



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

March 03, 2023

DAVID RAFTERY
408 WHITING AVENUE
DEDHAM, MA 02026

RE: Application #: **ERT1380961**
Location: 62 W Milton St, Ward 18
Zoning District: Hyde Park Neighborhood, 2F-5000
Purpose: construct a new single family home

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

1. Supporting Documents:

- Article 80, Certificate of Compliance - SPR: Art 69-25.1a

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.

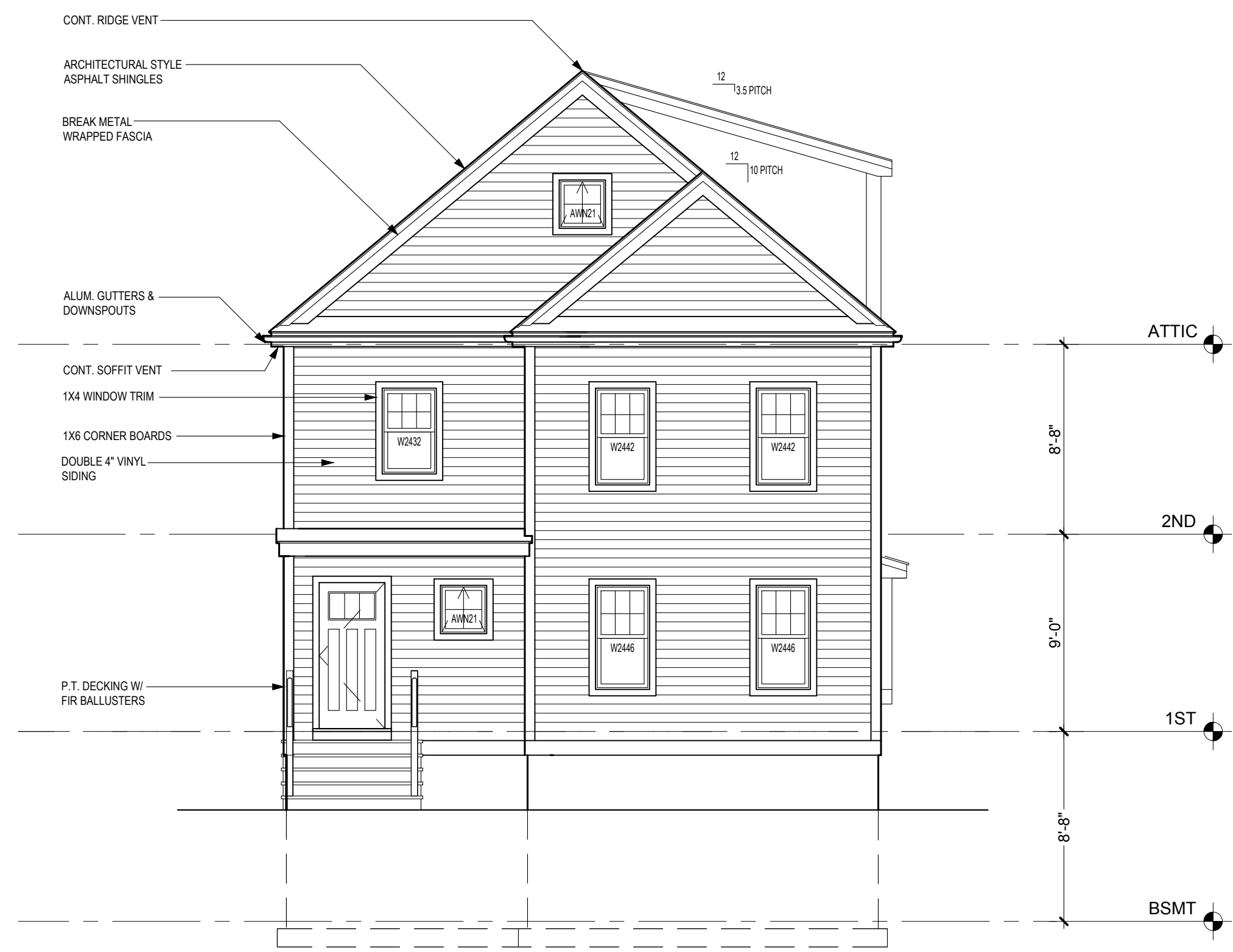
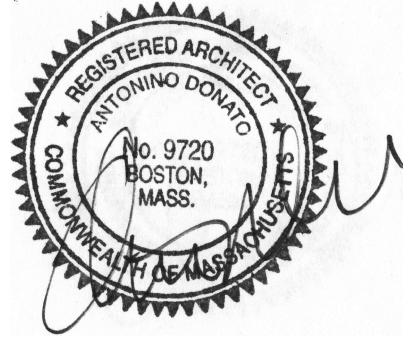
James M Kennedy, Plans Examiner
james.m.kennedy@boston.gov / (617) 961-3278

NOTE: WINDOW MODEL NUMBER/SIZES PROVIDED ARE HARVEY VINYL WINDOWS. TYPICAL WINDOW HEAD HEIGHT IS 80" UNLESS NOTED OTHERWISE.

AD
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7 Glendale Way
Canton, MA 02021
617.501.0631

www.ad-architect.com



New Residence
62 West Milton Street
Hyde Park, MA

Project Number: 22.0130
Date: 03.24.2022

Revisions:

Number	Description	Date
0	PERMIT	06/08
	DRAWINGS	2022
1	PLAN	07/22
	REVISIONS	2022
2	ISD	12/08
	RESPONSE	2022

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

FRONT ELEVATION

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

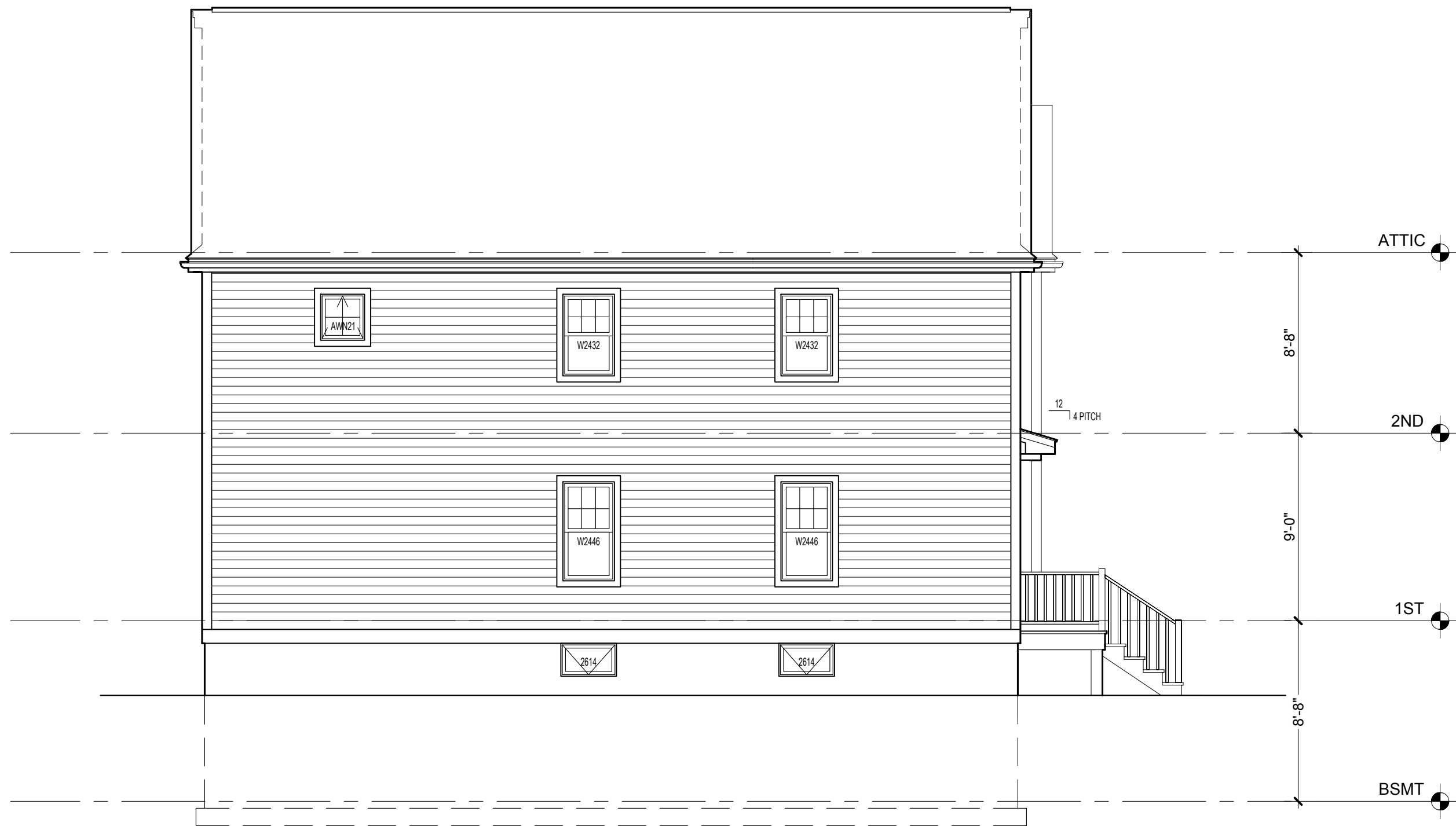
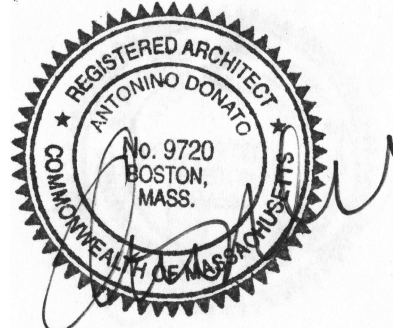
A-1

