

PARCEL  
2354-020  
N/F  
SILINIS

PARCEL 2385-004  
N/F  
CEVETELLO

PARCEL 2389  
N/F  
SPRIANO

PARCEL 2352  
18,117 SF

LOT B  
9,413 SF

LOT A  
11,448 SF  
INCLUDES 2,744 SF  
OF THE RIGHT OF WAY

PARCEL 2351  
N/F  
YACHIMSKI

PARCEL 2354  
N/F  
PASSACANTILLI  
No. 328 POND ST.

2,742 SF 2,744 SF

RIGHT OF WAY  
(SEE RECIPROCAL EASEMENT AGREEMENT - BOOK 50618, PAGE 154)

PLAN REFERENCE:  
SUFFOLK COUNTY REGISTRY  
PLAN No. 71 OF 2012  
PLAN No. 900 OF 2006  
PLAN No. 431 OF 2006  
PLAN No. 299 OF 2005  
PLAN No. 197 OF 2005  
BOOK 37376 PAGE 209  
BOOK 36458 PAGE 259  
BOOK 34986 PAGE 122  
BOOK 20521 PAGE 98  
BOOK 6611 PAGE 248  
BOOK 6267 PAGE 398  
BOOK 6244 PAGE 326  
BOOK 6181 PAGE 577  
BOOK 6173 PAGE 459  
BOOK 6167 PAGE 583  
BOOK 5942 PAGE 598

PROPOSED SINGLE-FAMILY DWELLING 2,730 SF  
2 CAR GARAGE  
12'x15' OPEN DECK  
1.5' OVERHANG  
BAY (1-STY)  
PORCH  
GARAGE ROOF  
DRIVEWAY  
CONCRETE SIDEWALK  
GRANITE CURB  
UPLP  
MIRA WG  
DMH R=180.37

EXISTING SINGLE-FAMILY DWELLING TO BE RAZED  
No. 338  
12'x15' OPEN DECK  
2 CAR GARAGE  
BAY (1-STY)  
PORCH  
GARAGE ROOF  
DRIVEWAY  
CONCRETE SIDEWALK  
GRANITE CURB  
UPLP  
MIRA WG  
DMH R=180.37

EXISTING SINGLE-FAMILY DWELLING  
No. 344

(PUBLIC WAY - VARIABLE WIDTH)  
(LAYOUT L-9700 & L-9701)

STREET

POND

NEILIAN  
CRESCENT

OWNER:  
ELIZABETH M. BORDONARO &  
PATRICIA SERMABIEKIAN  
82 PARK STREET  
MONTCLAIR, NJ 07042

APPLICANT:  
ANTONIO FERRARA  
56 CORNELL STREET, LLC  
185 NEPONSET VALLEY PARKWAY  
HYDE PARK, MA 02131  
PHONE: 617-438-2171

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)
- HAND HOLE (HH)
- GRANITE CURB (GC)
- EP EDGE PAVEMENT (EP)
- ▲ SIGN

BENCHMARKS: (BWSC RECORDS)

REFERENCE BENCHMARK:  
SMH 29 IN POND STREET (FROM BWSC RECORDS)  
RIM=170.82 INVERT=158.70 (CITY OF BOSTON BASE)  
CONSTRUCTION BENCHMARK:  
SPIKE SET IN UTILITY POLE 27/28 (POND STREET)  
ELEVATION=181.92 (CITY OF BOSTON BASE)

DEED REFERENCE:  
SUFFOLK COUNTY REGISTRY  
BOOK 17186 PAGE 324  
ASSESSOR'S REFERENCE:  
PARCEL NO. 19-02352-000  
MAP NO. 19052

BOARD OF SURVEY NOTES:  
BOOK 285 PAGE 252  
BOOK 272 PAGE 260  
BOOK 264 PAGE 64

CITY STREET LAYOUTS:  
L-9700 POND STREET  
L-9701 POND STREET  
L-7795 NEILIAN CRESCENT  
L-4005 WOODLAND ROAD

CITY FIELD NOTES:  
BOOK 930 PAGE 13  
BOOK 893 PAGE 39

PLAN NOTES

THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL INSTRUMENT SURVEY PERFORMED BY NORWOOD ENGINEERING COMPANY CO., INC. IN NOVEMBER, 2013.

THE EXISTING DWELLING AT 328 POND STREET (ASSESSOR'S PARCEL 19-02352-000) IS TO BE RAZED AND THE EXISTING PARCEL WILL BE SUBDIVIDED INTO TWO LOTS, LOT A (11,448 SF) AND LOT B (9,413 SF). TWO NEW SINGLE-FAMILY DWELLINGS ARE PROPOSED FOR THE LOTS A AND B.

SEE ARCHITECTURAL PLANS PREPARED BY STUDIO 11 DESIGN, 596 WASHINGTON STREET, CANTON, MA 02021 (781-424-2943).

THE PROPOSED RETAINING WALLS SHOWN ON THIS PLAN ARE TO BE DESIGNED BY OTHERS.

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.

ZONING CLASSIFICATION:  
ARTICLE 55 - JAMAICA PLAIN NEIGHBORHOOD DISTRICT  
ONE-FAMILY RESIDENTIAL SUBDISTRICT 1F-9000 (TABLE E)  
NEIGHBORHOOD DESIGN OVERLAY DISTRICT

DIMENSIONAL REQUIREMENTS

	REQUIRED	LOT A	LOT B
SINGLE-FAMILY LOT AREA	9000 SF	11448 SF	9413 SF
FRONTAGE	70 FT	75.0 FT	75.0 FT
LOT WIDTH	70 FT	74.99 FT	74.61 FT
FRONT YARD	27 FT ①	28.2 FT	28.1 FT
SIDE YARD	12 FT	12.5 FT	12.5 FT
REAR YARD	40 FT	48.4 FT	60.1 FT
G.F.A.	--	2730 SF ②	2721 SF ②
F.A.R.	0.3	0.238	0.289
HEIGHT	35	SEE ARCHITECTURAL PLANS	
STORIES	2.5	2.0	2.0
OPEN SPACE	2,000 SF	6222 SF	6859 SF
PARKING SPACES	2 PER UNIT	2 SPACES	2 SPACES

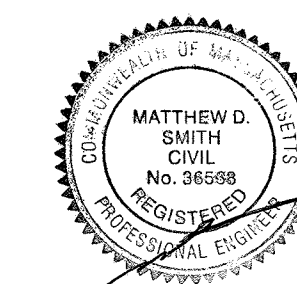
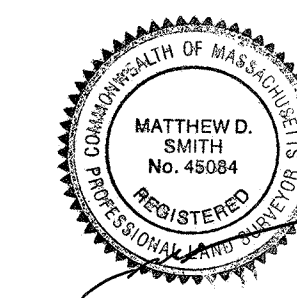
① FRONT YARD MODAL DEPTH

SETBACK	ADDRESS	FRONTAGE
19 FT	324	82.8 FT
25 FT	300	80.0 FT
27 FT	304,316,344	231.3 FT
30 FT	312	75.0 FT
31 FT	308,320	163.0 FT
40 FT	328	157.7 FT
45 FT	280	69.2 FT
48 FT	284	70.0 FT
49 FT	288	70.0 FT
50 FT	292	70.0 FT
54 FT	296	85.4 FT

"EXISTING BUILDING ALIGNMENT" - THE DISTANCE BETWEEN THE STREET LINE AND THE FACE OF THE BUILDING WHICH, AS MEASURED BY LOT WIDTHS ALONG SAID STREET LINE, OCCURS MOST FREQUENTLY. THE EXISTING BUILDING ALIGNMENT MAY ALSO BE REFERRED TO AS THE "MODAL FRONT YARD DEPTH".

THE FRONT YARD MODAL STUDY SETBACK DISTANCES ARE BASED ON FIELD MEASUREMENTS FROM THE HOUSES TO THE BACK OF SIDEWALKS AND FACE OF WALLS LOCATED ALONG POND STREET FROM WOODLAND ROAD TO MOSS HILL ROAD.

② THE GROSS FLOOR AREAS FOR THE PROPOSED HOUSES SHOWN ON LOTS 'A' AND 'B' HAVE BEEN PROVIDED BY THE PROJECT ARCHITECT.



LAND DEVELOPMENT PLAN  
338 POND STREET  
BOSTON, MASS.

(JAMAICA PLAIN DISTRICT)  
SCALE: 1"=10' DECEMBER 18, 2013  
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 7876-14

REVISIONS

NO.	DESCRIPTION

WINDOW MODEL NUMBERS PROVIDED ARE ANDERSEN WINDOW SIZES. THESE ARE PROVIDED FOR SIZING PURPOSES ONLY. WINDOW TYPE/MANUFACTURER TO BE DETERMINED BY OWNER.

WINDOW SILL HEIGHTS MAY VARY DUE TO MANUFACTURER'S SIZES/STYLES. ALIGN HEADS OF DIFFERENT WINDOW SIZES WHERE APPLICABLE.

