

Lambert Townhomes

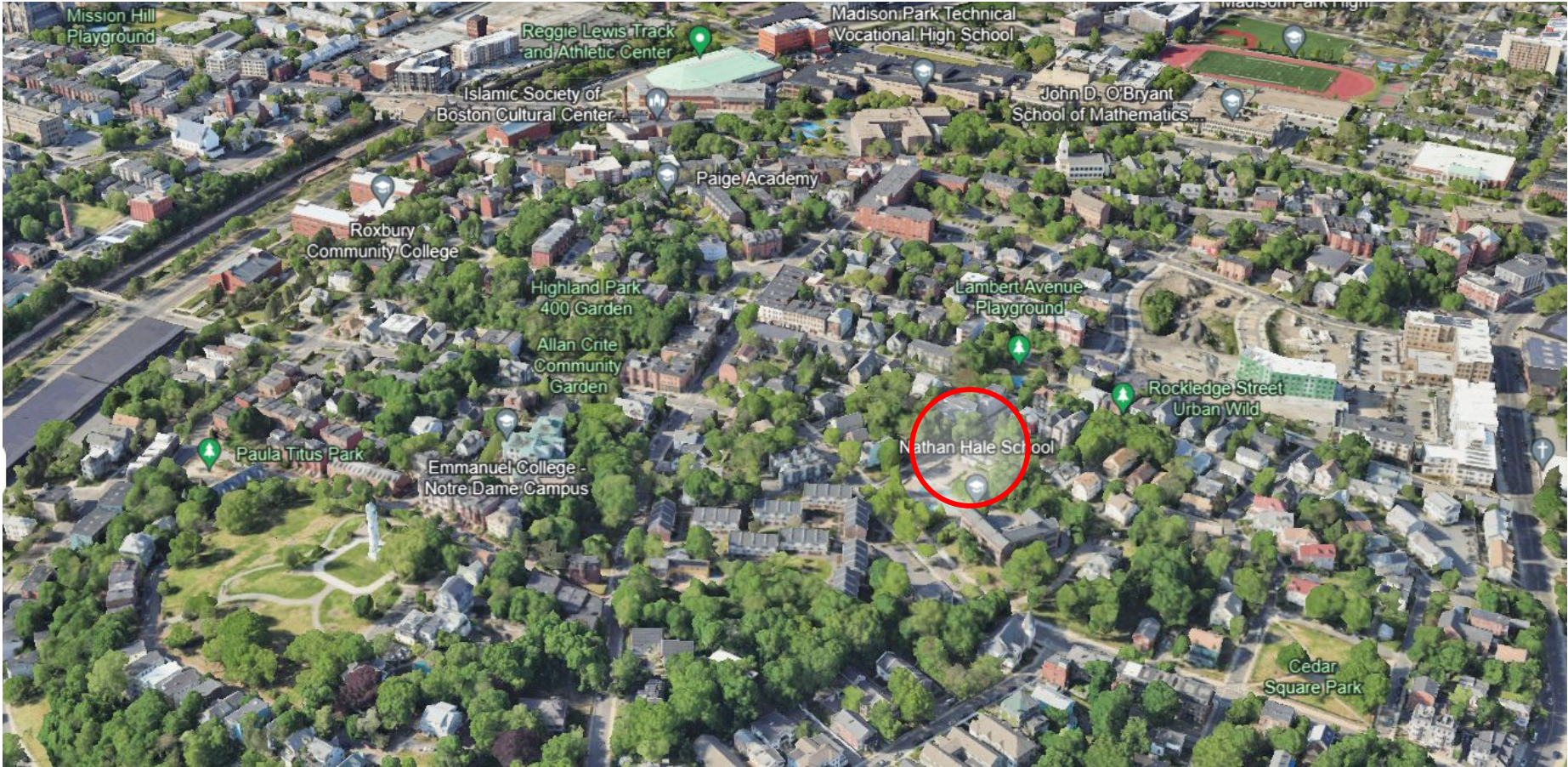
88 Lambert Avenue, Roxbury, MA 02119

Landmarks Commission

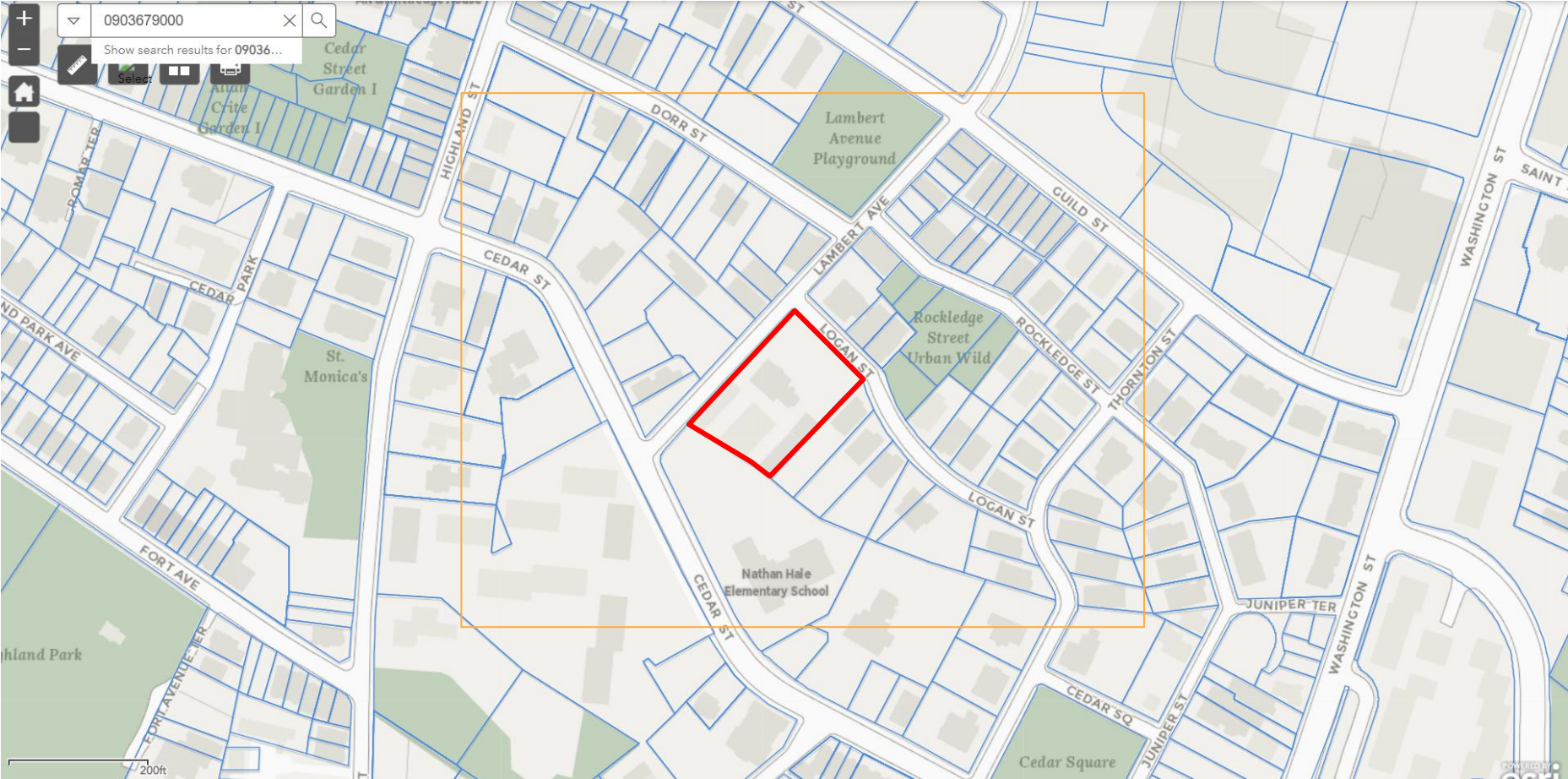
11/26/2024

merge

Site Location



Site - Vicinity



