



View of Weld and Centre Streets - Looking Southwest

Owner: Horizon Development, LLC  
Braintree, MA 02184

Developer/Project Manager: Gary Martell Real Estate Equity Consulting  
Jamaica Plain, MA 02130

Attorney: Pulgini & Norton, LLP  
Braintree, MA 02184

Architect: RF Schmidt Architect, LLC, Brookline, MA

**100 Weld Street, Roslindale, MA 02132**

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- Cover Sheets (Renderings)
- Proposed Site Plan
- Landscaping Plan
- Architectural Drawings (A.1-A.5)



August 6, 2015

Mr. Brian Golden  
Director  
The Boston Redevelopment Authority  
One City Hall Square (9<sup>th</sup> Floor)  
Boston, MA 02201

RE: 100 Weld Street, Roslindale, MA  
Article 80E, Small Project Review Application Submission

Dear Director Golden:

Horizon Development, LLC, together with John L. Sullivan and Gary C. Martell is pleased to submit this letter as Notice of our Small Project Review Application submission under Article 80E of the Boston Zoning Code, in connection with the proposed development at 100 Weld Street in the Roslindale section of Boston.

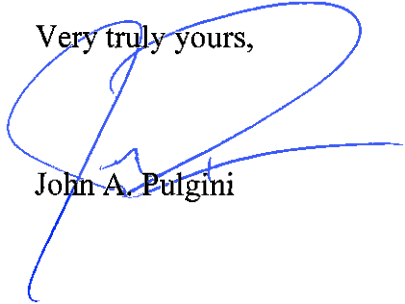
The project site consists of an approximately 12,737 square foot lot bounded by Weld Street and Centre Street. Presently, the parcel contains the former *Weld American Auto Service* gas station (the "Site"), which has been vacant for approximately ten years, and considered an eyesore to the community. Redevelopment of the Site will enhance this retail node at the Weld and Centre Street intersection adding energy and vitality with the inclusion of seventeen (17) new residential condominiums (the "Proposed Project").

The Proposed Project is a four-story building comprised of seventeen (17) residential units on floors two through four. Level one will consist of parking, storage, and office uses. The development will provide twenty-nine (29) on-site parking spots, with approximately eighteen (18) contained in the interior of the structure and eleven (11) exterior spaces.

The development team will be led by equity partner and project manager Gary C. Martell. Mr. Martell will lead a team of professional architects, engineers, contractors, and consultants with years of experience in the development of residential projects. The team has already hosted two neighborhood/abutters meetings sponsored with the cooperation of Chris Tracy from the BRA and Christine Galatis from the Mayor's Office of Neighborhood Services. In addition, there have been three pre-scoping meetings with BRA staff members and associated city agencies.

We intend to pursue the Article 80E Small Project Review Process for this Proposed Project and we look forward to continuing our strong working relationship with the BRA, the community, and the elected officials in the months ahead.

Very truly yours,

A handwritten signature in blue ink, appearing to read "John A. Pulgini", is written over the typed name. The signature is stylized with a large loop at the beginning and a long horizontal stroke at the end.

John A. Pulgini

**Project Team**

**Owner:** Horizon Development, LLC  
215 Burroughs Road  
Braintree, MA 02184

**Developer/Project Manager:** Gary Martell Real Estate Equity Consulting  
15 Brownson Terrace  
Jamaica Plain, MA 02130

**Attorney:** Pulgini & Norton, LLP  
10 Forbes Road West, Suite 410  
Braintree, MA 02184

**Architect:** RF Schmidt Architect, LLC  
78 Wolcott Road  
Brookline, MA 02467

**Landscape Architect:** Blair Hines Design Associates  
Landscape Architects  
318 Harvard Street, Suite 25  
Brookline, MA 02446

**Civil Engineer:** Norwood Engineering Co., Inc.  
1410 Route One  
Norwood, MA 02062

**100 Weld Street, Roslindale, MA 02132**

## Investment Members:

The developers both were born and raised in the southwest-Boston area.

John L. Sullivan is originally from Jamaica plain and currently resides in Braintree. Mr. Sullivan and his family owned and operated the "Flanagan and Seaton motor car company" (on Washington Street, Jamaica Plain) for 20-plus years. In addition, the Sullivan family has been involved with numerous real estate investments and development opportunities both in and out of the greater Boston area.

Project Manager Gary C. Martell is well known in both the neighborhoods and city hall for investments, design, and project management with new construction and rehab developments through-out West Roxbury, Roslindale, Jamaica Plain, Roxbury, and Hyde park. He is a lifelong resident of Boston and his track-record dates back to starting his first new construction job in Roslindale in 1987.

## Project examples

The following projects were completed by the investment team over the past 6-7 years.



Warren Avenue, Hyde Park ... single-family, new construction.

**100 Weld Street, Roslindale, MA 02132**

**Project examples**



22 - 26 Hawthorne Street, Roxbury... 8-units, new construction



302 - 306 Allandale Road ... 3 single-families, new construction

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**Project examples**



337 - 345 Belgrade Avenue, Roslindale ... 16-units commercial/residential building, new construction



17 Park Lane, Jamaica Plain ... single-family, new construction

**100 Weld Street, Roslindale, MA 02132**



**Project examples**



60 - 64 Pond Street, Jamaica Plain ... 3-unit conversion, renovation



8 - 12 Stedman Street, Jamaica Plain ... 3-units, new construction

**100 Weld Street, Roslindale, MA 02132**

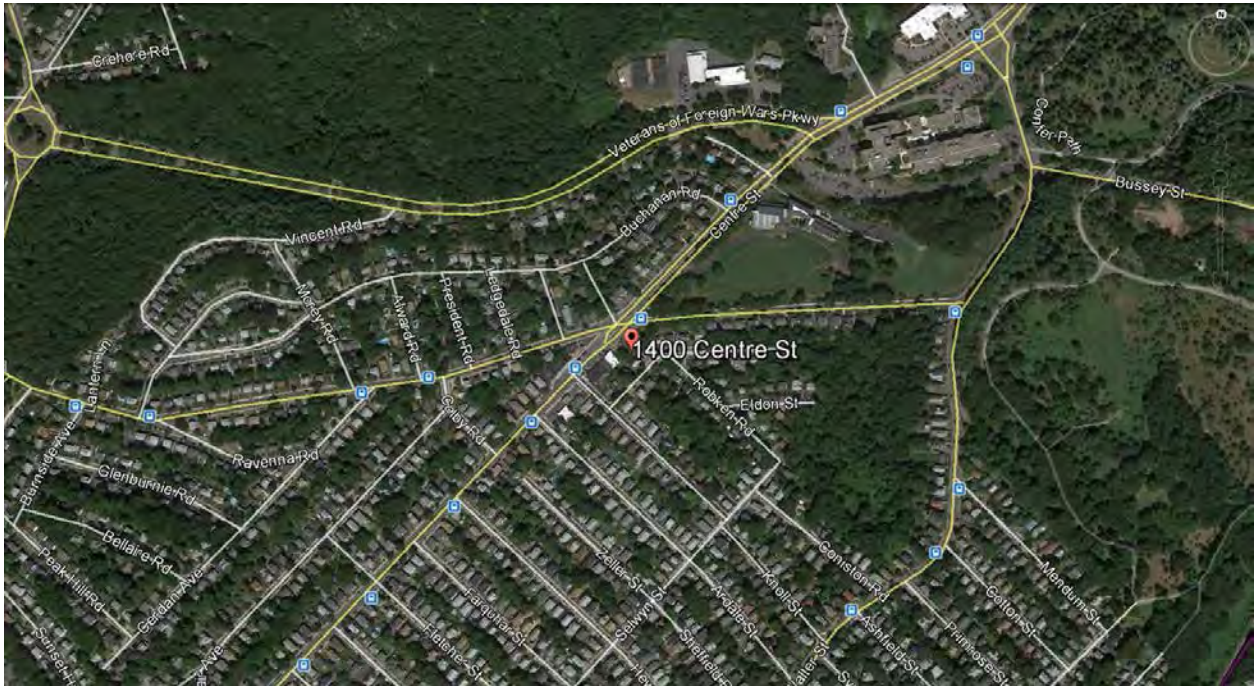
**Project examples**



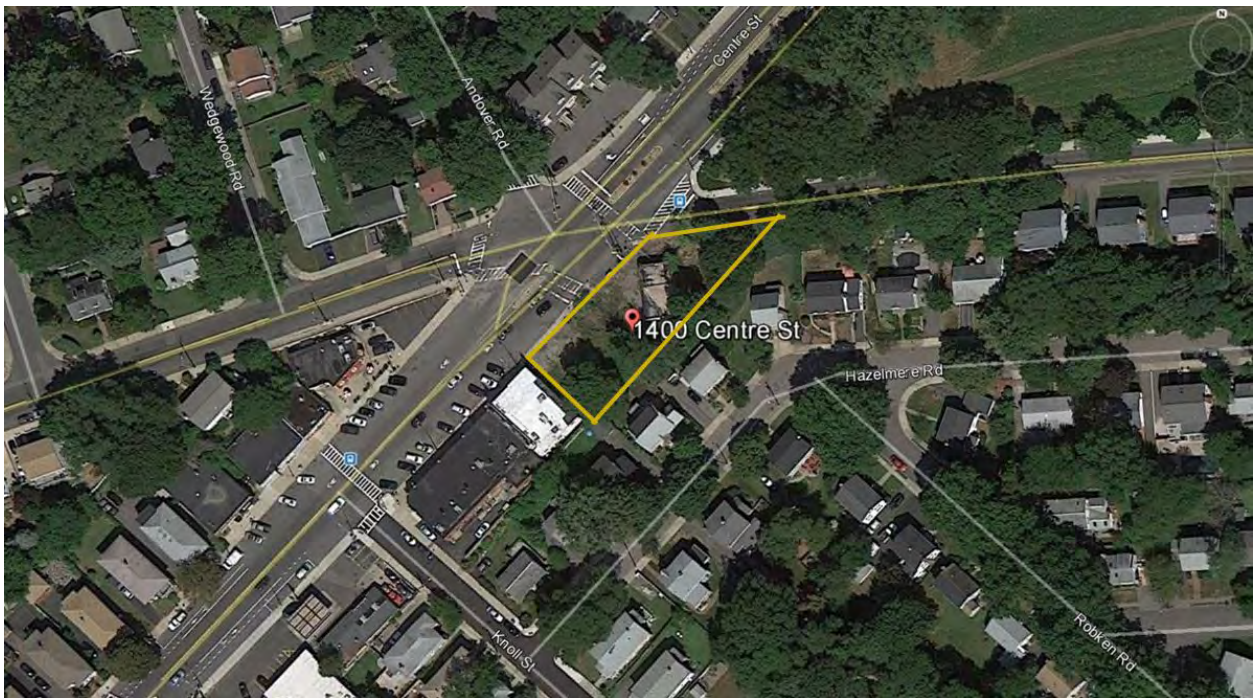
194 - 196 Durnell Avenue, Roslindale ... 2-units, new construction

**100 Weld Street, Roslindale, MA 02132**

**Neighborhood/Context**



Overview aerial photo of proposed project site (former Weld American Gas Station).



