

| DRAWING LIST              |                          |
|---------------------------|--------------------------|
| SHEET                     | TITLE                    |
| A. 000                    | COVER SHEET              |
| SITE                      |                          |
| C. 001                    | CERTIFIED PLOT PLAN      |
| ZONING & CODE COMPLIANCE  |                          |
| A. 010                    | ZONING & CODE COMPLIANCE |
| ARCHITECTURAL FLOOR PLANS |                          |
| A. 090                    | SITE PLAN                |
| A. 100                    | BASEMENT FLOOR PLAN      |
| A. 101                    | GROUND FLOOR PLAN        |
| A. 102                    | SECOND FLOOR PLAN        |
| A. 103                    | THIRD FLOOR PLAN         |
| A. 104                    | MEZZANINE FLOOR PLAN     |
| A. 105                    | ROOF PLAN                |
| BUILDING ELEVATIONS       |                          |
| A. 200                    | NORTH EAST ELEVATION     |
| A. 201                    | NORTH WEST ELEVATION     |
| A. 202                    | SOUTH WEST ELEVATION     |
| BUILDING SECTIONS         |                          |
| A. 300                    | TRANSVERSE SECTION-1     |
| A. 301                    | TRANSVERSE SECTION-2     |
| A. 302                    | LONGITUDINAL SECTION     |

PROJECT NAME / LOCATION  
**DUDLEY KENILWORTH HOMES**  
 39 - 45 Dudley Street  
 Roxbury, MA 02119

CLIENT

**GREENSMITH DEVELOPMENT, LLC**  
 48 Lambert Ave. #3  
 Roxbury, MA 02119

ARCHITECT

**WEST WORK**  
 103 Terrace St  
 Boston, MA 02120

CONSULTANTS

SURVEYOR

**MERRILL CORPORATION**  
 DEANA BOUMITRI, P.L.S.  
 427 Columbia Rd.  
 Hanover, Massachusetts 02339

City of Boston  
 INSPECTIONAL SERVICES DEPARTMENT

**REVIEWED FOR ZBA**

Reviewed By: Darell Boyd  
PLAN EXAMINER

Reviewed Date: 10/31/2023


10/13/23  
 ZONING REVIEW SET

# DUDLEY KENILWORTH HOMES

39 - 45 Dudley Street  
 Roxbury, MA 02119

| CLIENT  | ARCHITECT   | SURVEYOR   |
|---|---|--|
| <b>GREENSMITH DEVELOPMENT, LLC</b><br>48 Lambert Ave. #3,<br>Roxbury, Massachusetts 02119 | <br><b>WEST WORK</b><br>103 Terrace Street<br>Boston Massachusetts 02120 | <b>MERRILL CORPORATION</b><br>DEANA BOUMITRI, P.L.S.<br>427 Columbia Rd.<br>Hanover, Massachusetts 02339 |

STAMP



ISSUE \_\_\_\_\_ DATE \_\_\_\_\_  
 01 \_\_\_\_\_ 10/03/2023

PROJECT STATUS

**ZONING REVIEW SET**

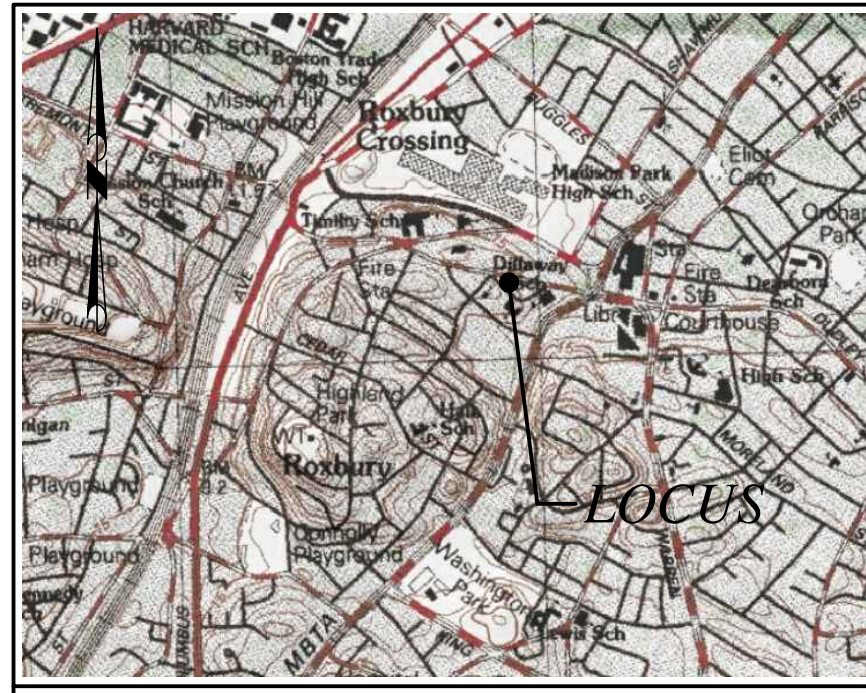
DATE 10/13/2023 AS NOTED  
 SCALE AS NOTED  
 DRAWN BY Duan X. Jintong & Minkoo Kang  
 CHECKED BY Katherine Faulkner  
 PROJECT NO. 23-012

SHEET TITLE

**COVER SHEET**

SHEET NUMBER

**A. 000**



LOCATION MAP NOT TO SCALE

**RECORD OWNER:**

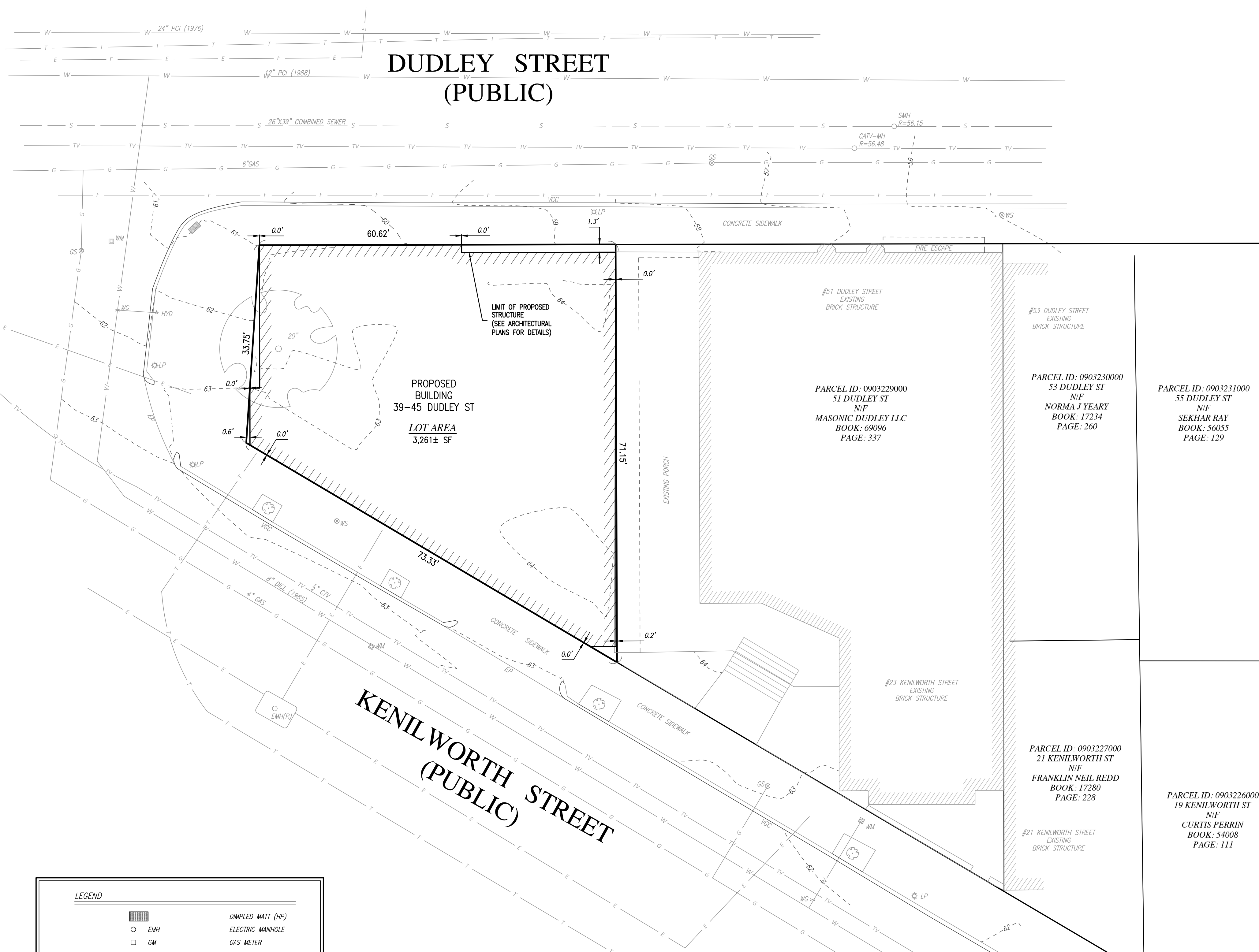
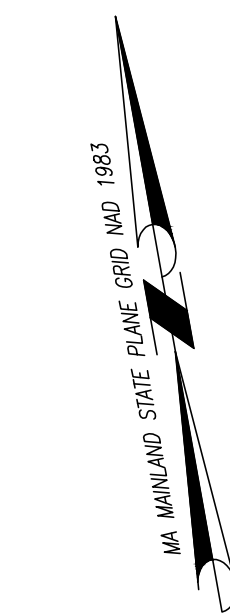
PARCEL ID: 0903228000  
 39-45 DUDLEY STREET (VACANT)  
 MASONICTAILOR, LLC  
 103 TERRACE STREET  
 ROXBURY CROSSING, MA 02120  
 DEED BOOK 69103 PAGE 117

**NOTES:**

1. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS SEPTEMBER OF 2021.
2. ALL ELEVATIONS ARE BASED ON THE BOSTON CITY BASE (B.C.B.)
3. SUBJECT SITE IS IN THE "ROXBURY NEIGHBORHOOD" DISTRICT AS DEPICTED ON THE BOSTON PLANNING AND DEVELOPMENT AGENCY ZONING VIEWER.
4. SUBJECT SITE IS IN THE "BOSTON MHC HISTORIC INVENTORY AREA."
5. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

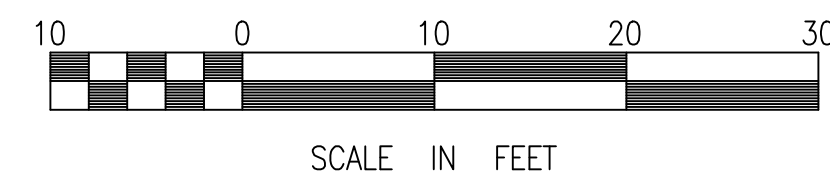
**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 2502SC0079J, WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2016, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



| ZONING REQUIREMENTS  |                       |
|--|-----------------------|
| ROXBURY NEIGHBORHOOD DISTRICT  |                       |
| 3F-4,000 ZONING SUBDISTRICT  |                       |
| MAP NUMBER: 6A/6B/6C   |                       |
| NEIGHBORHOOD DESIGN REVIEW, BOULEVARD PLANNING & NEIGHBORHOOD DESIGN OVERLAY DISTRICTS   |                       |
| AREA   | 2,000 SF FOR ONE UNIT |
| FRONTAGE/WIDTH   | 25 FEET               |
| BUILDING HEIGHT  | 35 FEET/ 3 STORIES    |
| MAX. FLOOR AREA RATIO  | 0.8                   |
| MINIMUM YARDS:   |                       |
| FRONT  | 20 FEET               |
| SIDE   | 10 FEET               |
| REAR   | 30 FEET               |
| *REFER TO TABLE F - "ROXBURY NEIGHBORHOOD DISTRICT - RESIDENTIAL SUBDISTRICTS - DIMENSIONAL REGULATIONS" FOR ADDITIONAL REQUIREMENTS AND/OR RESTRICTIONS THAT MAY APPLY. |                       |

| LEGEND |                     |
|--------|---------------------|
|        | DIMPLED MATT (HP)   |
|        | ELECTRIC MANHOLE    |
|        | GAS METER           |
|        | GAS SERVICE         |
|        | HVAC UNIT           |
|        | FIRE HYDRANT        |
|        | LIGHT POLE (PUBLIC) |
|        | MANHOLE (UNKNOWN)   |
|        | SHRUB               |
|        | SEWER MANHOLE       |
|        | THRESHOLD           |
|        | DECIDUOUS TREE      |
|        | WATER GATE          |
|        | WATER METER         |
|        | WATER SERVICE       |
|        | YARD LIGHT          |
|        | IRON FENCE          |
|        | CHAIN LINK FENCE    |
|        | CONTOUR LINE        |
|        | LANDSCAPE AREA      |
|        | BUILDING OVERHANG   |
|        | ELECTRIC LINE       |
|        | GAS LINE            |
|        | GUARD RAIL          |
|        | WATER MAIN          |
|        | SANITARY SEWER      |
|        | CABLE CONDUIT       |



REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |



DRAWN BY: DB

DESIGNED BY: ---

CHECKED BY: DLA

**Merrill**  
 Engineers and Land Surveyors  
 427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200  
 26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060  
 WWW.MERRILLINC.COM

**CERTIFIED PLOT PLAN**  
**#39-45 DUDLEY STREET**  
**ROXBURY, MASSACHUSETTS 02119**  
 OWNER/APPLICANT: GREENSMITH DEVELOPMENT, LLC  
 48 LAMBERT AVENUE, #3  
 ROXBURY, MASSACHUSETTS 02119

OCTOBER 21, 2023

SCALE: 1" = 10'

JOB NO. 21-324.1

LATEST REVISION:

CERTIFIED PLOT PLAN

**ZONING CODE GENERAL NOTES**

**PARCEL ID:** 0903229000  
**LOT AREA:** 3,261 SF

**ZONING DISTRICT:** ROXBURY NEIGHBORHOOD  
**ZONING SUBDISTRICT:** 3F - 4000, THREE FAMILY RESIDENTIAL

**USE GROUP:** R2  
**CONSTRUCTION TYPE:** VB

| ZONING  | ALLOWED     | PROPOSED                 |
|---|-------------|--------------------------|
| <b>DIMENSIONAL STANDARDS:</b>   |             |                          |
| MIN. LOT AREA   | 4,000 SF    | 3,261 SF                 |
| MIN. LOT AREA/UNIT  | 2,000 SF    | 362 SF                   |
| MIN. OPEN SPACE   | 650 SF/UNIT | 62 SF/UNIT               |
| <b>SET BACKS:</b>   |             |                          |
| MIN. SIDE   | 10 FT **    | 0                        |
| MIN. FRONT  | 20 FT *     | MATCH ADJACENT BUILDINGS |
| MIN. REAR   | 30 FT **    | N/A                      |
| *CONFORMITY WITH EXISTING ALIGNMENT, PER ARTICLE 50_SECTION 50-44      **SPECIAL PROVISIONS FOR CORNER LOTS, PER ARTICLE 50_SECTION 50-44 |             |                          |
| <b>BUILDING HEIGHT:</b>   |             |                          |
| MAX. HEIGHT   | 35 FT       | 40' 4"                   |
| MAX. STORIES  | 3 STORIES   | 3.5 STORIES              |
| <b>FLOOR AREA RATIO:</b>  | 0.8         | 3.44                     |
| <b>BUILDING GFA:</b>  | 3,367 SF    | 11,213 SF                |
| <b>PARKING:</b>   | 4 SPACES    | 0 SPACES                 |

**BUILDING ENERGY CODES**

**THERMAL ENERGY PERFORMANCE FOR CLIMATE ZONE 5**

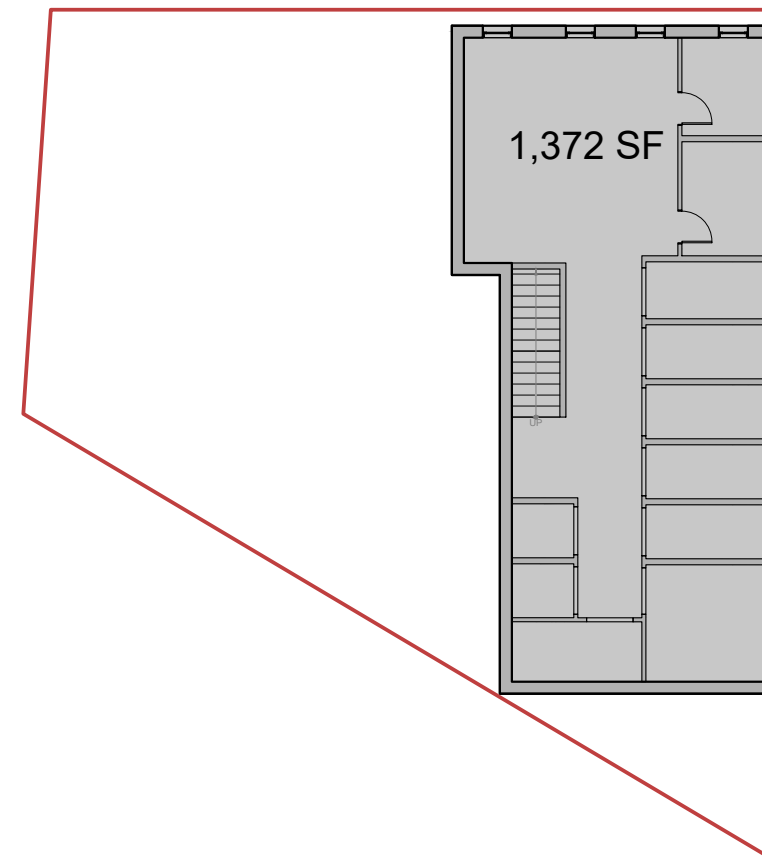
|                      | REQUIRED R VALUE |
|----------------------|------------------|
| CEILING/ROOF         | R60              |
| EXTERIOR WALLS       | R30              |
| BASEMENT WALLS       | R15              |
| SLAB ON GRADE        | R10              |
| FENESTRATION U-VALUE | 0.35             |

**BUILDING CODE:** 780 CMR, 9TH EDITION, MASSACHUSETTS STATE BUILDING CODE THREE FAMILY DWELLING CODE

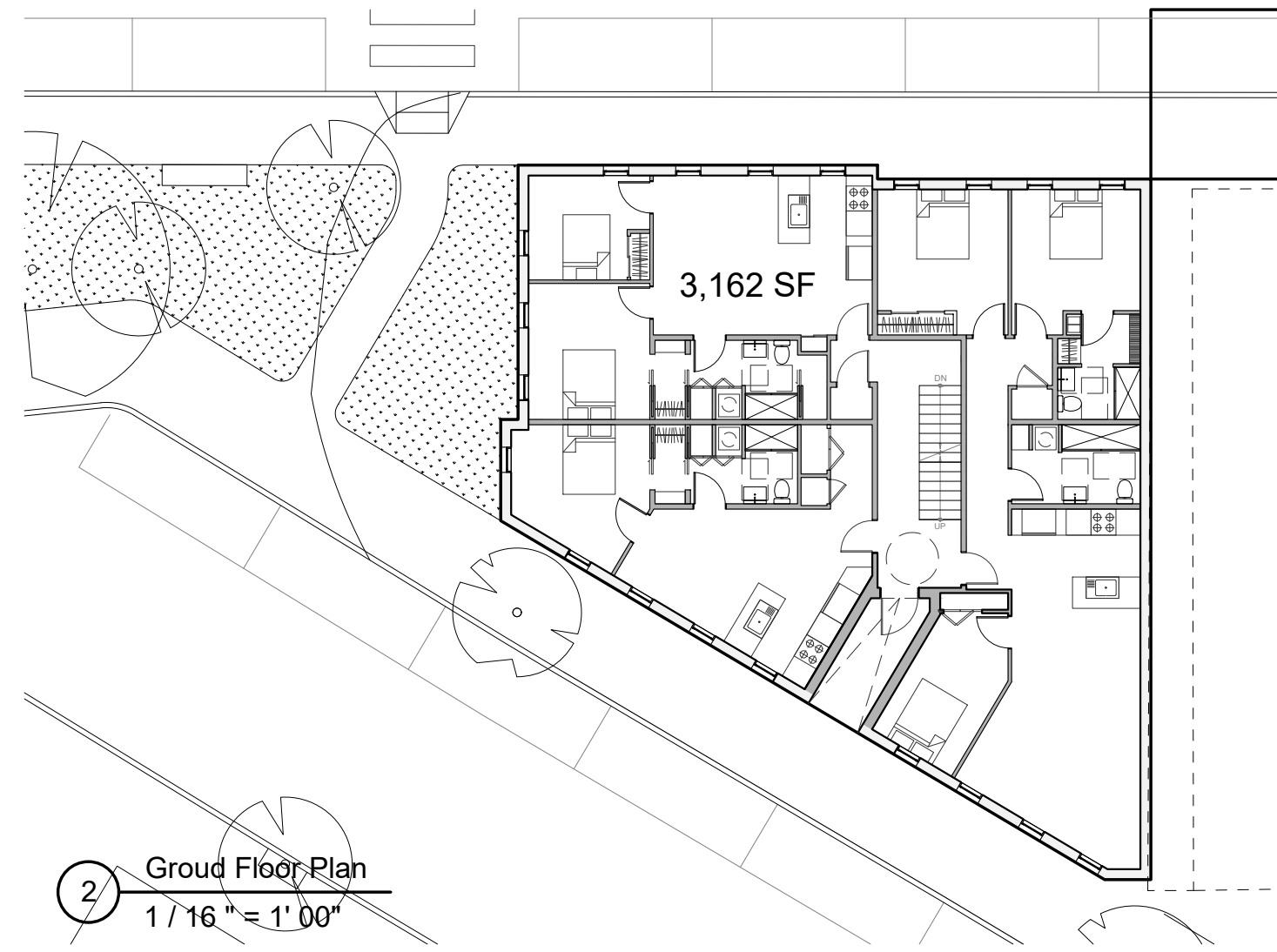
**ENERGY CODE:** 225 CMR 23, MASSACHUSETTS ENERGY CODE 2021, APPENDIX CR RESIDENTIAL LOW-RISE BUILDING PROVISIONS



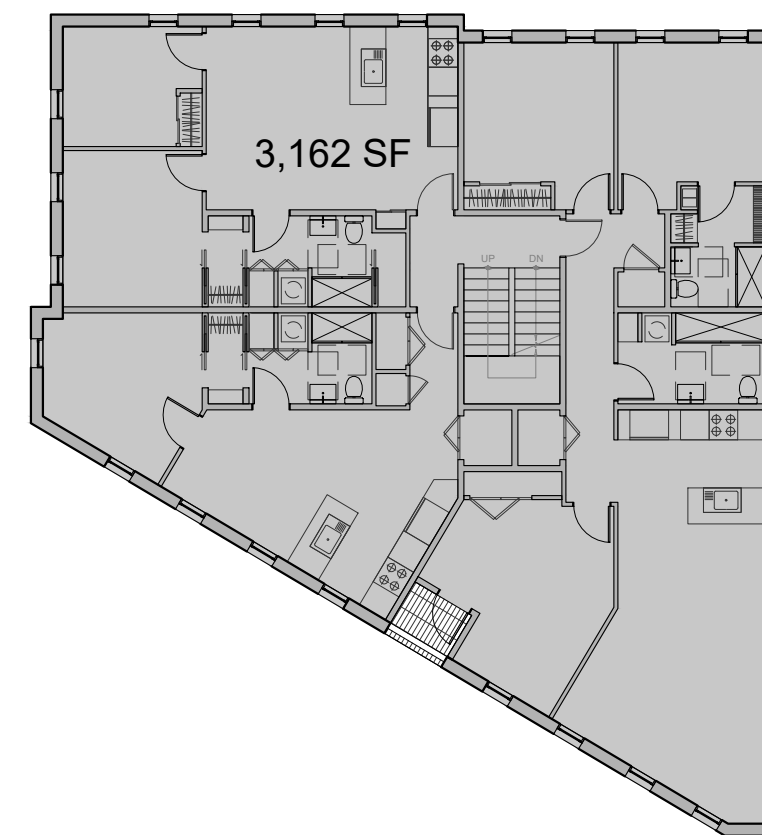
7 LOCUS MAP NTS



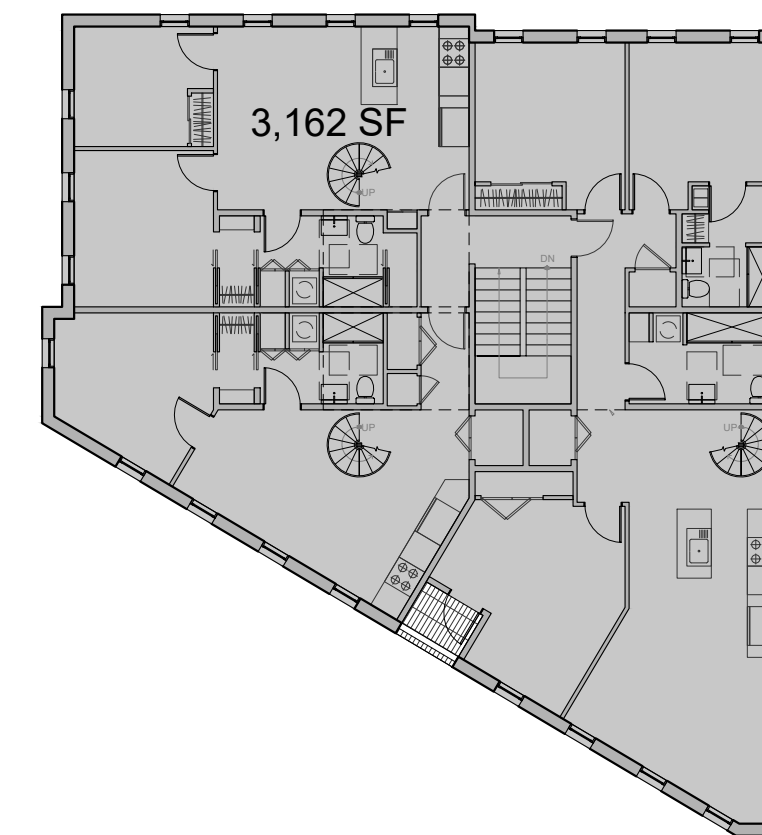
1 Basement Floor Plan  
1 / 16 " = 1' 00"



