

7 CHESTNUT STREET

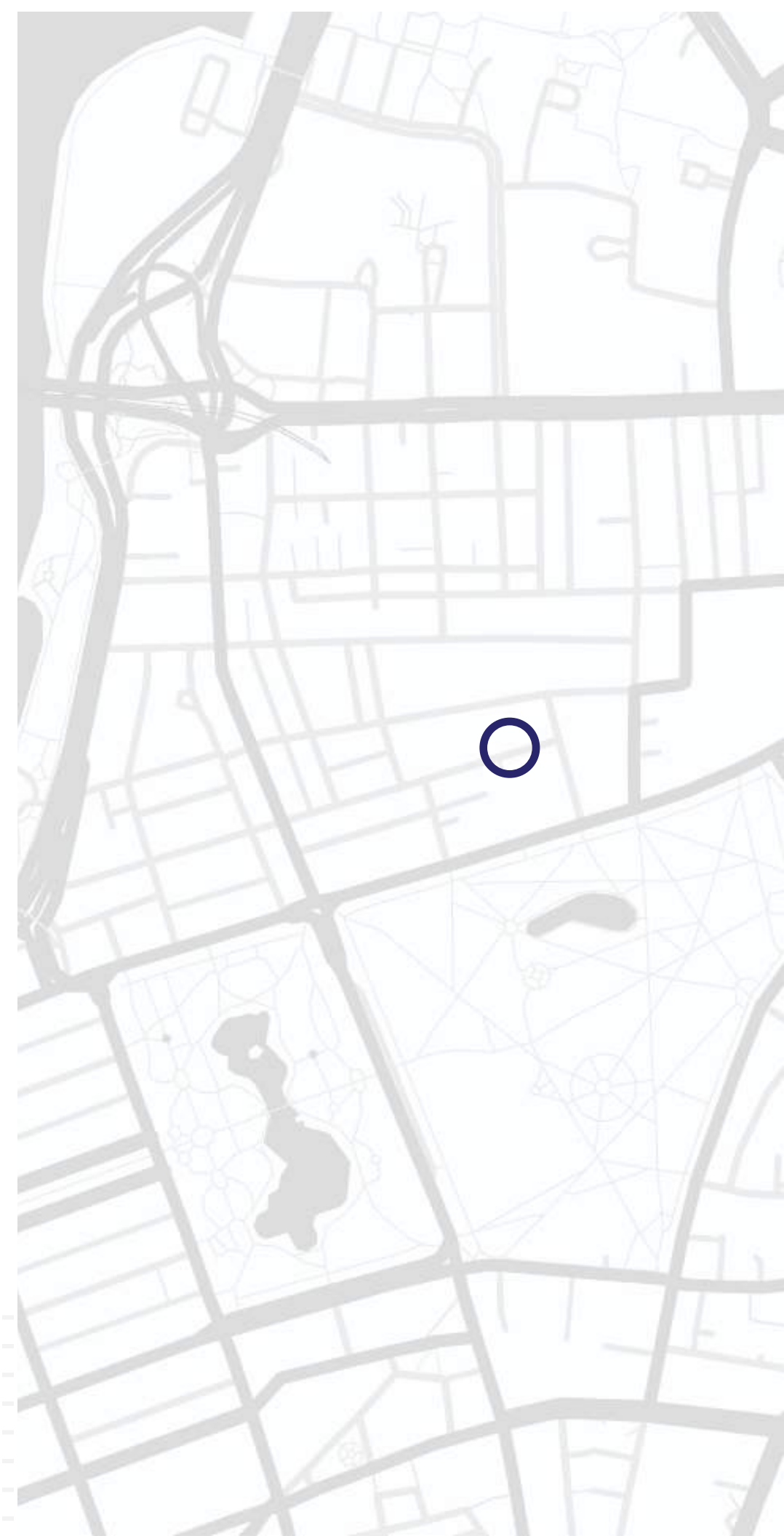
BOSTON, MA

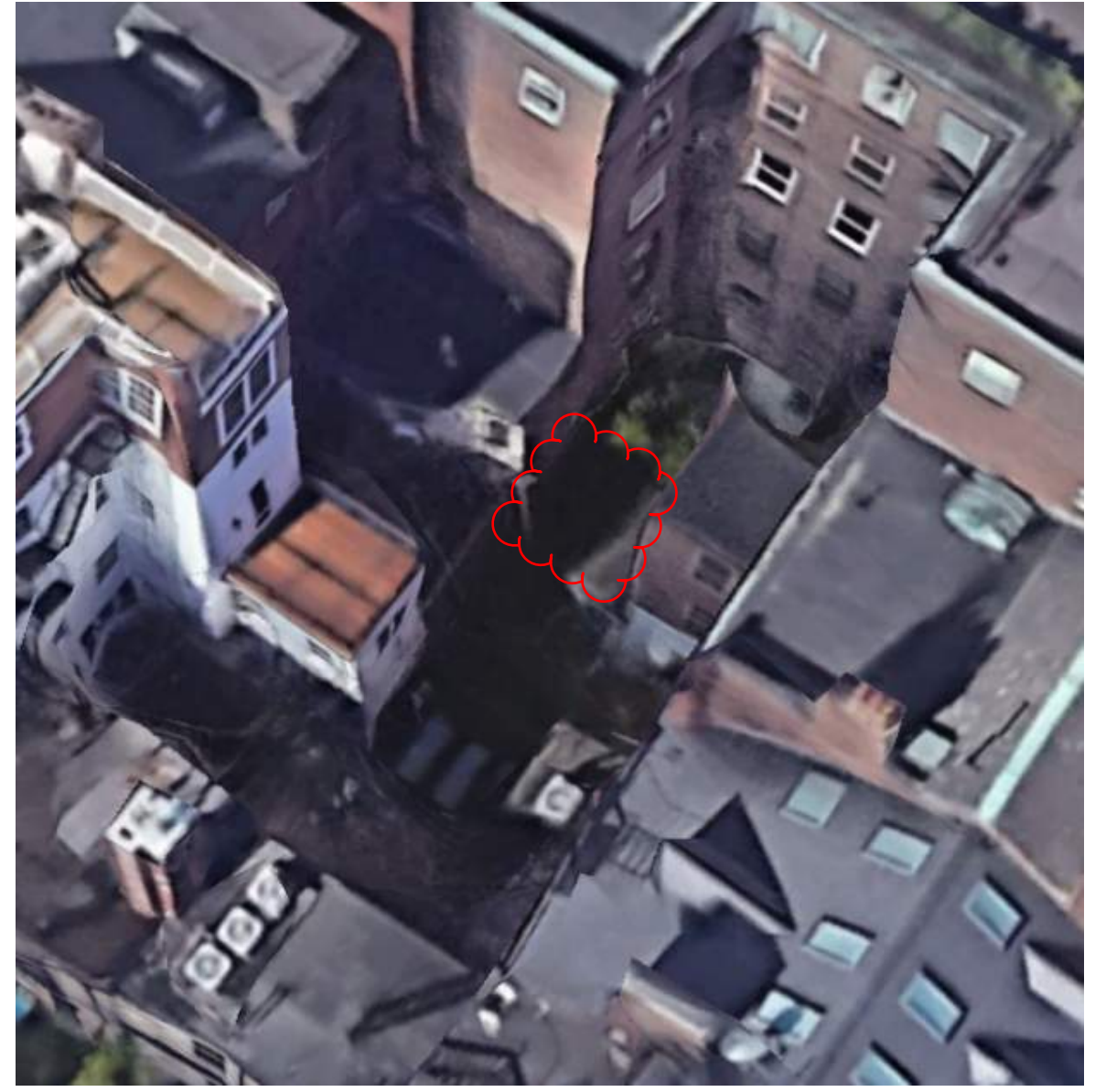
HIGH STREET PROPERTIES

ABUTTER MEETING

EMBARC

AUGUST 24, 2023

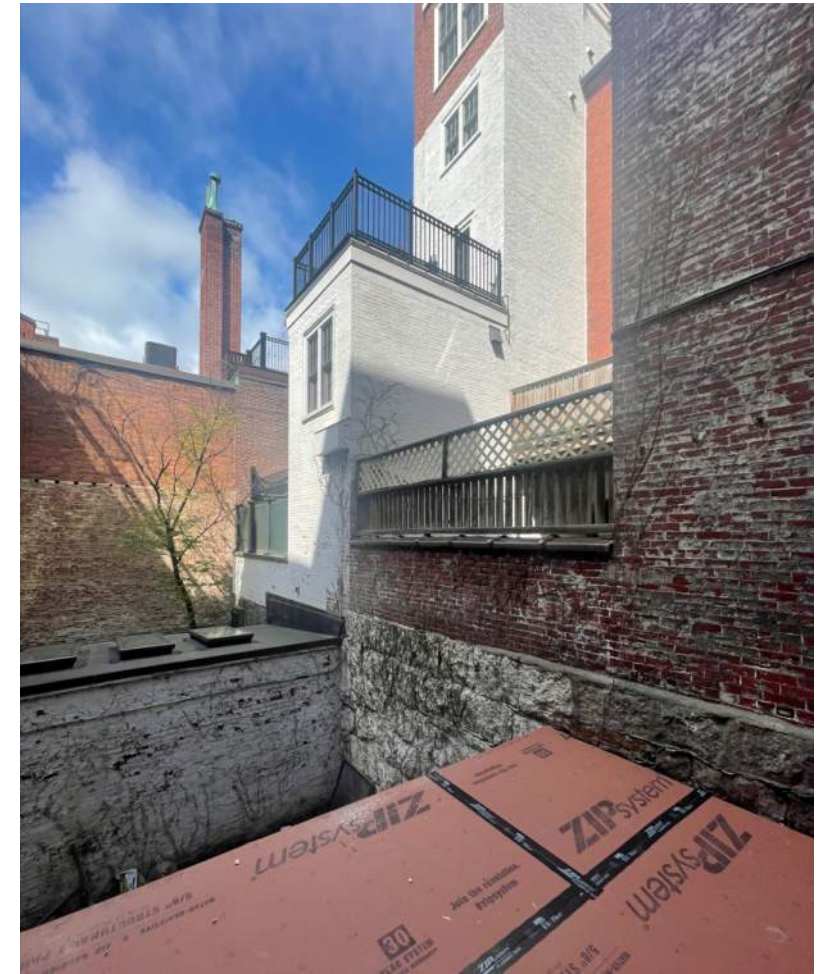




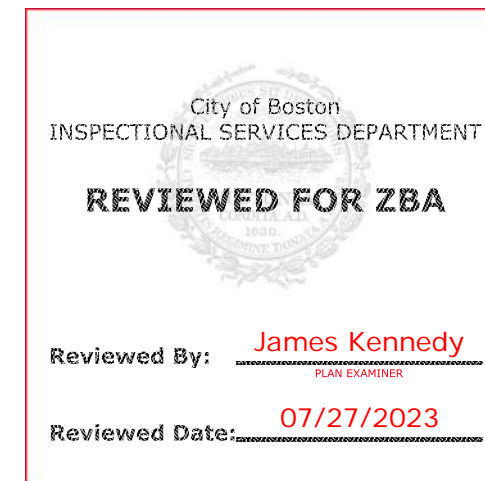
EMBARC



EMBARC



EMBARC



GENERAL NOTES

- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF THE DRAWINGS.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- ALL GYPSUM BOARD SURFACES ARE TO BE 5/8" THICK UNLESS OTHERWISE NOTED.
- ALL GYPSUM AND PLASTER FINISHES SHOULD BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND HAVE NO VISIBLE JOINTS.
- PROVIDE GAS, WATER SPIGOT, OUTLET, AND LIGHTING AT ROOF DECKS; FOR LOCATIONS, SEE FLOOR PLANS AND REFLECTED CEILING PLANS.
- ALL CLOSETS SHALL HAVE SHELF AND POLE OR SHELVES AS REQUIRED, UNLESS OTHERWISE NOTED.
- ALL REQUIRED LIFE SAFETY DEVICES, INCLUDING SMOKE & CARBON MONOXIDE DETECTORS, SHALL BE INSTALLED BY THE CONTRACTOR IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.

PLAN NOTES

- ALL DIMENSIONS ARE MEASURED FROM FACE OF EXISTING BRICK TO FINISH FACE OF G.W.B. OR FROM FINISH FACE OF G.W.B. TO FINISH FACE OF G.W.B.
- ALL DOORS ARE 84" TALL UNLESS OTHERWISE NOTED.
- ALL EXISTING PARTY WALLS AND EXTERIOR WALLS TO RECEIVE FURRING WALL TYPE AS INDICATED ON PLANS.

