



City of Boston
Planning Department

Planning Department Design Review Provisos
120 Readville St, Hyde Park
ERT #1776166, Neighborhood Design Review
01.28.2026

General

1. All changes to the exterior and/or site plans shall be submitted to the Planning Department for review and approval.
2. All building improvements shall be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the Planning Department.
3. All site improvements, including but not limited to hardscape and plantings, must be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the Planning Department for a delay in completing the site improvements.

Landscape/Street/Site

4. All new trees shall have a minimum caliper of 3-inch caliper.
5. Existing trees on the parcel shall be prioritized for preservation when considering lot coverage and building footprint. Mature, healthy and native trees of 6" caliper and above are particularly significant and should be protected to the greatest extent possible. Where impacts are unavoidable and trees must be removed, trees shall be mitigated as specified in the following:
 - a. Tree replacement shall be based on 1:1 ratio, based on caliper size of removed trees.
 - b. Replacement trees are to be planted in landscaped areas within the project site, or off-site in the near vicinity (in open pits or other available areas in the general location of the project), with approval by the City.
 - c. The Proponent shall be responsible for installation of trees, and maintenance of newly planted trees for at least 24 months after the date of Final Inspection, or issuance of a Certificate of Occupancy.
6. Existing street trees within the public right of way are to be protected and retained. Building, building protrusions, and construction shall not negatively impact the existing street tree, critical root zone, nor impede the healthy growth of the tree's canopy.
 - a. Where impacts are unavoidable and public street trees must be removed, the proponent must apply for tree removal approval from the City's Tree Warden and provide mitigation as specified by the Parks and Recreation Department.

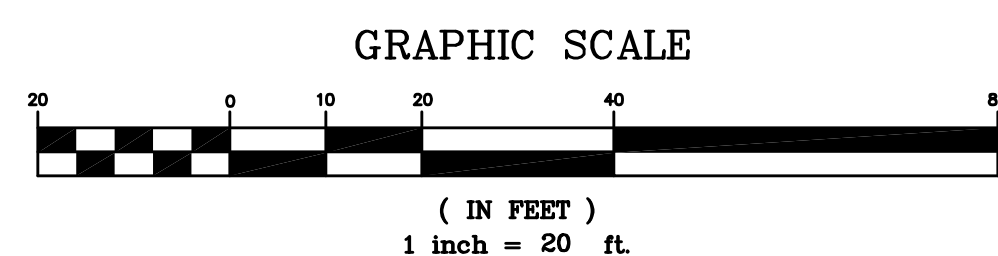
7. Fences shall be of high-quality material; wood or metal is preferred. Chain link fencing is not preferred, especially in front yards; if chain-link is used, it must be vinyl-coated chain link in combination with landscaping. Fences shall not be higher than 6'-0" without ZBA approval. Fences of 6'-0" height are only allowed for rear yards. Front yard fences should not be taller than 42" (3'-6").

Building

8. Siding: No vinyl or aluminum siding will be allowed. Clapboards shall be wood or fiber-cement. Shingles shall be wood or fiber-cement. All trim (corner boards, door/window casings, soffit/fascia trim, skirt boards, frieze boards, etc.) shall be wood or fiber cement with a painted finish.
9. Dormers: Shed dormers should have a slope ratio of 3.5 to 12 minimum. They shall be held from the sides of the roof 3'-0" and from the edge of the roof (in the direction the dormer faces) 1'-6" or the minimum dimension is necessary to allow a visible portion of roof to pass in front of the dormer.

Mechanical

10. The final location of the HVAC compressors, gas meters, electric meters, generators, switchgear, and transformers shall be adequately screened from public view and will not be allowed in the front yard.
11. All mechanical vents shall be through the roof or rear wall and shall not be visible from the public street. Vents located on elevations that do not directly face a public way should be composed on the facade so as to minimize their appearance.

