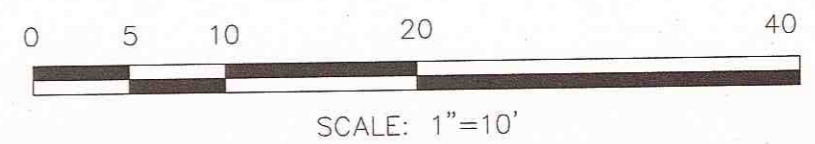
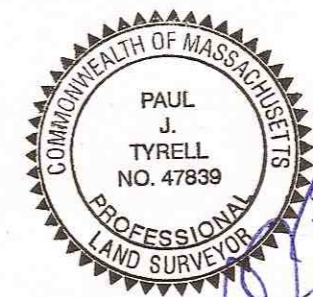
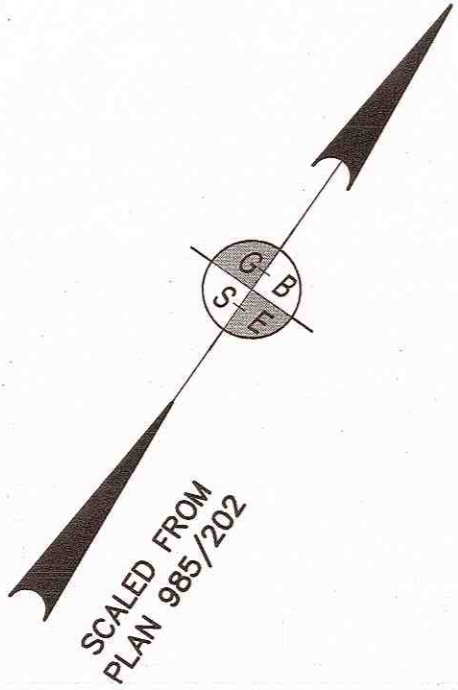
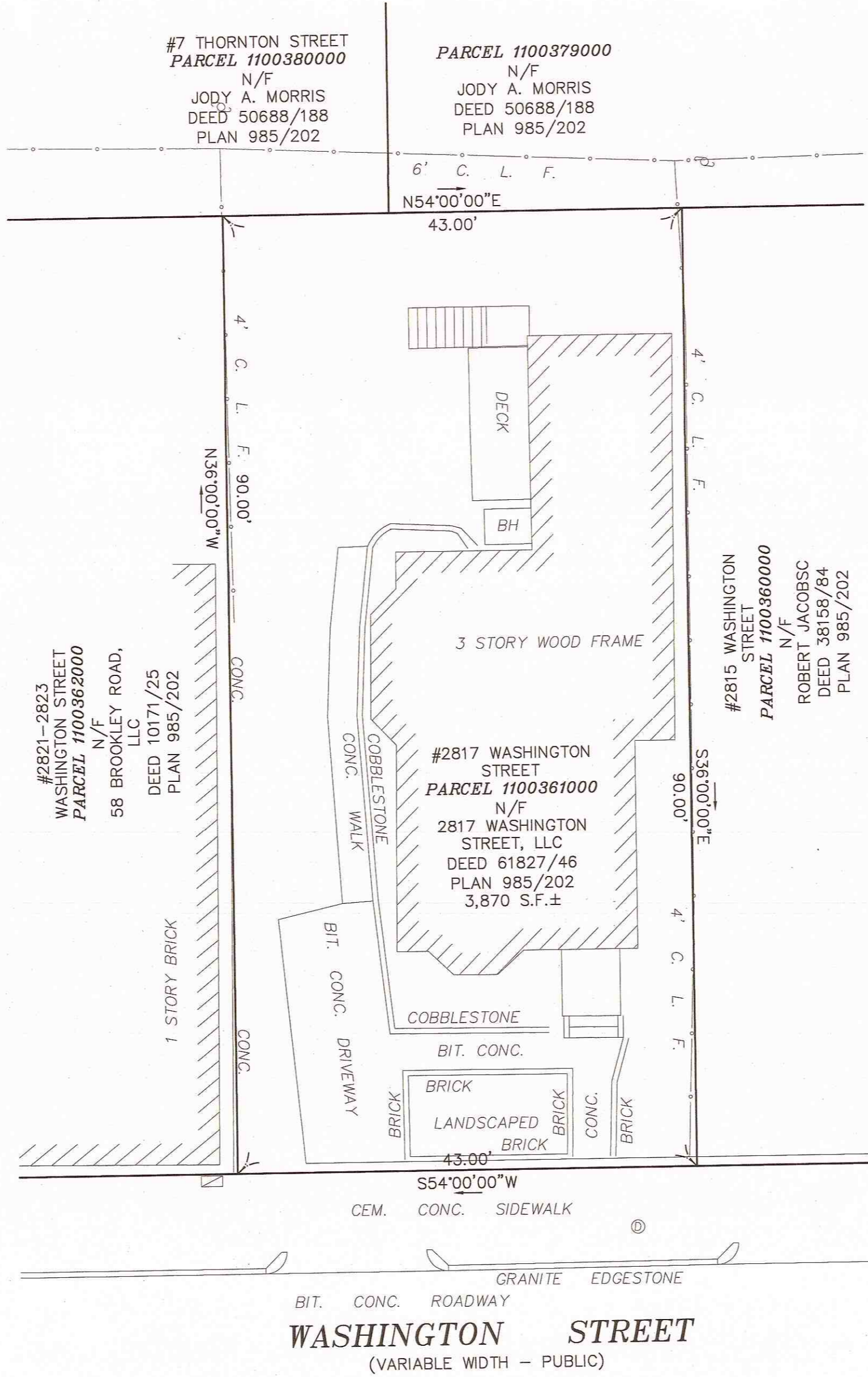
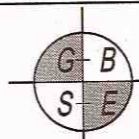


LOCUS MAP
N.T.S

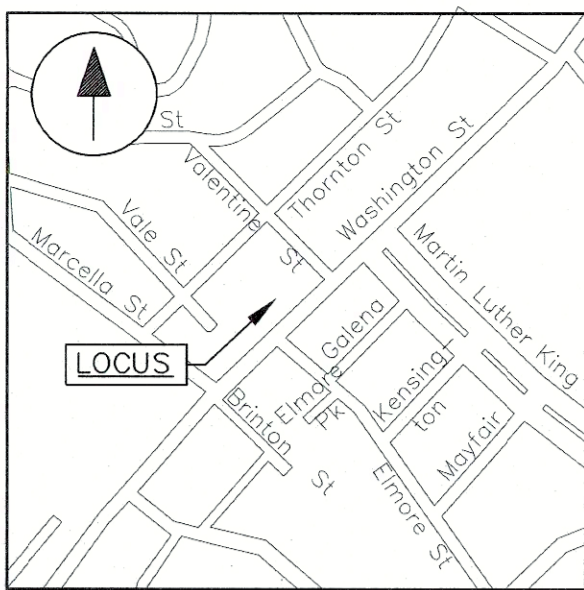


PLAN OF LAND
2817 WASHINGTON STREET
BOSTON, MASSACHUSETTS
(ROXBURY DISTRICT)