NOTES:  
ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 8TH EDITION)

studio 11 design  
596 WASHINGTON STREET  
CANTON, MA 02021  
781.424.2943



PROPOSED NEW RESIDENCE:  
338 POND STREET - LOT A  
BOSTON, MASSACHUSETTS

PERMIT DRAWINGS 12/18/13

FRONT ELEVATION

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

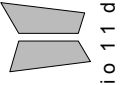
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A-1

**GRAPHIC KEY**

- S** HARD-WIRED SMOKE DETECTOR
- C** HARD-WIRED COMBO SMOKE/CO DETECTOR
- H** HEAT SENSOR
- V** BATHROOM VENT

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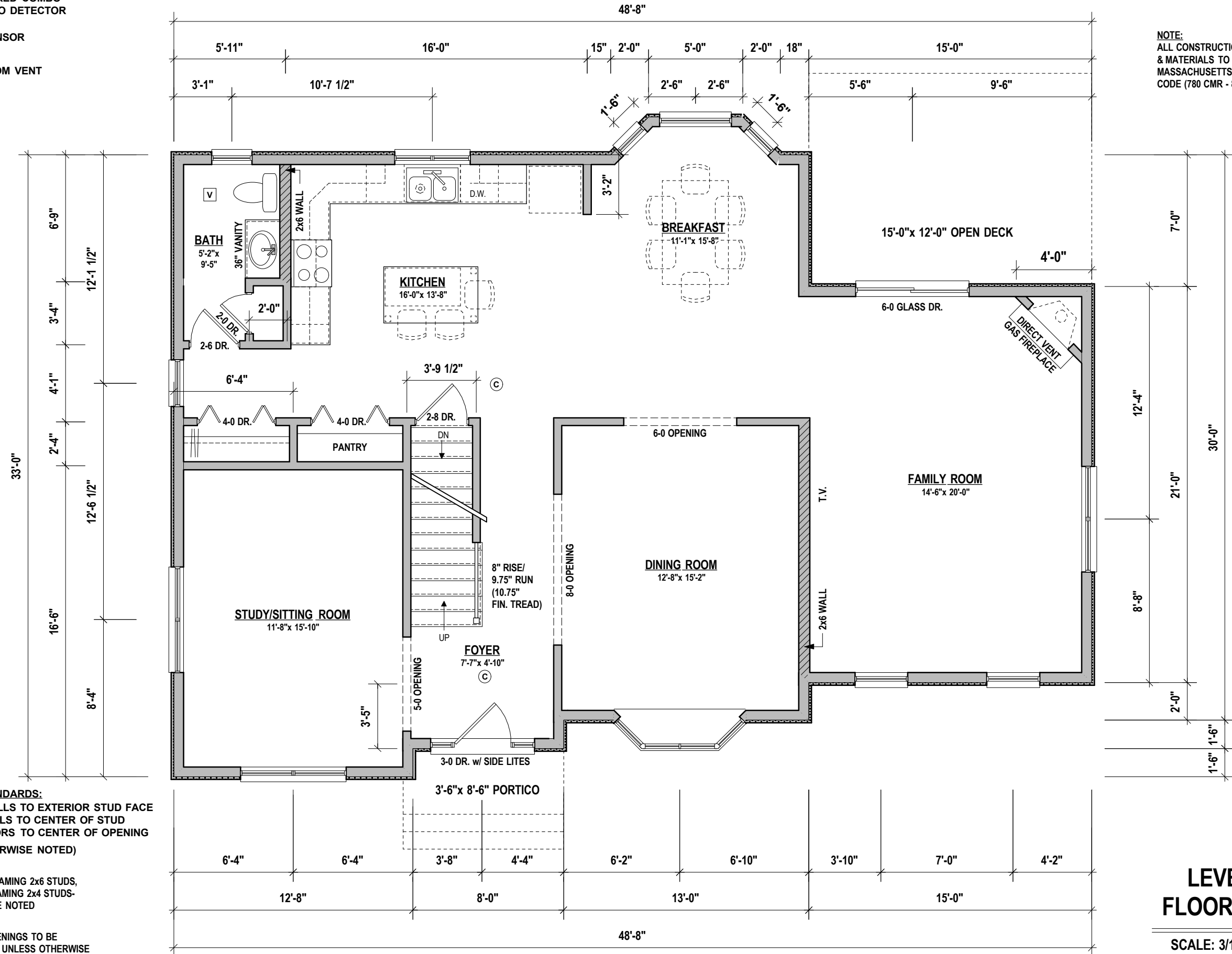
  
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 CANTON, MA 02021  
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**NOTE:**  
 ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 8TH EDITION)

**PROPOSED NEW RESIDENCE:**  
**338 POND STREET - LOT A**  
**BOSTON, MASSACHUSETTS**

PERMIT DRAWINGS	12/18/13

A-2



**DIMENSION STANDARDS:**  
 \* EXTERIOR WALLS TO EXTERIOR STUD FACE  
 \* INTERIOR WALLS TO CENTER OF STUD  
 \* WINDOWS/DOORS TO CENTER OF OPENING  
 (UNLESS OTHERWISE NOTED)

EXTERIOR WALL FRAMING 2x6 STUDS,  
 INTERIOR WALL FRAMING 2x4 STUDS-  
 UNLESS OTHERWISE NOTED

DOORS & WALL OPENINGS TO BE  
 CENTERED IN WALL UNLESS OTHERWISE  
 DIMENSIONED.


**LEVEL 1  
 FLOOR PLAN**

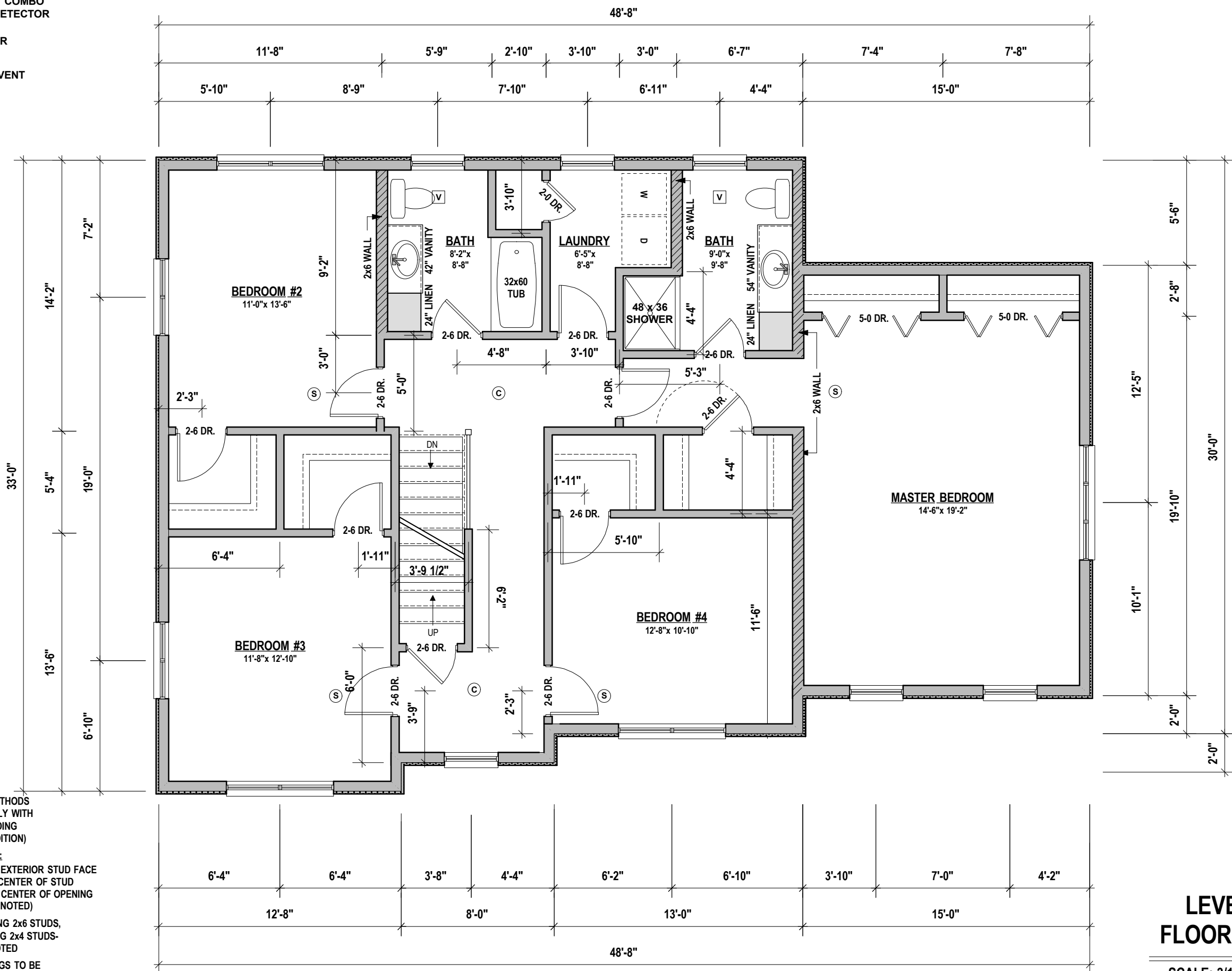
SCALE: 3/16" = 1'-0"

**GRAPHIC KEY**

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 EXTERIOR WALL FRAMING 2x6 STUDS, INTERIOR WALL FRAMING 2x4 STUDS- UNLESS OTHERWISE NOTED  
 DOORS & WALL OPENINGS TO BE CENTERED IN WALL UNLESS OTHERWISE DIMENSIONED.

