

ARBORVIEW ROAD
(40' R.O.W.)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

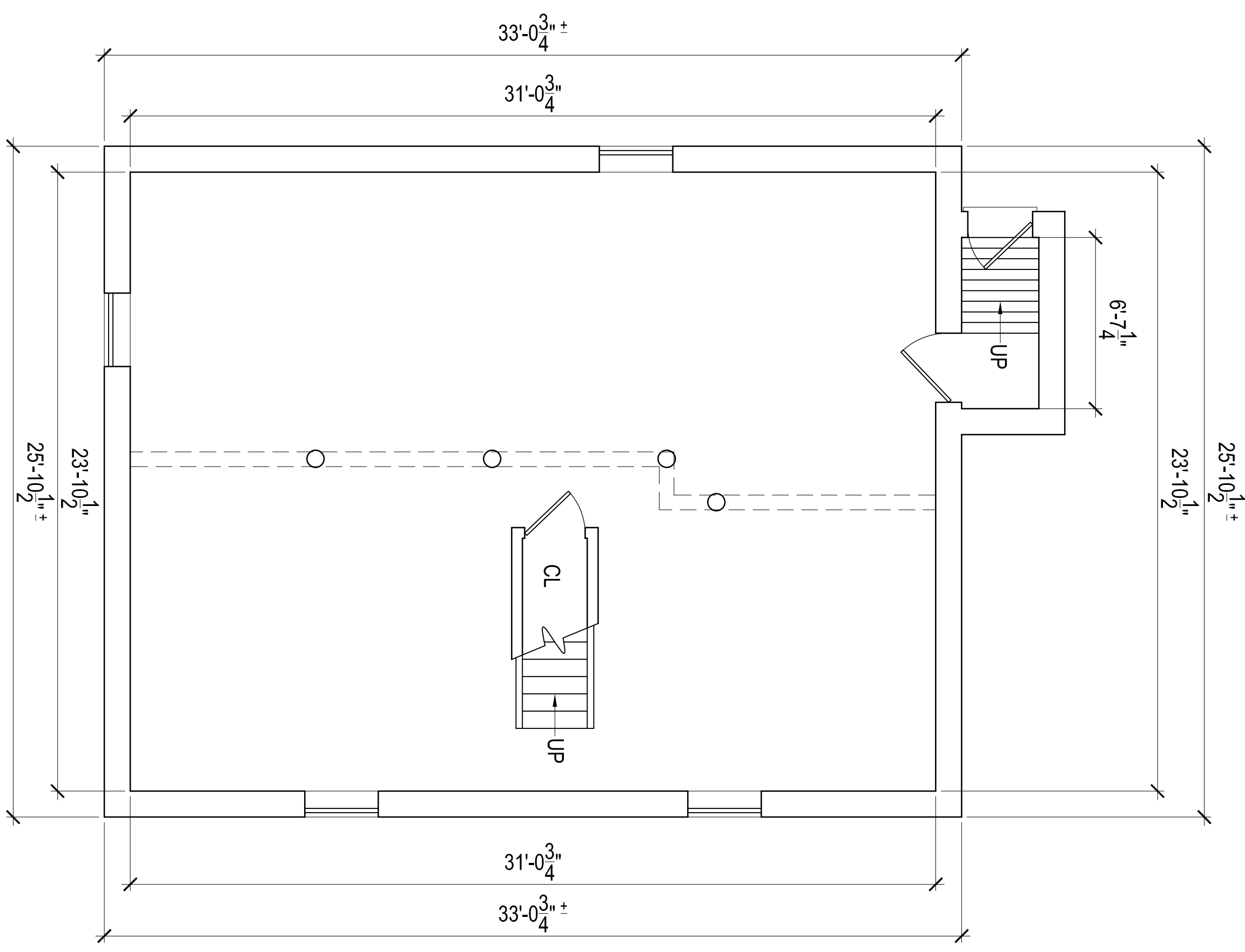
PLOT PLAN 43 ARBORVIEW ROAD BOSTON, MA FOR TED AHERN	
CIVIL ENVIRONMENTAL CONSULTANTS LLC 8 OAK STREET PEABODY, MA 01960 (978)531-1191	
SHEET NO: 1 OF 1	DATE 2/26/2014 JOB NO: 3174 DRAWN BY: L.J.B.

43 ARBORVIEW ROAD
JAMAICA PLAIN, MA
ZONING REVIEW

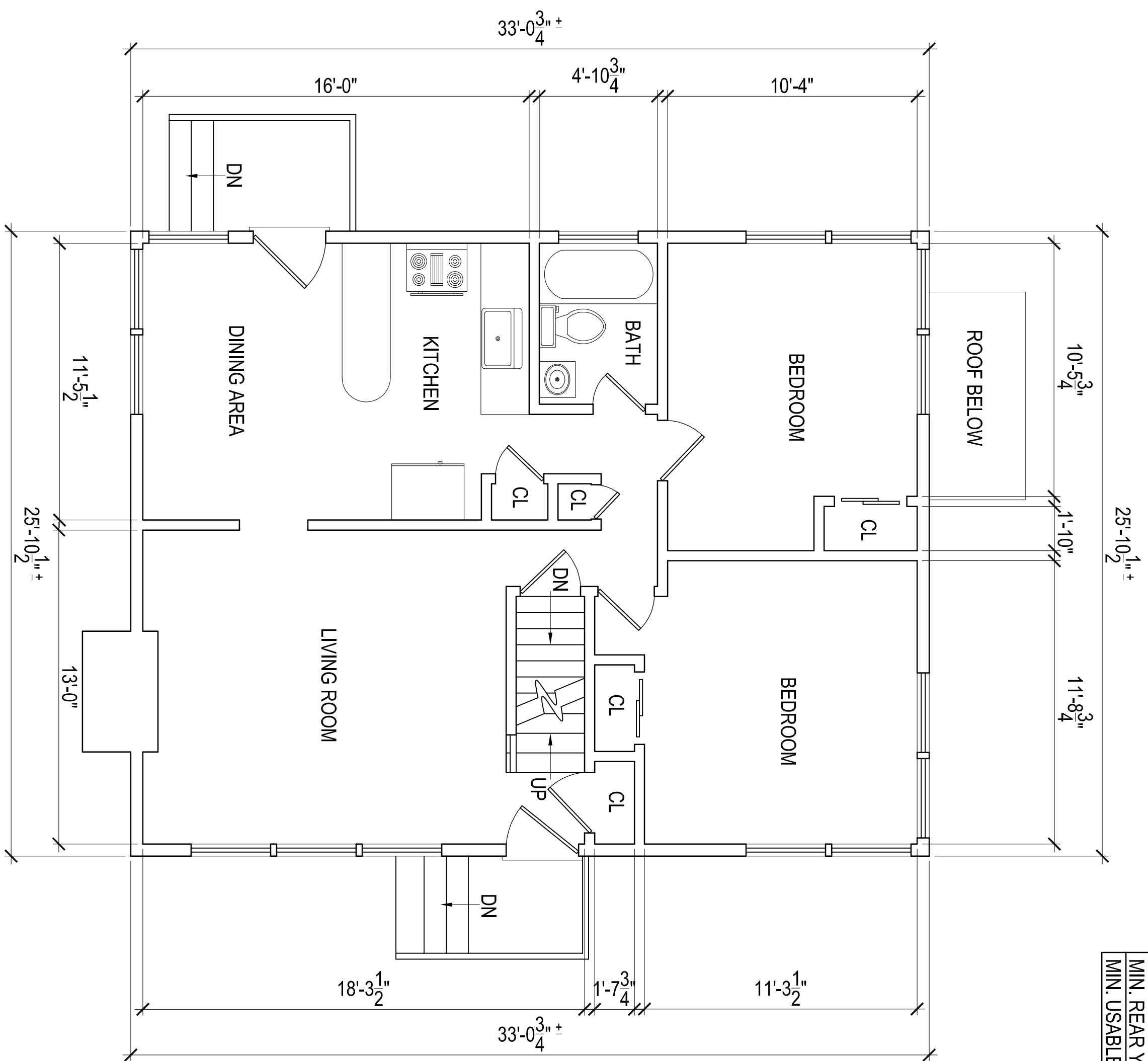
ITEM		
ZONING DISTRICT	1F-9000 / JAMAICA PLAIN	
EXISTING USE	SINGLE FAMILY	
PROPOSED USE	SINGLE FAMILY	
LOT SIZE	5,966 S.F.	

