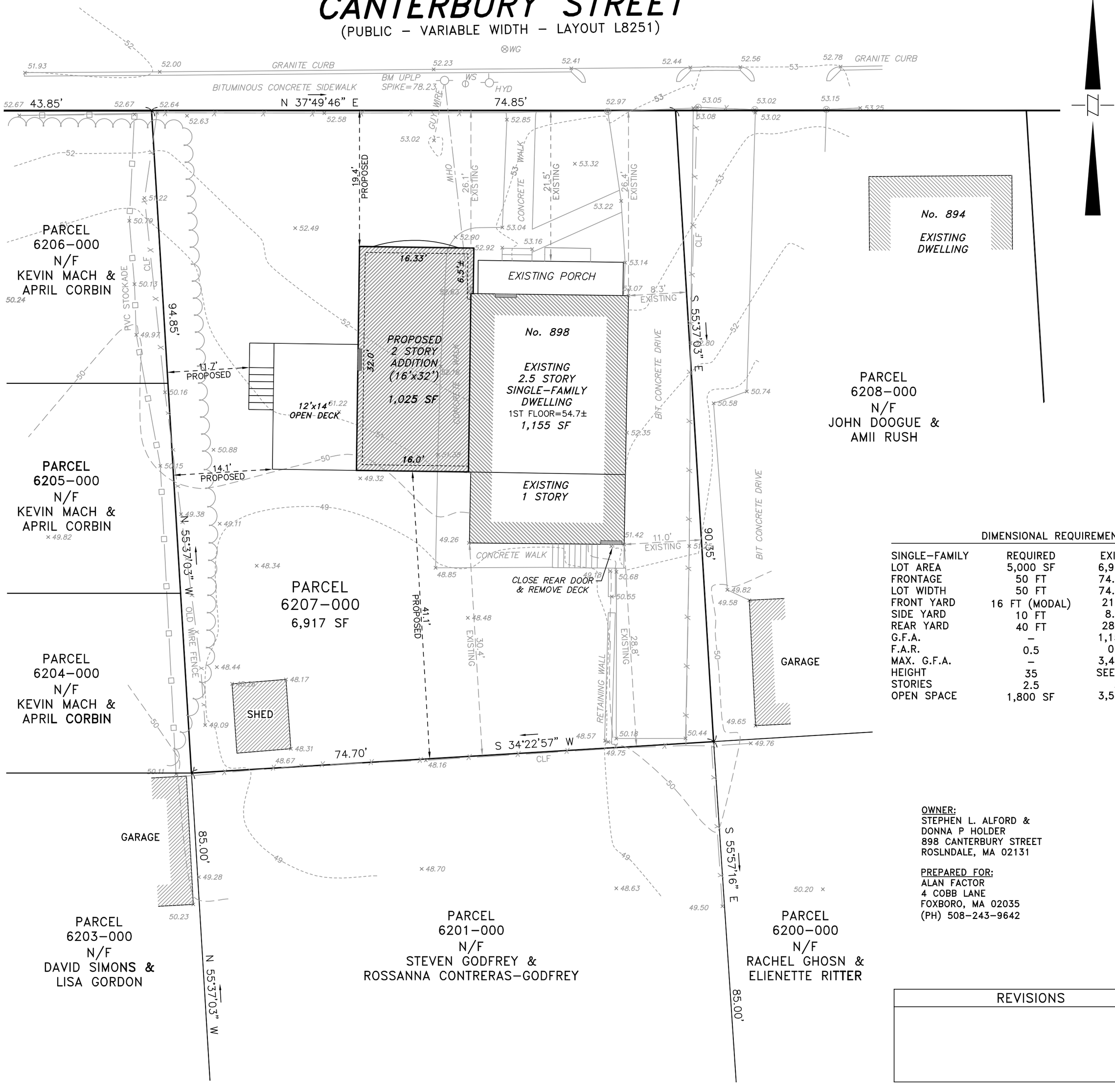
CANTERBURY STREET

(PUBLIC – VARIABLE WIDTH – LAYOUT L8251)



PLAN NOTES

THIS PLAN IS BASED ON RECORD INFORMATION ONLY AND IS NOT FOR PERMITTING. THIS PLAN WAS PREPARED FOR FUTURE DESIGN AND REVIEW FOR A PROPOSED ADDITION TO THE EXISTING BUILDING. PERMITTING PL;ANS WILL REQUIRE A FIELD SURVEY TO DETERMINE THE PROPERTY LINE LOCATIONS AND THE TOPOGRAPHICAL FEATURES OF THE PROPERTY.

SEE PLAN PREPARED BY VOZZELLA DESIGN GROUP, INC. ENTITLED "PLOT PLAN, 898 CANTERBURY STREET, WEST ROXBURY (ROSLINDALE), MA, PREPARED FOR STEPHEN ALFORD" DATED MAY 10, 2010 AND OTHER RECORD INFORMATION OBTAINED FROM THE CITY OF BOSTON ASSESSING AND ENGINEERING DEPARTMENTS AND THE SUFFOLK COUNTY REGISTRY OF DEEDS.

THE EXISTING BUILDING LOCATION AND DIMENSIONS SHOWN ON THIS PLAN HAVE BEEN SCALED FROM THE ABOVE MENTIONED VOZZELLA PLAN.

SEE ARCHITECTURAL PLANS ENTITILED "PROPOSED ADDITION 898 CANTERBURY STREET ROSLINDALE, MA" DATED FEBRUARY 15, 2010 AND LAST REVISED ON JANUARY 18, 2011, PREPARED BY EDWARD H. YEOMANS, 43 GASLIGHT LANE, NORTH EASTON, MA 02356 (PHONE 508–238–3873).

THE PROPOSED ADDITION FOOTPRINT SHOWN ON THIS PLAN IS BASED ON THE ABOVE MENTIONED ARCHITECTURAL PLAN. THE PROPOSED ADDITION SHOWN ON THE ARCHITECTURAL PLAN WILL HAVE TO BE REVISED TO AS THE FOOTPRINT WAS MOVED FORWARD TO MEET THE REAR YARD SETBACK REQUIREMENTS AND WILL REQUIRE CHANGES TO THE FOUNDATION AND ACCESS POINT BETWEEN THE EXISTING AND PROPOSED BUILDINGS.

DEED REFERENCE:
SUFFOLK REGISTRY
BOOK 32480, PAGE 346

PLAN REFERENCE:
SUFFOLK REGISTRY
BOOK 8033, PAGE 238
(NOT FOUND)

ASSESSOR'S REFERENCE:
PARCEL 18–06027–000
MAP No. 18289

ZONING CLASSIFICATION

ROSLINDALE NEIGHBORHOOD DISTRICT
RESIDENTIAL SUBDISTRICT 1F–6000
ARTICLE 67 – TABLE C

DIMENSIONAL REQUIREMENTS

SINGLE–FAMILY	REQUIRED	EXISTING	ADDITION
LOT AREA	5,000 SF	6,917 SF	6,917 SF
FRONTAGE	50 FT	74.85 FT	74.85 FT
LOT WIDTH	50 FT	74.70 FT	74.70 FT
FRONT YARD	16 FT (MODAL)	21.5 FT	19.4 FT
SIDE YARD	10 FT	8.3 FT	11.7 FT
REAR YARD	40 FT	28.8 FT	41.1 FT
G.F.A.	–	1,155 SF	2,180 SF
F.A.R.	0.5	0.167	0.319
MAX. G.F.A.	–	3,458 SF	3,458 SF
HEIGHT	35	SEE ARCHITECTURAL PLANS	
STORIES	2.5	2.5	2.0
OPEN SPACE	1,800 SF	3,599 SF	4,012 SF

FRONT YARD MODAL STUDY

SETBACK	ADDRESS	FRONTAGE
8.0 FT	880	50.3 FT
10.0 FT	870,886,894	194.1 FT
11.0 FT	890	50.1 FT
12.0 FT	864	49.0 FT
13.0 FT	850	164.0 FT
16.0 FT	866	57.0 FT
20.0 FT	868	80.0 FT
21.0 FT	898	74.9 FT

THE FRONT YARD MODAL STUDY IS BASED ON FIELD MEASUREMENTS AND RECORD INFORMATION THE CITYENGINEERING RECORDS DEPARTMENT AND FROM THE CITY OF BOSTON ASSESSOR'S OFFICE.

