PROPOSED 2 FAMILY RENOVATION & ADDITION

3 GANNETT STREET ROXBURY, MA 02121

TOTAL 2 UNITS

UNIT # 1 AREA = 1,833 SF.
UNIT # 2 AREA = 2,678 SF.

TOTAL NUMBER OF PARKING REQUIRED IS 1/UNIT = 2 SPACES
NUMBER OF PARKING PROVIDED = 3

FAR CALCULATION
1ST FLOOR AREA = 1,833 SF
2ND FLOOR = 1,898 SF
ATTIC LIVING AREA = 780 SF
TOTAL GROSS LIVING AREA = 4,511 SF
FAR = 4,511 SF / 5,781 SF = 0.78

OPEN SPACE CALCULATION
TOTAL OPEN SPACE GREEN AREA - 1,459 SF
1,459 SF / 2 UNITS = 729.5 SF PER UNIT > 650 SF (required)

ZONING SUMMARY

	LOT AREA MINIMUM	ADDIT'L LOT AREA PER EA. ADDIT'L DWELL.	F.A.R.	BUILDING HEIGHT		MIN. OPEN USABLE SPACE PER UNIT	LOT MIN. WIDTH	LOT MIN. FRONTAGE	SETBACK FRONT	SETBACK REAR	SETBACK SIDES		PARKING PER UNIT
				STORIES	FEET						LEFT	RIGHT	
ZONING SUB-DISTRICT REQ' (ROXBURY NEIGHBORHOOD)	4000 FOR 1 OR 2 UNIT'S	2,000 SF	0.8	3	35	650 SF./UNIT	45 FT.	45 FT.	20 FT.	30 FT.	10' - 0"	10' - 0"	1.0
EXISTING	5781 SF		0.4	3	35	1858.58 SF./UNIT	49' - 2"	49' - 2"	10' - 11" (EXISTING)	55'- 2"	14' - 7"	1' - 6" (EXISTING)	1.5
PROPOSED	5781 SF	N/A	0.78	2.5	35	729 SQ./UNIT	49' - 2"	49' - 2"	10' - 11" (*EXISITNG NO CHANGE)	30 FT.	14' - 7"	10' - 0" (PROPOSED ADDITION)	1.5

Location

PROPOSED 2 FAMILY
RENOVATION & ADDITION
3 GANNETT STREET
ROXBURY, MA 02121

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date
1	Revision 1	02-06-2020

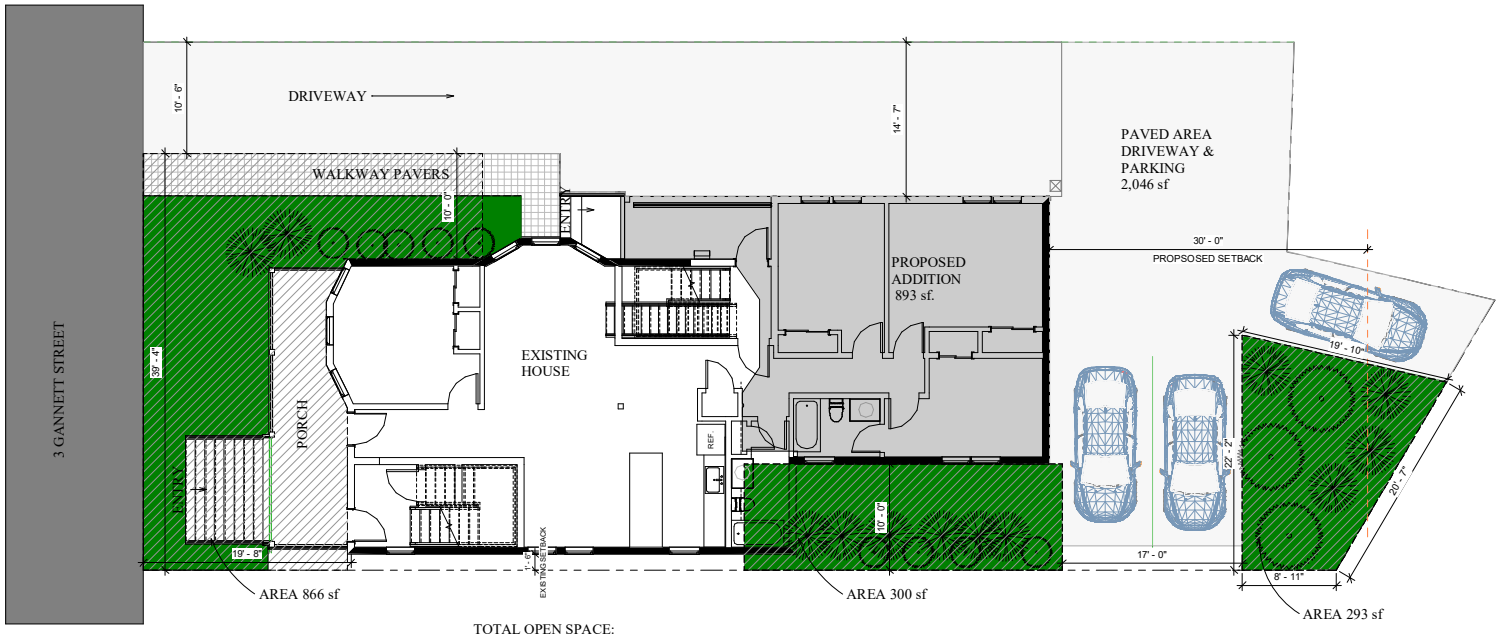
Project No: 19099
Scale: 3/16" = 1'-0"
Date: 4-25-19
Drawn By: E.A. / G.F.

