

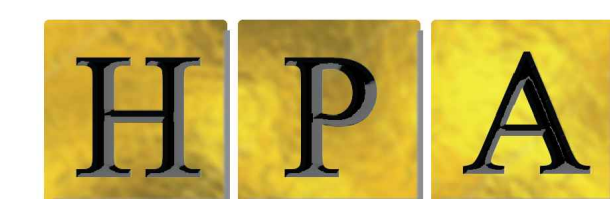


City of Boston  
Planning Department

**BPDA Design Review Provisos**  
**42 Lila Road, Jamaica Plain**  
**Neighborhood Design Overlay District**  
**4.14.2025**

**General**

1. All drawings in this PDF comprise the BPDA-approved set of drawings. The BPDA stamp can be found specifically on sheets A2.1, A2.2, L1.1 and Sheet 1 of the Civil Plan.
2. Any changes to the plans on these stamped sheets must be submitted to the BPDA for review and approval.
3. All building improvements shall be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the Planning Department.
4. All site improvements, including but not limited to hardscape and plantings, must be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the Planning Department for a delay in completing the site improvements.



Design, Inc.

ARCHITECTS

35 Main Street  
Milford, MA 01757  
(P) 781.407.0000  
(P) 508.384.8838  
Contact@HPADesign.com

PROPOSED DWELLING FOR:

DISIPIO  
BUILDING GROUP

42 LILA RD  
JAMAICA PLAIN, MA

A	12/16/24	ISS FOR BOARD REVIEW	

REVISIONS		
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PROJECT #: 20240099

DECEMBER 6, 2024

DRAWN BY: DEY

CHECKED BY: HPA

SCALE: SEE DRAWING

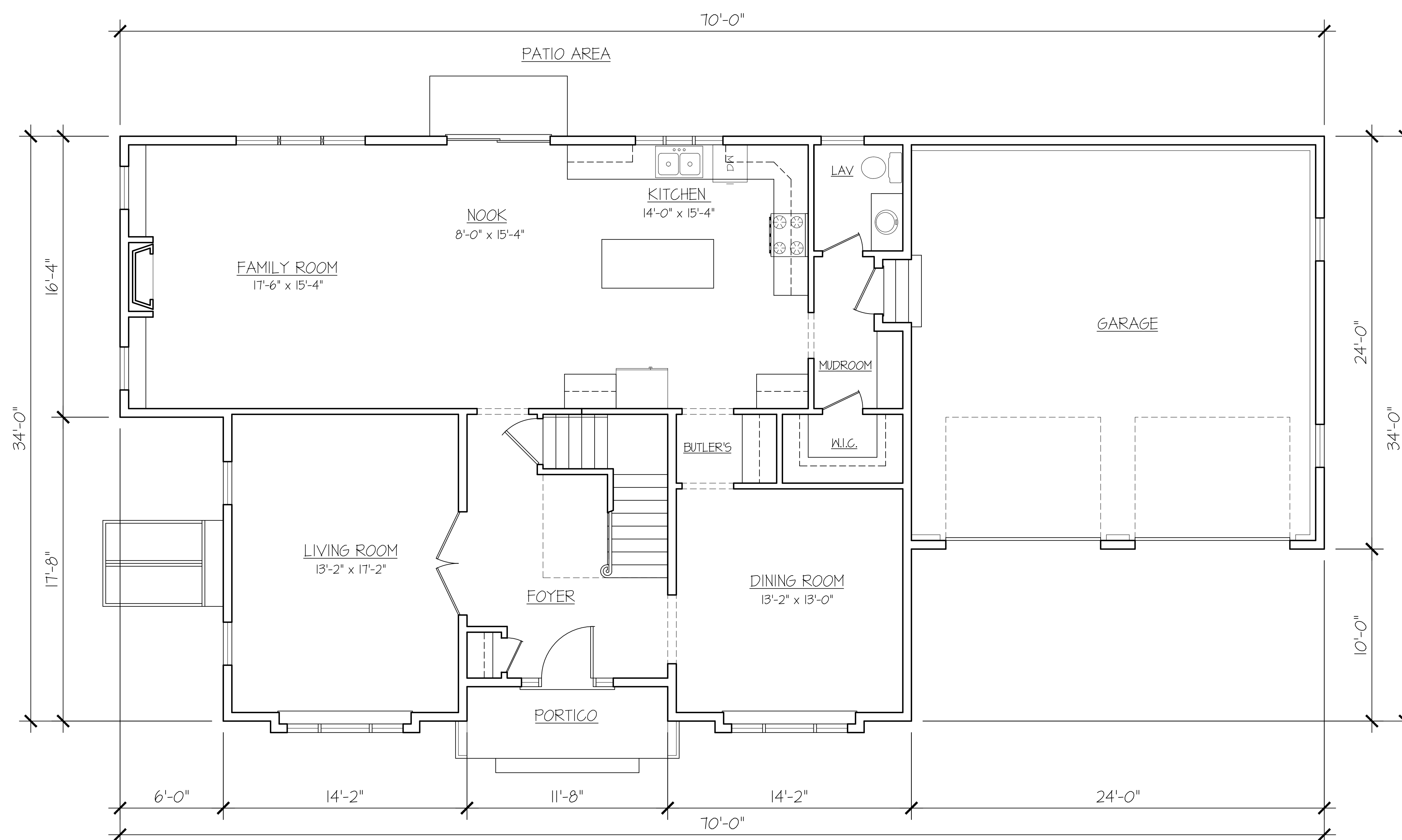
SHEET TITLE:

### FIRST FLOOR PLAN

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A1.1

22



FIRST FLOOR PLAN

1/4" = 1'

**1st FLOOR LIVING SPACE - 1,428 SF**

The square footage indicated is living space calculated from the exterior face of wall stud. It does not include decks, porches, garages, volumes, uninhabitable & unconditioned spaces. All dimensions and square footages are approximate and subject to change without notice. HPA Design, Inc. assumes no responsibility for technical, typographical, and/or other inaccuracies or errors. © 2019 HPA Design, Inc.

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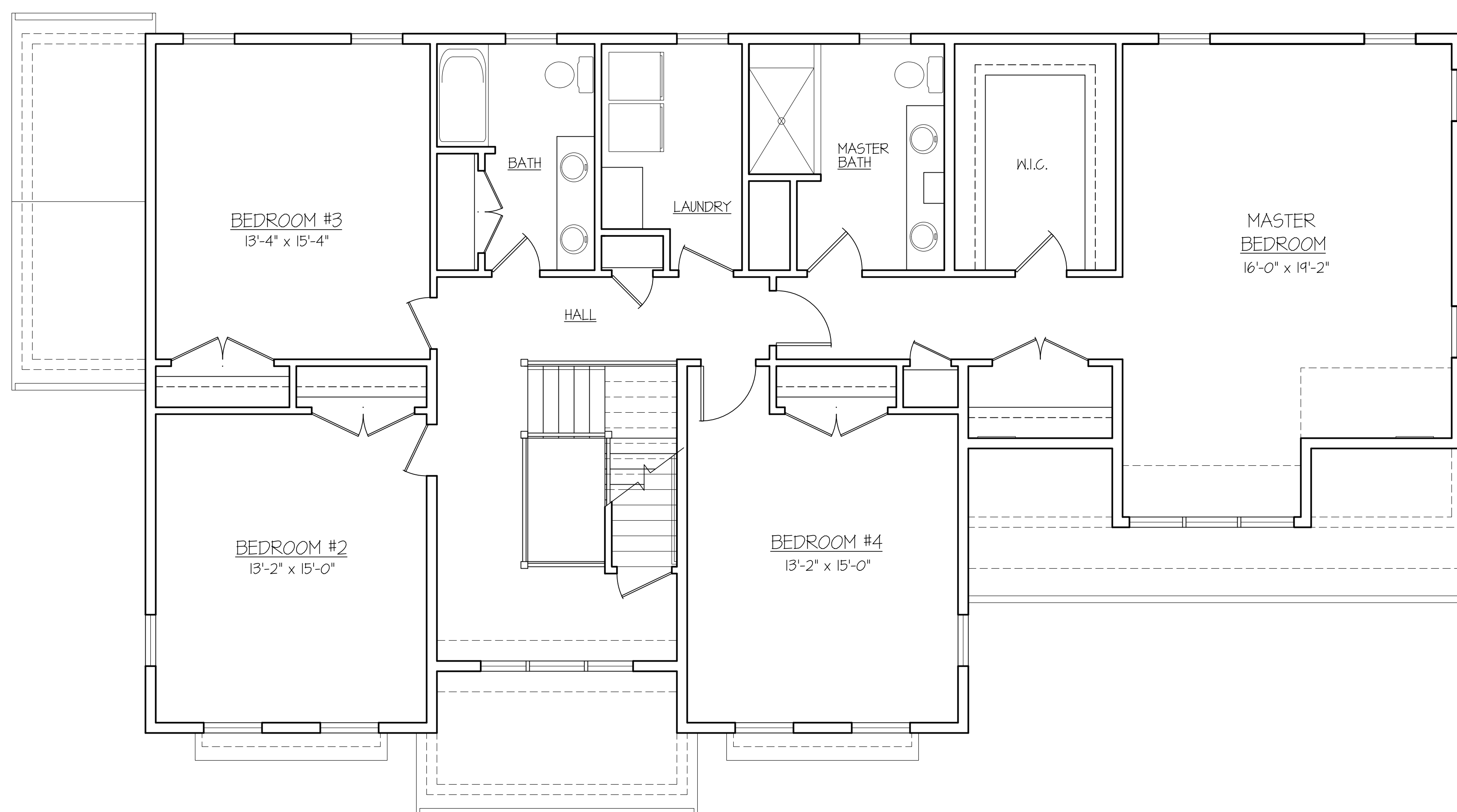
SHEET TITLE:

## SECOND FLOOR PLAN

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## A1.2

2



SECOND FLOOR PLAN

1/4" = 1'

**2nd FLOOR LIVING SPACE - 1,823 SF**

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PROPOSED DWELLING FOR:

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JAMAICA PLAIN, MA

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REVISIONS:

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SHEET TITLE:

ELEVATIONS

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A2.1



DS

APPROVED

Design Section  
BOSTON REDEVELOPMENT AUTHORITY

Design Review  
for the  
Board of Appeal

Signature

04/13/2025

Approved with attached  
provisos.

## FRONT ELEVATION

1/4" = 1'

WINDOW / DOOR SCHEDULE		
TAG	MANUFACTURER: PELLA LIFESTYLE SERIES - BLACK EXTERIOR	DESCRIPTION
A	2465	SINGLE DOUBLE-HUNG
B	1282	SLIDING PATIO DOOR
C	2165/3165/2165	DOUBLE-HUNG COMBO
DL	2441-3	TRIPLE DOUBLE-HUNG (TEMPERED)
E	2141-3	TRIPLE CASEMENT
F	3232-3	TRIPLE ANNING
G	2467	SINGLE DOUBLE-HUNG
H	2525	ANNING
J	2523	SINGLE DOUBLE-HUNG
K	2441	SINGLE DOUBLE-HUNG
K1	2441	SINGLE DOUBLE-HUNG (TEMPERED)
IMPORTANT!!! HPA DESIGN HAS MADE ALL REASONABLE EFFORTS TO INSURE THE ACCURACY OF THIS SCHEDULE. HOWEVER, DUE TO FACTORS BEYOND OUR CONTROL, HPA DESIGN CANNOT MAKE ANY GUARANTEE OR WARRANTY REGARDING THE ACCURACY. GENERAL CONTRACTOR SHALL VERIFY ALL WINDOW DOOR, & TRANSOM SIZES, COORDINATE & LOCATIONS PRIOR TO PLACING WINDOW ORDER AND COMMENCING WITH CONSTRUCTION. HPA DESIGN WILL ASSUME NO LIABILITY FOR BUILDER'S FAILURE TO DO SO.		

## RIGHT SIDE ELEVATION

1/4" = 1'





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PROPOSED DWELLING FOR:

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BUILDING GROUP

42 LILA RD  
JAMAICA PLAIN, MA

A 12/16/24 ISS FOR BOARD REVIEW

REVISIONS:

PROJECT #: 20240099

DECEMBER 6, 2024

DRAWN BY: DEY

CHECKED BY: HPA

SCALE: SEE DRAWING

SHEET TITLE:

ELEVATIONS

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A2.2



REAR ELEVATION

1/4" = 1'

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Design Review

for the

Board of Appeal

Signature

04/13/2025

Approved with attached  
provisos.



