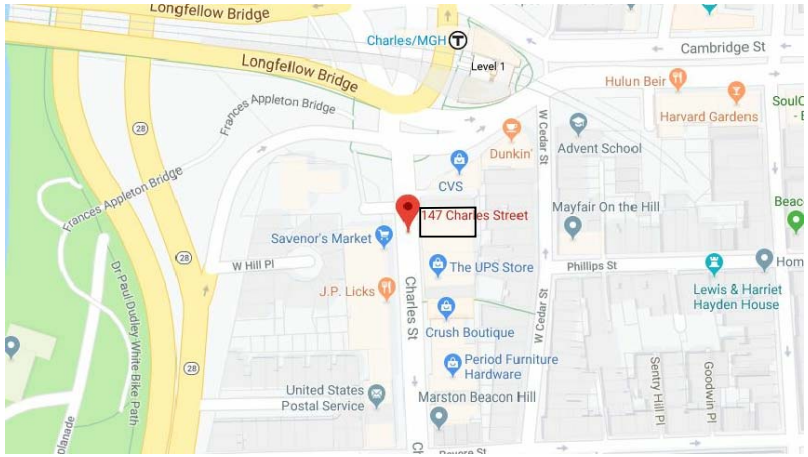
147 - 149 CHARLES STREET
BOSTON, MA 02114

DRAWING LIST		DATE
T	TITLE SHEET	5/21/19
EX-1	EXISTING CONDITIONS PLOT PLAN	8/3/18
PROP-1	PROPOSED PLOT PLAN	5/24/19
A-100	PROPOSED FLOOR PLANS	10/10/19
A-101	PROPOSED FLOOR PLANS	10/10/19
A-102	PROPOSED FLOOR PLANS	10/10/19
A-103	PROPOSED ROOF PLAN	10/10/19
A-300	BUILDING ELEVATIONS	10/10/19
A-400	SCHEMATIC BUILDING SECTIONS	10/10/19
A-500	STREET RENDERING	5/21/19
AV-1	PROPOSED SHADOW STUDY	9/16/19
AV-3	MASSING STUDY	9/24/19
AV-4	MASSING STUDY	9/24/19
EX-100	EXISTING FLOOR PLANS	5/21/19
EX-101	EXISTING FLOOR PLANS	5/21/19
EX-102	EXISTING FLOOR PLANS	5/21/19

LOCUS



ZONING CHART

DISTRICT H-2-65	TYPE OF USE	LOT SIZE MINIMUM SQ. FT.	LOT AREA MINIMUM SQ. FT. FOR EA. ADDTL. DWELLING UNIT	LOT WIDTH MINIMUM FT.	FLOOR AREA RATIO MAXIMUM (1)	HEIGHT OF BUILDINGS STORIES	HEIGHT OF BUILDINGS FEET	USABLE OPEN SPACE MINIMUM SQ. FT. PER DWELLING UNIT	FRONT YARD MINIMUM DEPTH FEET (14)	SIDE YARD MINIMUM WIDTH FEET	REAR YARD MINIMUM DEPTH FEET	SETBACK OF PARAPET MINIMUM DISTANCE FROM LOT LINE	REAR YARD MAXIMUM % OCCUP. BY ACCESS. BLDGS.
ALLOWED	OTHER USE	NONE	NONE	NONE	3,131 x 2.0 = 6,262 SF	NONE	65	NONE	20	(4)	10 + L (6) / 20	H + L1 / 6 ALL USES	30
EXISTING	OTHER USE	N/A (3,131 SF)	N/A	N/A (40 FEET)	11,305 SF	5	44.5	N/A	0	0	0	N/A	N/A
PROPOSED	OTHER USE	N/A (3,131 SF)	N/A	N/A (40 FEET)	14,793 SF	5	48	N/A	0	0	0	N/A	N/A

Key:

L = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line.

H = Height of building above the height below which no setback is required.

L 1 = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line at greatest length above the height below which no setback is required.

Footnotes to Table A

(1) See Section 15-4 for cases where the maximum floor area ratio may be exceeded.
(2) No additional lot area for first 30 dwelling units.
(3) See Section 13-4.
(4) Ten feet plus one twentieth of the length of the wall parallel (or within 45° of parallel) to the side lot line. See further Section 19-4.
(5) See Section 19-5.
(6) See Section 20-4.
(7) See Section 20-5.
(8) Deleted.
(9) See Section 16-7 for regulations for pre-Code structures.
(10) Twenty feet on east-west streets, none on north-south streets. A bay window, as defined in Section 2-1, may protrude into a front yard, Section 18-1 notwithstanding. See also Sections 18-1 and 18-2.
(11) See Section 16-4.
(12) Deleted.
(13) See Section 16-6 for height limits for buildings within 100 feet of streets that bound Boston Common and the Public Garden. See Section 16-9 for height limit provisions for block bounded by Bladgen and Exeter Streets and Huntington Avenue.
(14) See also Section 18-2.
(15) Except in a district designated with two numerical parts, in which case the second number is the maximum height in feet. See Section 3-1A(j).
(16) See subsections (b) and (c) of Section 21-2.

PROJECT NAME
147-149 CHARLES ST

PROJECT ADDRESS
147-149 CHARLES STREET
BOSTON, MA

CLIENT
CRM

ARCHITECT

KHALSA
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-591-8683 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION

Project number	19061
Date	10/17/19
Drawn by	JLW
Checked by	JSK
Scale	N.T.S.

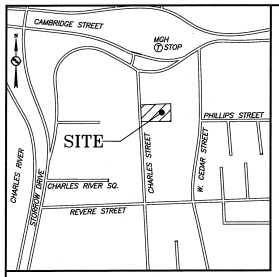
REVISIONS

No.	Description	Date

EXISTING

T

00000_PROJECT NAME



VICINITY SKETCH
NOT TO SCALE

NOTES

1. UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
2. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS BETWEEN 07/06/2018 AND 07/10/2018.
3. THE HORIZONTAL DATUM IS MASSACHUSETTS GRID COORDINATE SYSTEM (NAD83). THE VERTICAL DATUM IS BOSTON CITY BASE. DATUM WAS ESTABLISHED USING RTK GPS METHODS.
4. THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
5. THE PARCEL SHOWN IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON "FLOOD INSURANCE RATE MAP, SUFFOLK COUNTY, MASSACHUSETTS," PANEL 77 OF 176, MAP NUMBER 25025C0077J, EFFECTIVE DATE: MARCH 16, 2016.
6. CONTOUR INTERVAL IS ONE FOOT (1').

