



Boston Inspectional Services Department

Planning and Zoning Division

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

Michelle Wu
Mayor

MORE INFORMATION REQUEST LETTER

Marc A. Joseph
Inspector of Buildings

December 29, 2022

FLORRIE MAHONEY
11 HILTON ST
HYDE PARK, MA 02136

RE: Application #: **ERT1419148**
Location: 109 Readville St, Ward 18
Zoning District: Hyde Park Neighborhood, 2F-5000
Purpose: subdivide existing 20000 sq ft lot into two 10000 sq ft lots raze existing two family and erect new two family in conjunction with ALT1412194 and ERT 1419138 (which is to construct new two family at 107 Readville St)

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

1. City Agencies' Approvals:

- Boston Planning and Development Agency: Two Sets of Approved Drawings

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.

James M Kennedy, Plans Examiner
james.m.kennedy@boston.gov / (617) 961-3278

FIRE ALARM AND FIRE PROTECTION KEY:

- Ⓢ SMOKE DETECTOR
- Ⓞ COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
- Ⓜ HEAT DETECTOR
- ⊗ 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 - 8TH EDITION)

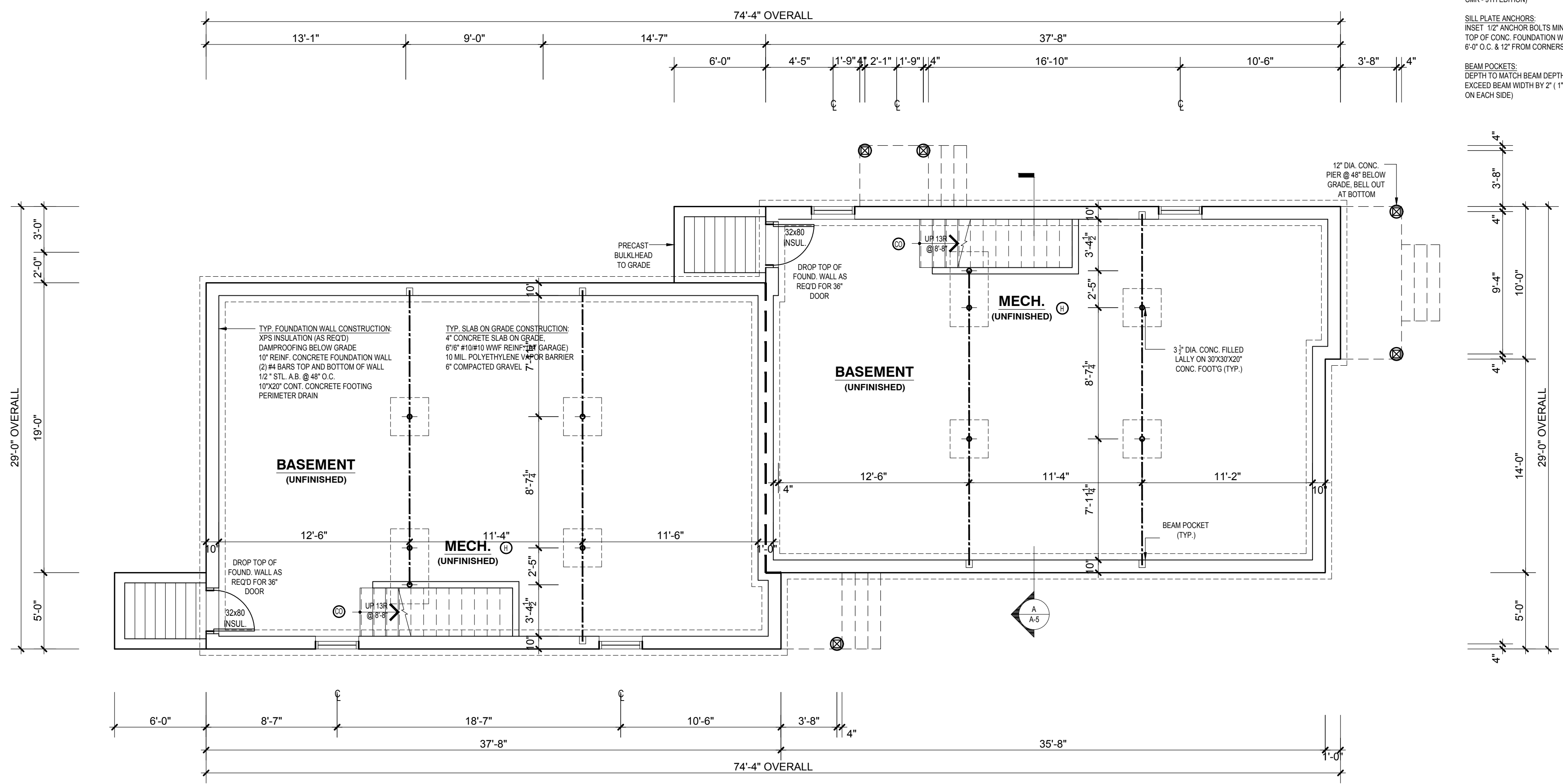
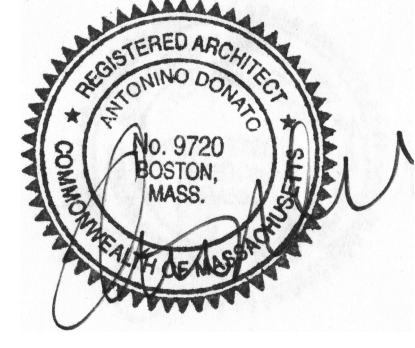
SILL PLATE ANCHORS:
INSET 1/2" ANCHOR BOLTS MIN. 8" INTO TOP OF CONC. FOUNDATION WALL - MIN 6'-0" O.C. & 12" FROM CORNERS

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

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FOUNDATION/ BASEMENT LEVEL PLAN
SCALE: 3/16" = 1'-0"

Proposed Two-Family
Residence at
109 Readville Street, Units A & B
Hyde Park, MA

Project Number: 22.0162
Date: 10.10.2022

Revisions:

Number	Description	Date
0	PERMIT	10/13
	DRAWINGS	2022

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

FOUNDATON/
BASEMENT
LEVEL PLAN

FIRE ALARM AND FIRE PROTECTION KEY:

- (S) SMOKE DETECTOR
- (C) COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
- (H) HEAT DETECTOR
- (E) EXHAUST FAN VENTED TO OUTSIDE W/ RIGID METAL DUCT