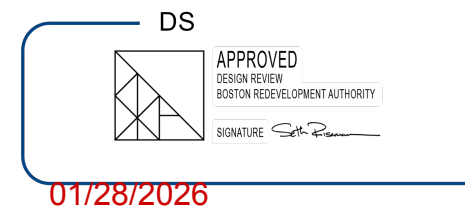
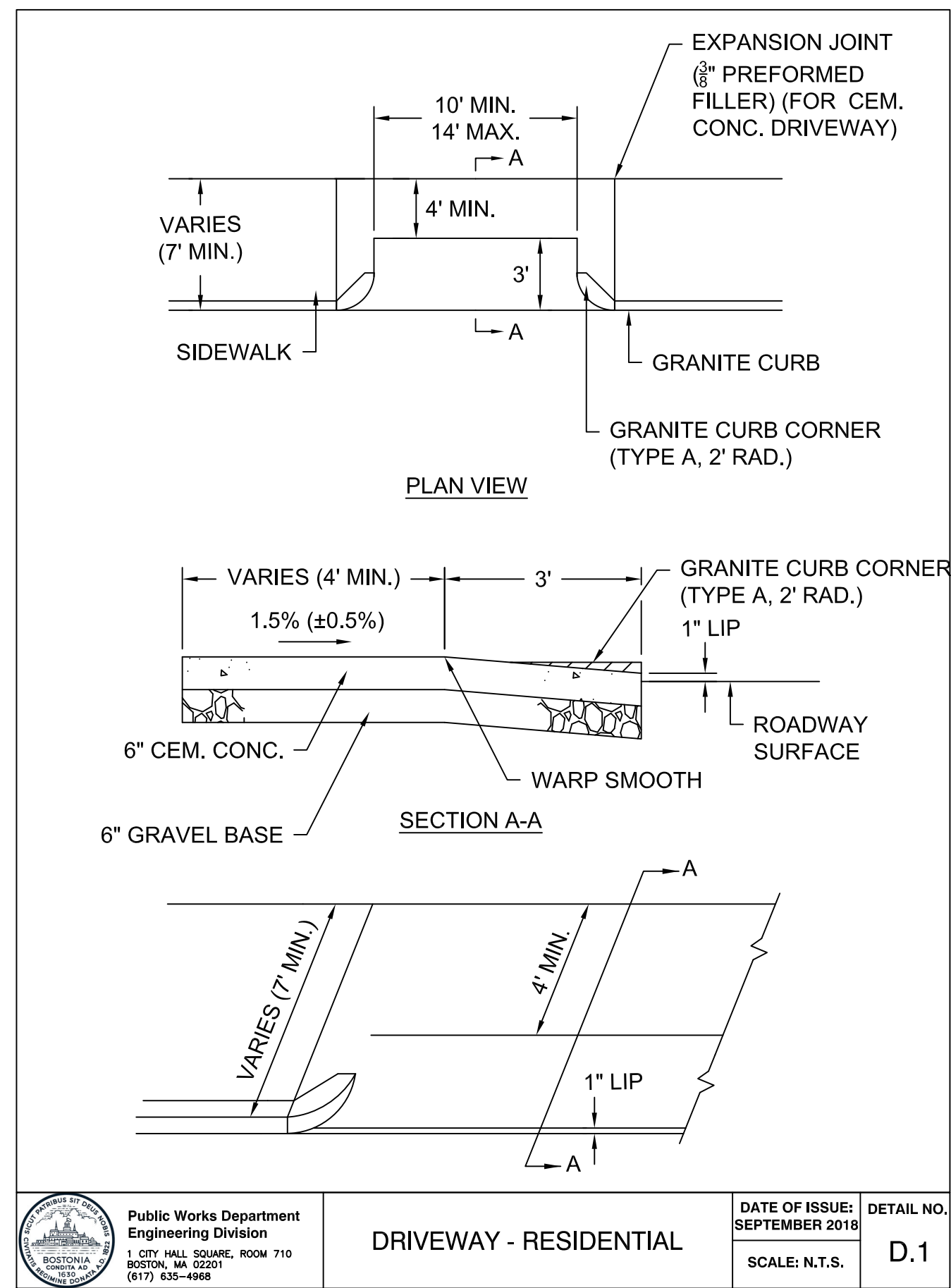
