



425 Border Street East Boston

ARTICLE 80E-2 – SMALL PROJECT REVIEW APPLICATION &
PROJECT NOTIFICATION FORM

PhD Homes, LLC
PO BOX 491, BROOKLINE, MASSCHSUETTS 02446

Contents

Project Summary	
Project Team	03
Project Summary	04
Community Benefits	04
Detailed Project Information	
Project Description	05
Proposed Program, Data and Dimensions	05
Design Approach	05
Traffic, Parking and Access	05
Anticipated Permits and Approvals	06
Boston Zoning Code Data	
Zoning District Requirements	07
Proposed Design	07
Zoning Relief Required	08
Building Code Analysis	08
Development Proposal – Exhibits	09

Project Summary

Project Team

Developer and Applicant

PhD Homes, LLC
Doug Medvetz, Manager
PO Box 491
Brookline, MA 02446
Email: phd.homes12@gmail.com

Legal Counsel:

Law Office of Richard C. Lynds
Richard C. Lynds, Esq.
245 Sumner Street, Suite 110
East Boston, MA 02128
Tel. 617.207.1190
Email: rclyndsesq@lorcl.com

Architecture:

Choo & Company
1 Billings Road #1
Quincy, MA 02171
617.786.7727

Surveyor

Boston Survey, Inc.
4 Shipway Place
Charlestown, MA 02129
617.242.1313

Project Summary

Project Summary

The Proposed Project consists of the re-development of a 5,243 square-foot industrial site situated at 421-425 Border Street in East Boston, by construction of a new five (5) story building containing sixteen (16) residential units, and sixteen (16) accessory off-street parking spaces located in the building's at/below grade garage. The garage will be entered and exited via Falcon Street, which has access to Border Street and Meridian Street.

The Proposed Project would create a residential development combining market-rate and affordable housing opportunities in an aesthetic appropriate in scale, massing and design to the Eagle Hill Neighborhood, in addition to the area's emerging redevelopment. Further, with its adjacent proximity to the MBTA's Bus Route with service to Maverick Station, the Proposed Project will provide a unique high density housing, transit oriented development opportunity.

In planning the building, great care was given to respecting the abutting properties, which share boundaries with the Site as well as modifications made during the community outreach process to preserve views. As a result, the proposed building has been designed and scaled to compliment the surrounding neighborhood and streets including Border Street, the area's ongoing multi-family residential developments, the surrounding commercial and retail uses, and the proximity to public transportation.

Community Benefits

The Proposed Project will offer many public benefits to the neighborhood and to the City of Boston, including the following:

- The creation of sixteen (16) new residential units, including upto two (2) units subject to the City of Boston Inclusionary Development Policy ("IDP");
- Improvements to the property boundaries including landscape buffering and associated streetscape improvements;
- Future generation of hundreds of thousands of dollars in new property tax revenue annually to the City of Boston;
- The expected creation of more than fifty (25) construction jobs over the length of the project; and
- An opportunity to create additional transit oriented housing adjacent to public transportation routes.

Boston Zoning Code Data

Project Description

The Project Site includes 5,243 Ft² of land area, comprising the parcel situated at 421-425 Border Street. The City of Boston Assessor's Parcel Number is 01-03597000.

The current use of the Parcel is garage, storage lot and auto repair.

Proposed Program, Data and Dimensions

Lot Area: 5,243 Ft²

Maximum Building Height/Stories: 50.75' feet (5 stories)

Number of Residential Units Proposed: 16

Total Building Square Footage: 20,762

Ft² Floor Area Ratio: 3.96:1

Parking Spaces: 16 (15 compact, 1 Handicap, 0 tandem and 0 stackers)

Design Approach

The Proposed Project would consist of a new five story building. The at/slightly below-grade floor will contain 5,204 +/- square feet of an enclosed parking garage and entrance lobby intending to accommodate the needs of the building's residents through the provision of 16 parking spaces. Floors two through five will contain 16 total residential units, with all two (2) bedroom units ranging in size from 881 s.f. to 1,182 s.f. There will be trash handling and recycling facilities, storage in the garage.

The building's massing is derived from an assessment of its site context and urban conditions. A mix of fiber cement panel, ceramic cladding, red brick and other design elements which are consistent with the design standards set forth by the BPDA will provide a strong identity along Border Street, and serve to have the building become a focal point. The design will present a unique appearance as it relates to its immediate context and will serve as a compelling precedent for the area's future development.

The proposed building height is 51'-8" to the roof of the upper story. An elevator overrun and stairwells will rise above that height but will be setback so they are not visible from the street. They will be wrapped in a fiber cement panel finish which references the materials of the façade below. A fiber cement parapet will conceal mechanical equipment so it is not visible from the street below.

Traffic, Parking and Access

The project's 16 on-site parking spaces will be accessed via the end of Falcon Street, which is bi-

Boston Zoning Code Data

directional leading to Border Street to the West and Meridian Street to the East. Vehicles will both enter and discharge from the garage on the left side of the building, to an area which has been designed to minimize the building's impact on adjoining neighboring properties. The garage and lobby will have direct elevator access provided to all floors in the building. Ample secure space for bicycle racks will be provided within the building's garage.

Anticipated Permits and Approvals

Boston Redevelopment Authority

- Article 80 Small Project Review Certificate of Approval
- Affordable Housing Rental Agreement
- Final Design Review Approval

Boston Water and Sewer Commission

- Local Sewer and Water Tie-in and Site Plan Approval

Boston Inspectional Services Department Committee on Licenses

- Parking Garage Related Permits, if required

Boston Inspectional Services Department

- Demolition Permit
- Building Permit
- Certificate of Occupancy

Boston Zoning Board of Appeal

- Variances from the Boston Zoning Code

Boston Landmarks Commission

- Approval for demolition of existing structure under Article 85

Boston Parks Commission

- Approval for construction within 100 feet of City Park (if applicable)

Boston Conservation Commission

- Order of Conditions concerning construction within Flood Zone (if required)

Boston Public Improvement Commission (PIC)

- Approval for Specific Repairs

Boston Transportation Department (BTD)

- Construction Management Plan

Boston Zoning Code Data

Zoning District Requirements

The site is situated within the 2F-2000 zoning district under the Boston Zoning Code. The site does not lie within a Neighborhood Design Overlay District (NDOD). The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project are as follows:

Maximum Floor Area Ratio:	0.8
Maximum Building Height:	35 Feet
Minimum Lot Size:	2,000 Ft ²
Minimum Lot Area / Add'l Unit:	N/A
Minimum Usable Open Space Per Dwelling Unit:	N/A
Minimum Lot Width:	25'
Minimum Lot Frontage:	25'
Minimum Front Yard Setback:	Modal
Minimum Side Yard Setback:	2.5'
Minimum Rear Yard Setback:	20'
Parking:	2.0 Spaces Per Unit (10 or more units)

Proposed Design

Use:	Multifamily
Units:	16
Lot Area:	5,243 Ft ²
Lot Width:	91.88 Ft
Lot Frontage:	91.88 Ft
Floor Area Ratio:	3.96:1
Maximum Building Height: Building Height (stories):	50.75' (58.75' to top of elevator head house)
Usable Open Space:	____ +/- Ft ² (including balconies & roofdeck)
Front Yard Setback:	Modal
Side Yard Setback:	0.9'
Rear Yard Setback:	0.7'

Off-Street Parking Requirements:	16 Spaces Total 16 Spaces (15 Compact, 1 HP)
----------------------------------	---

Off-Street Loading: No Loading Bay Required

Boston Zoning Code Data Cont.

Zoning Relief Required

Article 53, Section 8:	Multifamily Use – Forbidden
Article 53, Section 9:	Floor Area Ratio Excessive
Article 53, Section 9:	Building Height Excessive
Article 53, Section 9:	Rear Yard Insufficient
Article 53, Section 9:	Side Yard Insufficient
Article 53, Section 56:	Off Street Parking/Maneuverability Insufficient

Anticipated Building Code Analysis

The construction of the building is expected to be Type 1B for the basement/ground floor and 3A for the 2nd to 5th floor.

The building will be fully sprinkled in conformance with NFPA 13. The

building will be a residential building with interior garage:

- Residential: R-2
- Parking Garage: S-2

As defined by Table 508.4, fire separation requirements are as follows:

- R-2 requires 1-hour separation
- B, A-3 and M require 1-hour separation
- S-2 requires 1-hour separation

Development Proposal - Exhibits

Exhibit 1:	Assessor's Map – Parcel
Exhibit 2:	Zoning Code Refusal
Exhibit 3:	Surrounding Urban Context
Exhibit 4:	Neighboring Transit Locations
Exhibit 6:	Existing Border Street Perspective
Exhibit 7:	Unit Schedule
Exhibit 8:	Existing Conditions Survey & Site Plan
Exhibit 9:	Ground/Garage Plan
Exhibit 10:	2 nd Floor Plan
Exhibit 11:	3 rd and 4 th Floor Plan
Exhibit 12:	5th Floor Plan and Roof Plan
Exhibit 15:	Front Elevation
Exhibit 16:	Rear Elevation
Exhibit 17:	Left and Right Side Elevation
Exhibit 18:	Rendering – Border Street Perspective
Exhibit 19:	Proposed View in Context
Exhibit 20:	Examples of Building Materials and Design
Exhibit 21:	Accessible Path of Travel (Entrance and 1 st Level)
Exhibit 22:	BPDA Accessibility Checklist

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



APPEAL
under Boston Zoning Code

BOA 790492

Boston, Massachusetts December 28 17
20

To the Board of Appeal in the Inspection Services Department of the City of Boston:

The undersigned, being **PhD Homes LLC by Richard C. Lynds, Esq. (authorized agent)**

The Owner(s) or authorized agent

425 Border Street

Ward 1 –East Boston

of the lot at
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

Petitioner seeks to raze existing building and erect a 5-story 16-unit residential building with parking at ground level as per plans on file (see ERT782631). On December 27, 2017, the Commissioner refused to issue the permit citing Article 53-8 (Forbidden Use), Article 53-9 (Excessive FAR, height and stories and Insufficient front, side and rear yard), Article 53-56 (insufficient off street parking), Article 53-57 (traffic visibility around corner), and Article 53-54 (screening/buffering).

STATE REASONS FOR THIS PROPOSAL

Petitioner seeks to raze existing building and erect a 5-story 16 unit residential building with parking at ground level as per plans on file (see ERT782631). Petitioner seeks relief in the form of interpretation or in the alternative a variance in accordance with Article 7 of the Code.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

The proposal seeks to add quality, market rate housing. The proposal is consistent with the scope, scale, density and size of nearby housing. The Board may grant relief without derogating from the purpose or intent of the Code.

COMMENTS

PhD Homes LLC

For this and other reasons, which shall be presented to the Board at the Public Hearing, it is respectfully requested that the relief requested herein be granted.

OWNER

AUTHORIZED AGENT Richard C. Lynds

ADDRESS 245 Sumner Street, Suite 110

..... East Boston, MA 02128.....