MECHANICAL | SECURITY NOTES

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ELECTRICAL NOTES

- ELECTRICAL SERVICE POWER IS TO BE EVALUATED FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS. PROPER POWER LEVEL SHALL BE PROVIDED.
- ALL NEW ELECTRICAL ITEMS ARE TO BE U.L. RATED.
- ALL ELECTRICAL PANELS ARE TO BE RECESSED INTO A WALL WITH A MINIMUM 6" STUD DIMENSION. REVIEW FINAL LOCATION WITH ARCHITECT AND OWNER.
- ALL DISTRIBUTION PANELS ARE TO BE NEW.
- LIVING AREAS, DINING AREAS, AND ALL BEDROOM ARE TO RECEIVE 3-WIRE JUNCTION BOXES.
- ALL CLOSET LIGHTING IS TO BE L.E.D. OR HIGH EFFICIENCY LIGHTING.
- OUTLETS IN BATHROOMS SHALL HAVE GROUND FAULT INTERCEPTORS.
- ALL SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCE OF POWER FROM BUILDING WIRING WITH BATTERY BACK-UP.
- ALL DIMENSIONS FOR THE FOLLOWING ITEMS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED:
 - MOUNT ALL OUTLETS, PHONE JACKS, AND TELEVISION CABLE JACKS VERTICALLY AT 18" TO CENTERLINE ABOVE THE FINISH FLOOR UNLESS OTHERWISE NOTED. WHERE BASE AND TRIM IS LARGER THAN 9-1/2" TALL PROVIDE 6" CLEARANCE FROM BOTTOM OF PLATE TO TOP OF BASEBOARD TRIM.
 - MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
 - VERTICALLY ALIGN SWITCHES AND OUTLETS WHERE POSSIBLE.

