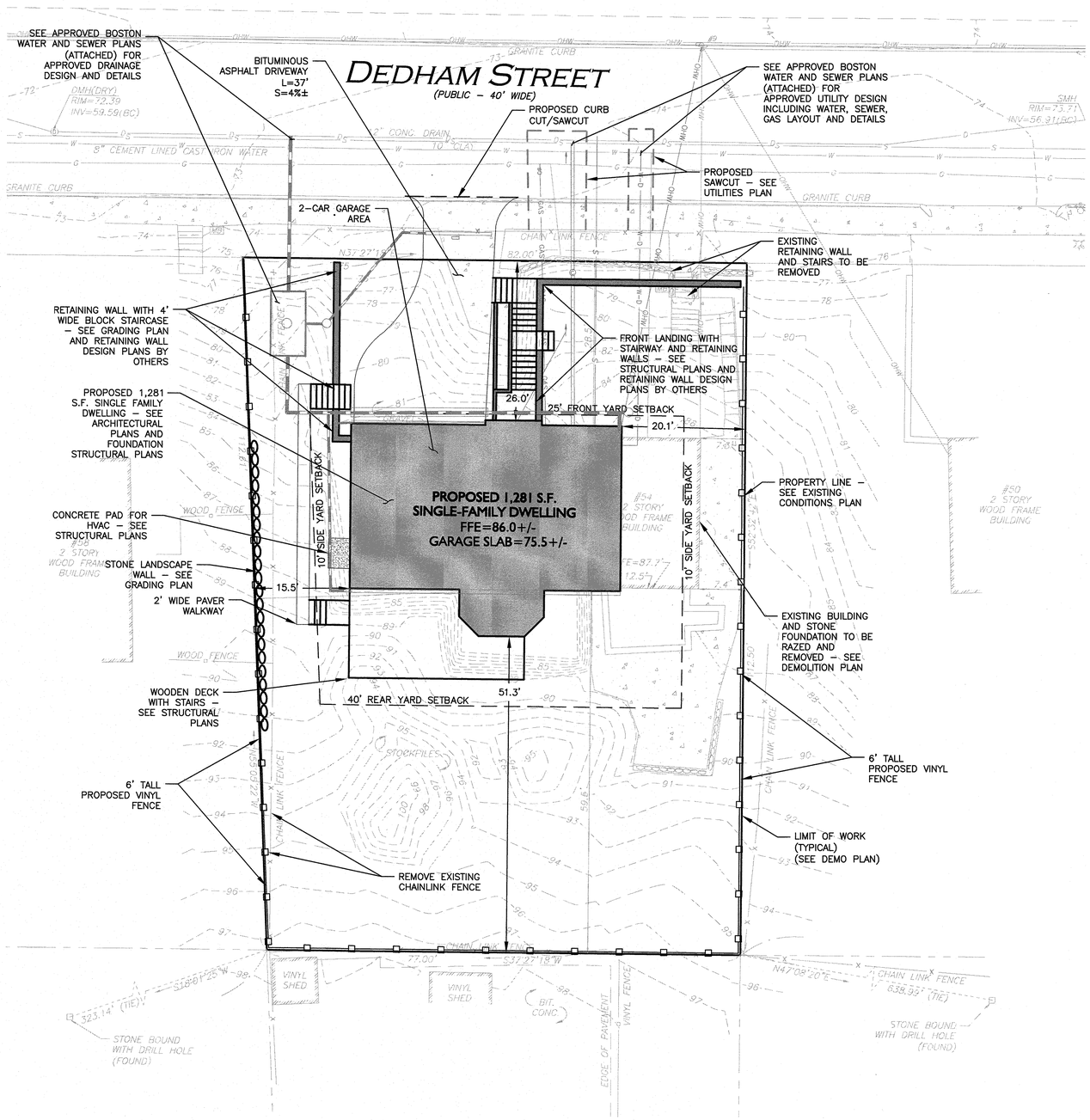
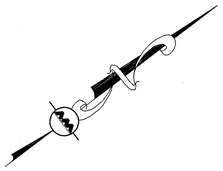
54 Dedham Street Hyde Park, MA 02136





