

**PROJECT TITLE**

**PROPOSED 3 FAMILY APARTMENT BUILDING**  
 18 ALBION STREET  
 ROXBURY, MA 02301

**ARCHITECTURE & CIVIL**

**NATIVE!tec**  
 ARCHITECTURE  
 CIVIL  
 ENVIRONMENTAL  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING  
 31 Munroe Street  
 Lynn, Massachusetts 01901  
 TEL. 617.437.6461

**OWNER:**

Broderick Egodogbare  
 Joy Builder, LLC  
 32 Norman St.  
 Milton, MA 02186

**SEAL:**

This plan has been electronically signed and sealed by the professional seal of the architect. The seal is a digital signature and is not a physical seal. The seal is not a physical seal and is not a physical seal. The seal is not a physical seal and is not a physical seal.

**REVISION:**

NO.	DATE	DESCRIPTION
REV. NO. 1	DATE 1	DESCRIPTION 1
REV. NO. 2	DATE 2	DESCRIPTION 2
REV. NO. 3	DATE 3	DESCRIPTION 3
REV. NO. 4	DATE 4	DESCRIPTION 4
REV. NO. 5	DATE 5	DESCRIPTION 5

**DRAWING TITLE:**  
**DRAWING TITLE**

DRAWN BY	CHK'D BY
DATE	ISSUE DATE
PROJECT NO.	PROJ. NO.

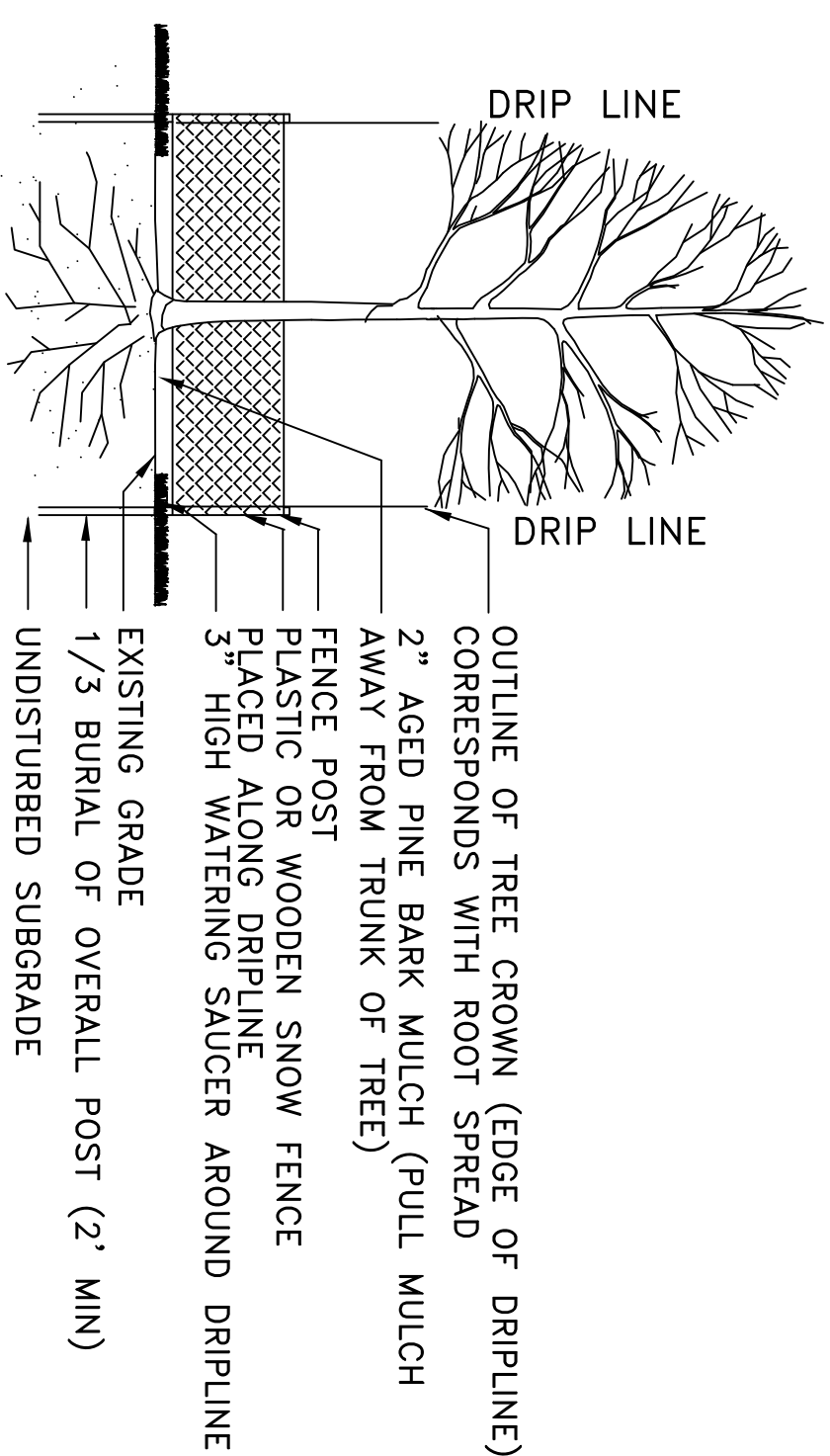
**DRAWING NO.:**  
**SHEET NUMBER**



**EXISTING PLOT PLAN**

**PLANT LIST**

SYMBOL	PLANT NAME	QUANTITY	NOTES
(Green circle)	PLANT 1		
(Orange circle)	PLANT 2		
(Purple flower)	PLANT 3		
(Green circle with cross)	PLANT 4		
(Green circle with cross)	PLANT 5		
(Green circle with cross)	PLANT 6		
(Green circle with cross)	PLANT 7		
(Green circle with cross)	PLANT 8		
(Green circle with cross)	PLANT 9		
(Green circle with cross)	PLANT 10		



**1 PROTECTION OF EXISTING TREES**

N/F  
 SIXTEEN ALBION ST CONDO TR  
 #16 ALBION ST

N/F  
 CANZATER CHERYL D  
 #23 BURRELL ST

N/F  
 K & K DEVELOPMENT INC  
 #22 ALBION ST

**ALBION STREET**

EXISTING SL 8" DI CL 1986

APPROVED  
 Design Section  
 BOSTON REDEVELOPMENT AUTHORITY  
 Design Review  
 for the  
 Board of Appeal  
 Signature  
 M. Cannizzo  
 11/8/2021

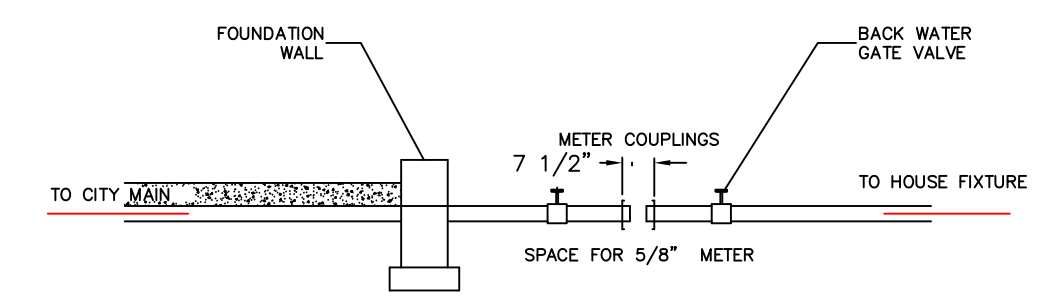
**SECTION A**

**DIMENSION SCALE**

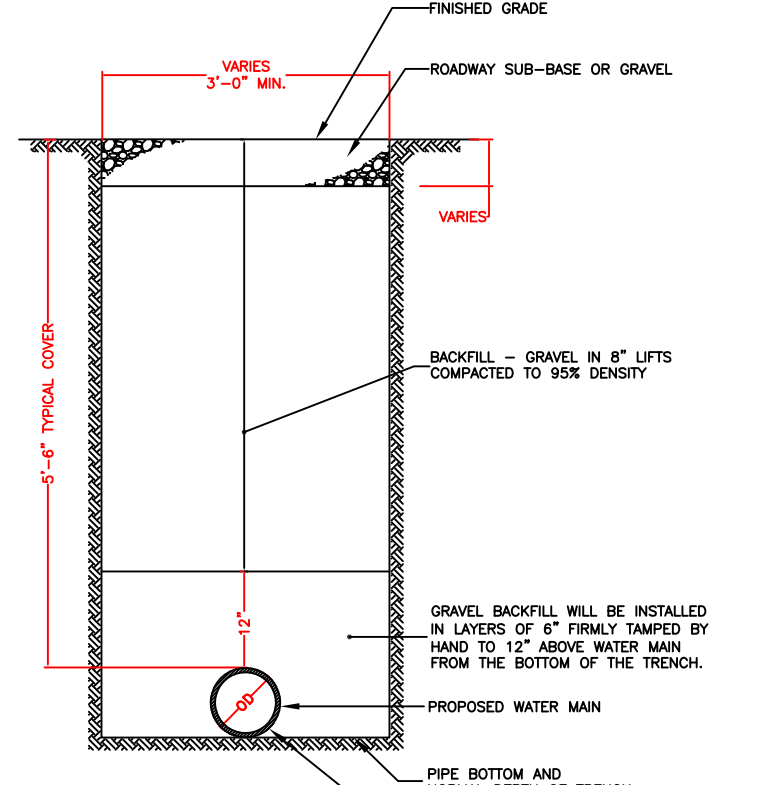
**PROJECT INFORMATION:**

1. ACCOUNT NUMBER	VACANT PARCEL
2. PARCEL NUMBER	0800193000
3. WARD	8
4. PROPERTY LOCATION	18 ALBION STREET
5. NEIGHBORHOOD	ROXBURY
6. ZIP CODE	02119
7. LAND USE CODE	R4
8. OWNER ADDRESS	32 NORMAN ST, MILTON, MA 02186
9. OWNER TELEPHONE NO.	617-970-0478 Brodick Egodogbare
10. TYPE OF PREMISE	3 FAMILY DWELLING
11. METER SIZE	5/8"
12. INSIDE	YES
13. OUTSIDE	NO
14. TYPE OF BUILDING	NEW WOOD STRUCTURE
15. SEWER FLOWS	9 BEDROOM @ 110 GAL./BEDROOM PER DAY= 990 G.P.D.

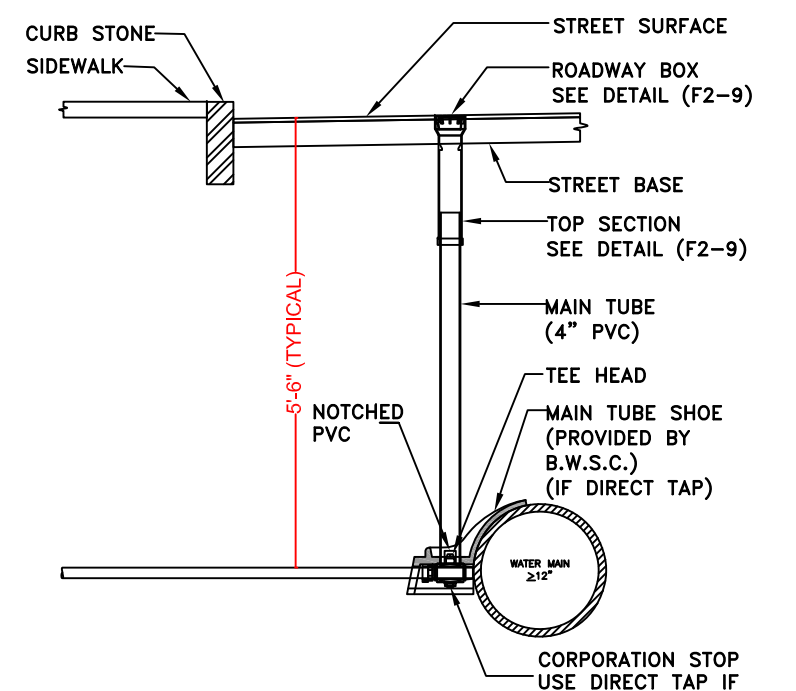
① INFILTRATION SYSTEM	INSPECTED BY	DATE
② DOWNSPOUT OVERFLOW	INSPECTED BY	DATE
③ AS BUILT PREPARATION FEE	INSPECTED BY	DATE
④ CATCH BASIN W/ OIL TRAP	INSPECTED BY	DATE
⑤ CUT & CAP EX. DOMESTIC WATER SERVICE	INSPECTED BY	DATE
⑥ NEW 1 1/2" WATER SERVICE	INSPECTED BY	DATE
⑦ NEW 2" TYPE K COPPER FIRE SERVICE	INSPECTED BY	DATE
⑧ DYE TEST SEWER	INSPECTED BY	DATE