Drawing Name

COVER SHEET

Sheet No.

A-0



TOTAL OPEN SPACE:
866 sf + 300 sf + 293 sf = 1,459 sf

1 SITE PLAN
3/16" = 1'-0"

Location

PROPOSED 2 FAMILY
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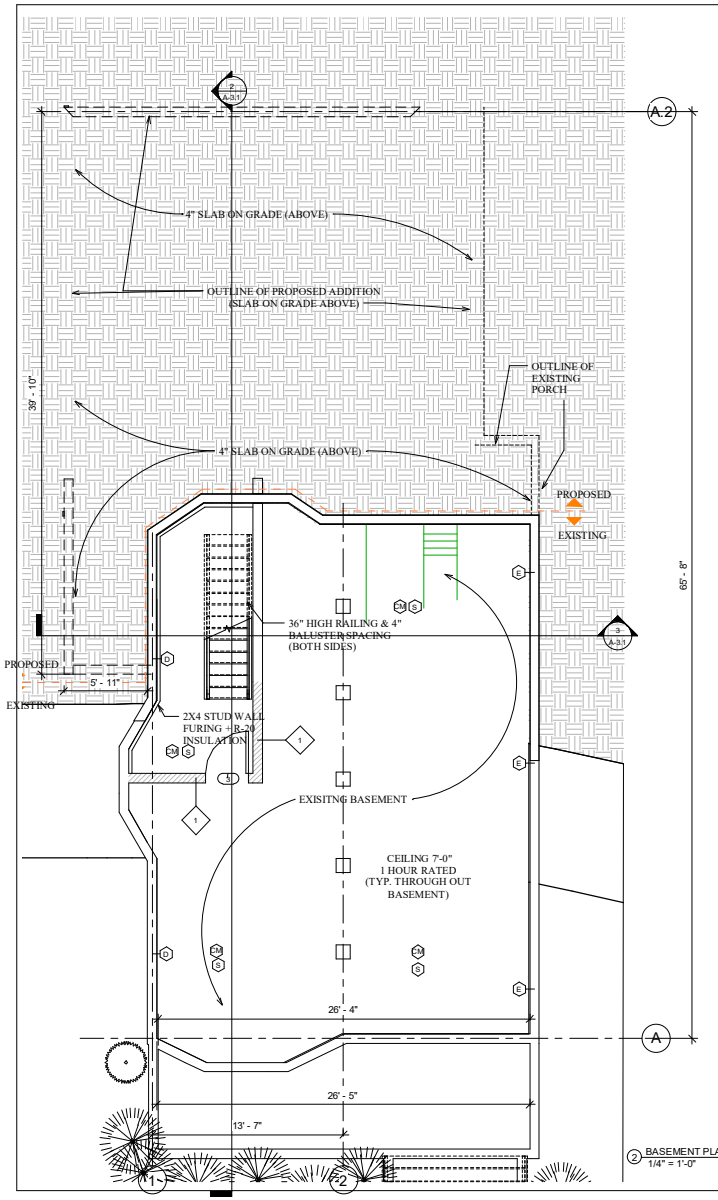
Drawing Name