PREPARED FOR
LAROSSA DEVELOPMENT

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

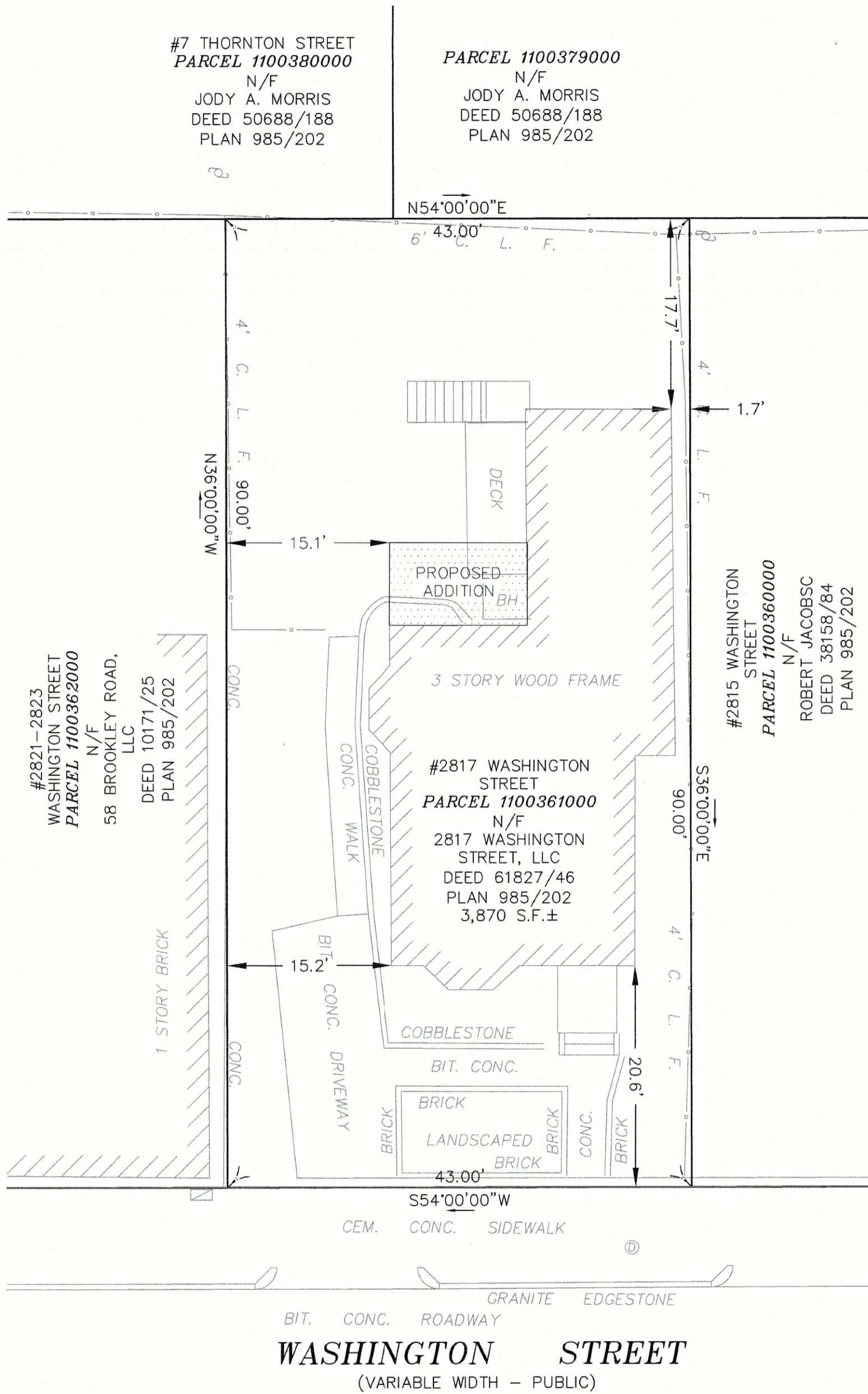
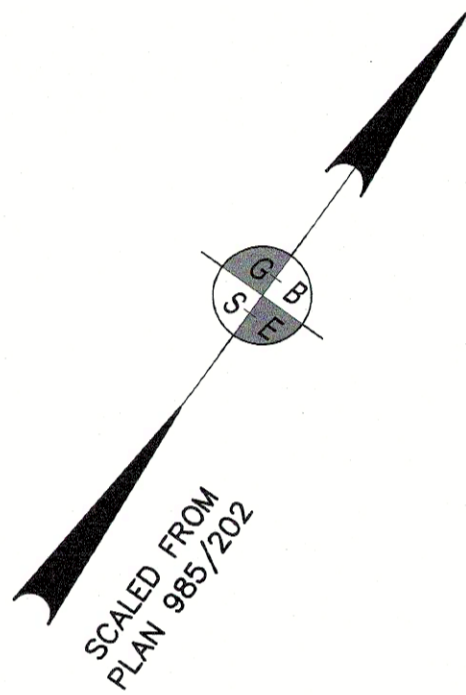
CALC BY: PJT	DATE: FEBRUARY 25, 2020	SCALE: 1"=10'
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LOCUS MAP
N.T.S

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PARCEL 1100380000
N/F
JODY A. MORRIS
DEED 50688/188
PLAN 985/202

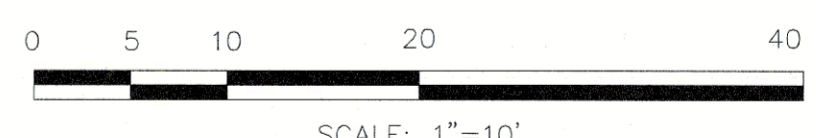
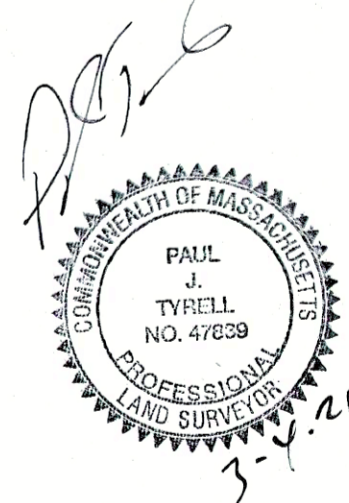
PARCEL 1100379000
N/F
JODY A. MORRIS
DEED 50688/188
PLAN 985/202



#2821-2823
WASHINGTON STREET
PARCEL 1100362000
N/F
58 BROOKLEY ROAD,
LLC
DEED 10171/25
PLAN 985/202

#2817 WASHINGTON STREET
PARCEL 1100361000
N/F
2817 WASHINGTON STREET, LLC
DEED 61827/46
PLAN 985/202
3,870 S.F.±

#2815 WASHINGTON STREET
PARCEL 1100360000
N/F
ROBERT JACOBSC
DEED 38158/84
PLAN 985/202



PLAN OF PROPOSED CONSTRUCTION
2817 WASHINGTON STREET
BOSTON, MASSACHUSETTS
(ROXBURY DISTRICT)

PREPARED FOR
LAROSSA DEVELOPMENT

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

SCALE: 1"=10'

CALC BY: PJT	DATE: FEBRUARY 25, 2020	SCALE: 1"=10'
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2817 WASHINGTON STREET
BOSTON, MA 02119

ZONING DISTRICT	ROXBURY NEIGHBORHOOD
ZONING SUBDISTRICT	MFR/L S, 3F-4000
SUBDISTRICT TYPE	MULTIFAMILY RESIDENTIAL / LOCAL SERVICES
OVERLAYS :	NEIGHBORHOOD DESIGN REVIEW NEIGHBORHOOD DESIGN BOULEVARD PLANNING
MAP NO.	6A-6C
ARTICAL	50
LOT AREA	3,870 SF
PROPOSED UNIT #	2 UNITS - RESIDENTIAL
PROPOSED GROSS SF	3,707 SF

TABLE F - DIMENSIONAL REGULATIONS

	LOT AREA, MIN. FOR DWELL. UNIT(S) (SQ.F.T)	ADDITIONAL LOT AREA FOR EA. ADDIT'L DWELL. UNIT (SQ.F.T.)	LOT WIDTH MINIMUM (FEET)	LOT FRONTAGE MIN. (FEET)	FLOOR AREA RATIO MAXIMUM		BUILDING HEIGHT MAX		USABLE OPEN SPACE MIN. SQ.FT. PER DWELLING UNIT	FRONT YARD MINIMUM DEPTH (FEET)	SIDE YARD MINIMUM DEPTH (FEET)	REAR YARD MINIMUM DEPTH (FEET)
					MFR/L S	3F-4000	STORIES	FEET				
1 OR 2 FAMILY DETACHED OR SEMI-ATTACHED DWELLING	3,000 PER BLDG. OF 1 OR 2 UNITS	3,000 PER BLDG. OF 1 OR 2 UNITS	40	40	1.0	0.8	3	35	400	20	5*	30

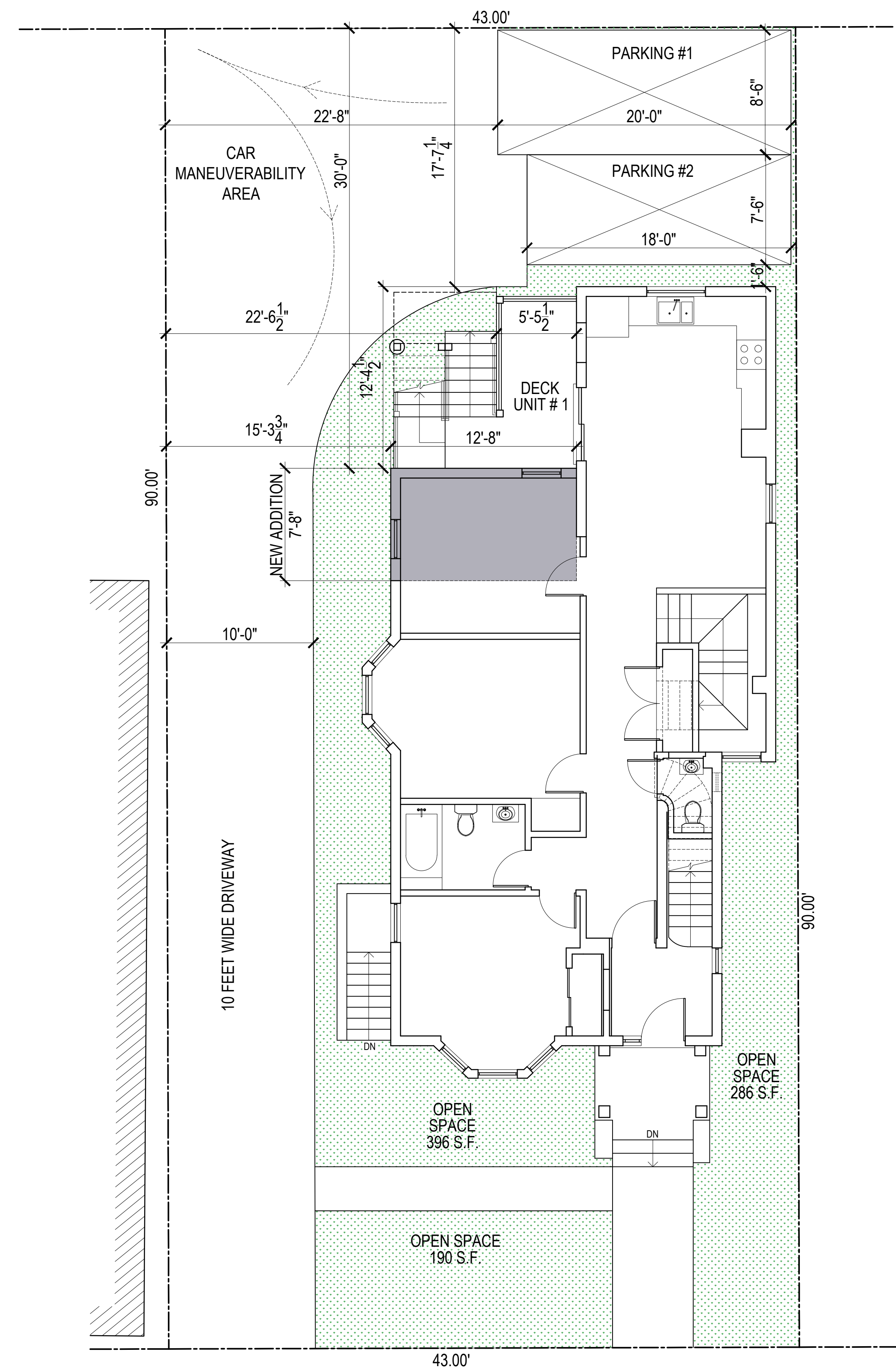
* ON EACH SIDE, THE SIDE YARD SHALL BE AT LEAST FIVE (5) FEET FROM A SIDE LOT LINE AND TEN (10) FEET FROM AN EXISTING STRUCTURE ON AN ABUTTING LOT, AND THE AGGREGATE SIDE YARD WIDTH SHALL BE NOT LESS THAN FIFTEEN (15) FEET.

