



STREET VIEW - W. 9TH STREET



STREET VIEW - OLD COLONY AVENUE

**PROPOSED 5-STORY, MIXED-USE BUILDING W/ GARAGE
(COMMERCIAL UNIT & 19 DWELLING UNITS)
142-144 OLD COLONY AVENUE, SOUTH BOSTON, MA**

	6/24/19				
	BOSTON ZONING CODE REVIEW				
	1.) Parcel 0700323000 is located within zoning district M-1 (H-1) and the South Boston Dorchester Ave. Planning Initiative.				
	2.) Lot: 3,390 sf+/-.				
	2.) The proposed Mixed-use building contains 14,123.0 FAR sf of floor area.				
✓	3.) The type of uses allowed in M districts include retail business and eating places & entertainment. Conditional uses include multi-family dwellings and accessory parking.				
	4.) Article 13 Dimensional Regulations: (Other use)				
	Item	Zone	Req'd/Allowed	New mixed-use bldg.	Remarks
✓	a.) Lot size min.	H-1	5,000 sf	3,390 sf+/-	
✓	b.) Lot area min./add'l unit	H-1	1,000 sf	N/A	
	c.) Lot width min.	H-1	50 ft	62.17 ft	at Old Colony Ave.
		H-1		59.10 ft	at W. Ninth St.
✓	d.) Floor to area ratio	M-1	1.0	4.2	Note 1
✓	e.) Height of building max.	M-1	2-1/2 st/35 ft	5 st/54.5 ft	Note 3
✓	f.) Usable open space/D.U.	H-1	400 sf/ D.U.	< 400 sf/ D.U.	
✓	g.) Front yard min. depth	H-1	20 ft	5.0 ft +/-	Note 3 @ Old Colony Ave.
	h.) Side yard min. depth	H-1	None	0.3 ft +/-	Note 3 & 4
	i.) Rear yard min. depth	H-1	20 ft	0.3 ft +/-	Notes 2 & 3
	j.) Parapet setback	M-1	N/A	N/A	
✓	k.) Off-street parking	Art. 23	0.9 sp/D.U. or 17 sp.	14 spaces	via vert. auto lifts
	✓ DENOTES ZONING RELIEF REQUIRED.				
	Note 1: 14,123 sf ÷ 3,390 sf lot = 4.2 FAR				
	Note 2: Section 20-7, rear yards of through lots.				
	Note 3: Parcel 323 is located in the South Boston Dorchester Ave. Planning Initiative.				
	Note 4: Section 19-4				
	• Density bonus height zone: 60 ft.				
	• Lot coverage Zone 1 - 100% lot coverage + setback requirements.				

UNIT BREAKDOWN			
FLR	Unit	Type	Area NSF
G	Unit 101	Commercial	1064.0 sf
2	Unit 201	1BR/1B	487.0 sf
	Unit 202	1BR/1B	431.0 sf
	Unit 203	1BR/1B	515.0 sf
	Unit 204	Studio	391.0 sf
	Unit 205	Common Area	669.0 sf
3	Unit 301	1BR/1B	487.0 sf
	Unit 302	1BR/1B	431.0 sf
	Unit 303	1BR/1B	515.0 sf
	Unit 304	1BR/1B	566.0 sf
	Unit 305	1BR/1B	531.0 sf
4	Unit 401	1BR/1B	487.0 sf
	Unit 402	1BR/1B	431.0 sf
	Unit 403	1BR/1B	515.0 sf
	Unit 404	1BR/1B	566.0 sf
	Unit 405	1BR/1B	531.0 sf
5	Unit 501	1BR/1B	487.0 sf
	Unit 502	1BR/1B	431.0 sf
	Unit 503	1BR/1B	515.0 sf
	Unit 504	1BR/1B	566.0 sf
	Unit 505	1BR/1B	531.0 sf
Total			11,147.0 sf



LOCUS: N.T.S.

Net Square Footage*				
Level	GSF	Net SF*	FAR SF*	
			USE GROUP I	USE GROUP II & III
B	3,061.0 sf	0.0 sf	0.0 sf	0.0 sf
G	3,009.0 sf	1,064.0 sf	850.0 sf	1,064.0 sf
2	3,089.0 sf	2,493.0 sf	2,420.0 sf	669.0 sf
3	3,040.0 sf	2,530.0 sf	3,040.0 sf	0.0 sf
4	3,040.0 sf	2,530.0 sf	3,040.0 sf	0.0 sf
5	3,040.0 sf	2,530.0 sf	3,040.0 sf	0.0 sf
Totals	18,279.0 sf	11,147.0 sf	12,390.0 sf	1,733.0 sf
*NET/ FAR square footage is measured to ext. face of walls and dimising walls and excludes basement, storage, laundry and mechanical areas.			TOTAL FAR SF = 14,123.0 sf	

PROJECT INFO:
Address: 142-144 Old Colony Avenue, South Boston, MA
Exist. Occupancy: Commercial
Proposed Occupancy: R-2, S-2, B, A-3, A-2

Lot: 3,390 sf±
Parcel: 323
District: M-1 & A-2
Ward: 07

SCHEDULE OF DRAWINGS
A00 PROJECT INFORMATION
C01 ARCHITECTURAL SITE PLAN
C02 SURVEYED SITE PLAN
C03 SUN STUDIES
V01 PERSPECTIVE VIEWS
V02 PERSPECTIVE VIEWS
V03 PERSPECTIVE VIEWS
V04 PERSPECTIVE VIEWS
A01 BASEMENT/ FOUNDATION PLAN
A02 GROUND FLOOR PLAN
A03 SECOND FLOOR PLAN
A04 THIRD FLOOR PLAN
A05 FOURTH FLOOR PLAN
A06 FIFTH FLOOR PLAN
A07 ROOF PLAN
A08 1-1 BUILDING SECTION
A09 2-2 BUILDING SECTION
A10 3-3 BUILDING SECTION
A11 WEST (OLD COLONY AVENUE) ELEVATION
A12 NORTHEAST (W. 9TH STREET) ELEVATION
A13 NORTHWEST ELEVATION
A14 SOUTHEAST ELEVATION

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE
BUILDING W/ GARAGE
(COMMERCIAL UNIT & 19 DWELLING
UNITS)
142-144 OLD COLONY AVENUE
SOUTH BOSTON, MA 02127

OWNER:
BOSTON PINNACLE PROPERTIES
599 WEST BROADWAY
BOSTON, MA 02127
TEL: 617-564-1167

REVISIONS

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Tim Johnson Architect, LLC



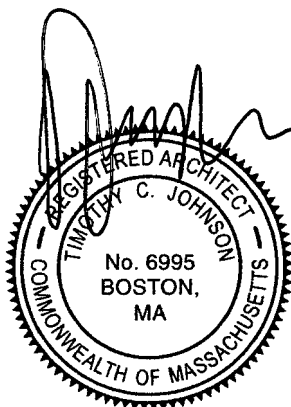
PRELIMINARY DWG. SET

DRAWING TITLE

PROJECT
INFORMATION

DATE: 06/24/19 SC: N. T. S.

