

147 - 149 CHARLES STREET BOSTON, MA 02114

DRAWING LIST		DATE
T	TITLE SHEET	9/25/2020
EX-1	EXISTING CONDITIONS PLOT PLAN	8/3/18
PROP-1	PROPOSED PLOT PLAN	5/24/19
A-100	PROPOSED FLOOR PLANS	9/25/2020
A-101	PROPOSED FLOOR PLANS	9/25/2020
A-102	PROPOSED FLOOR PLANS	9/25/2020
A-103	PROPOSED ROOF PLAN	9/25/2020
A-300	BUILDING ELEVATIONS	9/25/2020
A-400	SCHEMATIC BUILDING SECTIONS	9/25/2020
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

ZONING CHART

DISTRICT	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		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.
						STORIES	FEET						
ALLOWED	OTHER USE	NONE	NONE	NONE	3,131 x 2.0 = 6,262 SF	NONE	65	NONE	20	(4)	$\frac{10 + L(6)}{20}$	$\frac{H + L1}{6}$ 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' = 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 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(i).
- (16) See subsections (b) and (c) of Section 21-2.

LOCUS



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 617-991-8682 FAX: 617-991-2086

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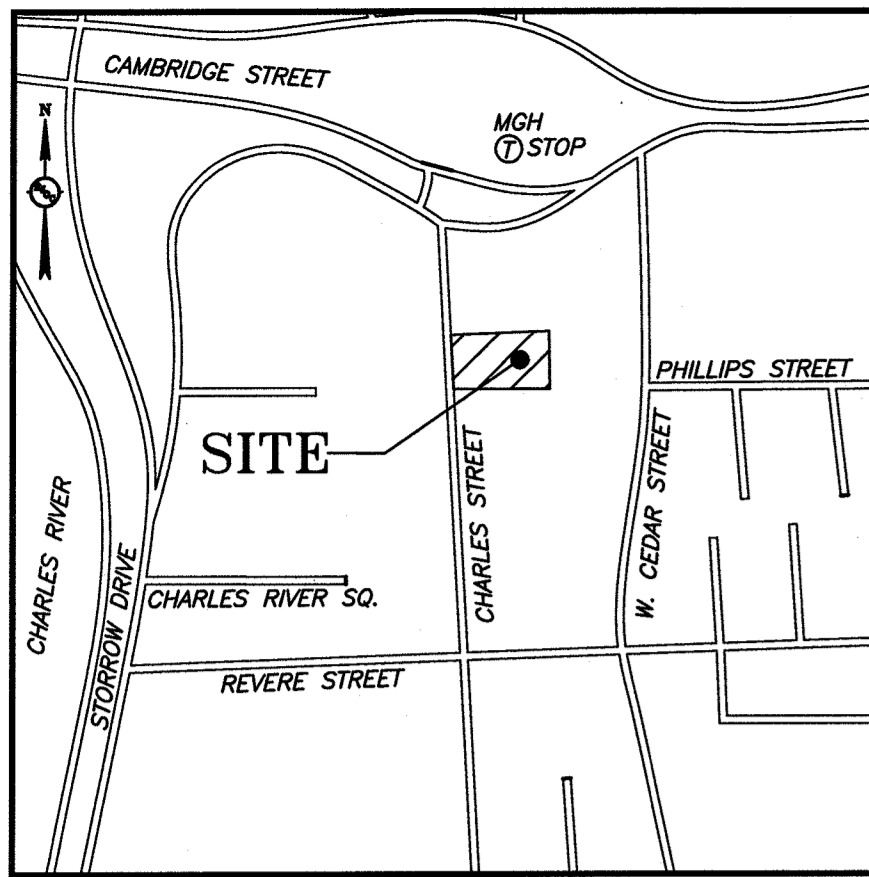
REGISTRATION

Project number	19061
Date	9/25/2020
Drawn by	JLW
Checked by	JSK
Scale	N.T.S.

REVISIONS		
No.	Description	Date

T

00000_PROJECT NAME



VICINITY SKETCH
NOT TO SCALE

NOTES

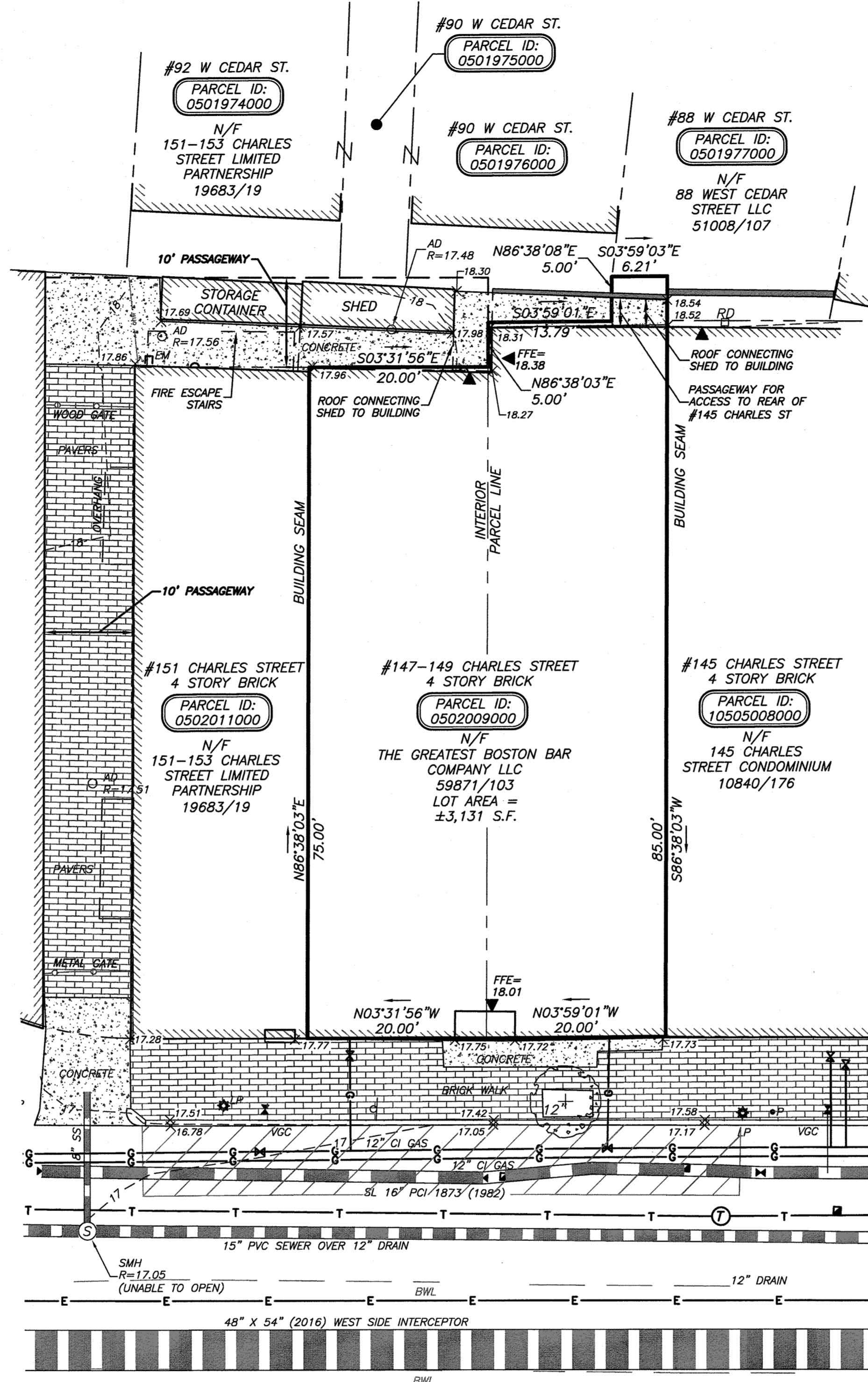
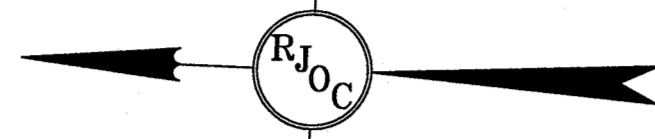
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- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS BETWEEN 07/06/2018 AND 07/10/2018.
- THE HORIZONTAL DATUM IS MASSACHUSETTS GRID COORDINATE SYSTEM (NAD83). THE VERTICAL DATUM IS BOSTON CITY BASE. DATUM WAS ESTABLISHED USING RTK GPS METHODS.
- 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.
- 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 2502SC00774, EFFECTIVE DATE MARCH 16, 2016.
- CONTOUR INTERVAL IS ONE FOOT (1').

ZONING

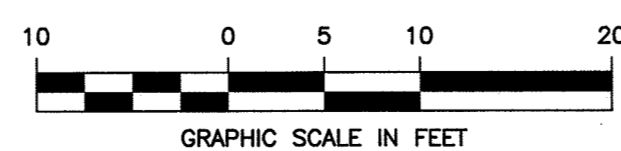
ZONE: BOSTON PROPER
SUBDISTRICT: L-2-65 / H-2-65
SUBDISTRICT TYPE: APARTMENT RESIDENTIAL
OVERLAYS: GROUNDWATER CONSERVATION, RESTRICTED PARKING

PLAN REFERENCES

- PLAN BOOK AND PAGES REFERENCE THE SUFFOLK COUNTY REGISTRY OF DEEDS
- LAND COURT CASE 15730-A
 - CITY OF BOSTON PLAN 5887
 - PLAN RECORDED IN BOOK 10840 PAGE 165
 - PLAN RECORDED IN BOOK 3333 PAGE 82



CHARLES STREET
(PUBLIC - VARIABLE WIDTH)



LEGEND

	PROPERTY LINE
	ABUTTING PROPERTY LINE
	1' CONTOUR
	5' CONTOUR
	SEWER LINE/MANHOLE
	DRAIN LINE/MANHOLE
	WATER LINE
	GAS LINE
	OVERHEAD WIRES
	WROUGHT IRON FENCE
	STOCKADE FENCE
	CHAIN LINK FENCE
	UTILITY POLE
	LIGHT POLE
	CABLE TV MANHOLE
	CATCH BASIN
	WATER VALVE
	FIRE HYDRANT
	GAS VALVE
	ROOF DRAIN
	DOOR
	DECIDUOUS TREE
	SHRUB
	OBSERVATION WELL
	BOLLARD
	PARKING METER
	AREA DRAIN
	ADA DETECTABLE WARNING PAD
	VERTICAL GRANITE CURB
	FINISHED FLOOR ELEVATION
	DUCTILE IRON CONCRETE LINED
	POLYVINYL CHLORIDE
	BUILDING OVERHANG
	BACK
	OVER
	BROKEN WHITE LINE

