

# 50 Symphony Road

FENWAY | BOSTON, MA



URBANICA

# Developer Profile



**D4 SOUTH END**  
7 Warren Avenue, Boston, MA (2006)



**SIX9ONE RESIDENCES**  
691 Massachusetts Avenue, South End, Boston, MA (2011)

**URBANICA**

[www.urbanicaboston.com](http://www.urbanicaboston.com)

# Developer Profile



**226-232 HIGHLAND STREET**  
691 Massachusetts Avenue, South End, Boston, MA (2013)



**MELNEA HOTEL + RESIDENCES**  
Melnea Cass Boulevard, Dudley Square, Boston, MA  
(In Planning)



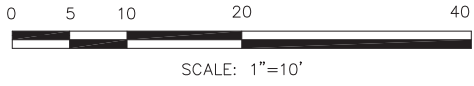
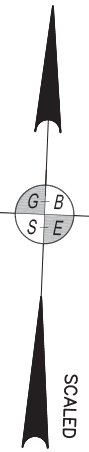
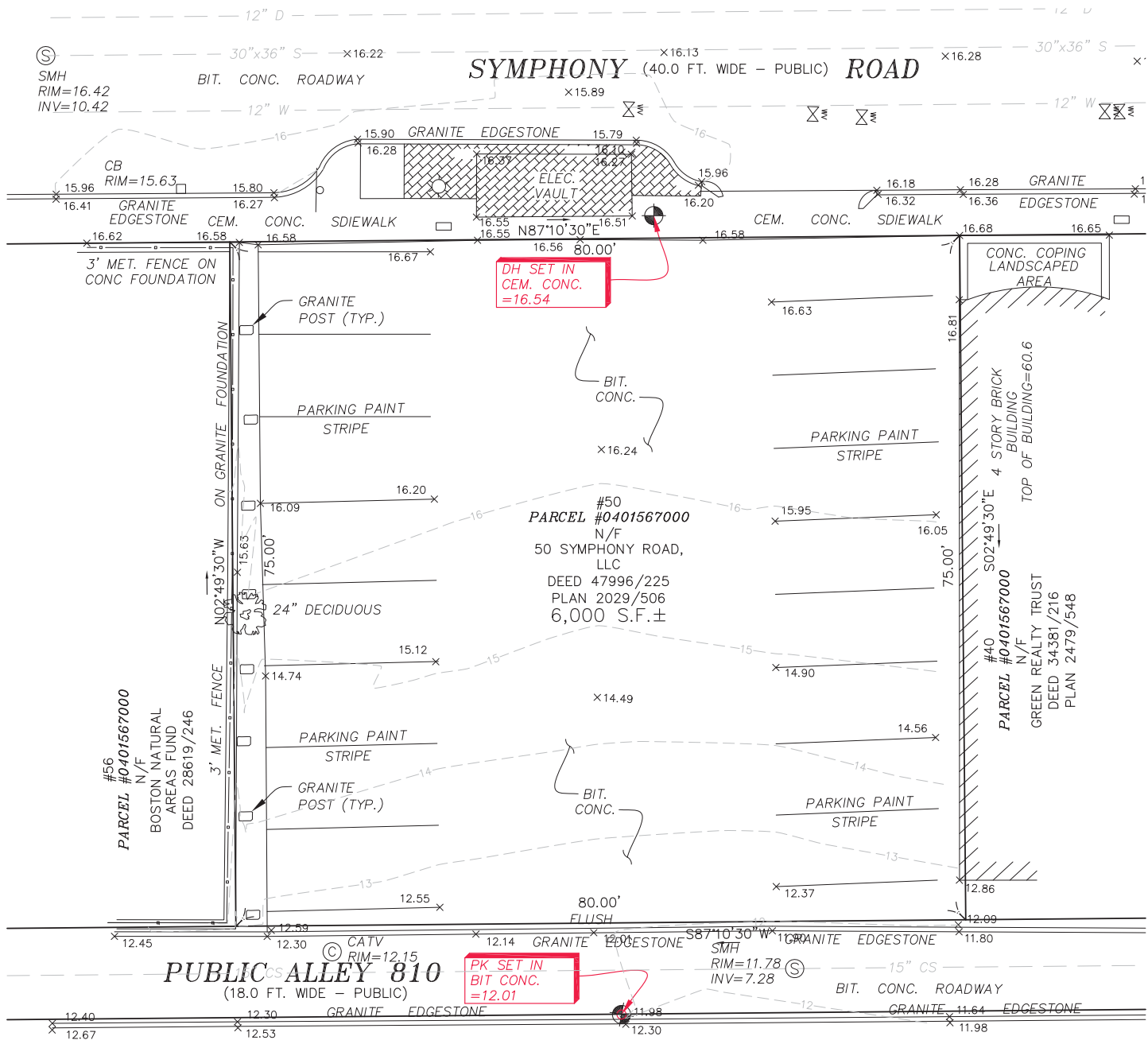
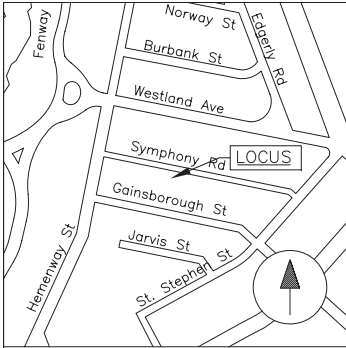
**PARCEL U, JAMAICA PLAIN**  
MBTA Parcel U, Jamaica Plain, Boston, MA  
(In Planning)



