

**DRAWING LIST**

A001 ZONNING MAP AND ANALYSIS  
SV-01 EXISTING CONDITIONS SURVEY PLAN  
PP-01 PROPOSED PLOT PLAN

AS100 ARCHITECTURAL SITE PLAN  
A100 PROPOSED BASEMENT PLAN  
A101 PROPOSED FIRST FLOOR/GROUND PLAN  
A102 PROPOSED SECOND FLOOR PLAN  
A103 PROPOSED THIRD FLOOR PLAN  
A104 PROPOSED ROOF PLAN  
A200 PROPOSED ELEVATION  
A201 PROPOSED ELEVATION  
A202 PROPOSED ELEVATION  
A203 PROPOSED ELEVATION

# 31-33 HIGHLAND AVENUE

31-33 Highland Ave, Boston MA 02119

**CONSULTANTS:**



ISSUE FOR ZONING  
REVIEW

**REVISIONS:**

PROJECT NAME:  
31-33 HIGHLAND  
AVENUE  
ROXBURY, MA

DATE ISSUED: 03/28/2018  
PROJECT # 16013

**COVER**

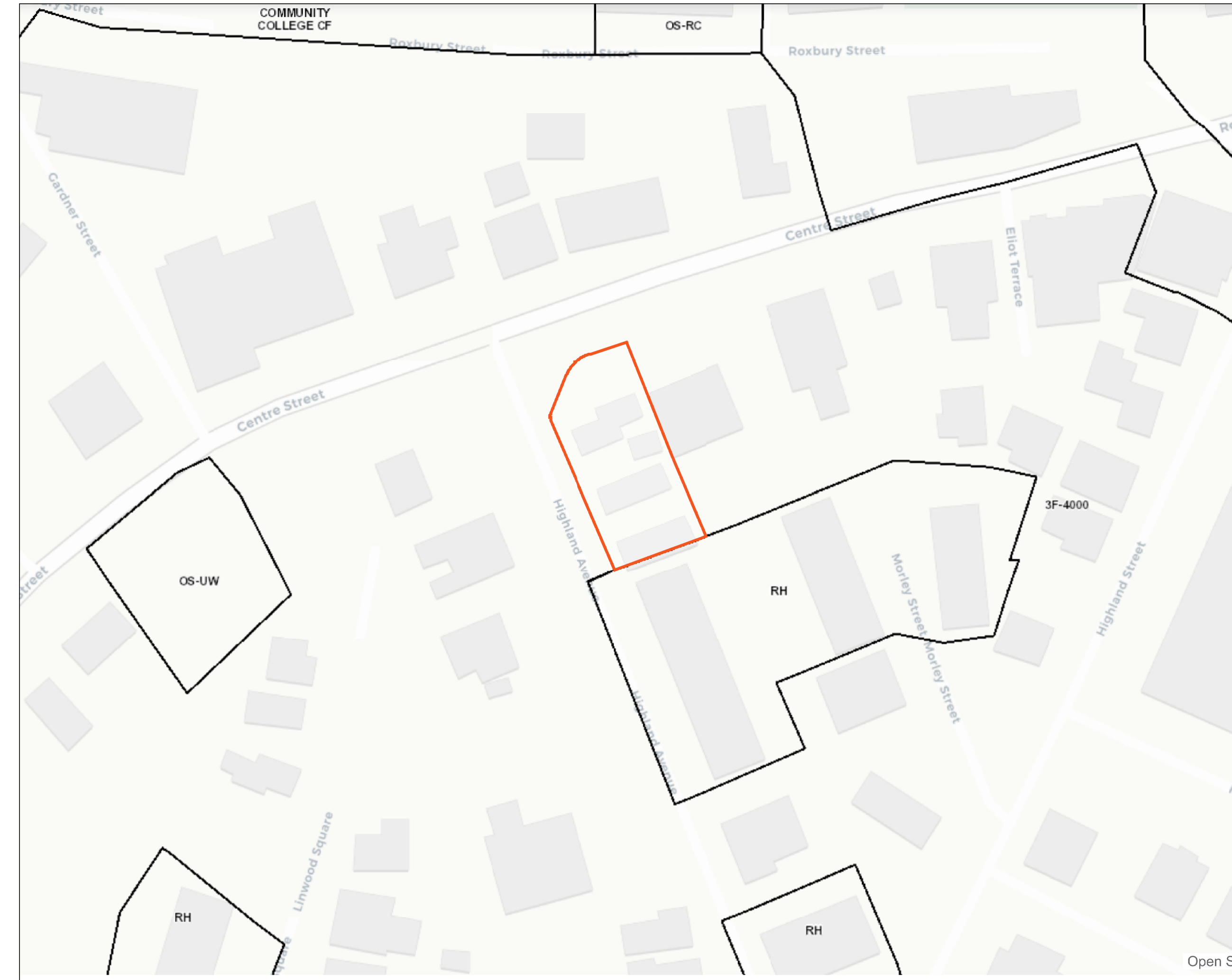
31-33 HIGHLAND AVENUE DEVELOPMENT PROPOSAL

BUILDING AREA (GSF)	FLOOR	GROSS AREA (BUILDING A)	GROSS AREA (BUILDING B)	GROSS AREA - TOTAL	FAR ADJUSTED (BUILDING A)	FAR ADJUSTED (BUILDING B)	FAR ADJUSTED - TOTAL
		SQUARE FEET	SQUARE FEET	SQUARE FEET	SQUARE FEET	SQUARE FEET	SQUARE FEET
	BASEMENT	1,011	0	1,011	0	0	0
	FIRST/GROUND	1,621	1,598	3,219	1,543	1,514	3,057
	SECOND	1,326	1,166	2,492	1,145	992	2,137
	THIRD	1,100	1,166	2,266	926	992	1,918
	<b>TOTAL</b>	<b>5,058</b>	<b>3,930</b>	<b>8,988</b>	<b>3,614</b>	<b>3,498</b>	<b>7,112</b>

DIMENSIONAL REGULATIONS	REGULATION	ZONING REQUIRED	PROVIDED	COMPLIANCE
- 3F-4000 Residential Subdistrict - Article 50 - Neighborhood Design Overlay District	LOT AREA	2,000 SF / 1 Unit minimum	8,922 SF	COMPLIANT
	LOT WIDTH	25 FT minimum	140 FT	COMPLIANT
	LOT FRONTAGE	25 FT minimum	112 FT	COMPLIANT
	FLOOR AREA RATIO	0.8 max	0.79	COMPLIANT
	BUILDING HT STORIES/FT	3 / 35 FT maximum	3 / 32 FT	COMPLIANT
	OPEN SPACE (SF)/UNIT	650 SF / 1 Unit minimum	~ 940 SF / Unit	COMPLIANT
	FRONT YARD (A) DEPTH	20 FT minimum	20 FT	COMPLIANT
	FRONT YARD (B) DEPTH	20 FT minimum	10 FT 2 IN. <sup>(1)</sup>	COMPLIANT
	SIDE YARD WIDTH	10 FT minimum	5 FT <sup>(2)</sup>	COMPLIANT
	REAR YARD DEPTH	30 FT minimum	13 FT 10-1/2 IN. <sup>(3)</sup>	COMPLIANT
	BY ACCESSORY	25% maximum	0	COMPLIANT

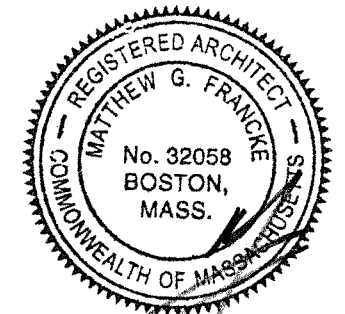
<sup>(1)</sup> Article 18-2 - Conformity with Existing Building Alignment  
<sup>(2)</sup> Article 50 -Table F - Side Yard Setback Requirements (Footnote E)  
<sup>(3)</sup> Article 20-8 - Rear Yards of Certain Shallow Lots



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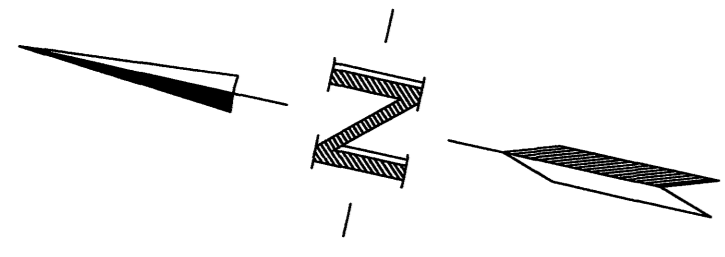


