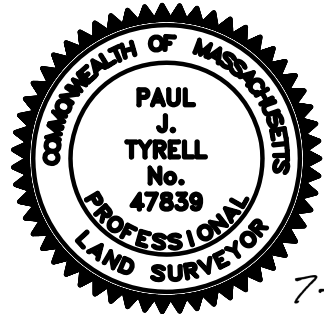
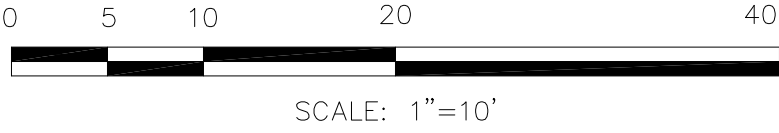
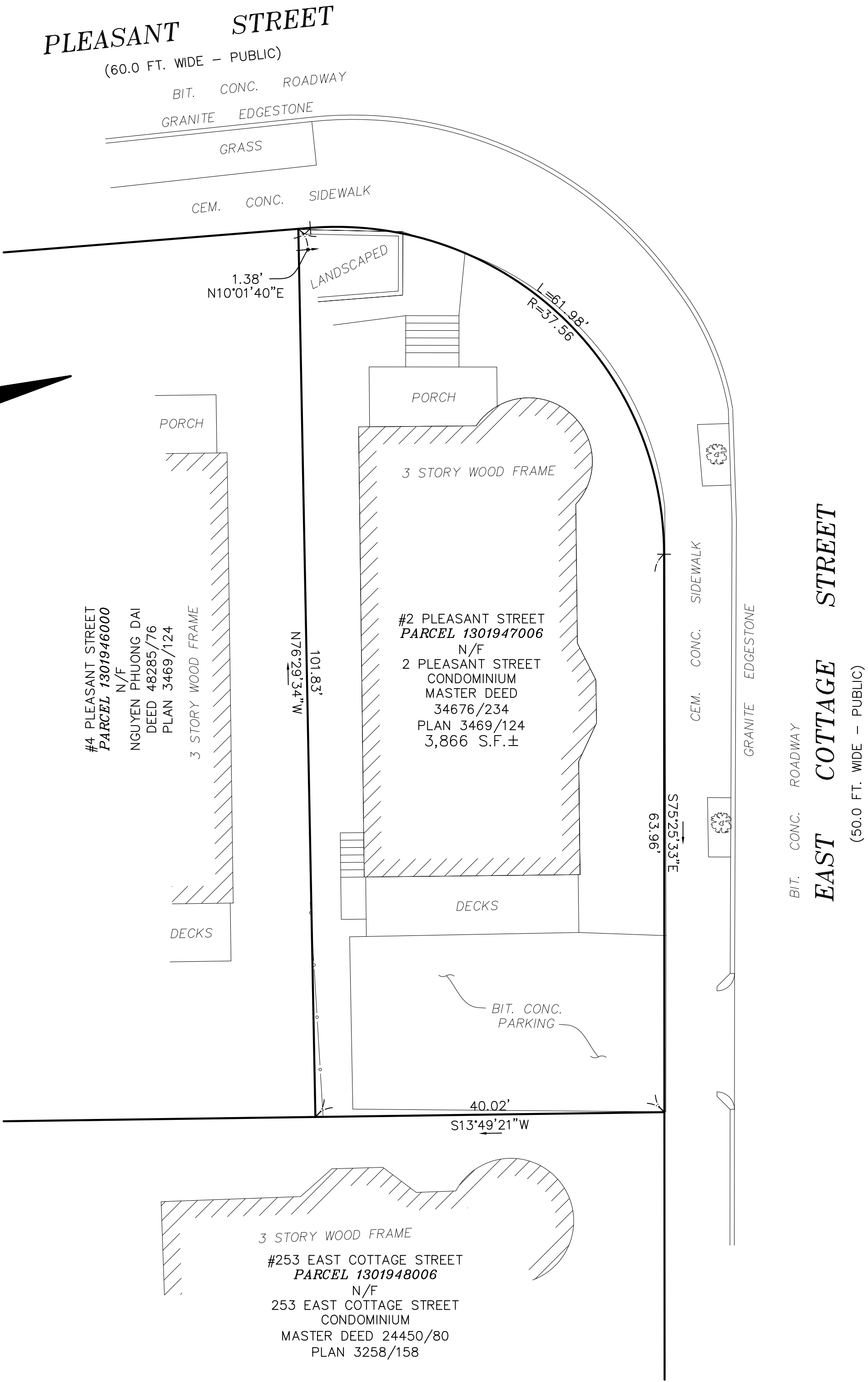
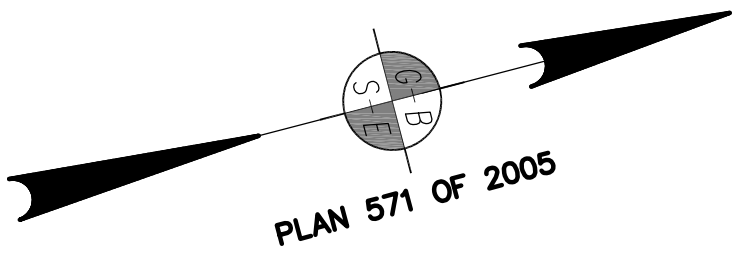
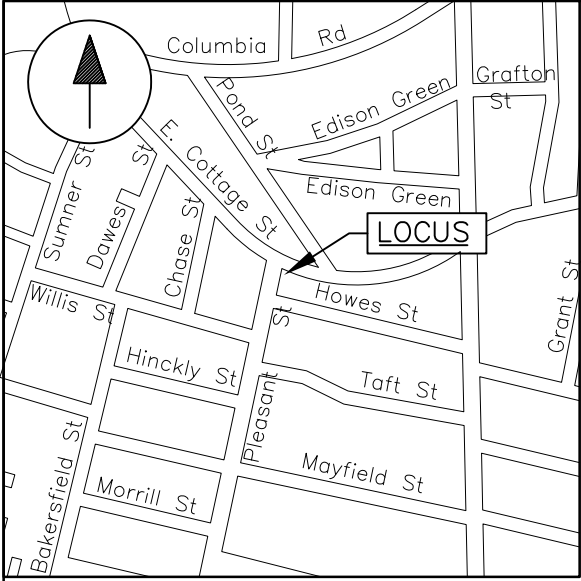
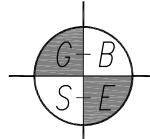




