

PROPOSED THREE FAMILY TOWNHOUSE

59 PERRIN ST, BOSTON, MA 02119

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- SP- EXISTING AND PROPOSED SITE PLAN
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- C1- CIVIL PLANS
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- S4- PROPOSED SECTIONS AND DETAILS

FP- FIRE PROTECTION PLANS

FA- FIRE ALARM PLANS

ATTACHMENTS- HERS RATING

Zoning Table 59 PERRIN ST, BOSTON, MA 02119 Zoning Tables Dimensional Requirements 3F-4000		
Dimensional Regulations	Requirements for Residential Subdistrict 3F-4000	THREE FAMILY TOWNHOUSE
Lot Area	2000 sf for 1 Unit 3 x 2000 = 6000 sf	7,971± sq ft
Lot Width	25	60.00'
Lot Frontage (cannot be less than lot Width)	25	60.00'
Floor Area Ratio	.8	.72 5,745 SF+
Building height (stories)	3	3
Building height (feet)	35'-0"	32'-6"±
Usable Open Space per Dwelling Unit	650 sf X3 = 1,950 sf	2,143 sf ±
Front Yard Depth	20'-0"	25'-10" modal
Side Yard Depth	10'-0"	(L)- 10'-0" (R) 15'-0"
Rear Yard Depth	30'-0"	30'-11"
Rear yard Max. Occ. by Accessory Buildings	.25	N/A

SQUARE FOOTAGE PET FLOOR FOR FAR

FIRST FLOOR- 2231 sf
SECOND FLOOR- 1863 SF
THIRD FLOOR- 1641 SF

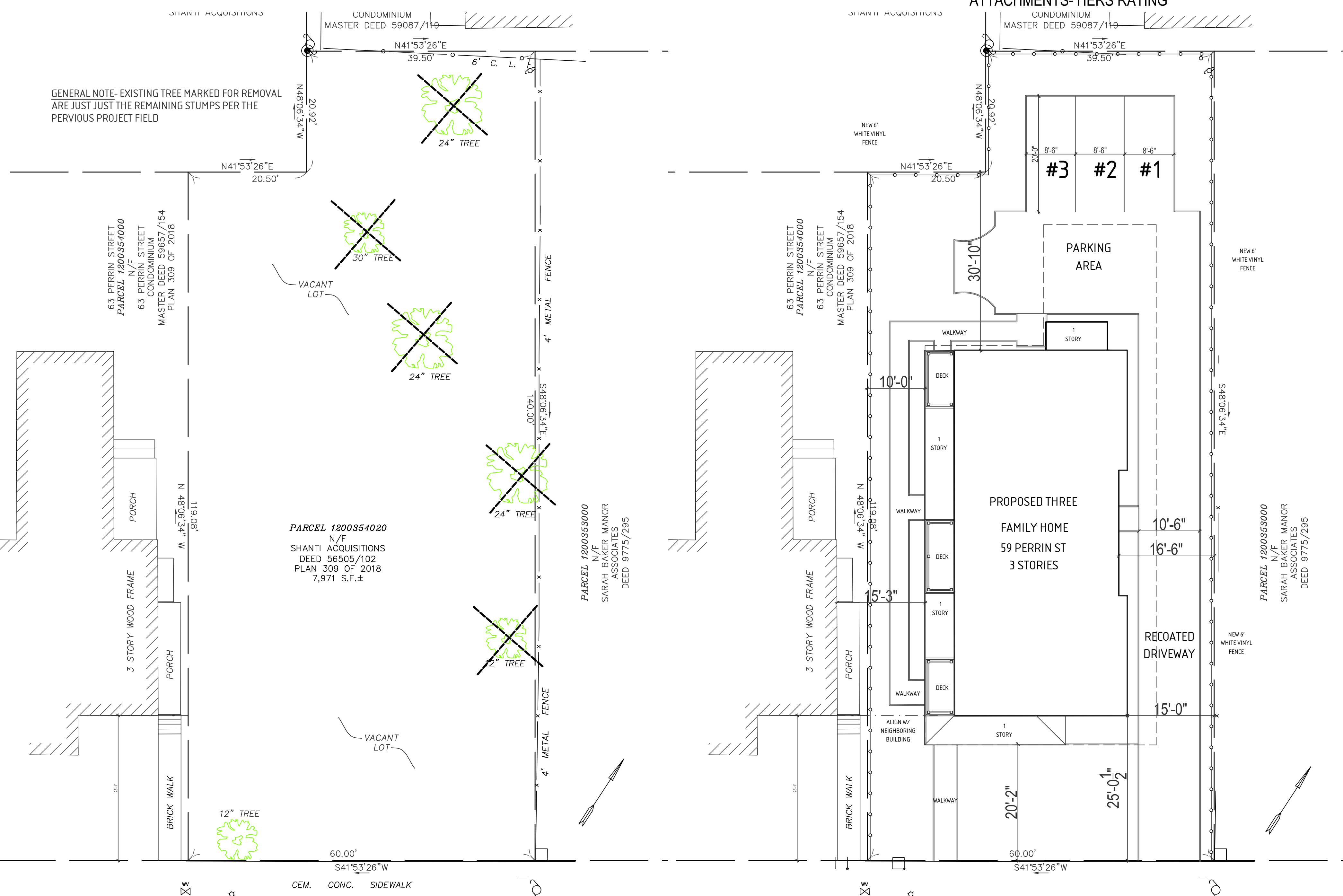
TOTAL SQUARE FOOTAGE- 5,735 SF / FAR- .72

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02/29/2024

GN - SEE ATTACHED LANDSCAPE PLAN FOR PLANTINGS.