LEGEND:

PROP. PROPERTY LINE	
SETBACK LINE	
BUILDING	
BUILDING ARCHITECTURE	
BUILDING INTERIOR WALLS	
RETAINING WALL	
CHAIN LINK FENCE	
WOOD FENCE	
DECORATIVE FENCE	
HEAVY DUTY CONCRETE	

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. ALL ELEVATIONS REFER TO NAVD 88.
3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
4. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE CITY OF WOBURN DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

   DIGSAFE: 1-800-344-7233
5. TYPICALLY, THE LIMIT OF WORK COINCIDES WITH STRAW BALE AND SILT FENCE LINE UNLESS INDICATED OTHERWISE. IN THE INSTANCE A STABILIZED CONSTRUCTION ENTRANCE OR SILT SACK IS LOCATED BEYOND THE STRAW BALE AND SILT FENCE LINE IN WHICH CASE THAT IS THE LIMIT OF WORK LINE.

54 DEDHAM STREET
ZONING TABLE - ONE-FAMILY RESIDENTIAL (1F-6,000)

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT SIZE	6,000 SQUARE FEET 0.14 ACRES	8,943± SQUARE FEET 0.21± ACRES	8,943± SQUARE FEET 0.21± ACRES
LOT WIDTH (MIN.)	60 FEET	80.9± FEET	80.9± FEET
STREET FRONTAGE	60 FEET	82.0± FEET	82.0± FEET
FRONT YARD SETBACK	25 FEET	28.5± FEET	26.0± FEET
SIDE YARD SETBACK	10 FEET	7.3± FEET (EAST) 54.7± FEET (WEST)	20.1± FEET (EAST) 15.5± FEET (WEST)
REAR YARD SETBACK	40 FEET	59.5± FEET	51.3± FEET
OPEN SPACE (MIN.)	30% 1,800 S.F.	83.9±%	79.2%
BUILDING HEIGHT (MAX.)	35 FEET	24.8± FEET	27.3± FEET
BUILDING STORIES	2-½ STORIES	1-½ STORIES	2-½ STORIES
BUILDING COVERAGE (MAX.)	50% 3,000 S.F.	4.8±%	14.3%

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

N:\PROJECTS\2190-01A\CIVIL\DRAWINGS\CURRENT\BUILDING PERMIT PLAN\C-2190-01 – BUILDING PERMIT PLAN.DWG

5/3/17

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT\OWNER:

AGB CONSTRUCTION SERVICES
190 MILTON STREET
DEDHAM, MA 02026

PROJECT:

54 DEDHAM STREET
BOSTON (HYDE PARK), MA

PROJECT NO.	2190-01	DATE:	05/03/2017
SCALE:	1" = 10'	DWG. NAME:	C-2190-01
DESIGNED BY:	DMR	CHECKED BY:	TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY
P.O. BOX 2118
WOBURN MA 01888-0118
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: BUILDING PERMIT PLAN

SHEET No. C-1

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REV 4-19-16

NewEra building systems
CHAMPION HOME BUILDERS DIV. 270
451 SOUTHERN AVE. STRATTANVILLE, PA 16258

STATE:
MASSACHUSETTS

BUILDING CODE:
MA FUEL/GAS/PLUMBING CODE
MA SINGLE AND TWO FAMILY
DWELLING CODE (780 CMR) 8th. ED.
2009 INTERNATIONAL MECH.
CODE w/AMENDMENTS
2012 IECC
2014 NEC W/ MA AMENDMENTS