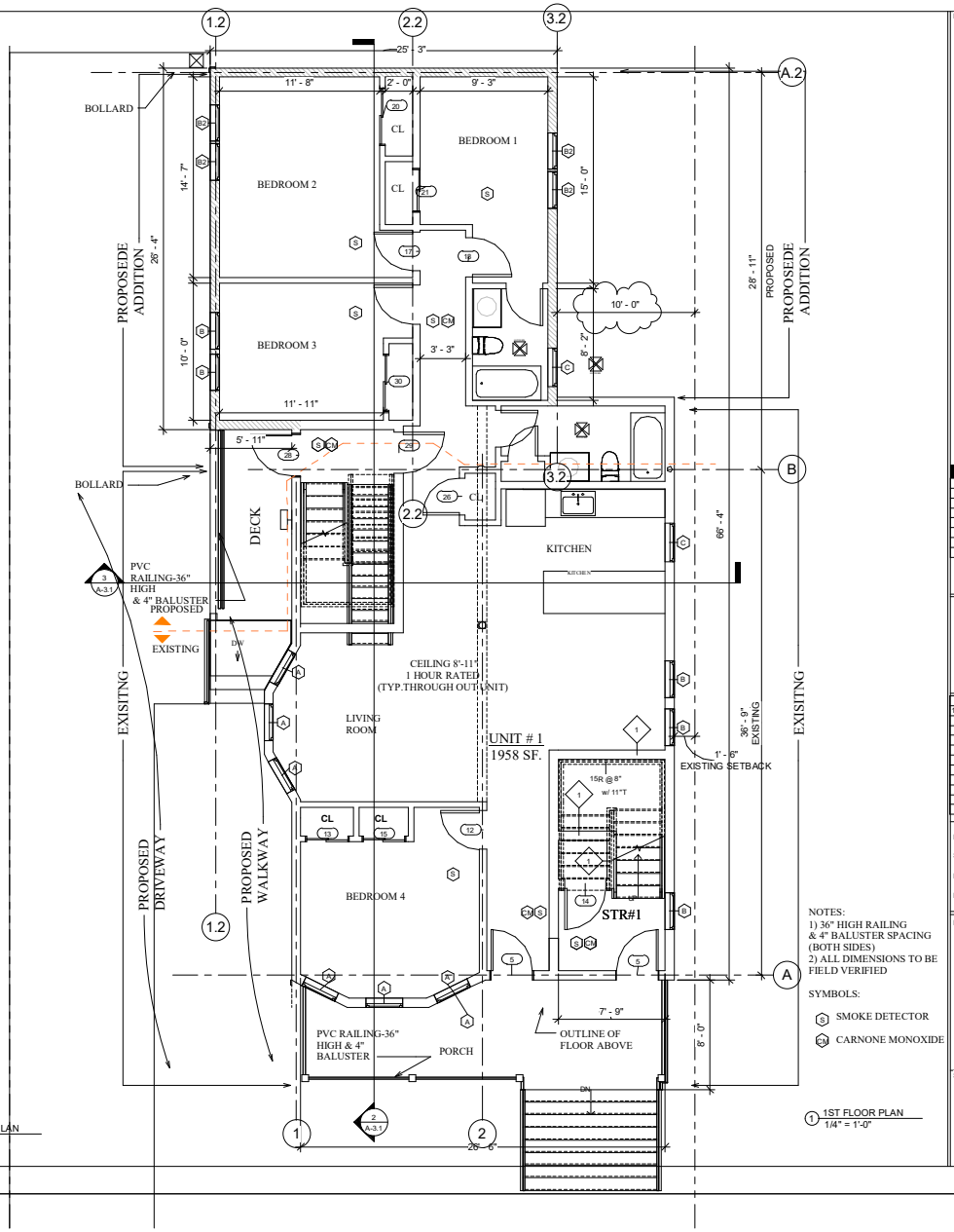
PROPOSED SITE PLAN

Sheet No.

A-1.0



2 BASEMENT PLAN
1/4" = 1'-0"



1 1ST FLOOR PLAN
1/4" = 1'-0"

NOTES:
1) 36" HIGH RAILING & 4" BALUSTER SPACING (BOTH SIDES)
2) ALL DIMENSIONS TO BE FIELD VERIFIED

SYMBOLS:
S SMOKE DETECTOR
CM CARNONE MONOXIDE

Location

PROPOSED 2 FAMILY RENOVATION & ADDITION 3 GANNETT STREET ROXBURY, MA 02121

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No.	Description	Date
1	Revision 1	02-06-2020

