

50-52 WAVERLY ST

DND UNIT TYPE B4

50-52 WAVERLY STREET
BOSTON, MA 02135



PROJECT INFORMATION

Proposed Use Group: R-3
Stories: 3
Construction Classification: VB

ZONING ANALYSIS

Roxbury Neighborhood District : 3F - 4000 - 6,185 sq. ft. lot			
	Allowable	Proposed	Compliance
Min Lot Size	-	-	-
Min Area/Unit	2000	(E) Lot 6,185 sq.ft.	Yes
Min Lot Width	25ft.	57 ft.	Yes
Height	35ft.	33.33 ft.	Yes
Stories	3	3	Yes
FAR	0.8	0.45	Yes
Min Usable Open	650/Unit sq.ft.	3,340 sq.ft.	Yes
Min Front Yard	20 ft./Building Alignment	23'	Yes
Min Side Yard	10 ft.	10 ft.	Yes
Min Rear Yard	30 ft.	59 ft.	Yes
Parking	1.0 per Unit	1.0 per Unit	Yes

GROSS AREA (FAR)

Floor	Enclosed Area	FAR Area (GSF)
Level 1	1134.01	1134.01
Level 2	1165.12	1165.12
Level 3	483.29	483.29
Total	2782.42	2782.42 GSF

UNITS

Level	Unit 1 - 2 Bed / 1 Bath	Unit 2 - 2 Bed / 1 Bath
Level 1	1043.06	90.96
Level 2	0	1165.12
Level 3	0	483.29 Unfinished
Total	1043.06 GSF	1739.37 GSF

SUSTAINABILITY AND SYSTEMS

This project is designed to be LEED 'Certifiable' at the Silver level per LEED v4.1 Residential BD +C.

Building design is compliant with NHI window, hot water and HVAC efficiency, and air tightness requirements. Windows and opaque elements will comply with Massachusetts Stretch Energy Code. Roof areas are solar-ready and have minimal obstructions for future photovoltaic arrays. Building materials will be selected to minimize embodied energy.

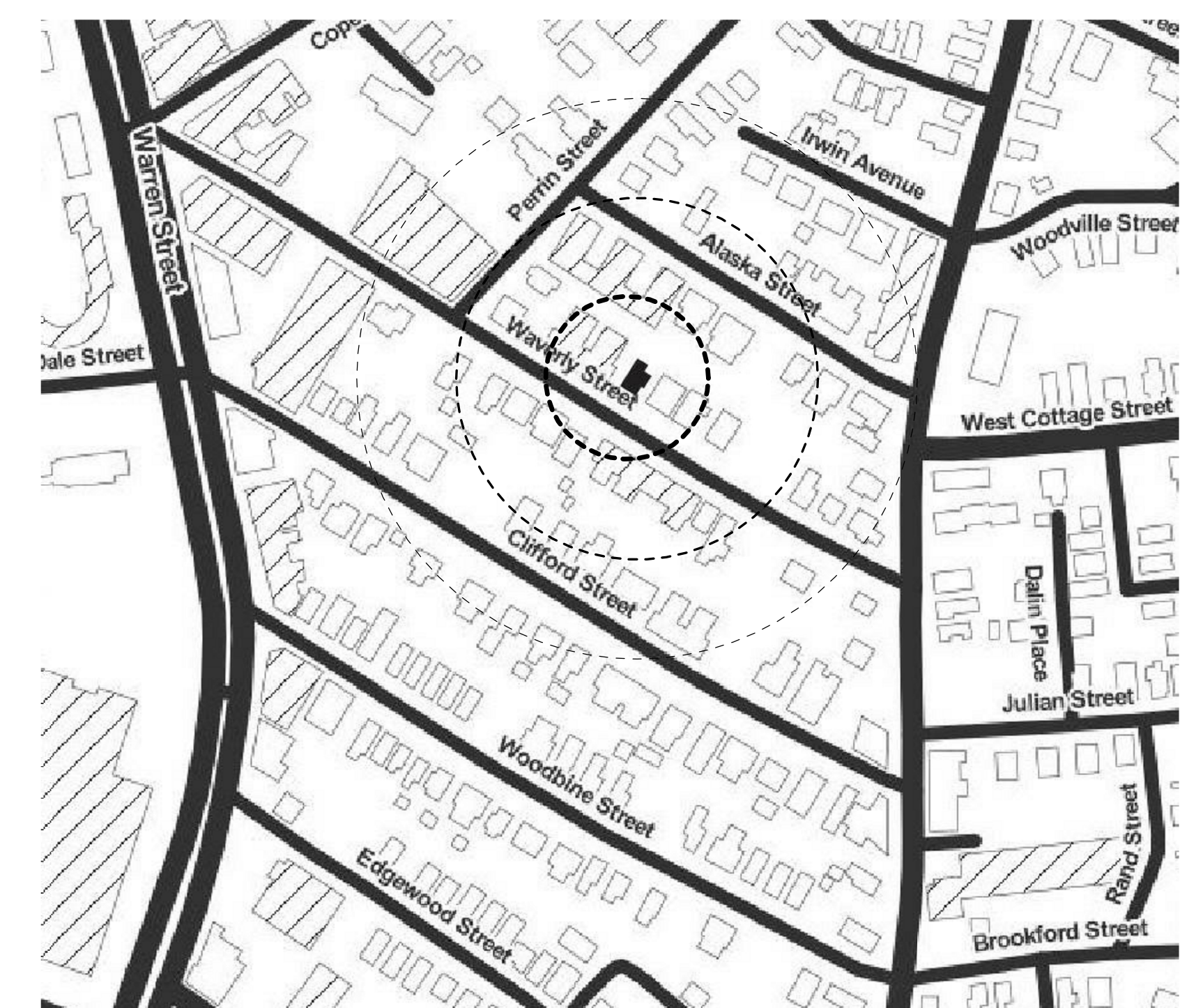
Space heating and cooling shall be by heat pump split systems with a minimum efficiency of 3.0 COP / 15 SEER. Water heating shall be by on-demand electric systems with a minimum COP of 1.0. Heat recovery ventilation will be provided to all units.

Units are not required to have fire suppression sprinklers per CMR 780, Section R313.2.

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Locus Map



Zephyr Architects

315 A Street, Suite A
Boston, MA 02210

PROJECT

Waverly-Clifford Neighborhood Homes

50 Waverly

50-52 Waverly Street
Boston, MA 02119

DEVELOPER / OWNER

PWN Development

853 Main Street, Suite 204
Tewksbury, MA 01876

STRUCTURAL

Gregorian Engineers

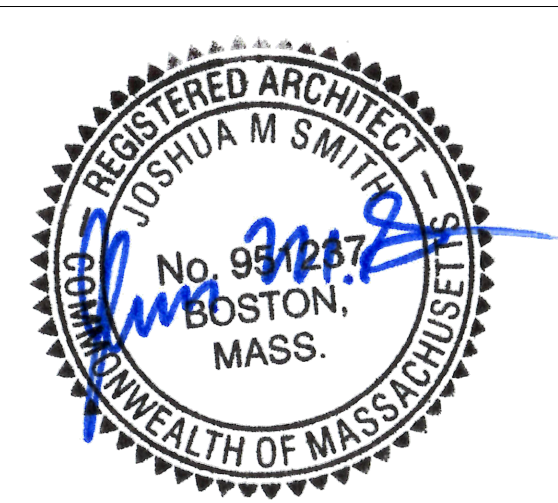
1 Canochet Street
Canton, MA 02021

CIVIL

AGH Engineering

166 Water Street
Stoughton, MA 02072

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Cover Sheet - 50-52 Waverly
DND Unit Type B4

SCALE:
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DRAWING NO.