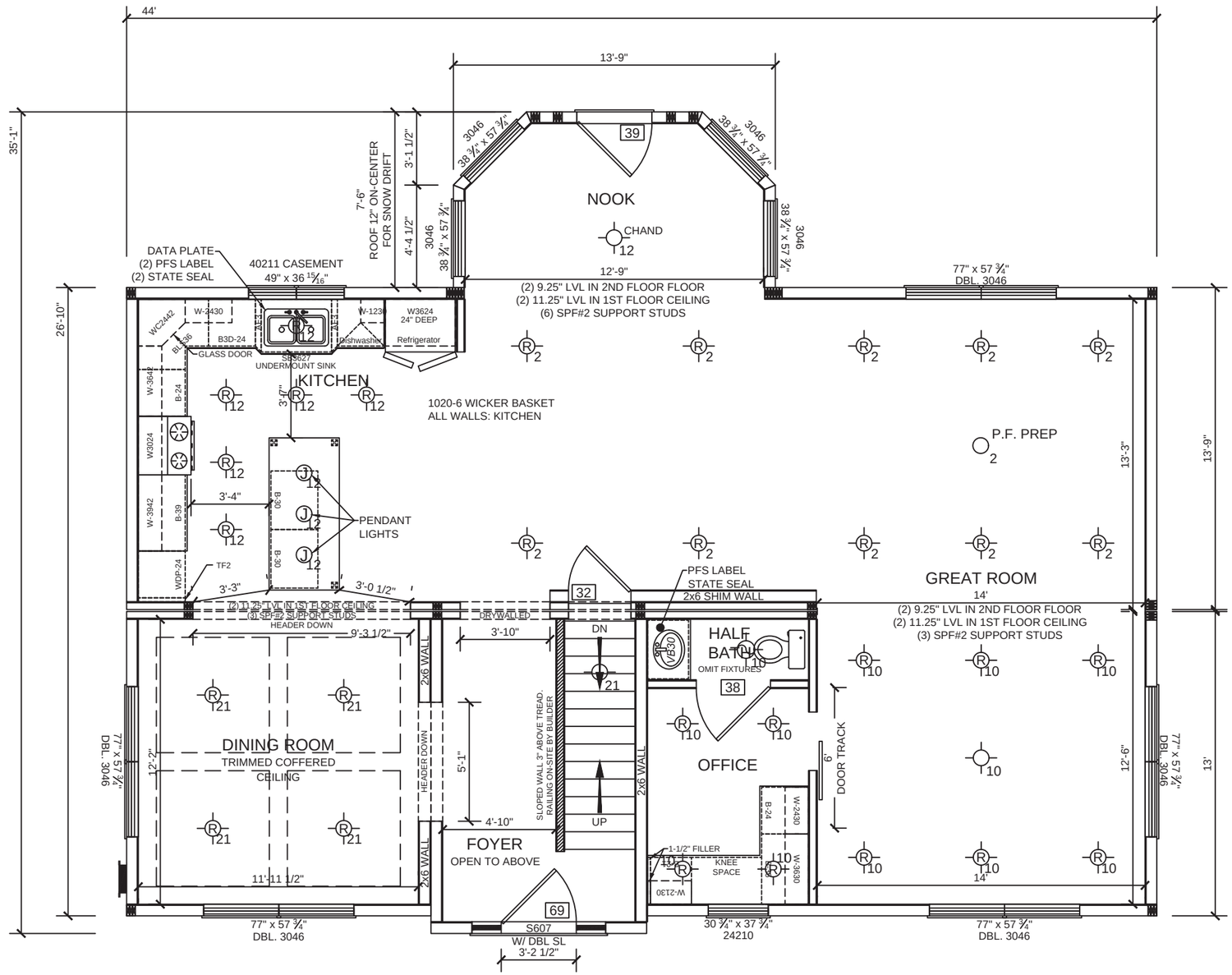
DESIGN CRITERIA:
GROUND SNOW LOAD = 40 PSF.
ROOF TRUSS CENTERS: 16" O.C.
ROOF PITCH = 7/12
WIND SPEED =100 MPH w/3 SEC GUSTS
FLOOR LOAD = 40 PSF
SEISMIC DESIGN CAT. = B

NUMBER OF STORIES

2

DELIVERY ADDRESS:
54 DEDHAM ST
HYDE PARK, MA 02026

THERE WILL NOT BE ANY LOT LINE ISSUES.