PROPOSED BUILDING SHOULD BE ALIGNED WITH BUILDING AT 63 PERRIN STREET



EXISTING SITE PLAN
3/32"=1'-0"

PERRIN STREET
(40.0 FT. WIDE - PUBLIC)

PROPOSED SITE PLAN
3/32"=1'-0"

PERRIN STREET
(40.0 FT. WIDE - PUBLIC) RECOATED CURB CUT

GENERAL NOTE:
 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.

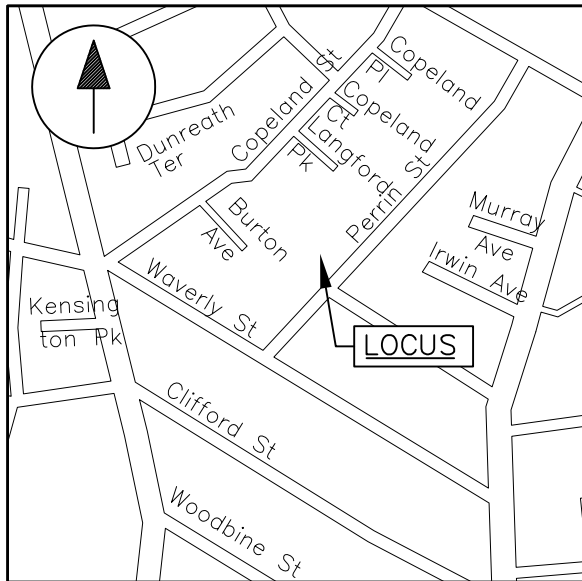
LIGHTHOUSE ARCHITECTURE
 189 ALLEN ST BRAintree MA, 02184-UNIT #1
 J. Edward Roche, AIA - Architect
 617-512-9281 - erocheata@msn.com
 Gavin Driscoll, Project Manager
 781-801-2690- gavin.s.driscoll@gmail.com

DATE: 02/23/2024
 SCALE: AS NOTED
 DRAWN BY: GSD
 CHECKED BY: JER

SITE PLAN AND ZONING INFORMATION

PROPOSED THREE FAMILY TOWNHOUSE
 59 PERRIN ST, BOSTON, MA 02119

TS



LOCUS MAP
N.T.S.

PARCEL 1200310000
N/F
SHANTI ACQUISITIONS

7 LANGFORD PARK
PARCEL 1200319000
N/F
SEVEN LANGFORD PARK
CONDOMINIUM
MASTER DEED 59087/119

N41°53'26"E
39.50'

N48°06'34"W
20.92'

N41°53'26"E
20.50'

30.8'

63 PERRIN STREET
PARCEL 1200354000
N/F
63 PERRIN STREET
CONDOMINIUM
MASTER DEED 59657/154
PLAN 309 OF 2018

PERV PAVED WALKWAY

DECK

1 STORY

DECK

1 STORY

DECK

1 STORY

DECK

PERV PAVED WALKWAY

12"

20.2'

PROPOSED MULTI
FAMILY
RESIDENCE

PARCEL 1200354020
N/F
SHANTI ACQUISITIONS
DEED 56505/102
PLAN 309 OF 2018
7,971 S.F.±

1 STORY
VACANT
LOT

60.00'
S 41°53'26" W

CEM. CONC. SIDEWALK

CEM. CONC. SIDEWALK

CEM. CONC. SIDEWALK

PERRIN STREET
(40.0 FT. WIDE - PUBLIC)

6' C. L.

24" TREE

BIT. CONC.
PARKING

30" TREE

BIT. CONC.
PARKING
VACANT
LOT

24" TREE

BIT. CONC. DRIVEWAY

4' METAL FENCE

S48°06'34"E
140.00'

24" TREE

DRIVEWAY

4' METAL FENCE

BIT. CONC.

