



**APPLICATION
ARTICLE 85
DEMOLITION DELAY REVIEW**

Deliver or mail to:
Environment Dept
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # _____
RECEIVED _____
SIGNIFICANT _____
HEARING DATE _____

DO NOT RETURN THIS FORM BY FAX OR EMAIL DO NOT STAMP THIS BOX

I. **PROPERTY ADDRESS** 44 ELLERY ST., SOUTH BOSTON, MA.

NAME of BUSINESS/PROPERTY _____

The names, telephone numbers, postal and e-mail addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicants.

II. **APPLICANT** TIM JOHNSON RA.

TIM JOHNSON ARCHITECT LLC - ARCHITECT
CONTACT NAME RELATIONSHIP TO PROPERTY

599 E. BROADWAY STB. 102 BOSTON MA 02127
MAILING ADDRESS CITY STATE ZIP CODE

617-464-4363 tjarchitectllc@gmail.com.
PHONE EMAIL

MALCOLM BARBER MALCOLM BARBER
PROPERTY OWNER CONTACT NAME

29 CHARLES LANE QUINCY MA 02169
MAILING ADDRESS CITY STATE ZIP CODE

617 590 3574 MALCOLM.BARBER@COMCAST.NET.
PHONE EMAIL

III. **DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF?** YES

IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS ZONING RELIEF GRANTED
(If necessary, attach additional pages to provide more information.)

IV. **DESCRIPTION OF PROPOSED DEMOLITION:**

A BRIEF OUTLINE OF THE PROPOSED WORK MUST BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL NOT BE ACCEPTED. This description should describe the structure(s) to be demolished and the proposed condition of the site after demolition, including any proposed new construction or site improvements. Additional pages may be attached if necessary to provide more detailed information. See also 4. on page two.

DEMOLISH EXISTING 2-STORY MASONRY BUILDING, GRADE SITE LEVEL WITH TOPOGRAPHY AND ERECT NEW 6-STORY, 19-UNIT BUILDING W/ GARAGE AND ELEVATOR AS PER PLANS SUBMITTED.

V. **REQUIRED DOCUMENTATION:** The following is a list of documents that **MUST** be submitted with this application. Failure to include adequate documentation will cause a delay in the review process and may result in a rejected application. All documents should be no larger than 11x17.

- 1. **PHOTOGRAPHS:** 3x5 or larger *current* color photographs of the property, properties affected by the proposed demolition and surrounding areas must be labeled with addresses and dates. Major elevations of the building(s) and any deterioration or reason for demolition should be documented. Photographs of the subject property seen from a distance with neighboring properties are required. All photographs must be keyed to a map (see below) to provide a thorough location description. **Images from the internet are not acceptable.**
- 2. **MAP:** A map showing the location of the property affected by the proposed demolition must be submitted with this application. The map must be an 8 1/2 x 11 portion of a street map, such as from a BRA locus map or an internet mapping site.
- 3. **PLOT PLAN:** A plot plan showing the existing building footprint and those of buildings in the immediate vicinity must be submitted with this application. Assessing parcel maps will be accepted, if the footprint of the relevant structure(s) is illustrated.
- 4. **PLANS and ELEVATIONS:** If a new structure is being planned, a site plan, building plans and elevations of the new structure(s) must be submitted. If no new building is planned, submit plans for site improvements and/or describe the proposed use and treatment of parcel. (Parking, landscaping, clear debris, fill excavations, etc.) **Do not submit sheets larger than 11x17.**
- 5. **PROOF OF OWNERSHIP:** Proof of ownership must be submitted with the application. A copy of a property deed, property tax assessment bill, or other official documentation of property ownership is required.

NOTE: Copies of all documentation submitted with this application (photographs, maps, plot plans, etc.) should be retained by the applicant should additional copies be necessary for the commission hearing. Additional materials will be requested if a hearing is required see *Article 85 Demolition Delay Review Regulations and Community Meeting Requirements* on the BLC website.

VI. **NOTARIZED SIGNATURES:** Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional ownership, an authorized representative of the organization shall sign as owner.

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT [Signature] OWNER* Malcolm Barber
 PRINT TIMOTHY C. JOHNSON PRINT MALCOLM BARBER
 *(If building is a condominium or cooperative, the chairman must sign.)

On this 16 day of March, 2022, before me, the undersigned Notary Public, personally appeared TIM JOHNSON (name of document signer), proved to me through satisfactory evidence of identification, which were DRIVERS LICENSE to be the person whose name is signed on the preceding or attached document in my presence.
[Signature] (official signature and seal of Notary)
 My Commission expires: 6/12/26

On this 16 day of March, 2022, before me, the undersigned Notary Public, personally appeared MALCOLM BARBER (name of document signer), proved to me through satisfactory evidence of identification, which were DRIVERS LICENSE to be the person whose name is signed on the preceding or attached document in my presence.
[Signature] (official signature and seal of Notary)
 My Commission expires: 6/12/26



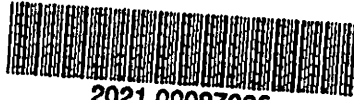
Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

Please review all instructions and documentation requirements carefully before submitting your application. It is your responsibility to ensure the application is complete before submittal. **Incomplete applications will not be accepted.**

If you have questions or require consultation before submitting your application, please contact the commission staff at 617-635-3850 to make an appointment.

For Article 85 Information and Instructions, visit the website at: www.cityofboston.gov/landmarks/article85/

2
Mark C. Murphy, P.C.
470 West Broadway, Ste 201
South Boston MA 02127



2021 00097065
Bk: 66186 Pg: 315 Page: 1 of 2
Recorded: 08/30/2021 12:59 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 08/30/2021 12:59 PM
Ctr# 214100 32251 Doc# 00097065
Fee: \$11,856.00 Cons: \$2,600,000.00

MASSACHUSETTS QUITCLAIM DEED

Thomas Mitchell and Kathleen Mitchell, husband and wife, of Norwell, MA (collectively the "Grantor") for consideration paid, and in full consideration of Two Million Six Hundrd Thousand and 00/100 Dollars (U.S. \$2,600,000.00) grant to 44 Ellery LLC, a Massachusetts limited liability company with a usual place of business at 29 Carrolls Lane, Quincy, Massachusetts, with Quitclaim Covenants, the following property known and numbered as 44 Ellery Street, South Boston, Suffolk County, Massachusetts, more particularly described as follows:

The land with the buildings thereon situated in that part of Boston called South Boston, being bounded as follows and being numbered Lots 1, 2, 3, 4, 5, 6 and 7 on a plan by William A. Garbett, Surveyor, dated May 15, 1872, recorded with the Suffolk County Registry of Deeds in Book 1113, Page 168 (the "plan"):

- Westerly By Ellery Street, forty-two (42) feet;
- Northerly and Northeasterly By an eight-foot passageway called Ellery Court, shown on said plan, one hundred fifty-six and forty hundredths (156.40) feet;
- Southeasterly By Lots numbered 8 and 9 on said plan, forty-two (42) feet;
- Southwesterly and Southerly By land of owners unknown, one hundred thirty-eight and forty-six hundredths (138.46) feet.

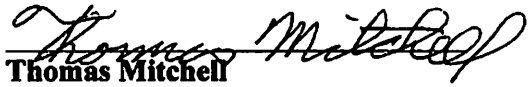
Containing sixty-one hundred nine-one and nine tenths (6191.9) square feet, according to said plan. Also included is the fee and soil of said Ellery Court as shown on said plan.

Grantor further avers and states under the pains and penalties of perjury that they do not now nor has they ever had any claim(s) of an estate of homestead in the Property as said Property was an investment property, further releasing any such rights, if ever existing, and that no other person is now or has ever been entitled to claim the benefit of an estate of homestead in the Property

For title, see Deed dated December 2, 1987, said Deed recorded with the Suffolk County Registry of Deeds in Book Page 14298, Page 138.

(Signatures on following page(s))

Locus: 44 Ellery Street, South Boston


Thomas Mitchell

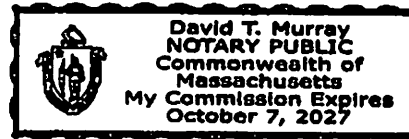

Kathleen Mitchell

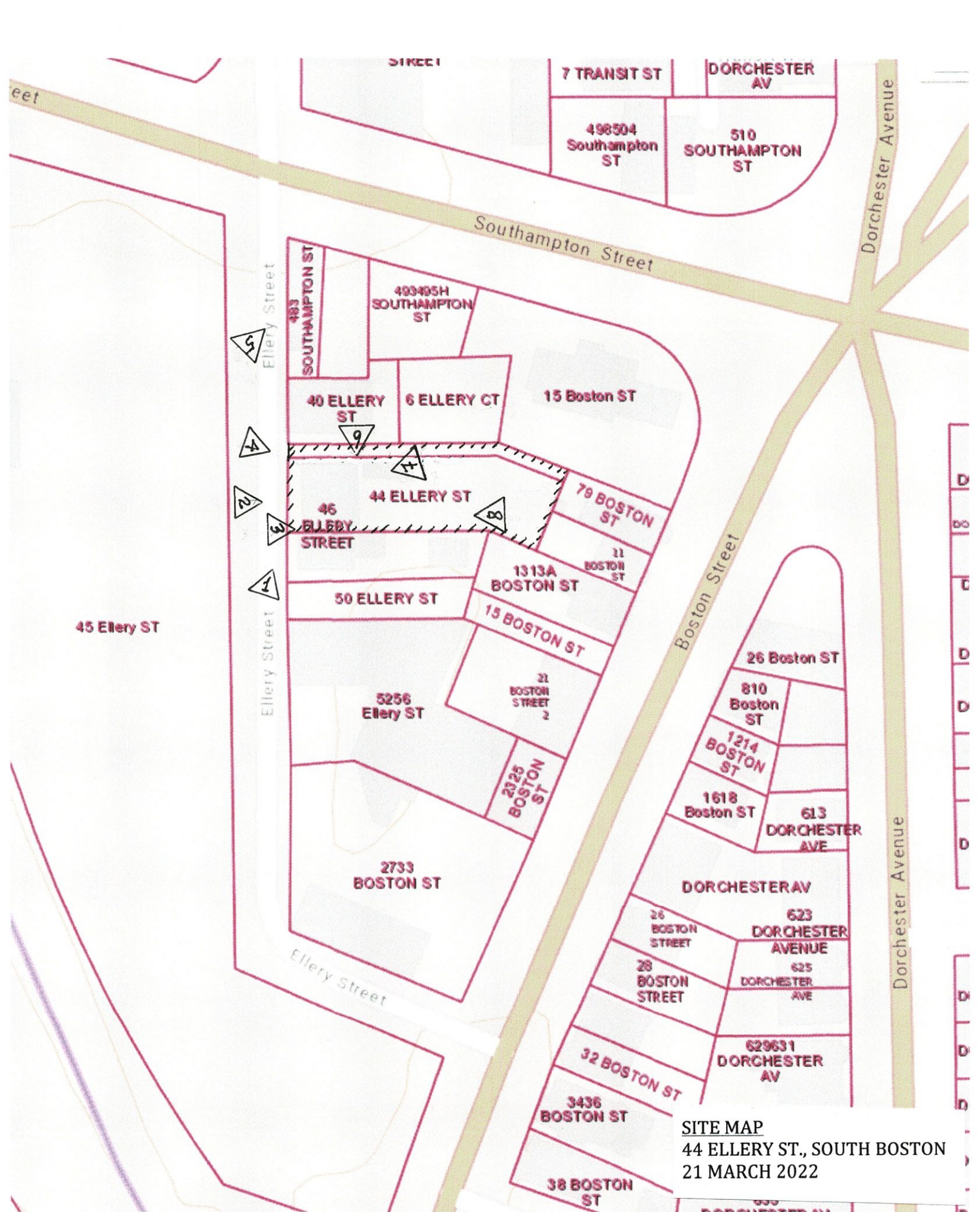
COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss.

On this 2th day of February 2021 before me, the undersigned Notary Public, personally appeared **Thomas Mitchell and Kathleen Mitchell**, proved to me through satisfactory evidence of identification - that being Commonwealth of Massachusetts driver's licenses or other government issued photo ids - to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public
My Commission Expires:

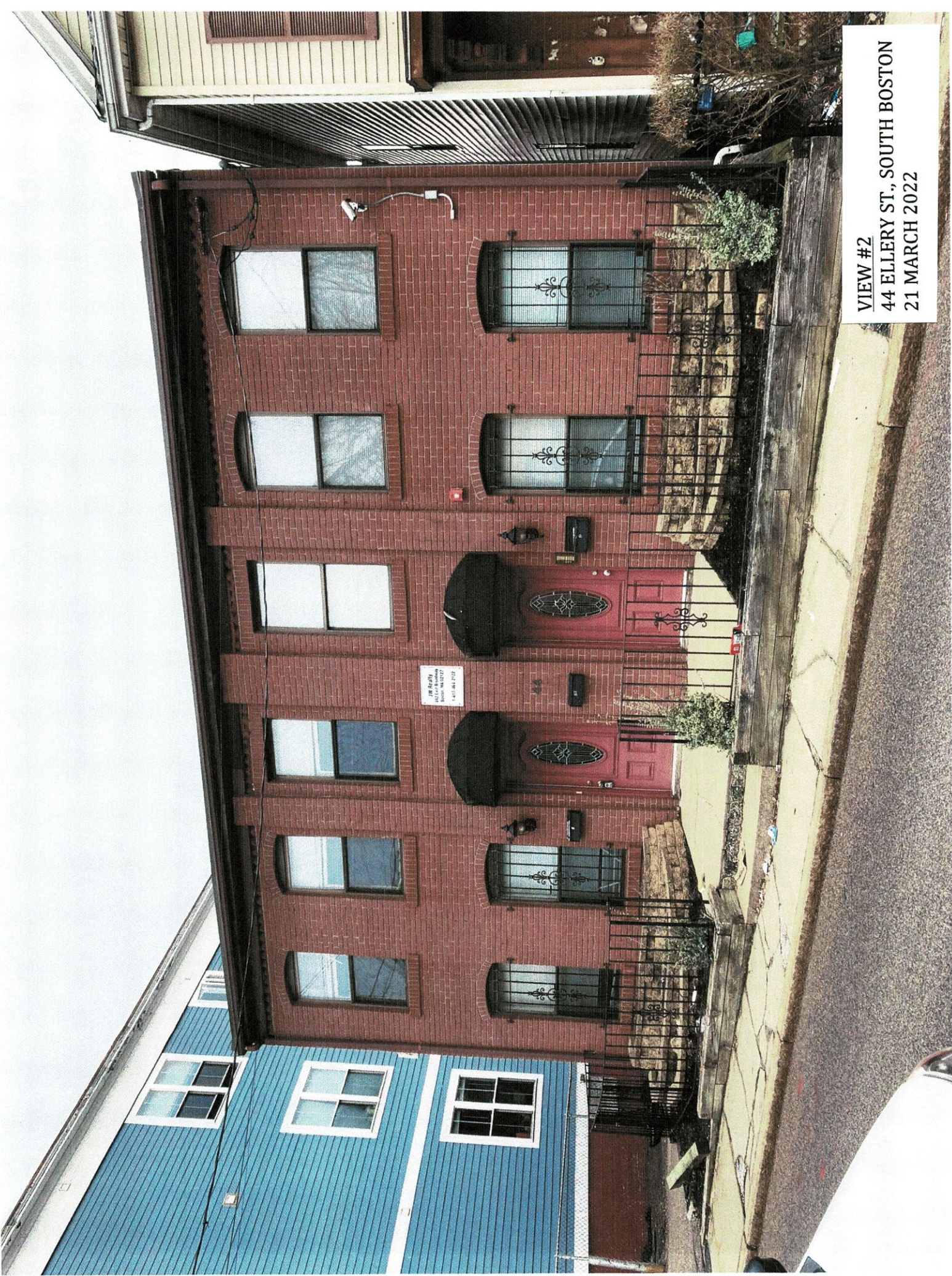




SITE MAP
 44 ELLERY ST., SOUTH BOSTON
 21 MARCH 2022

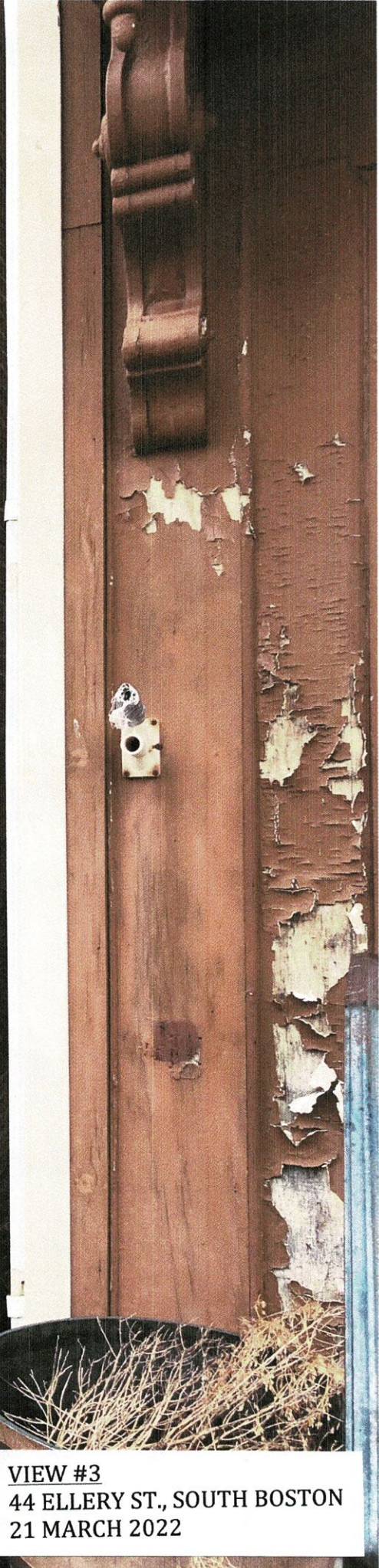


VIEW #1
44 ELLERY ST., SOUTH BOSTON
21 MARCH 2022

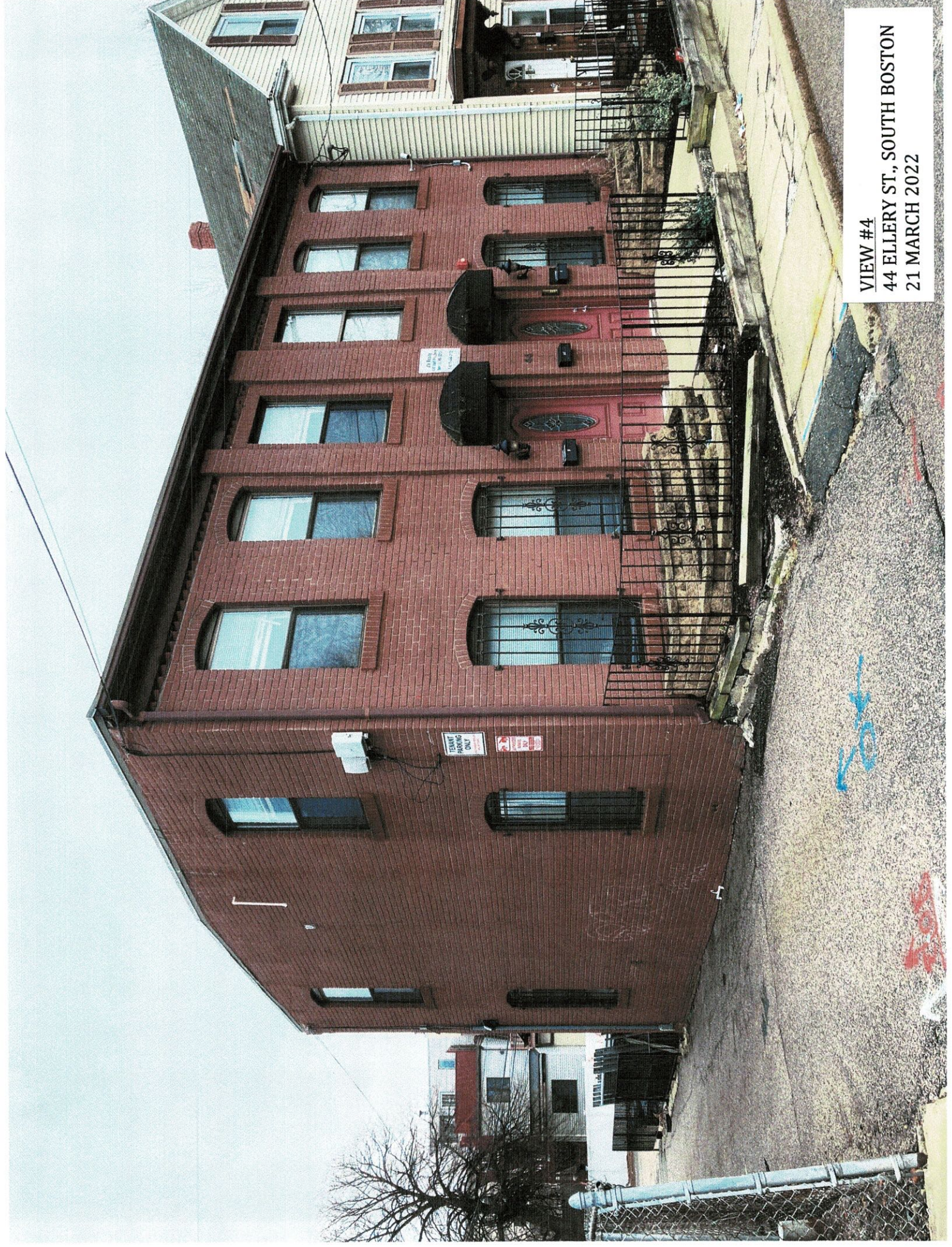


FOR RENT
\$1,200 - \$1,500
CALL 617-252-7122

VIEW #2
44 ELLERY ST., SOUTH BOSTON
21 MARCH 2022



VIEW #3
44 ELLERY ST., SOUTH BOSTON
21 MARCH 2022



VIEW #4
44 ELLERY ST., SOUTH BOSTON
21 MARCH 2022



VIEW #5

44 ELLERY ST., SOUTH BOSTON

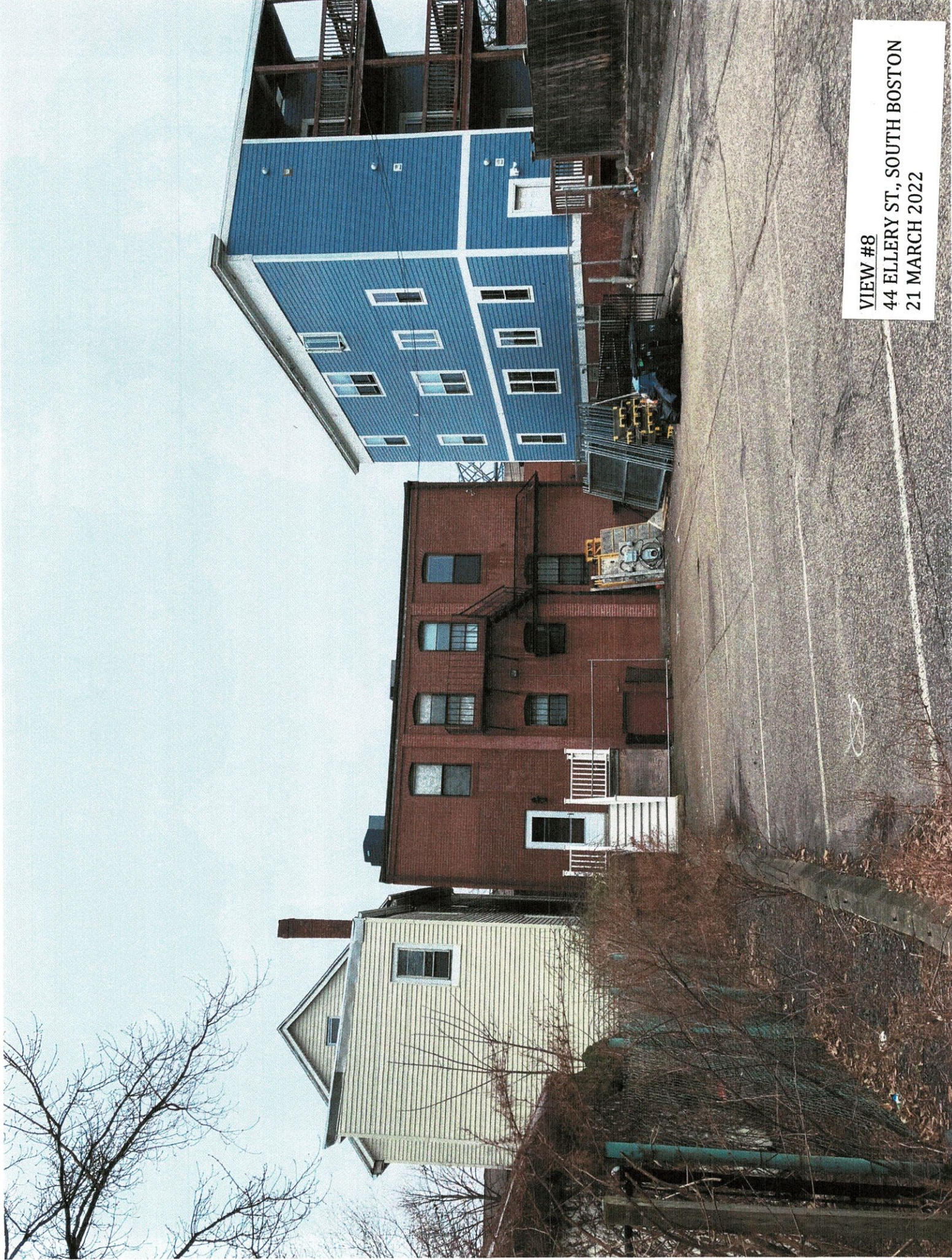
21 MARCH 2022



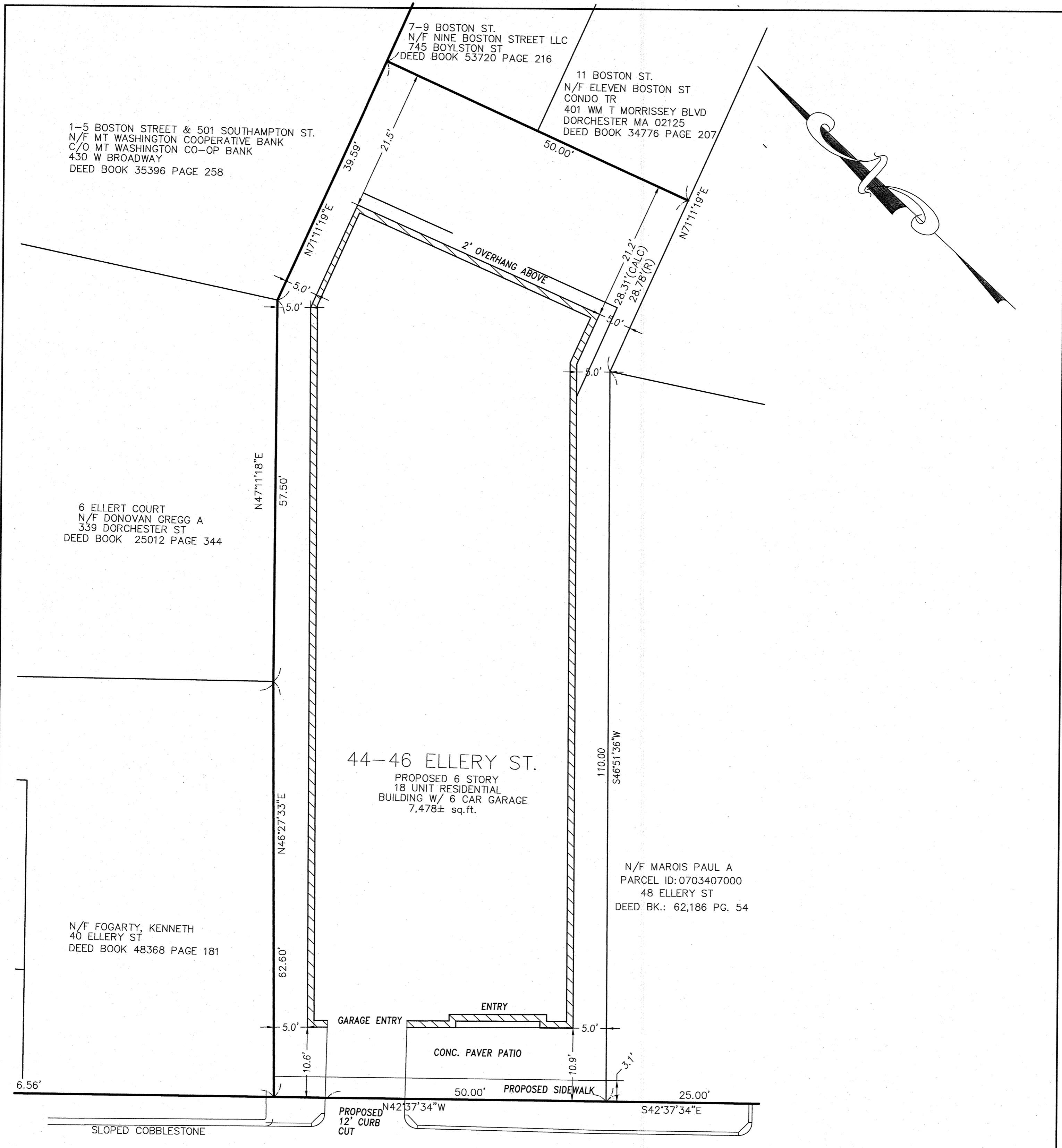
VIEW #6
44 ELLERY ST., SOUTH BOSTON
21 MARCH 2022

VIEW #7
44 ELLERY ST., SOUTH BOSTON
21 MARCH 2022



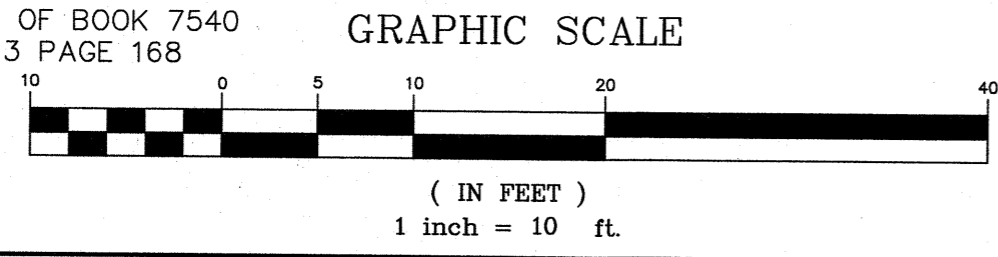


VIEW #8
44 ELLERY ST., SOUTH BOSTON
21 MARCH 2022



[Signature]
LEONARD JOSEPH BOUFFARD
COMMONWEALTH OF MASSACHUSETTS
PROFESSIONAL LAND SURVEYOR
No. 56160
9-24-2021
DATE

REFERENCES:
CITY OF BOSTON LAYOUTS
L-11469
L-1416
CITY OF BOSTON
NOTEBOOK 647 PAGES 86-91
LAND COURT PLANS
5446A
7201A
PLAN AT THE END OF BOOK 7540
PLAN IN BOOK 1113 PAGE 168



PROPOSED SITE PLAN 44 ELLERY STREET SOUTH BOSTON, MA FOR 44 ELLERY STREET LLC	
CIVIL ENVIRONMENTAL CONSULTANTS LLC 8 OAK STREET PEABODY, MA 01960 (978)531-1191	
SHEET NO:	1 OF 1
DATE	9/24/2021
JOB NO:	4267
DRAWN BY:	L.J.B.



STREET VIEW LOOKING SOUTHEAST



STREET VIEW LOOKING NORTHEAST

PROPOSED 6-STORY (60 FT), 18-UNIT RESIDENTIAL BUILDING W/ GARAGE

44 ELLERY STREET, BOSTON, MA

12/23/21	44 Ellery St., South Boston				
BOSTON ZONING CODE REVIEW					
1.)	Parcel 3408 is located within zoning subdistricts B-1 & H-1.				
2.)	The lot contains: 7,449 sf +/-.				
2.)	The proposed 18-unit building contains 22,802.0 FAR sf of floor area.				
3.)	The type of uses allowed in B districts include multi-family dwellings and accessory parking.				
4.)	Article 13 Dimensional Regulations: (any dwelling, note 5)				
	Item	Zone	Req'd/Allowed	New 18-unit bldg.	Remarks
	a.)	H-1	5,000 sf	7,449 sf +/-	Note 5
✓	b.)	H-1	1,000 sf/add'l unit	7,449 sf +/-	Note 1
	c.)	H-1	50 ft	50 ft	
✓	d.)	B-1	1.0		3.0 Note 6
✓	e.)	B-1	3 st/40 ft	6 st/60 ft	
✓	f.)	H-1	400 sf/D.U.	< 400 sf/D.U.	
✓	g.)	"	20 ft/Modal yard	10 ft to 12 ft	Note 2
	h.)	"	None	5' (LT) & 5' (RT)	Note 3
	i.)	"	20 ft	20 ft	Note 4
	j.)	H-1	N/A	N/A	N/A
✓	k.)	Art. 23	0.9 sp/D.U. or 16 sp.	6 spaces	With an FAR 1.0
		BTD	18-2 BR - 0.35 sp/D.U.		Note 7
			3+ BR - 0.55 sp/D.U.		
			or 6 spaces req.		
✓ DENOTES ZONING RELIEF REQUIRED.					
Note 1: 5,000 sf (1st unit) + 17,000 = 22,000 sf lot area min.					
Note 2: Section 18-2, conformity w/existing building alignment.					
Note 3: Section 19-4, no side yards in H districts except after 90 ft, 10 ft yard req.					
Note 4: Sections 20-4.					
Note 5: Section 13-4, dwellings in non-residential districts.					
Note 6: 22,802 sf ÷ 7,449 sf lot = 3.0 FAR					
Note 7: Guidelines by the BTD for use by the ZBA.					

UNIT BREAKDOWN				
	FLOOR	UNIT	TYPE	SQ. FT.
	GROUND		FOYER	
			GARAGE	
	2ND	201	2BR/2B	1,034 SF
X		202	2BR/1B	1,131 SF
		203	1BR/1B	652 SF
		204	2BR/2B	1,239 SF
	3RD	301	2BR/2B	1,034 SF
		302	2BR/1B	1,131 SF
X		303	1BR/1B	652 SF
		304	2BR/2B	1,239 SF
	4TH	401	2BR/2B	1,034 SF
X		402	2BR/1B	1,131 SF
		403	1BR/1B	652 SF
		404	2BR/2B	1,239 SF
	5TH	501	2BR/2B	1,034 SF
		502	2BR/1B	1,131 SF
		503	1BR/1B	652 SF
		504	2BR/2B	1,239 SF
	6TH	601	2BR/2B	1,381 SF
		602	2BR/2B	1,480 SF
X	AFFORDABLE UNIT			

PROJECT INFO:

Address: 44 Ellery Street, Boston, MA
 Exist. Occupancy: Multi-Family
 Proposed Occupancy: Multi-Family

Lot: 7,449 sf +/-
 Parcel: 0703408010
 District: B-1 (H-1)
 Ward: 07

SCHEDULE OF DRAWINGS

- A00 PROJECT INFORMATION
- C01 ARCHITECTURAL SITE PLAN
- C02 LOT CONSOLIDATION PLAN
- C03 FUTURE DEVELOPMENT: SITE PLAN
- X01 CONTEXTUAL VIEWS
- X02 CONTEXTUAL VIEWS
- X03 CONTEXTUAL VIEWS
- V01 PERSPECTIVE VIEWS
- V02 PERSPECTIVE VIEWS
- V03 PERSPECTIVE VIEWS
- V04 PERSPECTIVE VIEWS
- V05 PERSPECTIVE VIEWS
- V06 PERSPECTIVE VIEWS
- A01 FOUNDATION/ BASEMENT FLOOR PLAN
- A02 GROUND FLOOR PLAN
- A03 SECOND FLOOR PLAN
- A04 THIRD FLOOR PLAN
- A05 FOURTH FLOOR PLAN
- A06 FIFTH FLOOR PLAN
- A07 SIXTH FLOOR PLAN
- A08 ROOF PLAN
- A09 1-1 BUILDING SECTION
- A10 2-2 BUILDING SECTION
- A11 3-3 BUILDING SECTION
- A12 4-4 BUILDING SECTION
- A13 5-5 BUILDING SECTION
- A14 WEST (ELLERY STREET) ELEVATION
- A15 EAST (REAR) ELEVATION
- A16 NORTH ELEVATION
- A17 SOUTH ELEVATION
- A18 NORTHEAST & SOUTHWEST ELEVATION

Net Square Footage*		
Level	GSF	FAR SF*
B	1,552.0 sf	0.0 sf
1	4,597.0 sf	1,092.0 sf
2	4,596.0 sf	4,596.0 sf
3	4,596.0 sf	4,596.0 sf
4	4,596.0 sf	4,596.0 sf
5	4,596.0 sf	4,596.0 sf
6	3,326.0 sf	3,326.0 sf
Totals	27,859.0 sf	22,802.0 sf

*FAR square footage is measured to ext. face of walls and dimising walls and excludes basement, storage, laundry and mechanical areas.

