

## Project

### NEW ADDITION TO AN EXISTING SINGLE FAMILY HOUSE

38 HILLSDALE STREET  
DORCHESTER MA

#### Prepared For:

**PAULETTE ELLIS**

38 HILLSDALE STREET  
DORCHESTER MA

Architect  
**CLASSICAL HOMES LLC**

32 CHESLEY ROAD  
NEWTON MA 02459

## List of Drawings

### PLANS AND ELEVATIONS

COVER SHEET

A-1 FIRST FLOOR PLAN  
A-2 SECOND FLOOR PLAN  
A-3 BASEMENT FLOOR PLAN  
A-4 ATTIC FLOOR PLAN  
EL-1 FRONT ELEVATION  
EL-2 LEFT ELEVATION  
EL-3 REAR ELEVATION  
EL-4 RIGHT ELEVATION  
SECTION A BUILDING SECTION  
SECTION B BUILDING SECTION



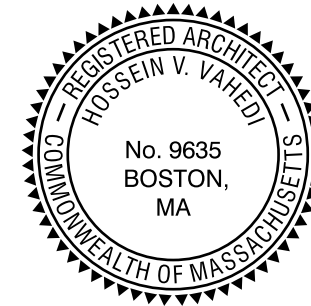
*Hossein Vahedi*

### General Notes

1. BUILDING IS CLASSIFIED AS A SINGLE FAMILY HOUSE
2. INTERNATIONAL BUILDING AND MASSACHUSETTS BUILDING CODE LATEST EDITION SHALL PREVAIL AND CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING NOTES OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS, ETC.
4. BUILDING CONTRACTOR AND HIS SUBCONTRACTOR SHALL CONFORM TO LOCAL CONSTRUCTION ORDINANCES, ZONING BYLAW OF CITY OF BOSTON
5. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH THE WORK.
6. CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF ANY CHANGES, MADE OR PLANNED ,BEFORE AND DURING CONSTRUCTION
7. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
8. THESE DRAWINGS HAVE BEEN PREPARED FOR CONSTRUCTION

# ZONING INFORMATION

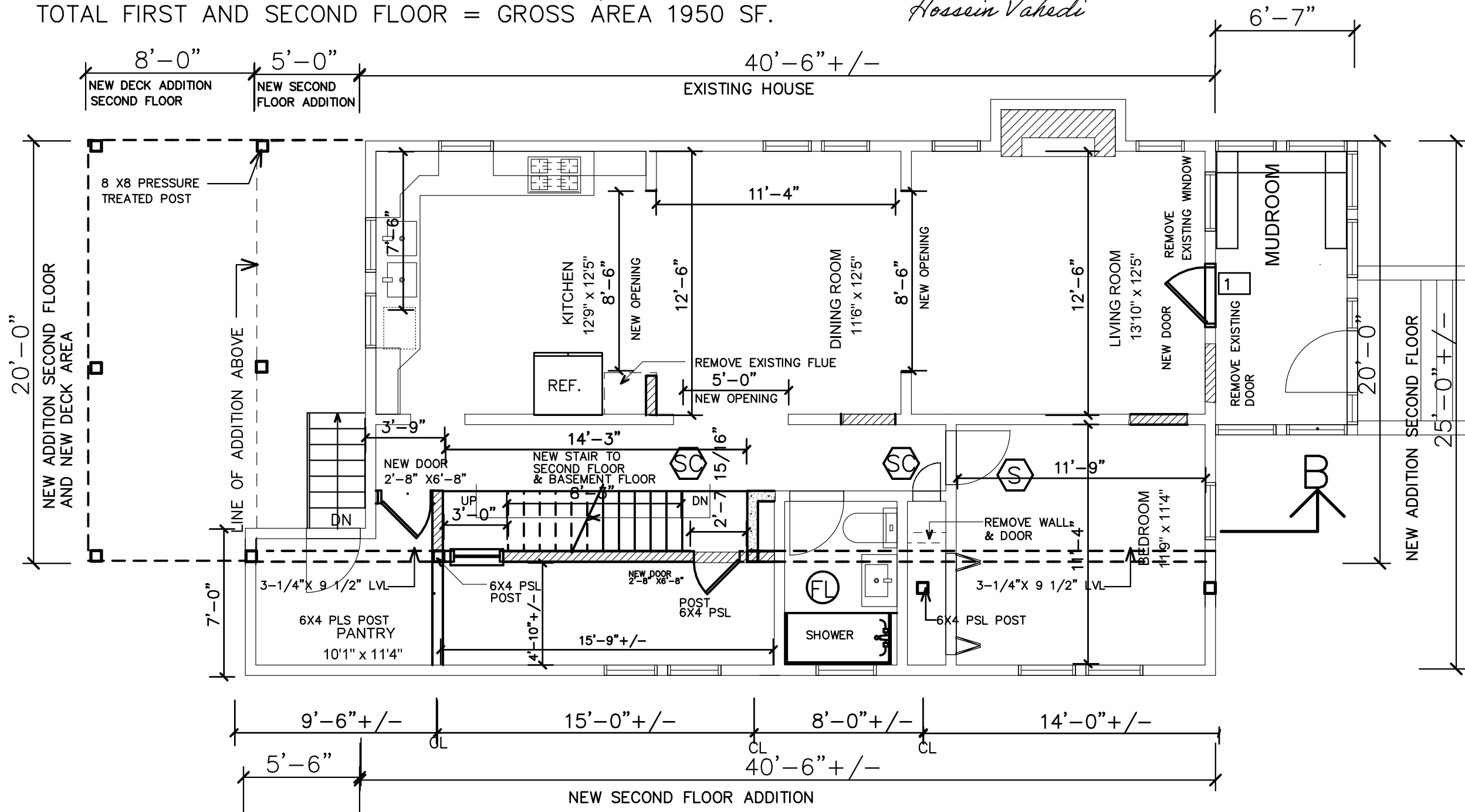
LOT SIZE: 3905 SQ.FT.  
 FLOOR AREA RATIO ALLOWED = 0.5  
 3907 SQ.FT. X 0.5 = 1954 SQ.FT.  
 FIRST FLOOR AREA = GROSS AREA 1040 SQ.FT.  
 SECOND FLOOR AREA = GROSS AREA 910 SQ.FT.  
 TOTAL FIRST AND SECOND FLOOR = GROSS AREA 1950 SF.



*Hossein Vahedi*

EXISTING WALL  
 PROPOSED WALL

HARVEY VINYL WINDOWS AND DOORS OR EQUAL  
 U FACTOR = 0.30



| TYPE | WINDOW & DOOR SCHEDULES                        | UNIT DIMENSION |
|------|--|----------------|
| (A)  | DOUBLE HUNG                                    | 2'-8" X 4'-6"  |
| (B)  | DOUBLE HUNG                                    | 2'-4" X 3'-0"  |
| (C)  | DOUBLE HUNG<br>TEMPERED GLASS<br>BATHROOM AREA | 2'-4" X 3'-0"  |
| (D)  | DOUBLE HUNG                                    | 2'-8" X 3'-6"  |
| (E)  | DOUBLE HUNG<br>2 UNITS                         | 5'-2" X 4'-6"  |
| 1    | SINGLE<br>FRONT DOOR<br>EXTERIOR               | 3'-0" X 7'-0"  |
| 2    | FRENCH DOOR<br>REAR<br>EXTERIOR                | 5'-4" X 6'-8"  |

- SMOKE & CARBON MONOXIDE**
- (FL) FAN & LIGHT COMBINATION
  - (S) SMOKE DETECTOR
  - (SC) SMOKE & CARBON MONOXIDE
  - (HD) HEAT DETECTOR

**ARCHITECT**  
**CLASSICAL HOMES LLC**  
 CUSTOM HOMES- RENOVATION- ADDITIONS  
 ARCHITECTURAL DESIGN  
 32 CHESLEY ROAD  
 NEWTON MA 02459  
 TEL: (617-733-8222 )