Close-up aerial photo of proposed project site (former Weld American Gas Station).

**100 Weld Street, Roslindale, MA 02132**

**Neighborhood/Context**



View of proposed project site looking east at corner of Weld St. and Centre St.



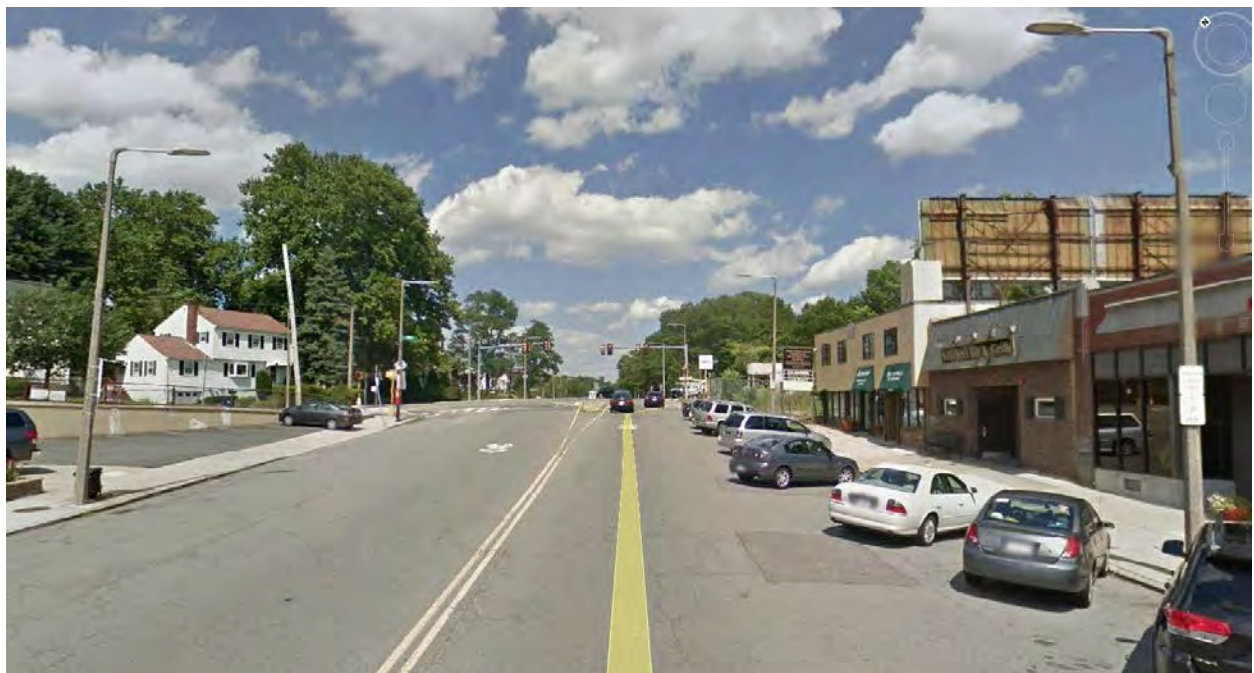
View of proposed project site looking southwest on Centre Street.

**100 Weld Street, Roslindale, MA 02132**

**Neighborhood/Context**



Detail view of context looking southwest on Centre Street.



View of proposed project site looking northeast on Centre Street.

**100 Weld Street, Roslindale, MA 02132**

**Neighborhood/Context**



View of proposed project site looking west on Weld Street.



View of proposed project site looking east on Weld Street.

**100 Weld Street, Roslindale, MA 02132**

**Neighborhood/Context**



View of proposed project site looking northwest from Hazelmere Road.



View of proposed project site looking west from Hazelmere Road.

**100 Weld Street, Roslindale, MA 02132**

**Project Description**

This new transit-oriented construction will consist of a mixed-use, four-story “for-sale” residential condominium building comprised of 17 dwelling units.

The first floor is comprised of a resident entrance, multi-purpose room (for building occupants), parking (for building occupants) and mechanical/electrical/utility space.

There is small penthouse to accommodate utilities and to provide access to a common roof deck.

The building does not have a basement.

The building will have an elevator.

The building will be constructed with a concrete foundation and a concrete slab on grade,

The building structure will be comprised of load-bearing, wood framed interior and exterior walls, with an engineered wood framed floor and roof.

The exterior walls will be clad with cement fiber siding.

**Building Area:**

First Floor:	970 sf
Second & Third Floors:	7,682 sf (ea.)
Fourth Floor:	7,518 sf
Roof:	491 sf
<hr/>	
Total Area:	24,343 sf (does not include garage)

**Program:**

First Floor:

16 Enclosed parking spaces in a heated garage.

Residences lobby, utility rooms and multi-purpose room.

Second through Fourth Floors - Residences:

2 - Two Bed Room/Two Bath Duplexes each with an area of 1,088 sf.

15 - Two Bed Room Units/Two Bath Flats with gross areas ranging from 1,147 sf to 1,218 sf.

Roof:

There is a 900 sf +/- common deck.

**100 Weld Street, Roslindale, MA 02132**



## **Design and Design Process**

**Design.** The project proposes to demolish a gas station which has been unused for nearly a decade (formerly known as Weld American).

The project scope includes remediation of the former gas station and the transformation this eye-sore into 17-handsome new residences.

The building is sited to enhance the street frontage of both Centre and Weld Streets.

Site vehicular access and egress will be via the existing southernmost curb cut. This existing curb cut will be substantially reduced in width and reconfigured. The existing northernmost curb cut will be eliminated. The proposed curb cut changes will improve pedestrian safety and substantially mitigate the negative impact the site has on the intersection of Centre and Weld Streets.

The majority of parking on the site will be located within an enclosed garage. On grade parking will be screened and landscaped to minimize public views of the parking.

The building is sited to complement the pattern of the existing buildings sited on the southerly end of the block. The free-standing gas station, set far back from the street will be replaced by a new residential building of contemporary design, sited to reinforce the position of street facing building façades on this block.

The façade design and scale reflects the residential nature of the building through the development of window patterns and the materials used to clad the building. The mass of the building is broken down to a human-scale through plane changes, the articulation of bays and through use of architectural elements such as cornices and parapets which will create variations in the way the building meets the sky.

Building entrances are proposed at the base of the building along Centre Street and along Weld Street to enhance pedestrian activity and encourage street life. The base of the building is delineated with generous and welcoming storefront openings to further enhance these objectives. The substantial storefront openings activate the base of the building; help to define the location of the main entrance and “multi-purpose” space for the use of building residents and to obscure the enclosed parking structure which accommodates the majority of parking spaces necessitated by the City of Boston Zoning Code for this site.

Head houses required to access the roof deck are sloped to minimize visibility. The varied roof line will minimize views of mechanical equipment in addition to creating a visual break at the top of the façade.

**Design Process.** The design of the proposed building has been shaped by substantial input from neighbors, the Mayor’s Office, City of Boston Transportation Department and the BRA. During the preliminary design phase, the project team attended community meetings on April 8 and April 22, 2015 and preliminary design meetings with BRA, Mayor’s Office and Transportation Department staff on March 19, March 26 and April 17, 2015.

**100 Weld Street, Roslindale, MA 02132**

As a result of these meetings the following issues were issues raised and addressed:

**Accessibility and the Public Realm:**

- The current sidewalk does not allow adequate space for a wheelchair or baby carriage to pass at the southwest corner of the site.
  - *The building is set back from the property line along Centre Street to create zones for landscaping and street furnishings, pedestrians, accessibility and a frontage buffer zone.*
    - *Resulting in a sidewalk width increase from 3.75'/7.75' (existing) to 11.2' (proposed).*
  - *The proposed design reflects the City of Boston Complete Streets Guidelines for a Neighborhood Connector Street.*
  - *The design provides updated accessible curbs cuts at the Centre Street and Weld Street corners.*
  - *A new curb cut will be provided in the Centre Street traffic island where none currently exist.*

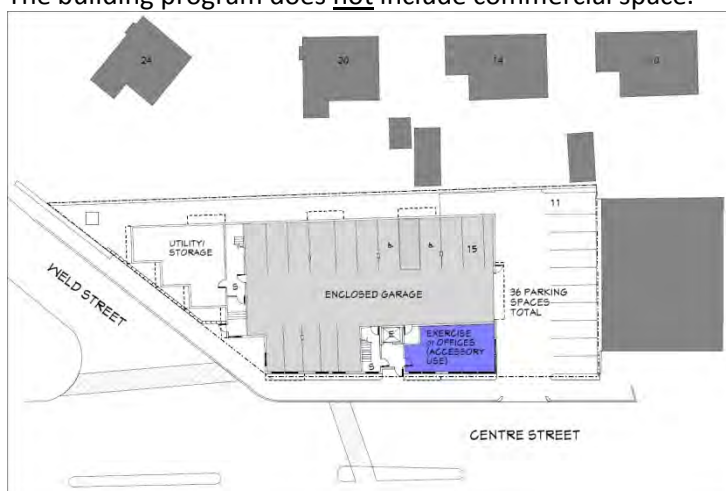
**Traffic safety and parking:**

- Many of the discussions with neighbors focused on traffic safety and parking issues. As a result of neighborhood and City of Boston Transportation Department Meetings, the following items are proposed:
  - *Rebuild and reconfigure the Centre Street Traffic Island as part of this project.*
    - *Providing a better, more direct and safer crosswalk for pedestrians.*
  - *Restripe the vehicle and bicycle lanes on the east side of Centre Street will be as part of this project.*
    - *Providing safer and clearer lane designations for automobiles and bicycles.*
  - *Discussions between neighbors and District 5 Police resulted in an effort to issue more speeding and parking tickets in the neighborhood.*
  - *The project program was reduced.*
    - *The proposed commercial space was eliminated and the number of dwelling units was reduced from 19 to 17 units as a result of neighborhood input.*

**Site Plan and Building Location:**

Discussions with the neighborhood and BRA resulted in this proposal for 17-dwelling units with 26 parking spaces.

The building program does not include commercial space.



