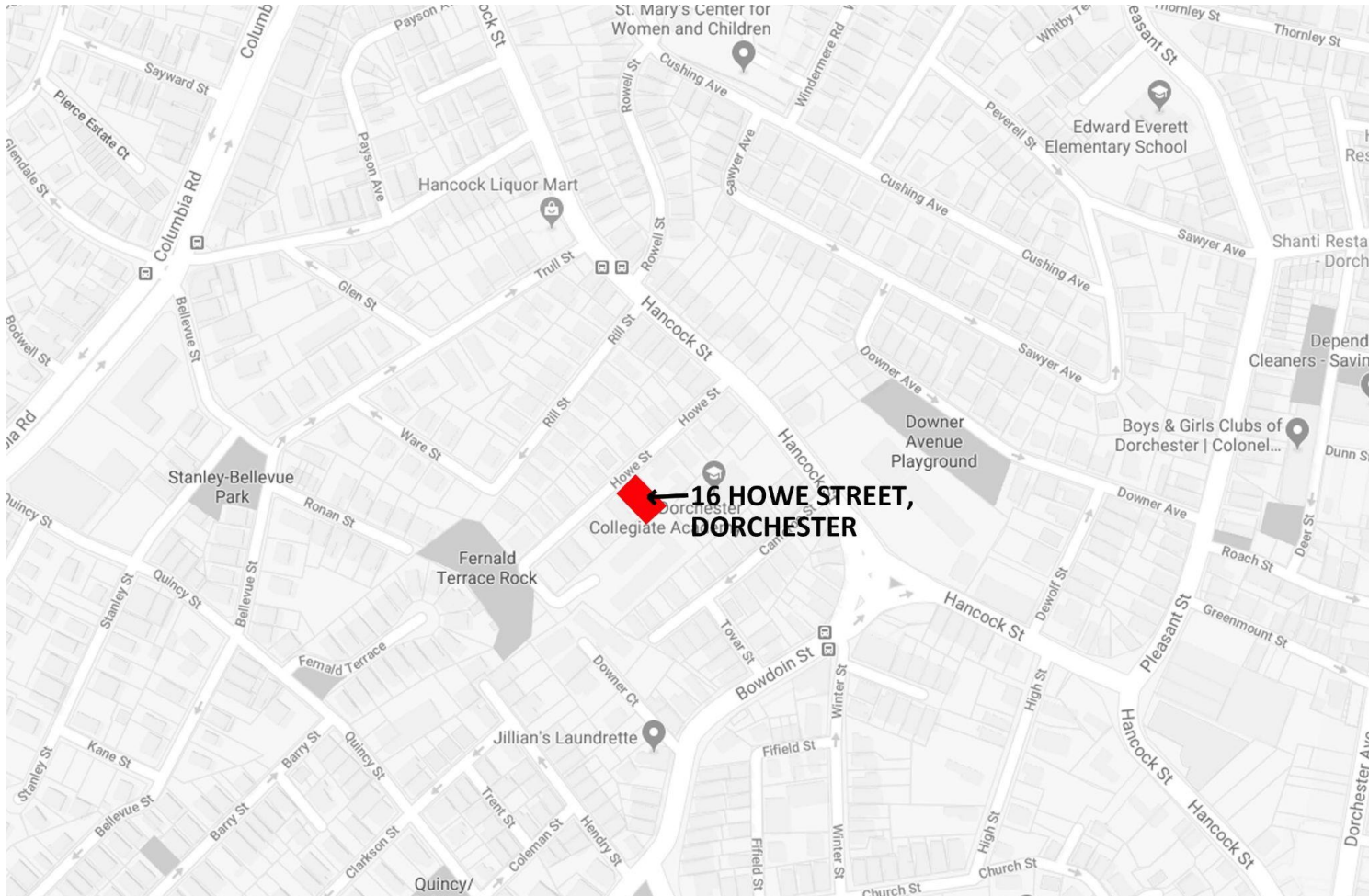




# Dalfior Development



← 16 HOWE STREET,  
DORCHESTER



Previous 6 Unit  
Existing Plans:  
Levels 1-4



Previous 6 Unit Right Elevation



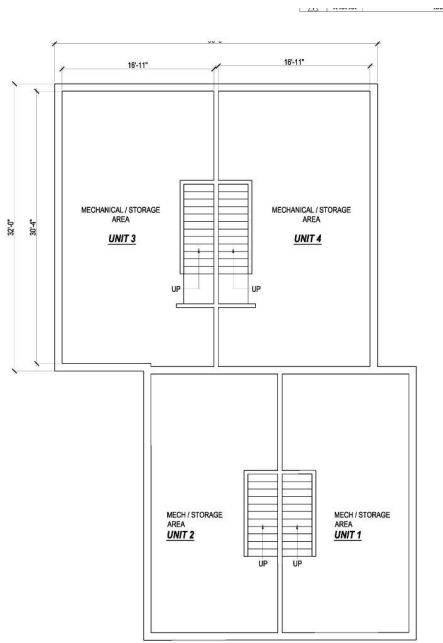
Previous 6 Unit Right Elevation



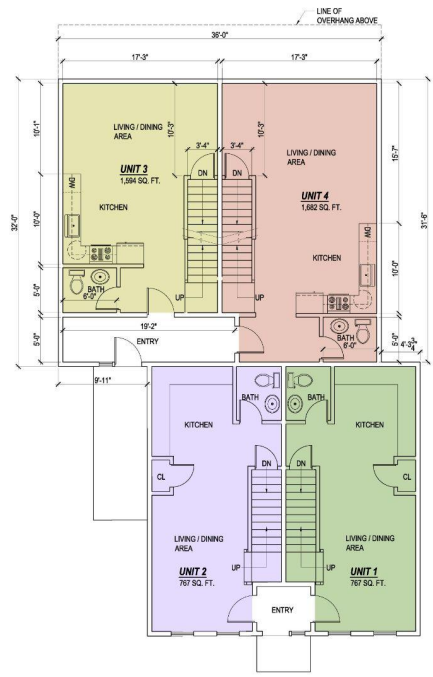
Previous 6 Unit Rear Elevation



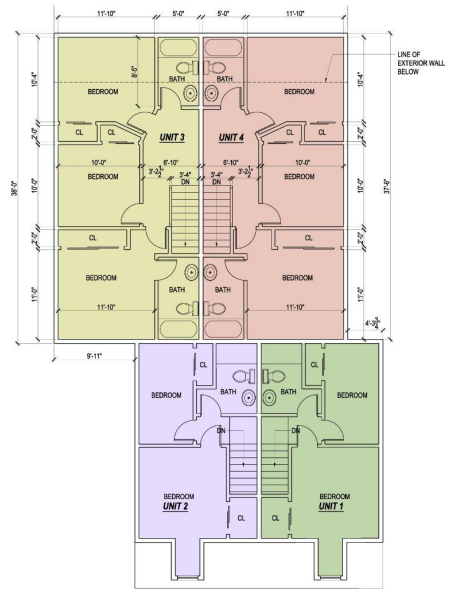
Previous 6 Unit Left Elevation



BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Previous 4 Unit  
Existing Plans:  
