

NEW MIXED-USE DEVELOPMENT TRIMOUNT PLACE 267 OLD COLONY AVENUE SOUTH BOSTON, MA

JULY 2019



NEW MIXED-USE
DEVELOPMENT

TRIMOUNT
PLACE
267 OLD COLONY
AVE
SO. BOSTON, MA
02127

ERT 876620

STEFANOVARCHITECTS

423 WEST BROADWAY, SUITE 404
BOSTON, MA 02127

617.765.0543

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COVER SHEET

Project number 170905

Date July 3rd, 2019

-CS-

Scale 1" = 50'-0"

7/2/2019 10:58:26 PM

NEW MIXED-USE
DEVELOPMENT

TRIMOUNT
PLACE
267 OLD COLONY
AVE
SO. BOSTON, MA
02127

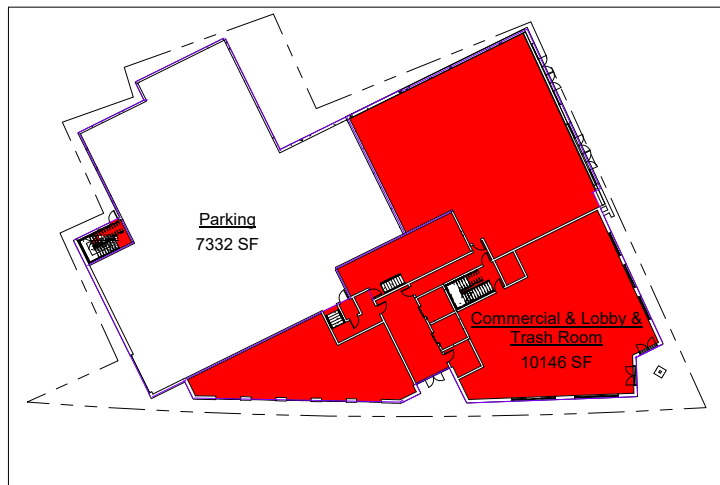
ERT 876620

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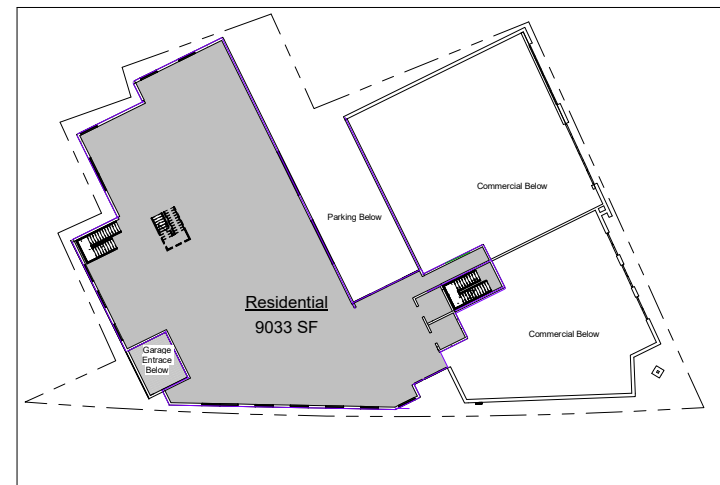
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① 1ST FLR
1/32" = 1'-0"



② MEZZ FLR
1/32" = 1'-0"



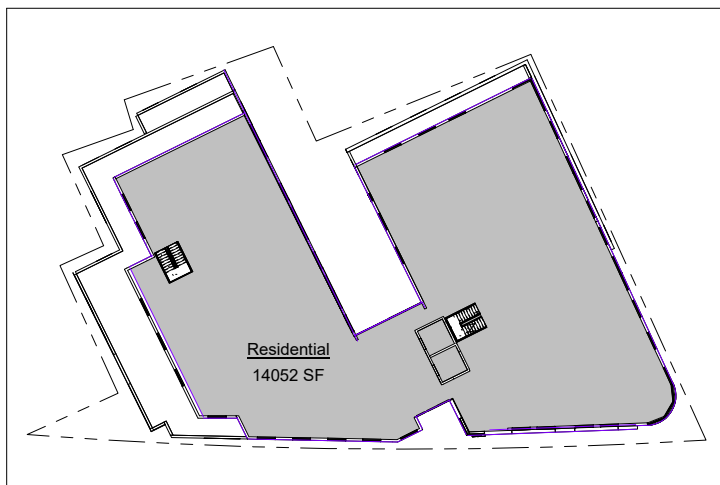
③ 2ND FLR
1/32" = 1'-0"