**100 Weld Street, Roslindale, MA 02132**

The discussions also generated the exploration of several design options before settling on this scheme. The issues discussed and the options studied included:

- A program proposed with 19-dwelling units and 30 parking spaces.
  - *Neighbors didn't support commercial space for this site*
  - *Neighbors prefer passive uses on Weld Street*
- A program proposed with 22-dwelling units and 22 parking spaces.
  - *Neighbors felt this scheme was too large and didn't have enough parking.*
- The location of the resident entrance was discussed and studied at several locations which included:
  - *Weld Street- near the center of the façade*
  - *Weld Street near the corner of Centre Street*
  - *Centre Street near the corner of Weld Street*
  - *Centre Street-near the center of the façade*
    - *These studies resulted in a preferred proposal with the resident entrance located on Centre Street on the south end of the façade*

**Architecture and Massing:**

Discussions with the neighborhood and BRA resulted in this proposal for 17-dwelling units with 26 parking spaces.



Corner view of Weld and Centre Streets façades looking south

**100 Weld Street, Roslindale, MA 02132**



View of Centre Street façade looking north



View of Hazelmere Road façade looking southwest

**100 Weld Street, Roslindale, MA 02132**

The discussions also generated the exploration of several design options before settling on this scheme. The issues discussed and the options studied included:

- Reducing the height of the building. Several approaches were employed to reduce the height and mass of the building, which included:
  - *Locating the resident entrance on the south end of the Centre Street façade. This allows the north end of the building to be built into the slope and give the appearance of a 3 ½ story building on Weld Street*
  - *Extending the existing masonry wall along Weld Street. This approach preserves the beautiful stone wall and raises the grade at the base of the Weld Street façade, further reducing the perceived height of the building.*
- Cornices and projecting bays are used to:
  - *Create human-scaled design elements*
  - *Reflect the residential character of the project by stepping down from the center of the building towards the ends of the building, these elements reduce the perceived height of the building*
- The proposed building materials are:
  - *Cementitious clapboard siding, aka Hardi-Siding.*
    - *Installed in 3 complementary colors and in varying exposures to help reduce the scale of the building and create a variety of façade details.*

## Landscape Design



## 100 Weld Street, Roslindale, MA 02132

**Landscape Design**

The redevelopment of 100 Weld Street includes a landscaping plan which includes 18 new trees and 30 new shrubs, as well as a colorful palette of perennials and groundcovers. The proposed plan will enliven and provide comfort for the shopping streetscape by adding much needed shade to the public sidewalk. The street trees are proposed to be planted within an enlarged sand-based planting medium area extending below the new concrete paving for ample root zone growth. The existing stone wall along Weld Street will be protected, and a complimentary low wall will retain the slope and contain flowering plant beds along the remainder of this edge of Weld Street and along the new residences. Along a portion of the rear property line a new retaining wall will be constructed to accommodate the exterior parking on the west side of the site. A 72” height solid board is proposed along the entire length of the rear property line to provide security and safety at the top of the wall. The native red oak trees, shagbark hickories and other trees on the slope will continue to benefit the adjacent residences with shade and an ample visual buffer. Five new fastigiated pin oaks trees are proposed along the rear yard to add an extra layer of vegetation along the rear of the new building façade.

**Zoning Review**

Article 56 West Roxbury Neighborhood District. Zoning District: NS – Neighborhood Shopping Subdistrict per Map 11B.

The project zoning was reviewed and approved by the City of Boston Inspectional Services, Planning and Zoning Division. See appendix B.

**Anticipated Permit Requirements**

The table below lists the permits and approvals that are anticipated for this project.

<b>Agency</b>	<b>Approval</b>
Boston Redevelopment Authority	Article 80 Small Project Review (SPR)
Inspectional Services	Compliance with MA State Building Code for issuance of building permit
City of Boston Public Improvements Commission	Sidewalk, intersection design and review of projecting bays along Centre Street

**Construction Impact**

No negative impact is anticipated on the site or surrounding area. All staging, construction materials, equipment, storage, and most worker/parking can be accommodated on the site. We anticipate obtaining a permit (from the public works department) to install temporary fencing on parts of the public sidewalk.

In addition, there will be numerous police details anticipated as necessary throughout the construction process. The biggest impact will be at the excavation/foundation stage of the job because of limited storage and staging for material and equipment. All efforts will be made to minimize the foundation installation impact on the traffic and pedestrian flows. The same attention to minimize any negative impact to the area will be followed by the project management team for the entire length of construction.

**100 Weld Street, Roslindale, MA 02132**

### Traffic and Parking

This transit-oriented site is located within 0.75 of a mile of Commuter Rail and 1.4 miles of the Forest Hills T Station on the Orange Line.



There are bus stops directly across the street from the site. The number 51 bus runs on Weld Street from Forest Hills to Cleveland Circle providing riders with access to the Orange Line, Green Line and Purple Line (Roslindale Square Commuter Station). The number 38 bus runs in Centre Street in a loop to and from Forest Hills.



## **Traffic and Parking**

The City of Boston Transportation Department has reviewed the proposed design and requested several changes be made to the existing configuration of the Weld and Centre intersection. These changes were requested to calm traffic, better accommodate bicycles and to make the intersection safer for pedestrians.

Resident parking is provided on site in excess of the rate required by the City of Boston Zoning Code (1.5 spaces per dwelling unit) at a rate of 1.53 spaces per dwelling unit.

As part of the proposed project, the new 17 unit building will include on-site parking for 29 vehicles (in order to mitigate potential parking and traffic issues.) The parking will be directly accessible from one curb-cut-opening on Centre street. The project site will be redeveloped with the three existing curb cuts either closed or reduced in size. In addition, we will be improving both of the pedestrian walkways around the site as well as the crosswalk and island in front of the Centre street side of the project (with the cooperation and support of the city of Boston's Public Improvement Commission). The expenses associated with those street improvements will be solely at the cost of the developers. The developers are also willing to consider one "zip-car" space on site (located in the exterior parking area).





## Inspectional Services Department

July 22, 2015

Martin J. Walsh, Mayor

Boston Redevelopment Authority  
1 City Hall Plaza  
Boston, MA 02201

To Whom it may concern –

I have examined the Plans for the Proposed Project at 100 Weld Street ( ERT485570 ) dated June 22, 2015 and prepared by RF Schmidt Architects, LLC. The Application is to erect a new 4 story, 17 Unit Residential Building.

Based on these Plans, there are no Zoning Code violations. The Application does require BRA Article 80 Small Project Approval..

Please call me at 617 961 -3275, or E-mail me at Tom.White@ Boston.Gov if you have any further questions.

Yours truly,

Thomas White  
Associate Inspection Engineer  
ISD  
Planning / Zoning Division

# Proposed New 17-Dwelling Unit Residential Condominium Building

100 Weld Street, Roslindale, MA  
(Known formerly as 1400-1402 Centre Street, Roslindale, MA)

rf schmidt  
ARCHITECTS

78 Wolcott Road  
Chestnut Hill, MA  
02467.3109

617.731.7770

Revised Zoning Submission: June 22, 2015



## List of Drawings

CS.1- CS.3	Cover Sheets
Site Plan	
A.1	First Floor Plan
A.2	Second Floor Plan
A.3	Third Floor Plan
A.4	Fourth Floor Plan
A.5	Roof Plan
A.6	Exterior Elevations
A.7	Building Section

## Project Description:

New four-story Residential Condominium Building comprised of 17 dwelling units. The first floor is comprised of a lobby, a multi-purpose room (for building occupants), parking (for building occupants) and mechanical/electrical/utility space. There is small penthouse to accommodate the elevator head override and to provide access to a common roof deck. The building does not have a basement.

The building will be constructed with a concrete foundation, load-bearing, wood framed interior and exterior walls, with an engineered wood framed floor and roof for the majority of the residences. The first floor will be constructed with a steel frame and concrete slab on grade and a concrete slab on metal deck at the second floor. The exterior walls will be clad with cement fiber siding. The building will have an elevator.

## Building Area:

Roof:	491 sf
Floor 4:	7,518 sf (ea.)
Floors 2 & 3:	7,682 sf (ea.)
First Floor:	970 sf
Total Area:	24,343 sf (does not include garage)



Corner of Centre & Weld Streets - Looking Southwest

# Proposed New 17-Dwelling Unit Residential Condominium Building

100 Weld Street, Roslindale, MA  
(Known formerly as 1400-1402 Centre Street, Roslindale, MA)

rf schmidt  
ARCHITECTS

78 Wolcott Road  
Chestnut Hill, MA  
02467.3109

617.731.7770

Revised Zoning Submission: June 22, 2015



Centre Street - Looking Northeast



# Proposed New 17-Dwelling Unit Residential Condominium Building

100 Weld Street, Roslindale, MA  
(Known formerly as 1400-1402 Centre Street, Roslindale, MA)

rf schmidt  
ARCHITECTS

78 Wolcott Road  
Chestnut Hill, MA  
02467.3109

617.731.7770

Revised Zoning Submission: June 22, 2015



Hazelmere Road - Looking West



**PLAN NOTES**

THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON RECORD INFORMATION OBTAINED FROM THE CITY OF BOSTON ASSESSING AND ENGINEERING DEPARTMENTS, THE MASSACHUSETTS LAND COURT, THE SUFFOLK COUNTY AND NORFOLK COUNTY REGISTRY OF DEEDS, THE BOSTON WATER AND SEWER COMMISSION AND ACTUAL ON THE GROUND INSTRUMENT SURVEYS PERFORMED BY NORWOOD ENGINEERING COMPANY CO. IN DECEMBER, 2014 AND JANUARY, 2015.

LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, AND HAVE BEEN FIELD INSPECTED WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK. THE BOSTON WATER AND SEWER COMMISSION IS NOT PART OF DIG SAFE THEREFORE, FIELD LOCATIONS OF WATER AND SEWER LINES MUST BE MARKED BY THE COMMISSION. CALL 1-617-330-9400 FORTY EIGHT HOURS IN ADVANCE OF ANY EXCAVATION.

THE EXISTING BUILDING AT 1400-1402 CENTRE STREET IS TO BE RAZED.

SEE ARCHITECTURAL PLANS PREPARED BY R.F. SMITH ARCHITECTS, 78 WOLCOTT ROAD, CHESTNUT HILL, MA 02467-3109. PHONE: 617-731-7770

SEE PLAN PREPARED BY PETER M. DITTO ENTITLED, "SITE PLAN, 1400 CENTRE STREET, WEST ROXBURY, MASS." DATED AUGUST 5, 2001.