Levels 1-2



Previous 4 Unit Right Elevation



Previous 4 Unit Left Elevation



Previous 4 Unit Front Elevation



Previous 4 Unit Rear Elevation

# 16 Howe St.

Abutter's Meeting

February 25th, 2022

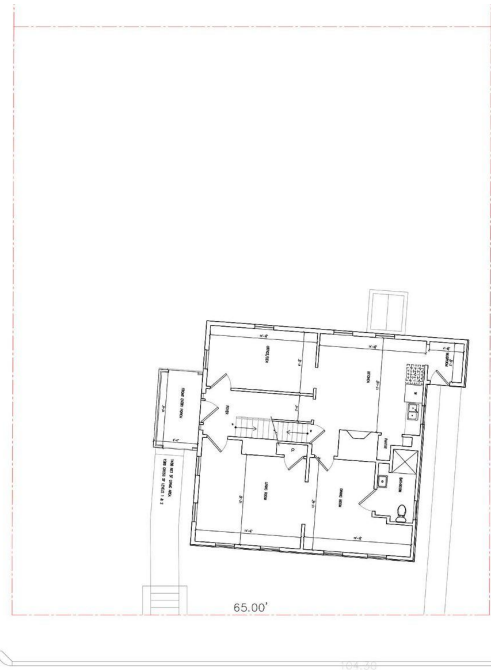




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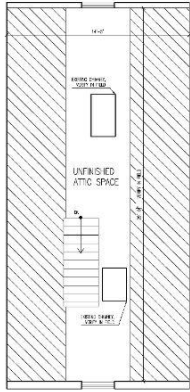


# Existing Plot Plan

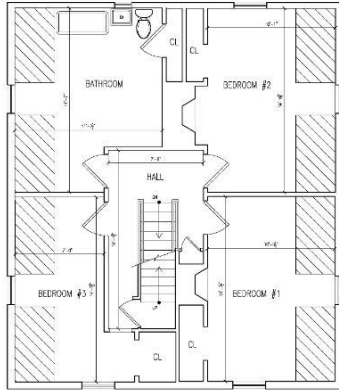


102.32

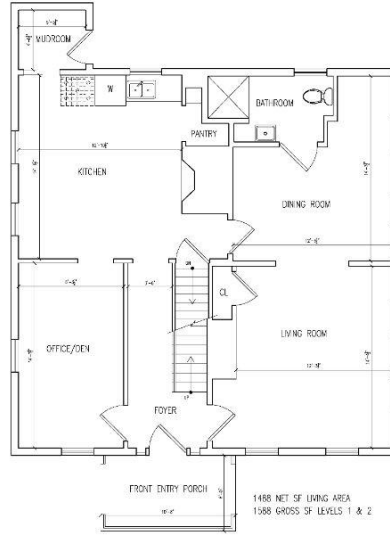
HOWE STREET  
(PUBLIC WAY-VARIABLE WIDTH)



