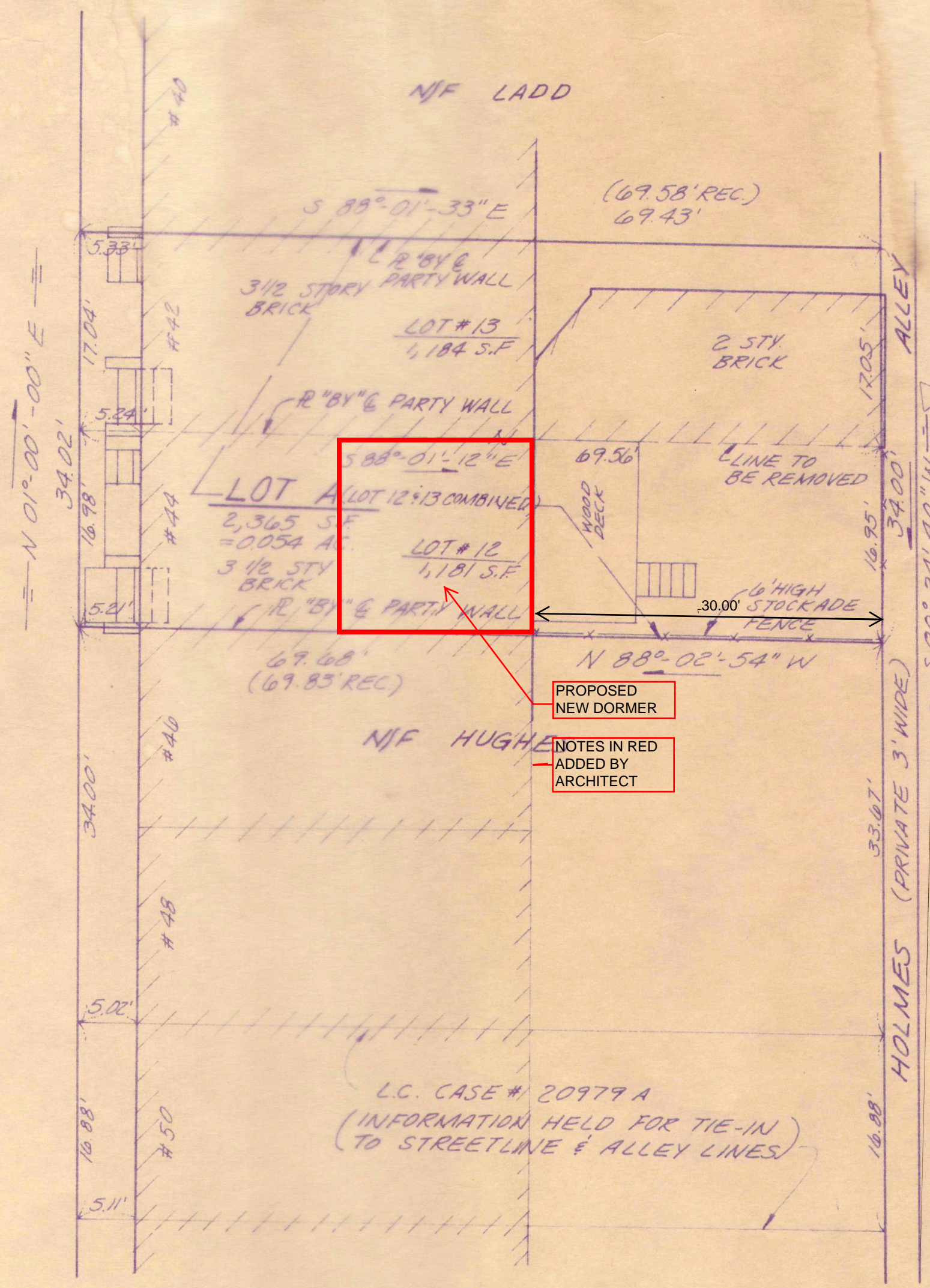


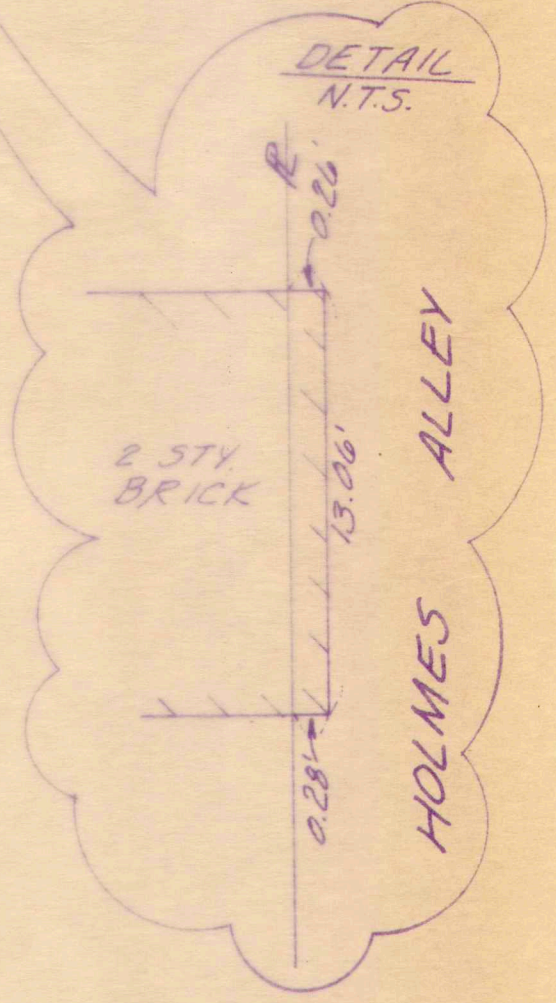
NOTES:

1. PROPERTY LINES FROM AN ACTUAL FIELD SURVEY & EXISTING PLANS AND RECORDS.
2. SEE CITY WARD #3, PARCELS # 181 & # 182 FOR SITE.
3. SEE DEED BOOK # 8869, PG. # 576, & # 15557, PG. # 7 S.C.R.D. FOR SITE.

SOUTH RUSSEL STREET (PUBLIC) STREET



PROPOSED NEW DORMER
 NOTES IN RED ADDED BY ARCHITECT



FOR REGISTRY USE

"THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTRY OF DEEDS."



STEPHEN J. STANSKI, R.L.S.

3.16.95
 DATE

THIS PLAN DOES NOT REQUIRE APPROVAL UNDER THE SUBDIVISION CONTROL LAW CITY OF BOSTON REDEVELOPMENT AUTHORITY

DATE

L.C. CASE # 20979 A
 (INFORMATION HELD FOR TIE-IN TO STREETLINE & ALLEY LINES)

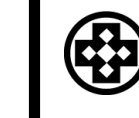
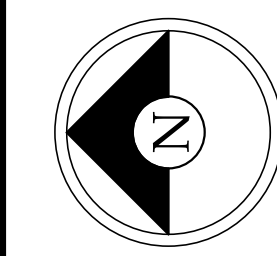
PLAN OF LAND
 IN
BOSTON, MASS.

DRAWN FOR
PATTI L. COX
 44 SO. RUSSEL STREET - BOSTON, MASS.

1" = 10' 0 5 10 20 MARCH, 1995



MERRIMACK ENGINEERING SERVICES
 60 PARK STREET
 ANDOVER, MASSACHUSETTS 01844



DATE	REV.	DATE	DESCRIPTION	AUTHOR
06/07/2019				

PROJECT STATUS

EXISTING AND PROPOSED
FLOOR PLANS

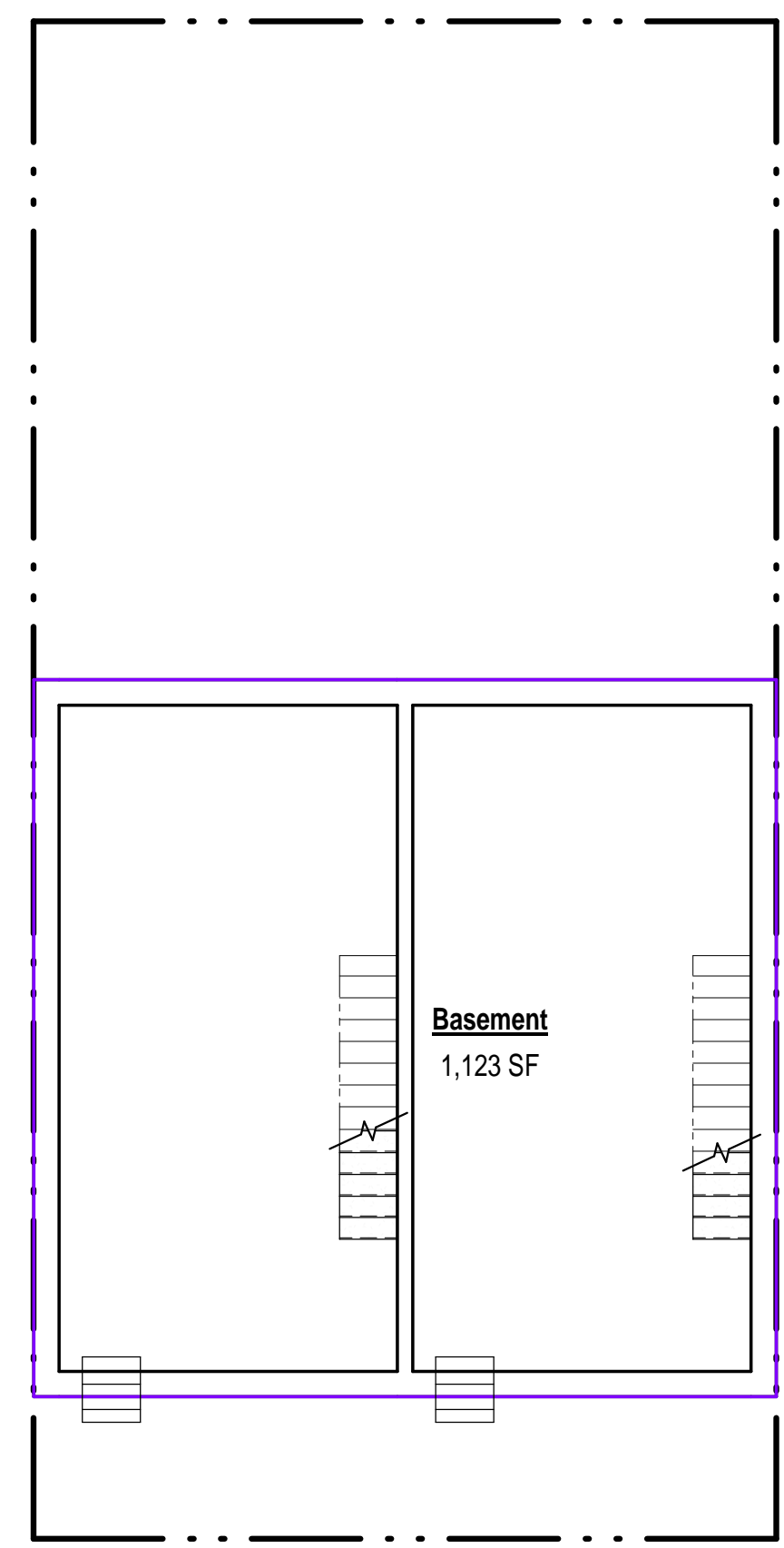
42 44 S. Russell St.
Boston, Massachusetts

