

NOMINAL FEE LETTER
RE: 88 WAUMBECK STREET
SEPTEMBER 9, 2020

To Whom It May Concern:

We request that ISD only charge a nominal fee for intake as this project will undergo full ZBA review prior to proceeding to permit. Should the ZBA has approve the project and construction documents are submitted for permit, the full fee may be assessed at that time.

Regards,



J. Peter Vanko, AIA, LEED BD+C, NCARB

ABBREVIATIONS

A/C	AIR CONDITIONING	CT	CERAMIC TILE	GD	GRADE GRADING	N	NORTH	SPEC	SPECIFICATION
AB	ANCHOR BOLT	CTR	COUNTER	GKT	GASKET (ED)	NAT	NATURAL	SQ	SQUARE
ABV	ABOVE	CUH	CABINET UNIT HEATER	GL	GLASS GLAZING	NIC	NOT IN CONTRACT	SST	STAINLESS STEEL
AC	ACOUSTICAL	CW	COLD WATER	GLB	GLASS BLOCK	NO#	NUMBER	STD	STANDARD
ACC	ACCESS	DEM	DEMOLISH	GLOM	GLAZING COMPOUND	NOM	NOMINAL	TTL	TOTAL
ACFL	ACCESS FLOOR	D	DRAIN	GLF	GLASS FIBER	NRC	NOISE REDUCTION	STR	STRUCTURAL
ACPL	ACOUSTICAL PLASTER	DA	DOUBLE ACTING	GLV	GALVANIZED	NTS	NOT TO SCALE	SURF	SURFACE
ACT	ACOUSTIC CEILING TILE	DEM	DEMOLITION	GR	GRANITE	OA	OVERALL	SUSP	SUSPENDED
AD	AREA DRUM	DEP	DEPRESSED	GSS	GALVANIZED STEEL SHEET	OC	ON CENTER (S)	SYN	SYNTHETIC
ADD	ADDENDUM	DH	DOUBLE HUNG	GST	GLAZED STRUCTURAL TILE	OD	OUTSIDE DIAMETER	SYN	SYNTHETIC
ADJ	ADJACENT	DIA	DIAMETER	GT	GROUT	OFF	OFFICE	T	TREAD
ADIT	ADJUSTABLE	DIAG	DIAGONAL	GWB	GYPSSUM WALL BOARD	OH	OVERHEAD	T & B	TOP AND BOTTOM
AE	ARCHITECT/ENGINEER	DIFF	DIFFUSER	HARDN	HARDENED	OPNG	OPENING	TS	TEST BORING
AFF	ABOVE FINISHED FLOOR	DR	DRAIN RECEPTACLE	HBD	HARDBOARD	OPP	OPPOSITE	TC	TERRA COTTA
AGG	AGGREGATE	DR	DRAIN	HC	HOLLOW CORE	PAR	PARALLEL	TCS	TERNE COATED STAINLESS
AL	ALUMINUM	DN	DOWN	HDR	HARDWARE	PBD	PARTICLE BOARD	PEB	PRECAST CONCRETE
ALT	ALTERNATE	DWL	DETAIL DRAWING	HJ	HEAD JOINT	PCC	PRECAST CONCRETE	TEL	TELEPHONE
ANC	ANCHOR, ANCHORAGE	E	EAST	HM	HOLLOW METAL	PCF	POUNDS PER CUBIC FOOT	TEMP	TEMPORARY, TEMPERED
ANLD	ANNEALED	EA	EACH FACE	HOR	HORIZONTAL	PEB	PRECAST CONCRETE PLANK	TAG	TONGUE AND GROOVE
ANDD	ANODIZED	EL	ELEVATION	HP	HIGH POINT	PER	PERIMETER	THK	THICK (NESS)
AP	ACCESS PANEL	ELAS	ELASTOMERIC	HR	HOUR	PRKG	PARKING	THRESH	THRESHOLD
APPROX	APPROXIMATE	ELEC	ELECTRIC (AL)	HT	HEIGHT	PL	PLATE	THRU	THROUGH
ARCH	ARCHITECT (URAL)	ELEV	ELEVATOR	HTG	HEATING	PLAM	PLASTIC LAMINATE	TO	TOP OF
ASPH	ASPHALT	EMER	EMERGENCY	HVAC	HVAC	PLAS	PLASTER	TOC	TOP OF CONCRETE, CURB
ASSEM	ASSEMBLY	ENC	ENCLOSURE (LRE)	EQ	ELECTRICAL PANELBOARD	PLF	POUNDS PER LINEAL FOOT	TOES	TOP OF EXISTING SLAB
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	EP	ELECTRICAL PANELBOARD	EQ	ELECTRICAL PANELBOARD	PLW	PLAIN WOOD	TOF	TOP OF FOOTING
ATS	ABOVE TOP OF SLAB	EQ	EQUIPMENT	EQPT	EQUIPMENT	PNL	PANEL	TOL	TOLERANCE
AUTO	AUTOMATIC	EQ	EQUIPMENT	EST	ESTIMATE	PNT	PAINT (ED) IN FIELD	TOP	TOP OF PLANK
AV	AVENUE	EW	ELECTRIC WATER COOLER	EST	ESTIMATE	PRF	PREFORMED	TOR	TOP OF ROOFING
BC	BRICK COURSE	EW	ELECTRIC WATER COOLER	INCL	INSULATE (D) (ING)	PSF	POUNDS PER SQUARE FOOT	TOS	TOP OF STEEL TOP OF SLAB
BD	BOARD	EW	ELECTRIC WATER COOLER	INSUL	INSULATE (D) (ION)	PSI	POUNDS PER SQUARE INCH	TOW	TOP OF WALL
BEL	BELIEF	EXIST	EXISTING	INT	INTERIOR	PTD	PAPER TOWEL DISPENSER	TPH	TOILET PAPER HOLDER
BET	BETWEEN	EXST	EXISTING	INT	INTERIOR	PTH	PAPER TOWEL HOLDER	TTD	TYPICAL
BITUM	BITUMINOUS	EXP	EXPANSION EXPOSED	IPS	IRON PIPE SIZE	PVN	POLY VINYL CHLORIDE	TYP	TYPICAL
BKG	BACKGROUND	EXP JT	EXPANSION JOINT	J	JOIST	PVM	PAVEMENT	UC	UNDERCUT
BLDG	BUILDING	EXP BLT	EXPANSION JOINT	JB	JOINT BOX	PVT	PAVER TILE	UNEX	UNEXPOSED
BLK	BLOCK	EXT	EXTERIOR	JF	JOINT FILLER	UNF	UNFINISHED	UN	UNLESS OTHERWISE NOTED
BLKG	BLOCKING	F	FAHRENHEIT	JT	JOINT	UON	QUARRY TILE	VAC	VACUUM
BM	BENCH MARK	F	FAHRENHEIT	K	KIPS (1000 LBS)	R	RADIUS, RISER	VAR	VARNISH
BOC	BOTTOM OF CURB	FAS	FASTEN (ER)	KD	KNOCK-DOWN	VB	VAPOR BARRIER, VINYL	VB	VAPOR BARRIER, VINYL
BOT	BOTTOM	FWP	FLUID APPLIED WATERPROOFING	KIT	KITCHEN	RB	RUBBER BASE-STRAIGHT	VC	VINYL COATED
BR	BRICK	FB	FIBER BOARD	KVA	KILOVOLT-AMPERE	RBT	RABBET, REBATE	RC	REINFORCED CONCRETE
BRG	BEARING PLATE	FCS	FIBER CEMENT SIDING	KW	KILOWATT	RCB	RUBBER COVE BASE	RCB	RUBBER COVE BASE
BRK	BRICK	FD	FLOOR DRAIN	L	LENGTH	RCF	REINFORCED CONCRETE PIPE	RCP	ROOF DRAIN
BS	BOTH SIDES	FE	FIRE EXTINGUISHER	LAB	LABORATORY	RD	ROOF DRAIN	REC	RECESSED
BSMT	BASEMENT	FEC	FIRE EXTINGUISHER CABINET	LAV	LAVATORY	RE	RECEPTACLE	REF	REFERENCE
BTU	BRITISH THERMAL UNIT	FF	FINISHED FLOOR	LBL	LABEL	REF	REFERENCE	REG	REGISTER
BUR	BUILT-UP ROOFING	FGL	FIBERGLASS	LH	LEFT HAND	REF	REFERENCE	REN	REINFORCE (D) (ING)
BW	BOTH WAYS	PH	FIRE HYDRANT	LL	LIVE LOAD	REG	REGISTER	RENO	REMOVED
C	COURSE	FHC	FIRE HOSE CABINET	LAS	LINESTONE	RENF	REINFORCE (D) (ING)	LOC	LOCATION
CAB	CABINET	FHS	FIRE HOSE STATION	LOC	LOCATION	REDD	REQUIRED	VRM	VERMICULITE
CB	CATCH BASIN, CORNER BEAD	FIN	FINISH (ED)	LSW	LIGHT SWITCH	RES	RESILIENT	REV	REVISION (S), REVISED
CEM	CEMENT	FIN	FINISH (ED)	LT	LIGHT	RF	ROOFING	W	WEST
CF	CUBIC FOOT (FEET)	FIX	FIXTURE	LTL	LINTEL	RFL	REFLECT (ED) (IVE)	W	WITH
CFLG	COUNTERFLASHING	FJT	FLUSH JOINT	LTV	LOUVER	RGD	RIGID	WB	WOOD BASE
CFM	CUBIC FEET PER MINUTE	FL	FLOOR (ING)	LVR	LOUVER	RH	RIGHT HAND	WC	WATER CLOSET
CG	CORNER GUARD	FLG	FLASHING	LWC	LIGHTWEIGHT CONCRETE	RLG	RAILING	WD	WOOD
CH	CEILING HEIGHT	FLR	FLOOR (ING)	FLX	FLEXIBLE	RM	ROOM	WGL	WIRED GLASS
CI	CAST IRON	FLSH	FLASHING	FLX	FLEXIBLE	RO	ROUGH OPENING	WH	WALL HUNG
CIP	CAST IN PLACE CONCRETE	FLS	FLOOR FINISH	FMB	FIBER MESH	RW	RAIN WATER CONDUCTOR	WIN	WINDOW (S)
CIR	CIRCLE	FOS	FLOOR FINISH	FMP	FIBER MESH	RW	RAIN WATER CONDUCTOR	WM	WIRE MESH
CIRC	CIRCUMFERENCE	FR	FRAME (D) (ING)	FPL	FLOOR PLATE	MDL	MODULAR	WO	WITHOUT
CJT	CONTROL JOINT	FRC	FIRE RESISTANT COATING	FR	FRAME (D) (ING)	MECH	MECHANIC (AL)	WP	WEATHERPROOF (ING)
CL	CENTER LINE	FRCB	FIBER REINFORCED CONCRETE	FR	FRAME (D) (ING)	MED	MEDIUM	SC	SCHEDULE
CLG	CEILING	FRT	FIRE RETARDANT	FRT	FIRE RETARDANT	MEMB	MEMBRANE	SCH	SCHEDULE
CLL	CONTRACT LIMIT LINE	FSP	FIRE STAND PIPELINE	FSP	FIRE STAND PIPELINE	MFR	MANUFACTURE (R)	SD	SECTION
CLN	CLEAN	FSR	FIBERGLASS SHEET ROOFING	FSR	FIBERGLASS SHEET ROOFING	MIR	MIRROR	SF	SQUARE FOOT (FEET)
CLR	CLEAR (ANCE)	FT	FOOT, FEET	FT	FOOT, FEET	MISC	MISCELLANEOUS	SHT	SHEET
CML	CEMENT PLASTER (PORTLAND)	FTG	FOOTING	FTG	FOOTING	MULD	MOLDING, MOULDING	SHTG	SHEATHING
CMP	CEMENT PLASTER (PORTLAND)	FTR	FURRO (ING)	FTR	FURRO (ING)	MUR	MASONRY OPENING	SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT	FUR	FURRO (ING)	FUR	FURRO (ING)	MRD	METAL ROOF DECK	SKYLT	SKYLIGHT
CO	COLUMN	FUT	FUTURE	FUT	FUTURE	MT	MOUNT (ED) (ING)	SLR	SEALER
COL	COLUMN	GA	GAGE, GAUGE	GA	GAGE, GAUGE	MTF	METAL FURRING	SLV	SLEEVE
COMB	COMBINATION	GB	GRAB BAR	GB	GRAB BAR	MTL	METAL	SM	SHEET METAL
COMP	COMPRESS (ED) (ION) (BLE)	GC	GENERAL CONTRACT (OR)	GC	GENERAL CONTRACT (OR)	MULL	MULLION	SP	SOUND PROOF



