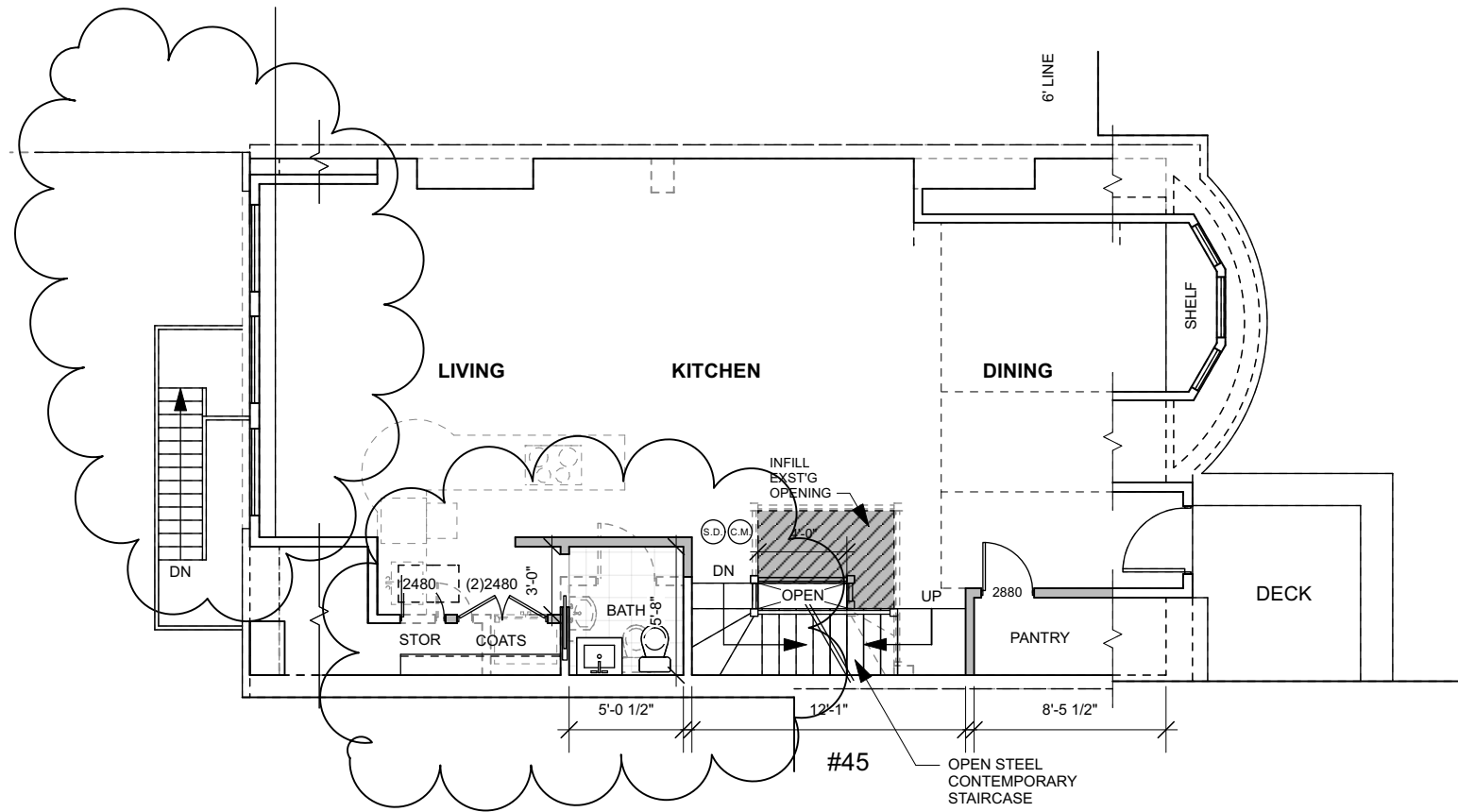