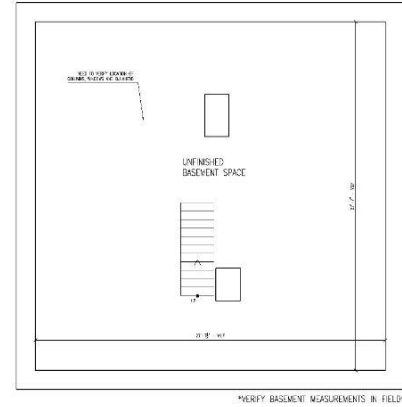
**3** LEVEL 3 PLAN  
SCALE: 1/4" = 1'-0"



**2** LEVEL 2 PLAN  
SCALE: 1/4" = 1'-0"



**1** LEVEL 1 PLAN  
SCALE: 1/4" = 1'-0"



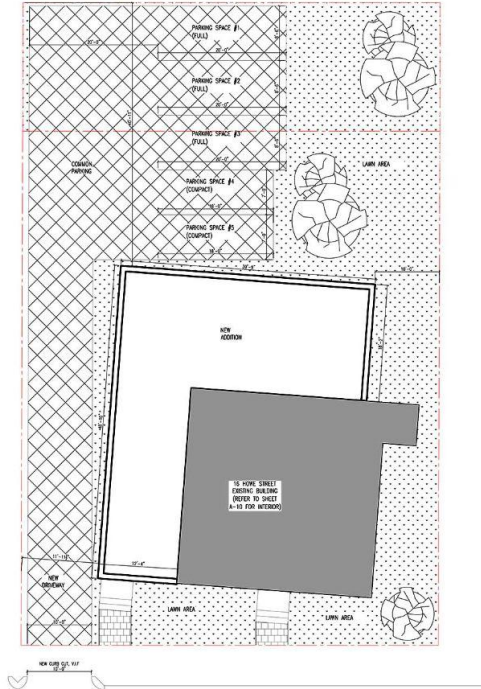
\*VERIFY BASEMENT MEASUREMENTS IN FIELD\*

**B** BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

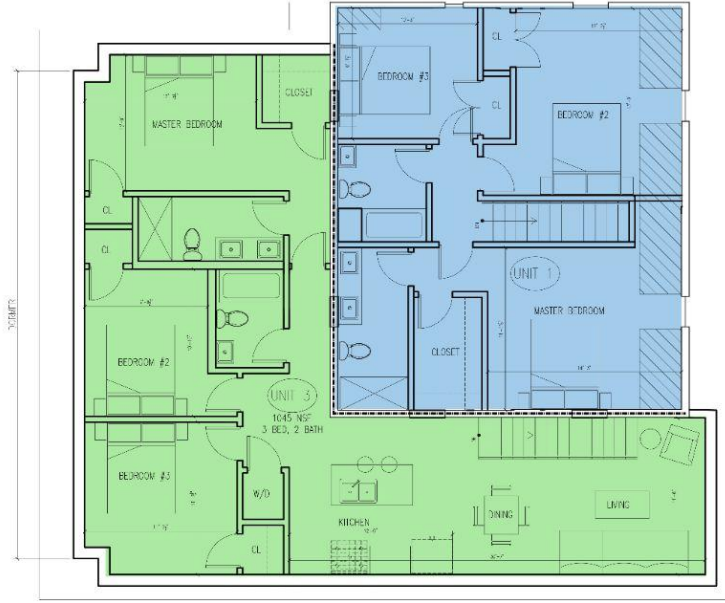
HOME STREET

## Existing Plans: Levels 1-3

# Proposed Plot Plan

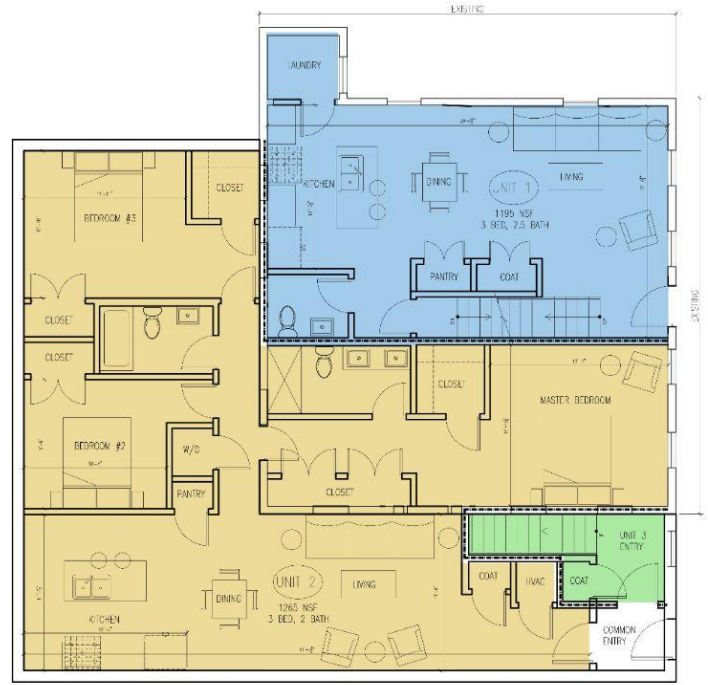


HOWE STREET  
(PUBLIC WAY-VARIABLE WIDTH)