OWNER:
STEPHEN L. ALFORD &
DONNA P HOLDER
898 CANTERBURY STREET
ROSLNDALE, MA 02131

PREPARED FOR:
ALAN FACTOR
4 COBB LANE
FOXBORO, MA 02035
(PH) 508–243–9642

REVISIONS

BUILDING PERMIT PLAN FOR PROPOSED ADDITION AT 898 CANTERBURY STREET PARCEL No. 18–06207–000

BOSTON, MASS.

(ROSLINDALE 02131–3921)

SCALE: 1"=10' JUNE 2, 2014

NORWOOD ENGINEERING CO., INC.
CIVIL ENGINEERS & LAND SURVEYORS
1410 ROUTE ONE, NORWOOD, MA 02062
PHONE: 781–762–0143 FAX 781–762–8595

METERS 0 2.5 5 10
FEET 0 5 10 20 30

SHEET No. 1 OF 1

9417–01

9417–01–EC.DWG

DESIGN CRITERIA

1. APPLICABLE BUILDING CODE MASSACHUSETTS 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

FRONT ELEVATION 1/4"=1'-0"

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

FRONT ELEVATION

DATE: 15 FEB 2010
SCALE: 1/4"=1'-0"
DWN: E.H.Yeomans
PLAN: 23x07-10
REV: 14 MARCH 2014

COMMONWEALTH OF MASSACHUSETTS
WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED
PROFESSIONAL ENGINEER
3/13/14

PROPOSED ADDITION
898 GAR TREBERRY STREET
ROSLINDALE, MA.

A-1

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

ELEVATIONS

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

REAR ELEVATION 1/4"=1'-0"

DATE: 15 FEB 2010
SCALE: 1/4"-1'-0"
DWN: E.H. Yeomans
PLAN: 2360-10
REV: 14 MARCH 2014

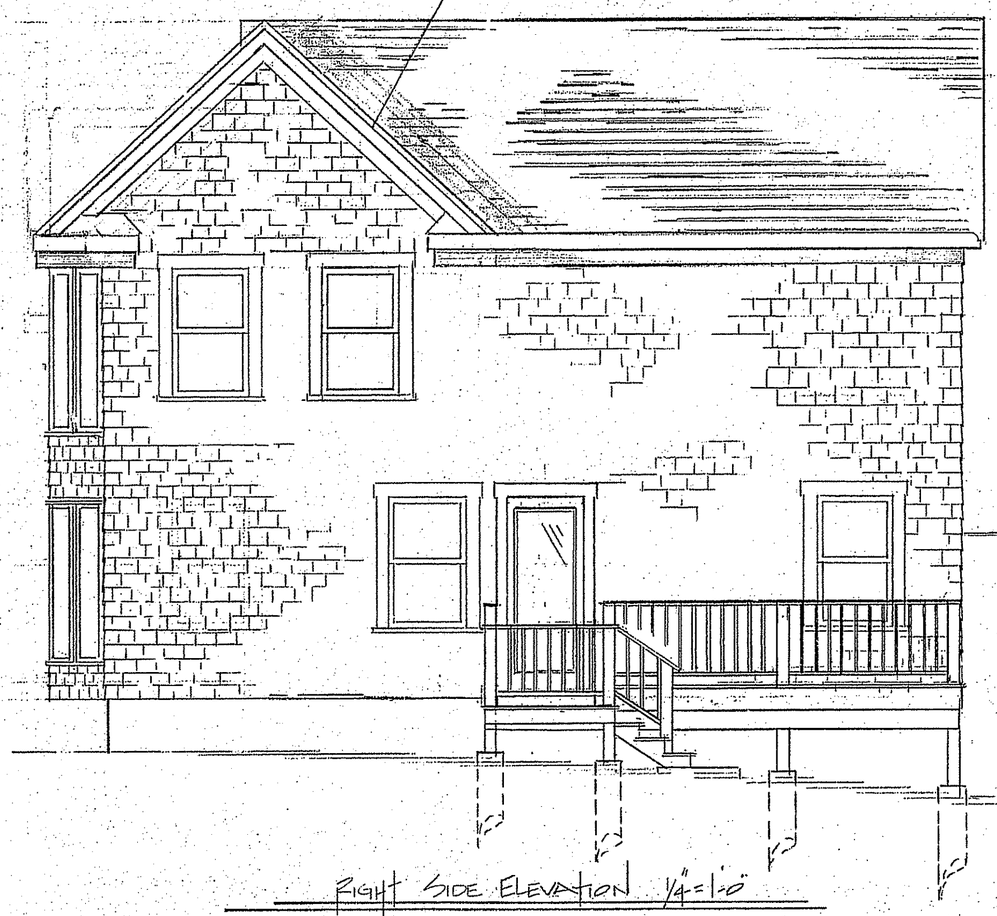
COMMONWEALTH OF MASSACHUSETTS
WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED PROFESSIONAL ENGINEER

PROPOSED ADDITION
898 CANTERBERRY STREET
ROSLINDALE, MA.

