

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JUNE 3, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
 ZONE: X  
 COMMUNITY PANEL: 25025C0081J  
 EFFECTIVE DATE: 03/16/2016

**PREPARED FOR:**  
 OWNER OF RECORD:  
 MONTGOMERY HOUSE, LLC  
 & 70 WORDSWORTH LLC  
 36 BROMFIELD STREET  
 BOSTON, MA 02108

**REFERENCES:**  
 DEED: C. 136685  
 LCC: 89-A  
 157-A  
 10554-A  
 12112-A  
 13283-A

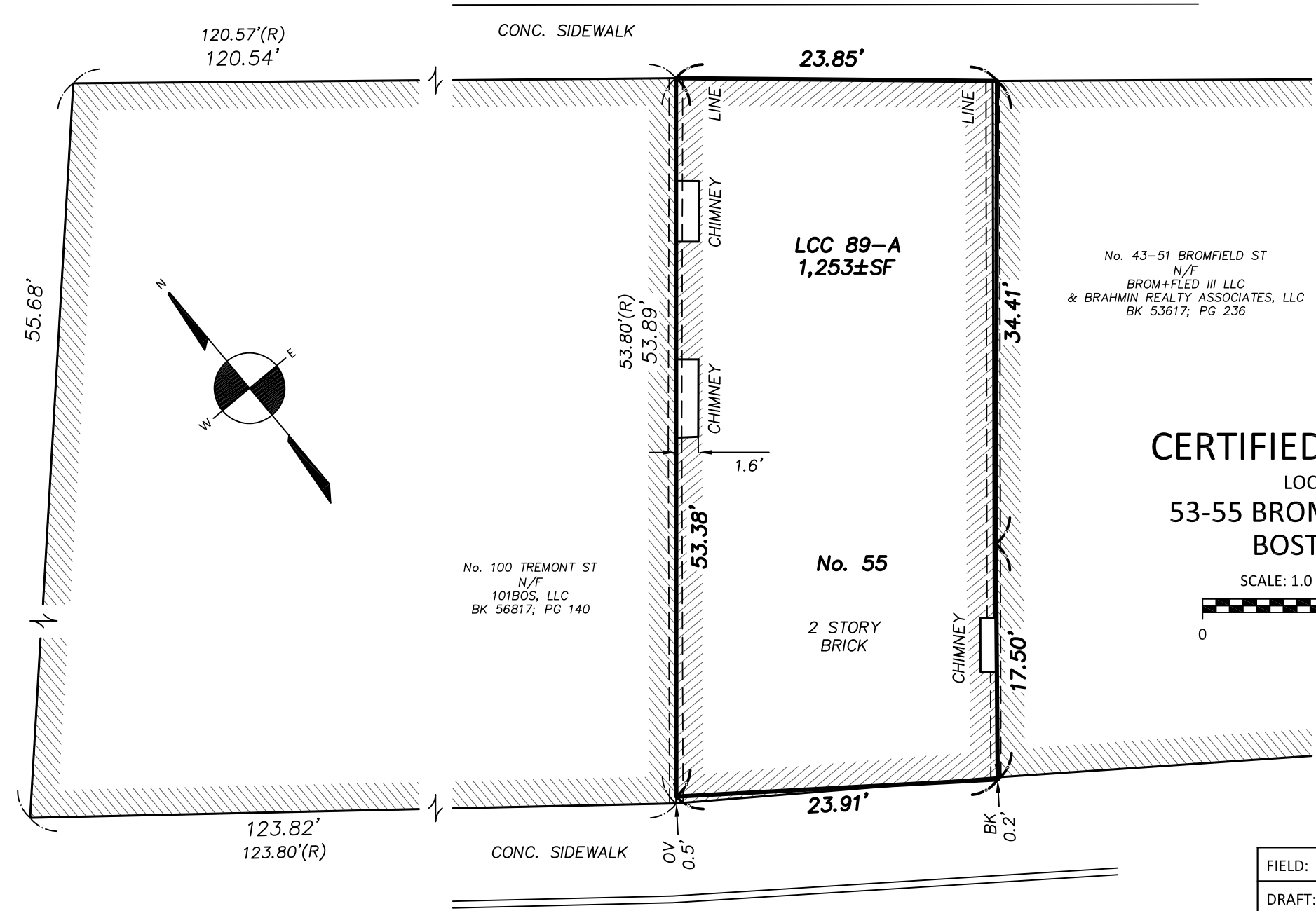
CITY OF BOSTON ENGINEERING REOCRDS  
 FB 679; PGS 6-13  
 L-453 BROMFIELD STREET  
 L-1703 BOSWORTH STREET  
 L-5554 PROVIDENCE STREET  
 L-10597 BROMFIELD STREET (SPECIFIC REPAIRS)  
 L-11159 BROMFIELD STREET (DISCONTINUANCE)

**NOTES:**  
 PARCEL ID: 0304716000



**BOSWORTH STREET**  
 (VARIABLE WIDTH ~ PUBLIC)

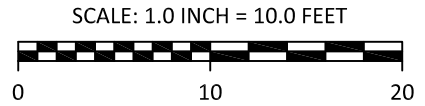
**TREMONT STREET**



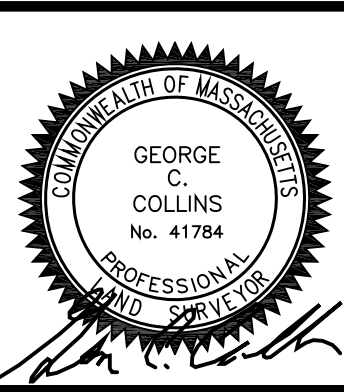
No. 43-51 BROMFIELD ST  
 N/F  
 BROM+FLED III LLC  
 & BRAHMIN REALTY ASSOCIATES, LLC  
 BK 53617; PG 236

No. 100 TREMONT ST  
 N/F  
 101BOS, LLC  
 BK 56817; PG 140

**CERTIFIED PLOT PLAN**  
 LOCATED AT  
**53-55 BROMFIELD STREET**  
**BOSTON, MA**



FIELD:	JJH
DRAFT:	RAP
CHECK:	GCC
DATE:	05/20/20
JOB #	20-00311



**BROMFIELD STREET**  
 (VARIABLE WIDTH ~ PUBLIC)

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JUNE 3, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
 ZONE: X  
 COMMUNITY PANEL: 25025C0081J  
 EFFECTIVE DATE: 03/16/2016

**PREPARED FOR:**  
 OWNER OF RECORD:  
 MONTGOMERY HOUSE, LLC  
 & 70 WORDSWORTH LLC  
 36 BROMFIELD STREET  
 BOSTON, MA 02108

**REFERENCES:**  
 DEED: C. 136685  
 LCC: 89-A  
 157-A  
 10554-A  
 12112-A  
 13283-A

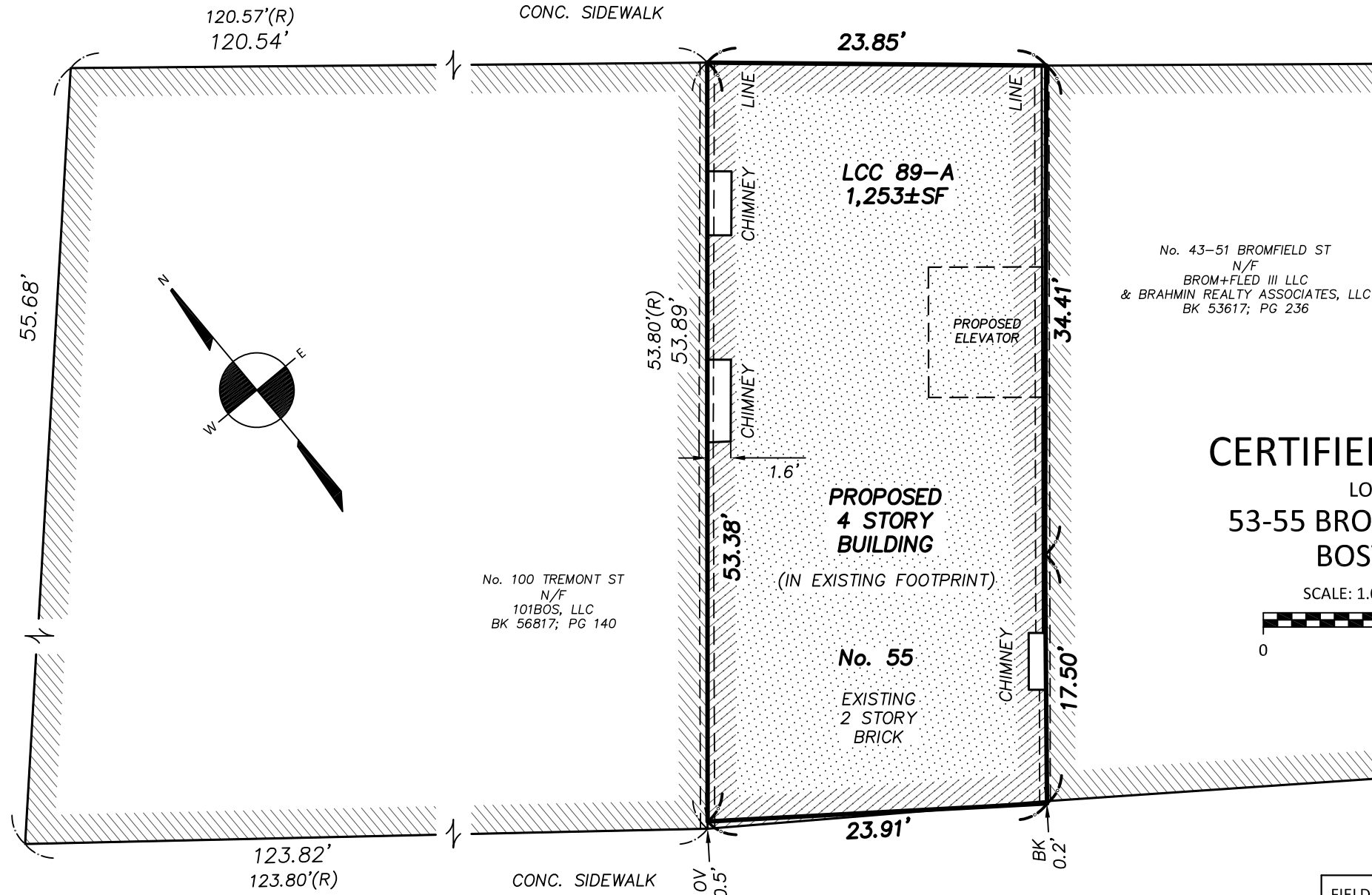
CITY OF BOSTON ENGINEERING REOCRDS  
 FB 679; PGS 6-13  
 L-453 BROMFIELD STREET  
 L-1703 BOSWORTH STREET  
 L-5554 PROVIDENCE STREET  
 L-10597 BROMFIELD STREET (SPECIFIC REPAIRS)  
 L-11159 BROMFIELD STREET (DISCONTINUANCE)