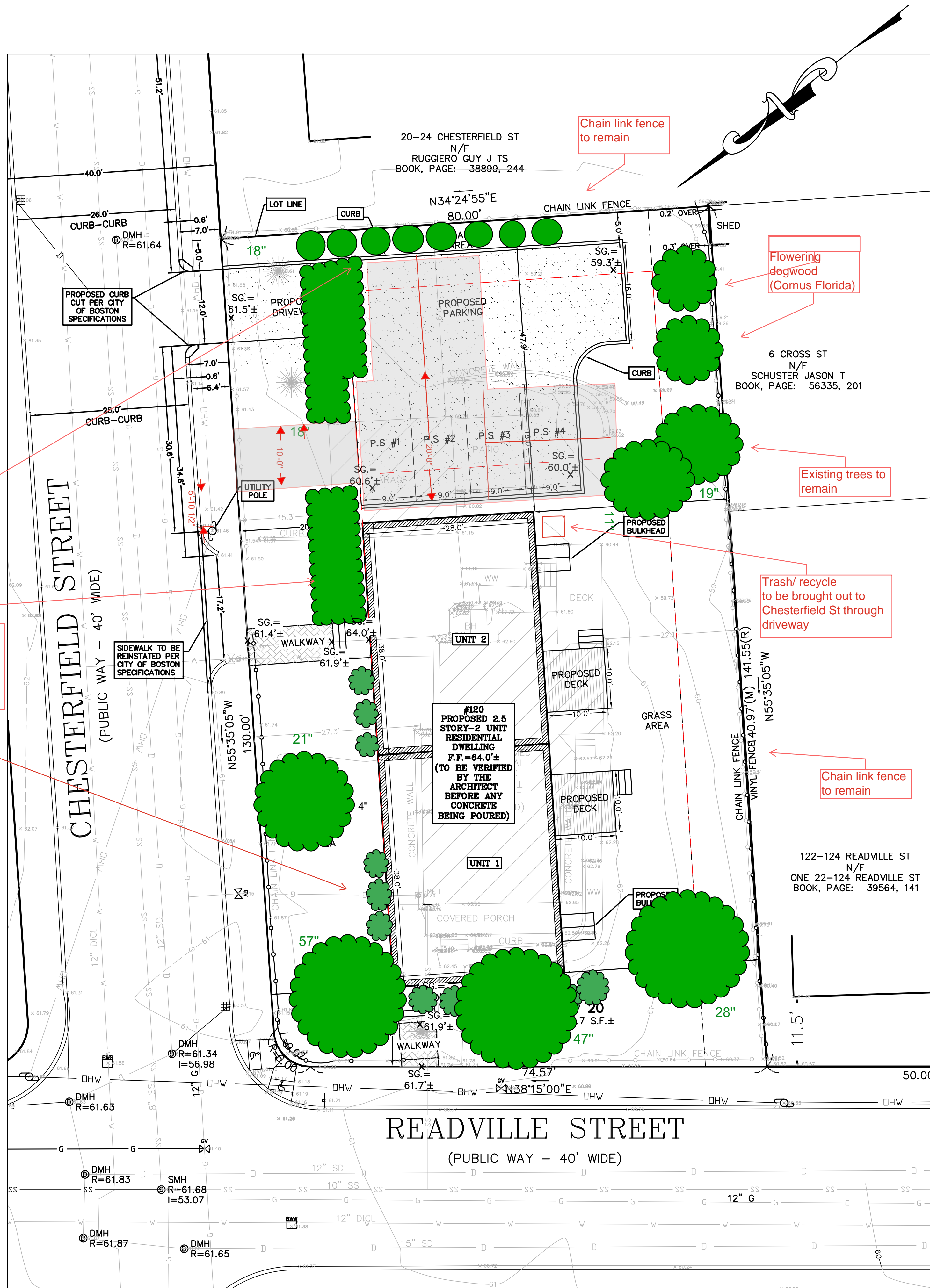
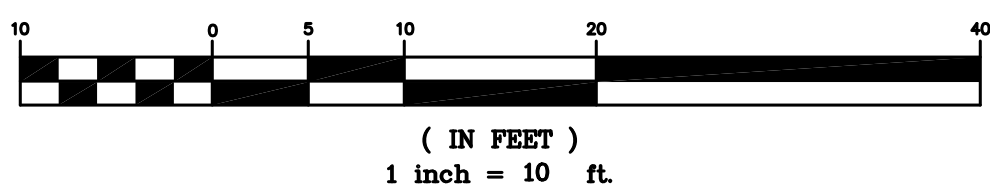