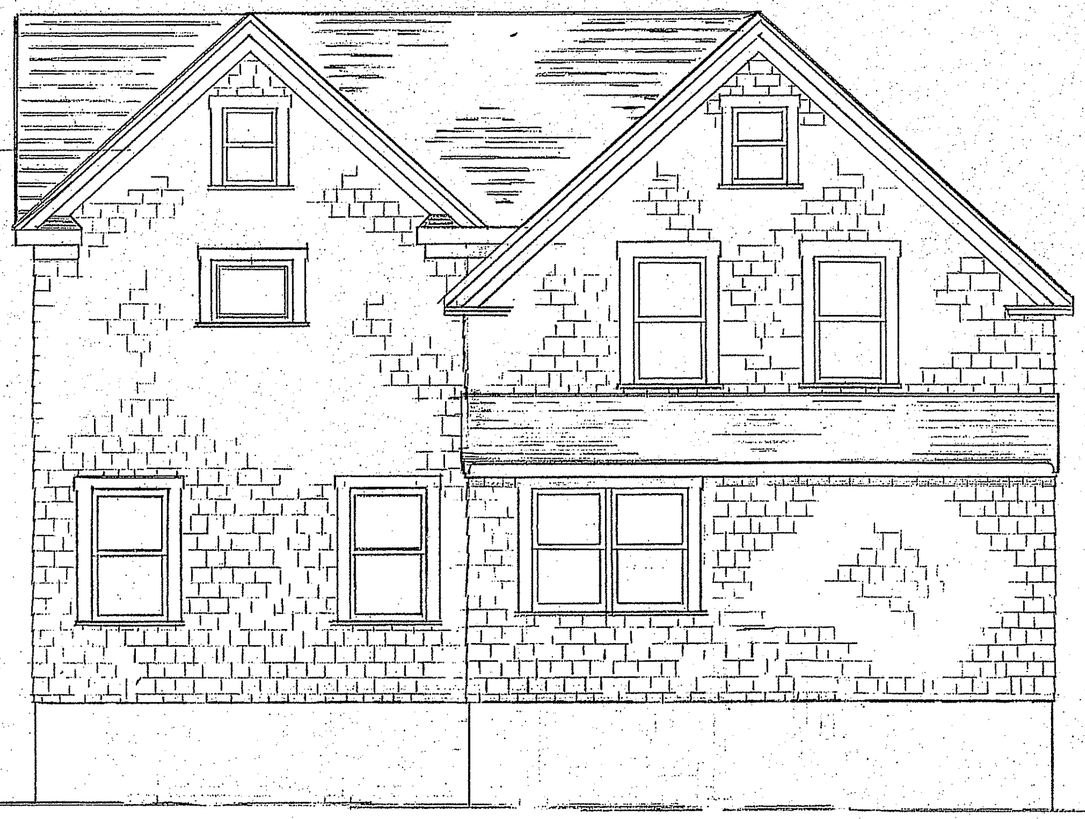
A-1

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

ELEVATIONS



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



REAR ELEVATION 1/4"=1'-0"

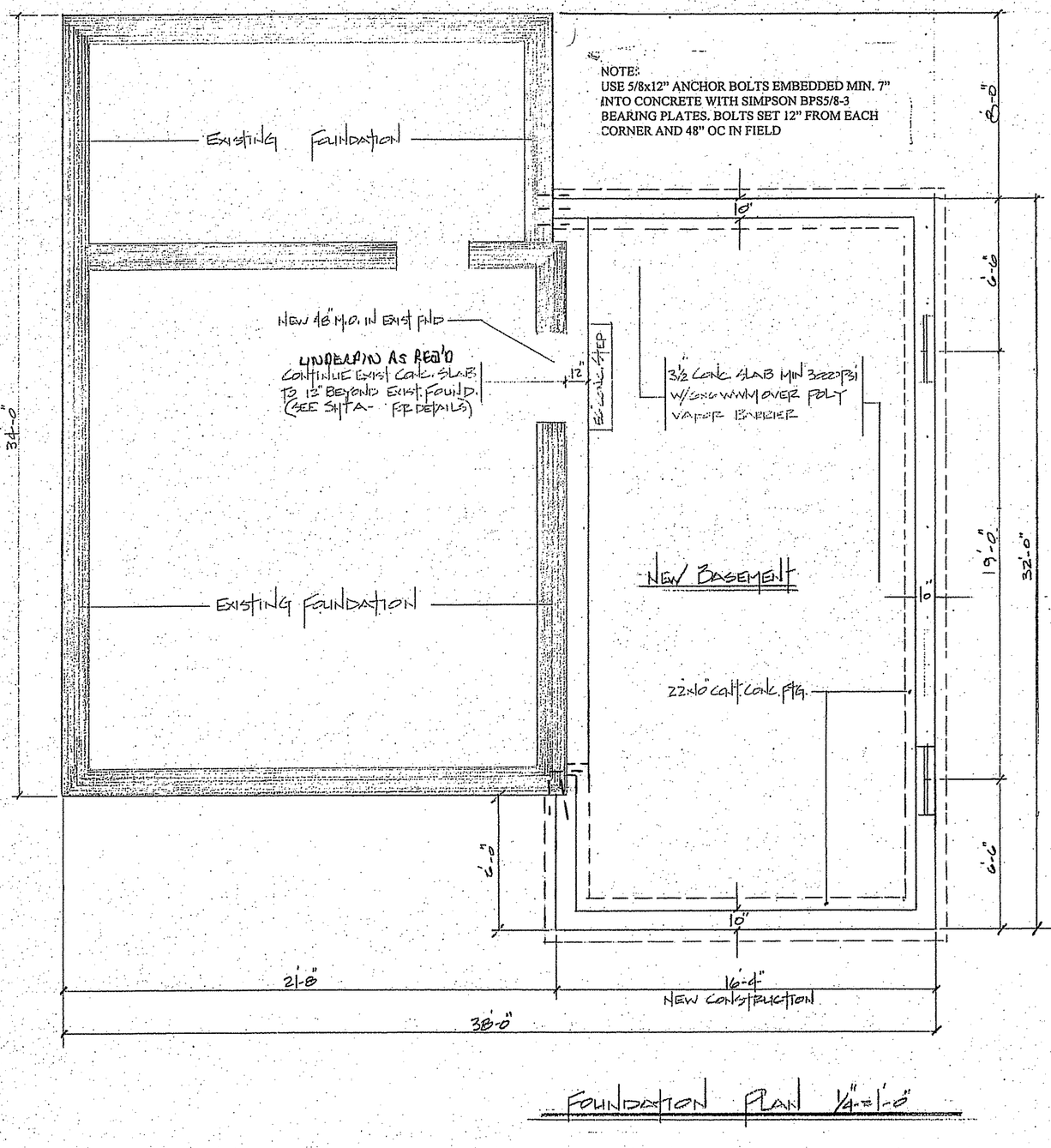
DATE: 15 FEB 2010
SCALE: 1/4"=1'-0"
DWN: E.H. Yeomans
PLAN: 2360-10
REV: 14 MARCH 2014

WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
COMMONWEALTH OF MASSACHUSETTS
REGISTERED
PROFESSIONAL ENGINEER

PROPOSED ADDITION
898 CANTERBURY STREET
ROSLINDALE, MA.

A-2

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



NOTE:
SEE SHT S-1 FOR FOUNDATION DETAILS & SECTION

FOUNDATION PLAN 1/4"=1'-0"