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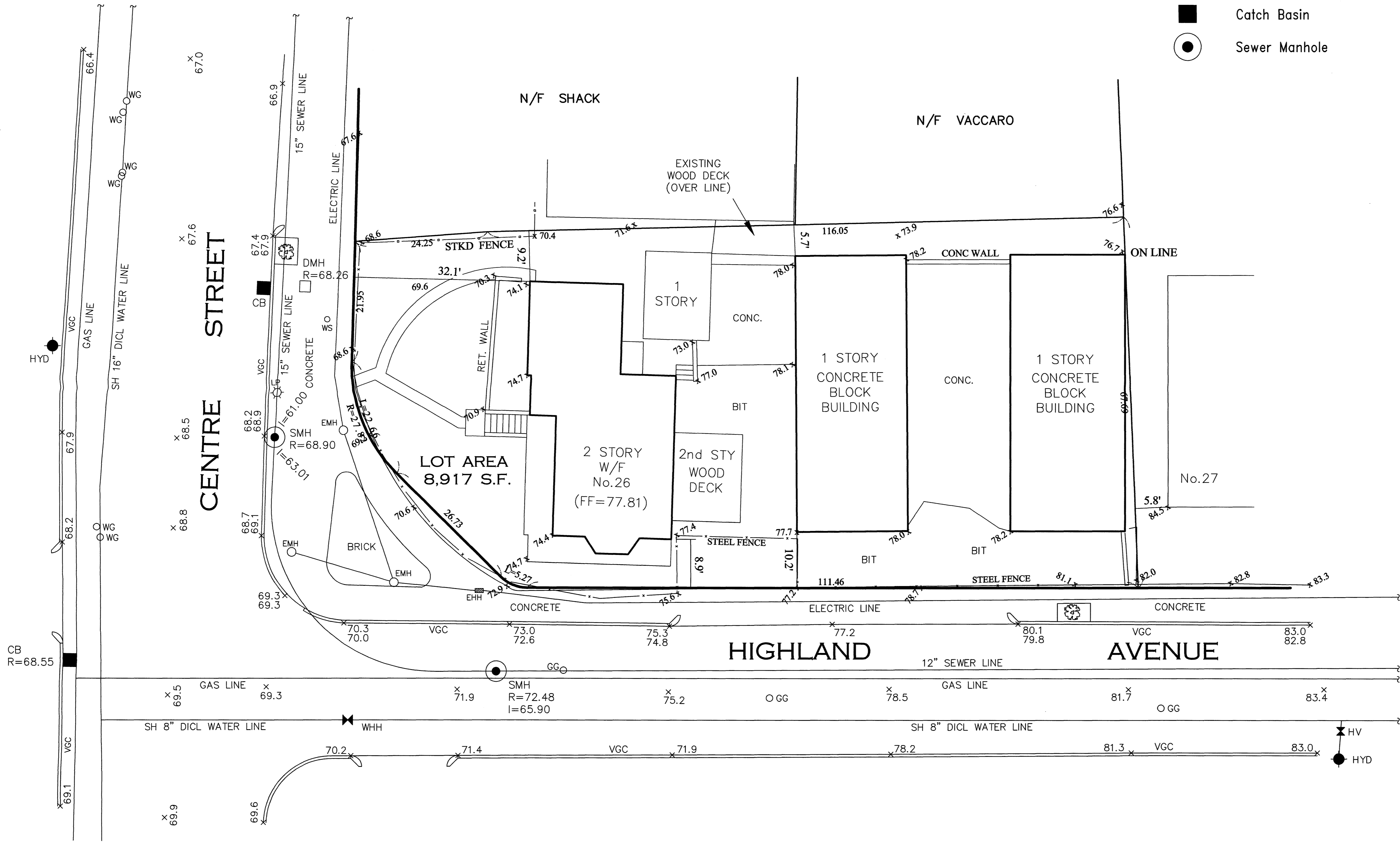
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ZONING MAP AND ANALYSIS



- LEGEND**
- ✕ Water Main Valve
  - ✕ Water Service/Fire/Hydrant Valve
  - Hydrant
  - ◻ Water Meter
  - Drain Manhole
  - Catch Basin
  - Sewer Manhole



ACCOUNT NUMBER	NEW
PARCEL NUMBER	03523000
WARD NUMBER	9
PROPERTY LOCATION	26 CENTRE STREET
NEIGHBORHOOD	ROXBURY
ZIP CODE	02119
OWNER	
OWNERS ADDRESS	
OWNERS TELEPHONE NUMBER	
TYPE OF PREMISE	1 FAMILY RESIDENTIAL
METER SIZE	5/8"
BWSC PROJECT No.	17-
LAND USE CODE	R1

**SITE FOR PLAN**  
**FOR**  
**26 CENTRE STREET**  
**IN**  
**BOSTON, (ROX.) MASS.**

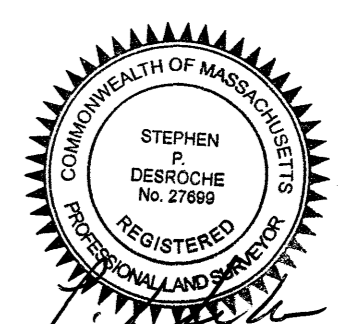
PREPARED FOR:  
**HAYCON CORP.**

PREPARED BY:  
**NEPONSET VALLEY SURVEY ASSOC., INC.**

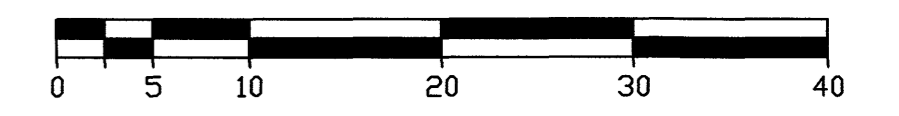
95 WHITE STREET QUINCY, MA.  
 JULY 19, 2017 SCALE 1" = 10'

**NOTES:**  
 A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER AND SEWER COMMISSION FOR NEW CONSTRUCTION IS THE THOROUGH CONSTRUCTION SIGN DEF. DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT.  
 - INDICATES 5' WIDE TRENCH, MAXIMUM EXCAVATION IN PUBLIC WAY.  
 ANY EXISTING WATER AND SEWER SERVICES UNCOVERED ARE TO BE ABANDONED AND SHALL BE CUT AND CAPPED AT THE MAIN IN THE STREET BY THE GENERAL CONTRACTOR.  
 PROPOSED HOUSE CONTAINS THREE BEDROOMS WITH AN AVERAGE DAILY SANITARY SEWAGE FLOW OF 110 GALLONS FOR A TOTAL OF 330 GALLONS PER DAY.  
 THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A FIELD SURVEY AND COMPILATION OF RECORD UTILITY PLANS. N.V.S.A., INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL OR ANY OF THE UTILITIES DEPICTED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BY CONTACTING "DIG SAFE" AT (600) 322-4844 PRIOR TO COMMENCEMENT OF CONSTRUCTION.

TBM - INVERT SMH 139.50  
 CITY OF BOSTON L-PLAN - L-4804



STEPHEN P. DesROCHE P.L.S. No. 27699



**PROJECT INFORMATION**

**PROJECT LOCATION:** 31-33 HIGHLAND AVENUE  
BOSTON (ROX.), MA 02119

**CURRENT OWNER:** BOSTON REAL ESTATE COLLABORATIVE LLC  
1904 WASHINGTON ST  
BOSTON, MA 02118  
COREY BRADLEY  
(857) 991-1105 (EXT.3)

**ATTN:**

**WARD:** 09  
**PARCEL ID:** 0903523000  
**LAND USE CODE:** R1 (RESIDENTIAL 1 FAMILY)

**TOTAL LOT AREA:** 8917± SF

**CONSULTANTS:**  
NEPONSET VALLEY SURVEY ASSOCIATES INC.  
95 WHITE STREET  
QUINCY, MA. 02165

**PROPOSED PLOT PLAN**  
FOR  
**31-33 HIGHLAND AVENUE**  
IN  
**BOSTON, (ROX.) MASS.**  
PREPARED FOR:  
**HAYCON BUILDING LLC**  
PREPARED BY:  
**NEPONSET VALLEY SURVEY ASSOC., INC.**  
95 WHITE STREET QUINCY, MA.  
APRIL 10, 2018 SCALE 1" = 10'  
SHEET 1 OF 1



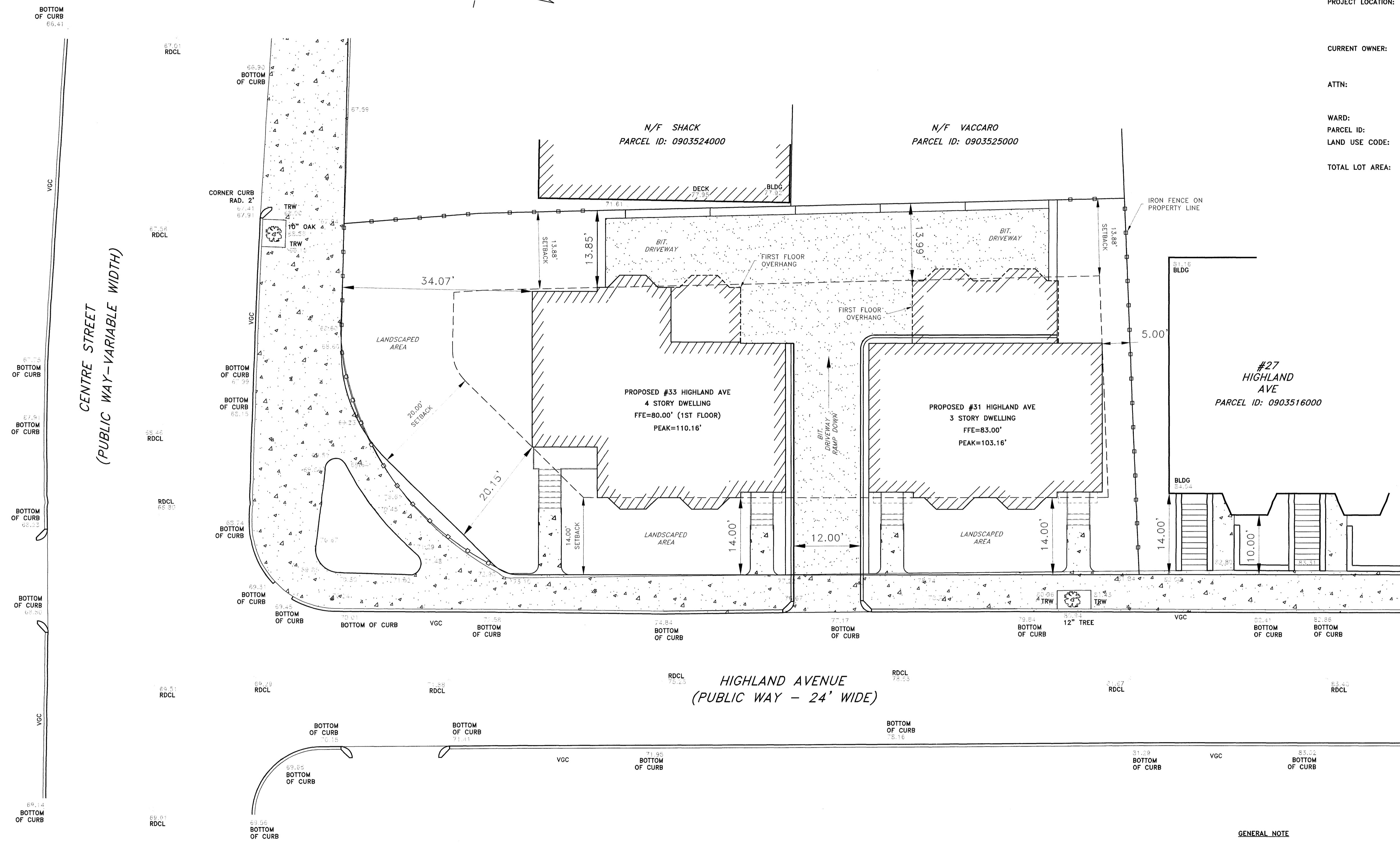
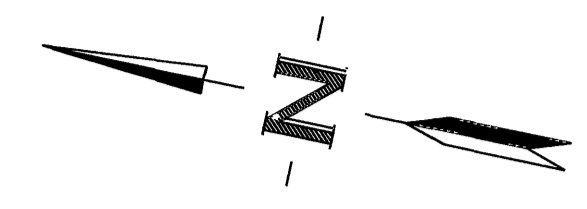
*Stephen P. Desroche*