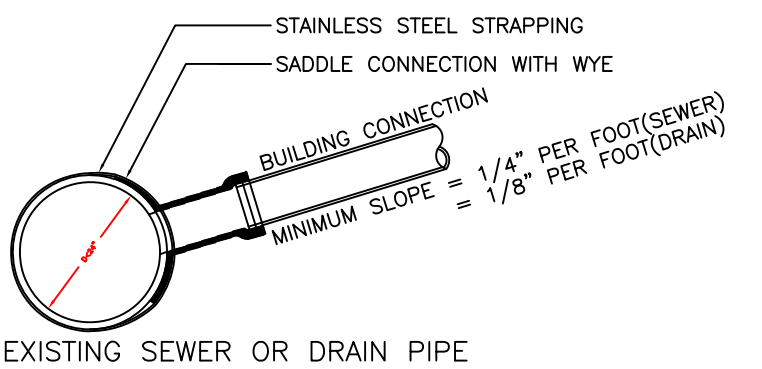
WATER METER SPACING DETAIL



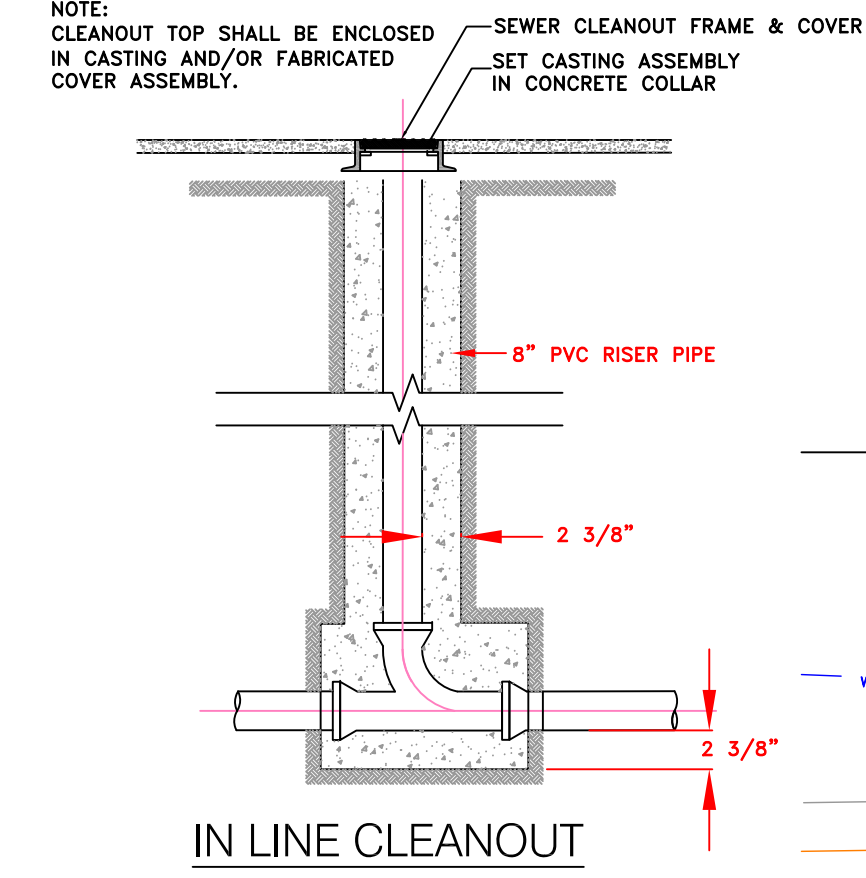
WATER PIPE EXCAVATION



FIRE AND WATER CONNECTION DETAIL

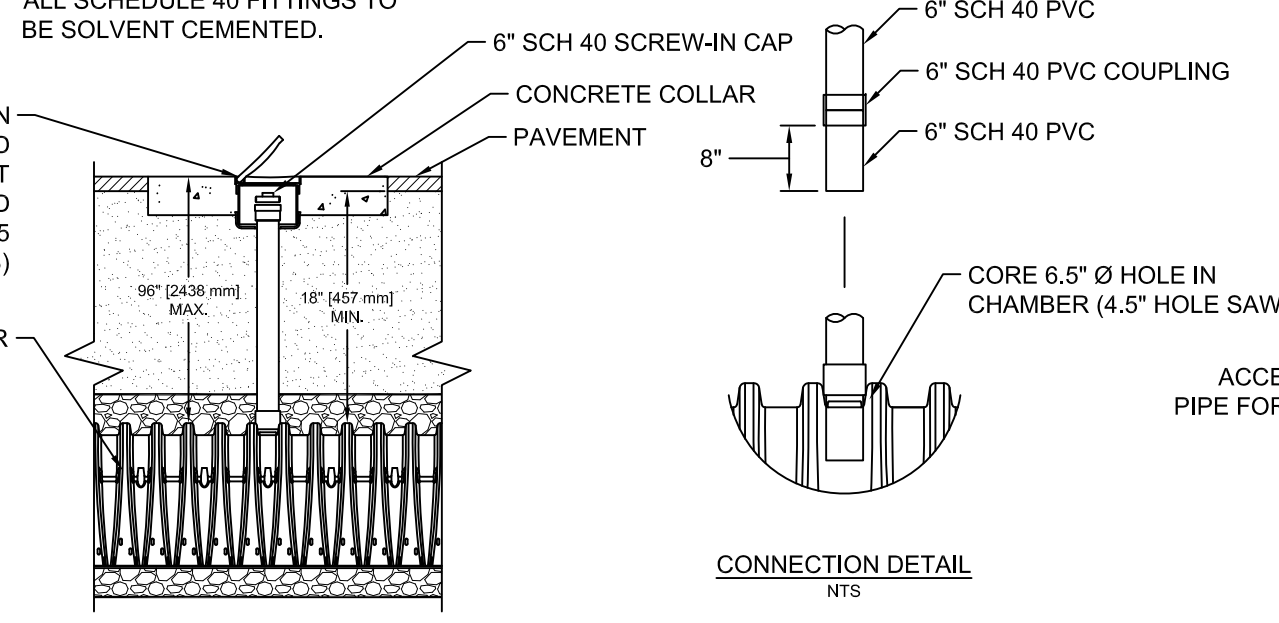


NOTES:  
 1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.  
 2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.  
 3. FULL WYE CONNECTION FITTINGS MAY BE USED.  
 4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.  
 5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

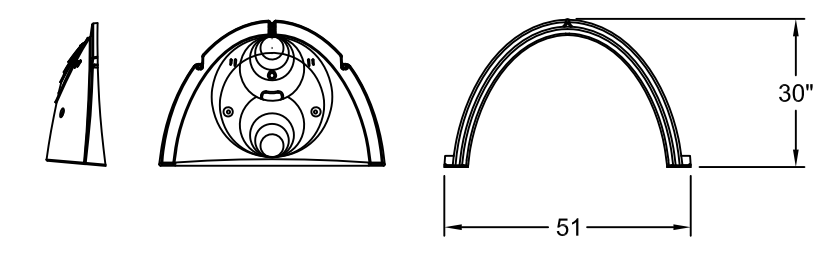
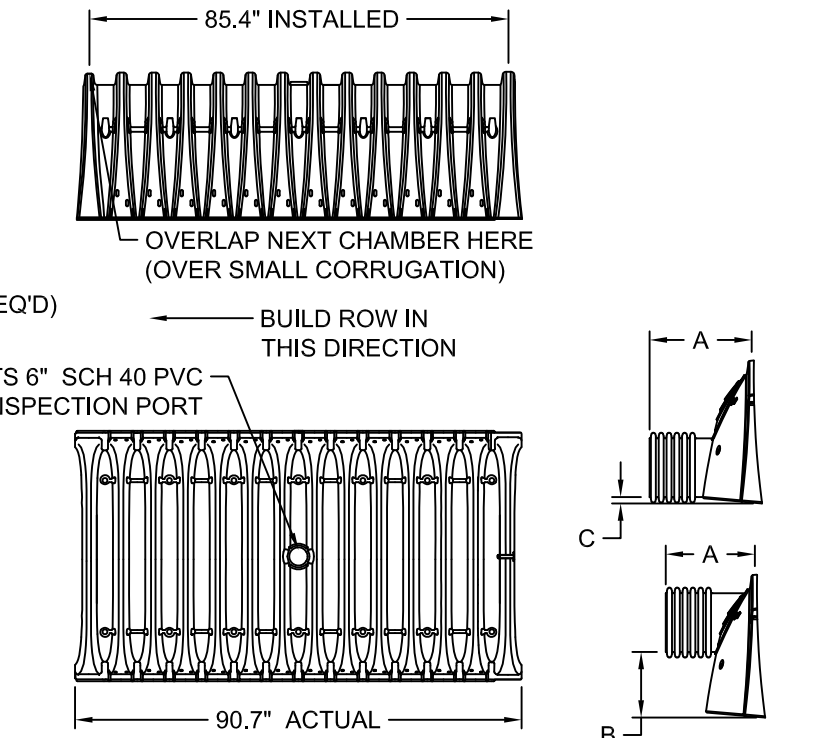


IN LINE CLEANOUT

- NOTES:  
 1. INSPECTION PORT MUST BE CONNECTED THROUGH KNOCK-OUT LOCATED AT CENTER OF CHAMBER. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.  
 2. NYLOPLAST 12" INLINE DRAIN BODY W/ 12" SOLID HINGED COVER AND FRAME (SEE NYLOPLAST DWG# 7003-110-044 FOR PAVED APPLICATIONS / SEE DWG# 7003-110-045 FOR UNPAVED APPLICATIONS)



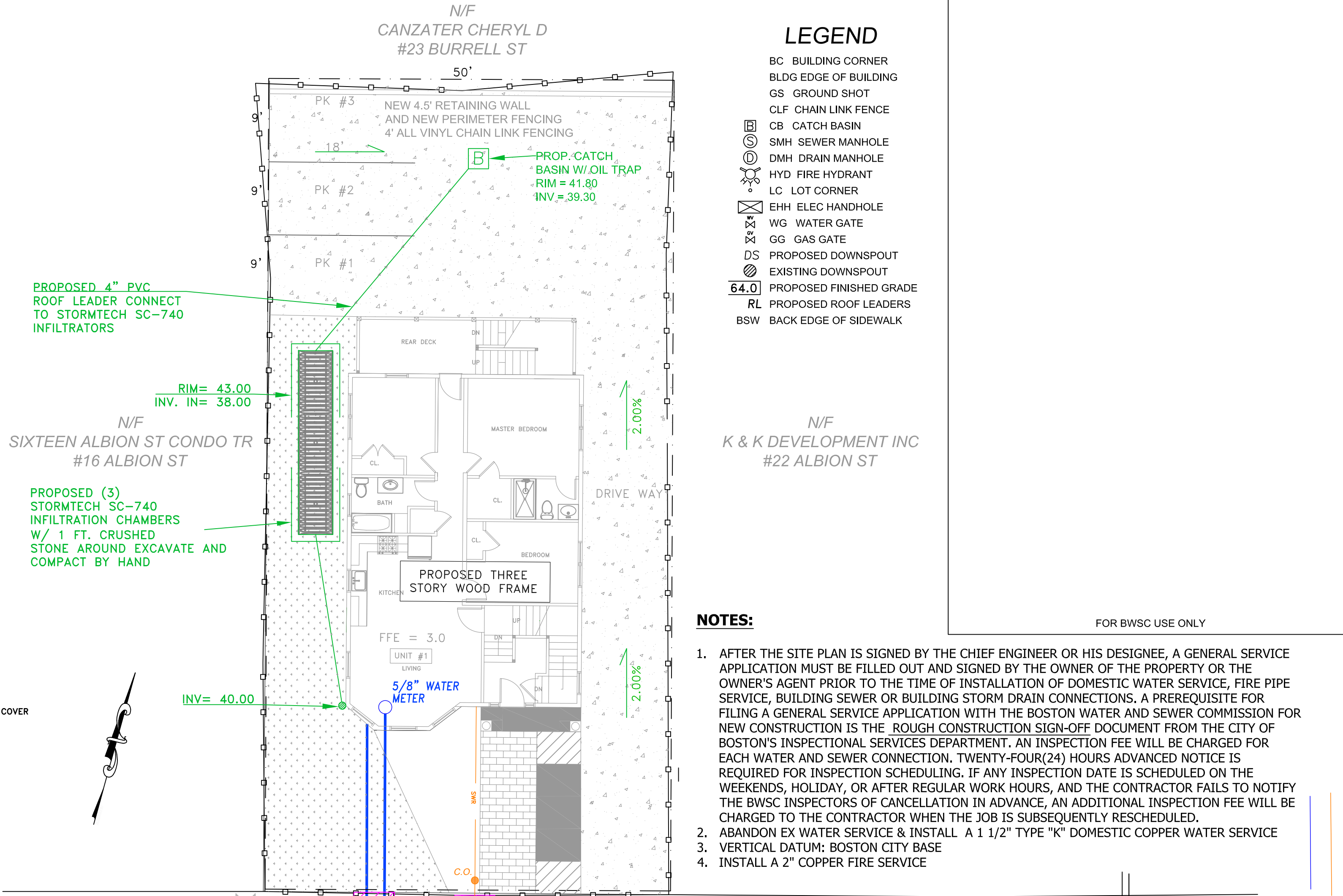
CONNECTION DETAIL



PART#	STUB	A	B	C
SC740EPE06T	6"	10.90"	18.50"	N/A
SC740EPE06B	6"	10.90"	N/A	0.50"

NOTE: ALL DIMENSIONS ARE NOMINAL

STORMTECH SC-740 INFILTRATOR DETAIL

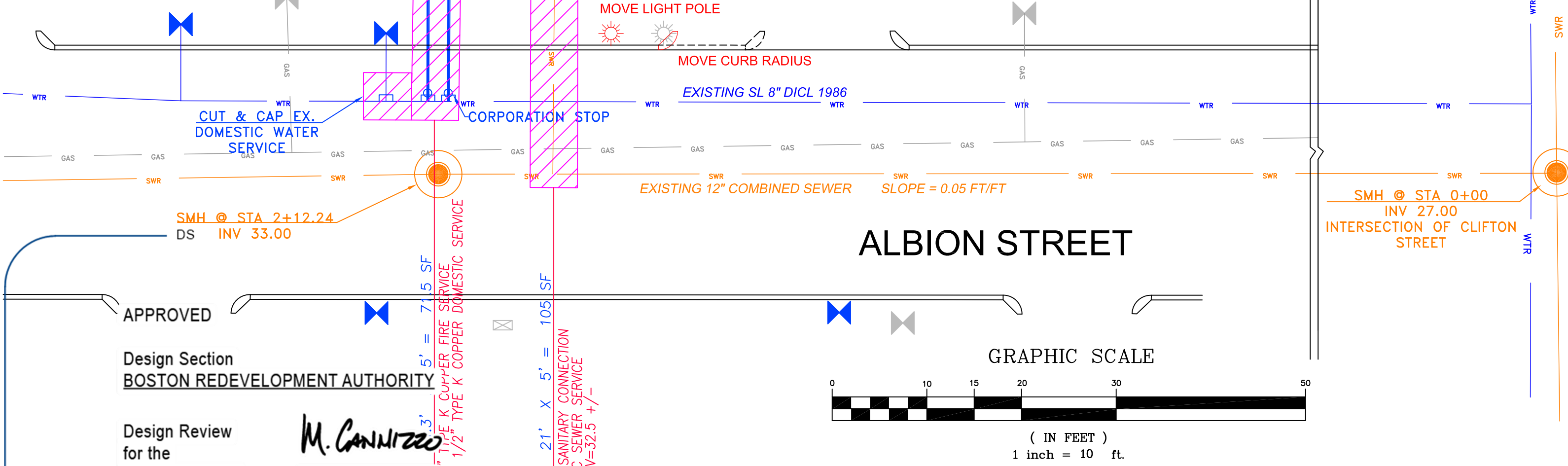


LEGEND

- BC BUILDING CORNER
- BLDG EDGE OF BUILDING
- GS GROUND SHOT
- CLF CHAIN LINK FENCE
- CB CATCH BASIN
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- HYD FIRE HYDRANT
- LC LOT CORNER
- EHH ELEC HANDHOLE
- WG WATER GATE
- GG GAS GATE
- DS PROPOSED DOWNSPOUT
- EXS EXISTING DOWNSPOUT
- 64.0 PROPOSED FINISHED GRADE
- RL PROPOSED ROOF LEADERS
- BSW BACK EDGE OF SIDEWALK

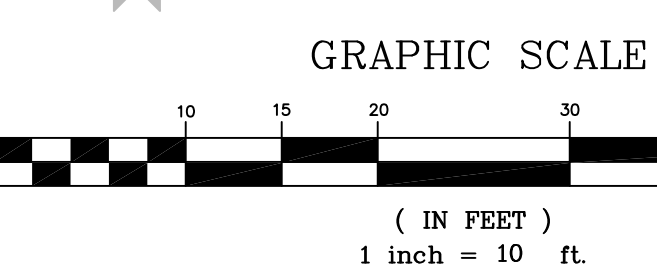
NOTES:

- AFTER THE SITE PLAN IS SIGNED BY THE CHIEF ENGINEER OR HIS DESIGNEE, A GENERAL SERVICE APPLICATION MUST BE FILLED OUT AND SIGNED BY THE OWNER OF THE PROPERTY OR THE OWNER'S AGENT PRIOR TO THE TIME OF INSTALLATION OF DOMESTIC WATER SERVICE, FIRE PIPE SERVICE, BUILDING SEWER OR BUILDING STORM DRAIN CONNECTIONS. A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER AND SEWER COMMISSION FOR NEW CONSTRUCTION IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT. AN INSPECTION FEE WILL BE CHARGED FOR EACH WATER AND SEWER CONNECTION. TWENTY-FOUR(24) HOURS ADVANCED NOTICE IS REQUIRED FOR INSPECTION SCHEDULING. IF ANY INSPECTION DATE IS SCHEDULED ON THE WEEKENDS, HOLIDAY, OR AFTER REGULAR WORK HOURS, AND THE CONTRACTOR FAILS TO NOTIFY THE BWSO INSPECTORS OF CANCELLATION IN ADVANCE, AN ADDITIONAL INSPECTION FEE WILL BE CHARGED TO THE CONTRACTOR WHEN THE JOB IS SUBSEQUENTLY RESCHEDULED.
- ABANDON EX WATER SERVICE & INSTALL A 1 1/2" TYPE "K" DOMESTIC COPPER WATER SERVICE
- VERTICAL DATUM: BOSTON CITY BASE
- INSTALL A 2" COPPER FIRE SERVICE



