

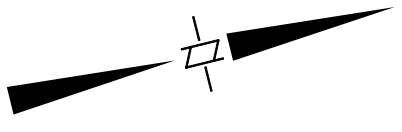
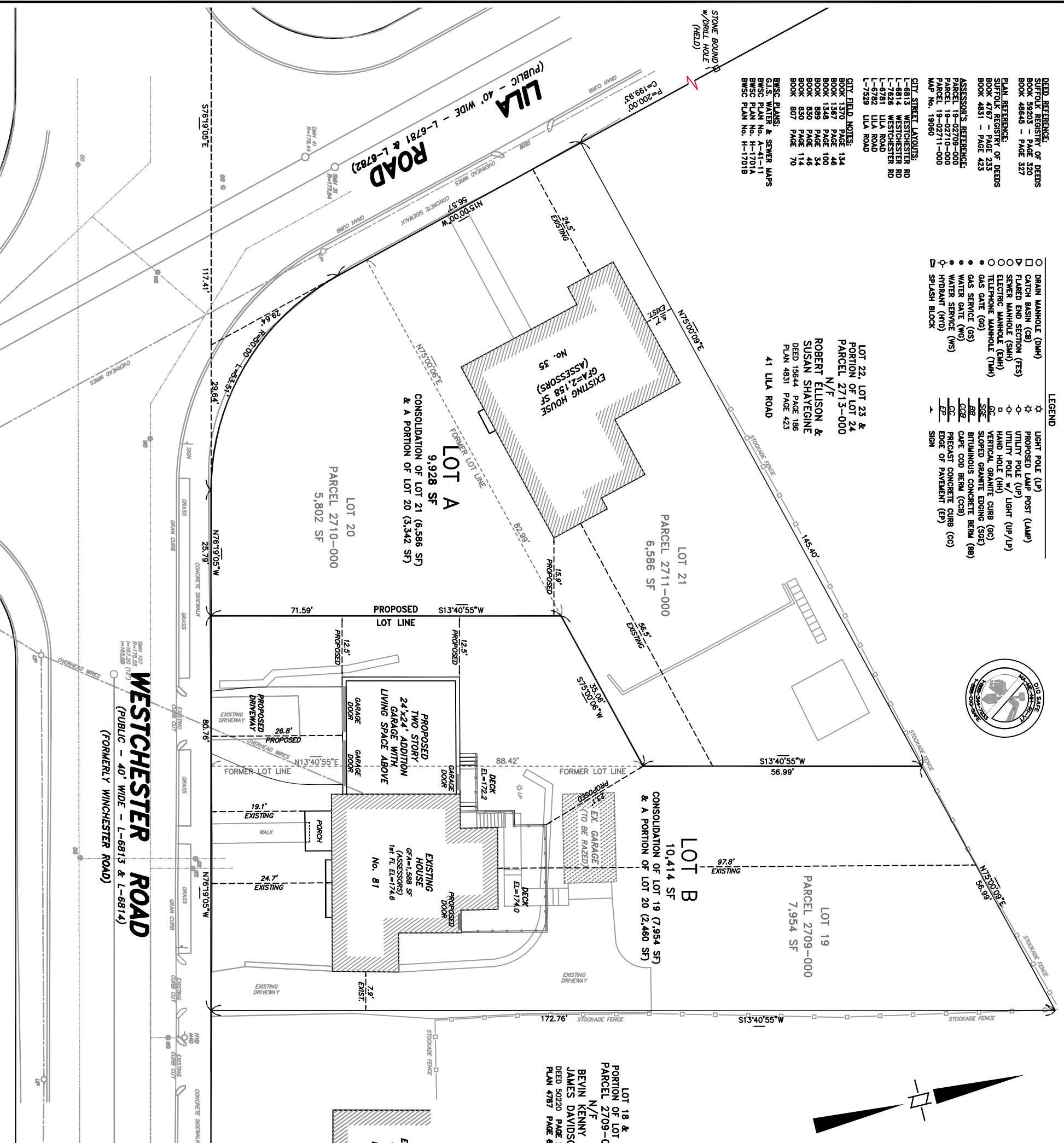
- DEED REFERENCE:**
 SUFFOLK REGISTRY OF DEEDS
 BOOK 48643 - PAGE 327
 BOOK 48643 - PAGE 327
PLAN REFERENCE:
 SUFFOLK REGISTRY OF DEEDS
 BOOK 4767 - PAGE 233
 BOOK 4831 - PAGE 423
- ASSESSOR'S REFERENCE:**
 PARCEL 19-02709-000
 PARCEL 20-02710-000
 PARCEL 19-02711-000
 MAP No. 19060
- CITY STREET LAYOUTS:**
 L-6813 WESTCHESTER RD
 L-6814 WESTCHESTER RD
 L-7828 WESTCHESTER RD
 L-6782 LILA ROAD
 L-7828 LILA ROAD
 L-7828 LILA ROAD
- CITY FIELD NOTES:**
 BOOK 1370 PAGE 134
 BOOK 1367 PAGE 46
 BOOK 1348 PAGE 100
 BOOK 889 PAGE 24
 BOOK 830 PAGE 114
 BOOK 807 PAGE 70
- BWSC PLANS:**
 G.I.S. WATER & SEWER MAPS
 BWSC PLAN No. A-41-11
 BWSC PLAN No. H-1701A
 BWSC PLAN No. H-1701B
- LEGEND**
- DRAIN MANHOLE (DMH)
 - CATCH BASIN (CB)
 - ▷ FLARED END SECTION (FES)
 - SEWER MANHOLE (SMH)
 - TELEPHONE MANHOLE (TMH)
 - 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)
 - SLOPED GRANITE CURB (SC)
 - BITUMINOUS CONCRETE BERM (BB)
 - CAPE COD BERM (CCB)
 - PRECAST CONCRETE CURB (CC)
 - EDGE OF PAVEMENT (EP)
 - ▲ SIGN

LOT 22, LOT 23 & PORTION OF LOT 24
 PARCEL 2713-000
 N/F
 ROBERT ELLISON & SUSAN SHAYEGINE
 DEED 15644 PAGE 186
 PLAN 4831 PAGE 423

LOT 21
 PARCEL 2711-000
 6,586 SF

LOT 19
 PARCEL 2709-000
 7,954 SF

LOT 18 & PORTION OF LOT 17
 PARCEL 2709-008
 N/F
 BEVIN KENNY & JAMES DAVIDSON
 DEED 50220 PAGE 261
 PLAN 4767 PAGE 627



NOTES

THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ACTUALLY ON THE GROUND INSTRUMENT SURVEYS PERFORMED BY NORWOOD ENGINEERING CO., INC. IN FEBRUARY OF 2018.

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 UTILITIES, AND HAVE BEEN FIELD INSPECTED WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH HAVE NOT BEEN INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE RELOCATED FOR SERVICE, SIZED AND DEPTHS TO BE INDICATED ON THESE PLANS. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY WORK. THE BOSTON WATER AND SEWER COMMISSION IS NOT PART OF THE COMMISSION. FIELD LOCATIONS OF WATER AND SEWER LINES MUST BE MARKED BY THE COMMISSION. CALL 1-817-330-9400 FORTY EIGHT HOURS IN ADVANCE OF ANY EXCAVATION.

EXISTING ASSESSOR'S PARCELS 2709-000 (7,954 SF), 2710-000 (5,802 SF) AND 2711-000 (6,586 SF) ARE TO BE SUBDIVIDED INTO TWO NEW LOTS, LOT A (9,928 SF) AND LOT B (10,414 SF).

SEE ARCHITECTURAL PLANS PREPARED BY EDWARD H. YEMANS, 43 GALSIGHT LANE, NORTH EASTON, MASSACHUSETTS, 02359, PHONE 508-238-3873.

SEE PLAN PREPARED BY NORWOOD ENGINEERING CO., INC. ENTITLED "BUILDING PERMIT PLAN FOR AN ADDITION AT 20 LILA ROAD, BOSTON, MA (JAMAICA PLAN - 02130-3421)" DATED SEPTEMBER 25, 2013.

BENCHMARKS: BWSC RECORDS (G.I.S. MAPS)

REFERENCE BENCHMARK: SMH 108
 BWSC SEWER MANHOLE 108 AS SHOWN ON THE BWSC G.I.S. SEWER MAPS
 RIM=167.76 INVERT=157.01 (BOSTON CITY BASE)

CONSTRUCTION BENCHMARK: HYD H40
 FRONT BONNET NUT OF BWSC HYDRANT H40 AS SHOWN ON THE BWSC GIS WATER MAPS - ELEVATION=201.03 (BOSTON CITY BASE)

ZONING CLASSIFICATION: JAMAICA PLAN NEIGHBORHOOD DISTRICT 1-FAMILY RESIDENTIAL SUBDISTRICT 1F-8000
 ZONING CODE ARTICLE 55 - TABLE E

DIMENSIONAL REQUIREMENTS

REQUIREMENT	LOT A	LOT B
SINGLE-FAMILY REQUIRED	9928 SF	10414 SF
LOT AREA	9928 SF	9928 SF
FRONTAGE	70 FT	80.78 FT
FRONT YARD	24.8 FT	24.8 FT
FRONT YARD	24.8 FT	24.8 FT
REAR YARD	12 FT	7.9 FT
REAR YARD	56.5 FT	97.8 FT
MAXIMUM GFA	2978 SF	3124 SF
EXISTING GFA	2158 SF	1588 SF
PROPOSED FAR	0.3	0.152
EXISTING FAR	0.217	0.208
PROPOSED FAR	0.217	0.208
SETBACKS	35 FT	25 FT
SETBACKS	35 FT	25 FT
OPEN SPACE	2,000 SF	8,121 SF

① EXISTING NONCONFORMING SETBACKS
 ② EXISTING GROSS FLOOR AREAS FROM ASSESSOR'S RECORDS

81 WESTCHESTER ROAD
 PARCEL 19-02710-000
 & PARCEL 19-02709-000
 DIMITRI DOCKERY & JEFFREY DOCKERY, LLC
 209 BILLIARD STREET
 WALPOLE, MA 02081

35 LILA ROAD
 PARCEL 19-02711-000
 DIMITRI DOCKERY & JEFFREY DOCKERY, LLC
 35 LILA ROAD
 JAMAICA PLAN, MA 02130

SUBDIVISION PLAN & BUILDING PERMIT PLAN FOR AN ADDITION AT

81 WESTCHESTER ROAD BOSTON, MASS.
 (JAMAICA PLAN - 02130-3421)

SCALE: 1"=10'
 FEBRUARY 27, 2018
 NORWOOD ENGINEERING CO., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1410 ROUTE ONE, NORWOOD, MA 02062
 PHONE: 781-762-0143 FAX 781-762-8595