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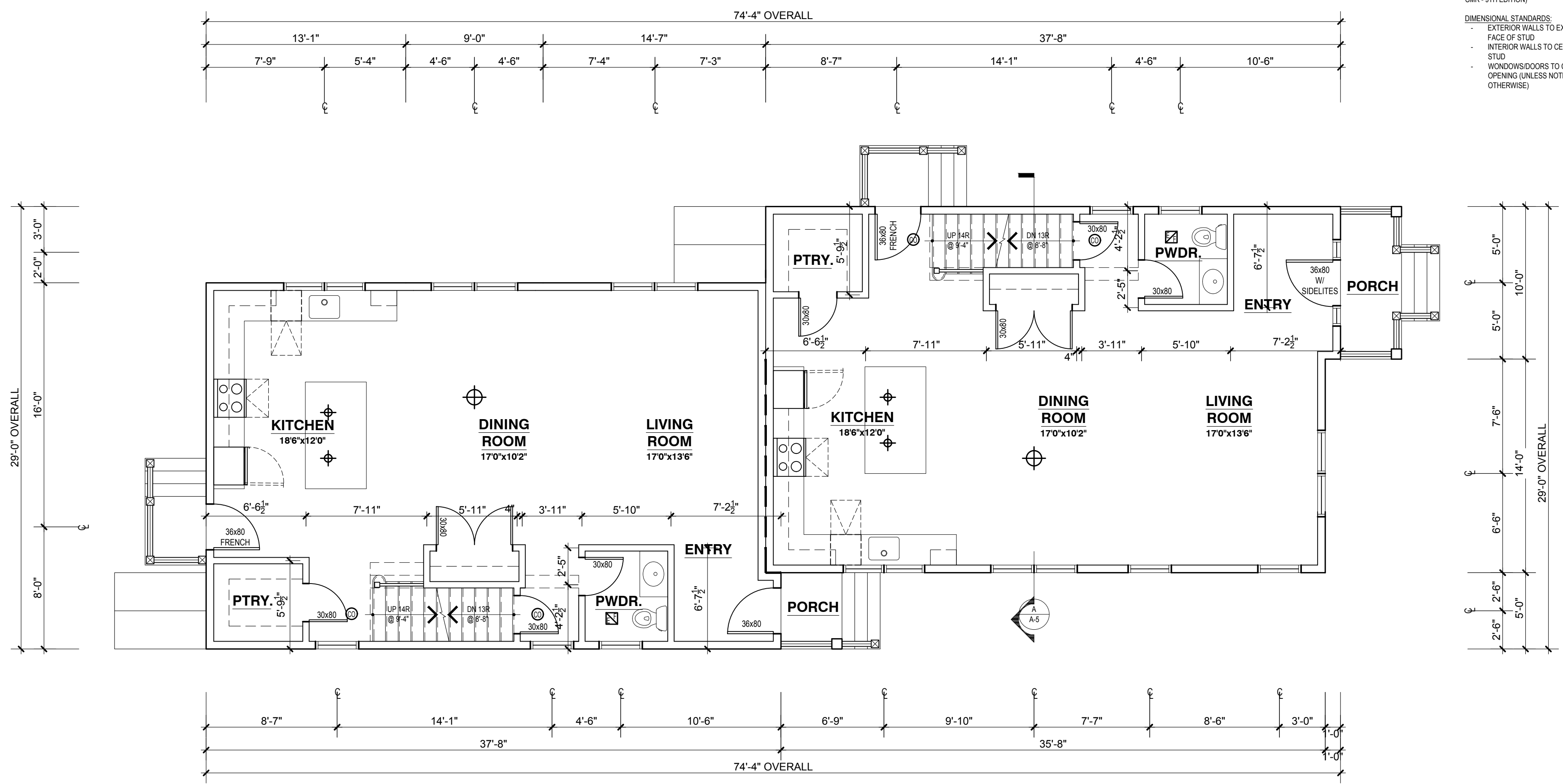
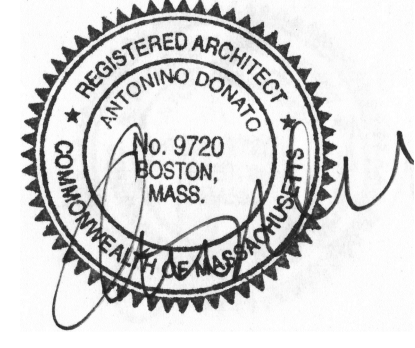
DIMENSIONAL STANDARDS:

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

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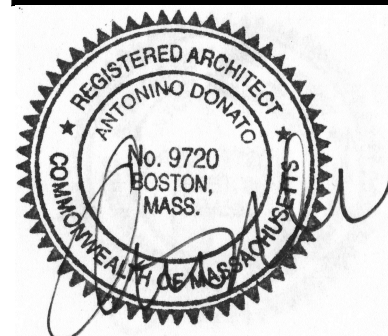
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FIRST
LEVEL PLAN

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



FIRE ALARM AND FIRE PROTECTION KEY:

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NOTES:

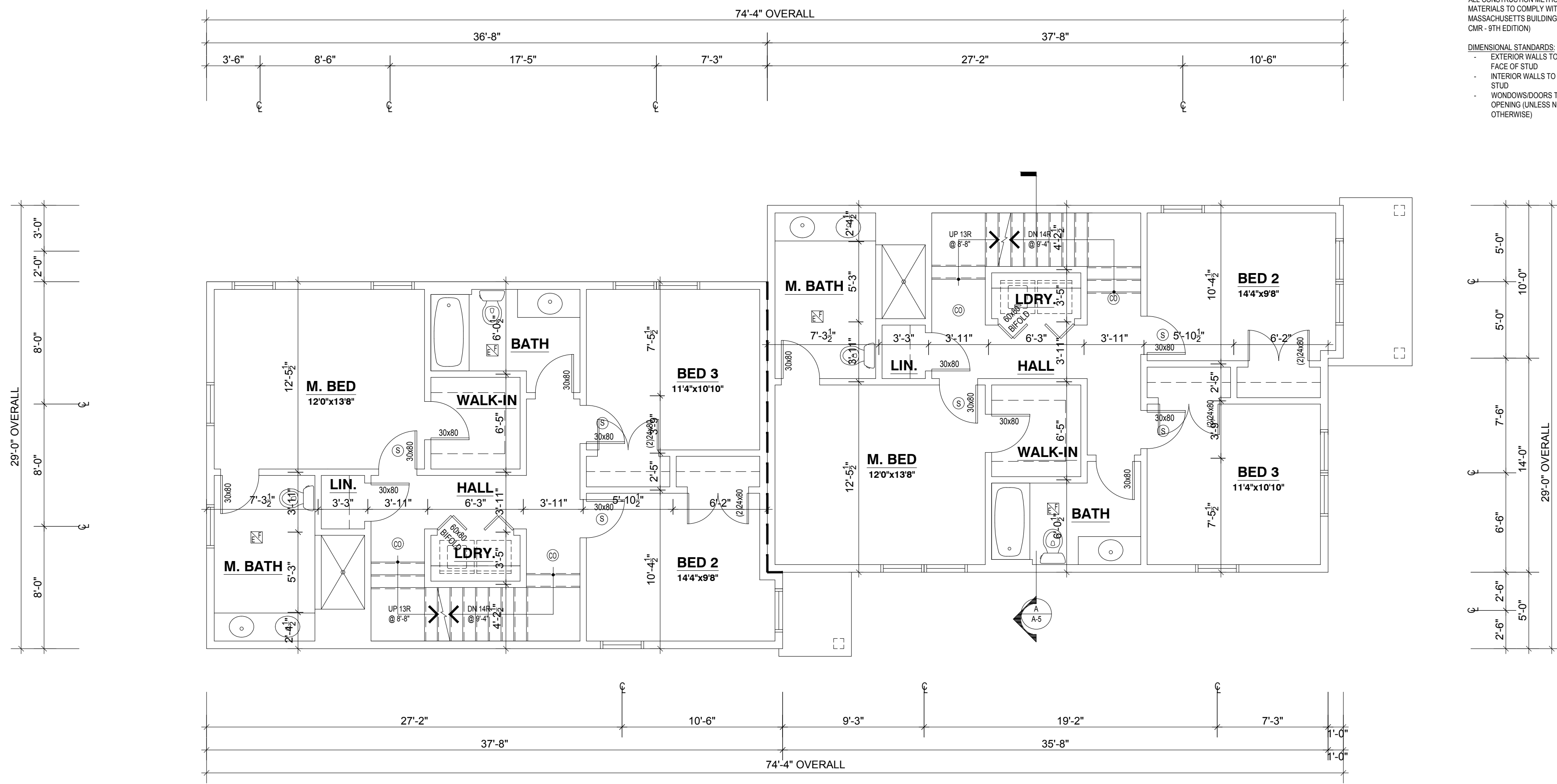
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SECOND LEVEL PLAN (1,725 SF GFA)
SCALE: 3/16" = 1'-0"

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SECOND LEVEL PLAN

- FIRE ALARM AND FIRE PROTECTION KEY:**
- Ⓢ SMOKE DETECTOR
 - Ⓜ COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
 - Ⓜ HEAT DETECTOR
 - ☐ ROOF EXHAUST FAN VENTED TO OUTSIDE W/ RIGID METAL DUCT
- NOTES:**
1. PHOTOELECTRIC DETECTORS AS REQUIRED.