Existing House



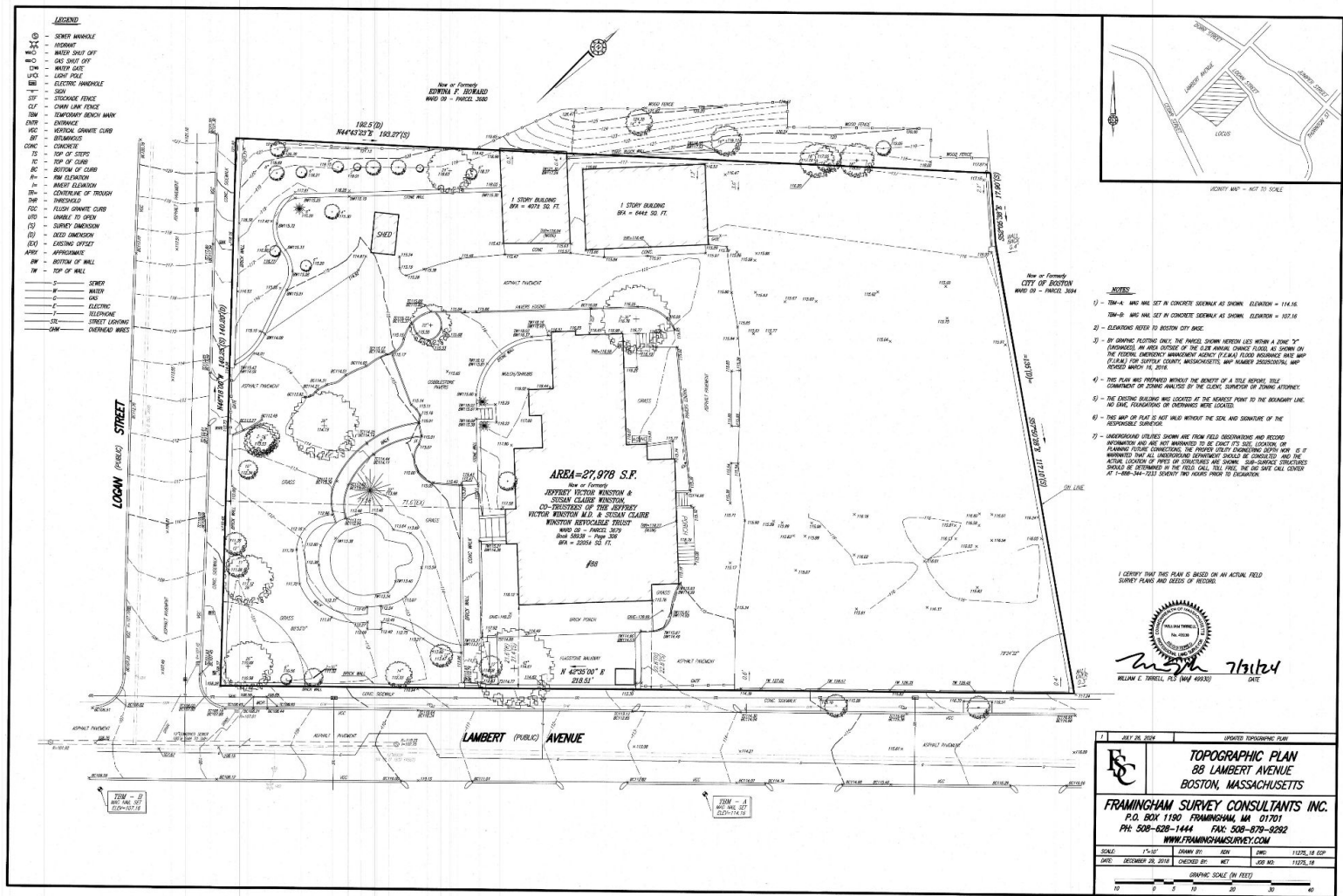
View of existing
Bond-Hampton House
from front yard

Existing House

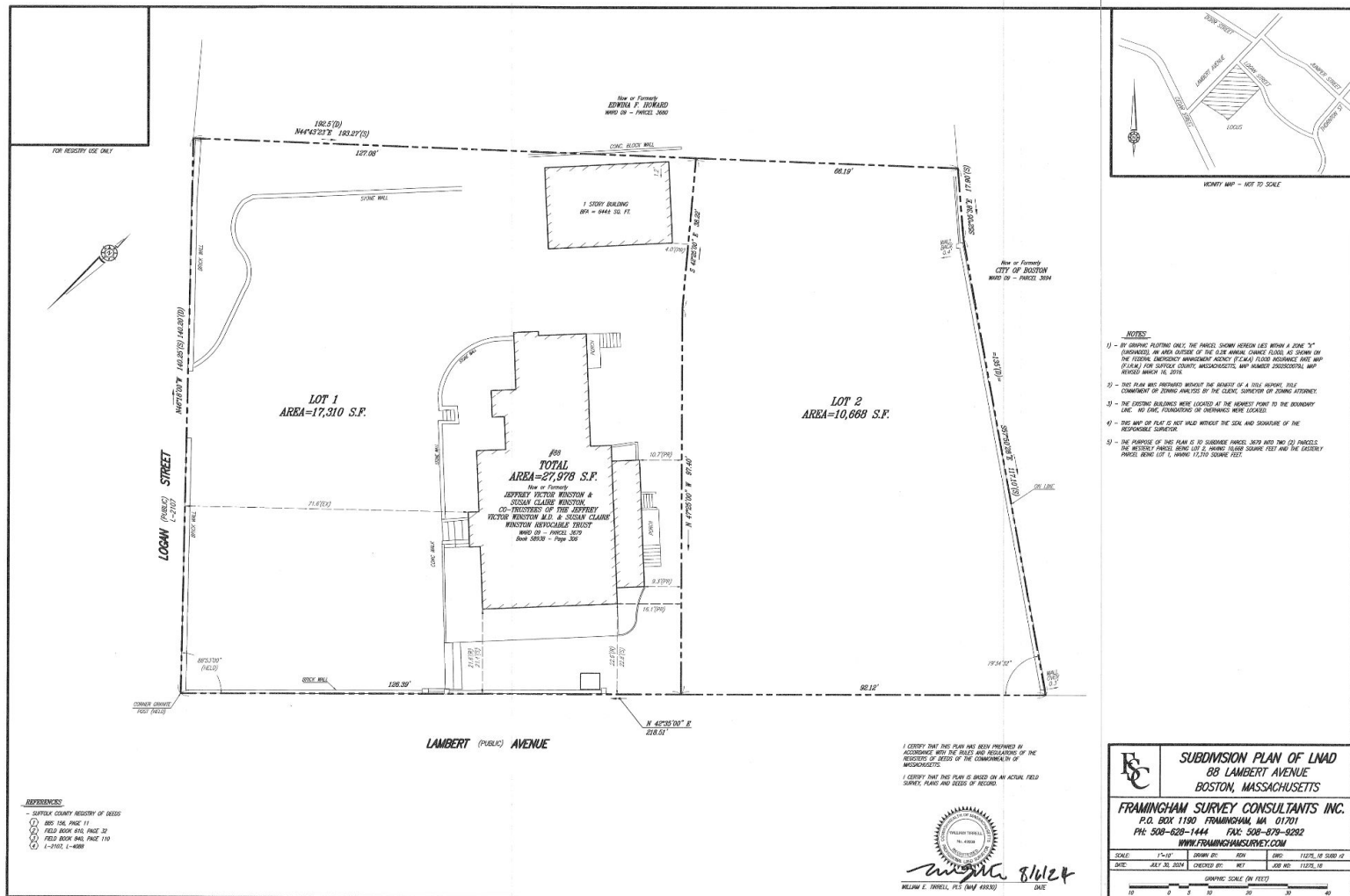


View of existing
Bond-Hampton House
from Lambert Ave.