FLOOR PLAN LEGEND

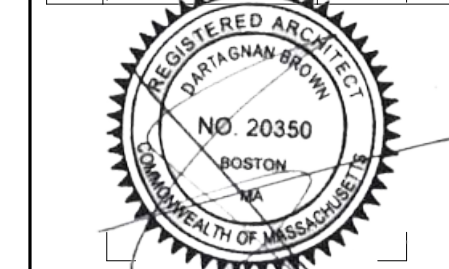
- EXISTING WALL TO REMAIN
- NEW WALL
- AREA NOT IN CONTRACT
- GAS SPIGOT
- WATER SPIGOT
- WATERPROOF OUTLET
- TV LOCATION
- STRUCTURED VIDEO LOCATION
- THERMOSTAT LOCATION

7 CHESTNUT
BOSTON, MA 02108

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE
1	Revision 1	1.25.2023
2	AMENDMENT 1	2.15.2023
3	Revision 3	2.21.2023
4	FRAMING UPDATES	4.10.2023
5	FRAMING UPDATES	5.10.2023
6	FINAL FRAMING	5.16.2023
12	AMENDMENT 2	7.5.2023



DRAWING INFORMATION

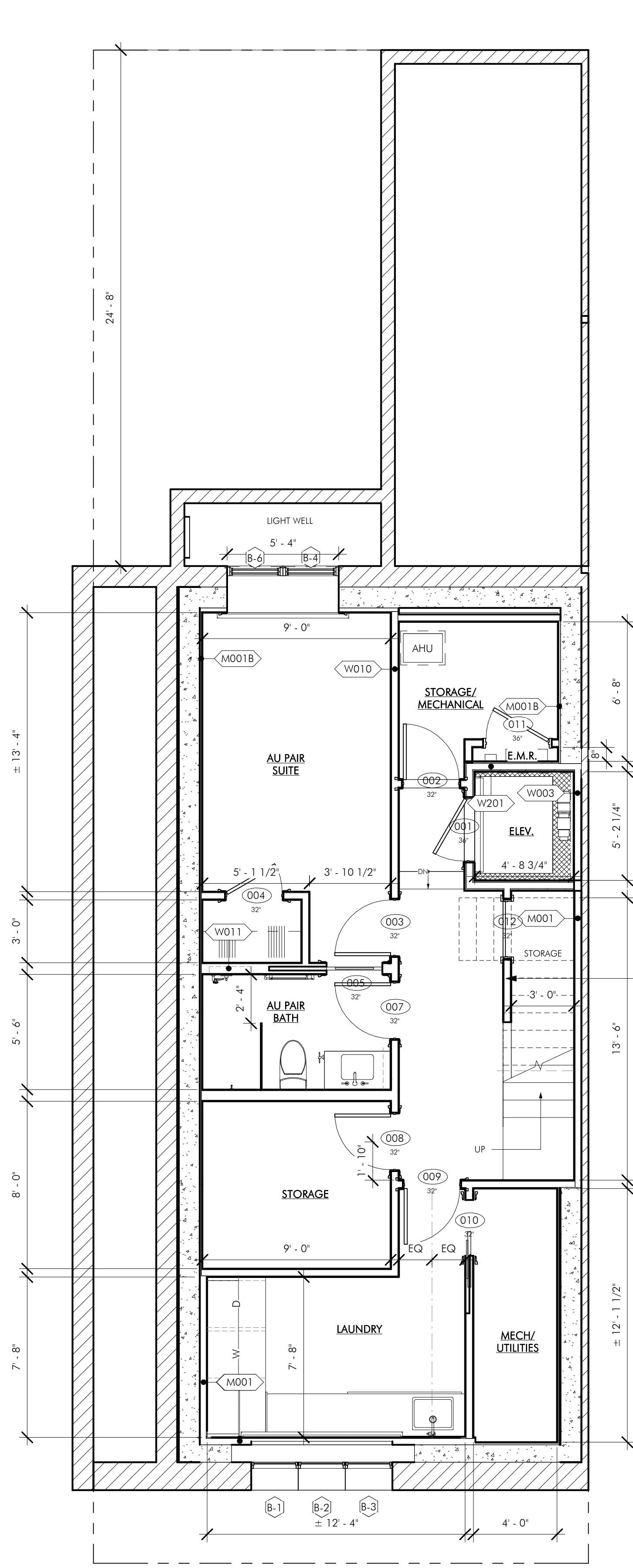
ISSUE: ISSUED FOR CONSTRUCTION
DATE: MAY 30, 2023
PROJECT #: 22010
SCALE: 1/4" = 1'-0"