NOTES:

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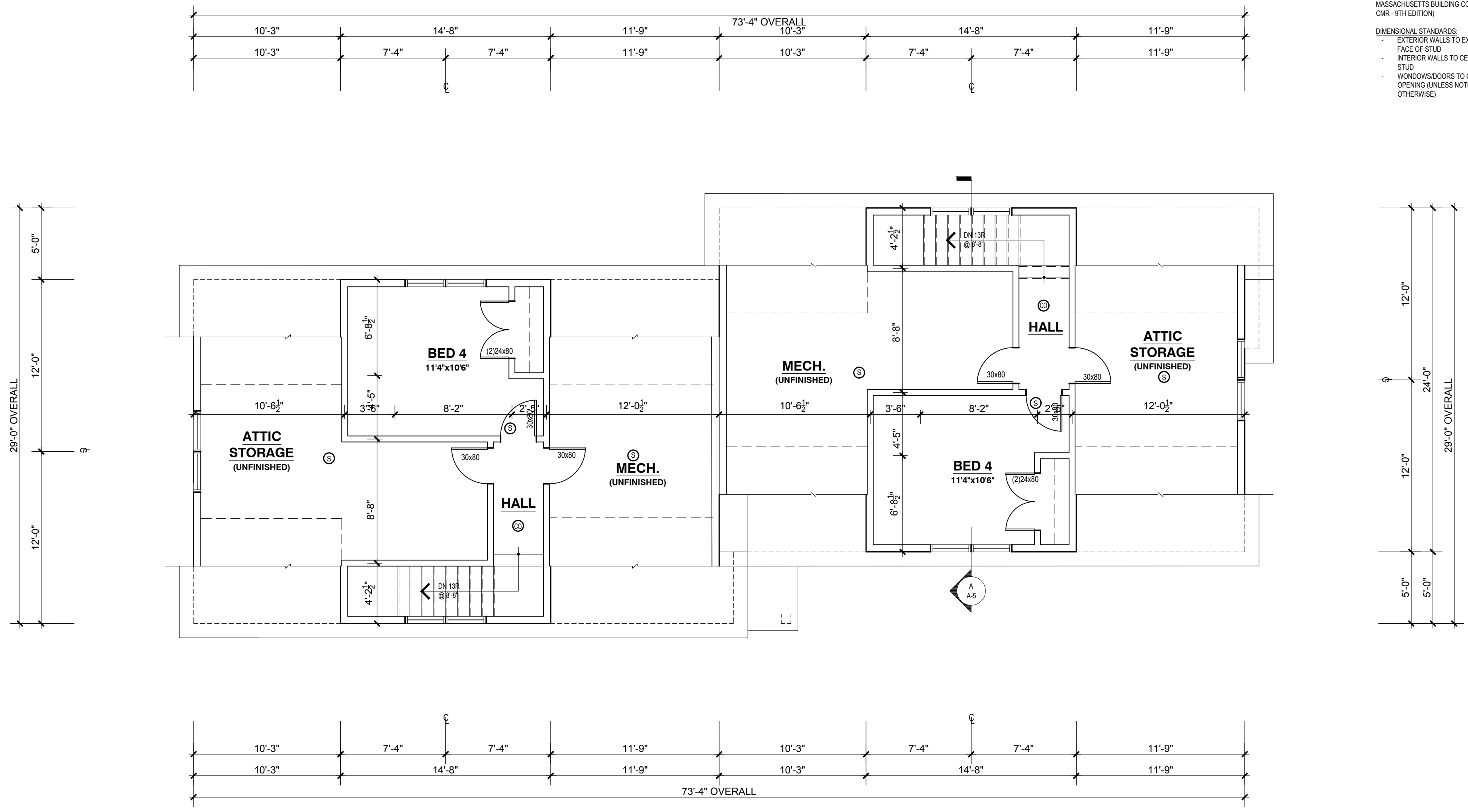
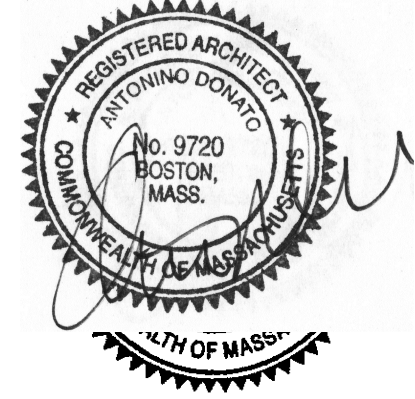
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ATTIC LEVEL PLAN (532 SF GFA)
SCALE: 3/16"=1'-0"

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

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ATTIC
LEVEL PLAN

SOIL CONDITIONS AND STRUCTURAL FILL:

