

125 WARREN STREET RESIDENTIAL PROJECT

*125 Warren Street
Roxbury*

APPLICATION FOR SMALL PROJECT REVIEW

submitted to the

Boston Planning & Development Agency



Regent Development LLC

McKay Architects ~ Adams & Morancy, P.C.



Adams & Morancy

COUNSELORS - AT - LAW

August 3, 2018

Brian Golden, Director
Boston Planning & Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Director Golden:

It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 125 Warren Street Residential Project in Roxbury.

The proposed project is to consist of 41 new residential apartments, primarily market rate, with 5 affordable units and a monetary contribution to the City's IDP fund in accordance with the City's Inclusionary Development Policy. The 41 apartments will be served by 25 on-site garage parking spaces. Located near the heart of historic Dudley Square, the project will help to advance the continuing revitalization of this important neighborhood center.

On behalf of the applicant, Regent Development LLC, and its principal, Joseph Federico, I wish to thank the BPDA for its guidance and assistance to date in this matter. We look forward to continuing to work closely with BPDA staff and other city agencies as we move towards final approval of this project.

Very truly yours,



George Morancy, Esq.

125 WARREN STREET RESIDENTIAL PROJECT

~ Roxbury ~

APPLICATION TO THE BOSTON PLANNING & DEVELOPMENT AGENCY

Pursuant to Article 80E of the Boston Zoning Code

submitted by

Regent Development LLC & Joseph Federico

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I. PROJECT SUMMARY

1. Project Team

Developer and Applicant:

Regent Development LLC
Joseph Federico, Manager & Principal
70 Porter Street
Westwood, MA 02090
Email: 125WarrenStreet@gmail.com

Legal Counsel:

George Morancy, Esq.
Adams & Morancy, P.C.
350 West Broadway
South Boston, MA 02127
Tel: 617-269-5800

Architecture:

McKay Architects
35 Bryant Street
Dedham, MA 02026
Tel.: 781-326-5400
Email: mike@mckayarchitects.net

2. Project Narrative

The proposed project consists of a new six-story 41-unit residential building to be situated at 125 Warren Street in Roxbury. The lot size is approximately 14,980 square feet, comprised of three parcels of land, being City of Boston Assessor's Parcels Nos. 1201222000, 1201221000, and 1201210000, and fronts along Warren Street, Regent Street, and St. James Street. The site is currently vacant land with a partial foundation built upon it.

City of Boston Assessor's Parcel No. 1201210000 is Parcel H-1 in the Washington Park Urban Renewal Area, Project No. Mass. R-24 ("Parcel H-1"). Parcel H-1 is subject to the covenants and restrictions in the Deed from the Boston Redevelopment Authority ("BRA") to The Boys' Club of Boston, Incorporated dated August 30, 1966 and recorded with the Suffolk Registry of Deeds at Book 8065, Page 537 and the Land Disposition Agreement by and between the BRA and The Boys' Club of Boston, Incorporated dated August 30, 1966.

City of Boston Assessor's Parcel No. 1201221000 is Parcel H-3 in the Washington Park Urban Renewal Area, Project No. Mass. R-24 ("Parcel H-3"). Parcel H-3 is subject to the covenants and restrictions in the Deed from the Boston Redevelopment Authority ("BRA") to The Church of God

in Christ dated December 20, 1970 and recorded with the Suffolk Registry of Deeds at Book 8538, Page 423 (“Parcel H-3 Deed”) and the Land Disposition Agreement referenced in the Parcel H-3 Deed.

The proposed new building will consist of a ground level garage with spaces for 25 vehicles, and an entrance/egress on the Warren Street side of the site. The ground floor will also contain a bicycle storage room, a trash & recycling room, and the building’s residential entry and elevator lobby, also on the Warren Street side. The second through sixth floors would contain the building’s 41 residential apartments, with a common rooftop deck.

3. Community Benefits

The proposed project will offer many public benefits to the surrounding neighborhood and to the City of Boston, including:

- the creation of 41 new rental apartments in an attractive low-rise building, including 5 affordable units in accordance with the Inclusionary Development Policy;
- generation of thousands of dollars in revenue annually to the City of Boston once the project is completed in the form of new real property tax payments;
- improvements to the property boundaries including extensive greenscape buffering, site landscaping, and associated public streetscape improvements, including sidewalk widening;
- the expected creation of at least 55 construction industry jobs to complete the proposed project;
- the introduction of new residents to the neighborhood who will help support local businesses and drive the need for increased commercial development in the Dudley Square area.

4. Project Financing and Developer Pro Forma

The applicant has a solid working relationship with many large lenders and intends to finance the project using traditional institutional financing.

Total Development Cost (soft/hard costs): \$12,500,000
Construction Cost (hard cost): \$11,000,000

Disclosure of Beneficial Interests in the Project

Joseph Federico: 100%

Number of Construction Jobs: 55
Estimated Constructions Start: First Quarter 2019
Estimated Construction Completed: First Quarter 2020

5. Urban Design Approach – Building Program, Massing, and Materials

The proposed project will consist of a new six-story building at the connection of Warren Street, Regent Street, and St. James Street. The building will fill the lot that defines the convergence of these streets, connecting the multi-leveled buildings of Warren Street with the elevated single-family homes of St. James Street. Accessible from Warren Street, the first floor will provide parking spaces for 25 vehicles as well as bicycle storage. Also accessible from Warren Street is the residential lobby providing building access and connecting all six floors. Floors two through six will provide 41 residential units. These units will include 19 one-bedroom units, 16 two-bedroom units, and 3 three-bedroom units, as well as 3 multi-leveled townhouse-style units.

The building’s tallest point will be anchored on Warren Street, providing a sweeping visual connection with both the surrounding Roxbury neighborhood and downtown Boston. As the elevation rises along St. James Street, the building’s height drops to approach the scale of its surroundings. The building’s design takes advantage of the site’s elevational change along St. James Street by providing separate front entrances to each of the townhouse-style units fronting on St. James Street, beginning on the second floor. The building is set back from the lot line to conform to the Complete Streets Program. Along Warren Street, the building is set back 3 feet from the lot line. Along St. James Street, the building is set back 5 feet from the lot line. On the ground floor, the rear of the building is set back 64 feet from the lot line, at the location of a substantial area of landscaped open space for use by building residents, with the rest of the building being set back 88 feet. This set back will for neighbors on St. James Street to maintain their visual sight lines.

The building’s skin will be a composition of brick, glass fenestration, Hardie board paneling, and stone block. Windows will be a combination of operable and fixed sashes. The materials of the façade are inspired by the buildings neighboring it along Warren Street.

The architectural massing reinforces both the geometry and elevational differences of the site. Its form takes advantage of expansive views, while its materiality and articulation begin to break it down into a scale more appropriate to its surroundings. Final elevation studies will continue to be reviewed by the BPDA as the design process evolves.

6. Traffic, Parking, and Access

The project will include 25 garage parking spaces in a ground-level garage accessed via Warren Street, and will also take advantage of the proximity of the site to Dudley Square’s multimodal public transit options, including bus and Silver Line access to routes 1, 8, 14, 15, 19, 23, 28, 41, 42, 44, 45, 47, 66, and Express Routes 170 and 171, with connections to the Ruggles and Roxbury

Crossing rapid transit stations, as well as the Green Line. The site is also in close proximity to Hubway/BlueBikes stations at Walnut Avenue & Warren Street, and in Dudley Square.

7. Anticipated Permits and Approvals

Agency Name	Permit or Action
Boston Planning & Development Agency	<ul style="list-style-type: none"> • Article 80 Small Project Review • Affordable Housing Agreement • Design Review Approval • Urban Renewal Approvals
Boston Water and Sewer Commission	<ul style="list-style-type: none"> • Local Sewer and Water Tie-in and Site Plan Approval
Boston Inspectional Services Department	<ul style="list-style-type: none"> • Zoning Board of Appeal Approval • Building Permit • Certificate of Occupancy

II. BOSTON ZONING CODE DATA

Zoning District: Dudley Square Economic Development Area

	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
Min. Lot Area	none	14,980 s.f.	<i>No</i>
Min. Lot Area/Add'l D.U.	none	14,980 s.f.	<i>No</i>
Min. Lot Width	none	135.35 ft. (Warren St.)	<i>No</i>
Min. Lot Frontage	none	135.35 ft. (Warren St.)	<i>No</i>
Max. FAR	2.0	2.9	<i>Yes</i>
Max. Building Height	55 ft.	48 ft.	<i>No</i>
Min. Open Space	none	5,883 s.f.	<i>No</i>

Min. Front Yard Setback	none	0-3 ft.	No
Min. Side Yard Setback	none	3-6 ft.	No
Min. Rear Yard Setback	20 ft.	40 ft.	No

Off-Street Parking Requirements Per Table H of Article 50

Residential Parking:

36 market rate units: 1 space per unit = 36 spaces

5 IDP (affordable) units: .7 space per unit = 3.5 spaces

Total spaces required: 40

Total spaces provided: 25 Yes

Use Regulations: Multifamily dwelling is an allowed use on the second story and above. Accessory residential parking is an allowed use on the first story.