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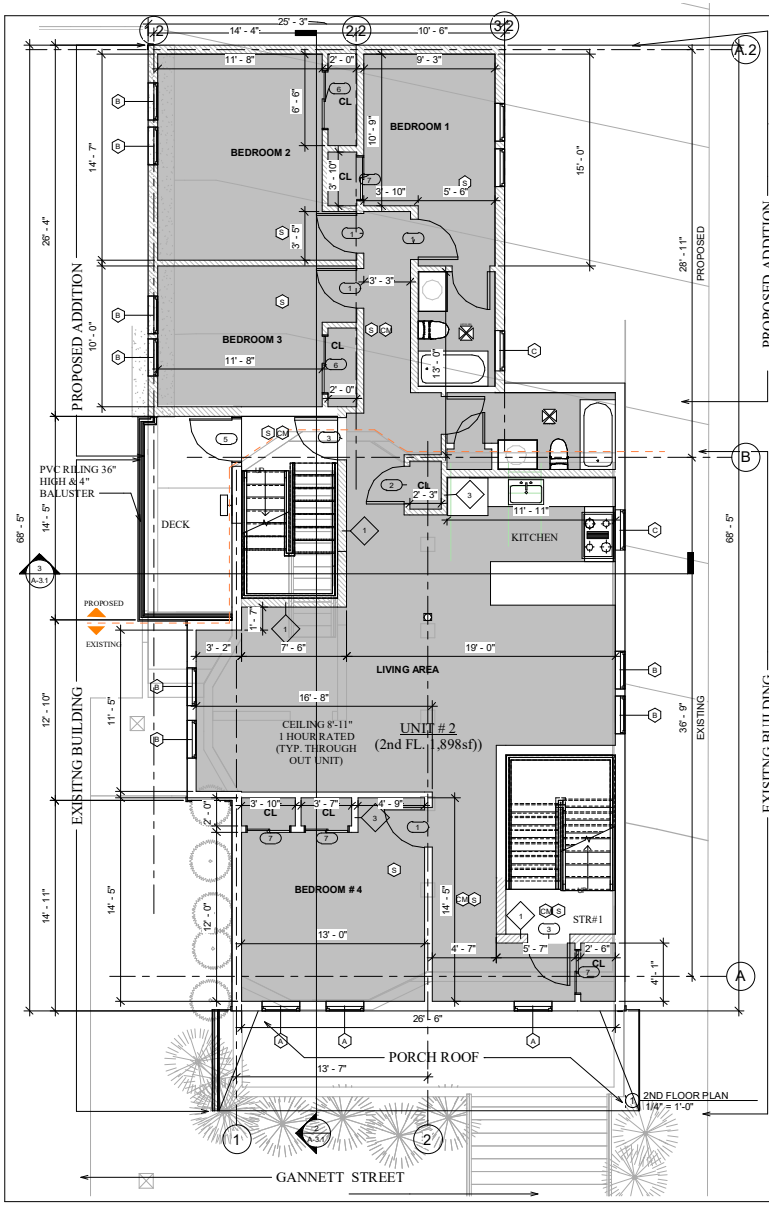
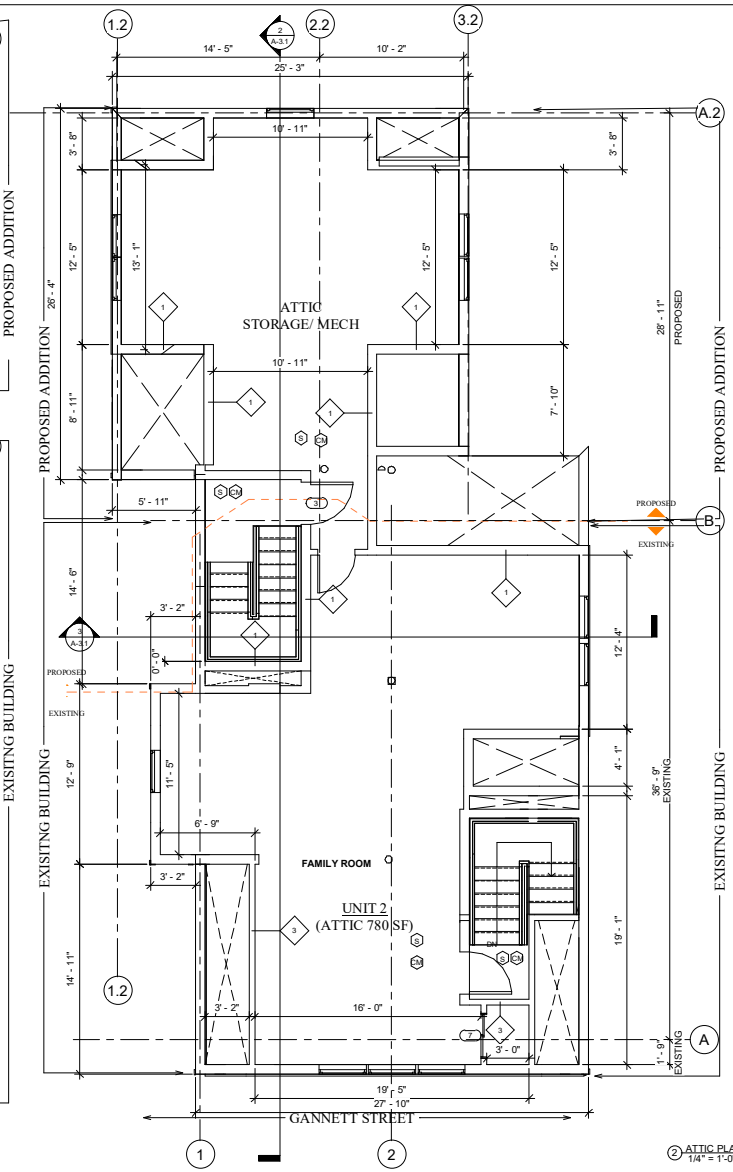
Date: 4-25-19
Drawn By: E.A. & G.F.

Drawing Name
PROPOSED FLOOR PLANS

Sheet No.
A-1.1





NOTES:
36" HIGH RAILING & 4" BALUSTER SPACING (BOTH SIDES)
2) ALL DIMENSIONS TO BE FIELD VERIFIED

SYMBOLS:
S SMOKE DETECTOR
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No.	Description	Date

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Scale: 1/4" = 1'-0"
Date: 4-25-19
Drawn By: Author

Drawing Name

PROPOSED FLOOR PLANS

Sheet No.