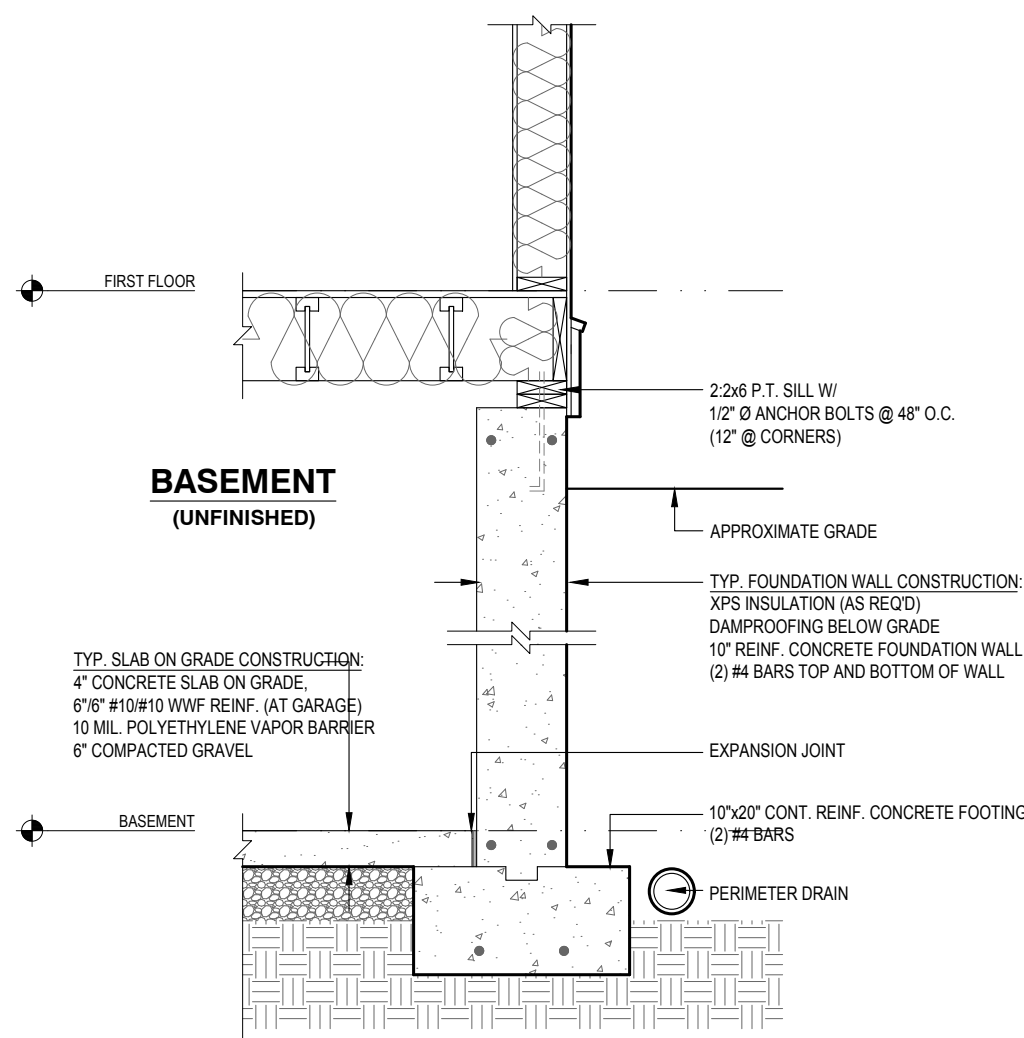
1. ALL FOOTINGS SHALL BE CARRIED TO THE DEPTHS SHOWN AND DEEPER IF REQUIRED, AND SHALL REST ON UNDISTURBED SOIL HAVING A SAFE BEARING PRESSURE OF 3,000 PSF.
2. NO FOOTING SHALL BE PLACED ON FROZEN SOIL OR IN STANDING WATER.
3. STRUCTURAL FILL SHALL BE WELL GRADED BANK RUN, SCREENED OR CRUSHED GRAVEL, AND SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.
4. PROVIDE A MINIMUM OF 6" (OR GREATER IF REQUIRED BY THE GEOTECHNICAL ENGINEER) WELL COMPACTED, CLEAN, COARSE SAND AND GRAVEL UNDER ALL SLABS ON GRADE AFTER THE TOP SOIL HAS BEEN REMOVED.

FOUNDATION

1. FOOTING/FOUNDATION DESIGN BASED ON A MINIMUM SOIL BEARING CAPACITY OF 3,000 PSF.
2. ALL WOOD FRAMING (SILLS, PLATES, FLOOR SYSTEM, WALLS, ETC.) TO BE ANCHORED TO THE FOUNDATION WITH 1/2" INCH DIAMETER BOLTS PLACED SIX FEET ON CENTER AND NOT MORE THAN 12 INCHES FROM CORNERS. BOLTS SHALL EXTEND A MINIMUM OF 15 INCHES INTO MASONRY OR EIGHT INCHES INTO CONCRETE.
3. A PERIMETER SILL SEAL SHALL BE PROVIDED UNDER ALL EXTERIOR SILLS OR WALLS ANCHORED TO CONCRETE.
4. BULKHEAD SIZE SHALL BE DETERMINED IN FIELD. (NOT REQUIRED)
5. FOUNDATION WALLS SHALL EXTEND AT LEAST EIGHT INCHES ABOVE THE FINISHED GRADE WHERE IT ABUTS THE FOUNDATION.
EXCEPTION: WHERE EXTERIOR MASONRY VENEER IS USED, FOUNDATION WALLS SHALL EXTEND A MINIMUM OF FOUR INCHES ABOVE THE FINISHED GRADE.
6. DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS ENCLOSING HABITABLE OR USABLE SPACES LOCATED BELOW GRADE.
EXCEPTION: A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM GROUP 1.

CONCRETE:

1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS, AT 28 DAYS:
 - A. BASEMENT WALLS & FOUNDATIONS (NOT EXPOSED TO WEATHER) 2,500 PSI
 - B. BASEMENT & INTERIOR SLABS ON GRADE 2,500 PSI
 - C. BASEMENT, FOUNDATION, EXT. & OTHER WALLS (EXPOSED TO WEATHER) 3,000 PSI
 - D. PORCHES, STEPS, CAR PORTS & GARAGE SLABS (EXPOSED TO WEATHER) 3,500 PSI
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.
3. THE FOLLOWING MINIMUM COVER SHALL BE PROVIDED FOR REINFORCEMENT; CONCRETE AGAINST THE EARTH 3", FORMED CONCRETE EXPOSED TO EARTH OR WEATHER #5 OR SMALLER 1 1/2", #6 OR LARGER 2", CONCRETE NOT EXPOSED TO EARTH OR WEATHER SLABS OR WALLS 1/2".
4. ALL CONCRETE WORK AND DETAILING SHALL COMPLY WITH THE LATEST SPECIFICATIONS AND RECOMMENDATIONS OF THE ACI.
5. ALL CONTINUOUS REINFORCING BARS SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES AND AT CORNERS UNLESS OTHERWISE NOTED. TERMINATE CONTINUOUS BARS AT NON-CONTINUOUS ENDS WITH STANDARD HOOKS.



FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"

