

PLAN NOTES

THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED BY NORWOOD ENGINEERING COMPANY IN AUGUST OF 2016 AND RECORDED INFORMATION OBTAINED FROM THE CITY OF BOSTON ASSESSING AND ENGINEERING DEPARTMENTS, THE SUFFOLK COUNTY REGISTRY OF DEEDS, THE MASS. LAND COURT AND THE BOSTON WATER AND SEWER COMMISSION.

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.

SEE ARCHITECTURAL PLANS FOR THE PROPOSED THREE-FAMILY DWELLING PREPARED BY RJ FARAH ENGINEERING, INC., STRUCTURAL ENGINEERS, 80 MONTVALE AVENUE, STONEHAM, MA 02180, PHONE: 617-645-0901.

PLANTING LIST

Y	2'-3" YEW	2
R	2 1/2"-3" RHODODENDRON	2
DL	DAYLILIES (12" O.C.) 4"-6" POTS	-
A	18"-22" AZALEA	3
H	18"-24" JAPANESE HOLLY	4
KS	1 1/2"-2" KOREAN SPICE VIBURNUM	7
KD	1 1/2"-2" KOUSA DOGWOOD	1
WC	2 1/2"-3" WYMAN CRABAPPLE	1

IFFLEY ROAD
(PUBLIC WAY - 40' WIDE - LAYOUT L-5608)

PARCEL 2384 LOT 116
PARCEL 2386 LOT 113
ADAMS MARINA, LLC

- LEGEND**
- DRAIN MANHOLE (DMH)
 - CATCH BASIN (CB)
 - ▷ FLARED END SECTION (FES)
 - 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)
 - ☆ LAMP POST (LAMP)
 - UTILITY POLE (UP)
 - UP w/ LIGHT (UP/LP)
 - HAND HOLE (HH)
 - GC GRANITE CURB (GC)
 - SGE GRANITE EDGING (SGE)
 - BB BIT. CONC. BERM (BB)
 - CCB CAPE COD BERM (CCB)
 - CC CONCRETE CURB (CC)
 - EP EDGE OF PAVE. (EP)
 - ▲ SIGN

BENCHMARKS

REFERENCE BENCHMARK: SMH 184
THE INVERT OF SEWER MANHOLE 184 LOCATED IN IFFLEY ROAD AS SHOWN ON BOSTON WATER AND SEWER G.I.S. MAPS RIM=114.13 INVERT=134.52 (BOSTON CITY BASE)

CONSTRUCTION BENCHMARK: HYD H72
X-CUT ON THE FRONT BONNET NUT OF HYDRANT H72 LOCATED IN FRONT OF 60 IFFLEY ROAD ELEVATION=142.34 (BCB)

ZONING CLASSIFICATION

JAMAICA PLAIN NEIGHBORHOOD DISTRICT
3-FAMILY RESIDENTIAL SUBDISTRICT 3F-4000
ARTICLE 55 - TABLES E & H - MAP 9A-9C

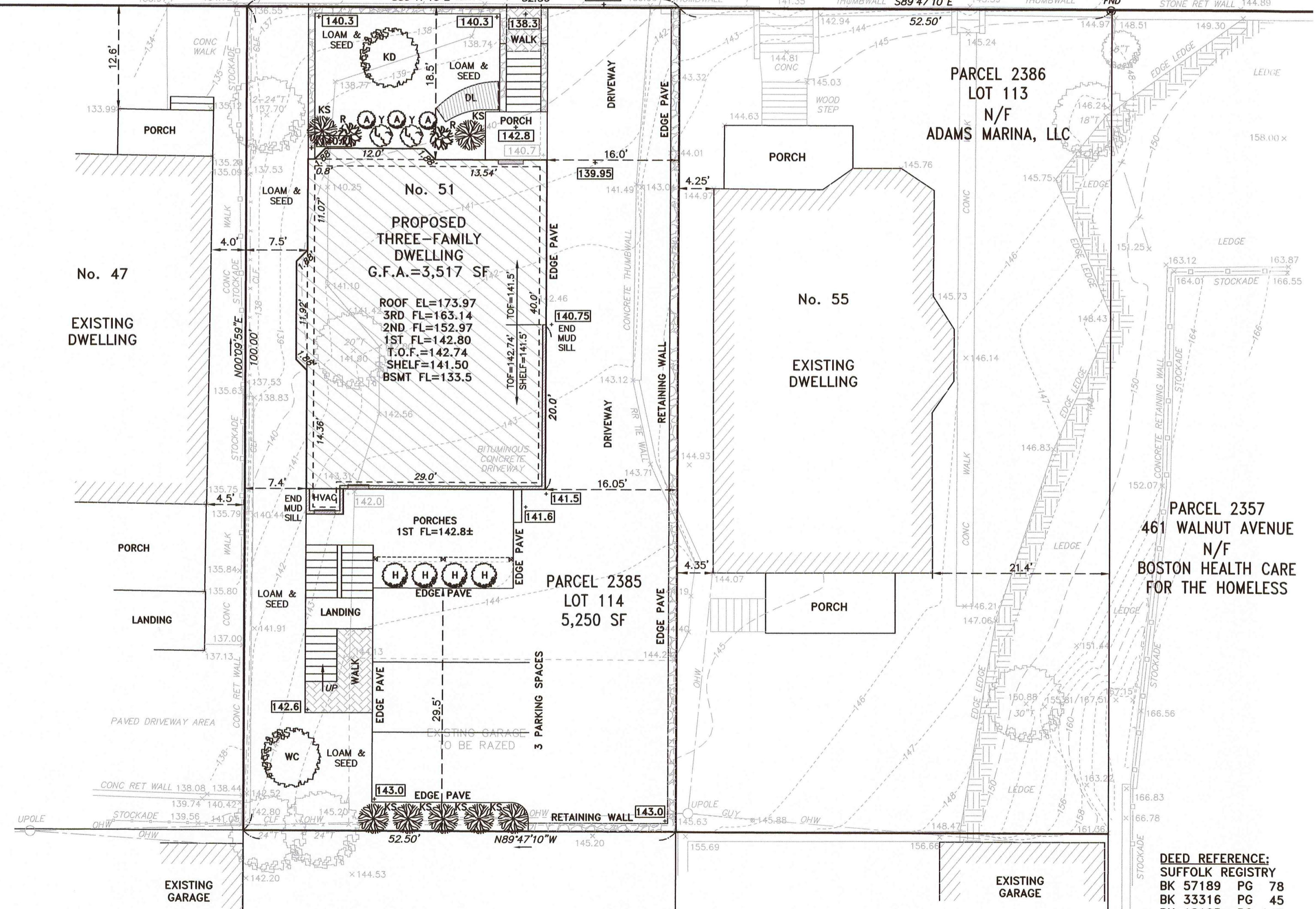
DIMENSIONAL REQUIREMENTS

	REQUIRED	PROPOSED
THREE-FAMILY LOT AREA	5,000 SF	5,250 SF
FRONTAGE	40 FT	52.50 FT
LOT WIDTH	40 FT	52.50 FT
FRONT YARD	18 FT (MODAL)	7.4-16.0-23.4 FT
SIDE YARD	7-10-17 FT	29.5 FT
REAR YARD	20 FT	0.7
F.A.R.	0.7	0.6701
HEIGHT	35 FT	SEE ARCH. PLANS
STORIES	3.0	3.0
OPEN SPACE	1,000 SF	1,252 SF
PARKING SPACES	3 SPACES	3 SPACES