**74 HIGHLAND STREET**  
MBTA Parcel U, Jamaica Plain, Boston, MA  
(In Planning)




# Existing Site Plan at 50 Symphony Road



**PLAN OF LAND**  
**50 SYMPHONY ROAD**  
**BOSTON, MASSACHUSETTS**  
**(BOSTON PROPER DISTRICT)**

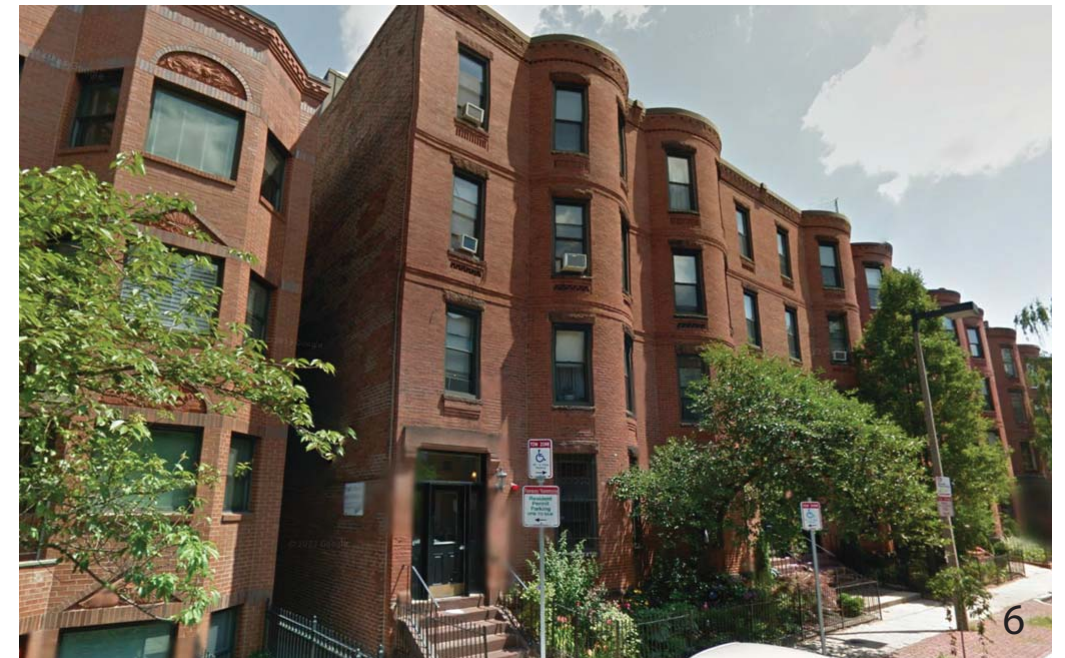
PREPARED FOR  
 ANDREW WEESNER  
 URBANICA DESIGN AND DEVELOPMENT  
 1412 BERKLEY STREET  
 BOSTON, MA 02116