EXISTING CONDITION

	LOT AREA, MIN. FOR DWELL. UNIT(S) (SQ.F.T)	ADDITIONAL LOT AREA FOR EA. ADDIT'L DWELL. UNIT (SQ.F.T.)	LOT WIDTH MINIMUM (FEET)	LOT FRONTAGE MIN. (FEET)	FLOOR AREA RATIO MAXIMUM		BUILDING HEIGHT MAX		USABLE OPEN SPACE MIN. SQ.FT. PER DWELLING UNIT	FRONT YARD MINIMUM DEPTH (FEET)	SIDE YARD MINIMUM DEPTH (FEET)	REAR YARD MINIMUM DEPTH (FEET)
					MFR/L S	3F-4000	STORIES	FEET				
1 FAMILY DETACHED	3,870 FOR 1 UNIT	N/A	43	43	2,092 / 3,870 = 0.54		2.5	32'-5" +/-	1,790	20.6'	1.7' - RIGHT 15.2' - LEFT	17.7'

PROPOSED - 2 UNITS

	LOT AREA, MIN. FOR DWELL. UNIT(S) (SQ.F.T)	ADDITIONAL LOT AREA FOR EA. ADDIT'L DWELL. UNIT (SQ.F.T.)	LOT WIDTH MINIMUM (FEET)	LOT FRONTAGE MIN. (FEET)	FLOOR AREA RATIO MAXIMUM		BUILDING HEIGHT MAX		USABLE OPEN SPACE MIN. SQ.FT. PER DWELLING UNIT	FRONT YARD MINIMUM DEPTH (FEET)	SIDE YARD MINIMUM DEPTH (FEET)	REAR YARD MINIMUM DEPTH (FEET)
					MFR/L S	3F-4000	STORIES	FEET				
2 FAMILY DETACHED	3,870 SF - TOTAL LOT AREA 3,773 SF +/- - MFR/L S 97 SF +/- - 3F-4000	N/A	43	43	3,707 / 3,773 = 0.98 FOR MFR/L S		2.5	32'-5" +/-	834 / 2 = 417 PER UNIT + 65 SF - DECK PER UNIT	20.6'	5'-1 3/4" - RIGHT 15'-3 3/4" - LEFT	30'



SITE USE PLAN

Consultant
Address
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e-mail

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Address
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e-mail

No.	Description	Date

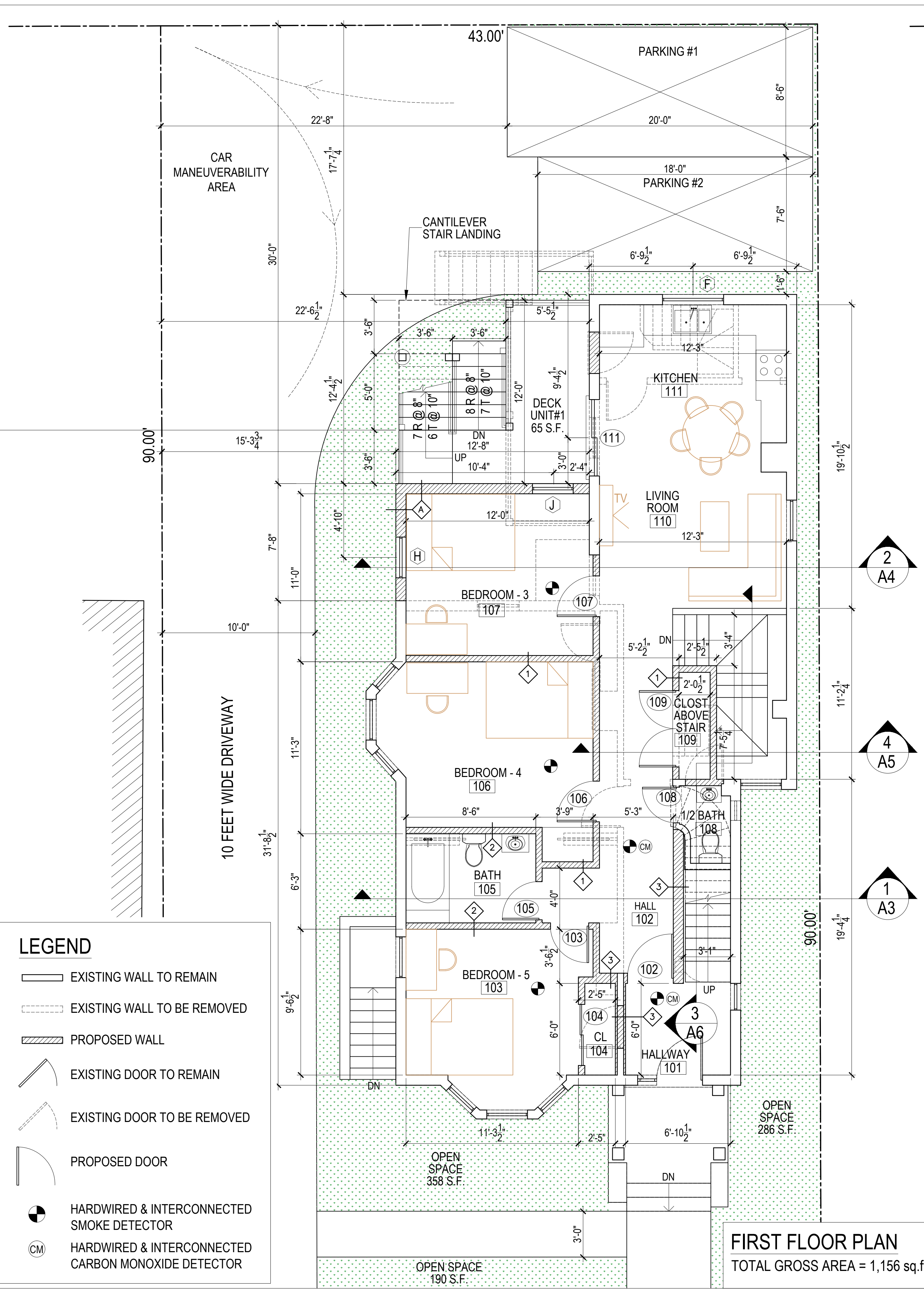
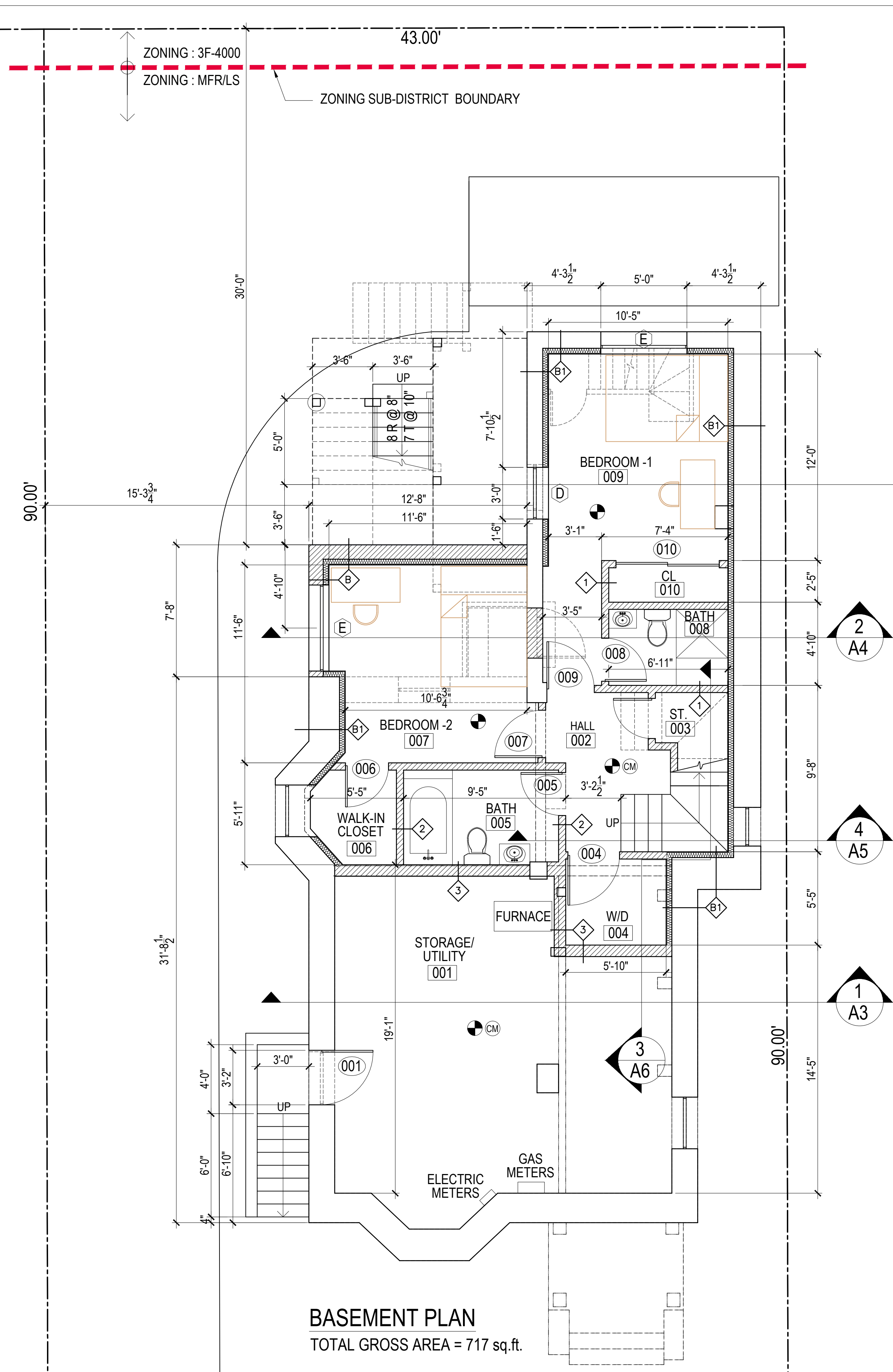
2817 Washington Street
Boston, MA 02119