④ 3RD FLR
1/32" = 1'-0"

All Gross Areas		
Level	Area	Name
1ST FLR	10146 SF	Commercial & Lobby & Trash Room
1ST FLR	168 SF	Egress
MEZZ FLR	9033 SF	Residential
2ND FLR	16685 SF	Residential
3RD FLR	16463 SF	Residential
4TH FLR	14052 SF	Residential
5TH FLR	10012 SF	Residential
	76560 SF	

FLOOR AREA RATIO
76,558 ÷ 21,418 = 3.57



⑤ 4TH FLR
1/32" = 1'-0"



⑥ 5TH FLR
1/32" = 1'-0"

GROSS AREA
PLANS

Project number 170905

Date July 3rd, 2019

A0.01

Scale 1/32" = 1'-0"

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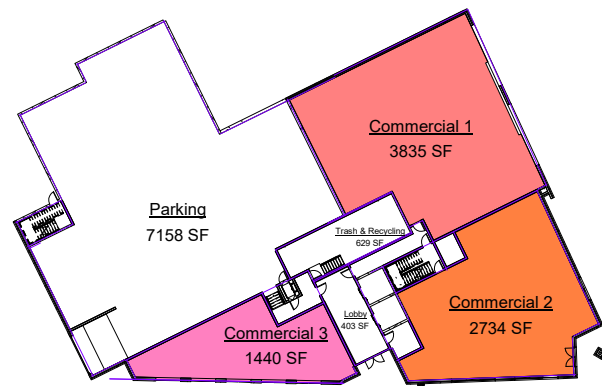
RENTABLE AREA PLAN

Project number 170905
Date July 3rd, 2019

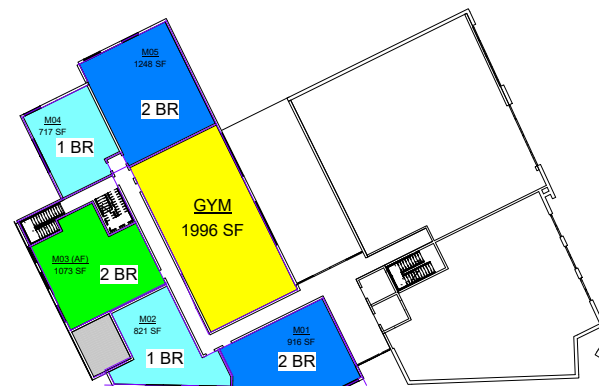
A0.02

Scale 1/32" = 1'-0"

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⑥ 1ST FLR Commercial
1/32" = 1'-0"



① MEZZ FLR Units & Gym
1/32" = 1'-0"

Commercial Rentable	
Name	Area
Commercial 1	3835 SF
Commercial 2	2734 SF
Commercial 3	1440 SF
1ST FLR	8010 SF
Grand total	8010 SF

Rentable Residential Only		
Name	Level	Area

MEZZ FLR		
M01	MEZZ FLR	916 SF
M02	MEZZ FLR	821 SF
M03 (AF)	MEZZ FLR	1073 SF
M04	MEZZ FLR	717 SF
M05	MEZZ FLR	1248 SF
MEZZ FLR		4777 SF

Affordable Units...	
Name	Area

205 (AF)	1124 SF
210 (AF)	709 SF
215(AF)	991 SF
301(AF)	962 SF
308 (AF)	916 SF
313(AF)	1158 SF
402 (AF)	711 SF
506(AF)	732 SF
M03 (AF)	1073 SF
Grand total:	8375 SF
9	

