

# Robey Street Condominiums

# 46, 48, 50, 52, 54, 56, 65, 67, 90, 92, 94 Robey St.  
Roxbury, MA 02119



## Article 80

### Small Project Review Application

Proponent:

Robey St. LLC  
15 Woodbriar Rd  
Quincy MA, 02171  
781-760-2897

Architect:

Niles O. Sutphin, AIA  
Sutphin Architects, Inc.  
P.O. Box 290006  
Charlestown, MA 02129

Contributing Architects:

HUE Architecture LLC  
Matt Mueller, AIA  
115 E. Cottage St.  
Boston, MA 02125

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## 1. Project Notification Form/Application for Small Project Review

### Required Information for Document Preparation

For Projects undergoing review and consideration under Article 80 of the Boston Zoning Code, applicants are requested to ensure that the following information is included in its Project Notification Form or Application for Small project review, as the case may be:

<b>Applicant/Project Proponent</b>	<b>Robey St. LLC</b>
Developer	Mr. Rocco Scippa
Contact	Mr. Rocco Scippa
Mailing Address	15 Woodbrine Rd Quincy MA, 02171
Phone No.	781-760-2897
Fax No.	NA
Email	<a href="mailto:rocscippa@gmail.com">rocscippa@gmail.com</a>

### Brief Project Description

The proposed project consists of three 3 unit Condominiums and one 2 unit condominium. There are a total of eleven individual units and each is three stories tall. Each unit is provided with a single parking space beside or around the back of the unit clusters. The three triplexes are fully sprinklered whereas the split unit condominium is not sprinklered.

Anticipated Submission	Wednesday, March 8, 2017
Anticipated Advertisement Date	Handled by Harry Smith
Project Name	Robey Street Condominiums
Project Address	# 46, 48, 50, 52, 54, 56, 65, 67, 86, 88, 90 Robey St. Roxbury, MA 02119

<b>Assessor Parcel I.D.</b>	0800362010 , 0800361000 , and part of 0800360000 to form Lot 5.
	0800385010 to form Lot 6.
	0800381010 to form Lot 7.
	0800028000, 0800027000, and 0800026000 to form Lot 8.

<b>Neighborhood</b>	<b>Roxbury</b>
Sub-Neighborhood	NA

Urban Renewal Area (URA) NA

Does this project Require Modifications to URA? (Y/N) If modifications to URA is required, please describe modifications to be requested: NA

Inst. Master Plan (Y/N) NA Planned Development Area (Y/N) NA 121A (Y/N) NA

Zoning Relief Required (Y/N) NA Zoning Board of Appeals (Y/N) NA

**Development Program (TOTAL)**

Parcel Area (sqft.) Lot 5 = 4,542 sqft.  
Lot 6 = 6,000 sqft.  
Lot 7 = 6,000 sqft.  
Lot 8 = 6,715 sqft.  
Total = 23,257 sqft

Propose Building Area (sqft.) Lot 5 = 2,773 Gross sqft.  
Lot 6 = 4,734 Gross sqft.  
Lot 7 = 4,734 Gross sqft.  
Lot 8 = 4,734 Gross sqft.  
Total = 16,975 Gross sqft.

Zoning (sqft.) Lot 5 = 3,634 sqft.  
Lot 6 = 4,800 sqft.  
Lot 7 = 4,800 sqft.  
Lot 8 = 4,800 sqft.

Proposed Building Height (ft.) Lot 5 = 31'-2"  
Lot 6 = 32'-0"  
Lot 7 = 32'-0"  
Lot 8 = 32'-0"

Number of Floors 3 Floors for all buildings Ground Floor Use Residential living space

Upper Floor Use Residential living space

Retail sqft. NA Office sqft. NA Hotel sqft. NA

Industrial sqft. NA Institutional sqft. NA R&D sqft. NA

Residential sqft 16,975 for all buildings Total Units 11 Condo 11

Rental 0 Market Units 11 Affordable Units 0 Studios 0

1 Bedrooms 0 2 Bedrooms 0 3 Bedrooms 11 Artist Live/Work 0

SRO 0 Elderly 0

Total Parking Spaces 11 Surface 11 Structured 0 Below Grade 0

(If Multiple Buildings are proposed, please provide development program information for each building)

Total Development Cost (soft/hard costs) \$3,500,000

Total Construction Cost (hard cost) \$2,750,000

**Public Benefits**

Number of Permanent Jobs Created (full-time equivalent) None

Number of Permanent Jobs Retained (full-time equivalent) None

Number of Construction Jobs Created (full time equivalent) 30

Estimated Development Impact Project Payments (if applicable) NA

Neighborhood Housing Trust NA Neighborhood Jobs Trust NA

Estimated Construction Start July 1, 2017 Estimated Construction Completion Oct 1, 2018

**Disclosure of Beneficial Interest in the Project**

<b><u>Name</u></b>	<b><u>Address</u></b>	<b><u>Percentage Interest</u></b>
Kevin O'Neil	15 Woodbriar Rd. Quincey, MA 02171	100%

## 2. Proposed Project Overview

Project Title: Robey Street Condominiums

Location: Robey Street

Parcel Number: 0800362010 , 0800361000 , and part of 0800360000 to form Lot 5.  
0800385010 to form Lot 6.  
0800381010 to form Lot 7.  
0800028000, 0800027000, and 0800026000 to form Lot 8.

Project Description: Three triplexes and one duplex combine to offer eleven market rate condominiums placed along the length of Robey Street in Roxbury. All units are wood frame construction and have above grade parking beside or behind the building clusters.

Lot Area: Lot 5 = 4,542 sqft.  
Lot 6 = 6,000 sqft.  
Lot 7 = 6,000 sqft.  
Lot 8 = 6,715 sqft.  
Total = 23,257 sqft.

No. of Residential Dwellings: 11

Building Footprint: Lot 5 = 1,032 sqft.  
Lot 6 = 1,762 sqft.  
Lot 7 = 1,762 sqft.  
Lot 8 = 1,762 sqft.  
Total = 7,350 sqft.

Floor Area Configuration: Residential: 16,975 Gross sqft.

Proposed Building Height: Lot 5 = 31'-2"  
Lot 6 = 32'-0"  
Lot 7 = 32'-0"  
Lot 8 = 32'-0"

No. of Stories: All building are three stories

Number of Interior Garage Parking Spaces: None

Number of Exterior Parking Spaces: 11

Total Number of Parking Spaces: 11

Area Zoning: 3F-4000

### **3. Proposed Project:**

Project Title: Robey Street Condominiums

Location:  
Roxbury, MA 02119

Three triplexes and one duplex combine to offer eleven market rate condominiums placed along the length of Robey Street in Roxbury. All units are wood frame construction and have above grade parking beside or behind the building clusters.

The exterior of the new construction for the triplex units will be a brick façade with rubber slate roofing on a mansard roof. The duplex unit exterior will be brick façade with composite single siding and rubber slate roofing.

The eleven residential condos are sized as follows:

Three bedroom Condominiums (11): 1,387 - 1,578 sqft.

Each Condominium will come with one parking space per unit.

The new condominiums will tie together with an attractive landscaping along the length of the street. Currently each site to be utilized is an empty lot and the proposed condominiums will provide added life and beauty to the neighborhood.



#### **4. Neighborhood and Project Location**

The proposed project located along both sides of Robey Street. Lots 5,6, and 7 lie between Marshfield St. and E Cottage St. Lot 8 sits on the east side of Robey Street, just south of E Cottage Street. As all of the lots sit within a 3F-4000 residential zoning location, all existing buildings along Robey Street are three story with the exception of one two story home just south of E Cottage Street. The general character of the neighborhood is three story multi-family homes. The site is well located only a short walk from the intersection of Massachusetts Avenue and Columbia Road.

The location of the site is easily accessible via public surface bus transportation.

This area of Roxbury has seen many similar projects in recent years as multifamily homes continue to get built and renovated, strengthening the residential offerings and character of the neighborhoods.

## 5. Project Benefits:

The proposed project offers the following benefits:

- Provides new housing units – At a time when demand is strong for new housing in Boston, this project adds eleven (11) new residential units to the overall supply. Further, since all 11 condominium units are owned by individual owners, this will further strengthen the neighborhood residential character.
- Improves and activates the streetscape – The planned condominiums will be constructed with wood-frame construction. The triplex units will be clad in a beautiful brick façade, while the duplex will be clad with brick and decorative shingle siding, adding a variety and interest to the street length composition. Vehicles will be taken off the street with parking located at the rear of each residential grouping, thereby providing more on street parking for nearby residents. Furthermore, a comprehensive landscape design will add shade, variety, and beauty in front of the condos and along the sidewalks.
- On Site Parking – The project is able to provide one parking space for each residential unit, thereby taking automobiles off the street and allowing for more parking for the existing Robey St. residents.
- Benefits neighborhood business district – By providing new residential apartments, this project will provide an increase in the economic vitality of the area, assist in the revitalization of the neighborhood residential district, and lend support to the local small businesses.
- Jobs – This project will provide a total of 30 construction jobs over a 15 months' construction build out schedule.
- Tax base – With the addition 11 new first class condominium units, the residential tax base of the City of Boston will be further increased.

## 6. Zoning Comparison

<u>ZONING ANALYSIS</u>			
Robey Street Condominiums, Roxbury MA 02119			
New Construction - 2 Townhouse Units, 1 Car Parking each unit			
Zoning: Roxbury Neighborhood Dist. 3F-4000			
Lot Area: (Lot 5) #65,67 Robey St. = 4,542 sqft.			
ZONING COMPLIANCE TABLE			
CATEGORY	REQUIRED	PROVIDED	MEETS/EXCEEDS
1. MINIMUM LOT AREA PER DWELLING UNIT (D.U.)	2,000 S.F. FOR 1 UNIT	2,000 S.F.	YES
2. ADDITIONAL LOT AREA FOR EACH D.U.	2,000 S.F. FOR 1 ADDITIONAL UNIT	2,542 S.F.	YES
3. LOT WIDTH MIN. (FT)	25 FT	68'-7"	YES
4. MINIMUM LOT FRONTAGE	25 FT	70'-8"	YES
5. MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.8 0.8 x 4,542 S.F. = 3,634 SF (MAX)	0.61 2,773 S.F.	YES
6. MAXIMUM BLDG. HEIGHT	3 STORIES/ 35 FT	3 STORIES 31'-2"	YES
7. MINIMUM USABLE OPEN SPACE S.F./D.U.	650 S.F./D.U. X 2 D.U. = 1,300 S.F.	2,300 S.F.	YES
8. MINIMUM FRONT YARD	20 FT	8 FT	YES - CONFORMS TO MODAL SETBACK SEE SEC 68-34 PARAGRAPH 1
9. MINIMUM SIDE YARD	10 FT	13 FT	YES
10. MINIMUM REAR YARD	30 FT	100' - 67' = 33' 33' X 6" = 16.5' 30' - 16.5' = 13.5' MIN ACTUAL SETBACK IS 25'-4"	YES - CONFORMS TO SHALLOW LOT EXCPETION SEC. 20-8
11. ALLOW USES	TOWNHOUSE BUILDING: "ALLOWED" ACCESSORY PARKING: "ALLOWED"		YES YES
12. PARKING	1.0 SPACE PER UNIT 1 SPACE X 2 D.U.'S = 2 D.U. = 2 PRKG SPCS	2	YES

NOTE 1. Project is less than 20,000 SF; therefore project will not be subject to Chapter 80 BRA "Small Project" Review and Approval.

ZONING ANALYSIS

Robey Street Condominiums, Roxbury MA 02119  
 New Construction - 3 Townhouse Units, 1 Car Parking each unit

Zoning: Roxbury Neighborhood Dist. 3F-4000  
 Lot Area: (Lot 6) #46,48,50 Robey St. = 6,000 sqft.