Zoning Context

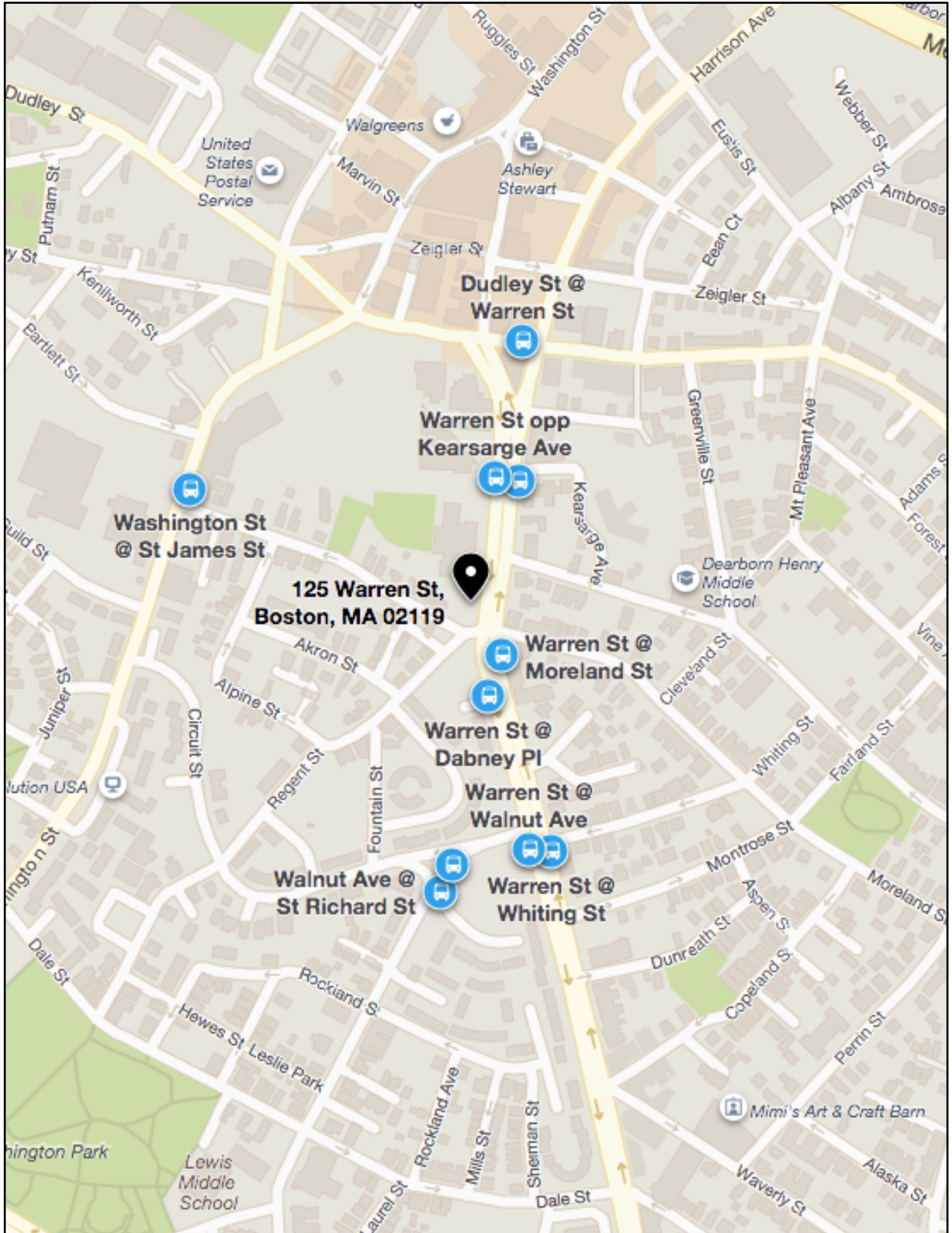
The site is located within the Dudley Square Economic Development Area ("EDA"), which recognizes the extent to which Dudley Square has served as a regional business and commercial center. As noted in Article 50, while Dudley Square still serves that function, there are opportunities for new construction and for rehabilitation of existing structures to further expand opportunities for commercial and retail development in this center. This project would generate an over \$12 million private investment in the Dudley Square and greater Roxbury neighborhood, and would, in addition, generate related retail and commercial activity owing to the influx of new residents. As a result, this project, combined with other development activity encouraged and guided by the Dudley Square EDA, will provide greater opportunities for neighborhood business development which can provide jobs and entrepreneurial opportunities to the Roxbury community, consistent with the mission statement of the EDA zoning.

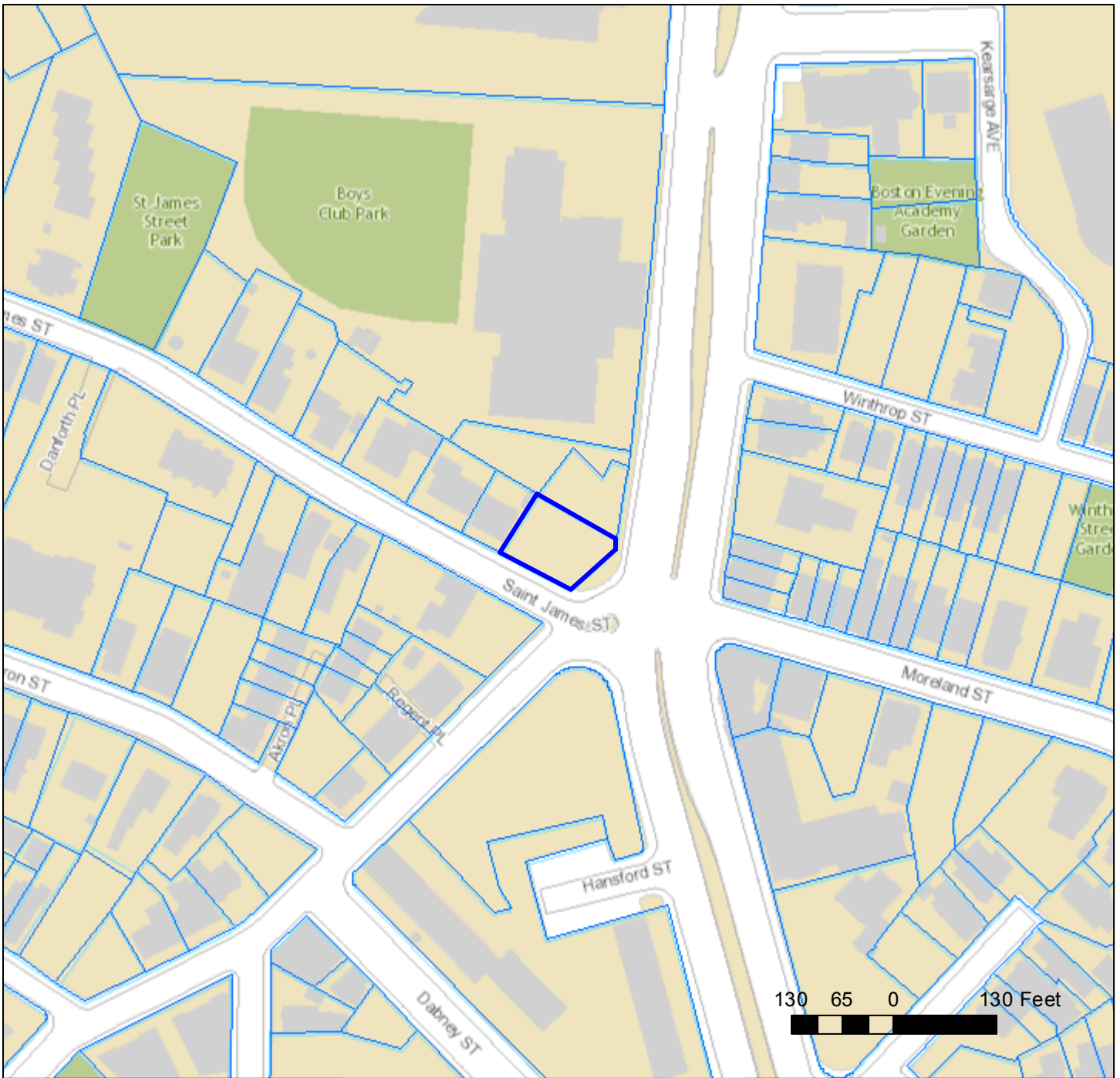
Urban Renewal Approvals

Since the site includes Parcel H-1 and Parcel H-3, the following urban renewal actions will be required:

- (1) BRA approval of the transfer of Parcel H-1 and Parcel H-3 to the applicant;
- (2) the adoption of a minor modification to the Washington Park Urban Renewal Plan;
- (3) the execution of an Amended and Restated Land Disposition Agreement; and
- (4) upon completion, the issuance of a Certificate of Completion pursuant to the provisions of the Amended and Restated Land Disposition Agreement.

LOCUS MAP



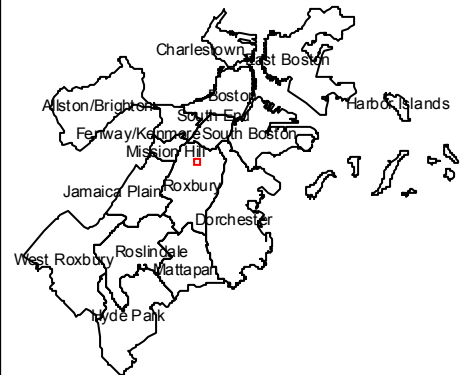


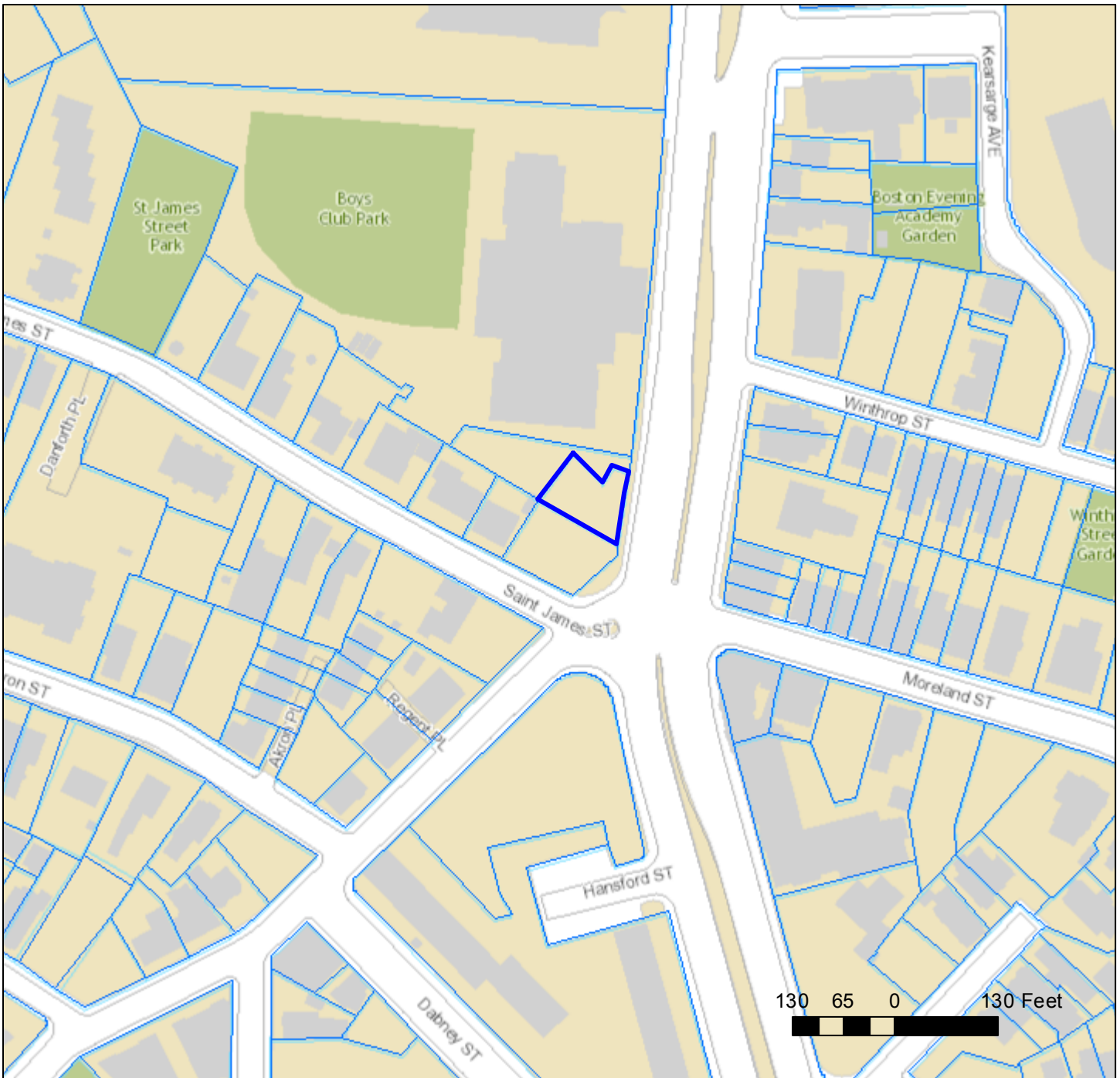
Parcel ID: 1201222000
 Address: REGENT ST
 Zipcode: 02119
 Owner: YOUNG LOUIS C TRST
 Land Use: Residential land
 Lot Size: 4,600.00 sq ft
 Living Area: 0.00 sq ft
 Total Value: \$125,300.00
 Land Value: \$125,300.00
 Building Value: \$0.00
 Gross Tax: \$1,313.14