TELEPHONE617-207-1190.....

FAX617-207-1195.....



Martin J. Walsh
Mayor

Boston Inspectional Services Department

Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

PING MANDAWÉ
CHOO & COMPANY INC.
ONE BILLINGS ROAD
QUINCY, MA 02171

December 27, 2017

Location: 425 BORDER ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston Neighborhood
Zoning Subdistrict: 2F-2000
Appl. # : ERT782631
Date Filed: December 01, 2017
Purpose: Erect a new 5 story multi-family (16 units) residential building with parking at ground level as per plans. Construction set to be submitted upon ZBA approval. Existing structure to be razed under separate permit.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
- Art. 53 Sec. 54	Screening/Buffering	None proposed
- Art. 53 Sec. 57	Dimensional Application	(3). Traffic visibility across Corner
- Art. 53, Section 56 **	Off-Street Parking Insufficient	
- Art. 53, Section 8 **	Use: Conditional	MFR is forbidden in a two family sub-district
- Art. 53, Section 9 **	Dimensional Regulations	Excessive F.A.R. (1.0 ratio max)
- Art. 53, Section 9 **	Dimensional Regulations	# of allowed stories has been exceeded (2.5 stories max.)
- Art. 53, Section 9 **	Dimensional Regulations	Maximum allowed height exceeded (35' max.)
- Art. 53, Section 9 **	Dimensional Regulations	Insufficient front yard setback (5' Min.)
- Art. 53, Section 9 **	Dimensional Regulations	Insufficient side yard setback (5' min.)
- Art. 53, Section 9 **	Dimensional Regulations	Insufficient rear yard setback (20' min.)
Notes		This application is further subject to Article 80 E-2 Small project review. Pending a favorable ZBA decision, two complete sets of stamped code compliant construction documents shall be required.

December 27, 2017

PING MANDAWÉ
CHOO & COMPANY INC.
ONE BILLINGS ROAD
QUINCY, MA 02171

Location: 425 BORDER ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston Neighborhood
Zoning Subdistrict: 2F-2000
Appl. # : ERT782631
Date Filed: December 01, 2017
Purpose: Erect a new 5 story multi-family (16 units) residential building with parking at ground level as per plans. Construction set to be submitted upon ZBA approval. Existing structure to be razed under separate permit.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Francesco D'Amato

for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

Article 80 – Accessibility Checklist

A requirement of the Boston Planning & Development Agency (BPDA) Article 80 Development Review Process

The Mayor's Commission for Persons with Disabilities strives to reduce architectural, procedural, attitudinal, and communication barriers that affect persons with disabilities in the City of Boston. In 2009, a Disability Advisory Board was appointed by the Mayor to work alongside the Commission in creating universal access throughout the city's built environment. The Disability Advisory Board is made up of 13 volunteer Boston residents with disabilities who have been tasked with representing the accessibility needs of their neighborhoods and increasing inclusion of people with disabilities.

In conformance with this directive, the BPDA has instituted this Accessibility Checklist as a tool to encourage developers to begin thinking about access and inclusion at the beginning of development projects, and strive to go beyond meeting only minimum MAAB / ADAAG compliance requirements. Instead, our goal is for developers to create ideal design for accessibility which will ensure that the built environment provides equitable experiences for all people, regardless of their abilities. As such, any project subject to Boston Zoning Article 80 Small or Large Project Review, including Institutional Master Plan modifications and updates, must complete this Accessibility Checklist thoroughly to provide specific detail about accessibility and inclusion, including descriptions, diagrams, and data.

For more information on compliance requirements, advancing best practices, and learning about progressive approaches to expand accessibility throughout Boston's built environment. Proponents are highly encouraged to meet with Commission staff, prior to filing.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
http://www.ada.gov/2010ADASTandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations.pdf.html>
3. Massachusetts State Building Code 780 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations
http://www.mbta.com/riding_the_t/accessible_services/
6. City of Boston – Complete Street Guidelines
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board
www.boston.gov/disability
8. City of Boston – Public Works Sidewalk Reconstruction Policy
http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy
http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf

Glossary of Terms:

1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. **Accessible Guestrooms** – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. **Inclusionary Development Policy (IDP)** – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: <http://www.bostonplans.org/housing/overview>
5. **Public Improvement Commission (PIC)** – The regulatory body in charge of managing the public right of way. For more information visit: <https://www.boston.gov/pic>
6. **Visitability** – A place's ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

Article 80 | ACCESSIBILITY CHECKLIST

1. Project Information: <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>			
Project Name:	425 Border Street Residential Use Project		
Primary Project Address:	425 Border Street, East Boston, MA 02128		
Total Number of Phases/Buildings:	1		
Primary Contact (Name / Title / Company / Email / Phone):	Doug Medvetz, Principal, PhD Homes LLC, phd.homes12@gmail.com , 617-420-2274		
Owner / Developer:	Doug Medvetz		
Architect:	Choo & Co., Inc.		
Civil Engineer:	Control Point Associates, Inc.		
Landscape Architect:	TBD		
Permitting:	Law offices of Richard C. Lynds		
Construction Management:	None selected at this time		
At what stage is the project at time of this questionnaire? Select below:			
	<input checked="" type="checkbox"/> PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
	<input type="checkbox"/> BPDA Design Approved	<input type="checkbox"/> Under Construction	<input type="checkbox"/> Construction Completed:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes, identify and explain.</i>	No.		
2. Building Classification and Description: <i>This section identifies preliminary construction information about the project including size and uses.</i>			
What are the dimensions of the project?			
Site Area:	5,343 SF	Building Area:	20,985 GSF
Building Height:	51'-8"	Number of Stories:	5
First Floor Elevation:	0	Is there below grade space:	Yes

Article 80 | ACCESSIBILITY CHECKLIST

What is the Construction Type? (Select most appropriate type) 1B : 5A				
	Wood Frame (x)	Masonry	Steel Frame (x)	Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
	Residential – One - Three Unit	Residential - Multi-unit, Four + (x)	Institutional	Educational
	Business	Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:	Residential Lobby, Parking Garage			
<p>3. Assessment of Existing Infrastructure for Accessibility:</p> <p><i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i></p>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	The neighborhood is primarily residential with townhouses and smaller multi-family residential buildings.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	The project is located approximately 407 feet from the Meridian Street at West Eagle Street 116 bus line, and 0.9 miles from the Blue Line MBTA Train Station.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	East Boston Neighborhood Health Center, Public Housing – Shore Plaza East, Neighborhood Of Affordable Housing, Inc., Lyman School Apartments, Education Facilities – East Boston High School, Umana Academy, Hugh R O'Donnell Elementary School & James Otis Elementary School			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	None.			
<p>4. Surrounding Site Conditions – Existing:</p> <p><i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>				
Is the development site within a	No.			

Article 80 | ACCESSIBILITY CHECKLIST

<p>historic district? <i>If yes</i>, identify which district:</p>	
<p>Are there sidewalks and pedestrian ramps existing at the development site? <i>If yes</i>, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>Sidewalks are existing; they are generally flat on Border Street and slightly sloped on Falcon Street. Pedestrian ramps existing to remain, located at the intersection of Falcon Street and Border Street. Concrete sidewalk dimensions range from 7'-0" on Border Street to 8'-6" on Falcon Street. See attached plot plan.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? <i>If yes</i>, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <i>If yes</i>, provide description and photos:</p>	<p>Yes, Photos to be provided.</p>
<p>5. Surrounding Site Conditions – Proposed</p> <p><i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <i>If yes</i>, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>Yes, both Border Street and Falcon Street are consistent with the minimum Boston Complete Street Guidelines for Neighborhood Residential Street Types.</p>
<p>What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:</p>	<p>The existing sidewalk width on Border Street is 7'-0" and 8'-6" on Falcon Street. The slope on Border Street is approximately 0.25" per foot and the slope on Falcon Street in approximately 1" per foot. The sidewalk is level and there is almost no slope.</p>
<p>List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed</p>	<p>The existing concrete sidewalk on the City of Boston/s pedestrian right-of-way is to remain.</p>

Article 80 | ACCESSIBILTY CHECKLIST

materials be on the City of Boston pedestrian right-of-way?	
Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <i>If yes</i> , what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?	No.
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?	Not Provided.
Will any portion of the Project be going through the PIC? <i>If yes</i> , identify PIC actions and provide details.	No.
<p>6. Accessible Parking: <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i></p>	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	Garage.
What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?	16 Parking Spaces Provided, 0 Van Accessible Spaces Provided
Will any on-street accessible parking spaces be required? <i>If yes</i> , has the proponent contacted the Commission for Persons with Disabilities regarding this need?	Yes, 1 space is provided. No, the proponent has not contacted the Commission for Persons with Disabilities.
Where is the accessible visitor parking located?	Not provided.

Article 80 | ACCESSIBILTY CHECKLIST

<p>Has a drop-off area been identified? <i>If yes</i>, will it be accessible?</p>	<p>No.</p>
<p>7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability with neighbors.</i></p>	
<p>Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:</p>	<p>Entry to the Residential lobby will all be a flush condition to the sidewalk. Entry to the Residential Lobby from the garage will be by accessible ramp Access to the apartments above is provided by elevator.</p>
<p>Are the accessible entrances and standard entrance integrated? <i>If yes</i>, describe. <i>If no</i>, what is the reason?</p>	<p>Yes. Both Access to the stairs and the elevators share a common lobby.</p>
<p><i>If project is subject to Large Project Review/Institutional Master Plan</i>, describe the accessible routes way-finding / signage package.</p>	<p>No.</p>
<p>8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i></p>	
<p>What is the total number of proposed housing units or hotel rooms for the development?</p>	<p>16</p>
<p><i>If a residential development</i>, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?</p>	<p>All 16 Units will be for sale.</p>
<p><i>If a residential development</i>, how many accessible Group 2 units are being proposed?</p>	<p>0</p>
<p><i>If a residential development</i>, how many accessible Group 2 units will also be IDP units? <i>If none</i>, describe reason.</p>	<p>0</p>

Article 80 | ACCESSIBILITY CHECKLIST

<p><i>If a hospitality development</i>, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? <i>If yes</i>, provide amount and location of equipment.</p>	<p>0</p>
<p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. <i>If yes</i>, provide reason.</p>	<p>No.</p>
<p>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? <i>If yes</i>, describe:</p>	<p>Yes. There is one elevator for access to each floor.</p>
<p>9. Community Impact: <i>Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.</i></p>	
<p>Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or supporting other community-based initiatives?</p>	<p>Project will include the addition of street trees along Border and Falcon Streets subject to the approval of the Boston Parks Commission and the Department of Public Works. In addition, the project proponent will make the following contributions upon permit issuance: \$5000 to the Harborside Community Center After School Program; \$2500 to the Meridian House and \$2500 to the East Boston Social Centers.</p>
<p>What inclusion elements does this development provide for persons with disabilities in common social and open spaces? Example: Indoor seating and TVs in common rooms; outdoor seating and barbeque grills in yard. Will all of these spaces and features provide accessibility?</p>	<p>To be determined.</p>
<p>Are any restrooms planned in common public spaces? <i>If yes</i>, will any be single-stall, ADA compliant and designated as “Family”/ “Companion”</p>	<p>No.</p>