A00





MARCH 21 - SPRING EQUINOX



JUNE 21 - SUMMER SOLSTICE



SEPTEMBER 21 - AUTUMNAL EQUINOX

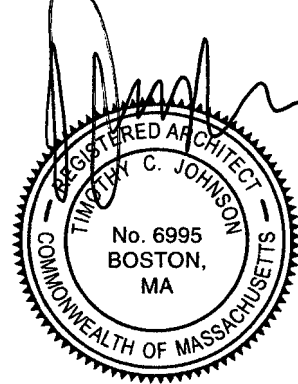


DECEMBER 21 - WINTER SOLSTICE

PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 190 OLD COLONY AVENUE BOSTON, MA 02127 TEL: 617-464-4363			
PROPOSED 5-STORY, MIXED-USE BUILDING W/ GARAGE (COMMERCIAL UNIT & 19 DWELLING UNITS) 142-144 OLD COLONY AVENUE SOUTH BOSTON, MA 02127	OWNER: BOSTON PINNACLE PROPERTIES 599 WEST BROADWAY BOSTON, MA 02127 TEL: 617-564-1167		
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Tim Johnson Architect, LLC			
			
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SUN STUDIES			
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C03			



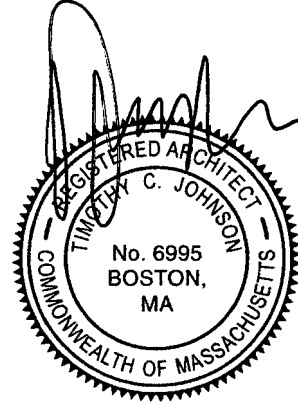
STREET VIEW - OLD COLONY AVEUNE



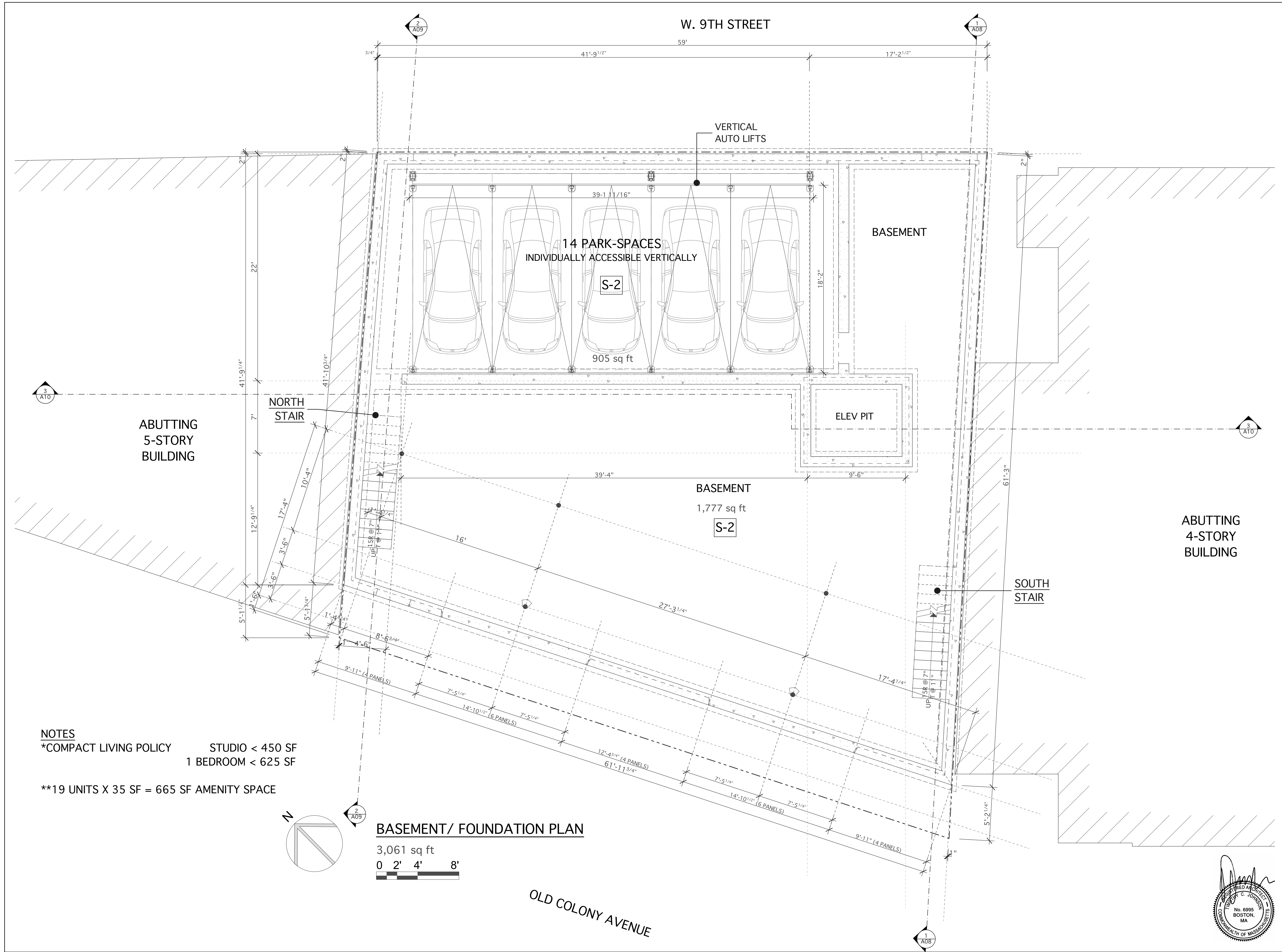
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Tim Johnson Architect, LLC		
		
PRELIMINARY DWG. SET		
DRAWING TITLE		
PERSPECTIVE VIEWS		
DATE: 06/24/19	SC:	N. T. S.
V01		



STREET VIEW - W. 9TH STREET



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Tim Johnson Architect, LLC			
			
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PERSPECTIVE VIEWS			
DATE: 06/24/19		SC:	N. T. S.
V02			

