

NEW CONSTRUCTION MIXED USE DWELLING

1149 HARRISON AVENUE, ROXBURY MA 02119



70 WARREN STREET, SUITE 7
BOSTON, MA 02119
617.953.4356 - INFO@ROSADC.COM



LOCATION MAP

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE LATEST EDITION OF THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY AQUATINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
7. THE CONTRACTOR SHALL GIVE A WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
8. ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED, AND THE ARCHITECT SHALL BE NOTIFIED OF INCONSISTENCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH THE WORK.
9. TAKE FIELD MEASUREMENTS BEFORE FABRICATION WORK TO ENSURE THAT COMPONENTS FIT TOGETHER PROPERLY.



GOOGLE EARTH

TABLE C: Roxbury Neighborhood District - Economic Development Areas - Dimensional Regulations

	Dudley Square EDA	Proposed
Maximum Floor Area Ratio	2.0	0.7
Maximum Building Height	55 ⁽¹⁾	47'-6"
Minimum Lot Size	none	none
Minimum Usable Open Space (Square Feet per Dwelling Unit)	none	none
Minimum Lot Width	none	none
Minimum Lot Frontage	none	none
Minimum Front Yard ⁽³⁾	none ⁽²⁾	none
Minimum Side Yard	none	none
Minimum Rear Yard	20	28'-6 3/4"

Footnotes to Table C

1. For maximum Building Heights and Floor Area Ratios in established Planned Development Areas in the Dudley Square EDA and Greater Roxbury EDA, see Section 50-14 (Planned Development Areas: Use and Dimensional Regulations).

GENERAL SYMBOLS

ROOM NAME	ROOM TAG
	BREAK LINE
	WINDOW
	DOOR
	OBJECT ABOVE OR BELOW
	COMBO - EXHAUST LIGHT
	EXTERIOR ELEVATION

ZONING

ZONING DISTRICT: ROXBURY NEIGHBORHOOD
ZONING SUBDISTRICT: DUDLEY SQUARE EDA
SUBDISTRICT TYPE: ECONOMIC DEVELOPMENT AREA
MAP NO.: 6A-6C
ARTICLE: 50 (TABLE; APPENDIX)

ASSESSOR'S REPORT

PARCEL ID: 0802541000
PROPERTY TYPE: COMMERCIAL LAND
CLASSIFICATION CODE: 0387 (COMMERCIAL PROPERTY / PAY PARKING LOT)
LOT SIZE: 16,284 SQ FT
LIVING AREA: 1 SQ FT

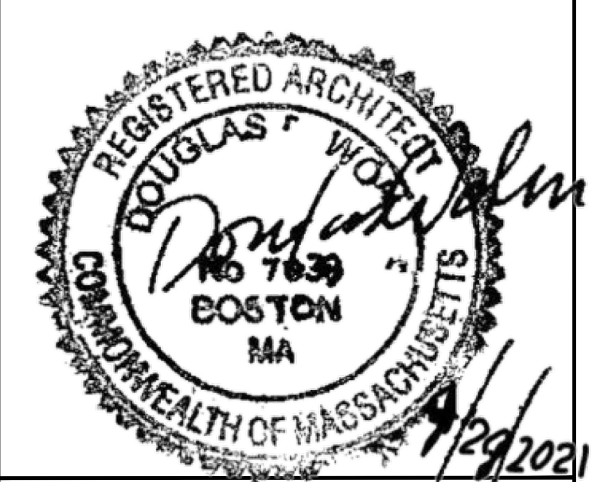
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DRAWING TITLE:
COVER SHEET