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

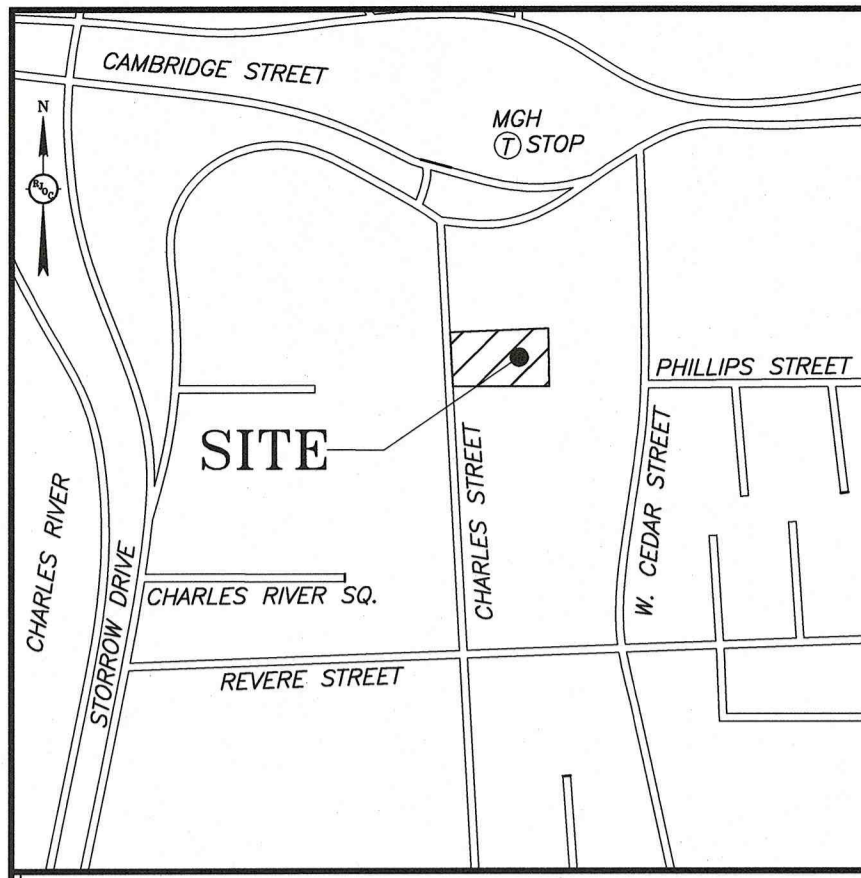
Project Name:
147-149 CHARLES STREET
BOSTON, MA
Drawing Name:
EXISTING
CONDITIONS
PLAN

Drawing No.:
EX-1
Project No.:
18081

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

PROFESSIONAL LAND SURVEYOR FOR
RJO'CONNELL & ASSOCIATES, INC.
DATE





VICINITY SKETCH
N.T.S.

NOTES

1. THE LOCUS PROPERTY IS LOCATED WITHIN THE BOSTON PROPER ZONING DISTRICT, ZONING SUBDISTRICT: L-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.
3. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS BETWEEN 07/06/2018 AND 07/10/2018.
4. THE HORIZONTAL DATUM IS MASSACHUSETTS GRID COORDINATE SYSTEM (NAD83). DATUM WAS ESTABLISHED USING RTK GPS METHODS.
5. 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.
6. 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.

PLAN REFERENCES

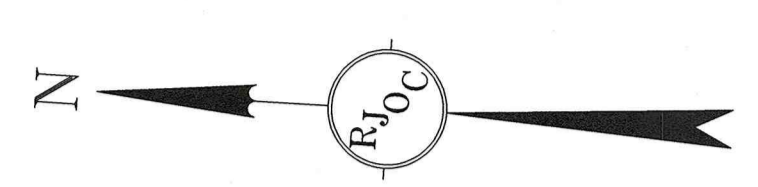
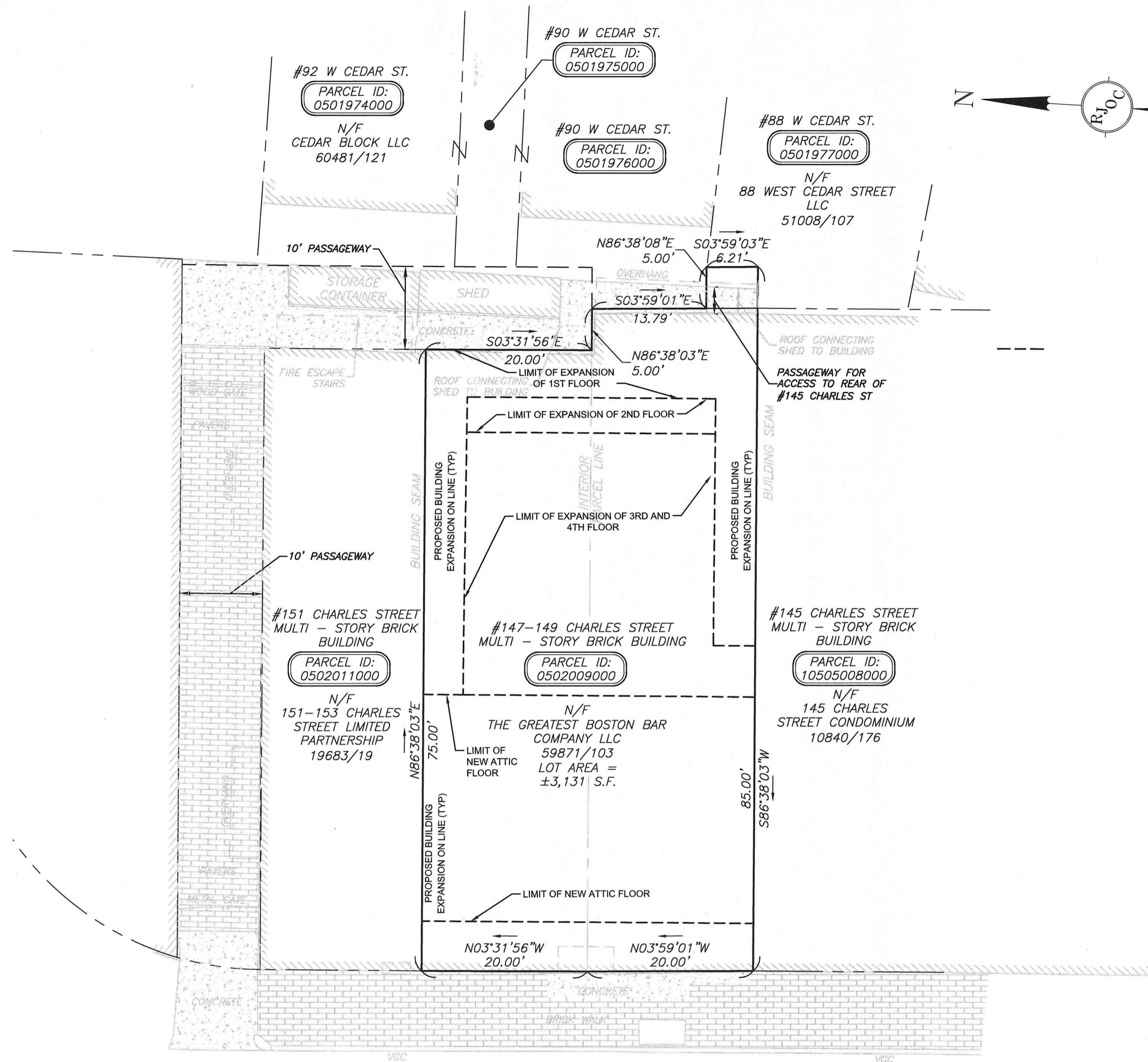
PLAN BOOK AND PAGES REFERENCE THE SUFFOLK COUNTY REGISTRY OF DEEDS

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

DIG SAFE



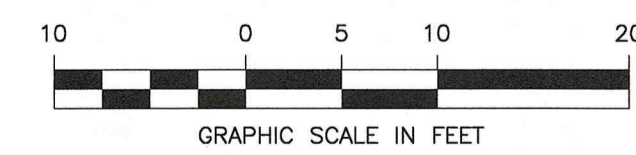
BEFORE YOU DIG
CALL 811



LEGEND

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

CHARLES STREET
(PUBLIC - VARIABLE WIDTH)



RJOC

NO.	REVISION	DATE
2	REVISED LIMITS OF MULTI-FLOOR ADDITIONS	01/07/2020
1	LIMITS OF MULTI-FLOOR ADDITIONS	11/18/2019

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.



PROFESSIONAL LAND SURVEYOR FOR
RJO'CONNELL & ASSOCIATES, INC. 1/7/2020 DATE

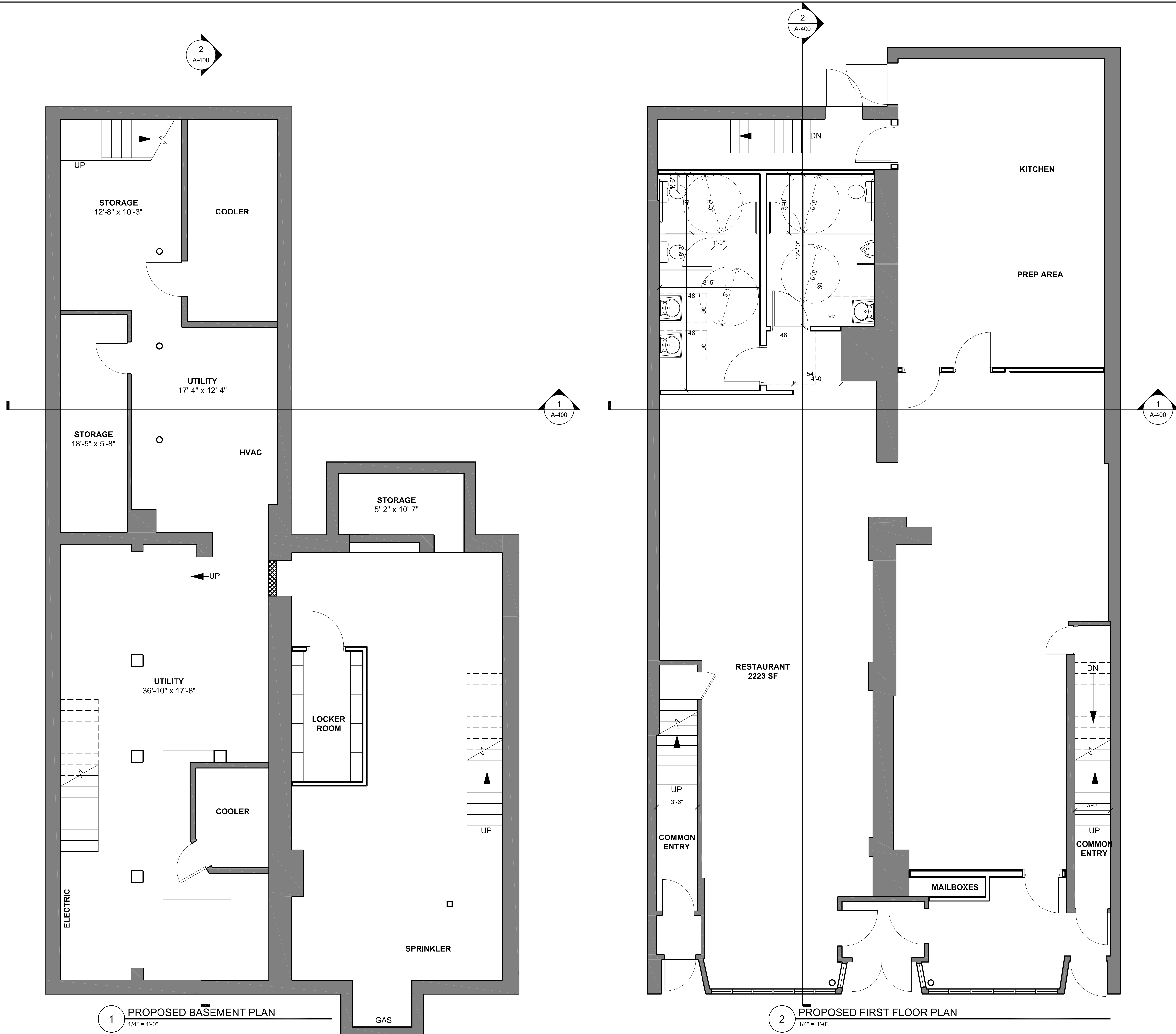
DESIGNED BY: BWT
DRAWN BY: MSM/CMM
REVIEWED BY: SML
SCALE: 1" = 10'
DATE: 05/24/2019
DRAWING NAME:

PROPOSED PLOT PLAN

DRAWING NUMBER:
PROP-1

PROJECT NUMBER: **18081**

Drawing name: G:\City Real Estate Development Corp\Projects\Boston\147 - 149 Charles Street\Main\18081_Plot_Plan.dwg
Jan 07, 2020 - 14:59pm



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
17 IVALOO STREET, SUITE 400
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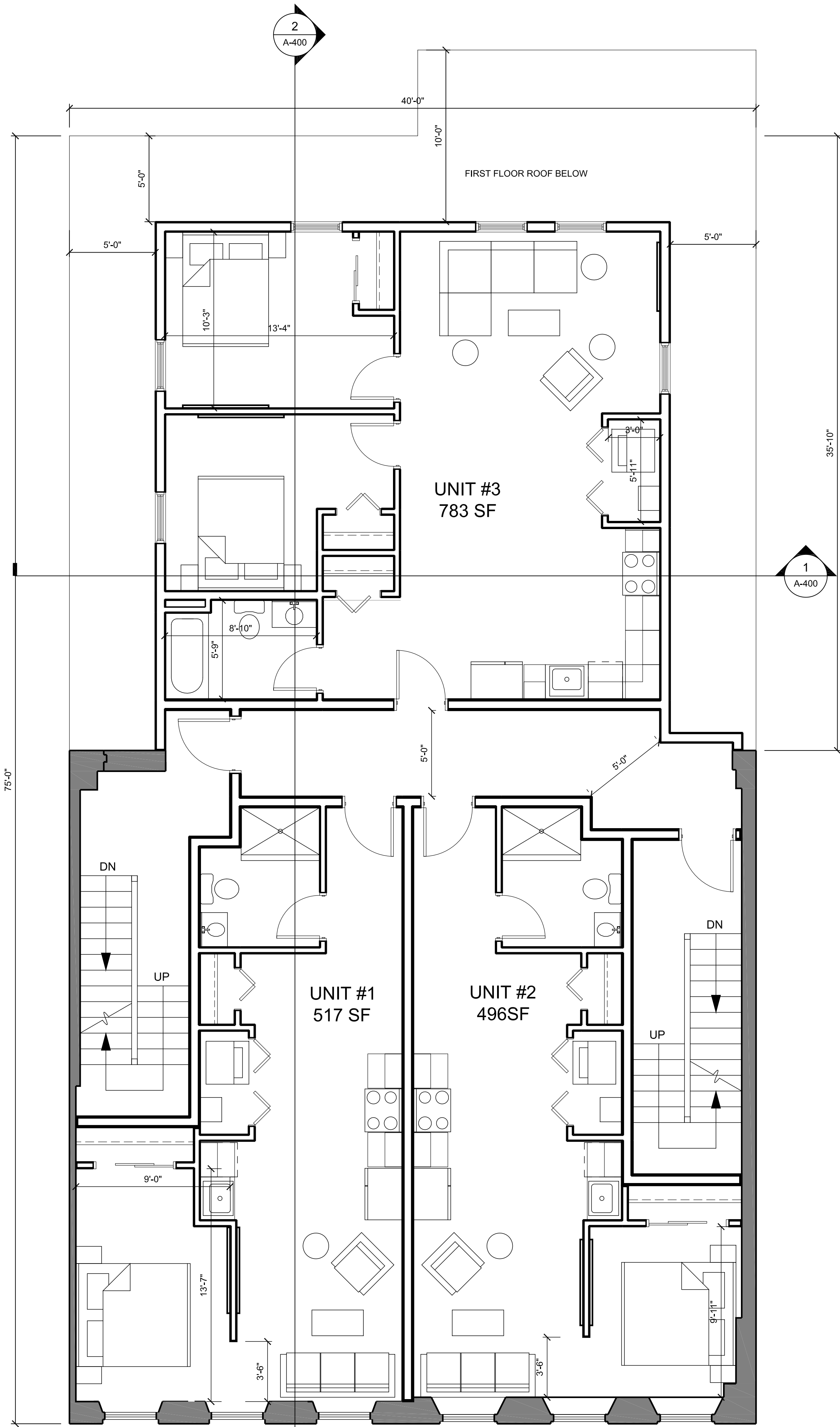
Project number 19061
Date 9/25/2020
Drawn by JLW
Checked by JSK
Scale 1/4" = 1'-0"

REVISIONS

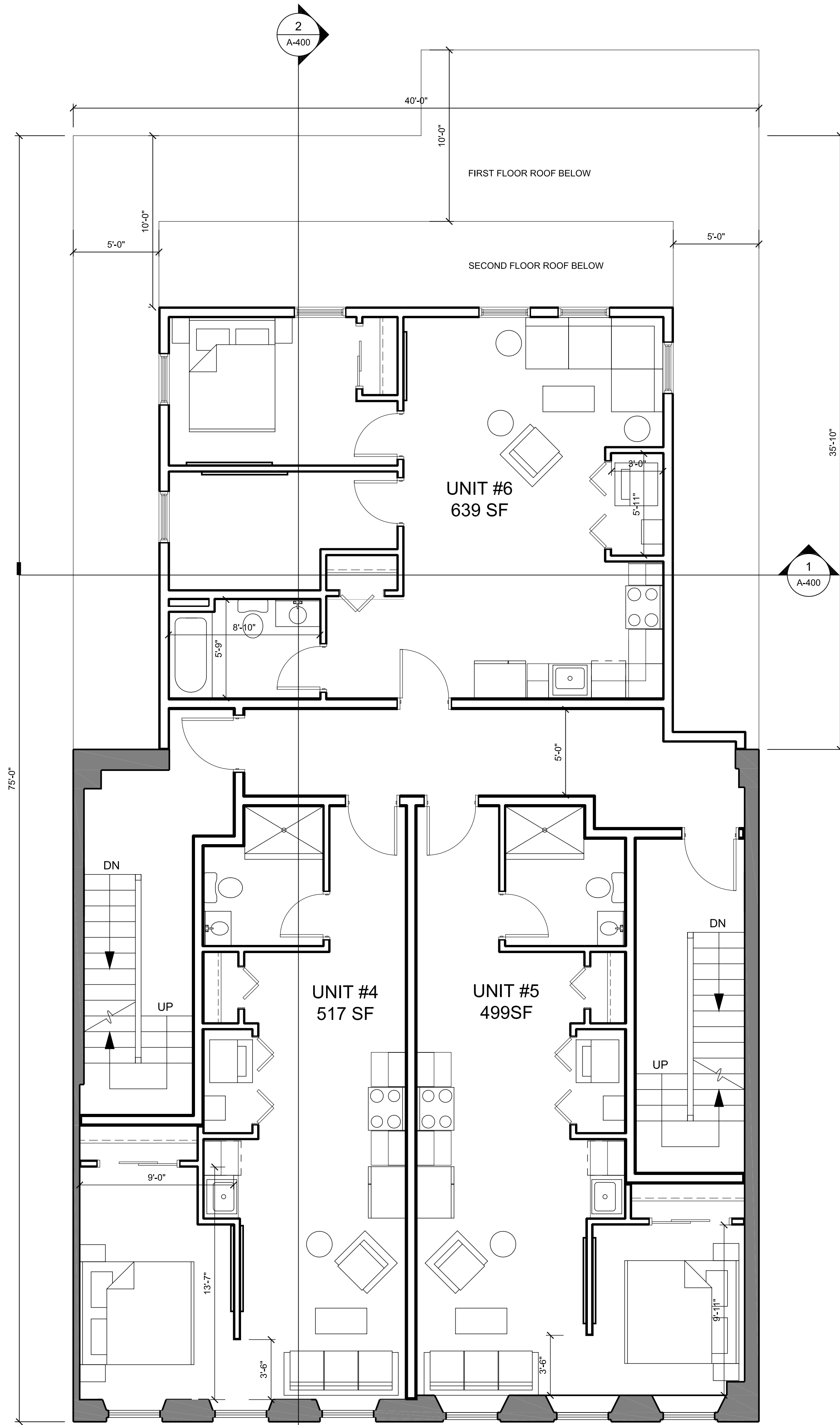
No.	Description	Date

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

CLIENT
CRM

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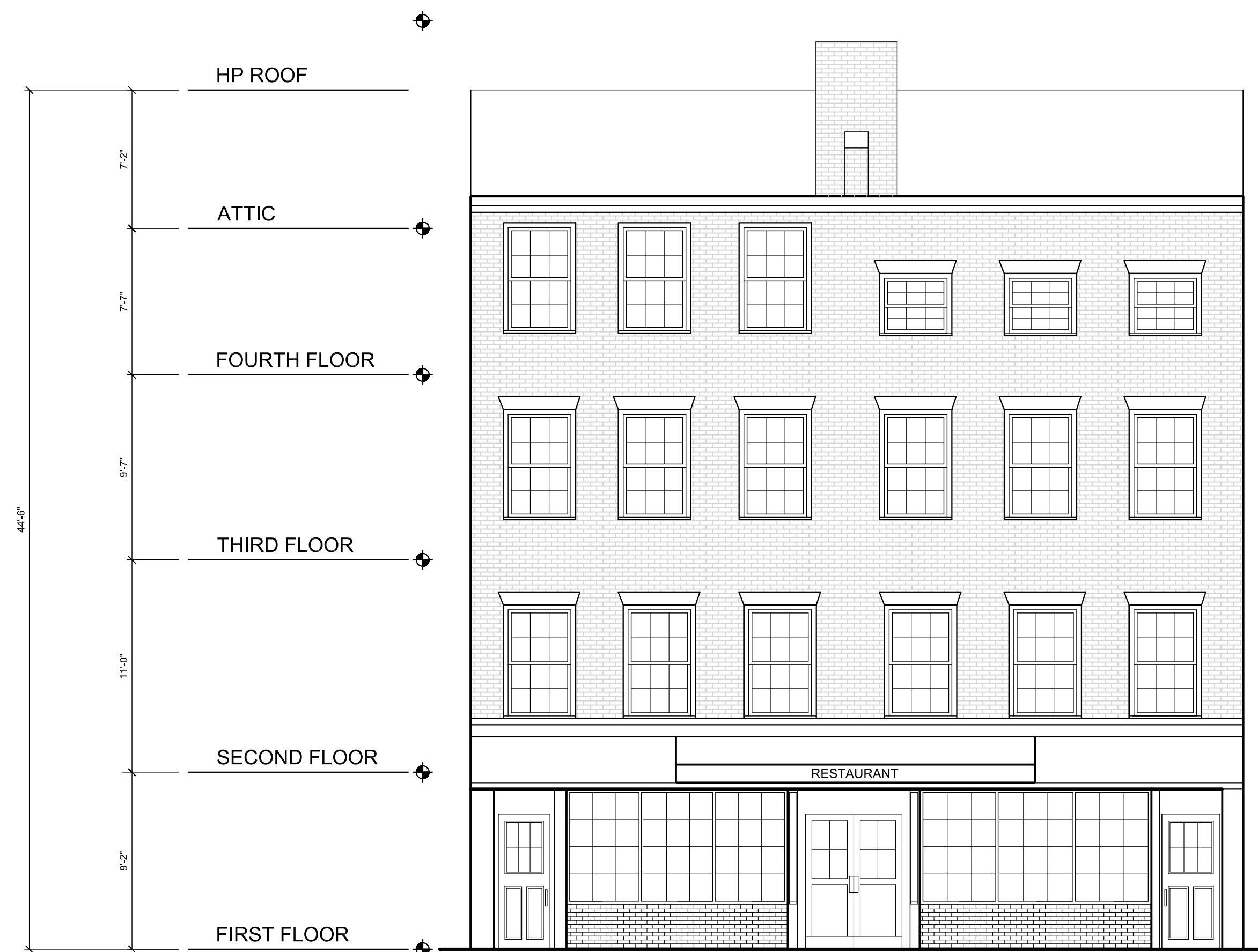
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Date	9/25/2020
Drawn by	JLW
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

