

The Residences at Saint Augustine's

255 Dorchester Street
Boston, MA 02127

The Residences at St. Augustine

225 Dorchester Street
Boston, MA, 02127

Zoning Review

WORK TO BE COMPLETED IN ACCORDANCE TO:

- MA STATE BUILDING CODE (EIGHTH EDITION)
- CITY OF BOSTON ZONING ORDINANCES

South Boston District
Residential Subdistrict: **H-1-50**
(as determined by Map 4)

| | Code (Required) | Existing | Proposed 29 Unit Dwelling | Less Than Required |
|--------------------------------------|--|----------------------------|----------------------------------|----------------------|
| Lot Area Min (5000 + 1000 per unit): | 33,000 sf (29 units) | 21,821 sf | 21,821 sf | - |
| Lot Width Min: | 50 ft | 90 ft 8 in | 90 ft 8 in | - |
| Floor Area Ratio Max: | 1.0 x 21,821 = 21,281 sf | 21,504 sf/ 21,821 sf = .98 | 38,222 sf/ 21,821 sf = 1.75 | .75 |
| Building Height Max: | unlimited stories/ 50 ft | 4 stories/ 106'-10 ft | 4 stories/ 106'-10 ft (existing) | 56'-10 ft (existing) |
| Usable Open Space (USO) Min: | (29 x 400 sf) = 11,600 sf | N/A | 4,910 sf | 6,690 sf |
| Front Yard Min Depth: | 20 ft | 39 ft 6 in | 39 ft 6 in | - |
| Side Yard Min: | 10 + 183.83(1/20) = 19 ft* | 10 ft 6 in | 10 ft 6 in | 8 ft 6 in |
| Rear Yard (RY) Min: | 10 ft + L/20 ft : 10 + 183.83/20 = 19 ft** | 0 ft | 0 ft | 19 ft |
| Setback of Parapet Min: | H + L/6 : 106.83 + 183.83/6 = 137 ft | N/A | N/A | - |
| Off Street Parking: | 27 spaces (.9 per unit) | N/A | 27 spaces | - |

KEY: L = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line.
H = Height of building above the height below which no setback is required.
L' = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line at greatest length above the height below which no setback is required.

