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 +/-.
3.) The type of uses allowed in M districts include retail business and eating places & entertainment.
4.) Article 13 Dimensional Regulations: (Other use)
   a.) Lot size min. - 5,000 sf
   b.) Lot area min./addi unit - 1,000 sf
   c.) Lot width min. - 50 ft
   d.) Height to building max. - 2½/2½ (5/5 ft)
   e.) Usable open space/SSL - 400 sf (D.U.)
   f.) Side yard min. depth - 20 ft
   g.) Rear yard min. depth - 20 ft
   h.) Off-street parking - A-23 (5½ sp/0½ D.U. of 17 sq.) 18 spaces via ver. auto lifts

14,123 sf ÷ 3,390 sf lot = 4.2 FAR
DENOTES ZONING RELIEF REQUIRED
Note 1: 4.2 FAR or setback + 35 ft. to 60 ft.
Note 2: Section 20-7, rear yards of through lots.
Note 3: Parcel 323 is located in the South Boston Dorchester Ave. Planning Initiative.

Net Square Footage*
Level
USE GROUP
FLR
Type
Area NSF
G
Unit 101
Commercial
1,064.0 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

TOTAL FAR SF = 53,150 sf

SCHEDULE OF DRAWINGS
A00
- PROJECT INFORMATION
A11
- METAL (DIAGRAM SET)
A12
- PERSPECTIVE VIEWS
A13
- SUN STUDIES
A14
- SURVEYED SITE PLAN
A20
- ARCHITECTURAL SITE PLAN
A21
- FOUNDATION PLAN
A22
- GROUND FLOOR PLAN
A23
- FOURTH FLOOR PLAN
A24
- THIRD FLOOR PLAN
A25
- SECOND FLOOR PLAN
A26
- FIRST FLOOR PLAN
A27
- ROOF PLAN
A28
- 1-1 BUILDING SECTION
A29
- 2-2 BUILDING SECTION
A30
- 3-3 BUILDING SECTION
A31
- OLD COLONY AVENUE ELEVATION
A32
- SOUTH BOSTON ELEVATION
A33
- WEST (OLD COLONY AVENUE) ELEVATION
A34
- NORTHEAST (W. 9TH STREET) ELEVATION
A35
- 3-3 BUILDING SECTION
A36
- 2-2 BUILDING SECTION
A37
- 1-1 BUILDING SECTION
A38
- SOUTH BOSTON ELEVATION
A39
- OLD COLONY AVENUE ELEVATION
A40
- WEST (OLD COLONY AVENUE) ELEVATION
A41
- NORTHEAST (W. 9TH STREET) ELEVATION

LOCUS: N.T.S.1:1.06

Net FAR square footage is measured in and excludes basements, garages, storage, energy and mechanical areas.

Revisions
06/24/19
Tim Johnson Architect, LLC

PROJECT INFO:
Address: 142-144 Old Colony Avenue, South Boston, MA
East, Occupancy: Commercial
Proposed Occupancy: R-2, C-2, B-1 & A-2
Lot: 3,390 sf
Floor: 10
Ward: 07

ADDRESS: 144 OLD COLONY AVENUE, SOUTH BOSTON, MA

Tim Johnson Architect, LLC
19 OLIVE STREET, SOUTH BOSTON, MA 02127
TEL: 617-564-1167

PRELIMINARY DWG. SET
PROJECT INFORMATION
DATE: 06/24/19
SC N. T. S.

Drawing Title
DRAWING
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PRELIMINARY DWG. SET
PROJECT INFORMATION
DATE: 06/24/19
SC N. T. S.
ABUTTING 5-STORY MIXED-USE BUILDING

PROPOSED 5-STORY MIXED-USE BUILDING

UNIT 101 COMMERCIAL SPACE

MAIL ROOM

RESIDENCE FOYER

ELEVATOR

TRASH/RECYCLING

BIKES

GENERATOR

SETBACK PER BOSTON COMPLETE STREETS

#138 OLD COLONY AVE.

#142-144 OLD COLONY AVE.

#152 OLD COLONY AVE.

SETBACK PER BOSTON COMPLETE STREETS

#138 OLD COLONY AVE.

#142-144 OLD COLONY AVE.