ZONING COMPLIANCE TABLE

CATEGORY	REQUIRED	PROVIDED	MEETS/EXCEEDS
1. MINIMUM LOT AREA PER DWELLING UNIT (D.U.)	2,000 S.F. FOR 1 UNIT	2,000 S.F.	YES
2. ADDITIONAL LOT AREA FOR EACH D.U.	4,000 S.F. FOR 2 ADDITIONAL UNITS	6,000 S.F.	YES
3. LOT WIDTH MIN. (FT)	25 FT	87'-11"	YES
4. MINIMUM LOT FRONTAGE	25 FT	87'-11"	YES
5. MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.8 0.8 x 6,000 S.F. = 4,800 S.F. (MAX)	0.79 4,743 S.F.	YES
6. MAXIMUM BLDG. HEIGHT	3 STORIES/ 35 FT	3 STORIES 32'-0"	YES
7. MINIMUM USABLE OPEN SPACE S.F./D.U.	650 S.F./D.U. X 2 D.U. = 1,300 S.F.	2,971 S.F.	YES
8. MINIMUM FRONT YARD	20 FT	11'-6" FT	YES - CONFORMS TO MODAL SETBACK SEE SEC 6B-34 PARAGRAPH 1
9. MINIMUM SIDE YARD	10 FT	10 FT	YES
10. MINIMUM REAR YARD	30 FT	100' - 69' = 31' 31' X 6" = 15.5' 30' - 15.5' = 12.5' MIN ACTUAL SETBACK IS 24'-4"	YES - CONFORMS TO SHALLOW LOT EXCPETION SEC. 20-8
11. ALLOW USES	TOWNHOUSE BUILDING: "ALLOWED" ACCESSORY PARKING: "ALLOWED"		YES YES
12. PARKING	1.0 SPACE PER UNIT 1 SPACE X 3 D.U.'S = 3 D.U. = 3 PRKG SPCS	3	YES

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**ZONING ANALYSIS**

Robey Street Condominiums, Roxbury MA 02119  
 New Construction - 3 Townhouse Units, 1 Car Parking each unit

Zoning: Roxbury Neighborhood Dist. 3F-4000  
 Lot Area: (Lot 7) #52,54,56 Robey St. = 6,000 sqft.

**ZONING COMPLIANCE TABLE**

CATEGORY	REQUIRED	PROVIDED	MEETS/EXCEEDS
1. MINIMUM LOT AREA PER DWELLING UNIT (D.U.)	2,000 S.F. FOR 1 UNIT	2,000 S.F.	YES
2. ADDITIONAL LOT AREA FOR EACH D.U.	4,000 S.F. FOR 2 ADDITIONAL UNITS	6,000 S.F.	YES
3. LOT WIDTH MIN. (FT)	25 FT	91'-10"	YES
4. MINIMUM LOT FRONTAGE	25 FT	91'-10"	YES
5. MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.8 0.8 x 6,000 S.F. = 4,800 SF (MAX)	0.79 4,743 S.F.	YES
6. MAXIMUM BLDG. HEIGHT	3 STORIES/ 35 FT	3 STORIES 32'-0"	YES
7. MINIMUM USABLE OPEN SPACE S.F./D.U.	650 S.F./D.U. X 2 D.U. = 1,300 S.F.	2,968 S.F.	YES
8. MINIMUM FRONT YARD	20 FT	11'-6" FT	YES - CONFORMS TO MODAL SETBACK SEE SEC 68-34 PARAGRAPH 1
9. MINIMUM SIDE YARD	10 FT	12 FT	YES
10. MINIMUM REAR YARD	30 FT	100' - 63' = 37' 37' X 6" = 18.5' 30' - 18.5' = 11.5' MIN ACTUAL SETBACK IS 21'-2"	YES - CONFORMS TO SHALLOW LOT EXCPETION SEC. 20-8
11. ALLOW USES	TOWNHOUSE BUILDING: "ALLOWED" ACCESSORY PARKING: "ALLOWED"		YES YES
12. PARKING	1.0 SPACE PER UNIT 1 SPACE X 3 D.U.'S = 3 D.U. = 3 PRKG SPCS	3	YES

NOTE 1. Project is less than 20,000 SF; therefore project will not be subject to Chapter 80 BRA "Small Project" Review and Approval.

**ZONING ANALYSIS**

Robey Street Condominiums, Roxbury MA 02119  
 New Construction - 3 Townhouse Units, 1 Car Parking each unit

Zoning: Roxbury Neighborhood Dist. 3F-4000  
 Lot Area: (Lot 8) #90,92,94 Robey St. = 6,000 sqft.

**ZONING COMPLIANCE TABLE**

CATEGORY	REQUIRED	PROVIDED	MEETS/EXCEEDS
1. MINIMUM LOT AREA PER DWELLING UNIT (D.U.)	2,000 S.F. FOR 1 UNIT	2,000 S.F.	YES
2. ADDITIONAL LOT AREA FOR EACH D.U.	4,000 S.F. FOR 2 ADDITIONAL UNITS	6,000 S.F.	YES
3. LOT WIDTH MIN. (FT)	25 FT	90'-0"	YES
4. MINIMUM LOT FRONTAGE	25 FT	90'-0"	YES
5. MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.8 0.8 x 6,715 S.F. = 5,372 S.F. (MAX)	0.71 4,743 S.F.	YES
6. MAXIMUM BLDG. HEIGHT	3 STORIES/ 35 FT	3 STORIES 32'-0"	YES
7. MINIMUM USABLE OPEN SPACE S.F./D.U.	650 S.F./D.U. X 2 D.U. = 1,300 S.F.	2,360 S.F.	YES
8. MINIMUM FRONT YARD	20 FT	11'-6" FT	YES - CONFORMS TO MODAL SETBACK SEE SEC 68-34 PARAGRAPH 1
9. MINIMUM SIDE YARD	10 FT	11'-4" FT	YES
10. MINIMUM REAR YARD	30 FT	100' - 66' = 34' 34' X 6" = 17' 30' - 17' = 13' MIN ACTUAL SETBACK IS 31'-11"	YES - CONFORMS TO SHALLOW LOT EXCPETION SEE SEC. 20-B
11. ALLOW USES	TOWNHOUSE BUILDING: "ALLOWED" ACCESSORY PARKING: "ALLOWED"		YES YES
12. PARKING	1.0 SPACE PER UNIT 1 SPACE X 3 D.U.'S = 3 D.U. = 3 PRKG SPCS	3	YES

NOTE 1. Project is less than 20,000 SF; therefore project will not be subject to Chapter 80 BRA "Small Project" Review and Approval.

## 7. Project Team

Owner/Developer Contact:

Robey St. LLC  
Mr. Rocco Scippa  
15 Woodbriar Rd  
Quincy MA, 02171  
781-760-2897

Architect

Niles O. Sutphin, AIA  
197 8<sup>th</sup> Street, Suite 2000  
P.O. Box 290006  
Charlestown, MA 02129

Contributing Architects

HUE Architecture LLC  
Matt Mueller AIA  
1 Emmet Pl. Apt. 1  
Boston, MA 02128

## **Exhibits**



**Exhibit 1 – Pictures of Parcels and Surrounding Areas**



Arial View of Lot 5, 6, 7, and 8



View from E Cottage St. to Robey St.



View of Lot 5,6 and 7



View of Lot 8



Lot 5 Abutter #1



Lot 5 Abutter #2



Lot 6 Abutter #1



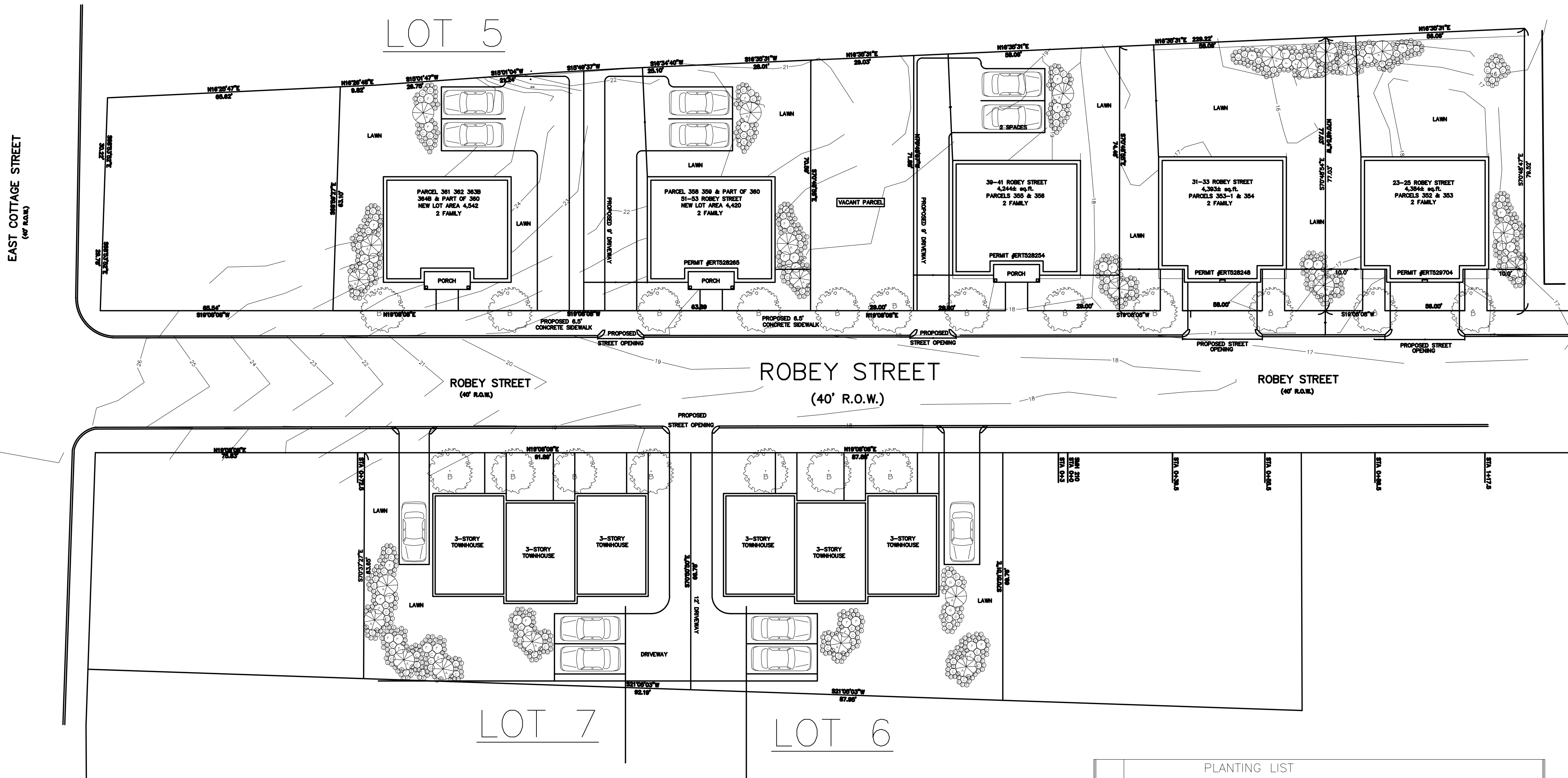
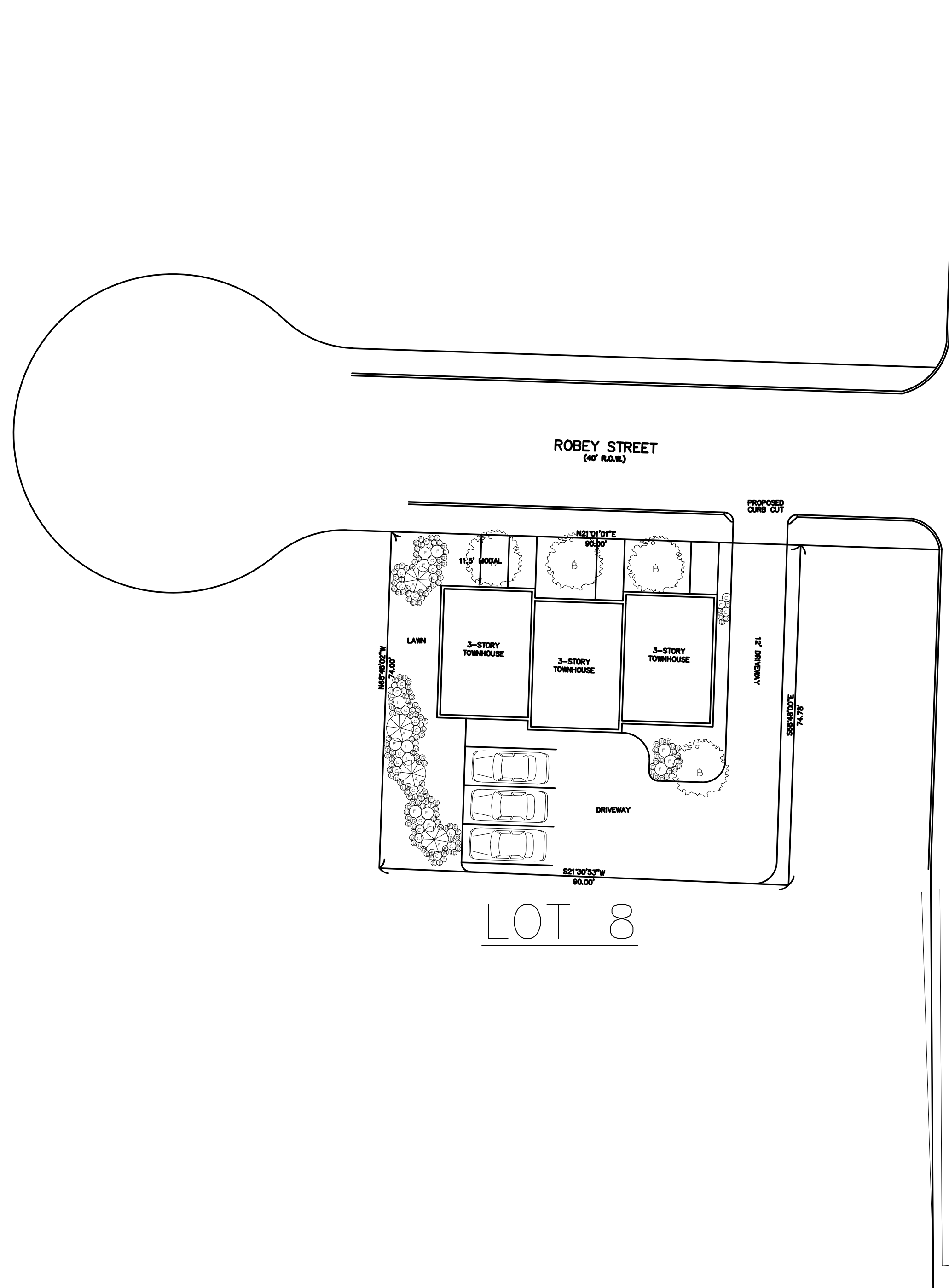
Lot 6 Abutter #2



