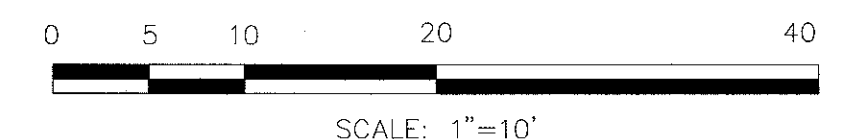
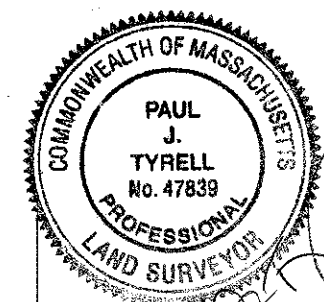
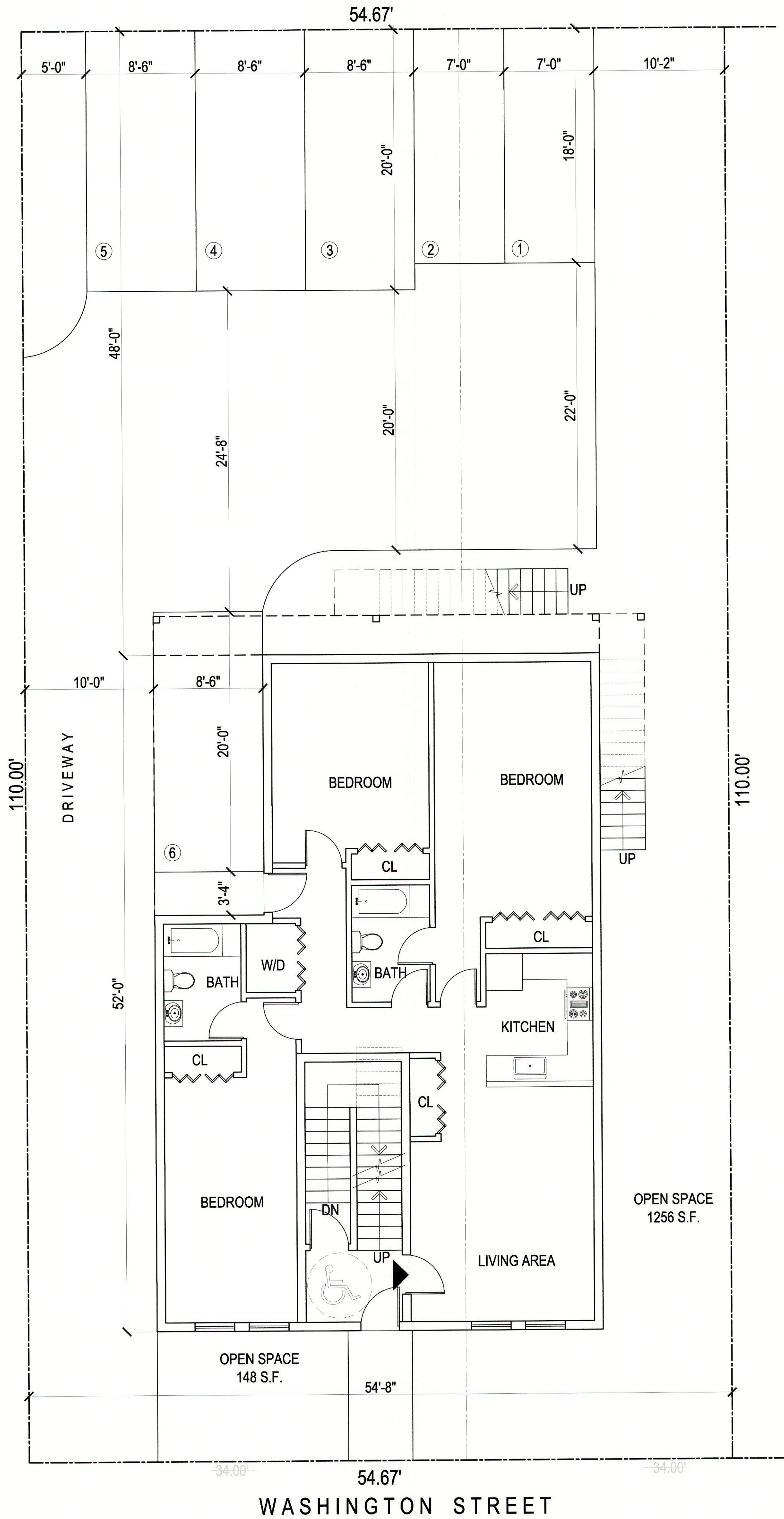


LEGEND:	
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	CABLE TV MANHOLE
⊙	ELECTRIC MANHOLE
⏸	HANDICAP RAMP
⊕	GAS SHUT OFF
⊕	WATER SHUT OFF
⊕	BOSTON WATER VALVE
⊕	CATCH BASIN
⊕	LIGHT POLE
⊕	GUY WIRE
⊕	UTILITY POLE
⊕	SIGN
⊕	TRAFFIC SIGNAL
⊕	ELECTRIC HANDHOLE
⊕	BOLLARD
⊕	GATE POST
⊕	BULKHEAD
⊕	BITUMINOUS
⊕	CONCRETE
⊕	RETAINING
⊕	CHAIN LINK FENCE
⊕	WROUGHT IRON FENCE
⊕	BOTTOM OF STEPS
⊕	TOP OF STEPS
⊕	BOTTOM OF WALL
⊕	FIRST FLOOR ELEVATION
⊕	BOTTOM OF CURB
⊕	TOP OF CURB
⊕	RIM ELEVATION
⊕	INVERT ELEVATION
⊕	ENTRANCE
---	FENCE
---	SEWER
---	DRAIN
---	COMBINED SEWER
---	WATER
---	GAS
---	TELEPHONE
---	OVERHEAD WIRE
---	CABLE TELEVISION



PLAN OF PROPOSED CONSTRUCTION 2757, 2761 & 2767 WASHINGTON STREET BOSTON, MASSACHUSETTS (ROXBURY DISTRICT)		
PREPARED FOR JOE LAROSA		
 PAUL J. TYRELL No. 47839 PROFESSIONAL LAND SURVEYOR		
GREATER BOSTON SURVEYING AND ENGINEERING 19 FREDITH ROAD WEYMOUTH, MA 02189 (781) 331-6128		
CALC BY: PJT	DATE: OCTOBER 28, 2016	SCALE: 1"=10'



2757 WASHINGTON STREET
DORCHESTER, MA
ZONING REVIEW

ITEM	
ZONING DISTRICT	ROXBURY NEIGHBORHOOD
SUB DISTRICT	3F-4000 - THREE FAMILY RESIDENTIAL
	ARTICLE 50, MAP # 6A-6C
OVERLAYS	NDOD, BOULEVARD PLANNING, NEIGHBORHOOD DESIGN REVIEW
EXISTING USE	VACANT LOT
PROPOSED USE	RESIDENTIAL - MULTIFAMILY (3 UNITS)
LOT SIZE	6,013 S.F.
PROPOSED GROSS SQ. FOOTAGE	5,019 S.F.

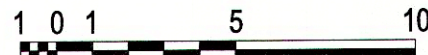
DIMENSIONAL REGULATIONS
TABLE F

ITEM	REQUIRED	PROPOSED
MIN. LOT SIZE	6,000 S.F.	6,013 S.F.
MIN. LOT WIDTH	45'	54'-8"
MIN. LOT FRONTAGE	45'	54'-8"
MAX. FLOOR AREA RATIO	0.8	0.83
MAX. ALLOWABLE BUILDING HEIGHT	35'-0"	31'-0"
MAX. BLDG STORIES	3 STORIES	3 STORIES
MIN. SIDE YARD	10'	10'-0"
MIN. FRONT YARD	20' *	10'-0"
MIN. REAR YARD	30'	48'-0"
MIN. USABLE OPEN SPACE	650 PER UNIT	1404 S.F. + 1280 S.F. (DECKS)

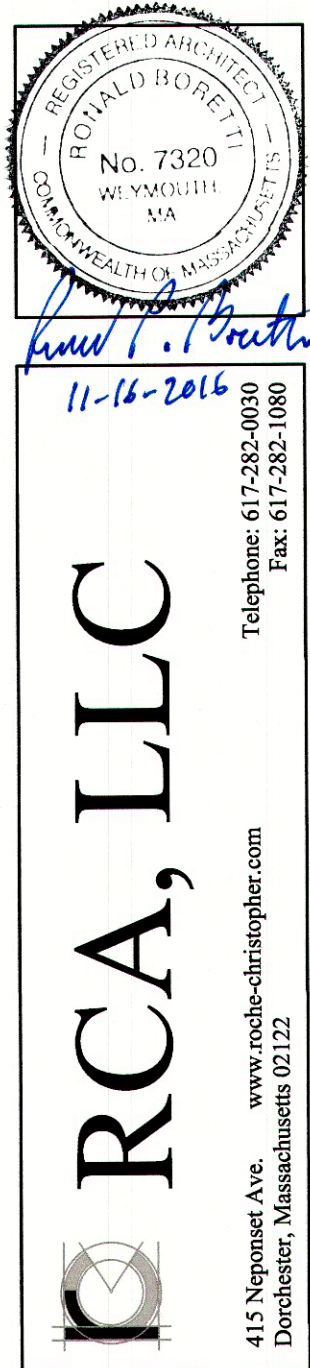
* CONFORMITY WITH EXISTING BUILDING ALIGNMENT

EXISTING BUILDINGS FRONT YARD SETBACKS :
DWELLING ON 2719 WASHINGTON STREET - 0'-0"
DWELLING ON 2741 WASHINGTON STREET - 15'-6"
DWELLING ON 2747 WASHINGTON STREET - 7'-4"
DWELLING ON 2779 WASHINGTON STREET - 10'-7"

TABLE N
OFF-STREET PARKING REQUIREMENTS : 1 PARKING SPACE - PER UNIT
PROPOSED : 6 PARKING SPACES



GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



RCA, LLC

Joe LaRosa
2757 Washington Street
Ruxbury, Ma 02119

PROJECT #
16-141

DATE: 10-19-16
REV:

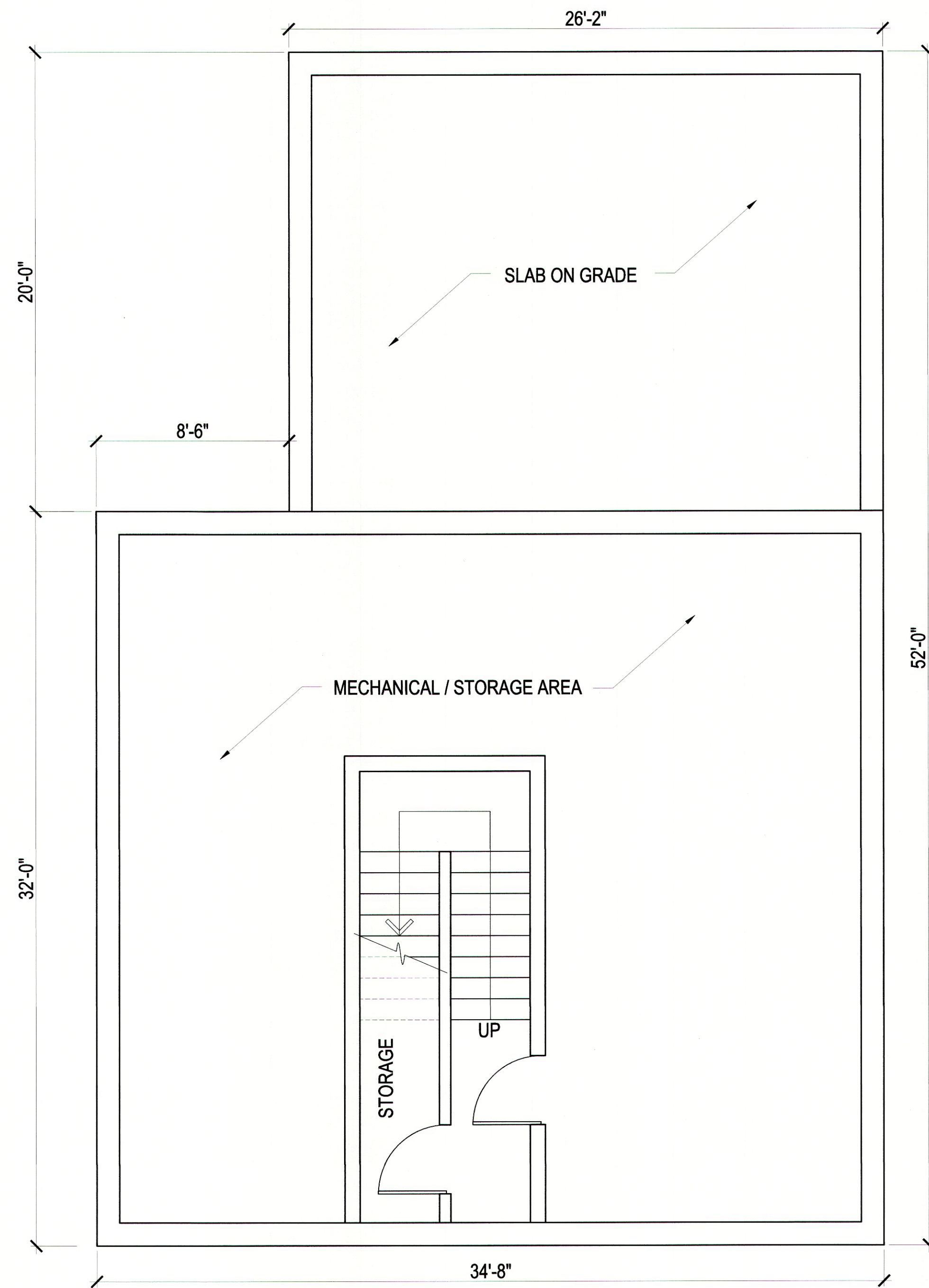
SCALE:
3/16" = 1'-0"