OLD COLONY AVENUE

#152 OLD COLONY AVE.

SITE PLAN

LOT: 3,390 SF +/-

0 2' 4' 6'

25R @ 7" T @ 11"

15R @ 7" T @ 11"

BAY OVER

2' PLANTER (1 OF 4)

STREET TREE (1 OF 5)

INFILL PORTION OF (EX) CURB CUT

REAR HALL

UNIT 101

COMMERCIAL SPACE

MAIL ROOM

RESIDENCE FOYER

ELEVATOR

TRASH/RECYCLING

BIKES

GENERATOR

SETBACK PER BOSTON COMPLETE STREETS

#138 OLD COLONY AVE.

#142-144 OLD COLONY AVE.

#152 OLD COLONY AVE.

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2' PLANTER (1 OF 4)

STREET TREE (1 OF 5)

INFILL PORTION OF (EX) CURB CUT

REAR HALL

UNIT 101

COMMERCIAL SPACE

MAIL ROOM

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#142-144 OLD COLONY AVE.

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15R @ 7" T @ 11"

BAY OVER

2' PLANTER (1 OF 4)

STREET TREE (1 OF 5)

INFILL PORTION OF (EX) CURB CUT

REAR HALL

UNIT 101

COMMERCIAL SPACE

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SETBACK PER BOSTON COMPLETE STREETS

#138 OLD COLONY AVE.

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0 2' 4' 6'

25R @ 7" T @ 11"

15R @ 7" T @ 11"

BAY OVER

2' PLANTER (1 OF 4)

STREET TREE (1 OF 5)

INFILL PORTION OF (EX) CURB CUT

REAR HALL

UNIT 101

COMMERCIAL SPACE

MAIL ROOM

RESIDENCE FOYER

ELEVATOR

TRASH/RECYCLING

BIKES

GENERATOR

SETBACK PER BOSTON COMPLETE STREETS

#138 OLD COLONY AVE.

#142-144 OLD COLONY AVE.

#152 OLD COLONY AVE.
NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 6/20/2018.
2. PLAN REFERENCE: BOOK 2047 PAGE 20
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. 1st ELEVATION THAT THE SURVEY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE E, ON FLOOD HAZARD CATEGORY MAP NUMBER 25020000019.
6. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNLAWFUL EXISTENCES WHICH MAY EXIST.
7. PROPOSED 5-STORY, MIXED-USE BUILDING 142-144 OLD COLONY AVENUE SOUTH BOSTON, MA 02127
8. ZONING DISTRICT = 1F-4000 E KENT NEIGHBORHOOD.

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

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

PROPOSED 5-STORY, MIXED-USE BUILDING 142-144 OLD COLONY AVENUE SOUTH BOSTON, MA 02127

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

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

MARCH 21 - SPRING EQUINOX
JUNE 21 - SUMMER SOLSTICE
SEPTEMBER 21 - AUTUMNAL EQUINOX
DECEMBER 21 - WINTER SOLSTICE
PROPOSED 5-STORY, MIXED-USE BUILDING W/ GARAGE (COMMERCIAL UNIT & 19 DWELLING UNITS)

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

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

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

STREET VIEW - OLD COLONY AVENUE
PROPOSED 5-STORY, MIXED-USE BUILDING W/ GARAGE (COMMERCIAL UNIT & 19 DWELLING UNITS)

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142-144 OLD COLONY AVENUE
SOUTH BOSTON, MA 02127

STREET VIEW - W. 9TH STREET
NOTES
*COMPACT LIVING POLICY
STUDIO < 450 SF
1 BEDROOM < 625 SF
**19 UNITS X 35 SF = 665 SF AMENITY SPACE
**19 UNITS X 35 SF = 665 SF AMENITY SPACE

NOTES

*COMPACT LIVING POLICY

STUDIO < 450 SF

1 BEDROOM < 625 SF

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

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

DRAWING TITLE
1-1 BUILDING SECTION

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

PROJECT ARCHITECT:
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190 OLD COLONY AVENUE
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TYPE 3B CONSTRUCTION
TYPE 1A CONSTRUCTION (NON-COMBUSTIBLE)