A1.1

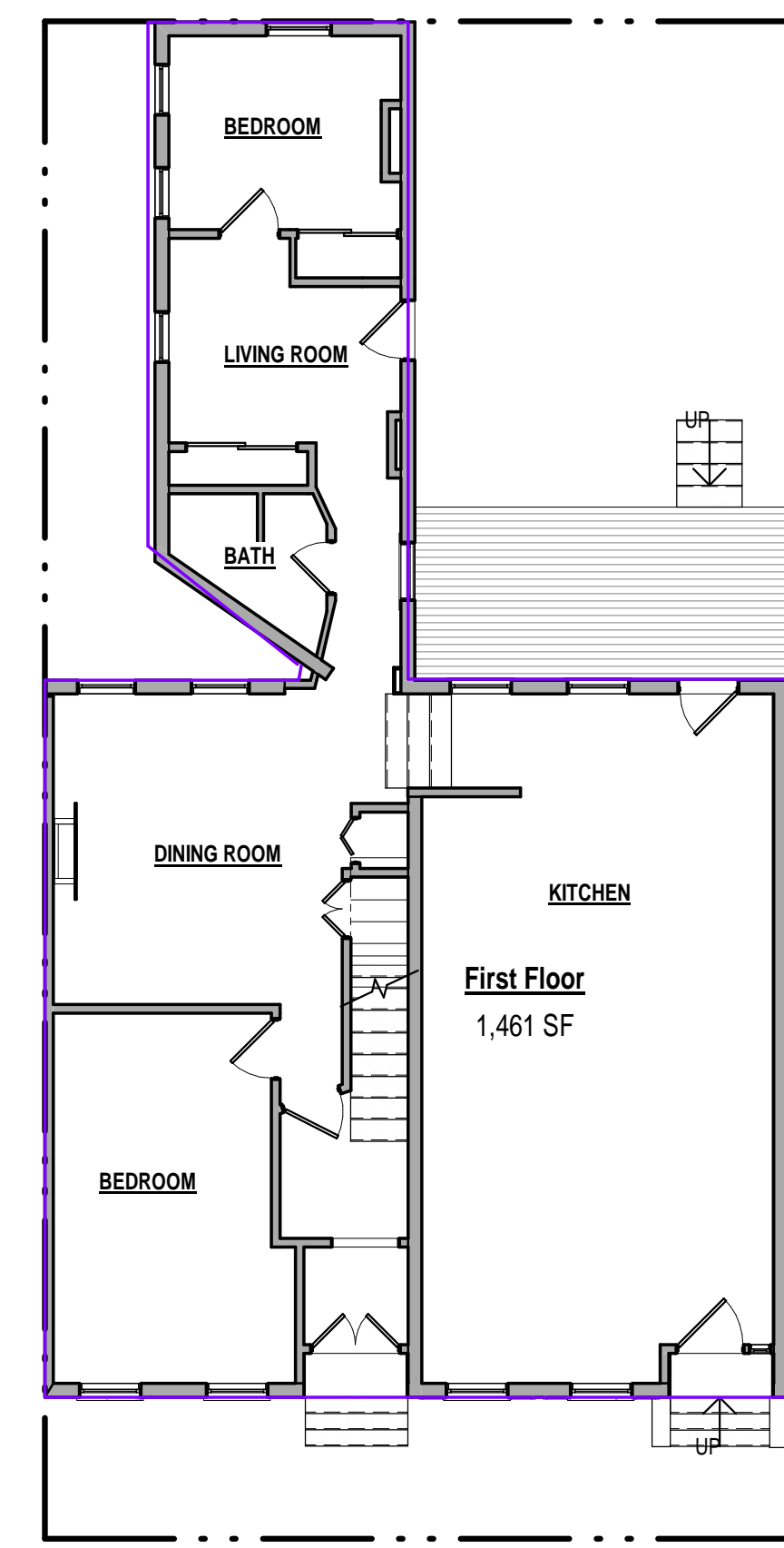
ZONING - DIMENSIONAL REGULATIONS				
BEACON HILL NEIGHBORHOOD DISTRICT				
ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS
MIN. LOT AREA	none	2385 S.F.	2385 S.F.	
MIN. LOT WIDTH	none			
MAX. ALLOWABLE F.A.R.	2.0	2.59	2.61	
MAX. ALLOWABLE BUILDING HEIGHT	none / 65 F.	3.5 stories / 49 F.	3.5 stories / 49 F.	
MIN. USABLE OPEN SPACE SF/DWELLING	150 S.F.	380 S.F.	380 S.F.	
MIN. FRONT YARD	20 F.			
MIN. SIDE YARD	none			
KEY				

FLOOR AREA RATIO - EXISTING		
AREA	NAME	F.A.R.
1,123 SF	Basement	0.47
1,461 SF	First Floor	0.61
1,461 SF	Second Floor	0.61
1,124 SF	Third Floor	0.47
1,006 SF	Fourth Floor	0.42
6,175 SF		2.59

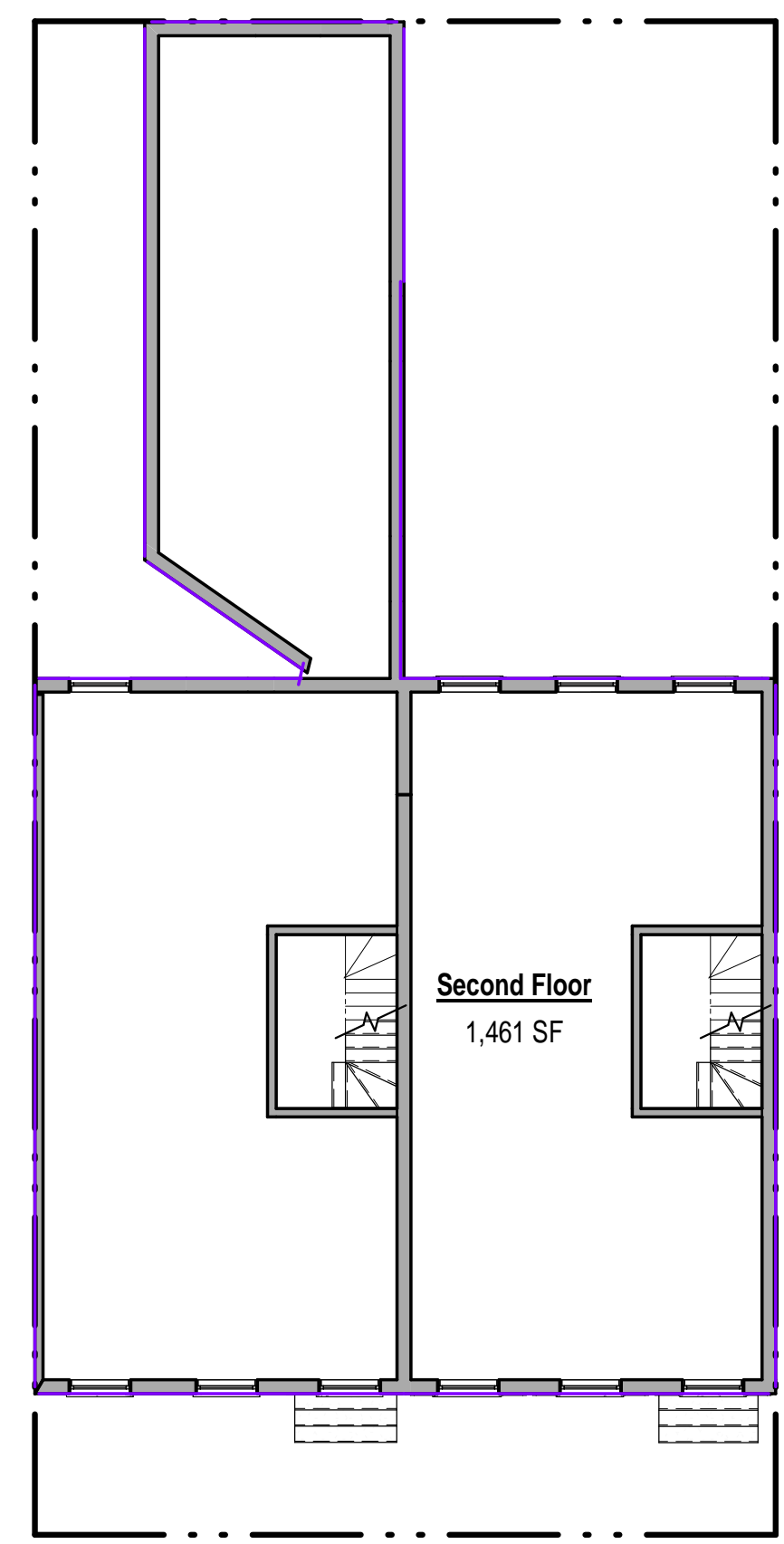
FLOOR AREA RATIO - PROPOSED		
AREA	NAME	F.A.R.
1,123 SF	Basement	0.47
1,461 SF	First Floor	0.61
1,461 SF	Second Floor	0.61
1,124 SF	Third Floor	0.47
1,052 SF	Fourth Floor	0.44
6,221 SF		(Proposed 46 SF)



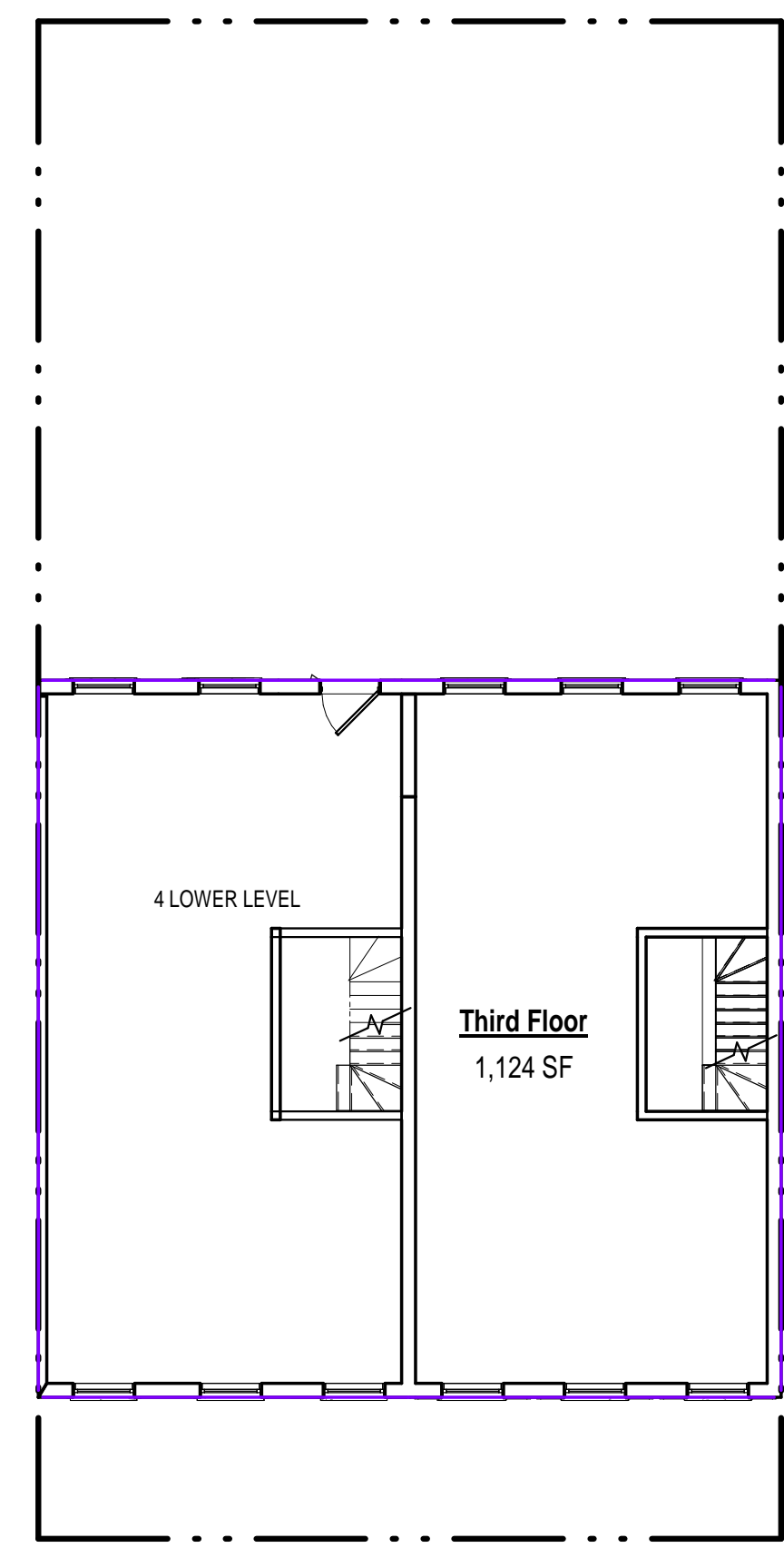
1 BASEMENT
1/8" = 1'-0"



