

PREPARED FOR:
OWNER OF RECORD:
PATRICK J. CURRAN
102 NEPONSET AVENUE
HYDE PARK, MA 02136

REFERENCES:
DEED: BK 57609; PG 125
PLAN: BK 5028; PG 320
LCC: 13695-A

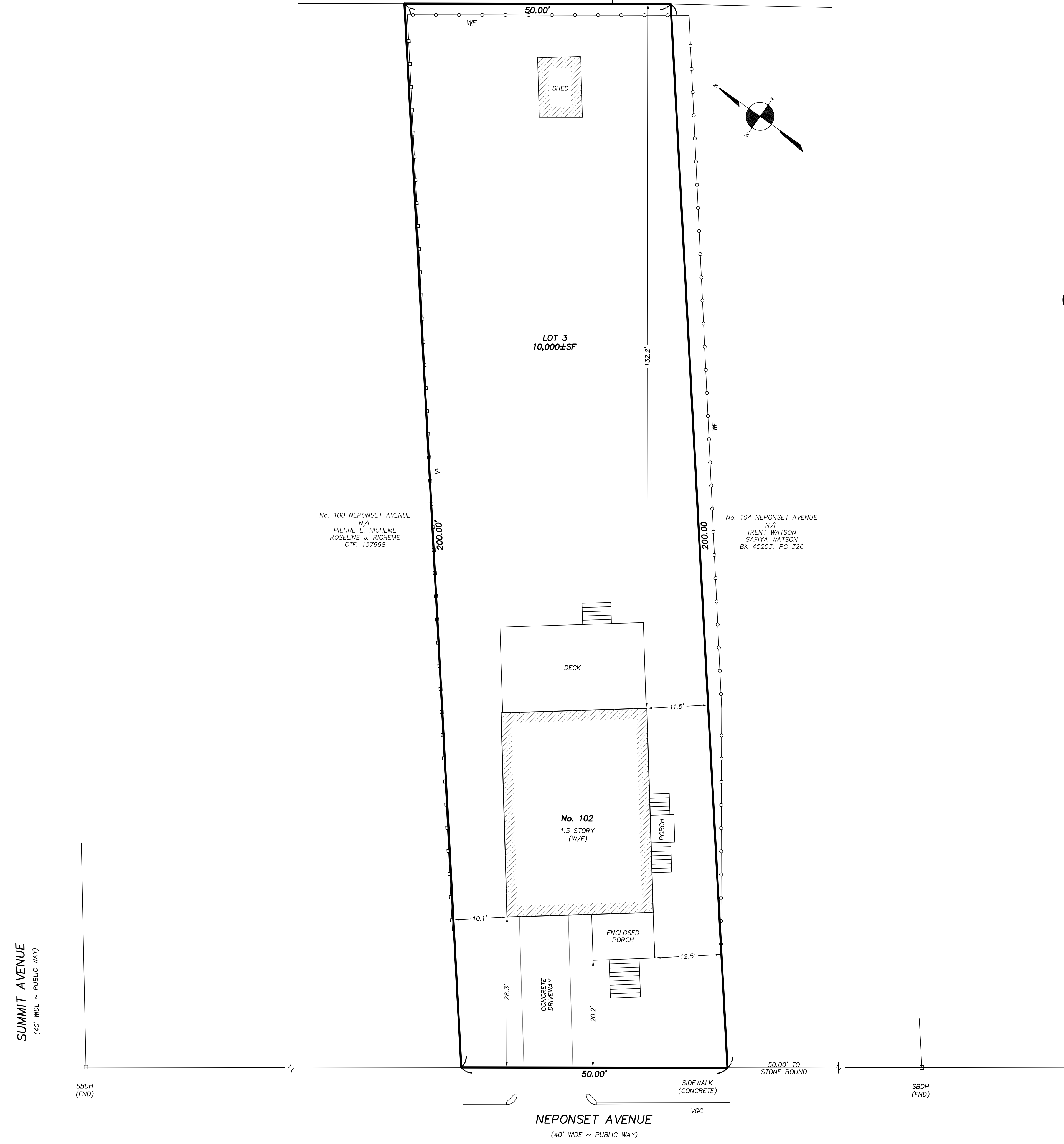
NOTES:
PARCEL ID: 1810399000

No. 111 WILLIAMS AVENUE
N/F
KENNETH J. MCCARRON
BK 22578; PG 193

No. 115 WILLIAMS AVENUE
N/F
OLGA S. HERASME
BK 54005; PG 241

No. 100 NEPONSET AVENUE
N/F
PIERRE E. RICHEME
ROSELINE J. RICHEME
CTF. 137698

No. 104 NEPONSET AVENUE
N/F
TRENT WATSON
SAFIYA WATSON
BK 45203; PG 326



CERTIFIED PLOT PLAN
LOCATED AT
102 NEPONSET AVENUE
HYDE PARK, MA
DATE: AUGUST 19, 2022 SCALE: 1.0 INCH = 10.0 FEET

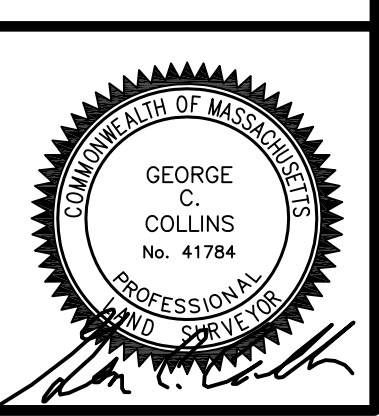
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF AUGUST 16, 2022 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25025C01761
EFFECTIVE DATE: 03/16/2016

SUMMIT AVENUE
(40' WIDE ~ PUBLIC WAY)

NEPONSET AVENUE
(40' WIDE ~ PUBLIC WAY)

FIELD:	D-T
DRAFT:	NPP
CHECK:	GCC
DATE:	08/19/22
JOB #	22-00406



PREPARED FOR:
OWNER OF RECORD:
PATRICK J. CURRAN
102 NEPONSET AVENUE
HOYE PARK, MA 02136

REFERENCES:
DEED: BK 57609; PG 125
PLAN: BK 5028; PG 320
LCC: 13695-A

NOTES:
PARCEL ID: 1810399000

No. 111 WILLIAMS AVENUE
N/F
KENNETH J. MCCARRON
BK 22578; PG 193

No. 115 WILLIAMS AVENUE
N/F
OLGA S. HERASME
BK 54005; PG 241

No. 100 NEPONSET AVENUE
N/F
PIERRE E. RICHEME
ROSELINE J. RICHEME
CTF. 137698

No. 104 NEPONSET AVENUE
N/F
TRENT WATSON
SAFIYA WATSON
BK 45203; PG 326

SUMMIT AVENUE
(40' WIDE ~ PUBLIC WAY)