Zoning Analysis Site Use Plan

Project number: XXX
 Date: 02-26-2021
 Drawn by: J.O.
 Checked by:

A-0

Scale: 3/16" = 1'-0"



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 SMOKE DETECTOR
- HARDWIRED & INTERCONNECTED CARBON MONOXIDE DETECTOR

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.

Consultant
Address
Phone
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e-mail

Consultant
Address
Phone
Fax
e-mail

No.	Description	Date

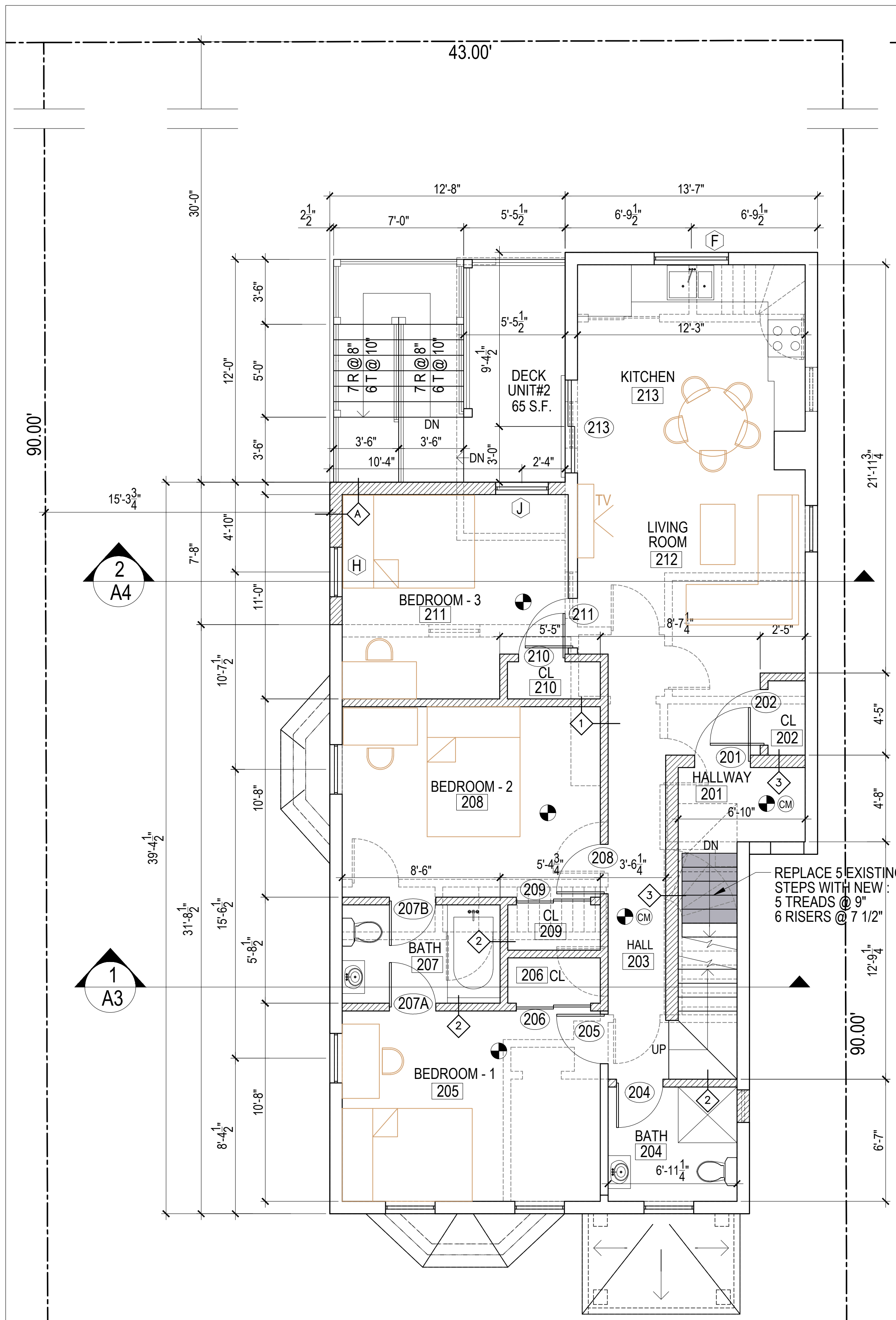
2817 Washington Street
Boston, MA 02119

Floor Plans

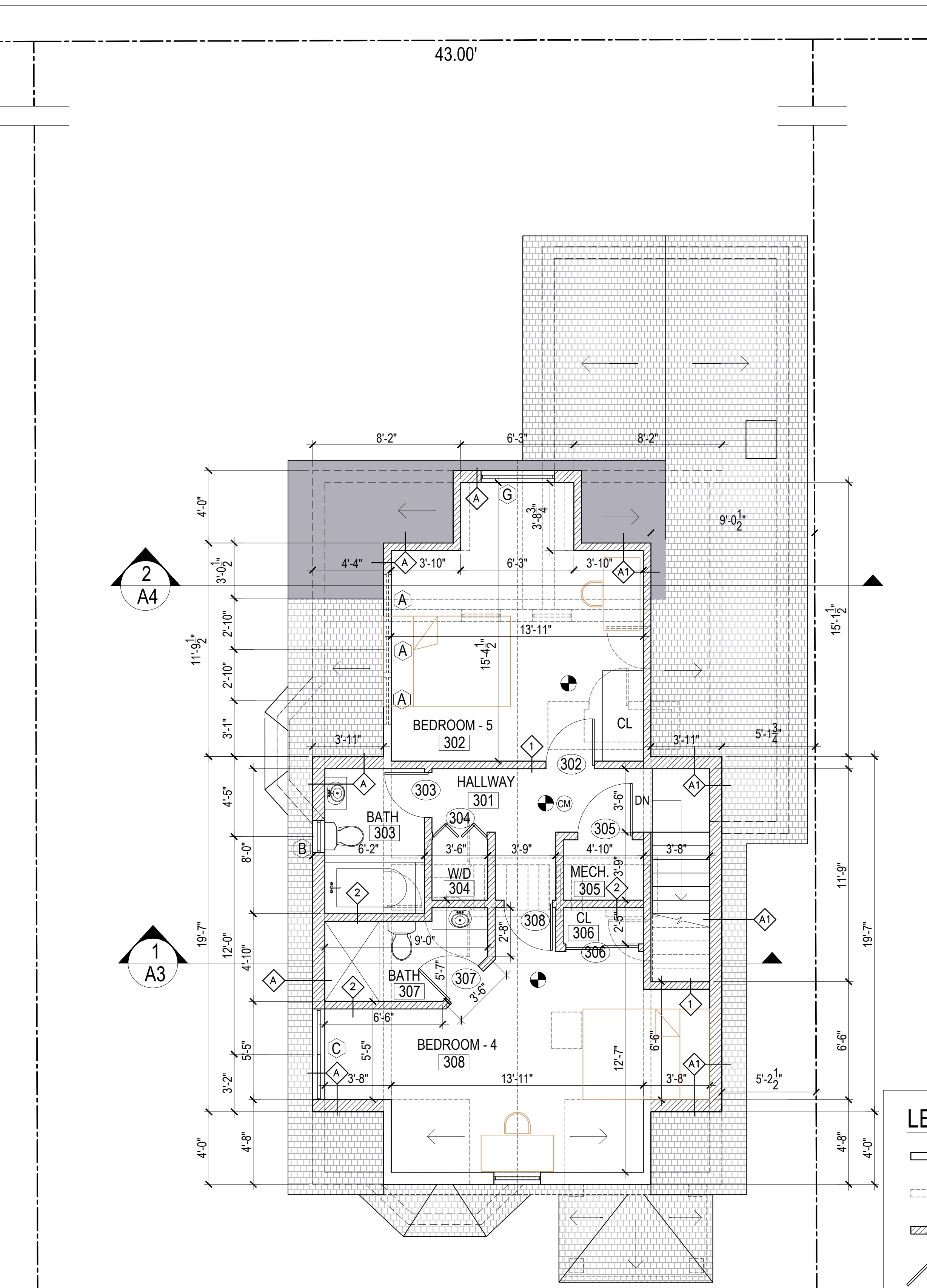
Project number: XXX
Date: 02-26-2021
Drawn by: J.O.
Checked by:

A-1

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



SECOND FLOOR PLAN
TOTAL GROSS AREA = 1,131 sq.ft.