ZONING

ZONE: BOSTON PROPER
SUBDISTRICT: L-2-65 / H-2-65
SUBDISTRICT TYPE: APARTMENT RESIDENTIAL
OVERLAYS: GROUNDWATER CONSERVATION, RESTRICTED PARKING

PLAN REFERENCES

PLAN BOOK AND PAGES REFERENCE THE SUFFOLK COUNTY REGISTRY OF DEEDS

1. LAND COURT CASE 15730-A
2. CITY OF BOSTON PLAN 5887
3. PLAN RECORDED IN BOOK 10840 PAGE 165
4. PLAN RECORDED IN BOOK 3333 PAGE 62

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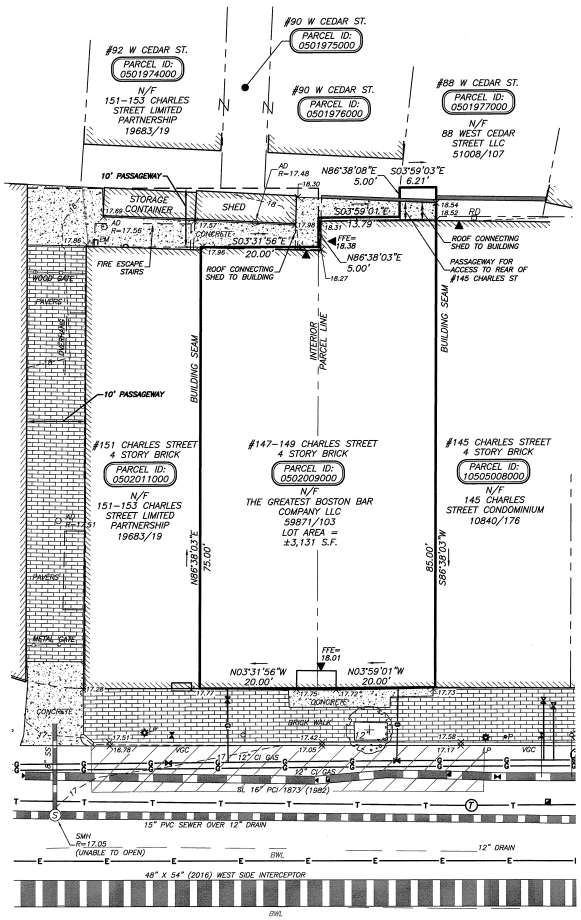

CHARLES STREET
(PUBLIC - VARIABLE WIDTH)

10 0 5 10 20
GRAPHIC SCALE IN FEET

LEGEND

	PROPERTY LINE
	ABUTTING PROPERTY LINE
	1' CONTOUR
	5' CONTOUR
S	SEWER LINE/MANHOLE
D	DRAIN LINE/MANHOLE
W	WATER LINE
G	GAS LINE
OHW	OVERHEAD WIRES
	WROUGHT IRON FENCE
	STOCKADE FENCE
X	CHAIN LINK FENCE
	UTILITY POLE
	LIGHT POLE
	CABLE TV MANHOLE
	CATCH BASIN
	WATER VALVE
	FIRE HYDRANT
	GAS VALVE
RD	ROOF DRAIN
	DOOR
	DECIDUOUS TREE
	SHRUB
	OBSERVATION WELL
B	BOLLARD
P	PARKING METER
AD	AREA DRAIN
	ADA DETECTABLE WARNING PAD
VGC	VERTICAL GRANITE CURB
FFE	FINISHED FLOOR ELEVATION
DICL	DUCTILE IRON CONCRETE LINED
PVC	POLYVINYL CHLORIDE
OH	BUILDING OVERHANG
BK	BACK
OV	OVER
BWL	BROKEN WHITE LINE

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JULY 6, 2018 & JULY 10, 2018.

COMMONWEALTH OF MASSACHUSETTS
KEVIN J. KIERNAN No. 40038
REGISTERED PROFESSIONAL LAND SURVEYOR

8/5/18

PROFESSIONAL LAND SURVEYOR FOR RJ O'CONNELL & ASSOCIATES, INC

DATE

No.	Revision	Date

Record Owner:
THE GREATEST BOSTON BAR COMPANY LLC
320 WASHINGTON STREET, SUITE 3FF
BROOKLINE, MA 02445
BOOK 59871 PAGE 103

Location:
PARCEL ID: 0502009000
147 149 CHARLES STREET
BOSTON, MA 02114

Drawn by:	RJK/SML
Checked by:	KJK
Scale:	1"=10'
Date:	08/03/2018
Field Crew:	AA/DPB
Field Book:	BK. 28 PG. 17

Prepared for:
CITY REAL ESTATE DEVELOPMENT CORP.
320 WASHINGTON ST
SUITE 3FF
BROOKLINE, MA 02445

Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVE
STONEHAM, MA 02180
781-279-0180
www.rjoconnell.com

Project Name:
147-149 CHARLES STREET BOSTON, MA

Drawing Name:
EXISTING CONDITIONS PLAN

Drawing No.:
EX-1

Project No.: 18081

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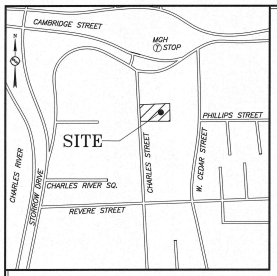
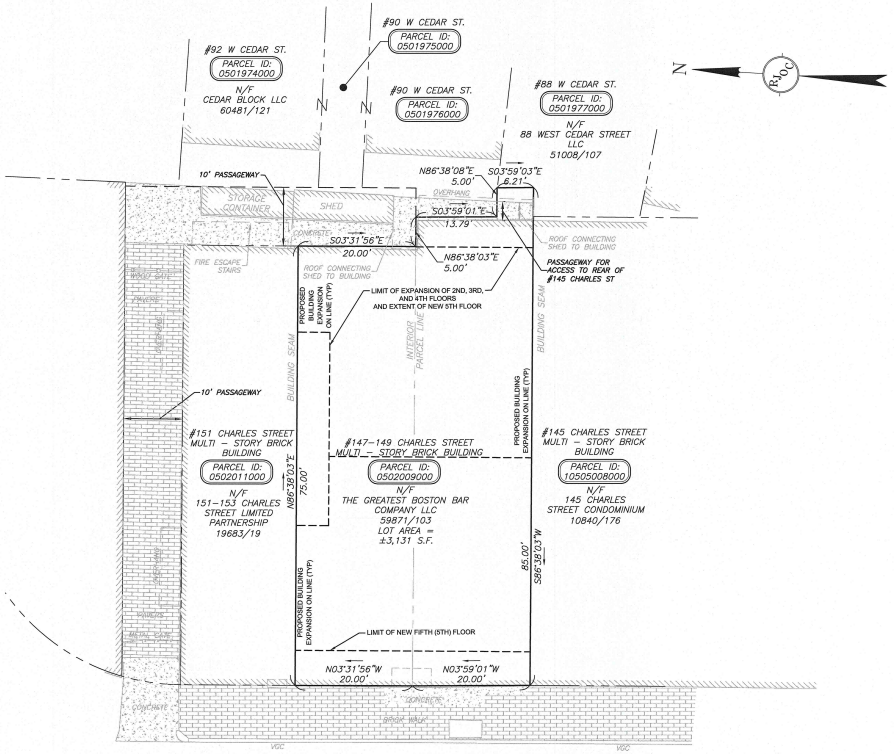
Aug 03, 2018 - 12:40pm



