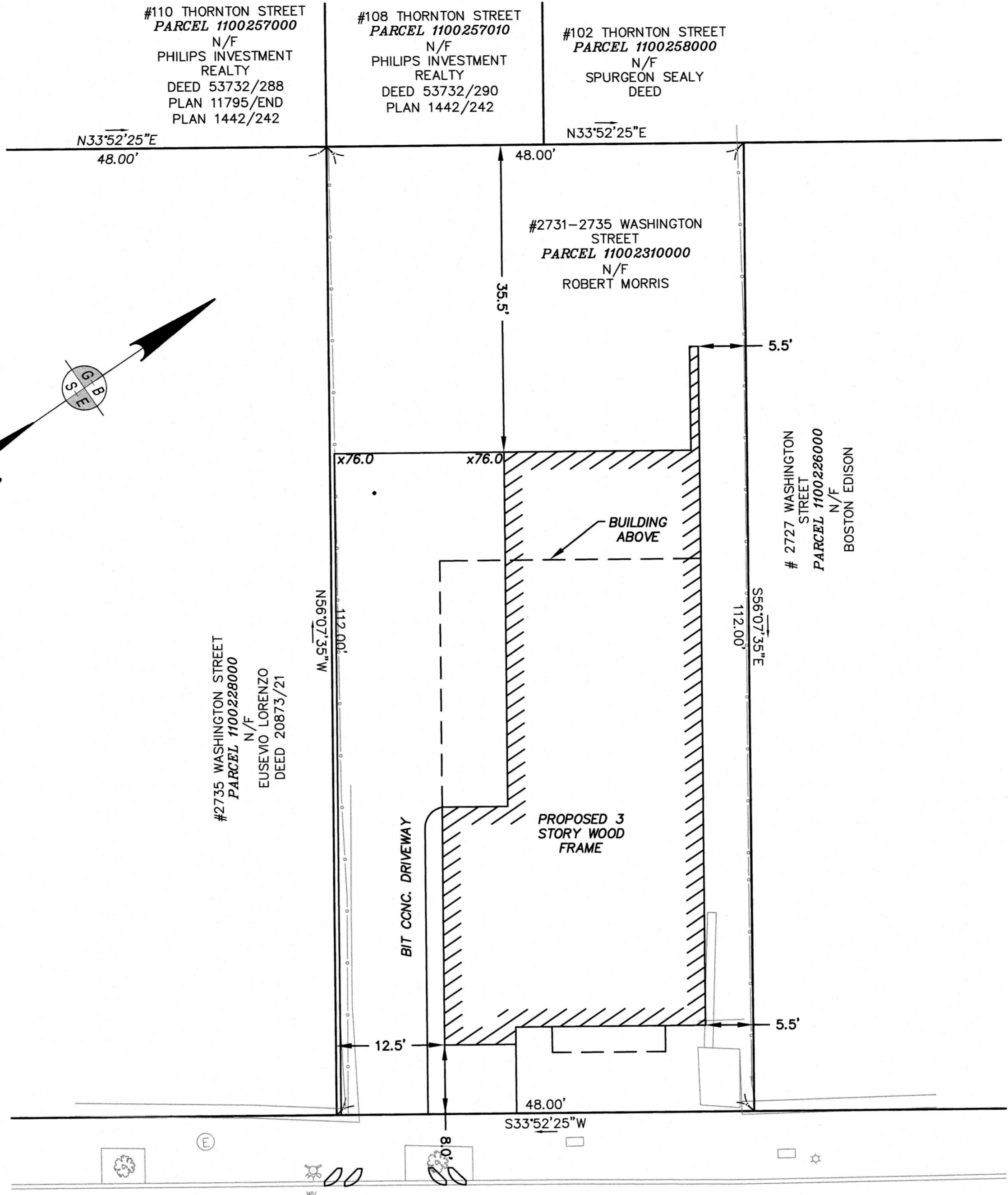
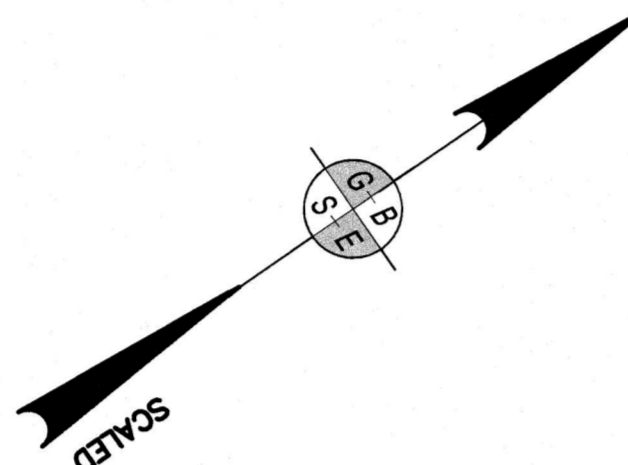
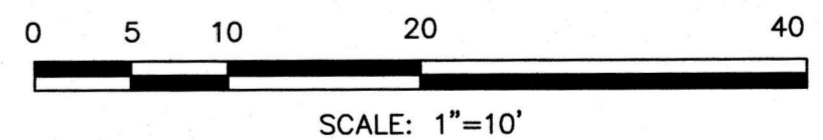


