



LOCUS: N.T.S.



3D VIEW LOOKING SOUTH

PROPOSED RENOVATION TO CREATE 6 UNIT MIXED-USE BUILDING (1 COMMERCIAL UNITS & 5 RESIDENTIAL UNITS) 60R COURT STREET, TAUNTON, MA

60R Court St., Taunton			
1/17/25			
CHAPTER 440 ZONING CODE REVIEW			
1.)	Parcel 65-133-0 is located within Central Business zoning district (CBD). The existing use is commercial. The proposed use is commercial/residential. The lot is 0.49 AC+/-.		
2.)	The proposed building renovation to contain 1 commer. units & 5 dwelling units totaling 6,576 GSF+/-		
✓ 3.)	Multi-family use requires special permit by Board of Appeals per Table of Use Regs. 440-502. Per Chap. 440-501, Multi-family dwelling units are allowed on the upper floors of commer. bldgs.		
4.)	Chap. 440-603 Intensity of Use Table: (Other residential)		
	Item	Req'd/Allowed	Mixed-Use bldg. Remarks
a.)	Minimum lot area	15,000 sf	0.49 AC or 21,345 sf+/-
b.)	Minimum dry lot area	11,250 sf	N/A
c.)	Min. contiguous frontage	150 ft	151' +/-
d.)	Other density standards	12 un/ac (24 un/ac)	12 un/ac proposed Note 2
e.)	Height of building max.	2.5 stories/35 ft	3 st./40' +/- Existing condition.
f.)	Front yard min. depth	40 ft	119.5'+/- Existing condition.
g.)	Side yard min. depth	25 ft	4'+/- Existing condition.
h.)	Rear yard min. depth	50 ft	15'+/- Existing condition.
i.)	Multiple Bldgs on lot setback	N/A	N/A
j.)	Max. bldg. lot coverage	20%	11% Note 1
k.)	Max. total lot coverage	N/A	N/A
i.)	Off-street parking	Res. units: 1 sp/D.U. or 8 spaces req'd	22 existing spaces Note 3
✓	denotes zoning code relief required.		
	Note 1: 2,258 sf bldg. ÷ 21,345 sf lot = 11%		
	Note 2: Per Sec. 440-1001.E, Development density +100% or 24 un/ac max.		
	Note 3: Per Sec. 440-704, A-1(b), Off-street parking.		

PROJECT INFO:
 Address: 60R Court Street, Taunton, MA
 Exist. Occupancy: Commercial
 Proposed Occupancy: Commercial/ Residential
 Lot: 0.49 AC +/-
 Parcel: 65-133-0
 District: Central Business (CBD)
 Ward:

- SCHEDULE OF DRAWINGS**
- A00 PROJECT INFORMATION
 - C01 ARCHITECTURAL SITE PLAN
 - EX01 SITE PHOTOGRAPHS
 - VO1 PERSPECTIVE VIEWS
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 - A07 NORTH (STREET) ELEVATION
 - A08 EAST ELEVATION
 - A09 SOUTH (RIVER) ELEVATION
 - A10 WEST ELEVATION

UNIT BREAKDOWN			
Level	Unit	Type	NSF
G	C 1	Commercial	1,921.0 sf
2	R 1	2 BR	771.0 sf
	R 2	1 BR	600.0 sf
	R 3	1 BR	546.0 sf
3	R 4	STUDIO	696.0 sf
	R 5	STUDIO	467.0 sf
Totals	6	N/A	5,001.0 sf

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

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OWNER:
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REVISIONS

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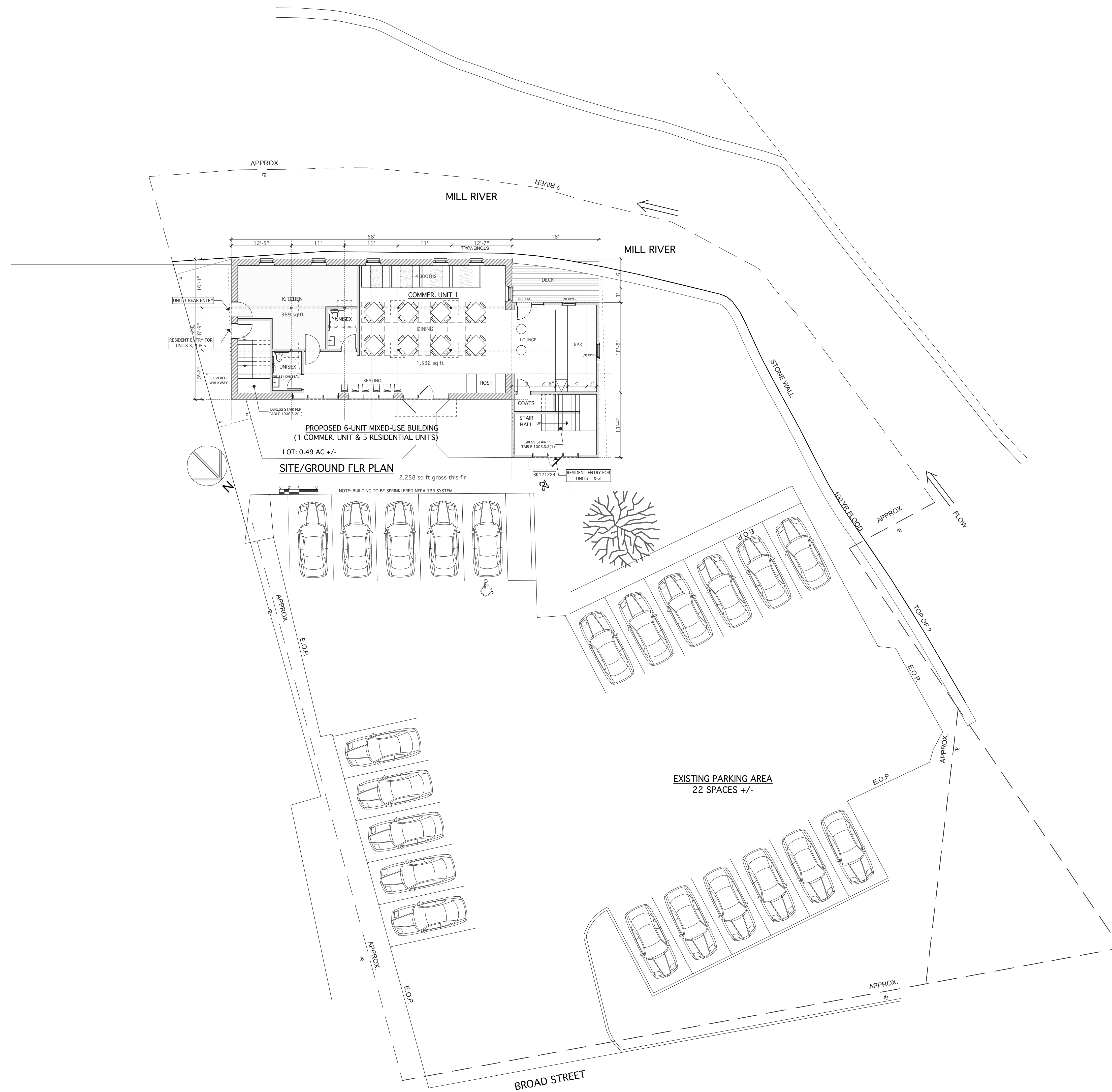


