

# NEW MULTIFAMILY BUILDING AT 184 COWPER STREET, BOSTON

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#### GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE MASSACHUSETTS COMMERCIAL BUILDING CODE 9TH ADDITION, ASSOCIATED MASS AMENDMENTS, AND THE RULES AND REGULATIONS OF ALL GOVERNING BODIES.
2. THE CONTRACTOR SHALL APPLY FOR AND MAINTAIN IN GOOD ORDER ALL REQUIRED PERMITS AND SHALL COORDINATE WITH OFFICIALS ALL REQUIRED INSPECTIONS AND CERTIFICATIONS
3. THE CONTRACTOR SHALL DETERMINE EXISTING CONDITIONS WHERE REQUIRED AND VERIFY ALL FIELD CONDITIONS FOR CLEARANCES, DIMENSIONS, AND ELEVATIONS SHOWN ON DRAWINGS. ANY DISCREPANCIES SHALL BE MARKED ON A PRINT OF THE RELEVANT DRAWING AND FORWARDED IMMEDIATELY TO THE ARCHITECT.
4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ARCHITECT ALL REQUIREMENTS FOR INSTALLATION OF REQUIRED FURNISHINGS, WINDOWS, FIXTURES AND EQUIPMENT
5. DIMENSIONS ARE FINISH TO FINISH, UNLESS OTHERWISE NOTED
6. GC TO INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS
7. ALL PLUMBING, ELECTRICAL & HVAC PER CODE

PROJECT:  
184 COWPER STREET  
BOSTON, MA 02128

#### GCD ARCHITECTS

2 Worthington St.  
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Tel. 617-412-8450  
ajglassman@hotmail.com  
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CLIENT:

Owner

Drawing Title:

Cover Page

Scale: Drawing No.:

Job #: Project Number

Date: 3/22/22

.C1.1



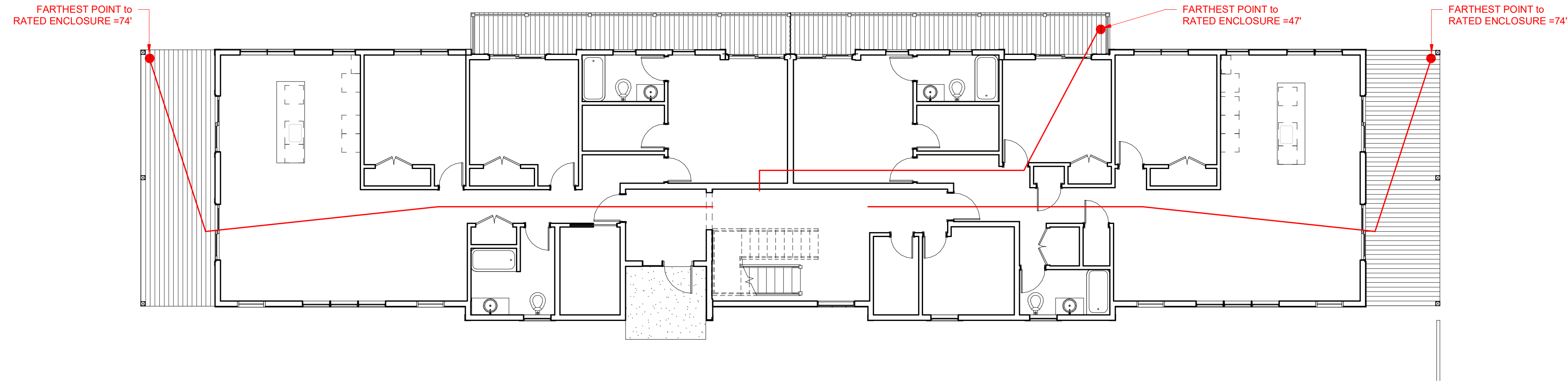




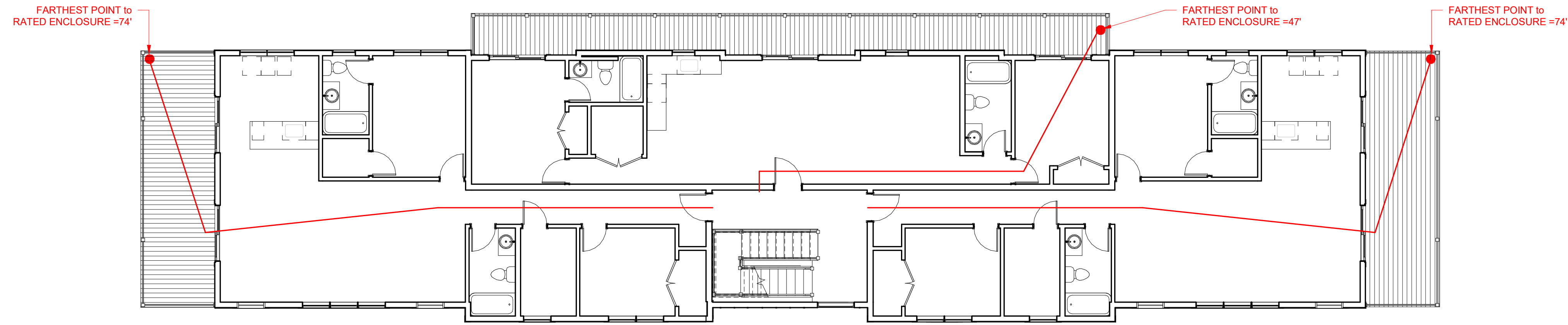




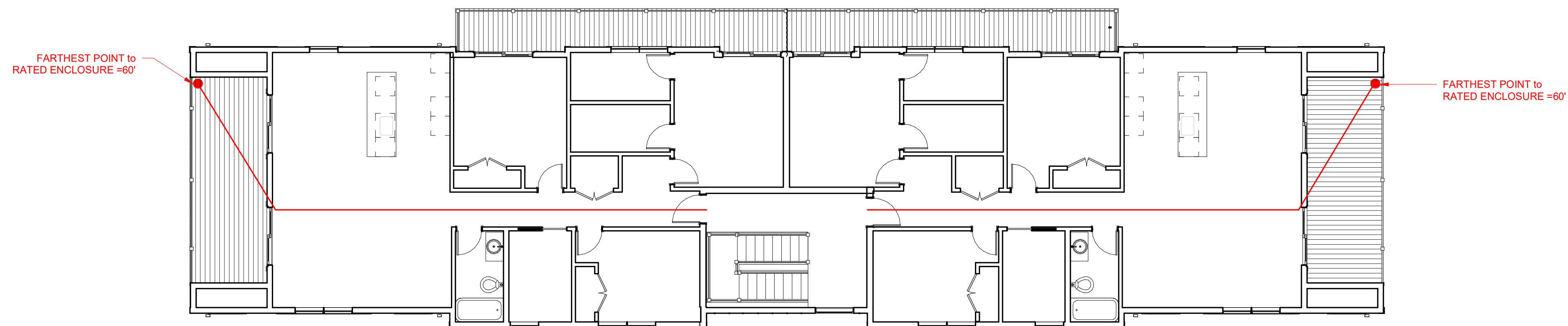




① 01 FIRST FLOOR EGRESS PATH  
1/8" = 1'-0"



② 02 SECOND FLOOR EGRESS PATH  
1/8" = 1'-0"



③ 03 THIRD FLOOR EGRESS PATH  
1/8" = 1'-0"