A-1.2

1 AXONOMETRIC VIEW

Location

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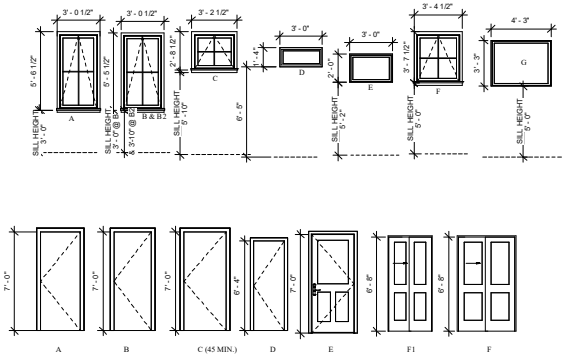
Project No: 19099
Scale:
Date: 4-25-19
Drawn By: E.A. / G.F.

Drawing Name

AXONOMETRIC VIEW

Sheet No.

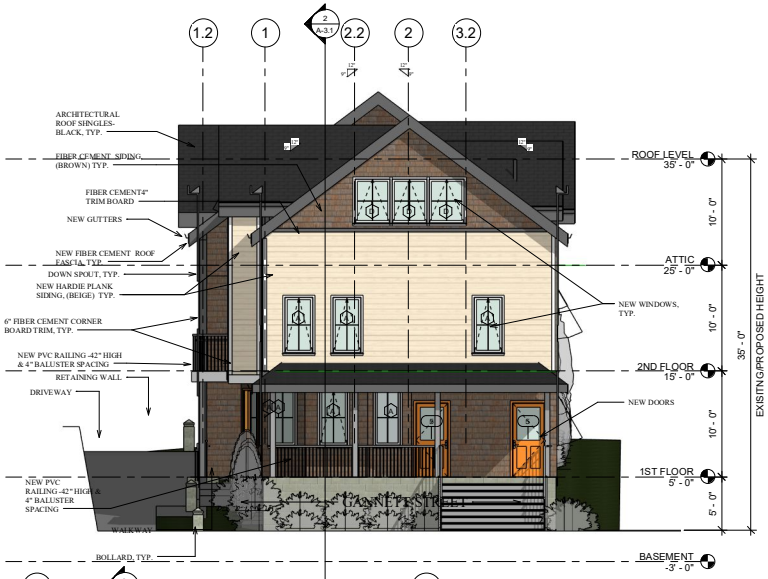
A-1.3



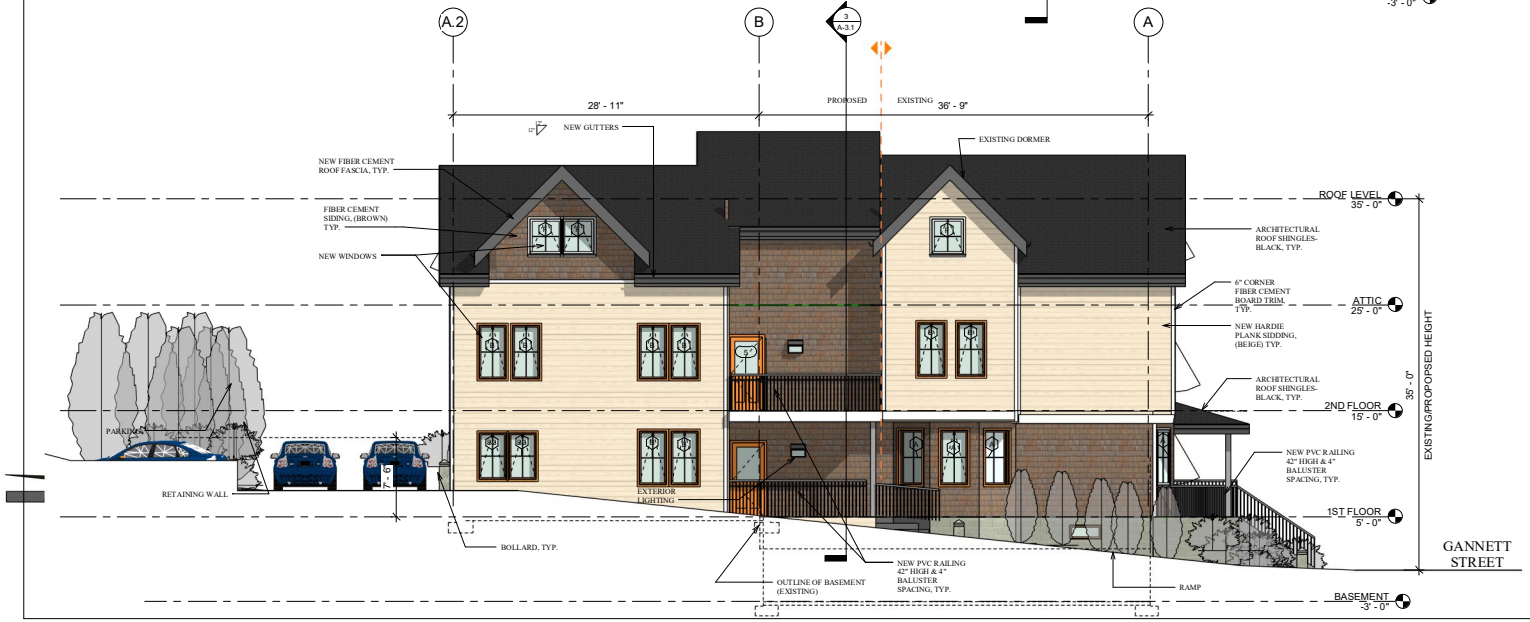
DOOR AND WINDOW TYPES
1/4" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Count	Width	Height	Description
A	9	2' - 8"	5' - 3"	AWNING SINGLE
B	13	2' - 8"	5' - 2"	AWNING SINGLE
B2	6	2' - 8"	4' - 6"	AWNING SINGLE
C	4	2' - 10"	2' - 5"	AWNING SINGLE
D	6			FIXED
E	3	3' - 0"	2' - 0"	FIXED
F	7	3' - 0"	3' - 4"	AWNING SINGLE
G	1	4' - 3"	3' - 3"	FIXED