VICINITY SKETCH
N.T.S.



LEGEND

- PROPERTY LINE
- ABUTTING PROPERTY LINE
- STONE WALL
- STOCKADE FENCE
- CHAIN LINK FENCE
- VERTICAL GRANITE CURB
- APPROXIMATE EXTENT OF NEW STORY(S) ABOVE EXISTING

NOTES

1. THE LOCUS PROPERTY IS LOCATED WITHIN THE BOSTON PROPER ZONING DISTRICT, ZONING SUBDISTRICT: I-2-65 / H-2-65 PER THE CURRENT ZONING MAP.
2. UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
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PLAN REFERENCES

PLAN BOOK AND PAGES REFERENCE THE SUFFOLK COUNTY REGISTRY OF DEEDS

1. LAND COURT CASE 15730-A
2. CITY OF BOSTON PLAN 5887
3. PLAN RECORDED IN BOOK 10840 PAGE 165
4. PLAN RECORDED IN BOOK 3333 PAGE 62

CHARLES STREET

(PUBLIC – VARIABLE WIDTH)

VGC

10 0 5 10 20

GRAPHIC SCALE IN FEET

DIG SAFE

BEFORE YOU DIG CALL 811

Drawing name: G:\City Real Estate Development Corp\Projects\Boston Proper\147 - 149 Charles Street\Main\18081_Plot_Plan.dwg
May 24, 2019 - 10:18am

RJOC

NO.	REVISION	DATE

NO.	REVISION	DATE

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
CITY REAL ESTATE DEVELOPMENT CORP.
320 WASHINGTON ST
SUITE 3FF
BROOKLINE, MA 02445

PROJECT NAME:
147-149 CHARLES STREET
BOSTON, MA

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BETWEEN 07/06/2018 AND 07/10/2018.

COMMONWEALTH OF MASSACHUSETTS
SCOTT M. LTALIEN NO. 50815
REGISTERED PROFESSIONAL LAND SURVEYOR

5/24/19
PROFESSIONAL LAND SURVEYOR FOR RJ O'CONNELL & ASSOCIATES, INC — DATE

DESIGNED BY:	BWT
DRAWN BY:	MSM
REVIEWED BY:	SML
SCALE:	1" = 10'
DATE:	05/24/2019

DRAWING NAME:
PROPOSED PLOT PLAN

DRAWING NUMBER:
PROP-1

PROJECT NUMBER:
18081

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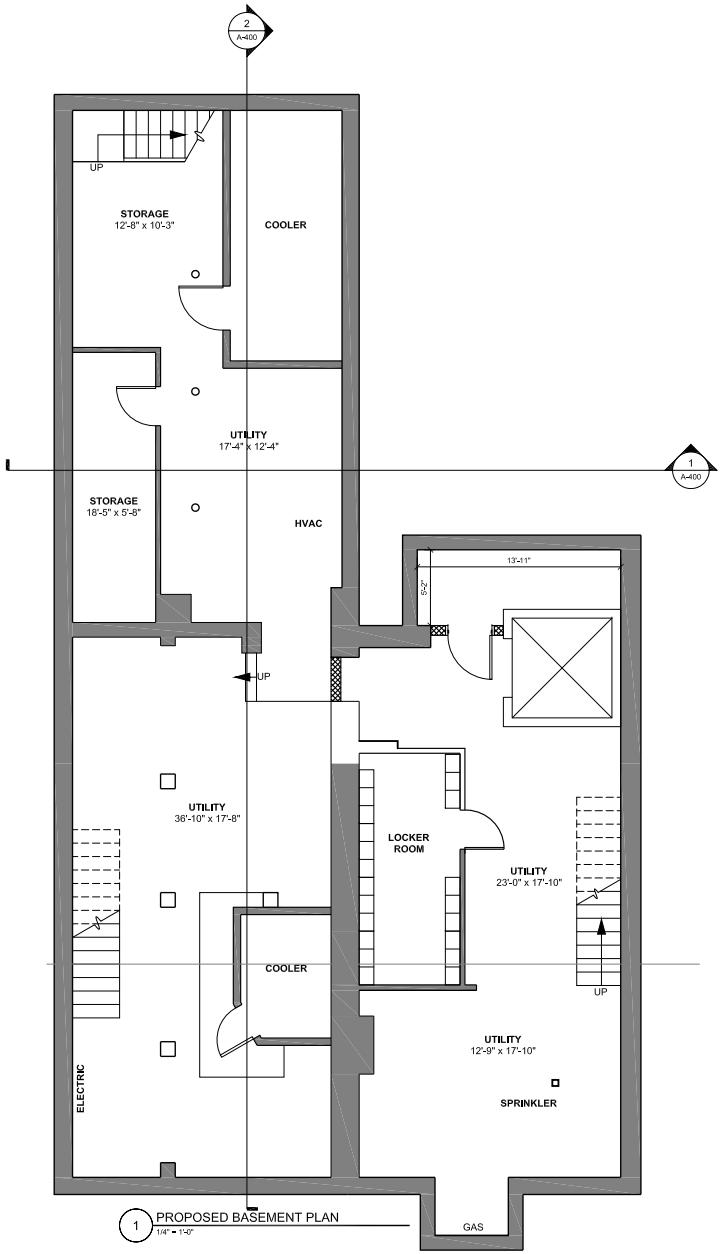
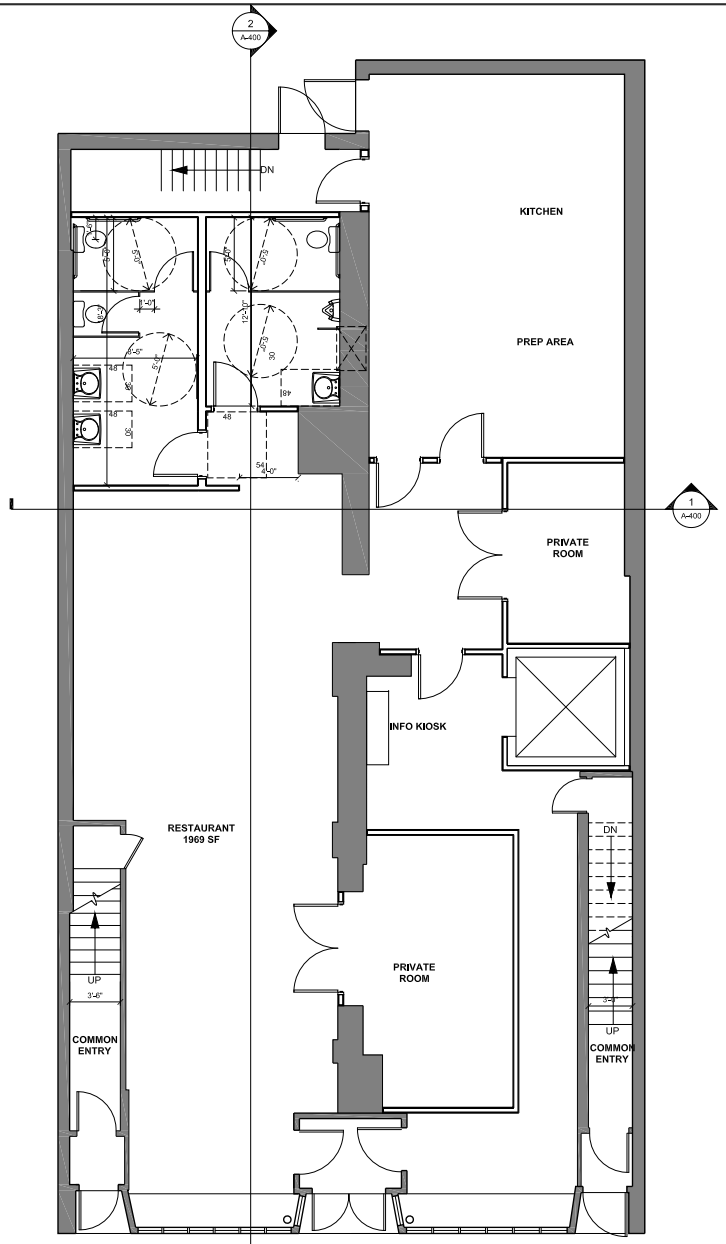