FOUNDATION PLAN

DATE: 15 FEB 2010
SCALE: 1/4"=1'-0"
DWN: E.H.Yeomans
PLAN: 2360-10
REV: 14 MARCH 2014

COMMONWEALTH OF MASSACHUSETTS
WILLIAM O. BISHOP
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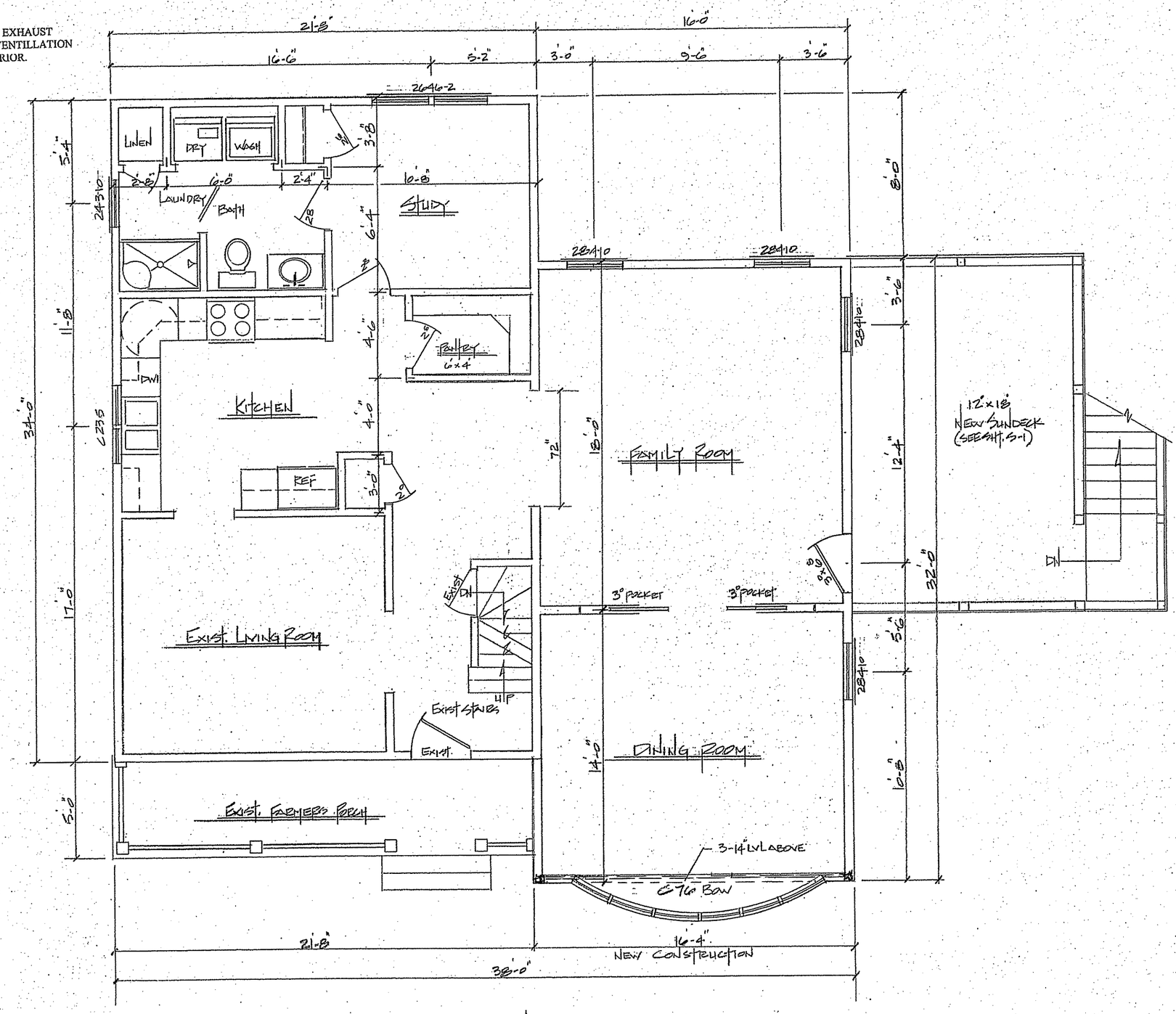
NO. 29488
REGISTERED PROFESSIONAL ENGINEER
3/13/14

PROPOSED ADDITION
938 CANTERBURY STREET
ROSLINDALE, MA

NOTE:
ALL BATHROOM FANS,KITCHEN EXHAUST FAN AND MECHANICAL ROOM VENTILLATION MUST BE VENTED TO THE EXTERIOR.



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

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

FIRST FLOOR PLAN

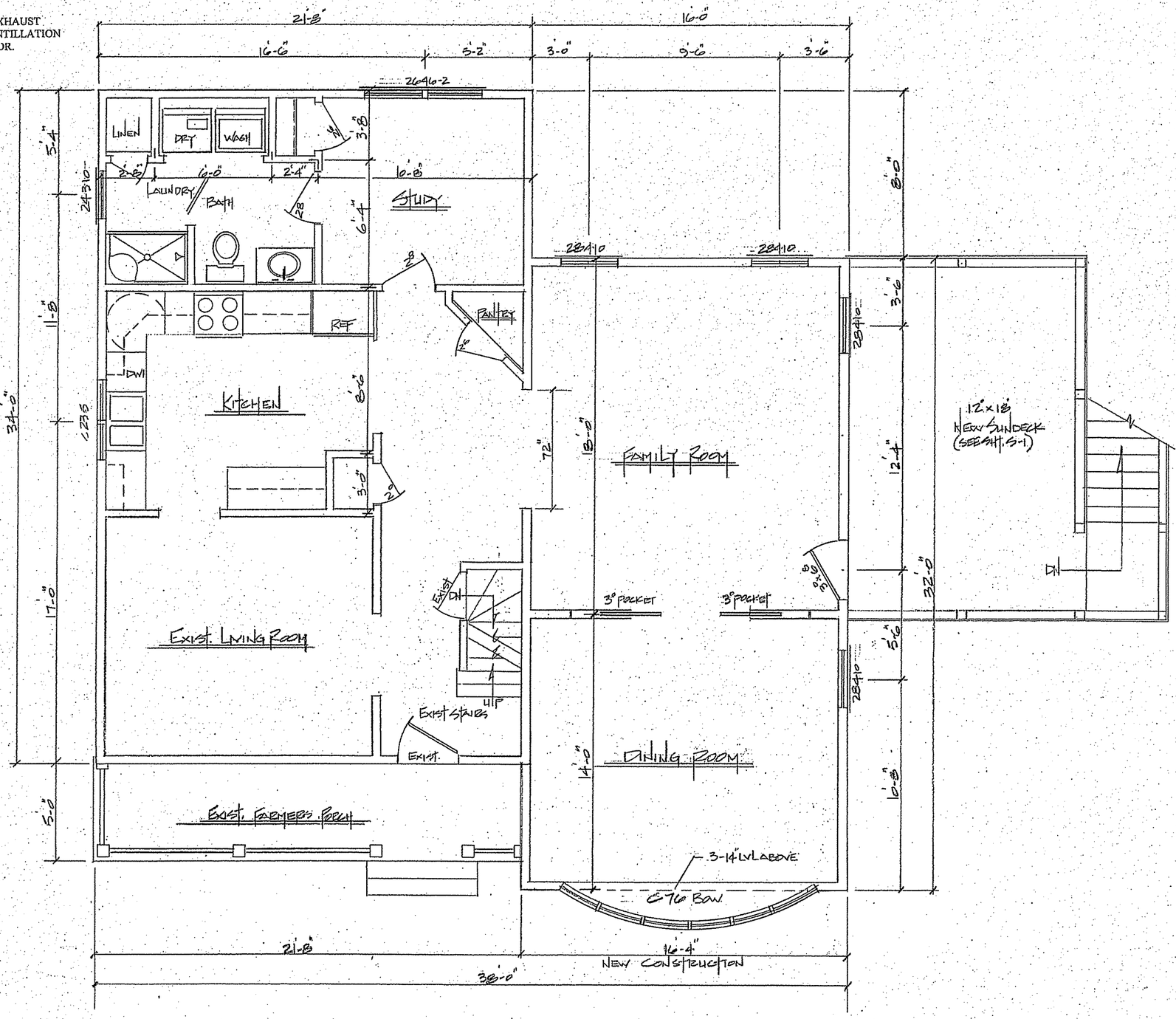
DATE: 15 FEB 2014
SCALE: 1/4"=1'-0"
DWN: E.H. Yeomans
PLAN: 2360-10
REV: 14 MARCH 2014
REV: 28 MARCH 2014

WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

PROPOSED ADDITION
838 CANTERBERRY STREET
ROSLINDALE, MA

A-1

NOTE:
ALL BATHROOM FANS,KITCHEN EXHAUST FAN AND MECHANICAL ROOM VENTILLATION MUST BE VENTED TO THE EXTERIOR.