Proposed  
Level 2 Plan

HOWE STREET



Proposed  
Level 1  
Plan

HOWE STREET



Existing



Proposed



Existing



Proposed



Existing Right Elevation



Existing Rear Elevation



Proposed Right Elevation



Proposed Rear Elevation



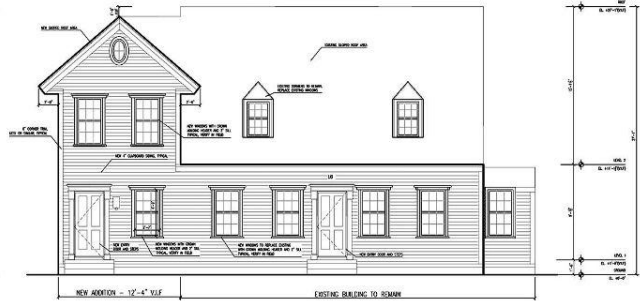
Existing Left Elevation



Existing Front Elevation



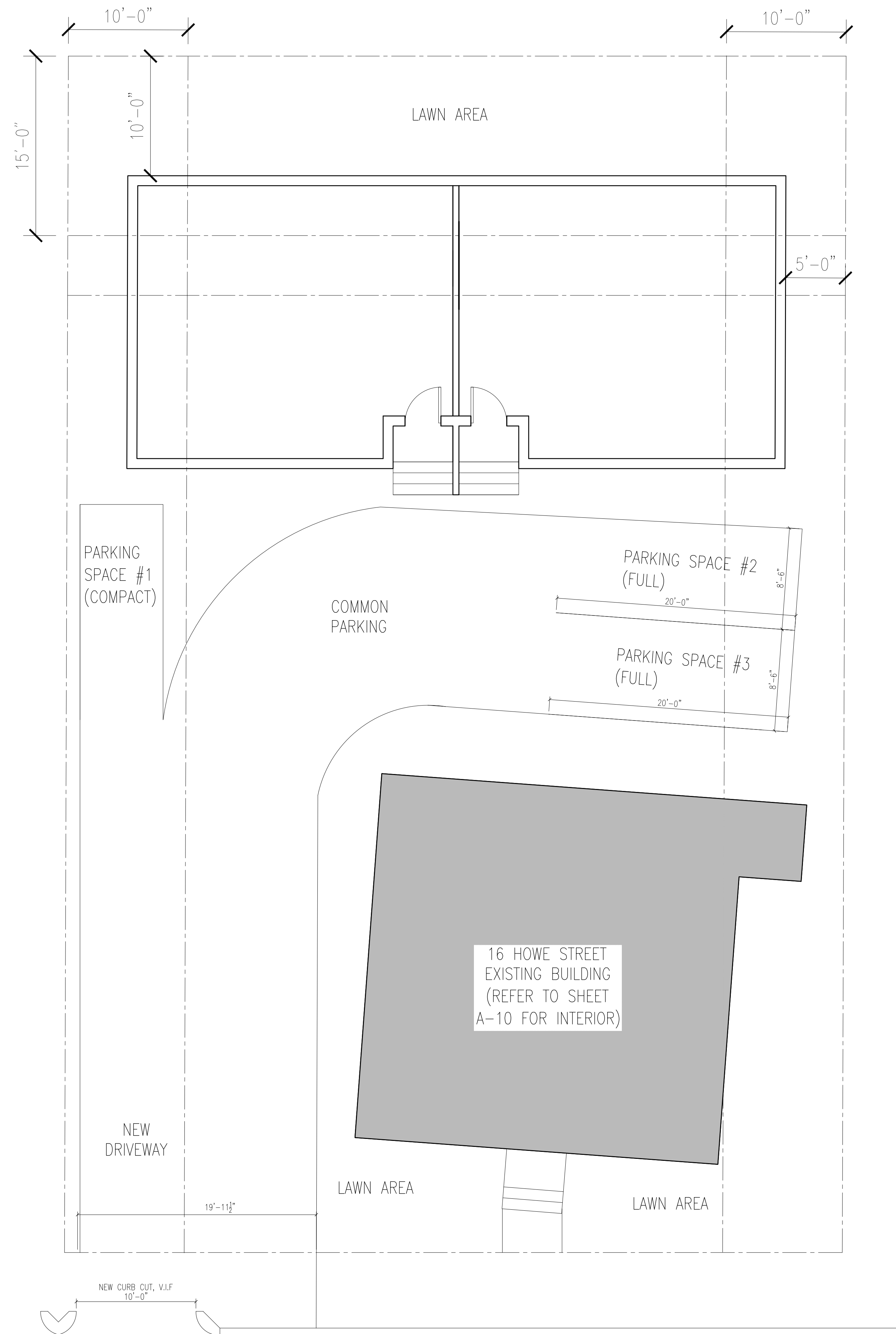
Proposed Left Elevation



Proposed Front Elevation



ZONING ANALYSIS	3F - 5000	PROPOSED	COMMENTS
LOT AREA MIN.	5000 SF	6500 SF	
MIN. LOT WIDTH	50'	UNCHANGED	
MIN. LOT FRONTAGE	50'	UNCHANGED	
MAX. BUILDING HEIGHT (STORIES/ HEIGHT)	2.5 (35'-0")	2.5 (27'-1")	
MAX. FAR	0.5	$3866 / 6500 = .59$	VARIANCE REQUIRED
MIN. FRONT YARD SETBACK	15'-0"	UNCHANGED	
MIN. SIDE YARD SETBACK	10'-0"	10'-0"	
MIN. REAR YARD SETBACK	30'-0"	40'-11"	
PARKING REQUIREMENT	1.25 PER UNIT	5 SPACES(3 UNITS)	