JAMES HARDI "NIGHT GRAY" FIBER CEMENT CLAPBOARD, 4" EXPOSURE

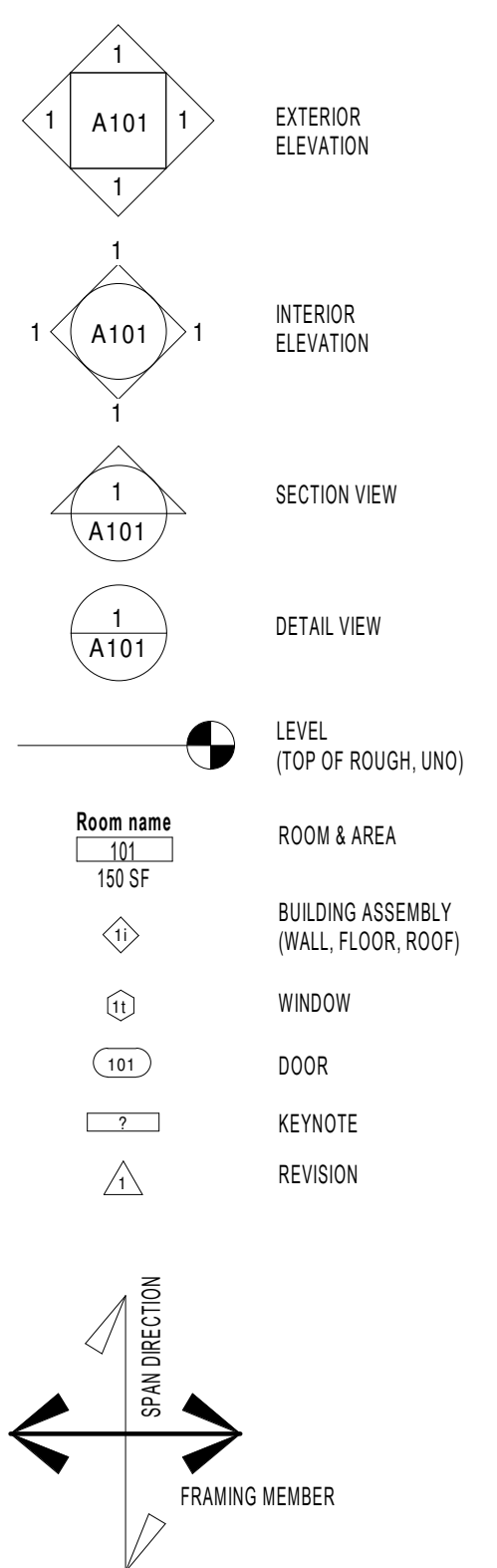


BOARD-FORMED CONCRETE FOUNDATION

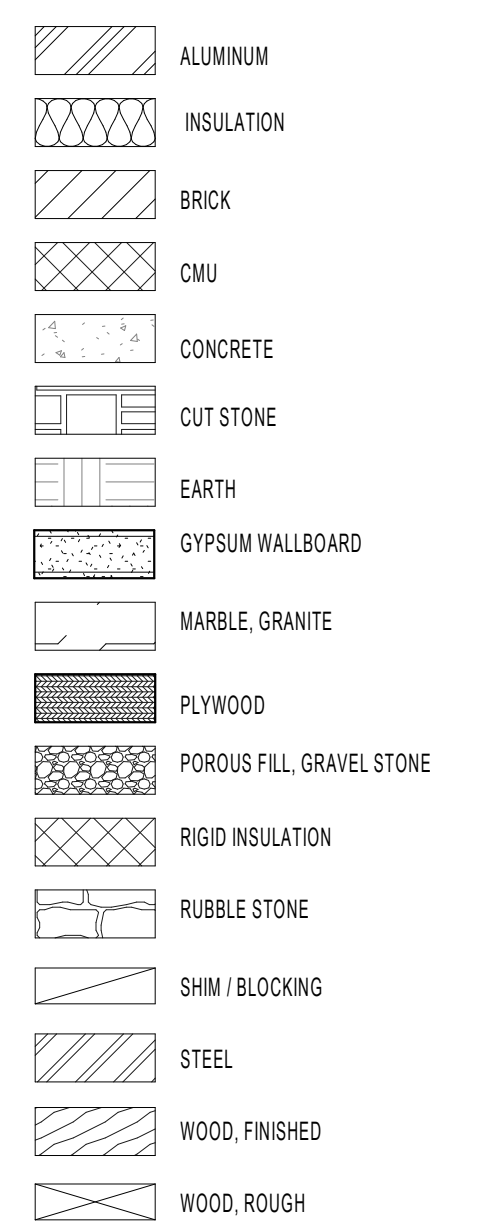


BLACK WINDOWS AND DOORS

DRAFTING SYMBOLS



MATERIALS LEGEND



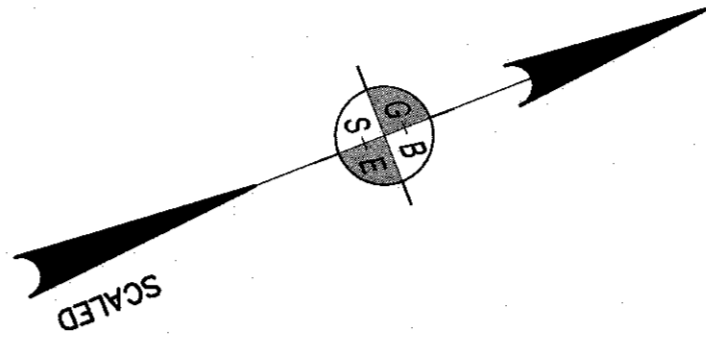
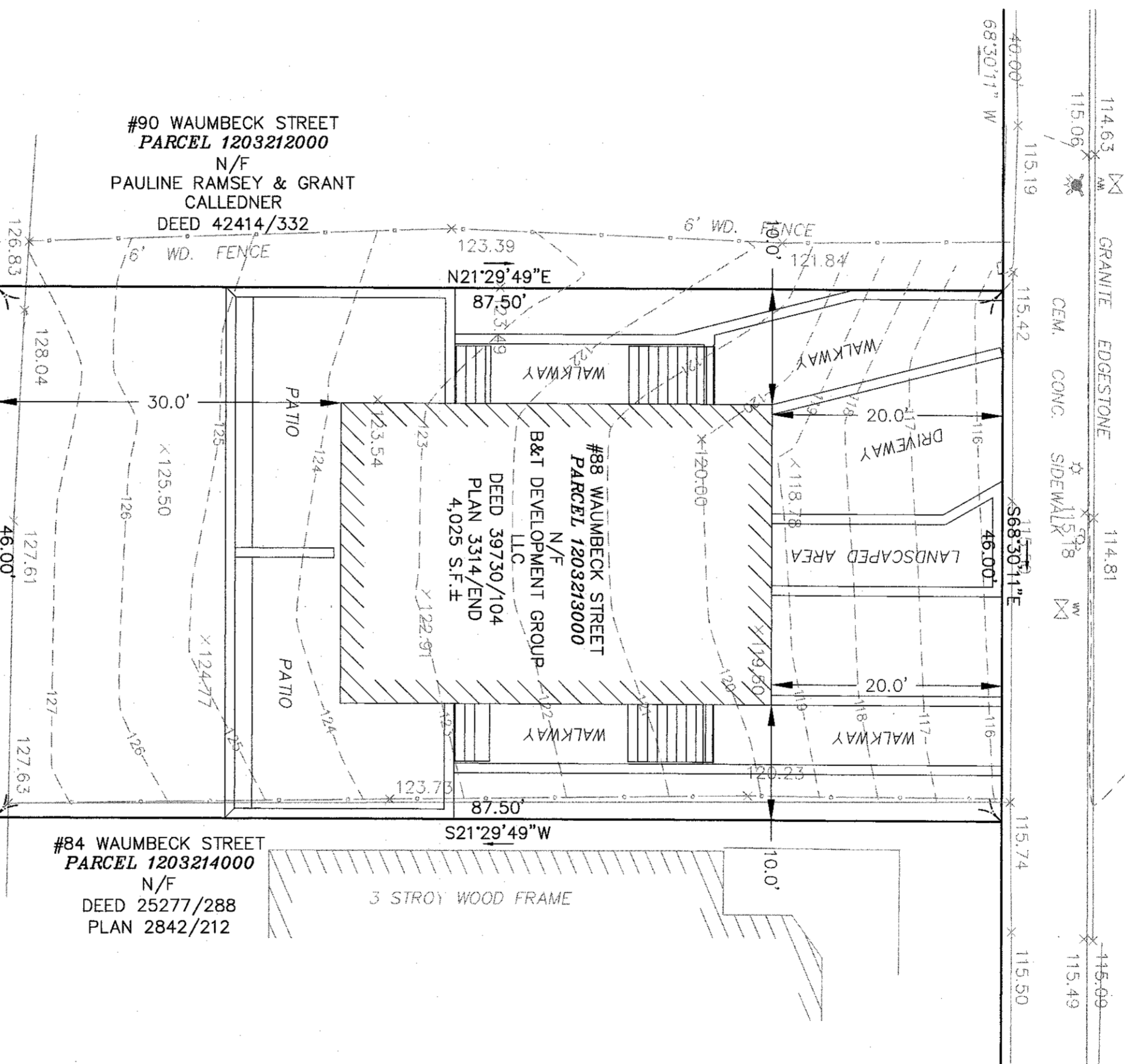
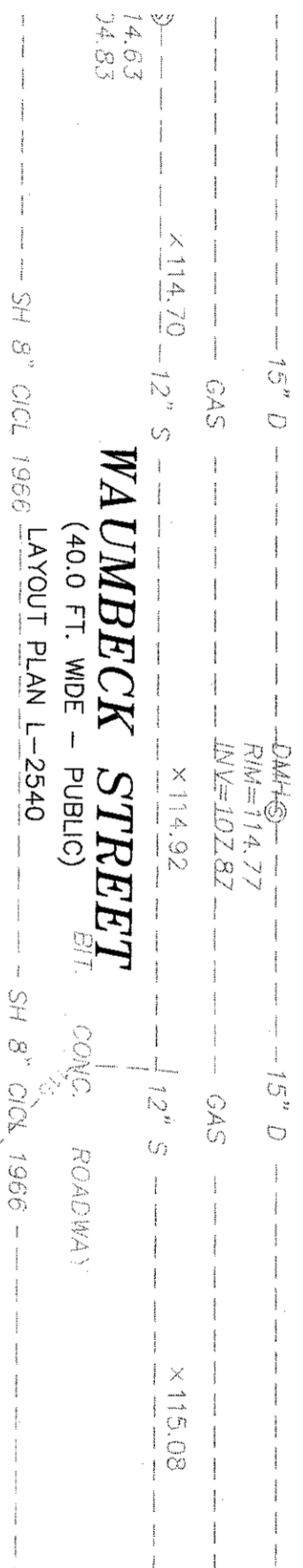
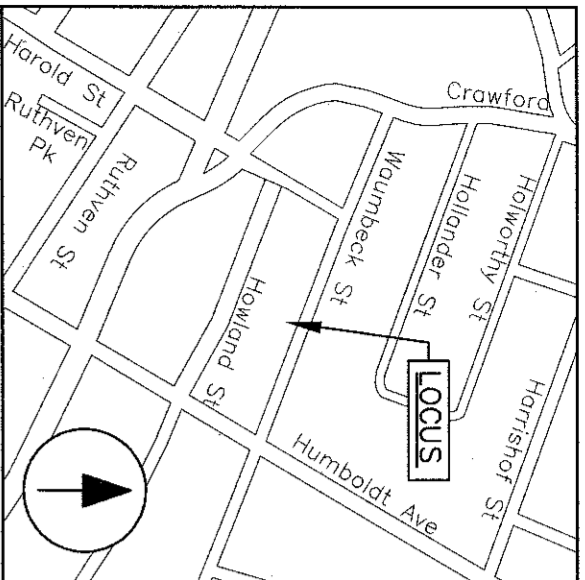
SHEET LIST

