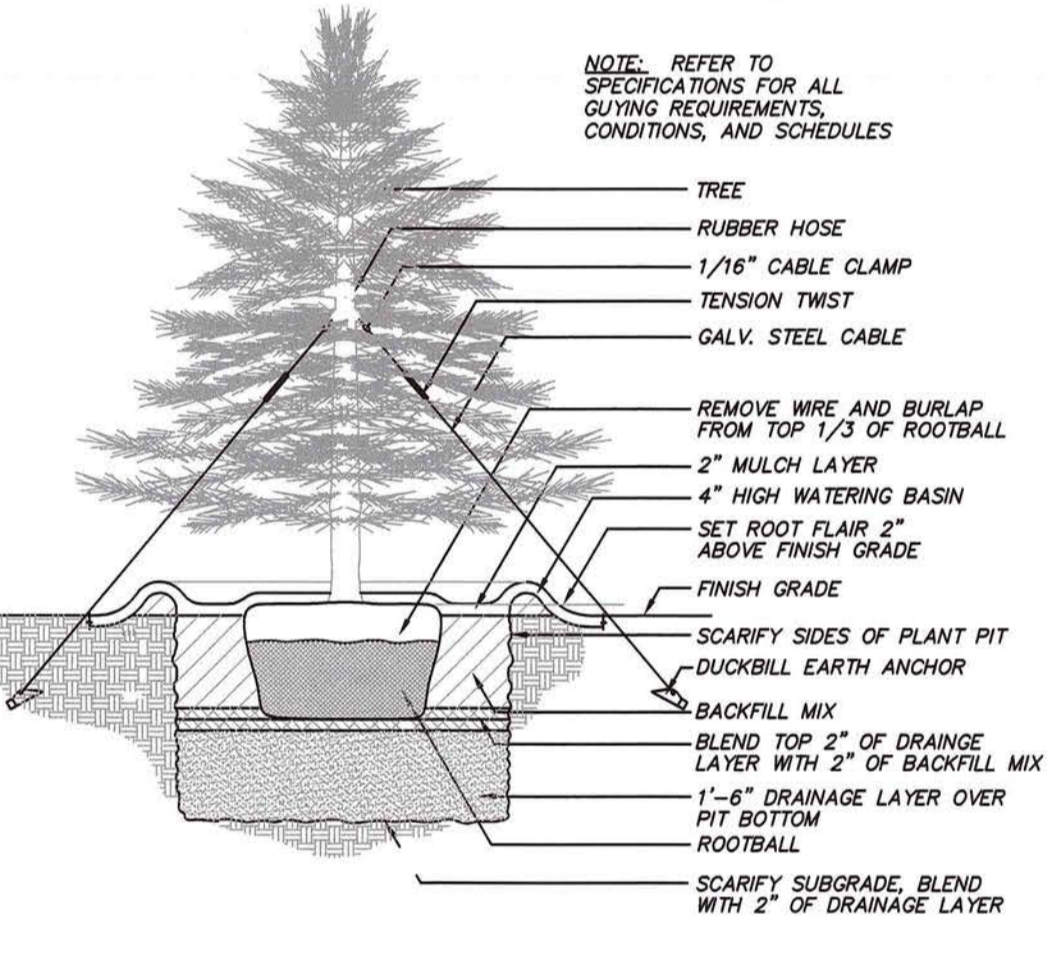
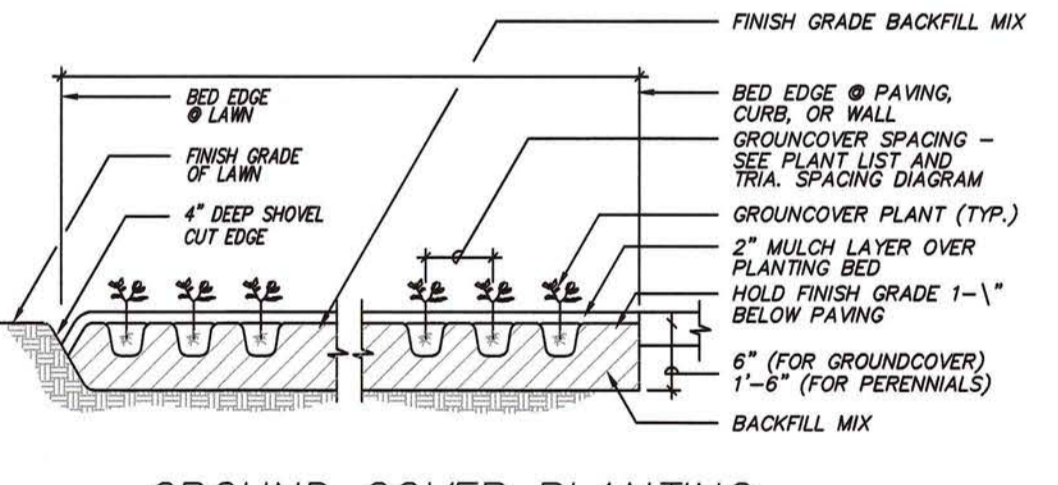


TREE PLANTING
 NOT TO SCALE

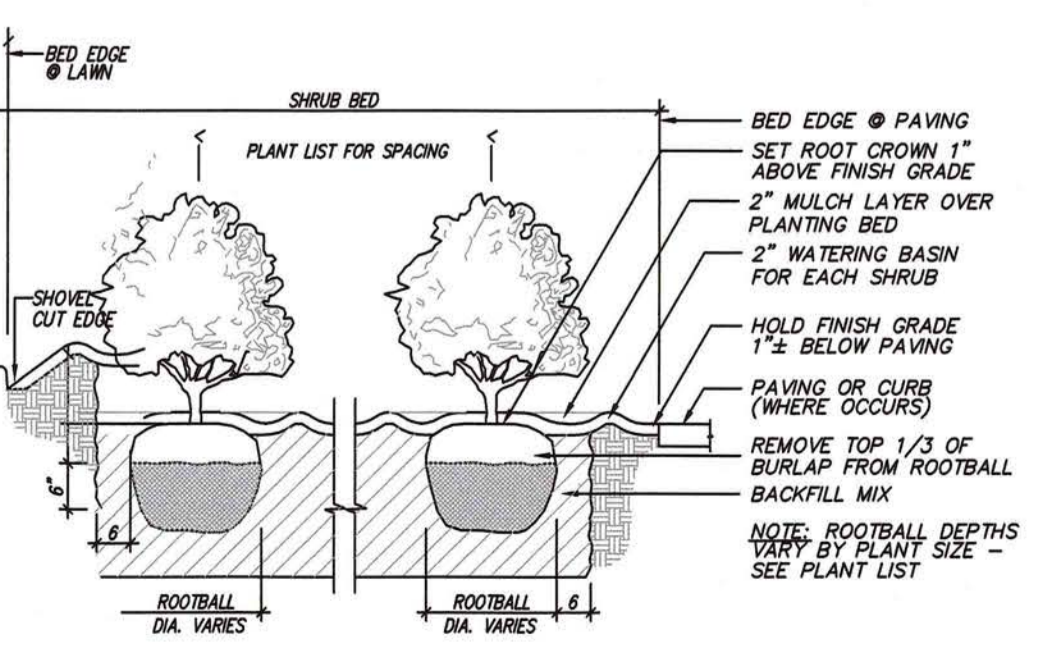


EVERGREEN TREE PLANTING
 SCALE: N.T.S.

