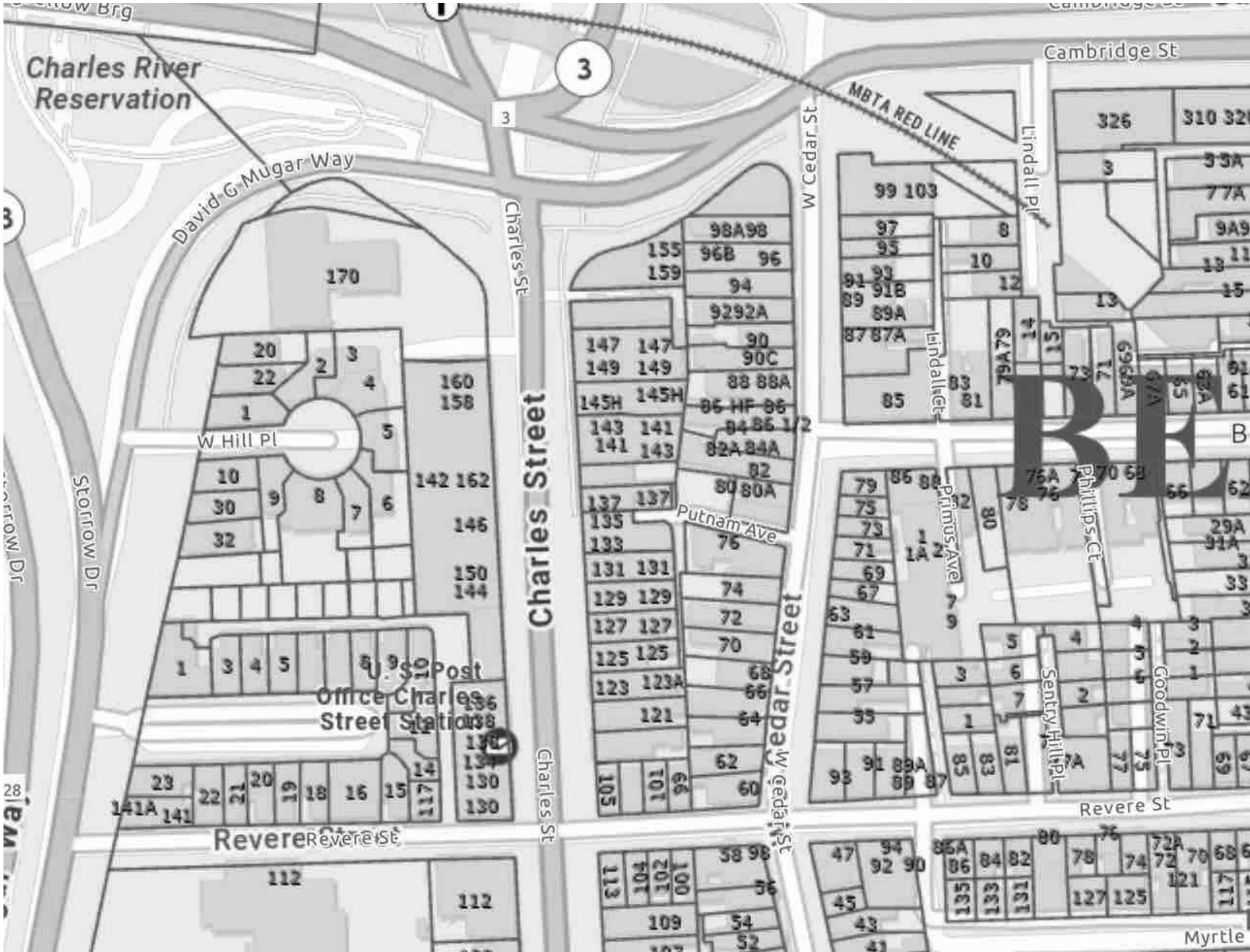
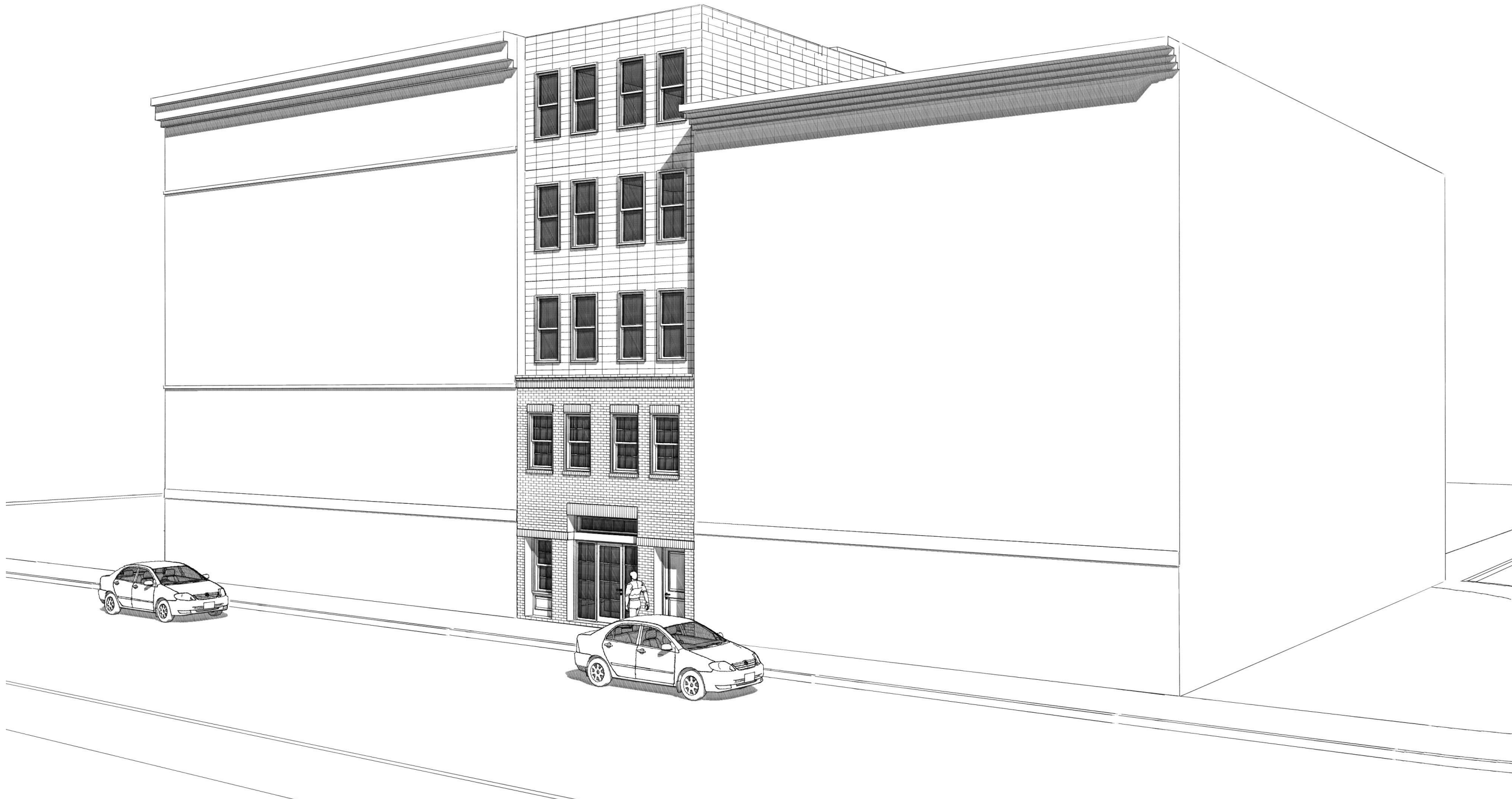




LOCUS: N.T.S.



