



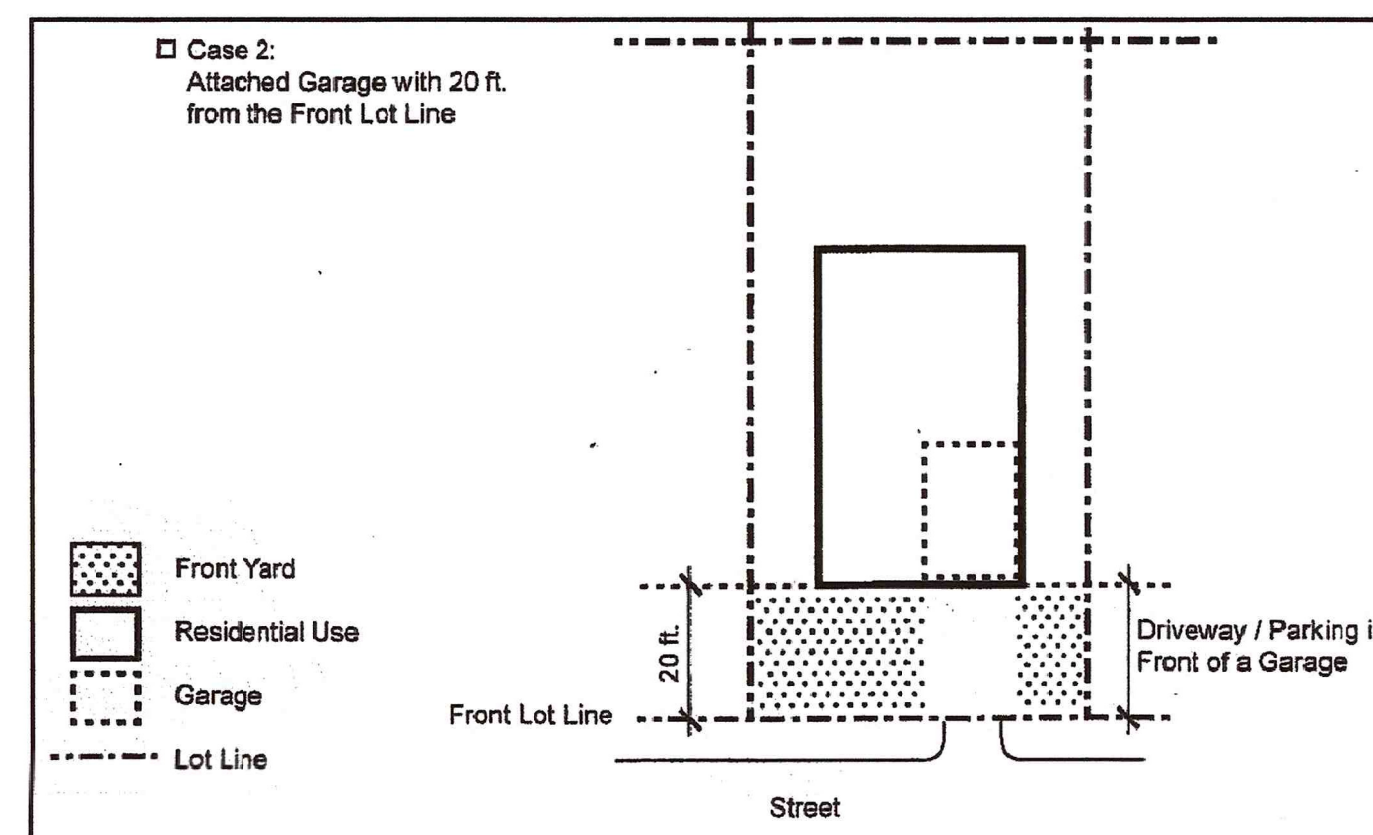
LEGEND

- DRAIN MANHOLE (DMH)
○ CATCH BASIN (CB)
○ SEWER MANHOLE (SMH)
○ ELECTRIC MANHOLE (EMH)
○ TELEPHONE MANHOLE (TMH)
○ GAS GATE (GG)
○ GAS SERVICE (GS)
○ WATER GATE (WG)
○ WATER SERVICE (WS)
○ HYDRANT (HYD)
○ SPLASH BLOCK
○ LIGHT POLE (LP)
○ UTILITY POLE (UP)
○ UP W/LIGHT (UP/LP)
○ HAND HOLE (HH)
○ GRANITE CURB (GC)
○ BIT. CONC. BERM (BB)
○ EDGE PAVEMENT (EP)
○ SIGN

PLAN NOTES

THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED BY NORWOOD ENGINEERING COMPANY ON JUNE 3, 2015 AND RECORD INFORMATION OBTAINED FROM THE CITY OF BOSTON ASSESSING AND ENGINEERING DEPARTMENTS, THE SUFFOLK AND NORFOLK COUNTY REGISTRY OF DEEDS, THE MASSACHUSETTS LAND COURT AND THE BOSTON WATER AND SEWER COMMISSION.
ASSESSOR'S PARCEL No. 18-08525-001 (14,752 SF) IS TO BE SUBDIVIDED INTO TWO LOTS, LOT A (6,752 SF) AND LOT B (8,000 SF).
SEE ARCHITECTURAL PLANS ENTITLED "NEW TWO-FAMILY RESIDENCE, LOT A, BEECH STREET, BOSTON MA." DATED OCTOBER 25, 2018 AND "NEW TWO-FAMILY RESIDENCE, LOT B, BEECH STREET, BOSTON MA." DATED OCTOBER 2, 2018 PREPARED BY AD ARCHITECTS, 7 GLENDALE WAY, CANTON, MASS. 02021, (617-501-0631).
THE PROPOSED DWELLING SHOWN ON LOT A WILL REQUIRE RELIEF FROM THE LOT AREA, REAR YARD AND PARKING REQUIREMENTS OF THE ZONING CODE. THE PROPOSED HOUSE SHOWN ON LOT B COMPLIES WITH THE REQUIREMENTS OF THE CODE.
THE FOUR RESIDENTIAL UNITS WILL HAVE A TOTAL OF 12 BEDROOMS THAT WILL GENERATE APPROXIMATELY 1,320 GALLONS OF SEWERAGE PER DAY.
THE PROJECT WAS ENTERED INTO THE COBUCS DATA BASE ON NOVEMBER 1, 2018. THIS SECTION OF BEECH STREET IS A GUARANTEED STREET UNTIL JUNE OF 2020.

LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, AND HAVE BEEN FIELD INSPECTED WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK. THE BOSTON WATER AND SEWER COMMISSION IS NOT PART OF DIG SAFE THEREFORE, FIELD LOCATIONS OF WATER AND SEWER LINES MUST BE MARKED BY THE COMMISSION. CALL 1-617-330-9400 FORTY EIGHT HOURS IN ADVANCE OF ANY EXCAVATION.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE FIELD NOTES WITH TIES TO THE LOCATION AND ELEVATIONS OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AVAILABLE TO RECORD THIS INFORMATION. THE CONTRACTOR SHALL PROVIDE THE FIELD NOTES TO THE PROJECT ENGINEER OR LAND SURVEYOR TO BE USED FOR THE PREPARATION OF ANY REQUIRED ASBUILT PLANS.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY AND UTILITY DEPARTMENTS. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND APPROVED BY THE CONTROLLING AUTHORITY.
THE ZONING CODE HAS THE PROJECT LOCATED IN THE HYDE PARK NEIGHBORHOOD DISTRICT. THE U.S. POSTAL SERVICE HAS THE PROJECT LOCATED IN ROSINDALE.



SECTION 69-26. - OFF-STREET PARKING AND LOADING REQUIREMENTS.
4. LOCATION.
(A) OFF-STREET PARKING AND LOADING SPACES SHALL NOT BE LOCATED IN ANY PART OF A LANDSCAPED AREA REQUIRED BY THIS ARTICLE OR IN ANY PART OF A FRONT YARD, EXCEPT AS SPECIFICALLY PROVIDED IN THIS SECTION 69-29. IF A LOT IS LOCATED IN A RESIDENTIAL SUBDISTRICT, A DRIVEWAY MAY BE LOCATED IN THAT PORTION OF THE FRONT YARD THAT LIES BETWEEN THE SIDE YARD AND THE FRONT LOT LINE (SEE APPENDIX A). PROVIDED THAT SUCH DRIVEWAY PROVIDES ACCESS TO PARKING SPACES LOCATED IN THE SIDE OR REAR YARDS AND THAT SUCH PARKING IS ACCESSORY TO A RESIDENTIAL USE ON THE LOT. IN NO CASE SHALL THAT PORTION OF SUCH DRIVEWAY LOCATED IN THE FRONT YARD BE USED FOR PARKING. ACCESSORY PARKING MAY BE LOCATED IN THE FRONT YARD ONLY IF IT IS LOCATED IMMEDIATELY IN FRONT OF A GARAGE, PROVIDED THAT SUCH GARAGE IS AT LEAST TWENTY (20) FEET FROM THE LOT LINE.

ZONING CLASSIFICATION

HYDE PARK NEIGHBORHOOD DISTRICT
2-FAMILY RESIDENTIAL SUBDISTRICT 2F-5000
PARKS & NEIGHBORHOOD DESIGN REVIEW
ARTICLE 69 - TABLE C - MAP No. 12

DIMENSIONAL REQUIREMENTS

Table with columns: USE, REQUIRED, LOT B (1), LOT B (2). Rows include Lot Area, Frontage, Lot Width, Front Yard, Side Yard, Rear Yard, F.A.R., Height (H.P. Roof), Height (Headhouse), Stories, Open Space, and Parking.

FRONT YARD MODAL STUDY (1)

Table with columns: SETBACK, ADDRESS, FRONTAGE. Rows show setbacks of 15 FT, 18 FT, 25 FT, and 29 FT.

(1) MODAL STUDY NOTES:
SETBACK DISTANCES ARE BASED ON SURVEY LOCATIONS AND DISTANCES SCALED FROM RECORD PLANS FROM CITY ASSESSING AND ENGINEERING. THE MODAL SETBACK IS THE MINIMUM REQUIRED SETBACK.
SEC. 69.30.1 CONFORMITY WITH EXISTING BUILDING ALIGNMENT.
IF AT ANY TIME IN THIS SAME BLOCK AS A LOT REQUIRED BY THIS ARTICLE TO HAVE A MINIMUM FRONT YARD THERE EXIST TWO OR MORE BUILDINGS FRONTING ON THE SAME SIDE OF THE SAME STREET AS SUCH LOT, INSTEAD OF THE MINIMUM FRONT YARD DEPTH SPECIFIED IN THIS ARTICLE, THE MINIMUM FRONT YARD DEPTH SHALL BE IN CONFORMITY WITH THE EXISTING BUILDING ALIGNMENT OF THE BLOCK.
(2) PARKING (LOT A):
THE MINIMUM REQUIRED FRONT YARD SETBACK FOR THE BUILDING ON LOT A IS 15 FEET. THE PROPOSED SETBACK FOR THE BUILDING IS 18.45 FEET AND THE PARKING SPACES LOCATED FRONT OF THE GARAGES REQUIRE A 20 FOOT SETBACK TO COMPLY WITH ZONING AND WILL REQUIRE RELIEF FROM THE CODES PARKING REQUIREMENTS.

FIRST STORY CALCULATIONS

Table with columns: LOT B, STREET GRADE, ELEVATION. Rows include Street Grade (188.40), Grade at Bldg (195.54), First Floor (199.57), and Basement Floor (189.90).