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

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

FIRST FLOOR PLAN

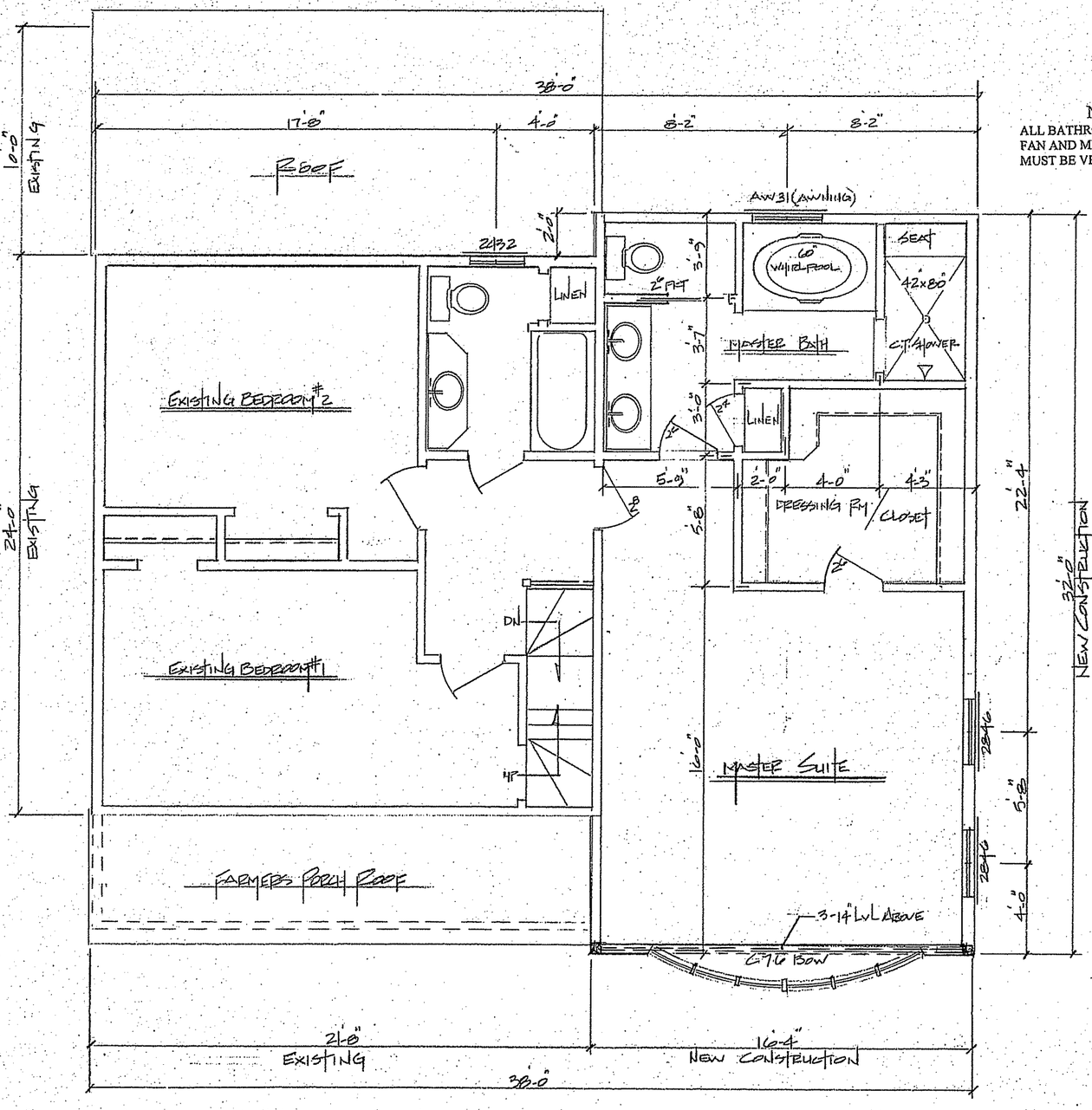
DATE: 15 FEB 2012
SCALE: 1/4"=1'-0"
DWN: E.H.Yeomans
PLAN: 2360-10
REV: 14 MARCH 2014

COMMONWEALTH OF MASSACHUSETTS
WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED PROFESSIONAL ENGINEER

PROPOSED ADDITION
898 CANTERBURY STREET
BOULDALE, MA

A-1

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



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

NOTE:
ALL BATHROOM FANS, KITCHEN EXHAUST FAN AND MECHANICAL ROOM VENTILLATION MUST BE VENTED TO THE EXTERIOR.

ANDERSEN WINDOWS			
CALL SIZE	ROUGH OPENING	QUANT	
C76 BOW	13'-7 1/2" x 6'-1 1/8"	2	
28410	2'-10 1/8" x 5'-3 3/8"	4	
2846	2'-10 1/8" x 4'-8 1/8"	2	
2432	2'-4 1/8" x 3'-4 7/8"	1	
2646.2	5'-3 1/8" x 4'-8 1/8"	1	
24310	2'-6 1/8" x 4'-0 7/8"	1	
C235	4'-0 1/2" x 3'-5 3/8"	1	
AW31	3'-0 1/2" x 2'-4 3/8"	1	

