



AERIEL VIEW



LOCUS MAP





STREET VIEW



STREET VIEW

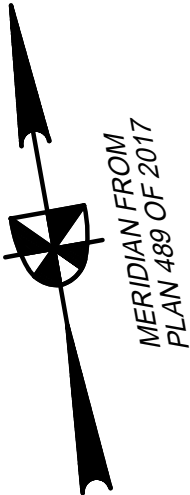
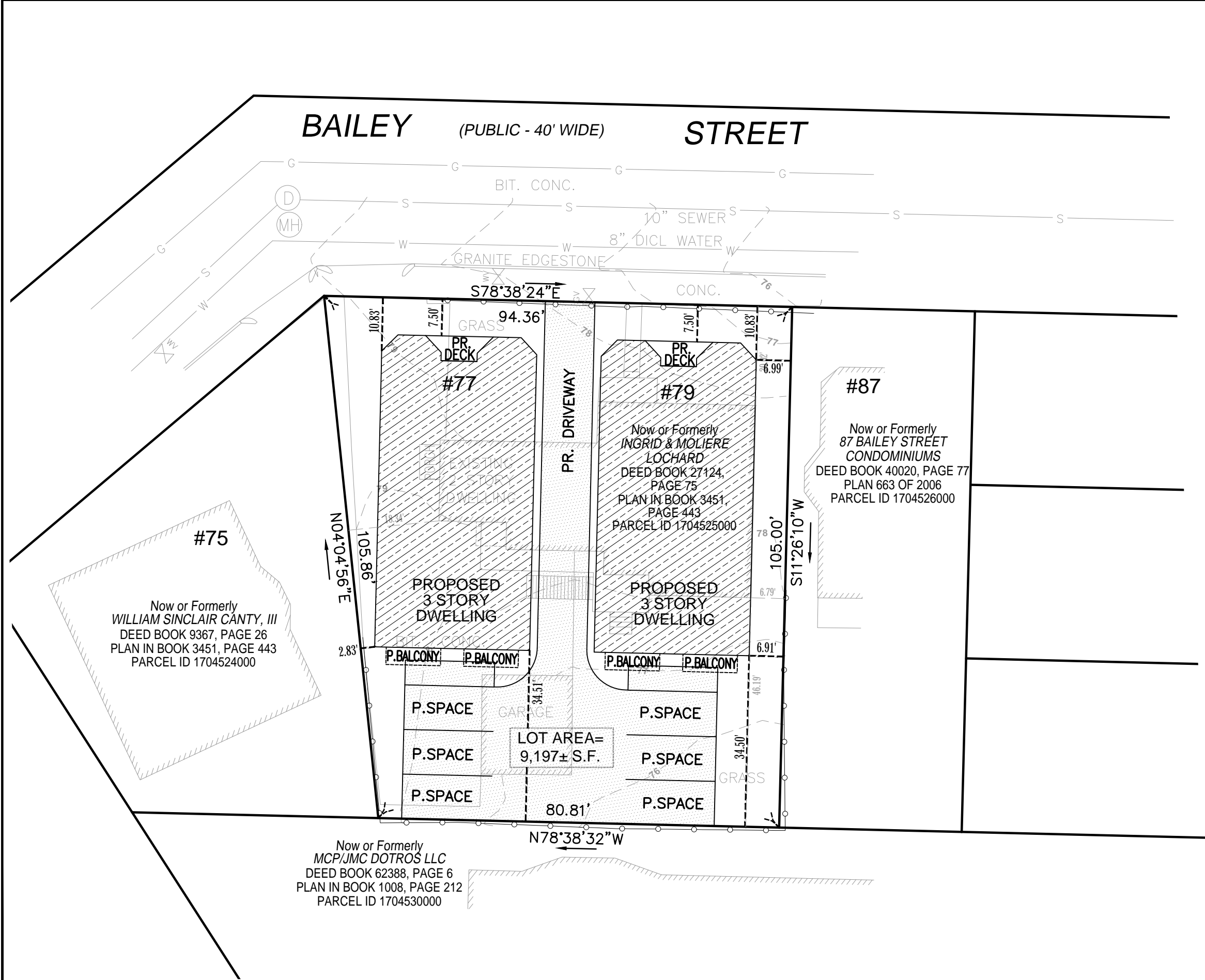


STREET VIEW



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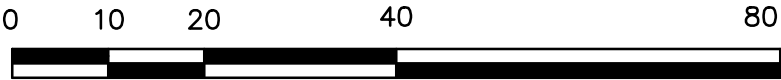


NOTES

- 1) THE SURVEY IS BASED ON DEEDS AND PLANS OF RECORD.
- 2) SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS TO THE PROPOSED CONSTRUCTION.