25.1'

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3 STORY WOOD FRAME
PORCH

PORCH

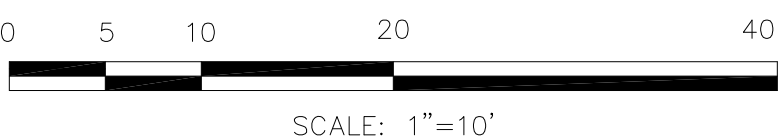
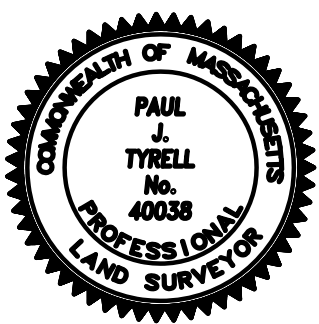
PORCH

PORCH

BRICK WALK

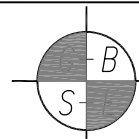
PERV PAVED WALKWAY

PARCEL 1200353000
N/F
SARAH BAKER MANOR
ASSOCIATES
DEED 9775/295



PLAN OF PROPOSED CONSTRUCTION
59 PERRIN STREET
BOSTON, MASSACHUSETTS
(ROXBURY DISTRICT)

PREPARED FOR
SOLMON CHOWHURY

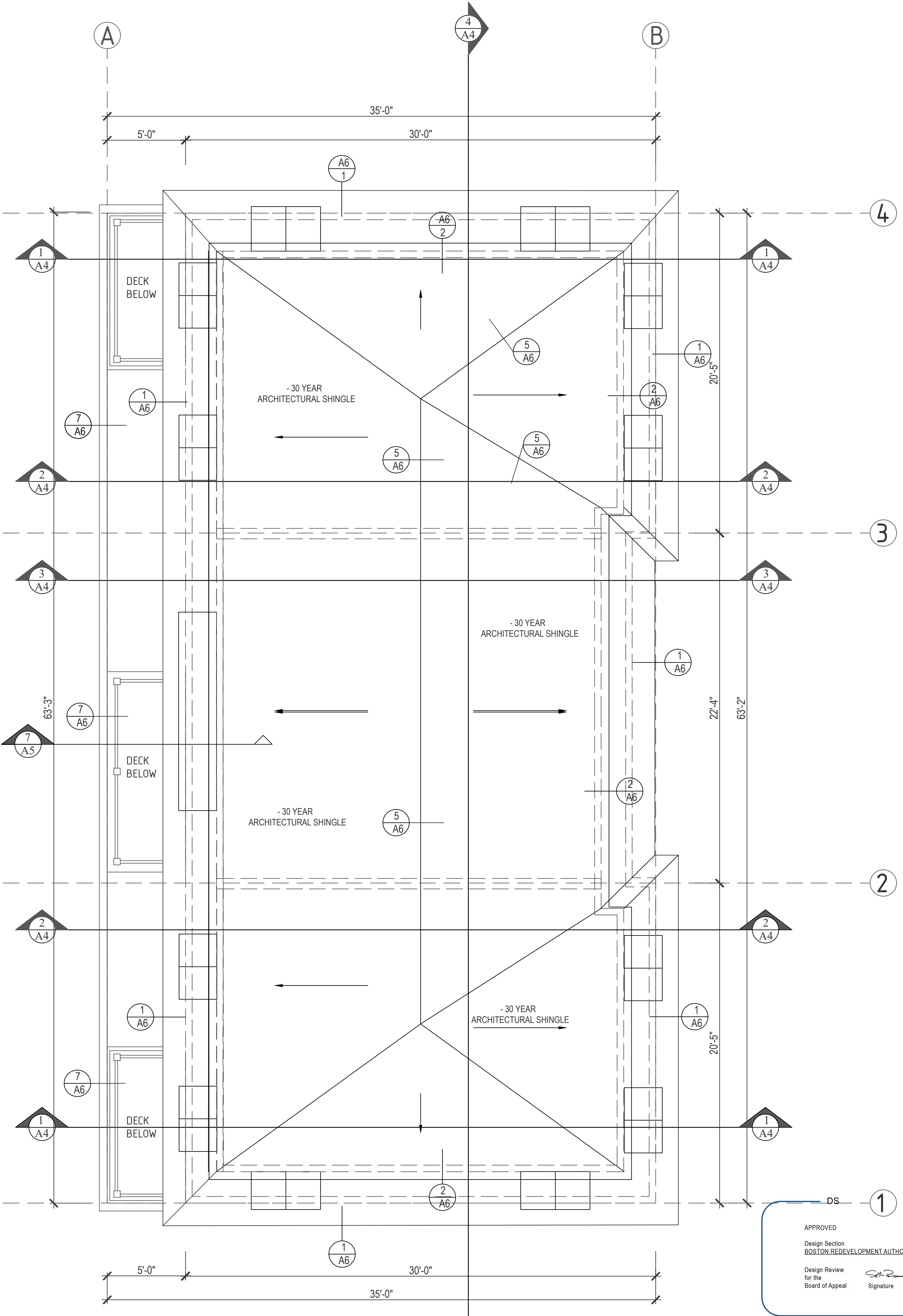


GREATER BOSTON SURVEYING AND ENGINEERING
19 FREDITH ROAD
WEYMOUTH, MA 02189
(781) 331-6128

CALC BY: PJT

DATE: NOVEMBER 26, 2023

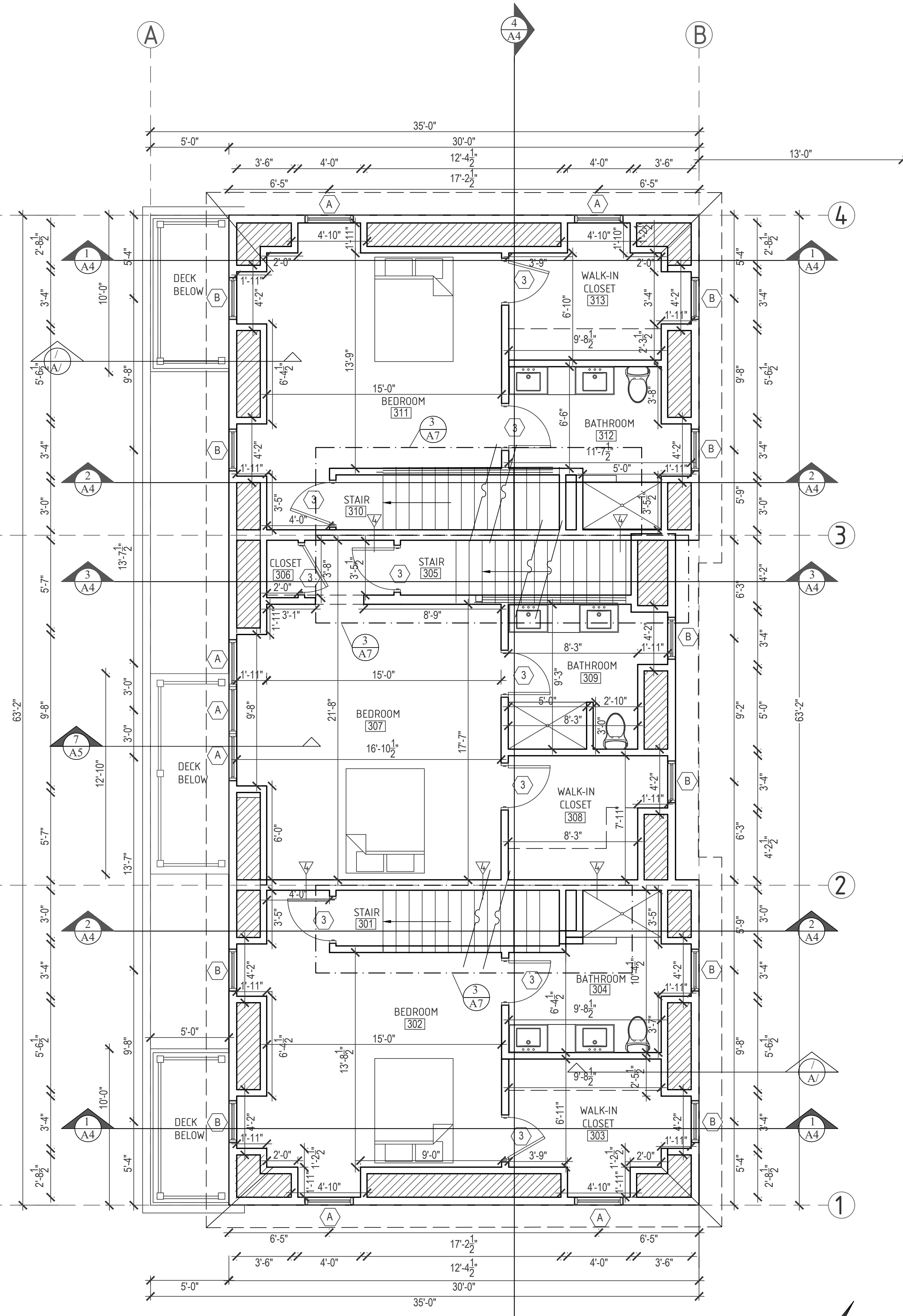
SCALE: 1"=10'



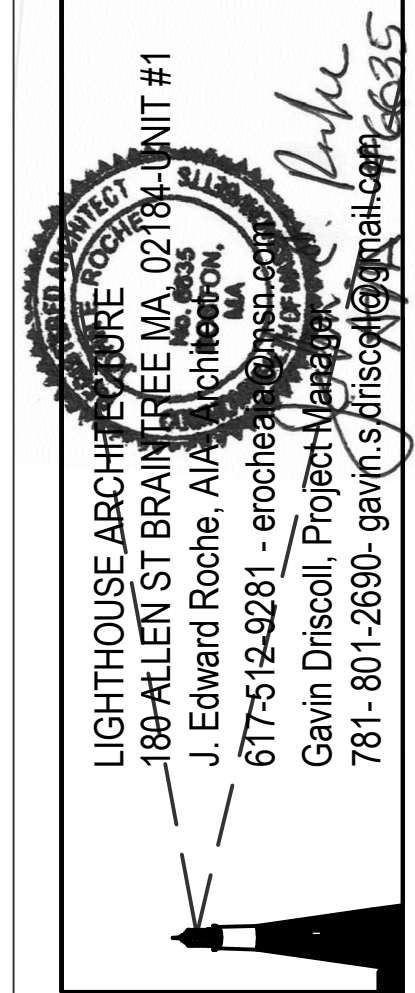
PROPOSED ROOF PLAN
1/4"=1'-0"

