

59-61 BOW STREET

DEVELOPMENT REVIEW APPLICATION



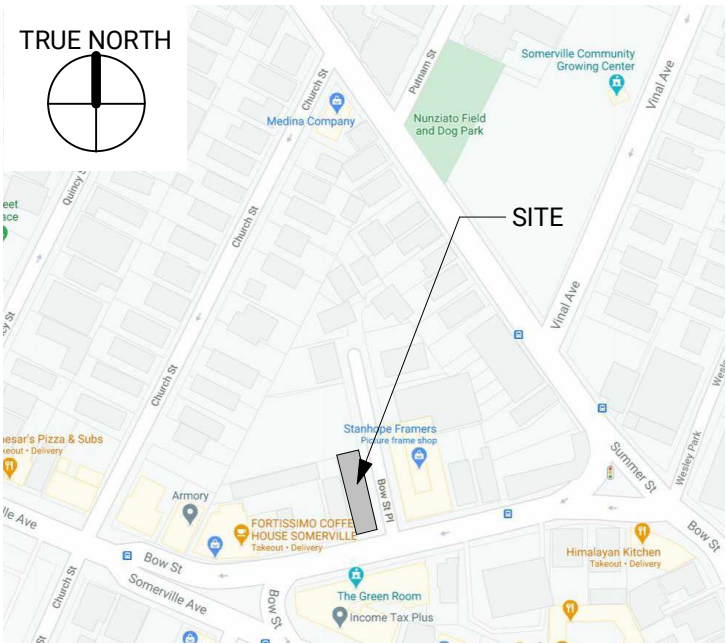
DRAWING LIST	
Sheet Number	Sheet Name

Z0.0	COVER
Z0.1	CIVIL PLAN
Z0.2	CONTEXT STREET LEVEL
Z0.3	CONTEXT PLAN
Z0.4	CONTEXT AERIAL
Z0.4a	ZONING, TRANSPORT, PEDESTRIAN
Z0.5	ARCH. SITE PLAN
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Z1.3	THIRD FLOOR PLAN
Z1.4	FOURTH FLOOR PLAN
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DRAWING LIST	
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Z1.7	FAR CALCAULATIONS
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Z3.0	MASSING
Z3.1	PERSPECTIVES
Z4.0	MATERIALS

LOCUS MAP



COVER

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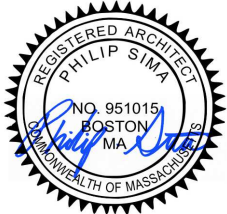
CONTEXT STREET LEVEL

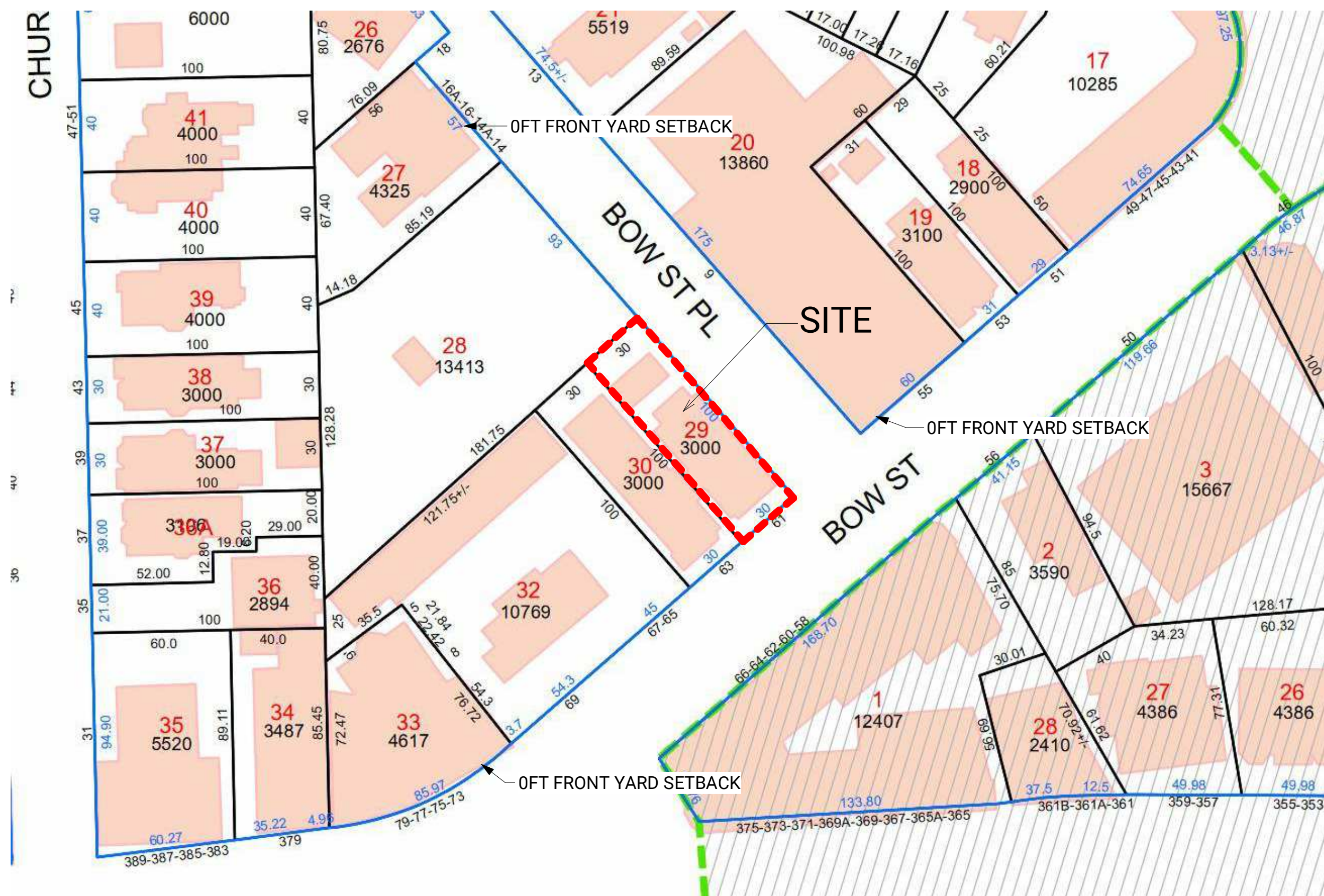
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CONTEXT PLAN

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CONTEXT AERIAL

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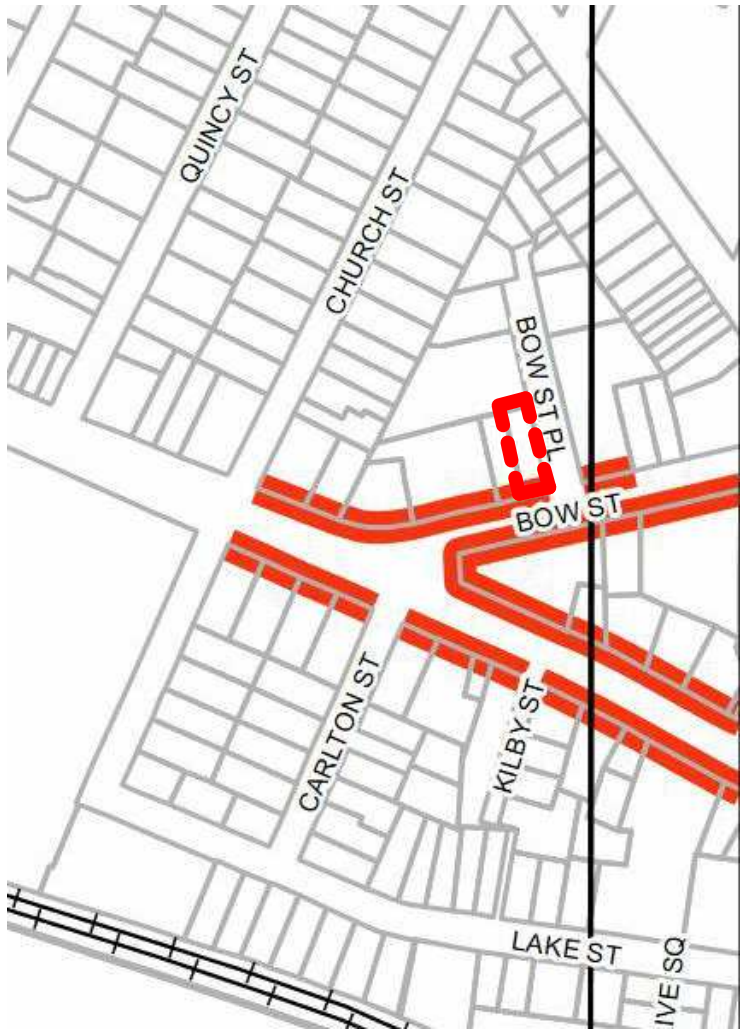
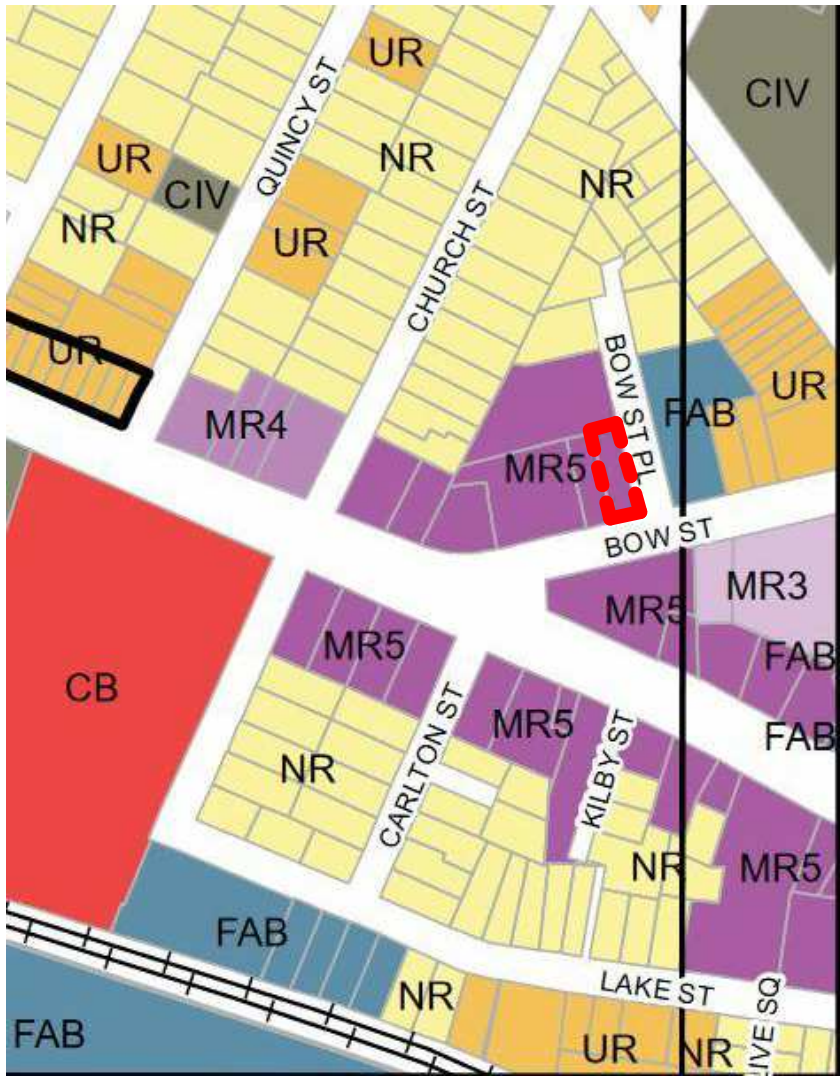
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Lot Dimensions	
A Lot Width (min)	30 ft
Lot Development	
Lot Coverage (max)	90%
GREEN SCORE	—
Minimum	0.20
Ideal	0.25
B OPEN SPACE (min)	15%