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Egress Path

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Date: 3/22/22

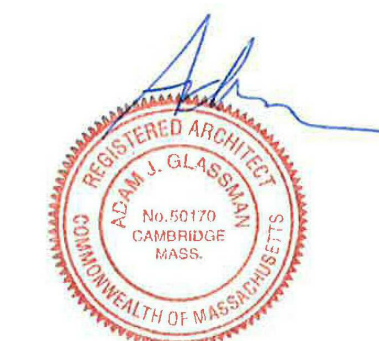
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**184 COWPER STREET**  
**BOSTON, MA 02128**

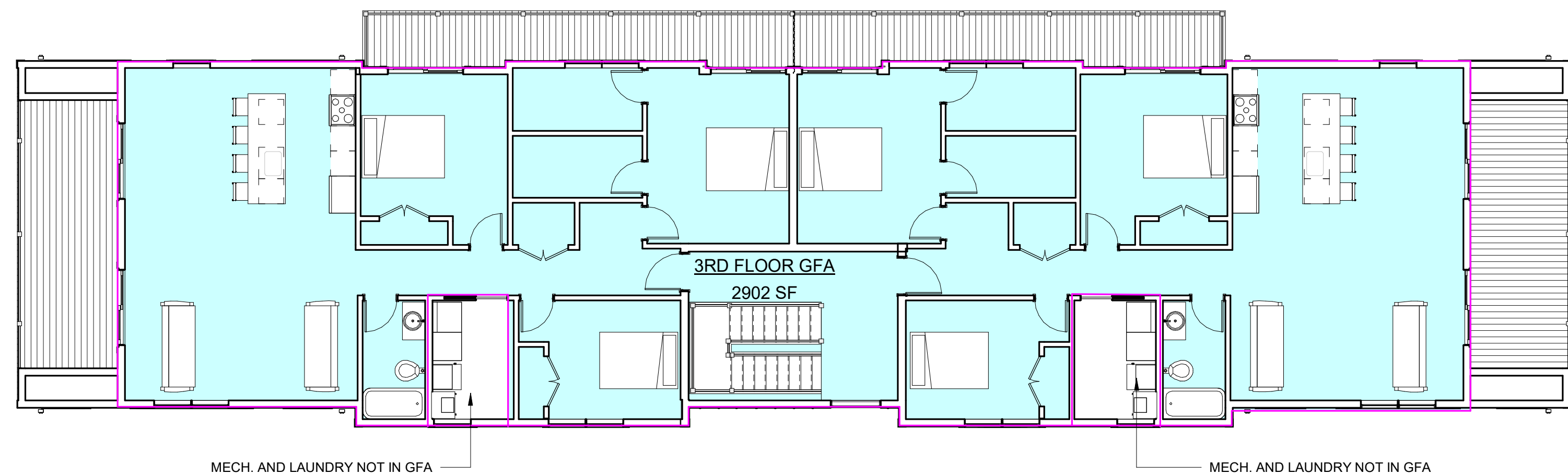
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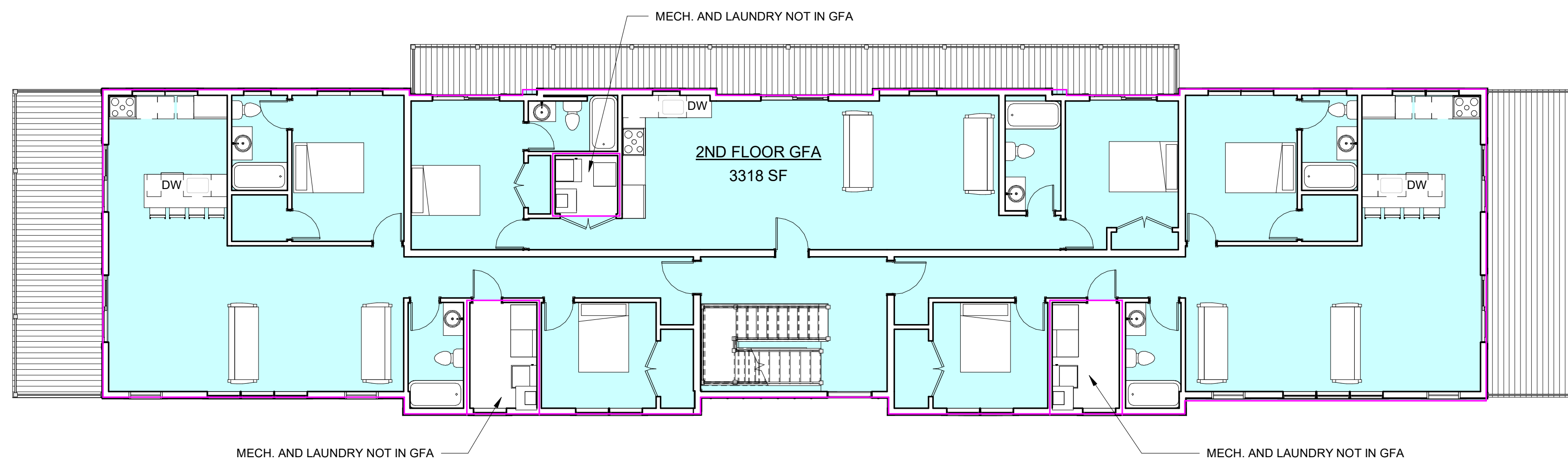
**Owner**



③ **THIRD FLOOR GFA**  
 1/8" = 1'-0"

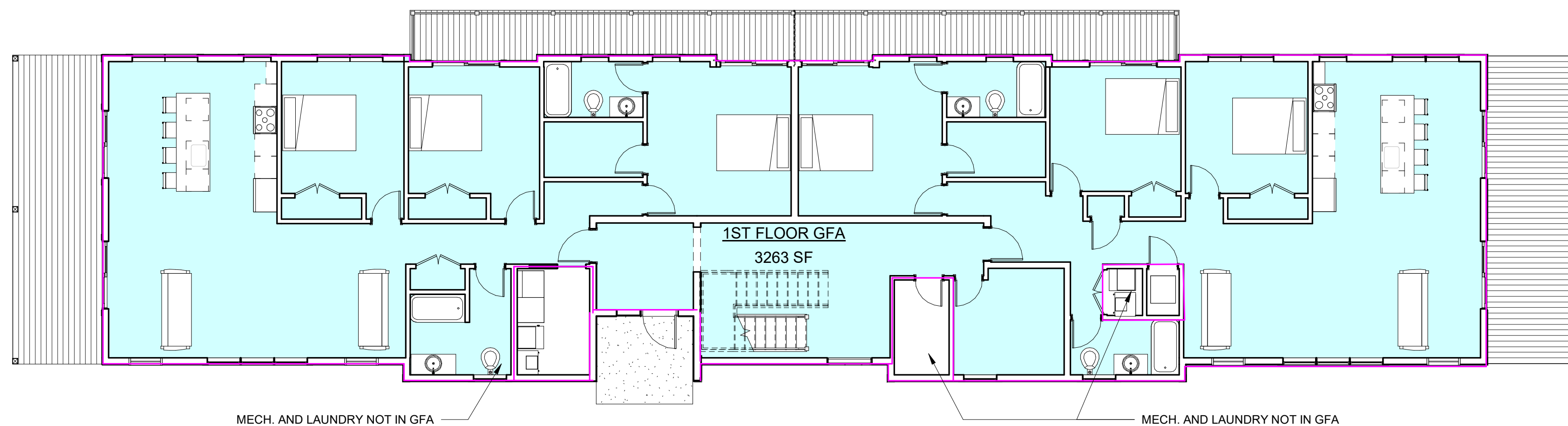
PROPOSED GFA - FAR			
Name	Area	Lot Area	FAR GFA/LOT
1ST FLOOR GFA	3263 SF	15167 SF	0.215123
2ND FLOOR GFA	3318 SF	15167 SF	0.218769
3RD FLOOR GFA	2902 SF	15167 SF	0.191319
Grand total 3	9483 SF		0.625212