PRELIMINARY DWG SET

DRAWING TITLE
PROJECT INFORMATION

DATE: 01/17/25 SC: N. T. S.

A00



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ARCHITECTURAL SITE PLAN

DATE: 01/17/25 SC: 1" = 10'

C01



FRONT VIEW 1



LEFT SIDE VIEW



RIGHT SIDE VIEW



FRONT VIEW 2

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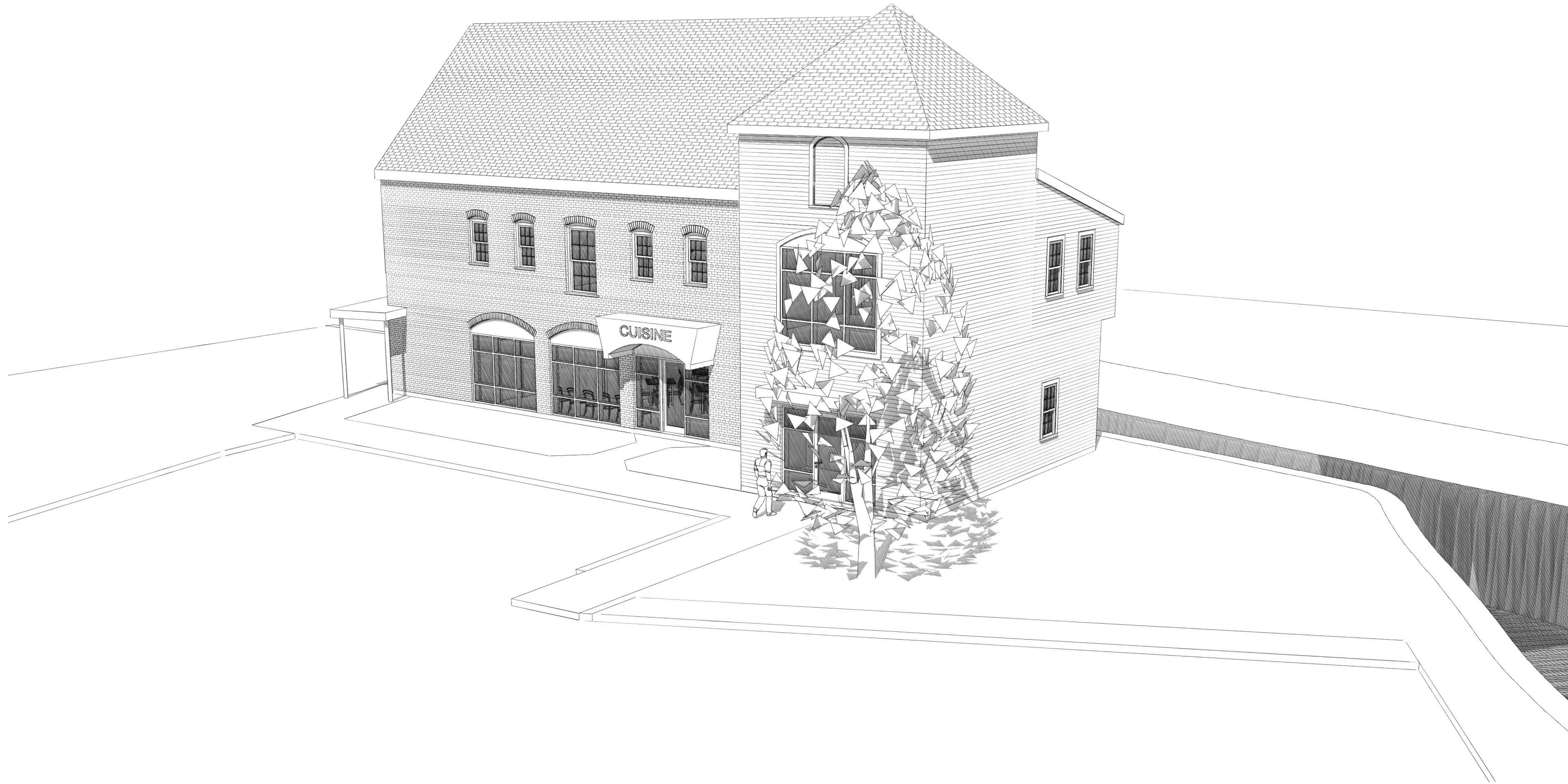
PRELIMINARY DWG SET