1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

PROJECT NAME
147-149 CHARLES ST

PROJECT ADDRESS
147-149 CHARLES STREET
BOSTON, MA

CLIENT
CRM

ARCHITECT

KHALSA DESIGN
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-591-8683 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION

Project number	19061
Date	10/17/19
Drawn by	JLW
Checked by	JSK
Scale	1/4" = 1'-0"

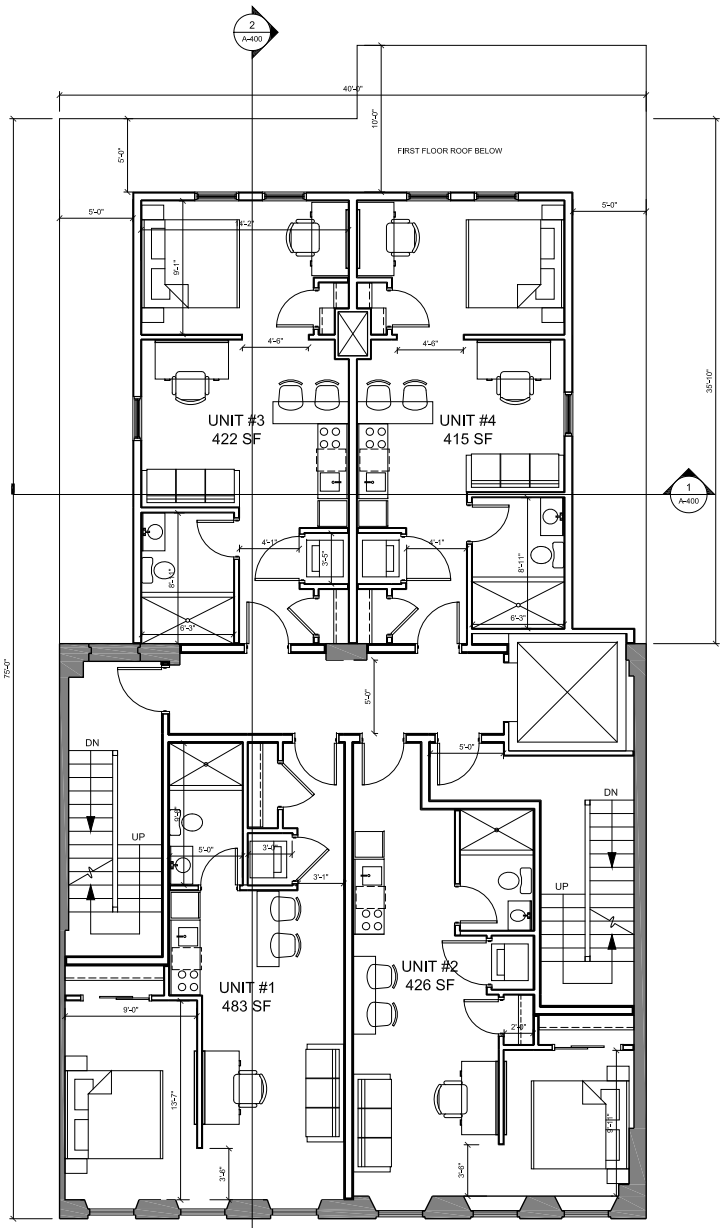
REVISIONS

No.	Description	Date

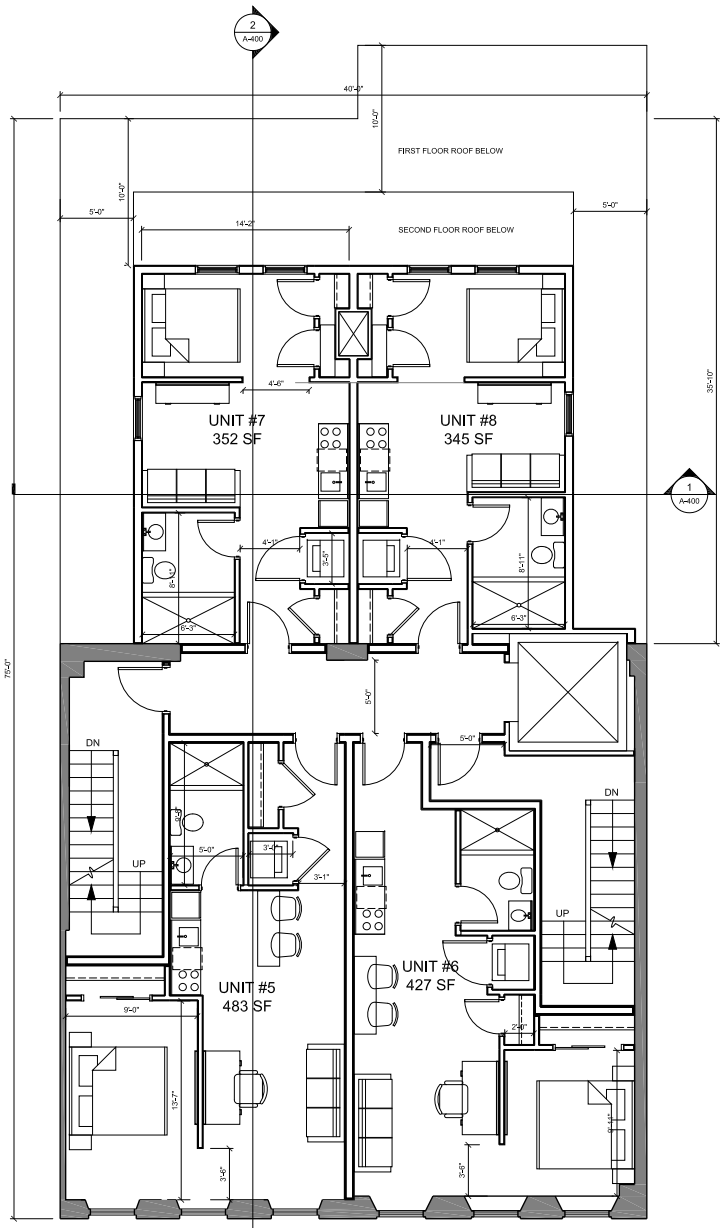
PROPOSED FLOOR PLANS

A-100

00000_PROJECT NAME



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

PROJECT NAME
147-149 CHARLES ST

PROJECT ADDRESS
147-149 CHARLES STREET
BOSTON, MA

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DESIGN
KHALSA
17 IVALOO STREET, SUITE 400
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REGISTRATION

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Date	10/17/19
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Scale	1/4" = 1'-0"