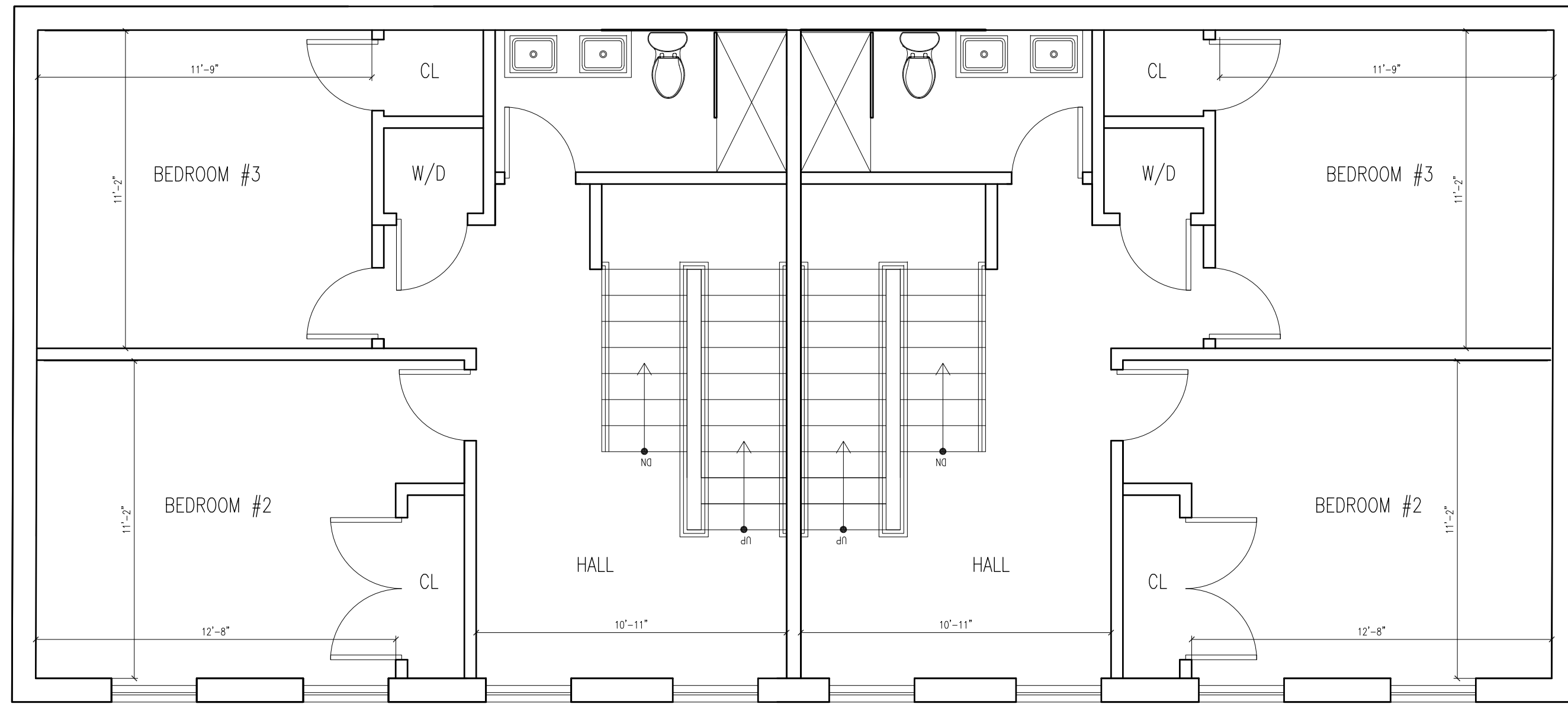
05/23/2022

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