Building Setbacks		
A Primary Front Setback (min/max)	2 ft	15 ft
B Secondary Front Setback (min/max)	2 ft	15 ft
C Side Setback (min)	—	
Abutting an Alley or R-ROW	0 ft	
Abutting any non-NR or -LHD	0 ft	
1st - 3rd Story abutting NR or LHD	10 ft	
4th - 5th Story abutting NR or LHD	30 ft	
D Rear Setback (min)	—	
Abutting an Alley or R-ROW	0 ft	
Abutting any non-NR or -LHD	10 ft	
1st - 3rd Story abutting NR or LHD	20 ft	
4th - 5th Story abutting NR or LHD	30 ft	

Parking Setbacks	
E Primary Front Setback (min)	30 ft
F Secondary Front Setback (min)	30 ft

Main Massing	
A BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	—
Primary Front	80%
Secondary Front	65%
B FLOOR PLATE (max)	20,000 sf
C GROUND STORY Height (min)	14 ft
D UPPER STORY Height (min)	10 ft
E Number of Stories (min/max)	3 5
F Step-Back, 5th Story (min)	10 ft
G Building Height, Feet (max)	66 ft
Roof Type	Flat

Facade Composition	
A GROUND STORY FENESTRATION (min)	70%
B UPPER STORY FENESTRATION (min/max)	15% 50%
BLANK WALL (max)	20 ft
Use & Occupancy	
GROUND STORY Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
GROSS FLOOR AREA per DU	—
LOT AREA < 5,500 sf	1,500
LOT AREA >= 5,500 sf	1,125
NET ZERO READY BUILDING	850
100% AFFORDABLE HOUSING	850
Outdoor AMENITY SPACE (min)	1/DU

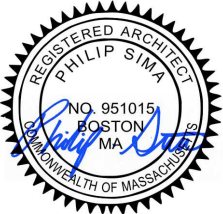
ZONING, TRANSPORT, PEDESTRIAN

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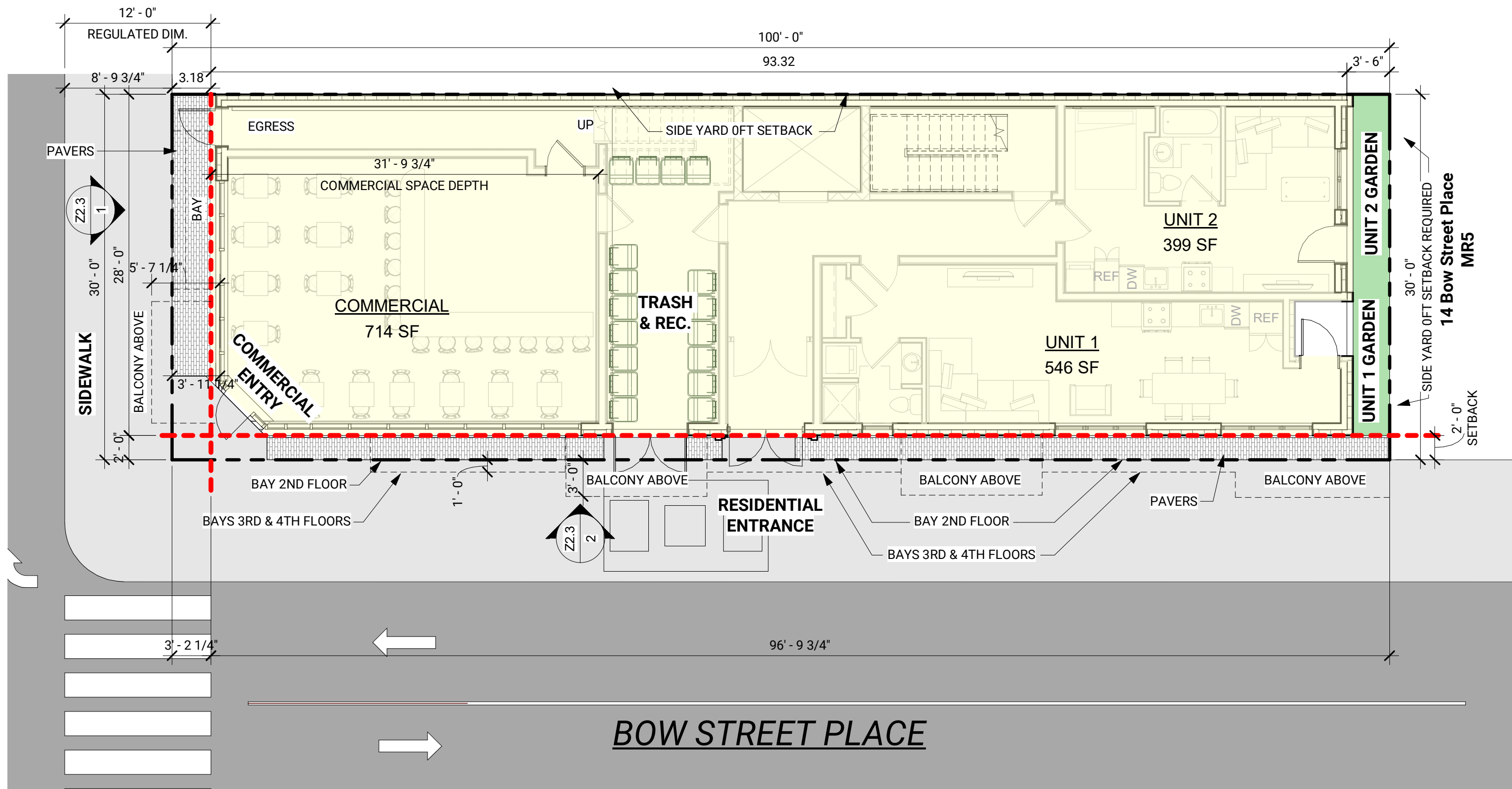
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BOW STREET



ARCH. SITE PLAN

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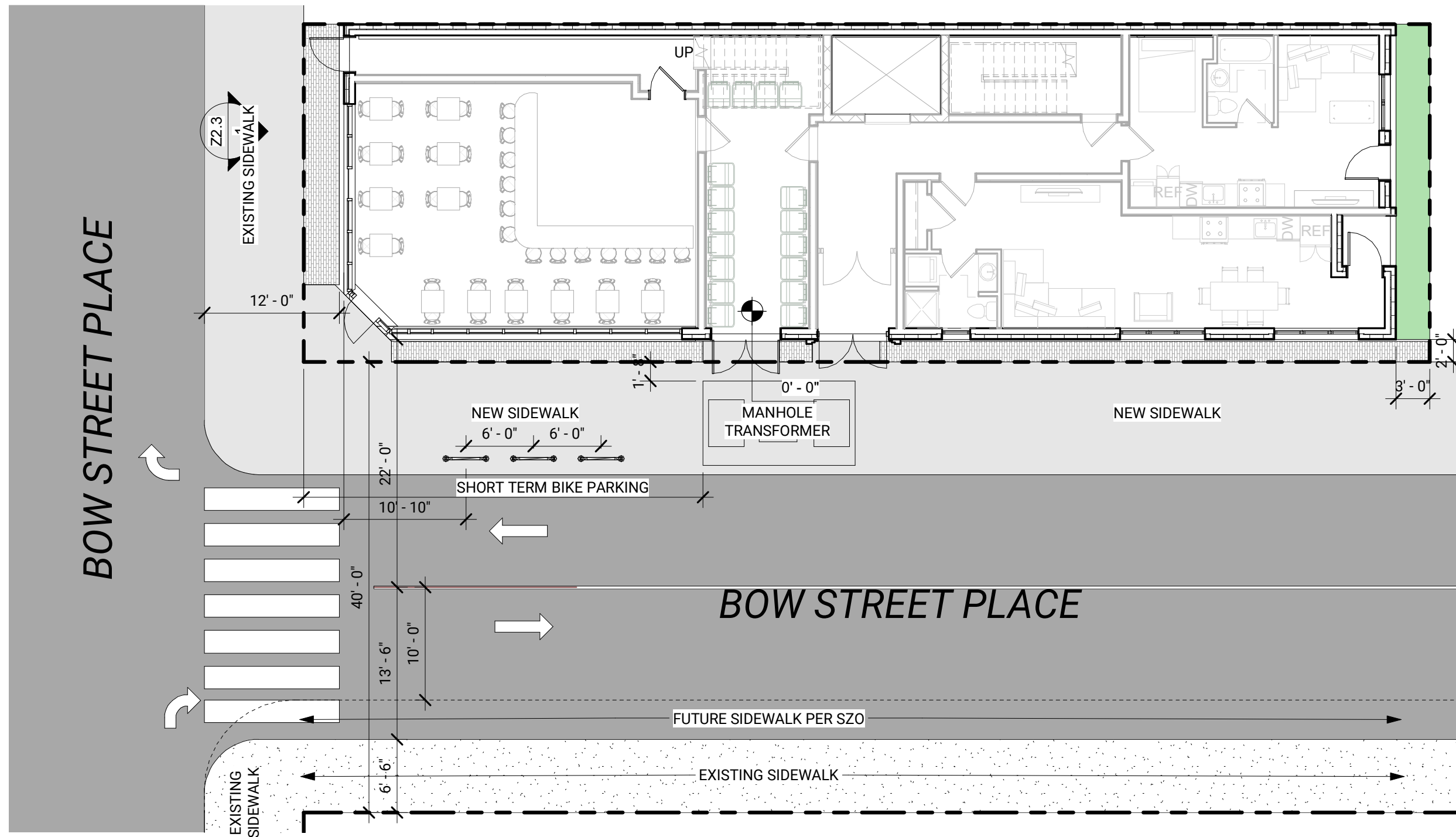
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1 STREETScape
1" = 10'-0"