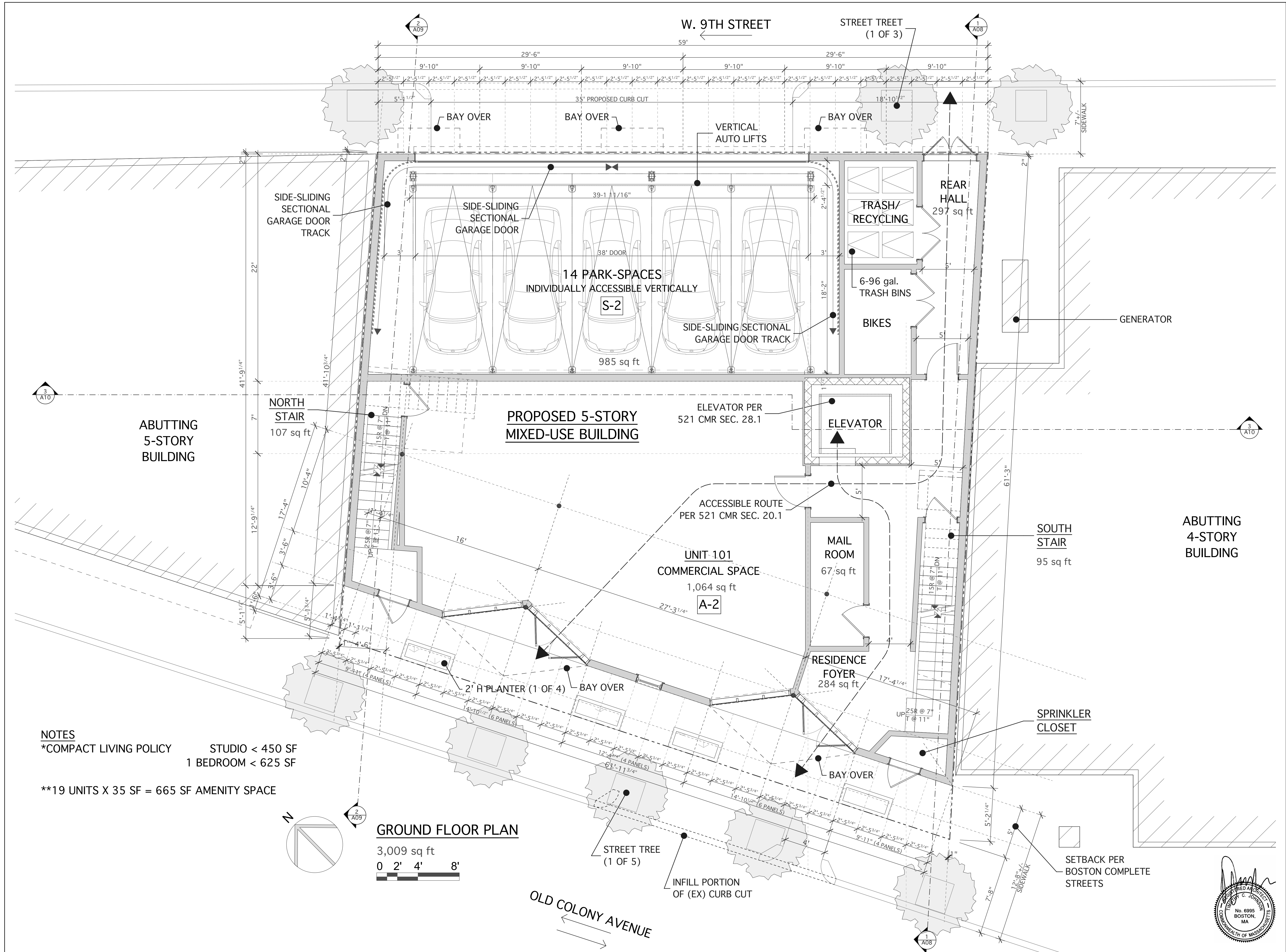


NOTES
*COMPACT LIVING POLICY STUDIO < 450 SF
 1 BEDROOM < 625 SF

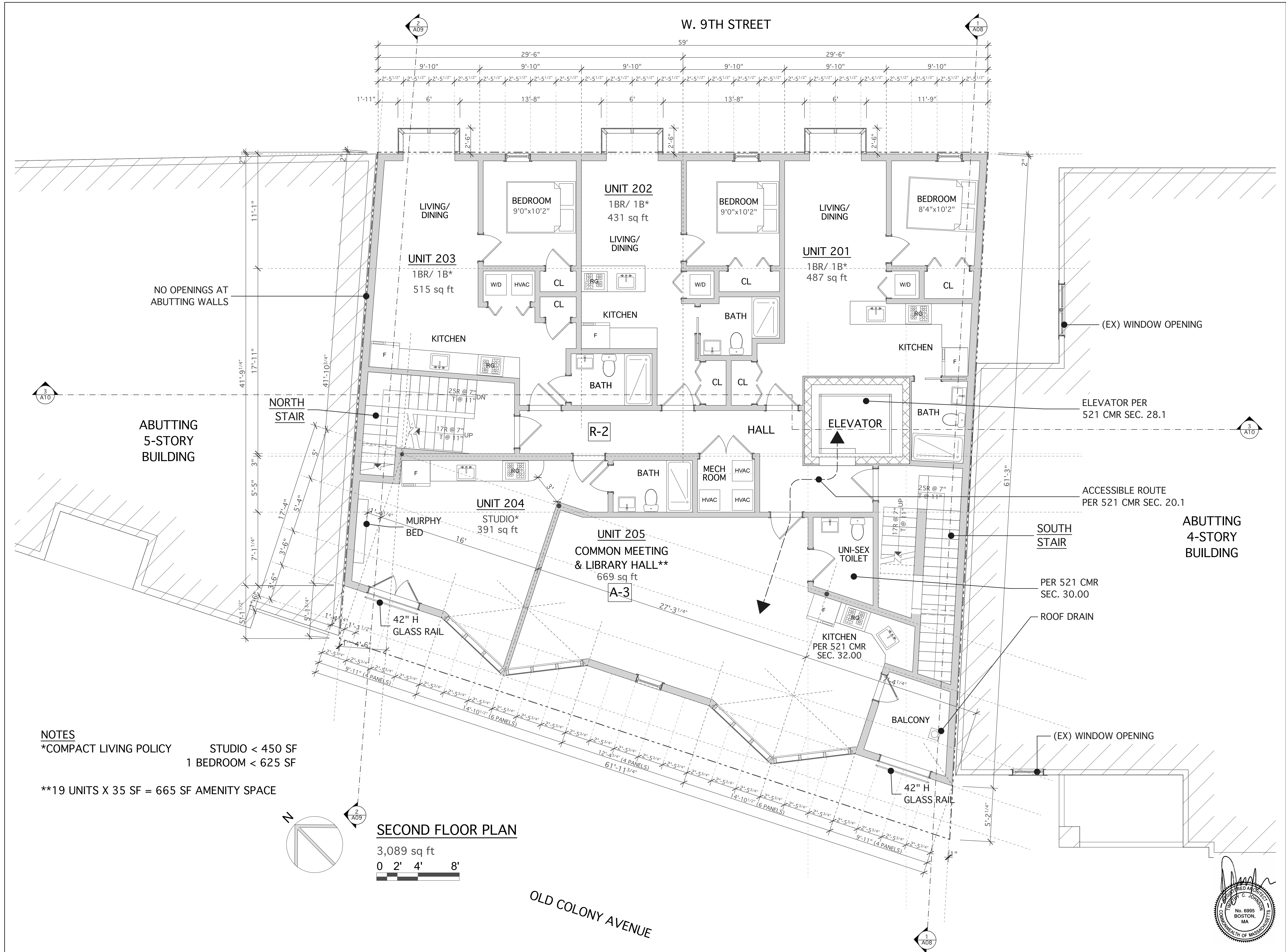
**19 UNITS X 35 SF = 665 SF AMENITY SPACE

BASEMENT/ FOUNDATION PLAN
3,061 sq ft
0 2' 4' 8'

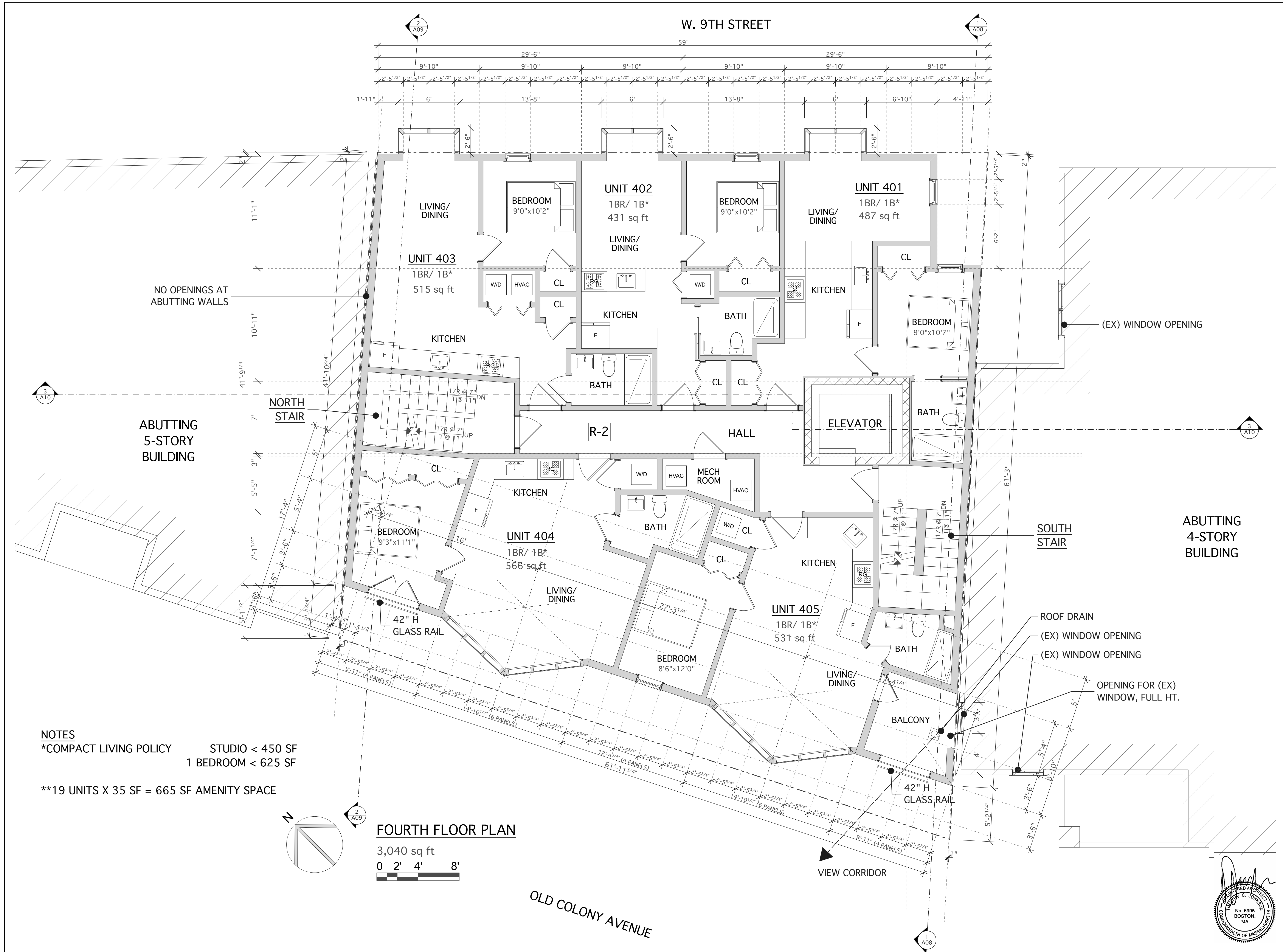
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Tim Johnson Architect, LLC		
		