LOCUS MAP
N.T.S



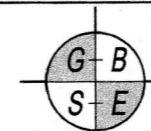
WASHINGTON STREET
(VARIABLE WIDTH - PUBLIC)



PJT
3-2-18

PLAN OF PROPOSED CONSTRUCTION
2731 WASHINGTON STREET
BOSTON, MASSACHUSETTS
(ROXBURY DISTRICT)

PREPARED FOR
JOE LAROSA

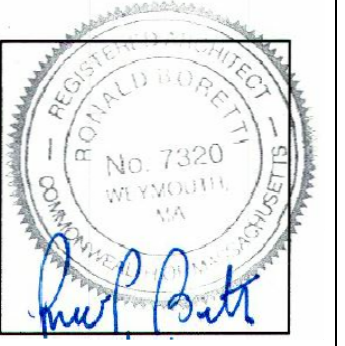


GREATER BOSTON SURVEYING AND ENGINEERING
19 FREDITH ROAD
WEYMOUTH, MA 02189
(781) 331-6128

CALC BY: PJT

DATE: OCTOBER 18, 2017

SCALE: 1"=10'



RCA, LLC
 Telephone: 617-282-4800
 Fax: 617-282-1888
 415 Newport Ave.
 Boston, Massachusetts 02122
 www.rca-llc.com

2731-2735 Washington Street
 Roxbury, MA 02119

PROJECT #
17-145
 DATE: 02-28-18
 REV:
 SCALE:
3/16" = 1'-0"
 DRAWN BY:
J.G.
 CHECKED BY:
R.P.B.