7-23-24  
PJT

PLAN OF LAND  
2 PLEASANT STREET  
BOSTON, MASSACHUSETTS  
(DOCHESTER DISTRIC)

PREPARED FOR  
MR. TONY GALE  
2 PLEASANT STREET  
BOSTON, MA 02129



GREATER BOSTON SURVEYING AND ENGINEERING  
19 FREDITH ROAD  
WEYMOUTH, MA 02189  
(781) 331-6128

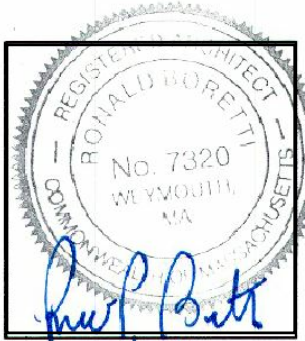
CALC BY: PJT

DATE: JULY 29, 2024

SCALE: 1"=10'



| REV. | DATE    | DESCRIPTION |
|------|---------|-------------|
| 1    | X-XX-XX | XXX         |



686 ARCHITECTS

Tony Gale  
2 Pleasant Street  
Dorchester, MA 02125

PROJECT #  
24-046

DATE: 7-10-24  
REV:

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

DRAWN BY:  
KB

CHECKED BY:  
R.P.B.