NOTES:
1. ALL HANDRAILS ON-SITE BY OTHERS
2. SILLS ON WINDOWS NOT INSTALLED 24" ABOVE FINISHED FLOOR REQUIRED FALL PROTECTION TO BE INSTALLED ON-SITE BY OTHERS
3. TEMP LIMITING DEVICE USED PER SECTION P2708.3-P2713.3
4. WHOLE HOUSE VENTILATION TO BE ON-SITE BY BUILDER.
5. DUCT TIGHTNESS AND BLOWER DOOR TEST TO BE DONE ON-SITE BY CERTIFIED MASS HERS RATER.
6. A 48 hour notification is required prior to the set. The CSL of record will relay this to the local building authority. If any connections have been concealed prior to inspection, the building official may request having the removal of elements that conceal the connections to provide access. This would not constitute "destructive disassembly". All connections on site must be inspected by the local authority

PFS CORPORATION
Approval Limited to Factory Built Portion Only

State: Massachusetts
Signature: Harold Raup
Title: Staff Plan Reviewer
Date: 4/20/16

NewEra building systems
CHAMPION HOME BUILDERS DIV. 270
451 SOUTHERN AVE. STRATTANVILLE, PA 16258

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE:
FIRST FLOOR FLOOR PLAN

MODEL:
Q-26147
LIVINGSTON

DATE: 04-20-16	SCALE: NTS
DRAWN BY: CJH	CHECKED BY:
BUILDER: AGB CONSTRUCTION	
CUSTOMER: SPEC	
STATE: MASS	
WIND: 100 MPH	
ROOF: 7/12 16" O.C. 40PSF	
FLOOR: 2x10 SPF#2 @ 16" O.C.	
FILENAME: Q-26147	
SHEET NO.: AP-101	
PAGE: 1 OF 13	

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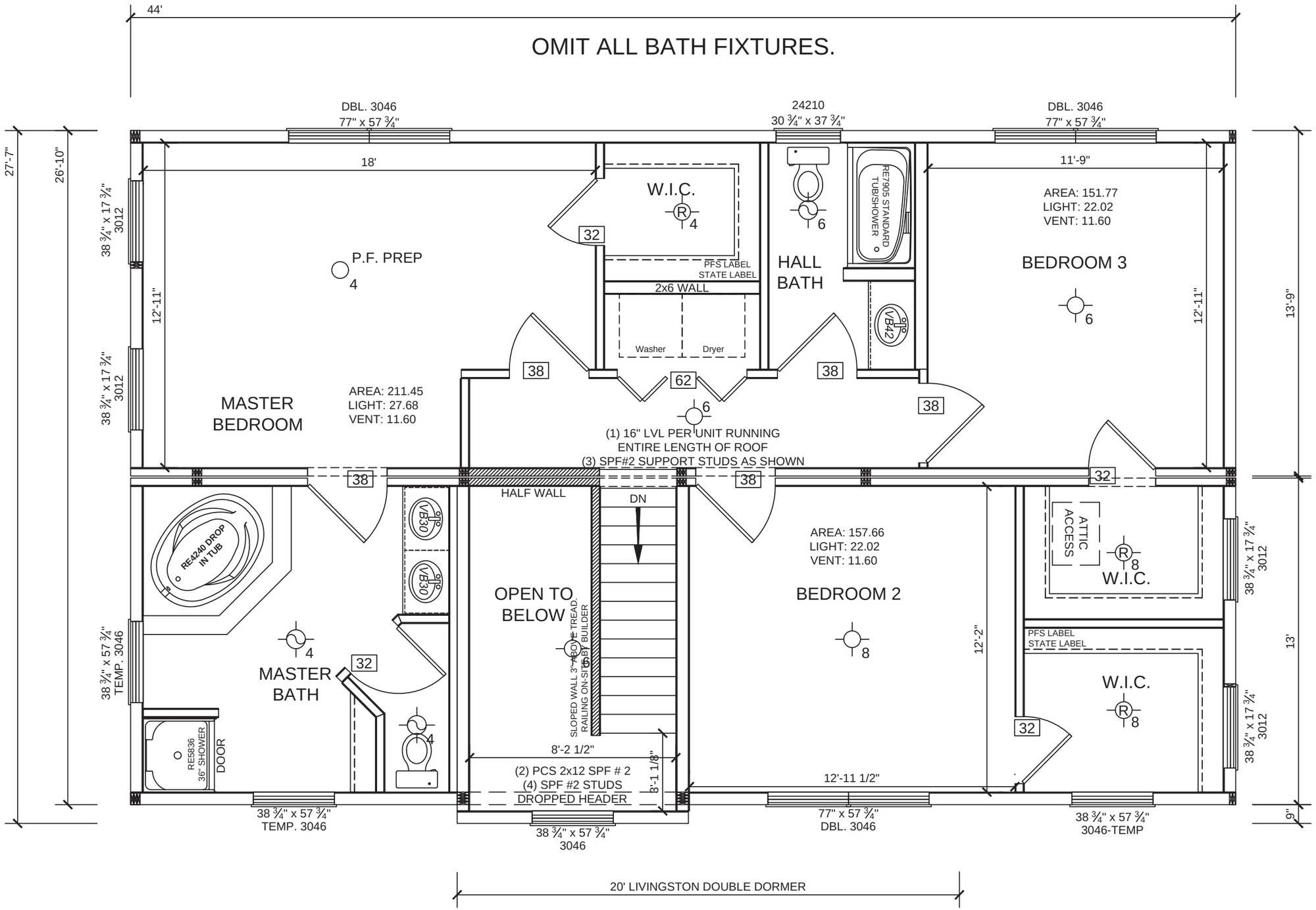