DATE: 15 FEB 2010
SCALE: 1/4"=1'-0"
DWN: E.H. Yeomans
PLAN: 23600-1
REV: 14 MARCH 2014

COMMONWEALTH OF MASSACHUSETTS
WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED PROFESSIONAL ENGINEER
3/13/14

PROPOSED ADDITION
838 CANTERBERRY STREET
PEABODY, MA

A-1.0

GENERAL NOTES

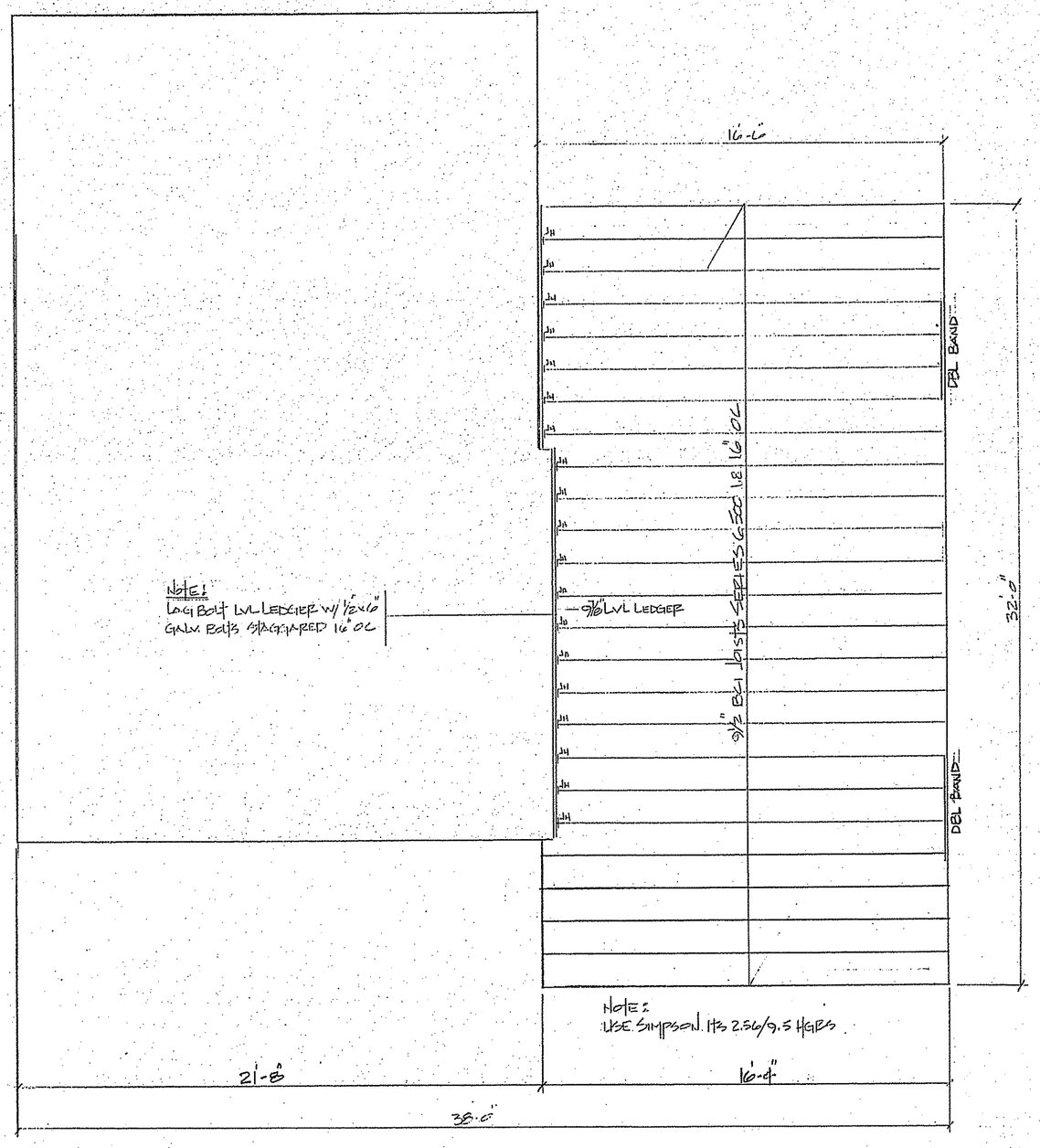
General

1. Structural drawings are to be used with the entire set of drawings.
2. All safety regulations are to be strictly followed. Methods of construction and erection of structural materials is the contractor's responsibility.
3. The contractor is responsible for dissemination of all revisions and requirements to the subcontractors.
4. Reasonable care has been taken in the preparation of all drawings and specifications. However the Engineer does not guarantee against human error and for that reason it is imperative that the contractor shall check all dimensions and details and must verify all conditions, dimensions and elevations at the site. All discrepancies shall be brought to the attention of the Engineer before proceeding.
5. The Contractor shall submit complete shop drawings for all concrete reinforcing, all structural steel, and both calculations and shop drawings for all manufactured lumber products and their connectors for review prior to fabrication.

Framing Lumber and Connectors

1. All framing lumber exposed to weather shall be treated per AWPA requirements as shall members in contact with soil Job site fabrication cuts and bores shall be treated in accordance with AWPA Std. M4. Lumber shall meet as a minimum the following design values: 2x Built-up Beams No.1 Grade Fb=1150, Fv=70
2. All fastening shall be in accordance with the details shown and minimum requirements of the Massachusetts State Building Code 7th Edition and WFCM 100 mph.
3. Connectors shown are as manufactured by Simpson Strong-Tie Co.Inc. Substitutions must be approved in writing by the Engineer. Installation of all connectors shall be in strict accordance with the manufacturer's instructions and must employ all required fasteners.
4. All connectors shall be hot dip galvanized appropriate for its end use and connected material.
5. Install all connector fasteners before loading the joint. Use stainless steel connectors and fasteners at treated lumber.
6. Split wood is not acceptable for any connection.

Joint Description	Number of Common Nails	Number of Box Nails	Nail Spacing
Roof Framing			
Blocking to Rafter (Toe-nailed)	2- 8d	2-10d	each end
Rim Board to Rafter (End-nailed)	2-16d	3-16d	each end
Wall Framing			
Top Plates at Intersections (Face-nailed)	4-16d	5-16d	at joints
Stud to Stud (Face-nailed)	2-16d	2-16d	24" o.c.
Header to Header (Face-nailed)	16d	16d	16" o.c. along edges
Floor Framing			
Joist to Sill, Top Plate or Girder (Toe-nailed) (Fig. 14)	4- 8d	4-10d	per joist
Blocking to Joist (Toe-nailed)	2- 8d	2-10d	each end
Blocking to Sill or Top Plate (Toe-nailed)	3-16d	4-16d	each block
Ledger Strip to Beam or Girder (Face-nailed)	3-16d	4-16d	each joist
Joist on Ledger to Beam (Toe-nailed)	3- 8d	3-10d	per joist
Band Joist to Joist (End-nailed) (Fig. 14)	3-16d	4-16d	per joist
Band Joist to Sill or Top Plate (Toe-nailed) (Fig. 14)	2-16d	3-16d	per foot
Roof Sheathing			
Wood Structural Panels			
rafters or trusses spaced up to 24" o.c.	8d	10d	6" edge / 6" field
gable endwall rake or rake truss w/o gable overhang	8d	10d	6" edge / 6" field
gable endwall rake or rake truss w/ structural outlookers	8d	10d	6" edge / 6" field
gable endwall rake or rake truss w/ lookout blocks	8d	10d	4" edge / 4" field
Ceiling Sheathing			
Gypsum Wallboard	5d coolers	–	7" edge / 10" field
Wall Sheathing			
Wood Structural Panels			
studs spaced up to 24" o.c.	8d	10d	6" edge / 12" field
1/2" and 25/32" Fiberboard Panels	8d[1]	–	3" edge / 6" field
1/2" Gypsum Wallboard	5d coolers	–	7" edge / 10" field
Floor Sheathing			
Wood Structural Panels			
1" or less	8d	10d	6" edge / 12" field
greater than 1"	10d	16d	6" edge / 6" field



FIRST + SECOND FLOOR FRAMING PLAN 1/4"=1'-0"

BCI joists must be installed and used in accordance With the Boise EWP installation guide,building codes, And to the extent not inconsistent with the Boise EWP Installation guide,usual and customary building Practices and standards.