DRAWING TITLE

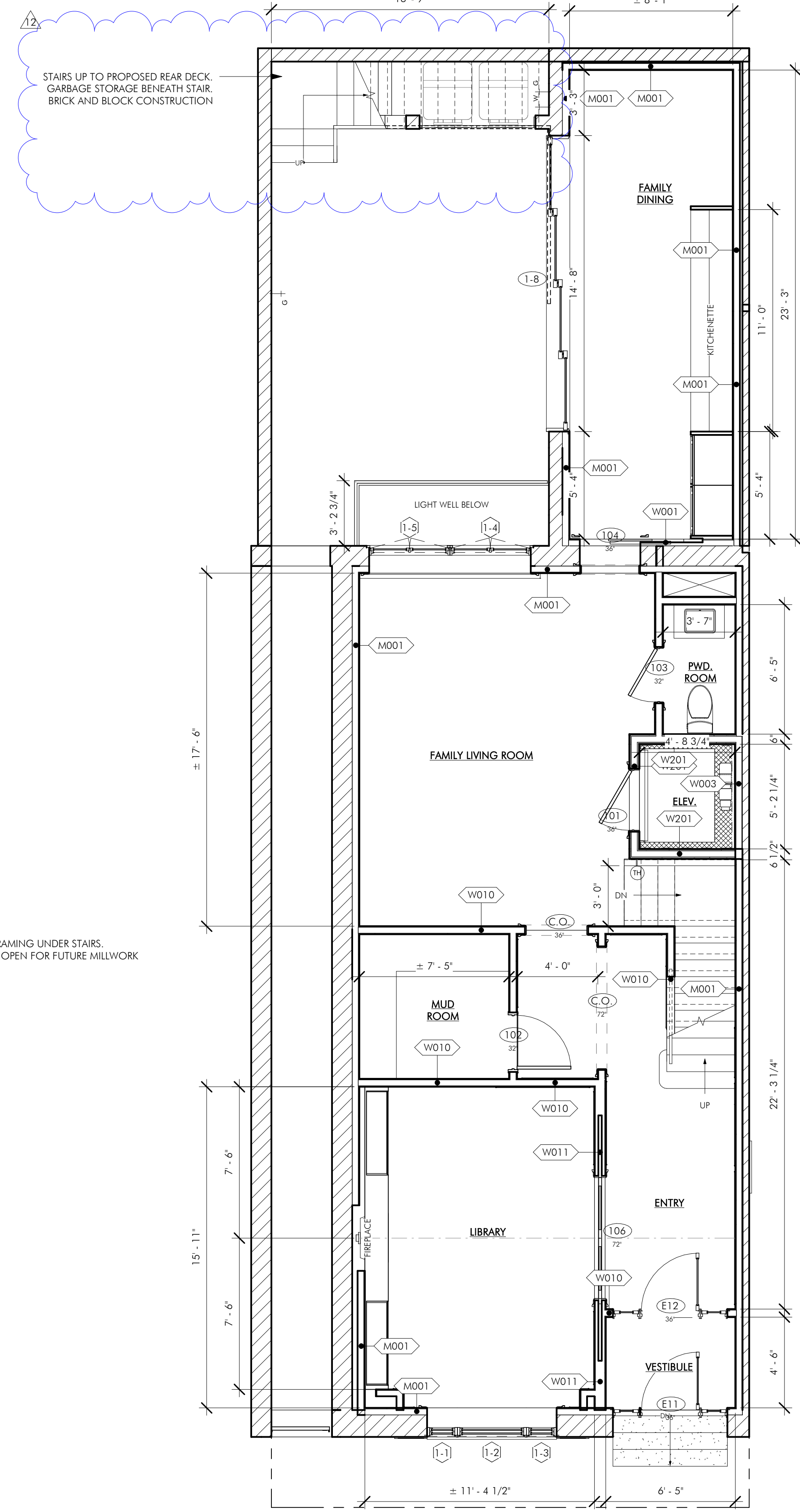
CONSTRUCTION PLANS

DRAWING NUMBER

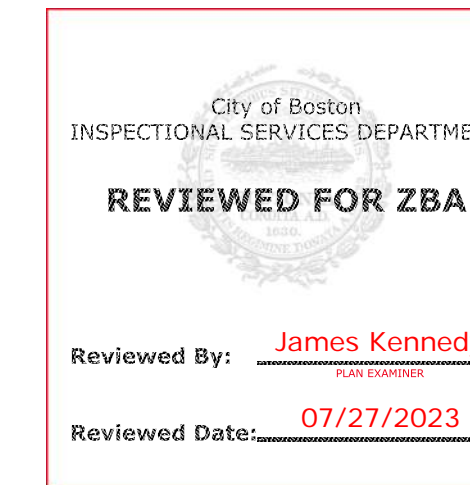
A101



1 0 - BASEMENT (NEW)
1/4" = 1'-0"



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



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MECHANICAL | SECURITY NOTES

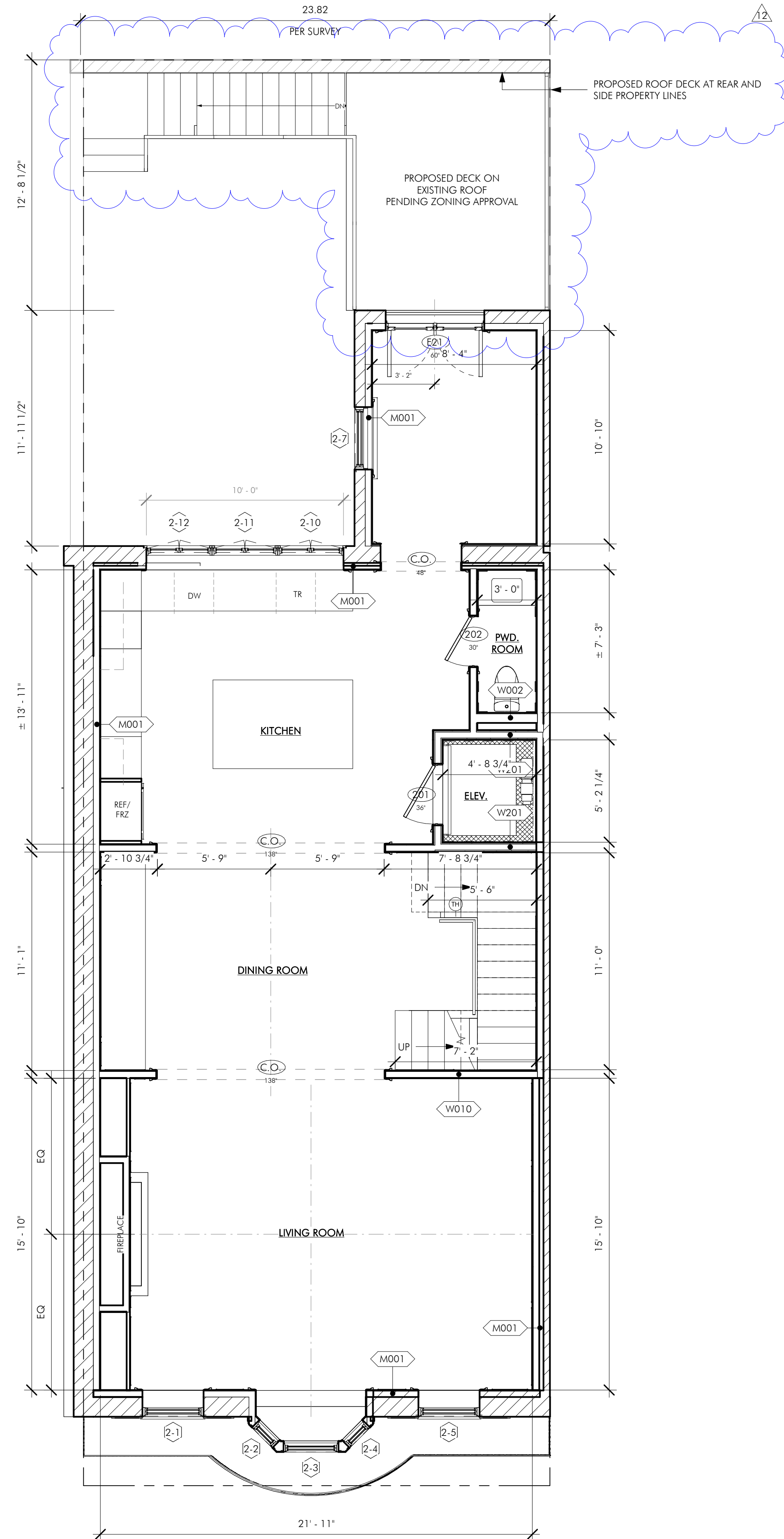
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ELECTRICAL NOTES

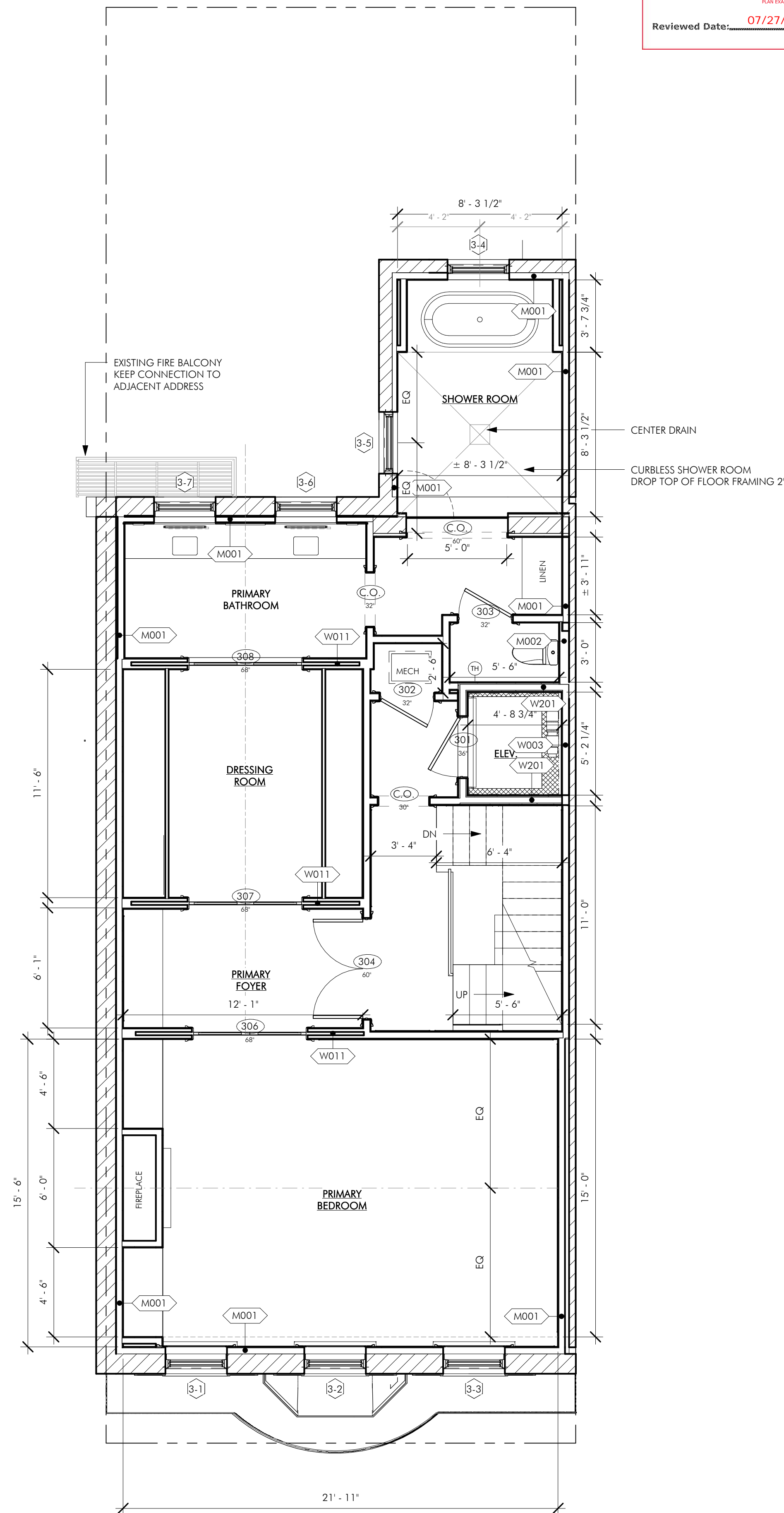
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FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- AREA NOT IN CONTRACT
- GAS SPIGOT
- WATER SPIGOT
- WATERPROOF OUTLET
- TV LOCATION
- STRUCTURED VIDEO LOCATION
- THERMOSTAT LOCATION