**OWNER**  
**PAULETTE ELLIS**  
 38 HILLSDALE STREET  
 DORCHESTER MA

**SHEET TITLE**  
**FIRST FLOOR PLAN**

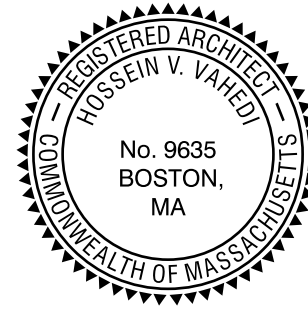
**PROJECT**  
**NEW ADDITION TO A  
 SINGLE FAMILY HOUSE**  
 38 HILLSDALE STREET  
 DORCHESTER MA

**REVISION**  
 REVISED  
 REVISED  
 REVISED  
 REVISED  
 REVISED

**DATED**  
 4/14/2025  
 3/28/2025  
 2/17/2025  
 3/14/2025  
 3/21/2025

**SCALE:**  
 3/16"=1'-0"  
**DATE:**  
 2/2/2025  
**DRAWN BY:**  
 HV

**DWG. NO.**  
**A-1**



Hossein Vahedi

EXISTING WALL  
PROPOSED WALL

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EXISTING HOUSE

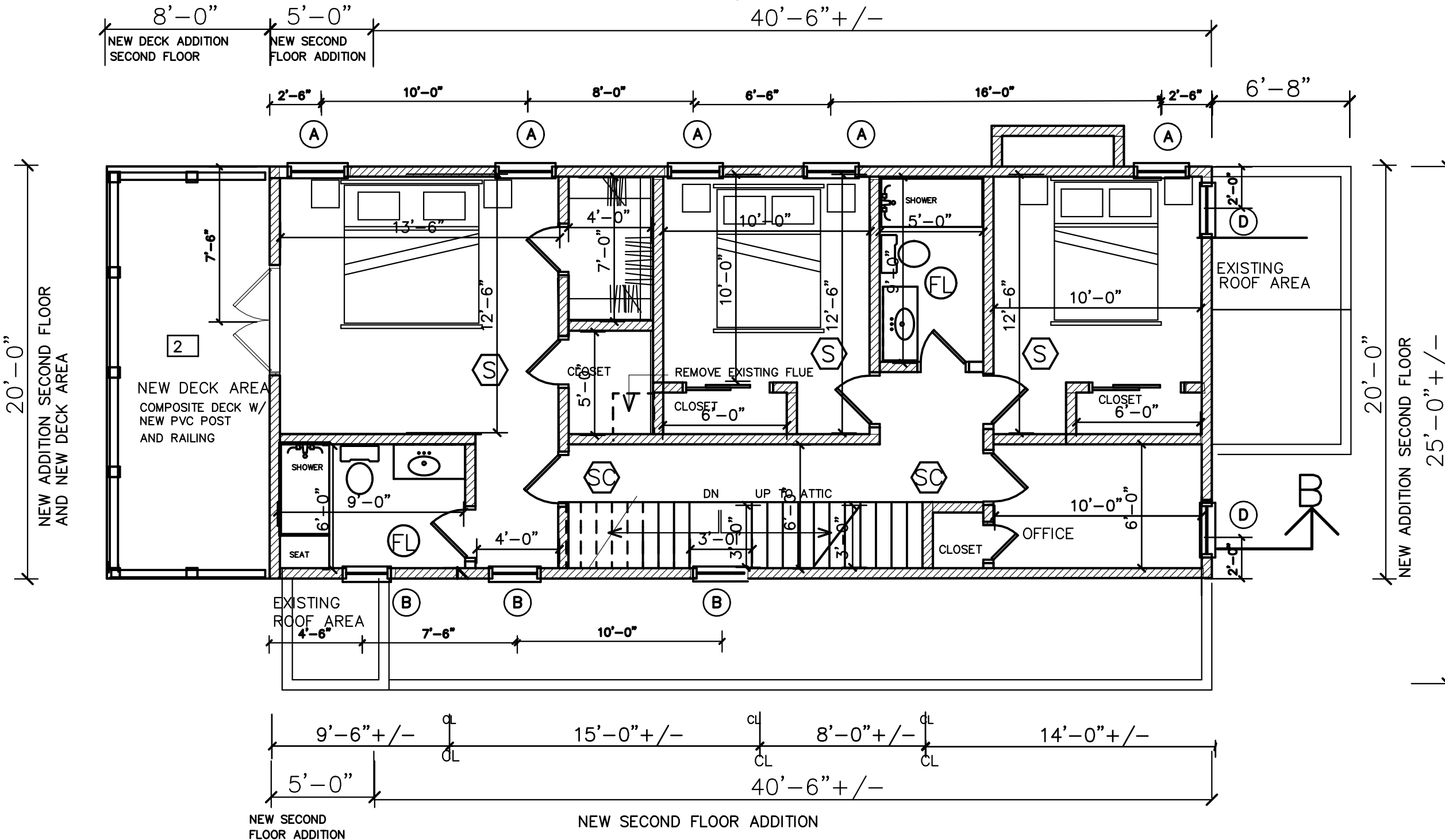
SMOKE & CARBON MONOXIDE

(FL) FAN & LIGHT COMBINATION

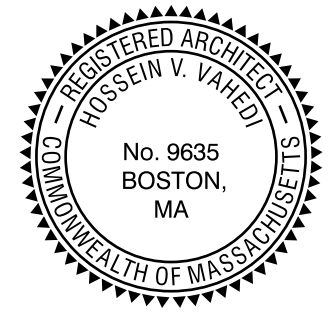
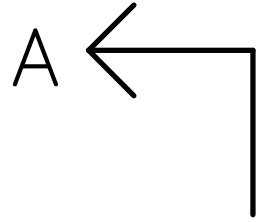
(S) SMOKE DETECTOR