STREET VIEW LOOKING WEST

PROPOSED 5-STORY, 6-UNIT RESIDENTIAL DEVELOPMENT (VIA 3-STORY ADDITION OVER 2-STORY ROWHOUSE) 94 W CEDAR STREET, BOSTON, MA

94 W. Cedar St., Boston				
5/13/25				
BOSTON ZONING CODE REVIEW				
1.)	Parcel 0501973000 is located within the Boston Proper zoning sub-district H-2-65. The parcel is also located within the Historic Beacon Hill District and the Groundwater Conservation Overlay District. The existing occupancy is 1-commercial unit and 2-residential units. The lot is 1,520 sf+/-.			
2.)	The proposed mixed-use building contains 6,439.0 FAR SF. Addition/renovation to create new 5-story, 6-unit residential building.			
3.)	The type of uses allowed in H districts include multi-family. The existing self-service laundry is a non-conforming/forbidden use in H districts.			
4.)	Table B - Dimensional Regulations: any dwelling			
	TABLE B	Addition/renovation:		
	Item	Req'd/Allowed	6-UNIT BLDG.	Remarks
a.)	Lot size min.	None	1,520 sf+/-	
b.)	Lot area min./add'l unit	None	N/A	
c.)	Lot width/frontage min.	None	19.00'	
✓ d.)	Floor to area ratio	2.0	4.2	Note 2
e.)	Height of building max.	Unlim. stories/65 ft	5 st./51.5'	At sidewalk
✓ f.)	Usable open space/D.U.	150 sf/D.U.	< 150 sf/D.U.	Note 4
g.)	Front yard min. depth	20 ft	0 ft Existing setback	Note 1
h.)	Side yard min. depth	0 ft	0 ft	Per Sec. 19-4
i.)	Rear yard min. depth	20 ft	0 ft Existing setback	Per Sec. 20-4
j.)	Rear yard max. occupancy	25%	N/A	
✓ k.)	Off-street parking	0.7 sp/D.U. or 4 sp (5 new res. units only)	0 spaces	Per Sec. 23-1 Note 3
✓ denotes zoning code relief required.				
Note 1: Section 18-2, Conformity w/exist bldg alignment.				
Note 2: FAR CALC: 6,488 sf living ÷ 1,520 sf lot = 4.2 FAR.				
Note 3: Section 23-7A, Pre-code structures, only the additional dwelling units shall be counted in computing the off-street parking facilities required.				
Note 4: Each unit has a balcony or deck 45-60 sf.				

PROJECT INFO:
Address: 94 W Cedar Street, Boston, MA
Exist. Occupancy: Mixed-Use, Residential/ Commercial
Proposed Occupancy: Multi-Family (R-2)

Lot: 1,520 +/-
Parcel: 0501973000
District: H-2-65/ Historic Beacon Hill
Ward:

SCHEDULE OF DRAWINGS

A00 PROJECT INFORMATION
V01 PERSPECTIVE VIEWS
A01 BASEMENT FLOOR PLAN
A02 GROUND FLOOR PLAN
A03 SECOND FLOOR PLAN
A04 THIRD FLOOR PLAN
A05 FOURTH FLOOR PLAN
A06 FIFTH FLOOR PLAN
A07 ROOF PLAN
A08 1-1 BUILDING SECTION
A09 2-2 BUILDING SECTION
A10 3-3 BUILDING SECTION
A11 EAST (W CEDAR ST) ELEVATION
A12 WEST (REAR) ELEVATION

Net Square Footage*			
Level	GSF		FAR SF*
B	451.0 sf		0.0 sf
G	1,480.0 sf		880.0 sf
2	1,402.0 sf		1,402.0 sf
3	1,402.0 sf		1,402.0 sf
4	1,402.0 sf		1,402.0 sf
5	1,402.0 sf		1,402.0 sf
Totals	7,539.0 sf		6,488.0 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

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(VIA 3-STORY ADDITION OVER
2-STORY ROWHOUSE)
94 W CEDAR STREET
BOSTON, MA 02114

OWNER:
POST ROAD COMPANY LLC
292 NEWBURY STREET
BOSTON, MA 02115
TEL: 508-958-3224

REVISIONS

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Tim Johnson Architect, LLC



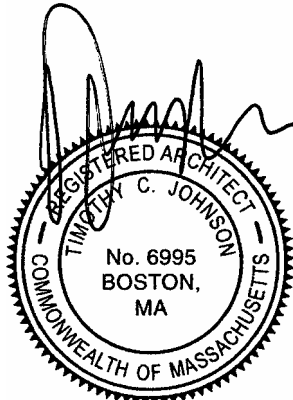
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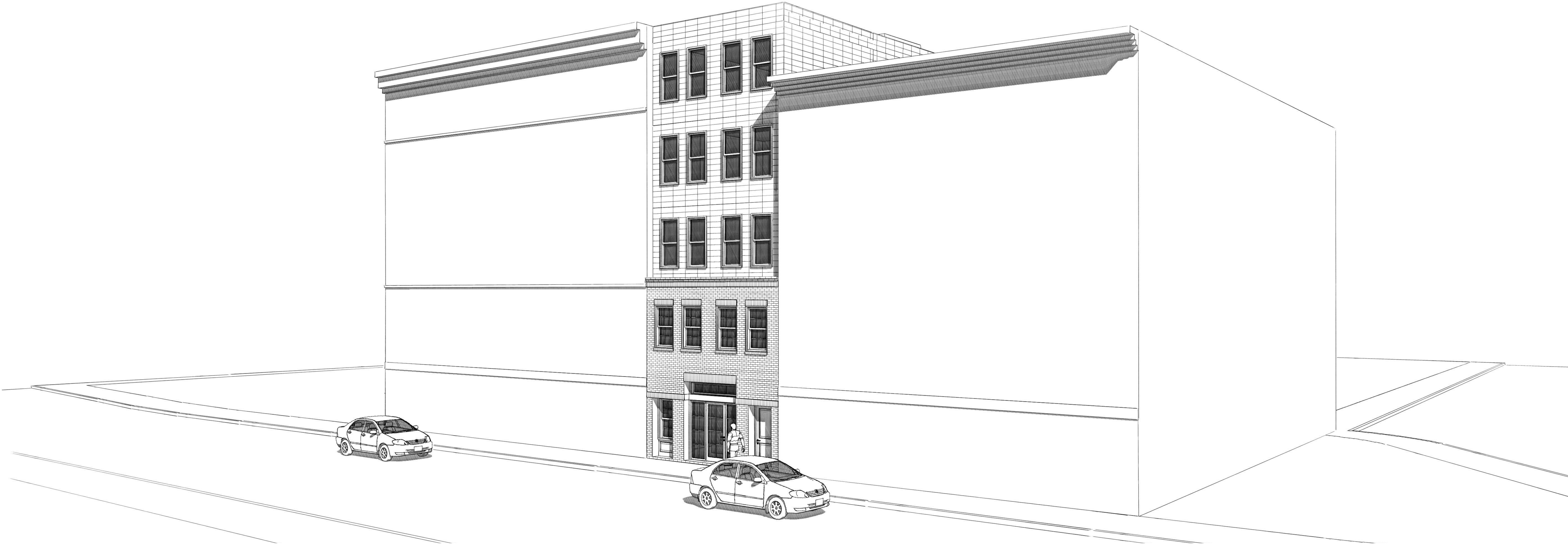
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PROJECT
INFORMATION

DATE: 10/27/25 SC: N. T. S.