**GREATER BOSTON SURVEYING AND ENGINEERING**  
 19 FREDITH ROAD  
 WEYMOUTH, MA 02189  
 (781) 331-6128

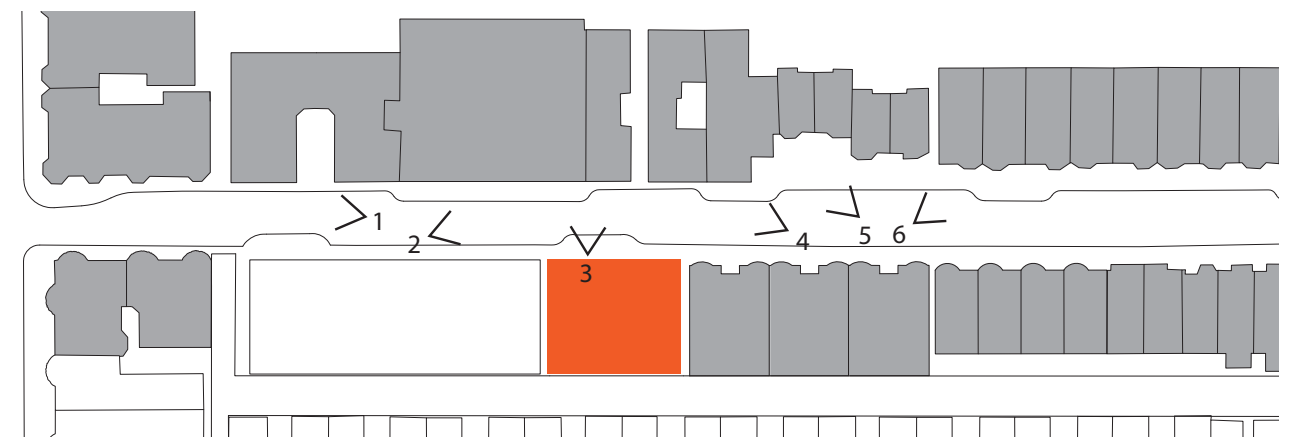
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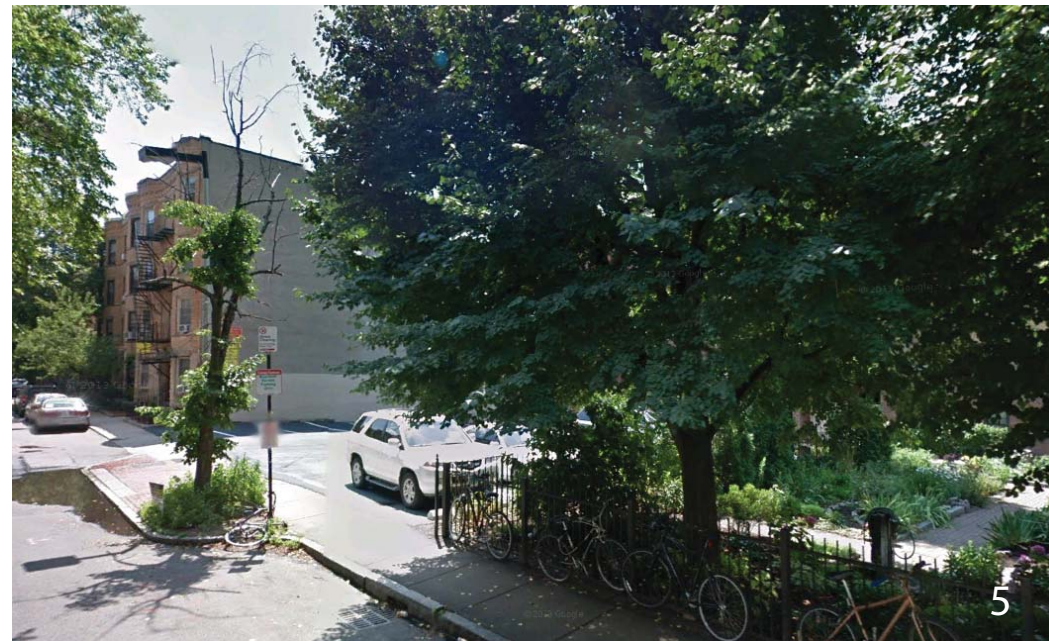
# Existing Condition at 50 Symphony Road