DIMENSIONAL REGULATIONS
TABLE E

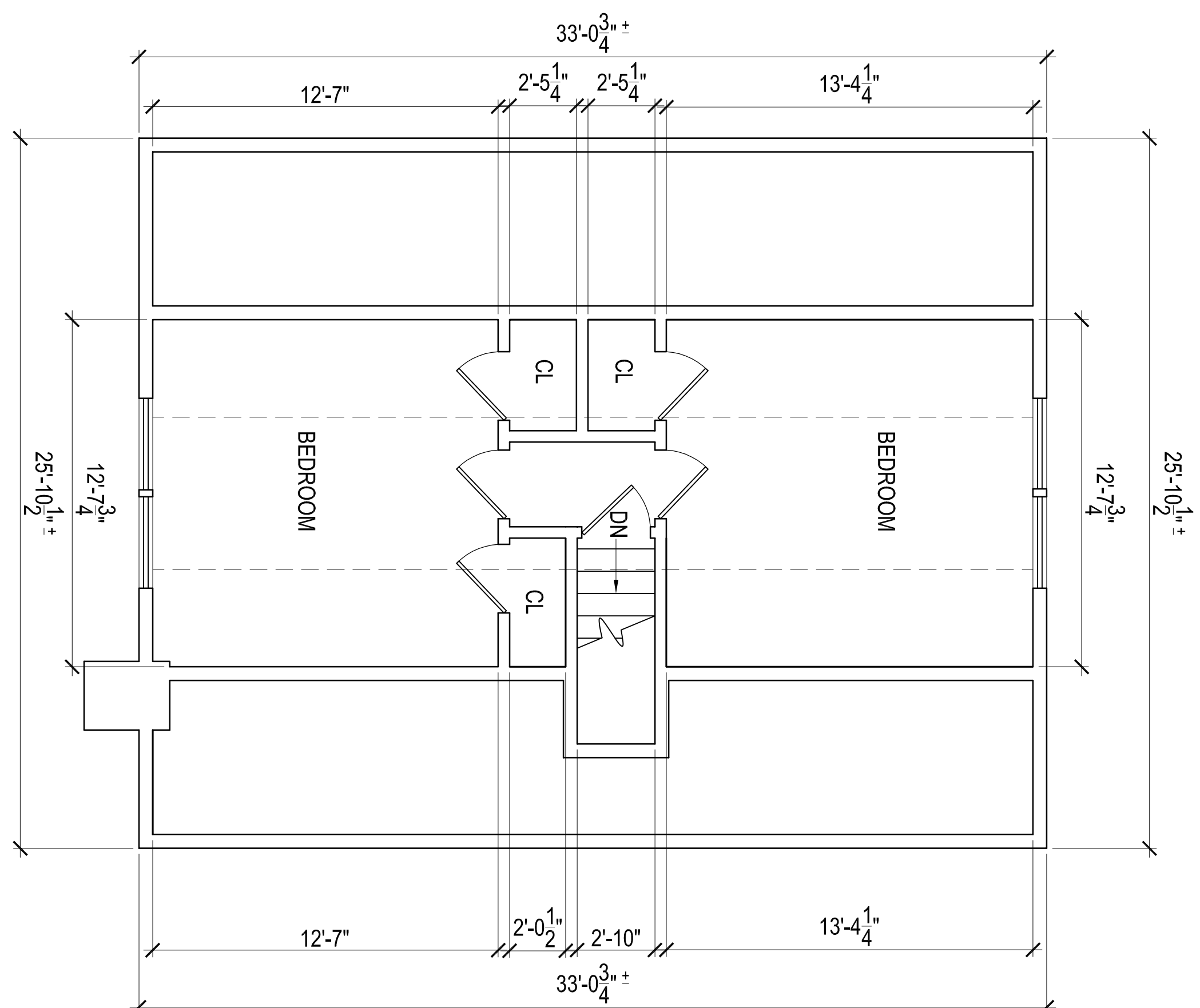
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	9,000	5,966 S.F.	5,966 S.F.
ADDITIONAL LOT SIZE PER UNIT	NONE	N/A	N/A
MIN. LOT WIDTH	70'	50.00'	50.00'
MIN. LOT FRONTAGE	70'	50.00'	50.00'
MAX. FLOOR AREA RATIO	0.30	0.22 (1,328 S.F. ±)	0.30 (1,788 S.F. ±)
MAX. ALLOWABLE BUILDING HEIGHT	35'-0"	21'-10 3/4" ±	29'-11 1/2" ±
MAX. BLDG STORES	2 1/2	1 1/2	2 1/2
MIN. FRONT YARD	25'	23'-1" ±	23'-1" ± (MODAL)
MIN. SIDE YARD	12'	9'8" / 14" ±	12' / 14" ±
MIN. REAR YARD	40'	59'-1" ±	51'-10" ±
MIN. USABLE OPEN SPACE	2,000 S.F.	4,562 ± S.F.	4,562 ± S.F.



BASEMENT FLOOR PLAN

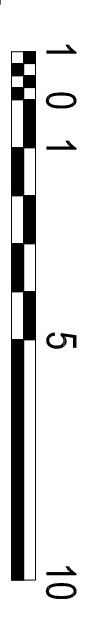


FIRST FLOOR PLAN



SECOND FLOOR PLAN

GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX

ROCHE - CHRISTOPHER
ARCHITECTURE, LLC

415 Neponset Ave. www.roche-christopher.com Telephone: 617-282-0030
Dorchester, Massachusetts 02122 Fax: 617-282-1080

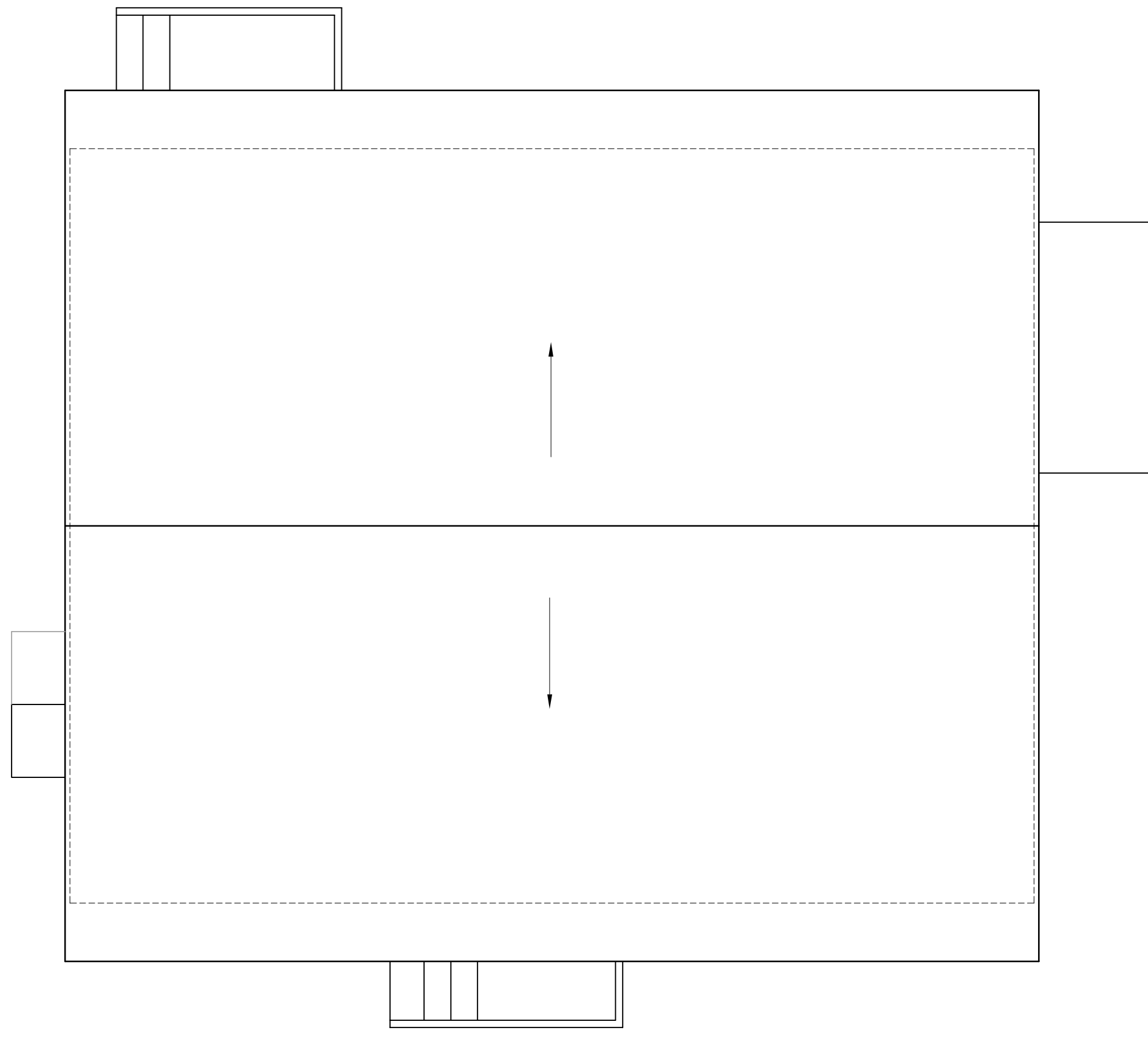
Doug George
43 Arborview Road
Jamaica Plain, Ma 02130

PROJECT #
14-028
DATE: 3-5-14
REV:
SCALE:
1/4" = 1'-0"
DRAWN BY:
MM
CHECKED BY:
J.E.R. / R.B.