DRAWN BY:
JG

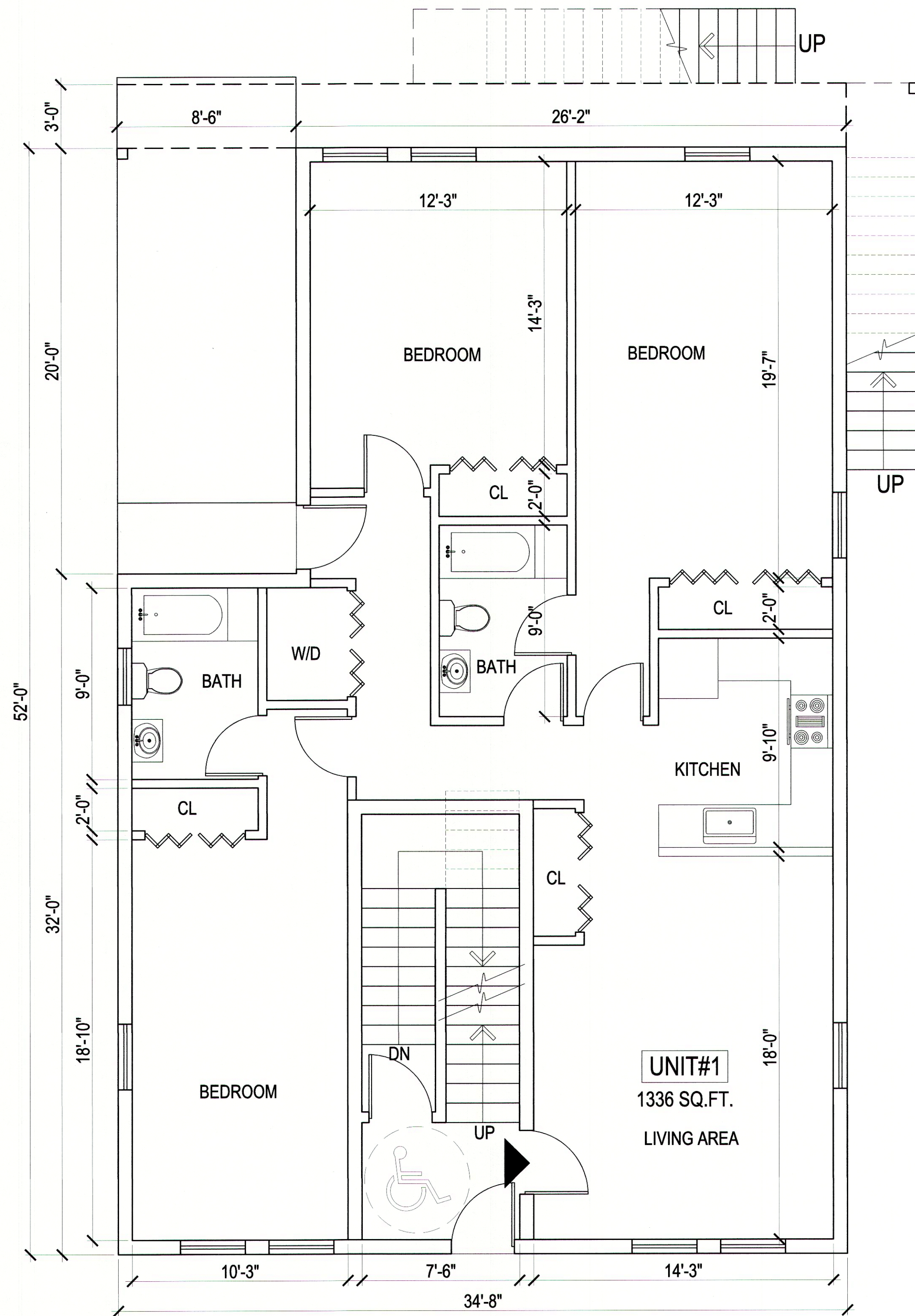
CHECKED BY:
R.P.B.

PROPOSED SITE USE PLAN
AND ZONING ANALYSIS

C1

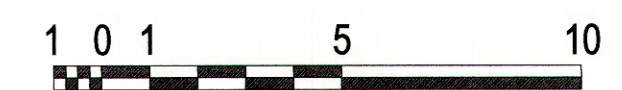


BASEMENT PLAN



FIRST FLOOR PLAN

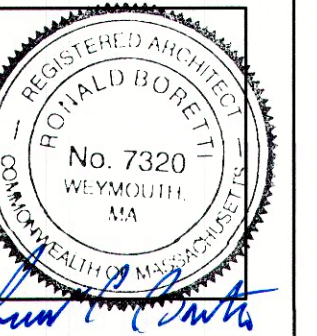
GROSS LIVING AREA -1633 SQ.FT.



GENERAL NOTE:

VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



415 Newport Ave.
Dorchester, Massachusetts 02122

RCA, LLC

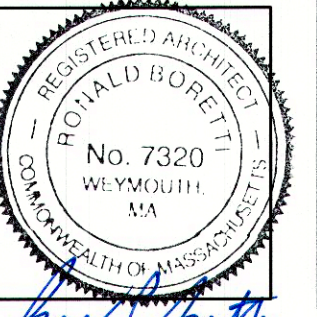
Joe LaRosa
2757 Washington Street
Ruxbury, Ma 02119

PROJECT #
16-141
DATE: 10-19-16
REV:
SCALE:
1/4" = 1'-0"
DRAWN BY:
JG
CHECKED BY:
R.P.B.

PROPOSED FLOOR PLANS

A1

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



11-16-2016

 RCA, LLC

Joe LaRosa
2757 Washington Street
Ruxbury, Ma 02119

PROJECT #
16-141

DATE:10-24-16
REV:

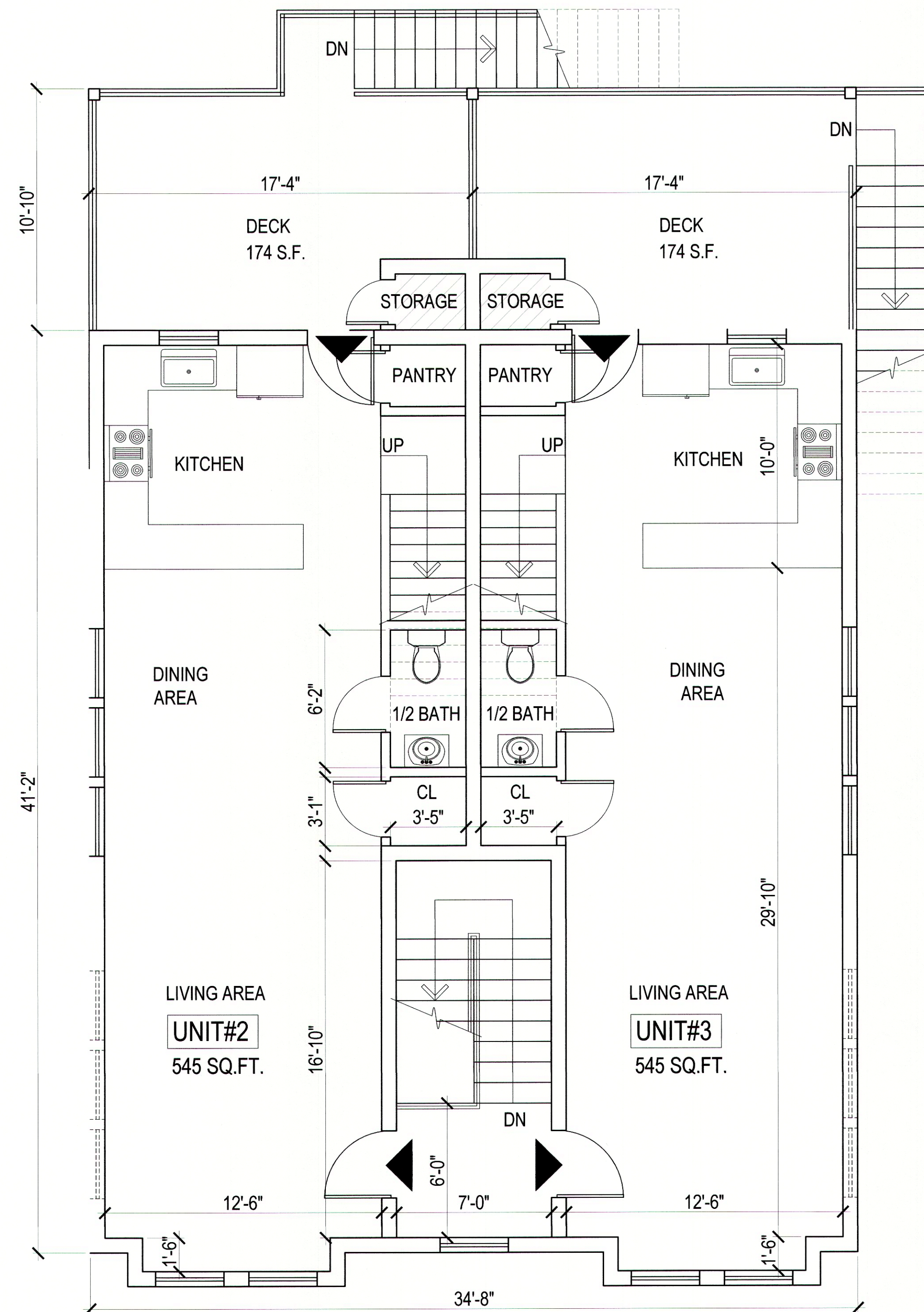
SCALE:
1/4" = 1'-0"

DRAWN BY:
JG

CHECKED BY:
R.P.B.

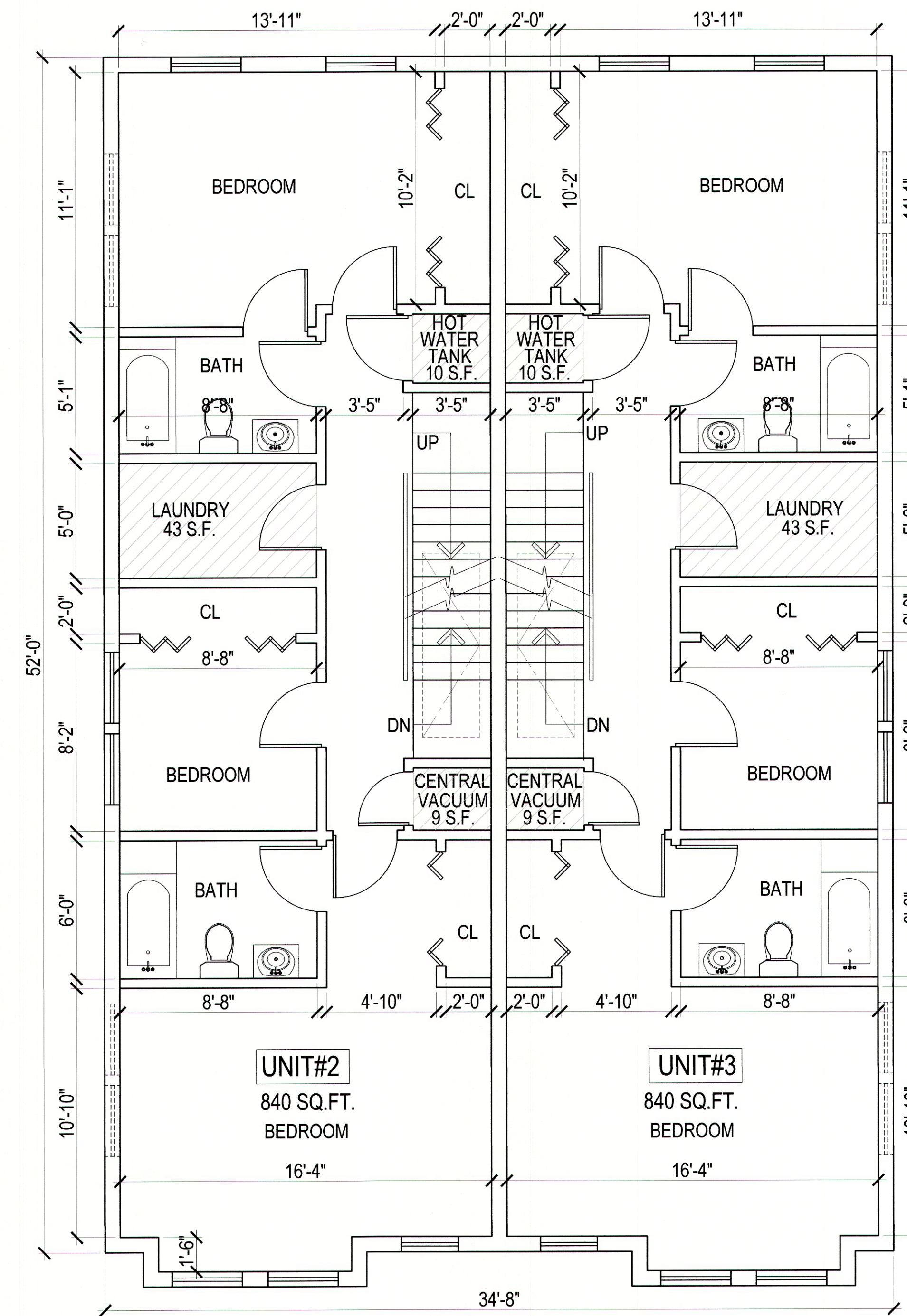
PROPOSED FLOOR PLANS

A2



SECOND FLOOR PLAN

GROSS LIVING AREA -1457 SQ.FT.