DOOR SCHEDULE					
Type Mark	Width	Height	Fire Rating	Description	Comments
1	2' - 10"	7' - 0"	NR	INTERIOR	SINGLE FLUSH
2	2' - 8"	7' - 0"	NR		
3	3' - 0"	7' - 0"	45 MIN. (C)	STAIRCASE	SINGLE FLUSH
4	2' - 2"	6' - 4"	NR		
5	3' - 0"	7' - 0"	NR	EXTERIOR	VISION PANEL
6	4' - 0"	6' - 8"	NR	CLOSET	DOUBLE SLIDING
7	3' - 0"	6' - 8"	NR	CLOSET	DOUBLE SLIDING



2 FRONT ELEVATION
3/16" = 1'-0"



1 LEFT ELEVATION
3/16" = 1'-0"

Location

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No.	Description	Date

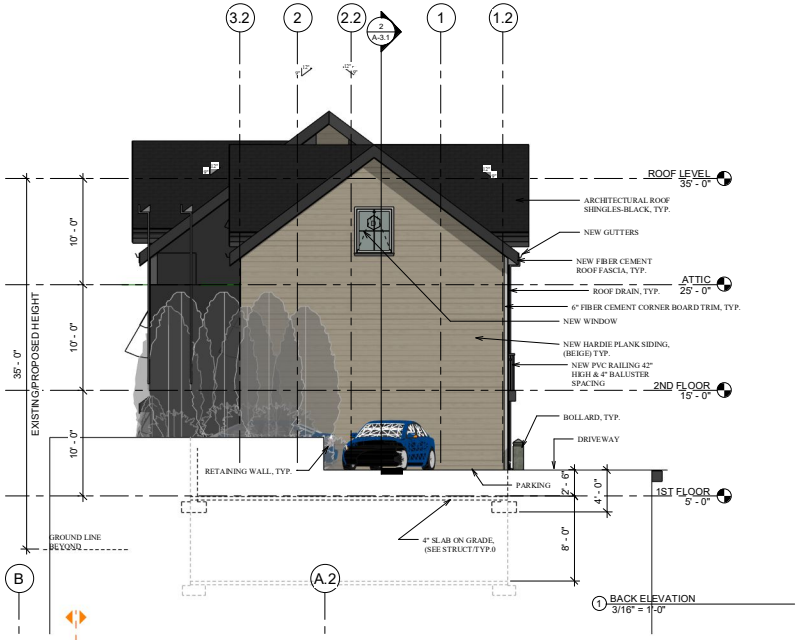
Project No: 19099
Scale: As indicated
Date: 4-25-19
Drawn By: Author

Drawing Name

PROPOSED ELEVATION

Sheet No.

A-1.4



1 BACK ELEVATION
3/16" = 1'-0"

2 RIGHT ELEVATION
3/16" = 1'-0"

Location

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No.	Description	Date

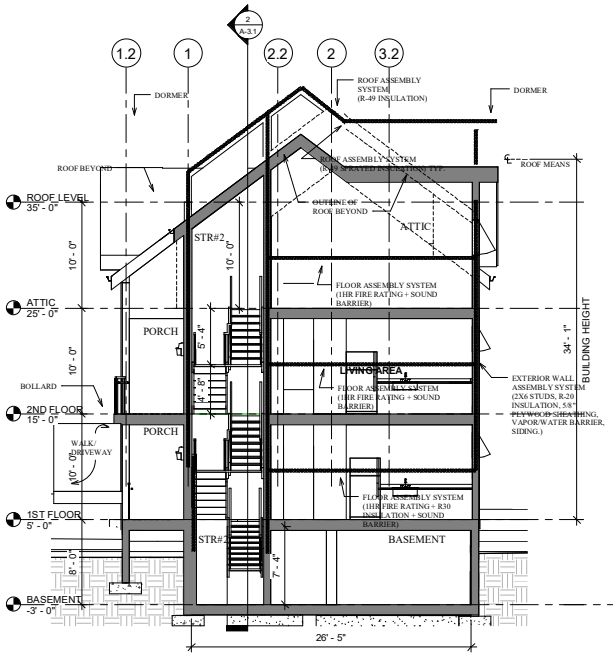
Project No: 19099
Scale: 3/16" = 1'-0"
Date: 4-25-19
Drawn By: Author

