Zoning Table

#7A HALF MOON STREET - 1 FAMILY (TYPE E)

Zoning Tables
Dimensional Requirements 3F-5000

<table>
<thead>
<tr>
<th>Proposed Lot Area, sf</th>
<th>Lot Width, ft</th>
<th>Lot Frontage, ft</th>
<th>F/A/R (Max.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2500 sf</td>
<td>50</td>
<td>50</td>
<td>0.8</td>
</tr>
</tbody>
</table>

Building height (stories)
3

Building height (feet)
35'-0" 29'-5" Grade @ Sidewalk

Usable Open Space per Dwelling Unit
650 sf

Front Yard Depth, ft
20

Side Yard Depth, ft (L)-0.0 (R)-13.39

Rear Yard Depth, ft
28.38

Existing Non-conforming Section 50-44, Paragraph 7 - Side Yards of Certain Narrow Lots. A lot narrower than (50) feet shall have (2) inches deducted from the side yard for each foot below (50) feet. Average yard width = 31.27'. Modified side yard setback = 10' - ((50-31.27) * 0.17') = 6.82'

Existing Non-conforming Section 50-44, Paragraph 11 - Rear Yards of Certain Shallow Lots. A lot shallower than (100) feet shall have (6) inches deducted from the rear yard for each foot below (100) feet. Lot depth = 89.98'. Modified side yard setback = 30' - ((100-89.98) * 0.5') = 24.99'

Traffic Visibility Across Corner
No structures or plantings interfering with traffic visibility within a triangular area formed by abutting street lines, 30 feet distant from corner.

Rear yard Max. Occ. by Accessory Buildings
225

N/A

Plan of Land

BY

BOSTON, MASSACHUSETTS

7A HALF MOON STREET

CM ABBEY ENGINEERING, PLLC

PLAN OF LAND

IN

BOSTON, MASSACHUSETTS

7A HALF MOON STREET

G subsequent services.

MENABACK ENGINEERING SERVICES

PLANS

2020 MASSACHUSETTS

0000305000

REVISED 5/20/2020

CERTIFIED COPY IN

NOT TO SCALE
1. Area of water intake slots 66.6 sq in
2. Water flow capacity 224.1 GPM (Slope 0.3%) - 1293.9 GPM (Slope 10%)

**Art. 080434**

**Drive Plastic Drainage Set 4"**

**Sheet Weight (lb)**

**30.37**

**Sheets 1**

**Size**

<table>
<thead>
<tr>
<th>6</th>
<th>1</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>4&quot;</td>
<td>39</td>
<td>3</td>
</tr>
<tr>
<td>40</td>
<td>18</td>
<td>4</td>
</tr>
<tr>
<td>918</td>
<td>9</td>
<td>7</td>
</tr>
<tr>
<td>978</td>
<td>9</td>
<td>7</td>
</tr>
<tr>
<td>984</td>
<td>4</td>
<td>3</td>
</tr>
</tbody>
</table>

**FINISHED GRADE**

**NATURALLY COMPACTED**

**NATIVE FILL**

**RECHARGER 180 HD CHAMBER**

4 OZ. NON-WOVEN FILTER FABRIC TO BE PLACED DIRECTLY OVER CHAMBER. FILTER FABRIC TO BE WRAPPED AT LEAST 2 FEET [0.62 m] BENEATH INLET PIPE.

**STANDARTPARK 4" (D400)**

**TRENCH DRAIN (OR EQUAL) w/ 18" SUMP**

**MIN. 95% COMPACTED FILL**

**CULTEC NO. 410 NON-WOVEN GEOTEXTILE AROUND STONE. TOP AND SIDES MANDATORY, BOTTOM PER ENGINEER'S DESIGN PREFERENCE**

**PAVEMENT OR FINISHED GRADE**

**1-2 INCH [25-50 mm] WASHED, CRUSHED STONE SURROUNDING CHAMBERS**

**HVLV FC-24 FEED CONNECTOR**

**WHERE SPECIFIED**

**RECHARGER 180 HD**

**HEAVY-DUTY CHAMBER**

**TRAFFIC RATED**

**CULTEC NO. 4800 WOVEN GEOTEXTILE (FOR SCOUR PROTECTION)**

TO BE PLACED BENEATH INTERNAL MANIFOLD FEATURE AND BENEATH ALL INLET/OUTLET PIPES.