**NOTES:**  
 PARCEL ID: 0304716000



**BOSWORTH STREET**  
 (VARIABLE WIDTH ~ PUBLIC)

**TREMONT STREET**



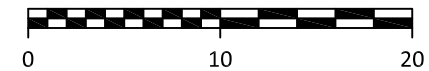
No. 43-51 BROMFIELD ST  
 N/F  
 BROM+FLED III LLC  
 & BRAHMIN REALTY ASSOCIATES, LLC  
 BK 53617; PG 236

No. 100 TREMONT ST  
 N/F  
 101BOS, LLC  
 BK 56817; PG 140

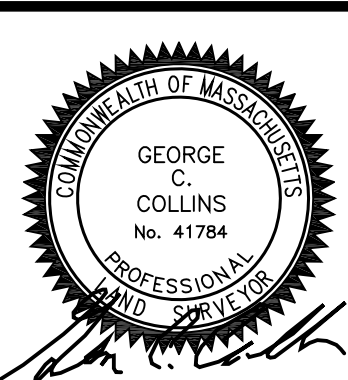
**CERTIFIED PLOT PLAN**

LOCATED AT  
**53-55 BROMFIELD STREET**  
**BOSTON, MA**

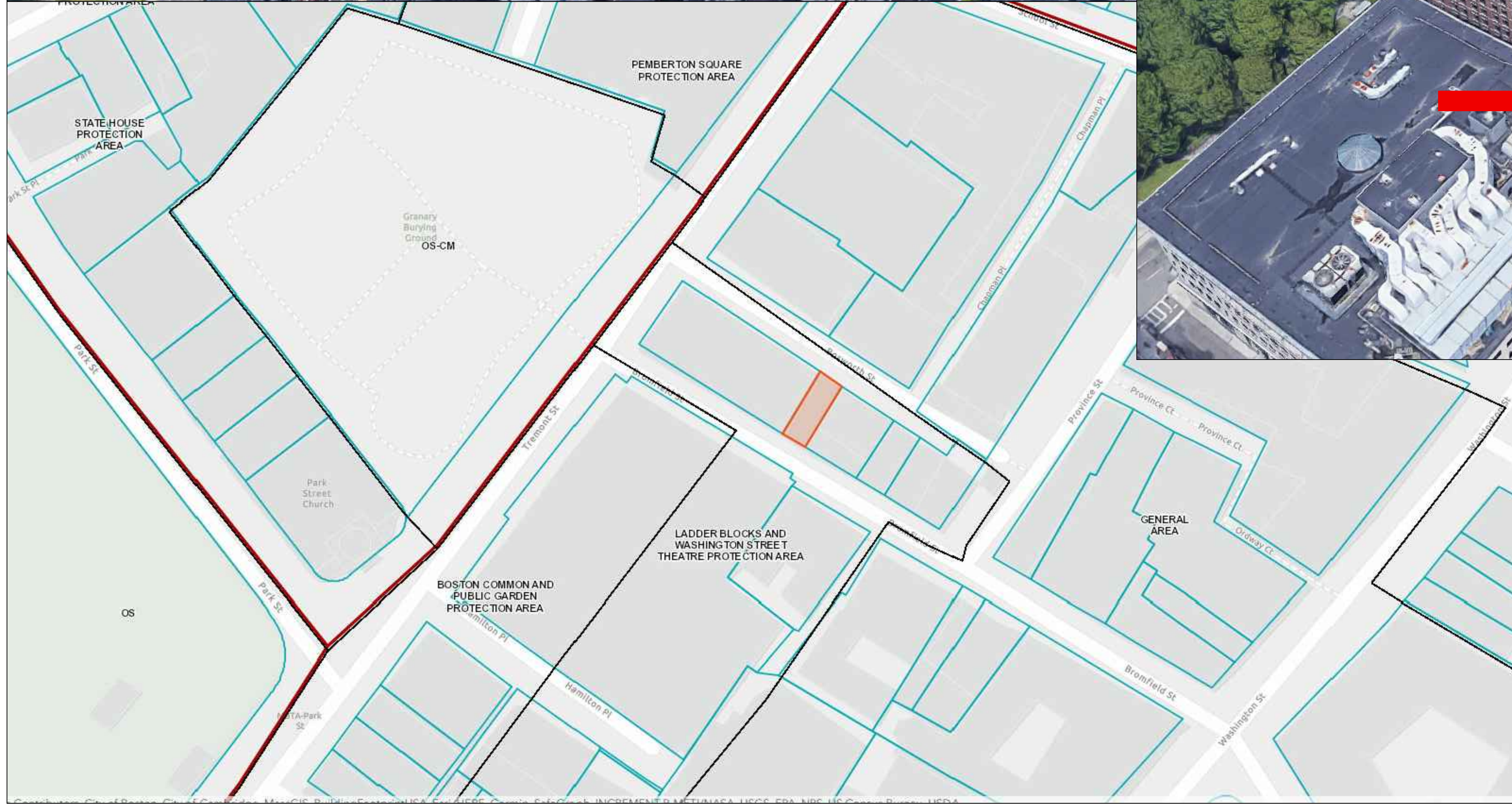
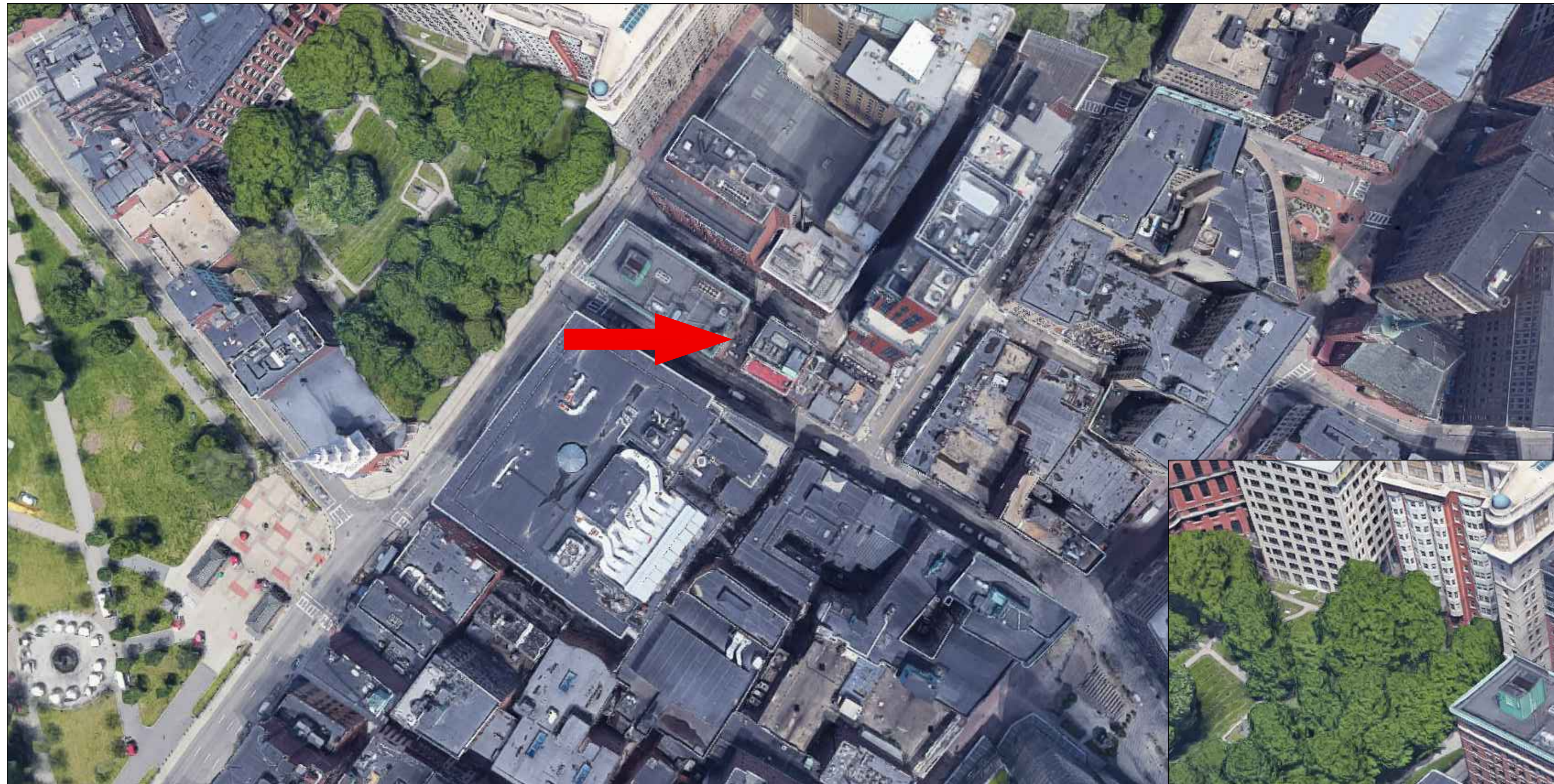
SCALE: 1.0 INCH = 10.0 FEET



FIELD:	JJH
DRAFT:	RAP
CHECK:	GCC
DATE:	06/19/20
JOB #	20-00311



**BROMFIELD STREET**  
 (VARIABLE WIDTH ~ PUBLIC)



Location

**PROPOSED ADDITION**

**55 BROMFIELD STREET**

**BOSTON, MA**

**Choo & Company, Inc.**

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

No.	Revision Date

Project No: 2020075  
 Scale: AS NOTED  
 Date: 05-27-2020  
 Drawn By: SL

Drawing Name

**PROPOSED FLOOR PLANS**

Sheet No.

**A-3.1**

55 BROMFIELD FRONT ELEVATION



43-49 BROMFIELD WEST/STREET WALL  
BROMFIELD ST LOOKING FROM THE EAST



59-75 BROMFIELD EAST/STREET WALL

BROMFIELD STREET LOOKING FROM THE WEST



Location

PROPOSED ADDITION  
55 BROMFIELD STREET  
BOSTON, MA

Choo  
& Company, Inc.

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

No.	Revision Date

Project No: 2020075  
Scale: AS NOTED  
Date: 05-27-2020  
Drawn By: SL

Drawing Name

SITE STUDY  
BROMFIELD  
STREET

Sheet No.