EXISTING FLOOR PLANS

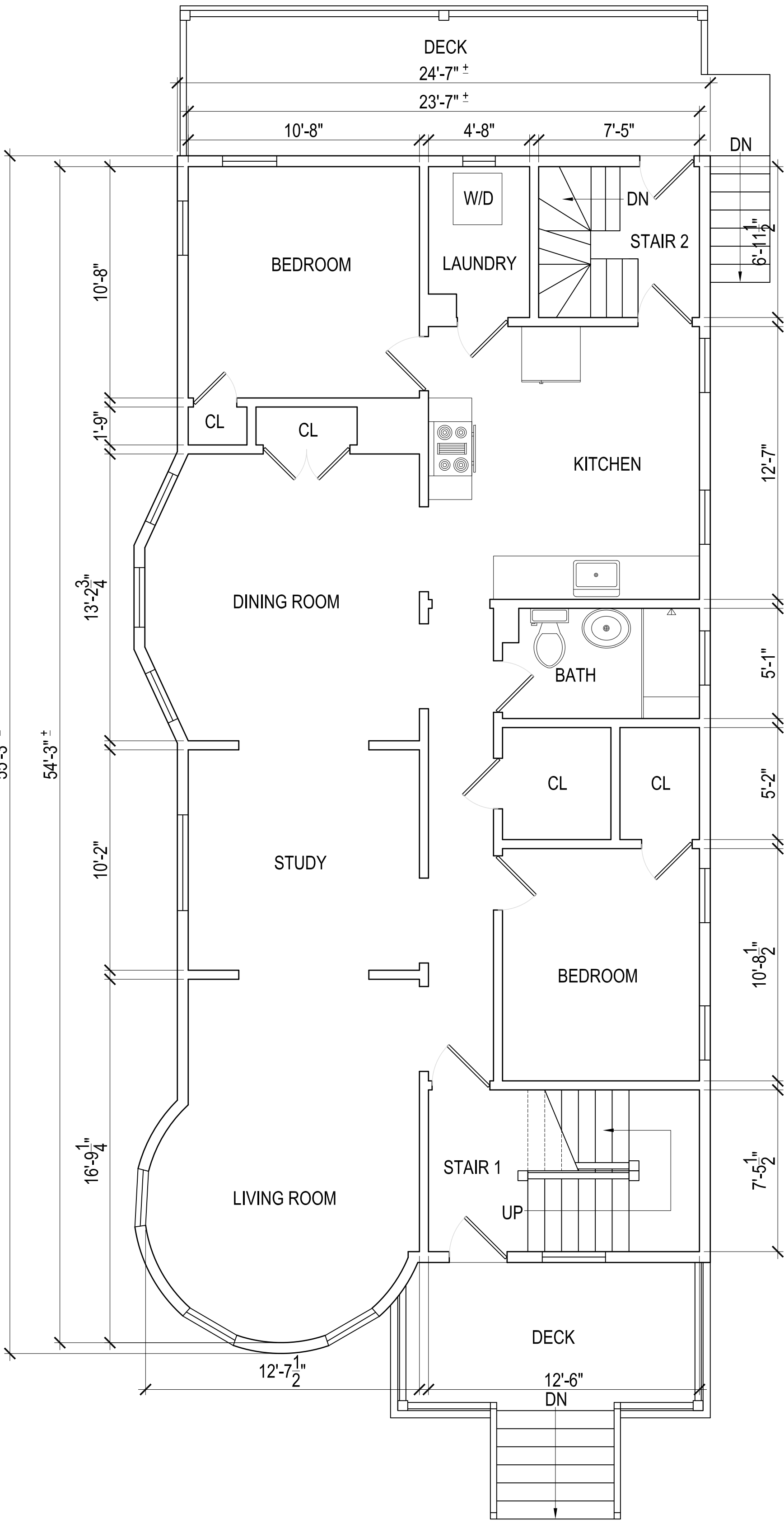
EX1

2 PLEASANT STREET  
DORCHESTER, MA  
ZONING REVIEW

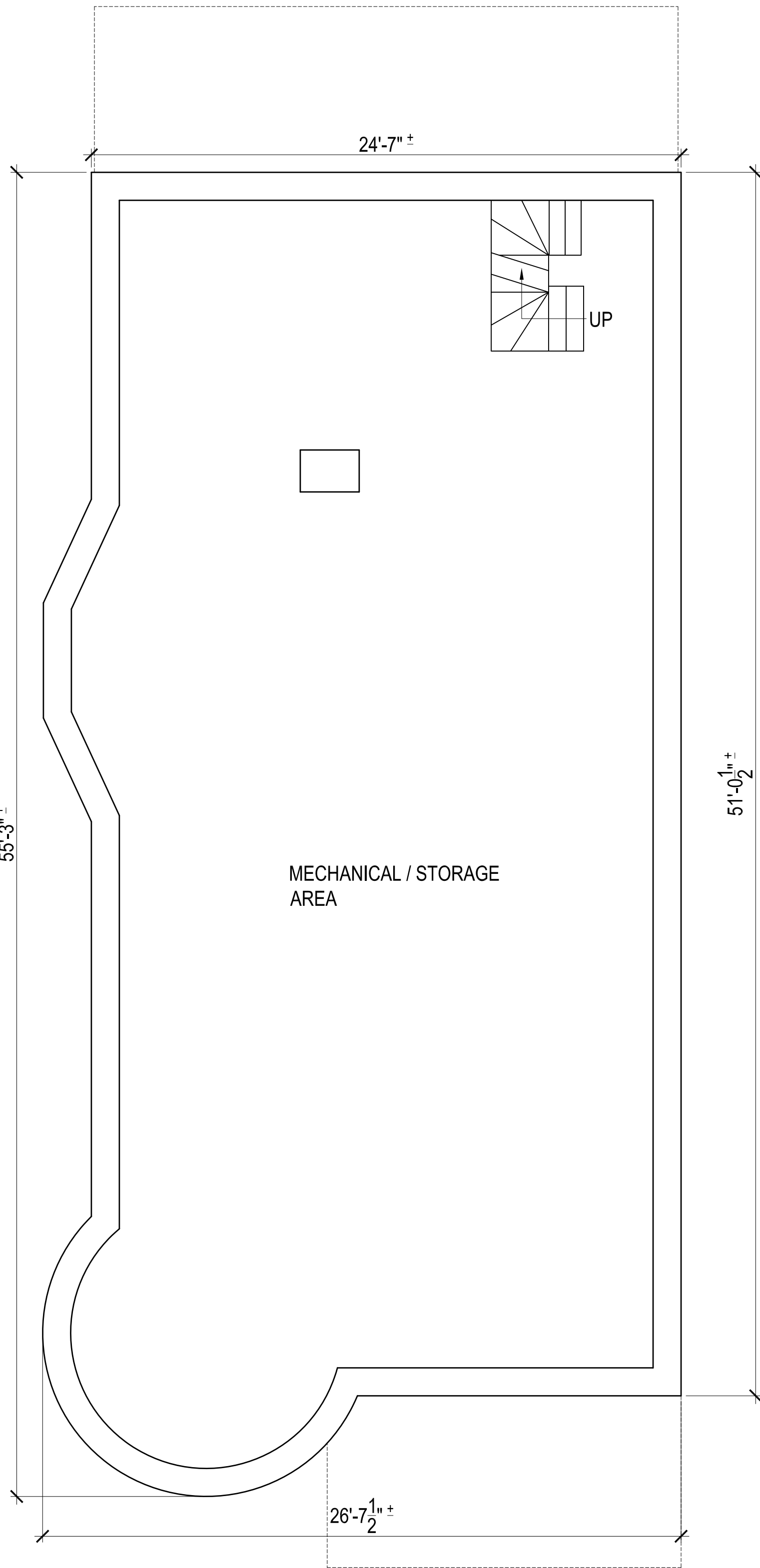
| ITEM            |                        |
|-----------------|------------------------|
| ZONING DISTRICT | ARTICLE 65 / 3F-D-3000 |
| EXISTING USE    | 3 FAMILY               |
| PROPOSED USE    | 3 FAMILY               |
| LOT SIZE        | 3,866 ± S.F.           |

DIMENSIONAL REGULATIONS  
TABLE C

| ITEM                           | REQUIRED                | EXISTING                |
|--------------------------------|-------------------------|-------------------------|
| MIN. LOT AREA                  | 3,000 S.F.              | 3,866 S.F.              |
| MIN. LOT WIDTH                 | 30'                     | 37.56' ±                |
| MIN. LOT FRONTAGE              | 30'                     | 37.56' ±                |
| MAX. FLOOR AREA RATIO          | 1.3                     | 1.03 (3,969 S.F. ±)     |
| MAX. ALLOWABLE BUILDING HEIGHT | 40'-0"                  | 35'-11" ±               |
| MAX. BUILDING STORIES          | 3                       | 3                       |
| MIN. FRONT YARD                | 5'                      | 6.0' ± / 23.0' ±        |
| MIN. SIDE YARD                 | 5'                      | (L) 7.5' ± / (R) 6.0' ± |
| MIN. REAR YARD                 | 15'                     | 27.5' ±                 |
| MIN. USABLE OPEN SPACE         | 300 PER UNIT (900 S.F.) | 900 ± S.F.              |