REVISIONS

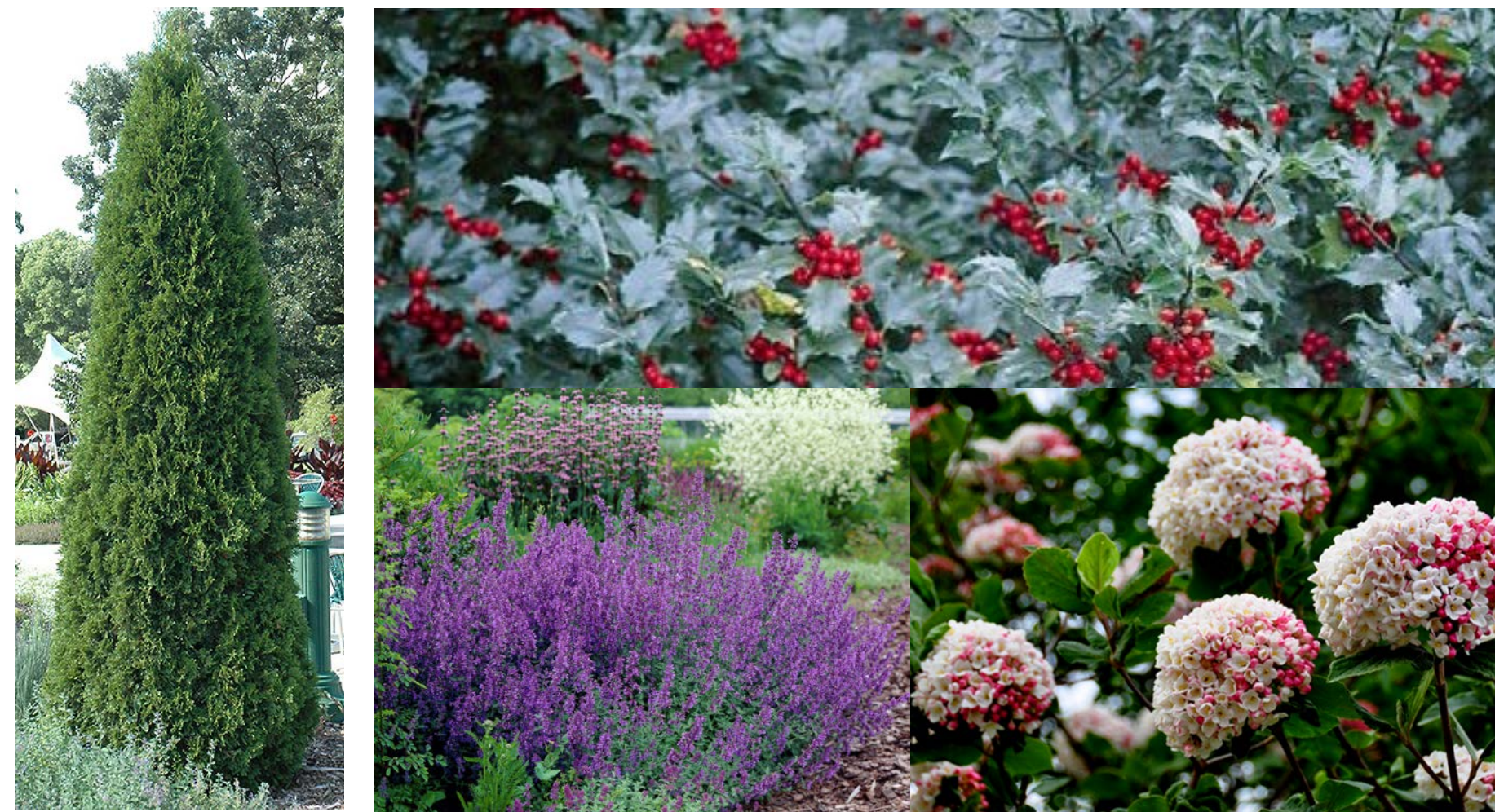
OWNER/APPLICANT:
 81 WESTCHESTER, LLC
 209 BILLIARD STREET
 WALPOLE, MA 02081
 SHELLA (508) 888-9485

PROPOSED PLANT LIST

Trees:				
1	AF	Acer x freemani 'Armstrong'	Fastigate Red Maple	2.5" cal. B&B
1	TO	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6-7' ht. B&B

Shrubs:				
3	IM	Ilex meserveae	Meserve Holly	24-36" ht. Pots, 1 shall be male
2	RR	Rhododendron ramapo	Ramapo Rhododendron	36" ht. Pots
1	VC	Viburnum carlesii	Koreanspice Viburnum	4-5' b&b

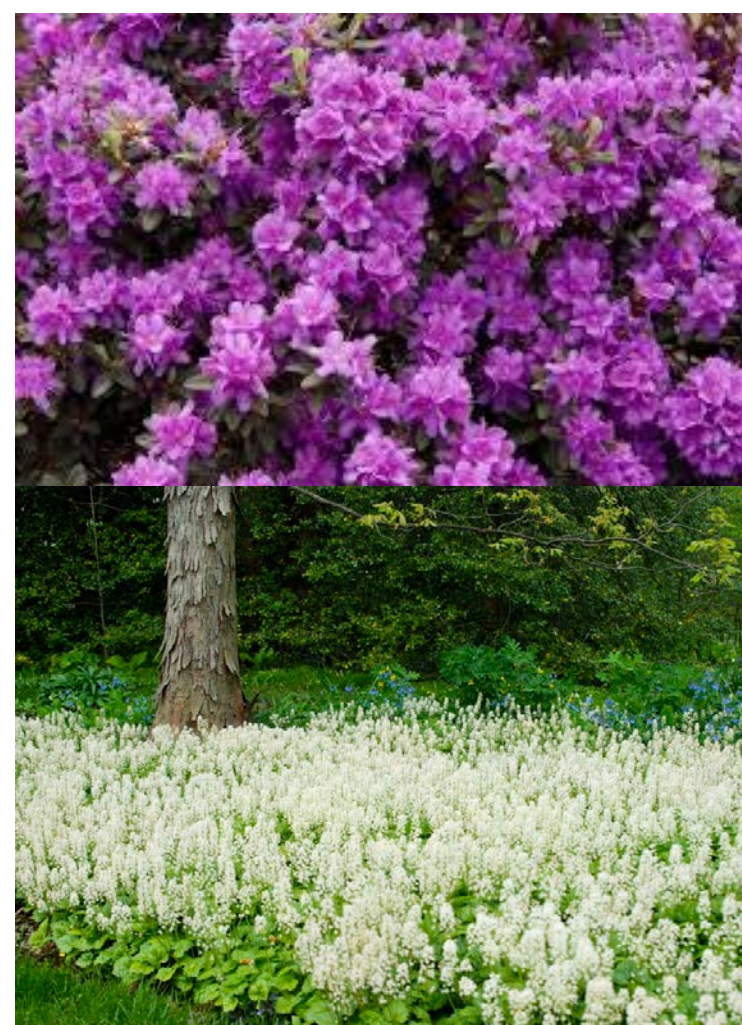
Perennials:				
14	ca	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal. Pots
7	de	Delphinium elatum 'Guardian Blue'	Guardian Blue Delphinium	1 gal. Pots
3	nf	Nepeta fassenii 'Walker's Low'	Walker's Low Catmint	2 gal. Pots
7	rf	Rudbeckia fulgida var. sullivanti	Little Goldstar Coneflower	1 gal. Pots
7	sn	Salvia nemorosa 'Pink Friesland'	Pink Friesland Salvia	1 gal. Pots
50	tc	Tiarella cordifolia 'Running Tapestry'	Running Tapestry Foam Flower	1 gal. Pots



Emerald Green Arborvitae
 Top: Meserve Holly
 Bottom Left: Catmint
 Bottom Right: Koreanspice Viburnum



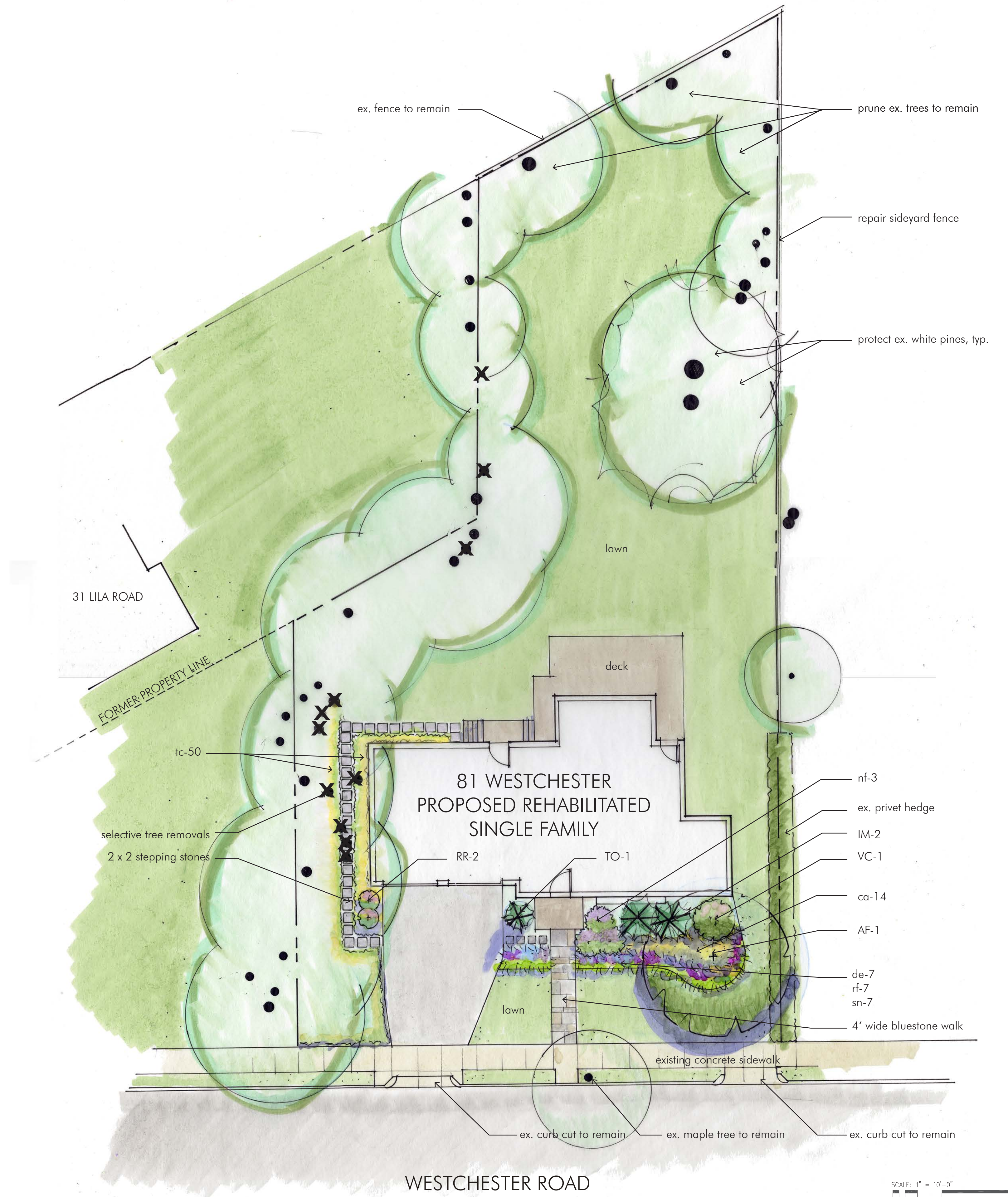
Feather Reed Grass
 Fastigate Armstrong Maple