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PROPOSED THIRD FLOOR PLAN-1,641 SF
1/4"=1'-0"



DATE: 02/23/2024
 SCALE: AS NOTED
 DRAWN BY: GSD + MT
 CHECKED BY: JER

PROPOSED THIRD FLOOR AND ROOF PLAN

PROPOSED THREE FAMILY TOWNHOUSE
59 PERRIN ST, BOSTON, MA 02119

A2

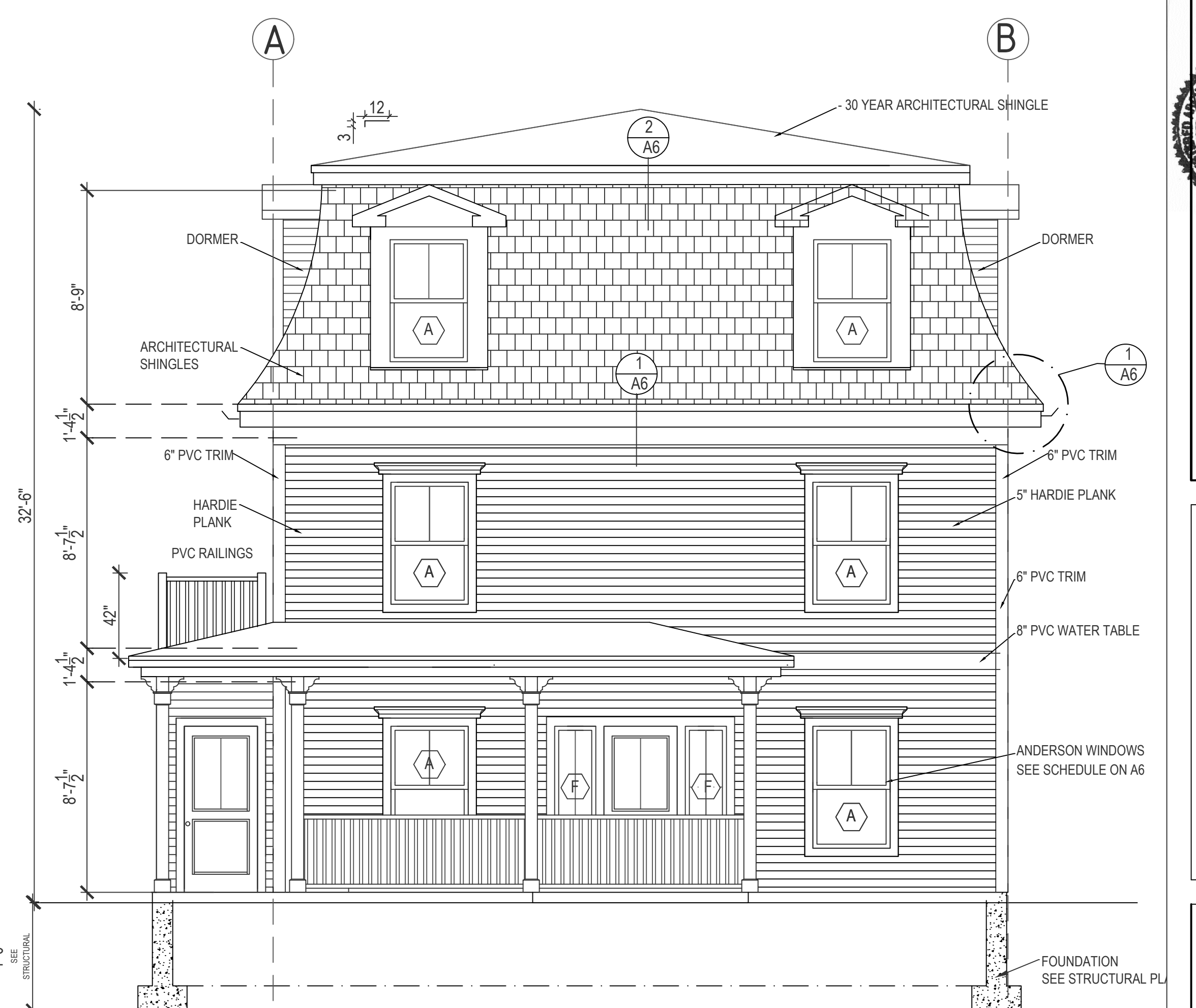


PROPOSED LEFT SIDE ELEVATION
3/16"=1'-0"