SITE USE PLAN
 AND ZONING ANALYSIS

C1

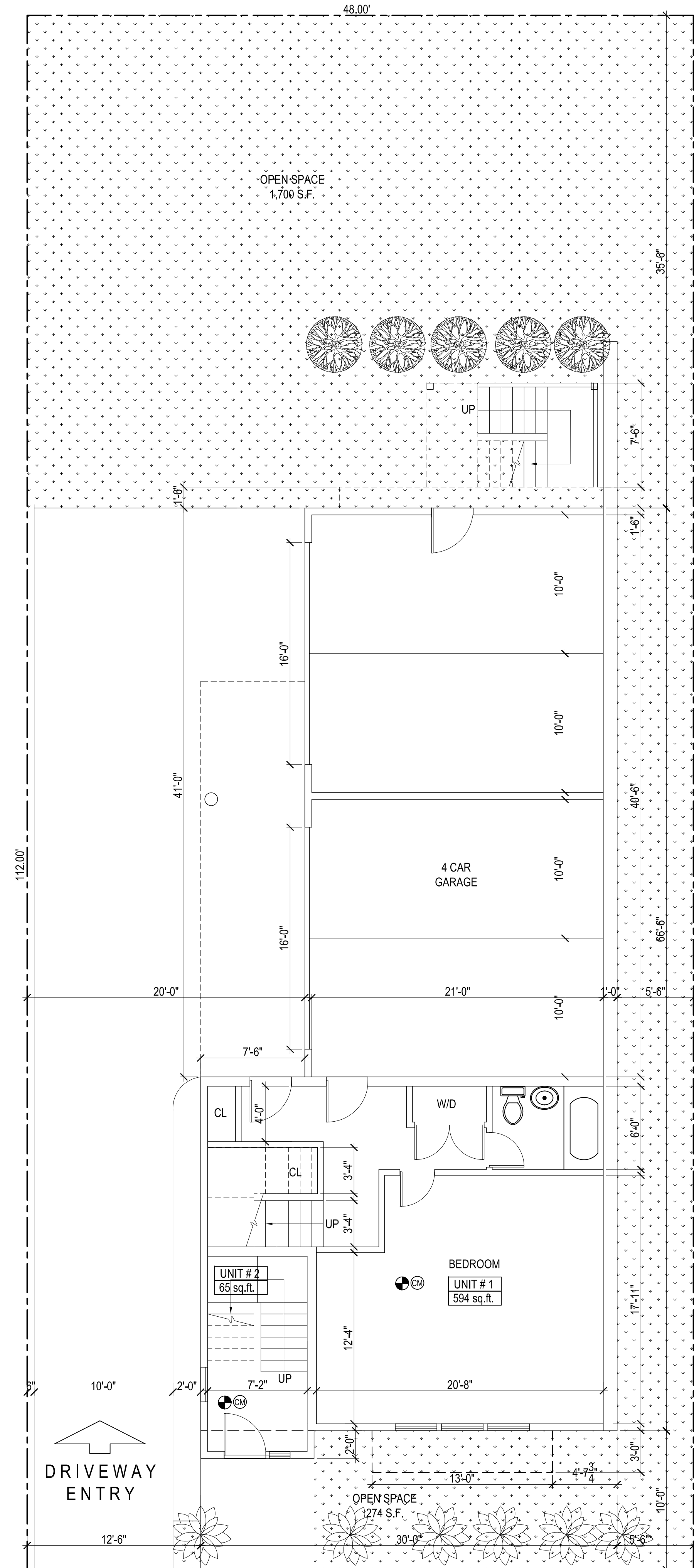
2731 - 2735 WASHINGTON STREET, ROXBURY ZONING REVIEW

Zoning, Use Lot Area	
Zoning District	Roxbury Neighborhood Article 50, Map 6A/6C
Zoning Subdistrict	3F-4,000 Residential
Overlays	NODOD, Boulevard Planning, Neighborhood Design Review
Existing Use	Vacant Lot
Proposed Use	Residential - 2 Units Dwelling
Lot Area	5,376 sq.ft.
Proposed Gross Sq.Footage	4,099 sq.ft.

Dimension Regulations		
Table C		
ITEM	REQUIRED	PROPOSED
MIN. LOT SIZE	4,000 + 2,000 Ea. Addit'l Dwell.	5,460
MIN. LOT WIDTH	45'	48.00'
MIN. LOT FRONTAGE	45'	48.00'
MAX. ALLOWABLE FAR	0.8	0.76
MAX. ALLOWABLE BUILDING HEIGHT	35', 3 STORIES	30'-8", 3 STORIES
MIN. USABLE OPEN SPACE/ PER DWELLING UNIT	650 per unit	UNIT#1 - 987 + 240 DECK UNIT#2 - 987 + 340 DECKS
MIN. FRONT YARD	20' Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.	10'
MIN. SIDE YARD	10'*	5'-6" / 12'-6"
MIN. REAR YARD	30'	35'-6"

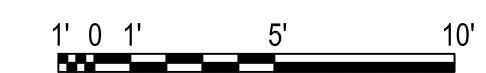
* On each side, the side yard shall be at least five 5' from a side lot line and ten 10' from an existing structure on an abutting lot, and the aggregate side yard width shall be not less than fifteen 15'