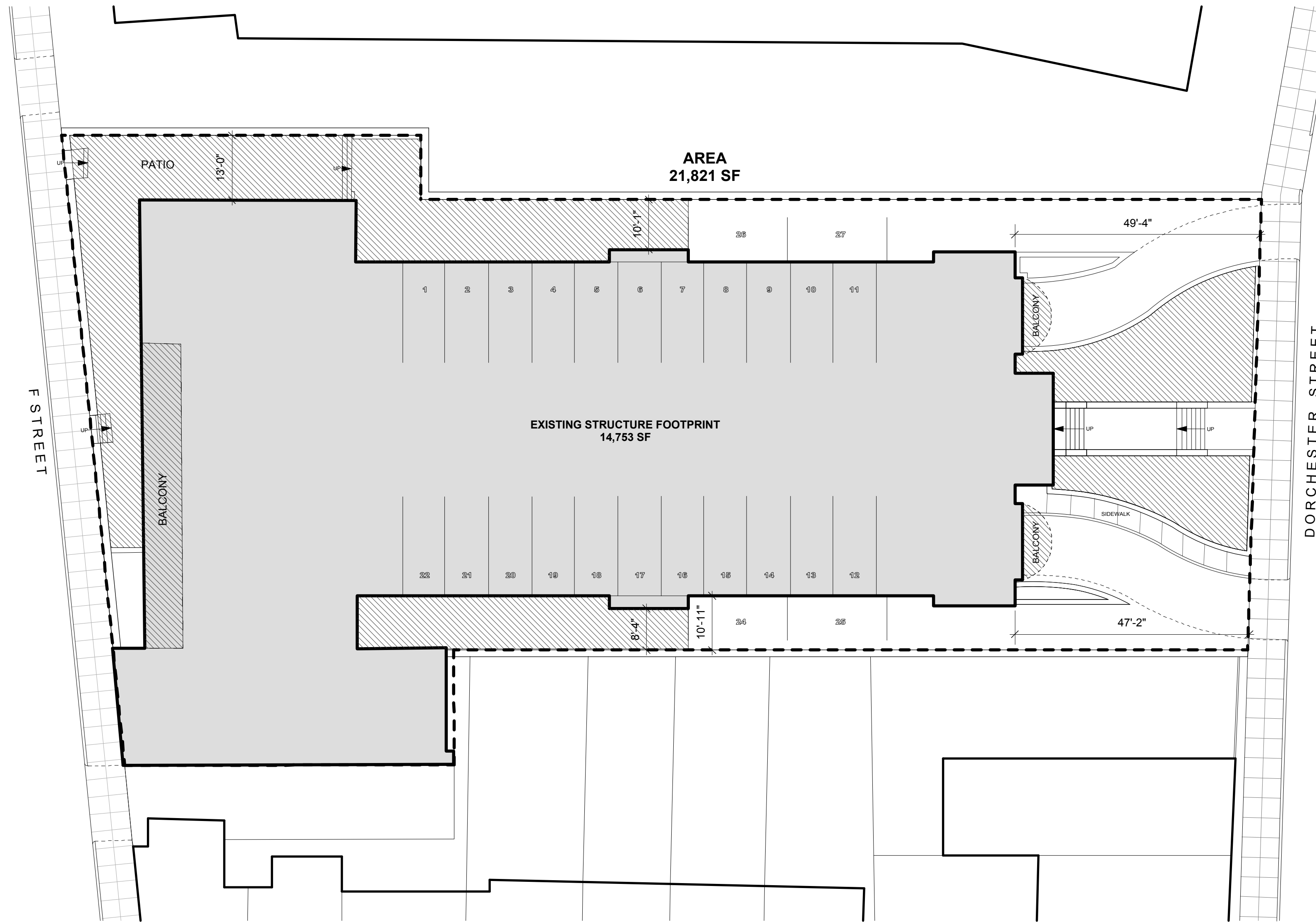
* SECTION 19-4. Side Yards in H Districts. Except as otherwise provided in Section 19-6, no side yard is required in an H district between the front yard ARTICLE 19 – SIDE YARDS required by this code and a line parallel thereto and seventy feet in the rear thereof, nor is any side yard required in an H district along any part of a side lot line on which a building on the adjoining lot abuts between the rear yard required by this code and said line seventy feet in the rear of the front yard so required. When a side yard is required in an H district, in no event need such yard be wider than twenty feet.

** SECTION 20-4. Rear Yards in H Districts. In an H district, other than an H-3-65 district, a lot with no side yard shall have a rear yard at least thirty feet deep; and a lot with side yards conforming to Section 19-4 need not have a rear yard deeper than twenty feet.