A-3.2



43-49 BROMFIELD BOSWORTH STREET WALL



43-49 BROMFIELD WEST WALL



59-75 BROMFIELD EAST WALL

BOSWORTH STREET LOOKING FROM THE EAST



BOSWORTH STREET LOOKING FROM THE WEST



Location

PROPOSED ADDITION  
55 BROMFIELD STREET  
BOSTON, MA

**Choo & Company, Inc.**

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

No.	Revision Date

Project No: 2020075  
Scale: AS NOTED  
Date: 05-27-2020  
Drawn By: SL

Drawing Name  
SITE STUDY  
BOSWORTH  
STREET

Sheet No.  
A-3.3

**GENERAL NOTES:**

**CONTRACTOR RESPONSIBILITY-  
CONTRACTOR IS SOLELY RESPONSIBLE FOR:**

- VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS.
- ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.
- OBTAINING AND PAYING FOR ALL PERMITS.
- PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES.
- CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS.
- SCHEDULING AND SEQUENCING.
- CONSTRUCTION MEANS, METHODS AND TECHNIQUES
- MAINTAINING DRAWINGS AND PERMITS ON SITE.
- JOB SITE SAFETY
- COORDINATION BETWEEN TRADES, AND SUPPLIERS.
- PROVIDE SCHEDULE TO OWNER AND ARCHITECT.
- PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT.
- TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- SITE CLEANLINESS AND CONFORMANCE TO NFPA 241 REQUIREMENTS.
- REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
- GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

**REVIEW OF WORK BY DESIGNERS-**

CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.

CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:

- POURING CONCRETE
- INSULATING
- INSTALLING DRYWALL
- FINAL INSPECTION

**SHOP DRAWINGS-**

ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD.

GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS, PRIOR TO SUBMITTING TO ARCHITECT OR ENGINEER.

NON SUBMISSION DOES NOT CONSTITUTE APPROVAL OF ANY WORK.

NO EXCEPTIONS TAKEN DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING ANY OTHER WORK ON THE DRAWINGS.

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNERS' REVIEW TIME.

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A CHANGE.

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS.

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS.

**CHANGE ORDERS-**

CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.

DESIGNER SHALL BE NOTIFIED OF ANY CHANGE TO THE DRAWINGS, UNFORESEEN FIELD CONDITIONS OR DISCREPANCIES PRIOR TO PERFORMING WORK.

ANY PROPOSED CHANGES SHALL BE ACCOMPANIED WITH A WRITTEN DESCRIPTION OR A SKETCH FOR CLARIFICATION.

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMING WORK.

CHANGE ORDERS SHALL BE PRICED EITHER LUMP SUM OR UNIT PRICE OR TIME AND MATERIALS.

ANY SUBSTITUTION REQUEST SHALL BE MADE VIA CHANGE ORDER, AND NOT VIA SHOP DRAWINGS UNLESS AGREED TO.

ANY CHANGE SHALL STATE THE CREDIT OR COST ADD AND/OR ANY CHANGE TO THE SCHEDULE.

**REQUISITIONS-**

ANY REQUISITION REQUIRED TO BE SIGNED BY THE ARCHITECTED SHALL BE SUBMITTED A MINIMUM OF ONE WEEK PRIOR TO BEING SUBMITTED TO THE BANK FOR REVIEW.

CONTRACTOR SHALL PROVIDE RECEIPTS AND INSURANCE CERTIFICATES FOR ANY MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE DESIGNING ARCHITECT OR STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. ANY SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM IS DESIGNED BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. IT SHALL BE THE CONTRACTORS OR OWNERS' RESPONSIBILITY TO DETERMINE SUITABLE SOIL CONDITIONS AND VERIFY THE BEARING PRESSURE. IF A SUITABLE SOIL THAT CAN WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

**WOOD NOTES:**

- ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
- ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A MINIMUM:  
FB=875 PSI, FV=135 PSI, E=1,300,000 PSI.
- ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-0" O.C.
- ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-0" O.C. MAXIMUM.
- PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
- PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
- PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
- PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
- PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
- PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWB" STRAP, OR EQUAL.
- ALL BUILT-UP BEAMS SHALL BE BOLTED WITH 1/2" Ø THRU BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

**WOOD LINTEL SCHEDULE:**

Lintels over openings in bearing walls shall be as follows; or as noted on drawings.

Span of opening:	Size: 2x6 studs	Size: 2x4 studs
less than 4'-0"	3 - 2x4	2 - 2x4
up to 6'-0"	3 - 2x6	2 - 2x6
up to 8'-0"	3 - 2x8	2 - 2x8
up to 10'-0"	3 - 2x10	2 - 2x10

**DESIGN CRITERIA:**

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE NINTH EDITION OF THE MASSACHUSETTS BUILDING CODE.

DESIGN LIVE LOAD = 40 POUNDS PER SQUARE FOOT

- FLOORS
- PRIVATE DECK

DESIGN SNOW LOAD = 40 POUNDS PER SQUARE FOOT WITH SNOW DRIFT WHERE APPLICABLE.

WIND LOAD = 128 MILES PER HOUR

SEISMIC: Ss = 0.217  
S1 = 0.069

ALL LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI.

**ZONING SUMMARY**

**ARTICLE 38**

**Ladder Blocks and Washington Street Theater Protection Area. SUBDISTRICT**

	MIN. LOT SIZE	MIN. LOT AREA PER ADD. UNIT	TOTAL LOT SIZE	LOT WIDTH/ FRONTAGE	FAR	BLDG. HEIGHT	USABLE OPEN SPACE	SETBACK FRONT	SETBACK SIDE	SETBACK REAR
REQUIRED BY ZONING	na	na	na	na	8.0	125'	na	na	na	na
ROOFTOP ADDITIONS					8.0	65' <small>for addition 38-6 item 1</small>				
EXISTING PROJECT			1253 S.F.	23.85' + <small>width</small>	2.4	2 STORIES 28'-0"	0/UNIT	0'	0'	0'
PROPOSED PROJECT			1253 S.F.	23.85' + <small>width</small>	6.56	6 STORIES 64'-7"	0/UNIT	0'	0'	0'

PARKING REQUIREMENT  
RESIDENTIAL USE: 0 PER UNIT

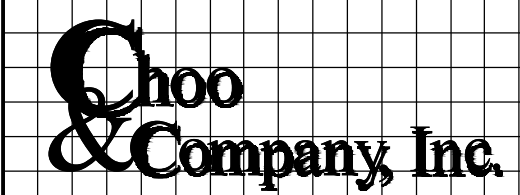
REQUIRED 0 SPACES  
PROPOSED 0 SPACES

USE SUMMARY:  
EX'G 2 STORY RESTAURANT  
PROP. 5 UNIT MULTI FAMILY USE  
W/ GROUND FLOOR RETAIL/ BUSINESS

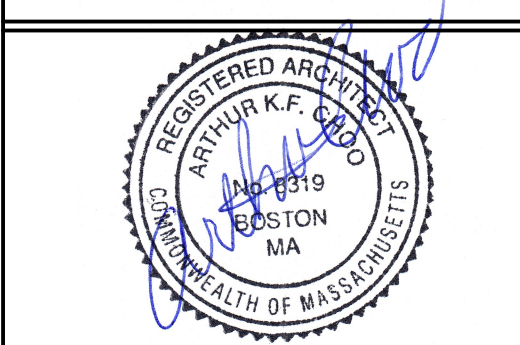
MULTI FAMILY USE = ALLOWED  
RETAIL/ BUISNES USE TBD = ALLOWED

**PROPOSED  
ADDITION  
55 BROMFIELD STREET  
BOSTON,  
MASSACHUSETTS**

Location  
**PROPOSED ADDITION  
55 BROMFIELD STREET  
BOSTON, MA**



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



No.	Revision Date

Project No: 2020075  
Scale: AS NOTED  
Date: 05-27-2020  
Drawn By: SL

Drawing Name

**COVER SHEET**

Sheet No.  
**A-0**

**KEY**

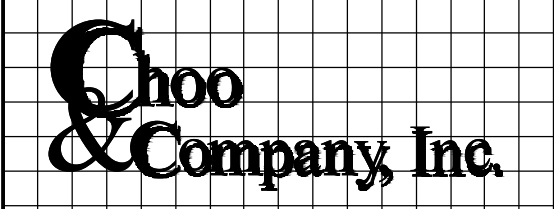
- ☉ SMOKE DETECTOR
- ⊙ HEAT DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR
- ☒ EMERGENCY LIGHT
- ☒ HORN/ STROBE/ PULL STATION
- ☒ HORN/ STROBE
- ◇ 1 HOUR WALL(SEE W.T.1/A-3.1)
- ◇ 2 HOUR WALL(SEE W.T.2/A-3.1)
- ◇ 3 HOUR WALL(SEE W.T.3/A-3.1)
- ☒ FAN
- ⊙ 45 MIN. DOOR
- ⊙ 1-1/2 HOUR DOOR
- ☒ FIRE ALARM CONTROL PANEL
- ⬡ WINDOW TYPE
- 1 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
- 2 2 HOUR CLG. WALL(SEE C.T.2/A-3.1)
- 3 3 HOUR CLG. WALL(SEE C.T.2/A-3.1)
- ⊙ FIRE EXTINGUISHER

**CODE SUMMARY**

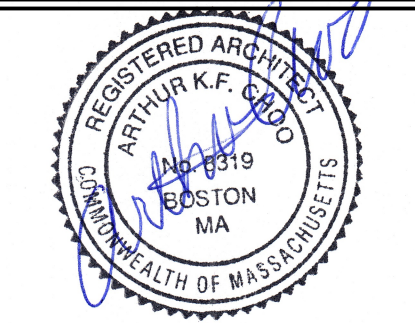
EX'G TYPE 3  
NEW TYPE 3A PODIUM  
CONSTRUCTION (IBC2015 510)  
EX'G 2 STORIES  
PROPOSED 6 STORIES  
R-2 / B MIXED USE GROUP  
UPPER FLOORS 5 RES UNITS  
FULLY SPRINKLED  
FULLY ALARMED