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

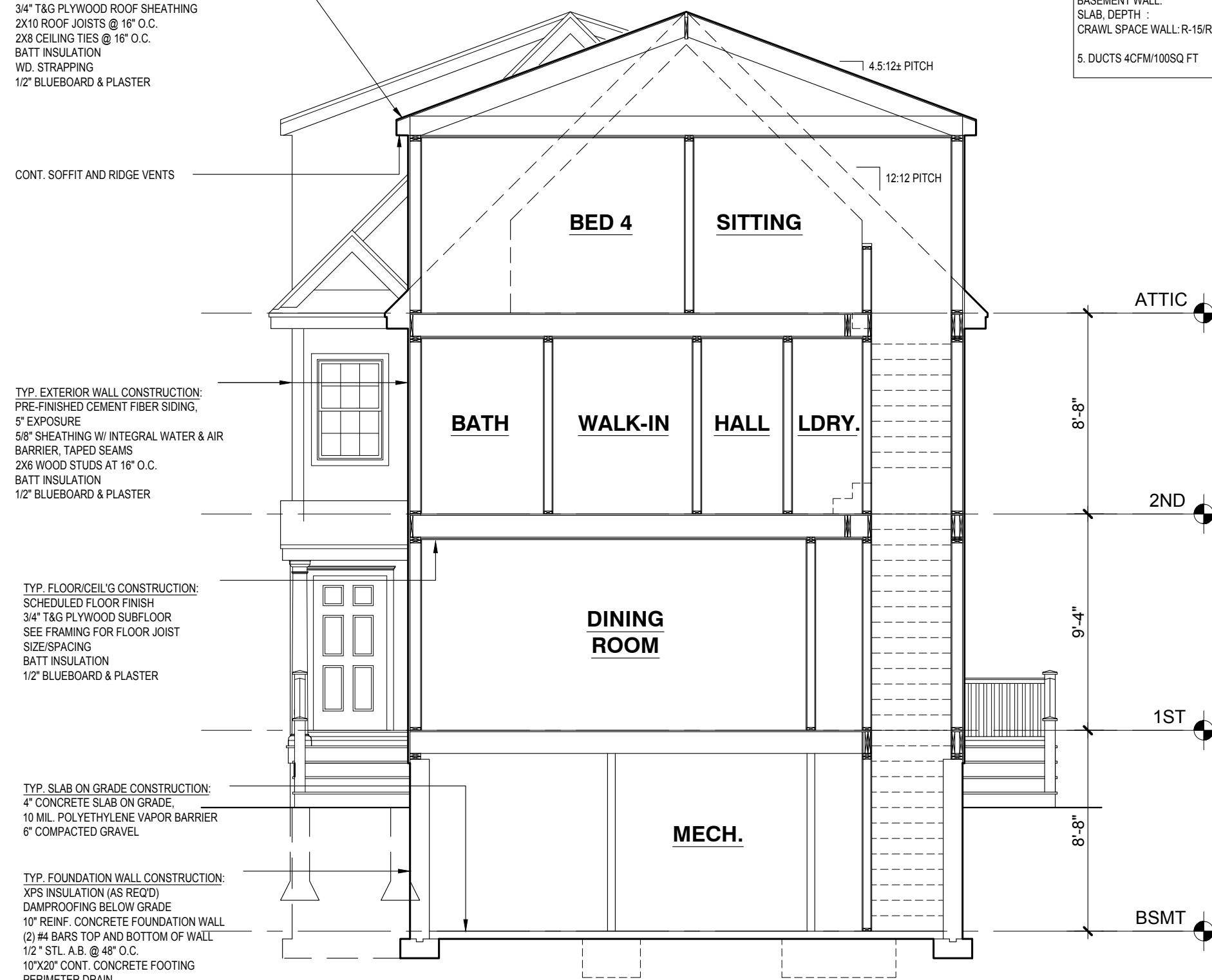
CONT. SOFFIT AND RIDGE VENTS

TYP. EXTERIOR WALL CONSTRUCTION:
PRE-FINISHED CEMENT FIBER SIDING,
5" EXPOSURE
5/8" SHEATHING W/ INTEGRAL WATER & AIR BARRIER, TAPED SEAMS
2X6 WOOD STUDS @ 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



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

NOTE: REFER TO THE HERS INDEX SPECIFICATIONS SUMMARY FOR INFORMATION REGARDING ALL INSULATION VALUES AND LOCATIONS NOT SPECIFICALLY SHOWN ON PLAN

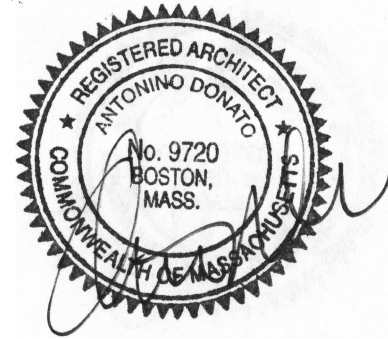
ENERGY CONSERVATION:

1. 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.
 2. COMPLIANCE WITH THE ENERGY STAR THERMAL BYPASS INSPECTION CHECKLIST IS ALSO REQUIRED.
 3. THE USE OF ENERGY STAR 5.0 (VERSION 3) FOR WINDOWS, DOORS, AND SKYLIGHTS WHERE REPLACEMENTS ARE MADE.
 4. 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 |
5. DUCTS 4CFM/100SQ FT

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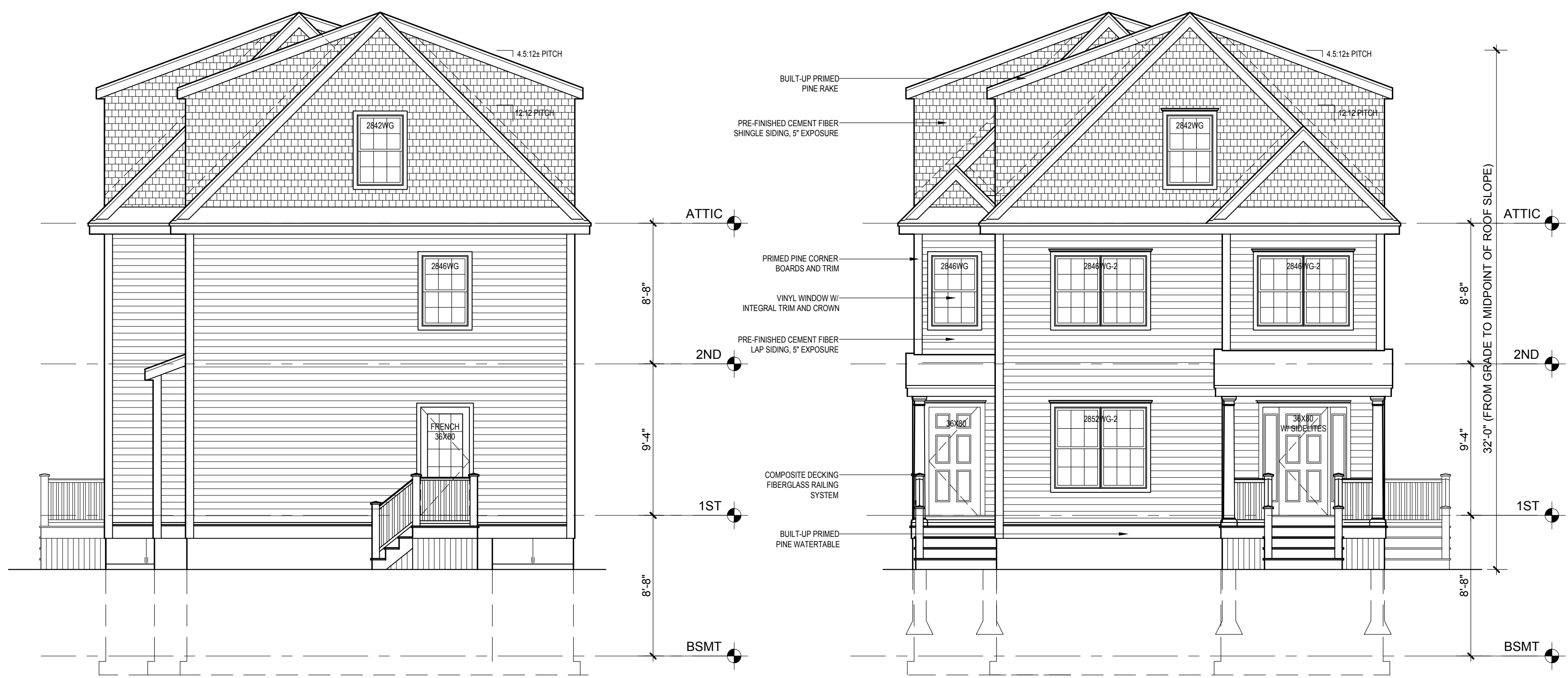
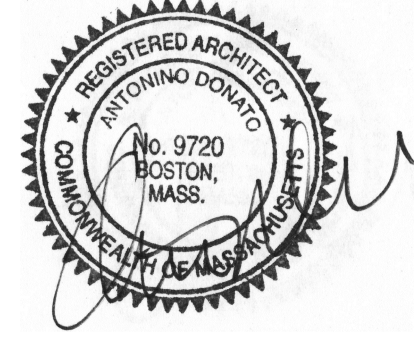
BUILDING SECTION AND FOUNDATION DETAIL