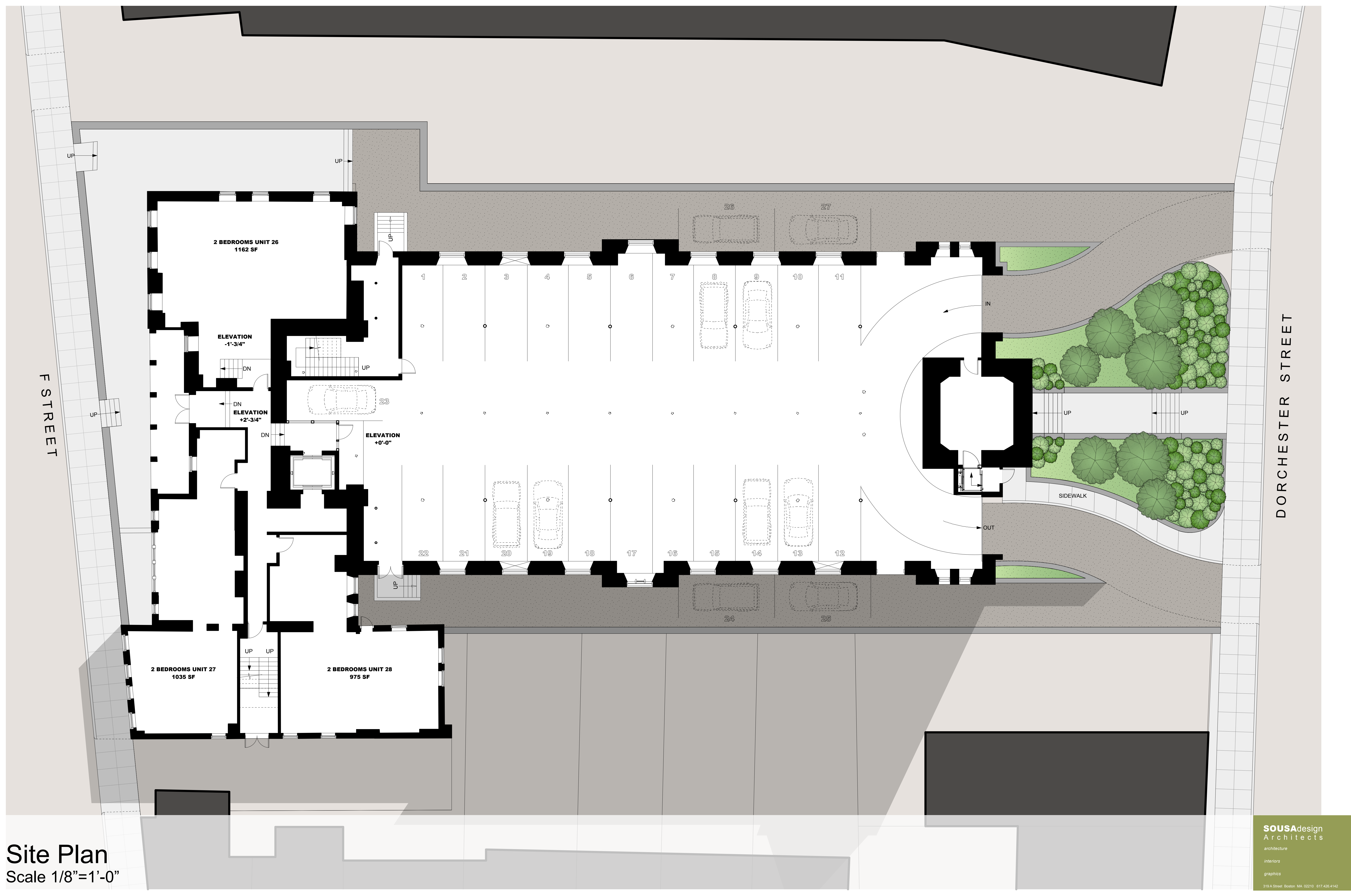
Per International Building Code 2009, Section 310.1
Building Construction Type: 3A
Building Use: R-2

Per International Building Code 2009, Section 503: Table 503

| Building Restrictions | Code | Existing Structure | Proposed 29 Unit Dwelling |
|-----------------------|-----------|--------------------|---------------------------|
| Building Height Max: | 4 stories | 4 stories | 4 stories |
| Building Area Max: | 24,000 sf | 14,753 sf | 14,753 sf |
| Less Than Allowable: | - | 9,247 sf | 9,247 sf |



1 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"



Site Plan
Scale 1/8"=1'-0"