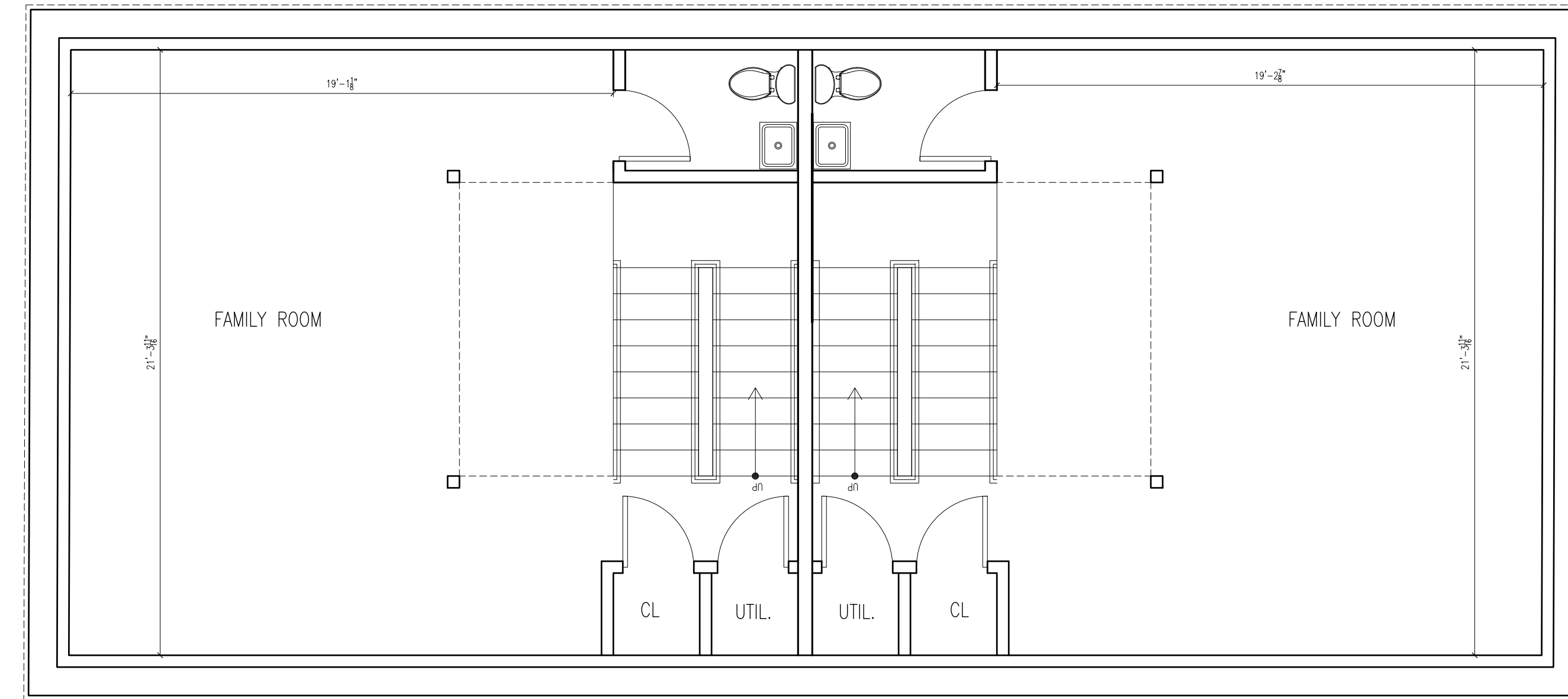
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 Massachusetts