IDP = 17% of 51,867 = 8,817 SF

TOTAL NUMBER OF UNITS = 55

TOTAL 1BR UNITS = 22
TOTAL 2BR UNITS = 31
TOTAL 3BR UNITS = 2

IDP = 17% of 55 = 9 UNITS

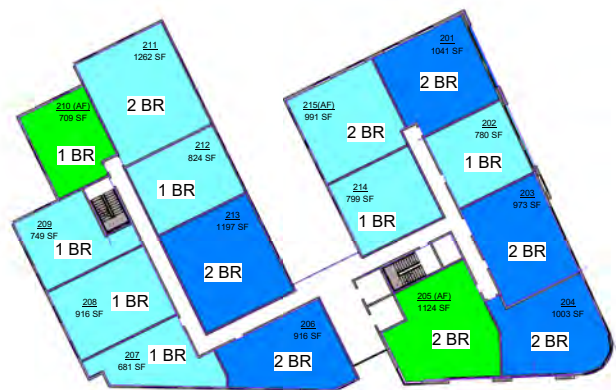
TOTAL IDP 1BR = 4
TOTAL IDP 2BR = 5

2ND FLR		
201	2ND FLR	1041 SF
202	2ND FLR	780 SF
203	2ND FLR	973 SF
204	2ND FLR	1003 SF
205 (AF)	2ND FLR	1124 SF
206	2ND FLR	916 SF
207	2ND FLR	681 SF
208	2ND FLR	916 SF
209	2ND FLR	749 SF
210 (AF)	2ND FLR	709 SF
211	2ND FLR	1262 SF
212	2ND FLR	824 SF
213	2ND FLR	1197 SF
214	2ND FLR	799 SF
215(AF)	2ND FLR	991 SF
2ND FLR		13965 SF

3RD FLR		
301(AF)	3RD FLR	962 SF
302	3RD FLR	731 SF
303	3RD FLR	983 SF
304	3RD FLR	996 SF
305	3RD FLR	1129 SF
306	3RD FLR	928 SF
307	3RD FLR	688 SF
308 (AF)	3RD FLR	916 SF
309	3RD FLR	753 SF
310	3RD FLR	714 SF
311	3RD FLR	999 SF
312	3RD FLR	843 SF
313(AF)	3RD FLR	1158 SF
314	3RD FLR	780 SF
315	3RD FLR	1012 SF
3RD FLR		13593 SF

4TH FLR		
401	4TH FLR	854 SF
402 (AF)	4TH FLR	711 SF
403	4TH FLR	993 SF
404	4TH FLR	997 SF
405	4TH FLR	1122 SF
406	4TH FLR	1057 SF
407	4TH FLR	661 SF
408	4TH FLR	653 SF
409	4TH FLR	1141 SF
410	4TH FLR	648 SF
411	4TH FLR	954 SF
412	4TH FLR	732 SF
413	4TH FLR	856 SF
4TH FLR		11381 SF

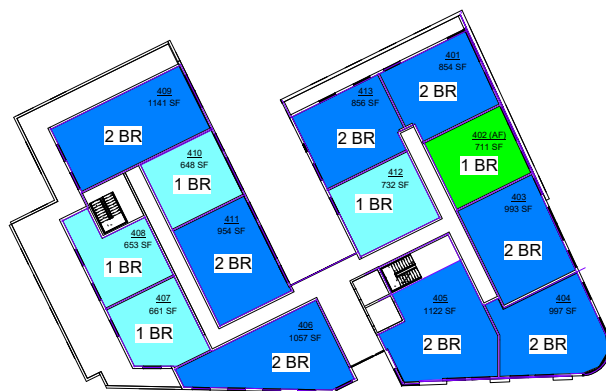
5TH FLR		
501	5TH FLR	1229 SF
502	5TH FLR	971 SF
503	5TH FLR	1001 SF
504	5TH FLR	1106 SF
505	5TH FLR	2179 SF
506(AF)	5TH FLR	732 SF
507	5TH FLR	876 SF
5TH FLR		8094 SF
Grand total: 55		51810 SF



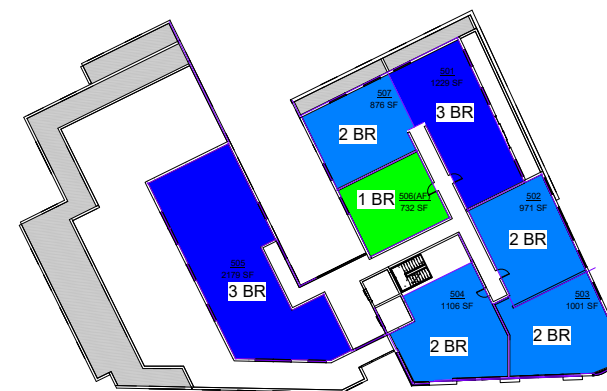
② 2ND FLR Units
1/32" = 1'-0"



③ 3RD FLR Units
1/32" = 1'-0"



④ 4TH FLR Units
1/32" = 1'-0"