DRAWING TITLE

SITE
PHOTOGRAPHS

DATE: 01/17/25 | 15C10, 15.09, 14.06

EX01



3D VIEW LOOKING SOUTH

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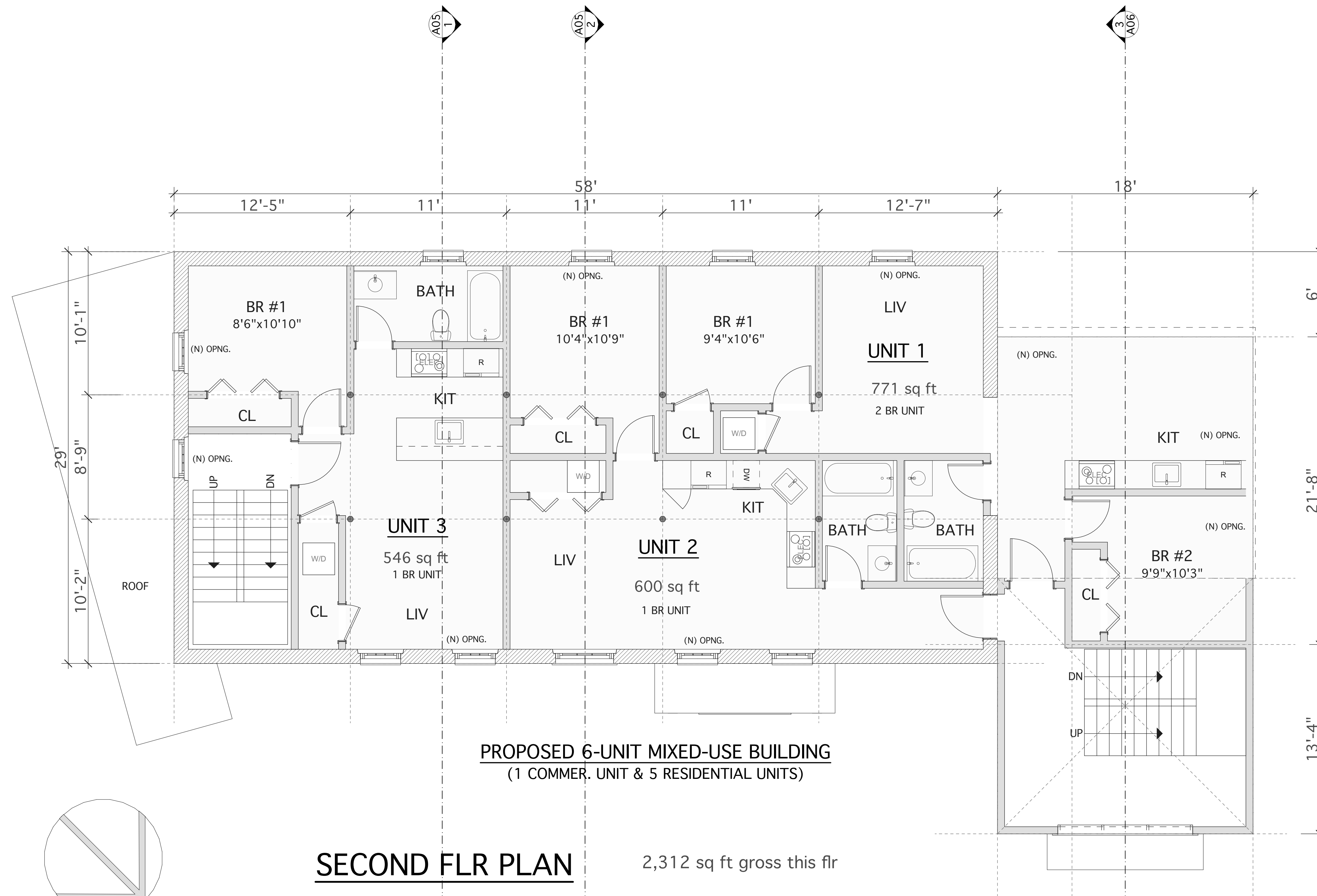
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PERSPECTIVE
 VIEWS

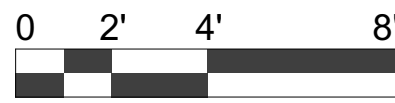
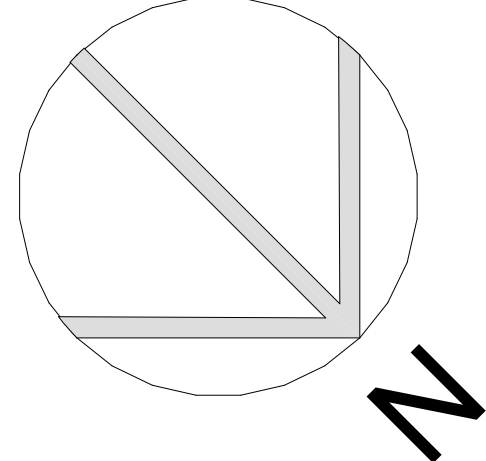
DATE: 01/17/25 SC: N. T. S.

V01



PROPOSED 6-UNIT MIXED-USE BUILDING
(1 COMM. UNIT & 5 RESIDENTIAL UNITS)

SECOND FLR PLAN 2,312 sq ft gross this flr



NOTE: BUILDING TO BE SPRINKLERED NFPA 13R SYSTEM.