SEE GAS PLAN PREPARED BY NATIONAL GRID ENTITLED "DISTRICT STREET REGULATOR, WELD ST. @ CENTRE ST., ROSLINDALE, MA, PROPOSED REGULATOR STATION AND PIPE CONNECTIONS - DRAWING No. SR-ROS-53" DATED APRIL 15, 2015.

**LEGEND**

- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- SEWER MANHOLE (SMH)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- GAS GATE (GG)
- GAS SERVICE (GS)
- WATER GATE (WG)
- WATER SERVICE (WS)
- HYDRANT (HYD)
- ◇ SPLASH BLOCK
- ☆ LIGHT POLE (LP)
- ☆ LAMP POST (LAMP)
- ☆ UTILITY POLE (UP)
- GC GRANITE CURB (GC)
- CC CONCRETE CURB (CC)
- EP EDGE OF PAVEMENT (EP)
- ↓ SIGN

**ZONING CLASSIFICATION:**  
WEST ROXBURY NEIGHBORHOOD DISTRICT  
NEIGHBORHOOD SHOPPING SUBDISTRICT (NS)  
ARTICLE 56 - TABLES B, F & I - MAP No. 11B

**DIMENSIONAL REQUIREMENTS**

USE 17 RESIDENTIAL UNITS (A)	REQUIRED	PROPOSED
MAXIMUM FLOOR AREA RATIO	2.0	1.911
MAXIMUM GROSS FLOOR AREA	25,472 SF	24,343 SF (B)
MAXIMUM BUILDING HEIGHT	35 FT	34.96 FT
MINIMUM LOT SIZE	N/A	12,736 SF
MIN. LOT AREA/DWELLING UNIT	N/A	N/A
MIN. OPEN SPACE/DWELLING UNIT	50 SF (1)	2,875 SF (C)
MINIMUM LOT WIDTH	NONE	72.34 FT (D)
MINIMUM FRONT YARD (2)	NONE	0.11 FT
MINIMUM SIDE YARD (EAST) (4)	NONE (3)	10.17 FT/6.84 FT (E)
MINIMUM SIDE YARD (WEST) (4)	NONE (3)	0.79 FT/2.96 FT OVER (E)
MINIMUM REAR YARD (5)	40 FT	40.50 FT/37.17 FT (E)
PARKING SPACES	26 SPACES	26 SPACES (F)

- NOTES**
- A. ALLOWED USE - SEE SECTION 56-45 TABLE B - A MULTI-FAMILY DWELLING IS ALLOWED. ALLOWED ACCESSORY USES INCLUDE PARKING, OFFICE SPACE AND ACCESSORY SERVICES FOR THE RESIDENTS ONLY.
  - B. THE PROPOSED GROSS FLOOR AREA AND BUILDING HEIGHT ARE FROM THE PROJECT ARCHITECT, RF SCHMIDT ARCHITECT, LLC.
  - C. THE PROPOSED OPEN SPACE AREA OF 2,540 SQUARE FEET INCLUDES 900 SQUARE FEET OF ROOF DECK AS SHOWN ON THE ARCHITECTURAL PLANS.
  - D. LOT FRONTAGE IS ON WELD STREET.
  - E. SEE SECTION 56-36.1, STREET WALL CONTINUITY .... SHALL APPLY TO ANY PROPOSED PROJECT, EXCEPT A PROPOSED PROJECT FOR RESIDENTIAL USE ... SECTION 56-40.2 TRAFFIC VISIBILITY ACROSS CORNER "WHENEVER A MINIMUM FRONT YARD IS REQUIRED AND THE LOT IS A CORNER LOT ..." (NOT APPLICABLE, THERE IS NO MINIMUM FRONT YARD IN THE NEIGHBORHOOD SHOPPING SUBDISTRICT). SEE SECTION 56-8.3 LOCATION OF MAIN ENTRANCE, WITHIN THE RESIDENTIAL SUBDISTRICTS. THE MAIN ENTRANCE OF A DWELLING SHALL FACE THE FRONT LOT LINE. (NOT APPLICABLE, PROJECT IS LOCATED IN THE NEIGHBORHOOD SHOPPING SUBDISTRICT).
  - F. MAIN BUILDING/BUILDING PROJECTION SETBACKS  
SEE ARTICLE 2A - SIDE YARD DEFINITIONS - "... NO STRUCTURE SHALL BE ERRECTED EXCEPT ... (D) OTHER FIRE ESCAPES, BAYS, BALCONIES, CHIMNEYS AND FLUES NO COMING WITHIN THREE (3) FEET OF ANY SIDE LOT LINE AND NOT EXTENDING INTO THE SIDE YARD MORE THAN ONE-THIRD (1/3) OF THE WIDTH OF SUCH YARD NOR MORE THAN THREE AND ONE-THIRD (3-1/3) FEET IN ANY EVENT..."
  - G. PARKING REQUIREMENTS FROM TABLE I  
1.5 SPACES/DWELLING UNIT (1.5x17 UNITS=25.5 SPACES) 26 SPACES REQUIRED  
TOTAL PROPOSED 26 SPACES (12 @ 8.5' X 20.0' - 13 @ 7.0' X 18.0')

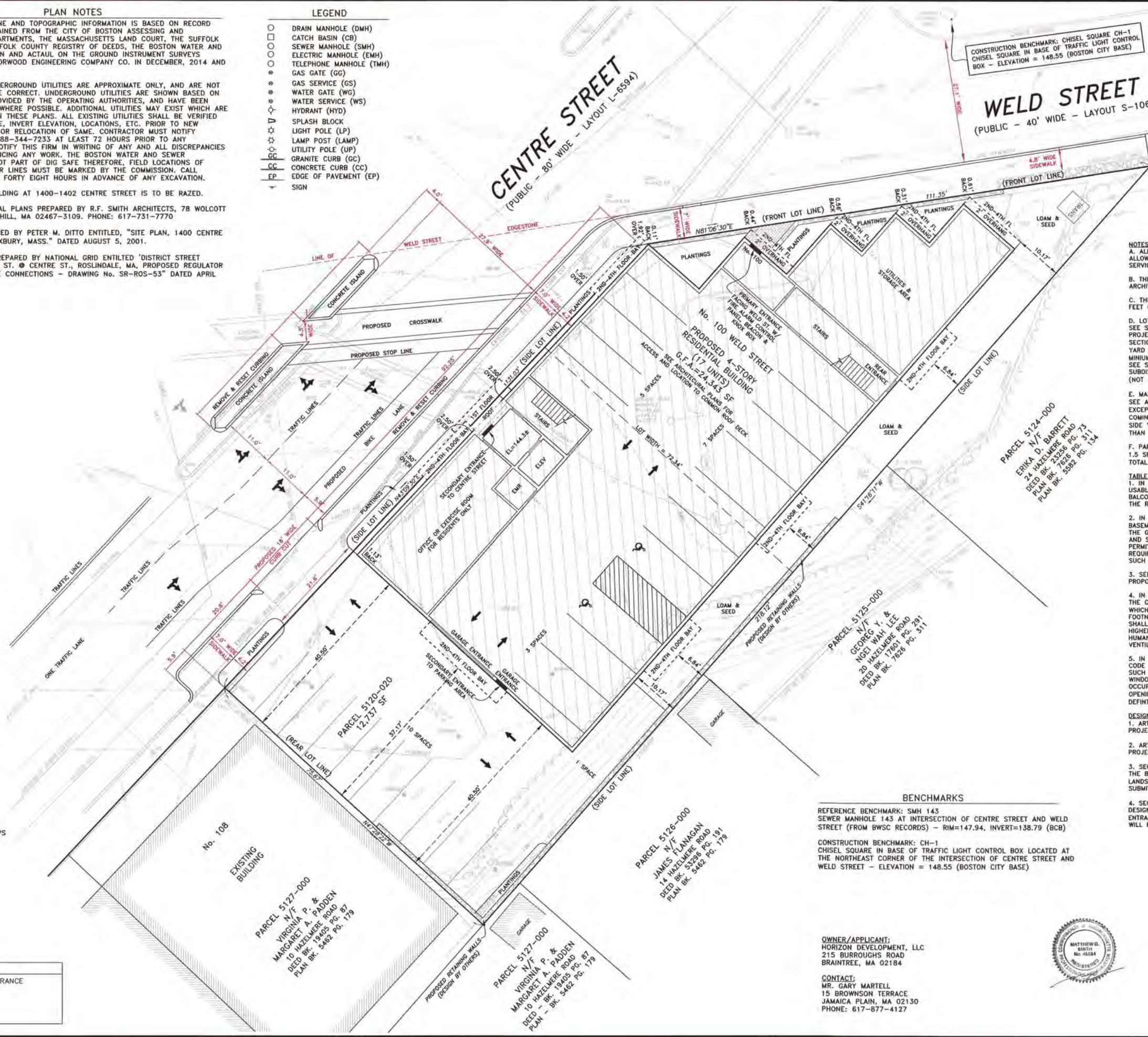
- TABLE F FOOTNOTES**
1. IN A NEIGHBORHOOD BUSINESS SUBDISTRICT, ALL OR A PORTION OF REQUIRED USABLE OPEN SPACE MAY BE MET BY SUITABLY DESIGNED AND ACCESSIBLE SPACE ON BALCONIES OF MAIN BUILDINGS OR ON ROOFS OF WINGS OF MAIN BUILDINGS, OR ON THE ROOFS OF ACCESSORY BUILDINGS.
  2. IN A REQUIRED FRONT YARD, NO PLAZA, TERRACE OR PUBLIC ACCESS TO A BASEMENT (OTHER THAN REQUIRED BY THE STATE BUILDING CODE) SHALL BE BELOW THE GRADE OF THE NEAREST SIDEWALK UNLESS, AFTER PUBLIC NOTICE AND HEARING AND SUBJECT TO THE PROVISIONS OF ARTICLE 4F OF THE BOARD OF APPEAL GRANTS A PERMIT THEREFOR. IN A NEIGHBORHOOD BUSINESS SUBDISTRICT, EVERY FRONT YARD REQUIRED BY THIS CODE SHALL BE AT GRADE LEVEL ALONG EVERY LOT LINE ON WHICH SUCH YARD ABUTS.
  3. SEE SECTION 56-36.1, STREET WALL CONTINUITY .... SHALL APPLY TO ANY PROPOSED PROJECT, EXCEPT A PROPOSED PROJECT FOR RESIDENTIAL USE ...
  4. IN A NEIGHBORHOOD BUSINESS SUBDISTRICT, NO SIDE YARD IS REQUIRED EXCEPT IN THE CASE OF A LOT WITH A SIDE LOT LINE ABUTTING A RESIDENTIAL SUBDISTRICT, WHICH SHALL HAVE SIDE YARDS AS IF IT WERE IN SUCH ADJUTING DISTRICT ... (SEE FOOTNOTE B. EVERY SIDE YARD SO REQUIRED THAT DOES NOT ABUT A STREET LINE SHALL, ALONG EVERY LOT LINE ON WHICH SUCH YARD ABUTS, BE AT A LEVEL NO HIGHER THAN THAT OF THE LOWEST WINDOW SILL OF THE LOWEST ROOM DESIGNED FOR HUMAN OCCUPANCY OR SO OCCUPIED, AND RELYING UPON NATURAL LIGHT OR NATURAL VENTILATION FROM WINDOWS OPENING ON SUCH YARD.
  5. IN A NEIGHBORHOOD BUSINESS SUBDISTRICT, EVERY REAR YARD REQUIRED BY THIS CODE THAT DOES NOT ABUT A STREET LINE SHALL, ALONG EVERY LOT LINE ON WHICH SUCH YARD ABUTS, BE AT A LEVEL NO HIGHER THAN THE LEVEL OF THE LOWEST WINDOW SILL IN THE LOWEST ROOM DESIGNED FOR HUMAN OCCUPANCY OR SO OCCUPIED, AND RELYING UPON NATURAL LIGHT OR NATURAL VENTILATION FROM WINDOWS OPENING ON SUCH YARD. (SEE ARTICLE 2A SIDE YARD (REAR YARD) PROJECTIONS DEFINITION ABOVE)

