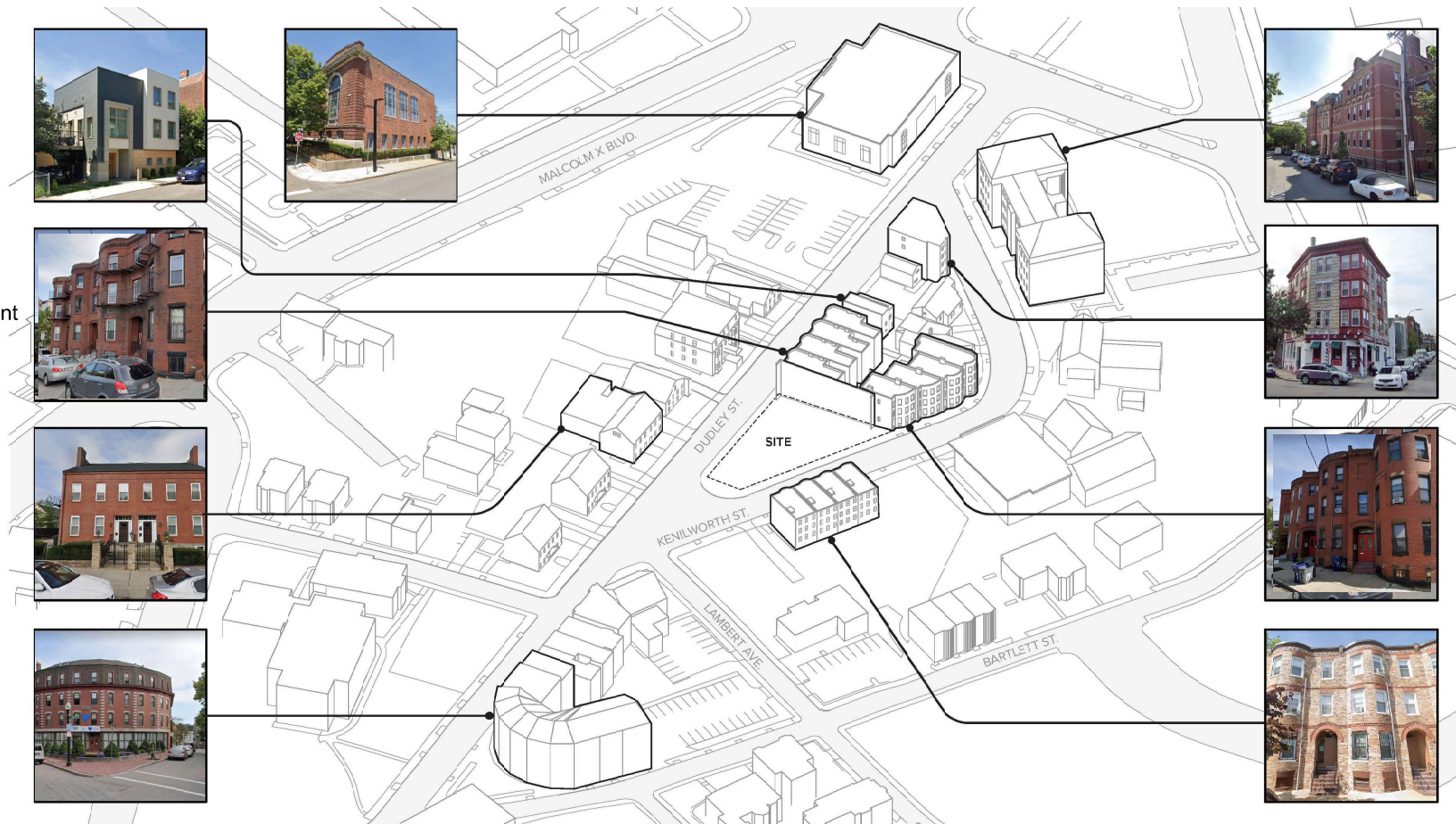


27 Kenilworth St.

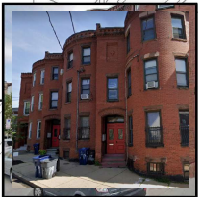
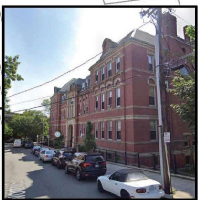
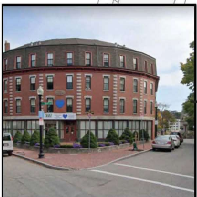
TABLE OF CONTENTS

