



**2451 WASHINGTON STREET APPLICATION FOR ARTICLE 80  
SMALL PROJECT REVIEW  
MARCH 6, 2017**

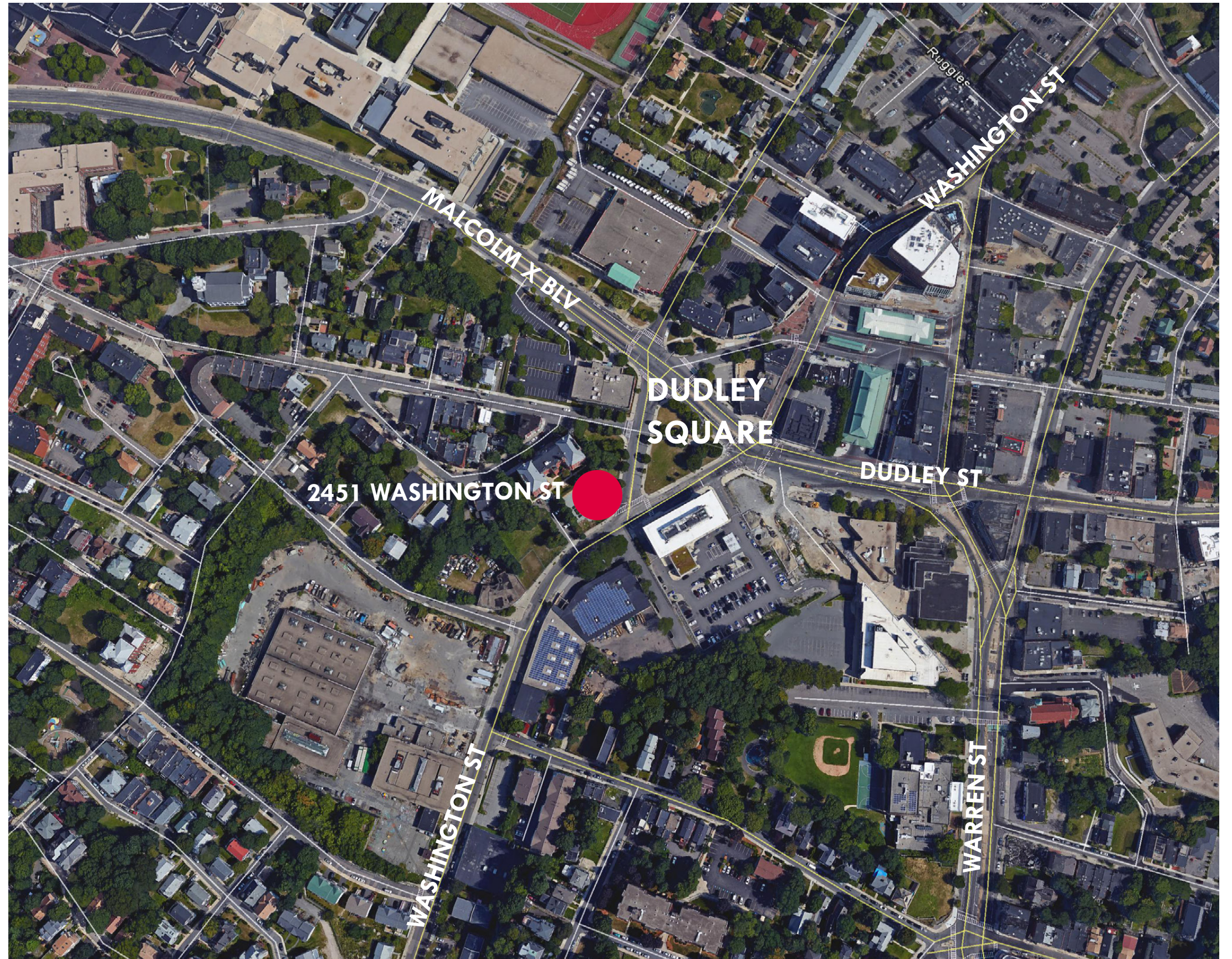
2451 WASHINGTON STREET  
Roxbury, MA

March 8, 2017



**D/R/E/A/M**COLLABORATIVE  
Architecture | Urban Development | LEED Consulting





2451 WASHINGTON STREET  
Roxbury, MA

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LOCUS MAP  
March 8, 2017

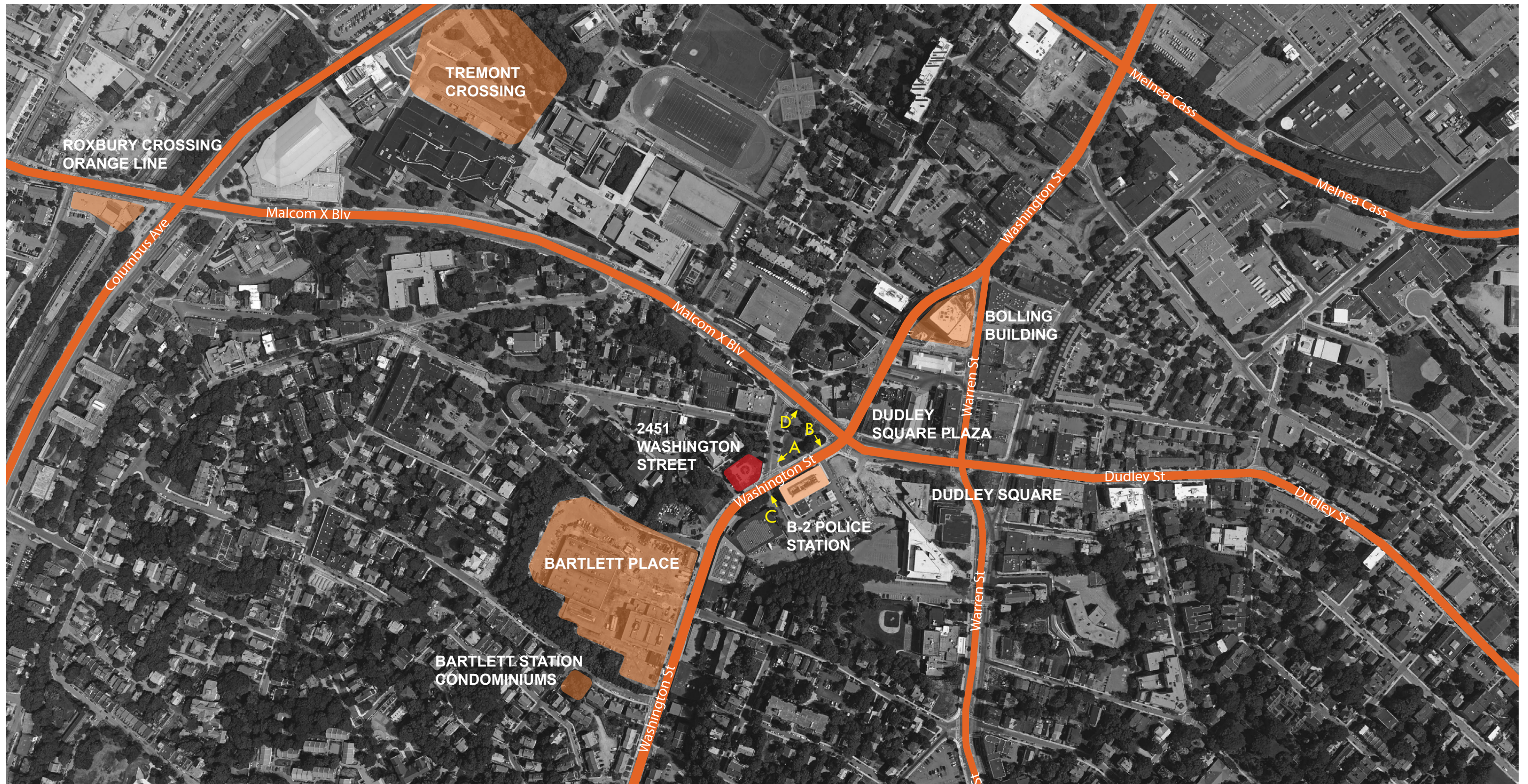


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A) View West on Washington St.