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BASEMENT/ FOUNDATION PLAN		
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A01		



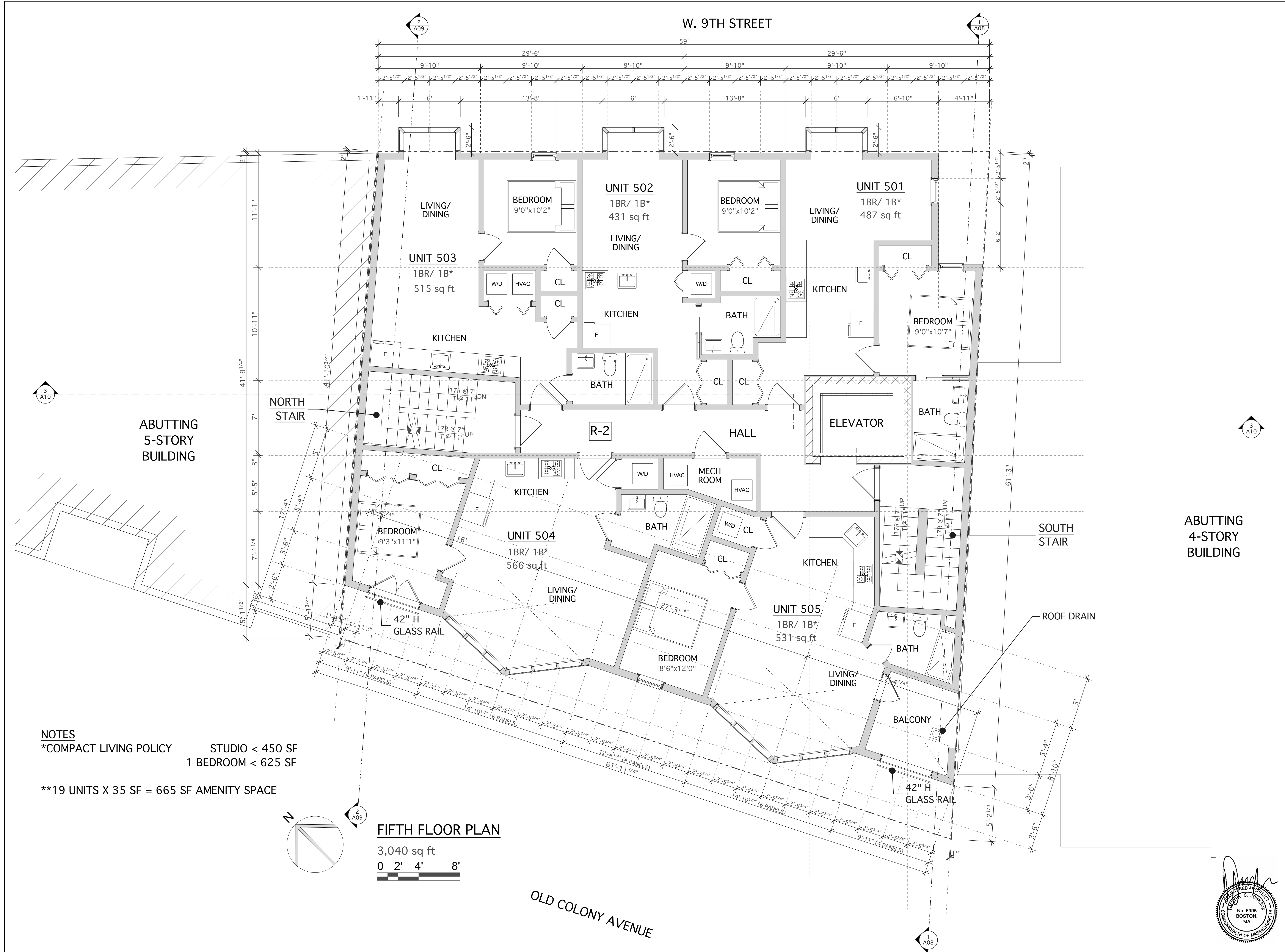
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Tim Johnson Architect, LLC			
			
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GROUND FLOOR PLAN			
DATE: 06/24/19		SC: 1/4" = 1'-0"	
A02			



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Tim Johnson Architect, LLC			
			
PRELIMINARY DWG. SET			
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SECOND FLOOR PLAN			
DATE: 06/24/19		SC: 1/4" = 1'-0"	
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Tim Johnson Architect, LLC			
			
PRELIMINARY DWG. SET			
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FOURTH FLOOR PLAN			
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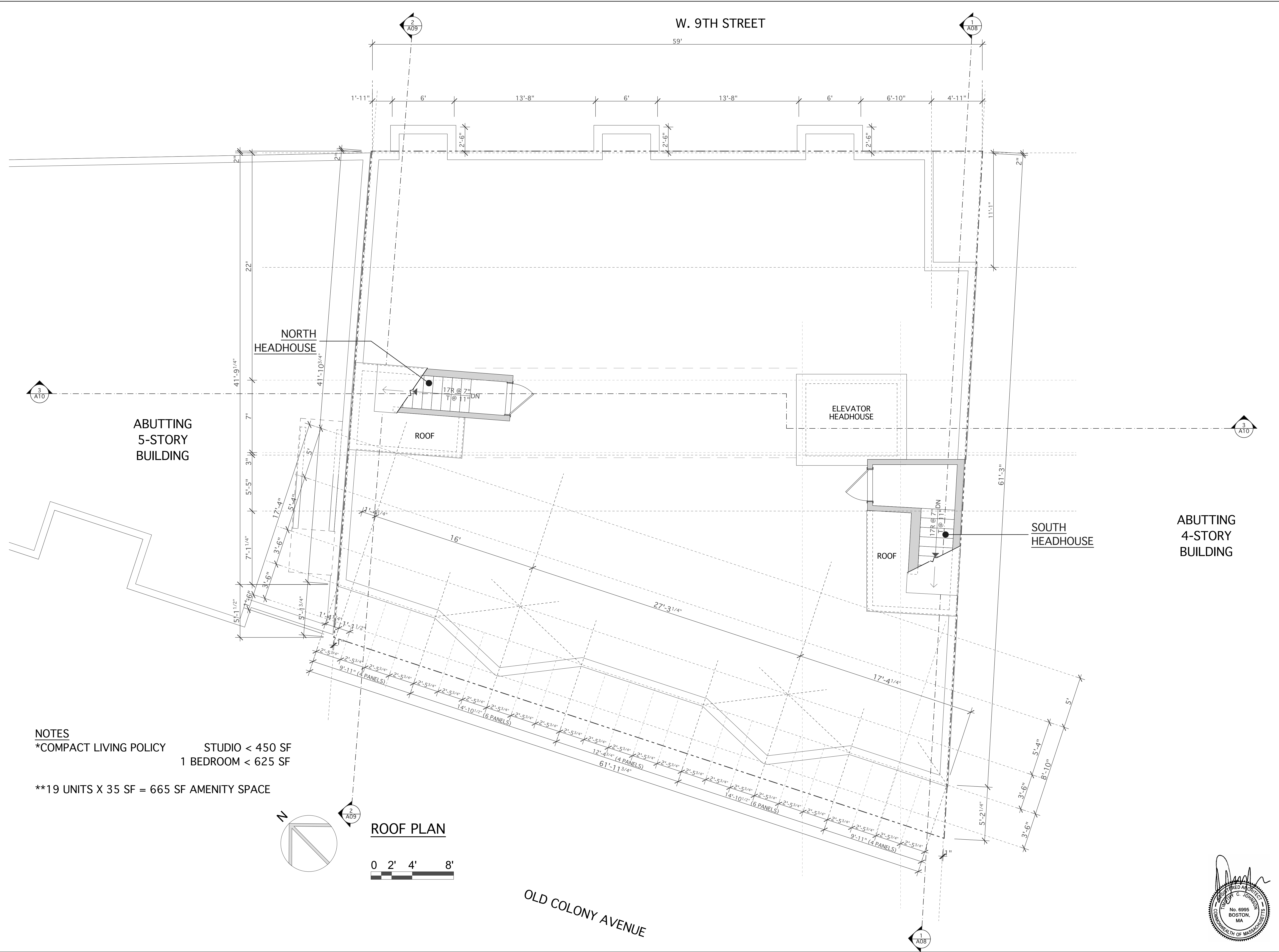