SHEET NUMBER:
A-0.0



1 PROPOSED SCHEMATIC SITE PLAN
 A-0.1 SCALE: 1/4"=1'-0"



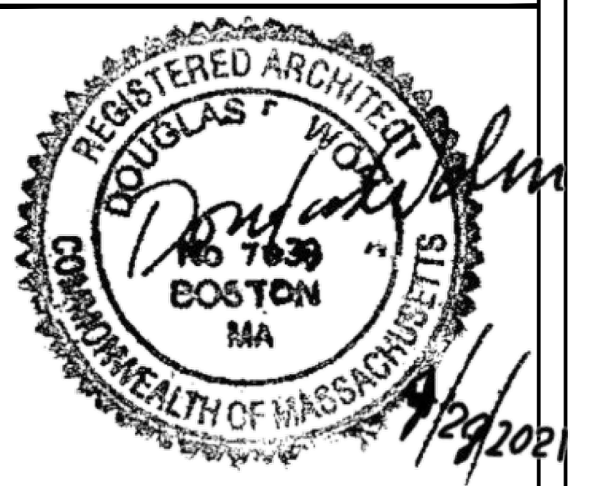
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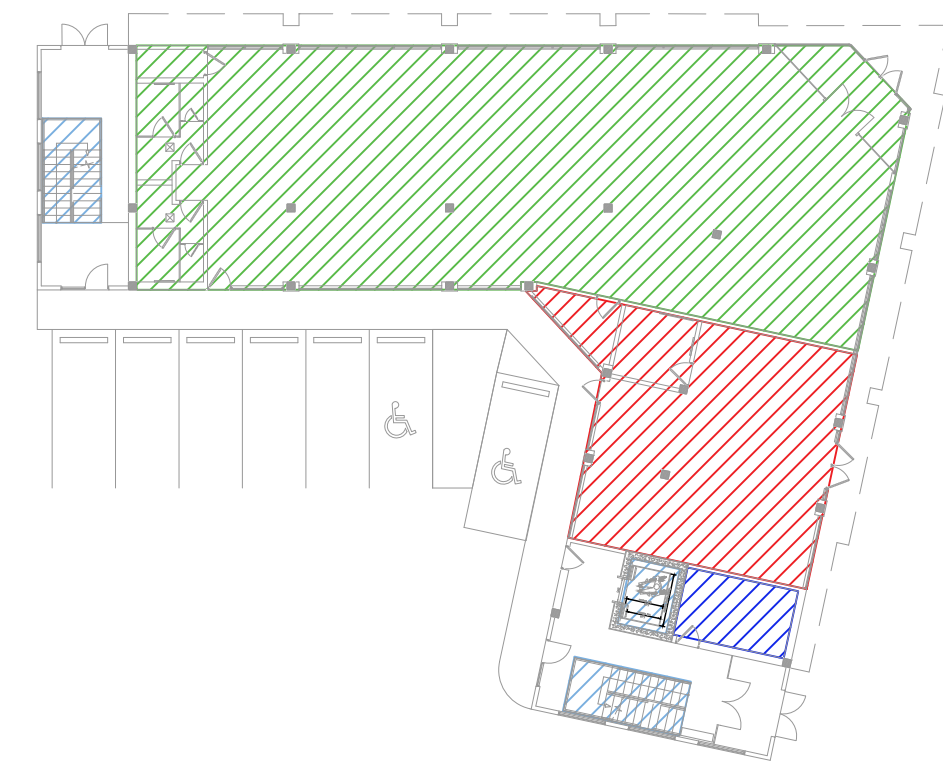
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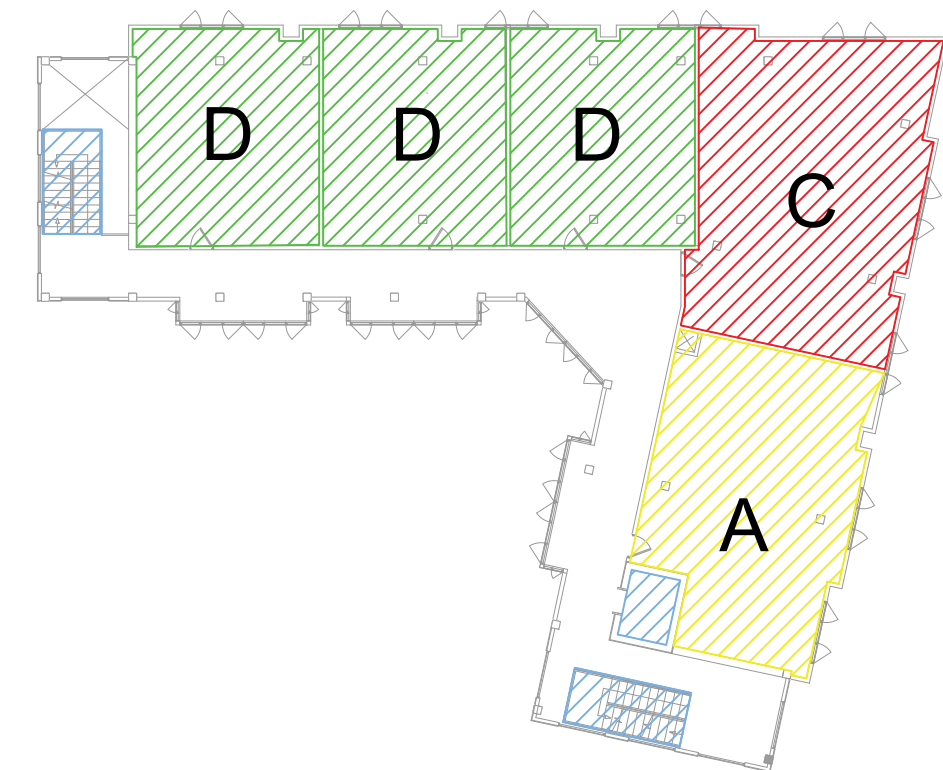
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SHEET NUMBER:
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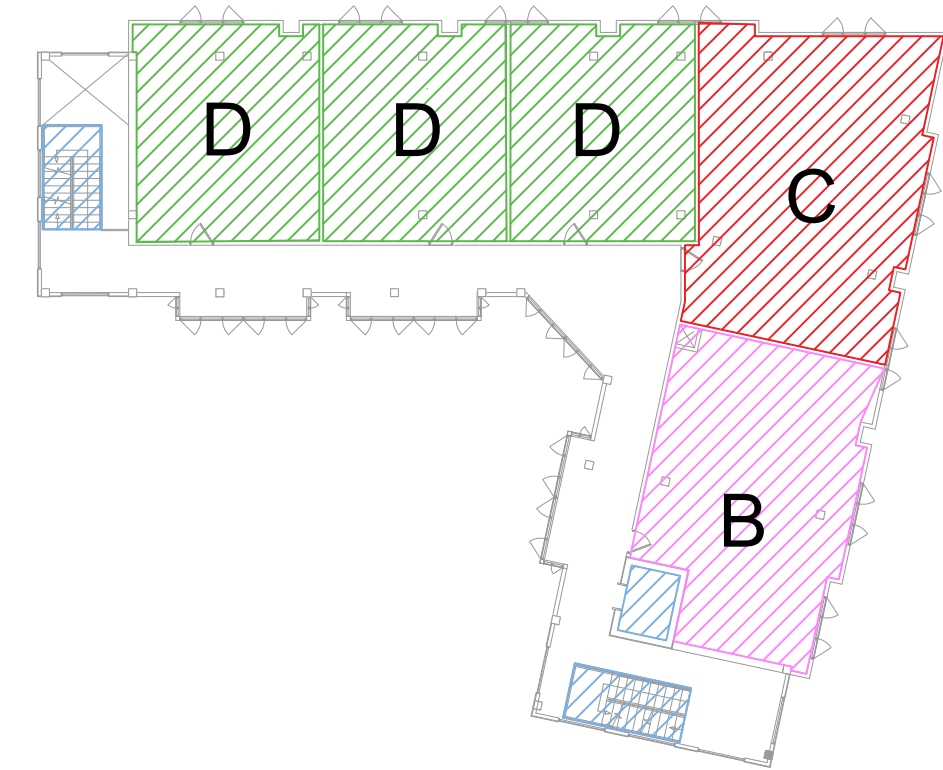
ZONIFICATION