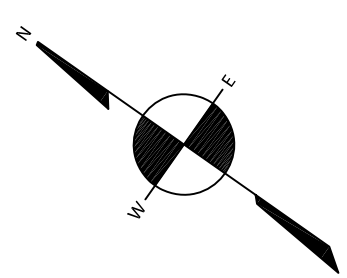
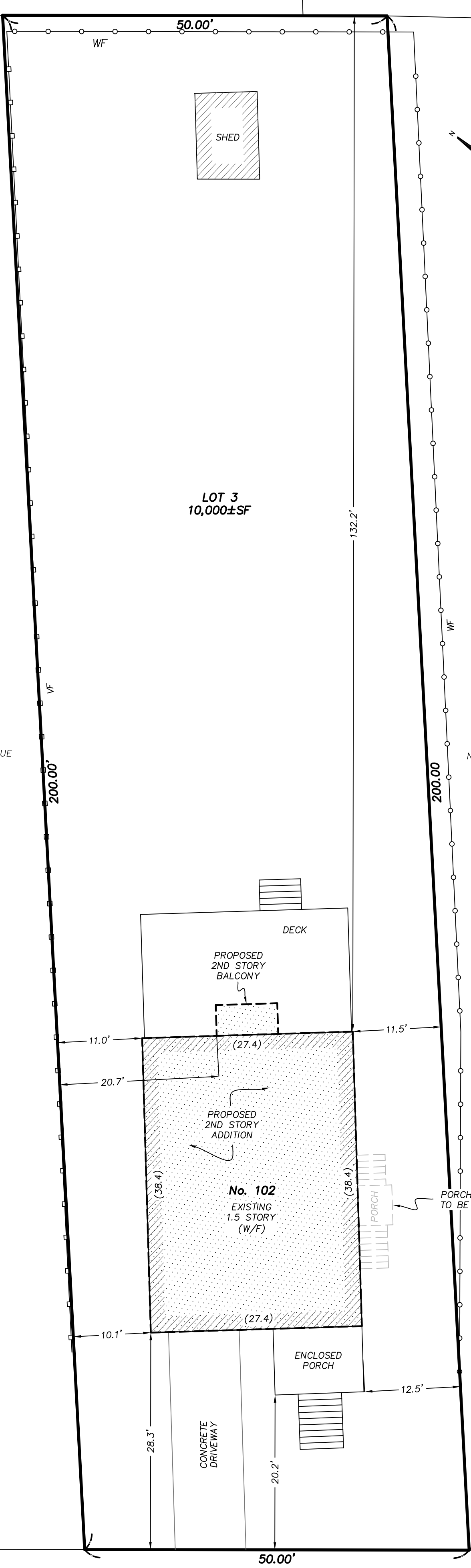
NEPONSET AVENUE
(40' WIDE ~ PUBLIC WAY)

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF AUGUST 16, 2022 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25025C01761
EFFECTIVE DATE: 03/16/2016

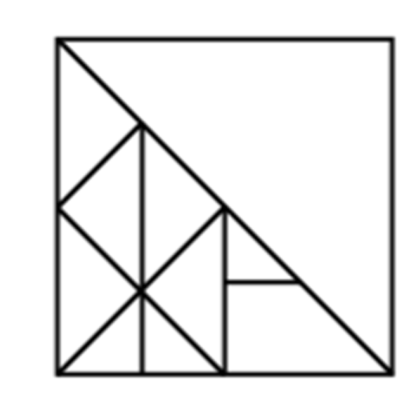
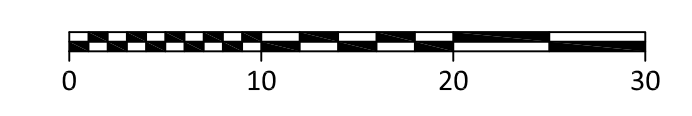
SBDH (FND)

SBDH (FND)



CERTIFIED PLOT PLAN
LOCATED AT
102 NEPONSET AVENUE
HYDE PARK, MA

DATE: AUGUST 29, 2022 SCALE: 1.0 INCH = 10.0 FEET



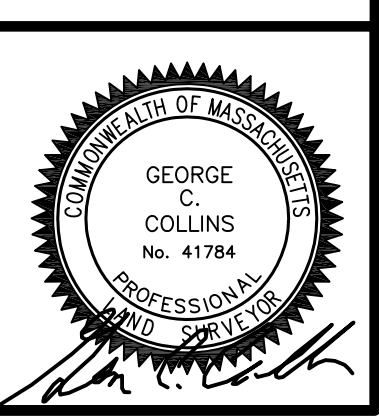
APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY

SIGNATURE *M. Cannizzo*

04/27/2023

Approved pursuant to Article 80E for projects located in a Neighborhood Design Overlay District.

FIELD:	D-T
DRAFT:	NPP
CHECK:	GCC
DATE:	08/29/22
JOB #	22-00406



GENERAL NOTES:

CONTRACTOR RESPONSIBILITY- CONTRACTOR IS SOLELY RESPONSIBLE FOR:

- VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS.
- ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.
- OBTAINING AND PAYING FOR ALL PERMITS.
- PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES.
- CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS.
- SCHEDULING AND SEQUENCING.
- CONSTRUCTION MEANS, METHODS AND TECHNIQUES
- MAINTAINING DRAWINGS AND PERMITS ON SITE.
- JOB SITE SAFETY
- COORDINATION BETWEEN TRADES, AND SUPPLIERS.
- PROVIDE SCHEDULE TO OWNER AND ARCHITECT.
- PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT.
- TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- SITE CLEANLINESS AND CONFORMANCE TO NFPA 241 REQUIREMENTS.
- REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
- GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

REVIEW OF WORK BY DESIGNERS-

CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.

CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:

- POURING CONCRETE
- INSULATING
- INSTALLING DRYWALL
- FINAL INSPECTION

SHOP DRAWINGS-

ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD.

GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS, PRIOR TO SUBMITTING TO ARCHITECT OR ENGINEER.

NON SUBMISSION DOES NOT CONSTITUTE APPROVAL OF ANY WORK.

NO EXCEPTIONS TAKEN DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING ANY OTHER WORK ON THE DRAWINGS.

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNERS' REVIEW TIME.

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A CHANGE.

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS.

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS.

CONTRACTOR TO ENSURE MATERIALS AND ASSEMBLIES ARE COMPATIBLE AND ACCEPTABLE TO THE MANUFACTURER. ALL ASSEMBLY MATERIALS SHALL BE FROM A SINGLE SOURCE AS MUCH AS POSSIBLE.

REQUEST FOR INFORMATION -

ONLY RFI'S SENT THROUGH BY THE OWNER AND AWARDED CONTRACTOR WILL BE ANSWERED. SUBCONTRACTORS MUST SUBMIT RFI'S THROUGH THE GENERAL CONTRACTOR.

BIDDING PHASE - OWNER AND AWARDED CONTRACTOR ARE RESPONSIBLE FOR COMPILING AND AGGREGATING RFI'S AND SUBMITTING TO THE ARCHITECT OR DESIGNER AT ONE TIME ONLY. ARCHITECT OR DESIGNER HAS ONE WEEK TO RESPOND. QUESTIONS MUST BE COMPLETE, NOT PIECEMEAL AND SHOULD BE SUBMITTED BY CSI DIVISION.

CHANGE ORDERS-

CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.

DESIGNER SHALL BE NOTIFIED OF ANY CHANGE TO THE DRAWINGS, UNFORESEEN FIELD CONDITIONS OR DISCREPANCIES PRIOR TO PERFORMING WORK.

ANY PROPOSED CHANGES SHALL BE ACCOMPANIED WITH A WRITTEN DESCRIPTION OR A SKETCH FOR CLARIFICATION.

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMING WORK.

CHANGE ORDERS SHALL BE PRICED EITHER LUMP SUM OR UNIT PRICE OR TIME AND MATERIALS.

ANY SUBSTITUTION REQUEST SHALL BE MADE VIA CHANGE ORDER, AND NOT VIA SHOP DRAWINGS UNLESS AGREED TO.

ANY CHANGE SHALL STATE THE CREDIT OR COST ADD AND/OR ANY CHANGE TO THE SCHEDULE.

REQUISITIONS-

ANY REQUISITION REQUIRED TO BE SIGNED BY THE ARCHITECT SHALL BE SUBMITTED A MINIMUM OF ONE WEEK PRIOR TO BEING SUBMITTED TO THE BANK FOR REVIEW.

CONTRACTOR SHALL PROVIDE RECEIPTS AND INSURANCE CERTIFICATES FOR ANY MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

WOOD NOTES:

- ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
- ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A MINIMUM:
FB=875 PSI, FV=135 PSI, E=1,300,000 PSI.
- ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-0" O.C.
- ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-0" O.C. MAXIMUM.
- PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
- PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
- PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
- PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
- PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
- PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWB" STRAP, OR EQUAL.
- ALL BUILT-UP BEAMS SHALL BE BOLTED WITH 1/2" Ø THRU BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

WOOD LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows;or as noted on drawings.

Span of opening:	Size: 2x6 studs	Size: 2x4 studs
less than 4'-0"	3 - 2x4	2 - 2x4
up to 6'-0"	3 - 2x6	2 - 2x6
up to 8'-0"	3 - 2x8	2 - 2x8
up to 10'-0"	3 - 2x10	2 - 2x10

DESIGN CRITERIA:

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE NINTH EDITION OF THE MASSACHUSETTS BUILDING CODE.