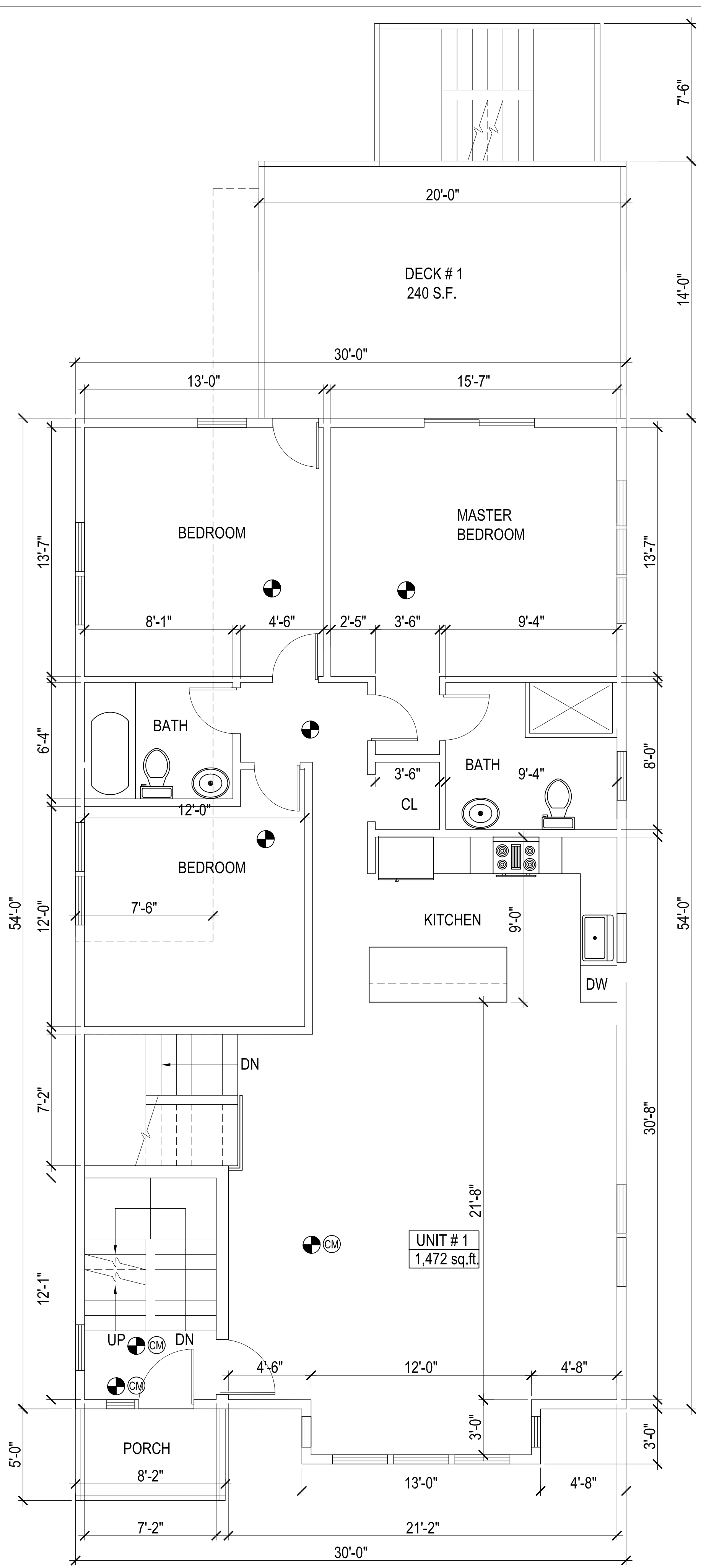
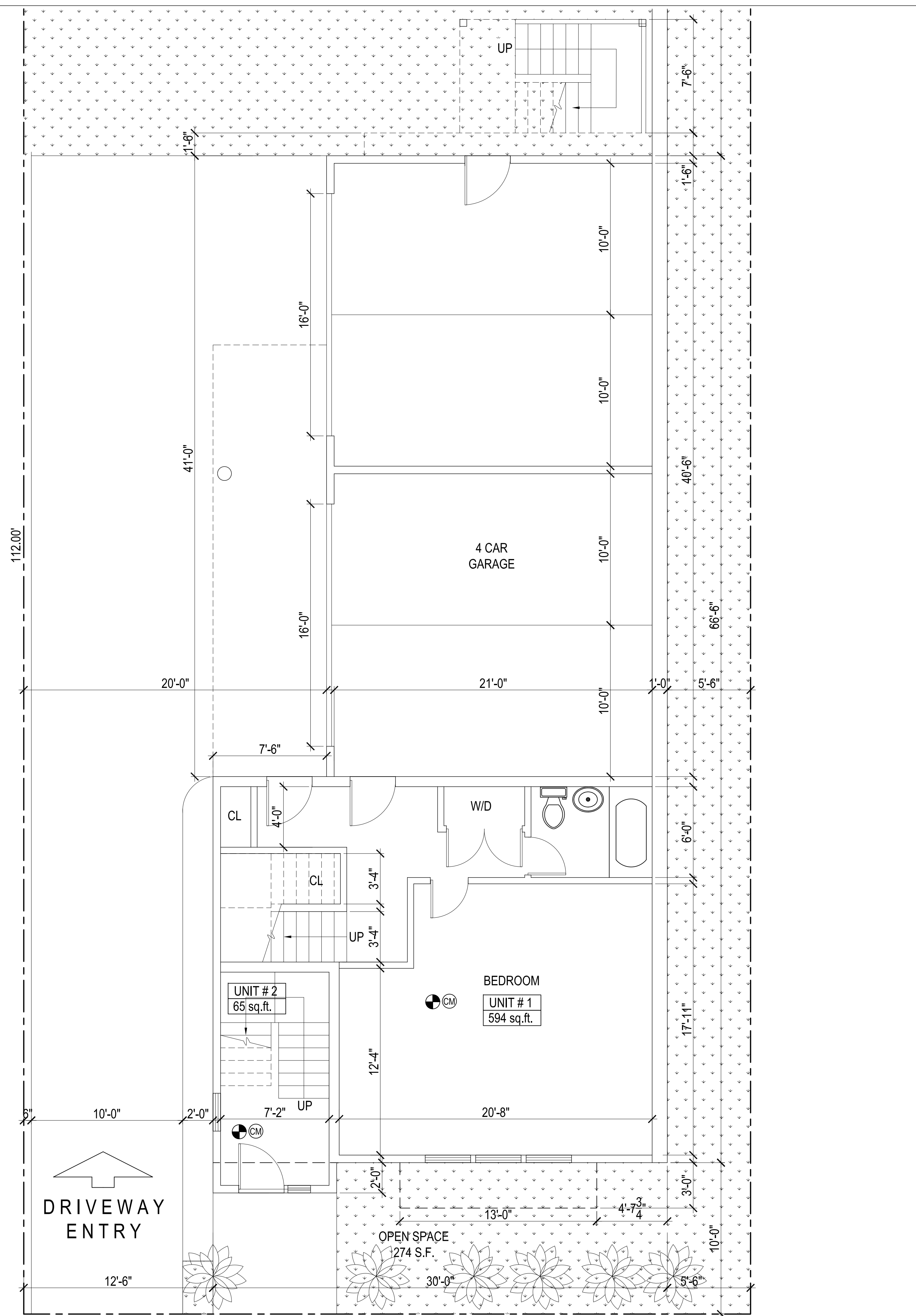
TABLE F
 Off-Street Parking Requirements : 1 per Dwelling Unit
 Proposed : 3 Units - 5 parking spaces