1 2 - SECOND FLOOR
1/4" = 1'-0"



2 3 - THIRD FLOOR
1/4" = 1'-0"

7 CHESTNUT
BOSTON, MA 02108

ISSUED FOR CONSTRUCTION

REVISIONS

MARK	ISSUE	DATE
2	AMENDMENT 1	2.15.2023
3	Revision 3	2.21.2023
4	FRAMING UPDATES	4.10.2023
5	FRAMING UPDATES	5.10.2023
6	FINAL FRAMING	5.16.2023
12	AMENDMENT 2	7.5.2023



DRAWING INFORMATION

ISSUE: ISSUED FOR CONSTRUCTION
DATE: MAY 30, 2023
PROJECT #: 22010
SCALE: 1/4" = 1'-0"

DRAWING TITLE

CONSTRUCTION PLANS

DRAWING NUMBER

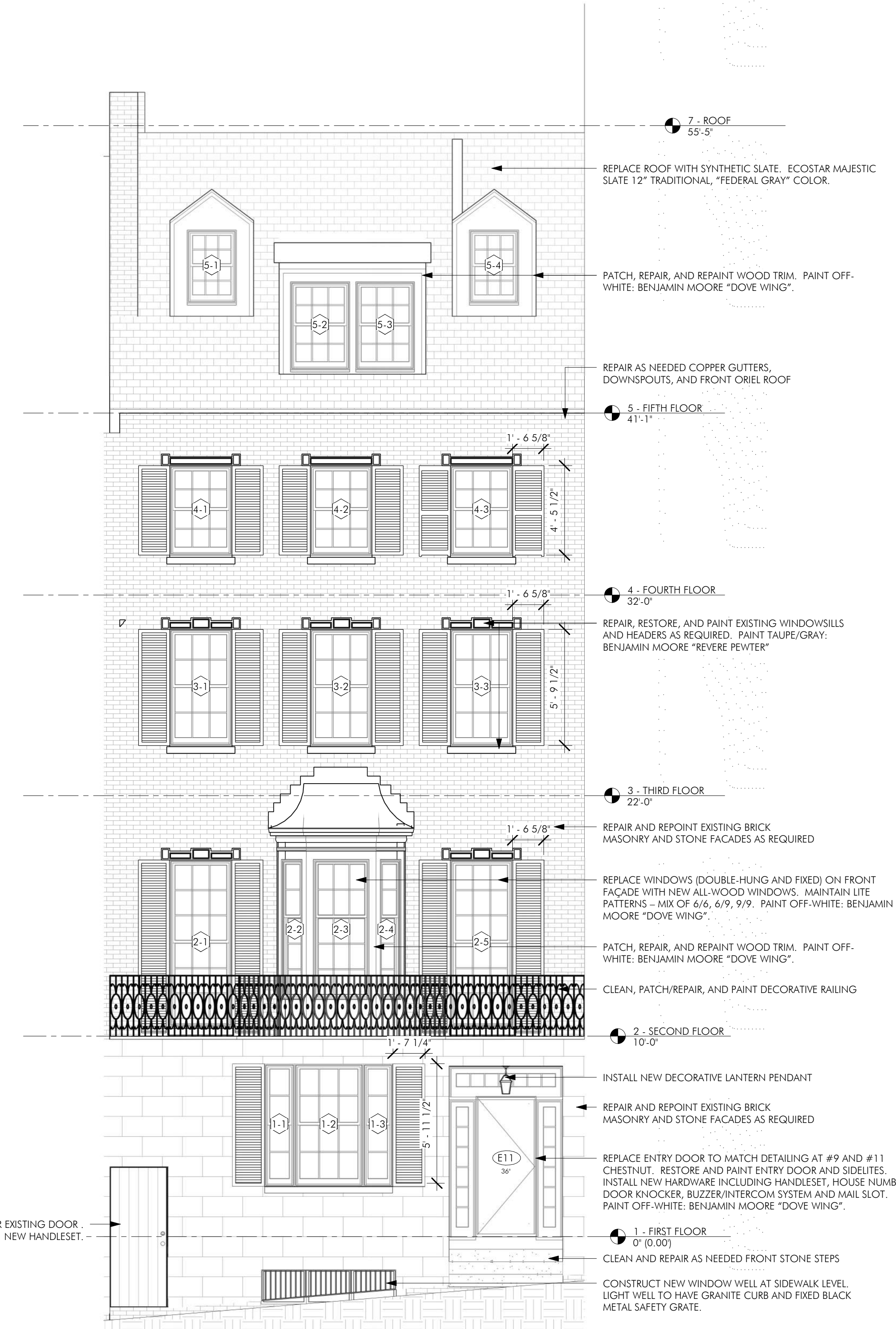
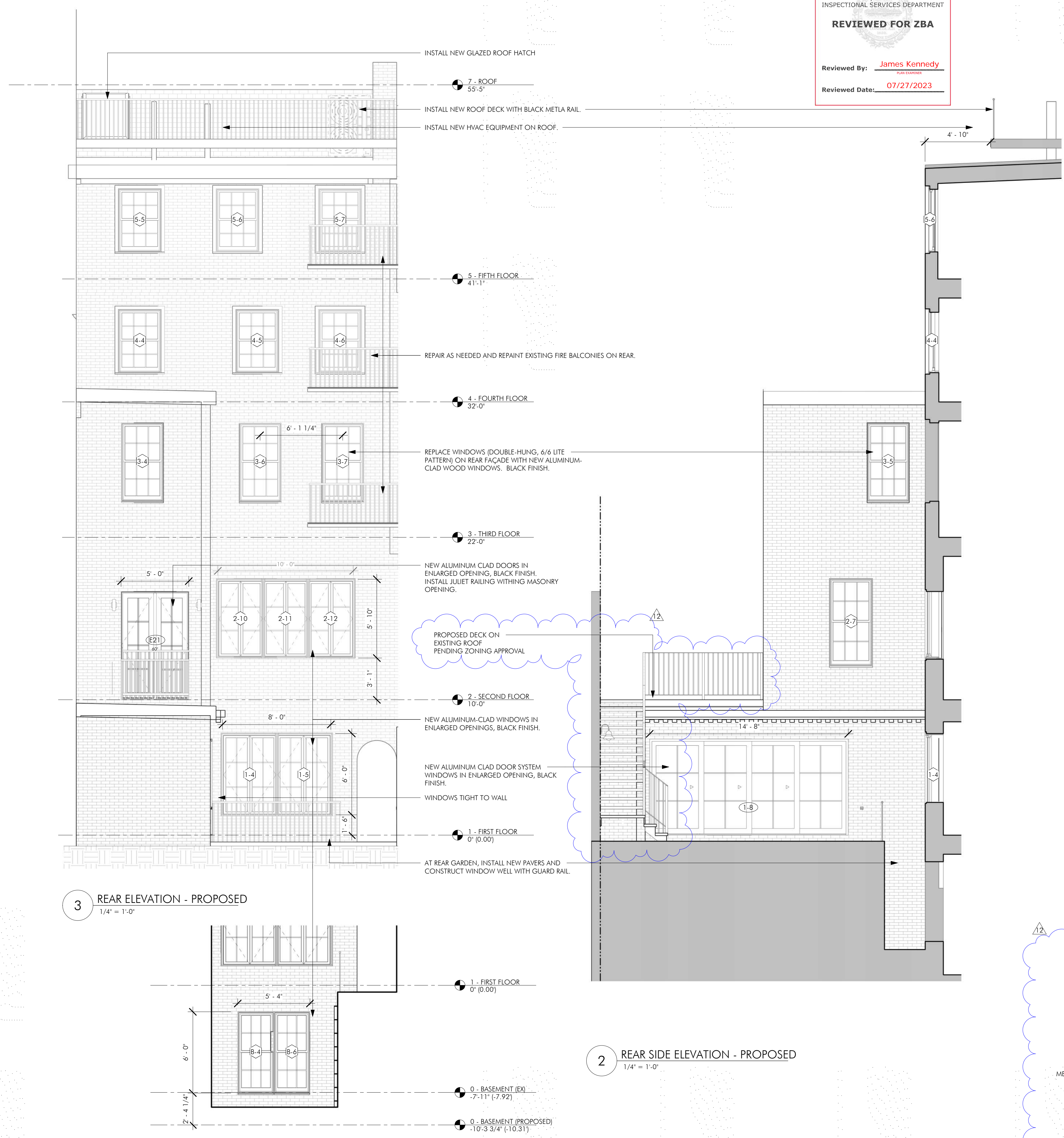
A102