Top: Ramapo Rhododendron
 Bottom: Foamflower

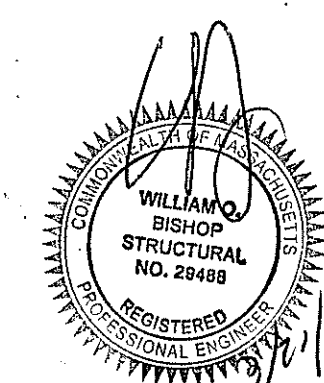
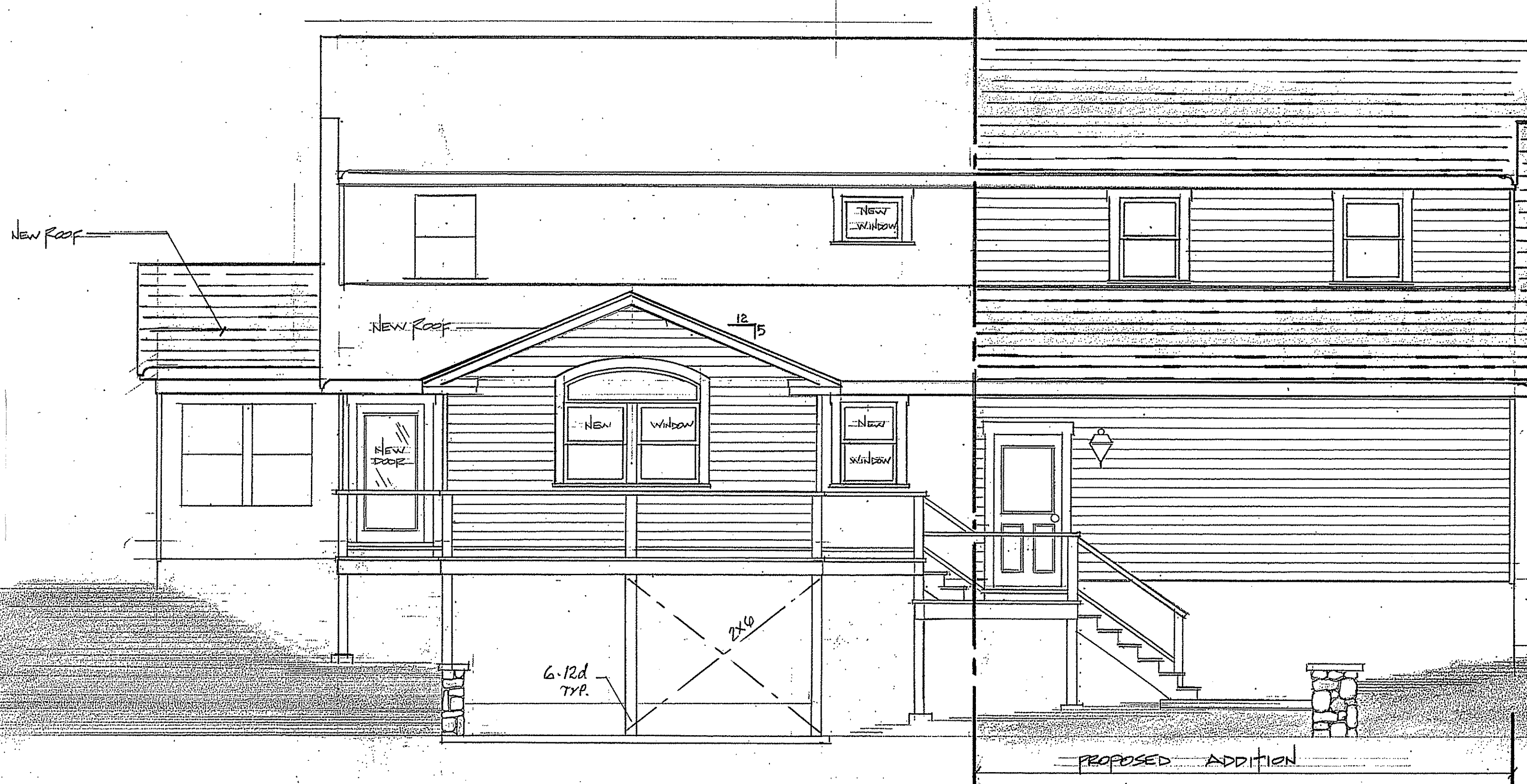


Salvia
 Little Goldstar Coneflower
 Guardian Blue Delphinium



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

FRONT & REAR ELEVATION

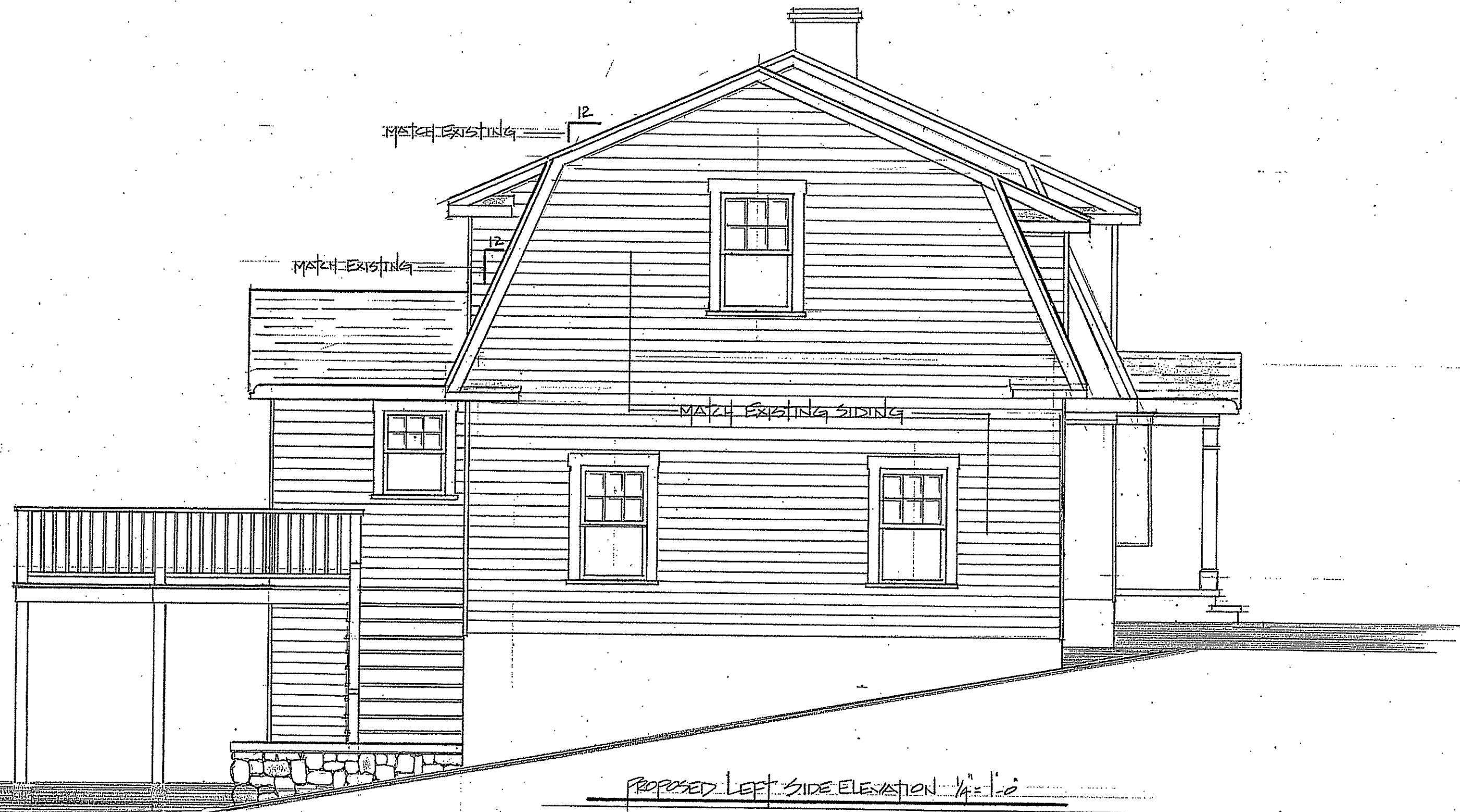


DATE: 09 JAN 2018
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 2/18/18

PROPOSED RENOVATIONS
 81 WESCHESTER STREET
 HYDE PARK MA

A-1

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



LEFT & RIGHT SIDE ELEVATION

DATE: 09 JAN 2018
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN:

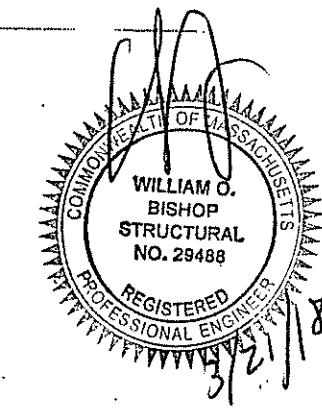
DESIGN CRITERIA

1. Applicable Building Code Mass 8th 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
 - F) SUNDECK FLOOR LOAD: 40 psf