#	NAME	SD	ZBA	DD	CD	BID	IFC
A000	PROJECT COVER SHEET	Yes	Yes				
A000.1	PROPOSED PLOT PLAN		Yes				
A001	3D VIEWS AND DIAGRAMS	Yes	Yes				
A002	CODE AND ZONING	Yes	Yes				
A100	ARCHITECTURAL SITE PLAN	Yes	Yes				
A101	GARAGE & FIRST FLOOR PLANS	Yes	Yes				
A102	SECOND, THIRD, & ROOF PLANS	Yes	Yes				
A201	FRONT & SIDE ELEVATIONS	Yes	Yes				
A202	REAR & SIDE ELEVATIONS	Yes	Yes				
A301	BUILDING SECTION	Yes	Yes				



NEW TWO FAMILY BUILDING

88 WAUMBECK STREET
ROXBURY, MA 02121



#90 WAUMBECK STREET
 PARCEL 1203212000
 N/F
 PAULINE RAMSEY & GRANT
 CALLEDNER
 DEED 42414/332

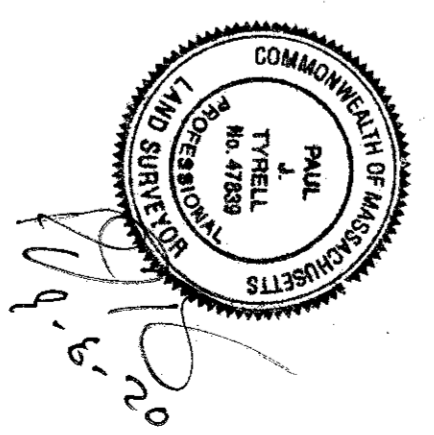
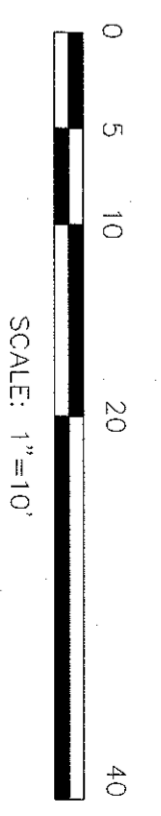
#88 WAUMBECK STREET
 PARCEL 1203213000
 N/F
 B&T DEVELOPMENT GROUP
 DEED 39730/104
 PLAN 3314/END
 4,025 S.F.±

#84 WAUMBECK STREET
 PARCEL 1203214000
 N/F
 DEED 25277/288
 PLAN 2842/212

#121 HOWLAND STREET
 PARCEL 1203202000
 N/F
 ABRAHAM ALVAREZ
 DEED 23990/156

#119 HOWLAND STREET
 PARCEL 1203201000
 N/F
 JAMEISON & CICILY
 HARVEY
 DEED 20917/96

#117 HOWLAND STREET
 PARCEL 1203200000
 N/F
 JAMEISON & CICILY
 HARVEY
 DEED PLAN

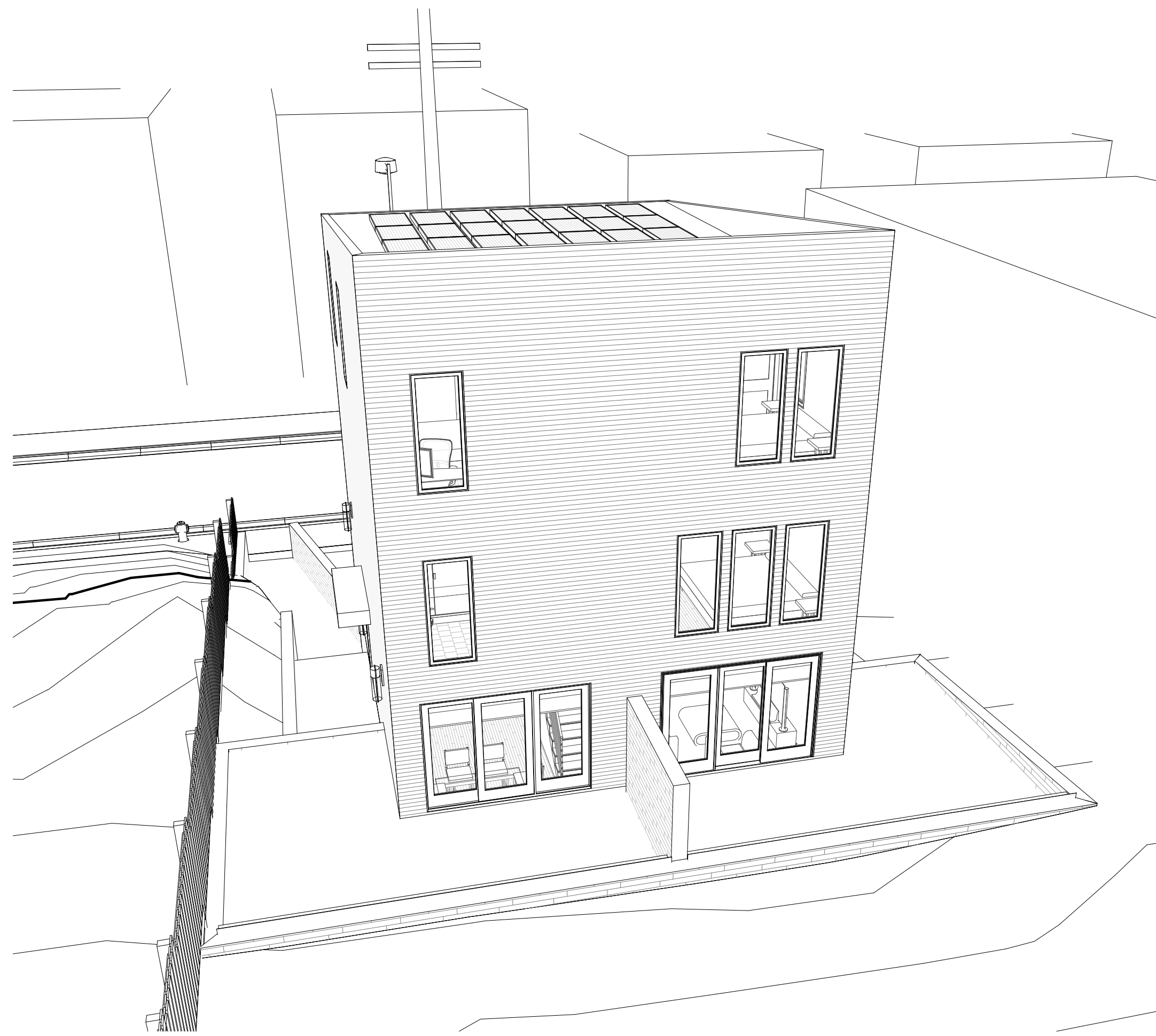


- REFERENCES:
1. BOSTON PUBLIC WORKS DEPARTMENT SURVEY FIELD NOTES BK 294/134-135, 442/98-99, 610/36
 2. CITY OF BOSTON ASSESSORS MAP 12030.
 3. PLANS RECORDED AT SUFFOLK REGISTRY OF DEEDS: PLAN 549 OF 2016 PLAN 868 OF 2005

PLAN OF PROPOSED CONSTRUCTION
88 WAUMBECK STREET
BOSTON, MASSACHUSETTS
 (ROXBURY DISTRICT)