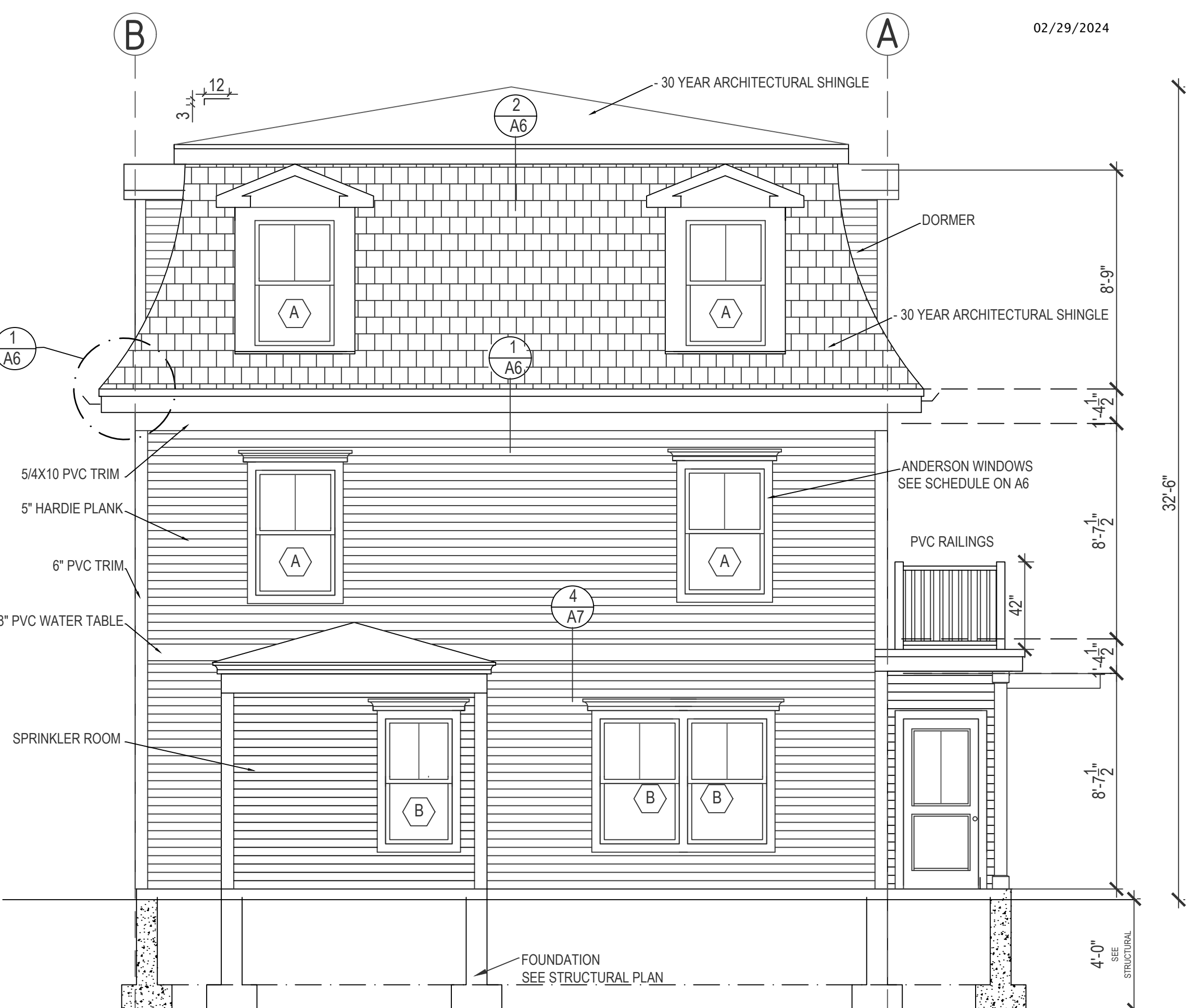
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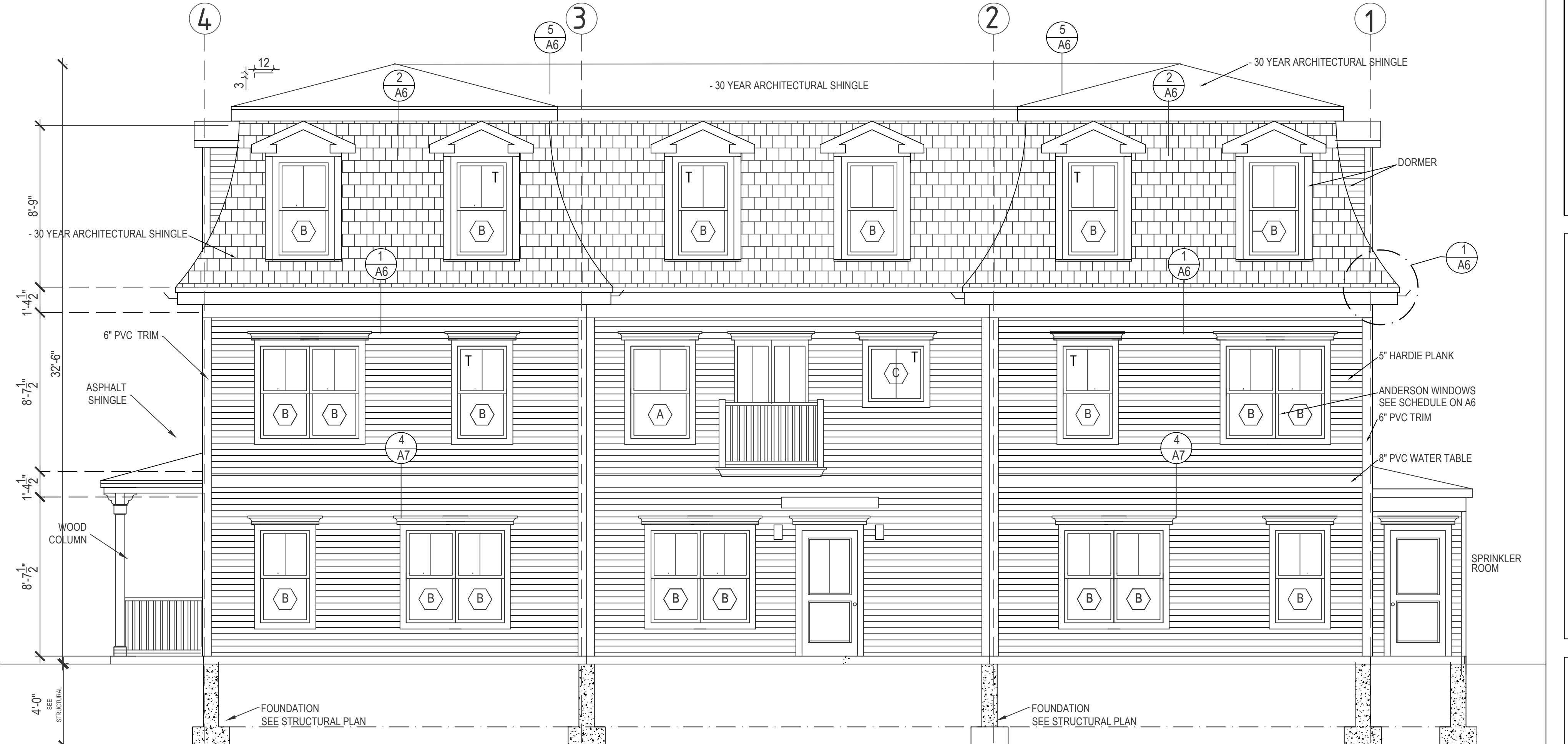
Signature