(SC) SMOKE & CARBON MONOXIDE

(HD) HEAT DETECTOR



|  |   |  |  |  |   |                              |                                   |
|--|---|--|--|--|---|------------------------------|-----------------------------------|
| <b>ARCHITECT</b><br><b>CLASSICAL HOMES LLC</b><br>CUSTOM HOMES- RENOVATION-ADDITIONS<br>ARCHITECTURAL DESIGN<br>32 CHESLEY ROAD<br>NEWTON MA 02459<br>TEL: (617-733-8222 ) | <b>OWNER</b><br><b>PAULETTE ELLIS</b><br><br>38 HILLSDALE STREET<br>DORCHESTER MA | <b>SHEET TITLE</b><br><b>SECOND FLOOR PLAN</b> | <b>PROJECT</b><br><b>NEW ADDITION TO A<br/>SINGLE FAMILY HOUSE</b><br><br>38 HILLSDALE STREET<br>DORCHESTER MA | <b>REVISION</b><br>REVISED<br>REVISED<br>REVISED<br>REVISED<br>REVISED | <b>DATED</b><br>4/14/2025<br>3/28/2025<br>2/17/2025<br>3/14/2025<br>3/21/2025 | <b>SCALE:</b><br>3/16"=1'-0" | <b>DWG. NO.</b><br><br><b>A-2</b> |
|  |   |  |  |  |   | <b>DATE:</b><br>2/2/2025     |                                   |
|  |   |  |  |  |   | <b>DRAWN BY:</b><br>HV       |                                   |
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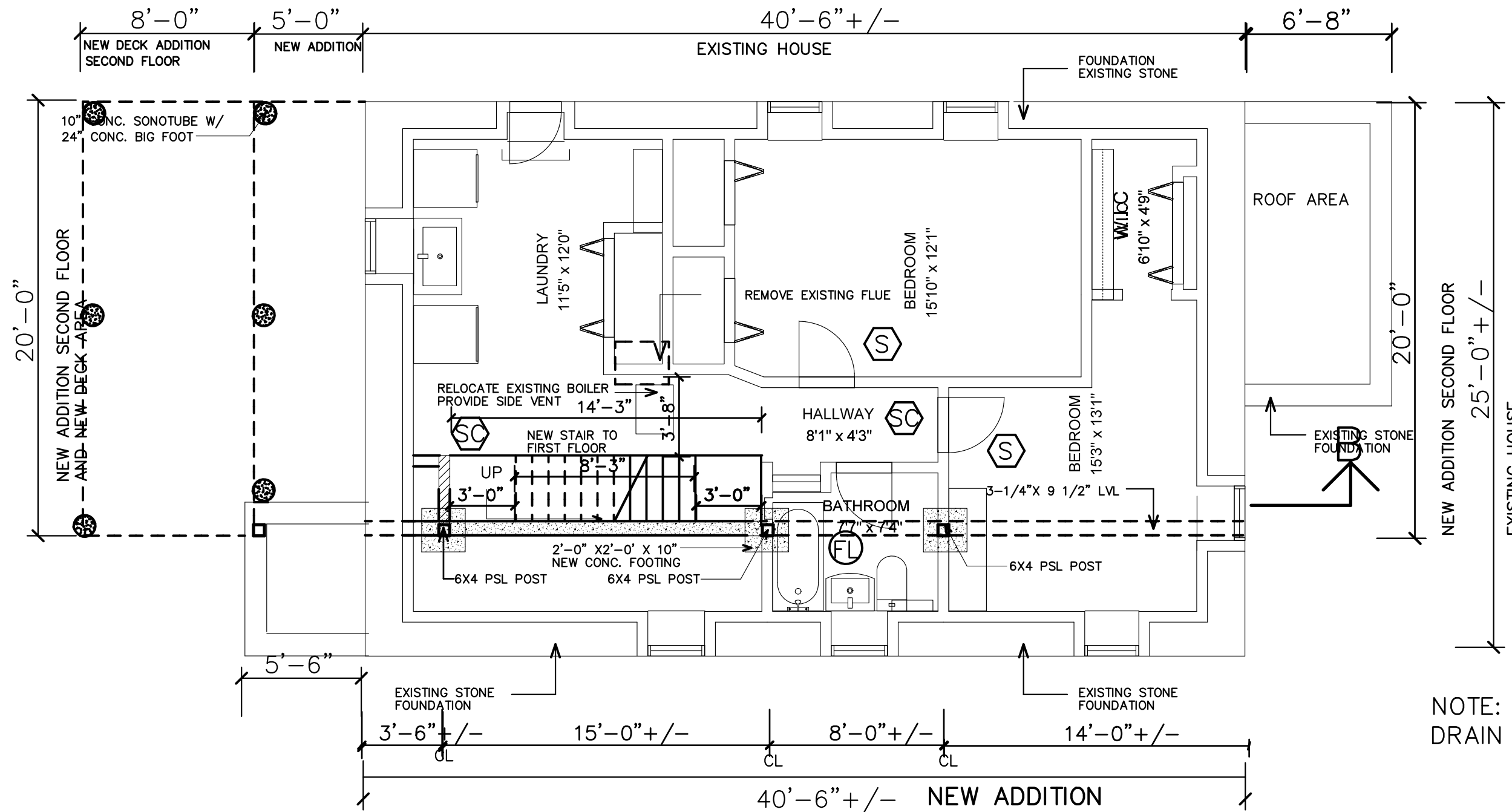


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NOTE: PROVIDE INTERIOR PERIMETER DRAIN SYSTEM IN BASEMENT AREA

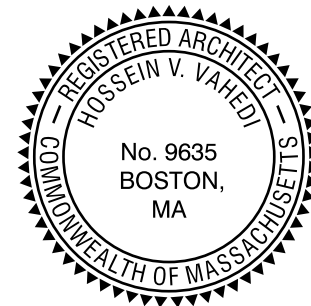
**SMOKE & CARBON MONOXIDE**  
 (FL) FAN & LIGHT COMBINATION  
 (S) SMOKE DETECTOR  
 (SC) SMOKE & CARBON MONOXIDE  
 (HD) HEAT DETECTOR

|  |   |  |   |  |   |  |                        |
|--|---|--|---|--|---|--|------------------------|
| <b>ARCHITECT</b><br><b>CLASSICAL HOMES LLC</b><br>CUSTOM HOMES- RENOVATION-ADDITIONS<br>ARCHITECTURAL DESIGN<br>32 CHESLEY ROAD<br>NEWTON MA 02459<br>TEL: (617-733-8222 ) | <b>OWNER</b><br><b>PAULETTE ELLIS</b><br>38 HILLSDALE STREET<br>DORCHESTER MA | <b>SHEET TITLE</b><br><b>BASEMENT FLOOR PLAN</b> | <b>PROJECT</b><br><b>NEW ADDITION TO A<br/>         SINGLE FAMILY HOUSE</b><br>38 HILLSDALE STREET<br>DORCHESTER MA | <b>REVISION</b><br>REVISED<br>REVISED<br>REVISED<br>REVISED<br>REVISED | <b>DATED</b><br>4/14/2025<br>3/28/2025<br>2/17/2025<br>3/14/2025<br>3/21/2025 | <b>SCALE:</b><br>3/16"=1'-0"<br><b>DATE:</b><br>2/2/2025<br><b>DRAWN BY:</b><br>HV | <b>DWG. NO.</b><br>A-3 |
|  |   |  |   | (Empty)  | (Empty)   | (Empty)  | (Empty)                |

# ATTIC FLOOR CALCULATION

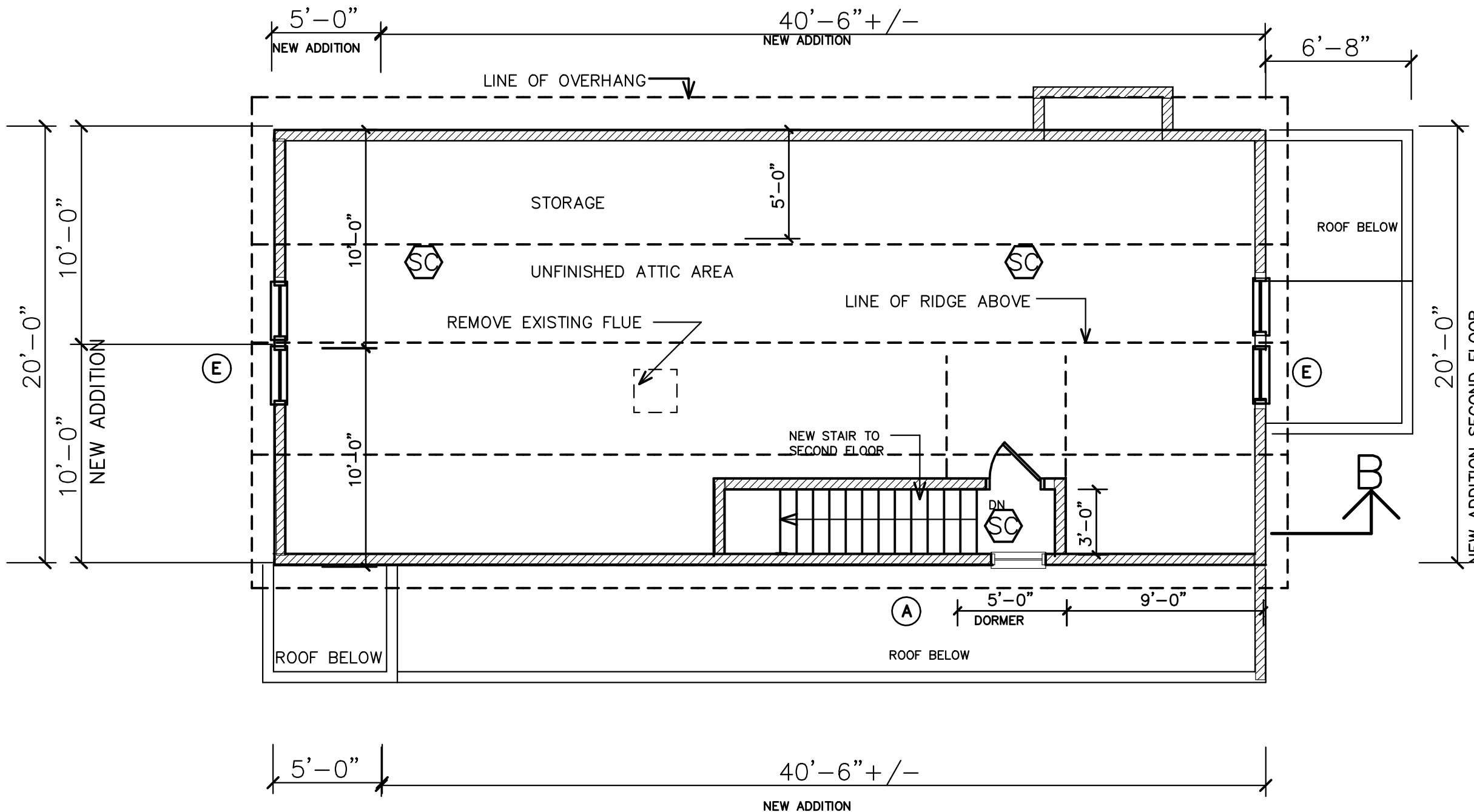
SECOND FLOOR AREA = 910 SQ.FT.  
 ATTIC AREA @ 7'-3" OF FLOOR BELOW  
 ALLOWED 50% OF FLOOR BELOW = 455 SF.FT.  
 PROPOSED ATTIC AREA = 432 SQ.FT.