- DESIGN REVIEW AND DESIGN GUIDELINES**
1. ARTICLE 80-E2.1(b)(i) - SMALL PROJECT REVIEW - REQUIRED FOR PROPOSED PROJECTS WITH OVER 20,000 SF AND LESS THAN 50,000 SF
  2. ARTICLE 80-E2.1(b)(ii) - SMALL PROJECT REVIEW - REQUIRED FOR PROPOSED PROJECTS WITH 15 NEW DWELLING UNITS OR MORE
  3. SECTION 56-35.2(c) - PARKING SCREENING - THE PROJECT WAS REVIEWED WITH THE BRA AND WILL BE ADEQUATELY SCREENED WITH PLANTINGS AND FENCING. A LANDSCAPING PLAN WILL BE PREPARED INCORPORATING "BRA" COMMENTS AND WILL BE SUBMITTED WITH THE FORMAL ARTICLE 80E SMALL PROJECT REVIEW.
  4. SECTION 56-35.2 (h) CONTEMPORARY DESIGN - THE LOCATION AND CONTEMPORARY DESIGN OF THE BUILDING, INCLUDING THE DESIGN AND LOCATION OF BAYS AND BUILDING ENTRANCES REDUCE THE BULK OF THE BUILDING WILL BE REVIEWED BY THE "BRA" WHO WILL PROVIDE FINAL DESIGN COMMENTS AS PART OF THE FINAL DESIGN REVIEW.

CONSTRUCTION BENCHMARK: CHISEL SQUARE CH-1  
CHISEL SQUARE IN BASE OF TRAFFIC LIGHT CONTROL BOX - ELEVATION = 148.55 (BOSTON CITY BASE)

**CENTRE STREET**  
(PUBLIC - 80' WIDE - LAYOUT L-659A)

**WELD STREET**  
(PUBLIC - 40' WIDE - LAYOUT S-1061)



**DEED REFERENCE:**  
SUFFOLK COUNTY REGISTRY  
BOOK 54032 PAGE 179

**PLAN REFERENCE:**  
SUFFOLK COUNTY REGISTRY  
BOOK 24088 PAGE END  
BOOK 18265 PAGE END  
BOOK 17218 PAGE 123  
BOOK 17083 PAGE 108  
BOOK 16566 PAGE END  
BOOK 14483 PAGE 332  
BOOK 7626 PAGE 311  
BOOK 7120 PAGE 429  
BOOK 7054 PAGE 360  
BOOK 7043 PAGE 313  
BOOK 6915 PAGE 80  
BOOK 5582 PAGE 134  
BOOK 4396 PAGE 357  
BOOK 3768 PAGE 161  
BOOK 2174 PAGE 615  
BOOK 1838 PAGE END  
MASSACHUSETTS LAND COURT  
LC PLAN No. 15716-A

**ASSESSORS REFERENCE:**  
PARCEL 20-05120-002  
MAP No. 20010

**CITY STREET LAYOUT PLANS:**  
ENGINEERING RECORDS  
L-6508 CENTRE STREET  
L-6507 CENTRE STREET  
L-8098 WELD STREET  
L-7224 WELD STREET  
L-6766 WELD STREET  
S-1061 WELD STREET  
L-9750 HAZELMERE ROAD  
L-7699 HAZELMERE ROAD  
L-8753 ROBKEN ROAD  
L-7002 KNOLL STREET

**CITY FIELD NOTES:**  
ENGINEERING RECORDS  
BOOK 1241 PAGE 4  
BOOK 813 PAGE 62  
BOOK 725 PAGE 108  
BOOK 135 PAGE 6

**BWSC RECORDS:**  
BWSC WATER & SEWER GIS MAPS  
BWSC PLAN No. A-60-29  
BWSC PLAN No. A-54-84  
BWSC PLAN No. H-1650  
BWSC PLAN No. H-1432-1

**REVISIONS**

07-22-15	ADD WELD STREET ENTRANCE
----------	--------------------------

**BENCHMARKS**

REFERENCE BENCHMARK: SMH 143  
SEWER MANHOLE 143 AT INTERSECTION OF CENTRE STREET AND WELD STREET (FROM BWSC RECORDS) - RIM=147.94, INVERT=138.79 (BCB)

CONSTRUCTION BENCHMARK: CH-1  
CHISEL SQUARE IN BASE OF TRAFFIC LIGHT CONTROL BOX LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CENTRE STREET AND WELD STREET - ELEVATION = 148.55 (BOSTON CITY BASE)

**OWNER/APPLICANT:**  
HORIZON DEVELOPMENT, LLC  
215 BURROUGHS ROAD  
BRAINTREE, MA 02184

**CONTACT:**  
MR. GARY MARTELL  
15 BROWNSON TERRACE  
JAMAICA PLAIN, MA 02130  
PHONE: 617-877-4127



**BUILDING PERMIT PLAN**  
**No. 100 WELD STREET**  
**BOSTON, MASS.**  
(WEST ROXBURY - 02131-1412)

SCALE: 1"=10' JUNE 15, 2015

**NORWOOD ENGINEERING CO., INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
1410 ROUTE ONE, NORWOOD, MA 02062  
PHONE: 781-762-0143 FAX 781-762-8595