Article 80 | ACCESSIBLTY CHECKLIST

restrooms? <i>If no</i> , explain why not.	
Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? <i>If yes</i> , did they approve? <i>If no</i> , what were their comments?	In Progress.
Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? <i>If no</i> , what recommendations did the Advisory Board give to make this project more accessible?	In Progress.
<p>10. Attachments</p> <p><i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i></p>	
<p>Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.</p> <p>Attached.</p>	
<p>Provide a diagram of the accessible route connections through the site, including distances.</p> <p>Attached.</p>	
<p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)</p> <p>Attached.</p>	
<p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.</p> <p>N/A</p>	
<p>Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.</p> <ul style="list-style-type: none"> • Existing Curb Cut Photograph • • • 	

Article 80 | ACCESSIBILITY CHECKLIST

This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to help achieve ideal accessibility and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

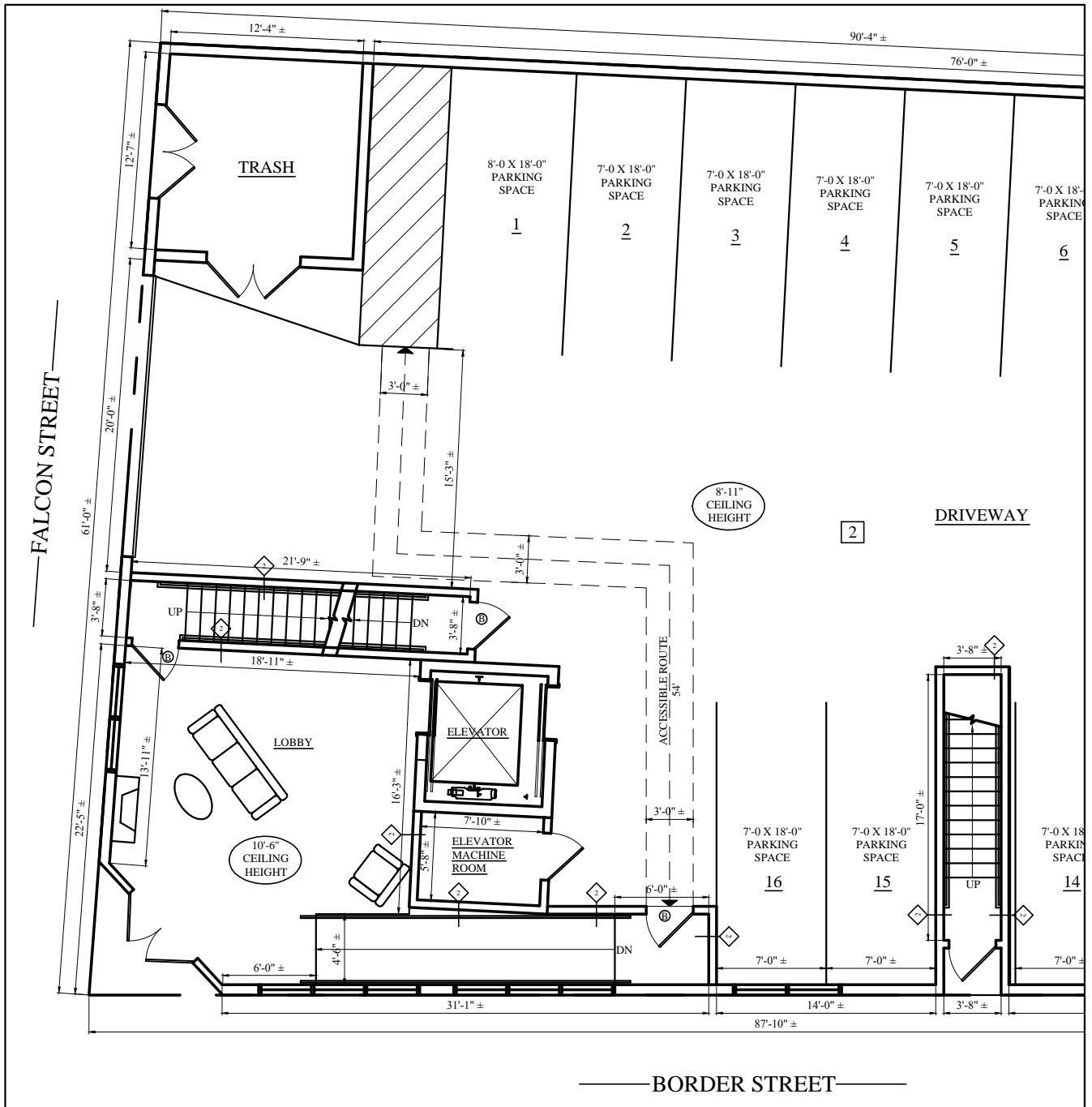
For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit www.boston.gov/disability, or our office:

The Mayor's Commission for Persons with Disabilities
1 City Hall Square, Room 967,
Boston MA 02201.

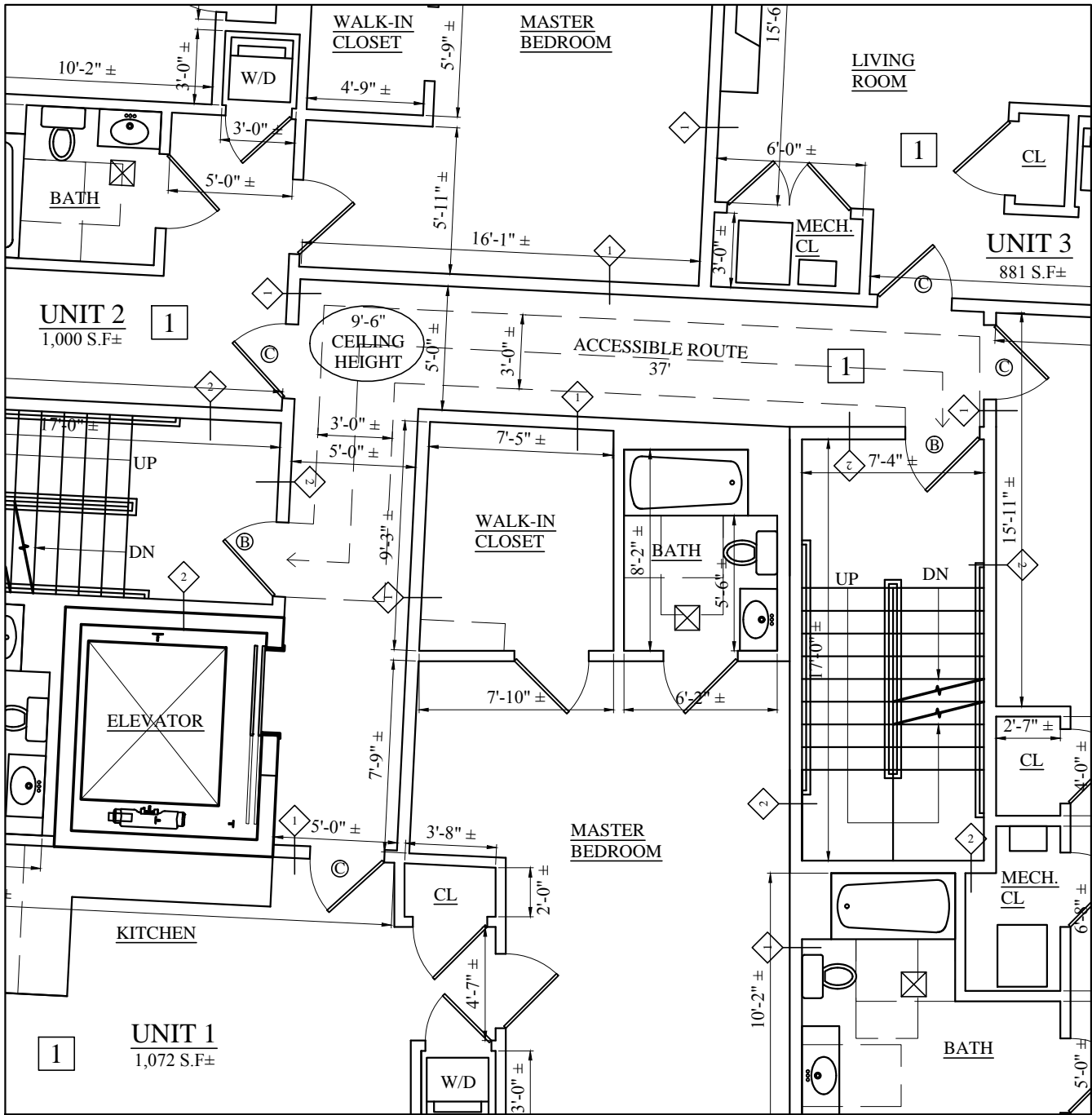
Architectural Access staff can be reached at:

accessibility@boston.gov | patricia.mendez@boston.gov | sarah.leung@boston.gov | 617-635-3682