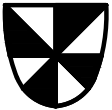


DANIEL G. MacISAAC, PLS (#41408)



SCALE: 1"=20'

**PROPOSED CONSTRUCTION
PLOT PLAN
#77 BAILEY STREET
BOSTON, MASSACHUSETTS
(DORCHESTER DISTRICT)**



**DANIEL MACISAAC
PROFESSIONAL
LAND SURVEYOR**

18 FAIRVIEW ROAD
CANTON, MA 02021
(617) 642-7065
PLS.MASS@GMAIL.COM

CALC BY: DGM

DATE: MARCH 6, 2025


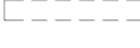


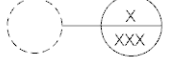

SCALE: 1"=20'



RENDER IMAGE IS A REFERENCE OF DESIGN INTENT ONLY

77 AND 79 BAILEY ST NEW 12-UNIT DWELLING

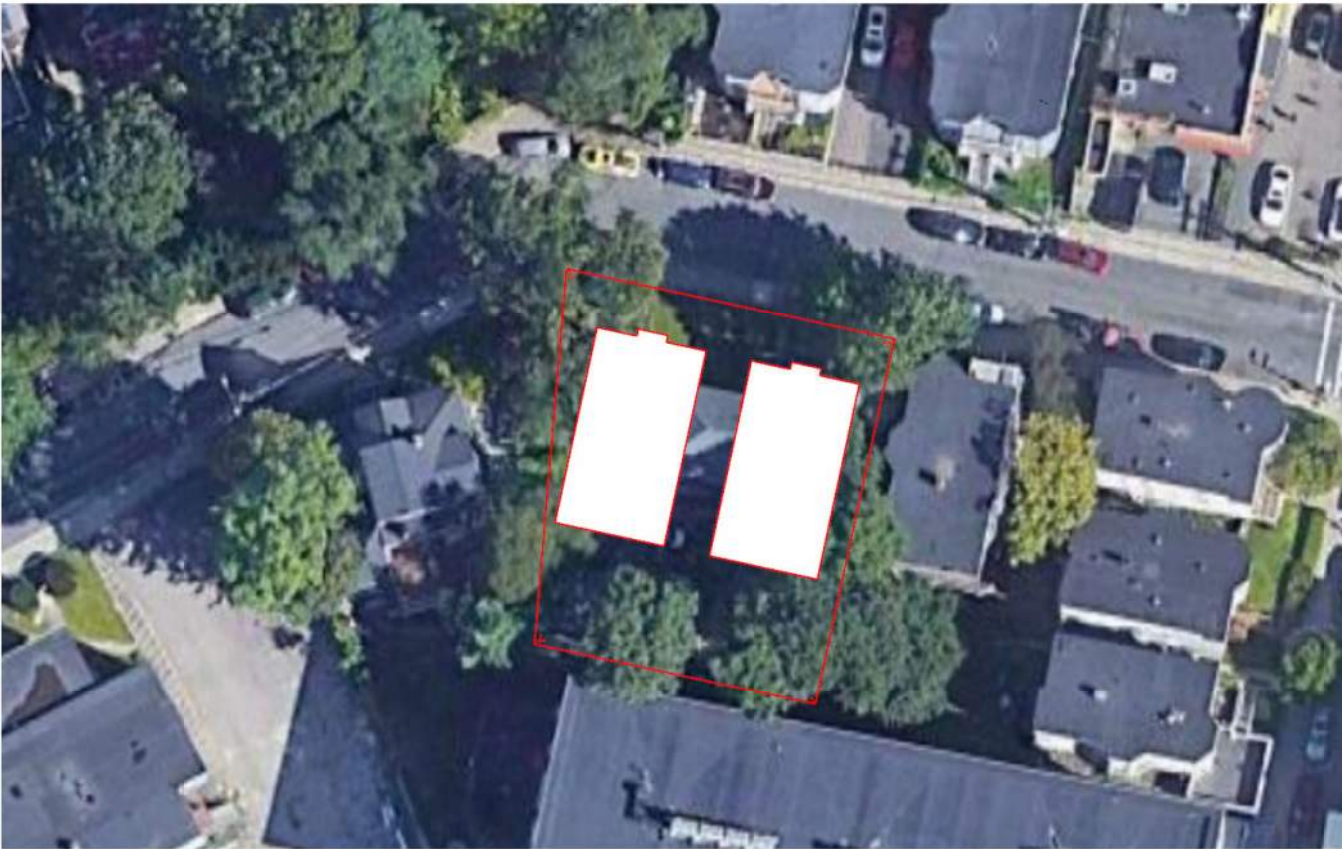
LEGEND

FP	FIRE PROTECTION ROOM
MECH	MECHANICAL ROOM
W/D	WASHER/DRYER
	PARTITION TYPE
	DOOR NUMBER
	WINDOW AND WINDOW TAG
	WALL TO BE REMOVED
	NEW WALL
	EXISTING WALL TO REMAIN
	SOFFIT/CEILING CHANGE
	WALL SECTION SECTION #/ SHEET LOCATION
	DETAIL REFERENCE SECTION #/ SHEET LOCATION
	EXTERIOR ELEVATIONS SECTION #/ SHEET LOCATION

SHEET LIST

ARCHITECTURAL
A000 - COVER
A001 - SITE PLAN
A101 - PROPOSED FLOOR PLANS
A102 - PROPOSED FLOOR PLANS
A201 - PROPOSED ELEVATIONS
A202 - PROPOSED ELEVATIONS