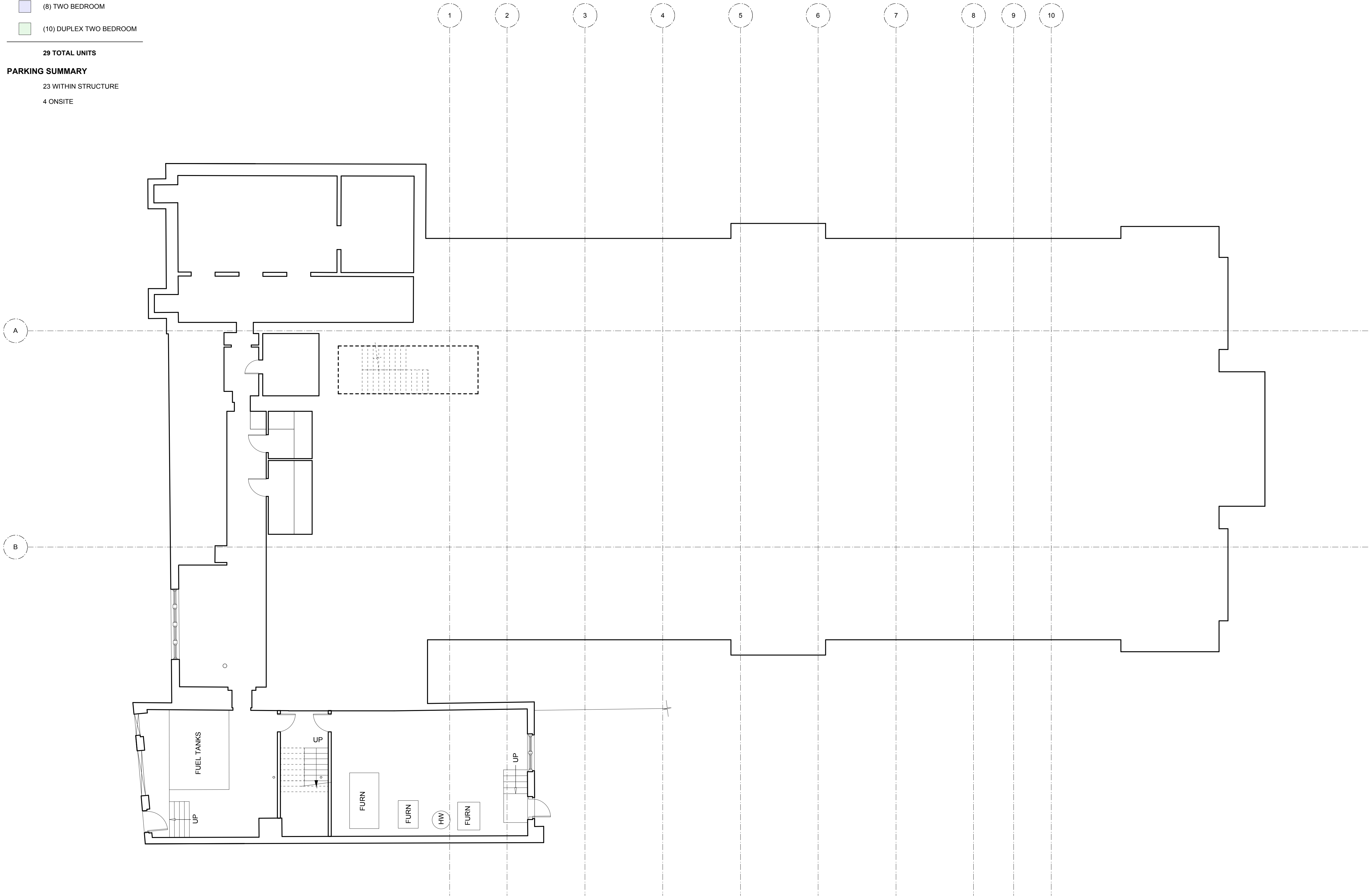
UNIT SUMMARY

- (1) STUDIO
- (10) ONE BEDROOM
- (8) TWO BEDROOM
- (10) DUPLEX TWO BEDROOM

29 TOTAL UNITS

PARKING SUMMARY

- 23 WITHIN STRUCTURE
- 4 ONSITE



Basement Floor Plan
Scale 1/8"=1'-0"