OWNER
 SOLMON CHOWDURY
 PO BOX 190887
 ROXBURY, MA
 617-869-6906

GREATER BOSTON SURVEYING AND ENGINEERING
 19 FREDRITH ROAD
 WENMOUTH, MA 02189
 (781) 331-6128
 CALC BY: PJT DATE: MAY 16, 2019 SCALE: 1"=10'



3 REAR PATIOS



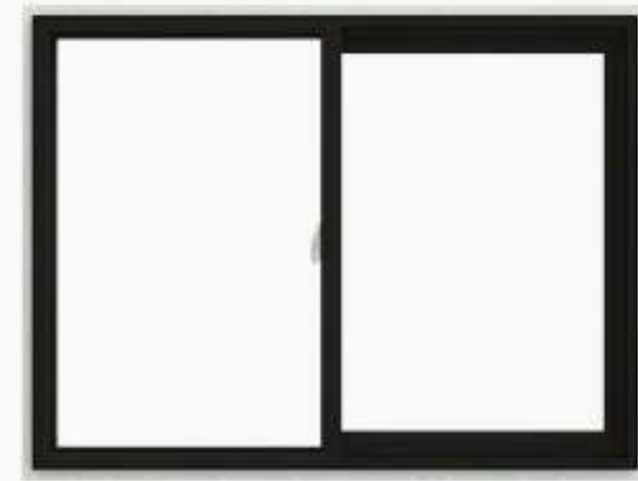
2 PEDESTRIAN



JAMES HARDI "NIGHT GRAY" FIBER CEMENT CLAPBOARD, 4" EXPOSURE



BOARD-FORMED CONCRETE FOUNDATION



BLACK WINDOWS AND DOORS



PROJECT NAME
NEW TWO FAMILY BUILDING

PROJECT ADDRESS
88 WAUMBECK STREET
ROXBURY, MA 02121

PROJECT PHASE
SCHEMATIC DESIGN

ARCHITECT

VANKO
STUDIO
ARCHITECTS

407 DUDLEY STREET, SUITE #8
BOSTON, MA 02119
617.502.1120

CONSULTANT(S)

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME
3D VIEWS AND DIAGRAMS

SHEET USE

DATE 9/9/2020

SCALE

REVISION

REV ISSUE

A001

ZONING INFORMATION - 88 WAUMBECK STREET

ZONING DISTRICT - ROXBURY Neighborhood
 ZONING SUB-DISTRICT - 3F-4000
 ARTICLE - 65
 OVERLAYS - NONE

	USE	MAX FAR	BUILDING HEIGHT	LOT SIZE	LOT SIZE PER DW. UNIT	LOT REQ'D FOR EA ADD DW. UNIT	OPEN SPACE PER DW. UNIT	LOT WIDTH	LOT FRONTAGE	FRONT YARD	SIDE YARD	REAR YARD	REAR YARD MAX OCCUPANCY BY ACCESSORY BUILDINGS
ZONING	3 FAMILY	0.8	3 ST 35'-0"	4,000 SF	4,000 SF	2,000 SF	650 SF	45'-0"	45'-0"	20'-0"	10'-0"	30'-0"	25 %
EXISTING	VACANT LAND	.	.	4,025 SF	.	.	.	46'-0"	46'-0"
PROPOSED	2 FAMILY	0.797 4.025 (LAND) 3.206 (BUILDING)	3 ST 35'-0"	4,025 SF	4,025 SF	.	690 SF	46'-0"	46'-0"	20'-0"	10'-0"	30'-0"	.
VIOLATIONS	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES

GROSS BUILDING AREA

NAME	AREA
UNIT 1	488 SF
UNIT 1	488 SF
UNIT 1	488 SF
UNIT 1	149 SF
UNIT 1 GARAGE	339 SF
UNIT 2	133 SF
UNIT 2	488 SF
UNIT 2	488 SF
UNIT 2	488 SF
UNIT 2 GARAGE	355 SF
	3900 SF

FAR CALCULATION

NAME	AREA
UNIT 1	488 SF
UNIT 1	488 SF
UNIT 1	488 SF
UNIT 1	149 SF
	1611 SF
UNIT 2	133 SF
UNIT 2	488 SF
UNIT 2	488 SF
UNIT 2	488 SF
	1595 SF
	3206 SF