FRONT YARD MODAL STUDY

SETBACK	ADDRESS	FRONTAGE
13.0 FT	45,47	105.00 FT
14.0 FT	55	52.50 FT
17.0 FT	35	43.75 FT
18.0 FT	19,23,27,39,41,43	282.50 FT
26.0 FT	31	43.75 FT

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



PARCEL 2361 LOT 132
94 MONTEBELLO ROAD
N/F SHIRASH, LLC

PARCEL 2360 LOT 133
98 MONTEBELLO ROAD
N/F JAMES J. MURPHY TR.
520 HYDE PARK AVENUE
REALTY TRUST

PARCEL 2359 LOT 134
100 MONTEBELLO ROAD
N/F JOHNSON-MOSES

PARCEL 2357
461 WALNUT AVENUE
N/F BOSTON HEALTH CARE FOR THE HOMELESS

DEED REFERENCE:
SUFFOLK REGISTRY
BK 57189 PG 78
BK 33316 PG 45
BK 18105 PG 147

PLAN REFERENCE:
SUFFOLK REGISTRY
BK 8020 PG 693
BK 4856 PG 60
BK 3534 PG 92
BK 2365 PG END
PLAN No. 76 OF 2013
PLAN No. 899 OF 2007

CITY STREET LAYOUTS:
IFFLEY ROAD L-5943
IFFLEY ROAD L-5608
MONTEBELLO ROAD L-4718
MONTEBELLO ROAD L-5209

RECORD PLAN REFERENCE:
SUFFOLK REGISTRY
BK 3534 PG 92

ENGINEERING RECORDS:
BBS BK 171 PG 122
FLD BK 476 PG 45

BWSC RECORDS:
BWSC G.I.S. WATER MAP
BWSC G.I.S. SEWER MAP
SEWER SECTIONAL WR-3
SITE PLAN No. 16229
SITE PLAN No. 16228
SITE PLAN No. 13329-AB
SITE PLAN No. 07220-AB
PLAN No. H-2122
PLAN No. H-1264
PLAN No. H-1260a
PLAN No. H-1260f
PLAN No. H-1260u