LOCUS MAP



HUE ARCHITECTURE

53H Harvard St #1
Dorchester, MA 02124

T 781-308-7301
www.hue-architecture.com

REGISTRATION



DESIGN TEAM

SURVEYOR
DANIEL MACISAAC PROFESSIONAL
LAND SURVEYOR
18 FAIRVIEW ROAD
CANTON, MA 02021
617-642-7065
PLS.MASS@GMAIL.COM

PROJECT NAME

77 AND 79
BAILEY ST
NEW 12-UNIT
DEVELOPMENT

TIG Management LLC
344 Talbot Ave Suite 204
Dorchester, MA 02124

PROJECT CODE 22020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 1

REVISION

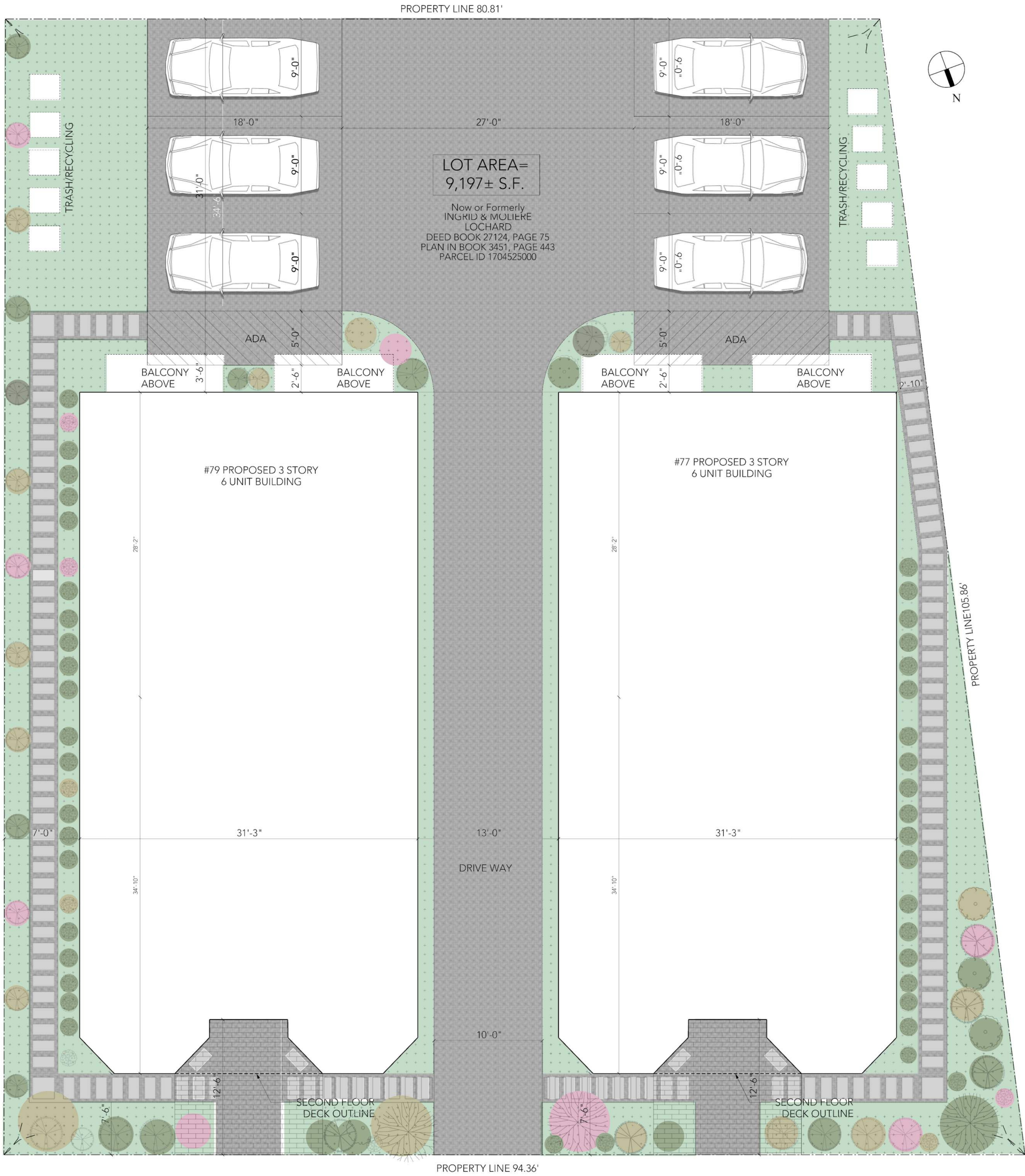
ISSUE DATE

MAR 6, 2025
REFUSAL SET

SHEET NAME

COVER

A000



ZONING ANALYSIS 77 BAILEY ST,DORCHESTER,MA 02124 PARCEL #1704525000			
ZONING DISTRICT: DORCHESTER ZONING SUBDISTRICT: 2F -5,000 LOT AREA:9,225 SQ.FT.			
ZONING COMPLIANCE TABLE			
CATEGORY	REQUIRED	PROPOSED	MEETS/EXCEEDS
F.A.R. MAX	0.5	1.24	NO
LOT AREA MIN. (SQ.FT.)	5,000 SQ.FT.	9,225 SQ.FT.	YES
ADDITIONAL LOT AREA PER D.U. (SQ.FT.)	N/A	N/A	N/A
LOT FRONTAGE MIN. (FT.)	50 FT	94.4 FT	YES
FRONT YARD MIN DEPTH (FT)	15 FT	7 FT-6 IN	NO
SIDE YARD MIN WIDTH (FT)	10 FT	2 FT- 10 IN	NO
REAR YARD MIN DEPTH (FT)	30 FT	31 FT	YES
LOT WIDTH MIN. (FT.)	50 FT	94.4 FT	YES
GREEN AREA OPEN SPACE PER D.U. (SQ.FT.)	N/A	N/A	N/A
BUILDING HEIGHT MAX. (STORIES/ FT)	2.5 / 35 FT	3.0 / 35 FT	NO
REAR YARD MAX OCCUPANCE	25%	N/A	N/A