DIAGRAM OF ACCESSIBLE ROUTE FROM PARKING LOT/ GARAGE

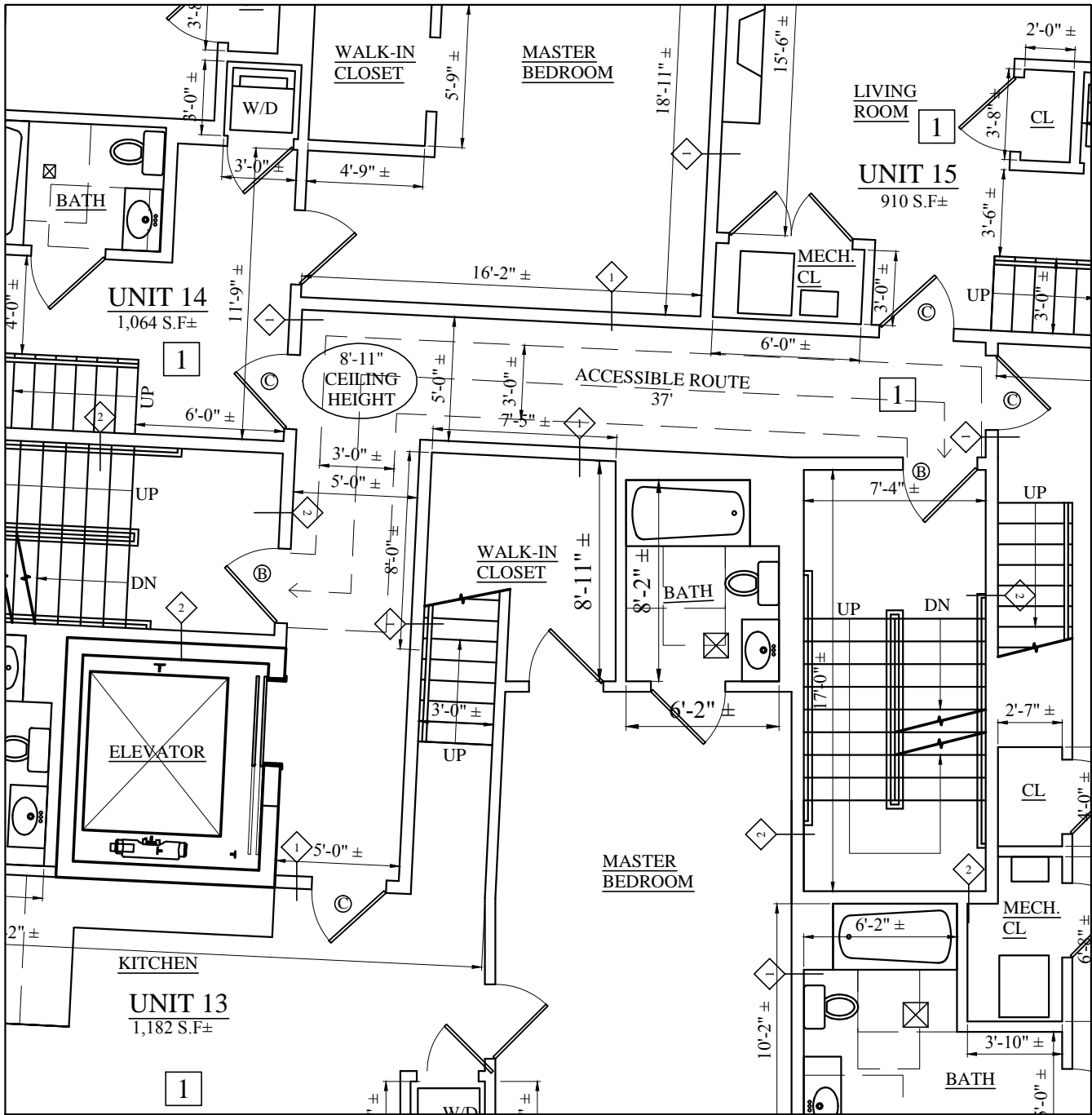


ACCESSIBLE ROUTES



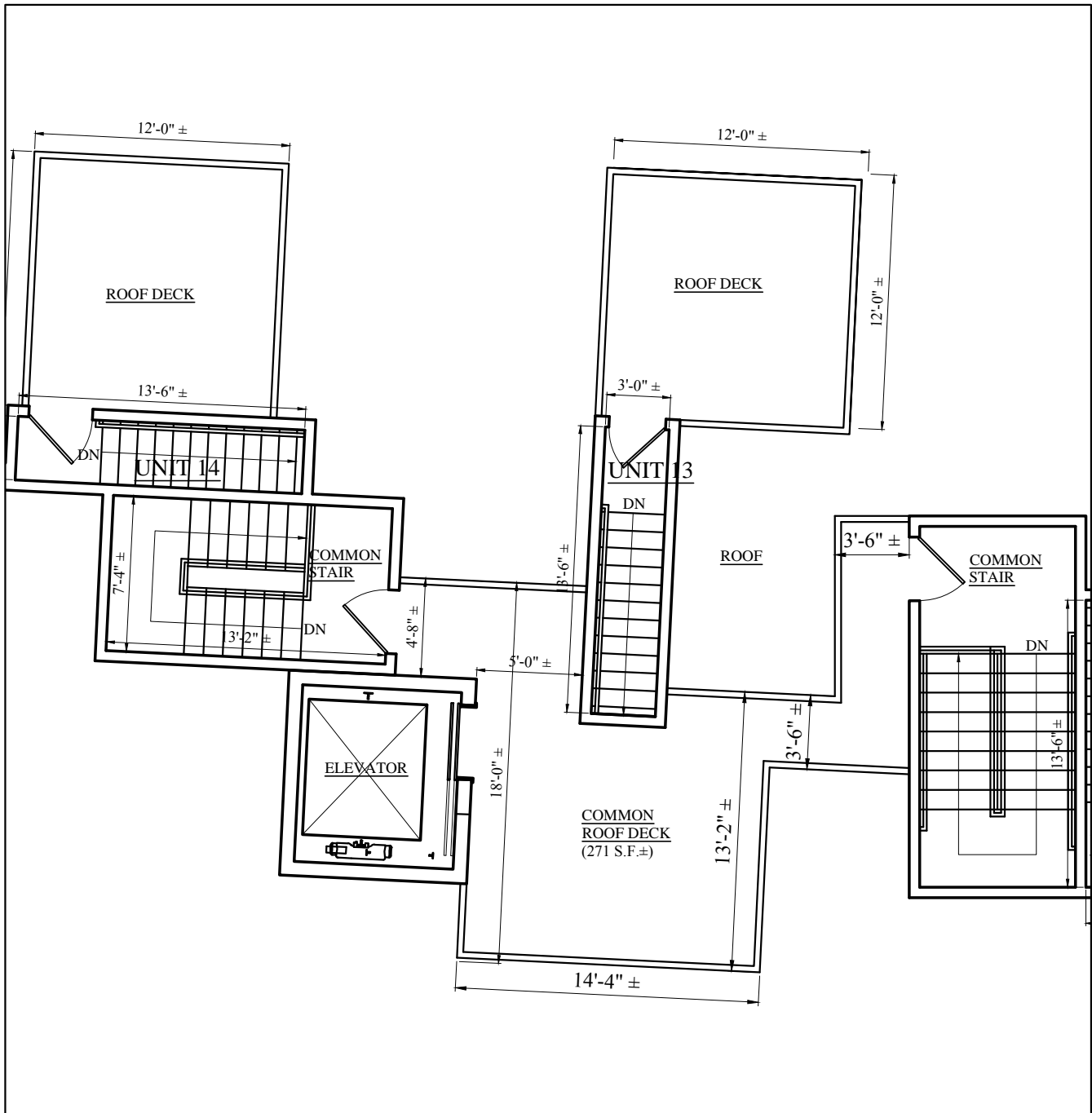
SECOND THROUGH FOURTH PARTIALS FLOOR PLANS

ACCESSIBLE ROUTES



FIFTH PARTIAL FLOOR PLANS

ACCESSIBLE ROUTES



ROOF PARTIAL PLAN

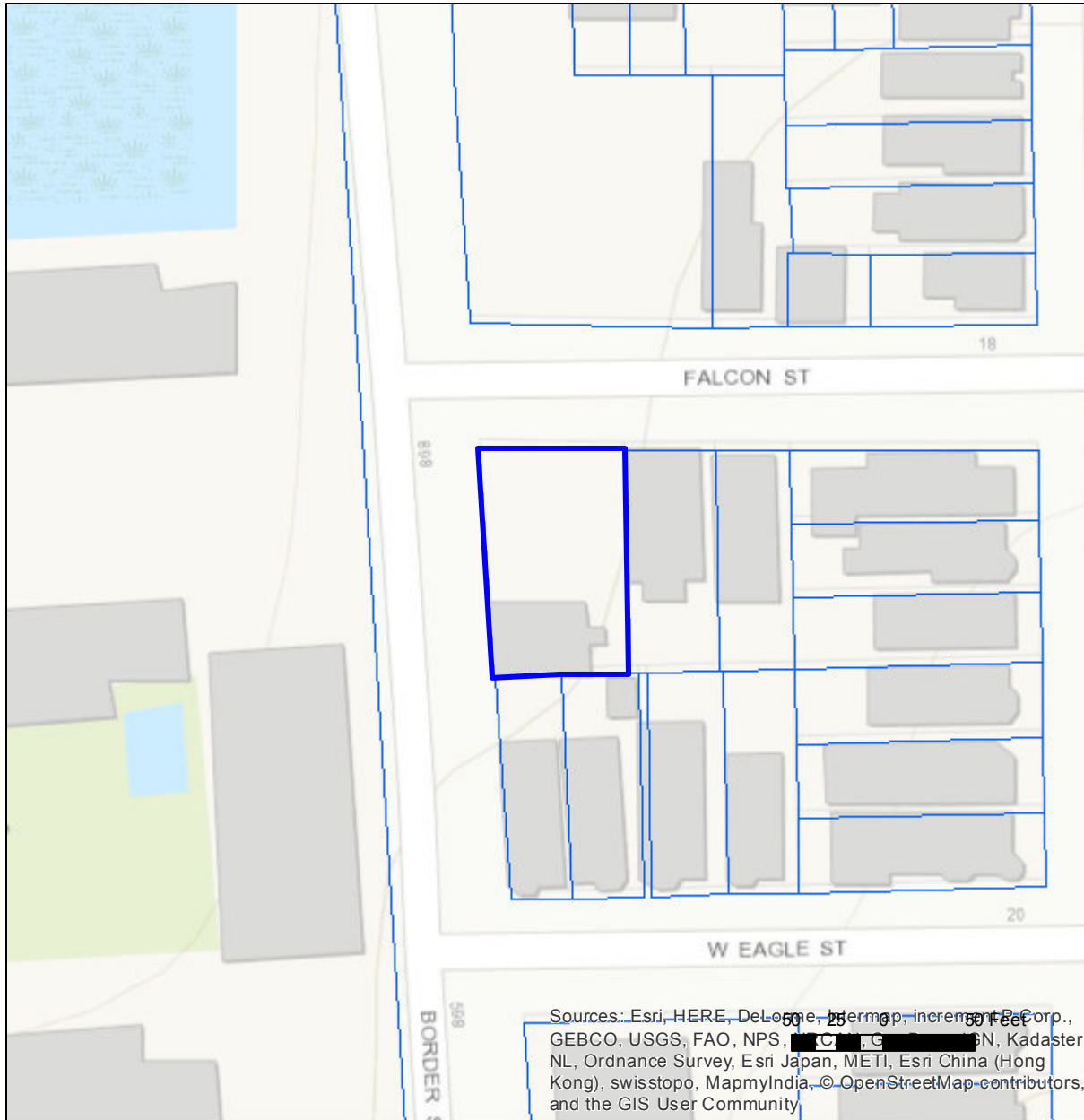
EXISTING CURB CUT



INTERSECTION OF FALCON STREET AND BORDER STREET

425 Border

September 20, 2017

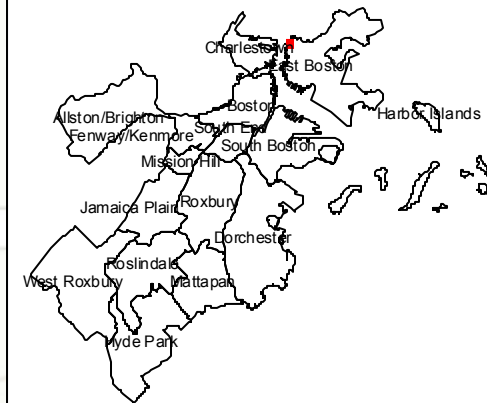


Parcel ID: 0103597000
Address: 425 BORDER ST
Zipcode: 02128
Owner: WU YOUNG C
Land Use: Commercial
Lot Size: 5,243.00 sq ft
Living Area: 2,258.00 sq ft
Total Value: \$214,500.00
Land Value: \$153,600.00
Building Value: \$60,900.00
Gross Tax: \$5,441.87



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supercede any federal, state or local laws or regulations.