⑤ 5TH FLR Units
1/32" = 1'-0"

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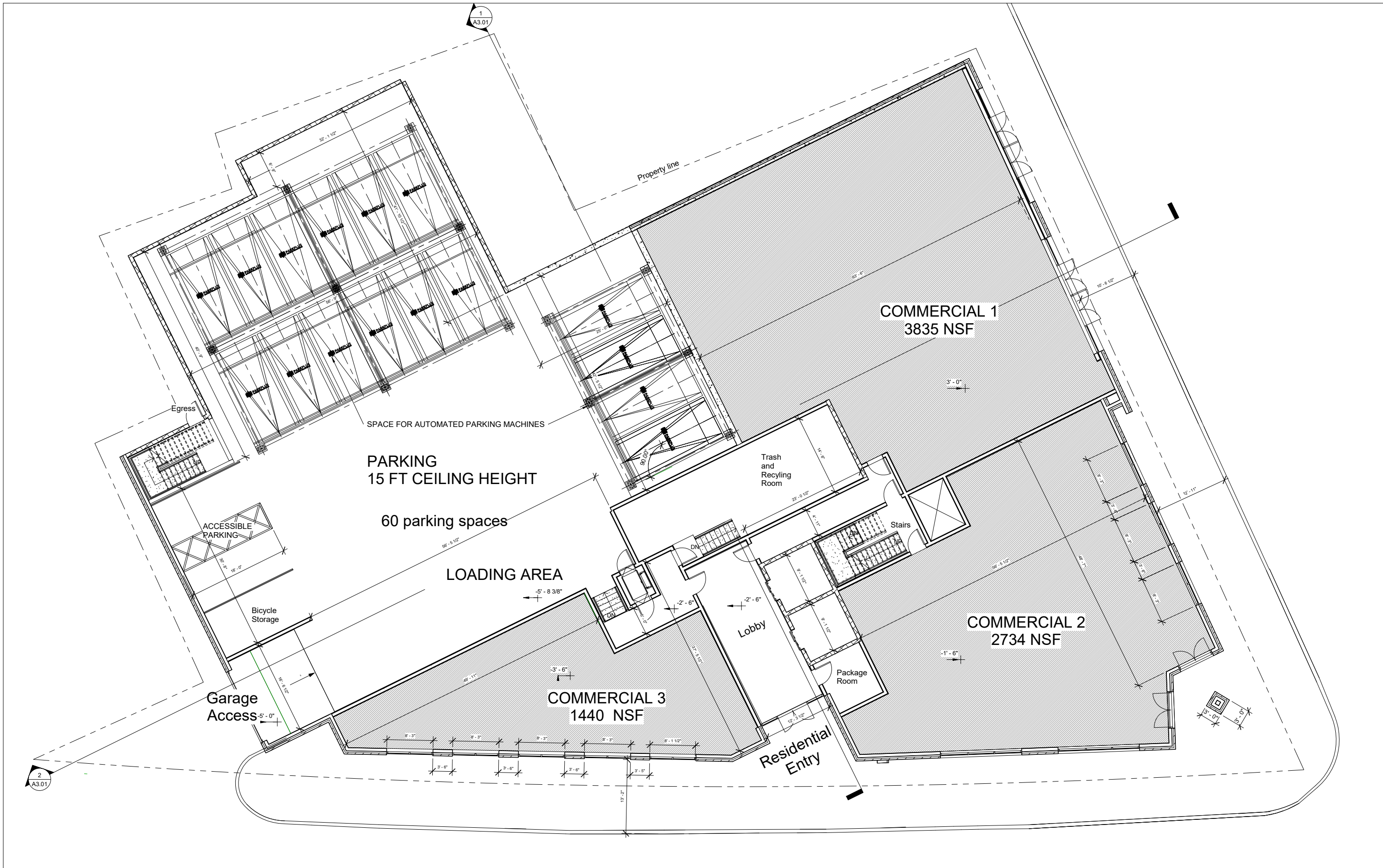
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NEW FLOOR PLANS
- 1ST FLOOR

Project number 170905
Date July 3rd, 2019

A1.01

Scale 1/8" = 1'-0"



1 1ST FLR FLR
1/8" = 1'-0"