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- EXISTING HOUSE
- SMOKE & CARBON MONOXIDE
  - (FL) FAN & LIGHT COMBINATION
  - (S) SMOKE DETECTOR
  - (SC) SMOKE & CARBON MONOXIDE
  - (HD) HEAT DETECTOR

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 DORCHESTER MA

SHEET TITLE  
**ATTIC FLOOR AREA**

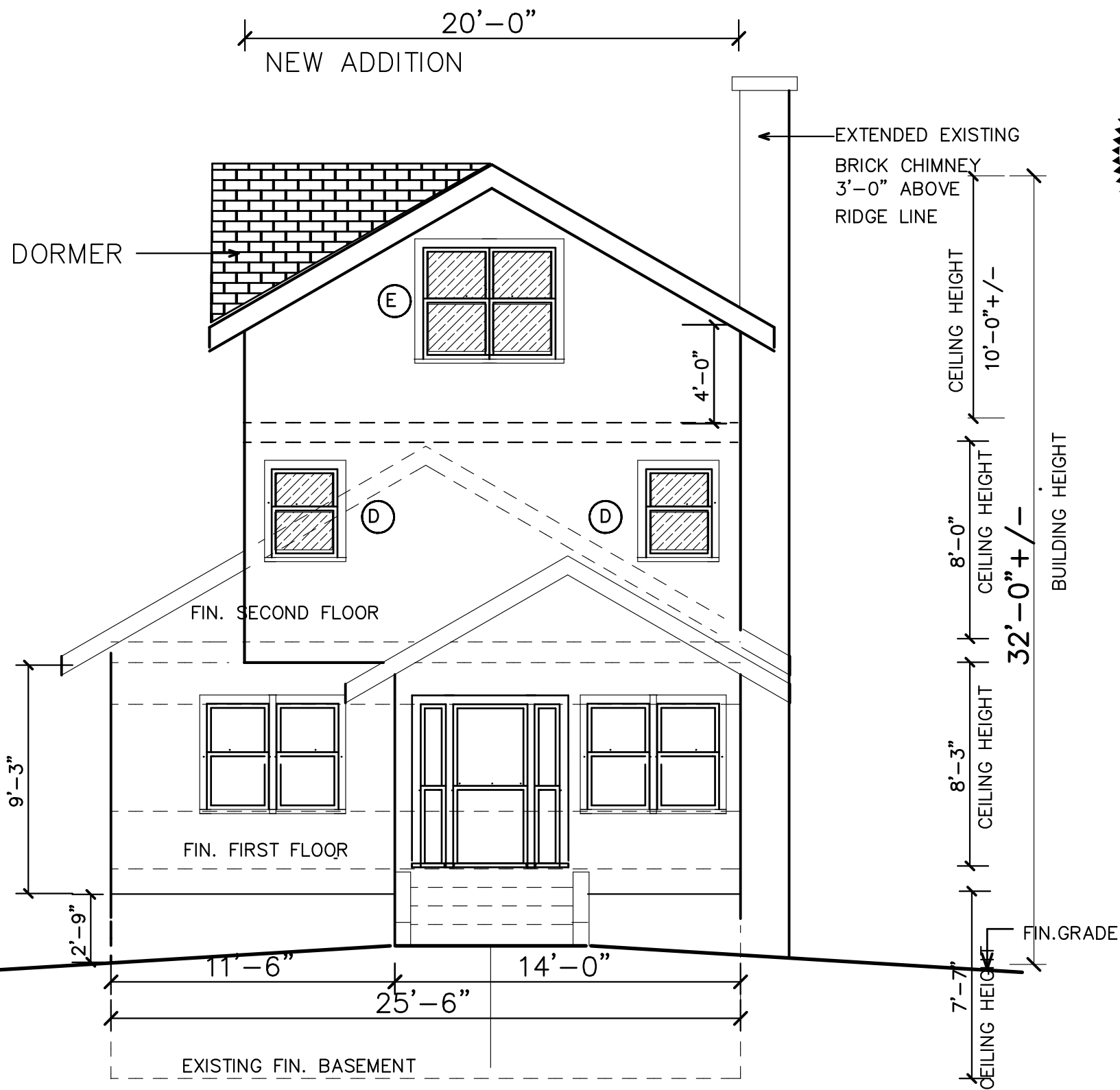
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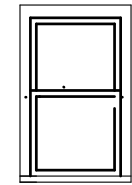
DATED  
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 3/16"=1'-0"  
 DATE:  
 2/2/2025  
 DRAWN BY:  
 HV

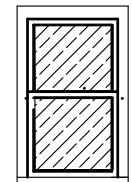
DWG. NO.  
**A-4**



*Hossein Vahedi*



EXISTING ROOF



NEW WINDOW

**ARCHITECT**  
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**PAULETTE ELLIS**  
 38 HILLSDALE STREET  
 DORCHESTER MA

**SHEET TITLE**  
**FRONT ELEVATION**

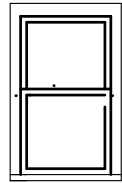
**PROJECT**  
**NEW ADDITION TO A**  
**SINGLE FAMILY HOUSE**  
 38 HILLSDALE STREET  
 DORCHESTER MA