**MAP FOR REFERENCE ONLY
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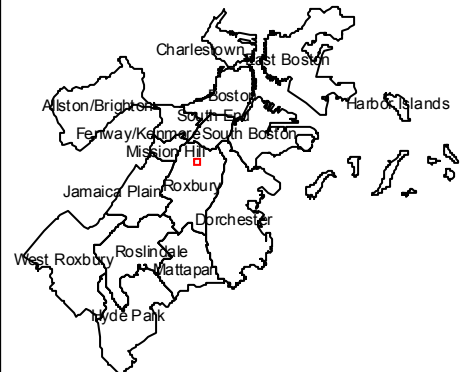


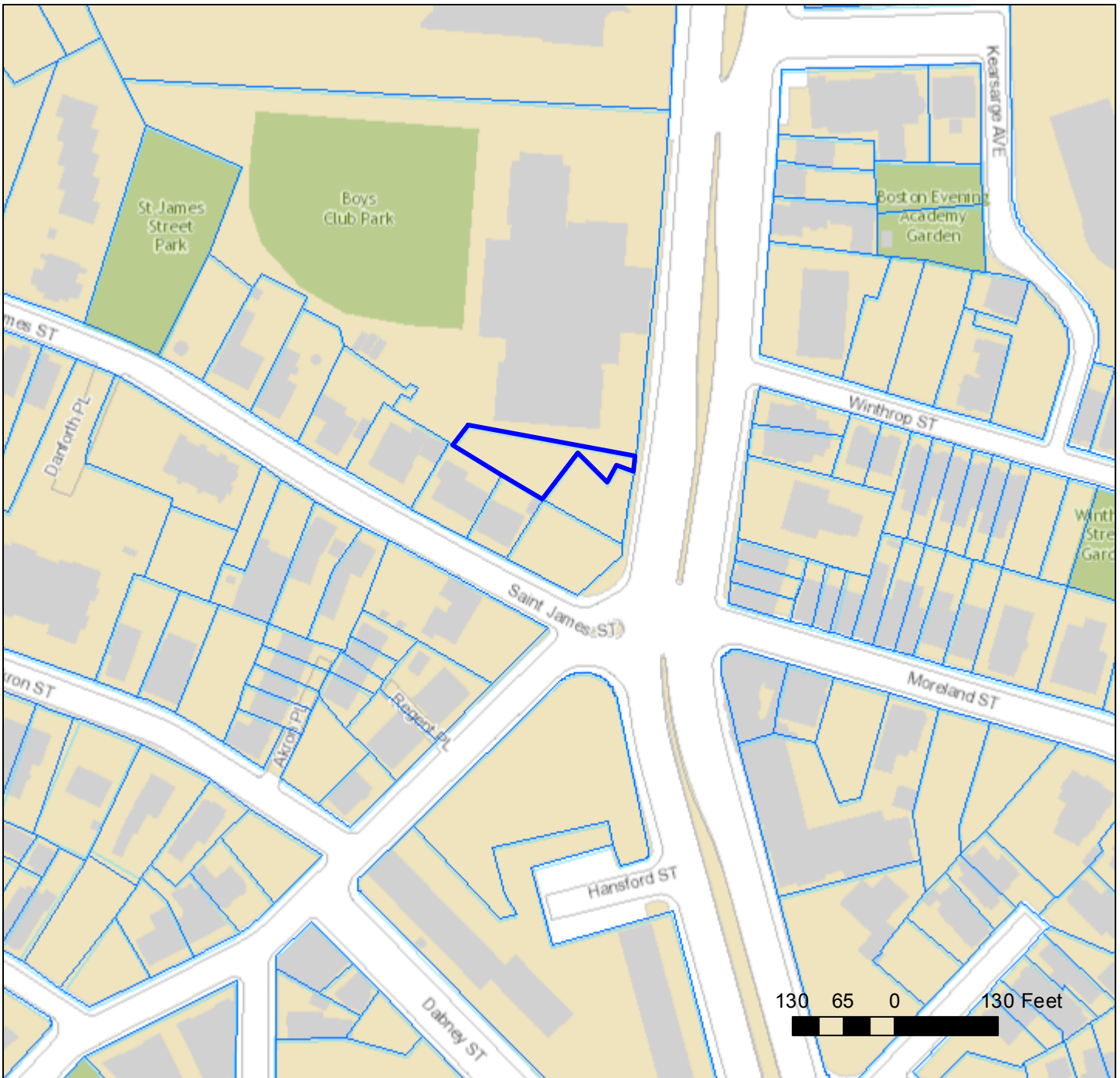
Parcel ID: 1201221000
 Address: WARREN ST
 Zipcode: 02119
 Owner: YOUNG LOUIS C TRST
 Land Use: Residential land
 Lot Size: 4,126.00 sq ft
 Living Area: 0.00 sq ft
 Total Value: \$122,000.00
 Land Value: \$122,000.00
 Building Value: \$0.00
 Gross Tax: \$1,278.56



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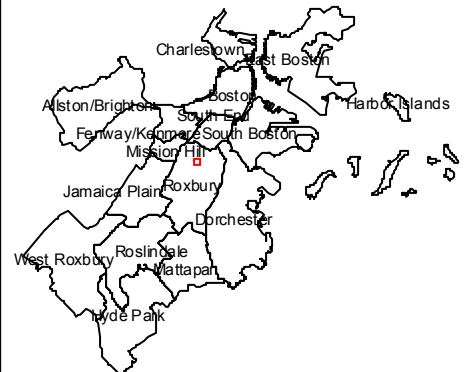


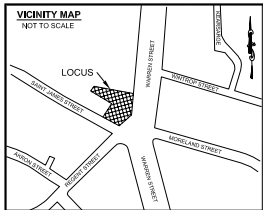
Parcel ID: 1201210000
 Address: WARREN ST
 Zipcode: 02119
 Owner: CHURCH OF GOD IN CHRIST TS
 Land Use: Residential land
 Lot Size: 3,988.00 sq ft
 Living Area: 0.00 sq ft
 Total Value: \$120,400.00
 Land Value: \$120,400.00
 Building Value: \$0.00
 Gross Tax: \$1,261.79



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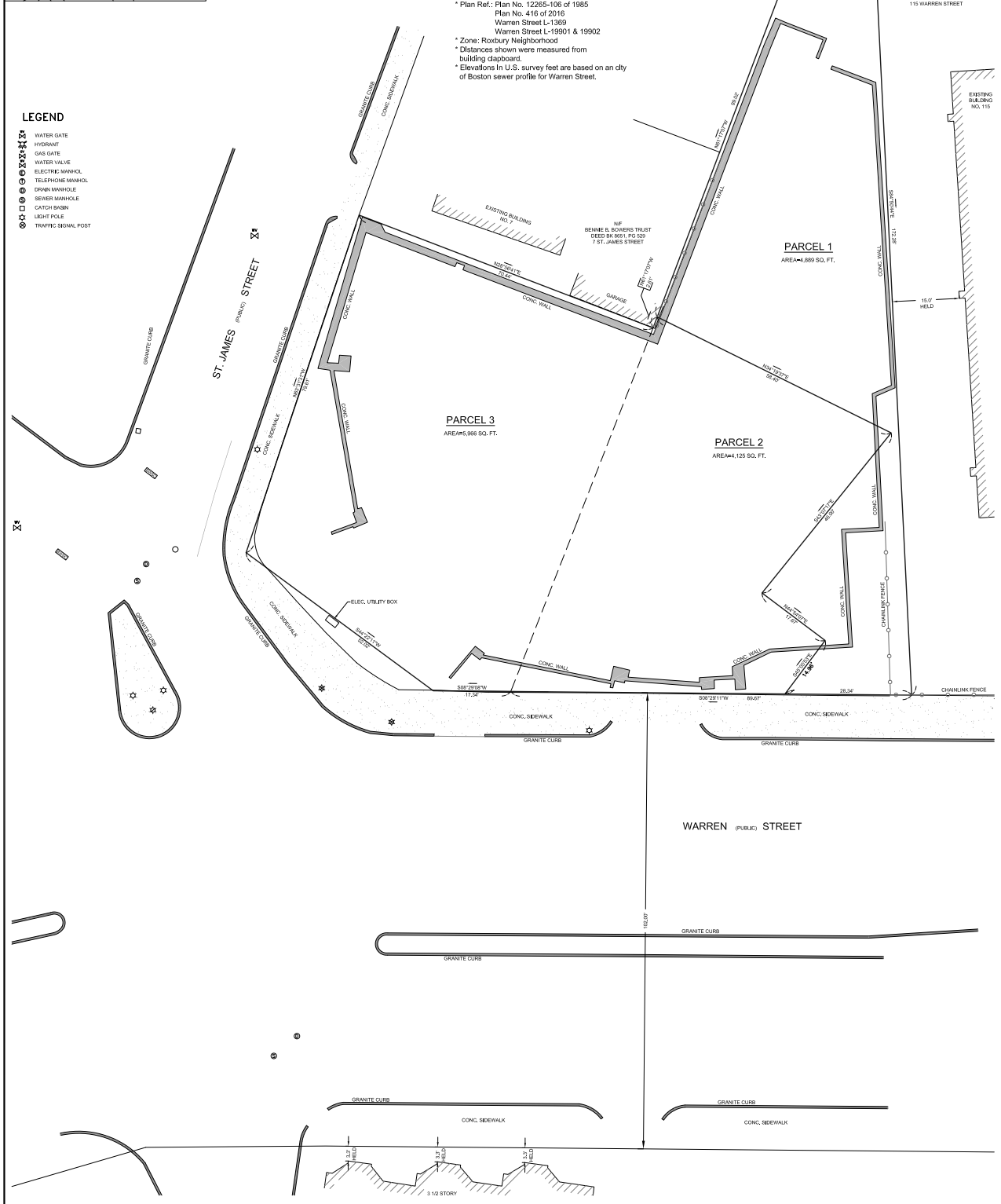




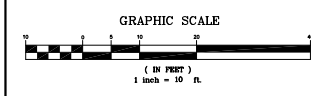
Additional utilities may exist that are not shown on this plan.
 Prior to any construction, contact DIG-SAFE
 (1-800-344-7233) to field verify location of all utilities.