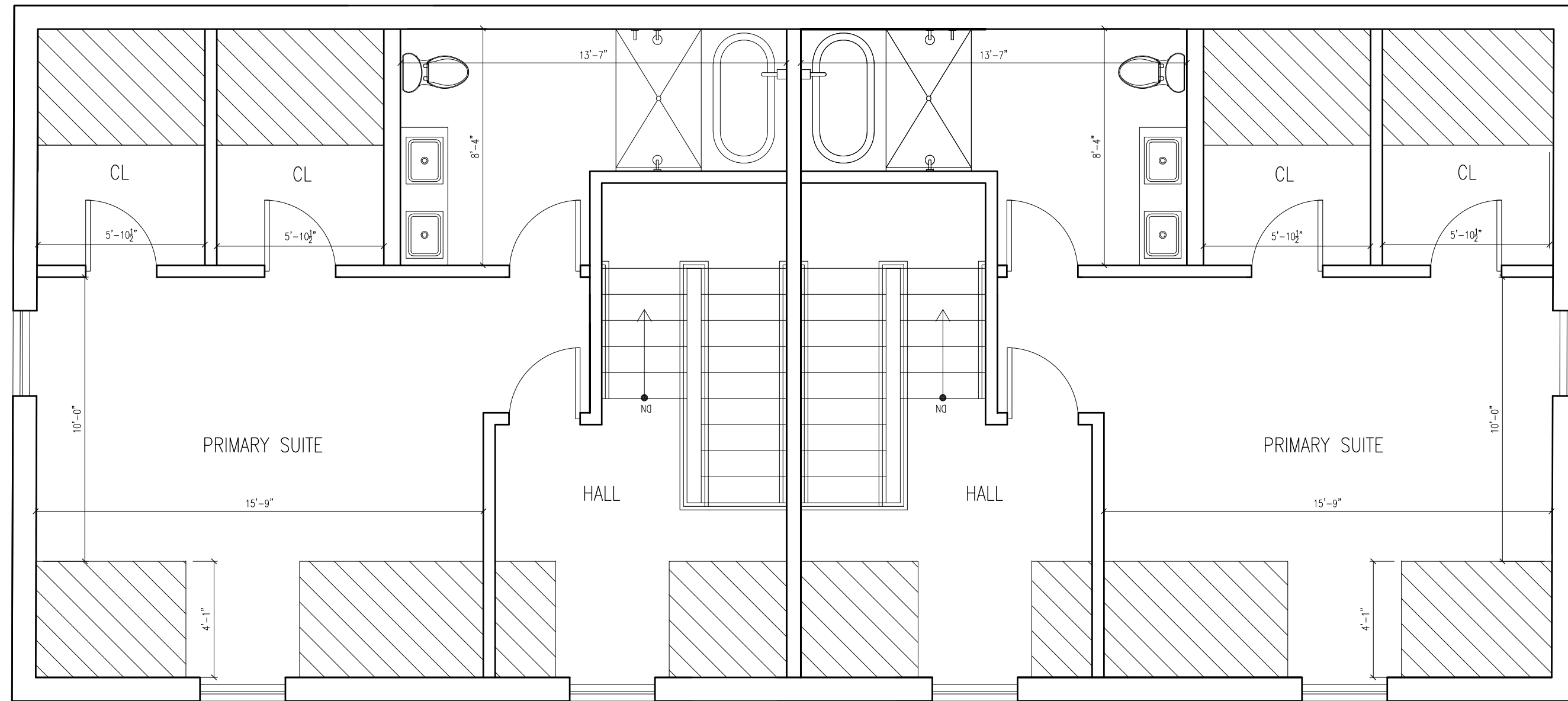
01	Issued for Permit	03/05/2021
No.	Description	Date
Drawing Title: Proposed Site Plan		
Project No.: 038	Checked by: EZ	
<b>A-02</b>		



