

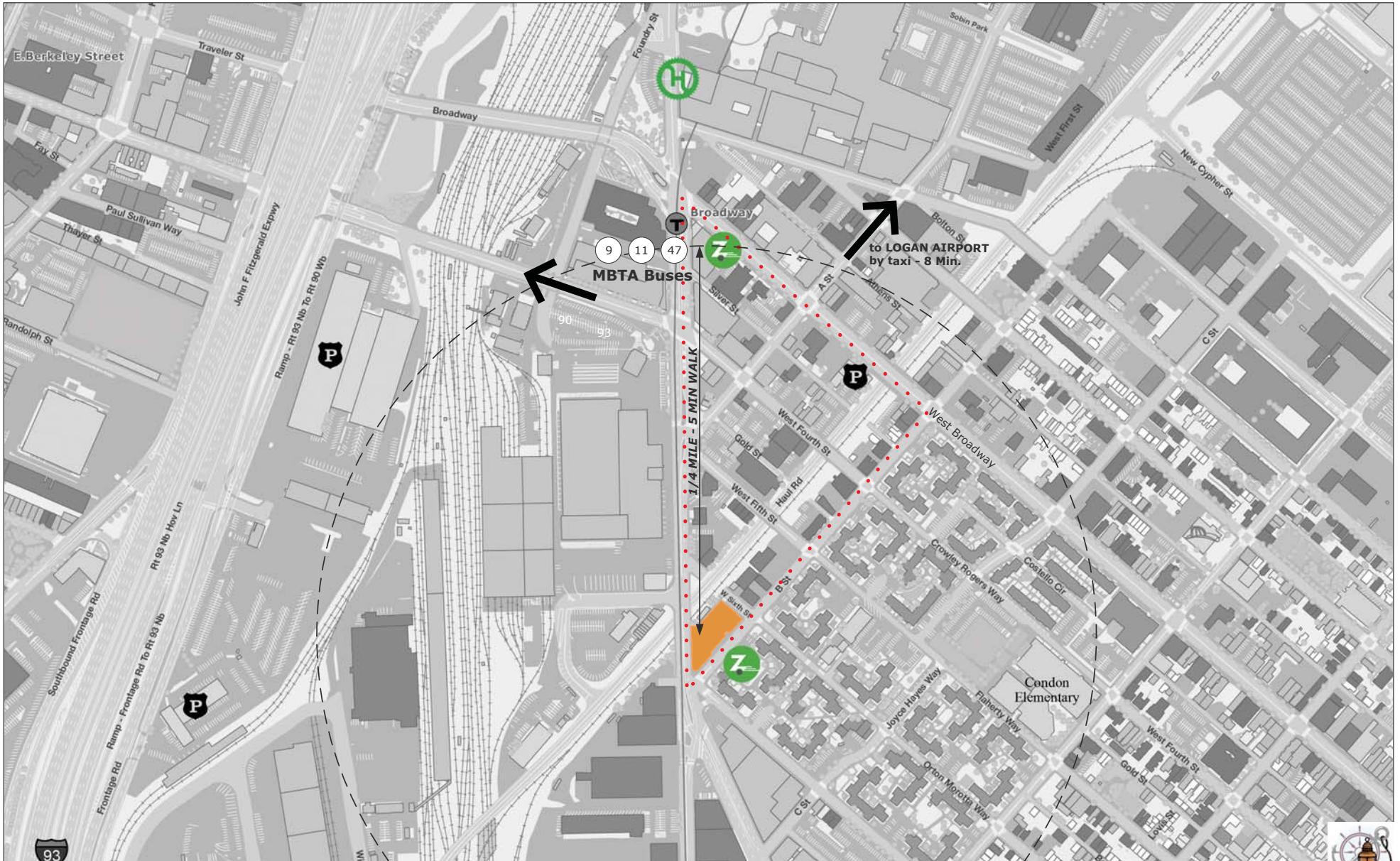


THE CHANDLERY

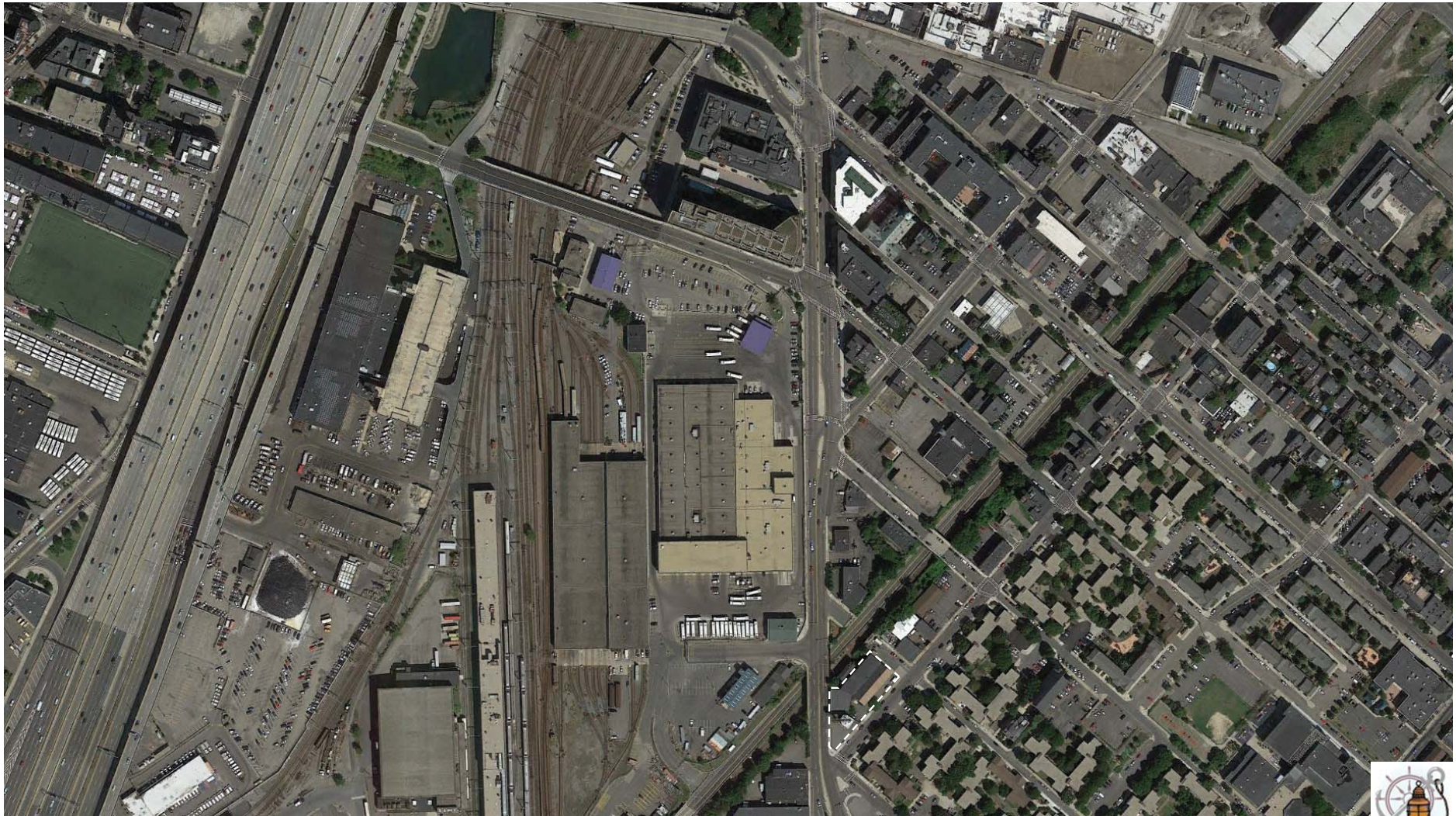


270 Dorchester Avenue  
South Boston, Massachusetts

PISANI + ASSOCIATES  
ARCHITECTS







270 Dorchester Ave., Boston - 6.09.2014

Pisani + Associates Architects







270 Dorchester Ave., Boston - 6.09.2014

Pisani + Associates Architects







SITE PLAN

270 Dorchester Ave., Boston - 4.24.2014

Pisani + Associates Architects







View to Northeast from Dorchester Avenue





View to South from Dorchester Avenue





View to Northeast from B Street







View to Northwest from W. 6th Street











Raised Deck Perspective View

270 Dorchester Ave., BOSTON

02.27.2017

PISANI + ASSOCIATES ARCHITECTS







Raised Deck Perspective View

270 Dorchester Ave., BOSTON

02.27.2017

PISANI + ASSOCIATES ARCHITECTS







Aluminum Brise Soleil

Glass Fiber Reinforced concrete Curved Cornice

Aluminum Brise Soleil

Aluminum Brise Soleil

Aluminum Frame Windows