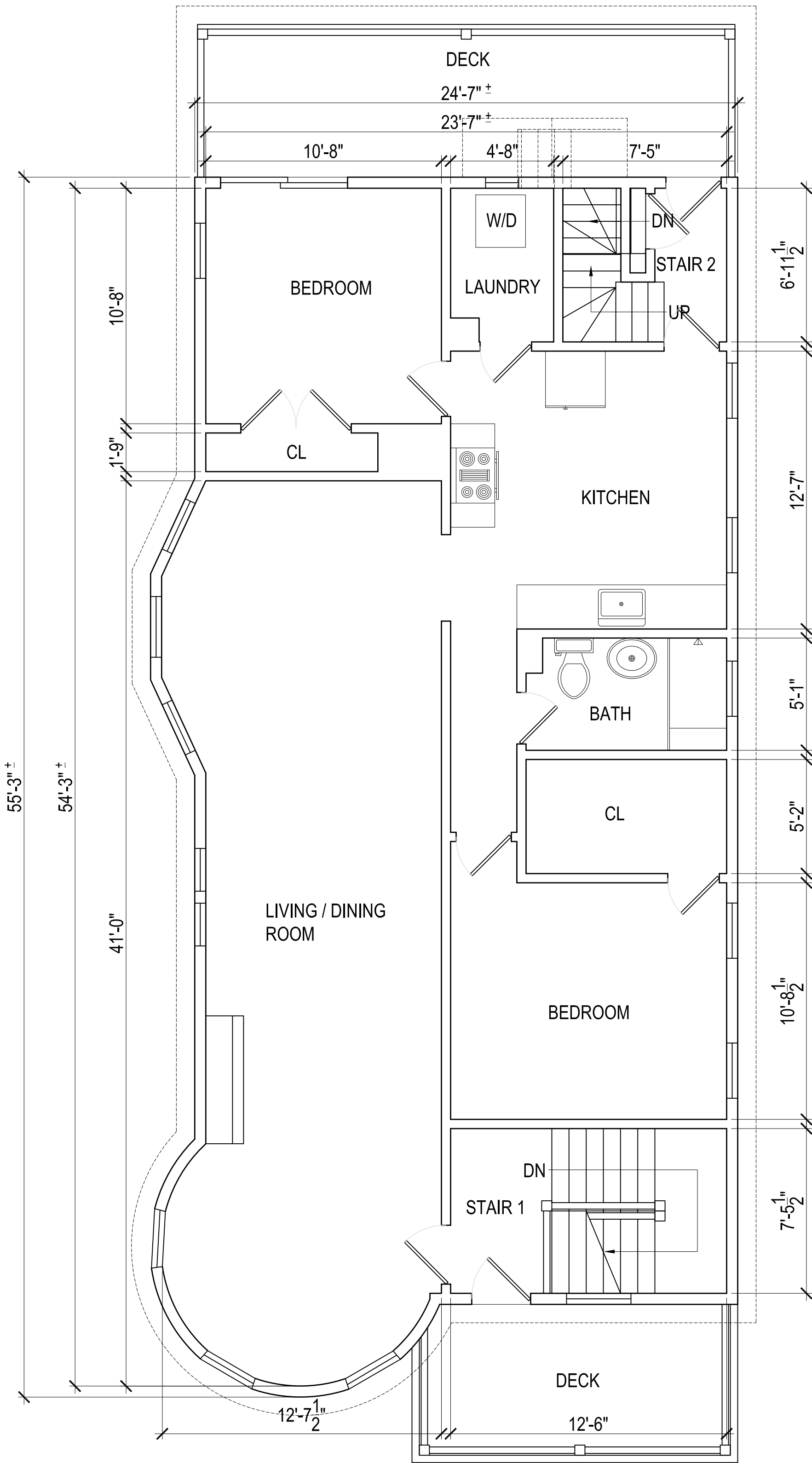
FIRST FLOOR PLAN



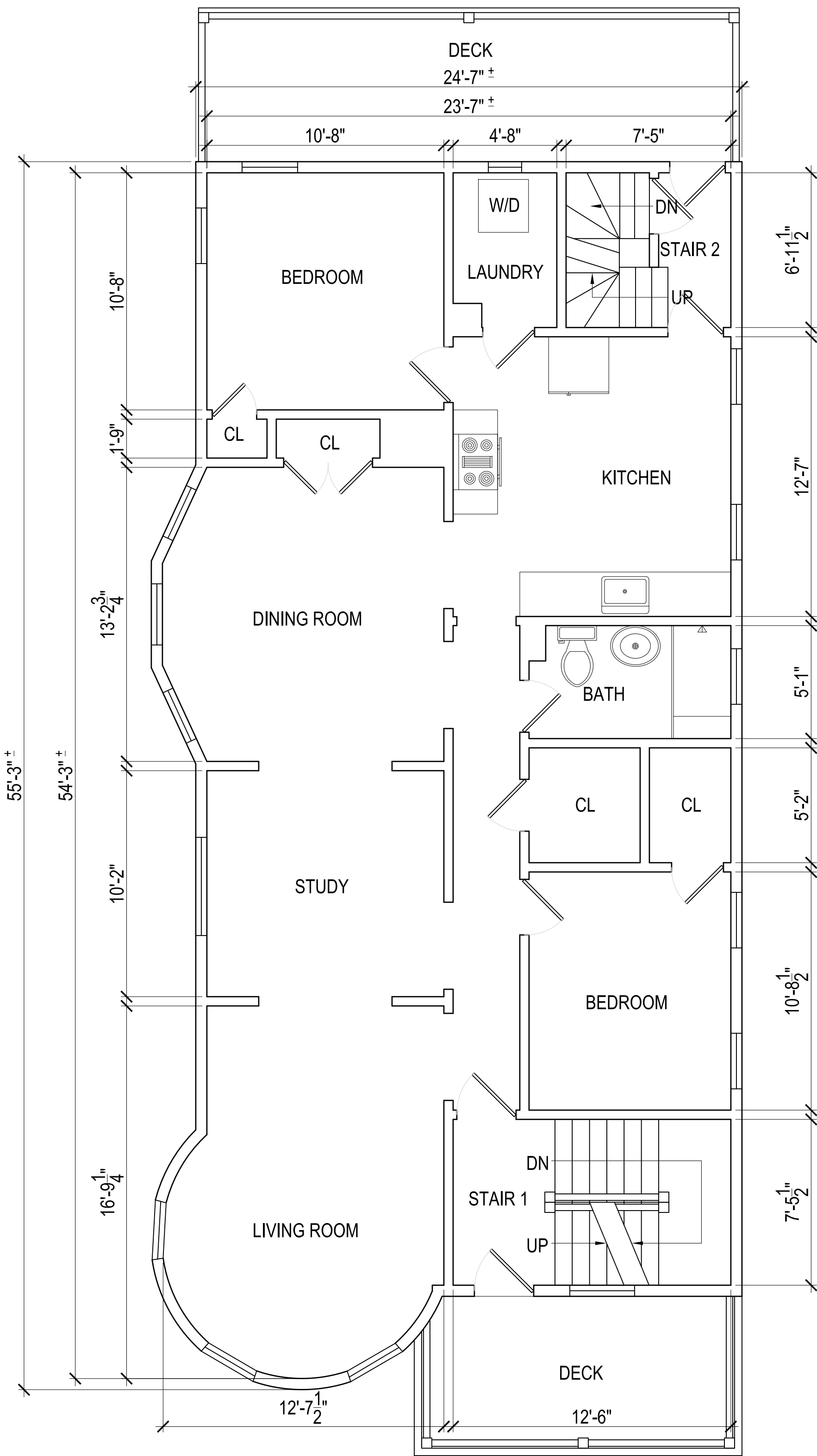
BASEMENT PLAN

GENERAL NOTE: 1 0 1 5 10  
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.





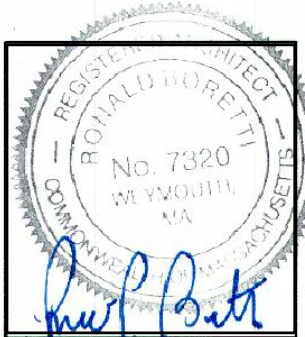
THIRD FLOOR PLAN



SECOND FLOOR PLAN

GENERAL NOTE: 1 0 1 5 10  
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| REV. | DATE    | DESCRIPTION |
|------|---------|-------------|
| 1    | X-XX-XX | XXX         |



686 ARCHITECTS

10 Forbes Road West - Suite 210 Braintree, Massachusetts 02184 T: 617-282-0030

Tony Gale  