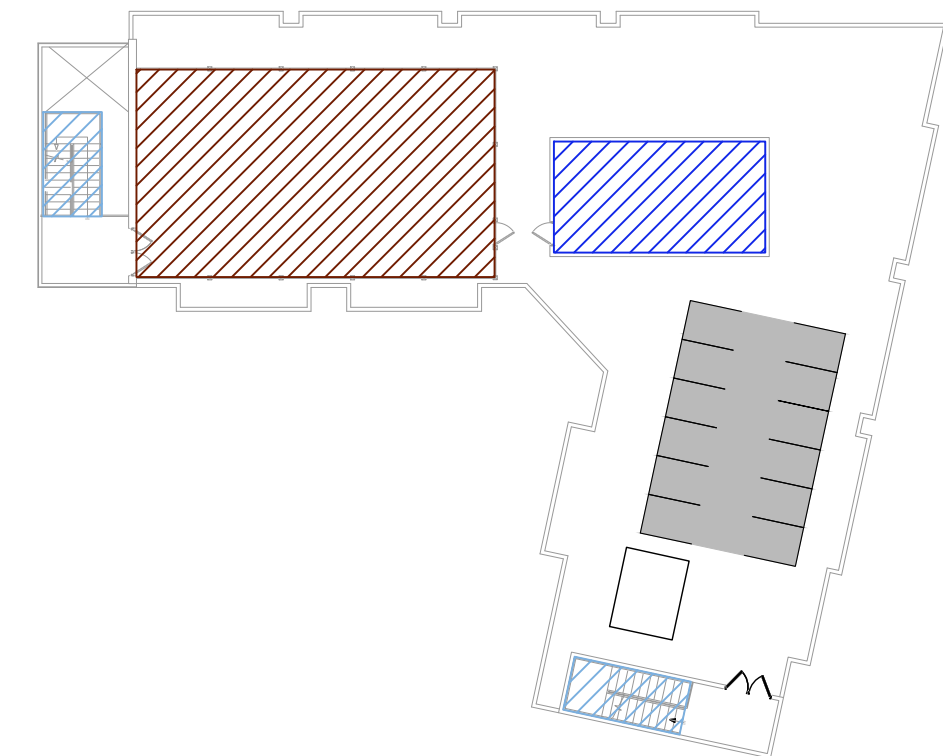
- FIRST FLOOR**
- LAUNDRY (3,133 S.F.)
 - BARBER SHOP (902 S.F.)
 - MECHANICAL ROOM (60 S.F.)
 - VERTICAL CIRCULATION