NewEra building systems
CHAMPION HOME BUILDERS DIV. 270
451 SOUTHERN AVE. STRATTANVILLE, PA 16258

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

PFS Corporation
Northeast Region
APPROVED
H Raup – 3
4/20/16
Approval limited to Factory Built Portion

MODIFICATIONS

TITLE:
SECOND FLOOR FLOOR PLAN

MODEL:
Q-26147
LIVINGSTON

DATE: 04-20-16	SCALE: NTS
DRAWN BY: CJH	CHECKED BY:
BUILDER: AGB CONSTRUCTION	
CUSTOMER: SPEC	
STATE: MASS	
WIND: 100 MPH	
ROOF: 7/12 16" O.C. 40PSF	
FLOOR: 2x10 SPF#2 @ 16" O.C.	
FILENAME: Q-26147	
SHEET NO.: AP-101	
PAGE: 1 OF 13	

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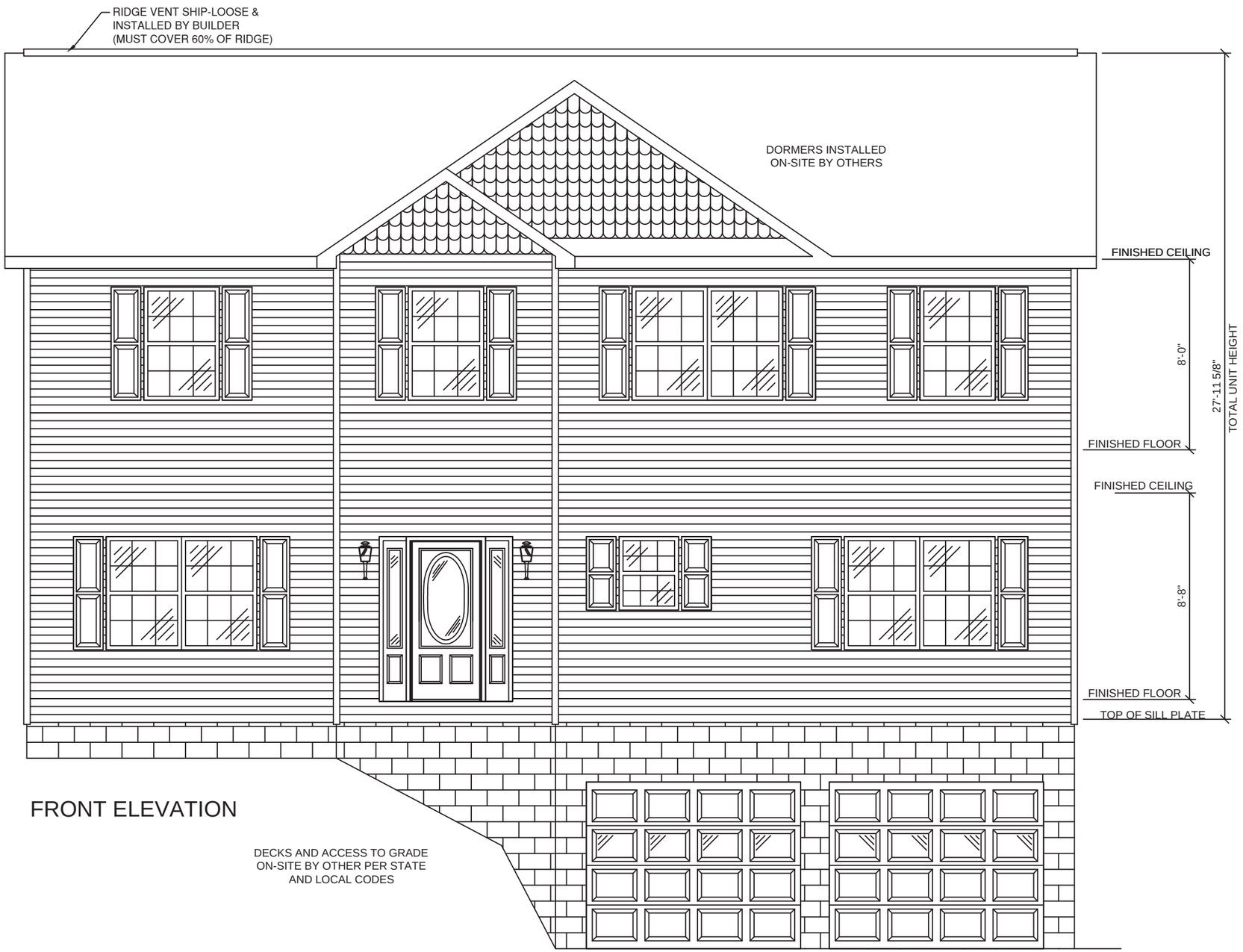
4/20/2016 9:23:51 AM, chauserman

ELEVATION FOR ILLUSTRATION ONLY NOT TO BE SCALED

REV 4-19-16

NOTES:
1. EXTERIOR LIGHTS ARE SHIPPED LOOSE FOR FIELD INSTALLATION BY OTHERS TO PRE-WIRED BOX.
2. SIDING FOR ENDS IS SHIPPED LOOSE FOR FIELD INSTALLATION BY OTHERS.