LEFT SIDE ELEVATION

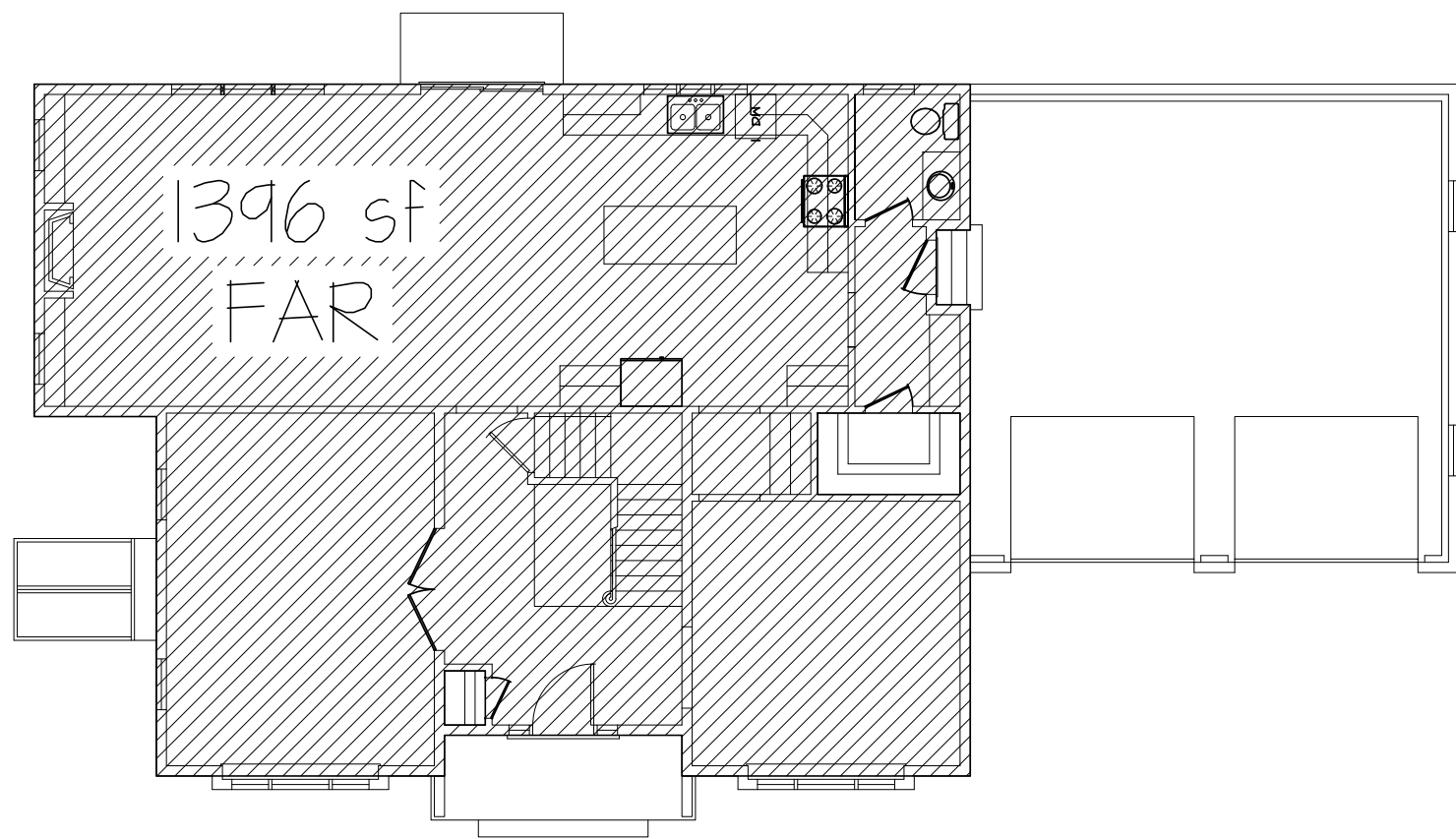
1/4" = 1'