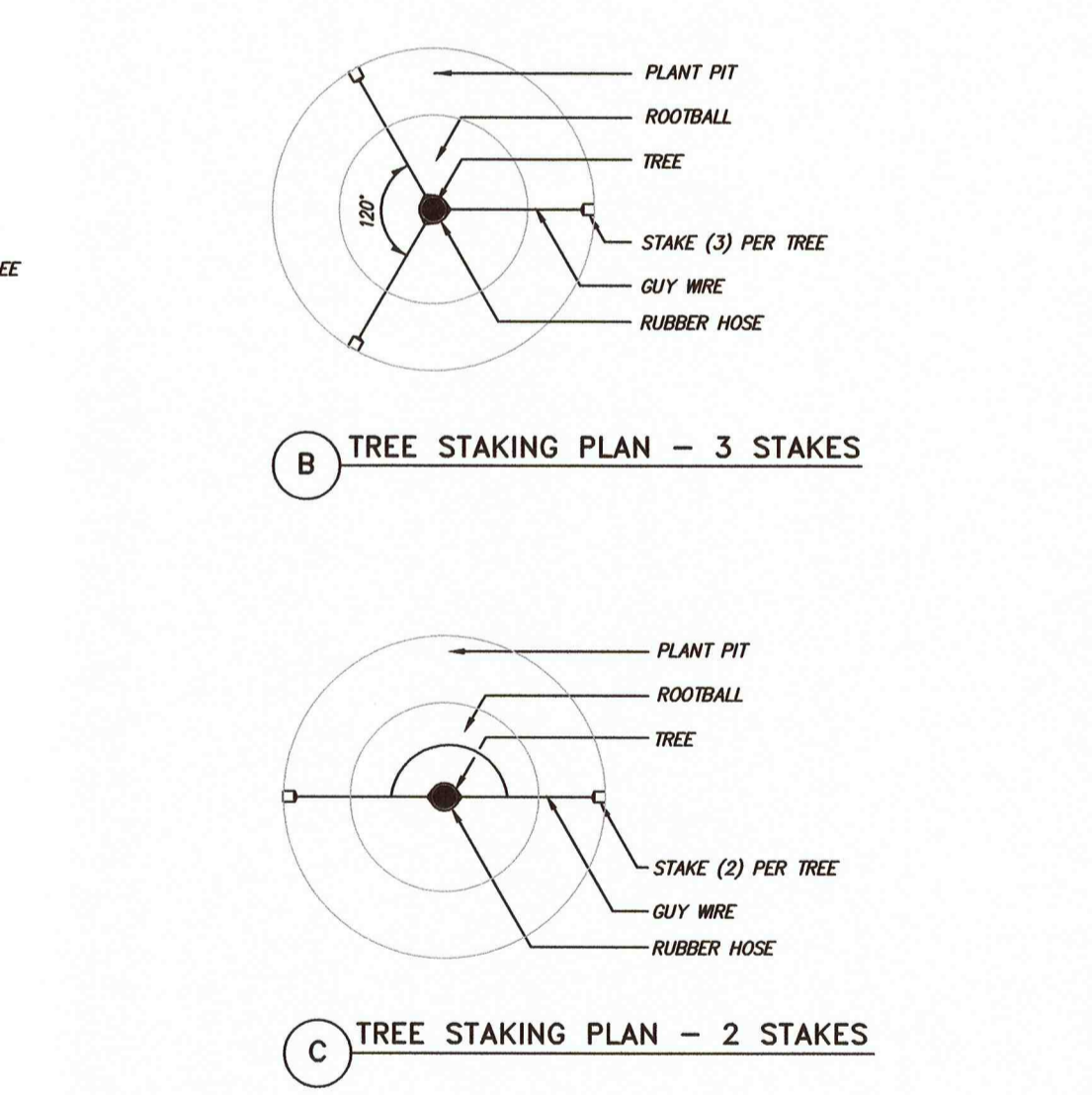
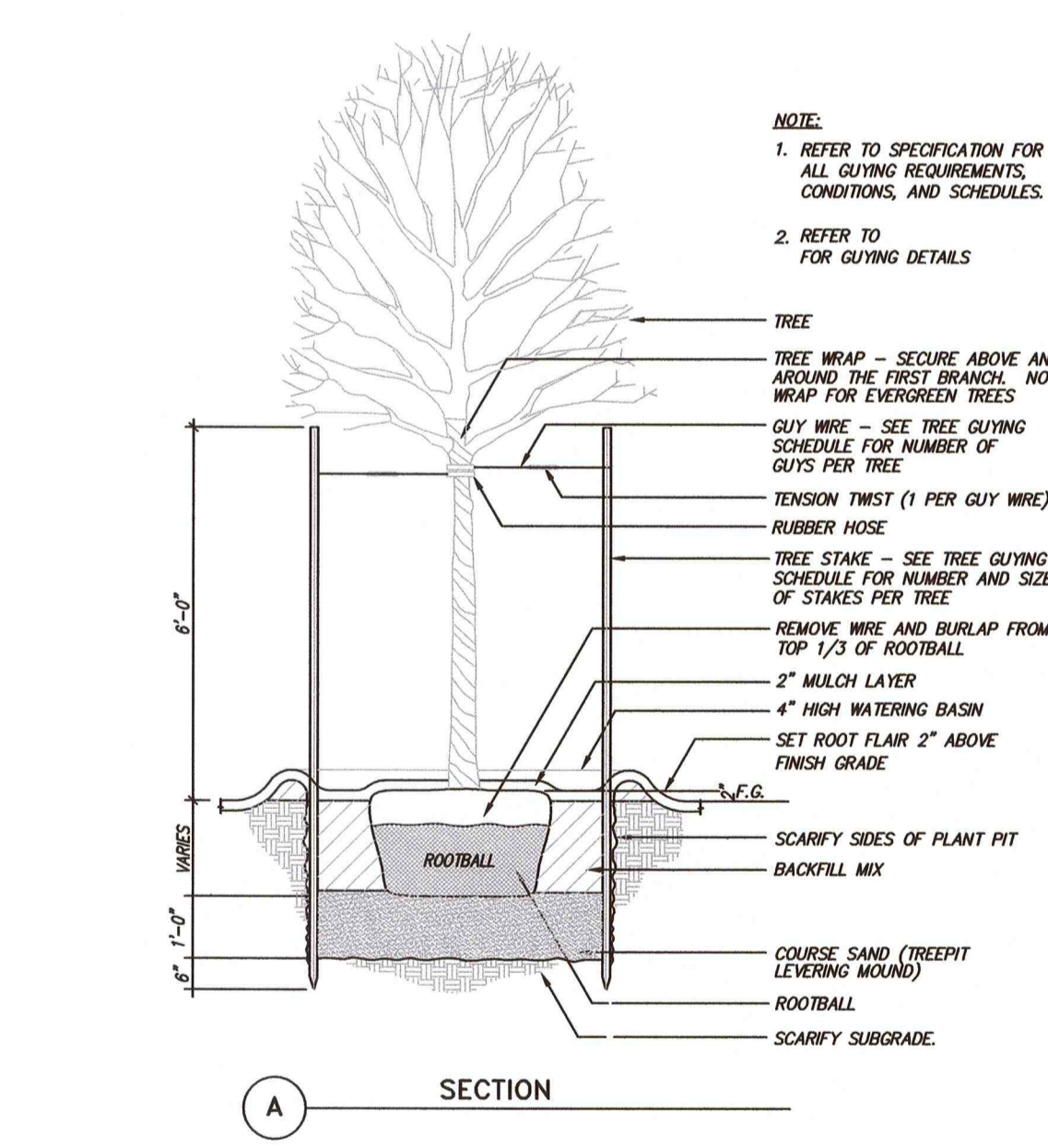
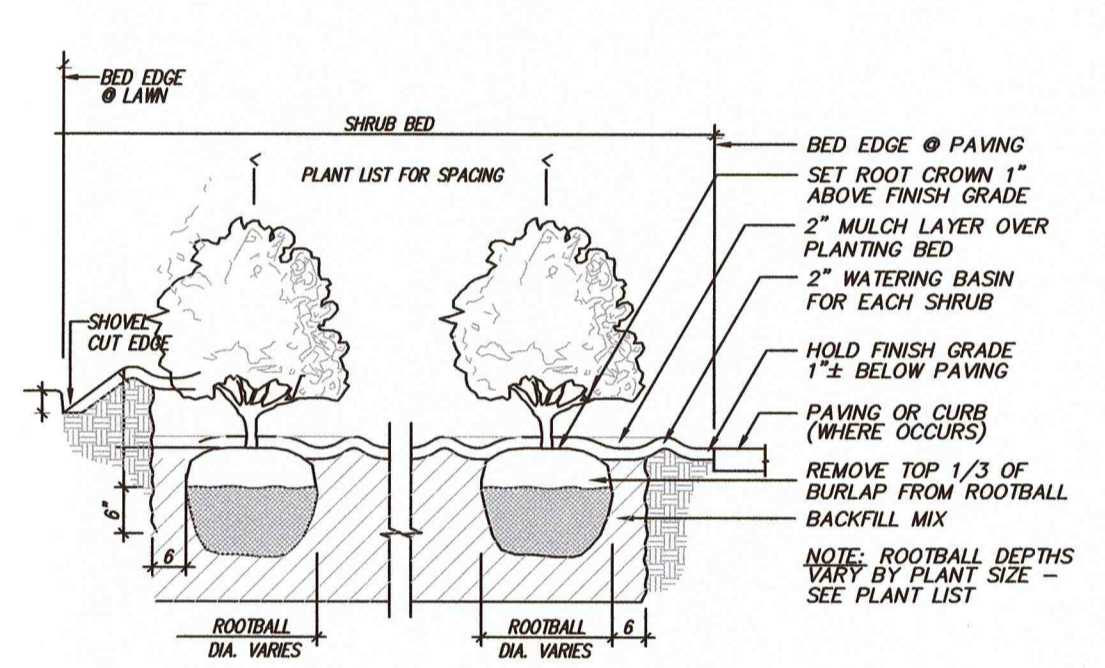