Sources: Esri, HERE, DeLorme, Infomap, Incentivized Corp., GEBCO, USGS, FAO, NPS, C. G. P. N., Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



Border St

HGC Automotive



Falcon St

Falcon St

Falcon St

Falcon St

Border St

Border St

Border St

Border St

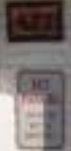


425 Border Street

Shore Plaza East Management



South Shore Plaza Park





J & P
AUTO BODY





J & P
AUTO BODY, INC.

Bowers St





425 Border St

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC., IS PROHIBITED.



REFERENCE #6

FALCON STREET

BORDER STREET

(PUBLIC - 50' WIDE R.O.W.)

TWO WAY TRAFFIC ASPHALT ROADWAY

CURB CUT TO BE REMOVED (PER REF #6)

PROPOSED CURBING TO MATCH EXISTING (PER REF #6)

CURB CUT TO BE REMOVED (PER REF #6)

PROPOSED CURB CUT (PER REF #6)

CURB TO BE REMOVED (PER REF #6)

$N90^{\circ}00'00''E$
60.94'

(PUBLIC - 50' WIDE)

TWO WAY TRAFFIC ASPHALT ROADWAY

CURB TO BE REMOVED (PER REF #6)

PROPOSED CURB CUT (PER REF #6)

BUILDING ON LINE

60.9'

8.5'

5.8'

[11.6']

[49.4']

5.7'

11.7'

[2.0']

13.5'

POB BK.19447 PG. 117

$S01^{\circ}29'35''E$
90.31'

PROPOSED 5 STORY 16 UNIT RESIDENTIAL BUILDING (PER REF #6)

PROP. ROOF DECK (REF #6)

PROP. ROOF DECK (REF #6)

PROP. HEADHOUSE (REF #6)

PROP. ROOF DECK (REF #6)

PROP. ROOF DECK (REF #6)

PROPOSED HEADHOUSE (PER REF #6)

BUILDING ON LINE [79.3']

7.8'

$N04^{\circ}15'00''W$
91.88'

10.7'

14.1'

[31.8']

[4.1']

[2.0']

9.9'

1.1'

4.1'

[21.9']

9.0'

ONE STORY BELOW (PER REF #6)

PARCEL ID: 0103595000
N/F LANDS OF DONNA DITOMASO
BK.13731, PG. 253

PARCEL ID: 010359600
N/F LANDS OF NERY INTERIANO
BK.42612, PG.56

$S88^{\circ}37'58''W$
56.50'

BUILDING ON LINE

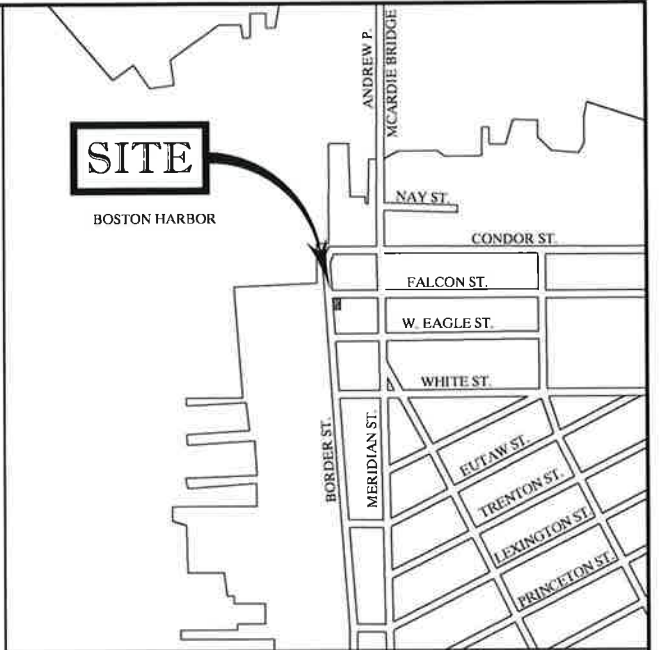
2.9'

NOTES:

- PROPERTY KNOWN AS PARCEL 0103597000 AS SHOWN ON THE CITY BOSTON PARCEL VIEWER, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- AREA = 5,343 SQUARE FEET OR 0.123 ACRES
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X- UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF CITY OF BOSTON, SUFFOLK COUNTY, PARCEL VIEWER.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SUFFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 18 OF 176," MAP NUMBER 25025C0018J, MAP REVISED: MARCH 16, 2016.
- MAP ENTITLED "CITY OF BOSTON PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION SPECIFIC REPAIR PLAN BORDER ST EAST BOSTON", PREPARED BY BOSTON PUBLIC WORKS, DATED JUNE 5, 1967, PLAN NO. L9779
- MAP ENTITLED "EAST BOSTON" PREPARED BY BOSTON CITY SURVEYOR'S OFFICE, DATED MARCH 30, 1882, L-1616.
- PLAN NO. L-1479
- PLAN SET ENTITLED "PROPOSED SIXTEEN UNIT RESIDENTIAL BUILDING 425 BORDER STREET EAST BOSTON, MASSACHUSETTS" PREPARED BY CHOO & COMPANY, INC, DATED MAY 23, 2017,




LOCUS MAP NOT TO SCALE

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL



GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE 3-1-17	PROPOSED PLOT PLAN PHD HOMES, LLC 425 BORDER STREET PARCEL ID: 0103597000 CITY OF BOSTON (EAST BOSTON), SUFFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS				
FIELD BOOK NO. 58					
FIELD BOOK PG. 17-03 MA					
FIELD CREW TM	 CONTROL POINT ASSOCIATES, INC. ALBANY, NY 5182175010 WARREN, NJ 908.668.0099 75 FEDERAL ST. SUITE 620 BOSTON, MA 02110 857.400.3311 - 508.948.3003 FAX CHALFONT, PA 215.712.9800 MT. LAUREL, NJ 609.857.2099 MANHATTAN, NY 646.780.0411 SOUTHBOROUGH, MA 508.948.3000				
DRAWN: R.J.K.					
REVIEWED: J.M.R.	APPROVED: G.L.H.	DATE 7-12-18	SCALE 1"=20'	FILE NO. 06-170011	DWG. NO. 1 OF 1

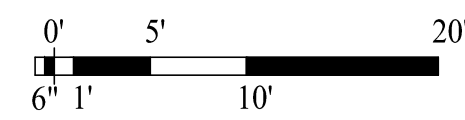
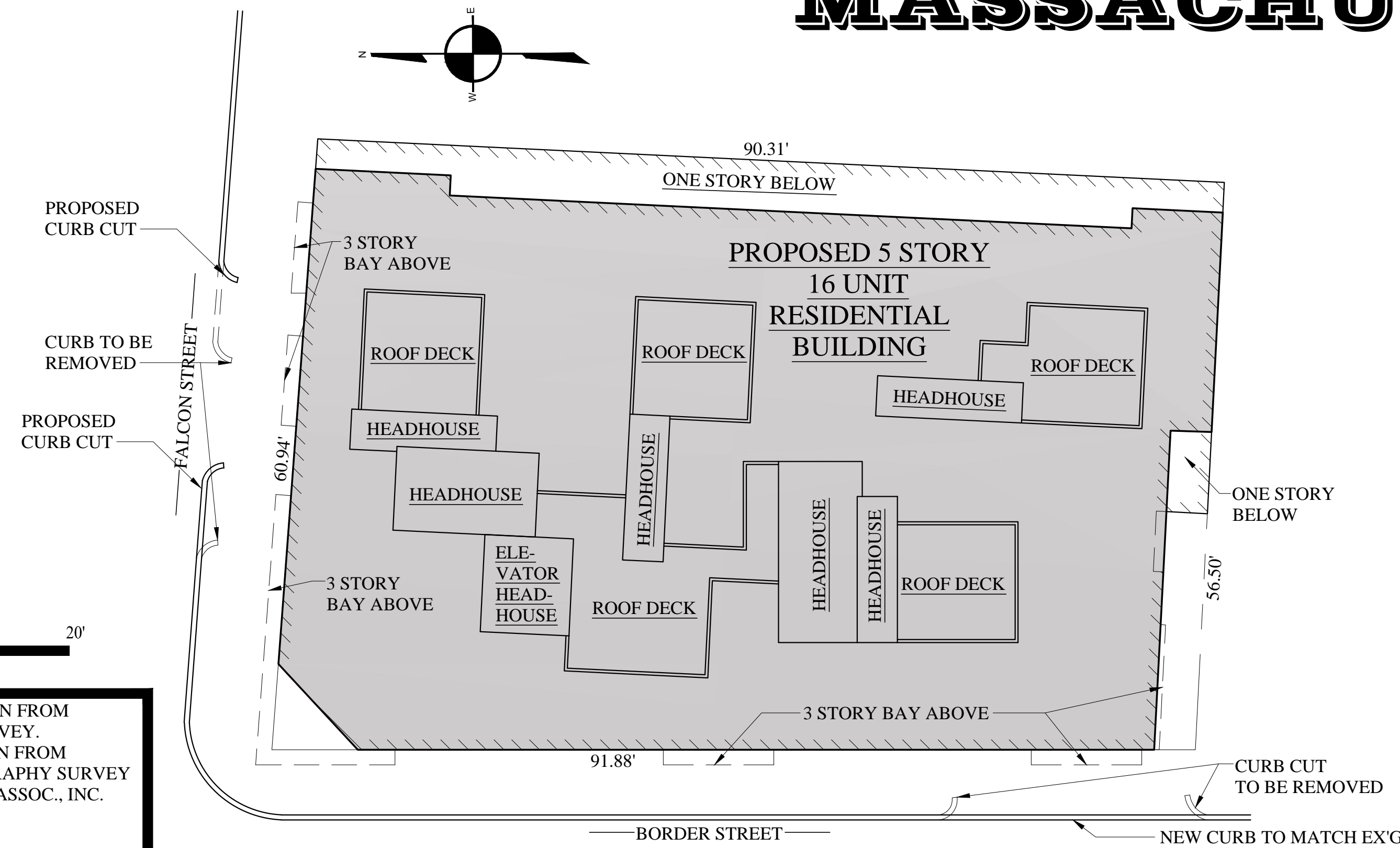
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

PROPOSED SIXTEEN UNIT RESIDENTIAL BUILDING

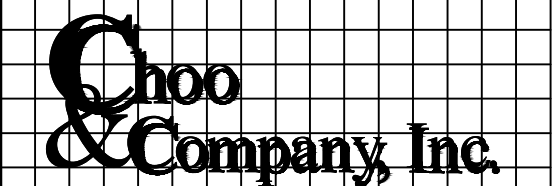
425 BORDER STREET EAST BOSTON, MASSACHUSETTS



DRAWING NOT TAKEN FROM INSTRUMENTAL SURVEY. INFORMATION TAKEN FROM BOUNDARY & TOPOGRAPHY SURVEY BY CONTROL POINT ASSOC., INC. LAND SURVEYORS BOSTON, MA (MARCH 10, 2017)