PROPOSED FRONT ELEVATION- FACING PERRIN STREET
3/16"=1'-0"



PROPOSED REAR ELEVATION
3/16"=1'-0"



PROPOSED RIGHT SIDE ELEVATION- FACING DRIVEWAY
3/16"=1'-0"



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PROPOSED ELEVATIONS

PROPOSED THREE FAMILY TOWNHOUSE
59 PERRIN ST, BOSTON, MA 02119

A3




BPDA Design Review Provisos
59 Perrin Street
Roxbury, MA
NDOD
ERT 1538636
28 February 2024

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General

1. All changes to the exterior and/or site plans shall be submitted to the Boston Planning & Development Agency ("BPDA") for review and approval.
2. All building improvements shall be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BPDA.
3. 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 BPDA for a delay in completing the site improvements.

Landscape/Street/Site

4. All new trees shall have a minimum caliper of 3-inch caliper.
5. Existing trees on the parcel shall be prioritized for preservation when considering lot coverage and building footprint. Mature, healthy and native trees of 6" caliper and above are particularly significant and should be protected to the greatest extent possible. Where impacts are unavoidable and trees must be removed, trees shall be mitigated as specified in the following:
 - a. Tree replacement shall be based on 1:1 ratio, based on caliper size of removed trees.
 - b. Replacement trees are to be planted in landscaped areas within the project site, or off-site in the near vicinity (in open pits or other available areas in the general location of the project), with approval by the City.
 - c. The Proponent shall be responsible for installation of trees, and maintenance of newly planted trees for at least 24 months after the date of Final Inspection, or issuance of a Certificate of Occupancy.
6. Existing street trees within the public right of way are to be protected and retained. Building, building protrusions, and construction shall not negatively impact the existing street tree, critical root zone, nor impede the healthy growth of the tree's canopy.
 - a. Where impacts are unavoidable and public street trees must be removed, the proponent must apply for tree removal approval from the City's Tree Warden and provide mitigation as specified by the Parks and Recreation Department.
7. Fences shall be of high-quality material; wood or metal is preferred. Chain link fencing is not preferred, especially in front yards; if chain-link is used, it must be vinyl-coated chain link in combination with landscaping. Fences shall not be higher than 6'-0" without ZBA approval. Fences of 6'-0" height are only allowed for rear yards. Front yard fences should not be taller than 42" (3'-6").