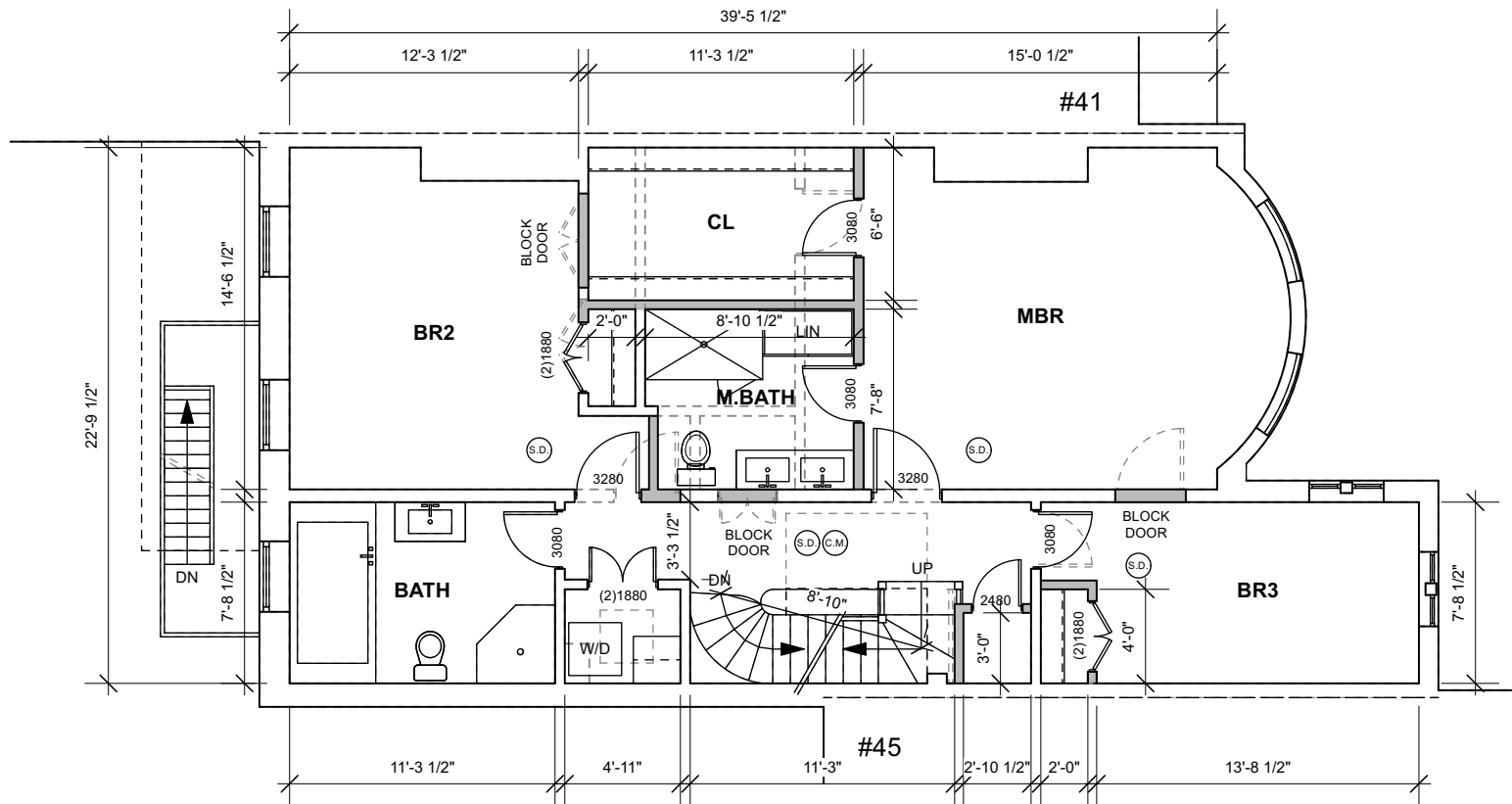