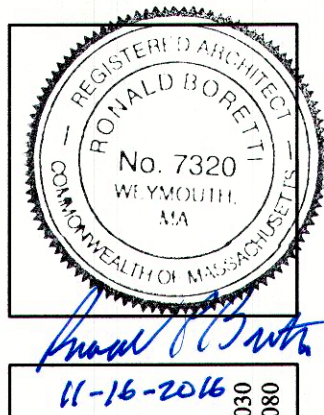
THIRD FLOOR PLAN

GROSS LIVING AREA -1708 SQ.FT.

GENERAL NOTE:

VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



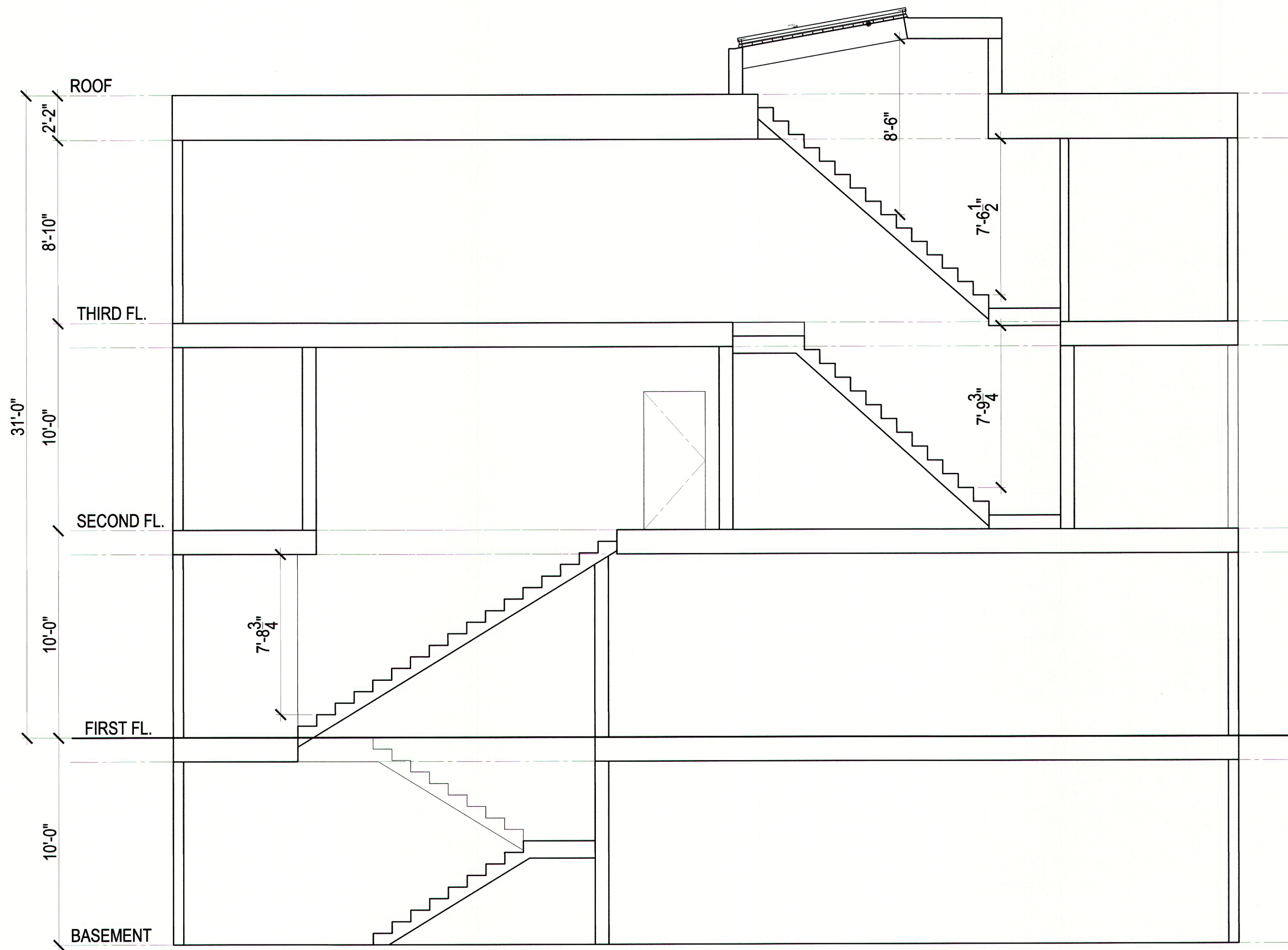
RCA, LLC
415 Neponset Ave.
Dorchester, Massachusetts 02122
Telephone: 617-282-0030
Fax: 617-282-1880
www.rca-christopher.com

Joe LaRosa
2757 Washington Street
Ruxbury, Ma 02119

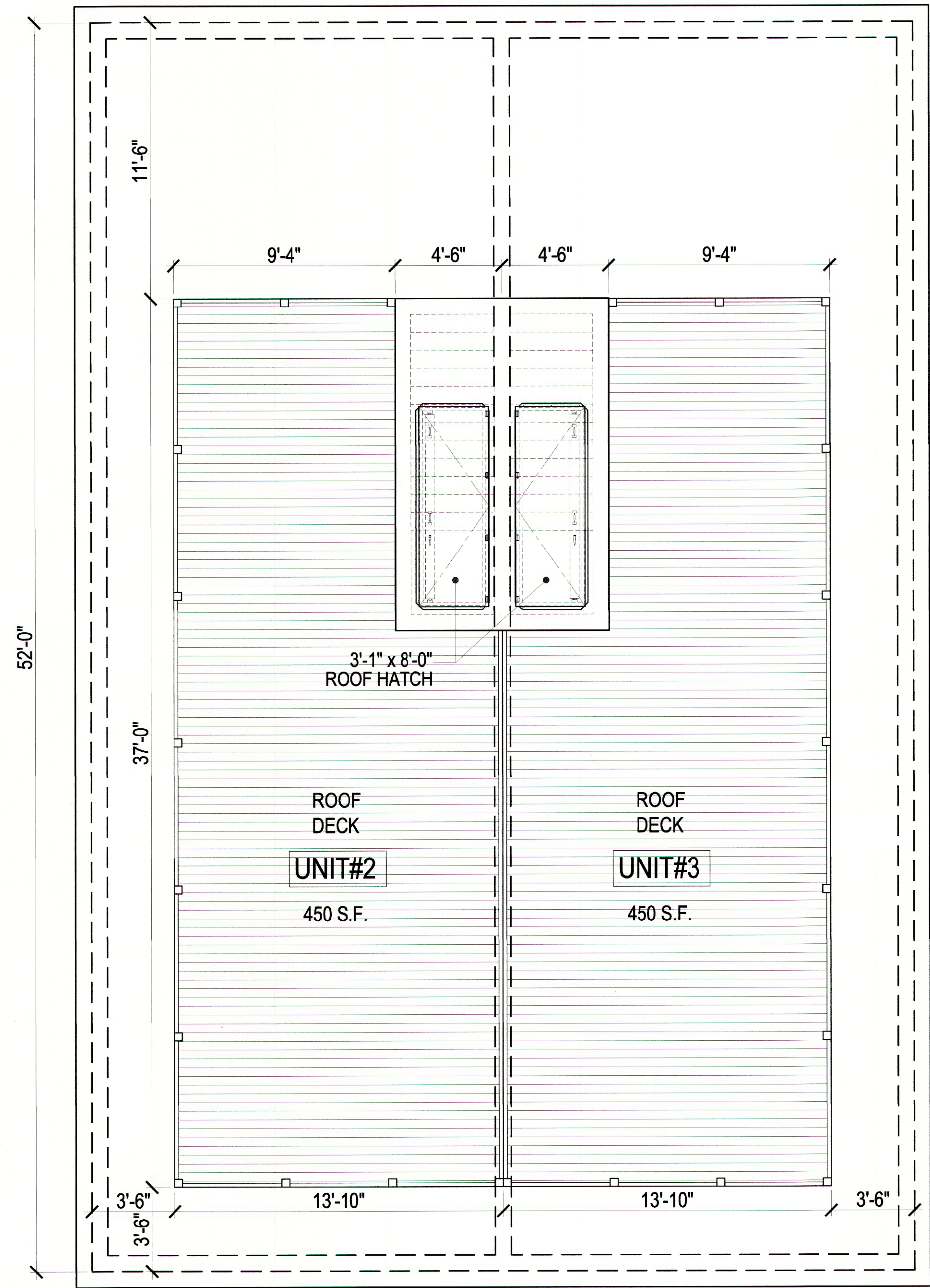
PROJECT #
16-141
DATE: 10-19-16
REV:
SCALE: 1/4" = 1'-0"
DRAWN BY: JG
CHECKED BY: R.P.B.

PROPOSED ROOF PLAN AND
BUILDING SECTION

A3



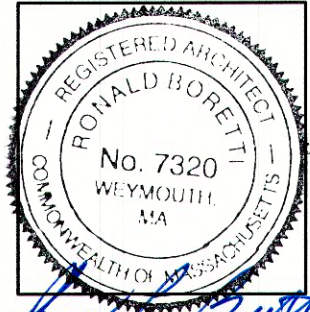
BUILDING SECTION



ROOF PLAN

GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



11-16-2016

Telephone: 617-282-0030
Fax: 617-282-1980

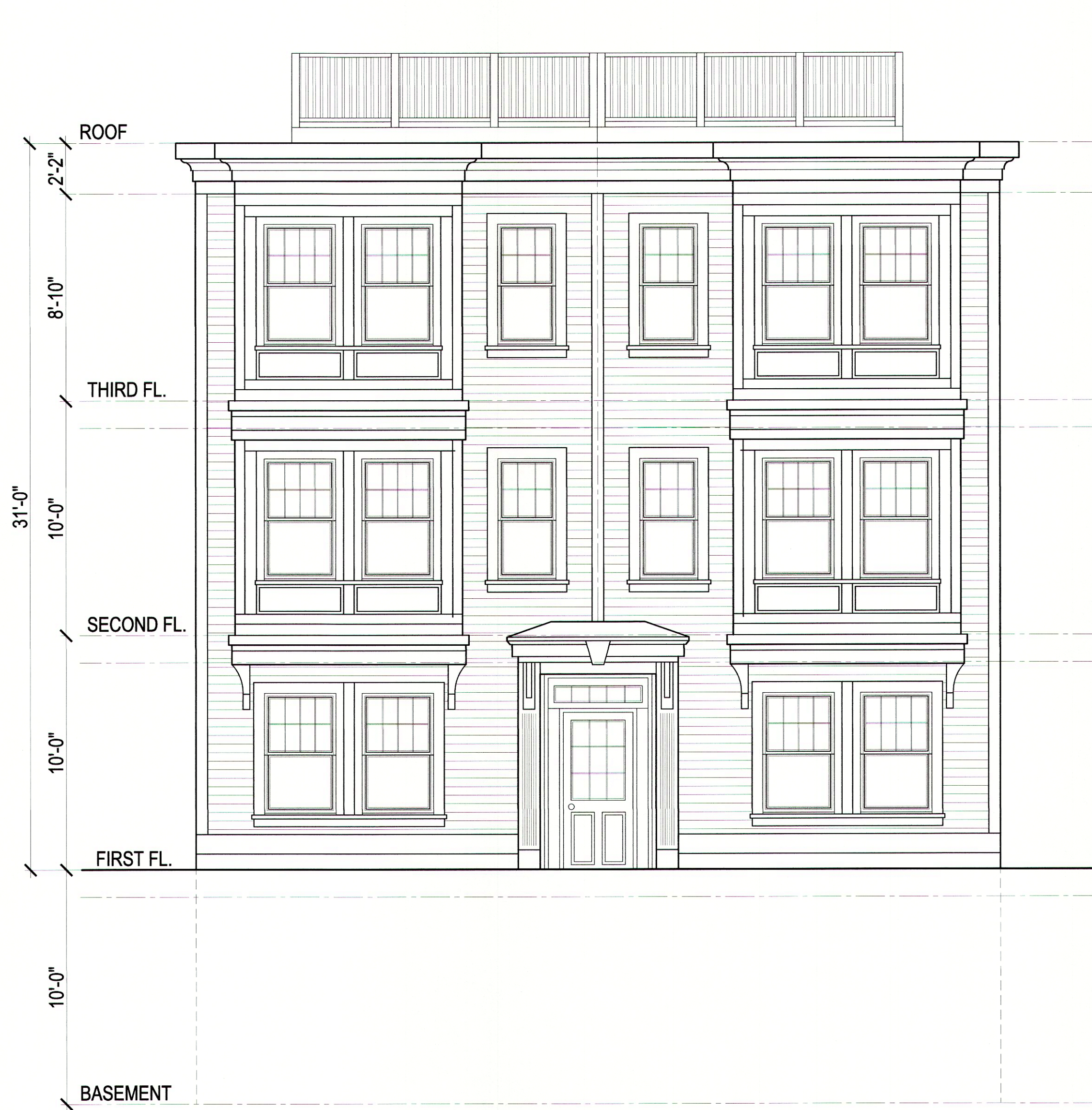
RCA, LLC
415 Neponset Ave.
Dorchester, Massachusetts 02122
www.rcadecor.com

Joe LaRosa
2757 Washington Street
Roxbury, Ma 02119

PROJECT #
16-141
DATE: 10-19-16
REV:
SCALE:
1/4" = 1'-0"
DRAWN BY:
JG
CHECKED BY:
R.P.B.