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 Board of Appeal  
 Signature  
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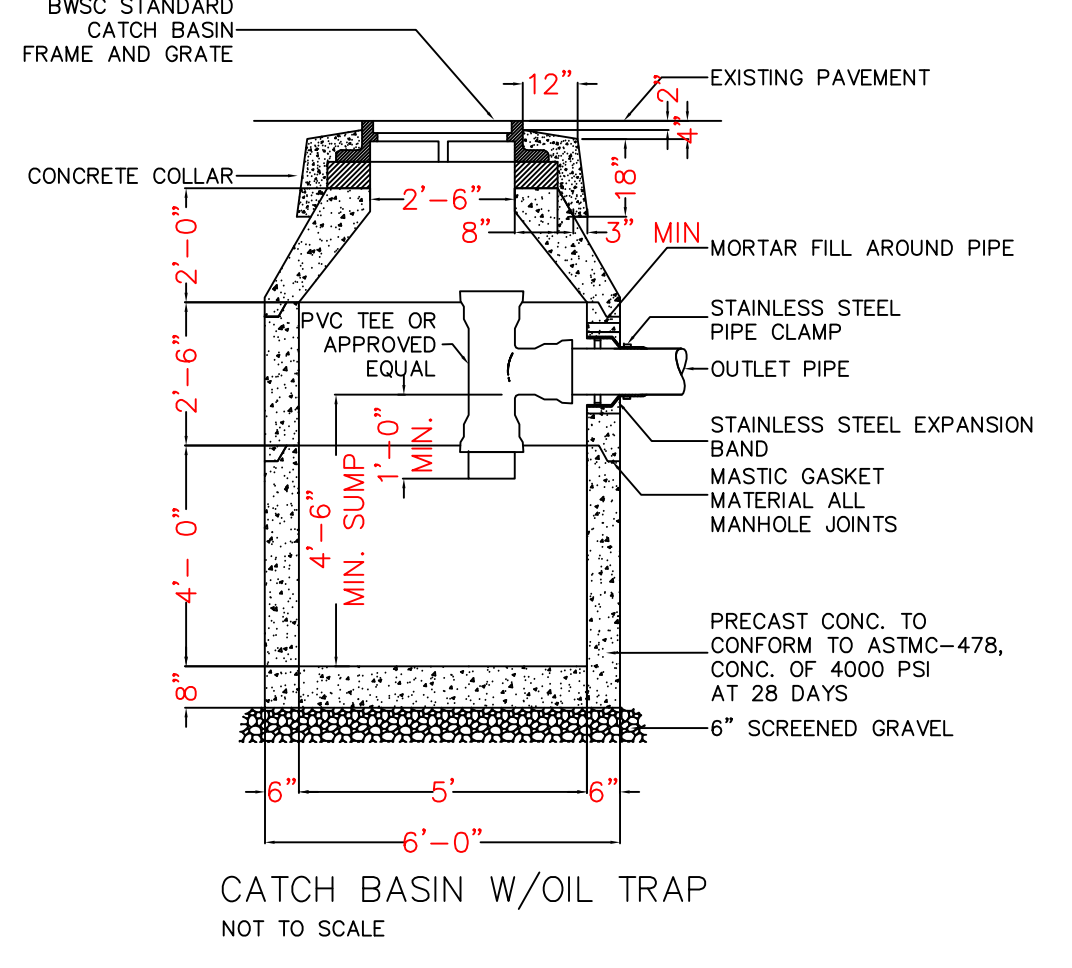
ALBION STREET



DRAINAGE CALCULATIONS

ROOF AND PAVED AREA = 3365 SF  
 INFILTRATE (STORE) 1" OF RUNOFF  
 1/12 (3365 SF) = 280 CF  
 USE STORMTECH SC-740 LEACH CHAMBER - SEE DETAIL  
 45.9 CU. FT. WITH 1 FT. CRUSHED STONE AROUND  
 VOLUME COMPUTATION EXTERIOR CRUSHED STONE  
 24.95 FT X 6.25 FT X 7.25 FT = 1,130 CU FT/3 CHAMBERS = 376 CF  
 376 CU FT - 45.9 CU FT (CHAMBER VOLUME) = 330 CU FT  
 330 CU FT X 0.3 (VOIDS) = 99.3 CU FT VOLUME Voids STORAGE  
 45.9 CU FT CHAMBER VOLUME + 99.3 CU FT Voids = 145 CU FT  
 145 X 3 CHAMBERS = 435 CU FT TOTAL STORAGE >  
 435 CU FT > 280 CU FT RUNOFF CALCULATION

ROOF DOWNSPOUT DETAIL



CATCH BASIN W/OIL TRAP NOT TO SCALE

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PROPOSED 3 FAMILY APARTMENT BUILDING

18 ALBION STREET  
 ROXBURY, MA 02301

ARCHITECTURE & CIVIL



ARCHITECTURE  
 CIVIL  
 ENVIRONMENTAL  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING

31 Munroe Street  
 Lynn, Massachusetts 01901  
 TEL. 617.437.6461

SEAL:



This item has been electronically signed and sealed by ROBERT E. MARINI on the date adjacent to the seal using a SHA authentication code.

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REVISION:

NO:	DATE:	DESCRIPTION:

DRAWING TITLE: BWSC SITE PLAN #21445

DRAWN BY:  
 R.E.M.  
 CHECKED BY:  
 R.E.M.  
 SCALE:  
 1"=20'  
 DATE:  
 10/25/2021  
 PROJECT NO.:

DRAWING NO.: B-100

DS

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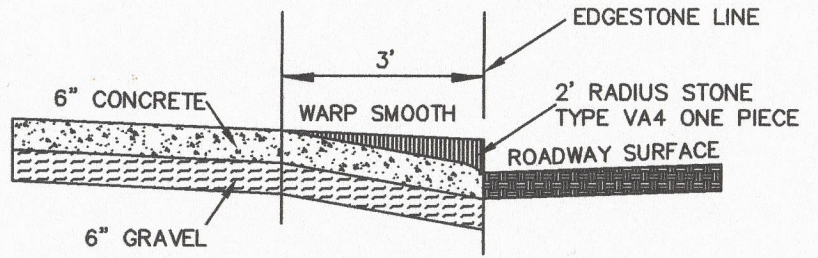
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for the  
Board of Appeal

11/8/2021

*M. Cannizzo*

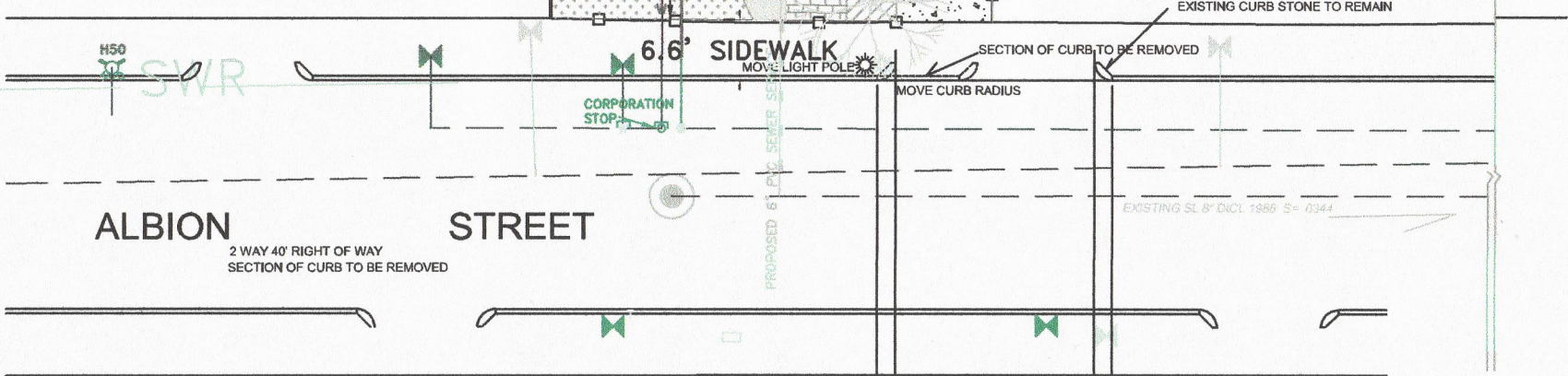
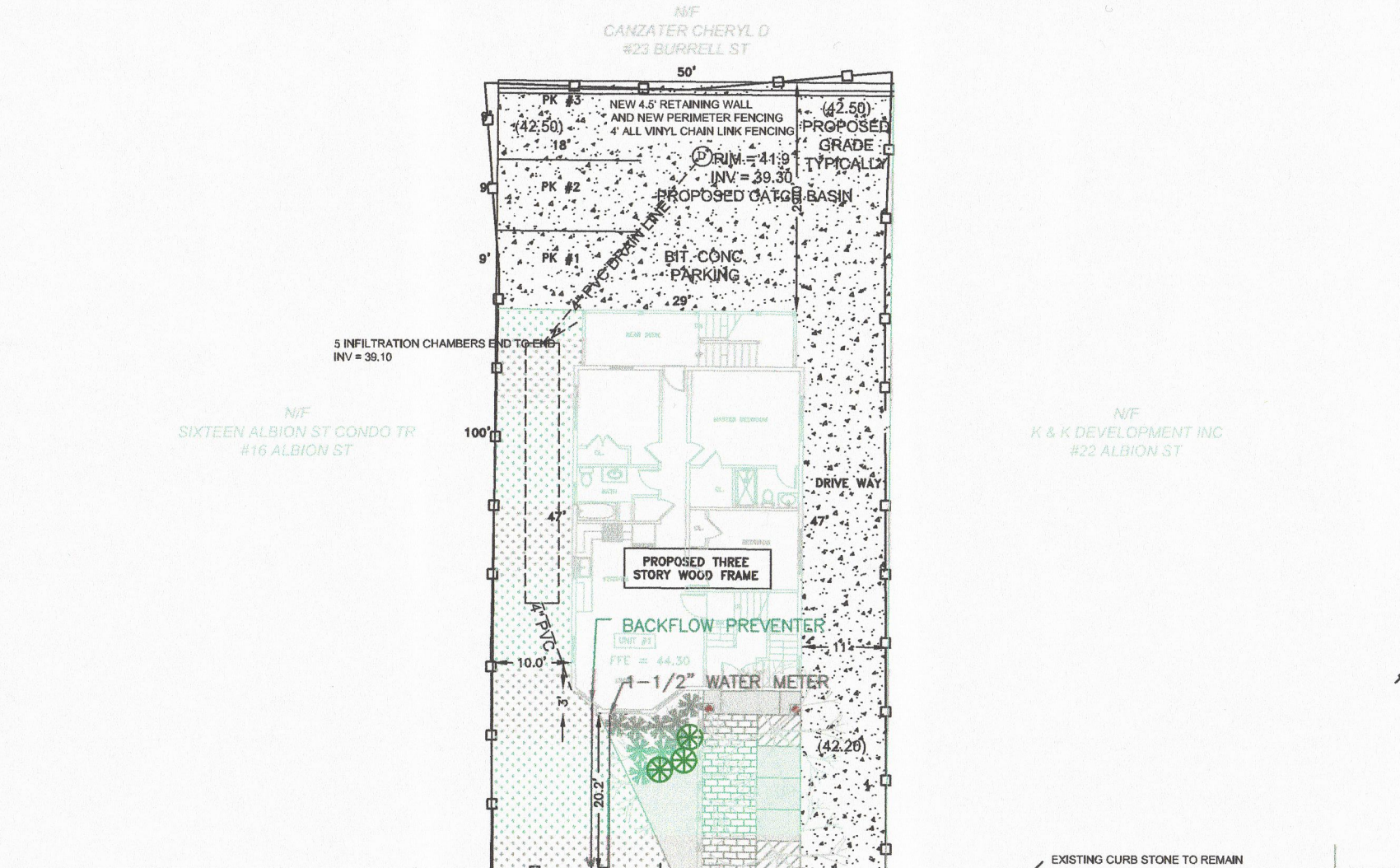
Signature



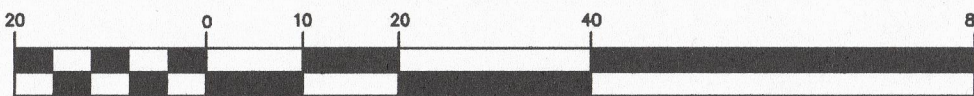
DRIVEWAY DETAIL  
CURB CUT STANDARD PLAN  
DETAIL  
NOT TO SCALE

**REFERENCES**

DEED BK. 63,998 PG. 260  
ZONING DISTRICT BLCOK 26 DORCHESTER DISTRICT



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

22.78'  
26.78'  
Prop Curb Cut  
2' RADIUS  
STONES USED

SHEET 1 of 1  <b>LOT LAYOUT</b>	<b>NATIVEtec</b> ENVIRONMENTAL SCIENCE • PLANNING • URBAN DESIGN • CIVIL ENGINEERING LANDSCAPE ARCHITECTURE • ARCHITECTURE • SURVEY 31 MONROE STREET LYNN, MASSACHUSETTS 01901 TEL 617.437.6461 FAX 239.236.0444	<b>CURB CUT PERMIT APPLICATION</b> AT 18 ALBION STREET ROXBURY, MA 02119 PREPARED FOR: JOY BUILDER, LLC 32 NORMAN ST. MILTON, MA 0286	Robert E. Marini, PE # 48,762  11/24/21
	DATE IN CHARGE: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: _____		

# NEW CONSTRUCTION 18 ALBION STREET, ROXBURY, MA.

INDEX

1. BASEMENT AND FIRST FLOOR PLAN
2. SECOND AND THIRD FLOOR PLAN
3. FRONT AND LEFT ELEVATION VIEW
4. REAR AND RIGHT ELEVATION VIEW
5. DETAIL
6. FOUNDATION
7. FRAMING
8. FRAMING

PAGE

- A-1
- A-2
- A-3
- A-4
- A-5
- S-1
- S-2
- S-3

LEGEND

- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE COMBO DETECTOR
- NEW WALL CONSTRUCTION
- WALL TYPE A (SEE DETAIL)
- BATHROOM EXHAUST

GENERAL NOTES:

1. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE COMMONWEALTH OF CURRENT MASSACHUSETTS STATE BUILDING CODE (IBC 2015, 780 CMR 9TH EDITION) AND OTHER APPLICABLE CODES.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
4. DIMENSIONS ARE NOT GUARANTEE, THE CONTRACTOR SHOULD VERIFY ALL DRAWING DIMENSIONS BEFORE PERFORM WORK.
5. THE CONTRACTOR SHALL WARRANT HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
6. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO T DESIGN IMMEDIATELY.
7. CONCRETE AND REBAR STRENGTH SHALL HAVE MINIMUM OF 3,000 PSI AND 60,000 PSI RESPECTIVELY
8. BATHROOM WINDOW MUST BE TEMPERED GLASS
9. NEW WINDOW MUST HAS DOUBLE PANE AND U FACTOR = 0.30