8. Screening and buffering shall be provided along the side yards to ensure privacy for you and your neighbors. The planting buffer should contain a mix of deciduous and evergreen trees and shrubs. The use of bulbs, perennials, and annuals are encouraged. A minimum five (5) foot wide buffer is encouraged.
9. Parking shall be located in the rear, as such that it is not visible from the public realm, wherever possible. Parking shall not be located in the front yard. Screening and buffering shall be provided between parking and the public right of way, and from your neighbors if space allows. A minimum five (5) foot wide buffer is encouraged. Parking shall not be partially covered by the building; it should be wholly within the footprint of the building and screened or entirely outside the building footprint.
10. Curb-cuts should be limited to 10ft wide for residential projects, and 20ft wide for commercial projects. The pedestrian sidewalk must be continuous over the access driveway.
11. Driveway widths should be limited to 10ft wide. If necessary, driveways may taper from curb-cut dimension to the width of the garage opening.
12. Permeable surfaces are encouraged on site; use permeable paving for any necessary paved surfaces and increase the vegetative cover as much as possible through the inclusion of ground-level plantings, green roofs, and porous surfaces. Project sites located in a Groundwater Conservation Overlay District (GCOD) are strongly encouraged to maximize permeable surfaces on their site.
13. Public sidewalks fronting the project site should be upgraded to meet the Americans with Disabilities Act (ADA) minimum 4' wide clear path of travel (exclusive of the 6" curb).
14. Projects are encouraged to provide usable open space for its residents. Open space at the ground level is encouraged to contribute to an active and engaging public realm, such as at-grade courtyards or garden spaces. Balconies, terraces, accessible rooftops, green roofs, and other means of providing above-grade amenities are also encouraged.

Building

15. No more than 12" of the foundation shall be exposed.
16. Masonry: Brick veneer must be at least one full wythe of brick deep. Thin brick will not be allowed.
17. Stucco: Stucco must be a traditional hard-coat stucco exterior system. An Exterior Insulation and Finish System (EIFS) is not approved.
18. Siding: No vinyl or aluminum siding will be allowed. Clapboards shall be wood or fiber-cement. Shingles shall be wood or fiber-cement. All trim (corner boards, door/window casings, soffit/fascia trim, skirt boards, frieze boards, etc.) shall be wood or fiber cement with a painted finish.
19. Doors: All doors including garage doors should be wood. Metal or vinyl doors will not be allowed. Fiberglass doors may be considered as long as the detailing and finish matches wood doors and has a painted finish. All doors facing the street including garage doors shall have translucent panels.
20. Windows: Windows should be wood or wood clad in another material, such as aluminum, fiberglass, or vinyl. All vinyl windows will not be allowed. All windows shall have exterior muntins and half screens.
21. Window and door trim shall have the following minimum dimensions: 4" casings with 5" or 6" trim at head. Cornerboards shall be 8" wide at minimum.

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- 22. If applicable, All front porches and the rear porches shall have wood (fir, mahogany, redwood, etc.) square edge decking, select painted pine trim at exposed stringers, skirt boards, platform trim, stair risers, column trim, painted fir top and bottom rails and balusters. Porch ceilings shall be bead board and all stairs shall have closed risers. All lattice shall have a painted finish. Pressure treated lumber shall be covered and shielded from the public views on the site. Composite materials can be considered for porches.
- 23. Pressure treated lumber will not be allowed as an externally visible material for exterior decking. All pressure treated wood exposed to public views on the site shall be covered and shielded from view. Use of PVC, composite, and/or natural wood materials is acceptable.
- 24. Access to roof decks shall be through a hatch, not headhouse.
- 25. If applicable, Dormers: Shed dormers should have a slope ratio of 3.5 to 12 minimum. They shall be held from the sides of the roof 3'-0" and from the edge of the roof (in the direction the dormer faces) 1'-6" or the minimum dimension is necessary to allow a visible portion of roof to pass in front of the dormer.
- 26. If applicable, Dormers: Gable dormers shall be held down from the roof ridge 1'-0" minimum. They shall be held from the sides of the roof 3'-0" and from the edge of the roof (in the direction the dormer faces) 1'-6" or whatever minimum dimension is necessary to allow a visible portion of roof to pass in front of the dormer.

Mechanical

- 27. The final location of the HVAC compressors, gas meters, electric meters, generators, switchgear, and transformers shall be adequately screened from public view and will not be allowed in the front yard.
- 28. All mechanical vents shall be through the roof or rear wall and shall not be visible from the public street. Vents located on elevations that do not directly face a public way should be composed on the facade so as to minimize their appearance.

Other (Commercial)

- 29. Installation of exterior roll down grates and/or solid grates will not be allowed. All roll down grates must be interior mount with open mesh (grille).
- 30. All signage for the retail tenant shall be submitted to the BPDA for review and approval.

Project Specific

- 31. None



02/29/2024