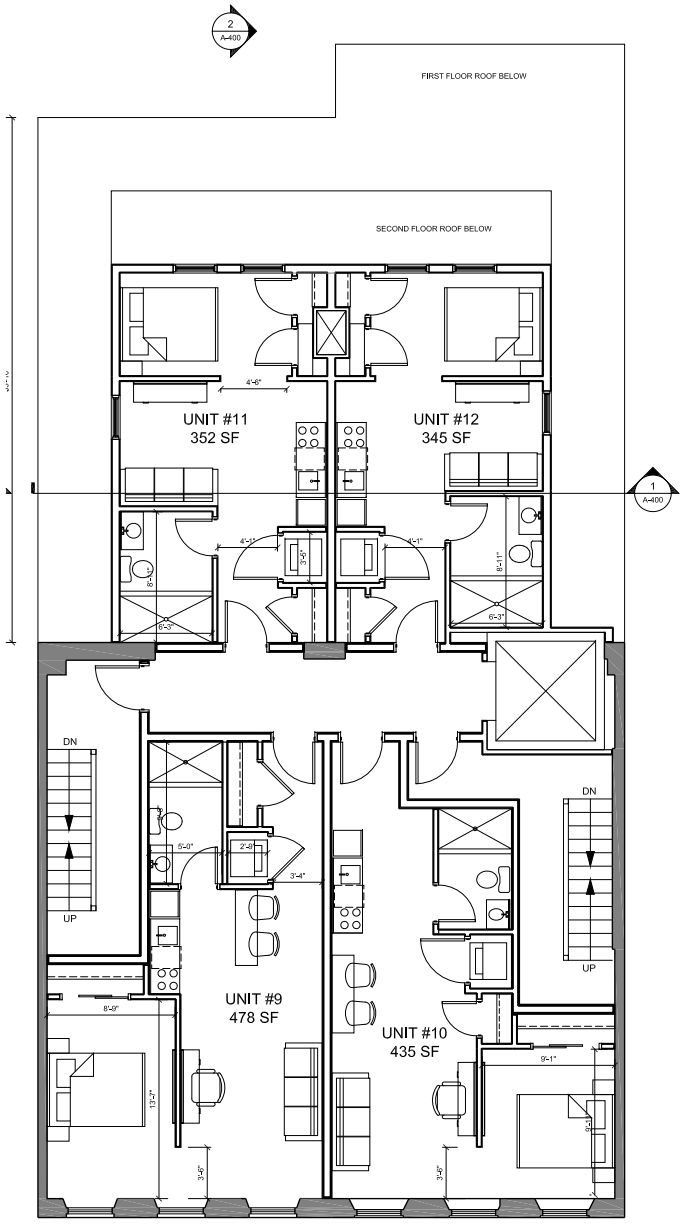
REVISIONS

No.	Description	Date

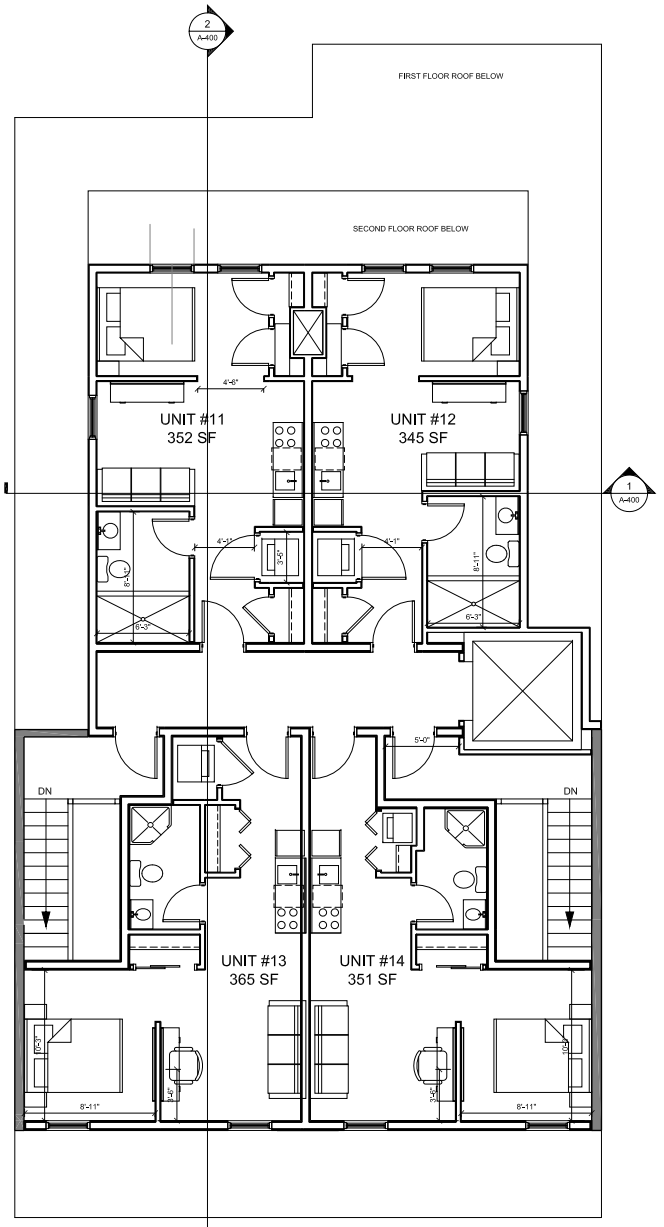
PROPOSED
FLOOR
PLANS

A-101

00000_PROJECT NAME



1 PROPOSED FOURTH FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED FIFTH FLOOR PLAN
1/4" = 1'-0"

PROJECT NAME
147-149 CHARLES ST

PROJECT ADDRESS
147-149 CHARLES STREET
BOSTON, MA

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KHALSA DESIGN
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Date	10/17/19
Drawn by	JLW
Checked by	JSK
Scale	1/4" = 1'-0"