WASHINGTON STREET FIRST FLOOR PLAN TOTAL GROSS SQ.FOOTAGE - 781 S.F.

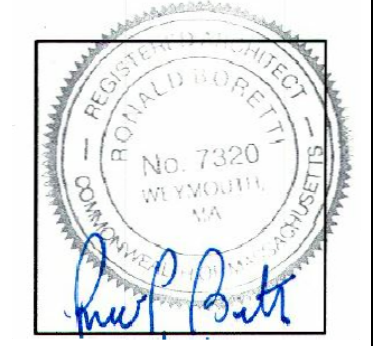
GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.





- LEGEND**
- HARDWIRED & INTERCONNECTED SMOKE DETECTOR
 - HARDWIRED & INTERCONNECTED CARBON MONOXIDE DETECTOR

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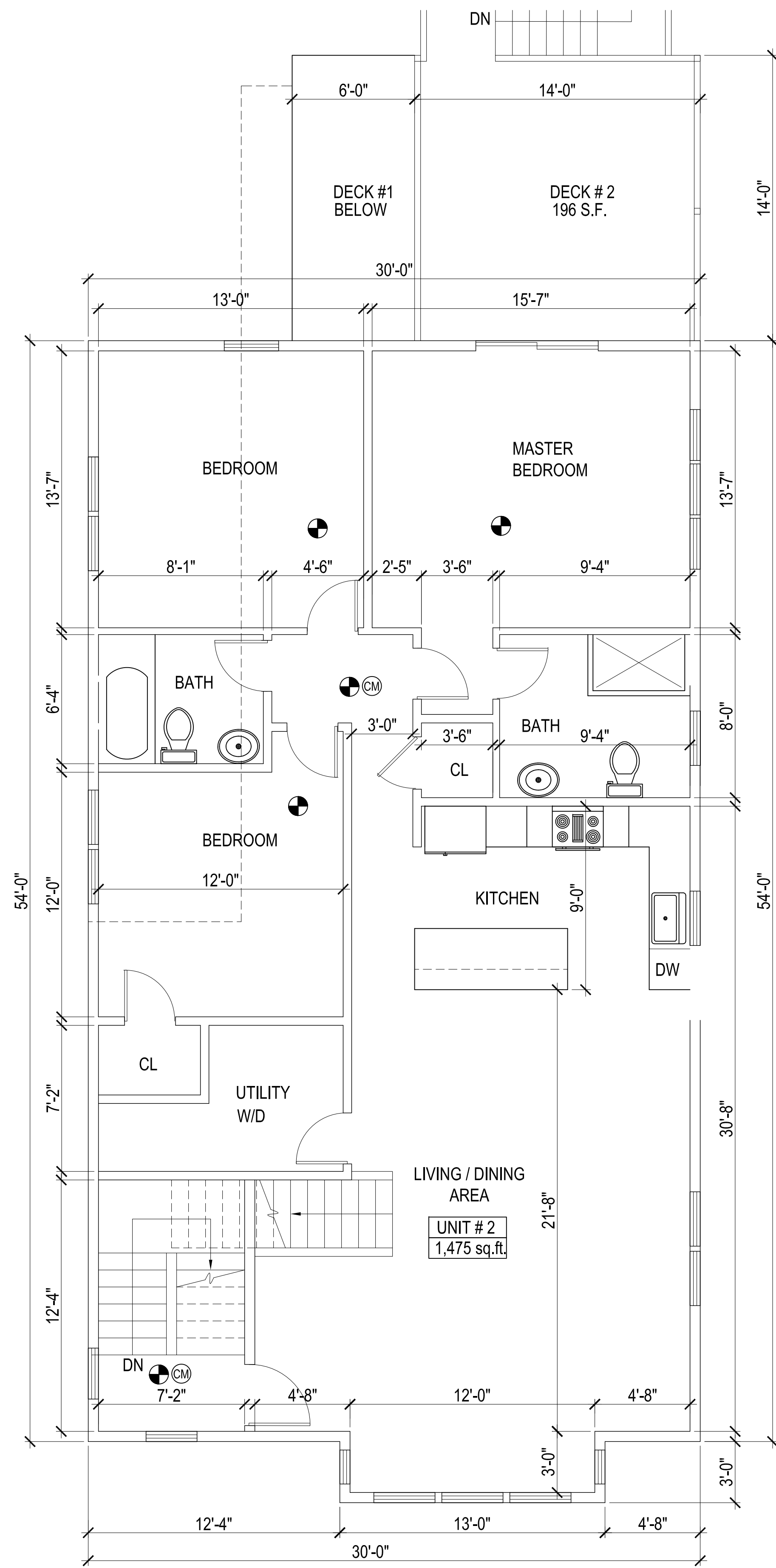
RCA, LLC
 415 Napanese Ave.
 Brewster, Massachusetts 01932
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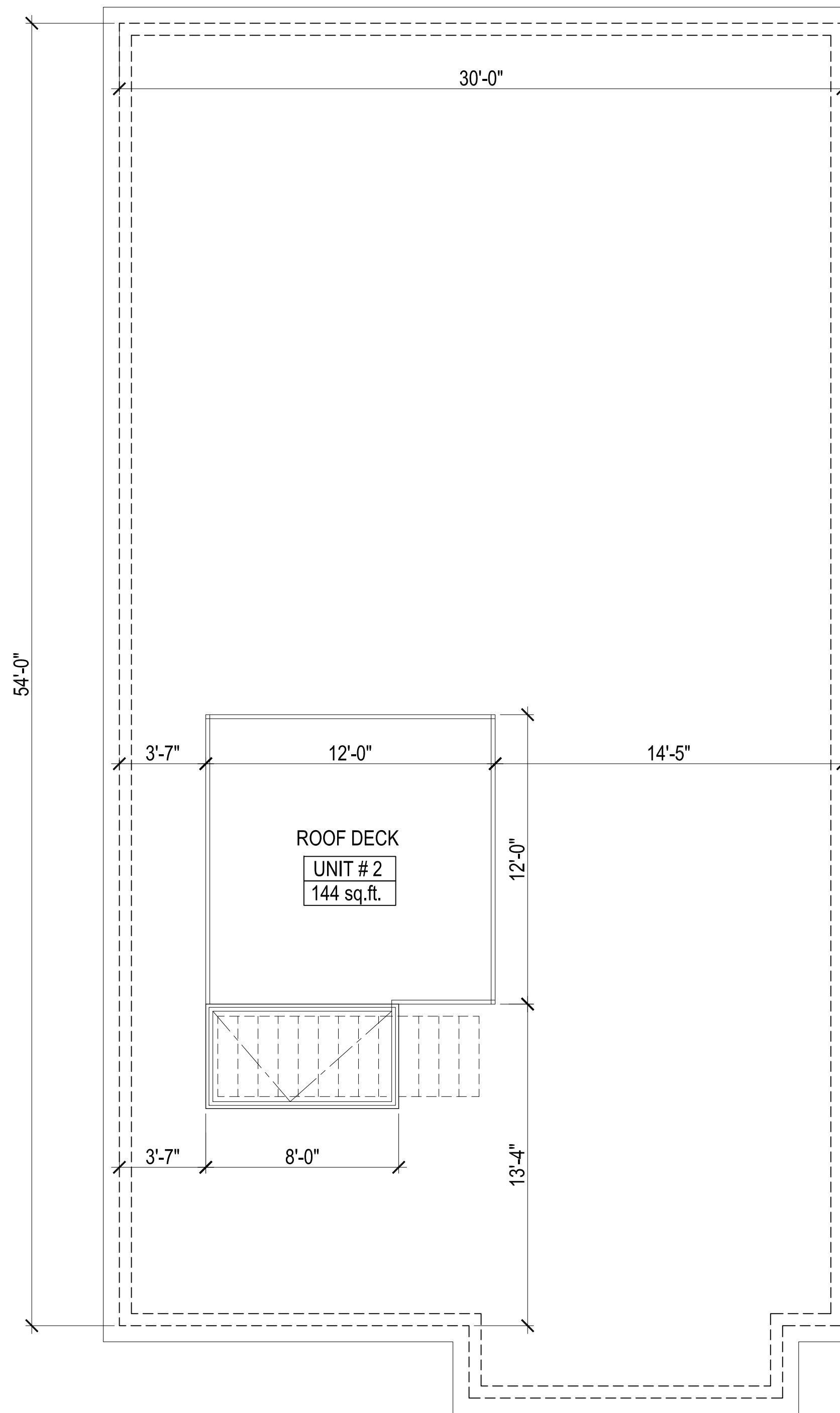
PROJECT # 17-145
 DATE: 02-28-18
 REV:
 SCALE: 1/4" = 1'-0"
 DRAWN BY: J.G.
 CHECKED BY: R.P.B.