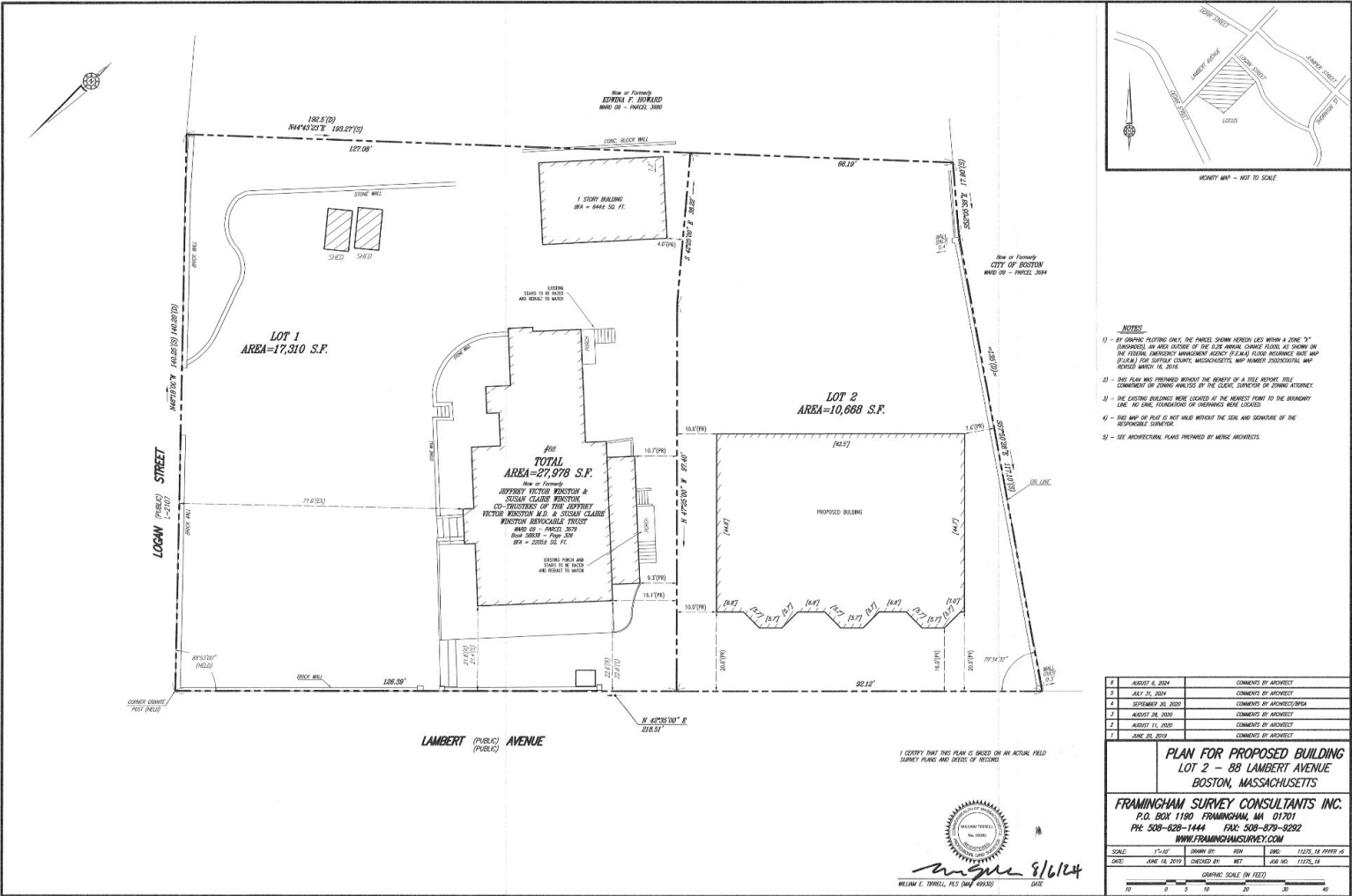
Lambert Townhomes



Lambert Townhomes



Proposed Plan



Zoning

3F-4,000: Three-Family Residential Subdistrict (from [Table 50-F: 3F-4,000](#))

Category	Allowed	Proposed	Status	Notes
Use	3 units per townhouse 3 townhouses per lot	(3) 1-unit townhouses	Complies	
Lot Area	6,000 sq.ft. minimum (2,000 sq.ft. min. per unit)	10,668 sq.ft.	Complies	
Lot Width	25 ft. minimum	66'-2"	Complies	
Lot Frontage	25 ft. minimum	92'-1 1/2"	Complies	
Floor Area Ratio	0.8 maximum	0.8	Complies	
Built Area	8,606 sq.ft.	8,506 sq.ft.	Complies	
Height	3 stories, 35 ft.	3 stories, 35 ft.	Complies	
Setbacks	Front: 20 ft. min.	Front: <20 ft.	Complies	Complies with 50-44.6
	Sides: 10 ft. min.	Sides: >10 ft.	Complies	
	Rear: 30 ft. min.	Rear: >30 ft.	Complies	
Usable Open Space	1,950 sq.ft. total (650 sq.ft. per unit)	2,814 sq.ft. total	Complies	
Parking	3 spaces (0.9 spaces per unit)	7 spaces	Complies	

Perspective View from Lambert Ave.



Perspective View from Lambert Ave.



Perspective View from Lambert Ave.



REGISTRATION

OWNER

MICHAEL WINSTON
88 LAMBERT AVENUE
ROXBURY, MA 02119

ARCHITECT

MERGE ARCHITECTS, INC.
332 CONGRESS ST. FLOOR 6
BOSTON, MA 02210
T: 617.670.0265

CIVIL ENGINEER

STRUCTURAL ENGINEER

CODE CONSULTANT



LAMBERT TOWNHOMES

88 LAMBERT
AVENUE
ROXBURY, MA
02119

THE CONTRACTOR IS RESPONSIBLE FOR MATERIALS, DETAILS AND ACCURACY, FOR ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR PERFORMING WORK IN A SAFE MANNER, AND FOR COORDINATING WORK WITH THAT OF ALL TRADES