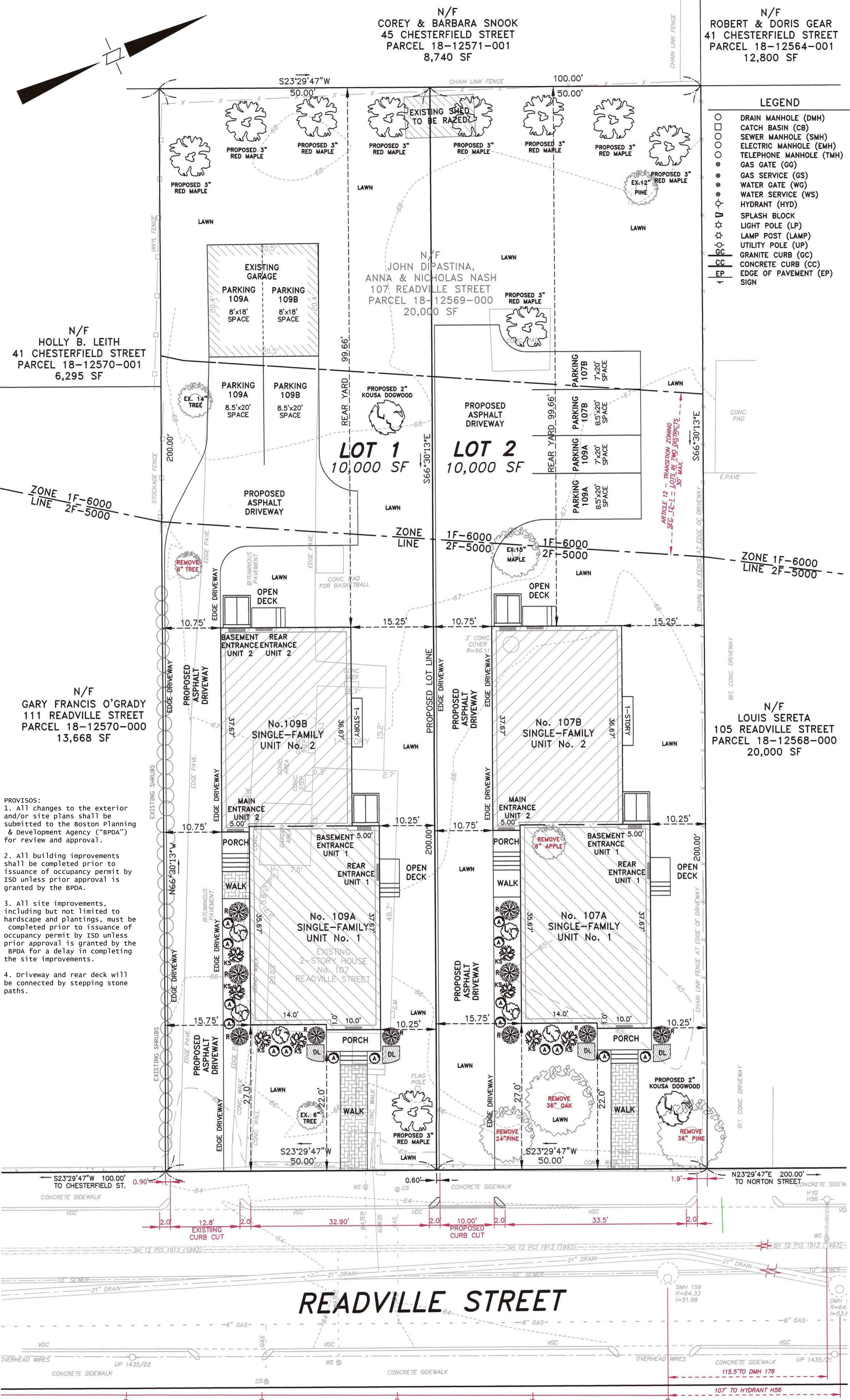
APPROVED 2/23/2023
 Design Section
 BOSTON REDEVELOPMENT AUTHORITY
 Design Review for the Board of Appeal
 M. Canizozo
 Signature



GROUND COVER PLANTING
 SCALE: N.T.S.



SHRUB PLANTING
 SCALE: N.T.S.



NOTES

THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL INSTRUMENT SURVEY LOCATING EXISTING MONUMENTATION AND LINES OF OCCUPANCY PERFORMED BY NORWOOD ENGINEERING COMPANY CO., INC. IN MAY, AND JUNE OF 2011.

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.



REVISIONS

02-22-2023	ADD (4) 3" RED MAPLE TREES TO EACH LOT
------------	--

LANDSCAPING PLAN
 107-109 READVILLE STREET
BOSTON, MASS.
 (HYDE PARK - 02136-2048)

SCALE: 1"=10'
 FEBRUARY 16, 2023
 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
 - ⊗ 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

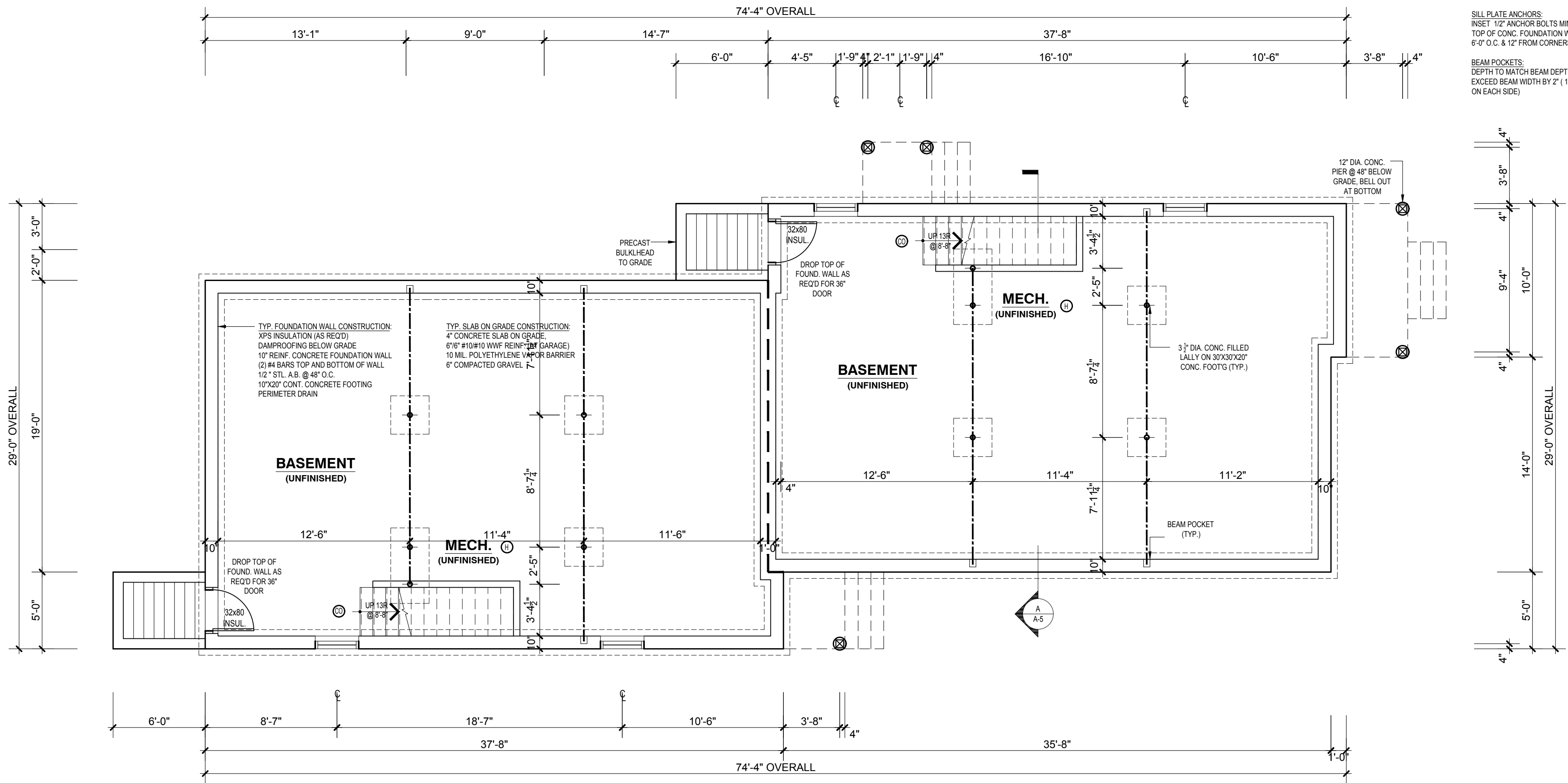
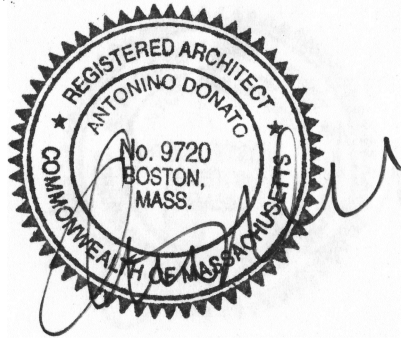
BEAM POCKETS:
DEPTH TO MATCH BEAM DEPTH, WIDTH TO EXCEED BEAM WIDTH BY 2" (1" MINIMUM ON EACH SIDE)