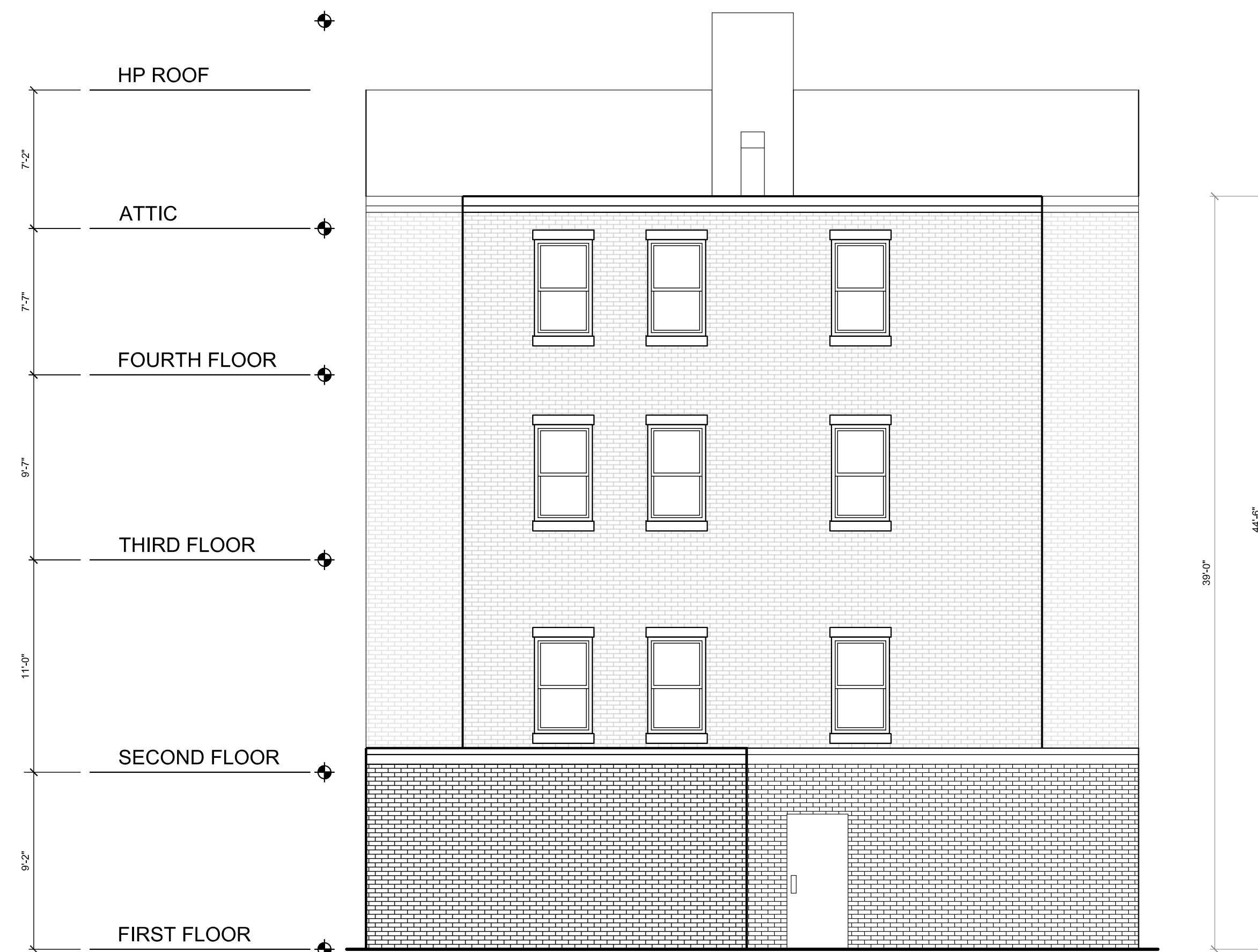
No.	Description	Date

PROPOSED
FLOOR
PLANS

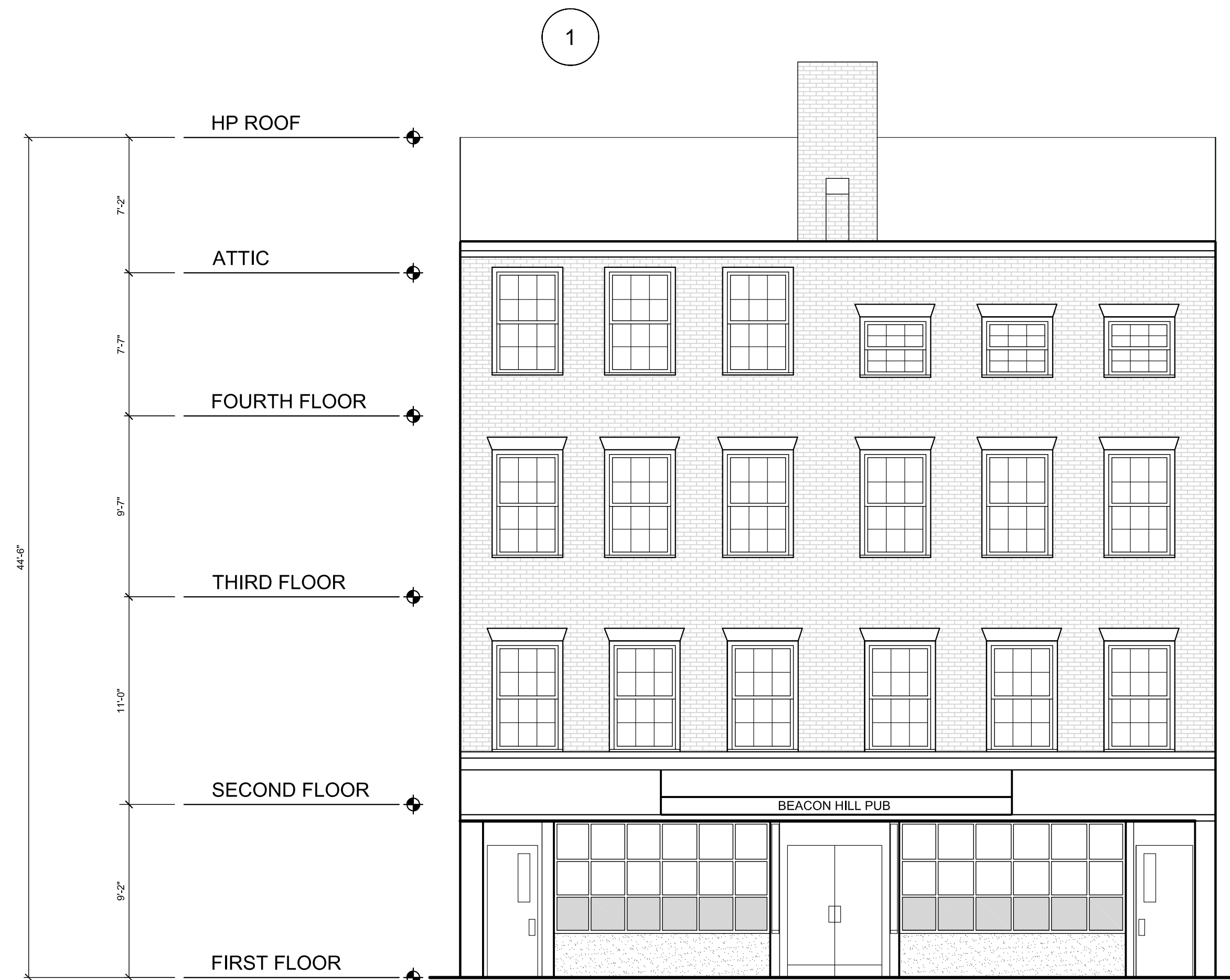
A-101
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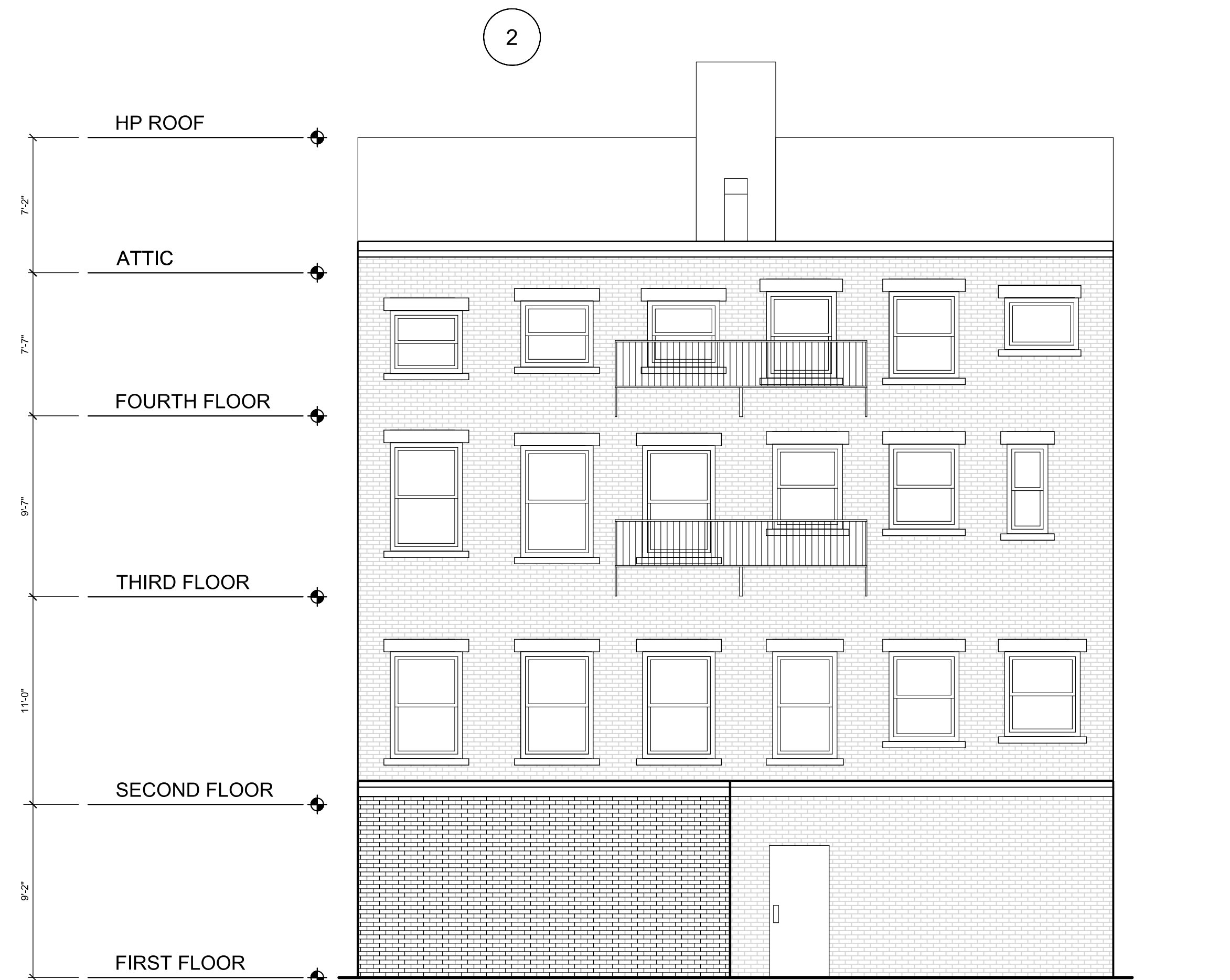
PROPOSED FRONT ELEVATION
3/16" = 1'-0"