A00





STREET VIEW LOOKING WEST



STREET VIEW LOOKING NORTH

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Tim Johnson Architect, LLC



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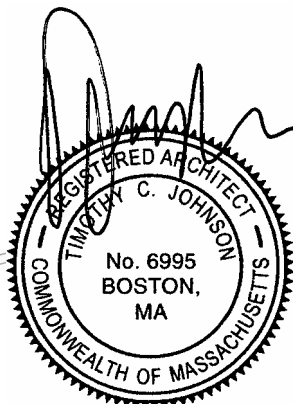
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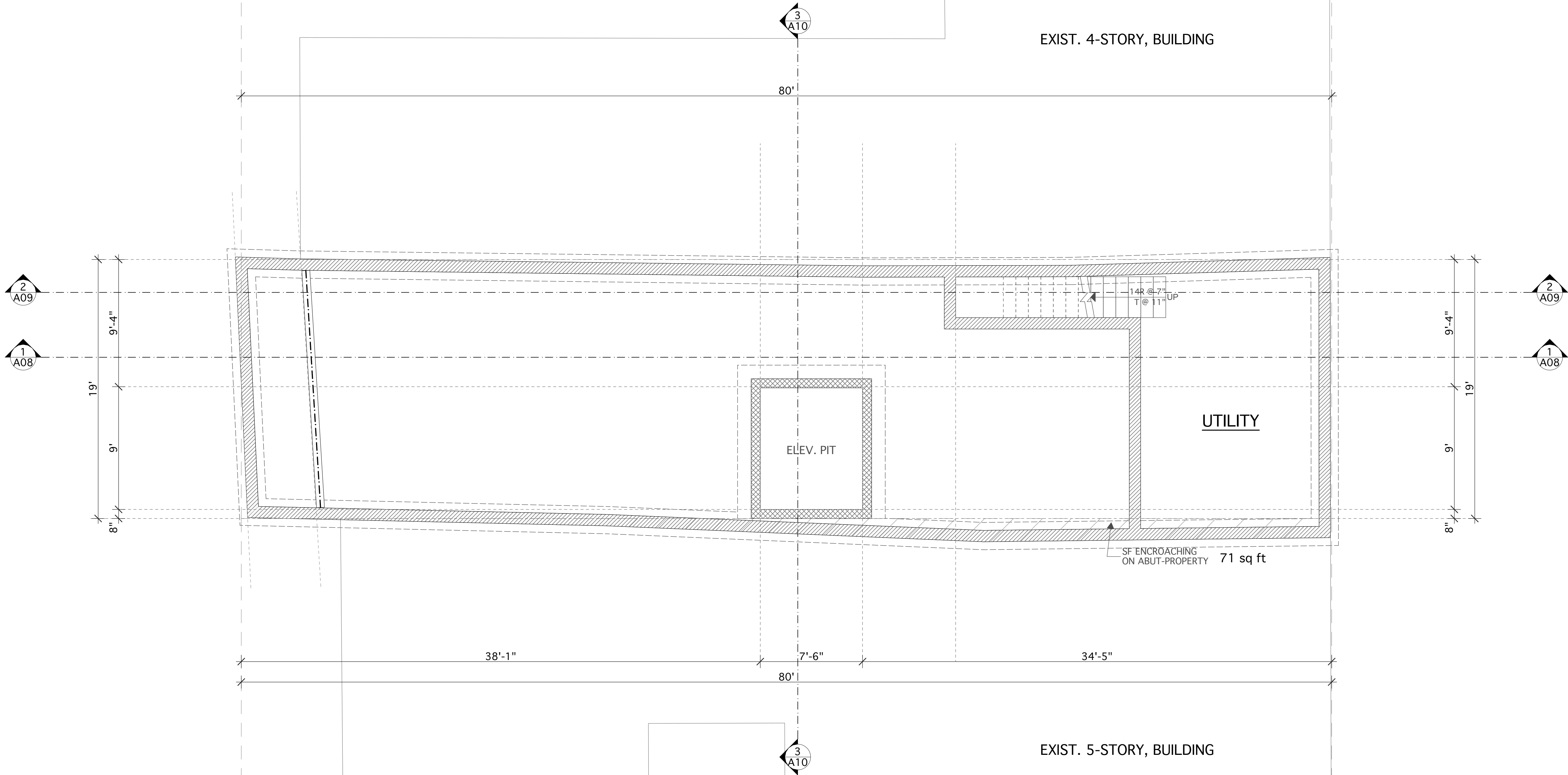
PERSPECTIVE
VIEWS

DATE: 10/27/25

SC: N. T. S.

V01





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2'

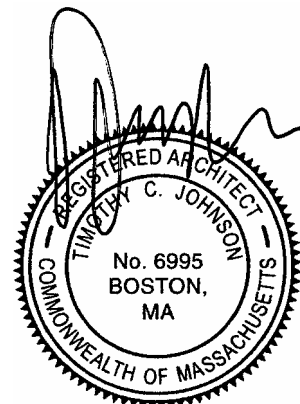
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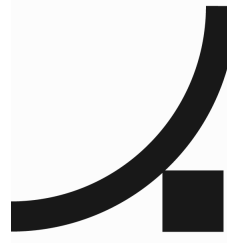
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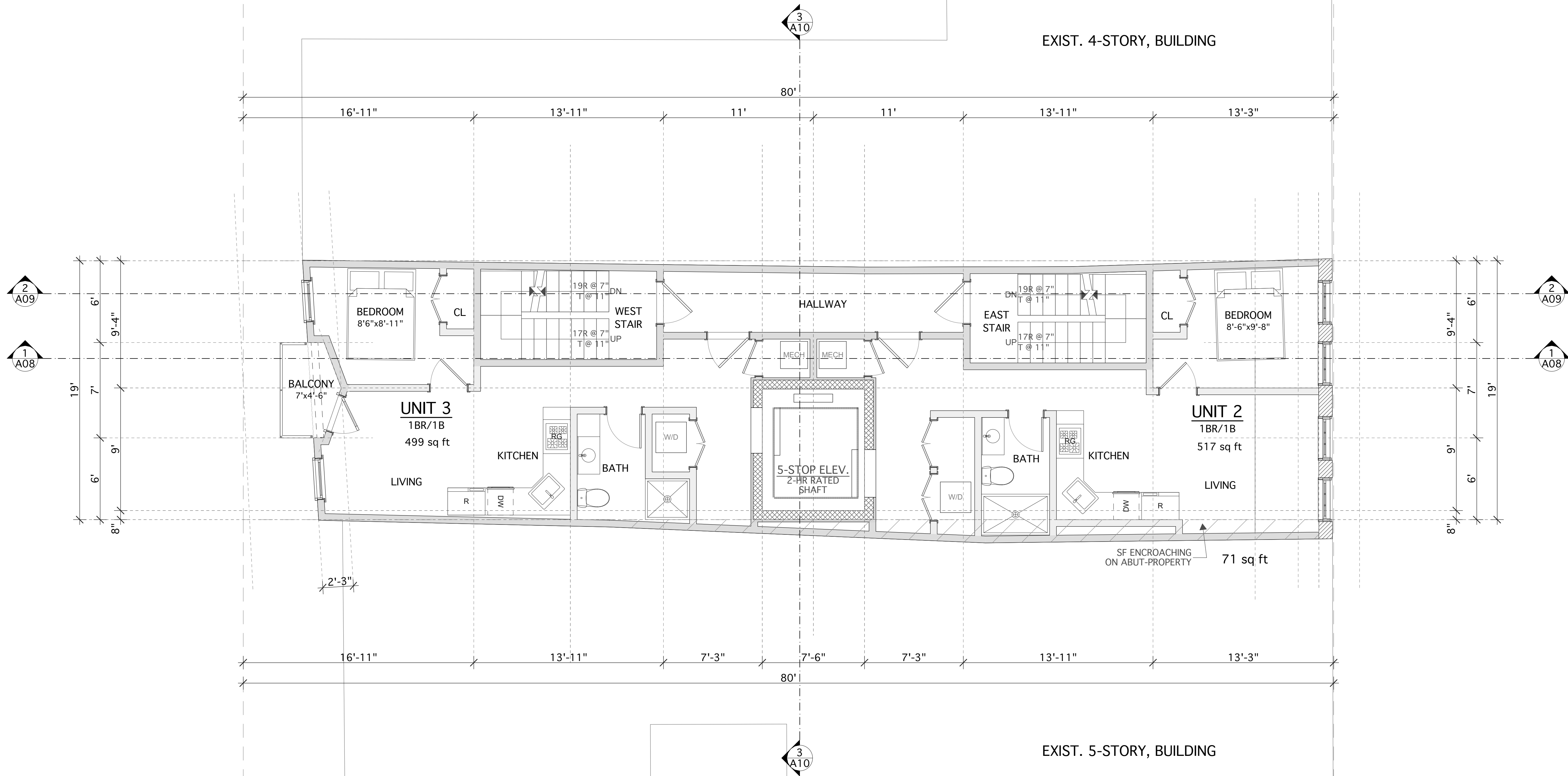
94 W. CEDAR ST., BOSTON

BASEMENT FLR PLAN

349 sq ft gross this flr



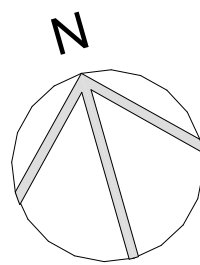
PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363			
PROPOSED 5-STORY, 6-UNIT RESIDENTIAL DEVELOPMENT (VIA 3-STORY ADDITION OVER 2-STORY ROWHOUSE) 94 W CEDAR STREET BOSTON, MA 02114	OWNER: POST ROAD COMPANY LLC 292 NEWBURY STREET BOSTON, MA 02115 TEL: 508-958-3224		
REVISIONS			
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Tim Johnson Architect, LLC			
 TIM JOHNSON ARCHITECT, LLC			
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DRAWING TITLE			
BASEMENT FLOOR PLAN			
DATE: 10/27/25		SC: 1/4" = 1'-0"	
A01			



94 W. CEDAR ST., BOSTON

SECOND FLR PLAN

1,402 sq ft gross this flr



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
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REVISIONS