- NOTES:**
- Parcel 1**
 - * Registered Owner: Church of God In Christ TS
 - * Assessors Ref.: 1201210000
 - * Deed Ref.: Book 36243, Page 229
 - Parcel 2**
 - * Registered Owner: Young Louis C Trust
 - * Assessors Ref.: 1201221000
 - * Deed Ref.: Book 8811, Page 407
 - Parcel 3**
 - * Registered Owner: Young Louis C Trust
 - * Assessors Ref.: 1201222000
 - * Deed Ref.: Book 38883, Page 162
 - * Plan Ref.: Plan No. 12265-106 of 1985
 Plan No. 416 of 2016
 Warren Street L-1369
 Warren Street L-19901 & 19902
 - * Zone: Roxbury Neighborhood
 - * Distances shown were measured from building dispoast.
 - * Elevations in U.S. survey feet are based on an city of Boston sewer profile for Warren Street.

EXISTING CONDITIONS SITE PLAN



- LEGEND**
- WATER GATE
 - WIDENANT
 - GAS GATE
 - WATER VALVE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - SEWER MANHOLE
 - GUYTON DRAIN
 - LIGHT POLE
 - TRAFFIC SIGNAL POST



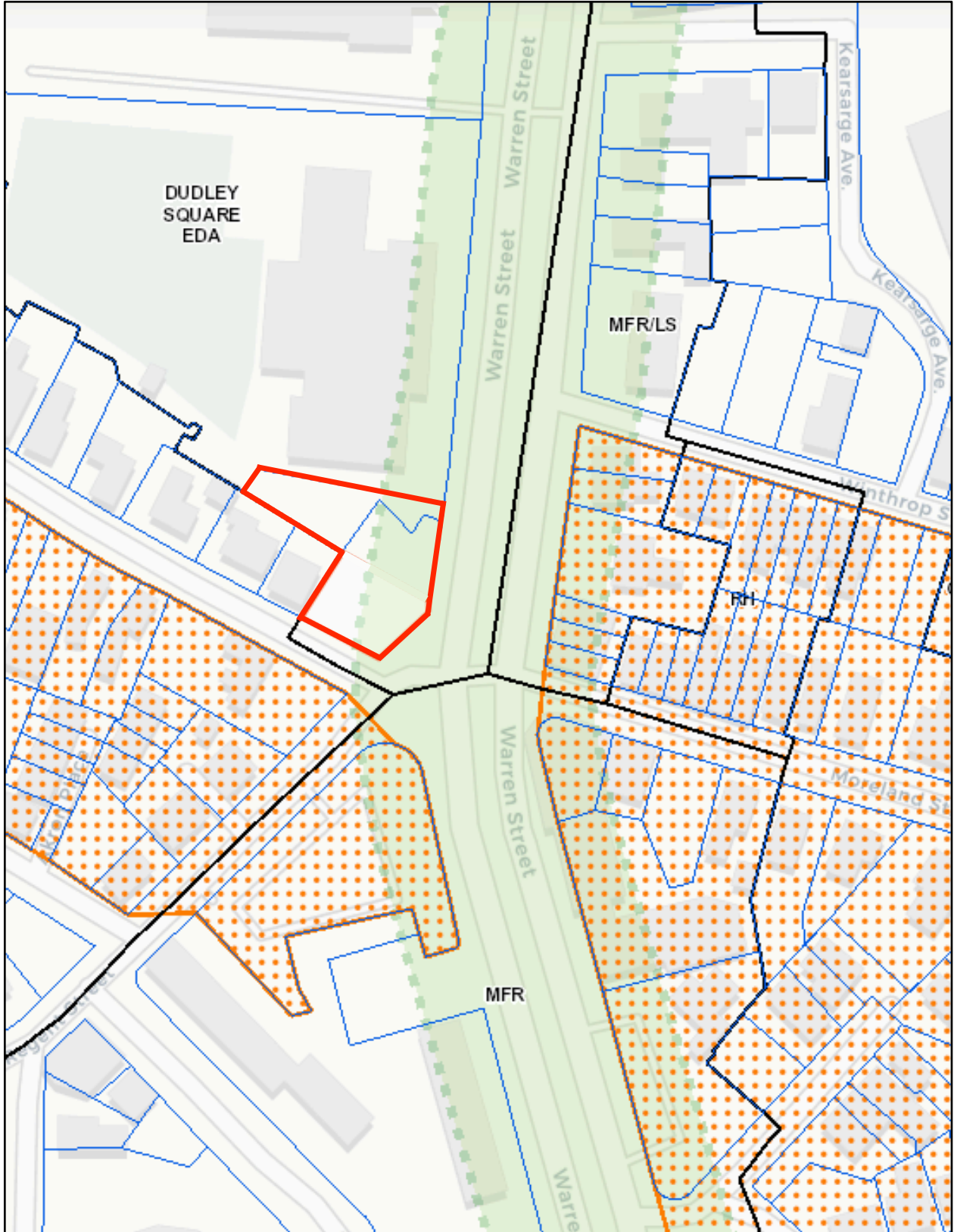
Existing Conditions
Warren Street
St. James Street
Boston, Ma 02125

LAND
 CONSULTING ENGINEERS

10 Andrew Square, Suite 2018
 South Boston, MA 02119
 Tel: 857-944-0061
 www.land-engineers.com

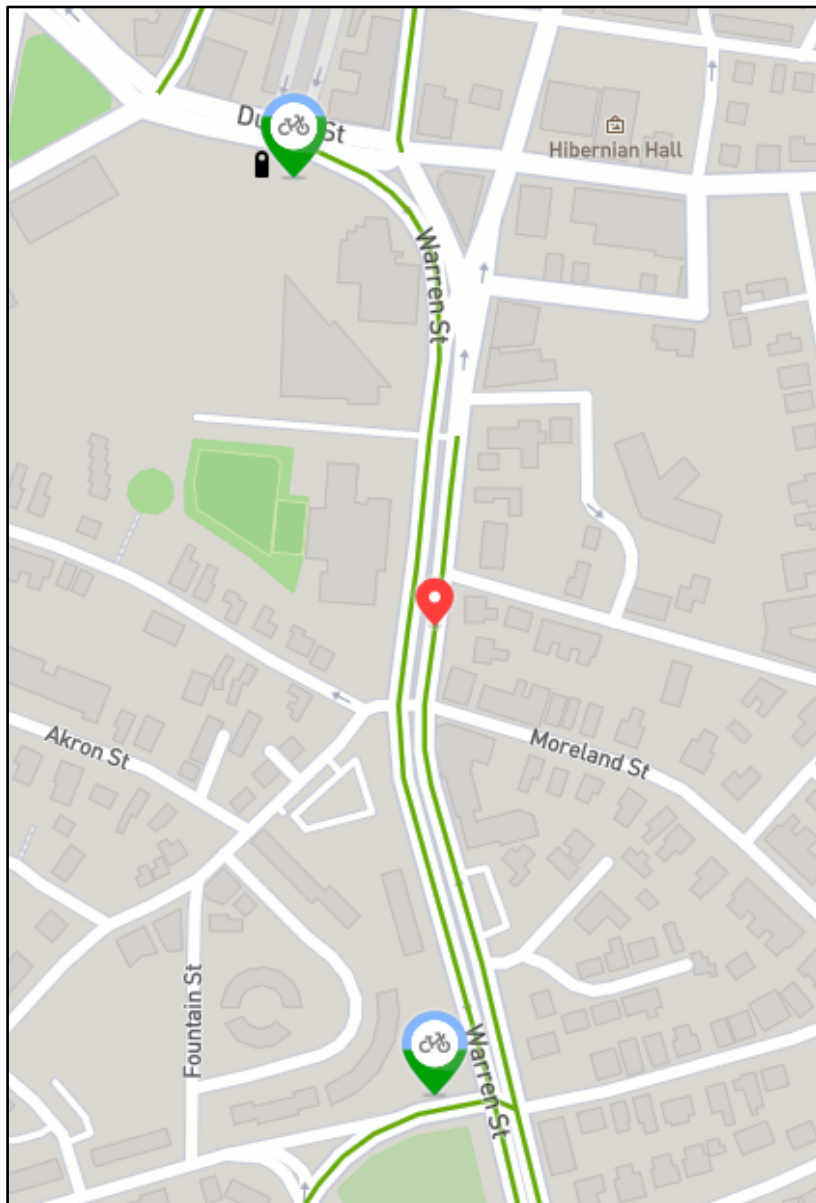
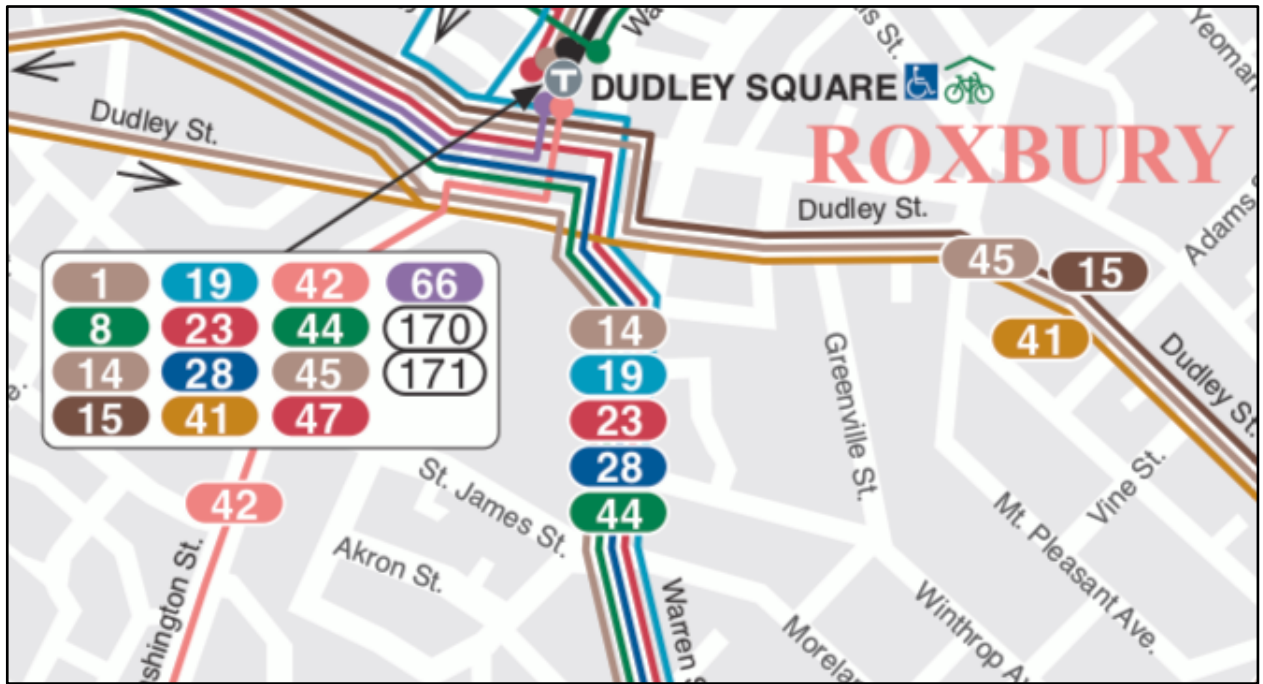
Date: February 15, 2017