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

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

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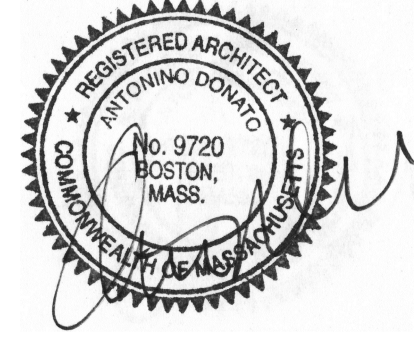
FRONT AND REAR ELEVATIONS

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RIGHT SIDE
ELEVATION

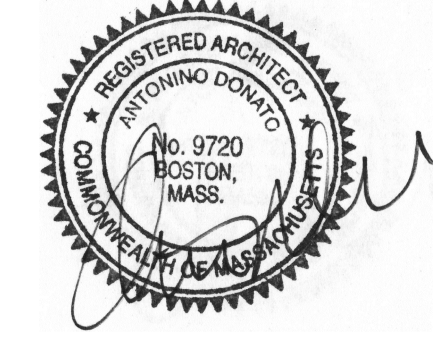
RIGHT SIDE ELEVATION
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LEFT SIDE
ELEVATION

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

A.08

NOTES:

STUDS - EXTERIOR WALLS TO BE 2X6s @ 16" O.C., INTERIOR WALLS TO BE 2X4s UNO.

SILL PLATE/ANCHORS - SILL PLATE TO BE 2-2X6s P.T.; INSET 2" 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.

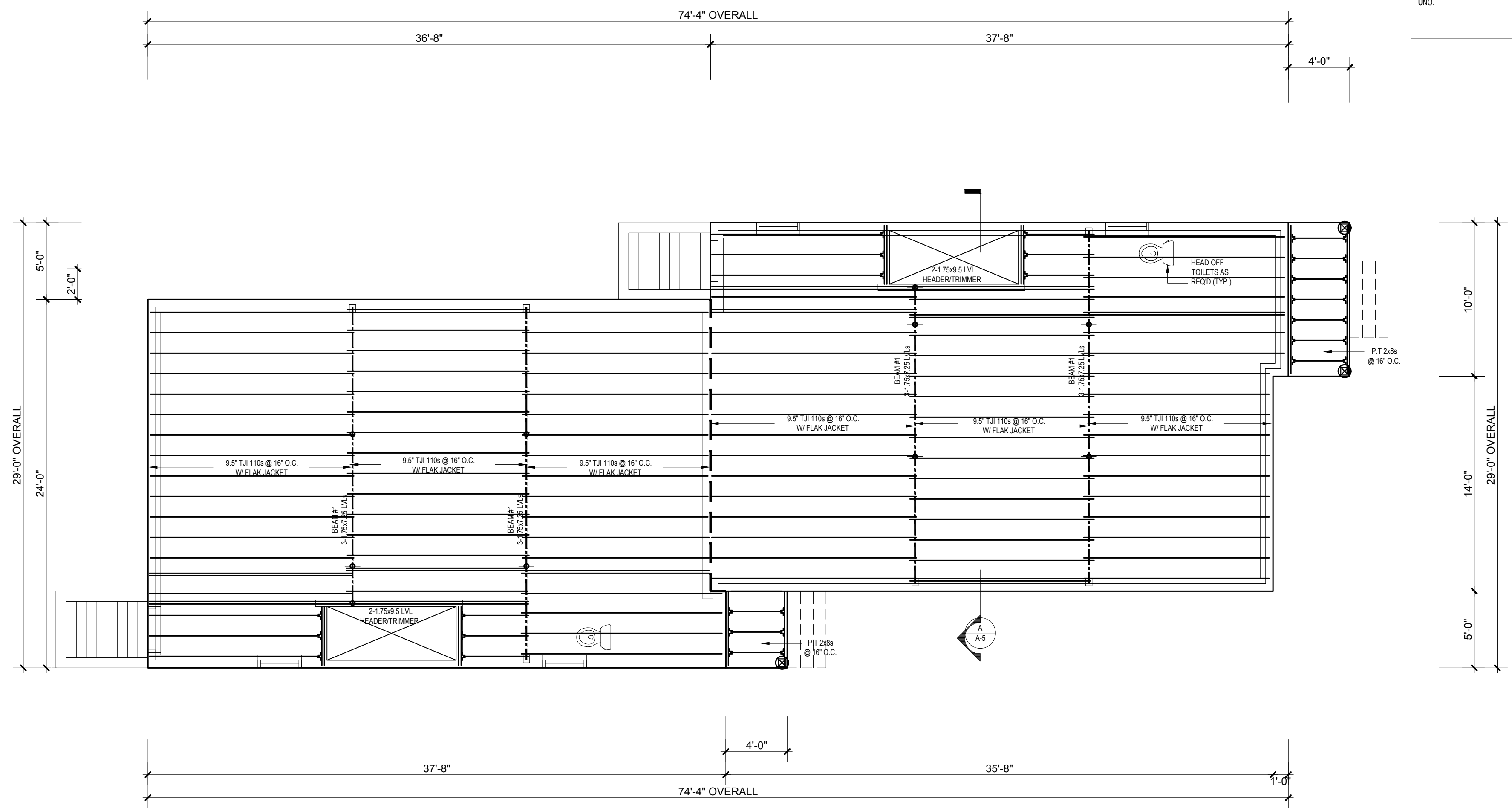
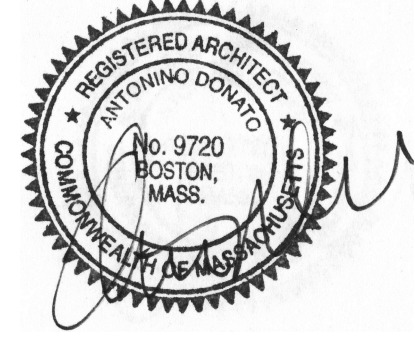
BRIDGING/BLOCKING - ALL JOISTS TO BE BRACED AT MID SPAN W/ BRIDGING OR SOLID BLOCKING.

HEADERS - ALL HEADERS AT OPENINGS TO BE MIN. 2-2X10s W/ 7/8" PLYWD. BETWEEN UNO.