NOTE:
THESE DRAWINGS ARE INTENDED FOR ZONING BRA APPROVAL ONLY. CONTRACT DRAWINGS TO FOLLOW PENDING BRA / ZONING APPROVAL.



FOURTH FLOOR PLAN

3/16" = 1'-0"



THIRD FLOOR PLAN

1/8" = 1'-0"

ZONING ANALYSIS:
ARTICLE 64 / MULTIFAMILY RESIDENTIAL ZONE (TABLE D)

	REQUIRED	EXISTING	PROVIDED
LOT AREA	NONE	2,676 S.F. +/-	2,676 S.F. +/-
ADD UNIT	NONE	N/A	N/A
LOT WIDTH	NONE	24'	24'
FRONTAGE	NONE	24'	24'
F.A.R. 2.0	5,352 MAX S.F.	7,050 G.S.F.	7,050 G.S.F.
HEIGHT	70' MAX	52'-2" +/-	52'-2" +/-
OPEN SPACE	600 S.F.	950 S.F. +/-	950 S.F. +/-
FRONT YARD	MODAL/ALIGN	MODAL/ALIGN	MODAL/ALIGN
SIDE YARD	NONE	NONE	NONE
REAR YARD	20'	32' +/-	32' +/-
PARKING	0 SPACE	0 SPACE	0 SPACE

NOTE:
THIS PROJECT IS LOCATED IN A RESTRICTED ROOF DISTRICT. IT WILL REQUIRE BOTH ZBA AND SOUTH END LANDMARKS COMMISSION APPROVAL. PARK DEPARTMENT APPROVAL WILL BE REQUIRED.

NOTE:
REAR DORMER WILL NOT BE EXTENDED AND FRONT DORMERS WILL NOT BE CONNECTED.

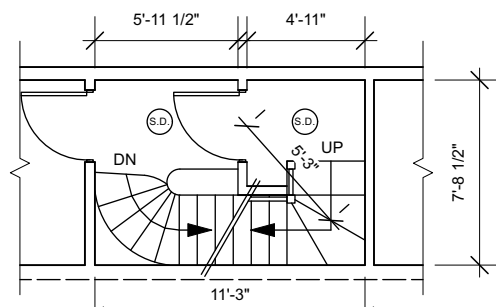
PLEASE REMOVE F.A.R. VIOLATION. G.S.F. WILL REMAIN THE SAME AS EXISTING.

REAR DECK AT FOURTH FLOOR REDUCED FROM 6'-10" TO 5'-0"

ART 32 GROUNDWATER CONSERVATION DISTRICT SECTION 32-4.

Applicability. Any Applicant seeking a building permit for a Proposed Project within a Groundwater Conservation Overlay District shall be subject to the requirements of this article where such Applicant seeks (a) the erection or extension of any structure, where such new structure or extension will occupy more than fifty (50) square feet of lot area; (b) the erection or extension of any structure designed or used for human occupancy or access, mechanical equipment, or laundry or storage facilities, including garage space, if such construction involves the excavation below grade to a depth equal to or below seven (7) feet above Boston City Base (other than where such excavation is necessary for, and to the extent limited to, compliance with the requirements of this article); (c) to Substantially Rehabilitate any structure; or (d) any paving or other surfacing of lot area.

- A) The project will not include additional footprint area over 50 s.f.
- B) No Excavation below Boston city base elevation 7.0
- C) Substantial rehabilitation definition: over 50% of FY2020 (assessed value of building is \$5,355,900) construction cost: \$400,000 = is NOT over 50%. (please see attached schedule of values for this project).
- D) The rear yard will NOT be part of this project.