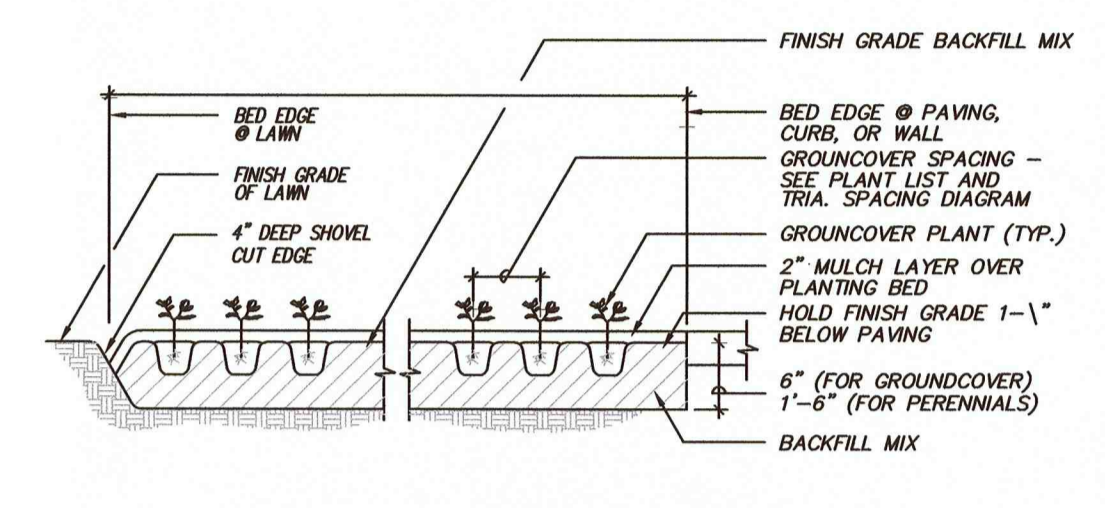
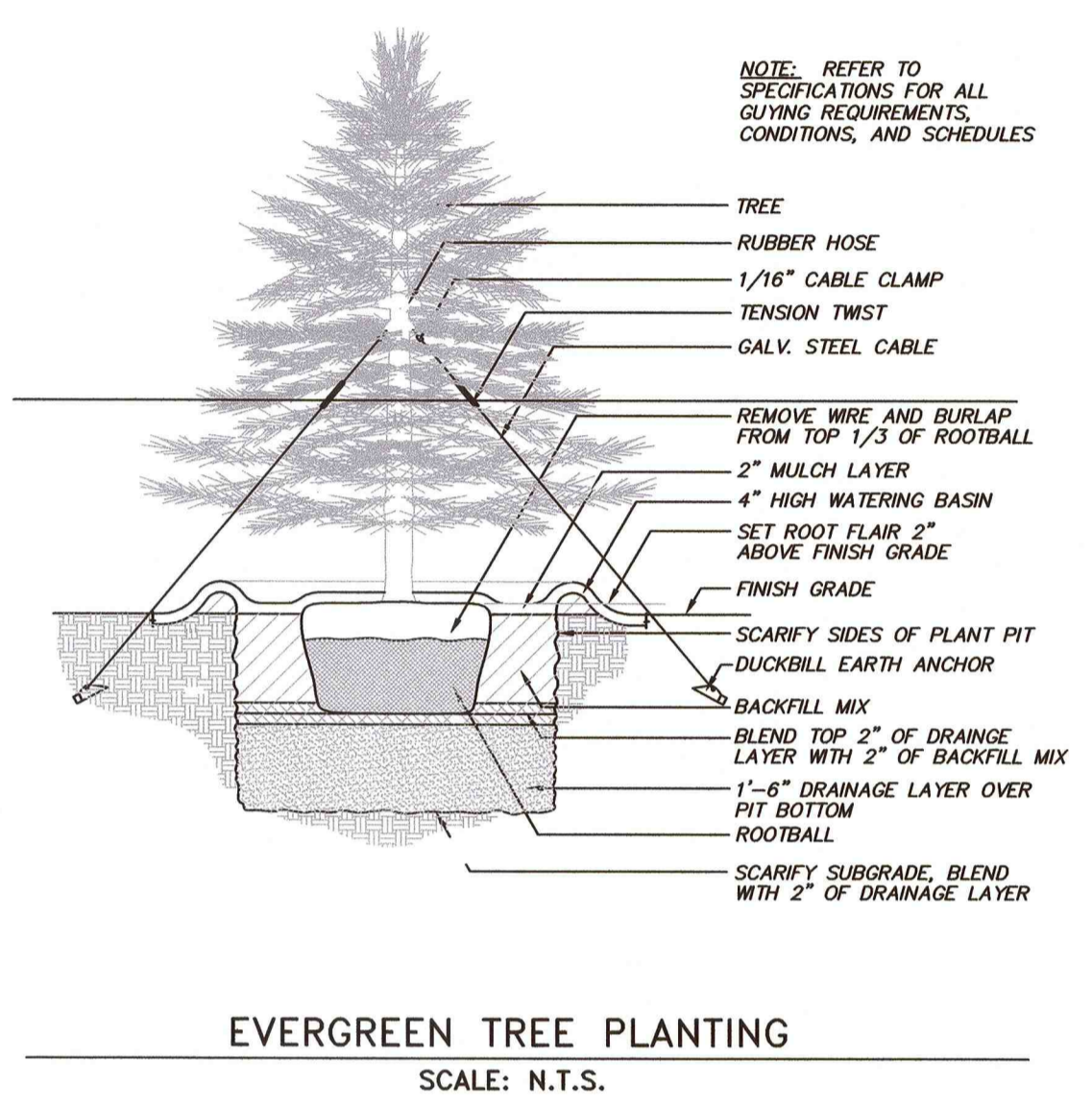
OWNER:
CORVO DEVELOPMENT
21 MAZZEO DRIVE UNIT 101
RANDOLPH, MA 02368