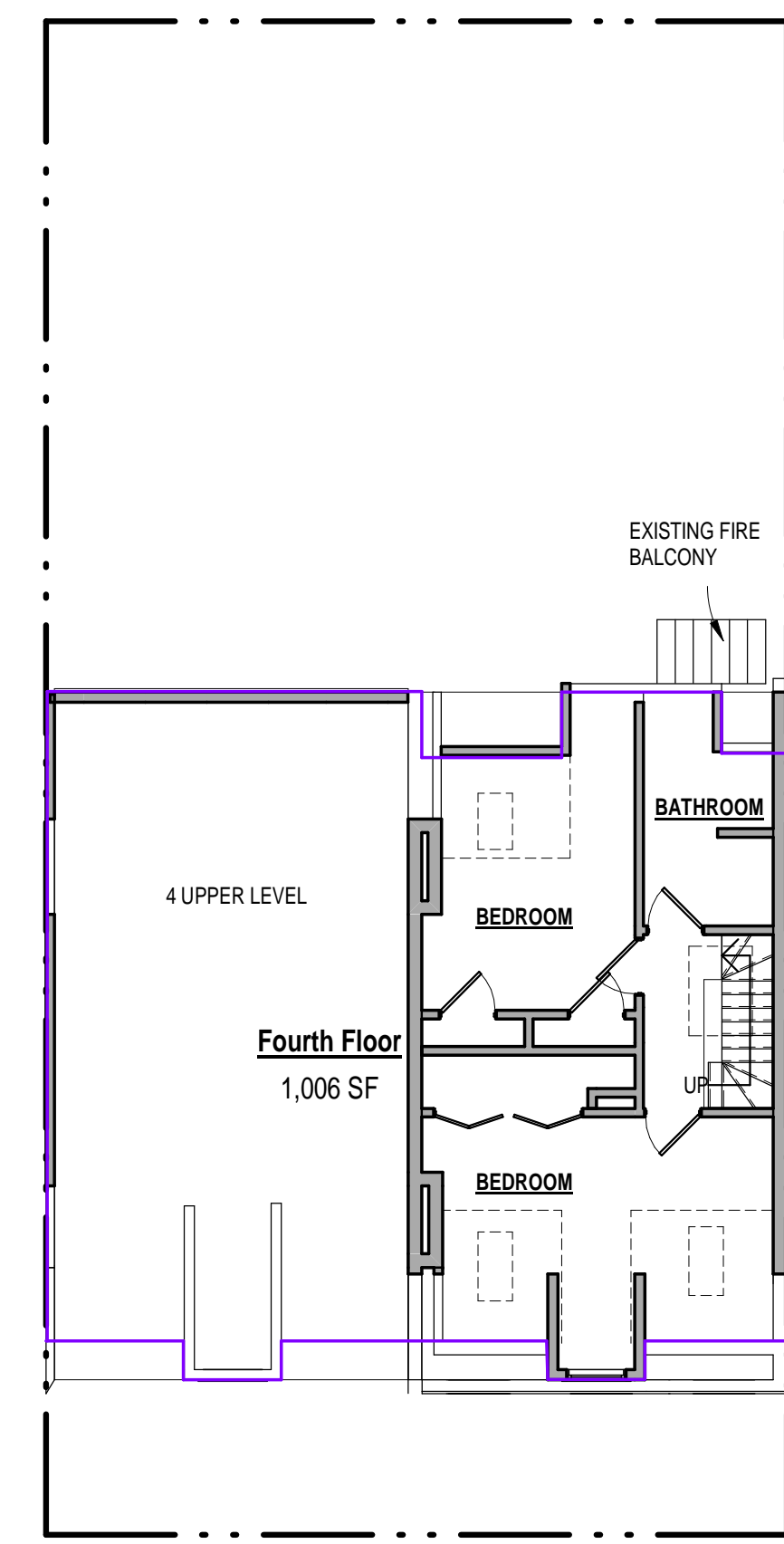
2 FIRST FLOOR
1/8" = 1'-0"