METERS 0 2.5 5 10 20 30  
FEET 0 5 10 20 30



allegheny serviceberry



honey locust



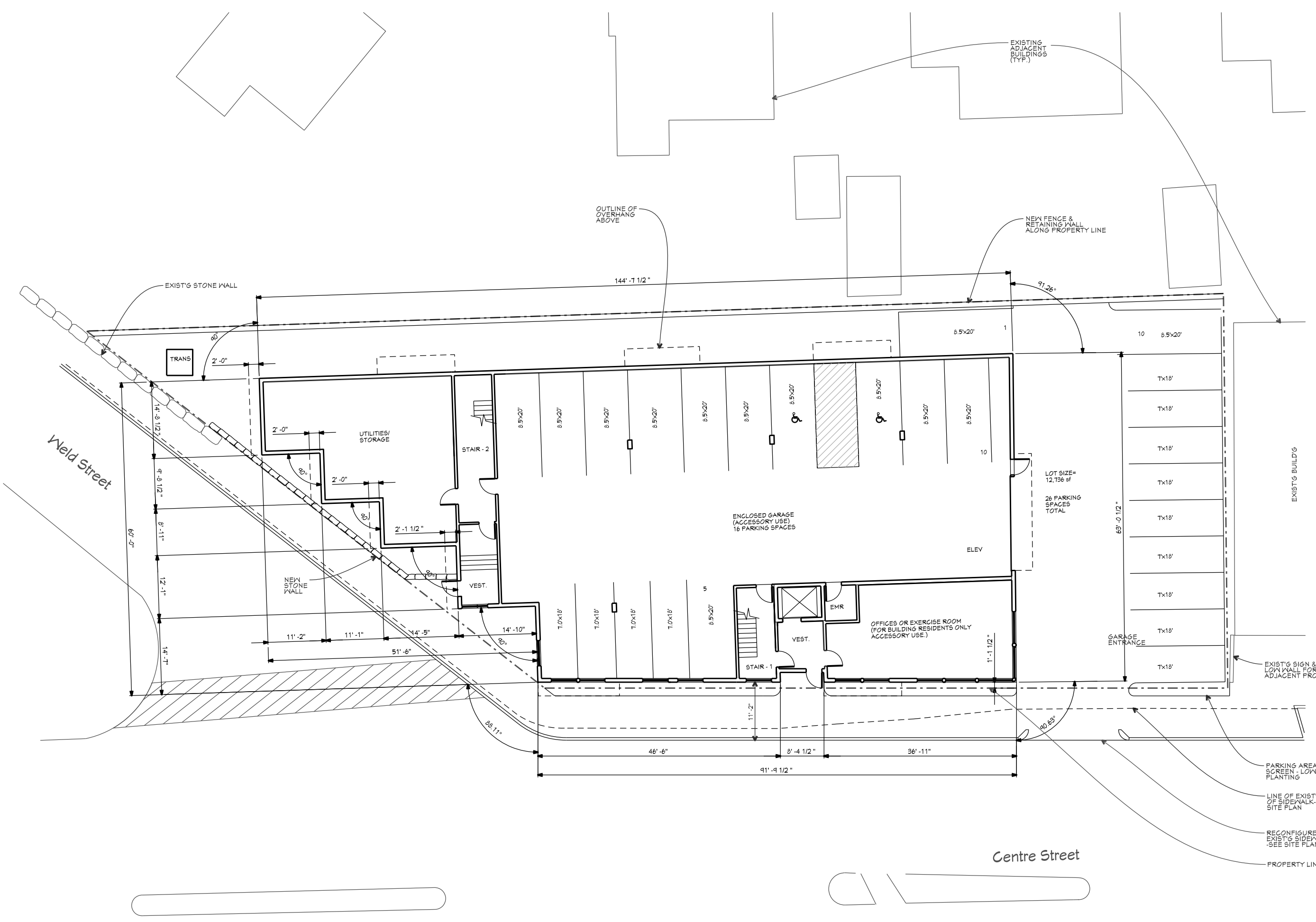
fastigate pin oak



scarlet oak

PLANT LIST - (Estimated Quantities only)					
KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>TREES</b>					
AL	3	Amelanchier laevis	Allegheny Serviceberry	10-12' ht.	b&b, multistem
GT	5	Gleditsia triacanthos	Honey Locust	2.5-3" cal.	b&b
QC	1	Quercus coccinea	Scarlet Oak	2.5-3" cal.	b&b
QP	5	Quercus palustris 'Green Pillar'	Pin Oak	2.5-3" cal.	b&b
TP	2	Thuja plicata 'Green Giant'	'Green Giant' Arborvitae	7-8' ht.	b&b
TO	2	Thuja occidentalis 'Emerald Green'	'Emerald Green' Arborvitae	6-7' ht.	b&b
<b>SHRUBS</b>					
CA	12	Clethra alnifolia	Summersweet	2 gal.	
IM	6	Ilex meservae 'China Girl'	'China Girl' Holly	2 gal.	
MP	6	Myrica pensylvanica	Bayberry	2 gal.	
SB	6	Spiraea bumalda 'Anthony Waterer'	Japanese Spiraea	2 gal.	
<b>GROUNDCOVERS (GC) - +/- 96 SF</b>					
		Geranium macrorrhizum 'Bevan's Variety'	Bigroot Geranium		
		Tiarella cordifolia	Foamflower		
		Vinca minor	Periwinkle		
<b>PERENNIAL FLOWERS (PF) - +/- 127 SF</b>					
		Echinacea purpurea	Coneflower		
		Hemerocallis 'Happy Returns'	Daylily		
		Nepeta racemosa 'Walker's Low'	Catmint		
		Salvia nemorosa	Woodland Sage		





**PARKING CALCS:**  
56-TABLE - 1

25.5 TOTAL REQUIRED  
@ 1.5 SPACES per D.U.

26 PROPOSED  
@ 1.53 SPACES per D.U.

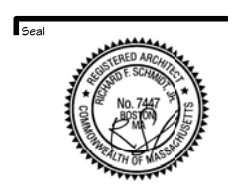
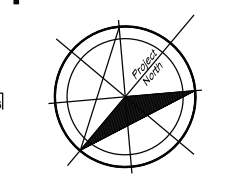
**PROGRAM:**  
Roof = 491 sf  
4th Floor = 7,518 sf  
3rd Floor = 7,682 sf  
2nd Floor = 7,682 sf  
1st Floor = 970 sf

Total: 17-2BR/2B units  
(15-FLATS/2-DUPLEXES)

Total Area = 24,343sf  
(Does not include garage)

FAR=1.91

**rf schmidt**  
ARCHITECT, LLC  
78 Wolcott Road  
Chestnut Hill, MA  
02487.3109  
617.731.7770



**PROPOSED NEW RESIDENTIAL BUILDING**  
100 WELD STREET  
(KNOWN FORMERLY AS  
1400-1402 CENTRE ST.)  
ROSLINDALE, MA

Scale	Commission No.
0 4 8 16 1403	
Date	Issue
15 Jun 15	Zoning Submission
22 Jun 15	Revised Zoning Submission

F

E

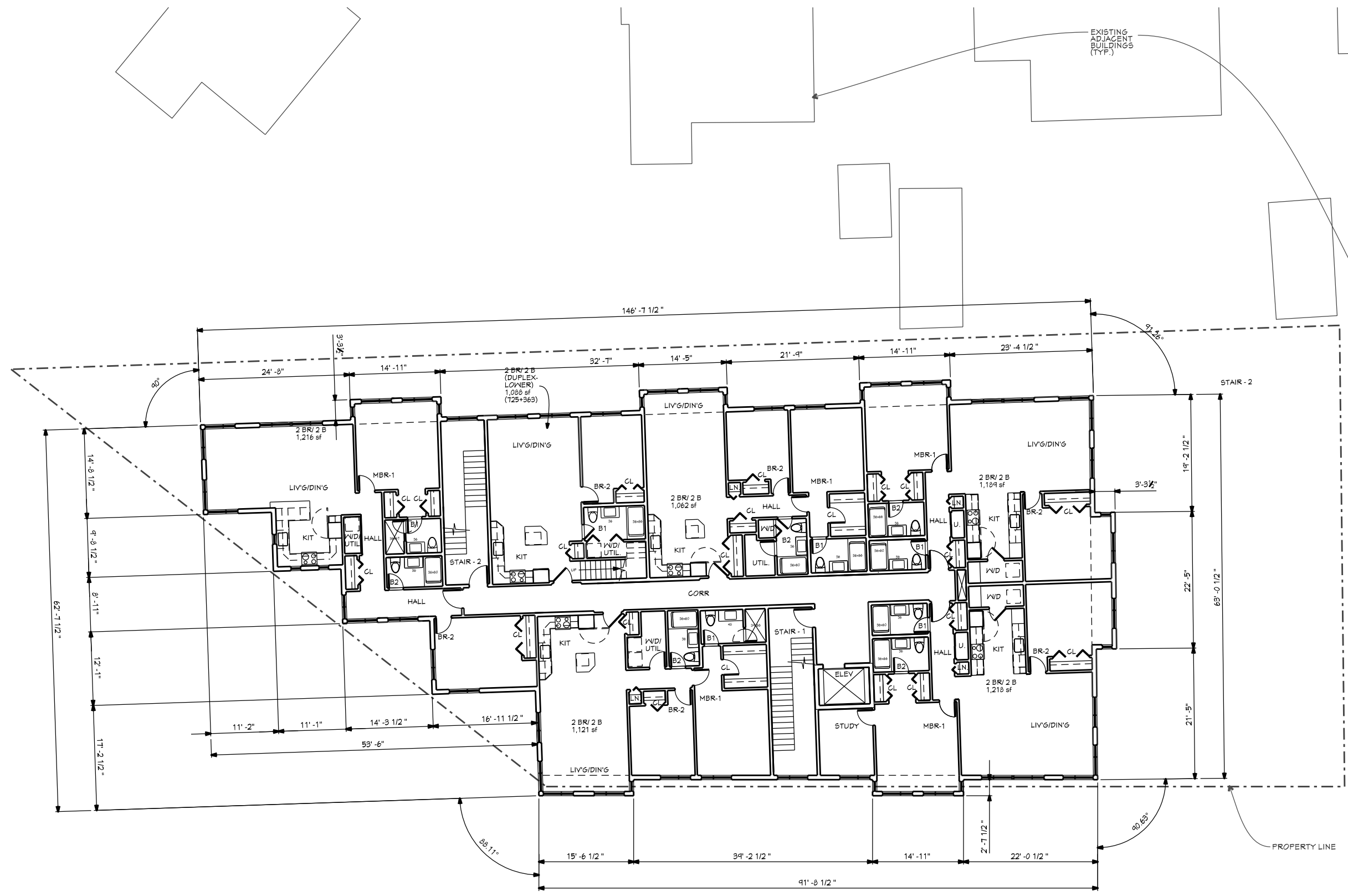
D

C

B

A

Notes



PARKING CALCS:  
56-TABLE - 1

25.5 TOTAL REQUIRED  
@ 1.5 SPACES per D.U.

26 PROPOSED  
@ 1.53 SPACES per D.U.

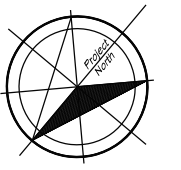
PROGRAM:  
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**PROPOSED  
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BUILDING**

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ROSLINDALE, MA

Scale	Commission No.
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Date	Issue
15 Jun 15	Zoning Submission
22 Jun 15	Revised Zoning Submission

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Second Floor  
Plan  
**A.2**



F

E

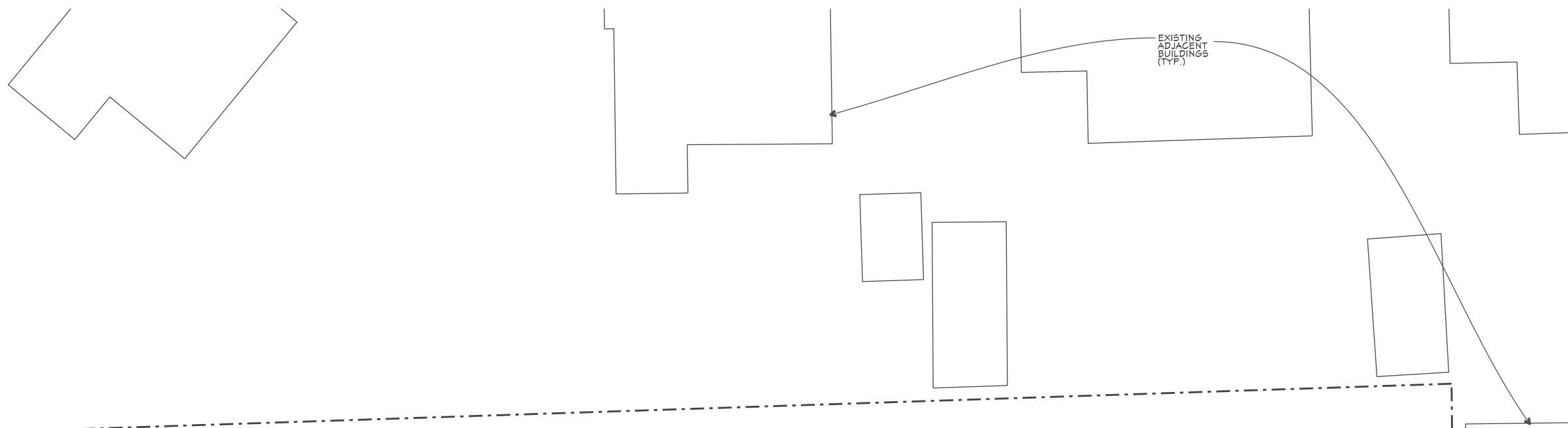
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C