ATTIC FLOOR PLAN
TOTAL GROSS AREA = 703 sq.ft.

- NEW ROOF STRUCTURE

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

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

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Fax
e-mail

No.	Description	Date

2817 Washington Street
Boston, MA 02119

Floor Plans

Project number: XXX
Date: 02-26-2021
Drawn by: J.O.
Checked by:

A-2

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

NOTES :

PROVIDE BITUTHANE ICE AND WATERSHIELD BY W.R. GRACE. APPLY 3'-0" WIDE AT RAKE EDGE, RIDGE AND VALLEYS. PROVIDE TWO LAYERS OF 3'-0" WIDE PRODUCT AT ROOF EAVE-OVERLAP TO SHED WATER.

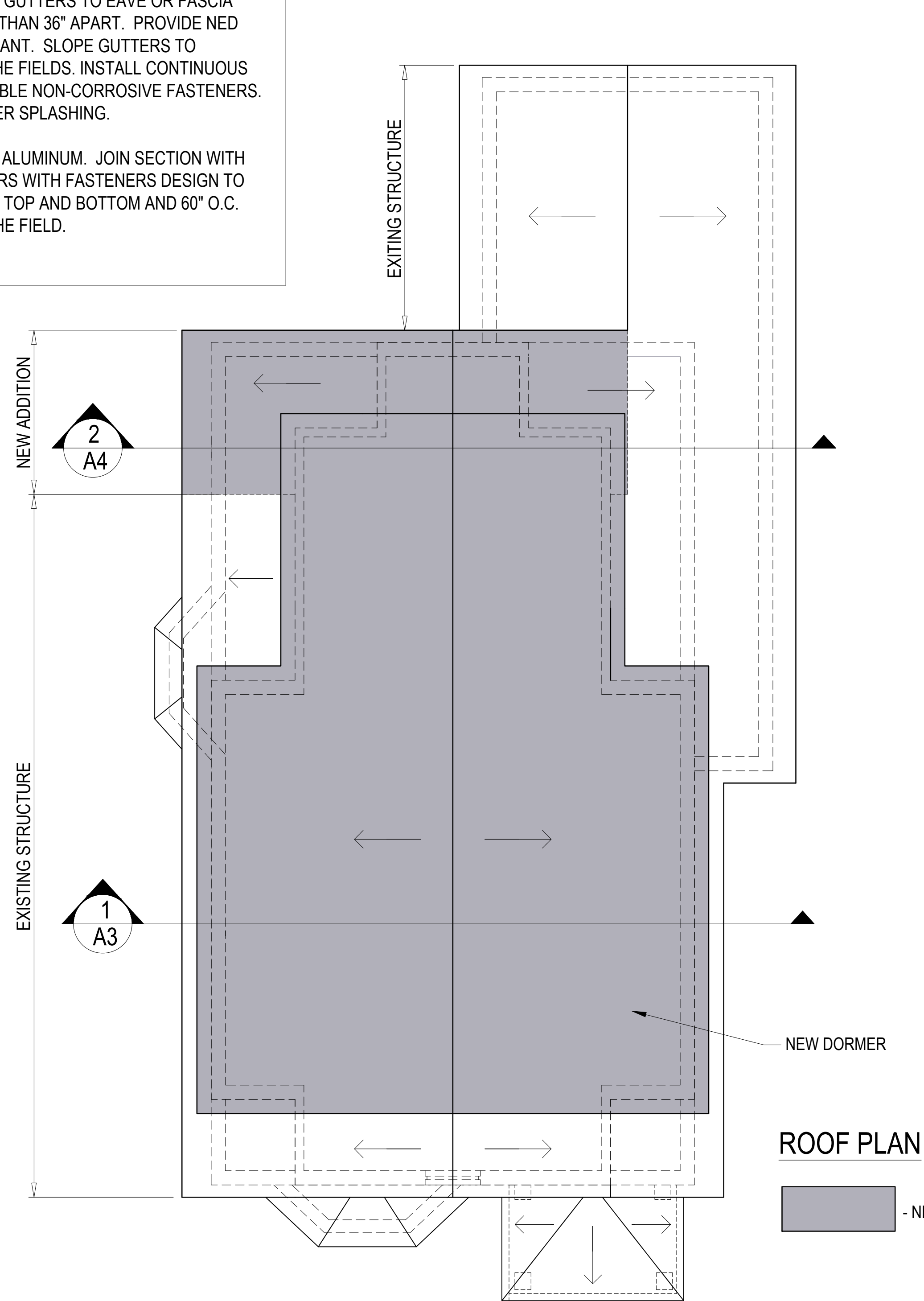
NEW ASPHALT SHINGLE ROOFING: LANDMARK SERIES BY CERTAINTEED. COLOR TO BE SELECTED BY OWNER.

PAINTED ALUMINUM FLASHING: PROVIDE NEW PAINTED ALUMINUM ROOF EDGE TRIM, GUTTERS AND DOWNSPOUTS. INSTALL ROOFING AND FLASHING IN ACCORDANCE WITH THE NRCA ROOFING MANUAL, CHAPTER 6 FOR ASPHALT SLOPED ROOF SYSTEM.

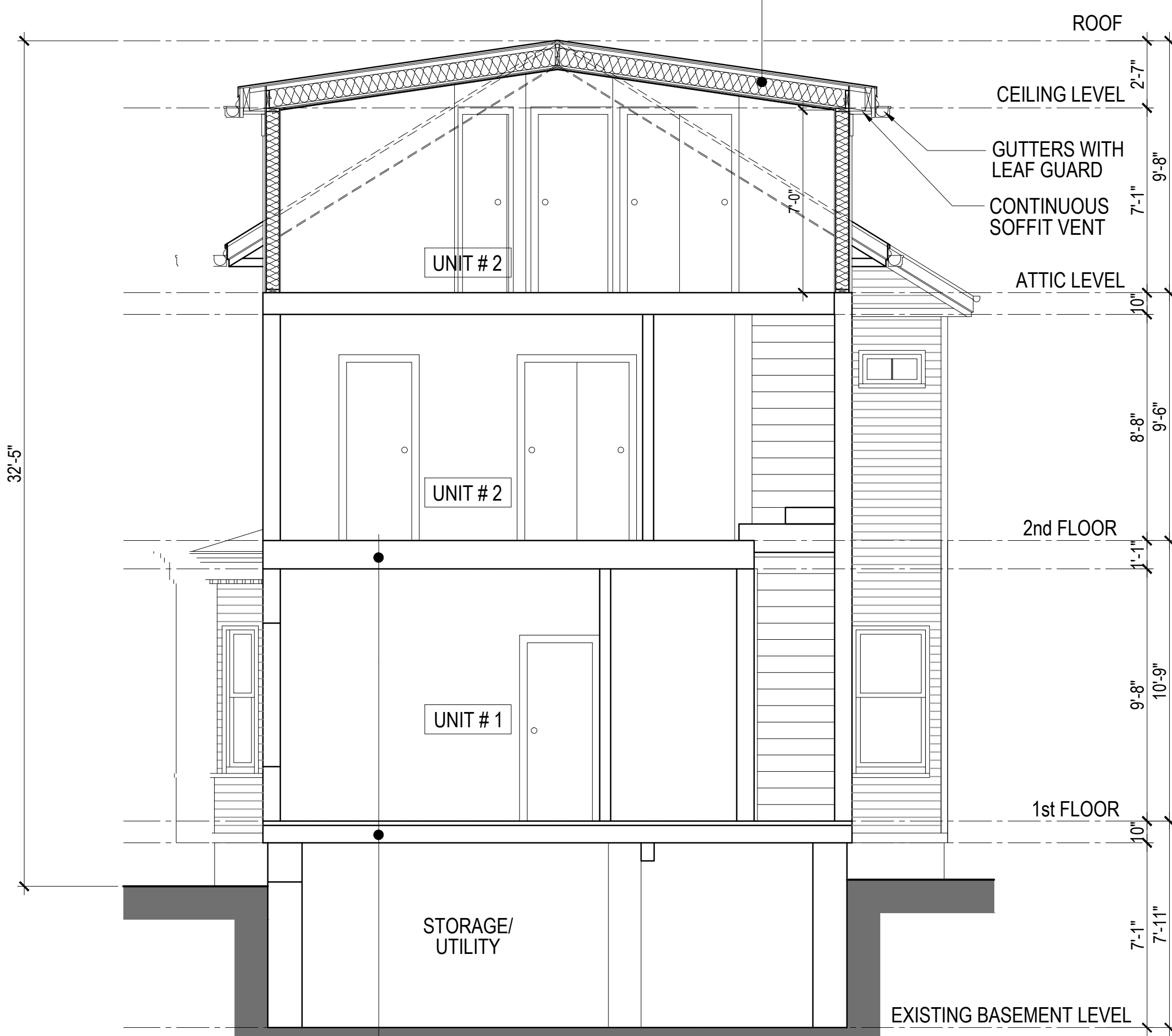
HANGING GUTTERS SHALL BE 6" WIDE SEAMLESS REFINISHED ALUMINUM. PROVIDE FOR THERMAL EXPANSION. ATTACH GUTTERS TO EAVE OR FASCIA WITH FIRMLY ANCHORED STRAPS NOT MORE THAN 36" APART. PROVIDE NED CLOSURE AND SEAL WATER TIGHT WITH SEALANT. SLOPE GUTTERS TO DOWNSPOUTS. DO NOT PAINT GUTTERS IN THE FIELDS. INSTALL CONTINUOUS GUTTER SCREEN ON GUTTERS WITH REMOVABLE NON-CORROSIVE FASTENERS. PROVIDE SPLASH GUARD TO PREVENT CORNER SPLASHING.