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	RESPONSE	2022

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

LEFT SIDE ELEVATION

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

A-2

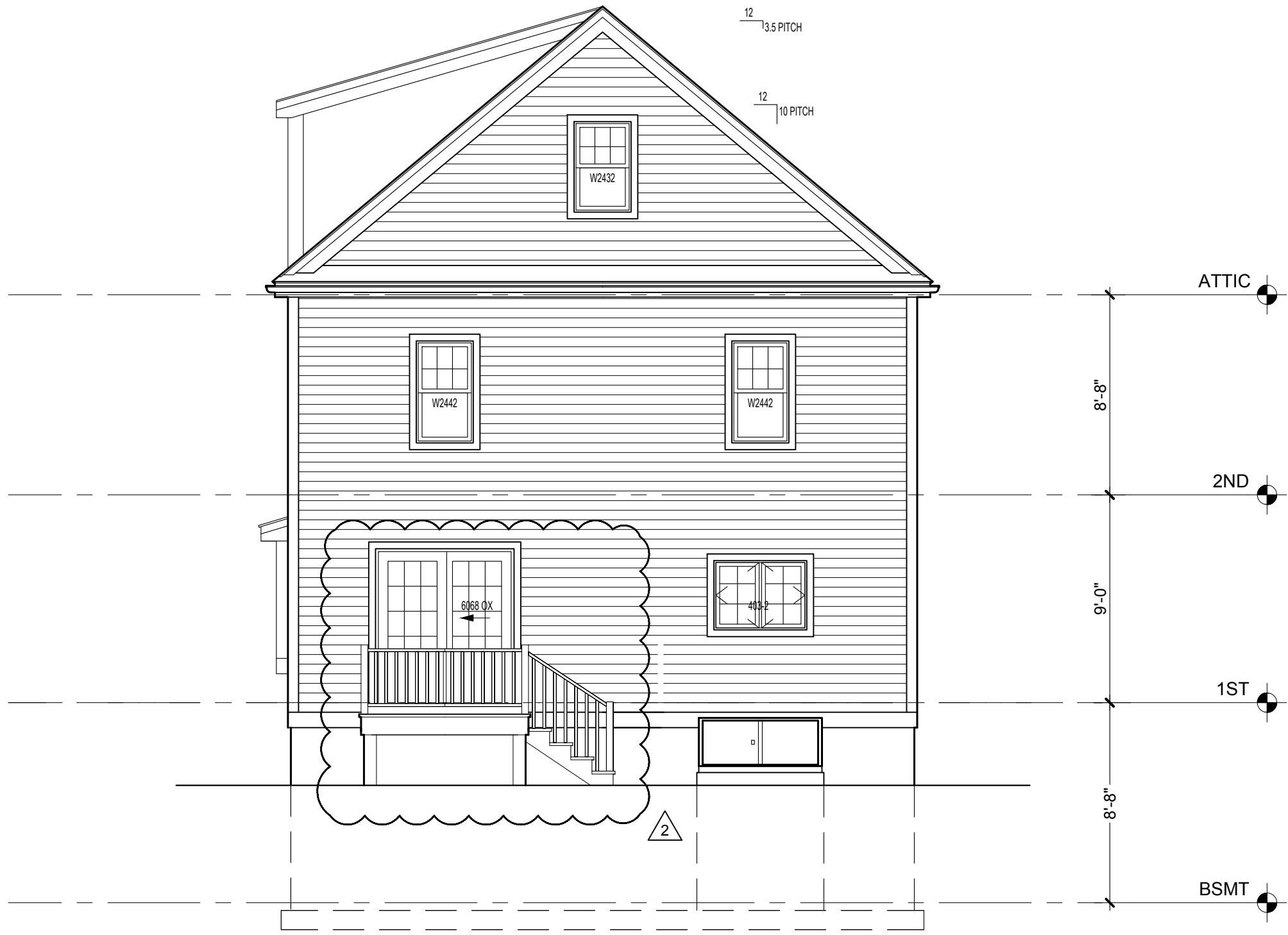
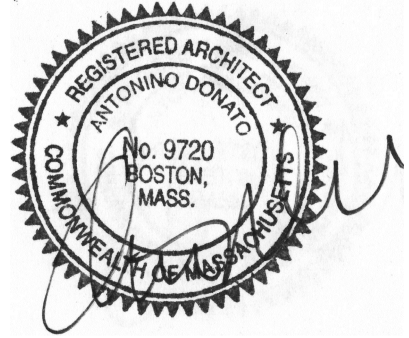
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	RESPONSE	2022

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

REAR
ELEVATION

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

A-3

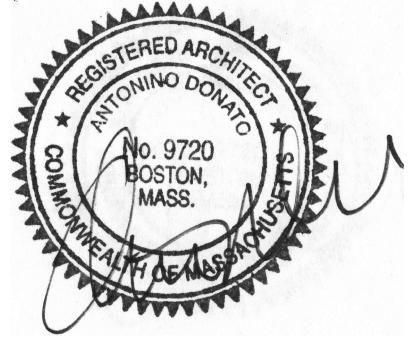
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Scale: 3/16"=1'-0"

RIGHT SIDE ELEVATION

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

A-4

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

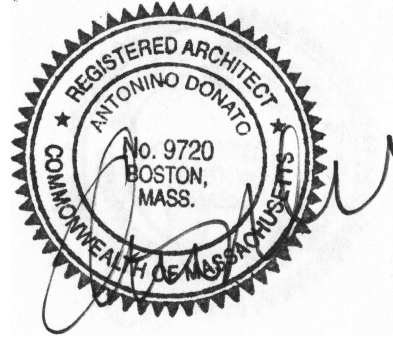
SILL PLATE ANCHORS:
INSET 1/2" ANCHOR BOLTS MIN. 8" INTO TOP OF CONC. FOUNDATION WALL - MIN 6'-0" O.C. & 12" FROM CORNERS

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

FIRE PROTECTION KEY:

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

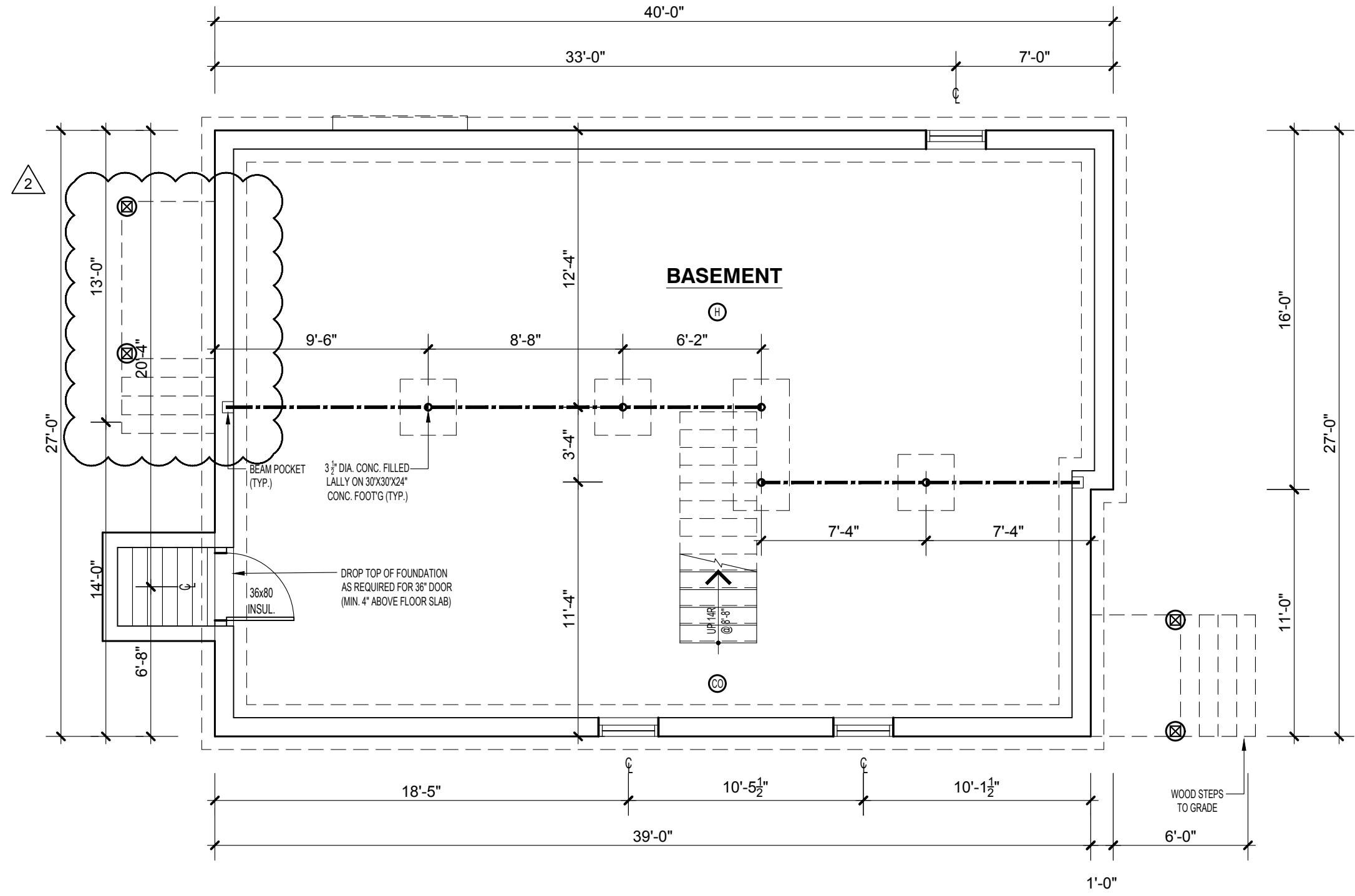
NOTES:
1. PHOTOELECTRIC DETECTORS AS REQUIRED.
2. COMBINATION DETECTORS ARE ACCEPTABLE.



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2	ISD RESPONSE	12/08 2022

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

BASEMENT LEVEL PLAN

FOUNDATION/ BASEMENT LEVEL PLAN

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

A-5

FIRE PROTECTION KEY:

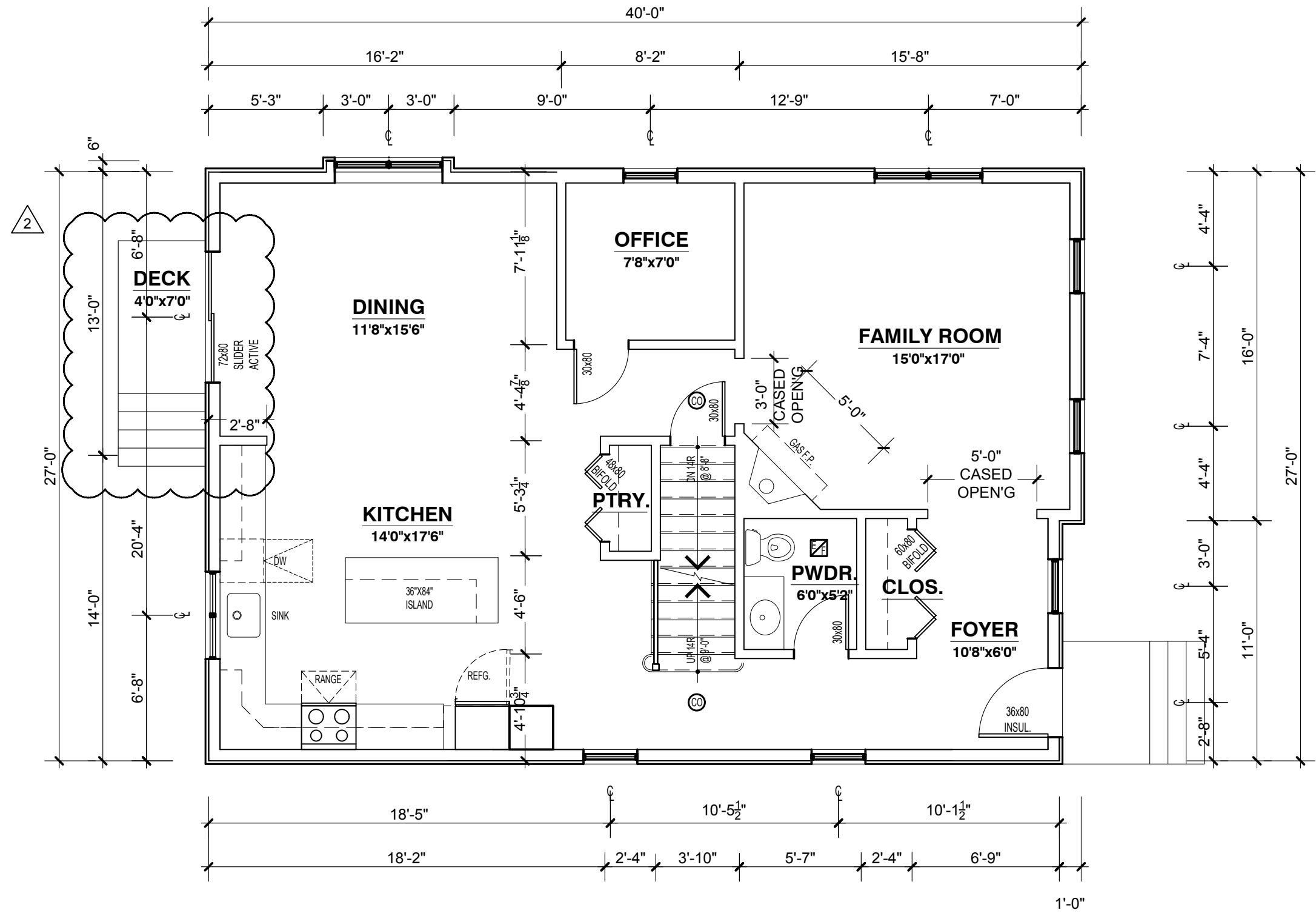
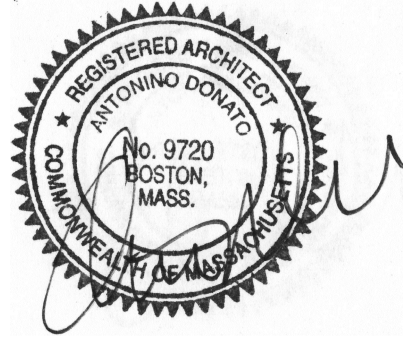
- (S) SMOKE DETECTOR (H) HEAT DETECTOR
- (CO) COMBINATION CARBON MONOXIDE/ SMOKE DETECTOR (EF) TOILET EXHAUST FAN VENTED TO OUTSIDE W/ RIGID METAL DUCT.