Zoning Regulation	
name	Comment
Zoning District	East Boston Neighborhood
Zoning Subdistrict	2F-4000
Subdistrict Type	Two Family Residential
Existing Use	-
Proposed Use	7 Family
Overlays	Interim Planning Overlay District
Map. No.	3A-3C
Article	53
Lot Area	15,167 sq. ft.
Existing GFA	-
Proposed GFA	9,483 sq. ft.
Park Design Review	Ordinance 7.4-11
Climate Resiliency- Se Level Rise - Base Flood Elevation	19.5'



② **SECOND FLOOR GFA**  
 1/8" = 1'-0"

Dimension Regulation - Art. 53 Table F - East Boston Neighborhood District - Residential Subdistricts - 2F-4000			
Key Name	REQUIRED	PROPOSED	CONFORMING
MIN. LOT SIZE PER DWELLING	4,000 sq. ft. (Tot. 32,000 s.f. required)	15,167 sq. ft.	NO
FAR	0.8	0.63	YES
MIN. LOT FRONTAGE	40'	50'	YES
MIN. FRONT SETBACK	15'	25'	YES
MIN. LEFT SIDE SETBACK	7'	8'-3"	YES
MIN. RIGHT SIDE SETBACK	7'	9'-6"	YES
MIN. REAR SETBACK	40'	31'-8"	NO
MAX. ALLOWABLE BUILDING HEIGHT	2 1/2 stories - 35'	2 1/2 stories - 35'	YES
MIN. USABLE OPEN SPACE	none	-	YES



① **FIRST FLOOR GFA**  
 1/8" = 1'-0"

Drawing Title:

**Zoning GFA AND FAR**

Scale: 1/8" = 1'-0" Drawing No.:

Job. #: Project Number

Date: 3/22/22

**.Z1.1**





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Drawing Title:

**3D Views**

Scale:

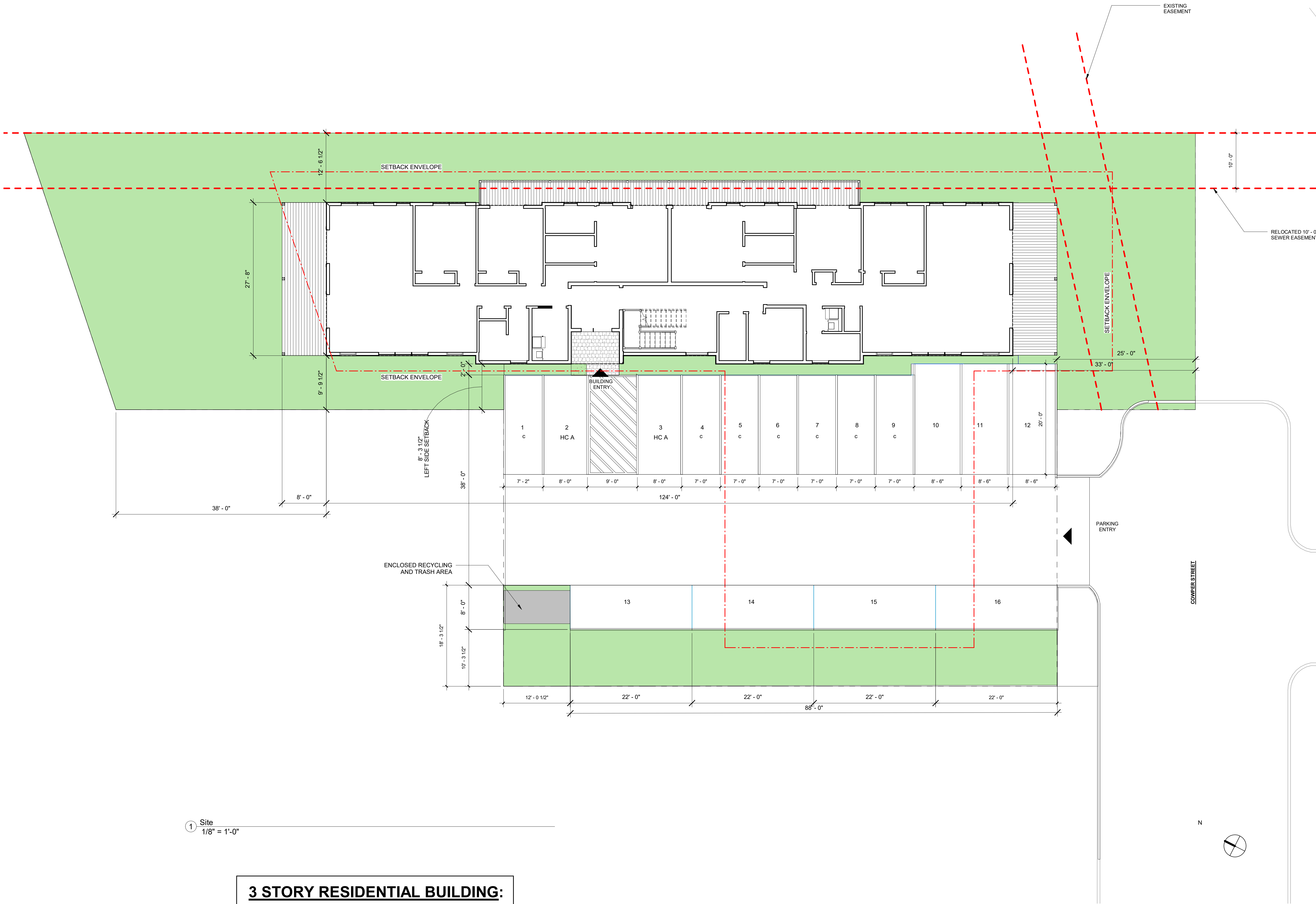
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Date: 3/22/22

Drawing No.:

**A0**





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 ajglassman@hotmail.com  
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CLIENT:  
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Drawing Title:  
 Site Plan

Scale: 1/8" = 1'-0" Drawing No.:  
 Job #: Project Number  
 Date: 3/22/22 **A1.0**



PROJECT:  
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 BOSTON, MA 02128