Location

EXISTING ADDITION  
55 BROMFIELD STREET  
BOSTON, MA



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



No.	Revision Date

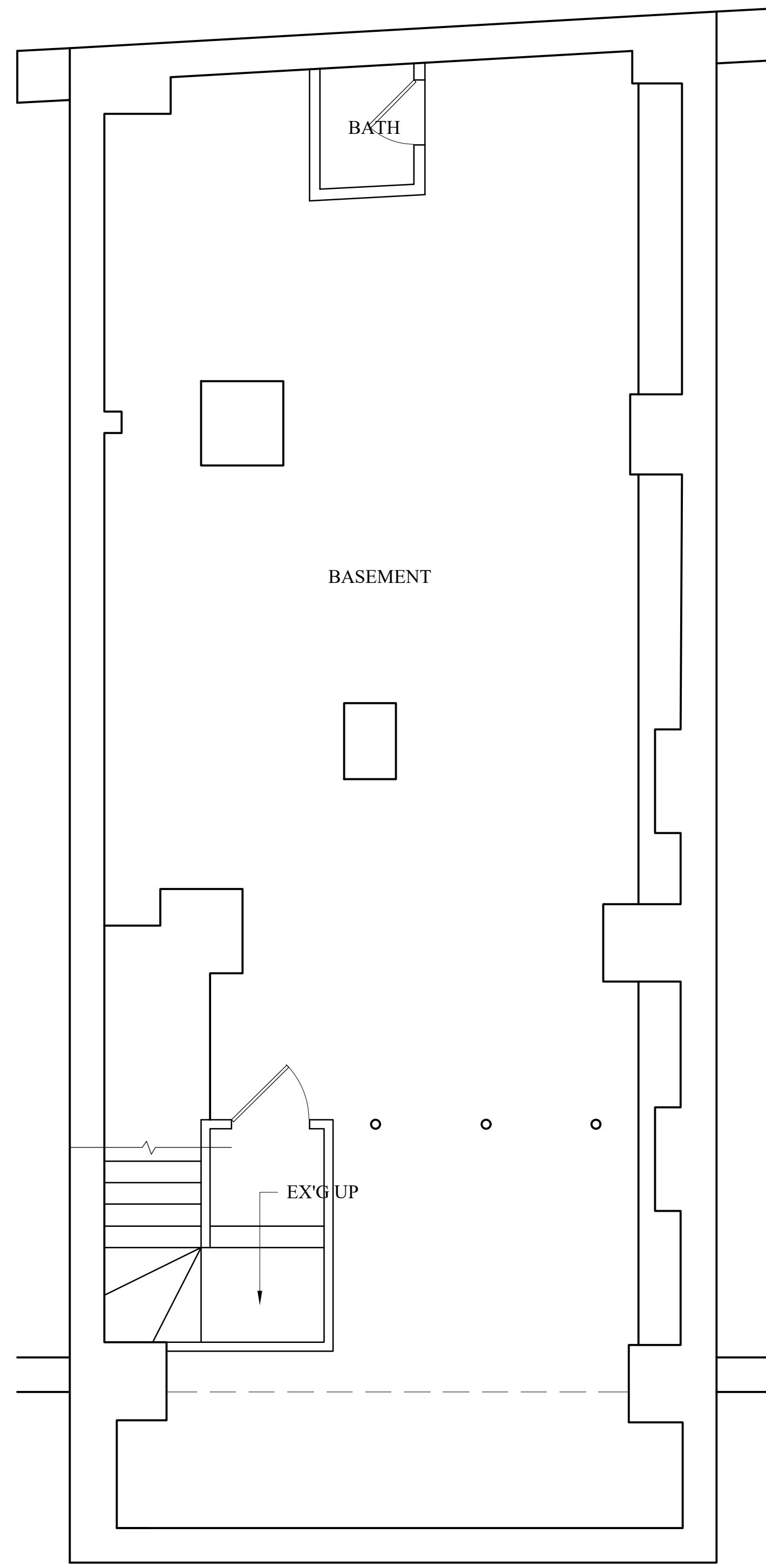
Project No: 2020075  
Scale: AS NOTED  
Date: 05-27-2020  
Drawn By: SL

Drawing Name  
**EXISTING FLOOR PLANS**

Sheet No.

