

**41 REGENT STREET  
ROXBURY MA**

**DESIGN PRESENTATION**

41 Regent Street  
Roxbury, MA

*May 8, 2017*



**JANEY**

**D/R/E/A/M COLLABORATIVE**  
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# OVERVIEW

Homeownership Development

14 Condominium Style Units

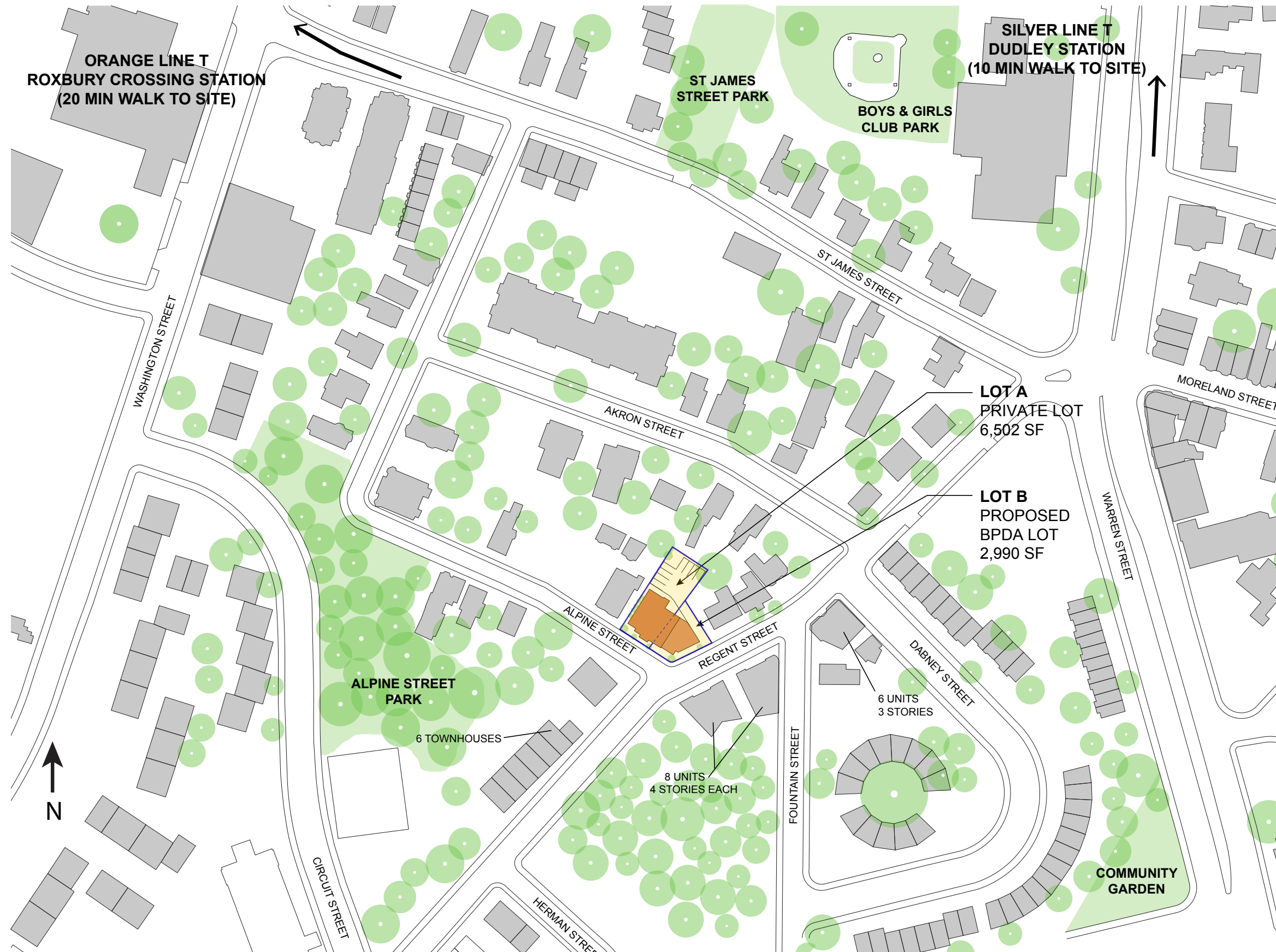
8 Assigned Parking Spaces

Mix of 1, 2 + 3 Bedroom Units

Affordability Plan

Affordable Units

- One bedroom @690 sf : 80% AMI
- One bedroom @760 sf : 100% AMI

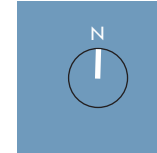


41 Regent Street  
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NEIGHBORHOOD PLAN  
1" = 40'-0"  
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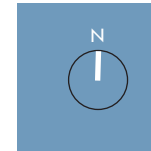


41 Regent Street  
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SITE PLAN  
1"= 30'-0"  
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SITE DATA		PROGRAM		Total				LEVEL 1			LEVEL 2			LEVEL 3			LEVEL 4		
Lot A Size (SF)	6,502	TOTAL FLOOR PLATE GROSS AREA (SF)		14286				3756			3756			3756			3018		
Lot B Size (SF)	2,990	*FAR AREA (SF)		14121				3591			3756			3756			3018		
Total Site Area (SF)	9,492	PROGRAM	AVG. SIZE (SF)	Units	SF	SF for Net	Unit (%)	UNIT	BEDRM	SF	UNIT	BEDRM	SF	UNIT	BEDRM	SF	UNIT	BEDRM	SF
FAR	1.5	Studio	434	4	1735	1735	29%	2	0	905	1	0	415	0	0	0	1	0	415
*FAR SQUARE FOOTAGE	14121	1 Bedrooms	690	3	2070	2070	21%	0	0	0	1	1	690	1	1	690	1	1	690
		1 Bedroom Corner	760	2	1520	1520	14%	1	1	760	1	1	760	0	0	0	0	0	0