**INSPECTION PORT**

4" ADS INLET PERFORATED PIPE.
NEW SINGLE FAMILY HOME - ATTACHED DUPLEX
DND - TYPE E

7A HALF MOON STREET
BOSTON, MA

DESCRIPTION OF THE WORK:

THE WORK ENTAILS INSTALLATION OF A NEW DND - TYPE "E" STRUCTURE

SITE PLAN NOTES:

1. SEE CITY OF BOSTON ASSESSOR'S PARCEL DESCRIPTOR FOR LOTS
2. SIDE YARDS AT 35'-0" @ 2813 sq ft
3. REAR YARDS AT 28.34' @ 2813 sq ft

LIST OF DRAWINGS:

A-0.0 COVER PAGE/SITE PLAN
A-1.0 BASEMENT & FIRST FLOOR PLANS
A-1.1 SECOND & ATTIC FLOOR PLANS
A-2.0 ROOF PLAN
A-2.1 FRONT & LEFT ELEVATIONS
A-2.2 REAR & RIGHT ELEVATIONS
S-1.0 FOUNDATION & FIRST FLOOR FRAMING PLANS
S-1.1 SECOND FLOOR & ATTIC FRAMING PLANS
S-1.2 ROOF FRAMING PLAN
E-1.0 ELECTRICAL - GENERAL NOTES
E-1.1 BASEMENT & FIRST FLOOR ELECTRICAL PLANS
E-1.2 SECOND FLOOR & THIRD FLOOR ELECTRICAL PLANS
T-1.0 SYMBOLS, SYSTEMS, ABBREVIATIONS & GENERAL NOTES
G-1.1 KITCHEN ELEVATION AND DETAILS
G-2.0 DOOR SCHEDULE, DOOR / WINDOW DETAILS
G-3.0 ROOM FINISH SCHEDULE & PARTITION TYPES
G-4.0 WALL SECTIONS
G-5.0 TYPICAL DETAILS
G-5.1 TYPICAL DETAILS
CUTTERS AT ALL EAVES, TYP. ONE DOWN SPOUT AT EACH CORNER AND ONE PER PORCH. EXTENSIONS (4') AND SPLASH BLOCK AT EACH DOWN SPOUT.

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

FIBER CEMENT HARDI-PLANK CLAPBOARD W/ 4" EXPOSURE (ALL TRIM TO BE HARDI), TYP. FOR ALL EXTERIOR SIDING
ARCHITECTURAL ASPHALT SHINGLES, TYP. @ ALL BAYS U.N.O.
WOOD STAIRS & RAILING
SQUARE BALUSTERS
10" ROUND WOOD COLUMN WITH BASE & CAPITAL
1x8 FRIEZEBOARD
METAL DRIP EDGE
5/4" x 8" CORNERBOARD, TYP.
METAL STEP FLASHING AT ALL ROOF WALL INTERSECTIONS - TYP. METAL FLASHING OVER ALL WINDOW & DOOR HORIZONTAL TRIM TYP.
5" GUTTER & DOWNSPOUT, TYP.

EXTERIOR ELEVATION - LEFT
1/4" = 1'-0"

ARCHITECTS ENGINEERS
CMK
02/12/2018
RWC
CMK
CHRISTOPHER M. KIRBY, PE
MA PE LICENSE No. 41662
EXPIRES 6/30/2020
CKIRBY83@GMAIL.COM
BOSTON, MA
7A HALF MOON STREET
7B HALF MOON STREET
(LEFT SIDE)
(LEFT SIDE)
UNIT TYPE E
SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