DOWNSPOUTS SHALL BE 2" x 3" PREFINISHED ALUMINUM. JOIN SECTION WITH 1-1/2" TELESCOPING JOINTS. PROVIDE HANGERS WITH FASTENERS DESIGN TO HOLD DOWNSPOUTS SECURELY TO WALLS AT TOP AND BOTTOM AND 60" O.C. MAXIMUM. DO NOT PAINT DOWNSPOUTS IN THE FIELD.

- NEW ROOF - TYPICAL
- 40 YEAR ARCHITECTURAL ASPHALT SHINGLES - TO MATCH EXISTING
- ICE AND WATER SHIELD
- 15 LB BUILDING FELT
- 5/8" ROOF SHEATHING
- ROOF RAFTERS - SEE STRUCTURAL DRAWINGS WITH R-38 FIBERGLASS BATT INSULATION
- 2 LAYERS 1/2" GYPSUM BOARD ON 7/8" METAL FURRING



ROOF PLAN



- FLOOR ASSEMBLY BETWEEN UNITS - 1HR FIRE-RATED :
- 3/4" T & G HARDWOOD FLOORING
- 2mm GENIMAT RST-02 ACOUSTICAL UNDERPAYMENT
- 3/4" PLYWOOD SUBFLOORING
- EXISTING FLOOR JOISTS - SEE STRUCTURAL DRAWINGS
- R-20 BATT INSULATION
- GENECLIP TYPE RST
- 7/8" METAL FURRING
- 2 LAYERS 1/2" TYPE X GYPSUM BOARD

1 BUILDING SECTION

GENERAL NOTE:
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Address
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No.	Description	Date

2817 Washington Street
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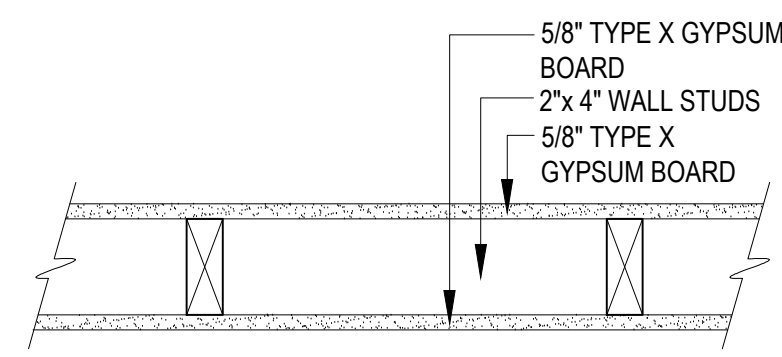
Roof Plan & Building Section

Project number	XXX
Date :	02-26-2021
Drawn by :	J.O.
Checked by	

A-3

Scale 1/4" = 1'-0"

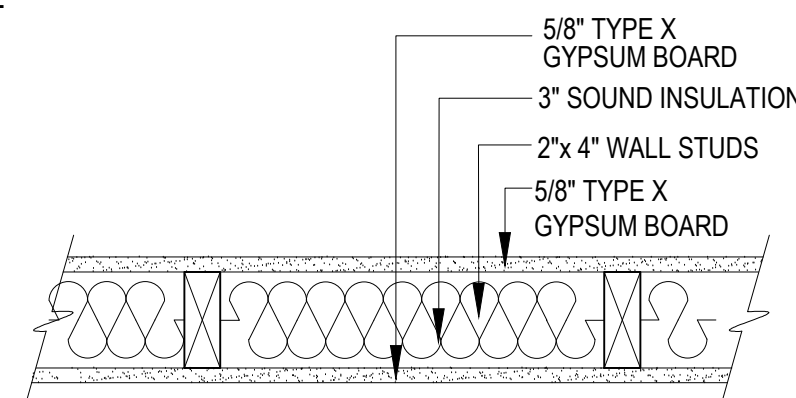
NOTE: SEAL TOP AND BOTTOM OF PARTITION AND ALL OTHER OPENINGS WITH FIRE RATED SEALANT



1 INTERIOR PARTITION
SCALE: 1" = 1'-0"

TYPICAL AT ALL INTERIOR PARTITIONS
USE MOISTURE RESISTIVE GYPSUM BOARD AT TOILET ROOMS
USE 1/2" CEMENT BOARD AT ALL TILE LOCATIONS

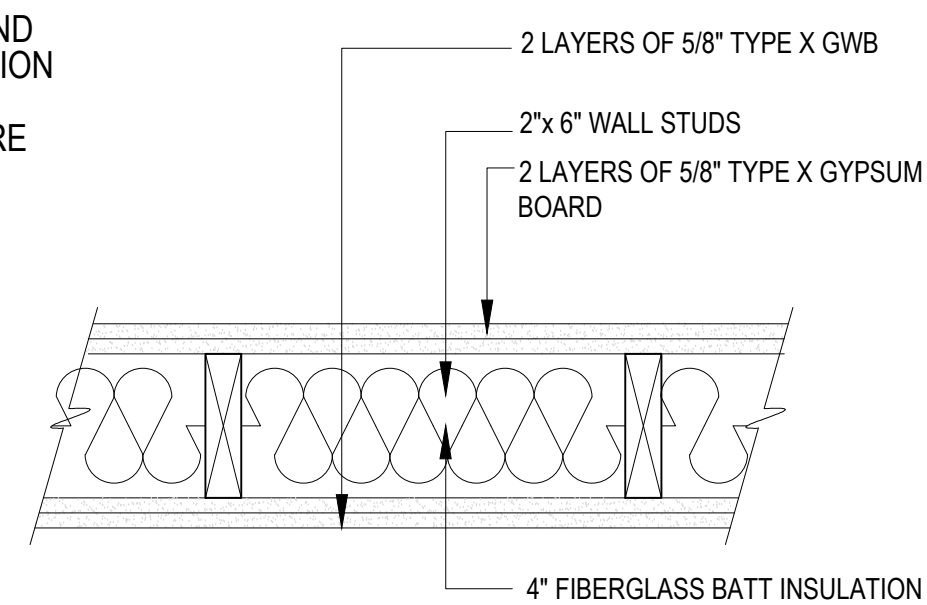
NOTE: SEAL TOP AND BOTTOM OF PARTITION AND ALL OTHER OPENINGS WITH FIRE RATED SEALANT



2 INTERIOR PARTITION - INSULATED
BATHROOMS, MECHANICAL CLOSETS, LAUNDRY CLOSETS
SCALE: 1" = 1'-0"

TYPICAL AT ALL INTERIOR PARTITIONS
USE MOISTURE RESISTIVE GYPSUM BOARD AT TOILET ROOMS
USE 1/2" CEMENT BOARD AT ALL TILE LOCATIONS