Alply Metal Fins

Alply Metal Panels

Brick Spalding Ironspot

Aluminum Curtain Wall

Alply Metal Fins

Aluminum Frame Windows

Alply Metal Panels

Glass Fiber Reinforced Concrete Curved Cornice

Aluminum Brise Soleil

Brick Spalding Ironspot

Aluminum Grills





Aluminum Brise Soleil

Alply Metal Panels

Aluminum Frame Windows

Alply Fascia

Brick Spalding  
Ironspot

New Street Trees

Alply Aluminum  
Sign Board

Illuminated Address

270  
DOT

Granite Planting Beds

New Concrete side Walks

New Granite Curbs

6" Granite Base

XYZ Store

XYZ Store









PERSPECTIVE VIEW AT B-STREET

270 Dorchester Ave., BOSTON

02.27.2017

PISANI + ASSOCIATES ARCHITECTS





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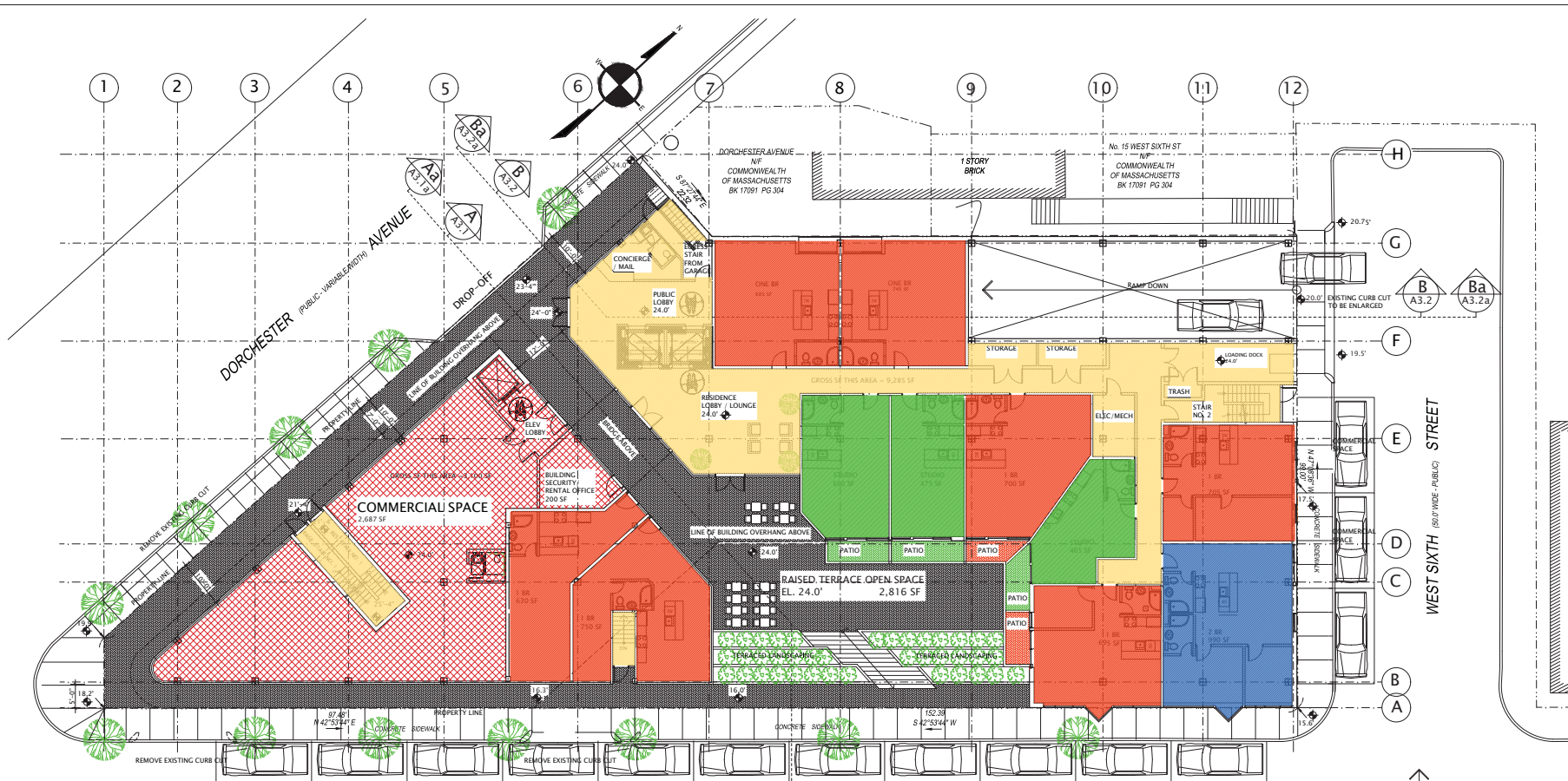
GROUND LEVEL FLOOR PLAN

DRAWING

A1.1

DWG. NO.

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- KEY:**
- COMMON SPACE
  - STUDIO
  - 1-BR
  - 2-BR
  - COMMERCIAL
  - EXTERIOR PAVERS