- SECOND FLOOR**
- APT. TYPE D (3 Units)
 - APT. TYPE C (1 Unit)
 - APT. TYPE A (1 Unit)
 - VERTICAL CIRCULATION

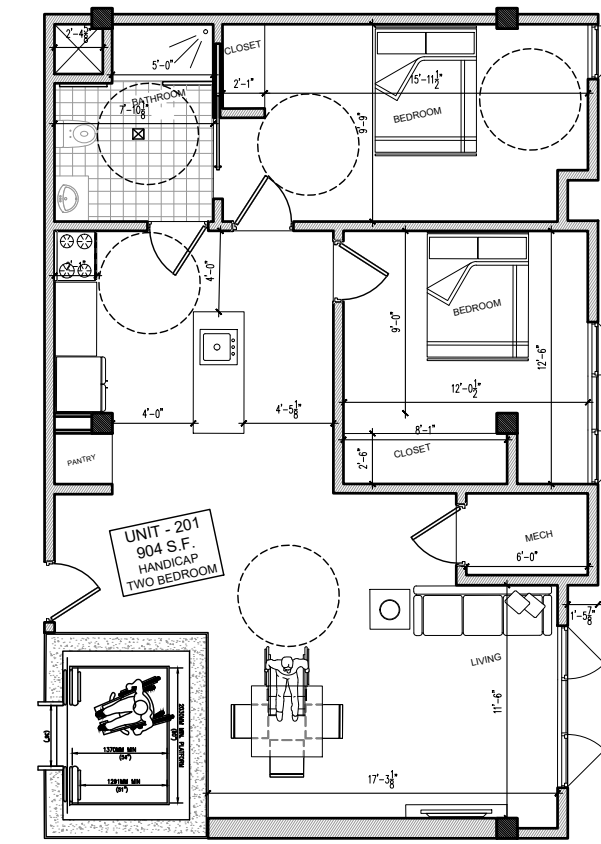


- THIRD FLOOR**
- APT. TYPE D (3 Units)
 - APT. TYPE C (1 Unit)
 - APT. TYPE B (1 Unit)
 - VERTICAL CIRCULATION

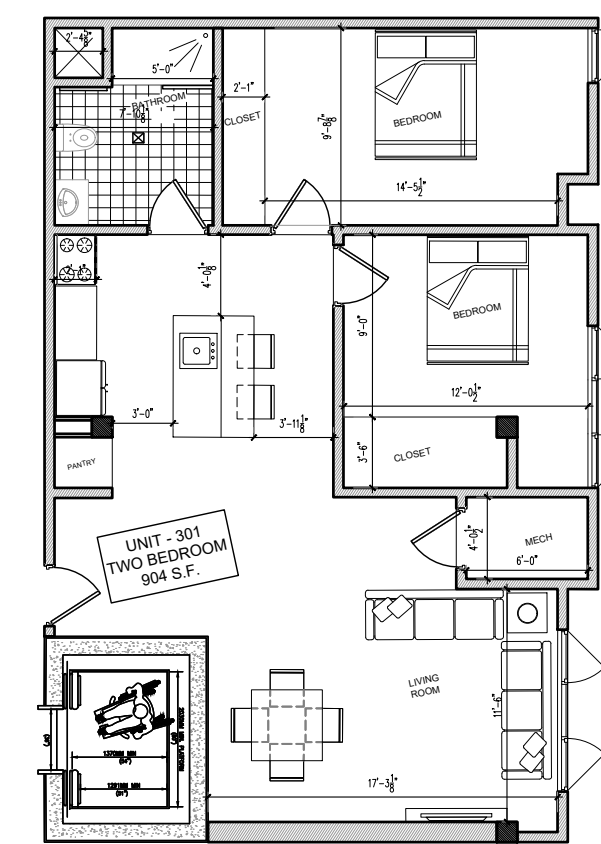


- ROOF FLOOR**
- ROOF DECK (10 Units)
 - MECHANICAL PENT HOUSE (1 Unit)
 - VERTICAL CIRCULATION
 - SOLAR PANEL READY

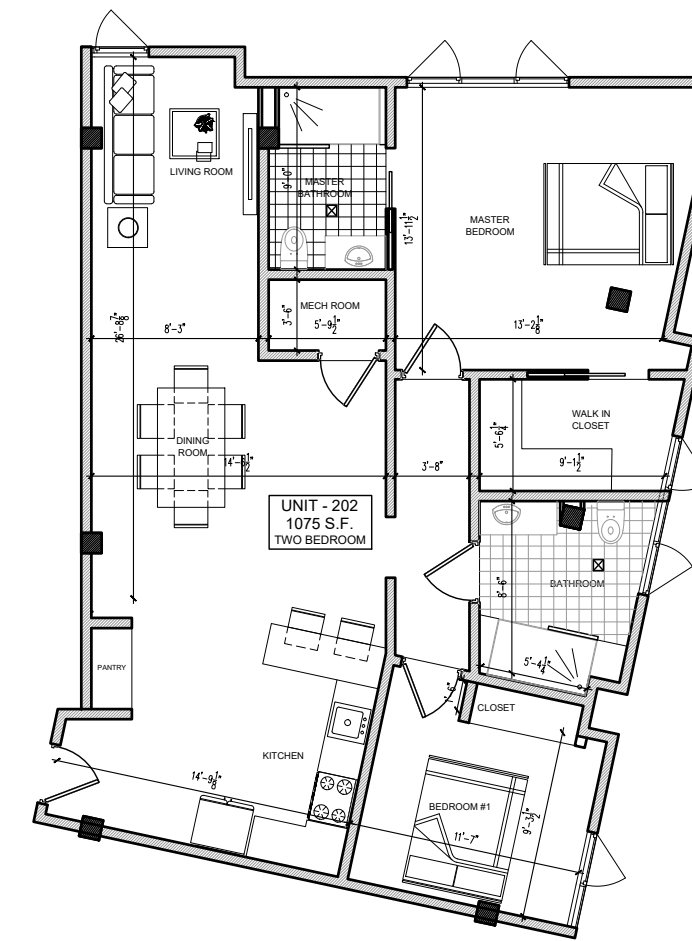
APT. TYPES



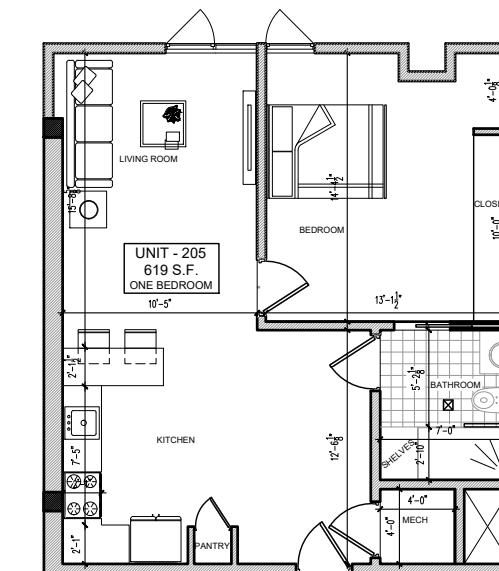
TYPE A
TWO BEDROOM
HANDICAP BATHROOM
(904 S.F.)