I	Maps & Plot Plan
II	Photographs
III	Plans & Elevations for New Structure
IV	Proof of Ownership

MAPS & PLOT PLAN



11 Units
 ~3950 Sf Footprint
 3 Stories



4 Stories

11 Units
 ~3,900 SF Footprint
 3.5 Stories

12 Units
 ~3,050 sf footprint
 3 Stories

ABUTTING SCALE

PHOTOGRAPHS

Google Maps

39 Dudley St

27 KENILWORTH ST LOT

4



Image capture: Oct 2023 © 2024 Google



Kenilworth St - Three Family Row Houses



On Kenilworth Next to Site



Across Kenilworth from Site

Dudley St - 3 Family Row Houses



Abutting Site on Dudley St



On Dudley St Across From Site

5 Story+ Multi-family Buildings



On Kenilworth St



On Corner of Dudley and Bartlett

Opposite Corner of Dudley and Kenilworth



Other end of Dudley/Kenilworth Block

Cox Building - NOTE THE OUTDOOR PUBLIC COMMON AREA



Previous Corner on Dudley St and Bartlett- 4 Stories

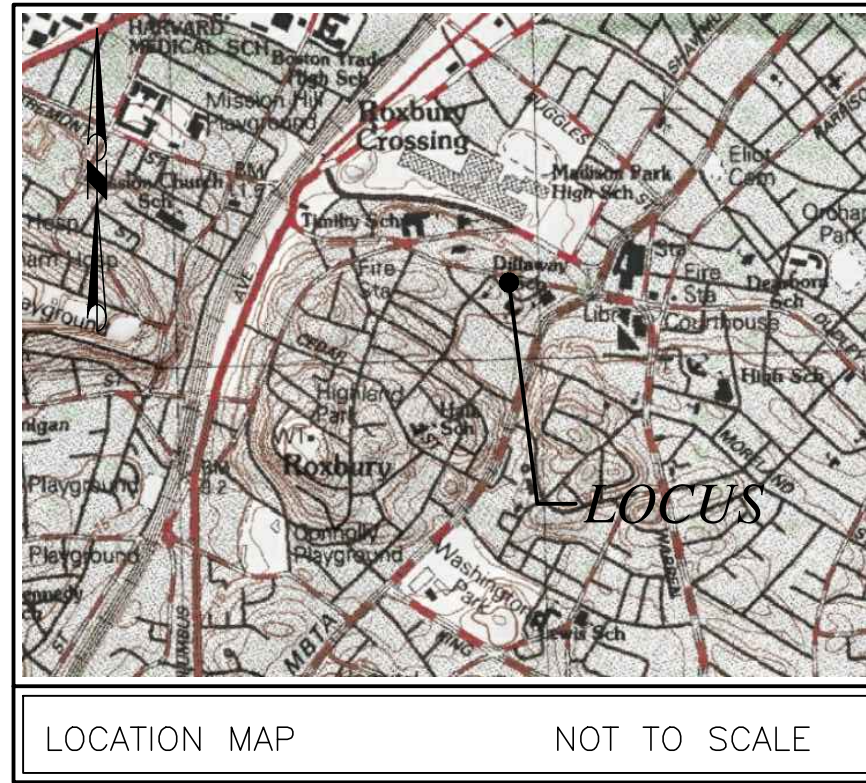
Zero Setback Conditions to Sidewalk on Dudley St between Bartlett St and Kenilworth