ZONING RESIDENTIAL SQUARE FOOTAGE SUMMARY:		
BASEMENT: FIRST FLOOR : SECOND FLOOR : THIRD FLOOR :	BUILDING #77	BUILDING #79
	(262) GSF	(262) GSF
	1911 GSF	1911 GSF
	1911 GSF	1911 GSF
TOTAL :	5733 GSF	5733 GSF
OVERALL TOTAL		11466 GSF

BUILDING #77 RESIDENTIAL UNIT SCHEDULE				BUILDING #79 RESIDENTIAL UNIT SCHEDULE			
LEVEL	NO.	TYPE	NET AREA	LEVEL	NO.	TYPE	NET AREA
FIRST FLOOR	UNIT 1	3 BEDR + 2 BATHR	1074 SQFT	FIRST FLOOR	UNIT 1	3 BEDR + 2 BATHR	1074 SQFT
	UNIT 2	1 BEDR + 1 BATHR	566 SQFT		UNIT 2	1 BEDR + 1 BATHR	566 SQFT
SECOND FLOOR	UNIT 3	2 BEDR + 2 BATHR	819 SQFT	SECOND FLOOR	UNIT 3	2 BEDR + 2 BATHR	819 SQFT
	UNIT 4	2 BEDR + 2 BATHR	819 SQFT		UNIT 4	2 BEDR + 2 BATHR	819 SQFT
THIRD FLOOR	UNIT 5	2 BEDR + 2 BATHR	819 SQFT	THIRD FLOOR	UNIT 5	2 BEDR + 2 BATHR	819 SQFT
	UNIT 6	2 BEDR + 2 BATHR	819 SQFT		UNIT 6	2 BEDR + 2 BATHR	819 SQFT

BUILDING CODE ANALYSIS - MASS BLDG CODE 9TH ED.
1. Subject Building is 3 stories.
2. Use Groups: RES B: Residential, Multi-Family
3. Building will be sprinklered

BUILDING SUMMARY:
Two new Buildings on one lot, each Building will be a 3-story 6-unit Dwelling.
Proposed 6 on-grade parking spaces in the rear.

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REVISION

ISSUE DATE

MAR 6, 2025
REFUSAL SET

SHEET NAME

SITE PLAN

G001



Michelle Wu
Mayor

Boston Inspectional Services Department Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

ZONING CODE REFUSAL

Marc A. Joseph
Inspector of Buildings

MATTHEW MUELLER
53H HARVARD ST #1
BOSTON, MA 02121

04/28/2025

Location: 77 BAILEY ST DORCHESTER, MA 02124
Ward: 17
Zoning District: Dorchester Neighborhood
Zoning Subdistrict: 2F-5000
Appl. #: ERT1605980
Date Filed: May 24, 2024
Purpose: **Bldg 1 of 2.** Erect a 3-Story multifamily building with six (6) units. Building will have front & rear decks and rear parking spots. We are building two separate (6) unit buildings on the same lot; see ERT1609270 for second building at 79 Bailey St. Demolition of existing building to be filed under a separate permit. ~~[ePlan] Erect a 3-Story building with (6) 2bed and 2bath units; Building will have a front decks, common roof deck and 6 rear parking; Erect a 4-Story (3 1/2 per Zoning)~~

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 65 Sec. 41	Off street parking requirements	
Art. 65 Sec. 65-41.5	Parking Size & Maneuverability	
Article 65, Section 42.13	Two or More Dwellings on Same Lot	
Article 65, Section 42.2	Conformity w Ex Bldg Alignment	
Article 65, Section 8	Use Regulations	Multifamily Dwelling - Forbidden
Article 65, Section 9 *	Lot Area Insufficient	
Article 65, Section 9 * **	Lot Width Insufficient	
Article 65, Section 9 * ***	Lot Frontage Insufficient	
Article 65, Section 9 **	Floor Area Ratio Excessive	
Article 65, Section 9 ** *	Bldg Height Excessive (Stories)	
Article 65, Section 9 *** *	Side Yard Insufficient	
Notes		1.-To be filed concurrently with ERT1609270. 2.-Pending a complete Building code review per IBC & 780 CMR, upon submission of full construction documents.