ZONING MAP



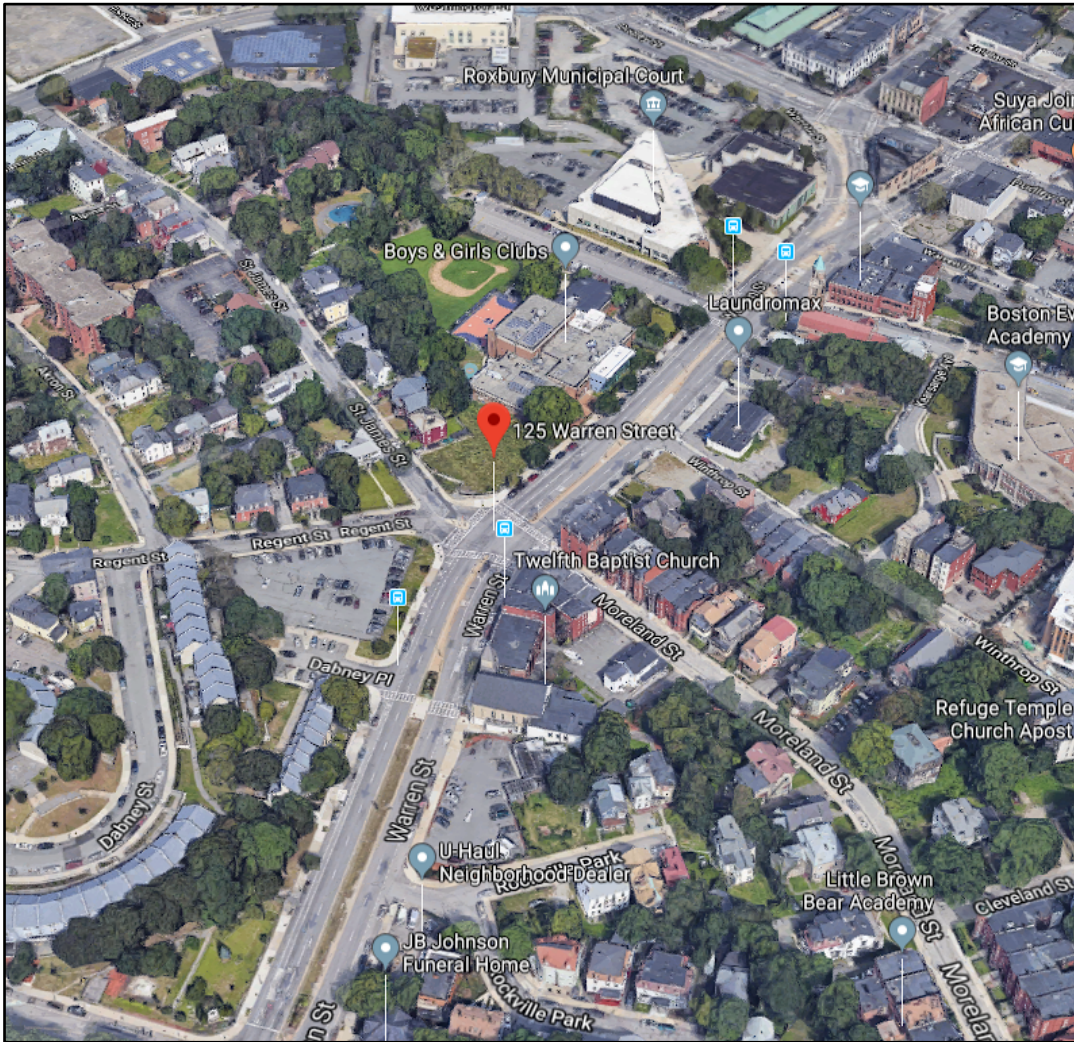
MBTA AND HUBWAY/BLUEBIKES PROXIMITY MAP

EX 7



AERIAL VIEWS OF SITE

EX 8



STREET VIEW FROM WARREN STREET



STREET VIEW FROM ST. JAMES STREET



TWO STREET VIEWS FROM REGENT STREET





A view of the front façade of Church of the New Jerusalem at 3 Regent Street at Joseph Warren Square, at the corner of St. James Street in Roxbury, Massachusetts, built in 1874. A bell tower rises from the entranceway, behind which a turret stands on the St. James Street side of the church. On the façade, an arched window contains three quatrefoil round windows. This Swedenborgian church was established in 1870 and was later called the Roxbury Society of the New Jerusalem. The congregation disbanded in 1957, and the church was sold in 1958 and later occupied by the Church of God in Christ.



VIEW TODAY

PROPOSED SITE USE PLAN



1
Site Plan
1"=10'

Proposed
Development
125 Warren Street
Roxbury, MA

OWNER

architects
mckay

100 State Street
Boston, MA 02109
617.552.1212
www.mckayarchitects.com

DATE: 08/11/2011

SCALE: 1"=10'

DRAWN BY: J. MCKAY

CHECKED BY: J. MCKAY

DATE: 08/11/2011

SCALE: 1"=10'

DRAWN BY: J. MCKAY

CHECKED BY: J. MCKAY

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DATE: 08/11/2011

SCALE: 1"=10'

DRAWN BY: J. MCKAY

CHECKED BY: J. MCKAY

DATE: 08/11/2011

SCALE: 1"=10'

L-1.1

PROPOSED SITE LANDSCAPE PLAN

EX 13

PROPOSED PLANT LIST

Trees	Plant Name	Quantity	Notes
AR	Acer rubrum 'Amstrong'	2 5' cal.	B&B
GT	Gleditsia tricanthos var. 'nana'	2 5' cal.	B&B
PA	Prunella americana	2 5' cal.	B&B
TO	Thuja occidentalis 'Emerald Green'	6 5' cal.	B&B
TP	Thuja plicata 'Green Giant'	7 8' H.	B&B
CA	Cornus sericea 'Honey Hole'	3 gal.	Pots
IG	Ipomoea glandulosa 'Grandland'	1 gal.	Pots
KL	Koeleria paniculata	2 2' H.	Pots
MP	Myrica pensylvanica	5 gal.	Pots
YC	Yucca corymbosa	5 gal.	Pots
Barrenicks	Allium 'Glaberrimum'	Purple allium	
CK	Catananchothus occidionalis 'Karl Foerster'	K Foerster Reedgrass	
GM	Geranium macranthum 'Baron's Variety'	Beacon Geranium	
LS	Liatris spicata	1 gal.	Pots
NV	Nepeta 'Walker's Low'	1 gal.	Pots
SN	Sedum nemorosum 'May Night'	2 gal.	Pots
Barrenicks	Phlox allium		
CK	Catananchothus occidionalis 'Karl Foerster'	K Foerster Reedgrass	
GM	Geranium macranthum 'Baron's Variety'	Beacon Geranium	
LS	Liatris spicata	1 gal.	Pots
NV	Nepeta 'Walker's Low'	1 gal.	Pots
SN	Sedum nemorosum 'May Night'	2 gal.	Pots

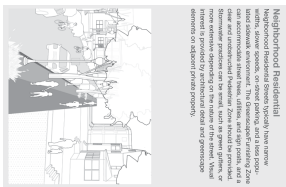


COMPLETE STREETS



ST. JAMES STREET:
A NEIGHBORHOOD RESIDENTIAL STREET

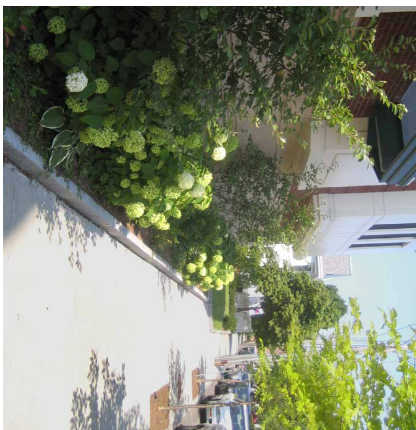
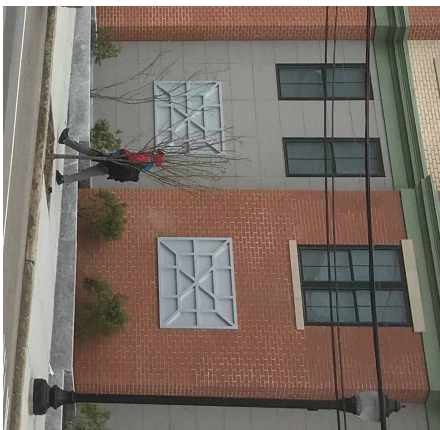
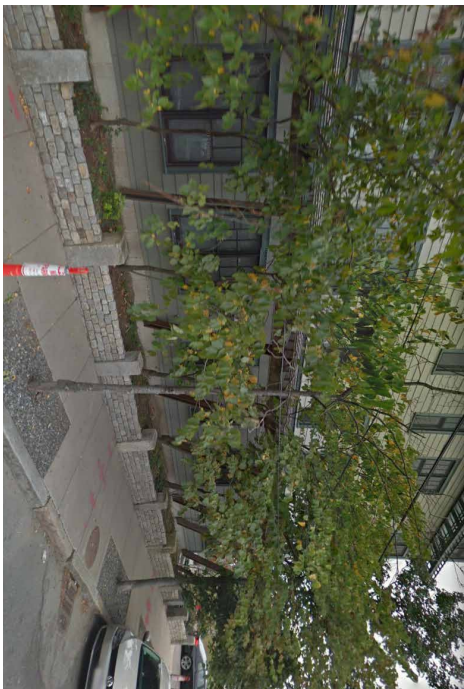
Preferred and Minimum Widths for Sidewalk Zones