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 6-STORY (60 FT), 18-UNIT
 RESIDENTIAL BUILDING W/ GARAGE
 44 ELLERY STREET
 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

△	08/10/21	△
△	10/04/21	△
△	11/29/21	△
△	12/23/21	△
△		△

Tim Johnson Architect, LLC



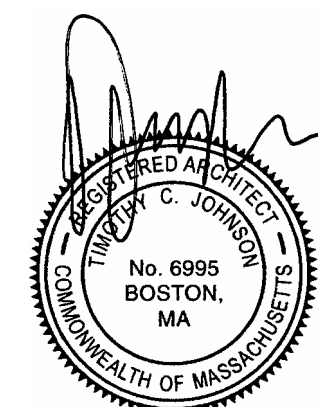
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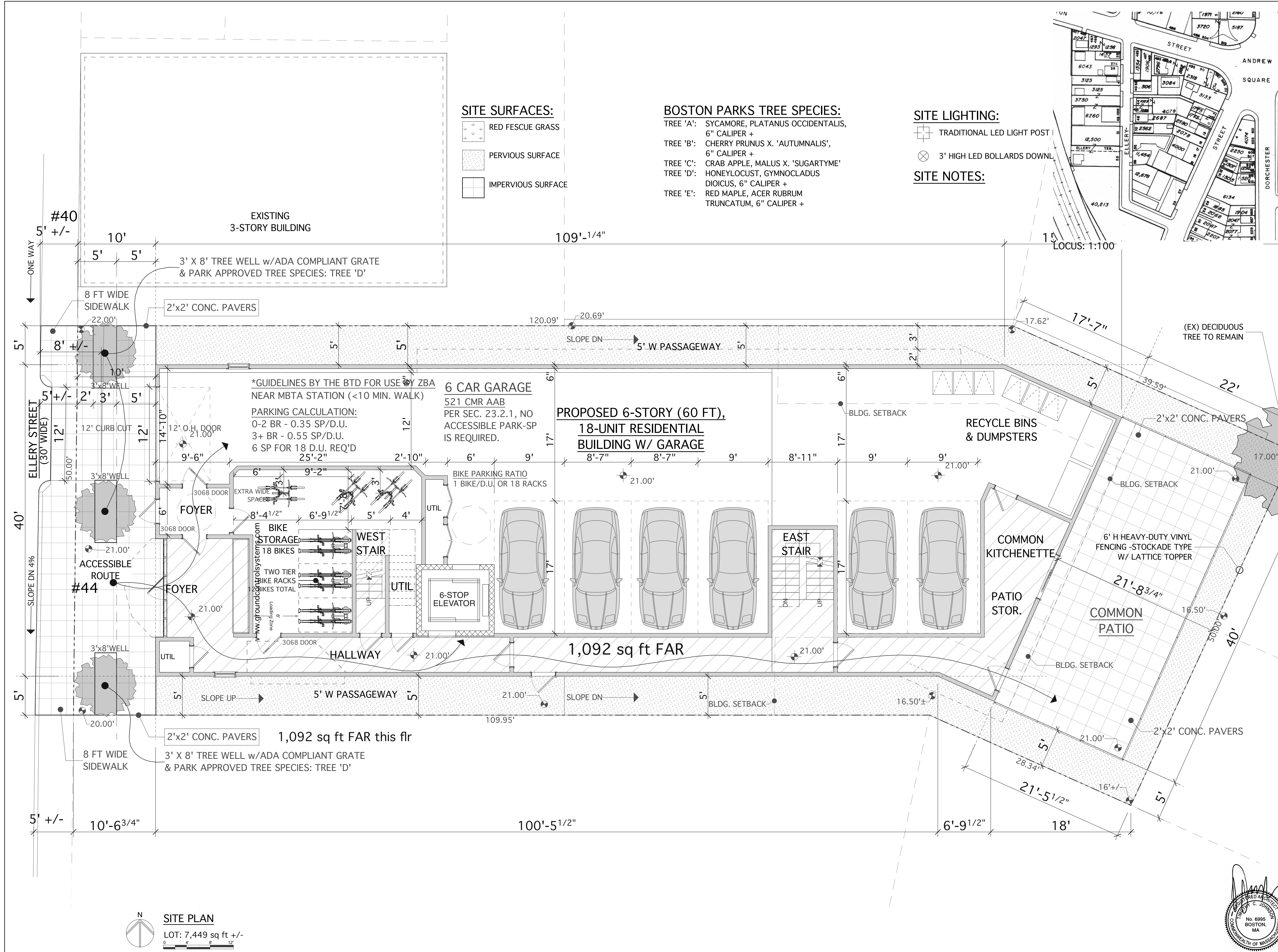
DRAWING TITLE

PROJECT INFORMATION

DATE: 07/30/21 SC: N. T. S.

A00





SITE SURFACES:

- RED FESCUE GRASS
- PERVIOUS SURFACE
- IMPERVIOUS SURFACE

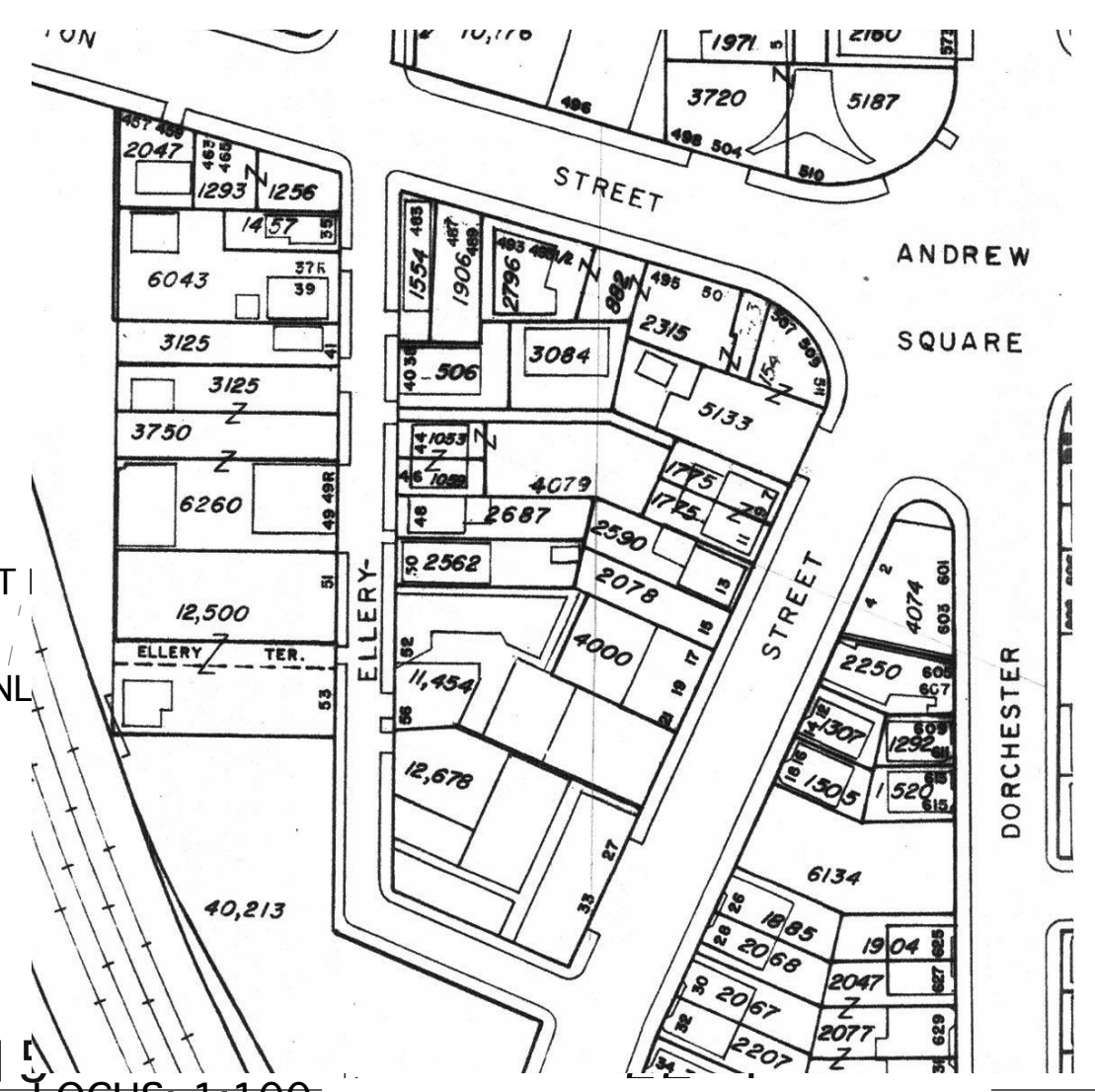
BOSTON PARKS TREE SPECIES:

TREE 'A': SYCAMORE, PLATANUS OCCIDENTALIS, 6" CALIPER +
 TREE 'B': CHERRY PRUNUS X. 'AUTUMNALIS', 6" CALIPER +
 TREE 'C': CRAB APPLE, MALUS X. 'SUGARTYME'
 TREE 'D': HONEYLOCUST, GYMNOCLADUS DIOICUS, 6" CALIPER +
 TREE 'E': RED MAPLE, ACER RUBRUM TRUNCATUM, 6" CALIPER +

SITE LIGHTING:

- TRADITIONAL LED LIGHT POST
- 3' HIGH LED BOLLARDS DOWN

SITE NOTES:



EXISTING 3-STORY BUILDING

109'-1/4"

LOCUS: 1:100

3' X 8' TREE WELL w/ADA COMPLIANT GRATE & PARK APPROVED TREE SPECIES: TREE 'D'

2'x2' CONC. PAVERS

120.09'

20.69'

5' W PASSAGEWAY

17.62'

17'-7"

(EX) DECIDUOUS TREE TO REMAIN

*GUIDELINES BY THE BTD FOR USE BY ZBA NEAR MBTA STATION (<10 MIN. WALK)

PARKING CALCULATION:
 0-2 BR - 0.35 SP/D.U.
 3+ BR - 0.55 SP/D.U.
 6 SP FOR 18 D.U. REQ'D
 25'-2"

6 CAR GARAGE
 521 CMR AAB
 PER SEC. 23.2.1, NO ACCESSIBLE PARK-SP IS REQUIRED.

PROPOSED 6-STORY (60 FT), 18-UNIT RESIDENTIAL BUILDING W/ GARAGE

RECYCLE BINS & DUMPSTERS

2'x2' CONC. PAVERS

FOYER

BIKE STORAGE

WEST STAIR

UTIL

6-STOP ELEVATOR

HALLWAY

EAST STAIR

COMMON KITCHENETTE

PATIO STOR.

COMMON PATIO

FOYER

BIKE STORAGE

WEST STAIR

UTIL

HALLWAY

HALLWAY

EAST STAIR

COMMON KITCHENETTE

PATIO STOR.

COMMON PATIO

UTIL

UTIL

HALLWAY

UTIL

HALLWAY

HALLWAY

EAST STAIR

COMMON KITCHENETTE

PATIO STOR.

COMMON PATIO

2'x2' CONC. PAVERS

1,092 sq ft FAR this flr

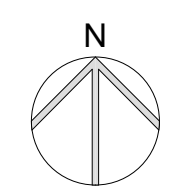
3' X 8' TREE WELL w/ADA COMPLIANT GRATE & PARK APPROVED TREE SPECIES: TREE 'D'

8 FT WIDE SIDEWALK

100'-5 1/2"

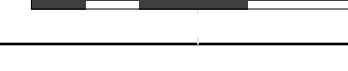
6'-9 1/2"

18'



SITE PLAN

LOT: 7,449 sq ft +/-



PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 6-STORY (60 FT), 18-UNIT RESIDENTIAL BUILDING W/ GARAGE
 44 ELLERY STREET
 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

△	08/10/21	△
△	10/04/21	△
△	11/29/21	△
△	12/23/21	△
△		△

Tim Johnson Architect, LLC



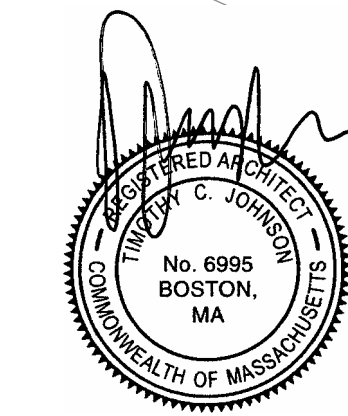
PRELIMINARY DWG. SET

DRAWING TITLE

ARCHITECTURAL SITE PLAN

DATE: 07/30/21 SC: 3/16" = 1'-0"

C01



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JUNE 19, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25025C0083J
 EFFECTIVE DATE: 03-16-2016

PREPARED FOR:
 MALCOLM BARBER
 29 CARROLS LANE
 QUINCY, MA 02169

REFERENCES:
 OWNER OF RECORD:
 THOMAS & KATHLEEN MITCHELL
 PO BOX 951
 HANOVER, MA 02339

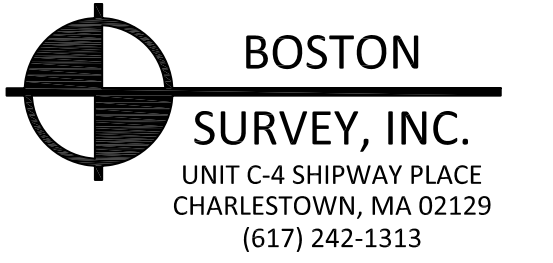
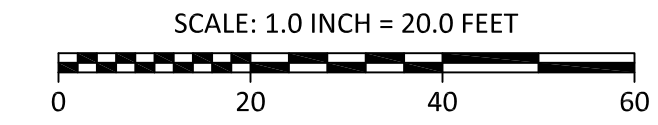
DEED: BK 14298; PG 138
 PLAN: BK 1113; PG 168
 BK 4915; PG 455
 BK 7540; PG END
 BK 8524; PG 78
 BK 14382; PG 145
 LCC: 5446-A
 7201-C
 8583-A
 42586-A

NOTES:
 PARCEL ID: 0703408010
 DATUM: BOSTON CITY BASE

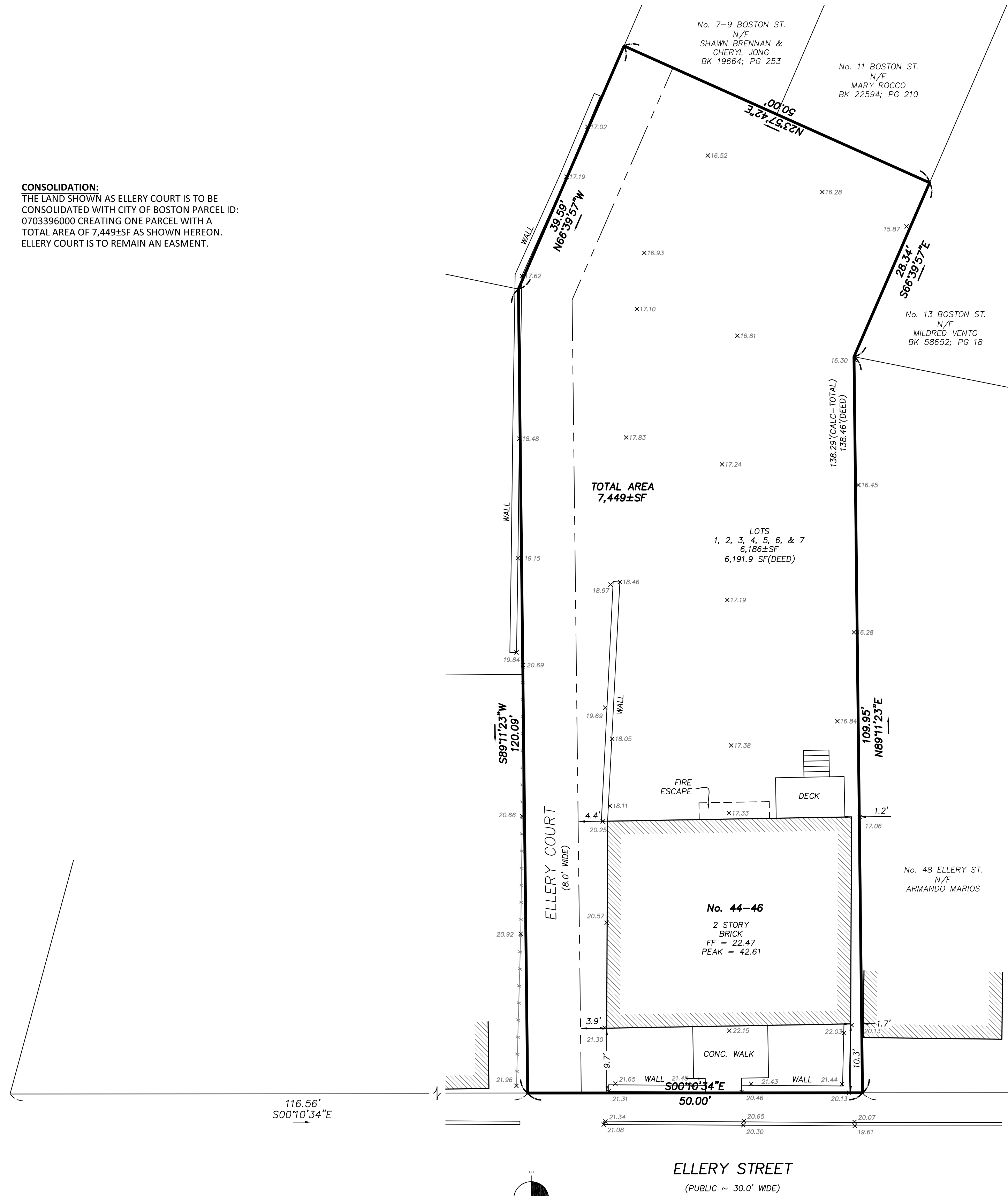
CONSOLIDATION:
 THE LAND SHOWN AS ELLERY COURT IS TO BE CONSOLIDATED WITH CITY OF BOSTON PARCEL ID: 0703396000 CREATING ONE PARCEL WITH A TOTAL AREA OF 7,449±SF AS SHOWN HEREON. ELLERY COURT IS TO REMAIN AN EASMENT.

SITE PLAN OF LAND

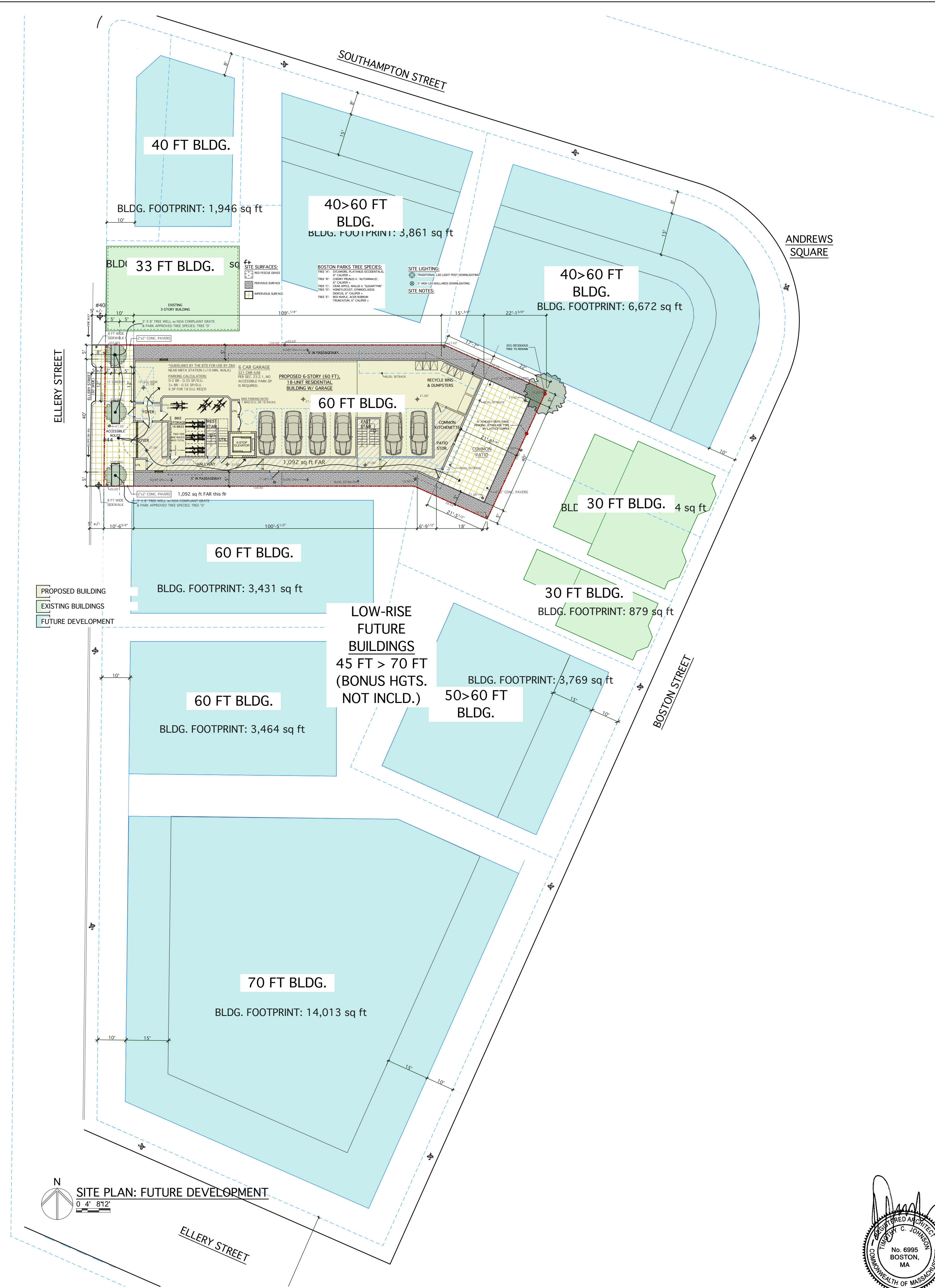
LOCATED AT
 44 - 46 ELLERY STREET
 SOUTH BOSTON, MA



SOUTHAMPTON STREET
 (70' WIDE ~ PUBLIC)