G000-2
TYPE B4 TWO-FAMILY

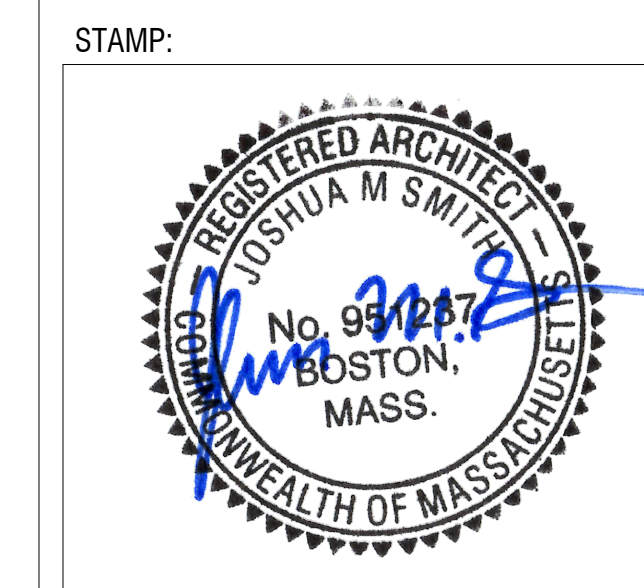
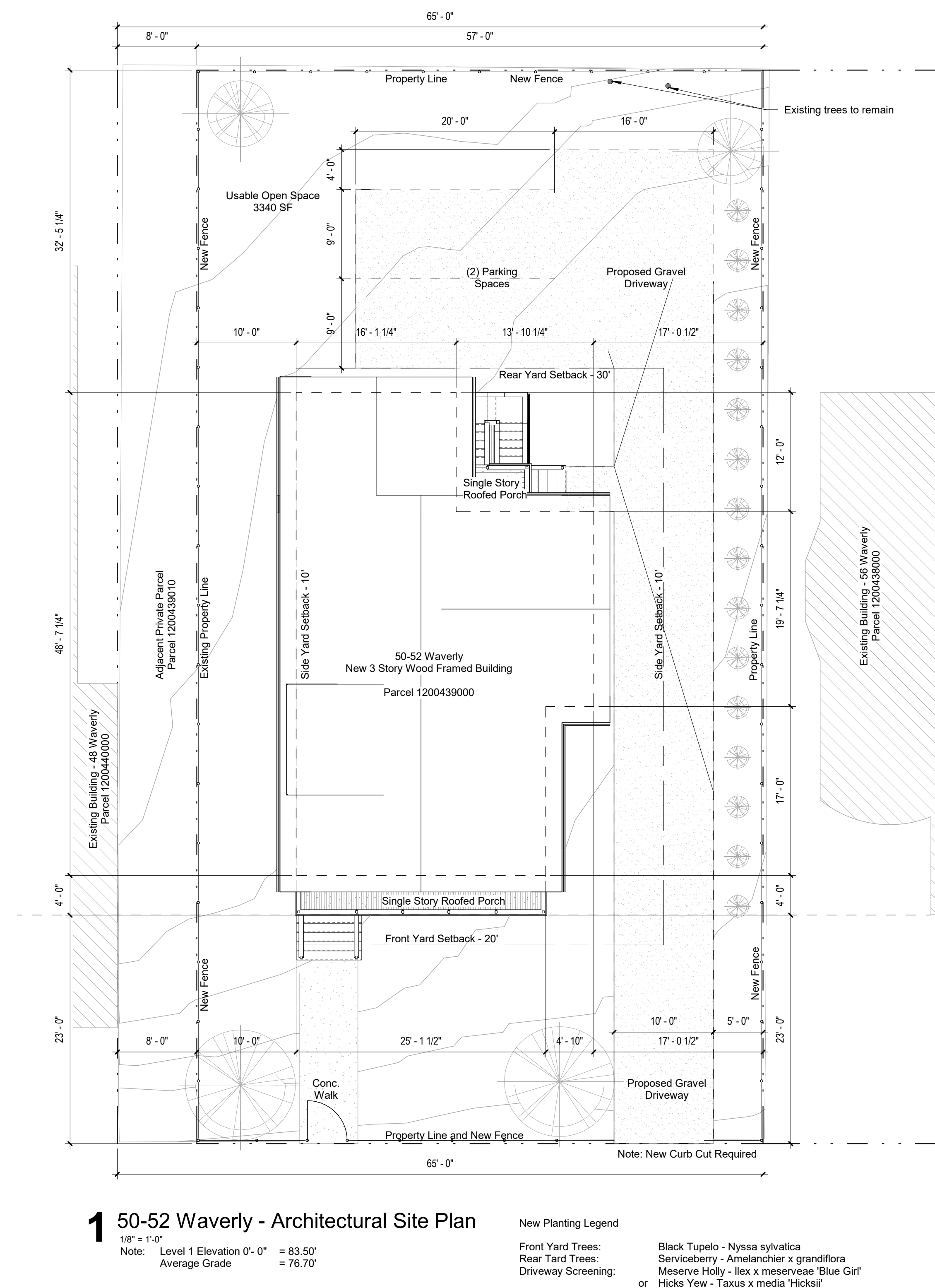
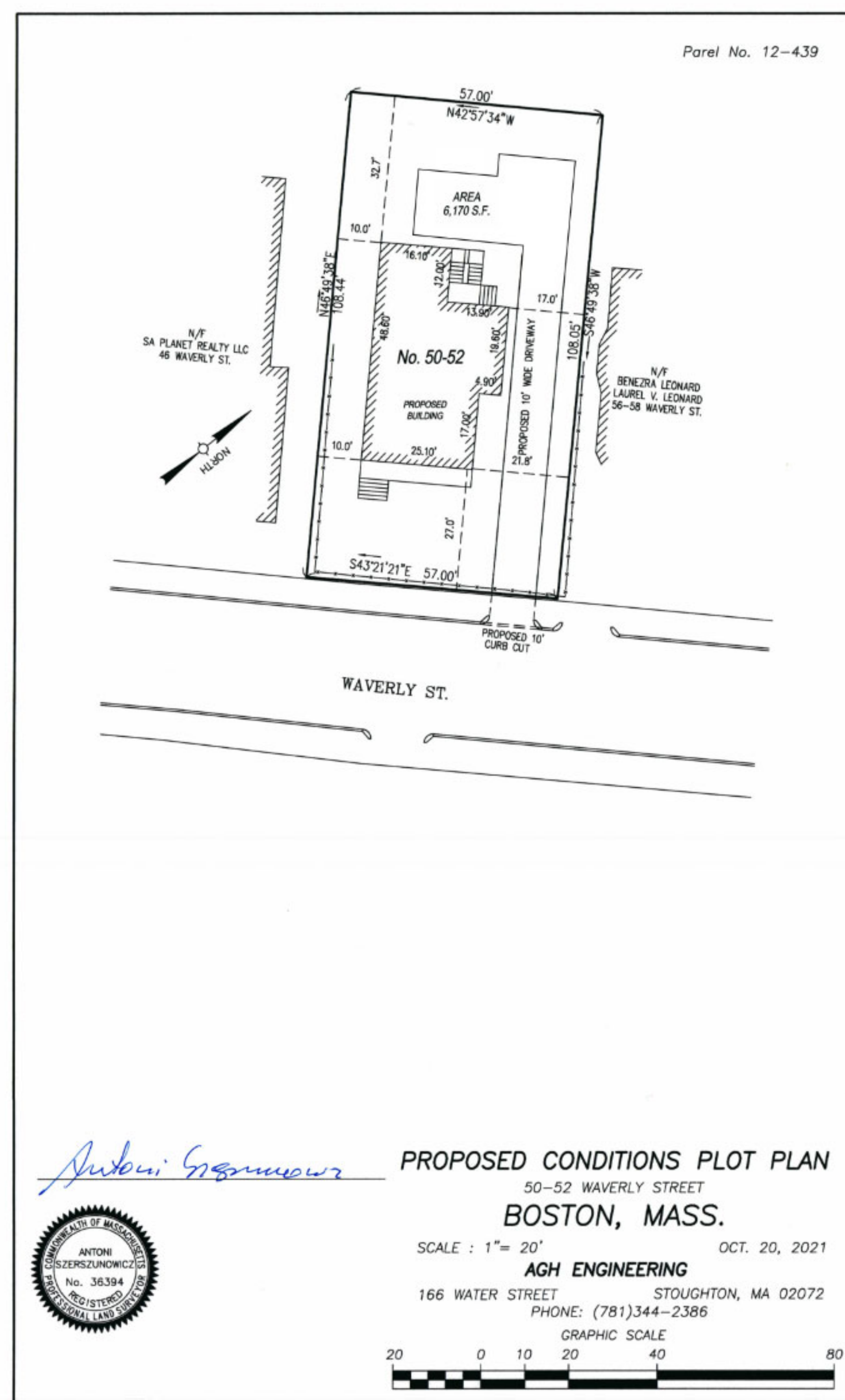
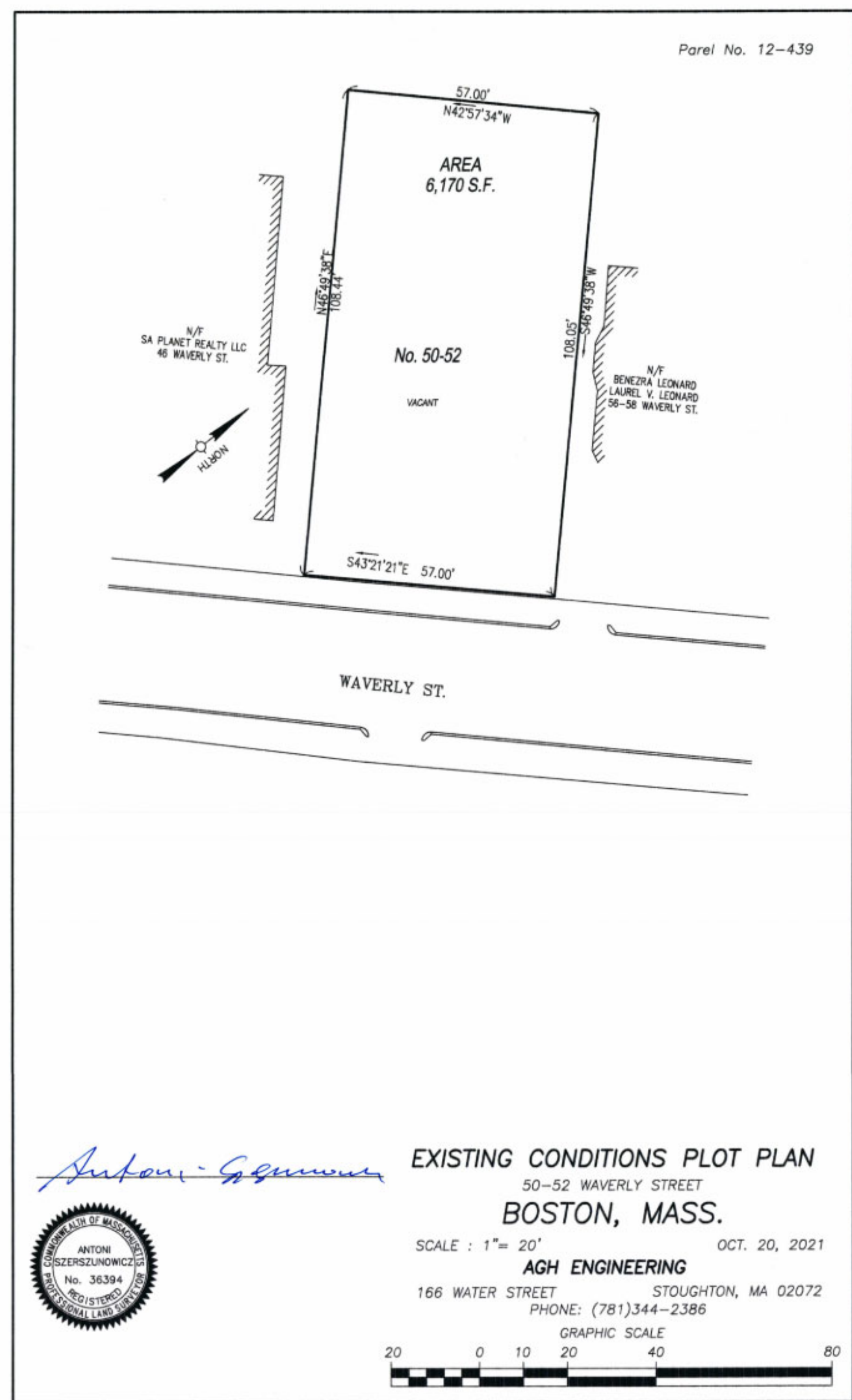
PROJECT TEAM

OWNER
PWN Development
853 Main Street, Suite 204
Tewksbury, MA 01876
(617)858-9674

ARCHITECTURE
Zephyr Architects
315 A Street Suite A
Boston, MA 02210
(617)960-0796

STRUCTURAL
Gregorian Engineers
1 Canochet Street
Canton, MA 02021
(617)484-3565

CIVIL
AGH Engineering
166 Water Street
Stoughton, MA 02072
(781)344-2386



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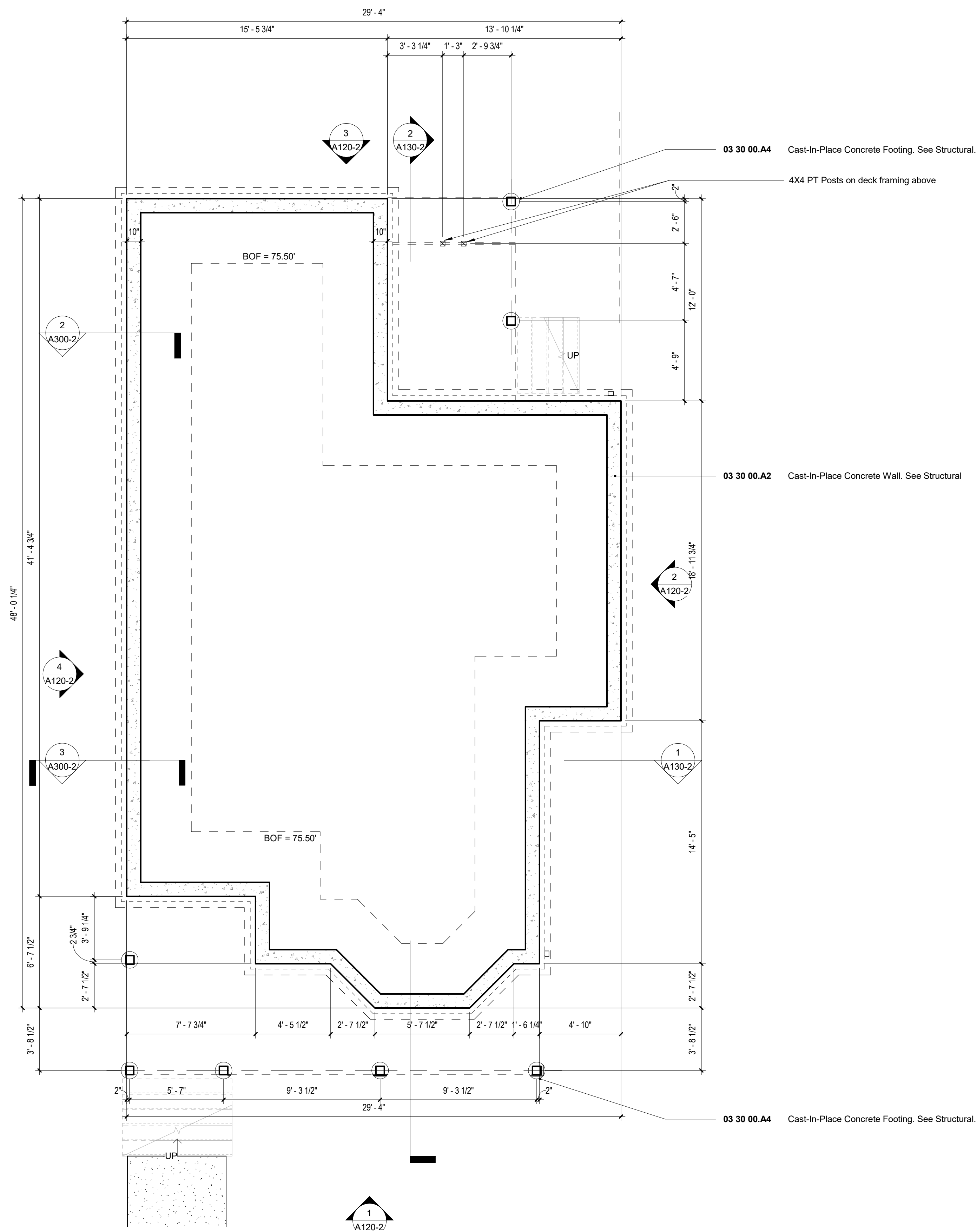
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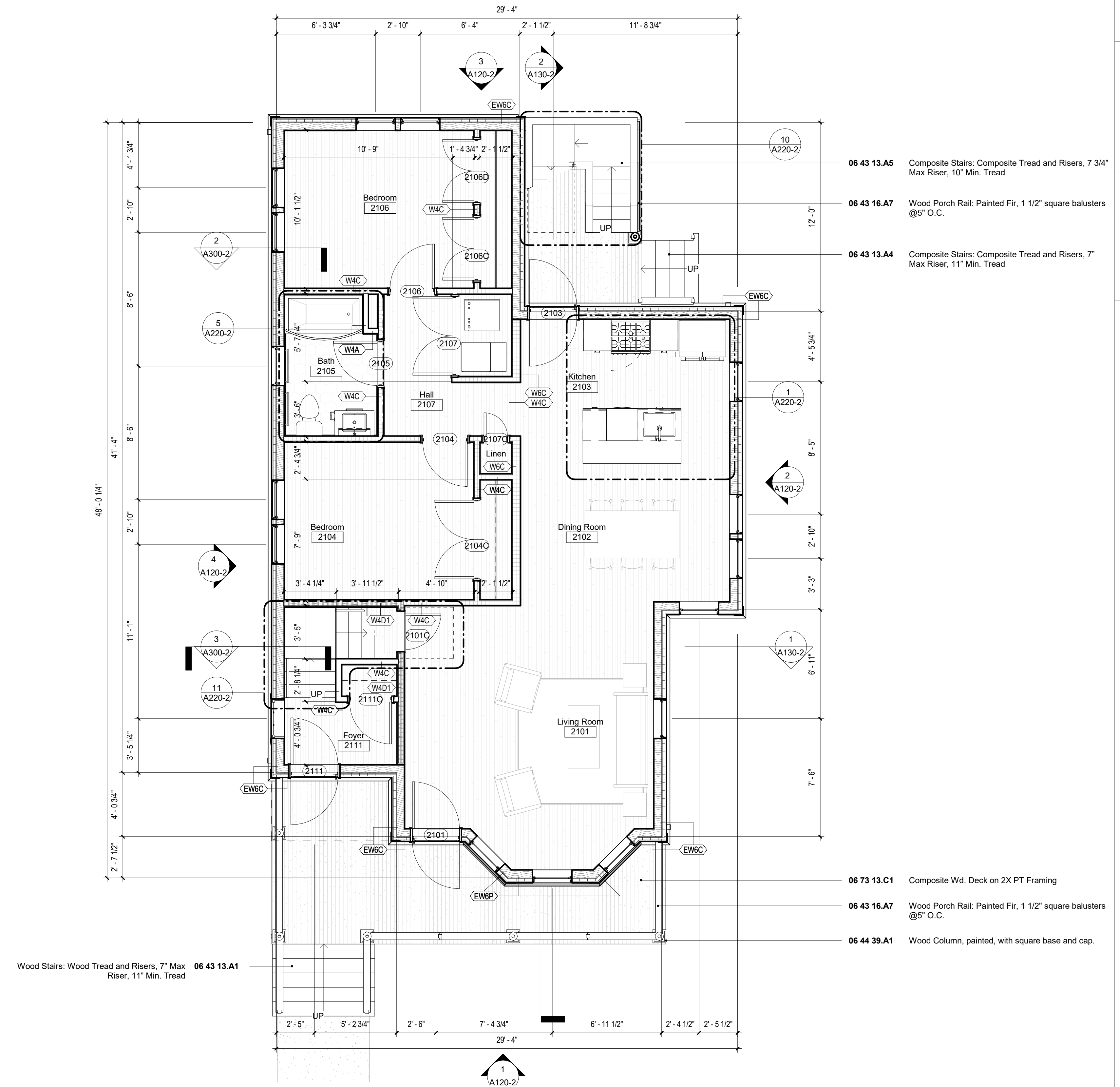
Site Plans