JOB NO.:	24405
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SCALE:	1" = 10'-0"
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DATE:	11/26/24
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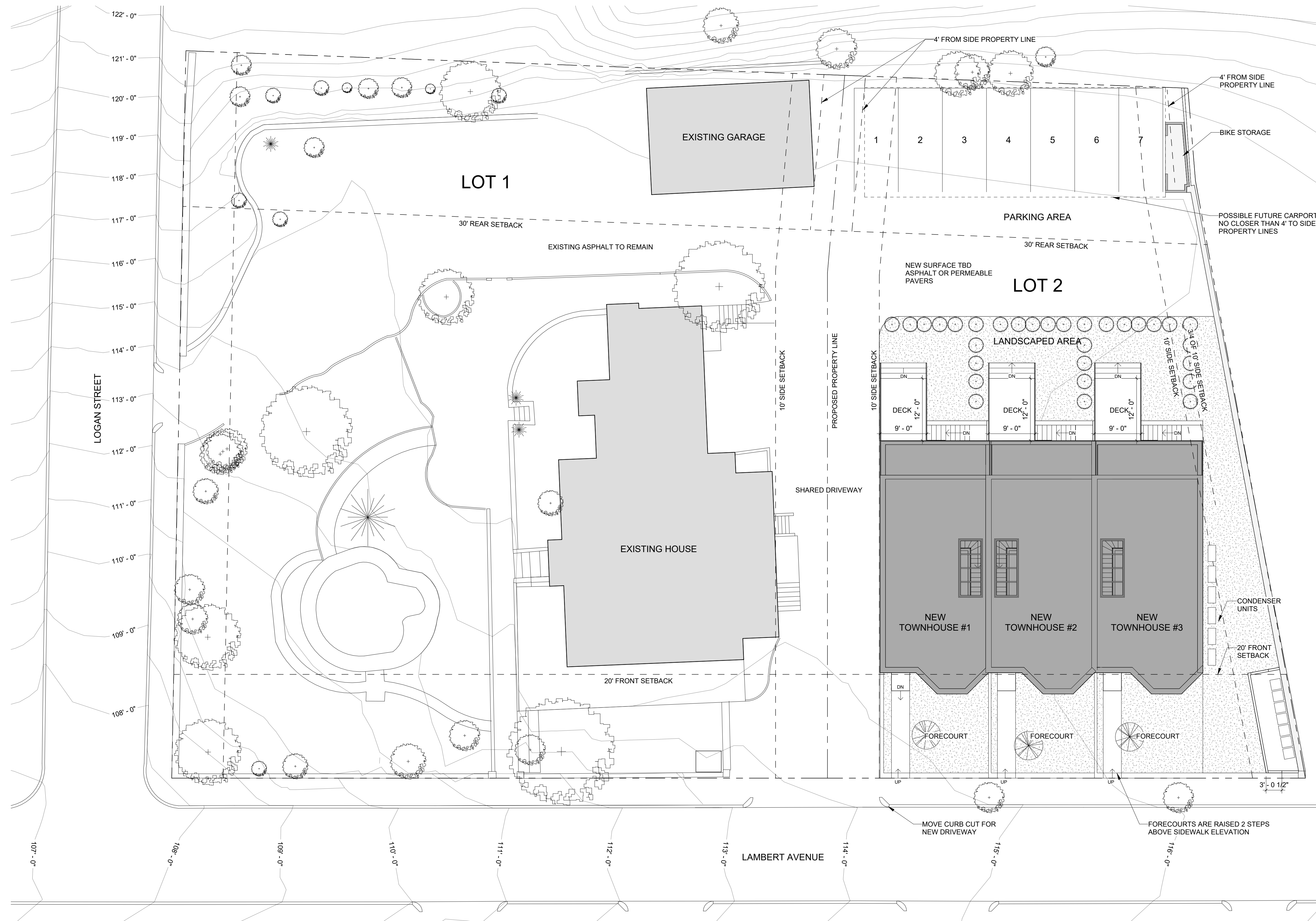
DRAWING TITLE

SITE PLAN

SHEET NO.

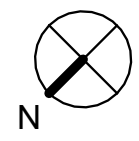
A-001

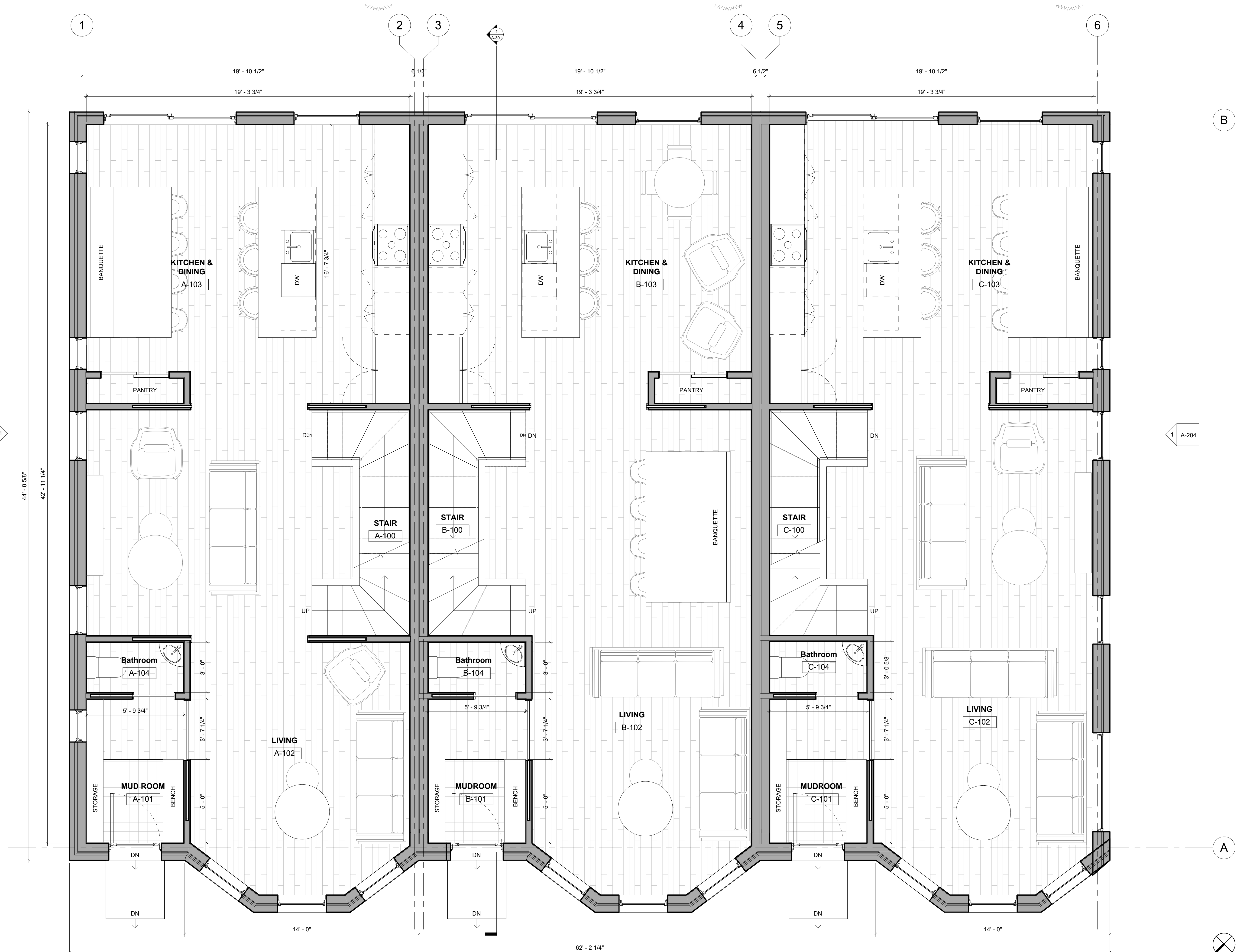
LANDMARKS SUBMISSION



① SITE PLAN
1" = 10'-0"







1 GROUND FLOOR PLAN
3/8" = 1'-0"

1
A-201

REGISTRATION

OWNER

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CIVIL ENGINEER

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LAMBERT
TOWNHOMES

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ROXBURY, MA
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JOB NO.: 24405

SCALE: 3/8" = 1'-0"