PROPOSED ELEVATIONS

A4



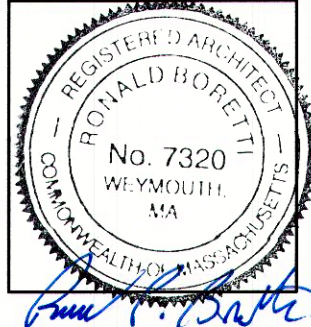
FRONT ELEVATION



RIGHT SIDE ELEVATION

GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



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415 Neponset Ave.
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Fax: 617-282-1080
www.rcbldg-distributors.com

Joe LaRosa
2757 Washington Street
Ruxbury, Ma 02119

PROJECT #
16-141
DATE: 10-19-16
REV:
SCALE:
1/4" = 1'-0"
DRAWN BY:
JG
CHECKED BY:
R.P.B.

PROPOSED ELEVATIONS

A5

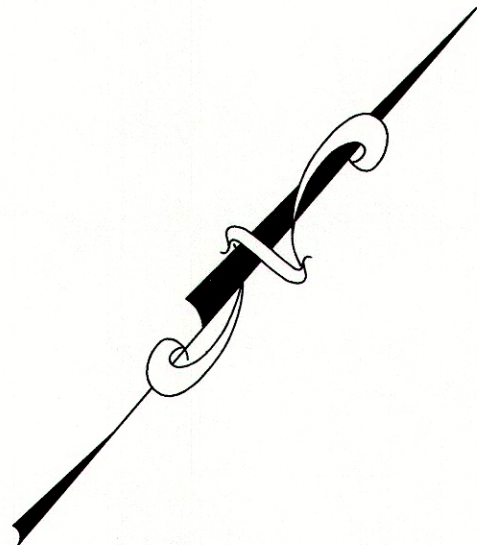
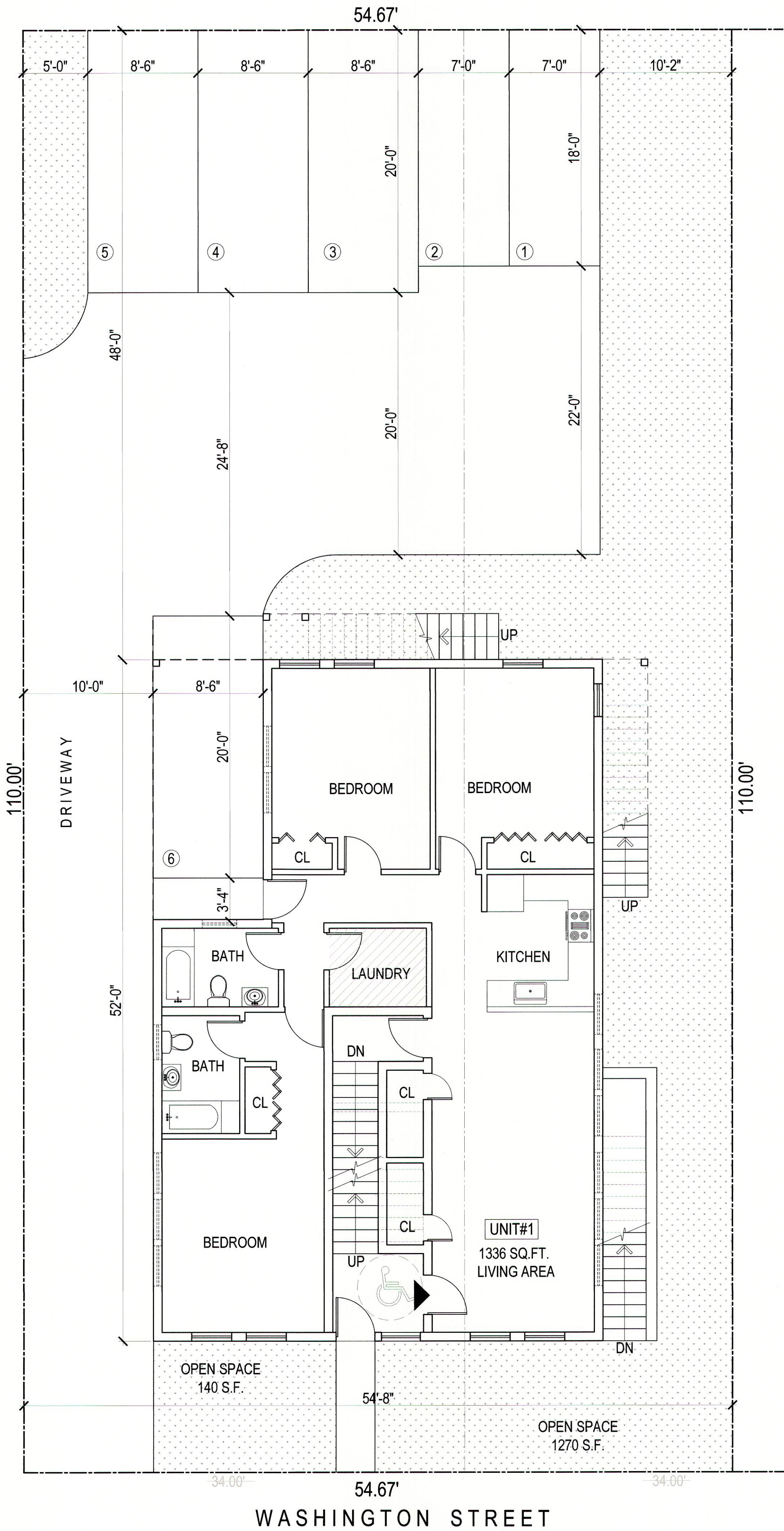


REAR ELEVATION



LEFT SIDE ELEVATION

GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX

2761 WASHINGTON STREET
DORCHESTER, MA
ZONING REVIEW

ITEM	
ZONING DISTRICT	ROXBURY NEIGHBORHOOD
SUB DISTRICT	3F-4000 - THREE FAMILY RESIDENTIAL
	ARTICLE 50, MAP # 6A-6C
OVERLAYS	NDOD, BOULEVARD PLANNING, NEIGHBORHOOD DESIGN REVIEW
EXISTING USE	VACANT LOT
PROPOSED USE	RESIDENTIAL - MULTIFAMILY (3 UNITS)
LOT SIZE	6,013 S.F.
PROPOSED GROSS SQ. FOOTAGE	4,754 S.F.

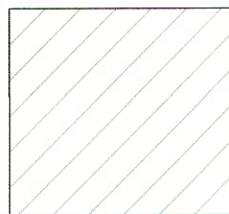
DIMENSIONAL REGULATIONS
TABLE F

ITEM	REQUIRED	PROPOSED
MIN. LOT SIZE	6,000 S.F.	6,013 S.F.
MIN. LOT WIDTH	45'	54'-8"
MIN. LOT FRONTAGE	45'	54'-8"
MAX. FLOOR AREA RATIO	0.8	0.79
MAX. ALLOWABLE BUILDING HEIGHT	35'-0"	31'-0"
MAX. BLDG STORIES	3 STORIES	3 STORIES
MIN. SIDE YARD	10'	10'-0"
MIN. FRONT YARD	20' *	10'-0"
MIN. REAR YARD	30'	48'-0"
MIN. USABLE OPEN SPACE	650 PER UNIT	1410 S.F. + 782 S.F. (DECKS)

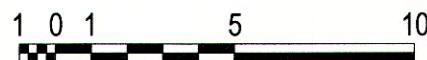
* CONFORMITY WITH EXISTING BUILDING ALIGNMENT

EXISTING BUILDINGS FRONT YARD SETBACKS :
DWELLING ON 2719 WASHINGTON STREET - 0'-0"
DWELLING ON 2741 WASHINGTON STREET - 15'-6"
DWELLING ON 2747 WASHINGTON STREET - 7'-4"
DWELLING ON 2779 WASHINGTON STREET - 10'-7"

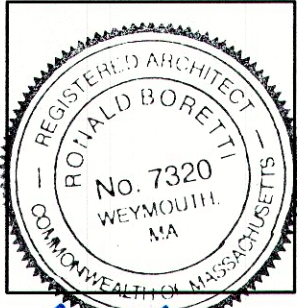
TABLE N
OFF-STREET PARKING REQUIREMENTS : 1 PARKING SPACE - PER UNIT
PROPOSED : 6 PARKING SPACES



- AREA NOT INCLUDED IN FAR CALCULATION



GENERAL NOTE:
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RCA, LLC

415 Neponset Ave.
Dorchester, Massachusetts 02122

Telephone: 617-282-0030
Fax: 617-282-1080

Joe LaRosa

2761 Washington Street
Roxbury, Ma 02119

PROJECT #
16-141

DATE: 10-24-16
REV:

SCALE:
3/16" = 1'-0"

DRAWN BY:
JG

CHECKED BY:
R.P.B.

PROPOSED SITE USE PLAN
AND ZONING ANALYSIS

C1

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX

REGISTERED ARCHITECT
ROYAL D BORETTI
No. 7320
WILMOUTH
MA
CREATING MASSACHUSETTS
11-16-2016

Joe LaRosa
2761 Washington Street
Ruxbury, Ma 02119
Telephone: 617-282-0037
Fax: 617-282-1080
www.rca-llc.com
415 Neptune Ave.
Dorchester, Massachusetts 02122

PROJECT #
16-141
DATE: 10-24-16
REV:
SCALE:
1/4" = 1'-0"
DRAWN BY:
JG
CHECKED BY:
R.P.B.

PROPOSED FLOOR PLANS

The basement plan shows a rectangular layout. At the top is a 'SLAB ON GRADE' area measuring 26'-2" wide and 20'-0" high. Below this is a 'MECHANICAL / STORAGE AREA' measuring 34'-8" wide and 52'-0" high. To the right of the mechanical area is a 'UTILITY / STORAGE AREA' measuring 19'-10" wide and 14'-10" high. A staircase labeled 'UP' is located between the mechanical and utility areas. The overall width of the basement is 34'-8" and the overall height is 52'-0".

BASEMENT PLAN

The first floor plan shows a rectangular layout. At the top is a 'BEDROOM' measuring 12'-3" wide and 20'-0" high. To its right is another 'BEDROOM' measuring 12'-3" wide and 12'-11" high. Below the top bedroom is a 'BATH' measuring 9'-0" wide and 6'-0" high. To the right of the bath is a 'LAUNDRY' area measuring 7'-6" wide and 6'-0" high. Below the laundry is a 'KITCHEN' measuring 8'-3" wide and 10'-1" high. To the right of the kitchen is a 'LIVING AREA' measuring 24'-5" high. A staircase labeled 'UP' is located between the laundry and kitchen areas. The overall width of the first floor is 34'-8" and the overall height is 52'-0".

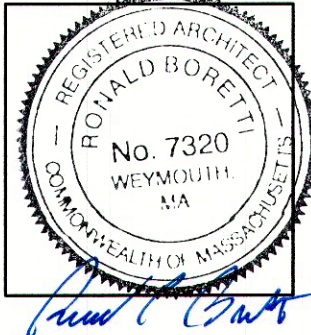
FIRST FLOOR PLAN

GROSS LIVING AREA -1589 SQ.FT.

GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
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APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

A1

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



RCA, LLC

415 Neponset Ave.
Dorchester, Massachusetts 02122

www.rcale-chrisophor.com

Telephone: 617-282-0033
Fax: 617-282-1990

Joe LaRosa

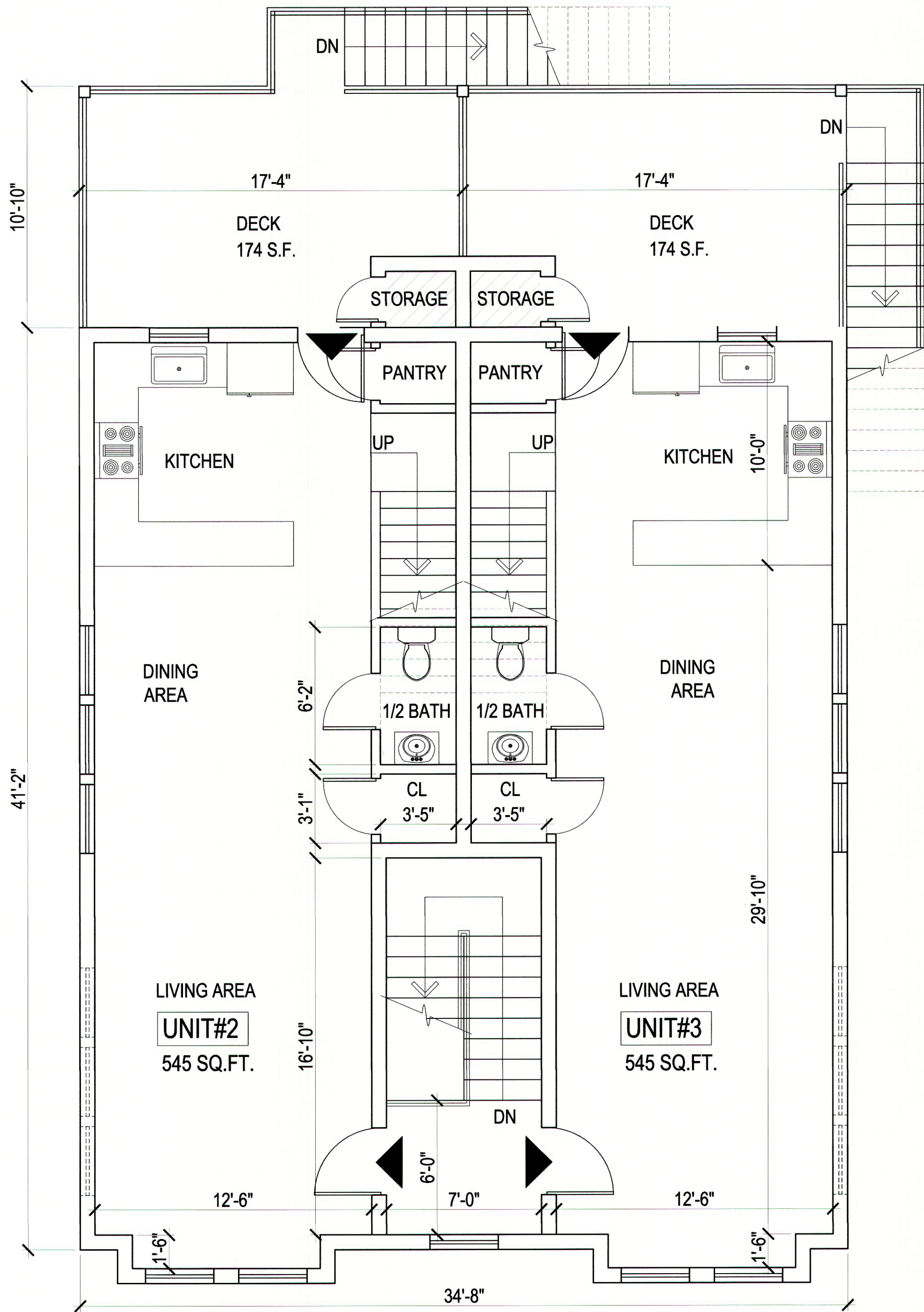
2761 Washington Street

Ruxbury, Ma 02119

PROJECT #
16-141
DATE: 10-24-16
REV:
SCALE:
1/4" = 1'-0"
DRAWN BY:
JG
CHECKED BY:
R.P.B.

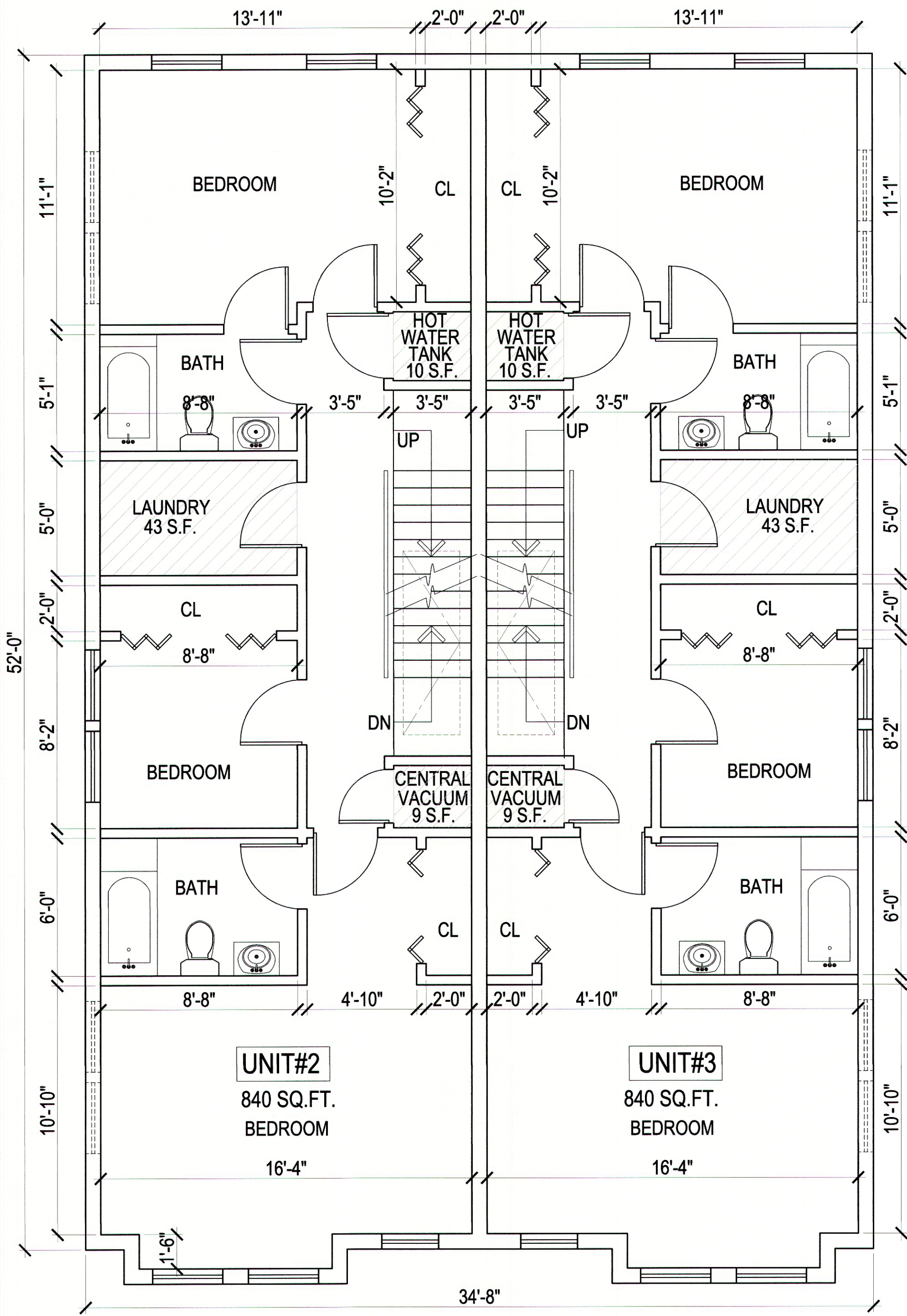
PROPOSED FLOOR PLANS

A2



SECOND FLOOR PLAN

GROSS LIVING AREA -1457 SQ.FT.



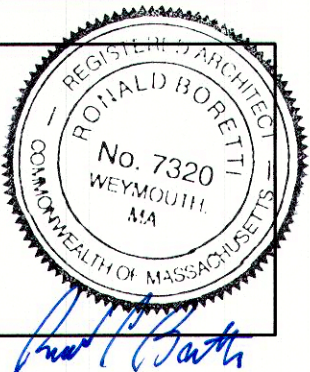
THIRD FLOOR PLAN

GROSS LIVING AREA -1708 SQ.FT.

GENERAL NOTE:

VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



11-16-2016
Telephone: 617-282-0030
Fax: 617-282-1080

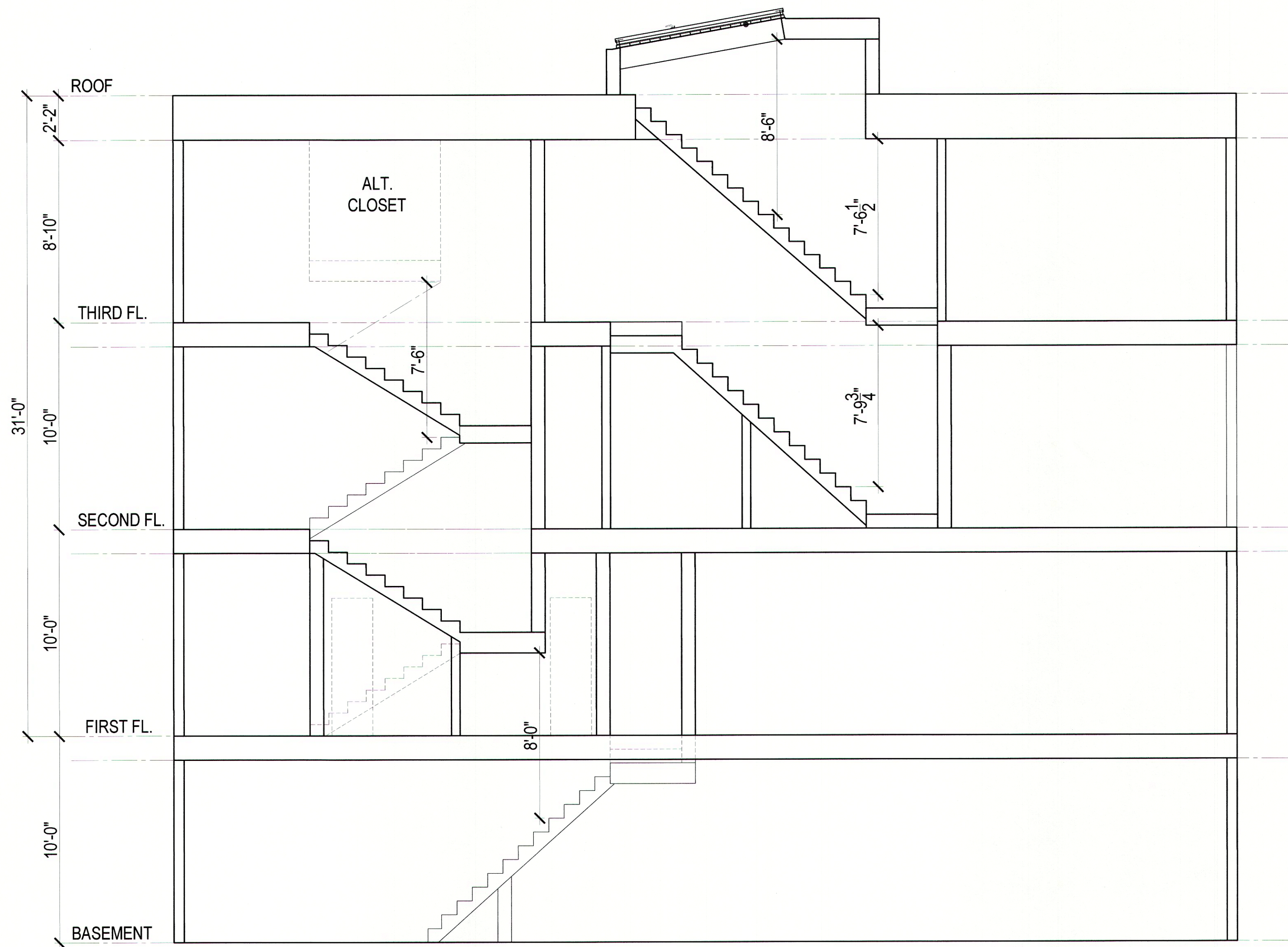
RCA, LLC
415 Neptune Ave.
Dorchester, Massachusetts 02122
www.rca-llc.com