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TYPE B4 TWO-FAMILY

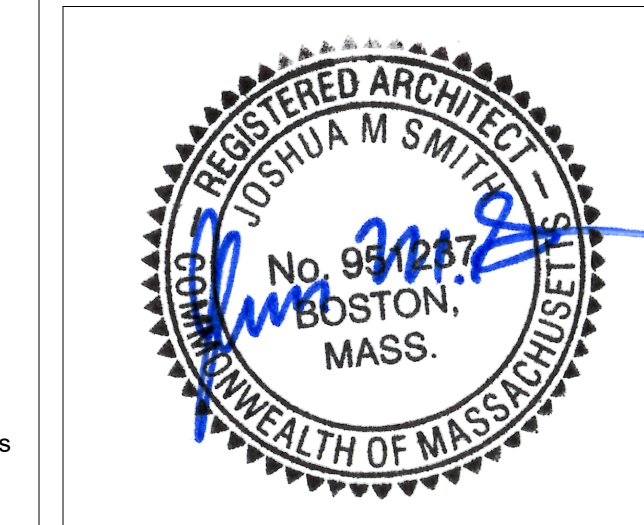


1 UNIT TYPE B4 50-52 WAVERLY
FOUNDATION PLAN
1/4" = 1'-0"



2 UNIT TYPE B4 50-52 WAVERLY
FIRST FLOOR PLAN
1/4" = 1'-0"

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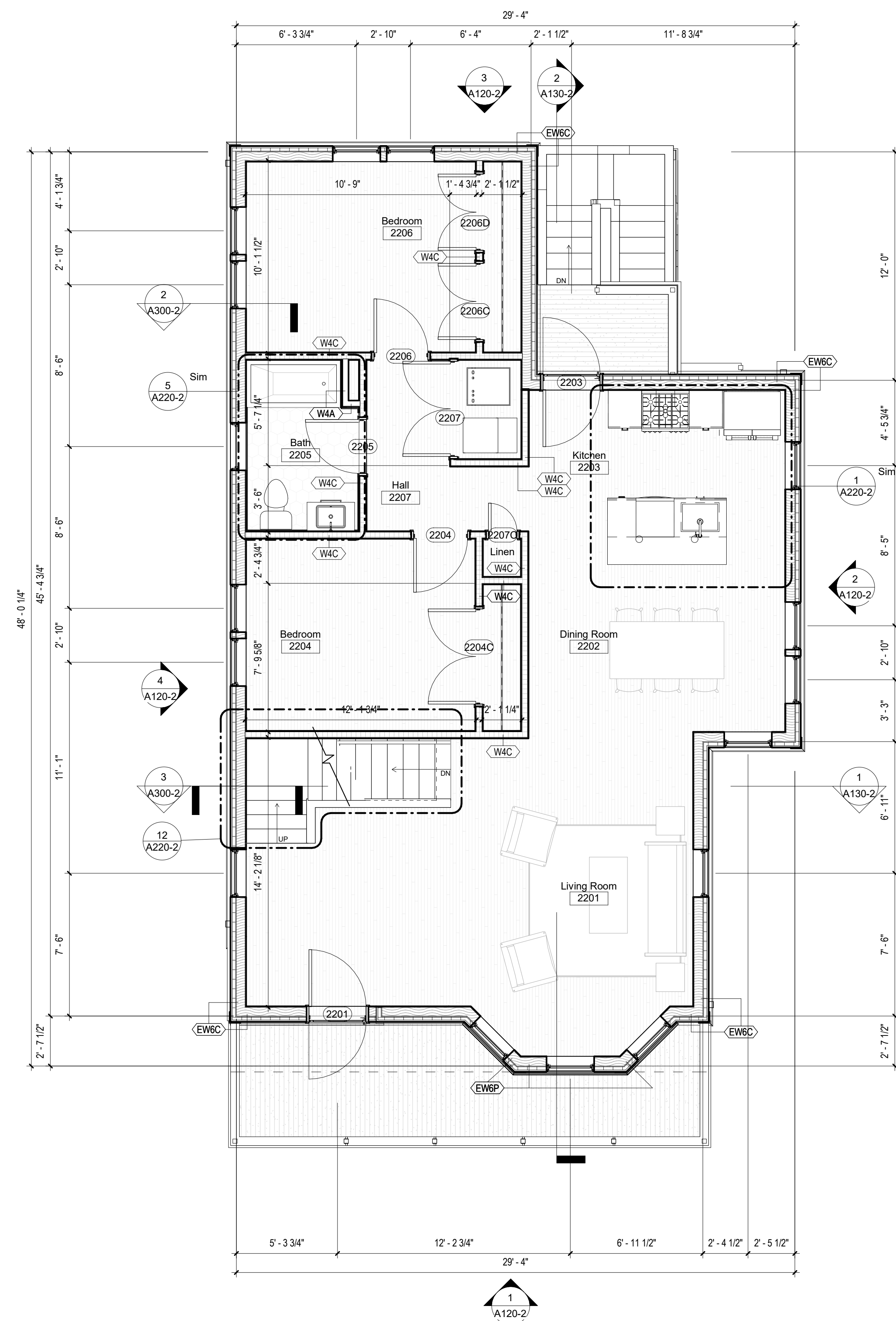
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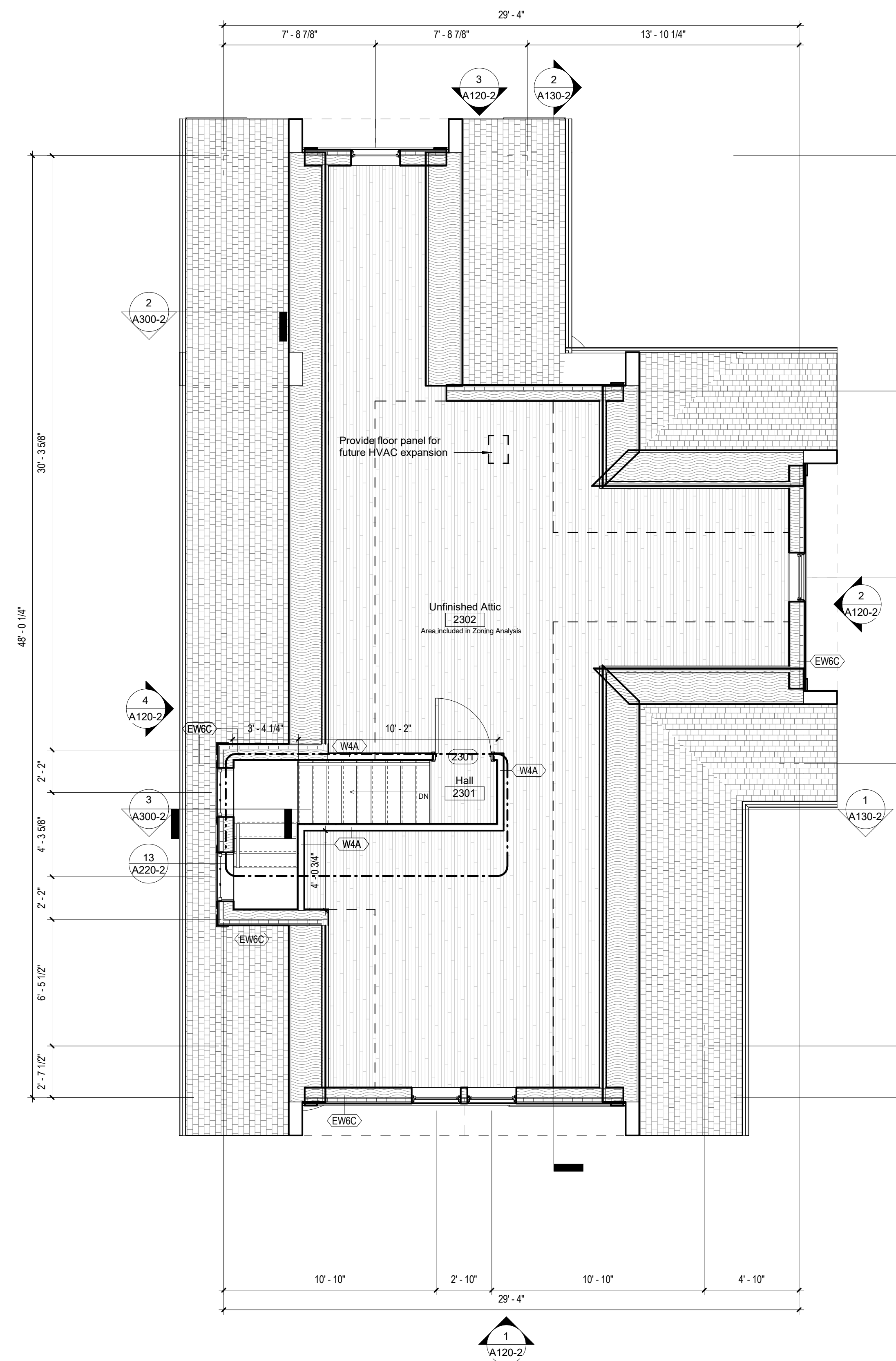
Floor Plans I

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TYPE B4 TWO-FAMILY

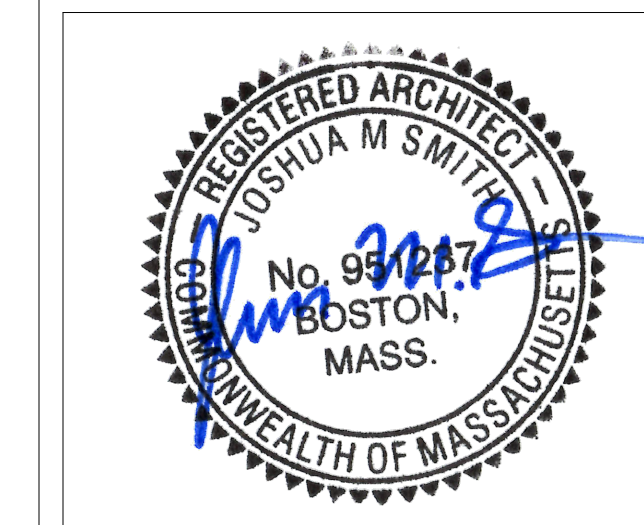


1 UNIT TYPE B4 50-52 WAVERLY
SECOND FLOOR PLAN
1/4" = 1'-0"



2 UNIT TYPE B4 50-52 WAVERLY
ATTIC PLAN
1/4" = 1'-0"

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Floor Plans II

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A101-2
TYPE B4 TWO-FAMILY

Zephyr Architects

315 A Street, Suite A
Boston, MA 02210

PROJECT

Waverly-Clifford Neighborhood Homes

50 Waverly

50-52 Waverly Street
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DEVELOPER / OWNER