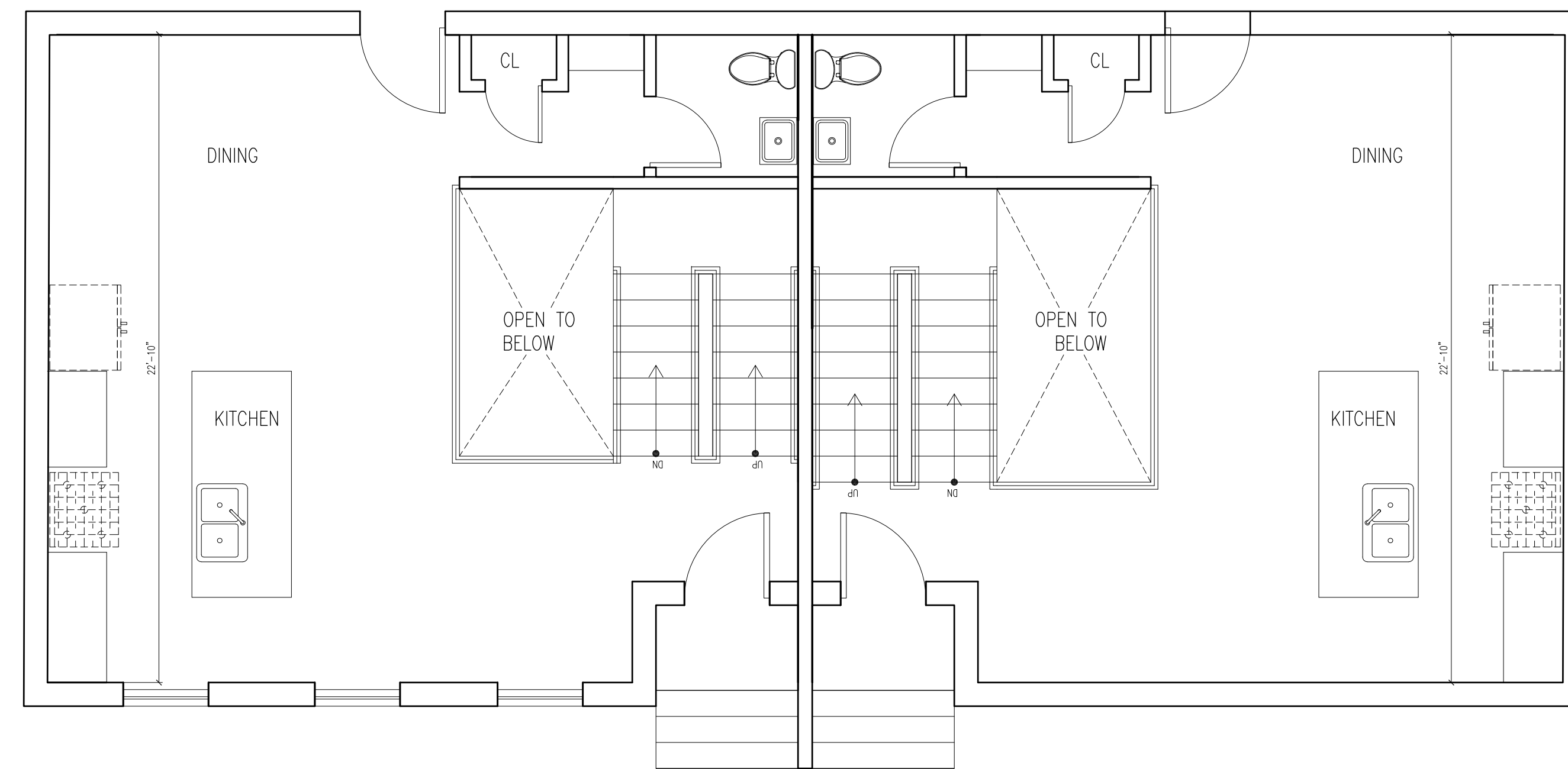
**2** PROPOSED LEVEL 2 PLAN  
SCALE: 1/4" = 1'-0"



**B** PROPOSED BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



**3** PROPOSED LEVEL 3 PLAN  
SCALE: 1/4" = 1'-0"



**1** PROPOSED LEVEL 1 PLAN  
SCALE: 1/4" = 1'-0"

05/23/2022

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Massachusetts

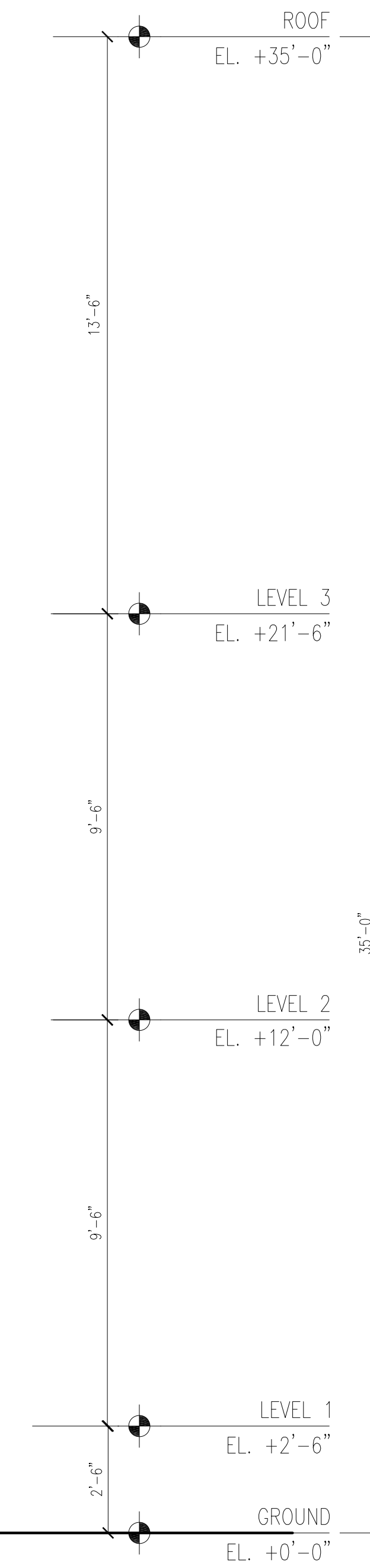
No.	Description	Date
01	Issued for Permit	03/05/2021

Drawing Title: Proposed Elevations  
Project No.: 038 Checked by: EZ

**A-10**



**1** PROPOSED FRONT ELEVATION  
SCALE: 3/8" = 1'-0"



05/23/2022

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01	Issued for Permit	03/05/2021
No.	Description	Date
Drawing Title: Proposed Elevations		
Project No.: 038	Checked by: EZ	

**A-30**

# Thank You.