**REVISION**  
 REVISED  
 REVISED

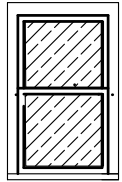
**DATED**  
 4/12/2025  
 4/8/2025

**SCALE:**  
 3/16"=1'-0"  
**DATE:**  
 2/5/2025  
**DRAWN BY:**  
 HV

**DWG. NO.**  
**EL-1**

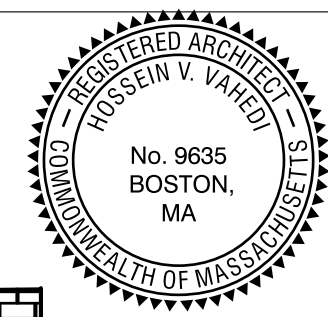


EXISTING ROOF

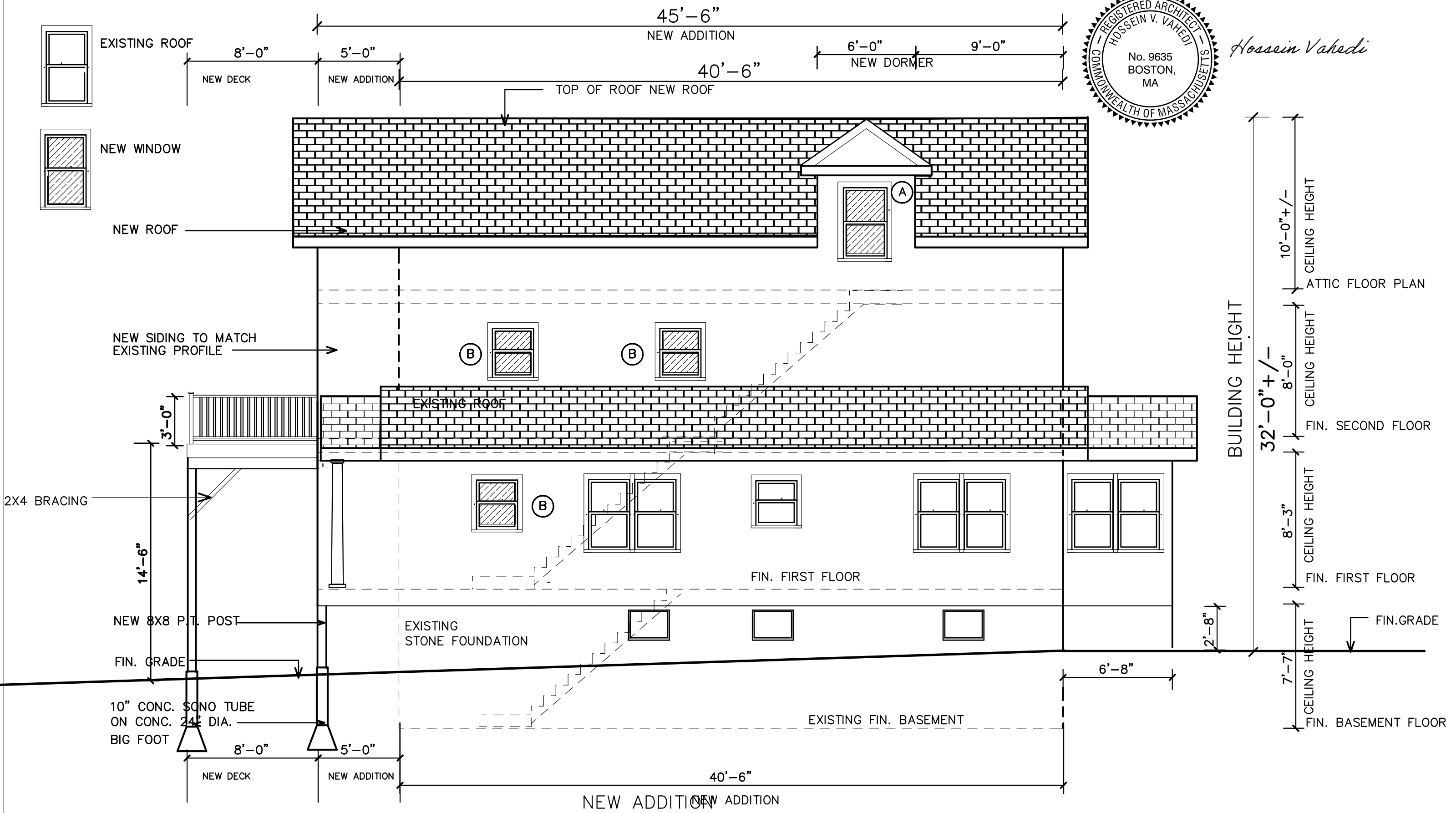


NEW WINDOW

NEW ROOF



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**OWNER**  
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 38 HILLSDALE STREET  
 DORCHESTER MA

**SHEET TITLE**  
**LEFT ELEVATION**

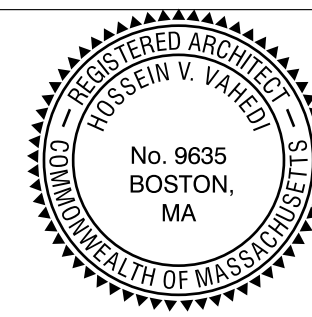
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 38 HILLSDALE STREET  
 DORCHESTER MA

**REVISION**  
 REVISED  
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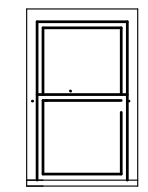
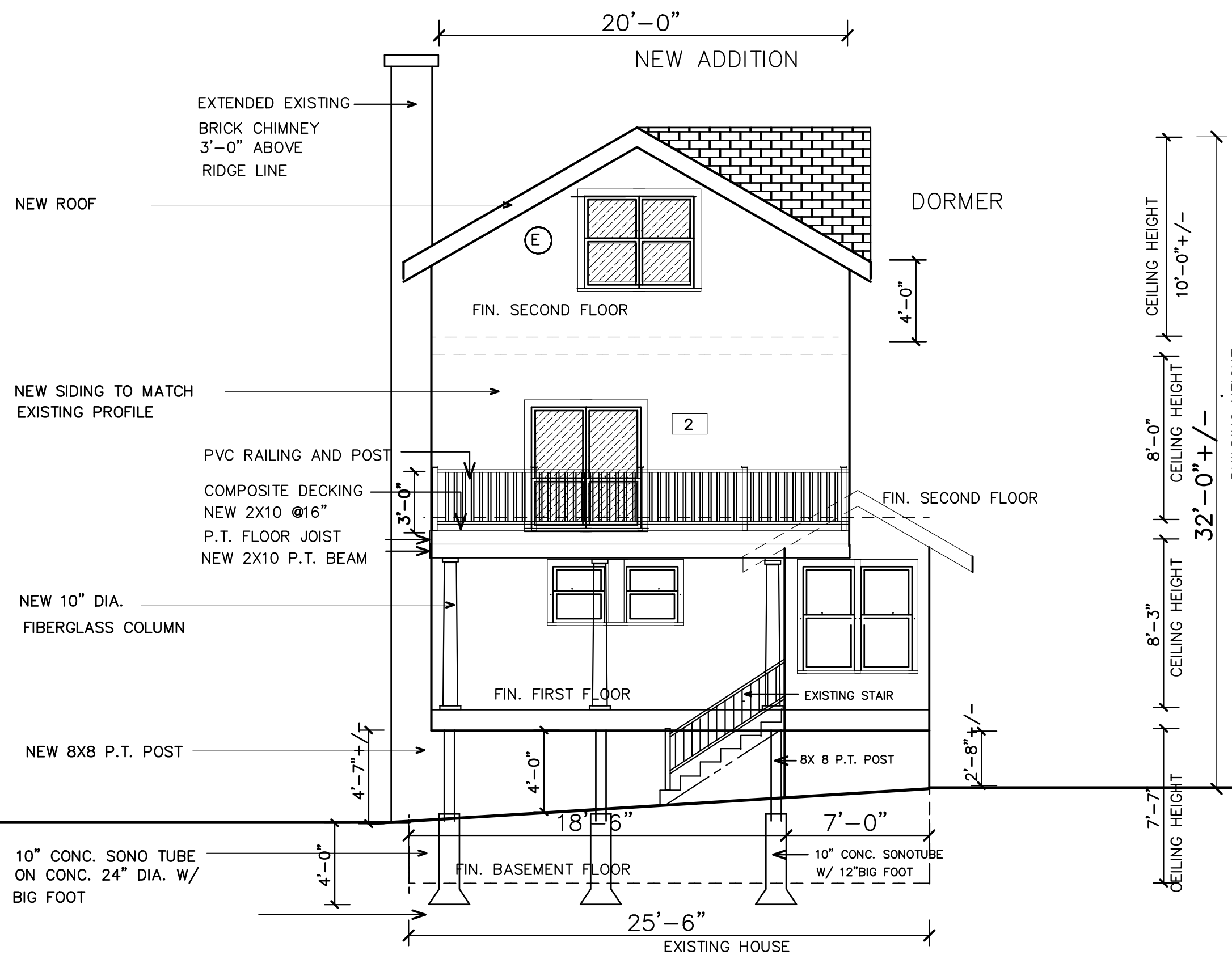
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**DRAWN BY:**  
 HV