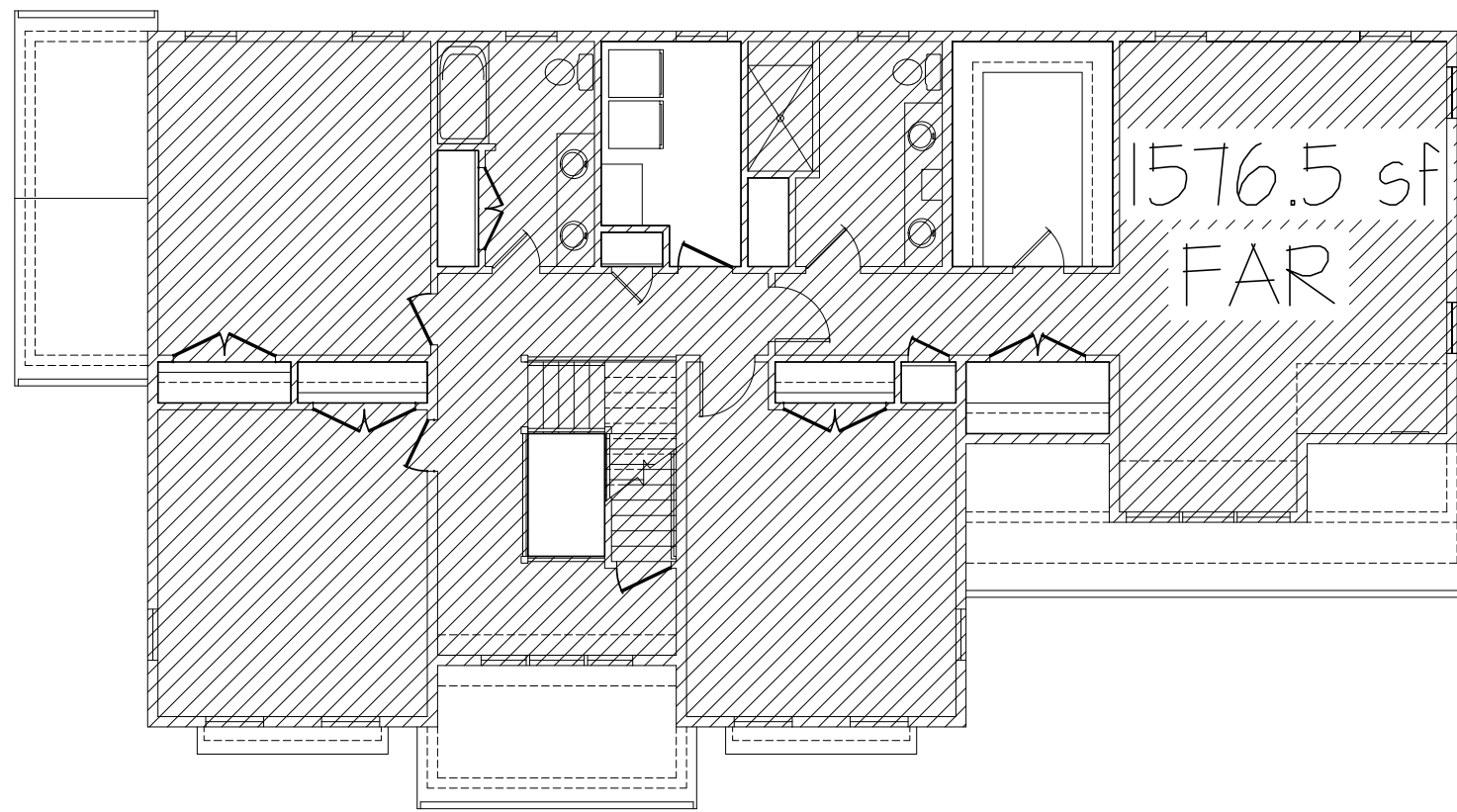
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ARCHITECTS