DESIGN LIVE LOAD = 40 POUNDS PER SQUARE FOOT - FLOORS

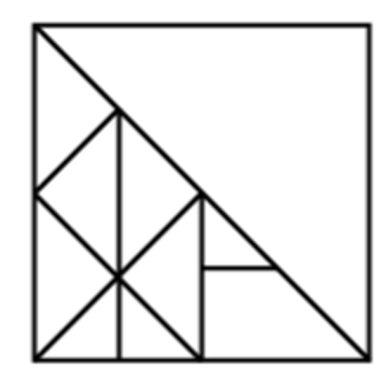
- PRIVATE DECK

DESIGN SNOW LOAD = 40 POUNDS PER SQUARE FOOT WITH SNOW DRIFT WHERE APPLICABLE.

WIND LOAD = 128 MILES PER HOUR

SEISMIC: Ss = 0.217
S1 = 0.069

ALL LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI.



APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY

SIGNATURE *M. Cannizzo*

04/27/2023

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE DESIGNING ARCHITECT OR STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. ANY SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM IS DESIGNED BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. IT SHALL BE THE CONTRACTORS OR OWNERS' RESPONSIBILITY TO DETERMINE SUITABLE SOIL CONDITIONS AND VERIFY THE BEARING PRESSURE. IF A SUITABLE SOIL THAT CAN WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

PROPOSED ADDITION 102 NEPONSET AVE HYDE PARK, MASSACHUSETTS

ZONING CODE ANALYSIS 102 NEPONSET

Governing Article: Article 69
Subdistrict: 1F-9000

Use Regulations: Section Table	
Existing	Proposed
1 family detached	1 family detached
	allowed

Dimensional Regulations: Table

	Code Requirement	Existing Condition	Proposed Project	Notes
Lot Area Minimum	9000			
Min Lot Area for Additional Units	NA			
Total Required Lot Size	9000	10000	10000	No Change
Min Required Lot Width and Frontage	70	50	50	No Change/ Existing Non-Conforming
Max FAR	0.3	1126/10000= .11	2166/10000= .22	
Max Building Height / Stories	35/ 2.5 STORIES	17.67'/ 1 STORy	29'/ 2 STORIES	
Usable Open Space	1800	8381	8381	No Change
Min Front Yard	modal/ 25'	modal	modal	No Change
Min Side Yard	10-7.5'	See 69-30-6 for narrow lot reduc	10.1/11.5	10.1/11.5 69-30-6 ALLOWS SIDE YARD TO BE REDUCED BY 2.5' TO 7.5' MIN
Min Rear Yard	40'	130' +	130' +	
Max Use of Rear Yard	25%	2%	2%	No Change

Overlays:	Parking:
NDOD	REQUIRED 2.0
	EXISTING 2 (TANDOM)
	NO CHANGE

Other Non-Dimensional Zoning Issues:

--	--

KEY

- ☉ SMOKE DETECTOR
- ☊ HEAT DETECTOR
- ☋ CARBON MONOXIDE DETECTOR
- ◇ 1 HOUR WALL (SEE W.T. 1/A-3.1)
- ◇ 1 HOUR WALL (SEE W.T. 1S/S-2.2)
- ⊠ FAN
- ⊙ 45 MIN. DOOR
- ⊙ 1-1/2 HOUR DOOR
- 1 1 HOUR CLG. ABOVE (SEE C.T. 1/A-3.1)
- ☉ FIRE EXTINGUISHER

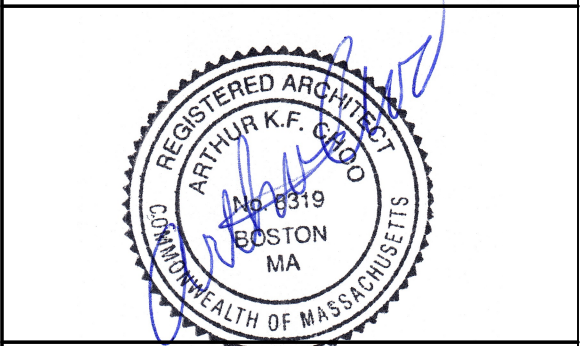
**NO FORESEEN VIOLATIONS-
BPDA DESIGN REVIEW
REQUIRED FOR NDOD**

CODE SUMMARY
EX'G TYPE 5B CONSTRUCTION (REMAINS)
EXISTING 1 STORY
PROPOSED 2 STORIES
R-3 USE GROUP (1 FAMILY)