Lot 8 Abutter #1

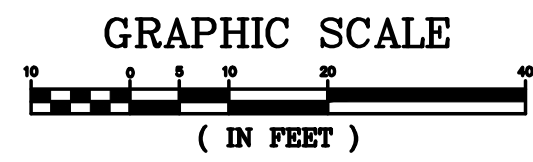


Lot 8 Abutter #2



PLANTING LIST			
Plant No.	BOTANICAL NAME	COMMON NAME	SIZE
A	PRUNUS X. SARGENTII	CHERRY	3-1/2" CALIPER
B	HONEY LOCUST TREE	HONEY LOCUST TREE	3-1/2" CALIPER
C	CAREX 'ICE DANCE'	VARIEGATED SEDGE	1 GALLON
D	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE OAT GRASS	1 GALLON
E	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GALLON
F	RHODODENDRON 'CHINOIDES'	RHODODENDRON	30"-36"

NOTE: ALL OTHER SITE SHALL BE COVERED WITH HYDRO-GRASS SEEDING 1245 S.F. PER POUND



REVISED 12-16-16  
SITE PLAN 8-2-2016



**ZONING ANALYSIS**

Robey Street Condominiums, Roxbury MA 02119  
 New Construction - 3 Townhouse Units, 1 Car Parking each unit

Zoning: Roxbury Neighborhood Dist. 3F-4000  
 Lot Area: (Lot 6) #46,48,50 Robey St. = 6,000 sqft.

ZONING COMPLIANCE TABLE			
CATEGORY	REQUIRED	PROVIDED	MEETS/EXCEEDS
1. MINIMUM LOT AREA PER DWELLING UNIT (D.U.)	2,000 S.F. FOR 1 UNIT	2,000 S.F.	YES
2. ADDITIONAL LOT AREA FOR EACH D.U.	4,000 S.F. FOR 2 ADDITIONAL UNITS	6,000 S.F.	YES
3. LOT WIDTH MIN. (FT)	25 FT	87'-1 1/2"	YES
4. MINIMUM LOT FRONTAGE	25 FT	87'-1 1/2"	YES
5. MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.8 0.8 x 6,000 S.F. = 4,800 S.F. (MAX)	0.79 4,743 S.F.	YES
6. MAXIMUM BLDG. HEIGHT	3 STORIES/ 35 FT	3 STORIES 32'-0"	YES
7. MINIMUM USABLE OPEN SPACE S.F./D.U.	650 S.F./D.U. x 2 D.U. = 1,300 S.F.	2,971 S.F.	YES
8. MINIMUM FRONT YARD	20 FT	11'-6" FT	YES - CONFORMS TO MODAL SETBACK SEE SEC 6B-34 PARAGRAPH 1
9. MINIMUM SIDE YARD	10 FT	10 FT	YES
10. MINIMUM REAR YARD	30 FT	100' - 69" = 31' 31' x 6" = 15.5' 30' - 15.5' = 12.5' MIN ACTUAL SETBACK IS 24'-4"	YES - CONFORMS TO SHALLOW LOT EXCPETION - SEE SEC. 20-8
11. ALLOW USES	TOWNHOUSE BUILDING: "ALLOWED" ACCESSORY PARKING: "ALLOWED"		YES YES
12. PARKING	1.0 SPACE PER UNIT 1 SPACE X 3 D.U.'S = 3 D.U. = 3 PRKG SPCS	3	YES

NOTE 1. Project is less than 20,000 SF; therefore project will not be subject to Chapter 80 BRA "Small Project" Review and Approval.

**BUILDING CODE ANALYSIS - MASS BLDG CODE 8TH ED.**

- Subject Building is 3 stories.
- Use Groups:  
R-2: Residential, Multi-family
- Entire building will be fully sprinklered.
- Each dwelling unit is separated by a min. 2-hr rated assembly wall.

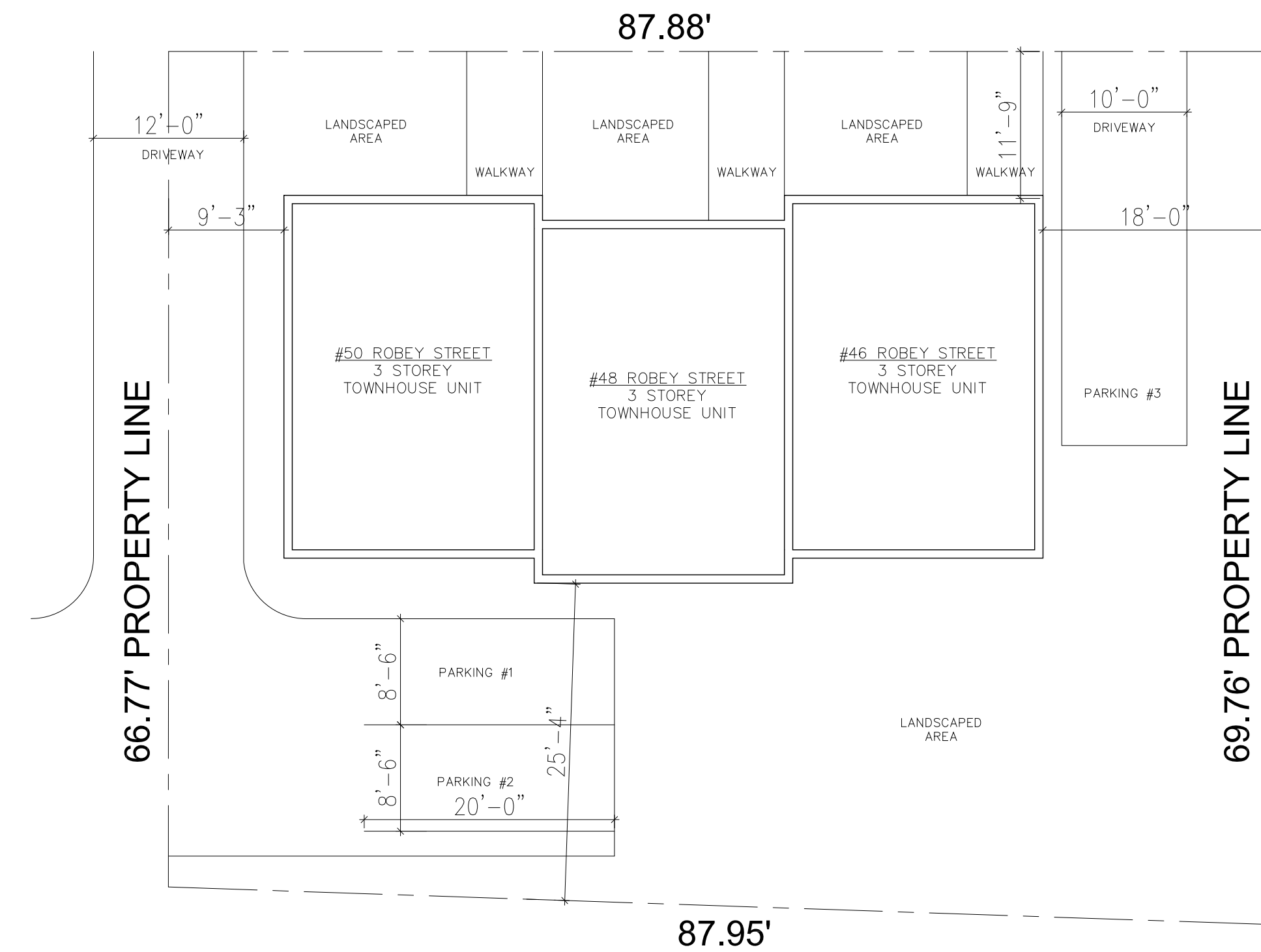
**BUILDING SUMMARY: 3 DWELLING UNITS  
 3 EXTERIOR ON GRADE PARKING SPACES**

**1. RESIDENTIAL:**

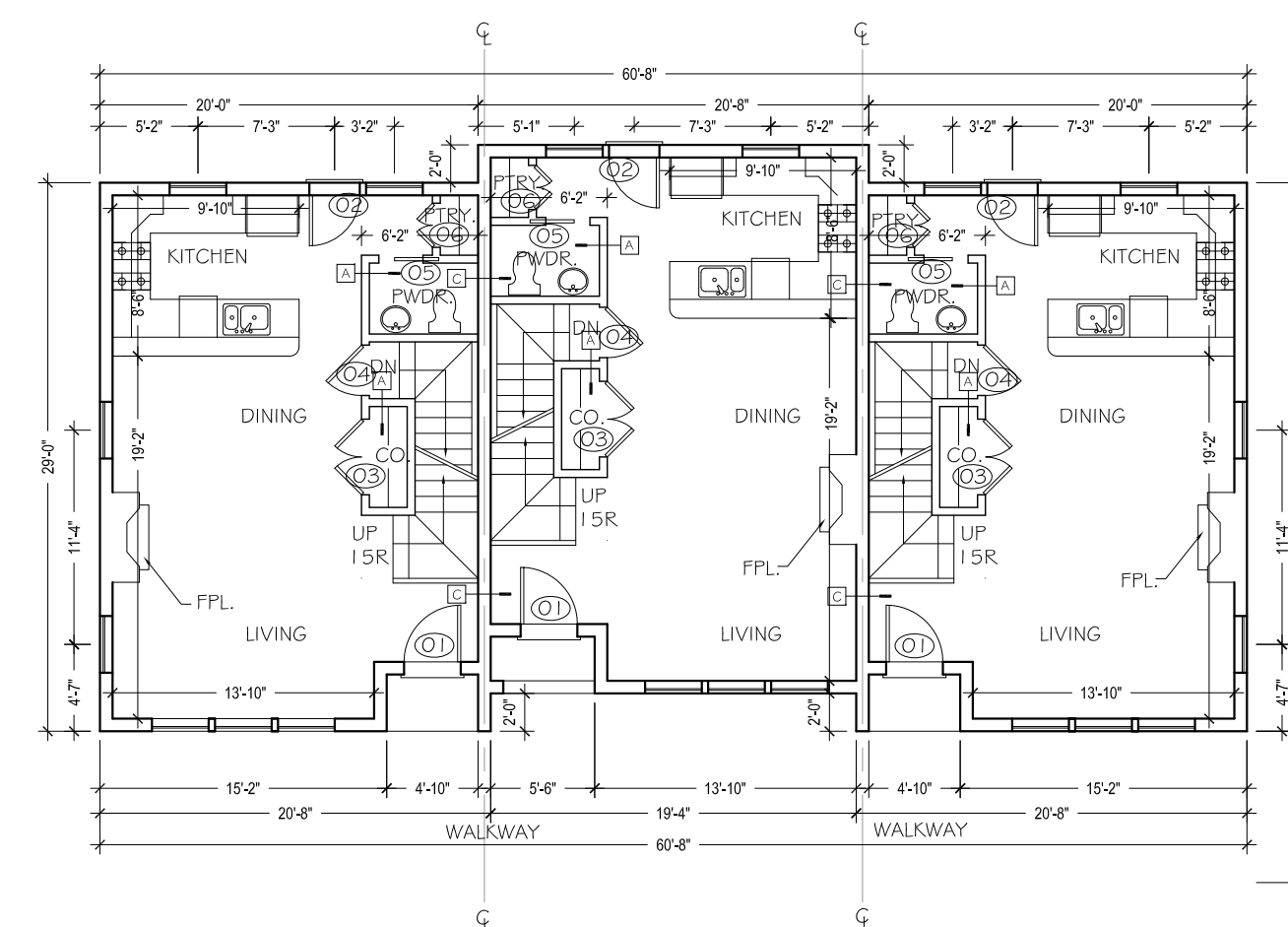
FIRST FLOOR: 523 GSF  
 SECOND FLOOR: 540 GSF  
 THIRD FLOOR: 515 GSF  
 TOTAL: 1,578 GSF