NOTES
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1 BEDROOM < 625 SF

**19 UNITS X 35 SF = 665 SF AMENITY SPACE

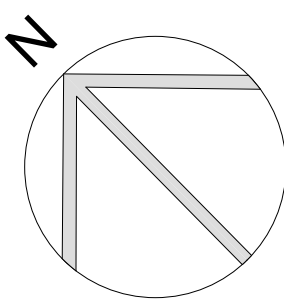
FIFTH FLOOR PLAN
3,040 sq ft
0 2' 4' 8'

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Tim Johnson Architect, LLC			
			
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FIFTH FLOOR PLAN			
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A06			



NOTES
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1 BEDROOM < 625 SF

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ROOF PLAN



OLD COLONY AVENUE

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Tim Johnson Architect, LLC



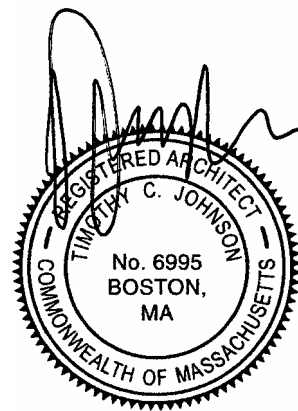
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ROOF PLAN

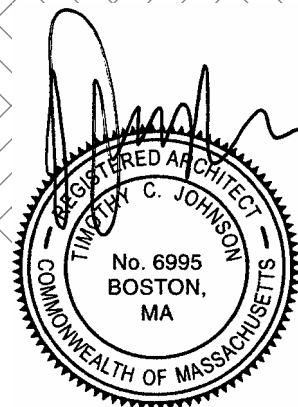
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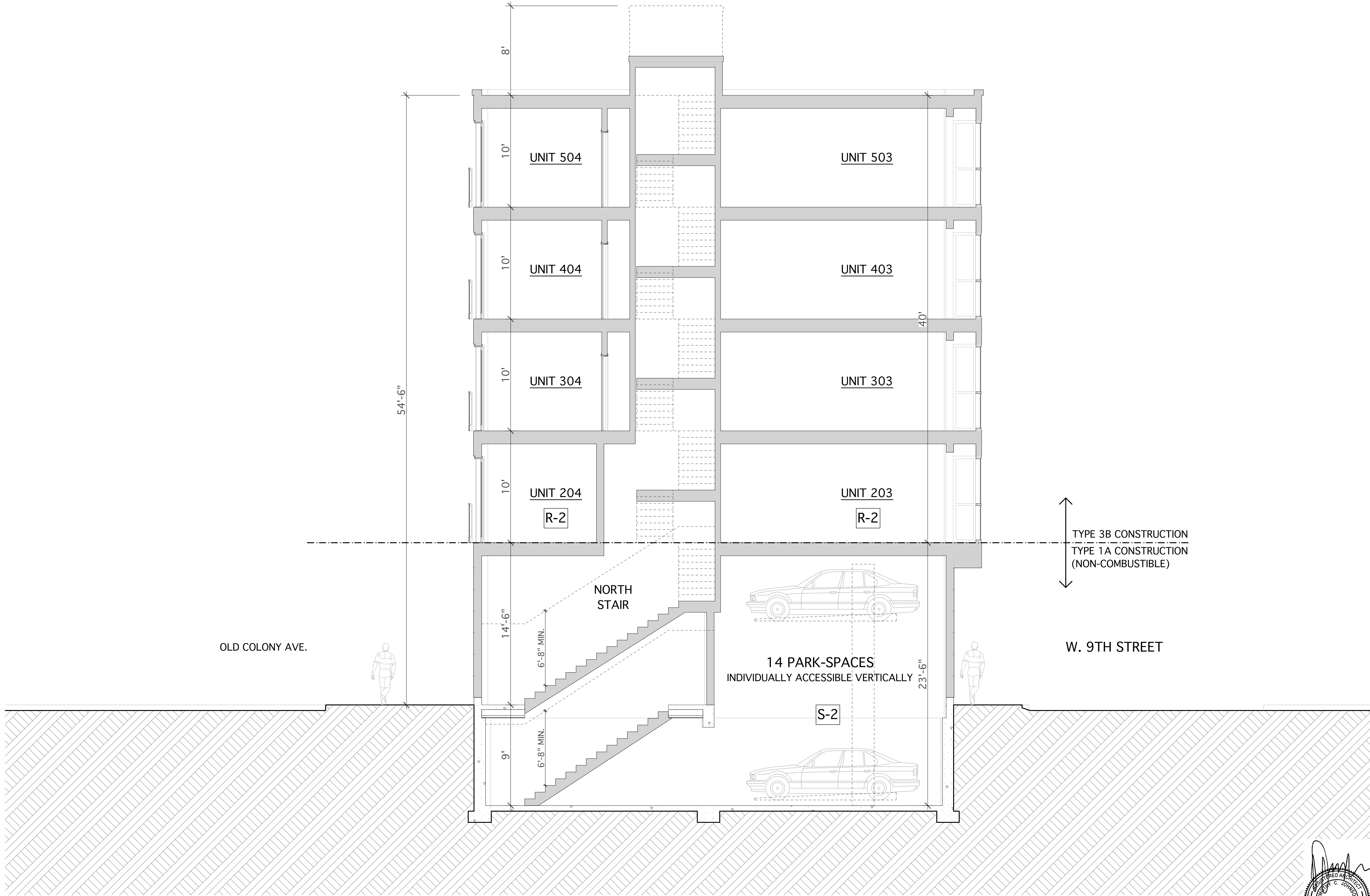