PROPOSED FLOOR PLANS

A1





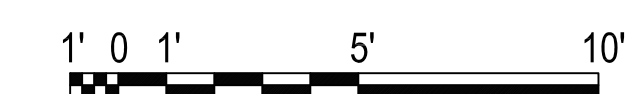
THIRD FLOOR PLAN
TOTAL GROSS SQ.FOOTAGE - 1,659 S.F.



ROOF PLAN

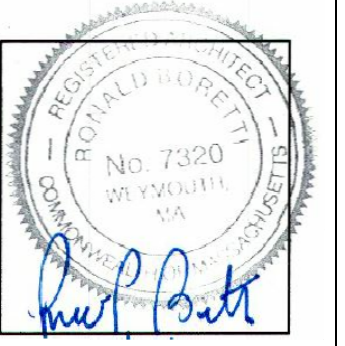
LEGEND

-  HARDWIRED & INTERCONNECTED SMOKE DETECTOR
-  HARDWIRED & INTERCONNECTED CARBON MONOXIDE DETECTOR



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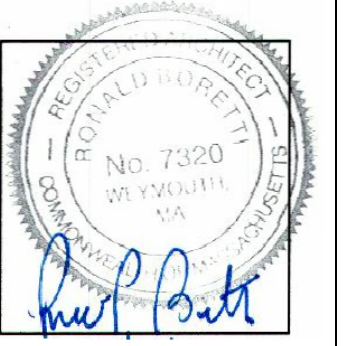
RCA, LLC
413 Newport Ave.
Dorchester, Massachusetts 02122
www.rca-christopher.com
Telephone: 617-282-6906
Fax: 617-282-1898

2731-2735 Washington Street
Roxbury, MA 02119

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1/4" = 1'-0"
DRAWN BY:
J.G.
CHECKED BY:
R.P.B.

PROPOSED FLOOR PLANS

A2



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 Telephone: 617-352-6936
 Fax: 617-352-1898
 415 Newport Ave.
 Brewster, Massachusetts 01932

2731-2735 Washington Street
 Roxbury, MA 02119

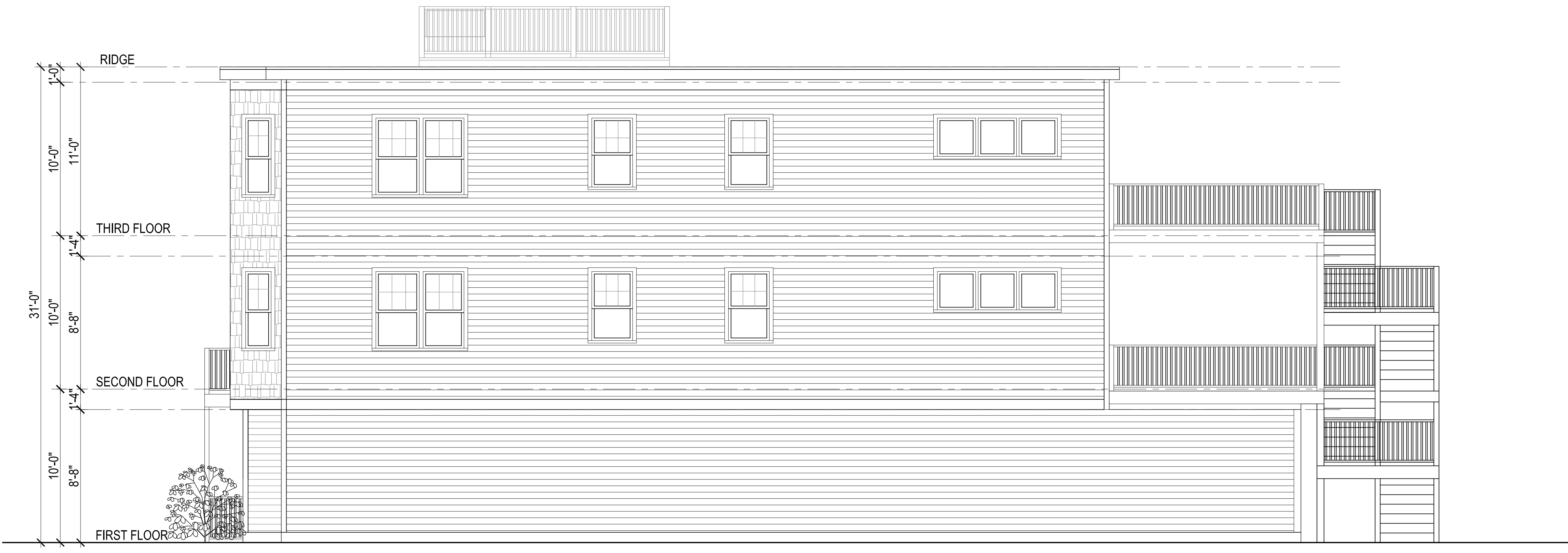
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1/4" = 1'-0"
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J.G.
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R.P.B.