NORTHSIDE ELEVATIONS





SOUTHSIDE ELEVATIONS





## UNIT TYPES:

**2 units**

ONE BEDROOM 10%

**4 units**

ONE BEDROOM PLUS STUDY 20%

**14 units**

TWO BEDROOMS 70%

**= 20 units total**

**3 Affordable units**

**11 Off Street Parking**

**Bicycle Storage**

**Indoor Utility and Trash**

## PROJECT SUMMARY:

New Construction, For Sale/Home Ownership Condominium  
 5 Stories of Dwelling with Basement Parking  
 20 dwelling units with 11 parking spots  
 Inclusive of 3 affordable units

## UNIT BREAKDOWN AND SIZES:

	UNIT TYPE	GROSS UNIT SIZES
LEVEL 1	1 BEDROOM	717 sf
	1 BEDROOM PLUS STUDY	887 sf
	2 BEDROOMS	1013 sf + 75 sf balcony
	2 BEDROOMS	1085 sf + 25 sf balcony
LEVEL 2 - 4	1 BEDROOM PLUS STUDY	887 sf
	2 BEDROOMS	980 sf
	2 BEDROOMS	1013 sf + 75 sf of balcony
	2 BEDROOMS	1085 sf + 25 sf balcony
LEVEL 5 (PENTHOUSE)	1 BEDROOM	650 sf
	2 BEDROOMS	917 sf
	2 BEDROOMS	1010 sf
	2 BEDROOMS	1035 sf

**PROJECT SUMMARY** : New Construction, 5 Levels with basement, 20 dwelling units  
**ZONING DISTRICT** : MFR-1, Fenway Neighborhood District (Article 66)  
**LOT SIZE** : 6000 sf

Dimensional Regulations	Required	Proposed	Variance Needed?
Lot Area Minimum	None	-	-
Additional Lot Area	None	-	-
Lot Width Minimum	None	-	-
Lot Frontage	None	-	-
Floor Area Ratio	4.0	3.91	No
Building Height Maximum	60'	58'-6"	No
Usable Open Space Minimum (sq ft)	100 sf per dwelling unit (100sf x 20= 2000sf)	1600 sf	Yes
Front Yard Minimum	None	-	-
Side Yard Minimum	None	-	-
Rear Yard Minimum	10' (for shallow lot)	4'-4" (Matching Neighbors)	Yes
Off-Street Parking	0.75 per dwelling unit (need 15 spots)	0.55 per dwelling unit (11 proposed)	Yes

**ADDITIONAL REVIEWS:**

Neighborhood Design Overlay District  
 Groundwater Conservation Overlay District  
 Building Variance

**FAR CALCULATION**

4787 sf x 4 + 4565 sf - 250sf (Mechanical Room)<sup>\*\*\*</sup> = 23685 sf  
 FAR = 23685 sf / 6000 sf = 3.91  
<sup>\*\*\*</sup> Parking Garage Not included