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Tim Johnson Architect, LLC



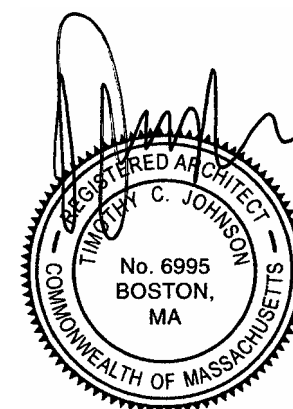
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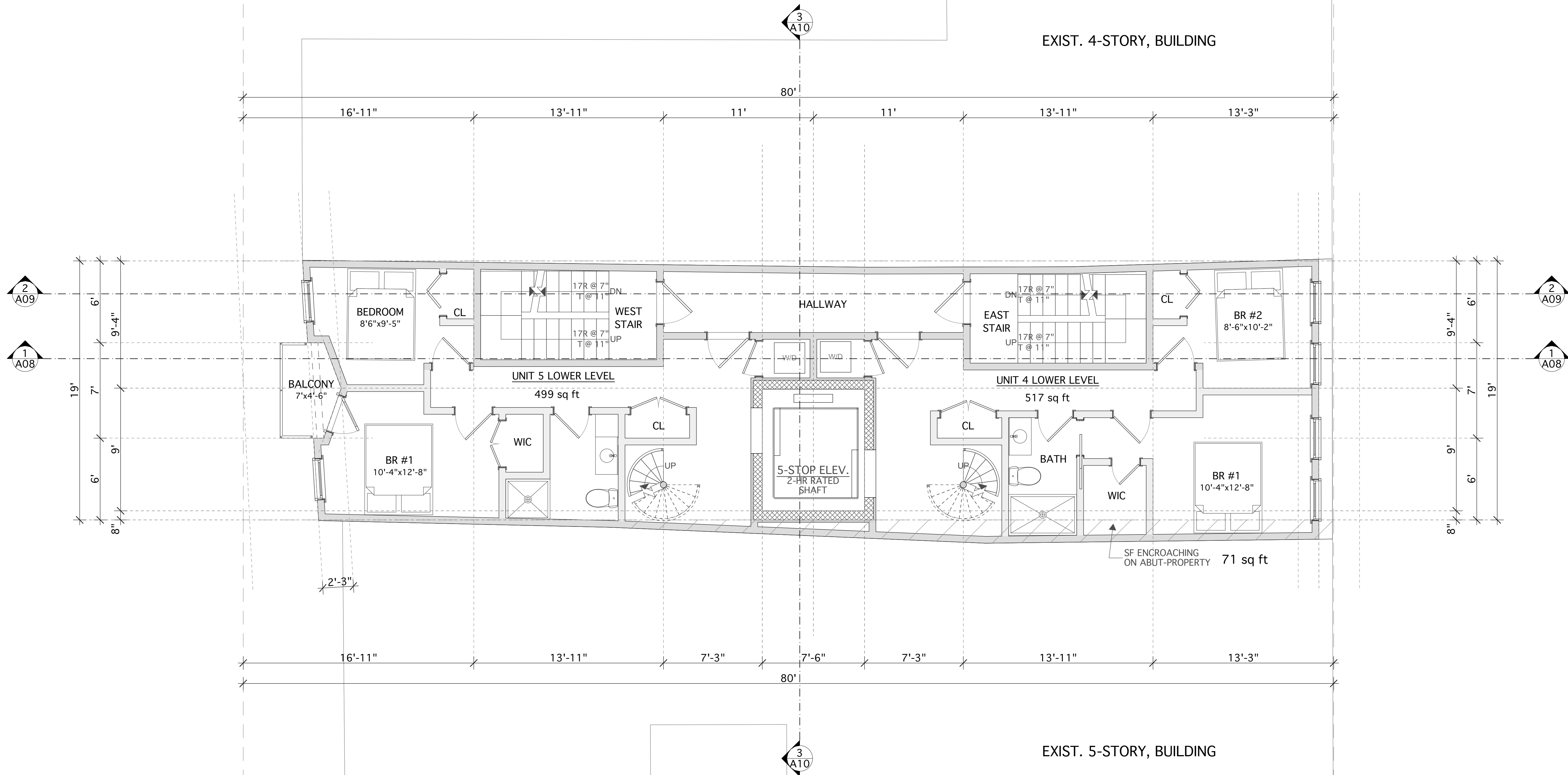
SECOND FLOOR
PLAN

DATE: 10/27/25

SC: 1/4" = 1'-0"



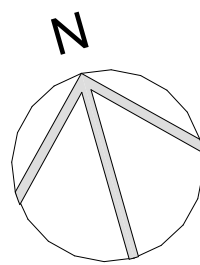
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94 W. CEDAR ST., BOSTON

THIRD FLR PLAN

1,402 sq ft gross this flr



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Tim Johnson Architect, LLC



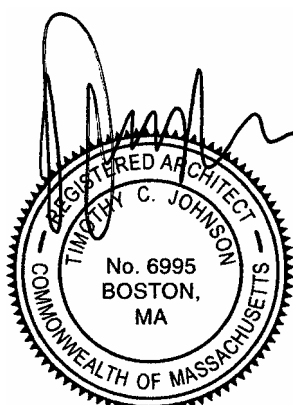
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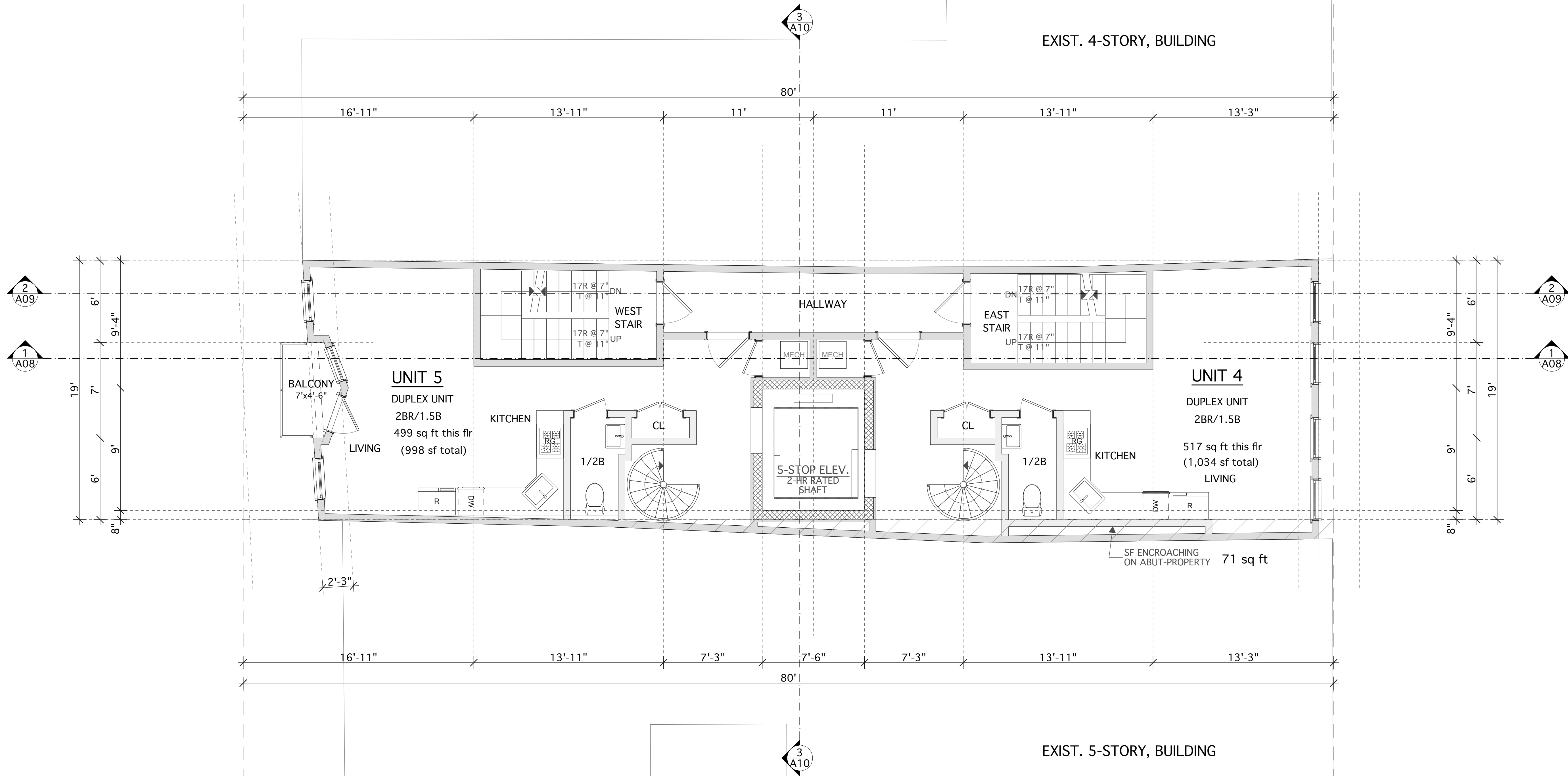
THIRD FLOOR
PLAN

DATE: 10/27/25

SC: 1/4" = 1'-0"



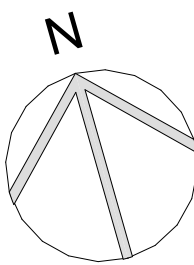
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94 W. CEDAR ST., BOSTON

FOURTH FLR PLAN

1,402 sq ft gross this flr



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
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BOSTON, MA 02114