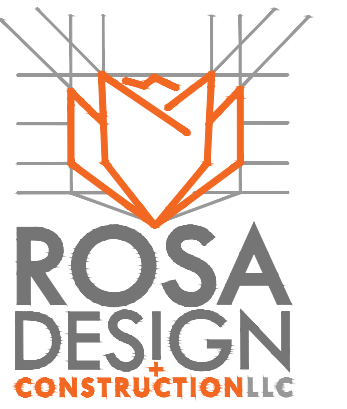
TYPE B
TWO BEDROOM
BATHROOM
(950 S.F.)



TYPE C
TWO BEDROOM
TWO BATHROOM
(1075 S.F.)



TYPE D
ONE BEDROOM
ONE BATHROOM
(± 600-619 S.F.)

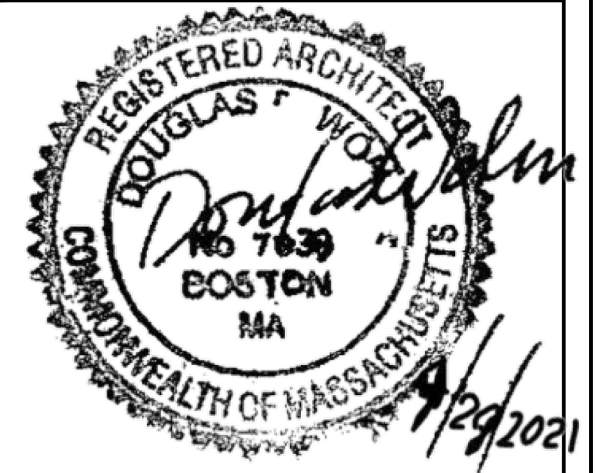


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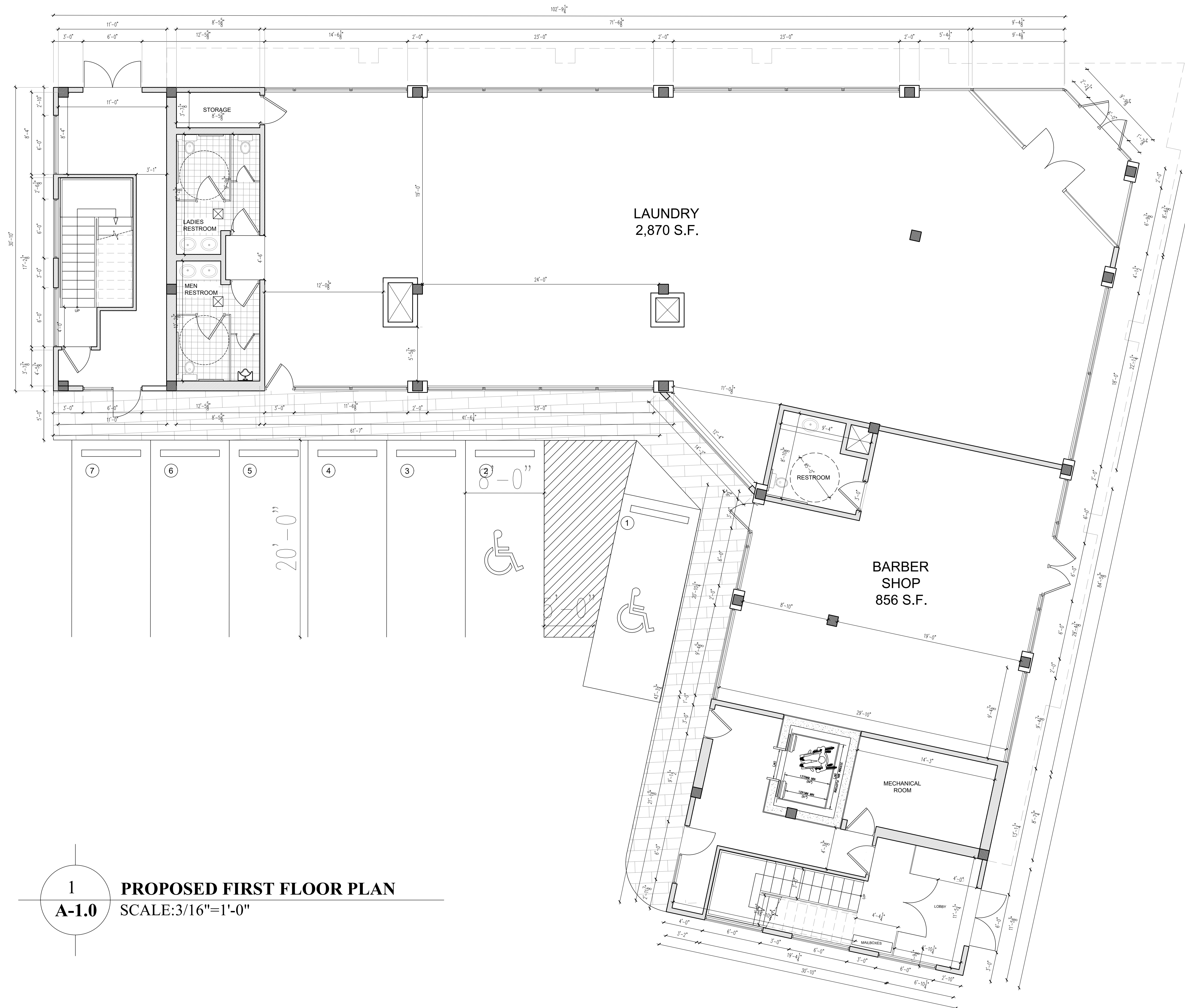