1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

Location
PROPOSED SIXTEEN UNIT
RESIDENTIAL BUILDING
425 BORDER STREET
EAST BOSTON, MA



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	06-19-17
	07-12-18

Project No: 17073
Scale: AS NOTED
Date: 05-23-17
Drawn By: ST

Drawing Name
COVER SHEET

Sheet No.
A-0

KEY	
⊙	SMOKE DETECTOR
⊙	HEAT DETECTOR
⊙	CARBON MONOXIDE DETECTOR
◇	1 HOUR WALL (SEE W.T.1/A-3.1)
⊠	FAN
⊙	45 MIN. DOOR
⬡	WINDOW TYPE
1	1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
⊙	FIRE EXTINGUISHER
▨	NEW WALL
▬	EX'G WALL TO REMAIN
- - -	WALL TO BE REMOVED

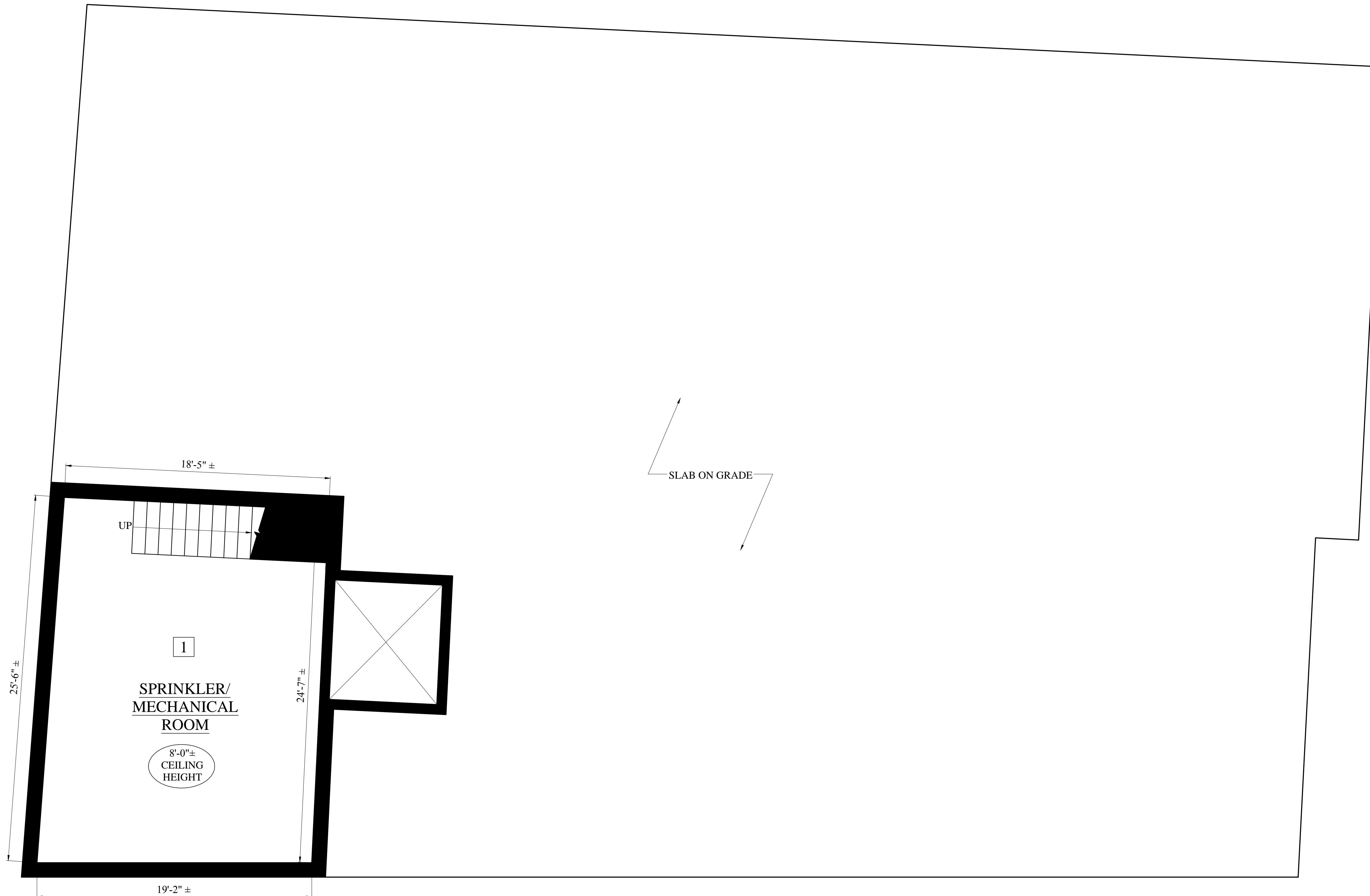
CODE SUMMARY
PROPOSED TYPE 1B (1ST FL)
& 5A (2ND -5TH FL) CONSTRUCTION
PROPOSED 5 STORIES & BASEMENT
PROPOSED R-2 USE GROUP (16 FAMILY)
PROPOSED FULLY SPRINKLED/ ALARMED
ZONE 2F-2000

PARKING REQUIRED 10+ UNITS = 2.0 SPACED REQUIRED PER D.U. PROPOSED 16 D.U. = REQUIRED 32 PARKING SPACES 16 PARKING SPACES PROVIDED = VIOLATION	VIOLATIONS MULTI-FAMILY DWELLING - FORBIDDEN PARKING SPACE SIZE/ QUANTITY F.A.R. NUMBER OF STORIES/ HEIGHT SIDE YARD REAR YARD	UNIT TYPE (16) 2 BEDROOM, 2 BATHROOM UNITS
--	---	--

ZONING SUMMARY
2F-2000 ARTICLE 53

RESIDENTIAL	MINIMUM LOT SIZE	LOT AREA MIN. SQ. FT. FOR ADD'L D.U.	MINIMUM LOT WIDTH	FLOOR AREA RATIO MAX.	MAX. HEIGHT OF BUILDING	USABLE OPEN SPACE MIN. SQ. FT. PER D.U.	FRONT YARD MIN. DEPTH FEET	SIDE YARD MIN. DEPTH FEET	REAR YARD MIN. DEPTH FEET
REQUIRED BY ZONING	FOR 1 OR 2 UNITS 2,000 S.F.	N/A	25'	0.8	2.5 STORY/ 35'-0"	NONE	5'-0"/ MODAL	5'-0"	20'-0"
EXISTING CONDITIONS	5,243 S.F.	N/A	91.88'	$\frac{2258 \times 243}{5,243} = 0.43$	-	-	0.4'	0.9'	9.7'
PROPOSED PROJECT	5,243 S.F.	N/A	91.88'	$\frac{20,985 \times 243}{5,243} = 4.0$	5 STORY/ 51'-8"	-	0.0'/ MODAL	0'-0"	0.0'
				VIOLATION	VIOLATION			VIOLATION	VIOLATION