Zero Setback Conditions on Kenilworth St between Dudley St and Dudley St



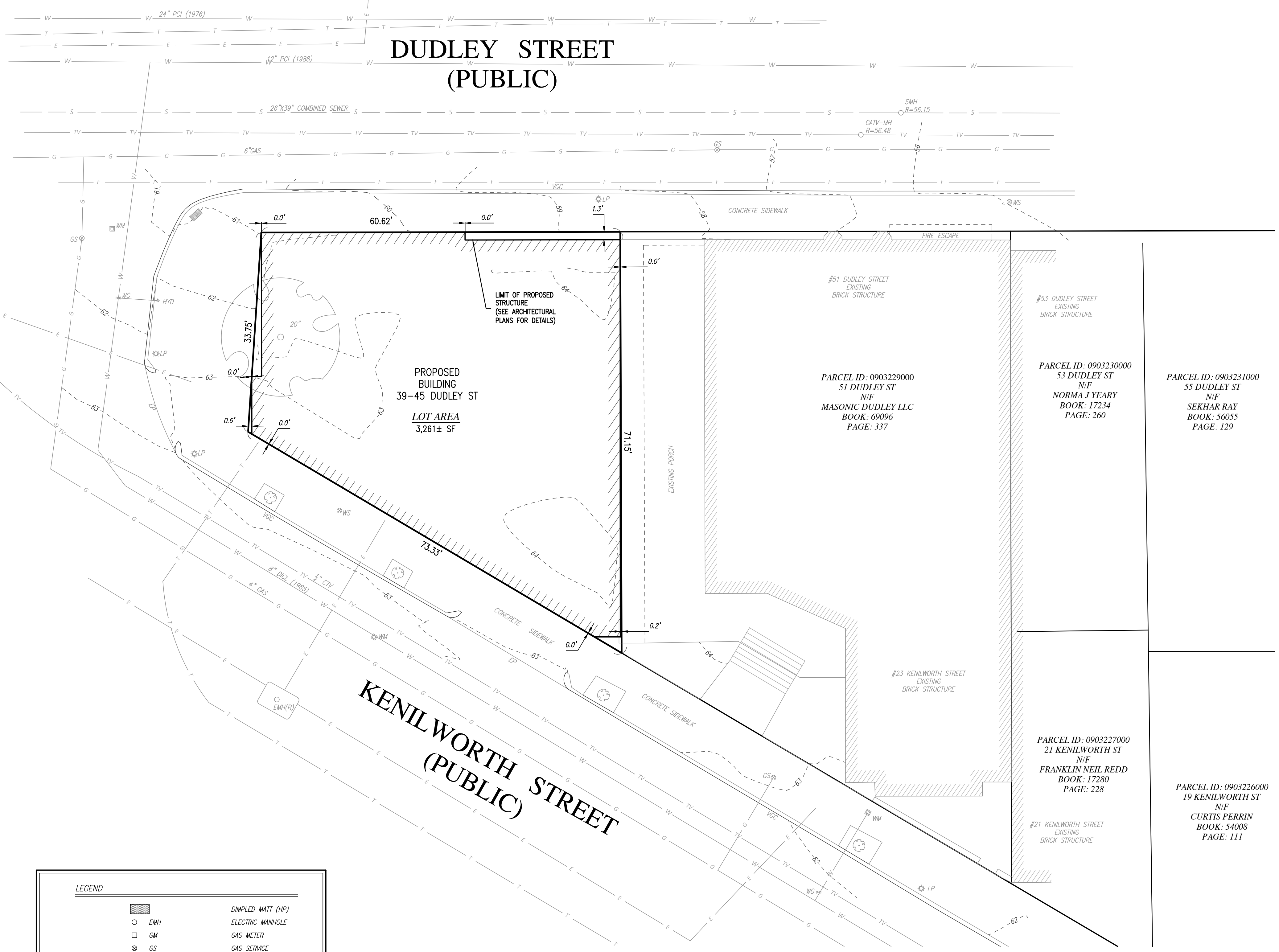
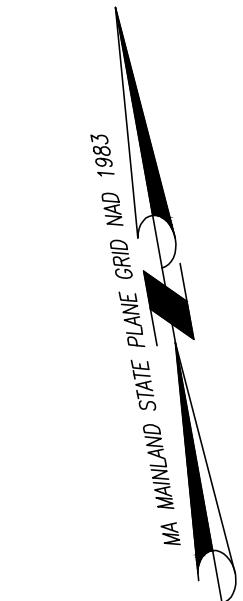
PLANS & ELEVATION FOR NEW STRUCTURE