PWN Development

853 Main Street, Suite 204
Tewksbury, MA 01876

STRUCTURAL

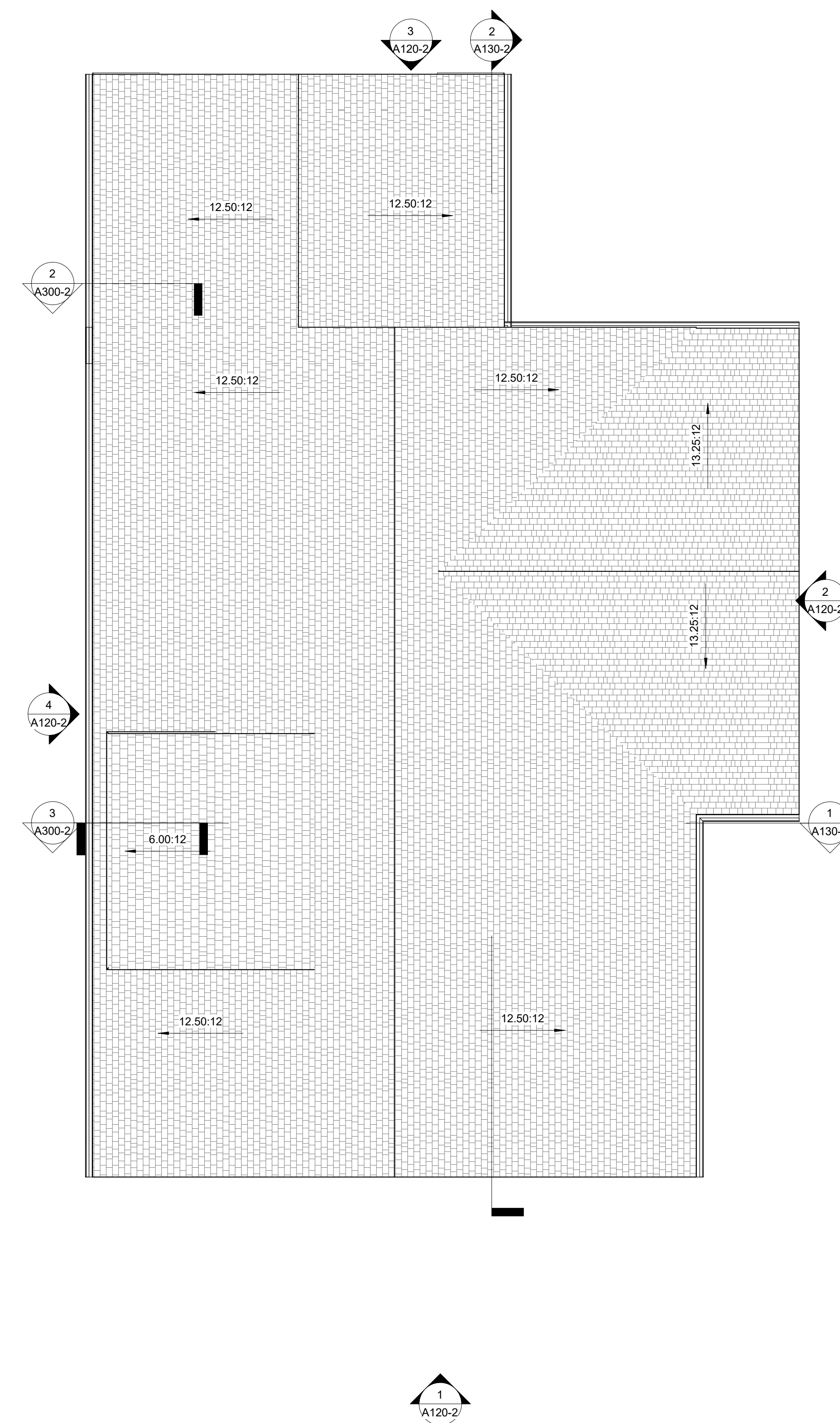
Gregorian Engineers

1 Canochet Street
Canton, MA 02021

CIVIL

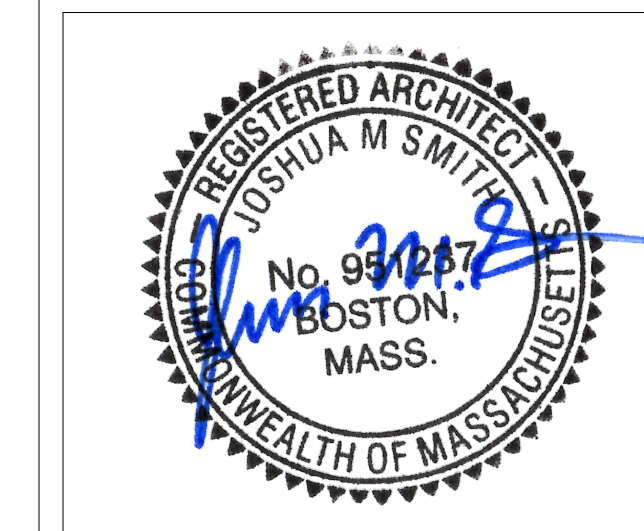
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Stoughton, MA 02072



1 UNIT TYPE B4 50-52 WAVERLY
ROOF PLAN
1/4" = 1'-0"

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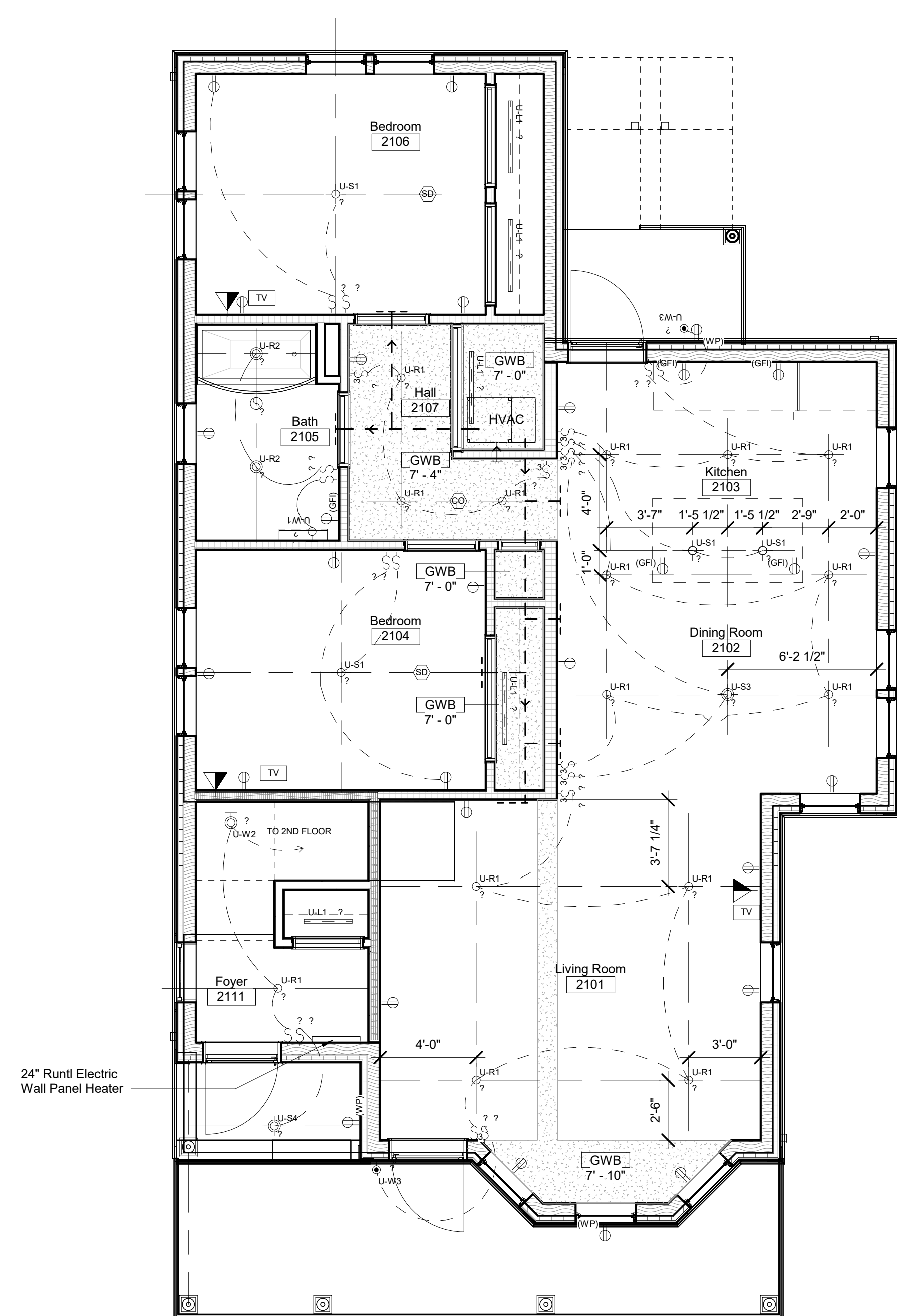
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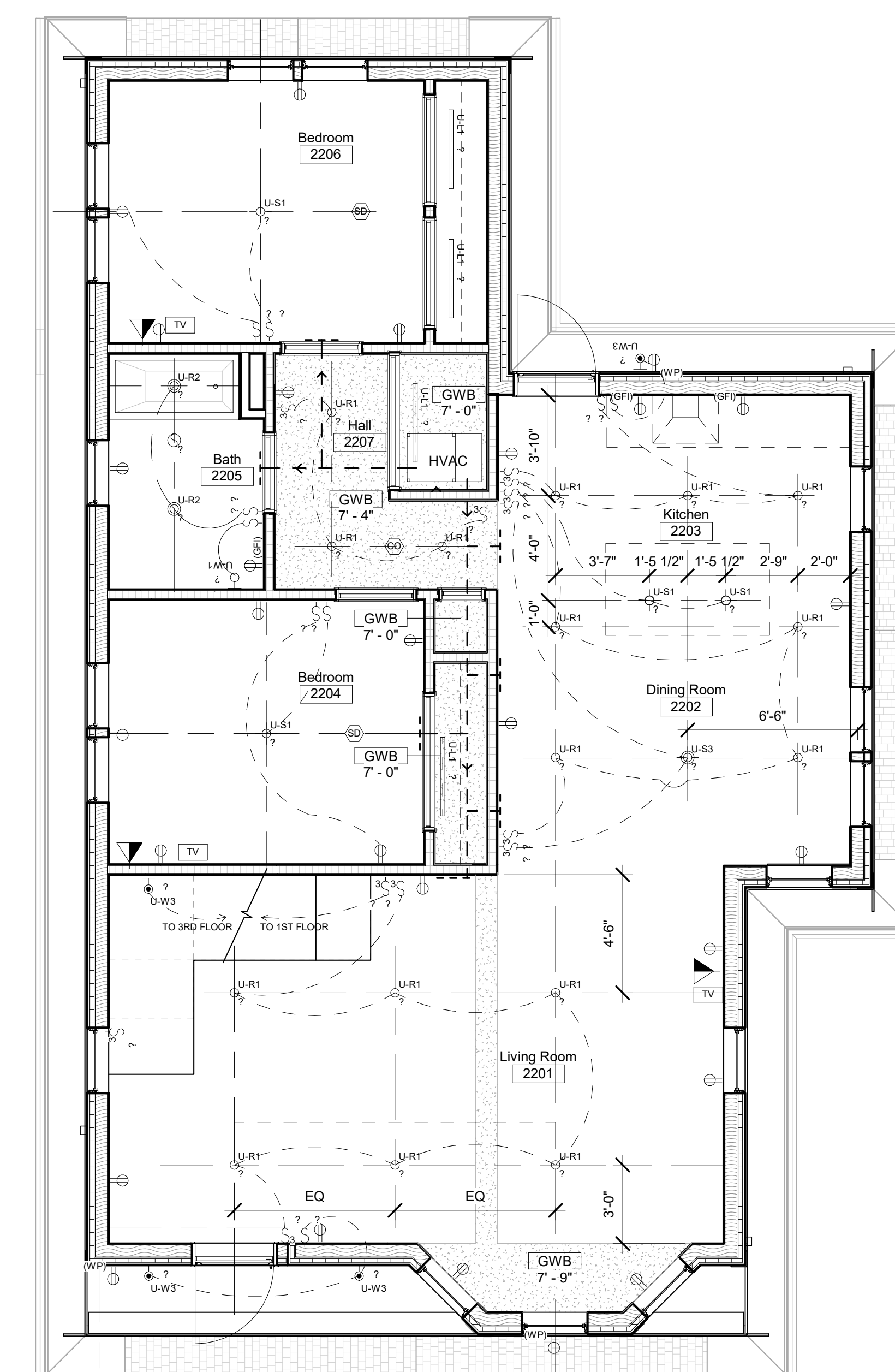
Floor Plans III

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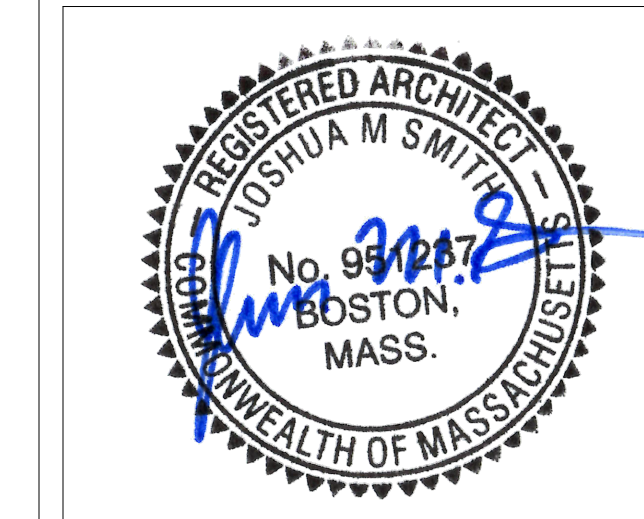