Drawing Name

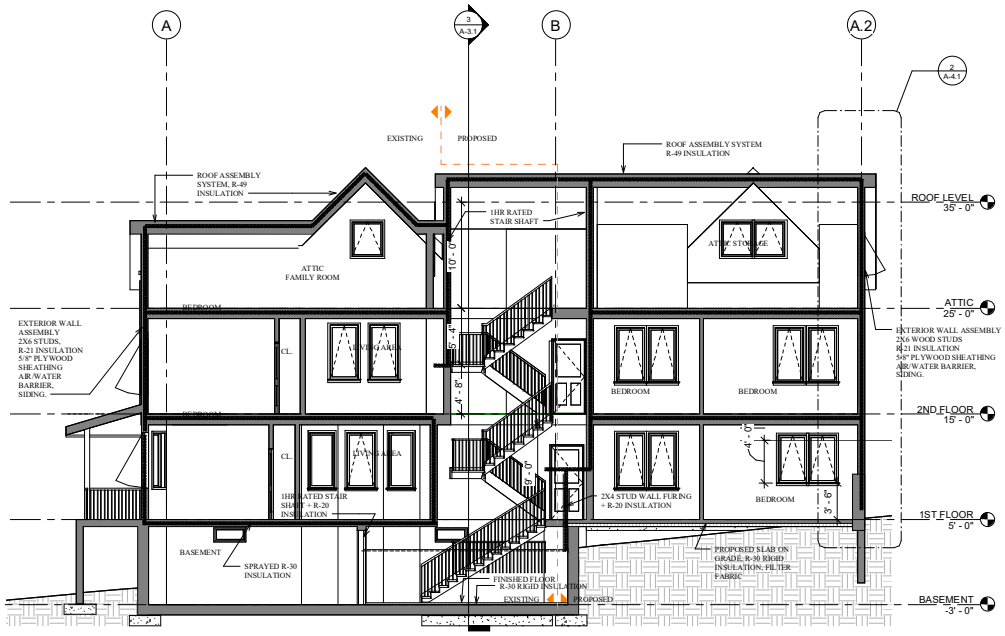
PROPOSED ELEVATIONS

Sheet No.

A-1.5



3 Section 8
3/16" = 1'-0"



2 Section 7
3/16" = 1'-0"

Location

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No.	Description	Date

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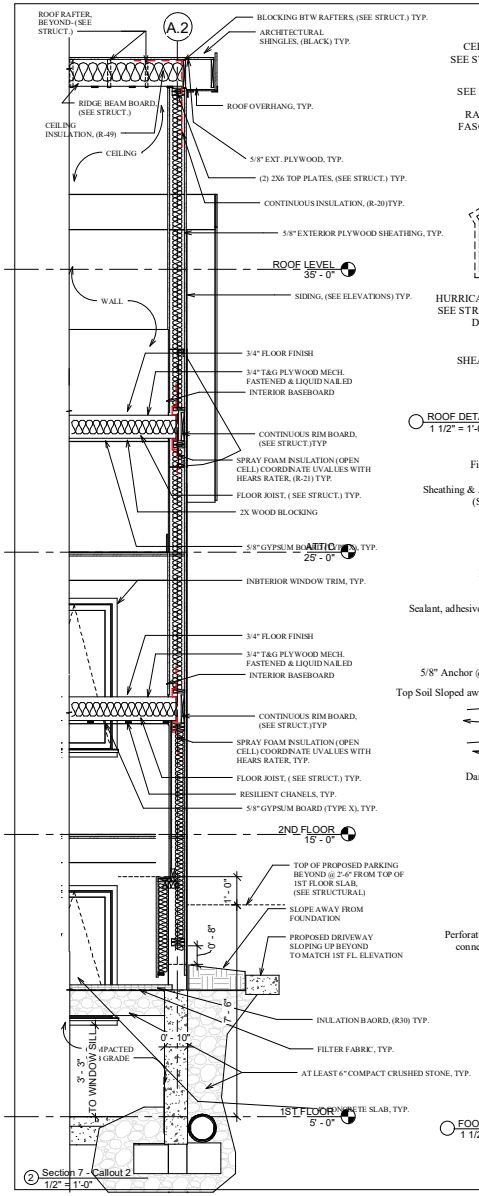
Date: 4-25-19
Drawn By: Author

Drawing Name

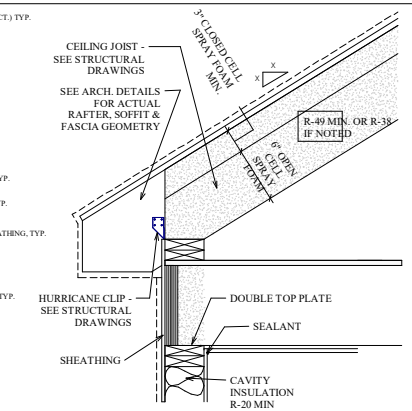
BUILDING SECTIONS

Sheet No.