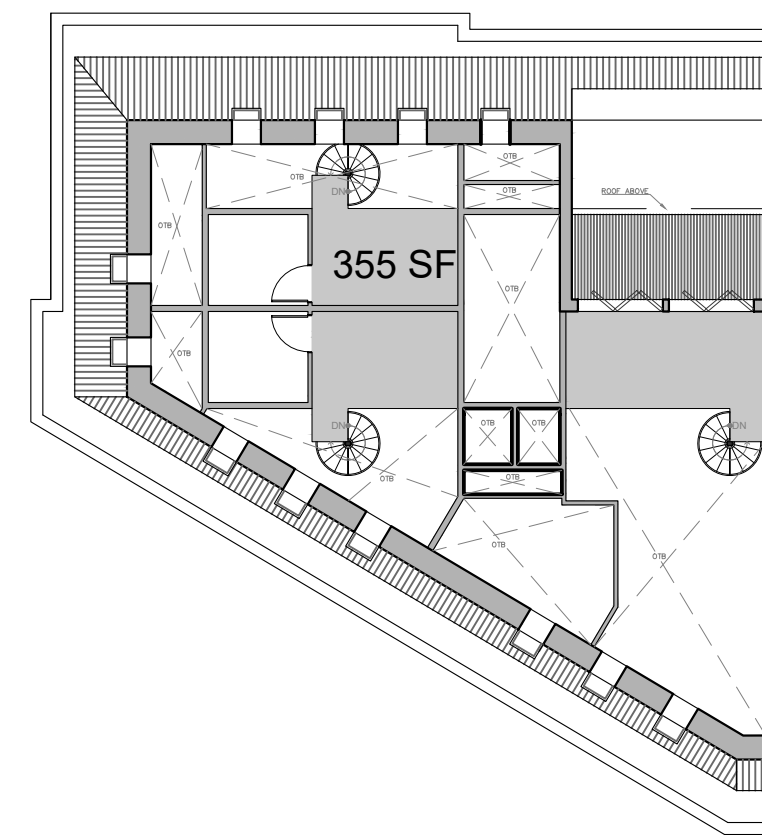
2 Ground Floor Plan  
1 / 16 " = 1' 00"



3 Second Floor Plan  
1 / 16 " = 1' 00"

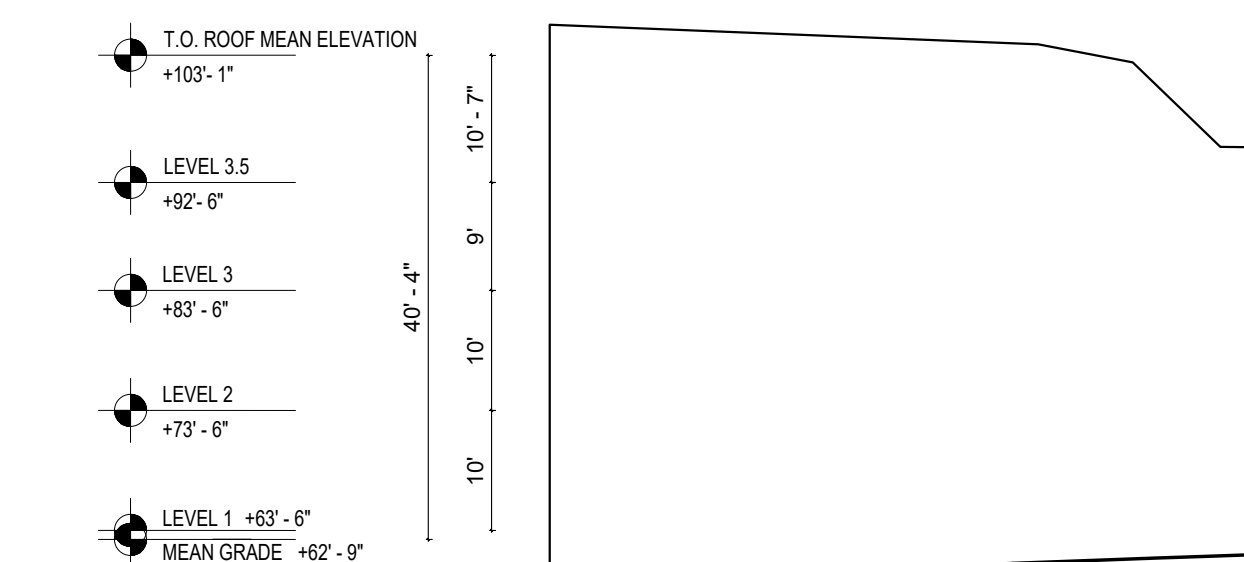


4 Third Floor Plan  
1 / 16 " = 1' 00"



5 Mezzanine Floor Plan  
1 / 16 " = 1' 00"

| AREA SCHEDULE (GROSS BUILDING) |           |               |
|--------------------------------|-----------|---------------|
| NAME                           | LEVEL     | AREA (SF)     |
| B 1                            | BASEMENT  | 1,372         |
| FL 1                           | FLOOR 1   | 3,162         |
| FL 2                           | FLOOR 2   | 3,162         |
| FL 3                           | FLOOR 3   | 3,162         |
| FL 3.5                         | FLOOR 3.5 | 355           |
| <b>TOTAL GFA</b>               |           | <b>11,213</b> |



6 3 STORY BLDG PER BLDG CODE NTS

PROJECT NAME /LOCATION

**DUDLEY KENILWORTH HOMES**  
39 - 45 Dudley Street  
Roxbury, MA 02119

CLIENT

**GREENSMITH DEVELOPMENT, LLC**

48 Lambert Ave, #3  
Roxbury, MA 02120

ARCHITECT



**WEST WORK**  
103 Terrace St  
Boston, MA 02120

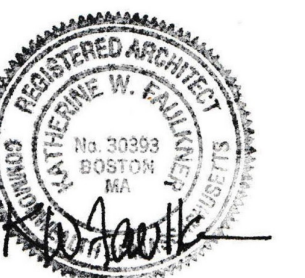
CONSULTANTS

SURVEYOR

**MERRILL CORPORATION**

DEANA BOUMITRI, P.L.S.  
427 Columbia Rd.  
Hanover, Massachusetts 02339

STAMP



ISSUE

DATE

PROJECT STATUS

ZONING REVIEW SET

DATE

10/13/2023

SCALE

DRAWN BY

Duan X. Jintong & Minkoo Kang

CHECKED BY

Katherine Faulkner

PROJECT NO.

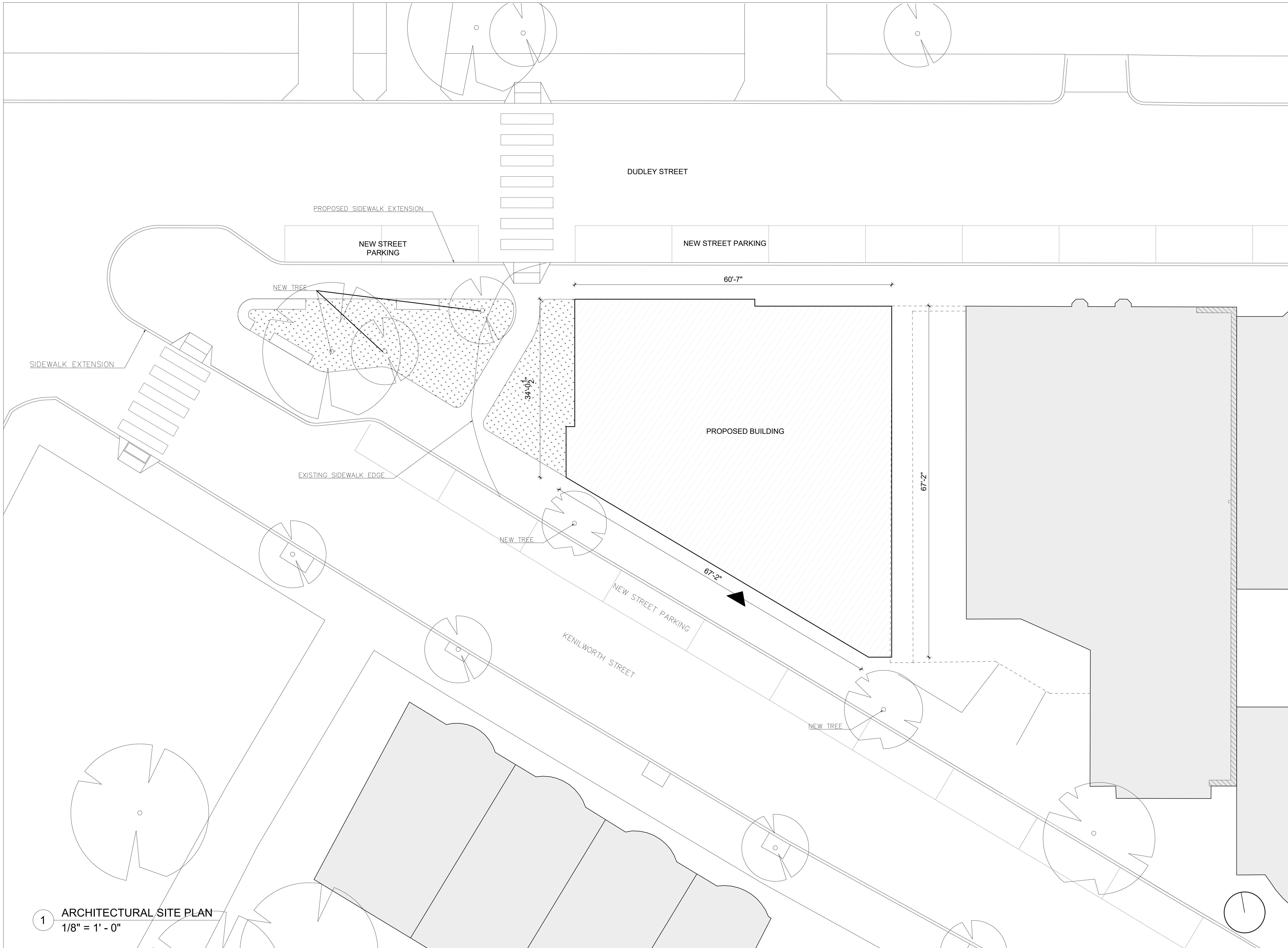
23-011

SHEET TITLE

ZONING & CODE COMPLIANCE

SHEET NUMBER

**A.010**



PROJECT NAME / LOCATION

**DUDLEY KENILWORTH HOMES**  
 39 - 45 Dudley Street  
 Roxbury, MA 02119

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 Roxbury, MA 02120

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 427 Columbia Rd.  
 Hanover, Massachusetts 02339

STAMP



ISSUE

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DATE

10/13/2023

SCALE

DRAWN BY

Duan X. Jintong & Minkoo Kang

CHECKED BY

Katherine Faulkner

PROJECT NO.

23-011

SHEET TITLE

**SITE PLAN**

SHEET NUMBER

**A.050**

**1 ARCHITECTURAL SITE PLAN**  
 1/8" = 1' - 0"

PROJECT NAME / LOCATION

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39 - 45 Dudley Street  
Roxbury, MA 02119

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Roxbury, MA 02120

ARCHITECT



**WEST WORK**  
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427 Columbia Rd.  
Hanover, Massachusetts 02339

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DATE

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SCALE

Duan X. Jintong & Minkoo Kang

DRAWN BY

Katherine Faulkner

CHECKED BY

23-011

PROJECT NO.