2 Pleasant Street  
Dorchester, MA 02125

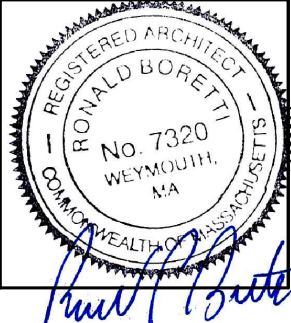
|               |
|---------------|
| PROJECT #     |
| 24-046        |
| DATE: 7-10-24 |
| REV:          |
| SCALE:        |
| 1/4" = 1'-0"  |
| DRAWN BY:     |
| KB            |
| CHECKED BY:   |
| R.P.B.        |

EXISTING FLOOR PLANS

EX2



| REV. | DATE    | DESCRIPTION |
|------|---------|-------------|
| 1    | X-XX-XX | XXX         |



686 ARCHITECTS

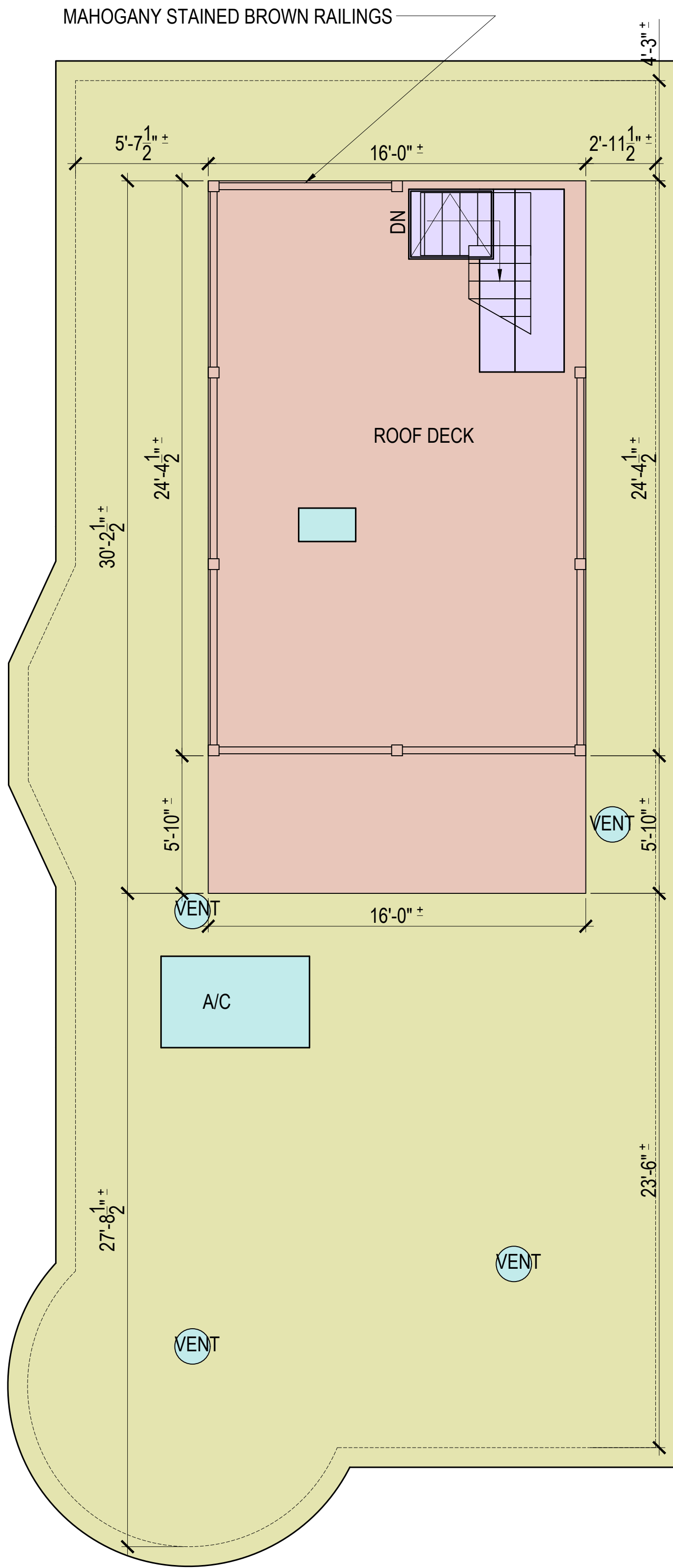
10 Forbes Road West - Suite 210 Braintree, Massachusetts 02184 T: 617-282-0030