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

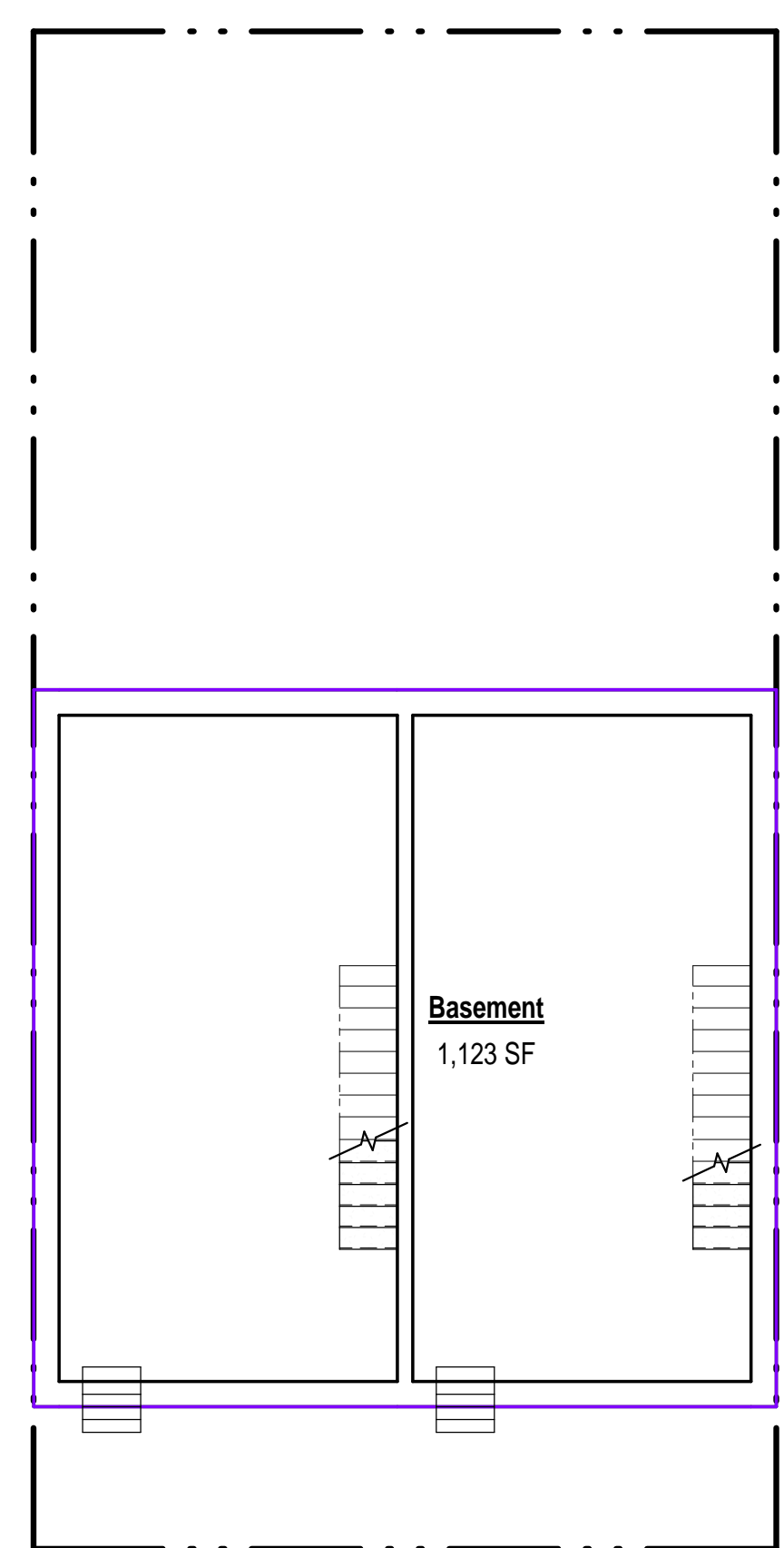


4 THIRD FLOOR
1/8" = 1'-0"

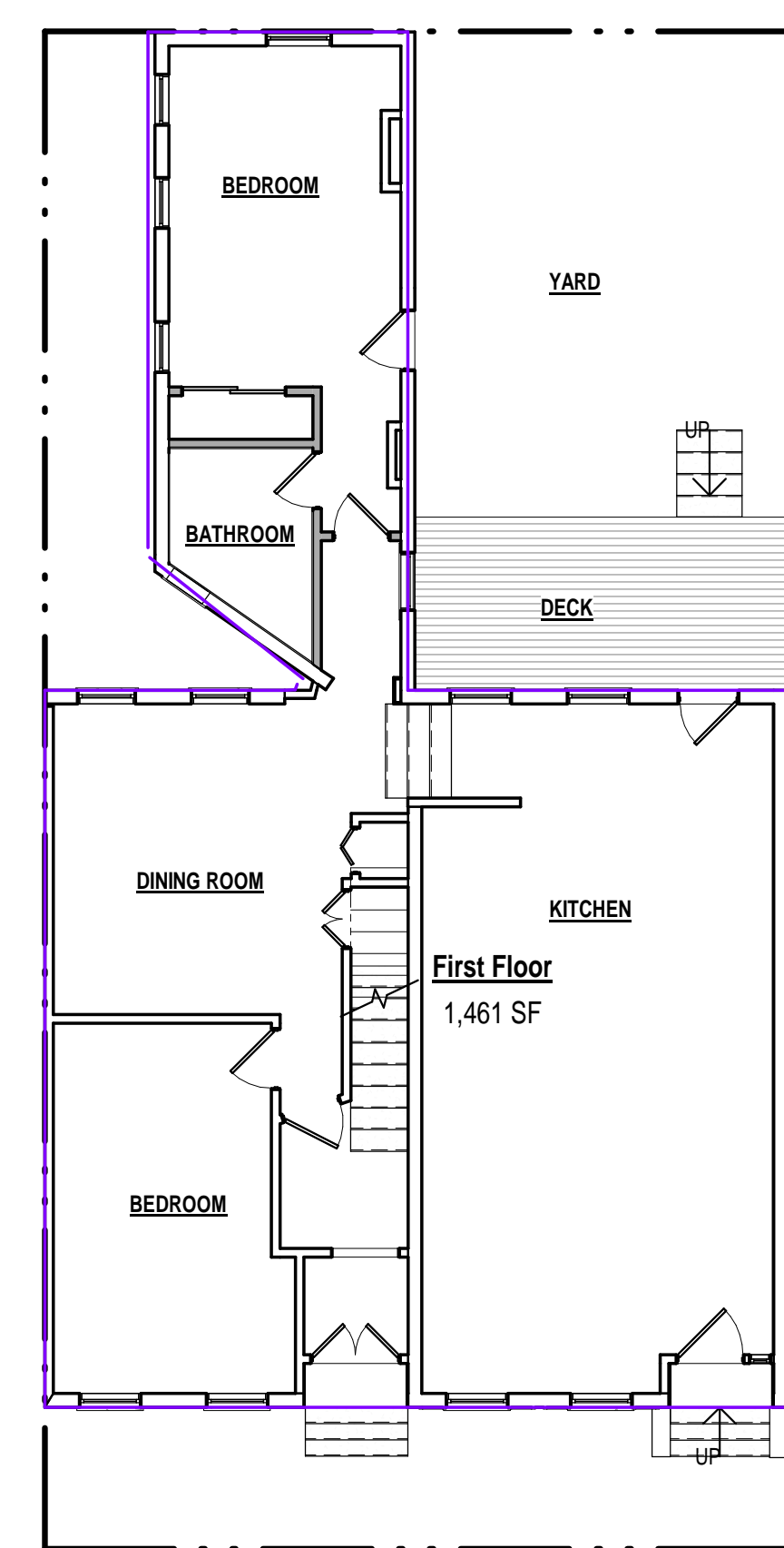


5 FOURTH FLOOR
1/8" = 1'-0"

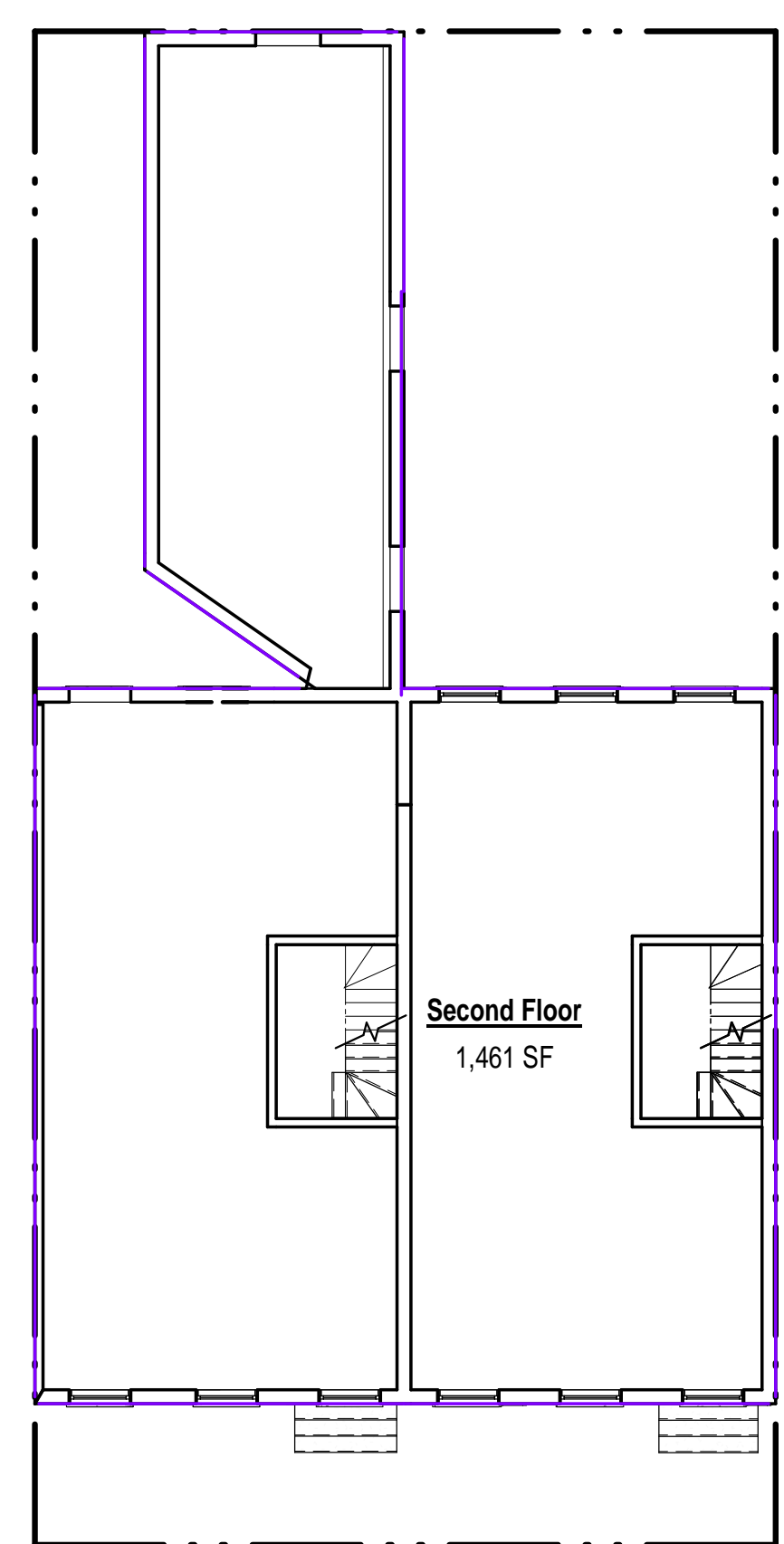
EXISTING FLOOR PLANS



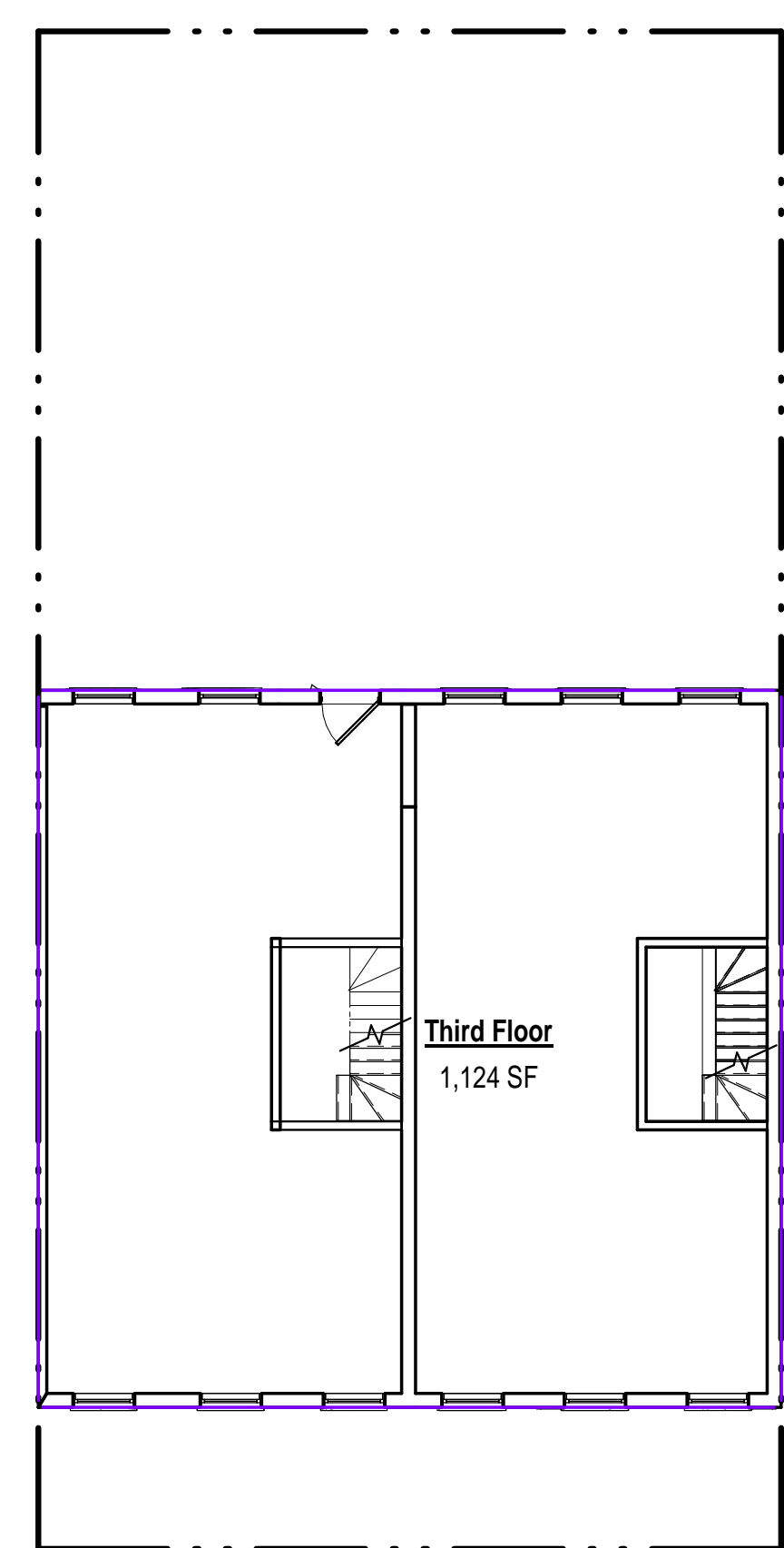
6 BASEMENT
1/8" = 1'-0"



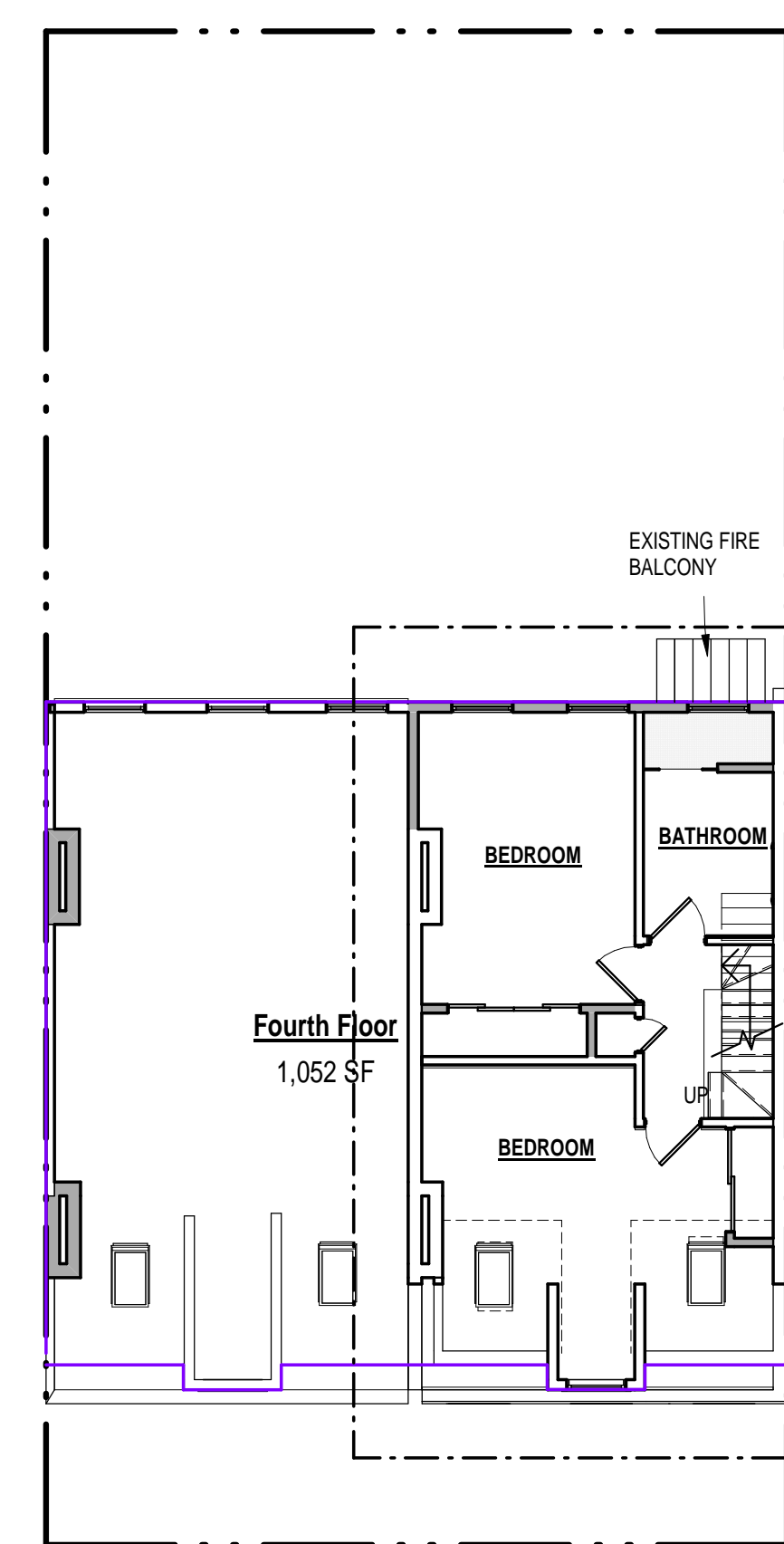
7 FIRST FLOOR
1/8" = 1'-0"