D-1.1

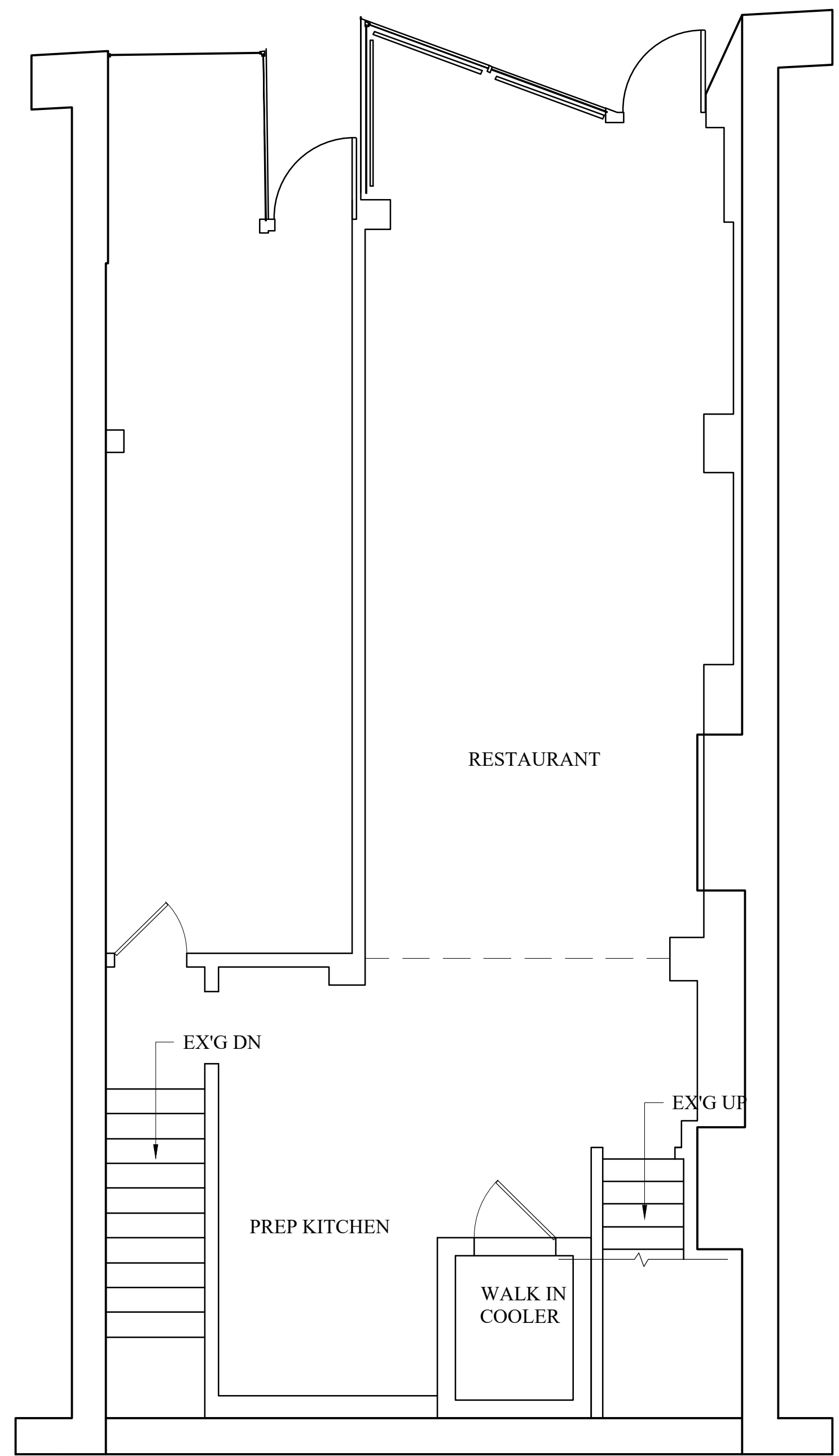
BROMFIELD ST



BOSWORTH ST

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

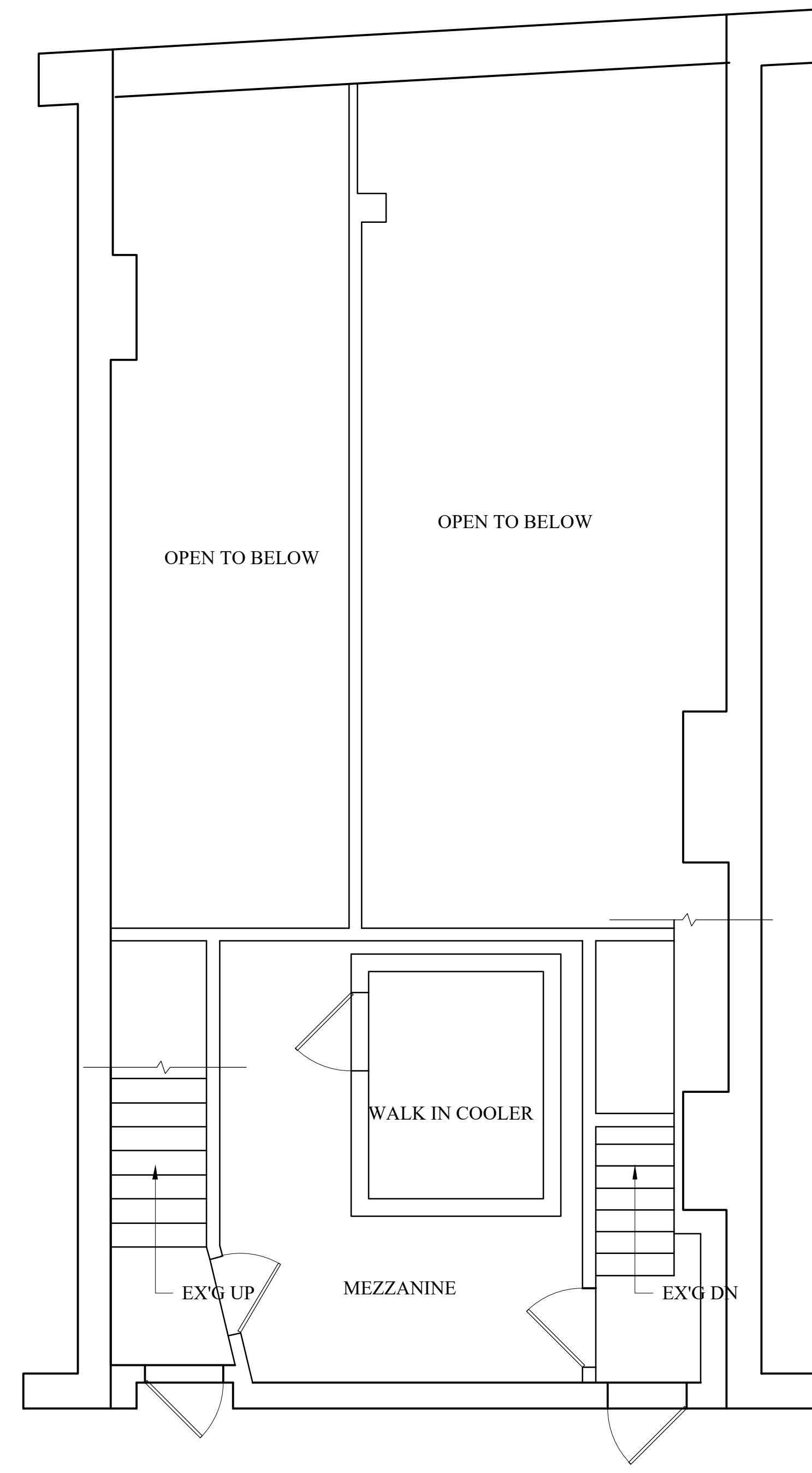
BROMFIELD ST



BOSWORTH ST

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

BROMFIELD ST

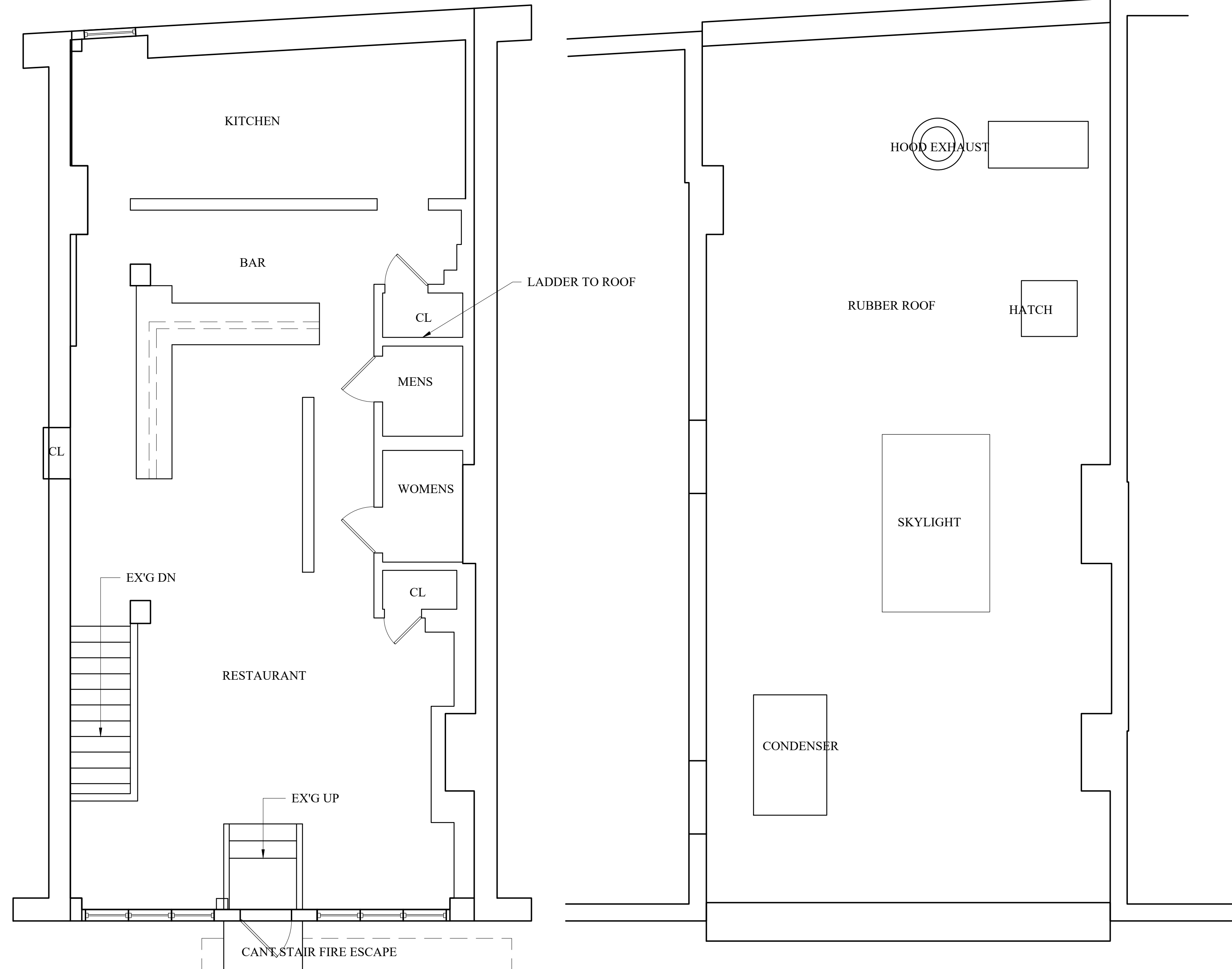


BOSWORTH ST

3 EXISTING MEZZANINE FLOOR PLAN  
1/4" = 1'-0"

BROMFIELD ST

BROMFIELD ST



BOSWORTH ST

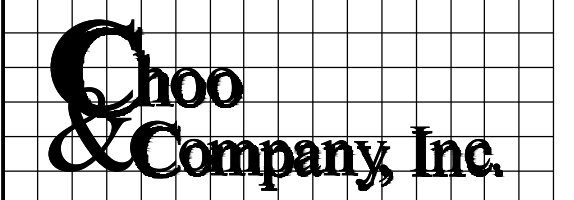
BOSWORTH ST

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

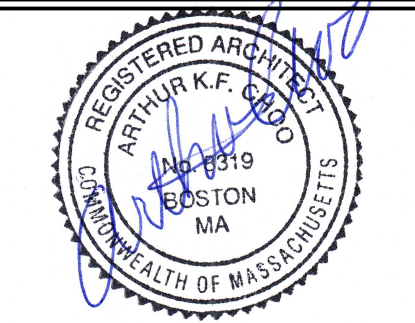
2 EXISTING ROOF PLAN  
1/4" = 1'-0"

Location

EXISTING ADDITION  
55 BROMFIELD STREET  
BOSTON, MA



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



No.	Revision Date

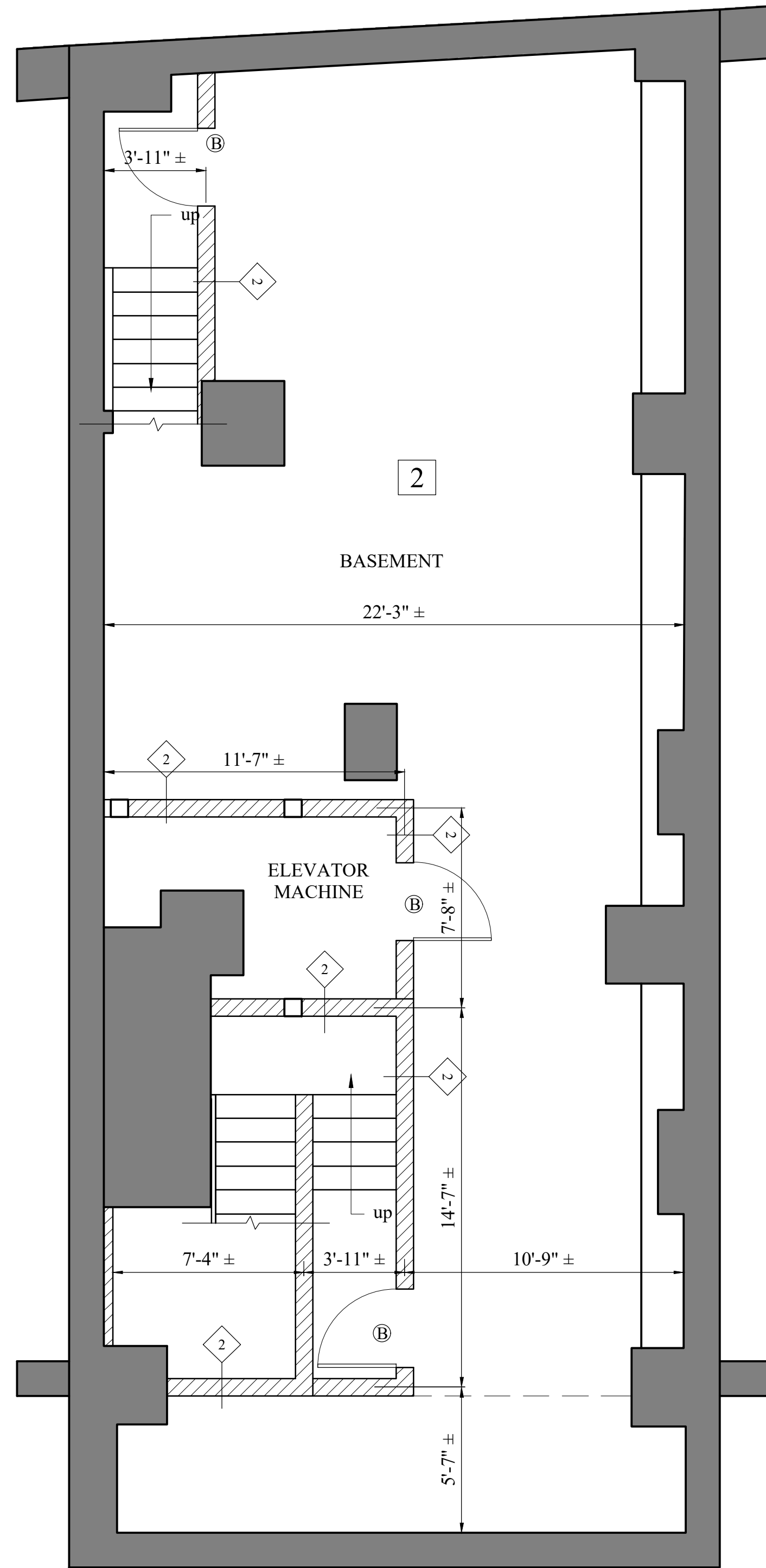
Project No: 2020075  
Scale: AS NOTED  
Date: 05-27-2020  
Drawn By: SL

