### Zoning Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit 1</th>
<th>Unit 2</th>
<th>Zoning Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>1,833 SF</td>
<td>2,678 SF</td>
<td></td>
</tr>
<tr>
<td>Unit #1 Area</td>
<td>1,833 SF</td>
<td>2,678 SF</td>
<td></td>
</tr>
<tr>
<td>Unit #2 Area</td>
<td>2,678 SF</td>
<td>1,833 SF</td>
<td></td>
</tr>
<tr>
<td>Total Number of Parking Required</td>
<td>1/UNIT  = 2 SPACES</td>
<td>1/UNIT  = 2 SPACES</td>
<td></td>
</tr>
<tr>
<td>Number of Parking Provided</td>
<td>3</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>FAR Calculation</td>
<td>0.78</td>
<td>0.78</td>
<td></td>
</tr>
<tr>
<td>Open Space Calculation</td>
<td>729 SF/UNIT &gt; 650 SF (required)</td>
<td>729 SF/UNIT &gt; 650 SF (required)</td>
<td></td>
</tr>
</tbody>
</table>

#### Building Details

- **1st Floor Area**: 1,833 SF
- **2nd Floor Area**: 1,898 SF
- **Attic Living Area**: 780 SF
- **Total Gross Living Area**: 4,511 SF
- **FAR**: 4,511 SF / 5,781 SF = 0.78

#### Parking Details

- **Total Number of Parking Required**: 1/UNIT = 2 SPACES
- **Parking Provided**: 3
- **FAR Calculation**: 4,511 SF / 5,781 SF = 0.78

#### Open Space Calculation

- **Total Open Space Green Area**: 1,459 SF
- **Open Space Green Area Per Unit**: 729.5 SF

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**PROPOSED 2 FAMILY RENOVATION & ADDITION**

3 GANNETT STREET ROXBURY, MA 02121

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**Zoning Sub-District Req**: Roxbury Neighborhoods

<table>
<thead>
<tr>
<th>Description</th>
<th>Zoning Sub-District Req</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>2,000 SF</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Min. Open Space Per Unit</td>
<td>450 SF/UNIT</td>
<td>450 SF/UNIT</td>
<td>450 SF/UNIT</td>
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<tr>
<td>Min. Lot Size</td>
<td>45 FT.</td>
<td>45 FT.</td>
<td>45 FT.</td>
</tr>
<tr>
<td>Min. Lot Frontage</td>
<td>20 FT.</td>
<td>20 FT.</td>
<td>20 FT.</td>
</tr>
<tr>
<td>Min. Lot Back</td>
<td>10' - 0&quot;</td>
<td>10' - 0&quot;</td>
<td>10' - 0&quot;</td>
</tr>
<tr>
<td>Min. Lot Side</td>
<td>10' - 0&quot;</td>
<td>10' - 0&quot;</td>
<td>10' - 0&quot;</td>
</tr>
<tr>
<td>Min. Lot Frontage</td>
<td>25 FT.</td>
<td>25 FT.</td>
<td>25 FT.</td>
</tr>
<tr>
<td>Min. Lot Backage</td>
<td>10' - 11&quot;</td>
<td>10' - 11&quot;</td>
<td>10' - 11&quot;</td>
</tr>
<tr>
<td>Min. Lot Sideage</td>
<td>10' - 11&quot;</td>
<td>10' - 11&quot;</td>
<td>10' - 11&quot;</td>
</tr>
<tr>
<td>Min. Lot Frontage</td>
<td>20 FT.</td>
<td>20 FT.</td>
<td>20 FT.</td>
</tr>
<tr>
<td>Min. Lot Backage</td>
<td>15 FT.</td>
<td>15 FT.</td>
<td>15 FT.</td>
</tr>
<tr>
<td>Min. Lot Sideage</td>
<td>15 FT.</td>
<td>15 FT.</td>
<td>15 FT.</td>
</tr>
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<td>Min. Lot Frontage</td>
<td>25 FT.</td>
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</tbody>
</table>

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**PROPOSED 2 FAMILY RENOVATION & ADDITION**

3 GANNETT STREET ROXBURY, MA 02121

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**Cover Sheet**

Sheet No.: A-0

Drawing Name: PROPOSED 2 FAMILY RENOVATION & ADDITION

Location: 3 GANNETT STREET ROXBURY, MA 02121

Project No.: PROPOSED 2 FAMILY RENOVATION & ADDITION

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

Date: 3/16/19

Drawn By: One Billings Road Quincy, MA 02171

617 - 786 - 7727 fax 617 - 786 - 7715

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PROPOSED 2 FAMILY RENOVATION & ADDITION
3 GANNETT STREET
ROXBURY, MA 02121

Sheet No. A-1.0

<table>
<thead>
<tr>
<th>Location</th>
<th>Project No:</th>
<th>Scale:</th>
<th>Date:</th>
<th>Drawn By:</th>
</tr>
</thead>
</table>

One Billings Road
Quincy, MA 02171
617 - 786 - 7727  fax 617 - 786 - 7715

PROPOSED SITE PLAN

TOTAL OPEN SPACE: 866 sf + 300 sf + 293 sf = 1,459 sf
PROPOSED 2 FAMILY RENOVATION & ADDITION
3 GANNETT STREET
ROXBURY, MA 02121

No. Description Date
1 AXONOMETRIC VIEW

PROPOSED ADDITION
EXISTING 2 FAMILY BUILDING
PROPOSED RENOVATION
PROPOSED 2 FAMILY RENOVATION & ADDITION
3 GANNETT STREET
ROXBURY, MA 02121

EXISTING/PROPOSED HEIGHT
35' - 0"

RETAINING WALL, TYP.
PARKING BOLLARD, TYP.
DRIVEWAY

NEW WINDOW

6" FIBER CEMENT CORNER BOARD TRIM, TYP.
NEW FIBER CEMENT ROOF FASCIA, TYP.
NEW GUTTERS
ARCHITECTURAL ROOF SHINGLES - BLACK, TYP.
NEW HARDIE PLANK SIDING, (BEIGE) TYP.
NEW PVC RAILING 42" HIGH & 4" BALUSTER SPACING

ROOF DRAIN, TYP.
GROUND LINE BEYOND

4" SLAB ON GRADE, (SEE STRUCT/TYP.)

LOCATION

Drawing Name

3/16" = 1'-0"

PROPOSED ELEVATIONS

Sheet No.

A - 1.5