Location
PROPOSED ADDITION
102 NEPONSET AVE
HYDE PARK, MASS

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



No.	Revision Date
**	

Project No: 2022009
Scale: AS NOTED
Date: 02-04-2022
Drawn By: SL

Drawing Name
COVER SHEET

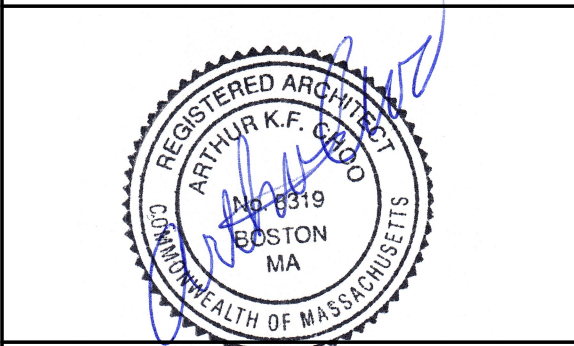
Sheet No.
A-0

Violations



Location
PROPOSED ADDITION
102 NEPONSET AVE
HYDE PARK, MASS

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

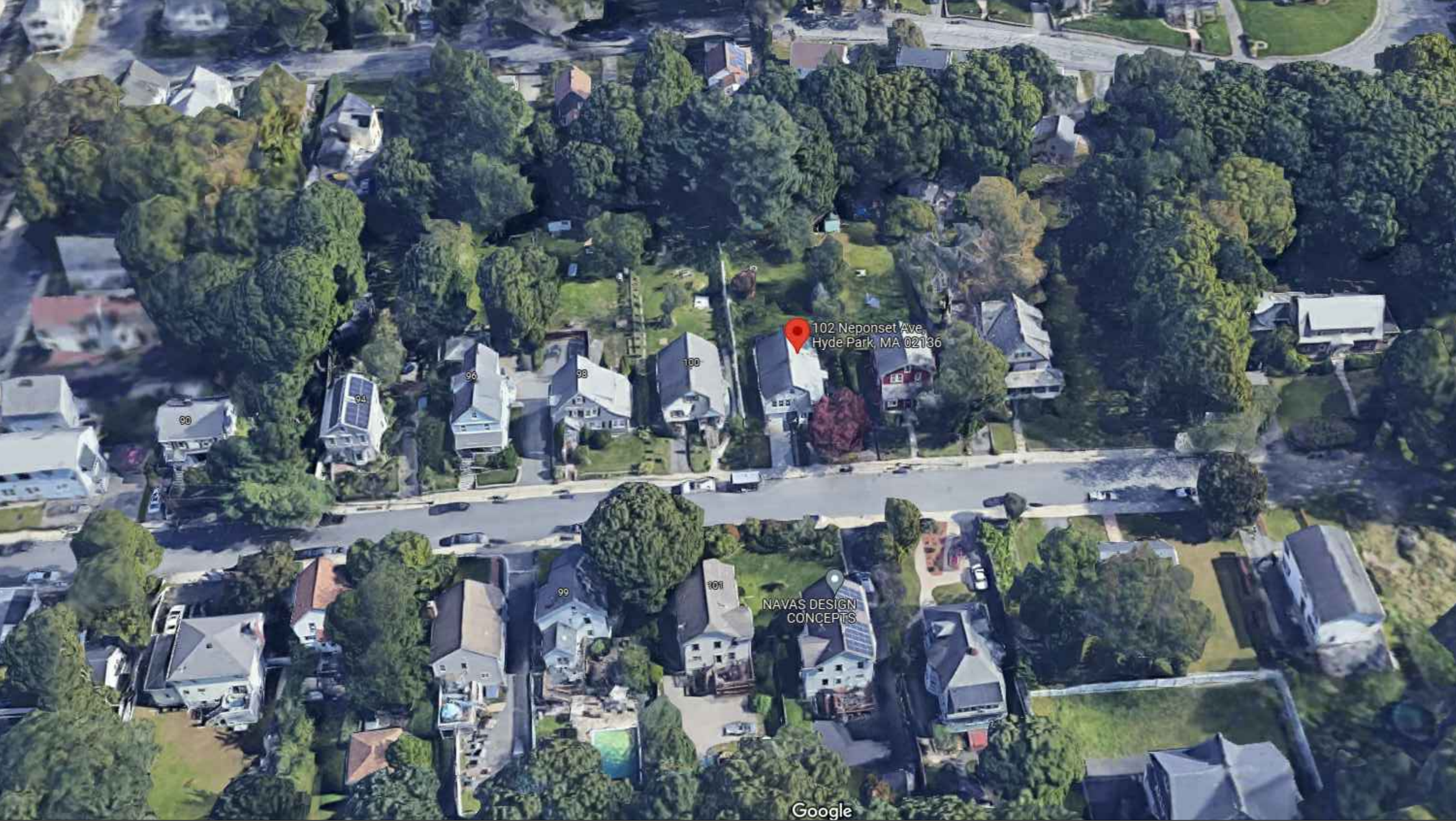


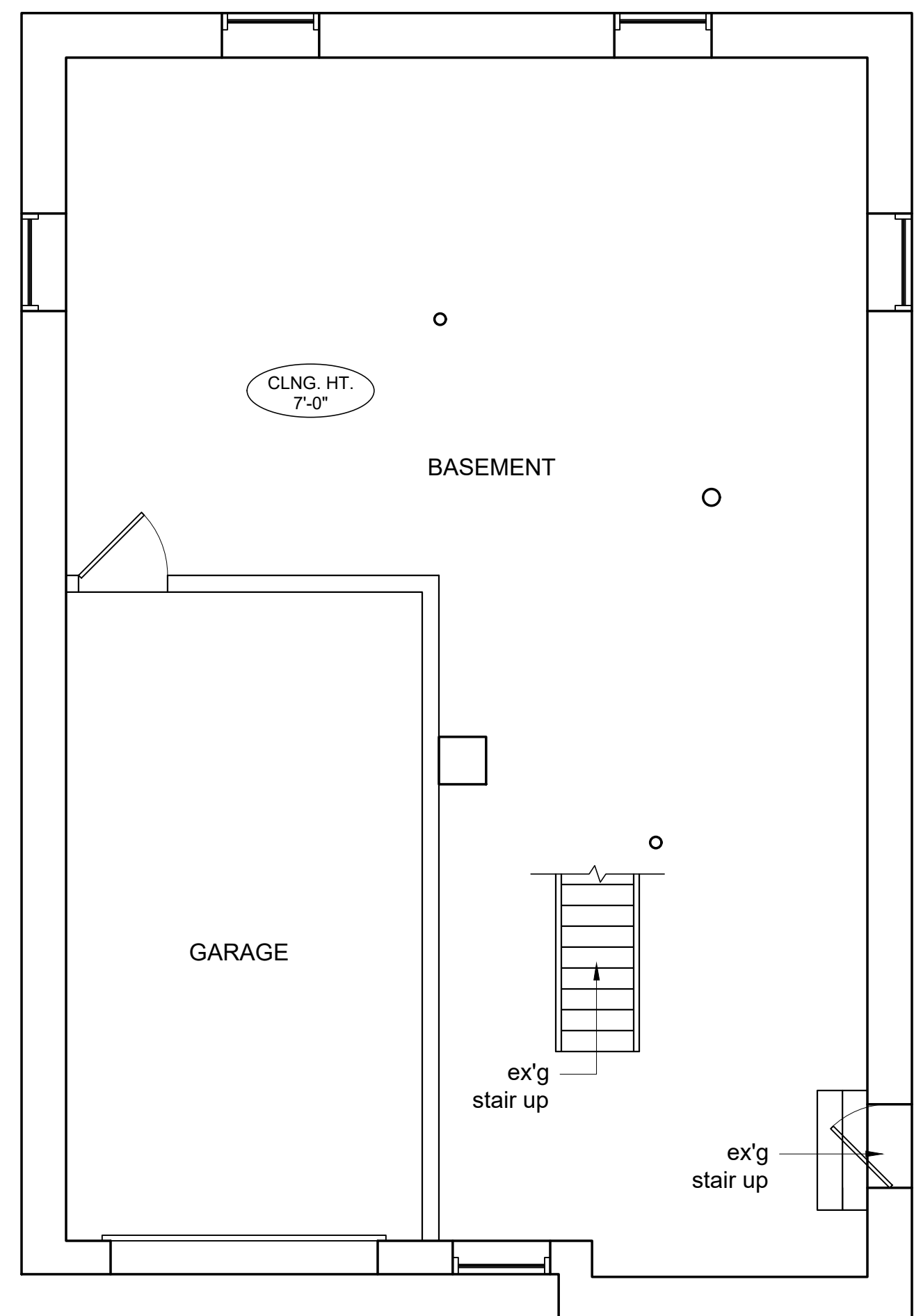