Total Unit Count	13	2 Bedrooms	1017	4	4068	4068	29%	1	2	1017	1	2	1017	1	2	1017	1	2	1017
Parking Spaces	8	3 Bedrooms	1075	1	1075	1075	7%	0	0	0	0	0	0	1	3	1075	0	0	0
		Roof Deck	738		738														738
Building Height (Roof)	45	Utility/ Storage	165		165					165									
Rear Yard	30	Totals:		14		9393					4	4		3	6		3	3	

\*As per Boston Zoning Code, square footage calculated for FAR does not include: parking spaces within the building footprint that are required by zoning, mechanical plumbing and utility equipment rooms, and storage facilities

41 Regent Street (BRA owns) / 64 Alpine Street (CVJC owns)

Roxbury Neighborhood District 3F-4000

CONDITION	REQUIREMENT	PROPOSED PROJECT COMPLIANCE	VARIANCE REQUIRED?
Lot area minimum	2,000 sf per unit	9,492 sf	Yes
Additional lot area for each dwelling unit	2,000 sf	n/a	Yes
Lot width minimum	25' - 0"	Alpine 39'-0" : Regent 32'-0"	Yes
Lot frontage minimum	25' - 0"	Alpine 76'-0" : Regent 56'-0"	Yes
Floor Area Ratio (FAR) maximum	.8	1.5	Yes
Building height maximum	3 stories / 35'-0"	4 stories / 45'-0"	No
Usable open space minimum per dwelling unit	640 sf per unit	1600 sf total	Yes
Front yard minimum depth	20'-0"	5'-0"	Yes*
Side yard minimum width	10'-0"	Alpine 6'-0" : Regent 12'-0"	Yes
Rear yard minimum depth	30'-0"	51'-0"	No

\*Front Yard is aligned with existing street wall



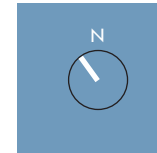
**GROUND FLOOR PLAN**  
1/8" = 1'-0"