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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Date 9/25/2020
Drawn by JLW
Checked by JSK
Scale 3/16" = 1'-0"

REVISIONS

No.	Description	Date

PROGRESS
ELEVATIONS

A-300

00000_PROJECT NAME

PROJECT NAME
147-149 CHARLES ST

PROJECT ADDRESS
147-149 CHARLES STREET
BOSTON, MA

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Project number 19061
Date 9/25/2020
Drawn by JLW
Checked by JSK
Scale 3/16" = 1'-0"

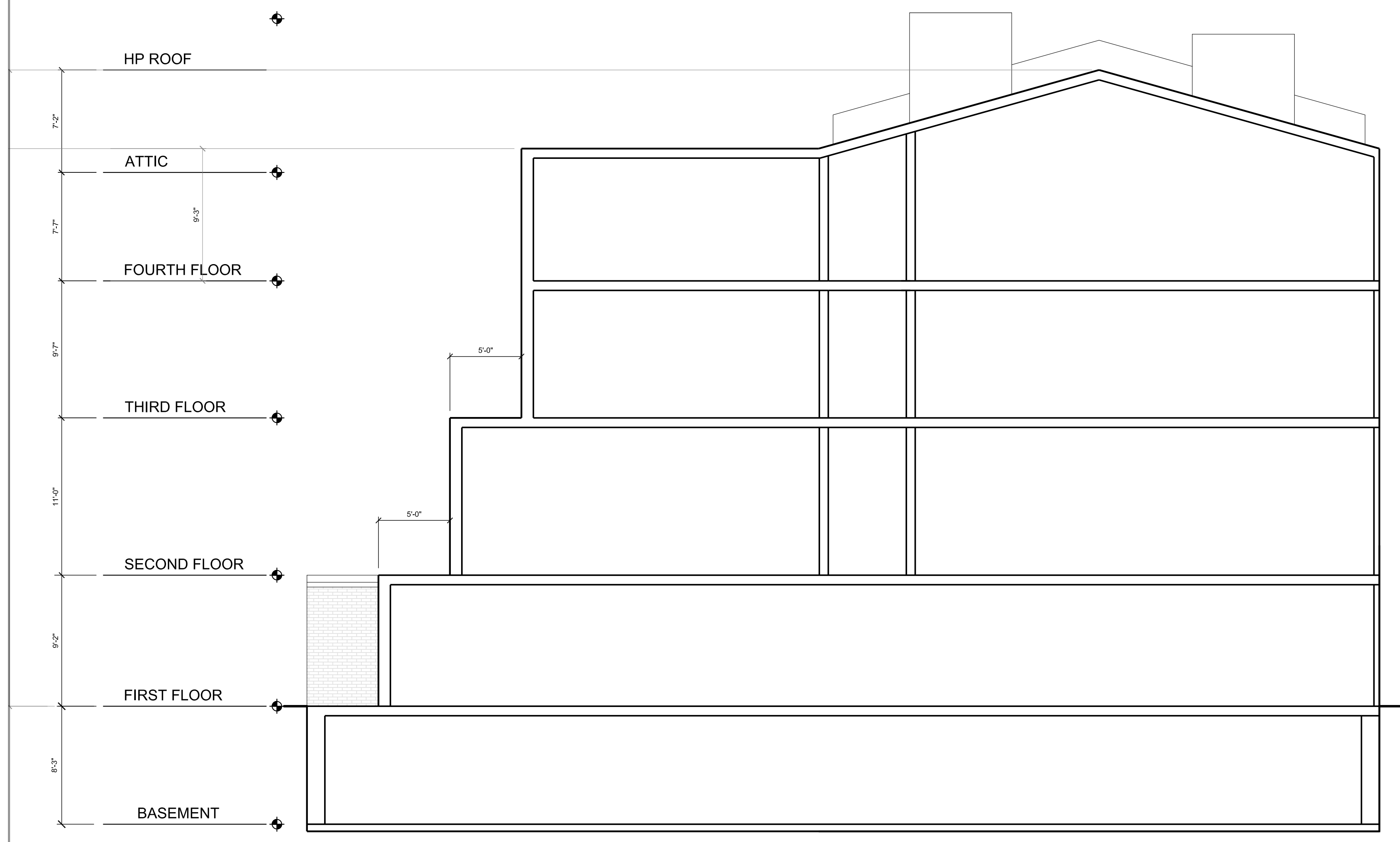
REVISIONS

No.	Description	Date

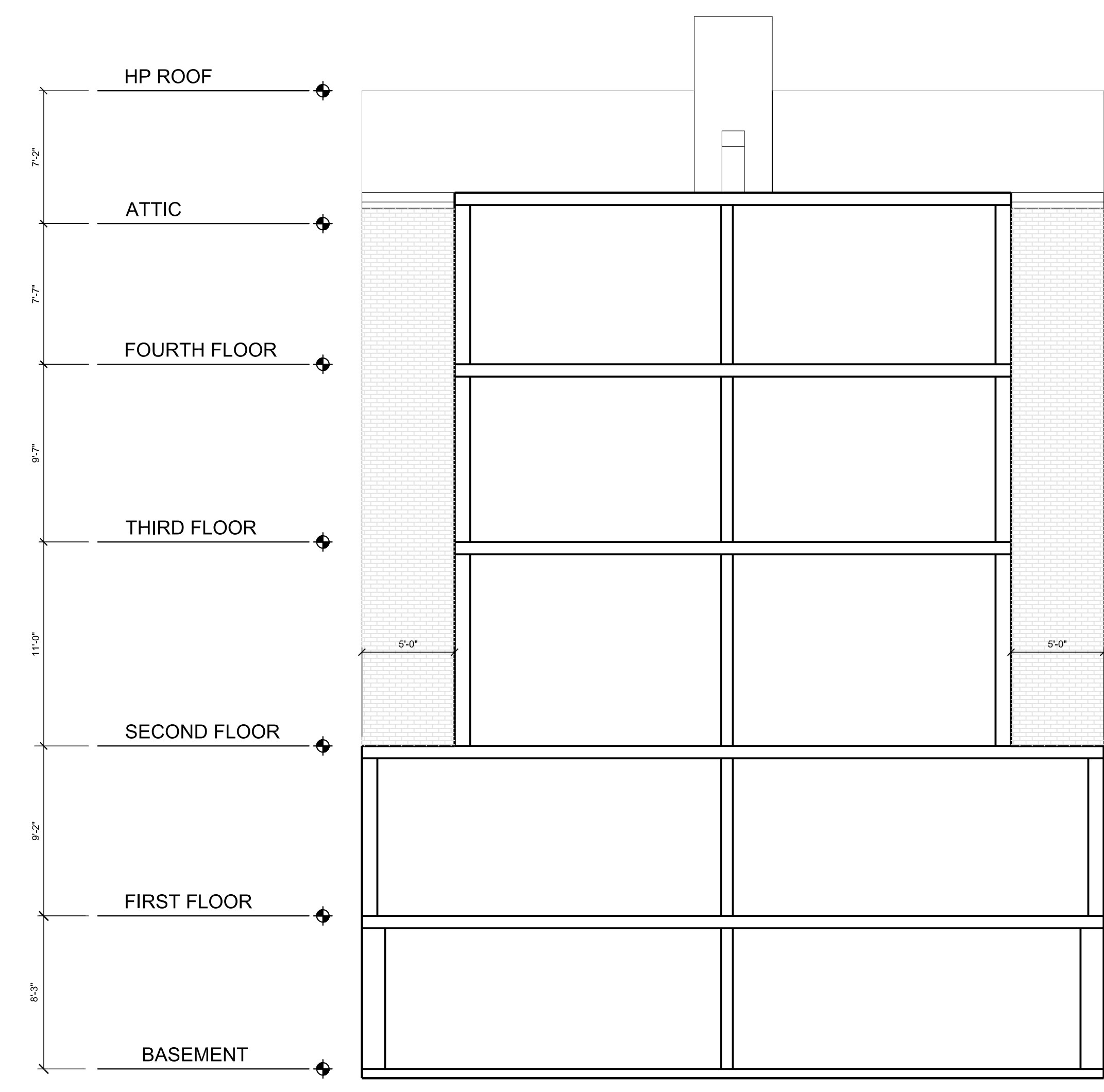
PROGRESS
ELEVATIONS

A-400

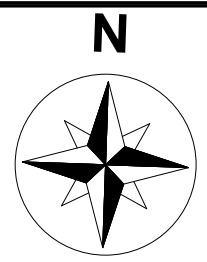
00000_PROJECT NAME