# Concept Diagram



## LEGEND

Red dashed line Bow Front Rhythm

Purple box Recessed Entrance

Green line Major Horizontal Coursing

Dark brown line Cornice Line

Orange box Window Lintel

Blue line Minor Horizontal Coursing

Perspective looking west

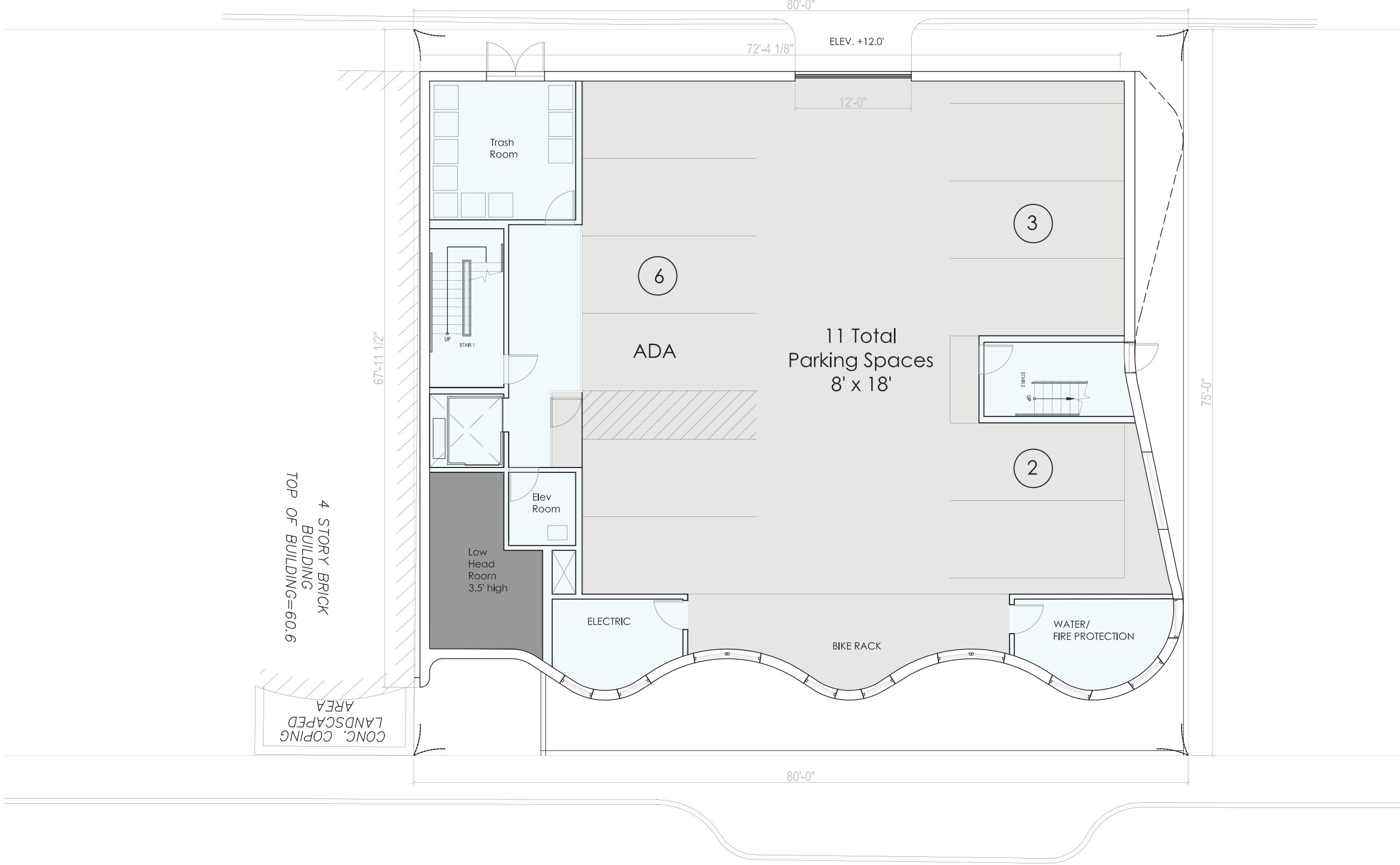


# Perspective looking east

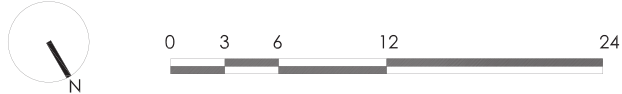