ISSUED FOR PERMIT

**REVISIONS:**


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**31-33 HIGHLAND AVENUE**  
Boston, MA  
**DATE ISSUED:** 04/10/2018  
**PROJECT #** 16013

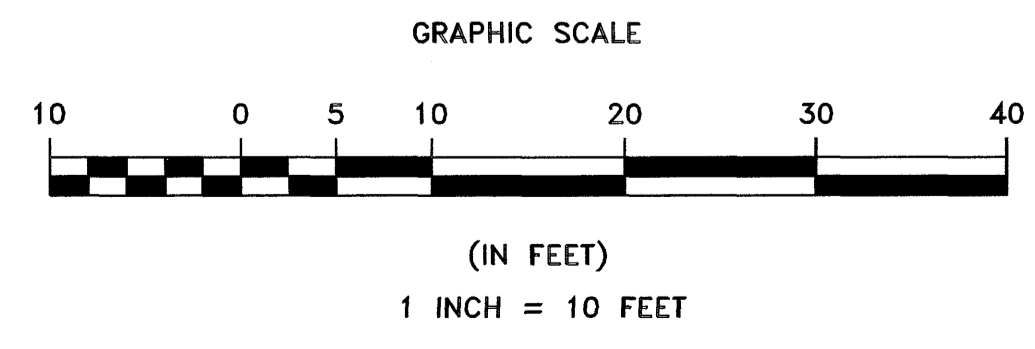
**PROPOSED PLOT PLAN**



**GENERAL NOTE**

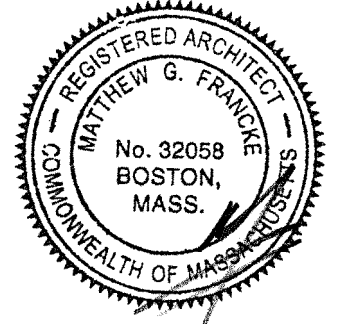
1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE DEVELOPMENT AS OUTLINED IN THIS CIVIL DRAWING SET FALLS IN AN AREA DESIGNATED AS ZONE X AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN)

COMMUNITY PANEL #: 25025C0079J  
EFFECTIVE DATE: MARCH 16, 2016



CONSULTANTS:

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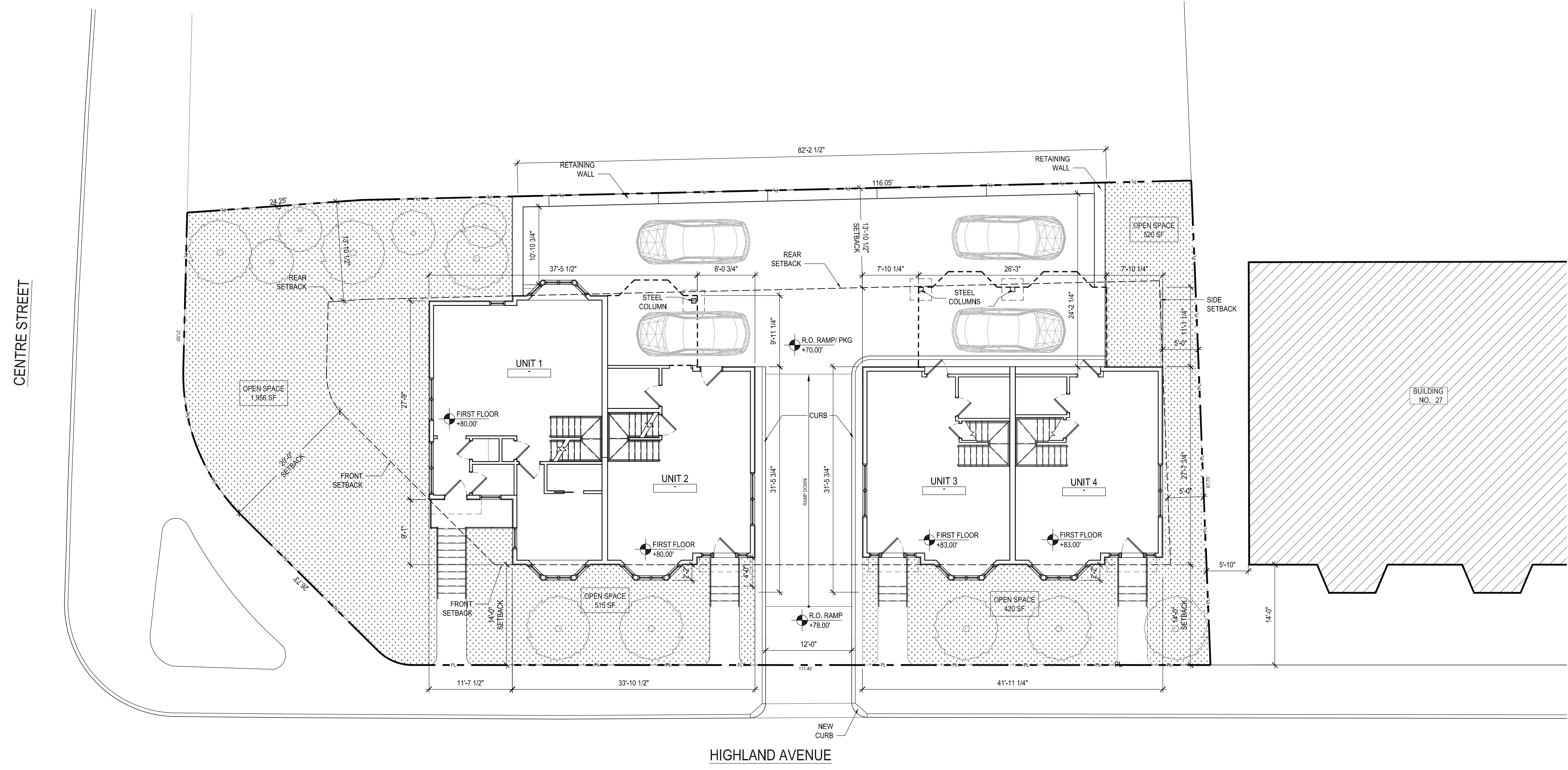


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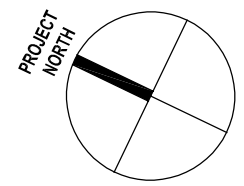
PROJECT NAME:  
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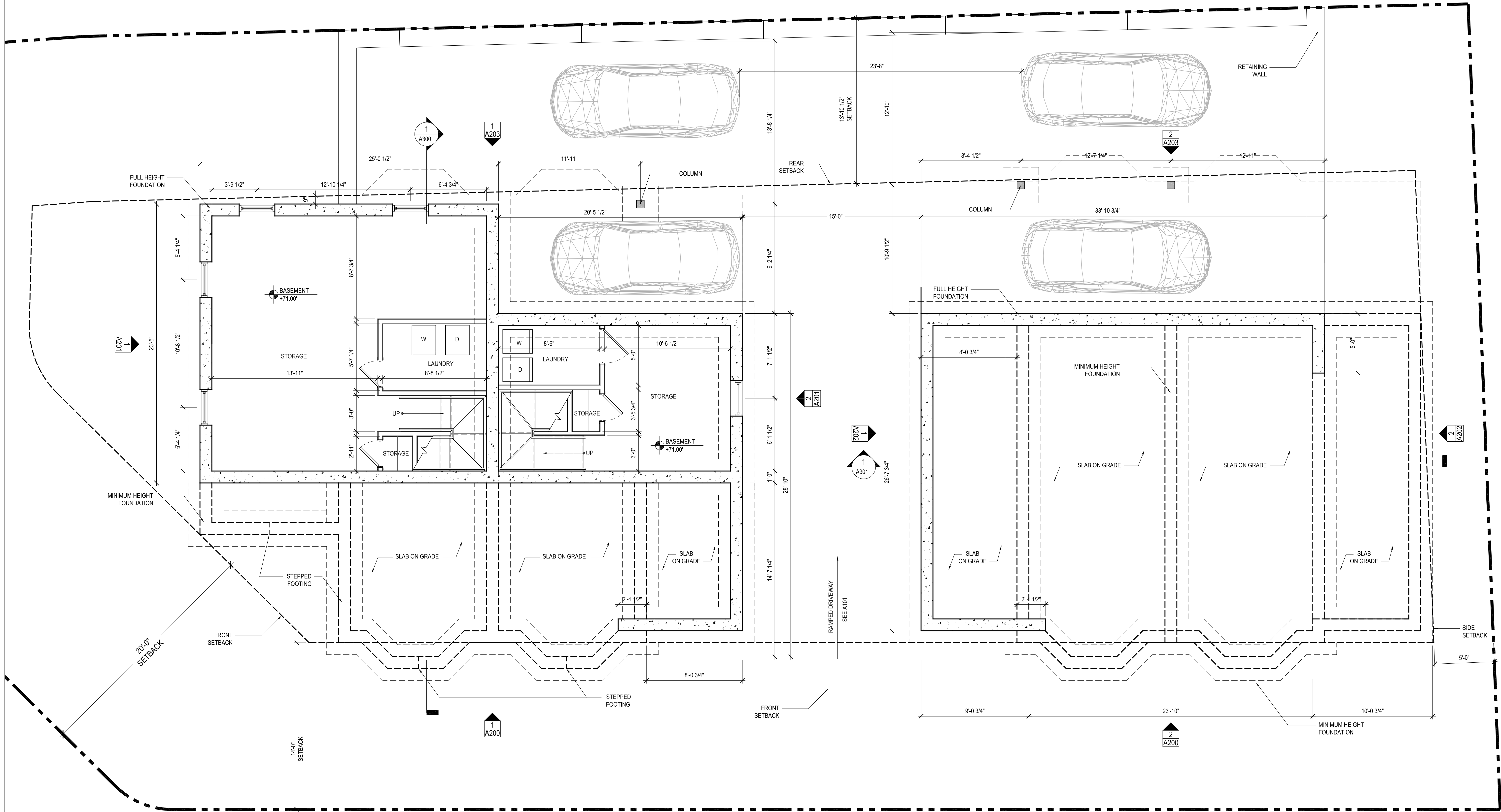
ARCHITECTURAL  
SITE PLAN