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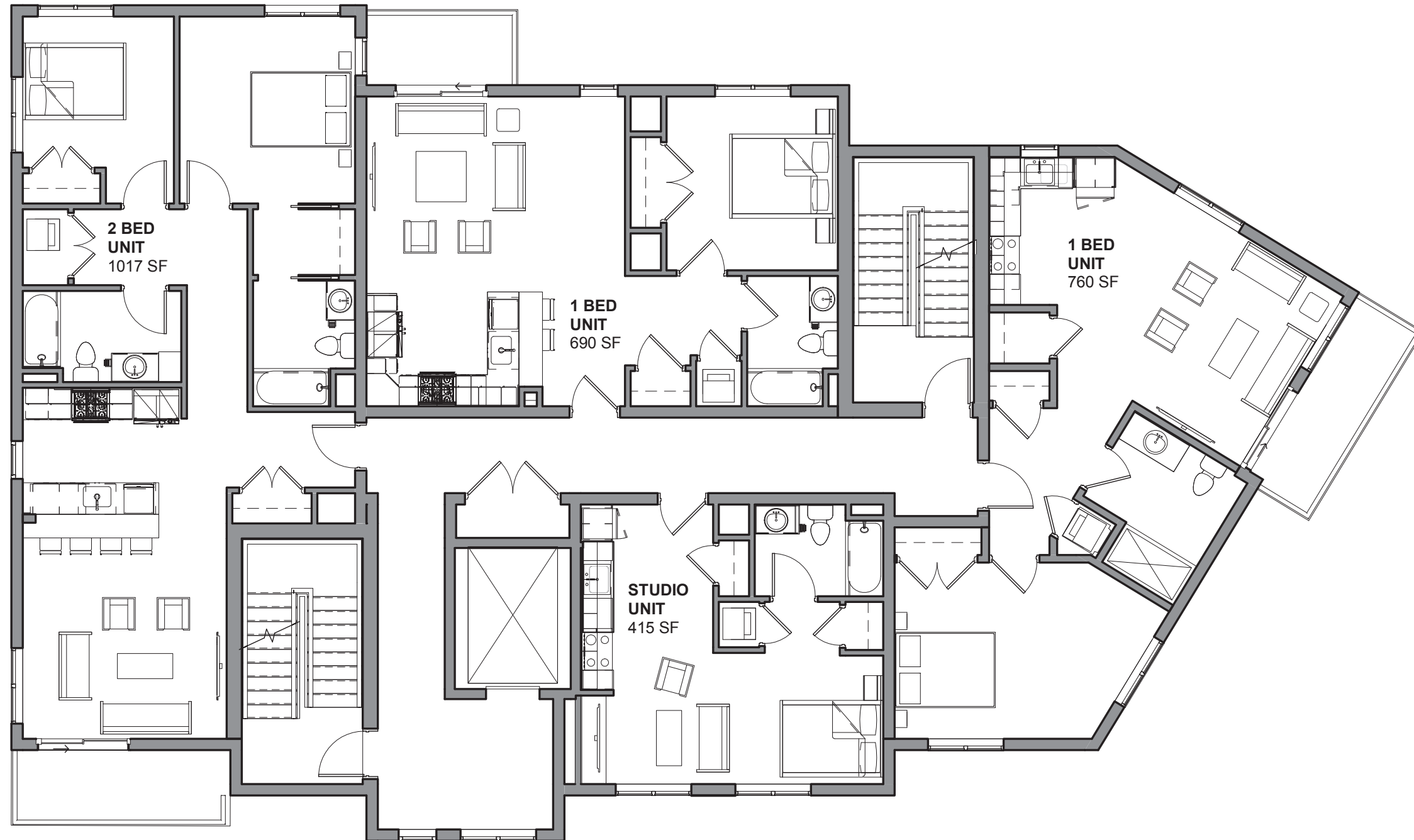
**GROUND FLOOR PLAN**  
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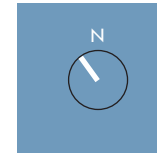
**SECOND FLOOR PLAN**  
1/8" = 1'-0"

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**SECOND FLOOR PLAN**  
1/8" = 1'-0"  
May 8, 2017