STREET SCAPE

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DIMENSIONAL TABLE

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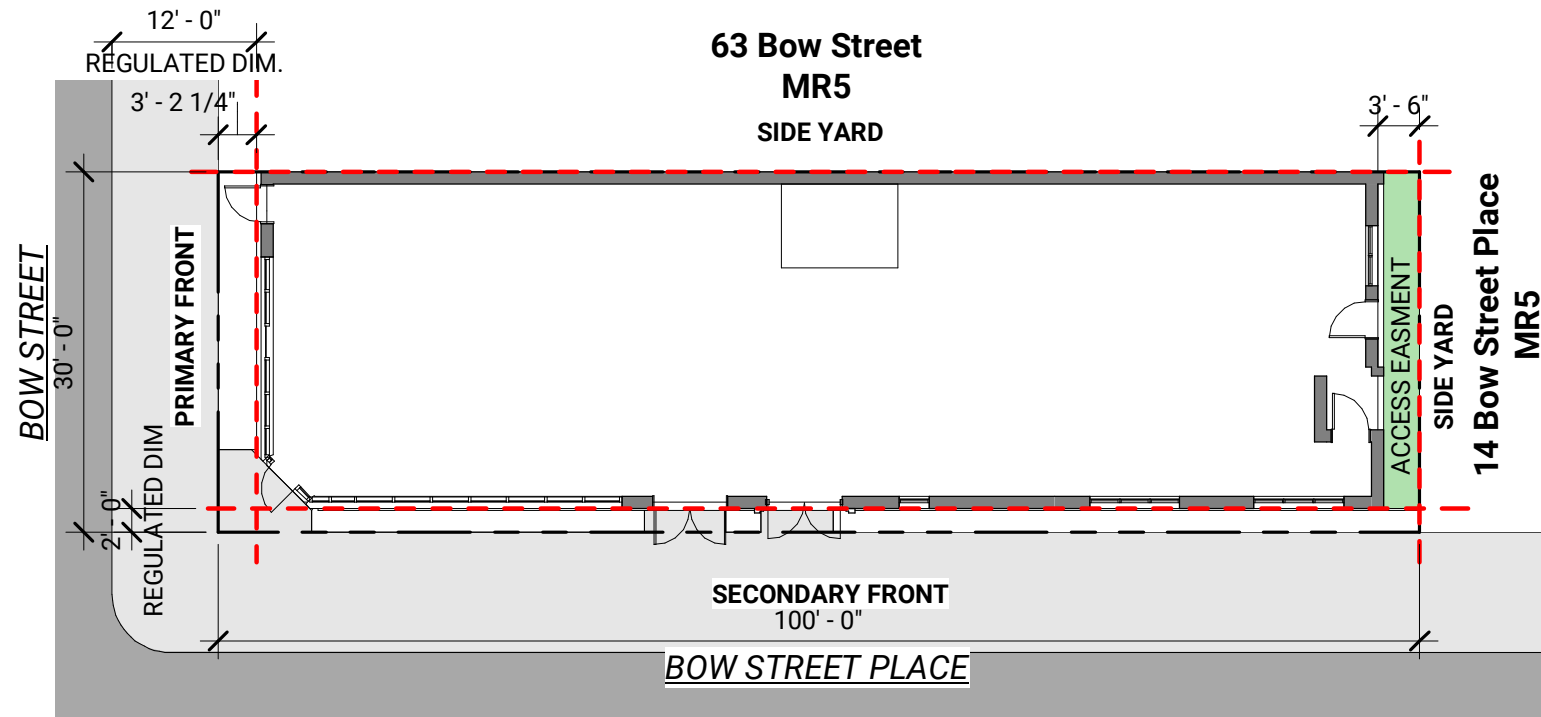
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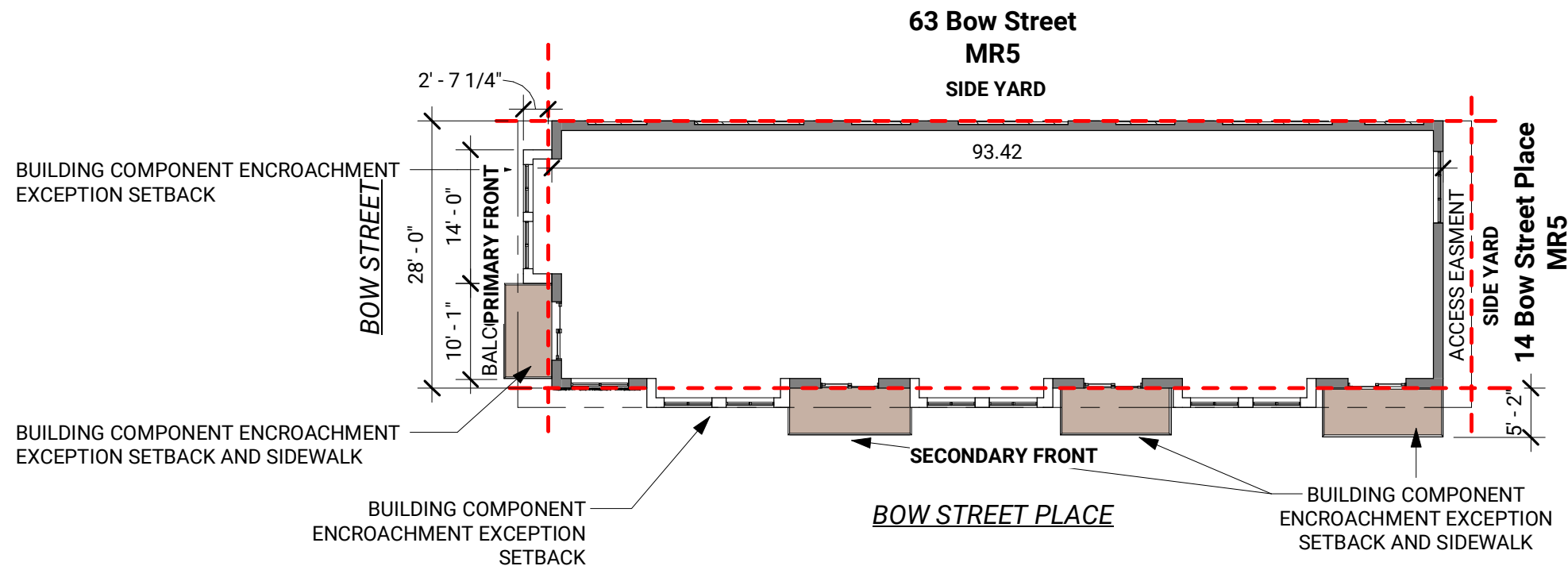
Dimensional Table59-61 BOW STREET

Zoning DistrictMR-5
Transit AreaQuarter Mile
Pedestrian StreetYes – Bow Street
Lot Area (S.F.)3,000.0 SF

Data	ALLOWED	PROPOSED	COMMENTS
Use	Multiple	Retail/Residential	Proposed use conforms with allowed
Building Type		General Building	Proposed use conforms with allowed
Lot Dimensions			
Lot Width (Min.)	30.0 ft	30.0 ft	Proposed conforms
Lot Coverage			
Lot Coverage %	90.0%	86.4%	Proposed conforms
Lot Coverage in Area	2,700.0 SF	2,593.0 SF	Proposed conforms – Unilock Pavers 0.0 Runoff Coefficient
Green Score			
Minimum	0.20	0.27	REFER TO LANDSCAPE
Ideal	0.25	0.27	REFER TO LANDSCAPE
Building Setbacks			
Primary Front Setback Min/Max	3.2 ft	3.2 ft	Proposed conforms with allowed
Secondary Front Setback Min/Max	2.0 ft	2.0 ft	Proposed conforms with allowed
Side Setback (Not Abutting NR) Both Side yards	.0 ft	.0 ft	Proposed conforms with allowed
Parking Setbacks			
Parking Setbacks (NA)	NA	NA	No surface parking included - conforms with allowed
Main Mass			
Building Width (max)	200.0 ft	28.0 ft	Proposed conforms with allowed
Facade Build Out			
Primary Front (min)	80.0%	93.30%	Proposed conforms with allowed
Secondary Front (min)	65.0%	93.40%	Proposed conforms with allowed
Floor Plate (max)	30,000.0 SF	2,802.0 SF	Proposed conforms with allowed
Ground Story Height (Min.)	14.0 ft	14.0 ft	Proposed conforms with allowed
Story Height (min)	10.0 ft	10.5 ft	Proposed conforms with allowed
Number of Stories (Min/Max)	3 /5	5.0	Proposed conforms with allowed
Step-Back Facade, 5th Story (Min.)	10.0 ft	10.0 ft	Proposed conforms with allowed
Building Height (feet)	66.0 ft	55.5 ft	Proposed conforms with allowed
Roof Type	Flat	Flat	Proposed conforms with allowed
Facade Composition			
Ground Story Fenestration Primary Front (min)	70.0%	72.4%	Proposed conforms with allowed
Ground Story Fenestration Secondary Front (min)	15% 70%	46.1%	Proposed conforms with allowed
Upper Story Fenestration Bow Street (min/max)	15% 50%	40.1%	Proposed conforms with allowed
Upper Story Fenestration Bow Place (min/max)	15% 50%	41.3%	Proposed conforms with allowed
Use & Occupancy			
Gross Floor Area per DU	-	-	
Net Zero Ready Building (850 GFA/DU)	850.0 SF	923.7 SF	13,856 SF Gross Floor Area
Number of Units	16.0	15.0	Proposed conforms with allowed
Affordable Dwelling Units (20%)	3.0	3.0	Proposed conforms with allowed
Outdoor Amenity Space	1/DU	1/DU	12 Private Balconies, 1 Private Roof Deck, 2 private patios
Ground Story Entrance Spacing (max)	30.0 ft	14.5 ft	Building Width less than 30ft
Commercial Space Depth (min)	30.0 ft	30.0	Proposed conforms with allowed
Parking			
Vehicular			NA, no vehicular parking in the project
Bicycle Short Term			
Restaurant within Transit Area 714 sf (min)	1.0	1.0	Conforming bike rack on sidewalk
Residential within Transit Area (min)	1.5	2.0	Conforming bike rack on sidewalk
Bicycle Long Term			
Restaurant within Transit Area 704 sf (min)	0.5	1.0	Conforming in Basement
Residential within Transit Area (min)	15.0	15.0	Conforming in Basement



1 DIMENSIONAL ANALYSIS GROUND FLOOR
1/16" = 1'-0"



2 DIMENSIONAL ANALYSIS - SECOND FLOOR
1/16" = 1'-0"

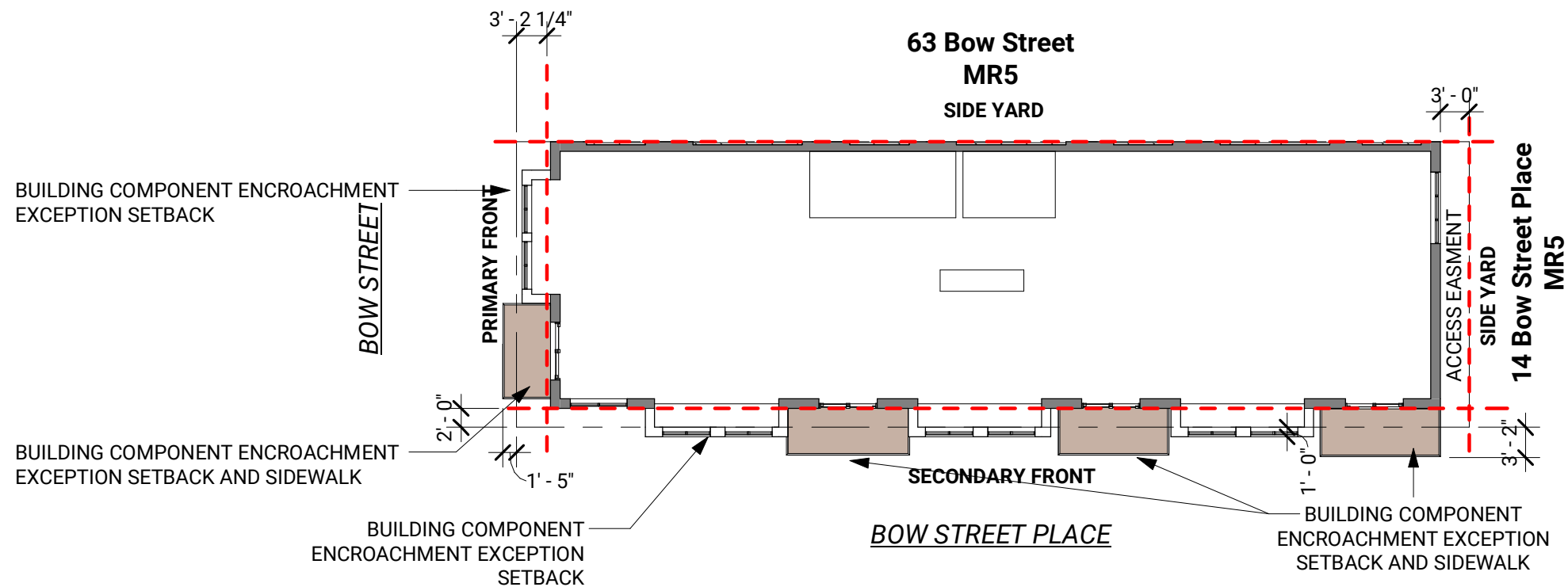
DIMENSIONAL ANALYSIS

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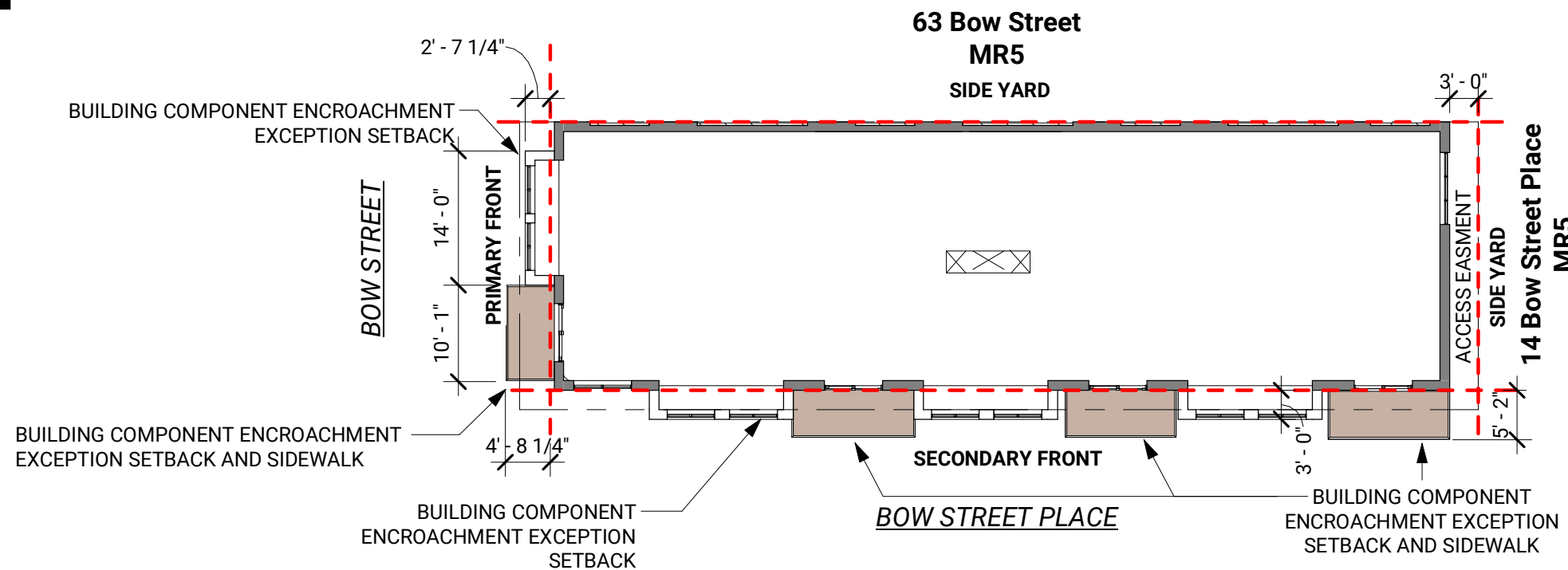
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Z0.8