AS100



1 ARCHITECTURAL SITE PLAN  
SCALE: 3/16" = 1'-0"

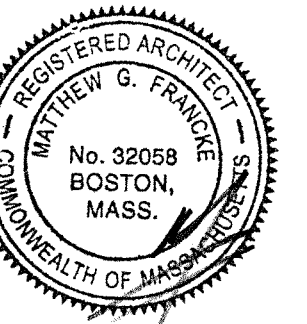




1 BUILDING A (UNIT 1 & 2) - BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

2 BUILDING B (UNIT 3 & 4) - BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

CONSULTANTS:

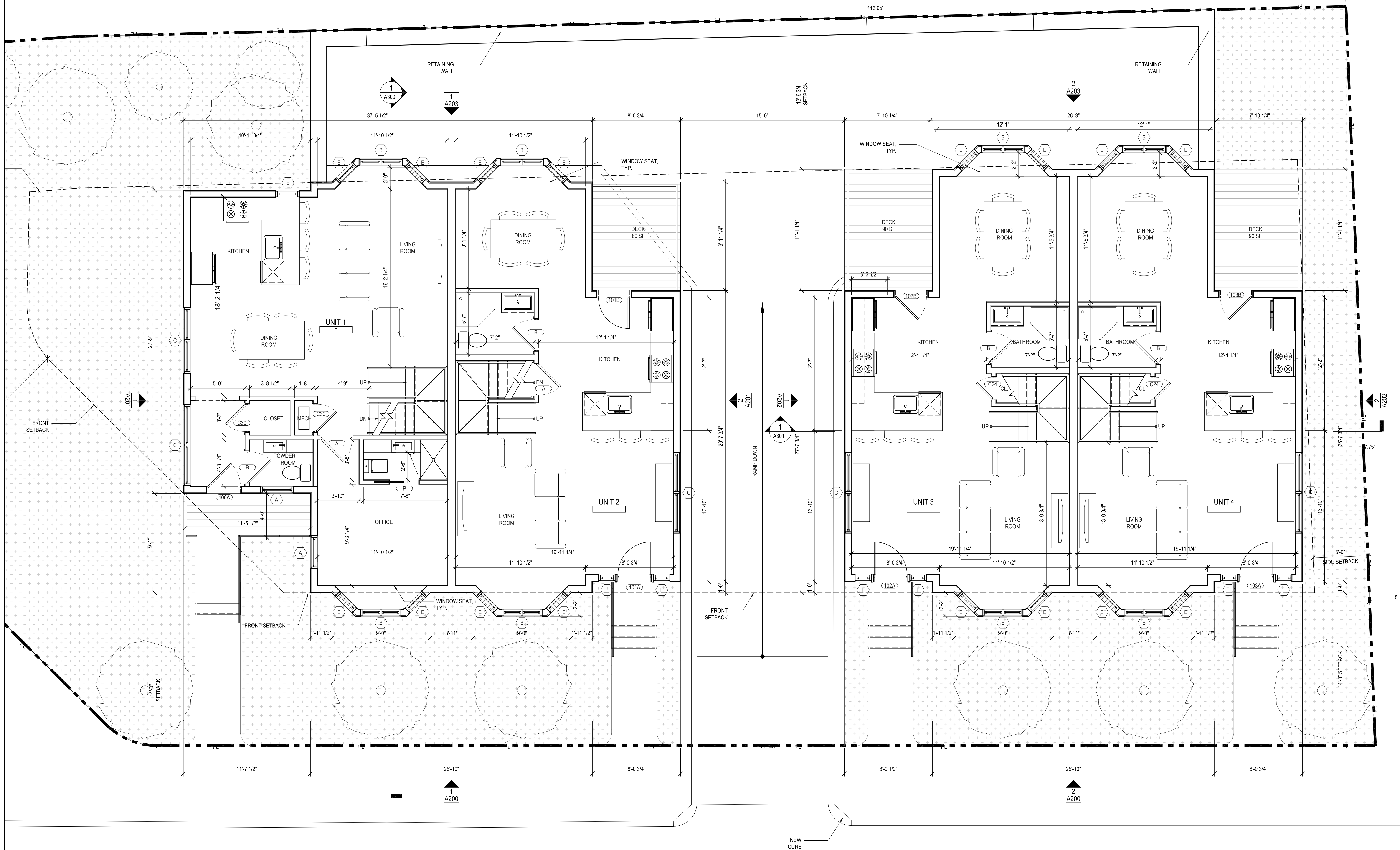


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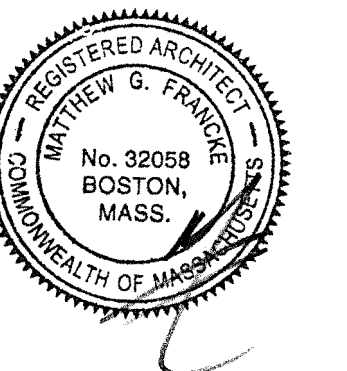
BASEMENT  
PLAN



1 BUILDING A (UNIT 1 & 2) - GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

2 BUILDING B (UNIT 3 & 4) - GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

CONSULTANTS:



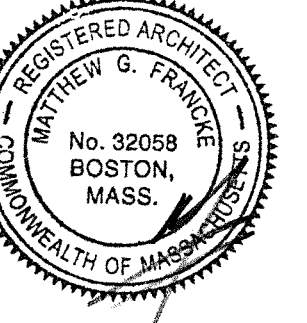
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PROPOSED GROUND FLOOR PLAN

CONSULTANTS:

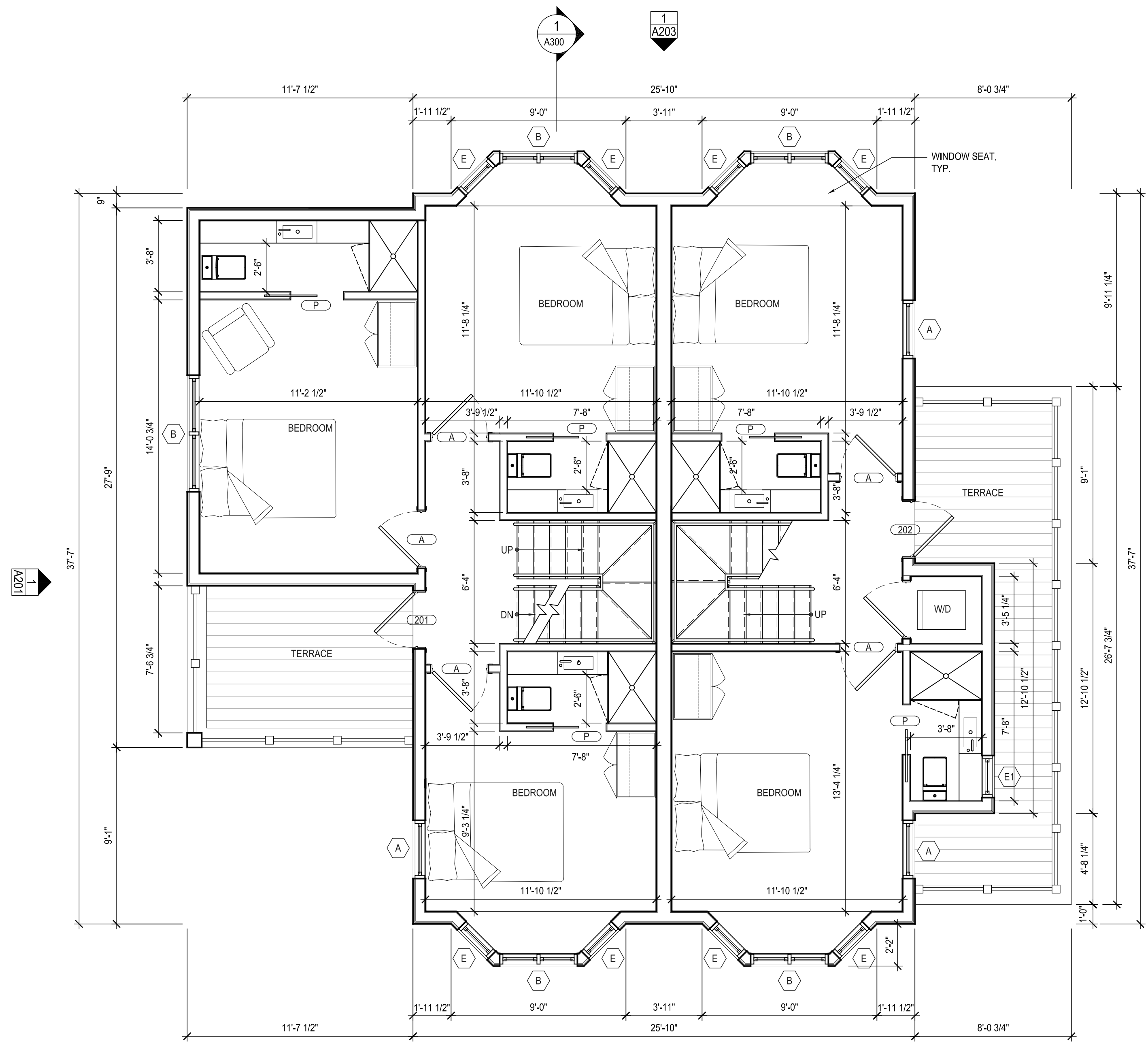


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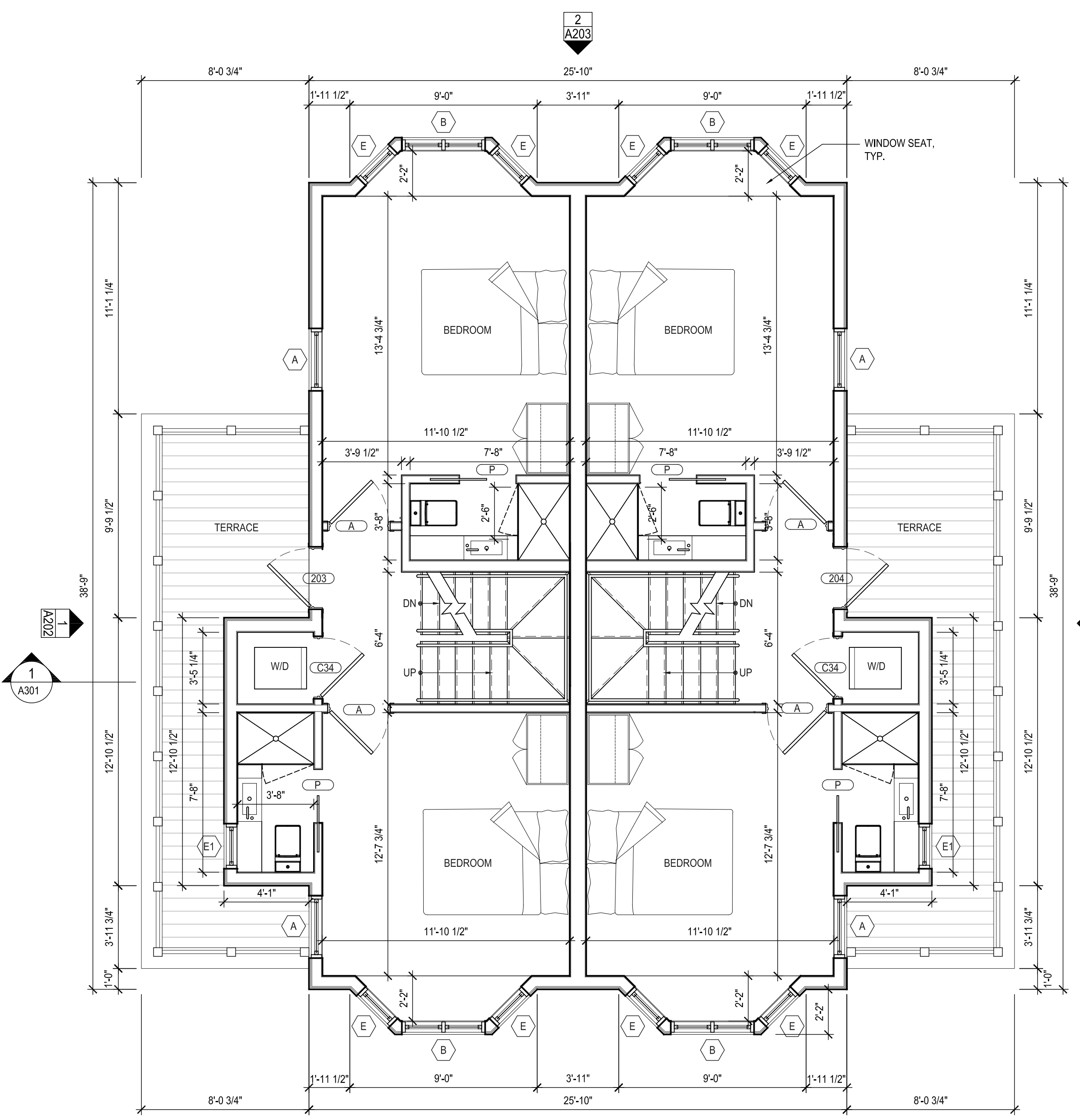
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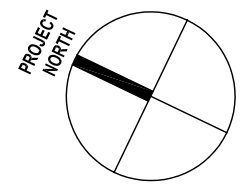
PROPOSED  
SECOND FLOOR  
PLAN



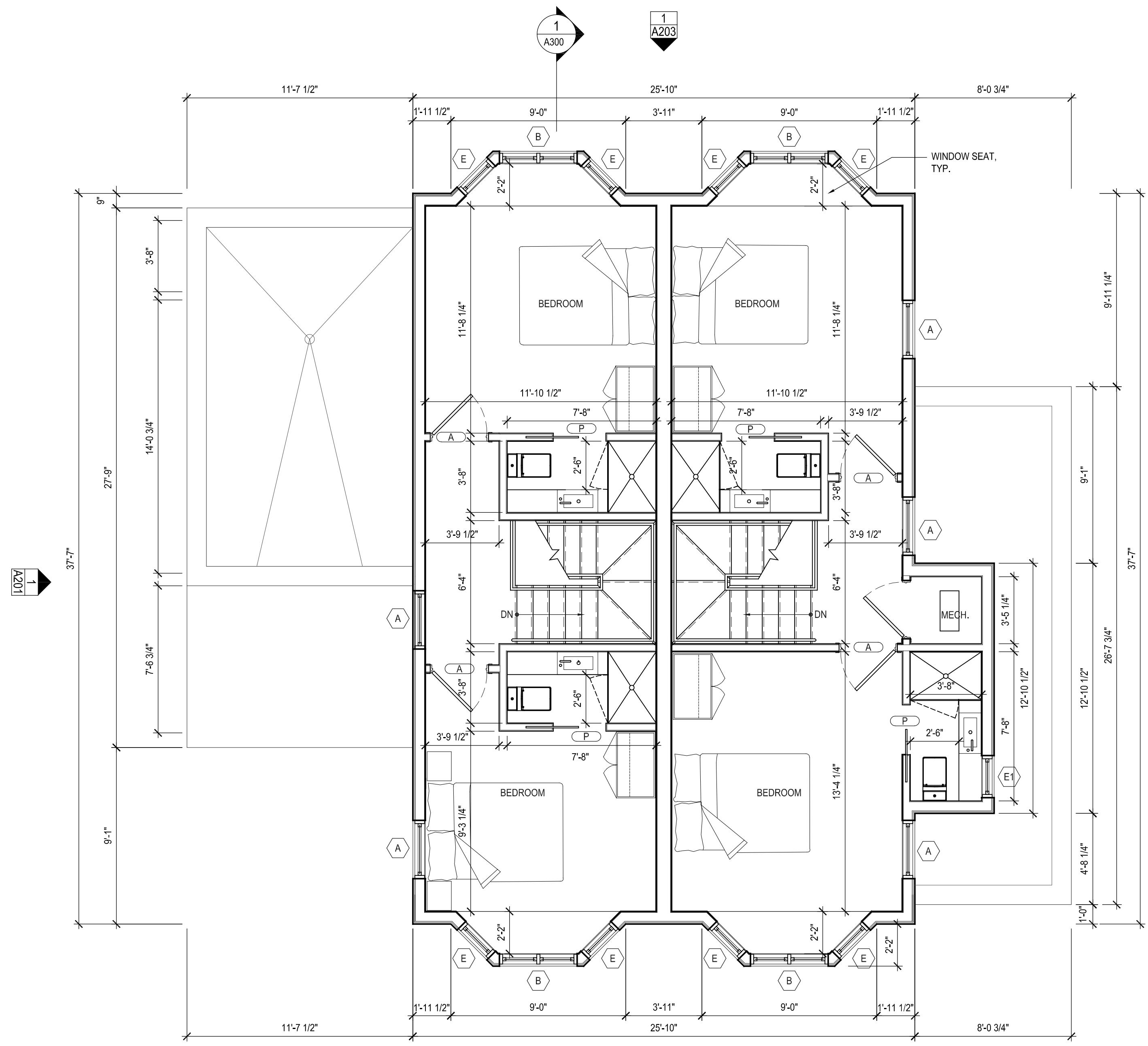
1 BUILDING A (UNIT 1 & 2) - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