FIRST FLOOR-BASEMENT FLOOR
199.57 - 189.90 = 9.67 FEET
FIRST FLOOR-AVERAGE GRADE
199.57 - 195.54 = 4.03 FEET
AVERAGE GRADE-BASEMENT FLOOR
195.54 - 189.90 = 5.64 FEET

ABOVE GRADE 4.03'/9.67' = 0.417 < 0.65
BASEMENT IF LESS THAN 65% ABOVE GRADE
ABOVE GRADE 5.64'/9.67' = 0.583 > 0.35
BASEMENT IF MORE THAN 35% BELOW GRADE

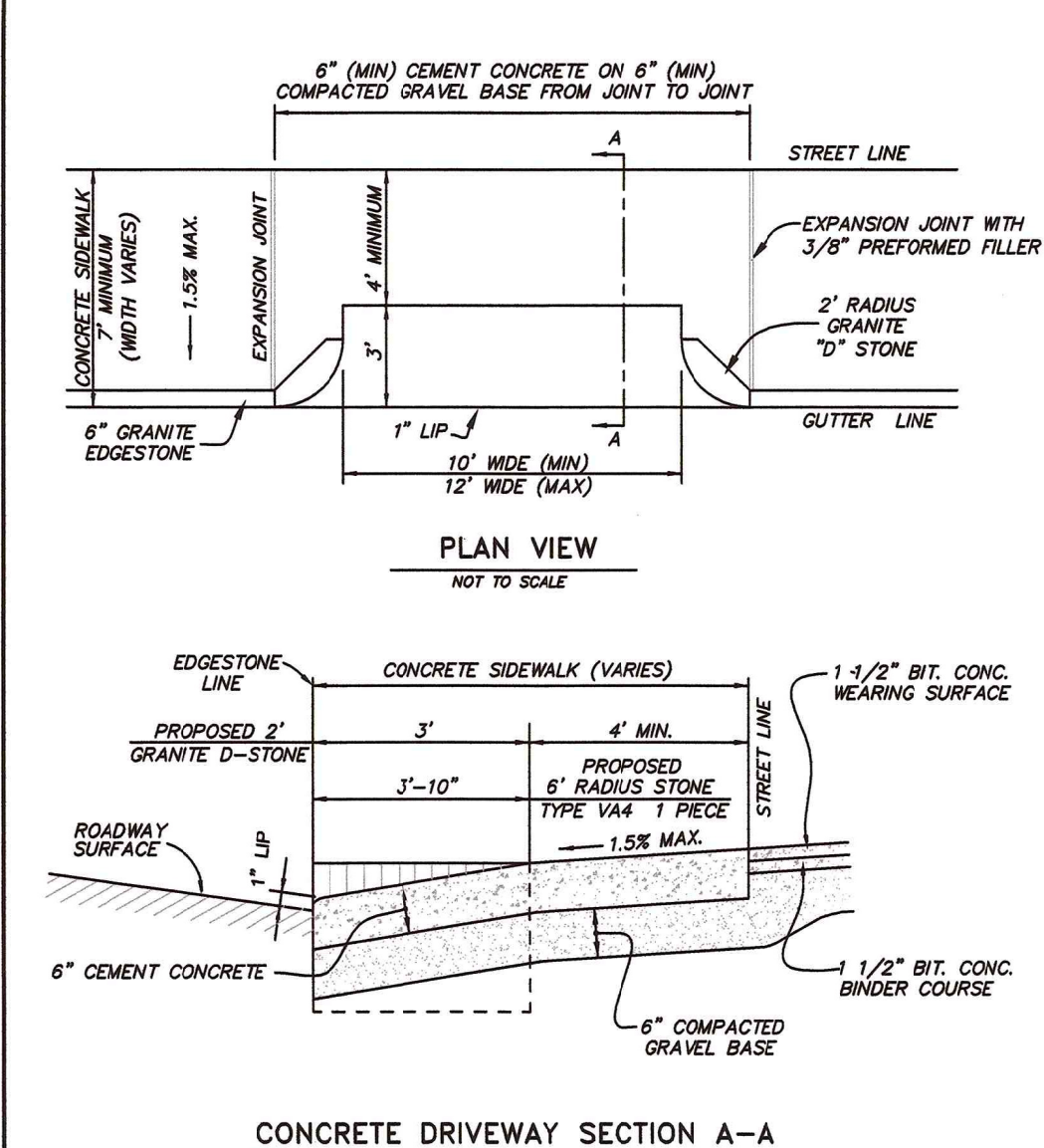
BUILDING HEIGHT CALCULATIONS

Table with columns: LOT B, STREET GRADE, ELEVATION. Rows include Street Grade (188.40), Avg Grade at Bldg (195.54), Max Avg Grade (193.40), Main Roof (HP) (221.17), Main Roof (HP) (221.17), Headhouse (MEAN) (225.17), First Floor (199.57), and Basement Floor (189.90).