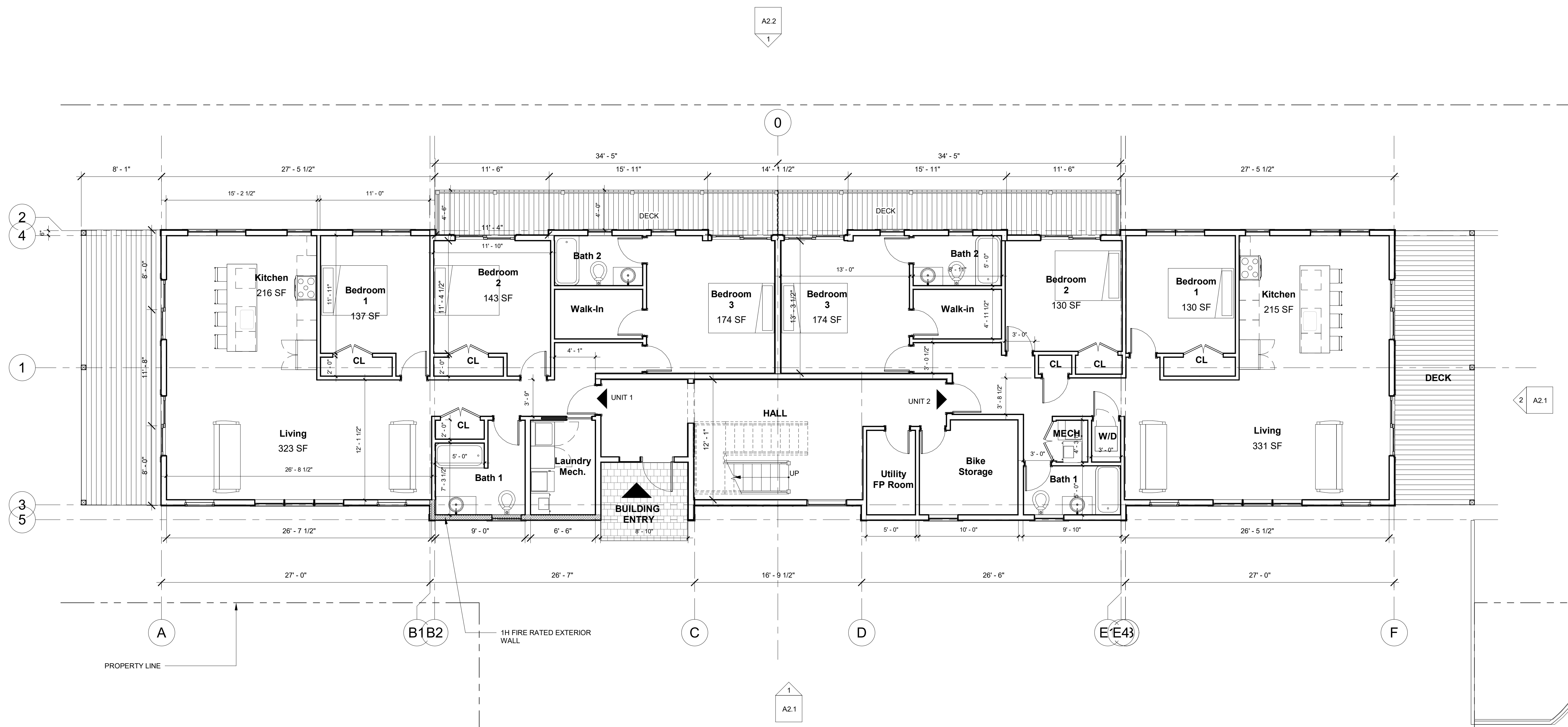
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CLIENT:

**Owner**



② 01 FIRST FLOOR  
 3/16" = 1'-0"

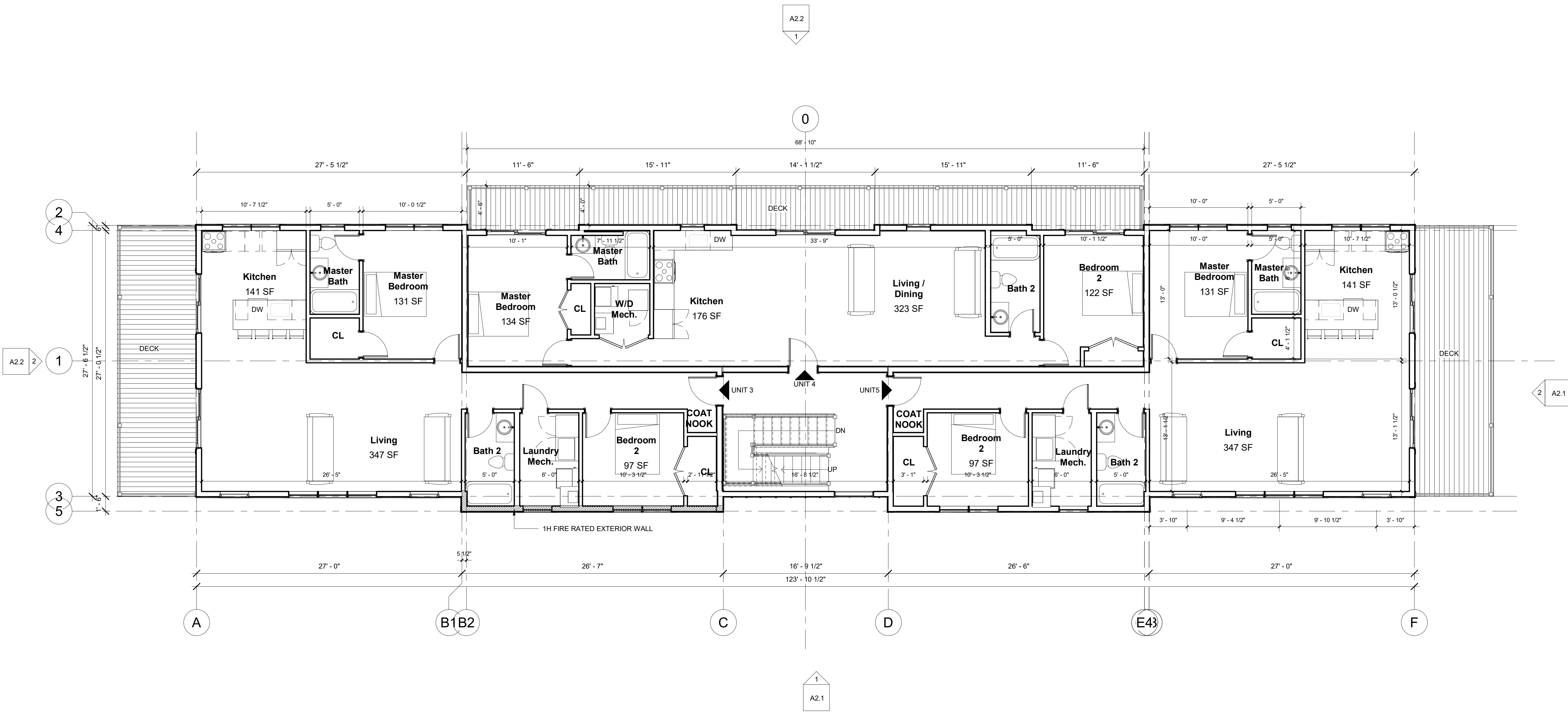
**CONSTRUCTION NOTES:**

- 1- 1 HOUR FIRE SEPARATIONS SHALL BE PROVIDED BETWEEN ALL UNITS IN BETWEEN ALL UNITS AND COMMON AREAS.
- 2- ALL WINDOWS IN BATHROOMS WILL BE TEMPERED GLAZING.
- 3- ALL BEDROOMS TO HAVE EMERGENCY ESCAPE WINDOWS.
- 4- ALL UNITS ENTRY DOORS TO BE 36 INCHES WIDE AND ALL AGRESS DOORS TO BE 36 INCHES WIDE

Drawing Title:  
**Proposed Plans**

Scale: 3/16" = 1'-0" Drawing No.:  
 Job #: Project Number  
 Date: 3/22/22 **A1.1**





02 SECOND FLOOR  
3/16" = 1'-0"

- CONSTRUCTION NOTES:**
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  - 3- ALL BEDROOMS TO HAVE EMERGENCY ESCAPE WINDOWS.
  - 4- ALL UNITS ENTRY DOORS TO BE 36 INCHES WIDE AND ALL AGRESS DOORS TO BE 36 INCHES WIDE

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CLIENT:  
Owner

Drawing Title:  
Proposed Plans

Scale: 3/16" = 1'-0" Drawing No.:  
Job #: Project Number  
Date: 3/22/22 **A1.2**