PROJECT NAME
NEW TWO FAMILY BUILDING

PROJECT ADDRESS
88 WAUMBECK STREET
ROXBURY, MA 02121

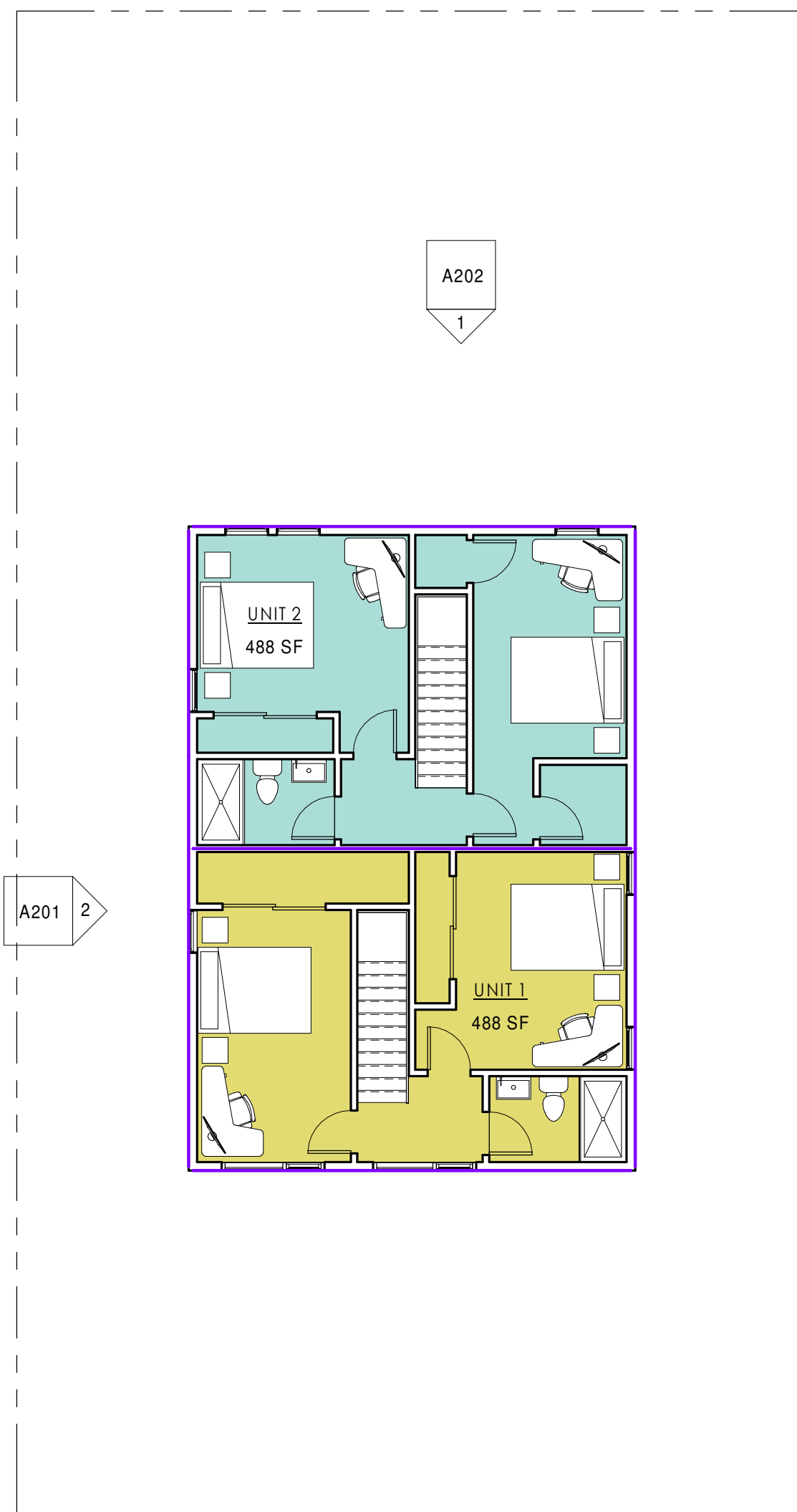
PROJECT PHASE
SCHEMATIC DESIGN

ARCHITECT

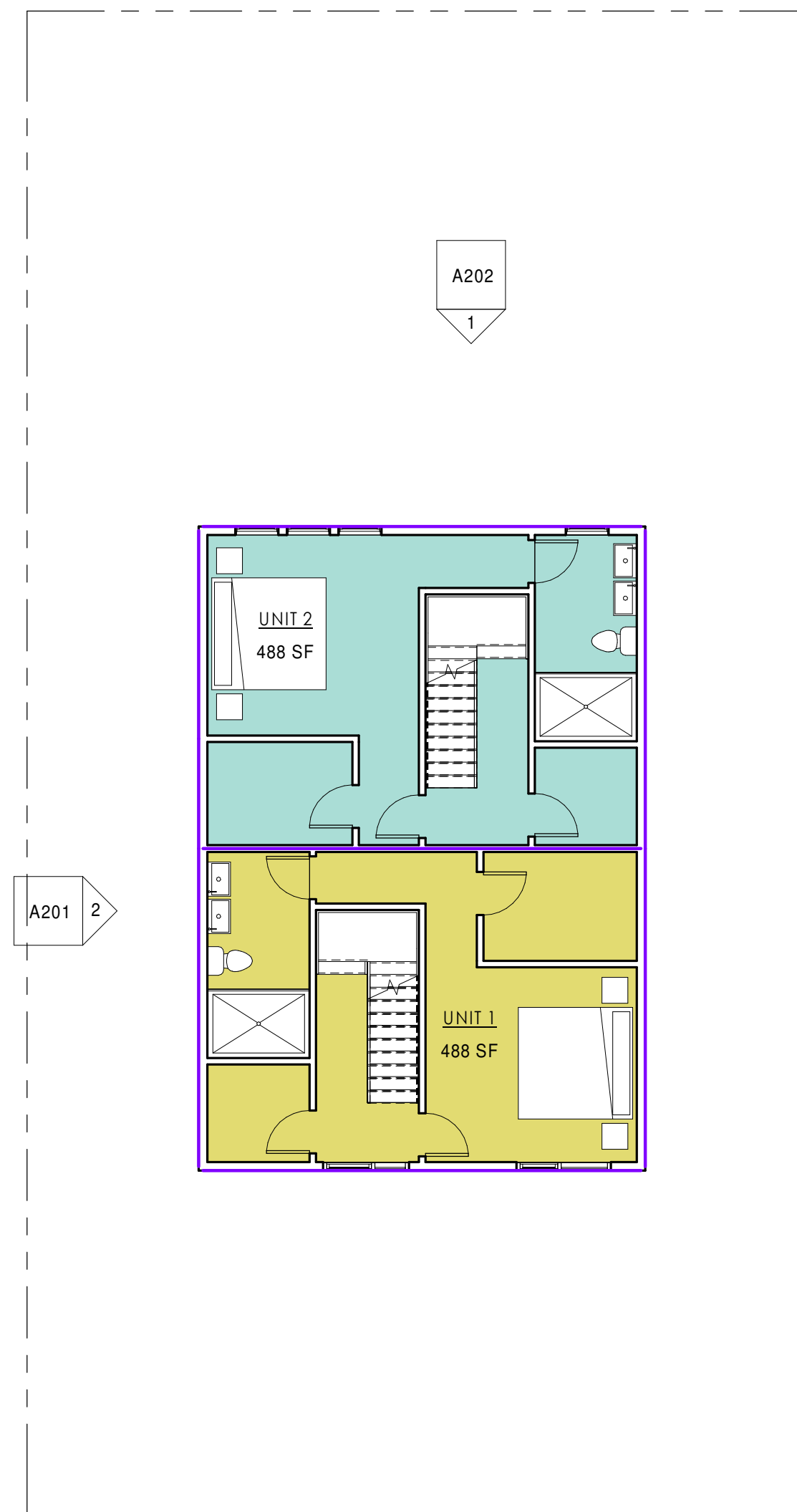


407 DUDLEY STREET, SUITE #8
BOSTON, MA 02119
617.502.1120

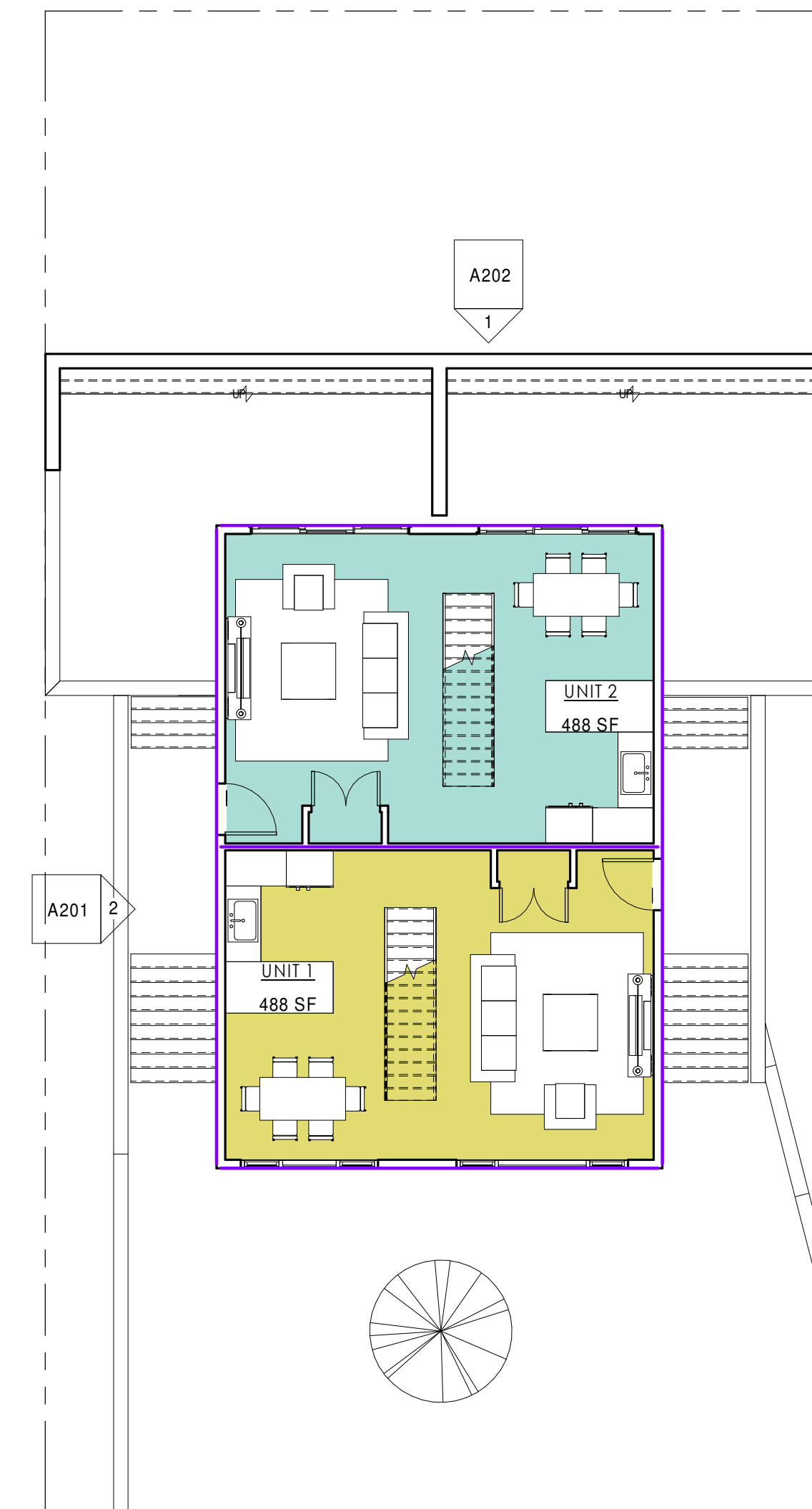
CONSULTANT(S)



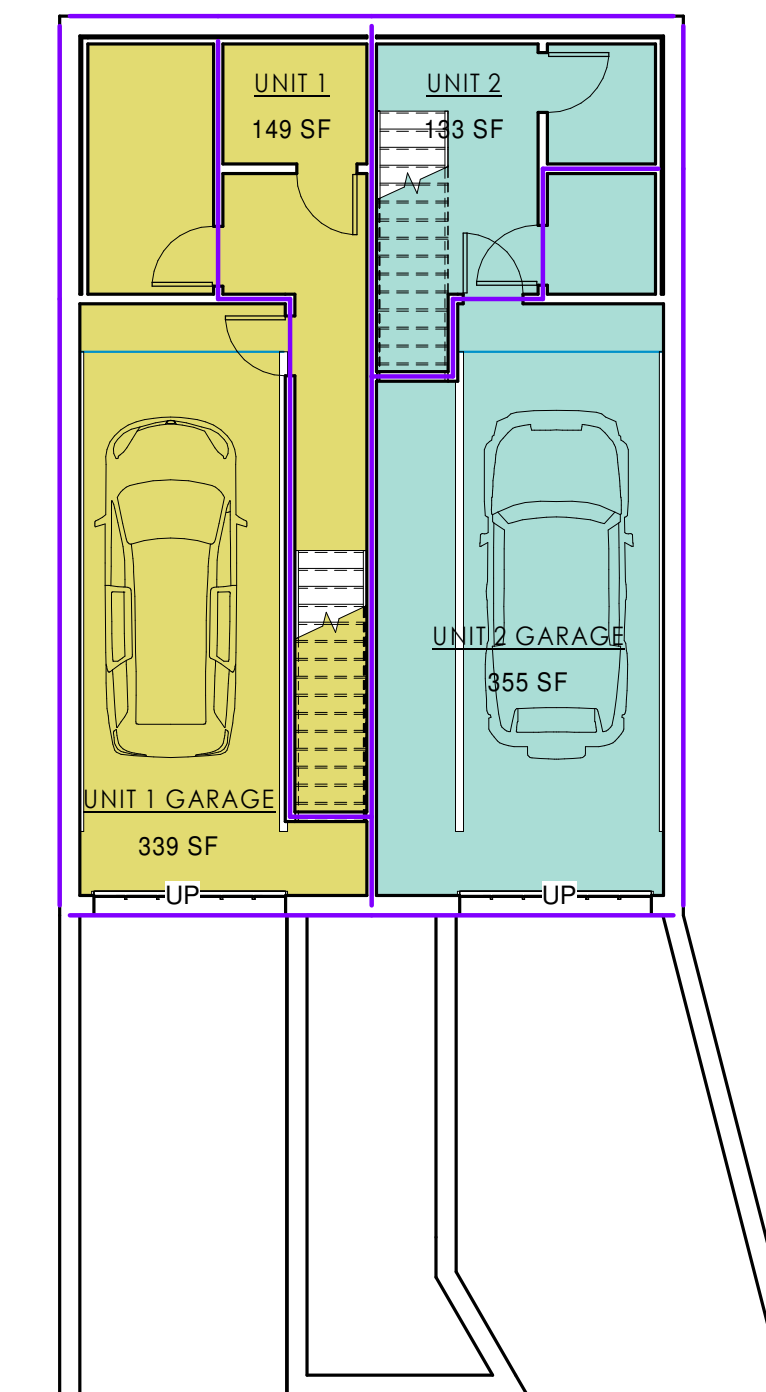
3 03 - LEVEL 3
1/8" = 1'-0"



2 02 - LEVEL 2
1/8" = 1'-0"



1 01 - LEVEL 1
1/8" = 1'-0"



6 00 - GARAGE
1/8" = 1'-0"

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME
CODE AND ZONING

SHEET USE
DATE 9/9/2020
SCALE As indicated
REVISION
REV ISSUE

A002

PROJECT NAME
NEW TWO FAMILY BUILDING

PROJECT ADDRESS
88 WAUMBECK STREET
ROXBURY, MA 02121

PROJECT PHASE
SCHEMATIC DESIGN

ARCHITECT



407 DUDLEY STREET, SUITE #8
BOSTON, MA 02119
617.502.1120

CONSULTANT(S)