3. STOOPS, STAIRS, HANDRAILS, GUTTERS, DOWNSPOUTS AND SPLASH BLOCKS ARE FURNISHED AND INSTALLED BY OTHERS IN ACCORDANCE WITH STATE AND LOCAL CODES.
4. SIDING SHOWN IS 4/4 VINYL, VENTED VINYL SOFFIT & ALUMINUM FACIA
5. VINYL SHUTTERS ARE OPTIONAL
6. THE NUMBER OF WINDOWS WILL VARY ACCORDING TO INDIVIDUAL FLOOR PLAN.
7. MASONRY VENEER OR OTHER FOUNDATION SIDING IS FURNISHED AND INSTALLED BY OTHERS.
8. BOTTOM ROW OF SIDING IS SHIPPED LOOSE AND INSTALLED BY BUILDER ON SITE



FRONT ELEVATION

New Era building systems
CHAMPION HOME BUILDERS DIV. 270
451 SOUTHERN AVE. STRATTANVILLE, PA 16258

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

PFS Corporation
Northeast Region
APPROVED
H Raup – 3
4/20/16
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MODIFICATIONS

TITLE: FRONT ELEVATION

MODEL: Q-26147
LIVINGSTON

DATE: 04-20-16	SCALE: NTS
DRAWN BY: CJH	CHECKED BY:
BUILDER: AGB CONSTRUCTION	
CUSTOMER: SPEC	
STATE: MASS	
WIND: 100 MPH	
ROOF: 7/12 16" O.C. 40PSF	
FLOOR: 2x10 SPF#2 @ 16" O.C.	
FILENAME: Q-26147	
SHEET NO.: AE-101	
PAGE: 2 OF 13	