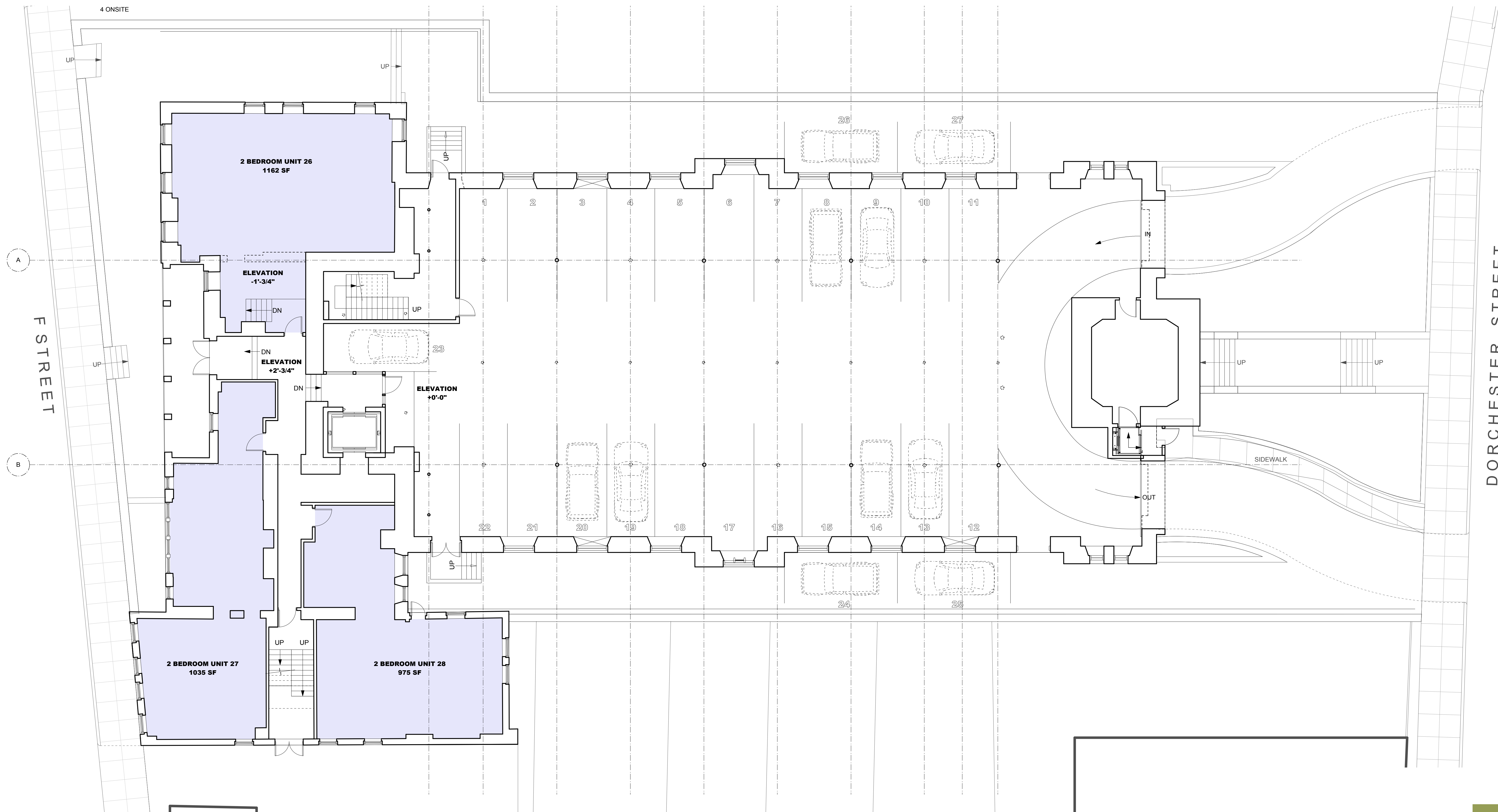
UNIT SUMMARY

- (1) STUDIO
- (10) ONE BEDROOM
- (8) TWO BEDROOM
- (10) DUPLEX TWO BEDROOM

29 TOTAL UNITS

PARKING SUMMARY

- 23 WITHIN STRUCTURE
- 4 ONSITE



Ground Floor Plan
Scale 1/8"=1'-0"

UNIT SUMMARY

- (1) STUDIO
- (10) ONE BEDROOM
- (8) TWO BEDROOM
- (10) DUPLEX TWO BEDROOM

29 TOTAL UNITS

PARKING SUMMARY

- 23 WITHIN STRUCTURE
- 4 ONSITE



First Floor Plan
Scale 1/8"=1'-0"