UNIT TYPE E
THIRD FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

BRIDGING @ MID-SPAN, TYP.
(2x) 2x8
(2x) 2x10
2x10s @ 16" O.C.
TYP. U.N.O.
(2x) 1-3/4" x 9-1/2" LVL
BAY RAFTERS:
2x8s @ 16" O.C.
NOTE: STRUCTURAL POSTS UNDER ALL LVLs, TYP. ALL UNITS
(2x) 2x8
(2x) 2x8
(2x) 2x10
(2x) 1-3/4" x 9-1/2" LVL
(2x) 2x10, TYP. @ EXTERIOR DOORS
2x8 LEDGER ATTACHED TO OUTSIDE FACE OF EXTERIOR WALL
2x8 LEDGER ATTACHED TO OUTSIDE FACE OF EXTERIOR WALL
4
G-4.1
1
G-4.0
1
G-4.0
2
G-4.1
SIM.
LEFT ELEV
RIGHT ELEV
FRONT ELEV
REAR ELEV
7A HALF MOON STREET
(RIGHT SIDE)
7A HALF MOON STREET
(RIGHT SIDE)
UNIT TYPE E
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

1.山谷侧墙的平面应为10'-0"。山谷墙的宽度应为1'-0"。
2.山谷侧墙的平面应为10'-0"。山谷墙的宽度应为1'-0"。
3.山谷侧墙的平面应为10'-0"。山谷墙的宽度应为1'-0"。
4.山谷侧墙的平面应为10'-0"。山谷墙的宽度应为1'-0"。
5.山谷侧墙的平面应为10'-0"。山谷墙的宽度应为1'-0"。
6.山谷侧墙的平面应为10'-0"。山谷墙的宽度应为1'-0"。
7.山谷侧墙的平面应为10'-0"。山谷墙的宽度应为1'-0"。
8.山谷侧墙的平面应为10'-0"。山谷墙的宽度应为1'-0"。
9.山谷侧墙的平面应为10'-0"。山谷墙的宽度应为1'-0"。
10.山谷侧墙的平面应为10'-0"。山谷墙的宽度应为1'-0"。