Joe LaRosa
2761 Washington Street
Ruxbury, Ma 02119

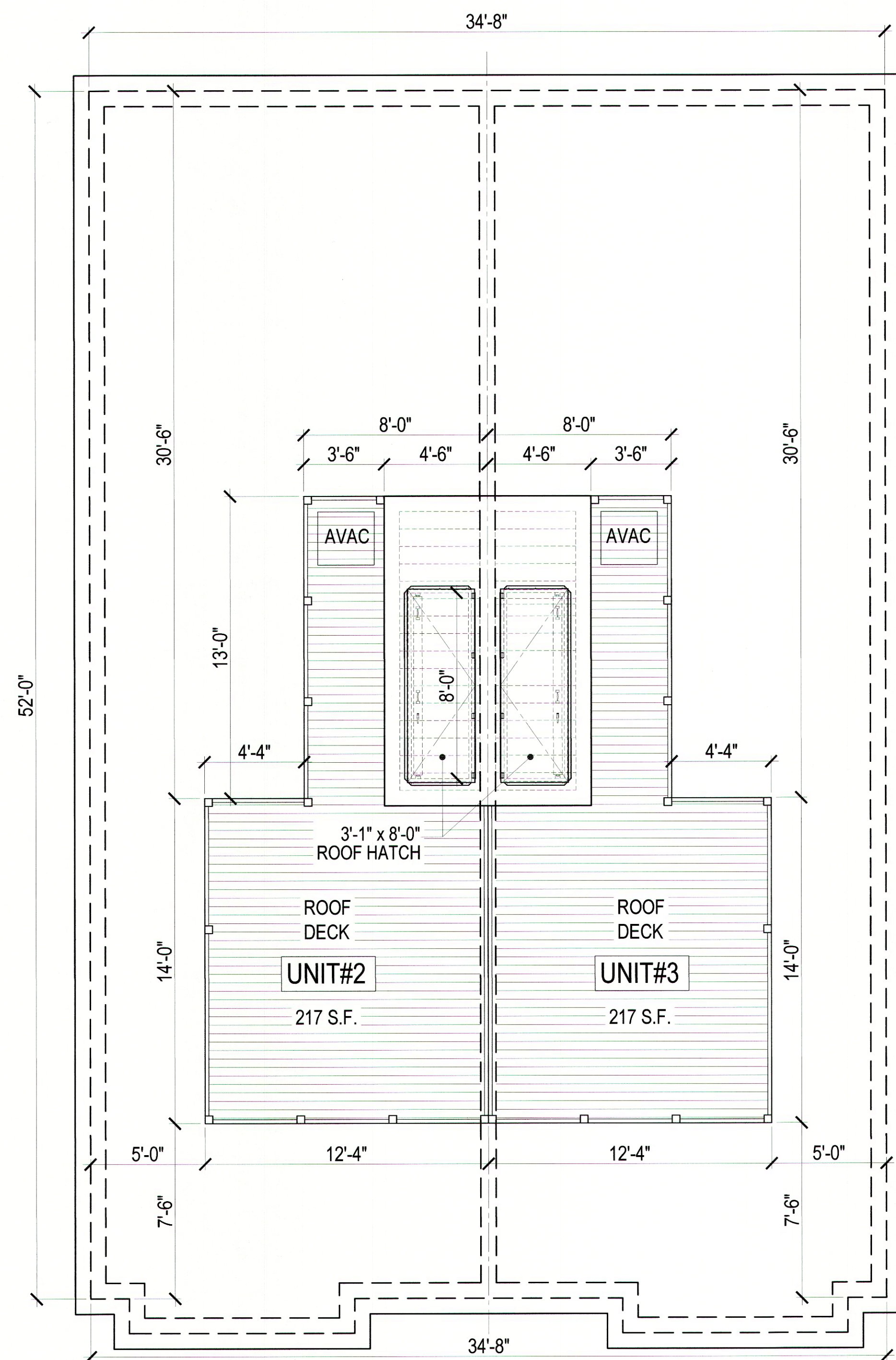
PROJECT #
16-141
DATE: 10-24-16
REV:
SCALE:
1/4" = 1'-0"
DRAWN BY:
JG
CHECKED BY:
R.P.B.

PROPOSED ROOF PLAN AND
BUILDING SECTION

A3



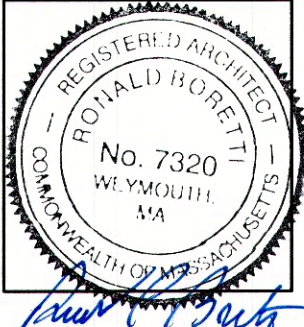
BUILDING SECTION



ROOF PLAN

GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
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APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



RCA, LLC
Telephone: 617-282-0830
Dorchester, Massachusetts 02122
www.rca-llc.com

Joe LaRosa
2761 Washington Street
Ruxbury, Ma 02119

PROJECT #
16-141
DATE: 10-24-16
REV:
SCALE:
1/4" = 1'-0"
DRAWN BY:
JG
CHECKED BY:
R.P.B.

PROPOSED ELEVATIONS

A4



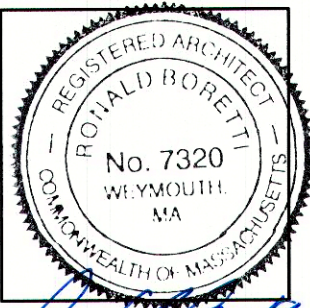
FRONT ELEVATION



RIGHT SIDE ELEVATION

GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



11-16-2016



RCA, LLC
415 Neponset Ave.
Dorchester, Massachusetts 02122
www.rca-llc.com
Telephone: 617-282-0030
Fax: 617-282-1080

Joe LaRosa
2761 Washington Street
Roxbury, Ma 02119

PROJECT #
16-141
DATE: 10-24-16
REV:
SCALE:
1/4" = 1'-0"
DRAWN BY:
JG
CHECKED BY:
R.P.B.

PROPOSED ELEVATIONS

A5



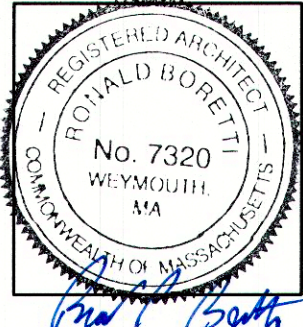
REAR ELEVATION



LEFT SIDE ELEVATION

GENERAL NOTE:
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PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



11-16-2016
11-16-2016

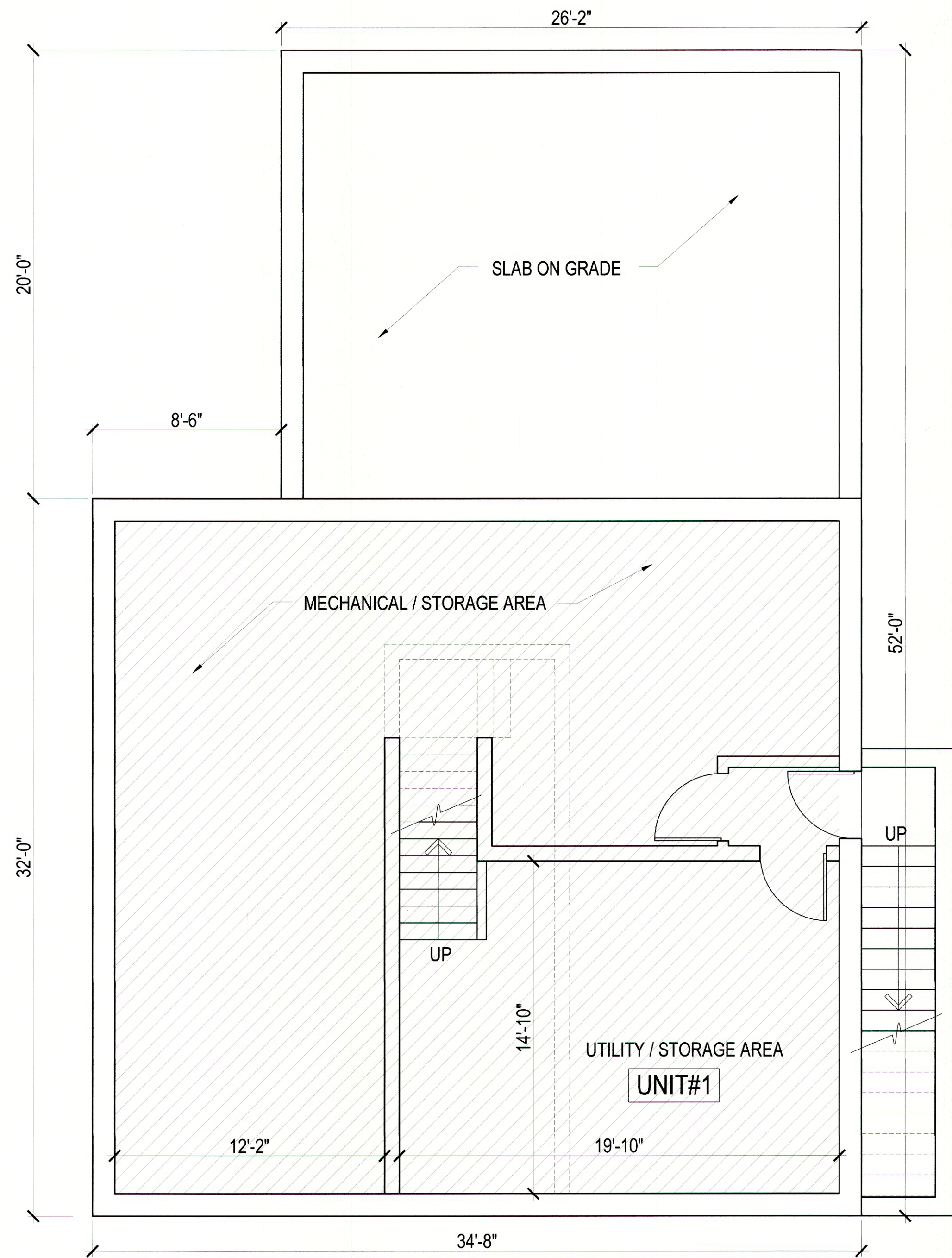
RCA, LLC
415 Newport Ave.
Dorchester, Massachusetts 02122
Telephone: 617-282-0030
Fax: 617-282-1080
www.rca-dorchester.com

Joe LaRosa
2767 Washington Street
Roxbury, Ma 02119

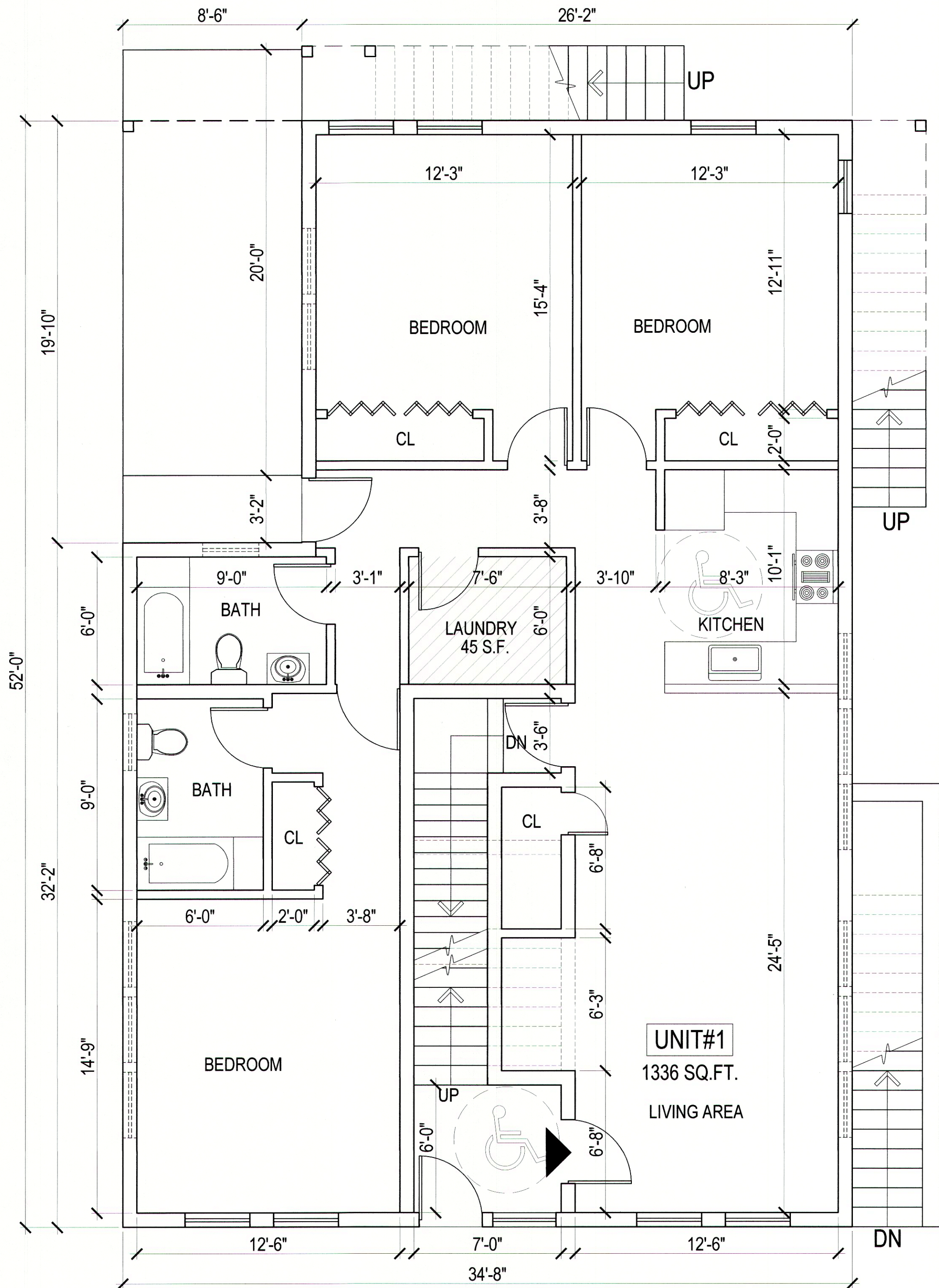
PROJECT #
16-141
DATE: 10-24-16
REV:
SCALE:
1/4" = 1'-0"
DRAWN BY:
JG
CHECKED BY:
R.P.B.