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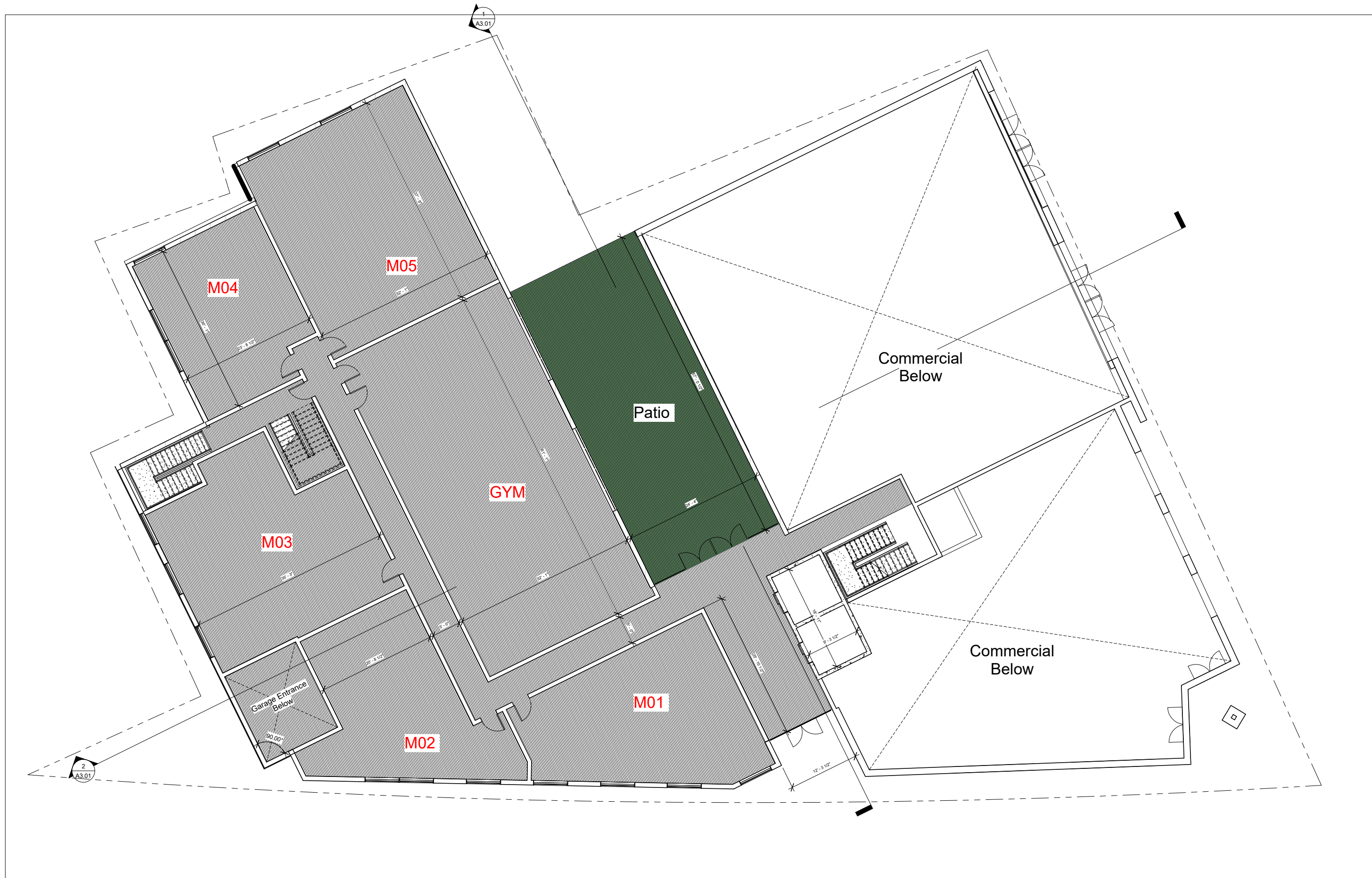
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1 MEZZ FLR
1/8" = 1'-0"

NEW FLOOR PLANS
MEZZANINE

Project number 170905
Date July 3rd, 2019

A1.02

Scale 1/8" = 1'-0"