Street Type	Preferred Zone	Minimum Zone	Minimum Zone	Minimum Zone	Minimum Zone	Minimum Zone
Commercial Corridor	2'	2'	6'	6'	1.50'	20.00'
Commercial Mainline	2'	2'	6'	6'	1.50'	16.00'
Commercial Side	2'	2'	6'	6'	1.50'	16.00'
Neighborhood Corridor	2'	2'	6'	6'	1.50'	16.00'
Neighborhood Mainline	2'	2'	6'	6'	1.50'	16.00'
Neighborhood Side	2'	2'	6'	6'	1.50'	16.00'
Frontal Street	2'	2'	6'	6'	1.50'	16.00'
Passive	N/A	N/A	6'	6'	N/A	N/A
Boardwalk	2'	2'	6'	6'	1.50'	16.00'

Notes

- * 2' is the minimum width of the Pedestrian Zone for all Street Types. The minimum width is 6' for all other Street Types.
- † Minimum width of the Pedestrian Zone is 6' for all Street Types.
- ‡ Minimum width of the Pedestrian Zone is 6' for all Street Types.
- § Minimum width of the Pedestrian Zone is 6' for all Street Types.
- ¶ Minimum width of the Pedestrian Zone is 6' for all Street Types.
- ‡ Although the typical width of the City Zone is 6', "wider" may be required with "wider" should be considered as a part of the streetscape design.



COMPLETE STREETS



STREET TREES: *Quercus macrocarpa* var. *laevis*, *Platanus occidentalis*



SIDE YARD TREES: *Acer rubrum* 'Amstelking', *Quercus palustris* 'Green Pillar', *Thuja plicata* 'Green Pillar'

PLANTINGS PALETTE



PLANTER/BORDER: *Oxypetalon obtusum*, *Clamagrostis occidens* 'Karl Foerster', *Cornus sericea* 'Koyu Haku'



SHRUB/BEAR YARD SLOPE: *Kalmia latifolia*, *Vaccinium corymbosum*



SHADY EDGE/FERNS: *Chamaedorea ciliatifolia* (TOP), *Adiantum luteum* (MIDDLE), *Masqueuxia atropurpurea* (BOTTOM)



PERENNIALS IN RAISED PLANT BEDS: *Solidago nemoralis* 'May Night', *Allium Goldmaster*, *Nepeta Walker's Low*

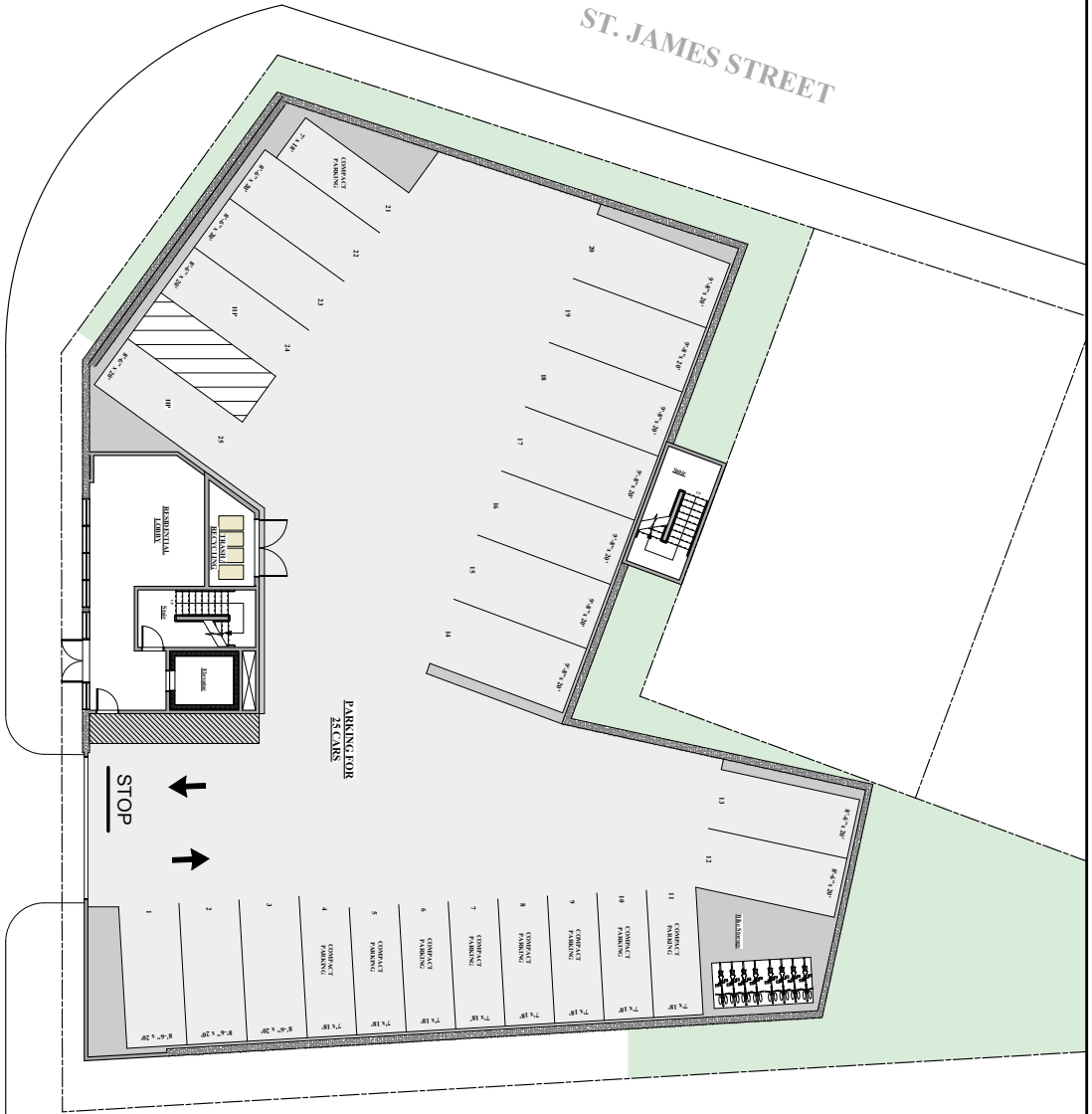


GROUND FLOOR PLAN

1 Ground Floor Plan
A-1.1 1/8" = 1'-0"

WARREN STREET

ST. JAMES STREET



SITE
14,980 SF

SUMMARY
 41 Residential Units on Floors 2 thru 6
 19 One Bedroom Units
 16 Two Bedroom Units
 3 Three Bedroom Units
 3 Town House Units

<p>Proposed Development 125 Warren Street Roxbury, MA</p>		<p>OWNER</p>
<p>architects mckay 100 STATE STREET 10TH FLOOR BOSTON, MA 02109 WWW.MCKAYARCHITECTS.COM</p>		<p>DATE: 03/21/2017 DRAWN: EAL CHECK: MAM SCALE: 1/8" = 1'-0"</p>
<p>Ground Floor Plan</p>		<p>PROJECT: 125 WARREN STREET</p>
<p>DATE: 03/21/2017</p>		
<p>DRAWING: 1/8" = 1'-0"</p>		
<p>PROJECT: 125 WARREN STREET</p>		
<p>OWNER:</p>		
<p>ARCHITECTS:</p>		
<p>DATE:</p>		
<p>DRAWN:</p>		
<p>CHECK:</p>		
<p>SCALE:</p>		
<p>PROJECT:</p>		

SECOND FLOOR PLAN

1
A-1.2
Second Floor Plan
1/8" = 1'-0"

WARREN STREET

ST. JAMES STREET



SUMMARY

SECOND FLOOR	(4) 1 BR UNITS (3) 2 BR UNITS (3) TOWN HOUSES
THIRD FLOOR	(4) 1 BR UNITS (3) 2 BR UNITS
FOURTH FLOOR	(3) 1 BR UNITS (3) 2 BR UNITS (2) 3 BR UNITS
FIFTH FLOOR	(5) 1 BR UNITS (4) 2 BR UNITS
SIXTH FLOOR	(3) 1 BR UNITS (3) 2 BR UNITS (1) 3 BR UNITS
TOTAL	(41) UNITS

<p>Proposed Development 125 Warren Street Roxbury, MA</p>	<p>OWNER</p>	<p>mckay architects 1000 Beacon Street Boston, MA 02116 www.mckayarchitects.com</p>	<p>DATE: 2011 SCALE: 1/8" = 1'-0"</p> <p>DESIGNED BY: [] DRAWN BY: [] CHECKED BY: [] SCALE: 1/8" = 1'-0"</p> <p>A-1.2</p>
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THIRD FLOOR PLAN

1 Third Floor Plan
A-1.3 1/8" = 1'-0"

WARREN STREET

ST. JAMES STREET



SUMMARY	
SECOND FLOOR	(4) 1 BR UNITS (3) 2 BR UNITS (3) TOWN HOUSES
THIRD FLOOR	(4) 1 BR UNITS (3) 2 BR UNITS
FOURTH FLOOR	(3) 1 BR UNITS (3) 2 BR UNITS (2) 3 BR UNITS
FIFTH FLOOR	(5) 1 BR UNITS (4) 2 BR UNITS
SIXTH FLOOR	(3) 1 BR UNITS (3) 2 BR UNITS (1) 3 BR UNITS
TOTAL	(41) UNITS

Proposed
Development
125 Warren Street
Roxbury, MA

OWNER

architects
mckay

125 WARREN STREET
ROXBURY, MASSACHUSETTS 02119
WWW.MCKAYARCHITECTS.COM

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

A-1.3

Third Floor Plan

FOURTH FLOOR PLAN

1
A-1.4
Fourth Floor Plan
1/8" = 1'-0"



SUMMARY

SECOND FLOOR	(4) 1 BR UNITS (3) 2 BR UNITS (3) TOWN HOUSES
THIRD FLOOR	(4) 1 BR UNITS (3) 2 BR UNITS
FOURTH FLOOR	(3) 1 BR UNITS (3) 2 BR UNITS (2) 3 BR UNITS
FIFTH FLOOR	(5) 1 BR UNITS (4) 2 BR UNITS
SIXTH FLOOR	(3) 1 BR UNITS (3) 2 BR UNITS (1) 3 BR UNITS
TOTAL	(41) UNITS