OWNER:
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292 NEWBURY STREET
BOSTON, MA 02115
TEL: 508-958-3224

REVISIONS

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Tim Johnson Architect, LLC



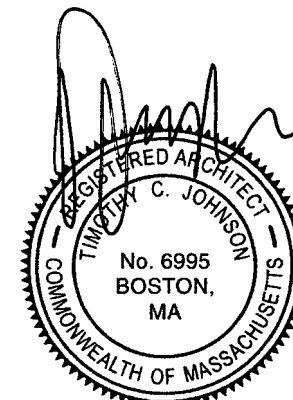
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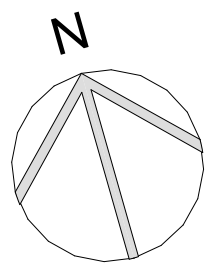
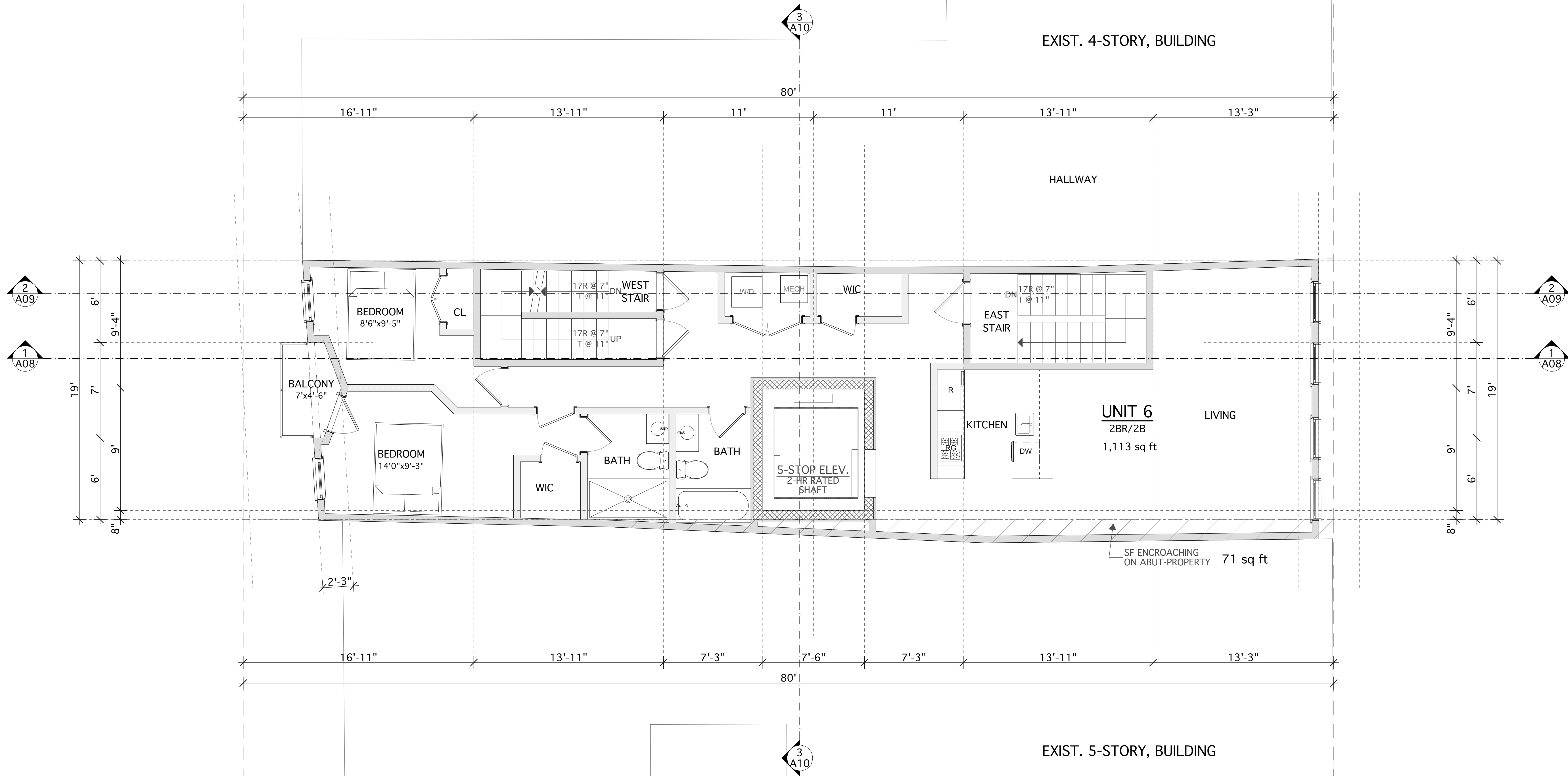
FOURTH FLOOR
PLAN

DATE: 10/27/25

SC: 1/4" = 1'-0"



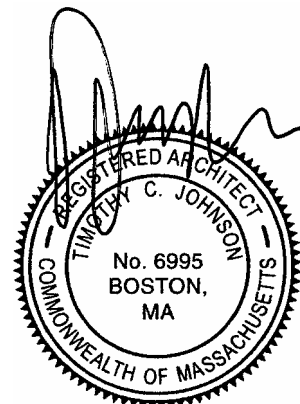
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94 W. CEDAR ST., BOSTON

FIFTH FLR PLAN

1,402 sq ft gross this flr



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
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REVISIONS

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Tim Johnson Architect, LLC



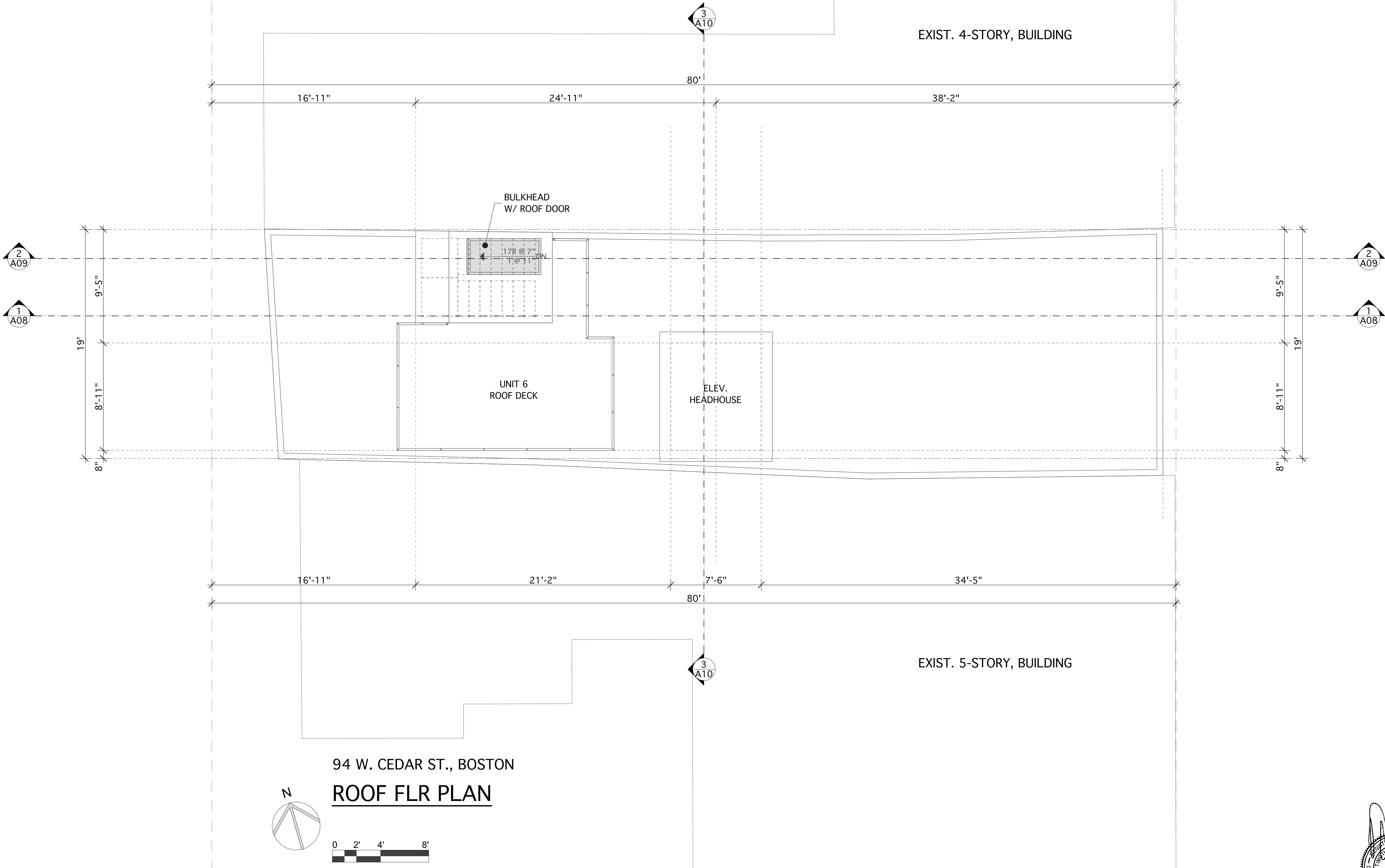
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DRAWING TITLE