PROJECT:  
**184 COWPER STREET**  
 BOSTON, MA 02128

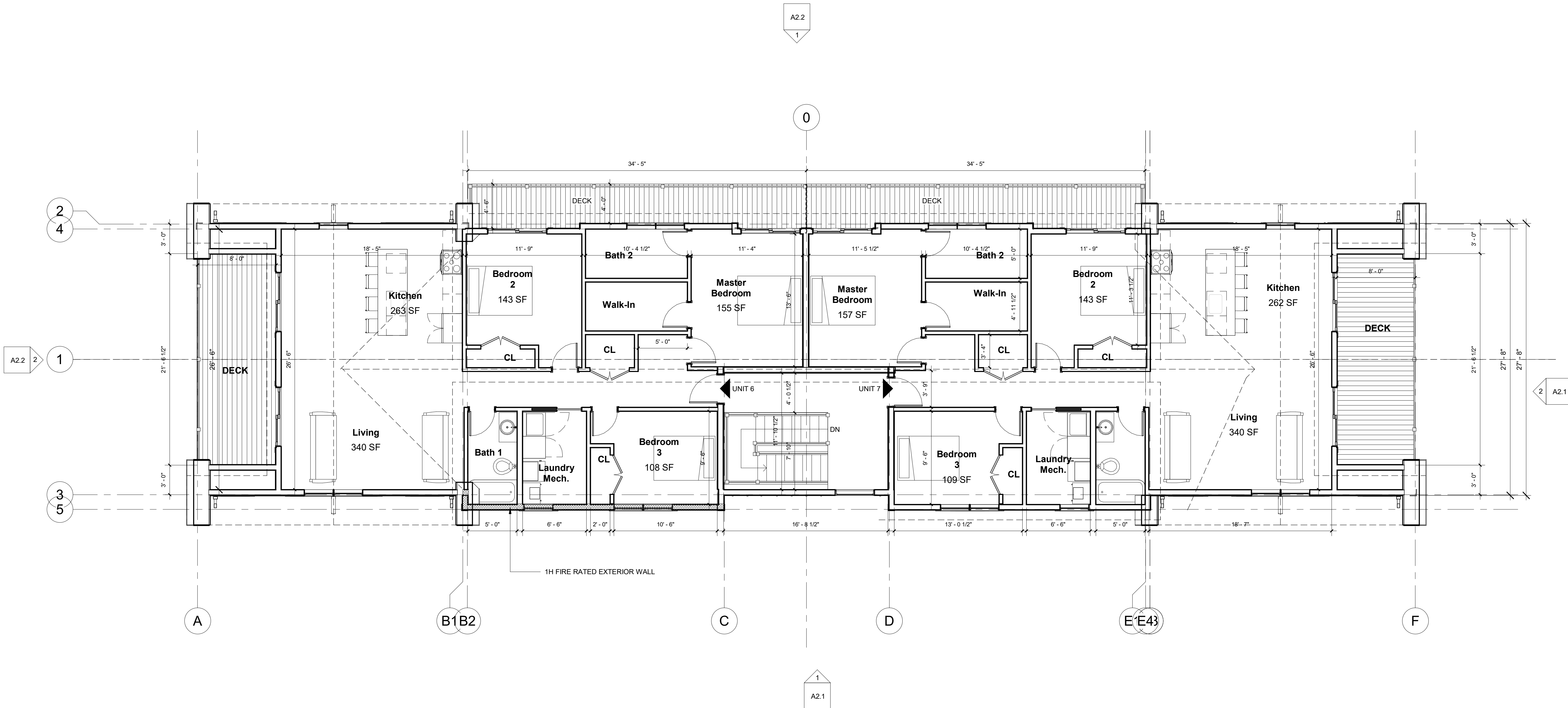
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 Cambridge, MA 02138  
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CLIENT:

Owner



① 03 THIRD FLOOR  
 3/16" = 1'-0"

**CONSTRUCTION NOTES:**

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- 2- ALL WINDOWS IN BATHROOMS WILL BE TEMPERED GLAZING.
- 3- ALL BEDROOMS TO HAVE EMERGENCY ESCAPE WINDOWS.
- 4- ALL UNITS ENTRY DOORS TO BE 36 INCHES WIDE AND ALL AGRESS DOORS TO BE 36 INCHES WIDE

Drawing Title:

**Proposed Plans**

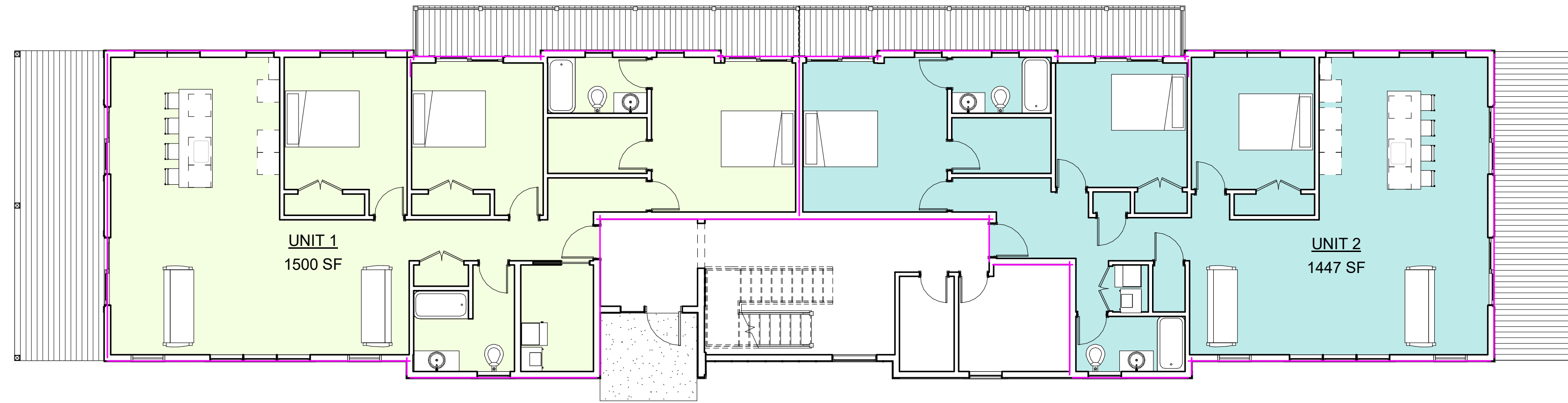
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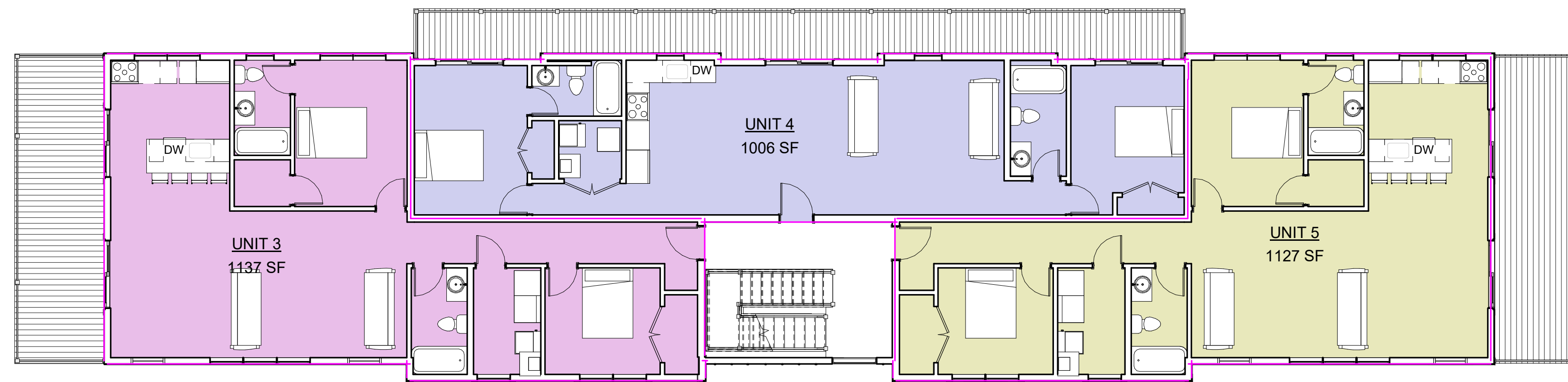
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**A1.3**