Proposed
Development
125 Warren Street
Roxbury, MA

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mckay
100 STATE STREET
ROXBURY, MASSACHUSETTS 02119
WWW.MCKAYARCHITECTS.COM

DATE: 08/20/14
DRAWN BY: EAL
CHECKED BY: MAM
SCALE: 1/8" = 1'-0"

FOURTH FLOOR PLAN

DATE: 08/20/14
DRAWN BY: EAL
CHECKED BY: MAM
SCALE: 1/8" = 1'-0"

A-1.4

OWNER: _____

DESIGNER: _____

CONTRACTOR: _____

PERMIT NO.: _____

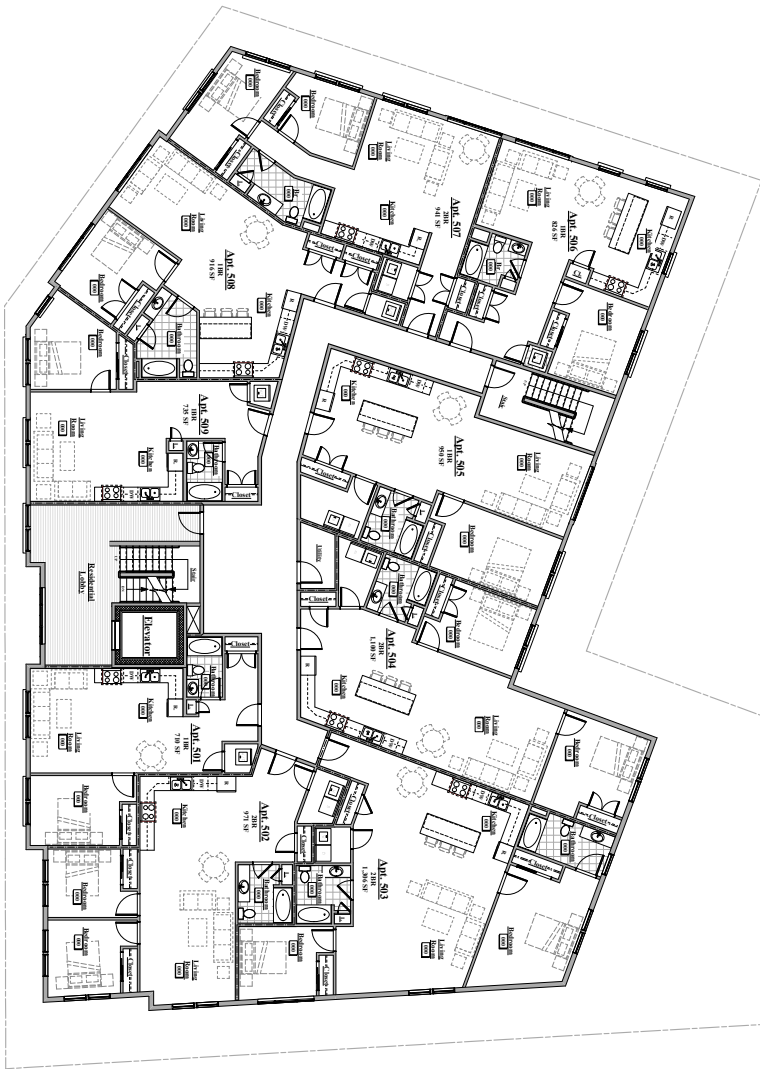
REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNER'S ASSUMPTIONS:
The information provided on this drawing is based on the information provided by the client and is subject to change without notice. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

FIFTH FLOOR PLAN

1 Fifth Floor Plan
A-1.5 1/8" = 1'-0"



SUMMARY	
SECOND FLOOR	(4) 1 BR UNITS (3) 2 BR UNITS (3) TOWN HOUSES
THIRD FLOOR	(4) 1 BR UNITS (3) 2 BR UNITS
FOURTH FLOOR	(3) 1 BR UNITS (3) 2 BR UNITS (2) 3 BR UNITS
FIFTH FLOOR	(5) 1 BR UNITS (4) 2 BR UNITS
SIXTH FLOOR	(3) 1 BR UNITS (3) 2 BR UNITS (1) 3 BR UNITS
TOTAL	(41) UNITS

Proposed
Development
125 Warren Street
Roxbury, MA

OWNER

architects
McKAY

125 WARREN STREET
ROXBURY, MASSACHUSETTS 02119
WWW.MCKAYARCHITECTS.COM

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

CAD: MCKAY

DRAWN: MCKAY

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

CAD: MCKAY

DRAWN: MCKAY

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

CAD: MCKAY

DRAWN: MCKAY

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

CAD: MCKAY

DRAWN: MCKAY

DATE: 08/11/2011

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SCALE: 1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"

CAD: MCKAY

DRAWN: MCKAY

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

CAD: MCKAY

DRAWN: MCKAY

DATE: 08/11/2011

PROJECT: 125 WARREN STREET

SCALE: 1/8" = 1'-0"

A-1.5

Fifth Floor Plan

SIXTH FLOOR PLAN

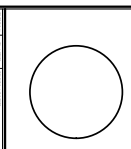
1 Sixth Floor Plan
A-1.6 1/8" = 1'-0"



SUMMARY	
SECOND FLOOR	(4) 1 BR UNITS (3) 2 BR UNITS (3) TOWN HOUSES
THIRD FLOOR	(4) 1 BR UNITS (3) 2 BR UNITS
FOURTH FLOOR	(3) 1 BR UNITS (3) 2 BR UNITS (2) 3 BR UNITS
FIFTH FLOOR	(5) 1 BR UNITS (4) 2 BR UNITS
SIXTH FLOOR	(3) 1 BR UNITS (3) 2 BR UNITS (1) 3 BR UNITS
TOTAL	(41) UNITS

Proposed
Development
125 Warren Street
Roxbury, MA

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100 STATE STREET
ROXBURY, MA 02119
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DATE: 08/24/16
DRAWN BY: EAL
CHECKED BY: MAM
SCALE: 1/8" = 1'-0"

PROJECT NAME: Sixth Floor Plan

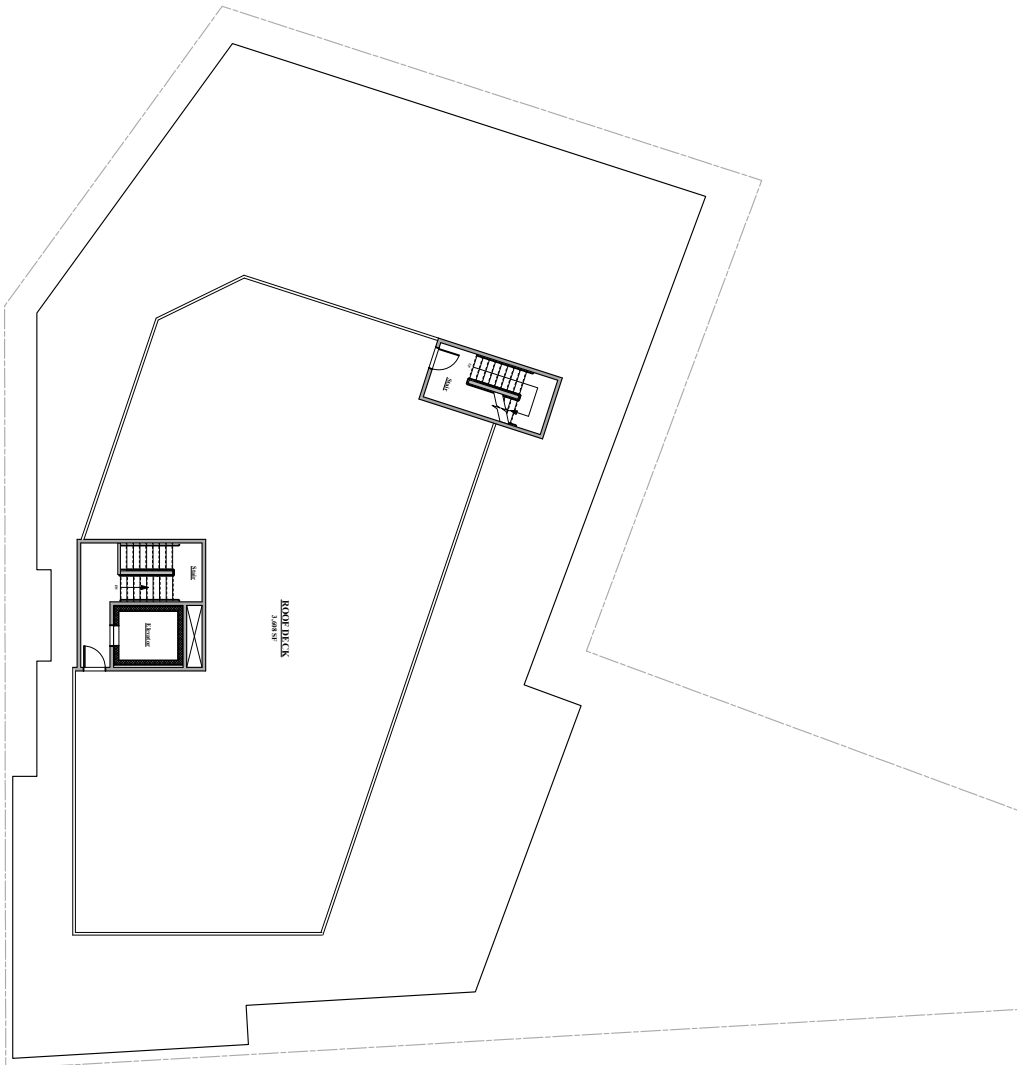
DATE: 08/24/16
DRAWN BY: EAL
CHECKED BY: MAM
SCALE: 1/8" = 1'-0"

PROJECT NAME: Sixth Floor Plan

DATE: 08/24/16
DRAWN BY: EAL
CHECKED BY: MAM
SCALE: 1/8" = 1'-0"

ROOF PLAN

1 Roof Plan
A-1.7 1/8" = 1'-0"

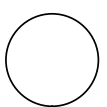


Proposed
Development
125 Warren Street
Roxbury, MA

OWNER

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Boston, MA 02109
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DATE: 01/15/17

