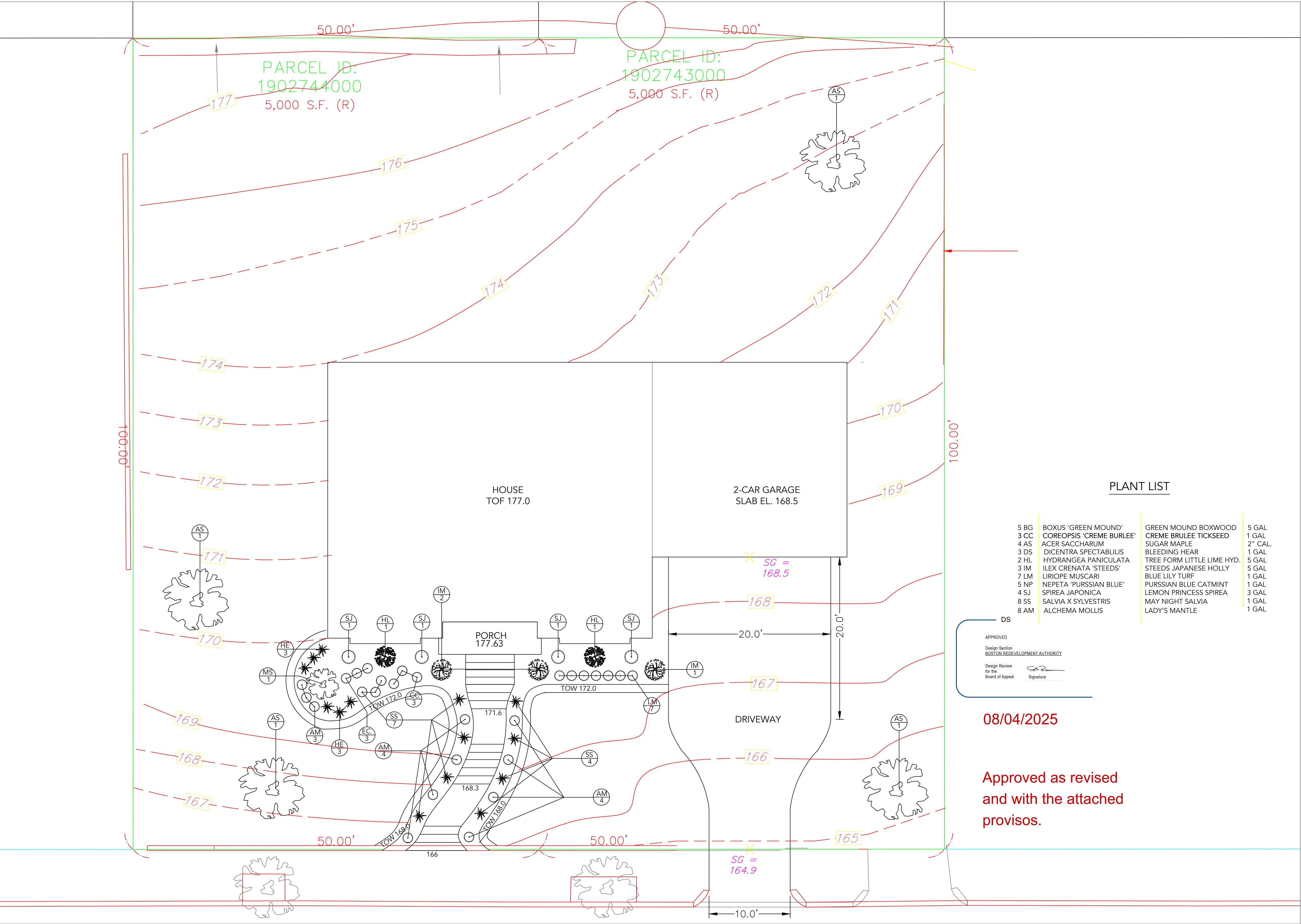




City of Boston
Planning Department

BPDA Design Review Provisos
42 Lila Road, Jamaica Plain
Neighborhood Design Overlay District
8.4.2025

1. Approved as revised for changes to front elevation and site plan.
2. Retaining walls shall have a fieldstone face.
3. Any changes to the plans on these stamped sheets must be submitted to the BPDA for review and approval.
4. All building improvements shall be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the Planning Department.
5. 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.



DISIPIO
BUILDING
GROUP, INC.

105 FAIRMOUNT AVENUE
HYDE PARK, MA 02136

PROJECT
42 LILA ROAD
JAMAICA PLAIN,
MA

DATE: 8/4/2025	DATE
PROJECT NO. 24014	NO.
REVISION	DATE
1-4/4/2025-BASED	
ON COMMENTS FROM	
CITY PLANNING	
2-8/4/2025-REVISED	
GRADING PLAN	
3	
4	
5	

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

PROPOSED
LANDSCAPE
PLAN

SCALE: 1" = 10'

L1.1

DRAWN BY: JAD YOU

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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

[illegible]

REVISIONS:

PROJECT #: 20240099

DECEMBER 6, 2024

DRAWN BY: DEY

CHECKED BY: HPA

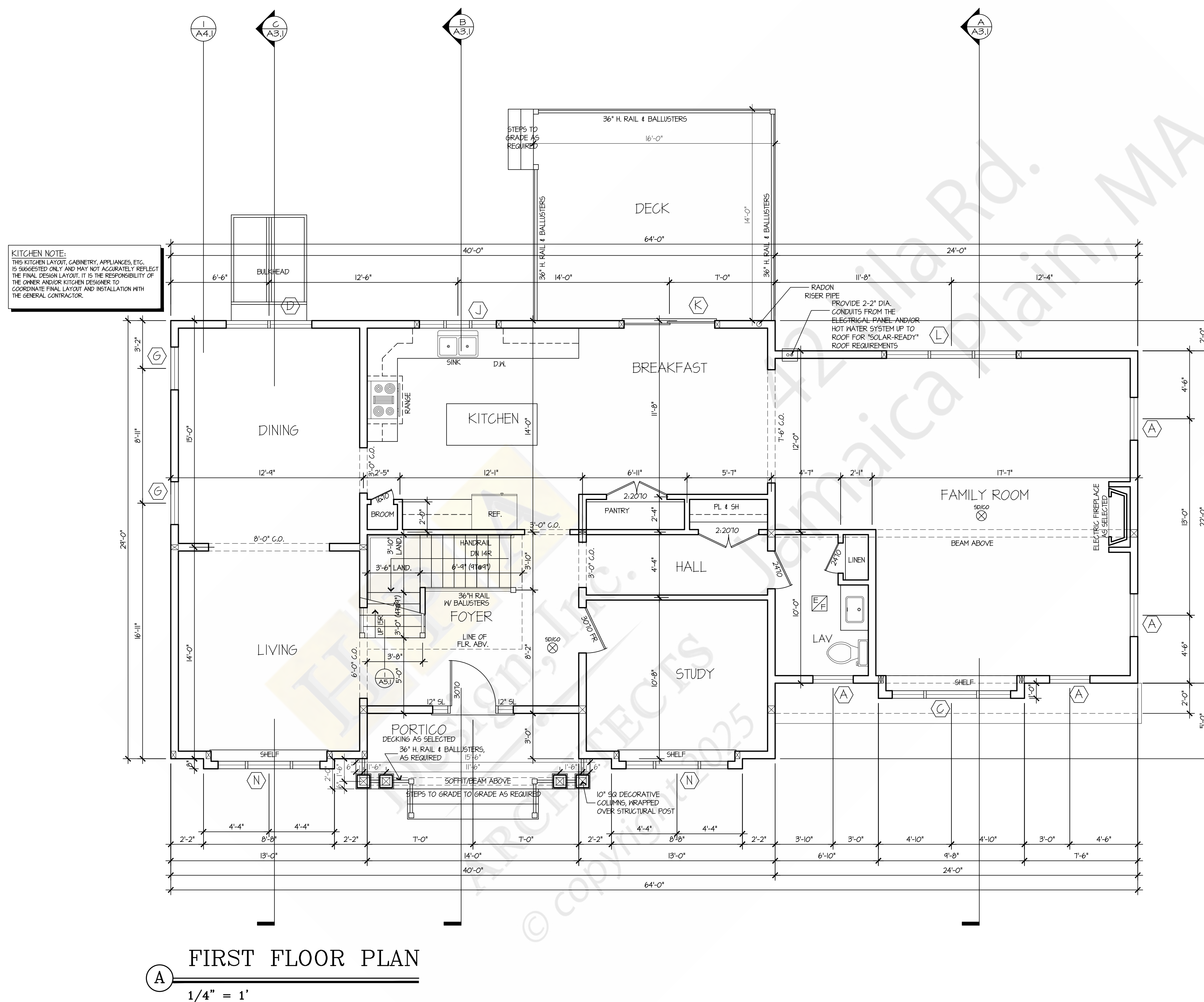
SCALE: SEE DRAWING

SHEET TITLE:

FIRST FLOOR PLAN

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A1.1



1st FLOOR LIVING SPACE - 1.646 SF

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PROPOSED DWELLING FOR:

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42 LILA RD
JAMAICA PLAIN, MA

0 7/24/25 ISS FOR CONSTRUCTION

A 12/16/24 ISS FOR BOARD REVIEW

REVISIONS:

PROJECT #: 20240099

DECEMBER 6, 2024

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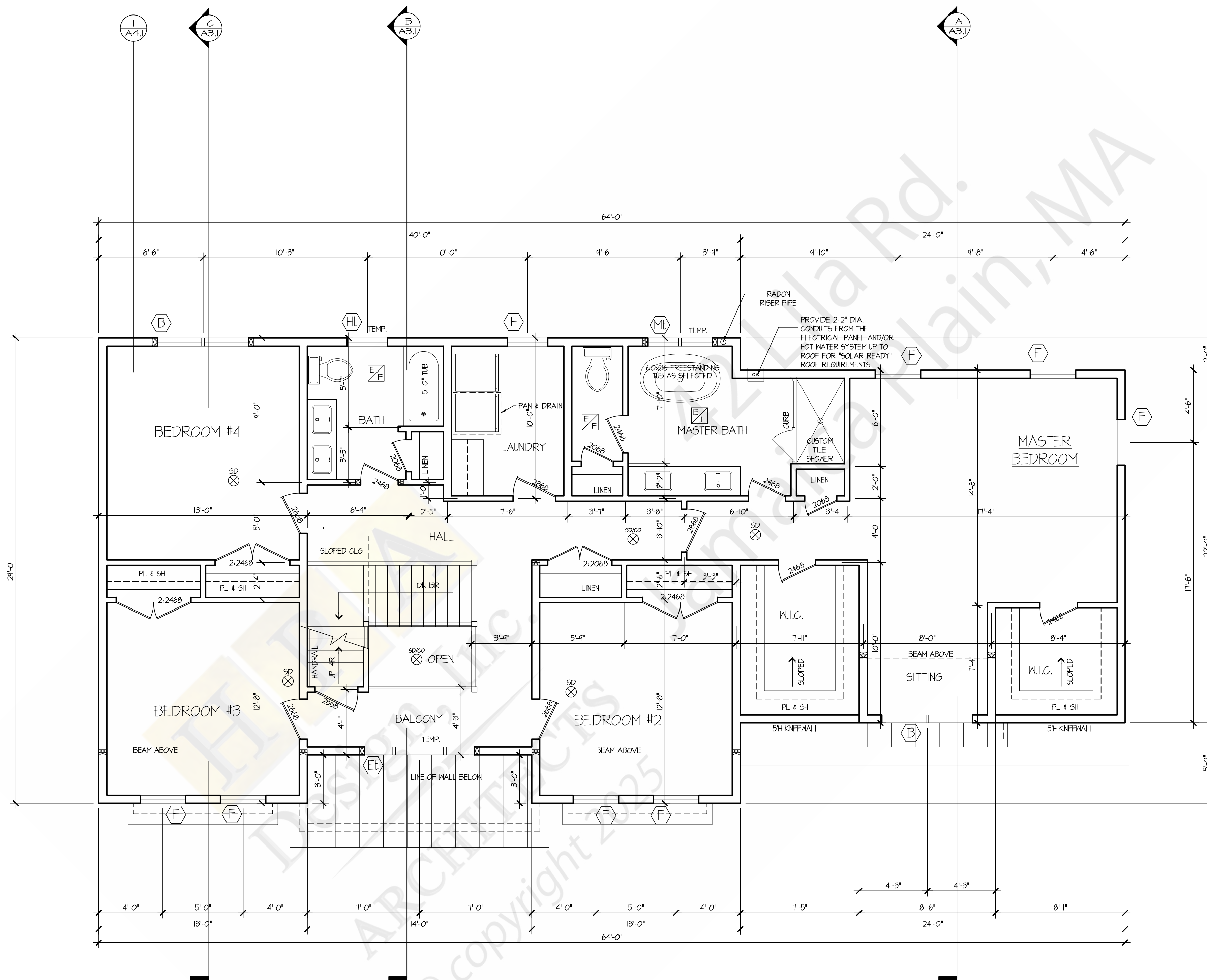
SCALE: SEE DRAWING

SHEET TITLE:

SECOND FLOOR PLAN

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A1.2



SECOND FLOOR PLAN
1/4" = 1'