1 DIMENSIONAL ANALYSIS - THIRD FLOOR
1/16" = 1'-0"



2 DIMENSIONAL ANALYSIS - FOURTH FLOOR
1/16" = 1'-0"

DIMENSIONAL ANALYSIS

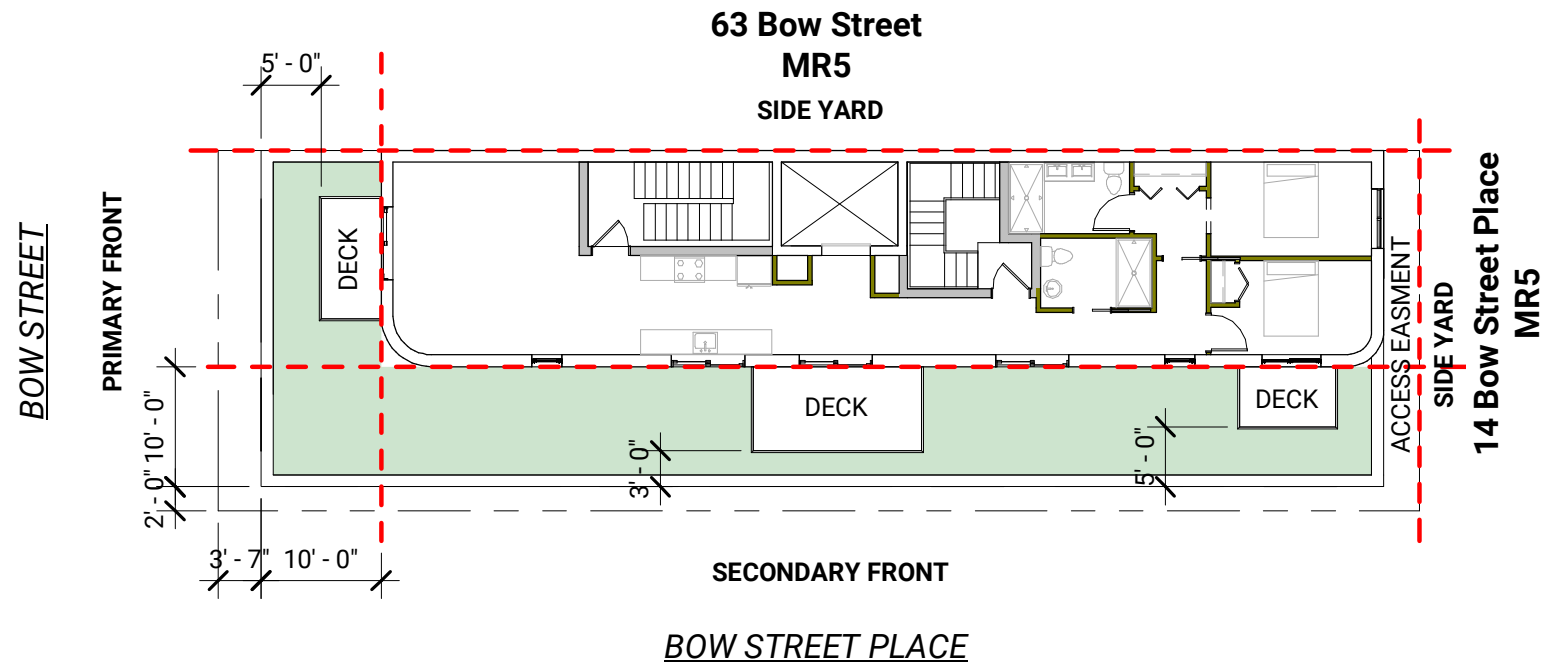
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1 DIMENSIONAL ANALYSIS - FIFTH FLOOR
1/16" = 1'-0"

DIMENSIONAL ANALYSIS

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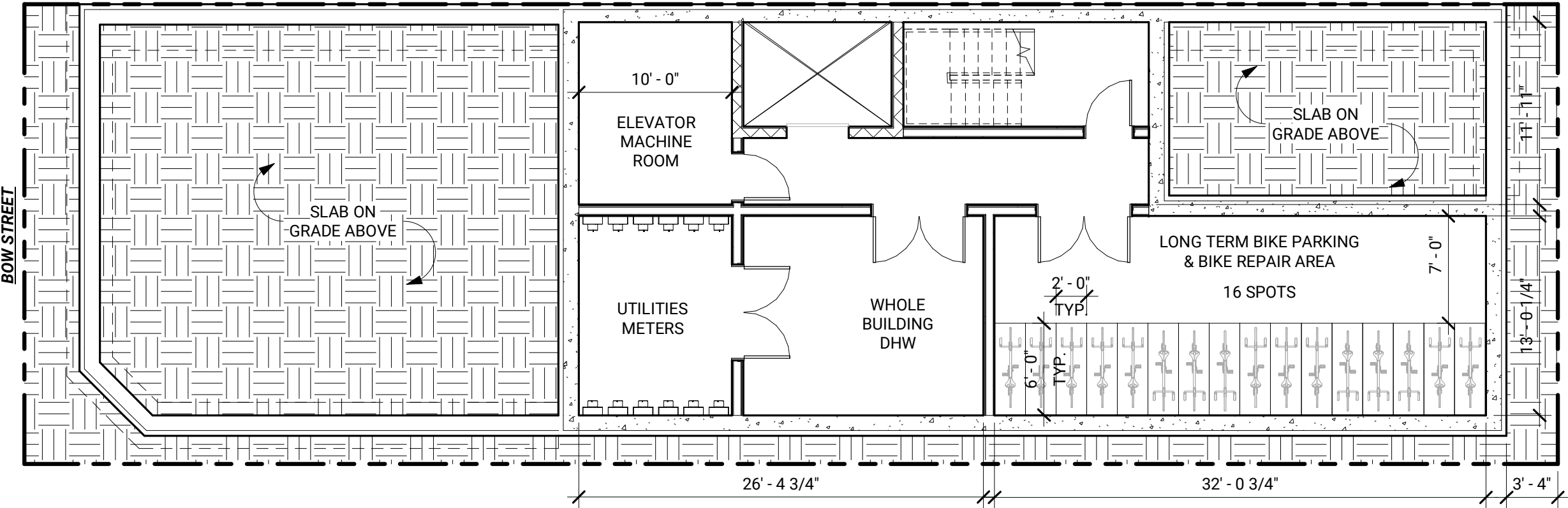
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UNIT AREAS

COMMERCIAL



1 00 BASEMENT FLOOR
1/8" = 1'-0"



BASEMENT PLAN

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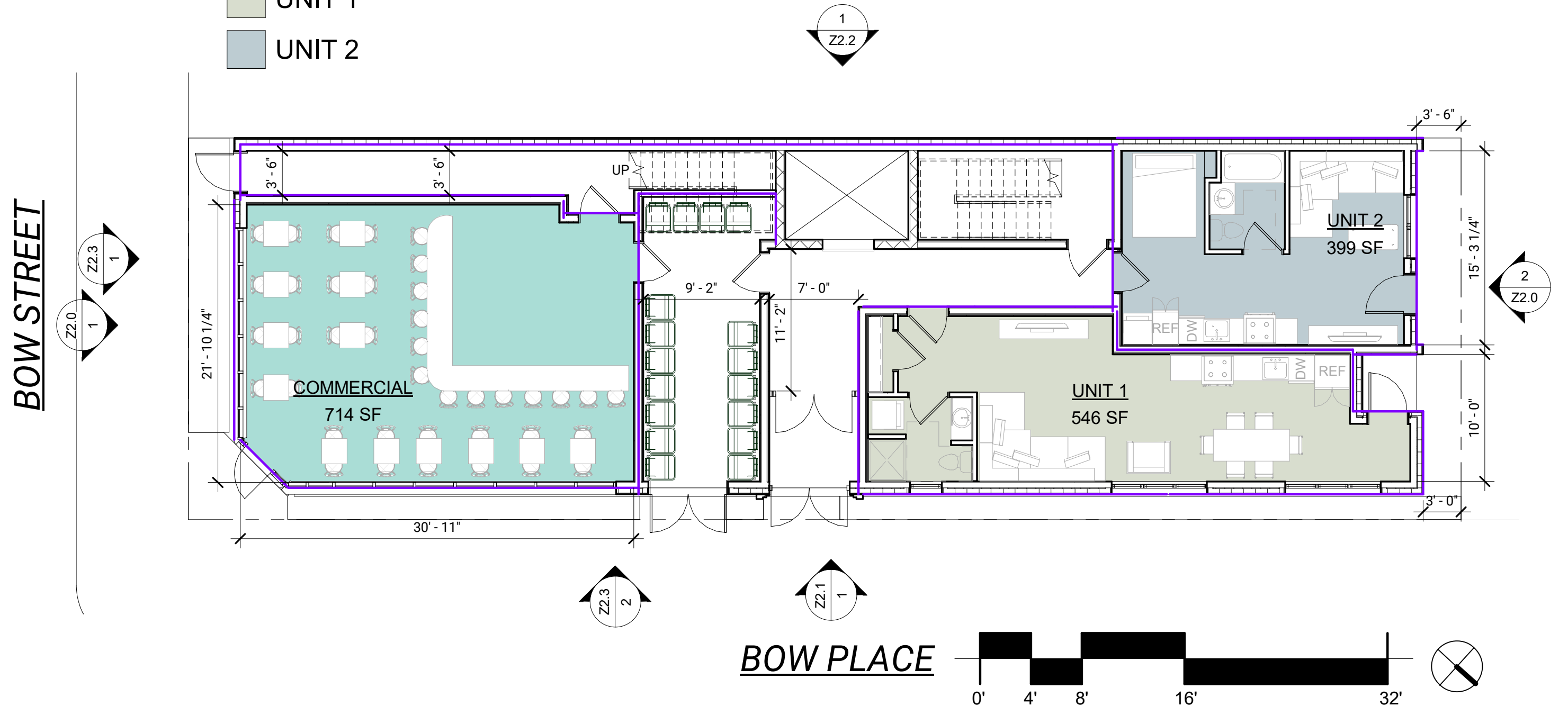
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Z1.0