PROJECT: 125 WARREN STREET

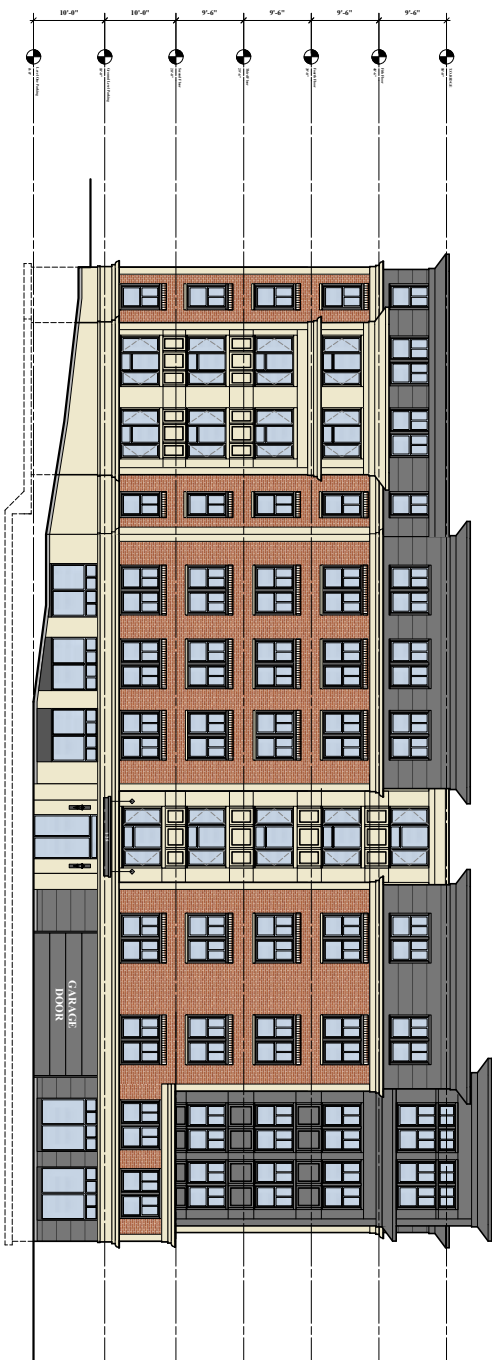
SCALE: 1/8" = 1'-0"

DATE: 01/15/17
DRAWN BY: EAL
CHECKED BY: MAM
SCALE: 1/8" = 1'-0"

Roof Plan

A-1.7

WARREN STREET ELEVATION



1 Warren Street Elevation
A-2.1 / 1/8" = 1'-0"

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 The design and construction of this building is subject to the approval of the local planning and zoning commission. The design and construction of this building is subject to the approval of the local planning and zoning commission. The design and construction of this building is subject to the approval of the local planning and zoning commission.

Warren Street Elevation

PROJECT NO.	301
DATE	08/2018
DRAWN BY	EAL
CHECKED BY	MAL
SCALE	1/8" = 1'-0"

A-2.1

Proposed
Development
125 Warren Street
Roxbury, MA

OWNER

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100 STATE STREET
 5TH FLOOR
 BOSTON, MA 02109
 WWW.MCKAYARCHITECTS.COM

REVISIONS

NO.	DATE	DESCRIPTION

ST. JAMES STREET ELEVATION



1 St. James Street Elevation
A-2.2 / 1/8" = 1'-0"

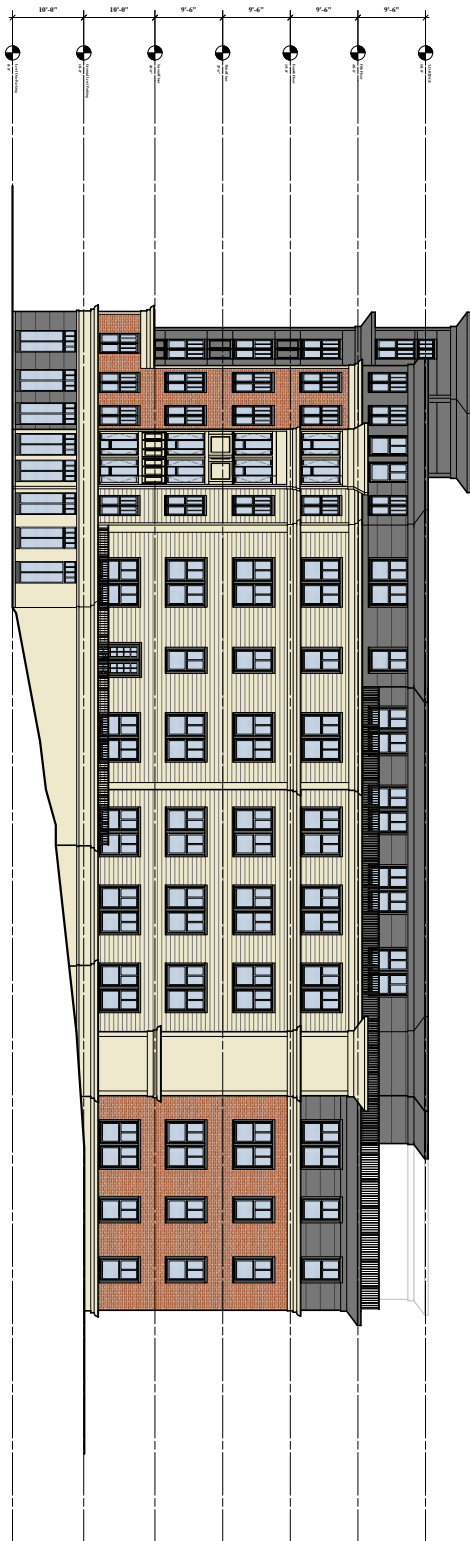
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 The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. It is not intended to be used as a substitute for professional advice. The information is not intended to be used as a substitute for professional advice. The information is not intended to be used as a substitute for professional advice.

PROJECT	St. James Street Elevation
DATE	08/2018
DRAWN BY	SAJ
CHECKED BY	SAJ
SCALE	1/8" = 1'-0"
PROJECT NO.	A-2.2

Proposed
 Development
 125 Warren Street
 Roxbury, MA

mckay architects
 1000 Beacon Street
 Boston, MA 02116
 617.552.1200
 www.mckayarchitects.com

REAR ELEVATION



1 Rear Elevation
A-2.3
1/8" = 1'-0"

Proposed
Development
125 Warren Street
Roxbury, MA

OWNER

architects
mckay

100 State Street
Boston, MA 02109
www.mckayarchitects.com

DATE: 08/14/2018

TIME: 10:00 AM

SCALE: 1/8" = 1'-0"

PROJECT: 125 Warren Street

DATE: 08/14/2018

TIME: 10:00 AM

SCALE: 1/8" = 1'-0"

PROJECT: 125 Warren Street

DATE: 08/14/2018

TIME: 10:00 AM

SCALE: 1/8" = 1'-0"

PROJECT: 125 Warren Street

DATE: 08/14/2018

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SCALE: 1/8" = 1'-0"

PROJECT: 125 Warren Street

DATE: 08/14/2018

TIME: 10:00 AM

SCALE: 1/8" = 1'-0"

PROJECT: 125 Warren Street

DATE: 08/14/2018

TIME: 10:00 AM

SCALE: 1/8" = 1'-0"

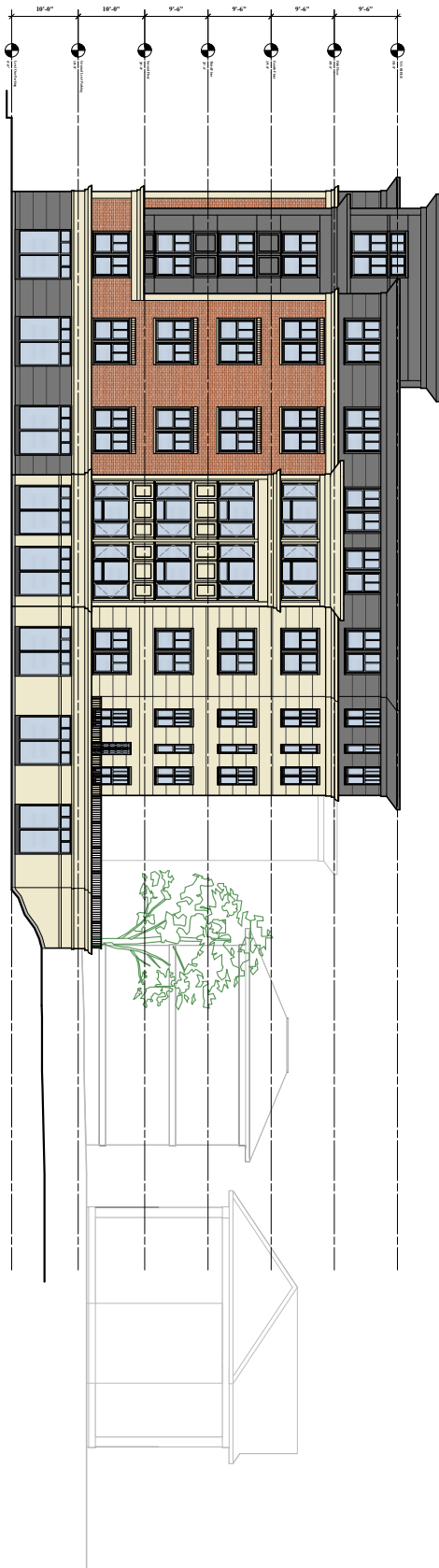
PROJECT: 125 Warren Street

DATE: 08/14/2018

TIME: 10:00 AM

A-2.3

RIGHT SIDE ELEVATION



1
A-2.4
1/8" = 1'-0"
Right Side Elevation

Proposed
Development
125 Warren Street
Roxbury, MA

OWNER

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Boston, MA 02109
www.mckayarchitects.com

DATE: 08/14/14

SCALE: 1/8" = 1'-0"

DRAWN BY: JAL

CHECKED BY: MAM

PROJECT: A-2.4

DATE: 08/14/14

SCALE: 1/8" = 1'-0"

DRAWN BY: JAL

CHECKED BY: MAM

PROJECT: A-2.4

DATE: 08/14/14

SCALE: 1/8" = 1'-0"

DRAWN BY: JAL

CHECKED BY: MAM

PROJECT: A-2.4

DATE: 08/14/14

SCALE: 1/8" = 1'-0"

DRAWN BY: JAL

CHECKED BY: MAM

PROJECT: A-2.4

DATE: 08/14/14

SCALE: 1/8" = 1'-0"

DRAWN BY: JAL

CHECKED BY: MAM

PROJECT: A-2.4



CURRENT VIEW OF SITE



PROPOSED FUTURE VIEW OF SITE