B) Boston Police District Station, Opposite Site

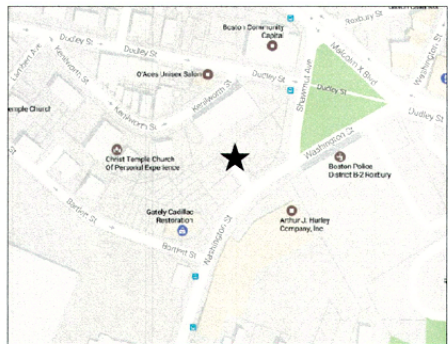


C) Front of School House, Parcel 3214



D) Dudley Square Plaza





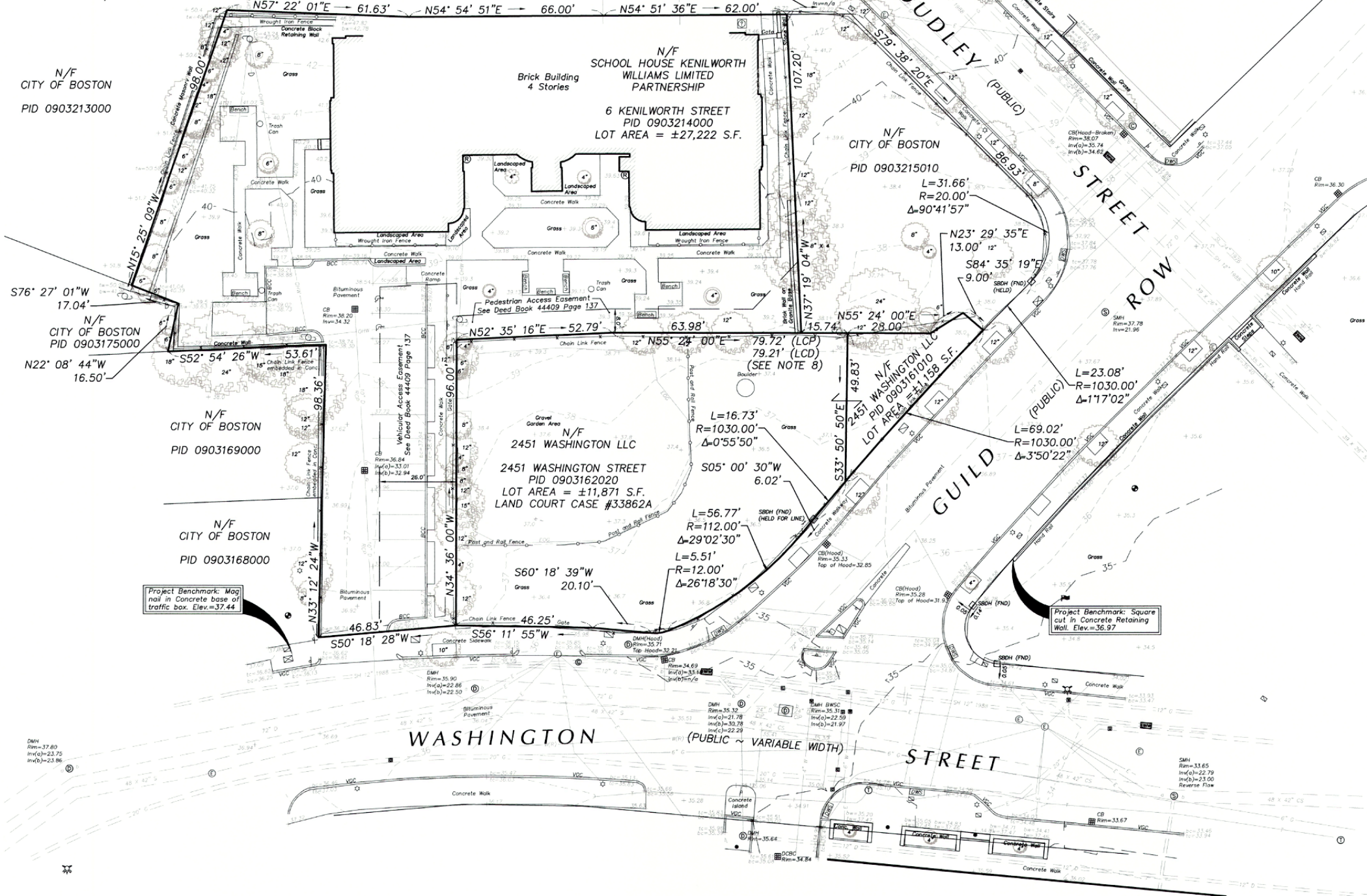
VICINITY MAP

MASSACHUSETTS STATE PLANE  
COORDINATE SYSTEM - NAD 83

N/F  
CITY OF BOSTON  
PID 0903213000

LEGEND

- CATCHBASIN
- DRAIN MANHOLE
- AREA DRAIN
- ROOF DRAIN
- SEWER MANHOLE
- HYDRANT
- WATER GATE
- BWSC WATER GATE
- MONITORING WELL
- GAS MANHOLE
- GAS METER
- GAS GATE
- GAS SERVICE
- ELECTRIC MANHOLE
- UTILITY POLE
- LIGHT POLE
- HANDHOLE
- TRAFFIC BOX
- COMMUNICATIONS MANHOLE
- TELEPHONE MANHOLE
- UNKNOWN MANHOLE
- SIGN
- BOLLARD
- GUY WIRE
- BOUND
- IRON PIPE
- DRILLHOLE
- IRON REBAR
- DECIDUOUS TREE
- CONIFEROUS TREE
- FLAGPOLE
- HANDICAP PARKING SPACE
- DRAIN LINE
- SEWER LINE
- WATER LINE
- GAS LINE
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- COMMUNICATIONS LINE
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- INDEX CONTOUR
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- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
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- BITUMINOUS CONCRETE CURB
- VERTICAL GRANITE CURB
- EDGE OF GRAVEL
- DISTANCE PER LAND
- COURT PETITIONERS PLAN
- DISTANCE PER LAND
- COURT DECREE PLAN



5



1 inch = 20 ft.

NOTES:

- THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO THE BOSTON CITY BASE BY RTK GPS OBSERVATIONS TAKEN ON FEBRUARY 6, 2017. SEE PLAN FOR PROJECT BENCHMARK LOCATION.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON FEBRUARY 2, 6, 21, 22 & 24 2017.
- UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. CONTACT DISAEE PRIOR TO ANY EXCAVATION.
- ABUTTERS' NAMES REFER TO CURRENT CITY OF BOSTON ASSESSOR'S RECORDS.
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- PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS AND THE CITY OF BOSTON DEPARTMENT OF PUBLIC WORKS - ENGINEERING DIVISION.
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  - Plan in Deed Book 9134 Page 40
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  - Suffolk County Layout No. 6706
  - 1992 Alteration - Sheet 3 of 3
  - Unrecorded Plan by Howe Surveying Associates, Inc. entitled "Existing Conditions Plan, 2451-2455 Washington Street, Roxbury, MA" dated November 3, 2004.
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samotes

Samotes Consultants Inc.

Civil Engineers & Land Surveyors

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Framingham, MA 01701

T 508.877.6688

F 508.877.8349

www.samotes.com

2451 WASHINGTON STREET  
& 6 KENILWORTH STREET  
BOSTON (ROXBURY), MA



03-07-17

JAMES P. HORGAN - P.L.S. No. 50302  
REGISTERED PROFESSIONAL  
LAND SURVEYOR FOR  
SAMIOTES CONSULTANTS, INC.