(ZONING BY-LAW SQUARE FOOTAGES)

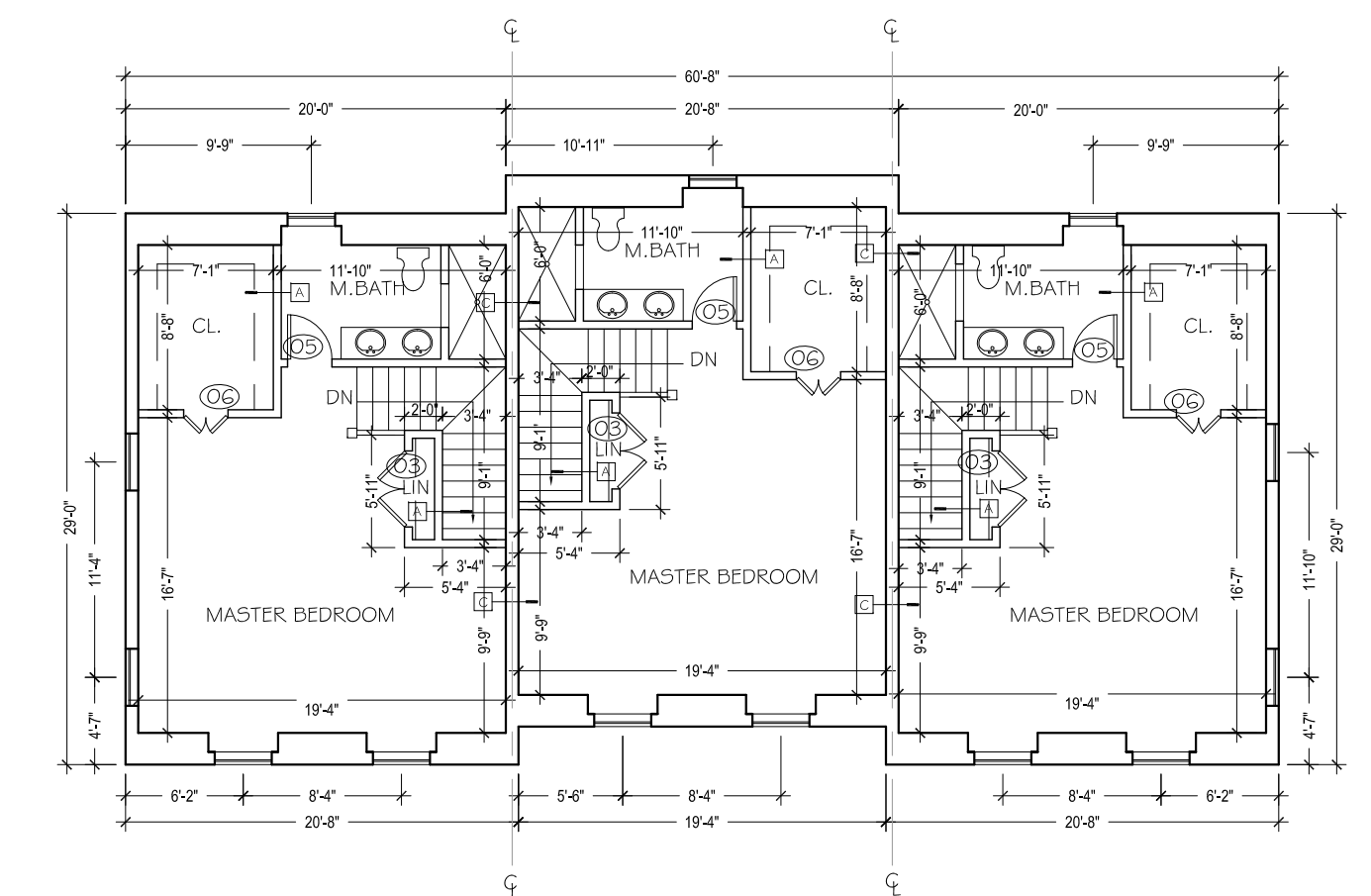
**FAR = 0.79**



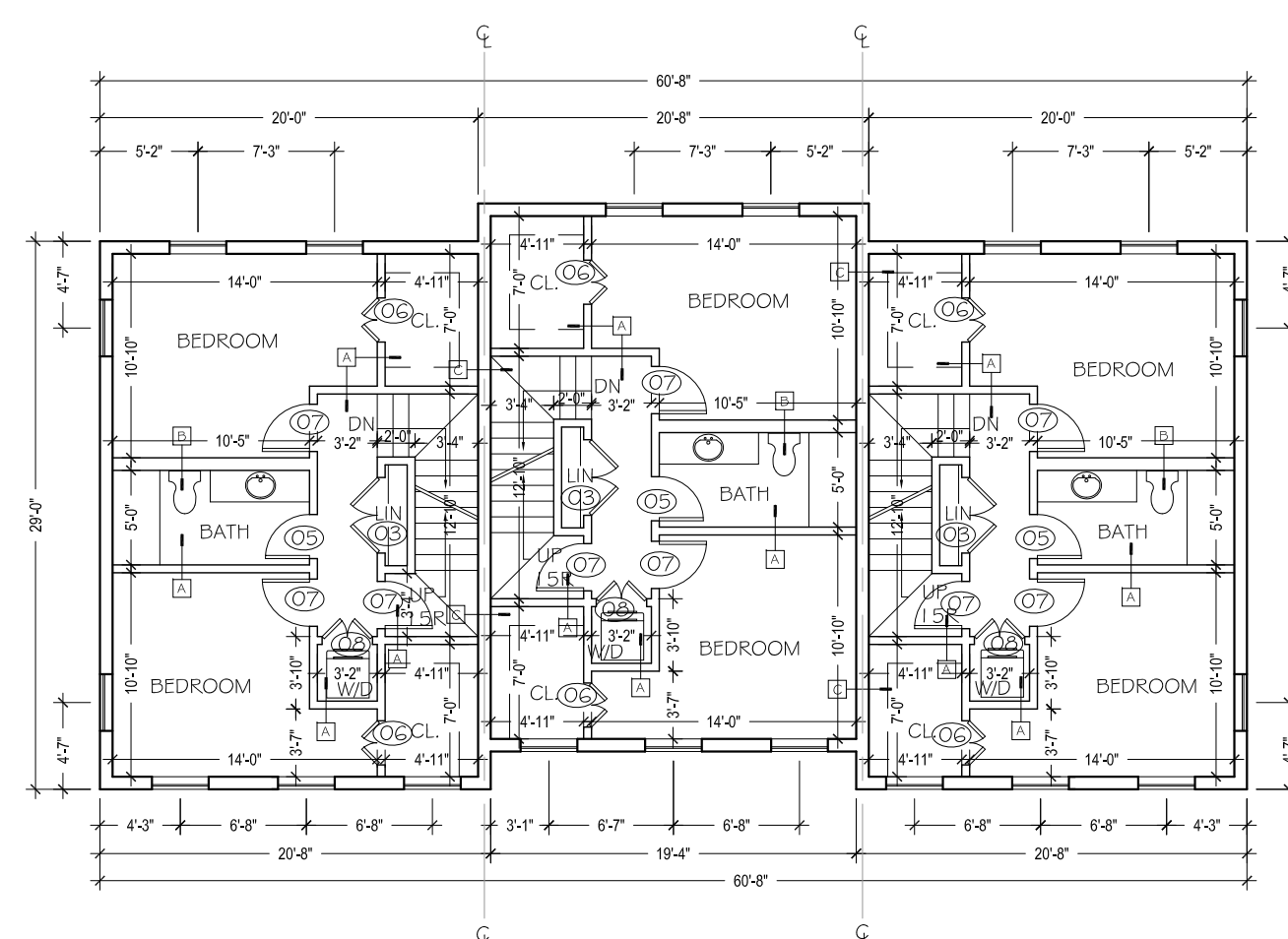
SITE PLAN  
 SCALE: 1" = 10'-0"



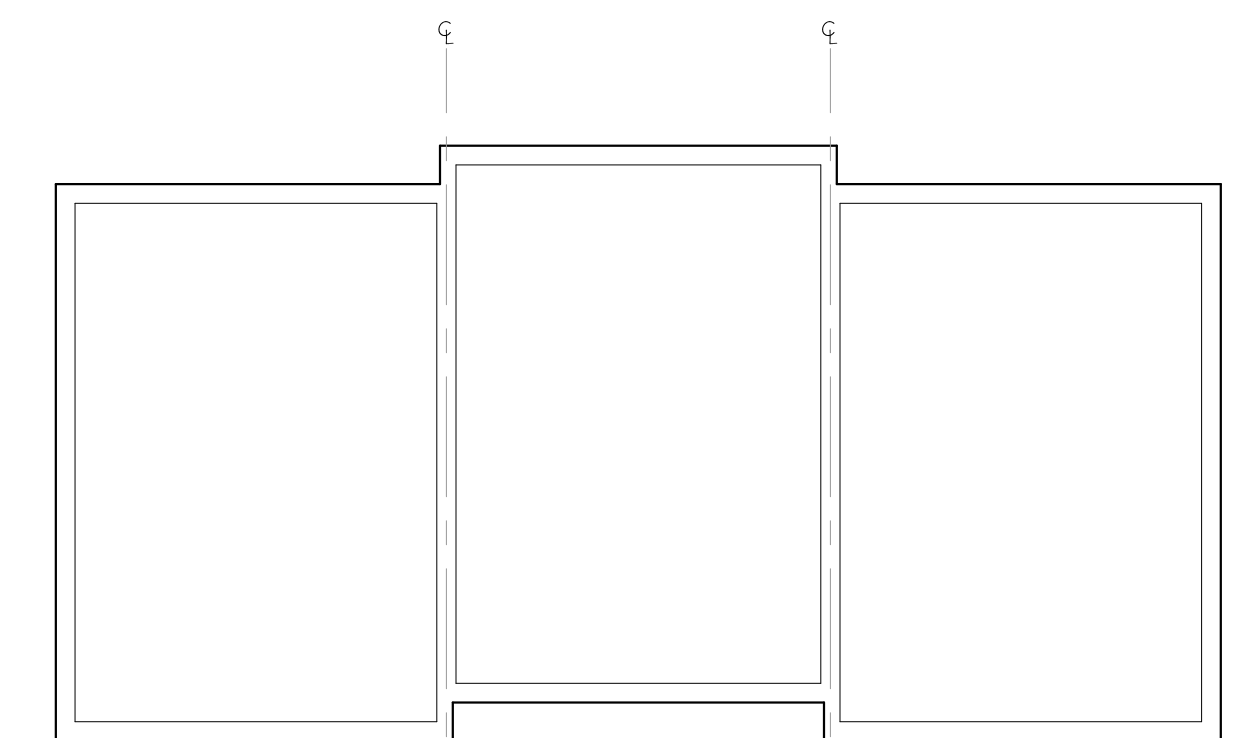
TYPICAL SITE/ GROUND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



TYPICAL THIRD FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



TYPICAL SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



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



**SUTPHIN ARCHITECTS**

197 8th STREET, SUITE 2000  
 P.O. BOX 290006  
 CHARLESTOWN, MA 02129

PHONE: 617-337-5265  
 FAX: 617-337-5191  
 E-MAIL: SUTPHINARCH@GMAIL.COM

PROJECT:  
 ROBEY STREET CONDOMINIUMS  
 ROBEY STREET  
 ROXBURY, MA

DATE:  
 8-2-2016  
 SCALE:  
 AS SHOWN  
 PROJECT NO.