DATE: 11/26/24

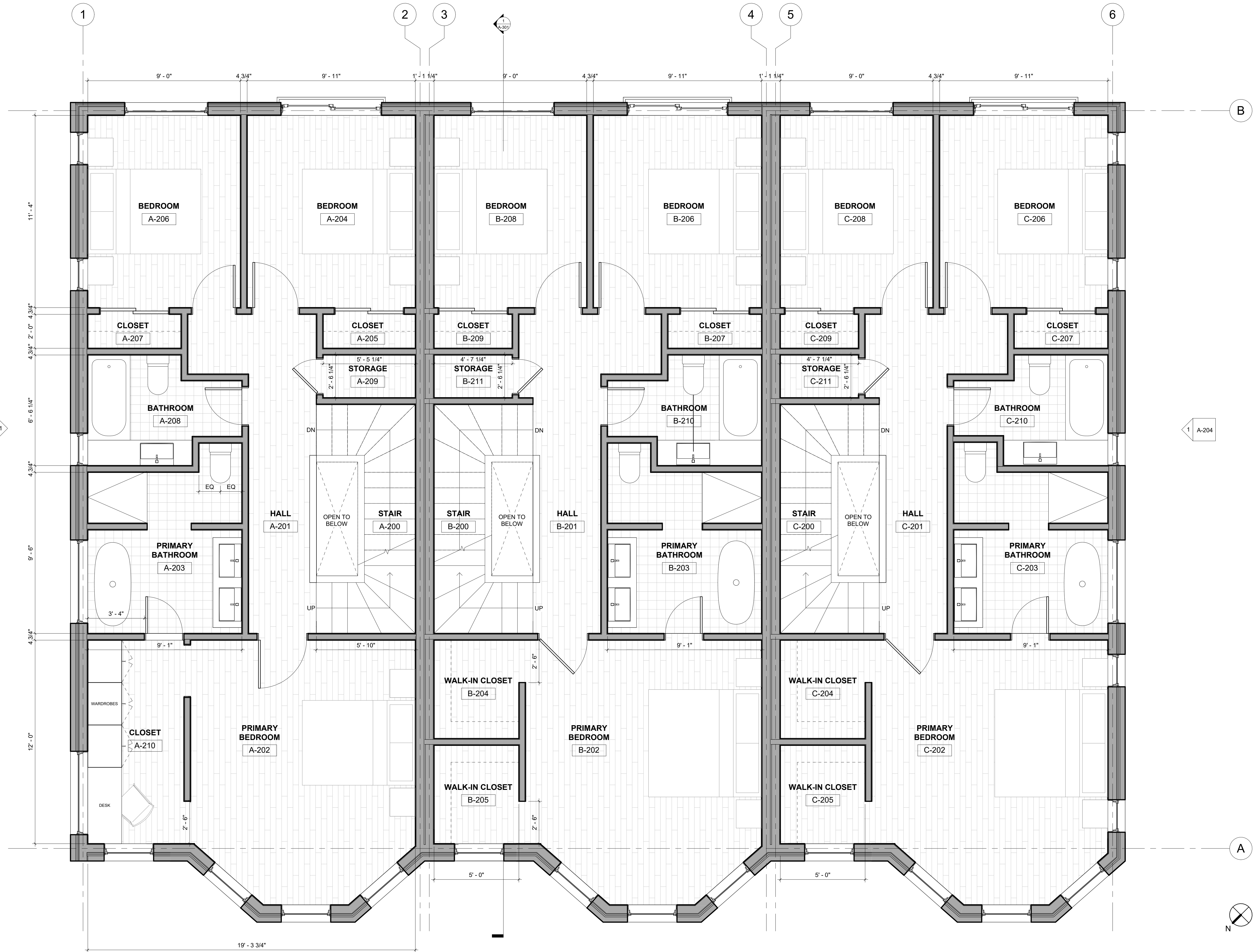
DRAWING TITLE

GROUND FLOOR PLAN

SHEET NO.

A-101

LANDMARKS SUBMISSION



REGISTRATION

OWNER

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CIVIL ENGINEER

STRUCTURAL ENGINEER

CODE CONSULTANT

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JOB NO.: 24405

SCALE: 3/8" = 1'-0"

DATE: 11/26/24

DRAWING TITLE

SECOND FLOOR PLAN

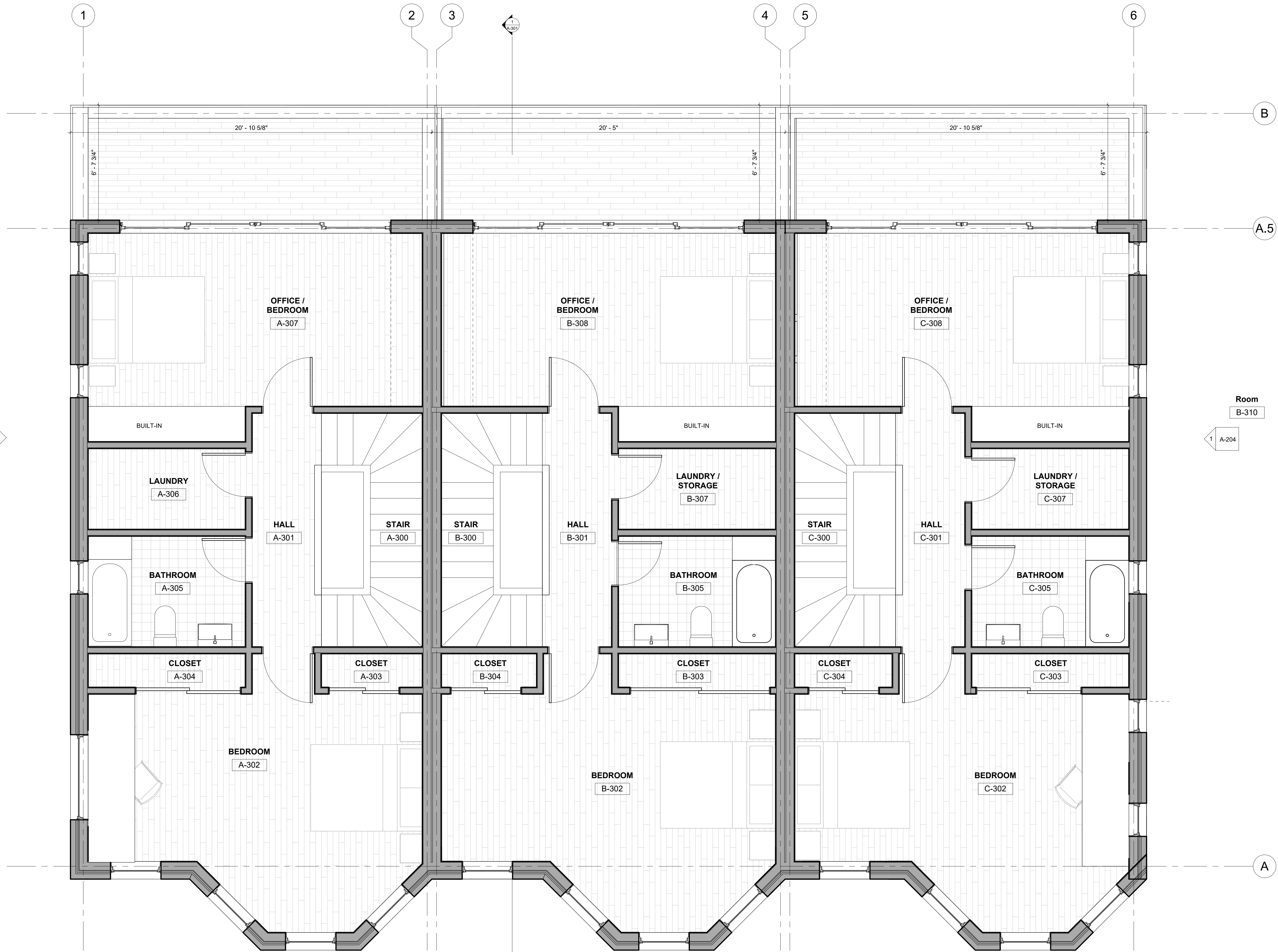
SHEET NO.