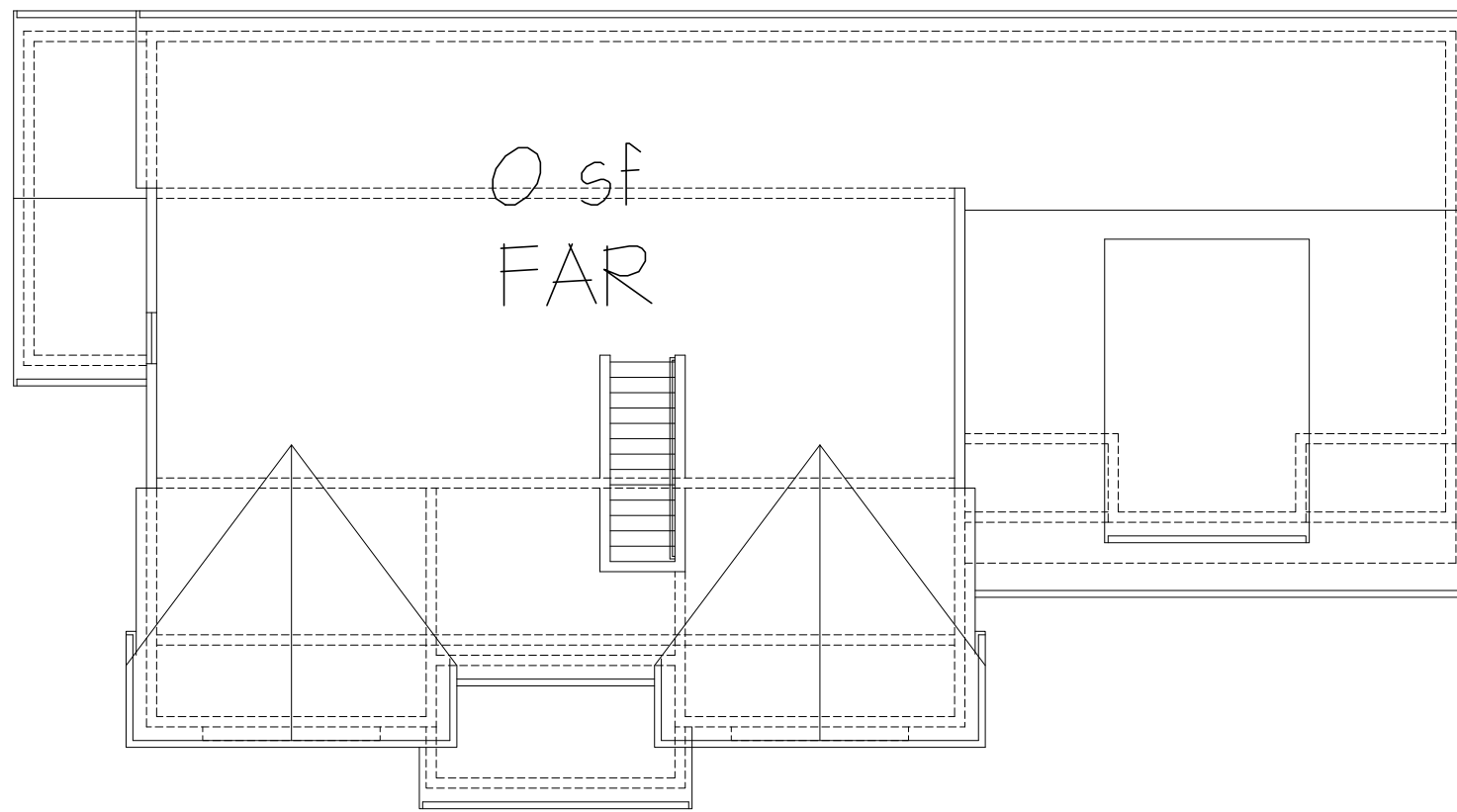
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1st FLOOR



2nd FLOOR



ATTIC

LOT INFORMATION

Lot Zone IF-6000\*  
Lot Area 10,000 sf +/-\*  
Max. Allowed FAR 0.30\*\*  
Max. Gross Floor Area Allowed 3,000sf \*

PROPOSED GROSS FLOOR AREA INFORMATION

Gross Floor Area 1st Floor 1396 sf  
Gross Floor Area 2nd Floor 1576.5 sf  
Gross Floor Area Upper Floor 0 sf  
Total Proposed Gross Floor Area 2,972.5 sf

Total Proposed Gross Floor Area 2,972.5 sf  
Lot Area 10,000 sf +/-\* = Proposed FAR 0.29725  
Proposed FAR 0.29725 < Max. Allowed FAR 0.30

\* Note: LOT AREA ETC., WAS TRANSFERED FROM  
DRAWINGS PREPARED BY;  
PETER NOLAN & ASSOCIATES, LLC., dated 11/26/2024

\*\* Note: MAXIMUM ALLOWABLES TRANSFERED FROM  
BRA CHARTS

PROPOSED DWELLING FOR:

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BUILDING GROUP

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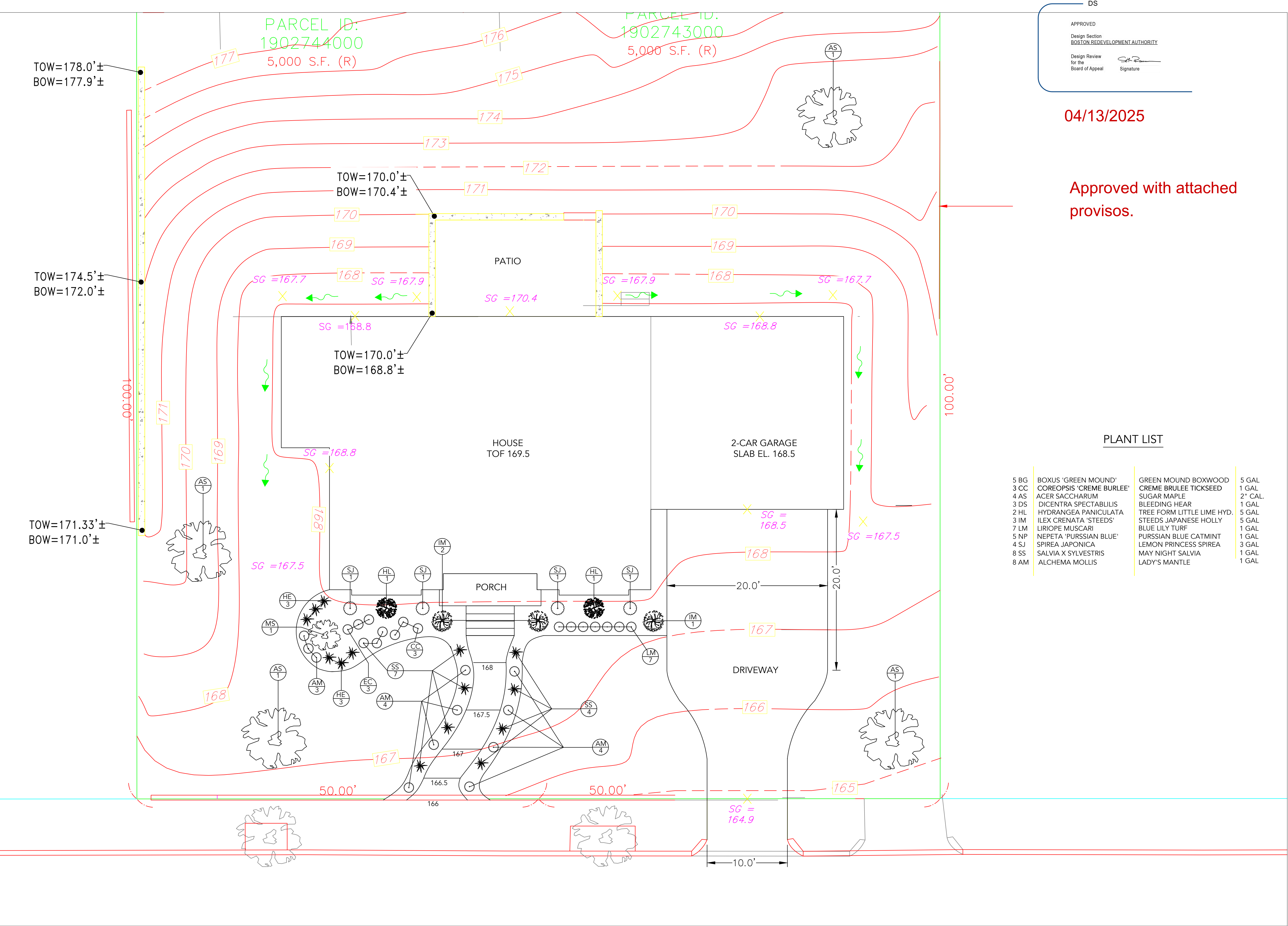
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AREA ANALYSIS

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Design Section  
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for the  
Board of Appeal

Signature

04/13/2025

Approved with attached  
provisos.

DISIPIO  
BUILDING  
GROUP, INC.

105 FAIRMOUNT AVENUE  
HYDIE PARK, MA 02136

Q2024

PROJECT  
42 LILA ROAD  
JAMAICA PLAIN,  
MA

DATE:	4/4/2025	DATE	NO.
PROJECT NO.	24014		
REVISION	DATE		
1-4/4/2025-BASED			
ON COMMENTS FROM			
CITY PLANNING			
2			
3			
4			
5			
6			

NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO  
F.G. STUD UNLESS OTHERWISE  
NOTED.  
2. HOUSE DATUM: XX' - 0" 0"

PROPOSED  
LANDSCAPE  
PLAN

SCALE: 1" = 10'

L1.1

DRAWN BY: JAD

YOU