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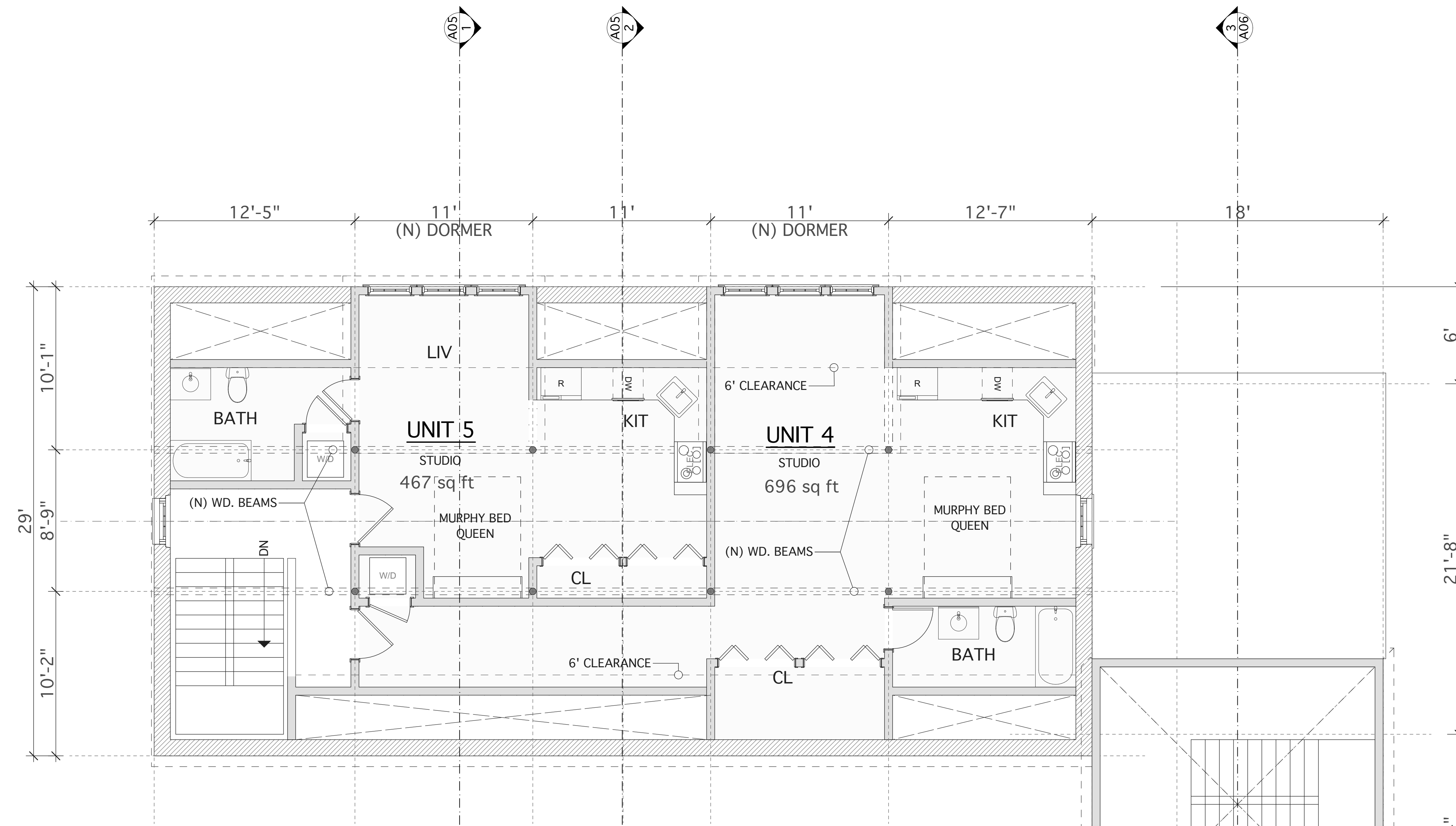


PRELIMINARY DWG SET

DRAWING TITLE
SECOND FLOOR PLAN

DATE: 01/17/25 SC: 1/4" = 1'-0"

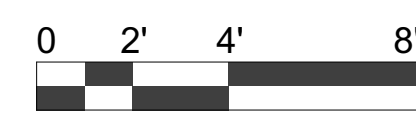
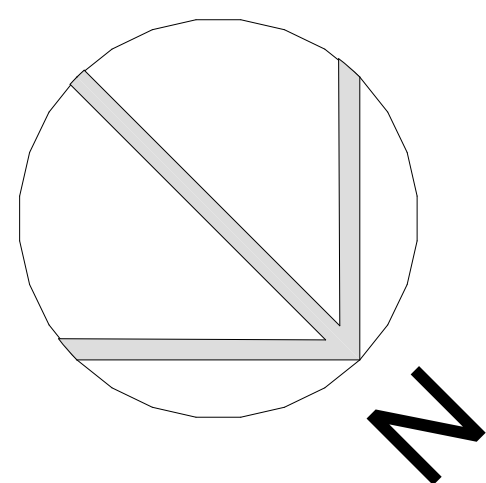
A02



PROPOSED 6-UNIT MIXED-USE BUILDING
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THIRD FLR PLAN

2,006 sq ft gross this flr



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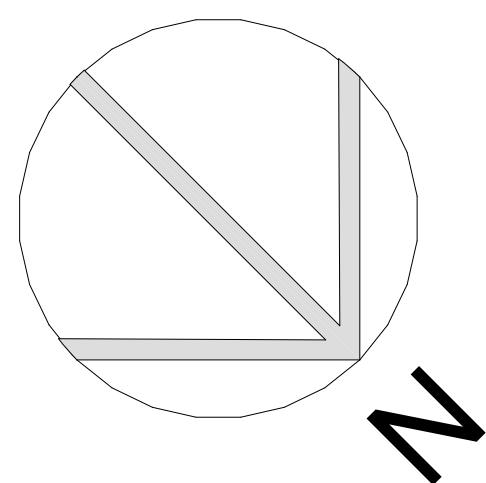