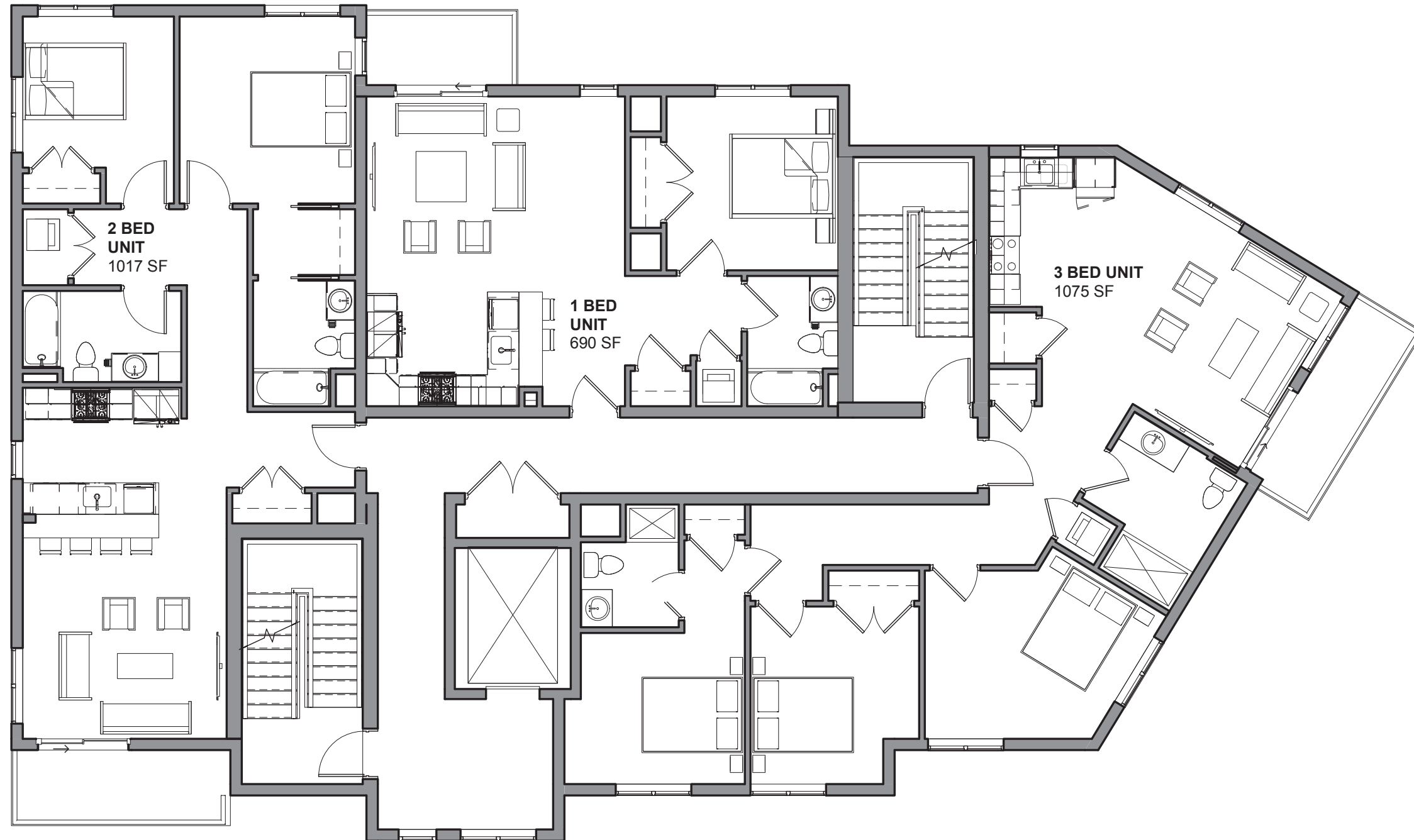


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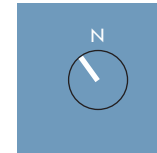
**THIRD FLOOR PLAN**  
 1/8" = 1'-0"