CONTACT:
ANTHONY RUSCITO
PHONE: 617-212-3041
ALDO RUSCITO
PHONE: 617-293-2338



REVISIONS

NO.	DESCRIPTION



LANDSCAPING PLAN
51 IFFLEY ROAD
BOSTON, MASS.

(JAMAICA PLAIN - 02130-2327)
SCALE: 1"=10' SEPTEMBER 9, 2016
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 20 30
FEET 0 5 10 20 30
SHEET No. 1 OF 1 6848-22

Membrane Roofing

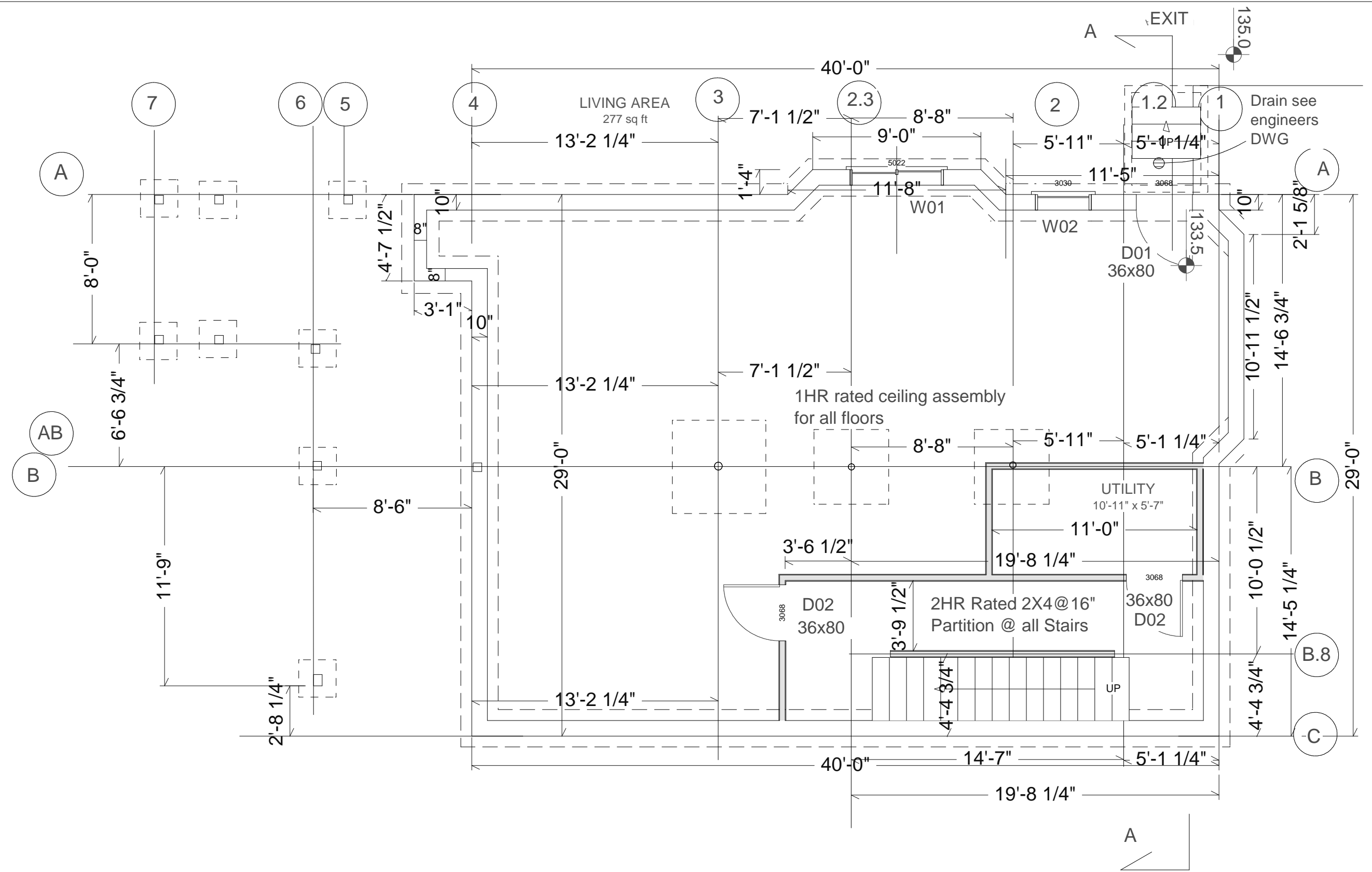
Aluminum Coping & Cornice

Cement Board Panelling with Molding

Composite Lap Siding 7" to the Weather

Natural Cedar lap Siding 7" to the Weather



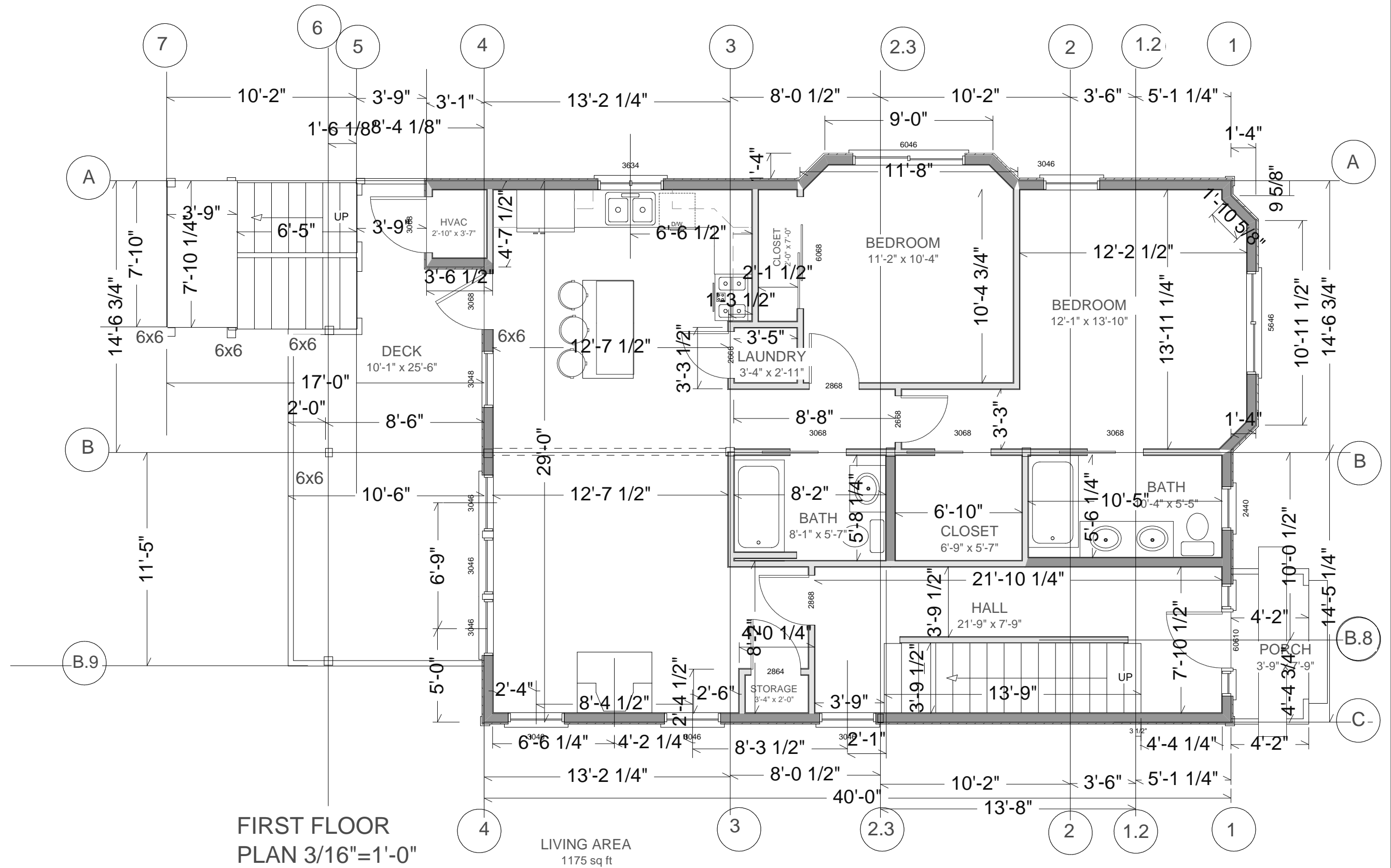