2nd FLOOR LIVING SPACE - 1,622 SF

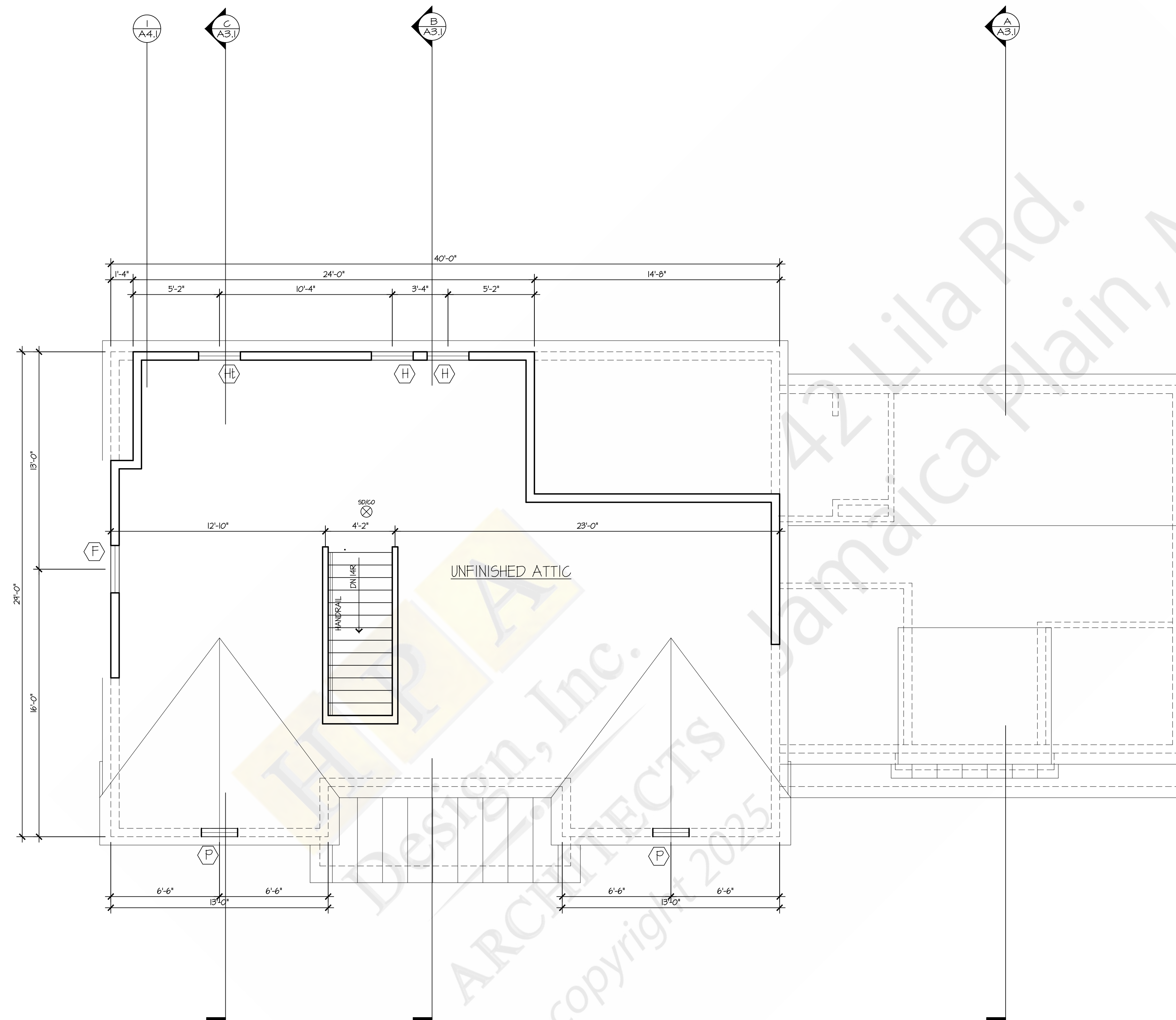
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42 LILA RD
JAMAICA PLAIN, MA

VISIONS:

UPPER FLOOR PLAN

A1.5



ATTIC PLAN

1/4" = 1'