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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"

**FOUNDATION/
BASEMENT
LEVEL PLAN**

DS

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Design Review
for the
Board of Appeal

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

- PROVISOS:
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FIRE ALARM AND FIRE PROTECTION KEY:

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- (C) COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
- (H) HEAT DETECTOR
- (E) 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)

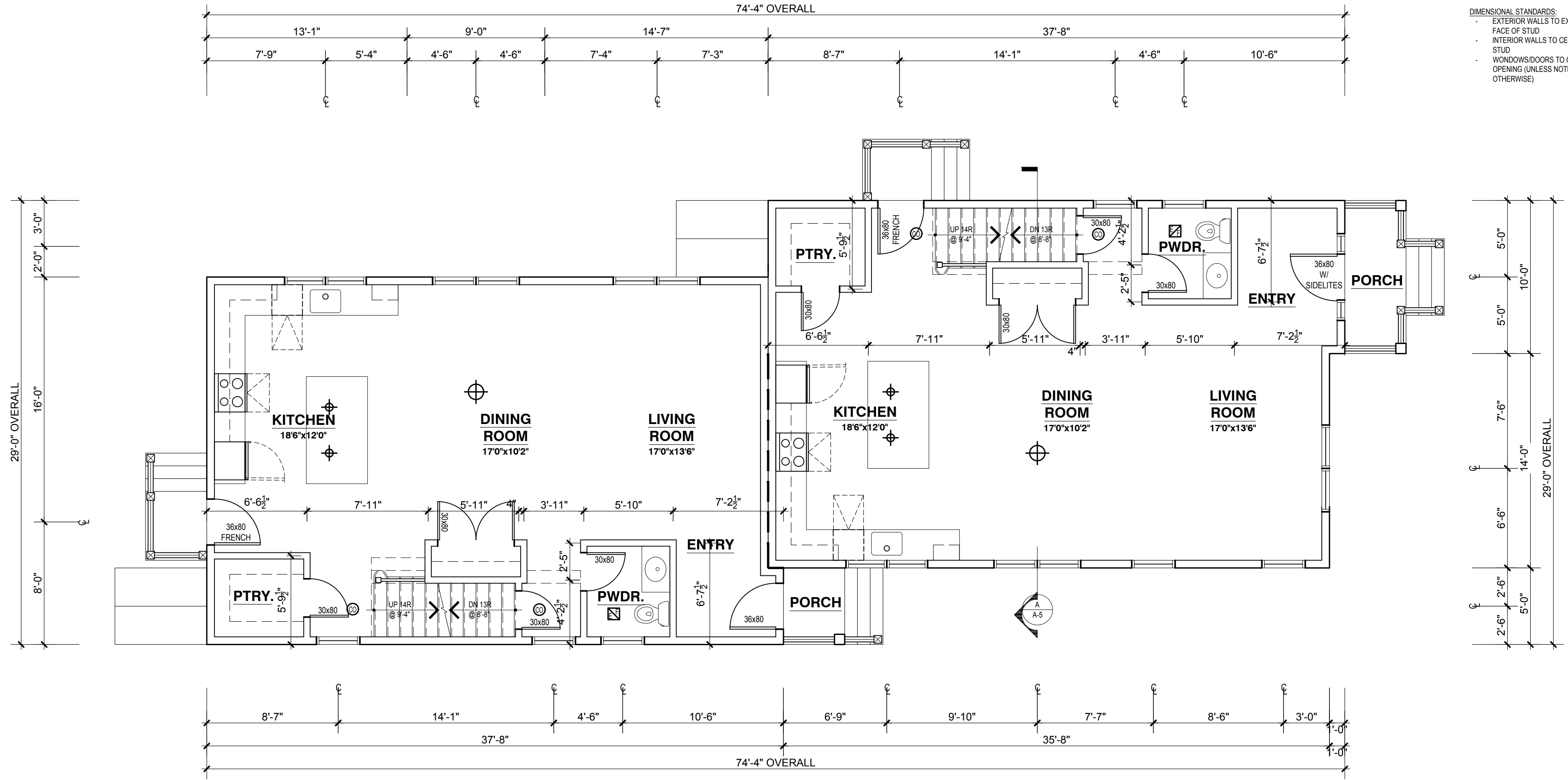
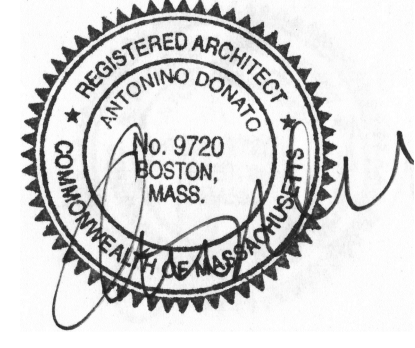
DIMENSIONAL STANDARDS:

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

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M. Cannizzo
Signature

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

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 - Driveway and rear deck will be connected by stepping stone paths.

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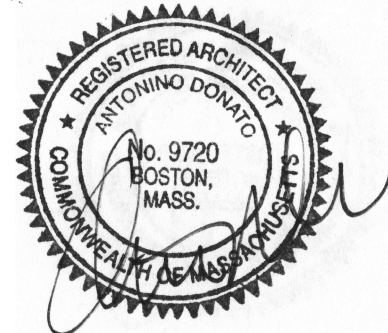
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Revisions:

Number	Description	Date
0	PERMIT	10/13
	DRAWINGS	2022

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

FIRST LEVEL PLAN



FIRE ALARM AND FIRE PROTECTION KEY:

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

NOTES:

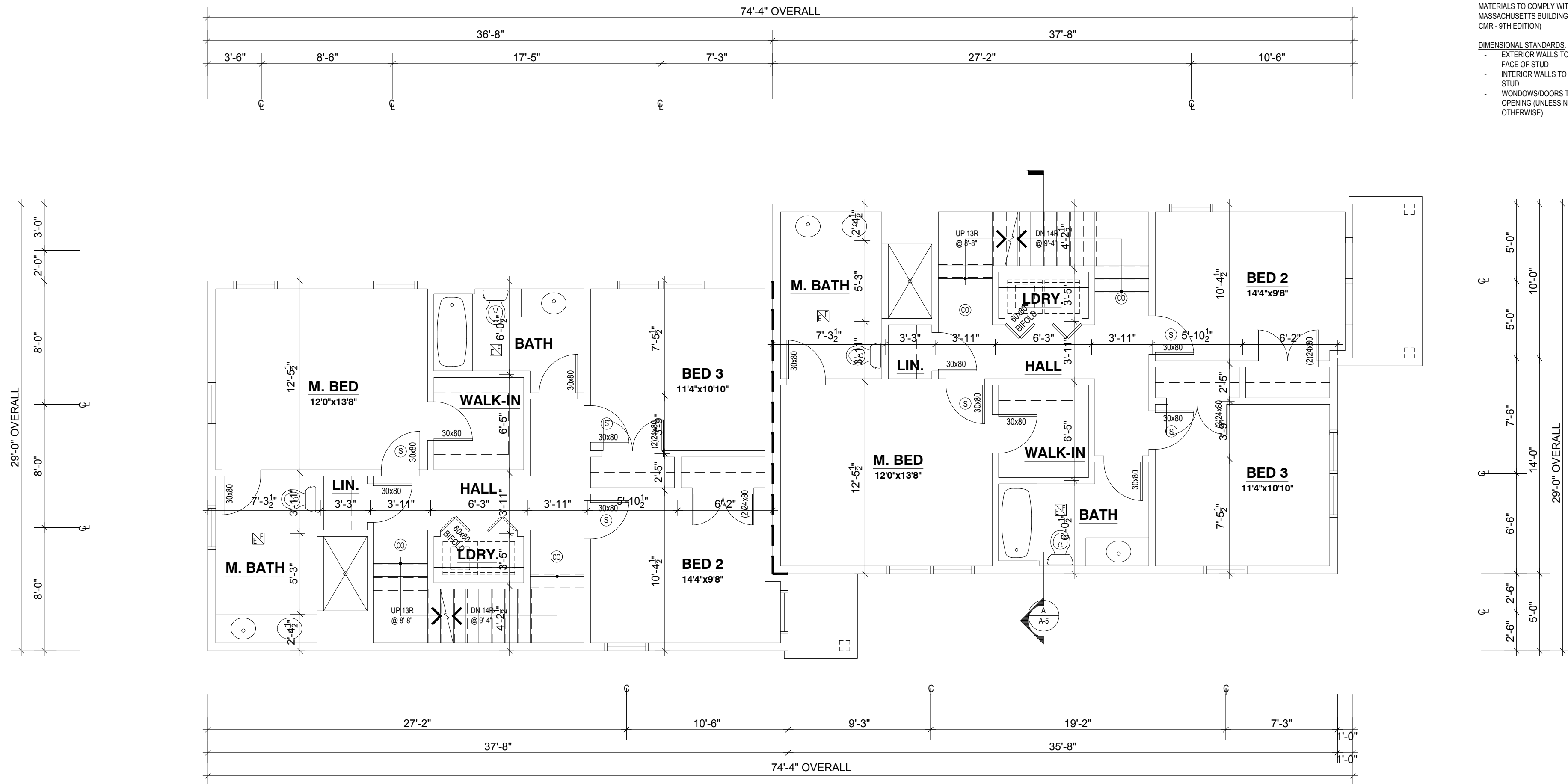
1. PHOTOELECTRIC DETECTORS AS REQUIRED.

NOTES:

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

DIMENSIONAL STANDARDS:

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 Signature: *M. Cannizzo*

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

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Revisions:

Number	Description	Date
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	DRAWINGS	2022

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

SECOND LEVEL PLAN

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)

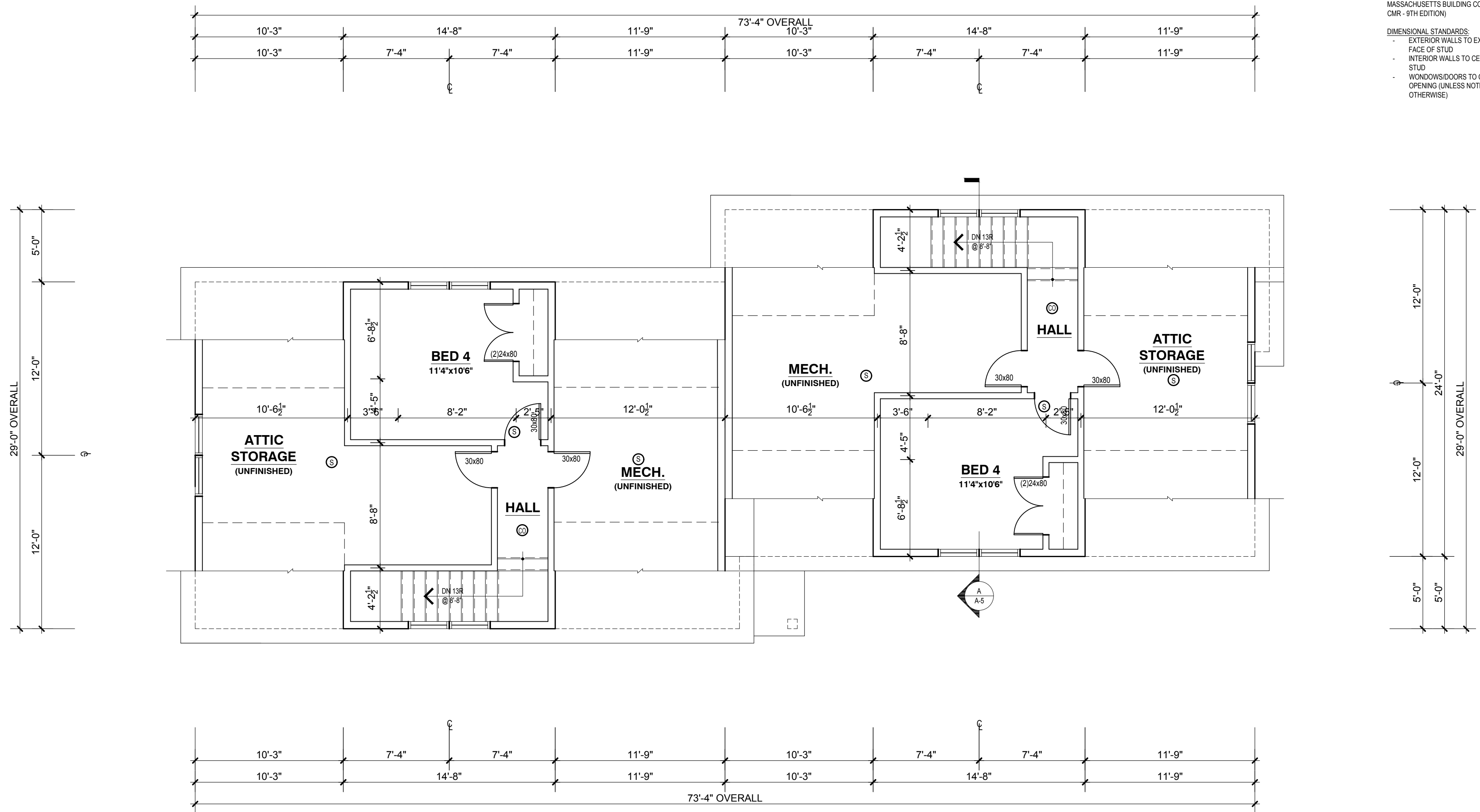
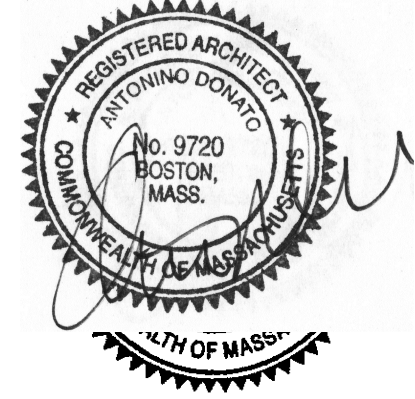
DIMENSIONAL STANDARDS:

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

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Revisions:

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	DRAWINGS	2022

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

ATTIC LEVEL PLAN

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Board of Appeal

M. Cannizzo
Signature

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

- PROVISOS:**
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SOIL CONDITIONS AND STRUCTURAL FILL:

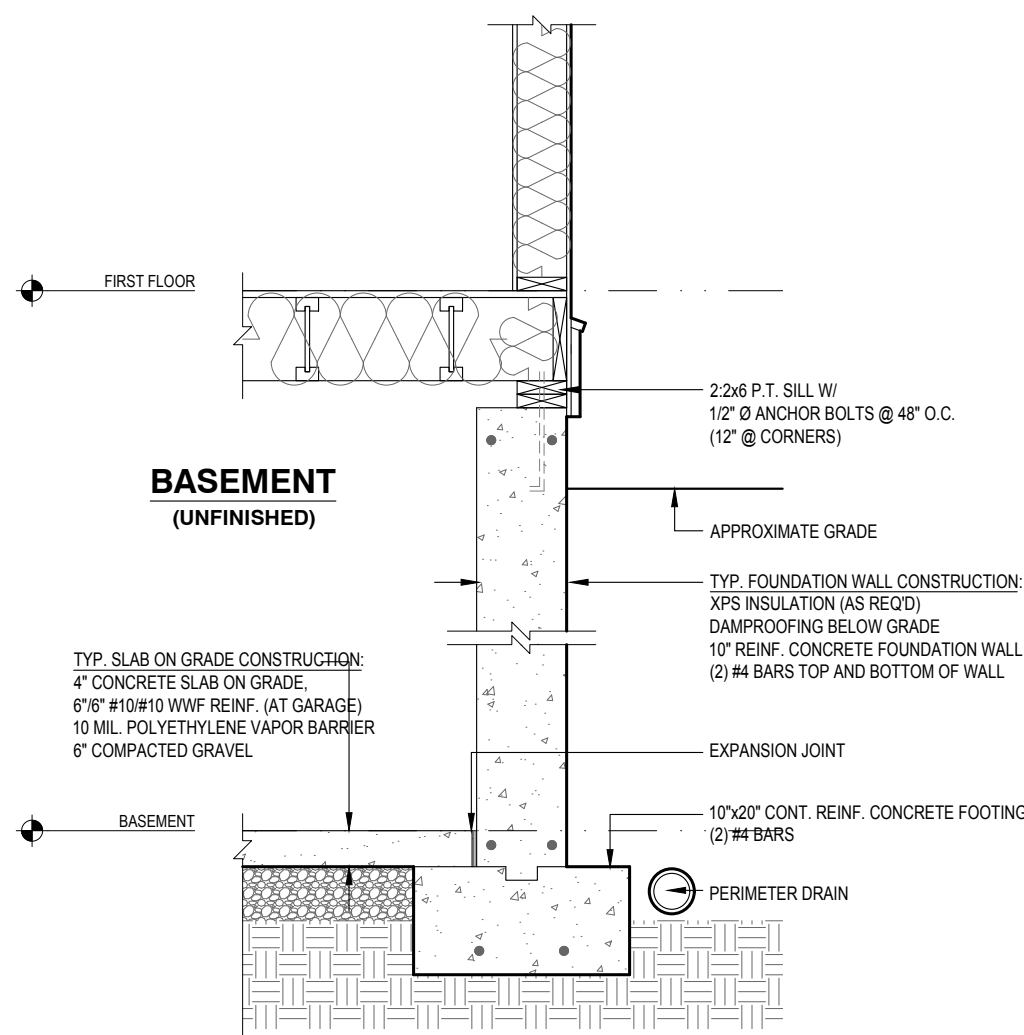
1. ALL FOOTINGS SHALL BE CARRIED TO THE DEPTHS SHOWN AND DEEPER IF REQUIRED, AND SHALL REST ON UNDISTURBED SOIL HAVING A SAFE BEARING PRESSURE OF 3,000 PSF.
2. NO FOOTING SHALL BE PLACED ON FROZEN SOIL OR IN STANDING WATER.
3. STRUCTURAL FILL SHALL BE WELL GRADED BANK RUN, SCREENED OR CRUSHED GRAVEL, 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"

DS

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BOSTON REDEVELOPMENT AUTHORITY

Design Review
for the
Board of Appeal

M. Cannizzo
Signature

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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

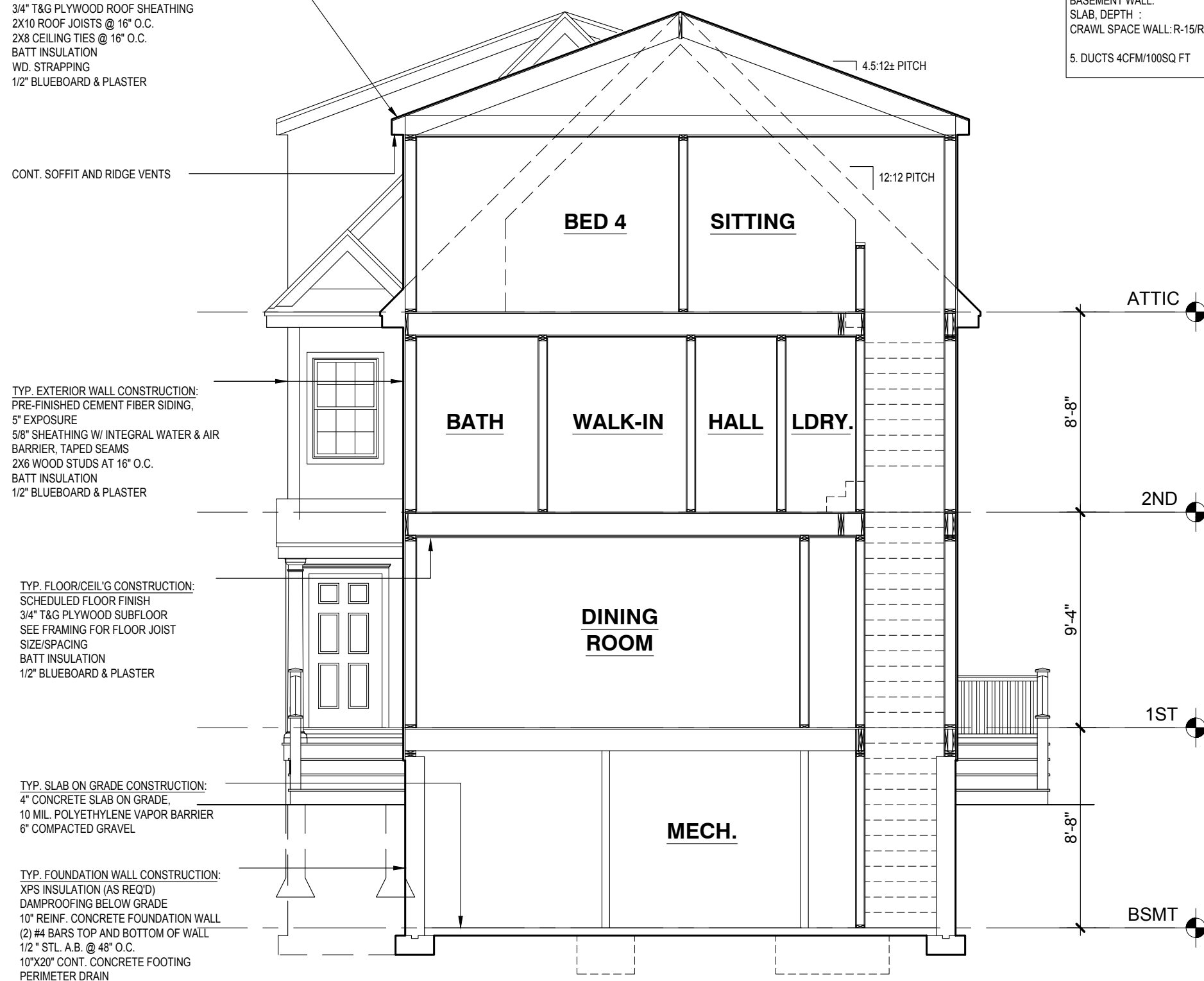
CONT. SOFFIT AND RIDGE VENTS

TYP. EXTERIOR WALL CONSTRUCTION:
PRE-FINISHED GEMENT 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



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

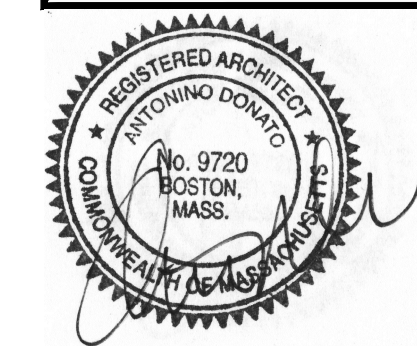
ENERGY CONSERVATION:

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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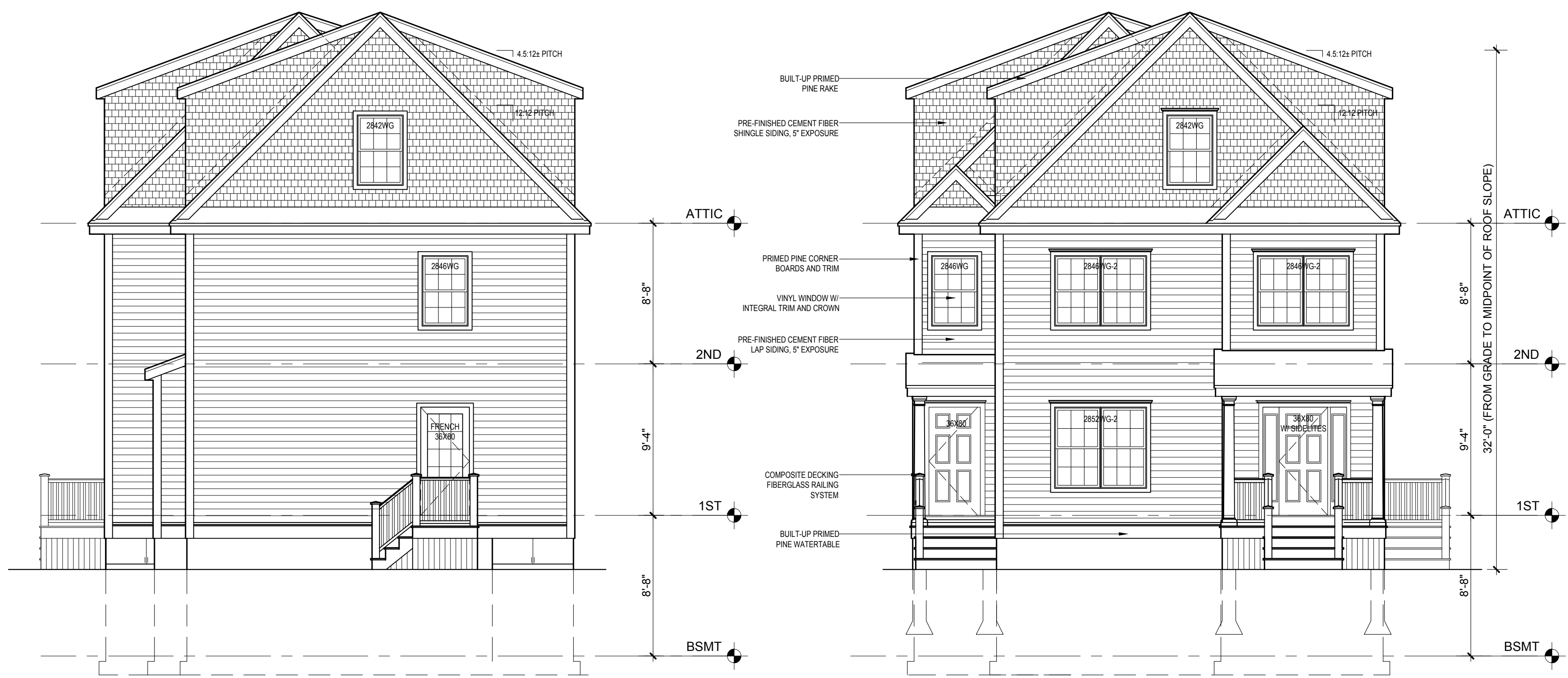
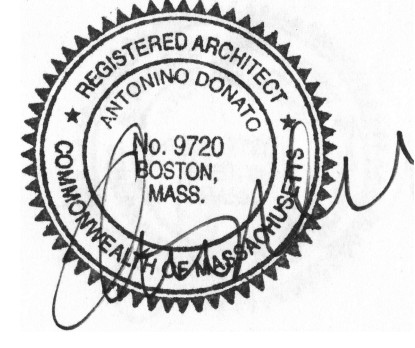
BUILDING SECTION AND FOUNDATION DETAIL

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

FRONT AND REAR ELEVATIONS

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

DS
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BOSTON REDEVELOPMENT AUTHORITY
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M. Cannizzo
Signature

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 4. windows will be vinyl-clad.

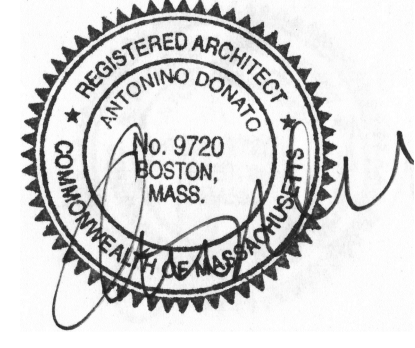
FRONT ELEVATION
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Scale: 3/16"=1'-0"

RIGHT SIDE
ELEVATION

A.07

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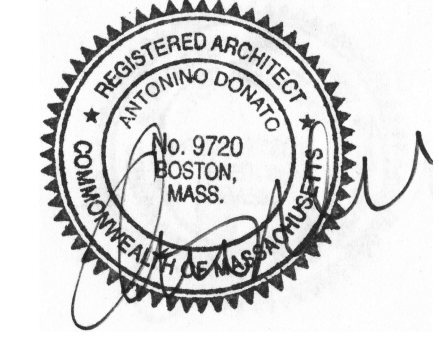
RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0"

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

LEFT SIDE
ELEVATION

A.08

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1. All changes to the exterior and/or site plans shall be submitted to the Boston Planning & Development Agency ("BPDA") for review and approval.
 2. All building improvements shall be completed prior to issuance of occupancy permit by ISD unless prior approval is granted by the BPDA.
 3. All site improvements, including but not limited to hardscape and plantings, must be completed prior to issuance of occupancy permit by ISD unless prior approval is granted by the BPDA for a delay in completing the site improvements.
 4. windows will be vinyl-clad.

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

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.; INSET² 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.