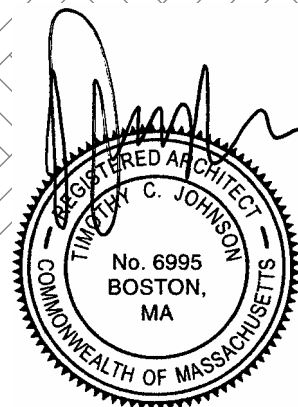
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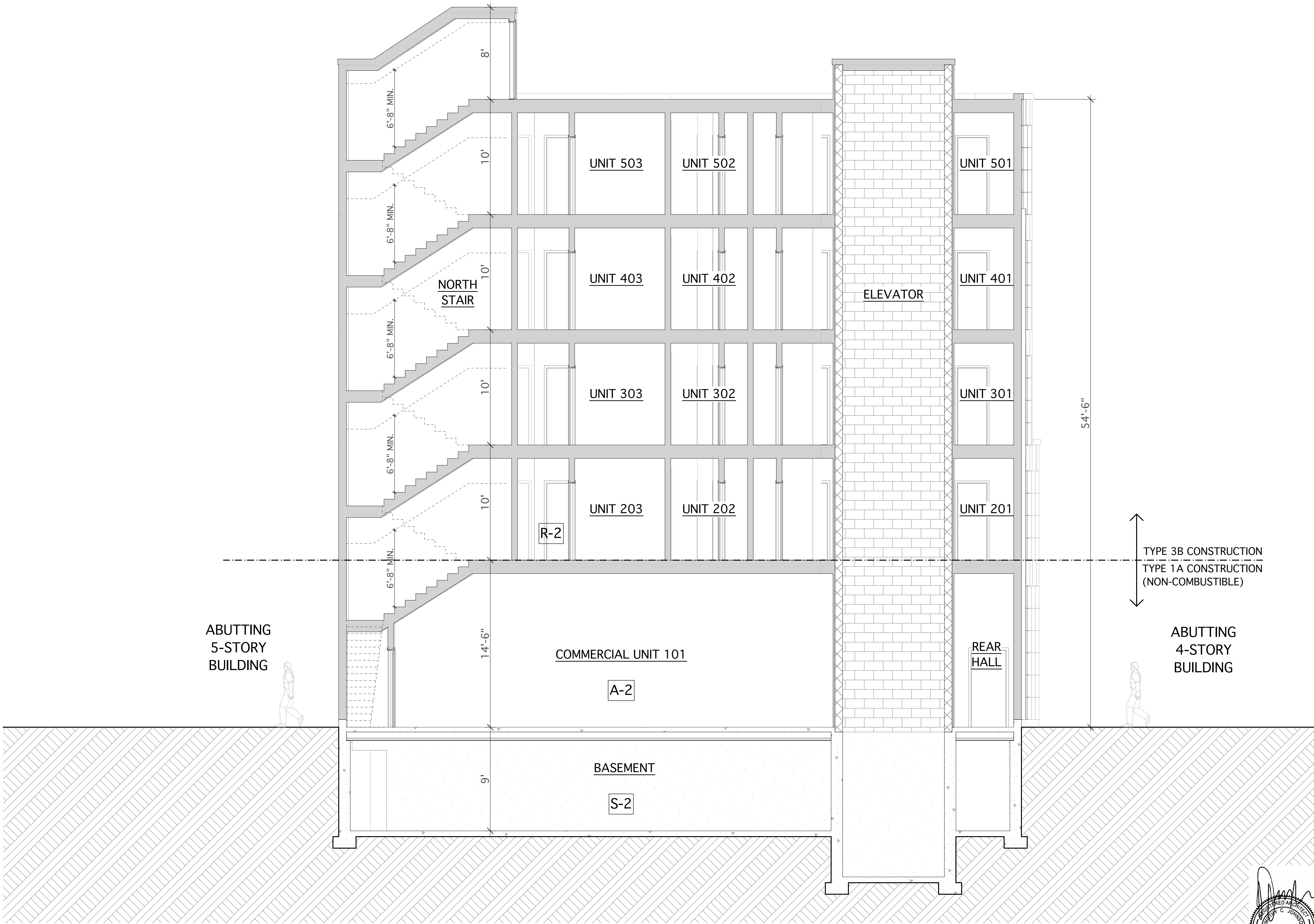
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Tim Johnson Architect, LLC	
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1-1 BUILDING SECTION	
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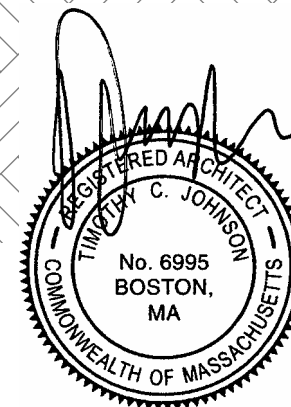
2-2 BUILDING SECTION



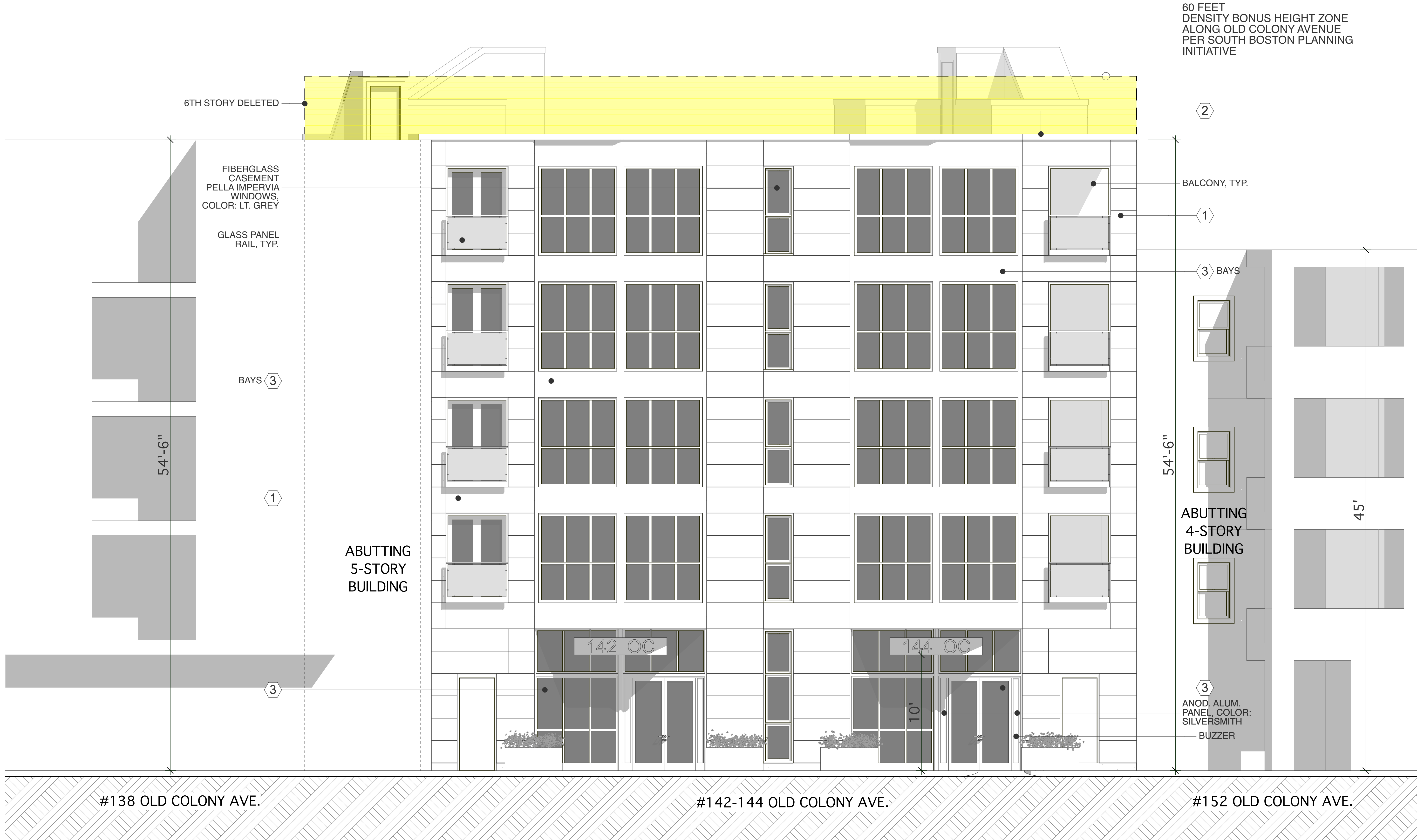
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Tim Johnson Architect, LLC	
PRELIMINARY DWG. SET	
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2-2 BUILDING SECTION	
DATE: 06/24/19	SC: 1/4" = 1'-0"
A09	



3-3 BUILDING SECTION



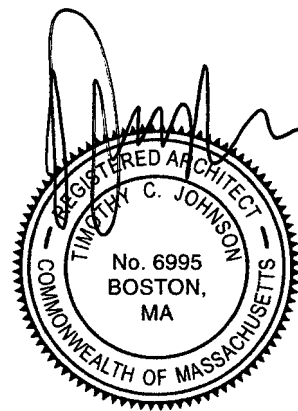
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Tim Johnson Architect, LLC	
PRELIMINARY DWG. SET	
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3-3 BUILDING SECTION	
DATE: 06/24/19	SC: 1/4" = 1'-0"
A10	