**PROPOSED NEW RESIDENCE:**  
**338 POND STREET - LOT A**  
**BOSTON, MASSACHUSETTS**

PERMIT DRAWINGS	12/18/13

**LEVEL 2**  
**FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

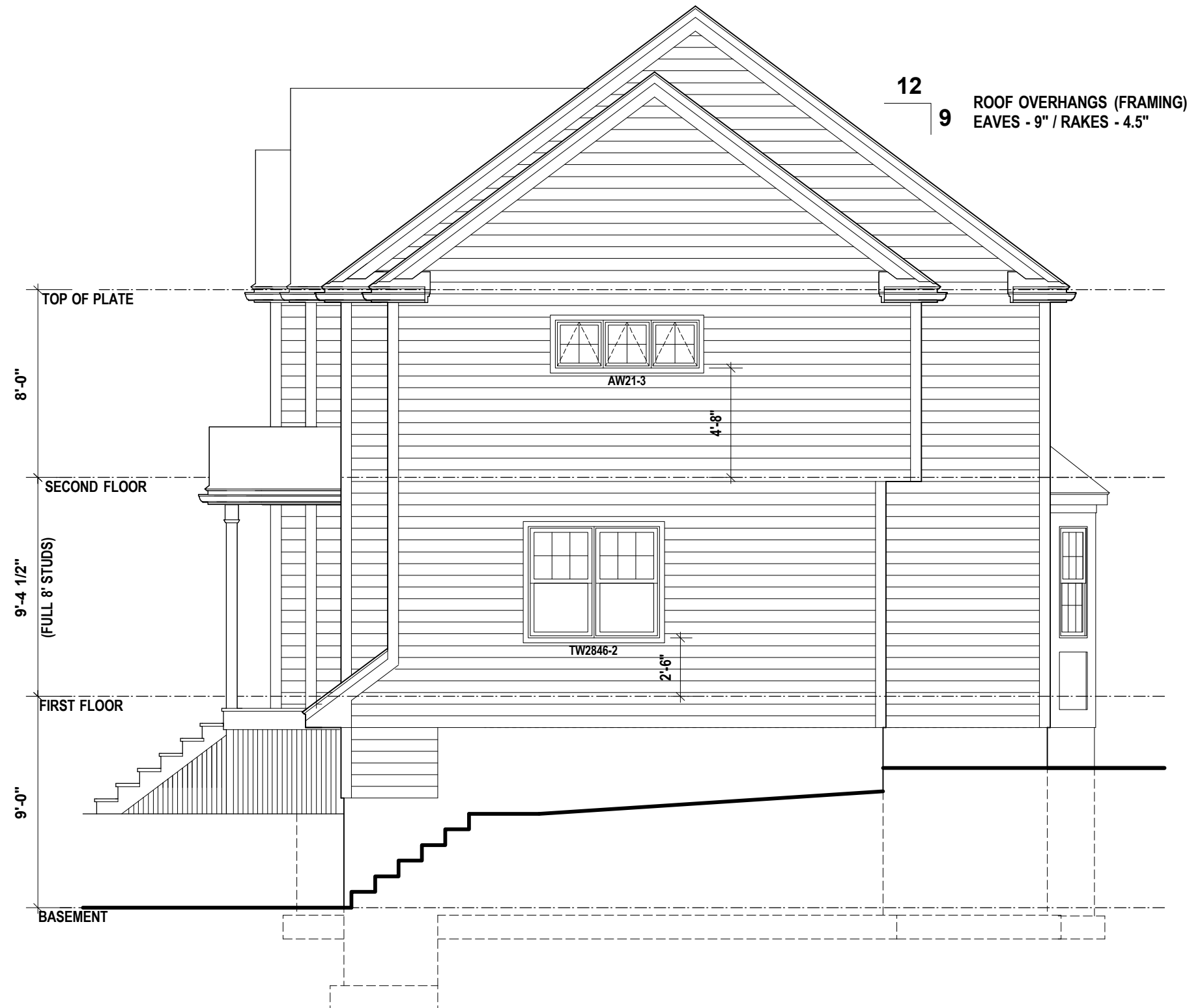
A-3

WINDOW MODEL NUMBERS PROVIDED ARE ANDERSEN WINDOW SIZES. THESE ARE PROVIDED FOR SIZING PURPOSES ONLY. WINDOW TYPE/MANUFACTURER TO BE DETERMINED BY OWNER.

WINDOW SILL HEIGHTS MAY VARY DUE TO MANUFACTURER'S SIZES/STYLES. ALIGN HEADS OF DIFFERENT WINDOW SIZES WHERE APPLICABLE.

**NOTES:**  
ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 8TH EDITION)

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CANTON, MA 02021  
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PROPOSED NEW RESIDENCE:  
338 POND STREET - LOT A  
BOSTON, MASSACHUSETTS

PERMIT DRAWINGS	12/18/13

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**SIDE (RIGHT)  
ELEVATION**

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

**A-4**

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ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 8TH EDITION)

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**PROPOSED NEW RESIDENCE:**  
**338 POND STREET - LOT A**  
**BOSTON, MASSACHUSETTS**

PERMIT DRAWINGS	12/18/13

**REAR  
ELEVATION**

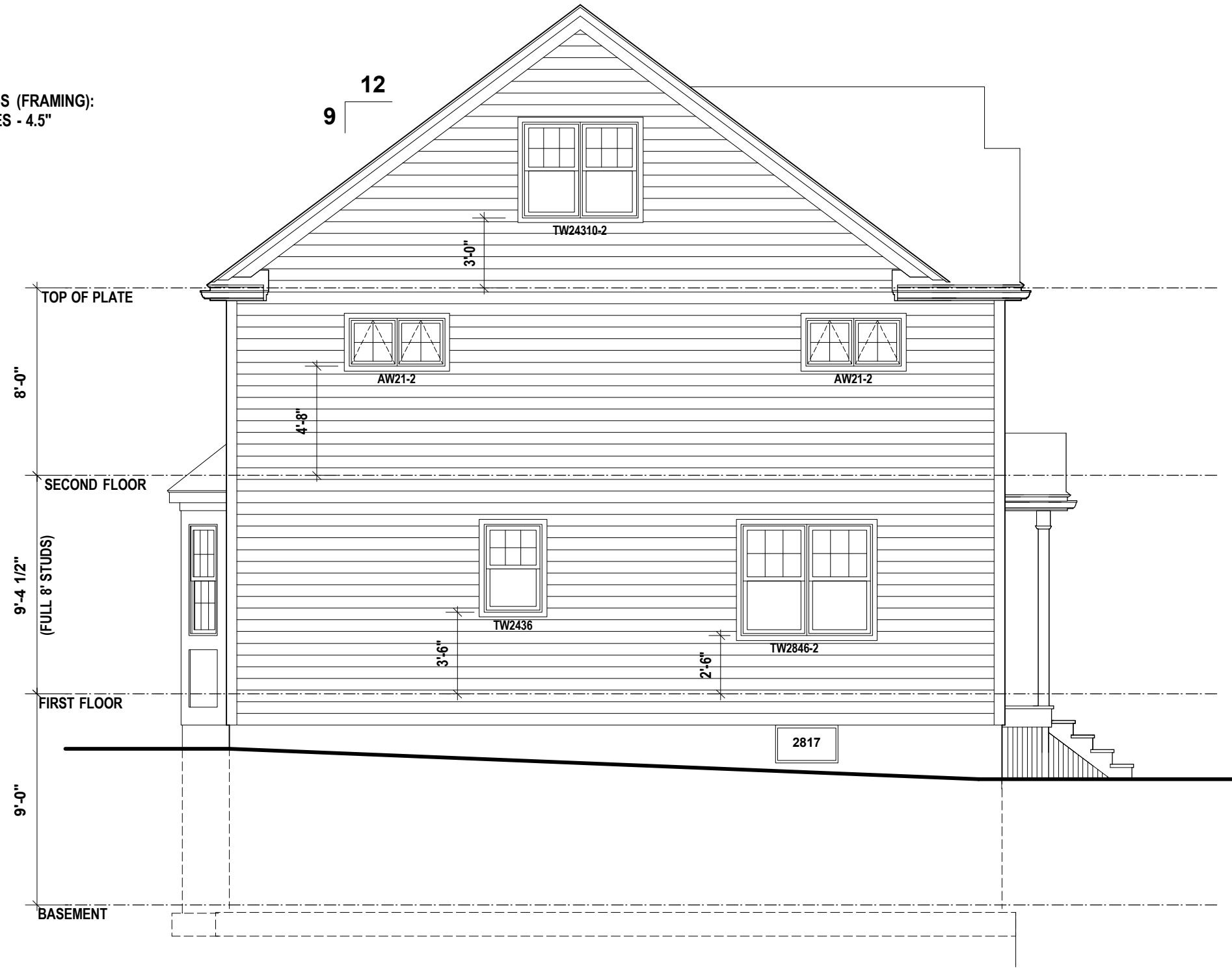
SCALE: 3/16" = 1'-0"

**A-5**

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
WINDOW SILL HEIGHTS MAY VARY DUE TO MANUFACTURER'S SIZES/STYLES. ALIGN HEADS OF DIFFERENT WINDOW SIZES WHERE APPLICABLE.