MAXIMUM AVERAGE GRADE CAN BE NO MORE THAN 5 FEET ABOVE AVERAGE GRADE AT STREET LINE

PWD USE ONLY
CITY OF BOSTON PUBLIC WORKS DEPARTMENT
APPROVAL OF SITE UTILITY/GRADING PLAN
Approving the relationship grade/s of the proposed building to the abutting public way(s) and DOES NOT consider the approval of new/modified curb cuts.
Apparent building projections over the public way? [] Yes [X] No
Any building projections over the public way, noted or otherwise, require additional permitting.
TODD M. LIMING, PE, Principal Civil Engineer DATE

RESIDENTIAL CURB CUT DETAIL



CONDITIONS OF THE CURB CUT PERMIT

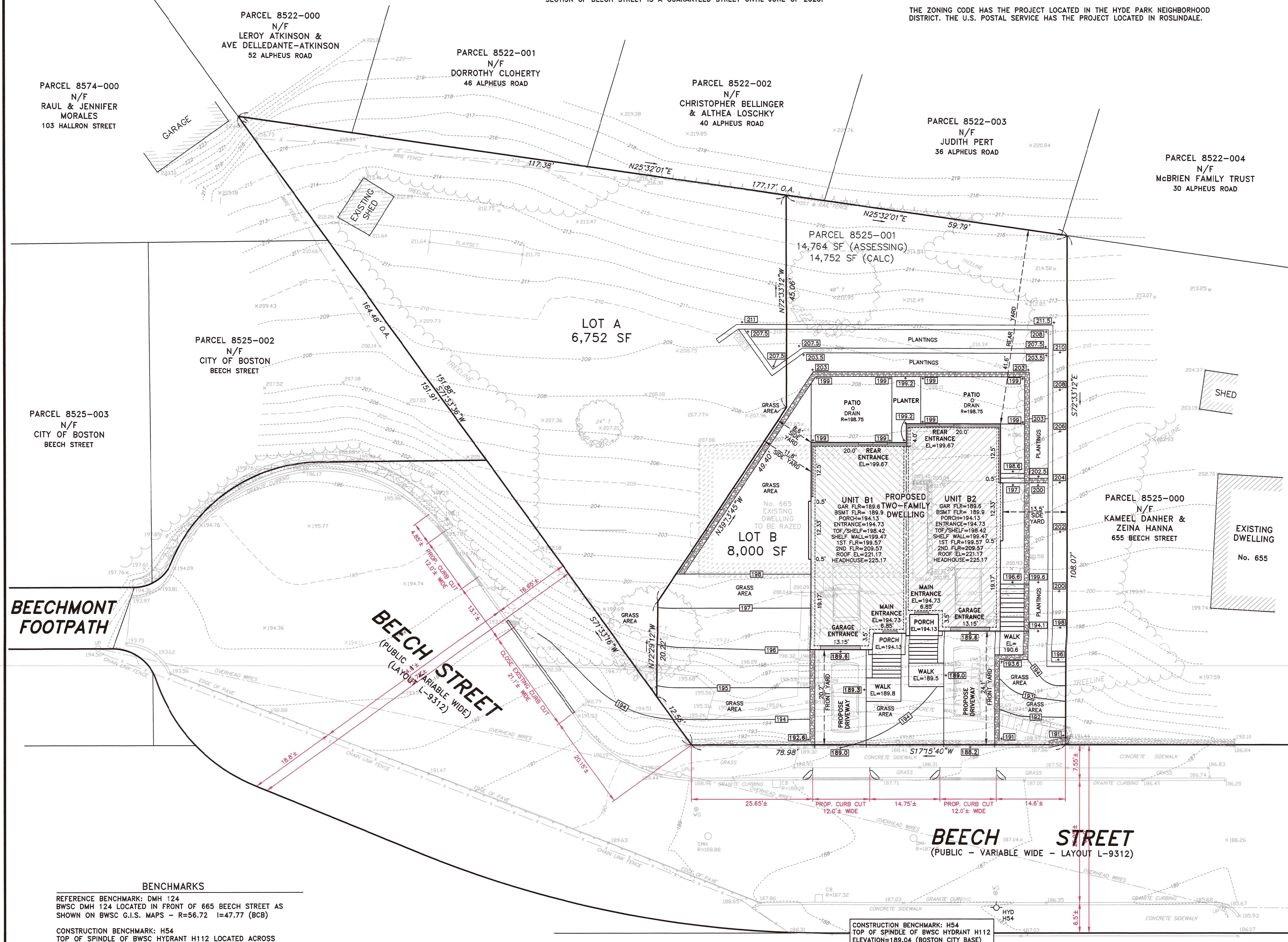
THE PERMITEE AGREES TO SAVE AND HOLD HARMLESS THE CITY OF BOSTON FROM ALL LIABILITY ARISING FROM THE CONSTRUCTION ASSOCIATED WITH PERMIT.
THIS PERMIT IS NON-TRANSFERABLE.
THIS PERMIT IS CONDITIONAL AND ONLY BECOMES VALID UPON THE ISSUANCE OF A USE OF PREMISES PERMIT BY THE CITY OF BOSTON INSPECTORIAL SERVICES DEPARTMENT ("ISD") FOR THE SAME PLAN SUBMITTED WITH THIS PERMIT. THIS PERMIT IS NOT VALID IF THE PLAN ASSOCIATED WITH THE USE OF PREMISES PERMIT HAS BEEN ALTERED IN ANY WAY FROM THE PLAN SUBMITTED WITH THIS PERMIT.
UNLESS OTHERWISE NOTED, THIS PERMIT AUTOMATICALLY EXPIRES 18 MONTHS FROM THE DATE OF THE ISSUANCE UNLESS EXTENDED IN WRITING BY THE CHIEF ENGINEER OF THE PUBLIC WORKS DEPARTMENT. AN EXTENSION MAY BE REQUESTED AFTER REQUEST IS MADE IN WRITING AND THE APPROPRIATE FEES ARE PAID PRIOR TO THE 30 DAY PRIOR TO THE EXPIRATION DATE OF THE PERMIT.
THE PROPOSED SIDEWALK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (521 CMR).
ALL WORK DONE UNDER THIS PERMIT SHALL COMPLY WITH WRITTEN REQUIREMENTS OR DIRECTIONS WHICH MAY BE ISSUED BY THE COMMISSIONER OF PUBLIC WORKS RELATING TO THE PARTICULAR PROJECT. IF ANY OF THE CONDITIONS OF THIS PERMIT ARE VIOLATED, THIS PERMIT MAY BE REVOKED BY THE COMMISSIONER OF PUBLIC WORKS.
THE WORK, MATERIALS, PLANS AND SPECIFICATIONS SHALL BE AVAILABLE AT THE WORK SITE FOR INSPECTION BY DULY AUTHORIZED OFFICIALS OF THE CITY OF BOSTON.