**NEW CONSTRUCTION**  
**18 ALBION STREET**  
**ROXBURY, MA.**

**T DESIGN, LLC**

1248 RANDOLPH AVE  
MILTON, MA 02186  
TEL: (617)-797-6637  
EMAIL: QUOCTUANPE@GMAIL.COM



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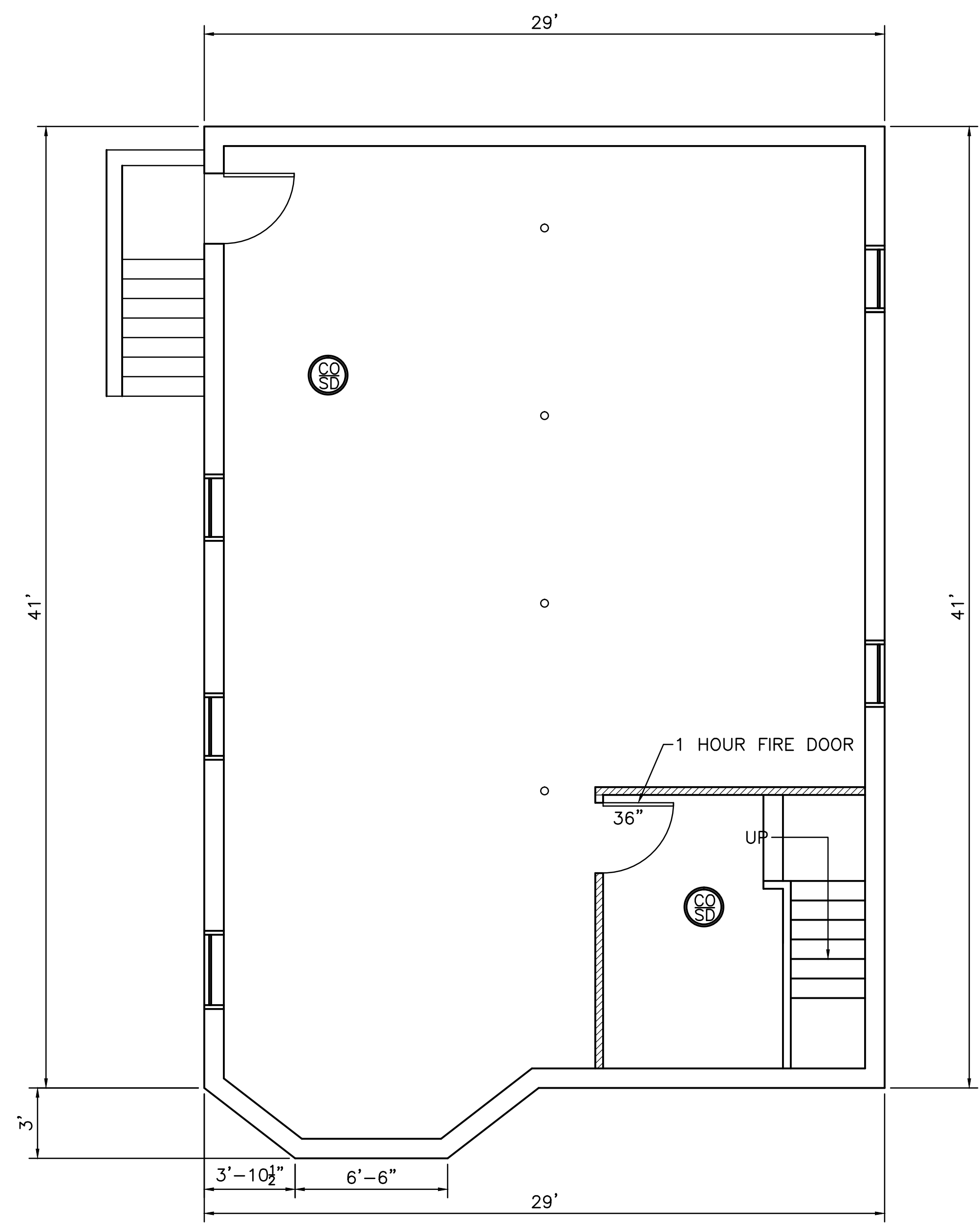
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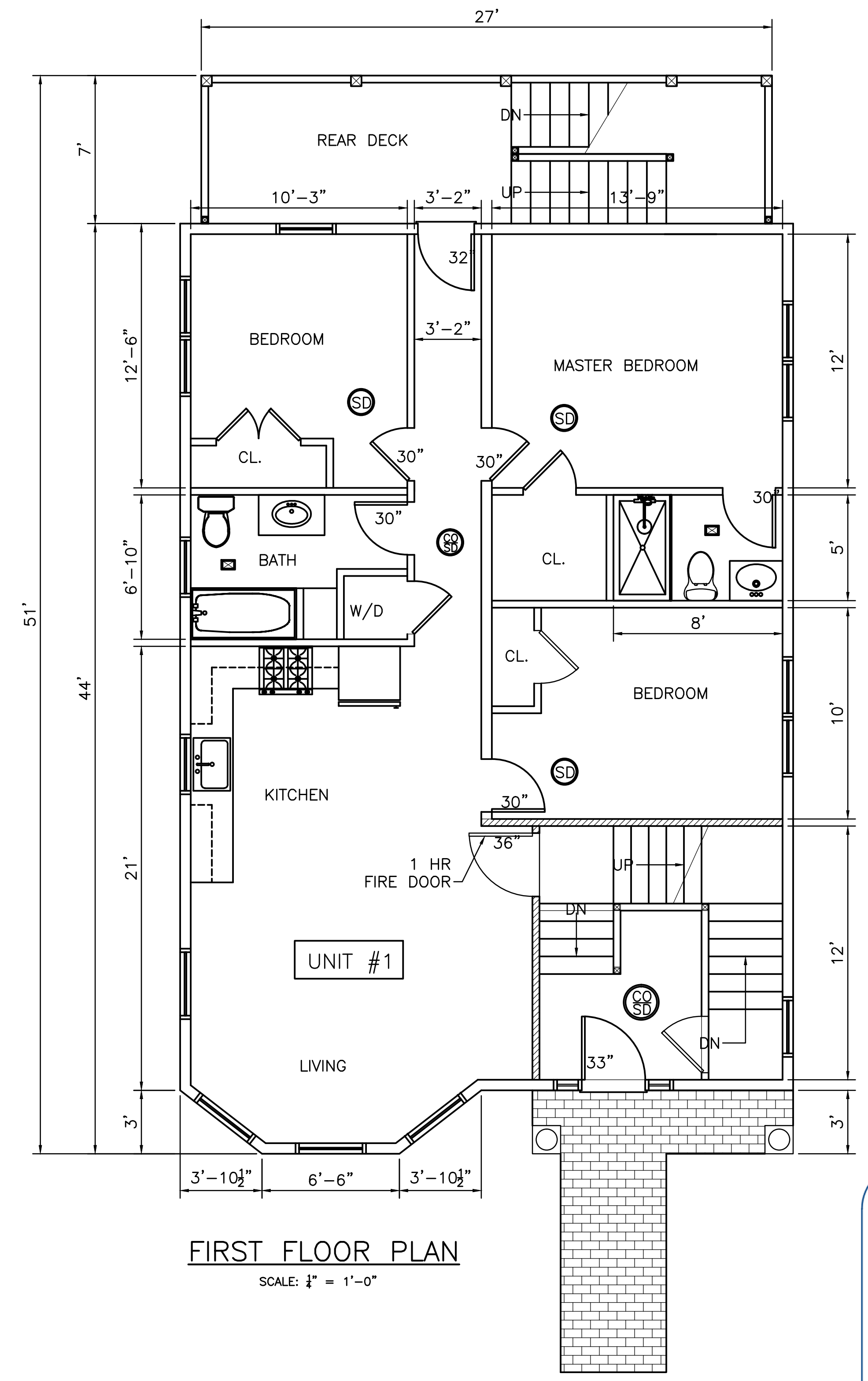
*M. Cannizzo*  
Signature

11/8/2021

REV.	DATE
	BY: TN
	DATE: 09/28/2021
	SCALE:
	SHEET NO.: T-1



**BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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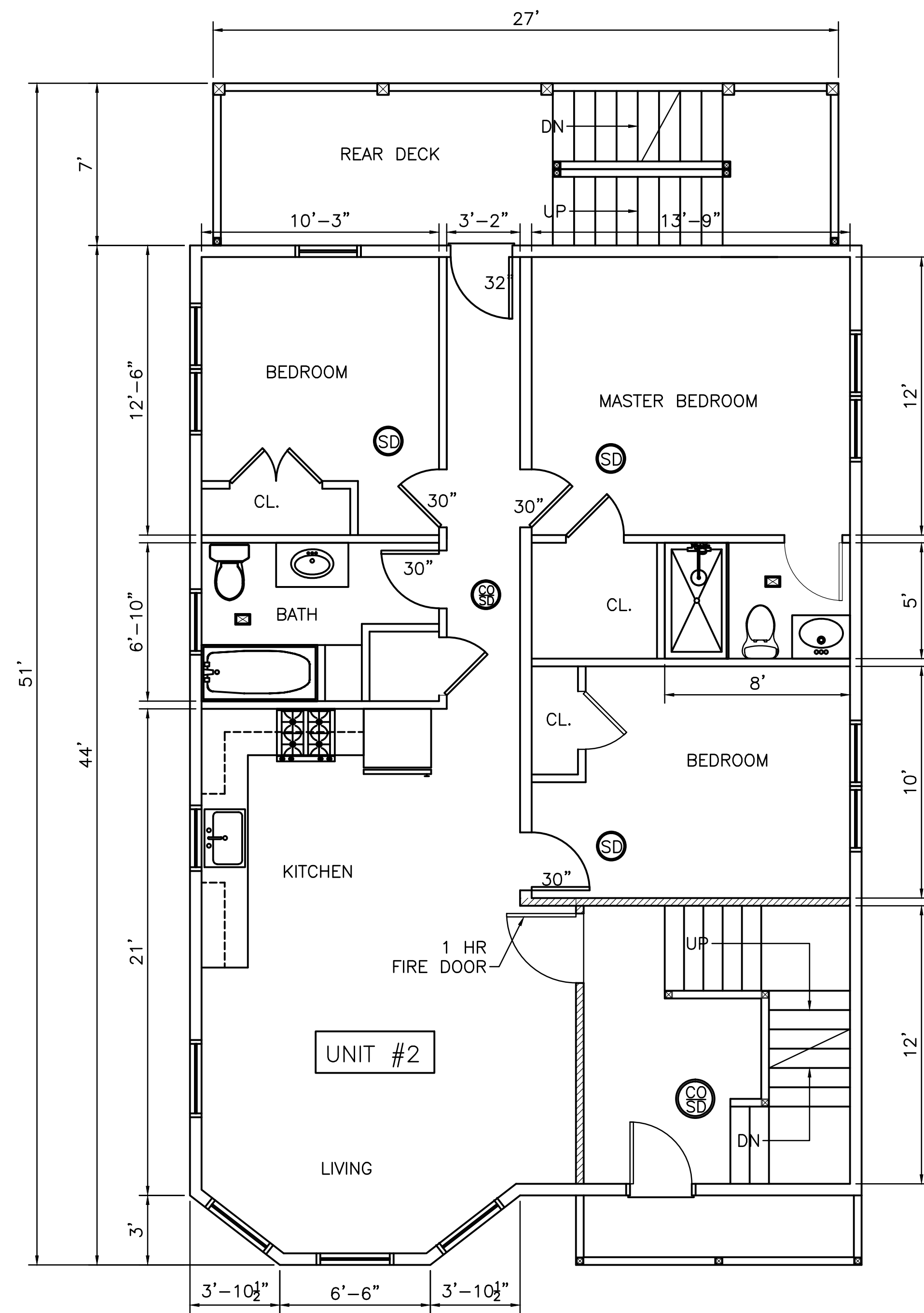
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**18 ALBION STREET**  
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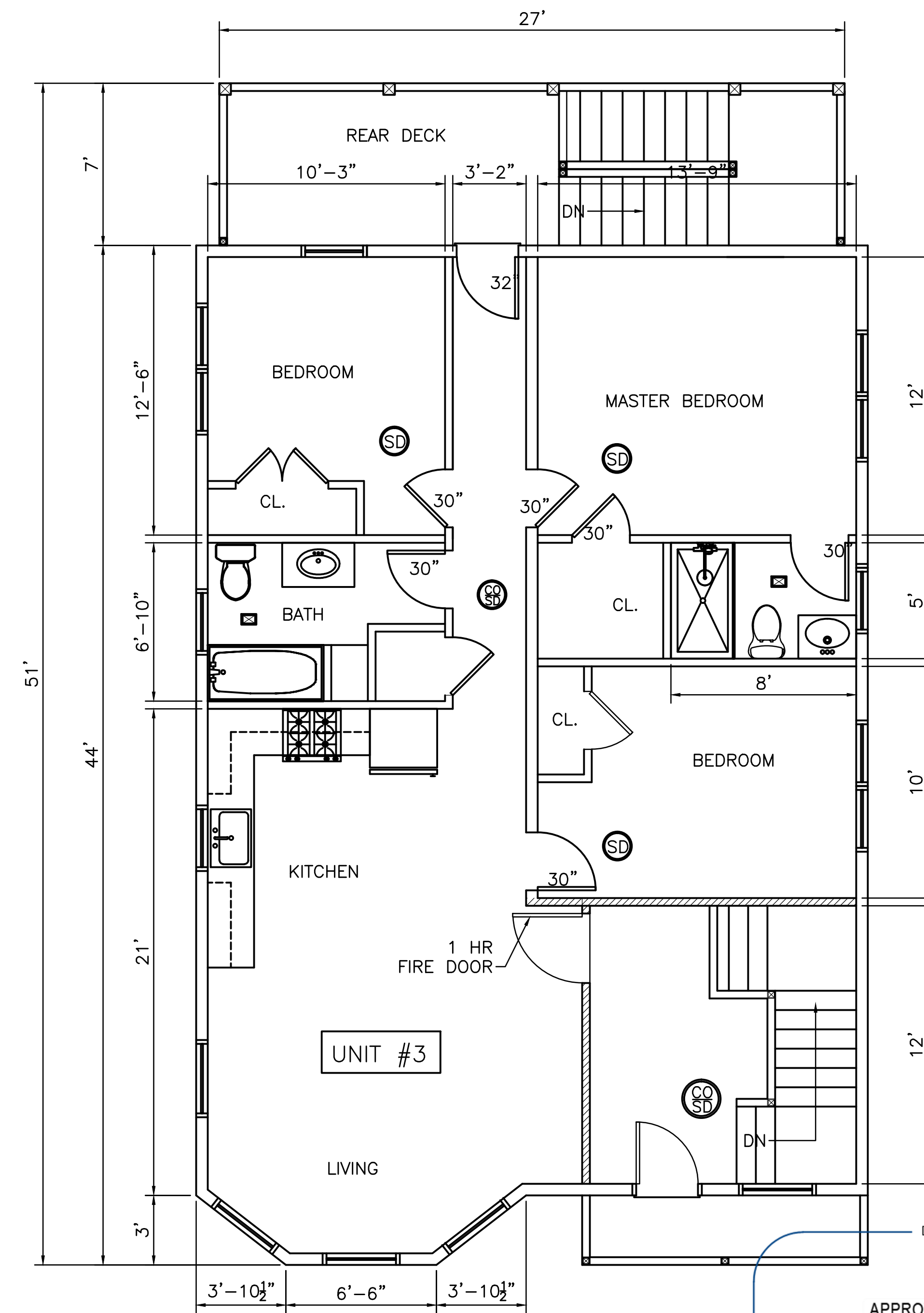
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**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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SCALE:

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**NEW CONSTRUCTION**  
**18 ALBION STREET**  
**ROXBURY, MA.**

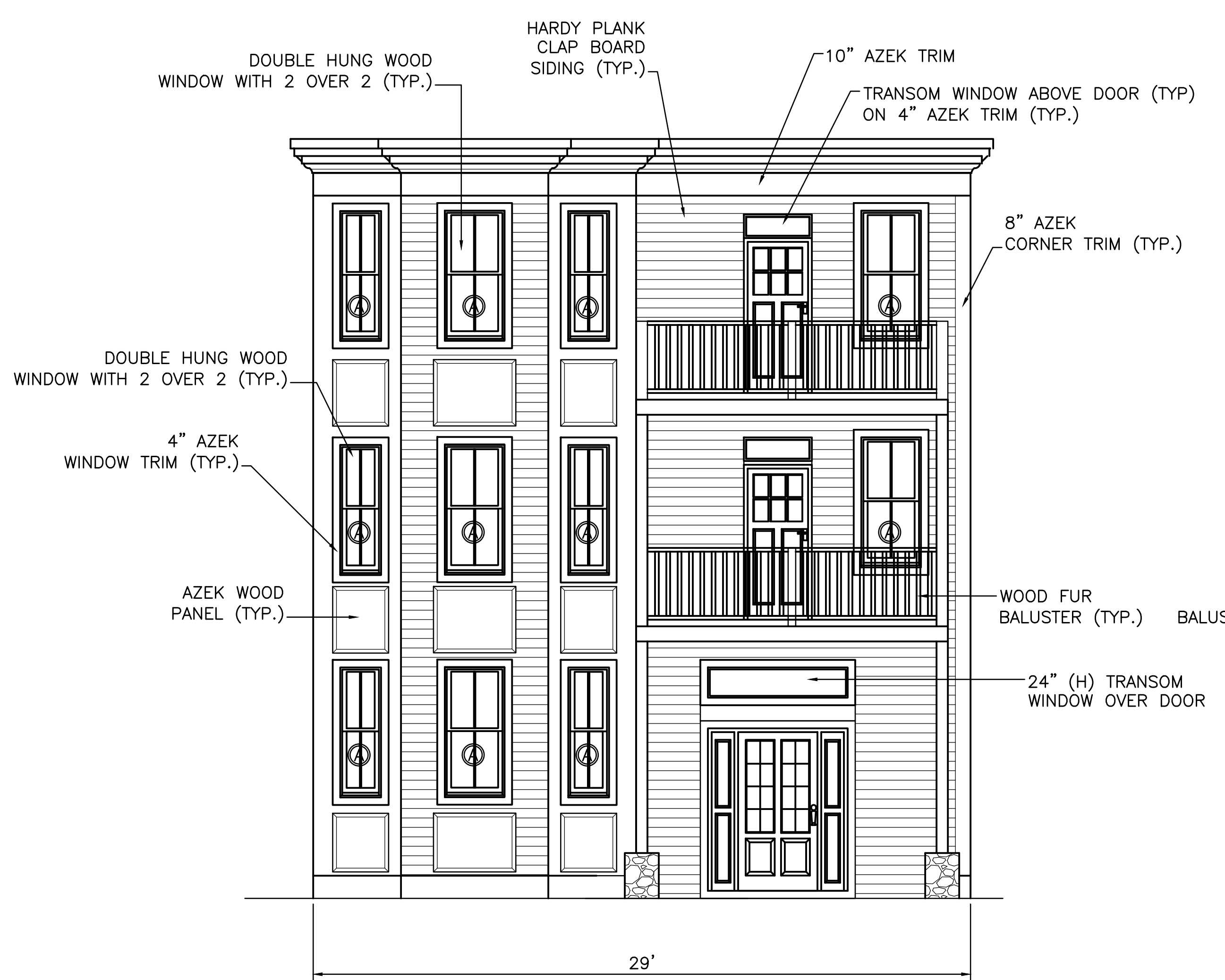
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EMAIL: QUOCTUANPE@GMAIL.COM



REV.	DATE

WINDOW SCHEDULE						
AS MARKED	WINDOW DIMENSION WxH	ROUGH OPENING	DOUBLE PANE	U FACTOR	NOTE	QUANTITY
A	2'-7 7/8" x 5'-6 7/8"	2'-8 3/8" x 5'-6 7/8"	YES	0.3		34
B	3'-0 3/8" x 4'-4 7/8"	3'-1 1/8" x 4'-4 7/8"	YES	0.3		3
C	2'-2 3/4" x 3'-4 7/8"	2'-3 3/8" x 3'-4 7/8"	YES	0.3	TEMPERED GLASS	6
D	2'-7 7/8" x 2'-0 3/8"	2'-8 3/8" x 2'-0 3/8"	YES	0.3	BASEMENT	6



**FRONT ELEVATION VIEW**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION VIEW**  
SCALE: 1/4" = 1'-0"

DS

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Signature

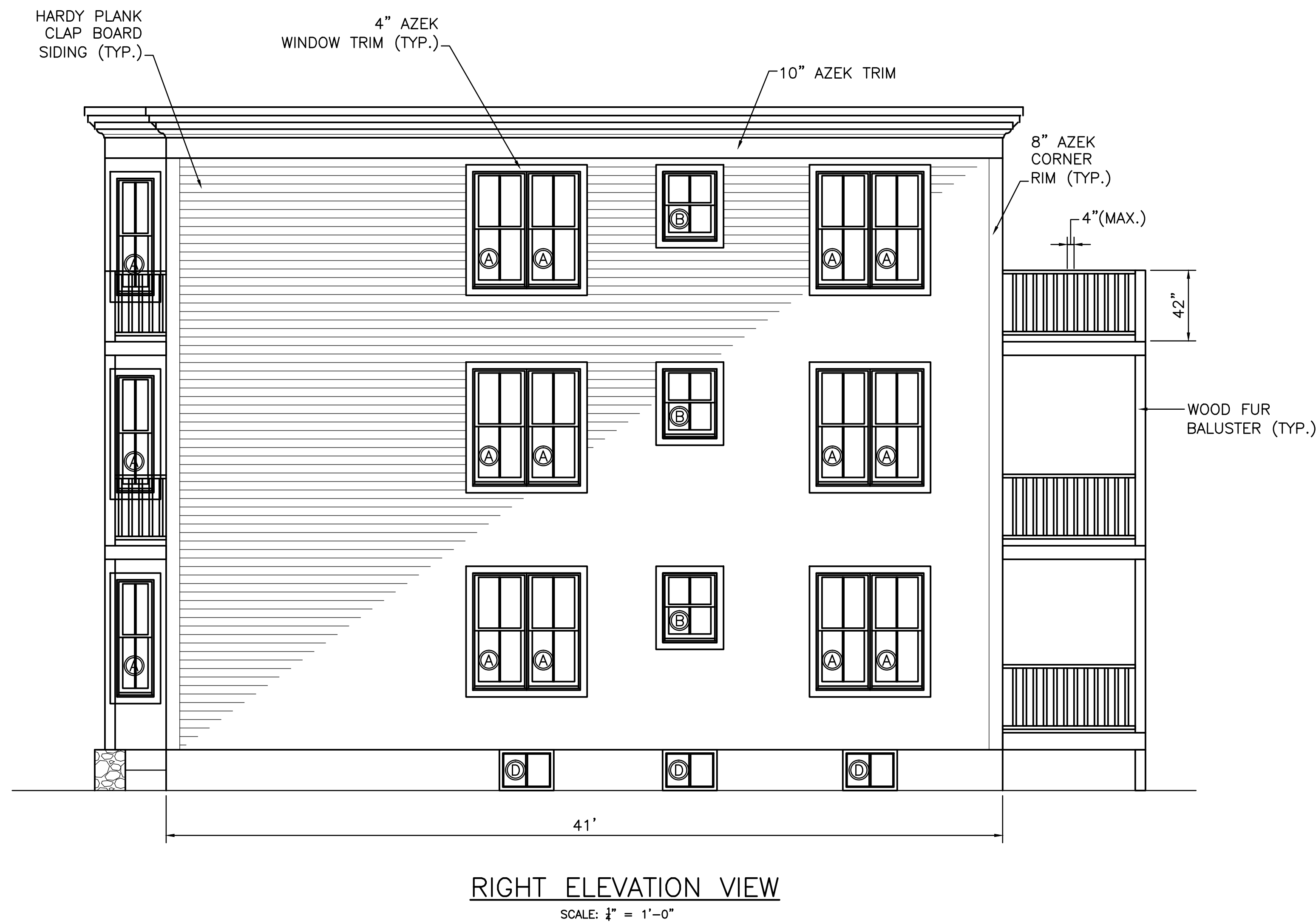
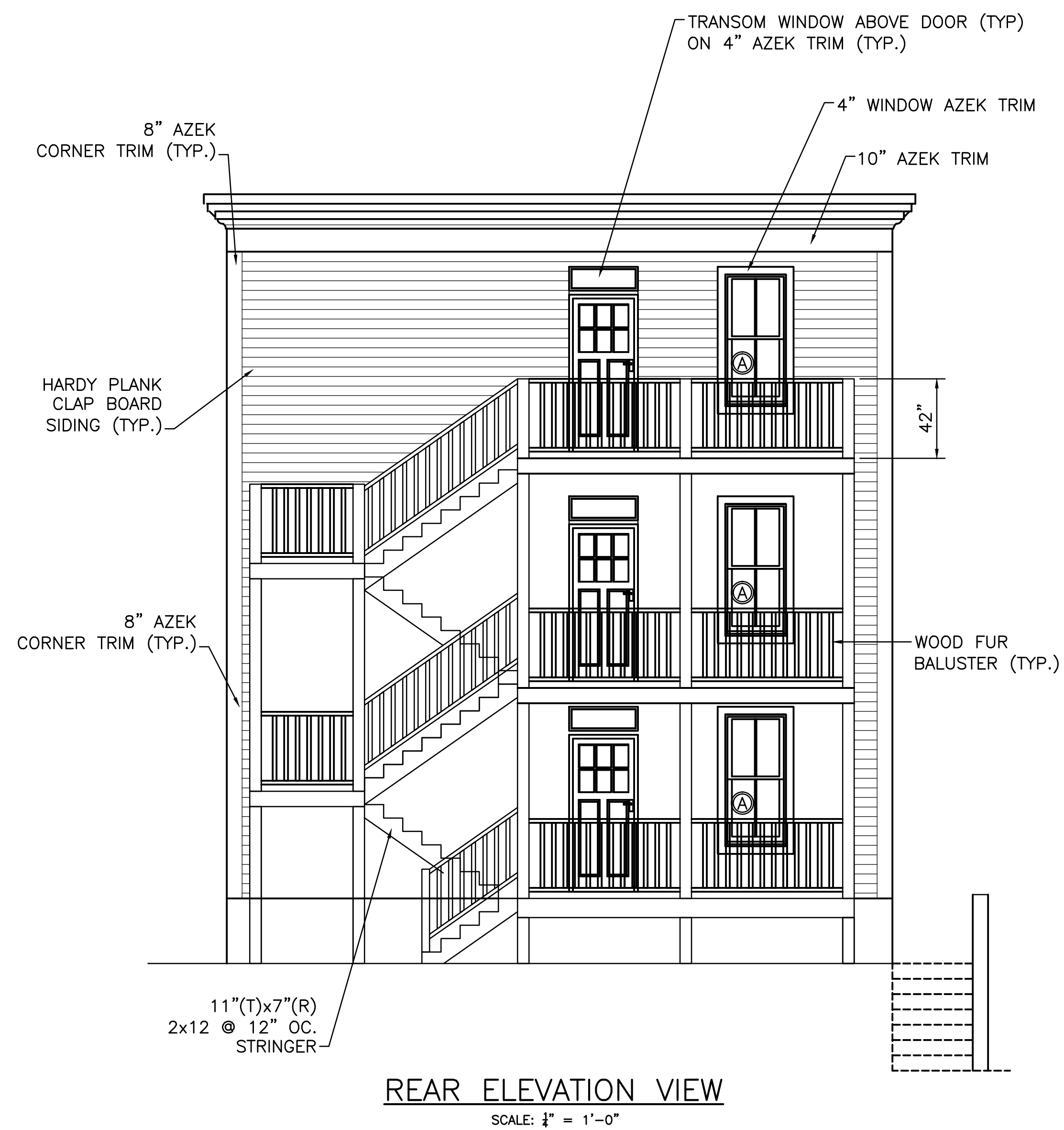
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	DATE:	09/28/2021	
	SCALE:		
	SHEET NO.:	A-3	



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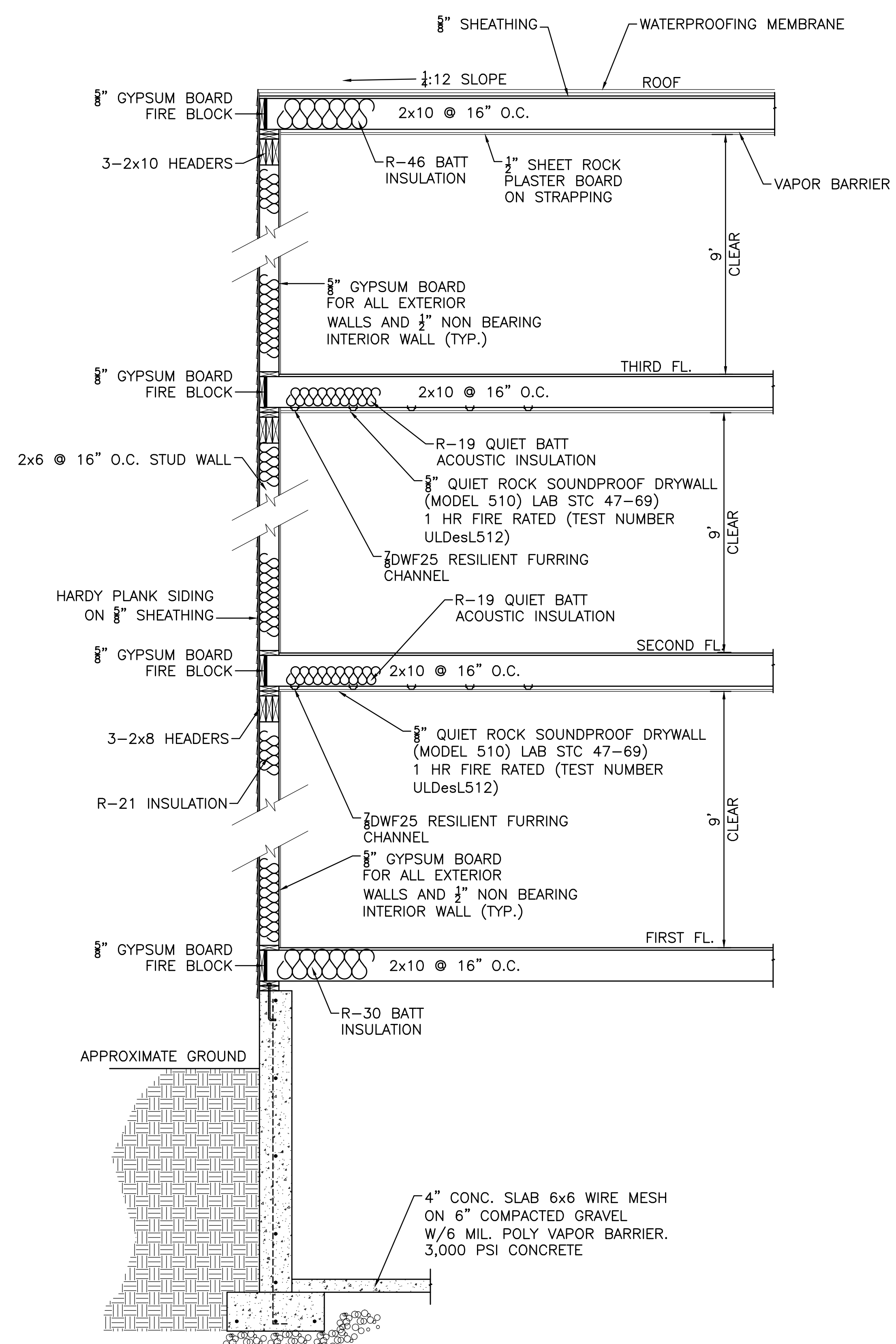
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BY: TN
DATE: 09/28/2021