ROOF OVERHANGS (FRAMING):  
EAVES - 9" / RAKES - 4.5"



SIDE (LEFT)  
ELEVATION

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

  
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PROPOSED NEW RESIDENCE:  
338 POND STREET - LOT A  
BOSTON, MASSACHUSETTS

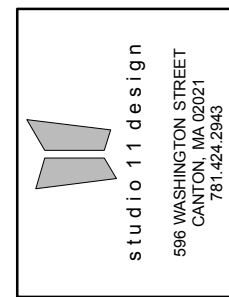
PERMIT DRAWINGS 12/18/13

A-6

**GRAPHIC KEY**

- S** HARD-WIRED SMOKE DETECTOR
- C** HARD-WIRED COMBO SMOKE/CO DETECTOR
- H** HEAT SENSOR
- V** BATHROOM VENT

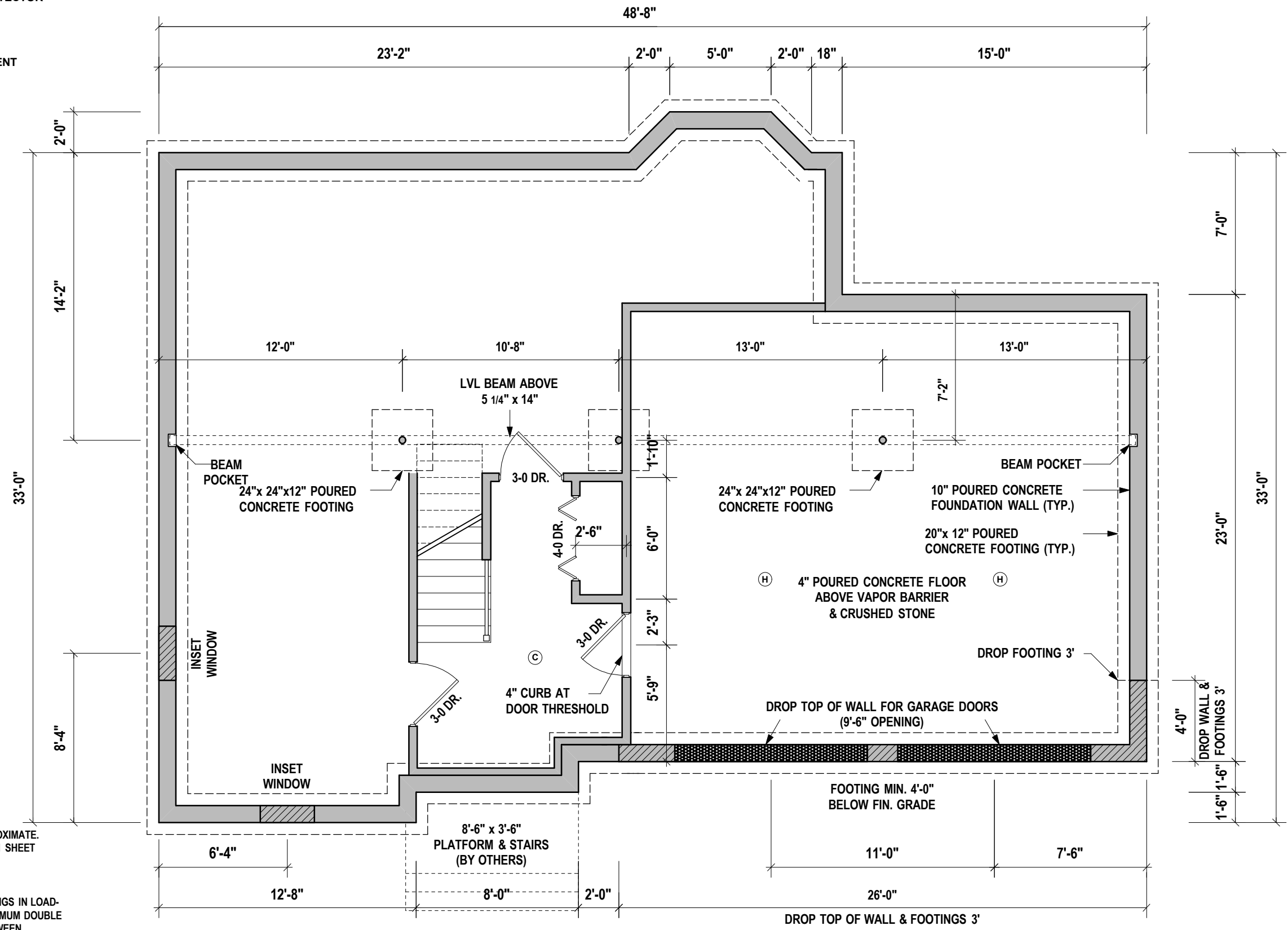
**NOTE:**  
ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 8TH EDITION)



**PROPOSED NEW RESIDENCE:**  
**338 POND STREET - LOT A**  
**BOSTON, MASSACHUSETTS**

PERMIT DRAWINGS	12/18/13

F-1



**LVL BEAMS:**  
SIZES LISTED ARE APPROXIMATE. CONSULT SPECIFICATION SHEET FOR EXACT DIMENSIONS

**HEADERS:**  
ALL HEADERS AT OPENINGS IN LOAD-BEARING WALLS TO MINIMUM DOUBLE 2x10s w/ 1/2" PLWD. BETWEEN (UNLESS OTHERWISE NOTED)

**BRIDGING / BLOCKING:**  
ALL FLOOR / CEILING JOISTS TO BE BRACED AT MID SPAN w/ BRIDGING (X-BRACE) OR SOLID BLOCKING

**SILL PLATE ANCHORS:**  
INSET 1/2" ANCHOR BOLTS MIN. 8" INTO TOP OF CONC. FOUNDATION WALL - MIN 6'-0" O.C. & 12" FROM CORNERS

**BEAM POCKETS:**  
DEPTH TO MATCH BEAM DEPTH, WIDTH TO EXCEED BEAM WIDTH BY 2" (1" MINIMUM ON EACH SIDE)

FOUNDATION PLAN

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



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**NOTES:**  
ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 8TH EDITION)

studio 11 design  
586 WASHINGTON STREET  
CANTON, MA 02021  
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**FRONT ELEVATION**

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

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PROPOSED NEW RESIDENCE:  
338 POND STREET - LOT B  
BOSTON, MASSACHUSETTS