Tony Gale  
2 Pleasant Street  
Dorchester, MA 02125

|               |
|---------------|
| PROJECT #     |
| 24-046        |
| DATE: 7-10-24 |
| REV:          |
| SCALE:        |
| 1/4" = 1'-0"  |
| DRAWN BY:     |
| KB            |
| CHECKED BY:   |
| R.P.B.        |

EXISTING ROOF DECK PLAN

EX3



- HATCH DENOTES  
ROOF AREA: 1,124 ± SQ. FT.
- HATCH DENOTES  
ROOF DECK AREA: 443 ± SQ. FT.
- HATCH DENOTES  
ROOF HATCH AREA: 37 ± SQ. FT.
- HATCH DENOTES  
MECHANICAL / CHIMNEY /  
VENT AREA: 35 ± SQ. FT.
- TOTAL ROOF AREA: 1,639 ± SQ. FT.**

APPROVED  
DESIGN REVIEW  
BOSTON REDEVELOPMENT AUTHORITY

SIGNATURE *Seth...*

02/26/2025

Roof deck is existing and no  
changes to design or  
location are proposed. Any  
changes to these plans must  
be submitted to the BPDA  
for review and approval.

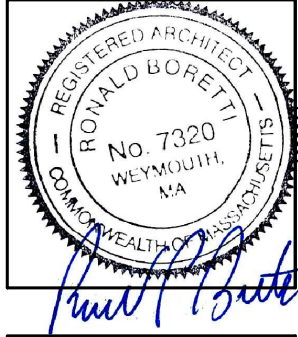
GENERAL NOTE: 1 0 1 5 10

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NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND  
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

ROOF DECK PLAN



| REV. | DATE    | DESCRIPTION |
|------|---------|-------------|
| 1    | X-XX-XX | XXX         |



686 ARCHITECTS

10 Forbes Road West - Suite 210 Braintree, Massachusetts 02184 T: 617-282-0030

Tony Gale  
2 Pleasant Street  
Dorchester, MA 02125

PROJECT #  
24-046

DATE: 7-10-24  
REV:

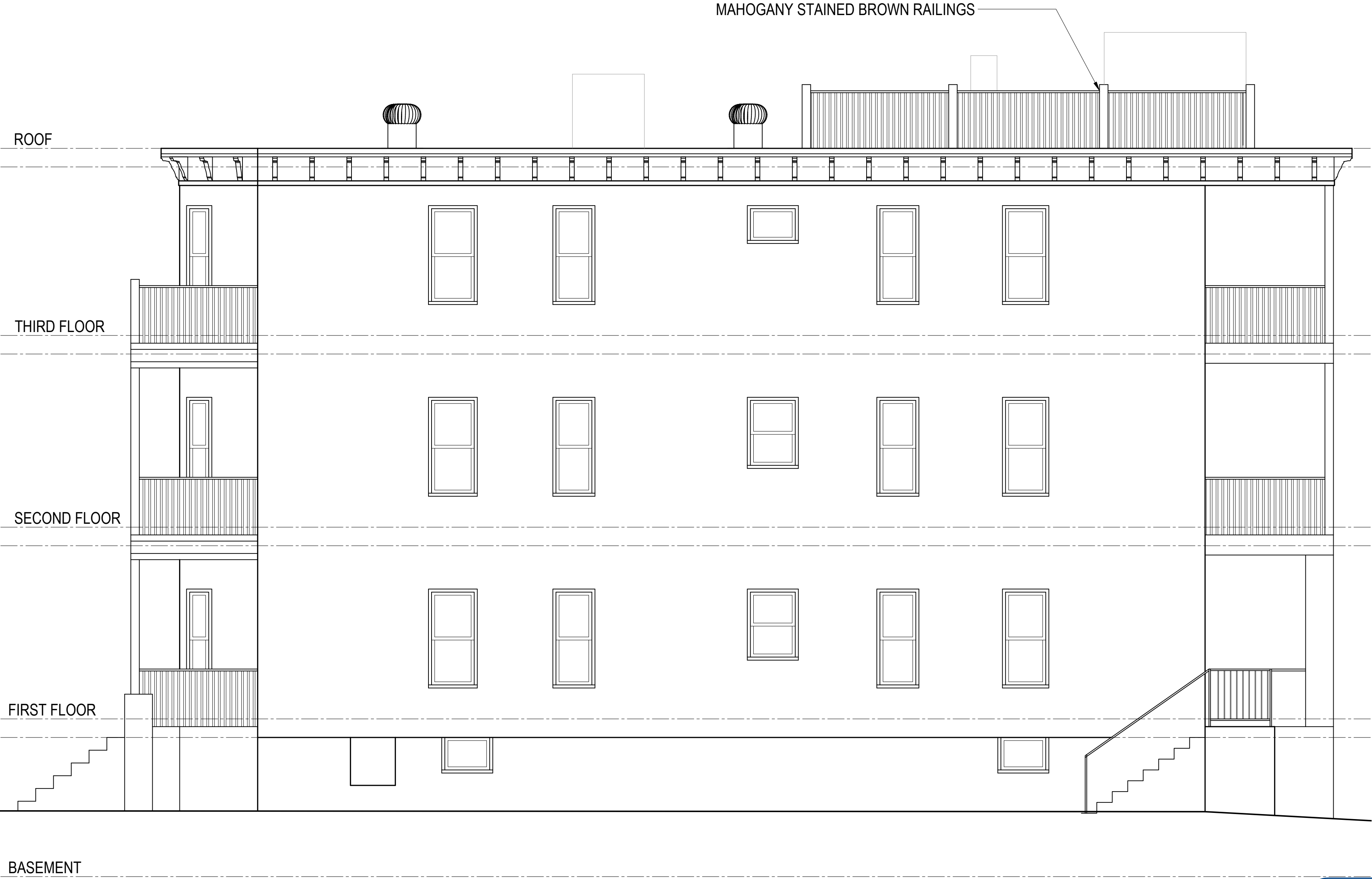
SCALE:  
1/4" = 1'-0"