PARTIAL 2ND FLOOR PLAN

1/8" = 1'-0"

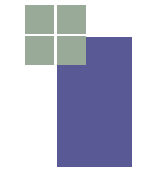
ZBA SET REV'D 12-2-20

PROPOSED FLOOR PLANS

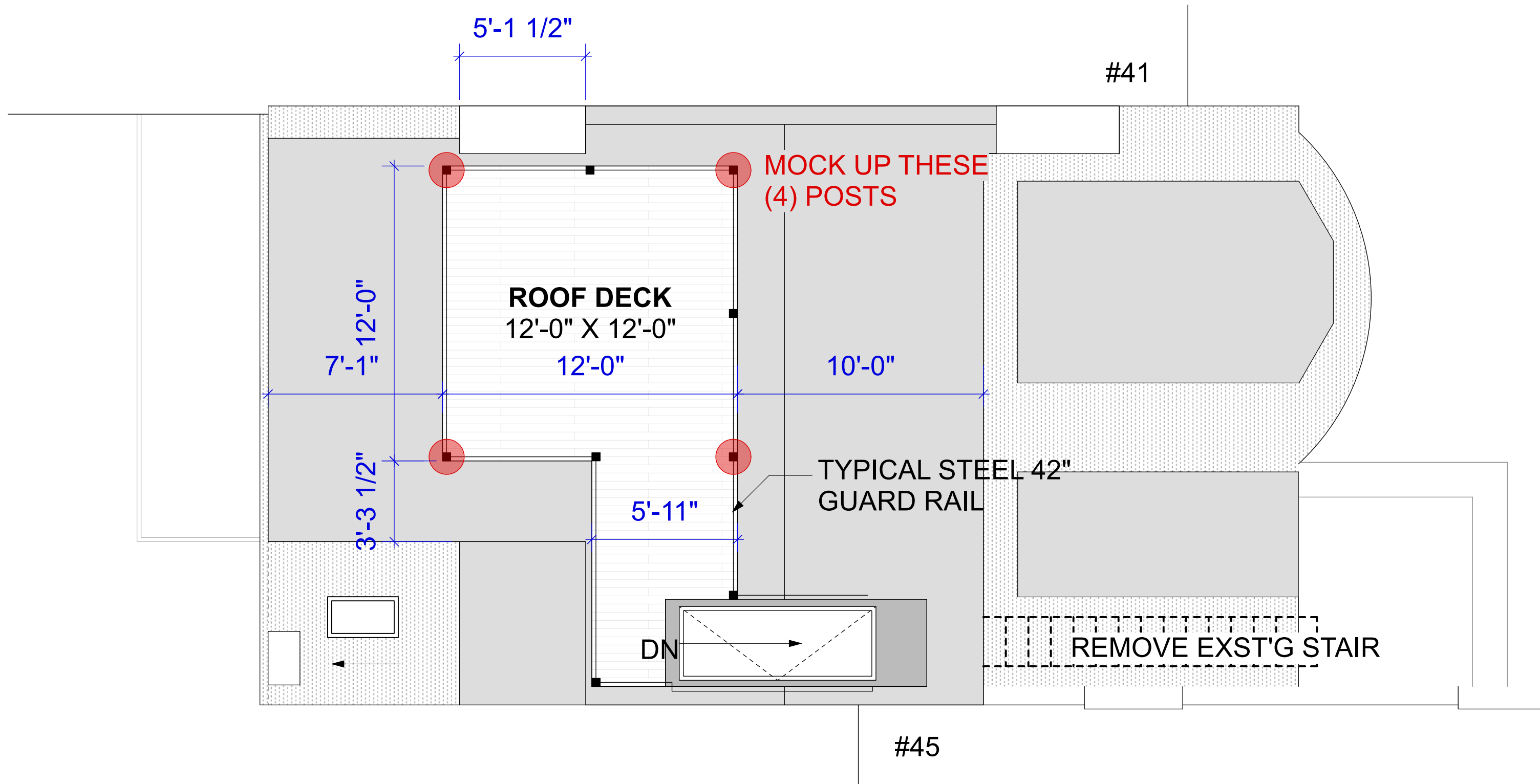
PROPOSED RENOVATIONS
43 UNION PARK
BOSTON, MA.