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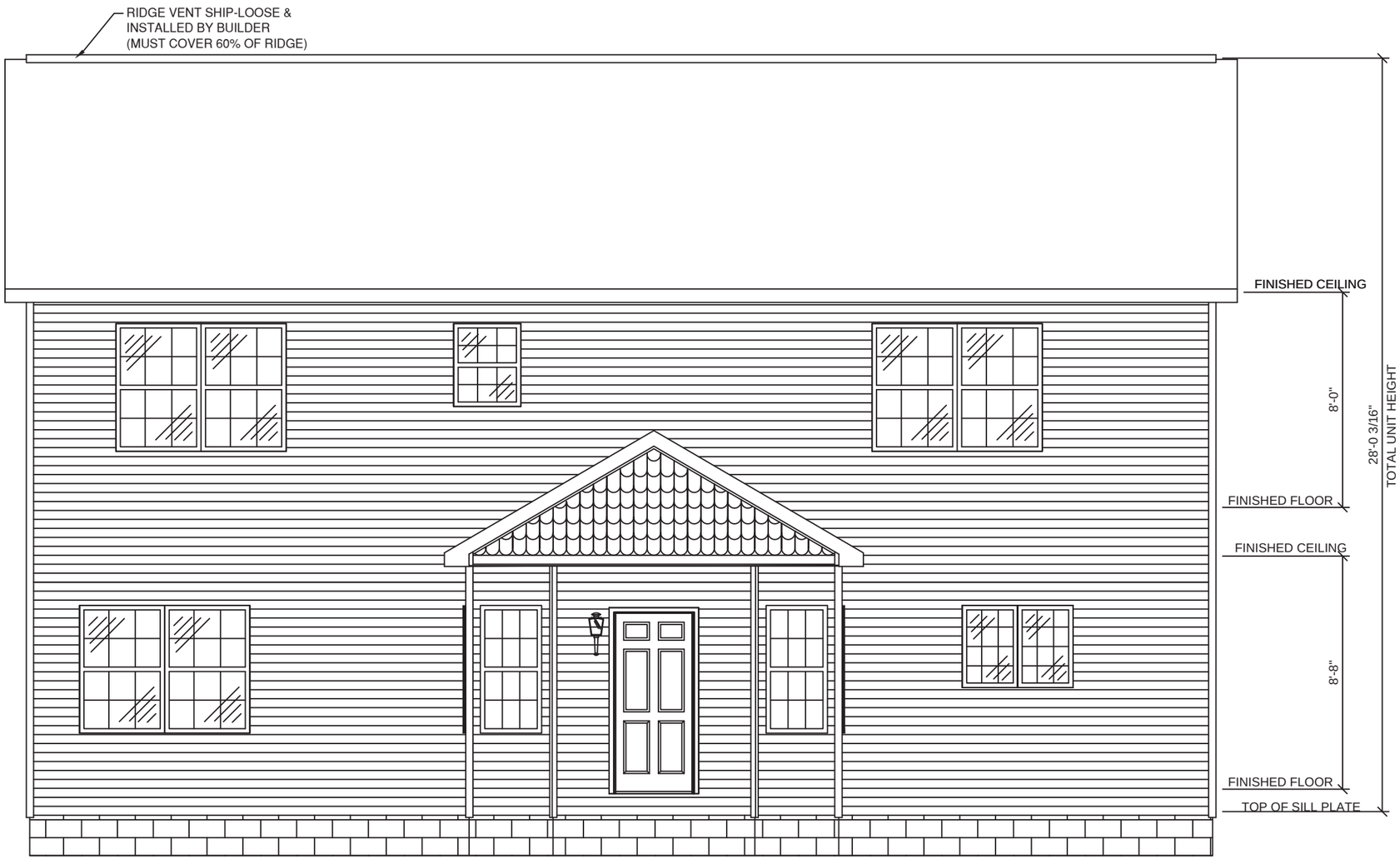

REAR ELEVATION

DECKS AND ACCESS TO GRADE ON-SITE BY OTHER PER STATE AND LOCAL CODES

New Era building systems
CHAMPION HOME BUILDERS DIV. 270
451 SOUTHERN AVE. STRATTANVILLE, PA 16258

