



9/25/2024

Beacon Hill Civic Association
74 Joy Street
Boston, Ma 02114
Attn: Patricia Tully, Executive Director

Re: 43 Bowdoin Street Renovations

Dear Ms. Tully,

To follow is the scope of renovation work proposed at 43 Bowdoin Street and anticipated timeline.

Project Scope:

We intend to convert the existing commercial space, located on the basement, first floor and part of the second floor into a residential dwelling unit. We intend to increase the square footage of the existing 2R residential unit, by including space previously contained within the commercial unit. Upon completion, the building will contain 9 residential units comprising (7) existing studio units, and (2) two bedroom units.

The construction scope will require the demolition of existing partition walls, structural and non structural framing, new electrical, plumbing, HVAC installation, and new finishes throughout as per our construction drawings. Our plans include the addition of a common staircase to a new common laundry area located in the basement.

These plans are detailed in a plan set dated 9/19/24, "ZBA Review set" by Bloom Architects.

Project Timeline/Status:

Our project timeline is dependent on the Zoning Board of Appeals, and receipt of our long form building permit. We anticipate that work will continue through Spring of 2025, but are working with Catamount Builders to prepare this timeline.

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City of Boston Permits:

We have begun some demolition work under a short form permit to solidify planning.

We have received approval from Boston Water and Sewer Commission for the installation of a dedicated sprinkler line and are hoping to coordinate that work this fall.

The exterior work required to install egress on the second floor is not visible from a public way.

Please do not hesitate to reach out with any additional questions or concerns. We look forward to speaking with you further about this project.

Warm Regards,

<i>Kelly Robbins</i>	dotloop verified 09/25/24 7:49 AM EDT 8H82-S5EJ-BK4U-7JOP
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Kelly Robbins
Director of Project Management, Charlesgate Property Management
on behalf of First Bowdoin Nominee Trust et al

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