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

PROPOSED RENOVATIONS:
 21 WESTCHESTER STREET
 HYDE PARK, MA



A-2

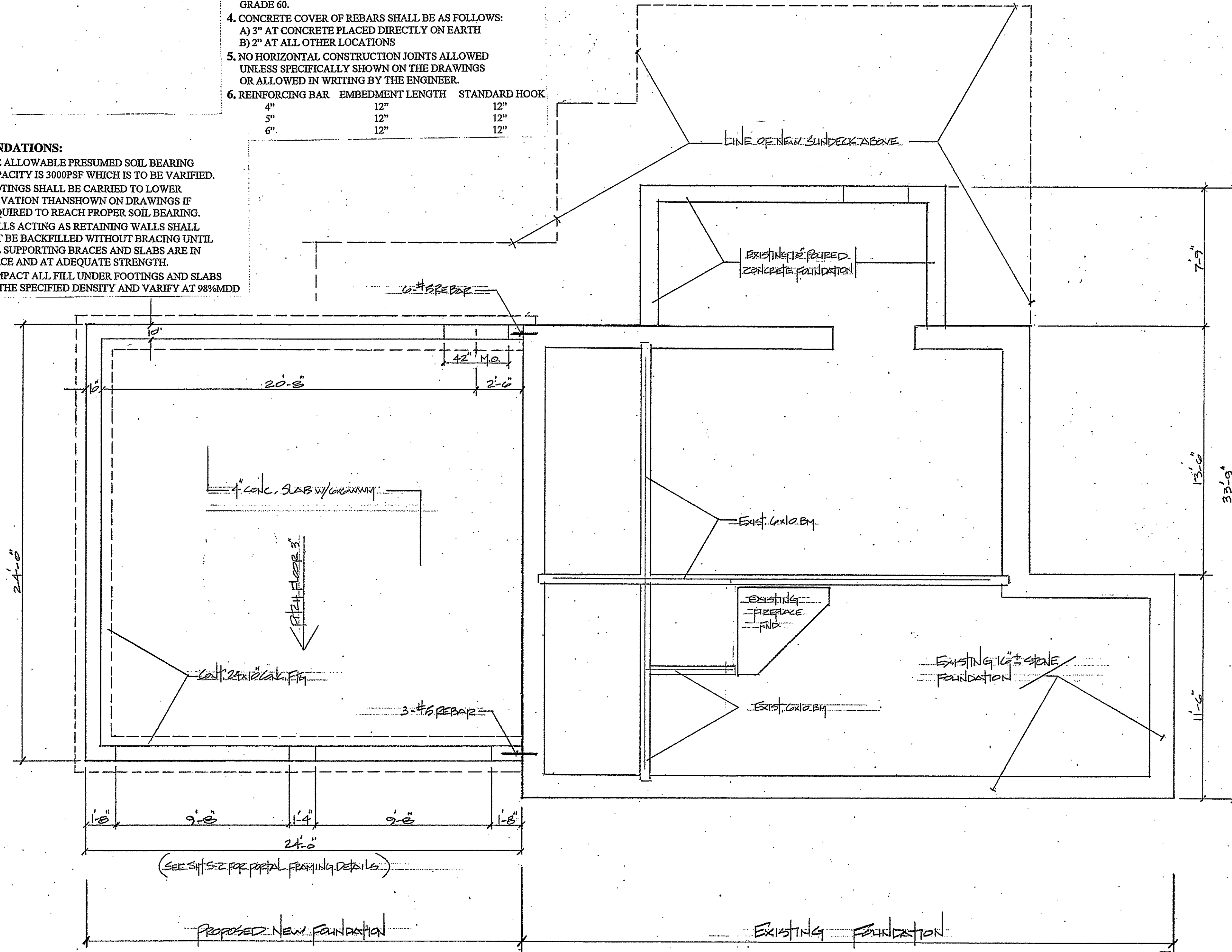
CONCRETE:

1. ALL CONCRETE WORK AND MATERIALS SHALL COMPLY WITH THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301-89)
2. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH MAX. 1 INCH AGGRAGATE AND MAX. 6% AIR ENTRAINMENT FOR EXT. CONCRETE EXPOSED TO MOISTURE.
3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A 615 GRADE 60.
4. CONCRETE COVER OF REBARS SHALL BE AS FOLLOWS:
 A) 3" AT CONCRETE PLACED DIRECTLY ON EARTH
 B) 2" AT ALL OTHER LOCATIONS
5. NO HORIZONTAL CONSTRUCTION JOINTS ALLOWED UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS OR ALLOWED IN WRITING BY THE ENGINEER.
6. REINFORCING BAR EMBEDMENT LENGTH STANDARD HOOK

4"	12"	12"
5"	12"	12"
6"	12"	12"

FOUNDATIONS:

1. THE ALLOWABLE PRESUMED SOIL BEARING CAPACITY IS 3000PSF WHICH IS TO BE VERIFIED.
2. FOOTINGS SHALL BE CARRIED TO LOWER ELEVATION THAN SHOWN ON DRAWINGS IF REQUIRED TO REACH PROPER SOIL BEARING.
3. WALLS ACTING AS RETAINING WALLS SHALL NOT BE BACKFILLED WITHOUT BRACING UNTIL ALL SUPPORTING BRACES AND SLABS ARE IN PLACE AND AT ADEQUATE STRENGTH.
4. COMPACT ALL FILL UNDER FOOTINGS AND SLABS TO THE SPECIFIED DENSITY AND VERIFY AT 98%MDD

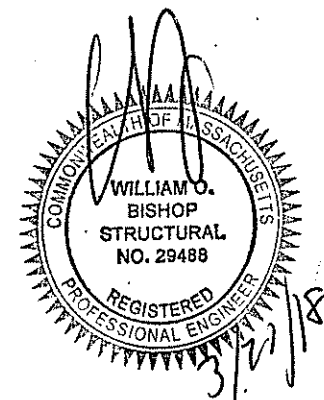


5/8x12" ANCHOR BOLTS W/SIMPSON BPS5/8-3 BEARING PLATES.
 BOLTS EMBEDDED MIN 7" INTO CONCRETE AND SPACED AT
 12" FROM EA. CORNER AND 48" OC IN FIELD

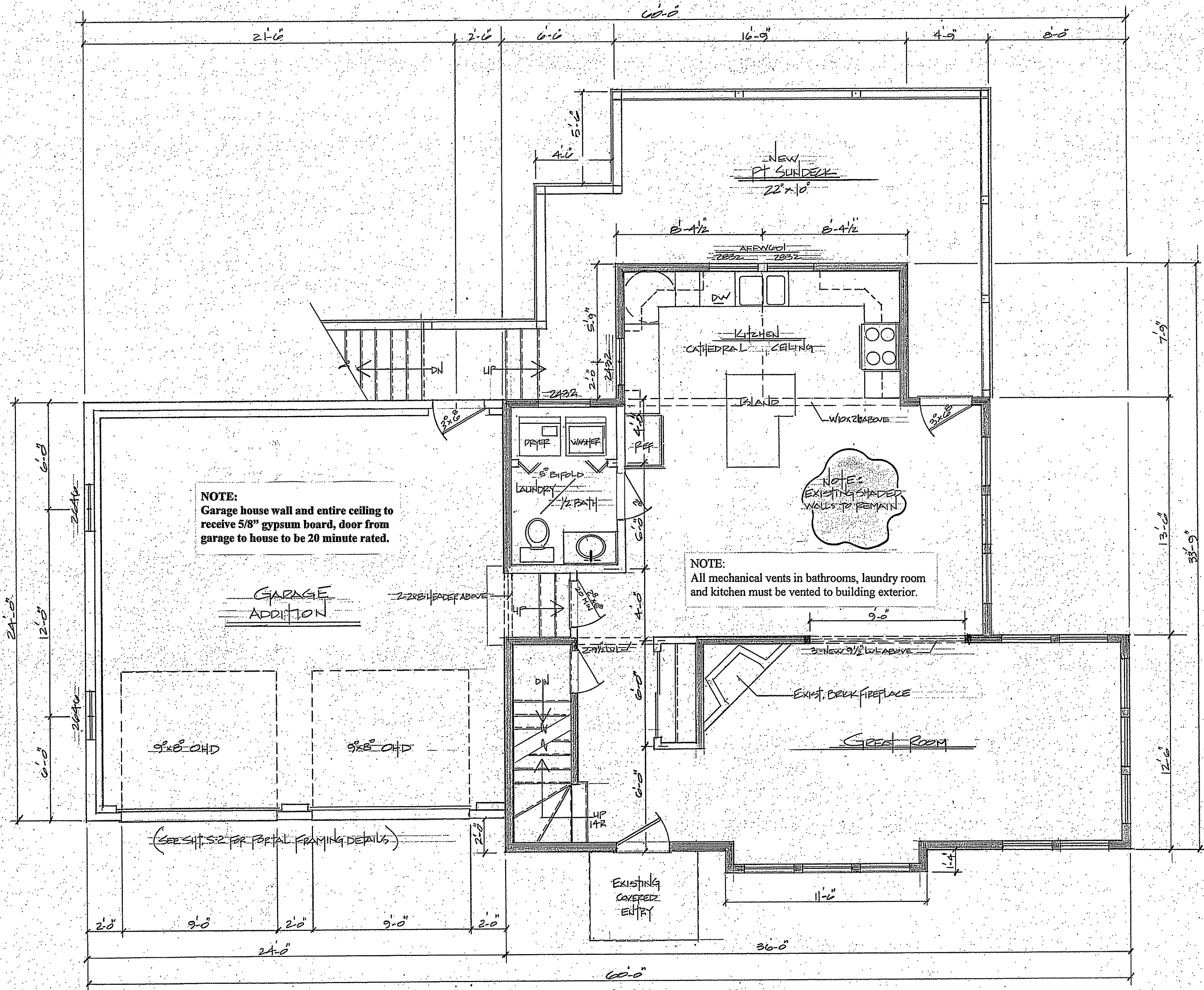
FOUNDATION PLAN

DATE: 05 JAN 2018
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 2164-1B

PROPOSED RENOVATIONS
 81 WESTCHESTER STREET
 HYDE PARK, MA



A-3



NOTE:
 Garage house wall and entire ceiling to receive 5/8" gypsum board, door from garage to house to be 20 minute rated.

NOTE:
 EXISTING SHADDED WALLS TO REMAIN

NOTE:
 All mechanical vents in bathrooms, laundry room and kitchen must be vented to building exterior.