REVISION


EXISTING  
CONDITIONS  
PLAN

JOB # 16232.01

DATE: 03.07.17

SCALE: 1"=20'

DRAWN BY: CY/DP/JH

APPROVED BY: TMC

EX-1.1

SHEET 1 OF 1

FILE:16232 2451 WASHINGTON ST BOSTON WS 20170214.DWG



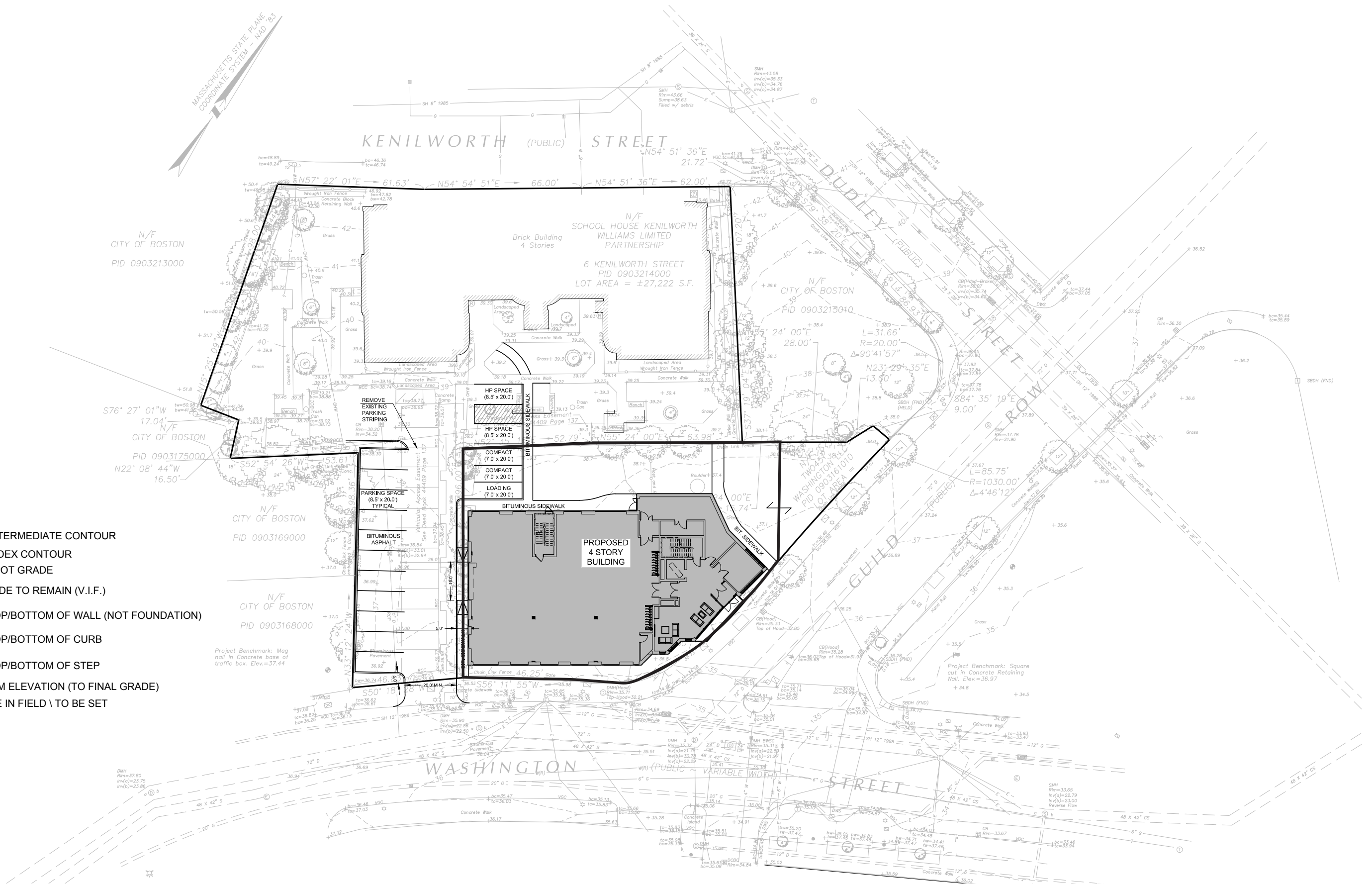
ZONING CHART AS PROPOSED

Dimensional Regulations	For Zoning District – Roxbury Neighborhood District- Economic Development Area Sub-districts	Proposed Development	Variance?
Maximum Floor Area Ratio	2.0	1.90	NO
Maximum Building Height	55 ft	45 ft	NO
Minimum Lot Size	None		NO
Minimum Lot Area Per Dwelling Unit	None		NO
Minimum Usable Open Space	None		NO
Minimum Lot Width	None		NO
Minimum Lot Frontage	None		NO
Minimum Front Yard	None		NO
Minimum Side Yard	None		NO
Minimum Rear Yard	20ft	20 ft	NO
Parcel 09-03162-020 (P1) - EDA	11,871 sf		
Maximum FAR Square Footage (11,871 sf x 2.0)	23,742 sf	22,630 sf	
Parking Spaces	1 space/ unit x 16 units= 16 spaces	16	NO
Loading Spaces	1	1	NO



LEGEND:

129	PROPOSED INTERMEDIATE CONTOUR
130	PROPOSED INDEX CONTOUR
130.0 X	PROPOSED SPOT GRADE
(130.0) X	EXISTING GRADE TO REMAIN (V.I.F.)
TW=131.87 BW=130.50 X	PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
TC=131.87 X BC=130.50	PROPOSED TOP/BOTTOM OF CURB
TS=131.87 X BS=130.50	PROPOSED TOP/BOTTOM OF STEP
RIM=130.20 X	PROPOSED RIM ELEVATION (TO FINAL GRADE)
V.I.F.	VERIFY GRADE IN FIELD \ TO BE SET



2451 WASHINGTON STREET  
Roxbury, MA

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CIVIL SITE PLAN

March 8, 2017

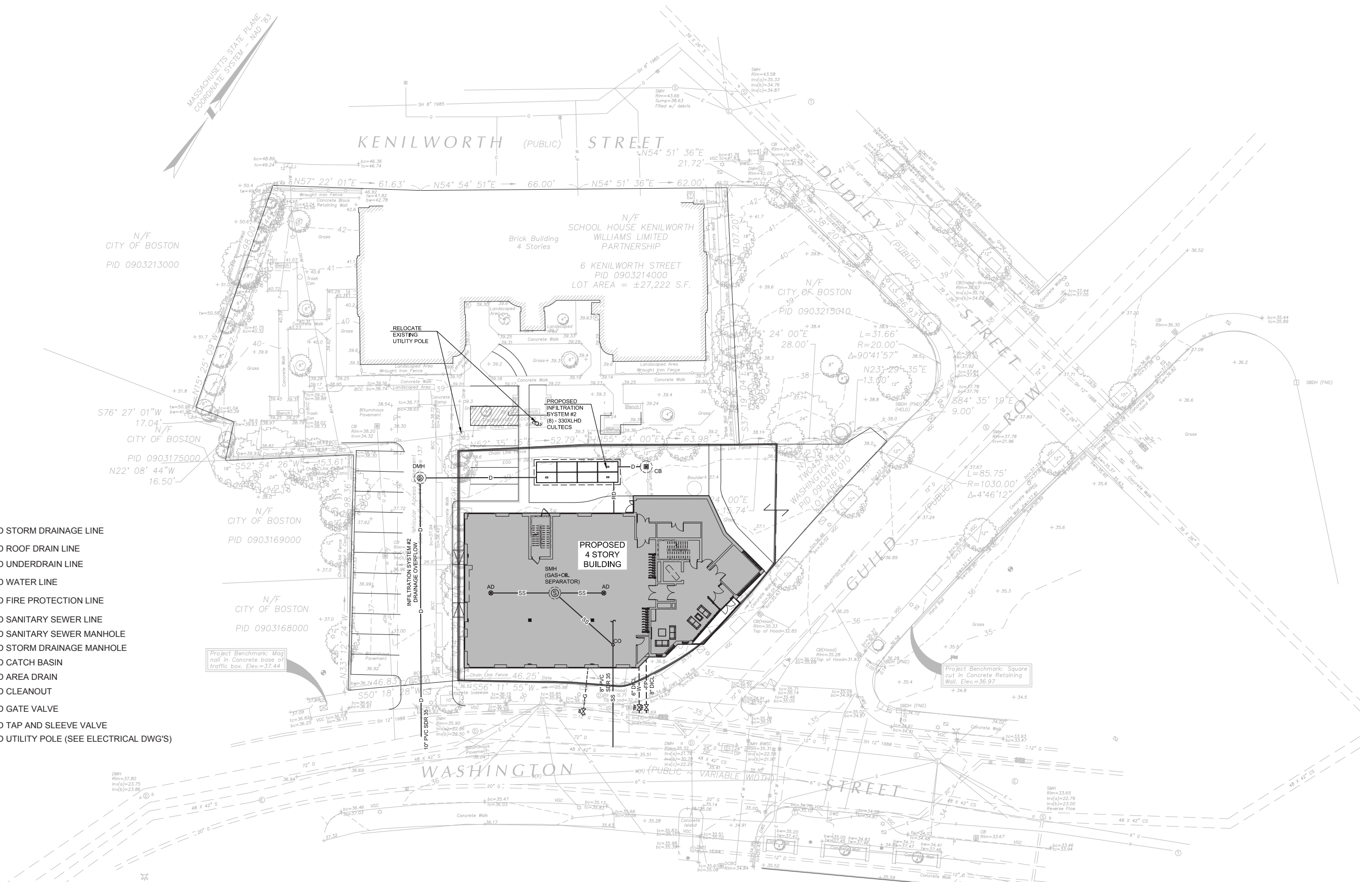


D/R/E/A/M COLLABORATIVE  
Architecture | Urban Development | LEED Consulting



LEGEND:

- D PROPOSED STORM DRAINAGE LINE
- RD PROPOSED ROOF DRAIN LINE
- UD PROPOSED UNDERDRAIN LINE
- W PROPOSED WATER LINE
- FP PROPOSED FIRE PROTECTION LINE
- SS PROPOSED SANITARY SEWER LINE
- SMH PROPOSED SANITARY SEWER MANHOLE
- DMH PROPOSED STORM DRAINAGE MANHOLE
- CB PROPOSED CATCH BASIN
- AD PROPOSED AREA DRAIN
- CO PROPOSED CLEANOUT
- PROPOSED GATE VALVE
- PROPOSED TAP AND SLEEVE VALVE
- PROPOSED UTILITY POLE (SEE ELECTRICAL DWG'S)



2451 WASHINGTON STREET  
Roxbury, MA

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CIVIL UTILITIES PLAN

March 8, 2017

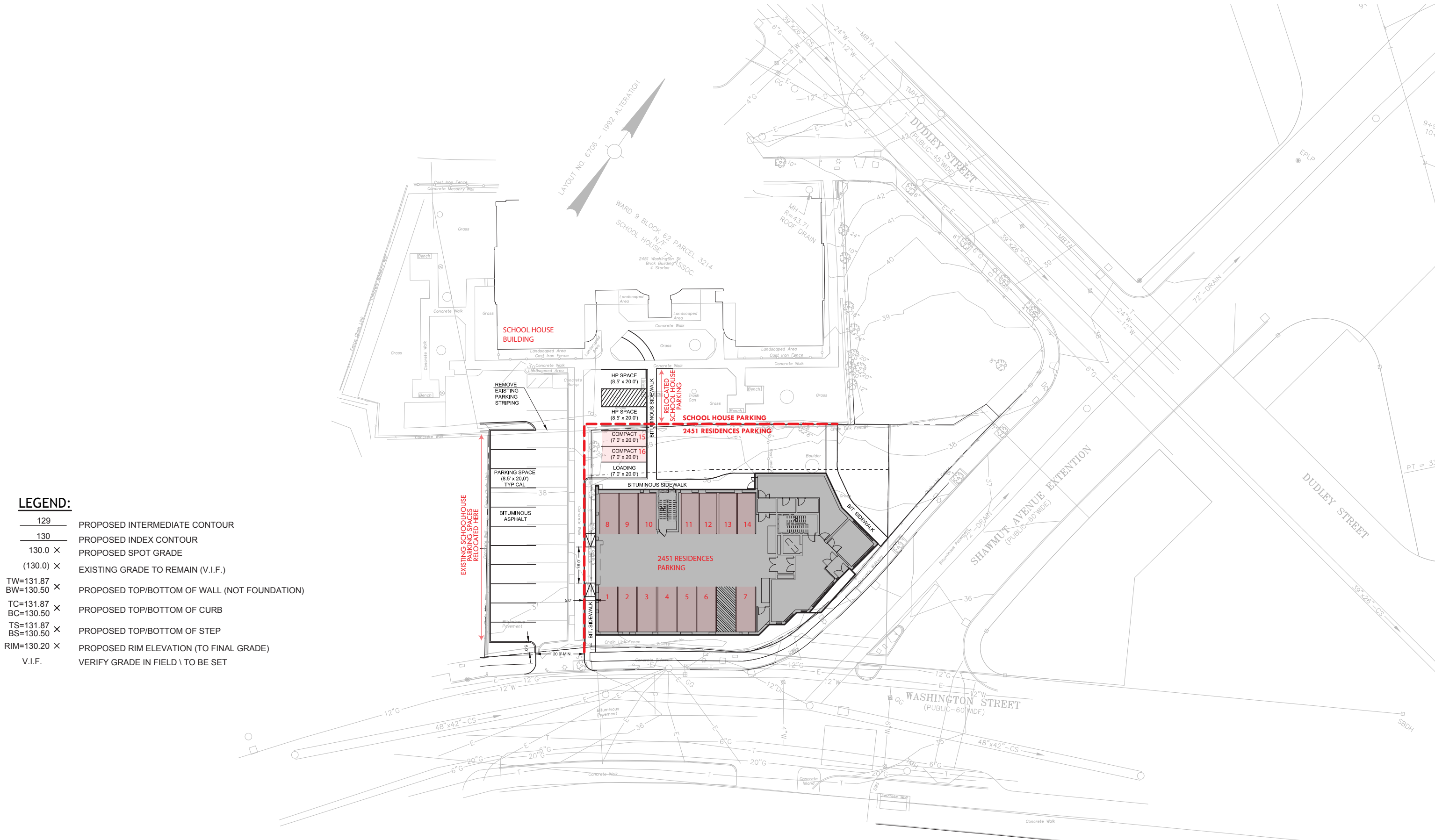


D/R/E/A/M COLLABORATIVE  
Architecture | Urban Development | LEED Consulting





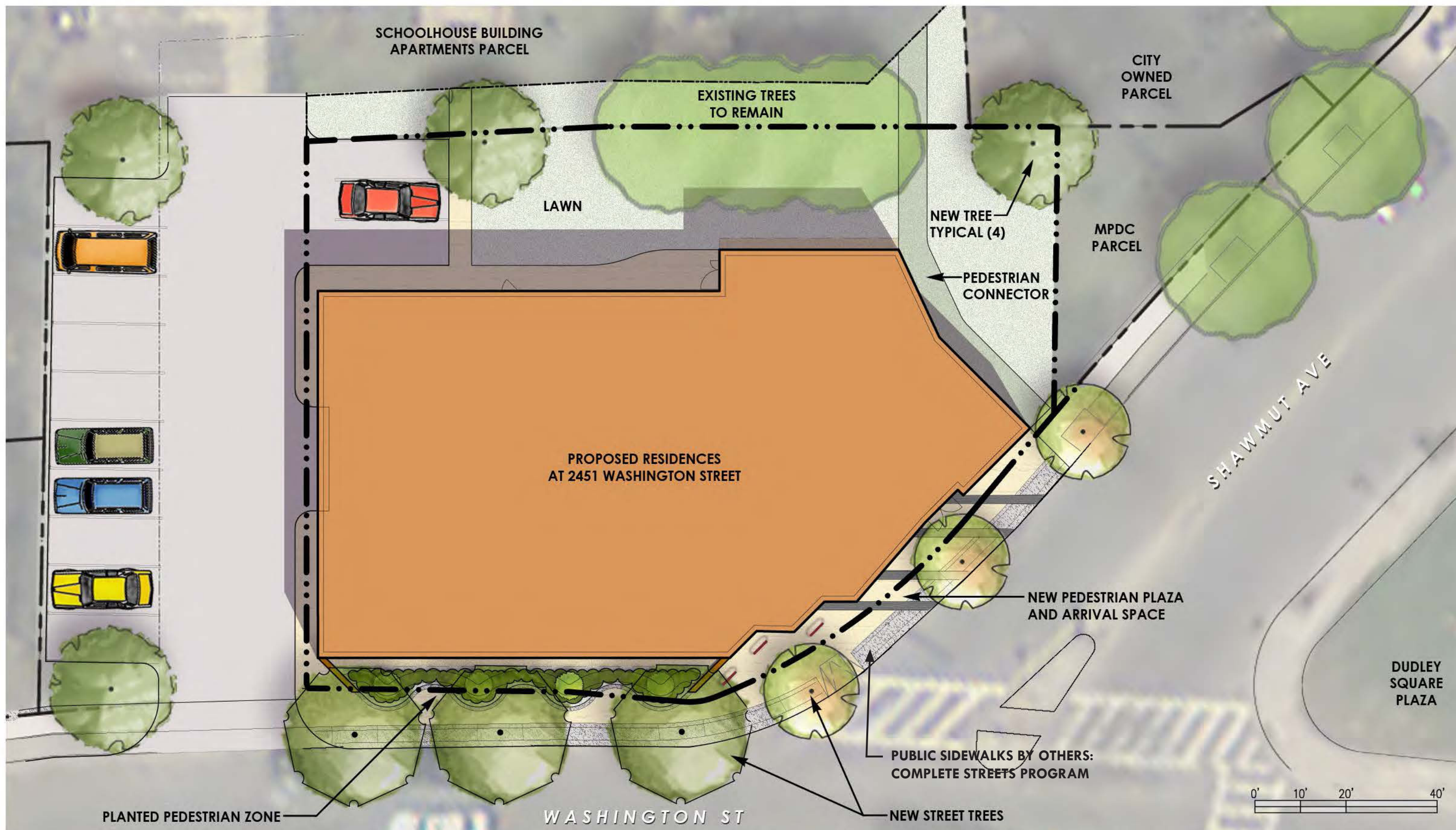




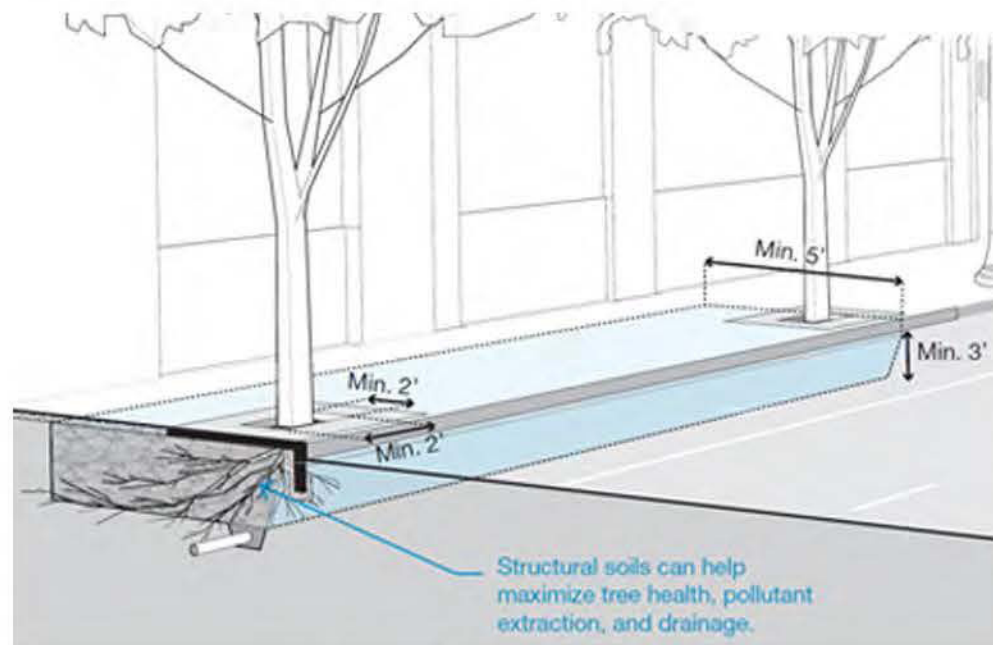
- LEGEND:**
- 129 PROPOSED INTERMEDIATE CONTOUR
  - 130 PROPOSED INDEX CONTOUR
  - 130.0 X PROPOSED SPOT GRADE
  - (130.0) X EXISTING GRADE TO REMAIN (V.I.F.)
  - TW=131.87 X PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