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FIRST FLOOR
FRAMING PLAN

FIRST FLOOR FRAMING PLAN
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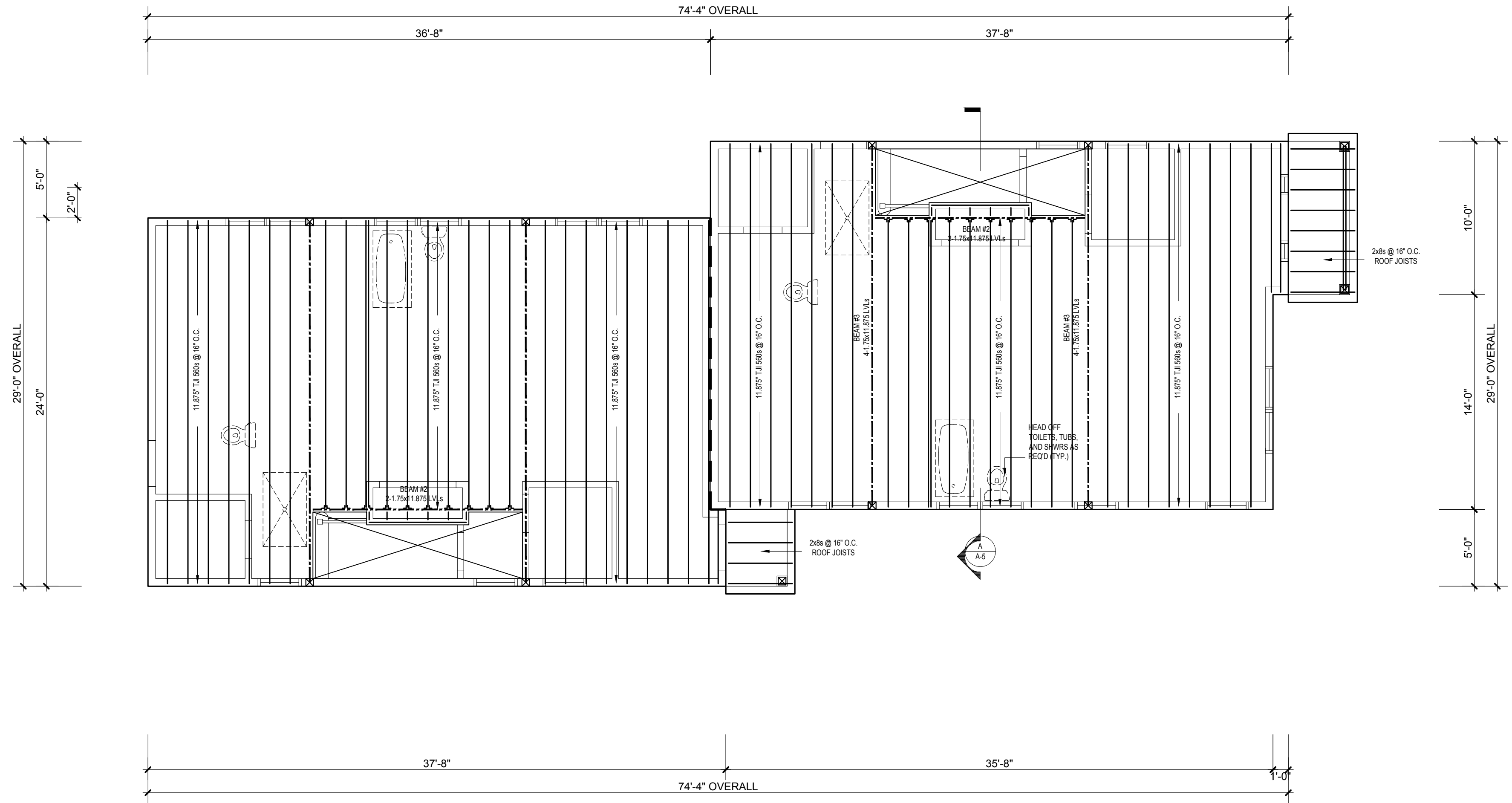
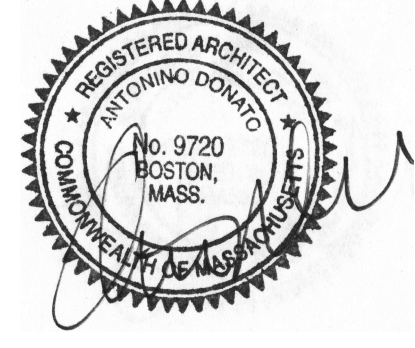
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**SECOND FLOOR
FRAMING PLAN**

