PLAN OF LAND
SHOWING
PROPOSED BUILDING
AT
24 WINTHROP STREET
IN
BOSTON (HP), MASS.
PREPARED BY:
NEPONSET VALLEY
SURVEY ASSOC., INC.
95 WHITE STREET
QUINCY, MASS.
MAY 18, 2019
SCALE 1" = 20'

N/F CITY OF BOSTON
105.21
N/F LINDA WHITE
50.70
N/F CAROLYN HORYMSKI
54.73
96.59
21.8'
0.8'
10.8'
6.319 S.F.

16.22
71.29
28.95
60.00

HARVARD PLACE
No. 12
52.05

CENTRAL AVENUE

PROPOSED 4 STORY MULTI-FAMILY
2.0'
1.0'
GRAN CURB
GRAN CURB
BET. OSG

SMH
0 SMH
PROPOSED MULTI-FAMILY BUILDING

24 WINTHROP STREET
HYDE PARK, MASSACHUSETTS, 02136

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
3. THE CONTRACTOR AGREES TO ADHERE TO THE REQUIREMENTS OF THE CONTRACT PROGRESS AND COMPLIANCE PROGRAM AND TO CONFORM TO THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BE FAMILIAR WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF HIS FORCES WHILE PERFORMING THIS CONTRACT. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
6. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY APPRAISED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.
7. THE CONTRACTOR AGREES TO ADHERE TO THE REQUIREMENTS OF THE CONTRACT PROGRESS AND COMPLIANCE PROGRAM AND TO CONFORM TO THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.

CODE ANALYSIS

PROPOSED TYPE 5A CONSTRUCTION
4 STORIES
R-2 USE GROUP
FULLY SPRINKLED & ALARMED

OVERLAYS:
NEIGHBORHOOD DESIGN REVIEW
1.0 SPACE PER DWELLING UNIT
12 UNITS - 12 SPACES REQUIRED
12 SPACES PROVIDED

OTHER NON-DIMENSIONAL ZONING ISSUES:

DimenSionAl regulationS: Table

<table>
<thead>
<tr>
<th>Code Requirement</th>
<th>Existing Condition</th>
<th>Proposed Project</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>NS-2</td>
<td>-</td>
<td>Multi-Family</td>
<td>-</td>
</tr>
<tr>
<td>Lot Area Min.</td>
<td>NONE</td>
<td>2,500 SF</td>
<td>-</td>
</tr>
<tr>
<td>Setback Area</td>
<td>NONE</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Setback Area for Additional Uses</td>
<td>NONE</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Tower Required</td>
<td>NONE</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Lot Dim.</td>
<td>NONE</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Min Required Lot Dim.</td>
<td>NONE</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Min Required Setback</td>
<td>NONE</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Max. Floor</td>
<td>2</td>
<td>1.98</td>
<td>-</td>
</tr>
<tr>
<td>Max. Building Height / Stories</td>
<td>40'-0''</td>
<td>40'-0''</td>
<td>-</td>
</tr>
<tr>
<td>Max. Roof</td>
<td>NONE</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Min. Roof</td>
<td>NONE</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Min. Rear Yard</td>
<td>35'-0''</td>
<td>10'-12''</td>
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<tr>
<td>Max. Use of Rear Yard</td>
<td>NONE</td>
<td>-</td>
<td>-</td>
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</table>

Parking:
1.0 SPACE PER DWELLING UNIT
12 UNITS - 12 SPACES REQUIRED
12 SPACES PROVIDED
PROPOSED MULTI-FAMILY
24 WINTHROP STREET
HYDE PARK, MA 02136

PROPOSED 4 STORY
MULTI-FAMILY BUILDING

24 WINTHROP STREET
PROPOSED ARCHITECTURAL LANDSCAPE PLAN
1/4" = 1'-0"

DRAWING NOT TAKEN FROM INSTRUMENTAL SURVEY.
INFORMATION TAKEN FROM CERTIFIED PLOT PLAN
BY NEPONSET VALLEY SURVEY
FEBRUARY 14, 2017
PROPOSED MULTI-FAMILY
24 WINTHROP STREET
HYDE PARK, MA 02136

PROPOSED ROOF PLAN

PROPOSED THIRD LEVEL PLAN

1/4" = 1'-0"