No.	Revision Date
**	

Project No: 2022009
Scale: AS NOTED
Date: 02-04-2022
Drawn By: SL

Drawing Name
**SITE
CONTEXT**

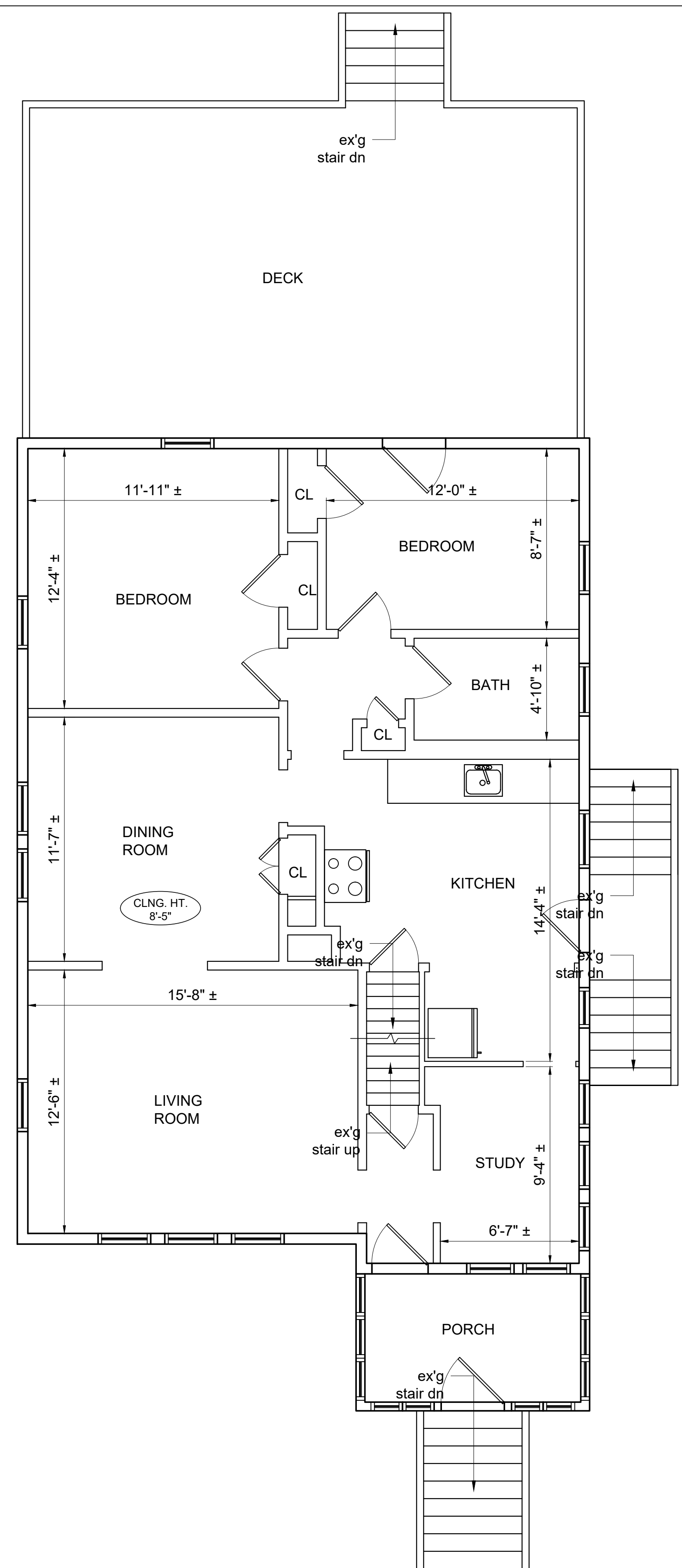
Sheet No.
A-0.1





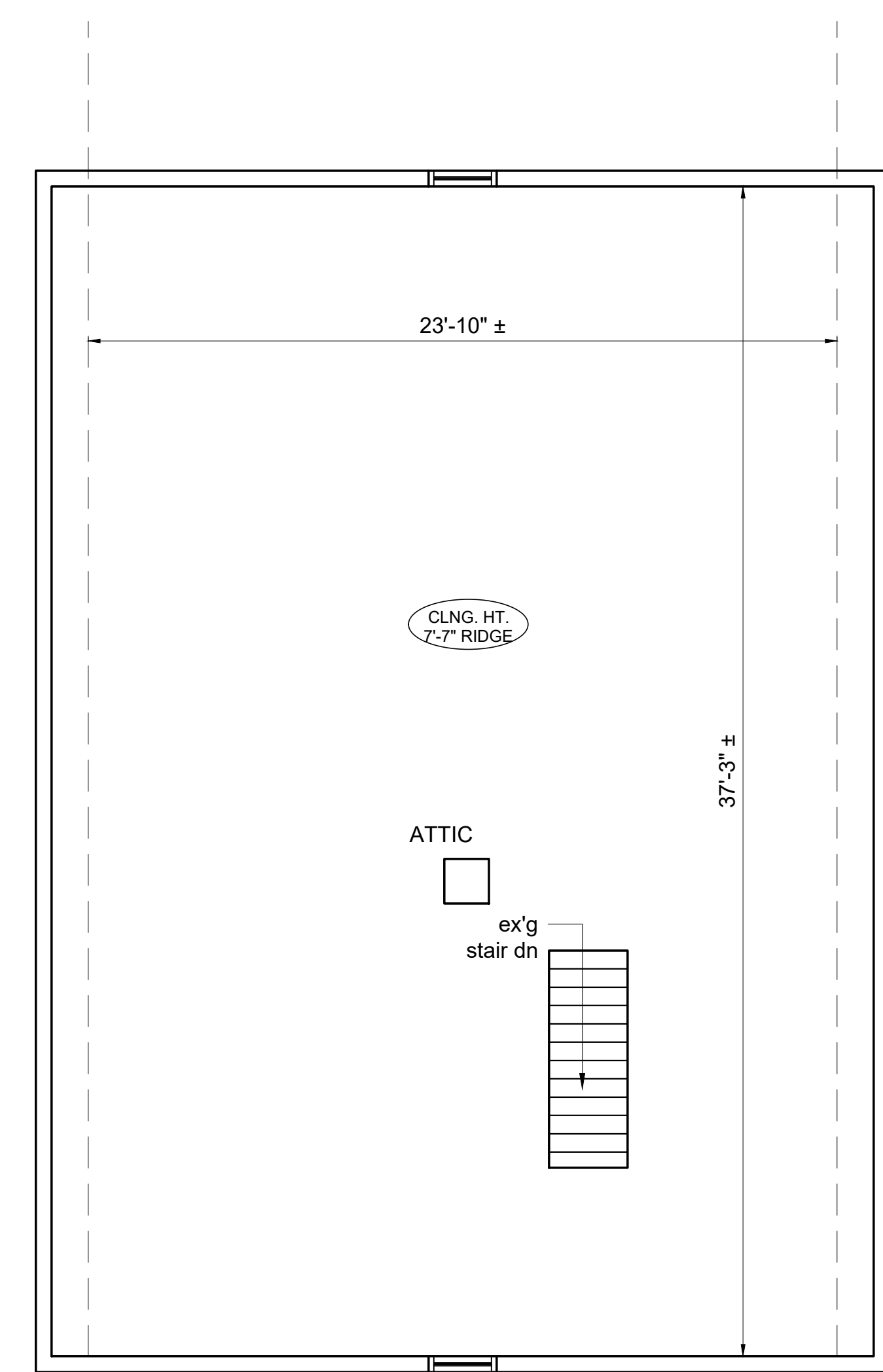
NEPONSET AVE

1 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"



NEPONSET AVE

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

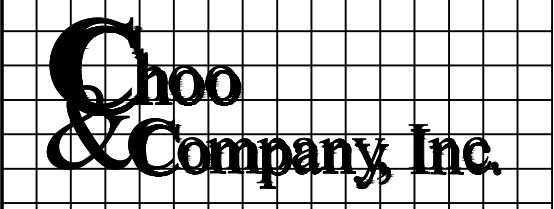


NEPONSET AVE

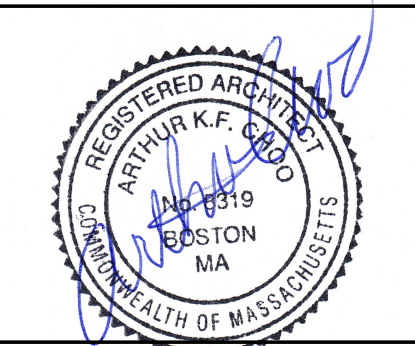
3 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