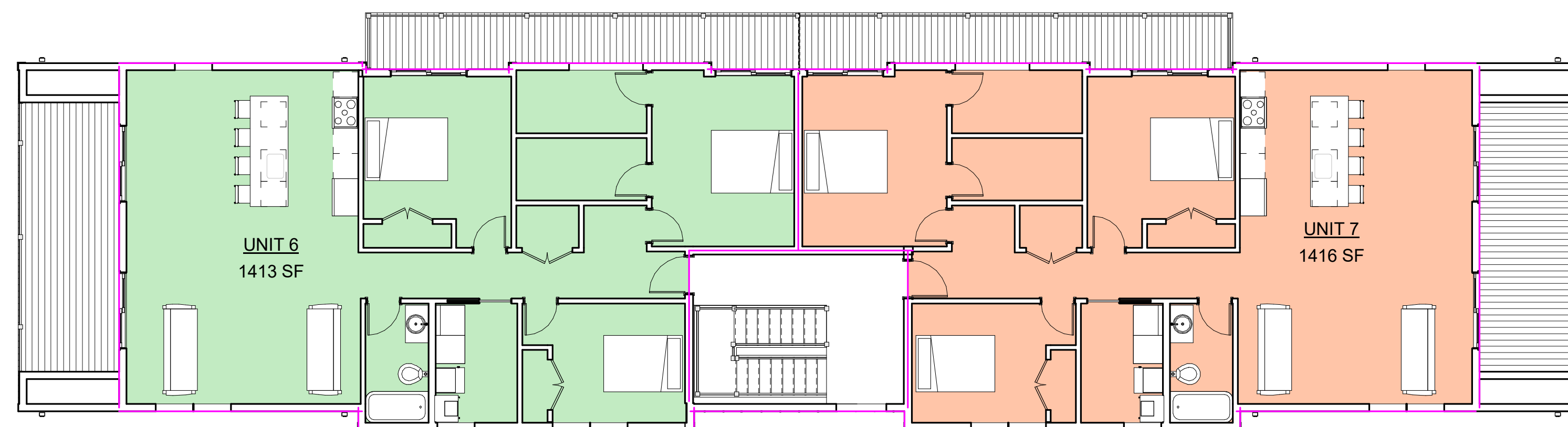




① FIRST FLOOR  
1/8" = 1'-0"



② SECOND FLOOR  
1/8" = 1'-0"



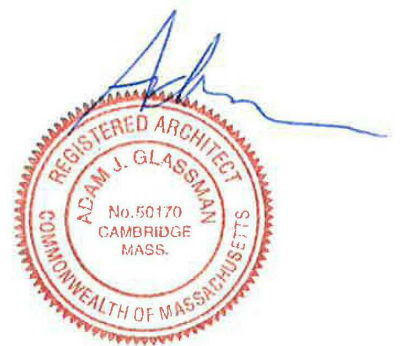
③ THIRD FLOOR  
1/8" = 1'-0"

UNIT SIZE CONFORMITY					
Name	Level	Area	Unit Type	Min. S.F. REQ'D	CONFORMING
UNIT 1	FIRST FLOOR	1,500 SF	3 BEDROOMS	850 SF	YES
UNIT 2	FIRST FLOOR	1,447 SF	3 BEDROOMS	850 SF	YES
UNIT 3	SECOND FLOOR	1,137 SF	2 BEDROOMS	750 SF	YES
UNIT 4	SECOND FLOOR	1,006 SF	2 BEDROOMS	750 SF	YES
UNIT 5	SECOND FLOOR	1,127 SF	2 BEDROOMS	750 SF	YES
UNIT 6	THIRD FLOOR	1,413 SF	3 BEDROOMS	850 SF	YES
UNIT 7	THIRD FLOOR	1,416 SF	3 BEDROOMS	850 SF	YES

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CLIENT:  
Owner

Drawing Title:  
Units size

Scale: 1/8" = 1'-0" Drawing No.:  
Job #: Project Number  
Date: 3/22/22 **A1.4**



**NOTE:**  
**ALL FIRST FLOOR UNITS WILL BE MAAB ACCESSIBLE, SEE NOTES IN RED AND TABLE BELOW FOR DETAILS**

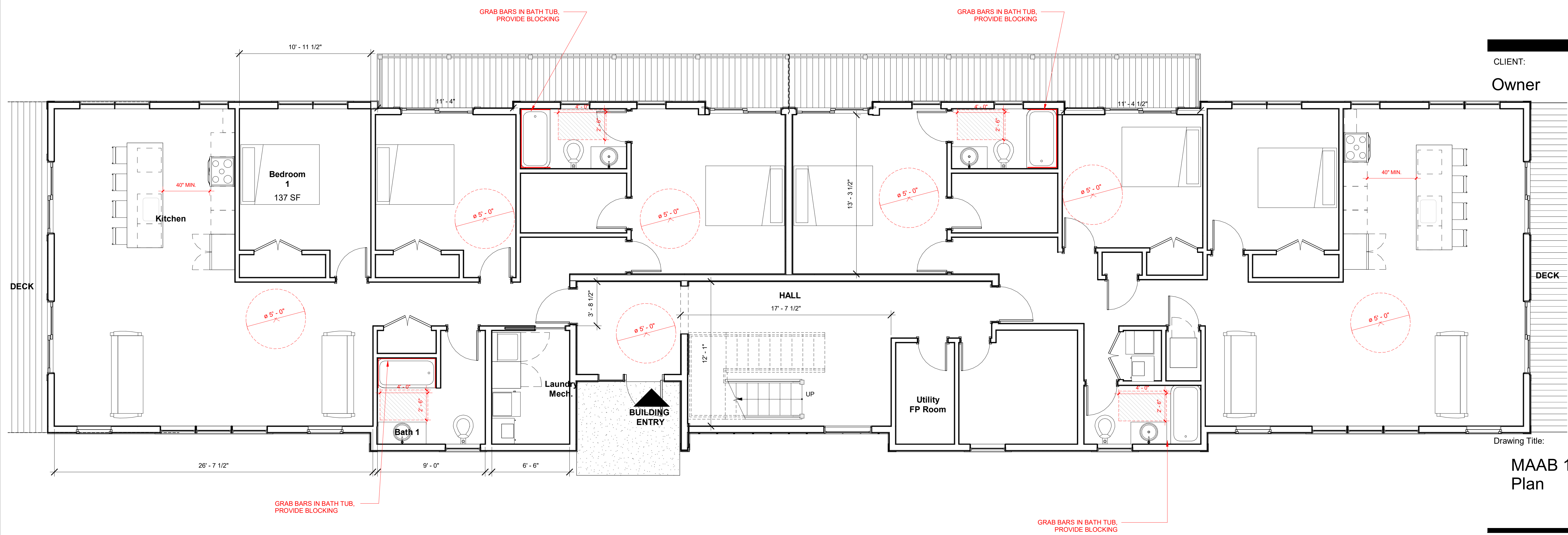
MAAB REQUIREMENTS FOR GROUP 1 UNITS				
ROOM	TOPIC	REQUIREMENTS	COMPLY	CAPABLE OF ADAPATION
GROUP 1 BEDROOM	Wheelchair Turning Space	5' diameter circle or space for a "T-turn" must be provided on one side of the bed in the primary bedroom based on a full-size bed and in one additional bedroom based on a twin-size bed. Door cannot swing into clear space (46.1)	YES	
GROUP 1 KITCHEN	Clear Floor Space between cabinets based on kitchen shape	L-shape = min. 48" x48"	N/A	
		U-Shape = min. 48" between opposing base cabinets	N/A	
		Galley= min. 40" between base cabinets or appliances (43.2)	YES	
	Sink knee space	Should be capable of being renovated to provide min. 30" wide bowl max. 6.5" deep (43.3)	YES	
	Cooktop knee space	Should be capable of being renovated to provide min. 30" wide knee space (43.4.1)	YES	
	Oven	Oven Floor should be 30" above the floor (43.4.2)	YES	
GROUP 1 BATHROOM	Clear Floor Space in front of Toilet	Min. 30"x48" in front of toilet. May overlap sink clear floor space (42)	YES	
	Clear Floor space in front of sink	Min. 30" x48", can extend 19" under sink	YES	
	Door swing	Cannot swing into clear floor space (42.4.1)	YES	
	Toilet centerline	18" from wall, min. 15" from fixture. If between two fixtures, must be 18" from the bathing fixture (42.5.2)	YES	
	Sink knee space	Min. 30" wide, edge of sink must be 19" from back wall (43.6.2 42.5.3)	YES	
	Bathtub Size	Min. 60" long (42.7.1)	YES	
	Bathtub clear floor space	Min. 30" x48" (42.7.1)	YES	
	Bathtub rim and fixtures	Smooth rim (42.7.1)	YES	
	Shower	Min. 36"x36"	N/A	
	Shower clear floor space	30" x 48" centered parallel to door opening	N/A	
Shower rim and fixtures	Min. 32" wide door	N/A		
Shower/ Bathtub Grab bars	Wall Reinforcement: All shower walls shall be capable of structurally supporting the installation of grab bars, seats, etc. from a height of 6" to 48" above the floor and shall extend the full width and length of the shower stall	YES		