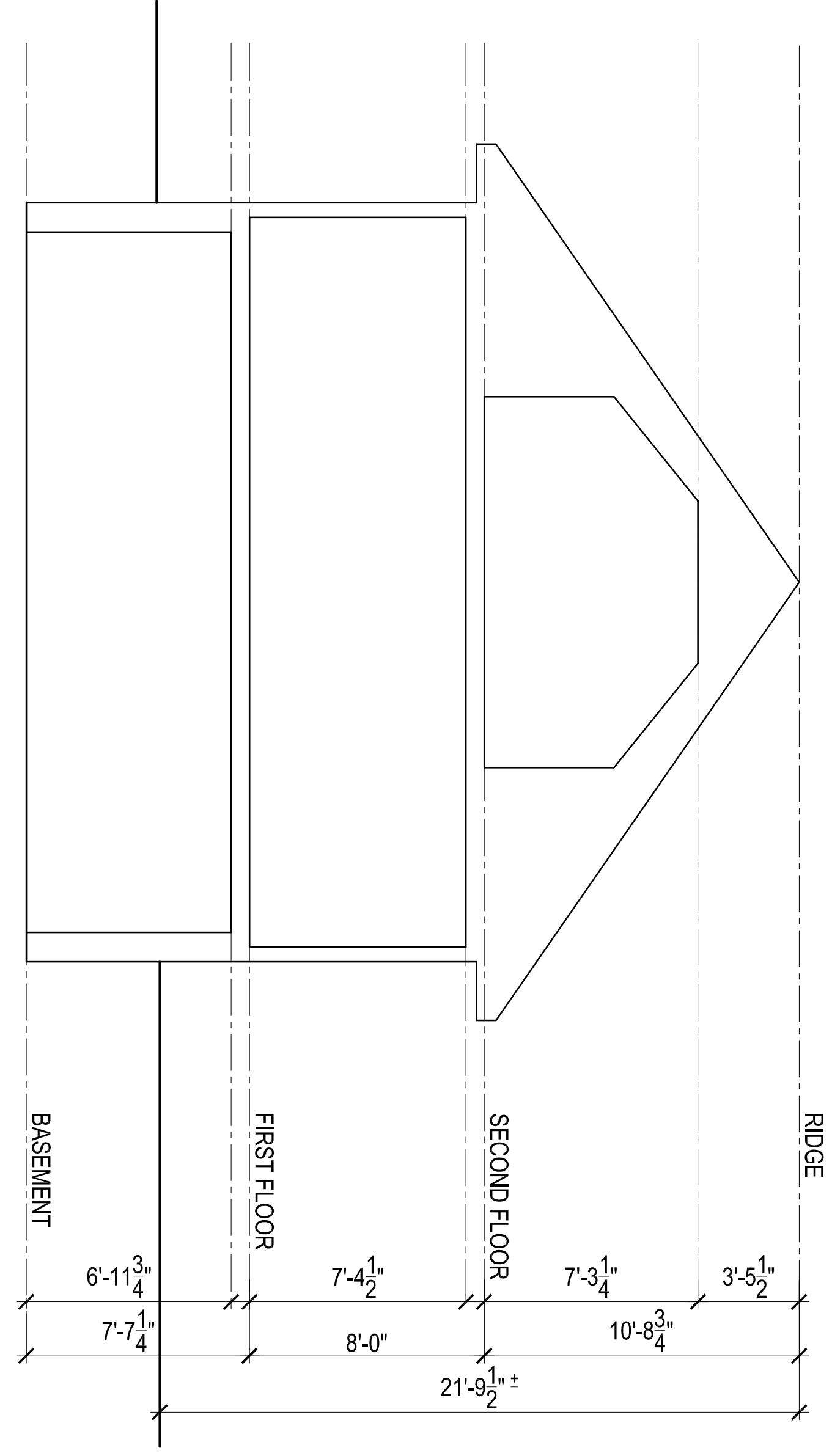
EXISTING FLOOR PLANS



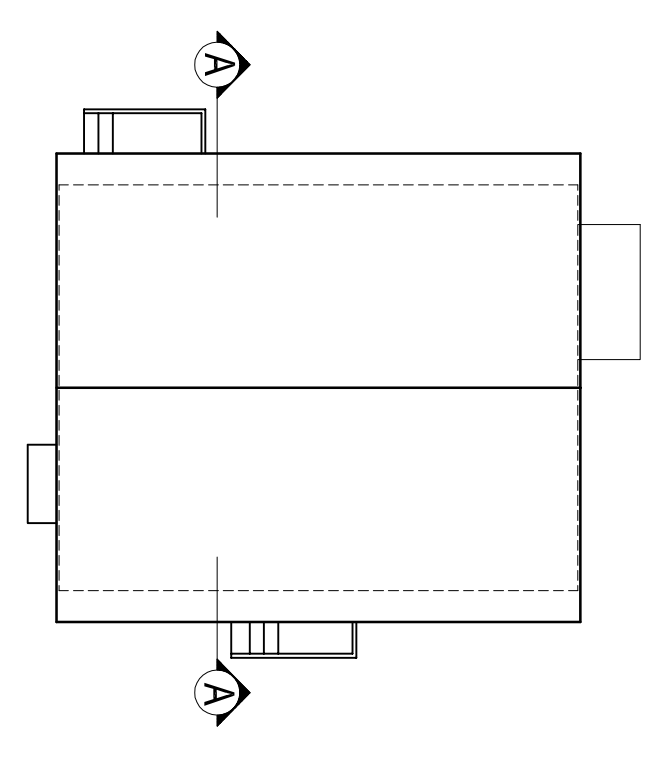
REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



ROOF PLAN

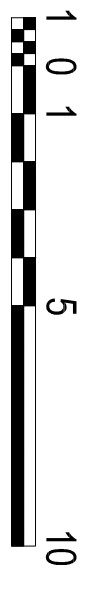


BUILDING SECTION A-A



KEY PLAN

ARBORVIEW ROAD



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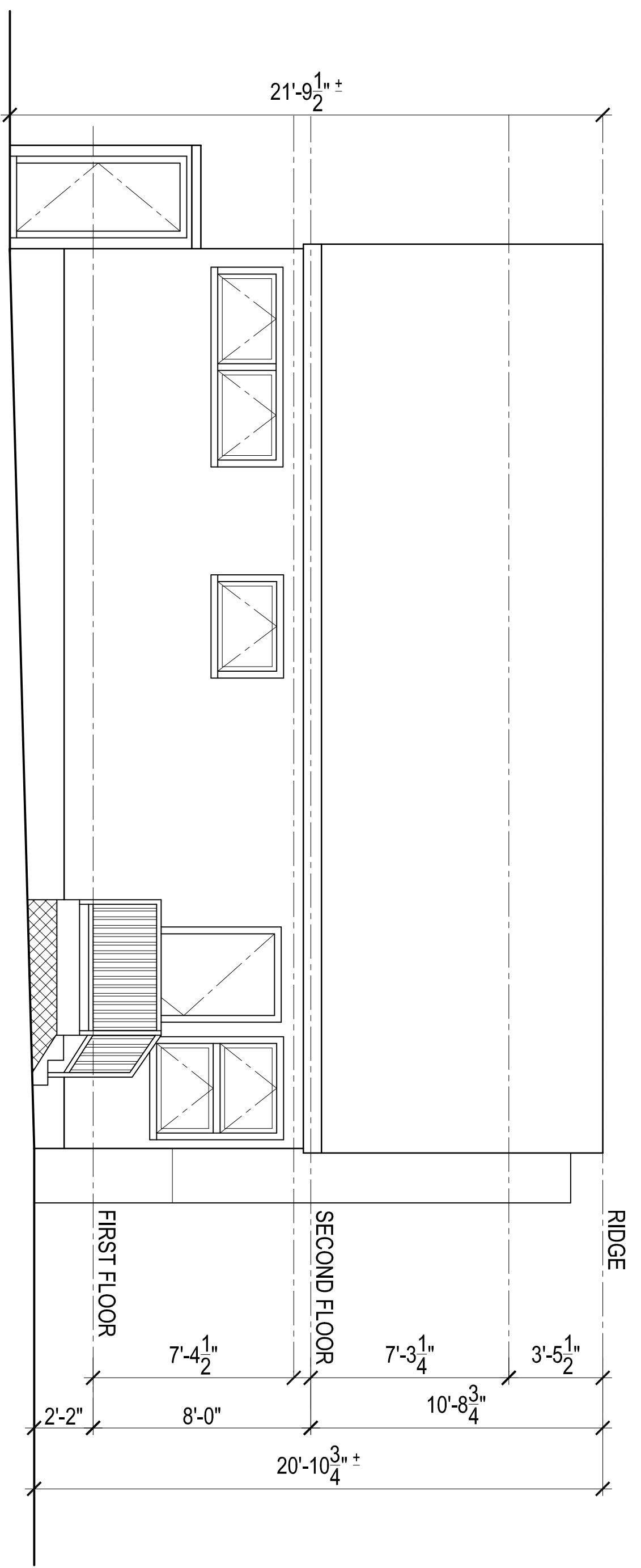
Doug George
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PROJECT # 14-028
 DATE: 3-5-14
 REV:
 SCALE: 1/4" = 1'-0"
 DRAWN BY: MM
 CHECKED BY: J.E.R. / R.B.