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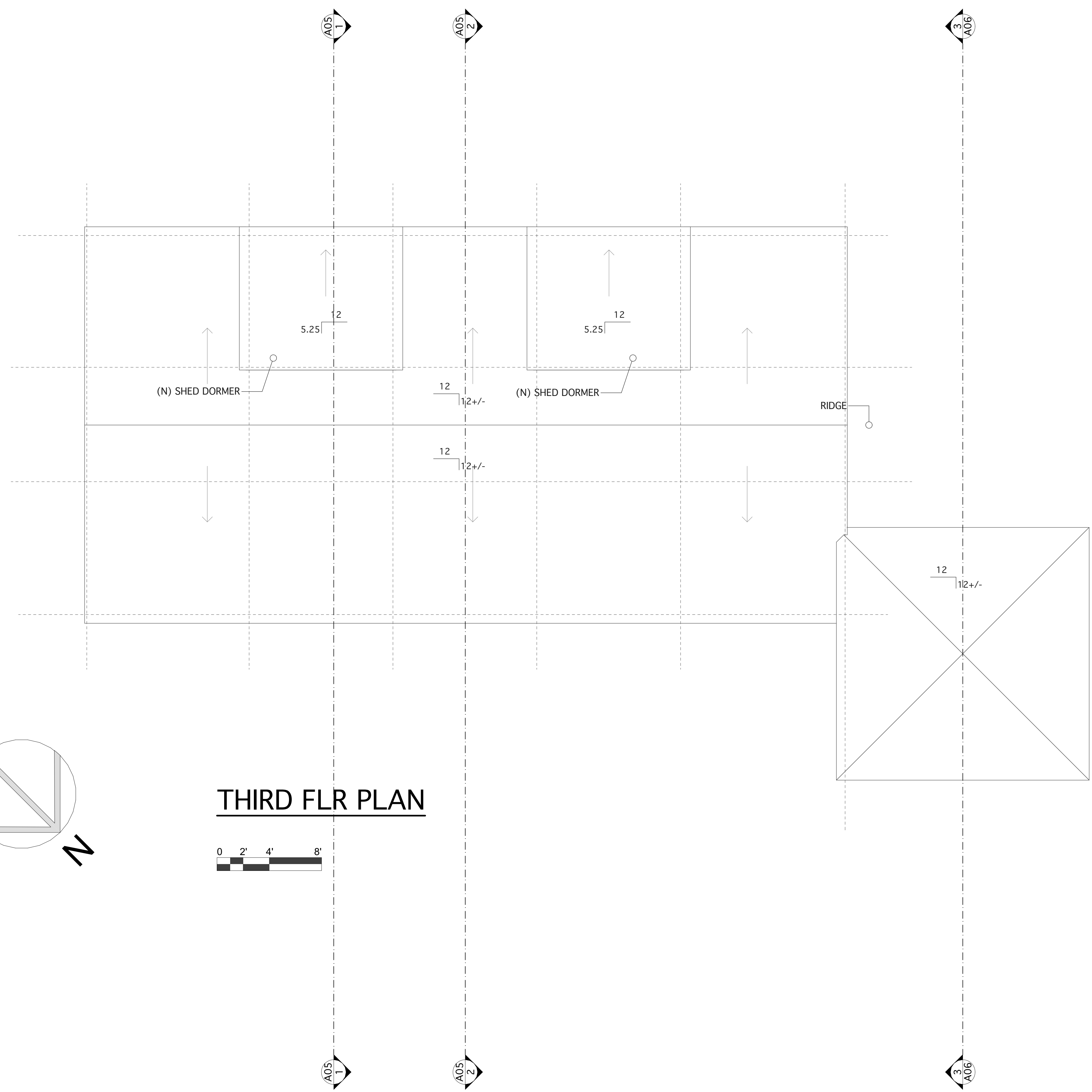
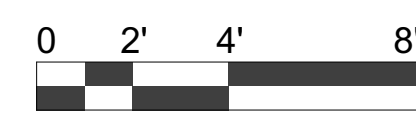
DRAWING TITLE
**THIRD FLOOR
 PLAN**

DATE: 01/17/25 SC: 1/4" = 1'-0"