PROPOSED FLOOR PLANS

A1

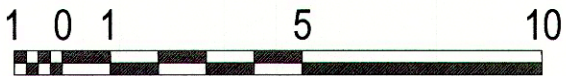


BASEMENT PLAN



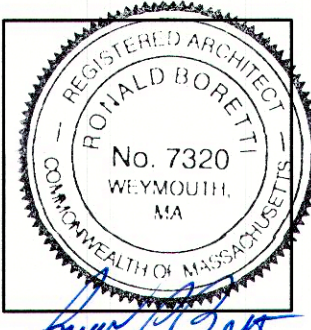
FIRST FLOOR PLAN

GROSS LIVING AREA - 1589 SQ.FT.



GENERAL NOTE:
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PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



Joe LaRosa
11-16-2016

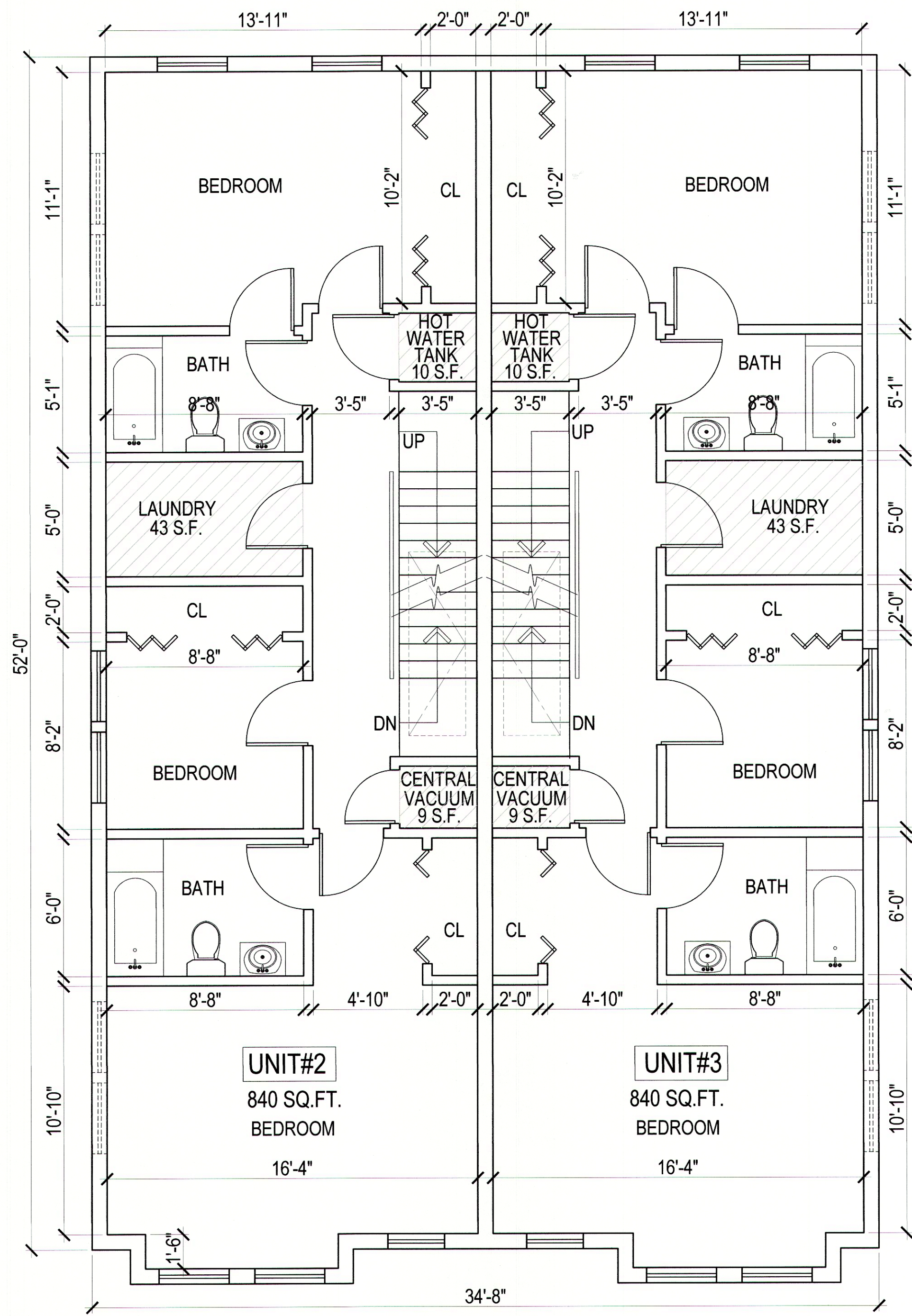
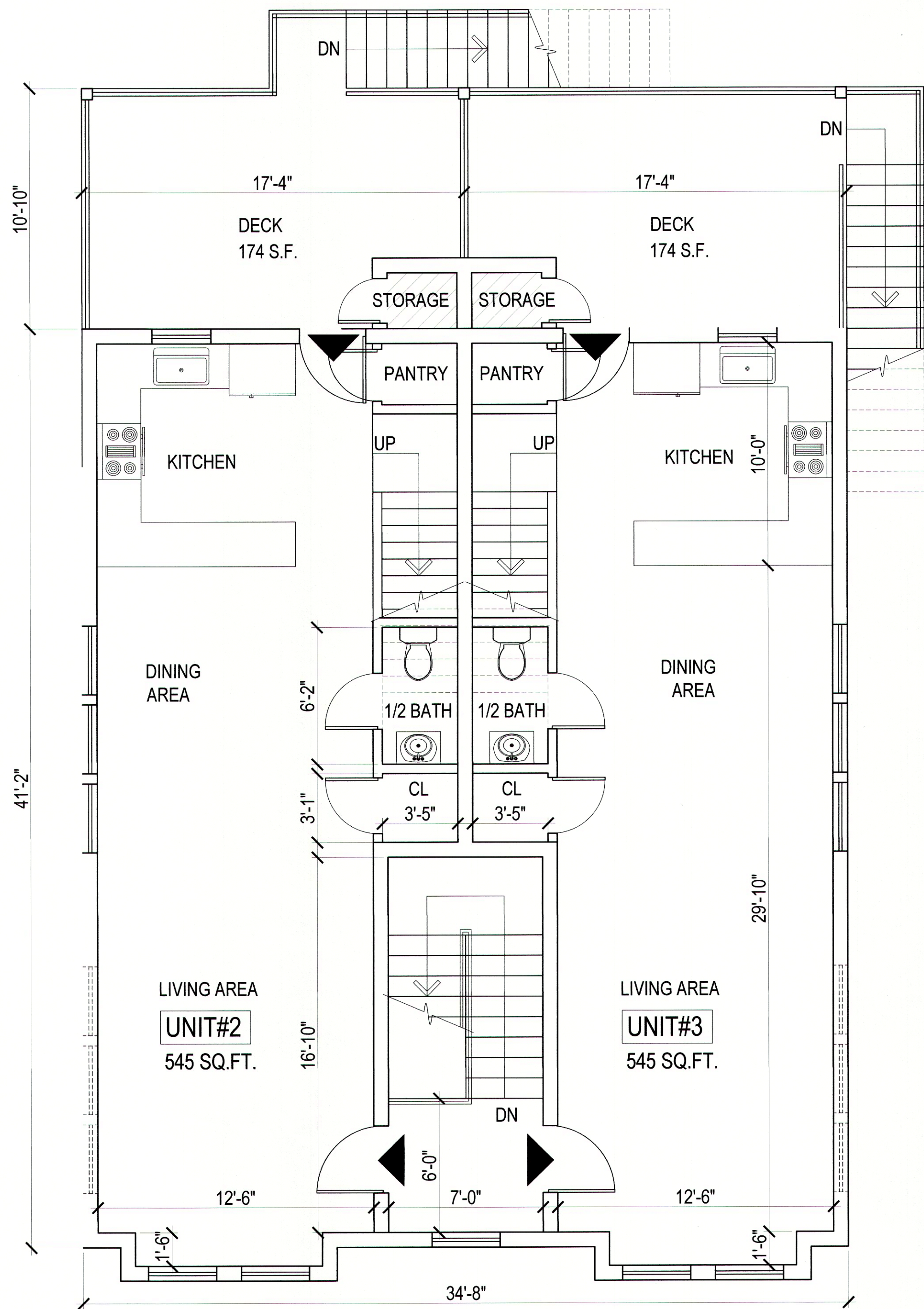
RCA, LLC
415 Neptune Ave.
Dorchester, Massachusetts 02122
www.rca-llc.com
Telephone: 617-282-0030
Fax: 617-282-1080

Joe LaRosa
2767 Washington Street
Ruxbury, Ma 02119

PROJECT #
16-141
DATE: 10-24-16
REV:
SCALE:
1/4" = 1'-0"
DRAWN BY:
JG
CHECKED BY:
R.P.B.

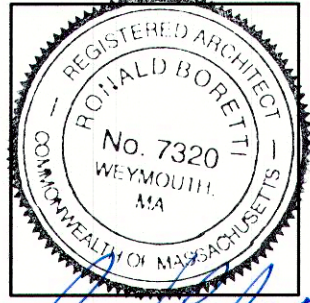
PROPOSED FLOOR PLANS

A2



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REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