NOTE: SEAL TOP AND BOTTOM OF PARTITION AND ALL OTHER OPENINGS WITH FIRE RATED SEALANT

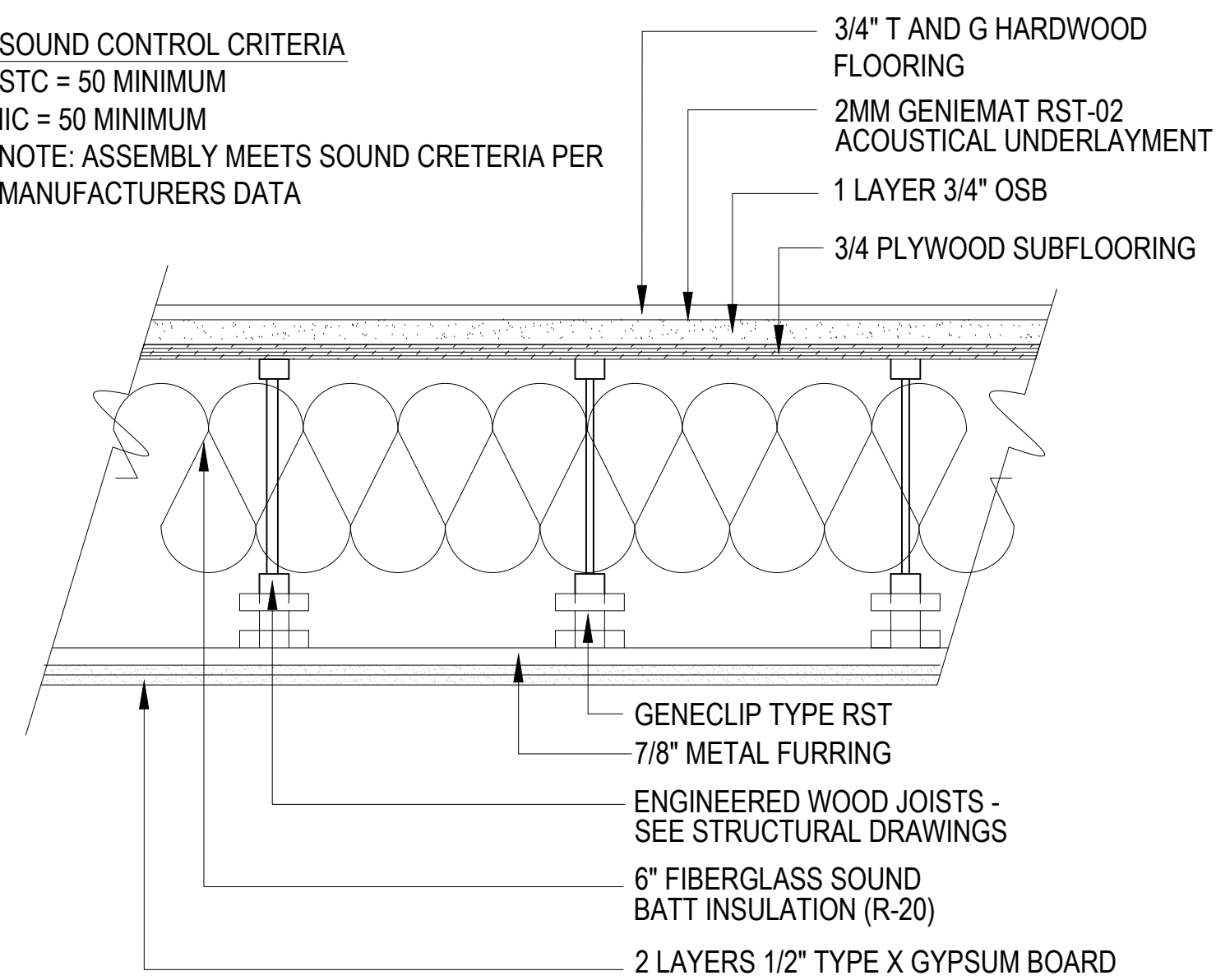


3 INTERIOR WALLS AT CORRIDORS AND STAIRWAYS.
SCALE: 1" = 1'-0"

FIRE RATING
REQUIRED: 1 HOUR
PROVIDED: 2 HOUR
STC RATING: 52
DESIGN: UL 327

INTERIOR WALL TYPES

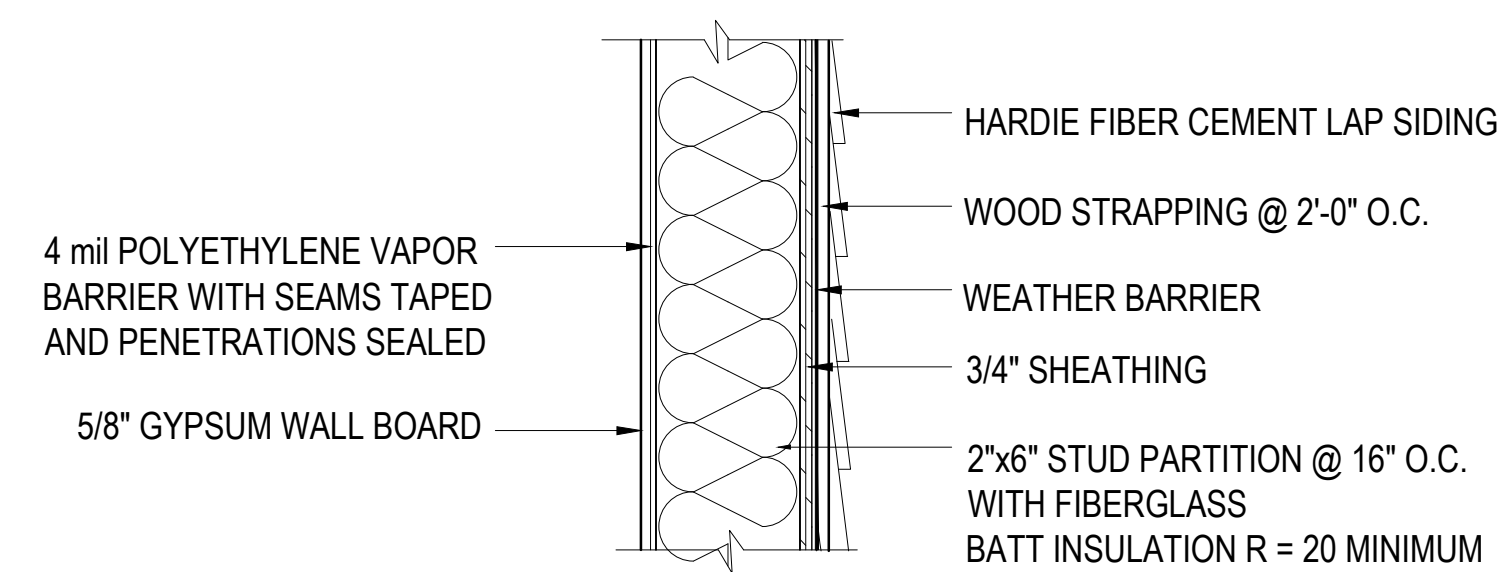
SOUND CONTROL CRITERIA
STC = 50 MINIMUM
IIC = 50 MINIMUM
NOTE: ASSEMBLY MEETS SOUND CRITERIA PER MANUFACTURERS DATA



4 TYPICAL FLOOR/CEILING ASSEMBLIES
SCALE: 1" = 1'-0"

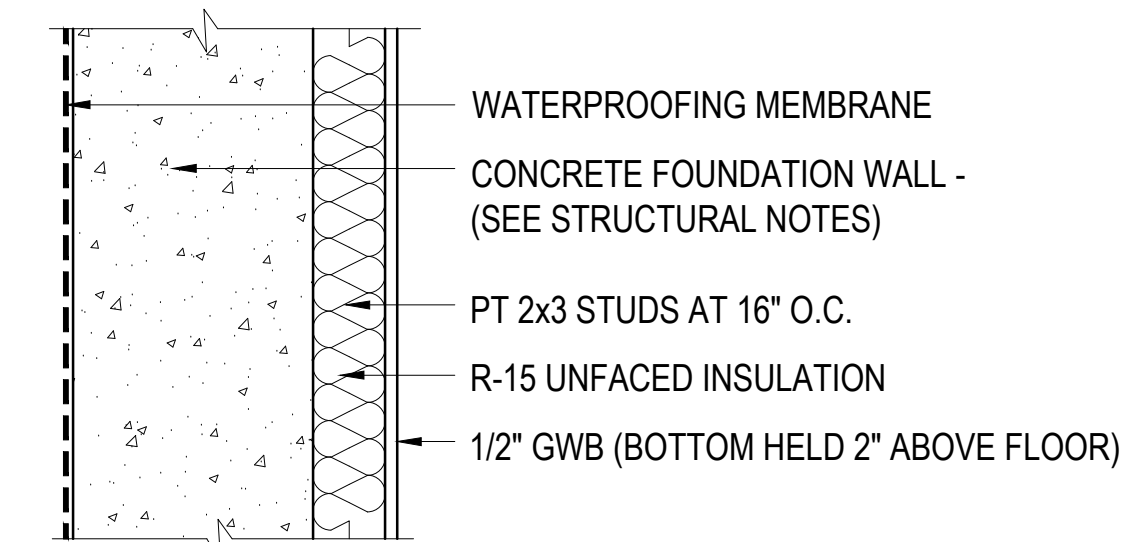
FIRE RATING: 1 HOUR
STC RATING: 62
IIC RATING: 59
DESIGN: UL L570

FLOOR ASSEMBLIES

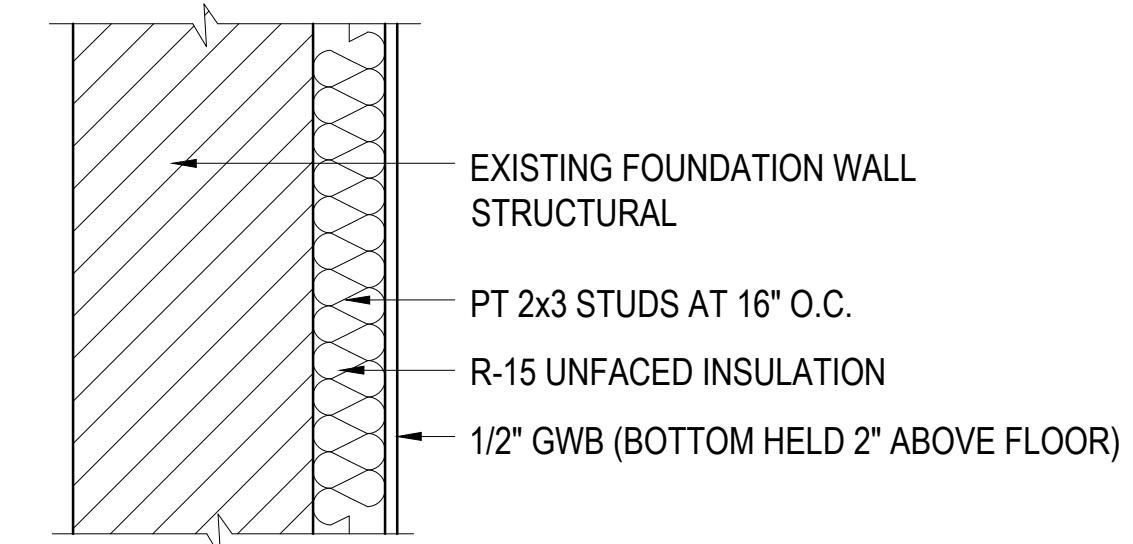


A EXTERIOR WALL CONSTRUCTION
SCALE: 3" = 1'-0"