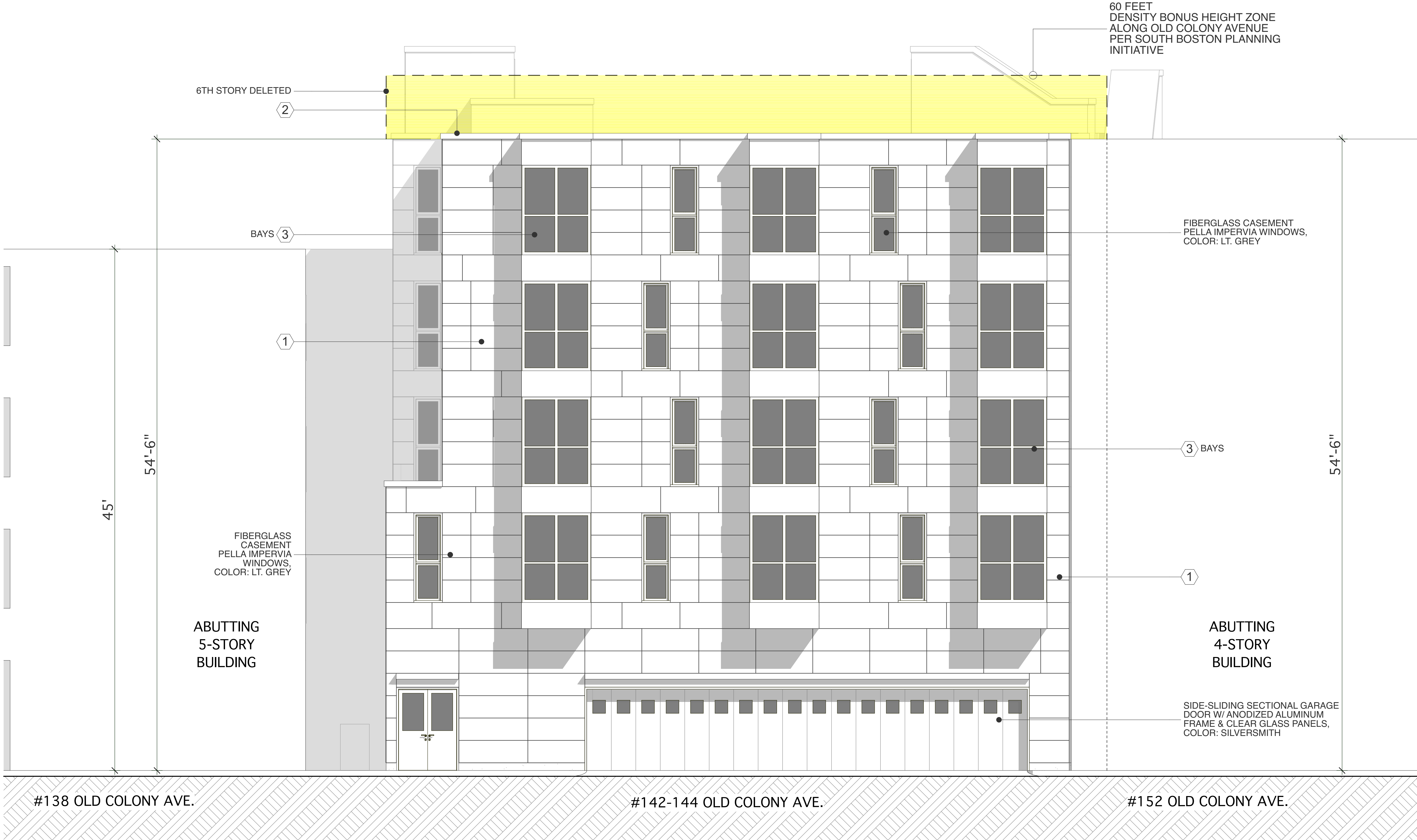
WEST (OLD COLONY AVENUE) ELEVATION



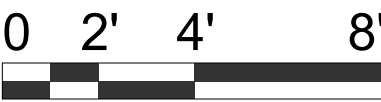
- EXTERIOR FINISH MATERIALS LEGEND
- 1 NEACERA TERRA-COTTA RAINSCREEN, GROOVED PANELS, COLOR: BEIGE
 - 2 ANODIZED ALUMINUM FASCIA, 16 GAGE, COLOR: SILVERSMITH
 - 3 ANODIZED ALUMINUM FRAMES/ STOREFRONT W/ TINTED GLASS, COLOR: SILVERSMITH



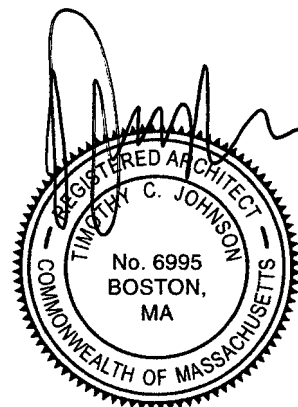
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Tim Johnson Architect, LLC			
PRELIMINARY DWG. SET			
DRAWING TITLE WEST (OLD COLONY AVENUE) ELEVATION			
DATE: 06/24/19		SC: 1/4" = 1'-0"	
A11			



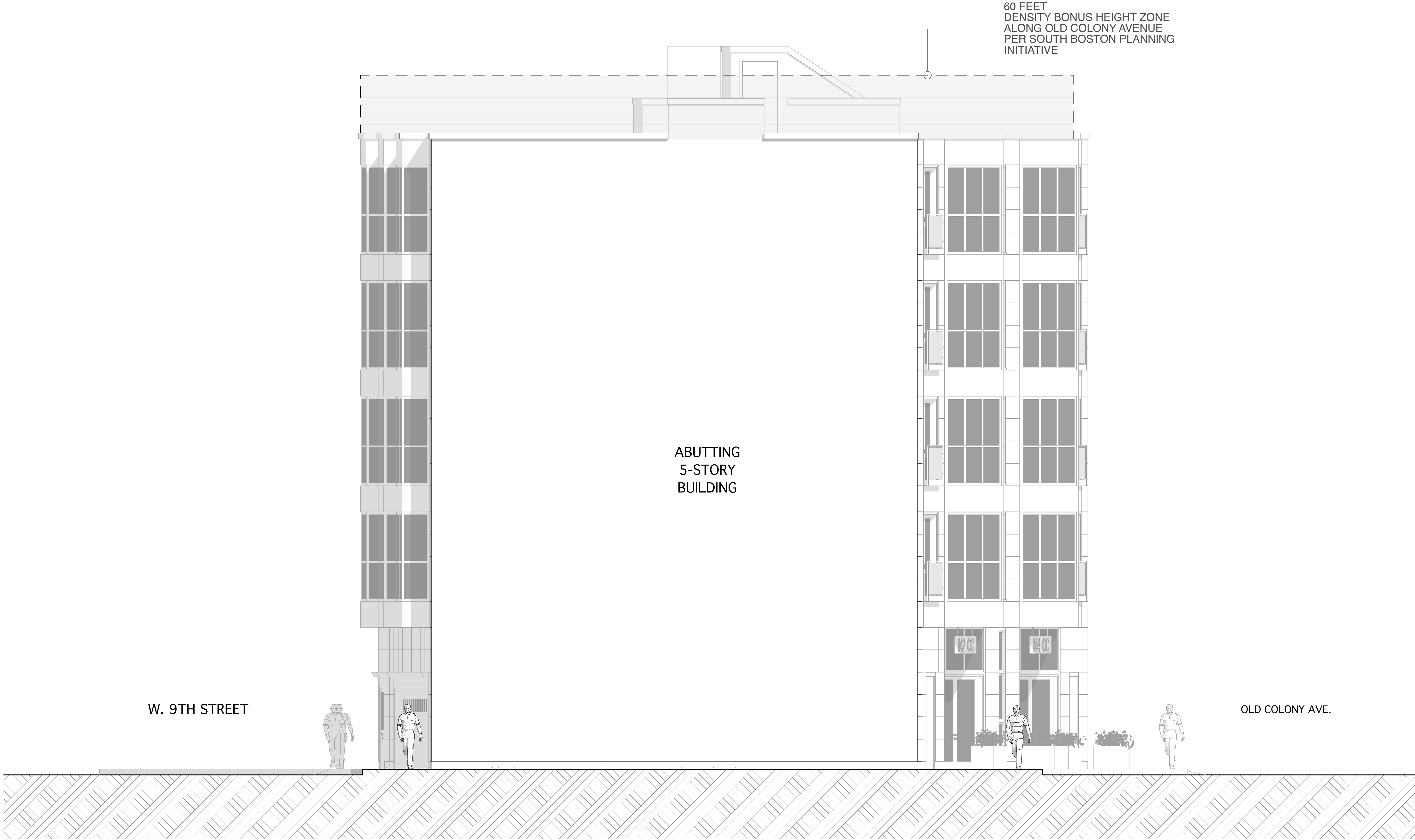
NORTHEAST (W. 9TH STREET) ELEVATION



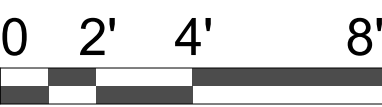
- EXTERIOR FINISH MATERIALS LEGEND
- ① NEACERA TERRA-COTTA RAINSCREEN, GROOVED PANELS, COLOR: BEIGE
 - ② ANODIZED ALUMINUM FASCIA, 16 GAGE, COLOR: SILVERSMITH
 - ③ ANODIZED ALUMINUM FRAMES/ STOREFRONT W/ TINTED GLASS, COLOR: SILVERSMITH