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DRAWING TITLE:
PROPOSED

SHEET NUMBER:
D-1.0



1
A-1.0 **PROPOSED FIRST FLOOR PLAN**
 SCALE: 3/16" = 1'-0"

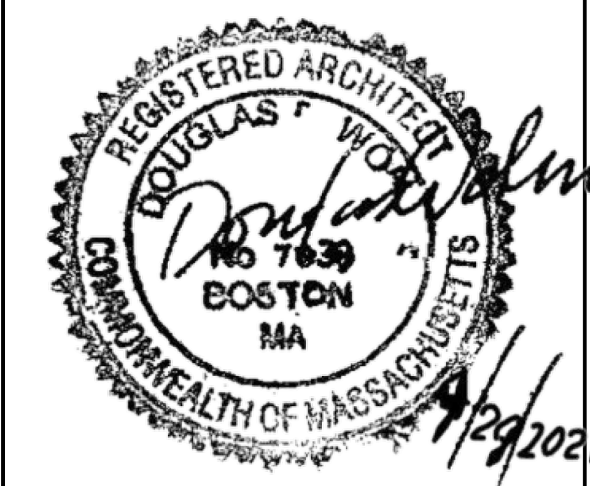


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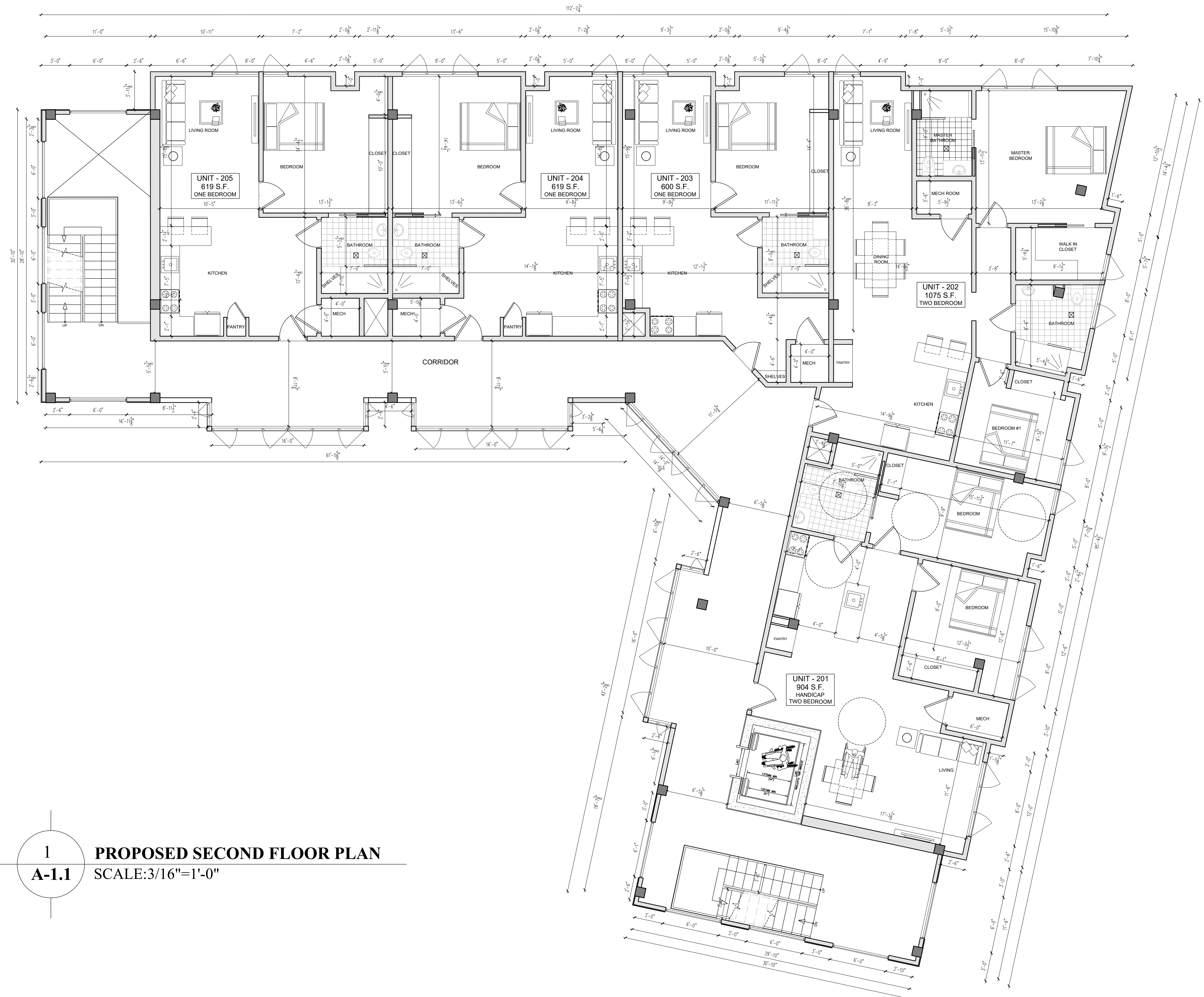