Michelle Wu
Mayor

Boston Inspectional Services Department Planning and Zoning Division

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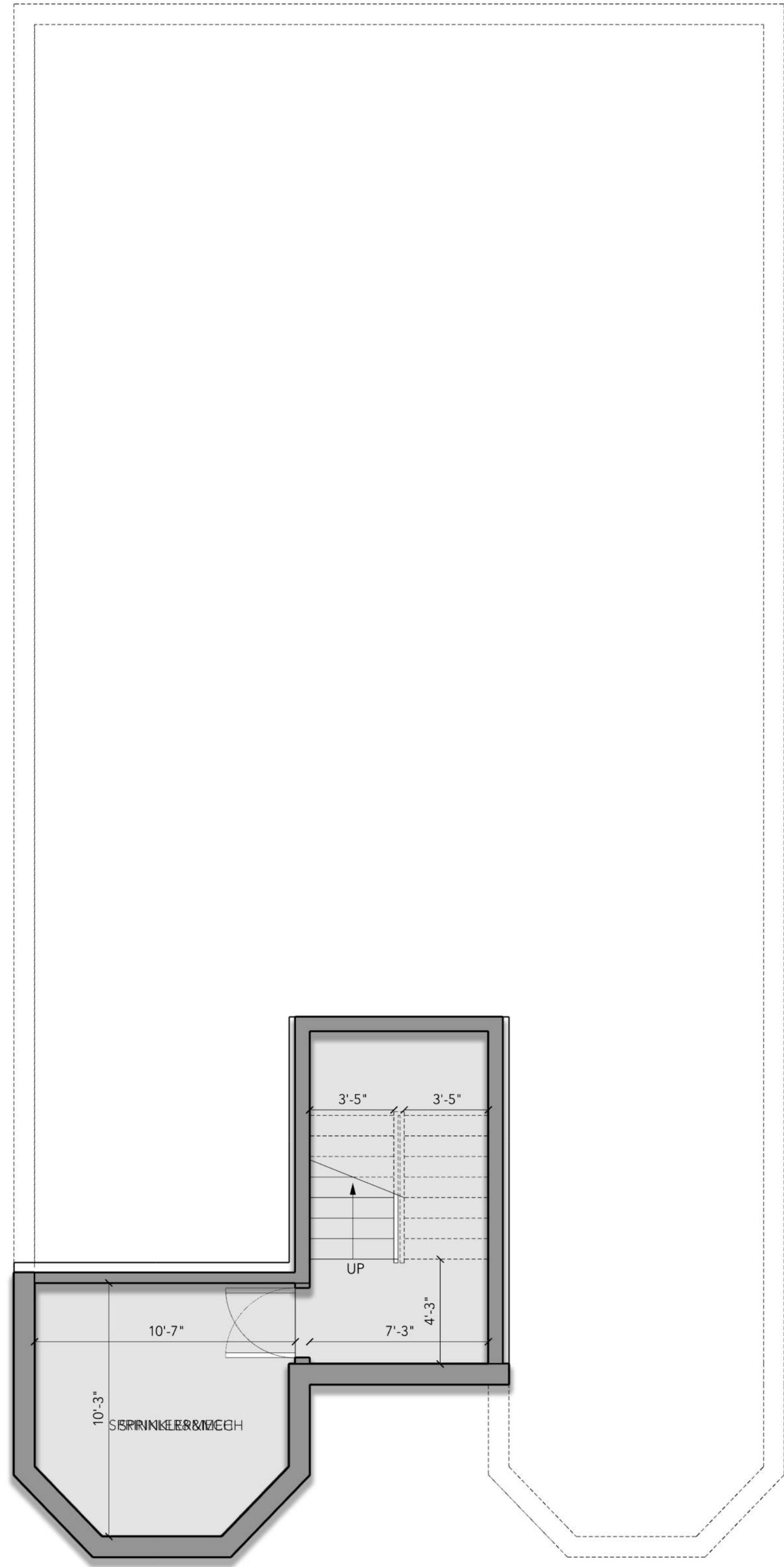
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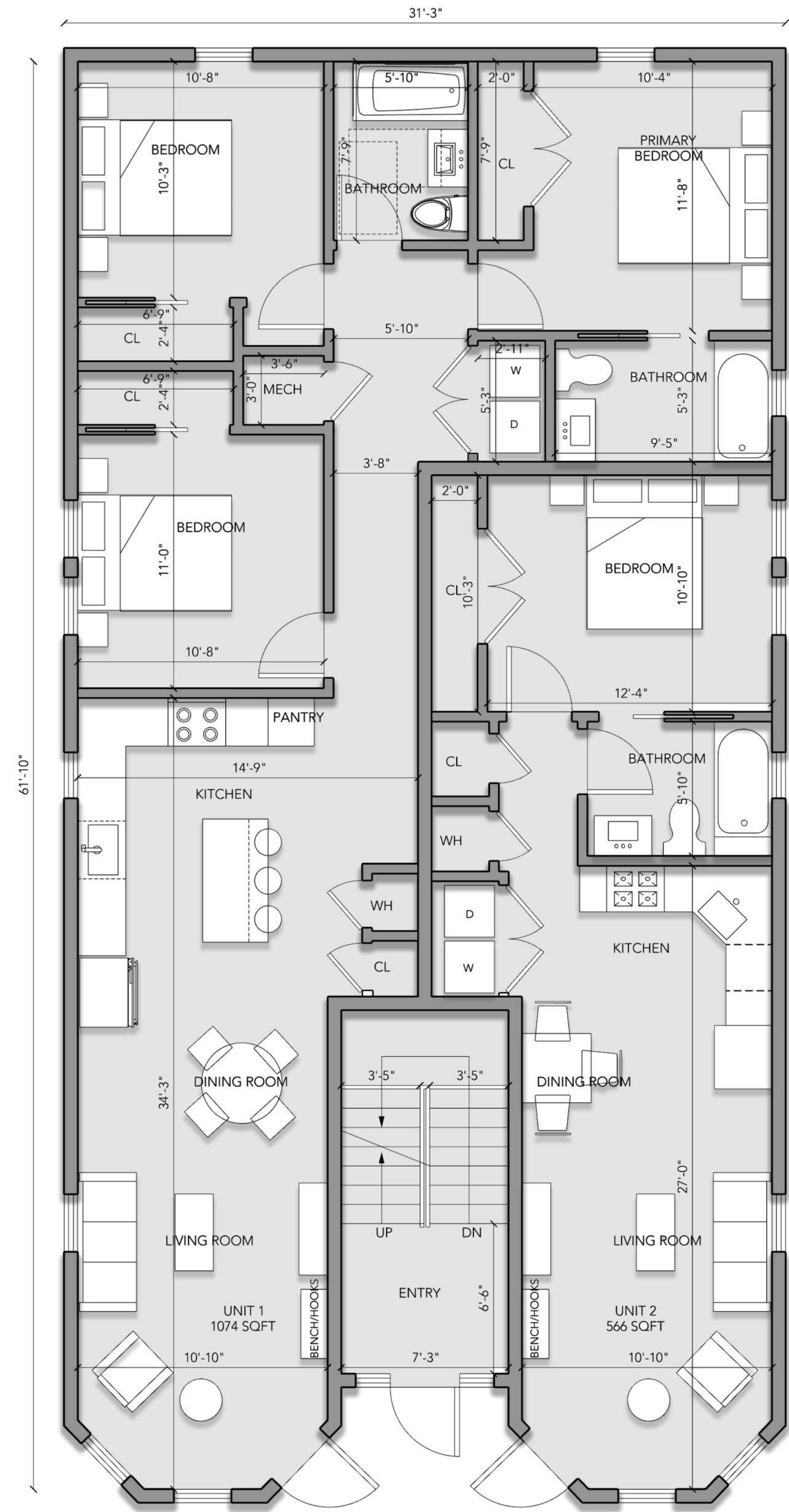
Location: 79 BAILEY ST DORCHESTER, MA 02124
Ward: 17
Zoning District: Dorchester Neighborhood
Zoning Subdistrict: 2F-5000
Appl. #: ERT1609270
Date Filed: June 04, 2024
Purpose: **Bldg 2 of 2.** Erect a 3-Story multifamily building with six (6) units. Building will have front & rear decks and rear parking spots. We are building two separate (6) unit buildings on the same lot; see ERT1605980 for second building at 77 Bailey St. Demolition of existing building to be filed under a separate permit. ~~[ePlan] Erect a 3-Story building with (6) 2bed and 2bath units; Building will have a front decks, common roof deck and 6 rear parking; Erect a 4 Story (3 1/2 per Zoning)~~