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



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

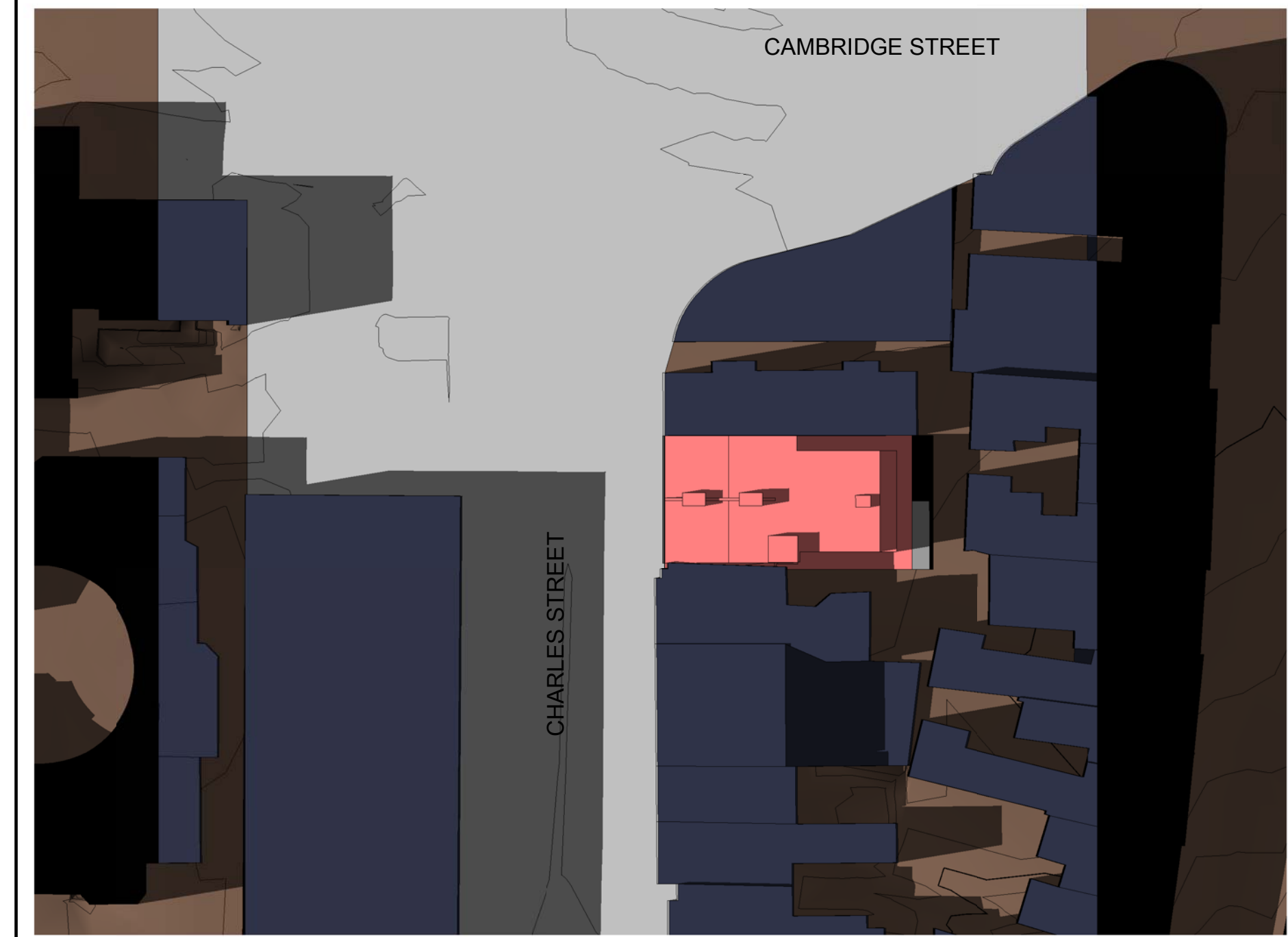
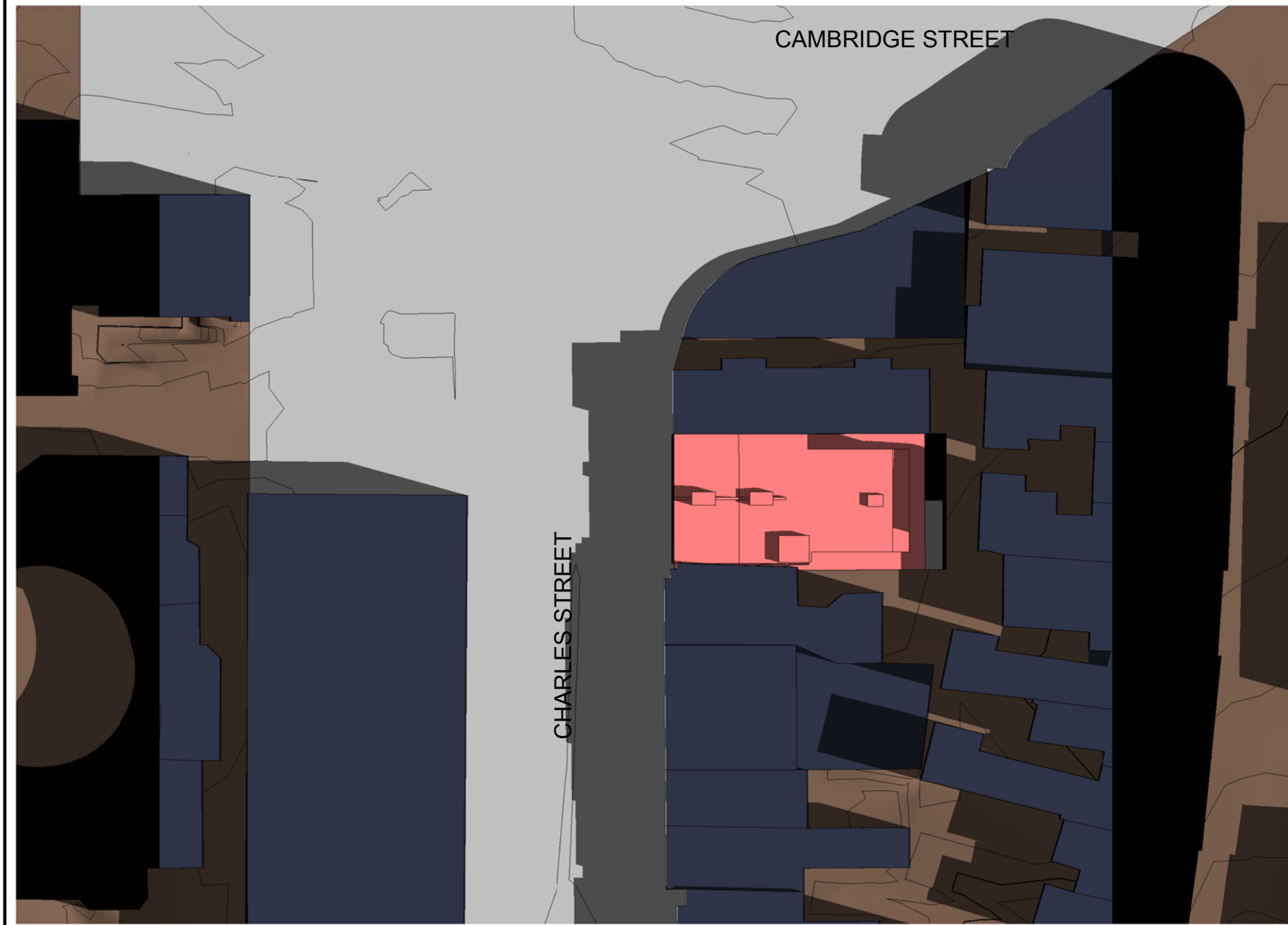


MORNING (9 AM - 10 AM)

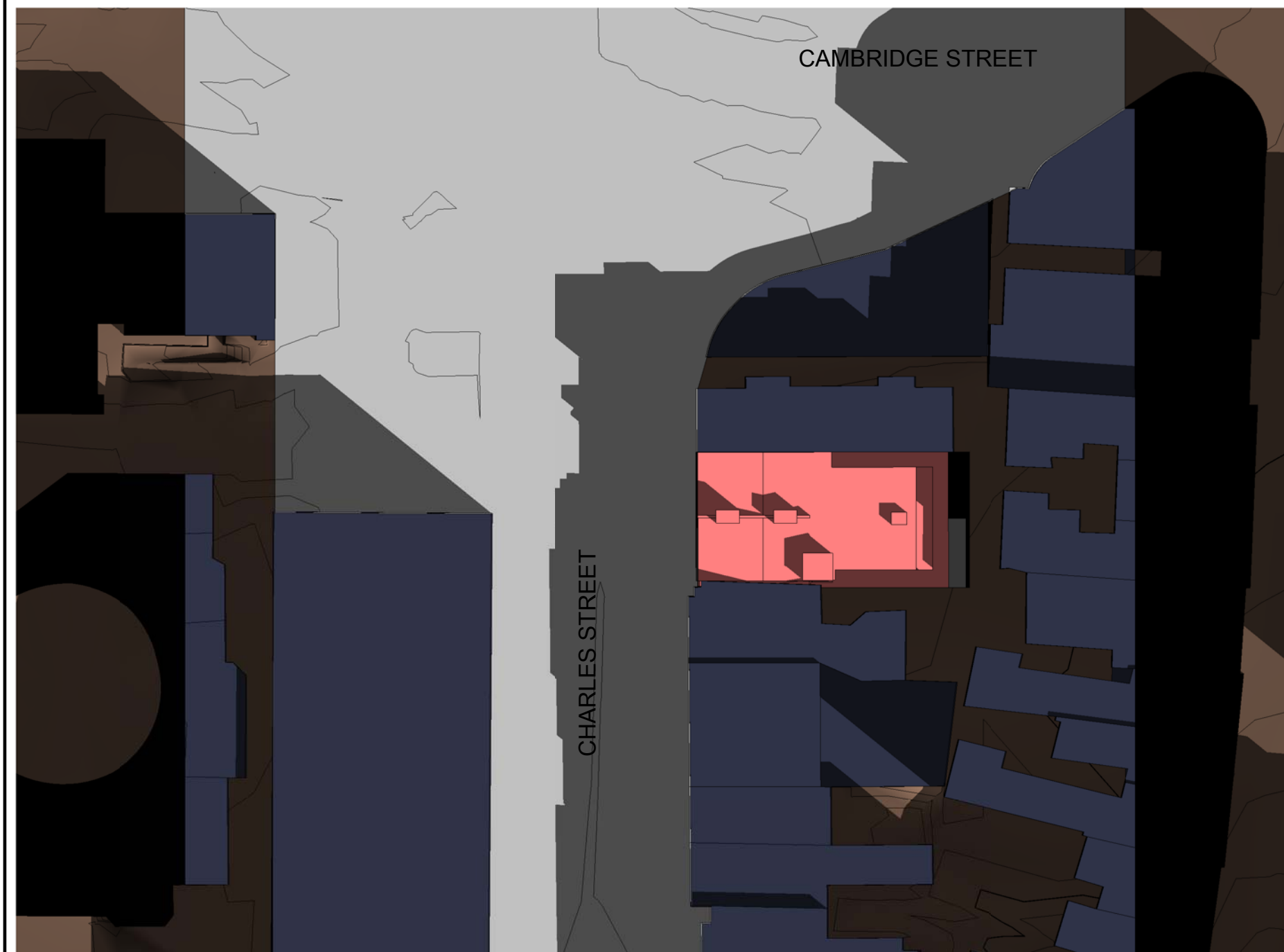
NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)

SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE



PROJECT NAME
147 CHARLES STREET

PROJECT ADDRESS
147 Charles Street,
Boston MA

CLIENT

ENTER CLIENT NAME
HERE

ARCHITECT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-9682 FAX: 617-591-2086

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Project number 19061
Date 11-07-2019
Drawn by RB
Checked by JSK
Scale 1" = 40'-0"