PROPOSED ELEVATIONS

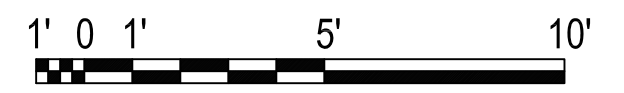
A3



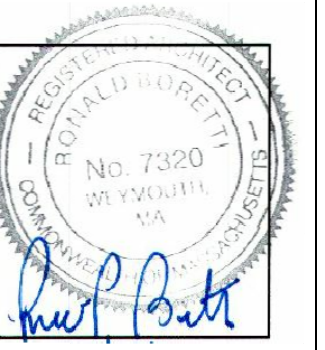
FRONT ELEVATION



RIGHT SIDE ELEVATION



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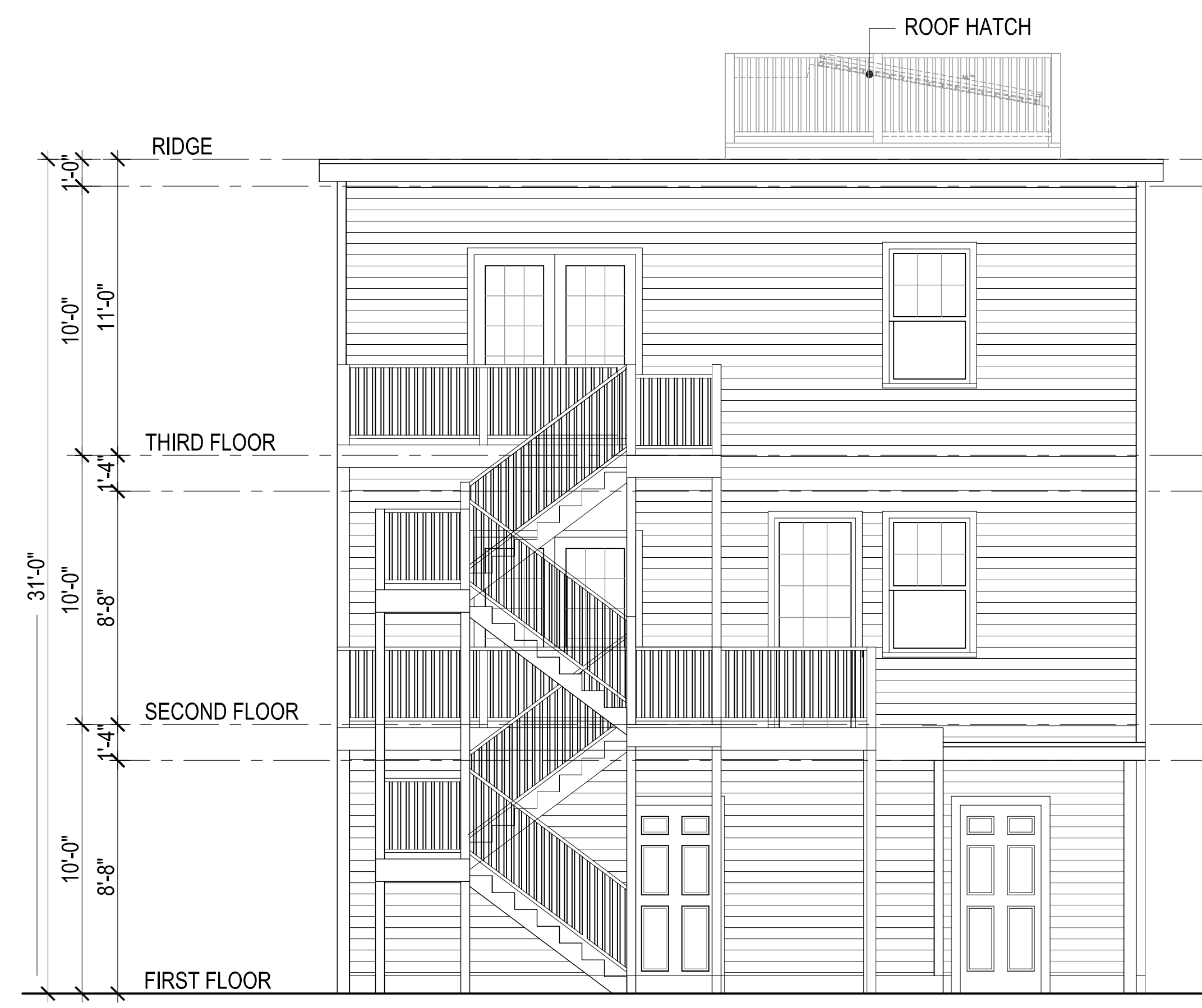
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PROPOSED ELEVATIONS

A4



REAR ELEVATION



LEFT SIDE ELEVATION



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