A-1 BASEMENT
 2/12/17 PLAN 3/16"=1'-0"

R.J. Farah Engineering Inc.
 80 Momtvale Avenue Suite 201
 Stoneham Ma 02160 617-645-0901

CORVO PROPERTIES
 ANTHONY RUSCITO
 P.O.B. 287 RANDOLPH MA 02368 617-212-3041

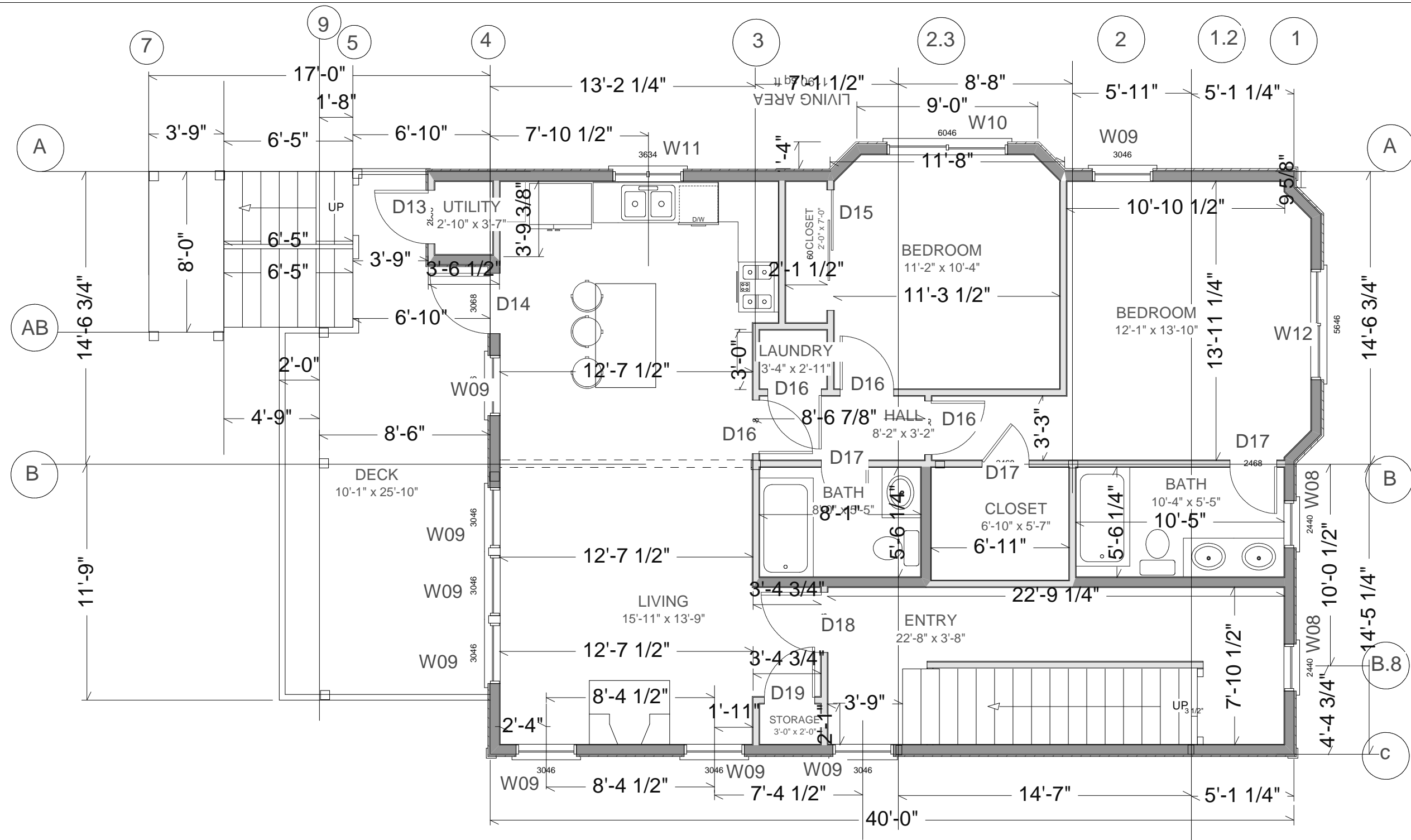
51 IFFLEY ROAD JAMAICA
 PLAIN MA RESIDENCES



R.J. Farah Engineering Inc.
 80 Montvale Avenue Suite 201
 Stoneham Ma 02160 617-645-0901

CORVO PROPERTIES
ANTHONY RUSCITO
 1582 River Street Hyde Park MA 02136

51 IFFLEY ROAD JAMAICA
PLAIN MA RESIDENCES



A-3

2/12/17

2ND FLOOR

PLAN 3/16"=1'-0"