  - TC=131.87 X PROPOSED TOP/BOTTOM OF CURB
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  - RIM=130.20 X PROPOSED RIM ELEVATION (TO FINAL GRADE)
  - V.I.F. VERIFY GRADE IN FIELD \ TO BE SET











**Covered Tree Trench**

(Image Source: Boston Transportation Department Draft Complete Streets Guidelines)



**Possible Streetscape Illustration**



**Groundcover, Perennials & Ornamental Grasses**



**State Street Maple**



**State Street Maple - Fall Color**



**Scholar Tree**



**Birch Clump**



**White Eastern Redbud**

**Suggested Plant Materials**





SIDEWALK PEDESTRIAN  
MOVEMENT ZONE (5'-0" MIN)

SIDEWALK TREE PLANTING  
ZONE (4'-0" MIN.)

PUBLIC SIDEWALK PROVIDED BY  
OTHERS: COMPLETE STREETS PROGRAM







PROPOSED PERSPECTIVE @ WASHINGTON ST.

2451 WASHINGTON STREET  
Roxbury, MA

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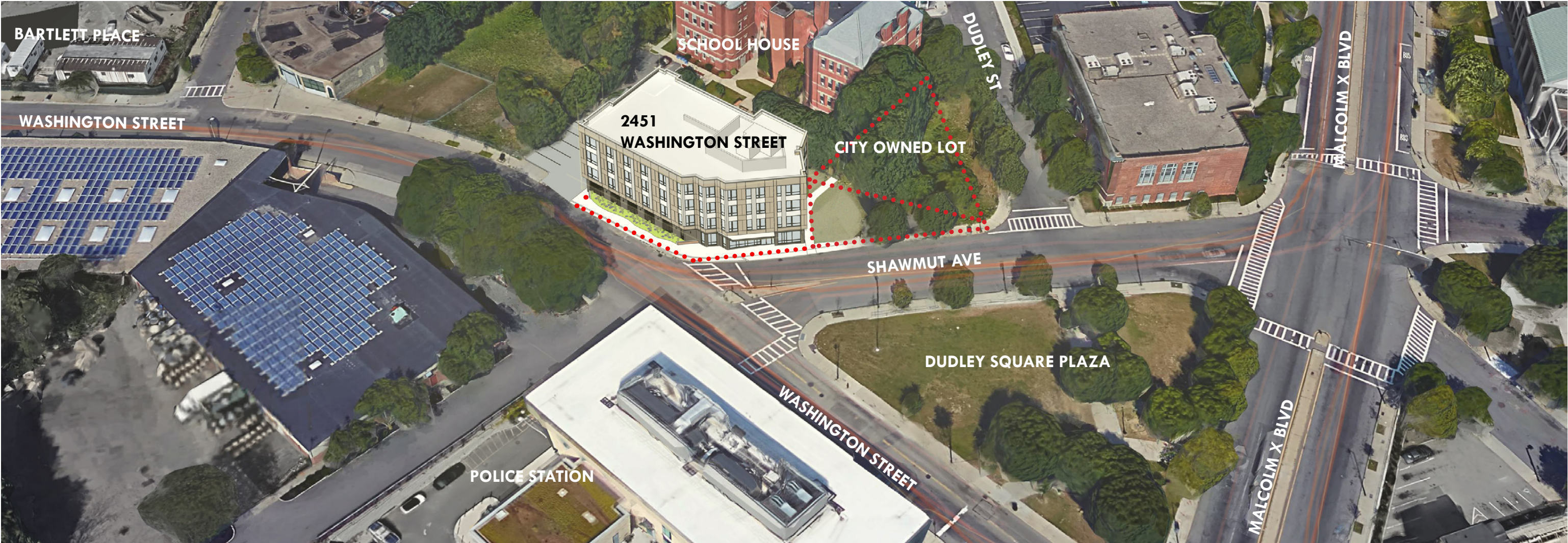
STREET LEVEL PERSPECTIVE