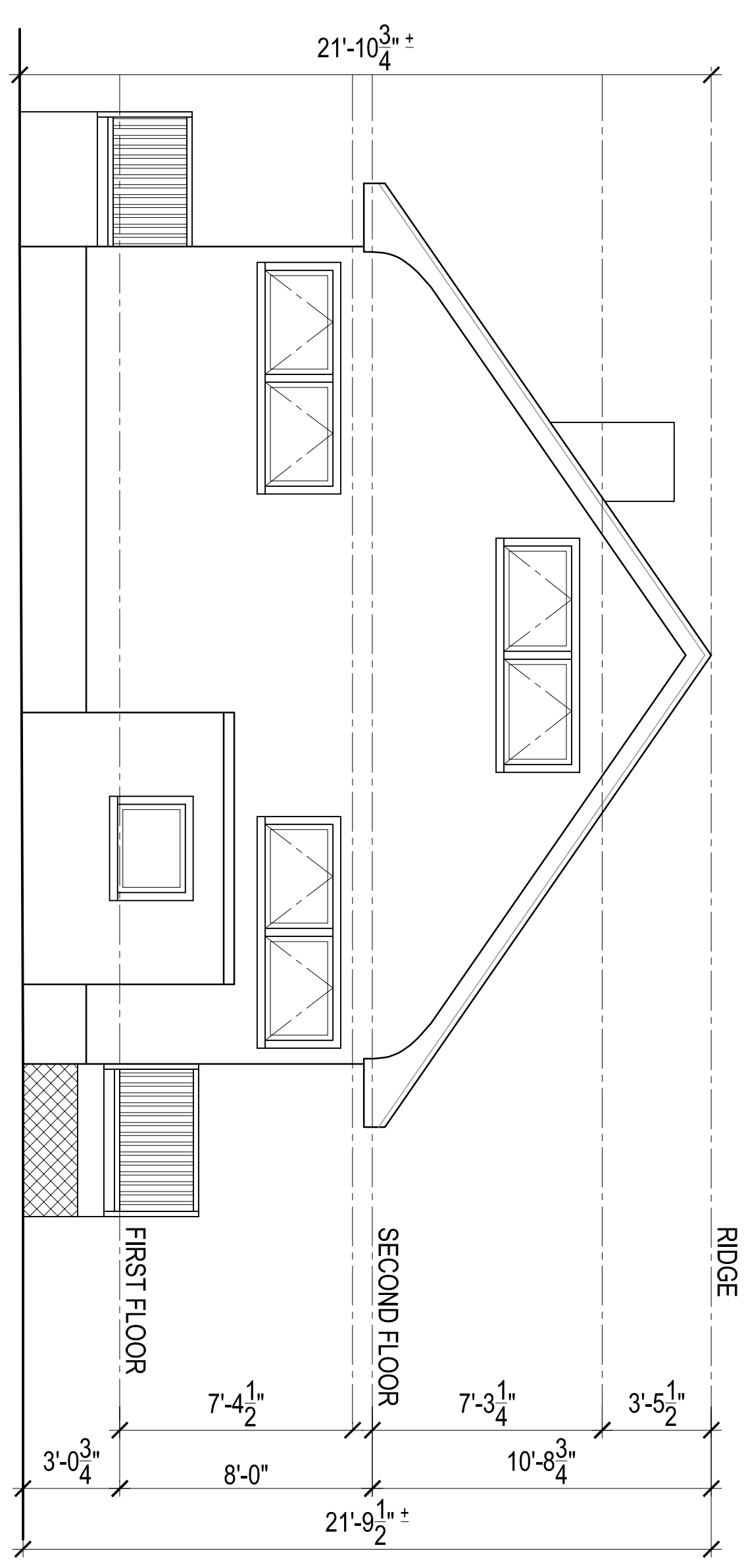
EXISTING ROOF PLAN &
 BUILDING SECTION

EX2

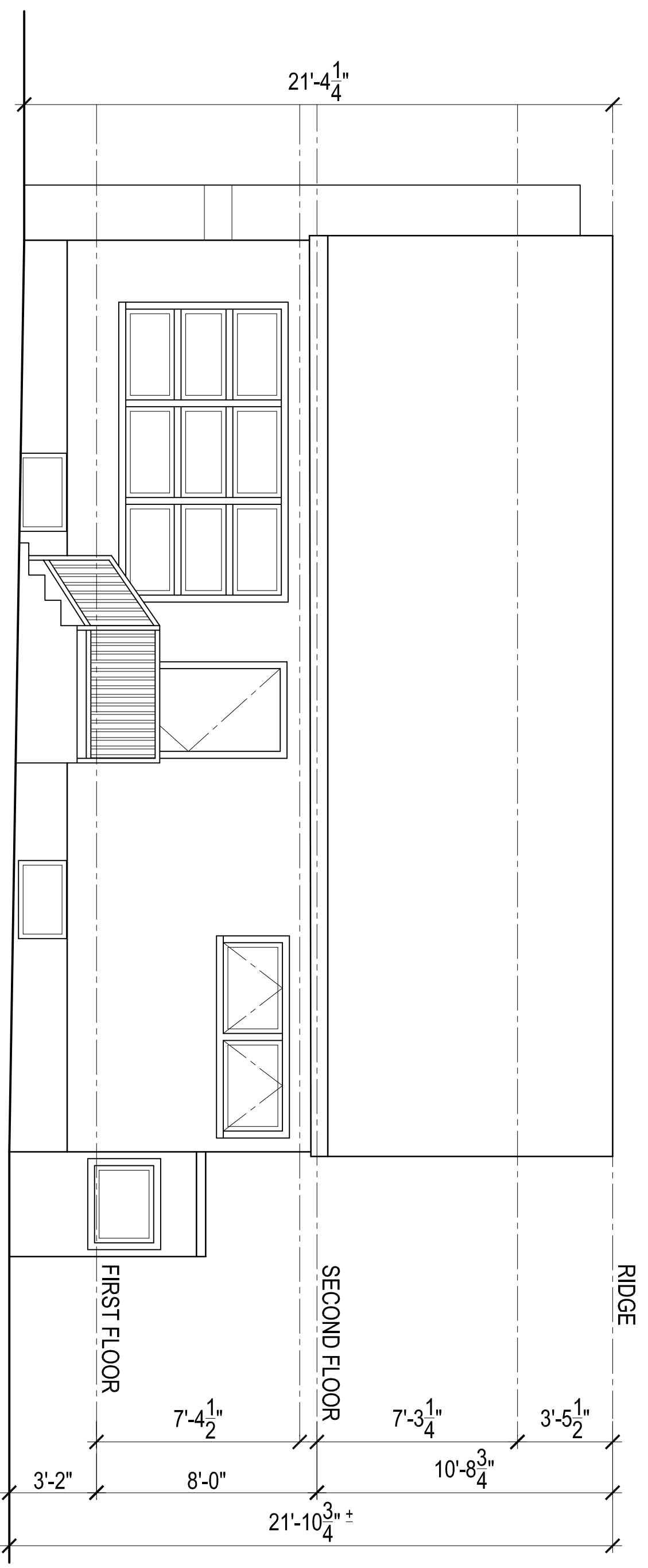
REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



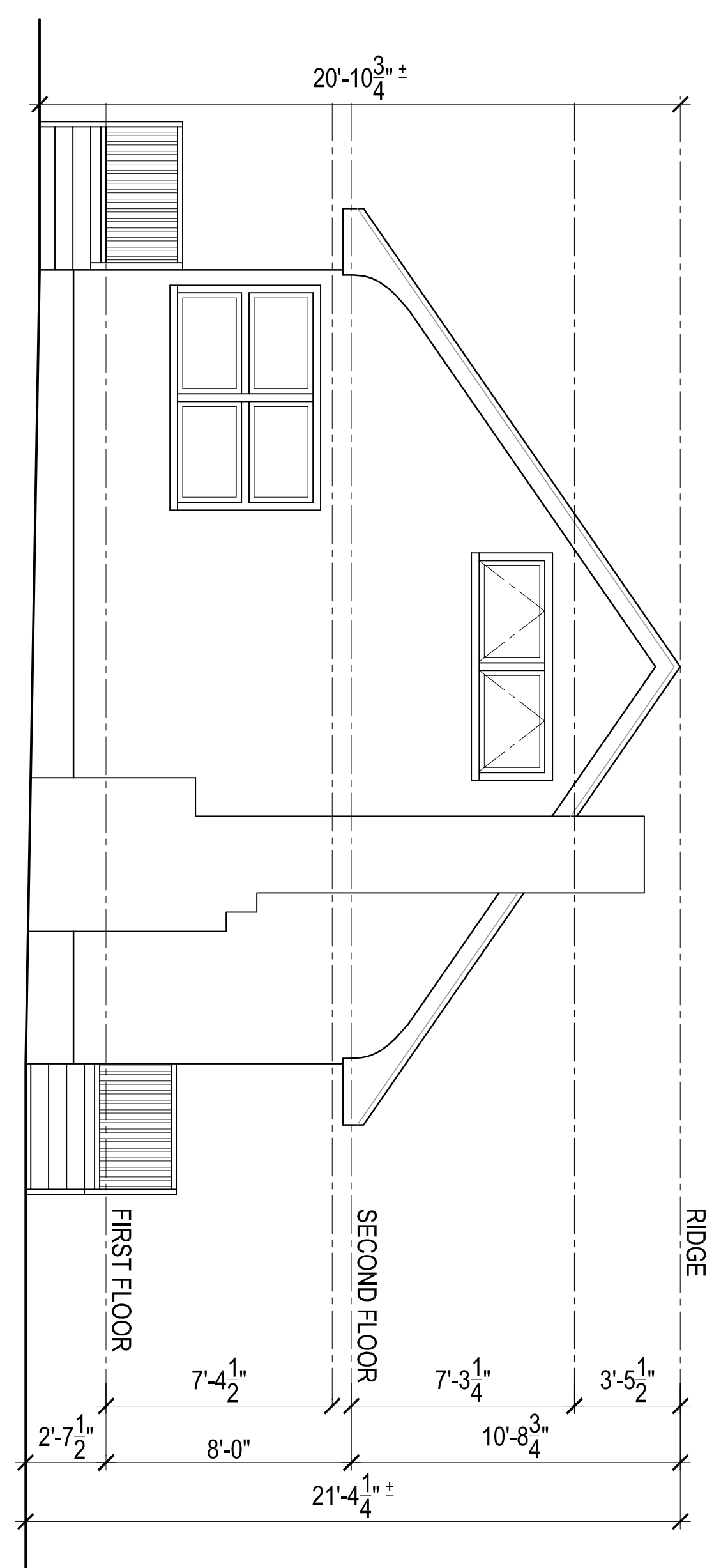
ELEVATION 4



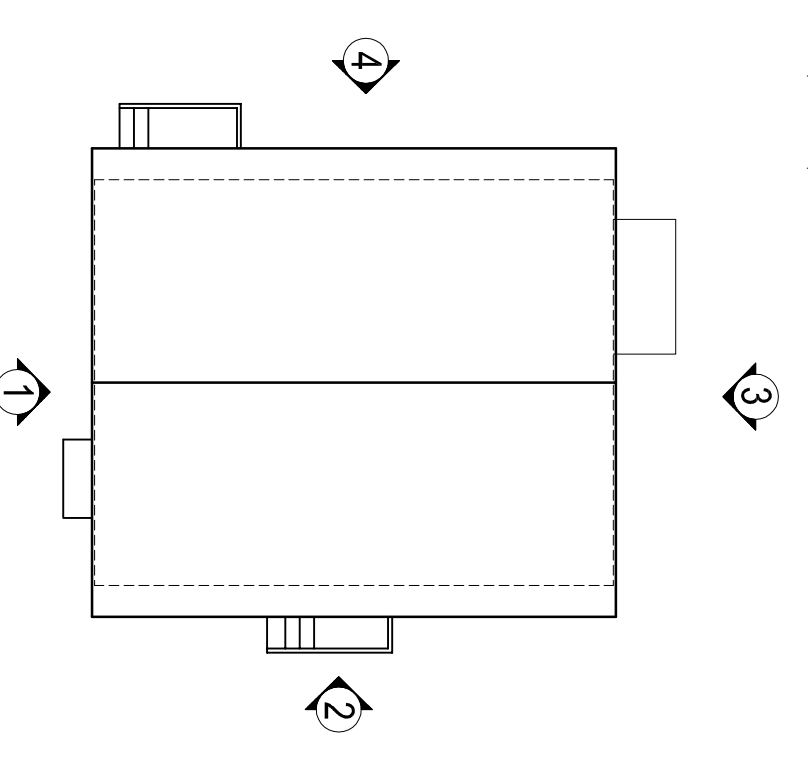
ELEVATION 3



ELEVATION 2



ELEVATION 1



ARBORVIEW ROAD
KEY PLAN

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EX3

EXISTING ELEVATIONS

DRAWN BY:
MM
CHECKED BY:
J.E.R. / R.B.