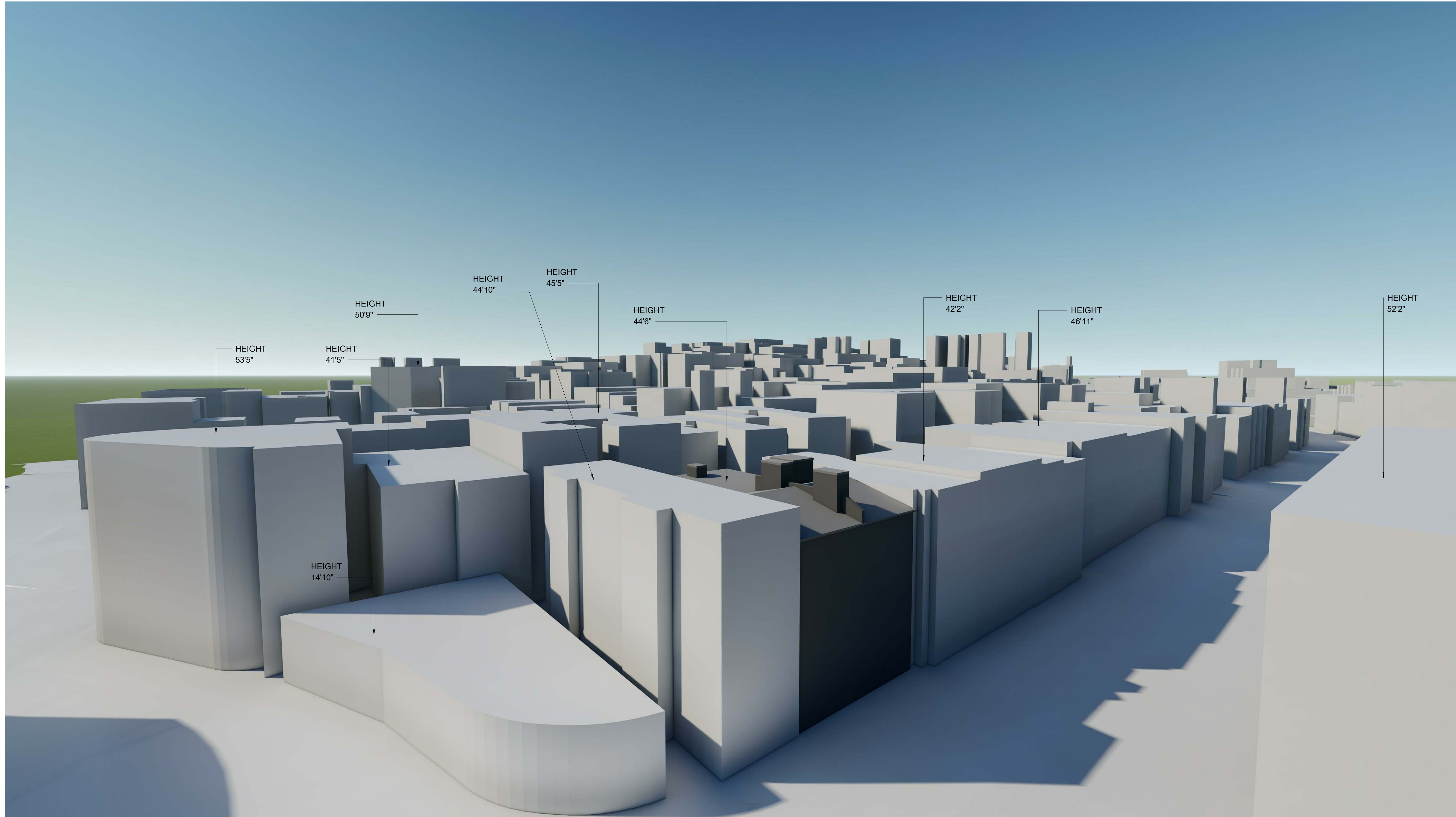
REVISIONS

No.	Description	Date

Proposed Shadow
Study

AV-1

147 CHARLES STREET



PROJECT NAME

147 CHARLES STREET

PROJECT ADDRESS

147 Charles Street,
Boston MA

CLIENT

ENTER CLIENT NAME
HERE

ARCHITECT



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Date	11-07-2019
Drawn by	RB
Checked by	JSK
Scale	

REVISIONS

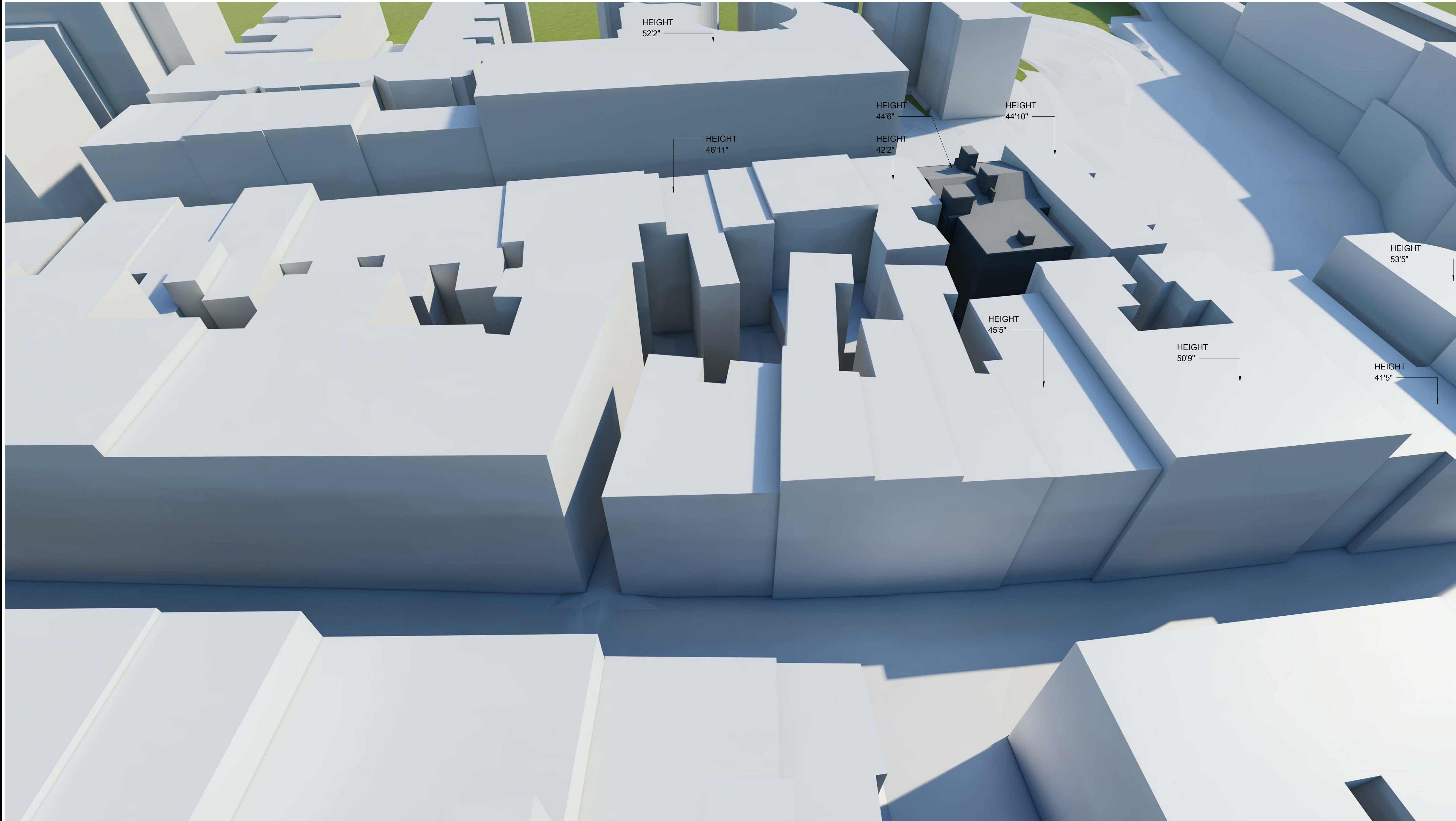
No.	Description	Date

Massing Diagram
1

AV-3

147 CHARLES STREET

G:\19119061-CRM-147-149-Charles-st-hotel\03 Drawings\07_GRAPHICS\Renderings\147 charles street.vt massing.rvt 12/30/2019 1:38:21 PM



PROJECT NAME
147 CHARLES STREET

PROJECT ADDRESS
 147 Charles Street,
 Boston MA

CLIENT
ENTER CLIENT NAME HERE

ARCHITECT

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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
 2

AV-4
 147 CHARLES STREET



PROJECT NAME
147 CHARLES STREET

PROJECT ADDRESS
 147 Charles Street,
 Boston MA

CLIENT
 ENTER CLIENT NAME
 HERE

ARCHITECT



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 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-9682 FAX: 617-591-2086

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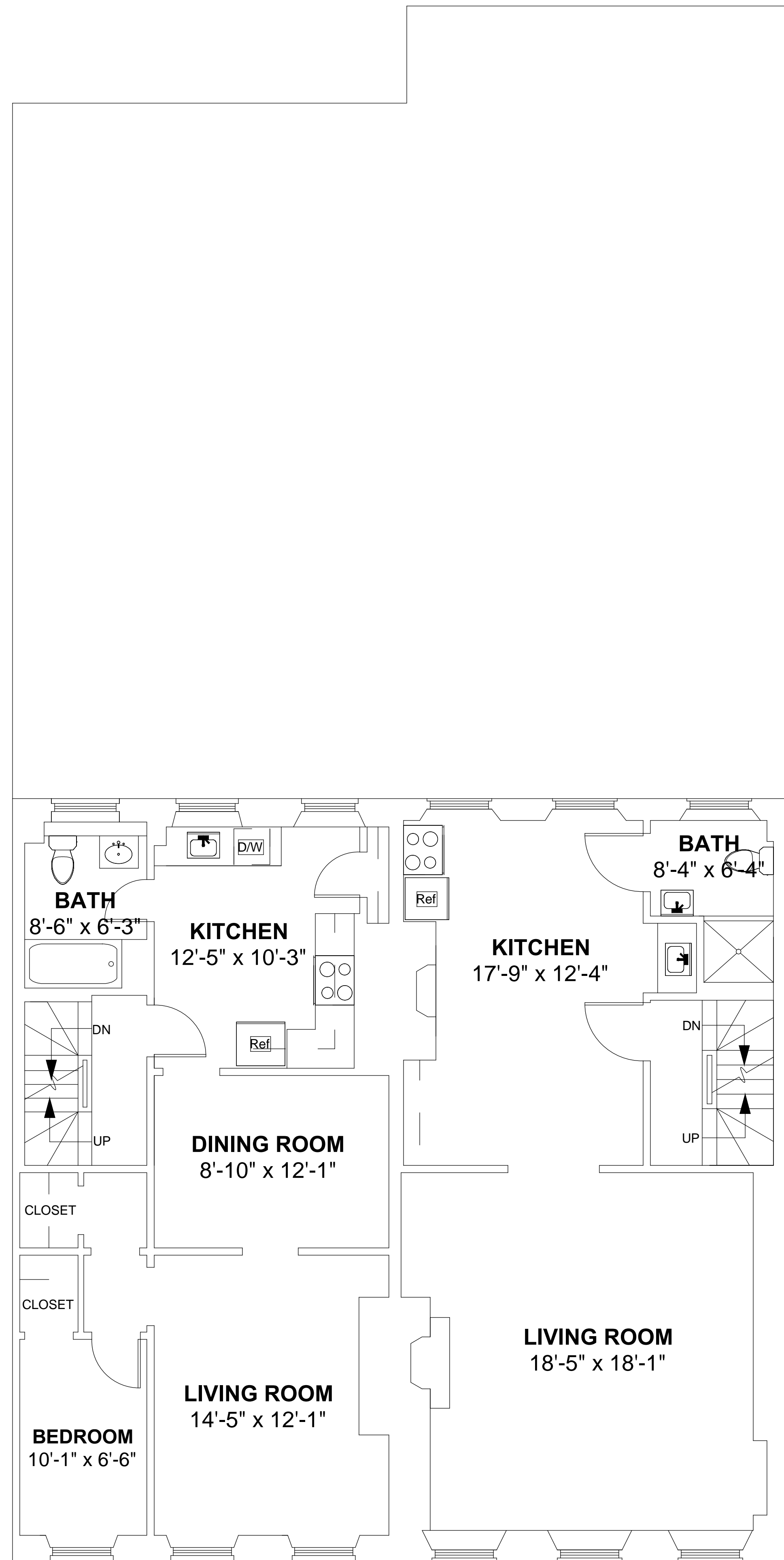
Project number	19061
Date	11-07-2019
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