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

FIRST/SECOND FLOOR FRAMING

DATE: 15 FEB 2010
SCALE: 1/4" = 1'-0"
DWN: E.H.Yeomans
PLAN: 2360-10
REV: 14 MARCH 2014

COMMONWEALTH OF MASSACHUSETTS
WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED PROFESSIONAL ENGINEER

PROPOSED ADDITION
BRECK HEDBERRY STREET
ROSLINDALE MA

A-6

780 CMR 120.Q

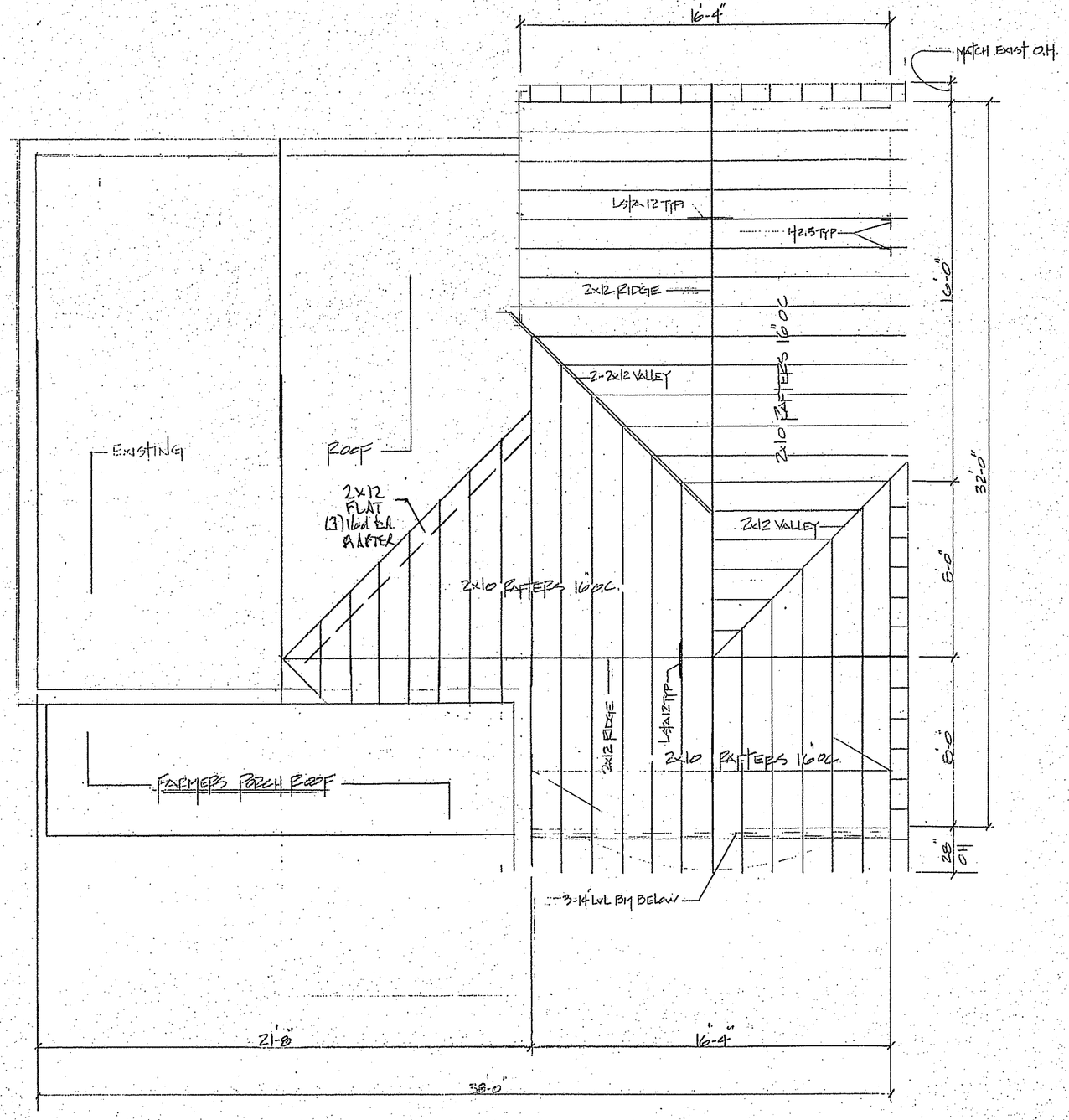
RECOMMENDED FASTENING SCHEDULE

(Note: These Requirements are unique to Massachusetts)

Note: The applicable fastening schedules presented in 780 CMR 55.00 through 59.00 shall apply except that where fastening schedule information is not presented, the fastening schedule below shall then apply.

780 CMR Table 120.Q1
RECOMMENDED FASTENING SCHEDULE

BUILDING ELEMENT	NAIL SIZE AND TYPE	NUMBER AND LOCATION
Stud to sole plate	8d common 16d common	4 toe-nail or 2 direct-nail
Stud to cap plate	16d common	2 toe-nail or 2 direct-nail
Double studs	10d common	12" o.c. direct
Corner studs	16d common	24" o.c. direct
Sole plate to joist or blocking	16d common	16" o.c.
Double cap plate	10d common	16" o.c. direct
Cap plate laps	10d common	2 direct-nail
Ribbon strip, 6" or less	10d common	2 each direct bearing
Ribbon strip, 6" or more	10d common	3 each direct bearing
Roof rafter to plate	8d common	3 toe-nail
Roof rafter to ridge	16d common	2 toe-nail or direct nail
Jack rafter to hip	10d common 16d common	3 toe-nail or 2 direct-nail
Floor joists to studs (No ceiling joists)	10d common 10d common	5 direct or 3 direct
Floor joists to studs (With ceiling joists)	10d common	2 direct
Floor joists to sill or girder	3d common	3 toe-nail
Ledger strip	16d common	3 each direct
Ceiling joists to plate	16d common	3 toe-nail
Ceiling joists (laps over partition)	10d common	3 direct-nail
Ceiling joists (parallel to rafter)	10d common	3 direct
Collar beam	10d common	3 direct
Bridging to joists	8d common	2 each direct end
Diagonal brace (to stud & plate)	8d common	2 each direct bearing
Tail beams to headers (When nailing permitted)	20d common	1 each end 4 sq. ft. floor area
Header beams to trimmers	20d common	1 each end 8 sq. ft. floor area
1" roof decking (over 6" in width)	8d common 8d common	2 ea. direct rafter 3 each direct rafter
1 " subflooring (6" or less)	8d common	2 each direct joist
1" subflooring (8" or more)	8d common	3 each direct joist
2" subflooring	16d common	2 each direct joist
1" wall sheathing (8" or less in width)	8d common	2 each direct stud
1" wall sheathing (over 8" in width)	8d common	3 each direct stud
Plywood roof & wall sheathing (½" or less) (⅝" or greater) (5/16", ⅜",or ½")	6d common 8d common 16 gauge galvanized wire staples, ⅜" minimum crown; length of 1" plus plywood thickness	6" o.c. direct edges & 12" o.c intermediate 6" o.c. direct edges & 12" o.c. intermediate 4" o.c. edges & 8" o.c. intermediate
(⅝")	Same as immediately above	2½" o.c. edges & 5" o.c. intermediate
Plywood subflooring: (½") (⅝", ¾") (1", 1⅛") (½") (⅝")	6d common or 6d annular or spiral thread 8d common or 8d annular or spiral thread 10d common or 8d ring shank or 8d annular or spiral thread 16d galvanized wire staples ⅜" minimum crown, 1⅜" length	6" o.c. direct edges & 10" o.c. intermediate 6" o.c. direct edges & 10" o.c. intermediate 6" o.c. direct edges & 6" o.c. intermediate 4" o.c. edges & 7" o.c. intermediate 2½" o.c. edge 4" o.c. intermediate



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

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

ROOF FRAMING PLAN

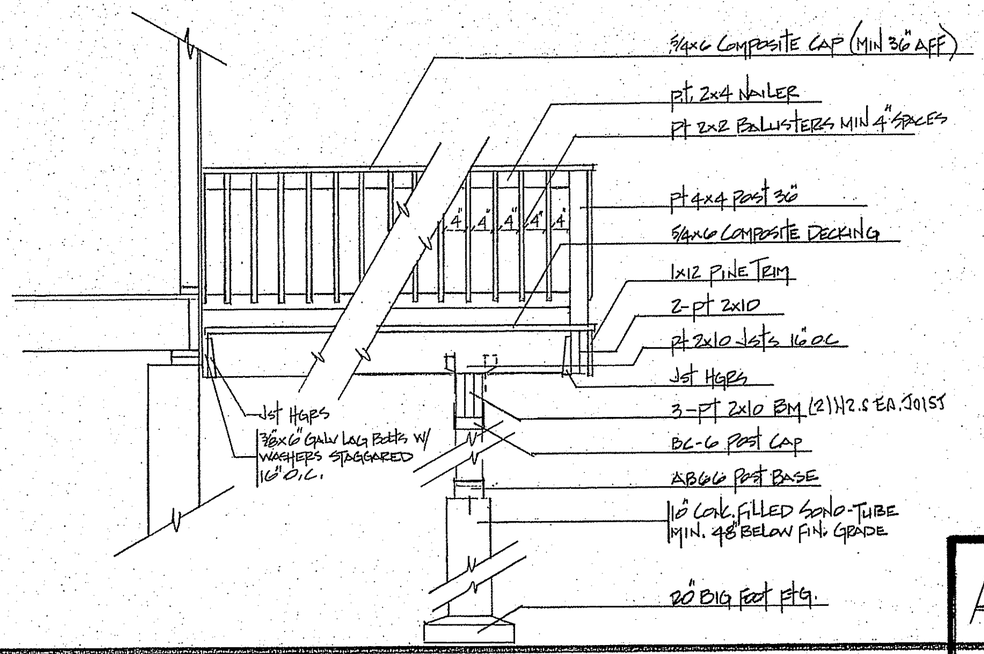
DATE: 15 FEB 2010
SCALE: 1/4" = 1'-0"
DWN: E.H. Yeomans
PLAN: 23600-10
REV: 14 MARCH 2014