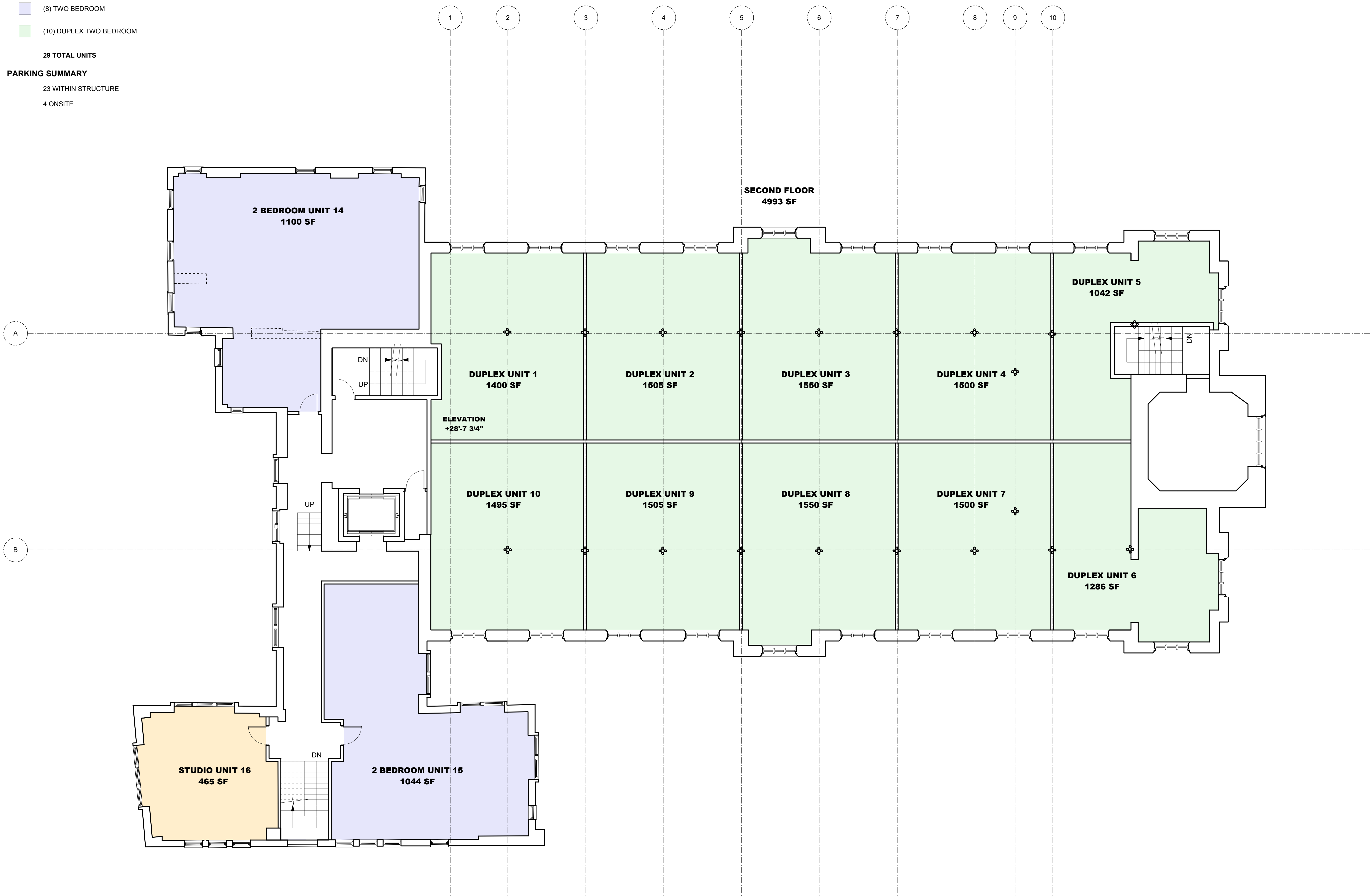
UNIT SUMMARY

- (1) STUDIO
- (10) ONE BEDROOM
- (8) TWO BEDROOM
- (10) DUPLEX TWO BEDROOM

29 TOTAL UNITS

PARKING SUMMARY

- 23 WITHIN STRUCTURE
- 4 ONSITE



Second Floor Plan
Scale 1/8"=1'-0"