B

A

Notes



**PARKING CALCS:**  
56-TABLE - 1

25.5 TOTAL REQUIRED  
@ 1.5 SPACES per D.U.

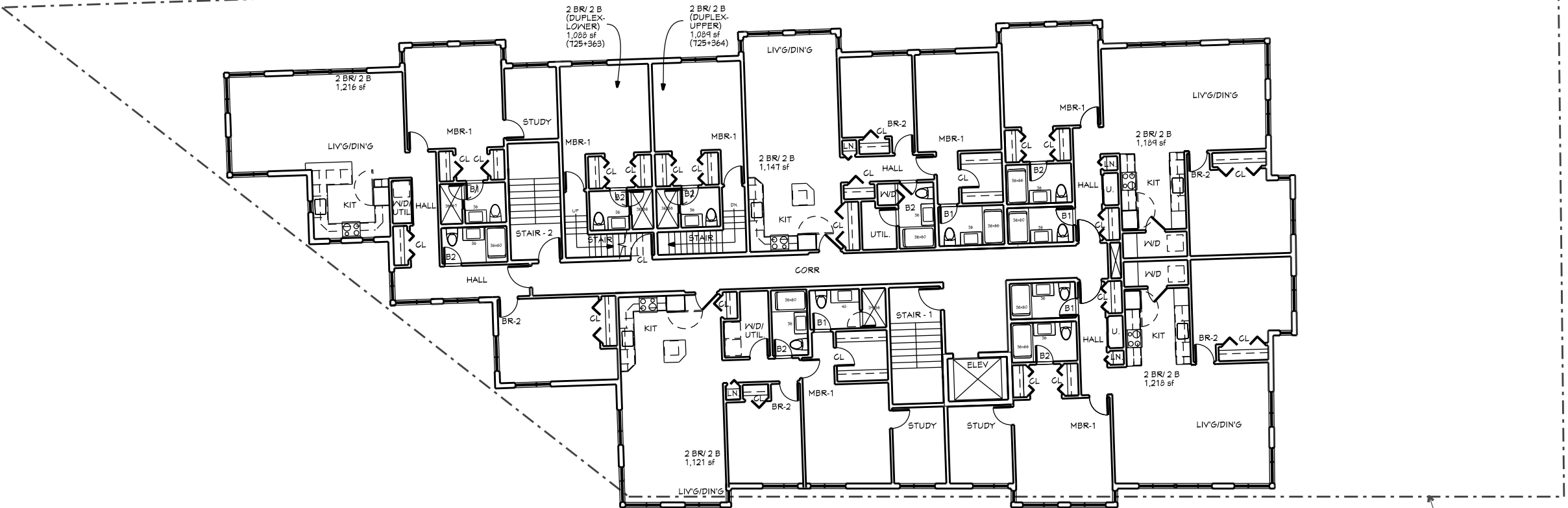
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@ 1.53 SPACES per D.U.

**PROGRAM:**  
Roof = 491 sf  
4th Floor = 7,518 sf  
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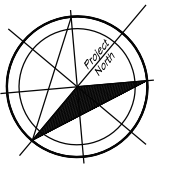
Total: 17-2BR/2B units  
(15-FLATS/2-DUPLEXES)

Total Area = 24,343sf  
(Does not include garage)

FAR=1.91



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**PROPOSED NEW RESIDENTIAL BUILDING**  
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Date	Issue
15 Jun 15	Zoning Submission
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Title  
Third Floor Plan  
**A.3**

F

E

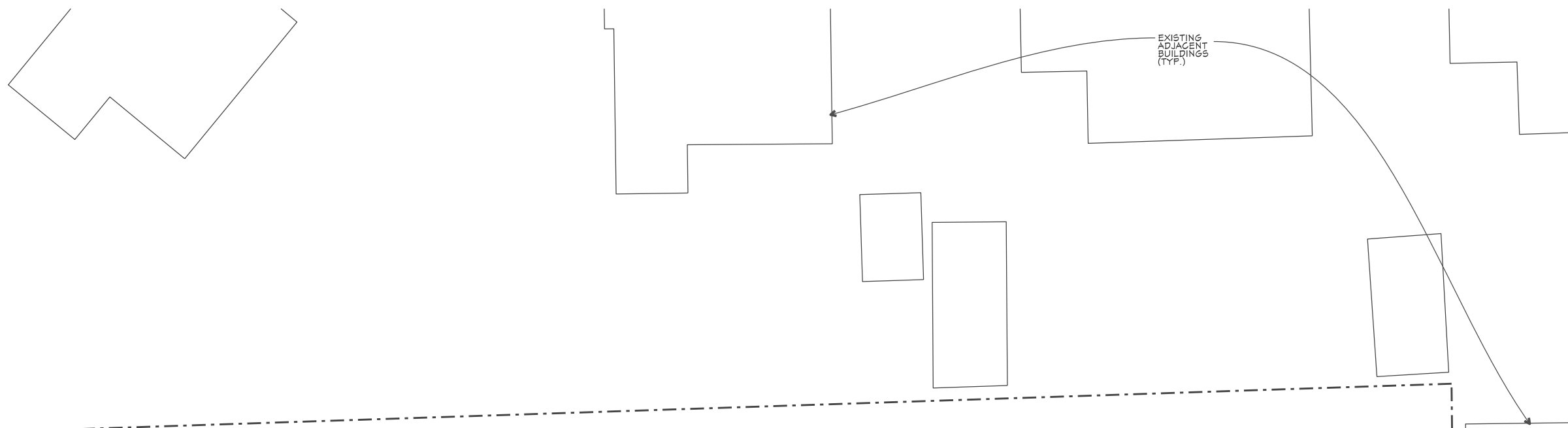
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C

B

A

Notes



**PARKING CALCS:**  
56-TABLE - 1

25.5 TOTAL REQUIRED  
@ 1.5 SPACES per D.U.

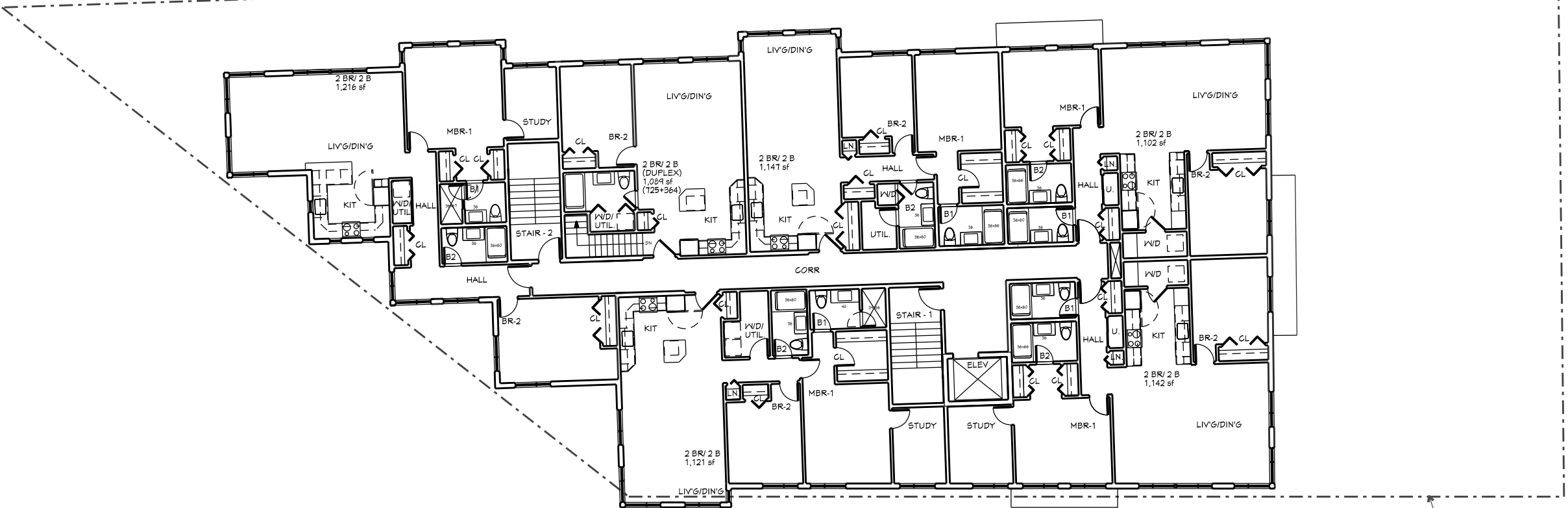
26 PROPOSED  
@ 1.53 SPACES per D.U.

**PROGRAM:**  
Roof = 491 sf  
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3rd Floor = 7,682 sf  
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1st Floor = 970 sf

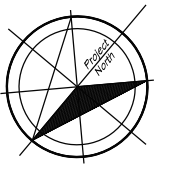
Total: 17-2BR/2B units  
(15-FLATS/2-DUPLEXES)

Total Area = 24,343sf  
(Does not include garage)

FAR=1.91



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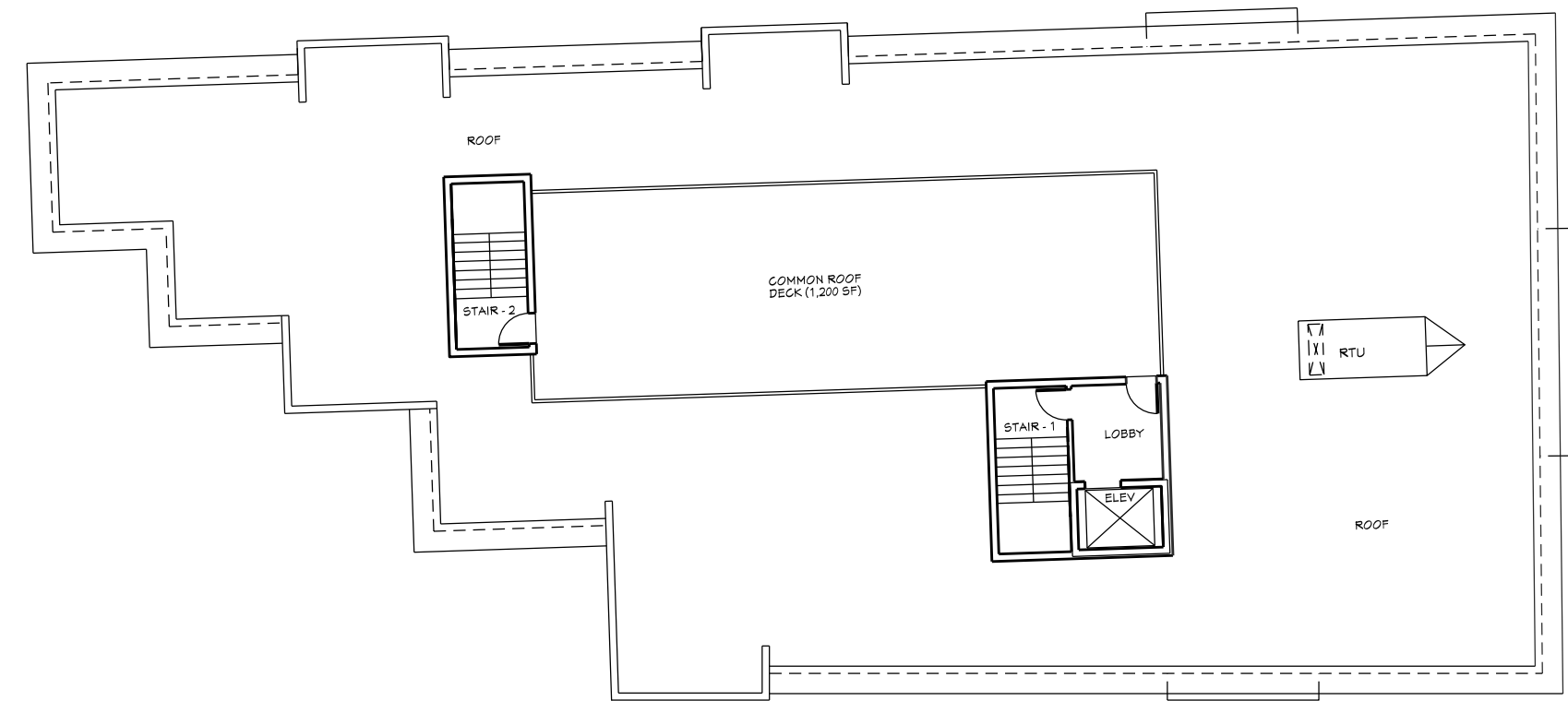
**PROPOSED  
NEW RESIDENTIAL  
BUILDING**