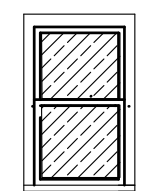
**DWG. NO.**  
**EL-2**



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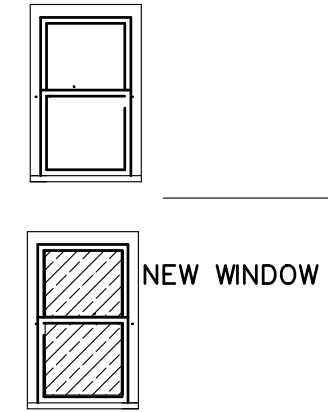
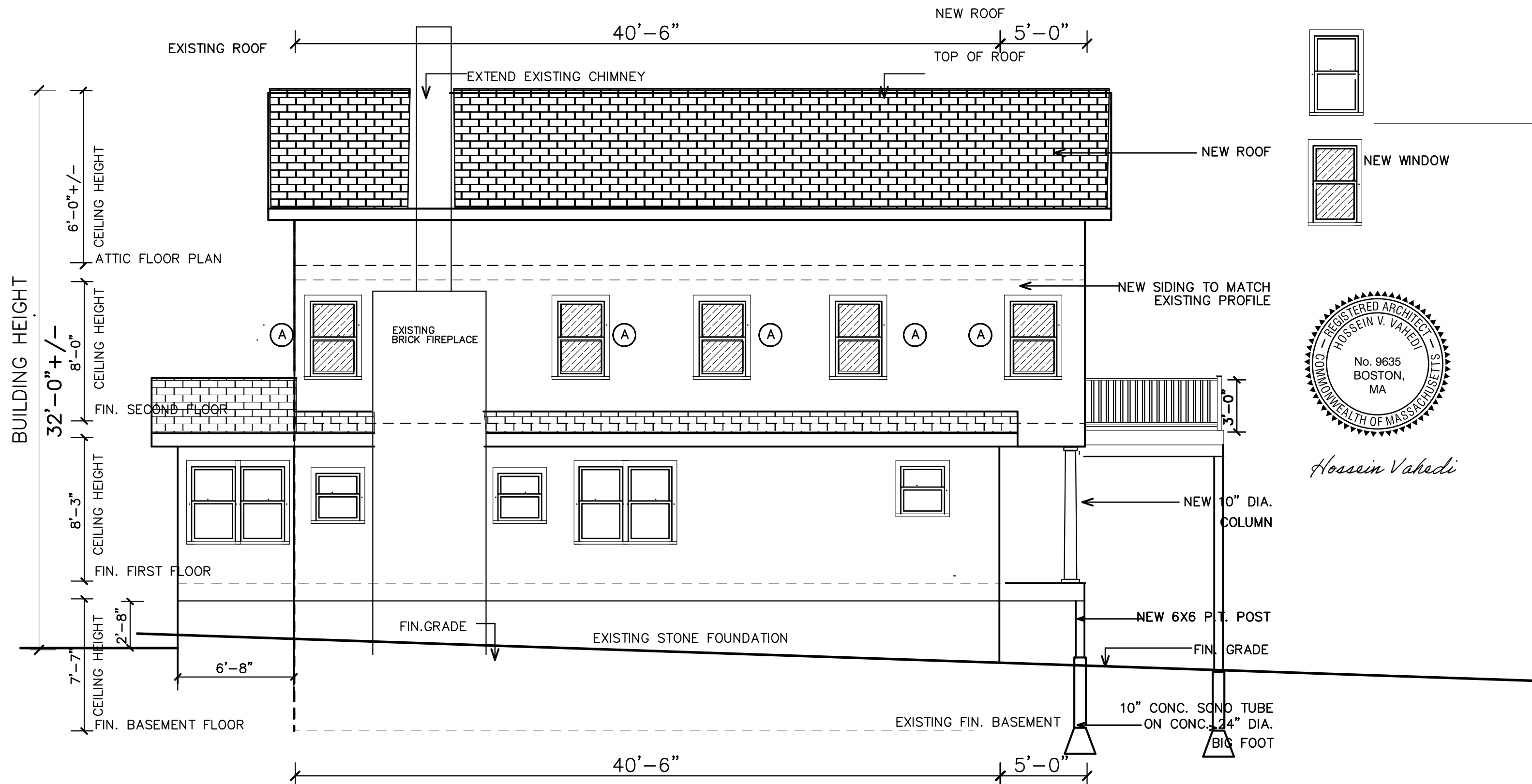
EXISTING ROOF



NEW WINDOW

|  |   |   |  |                                       |                                       |  |                                |
|--|---|---|--|---------------------------------------|---------------------------------------|--|--------------------------------|
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|  |   |   |  |                                       |                                       |  |                                |
|  |   |   |  |                                       |                                       |  |                                |





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**SHEET TITLE**  
**RIGHT ELEVATION**

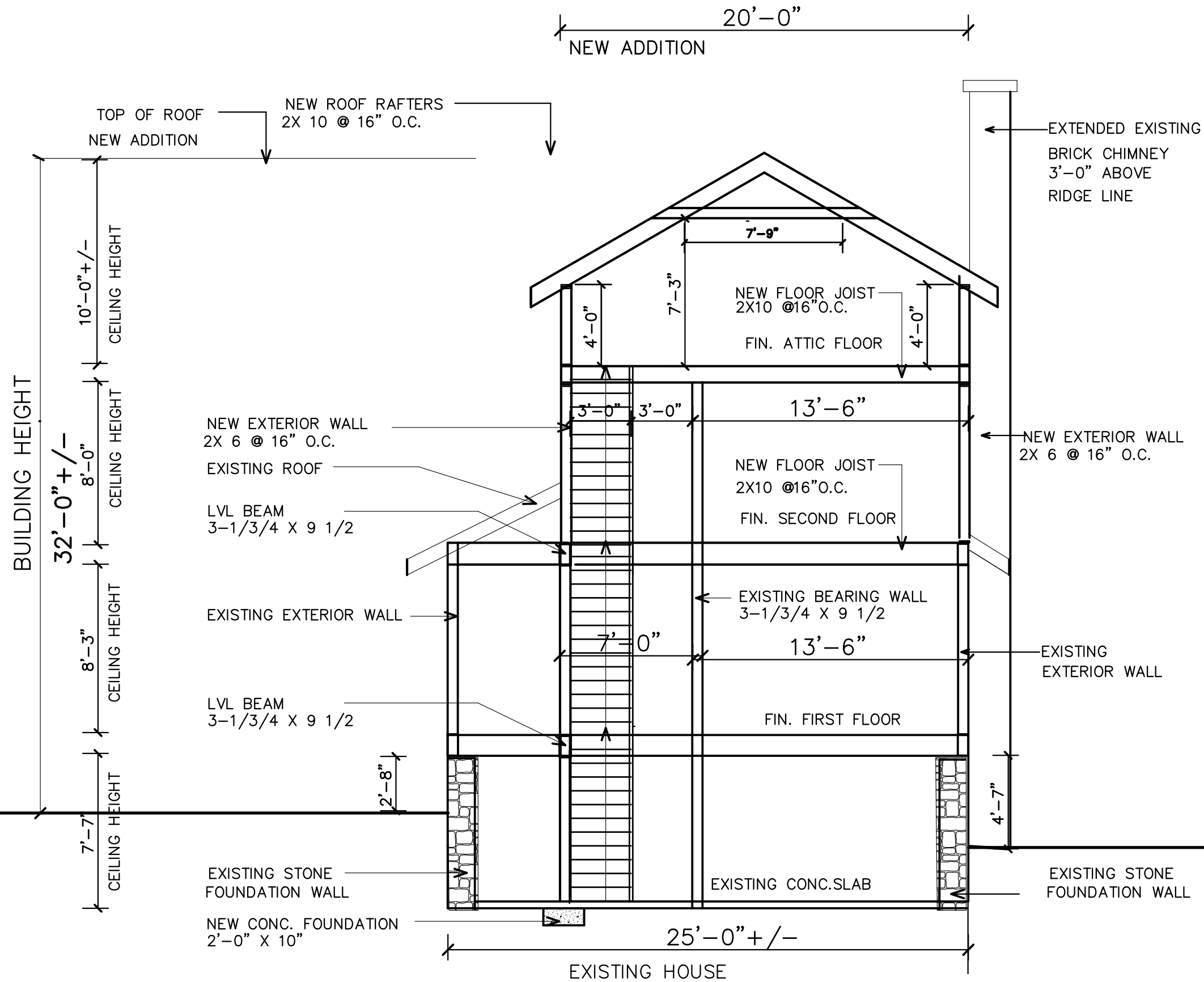
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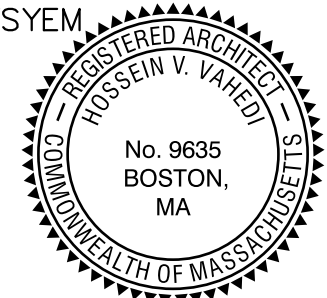
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**SCALE:**  
 3/16"=1'-0"  
**DATE:**  
 2/5/2025  
**DRAWN BY:**  
 HV