NOTES:
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 2. COMBINATION DETECTORS ARE ACCEPTABLE.

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

FIRST LEVEL PLAN

FIRST LEVEL PLAN (1,060 GSF)
 SCALE: 3/16"=1'-0"

FIRE PROTECTION KEY:

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

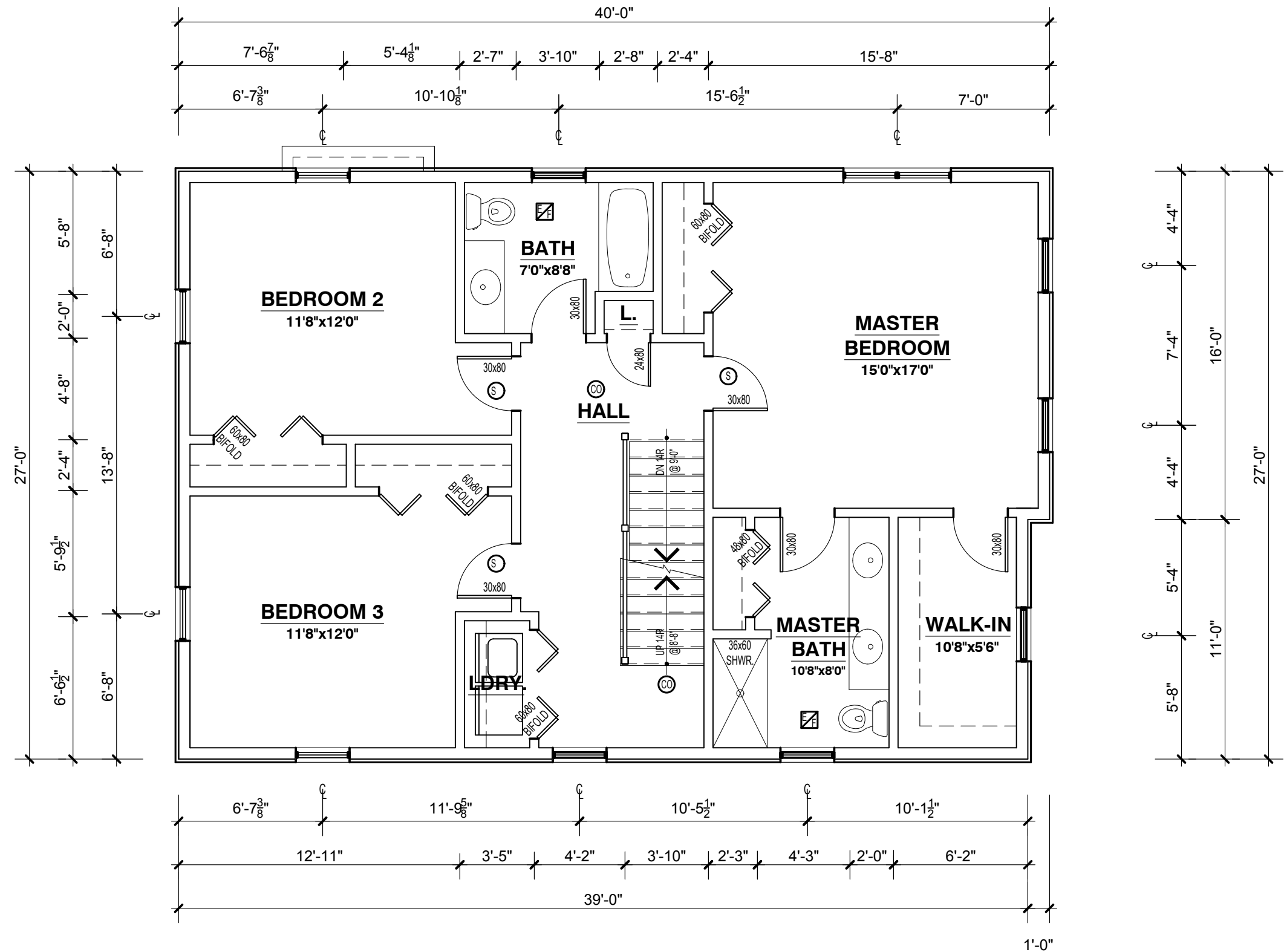
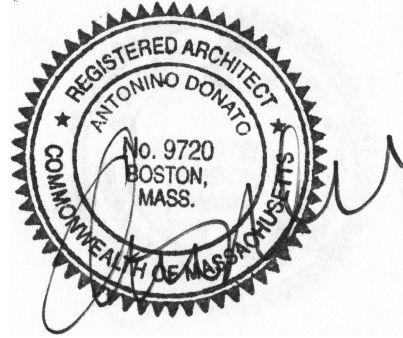
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SECOND LEVEL PLAN (1,043 GSF)
SCALE: 3/16" = 1'-0"

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Revisions:

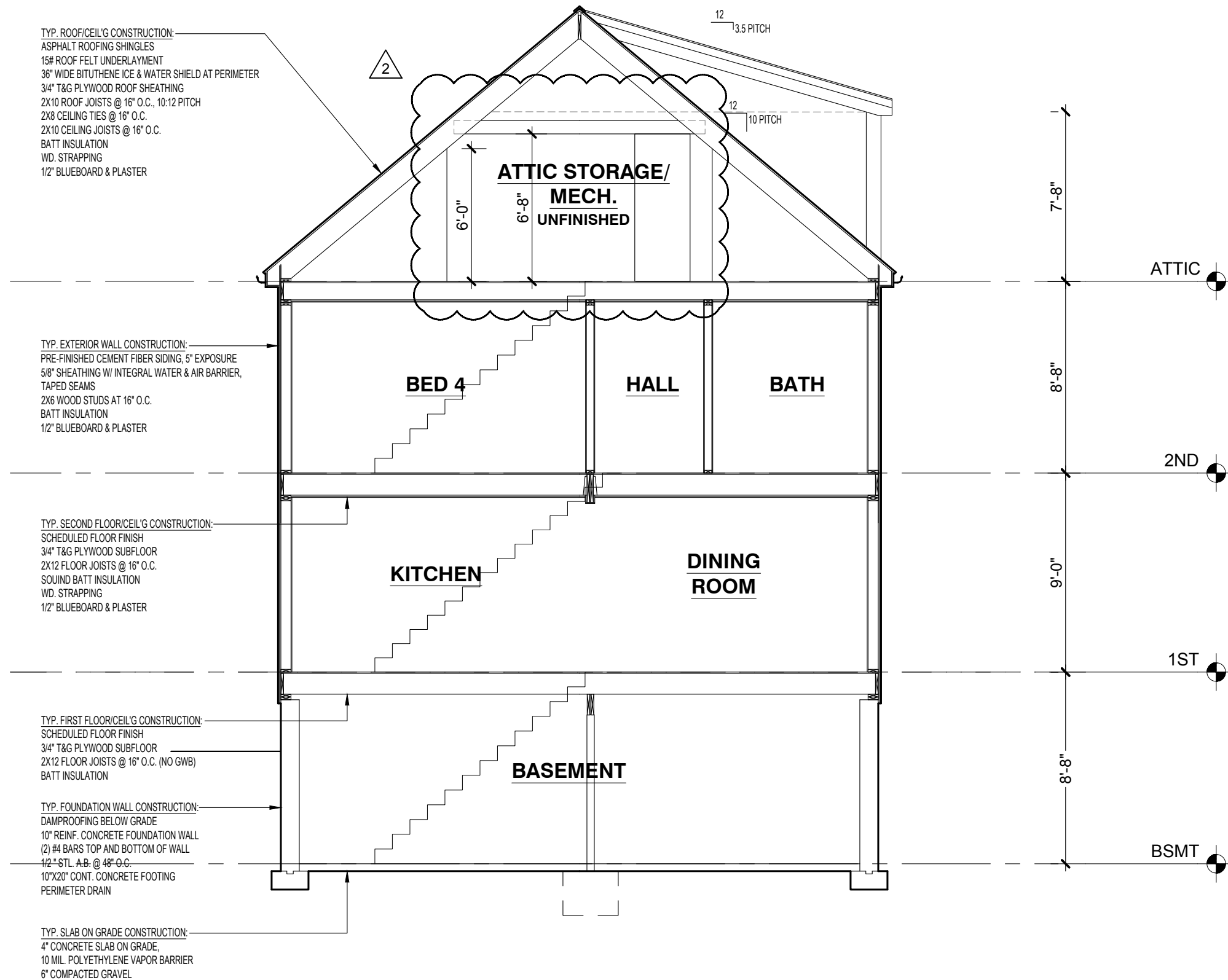
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	DRAWINGS	2022
1	PLAN	07/22
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	RESPONSE	2022