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME
ARCHITECTURAL SITE PLAN

SHEET USE

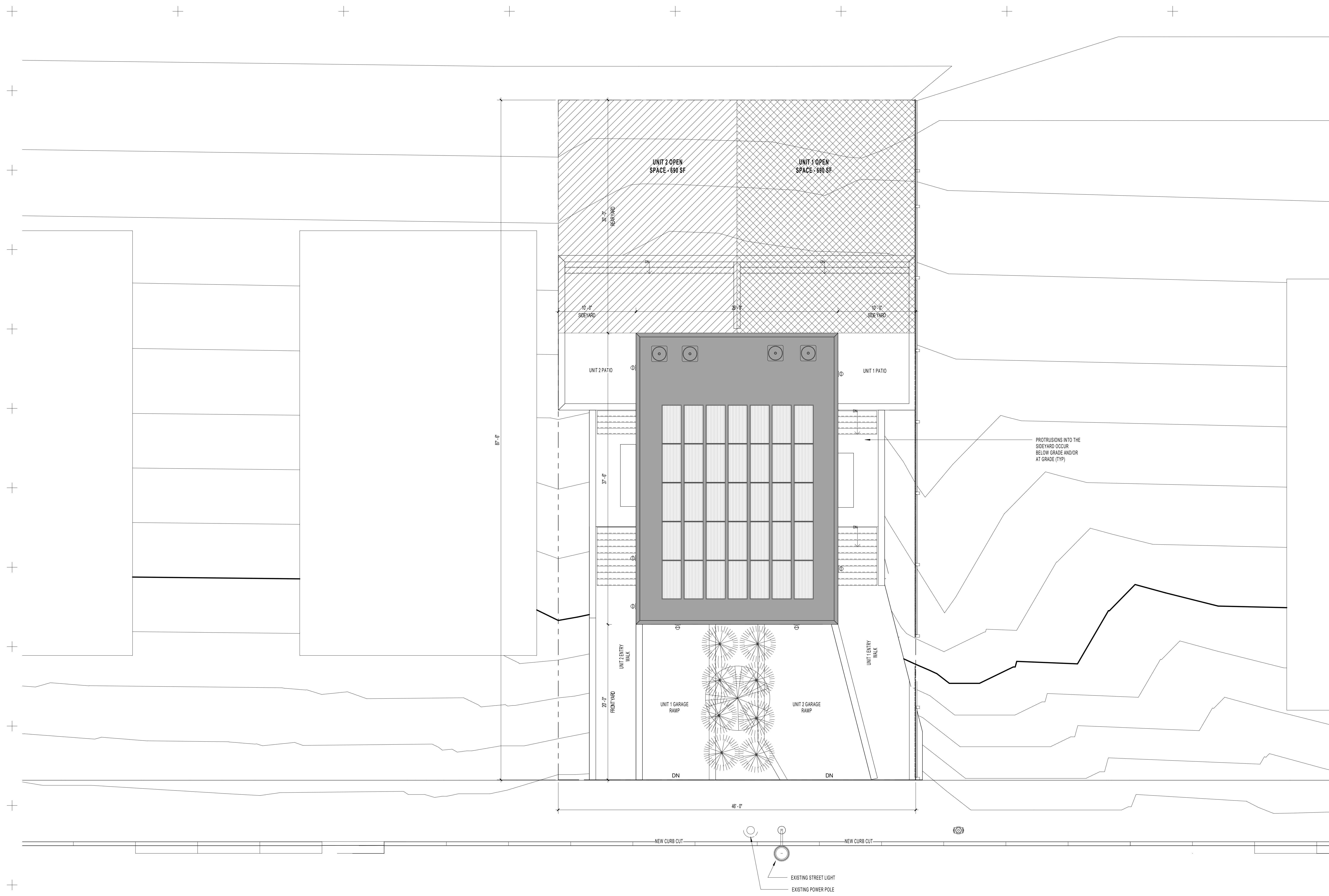
DATE 9/9/2020

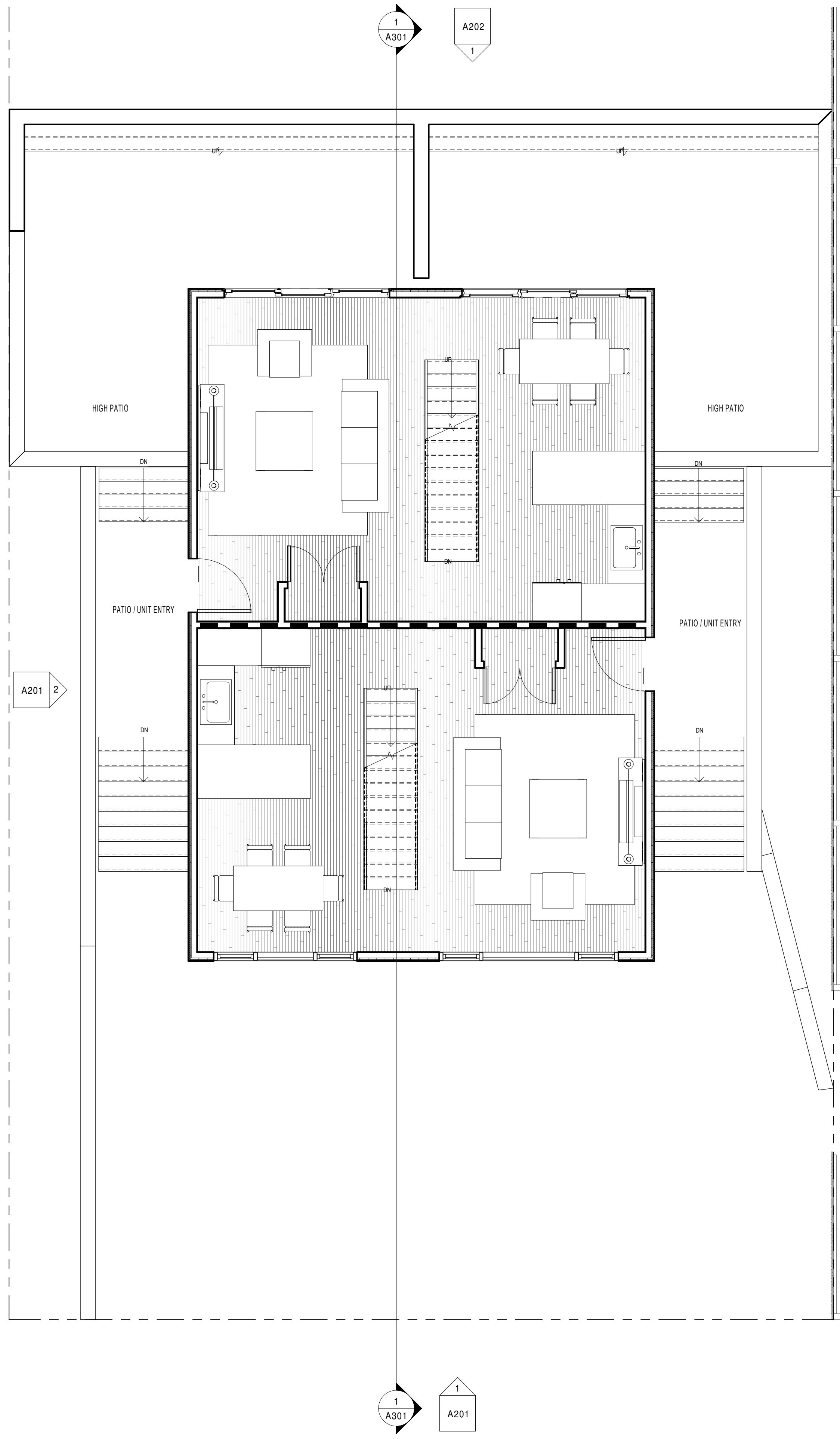
SCALE 3/16" = 1'-0"

REVISION

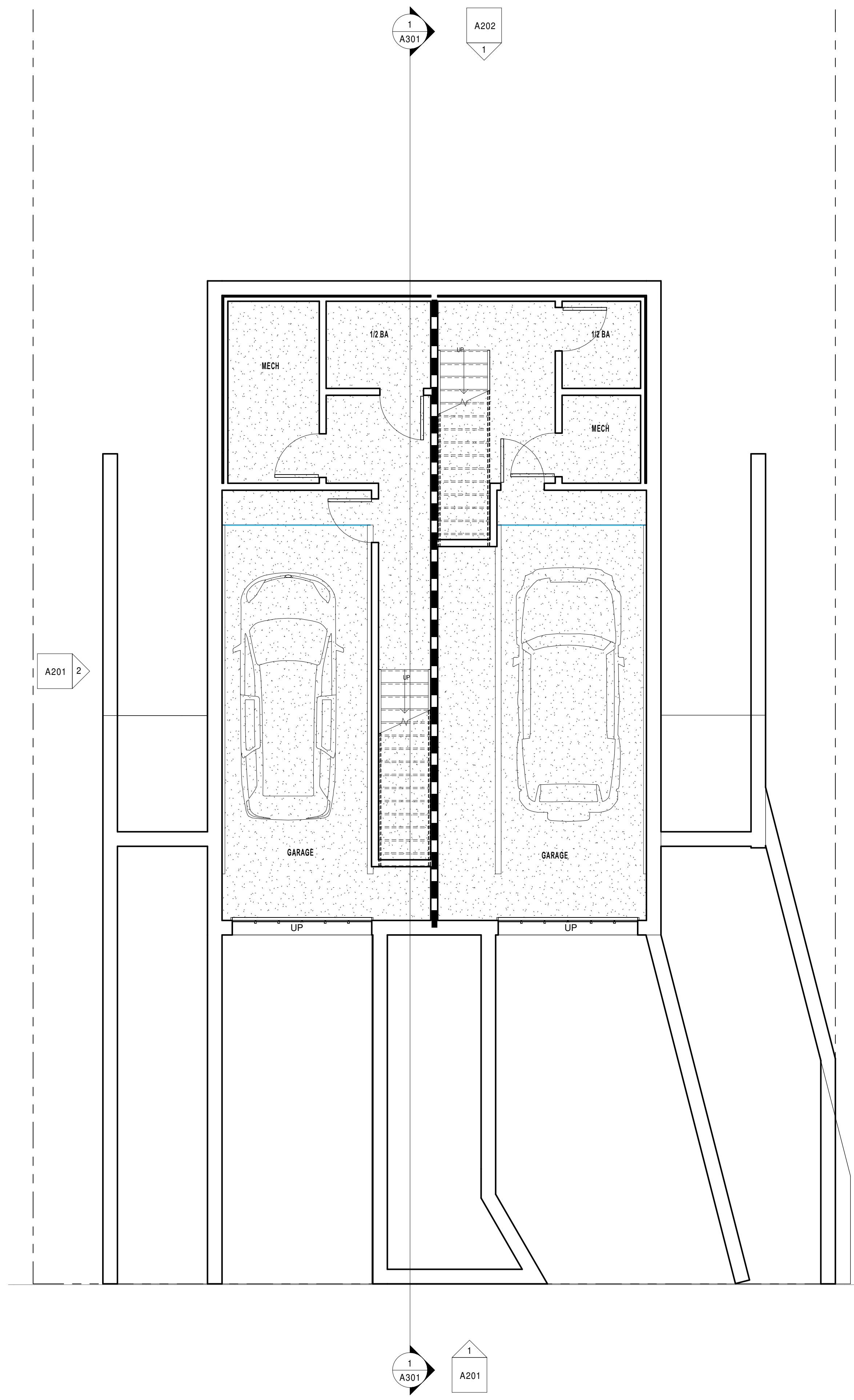
REV ISSUE

A100





01 - LEVEL 1
1/4" = 1'-0"



00 - GARAGE
1/4" = 1'-0"