1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 06/26/2025.
2. DEED REFERENCE: BOOK 25637, PAGE 240
PLAN REFERENCE: PLAN BOOK 5, PAGE 176, SHEET 5 OF 9
SUFFOLK COUNTY REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25025C0157K, IN COMMUNITY NUMBER: 250286, DATED 07/03/2024.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON A CITY OF BOSTON DATUM.
9. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.

LEGEND

	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

GRAPHIC SCALE



ERT#1776166 approved with attached provisos



Spruhan
Engineering, P.C.

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NEWTON, MA 02450

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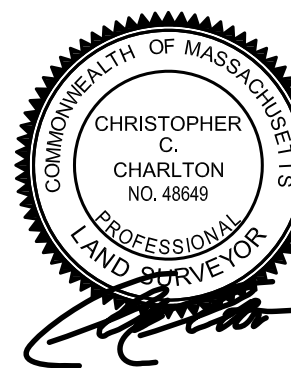
120 READVILLE STREET
HYDE PARK
MASSACHUSETTS

SURVERY PLAN

REVISION BLOCK

[illegible]

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DATE:	8/23/2025
DRAWN BY:	L.P
CHECKED BY:	C.C
APPROVED BY:	C.C

PROPOSED CURB CUT PLAN

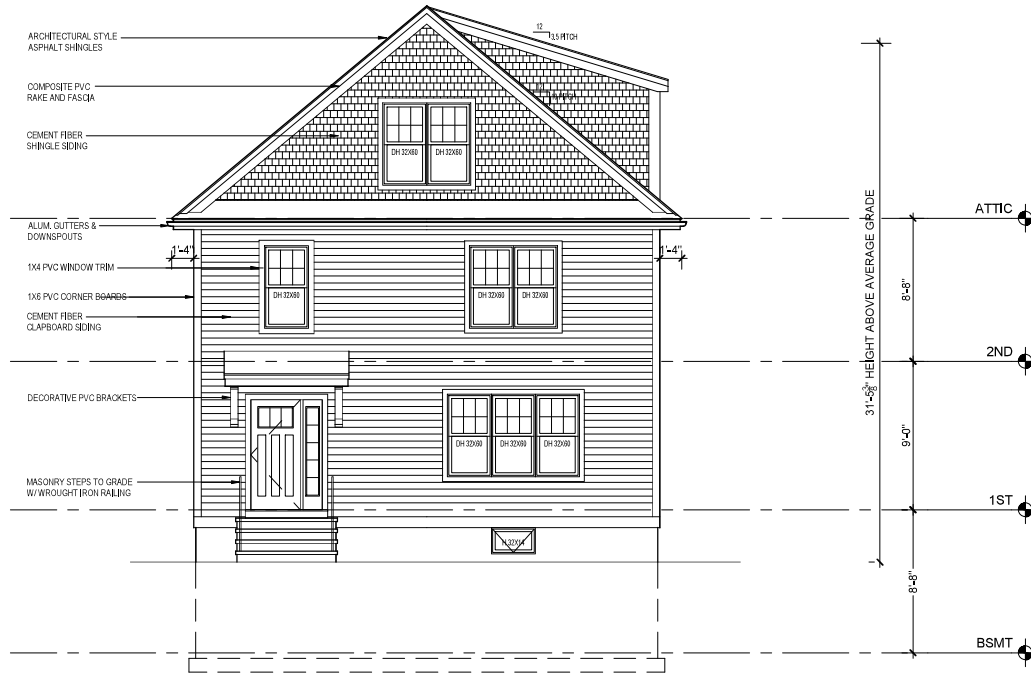
SHEET 1



APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY
SIGNATURE *Seth P. ...*

01/28/2026

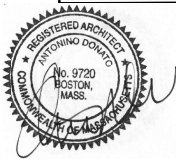
ERT#1776166
approved with attached
provisos



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



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



New Duplex
120 Readville Street
Hyde Park, MA

Project Number: 25-0138
Date: 07.18.2025

Number	Description	Date
0	SCHEMATIC	08/25
1	PERMITS	09/05
2	PERMITS	09/11
3	PERMITS	09/11

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

FRONT
AND RIGHT SIDE
ELEVATIONS

A-1

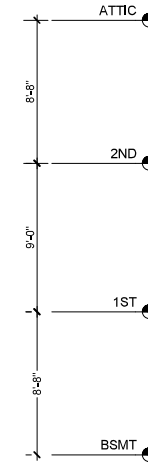
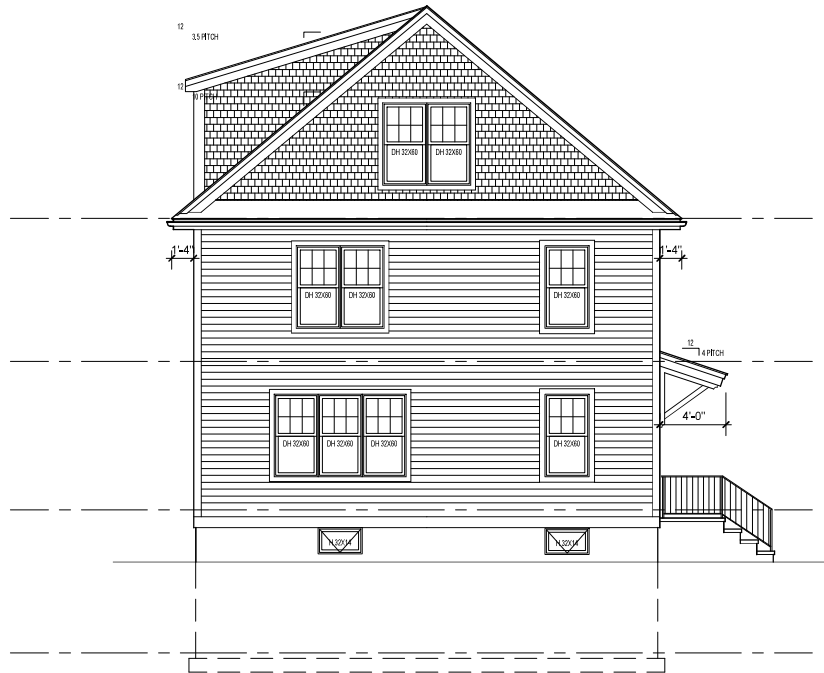


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DESIGN REVIEW
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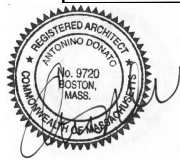
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REAR ELEVATION
SCALE: 3/16"=1'-0"



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



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

REAR
AND RIGHT
SIDE ELEVATIONS

A-2