PROVIDE 11 NEW PARKING SPACES OF WHICH 5 ARE NEW DUE TO THE ELIMINATION OF EXISTING CURB CUTS

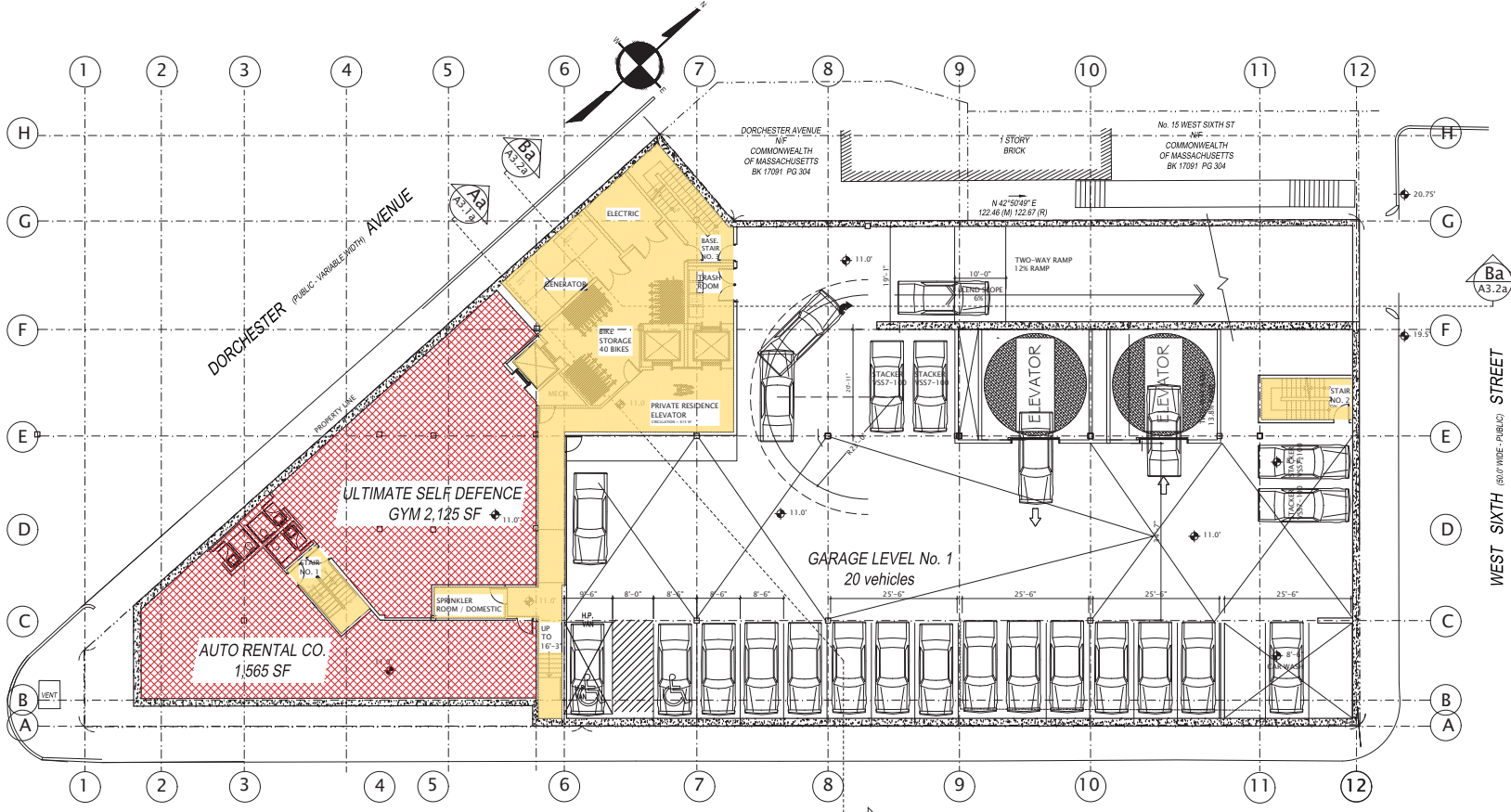
B (50.0' WIDE - PUBLIC) STREET

GROUND LEVEL FLOOR PLAN  
ORIGINAL SCALE 3/32" = 1'-0"

	1	2	3	4	5	6	TOT
STUDIO	3	5	3	3	3	3	= 20
1BR	7	12	14	14	14	14	= 75
2 BR	1	4	4	4	4	4	= 21
Totals	11	21	21	21	21	21	= 116

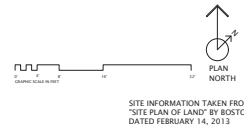


ORIGINAL SCALE 3/32" = 1'-0"



**UPPER LEVEL BASEMENT PLAN**  
(AUTOMATED PARKING SYSTEM)  
ORIGINAL SCALE 3/32" = 1'-0"

THIS LEVEL CAPACITY 20 VEHICLES  
LOWER LEVEL CAPACITY= 50 + 50 VEHICLES = 100 VEHICLES  
TOTAL PARKING CAPACITY = 120 VEHICLES



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"SITE PLAN OF LAND" BY BOSTON SURVEY, INC.  
DATED FEBRUARY 14, 2013

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DATE	DATE	DATE	DATE

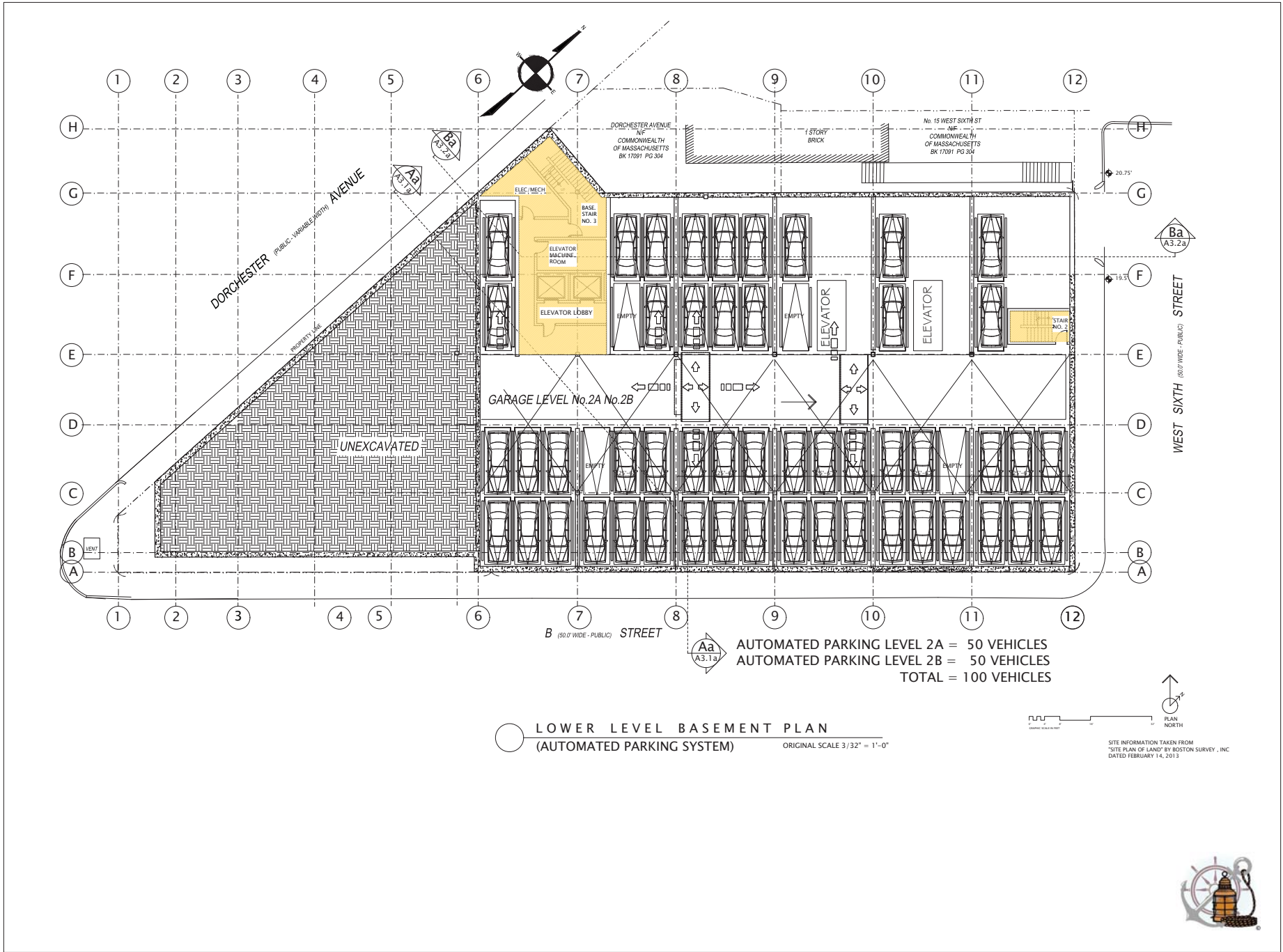
UPPER BASEMENT PLAN  
PARKING LEVEL 1 / COMM  
DRAWING (AUTOMATIC PKG)

**A1.02a**

DWG. NO.