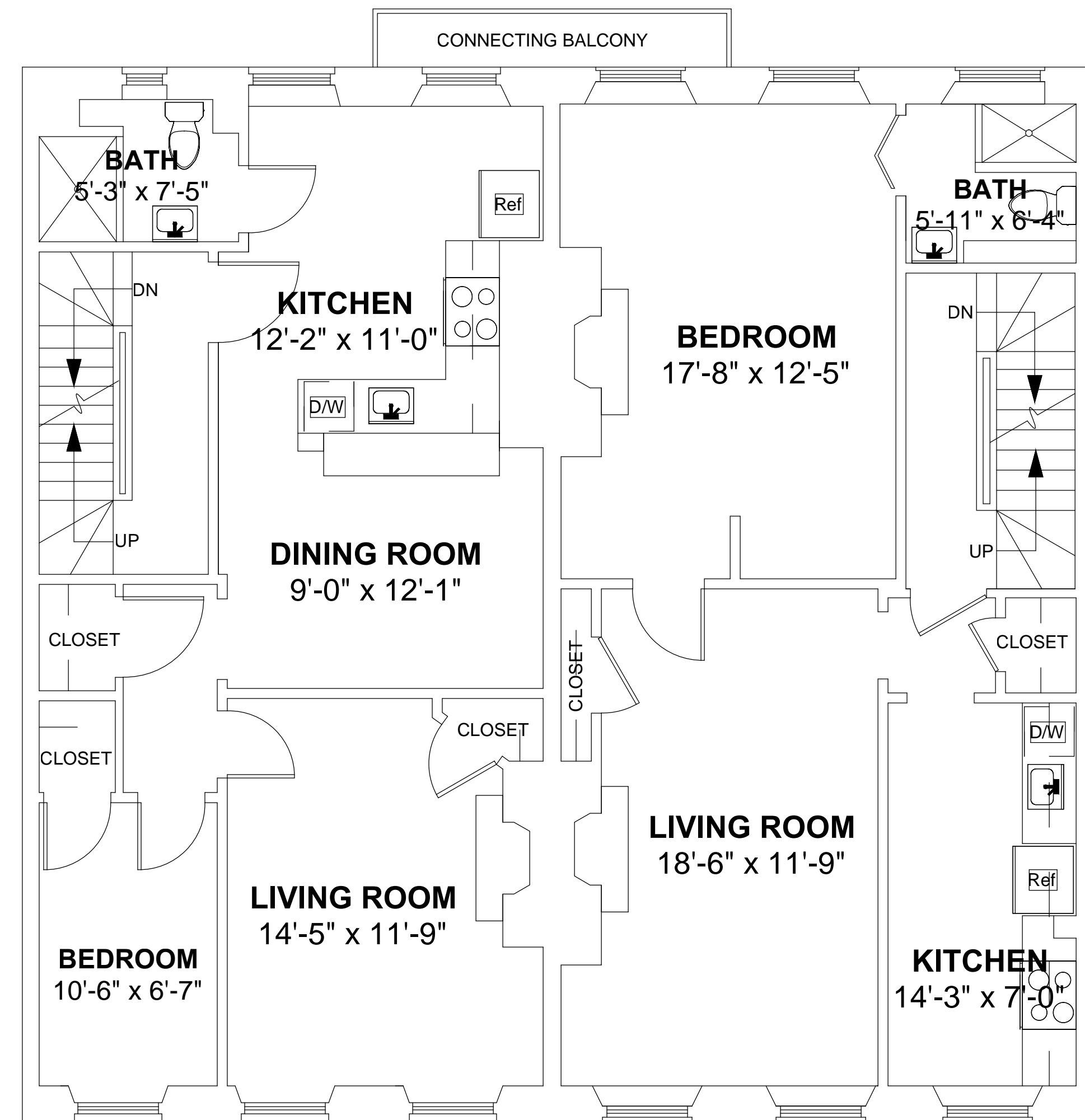
No.	Description	Date

Street view

AV-5
 147 CHARLES STREET



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



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

PROJECT NAME
147-149 CHARLES ST

PROJECT ADDRESS
147-149 CHARLES STREET
BOSTON, MA

CLIENT
CRM

ARCHITECT



17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
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Project number 19061
Date 5/21/19
Drawn by JLW
Checked by JSK
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

EXISTING
FLOOR
PLANS

EX-101

00000_PROJECT NAME

PROJECT NAME
147-149 CHARLES ST

PROJECT ADDRESS
147-149 CHARLES STREET
BOSTON, MA

CLIENT
CRM

ARCHITECT



17 VALUO STREET, SUITE 400
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REGISTRATION



Project number 19061
Date 5/21/19
Drawn by JLW
Checked by JSK
Scale 1/4" = 1'-0"

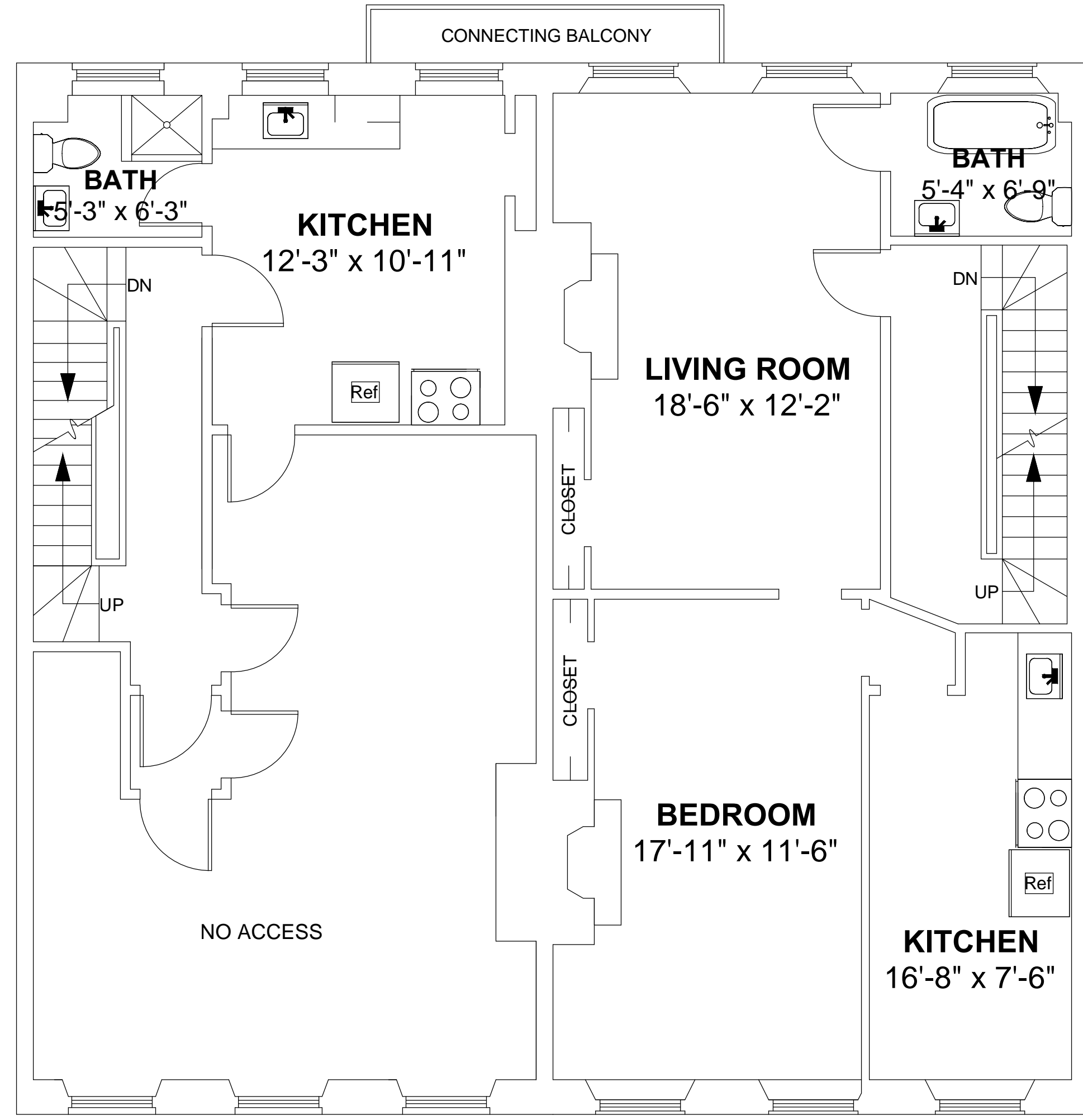
REVISIONS

No.	Description	Date

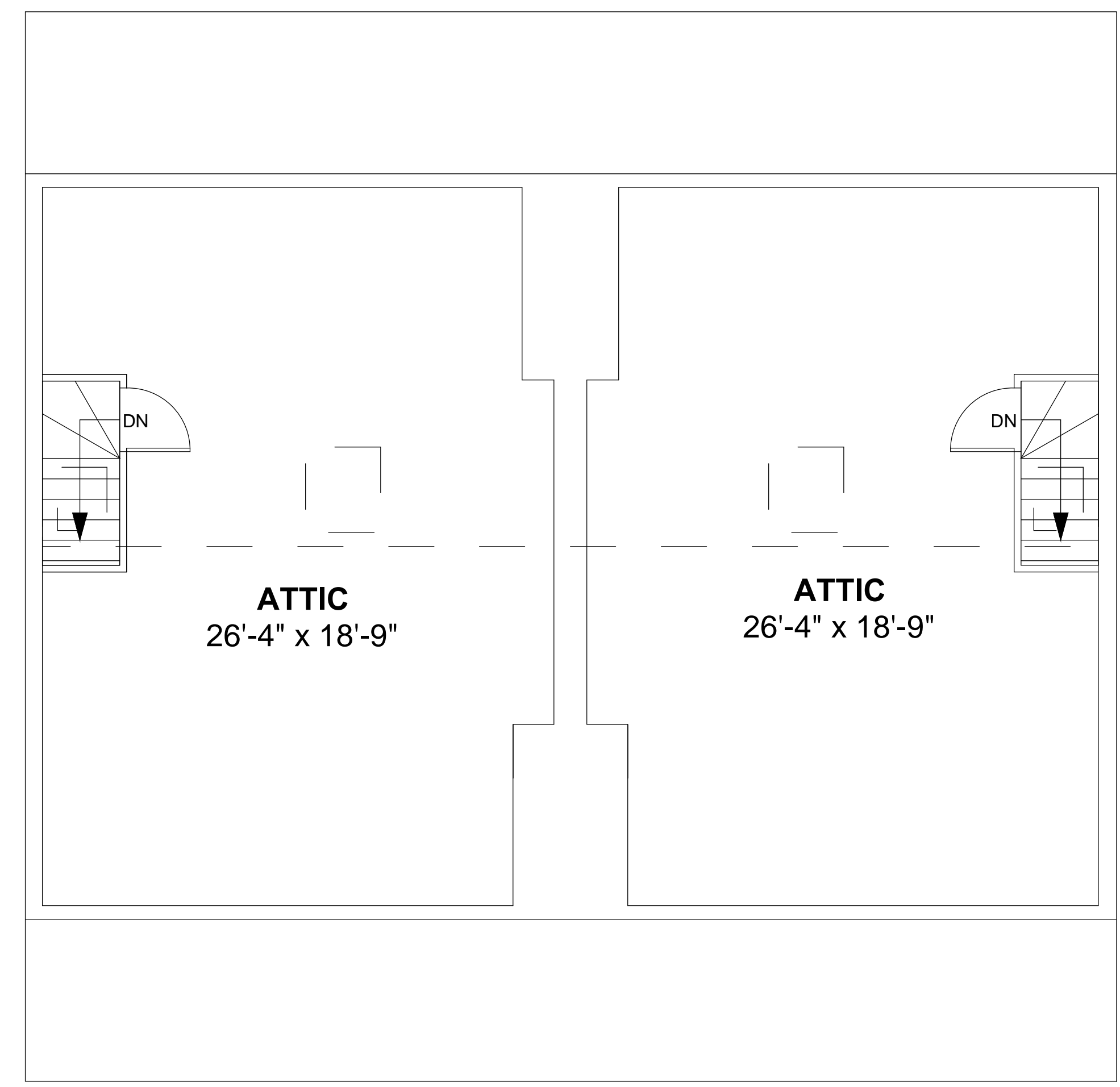
EXISTING
FLOOR
PLANS

EX-102

00000_PROJECT NAME



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



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