UNIT AREAS

- COMMERCIAL
- UNIT 1
- UNIT 2



FIRST FLOOR PLAN

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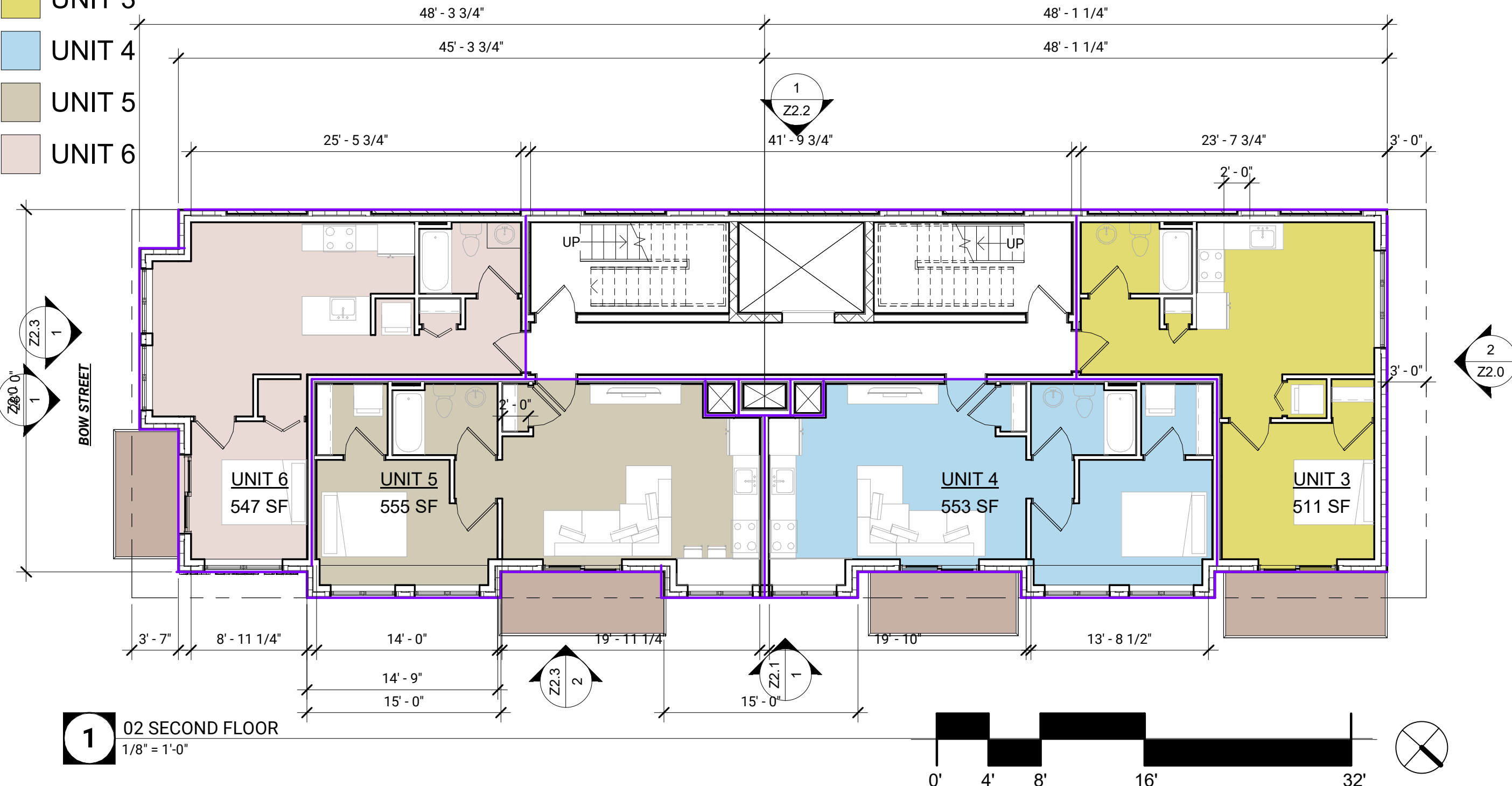
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UNIT AREAS

- UNIT 3
- UNIT 4
- UNIT 5
- UNIT 6



SECOND FLOOR PLAN

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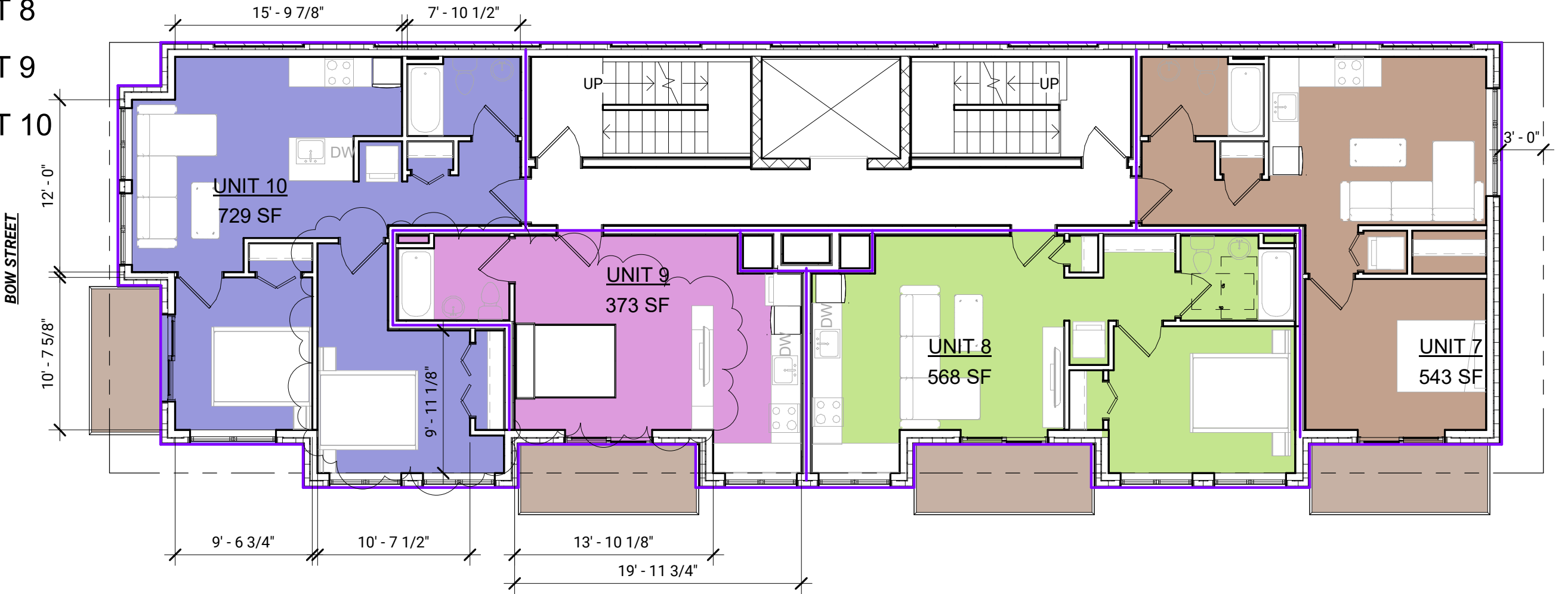
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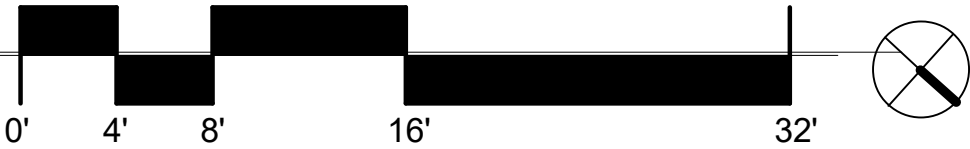


UNIT AREAS

- UNIT 7
- UNIT 8
- UNIT 9
- UNIT 10



1 03 THIRD FLOOR
1/8" = 1'-0"



THIRD FLOOR PLAN

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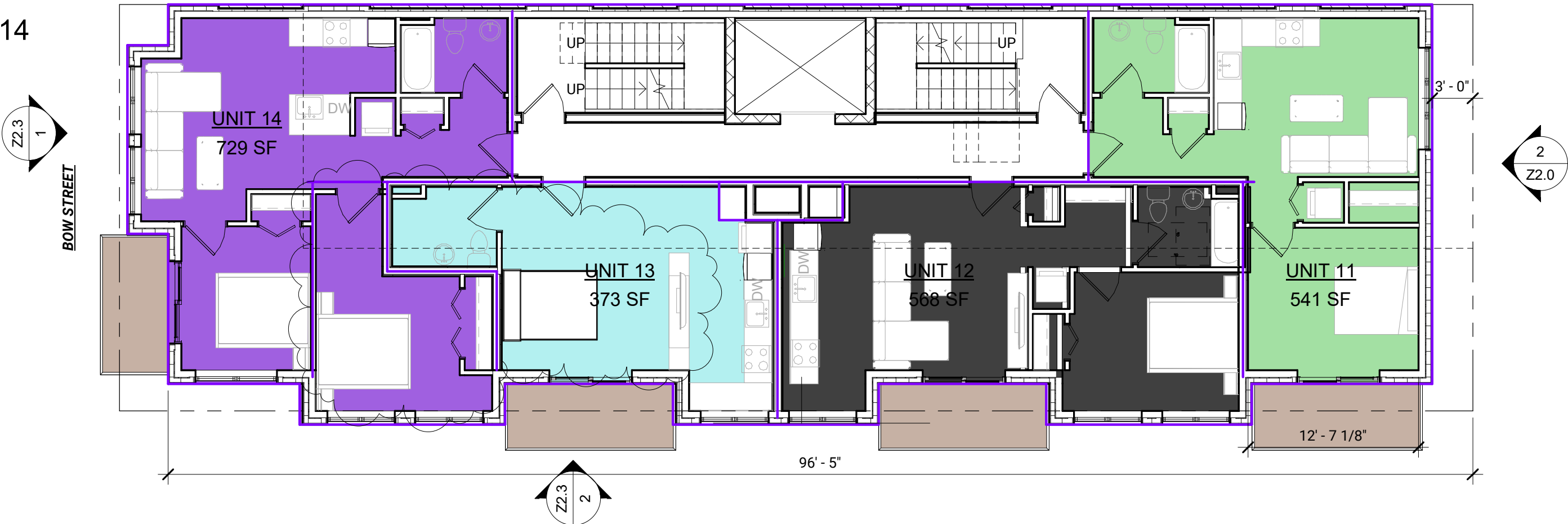
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Z1.3



UNIT AREAS

- UNIT 11
- UNIT 12
- UNIT 13
- UNIT 14



1 04 FOURTH FLOOR
1/8" = 1'-0"