March 8, 2017



**D/R/E/A/M**COLLABORATIVE  
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SITE DATA		PROGRAM		Total			LEVEL 1			LEVEL 2			LEVEL 3			LEVEL 4		
Lot Size (SF)	11,871	TOTAL FLOOR PLATE GROSS AREA (SF)		28579			7105			7158			7158			7158		
FAR	1.9	*FAR AREA (SF)		22630			1600			7010			7010			7010		
*FAR SQUARE FOOTAGE	22630	PROGRAM	AVG. SIZE (SF)	Units	SF	Unit (%)	UNIT	BEDRM	SF	UNIT	BEDRM	SF	UNIT	BEDRM	SF	UNIT	BEDRM	SF
Total Unit Count	16	1 Bedroom	760	3	2284	19%	0	0	0	0	0	0	0	0	0	3	3	2284
Parking Spaces	16	2 Bedrooms	1010	8	8080	50%	0	0	0	3	6	3080	3	6	3080	2	4	1920
Covered Parking SF	4967	3+ Bedrooms	1245	5	6228	31%	0	0	0	2	6	2476	2	6	2476	1	3	1276
Loading	1	Lobby			548				548			0			0			0
Building Height (Roof)	45	Community Room			230				230			0			0			0
Rear Yard	20	MEP / Storage/ Trash *			1,124				680			148			148			148
		Parking*			4,825				4,967									
		Circulation / Openings			5,260				822			1,454			1,454			1,530
		Totals:		16					7,105	5	12	7158	5	12	7158	6	10	7158

\*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



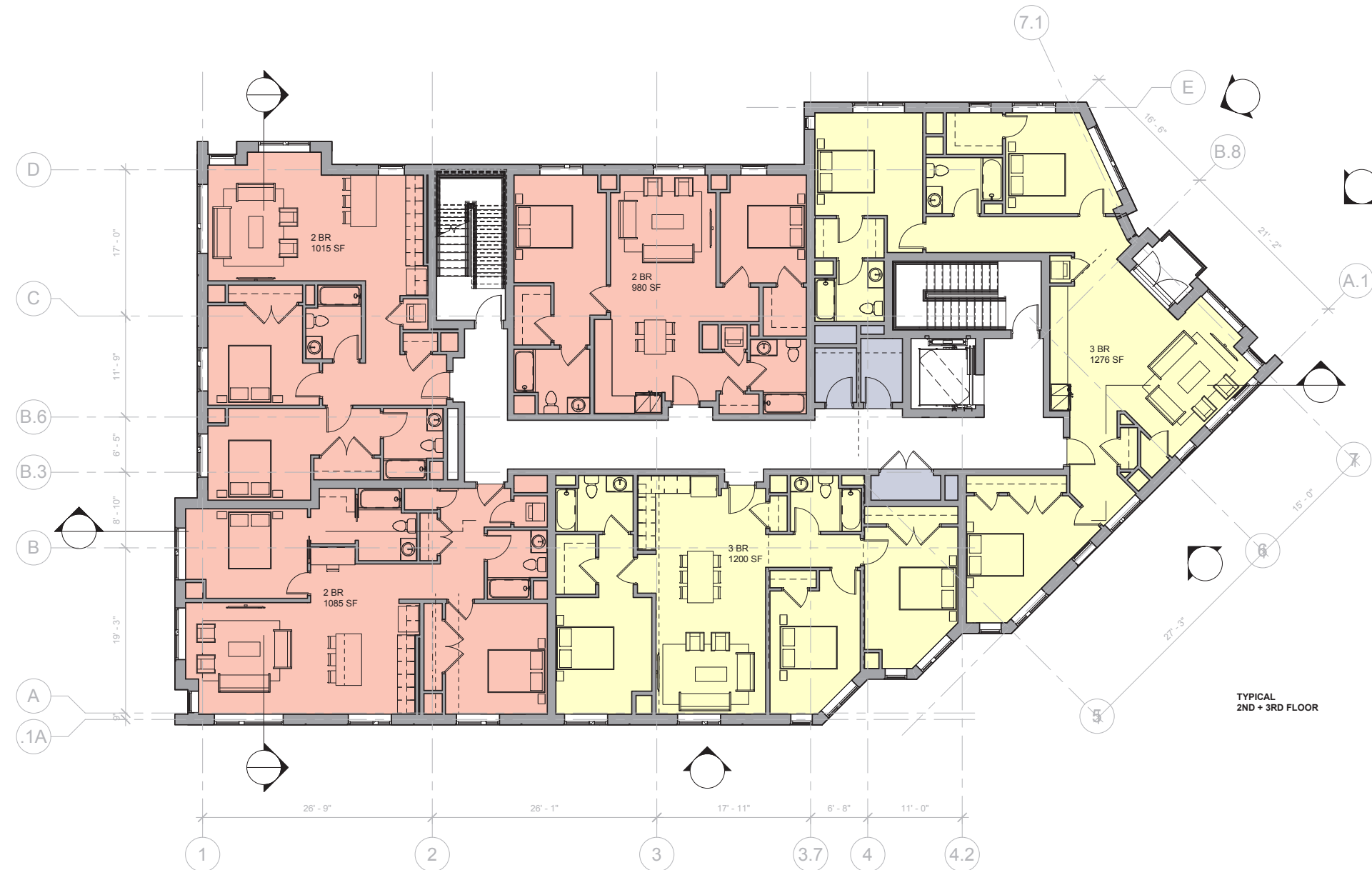




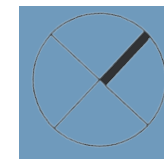


# LEGEND

- UTILITIES
- LOUNGE/ COMMUNITY ROOM
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



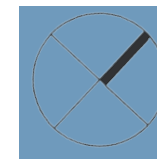
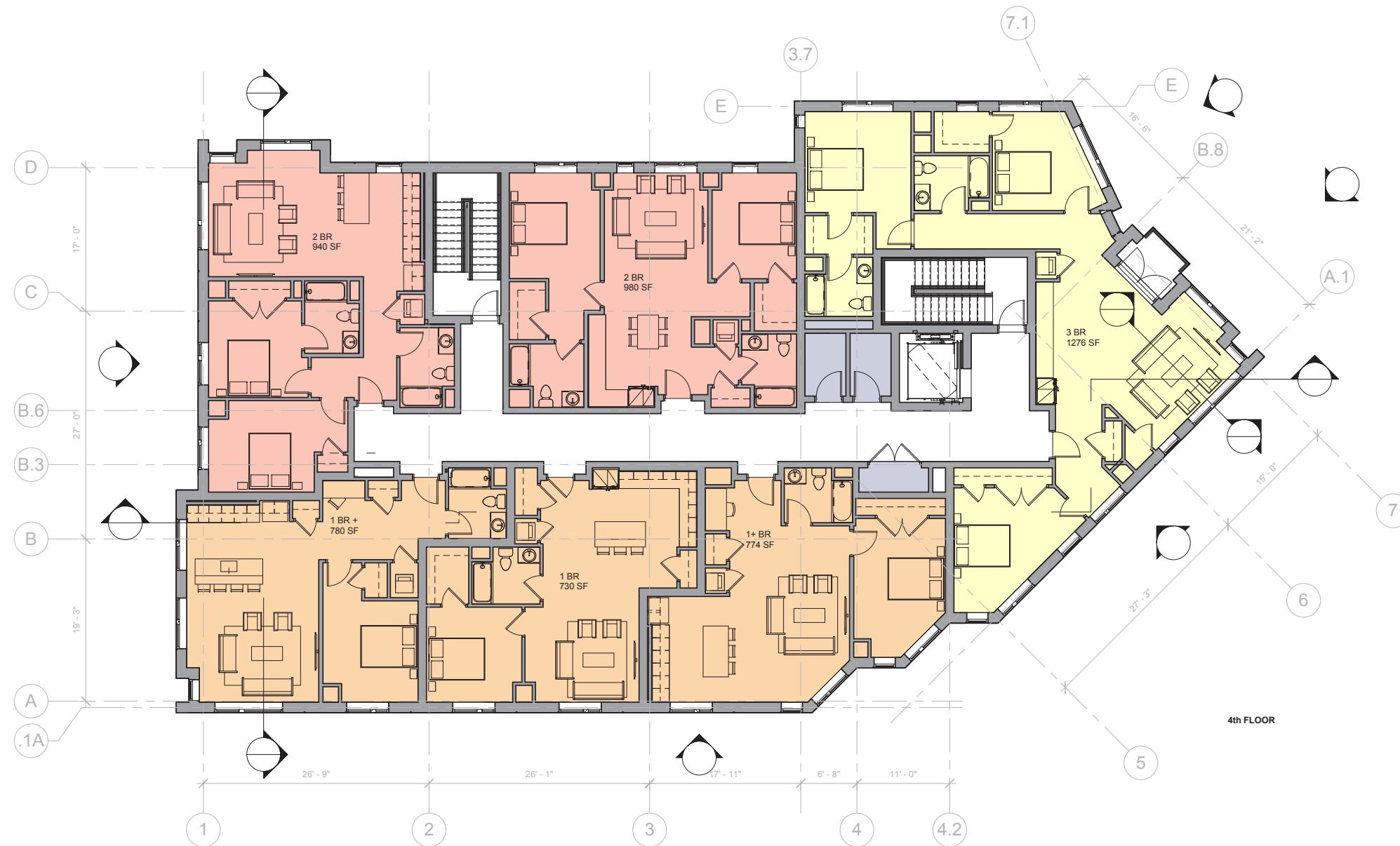
TYPICAL  
2ND + 3RD FLOOR