**LOWER LEVEL BASEMENT PLAN**  
 (AUTOMATED PARKING SYSTEM) ORIGINAL SCALE 3/32" = 1'-0"

**AUTOMATED PARKING LEVEL 2A = 50 VEHICLES**  
**AUTOMATED PARKING LEVEL 2B = 50 VEHICLES**  
**TOTAL = 100 VEHICLES**

**PISANI + ASSOCIATES**  
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**LOWER BASEMENT PLAN**  
**PARKING LEVEL 2**  
**DRAWING (AUTOMATIC PKG)**

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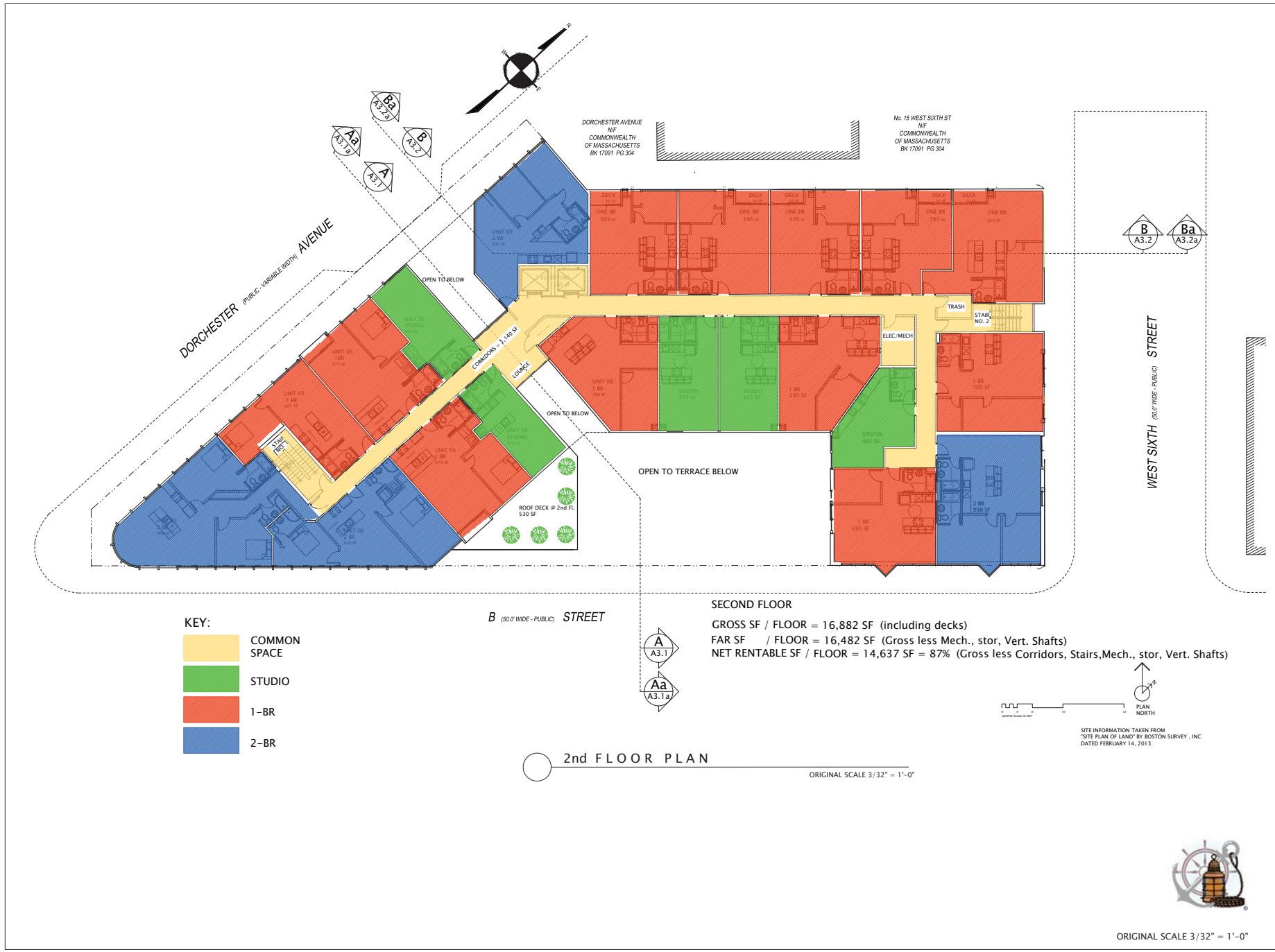
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DRAWING  
2nd FLOOR PLAN

**A1.2**

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- KEY:**
- COMMON SPACE
  - STUDIO
  - 1-BR
  - 2-BR

**B** (50.0' WIDE - PUBLIC) STREET

**SECOND FLOOR**

GROSS SF / FLOOR = 16,882 SF (including decks)  
 FAR SF / FLOOR = 16,482 SF (Gross less Mech., stor, Vert. Shafts)  
 NET RENTABLE SF / FLOOR = 14,637 SF = 87% (Gross less Corridors, Stairs, Mech., stor, Vert. Shafts)

**A**  
A3.1

**Aa**  
A3.1a



SITE INFORMATION TAKEN FROM "SITE PLAN OF LAND" BY BOSTON SURVEY, INC DATED FEBRUARY 14, 2013

2nd FLOOR PLAN

ORIGINAL SCALE 3/32" = 1'-0"

ORIGINAL SCALE 3/32" = 1'-0"



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DRAWN:      CHECKED:

3rd-6th FLOOR PLAN

DRAWING

**A1.3**

DWG. NO.

DATE:      AM/P  
DRAWN:      CHECKED:

3rd-6th FLOOR PLAN

DRAWING

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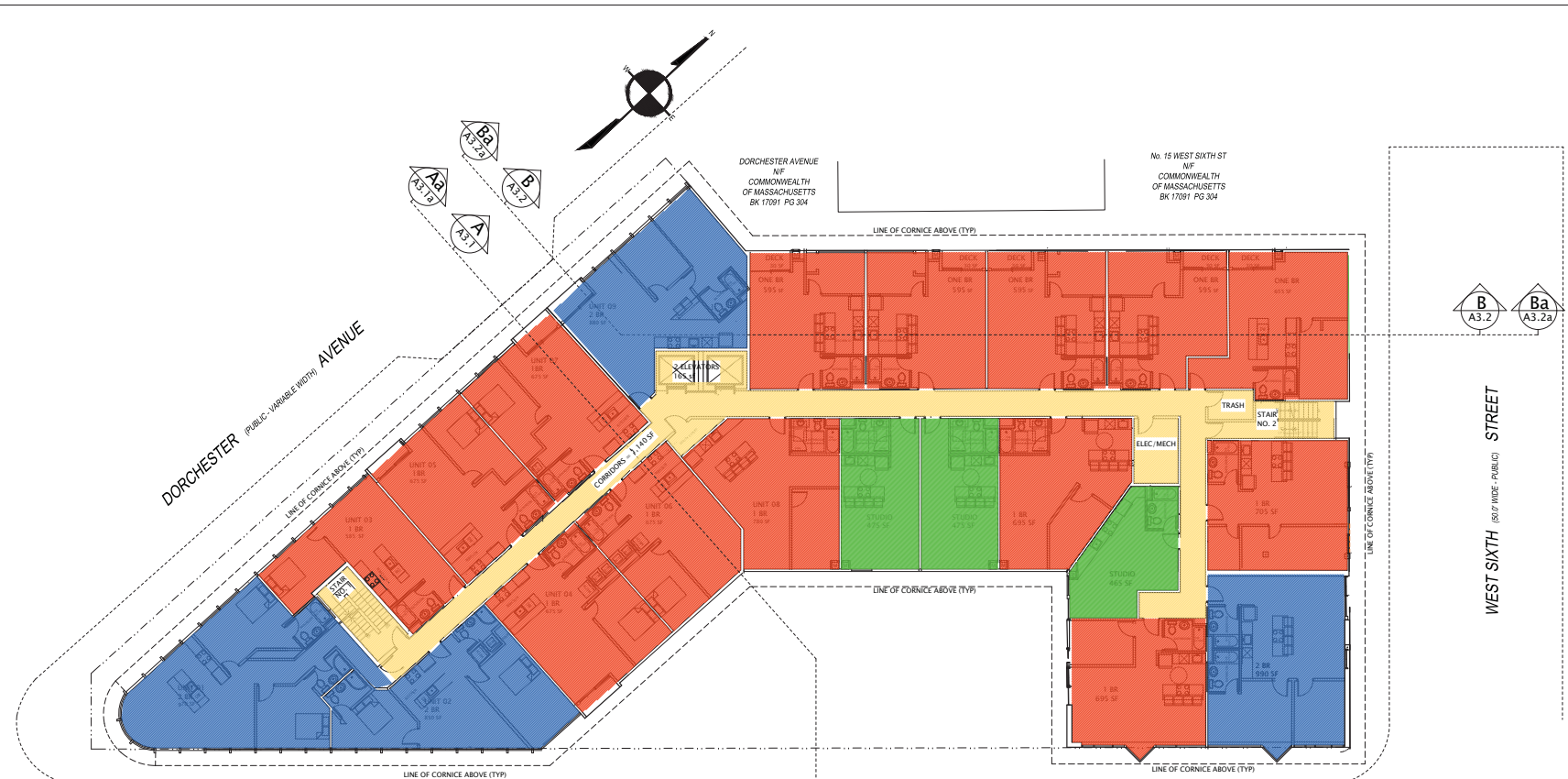
3rd-6th FLOOR PLAN