FOURTH FLOOR PLAN

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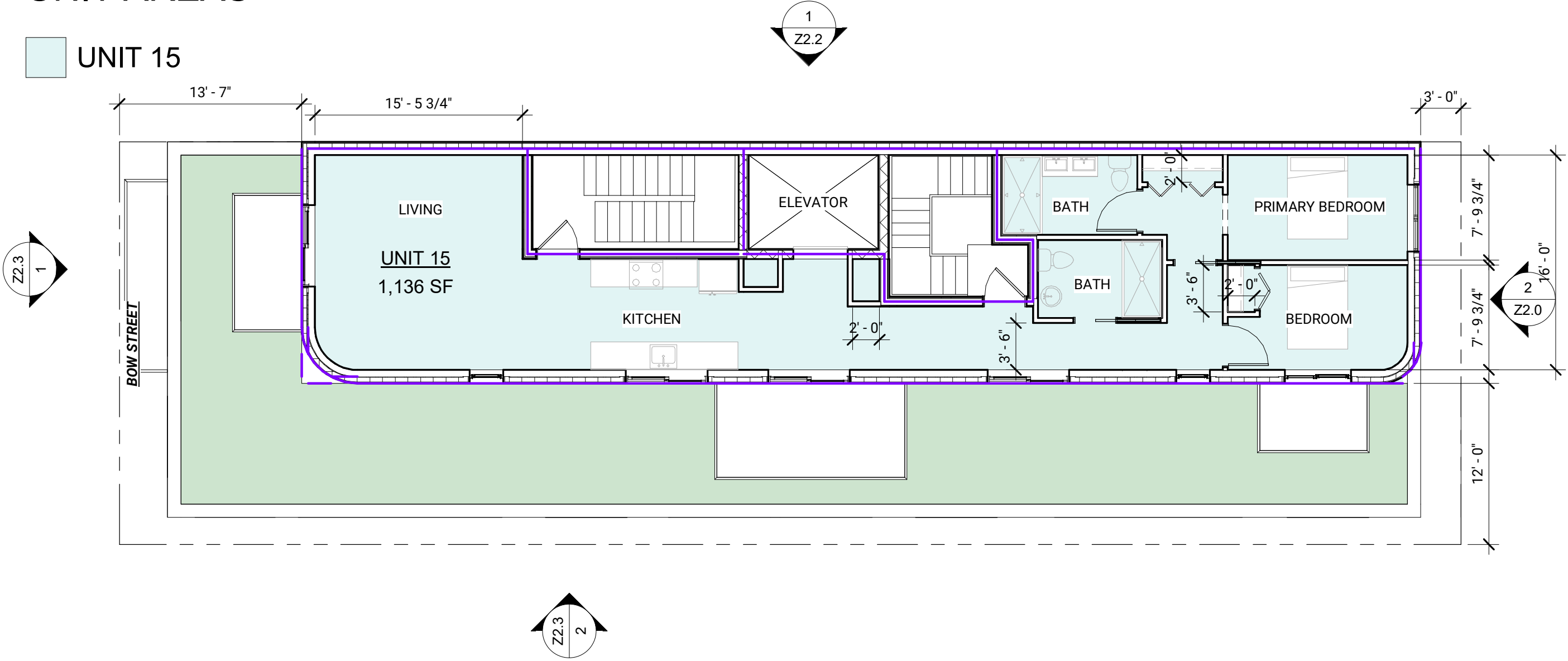
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UNIT AREAS

UNIT 15



1 05 FIFTH FLOOR
1/8" = 1'-0"

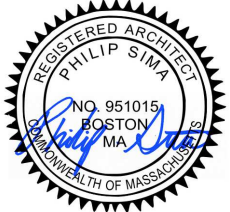


FIFTH FLOOR PLAN

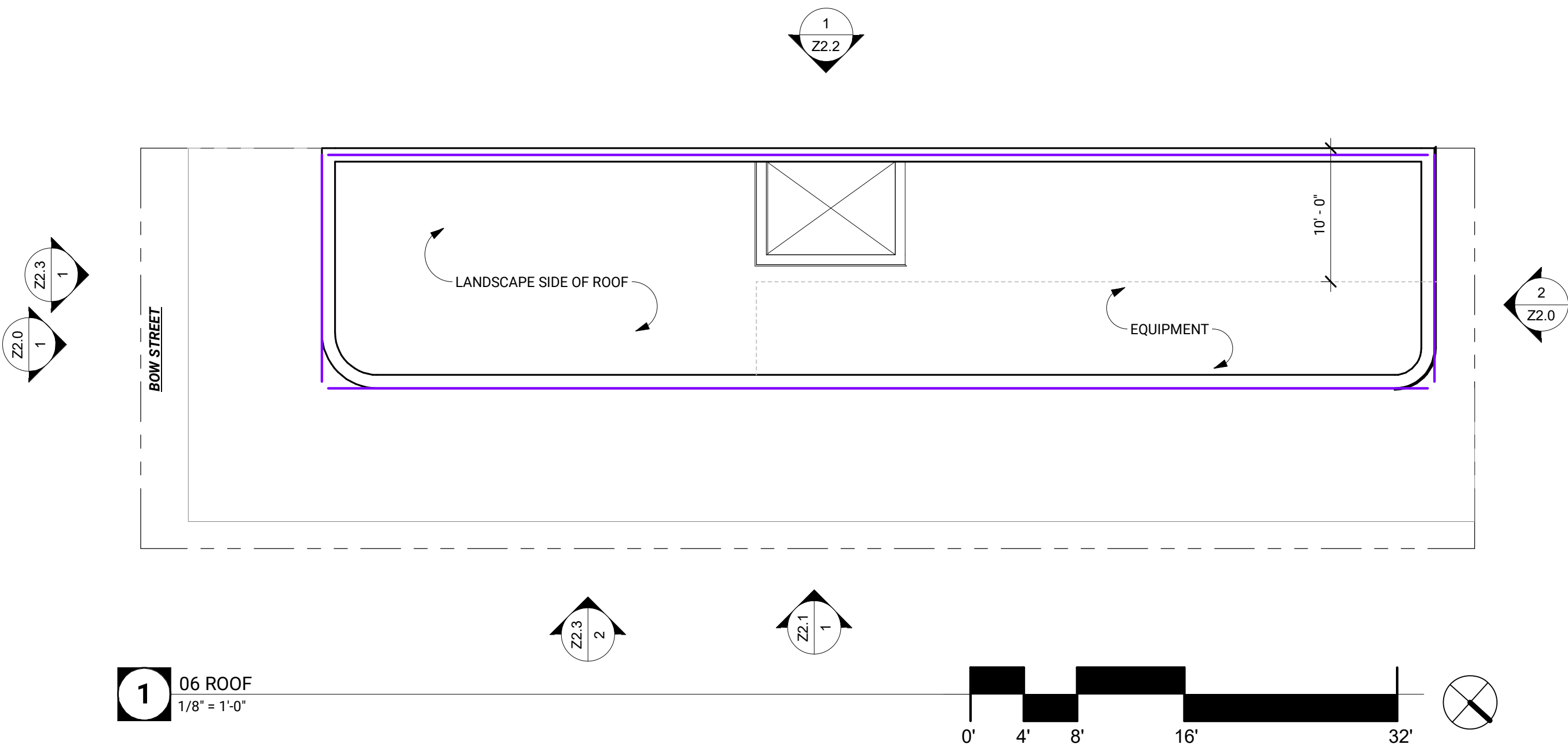
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ROOF PLAN



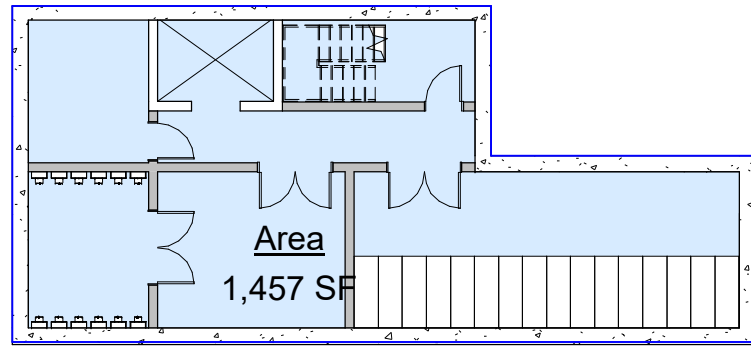
1 06 ROOF
1/8" = 1'-0"

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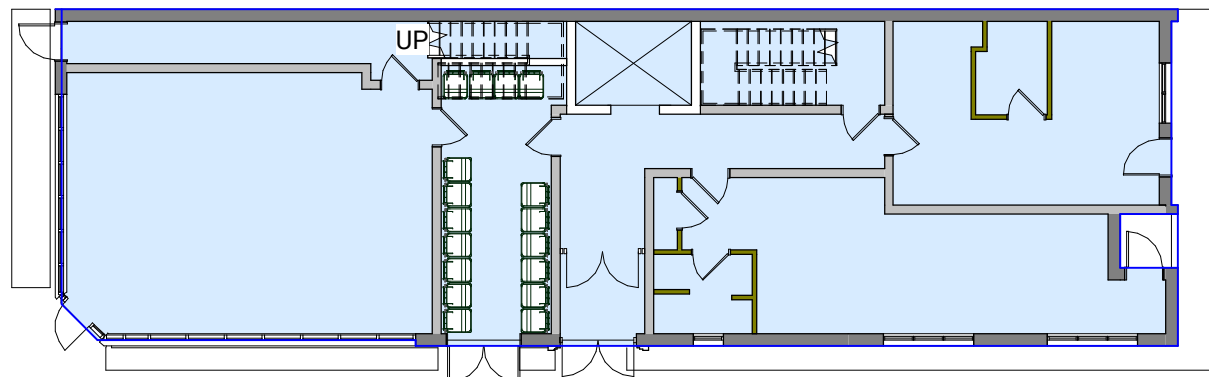
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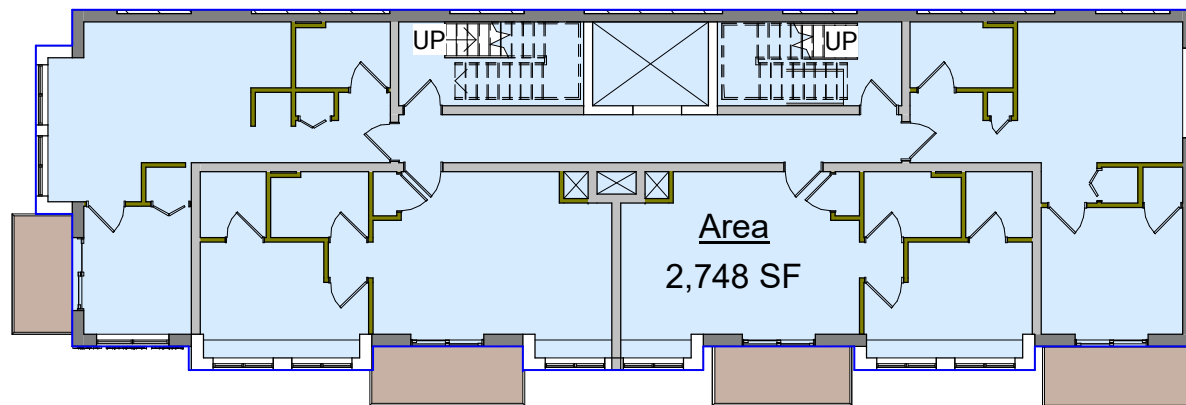




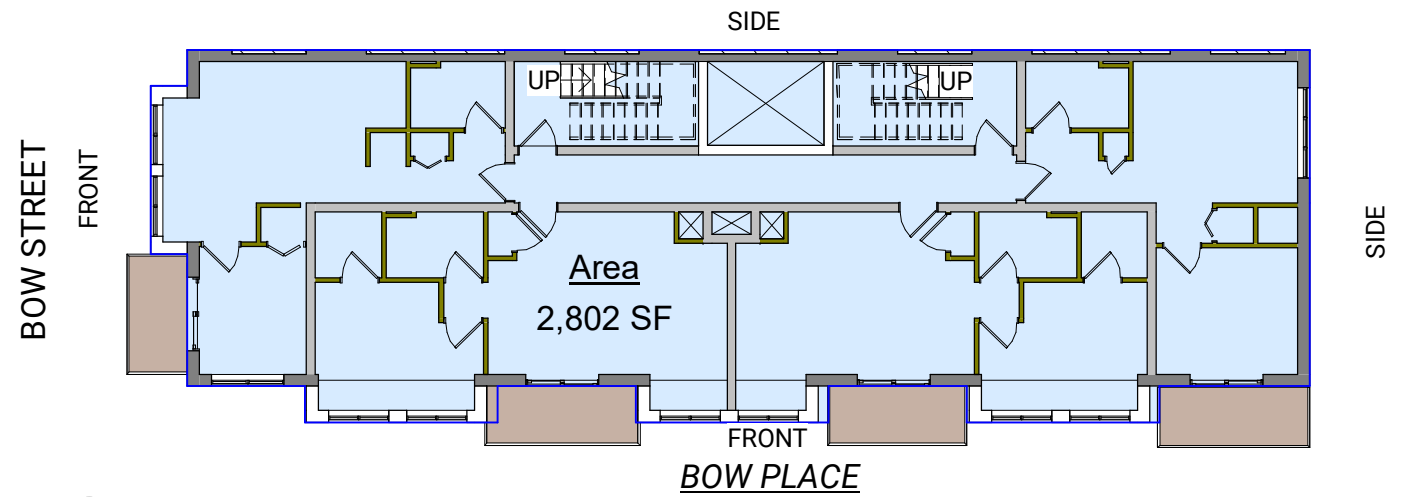
1 00 BASEMENT FLOOR
1/16" = 1'-0"