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

SECOND LEVEL PLAN

A-7

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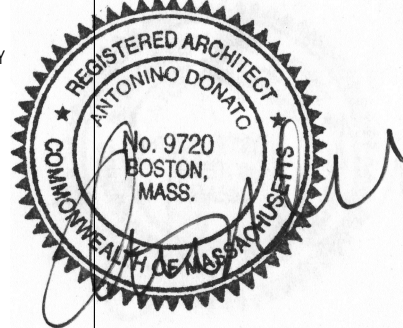
ENERGY CONSERVATION:

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

BUILDING SECTION

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

A-9

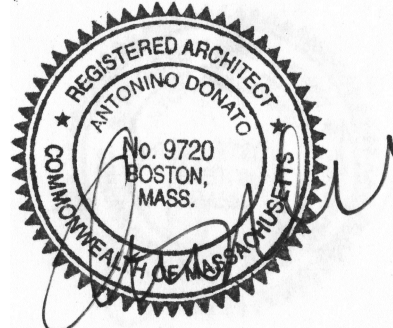
NOTES:
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DIMENSIONAL STANDARDS:
- EXTERIOR WALLS TO EXTERIOR FACE OF STUD
- INTERIOR WALLS TO CENTER OF STUD
- WINDOWS/DOORS TO CENTER OF OPENING (UNLESS NOTED OTHERWISE)

FIRE PROTECTION KEY:

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

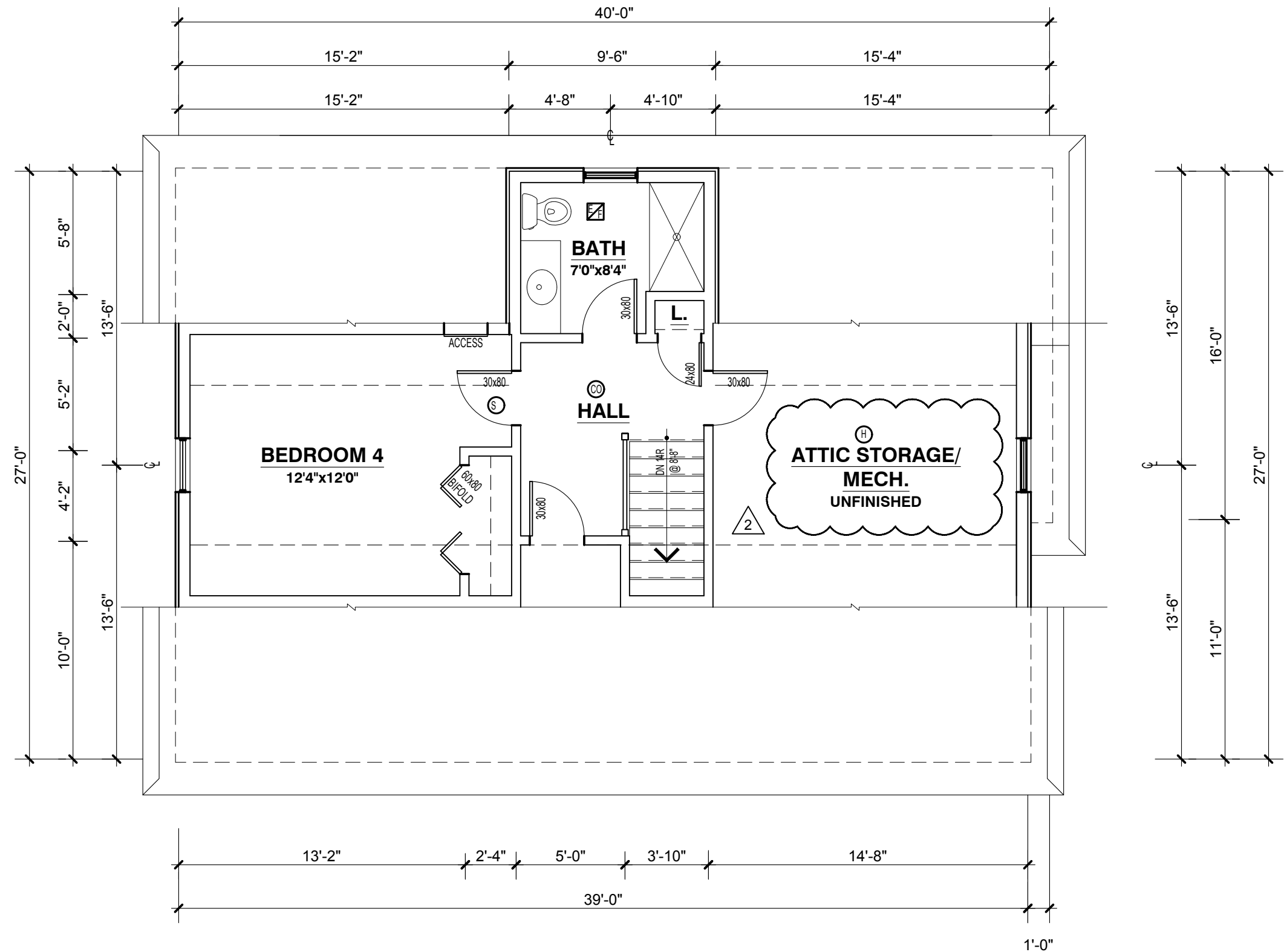
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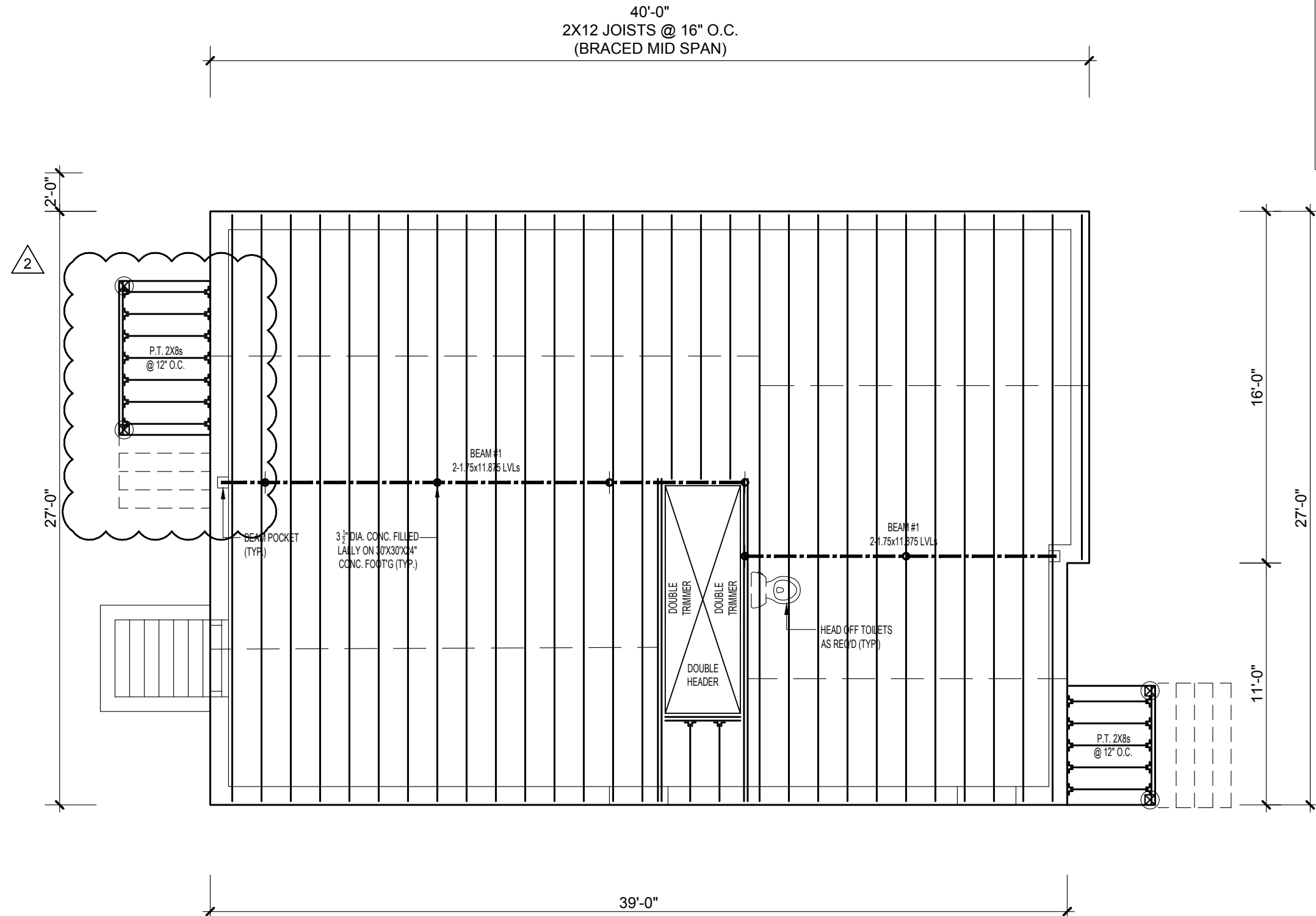
Scale: 3/16"=1'-0"