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

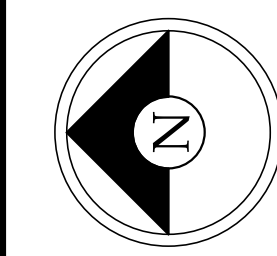


9 THIRD FLOOR
1/8" = 1'-0"



10 FOURTH FLOOR
1/8" = 1'-0"

PROPOSED FLOOR PLANS



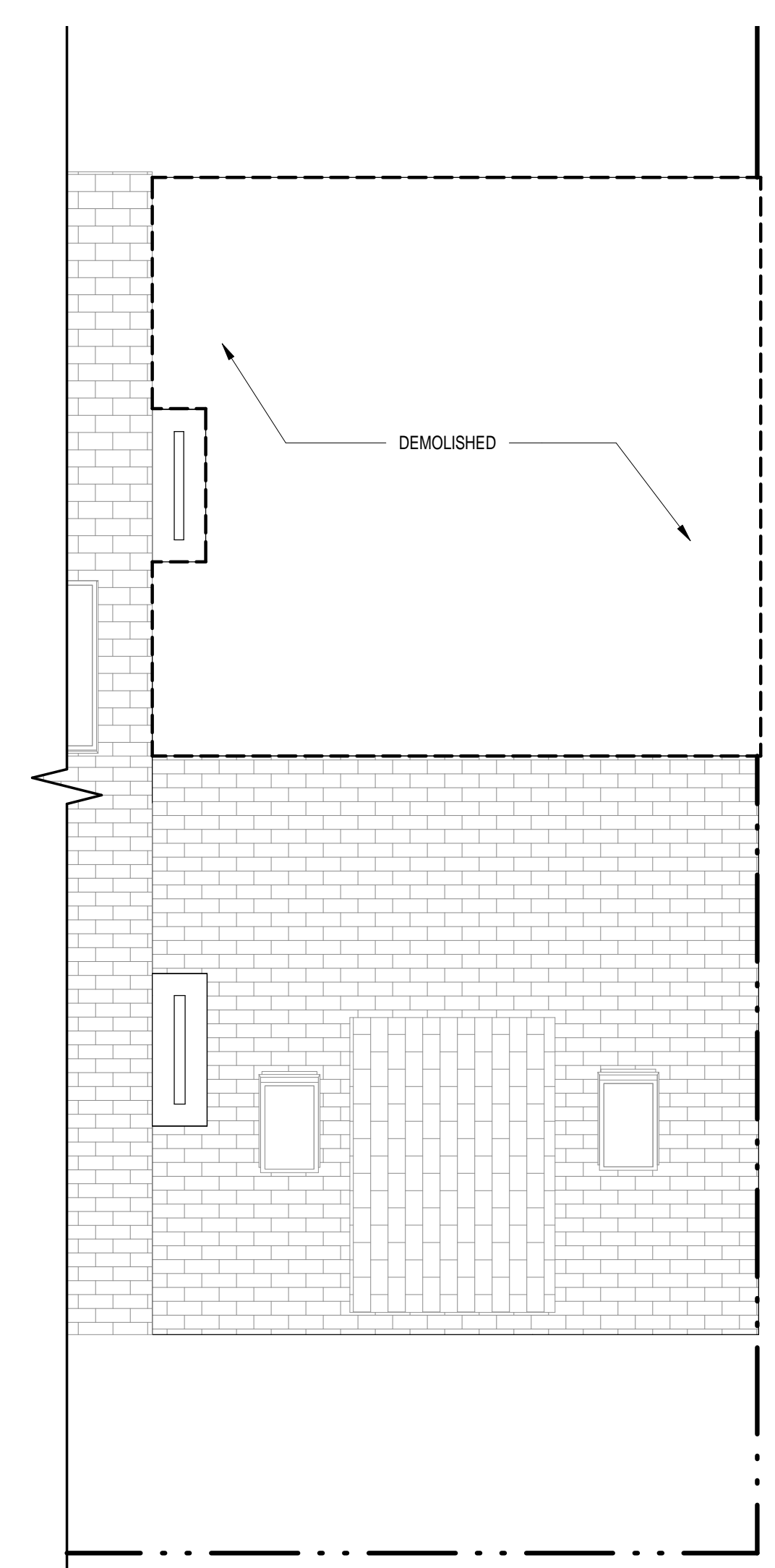
REV.	DATE	DESCRIPTION

PROJECT STATUS

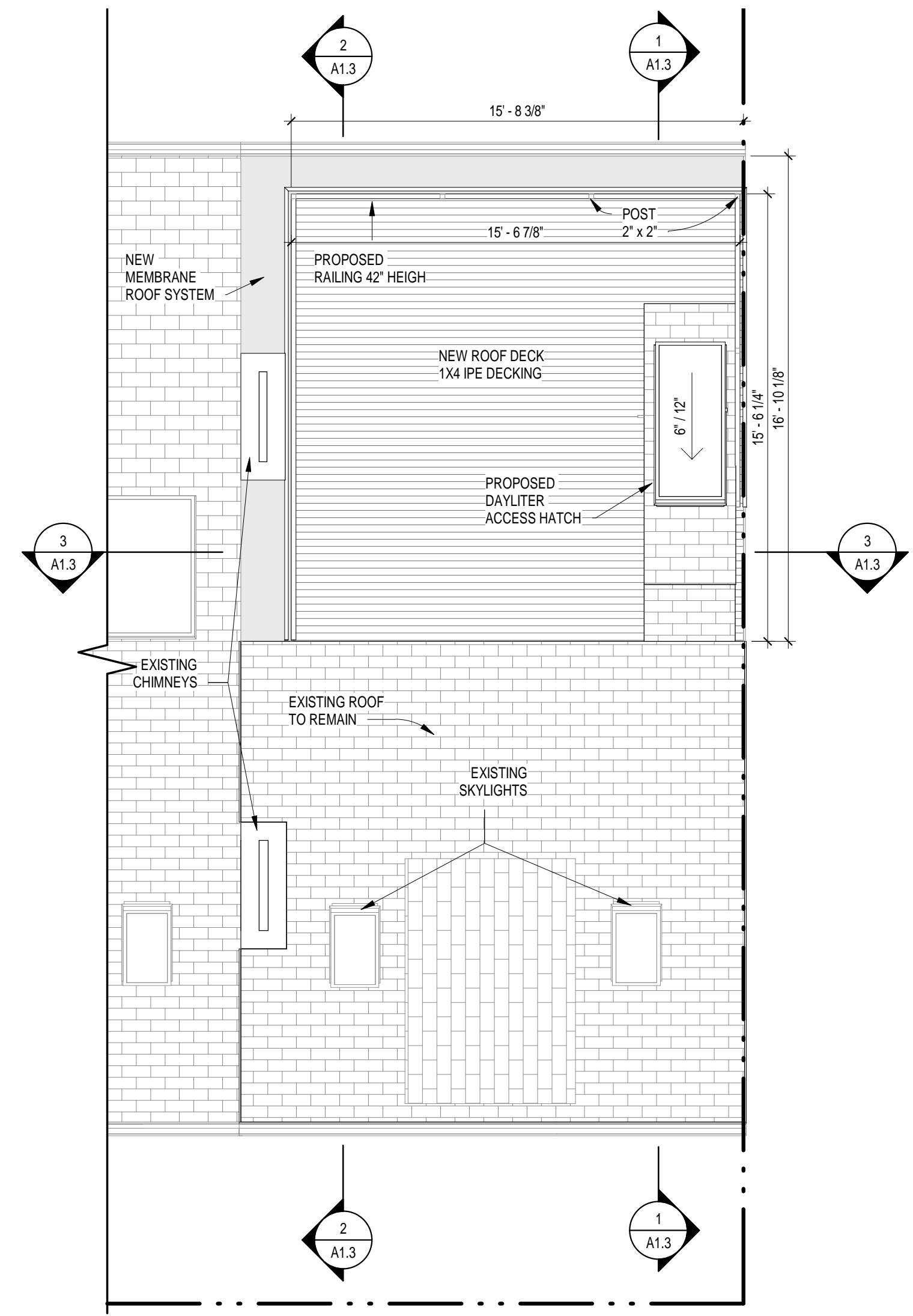