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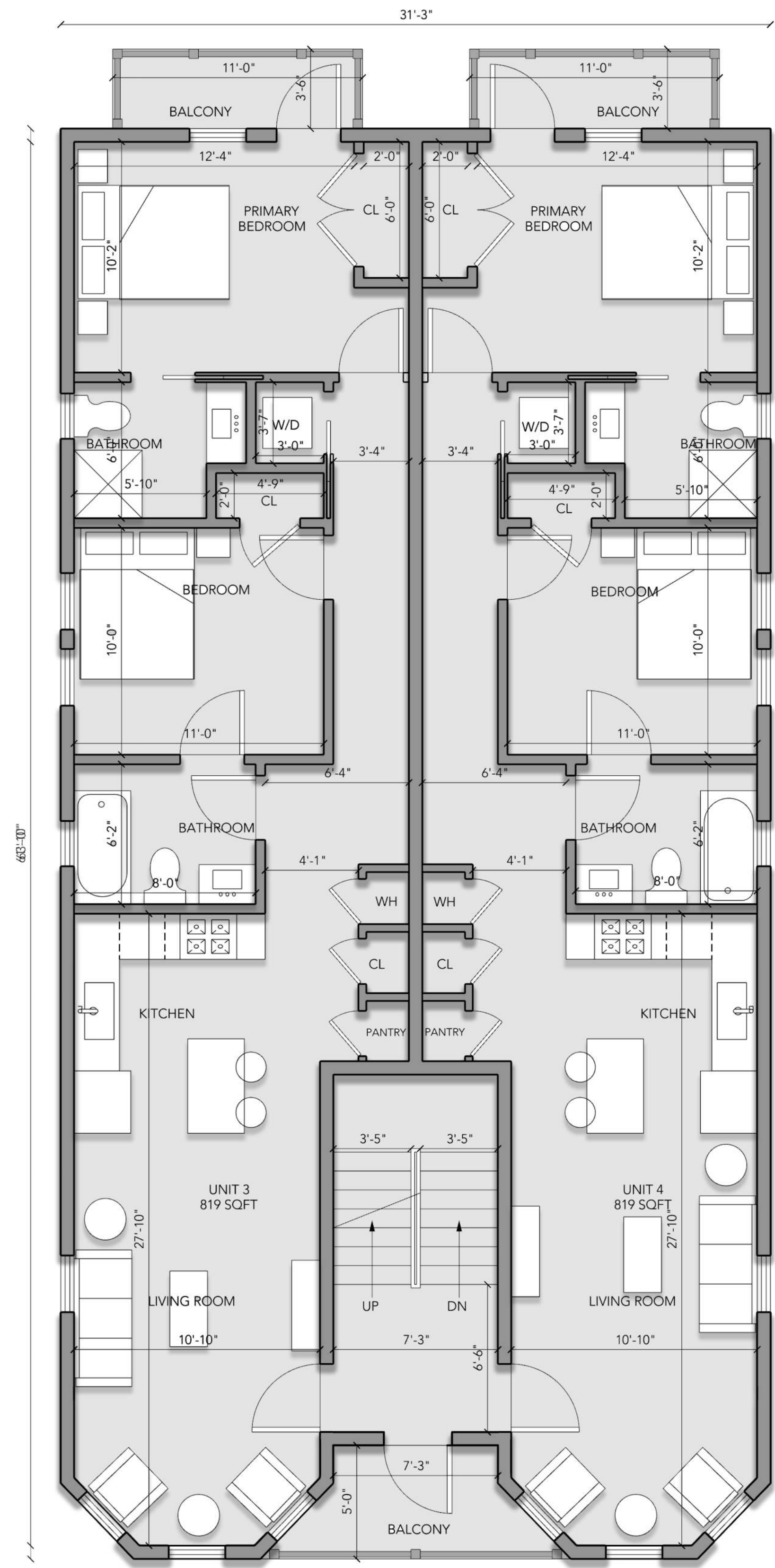
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Notes		1.-To be filed concurrently with ERT1605980. 2.-Pending a complete Building code review per IBC & 780 CMR, upon submission of full construction documents.