ATTIC LEVEL PLAN

ATTIC LEVEL PLAN (333 GSF)
SCALE: 3/16" = 1'-0"

A-8

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NOTES:

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

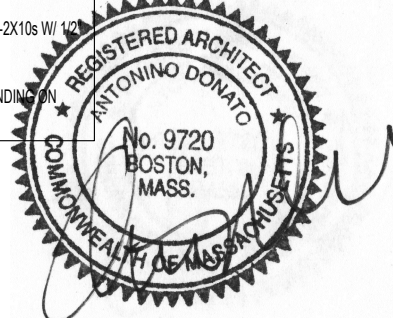
SILL PLATE/ANCHORS - SILL PLATE TO BE 2-2X6s P.T.; INSET 1/2" ANCHOR BOLTS MIN. 8" IN TO TOP OF CONC. FOUND. WALL MIN. 48" O.C. AND 12" FROM CORNERS.

JOISTS AND RAFTERS - SOUTHERN PINE VISUALLY GRADED NO. 1 LUMBER OR BETTER UNLESS NOTED OTHERWISE. DOUBLE UP JOISTS UNDER WALLS TYP.

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.

POST-DOWN LOCATIONS TO BE 3-2x6 OR 4-2x4 DEPENDING ON WALL FRAMING AT LOCATION.



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

FIRST LEVEL
FRAMING
PLAN

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

A-10

NOTES:

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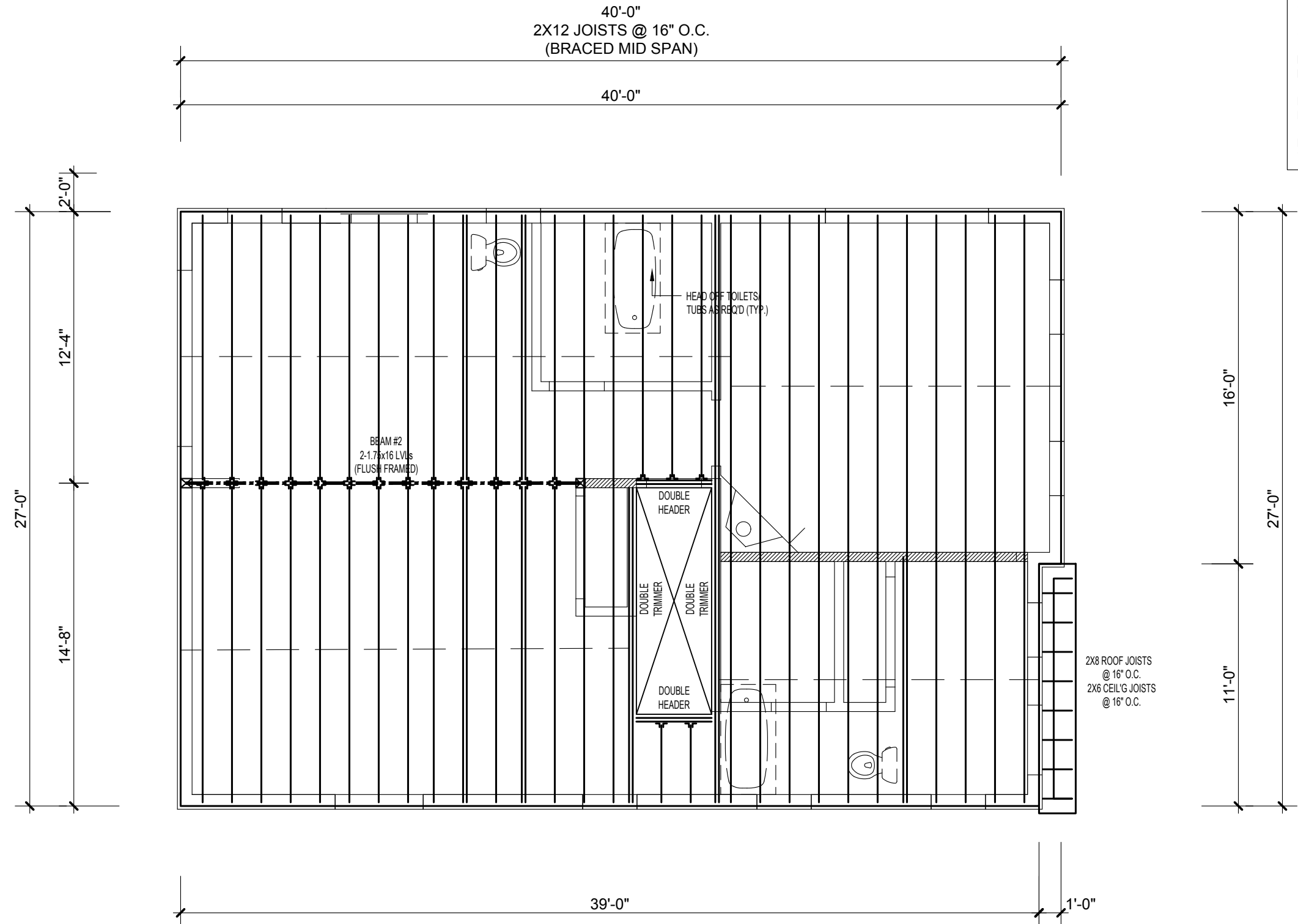
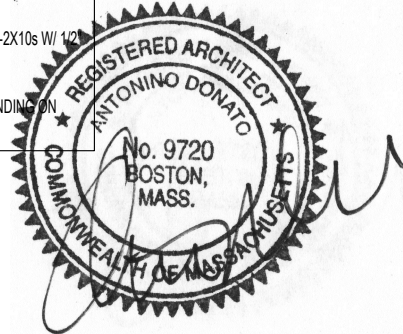
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2X8 ROOF JOISTS @ 16" O.C.
2X6 CEIL'G JOISTS @ 16" O.C.