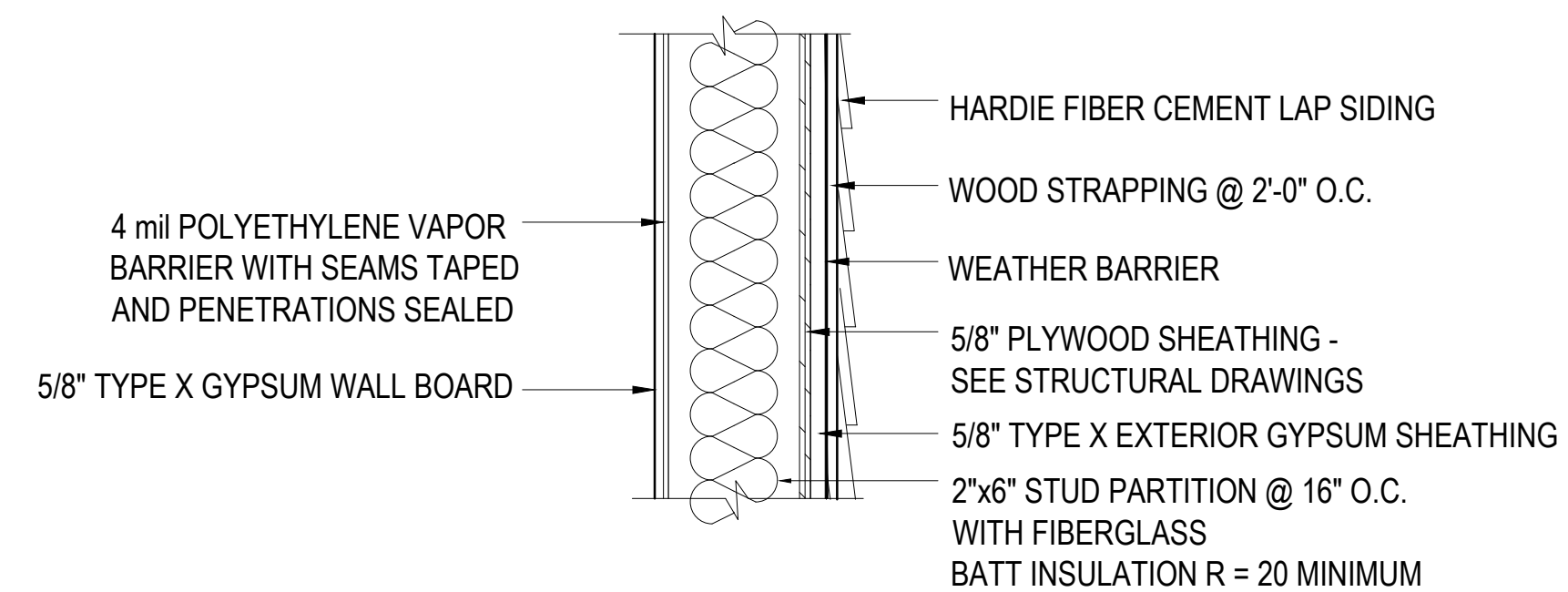
EXTERIOR WALL TYPES



B EXTERIOR WALL CONSTRUCTION
SCALE: 3" = 1'-0"



B1 EXTERIOR WALL CONSTRUCTION
SCALE: 3" = 1'-0"



A1 EXTERIOR WALL CONSTRUCTION 1-HOUR FIRE-RATED CONSTRUCTION
SCALE: 3" = 1'-0"

EXTERIOR WALL TYPES

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Consultant
Address
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No.	Description	Date

2817 Washington Street
Boston, MA 02119

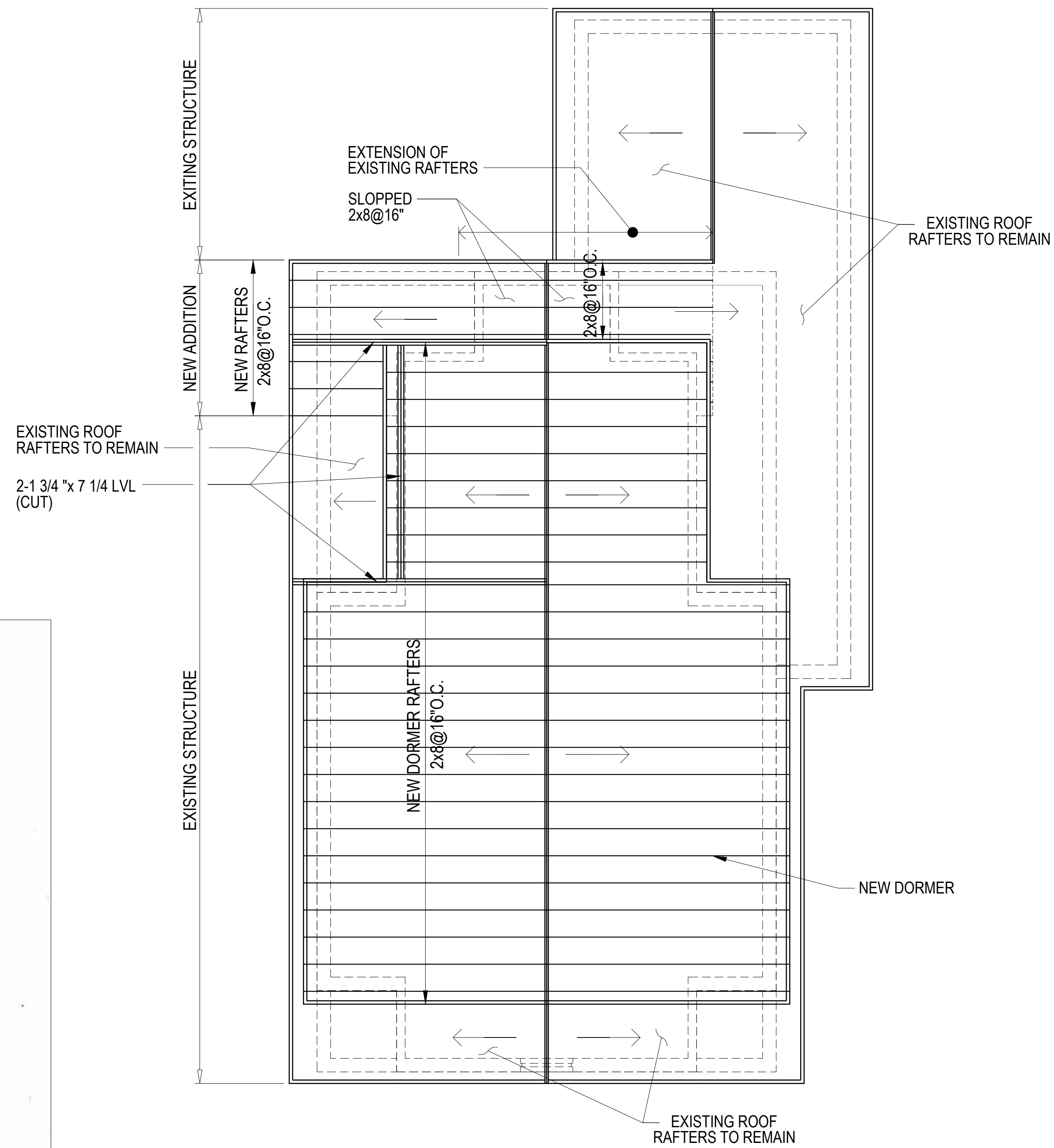
Project number: XXX
Date: 02-26-2021
Drawn by: J.O.
Checked by:

A-6

Scale: 1 1/2" = 1'-0"



Evan L. Hankin, P.E.
Structural Engineer
202 Nehoiden Road
Newton, MA 02468
(617) 965- 1557



Structural Notes

1. All work shall be done in accordance with the MSBC, 9th edition.
2. Provide temporary support prior to demolition.
3. Allowable soil bearing pressure = 1.5 ksf.
4. Loading: LL = 40 psf.; P_g = 40 psf.; P_r = 30 psf.
V_{ult} = 128 mph.
5. **Material:**
 - a. Lumber: joists and rafters: Hem-Fir No.1 & btr.; P.T. at ext. exposure
bearing wall studs: construction grade
LVL: F_b = 2,800 psi; E = 2.0 x 10⁶ psi; posts: PSL
 - b. Metal connectors: Simpson or approved equal; corrosion resistant
@ext. exposure.
 - c. Concrete: 3,500 psi; Re-bar: GR 60.

ROOF FRAMING PLAN

- 5/8" ROOF SHEATHING
- HURRICANE TIES @ EA. RAFTER

No.	Description	Date

2817 Washington Street
Boston, MA 02119

**ROOF FRAMING PLAN
& STRUCTURAL NOTES**

Project number	XXX
Date	03-05-2021
Drawn by	J.O.
Checked by	E.L.H.

S-3

Scale 1/4" = 1'-0"