City of Boston
INSPECTIONAL SERVICES DEPARTMENT
REVIEWED FOR ZBA
Reviewed By: **James Kennedy**
Reviewed Date: **07/27/2023**

ARCHITECT
EMBARC
580 HARRISON AVE, SUITE 2W
BOSTON, MA 02118
O: 617.765.8000
www.embarcdesign.com

OWNER
HIGH STREET DEVELOPMENT
92 HIGH STREET, SUITE 22 MEDFORD, MA
02155

CONSULTANTS



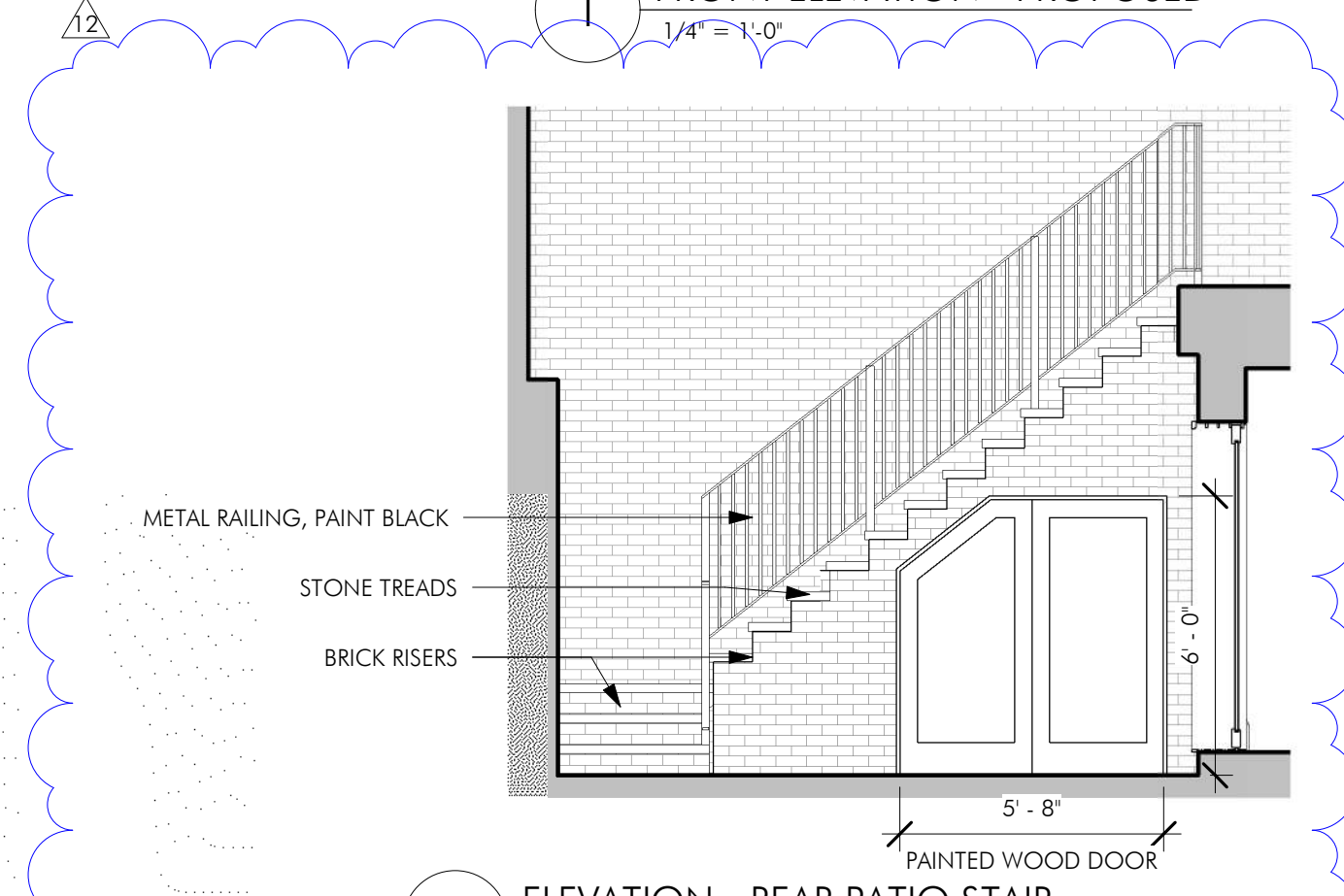
3 REAR ELEVATION - PROPOSED
1/4" = 1'-0"