Drawing Name  
**EXISTING FLOOR PLANS**

Sheet No.  
**D-1.2**



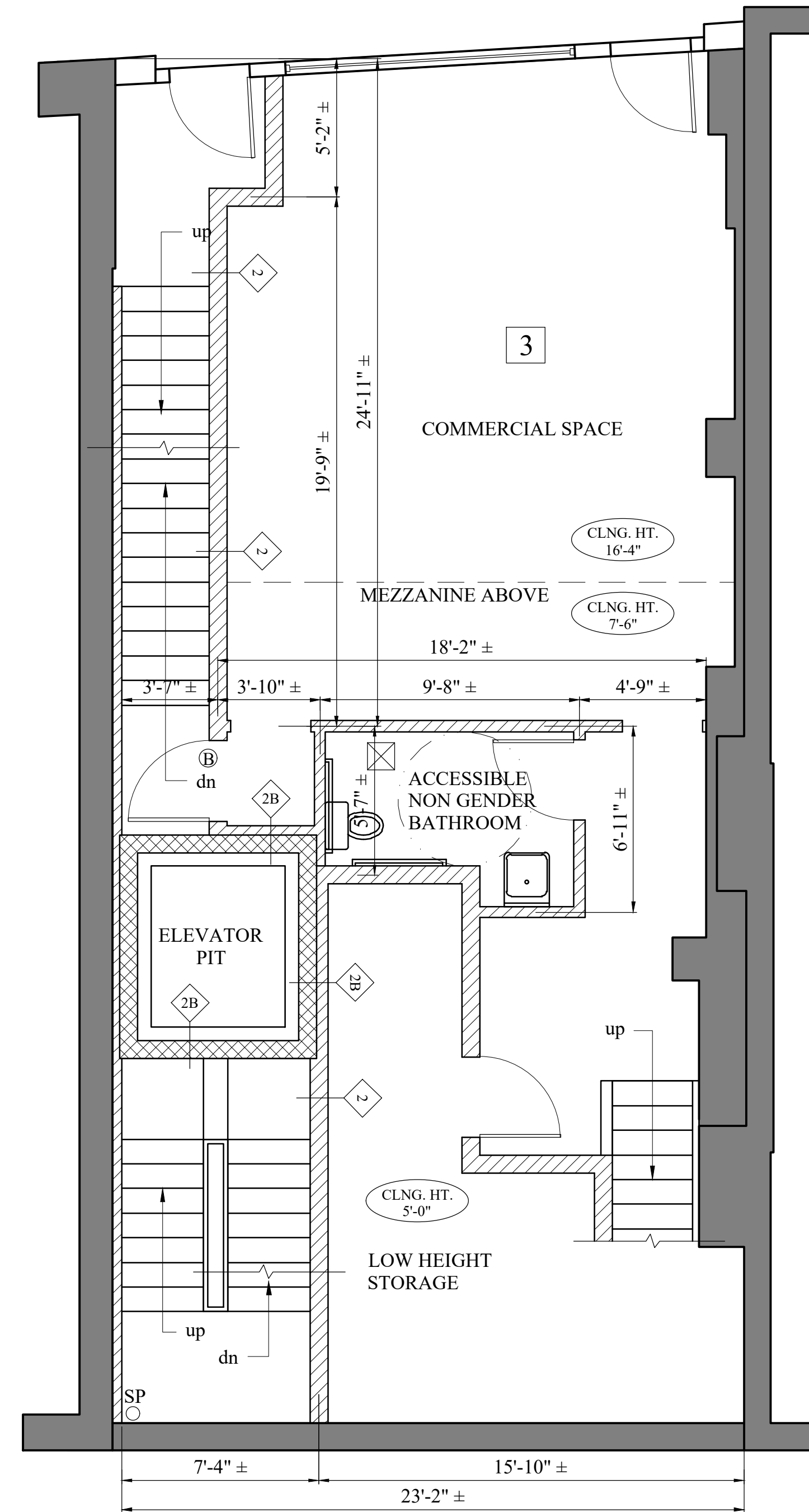
BROMFIELD ST



BOSWORTH ST

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

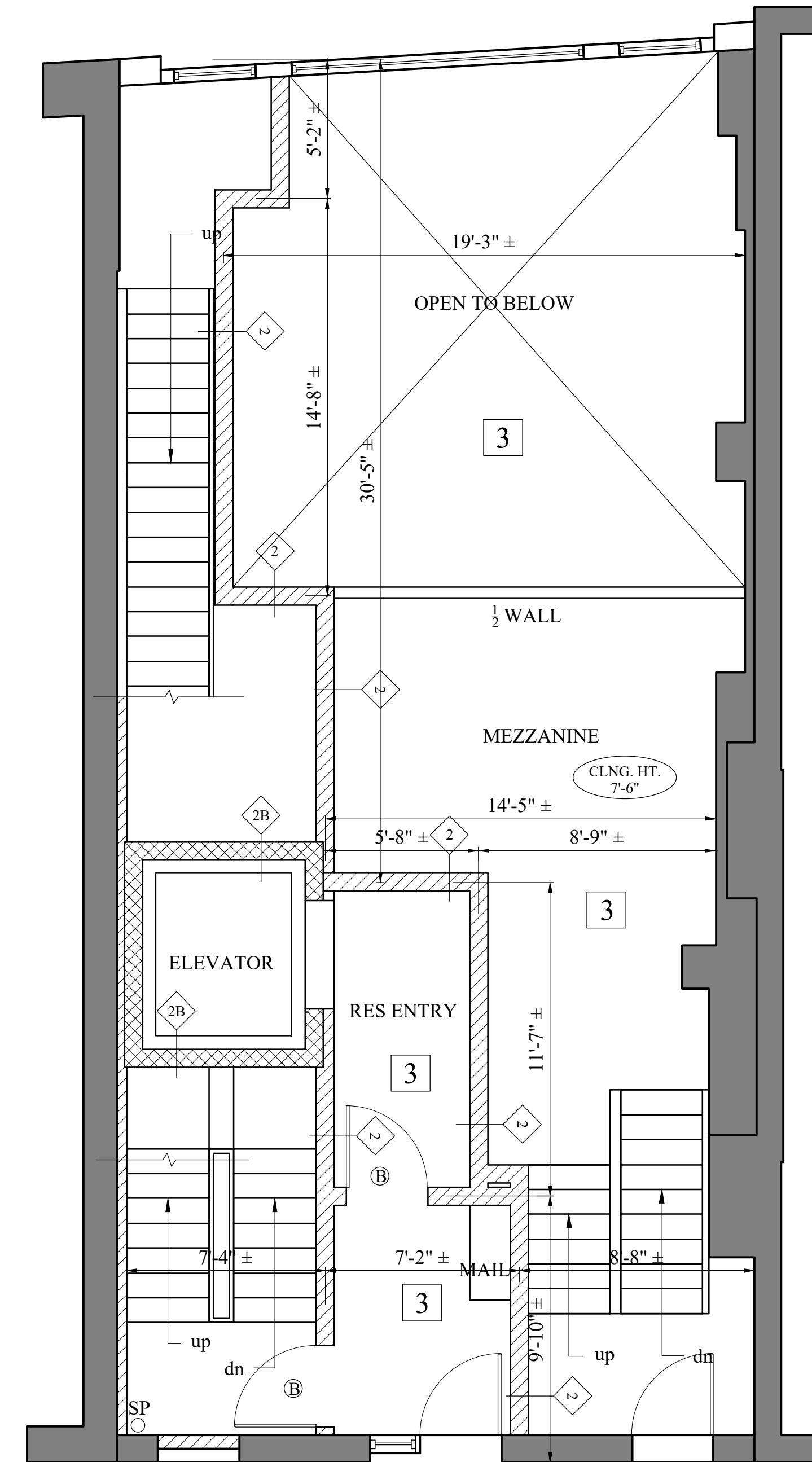
BROMFIELD ST



BOSWORTH ST

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

BROMFIELD ST



BOSWORTH ST

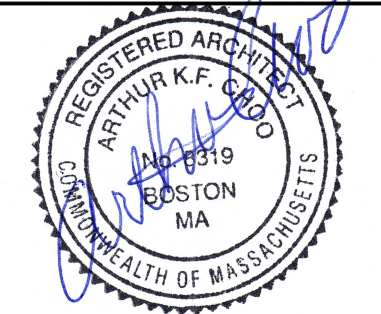
3 PROPOSED MEZZANINE FLOOR PLAN  
1/4" = 1'-0"

Location

PROPOSED ADDITION  
55 BROMFIELD STREET  
BOSTON, MA

Choo & Company, Inc.

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



No.	Revision Date

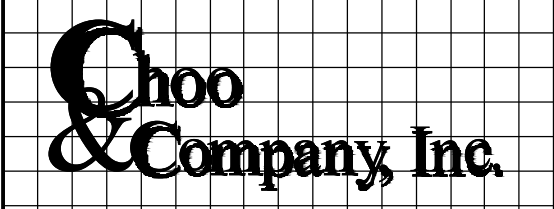
Project No: 2020075  
Scale: AS NOTED  
Date: 05-27-2020  
Drawn By: SL