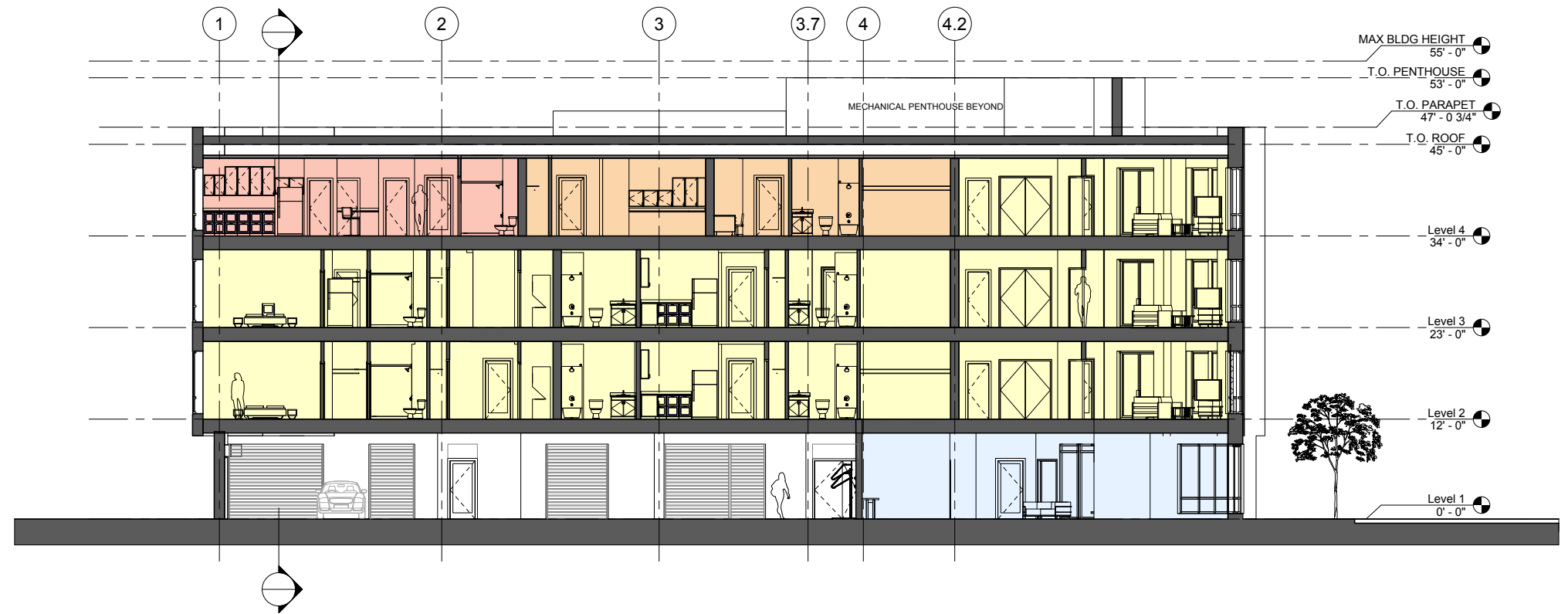


# LEGEND

- UTILITIES
- LOUNGE/ COMMUNITY ROOM
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM







#### LEGEND

- UTILITIES
- LOUNGE/ COMMUNITY ROOM
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM







**TYPICAL FACADE MATERIALS:**

MAIN FACADE MATERIAL:  
EQUITONE FIBER CEMENT PANEL  
ALTERNATES: NBK TERRART TERRACOTTA FACADE SYSTEMS  
FUNDERMAX MODULO PANEL

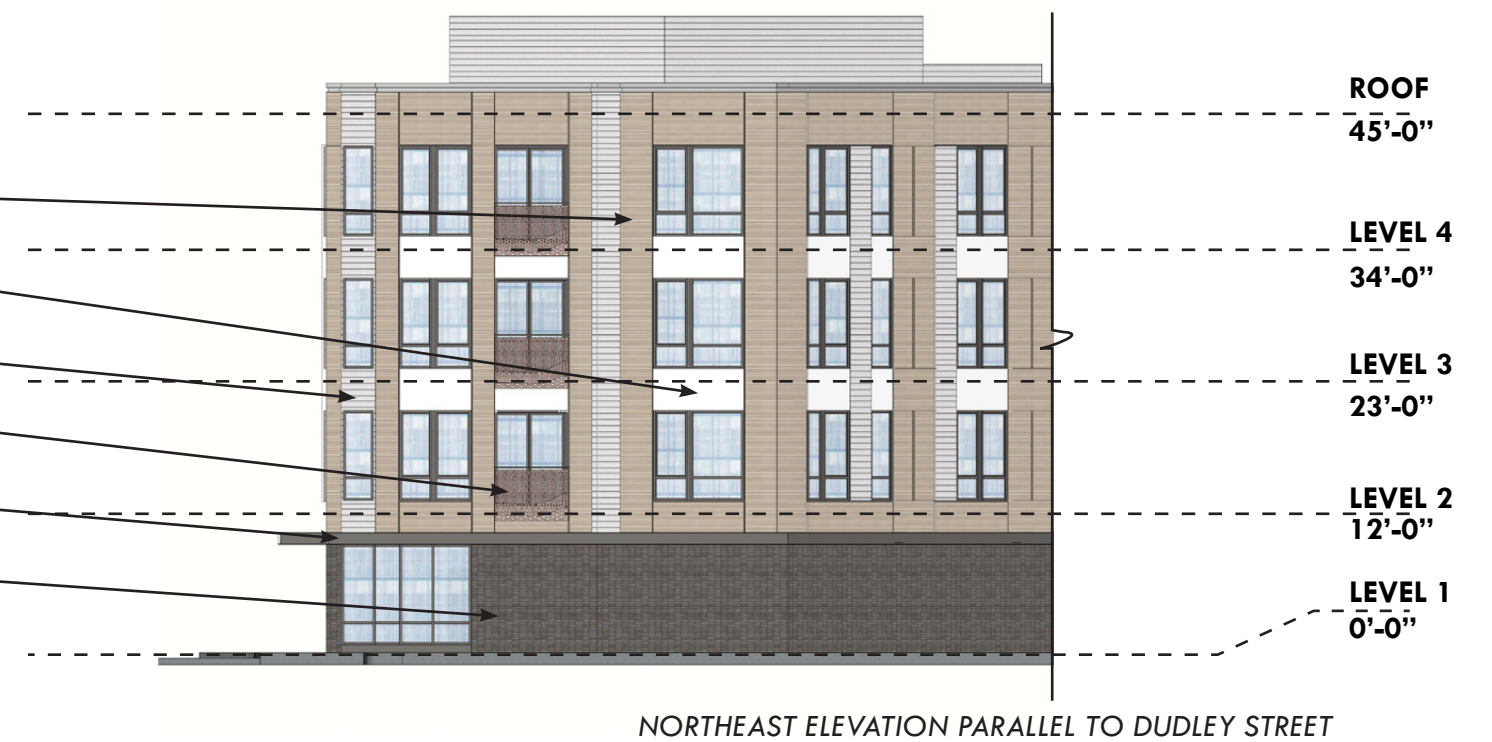
METAL PANEL AT WINDOWS

METAL LAP PANEL

PERFORATED METAL AT GARAGE AND  
PORCH SCREENS

STEEL CHANNEL REVEAL

BRICK







NORTHWEST (REAR) ELEVATION



WEST ELEVATION









LEED v4 for Building Design and Construction: Multifamily Midrise

Project Checklist

Project Name:  
Date:

2451 Washington Street  
2/17/2017

Y	?	N
2		
Credit	Integrative Process	2

14	0	16	Location and Transportation	15
Y			Prereq Floodplain Avoidance	Required
PERFORMANCE PATH				
		15	Credit LEED for Neighborhood Development Location	15
PRESCRIPTIVE PATH				
8			Credit Site Selection	8
2		1	Credit Compact Development	3
2			Credit Community Resources	2
2			Credit Access to Transit	2

0	0	3	Sustainable Sites	7
Y			Prereq Construction Activity Pollution Prevention	Required
Y			Prereq No Invasive Plants	Required
2			Credit Heat Island Reduction	2
	3		Credit Rainwater Management	3
1.5		0.5	Credit Non-Toxic Pest Control	2

7	0	3	Water Efficiency	12
Y			Prereq Water Metering	Required
PERFORMANCE PATH				
			Credit Total Water Use	12
PRESCRIPTIVE PATH				
6			Credit Indoor Water Use	6
1		3	Credit Outdoor Water Use	4

19	0	18	Energy and Atmosphere	37
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Energy Metering	Required
Y			Prereq Education of the Homeowner, Tenant or Building Manager	Required
15		15	Credit Annual Energy Use	30
2		3	Credit Efficiency Hot Water Distribution	5
2			Credit Advanced Utility Tracking	2

4	0	6	Materials and Resources	9
Y			Prereq Certified Tropical Wood	Required
Y			Prereq Durability Management	Required
1			Credit Durability Management Verification	1
1		4	Credit Environmentally Preferable Products	5
1.5		1.5	Credit Construction Waste Management	3

9	1	8	Indoor Environmental Quality	18
Y			Prereq Ventilation	Required
Y			Prereq Combustion Venting	Required
Y			Prereq Garage Pollutant Protection	Required
Y			Prereq Radon-Resistant Construction	Required
Y			Prereq Air Filtering	Required
Y			Prereq Environmental Tobacco Smoke	Required
Y			Prereq Compartmentalization	Required
1		2	Credit Enhanced Ventilation	3
1	1		Credit Contaminant Control	2
		3	Credit Balancing of Heating and Cooling Distribution Systems	3
		3	Credit Enhanced Compartmentalization	3
2			Credit Enhanced Combustion Venting	2
1			Credit Enhanced Garage Pollutant Protection	1
3			Credit Low Emitting Products	3
1			Credit No Environmental Tobacco Smoke	1

0	1	5	Innovation	6
Y			Prereq Preliminary Rating	Required
		5	Credit Innovation	5
	1		Credit LEED AP Homes	1

2	1	1	Regional Priority	4
1			Credit Regional Priority: Specific Credit	1
1			Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1
		1	Credit Regional Priority: Specific Credit	1

57	3	60	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				

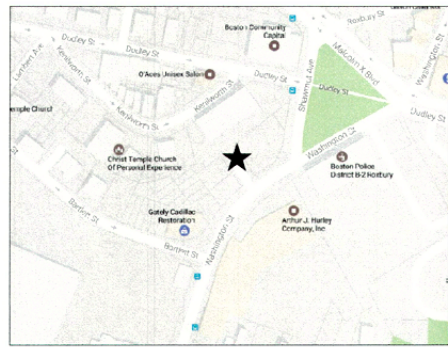
DESIGN GUIDE LINE: LEED SILVER CERTIFIABLE



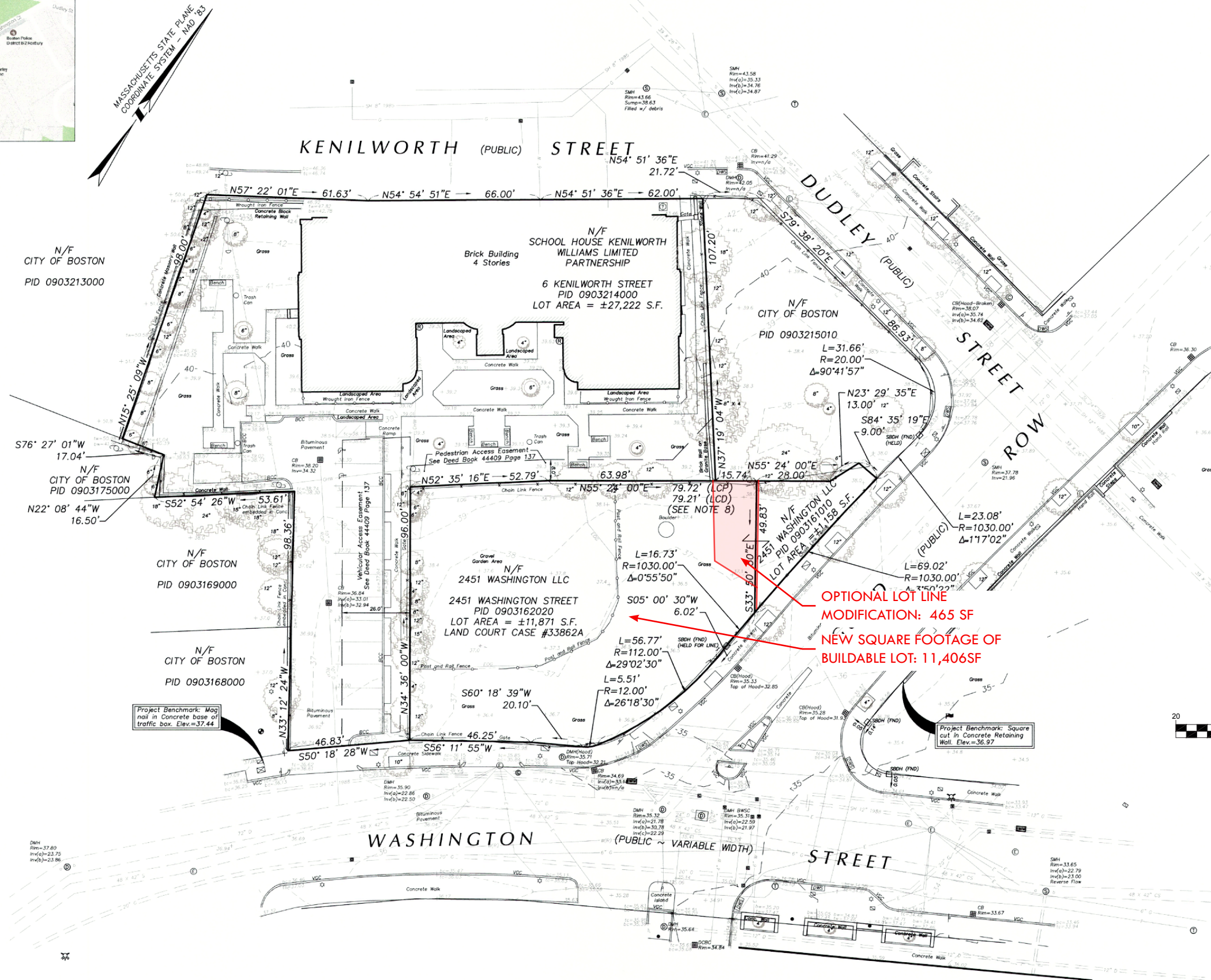
ZONING CHART SUBSEQUENT TO PARCEL SUBDIVISION

Dimensional Regulations	For Zoning District – Roxbury Neighborhood District- Economic Development Area Sub-districts	Proposed Development w/ Lot Line Change	Variance?
Maximum Floor Area Ratio	2.0	1.99	NO
Maximum Building Height	55 ft	45 ft	NO
Minimum Lot Size	None		NO
Minimum Lot Area Per Dwelling Unit	None		NO
Minimum Usable Open Space	None		NO
Minimum Lot Width	None		NO
Minimum Lot Frontage	None		NO
Minimum Front Yard	None		NO
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Parking Spaces	1 space/ unit x 16 units= 16 spaces	16	NO
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VICINITY MAP

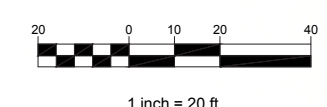


LEGEND

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2451 WASHINGTON STREET  
Roxbury, MA

25

EXISTING SITE SURVEY WITH OPTIONAL  
LOT LINE MODIFICATION

March 8, 2017

**MPDC**  
Madison Park Development Corporation  
Celebrating 50 Years of Activism, Renewal, and Culture

**D/R/E/A/M** COLLABORATIVE  
Architecture | Urban Development | LEED Consulting