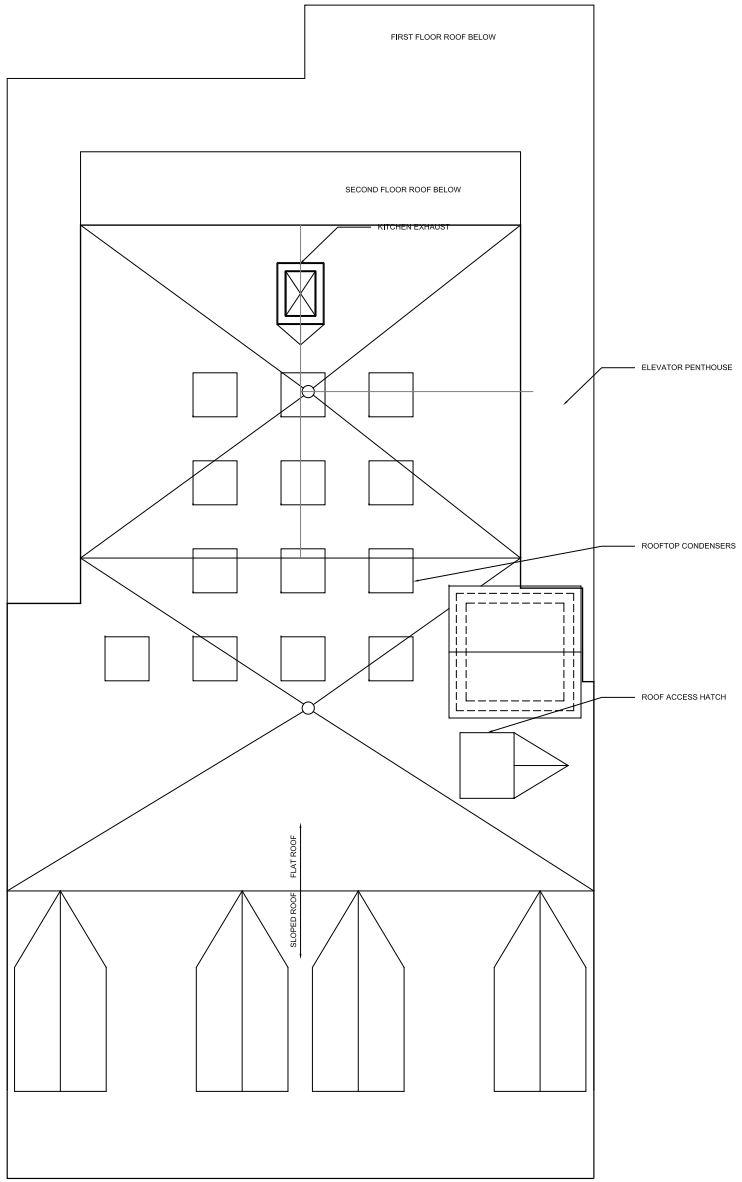
REVISIONS

No.	Description	Date

PROPOSED FLOOR PLANS

A-102

00000_PROJECT NAME



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

PROJECT NAME
147-149 CHARLES ST

PROJECT ADDRESS
147-149 CHARLES STREET
BOSTON, MA

CLIENT
CRM

ARCHITECT

KHALSA DESIGN
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REVISIONS

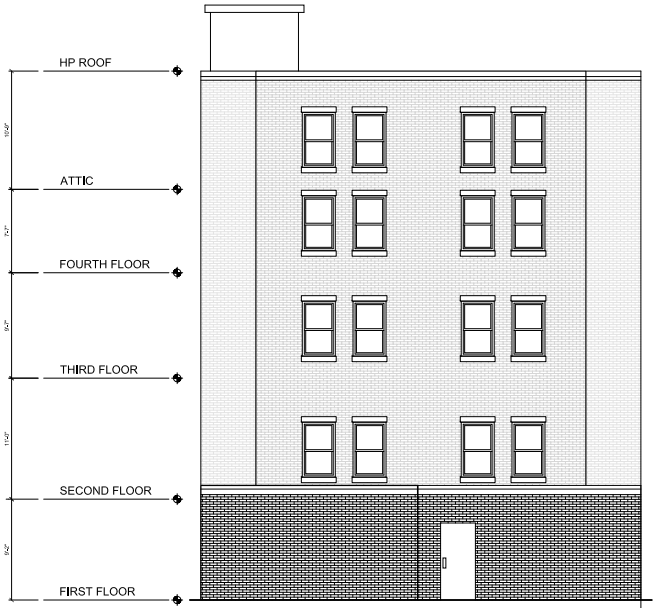
No.	Description	Date

PROPOSED ROOF PLAN

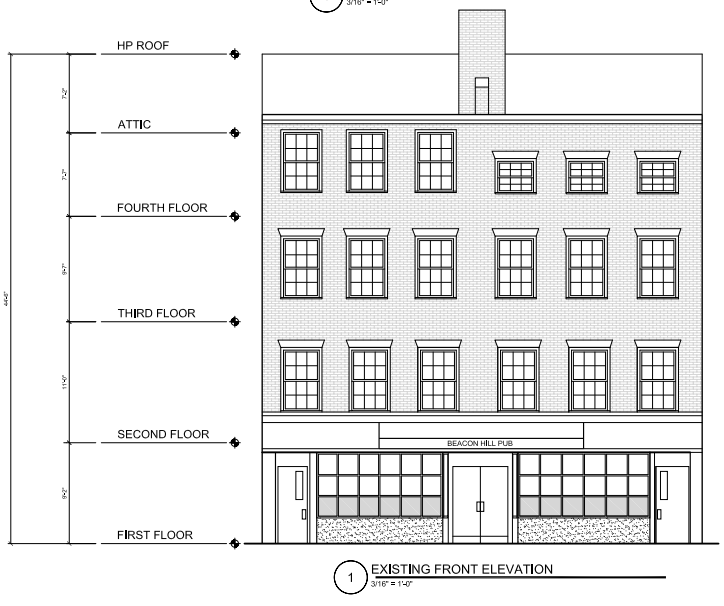
A-103

00000_PROJECT NAME

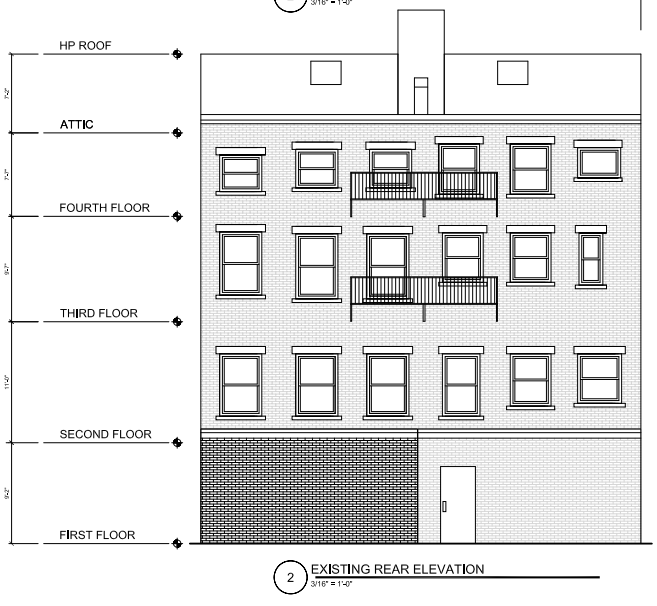
1 PROPOSED FRONT ELEVATION
3/16" = 1'-0"



2 PROPOSED REAR ELEVATION
3/16" = 1'-0"



1 EXISTING FRONT ELEVATION
3/16" = 1'-0"



2 EXISTING REAR ELEVATION
3/16" = 1'-0"

PROJECT NAME
147-149 CHARLES ST

PROJECT ADDRESS
147-149 CHARLES STREET
BOSTON, MA

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REGISTRATION

Project number	19061
Date	10/17/19
Drawn by	JLW
Checked by	JSK
Scale	3/16" = 1'-0"