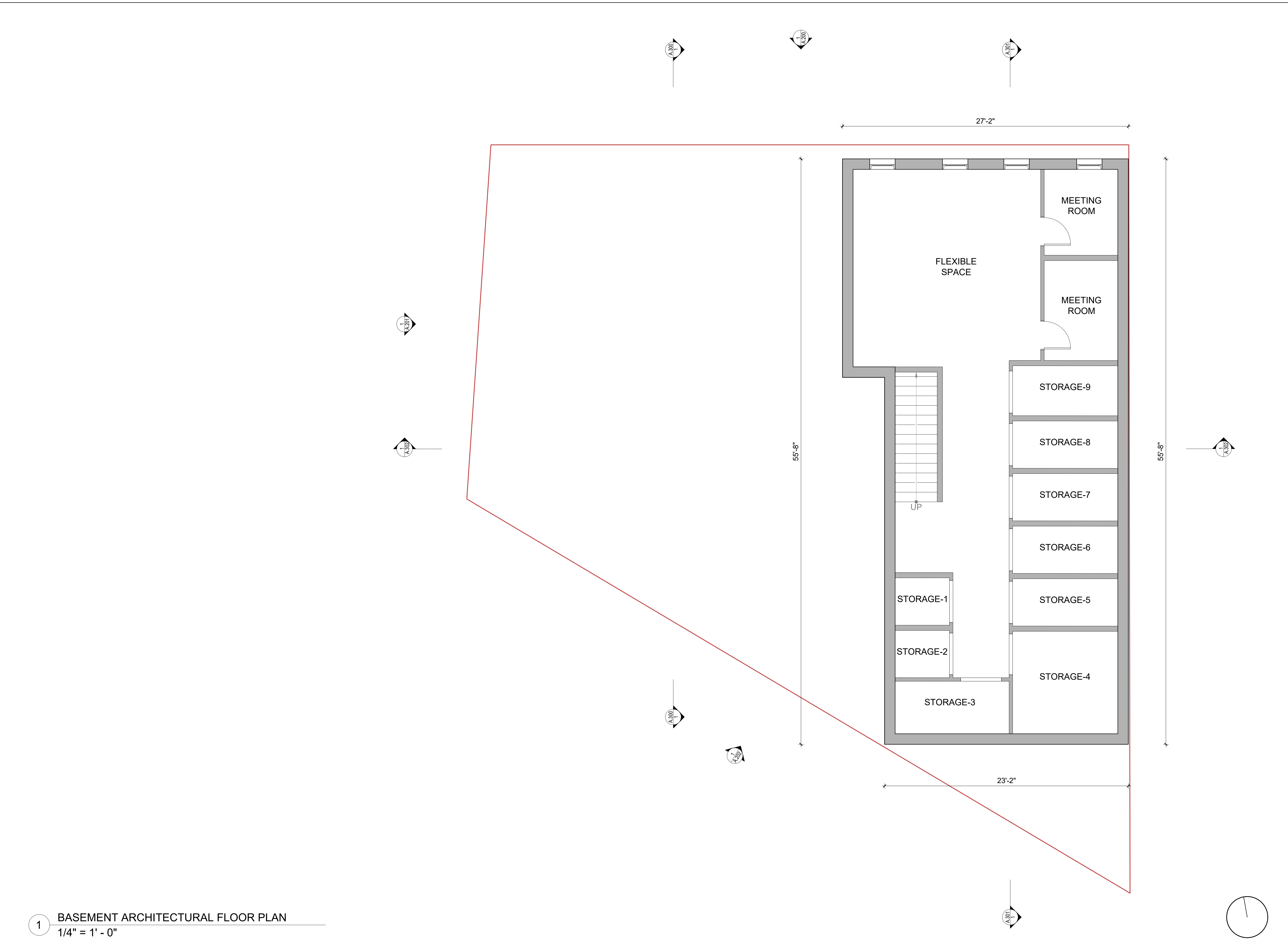
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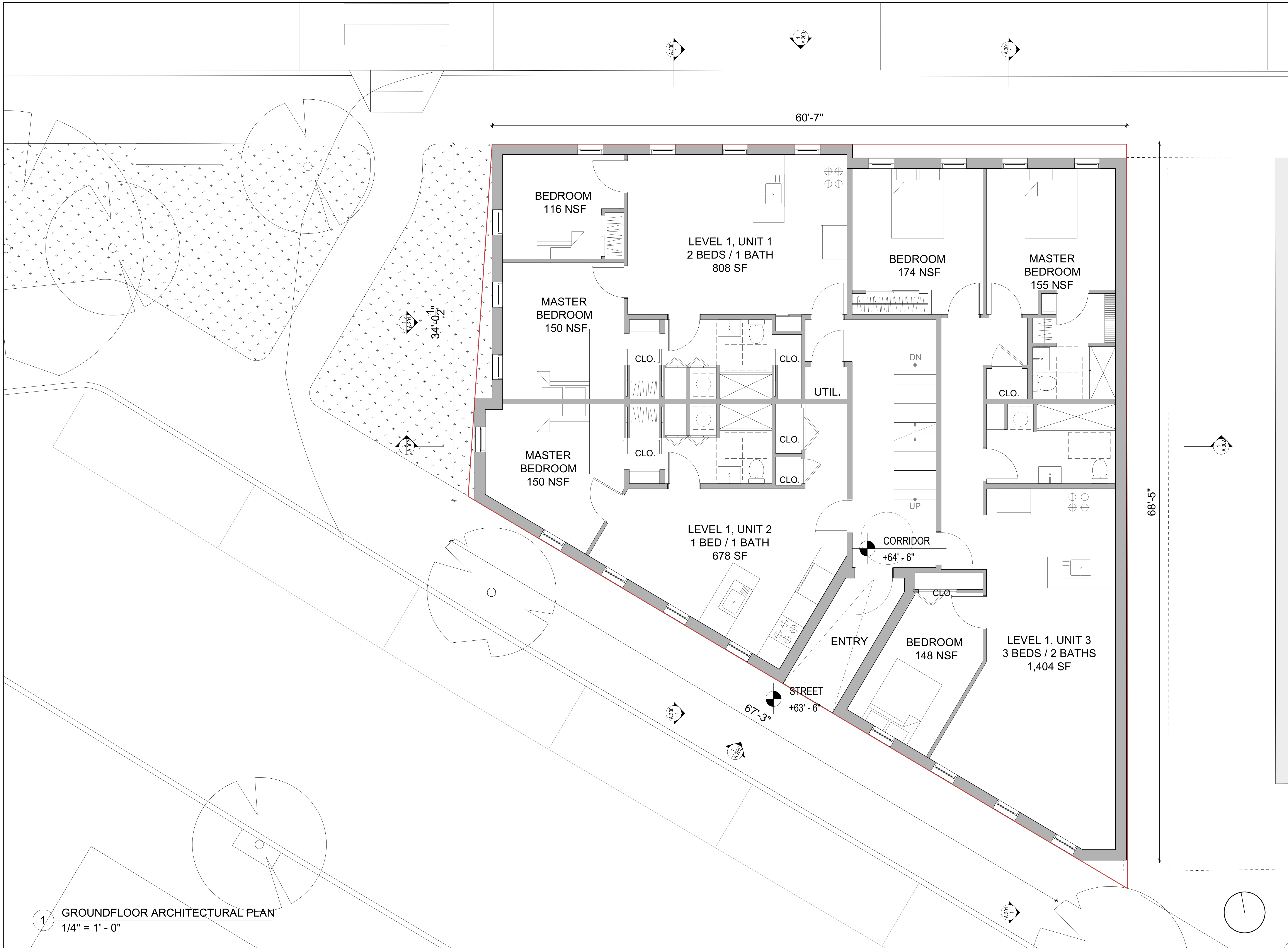
**BASEMENT FLOOR PLAN**

SHEET NUMBER

**A.100**

**1** BASEMENT ARCHITECTURAL FLOOR PLAN  
1/4" = 1' - 0"





PROJECT NAME / LOCATION

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ARCHITECT



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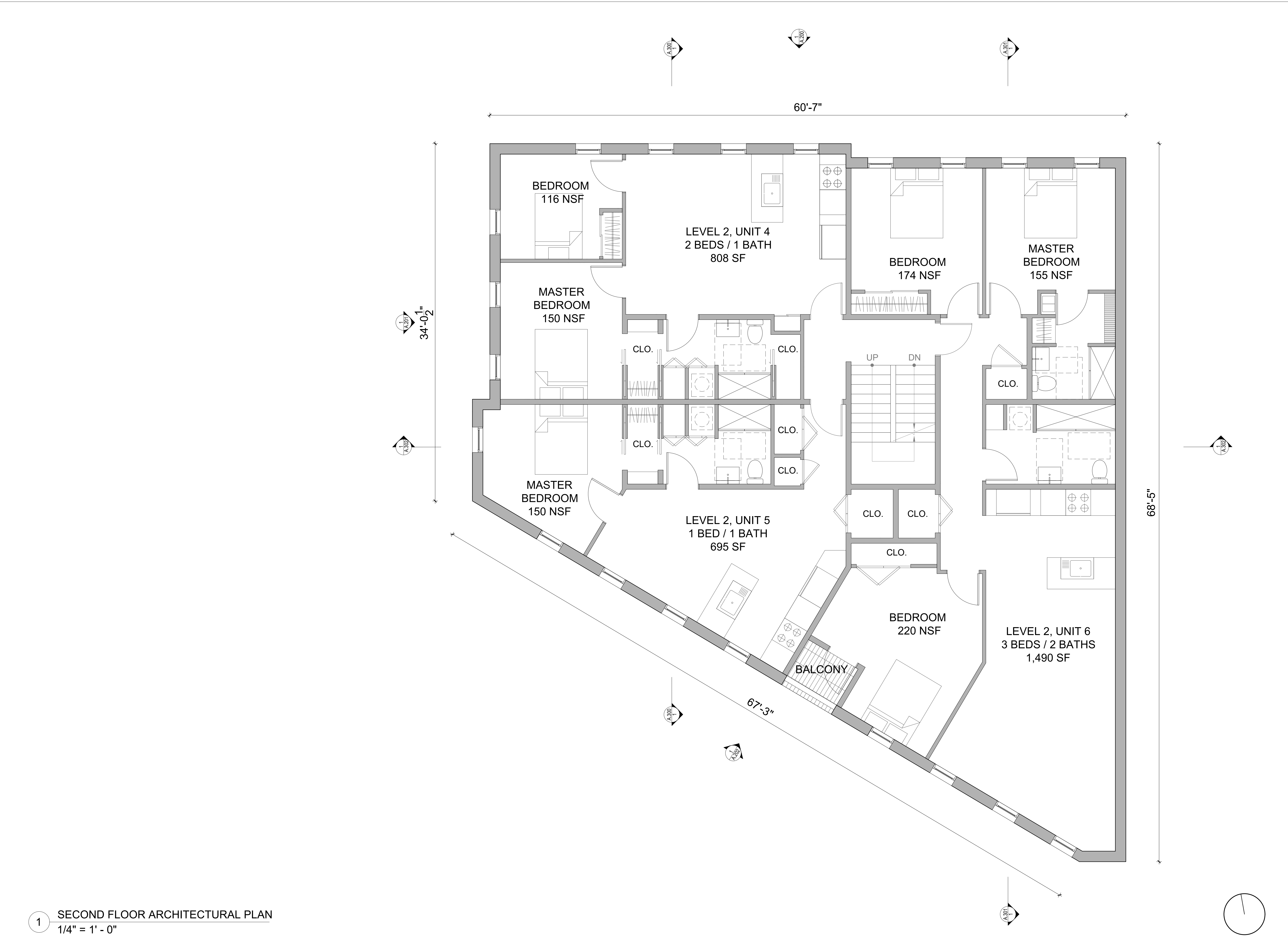
SHEET TITLE

GROUND FLOOR PLAN

SHEET NUMBER

**A.101**

1 GROUND FLOOR ARCHITECTURAL PLAN  
 1/4" = 1' - 0"



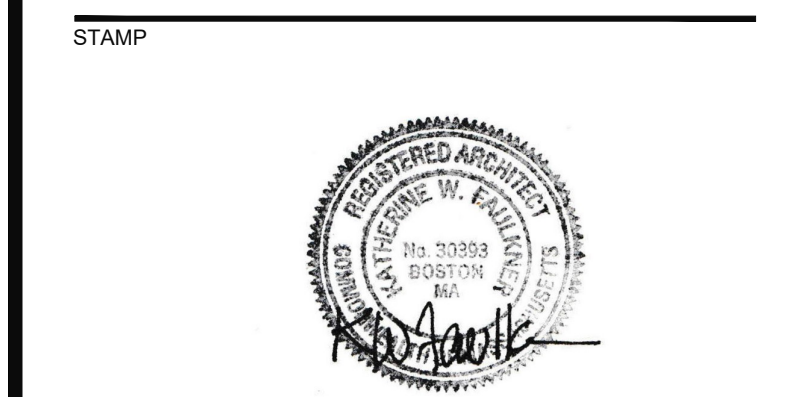
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 39 - 45 Dudley Street  
 Roxbury, MA 02119