NORTH STAIR
W. 9TH STREET

14 PARK-SPACES
INDIVIDUALLY ACCESSIBLE VERTICALLY

R-2
S-2

UNIT 204
UNIT 203
UNIT 304
UNIT 303
UNIT 404
UNIT 403
UNIT 504
UNIT 503
PROPOSED 5-STORY, MIXED-USE BUILDING W/ GARAGE
COMMERCIAL UNIT & 19 DWELLING UNITS
142-144 OLD COLONY AVENUE
SOUTH BOSTON, MA 02127
TEL: 617-464-4363

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

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

COMMERCIAL UNIT 101
NORTH STAIR
ABUTTING 5-STORY BUILDING

ABUTTING 4-STORY BUILDING

TYPE 3B CONSTRUCTION
TYPE 1A CONSTRUCTION (NON-COMBUSTIBLE)

R-2
A-2
S-2

3-3 BUILDING SECTION

COMMERCIAL UNIT 101
ABUTTING 5-STORY BUILDING

ABUTTING 4-STORY BUILDING

BASEMENT

UNIT 503 UNIT 502 UNIT 501
UNIT 403 UNIT 402 UNIT 401
UNIT 303 UNIT 302 UNIT 301
UNIT 203 UNIT 202 UNIT 201
UNIT 103 UNIT 102 UNIT 101
UNIT 003 UNIT 002 UNIT 001
UNIT 503 UNIT 502 UNIT 501
UNIT 403 UNIT 402 UNIT 401
UNIT 303 UNIT 302 UNIT 301
UNIT 203 UNIT 202 UNIT 201
UNIT 103 UNIT 102 UNIT 101
UNIT 003 UNIT 002 UNIT 001

REVISIONS

DRAWING TITLE
3-3 BUILDING SECTION

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

A10
PROPOSED 5-STORY, MIXED-USE BUILDING W/ GARAGE (COMMERCIAL UNIT & 19 DWELLING UNITS)

142-144 OLD COLONY AVENUE
SOUTH BOSTON, MA 02127

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

ABUTTING 5-STORY BUILDING

EXTERIOR FINISH MATERIALS LEGEND

1. NEACERA TERRA-COTTA RAINSCREEN, GROOVED PANELS, COLOR: BEIGE
2. ANODIZED ALUMINUM FASCOA, 16 GAGE, COLOR: SILVERSMITH
3. ANODIZED ALUMINUM FRAMES/ STOREFRONT W/ TINTED GLASS, COLOR: SILVERSMITH

FIBERGLASS CASEMENT WINDOWS, COLOR: LT. GREY
GLASS PANEL RAIL, TYP.
ABUTTING 5-STORY BUILDING

ABUTTING 4-STORY BUILDING

SIDE-SLIDING SECTIONAL GARAGE DOOR W/ ANODIZED ALUMINUM FRAME & CLEAR GLASS PANELS, COLOR: SILVERSMITH

FIBERGLASS CASEMENT PELLA IMPERVIA WINDOWS, COLOR: LT. GREY

ANODIZED ALUMINUM FRAMES/STOREFRONT W/ TINTED GLASS, COLOR: SILVERSMITH

ANODIZED ALUMINUM FASCIA, 16 GAGE, COLOR: SILVERSMITH

NEACERA TERRA COTTA RAINSCREEN, GROOVED PANELS, COLOR: BEIGE

EXTERIOR FINISH MATERIALS LEGEND

#138 OLD COLONY AVE.

#142-144 OLD COLONY AVE.

#152 OLD COLONY AVE.

PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC

OWNER: BOSTON PINNACLE PROPERTIES

COMMERCIAL UNIT & 19 DWELLING UNITS

PROPOSED 5-STORY, MIXED-USE BUILDING W/ GARAGE

142-144 OLD COLONY AVENUE

SOUTH BOSTON, MA

02127

TEL: 617-464-4363

DATE: 06/24/19

SC 1" = 4'

PLAN

0 2' 4' 8'

NORTHEAST (W. 9TH STREET) ELEVATION
ABUTTING 5-STORY BUILDING

W. 9TH STREET

OLD COLONY AVE.

NORTHWEST ELEVATION

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

PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC
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TEL: 617-464-4363

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

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

DATE: 06/24/19
SC 1/4" = 1'-0"
PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

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

CONSTRUCTION PERIOD: 06/24/19

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

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