FIELD:	D-T
DRAFT:	JJH
CHECK:	GCC
DATE:	11/18/19
JOB #	19-00467



SITE PLAN: FUTURE DEVELOPMENT
 0' 4" = 812'

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 6-STORY (60 FT), 18-UNIT RESIDENTIAL BUILDING W/ GARAGE
 44 ELLERY STREET
 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

△	08/10/21	△
△	10/04/21	△
△	11/29/21	△
△	12/23/21	△
△		△

Tim Johnson Architect, LLC

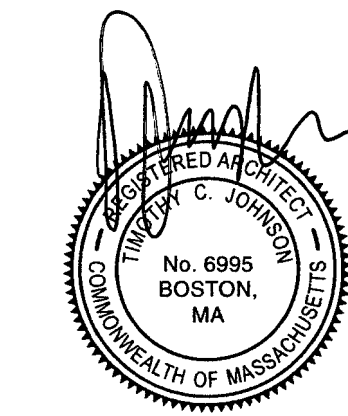


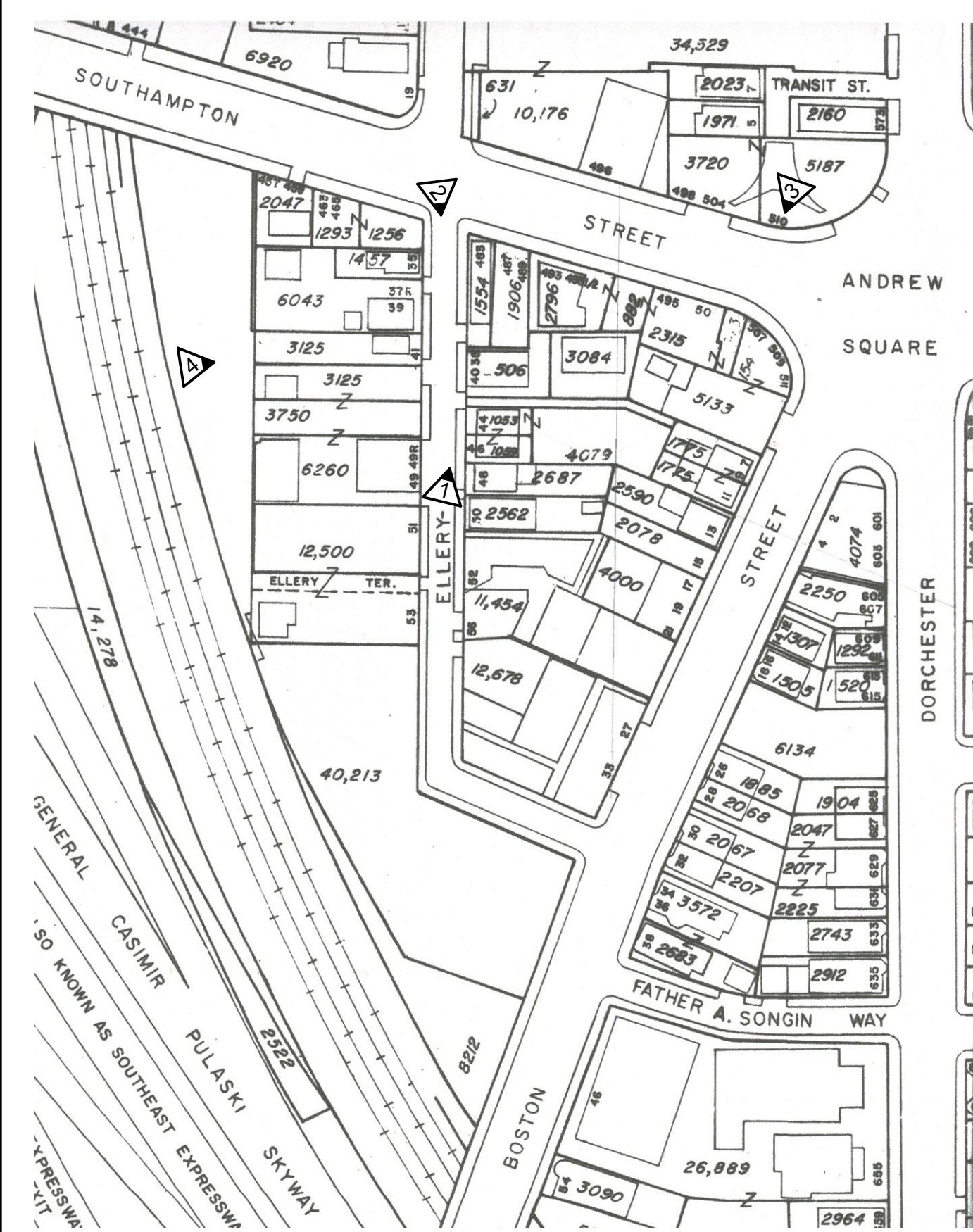
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DRAWING TITLE
FUTURE DEVELOPMENT: SITE PLAN

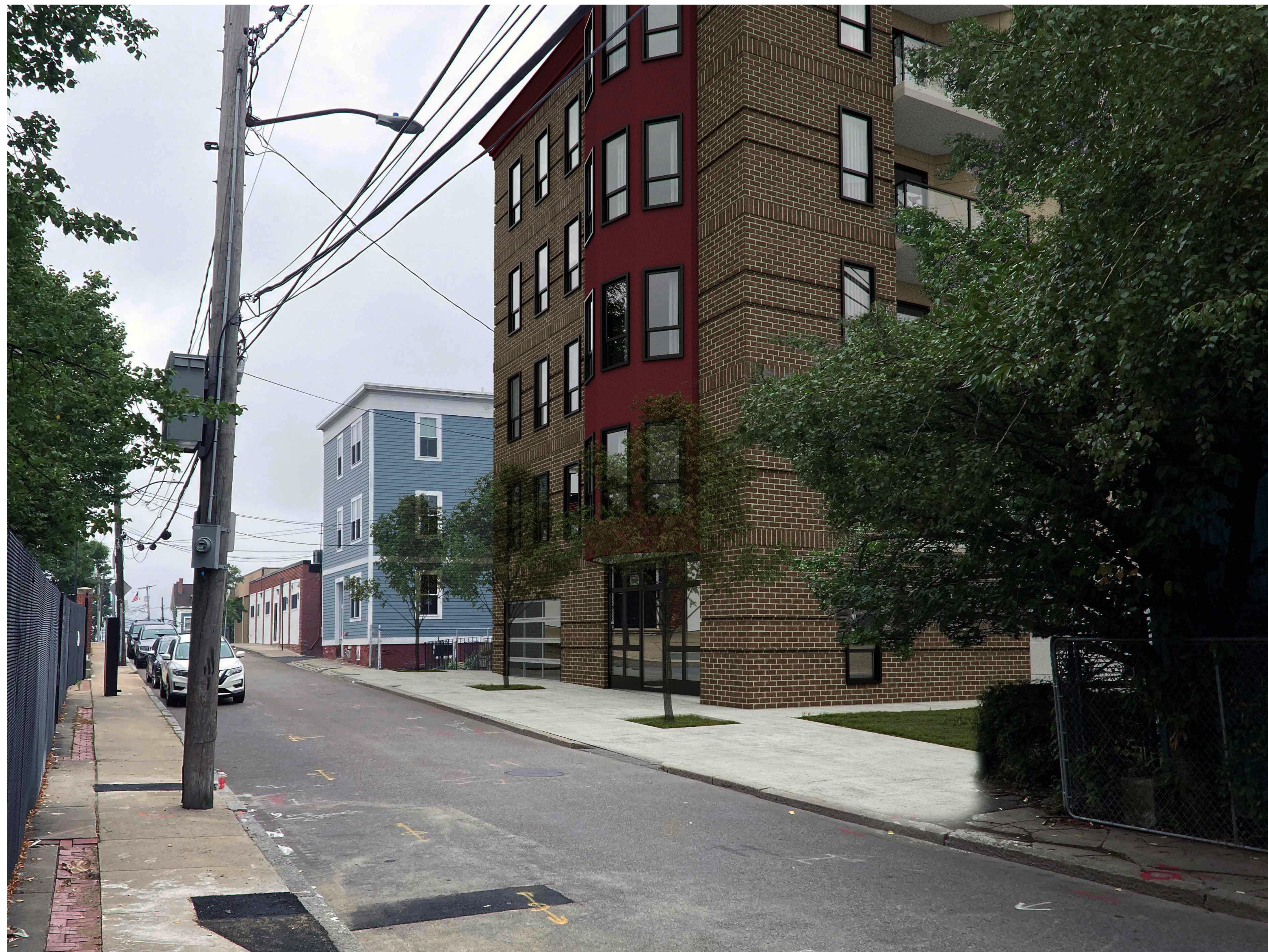
DATE: 07/30/21 SC: 1" = 20'

C03





LOCUS



1) VIEW UP ELLERY STREET TOWARD SOUTHAMPTON STREET

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
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 TEL: 617-590-3574

REVISIONS

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△	10/04/21	△
△	11/29/21	△
△	12/23/21	△
△		△

Tim Johnson Architect, LLC



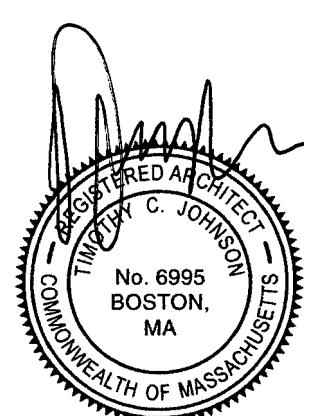
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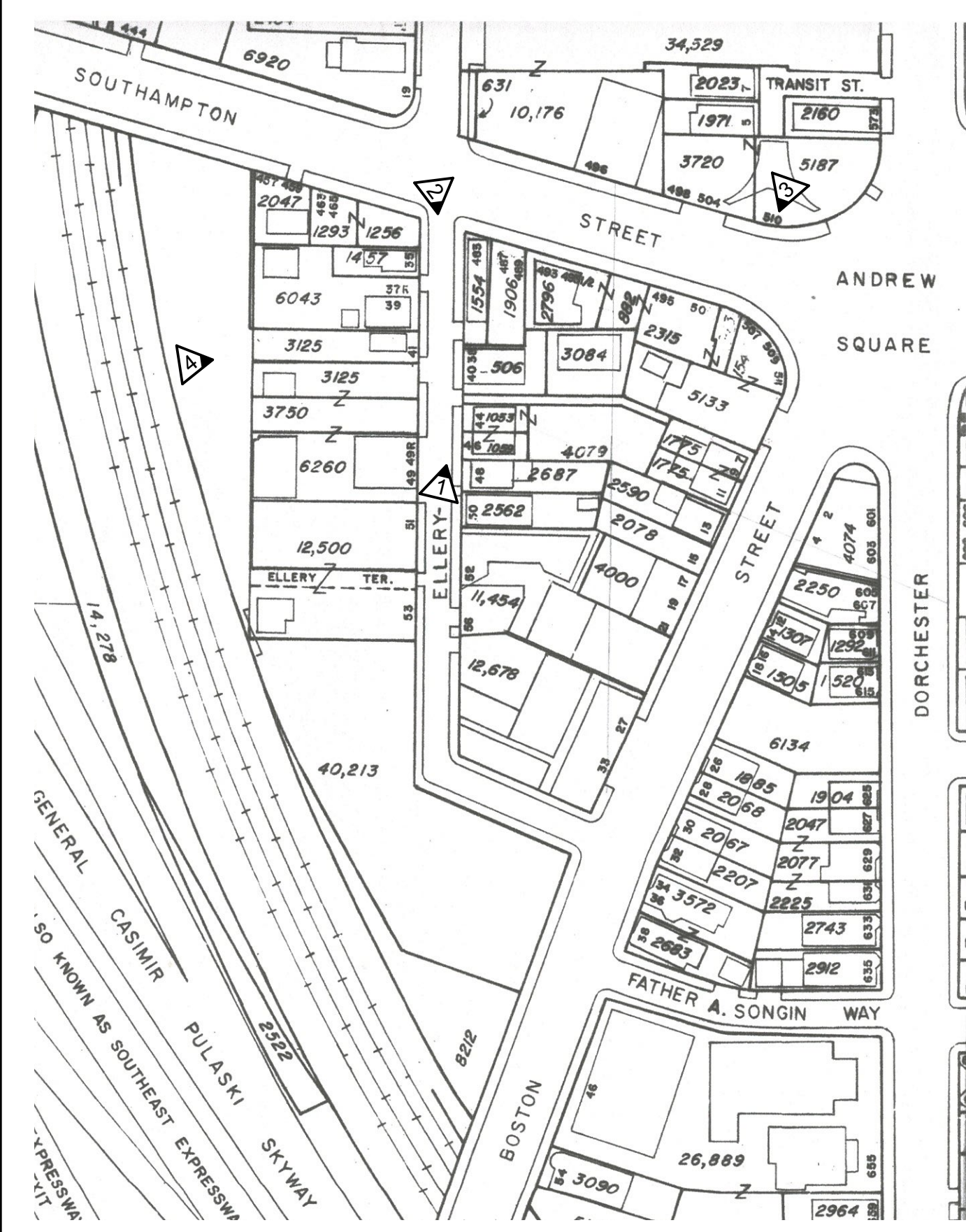
DRAWING TITLE

CONTEXTUAL
 VIEWS

DATE: 07/30/21 SC: N. T. S.

X01





2) VIEW DOWN ELLERY STREET FROM SOUTHAMPTON STREET

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

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 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

△	08/10/21	△
△	10/04/21	△
△	11/29/21	△
△	12/23/21	△
△		△

Tim Johnson Architect, LLC

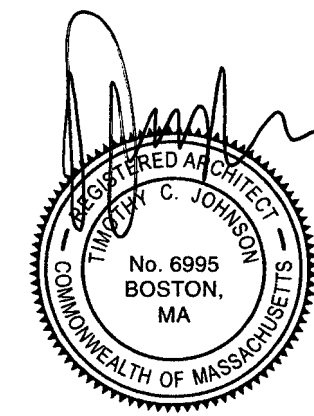


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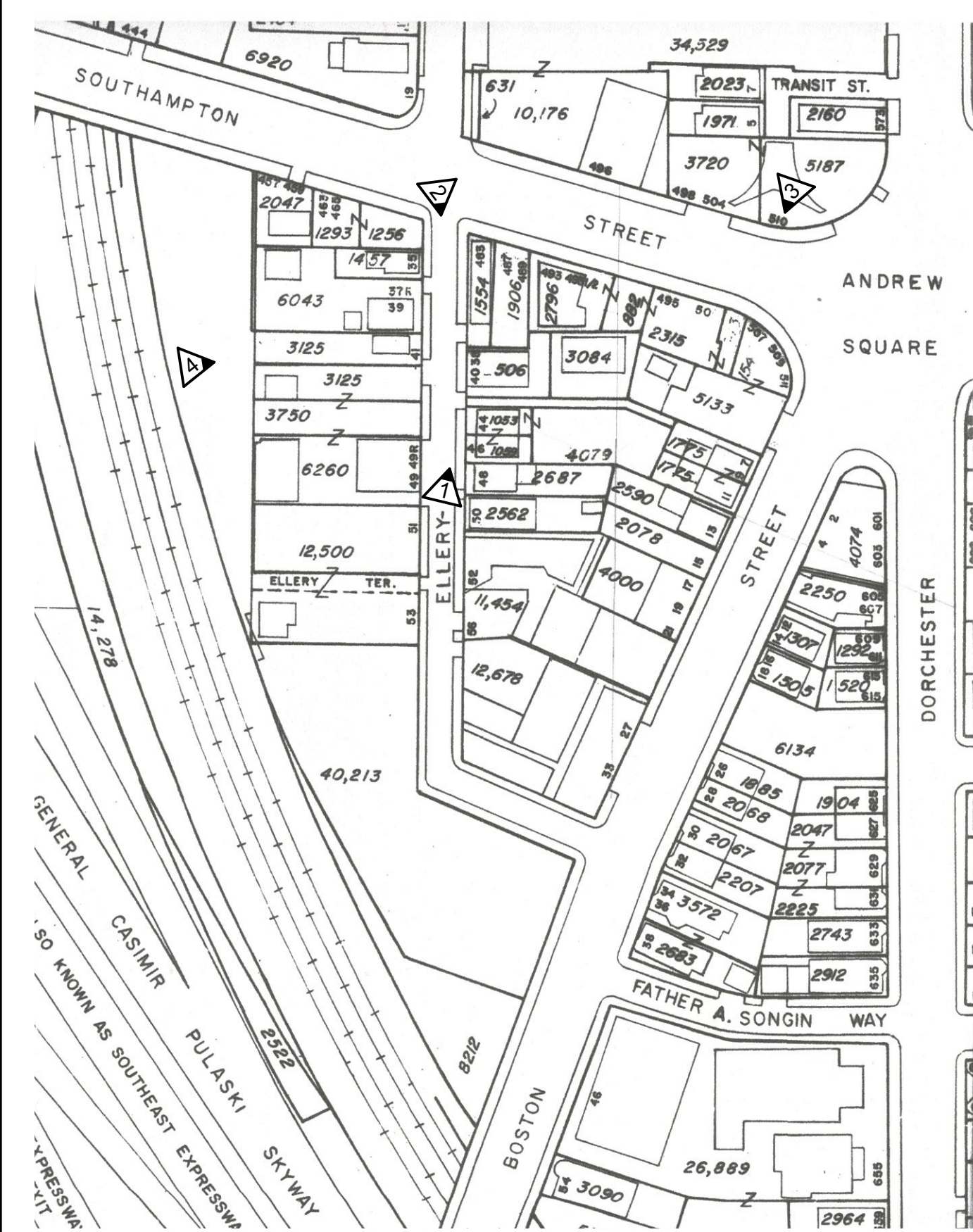
DRAWING TITLE

CONTEXTUAL
 VIEWS

DATE: 07/30/21 SC: N. T. S.



X02



LOCUS



3) VIEW FROM ANDREWS SQUARE LOOKING SOUTH

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 6-STORY (60 FT), 18-UNIT
RESIDENTIAL BUILDING W/ GARAGE
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BOSTON, MA 02127

OWNER:
44 ELLERY STREET, LLC
44 ELLERY STREET
SOUTH BOSTON, MA 02127
TEL: 617-590-3574

REVISIONS

△	08/10/21	△
△	10/04/21	△
△	11/29/21	△
△	12/23/21	△
△		△

Tim Johnson Architect, LLC

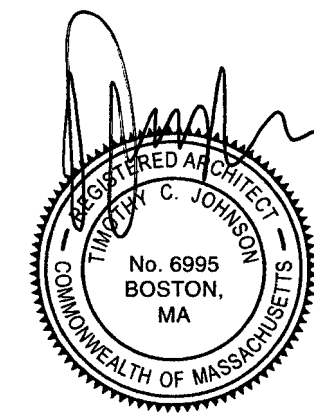


PRELIMINARY DWG. SET

DRAWING TITLE

CONTEXTUAL
VIEWS

DATE: 07/30/21 SC: N. T. S.



X03



STREET VIEW LOOKING NORTHEAST

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

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 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

△	08/10/21	△
△	10/04/21	△
△	11/29/21	△
△	12/23/21	△
△		△

Tim Johnson Architect, LLC

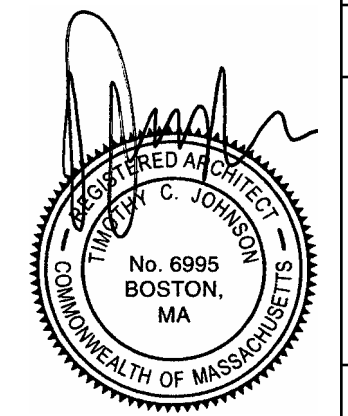


PRELIMINARY DWG. SET

DRAWING TITLE

PERSPECTIVE
 VIEWS

DATE: 07/30/21 SC: N. T. S.