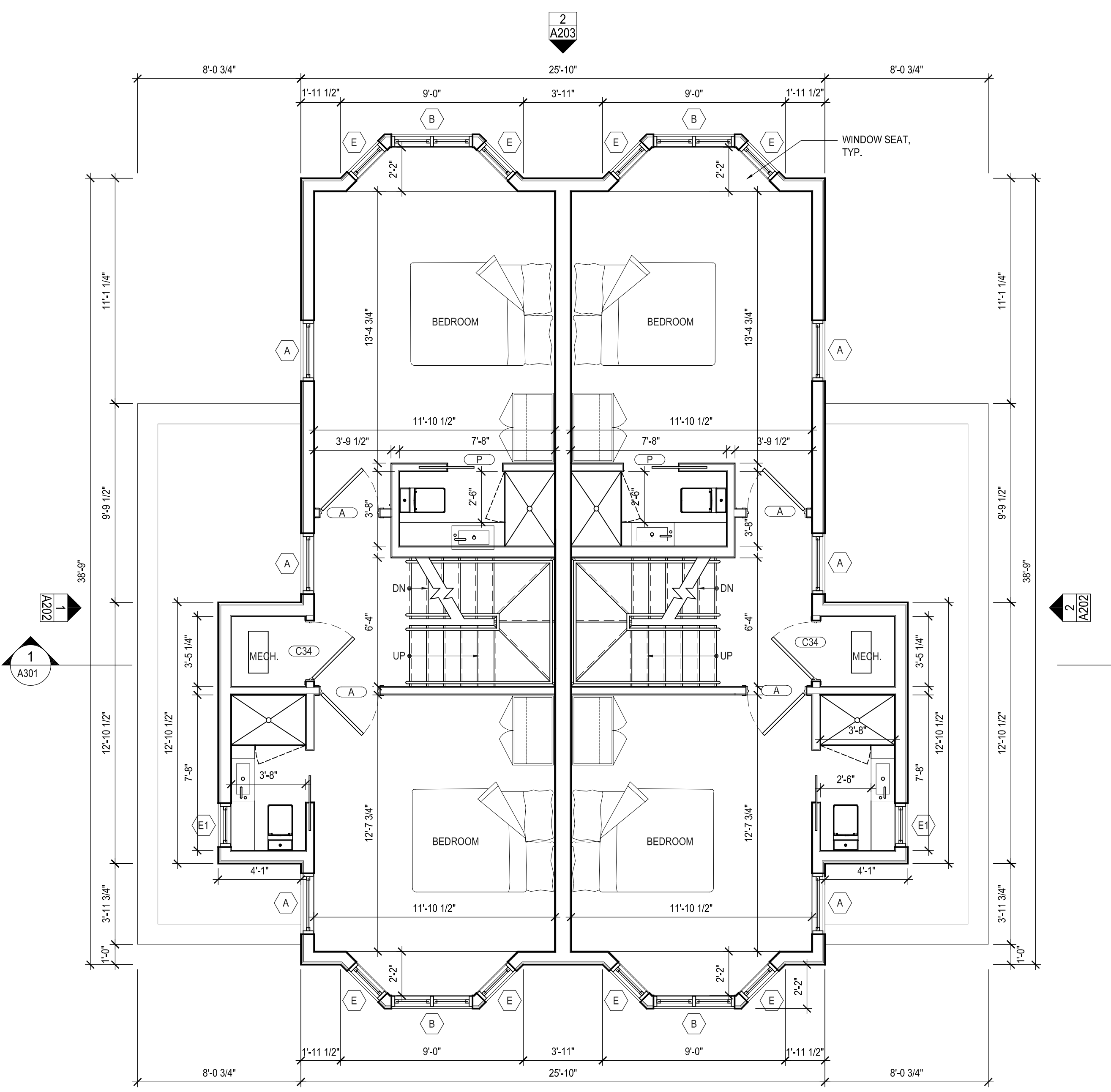
2 BUILDING B (UNIT 3 & 4) - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



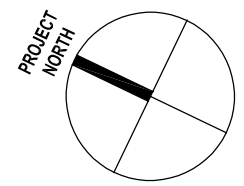




1 BUILDING A (UNIT 1 & 2) - THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 BUILDING B (UNIT 3 & 4) - THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



CONSULTANTS:

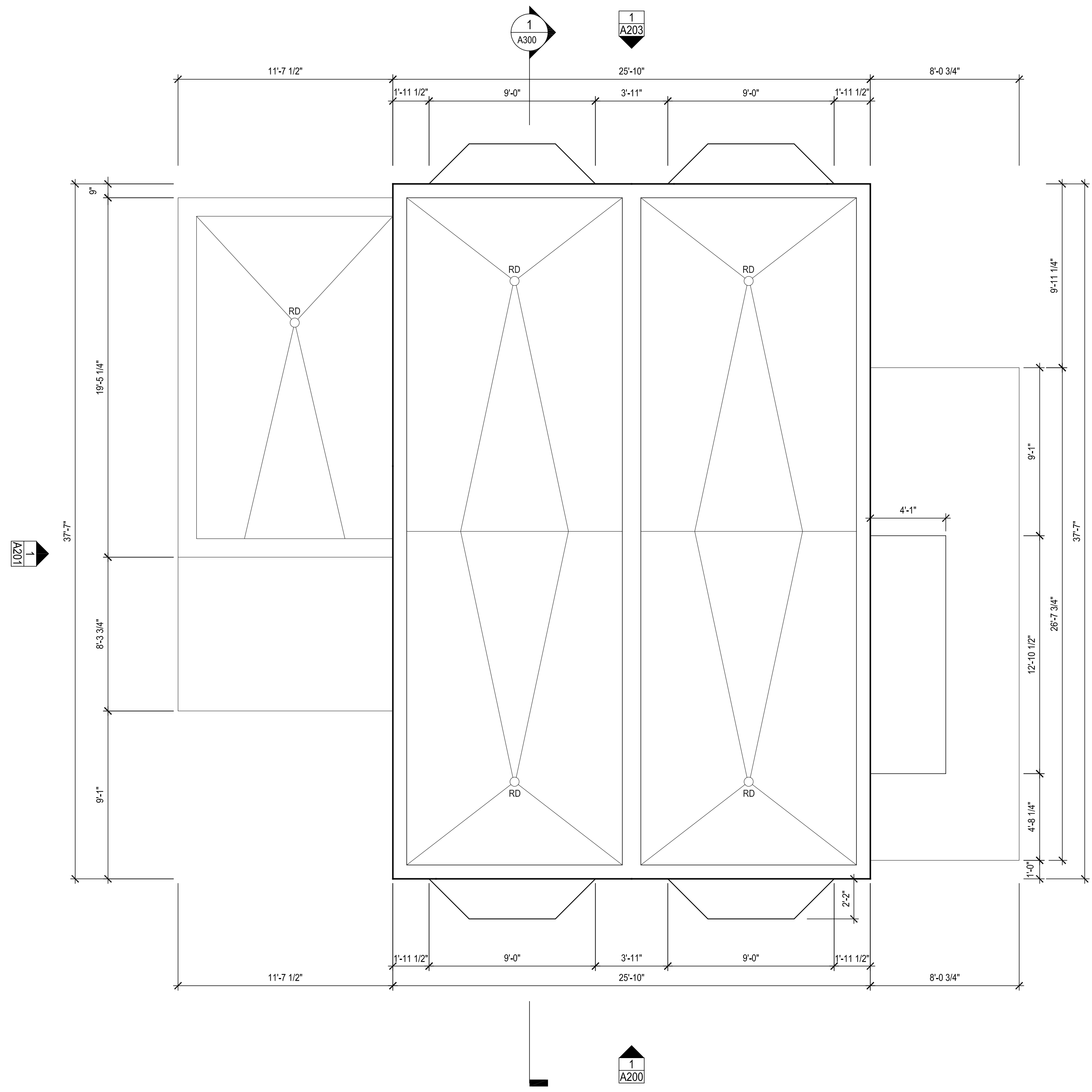
ISSUE FOR ZONING REVIEW

REVISIONS:

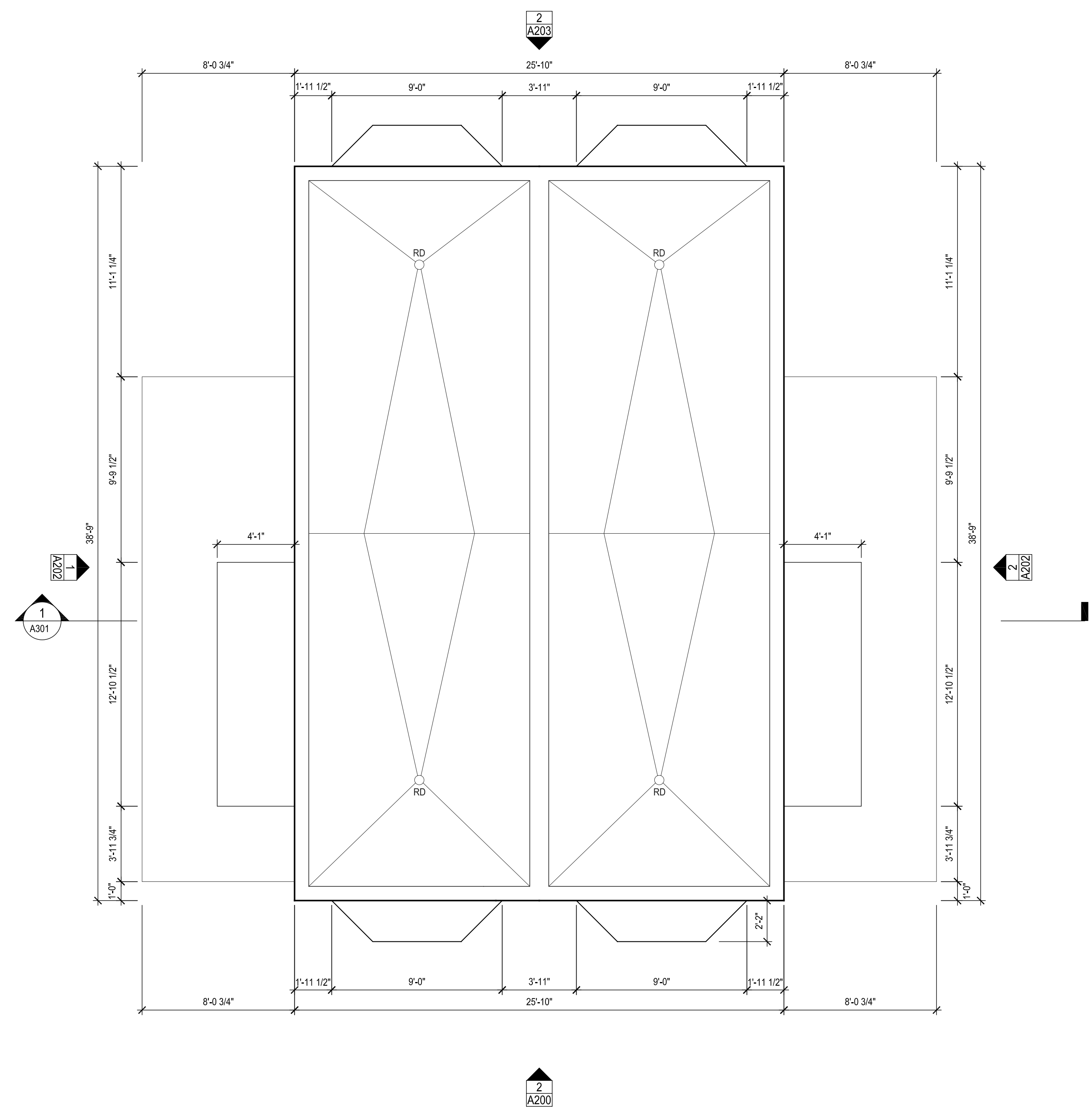

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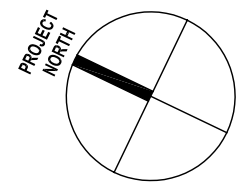
PROPOSED THIRD FLOOR PLAN