100 WELD STREET  
(KNOWN FORMERLY AS  
1400-1402 CENTRE ST.)  
ROSLINDALE, MA

Scale	Commission No.
0 4 8 16 1403	
Date	Issue
15 Jun 15	Zoning Submission
22 Jun 15	Revised Zoning Submission

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Title

Fourth Floor  
Plan  
**A.4**



**PARKING CALCS:**  
 56-TABLE - 1

25.5 TOTAL REQUIRED  
 @ 1.5 SPACES per D.U.

26 PROPOSED  
 @ 1.53 SPACES per D.U.

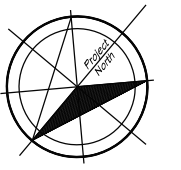
**PROGRAM:**  
 Roof = 491 sf  
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 1st Floor = 970 sf

Total: 17-2BR/2B units  
 (15-FLATS/2-DUPLEXES)

Total Area = 24,343sf  
 (Does not include garage)

FAR=1.91

**rf schmidt**  
 ARCHITECT, LLC  
 78 Wolcott Road  
 Chestnut Hill, MA  
 02487.3109  
 617.731.7770



**PROPOSED  
 NEW RESIDENTIAL  
 BUILDING**

100 WELD STREET  
 (KNOWN FORMERLY AS  
 1400-1402 CENTRE ST.)  
 ROSLINDALE, MA

Scale	Commission No.
0 4 8 16 1400	
Date	Issue
15 Jun 15	Zoning Submission
22 Jun 15	Revised Zoning Submission

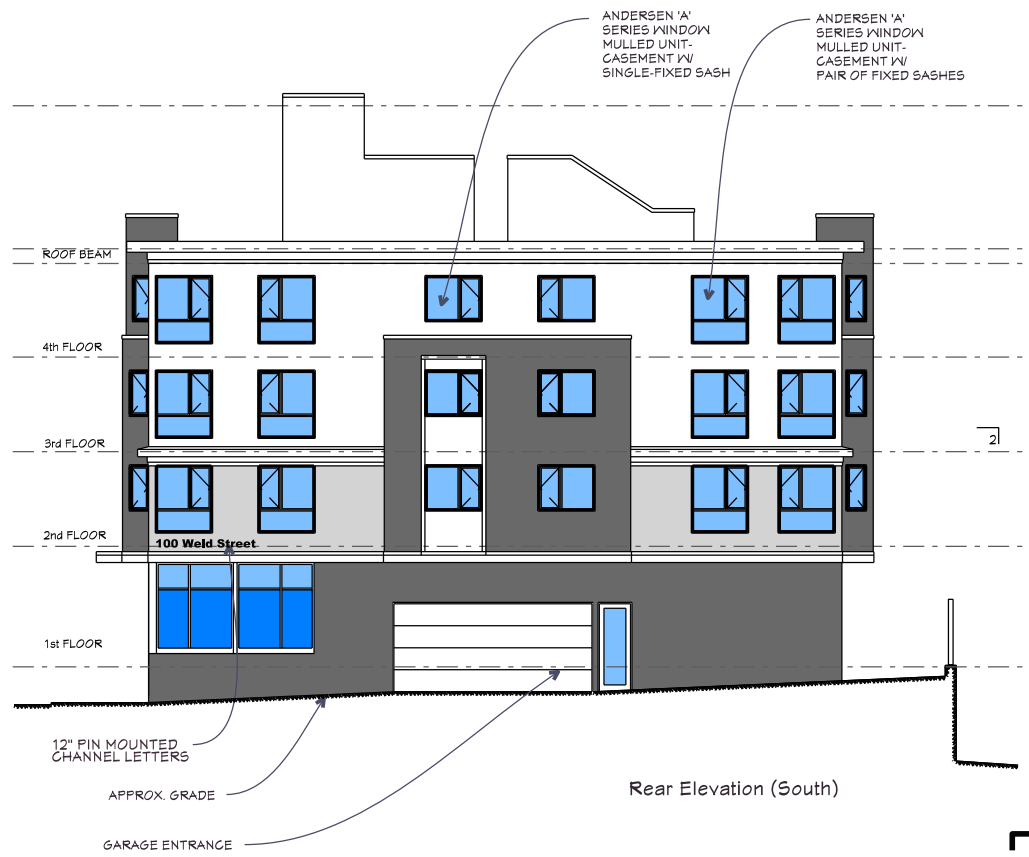
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Title  
 Option - c  
 Roof Plan  
**A.5**

Notes  
SEE DWG. A.1 FOR HEIGHT ABOVE AVERAGE GRADE CALC. & VERTICAL DIMENSIONS



Side Elevation (West - Centre St.)



Rear Elevation (South)

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Side Elevation (East)



Front Elevation (North-Weld St.)



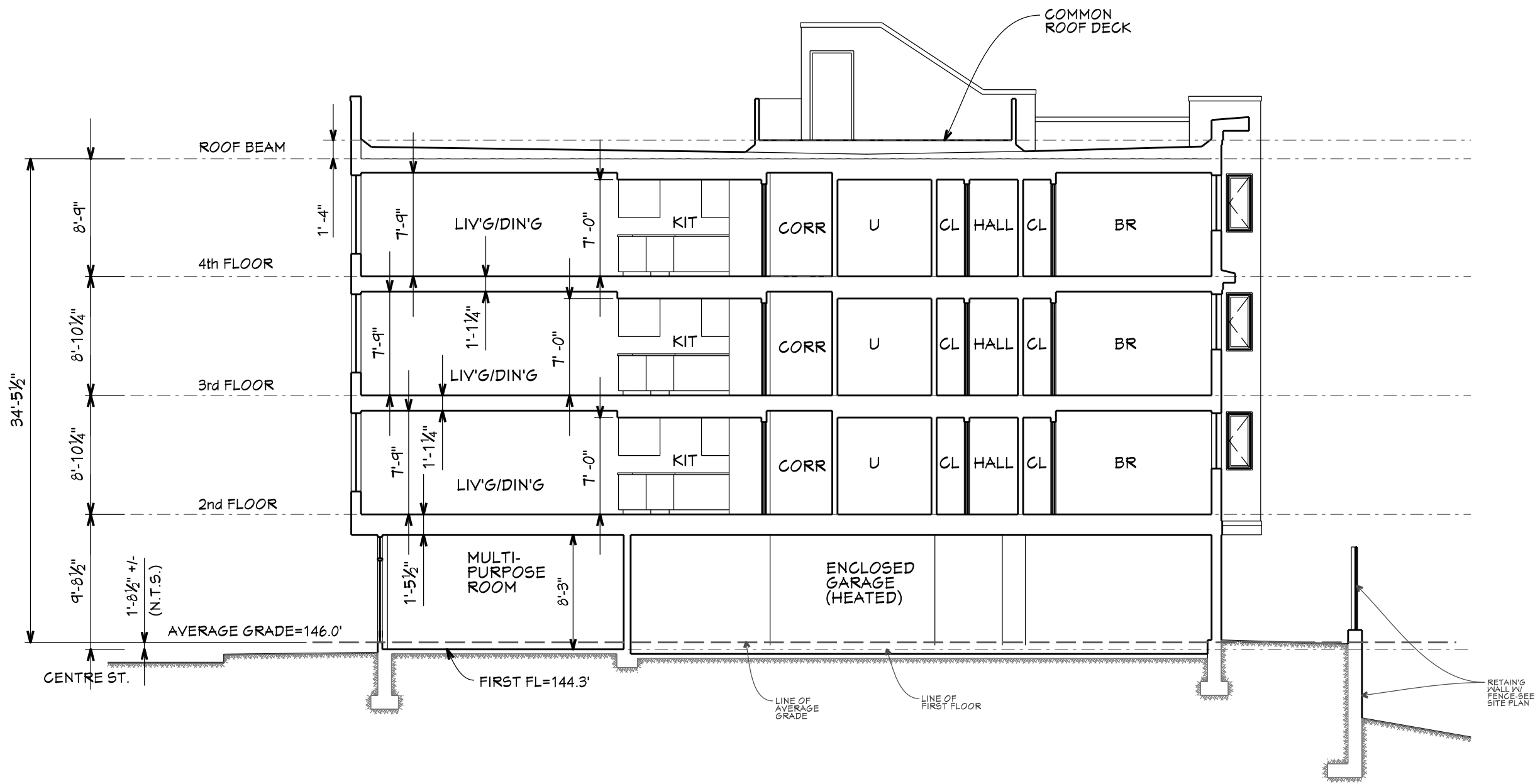
PROPOSED  
NEW RESIDENTIAL  
BUILDING  
100 WELD STREET  
(KNOWN FORMERLY AS  
1400-1402 CENTRE ST.)  
ROSLINDALE, MA

Scale	Commission No.
0 4 8 16 1403	
Date	Issue
15 Jun 15	Zoning Submission
22 Jun 15	Revised Zoning Submission

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Exterior Elevations  
A.6

Notes  
SEE DWG. A.5 FOR HEIGHT ABOVE AVERAGE GRADE CALC.



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PROPOSED  
NEW RESIDENTIAL  
BUILDING  
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ROSLINDALE, MA

Scale	Commission No.
0 2 4 8	1403
Date	Issue
15 Jun 15	Zoning Submission
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Sections  
A.7