REVISIONS:

TITLE:  
 FLOOR PLANS  
 ZONING ANALYSIS

DRAWING NO

A-1.2



**ZONING ANALYSIS**

Robey Street Condominiums, Roxbury MA 02119  
 New Construction - 3 Townhouse Units, 1 Car Parking each unit

Zoning: Roxbury Neighborhood Dist. 3F-4000  
 Lot Area: (Lot 7) #52,54,56 Robey St. = 6,000 sqft.

ZONING COMPLIANCE TABLE			
CATEGORY	REQUIRED	PROVIDED	MEETS/EXCEEDS
1. MINIMUM LOT AREA PER DWELLING UNIT (D.U.)	2,000 S.F. FOR 1 UNIT	2,000 S.F.	YES
2. ADDITIONAL LOT AREA FOR EACH D.U.	4,000 S.F. FOR 2 ADDITIONAL UNITS	6,000 S.F.	YES
3. LOT WIDTH MIN. (FT)	25 FT	91'-10"	YES
4. MINIMUM LOT FRONTAGE	25 FT	91'-10"	YES
5. MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.6 0.6 x 6,000 S.F. = 4,800 S.F. (MAX)	0.79 4,743 S.F.	YES
6. MAXIMUM BLDG. HEIGHT	3 STORIES/ 35 FT 32'-0"		YES
7. MINIMUM USABLE OPEN SPACE S.F./D.U.	650 S.F./D.U. x 2 D.U. = 1,300 S.F.	2,968 S.F.	YES
8. MINIMUM FRONT YARD	20 FT	11'-6" FT	YES - CONFORMS TO MODAL SETBACK SEE SEC 6B-34 PARAGRAPH 1
9. MINIMUM SIDE YARD	10 FT	12 FT	YES
10. MINIMUM REAR YARD	30 FT	10'-6" = 37' 37' x 6" = 18.5' 30'-18.5" = 11.5' MIN ACTUAL SETBACK IS 21'-2"	YES - CONFORMS TO SHALLOW LOT EXCPETION - SEE SEC. 20-8
11. ALLOW USES	TOWNHOUSE BUILDING: "ALLOWED" ACCESSORY PARKING: "ALLOWED"		YES YES
12. PARKING	1.0 SPACE PER UNIT 1 SPACE X 3 D.U.'S = 3 D.U.'S = 3 PRKG SPCS	3	YES

NOTE 1. Project is less than 20,000 SF; therefore project will not be subject to Chapter 80 BRA "Small Project" Review and Approval.

**BUILDING CODE ANALYSIS - MASS BLDG CODE 8TH ED.**

- Subject Building is 3 stories.
- Use Groups:  
R-2: Residential, Multi-family
- Entire building will be fully sprinklered.
- Each dwelling unit is separated by a min. 2-hr rated assembly wall.