PERMIT DRAWINGS 12/18/13

**A-1**

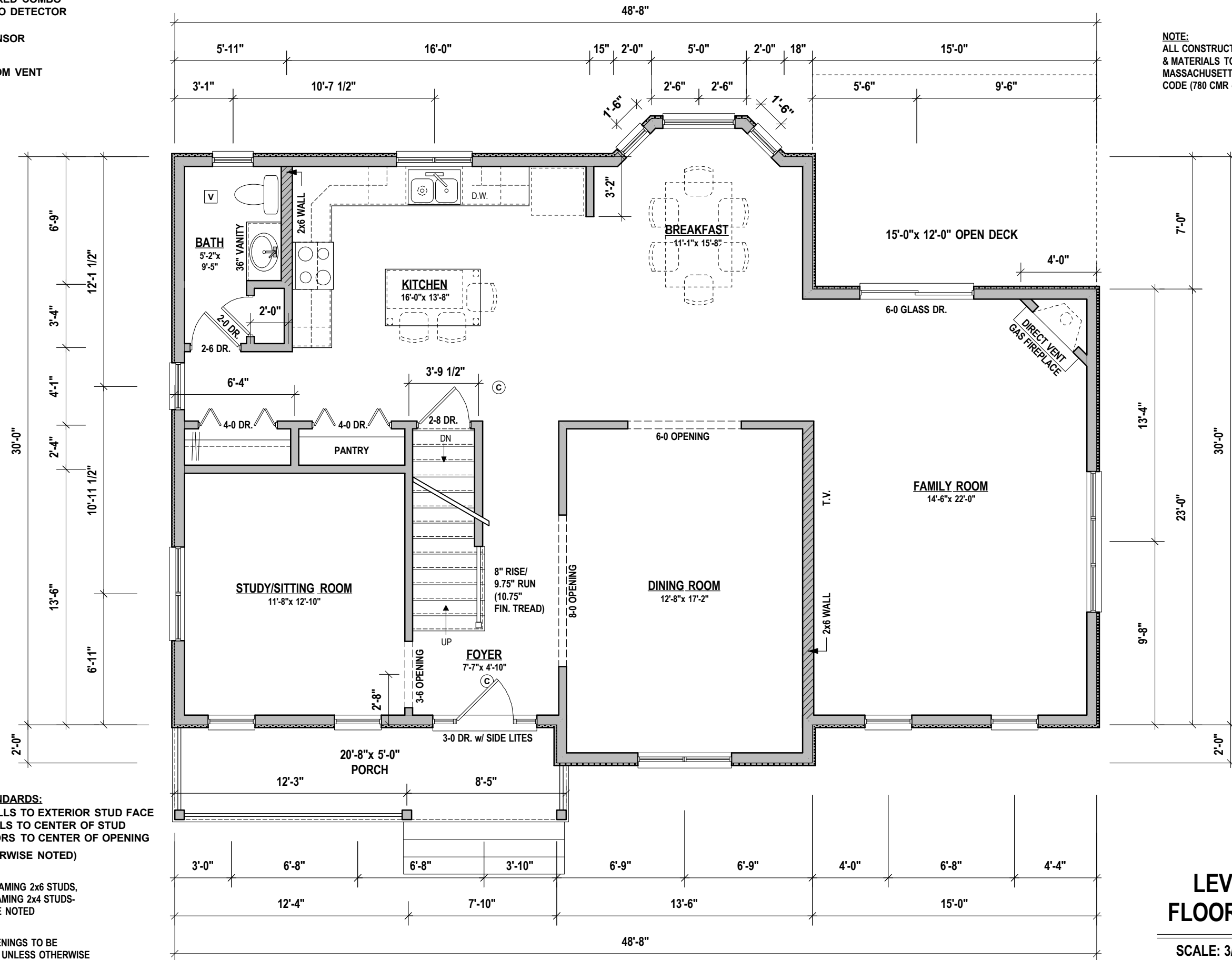
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 596 WASHINGTON STREET  
 CANTON, MA 02021  
 781.424.2945

**NOTE:**  
 ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 8TH EDITION)



**DIMENSION STANDARDS:**  
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 \* INTERIOR WALLS TO CENTER OF STUD  
 \* WINDOWS/DOORS TO CENTER OF OPENING  
 (UNLESS OTHERWISE NOTED)

EXTERIOR WALL FRAMING 2x6 STUDS,  
 INTERIOR WALL FRAMING 2x4 STUDS-  
 UNLESS OTHERWISE NOTED

DOORS & WALL OPENINGS TO BE  
 CENTERED IN WALL UNLESS OTHERWISE  
 DIMENSIONED.

**LEVEL 1  
 FLOOR PLAN**

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

**PROPOSED NEW RESIDENCE:**  
 338 POND STREET - LOT B  
 BOSTON, MASSACHUSETTS

PERMIT DRAWINGS 12/18/13

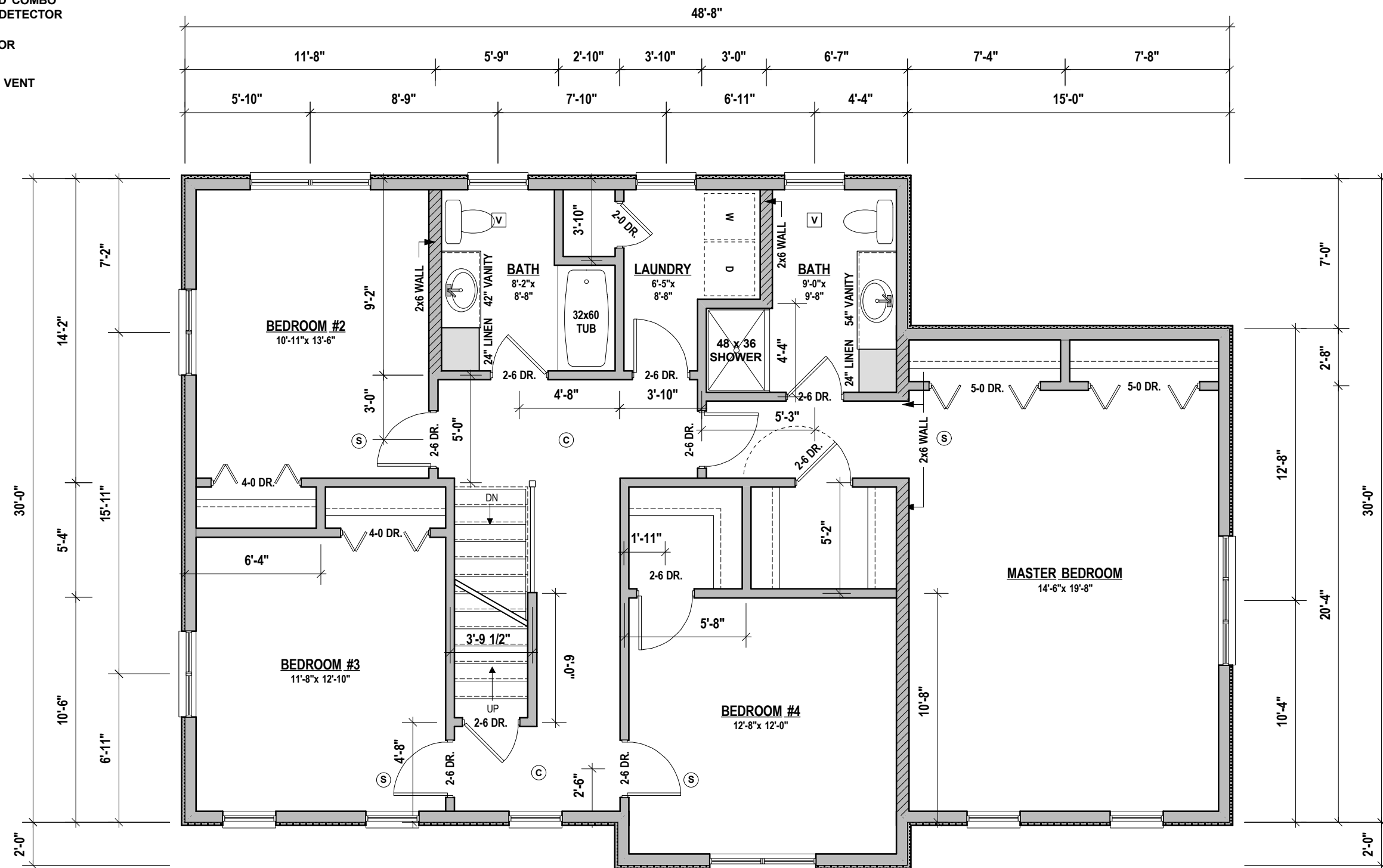
**A-2**

**GRAPHIC KEY**

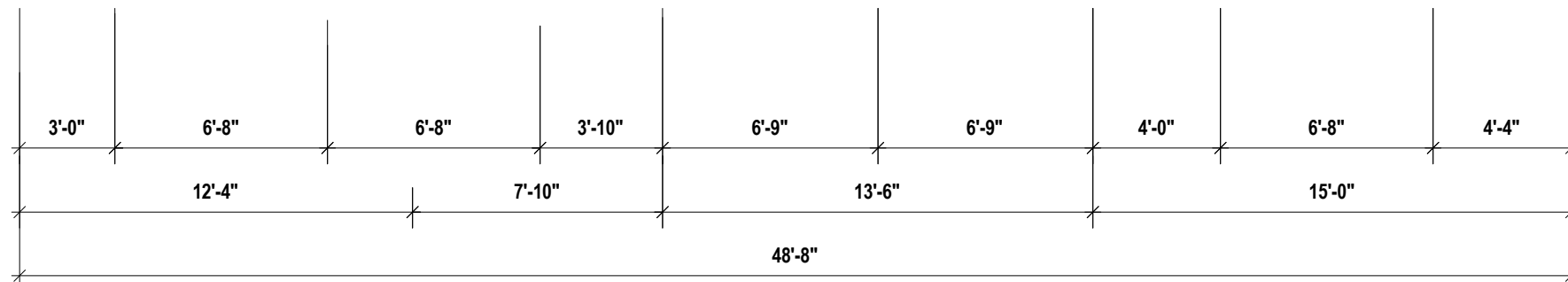
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studio 11 design  
 596 WASHINGTON STREET  
 CANTON, MA 02021  
 781.424.2943



**NOTES:**  
 ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 8TH EDITION)  
**DIMENSION STANDARDS:**  
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 EXTERIOR WALL FRAMING 2x6 STUDS, INTERIOR WALL FRAMING 2x4 STUDS- UNLESS OTHERWISE NOTED  
 DOORS & WALL OPENINGS TO BE CENTERED IN WALL UNLESS OTHERWISE DIMENSIONED.