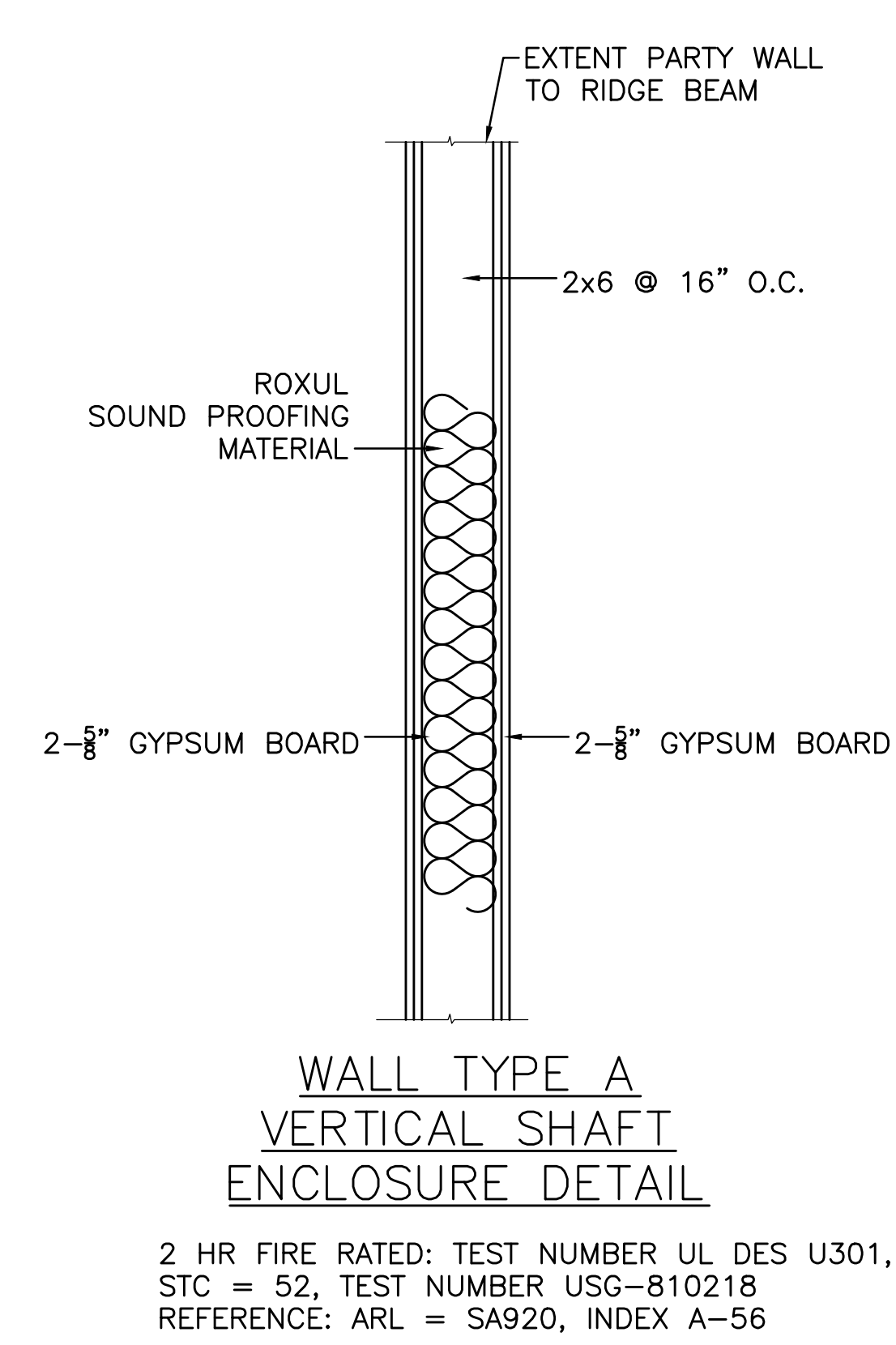
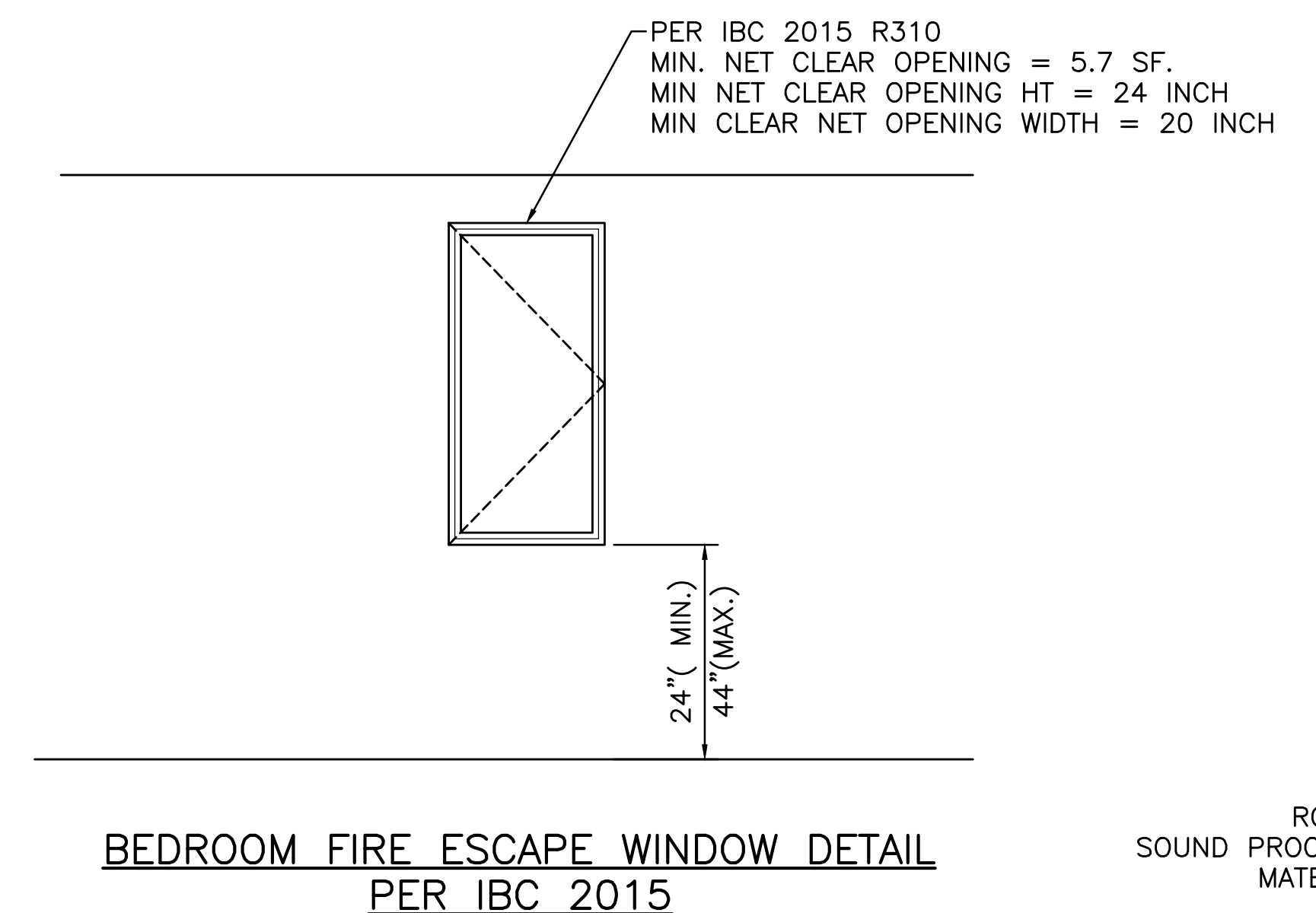
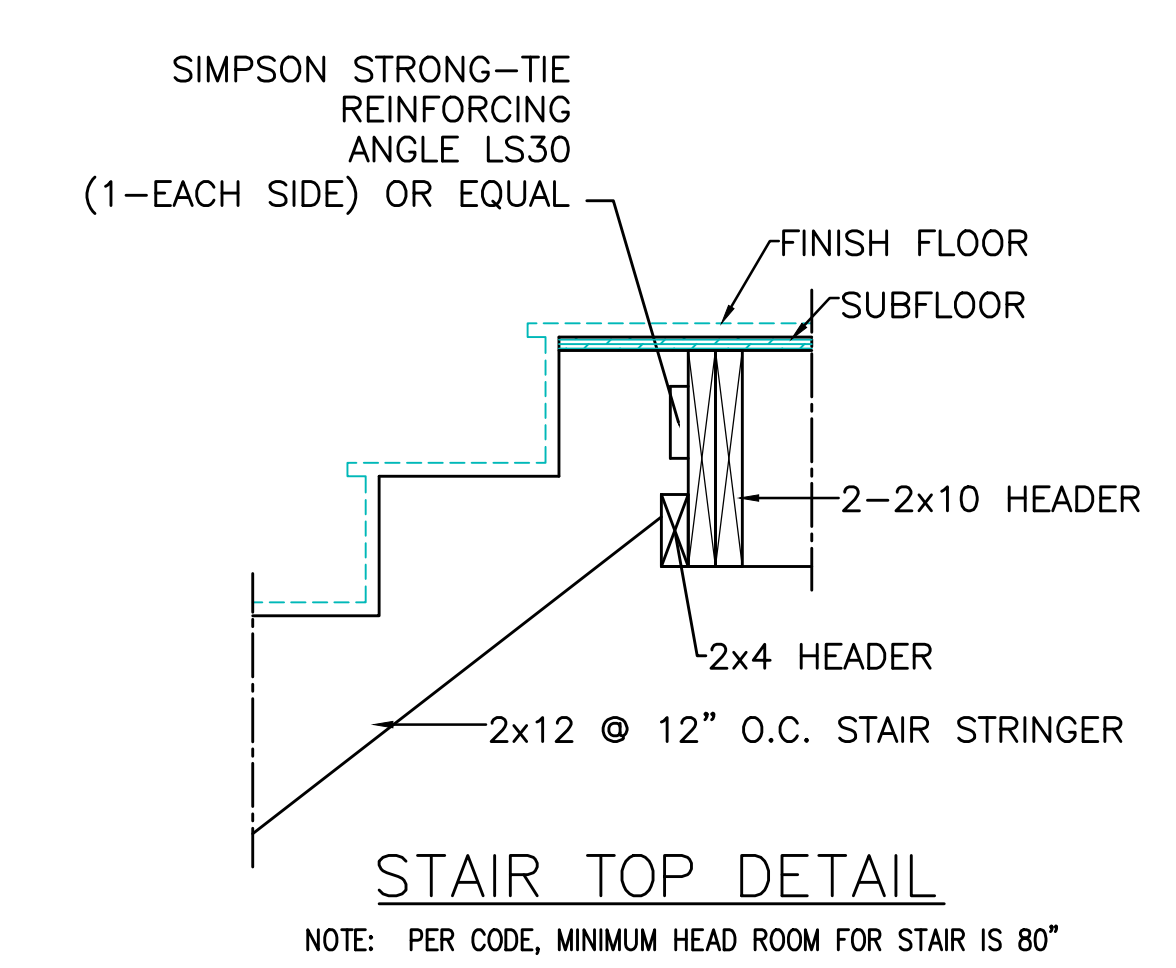
SCALE: \_\_\_\_\_

SHEET NO.: A-4





1 HR FIRE RATED FOR EXTERIOR WALL: TEST NUMBER UL 263  
**WALL CROSS SECTION**  
 SCALE: 1" = 1'-0"



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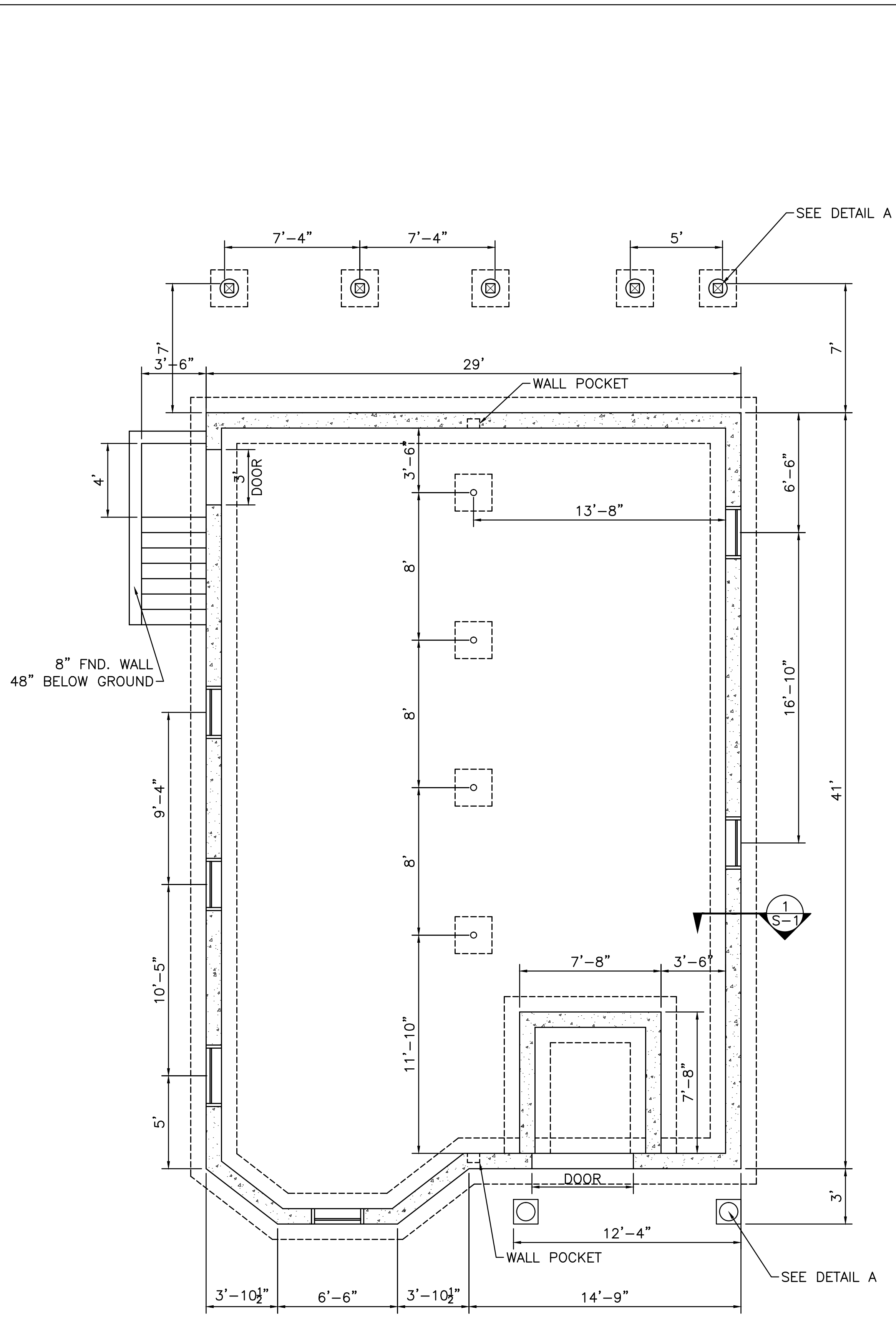
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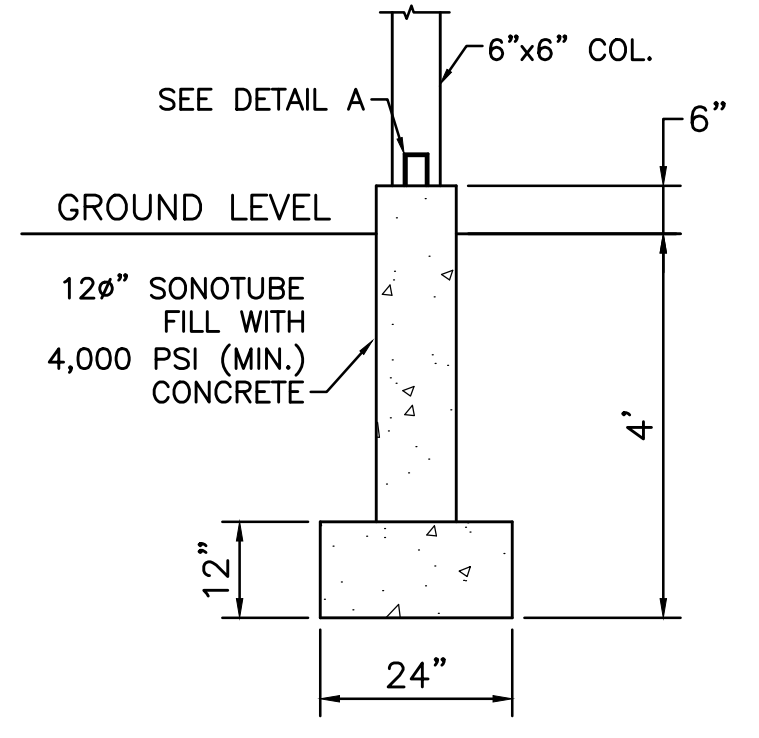
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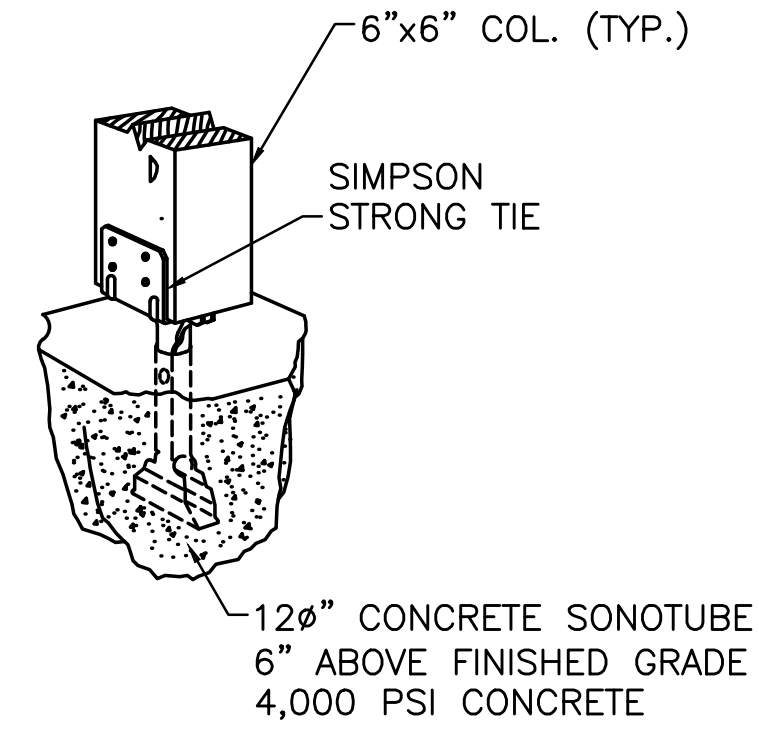
REV.	DATE
BY:	TN
DATE:	09/28/2021
SCALE:	
SHEET NO.:	A-5