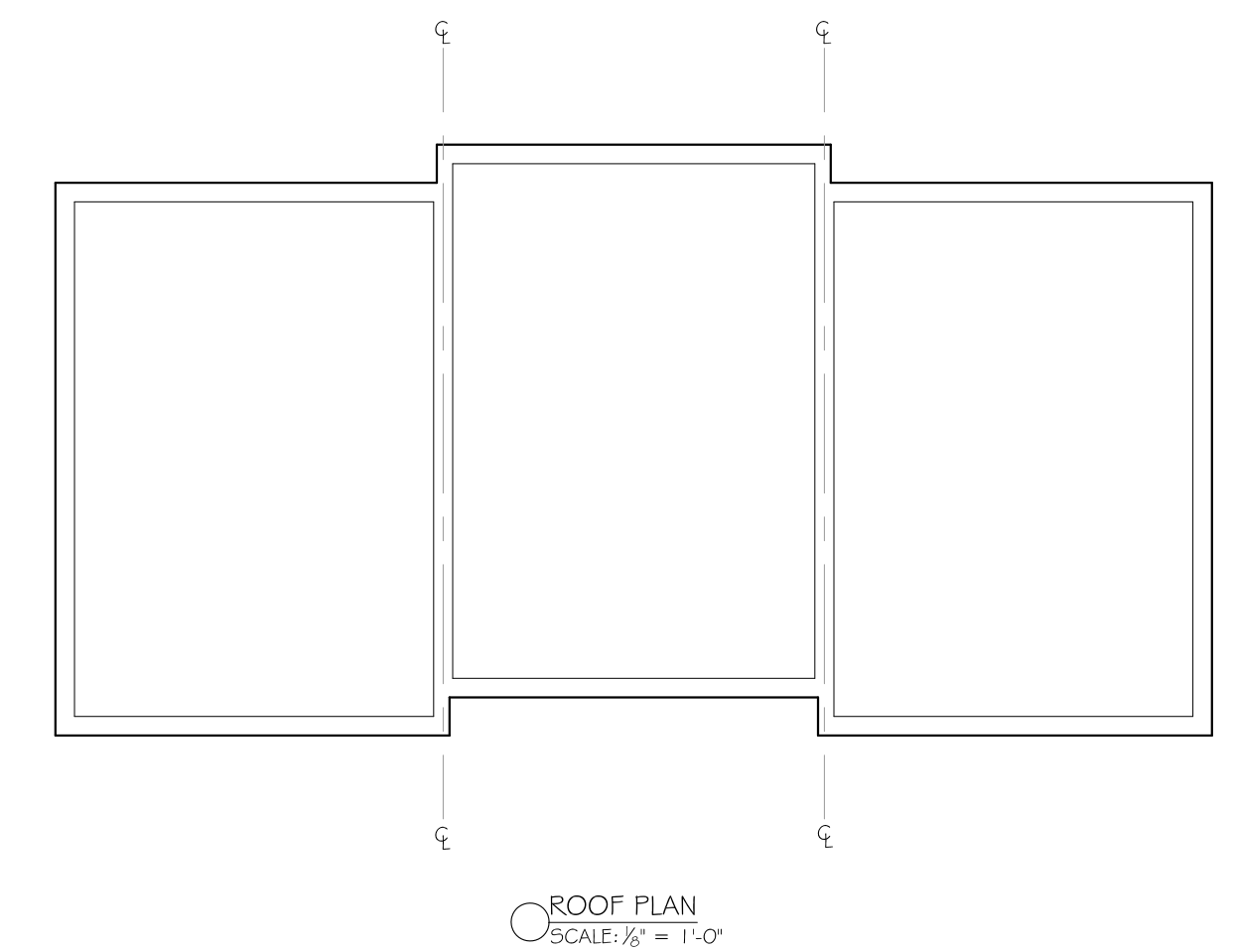
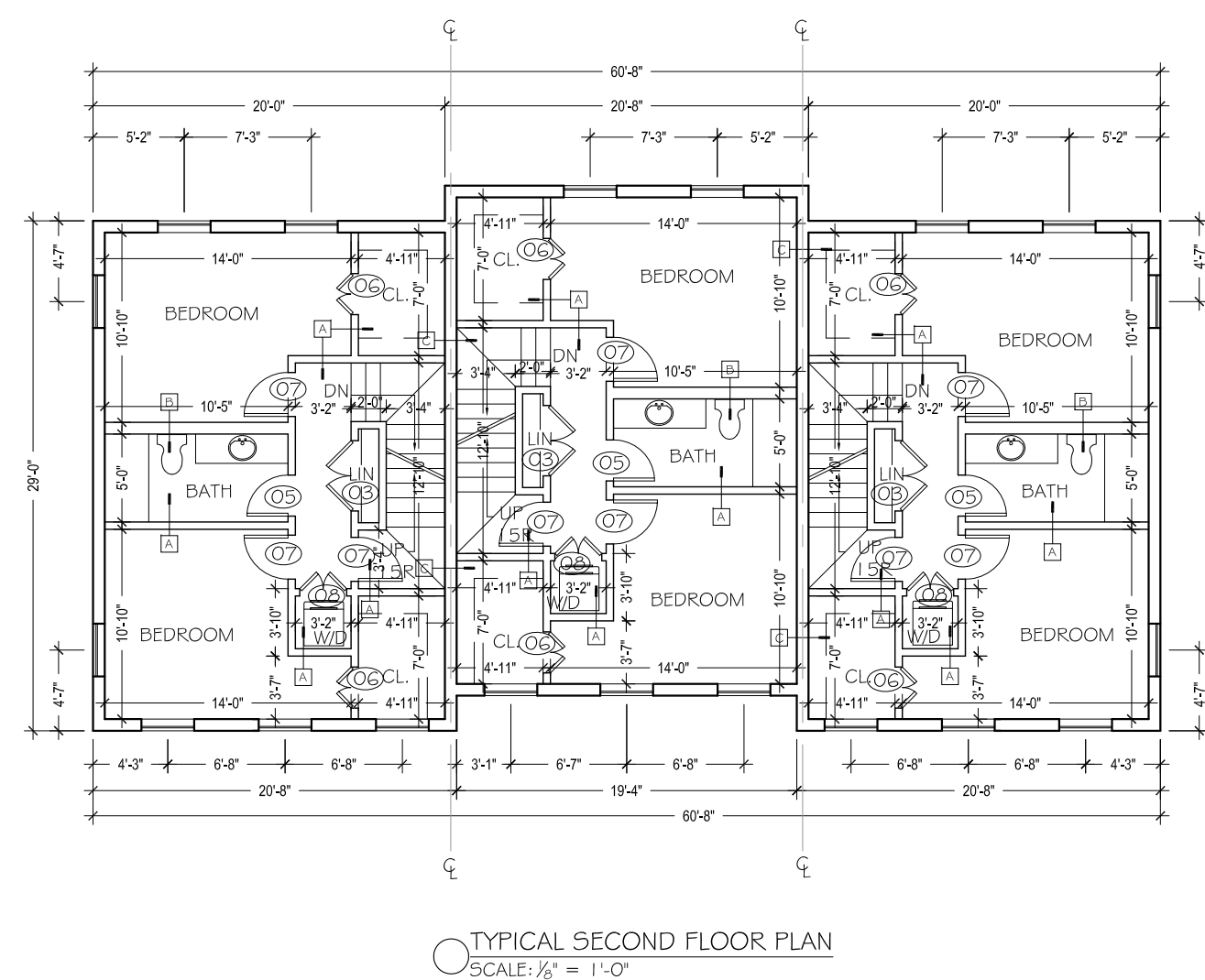
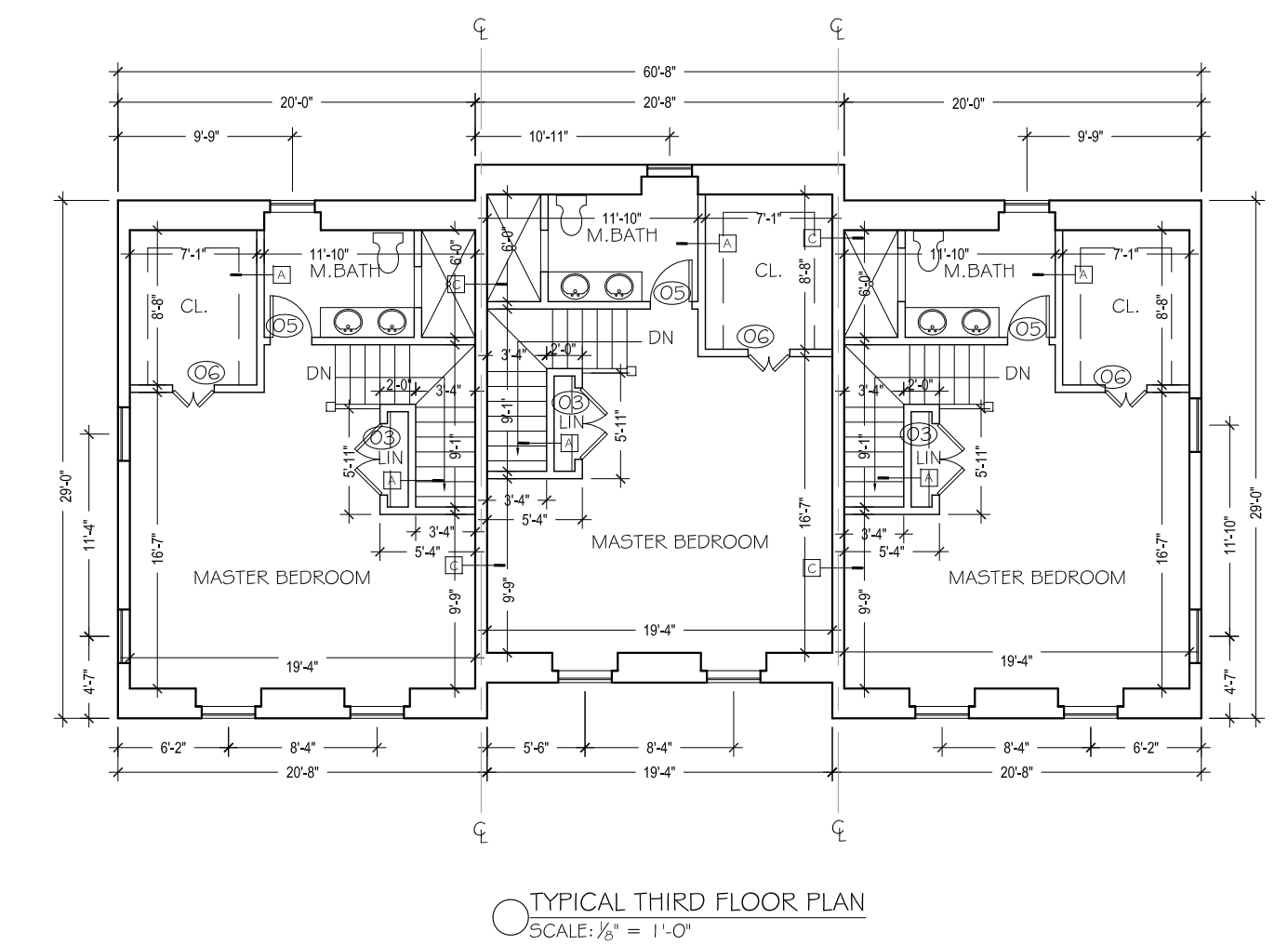
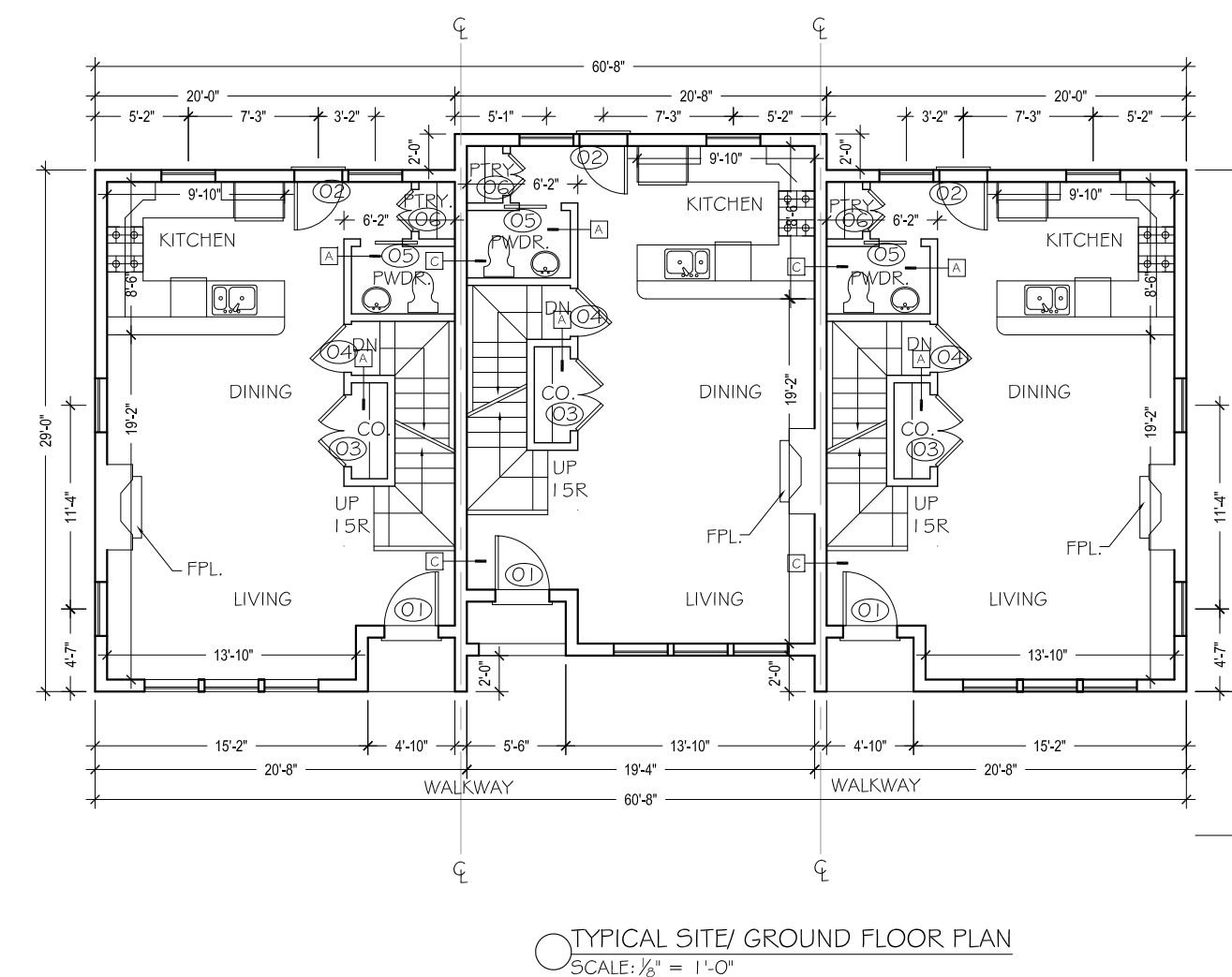
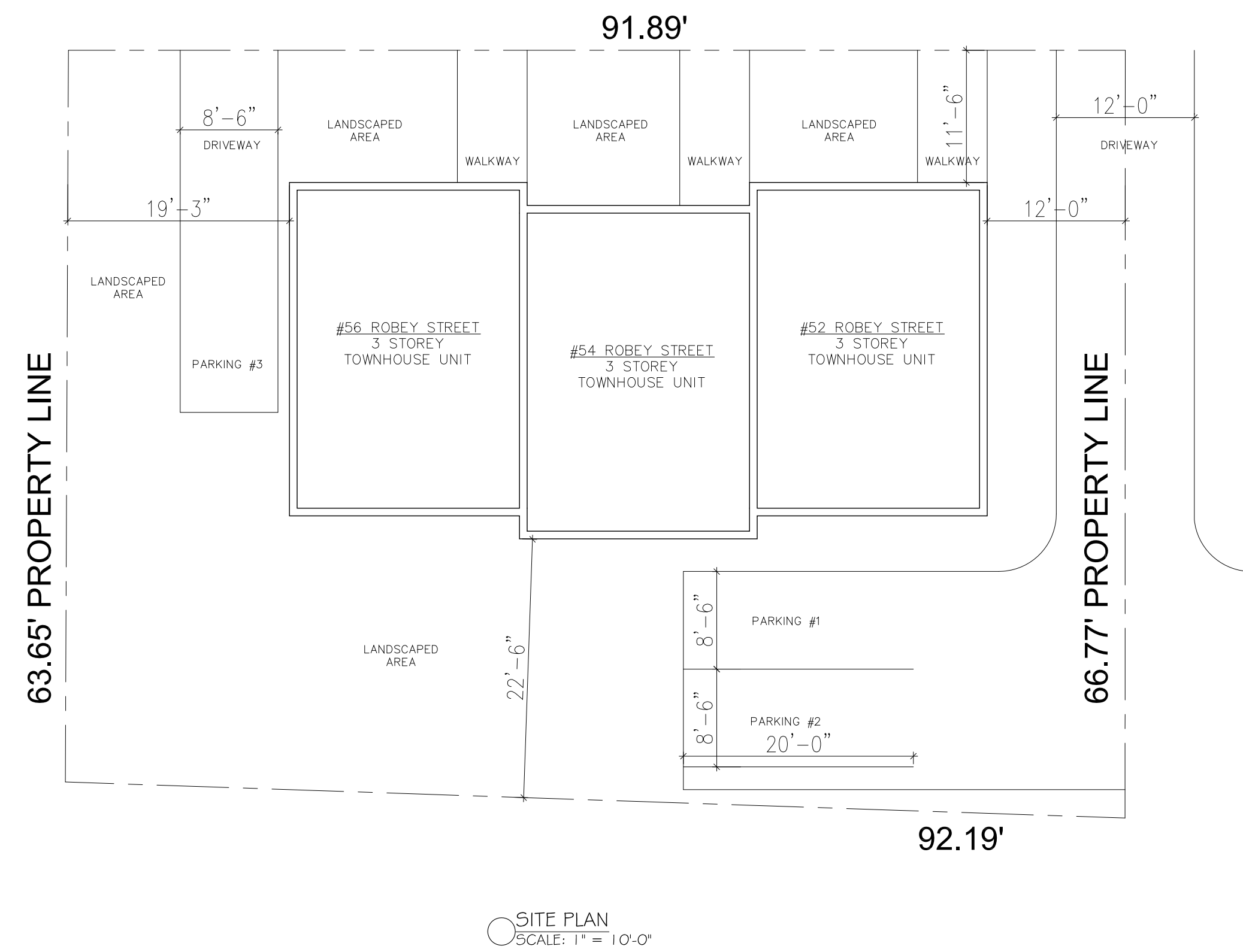
**BUILDING SUMMARY: 3 DWELLING UNITS  
 3 EXTERIOR ON GRADE PARKING SPACES**

**1. RESIDENTIAL:**

FIRST FLOOR: 523 GSF  
 SECOND FLOOR: 540 GSF  
 THIRD FLOOR: 515 GSF  
 TOTAL: 1,578 GSF

(ZONING BY-LAW SQUARE FOOTAGES)

**FAR = 0.79**



**SUTPHIN ARCHITECTS**

197 8th STREET, SUITE 2000  
 P.O. BOX 290006  
 CHARLESTOWN, MA 02129

PHONE: 617-337-5265  
 FAX: 617-337-5191  
 E-MAIL: SUTPHINARCH@GMAIL.COM

PROJECT:  
 ROBEY STREET CONDOMINIUMS  
 ROBEY STREET  
 ROXBURY, MA

DATE: 8-2-2016  
 SCALE: AS SHOWN  
 PROJECT NO.

REVISIONS:

TITLE:  
 FLOOR PLANS  
 ZONING ANALYSIS

DRAWING NO

A-1.3

**ZONING ANALYSIS**

Robey Street Condominiums, Roxbury MA 02119  
 New Construction - 3 Townhouse Units, 1 Car Parking each unit

**Zoning: Roxbury Neighborhood Dist. 3F-4000**

Lot Area: (Lot 8) #90,92,94 Robey St. = 6,000 sqft.

ZONING COMPLIANCE TABLE			
CATEGORY	REQUIRED	PROVIDED	MEETS/EXCEEDS
1. MINIMUM LOT AREA PER DWELLING UNIT (D.U.)	2,000 S.F. FOR 1 UNIT	2,000 S.F.	YES
2. ADDITIONAL LOT AREA FOR EACH D.U.	4,000 S.F. FOR 2 ADDITIONAL UNITS	6,000 S.F.	YES
3. LOT WIDTH MIN. (FT)	25 FT	90'-0"	YES
4. MINIMUM LOT FRONTAGE	25 FT	90'-0"	YES
5. MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.8 0.8 x 6,715 S.F. = 5,372 S.F. (MAX)	0.71 4,743 S.F.	YES
6. MAXIMUM BLDG. HEIGHT	3 STORIES/ 35 FT	3 STORIES/ 32'-0"	YES
7. MINIMUM USABLE OPEN SPACE S.F./D.U.	650 S.F./D.U. X 2 D.U. = 1,300 S.F.	2,360 S.F.	YES
8. MINIMUM FRONT YARD	20 FT	11'-6" FT	YES - CONFORMS TO MODAL SETBACK SEE SEC 60-34 PARAGRAPH 1
9. MINIMUM SIDE YARD	10 FT	11'-4" FT	YES
10. MINIMUM REAR YARD	30 FT	100' - 66" = 34' 34' x 6" = 17' 30' - 17" = 13' MIN ACTUAL SETBACK IS 31'-11"	YES - CONFORMS TO SHALLOW LOT EXCPETION SEE SEC. 20-8
11. ALLOW USES	TOWNHOUSE BUILDING: "ALLOWED" ACCESSORY PARKING: "ALLOWED"		YES YES
12. PARKING	1.0 SPACE PER UNIT 1 SPACE X 3 D.U.'S = 3 D.U. = 3 PRNG SPCS	3	YES

NOTE 1. Project is less than 20,000 SF; therefore project will not be subject to Chapter 80 BRA "Small Project" Review and Approval.