# Basement Floor Plan

Public Alley 810



Symphony Road



# 1st Floor Plan

Public Alley 810



Symphony Road





4 STORY BRICK BUILDING  
TOP OF BUILDING=60.6

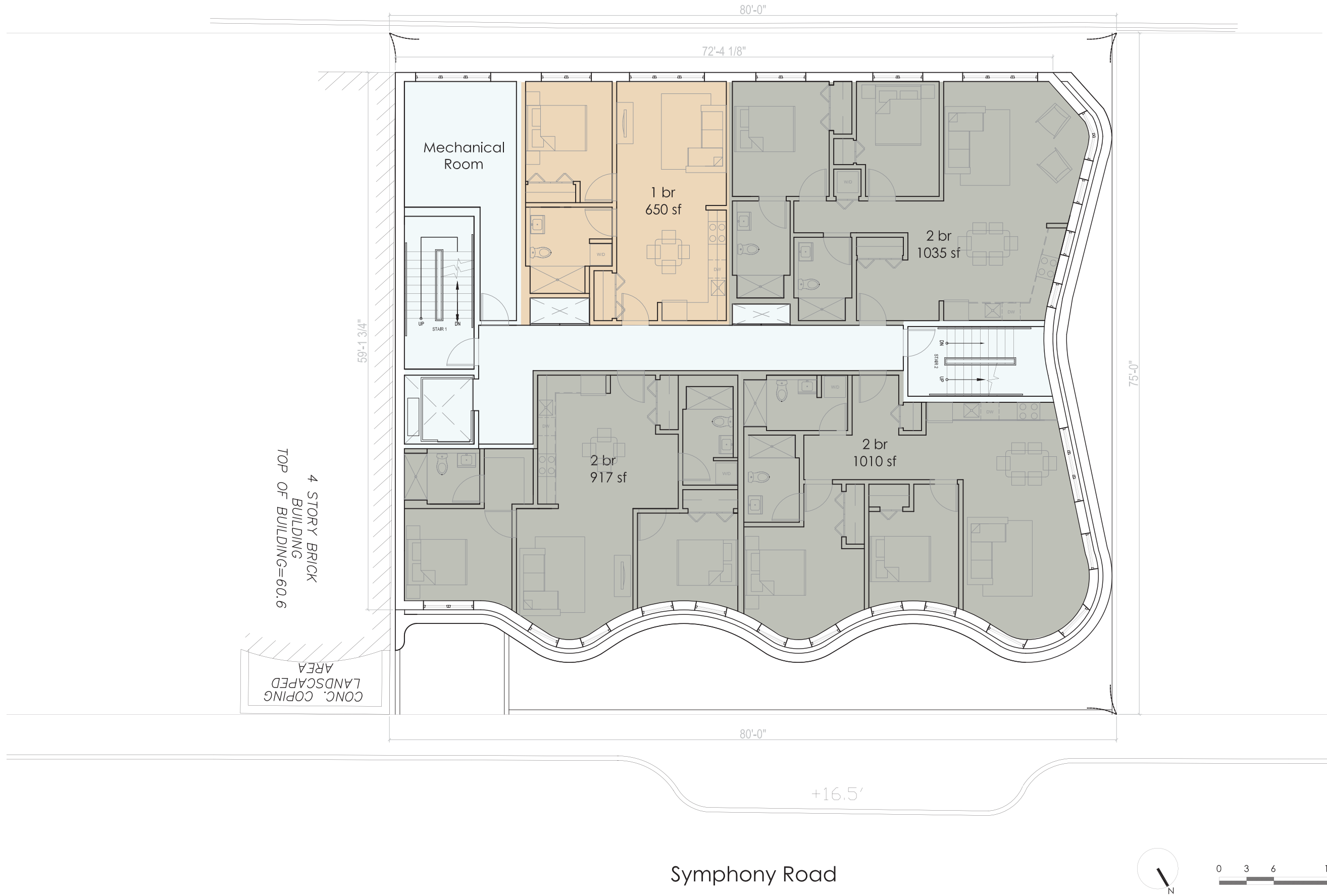
CONC. COPING  
LANDSCAPED  
AREA





# 5th Floor Plan

Public Alley 810



# Symphony Road Elevation



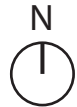