FIFTH FLOOR
PLAN

DATE: 10/27/25 SC: 1/4" = 1'-0"

A06



94 W. CEDAR ST., BOSTON
ROOF FLR PLAN

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
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Tim Johnson Architect, LLC



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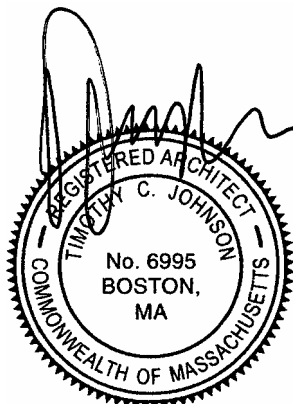
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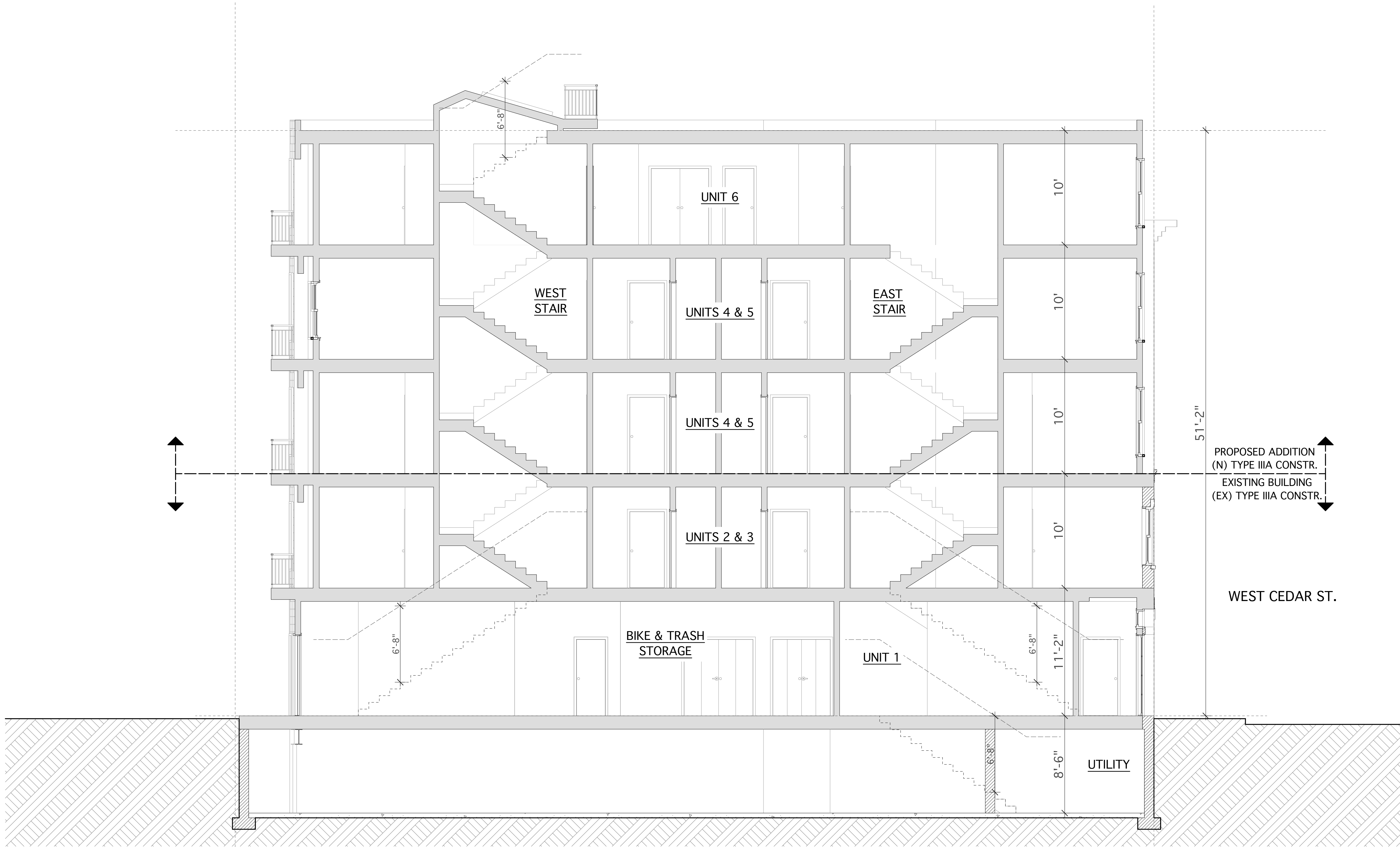
ROOF PLAN

DATE: 10/27/25

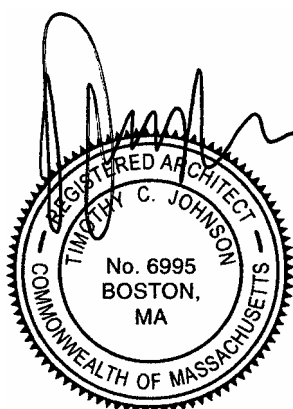
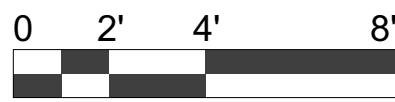
SC: 1/4" = 1'-0"

A07





1-1 BUILDING SECTION



PROJECT ARCHITECT:
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REVISIONS

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Tim Johnson Architect, LLC



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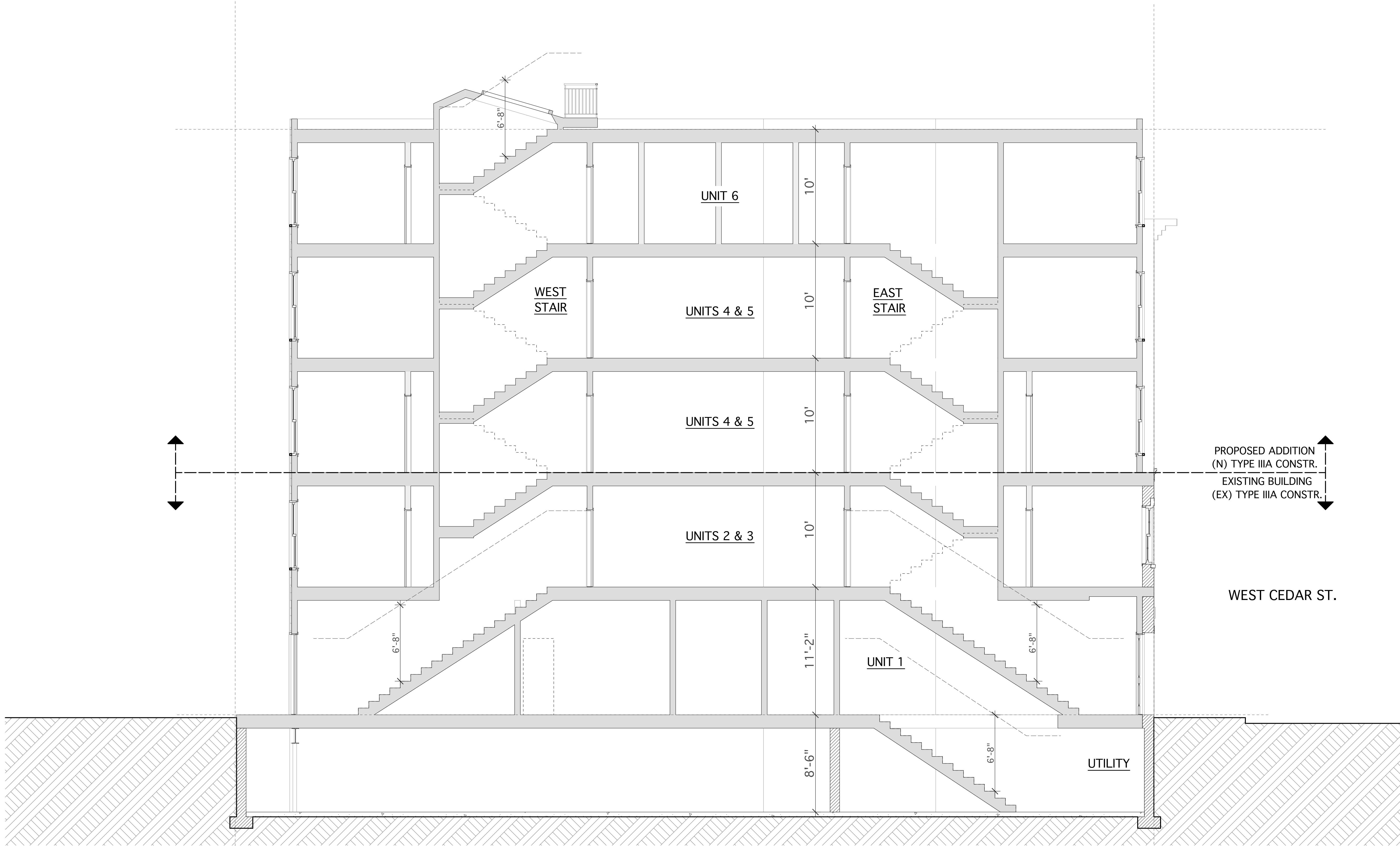
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1-1 BUILDING
SECTION