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 A-1.0



1
A-1.1 **PROPOSED SECOND FLOOR PLAN**
SCALE: 3/16"=1'-0"

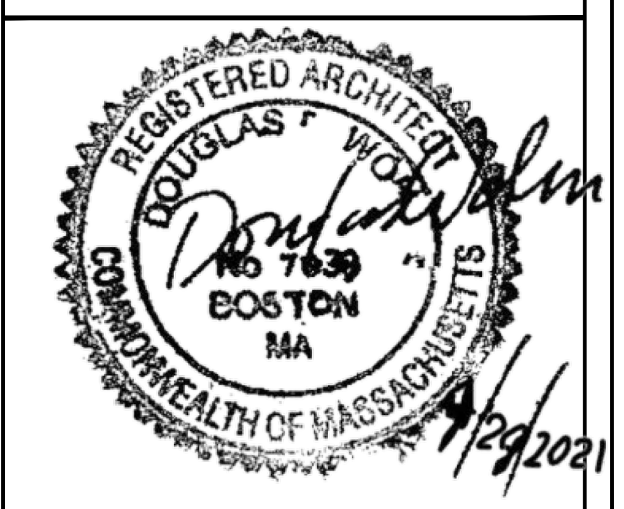


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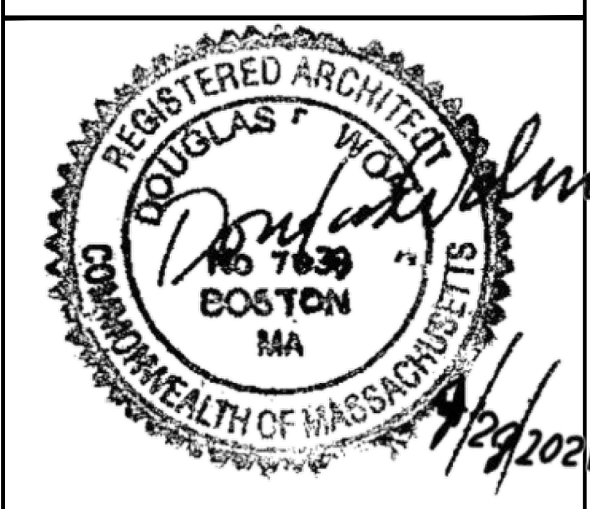


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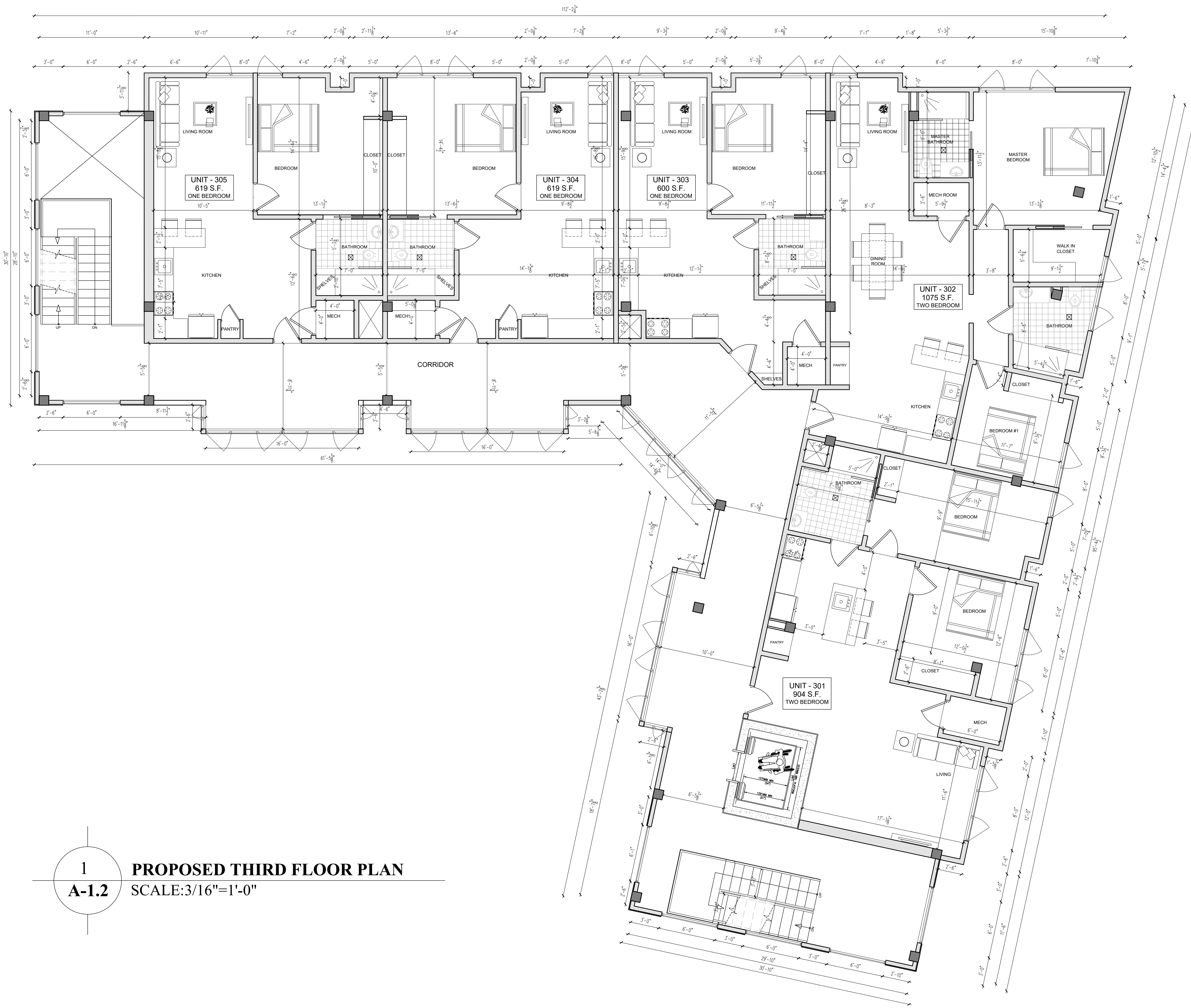