1 BUILDING A (UNIT 1 & 2) - ROOF PLAN  
SCALE: 1/4" = 1'-0"



2 BUILDING B (UNIT 3 & 4) - ROOF PLAN  
SCALE: 1/4" = 1'-0"



CONSULTANTS:

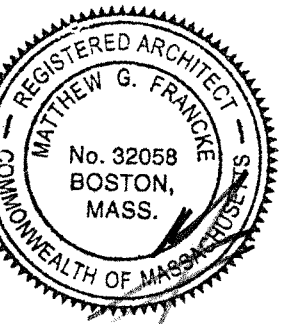
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PROPOSED ROOF PLAN

CONSULTANTS:

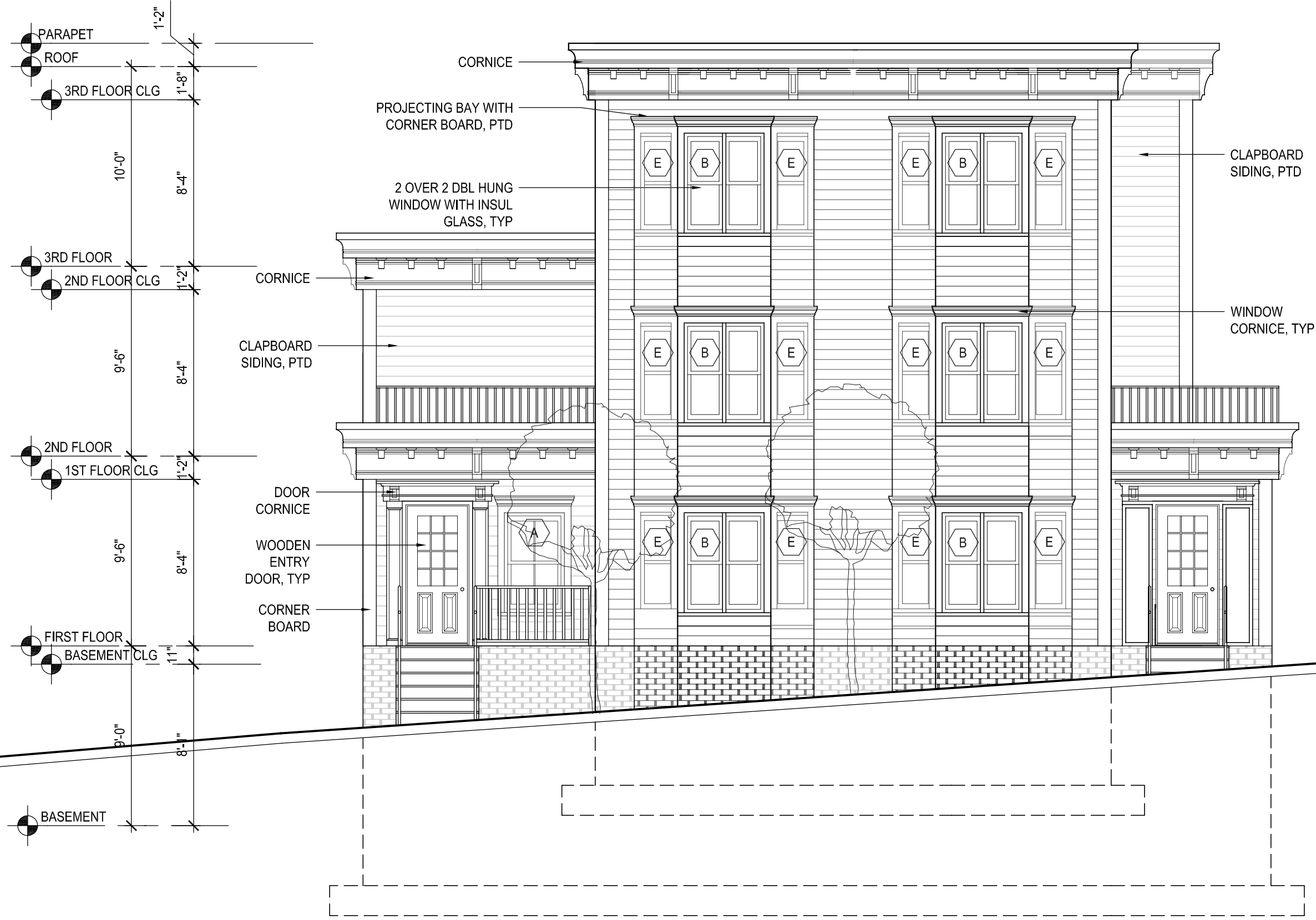


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PROPOSED  
ELEVATION



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



2 ELEVATION - HIGHLAND AVE BUILDING - FRONT  
SCALE: 3/16" = 1'-0"

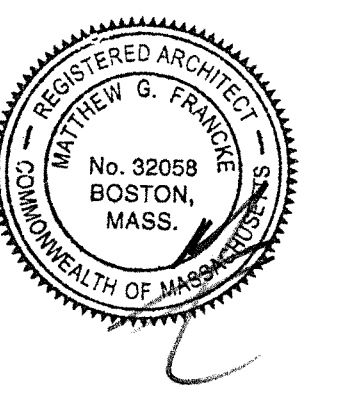


1 ELEVATION - CENTRE ST BUILDING - NW SIDE  
SCALE: 3/16" = 1'-0"



2 ELEVATION - CENTRE ST BUILDING - SE SIDE  
SCALE: 3/16" = 1'-0"

CONSULTANTS:



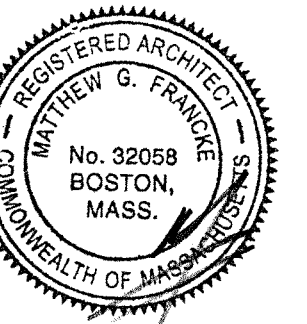
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PROPOSED ELEVATION

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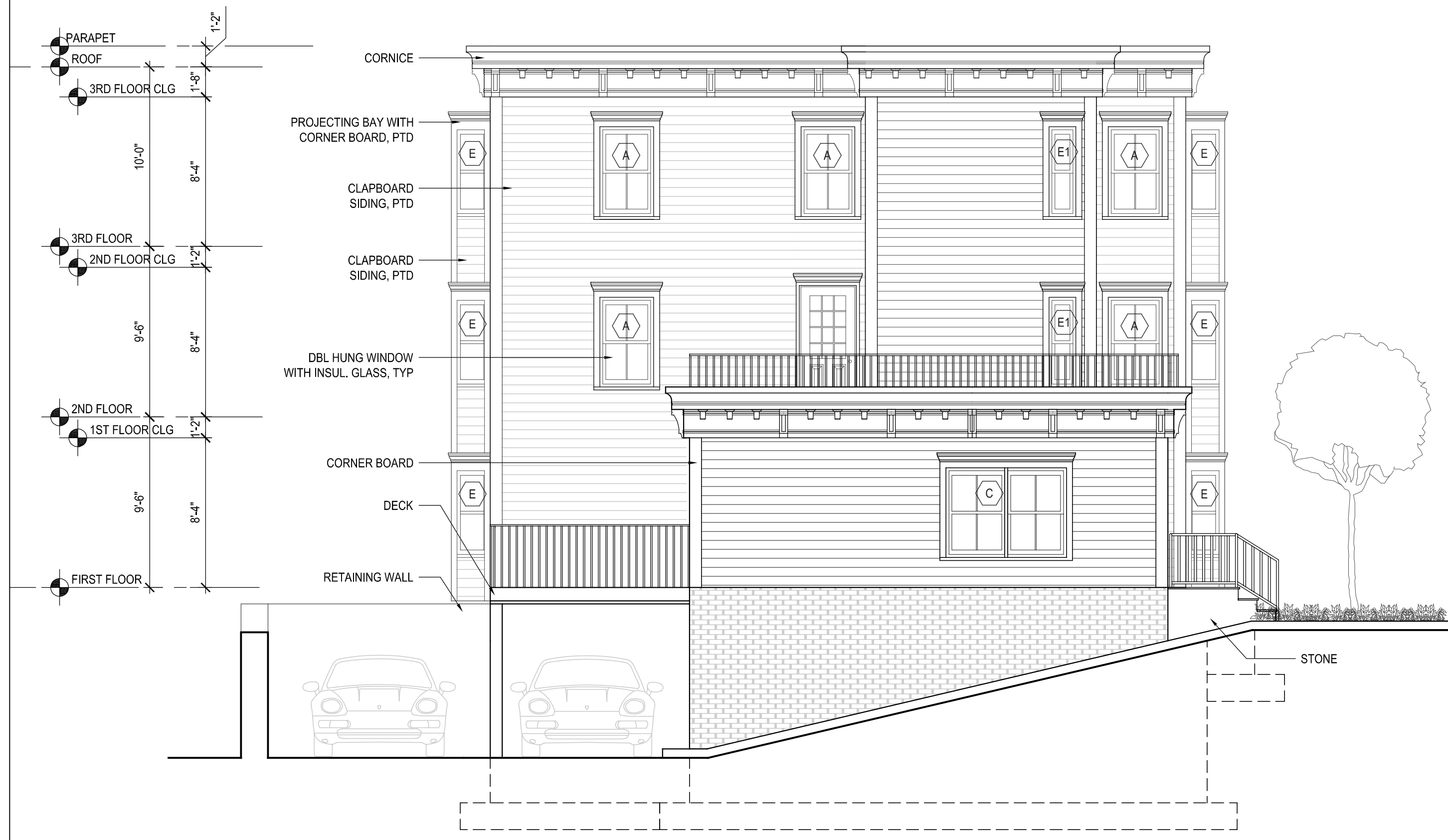