Drawing Name  
PROPOSED FLOOR PLANS

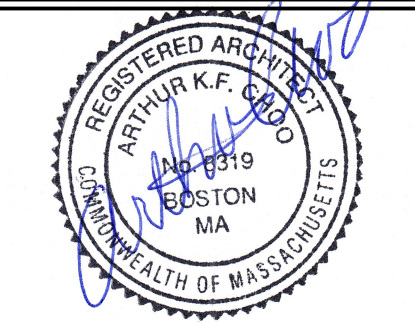
Sheet No.  
A-1.1

Location

**PROPOSED ADDITION**  
**55 BROMFIELD STREET**  
**BOSTON, MA**



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



No.	Revision Date

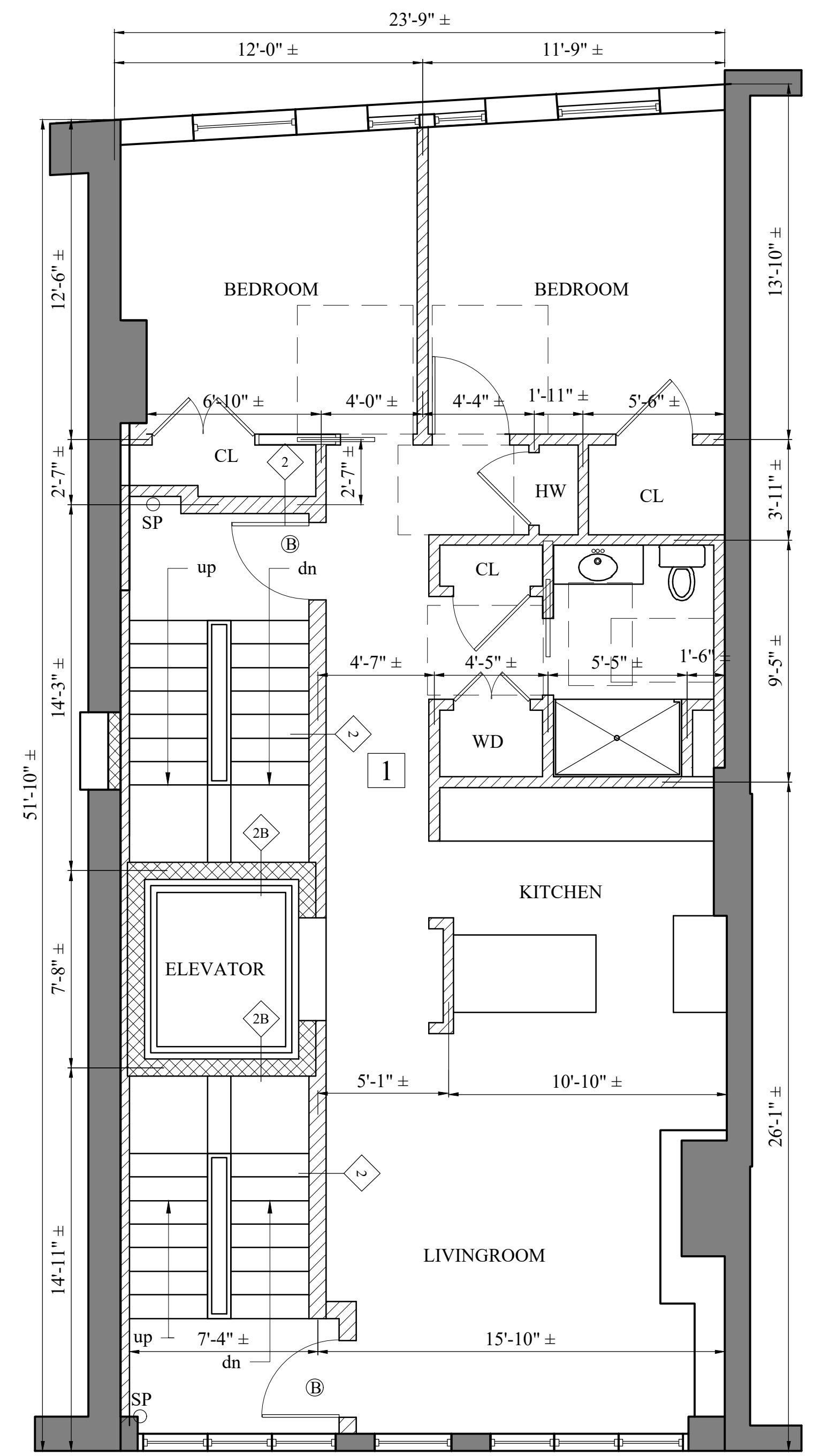
Project No: 2020075  
Scale: AS NOTED  
Date: 05-27-2020  
Drawn By: SL

Drawing Name  
**PROPOSED FLOOR PLANS**

Sheet No.

A-1.2

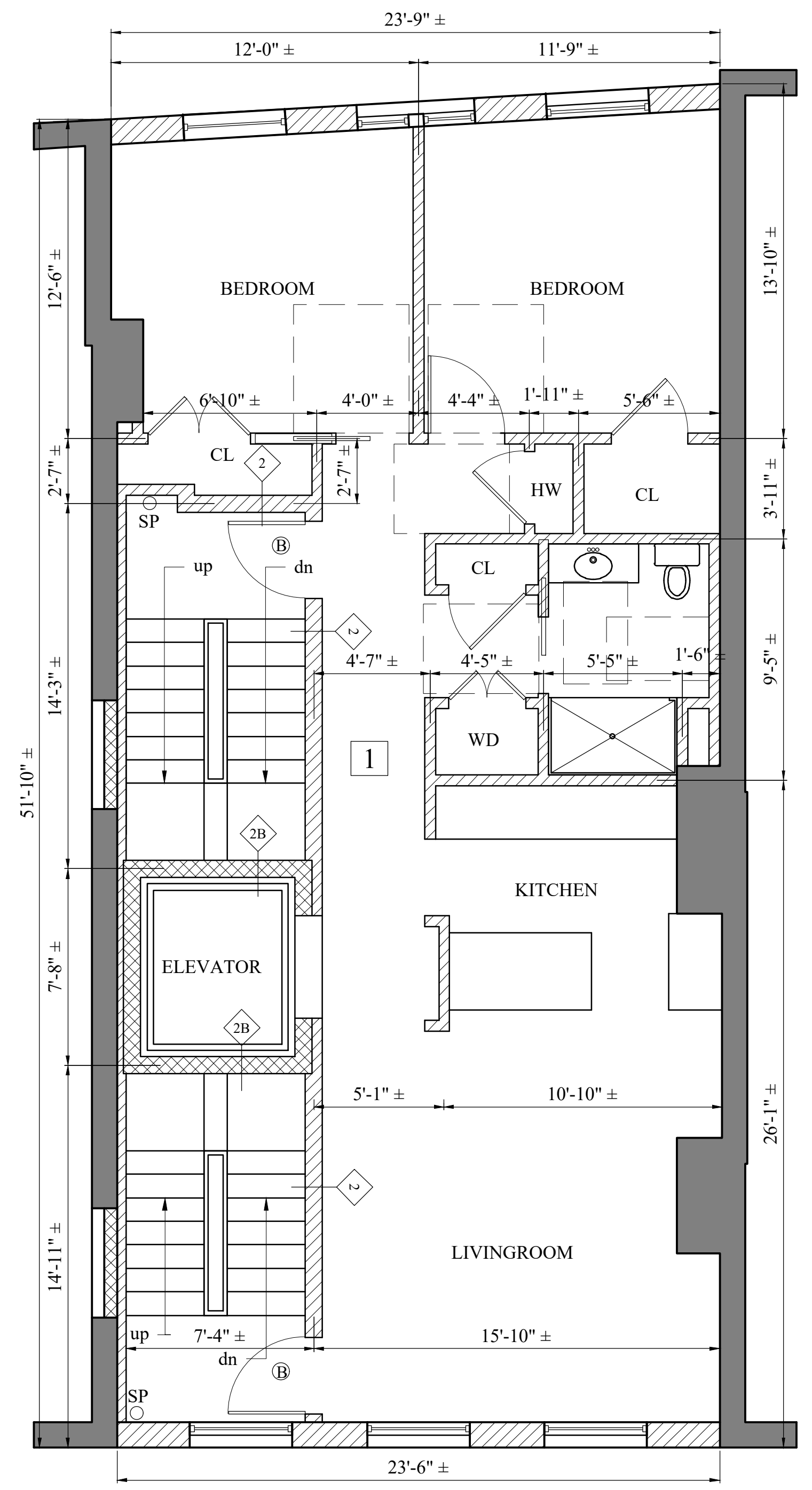
BROMFIELD ST



BOSWORTH ST

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

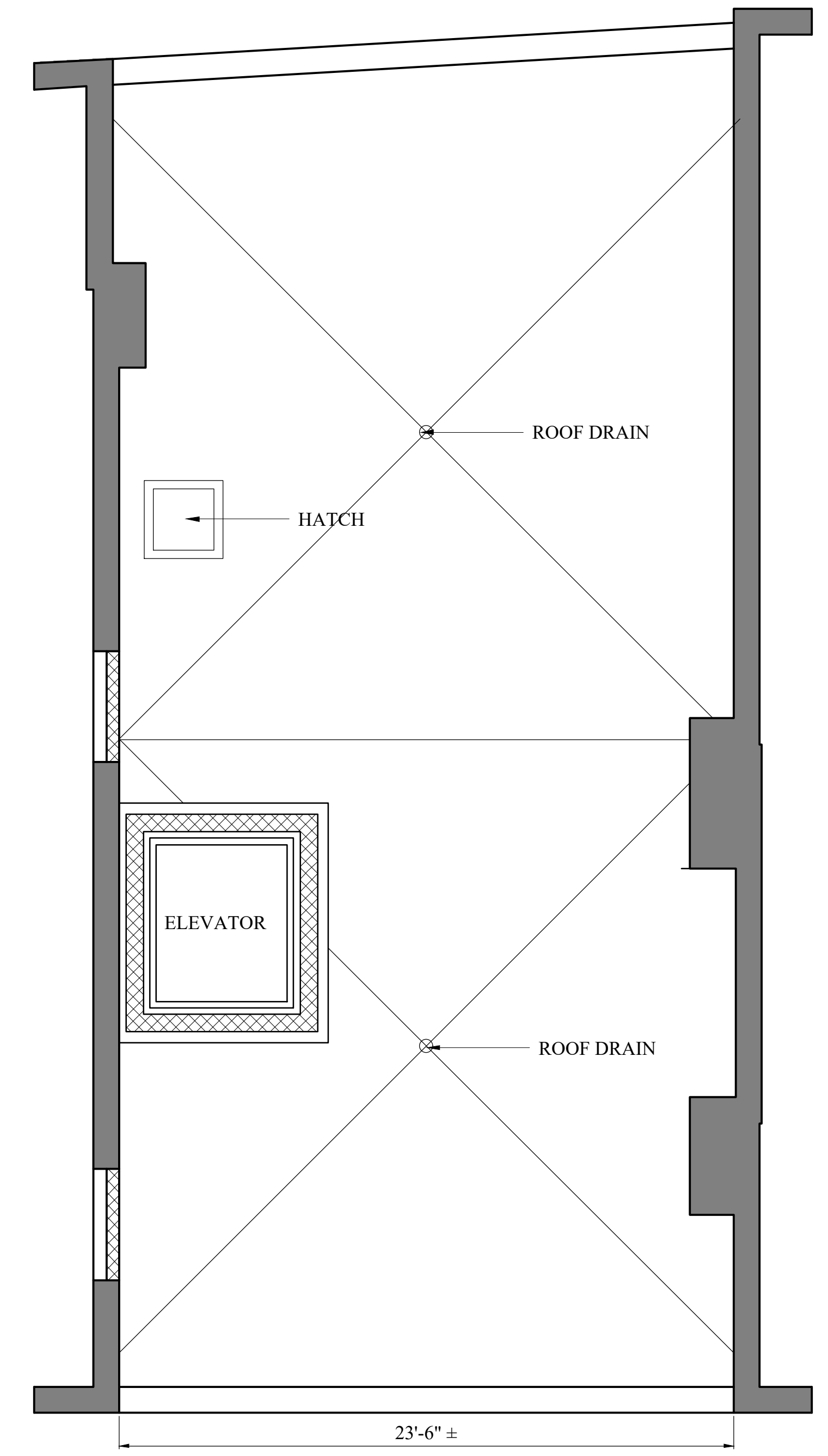
BROMFIELD ST



BOSWORTH ST

5 PROPOSED 3RD-6TH FLOOR PLAN  
1/4" = 1'-0"

BROMFIELD ST



BOSWORTH ST

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

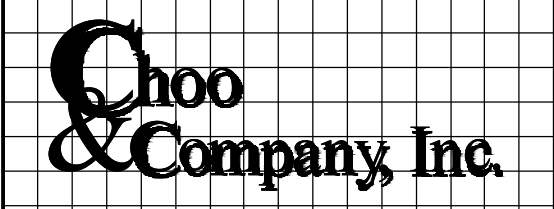


1 EXISTING BROMFIELD ELEVATION  
1/4" = 1'-0"

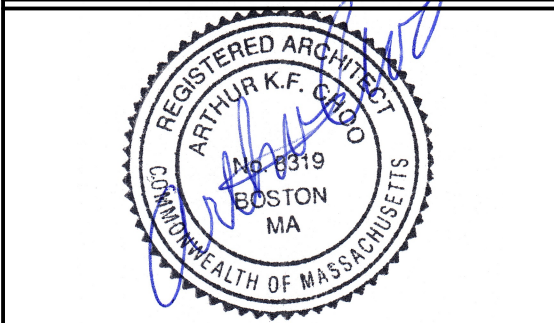
1B PROPOSED BROMFIELD ELEVATION  
1/4" = 1'-0"