**BUILDING CODE ANALYSIS - MASS BLDG CODE 8TH ED.**

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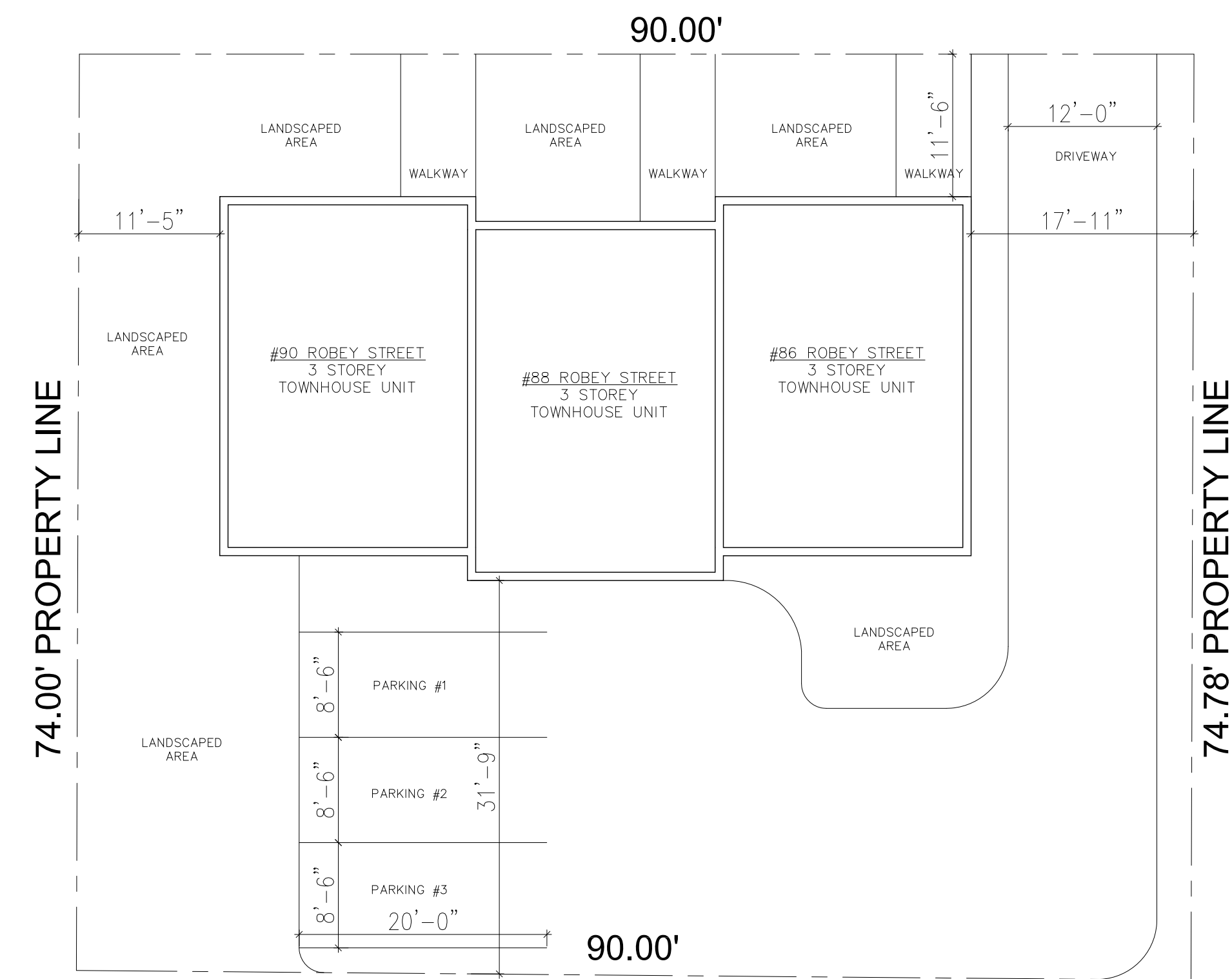
**BUILDING SUMMARY: 3 DWELLING UNITS  
 3 EXTERIOR ON GRADE PARKING SPACES**

**1. RESIDENTIAL:**

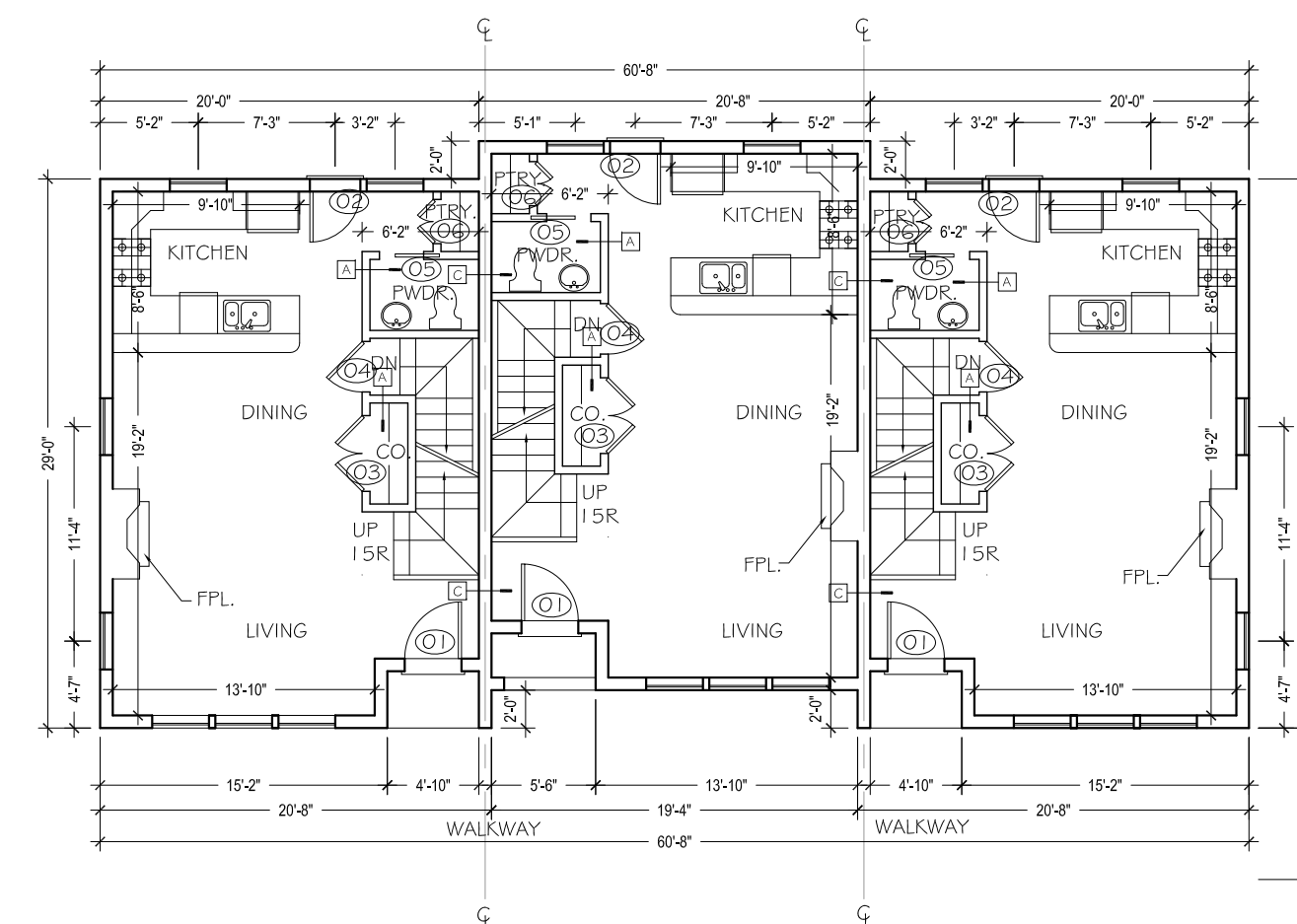
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 THIRD FLOOR: 515 GSF  
 TOTAL: 1,578 GSF

(ZONING BY-LAW SQUARE FOOTAGES)