2 REAR SIDE ELEVATION - PROPOSED
1/4" = 1'-0"

5 REAR LIGHT WELL - PROPOSED
1/4" = 1'-0"

1 FRONT ELEVATION - PROPOSED
1/4" = 1'-0"

4 ELEVATION - REAR PATIO STAIR
1/4" = 1'-0"



7 CHESTNUT
BOSTON, MA 02108
ISSUED FOR CONSTRUCTION

REVISIONS

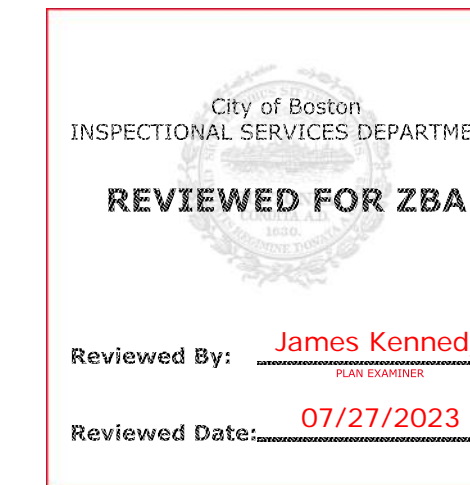
MARK	DESCRIPTION	DATE
2	AMENDMENT 1	2.15.2023
12	AMENDMENT 2	7.5.2023



DRAWING INFORMATION
ISSUE: ISSUED FOR CONSTRUCTION
DATE: MAY 30, 2023
PROJECT #: 22010
SCALE: 1/4" = 1'-0"

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NUMBER
A201



REVISIONS

MARK	DATE	DATE
2	AMENDMENT 1	2.15.2023
12	AMENDMENT 2	7.5.2023



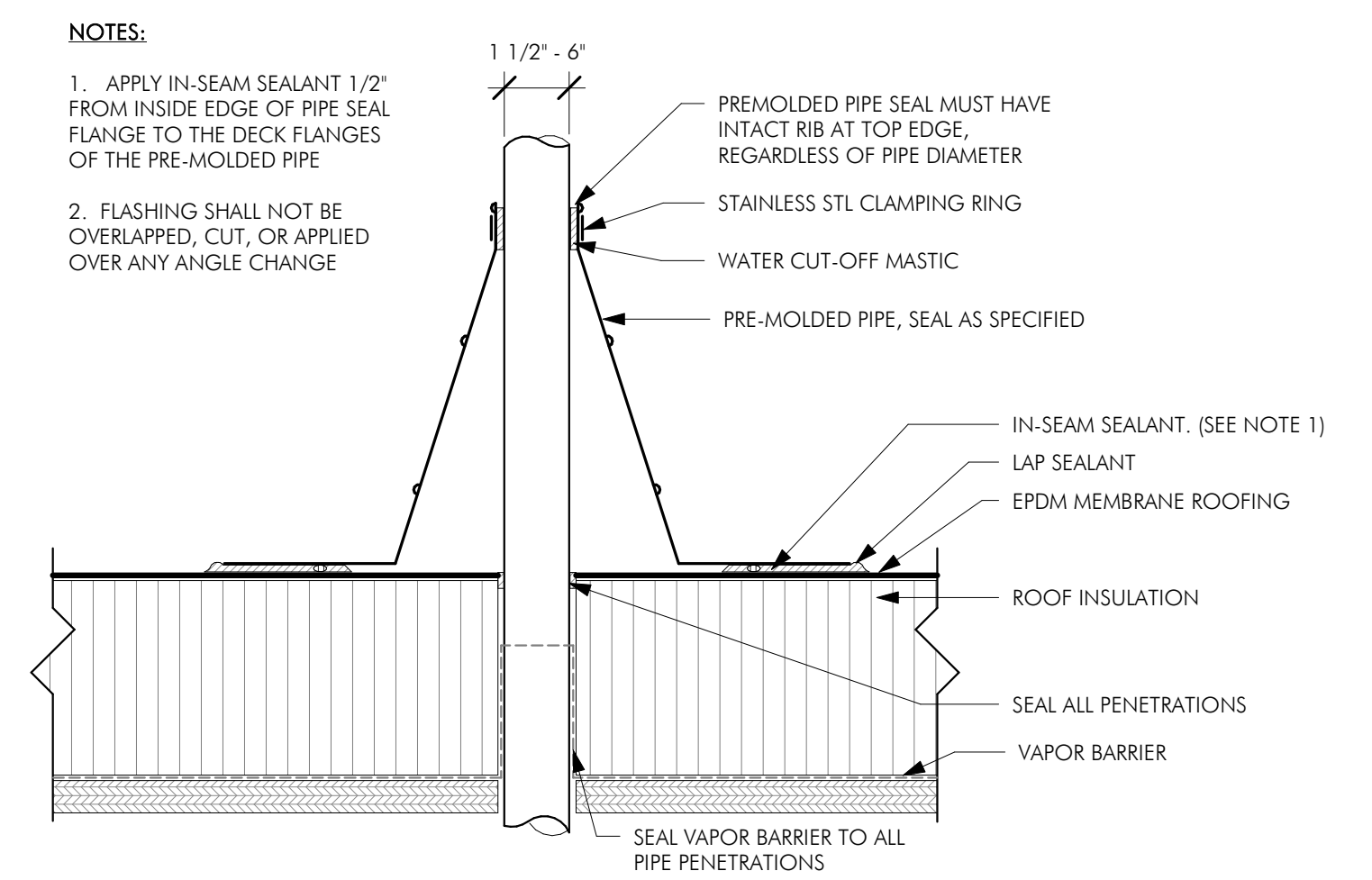
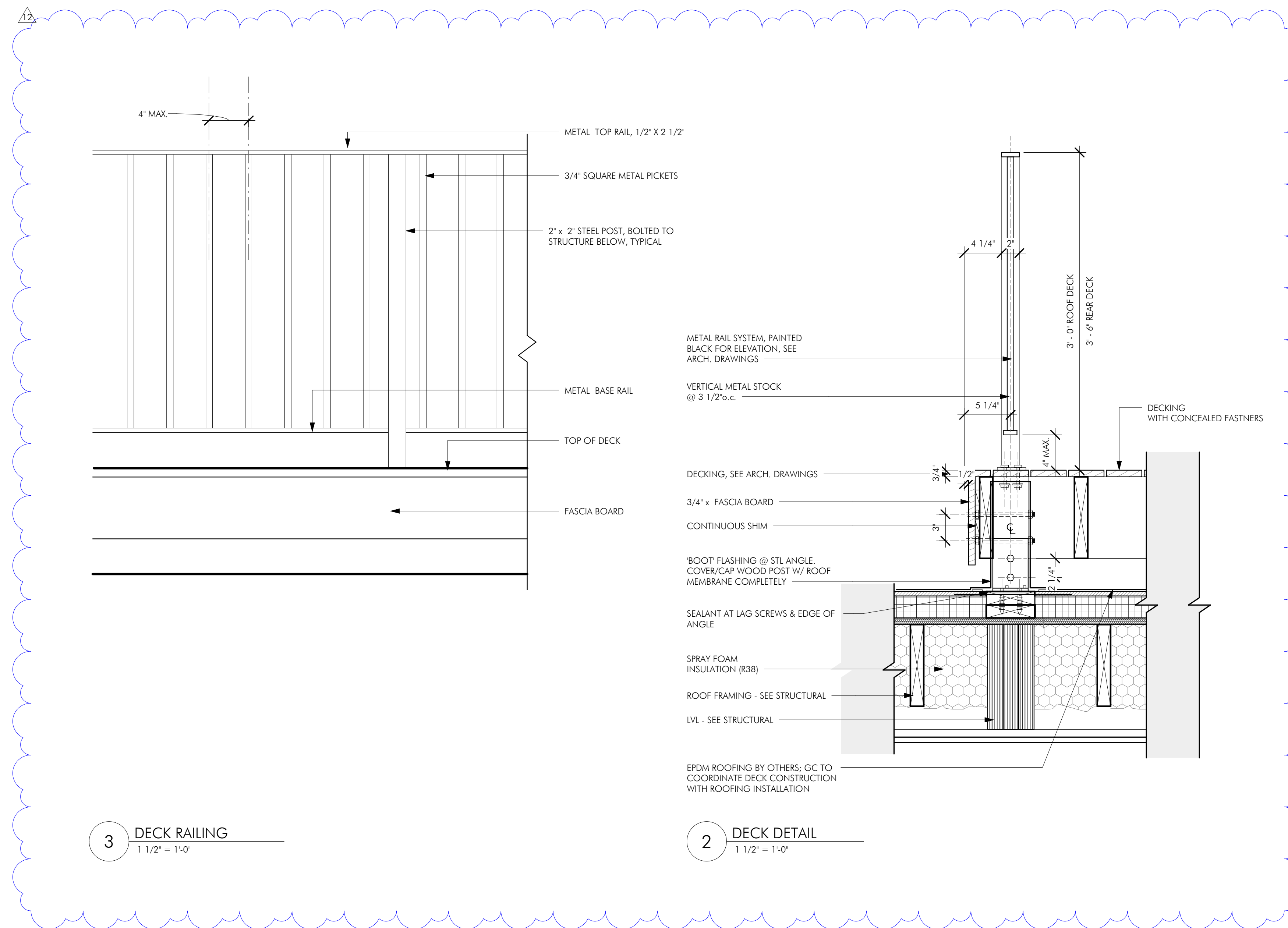
DRAWING INFORMATION