DRAWING

**A1.3**



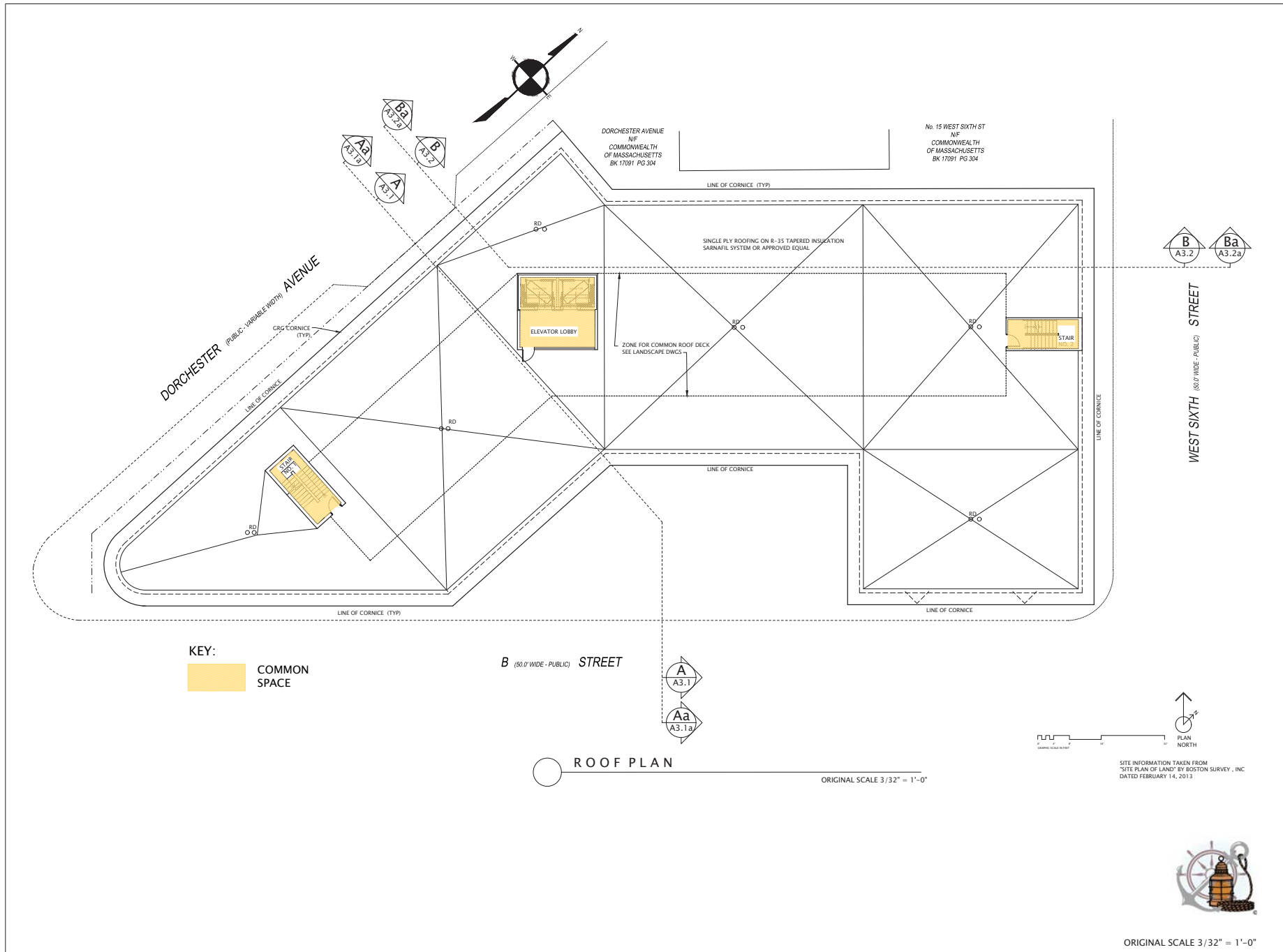
ORIGINAL SCALE 3/32" = 1'-0"



- KEY:
- COMMON SPACE
  - STUDIO
  - 1-BR
  - 2-BR

THIRD, FOURTH, FIFTH & SIXTH FLOORS  
GROSS SF / FLOOR = 16,882 SF (including decks)  
FAR SF / FLOOR = 16,482 SF (Gross less Mech., stor, Vert. Shafts)  
NET RENTABLE SF / FLOOR = 14,637 SF = 87% (Gross less Corridors, Stairs, Mech., stor, Vert. Shafts)

TYPICAL FLOOR PLAN 3-6  
ORIGINAL SCALE 3/32" = 1'-0"



**KEY:**  
 COMMON SPACE

**B** (50.0' WIDE - PUBLIC) STREET

**ROOF PLAN** ORIGINAL SCALE 3/32" = 1'-0"



SITE INFORMATION TAKEN FROM "SITE PLAN OF LAND" BY BOSSTON SURVEY, INC. DATED FEBRUARY 14, 2013

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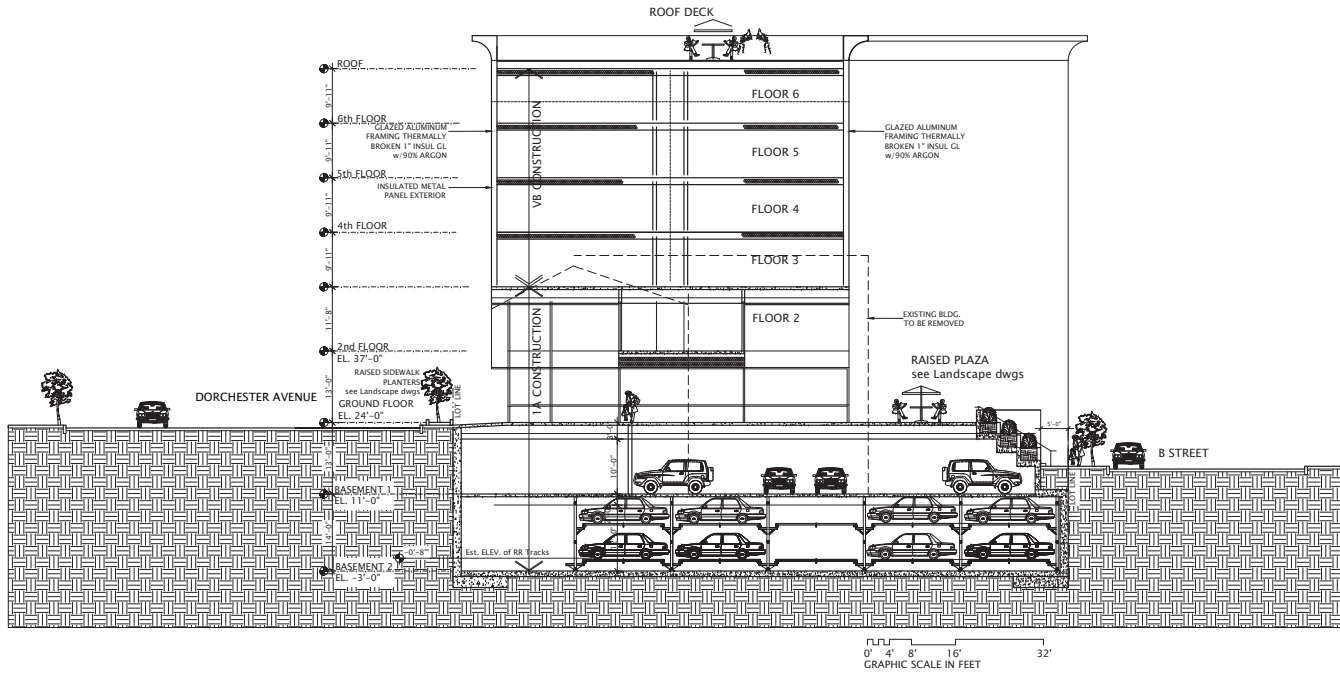
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ORIGINAL SCALE 3/32" = 1'-0"