COMMONWEALTH OF MASSACHUSETTS
WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED
PROFESSIONAL ENGINEER

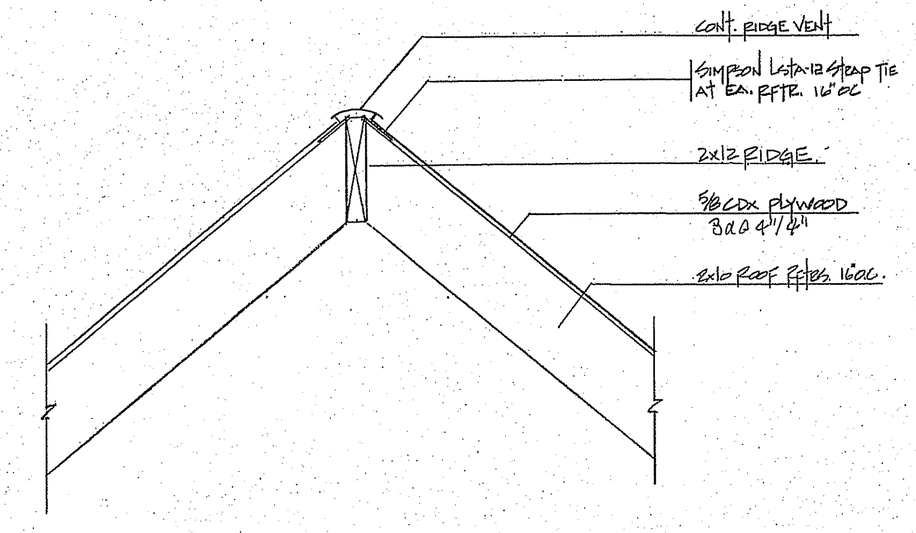
PROPOSED ADDITION
898 CANTERBURY STREET
BOSLINDALE, MA.

A-1

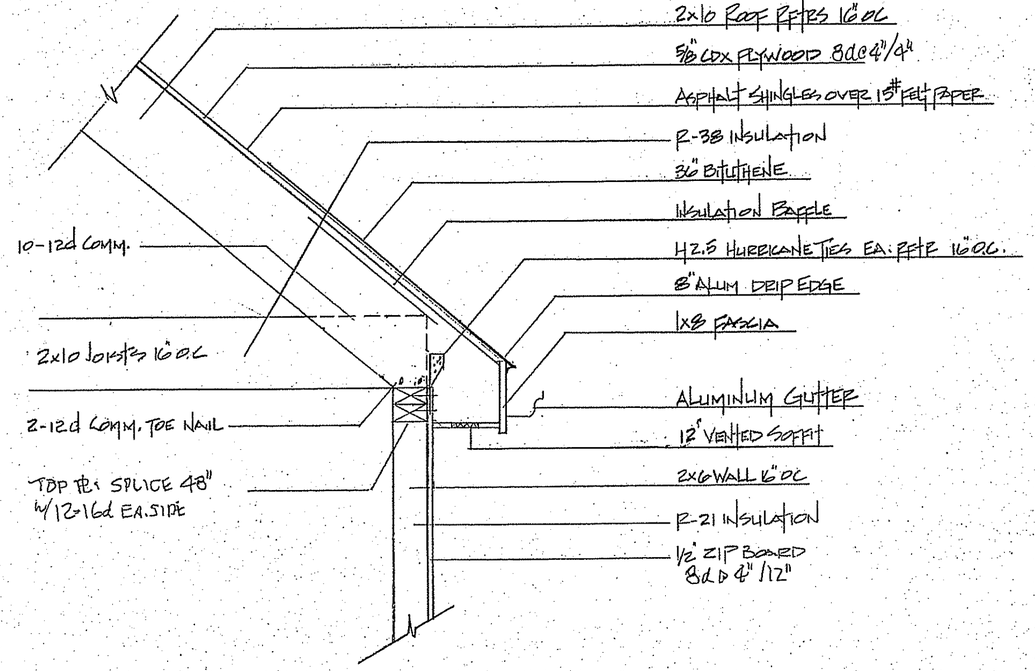
P.T. SUNDECK SECTION 1/2"=1'-0"



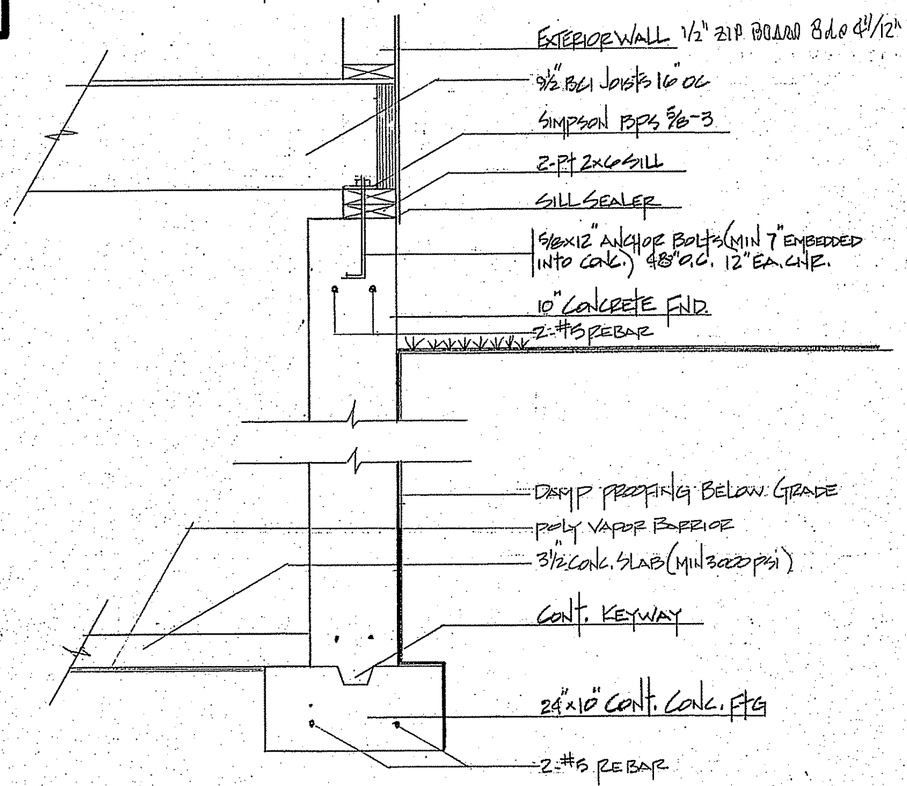
TYPICAL RIDGE DETAIL 1"=1'-0"



TYPICAL EAVE DETAIL 1"=1'-0"



TYPICAL FOUNDATION DETAIL 1"=1'-0"



A B C D

DETAILS

DATE: 15 FEB 2010
SCALE: AS NOTED
DWG: E.H. YEOMANS
PLAN: 1236-10
REV: 14 MARCH 2014

PROPOSED ADDITION
838 CANTERBERRY STREET
RESLINDALE, MA.

COMMONWEALTH OF MASSACHUSETTS
WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED PROFESSIONAL ENGINEER

S-1