DRIVEWAY APRONS CONSTRUCTED UNDER THIS PERMIT ARE FOR THE PURPOSE OF PROVIDING ACCESS TO LOTS ADJACENT TO THE RIGHT OF WAY. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
PRIOR TO THE ISSUANCE OF ANY PERMIT FOR THE CONSTRUCTION OF A DRIVEWAY, A PERMIT FROM THE CITY OF BOSTON PARKS & RECREATION DEPARTMENT IS REQUIRED FOR THE REMOVAL AND/OR PLANTING OF ANY TREES ON OR ALONG A PUBLIC WAY. THE OPENING FOR THE DRIVEWAY MUST BE AT LEAST FIVE FEET AWAY FROM ANY TREE, POLE, STREET LIGHT, OR OTHER EXISTING APPURTENANCES. CONTACT (617) 835-4500 TO BE DIRECTED TO THE PARKS DEPARTMENT.
THE RELOCATION AND/OR ADJUSTMENT OF ANY PUBLIC OR PRIVATE UTILITY SHALL BE THE RESPONSIBILITY OF THE PERMITEE PRIOR TO ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.
COORDINATE THE RELOCATION OF ANY TRAFFIC CONTROL SIGNS, PARKING METERS OR SIGNALIZATION DEVICES WITH THE TRANSPORTATION DEPARTMENT. CONTACT (617) 635-4500 FOR THE TRANSPORTATION DEPARTMENT.
CONSTRUCTION MATERIALS AND EQUIPMENT MUST NOT BE STORED OR PARKED ON THE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED AS A CONDITION OF THIS PERMIT.
PRIOR TO THE RELEASE OF THIS PERMIT, COMPLETE REPAIR (RESTORATION OF RIGHT OF WAY) SHALL BE MADE OF ANY AND ALL DAMAGES DONE TO THE EXISTING IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY CAUSED BY CONSTRUCTION OPERATIONS ON THIS SITE. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SOODED PROPER PRECAUTIONS MUST BE TAKEN TO KEEP EXISTING ROADWAYS FREE OF MUD, DEBRIS AND OTHER OBSTRUCTIONS.
THE PROPOSED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONDITIONS OF THIS PERMIT, SUBJECT TO THE PROVISIONS OF THE MASSACHUSETTS GENERAL LAWS, THE ORDINANCES OF THE CITY OF BOSTON, AND ALL APPLICABLE REGULATIONS, STANDARDS, SPECIFICATIONS AND INSPECTION AND CONTROL OF THE COMMISSIONERS OF THE DEPARTMENT OF PUBLIC WORKS, INSPECTORIAL SERVICES DEPARTMENT AND TRANSPORTATION DEPARTMENT.