**DWG. NO.**  
**EL-4**



- NEW ROOF**
- NEW ASPHALT SHINGLES
  - OVER 5/8" EXTERIOR PLYWOOD ZIP SYSTEM
  - ON 2X10 @16" O.C ROOF RAFTER
  - 1/2" GYP. BD. W/ SKIM COAT
  - NEW GUTTER & DOWNSPOUT
  - NEW ALUMINUM GUTTER & DOWNSPOUT
  - NEW WALL & ROOF INSULATION
  - ROOF INSULATION R=60
  - EXTERIOR WALL INSULATION R=30
  - NEW EXTERIOR WALL
  - NEW CEDAR CLAPBOARD SIDING
  - 1/2" EXTERIOR PLYWOOD ZIP SYSTEM
  - 2X6 PARTITION @ 16" O.C.
  - 1/2" GYP. BD. W/ SKIM COAT
  - NEW EXTERIOR FINISH
  - NEW EXTERIOR WINDOWS, DOOR, TRIM, FASCIA & SOFFIT TO BE AZEK PRODUCT
  - NEW EXTERIOR DOORS & WINDOWS
  - NEW EXTERIOR DOORS & WINDOWS TO BE HARVEY WINDOW OR EQUAL
  - NEW FOOTING
  - 2'-0" X 10" CONC. FOOTING ON UNDISTURBED SOIL
  - NEW SONOTUBE W/ BIG FOOT
  - 10" DIA. CONC. W/ 24" BIG FOOT ON COMPACTED SOIL
  - 4'-0" MINIMUM BELOW FINISH GRADE
  - NEW INTERIOR DRAIN
  - NEW INTERIOR DRAIN SYSTEM IN BASEMENT AREA

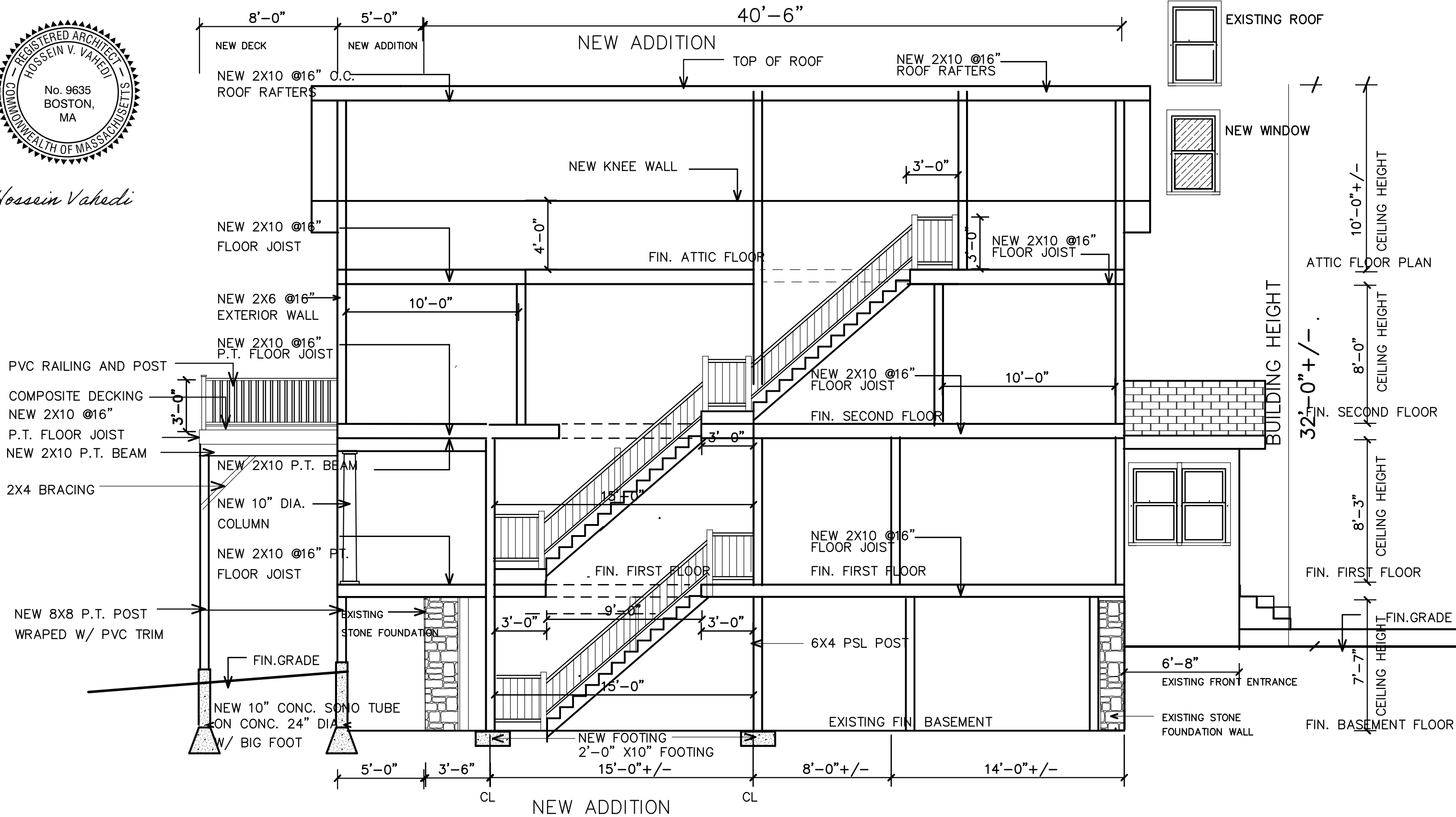


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|   |   |   |  |                                       |                                       |  |                                 |
|---|---|---|--|---------------------------------------|---------------------------------------|--|---------------------------------|
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|---|---|---|--|---------------------------------------|---------------------------------------|--|---------------------------------|



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 ARCHITECTURAL DESIGN  
 32 CHESLEY ROAD  
 NEWTON MA 02459  
 TEL: (617-733-8222 )

**OWNER**  
**PAULETTE ELLIS**  
 38 HILLSDALE STREET  
 DORCHESTER MA

**SHEET TITLE**  
**BUILDING SECTION  
 THRU STAIR**

**PROJECT**  
**NEW ADDITION TO A  
 SINGLE FAMILY HOUSE**  
 38 HILLSDALE STREET  
 DORCHESTER MA

**REVISION**  
 REVISED  
 REVISED

**DATED**  
 4/12/2025  
 4/8/2025

**SCALE:**  
 3/16"=1'-0"  
**DATE:**  
 2/5/2025  
**DRAWN BY:**  
 HV

**DWG. NO.**  
**SEC-B**



OWNER:  
JOHN NEMBARD &  
PAULETTE ELLIS

DEED REFERENCE:  
DEED BOOK 18709 PAGE 245

TOTAL LOT AREA = 3,907 S.F.