CLIENT  
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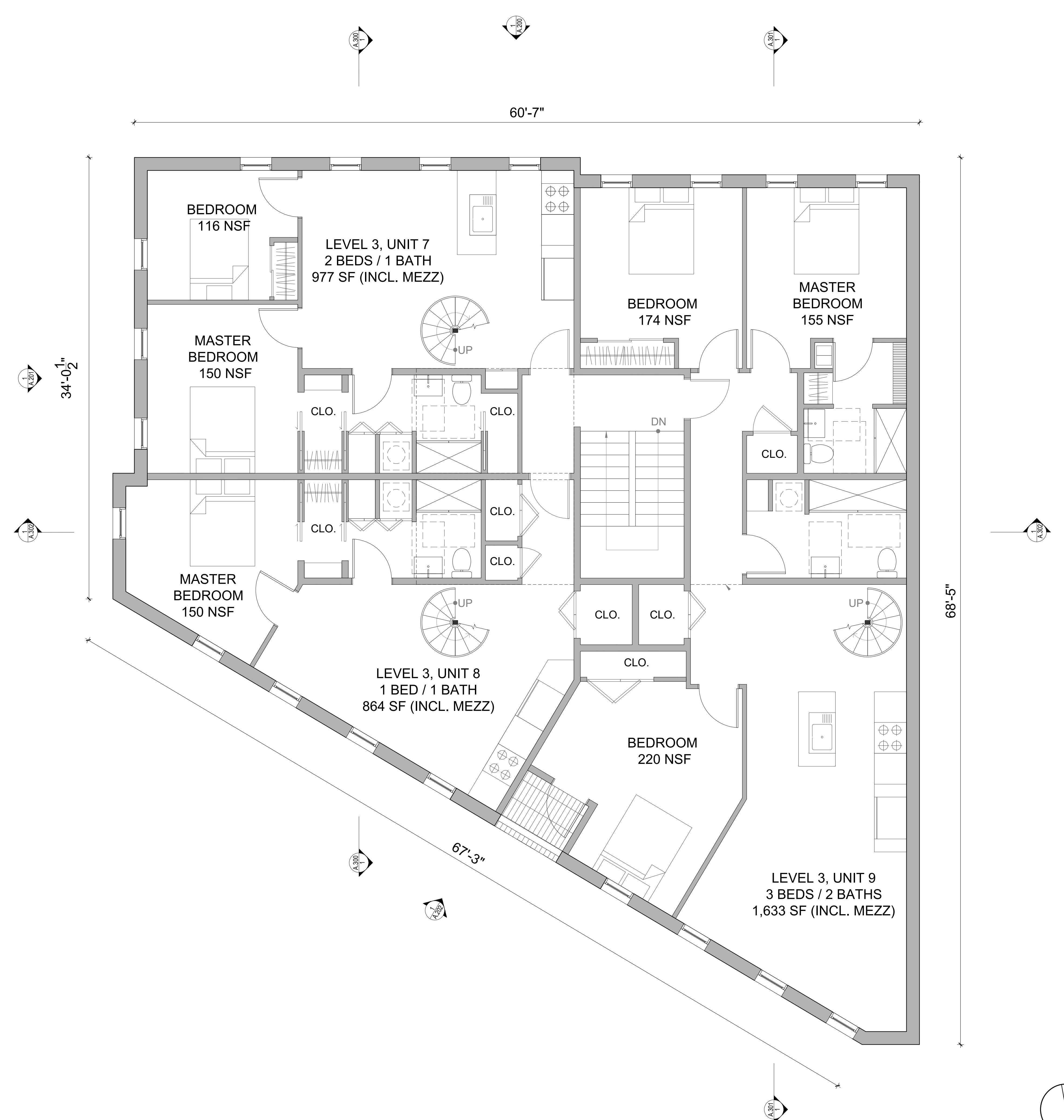
SHEET TITLE  
**SECOND FLOOR PLAN**

SHEET NUMBER  
**A.102**

1 SECOND FLOOR ARCHITECTURAL PLAN  
 1/4" = 1' - 0"



**1** THIRD FLOOR ARCHITECTURAL PLAN  
1/4" = 1' - 0"





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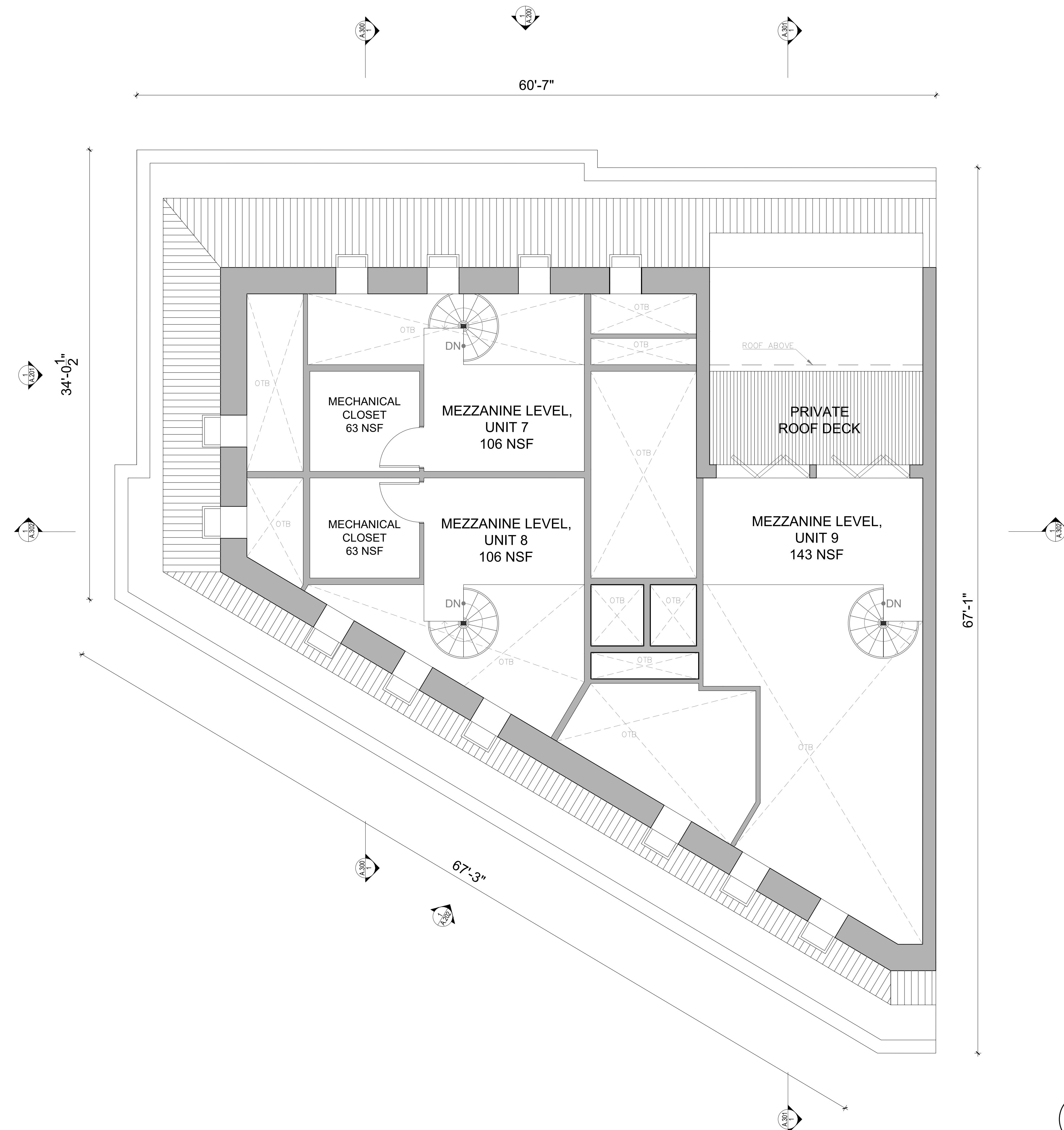
DATE 10/13/2023  
SCALE  
DRAWN BY Duan X. Jintong & Minkoo Kang  
CHECKED BY Katherine Faulkner  
PROJECT NO. 23-011

SHEET TITLE

**MEZZANINE FLOOR PLAN**

SHEET NUMBER


**A.104**



1 MEZZANINE ARCHITECTURAL FLOOR PLAN  
1/4" = 1' - 0"

PROJECT NAME / LOCATION  
**DUDLEY KENILWORTH HOMES**  
 39 - 45 Dudley Street  
 Roxbury, MA 02119

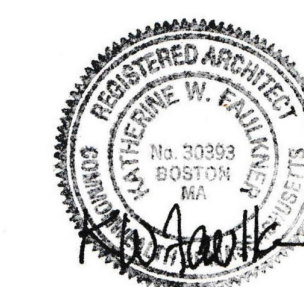
CLIENT  
**GREENSMITH DEVELOPMENT, LLC**  
 48 Lambert Ave, #3  
 Roxbury, MA 02120

ARCHITECT  
  
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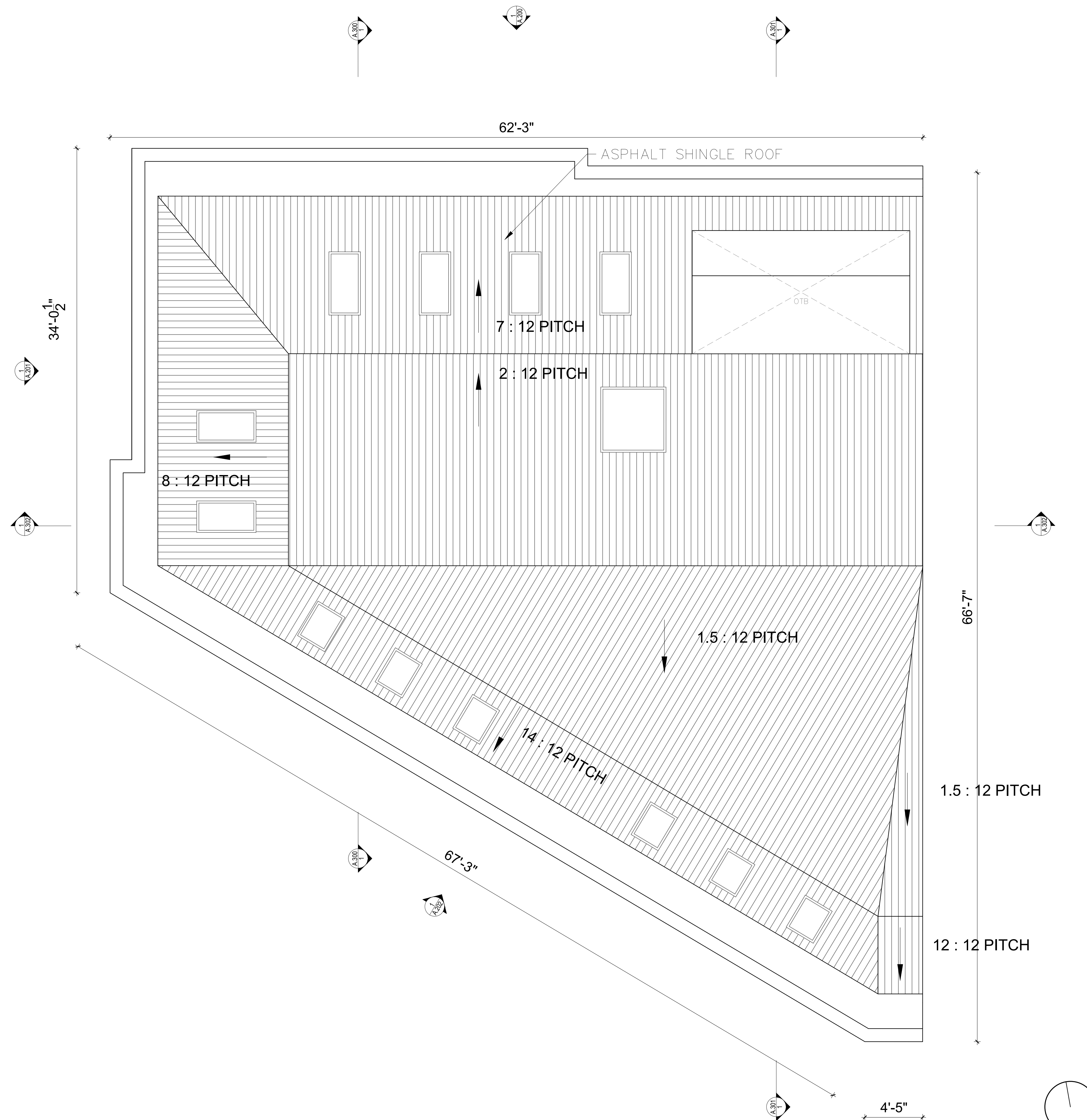
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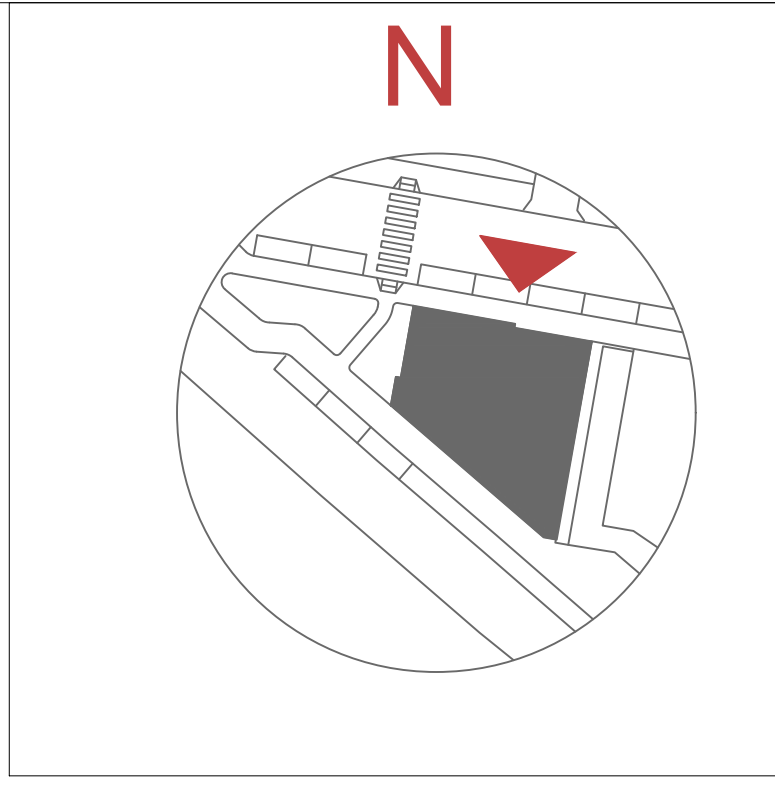
ROOF PLAN