11-15-2016

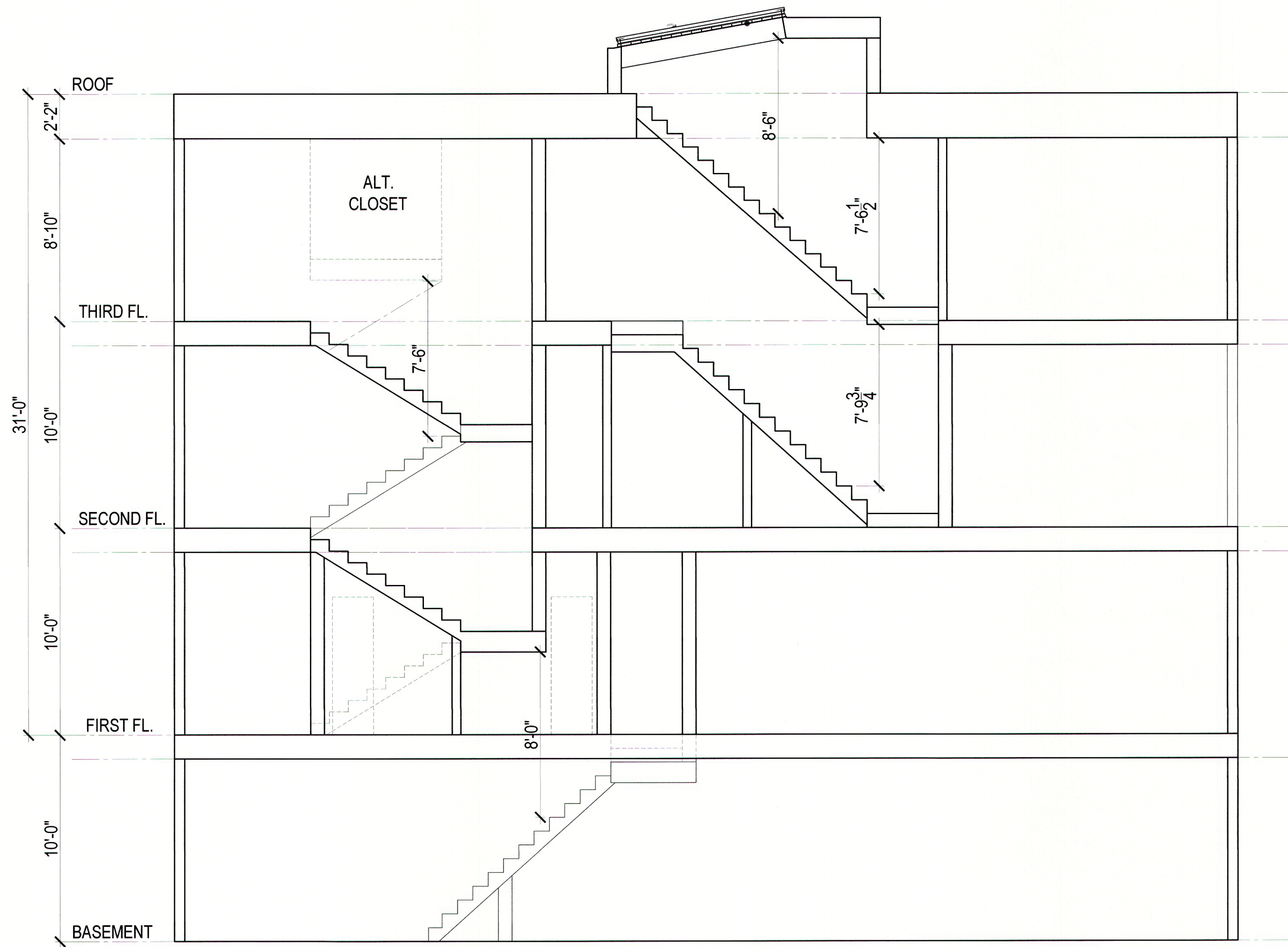
**RCA, LLC**
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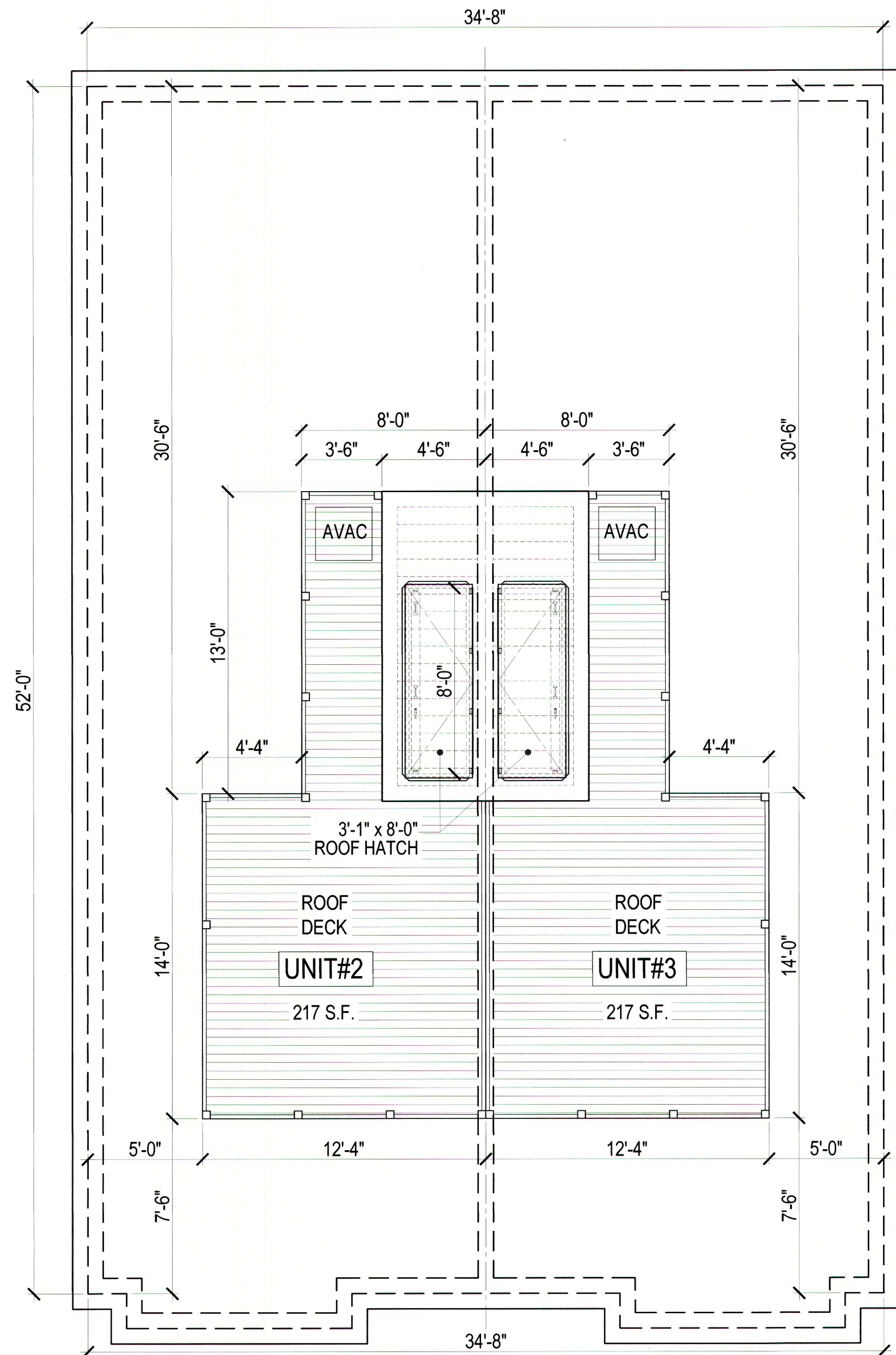
PROJECT #
16-141
DATE: 10-24-16
REV:
SCALE: 1/4" = 1'-0"
DRAWN BY: JG
CHECKED BY: R.P.B.

PROPOSED ROOF PLAN AND
BUILDING SECTION

A3



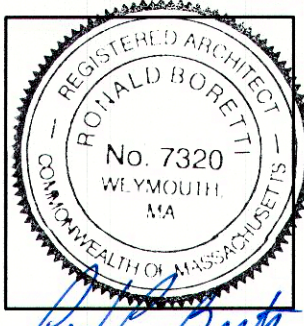
BUILDING SECTION



ROOF PLAN

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REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



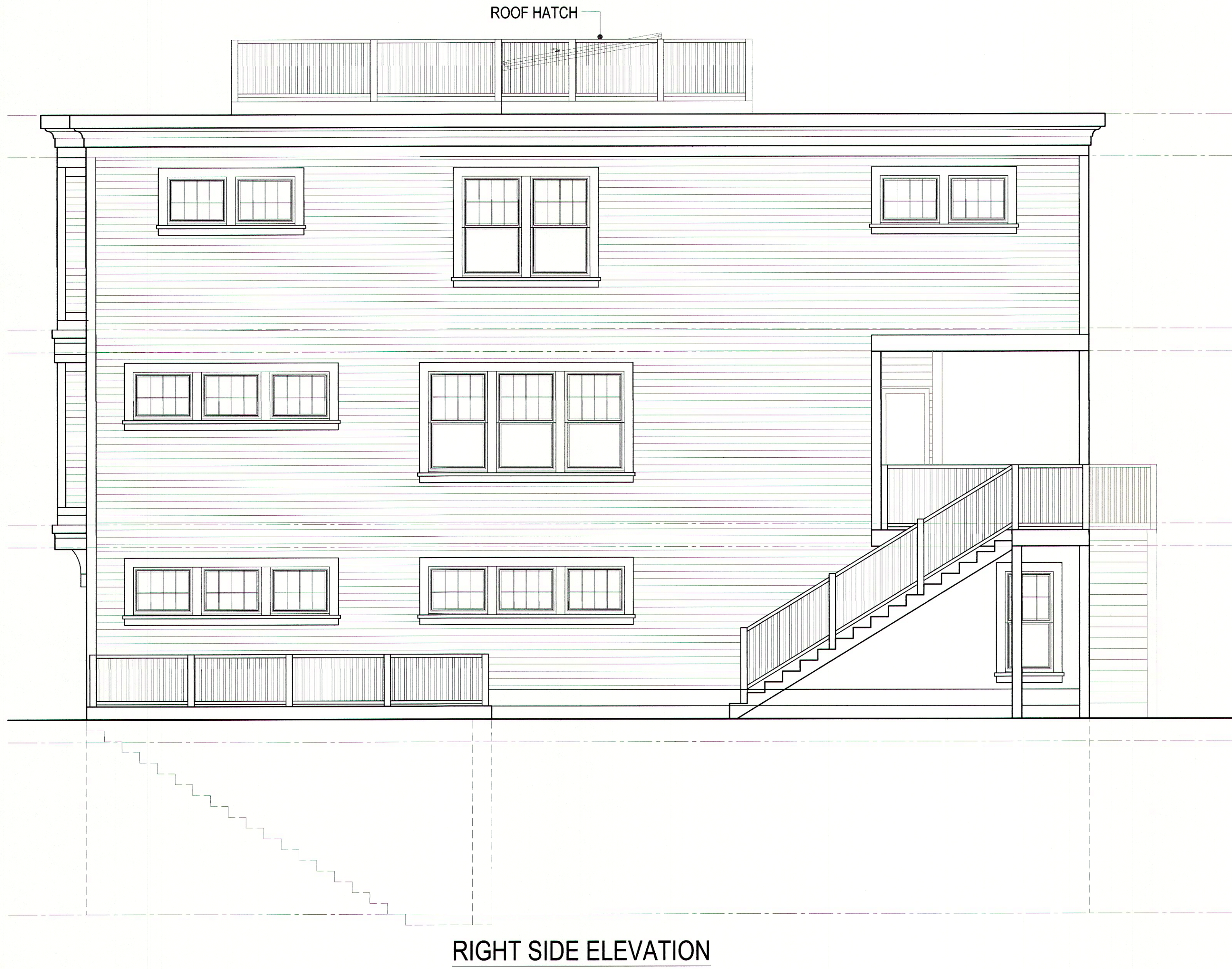
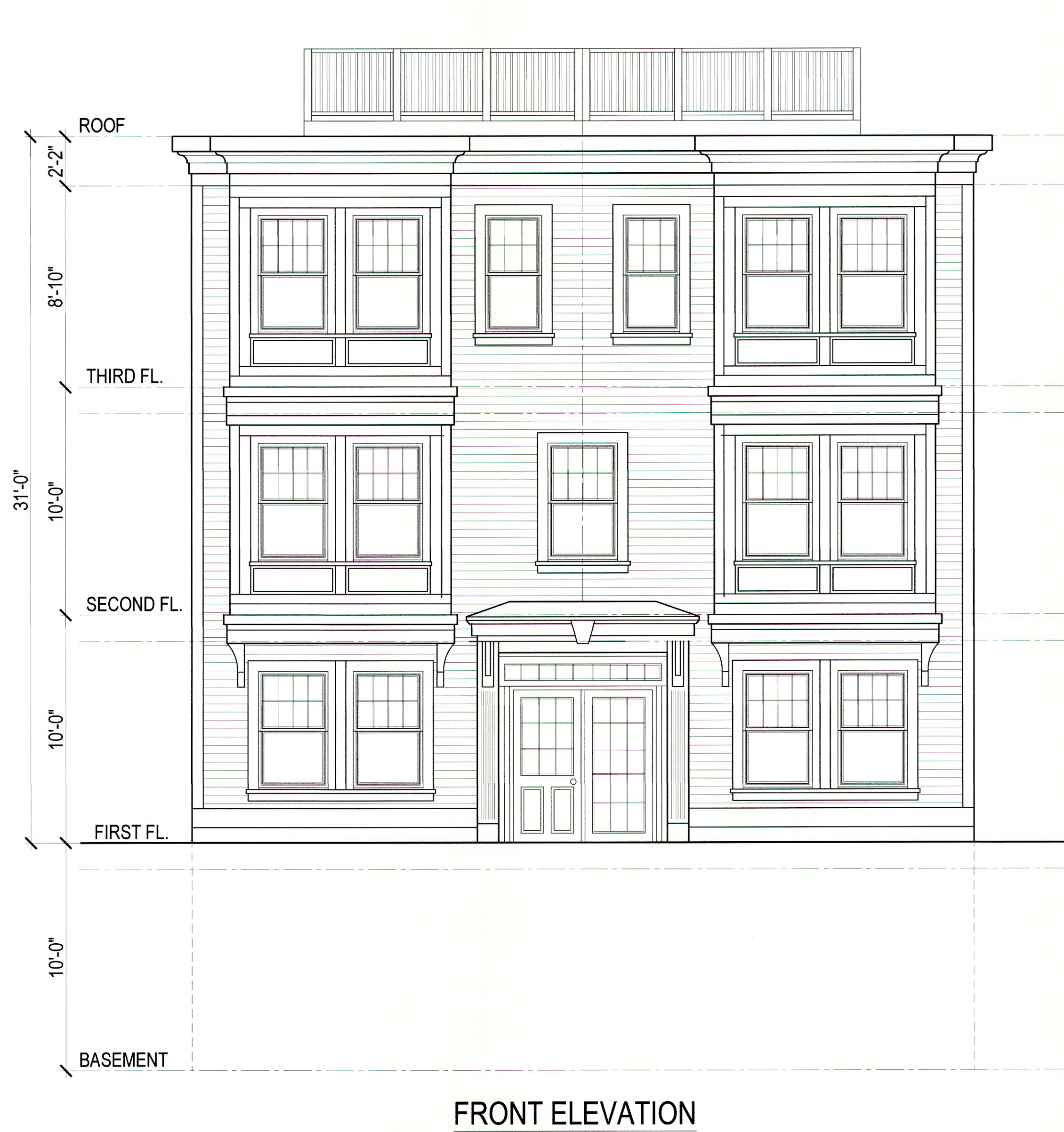
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PROJECT #
16-141
DATE: 10-24-16
REV:
SCALE:
1/4" = 1'-0"
DRAWN BY:
JG
CHECKED BY:
R.P.B.

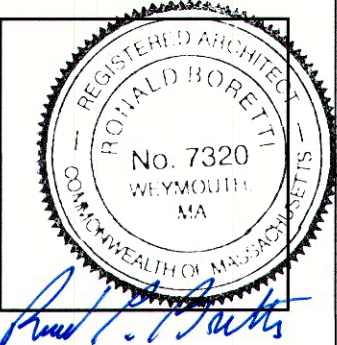
PROPOSED ELEVATIONS

A4



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REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



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PROJECT #
16-141
DATE: 10-24-16
REV:
SCALE:
1/4" = 1'-0"
DRAWN BY:
JG
CHECKED BY:
R.P.B.

PROPOSED ELEVATIONS

A5



REAR ELEVATION



LEFT SIDE ELEVATION

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