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 Cambridge, MA 02138  
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 ajglassman@hotmail.com  
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CLIENT:  
**Owner**



Drawing Title:  
**MAAB 1st Floor Plan**

Scale: 1/4" = 1'-0" Drawing No.:  
 Job #: Project Number **A1.5**  
 Date: 3/22/22





① ENTRY (NORTH) ELEVATION  
3/16" = 1'-0"



② COWPER STREET ELEVATION  
3/16" = 1'-0"

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Drawing Title:

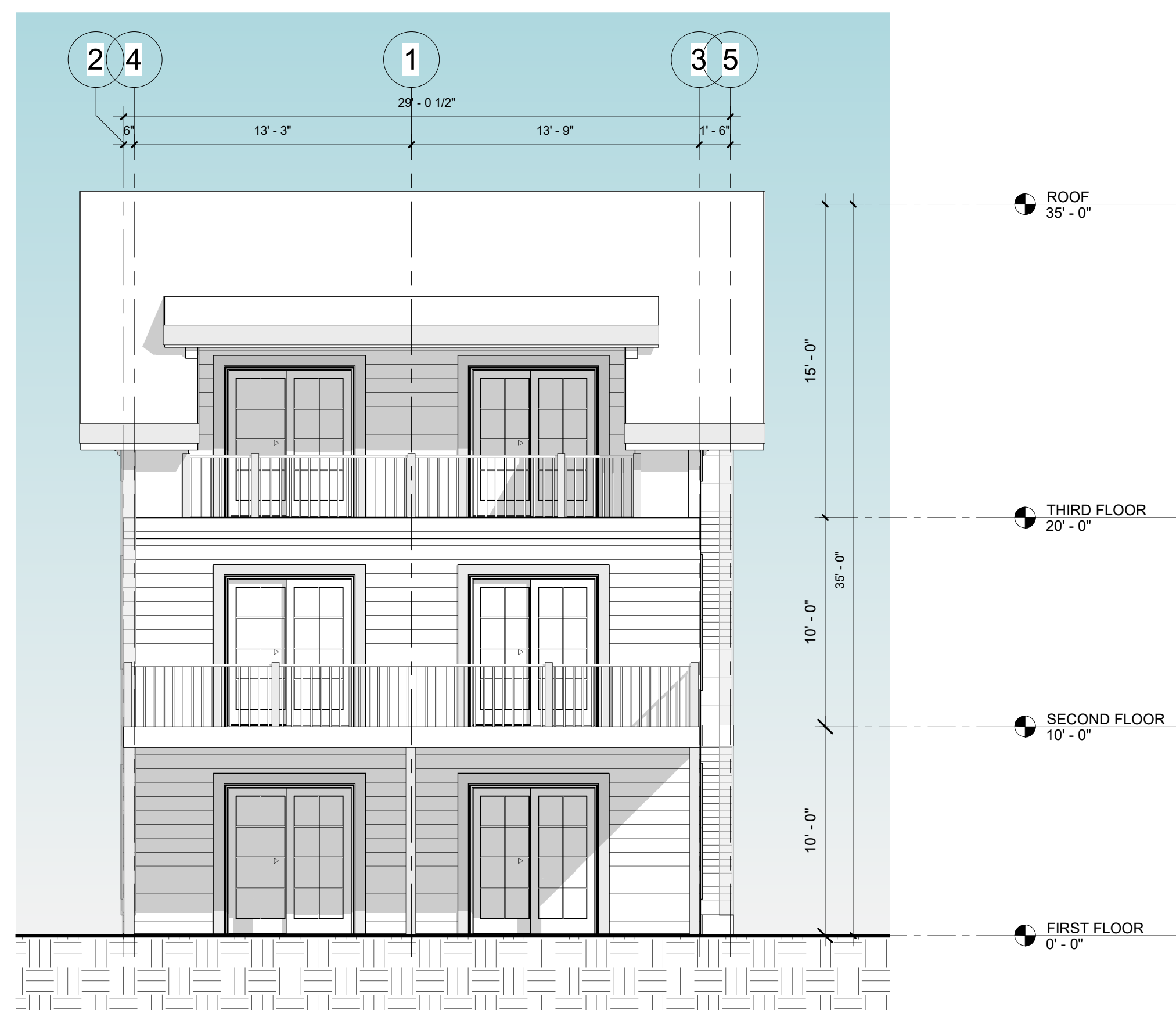
**Proposed Elevations**

Scale: 3/16" = 1'-0" Drawing No.:  
Job #: Project Number **A2.1**  
Date: 3/22/22





① REAR ELEVATION  
3/16" = 1'-0"



② WEST ELEVATION  
3/16" = 1'-0"