PROJECT NAME
NEW TWO FAMILY BUILDING

PROJECT ADDRESS
88 WAUMBECK STREET
ROXBURY, MA 02121

PROJECT PHASE
SCHEMATIC DESIGN

ARCHITECT

VANKO
STUDIO
ARCHITECTS

407 DUDLEY STREET, SUITE #8
BOSTON, MA 02119
617.502.1120

CONSULTANT(S)

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME
GARAGE & FIRST FLOOR PLANS

SHEET USE

DATE 9/9/2020

SCALE 1/4" = 1'-0"

REVISION

REV ISSUE

A101

PROJECT NAME
NEW TWO FAMILY BUILDING

PROJECT ADDRESS
88 WAUMBEC STREET
ROXBURY, MA 02121

PROJECT PHASE
SCHEMATIC DESIGN

ARCHITECT



407 DUDLEY STREET, SUITE #8
BOSTON, MA 02119
617.502.1120

CONSULTANT(S)

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME
SECOND, THIRD, & ROOF PLANS

SHEET USE

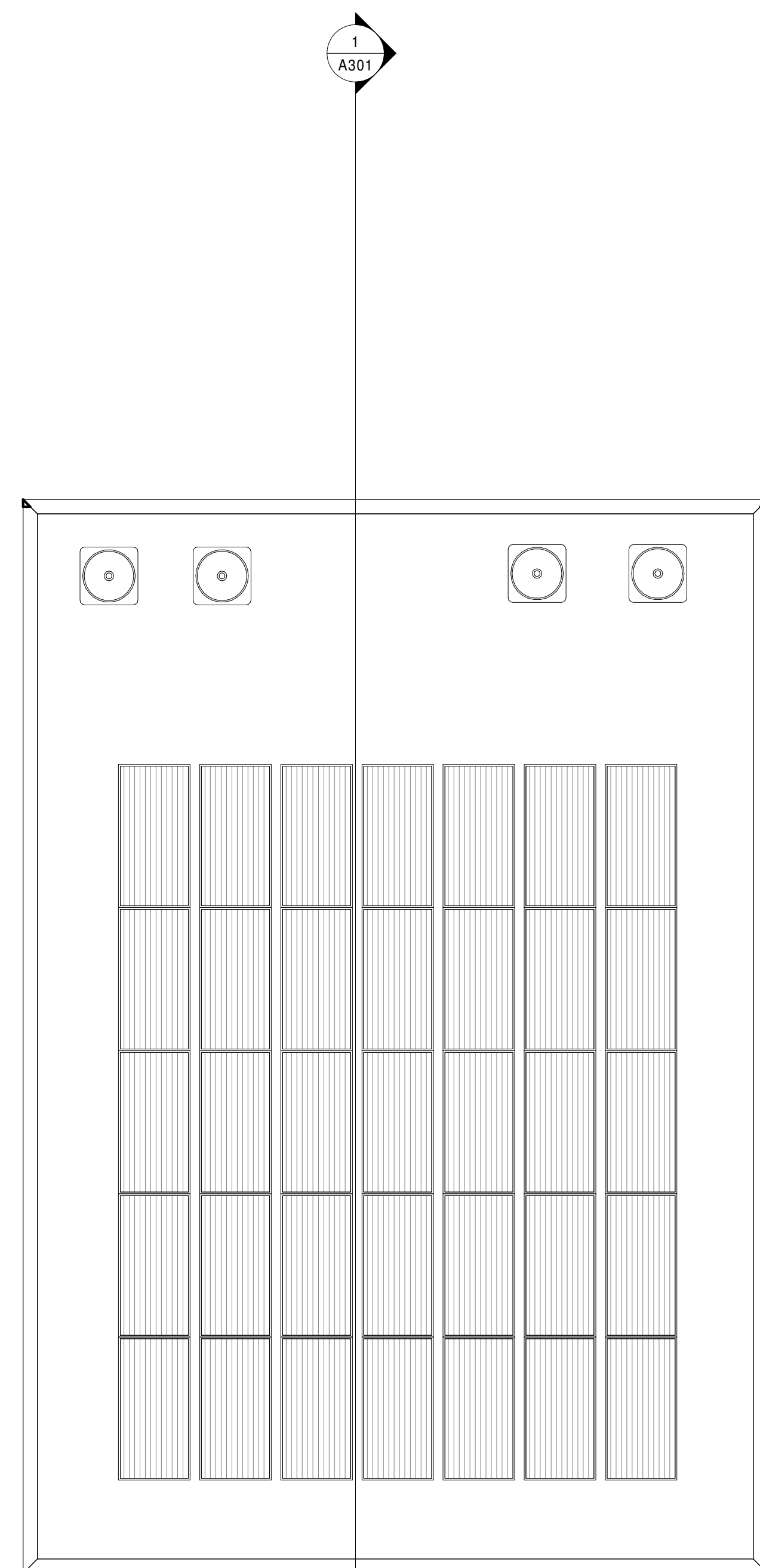
DATE 9/9/2020

SCALE 1/4" = 1'-0"