Location

PROPOSED ADDITION
102 NEPONSET AVE
HYDE PARK, MASS



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

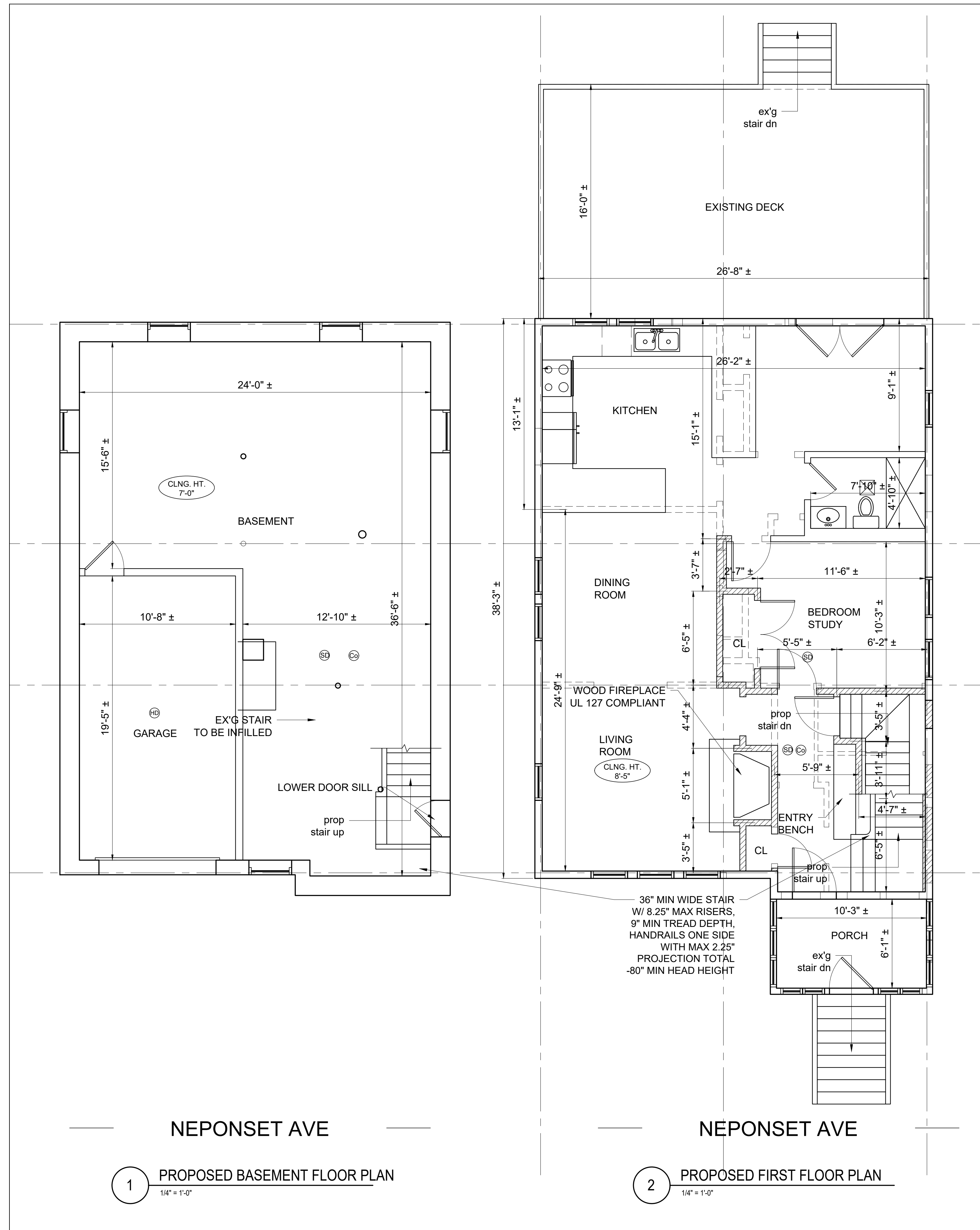


No.	Revision Date
	**

Project No: 2022009
Scale: AS NOTED
Date: 02-04-2022
Drawn By: SL

Drawing Name
EXISTING FLOOR PLANS

Sheet No.
D-1.1



Location

PROPOSED ADDITION
102 NEPONSET AVE
HYDE PARK, MASS



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



No.	Revision Date
**	

Project No: 2022009
Scale: AS NOTED
Date: 12-01-2022
Drawn By: SL

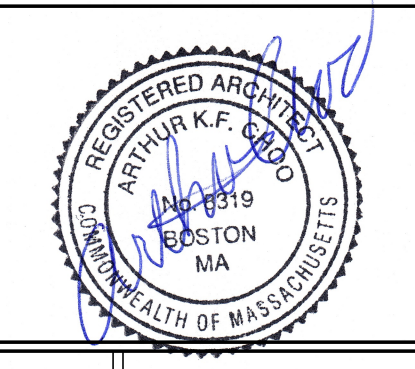
Drawing Name
PROPOSED FLOOR PLANS

Sheet No.
A-1.1

Location

PROPOSED ADDITION
102 NEPONSET AVE
HYDE PARK, MASS

Choo & Company, Inc.
 One Billings Road Quincy, MA 02171
 617-786-7727 Fax 617-786-7715