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

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SECOND LEVEL FRAMING PLAN

A-11

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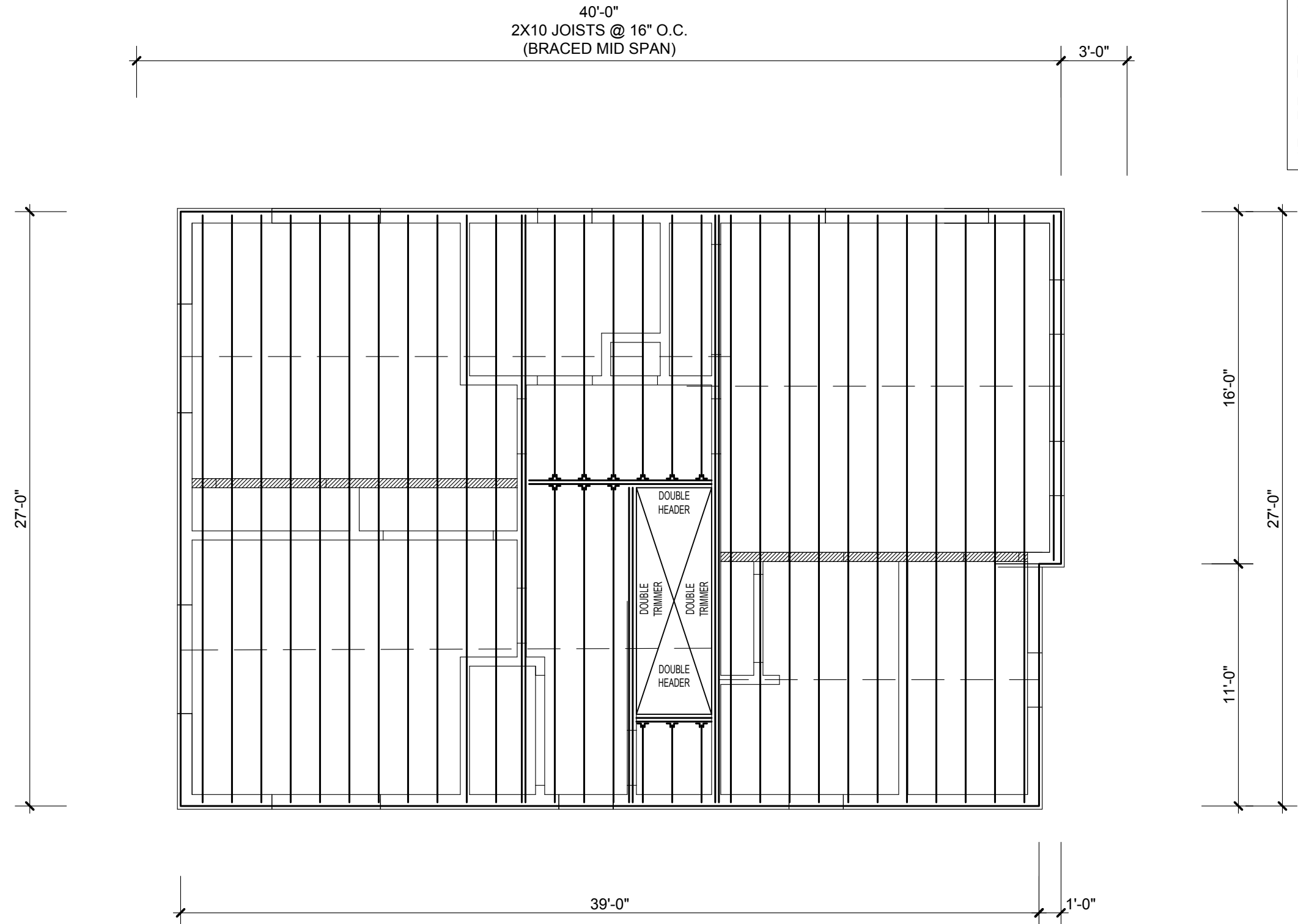
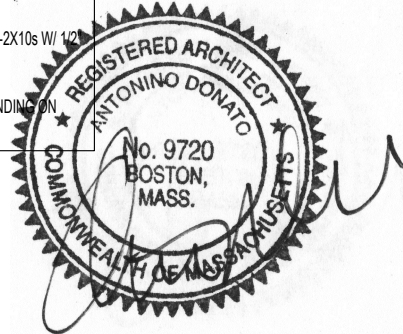
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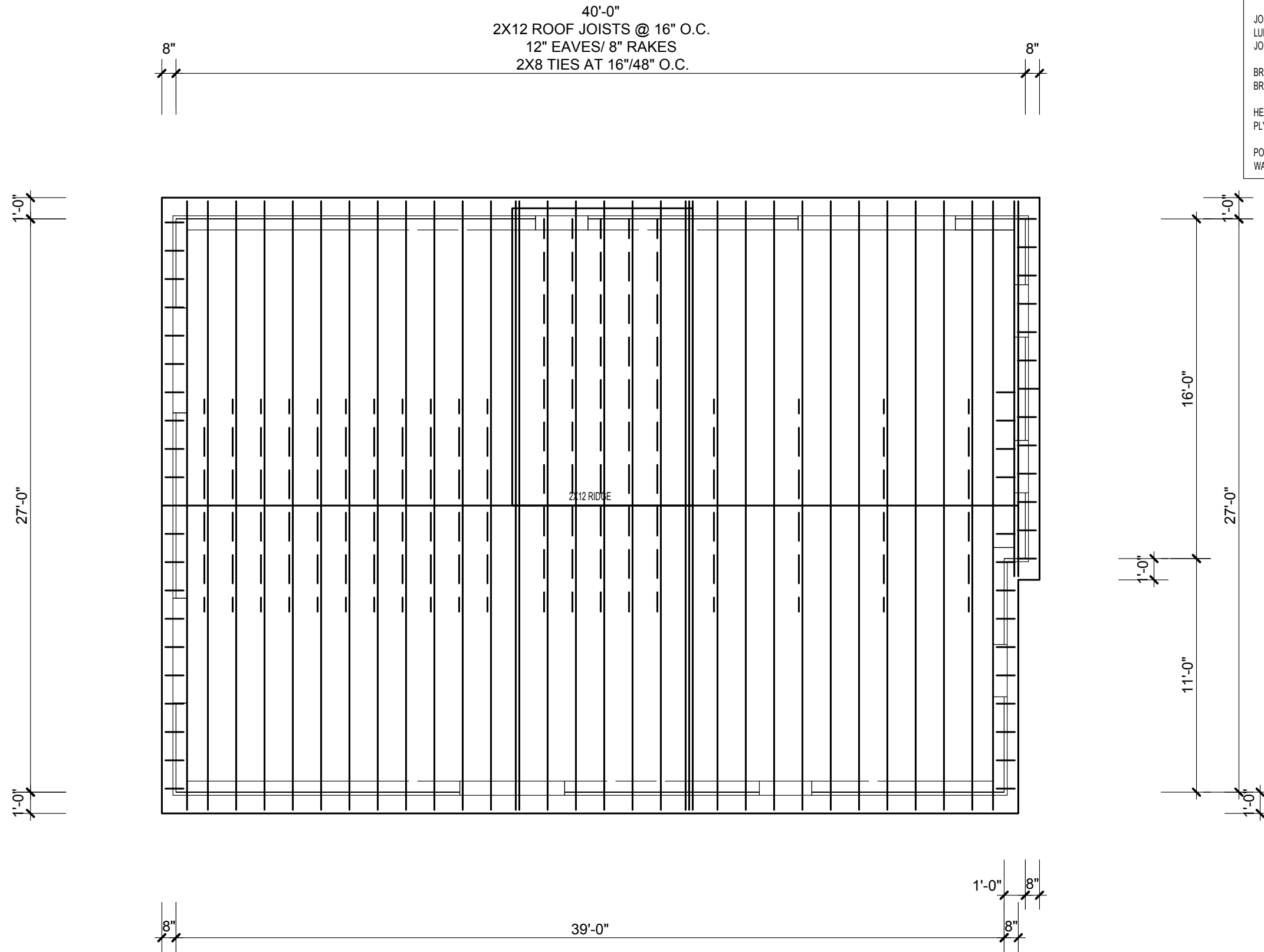
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ATTIC/ CEILING
FRAMING
PLAN

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



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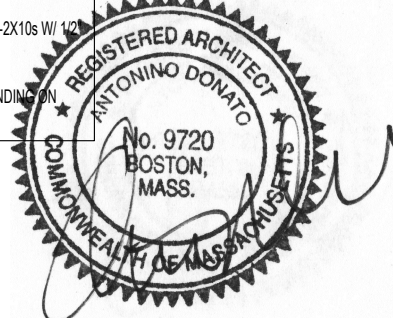
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MAIN ROOF OVERHANGS
EAVE 12", RAKE 8" TYP.
DORMER OVERHANGS
EAVE 6", RAKE 2" TYP.