**LEVEL 2  
 FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

**PROPOSED NEW RESIDENCE:  
 338 POND STREET - LOT B  
 BOSTON, MASSACHUSETTS**

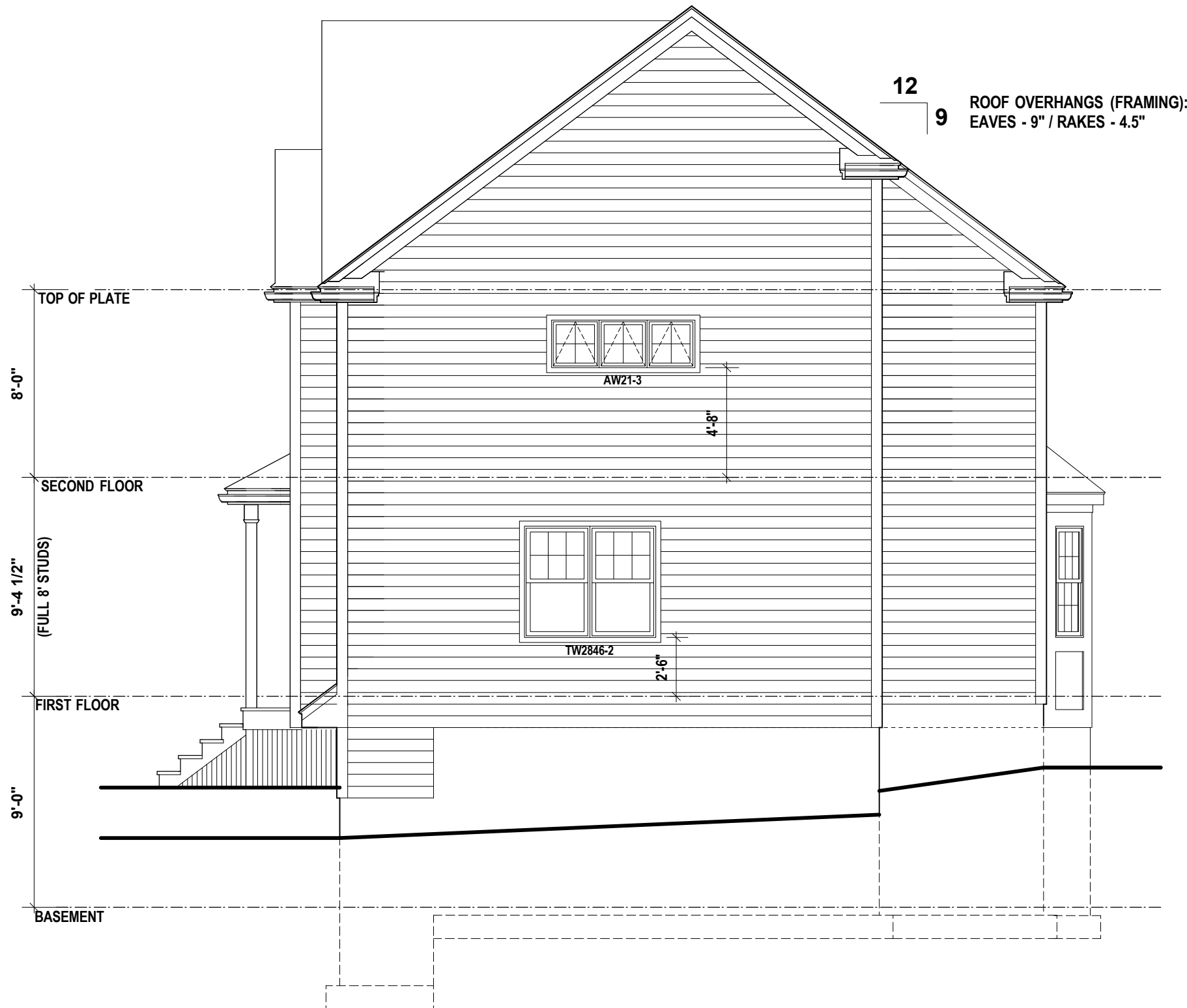
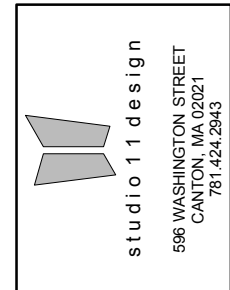
PERMIT DRAWINGS	12/18/13

A-3

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WINDOW SILL HEIGHTS MAY VARY DUE TO MANUFACTURER'S SIZES/STYLES. ALIGN HEADS OF DIFFERENT WINDOW SIZES WHERE APPLICABLE.

NOTES:  
ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 8TH EDITION)



PROPOSED NEW RESIDENCE:  
338 POND STREET - LOT B  
BOSTON, MASSACHUSETTS

PERMIT DRAWINGS	12/18/13

**SIDE (RIGHT)  
ELEVATION**

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

**A-4**

WINDOW MODEL NUMBERS PROVIDED ARE ANDERSEN WINDOW SIZES. THESE ARE PROVIDED FOR SIZING PURPOSES ONLY. WINDOW TYPE/MANUFACTURER TO BE DETERMINED BY OWNER.

WINDOW SILL HEIGHTS MAY VARY DUE TO MANUFACTURER'S SIZES/STYLES. ALIGN HEADS OF DIFFERENT WINDOW SIZES WHERE APPLICABLE.