FALCON STREET



BORDER STREET

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

Location

PROPOSED SIXTEEN UNIT
RESIDENTIAL BUILDING
425 BORDER STREET
EAST BOSTON, MA

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

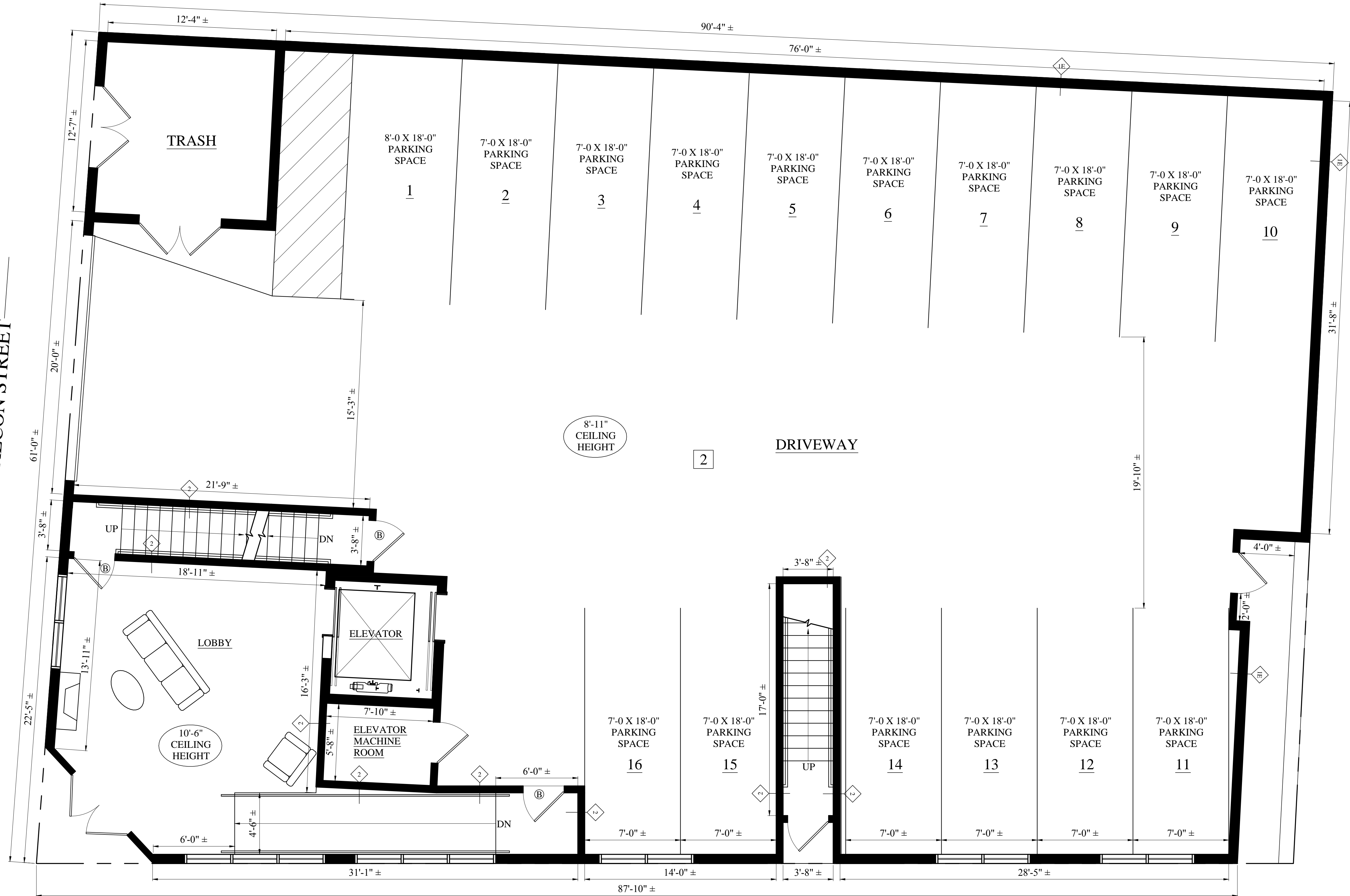
No.	Revision Date
	06-19-17
	07-12-18

Project No: 17073
Scale: AS NOTED
Date: 05-23-17
Drawn By: ST

Drawing Name
**PROPOSED
FLOOR PLAN**

Sheet No.
A-1.1

FALCON STREET



BORDER STREET

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

Location
**PROPOSED SIXTEEN UNIT
 RESIDENTIAL BUILDING**
 425 BORDER STREET
 EAST BOSTON, MA

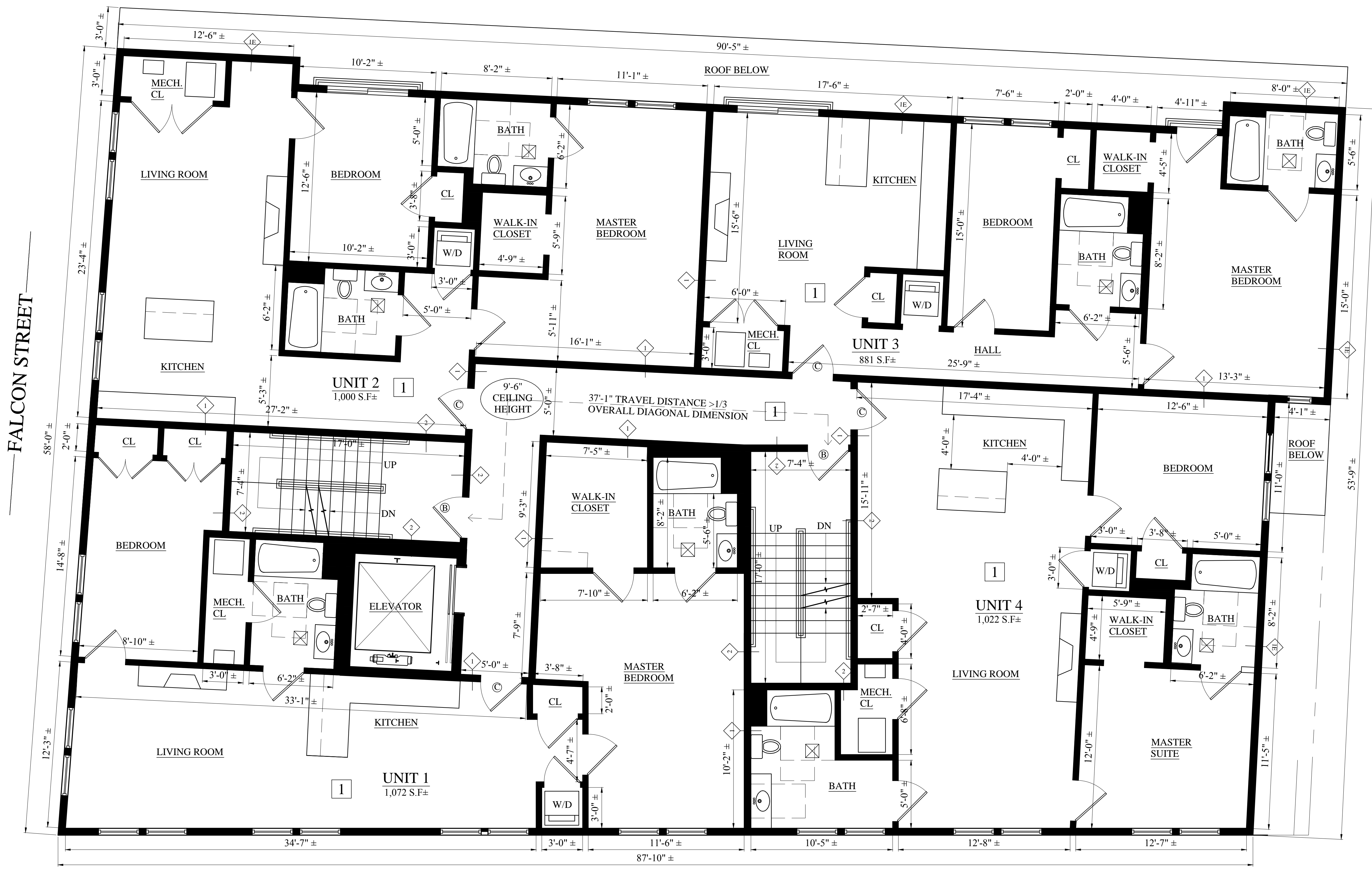
**Choo
 & Company, Inc.**
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date
	06-19-17
	07-12-18

Project No: 17073
 Scale: AS NOTED
 Date: 05-23-17
 Drawn By: ST

PROPOSED FLOOR PLAN

Sheet No.
A-1.2



FALCON STREET

BORDER STREET

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

Location
**PROPOSED SIXTEEN UNIT
 RESIDENTIAL BUILDING**
 425 BORDER STREET
 EAST BOSTON, MA



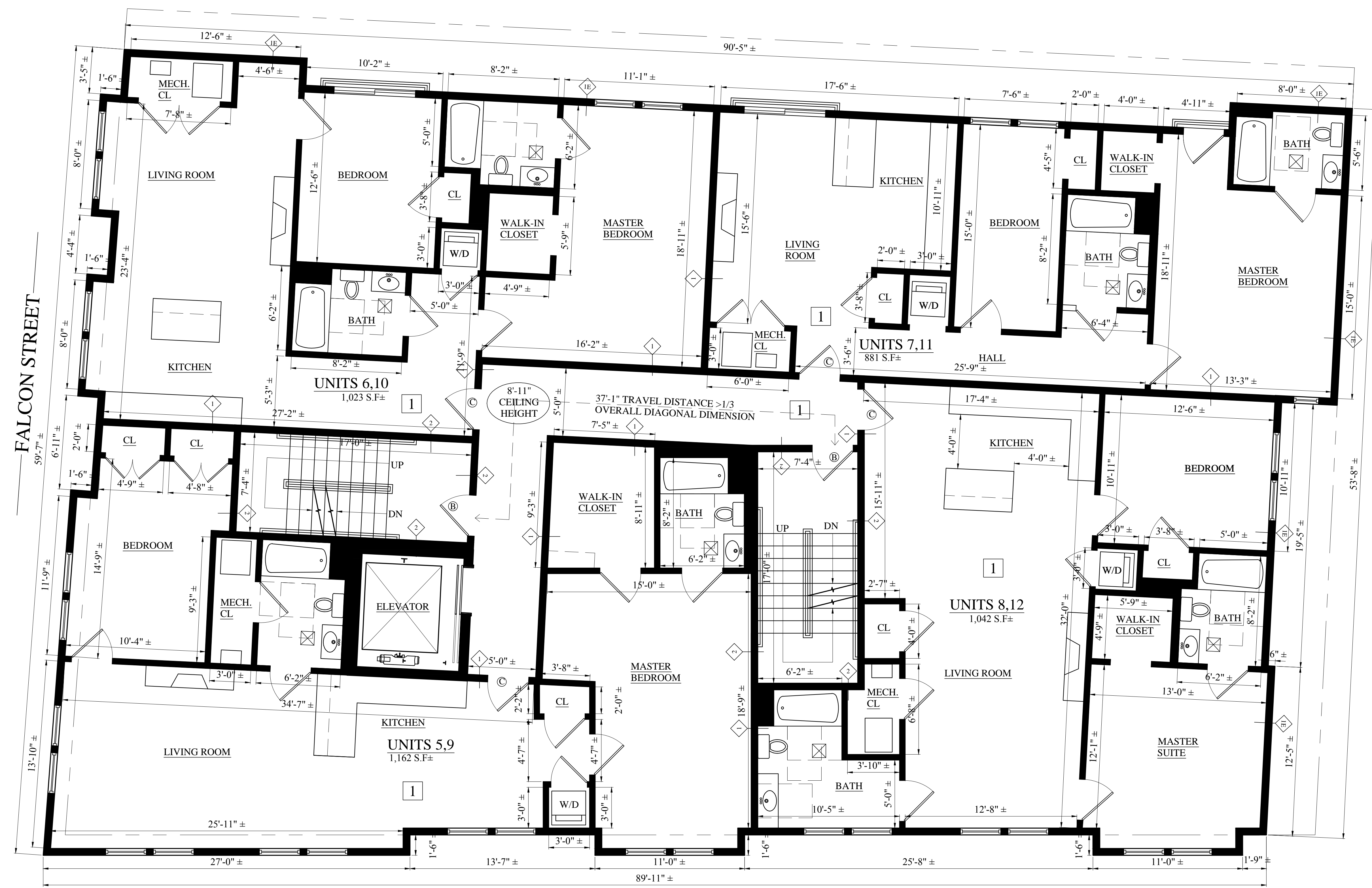
One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date
	06-19-17
	07-12-18