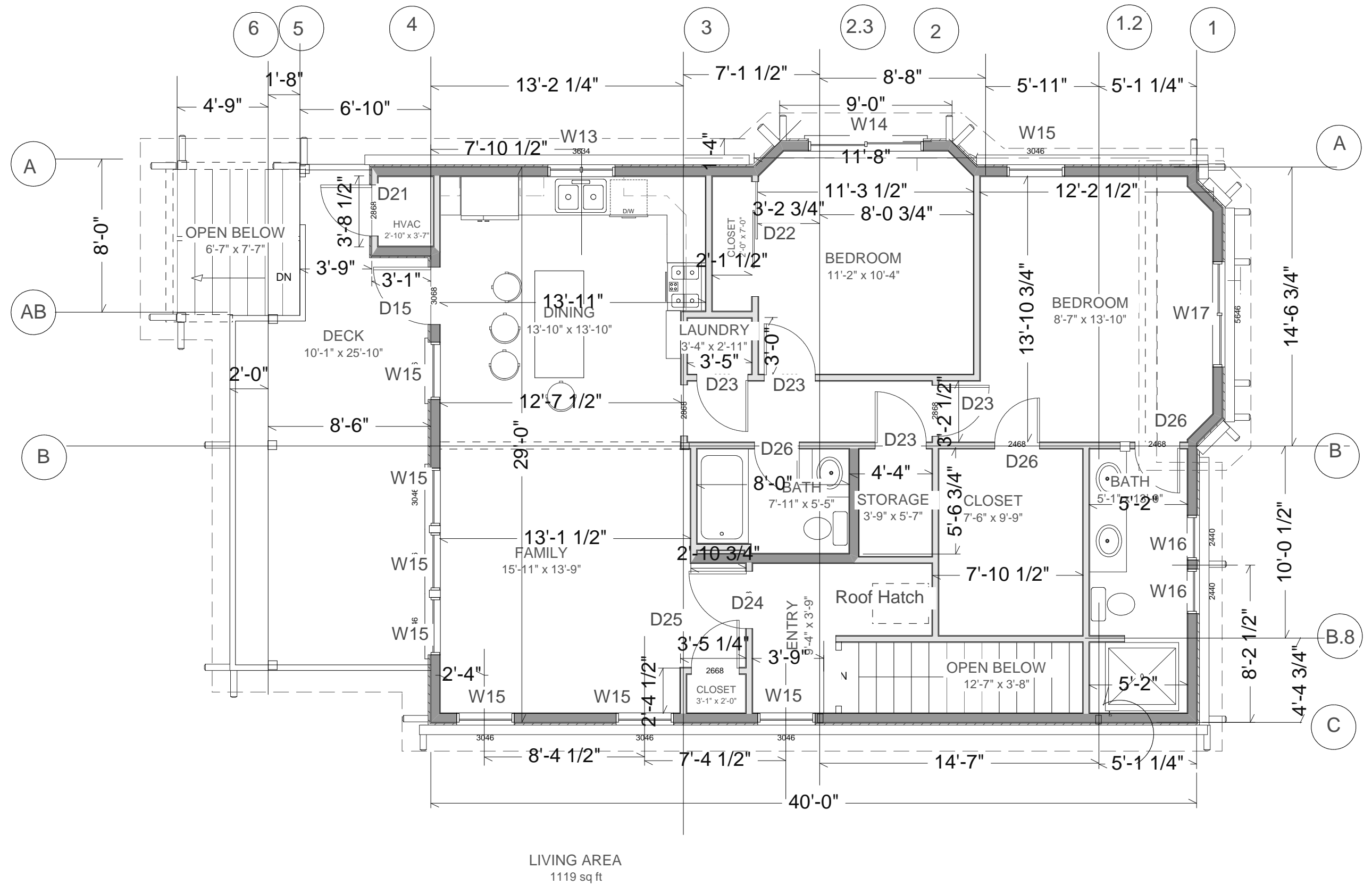
R.J. Farah Engineering Inc.

80 Montvale Avenue Suite 201
Stoneham Ma 02160 617-645-0901

CORVO PROPERTIES
ANTHONY RUSCITO

P.O.B. 287 RANDOLPH MA 02368 617-212-3041

51 IFFLEY ROAD JAMAICA
PLAIN MA RESIDENCES

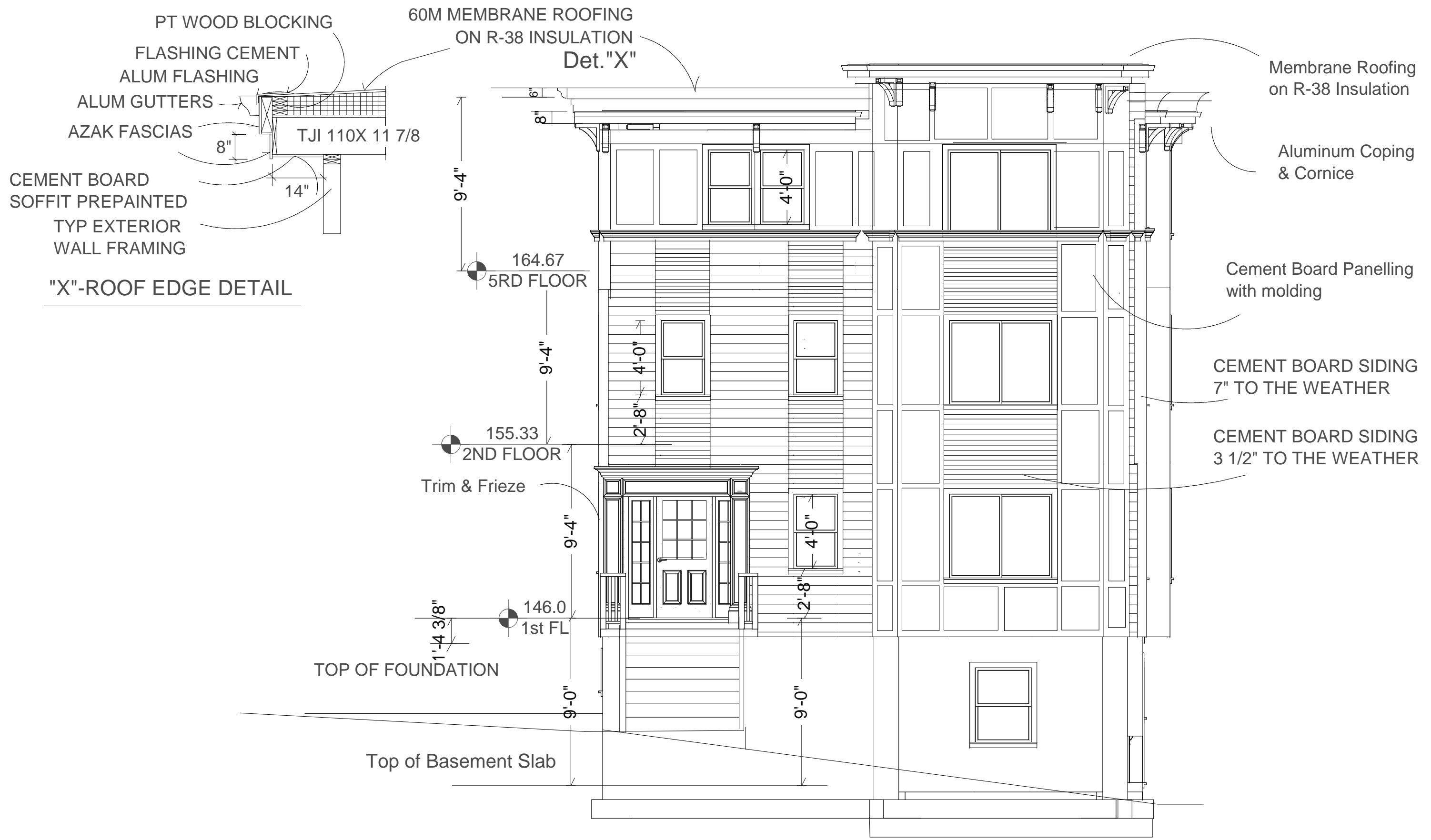


A-4 3RD FLOOR
2/12/17 **PLAN 3/16"=1'-0"**

R.J. Farah Engineering Inc.
80 Montvale Avenue Suite 201
Stoneham Ma 02160 617-645-0901