V01



STREET VIEW LOOKING SOUTHEAST

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

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 RESIDENTIAL BUILDING W/ GARAGE
 44 ELLERY STREET
 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

△	08/10/21	△
△	10/04/21	△
△	11/29/21	△
△	12/23/21	△
△		△

Tim Johnson Architect, LLC

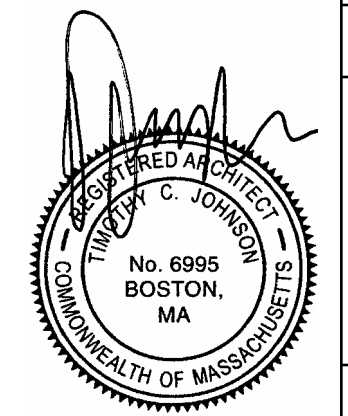


PRELIMINARY DWG. SET

DRAWING TITLE

PERSPECTIVE
 VIEWS

DATE: 07/30/21 SC: N. T. S.



V02



STREET VIEW LOOKING NORTHEAST

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

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 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

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△	10/04/21	△
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△	12/23/21	△
△		△

Tim Johnson Architect, LLC

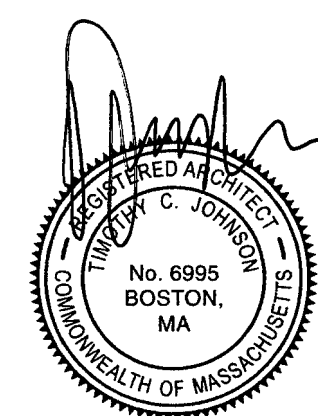


PRELIMINARY DWG. SET

DRAWING TITLE

PERSPECTIVE
 VIEWS

DATE: 07/30/21 SC: N. T. S.



V03



STREET VIEW LOOKING SOUTHEAST

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 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
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 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

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Tim Johnson Architect, LLC

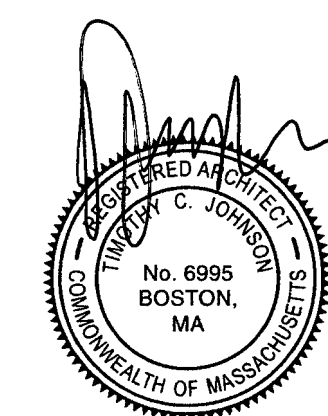


PRELIMINARY DWG. SET

DRAWING TITLE

PERSPECTIVE
 VIEWS

DATE: 07/30/21 SC: N. T. S.



V04



REAR VIEW LOOKING NORTHWEST

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 6-STORY (60 FT), 18-UNIT
 RESIDENTIAL BUILDING W/ GARAGE
 44 ELLERY STREET
 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

△	08/10/21	△
△	10/04/21	△
△	11/29/21	△
△	12/23/21	△
△		△

Tim Johnson Architect, LLC

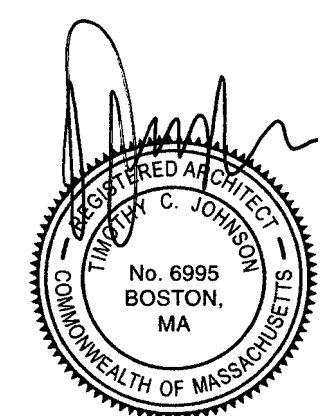


PRELIMINARY DWG. SET

DRAWING TITLE

PERSPECTIVE
 VIEWS

DATE: 07/30/21 SC: N. T. S.



V05



REAR VIEW LOOKING SOUTHWEST

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 6-STORY (60 FT), 18-UNIT
 RESIDENTIAL BUILDING W/ GARAGE
 44 ELLERY STREET
 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

△	08/10/21	△
△	10/04/21	△
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△	12/23/21	△
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Tim Johnson Architect, LLC

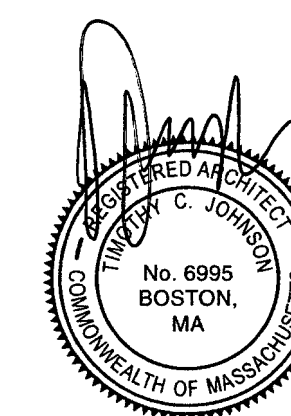


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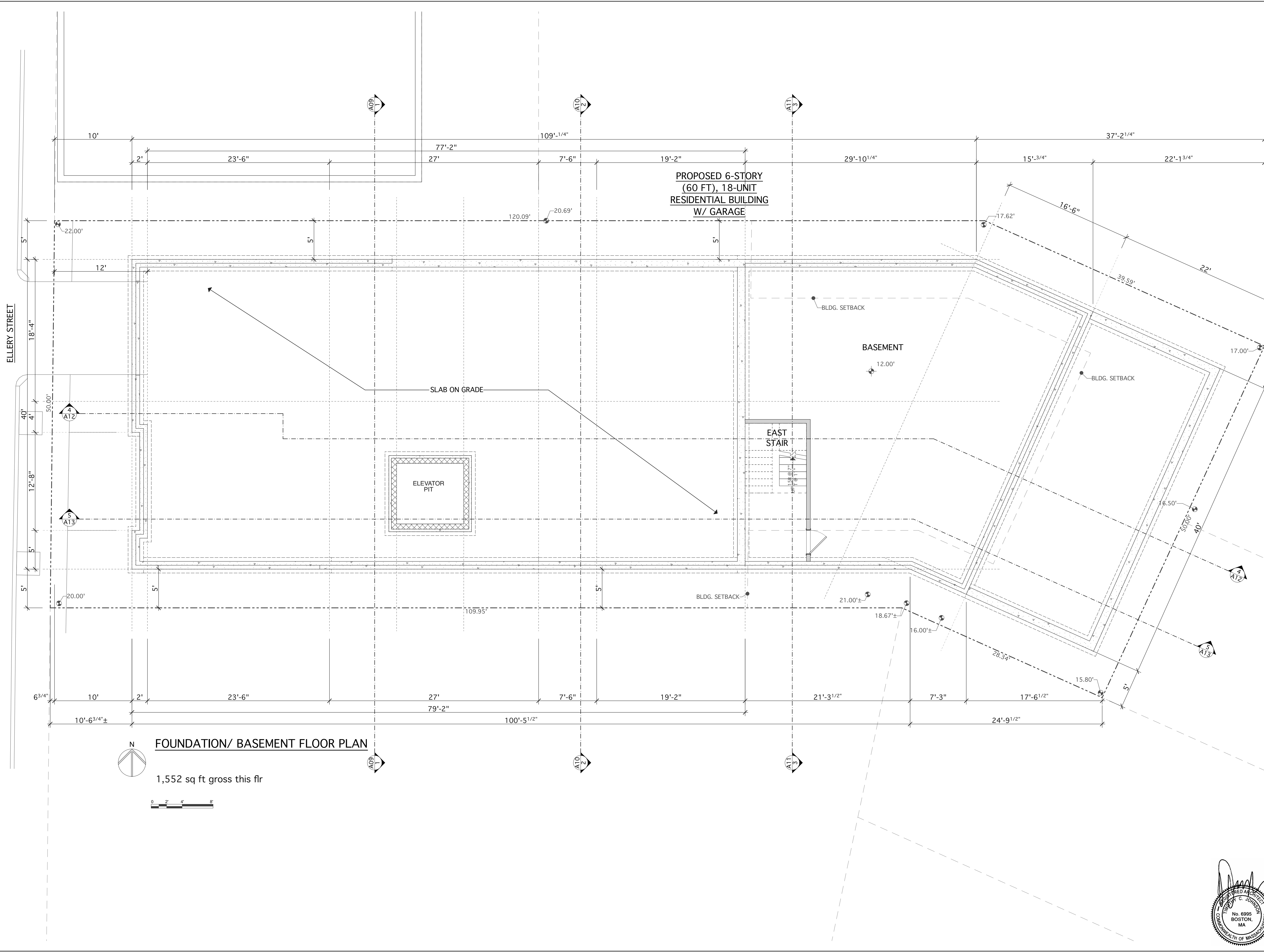
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PERSPECTIVE
 VIEWS

DATE: 07/30/21 SC: N. T. S.



V06



**PROPOSED 6-STORY
(60 FT), 18-UNIT
RESIDENTIAL BUILDING
W/ GARAGE**

BASEMENT

**EAST
STAIR**

SLAB ON GRADE

ELEVATOR
PIT

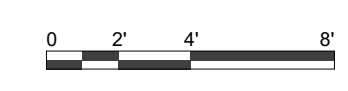
BLDG. SETBACK

BLDG. SETBACK

BLDG. SETBACK

FOUNDATION/ BASEMENT FLOOR PLAN

1,552 sq ft gross this flr



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

**PROPOSED 6-STORY (60 FT), 18-UNIT
RESIDENTIAL BUILDING W/ GARAGE**
44 ELLERY STREET
BOSTON, MA 02127

OWNER:
44 ELLERY STREET, LLC
44 ELLERY STREET
SOUTH BOSTON, MA 02127
TEL: 617-590-3574

REVISIONS

△	08/10/21	△
△	10/04/21	△
△	11/29/21	△
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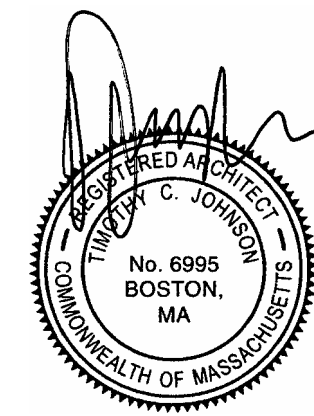
Tim Johnson Architect, LLC



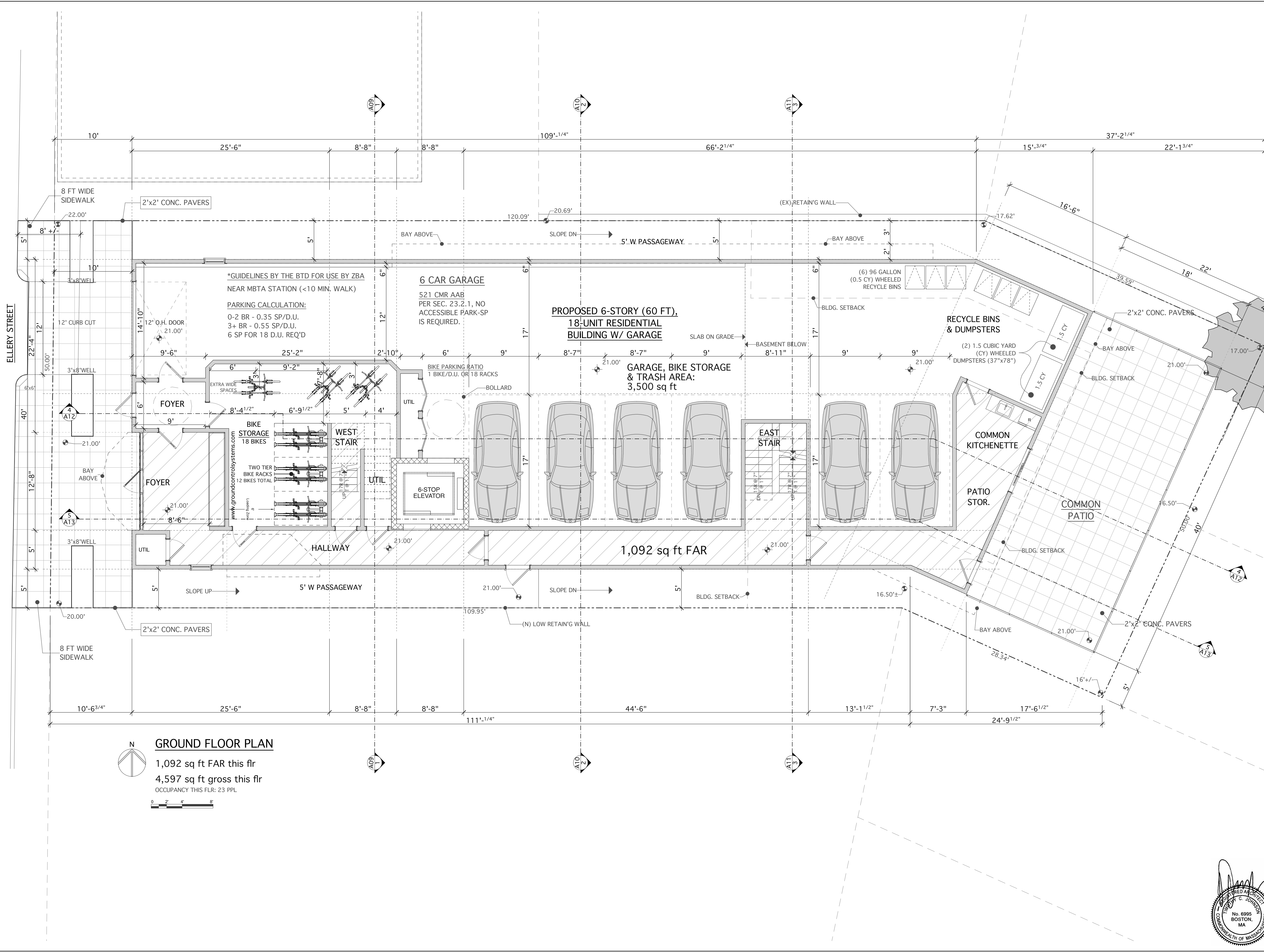
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**FOUNDATION/
BASEMENT FLOOR
PLAN**

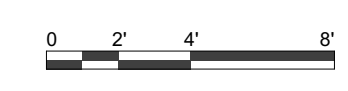
DATE: 07/30/21 SC: 3/16" = 1'-0"



A01



GROUND FLOOR PLAN
 1,092 sq ft FAR this flr
 4,597 sq ft gross this flr
 OCCUPANCY THIS FLR: 23 PPL



PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

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 TEL: 617-590-3574

REVISIONS

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△	12/23/21	△
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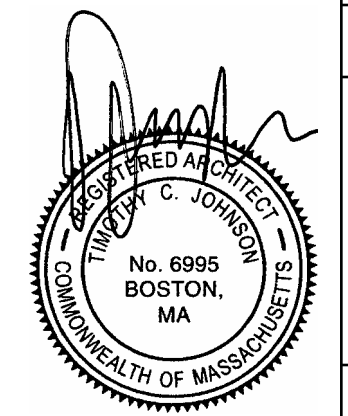
Tim Johnson Architect, LLC



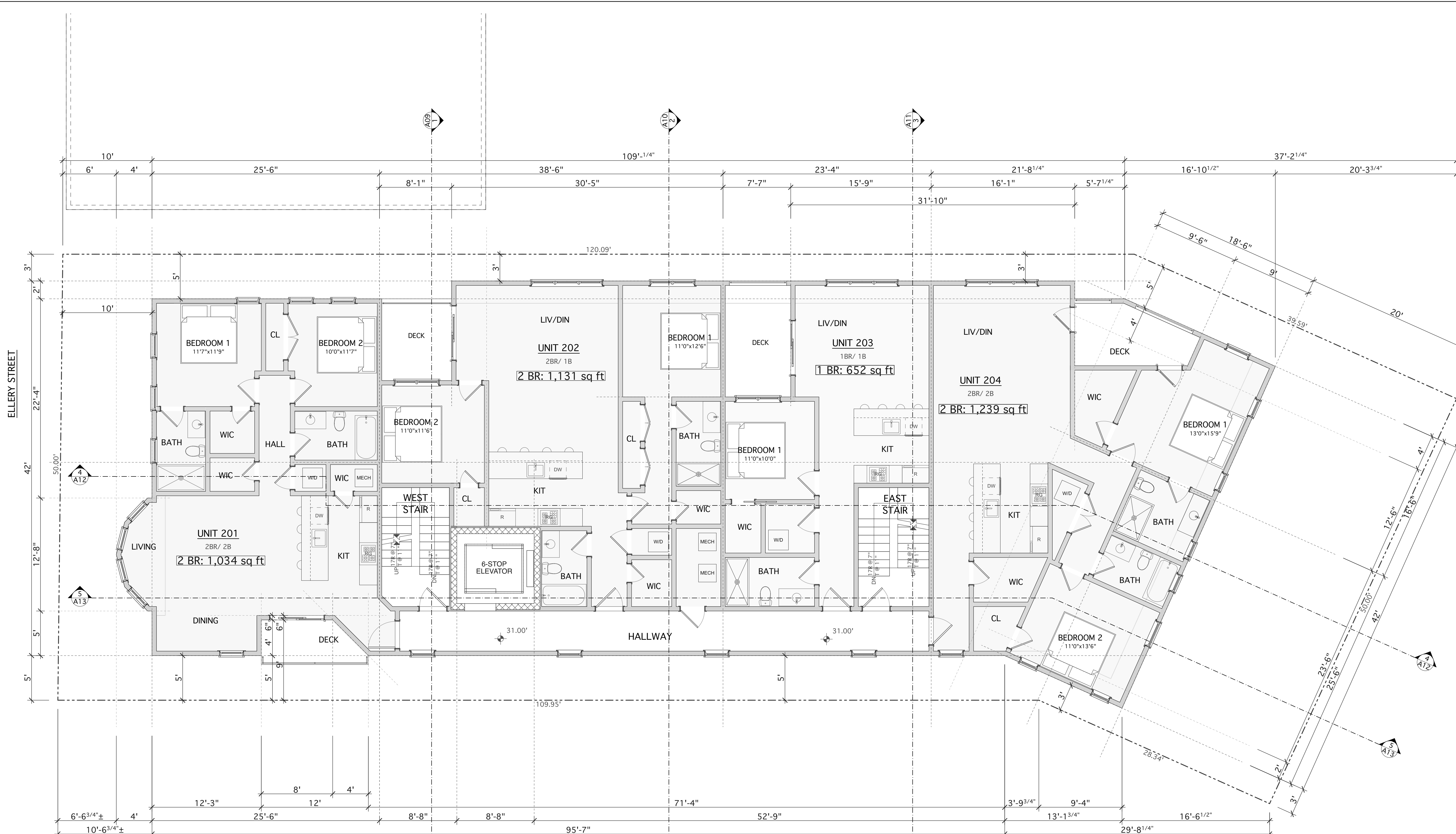
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GROUND FLOOR PLAN

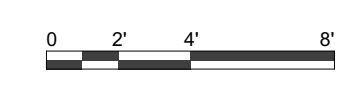
DATE: 07/30/21 SC: 3/16" = 1'-0"



A02



SECOND FLOOR PLAN
 4,596 sq ft FAR this flr
 OCCUPANCY THIS FLR: 23 PPL



PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 6-STORY (60 FT), 18-UNIT
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 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

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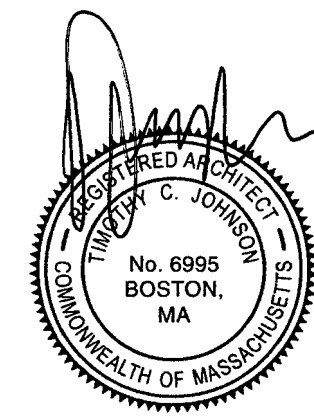
Tim Johnson Architect, LLC