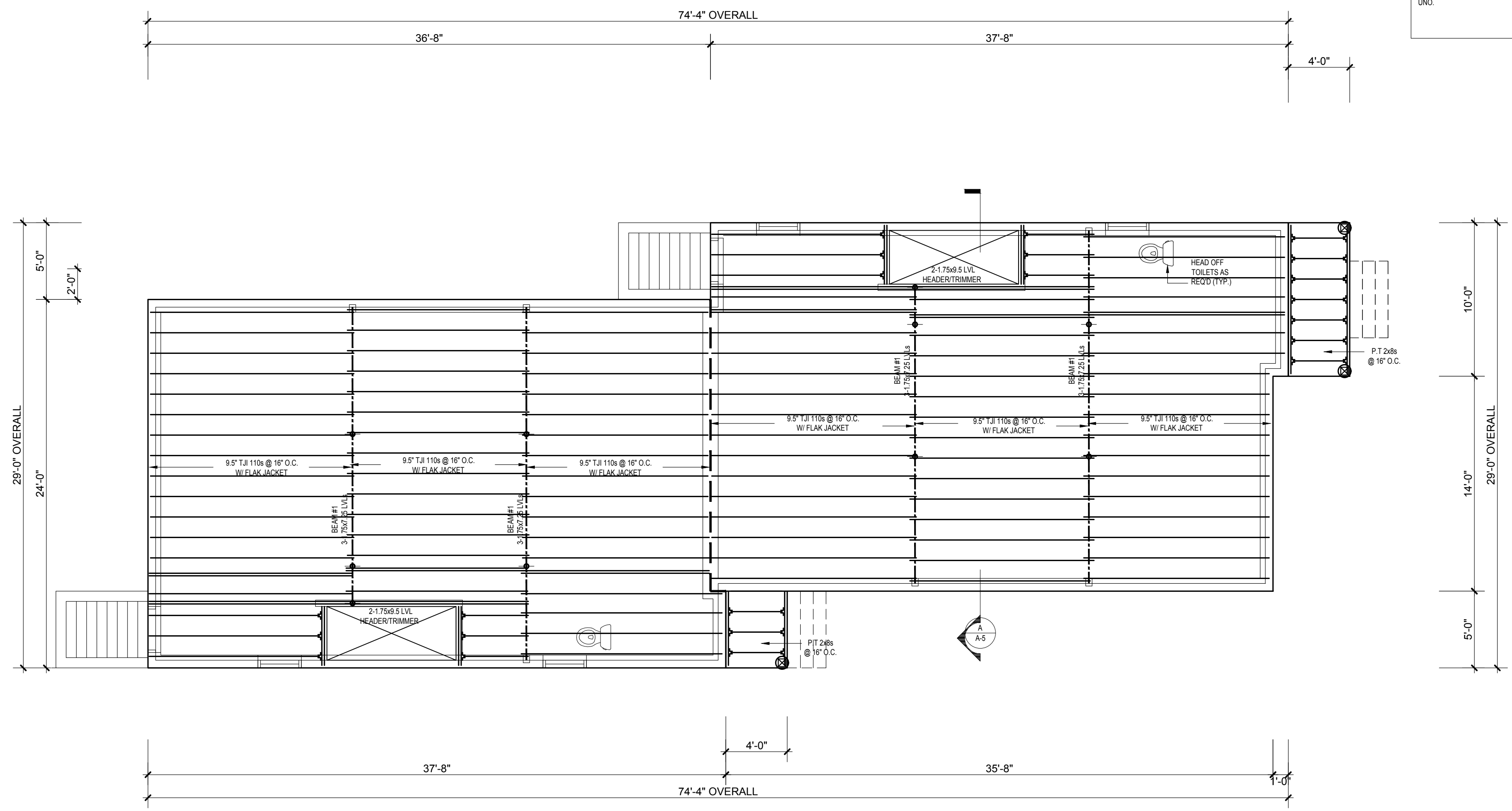
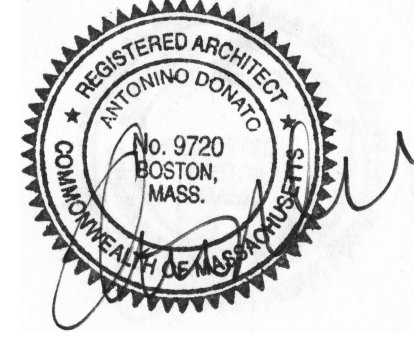
BRIDGING/BLOCKING - ALL JOISTS TO BE BRACED AT MID SPAN W/ BRIDGING OR SOLID BLOCKING.

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

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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"

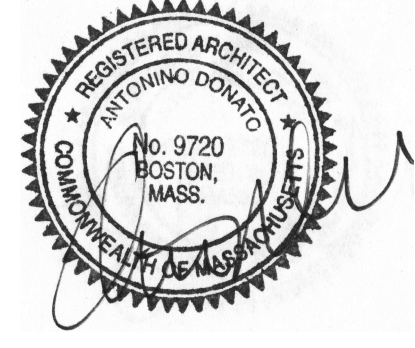
FIRST FLOOR
FRAMING PLAN

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

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NOTES:

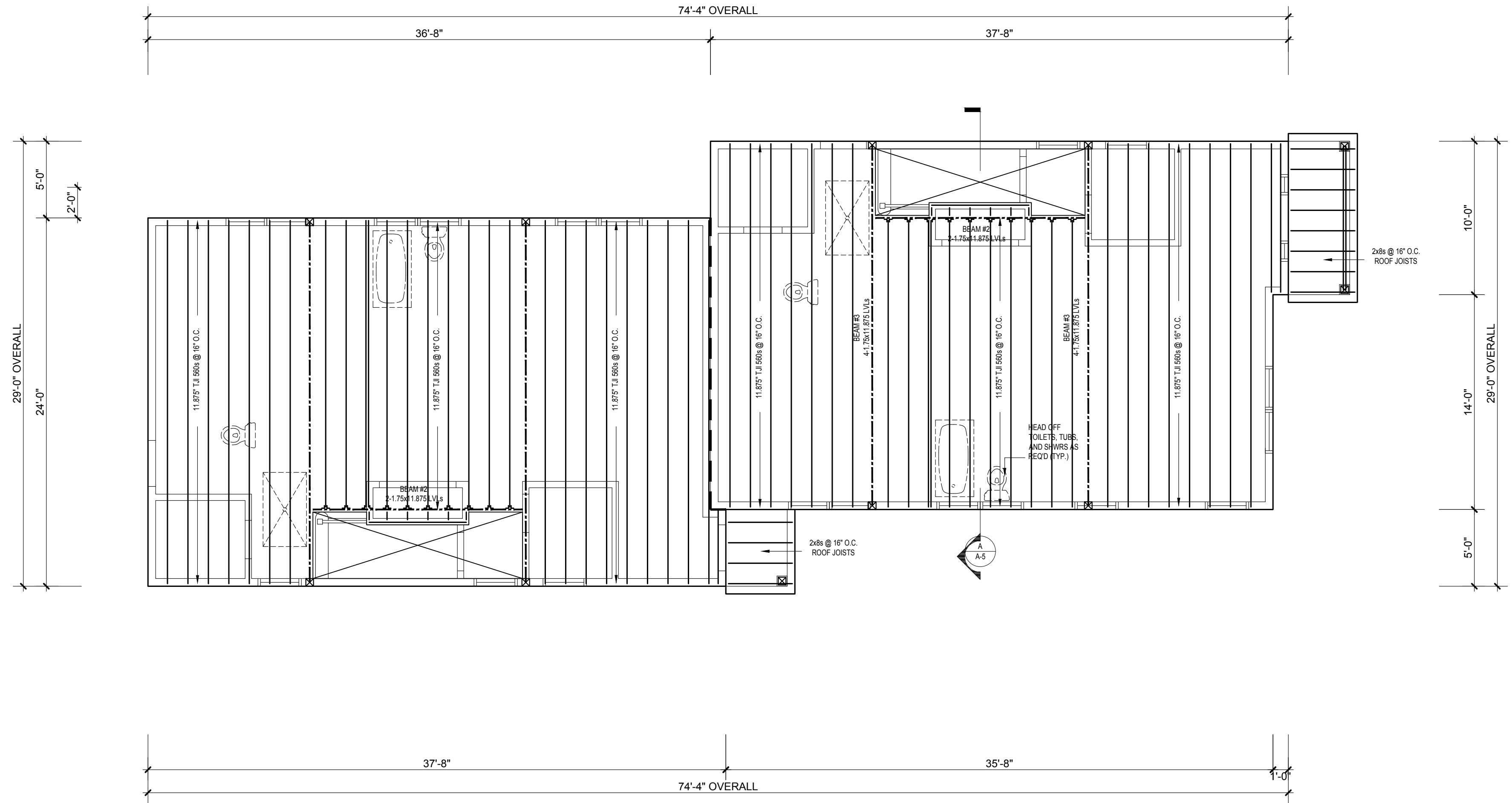
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	DRAWINGS	2022

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

**SECOND FLOOR
FRAMING PLAN**

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

NOTES:

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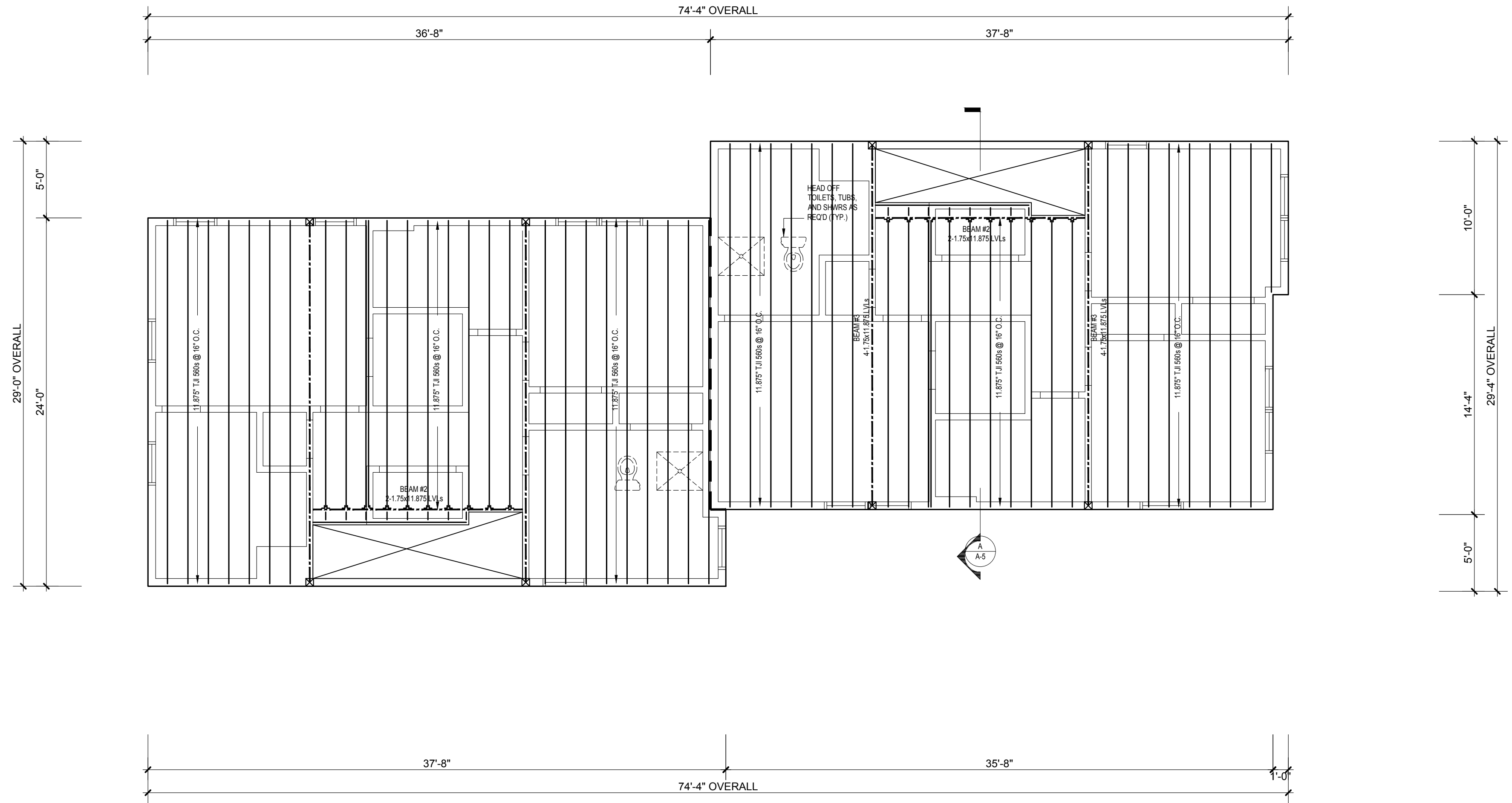
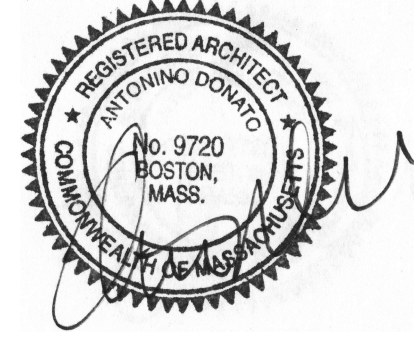
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ATTIC FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"

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Project Number: 22.0162
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Revisions:

Number	Description	Date
0	PERMIT	10/13
	DRAWINGS	2022

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

ATTIC FLOOR
FRAMING PLAN

NOTES:

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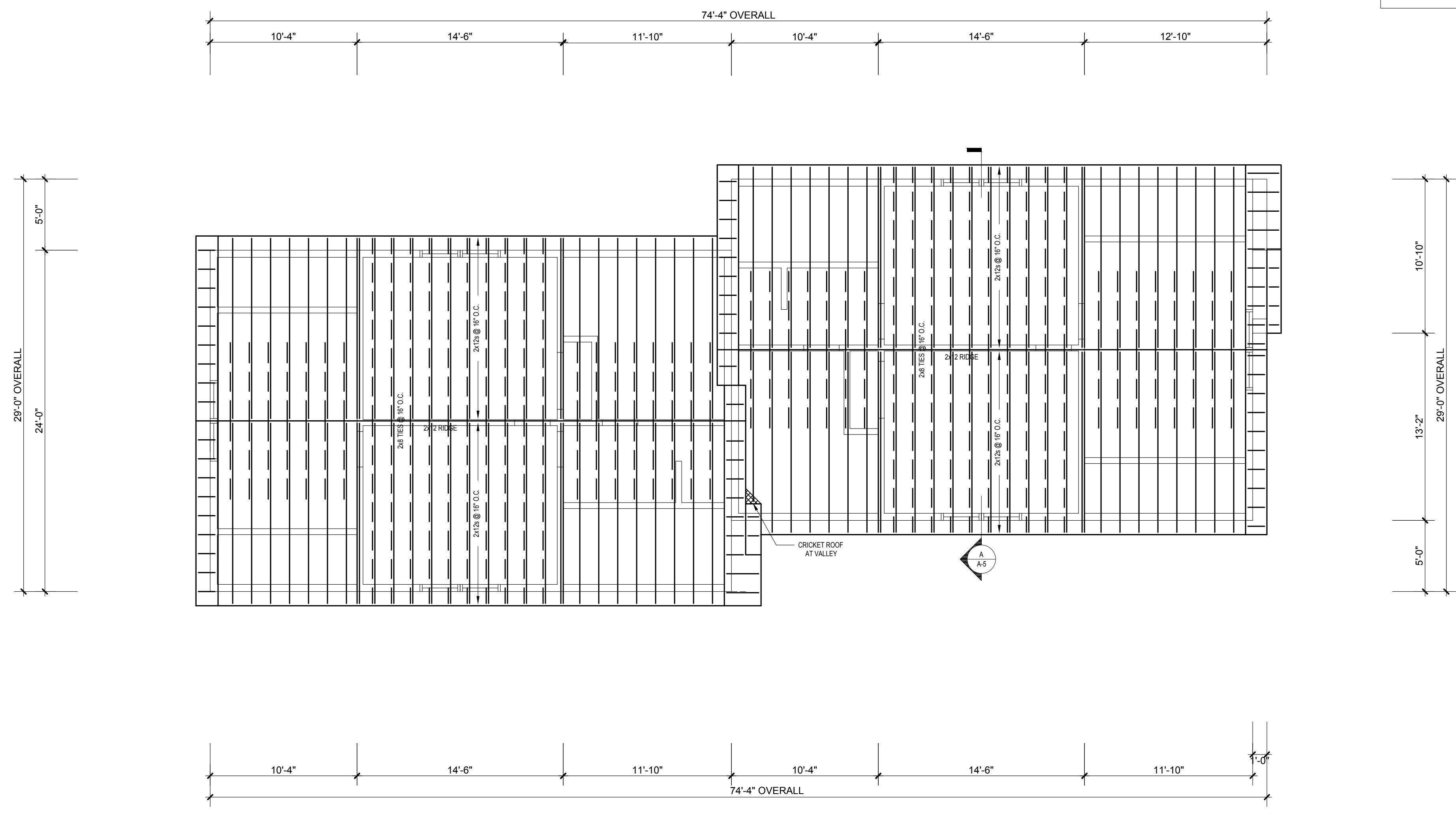
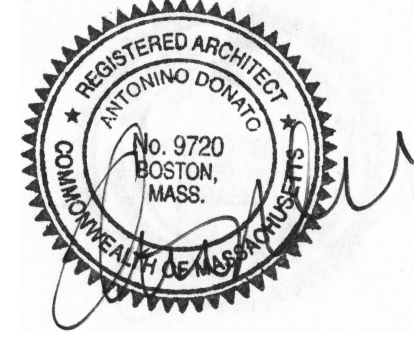
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Revisions:

Number	Description	Date
0	PERMIT DRAWINGS	10/13 2022

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

ROOF FRAMING PLAN

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