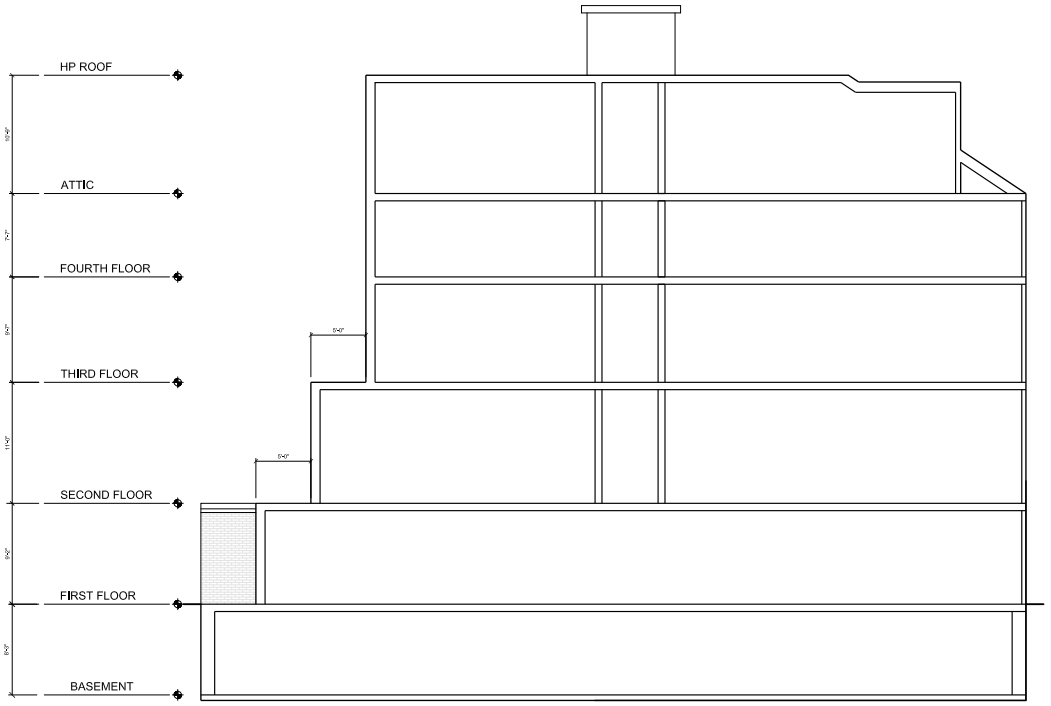
REVISIONS

No.	Description	Date

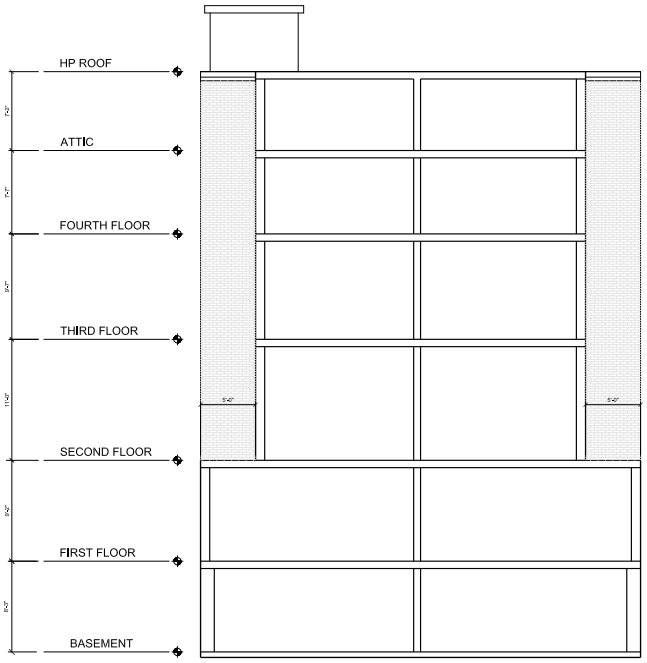
PROGRESS ELEVATIONS

A-300

00000_PROJECT NAME



2 PROPOSED SCHEMATIC SECTION
3/16" = 1'-0"



1 EXISTING SCHEMATIC SECTION
3/16" = 1'-0"

PROJECT NAME
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KHALSA
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-591-8683 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION

Project number	19061
Date	10/17/19
Drawn by	JLW
Checked by	JSK
Scale	3/16" = 1'-0"

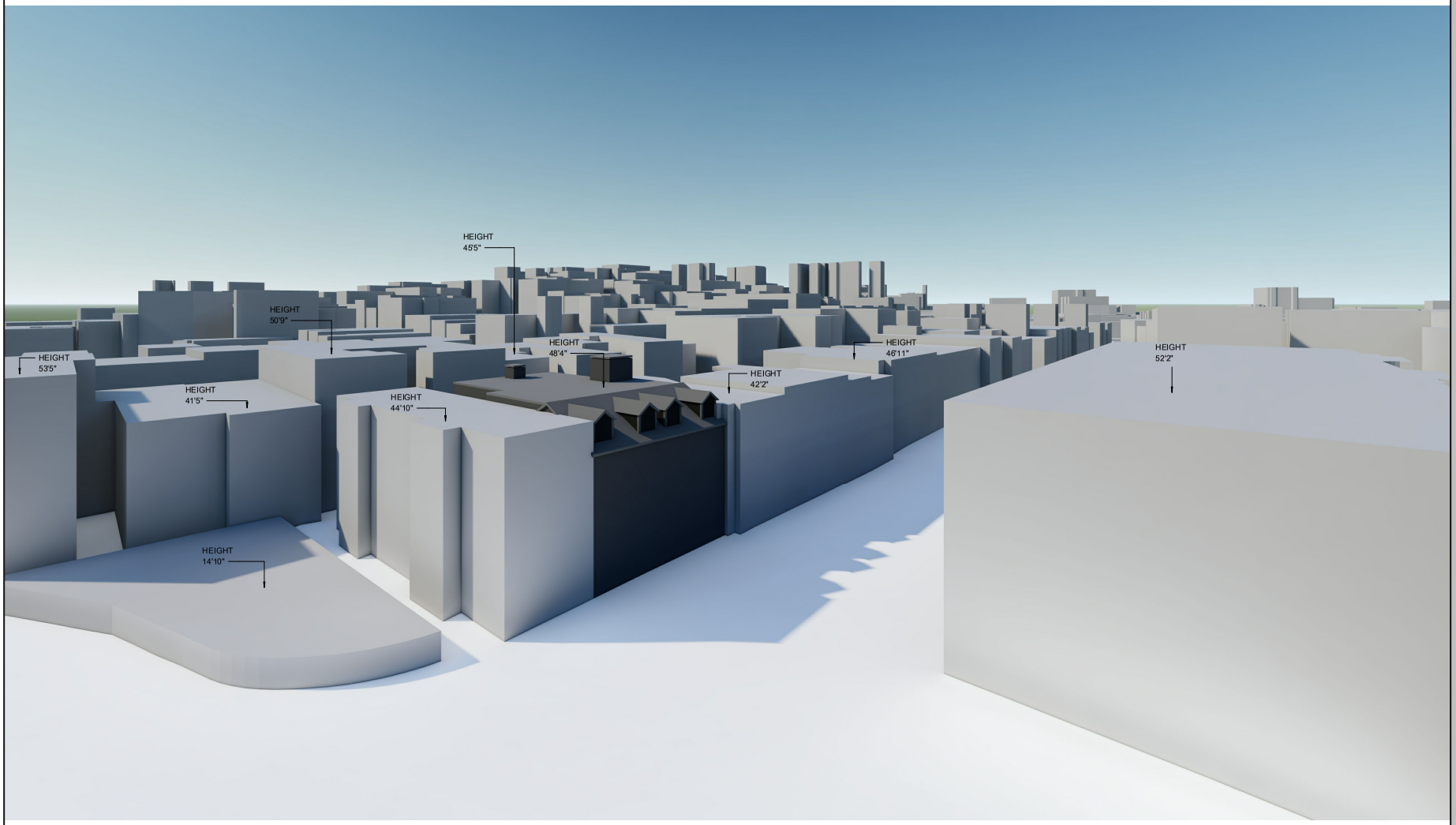
REVISIONS

No.	Description	Date

PROGRESS
ELEVATIONS

A-400

00000_PROJECT NAME



PROJECT NAME

147 CHARLES STREET

PROJECT ADDRESS

147 Charles Street, Boston MA

CLIENT

ENTER CLIENT NAME HERE

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

Project number	19061
Date	11-07-2019
Drawn by	RB
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

Massing Diagram 1

AV-3

147 CHARLES STREET

\\TKG-SERVER\Data\19\19061-CRM-147-149-Charles-st-hotel\03 Drawings\07_GRAPHICS\Rendering\files\147 charles street vt massing.vwx

11/7/2019 5:04:33 PM

1 STREET RENDERING
N.T.S.

PROJECT NAME
147-149 CHARLES ST

PROJECT ADDRESS
147-149 CHARLES STREET
BOSTON, MA

CLIENT
CRM

ARCHITECT

KHALSA DESIGN
17 IVALOO STREET, SUITE 400
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CONSULTANTS:

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REGISTRATION

Project number	19061
Date	5/21/19
Drawn by	JLW
Checked by	JSK
Scale	N.T.S.

REVISIONS

No.	Description	Date

STREET RENDERING

A-500

00000_PROJECT NAME