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DRAWN BY: DEY

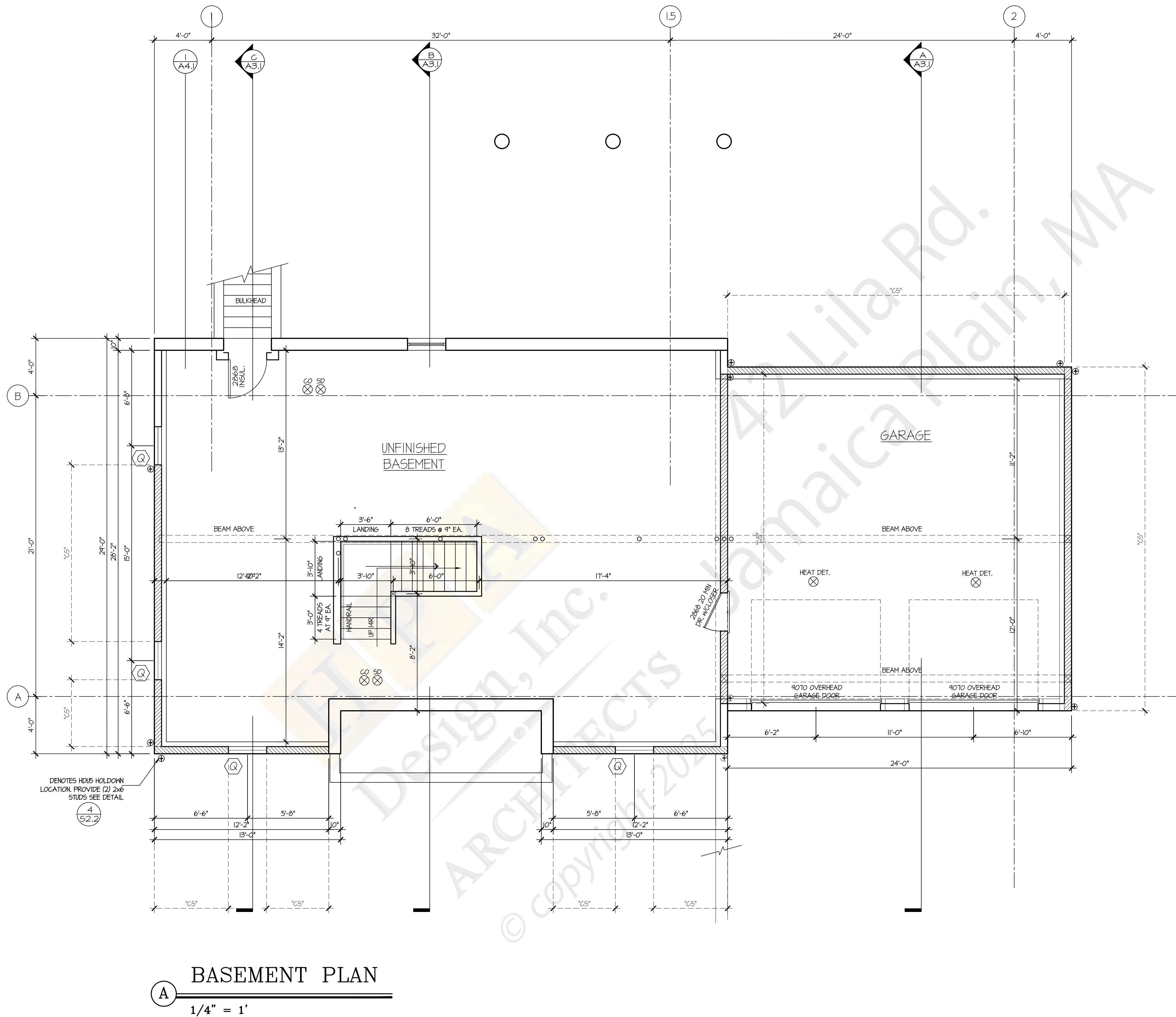
CHECKED BY: HPA

SCALE: SEE DRAWING

SHEET TITLE:

BASEMENT PLAN

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SHEET TITLE:

ELEVATIONS

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A2.1



FRONT ELEVATION

1/4" = 1'

A

DS

APPROVED:
Design Section
BOSTON REDEVELOPMENT AUTHORITY
Design Review
for the
Board of Appeal
Signature

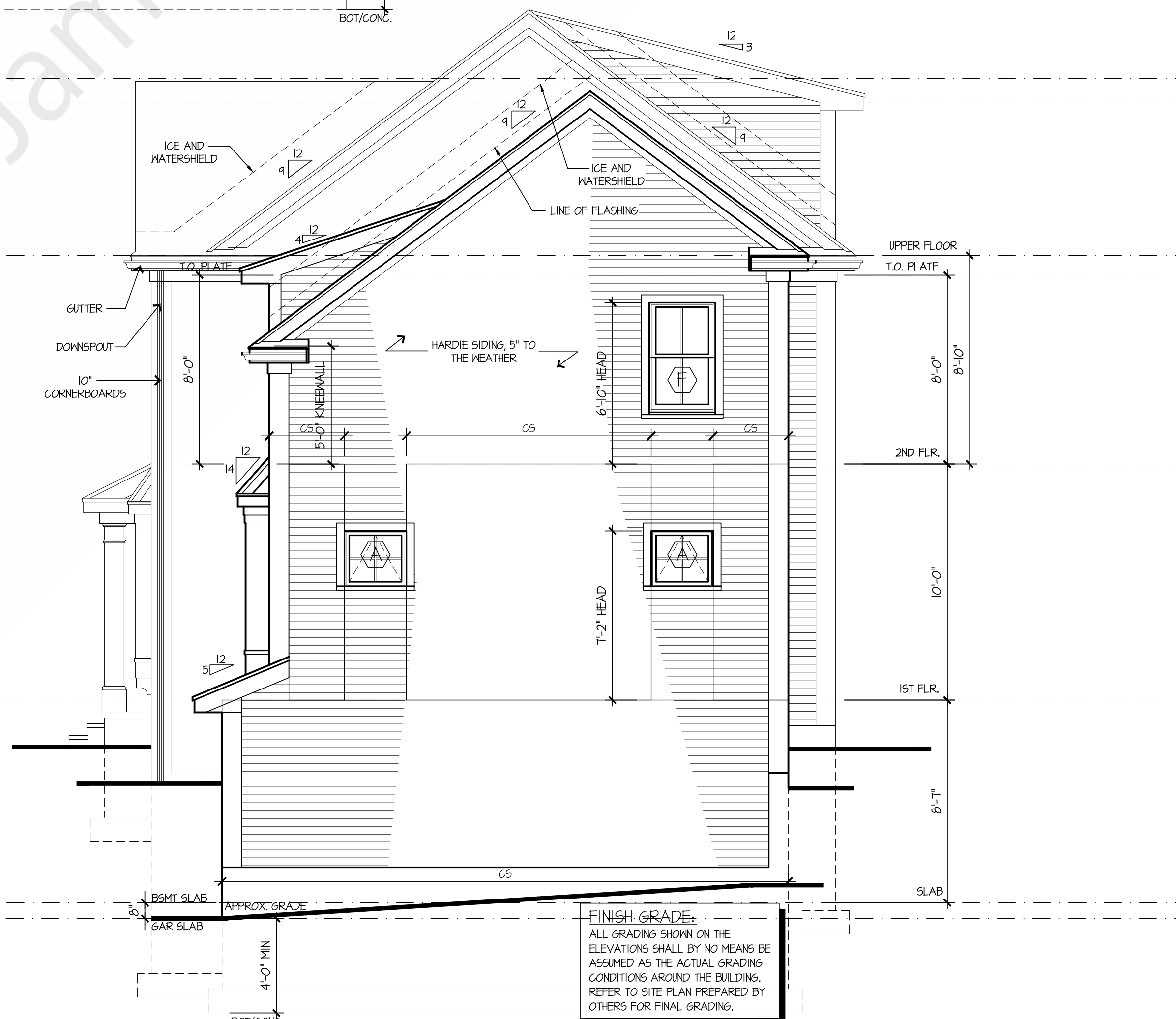
08/04/2025

Approved as revised
and with the attached
provisos.