A03



THIRD FLR PLAN



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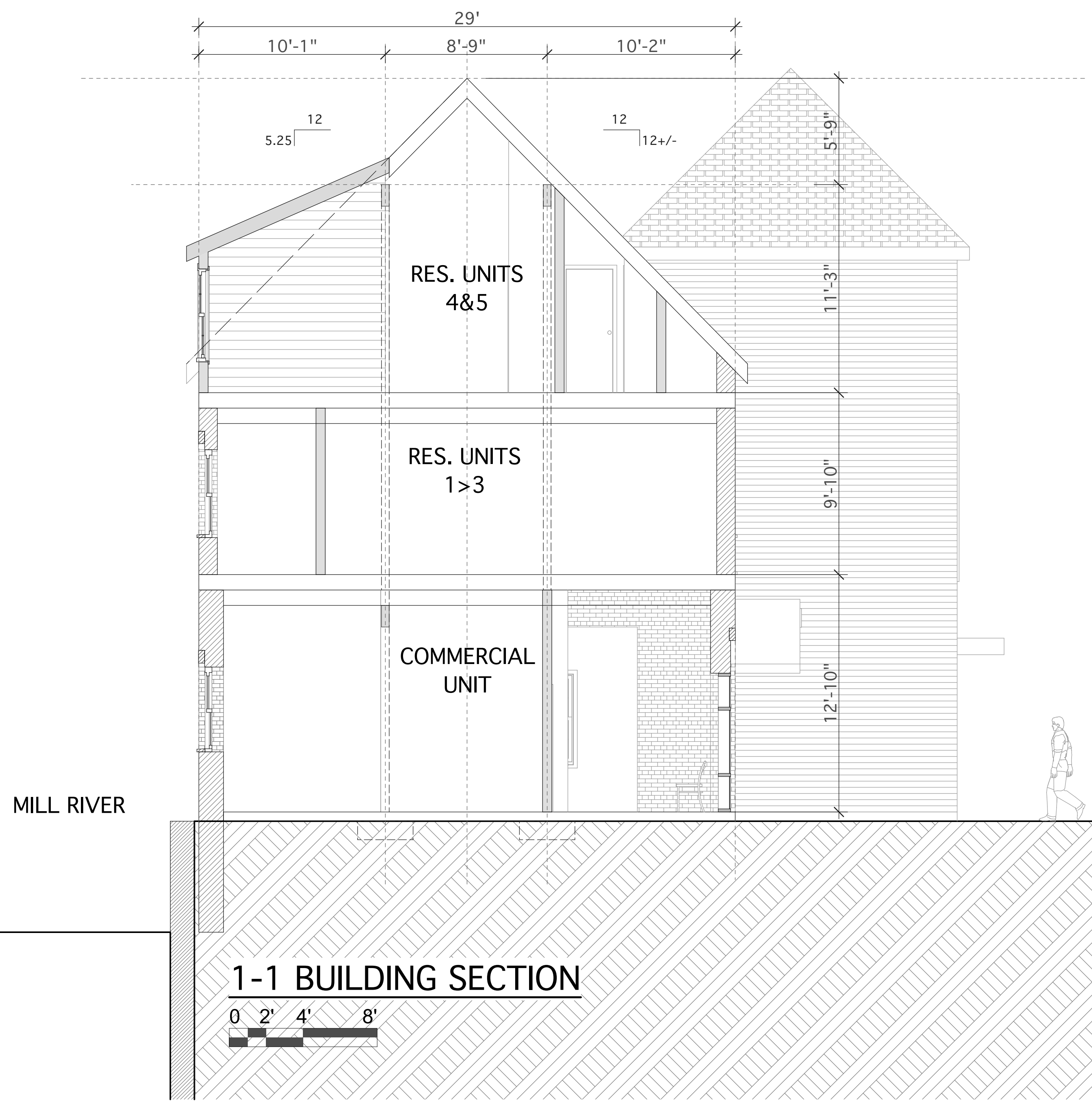
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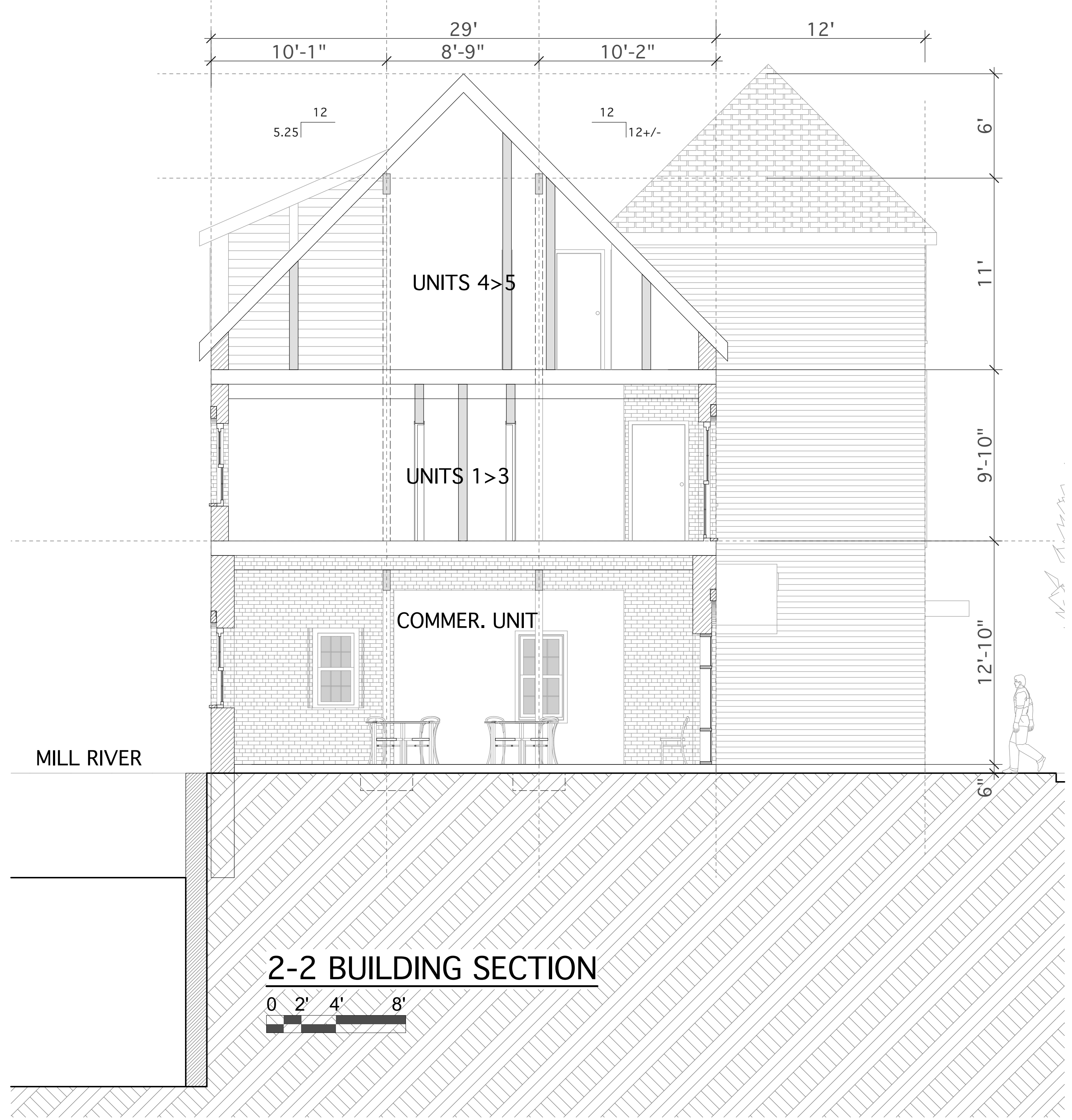
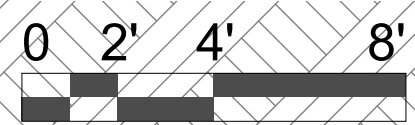
ROOF PLAN

DATE: 01/17/25 SC: 1/4" = 1'-0"