A-102

LANDMARKS SUBMISSION

1 SECOND FLOOR PLAN
3/8" = 1'-0"

11/8/2024 1:23:32 PM



1 THIRD FLOOR PLAN
3/8" = 1'-0"

1
A-201

REGISTRATION

OWNER

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CIVIL ENGINEER

STRUCTURAL ENGINEER

CODE CONSULTANT



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SCALE: 3/8" = 1'-0"

DATE: 11/26/24

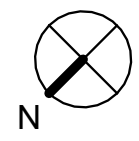
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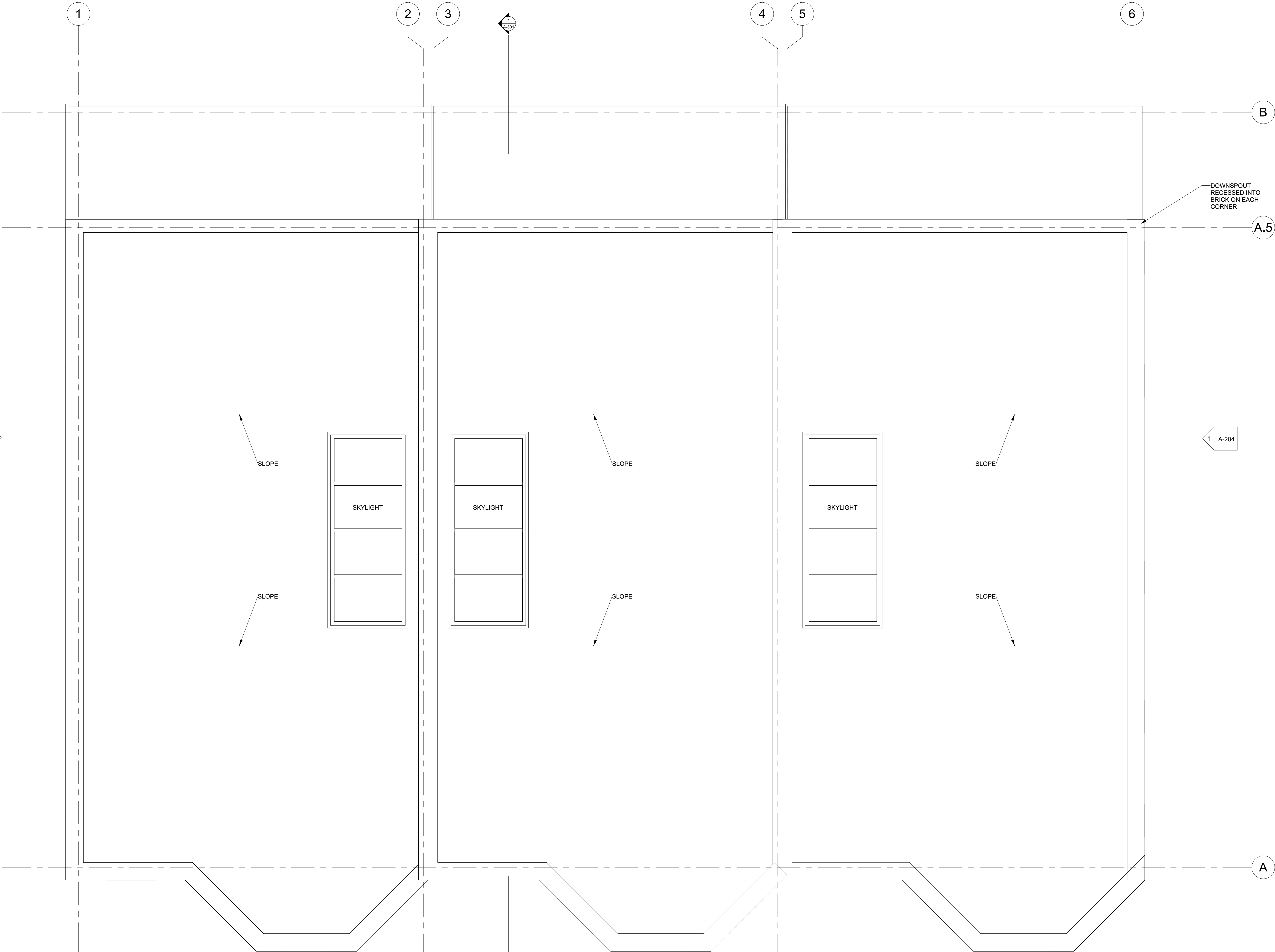
THIRD FLOOR PLAN

SHEET NO.

A-103

LANDMARKS SUBMISSION





1 ROOF PLAN
3/8" = 1'-0"

1
A-201

DOWNSPOUT
RECESSED INTO
BRICK ON EACH
CORNER

B

A.5

A



REGISTRATION

OWNER

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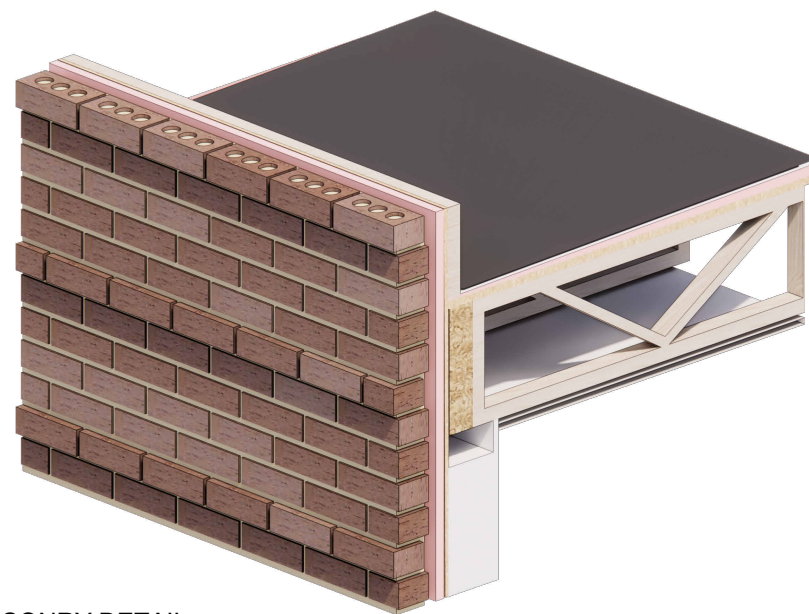
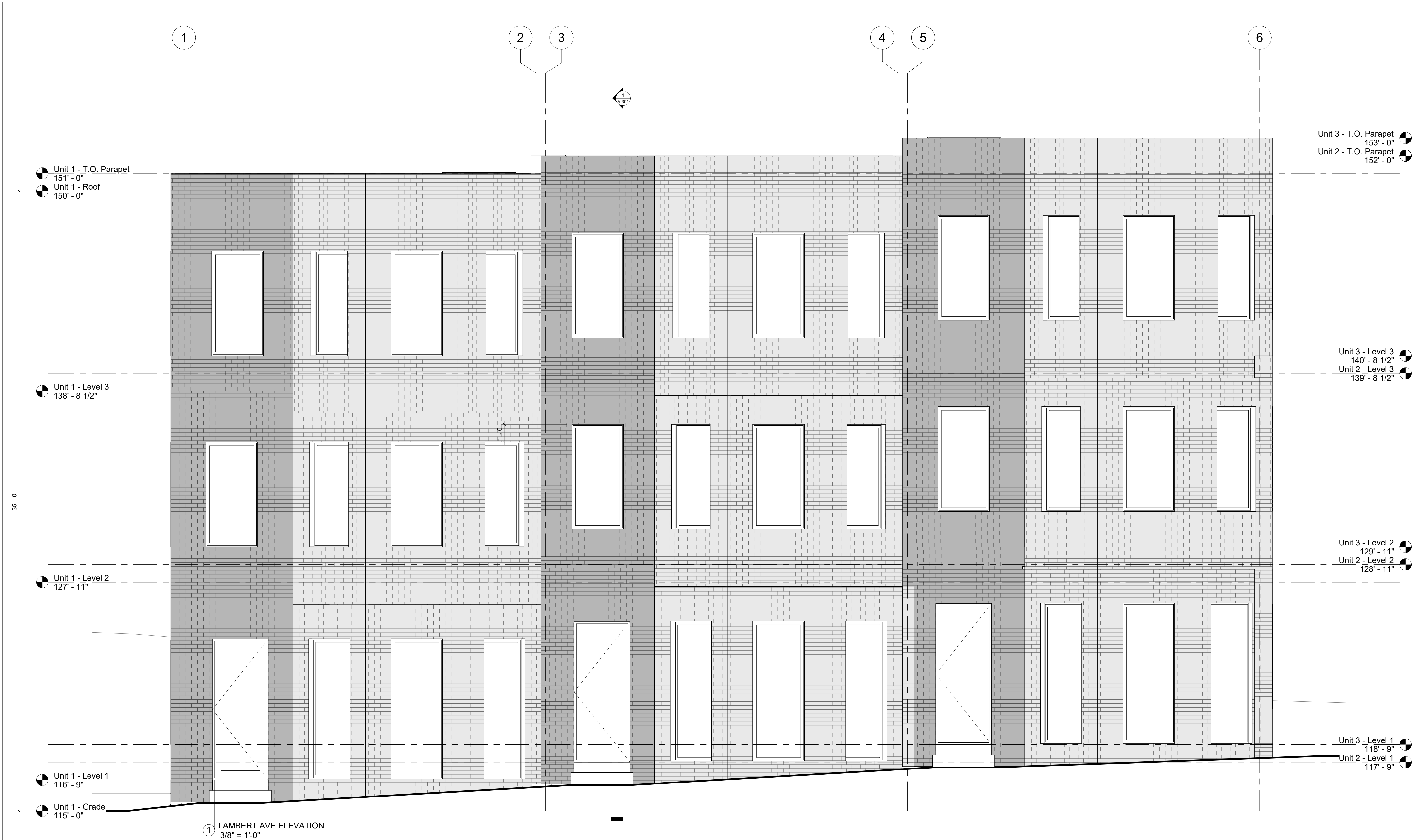
JOB NO.:	24405
SCALE:	3/8" = 1'-0"
DATE:	11/26/24