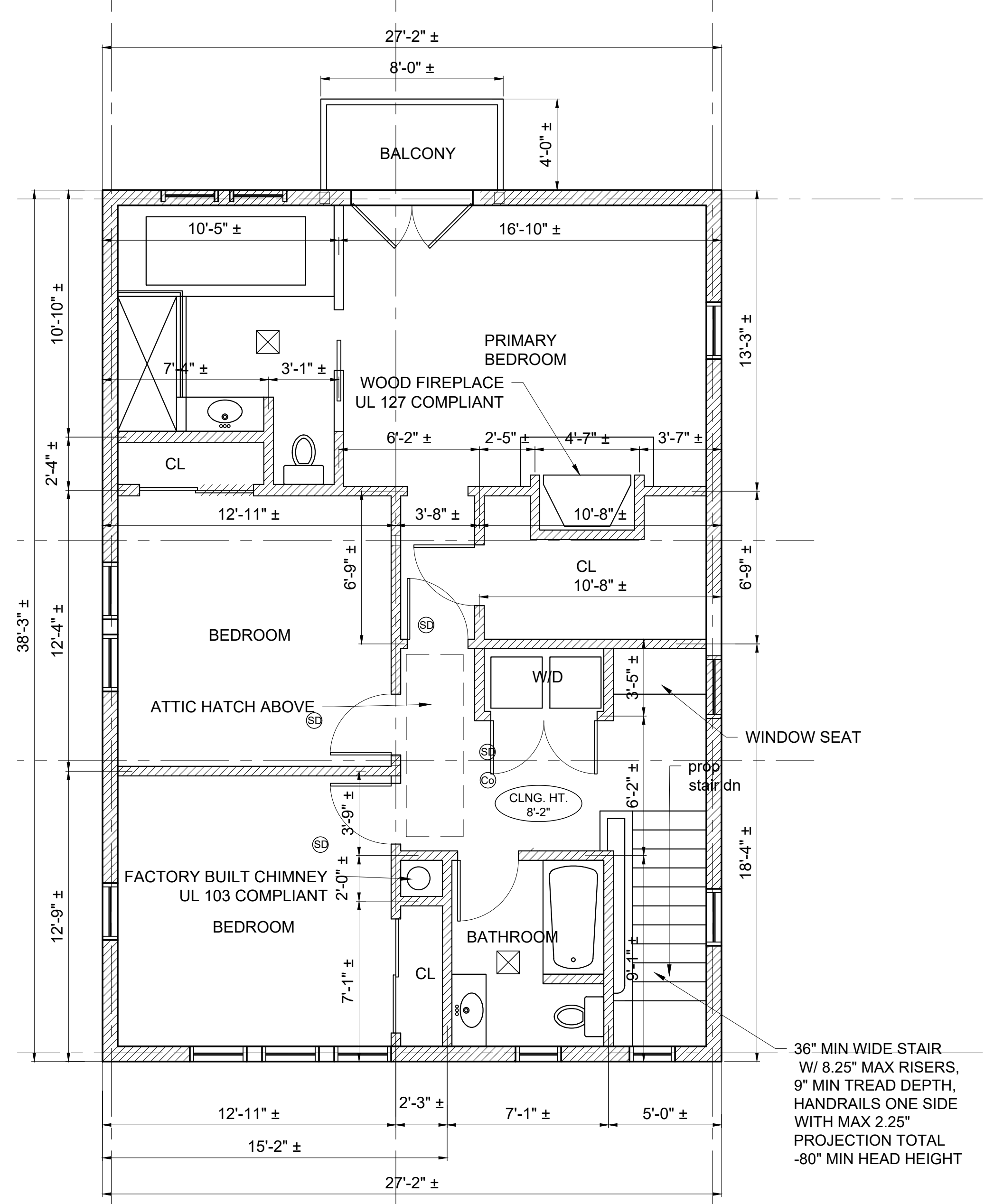


No.	Revision Date
**	

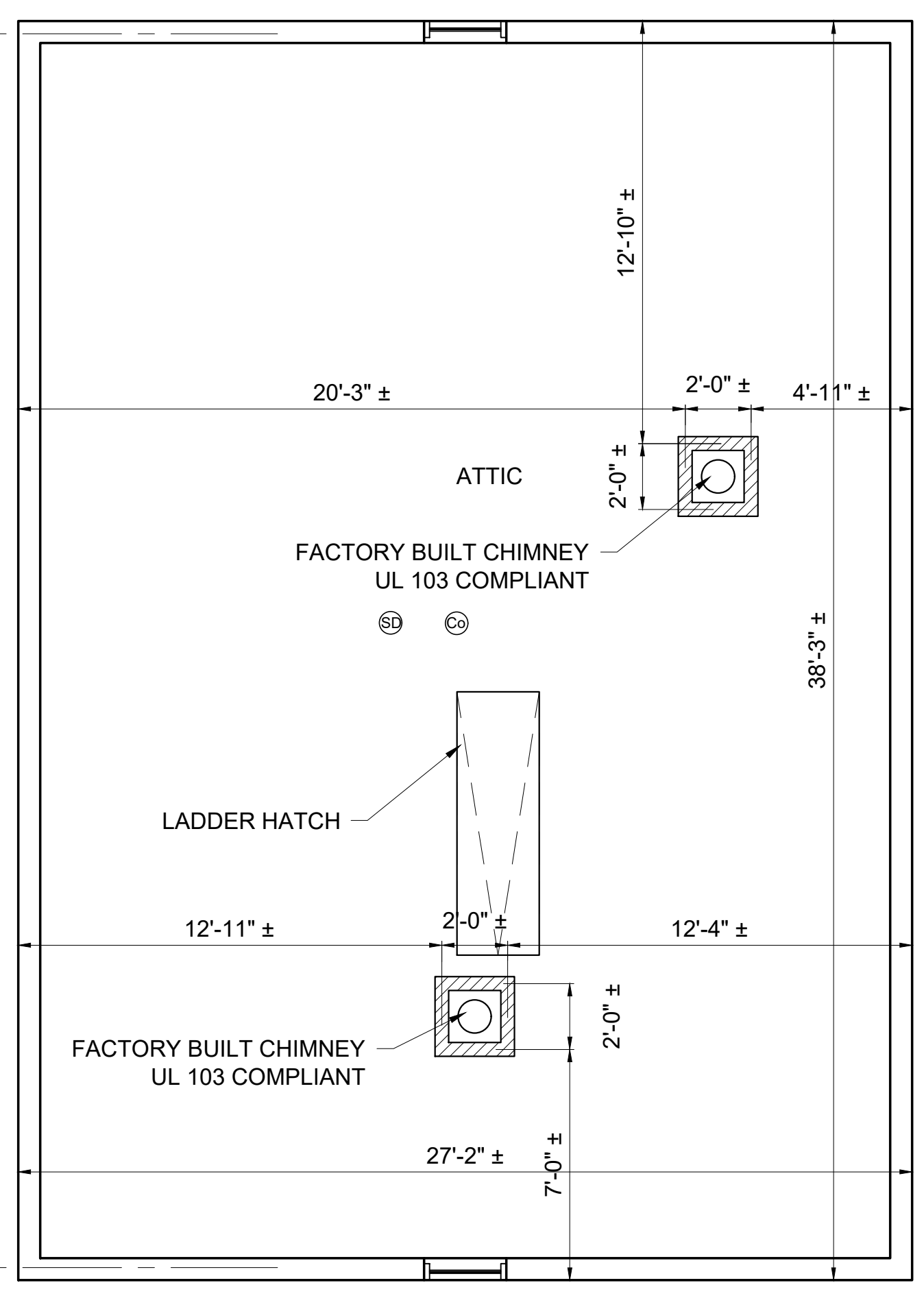
Project No: 2022009
 Scale: AS NOTED
 Date: 12-01-2022
 Drawn By: SL

Drawing Name
PROPOSED FLOOR PLANS

Sheet No.
A-1.2



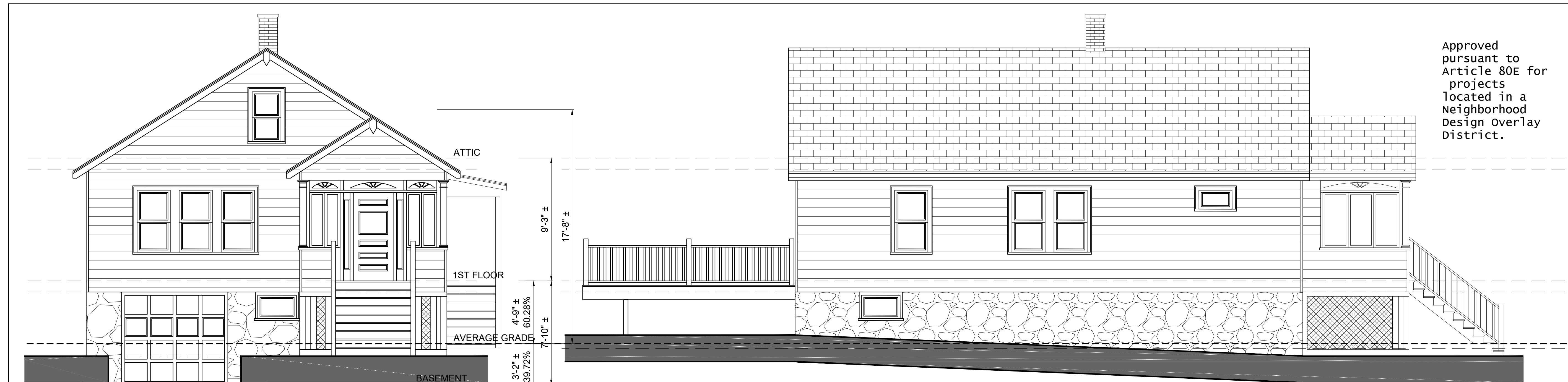
3 PROPOSED SECOND FLOOR PLAN
 1/4" = 1'-0"



4 PROPOSED ATTIC FLOOR PLAN
 1/4" = 1'-0"

NEPONSET AVE

NEPONSET AVE



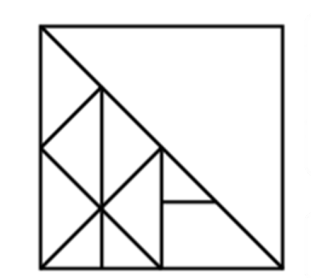
1A EXISTING FRONT ELEVATION
1/4" = 1'-0"

2A EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"

STORY ABOVE GRADE CALCULATION

	PER SEG	x HGT FROM 1ST =	
front	25.167	x 4.83'	=121.56
	10	x 7'	=70
right side	46.25'	x 4.583	=211.96
left side	38.25'	x 4.875'	=186.47
rear	27.167'	x 3.79'	=102.96
	146.83		=692.95 /146.83 PERIMETER
		=4.72'	
		4.72' / 7.83' FLOOR TO FLOOR	
		=60.28% ABOVE GRADE (65% REQUIRED TO BE GROUND STORY)	

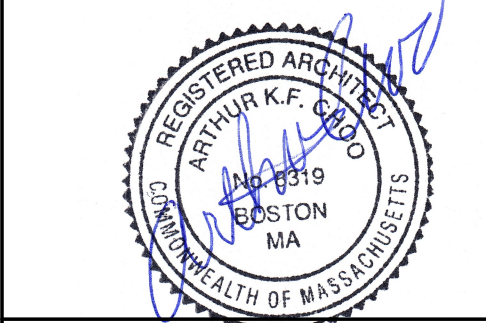
Approved pursuant to Article 80E for projects located in a Neighborhood Design Overlay District.