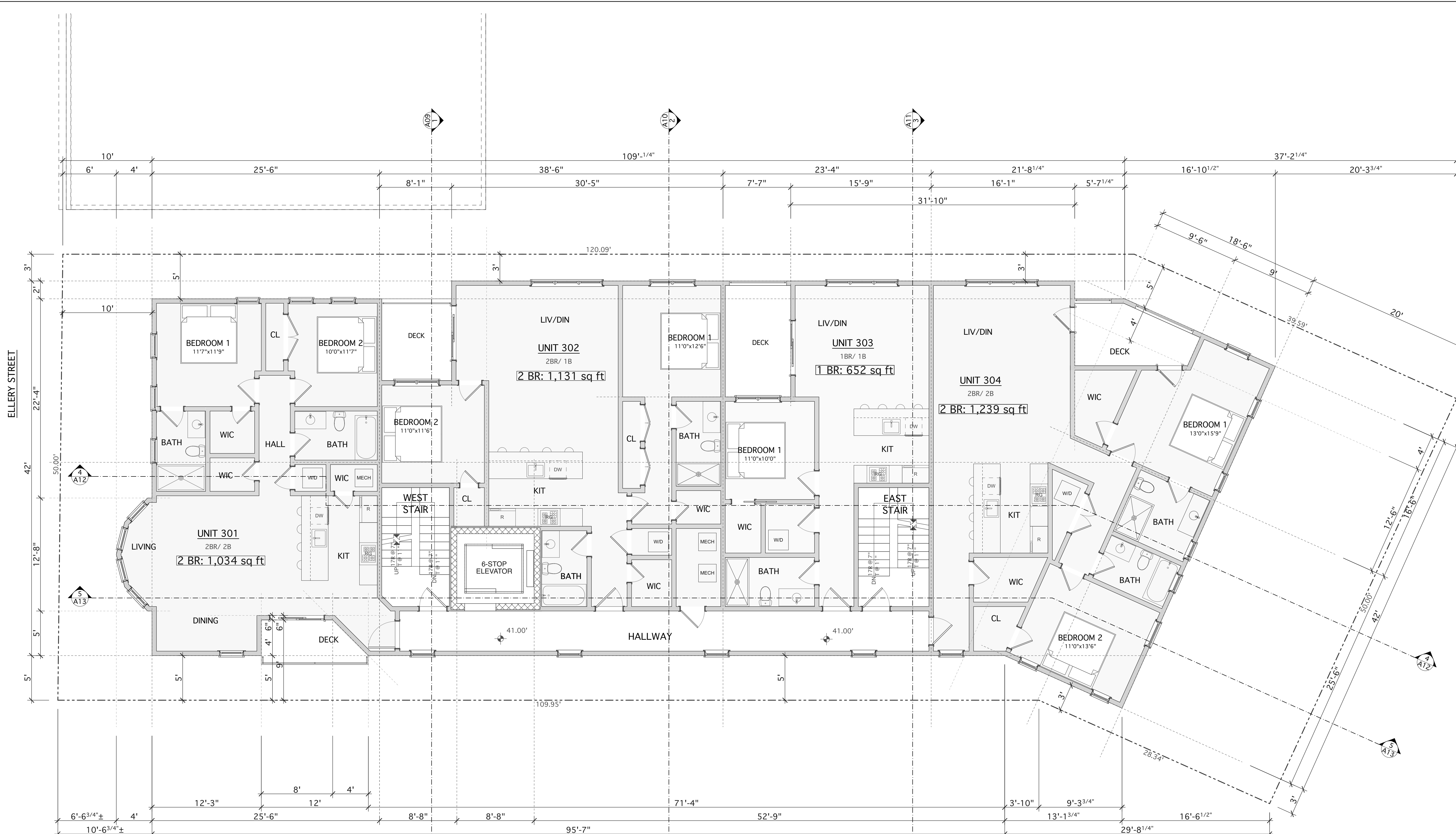
PRELIMINARY DWG. SET

DRAWING TITLE
SECOND FLOOR PLAN

DATE: 07/30/21 SC: 3/16" = 1'-0"



A03



THIRD FLOOR PLAN
 4,596 sq ft FAR this flr
 OCCUPANCY THIS FLR: 23 PPL

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

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 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

△	08/10/21	△
△	10/04/21	△
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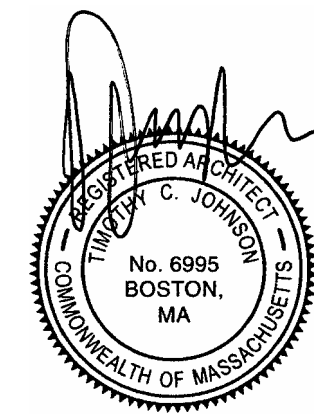
Tim Johnson Architect, LLC



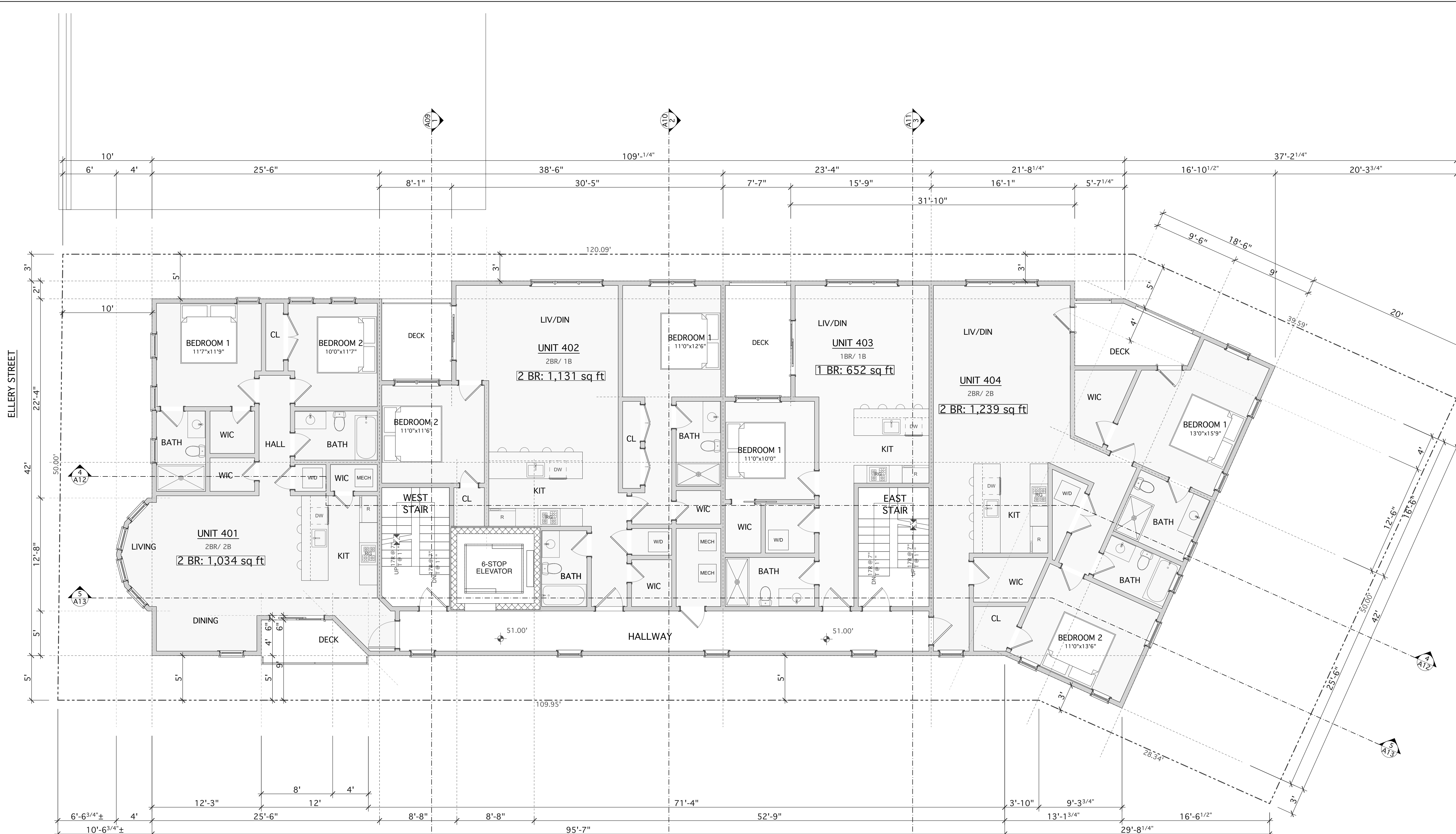
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DRAWING TITLE
THIRD FLOOR PLAN

DATE: 07/30/21 SC: 3/16" = 1'-0"



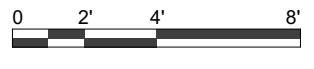
A04



FOURTH FLOOR PLAN

4,596 sq ft FAR this flr

OCCUPANCY THIS FLR: 23 PPL



PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
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 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

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△	12/23/21	△
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Tim Johnson Architect, LLC

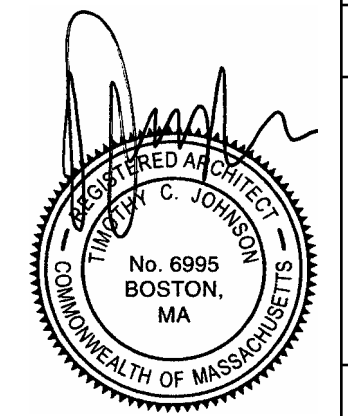


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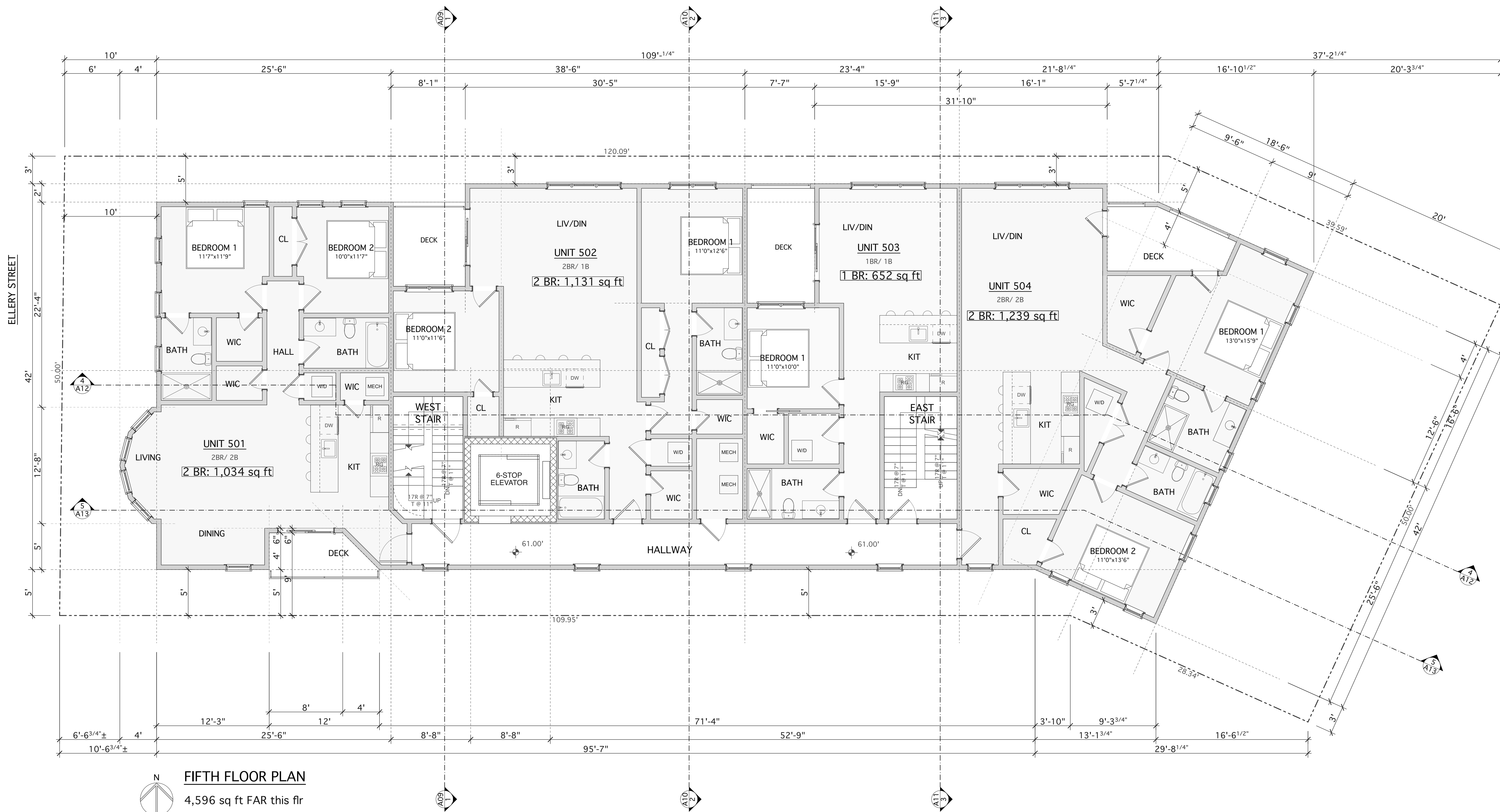
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FOURTH FLOOR PLAN

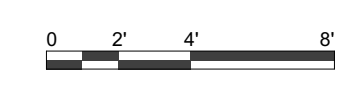
DATE: 07/30/21 SC: 3/16" = 1'-0"



A05



FIFTH FLOOR PLAN
 4,596 sq ft FAR this flr
 OCCUPANCY THIS FLR: 23 PPL



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

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 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

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Tim Johnson Architect, LLC

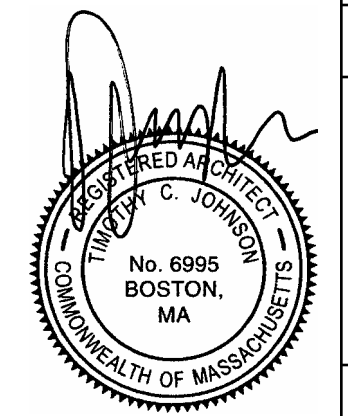


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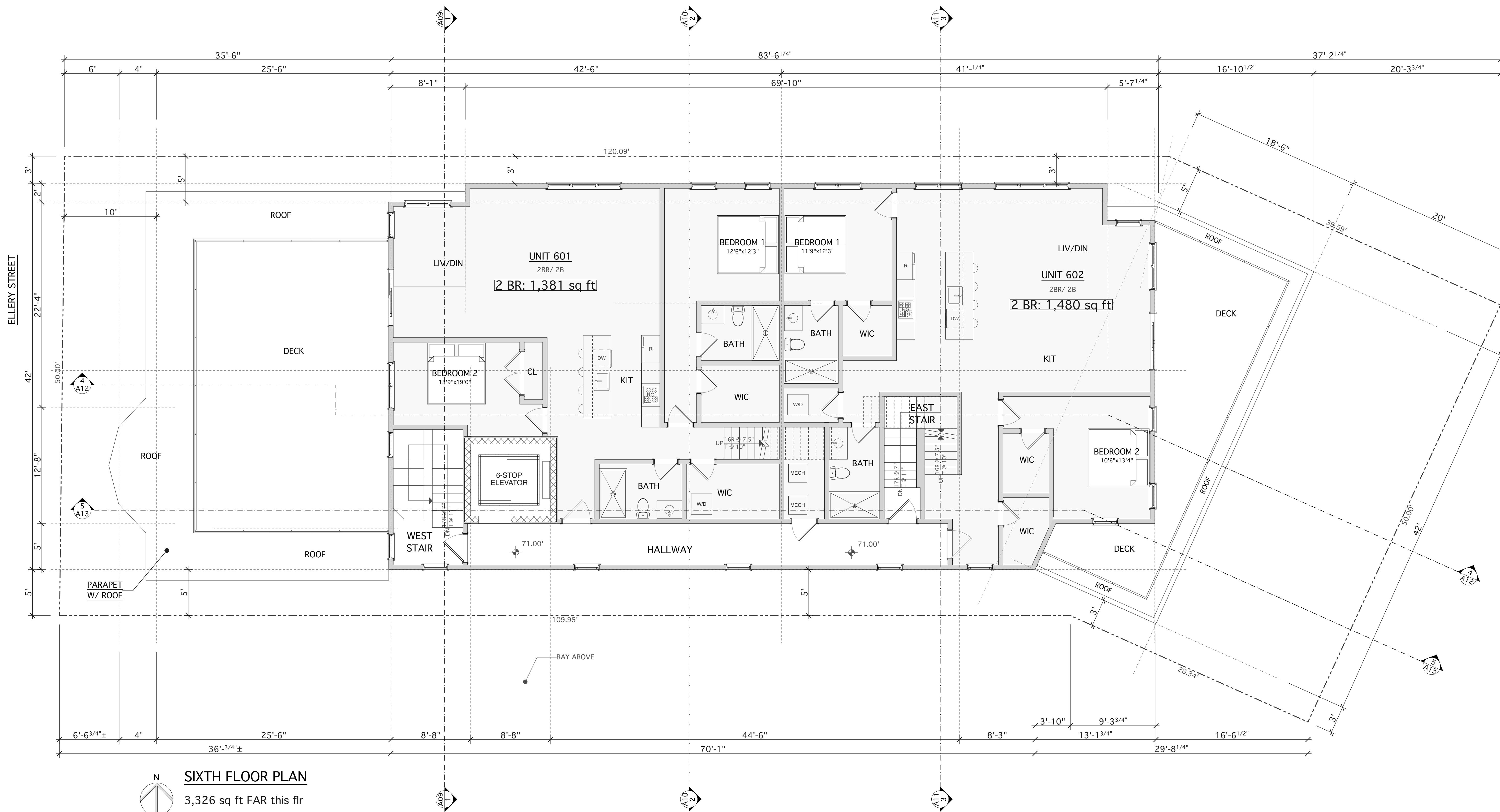
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FIFTH FLOOR PLAN

DATE: 07/30/21 SC: 3/16" = 1'-0"

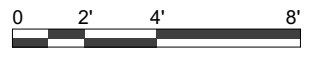


A06



SIXTH FLOOR PLAN
3,326 sq ft FAR this flr

OCCUPANCY THIS FLR: 17 PPL



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

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OWNER:
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44 ELLERY STREET
SOUTH BOSTON, MA 02127
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REVISIONS

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△	12/23/21	△
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Tim Johnson Architect, LLC

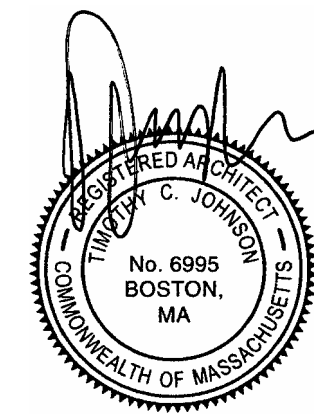


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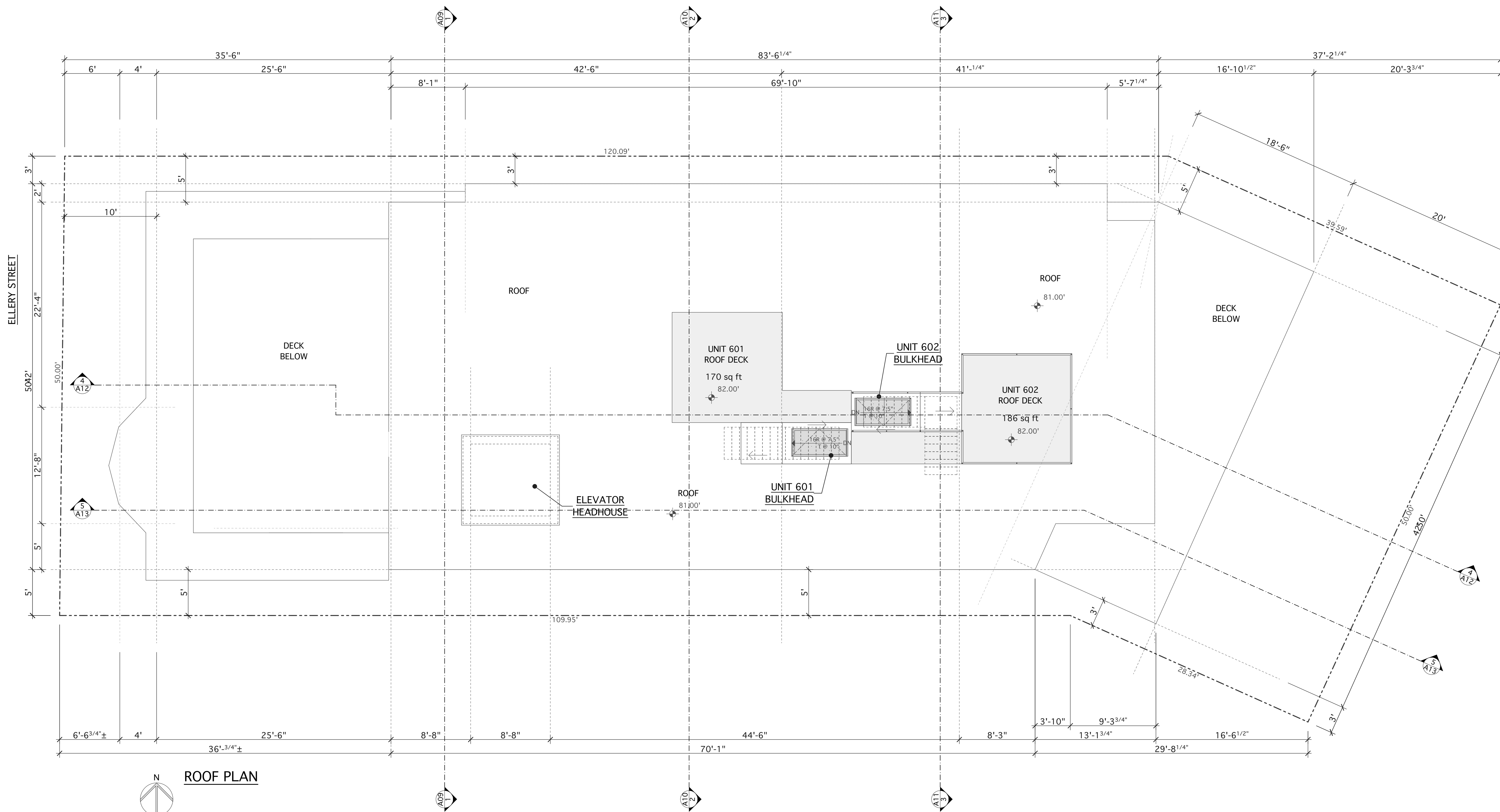
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SIXTH FLOOR PLAN