PROPOSED FOURTH FLOOR
UNIT #44

42 44 S. Russell St.
Boston, Massachusetts

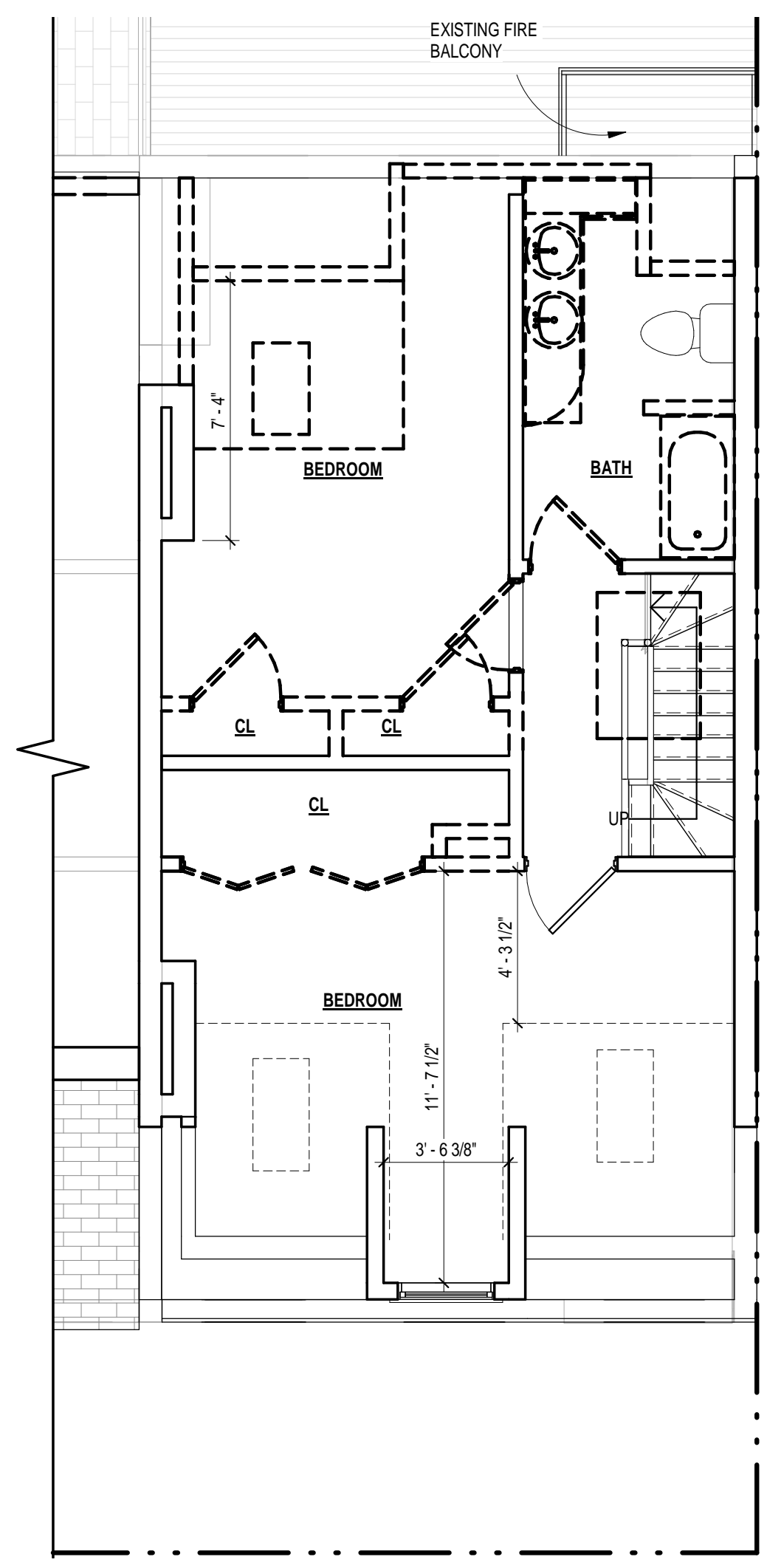
A1.2



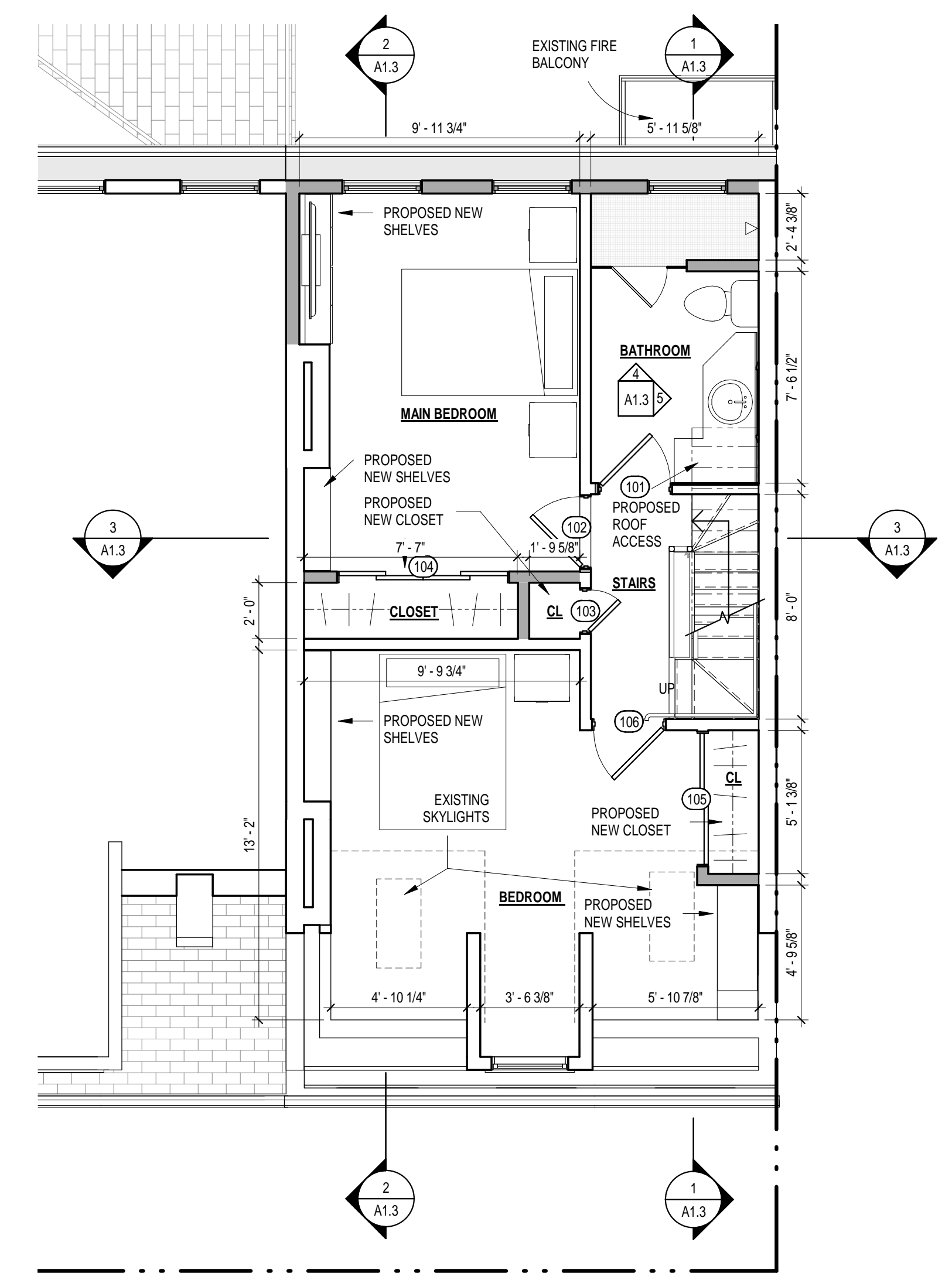
4 ROOF PLAN DEMO
1/4" = 1'-0"



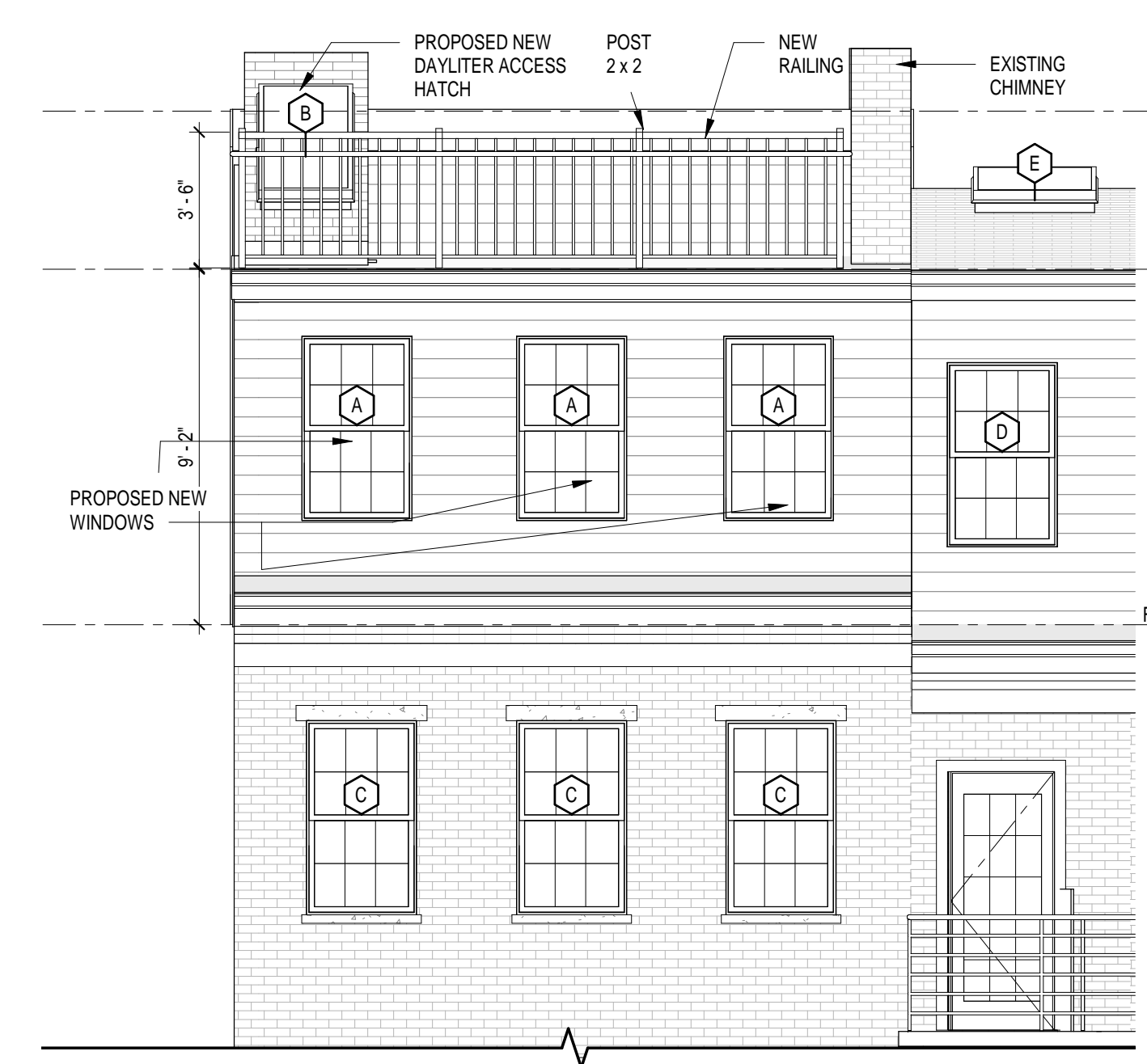
3 ROOF PLAN PROPOSED
1/4" = 1'-0"