RIGHT SIDE ELEVATION

1/4" = 1'

B



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PROPOSED DWELLING FOR:

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42 LILA RD
JAMAICA PLAIN, MA

[illegible]

0	7/24/25	ISS FOR CONSTRUCTION
A	12/16/24	ISS FOR BOARD REVIEW

REVISIONS

PROJECT #: 20240099

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DRAWN BY: DEY

CHECKED BY: HPA

SCALE: SEE DRAWING

SHEET TITLE:

ELEVATIONS

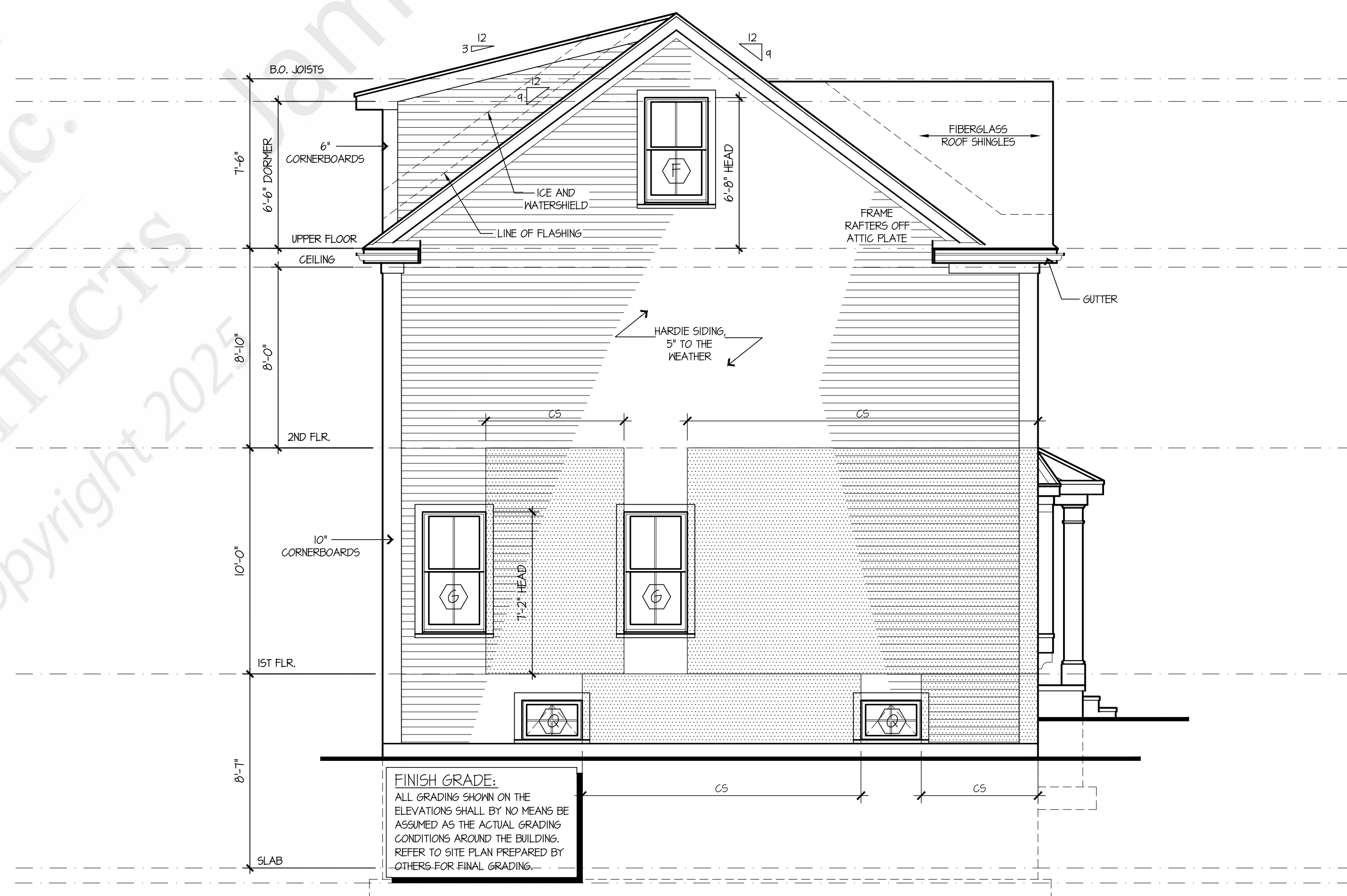
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A2.2



REAR ELEVATION

(A) $\frac{1}{4}'' = 1'$



LEFT SIDE ELEVATION

(B) $\frac{1}{4}'' = 1'$

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PROPOSED DWELLING FOR:

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42 LILA RD
JAMAICA PLAIN, MA

0	7/24/25	ISS FOR CONSTRUCTION
A	12/18/24	ISS FOR BOARD REVIEW

REVISIONS:

PROJECT #: 20240099

DECEMBER 6, 2024

DRAWN BY: DEY

CHECKED BY: HPA

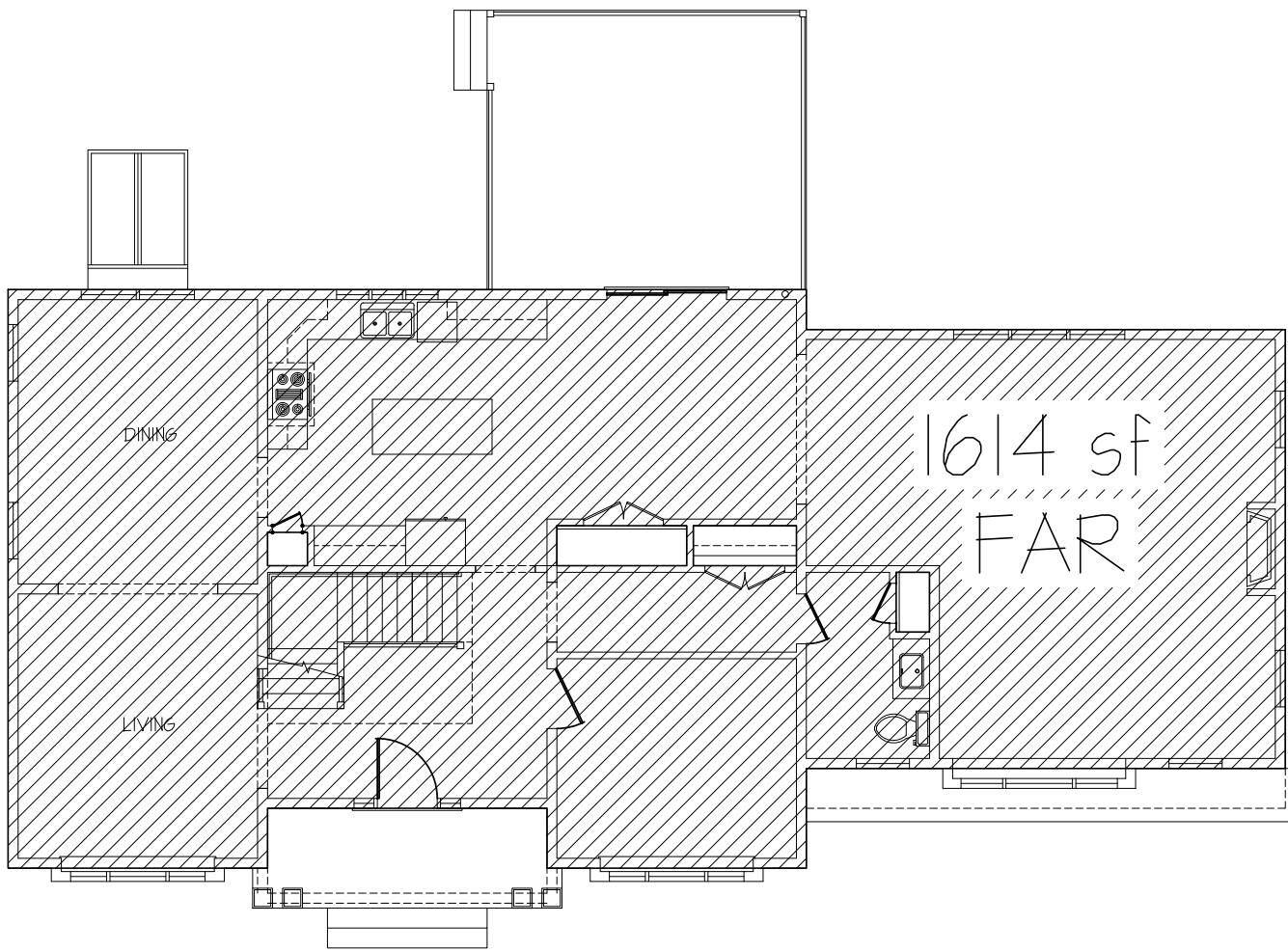
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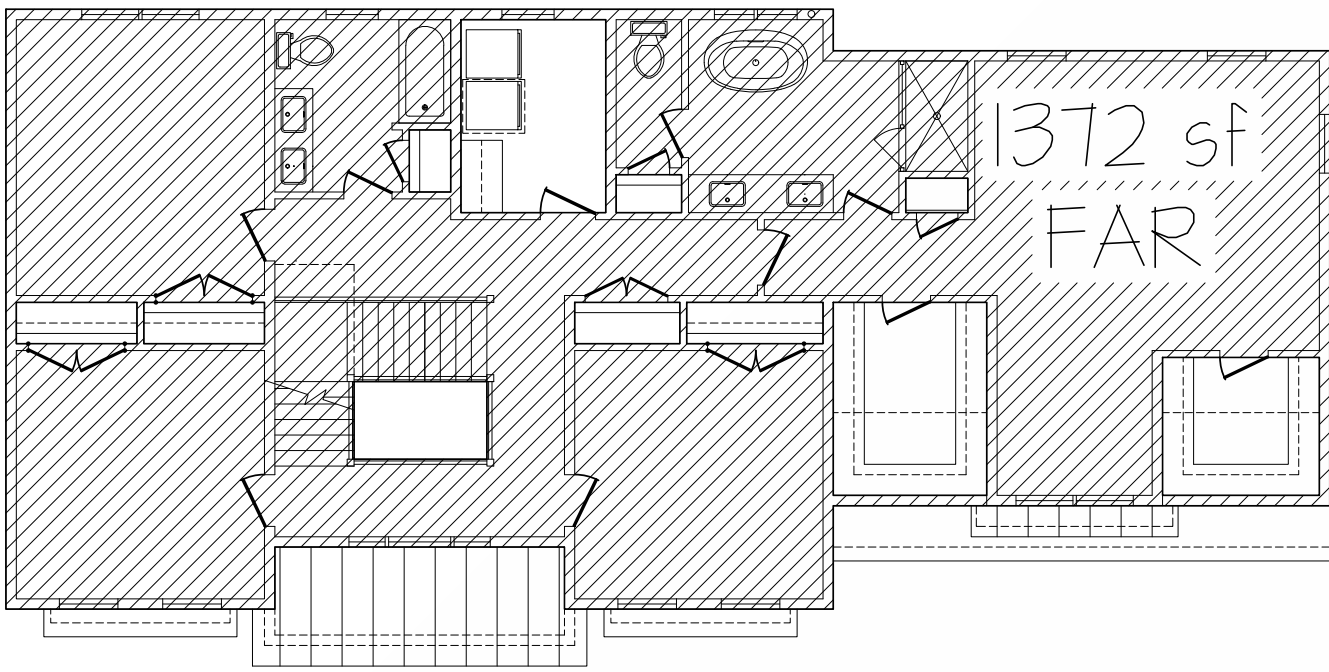
AREA ANALYSIS