Project No: 17073
 Scale: AS NOTED
 Date: 05-23-17
 Drawn By: ST

Drawing Name
**PROPOSED
 FLOOR PLAN**

Sheet No.
 A-1.3



FALCON STREET

BORDER STREET

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

Location
**PROPOSED SIXTEEN UNIT
 RESIDENTIAL BUILDING**
 425 BORDER STREET
 EAST BOSTON, MA



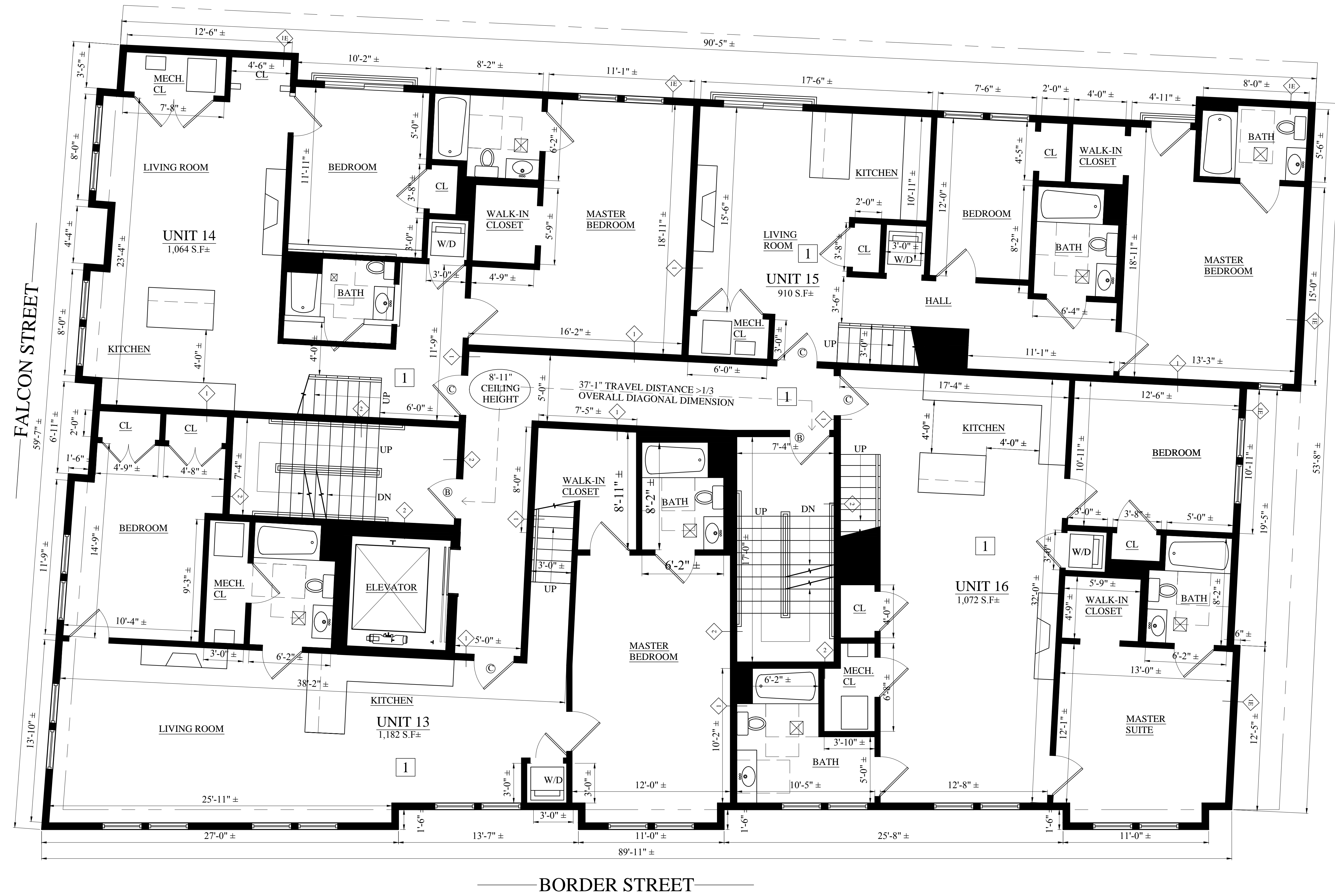
One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date
	06-19-17
	07-12-18

Project No: 17073
 Scale: AS NOTED
 Date: 05-23-17
 Drawn By: ST

Drawing Name
**PROPOSED
 FLOOR PLAN**

Sheet No.
A-1.4



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

Location
**PROPOSED SIXTEEN UNIT
 RESIDENTIAL BUILDING
 425 BORDER STREET
 EAST BOSTON, MA**

**Choo
 & Company, Inc.**
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

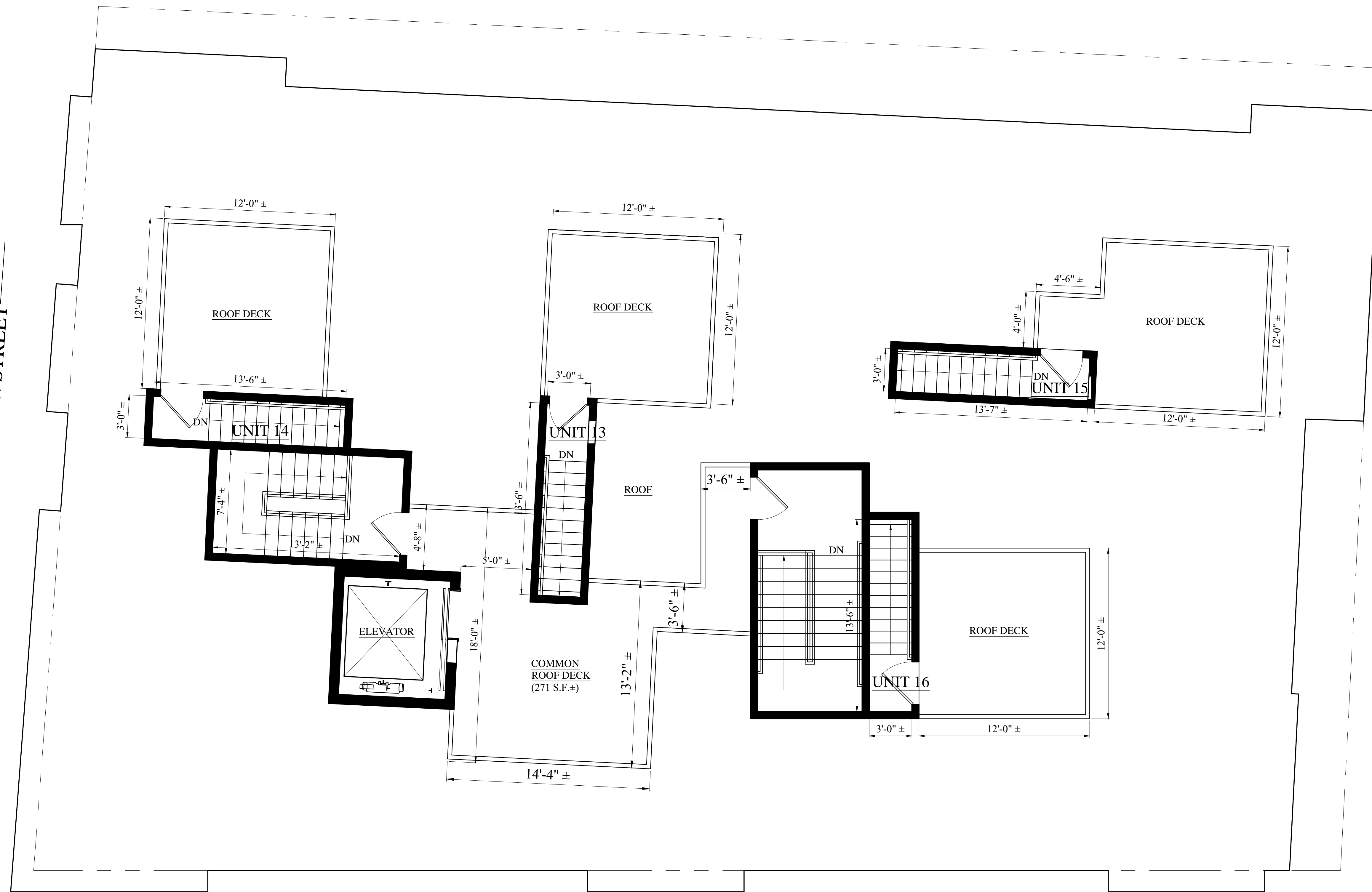
No.	Revision Date
	06-19-17
	07-12-18

Project No: 17073
 Scale: AS NOTED
 Date: 05-23-17
 Drawn By: ST

Drawing Name
**PROPOSED
 FLOOR PLANS**

Sheet No.
A-1.5

FALCON STREET



BORDER STREET

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

Location

PROPOSED SIXTEEN UNIT
RESIDENTIAL BUILDING
425 BORDER STREET
EAST BOSTON, MA

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	06-19-17
	07-12-18

Project No: 17073
Scale: AS NOTED
Date: 05-23-17
Drawn By: ST

Drawing Name
**PROPOSED
FLOOR PLAN**

Sheet No.
A-1.6

Location
**PROPOSED SIXTEEN UNIT
 RESIDENTIAL BUILDING
 425 BORDER STREET
 EAST BOSTON, MA**

**Choo
 & Company, Inc.**
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date
	06-19-17
	07-12-18

Project No: 17073
 Scale: AS NOTED
 Date: 05-23-17
 Drawn By: ST

Drawing Name
**PROPOSED
 ELEVATION**

Sheet No.
A-2.1



1 BORDER STREET (EAST ELEVATION)
 1/4" = 1'-0"

- BUILDING MATERIALS**
- TERRACLAD**
- BOSTON VALLEY TERRA COTTA
 - CERAMIC RAINSCREEN CLADDING SYSTEM
 - REVEAL PANELS
 - COLOR - CHARCOAL
- FIBER CEMENT BOARD FCB-1**
- AMERICAN FIBER CEMENT CORPORATION
 - CEMBRIT CEMBRIT BOARD
 - COLOR - GRANITE

Location
**PROPOSED SIXTEEN UNIT
 RESIDENTIAL BUILDING
 425 BORDER STREET
 EAST BOSTON, MA**

**Choo
 & Company, Inc.**
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date
	06-19-17
	07-12-18

Project No: 17073
 Scale: AS NOTED
 Date: 05-23-17
 Drawn By: ST

Drawing Name
**PROPOSED
 ELEVATION**

Sheet No.
A-2.2



1 FALCON STREET (SOUTH ELEVATION)
 1/4" = 1'-0"

Location
**PROPOSED SIXTEEN UNIT
 RESIDENTIAL BUILDING
 425 BORDER STREET
 EAST BOSTON, MA**

**Choo
 & Company, Inc.**
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date
	06-19-17
	07-12-18

Project No: 17073
 Scale: AS NOTED
 Date: 05-23-17
 Drawn By: ST

Drawing Name
**PROPOSED
 ELEVATION**

Sheet No.
A-2.3



1 WEST/ REAR ELEVATION
 1/4" = 1'-0"



Location
**PROPOSED SIXTEEN UNIT
 RESIDENTIAL BUILDING
 425 BORDER STREET
 EAST BOSTON, MA**

Choo & Company, Inc.
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date
	06-19-17
	07-12-18

Project No: 17073
 Scale: AS NOTED
 Date: 05-23-17
 Drawn By: ST

Drawing Name
**PROPOSED
 ELEVATION**

Sheet No.
A-2.4

1 NORTH/ RIGHT ELEVATION
 1/4" = 1'-0"

TOP OF ROOF
50'-9"
 5TH FLOOR F.F. ELEV
40'-10"
 4TH FLOOR F.F. ELEV
30'-11"
 3RD FLOOR F.F. ELEV
21'-0"
 2ND FLOOR F.F. ELEV
10'-6"
 1ST FLOOR F.F. ELEV
0'-7"
 AVERAGE GRADE
 0'-0"
 LOBBY F.F. ELEV.
-1'-0"



1 FALCON STREET (SOUTH ELEVATION)
1/4" = 1'-0"

TOP OF ROOF
50'-9"
 5TH FLOOR F.F. ELEV
40'-10"
 4TH FLOOR F.F. ELEV
30'-11"
 3RD FLOOR F.F. ELEV
21'-0"
 2ND FLOOR F.F. ELEV
10'-6"
 1ST FLOOR F.F. ELEV
0'-7"
 AVERAGE GRADE
 0'-0"
 LOBBY F.F. ELEV.
-1'-0"



2 BORDER STREET (EAST ELEVATION)
1/4" = 1'-0"

Location
**PROPOSED SIXTEEN UNIT
 RESIDENTIAL BUILDING
 425 BORDER STREET
 EAST BOSTON, MA**

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date
	06-19-17
	10-25-17
	07-12-18

Project No: 17073
 Scale: AS NOTED
 Date: 05-23-17
 Drawn By: ST

Drawing Name
**PROPOSED
 STREETSCAPES**

Sheet No.
A-2.5