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

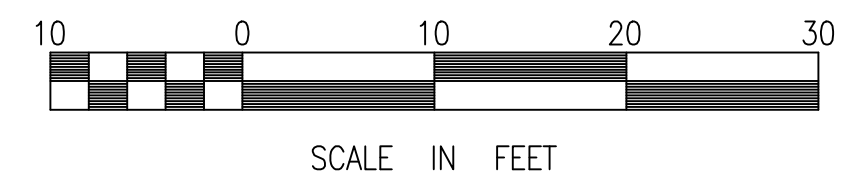
MINIMUM YARDS:

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

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:

PROJECT NAME / LOCATION

DUDLEY KENILWORTH HOMES
27 Kenilworth 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 02/09/2024
SCALE
DRAWN BY Duan X. Jintong & Minkoo Kang
CHECKED BY Katherine Faulkner
PROJECT NO. 23-011

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

A.200

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.

40' - 4"

10' - 7"

9'

10'

10'

10'

1

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

PROJECT NAME / LOCATION

DUDLEY KENILWORTH HOMES
27 Kenilworth 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 02/09/2024
SCALE
DRAWN BY Duan X. Jintong & Minkoo Kang
CHECKED BY Katherine Faulkner
PROJECT NO. 23-011

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

A.201

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'

DUDLEY ST

KENILWORTH ST

51 DUDLEY ST.

1

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

PROJECT NAME / LOCATION

DUDLEY KENILWORTH HOMES
27 Kenilworth 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 02/09/2024
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



A person wearing a grey jacket and a brown bag is standing on the sidewalk, looking towards the street.