CORVO PROPERTIES
ANTHONY RUSCITO
P.O.B. 287 RANDOLPH MA 02368 617-212-3041

51 IFFLEY ROAD JAMAICA
PLAIN MA RESIDENCES



A-5

5/22/16

**NORTH (Front)
ELEVATION**
3/16"=1'-0"

R.J. Farah Engineering Inc.
80 Montvale Avenue Suite 201
Stoneham MA 02180 617-645-0901

CORVO PROPERTIES
ANTHONY RUSCITO
P.O.B. 287, RANDOLPH MA 02368 617-212-3041

**51 IFFLEY ROAD JAMAICA
PLAIN MA RESIDENCES**



A-6

12/23/16

EAST ELEVATION

3/16"=1'-0"

R.J. Farah Engineering, Inc.

80 Montavale Avenue Suite 201
Stoneham MA 02180 617-645-0901

Owner

Anthony Ruscito

1582 River Street Hyde Park MA 02136

30 IFFLEY ROAD, JAMAICA

PLAIN MA, RESIDENCES

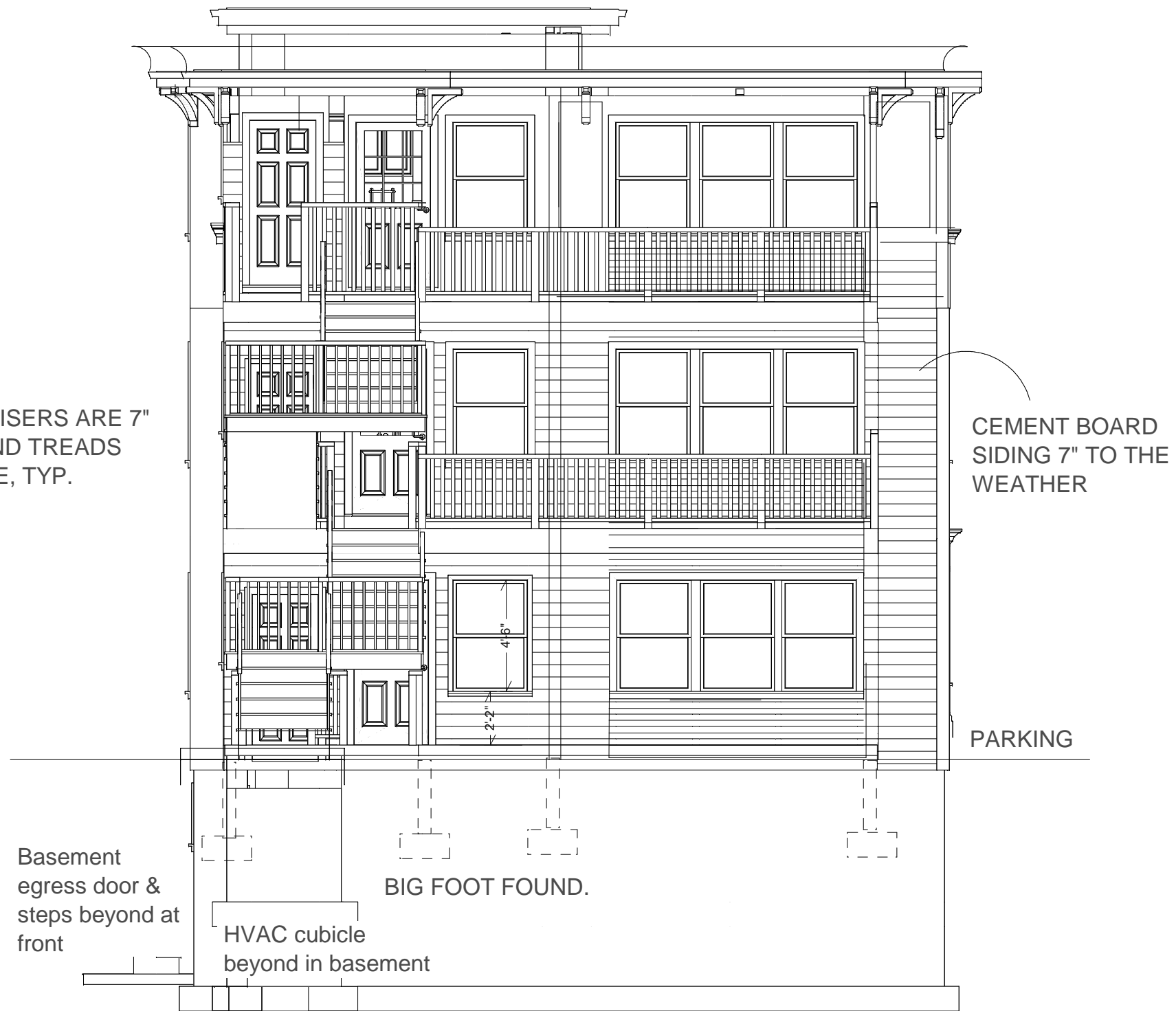


A-7 WEST ELEVATION
 2/12/17 3/16"=1'-0"

R.J. Farah Engineering, Inc.
 80 MONTVALE AVENUE SUITE 201
 STONEHAM MA

owner
Anthony Ruscito

**51 IFFLEY ROAD, JAMAICA
 PLAIN RESIDENCES**



STAIR RISERS ARE 7"
HIGH AND TREADS
11" WIDE, TYP.

CEMENT BOARD
SIDING 7" TO THE
WEATHER

PARKING

Basement
egress door &
steps beyond at
front

BIG FOOT FOUND.

HVAC cubicle
beyond in basement

A-8

12/22/16

REAR ELEVATION

3/16"=1'-0"

F.J. Farah Engineering, Inc.

80 Montvale Avenue, Suite 201
Stoneham MA

Owner
Corvo Properties
617-212-3041

**51 IFFLEY ROAD RESIDENCES
JAMAICA PLAIN MA**