1 UNIT TYPE B4 50-52 WAVERLY
FIRST FLOOR CEILING PLAN
1/4" = 1'-0"



2 UNIT TYPE B4 50-52 WAVERLY
SECOND FLOOR CEILING PLAN
1/4" = 1'-0"

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RCPS I

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A110-2
TYPE B4 TWO-FAMILY

Zephyr Architects

315 A Street, Suite A
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Waverly-Clifford Neighborhood Homes

50 Waverly

50-52 Waverly Street
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DEVELOPER / OWNER

PWN Development

853 Main Street, Suite 204
Tewksbury, MA 01876

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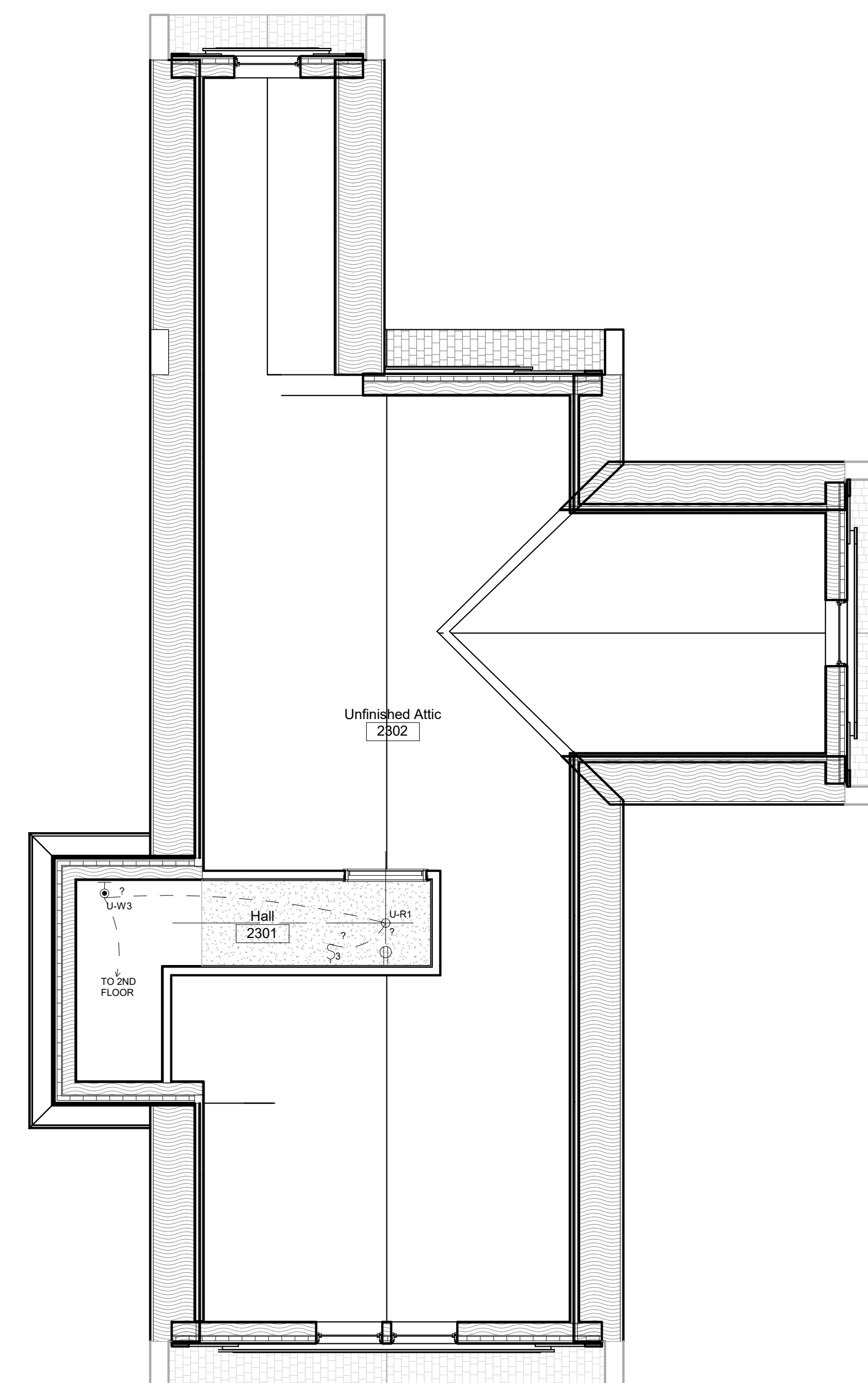
Gregorian Engineers

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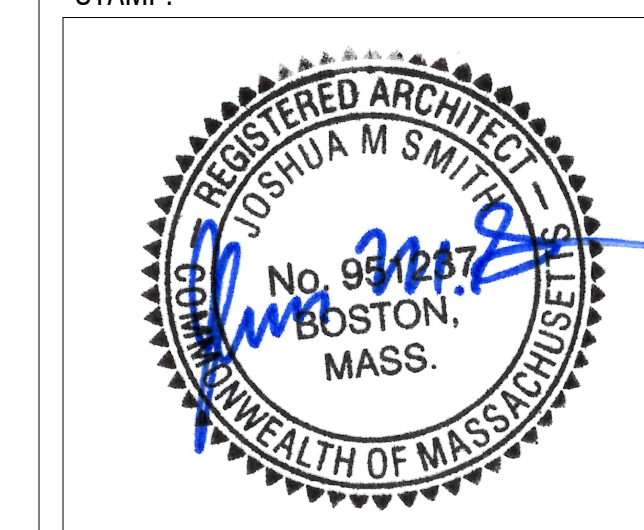
AGH Engineering

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1 UNIT TYPE B4 50-52 WAVERLY
ATTIC CEILING PLAN
1/4" = 1'-0"

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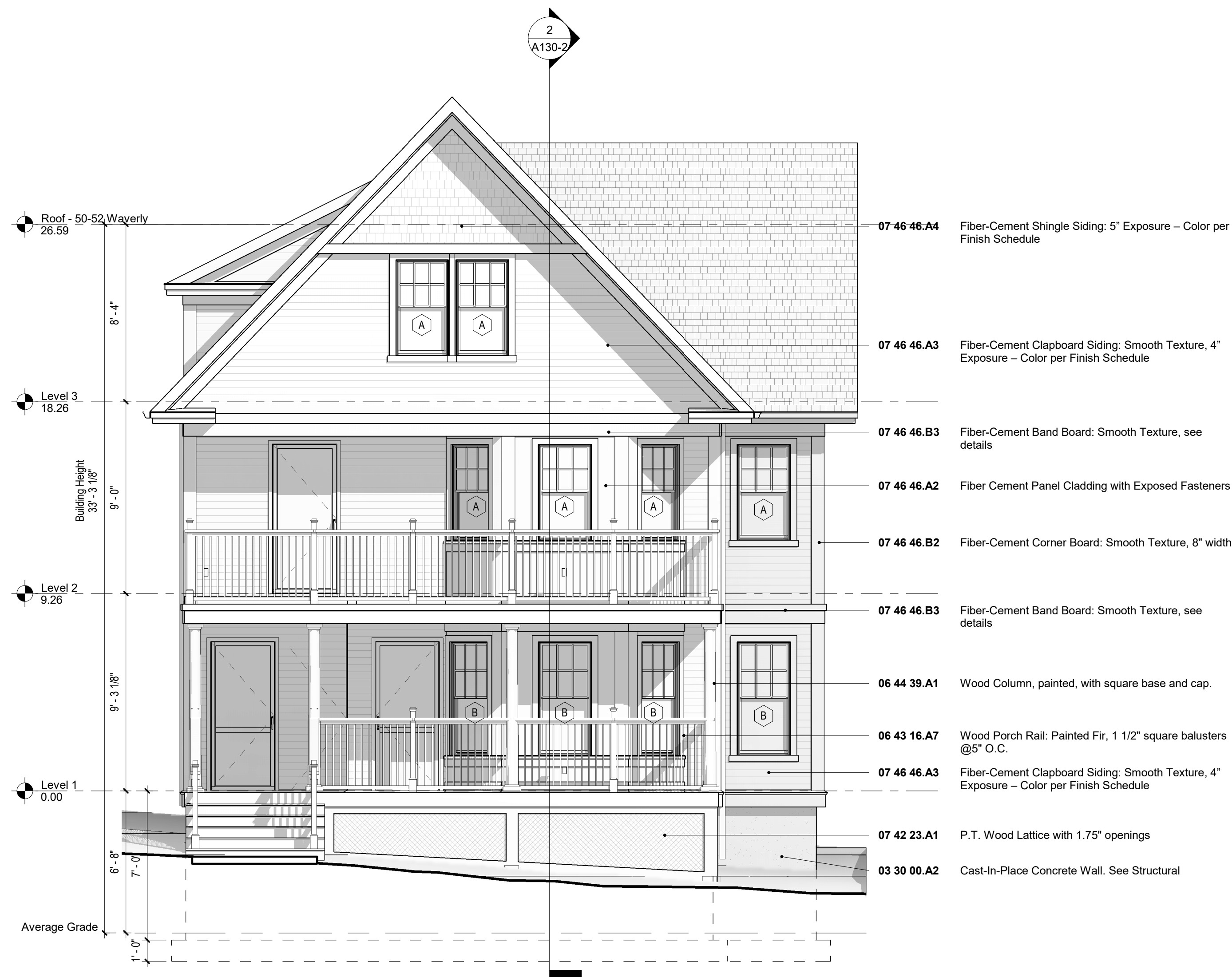
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TYPE B4 TWO-FAMILY

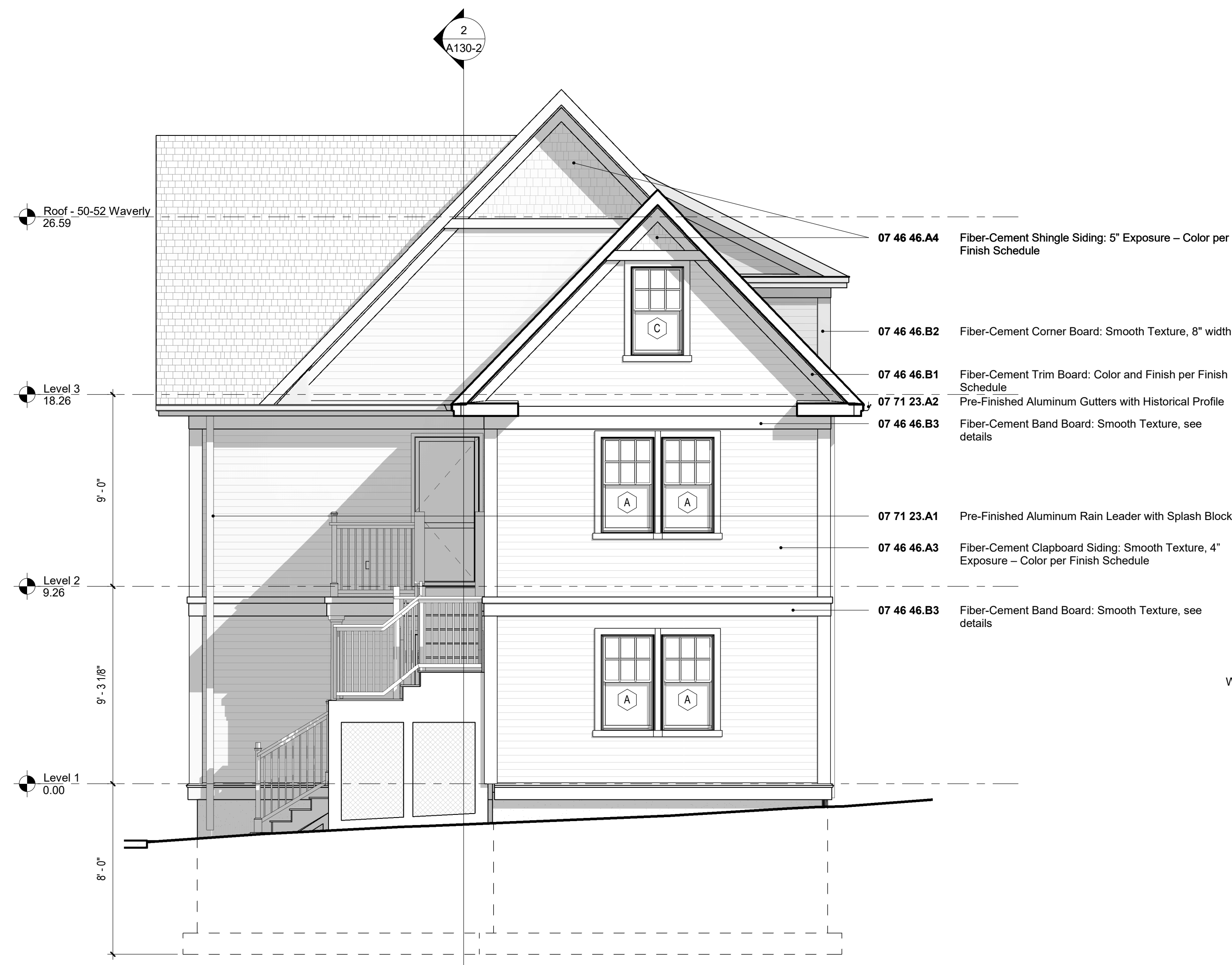


1 UNIT TYPE B4 50-52 WAVERLY
EXTERIOR ELEVATION - FRONT (SOUTH)

Note: Level 1 Elevation 0'-0" = 83.50'
Average Grade = 76.70'