CONTACT INFORMATION

OWNER: WILLIAM C. & RACHEL L. GAMBILL
1910 DORCHESTER AVE.
APARTMENT No. 509
DORCHESTER, MA 02124
APPLICANT: HUB DEVELOPMENT, LLC
20 MILTON STREET (112)
DEDHAM, MA 02062
CONTACT: TONY FERRARA
617-438-2171

BUILDING PERMIT PLAN

PARCEL 8525-01 - BEECH STREET
BOSTON, MASS.
(ROSLINDALE - 02131-4929)
SCALE: 1"=10' NOVEMBER 1, 2018
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 7876-21



BENCHMARKS

REFERENCE BENCHMARK: DMH 124
BWSC DMH 124 LOCATED IN FRONT OF 665 BEECH STREET AS SHOWN ON BWSC G.I.S. MAPS - R=56.72 I=47.77 (BCB)
CONSTRUCTION BENCHMARK: H54
TOP OF SPINDLE OF BWSC HYDRANT H112 LOCATED ACROSS FROM 665 BEECH STREET - ELEV.=189.04 (BOSTON CITY BASE)

REVISIONS

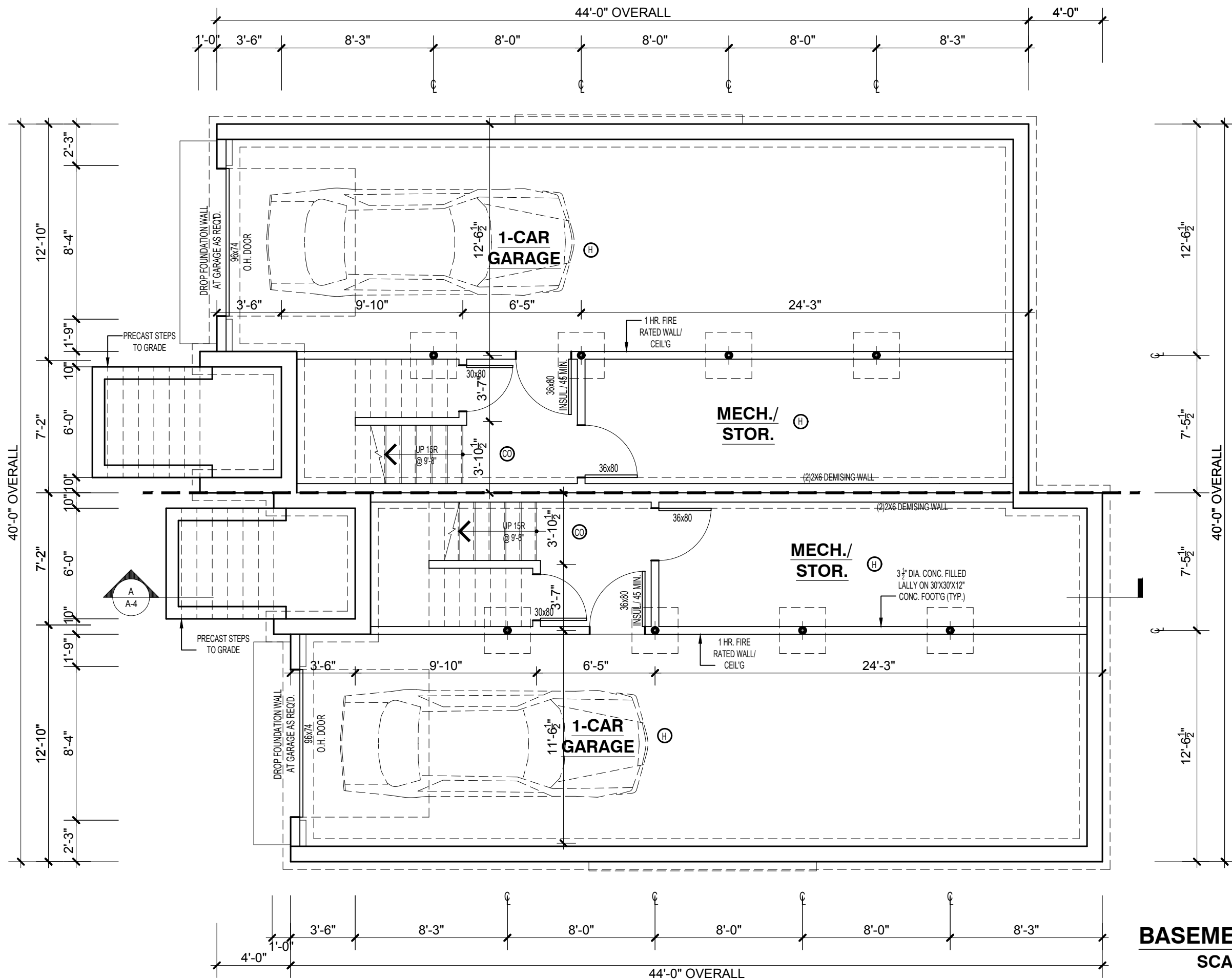
Table with columns: NO., DATE, DESCRIPTION. Includes revisions for Record Deed Reference, Record Plan Reference, Assessor's Reference, and Plan Reference.

RECORD DEED REFERENCE: SUFFOLK COUNTY REGISTRY BOOK 52726 PAGE 271
RECORD PLAN REFERENCE: SUFFOLK COUNTY REGISTRY BOOK 4586 PAGE END (LOT 175 AND LOT 176)
ASSESSOR'S REFERENCE: PARCEL 18-08525-001 PLAN No. 18133
PLAN REFERENCE: SUFFOLK COUNTY REGISTRY BOOK 4586 PAGE END, BOOK 4730 PAGE END, BOOK 7521 PAGE 345, BOOK 7894 PAGE END, BOOK 17153 PAGE END
CITY FIELD NOTES: BOOK 1374 PAGE 64-67, BOOK 1170 PAGE 40-41, BOOK 1034 PAGE 30-37

CITY STREET LAYOUTS: BEECH STREET L-7192, BEECH STREET L-9312, BEECHMONT FOOTWAY L-9595, ALPHEUS ROAD L-6954
BWSC REFERENCE: WATER & SEWER G.I.S. MAPS, WATER TIE CARDS (No. 665), BWSC PLAN No. 423-10, BWSC PLAN No. A53-30C, BWSC PLAN No. H-2066

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FIRE PROTECTION KEY:

- (S) SMOKE DETECTOR
- (CO) COMBINATION CARBON MONOXIDE/ SMOKE DETECTOR
- (H) HEAT DETECTOR
- (F) TOILET EXHAUST FAN VENTED TO OUTSIDE W/ RIGID METAL DUCT

NOTES:

- PHOTOELECTRIC DETECTORS AS REQUIRED.
- COMBINATION DETECTORS ARE ACCEPTABLE.