**Aa COMPOSITE BUILDING SECTION Aa**  
 (AUTOMATED PARKING SYSTEM) ORIGINAL SCALE 3/32" = 1'-0"



NOTE: 2-LEVEL PODIUM BASE PROPOSED  
 IN ANTICIPATED ADOPTION OF  
 STATE BUILDING CODE 9th EDITION (IBC 2015)

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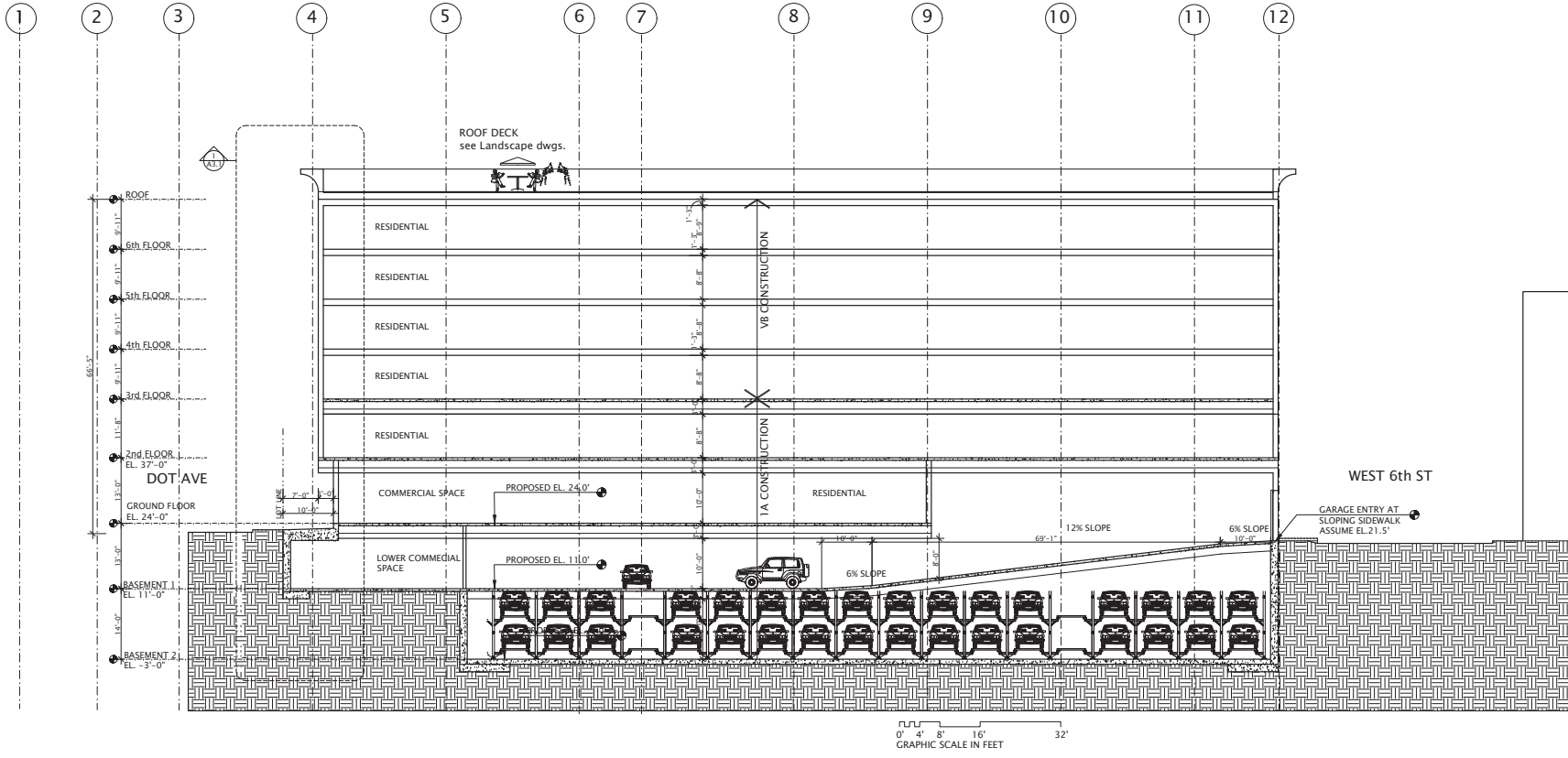
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COMPOSITE  
 BUILDING SECTION Aa  
 DRAWING

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**Ba** COMPOSITE BUILDING SECTION Ba  
 (AUTOMATED PARKING SYSTEM) ORIGINAL SCALE 3/32" = 1'-0"

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 BUILDING SECTION Ba  
 DRAWING

**A3.2a**

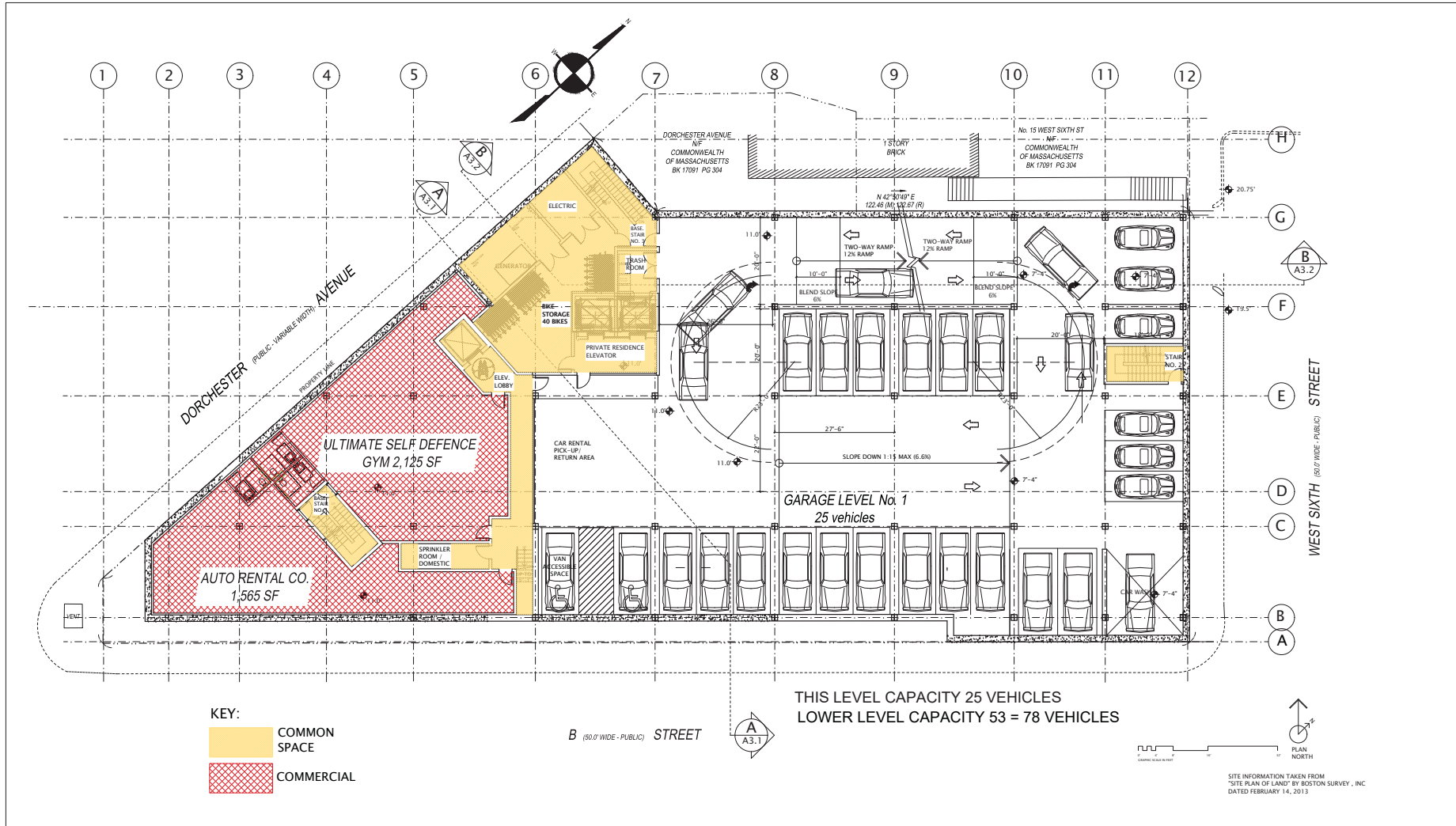
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UPPER LEVEL BASEMENT PLAN  
ORIGINAL SCALE 3/32" = 1'-0"