**NOTES:**  
ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 8TH EDITION)

studio 11 design  
596 WASHINGTON STREET  
CANTON, MA 02021  
781.424.2943



PROPOSED NEW RESIDENCE:  
338 POND STREET - LOT B  
BOSTON, MASSACHUSETTS

PERMIT DRAWINGS	12/18/13

**REAR  
ELEVATION**

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

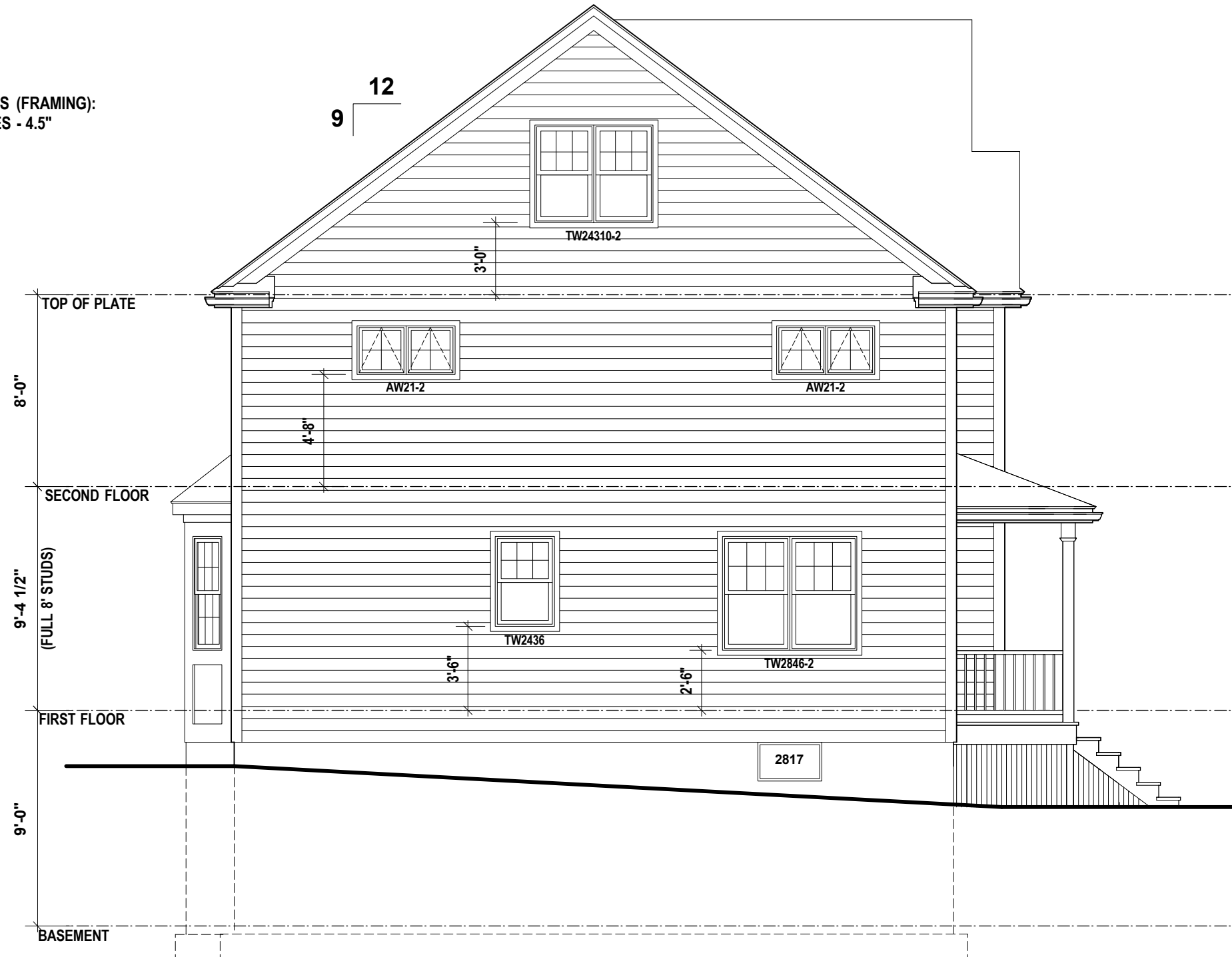
**A-5**

COPYRIGHT 2012 - ERIC NORTON/STUDIO 11 DESIGN, INC.  
THIS DRAWING IS TO BE USED SOLELY FOR THE CONSTRUCTION OF A SINGLE STRUCTURE AT LOCATION NOTED. DUPLICATION OF DRAWINGS OR DESIGN FOR OTHER PURPOSES WITHOUT PRIOR WRITTEN PERMISSION IS UNLAWFUL.

WINDOW MODEL NUMBERS PROVIDED ARE ANDERSEN WINDOW SIZES. THESE ARE PROVIDED FOR SIZING PURPOSES ONLY. WINDOW TYPE/MANUFACTURER TO BE DETERMINED BY OWNER.

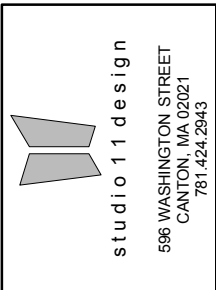
WINDOW SILL HEIGHTS MAY VARY DUE TO MANUFACTURER'S SIZES/STYLES. ALIGN HEADS OF DIFFERENT WINDOW SIZES WHERE APPLICABLE.

ROOF OVERHANGS (FRAMING):  
EAVES - 9" / RAKES - 4.5"



**SIDE (LEFT)  
ELEVATION**

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



596 WASHINGTON STREET  
CANTON, MA 02021  
781.424.2943

**PROPOSED NEW RESIDENCE:  
338 POND STREET - LOT B  
BOSTON, MASSACHUSETTS**

PERMIT DRAWINGS	12/18/13

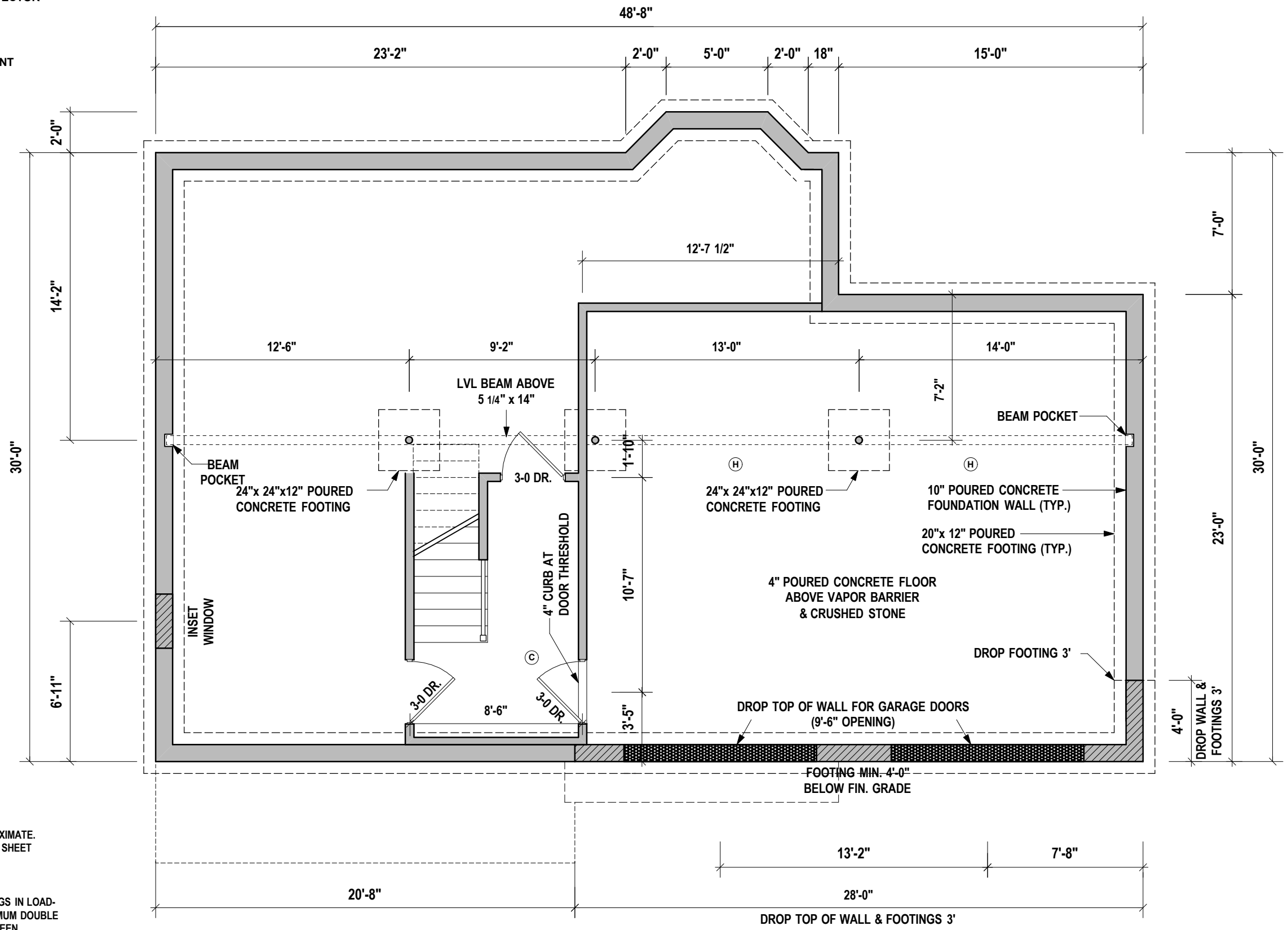
**A-6**

**GRAPHIC KEY**

- S** HARD-WIRED SMOKE DETECTOR
- C** HARD-WIRED COMBO SMOKE/CO DETECTOR
- H** HEAT SENSOR
- V** BATHROOM VENT

**NOTE:**  
ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 8TH EDITION)

studio 11 design  
596 WASHINGTON STREET  
CANTON, MA 02021  
781.424.2943



**LVL BEAMS:**  
SIZES LISTED ARE APPROXIMATE. CONSULT SPECIFICATION SHEET FOR EXACT DIMENSIONS

**HEADERS:**  
ALL HEADERS AT OPENINGS IN LOAD-BEARING WALLS TO MINIMUM DOUBLE 2x10s w/ 1/2" PLWD. BETWEEN (UNLESS OTHERWISE NOTED)

**BRIDGING / BLOCKING:**  
ALL FLOOR / CEILING JOISTS TO BE BRACED AT MID SPAN w/ BRIDGING (X-BRACE) OR SOLID BLOCKING

**SILL PLATE ANCHORS:**  
INSET 1/2" ANCHOR BOLTS MIN. 8" INTO TOP OF CONC. FOUNDATION WALL - MIN 6'-0" O.C. & 12" FROM CORNERS

**BEAM POCKETS:**  
DEPTH TO MATCH BEAM DEPTH, WIDTH TO EXCEED BEAM WIDTH BY 2" (1" MINIMUM ON EACH SIDE)

**FOUNDATION PLAN**

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

PROPOSED NEW RESIDENCE:  
**338 POND STREET - LOT B**  
**BOSTON, MASSACHUSETTS**

PERMIT DRAWINGS	12/18/13

**F-1**

PARCEL  
2354-020  
N/F  
SILINIS

PARCEL 2385-004  
N/F  
CEVETELLO

PARCEL 2389  
N/F  
SPRIANO

PARCEL 2352  
18,117 SF

LOT B  
9,413 SF

LOT A  
11,448 SF  
INCLUDES 2,744 SF  
OF THE RIGHT OF WAY

PARCEL 2351  
N/F  
YACHIMSKI

PARCEL 2354  
N/F  
PASSACANTILLI  
No. 328 POND ST.