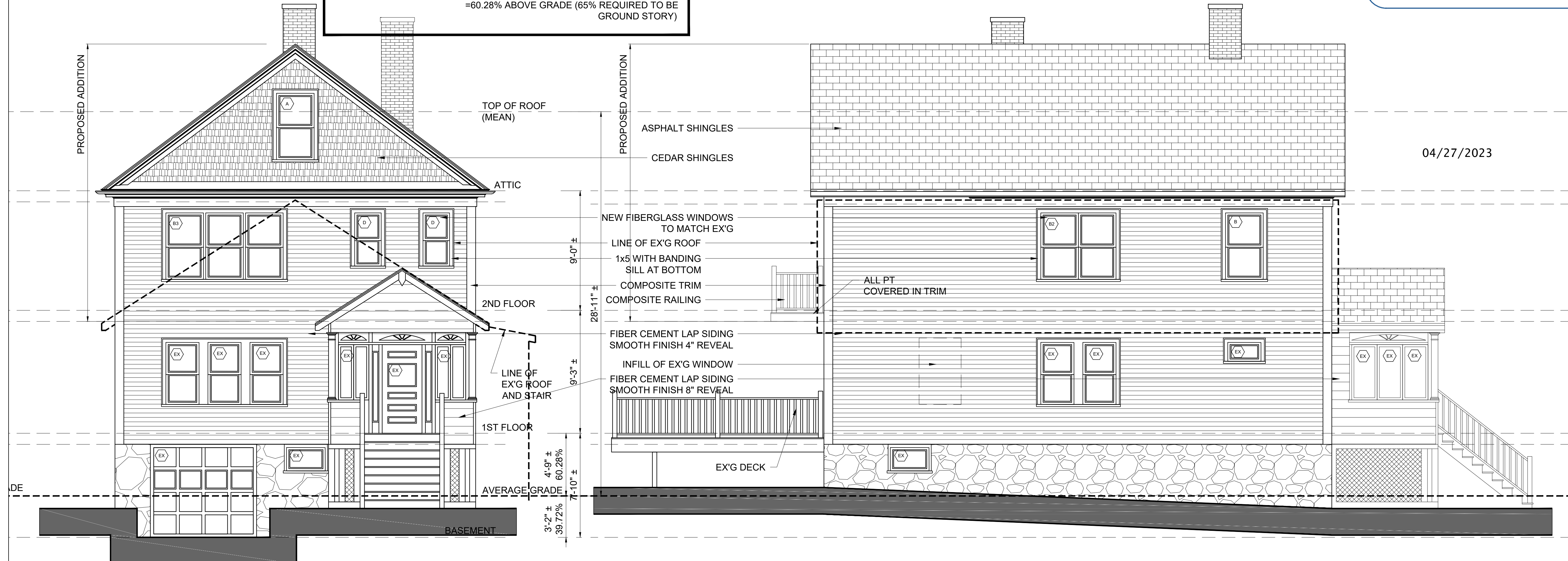
APPROVED DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY

SIGNATURE
M. Cantello
Eno & Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



04/27/2023



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

2B PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"

No.	Revision Date
**	

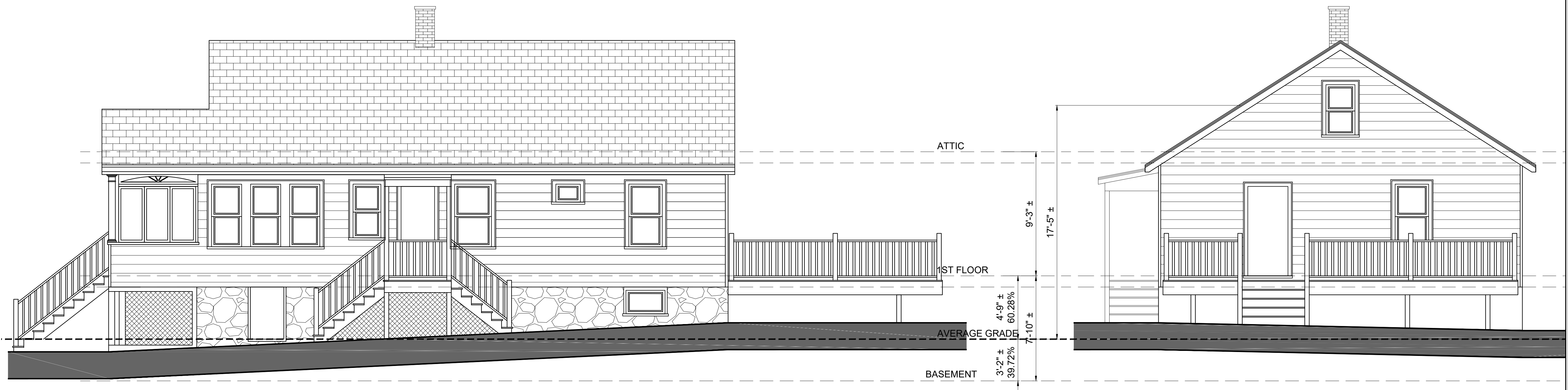
Project No: 2022009
Scale: AS NOTED
Date: 02-04-2022
Drawn By: SL

Drawing Name
PROPOSED FLOOR PLANS

Sheet No.
A-2.1

Location

PROPOSED ADDITION
102 NEPONSET AVE
HYDE PARK, MASS



2A EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"

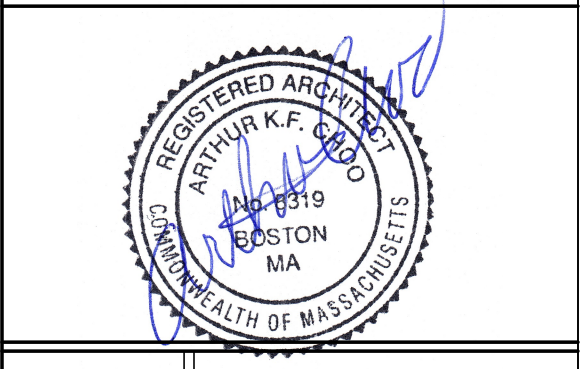
1A EXISTING REAR ELEVATION
1/4" = 1'-0"

APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY
04/27/2023
SIGNATURE *M. Cannizzo*

Approved pursuant to Article 80E for projects located in a Neighborhood Design Overlay District.

Location
PROPOSED ADDITION
102 NEPONSET AVE
HYDE PARK, MASS

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

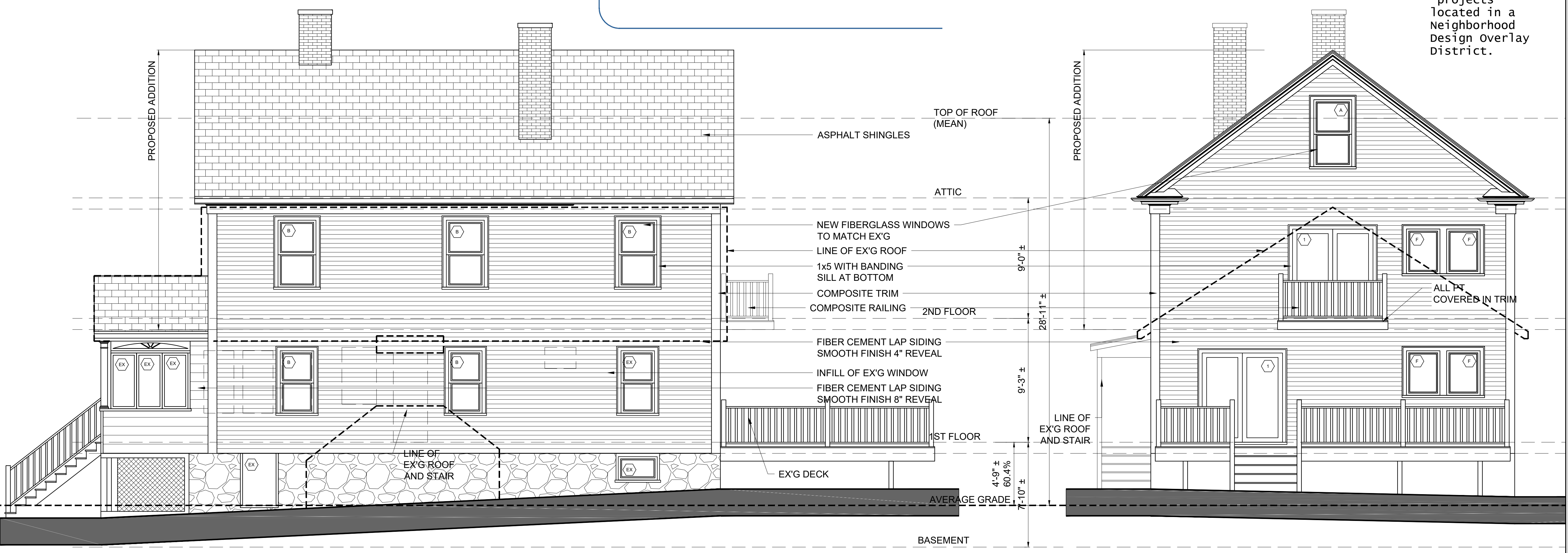


No.	Revision Date
**	

Project No: 2022009
Scale: AS NOTED
Date: 02-04-2022
Drawn By: SL

Drawing Name
PROPOSED FLOOR PLANS

Sheet No.
A-2.2



2B PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"

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