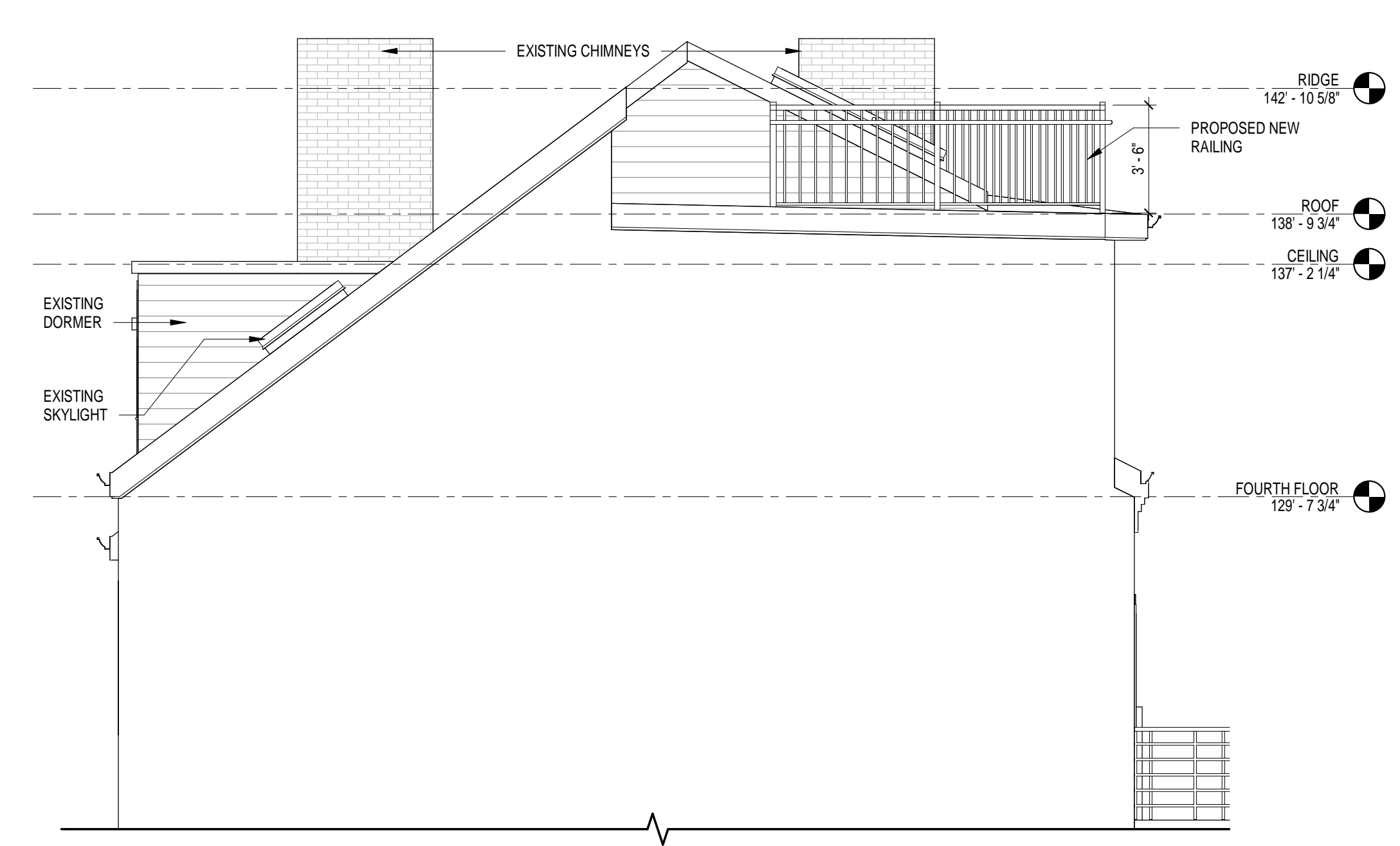
2 FOURTH FLOOR DEMO
1/4" = 1'-0"



1 FOURTH FLOOR PROPOSED
1/4" = 1'-0"



5 WEST PROPOSED
1/4" = 1'-0"

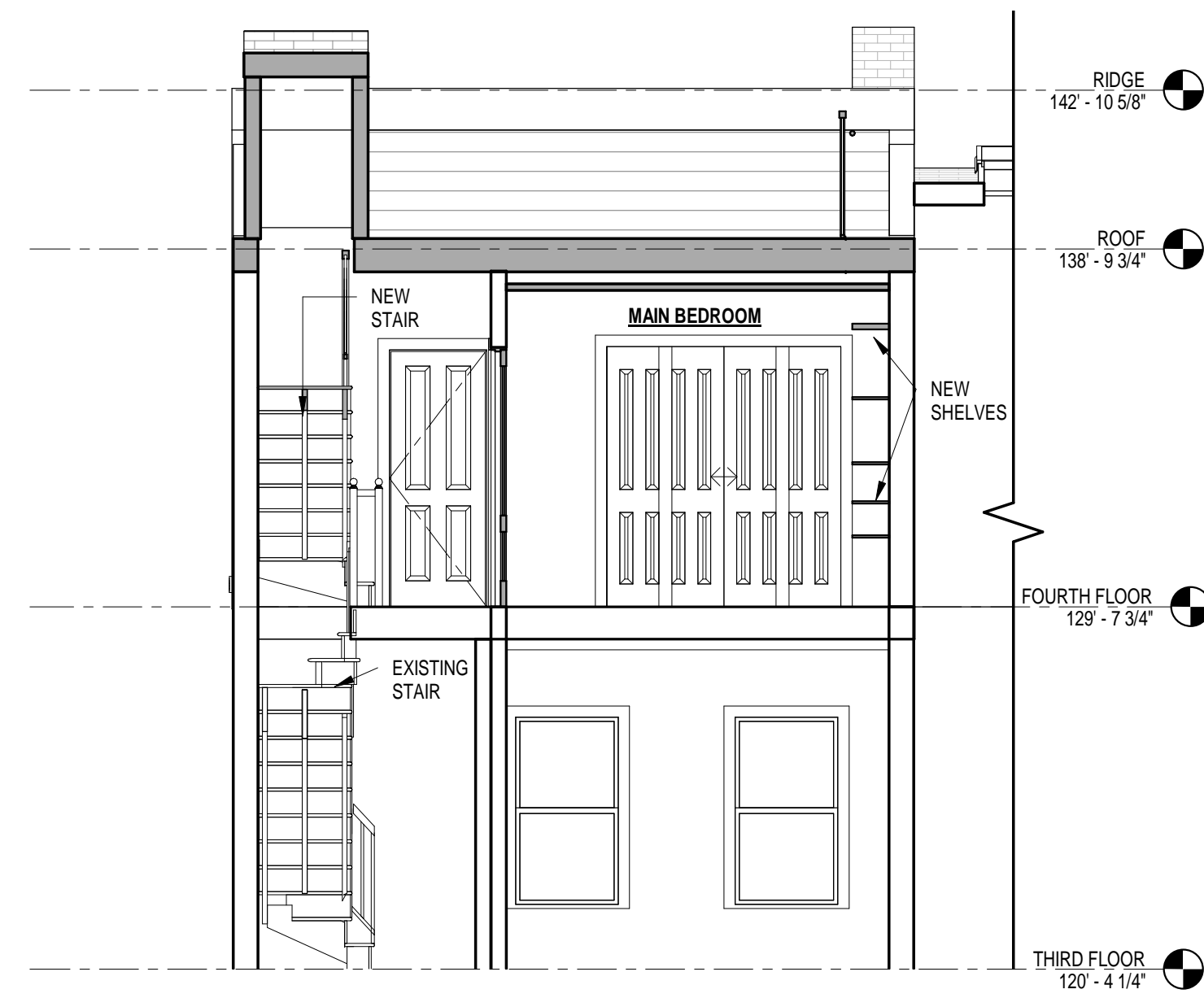


6 SOUTH PROPOSED
1/4" = 1'-0"

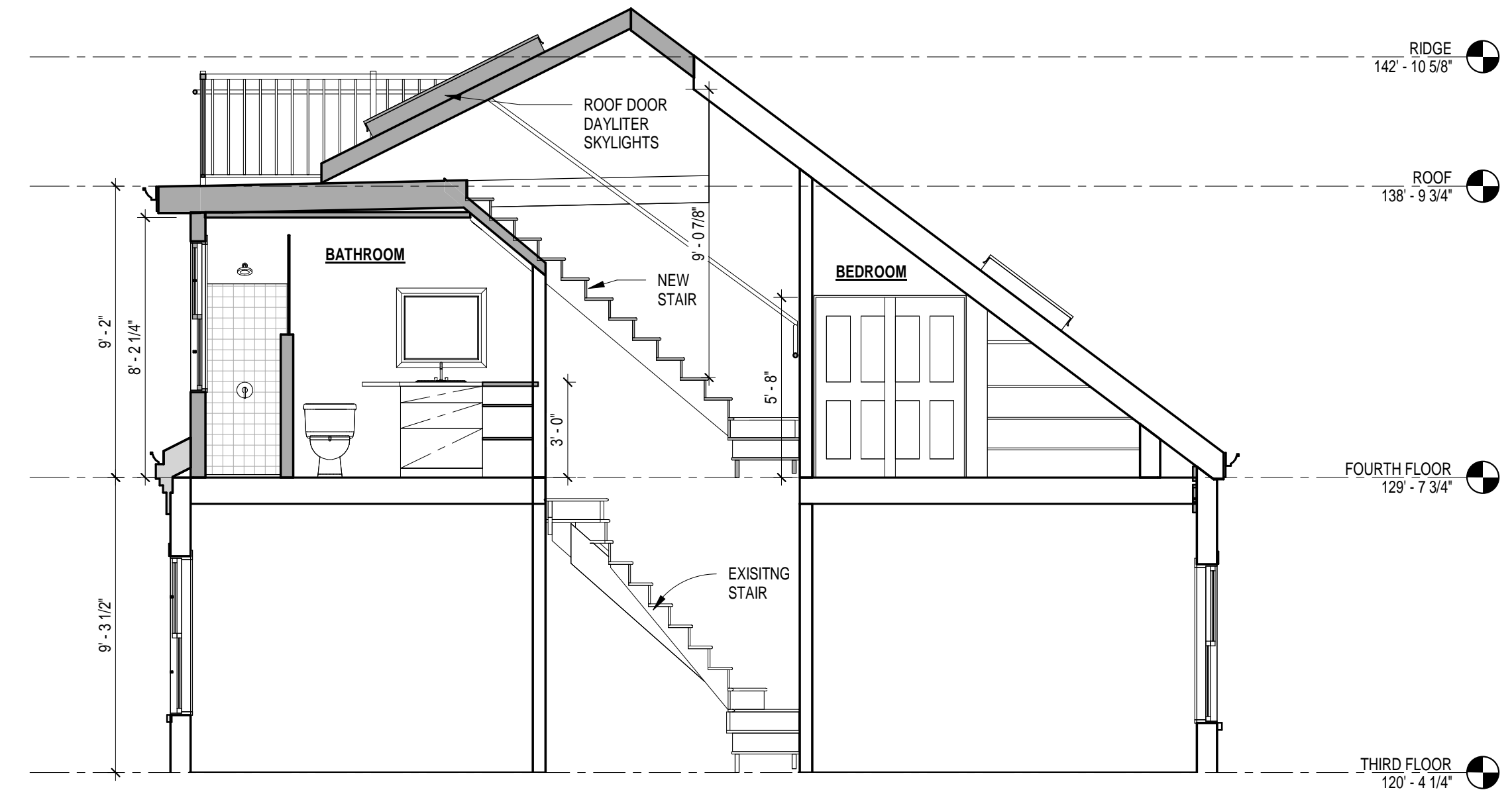
WINDOW SCHEDULE										
TYPE MARK	Mark	WINDOW TYPE	SIZE		ROUGH OPENING		MANUFACTURER	MODEL	DESCRIPTION	Comments
			WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT				
300	A	Double Hung	2'-10"	4'-9"	2'-10 1/2"	4'-9"	Andersen Windows	WDH 210510		
301	B	Skylight	2'-4"	6'-0 1/2"	2'-4 1/2"	6'-1"	Daylitter Skylights		Door Roof	New Construction
302	C	Double Hung	2'-10"	5'-0"	2'-10 1/2"	5'-0"	Andersen Windows	WDH 210510		
303	D	Double Hung	2'-10"	4'-9"	2'-10 1/2"	4'-9"	Andersen Windows	WDH 210510		
304	E	Skylight	3'-1"	4'-10"	3'-1 1/2"	4'-10 1/2"				
305	F	Skylight	1'-7"	3'-2"	1'-7 1/2"	3'-2 1/2"				