SCALE:
1/4" = 1'-0"

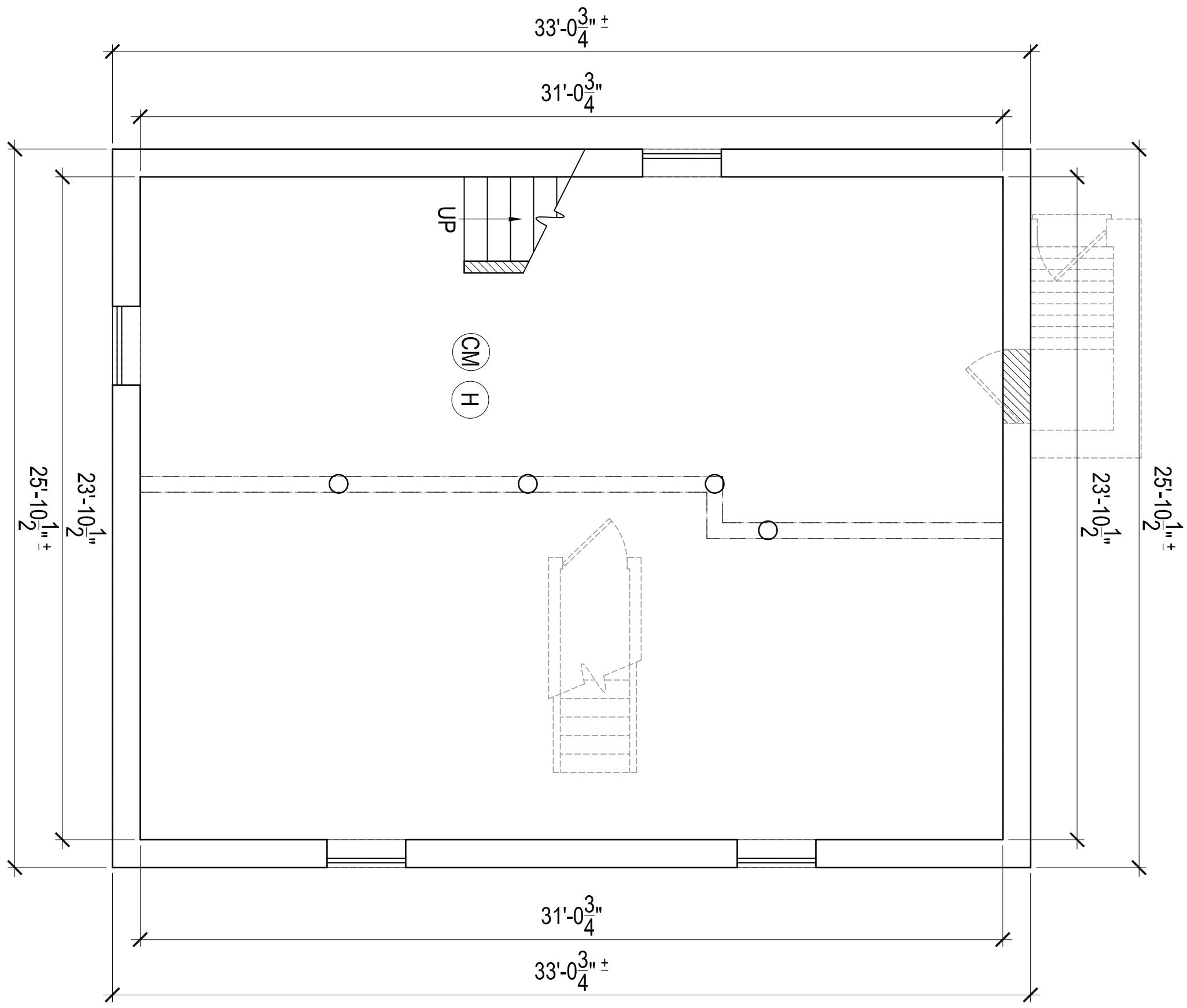
DATE: 3-5-14
PROJECT # 14-028

Doug George
43 Arborview Road
Jamaica Plain, Ma 02130

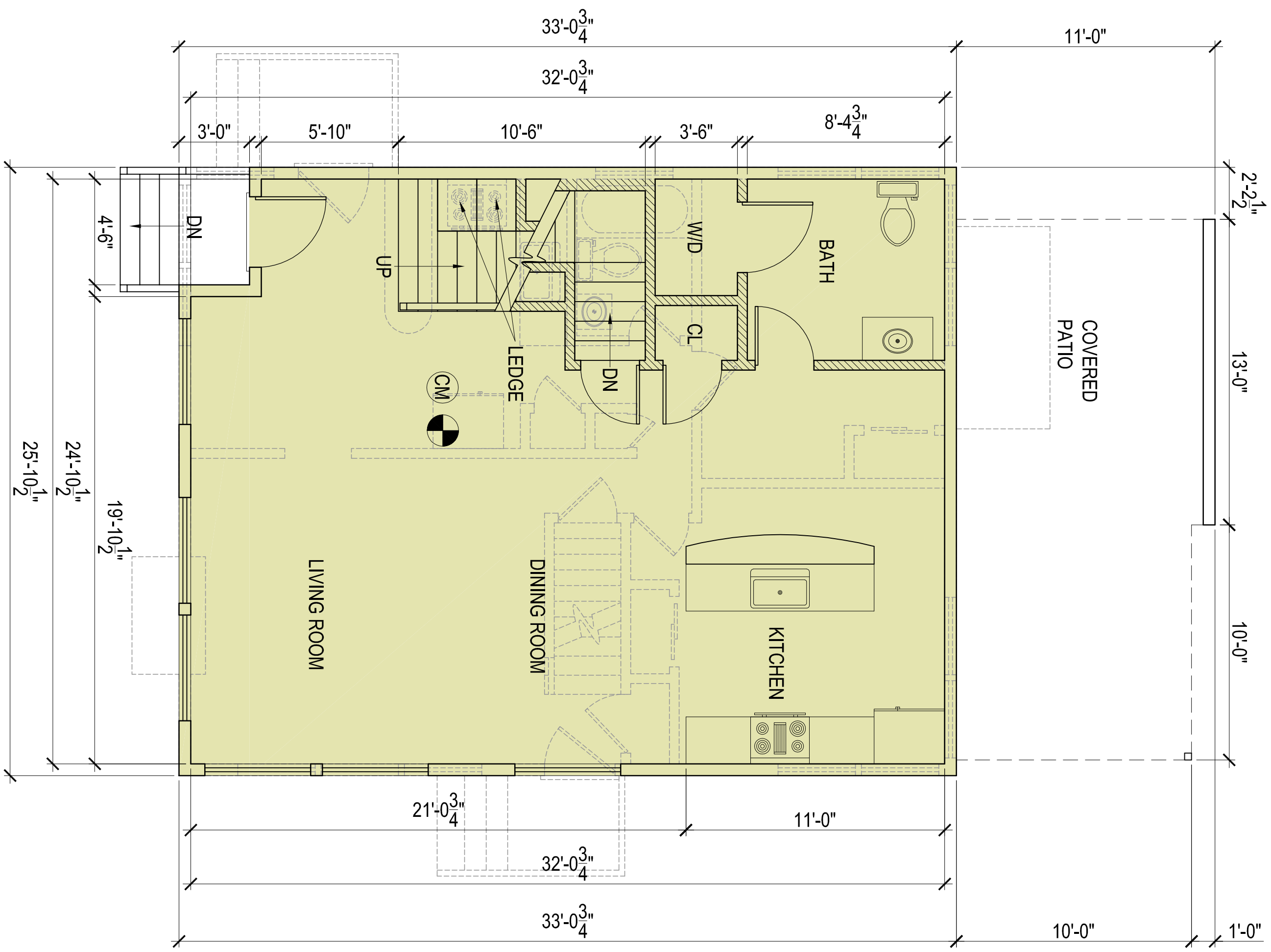
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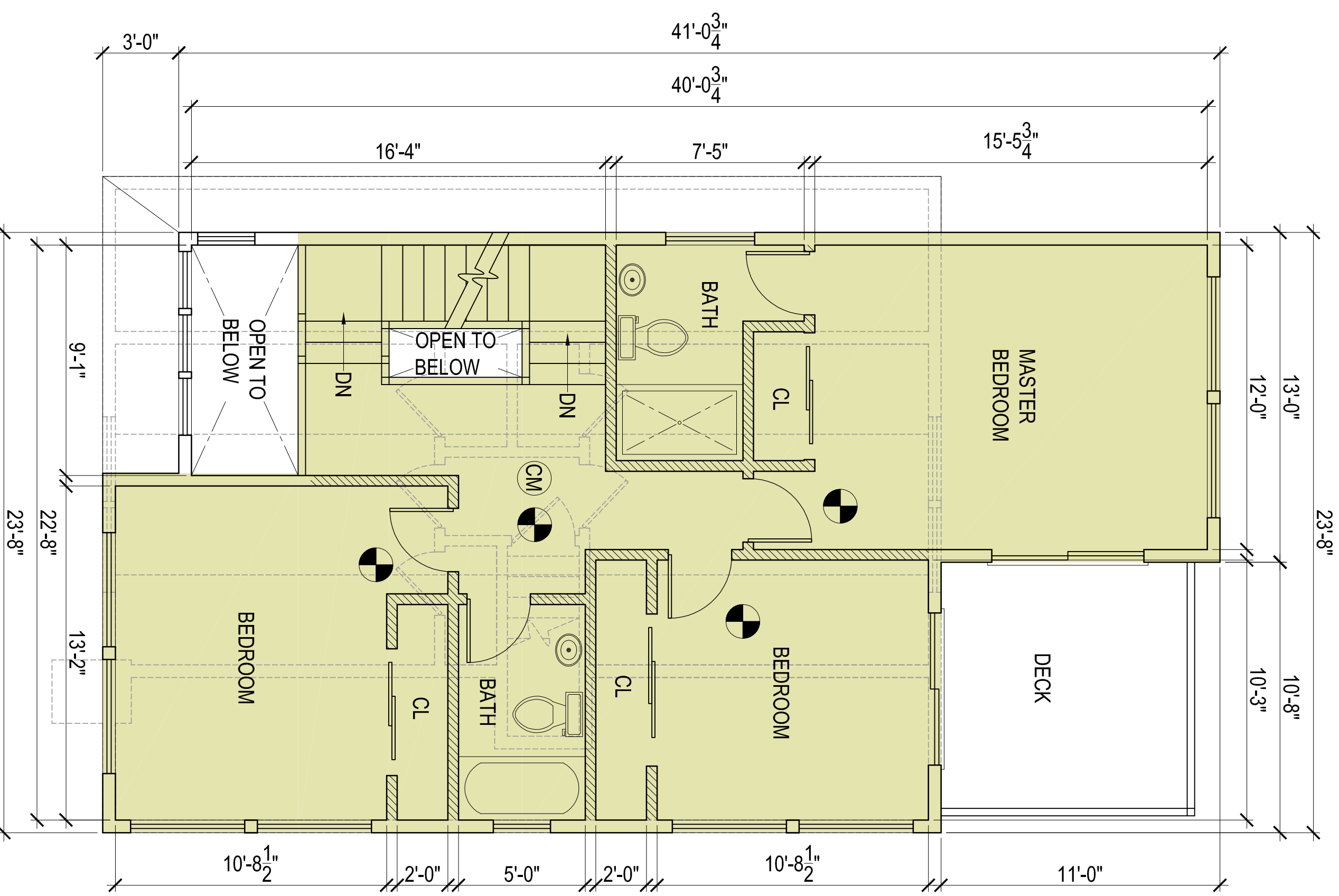
REV.	DATE	DESCRIPTION
1/A	X-XX-XX	XXX