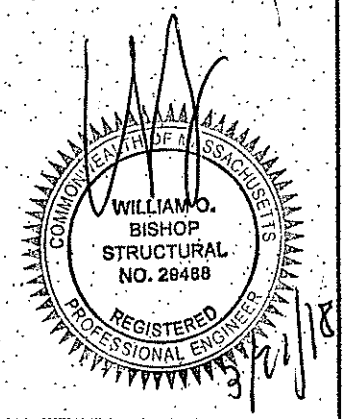
(SEE SH. S.2 FOR PORTAL FRAMING DETAILS)

FIRST FLOOR PLAN 1/4"=1'-0" 973 SF

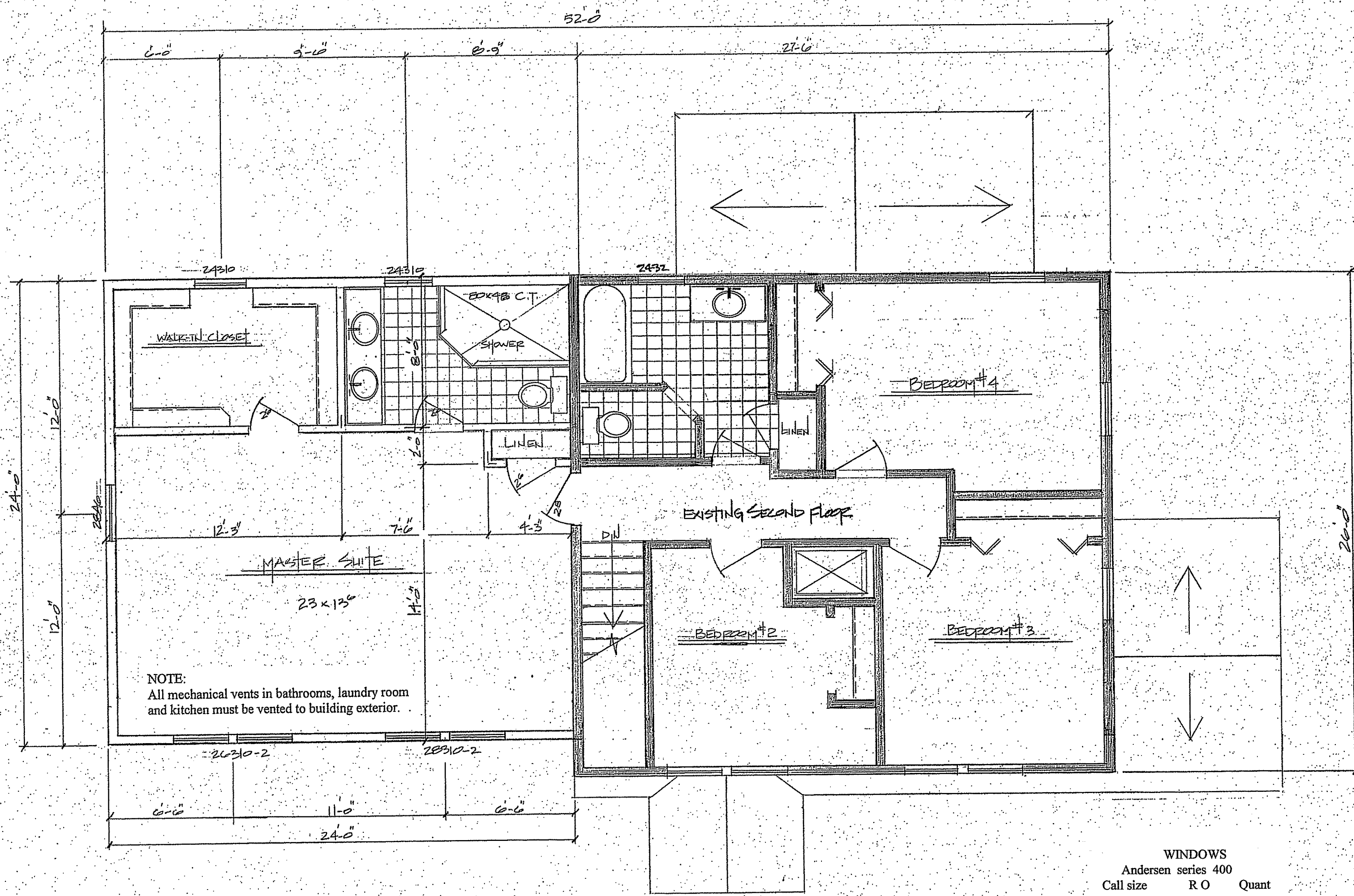
FIRST FLOOR PLAN

DATE: 09 JAN 2016
 SCALE: 1/4"=1'-0"
 DWN: E.H. Yeomans
 PLAN: 2104-1B

PROPOSED RENOVATIONS
 81 WESTCHESTER ST
 HYDE PARK MA



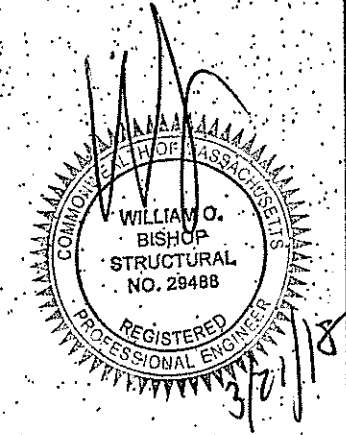
A-4



WINDOWS
 Andersen series 400

Call size	R O	Quant
2432	2-61/8x 3-5	3
24310	2-61/8x 4-1	2
24310-2	4-113/8x4-1	2
2646	2-81/8x 4-9	2
2846	2-10x 4-9	1
AFFW601	6-0 x 5-21/2	1
2832/2832		