4 UNIT TYPE B4 50-52 WAVERLY
EXTERIOR ELEVATION - LEFT (WEST)

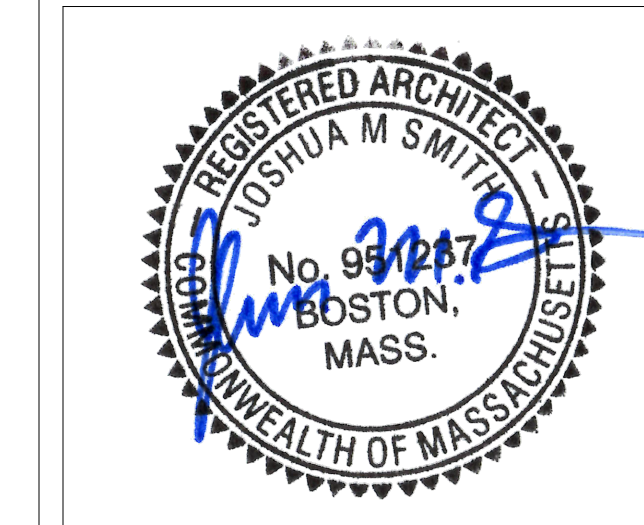


3 UNIT TYPE B4 50-52 WAVERLY
EXTERIOR ELEVATION - REAR (NORTH)



2 UNIT TYPE B4 50-52 WAVERLY
EXTERIOR ELEVATION - RIGHT (EAST)

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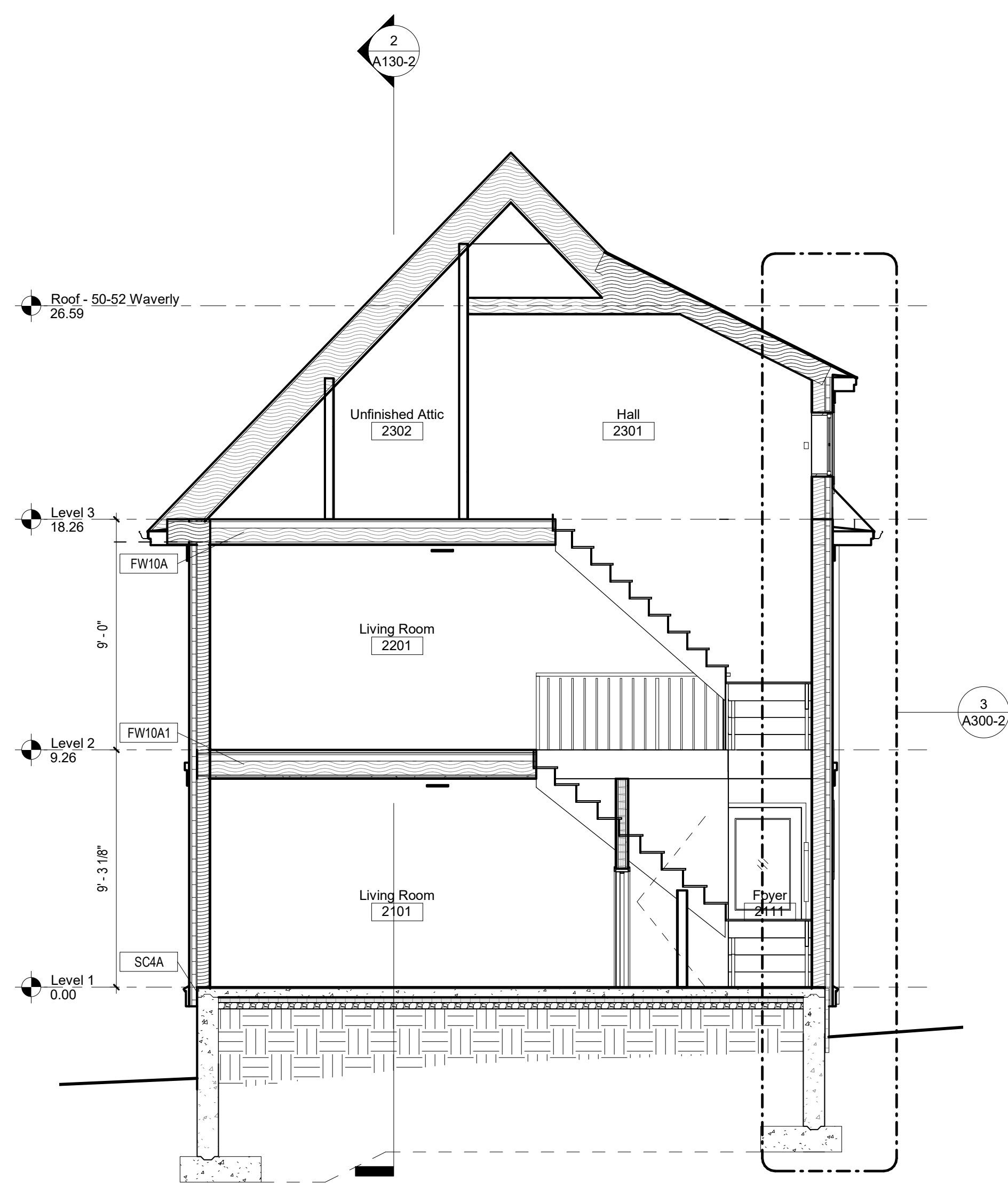
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Elevations

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A120-2
TYPE B4 TWO-FAMILY

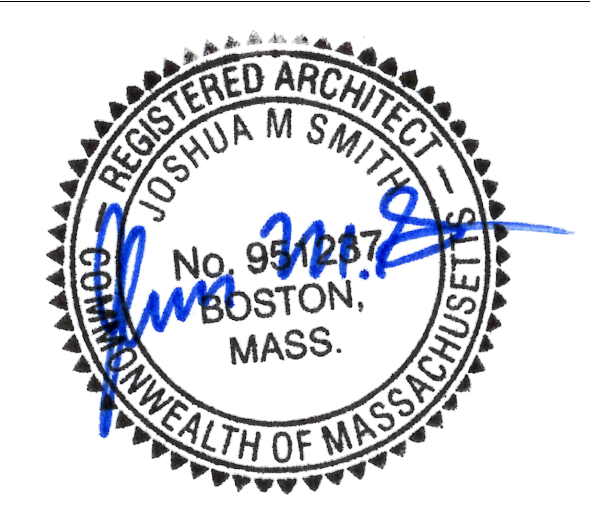


1 UNIT TYPE B4 50-52 WAVERLY
BUILDING SECTION 2
1/4" = 1'-0"



2 UNIT TYPE B4 50-52 WAVERLY
BUILDING SECTION 1
1/4" = 1'-0"

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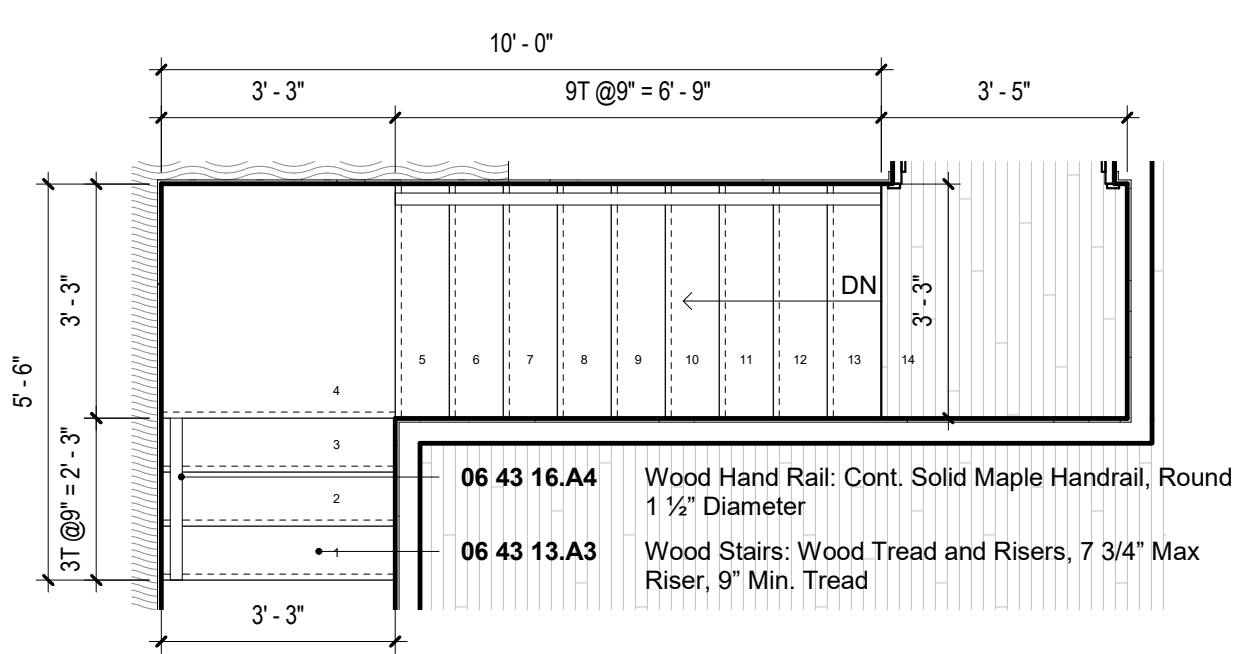
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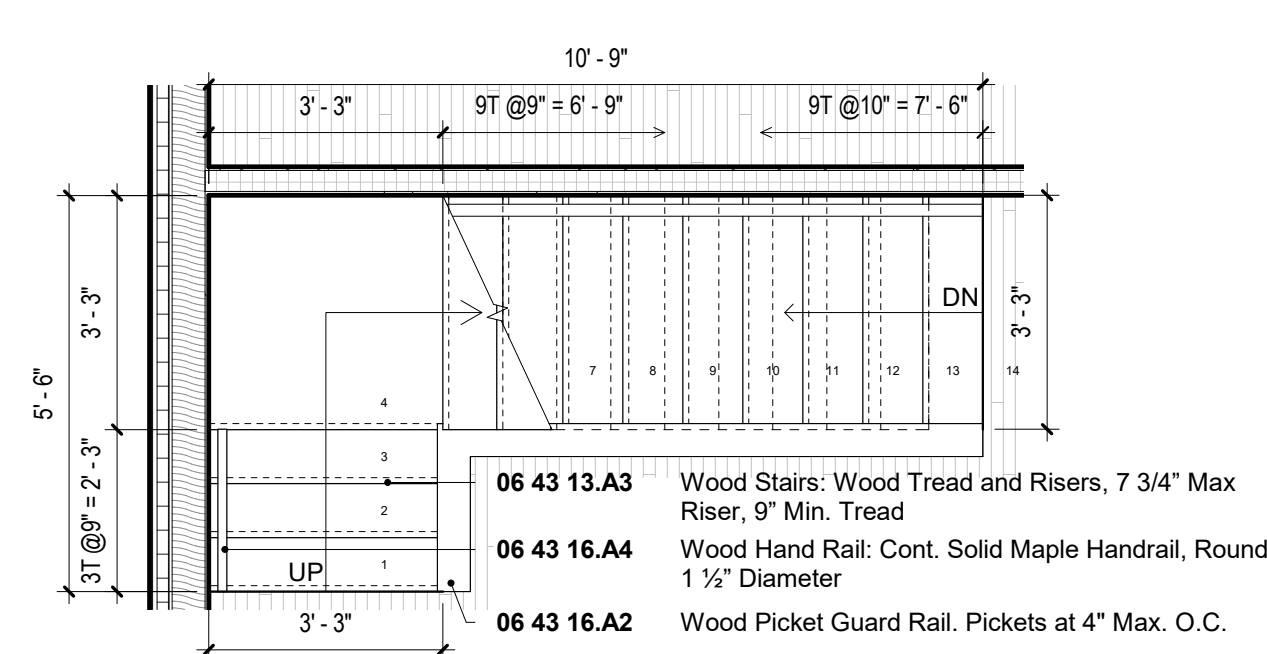
Building Sections