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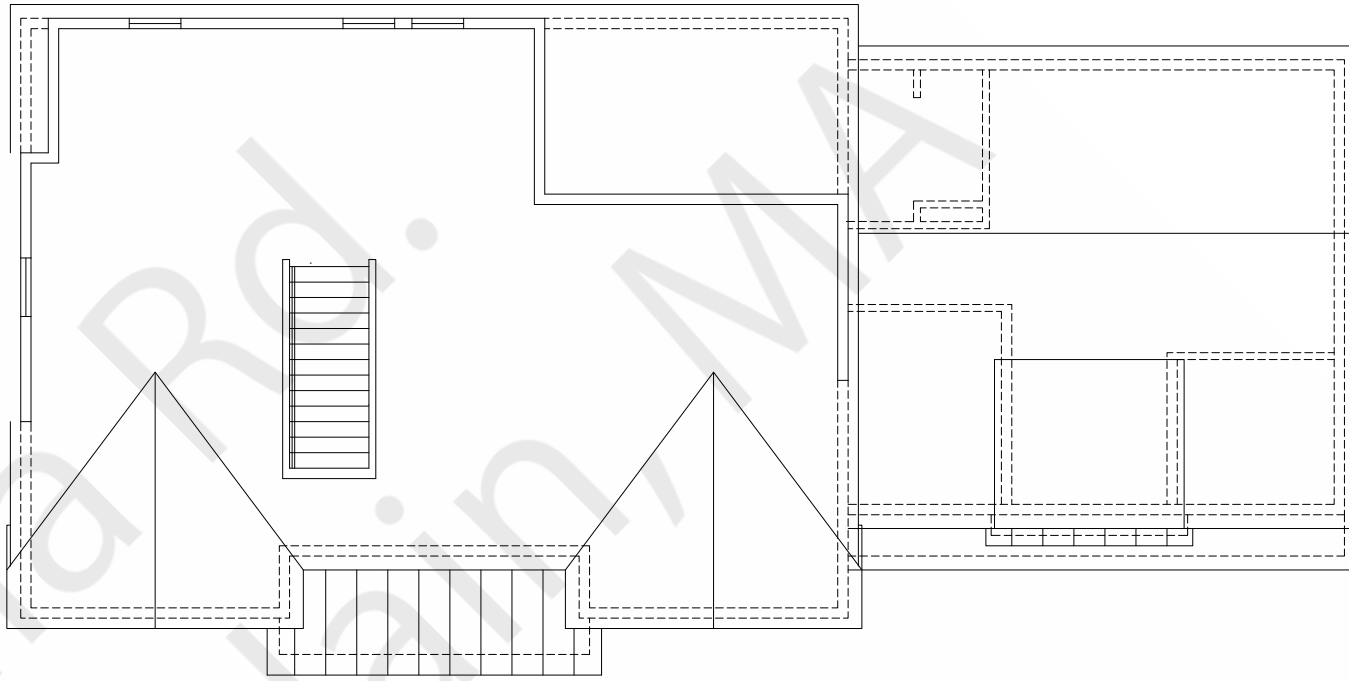
Z1.1



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 *

* 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 GROSS FLOOR AREA INFORMATION

Gross Floor Area 1st Floor	1614 sf
Gross Floor Area 2nd Floor	1372 sf
Gross Floor Area Upper Floor	0 sf
Total Proposed Gross Floor Area	2,986 sf

Total Proposed Gross Floor Area 2,986 sf
Lot Area 10,000 sf +/-* = Proposed FAR 0.2986

Proposed FAR 0.2986 < Max. Allowed FAR 0.30