2,742 SF

2,744 SF

PROPOSED  
SINGLE-FAMILY  
DWELLING  
2,730 SF

PROPOSED  
SINGLE-FAMILY  
DWELLING  
2,721 SF

EXISTING  
SINGLE-FAMILY  
DWELLING  
No. 344

PLAN REFERENCE:  
SUFFOLK COUNTY REGISTRY  
PLAN No. 71 OF 2012  
PLAN No. 900 OF 2006  
PLAN No. 431 OF 2006  
PLAN No. 299 OF 2005  
PLAN No. 197 OF 2005  
BOOK 37376 PAGE 209  
BOOK 36458 PAGE 259  
BOOK 34986 PAGE 122  
BOOK 20521 PAGE 98  
BOOK 6611 PAGE 248  
BOOK 6267 PAGE 398  
BOOK 6244 PAGE 526  
BOOK 6181 PAGE 577  
BOOK 6173 PAGE 459  
BOOK 6167 PAGE 583  
BOOK 5942 PAGE 598

RIGHT OF WAY  
(SEE RECIPROCAL EASEMENT AGREEMENT - BOOK 50618, PAGE 154)

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)
- HAND HOLE (HH)
- GRANITE CURB (GC)
- EP EDGE PAVEMENT (EP)
- SIGN

BENCHMARKS: (BWSC RECORDS)

REFERENCE BENCHMARK:  
SMH 29 IN POND STREET (FROM BWSC RECORDS)  
RIM=170.82 INVERT=158.70 (CITY OF BOSTON BASE)  
CONSTRUCTION BENCHMARK:  
SPIKE SET IN UTILITY POLE 27/28 (POND STREET)  
ELEVATION=181.92 (CITY OF BOSTON BASE)

DEED REFERENCE:  
SUFFOLK COUNTY REGISTRY  
BOOK 17186 PAGE 324

BOARD OF SURVEY NOTES:  
BOOK 285 PAGE 252  
BOOK 272 PAGE 260  
BOOK 264 PAGE 64

ASSESSOR'S REFERENCE:  
PARCEL NO. 19-02352-000  
MAP NO. 19052

CITY FIELD NOTES:  
BOOK 930 PAGE 13  
BOOK 893 PAGE 39

CITY STREET LAYOUTS:  
L-9700 POND STREET  
L-9701 POND STREET  
L-7795 NEILIAN CRESCENT  
L-4005 WOODLAND ROAD

PLAN NOTES

THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL INSTRUMENT SURVEY PERFORMED BY NORWOOD ENGINEERING COMPANY CO., INC. IN NOVEMBER, 2013.

THE EXISTING DWELLING AT 328 POND STREET (ASSESSOR'S PARCEL 19-02352-000) IS TO BE RAZED AND THE EXISTING PARCEL WILL BE SUBDIVIDED INTO TWO LOTS, LOT A (11,448 SF) AND LOT B (9,413 SF). TWO NEW SINGLE-FAMILY DWELLINGS ARE PROPOSED FOR THE LOTS A AND B.

SEE ARCHITECTURAL PLANS PREPARED BY STUDIO 11 DESIGN, 596 WASHINGTON STREET, CANTON, MA 02021 (781-424-2943).

THE PROPOSED RETAINING WALLS SHOWN ON THIS PLAN ARE TO BE DESIGNED BY OTHERS.

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.

ZONING CLASSIFICATION:  
ARTICLE 55 - JAMAICA PLAIN NEIGHBORHOOD DISTRICT  
ONE-FAMILY RESIDENTIAL SUBDISTRICT 1F-9000 (TABLE E)  
NEIGHBORHOOD DESIGN OVERLAY DISTRICT

DIMENSIONAL REQUIREMENTS

	REQUIRED	LOT A	LOT B
SINGLE-FAMILY			
LOT AREA	9000 SF	11448 SF	9413 SF
FRONTAGE	70 FT	75.0 FT	75.0 FT
LOT WIDTH	70 FT	74.99 FT	74.61 FT
FRONT YARD	27 FT ①	28.2 FT	28.1 FT
SIDE YARD	12 FT	12.5 FT	12.5 FT
REAR YARD	40 FT	48.4 FT	60.1 FT
G.F.A.	—	2730 SF ②	2721 SF ②
F.A.R.	0.3	0.238	0.289
HEIGHT	35	SEE ARCHITECTURAL PLANS	
STORIES	2.5	2.0	2.0
OPEN SPACE	2,000 SF	6222 SF	6859 SF
PARKING SPACES	2 PER UNIT	2 SPACES	2 SPACES

① FRONT YARD MODAL DEPTH

SETBACK	ADDRESS	FRONTAGE
19 FT	324	82.8 FT
25 FT	300	80.0 FT
27 FT	304,316,344	231.3 FT
30 FT	312	75.0 FT
31 FT	308,320	163.0 FT
40 FT	328	157.7 FT
45 FT	280	69.2 FT
48 FT	284	70.0 FT
49 FT	288	70.0 FT
50 FT	292	70.0 FT
54 FT	296	85.4 FT

"EXISTING BUILDING ALIGNMENT" - THE DISTANCE BETWEEN THE STREET LINE AND THE FACE OF THE BUILDING WHICH, AS MEASURED BY LOT WIDTHS ALONG SAID STREET LINE, OCCURS MOST FREQUENTLY. THE EXISTING BUILDING ALIGNMENT MAY ALSO BE REFERRED TO AS THE "MODAL FRONT YARD DEPTH".

THE FRONT YARD MODAL STUDY SETBACK DISTANCES ARE BASED ON FIELD MEASUREMENTS FROM THE HOUSES TO THE BACK OF SIDEWALKS AND FACE OF WALLS LOCATED ALONG POND STREET FROM WOODLAND ROAD TO MOSS HILL ROAD.

② THE GROSS FLOOR AREAS FOR THE PROPOSED HOUSES SHOWN ON LOTS 'A' AND 'B' HAVE BEEN PROVIDED BY THE PROJECT ARCHITECT.

(PUBLIC WAY - VARIABLE WIDTH)  
(LAYOUT L-9700 & L-9701)

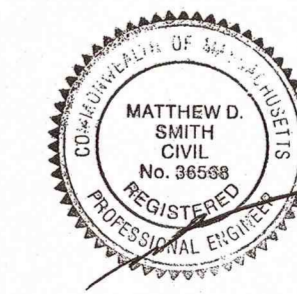
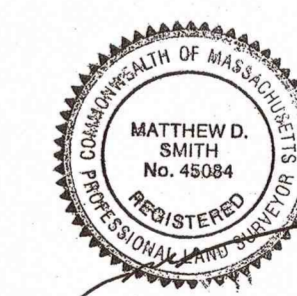
STREET

POND

NEILIAN  
CRESCENT

OWNER:  
ELIZABETH M. BORDONARO &  
PATRICIA SERMABEKIAN  
82 PARK STREET  
MONTCLAIR, NJ 07042

APPLICANT:  
ANTONIO FERRARA  
56 CORNELL STREET, LLC  
185 NEPONSET VALLEY PARKWAY  
HYDE PARK, MA 02131  
PHONE: 617-438-2171



LAND DEVELOPMENT PLAN  
328 POND STREET  
BOSTON, MASS.

(JAMAICA PLAIN DISTRICT)

SCALE: 1"=10' DECEMBER 18, 2013  
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

REVISIONS





January 2, 2014

Mr. Antonio Ferrara  
HUB Mortgage Group  
185 Wolcott Square  
Hyde Park, MA 02136

## Boston Landmarks Commission

### City of Boston The Environment Department

Boston City Hall, Room 709  
Boston, Massachusetts 02201  
617/635-3850

[www.cityofboston.gov/landmarks](http://www.cityofboston.gov/landmarks)

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John Amodeo  
David Berarducci  
Susan Goganian  
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Thomas Hotaling  
Adam Hundley  
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Susan D. Pranger  
Yanni Tsipis  
Richard Yeager  
Ellen J. Lipsey, Exec. Direct

### NOTICE OF DETERMINATION

**Re: Application # 14.672D1792  
Review of proposed demolition of a single-family residence at 338 Pond Street, Jamaica Plain, Mass.**

Dear Mr. Ferrara:

The Boston Landmarks Commission staff have determined that the above-mentioned **a single-family residence at 338 Pond Street, Jamaica Plain, Mass.** is not a significant building under the Criteria for determining significance in Section 85-5.3 (a-e) of the Demolition Delay Ordinance (Article 85, Chapter 665 of the Acts of 1956 as amended). No further review by the Boston Landmarks Commission under Article 85 is required. If you have any questions regarding this decision, please contact me at 617-635-3850.

Please provide a copy of this determination to Inspectional Services Department when applying for a demolition permit. Thank you for your cooperation in this matter.

Sincerely,

Elizabeth A. Stifel, AIA, LEED AP BD+C  
Staff Architect

cc: Commissioner of Inspectional Services  
Mayor's Office of Neighborhood Services  
Boston Redevelopment Authority  
Elizabeth Bordonara  
Patricia Sermabekian