SECOND FLOOR PLAN 1/4" = 1'-0" 1192 SF



SECOND FLOOR PLAN

DATE: 09 JAN 2018
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 2164-15

PROPOSED RENOVATIONS
 61 WENCHESTER ST
 HYDE PARK, MA

A-5

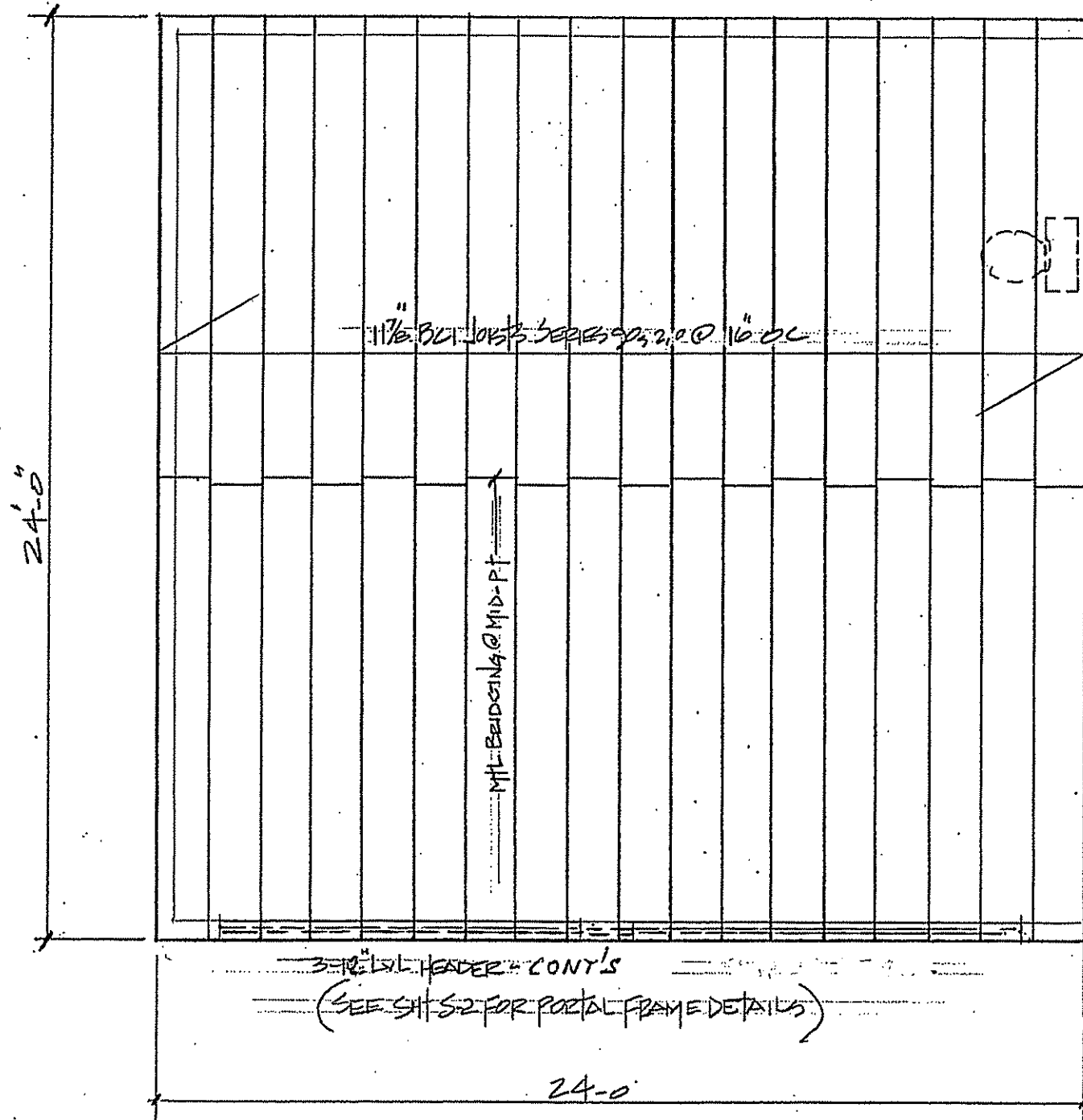
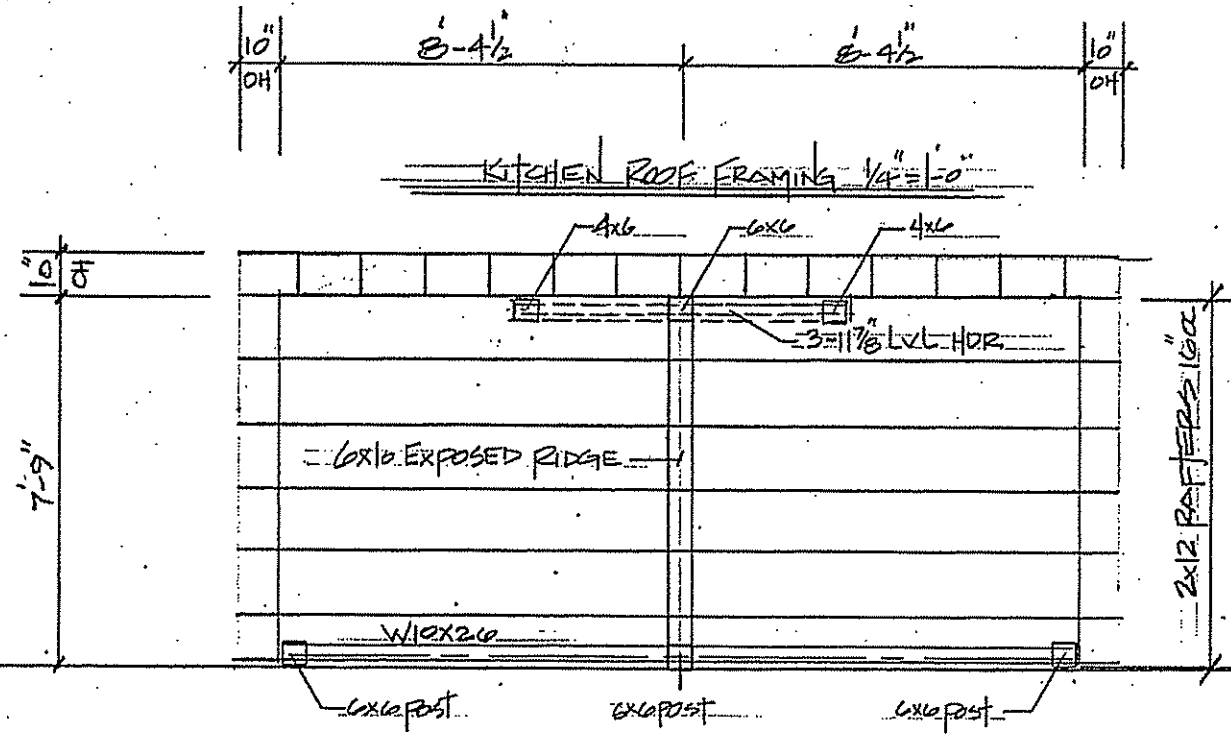
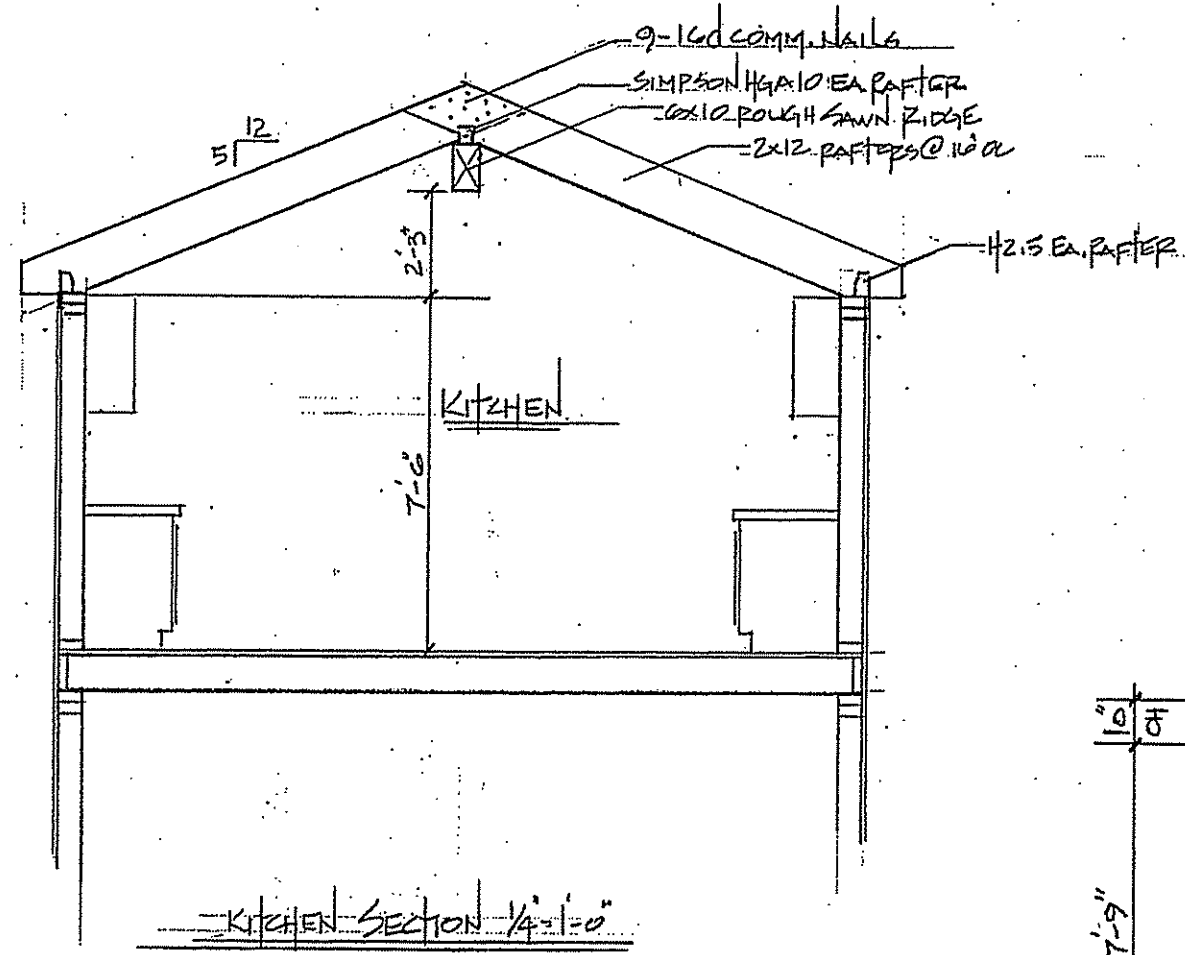
Edward H. Yeomans
 43 Gaslight Lane
 N.Easton, MA, 02356
 508.238.3873

FLOOR & ROOF FRAMING

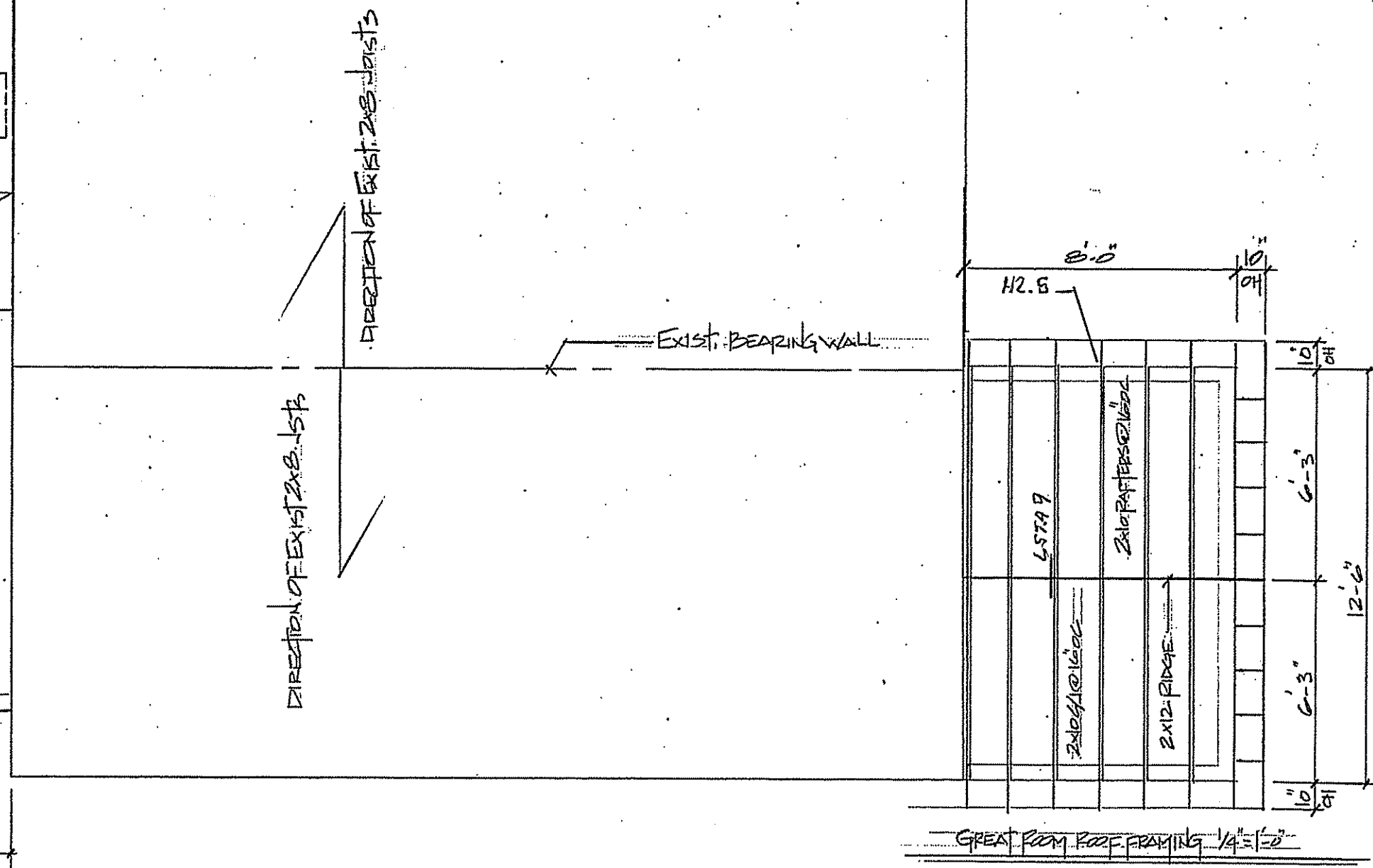
DATE: 02 JAN 2018
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 2106518