# Community Garden Elevation



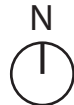
# Public Alley 810 Elevation



# Shadow Studies\_SPRING\_March 21



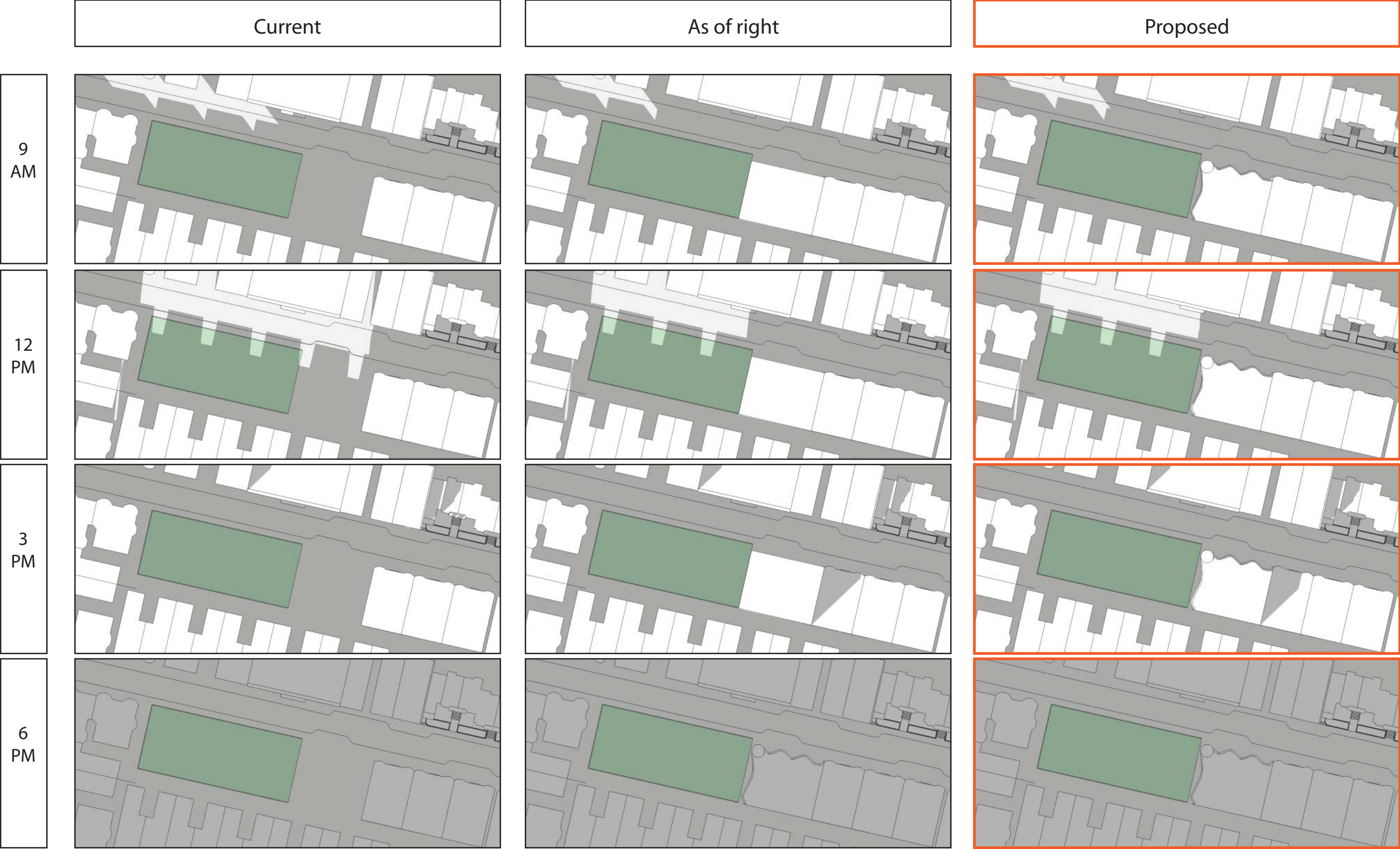
# Shadow Studies\_SUMMER\_June 21



# Shadow Studies\_FALL\_September 22



# Shadow Studies\_WINTER\_December 21





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