DRAWING TITLE
ROOF PLAN

SHEET NO.

A-104

LANDMARKS SUBMISSION



TEXTURED MASONRY DETAIL

- EXTERIOR MATERIAL LEGEND
- TEXTURED MASONRY, RUNNING BOND EVERY 4TH ROW PULLED 5/8"
 - MASONRY, RUNNING BOND
 - HARDIE PANEL, BOARD AND BATTEN
2 1/2" BATTENS, 2 1/2" GAP

REGISTRATION

OWNER

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832 CONGRESS ST. FLOOR 6
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JOB NO.: 24405

SCALE: As indicated

DATE: 11/26/24

DRAWING TITLE

NORTHWEST ELEVATION
(LAMBERT AVE.)

SHEET NO.

A-201

LANDMARKS SUBMISSION



1 NORTHEAST ELEVATION
3/8" = 1'-0"

TEXTURED MASONRY DETAIL

- EXTERIOR MATERIAL LEGEND
- TEXTURED MASONRY, RUNNING BOND EVERY 4TH ROW PULLED 5/8"
 - MASONRY, RUNNING BOND
 - HARDIE PANEL, BOARD AND BATTEN
2 1/2" BATTENS, 2 1/2" GAP

REGISTRATION

OWNER

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CIVIL ENGINEER

STRUCTURAL ENGINEER

CODE CONSULTANT



LAMBERT
TOWNHOMES

88 LAMBERT
AVENUE
ROXBURY, MA
02119

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SCALE: As indicated

DATE: 11/26/24

DRAWING TITLE
NORTHEAST ELEVATION
(BOND-HAMPTON
HOUSE)

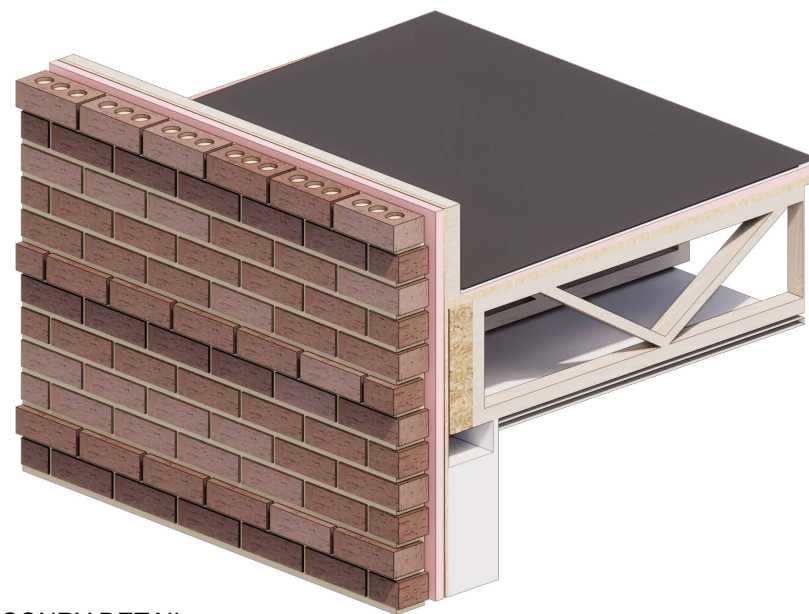
SHEET NO.

A-202

LANDMARKS SUBMISSION



1 REAR ELEVATION
3/8" = 1'-0"



TEXTURED MASONRY DETAIL

- EXTERIOR MATERIAL LEGEND
- TEXTURED MASONRY, RUNNING BOND EVERY 4TH ROW PULLED 5/8"
 - MASONRY, RUNNING BOND
 - HARDIE PANEL, BOARD AND BATTEN
2 1/2" BATTENS, 2 1/2" GAP