AD
architect

7 Glendale Way
Canton, MA 02021
617.501.0631

www.ad-architect.com

**New Two-Family
Residence**
Lot B Beech Street
Boston, MA

Project Number: 18.0127
Date: 08.08.2018

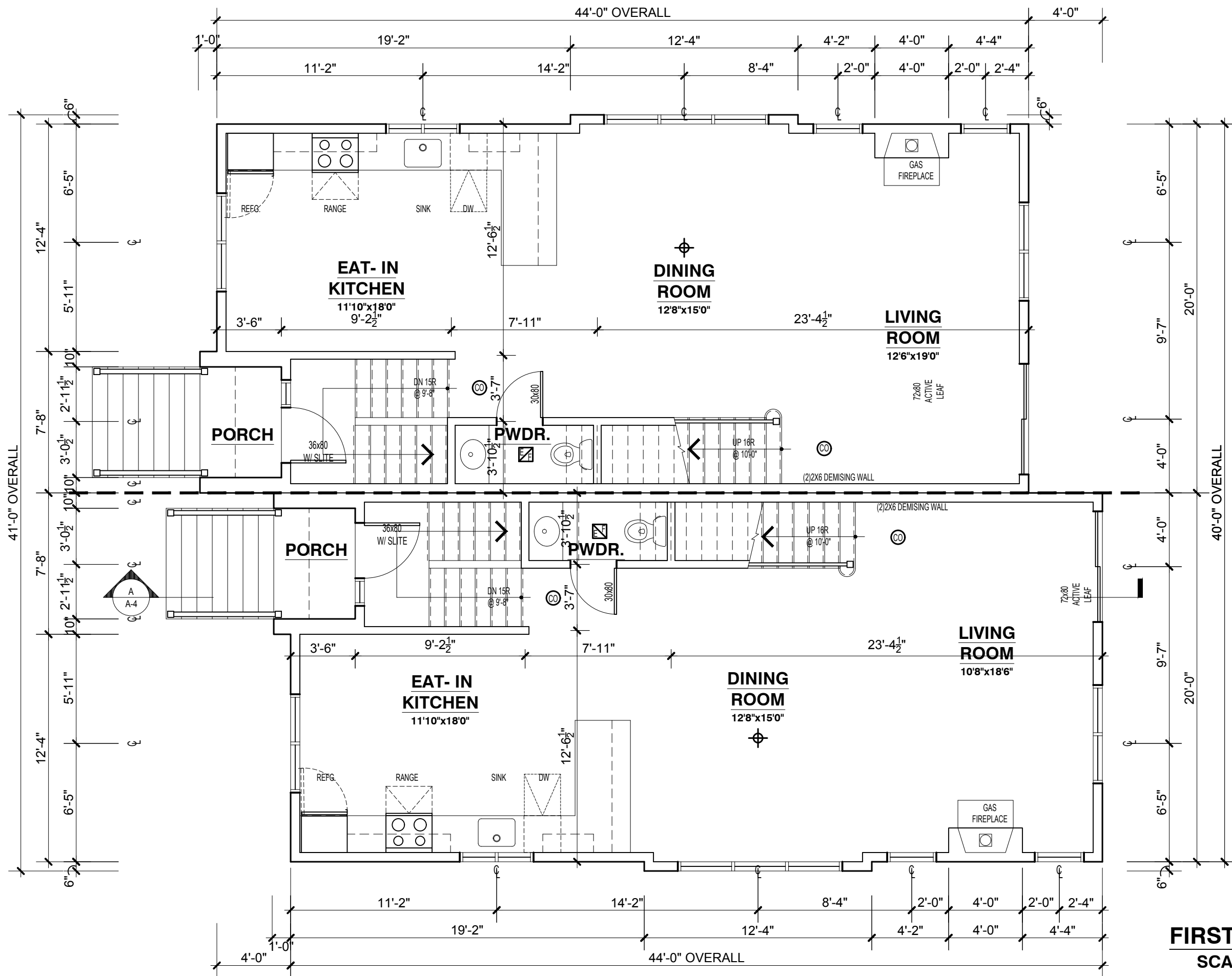
Revisions:

Number	Description	Date
A	SCHEMATIC	08/21
	DESIGN	2018
B	DESIGN	09/28
	DEVELOPMENT	2018
C	DESIGN	10/02
	REVISIONS	2018

Scale: 3/16"=1'-0"

**BASEMENT
LEVEL PLAN**

BASEMENT LEVEL PLAN
SCALE: 3/16"=1'-0"



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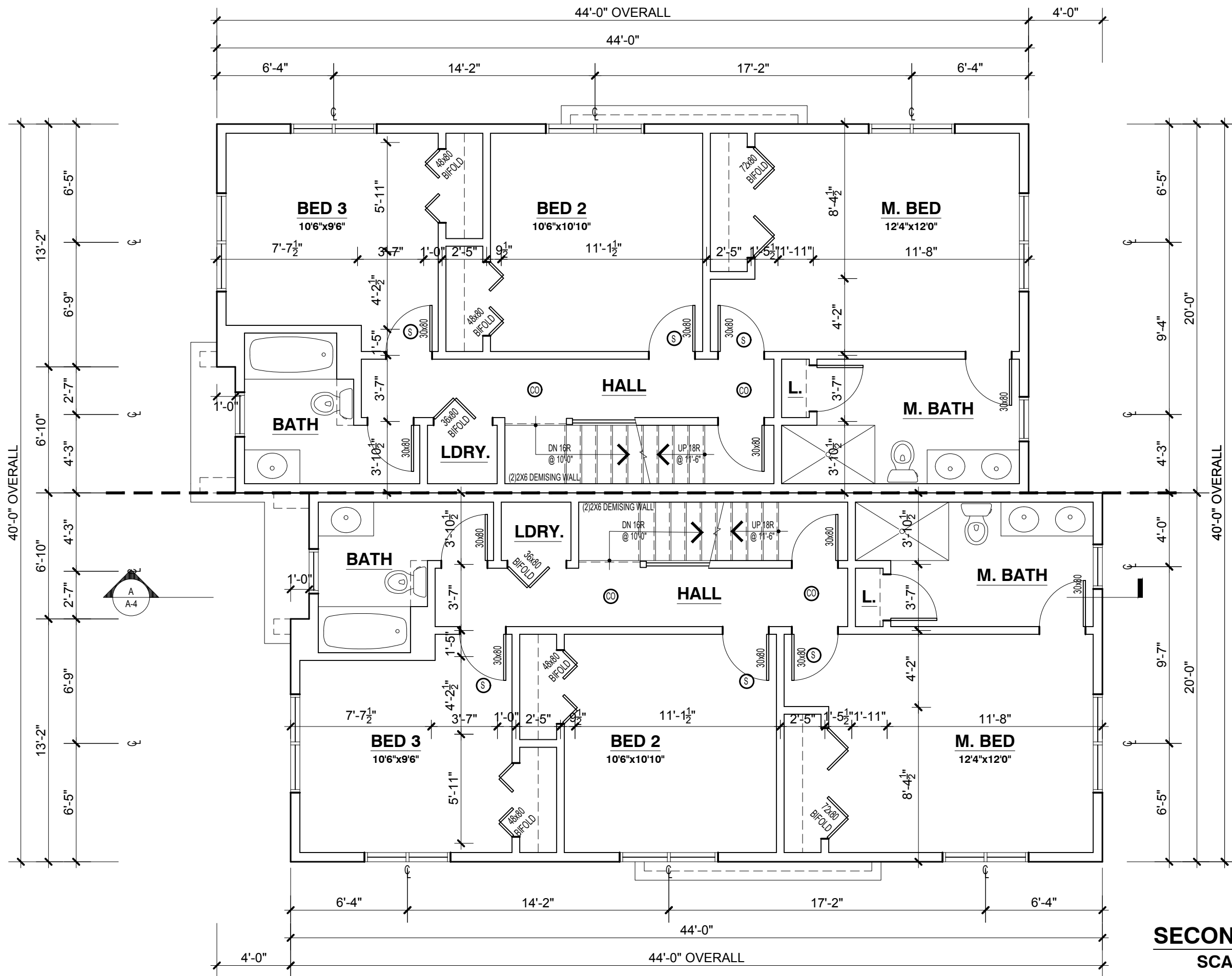
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Scale: 3/16"=1'-0"