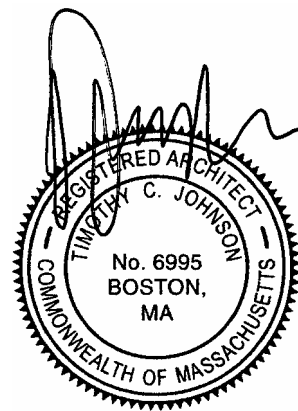
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Tim Johnson Architect, LLC	
PRELIMINARY DWG. SET	
DRAWING TITLE NORTHEAST (W. 9TH STREET) ELEVATION	
DATE: 06/24/19	SC: 1/4" = 1'-0"
A12	



NORTHWEST ELEVATION



- EXTERIOR FINISH MATERIALS LEGEND
- 1 NEACERA TERRA-COTTA RAINSCREEN, GROOVED PANELS, COLOR: BEIGE
 - 2 ANODIZED ALUMINUM FASCIA, 16 GAGE, COLOR: SILVERSMITH
 - 3 ANODIZED ALUMINUM FRAMES/ STOREFRONT W/ TINTED GLASS, COLOR: SILVERSMITH



PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 190 OLD COLONY AVENUE BOSTON, MA 02127 TEL: 617-464-4363	
PROPOSED 5-STORY, MIXED-USE BUILDING W/ GARAGE (COMMERCIAL UNIT & 19 DWELLING UNITS) 142-144 OLD COLONY AVENUE SOUTH BOSTON, MA 02127	OWNER: BOSTON PINNACLE PROPERTIES 599 WEST BROADWAY BOSTON, MA 02127 TEL: 617-564-1167

REVISIONS	
△	△
△	△
△	△
△	△
△	△

Tim Johnson Architect, LLC



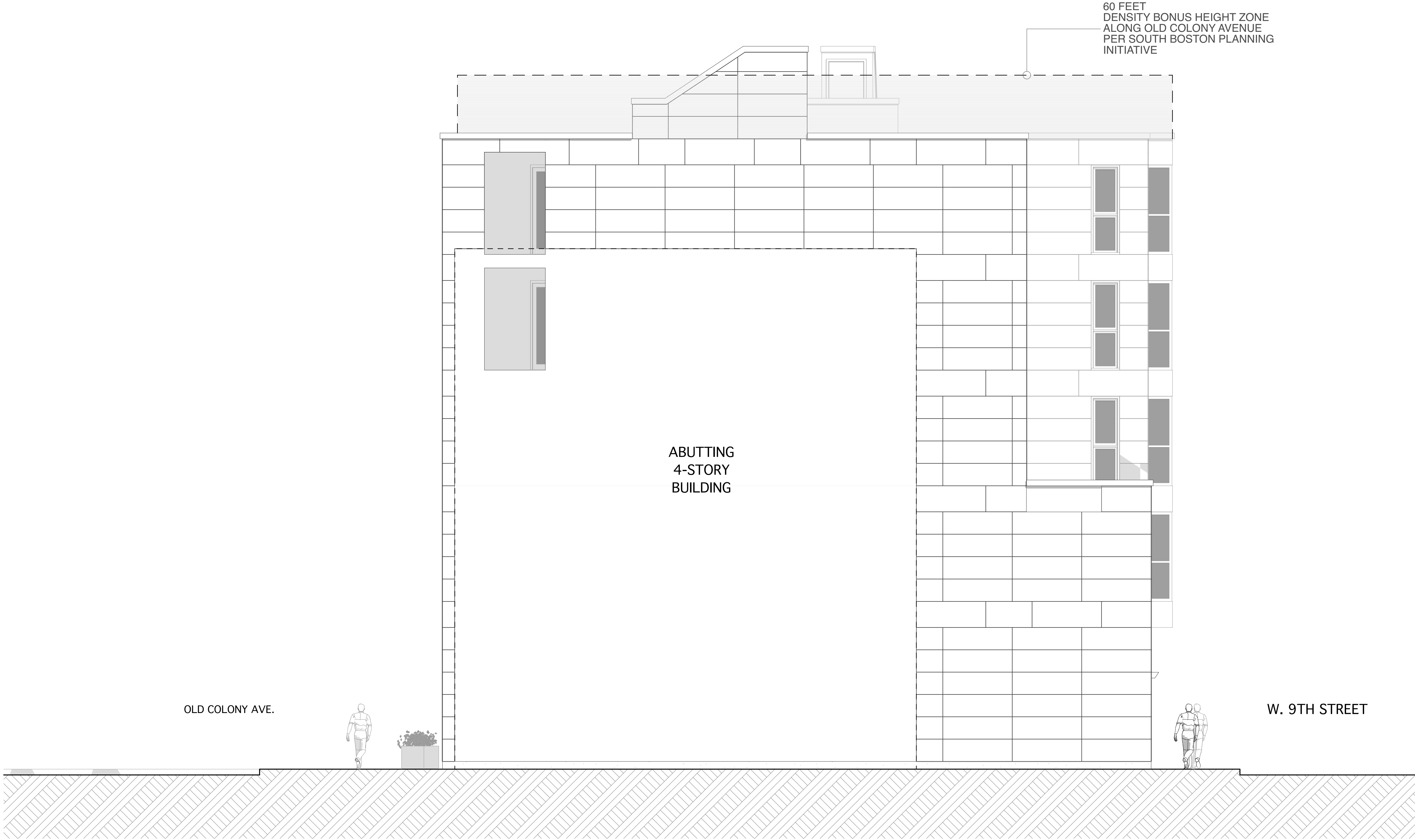
PRELIMINARY DWG. SET

DRAWING TITLE

NORTHWEST
ELEVATION

DATE: 06/24/19 SC: 1/4" = 1'-0"

A13



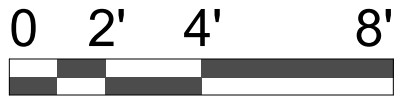
60 FEET
DENSITY BONUS HEIGHT ZONE
ALONG OLD COLONY AVENUE
PER SOUTH BOSTON PLANNING
INITIATIVE

ABUTTING
4-STORY
BUILDING

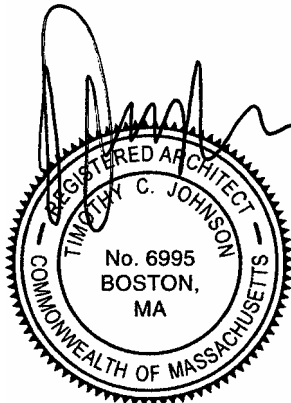
OLD COLONY AVE.

W. 9TH STREET

SOUTHEAST ELEVATION



- EXTERIOR FINISH MATERIALS LEGEND
- ① NEACERA TERRA-COTTA RAINSCREEN, GROOVED PANELS, COLOR: BEIGE
 - ② ANODIZED ALUMINUM FASCIA, 16 GAGE, COLOR: SILVERSMITH
 - ③ ANODIZED ALUMINUM FRAMES/ STOREFRONT W/ TINTED GLASS, COLOR: SILVERSMITH



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REVISIONS	
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△	
△	

Tim Johnson Architect, LLC



PRELIMINARY DWG. SET

DRAWING TITLE

SOUTHEAST
ELEVATION

DATE: 06/24/19 SC: 1/4" = 1'-0"

A14