BASEMENT PLAN



FIRST FLOOR PLAN

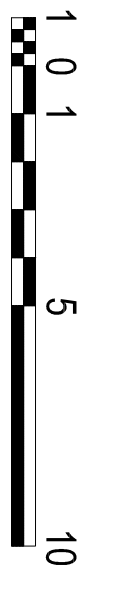


SECOND FLOOR PLAN

- LEGEND**
- EXISTING WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - PROPOSED WALL
 - EXISTING DOOR TO REMAIN
 - EXISTING DOOR TO BE REMOVED
 - PROPOSED DOOR
 - HARDWIRED & INTERCONNECTED HEAT DETECTOR
 - HARDWIRED & INTERCONNECTED CARBON MONOXIDE DETECTOR
 - HARDWIRED & INTERCONNECTED SMOKE DETECTOR
 - HARDWIRED & INTERCONNECTED CARBON MONOXIDE DETECTOR

HATCH DENOTES FAR:

1ST FLOOR: 840 ± SQ. FT.
 2ND FLOOR: 842 ± SQ. FT.
 ROOF DECK STAIR: 106 ± SQ. FT.
TOTAL: 1,788 ± SQ. FT.



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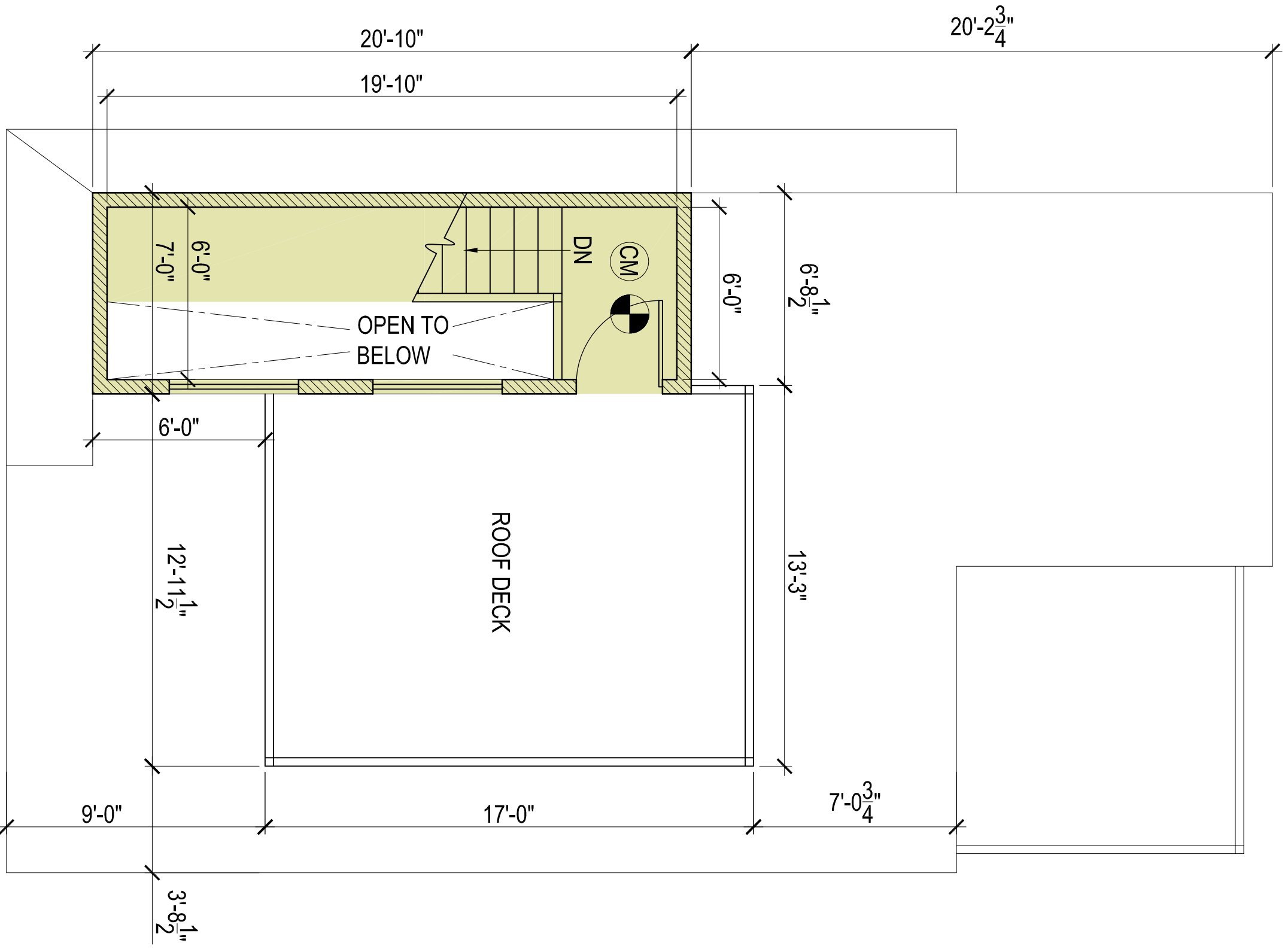
Doug George
 43 Arborview Road
 Jamaica Plain, Ma 02130

PROJECT # 14-028
 DATE: 3-19-14
 REV: 6-4-14
 SCALE: 1/4" = 1'-0"
 DRAWN BY: CD
 CHECKED BY: J.E.R. / R.B.