SHEET NUMBER

**A.105**

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





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T.O. ROOF MEAN ELEVATION  
 +103'- 1"

LEVEL 3.5  
 +92'- 6"

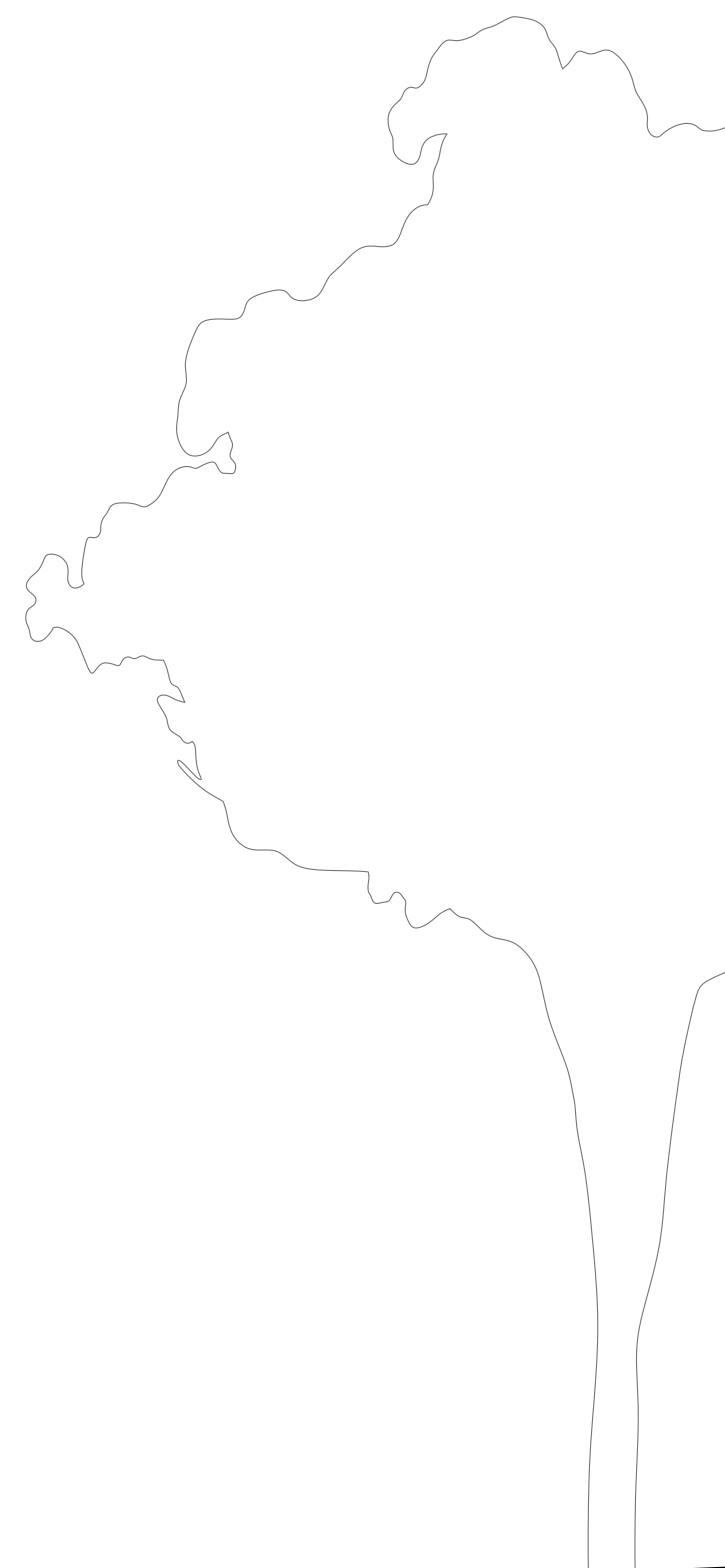
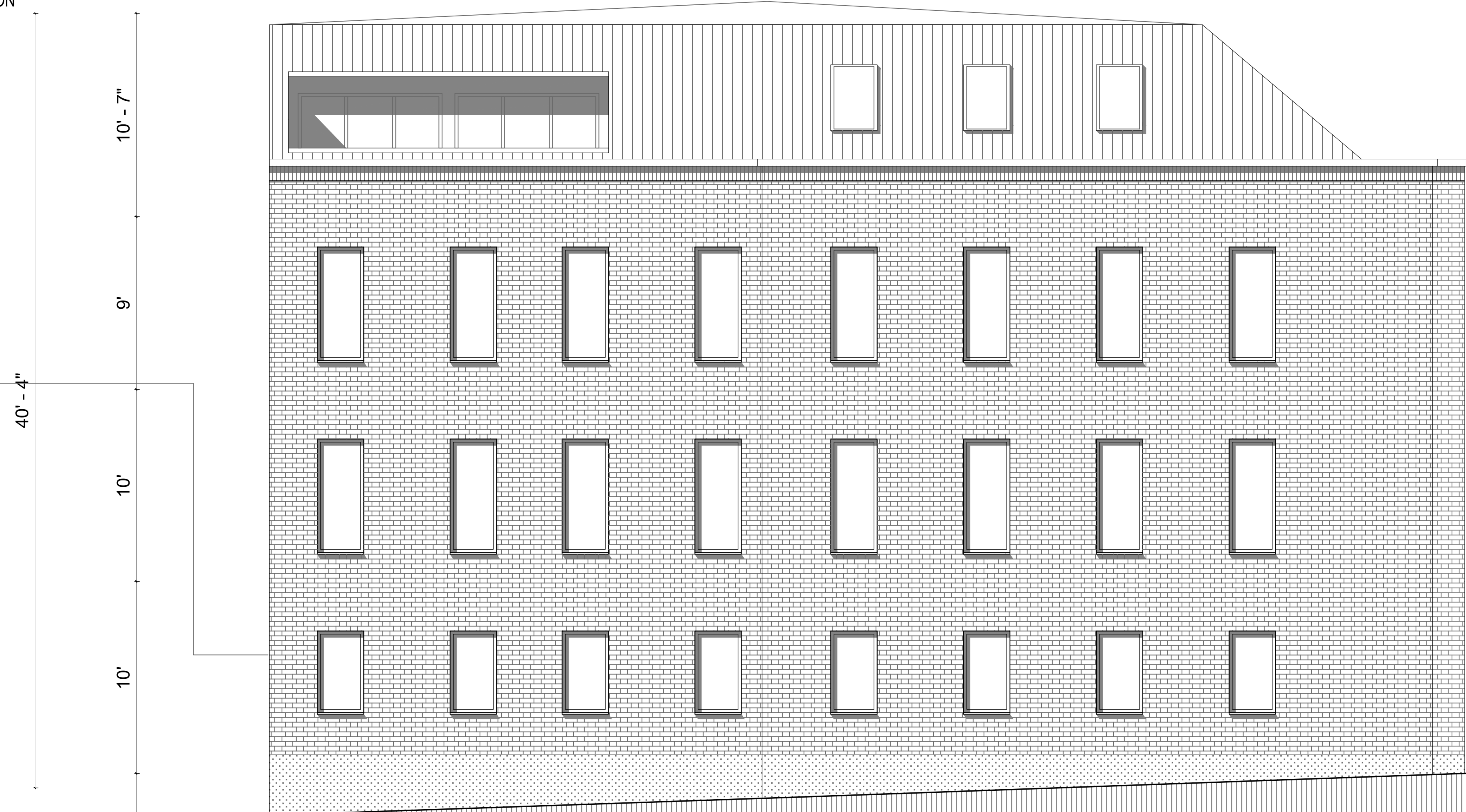
LEVEL 3  
 +83'- 6"

LEVEL 2  
 +73'- 6"

LEVEL 1 +63'- 6"  
 MEAN GRADE +62'- 9"

BASEMENT LEVEL  
 +53'- 6"

51 DUDLEY ST.



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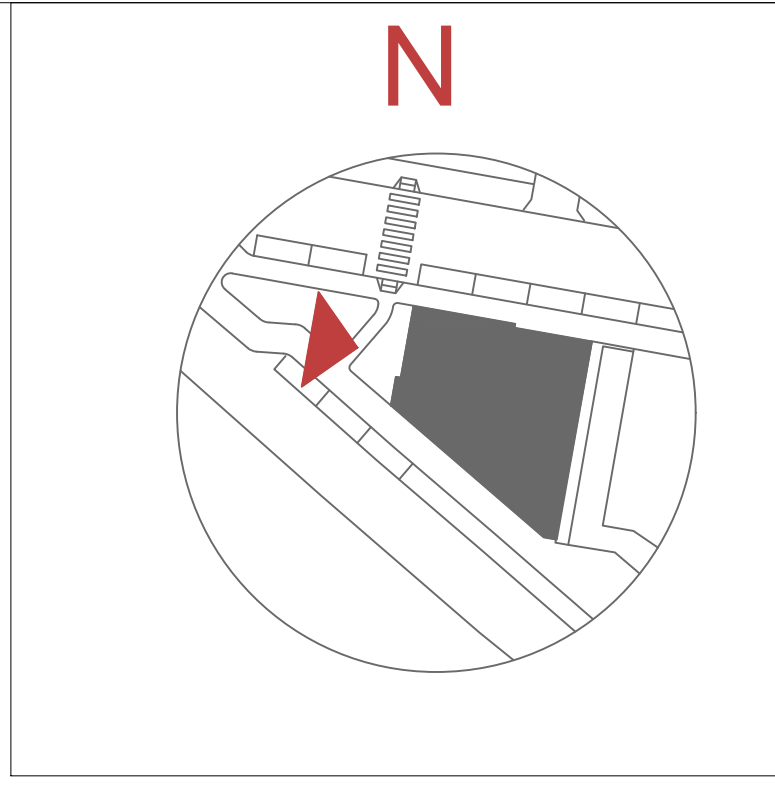
SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

**A.200**

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



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T.O. ROOF MEAN ELEVATION  
 +103'- 1"

LEVEL 3.5  
 +92'- 6"

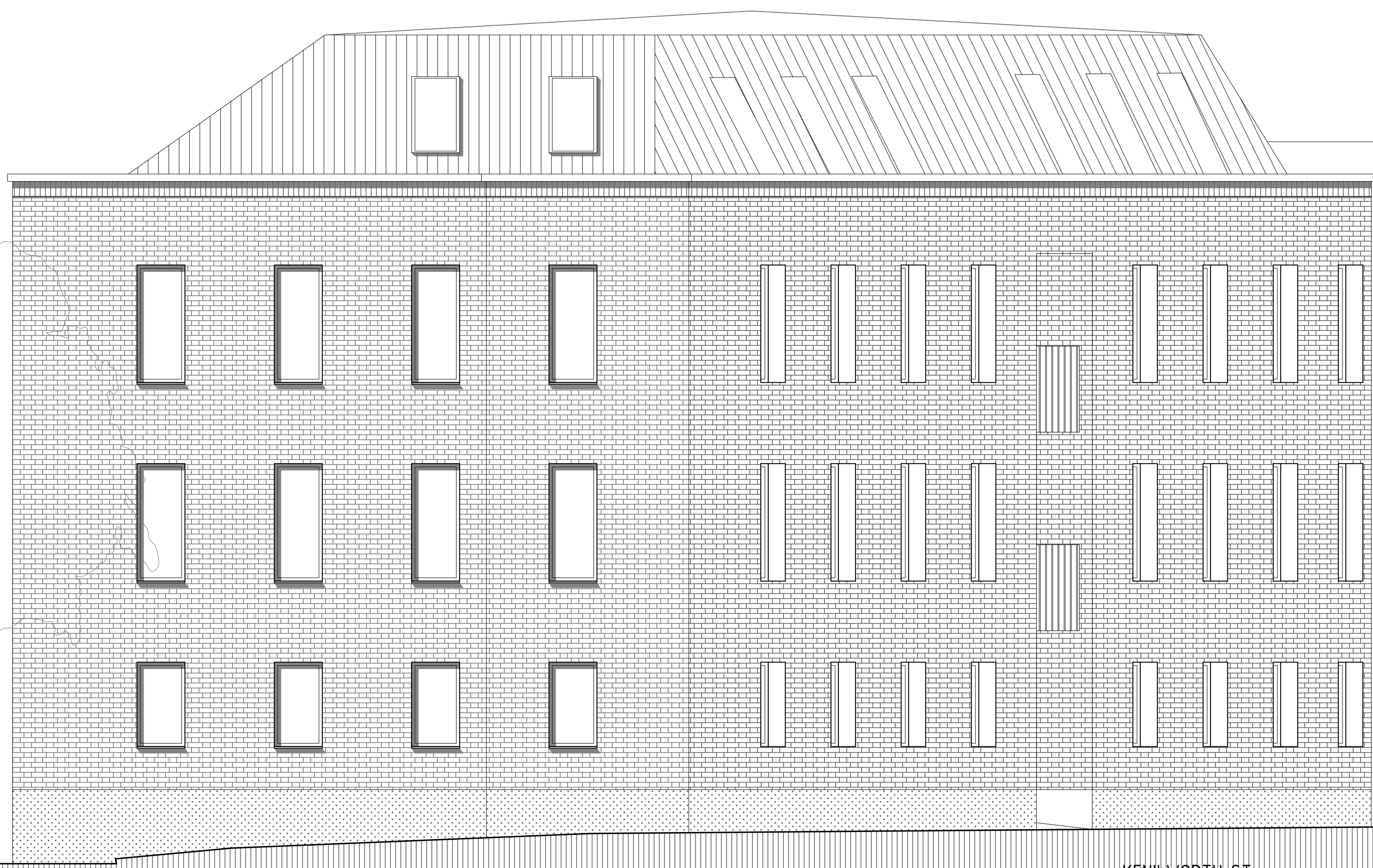
LEVEL 3  
 +83'- 6"