FOR ALTERNATE  
AUTOMATED PARKING CONCEPT  
SEE DWG. A1.02a

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UPPER BASEMENT PLAN  
PARKING LEVEL 1 / COMM.  
DRAWING

**A1.02**

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**MECHANICAL ENGINEER:**  
M.E.A. ENGINEERING  
ASSOCIATES, INC.  
20 FELTON STREET  
WALTHAM MA 02453  
tel: 781-894-6730

PRELIMINARY PRICING  
NOT FOR CONSTRUCTION  
BDDC 28 FEB 2017

STAMP	
ISSUE / REVISION	NO. / DATE / DESCRIPTION

COMM. - RESIDENCES @  
270 DORCHESTER ST.  
SOUTH BOSTON MA  
PROJECT 14-275

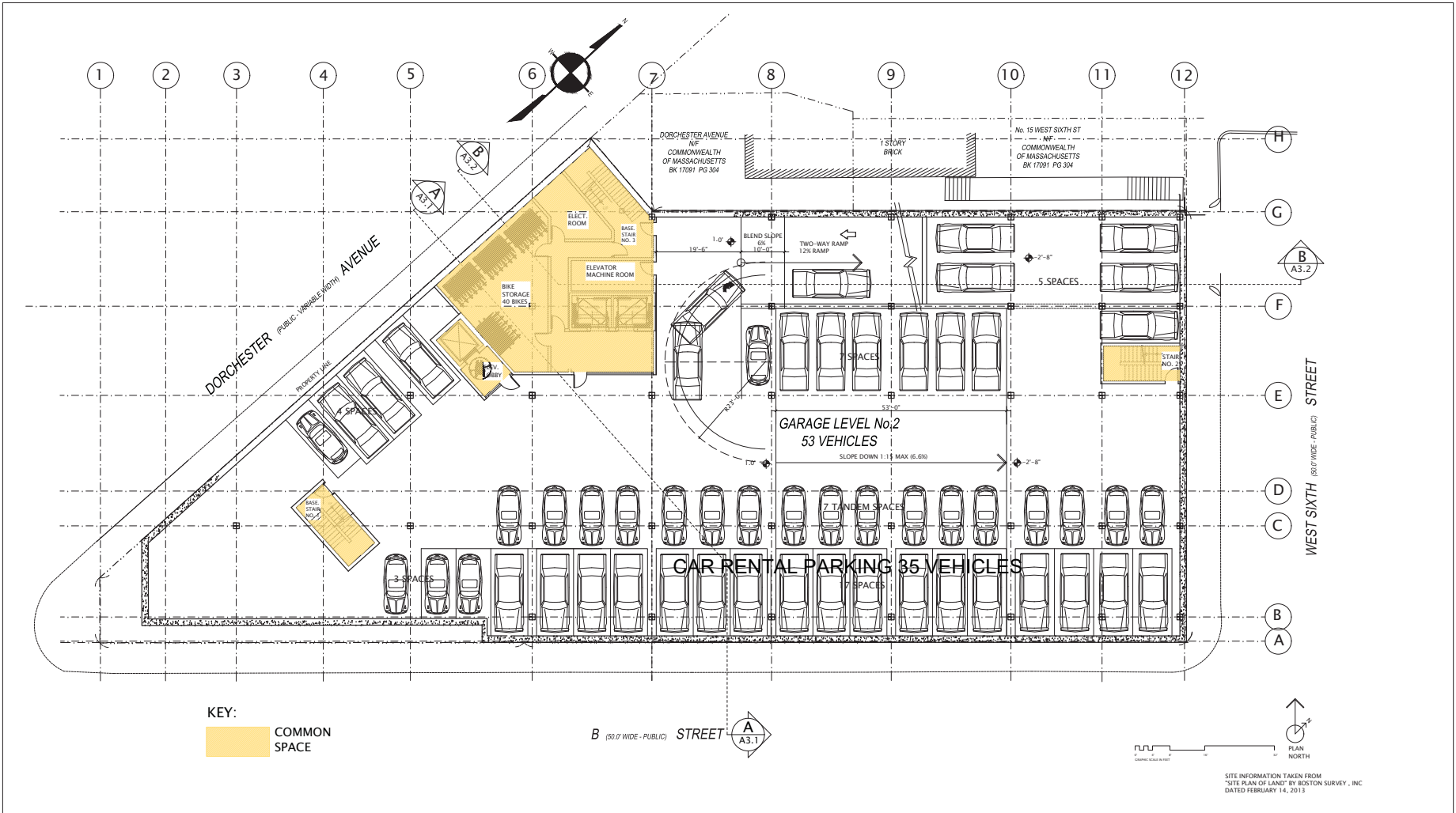
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	DRAWN	CHECKED

LOWER BASEMENT PLAN  
PARKING LEVEL 2  
DRAWING

**A1.01**

DWG. NO.

DATE: 02/28/2017  
DRAWN BY: [initials]  
CHECKED BY: [initials]