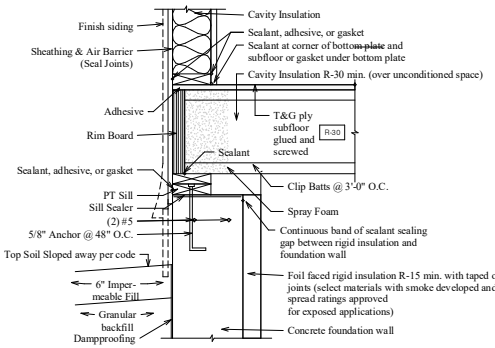
A-3.1



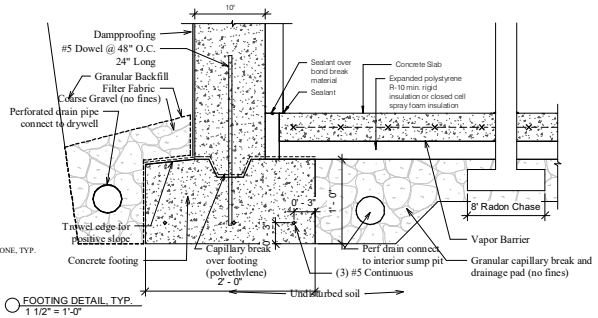
Section 7 - Callout 2
1/2" = 1'-0"



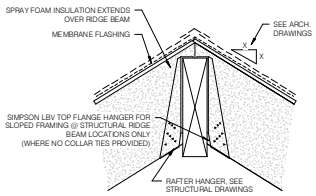
ROOF DETAIL @ RAFTERS
1 1/2" = 1'-0"



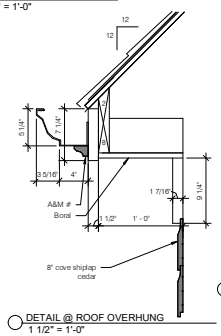
DETAIL @ SILL
1 1/2" = 1'-0"



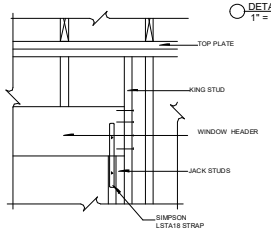
FOOTING DETAIL, TYP.
1 1/2" = 1'-0"



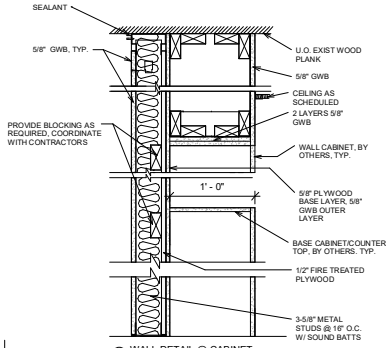
DETAIL @ ROOF RIDGE
1 1/2" = 1'-0"



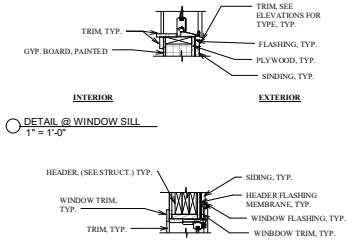
DETAIL @ ROOF OVERHUNG
1 1/2" = 1'-0"



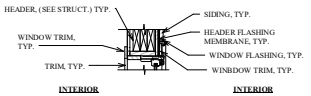
WINDOW/DOOR HEADER DETAIL
3/8" = 1'-0"



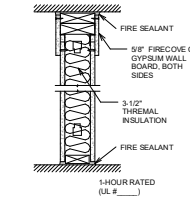
WALL DETAIL @ CABINET
1 1/2" = 1'-0"



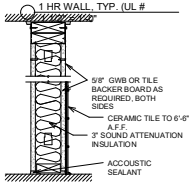
DETAIL @ WINDOW SILL
1" = 1'-0"



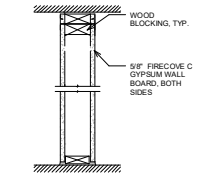
DETAIL @ WINDOW HEADS
1" = 1'-0"



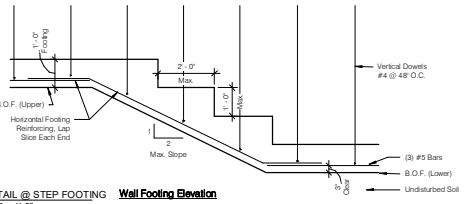
1 HR WALL, TYP. (UL #



WALL DETAIL @ TILE/BACKSPLASH
1 1/2" = 1'-0"



WALL DETAIL, TYP.
1 1/2" = 1'-0"



DETAIL @ STEP FOOTING
1/2" = 1'-0"

Wall Footing Elevation

Location

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No.	Description	Date

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Drawing Name

WALL SECTION AND DETAILS

Sheet No.

A-4.1