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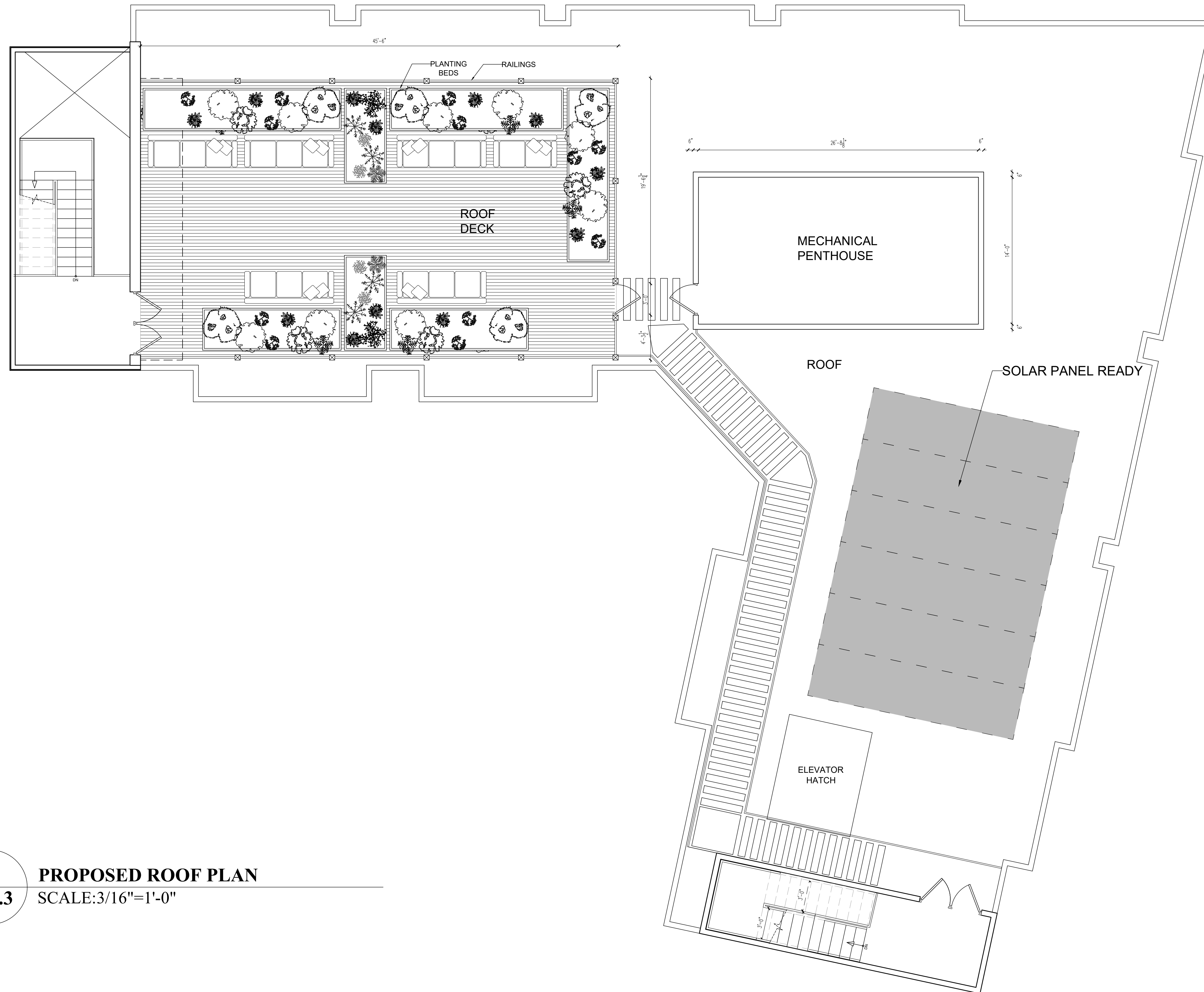
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SHEET NUMBER:
A-1.2



1
A-1.2 **PROPOSED THIRD FLOOR PLAN**
 SCALE: 3/16"=1'-0"



1
A-1.3 PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"

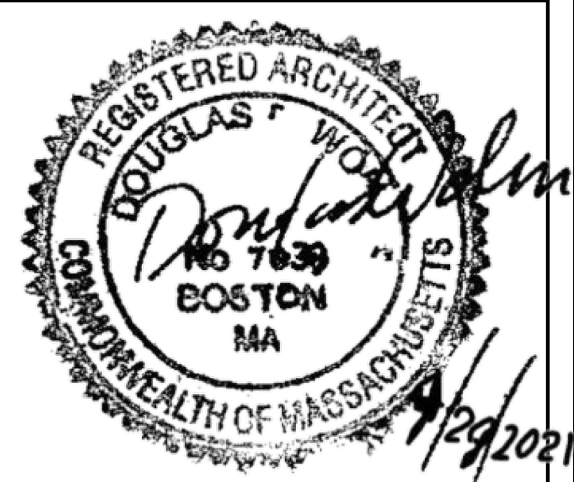


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A-1.3



1
A-2.0
PROPOSED RIGHT ELEVATION
SCALE: 3/16"=1'-0"



2
A-2.0
PROPOSED LEFT ELEVATION
SCALE: 3/16"=1'-0"

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