**KEY:**

COMMON SPACE

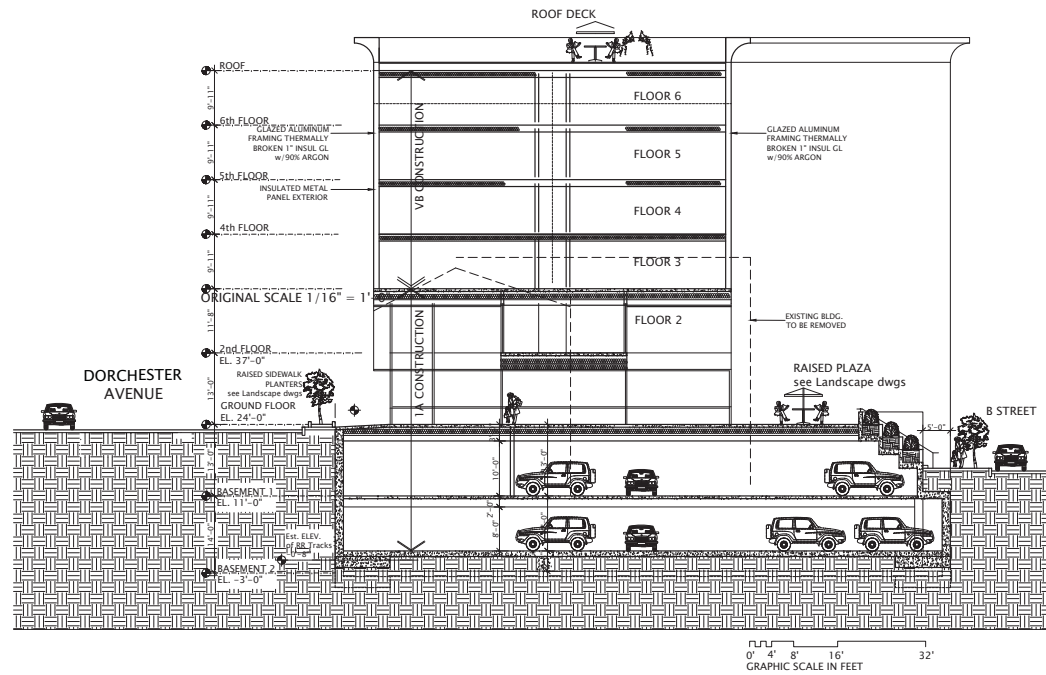
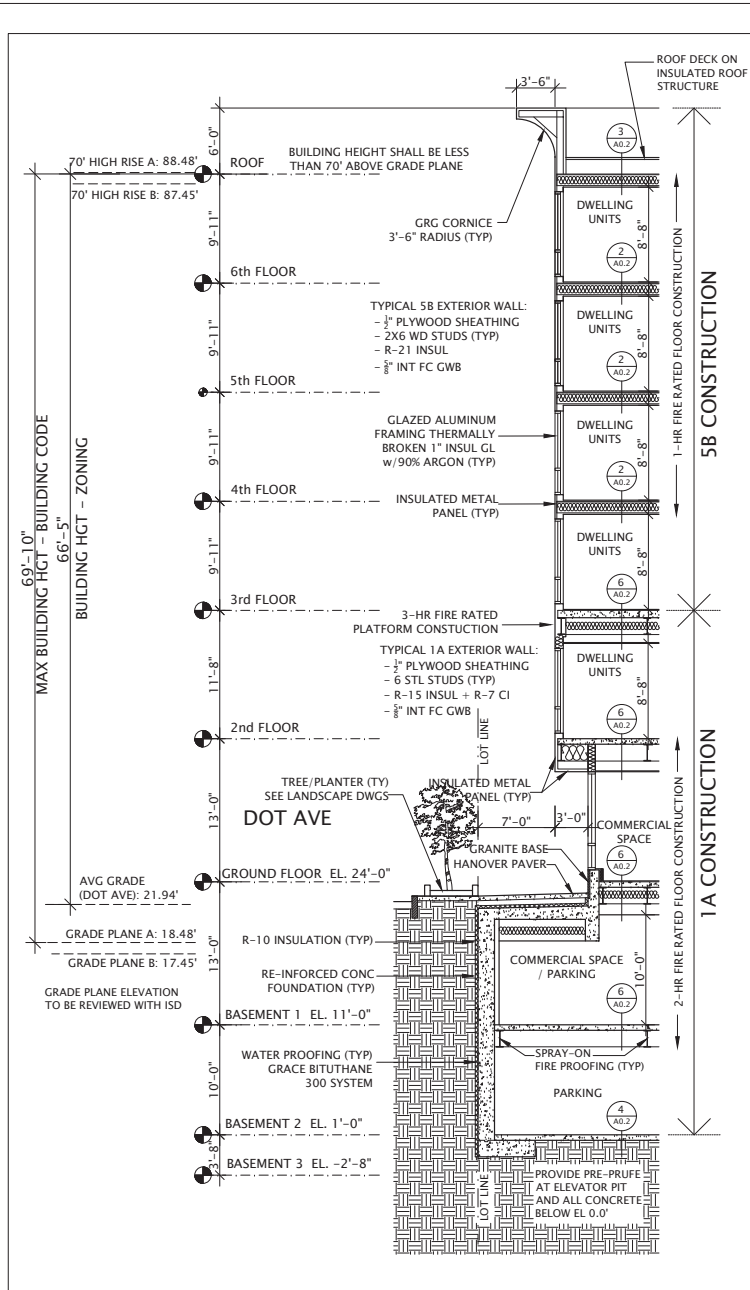
**B** (80.0' WIDE - PUBLIC) STREET

**LOWER LEVEL BASEMENT PLAN**  
ORIGINAL SCALE 3/32" = 1'-0"

FOR ALTERNATE  
AUTOMATED PARKING CONCEPT  
SEE DWG. A1.01a







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DATE	AM/P	DRAWN	AMP	CHECKED



ISSUE / REVISION	
NO.	DESCRIPTION

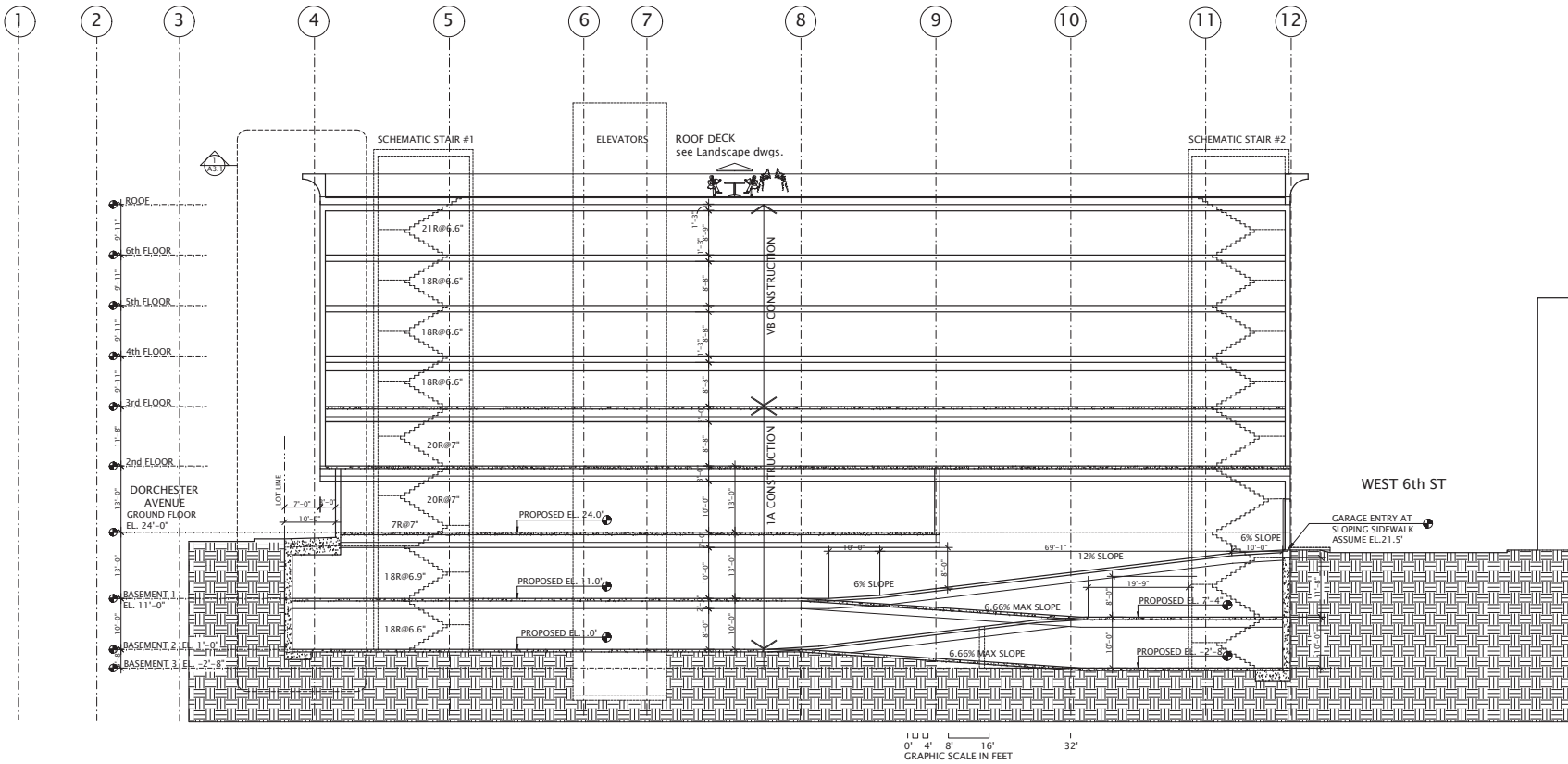
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DATE	AMP DRAWN	AMP CHECKED

COMPOSITE BUILDING SECTION B  
DRAWING

A3.2

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**B COMPOSITE BUILDING SECTION B**  
ORIGINAL SCALE 3/32" = 1'-0"



NOTE: 2-LEVEL PODIUM BASE PROPOSED  
IN ANTICIPATED ADOPTION OF  
STATE BUILDING CODE 9th EDITION (IBC 2015)







DORCHESTER AVENUE ELEVATION



WEST SIXTH STREET ELEVATION