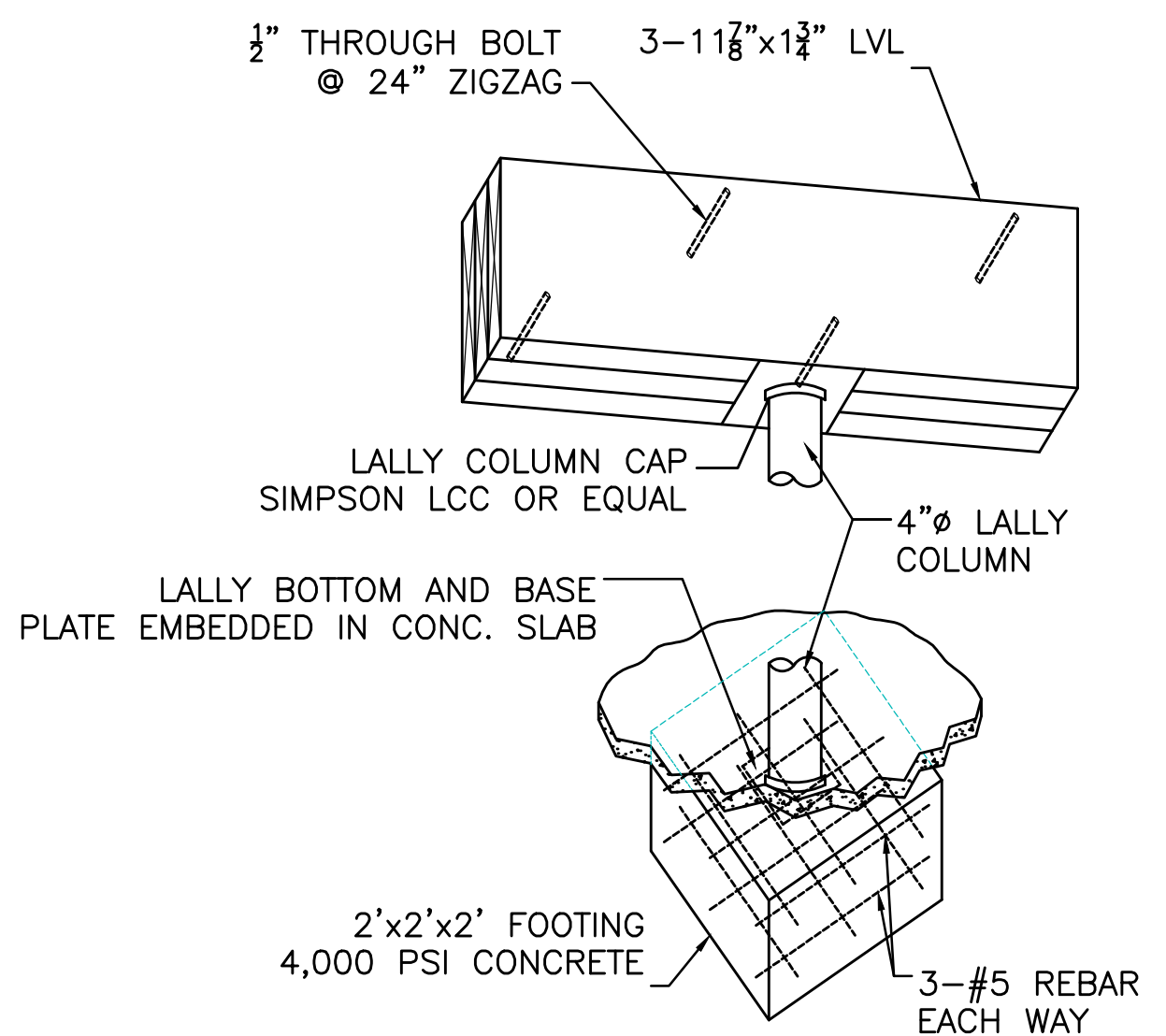
**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



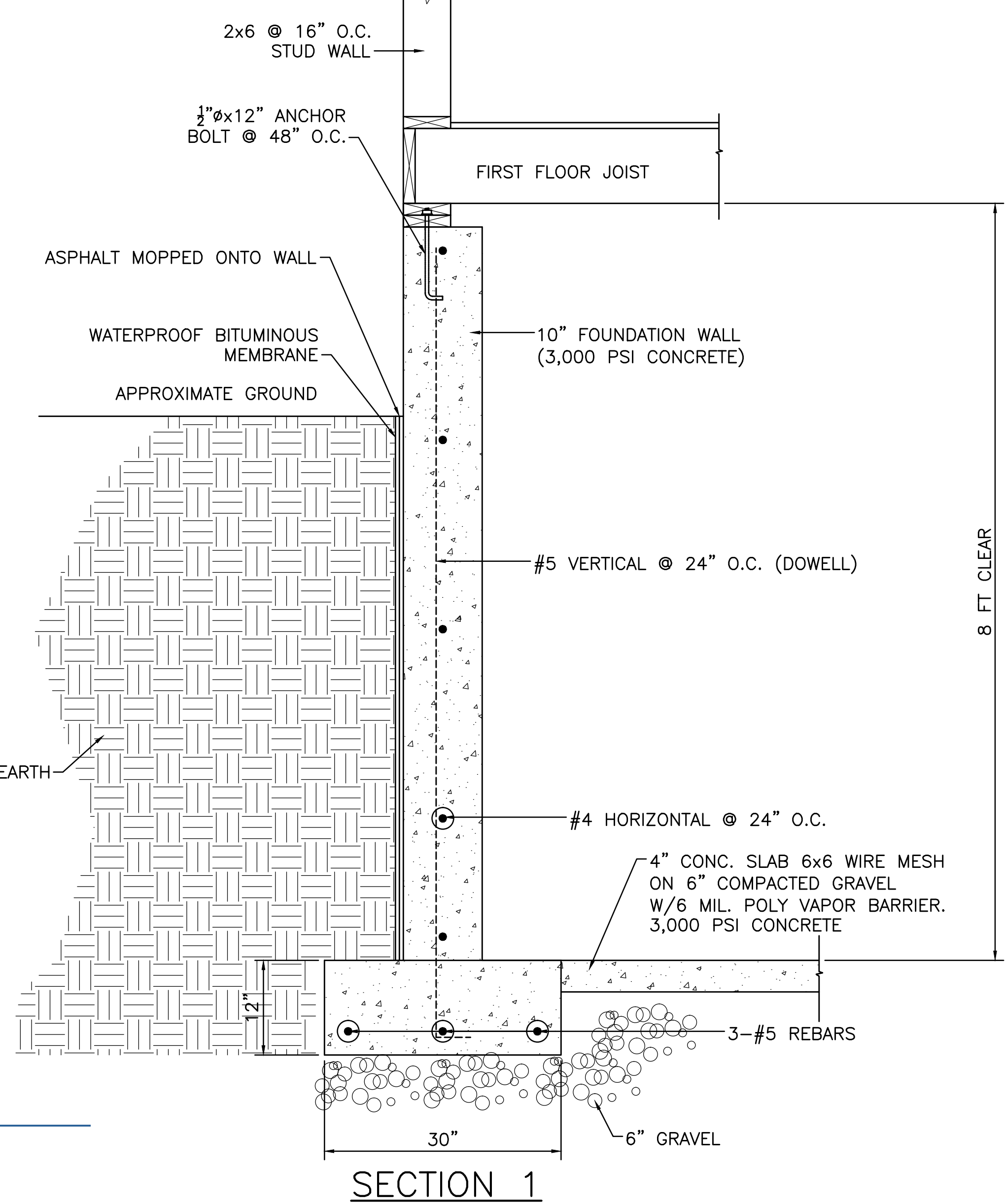
**TYPICAL DECK FOOTING DETAIL**  
SCALE: 1/2" = 1'-0"



**DETAIL A**  
SCALE: NOT TO SCALE



**LALLY COLUMN DETAIL**



**SECTION 1**

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BOSTON REDEVELOPMENT AUTHORITY

Design Review  
for the  
Board of Appeal

11/8/2021

*M. Cannizzo*  
Signature

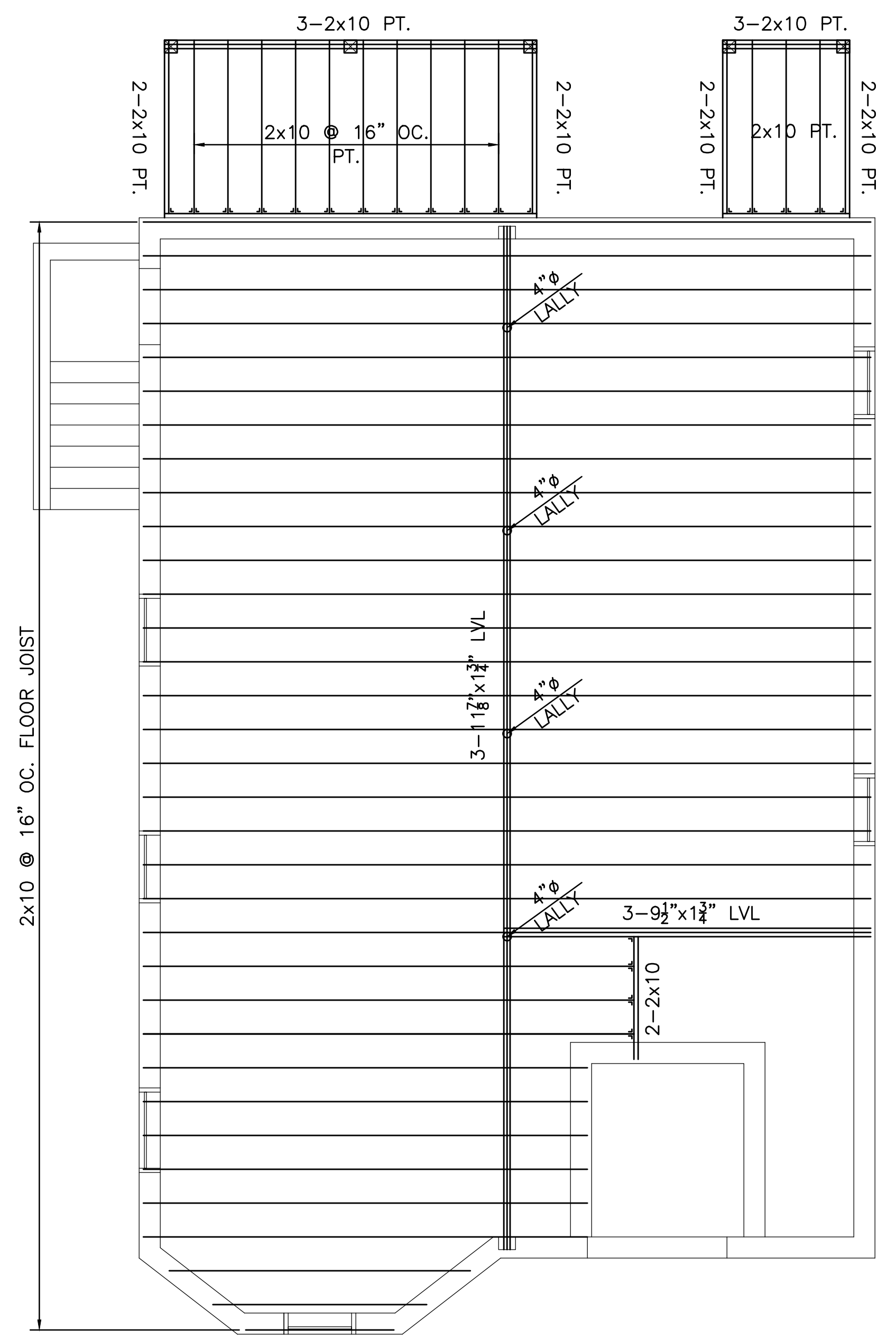
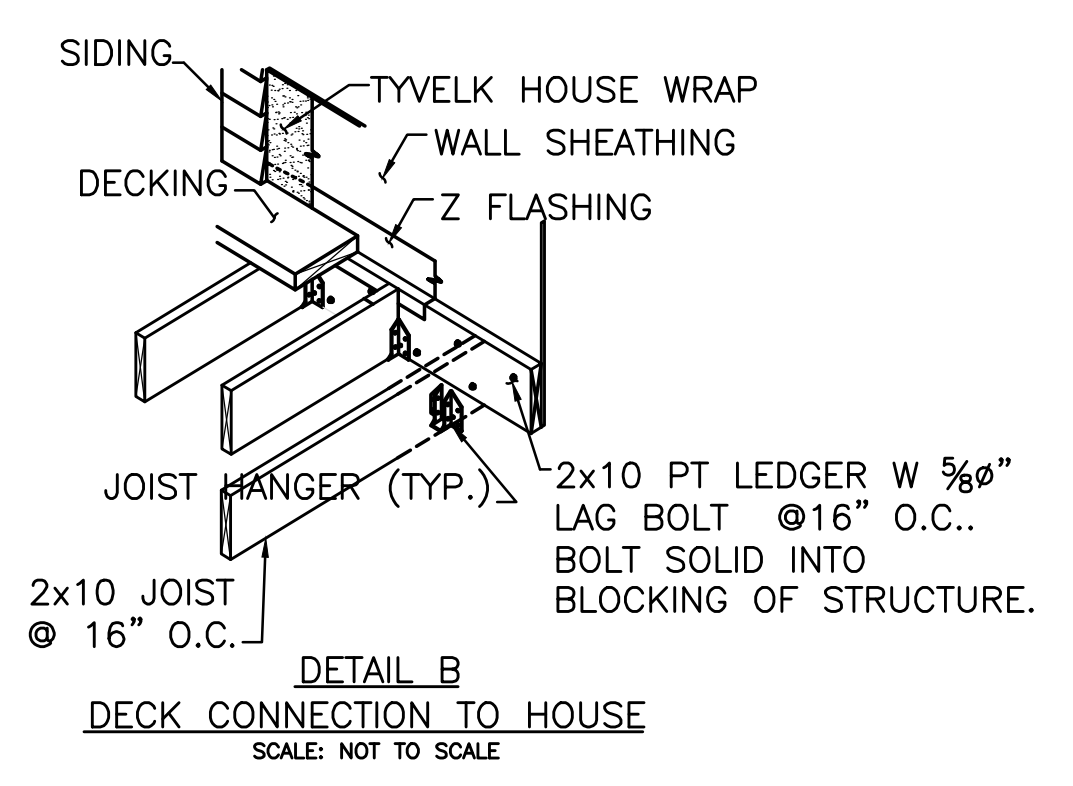
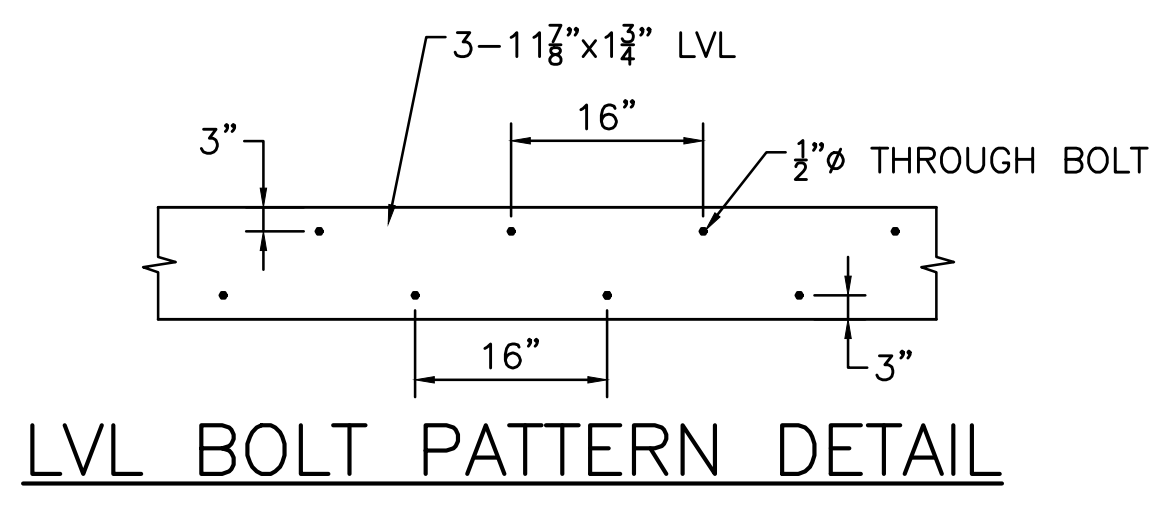
**NEW CONSTRUCTION**  
**18 ALBION STREET**  
**ROXBURY, MA.**