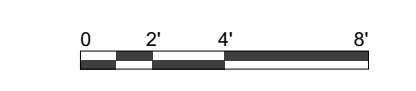
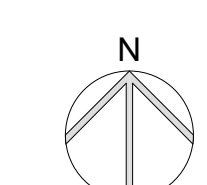
DATE: 07/30/21 SC: 3/16" = 1'-0"



A07



ROOF PLAN



PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 6-STORY (60 FT), 18-UNIT
 RESIDENTIAL BUILDING W/ GARAGE
 44 ELLERY STREET
 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

△	08/10/21	△
△	10/04/21	△
△	11/29/21	△
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Tim Johnson Architect, LLC

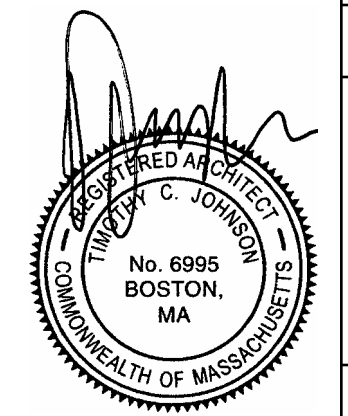


PRELIMINARY DWG. SET

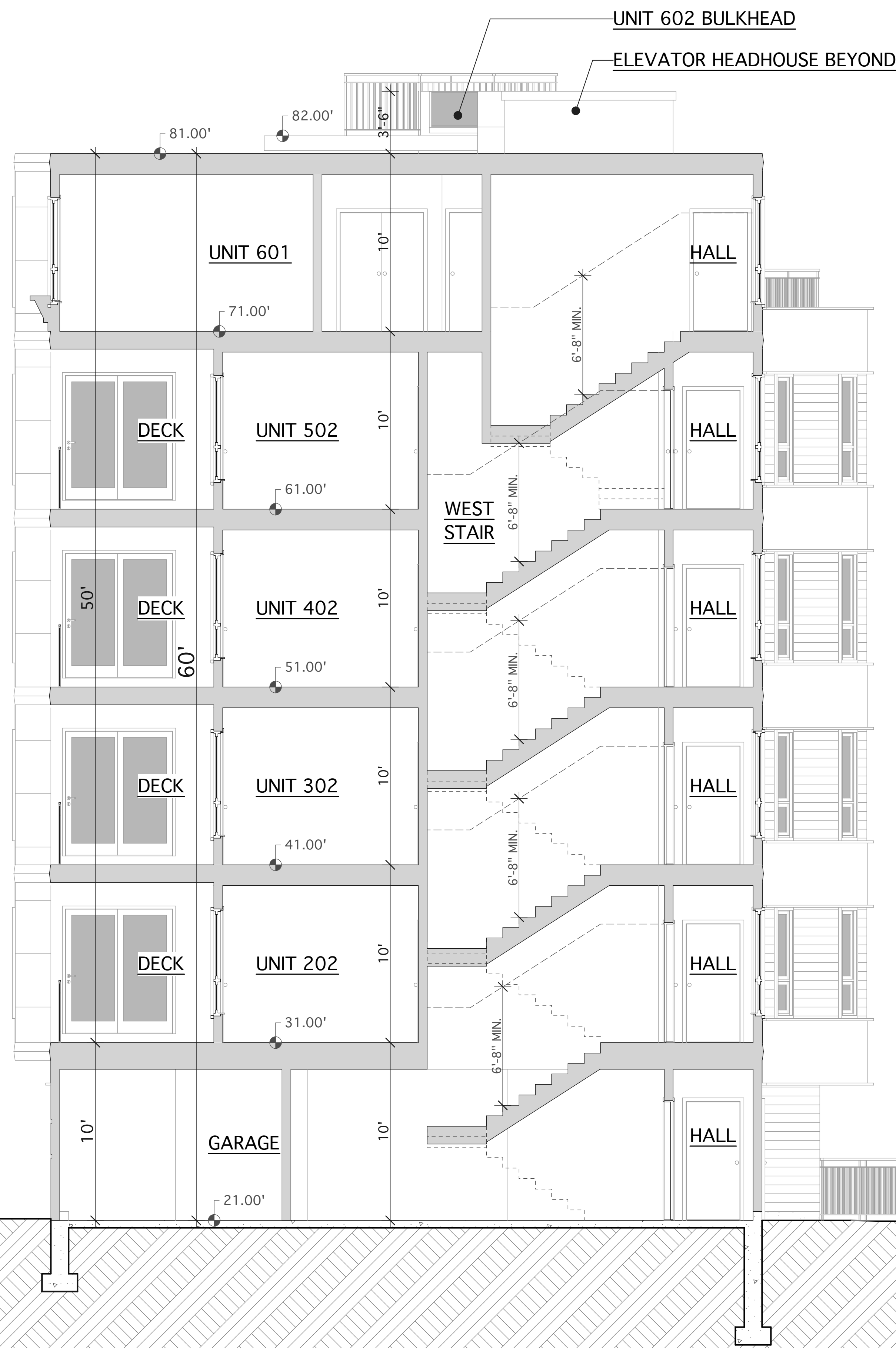
DRAWING TITLE

ROOF PLAN

DATE: 07/30/21 SC: 3/16" = 1'-0"



A08



1-1 BUILDING SECTION
0 2' 4' 8'

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 6-STORY (60 FT), 18-UNIT
RESIDENTIAL BUILDING W/ GARAGE
44 ELLERY STREET
BOSTON, MA 02127

OWNER:
44 ELLERY STREET, LLC
44 ELLERY STREET
SOUTH BOSTON, MA 02127
TEL: 617-590-3574

REVISIONS

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△	12/23/21	△
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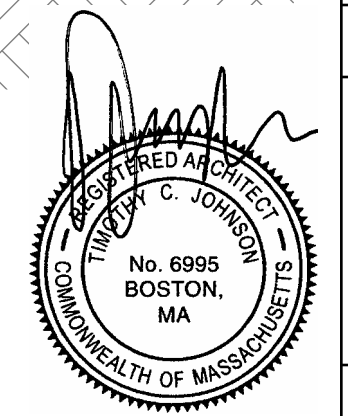
Tim Johnson Architect, LLC



PRELIMINARY DWG. SET

DRAWING TITLE
1-1 BUILDING SECTION

DATE: 07/30/21 SC: 1/4" = 1'-0"



A09



2-2 BUILDING SECTION
 0 2' 4' 8'

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 6-STORY (60 FT), 18-UNIT
 RESIDENTIAL BUILDING W/ GARAGE
 44 ELLERY STREET
 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

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△	10/04/21	△
△	11/29/21	△
△	12/23/21	△
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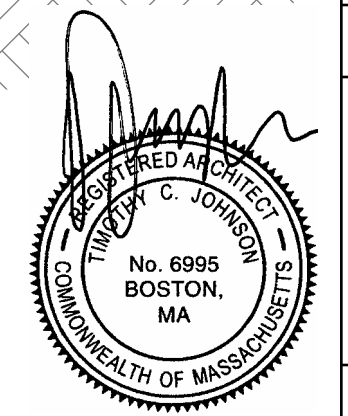
Tim Johnson Architect, LLC



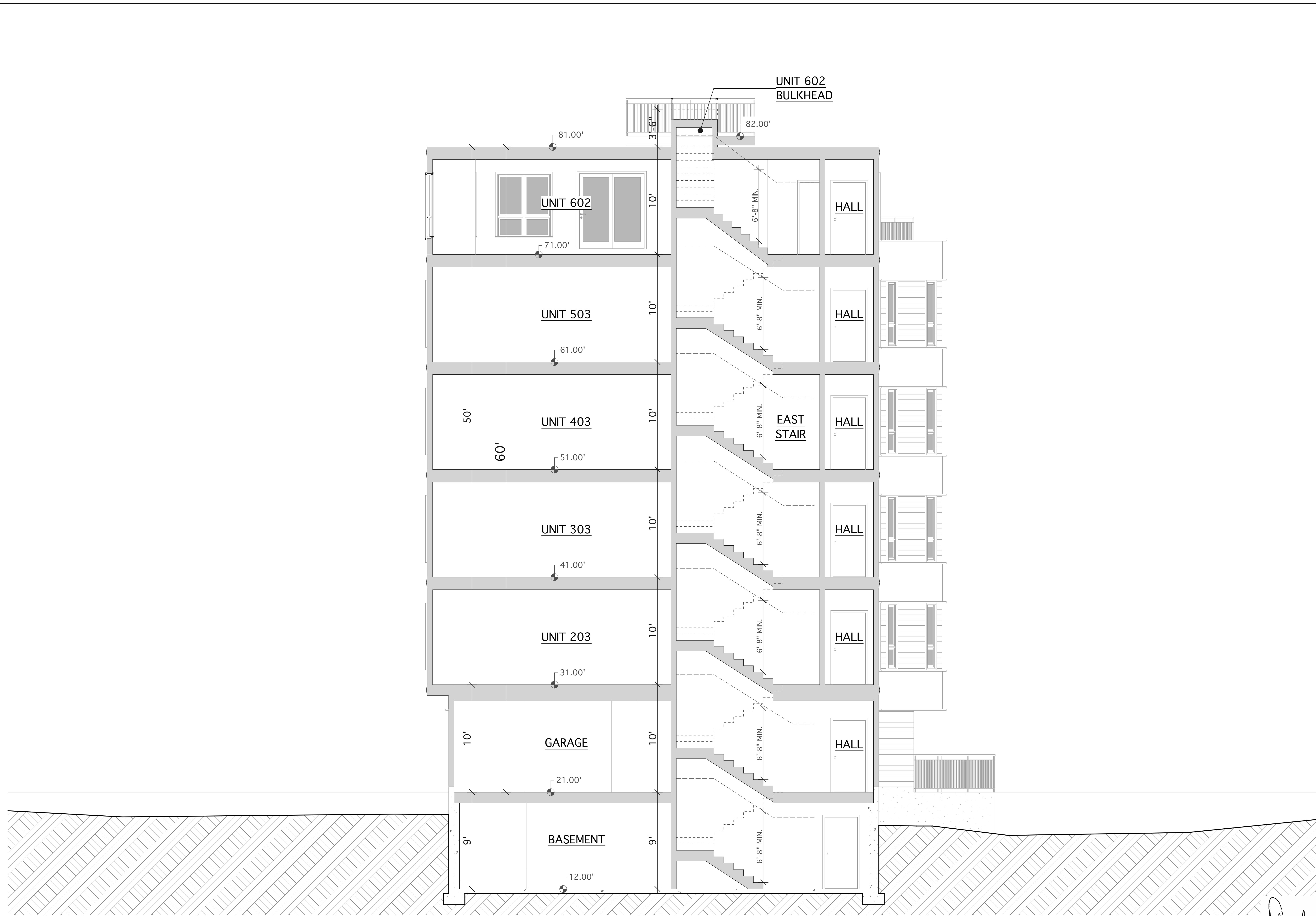
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DRAWING TITLE
2-2 BUILDING SECTION

DATE: 07/30/21 SC: 1/4" = 1'-0"

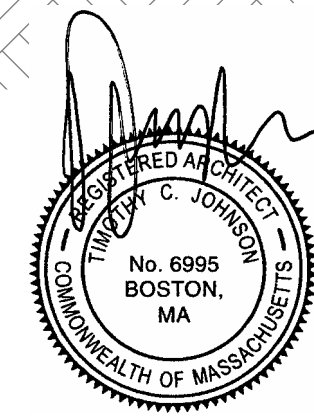


A10



3-3 BUILDING SECTION
 0 2' 4' 8'

PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363																
PROPOSED 6-STORY (60 FT), 18-UNIT RESIDENTIAL BUILDING W/ GARAGE 44 ELLERY STREET BOSTON, MA 02127	OWNER: 44 ELLERY STREET, LLC 44 ELLERY STREET SOUTH BOSTON, MA 02127 TEL: 617-590-3574															
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Tim Johnson Architect, LLC																
PRELIMINARY DWG. SET																
DRAWING TITLE 3-3 BUILDING SECTION																
DATE: 07/30/21	SC: 1/4" = 1'-0"															
A11																





4-4 BUILDING SECTION



PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 6-STORY (60 FT), 18-UNIT
 RESIDENTIAL BUILDING W/ GARAGE
 44 ELLERY STREET
 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

△	08/10/21	△
△	10/04/21	△
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Tim Johnson Architect, LLC

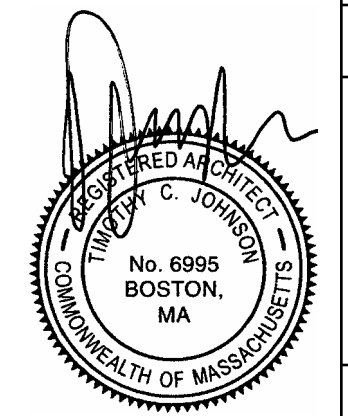


PRELIMINARY DWG. SET

DRAWING TITLE

4-4 BUILDING SECTION

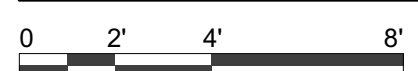
DATE: 07/30/21 SC: 3/16" = 1'-0"



A12



5-5 BUILDING SECTION



PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 6-STORY (60 FT), 18-UNIT
 RESIDENTIAL BUILDING W/ GARAGE
 44 ELLERY STREET
 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

△	08/10/21	△
△	10/04/21	△
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Tim Johnson Architect, LLC

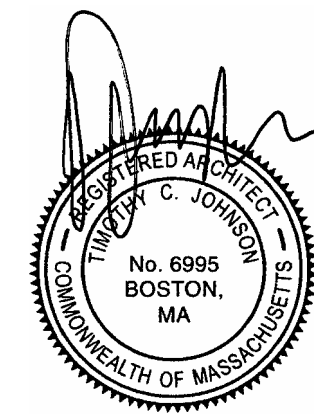


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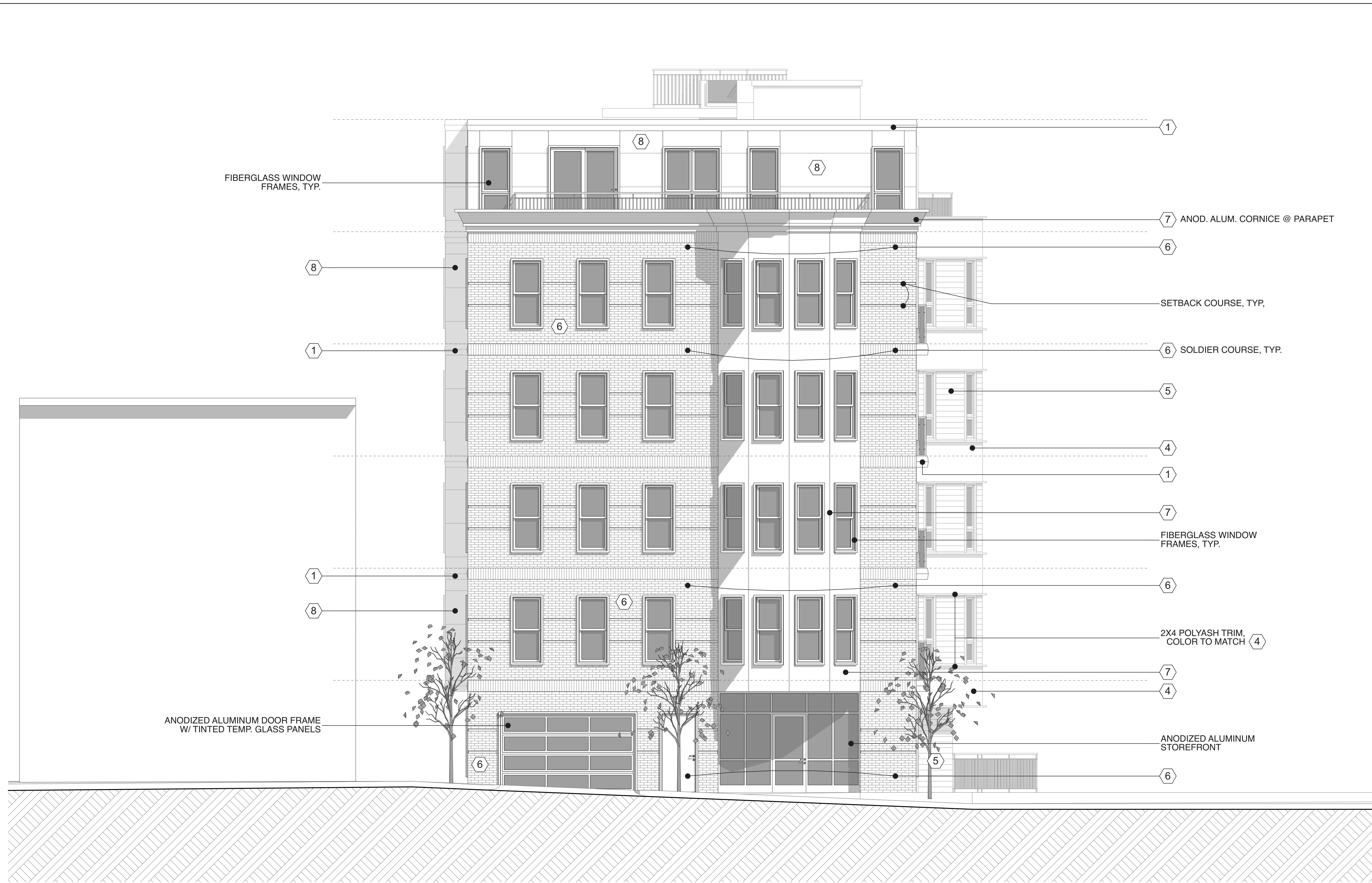
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5-5 BUILDING SECTION

DATE: 07/30/21 SC: 3/16" = 1'-0"