A04



1-1 BUILDING SECTION



2-2 BUILDING SECTION



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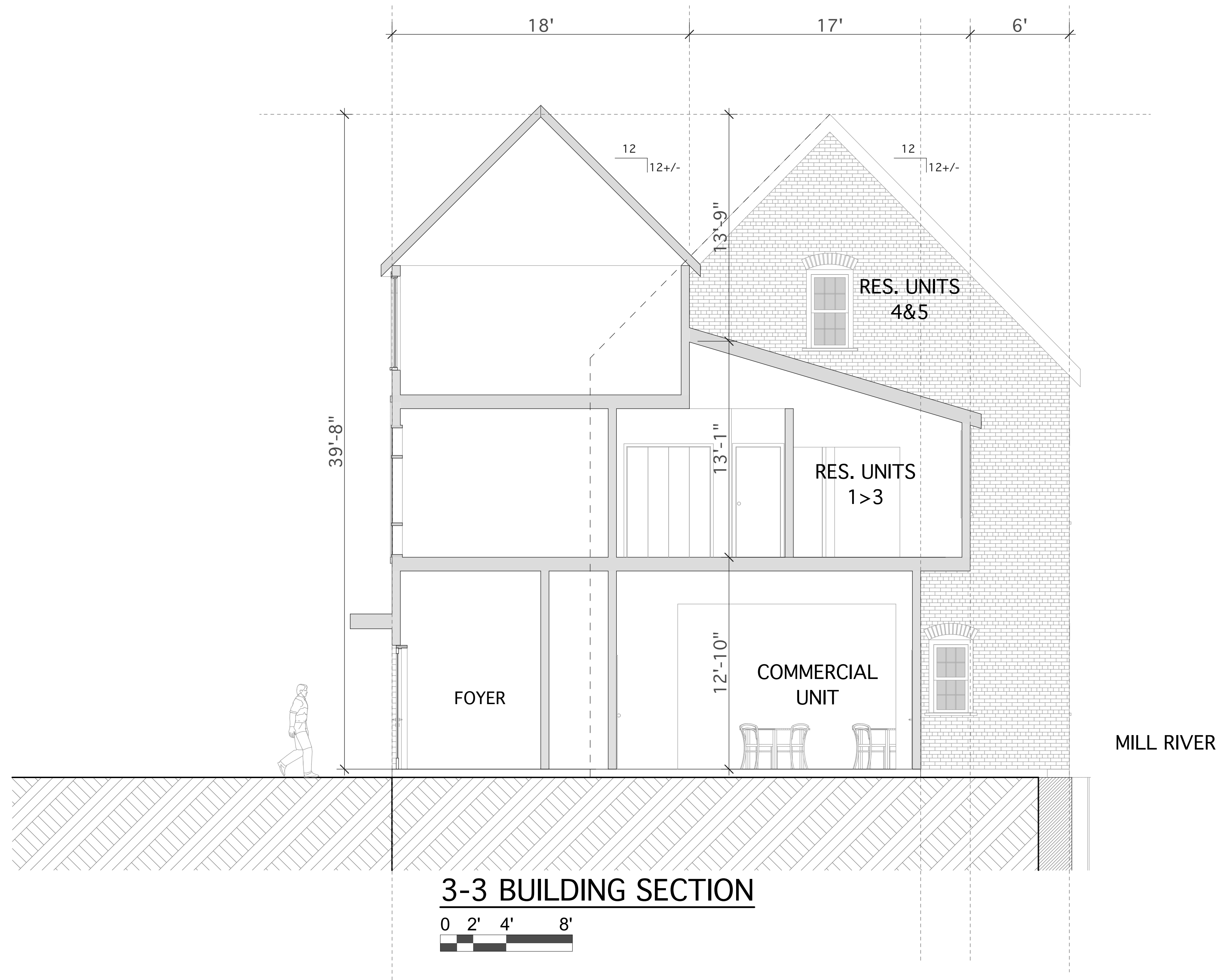
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**BUILDING
 SECTIONS**

DATE: 01/17/25 SC: 1/4" = 1'-0"

A05



3-3 BUILDING SECTION



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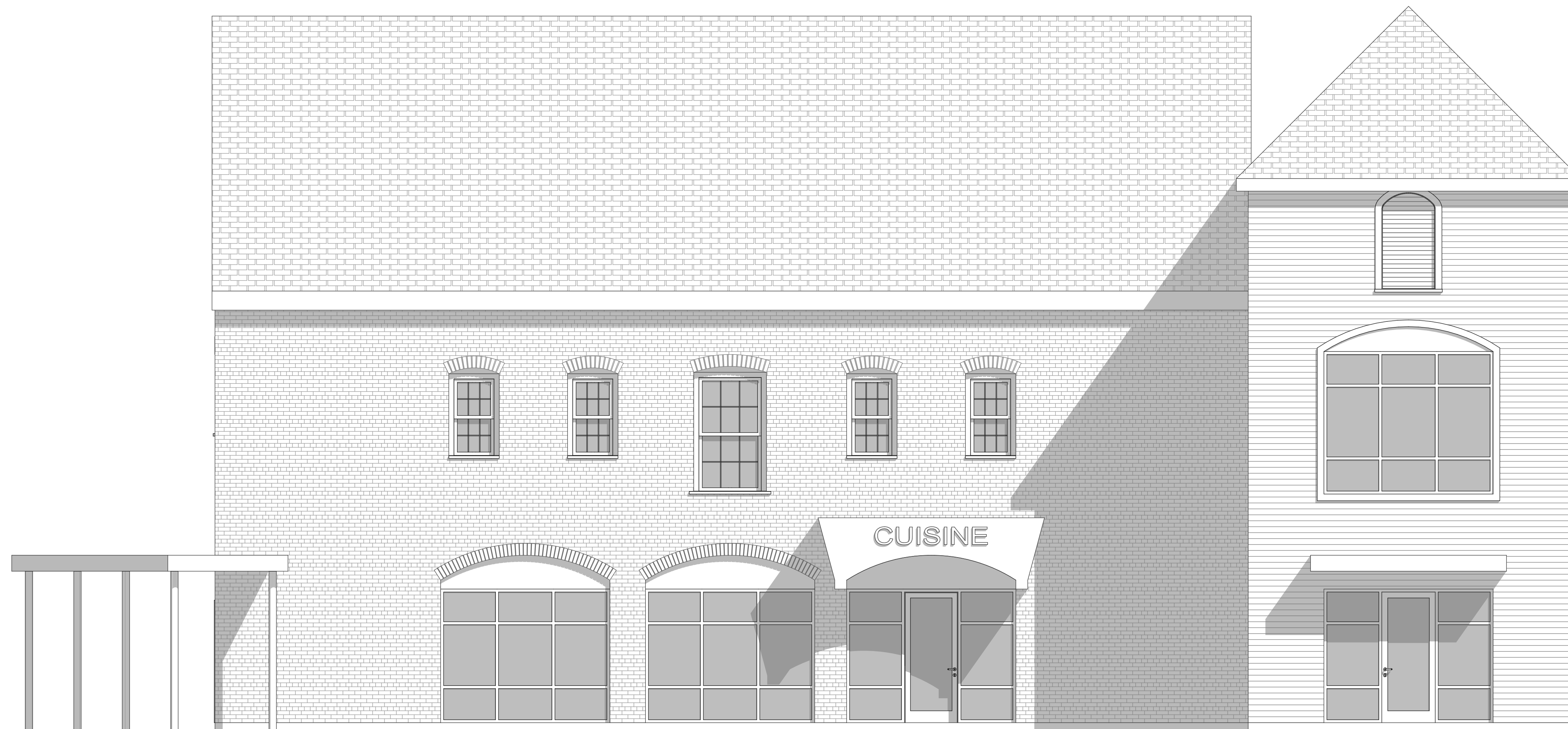
PRELIMINARY DWG SET