PREPARED: RENOVATIONS
 81 WESTCHESTER STREET
 HYDE PARK - MA

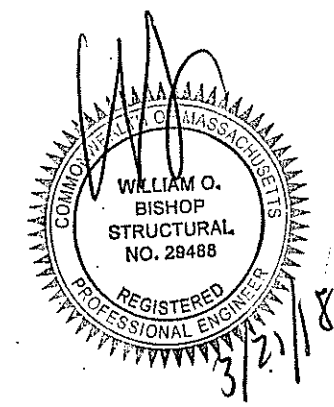
A-6



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



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



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

Insulation specifications

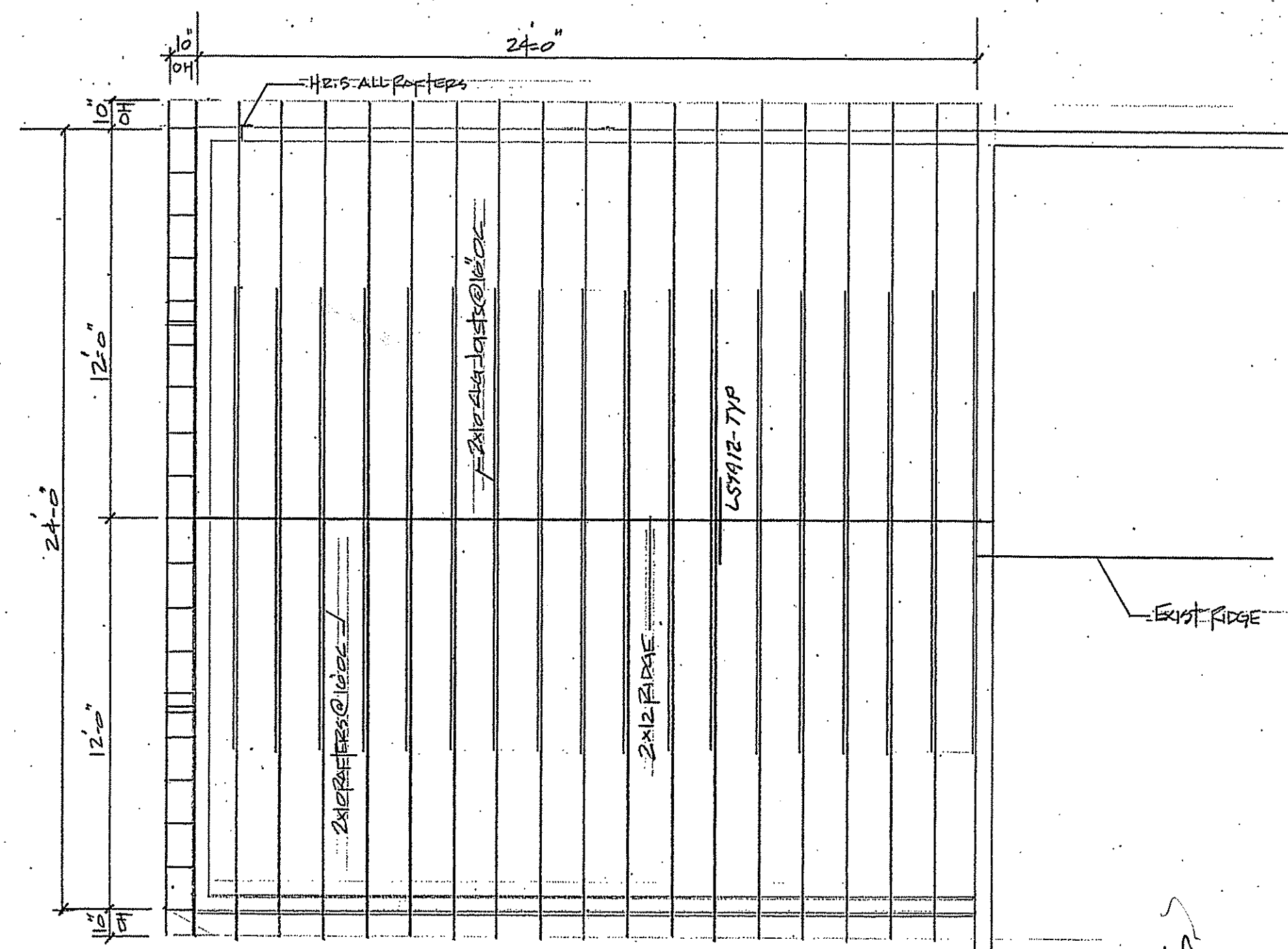
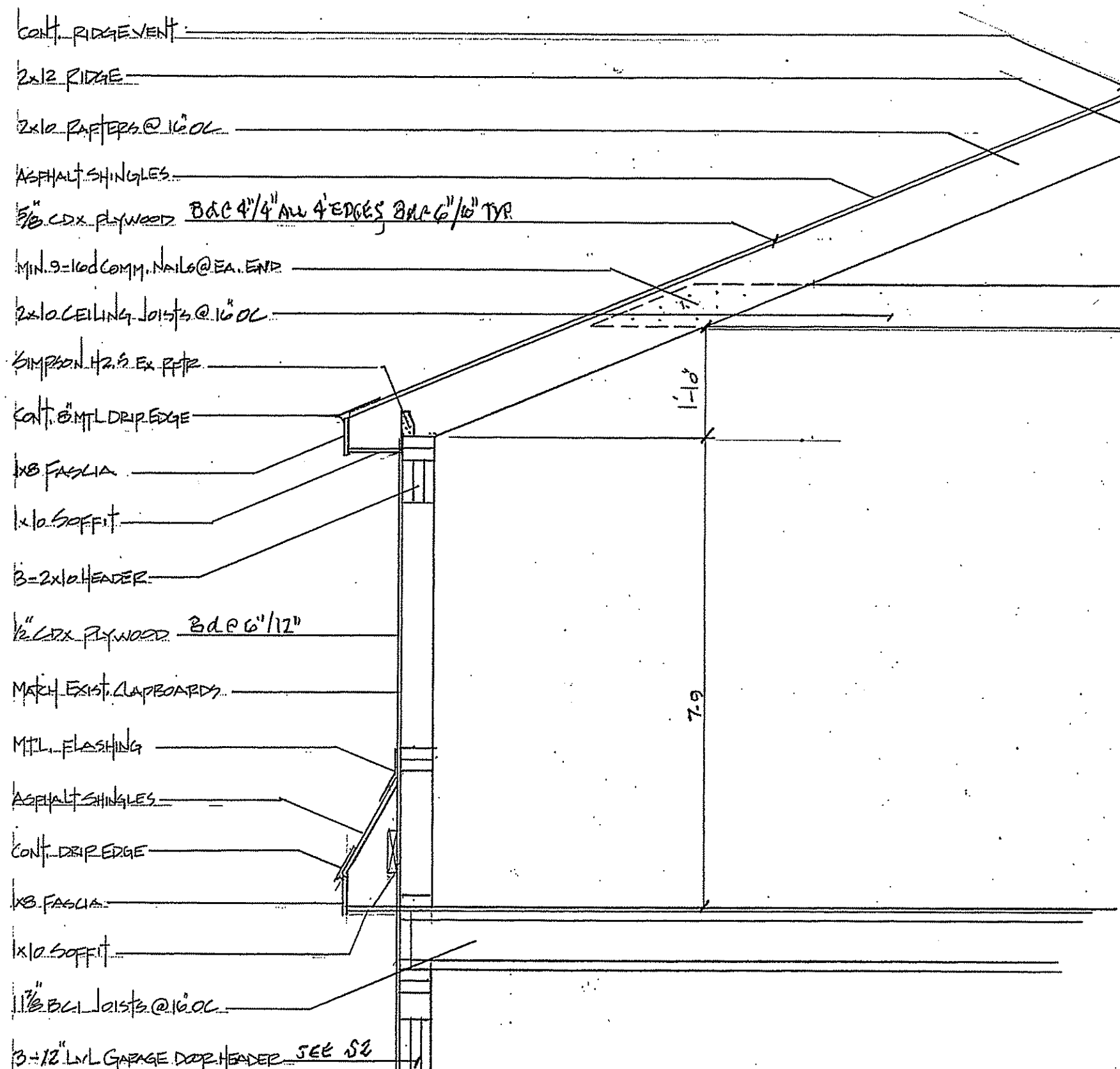
- Maximum U-factor .30
- Ceiling or exposed floors R-49
- Exterior walls R-21
- Floors R-38
- Basement walls R-10

Wall & floor fastening

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

Roof sheathing fastening

- 5/8" cdx plywood sheathing: 8d common @ 4" gables and valleys 6" @ edges
 8" field

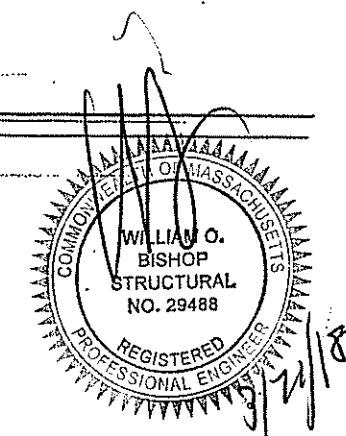


5/8" x 12" ANCHOR BOLTS W/SIMPSON
 BPS5/8-3 BEARING PLATES. EMBEDDED
 MIN 7" INTO CONCRETE AND SPACED
 12" FROM EA CORNER AND 48" OC FIELD

- 4" CONCRETE SLAB W/6X6 W2.1XW2.1
- 2x6 EXT. WALLS @ 16" OC
- 2 FT 2x6 SILL
- (SEE ANCHOR EXT. NOTE)
- 1/2" PAVER CONCRETE WALL 2x5 TYP
- CONT. KEYWAY
- CONT. 24x10 CONC. FTG. 2x5