1
#77 AND #79
PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"



2
#77 AND #79
PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



3
#77 AND #79
PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

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DRAWING NO. 3

REVISION

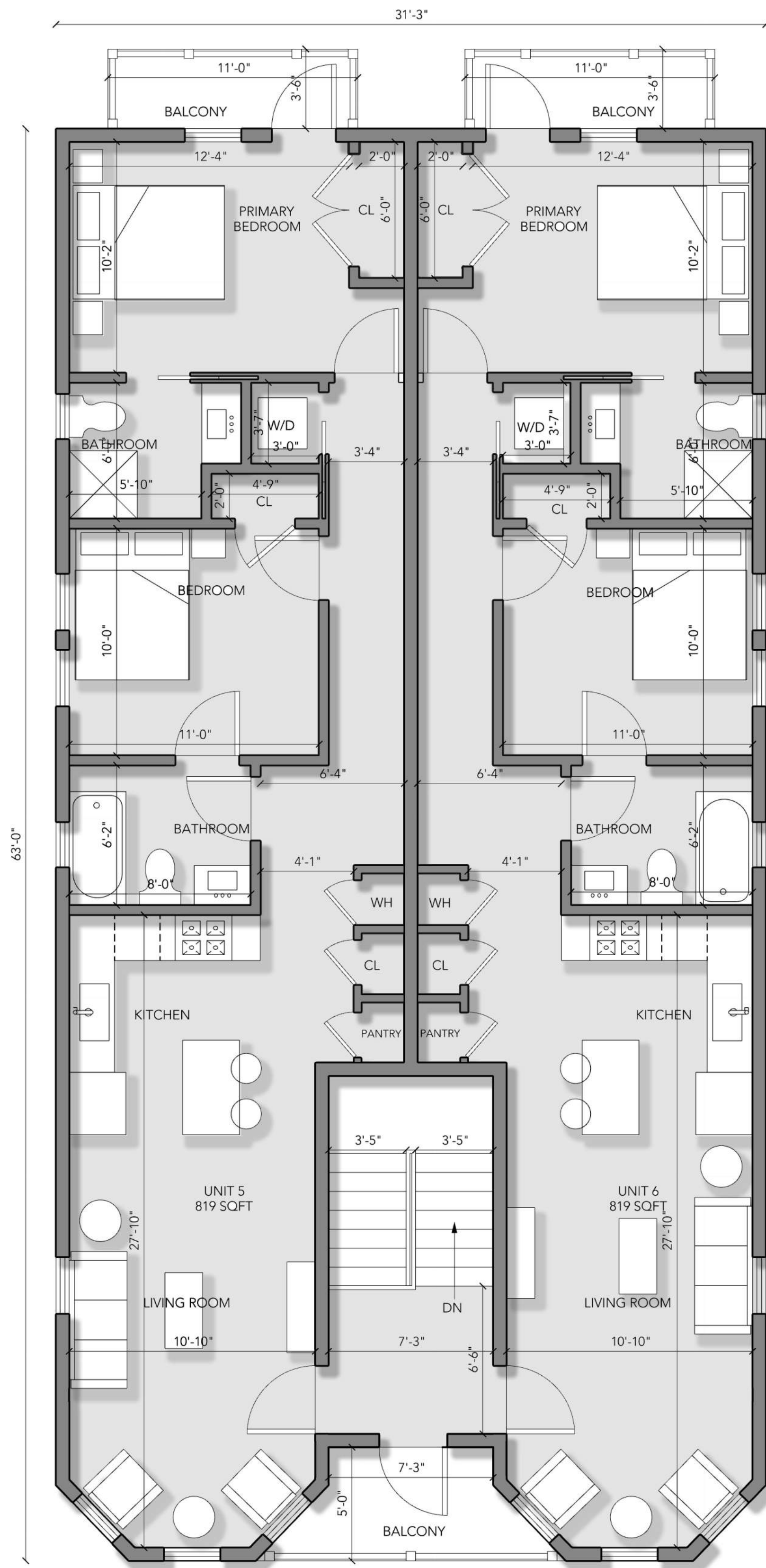
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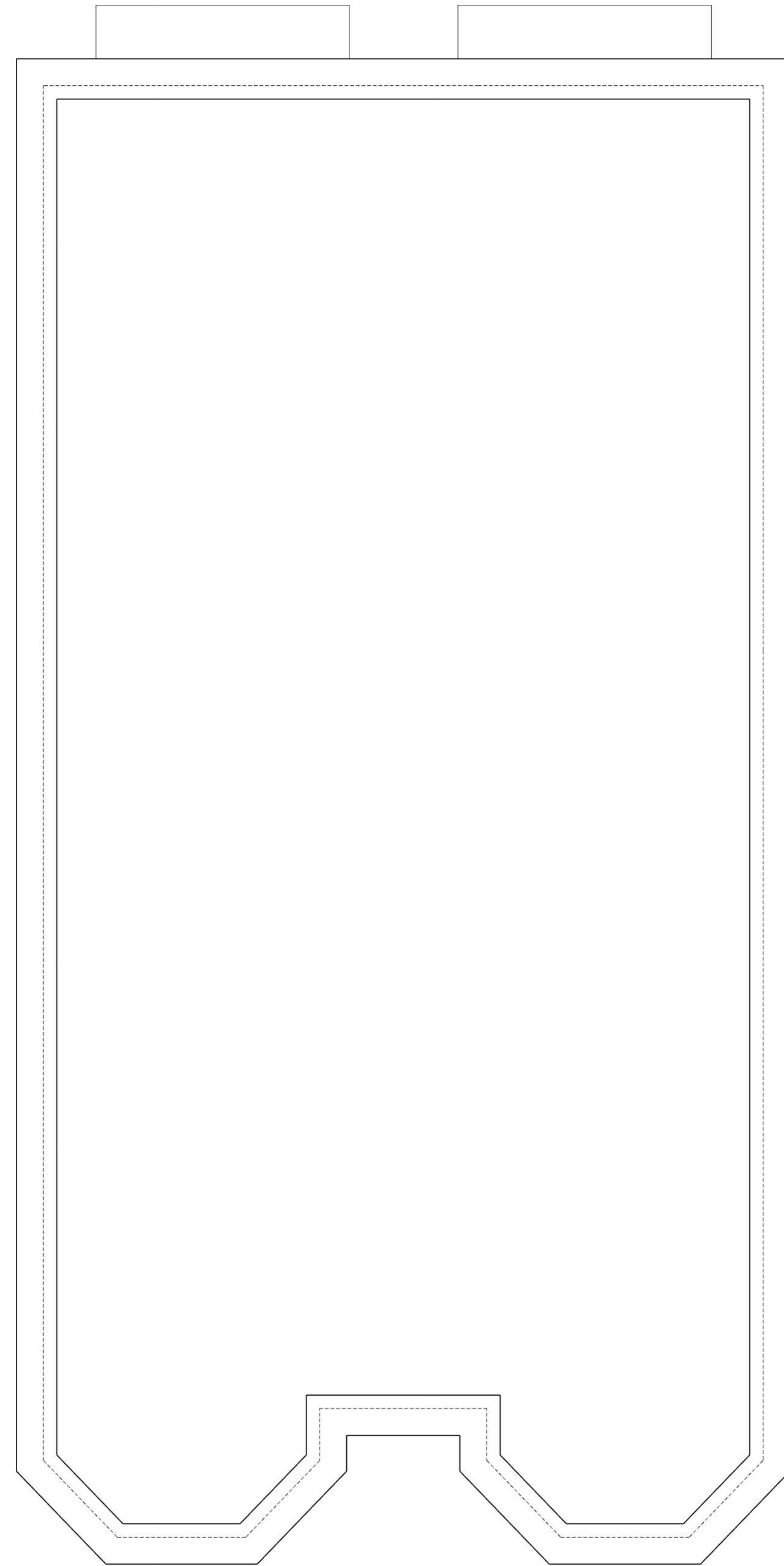
SHEET NAME

PROPOSED
FLOOR PLAN

A101



1
#77 AND #79
PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



2
#77 AND #79
PROPOSED ROOF PLAN
1/4" = 1'-0"

HUE

ARCHITECTURE

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Dorchester, MA 02124

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DRAWING NO. 4

REVISION

ISSUE DATE

MAR 6, 2025
REFUSAL SET

SHEET NAME

PROPOSED
FLOOR PLAN

A102



1 #77 AND #79
PROPOSED NORTH ELEVATION
1/4" = 1'-0"

2 #77 AND #79
PROPOSED WEST ELEVATION
1/4" = 1'-0"



1 #77 AND #79
PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

2 #77 AND #79
PROPOSED EAST ELEVATION
1/4" = 1'-0"



STREET VIEW



STREET VIEW

Original Design on Dec 10, 2024



Revised Design on Feb 21, 2025



Second Revised Design on Mar 24, 2025