7A HALF MOON STREET
BOSTON, MA

ARCHITECTS ENGINEERS
CMK
05/24/2018
RWC
CMK

CHRISTOPHER M. KIRBY, PE
MA PE LICENSE No. 41662
EXPIRES 6/30/2020
CKIRBY83@GMAIL.COM

BOSTON, MA
7A HALF MOON STREET
(RIGHT SIDE)
### FIXTURE SCHEDULE

<table>
<thead>
<tr>
<th>ITEM</th>
<th>MANUFACTURER</th>
<th>CATALOG NUMBER</th>
<th>VOLT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>PROGRESS</td>
<td>P2851-09</td>
<td>120V</td>
<td>2'X2' OR 2'X4' FLUORESCENT LIGHT FIXTURE</td>
</tr>
<tr>
<td>2</td>
<td>PROGRESS</td>
<td>P3688-09</td>
<td>120V</td>
<td>1'X4' FLUORESCENT WALL/CEILING MOUNTED FIXTURE</td>
</tr>
<tr>
<td>3</td>
<td>PROGRESS</td>
<td>P6163-09WB</td>
<td>120V</td>
<td>WALL MOUNTED LIGHT FIXTURE</td>
</tr>
<tr>
<td>4</td>
<td>PROGRESS</td>
<td>P3408-09</td>
<td>120V</td>
<td>CEILING MOUNTED LIGHT FIXTURE</td>
</tr>
<tr>
<td>5</td>
<td>PROGRESS</td>
<td>P3410-09</td>
<td>120V</td>
<td>SINGLE POLE LIGHT SWITCH</td>
</tr>
<tr>
<td>6</td>
<td>PROGRESS</td>
<td>P3223-09WB</td>
<td>120V</td>
<td>THREE-WAY LIGHT SWITCHES</td>
</tr>
<tr>
<td>7</td>
<td>PROGRESS</td>
<td>P6017-84</td>
<td>120V</td>
<td>DIMMER SWITCH MINIMUM 1000W OR AS REQUIRED PER CIRCUIT</td>
</tr>
<tr>
<td>8</td>
<td>PROGRESS</td>
<td>P3688-09</td>
<td>120V</td>
<td>DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER 8&quot; ABOVE COUNTER TO CENTERLINE</td>
</tr>
<tr>
<td>9</td>
<td>PROGRESS</td>
<td>P3223-09WB</td>
<td>120V</td>
<td>DUPLEX RECEPTACLE, 120V, 18&quot; AFF., ONE OUTLET SWITCHED</td>
</tr>
<tr>
<td>10</td>
<td>PROGRESS</td>
<td>P6017-84</td>
<td>120V</td>
<td>120V DOUBLE DUPLEX CONVENIENCE RECEPTACLE</td>
</tr>
<tr>
<td>11</td>
<td>PROGRESS</td>
<td>P3688-09</td>
<td>120V</td>
<td>DUPLEX RECEPTACLE, 120V, WALL MOUNTED</td>
</tr>
<tr>
<td>12</td>
<td>PROGRESS</td>
<td>P3688-09</td>
<td>120V</td>
<td>TELEPHONE JACK COMPLETE W/JACK AND COVER, WALL MOUNTED @ 4'-0&quot; A.F.F)</td>
</tr>
<tr>
<td>13</td>
<td>PROGRESS</td>
<td>P6017-84</td>
<td>120V</td>
<td>MOTOR</td>
</tr>
<tr>
<td>14</td>
<td>PROGRESS</td>
<td>P6017-84</td>
<td>120V</td>
<td>SYSTEM TYPE SMOKE DETECTOR - DBEC</td>
</tr>
<tr>
<td>15</td>
<td>PROGRESS</td>
<td>P6017-84</td>
<td>120V</td>
<td>DUCT SMOKE DETECTOR W/REMOTE TEST SWITCH - DBEC</td>
</tr>
<tr>
<td>16</td>
<td>PROGRESS</td>
<td>P6017-84</td>
<td>120V</td>
<td>HEAT DETECTOR - DBEC</td>
</tr>
<tr>
<td>17</td>
<td>PROGRESS</td>
<td>P6017-84</td>
<td>120V</td>
<td>MOTOR System TYPE SMOKE DETECTOR - DBEC</td>
</tr>
<tr>
<td>18</td>
<td>PROGRESS</td>
<td>P6017-84</td>
<td>120V</td>
<td>FIRE ALARM AUDIO/VISUAL UNIT. MTD. @ 6'-8&quot; AFF - DBEC</td>
</tr>
<tr>
<td>19</td>
<td>PROGRESS</td>
<td>P6017-84</td>
<td>120V</td>
<td>FIRE ALARM MINI HORN - DBEC</td>
</tr>
<tr>
<td>20</td>
<td>PROGRESS</td>
<td>P6017-84</td>
<td>120V</td>
<td>JUNCTION BOX - DBEC</td>
</tr>
<tr>
<td>21</td>
<td>PROGRESS</td>
<td>P6017-84</td>
<td>120V</td>
<td>FIRE ALARM ANNUNCIATOR - DBEC</td>
</tr>
<tr>
<td>22</td>
<td>PROGRESS</td>
<td>P6017-84</td>
<td>120V</td>
<td>FIRE ALARM CONTROL PANEL - DBEC</td>
</tr>
</tbody>
</table>

### MECHANICAL SYSTEMS

#### HEATING/COOLING SYSTEM

1. **HOT WATER SYSTEM**
   - GAS DOMESTIC HOT WATER SYSTEM - INSTANTANEOUS GAS DHW SYSTEM OF 85 OR MORE.

#### HOT WATER SYSTEM

- PROVIDE ENERGY RECOVERY SYSTEM (HR) OF FURNANCE.
- SHUTOFF VALVE OF RECOVERY UNIT TO 6" C.W.O.T THAT MEETS THE 0.5 G.P.M STANDARD FOR WATER HEATING.
- COMPRESSOR SIZE OF 100% OR GREATER.

#### PLUMBING

- WATER SENSE (EPA) FOR ALL INTERIOR PLUMBING DEVICES.
- USE DESIGNER APPLIANCES.