LEVEL 2  
 +73'- 6"

LEVEL 1 +63'- 6"

MEAN GRADE +62'- 9"

BASEMENT LEVEL  
 +53'- 6"



51 DUDLEY ST.

KENILWORTH ST

STAMP



ISSUE DATE

PROJECT STATUS

ZONING REVIEW SET

DATE 10/13/2023  
 SCALE  
 DRAWN BY Duan X. Jintong & Minkoo Kang  
 CHECKED BY Katherine Faulkner  
 PROJECT NO. 23-011

SHEET TITLE

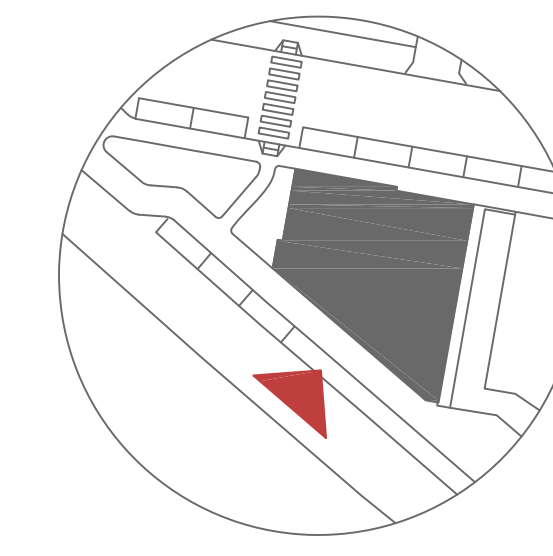
BUILDING ELEVATIONS

SHEET NUMBER

**A.201**

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

N



PROJECT NAME / LOCATION

**DUDLEY KENILWORTH HOMES**  
39 - 45 Dudley Street  
Roxbury, MA 02119

CLIENT

**GREENSMITH DEVELOPMENT, LLC**  
48 Lambert Ave, #3  
Roxbury, MA 02120

ARCHITECT



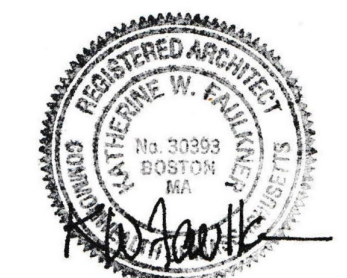
**WEST WORK**  
103 Terrace St  
Boston, MA 02120

CONSULTANTS

SURVEYOR

**MERRILL CORPORATION**  
DEANA BOUMITRI, P.L.S.  
427 Columbia Rd.  
Hanover, Massachusetts 02339

STAMP



ISSUE

DATE

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DATE

10/13/2023

SCALE

DRAWN BY

Duan X. Jintong & Minkoo Kang

CHECKED BY

Katherine Faulkner

PROJECT NO.

23-011

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

**A.202**

T.O. ROOF MEAN ELEVATION  
+103'-1"

LEVEL 3.5  
+92'-6"

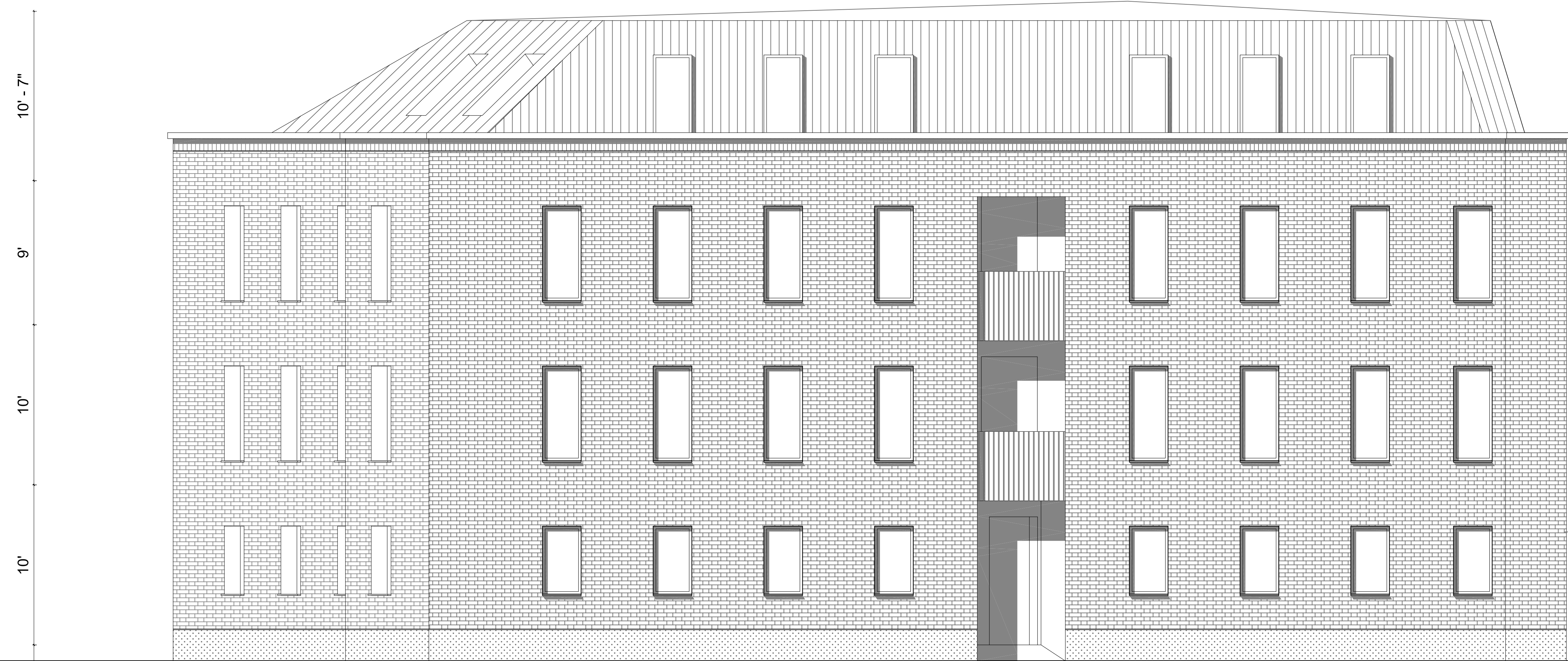
LEVEL 3  
+83'-6"

LEVEL 2  
+73'-6"

LEVEL 1 +63'-6"  
MEAN GRADE +62'-9"

BASEMENT LEVEL  
+53'-6"

**1** SOUTH WEST ELEVATION  
1/4" = 1' - 0"



DUDLEY ST

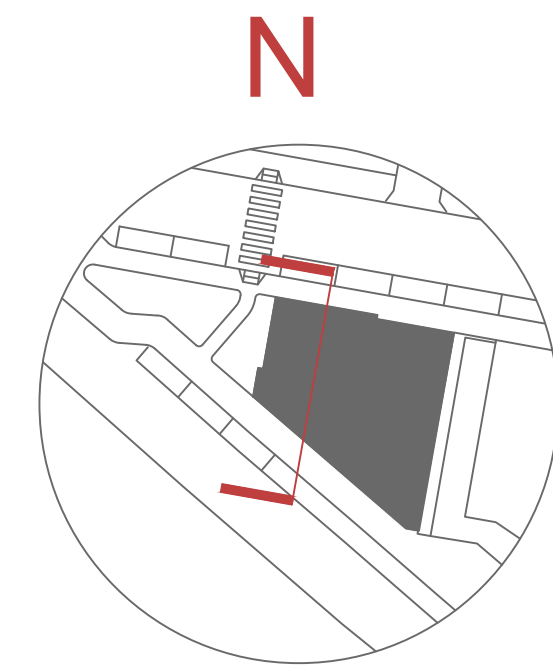
KENILWORTH ST

PROJECT NAME / LOCATION  
**DUDLEY KENILWORTH HOMES**  
 39 - 45 Dudley Street  
 Roxbury, MA 02119

CLIENT  
**GREENSMITH DEVELOPMENT, LLC**  
 48 Lambert Ave, #3  
 Roxbury, MA 02120

ARCHITECT  
**WEST WORK**  
 103 Terrace St  
 Boston, MA 02120

CONSULTANTS



SURVEYOR  
**MERRILL CORPORATION**  
 DEANA BOUMITRI, P.L.S.  
 427 Columbia Rd.  
 Hanover, Massachusetts 02339

T.O. ROOF MEAN ELEVATION  
 +103'- 1"

LEVEL 3.5  
 +92'- 6"

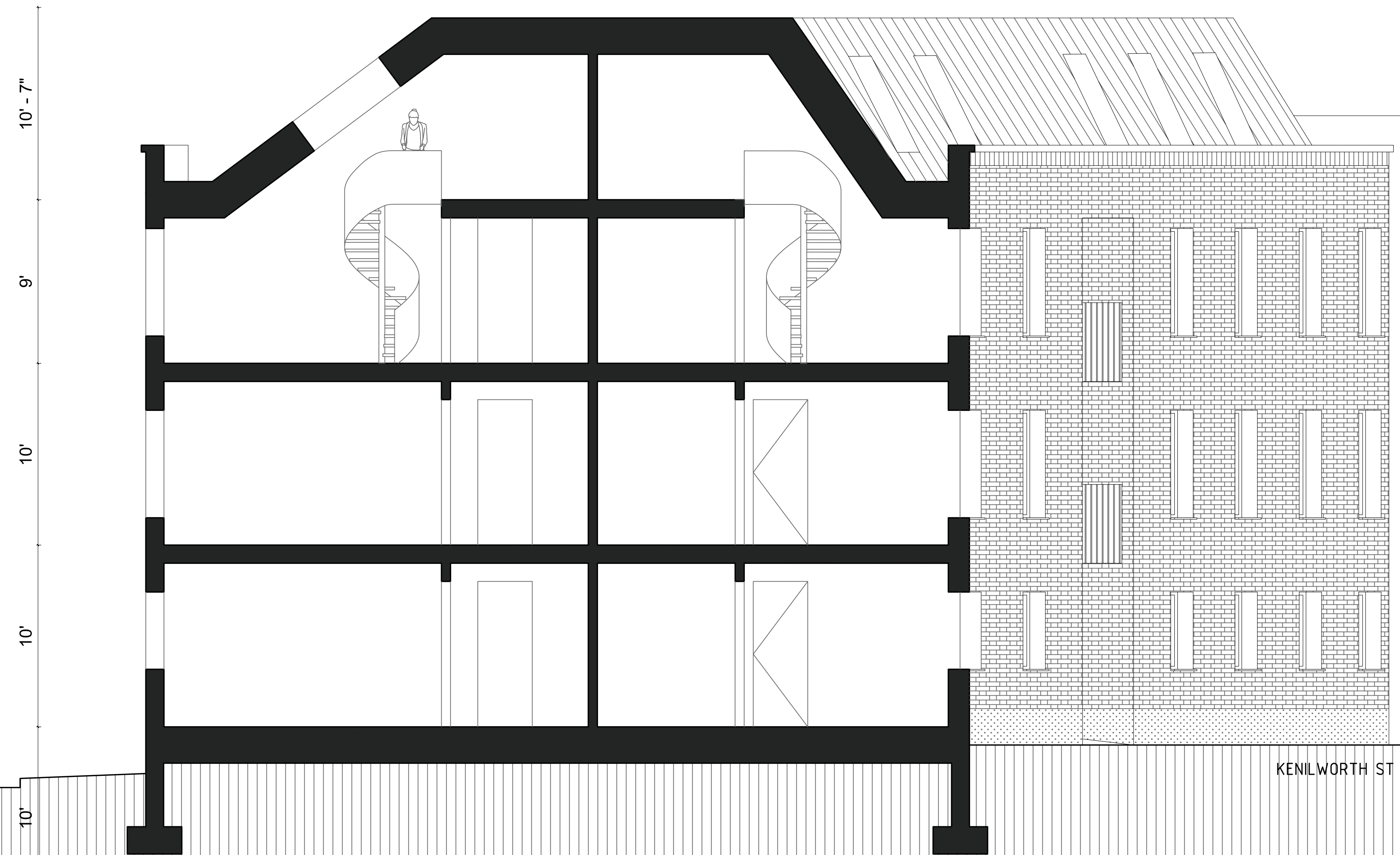
LEVEL 3  
 +83'- 6"

LEVEL 2  
 +73'- 6"

LEVEL 1 +63'- 6"

MEAN GRADE +62'- 9"

BASEMENT LEVEL  
 +53'- 6"



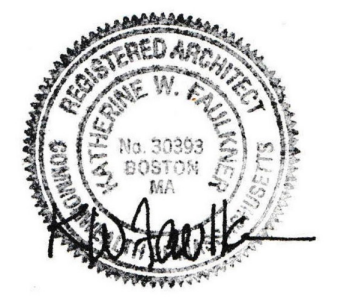
51 DUDLEY ST.