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NEW MIXED-USE
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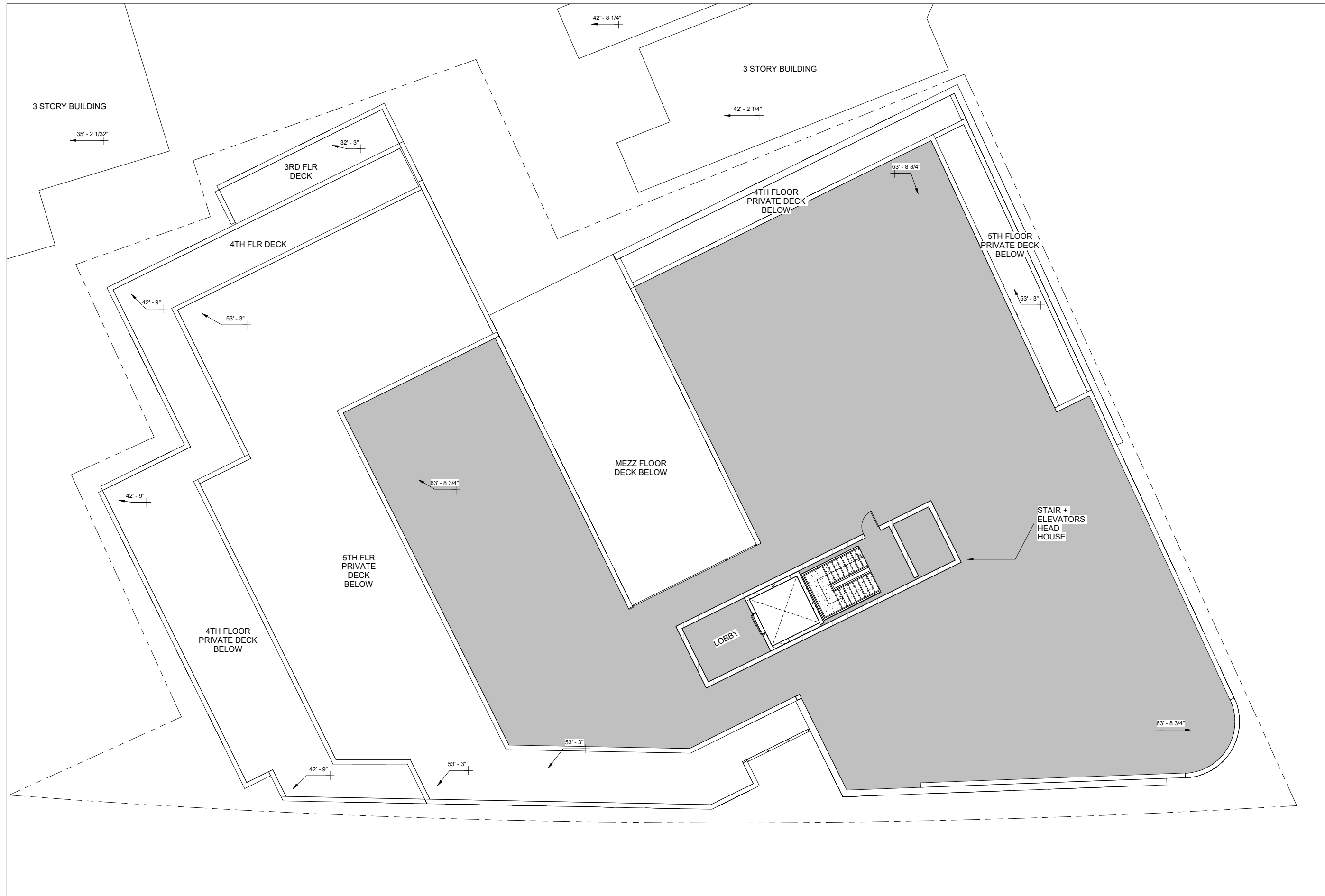


NEW FLOOR PLANS
2ND FLOOR

Project number 170905
Date July 3rd, 2019

A1.03

Scale 1/8" = 1'-0"



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NEW FLOOR PLANS
ROOF

Project number 170905
Date July 3rd, 2019

A1.04

Scale 1/8" = 1'-0"

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

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FIRST FLOOR LANDSCAPE PLAN
 267 OLD COLONY
 ORANMORE ENTERPRISES, LLC
 Revised 06/17/2019

STEFANOV ARCHITECTS BSC GROUP



SECOND FLOOR LANDSCAPE PLAN
 267 OLD COLONY
 ORANMORE ENTERPRISES, LLC
 Revised 06/11/2019

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ROOF LEVEL LANDSCAPE PLAN
 267 OLD COLONY
 ORANMORE ENTERPRISES, LLC
 Revised 06/26/2019