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

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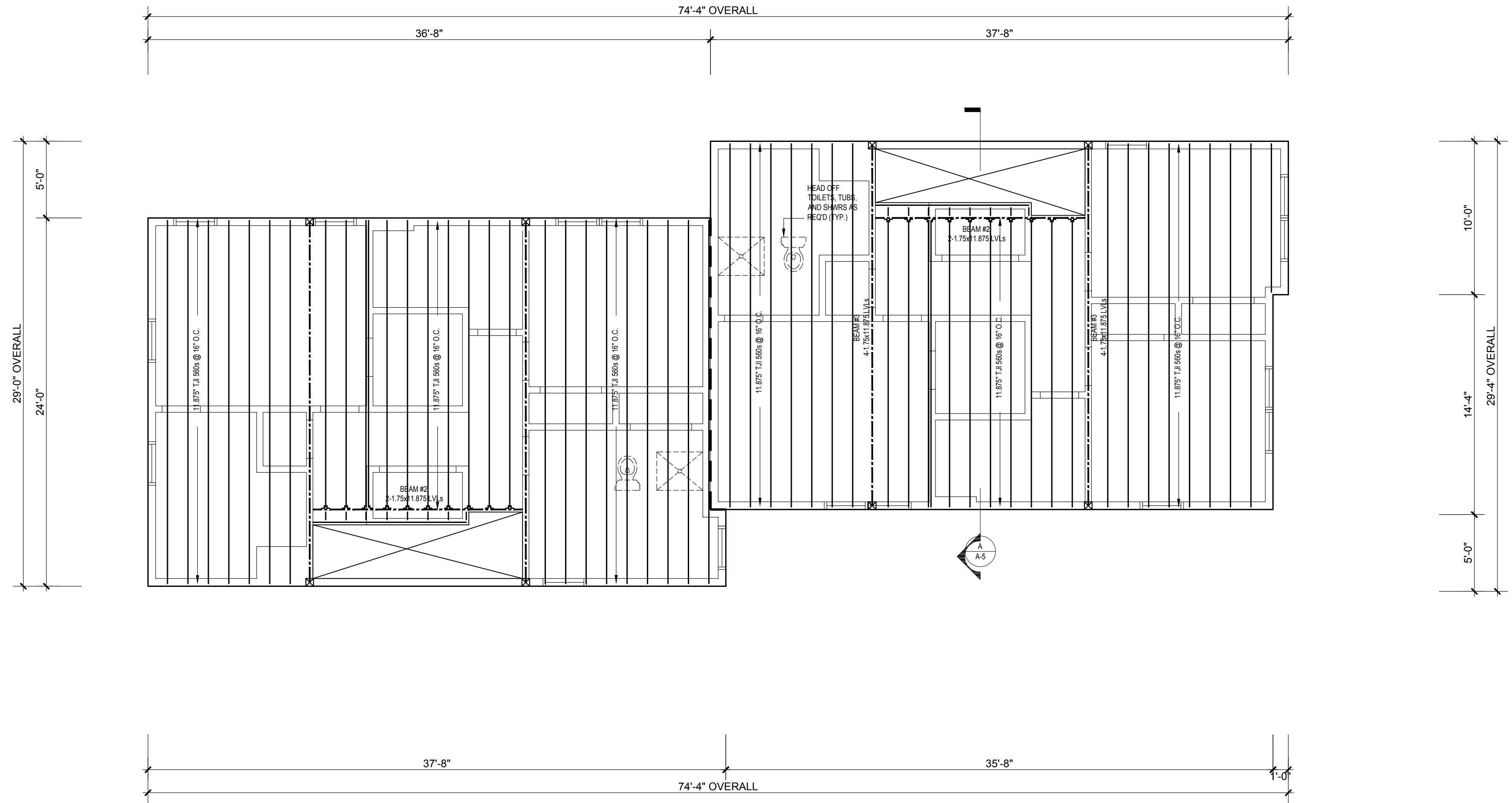
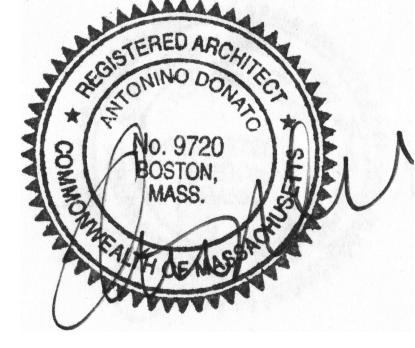
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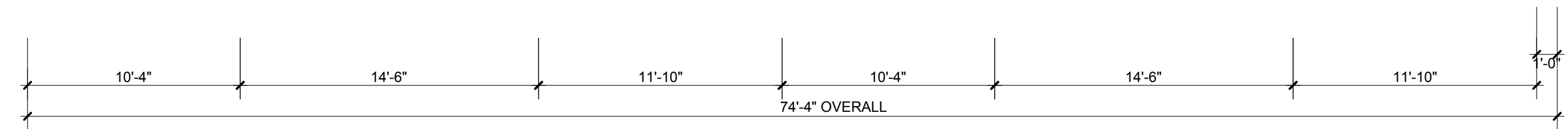
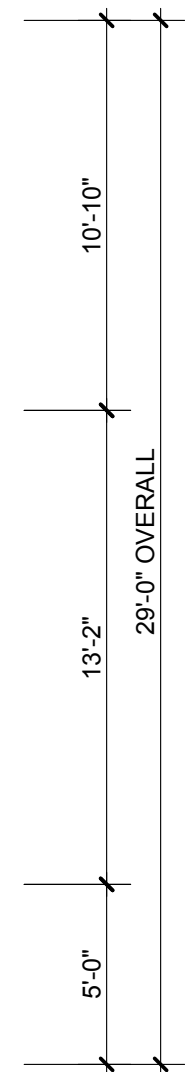
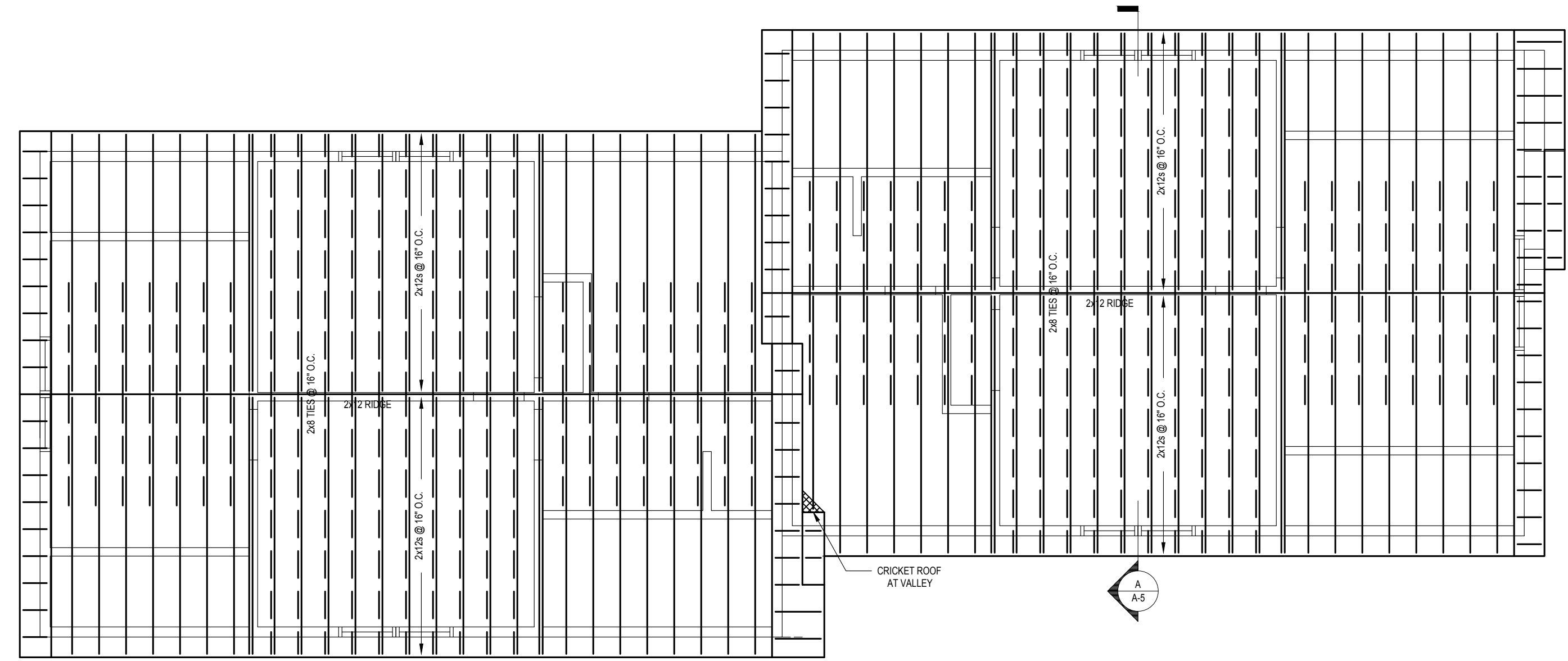
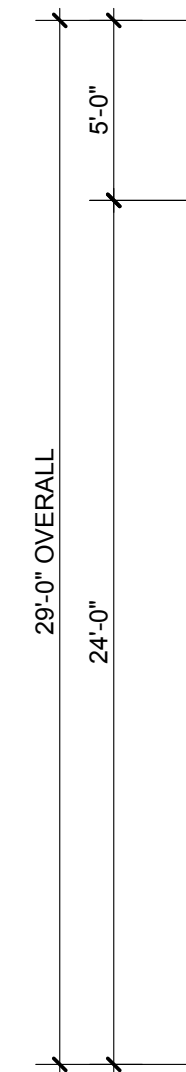
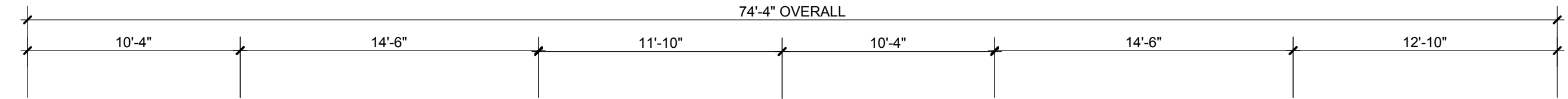
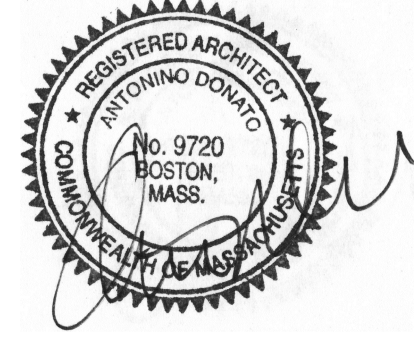
BRIDGING/BLOCKING - ALL JOISTS TO BE BRACED AT MID SPAN W/ BRIDGING OR SOLID BLOCKING.

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

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

Proposed Two-Family
Residence at
109 Readville Street, Units A & B
Hyde Park, MA

Project Number: 22.0162
Date: 10.10.2022

Revisions:

Number	Description	Date
0	PERMIT DRAWINGS	10/13 2022

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

ROOF FRAMING PLAN