REGISTRATION

OWNER

MICHAEL WINSTON
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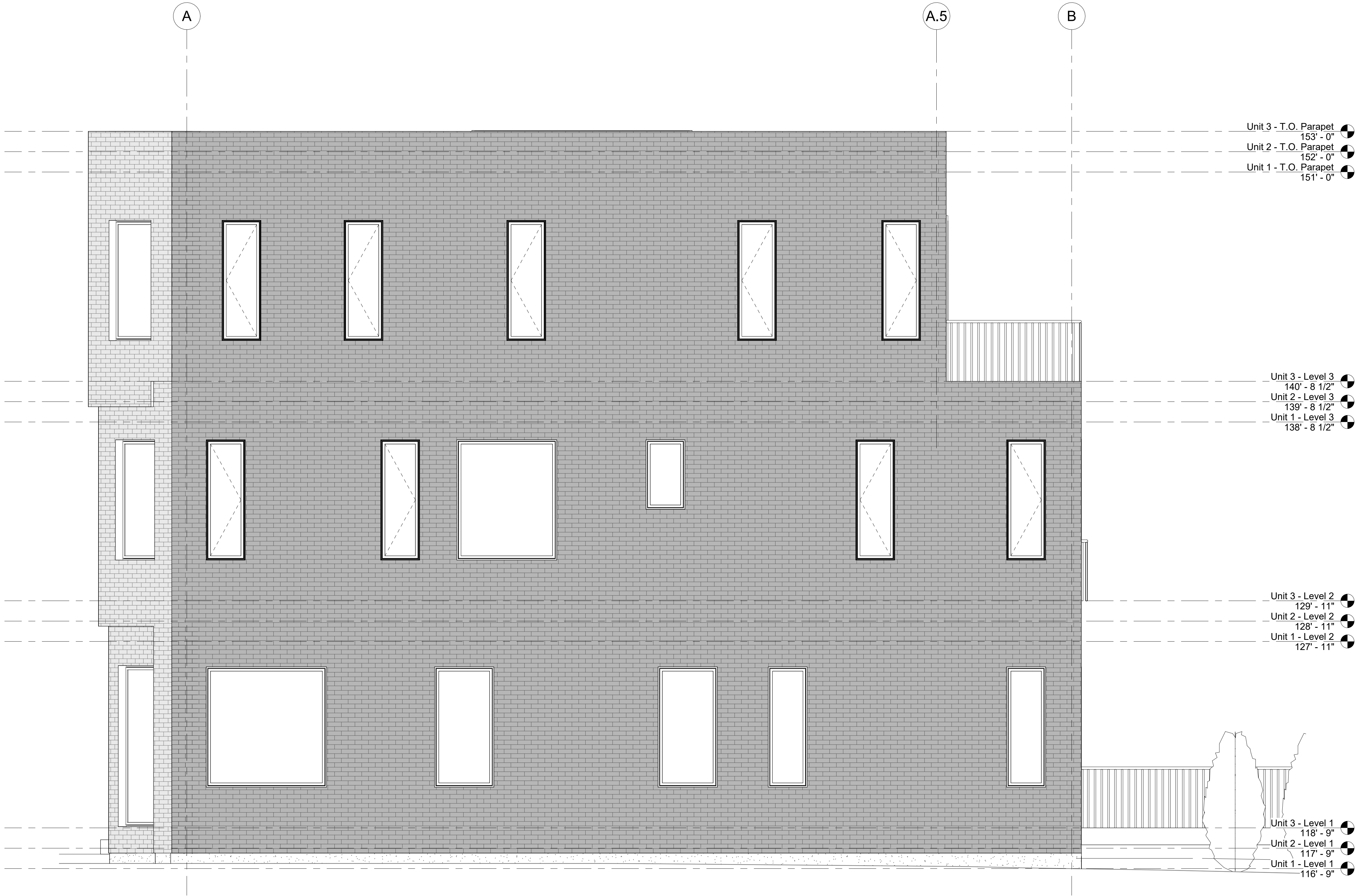
DRAWING TITLE

SOUTHEAST ELEVATION
(REAR)

SHEET NO.

A-203

LANDMARKS SUBMISSION



1 SOUTHWEST ELEVATION
3/8" = 1'-0"

TEXTURED MASONRY DETAIL

- EXTERIOR MATERIAL LEGEND
- TEXTURED MASONRY, RUNNING BOND EVERY 4TH ROW PULLED 5/8"
 - MASONRY, RUNNING BOND
 - HARDIE PANEL, BOARD AND BATTEN
2 1/2" BATTENS, 2 1/2" GAP

REGISTRATION

OWNER

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CIVIL ENGINEER

STRUCTURAL ENGINEER

CODE CONSULTANT



LAMBERT
TOWNHOMES

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ROXBURY, MA
02119

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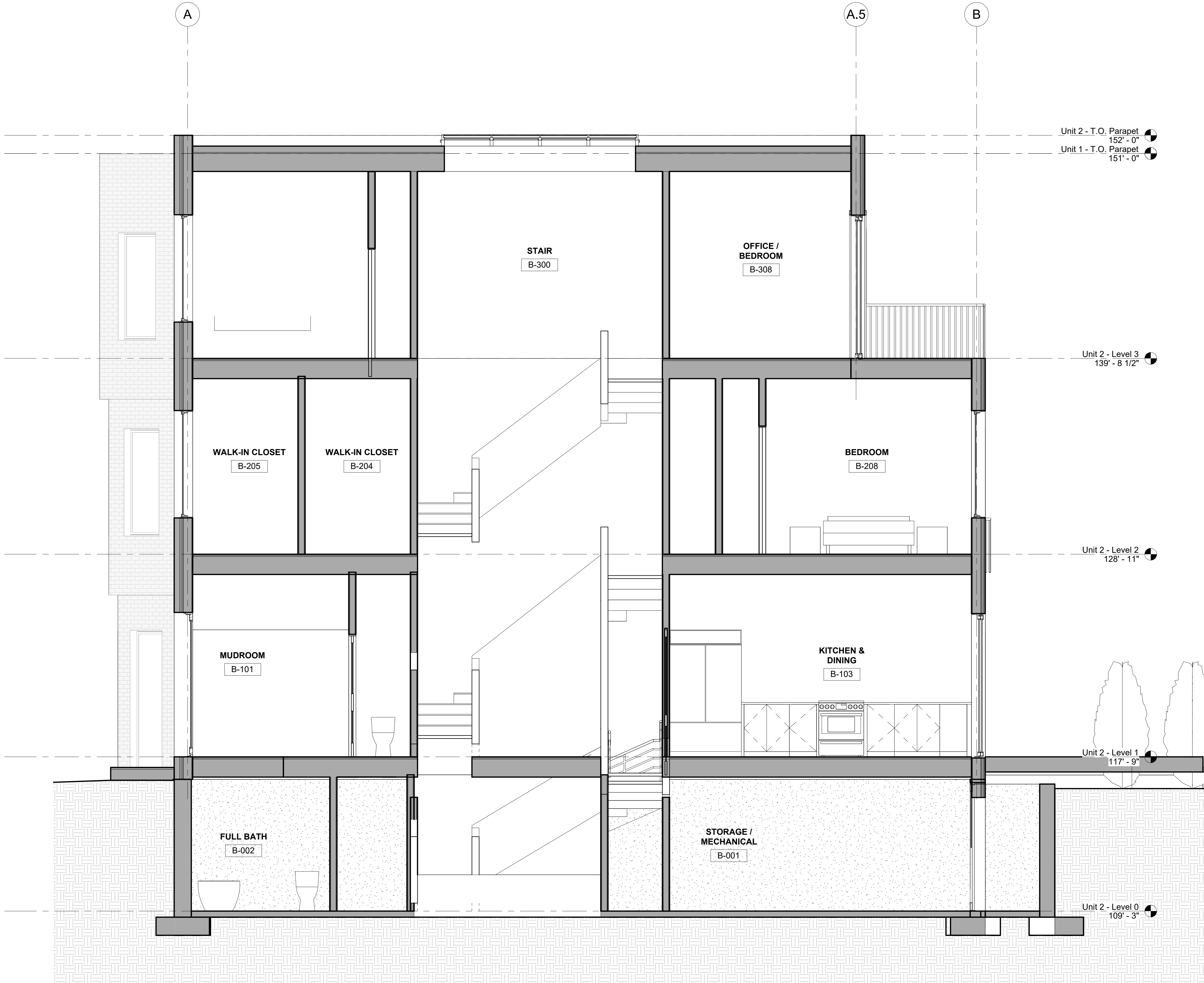
DRAWING TITLE

SOUTHWEST ELEVATION
(NATHAN HALE SCHOOL)

SHEET NO.

A-204

LANDMARKS SUBMISSION



① LONGITUDINAL SECTION
3/8" = 1'-0"

REGISTRATION

OWNER

MICHAEL WINSTON
88 LAMBERT AVENUE
ROXBURY, MA 02119

ARCHITECT

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CIVIL ENGINEER

STRUCTURAL ENGINEER

CODE CONSULTANT



LAMBERT TOWNHOMES

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JOB NO.: 24405

SCALE: 3/8" = 1'-0"

DATE: 09/27/24

DRAWING TITLE

LONGITUDINAL SECTION

SHEET NO.

A-301

LANDMARKS SUBMISSION