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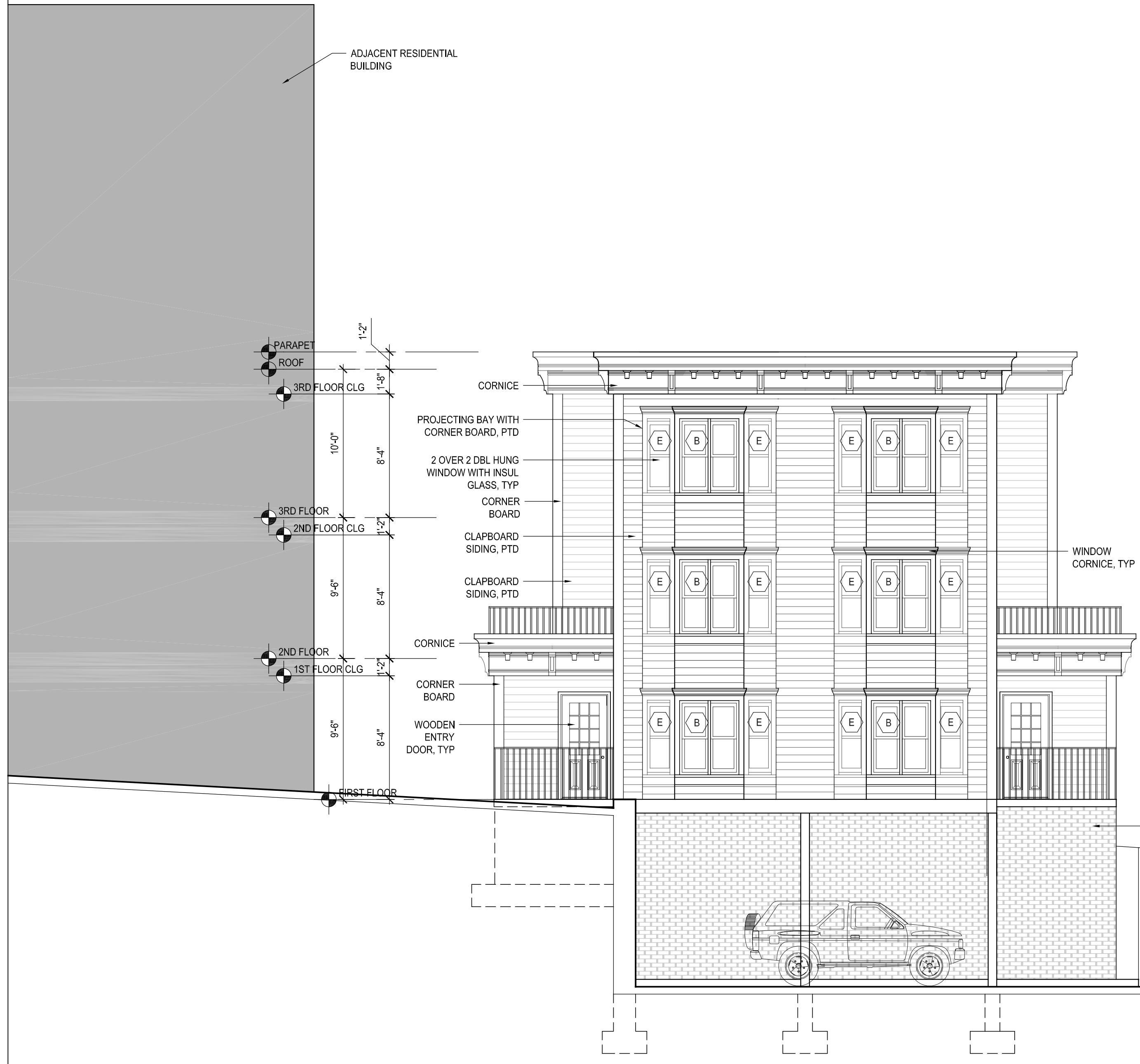
PROPOSED  
ELEVATION



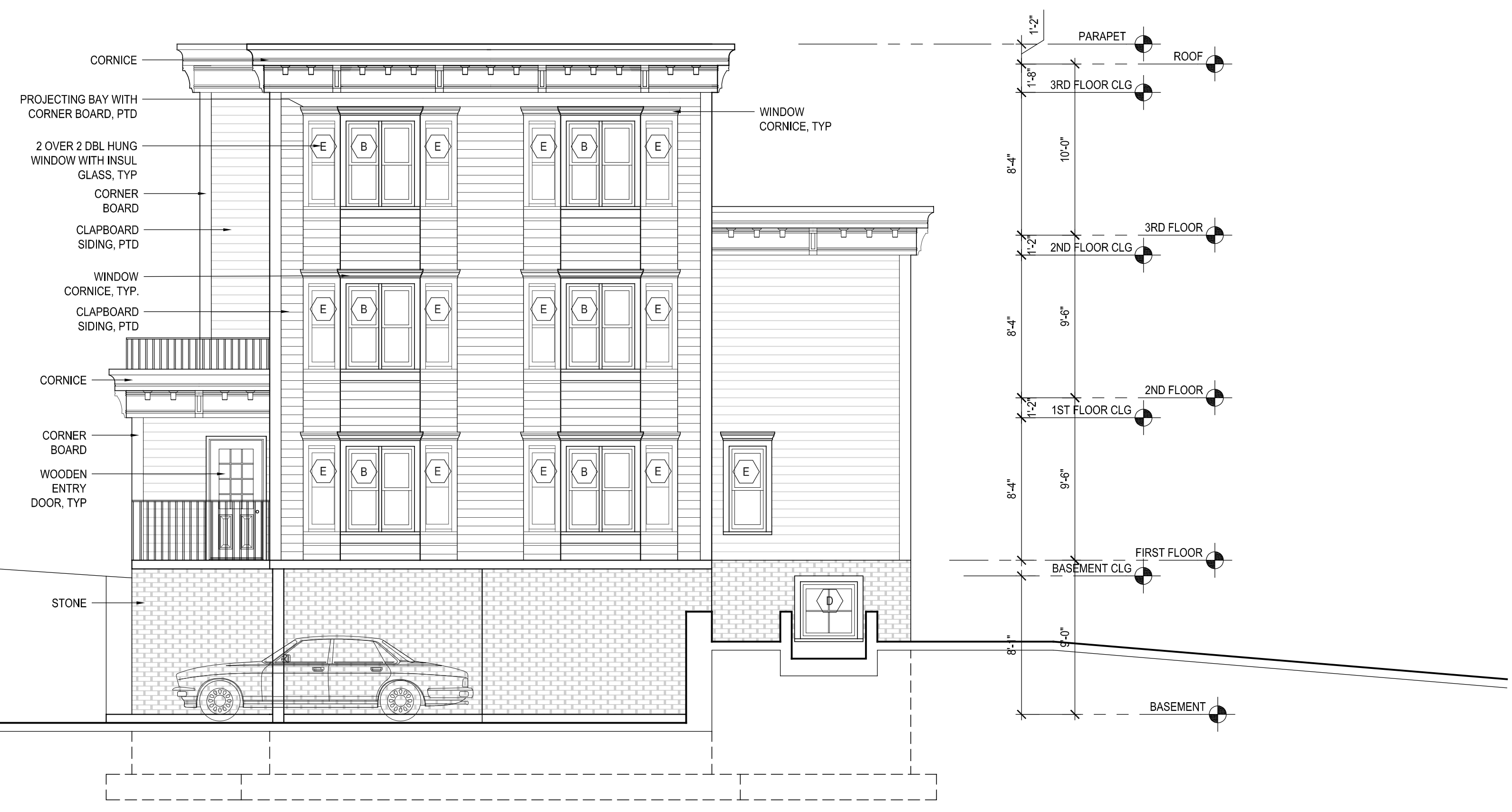
1 ELEVATION - HIGHLAND AVE BUILDING - NW SIDE  
SCALE: 3/16" = 1'-0"



2 ELEVATION - HIGHLAND AVE BUILDING - SE SIDE  
SCALE: 3/16" = 1'-0"

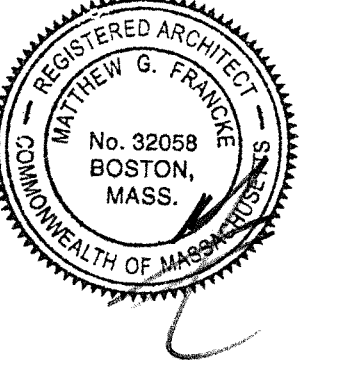


1 ELEVATION - HIGHLAND AVE BUILDING - REAR  
SCALE: 3/16" = 1'-0"



2 ELEVATION - CENTRE ST BUILDING - REAR  
SCALE: 3/16" = 1'-0"

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PROPOSED ELEVATION