DRAWN BY:  
KB

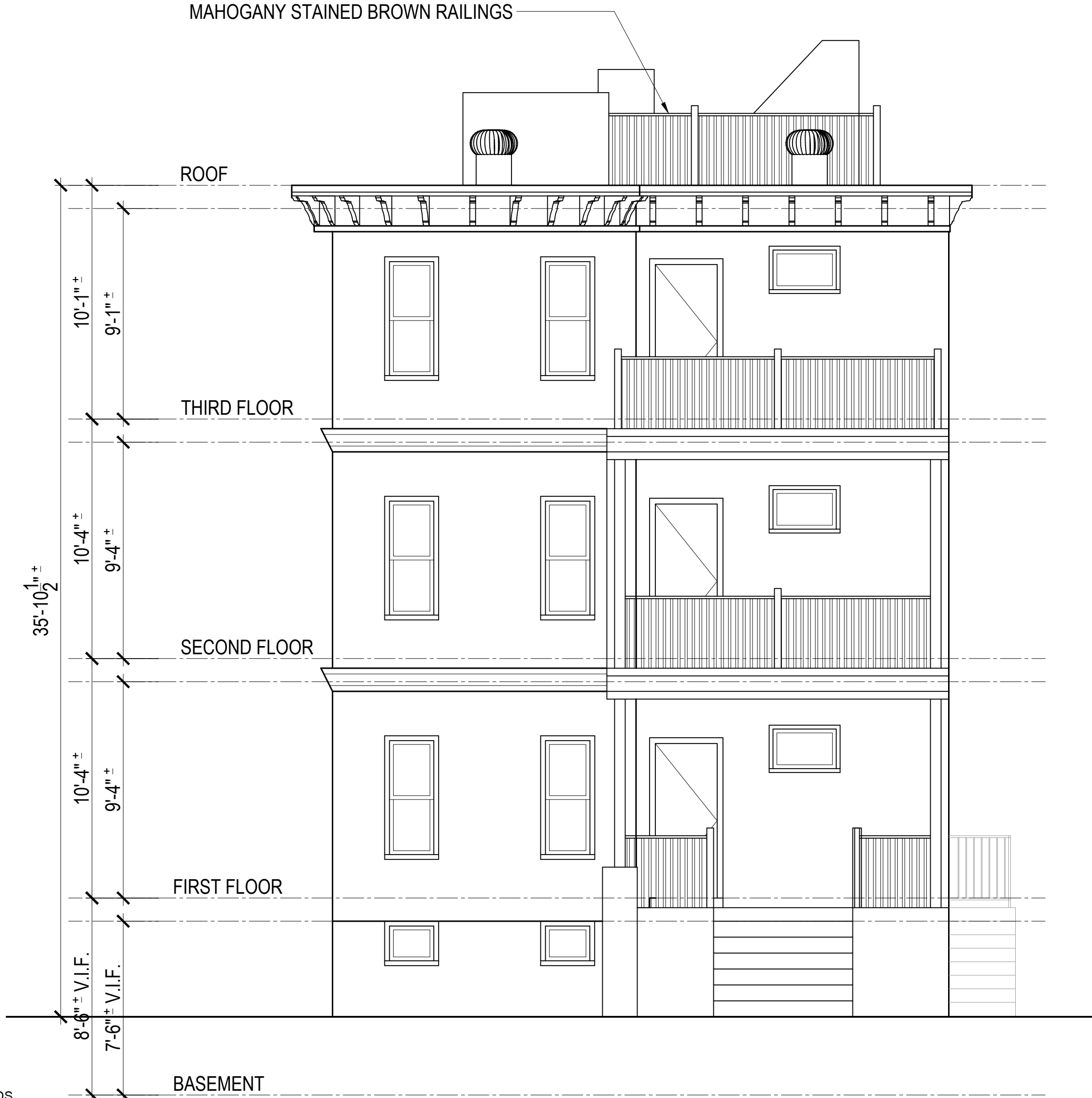
CHECKED BY:  
R.P.B.

EXISTING ELEVATIONS

EX4



ELEVATION 2



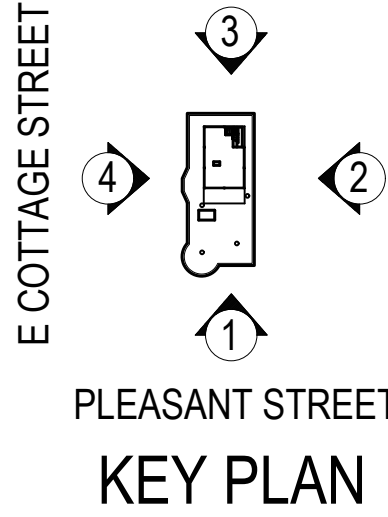
ELEVATION 1  
ALONG PLEASANT STREET

APPROVED  
DESIGN REVIEW  
BOSTON REDEVELOPMENT AUTHORITY

SIGNATURE *Seth P...*

02/26/2025

Roof deck is existing and no changes to design or location are proposed. Any changes to these plans must be submitted to the BPDA for review and approval.