DRAWING TITLE

**BUILDING
 SECTIONS**

DATE: 01/17/25 SC: 1/4" = 1'-0"

A06



NORTH (STREET) ELEVATION



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**NORTH (STREET)
 ELEVATION**

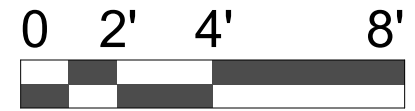
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A07



MILL RIVER

EAST ELEVATION



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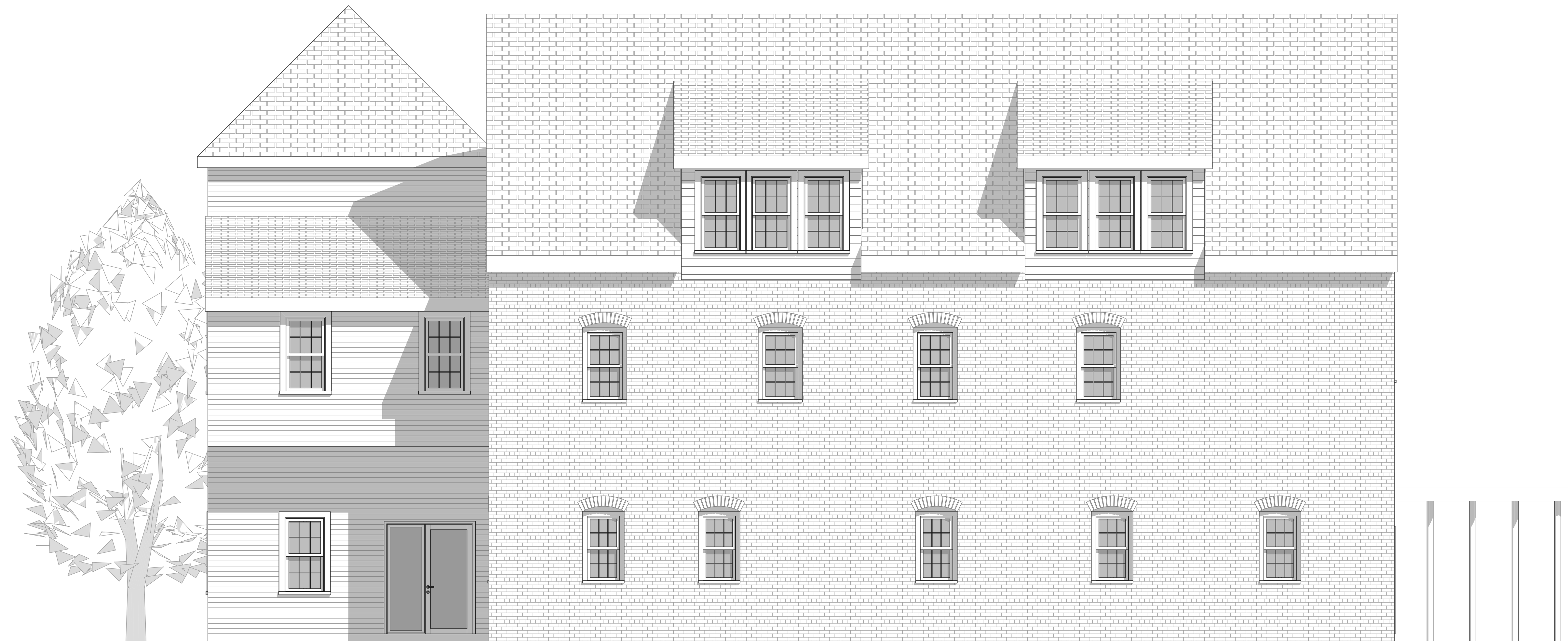
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DRAWING TITLE

EAST ELEVATION

DATE: 01/17/25 SC: 1/4" = 1'-0"

A08



SOUTH (RIVER) ELEVATION



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**SOUTH (RIVER)
 ELEVATION**

DATE: 01/17/25 SC: 1/4" = 1'-0"

A09



MILL RIVER

WEST ELEVATION



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WEST ELEVATION

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A10