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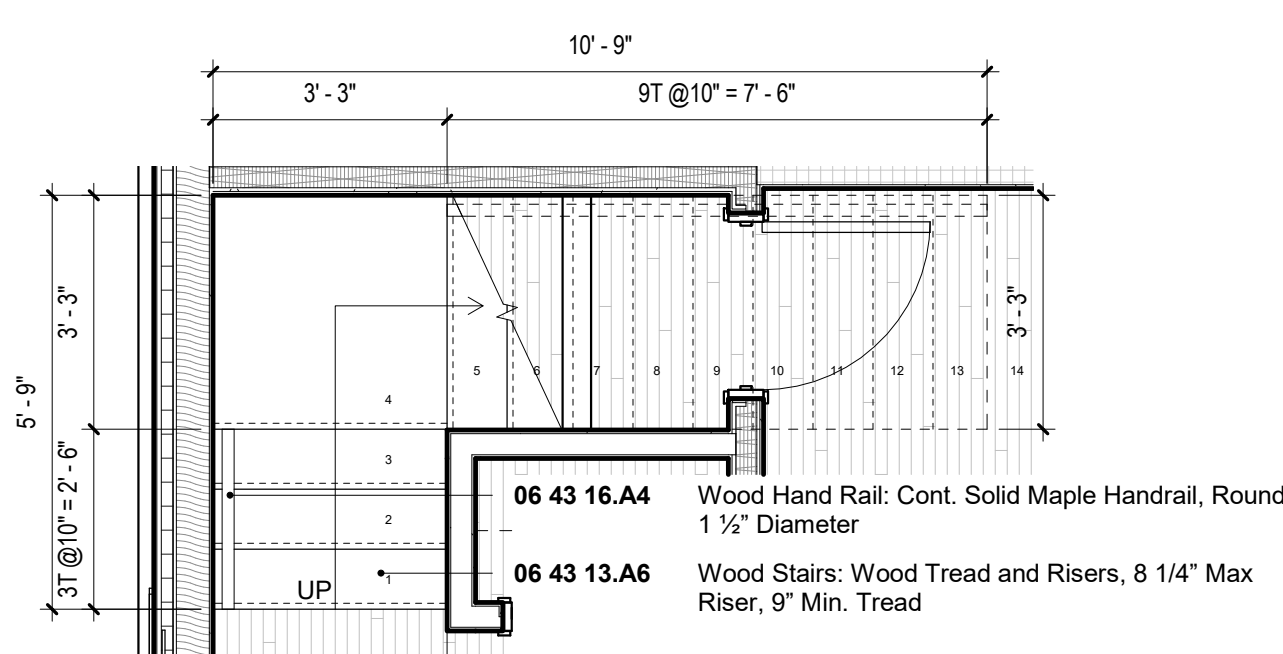
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A130-2
TYPE B4 TWO-FAMILY



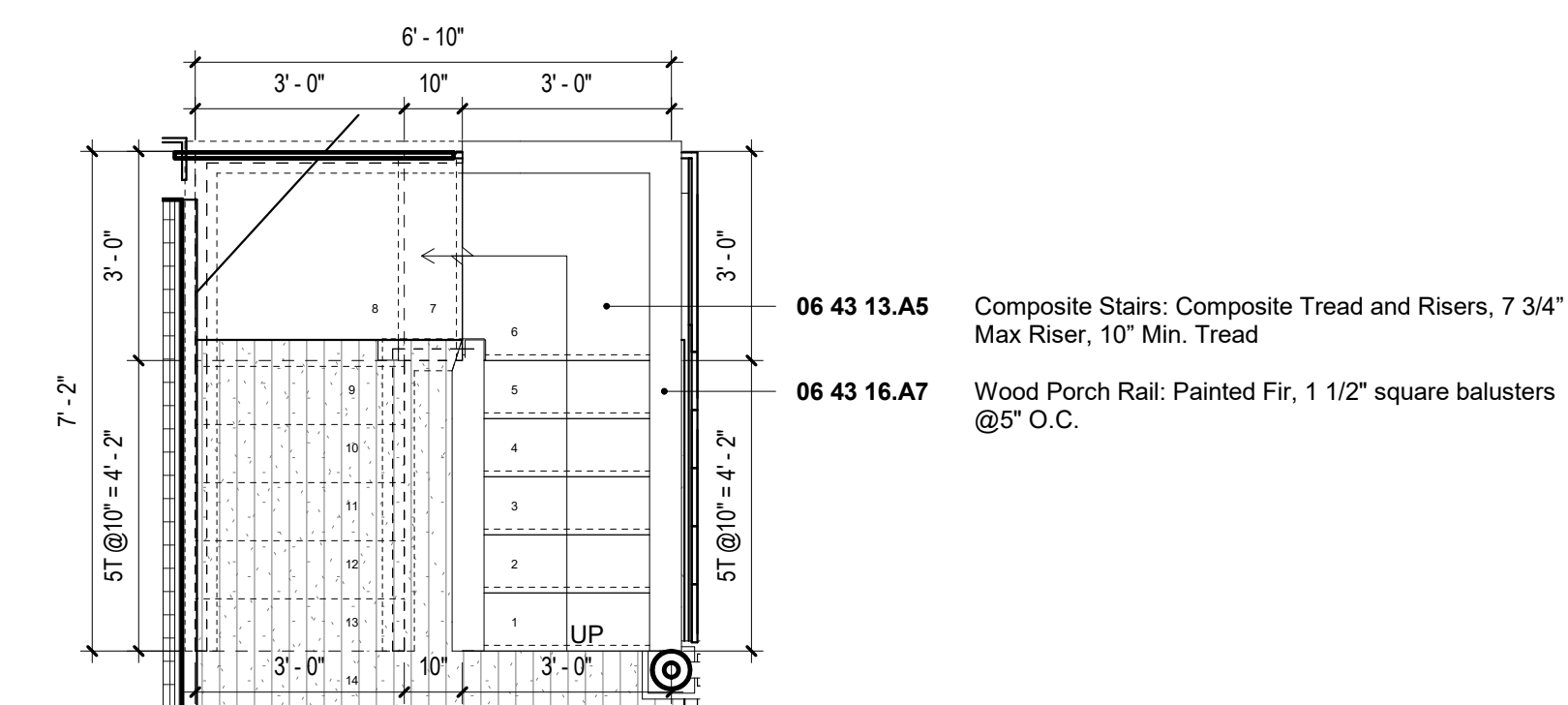
13 50-52 Waverly - Level 3 Stair Plan
3/8" = 1'-0"



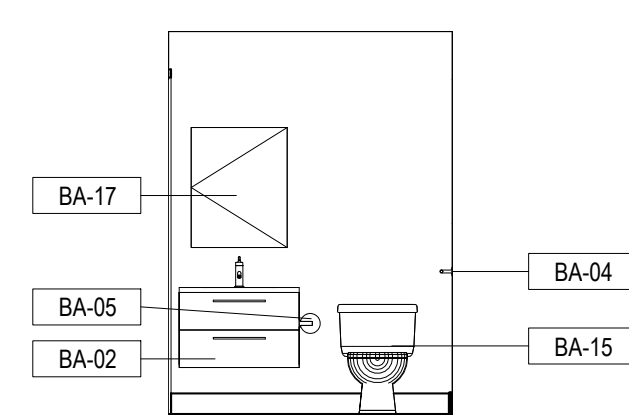
12 50-52 Waverly - Level 2 Stair Plan
3/8" = 1'-0"



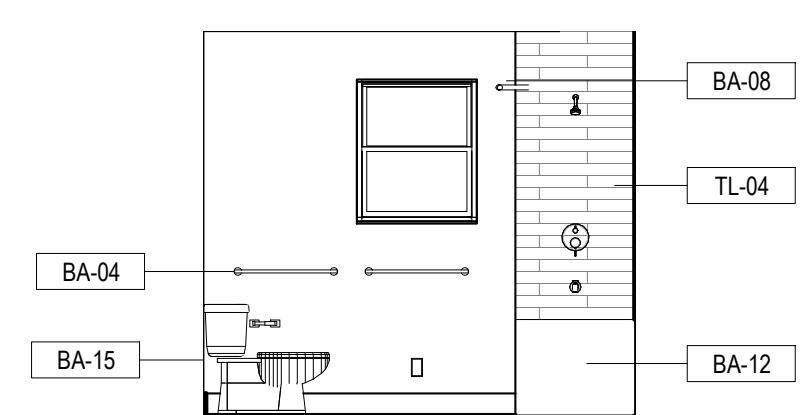
11 50-52 Waverly - Level 1 Stair Plan
3/8" = 1'-0"



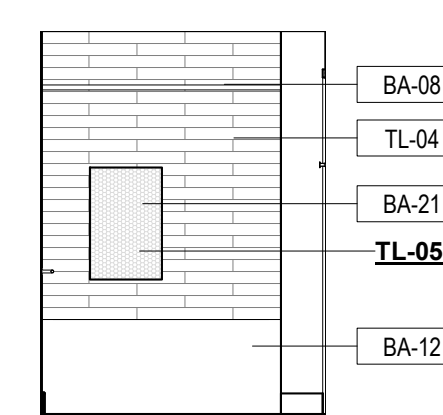
10 50-52 Waverly - Deck Stair Plan
3/8" = 1'-0"



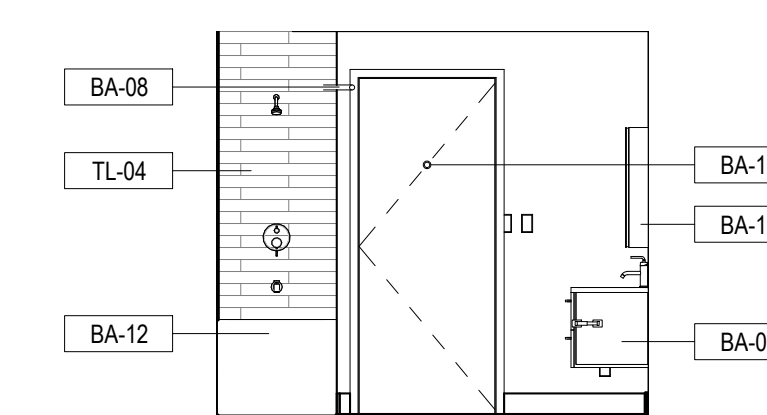
9 50-52 Waverly - Bath North Elevation
1/4" = 1'-0"



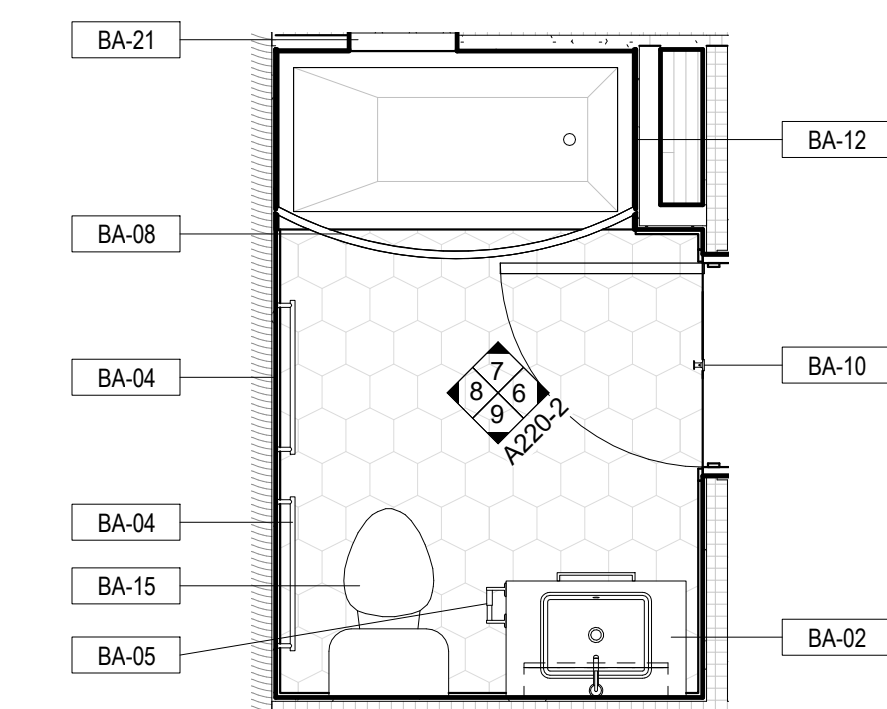
8 50-52 Waverly - Bath East Elevation
1/4" = 1'-0"



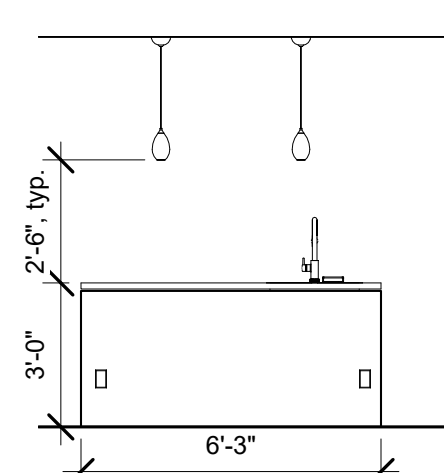
7 50-52 Waverly - Bath South Elevation
1/4" = 1'-0"



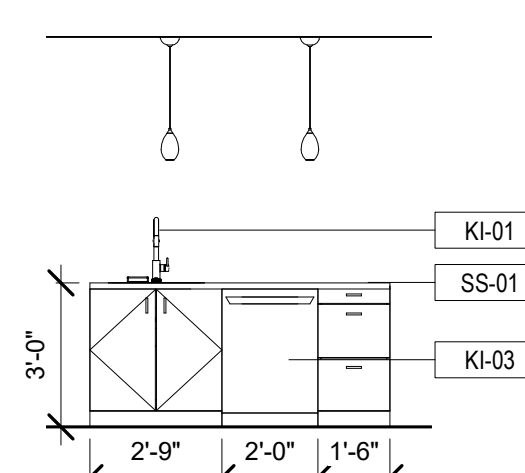
6 50-52 Waverly - Bath West Elevation
1/4" = 1'-0"