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

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



ROOF FRAMING & WALL SECTION

DATE: 09 JAN 2018
 SCALE: AS NOTED
 DWN: E.H. Yeomans
 PLAN: 2102E18

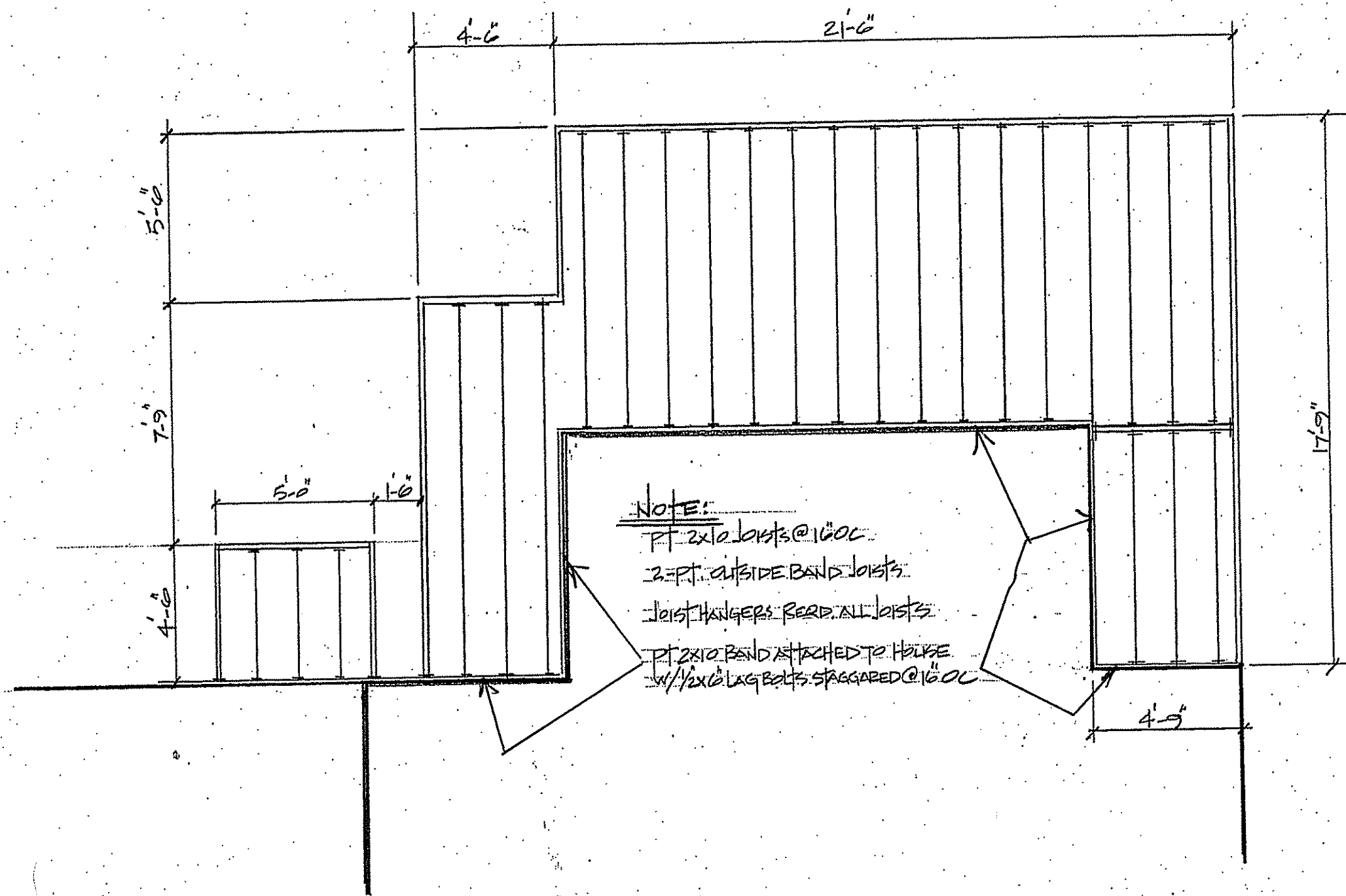
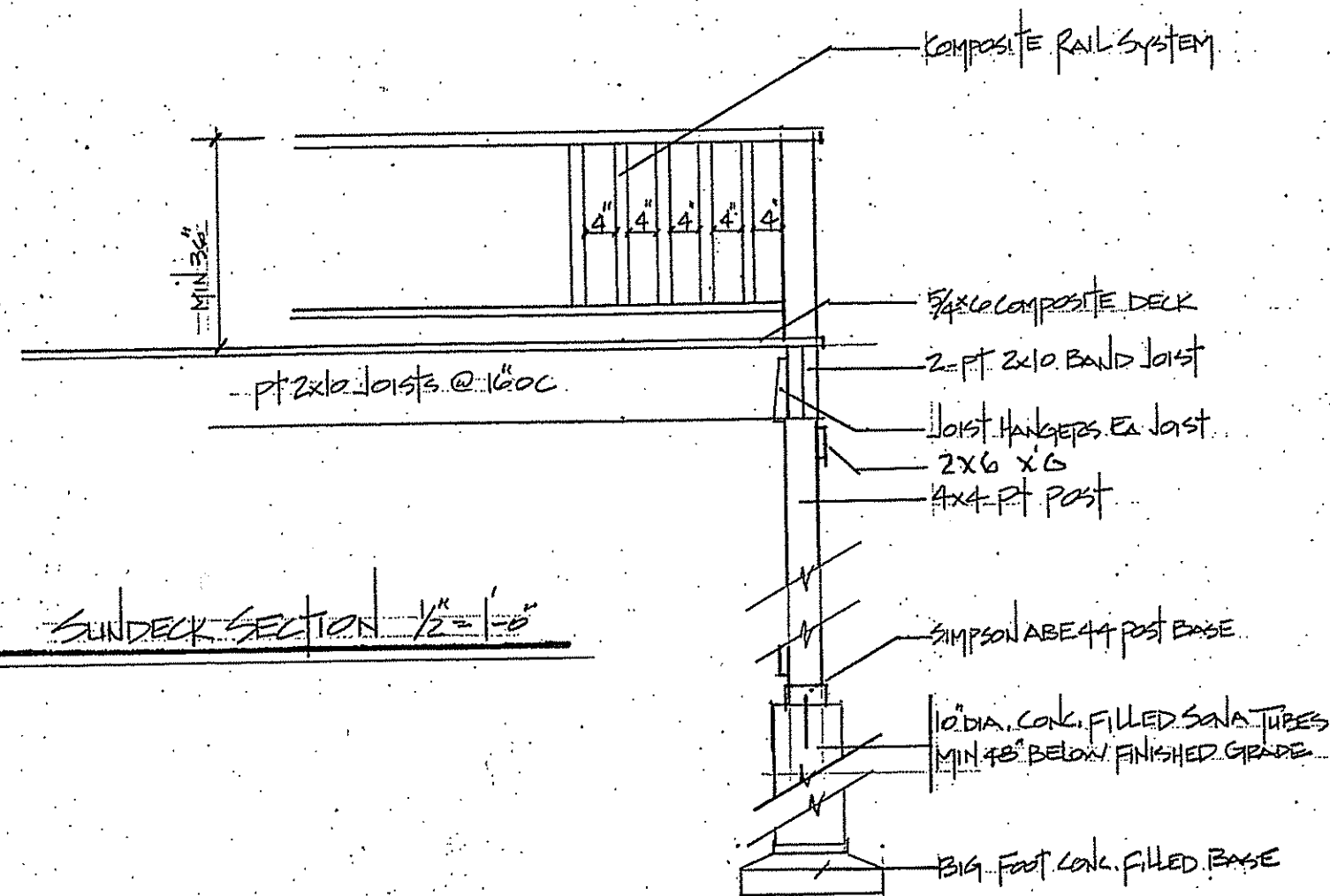
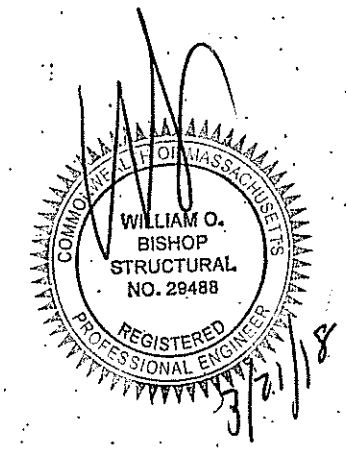
PROPOSED RENOVATION OF
 BRIMLEY STREET
 HYDE PARK, MA

A-7

SUNDECK

DATE: 09-JAN-2018
 SCALE: AS SHOWN
 DWN: E.H. Yeomans
 PLAN: 210418-1

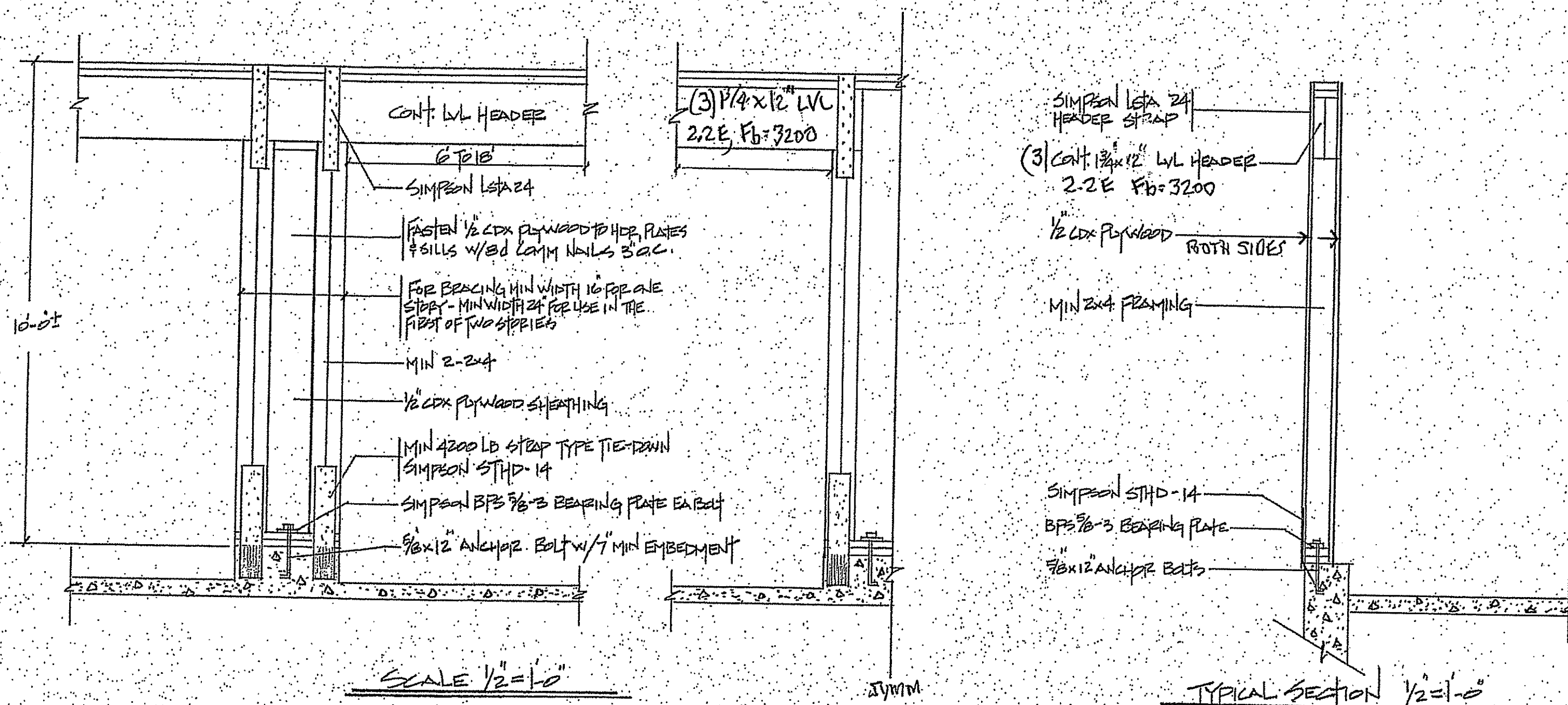
PROPOSED RENOVATIONS
 ST. WESLEYAN STREET
 HYDE PARK, MA



SUNDECK FRAMING PLAN 1/4" = 1'-0"

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

APA PORTAL - FRAME DESIGN WITH HOLD DOWNS



DATE: 3/21/18
 SCALE:
 DWN: E.H. Yeomans
 PLAN:

PROPOSED RENOVATIONS
 81 WESTCHESTER STREET
 HYDE PARK MA