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

REV:	START DATE: 6/6/20
	DRAWN BY: TS
	SCALE: 1/8" = 1'-0"
	PROJECT #: 2020-20

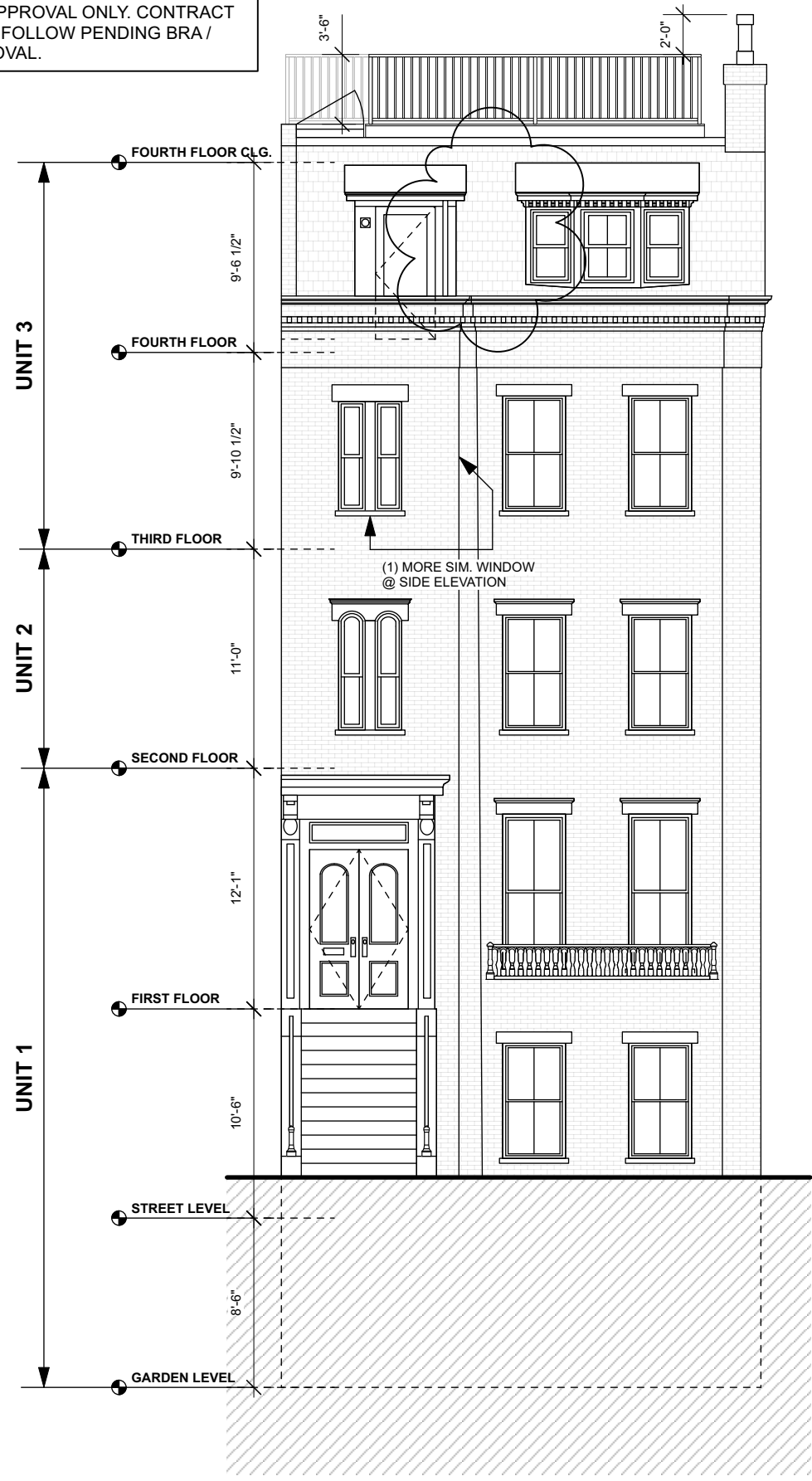


A1



ROOF PLAN
 1/4" = 1'-0"

NOTE:
 THESE DRAWINGS ARE INTENDED FOR
 ZONING BRA APPROVAL ONLY. CONTRACT
 DRAWINGS TO FOLLOW PENDING BRA/
 ZONING APPROVAL.



FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"


ROOF DECK REV'D 6-29-21

**PROPOSED
 ELEVATIONS**

**PROPOSED RENOVATIONS
 43 UNION PARK
 BOSTON, MA.**

**TIMOTHY SHEEHAN ARCHITECT
 9 WALL STREET
 CHARLESTOWN, MA. 02129**

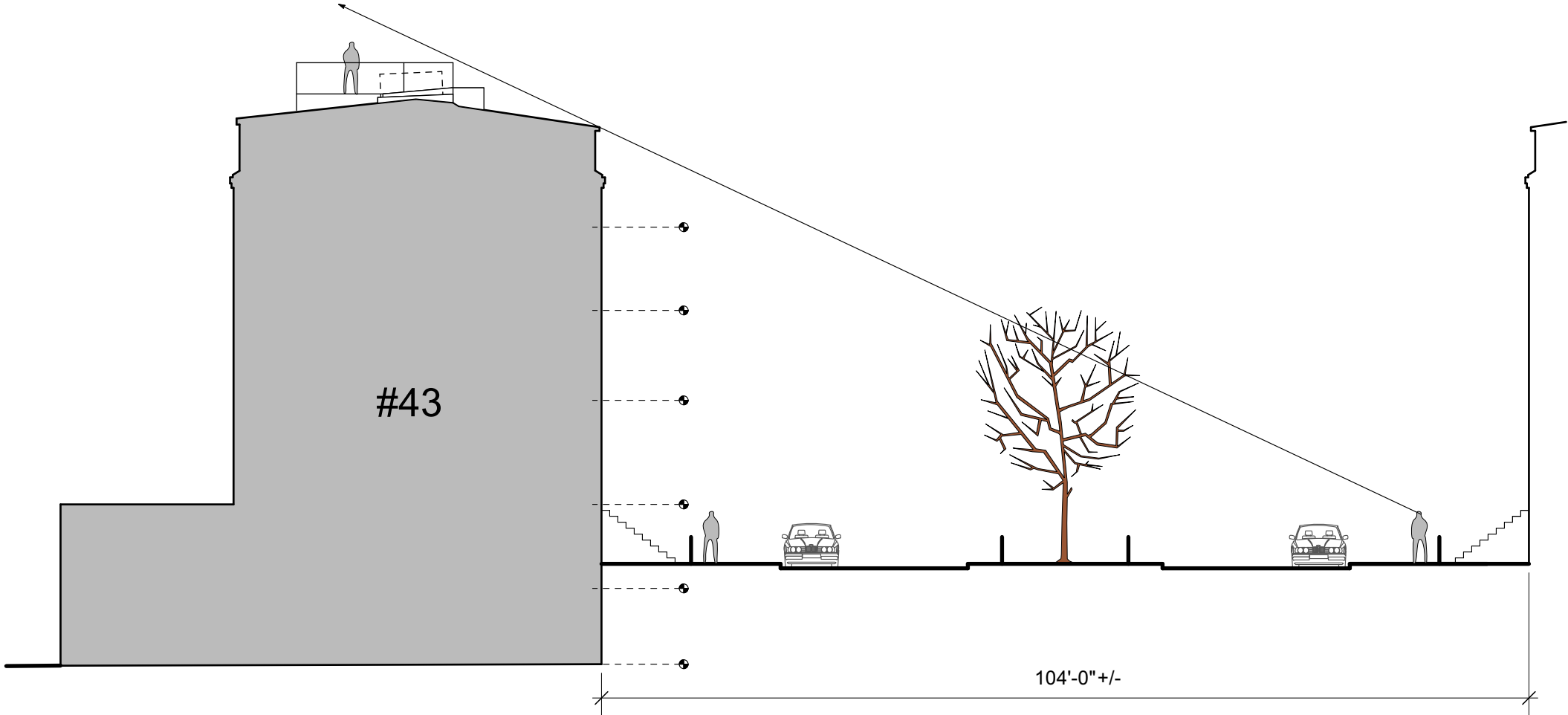
REV:	START DATE: 6/6/20
	DRAWN BY: TS
	SCALE: 1/8" = 1'-0"
	PROJECT #: 2020-20



A3

NOTE:

THIS PROJECT WENT THROUGH A SUCCESSFUL NEIGHBORHOOD REVIEW PROCESS AND HAS RECEIVED A YES VOTE AT A ZONING BOARD OF APPEAL HEARING ON MAY, 4TH 12:30PM. S.E.L.C. APPROVAL IS PENDING ON JULY 16TH, 2021.



STREET SIGHT LINE SECTION

1/16" = 1'-0"

STREET /
SIGHT LINE
SECTION

PROPOSED RENOVATIONS
43 UNION PARK
BOSTON, MA.

TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

REV:	START DATE: 6/6/20
	DRAWN BY: TS
	SCALE: 1/16" = 1'-0"
	PROJECT #: 2020-20



A4



FROM UNION PARK



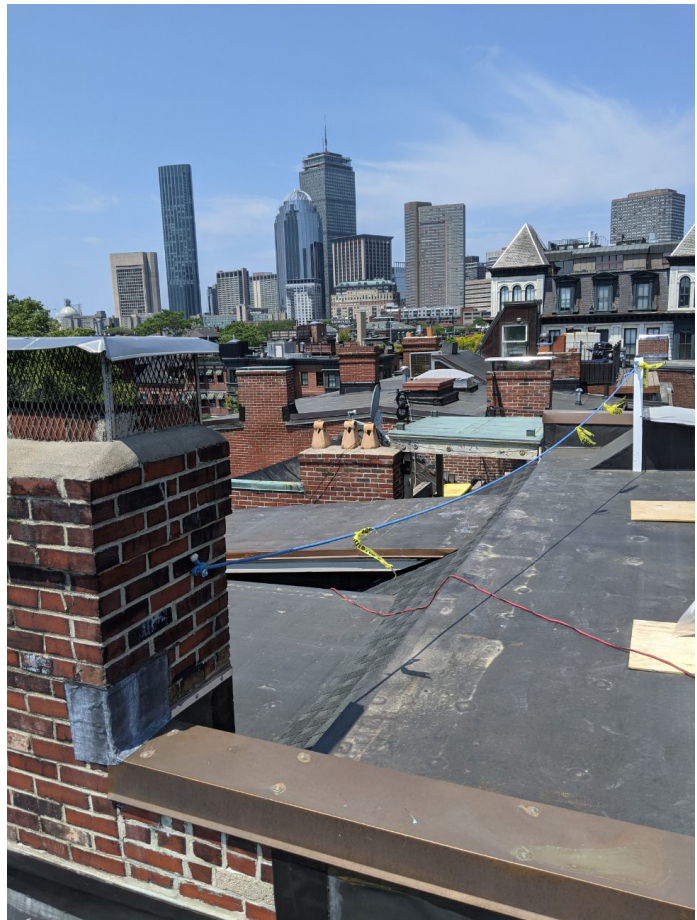
FROM UNION PARK



FROM TREMONT STREET



FROM TREMONT STREET



ROOF DECK MOCK-UP



ROOF DECK MOCK-UP

ROOF DECK / S.E.L.C. 6-29-21



ROOF PHOTO 1



ROOF PHOTO 2



ROOF PHOTO 3



ROOF PHOTO 4



ROOF PHOTO 5



ROOF PHOTO 6



RELOCATED DECK / MOCK UP



RELOCATED DECK / MOCK UP



Legend
📍 43 Union Park
📍 Tremont St @

TREMONT STREET

WALTHAM STREET

UNION PARK

205'

130'

130'

Google Earth
© 2021 Google

43 Union Park

100 ft