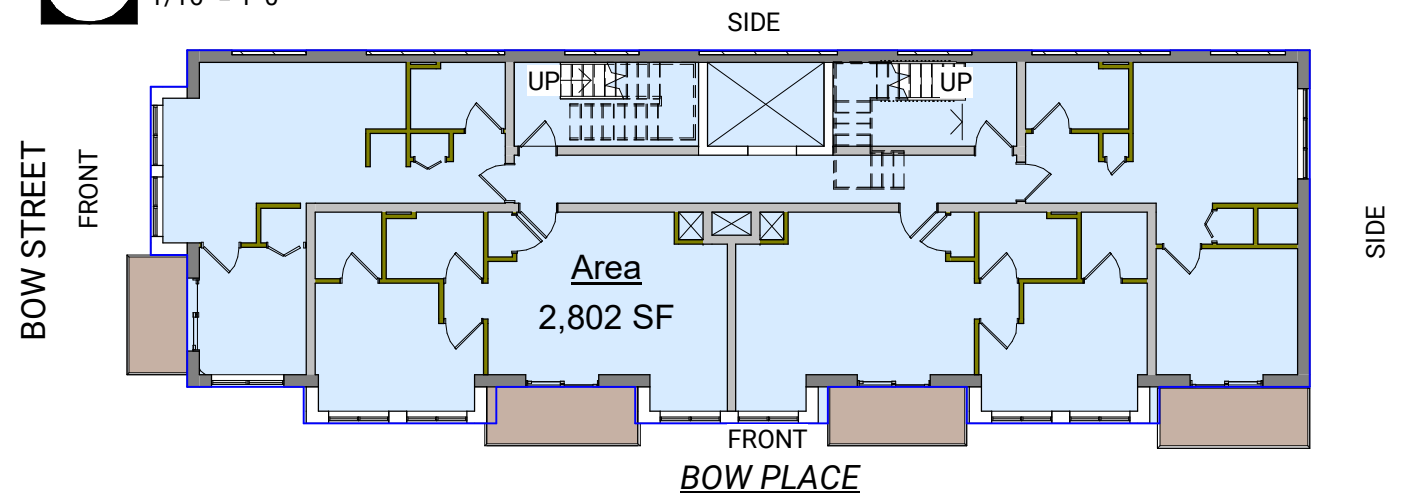
2 01 FIRST FLOOR
1/16" = 1'-0"



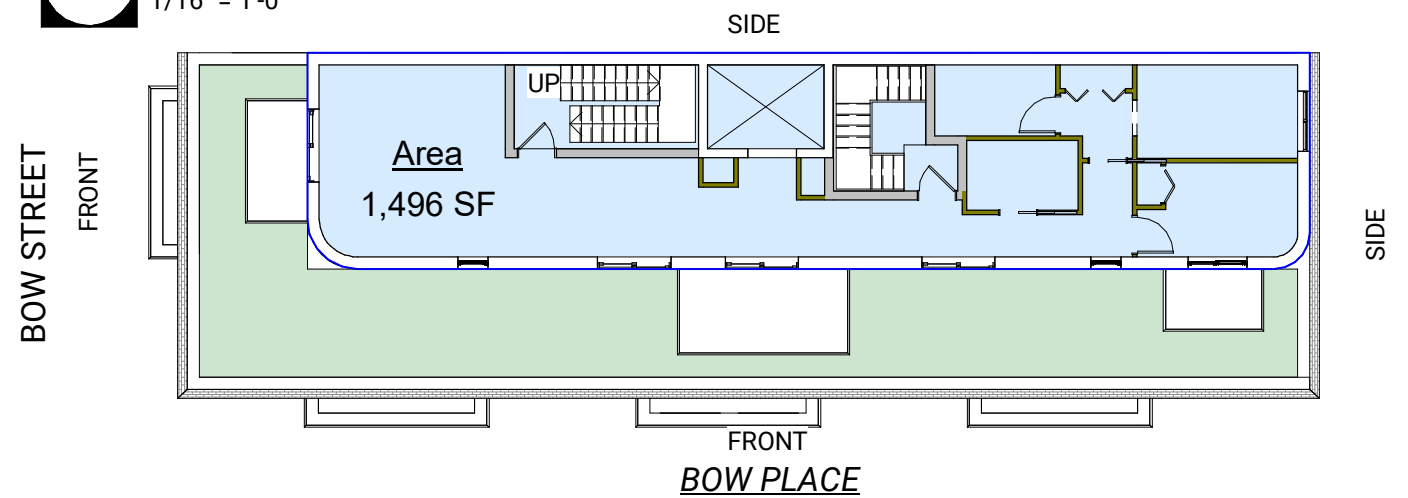
3 02 SECOND FLOOR
1/16" = 1'-0"



4 03 THIRD FLOOR
1/16" = 1'-0"



5 04 FOURTH FLOOR
1/16" = 1'-0"



6 05 FIFTH FLOOR
1/16" = 1'-0"

FAR CALCAULATIONS

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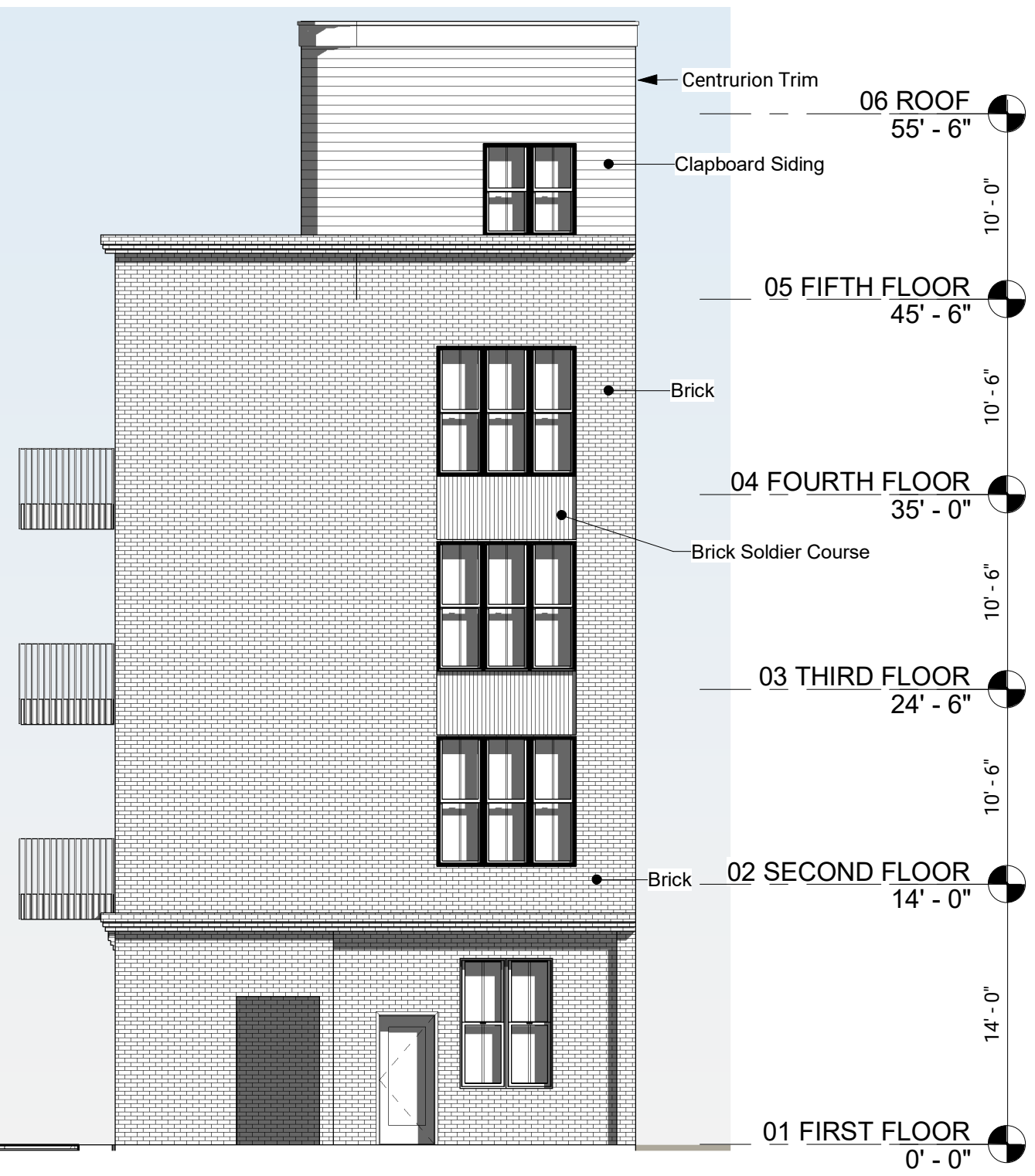
Area Schedule (Gross Building)		
Level	Area	Allowable Units
00 BASEMENT FLOOR	1,457 SF	1.714102
01 FIRST FLOOR	2,552 SF	3.001927
02 SECOND FLOOR	2,748 SF	3.233328
03 THIRD FLOOR	2,802 SF	3.296078
04 FOURTH FLOOR	2,802 SF	3.296078
05 FIFTH FLOOR	1,496 SF	1.759815
Grand total: 6	13,856 SF	16.301329

Area Schedule (Unit Area Plans)			
Name	Area	Level	Comments
COMMERCIAL	703 SF	01 FIRST FLOOR	
UNIT 1	529 SF	01 FIRST FLOOR	STUDIO
UNIT 2	435 SF	01 FIRST FLOOR	STUDIO
UNIT 3	541 SF	02 SECOND FLOOR	ONE BEDROOM
UNIT 4	545 SF	02 SECOND FLOOR	ONE BEDROOM
UNIT 5	551 SF	02 SECOND FLOOR	ONE BEDROOM
UNIT 6	529 SF	02 SECOND FLOOR	ONE BEDROOM
UNIT 7	543 SF	03 THIRD FLOOR	ONE BEDROOM
UNIT 8	568 SF	03 THIRD FLOOR	ONE BEDROOM
UNIT 9	373 SF	03 THIRD FLOOR	STUDIO
UNIT 10	729 SF	03 THIRD FLOOR	TWO BEDROOM
UNIT 11	541 SF	04 FOURTH FLOOR	ONE BEDROOM
UNIT 12	568 SF	04 FOURTH FLOOR	ONE BEDROOM
UNIT 13	373 SF	04 FOURTH FLOOR	STUDIO
UNIT 14	729 SF	04 FOURTH FLOOR	TWO BEDROOM
UNIT 15	1,073 SF	05 FIFTH FLOOR	TWO BEDROOM