NO PARKING
STREET CLEANING
TOW ZONE
NO PARKING
SNOW

SENTRA
1ZPG 24



Thu & 4th Tuesday

2XKK 43

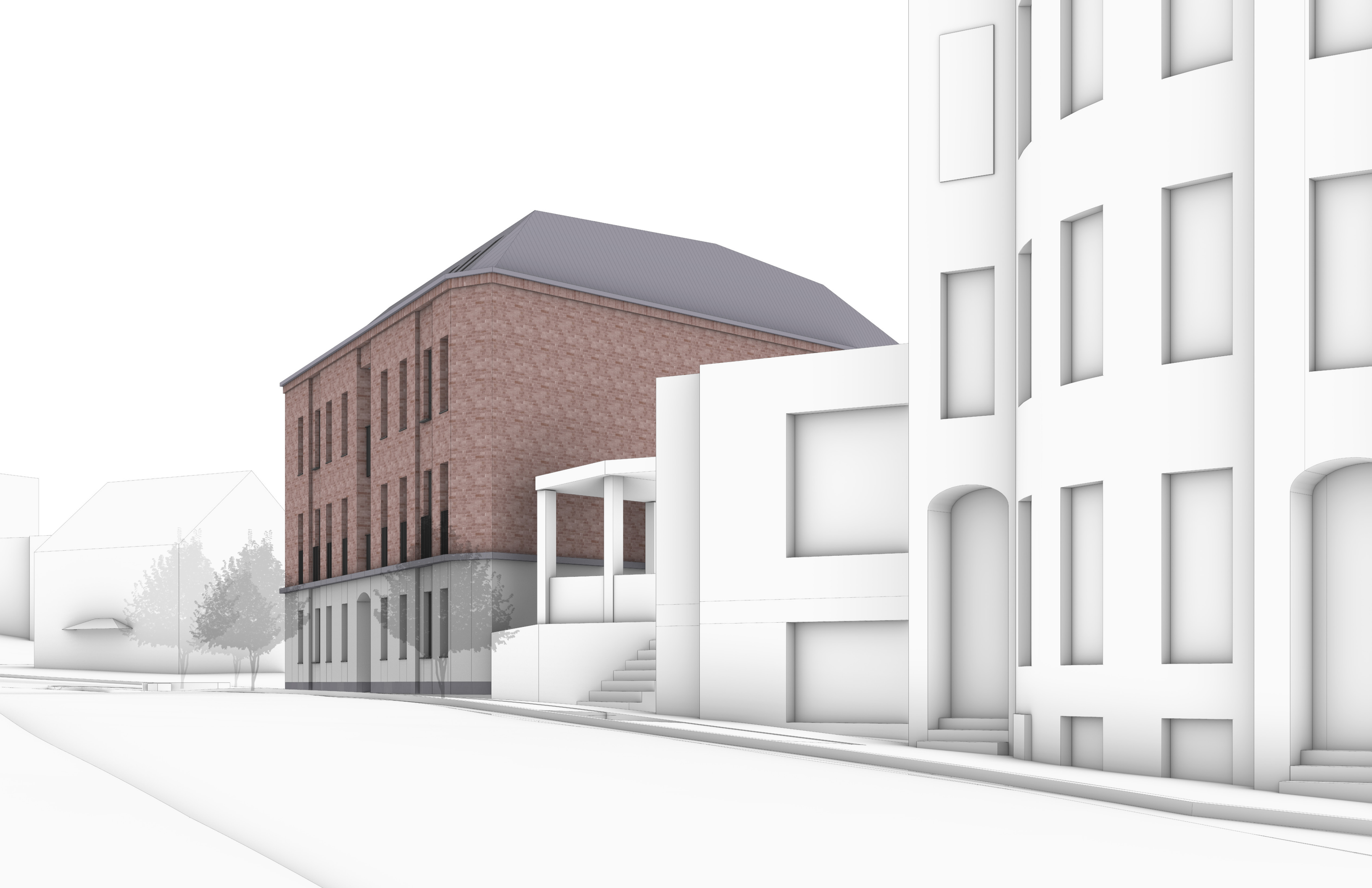


ACCORD

VTEC