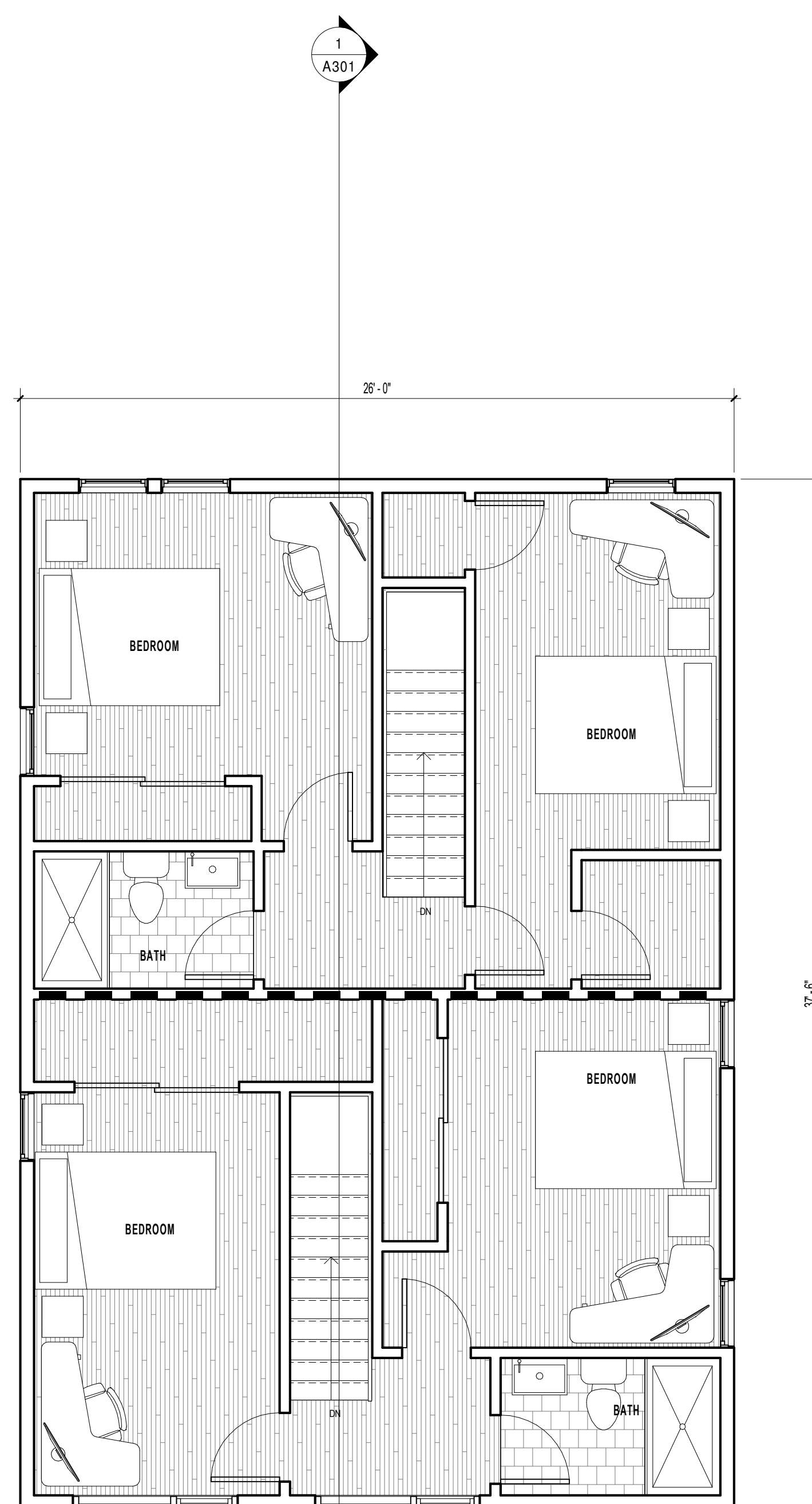
REVISION

REV ISSUE

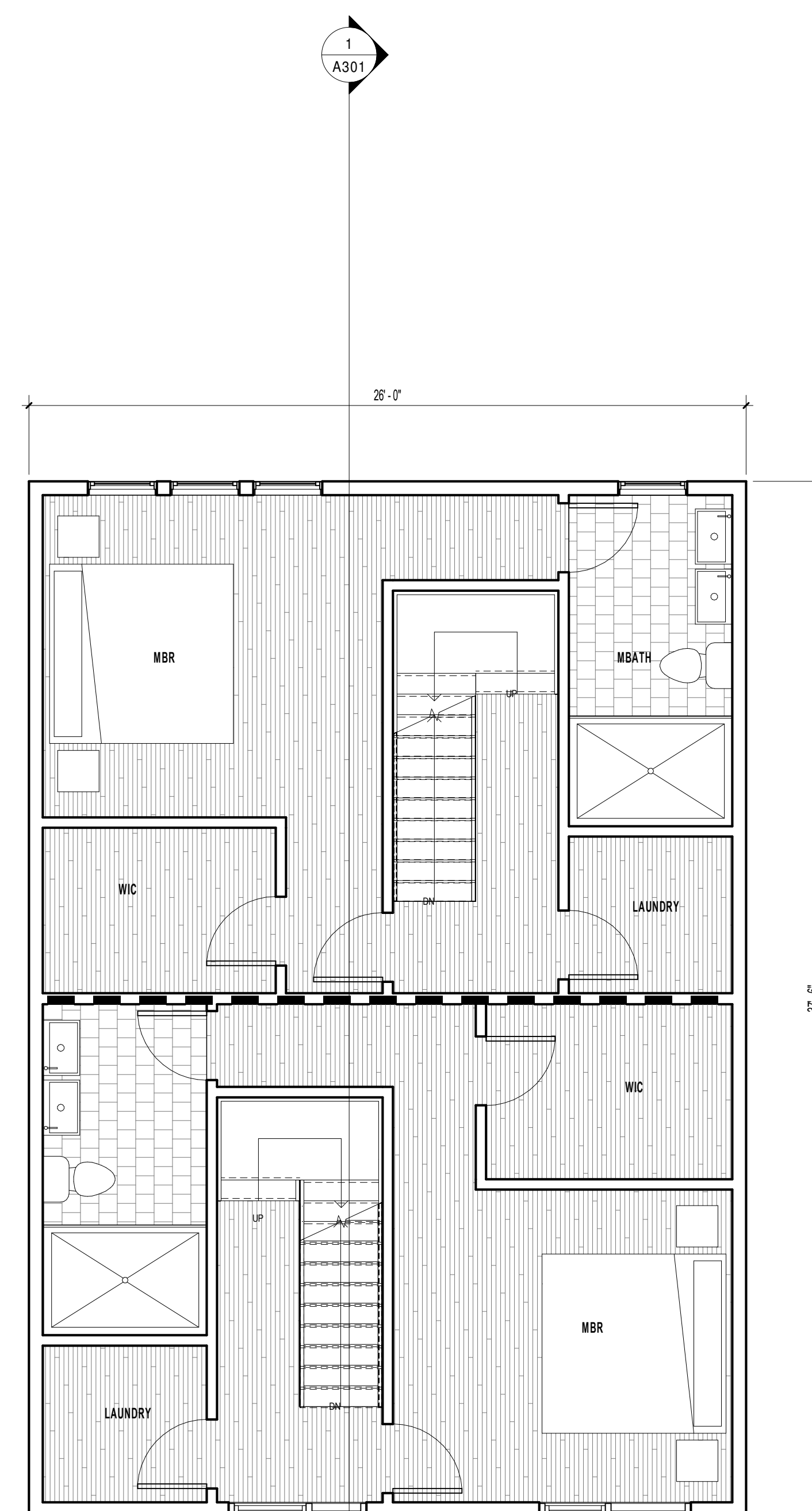
A102



4 04 - TOP OF ROOF
1/4" = 1'-0"



3 03 - LEVEL 3
1/4" = 1'-0"



2 02 - LEVEL 2
1/4" = 1'-0"

PROJECT NAME
NEW TWO FAMILY BUILDING

PROJECT ADDRESS
88 WAUMBEC STREET
ROXBURY, MA 02121

PROJECT PHASE
SCHEMATIC DESIGN

ARCHITECT



407 DUDLEY STREET, SUITE #8
BOSTON, MA 02119
617.502.1120

CONSULTANT(S)

APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME
FRONT & SIDE ELEVATIONS

SHEET USE
DATE 9/9/2020
SCALE 1/4" = 1'-0"
REVISION
REV ISSUE

A201



2 EAST
1/4" = 1'-0"

1 NORTH
1/4" = 1'-0"

PROJECT NAME
NEW TWO FAMILY BUILDING

PROJECT ADDRESS
88 WAUMBECK STREET
ROXBURY, MA 02121

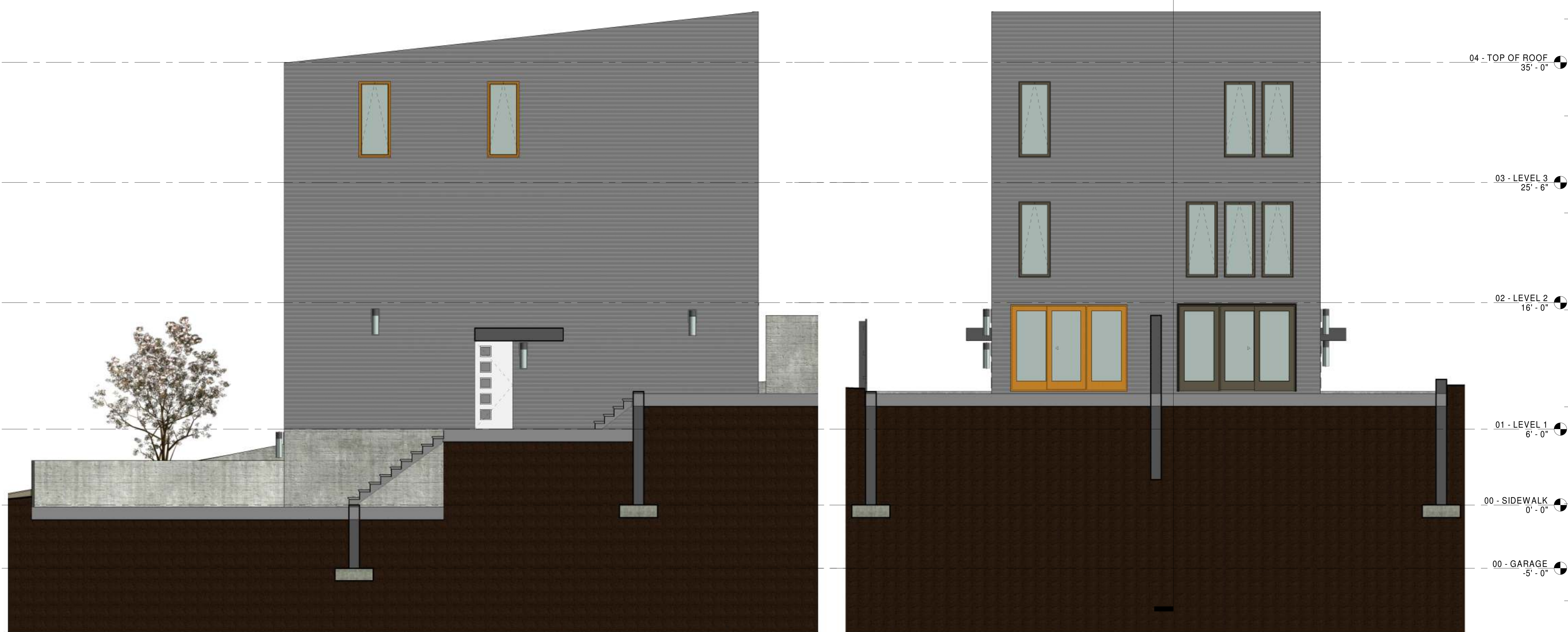
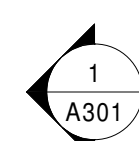
PROJECT PHASE
SCHEMATIC DESIGN

ARCHITECT



407 DUDLEY STREET, SUITE #8
BOSTON, MA 02119
617.502.1120

CONSULTANT(S)



APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME
REAR & SIDE ELEVATIONS

SHEET USE
DATE 9/9/2020
SCALE 1/4" = 1'-0"
REVISION
REV ISSUE

2 WEST
1/4" = 1'-0"

1 SOUTH
1/4" = 1'-0"

A202

PROJECT NAME
NEW TWO FAMILY BUILDING

PROJECT ADDRESS
88 WAUMBECK STREET
ROXBURY, MA 02121

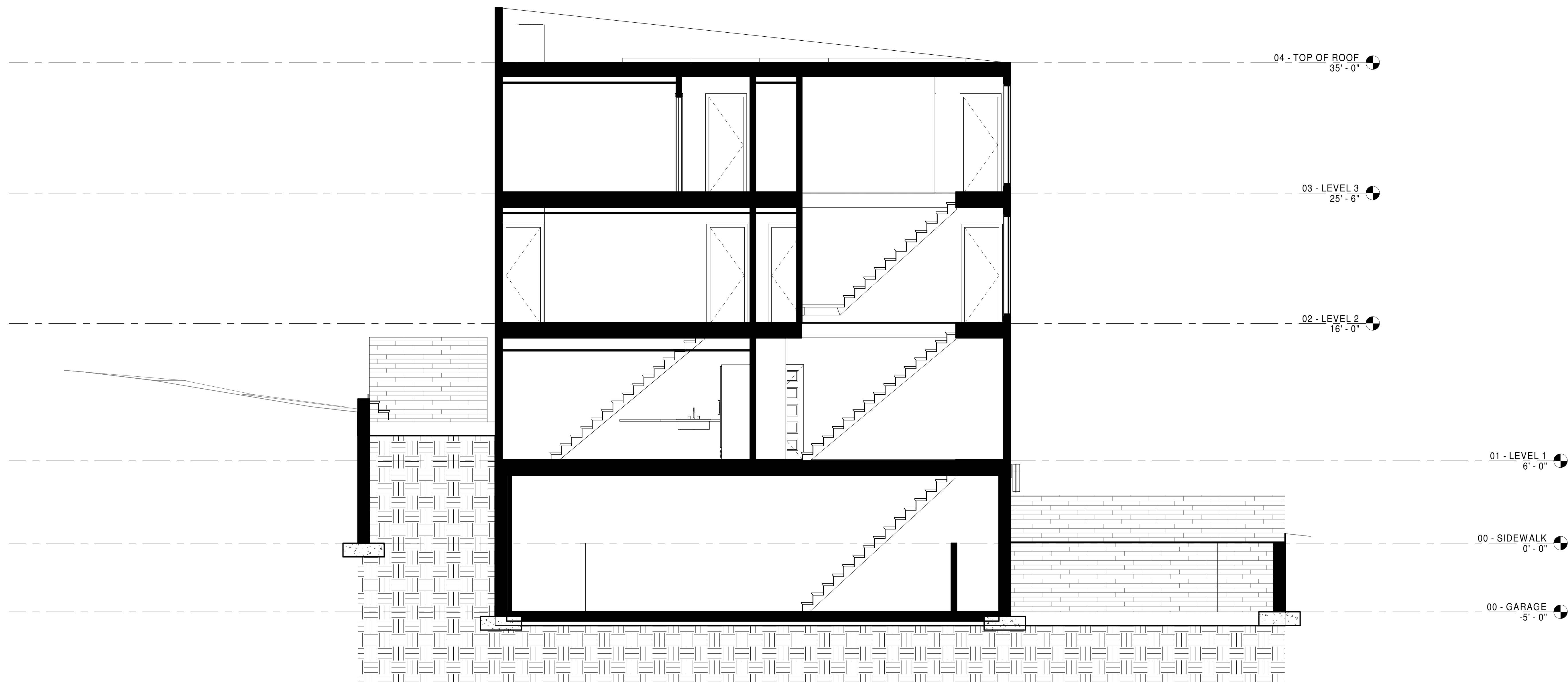
PROJECT PHASE
SCHEMATIC DESIGN

ARCHITECT



407 DUDLEY STREET, SUITE #8
BOSTON, MA 02119
617.502.1120

CONSULTANT(S)



APPROVALS

REGISTERED PROFESSIONAL



SHEET NAME
BUILDING SECTION

SHEET USE

DATE 9/9/2020

SCALE 1/4" = 1'-0"

REVISION

REV ISSUE

A301