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

PFS Corporation
Northeast Region
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MODIFICATIONS

TITLE: REAR ELEVATION

MODEL: Q-26147
LIVINGSTON

DATE: 04-20-16	SCALE: NTS
DRAWN BY: CJH	CHECKED BY:
BUILDER: AGB CONSTRUCTION	
CUSTOMER: SPEC	
STATE: MASS	
WIND: 100 MPH	
ROOF: 7/12 16" O.C. 40PSF	
FLOOR: 2x10 SPF#2 @ 16" O.C.	
FILENAME: Q-26147	
SHEET NO.: AE-102	
PAGE: 2 OF 13	

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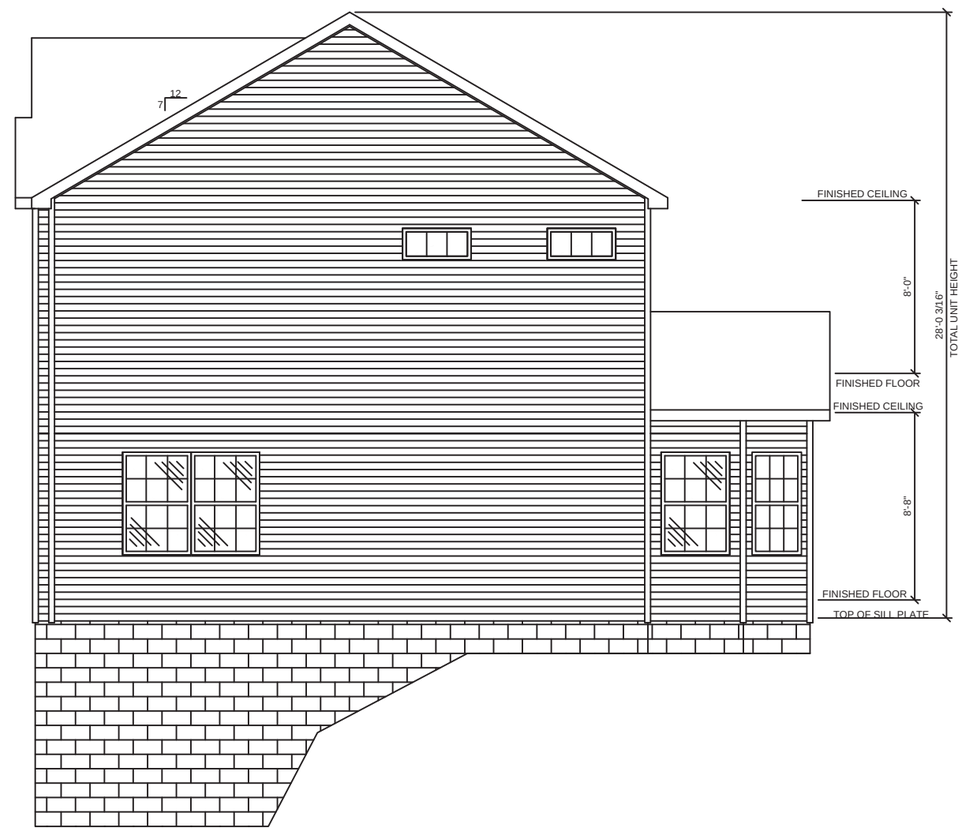

New Era building systems
CHAMPION HOME BUILDERS DIV. 270
451 SOUTHERN AVE. STRATTANVILLE, PA 16258

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

PFS Corporation
Northeast Region
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4/20/16
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MODIFICATIONS

TITLE:
SIDE ELEVATIONS

MODEL:
Q-26147
LIVINGSTON

DATE: 04-20-16	SCALE: NTS
DRAWN BY: CJH	CHECKED BY:
BUILDER: AGB CONSTRUCTION	
CUSTOMER: SPEC	
STATE: MASS	
WIND: 100 MPH	
ROOF: 7/12 16" O.C. 40PSF	
FLOOR: 2x10 SPF#2 @ 16" O.C.	
FILENAME: Q-26147	
SHEET NO.: AE-103	
PAGE: 2 OF 13	

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