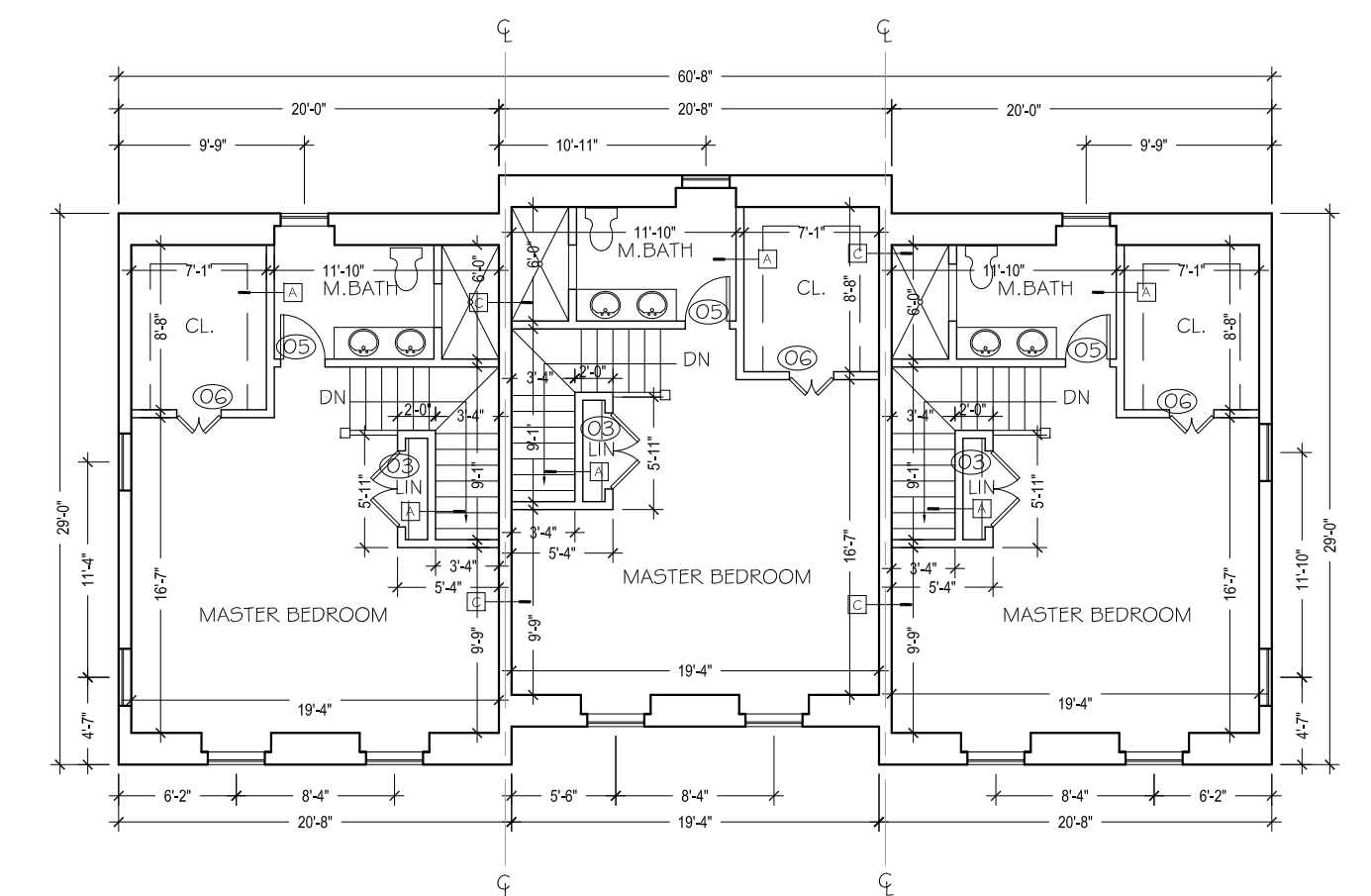
**FAR = 0.79**



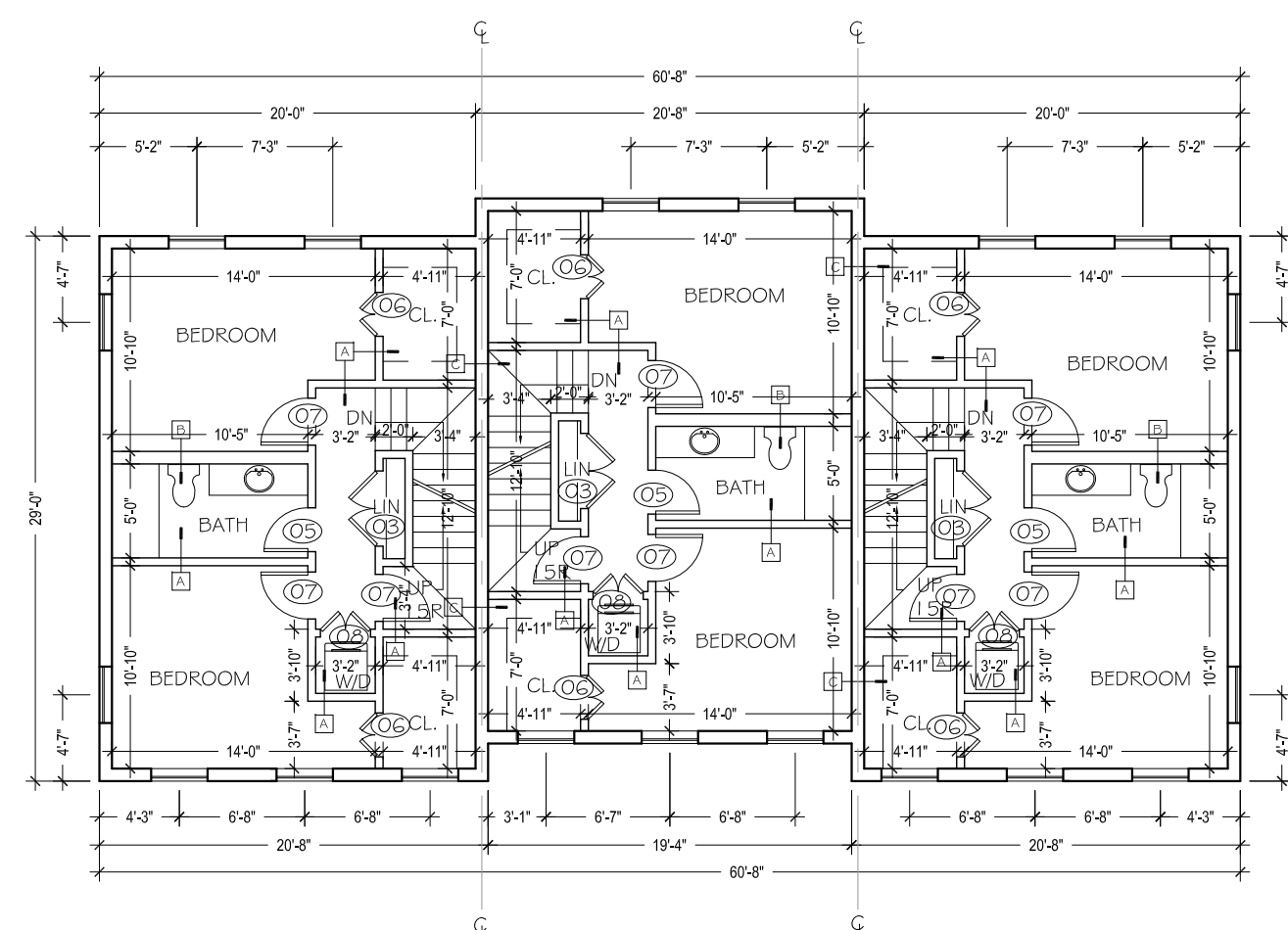
SITE PLAN  
 SCALE: 1" = 10'-0"



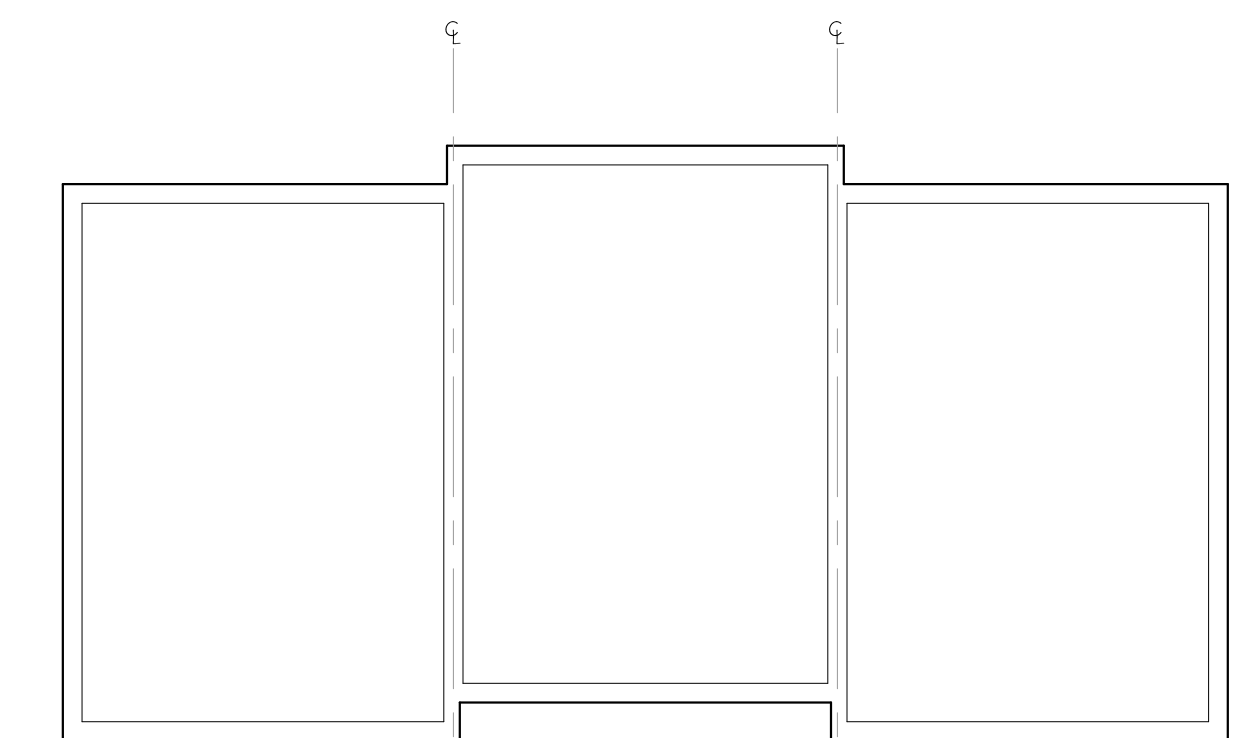
TYPICAL SITE/ GROUND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



TYPICAL THIRD FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



TYPICAL SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



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



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 ROBEY STREET  
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DATE:  
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REVISIONS:

TITLE:  
 FLOOR PLANS  
 ZONING ANALYSIS

DRAWING NO

A-1.4

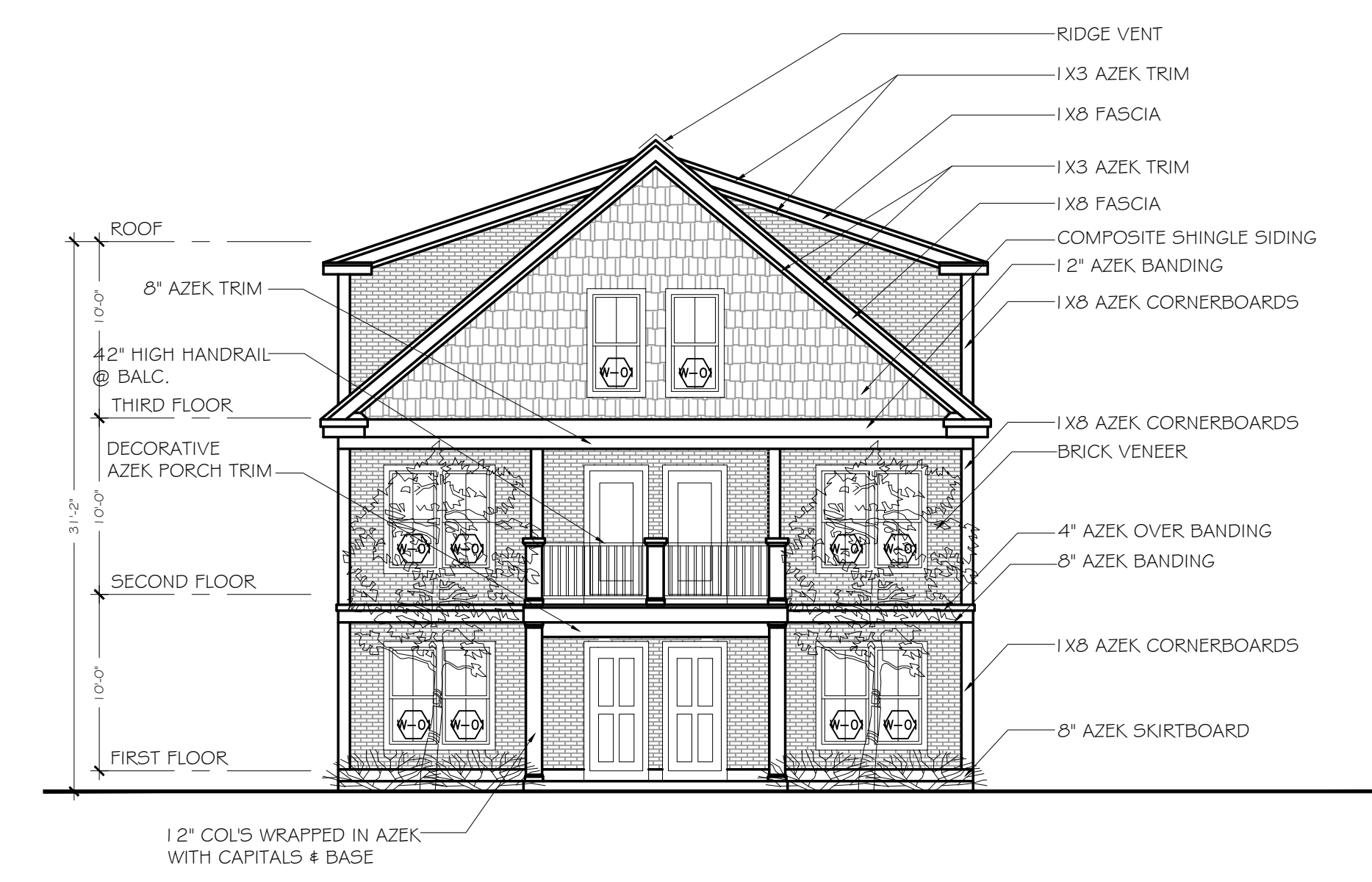


LOT 6

LOT 7



LOT 8



LOT 5

TYPICAL FRONT ELEVATIONS  
SCALE: 1/8" = 1'-0"

PRELIMINARY DESIGN DRAWINGS 12-21-2016

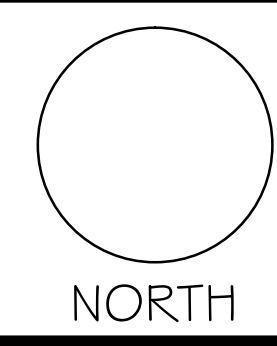


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PROJECT:  
ROBEY STREET CONDOMINIUMS  
LOT 6, LOT 7, LOT 8  
ROBEY STREET  
SOUTH BOSTON, MA

DATE:  
12-21-2016  
SCALE:  
AS SHOWN  
PROJECT NO.



REVISIONS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TITLE:  
FRONT ELEVATIONS

DRAWING NO.  
A-2