TAX ASSESSORS PARCEL ID:  
1604988000

ZONING DISTRICT:  
R1

CITY OF BOSTON (DORCHESTER)  
DIMENSIONAL REGULATIONS

LOT AREA: 5,000 SF  
LOT FRONTAGE: 40'  
FRONT YARD SETBACK: 15'  
SIDE YARD SETBACK: 10'  
REAR YARD SETBACK: 20'  
USEABLE OPEN SPACE: 400 SF/DWELLING

EXISTING LOT COVERAGE: 29.7% (1,160 SF)  
PROPOSED LOT COVERAGE: 32.0% (1,252 SF)  
AVAILABLE OPEN SPACE: 59.7% (2,332 SF)

OWNER TO VERIFY THE ZONING  
REGULATIONS WITH THE CITY OF  
BOSTON (DORCHESTER) BUILDING  
DEPARTMENT.

NOTES:

ALL OFFSETS & DIMENSIONS  
ARE TO THE SIDING UNLESS  
OTHERWISE NOTED.

ELEVATIONS ARE BASED  
ASSUMED DATUM.

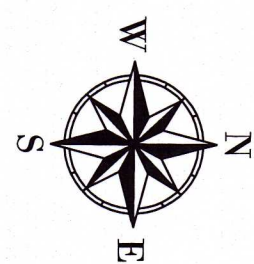
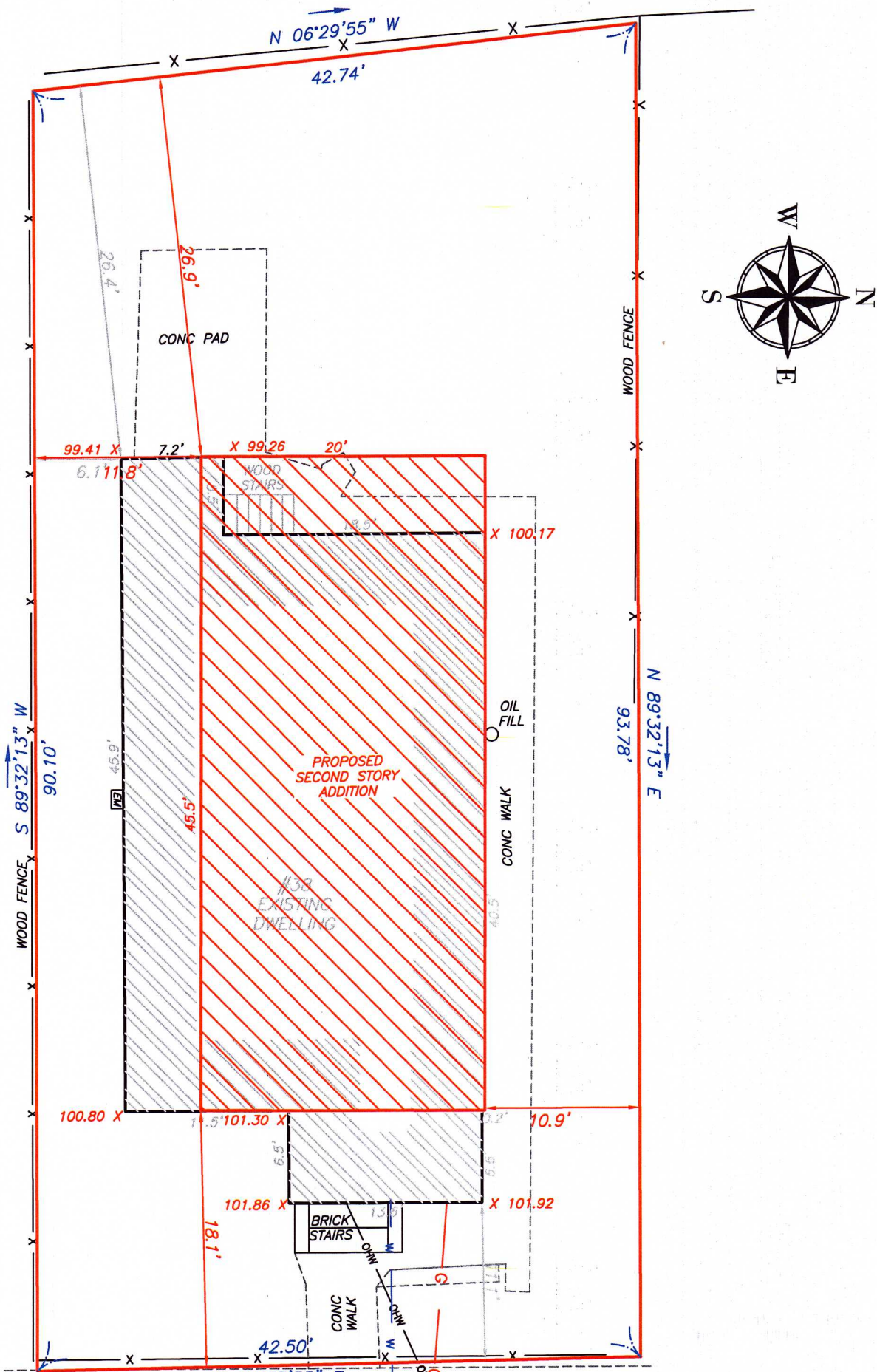
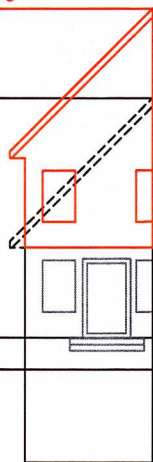
AC=AIR CONDITIONING  
BH=BULKHEAD  
EM=ELECTRIC METER  
GM=GAS METER  
OHW=OVERHEAD WIRES  
S=SEWER  
W=WATER  
WL=WOOD LANDING

NEW ROOF PEAK ELEV. = 133.76'  
NEW ROOF HEIGHT = 32.00'

ROOF PEAK ELEV. = 121.23'  
ROOF HEIGHT = 19.47'

#38  
EXISTING  
DWELLING

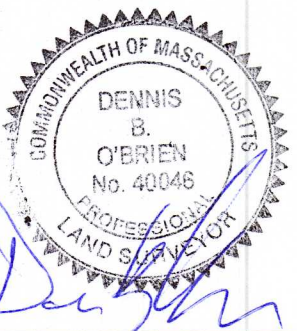
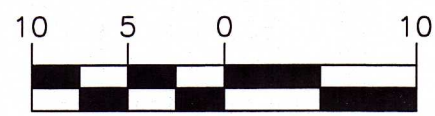
FIRST FLOOR ELEV. = 104.51'  
FINISH GRADE ELEV. = 101.76'



HILLSDALE STREET

LEGEND:

|  |                  |
|--|------------------|
|  | PROPERTY LINE    |
|  | EDGE OF PAVEMENT |
|  | FENCE LINE       |
|  | ELECTRIC METER   |
|  | WATER SHUT OFF   |
|  | GAS SHUT OFF     |



Dennis O'Brien P.L.S.

**D. O'BRIEN**  
LAND SURVEYING  
EST 1996  
480 WEST CENTRAL ST.  
FRANKLIN, MA 02038 508-541-0048

**PLAN SHOWING PROPOSED ADDITION**  
#38 HILLSDALE STREET  
BOSTON, MA "DORCHESTER" SUFFOLK COUNTY

|                 |                  |                 |                     |                     |
|-----------------|------------------|-----------------|---------------------|---------------------|
| SCALE:<br>1:10' | DATE:<br>5/13/25 | REVISED:<br>--- | DRAWN BY:<br>J.E.S. | CHECKED BY:<br>D.O. |
|-----------------|------------------|-----------------|---------------------|---------------------|