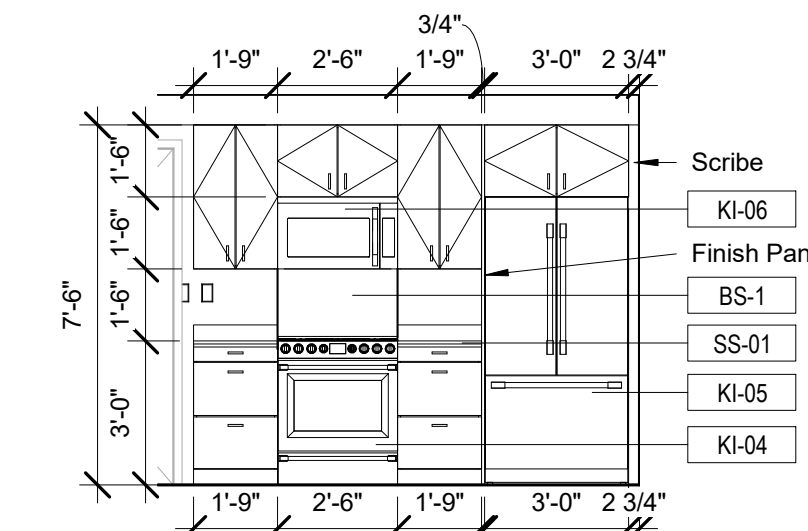
5 50-52 Waverly - Bath Plan
3/8" = 1'-0"



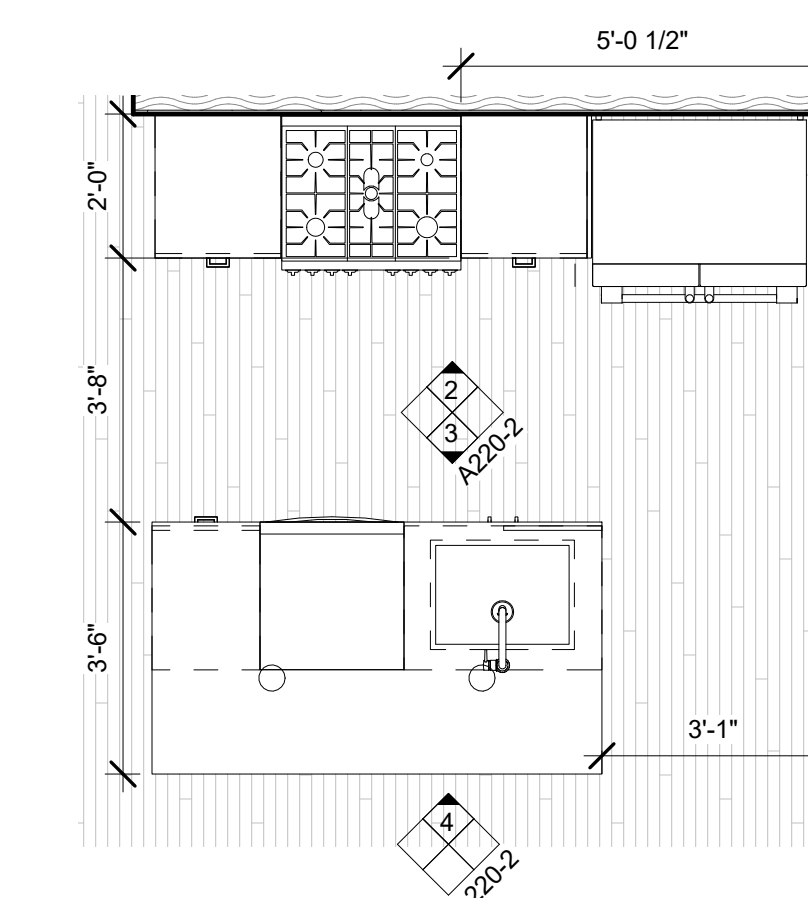
4 50-52 Waverly - Kitchen Island Elevation
1/4" = 1'-0"



3 50-52 Waverly - Kitchen North Elevation
1/4" = 1'-0"

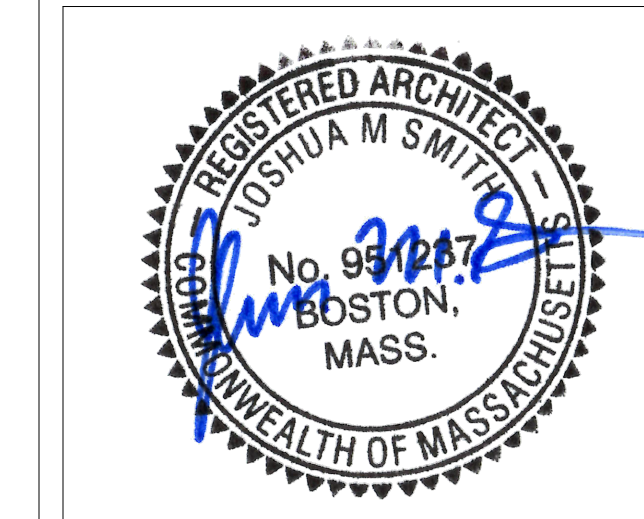


2 50-52 Waverly - Kitchen South Elevation
1/4" = 1'-0"



1 50-52 Waverly - Kitchen Plan
3/8" = 1'-0"

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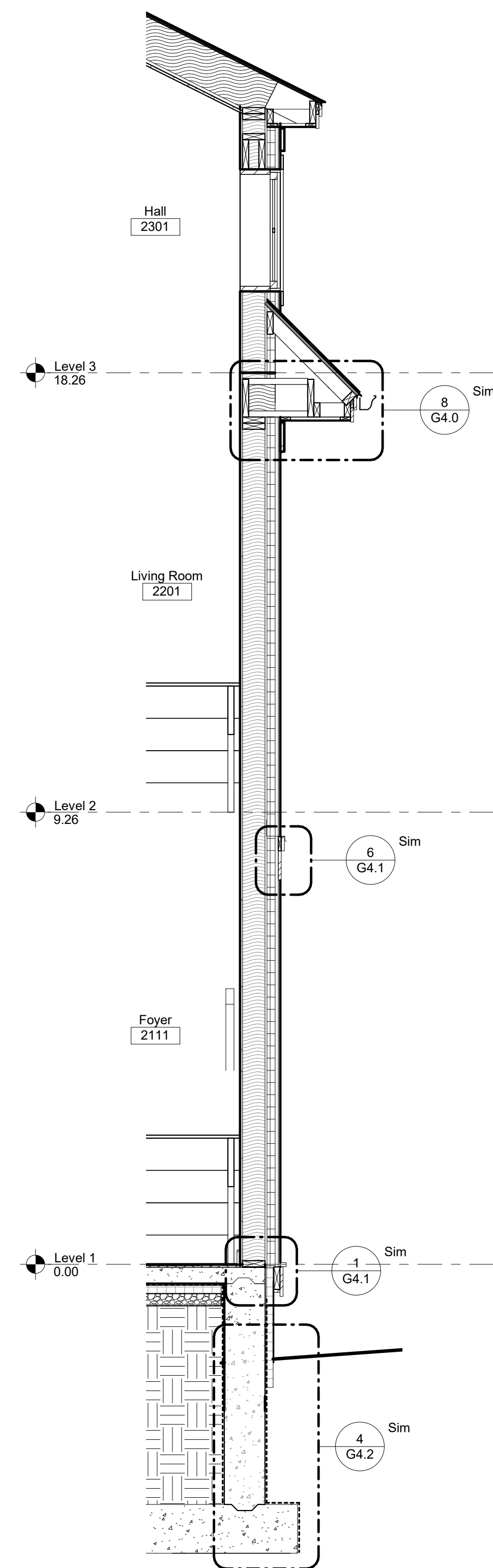
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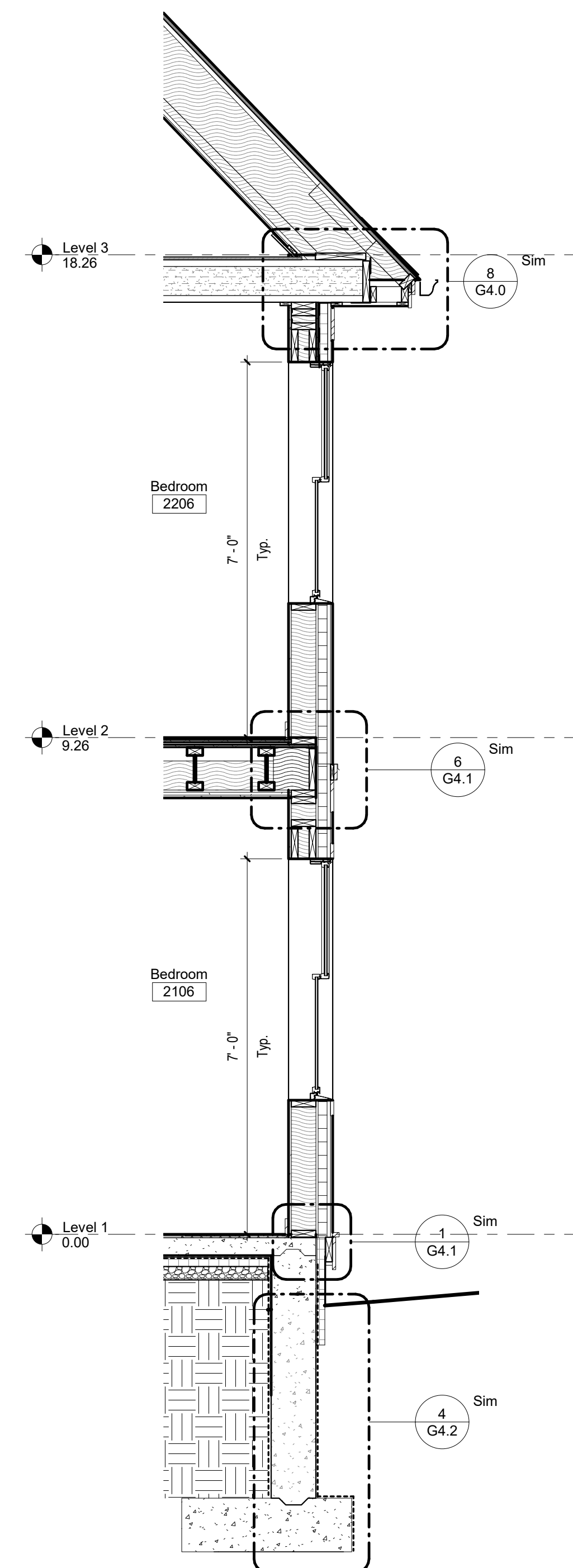
Enlarged Plans and Elevations

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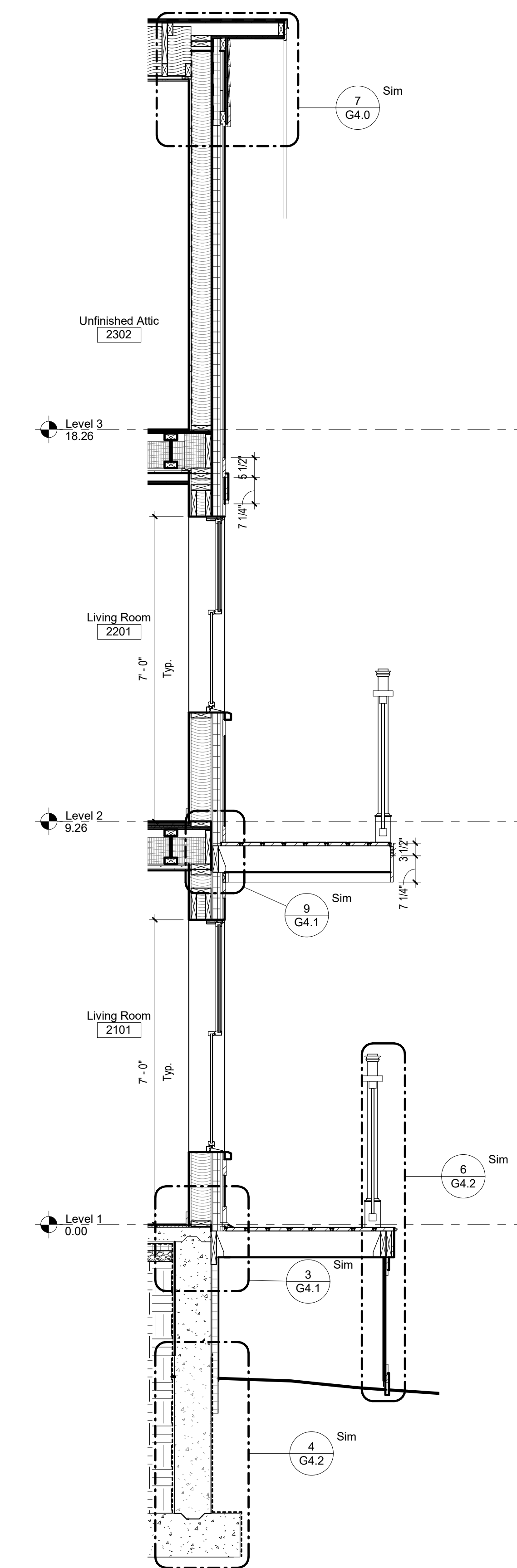
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A220-2
TYPE B4 TWO-FAMILY



3 50-52 Waverly - Wall Section 3
1/2" = 1'-0"



2 50-52 Waverly - Wall Section 2
1/2" = 1'-0"



1 50-52 Waverly - Wall Section 1
1/2" = 1'-0"

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Wall Sections

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A300-2
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