1 ELEVATION - BOW STREET
1/8" = 1'-0"



2 ELEVATION - REAR
1/8" = 1'-0"

ELEVATION - BOW & REAR

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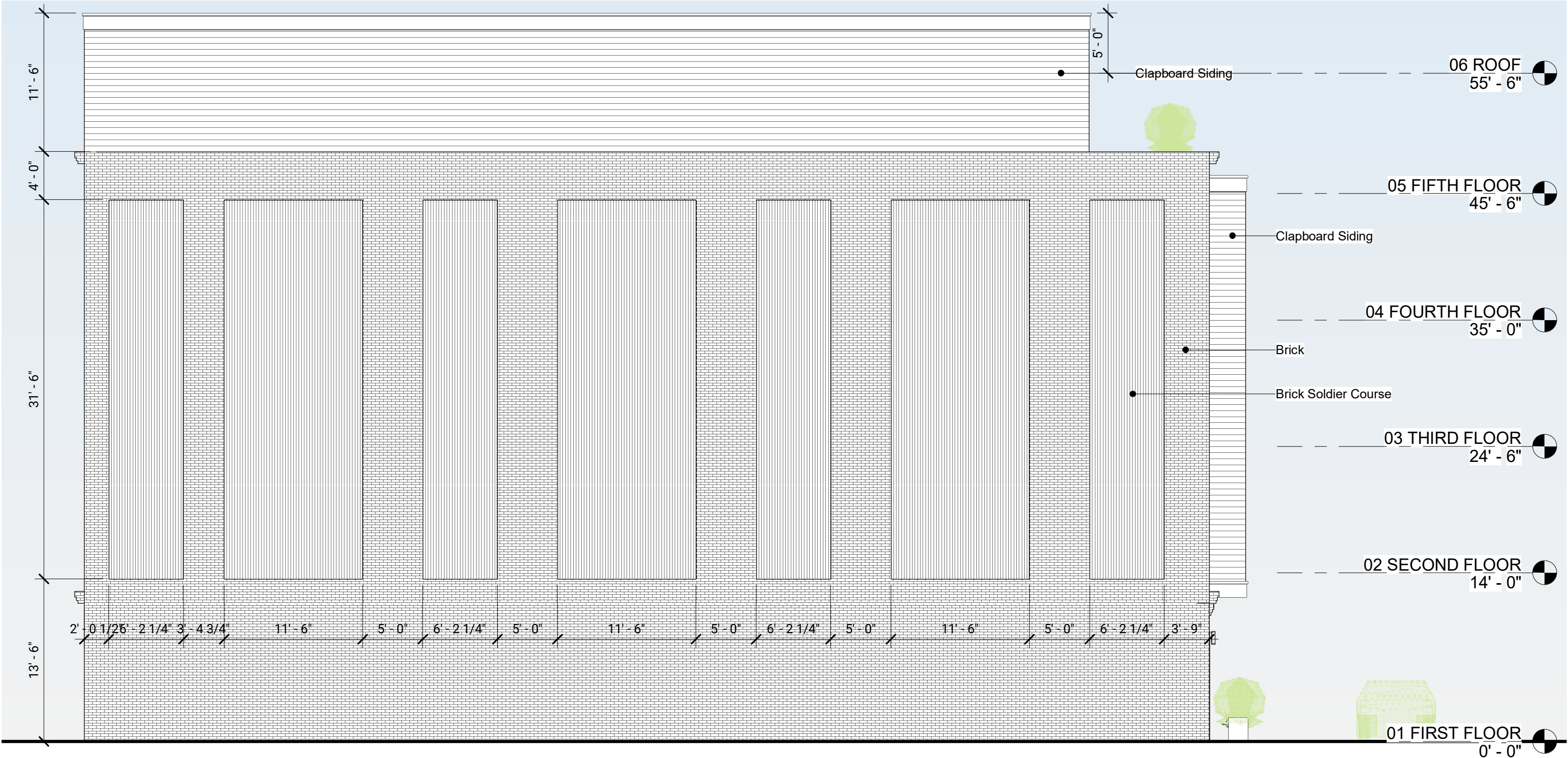
ELEVATION - BOW PLACE

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ELEVATION - SIDE

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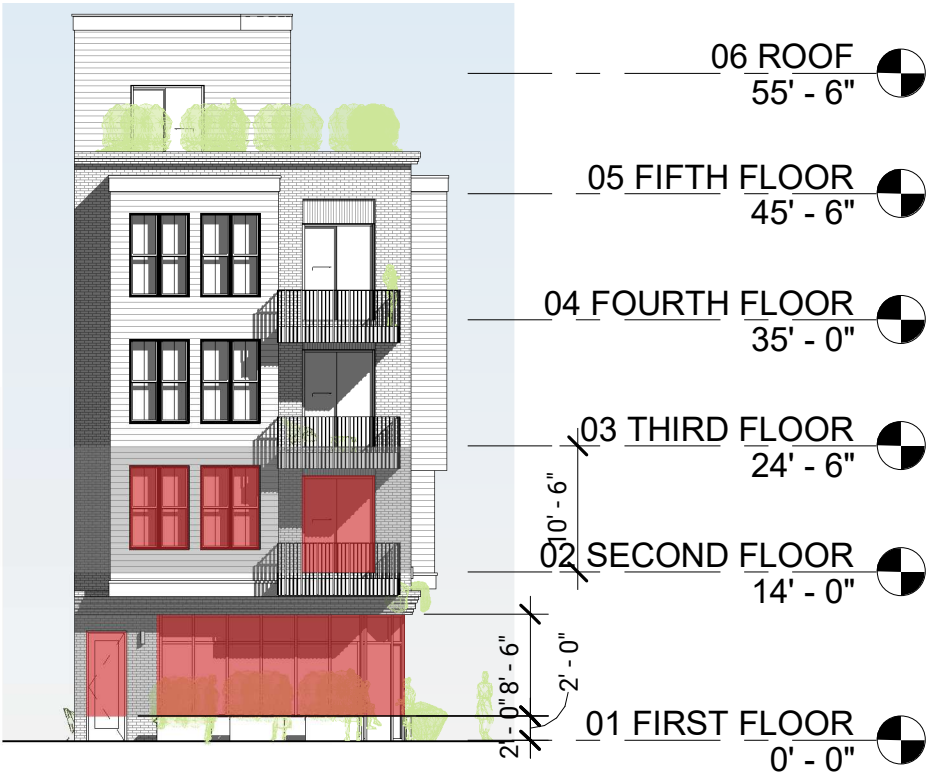
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1 ELEVATION - BOW STREET GLAZING
1/16" = 1'-0"



2 ELEVATION - BOW PLACE GLAZING
1/16" = 1'-0"

PERCENTAGE OF GLAZING - GROUND STORY SOUTH						
Area	Facade Location	Family and Type	Total Facade	% of Facade	Type Comments	% of Facade
428 SF	Bow Place Glazing	Fire Safety Zone Detail: Zone Glazing	927 SF	46.1%	FIRE SAFETY ZONE GLAZING	46.1
404 SF	Bow Place Upper Story Glazing	Fire Safety Zone Detail: Zone Glazing	980 SF	41.3%	FIRE SAFETY ZONE GLAZING	41.3
199 SF	Bow Street Glazing	Fire Safety Zone Detail: Zone Glazing	275 SF	72.4%	FIRE SAFETY ZONE GLAZING	72.4
118 SF	Bow Street Upper Story Glazing	Fire Safety Zone Detail: Zone Glazing	294 SF	40.1%	FIRE SAFETY ZONE GLAZING	40.1

GLAZING

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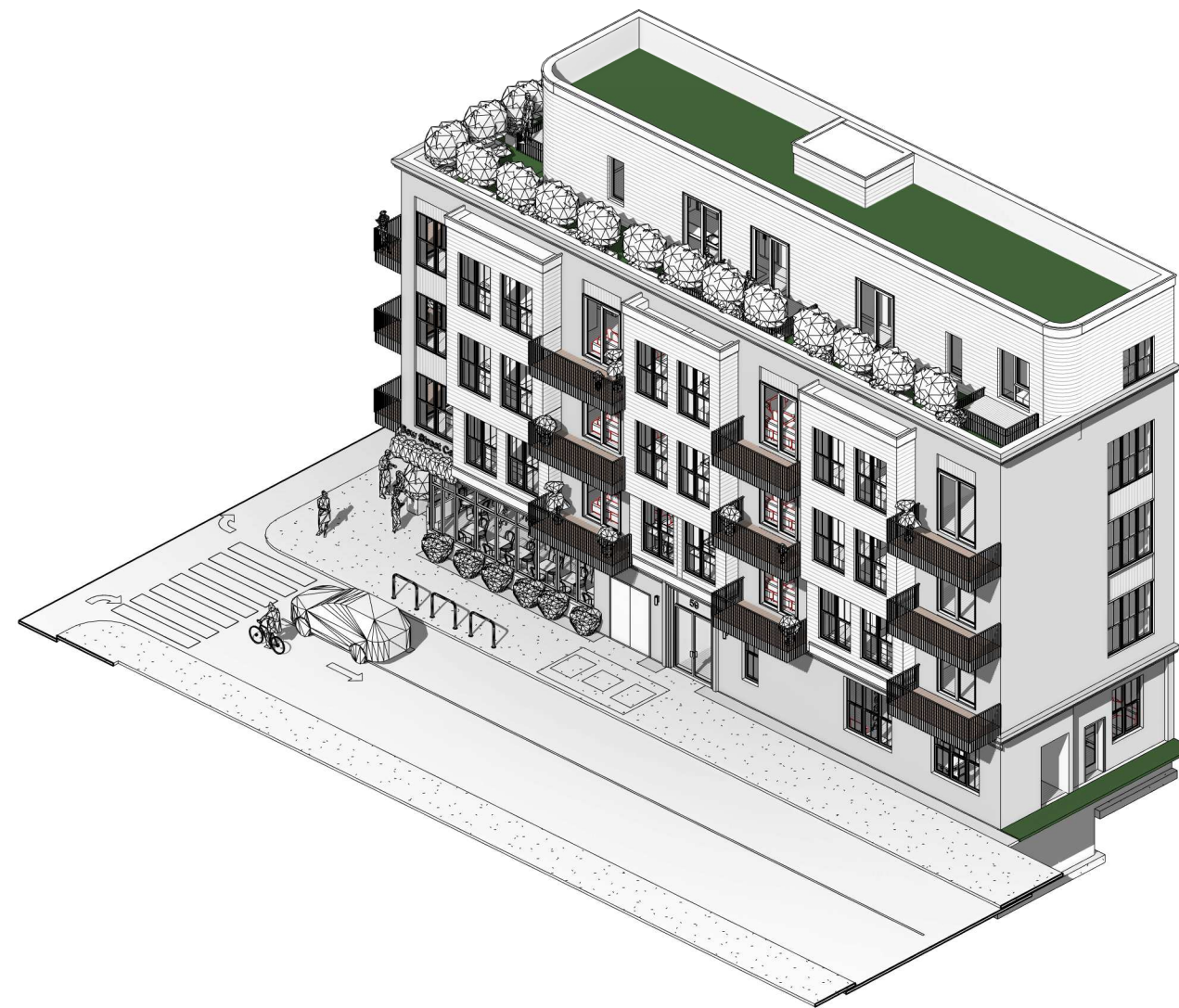
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1 BOW STREET & BOW PLACE



2 BOW PLACE

MASSING

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PERSPECTIVES

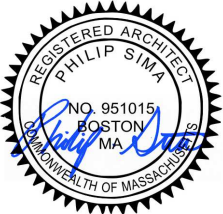
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 (617) 209-9539
 mail@balance-architects.com

BA

Z3.1





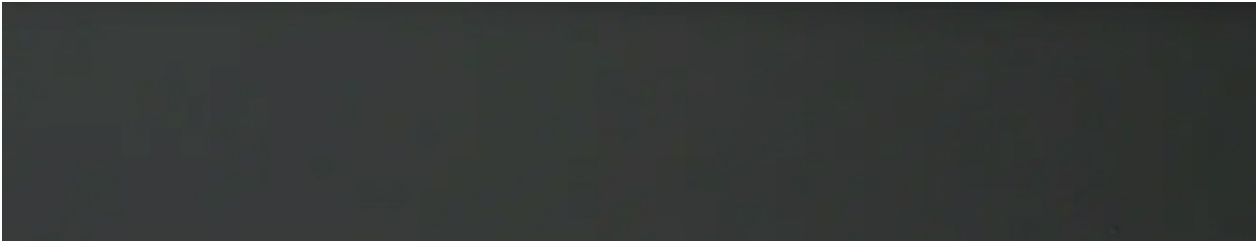
BRICK STANDARD - ENDICOTT MEDIUM IRONSPOT SMOOTH #46



HARDIE CLAPBOARD SIDING - IRON GRAY



2 OVER 2 STYLE WINDOW - HIGH PERFORMANCE



CENTRURION PAINTED TRIM



KAWNEER STOREFRONT SYSTEM - BLACK MULLIONS



ALUMINUM CHANNEL LETTERS

MATERIALS

DEVELOPMENT REVIEW APPLICATION
59 BOW ST.
12/18/2022

BALANCE
ARCHITECTS
197 8th Street, Boston, MA.
(617) 209-9539
mail@balance-architects.com

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USE A MIX OF HIGH QUALITY FAUX PLANTS
SUCH AS ENDURALEAF & ARTIPLANTO



FAUX PLANTS



LOCAL EXAMPLE - THE BROADWAY SOUTH BOSTON