STEFANOV ARCHITECTS BSC GROUP

NEW MIXED-USE DEVELOPMENT

TRIMOUNT PLACE
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LANDSCAPE PLANS

Project number 170905
 Date July 3rd, 2019

A1.05

Scale

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NEW MIXED-USE
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EXTERIOR
ELEVATIONS

Project number 170905
Date July 3rd, 2019

A2.01

Scale 1/8" = 1'-0"



① Elevation Old Colony
1/8" = 1'-0"



② Elevation Dorchester st
1/8" = 1'-0"



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② Elevation Rear - Facing Old Colony
1/8" = 1'-0"

**EXTERIOR
ELEVATIONS**

Project number 170905
Date July 3rd, 2019

A2.02

Scale 1/8" = 1'-0"

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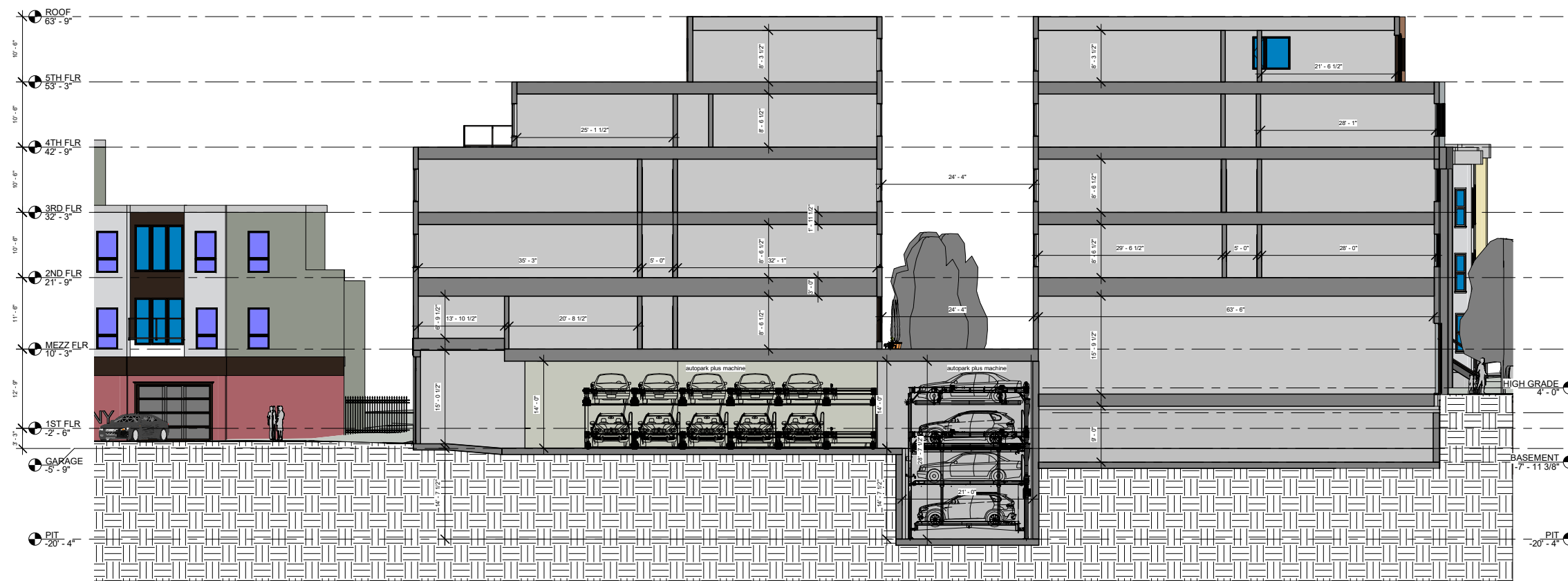
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① Cross Section
3/32" = 1'-0"



② Longitudinal-Garage Entry
3/32" = 1'-0"

BUILDING
SECTIONS

Project number 170905

Date July 3rd, 2019

A3.01

Scale 3/32" = 1'-0"

7/2/2019 11:00:06 PM



OLD COLONY AND DORCHESTER ST INTERSECTION



FROM DORCHESTER ST TOWARDS OLD COLONY

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PERSPECTIVES

Project number 170905

Date July 3rd, 2019

A4.01

Scale

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