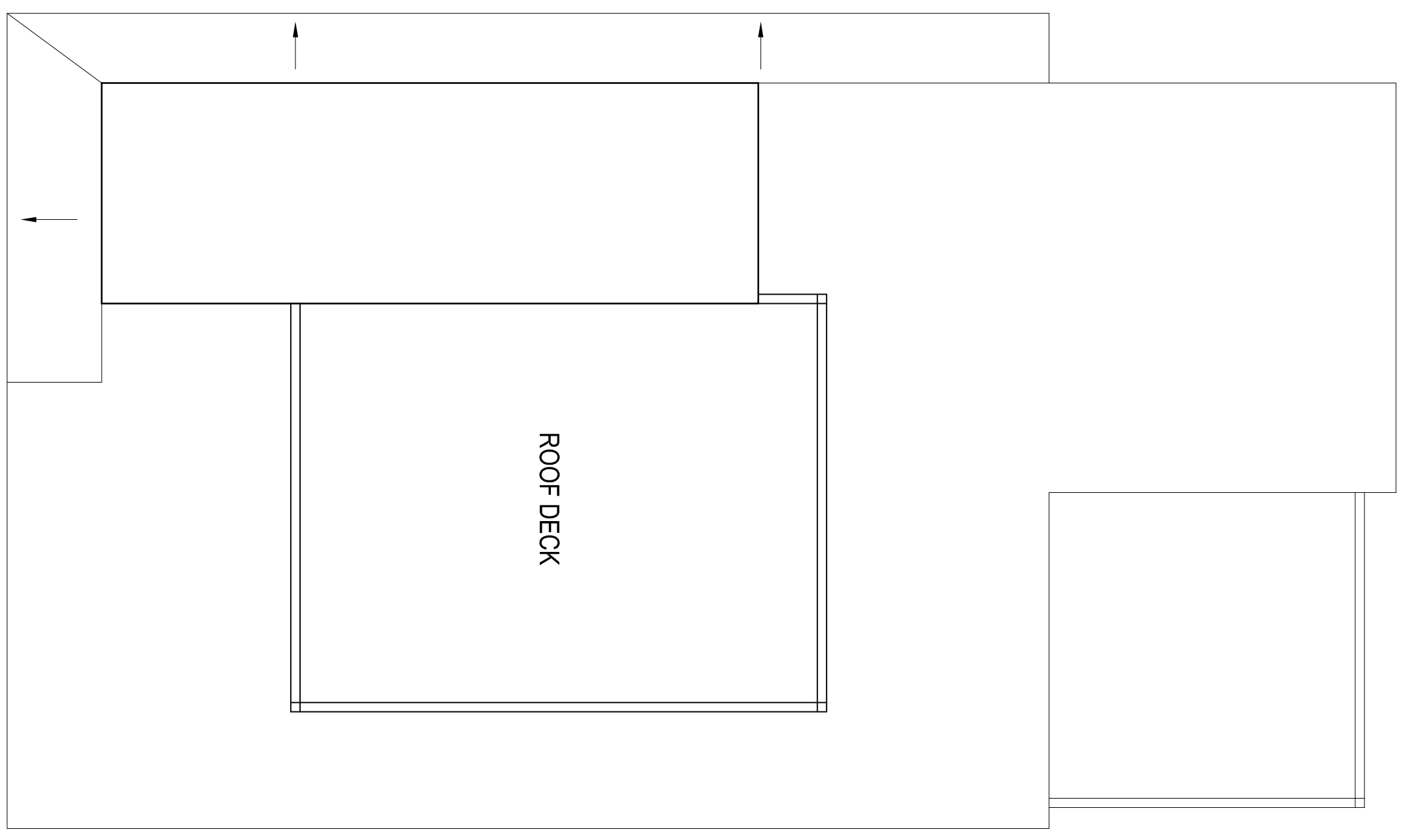
PROPOSED FLOOR PLANS

A1

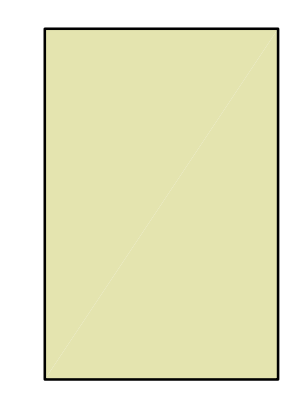
REV.	DATE	DESCRIPTION
1/A	X-XX-XX	XXX



ROOF DECK PLAN

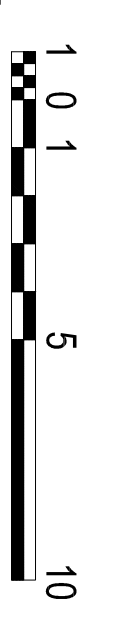


ROOF DECK PLAN



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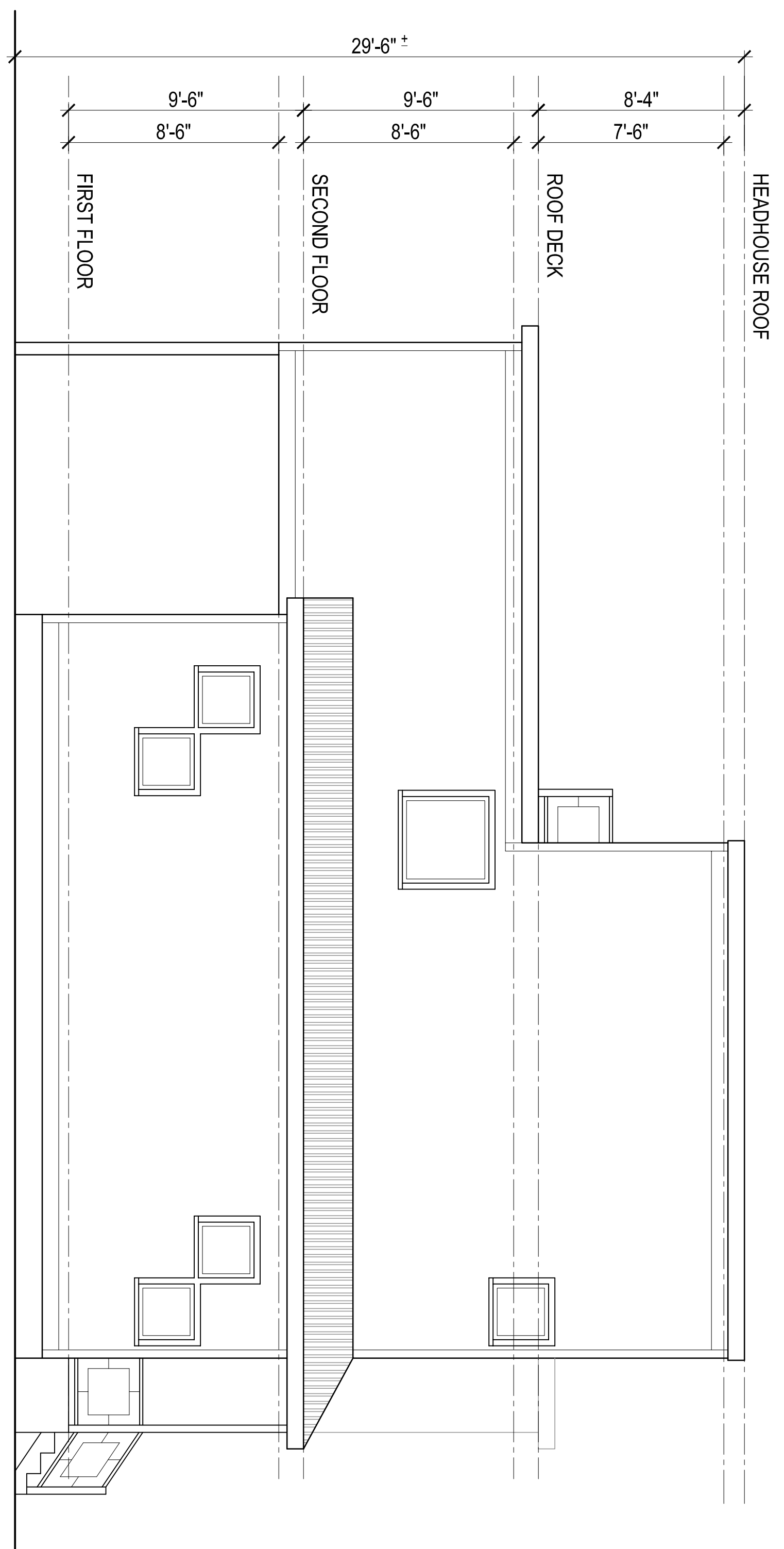
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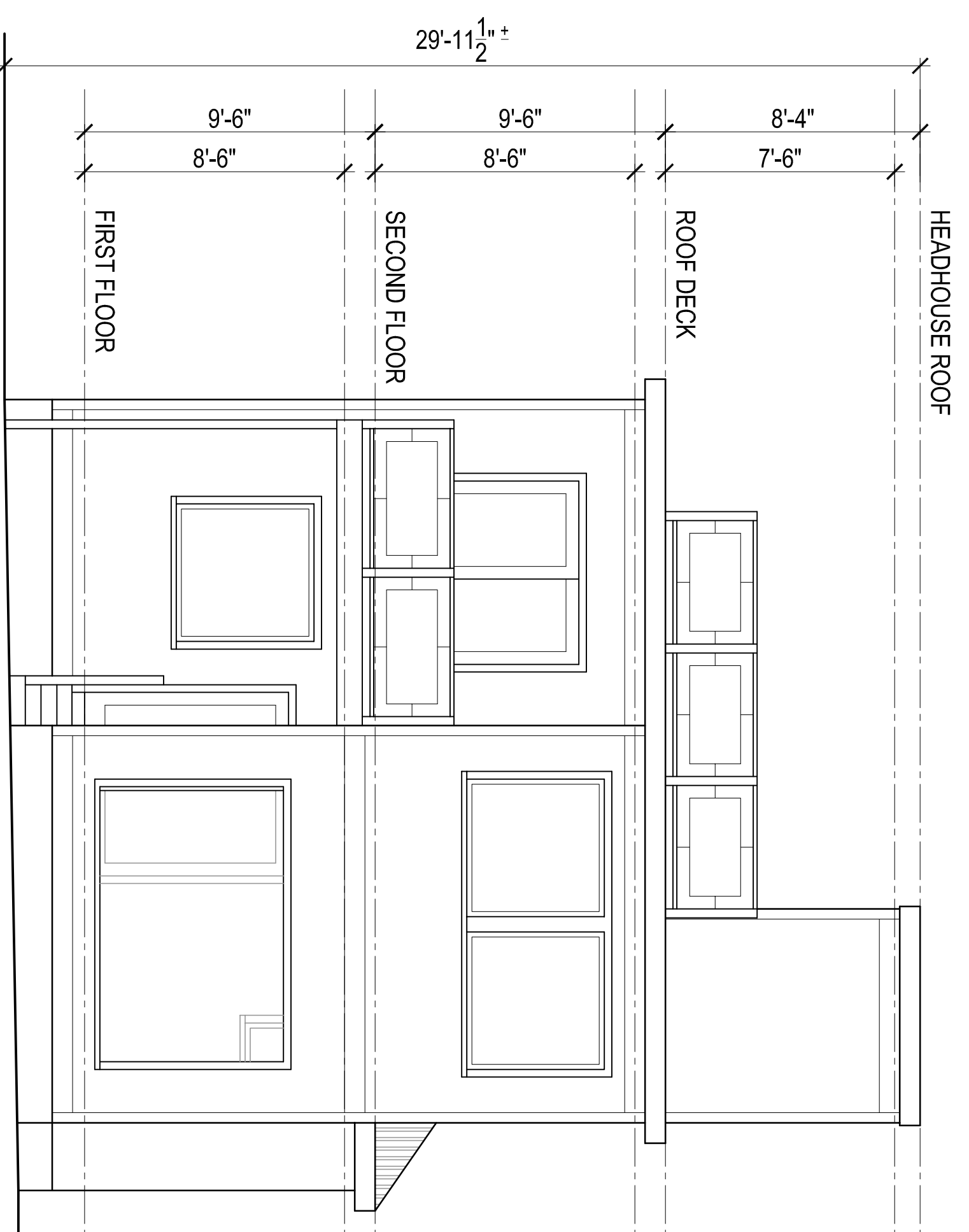
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<h1>A2</h1>	PROPOSED ROOF PLAN	PROJECT # 14-028 DATE: 3-19-14 REV: 6-4-14 SCALE: 1/4" = 1'-0"	DRAWN BY: CD CHECKED BY: J.E.R. / R.B.	Doug George 43 Arborview Road Jamaica Plain, Ma 02130	ROCHE - CHRISTOPHER ARCHITECTURE, LLC <small>415 Neponset Ave. www.roche-christopher.com Telephone: 617-283-0030 Dorchester, Massachusetts 02122 Fax: 617-282-1080</small>
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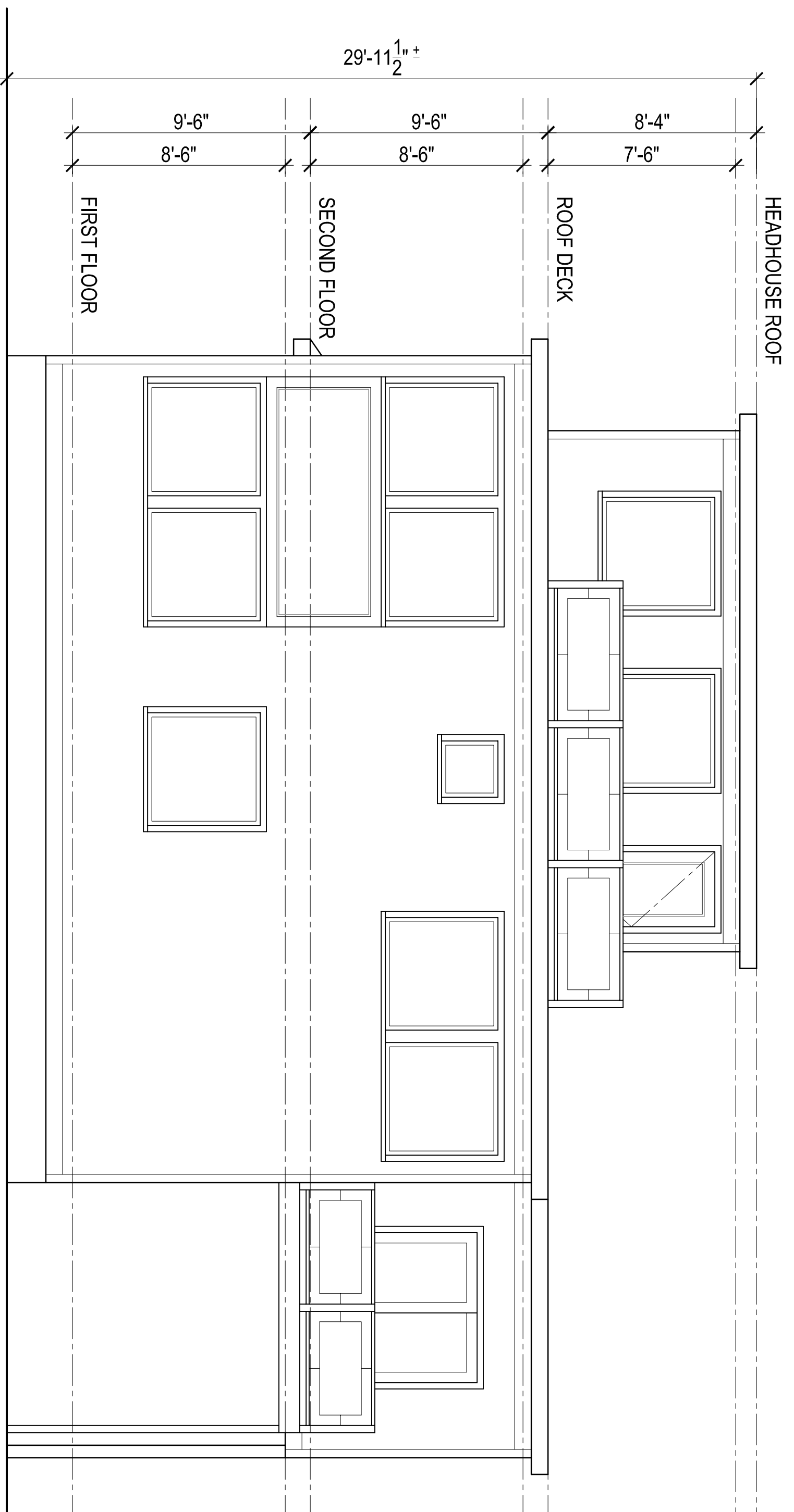
REV.	DATE	DESCRIPTION
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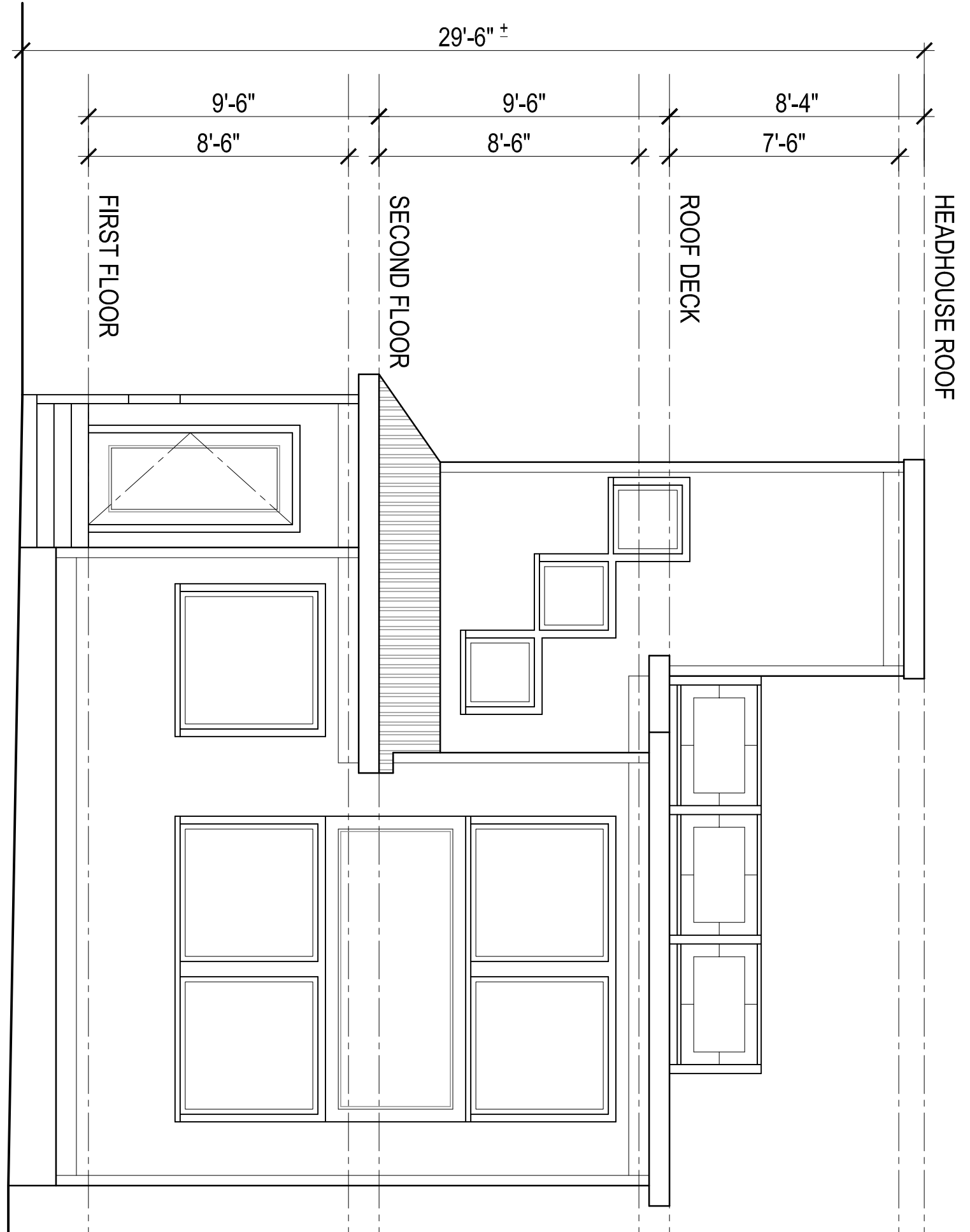
ELEVATION 4