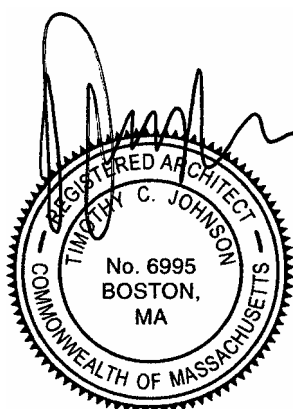
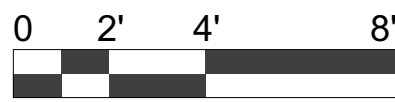
DATE: 10/27/25

SC: 1/4" = 1'-0"

A08



2-2 BUILDING SECTION



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
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Tim Johnson Architect, LLC



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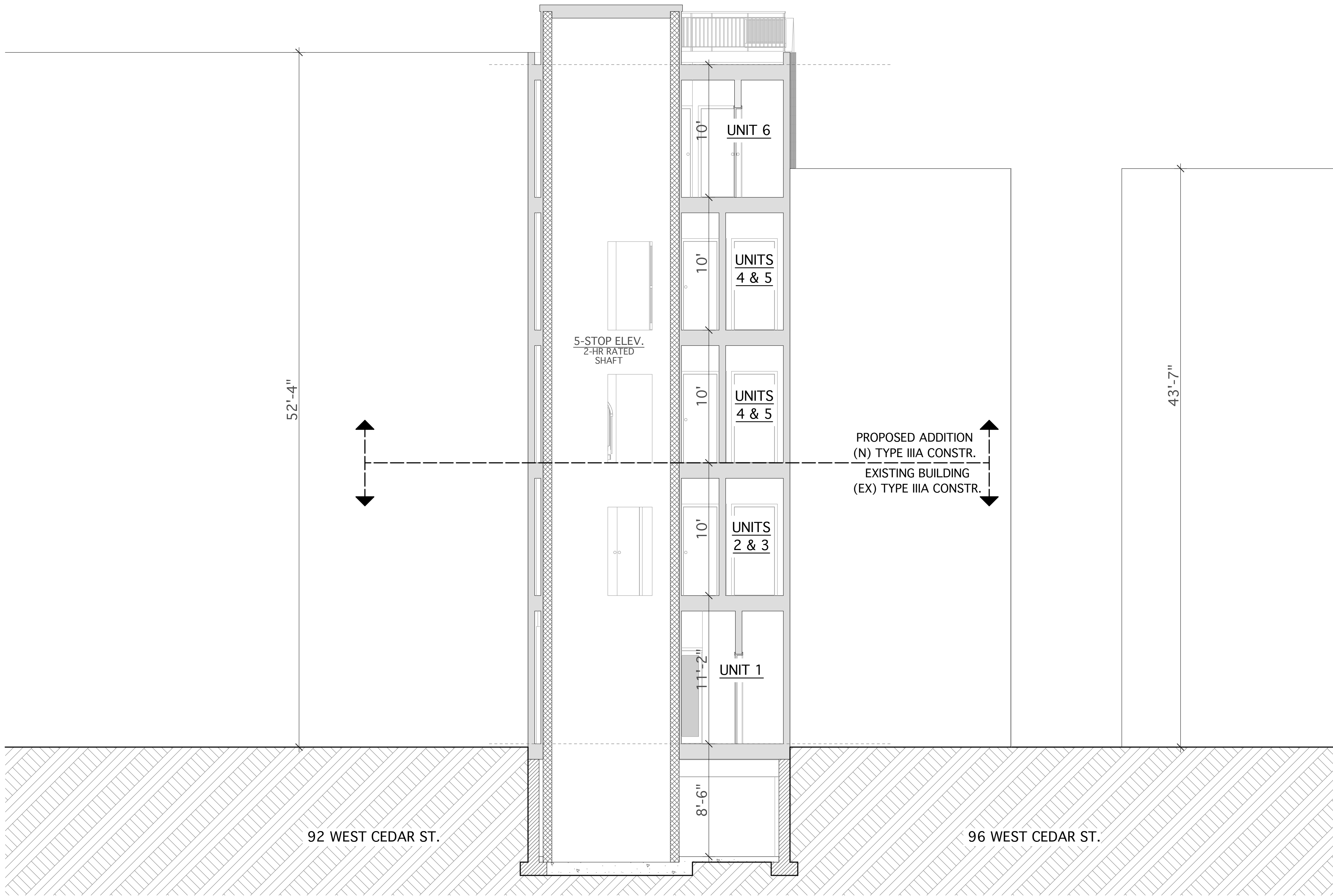
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2-2 BUILDING
SECTION

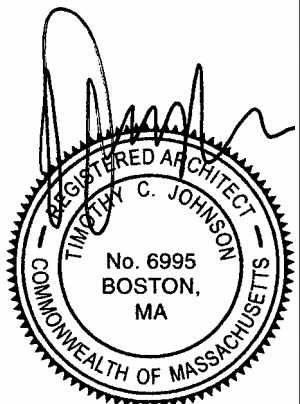
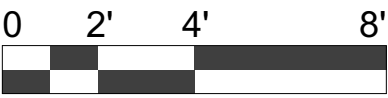
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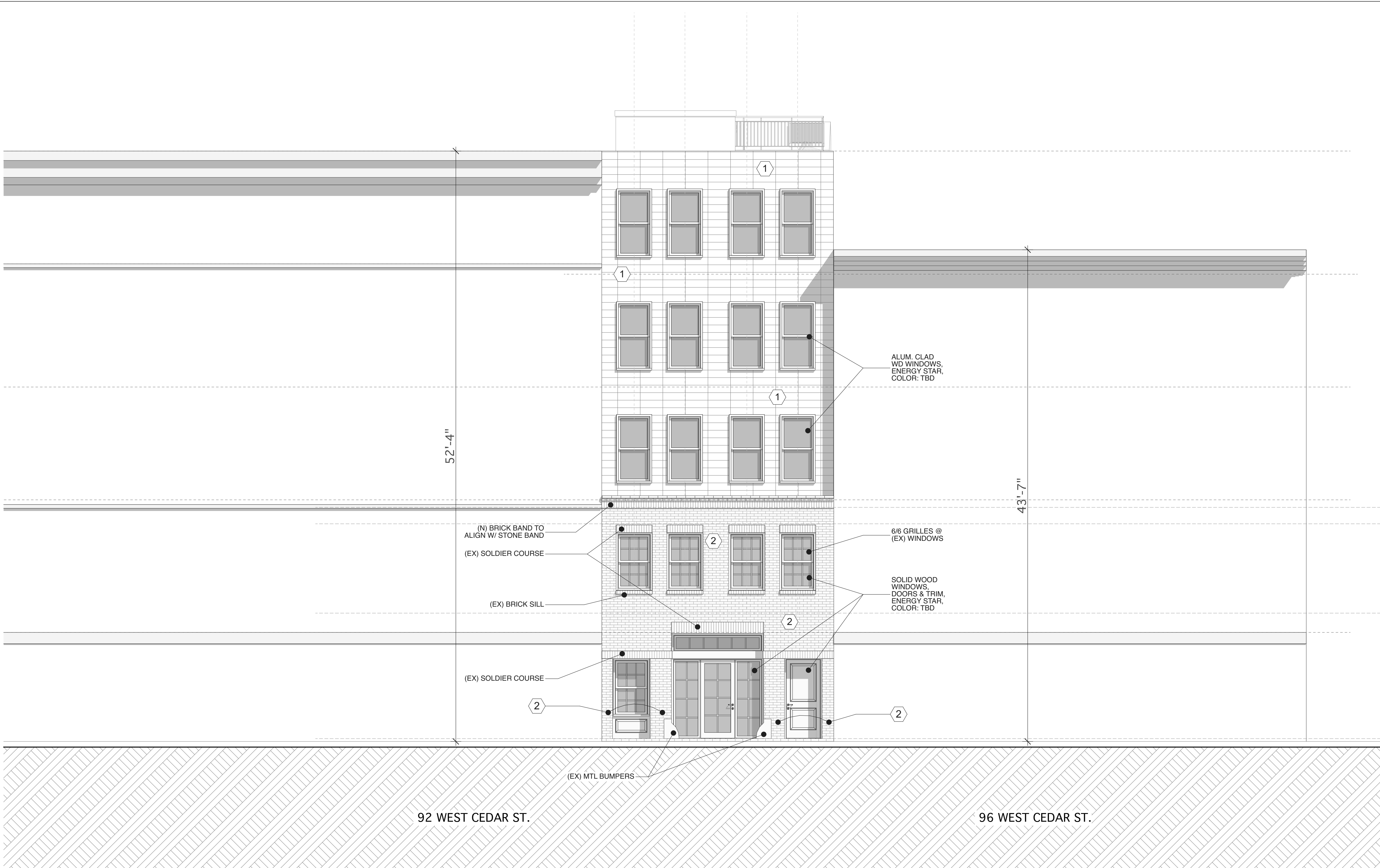
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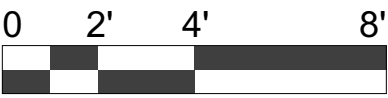
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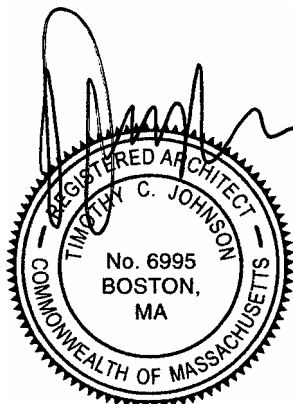
PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363			
PROPOSED 5-STORY, 6-UNIT RESIDENTIAL DEVELOPMENT (VIA 3-STORY ADDITION OVER 2-STORY ROWHOUSE) 94 W CEDAR STREET BOSTON, MA 02114		OWNER: POST ROAD COMPANY LLC 292 NEWBURY STREET BOSTON, MA 02115 TEL: 508-958-3224	
REVISIONS			
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Tim Johnson Architect, LLC			
 TIM JOHNSON ARCHITECT, LLC			
PERMIT SET			
DRAWING TITLE			
3-3 BUILDING SECTION			
DATE: 10/27/25		SC: 1/4" = 1'-0"	
A10			