Location

PROPOSED ADDITION  
55 BROMFIELD STREET  
BOSTON, MA



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



No.	Revision Date

Project No: 2020075  
Scale: AS NOTED  
Date: 05-27-2020  
Drawn By: SL

Drawing Name  
PROPOSED FLOOR PLANS

Sheet No.  
A-2.1

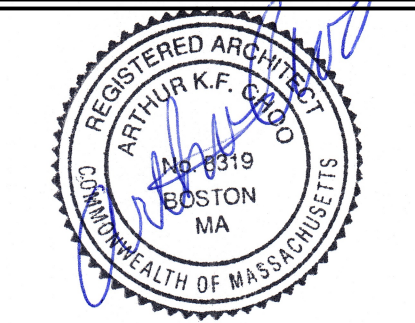


Location

# PROPOSED ADDITION 55 BROMFIELD STREET BOSTON, MA

**Choo & Company, Inc.**

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

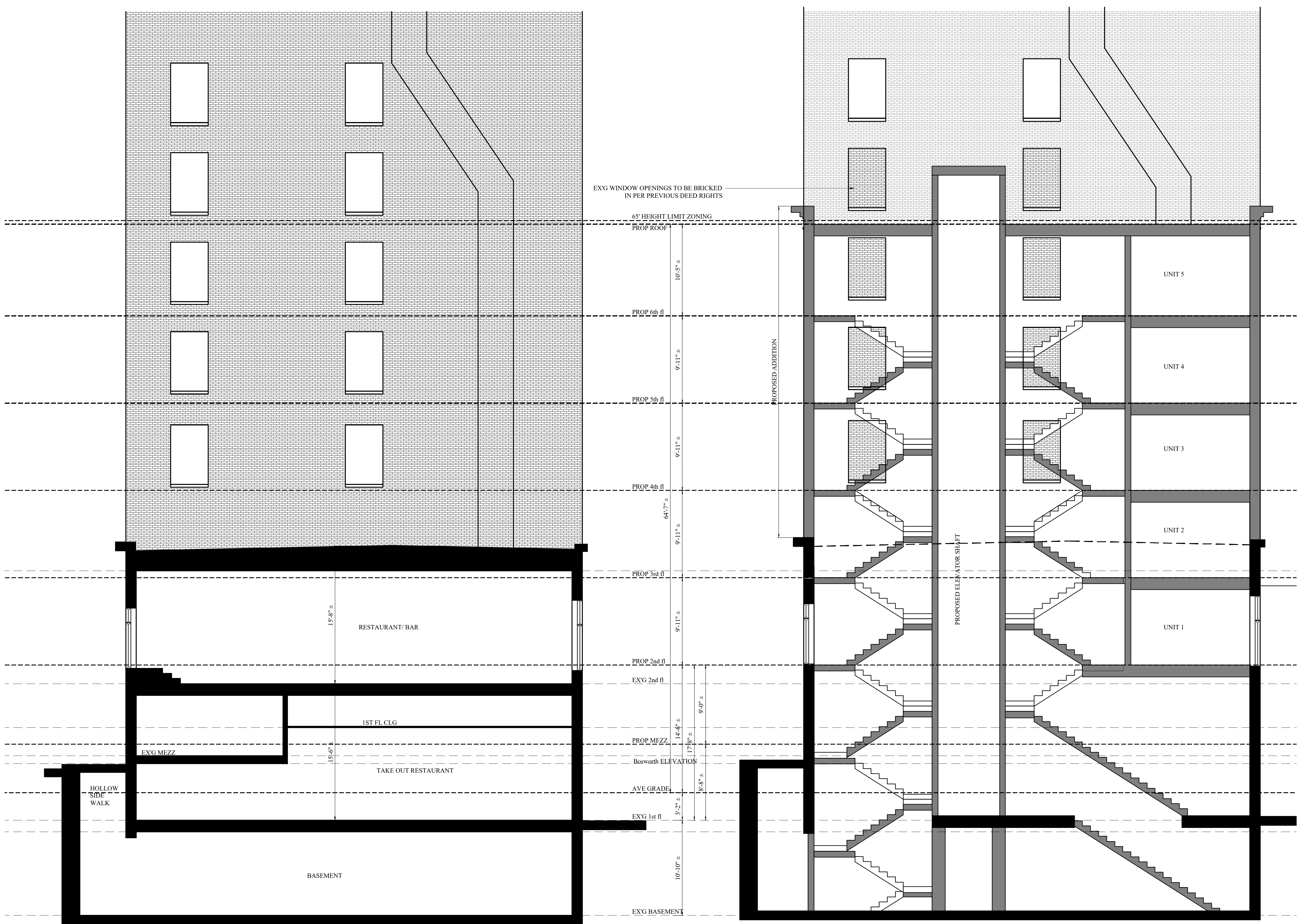


No.	Revision Date

Project No: 2020075  
 Scale: AS NOTED  
 Date: 05-27-2020  
 Drawn By: SL

Drawing Name  
**PROPOSED FLOOR PLANS**

Sheet No.  
**A-2.3**



**1** EXISTING LEFTSIDE SECTION  
 3/16" = 1'-0"

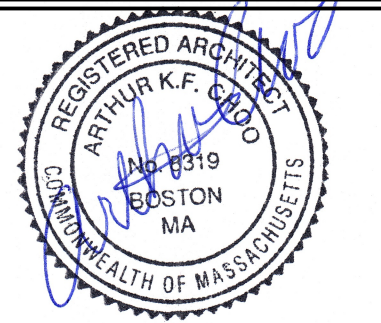
**1B** PROPOSED LEFTSIDE SECTION  
 1/4" = 1'-0"

Location

# PROPOSED ADDITION 55 BROMFIELD STREET BOSTON, MA

**Choo & Company, Inc.**

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

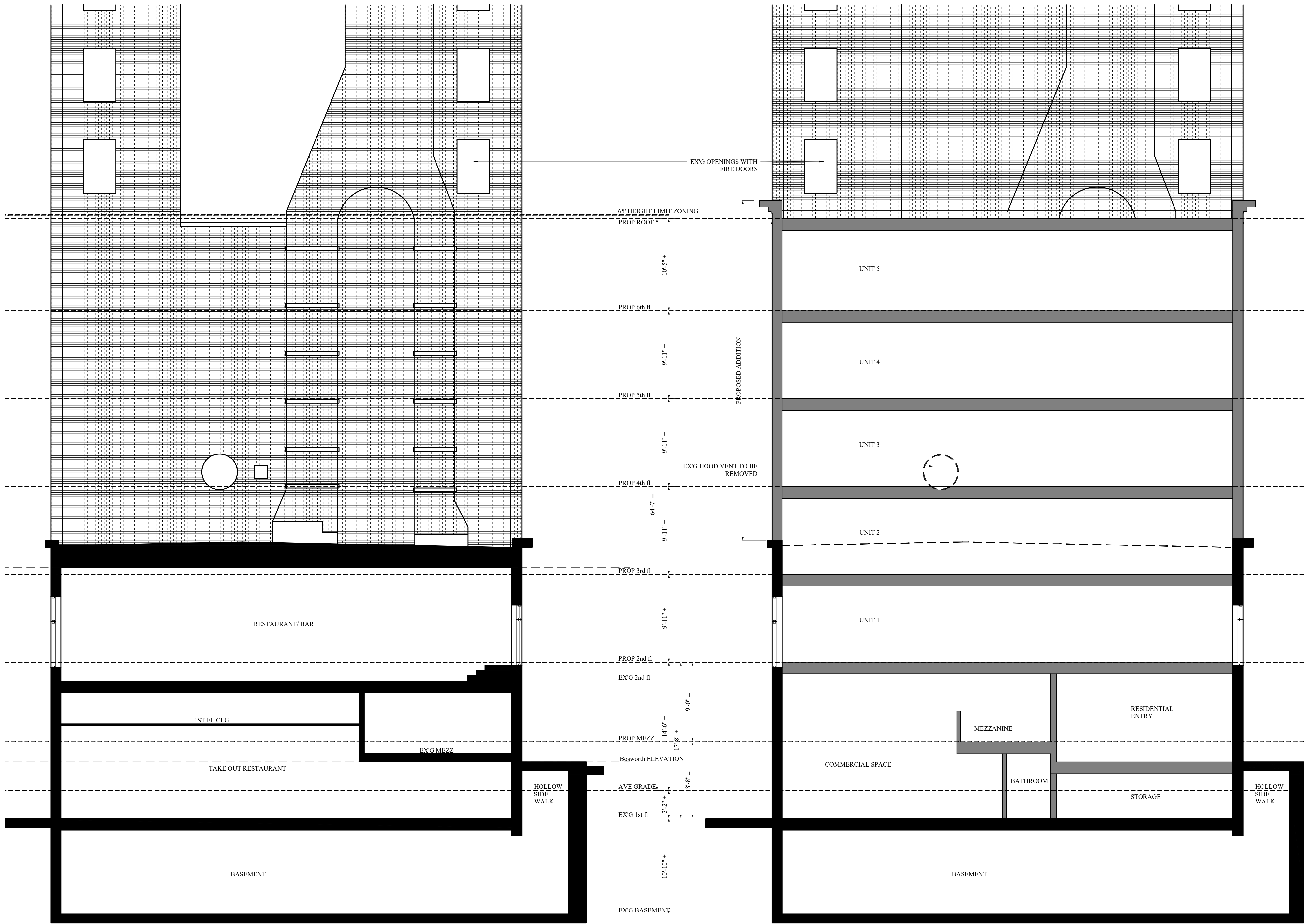


No.	Revision Date

Project No: 2020075  
 Scale: AS NOTED  
 Date: 05-27-2020  
 Drawn By: SL

Drawing Name  
**PROPOSED FLOOR PLANS**

Sheet No.  
**A-2.4**



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

1B PROPOSED RIGHTSIDE SECTION  
 1/4" = 1'-0"