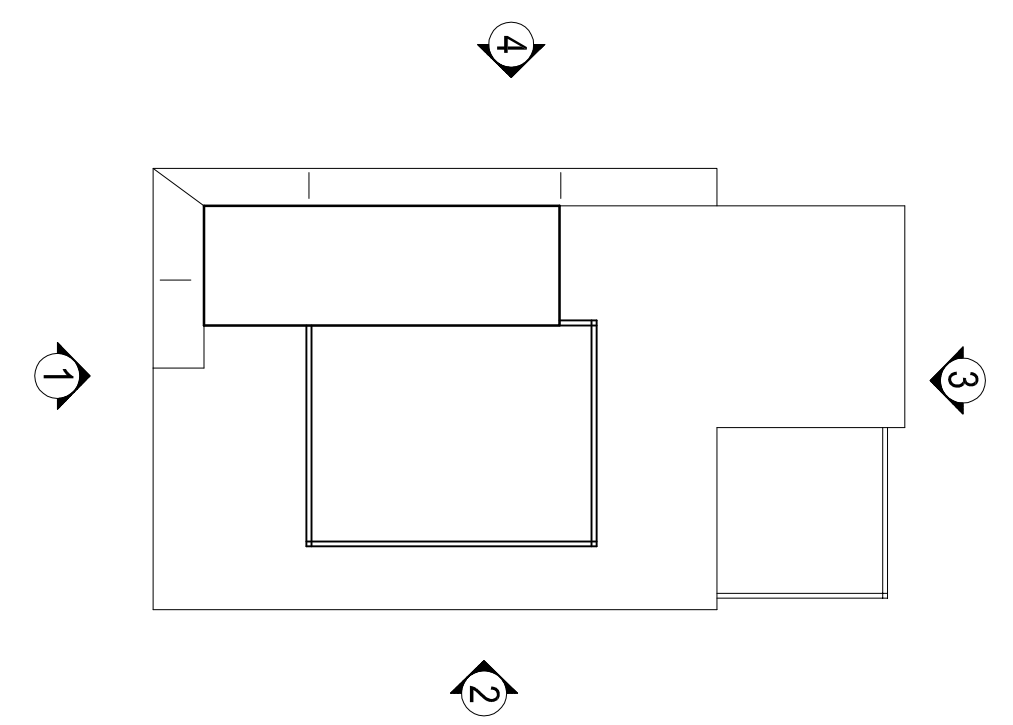
ELEVATION 3



ELEVATION 2



ELEVATION 1



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