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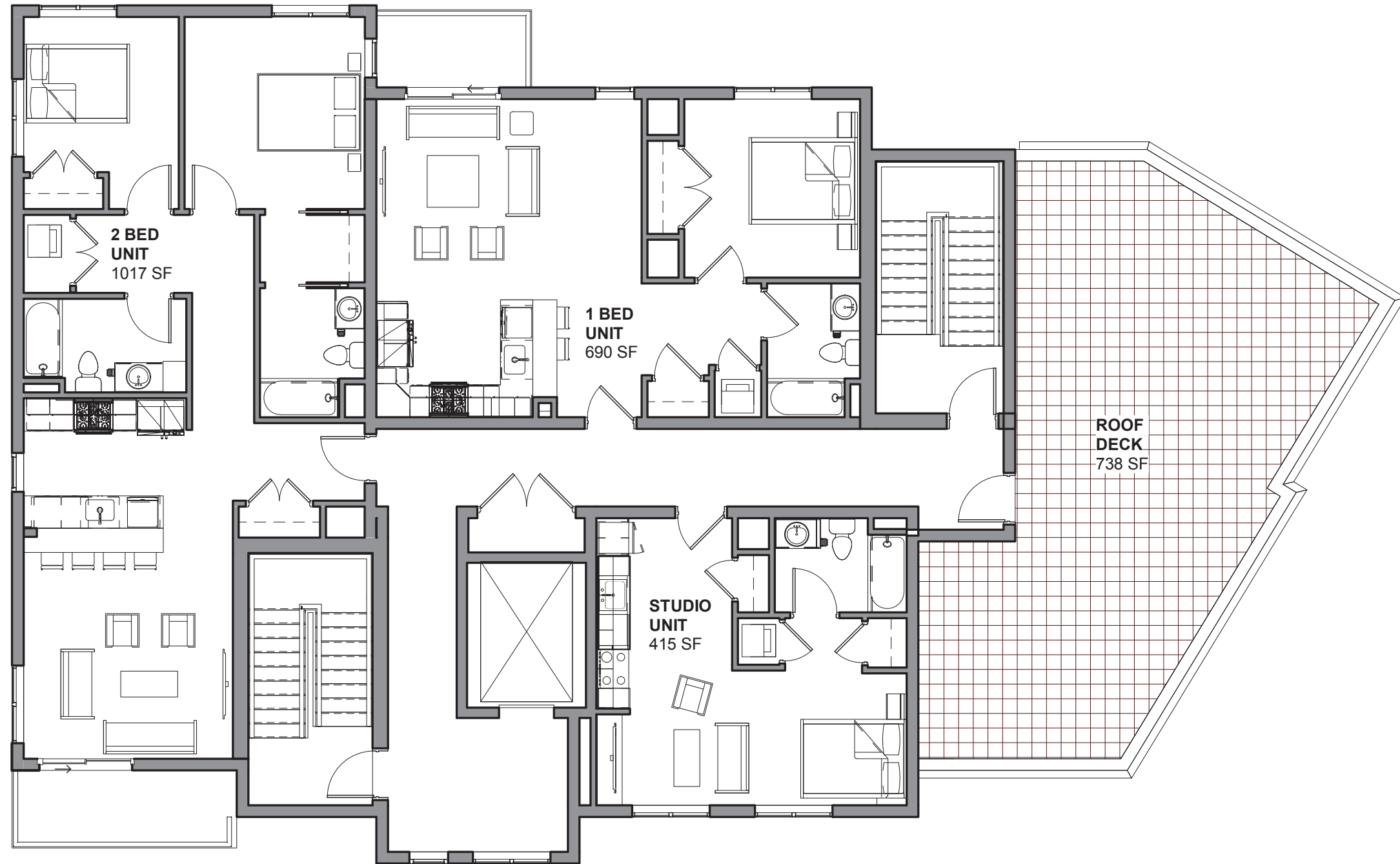
**THIRD FLOOR PLAN**  
 1/8" = 1'-0"  
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**FOURTH FLOOR PLAN**  
 1/8" = 1'-0"



**ALPINE STREET- SOUTH ELEVATION**  
 1/8" = 1'-0"



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**ALPINE STREET-SOUTH ELEVATION**  
 1/8" = 1'-0"  
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**REGENT STREET- EAST ELEVATION**  
 1/8" = 1'-0"