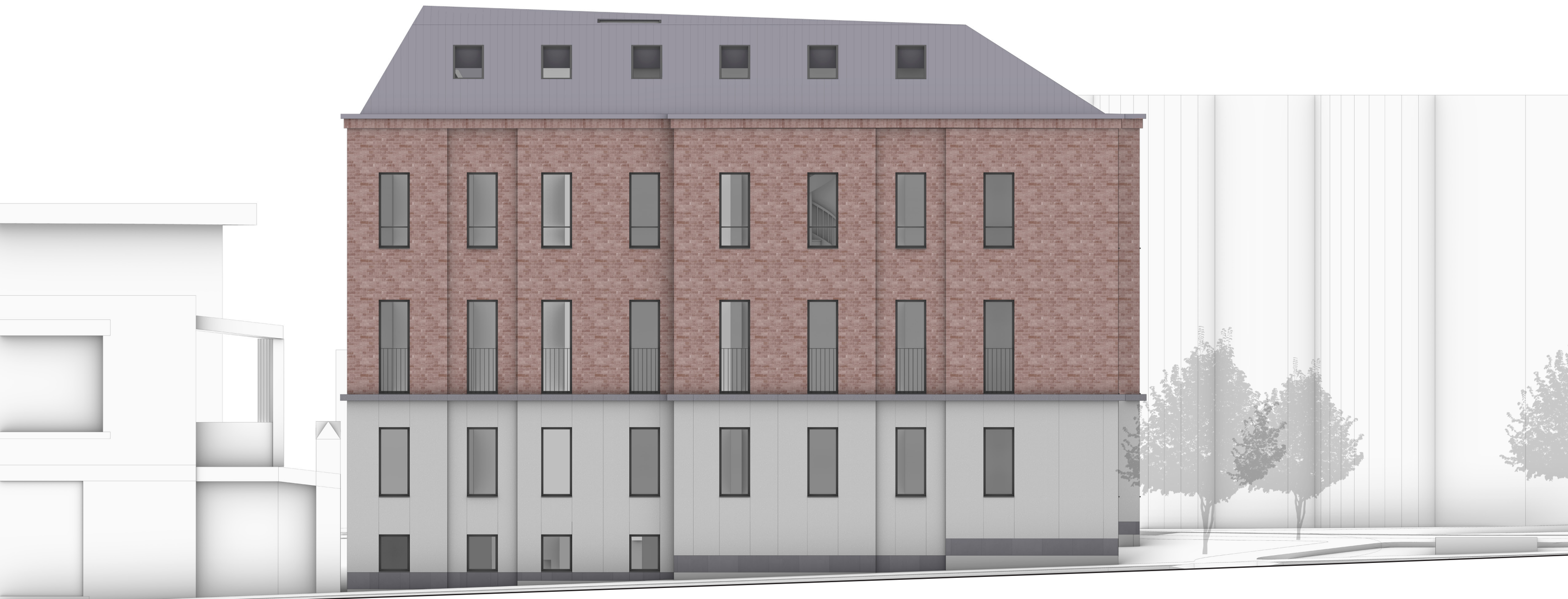












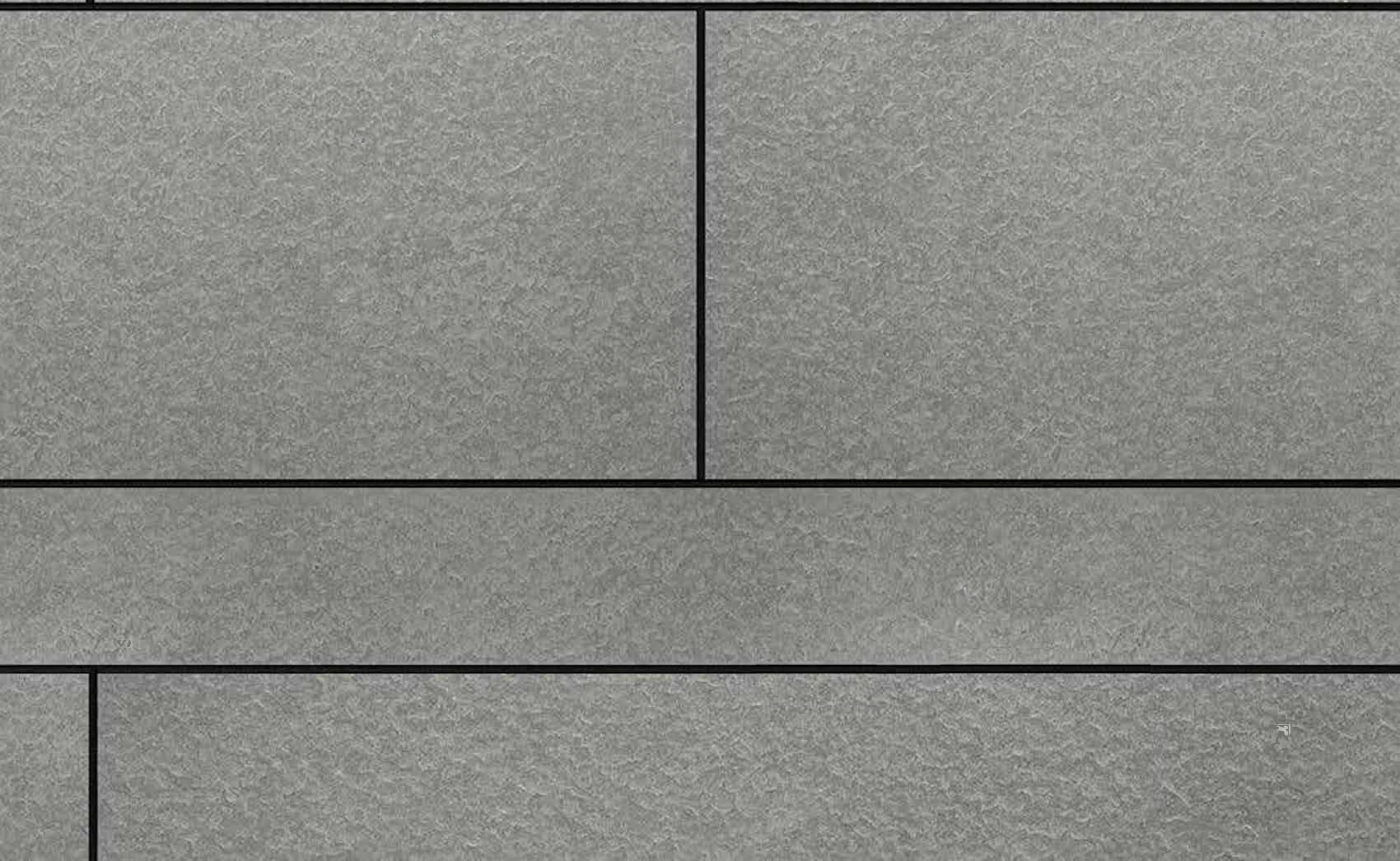
Design Changes Already Received from Community Members Resulting in Changes:

- Remove Roof Deck from Plan
- Break up Facade
- Add more glazing area to the ground floor to reduce the "weight" of the building.
- Change the roof angle along the adjoining lotline to reduce the perceived building height
- Remove Arches above windows
- Carry Parapett around building
- Adjust roof angles as much as possible

**Upper Brick Areas:
BRICKIT -Cioccolato
Tumbled**

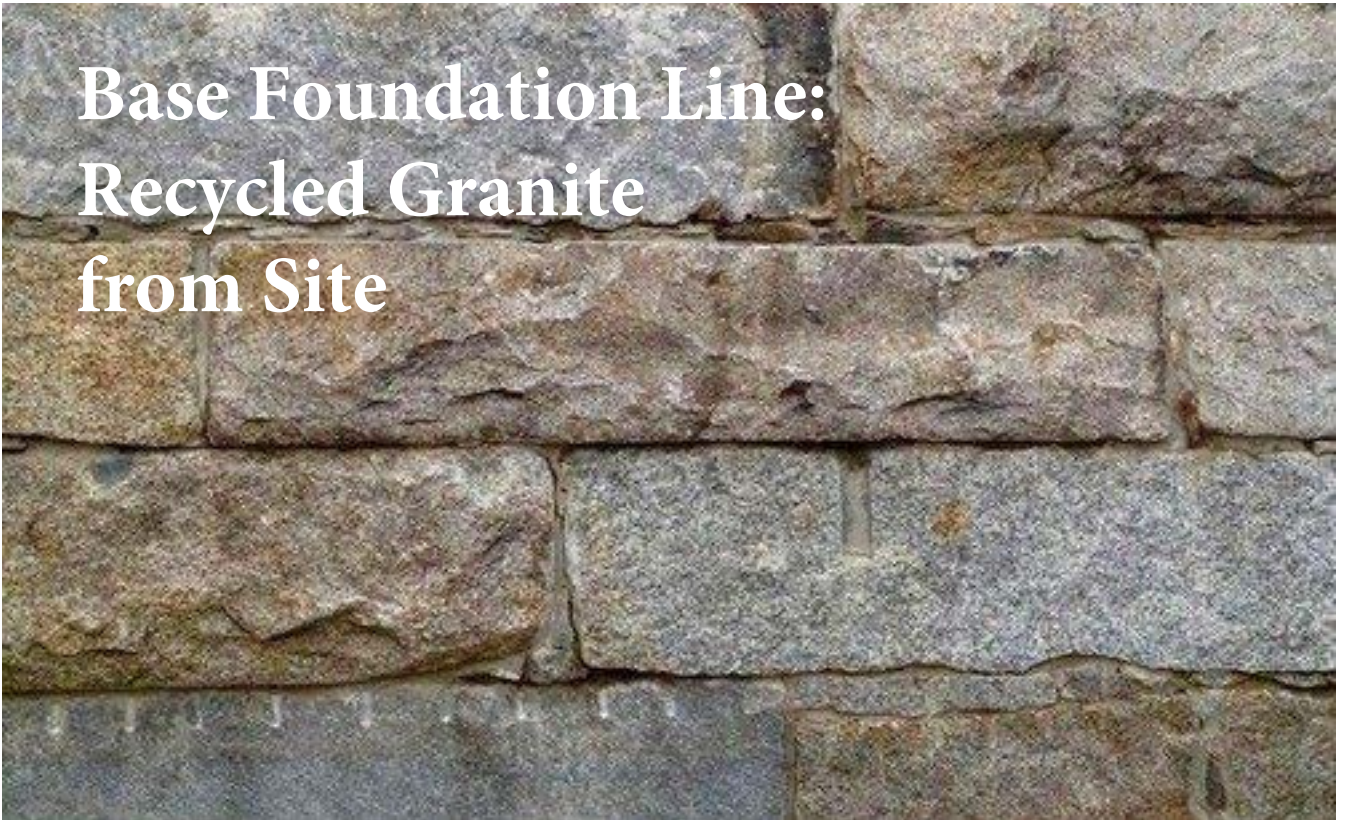


**First Floor Masonry Walls:
Equitone Lunara LA60**





**Base Foundation Line:
Recycled Granite
from Site**



QUITCLAIM DEED

MASONIC NUBIAN, LLC, a Massachusetts limited liability company with a principal place of business of 103 Terrace Street, Boston, Massachusetts 02120,

For consideration of **Less Than One Hundred and 00/100 (\$100.00) Dollars** paid,

Grant to **MASONICTAILOR LLC**, a Massachusetts limited liability company with a principal place of business of 103 Terrace Street, Roxbury Crossing, Massachusetts 02120,

With **QUITCLAIM COVENANTS**

The land with the buildings thereon situated on the southerly side of Dudley Street numbered Thirty-Nine (39), forty-One (41), Forty-Three (43), and Forty-Five (45) in the numbering of said Dudley Street making the easterly corner of Kenilworth Street, adjoining an estate now or formerly of Latvian Welfare Society Daugavas Vanagi of Boston, MA, Inc. (numbered 23 Kenilworth Street), and supposed to contain about thirty-two hundred ninety-five (3,295) square feet.

Said land is situated in Block 132 in the Roxbury District shown on the Boston Assessor's Plans of said City, filed in the office of the Board of Assessors.