**T DESIGN, LLC**

1248 RANDOLPH AVE  
MILTON, MA 02186  
TEL: (617)-797-6637  
EMAIL: QUOCTUANPE@GMAIL.COM



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BY:	TN
DATE:	09/28/2021
SCALE:	
SHEET NO.:	S-1

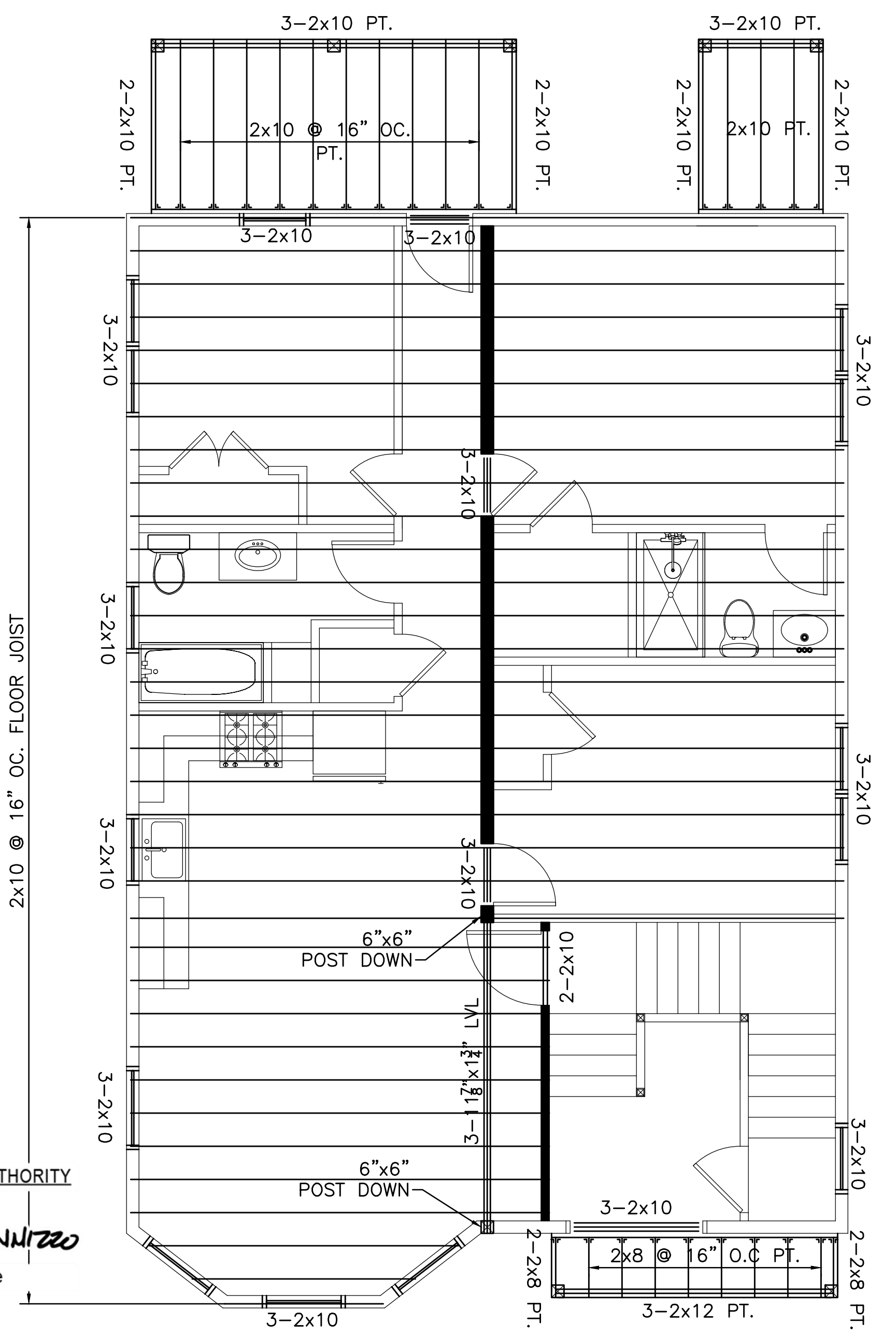


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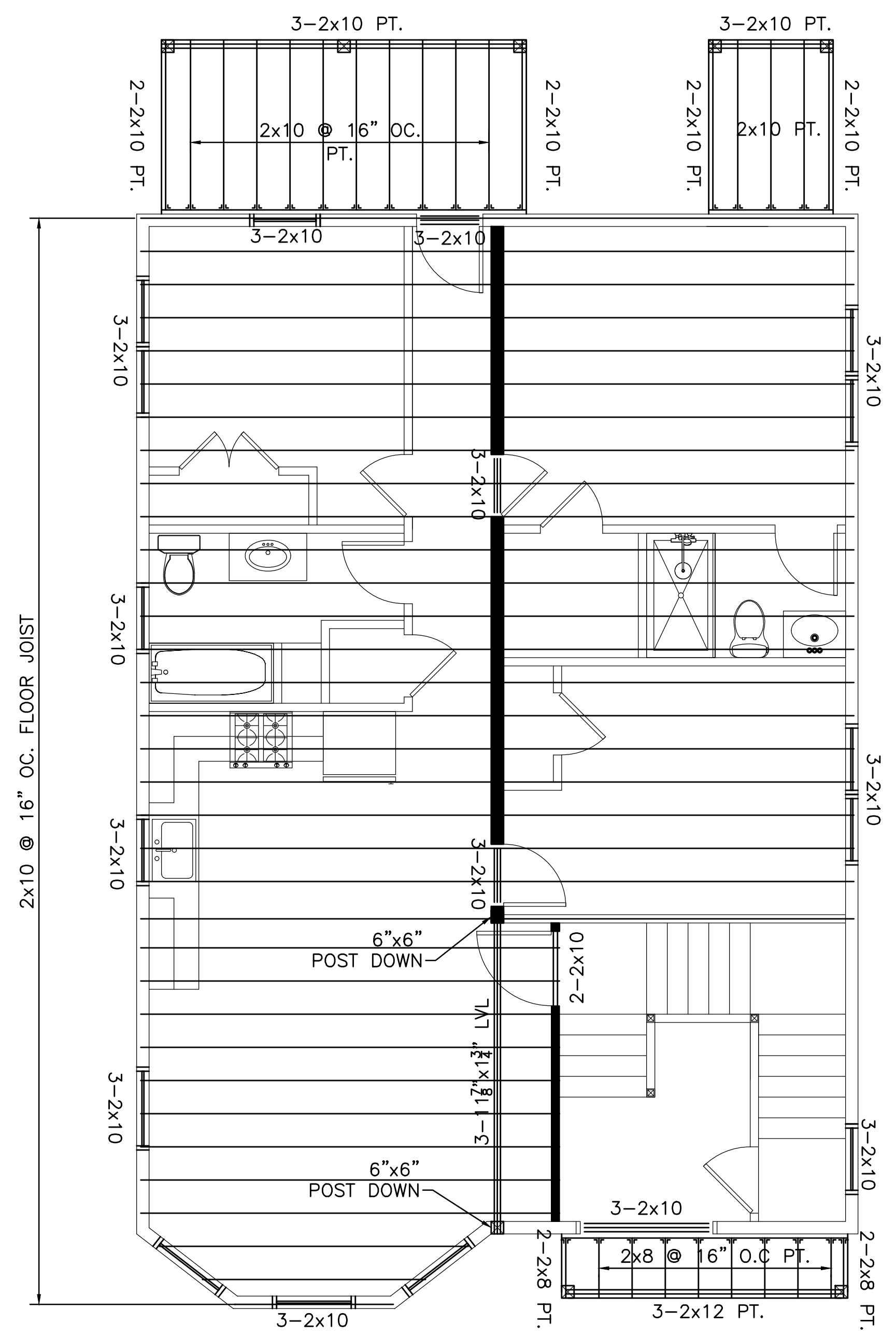
**NEW CONSTRUCTION**  
**18 ALBION STREET**  
**ROXBURY, MA.**

**T DESIGN, LLC**

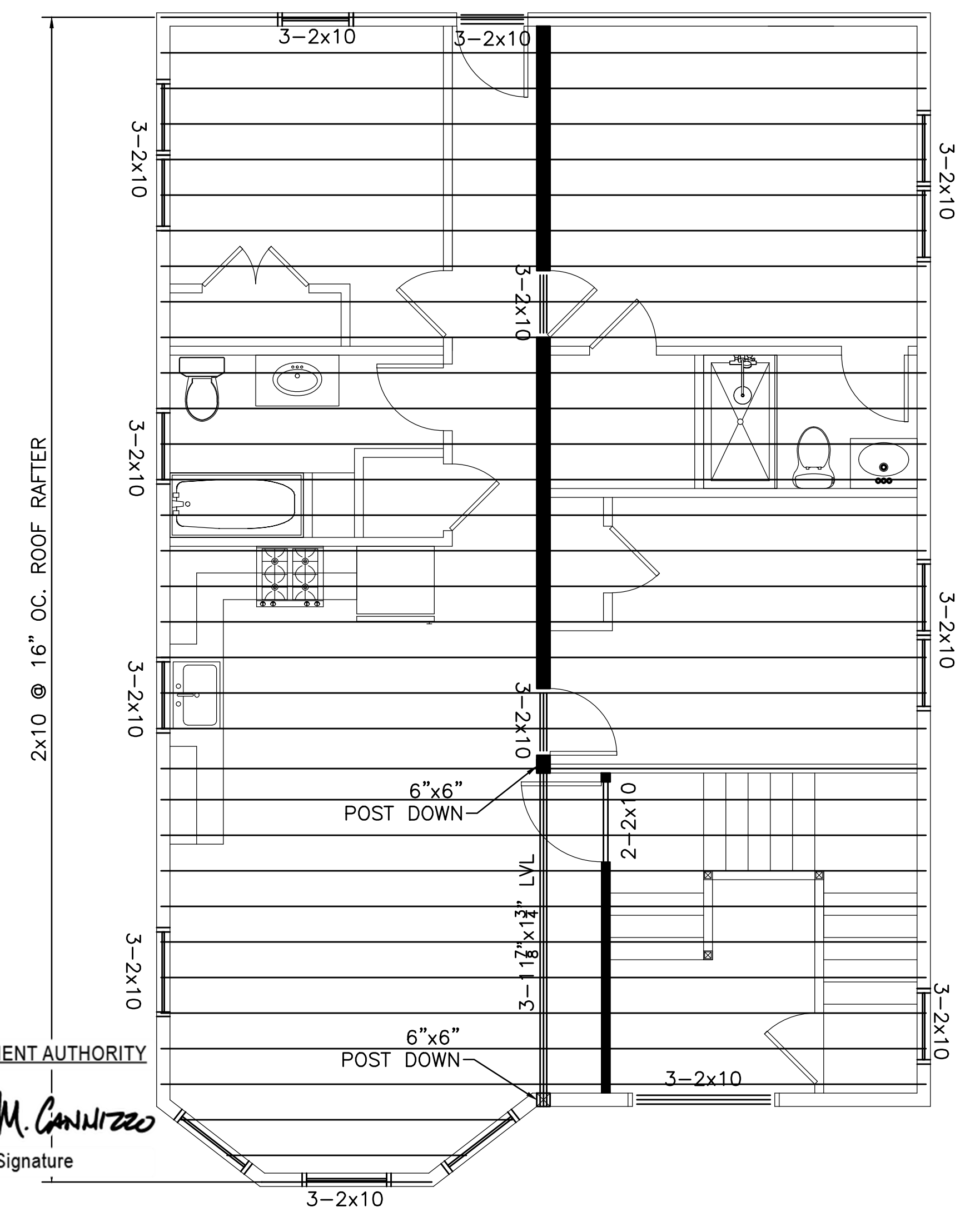
1248 RANDOLPH AVE  
MILTON, MA 02186  
TEL: (617)-797-6637  
EMAIL: QUOCTUANPE@gmail.com



REV.	DATE
BY:	TN
DATE:	09/28/2021
SCALE:	
SHEET NO.:	S-2



**THIRD FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

DS  
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Design Section  
BOSTON REDEVELOPMENT AUTHORITY  
Design Review  
for the  
Board of Appeal  
11/8/2021

*M. Cannizzo*  
Signature

**NEW CONSTRUCTION**  
**18 ALBION STREET**  
**ROXBURY, MA.**

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BY:	TN
DATE:	09/28/2021
SCALE:	
SHEET NO.:	S-3