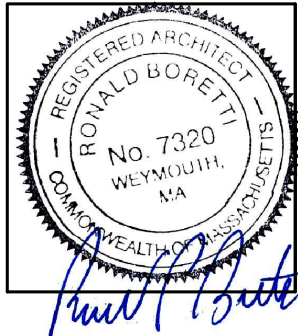
KEY PLAN

GENERAL NOTE: 1 0 1 5 10

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| REV. | DATE    | DESCRIPTION |
|------|---------|-------------|
| 1    | X-XX-XX | XXX         |



686 ARCHITECTS

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Tony Gale  
2 Pleasant Street  
Dorchester, MA 02125

PROJECT #  
24-046

DATE: 7-10-24  
REV:

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

DRAWN BY:  
KB

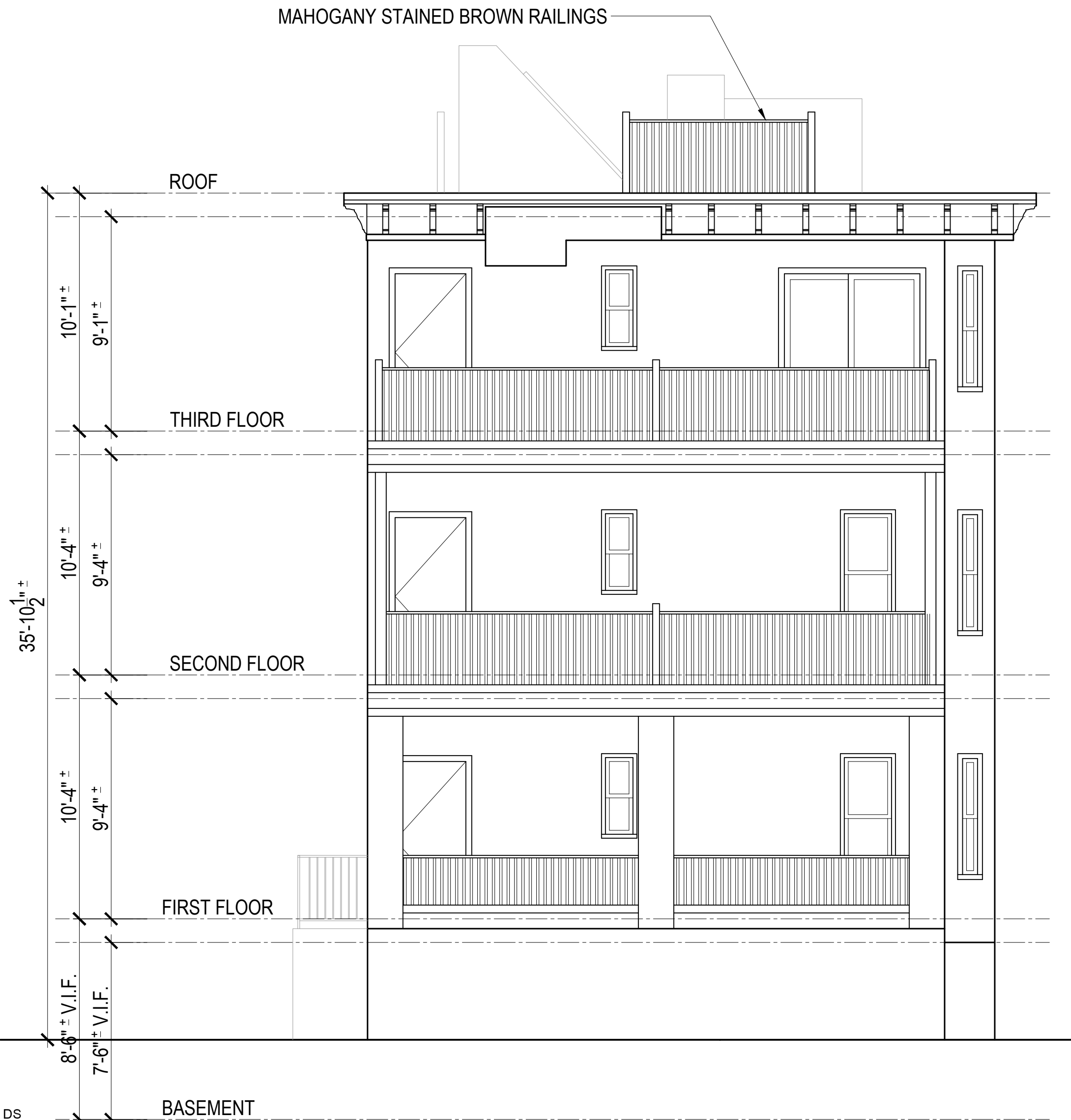
CHECKED BY:  
R.P.B.

EXISTING ELEVATIONS

EX5



ELEVATION 4  
ALONG EAST COTTAGE STREET

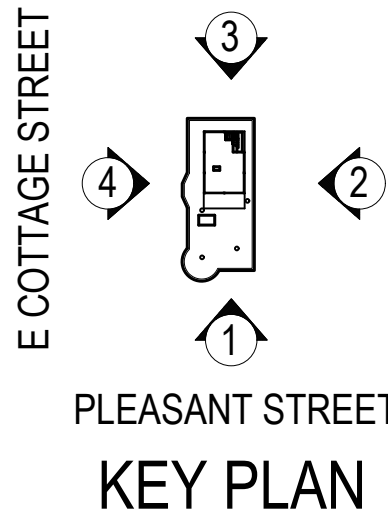


ELEVATION 3



02/26/2025

Roof deck is existing and no changes to design or location are proposed. Any changes to these plans must be submitted to the BPDA for review and approval.



GENERAL NOTE: 1 0 1 5 10  
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