ISSUE: ISSUED FOR CONSTRUCTION
DATE: MAY 30, 2023
PROJECT #: 22010
SCALE: As indicated

DRAWING TITLE
EXTERIOR DETAILS

DRAWING NUMBER

A502

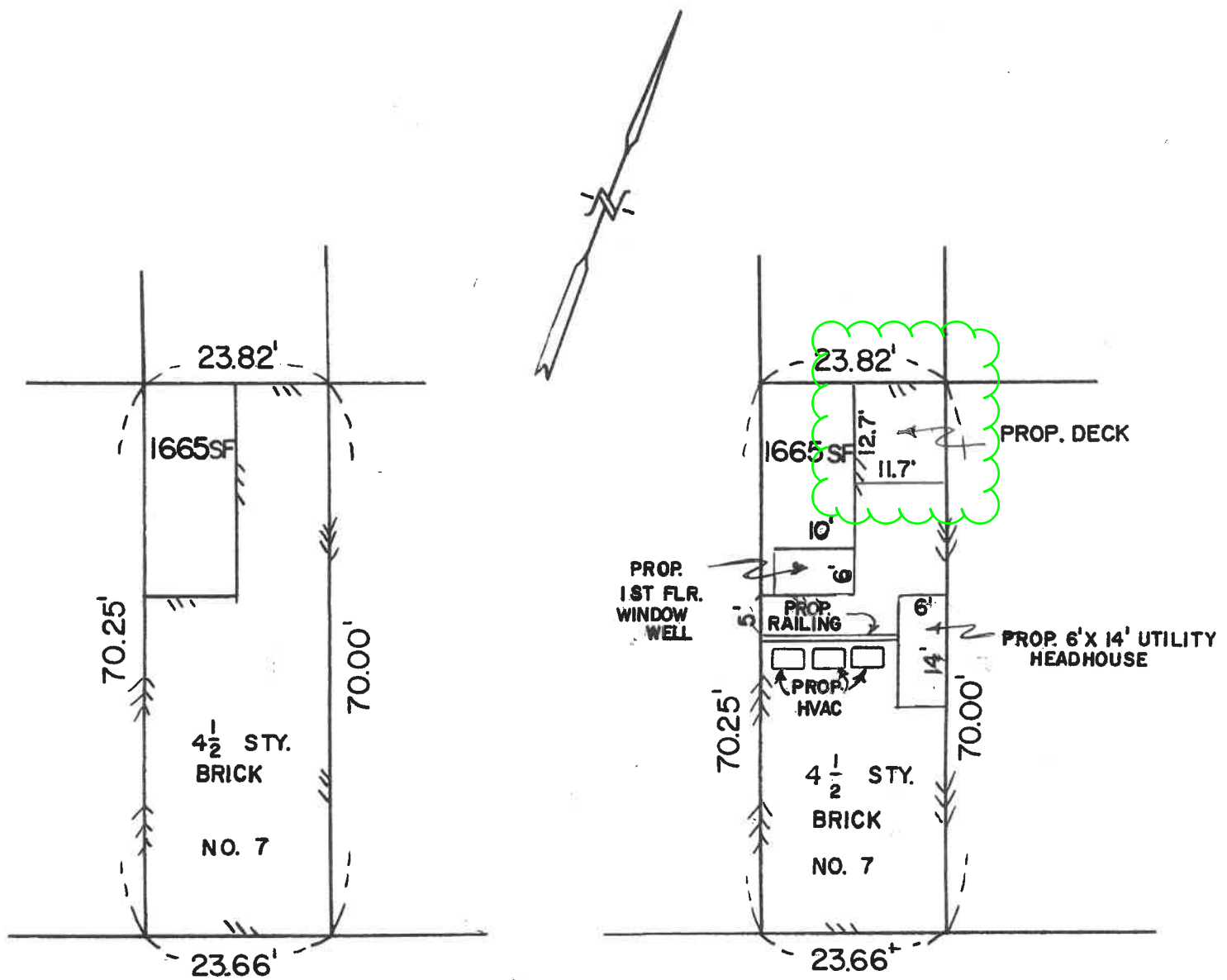


NOTES:

1. APPLY IN-SEAM SEALANT 1/2" FROM INSIDE EDGE OF PIPE SEAL FLANGE TO THE DECK FLANGES OF THE PRE-MOLDED PIPE
2. FLASHING SHALL NOT BE OVERLAPPED, CUT, OR APPLIED OVER ANY ANGLE CHANGE

GLORAL ASSOCIATES

Registered Land Surveyor Registered Professional Engineer
 9 Broadway Wakefield, MA 01880 T: 781-246-9345 Fax: 781-246-4333



NO. 7 CHESTNUT ST.
EXISTING

NO. 7 CHESTNUT ST.
PROPOSED

EXISTING/PROPOSED

LOT AREA = 1665 SF
 EXISTING HOUSE = 1343 SF
 LOT COVERAGE = 80.6%

City of Boston
INSPECTIONAL SERVICES DEPARTMENT

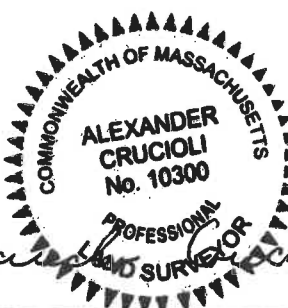
REVIEWED FOR ZBA

Reviewed By: James Kennedy
PLAN EXAMINER

Reviewed Date: 07/27/2023

PLAN OF LAND
IN

BOSTON, MASS.
SCALE: 1" = 20' MAY 5, 2022



Alexander Crucoli

Signature

5/5/22.

Date