

**125 WARREN STREET  
ROXBURY, MASSACHUSETTS**

**Proposed  
Development  
125 Warren Street  
Roxbury, MA**

OWNER

mckay architects

35 Bryant Street  
Dedham, MA 02026  
ph.781.326.5400  
[www.mckayarchitects.net](http://www.mckayarchitects.net)



**Lot Size:** 15,011 sf

### 28 Residential Units on Floors 2 thru 4

**3 Studio Units**  
**10 One Bedroom Units**  
**13 Two Bedroom Units**  
**2 Three Bedroom Units**

**28 Parking Spaces**  
**1 Loading Area**

## Roxbury Neighborhood District

**ZONING DISTRICT**     **Dudley Square Economic Development Area**

<b><u>DIMENSIONAL REQUIREMENTS</u></b>	<b><u>REQUIRED</u></b>	<b><u>PROVIDED</u></b>	<b><u>CONFORMING</u></b>
MULTI FAMILY USE			Yes
LOT SIZE	None	15,011 sf	Yes
FLOOR AREA RATIO	2.0 (30,022 sf)	1.99 (29,870 sf)	Yes
BUILDING HEIGHT	55 FEET	38 FEET	Yes
MIN. USABLE OPEN SP.	None	2000 sf	Yes
FRONT YARD	None (Modal)	Modal	Yes
RIGHT SIDE YARD	0 FEET	6'-0"	Yes
LEFT SIDE YARD	0 Feet	3'	Yes
REAR YARD	20 FEET	40'-0"	Yes
PARKING	1 Space/unit 1 x 28=28 Spaces	28 Spaces	Yes

### OWNERSHIP & USE OF DOCUMENTS

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

JOB NO	204
DATE	10.10.18
DWG BY	RJM
CKD BY	MLM
SCALE	

## T-1.1







ST. JAMES STREET



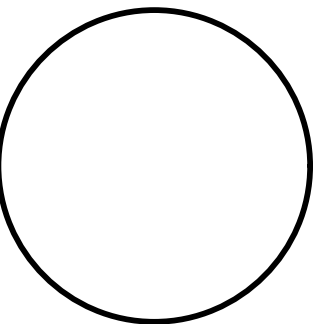
SUMMARY	
SECOND FLOOR	(1) STUDIO (2) 1 BR UNITS (6) 2 BR UNITS
THIRD FLOOR	(1) STUDIO (2) 1 BR UNITS (5) 2 BR UNITS (1) 3 BR UNITS
FOURTH FLOOR	(1) STUDIO (6) 1 BR UNITS (2) 2 BR UNITS (1) 3 BR UNITS
TOTAL	(28) UNITS

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Second Floor  
Plan

JOB NO	204
DATE	10.10.18
DWG BY	RJM
CKD BY	MLM
SCALE	1/8" = 1'-0"

A-1.2

1 Second Floor Plan  
A-1.2 1/8" = 1'-0"

WARREN STREET

9,696 SF



ST. JAMES STREET



WARREN STREET

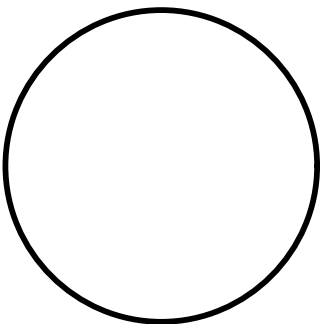
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Third Floor Plan

JOB NO	204
DATE	10.10.18
DWG BY	RJM
CKD BY	MLM
SCALE	1/8" = 1'-0"

A-1.3

1  
A-1.3

ThirdFloor Plan

1/8" = 1'-0"

9,696 SF



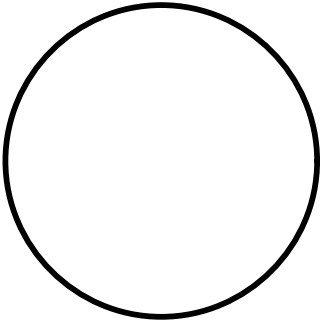


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Fourth Floor Plan

JOB NO	204
DATE	10.10.18
DWG BY	RJM
CKD BY	MLM
SCALE	1/8" = 1'-0"

A-1.4

1  
A-1.4  
Fourth Floor Plan  
1/8" = 1'-0"

9,696 SF





1  
A-2.1

**Warren Street Elevation**

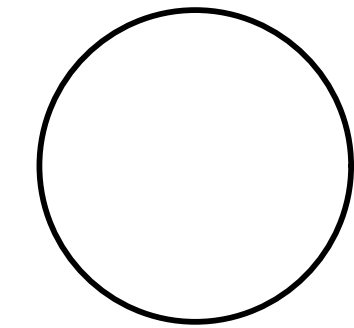
3/16" = 1'-0"

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**Warren Street**  
**Elevation**

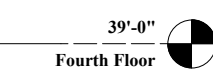
JOB NO	204
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SCALE	3/16" = 1'-0"

**A-2.1**



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9'-6"


29'-6"  
Third Floor

9'-6"

20'-0"

Second Floor

10'-0"  
Ground Level Parking

0'-0" 

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<b>JOB NO</b>	
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204

DATE \_\_\_\_\_

0.18

DWG BY	RJM
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CKD BY	MLM
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SCALE
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$$3/16'' = 1'-0''$$

## A-2.2

1

## A-2.2

$$3/16'' = 1'-0''$$