KENILWORTH ST

DUDLEY ST

BASEMENT LEVEL  
 +53'- 6"

STAMP



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SHEET TITLE

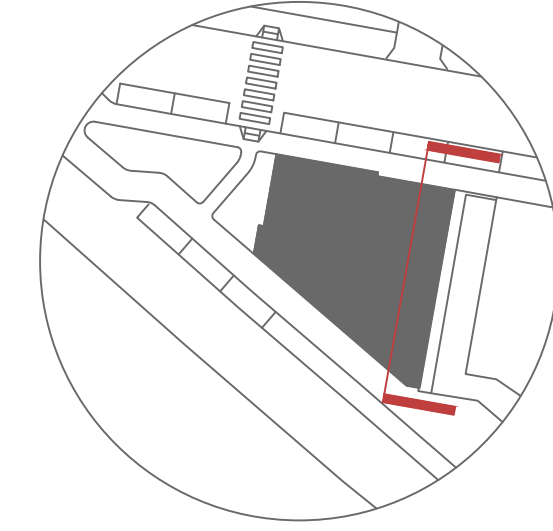
BUILDING SECTIONS

SHEET NUMBER

**A.300**

1 TRANSVERSE BUILDING SECTION-1  
 1/4" = 1' - 0"

N



PROJECT NAME / LOCATION  
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 39 - 45 Dudley Street  
 Roxbury, MA 02119

CLIENT  
**GREENSMITH DEVELOPMENT, LLC**  
 48 Lambert Ave, #3  
 Roxbury, MA 02120

ARCHITECT  
  
**WEST WORK**  
 103 Terrace St  
 Boston, MA 02120

CONSULTANTS

SURVEYOR  
**MERRILL CORPORATION**  
 DEANA BOUMITRI, P.L.S.  
 427 Columbia Rd.  
 Hanover, Massachusetts 02339

T.O. ROOF MEAN ELEVATION  
 +103' - 1"

LEVEL 3.5  
 +92' - 6"

LEVEL 3  
 +83' - 6"

LEVEL 2  
 +73' - 6"

LEVEL 1 +63' - 6"

MEAN GRADE +62' - 9"

BASEMENT LEVEL  
 +53' - 6"

10' - 7"

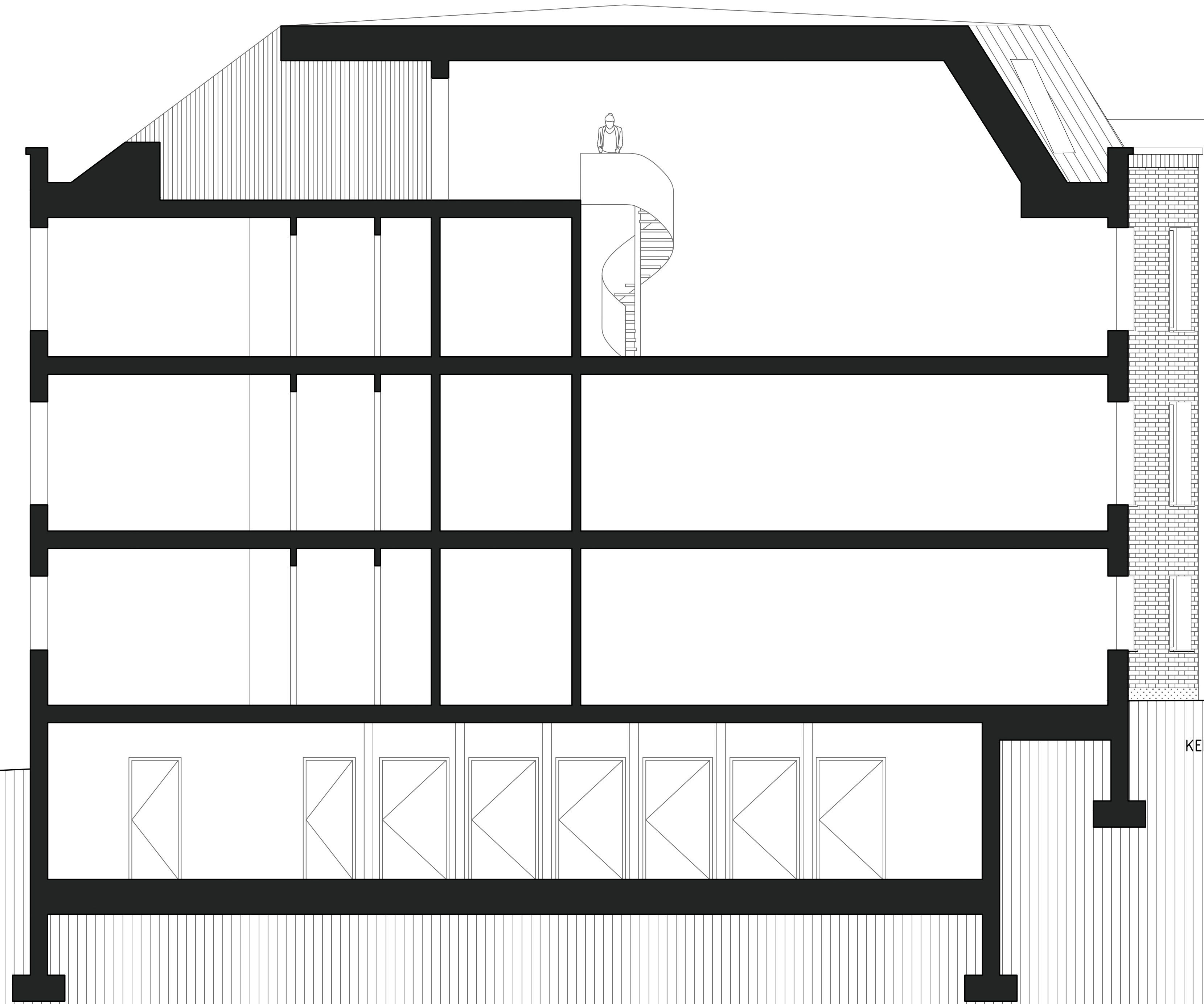
9'

10'

10'

10'

10'



51 DUDLEY ST.

KENILWORTH ST

DUDLEY ST

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SHEET TITLE

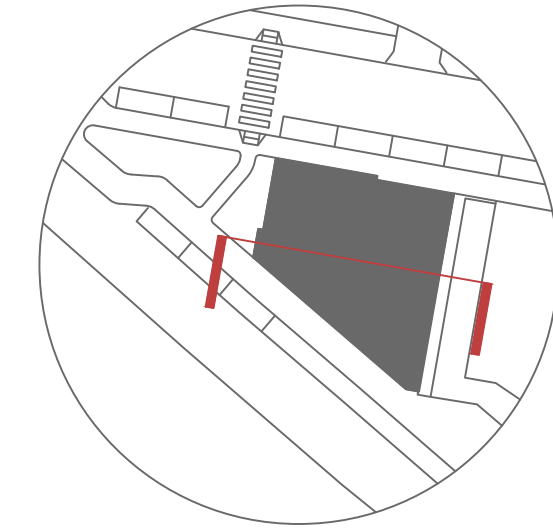
BUILDING SECTIONS

SHEET NUMBER

A.301

1 TRANSVERSE BUILDING SECTION-2  
 1/4" = 1' - 0"

N



PROJECT NAME / LOCATION  
**DUDLEY KENILWORTH HOMES**  
 39 - 45 Dudley Street  
 Roxbury, MA 02119

CLIENT  
**GREENSMITH DEVELOPMENT, LLC**  
 48 Lambert Ave, #3  
 Roxbury, MA 02120

ARCHITECT  
**WEST WORK**  
 103 Terrace St  
 Boston, MA 02120

CONSULTANTS

SURVEYOR  
**MERRILL CORPORATION**  
 DEANA BOUMITRI, P.L.S.  
 427 Columbia Rd.  
 Hanover, Massachusetts 02339

T.O. ROOF MEAN ELEVATION  
 +103'-1"

LEVEL 3.5  
 +92'-6"

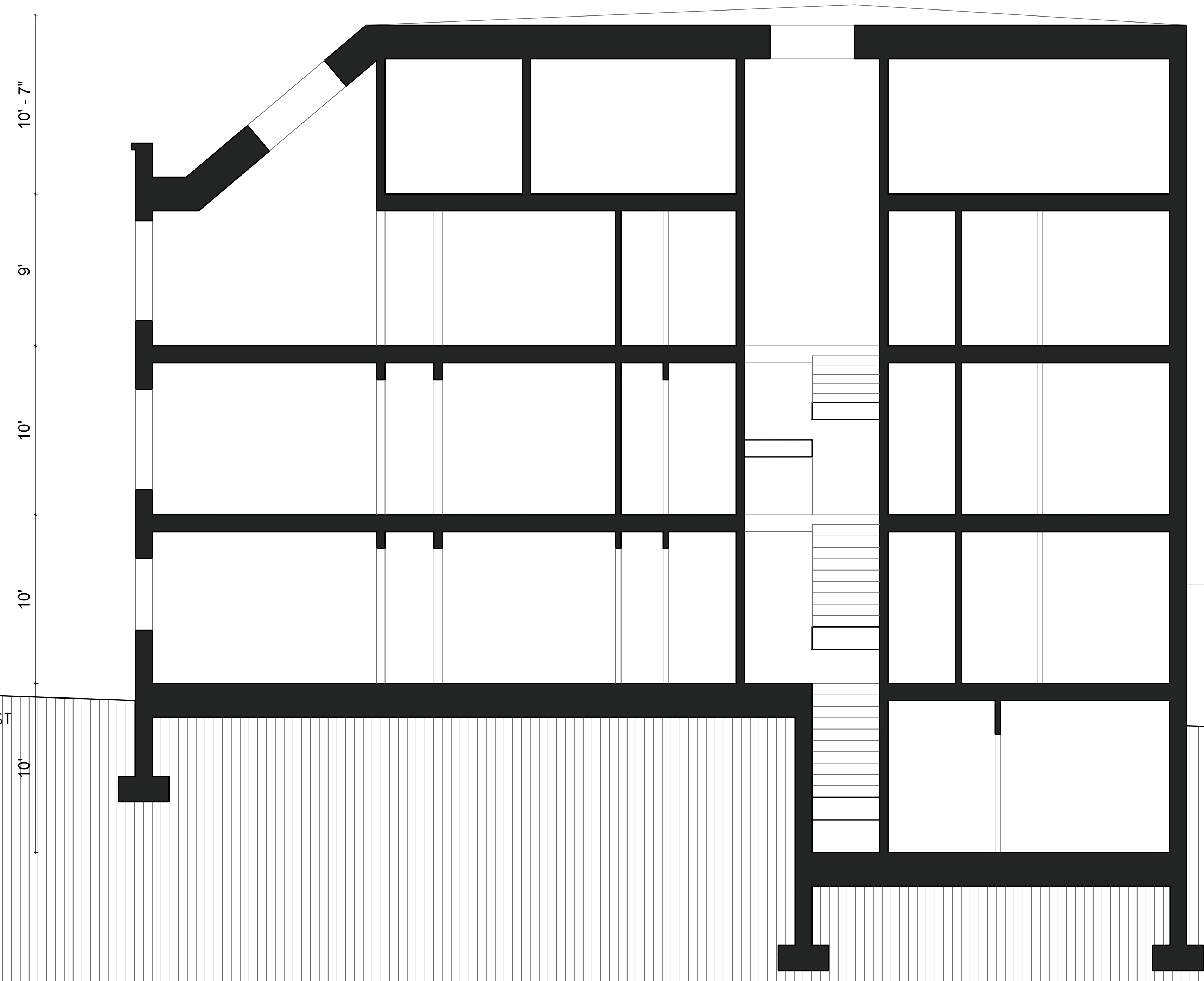
LEVEL 3  
 +83'-6"

LEVEL 2  
 +73'-6"

LEVEL 1 +63'-6"

MEAN GRADE +62'-9"

BASEMENT LEVEL  
 +53'-6"



51 DUDLEY ST.

KENILWORTH ST

STAMP



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SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A.302

1 LONGITUDINAL BUILDING SECTION  
 1/4" = 1' - 0"