FIRST
LEVEL PLAN

FIRST LEVEL PLAN
SCALE: 3/16"=1'-0"

A-2



FIRE PROTECTION KEY:

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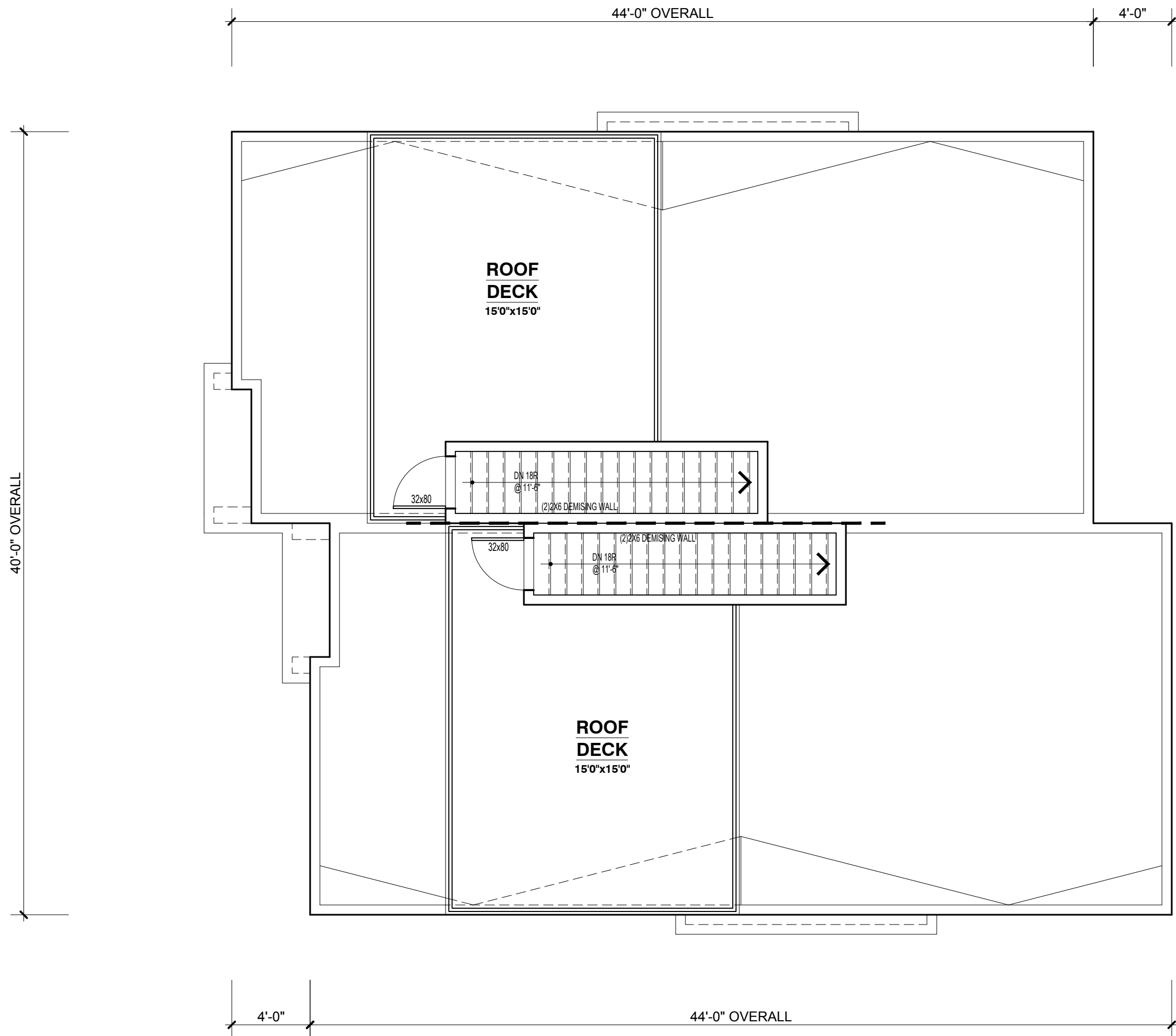
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Scale: 3/16"=1'-0"

**SECOND
LEVEL PLAN**

SECOND LEVEL PLAN
SCALE: 3/16"=1'-0"

A-3



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Scale: 3/16"=1'-0"

**BUILDING
SECTION**

SECOND LEVEL PLAN
SCALE: 3/16"=1'-0"

NOTE: WINDOW MODEL NUMBER PROVIDED ARE ANDERSEN WINDOW SIZES. THESE ARE PROVIDED FOR WINDOW SIZING ONLY; WINDOW MANUFACTURER/MODEL TO BE DETERMINED BY OWNER. TYPICAL WINDOW HEAD HEIGHT IS 84" UNLESS NOTED OTHERWISE.

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FRONT
ELEVATION

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Scale: 3/16"=1'-0"

LEFT SIDE
ELEVATION

LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"

A-6

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REAR
ELEVATION

REAR ELEVATION
SCALE: 3/16"=1'-0"

A-7

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RIGHT SIDE
ELEVATION

RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0"

A-8