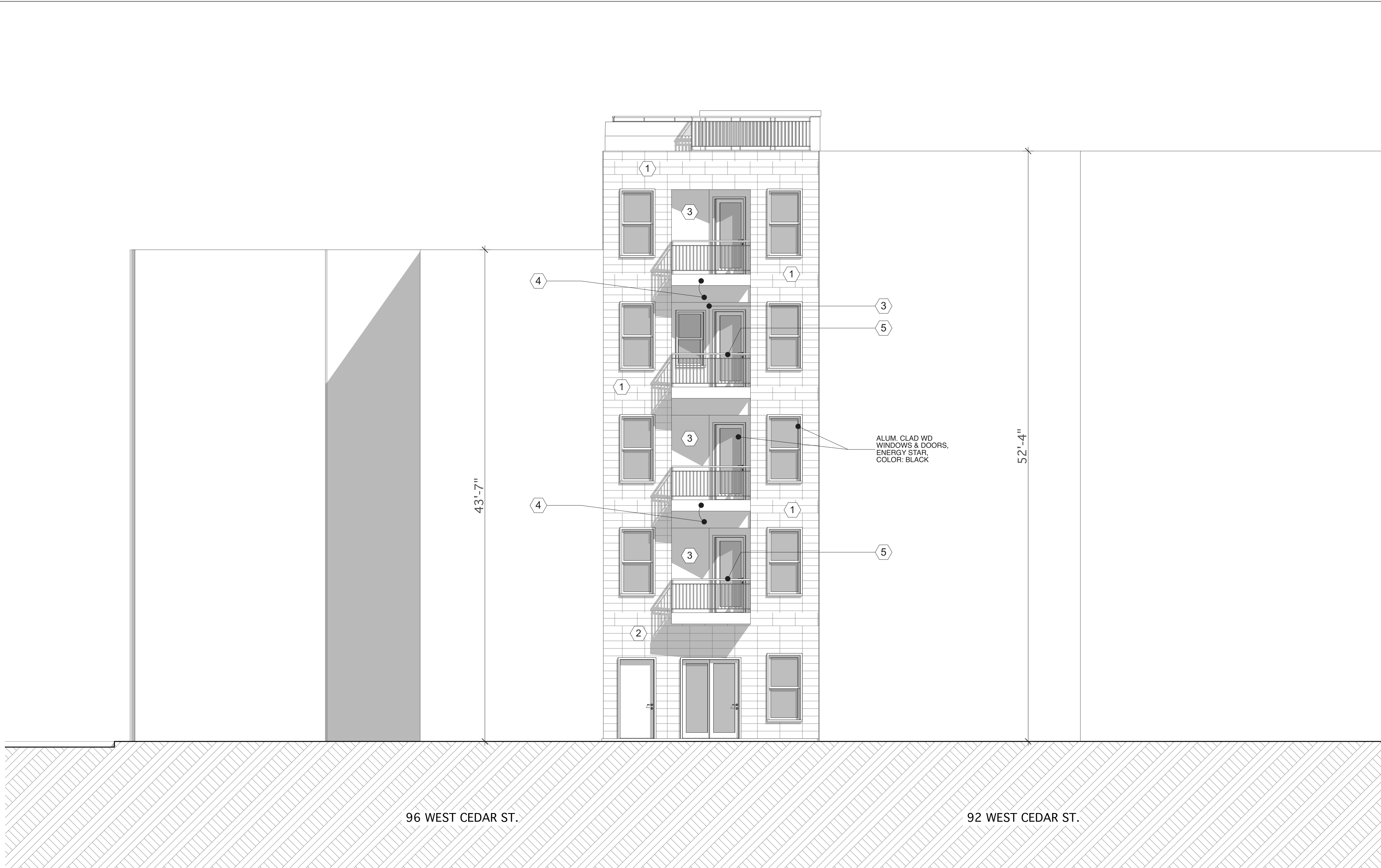
EAST (W CEDAR ST) ELEVATION



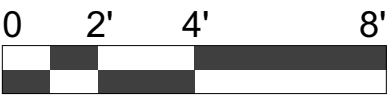
EXTERIOR FINISH MATERIALS LEGEND	
1	8" x 24" x 7/8" THICK TERRACOTTA PANELS, COLOR: TBD
2	BRICK VENEER, COLOR: TBD
3	MEDIUM-DENSITY FIBER CEMENT PANELS (5/16") W/ EXPOSED FASTENERS, COLOR: TBD
4	ANODIZED ALUMINUM FASCIA, 26 GA., COLOR: BLACK
5	ANODIZED ALUMINUM RAILING SYSTEM, COLOR: BLACK



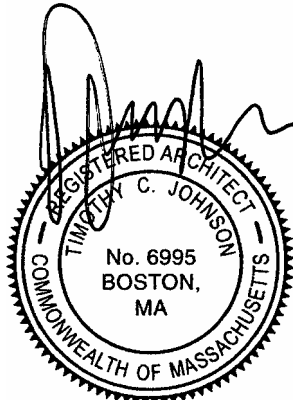
PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363	
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OWNER: POST ROAD COMPANY LLC 292 NEWBURY STREET BOSTON, MA 02115 TEL: 508-958-3224	
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Tim Johnson Architect, LLC	
PERMIT SET	
DRAWING TITLE	
EAST (W CEDAR ST) ELEVATION	
DATE: 10/27/25	SC: 1/4" = 1'-0"
A11	



WEST (REAR) ELEVATION



- EXTERIOR FINISH MATERIALS LEGEND**
- 1 8" x 24" x 7/8" THICK TERRACOTTA PANELS, COLOR: TBD
 - 2 BRICK VENEER, COLOR: TBD
 - 3 MEDIUM-DENSITY FIBER CEMENT PANELS (5/16") W/ EXPOSED FASTENERS, COLOR: TBD
 - 4 ANODIZED ALUMINUM FASCIA, 26 GA., COLOR: BLACK
 - 5 ANODIZED ALUMINUM RAILING SYSTEM, COLOR: BLACK



PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363		
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REVISIONS		
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Tim Johnson Architect, LLC		
PERMIT SET		
DRAWING TITLE		
WEST (REAR) ELEVATION		
DATE: 10/27/25	SC: 1/4" = 1'-0"	
A12		