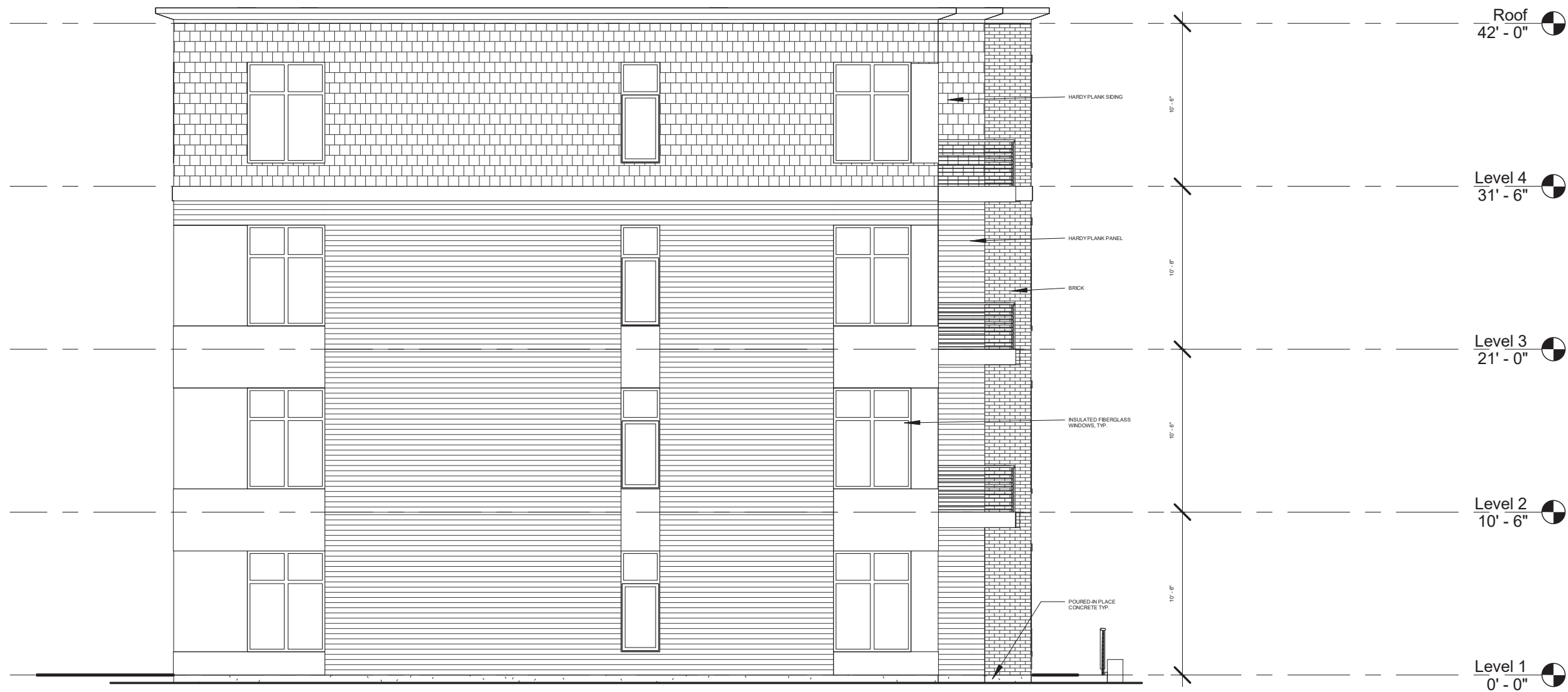
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**REGENT STREET- EAST ELEVATION**  
 1/8" = 1'-0"  
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**WEST ELEVATION**  
 1/8" = 1'-0"



**NORTH ELEVATION**  
 1/8" = 1'-0"

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**NORTH ELEVATION**  
 1/8" = 1'-0"  
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ALPINE STREET  
PERSPECTIVE  
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ALPINE STREET/ REGENT STREET  
PERSPECTIVE  
May 8, 2017



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