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ROOF FRAMING

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

GENERAL NOTES

- EXISTING TOPOGRAPHIC, PROPERTY LINE, BUILDING AND UTILITY INFORMATION SHOWN IS BASED ON A PLAN ENTITLED "EXISTING CONDITIONS PLAN, 62 WEST MILTON STREET, HYDE PARK, MASS.", DATED JUNE 13, 2022 PREPARED BY FELDMAN LAND SURVEYORS OF BOSTON, MA. THE ACCURACY AND COMPLETENESS OF UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXACT LOCATION, SIZE, TYPE, ETC. OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE WORK. AT LEAST 72 HOURS BEFORE EXCAVATION BEGINS THE CONTRACTOR IS REQUIRED TO CALL DIG SAFE AT (888)344-7233.
- THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENGINEER.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES AT NO ADDITIONAL COST TO THE OWNER. IF THE CONTRACTOR ADJUSTS UTILITY COVERS IT SHALL BE DEEMED PART OF THE WORK AND THERE WILL BE NO ADDITIONAL COMPENSATION. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, (SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS) PRIOR TO DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAVING.
- NO EXISTING PUBLIC UTILITY STRUCTURES SHALL BE ABANDONED AND/OR DISMANTLED WITHOUT AUTHORIZATION FROM THE ENGINEER.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED OR REMOVED & DISPOSED.
- THE CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS AT HIS OWN EXPENSE, OUTSIDE OF THE PROJECT LIMITS.

LEGEND:

- PROPERTY LINE
- S- SEWER LINE
- D- DRAIN LINE
- W- WATER LINE
- G- GAS LINE
- T- TELEPHONE LINE
- OH- OVERHEAD WIRES
- 140- CONTOURS
- ⊙ DRAIN MANHOLE
- CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊕GV GAS VALVE
- ⊕WV WATER VALVE
- ⊕ FIRE HYDRANT
- UTILITY POLE

HOWARD STEIN HUDSON
 11 Beacon Street, Suite 1010
 Boston, MA 02108
 www.hshassoc.com

PREPARED FOR:

SBF LLC
 DAVID RAFTERY
 408 WHITING AVENUE
 DEDHAM MA 02026

62 W MILTON STREET
 HYDE PARK MA 02136

REVISIONS:

NO	BY	DATE	DESCRIPTION
1		2-8-23	ONING REV

OWNER

SBF LLC
 DAVID RAFTERY
 408 WHITING AVE
 DEDHAM, MA 02026

ASSESSORS INFORMATION

PARCEL 1812893000

2F-5000 DIMENSIONAL REGULATIONS

	REQUIREMENT	PROPOSED
LOT AREA	5,000 SF	5,000 SF
LOT FRONTAGE	50 FT	50 FT
FRONT SETBACK	20 FT	20 FT
SIDE SETBACK	10 FT	10 FT
REAR SETBACK	40 FT	40 FT
LOT WIDTH	50 FT	50 FT
FAR	0.5	0.4
OPEN SPACE	1,750 SF	2,282 SF

NOT FOR CONSTRUCTION

SITE LAYOUT PLAN

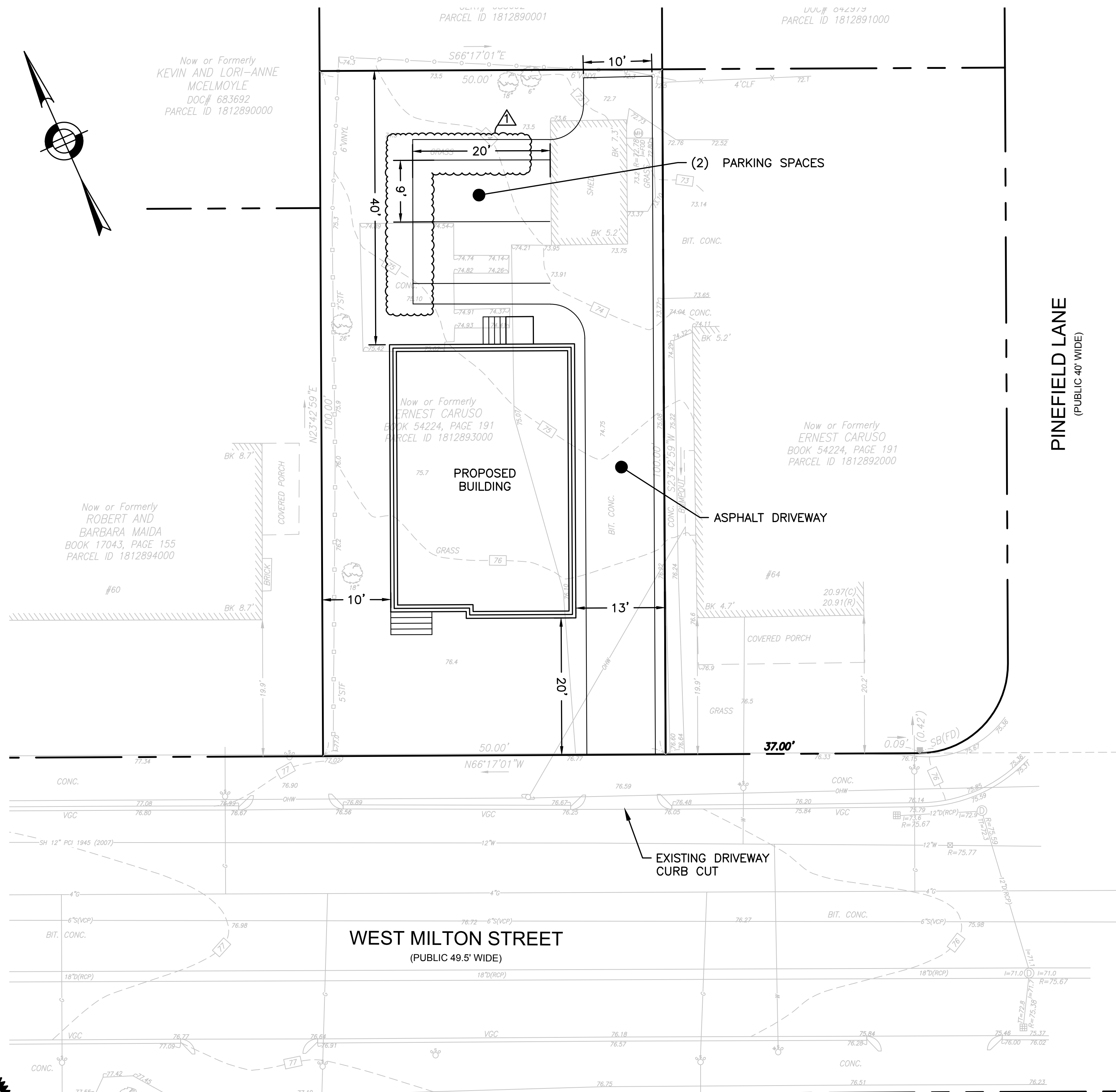
DATE: 12-16-2022

PROJECT NUMBER: 22077

DESIGNED BY: RM

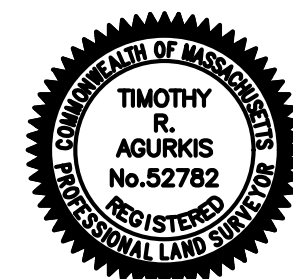
DRAWN BY: RM

CHECKED BY: JD



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

2-21-23



TIMOTHY R. AGURKIS, PLS (MA# 52782) DATE
 TAGURKIS@FELDMANSEO.COM