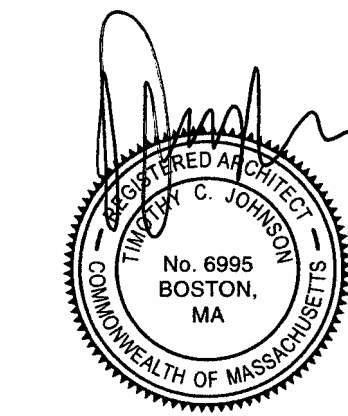
A13



WEST (ELLERY STREET) ELEVATION

- EXTERIOR FINISH MATERIALS LEGEND**
- ① ANODIZED ALUMINUM HORIZONTAL BREAK METAL BAND, COLOR: BENJAMIN MOORE HC-169 COVENTRY GRAY
 - ② PAINT TO MATCH MATERIAL 6 BRICK COLOR
 - ③ NOT USED
 - ④ 1X10 POLYASH SHIPLAP SIDING, BORAL TRU EXTERIOR, COLOR: BENJAMIN MOORE HC-136 WATERBURY GREEN
 - ⑤ 6" EXPOSURE FIBER CEMENT LAP SIDING, SMOOTH, HARDIE PLANK OR SIMILAR, COLOR: BENJAMIN MOORE HC-136 WATERBURY GREEN
 - ⑥ ADHERED MASONRY VENEER PER 2015 IBC SEC. 1405.10, COLOR: BENJAMIN MOORE HC-73 PLYMOUTH BROWN
 - ⑦ CEMENT PARTICLE BOARD (12MM), VIROC OR SIMILAR, COLOR: BENJAMIN MOORE PLUM RAISIN 2082-20
 - ⑧ 36" X 12" CEMENT PARTICLE BOARDS (12MM), STACK BOND PATTERN, VIROC OR SIMILAR, COLOR: BENJAMIN MOORE HC-171 WICKHAM GREY
WINDOW PANELS: VIROC OR SIM., COLOR: BENJAMIN MOORE HC-171 WICKHAM GREY

<p>PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363</p>																
<p>PROPOSED 6-STORY (60 FT), 18-UNIT RESIDENTIAL BUILDING W/ GARAGE 44 ELLERY STREET BOSTON, MA 02127</p>	<p>OWNER: 44 ELLERY STREET, LLC 44 ELLERY STREET SOUTH BOSTON, MA 02127 TEL: 617-590-3574</p>															
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<p>Tim Johnson Architect, LLC</p>																
<p>PRELIMINARY DWG. SET</p>																
<p>DRAWING TITLE WEST (ELLERY STREET) ELEVATION</p>																
DATE: 07/30/21	SC: 1/4" = 1'-0"															
<p style="font-size: 2em; font-weight: bold;">A14</p>																





SOUTHEAST (REAR) ELEVATION
 0 2' 4' 8'

- EXTERIOR FINISH MATERIALS LEGEND**
- ① ANODIZED ALUMINUM HORIZONTAL BREAK METAL BAND, COLOR: BENJAMIN MOORE HC-169 COVENTRY GRAY
 - ② PAINT TO MATCH MATERIAL 6 BRICK COLOR
 - ③ NOT USED
 - ④ 1X10 POLYASH SHIPLAP SIDING, BORAL TRUEXTERNAL, COLOR: BENJAMIN MOORE HC-136 WATERBURY GREEN
 - ⑤ 6" EXPOSURE FIBER CEMENT LAP SIDING, SMOOTH, HARDIE PLANK OR SIMILAR, COLOR: BENJAMIN MOORE HC-136 WATERBURY GREEN
 - ⑥ ADHERED MASONRY VENEER PER 2015 IBC SEC. 1405.10, COLOR: BENJAMIN MOORE HC-73 PLYMOUTH BROWN
 - ⑦ CEMENT PARTICLE BOARD (12MM), VIROC OR SIMILAR, COLOR: BENJAMIN MOORE PLUM RAISIN 2082-20
 - ⑧ 36" X 12" CEMENT PARTICLE BOARDS (12MM), STACK BOND PATTERN, VIROC OR SIMILAR, COLOR: BENJAMIN MOORE HC-171 WICKHAM GREY
WINDOW PANELS: VIROC OR SIM., COLOR: BENJAMIN MOORE HC-171 WICKHAM GREY

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 6-STORY (60 FT), 18-UNIT RESIDENTIAL BUILDING W/ GARAGE
 44 ELLERY STREET
 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

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△	10/04/21	△
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△	12/23/21	△
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Tim Johnson Architect, LLC

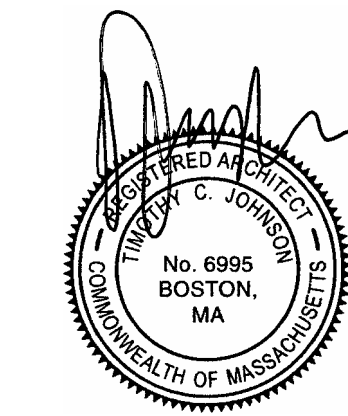


PRELIMINARY DWG. SET

DRAWING TITLE
EAST (REAR) ELEVATION

DATE: 07/30/21 SC: 1/4" = 1'-0"

A15





PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 6-STORY (60 FT), 18-UNIT
 RESIDENTIAL BUILDING W/ GARAGE
 44 ELLERY STREET
 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

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△	10/04/21	△
△	11/29/21	△
△	12/23/21	△
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Tim Johnson Architect, LLC



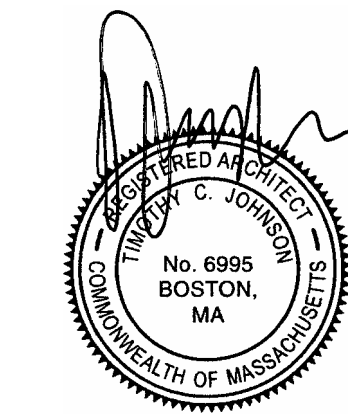
PRELIMINARY DWG. SET

DRAWING TITLE

NORTH
 ELEVATION

DATE: 07/30/21 SC: 3/16" = 1'-0"

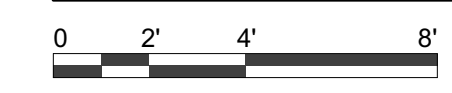
A16



EXTERIOR FINISH MATERIALS LEGEND

- | | | | | | |
|---|---|---|--|---|--|
| 1 | ANODIZED ALUMINUM HORIZONTAL BREAK METAL BAND, COLOR: BENJAMIN MOORE HC-169 COVENTRY GRAY | 4 | 1X10 POLYASH SHIPLAP SIDING, BORAL TRUXTERIOR, COLOR: BENJAMIN MOORE HC-136 WATERBURY GREEN | 7 | CEMENT PARTICLE BOARD (12MM), VIROC OR SIMILAR, COLOR: BENJAMIN MOORE PLUM RAISIN 2082-20 |
| 2 | PAINT TO MATCH MATERIAL 6 BRICK COLOR | 5 | 6" EXPOSURE FIBER CEMENT LAP SIDING, SMOOTH, HARDIE PLANK OR SIMILAR, COLOR: BENJAMIN MOORE HC-136 WATERBURY GREEN | 8 | 36" X 12' CEMENT PARTICLE BOARDS (12MM), STACK BOND PATTERN, VIROC OR SIMILAR, COLOR: BENJAMIN MOORE HC-171 WICKHAM GREY WINDOW PANELS: VIROC OR SIM., COLOR: BENJAMIN MOORE HC-171 WICKHAM GREY |
| 3 | NOT USED | 6 | ADHERED MASONRY VENEER PER 2015 IBC SEC. 1405.10, COLOR: BENJAMIN MOORE HC-73 PLYMOUTH BROWN | | |

NORTH ELEVATION





SOUTH ELEVATION



EXTERIOR FINISH MATERIALS LEGEND

- 1 ANODIZED ALUMINUM HORIZONTAL BREAK METAL BAND, COLOR: BENJAMIN MOORE HC-169 COVENTRY GRAY
- 2 PAINT TO MATCH MATERIAL 6 BRICK COLOR
- 3 NOT USED
- 4 1X10 POLYASH SHIPLAP SIDING, BORAL TRUXTERIOR, COLOR: BENJAMIN MOORE HC-136 WATERBURY GREEN
- 5 6" EXPOSURE FIBER CEMENT LAP SIDING, SMOOTH, HARDIE PLANK OR SIMILAR, COLOR: BENJAMIN MOORE HC-136 WATERBURY GREEN
- 6 ADHERED MASONRY VENEER PER 2015 IBC SEC. 1405.10, COLOR: BENJAMIN MOORE HC-73 PLYMOUTH BROWN
- 7 CEMENT PARTICLE BOARD (12MM), VIROC OR SIMILAR, COLOR: BENJAMIN MOORE PLUM RAISIN 2082-20
- 8 36" X 12" CEMENT PARTICLE BOARDS (12MM), STACK BOND PATTERN, VIROC OR SIMILAR, COLOR: BENJAMIN MOORE HC-171 WICKHAM GREY WINDOW PANELS: VIROC OR SIM., COLOR: BENJAMIN MOORE HC-171 WICKHAM GREY

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 6-STORY (60 FT), 18-UNIT
RESIDENTIAL BUILDING W/ GARAGE
44 ELLERY STREET
BOSTON, MA 02127

OWNER:
44 ELLERY STREET, LLC
44 ELLERY STREET
SOUTH BOSTON, MA 02127
TEL: 617-590-3574

REVISIONS

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Tim Johnson Architect, LLC

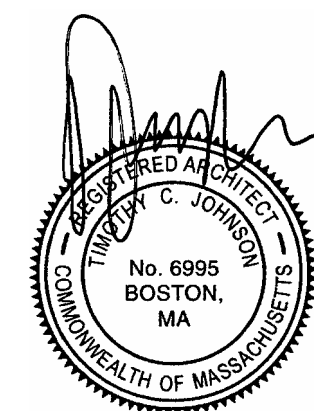


PRELIMINARY DWG. SET

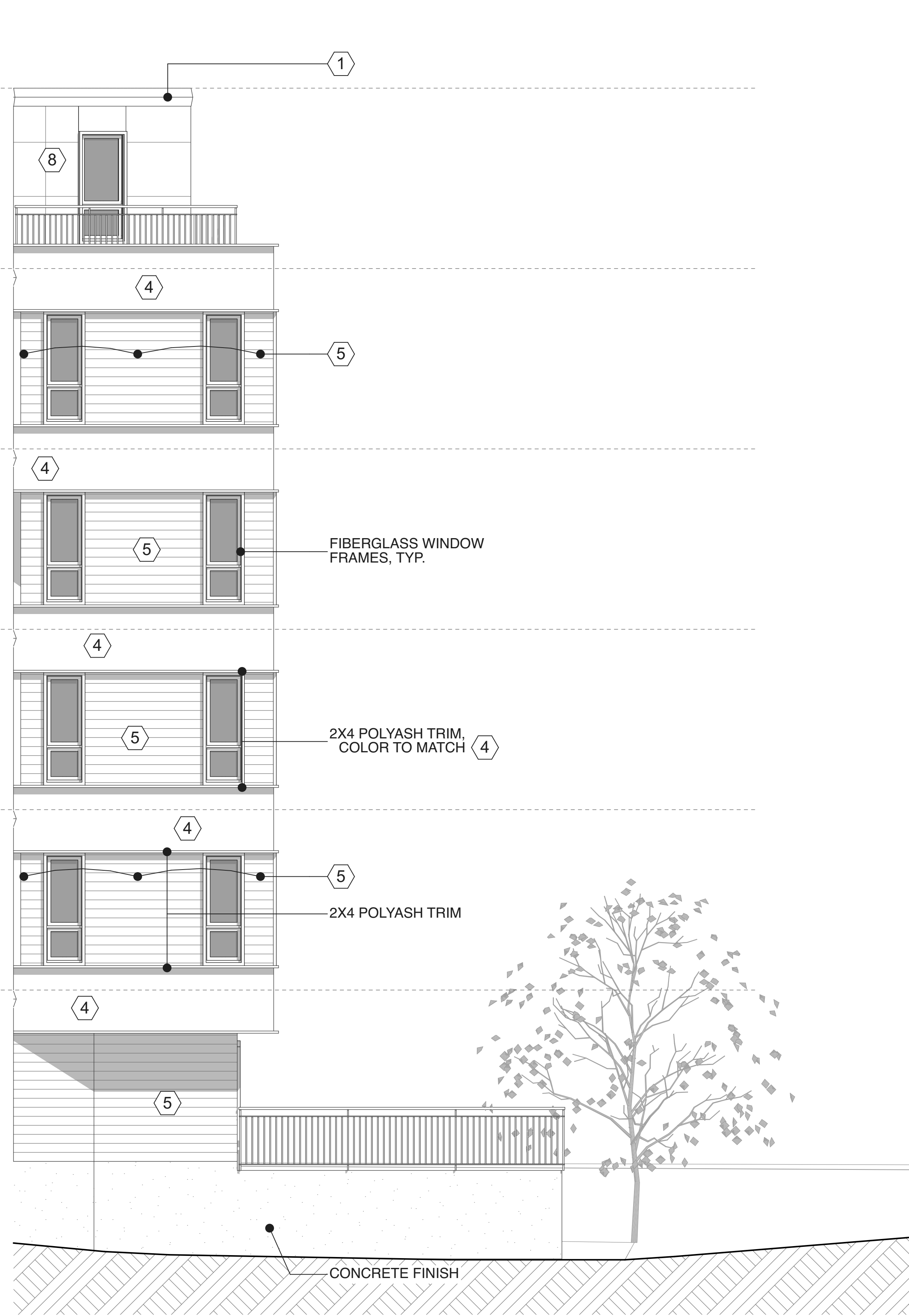
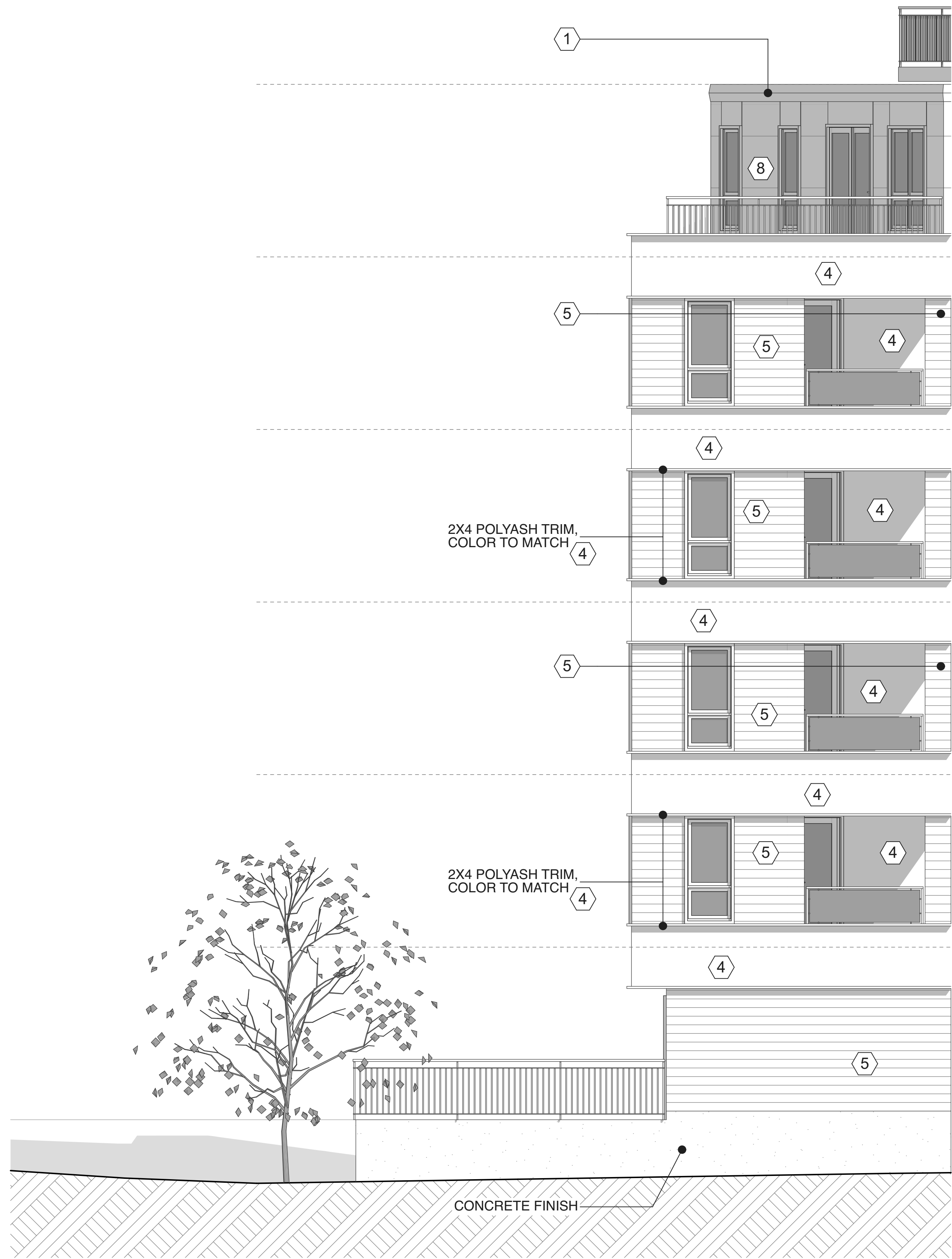
DRAWING TITLE

SOUTH ELEVATION

DATE: 07/30/21 SC: 3/16" = 1'-0"



A17



NORTHEAST ELEVATION
 0 2' 4' 8'

EXTERIOR FINISH MATERIALS LEGEND

- ① ANODIZED ALUMINUM HORIZONTAL BREAK METAL BAND, COLOR: BENJAMIN MOORE HC-169 COVENTRY GRAY
- ② PAINT TO MATCH MATERIAL 6 BRICK COLOR
- ③ NOT USED
- ④ 1X10 POLYASH SHIPLAP SIDING, BORAL TRUXTERIOR, COLOR: BENJAMIN MOORE HC-136 WATERBURY GREEN
- ⑤ 6" EXPOSURE FIBER CEMENT LAP SIDING, SMOOTH, HARDIE PLANK OR SIMILAR, COLOR: BENJAMIN MOORE HC-136 WATERBURY GREEN
- ⑥ ADHERED MASONRY VENEER PER 2015 IBC SEC. 1405.10, COLOR: BENJAMIN MOORE HC-73 PLYMOUTH BROWN
- ⑦ CEMENT PARTICLE BOARD (12MM), VIROC OR SIMILAR, COLOR: BENJAMIN MOORE PLUM RAISIN 2082-20
- ⑧ 36" X 12' CEMENT PARTICLE BOARDS (12MM), STACK BOND PATTERN, VIROC OR SIMILAR, COLOR: BENJAMIN MOORE HC-171 WICKHAM GREY
 WINDOW PANELS: VIROC OR SIM., COLOR: BENJAMIN MOORE HC-171 WICKHAM GREY

PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 599 EAST BROADWAY, STE. 102
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 6-STORY (60 FT), 18-UNIT
 RESIDENTIAL BUILDING W/ GARAGE
 44 ELLERY STREET
 BOSTON, MA 02127

OWNER:
 44 ELLERY STREET, LLC
 44 ELLERY STREET
 SOUTH BOSTON, MA 02127
 TEL: 617-590-3574

REVISIONS

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△	10/04/21	△
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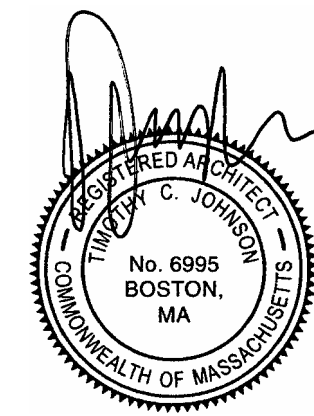
Tim Johnson Architect, LLC



PRELIMINARY DWG. SET

DRAWING TITLE
NORTHEAST & SOUTHWEST ELEVATION

DATE: 07/30/21 SC: 1/4" = 1'-0"



A18