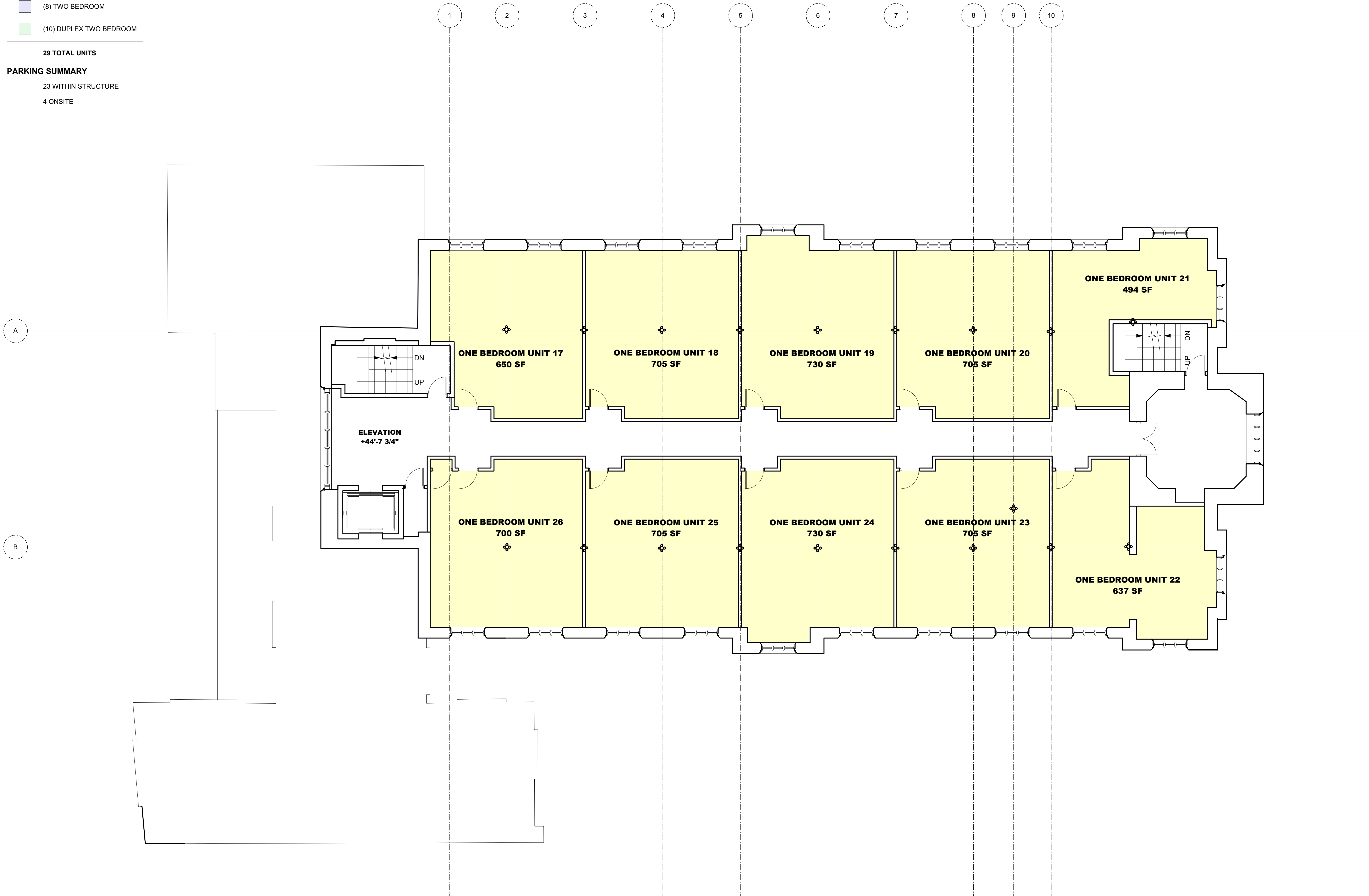
UNIT SUMMARY

- (1) STUDIO
- (10) ONE BEDROOM
- (8) TWO BEDROOM
- (10) DUPLEX TWO BEDROOM

29 TOTAL UNITS

PARKING SUMMARY

- 23 WITHIN STRUCTURE
- 4 ONSITE



Third Floor Plan
Scale 1/8"=1'-0"



South Elevation
Scale 1/8"=1'-0"



Transverse Section
 Scale 1/8"=1'-0"



North Elevation
 Scale 1/8"=1'-0"



Transverse at Rectory
Scale 1/8"=1'-0"



East Elevation
 Scale 1/8"=1'-0"



Longitudinal Section
 Scale 1/8"=1'-0"