DOOR SCHEDULE - FOURTH FLOOR								
MARK	DOOR TYPE	SIZE		THICKNESS	PANEL TYPE	FINISH	DESCRIPTION	COMMENTS
		WIDTH	HEIGHT					
FOURTH FLOOR								
101	Single	2'-6"	6'-7"	0'-1 3/4"	4 Panel			
102	Single	2'-6"	6'-7"	0'-1 3/4"	4 Panel			
103	Single	1'-6"	6'-8"	0'-1 3/4"	2 Panel			
104	Sliding - 4 Panel	6'-0"	6'-8"	0'-1 3/4"	4 Panel			
105	Sliding - 2 Panel	4'-8"	5'-8"	0'-1 3/4"	4 Panel			
106	Single	2'-6"	6'-7"	0'-1 3/4"	4 Panel			

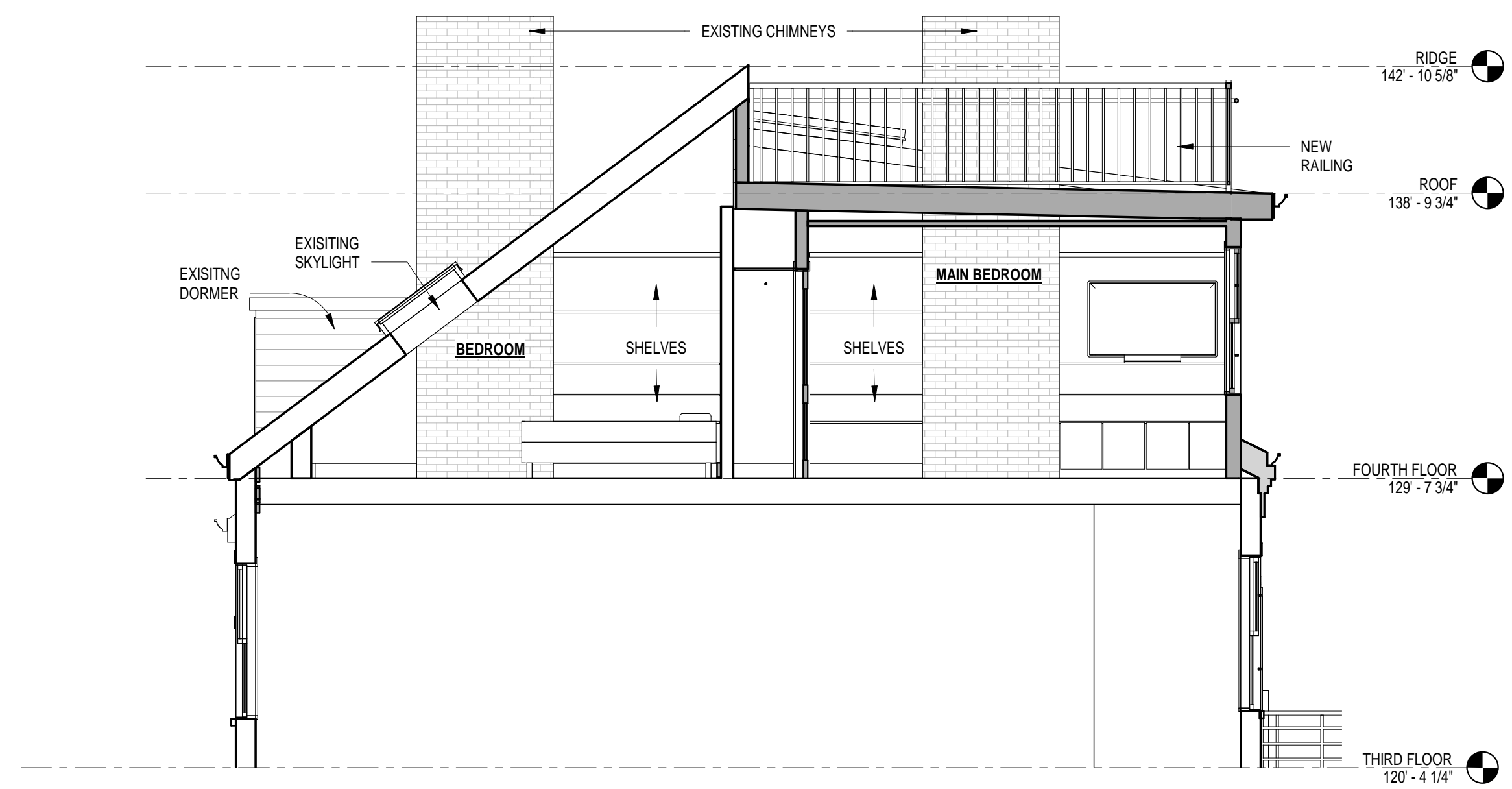
CONDITIONS LEGEND	
NEW CONSTRUCTION	
EXISTING TO REMAIN	
DEMOLISHED	



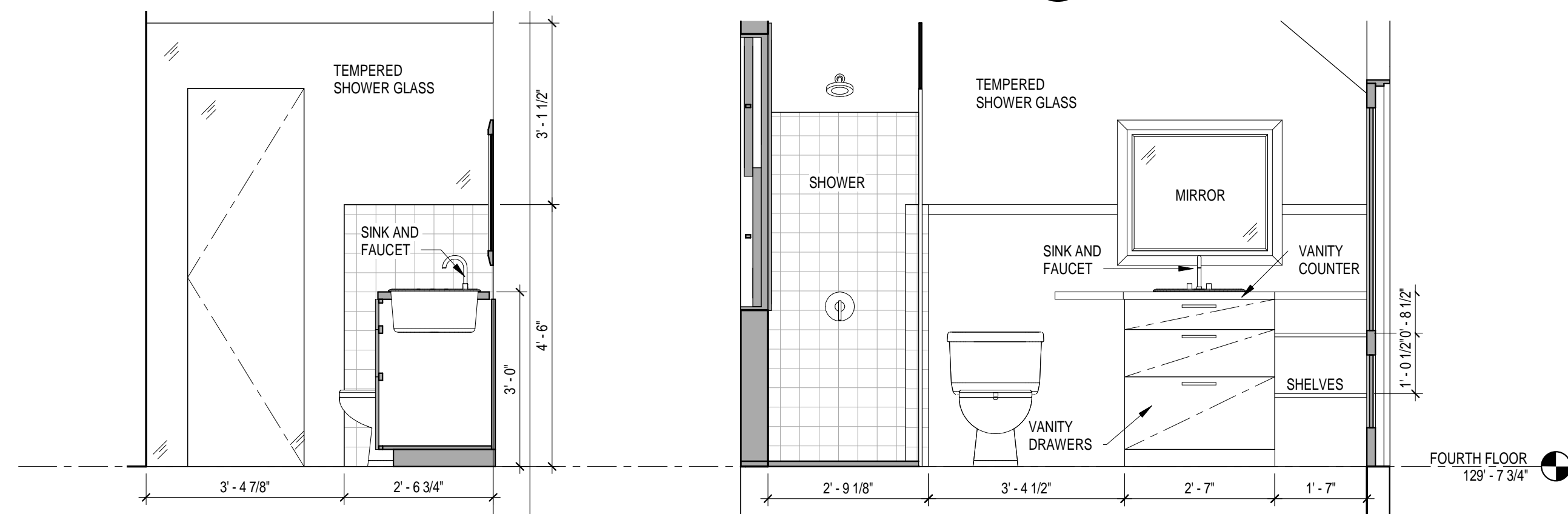
3 SECTION 3
1/4" = 1'-0"



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

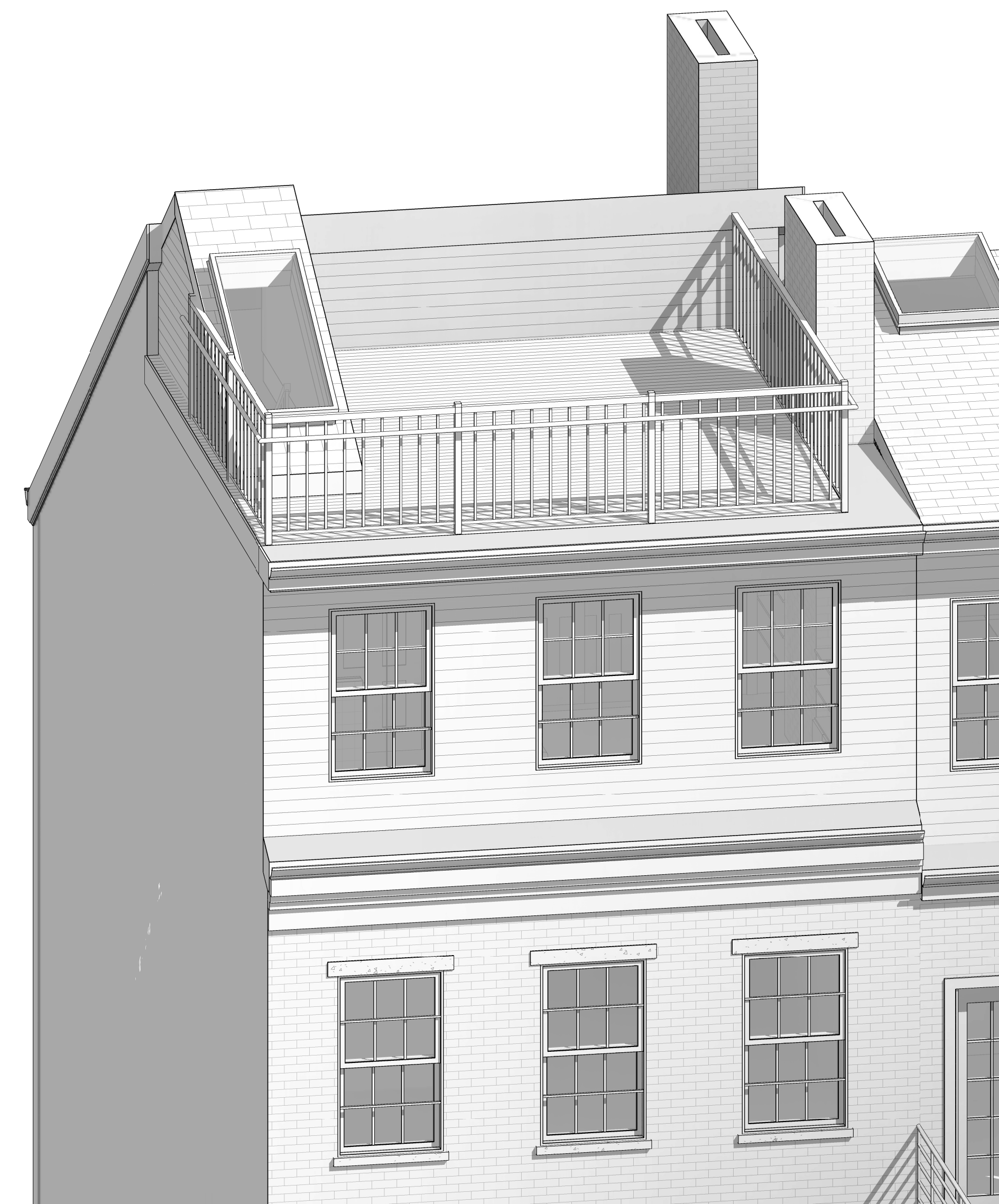


2 SECTION 2
1/4" = 1'-0"



4 BATHROOM Elevation 1
1/2" = 1'-0"

5 BATHROOM Elevation 2
1/2" = 1'-0"



6 {3D}



DATE	REV.	DATE	DESCRIPTION	AUTHOR
06/07/2019				

PROJECT STATUS

PROPOSED FOURTH FLOOR
UNIT #44

42 44 S. Russell St.
Boston, Massachusetts