The Grantor represents and warrants to this Grantee that the conveyance of this property does not constitute a sale or transfer of all or substantially all of Grantor's assets and is in the ordinary course of its business.

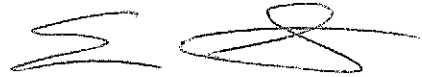
Subject to, and with the benefit of, all rights, rights of way, restrictions, reservations, agreements, easements and appurtenances of record, insofar as the same are in force and applicable.

Being a portion of the premises (labeled Parcel One) in the Deed recorded with the Suffolk County Registry of Deeds in Book 66307, Page 164.

Property Address: 39-45 Dudley Street, Boston, MA 02119

EXECUTED as a sealed instrument this 13 day of June, 2023.

MASONIC NUBIAN LLC
By: MASONICTAILOR LLC
Its Manager

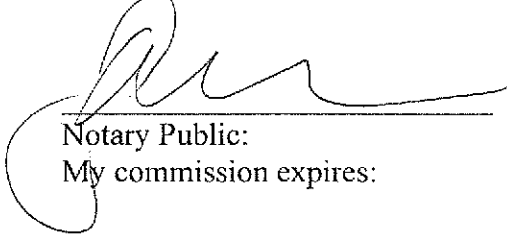


By: GREENSMITH DEVELOPMENT LLC
& PLACETAILEOR REAL ESTATE
DEVELOPMENT, Managers of
Masonictailor LLC
By: Evan Smith, Manager of Greensmith
Development LLC
By: Evan Smith, Manager of Placetaylor
Real Estate Development LLC


COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this 13th day of June, 2023, before me, the undersigned notary public, personally appeared Evan Smith, Manager of the above entities, as aforesaid, proved to me through satisfactory evidence of identification, which were Driver license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose as his/her free act and deed.



Notary Public:
My commission expires:

 **GARY M. HOGAN**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 24, 2025

Thank You!