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BOSTON, MA 02128

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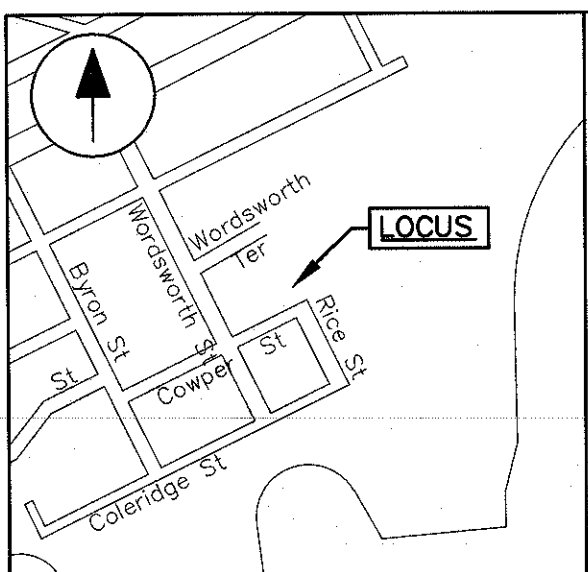
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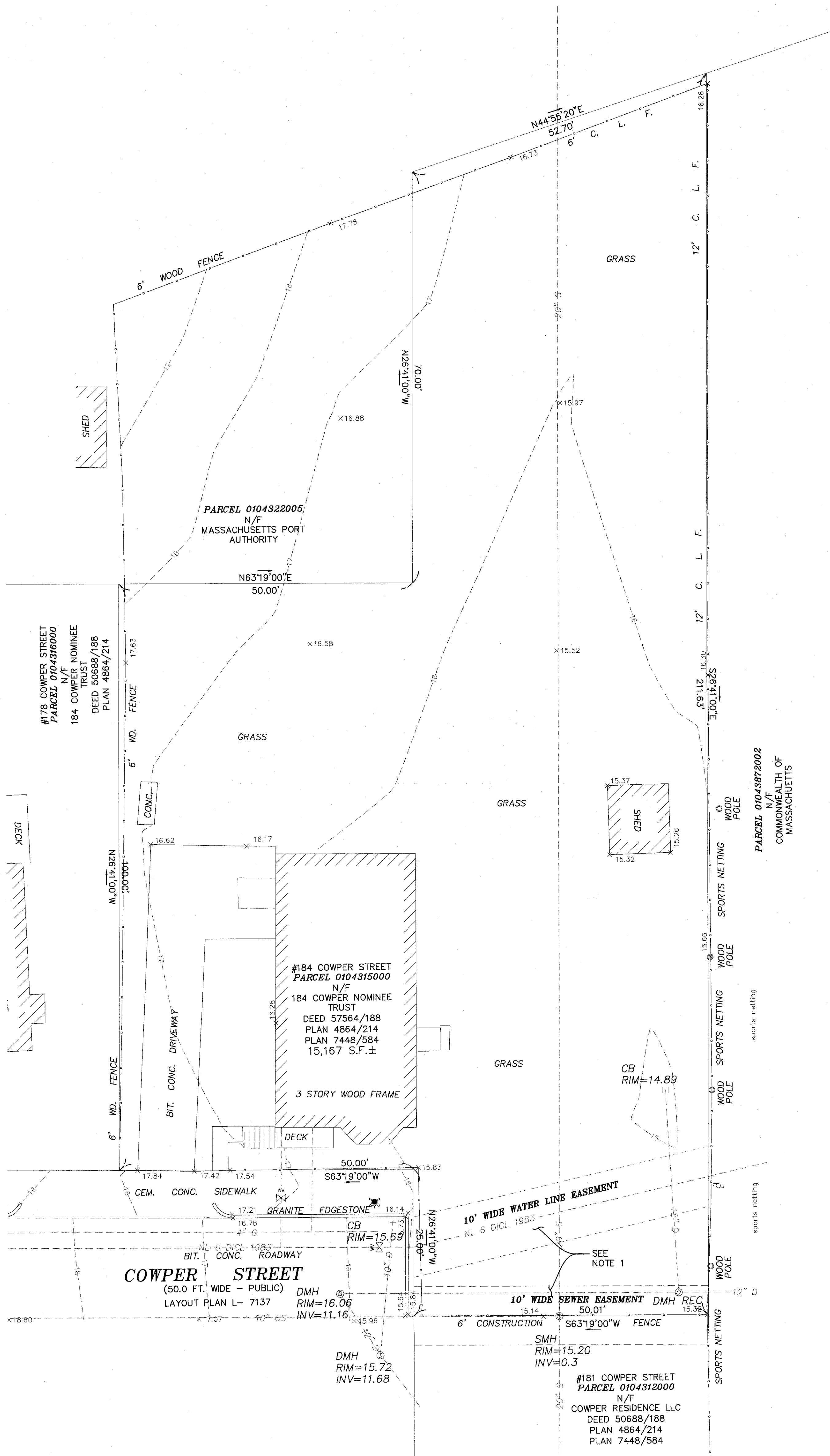
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Proposed  
Elevations

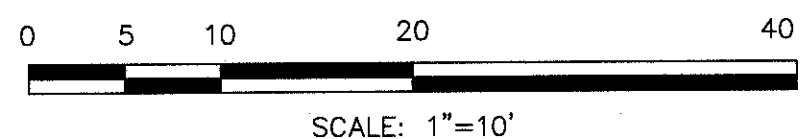
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Date: 3/22/22 **A2.2**



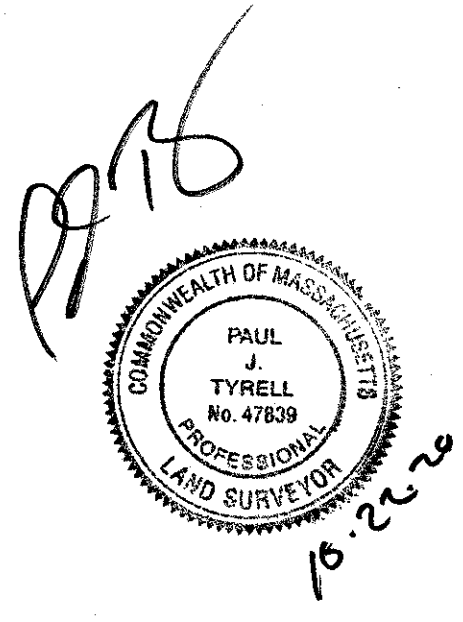
LOCUS MAP  
N.T.S.



PLAN RECORDED AT SUPERIOR RECORDS OF DEEDS BK 7448, PAGE 584



- REFERENCES**
2. BOSTON PUBLIC WORKS DEPARTMENT LAYOUT PLAN L-4860 WORDSWORTH STREET.
  2. BOSTON PUBLIC WORKS DEPARTMENT SURVEY FIELD NOTES BK 508/132-133, 621/100-103, 794/77-79, 1053/42-45.
  3. CITY OF BOSTON ASSESSORS MAP 1039.
- NOTES**
1. EXACT LOCATION OF EASEMENTS IS NOT ABLE TO BE DETERMINED. CENTER LINE OF EACH IS ASSUMED TO BE ALONG EACH PIPE ALIGNMENT.



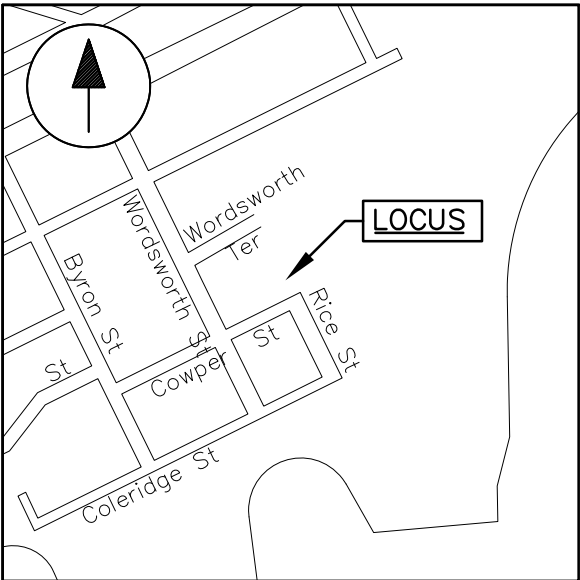
**PLAN OF LAND  
184 COWPER STREET  
BOSTON, MASSACHUSETTS  
(EAST BOSTON DISTRICT)**

PREPARED FOR  
JACOB SIMMONS  
320 WASHINGTON STREET  
BROOKLINE, MA 02445  
857-264-1803

**GREATER BOSTON SURVEYING AND ENGINEERING**  
19 FREDITH ROAD  
WEYMOUTH, MA 02189  
(781) 331-6128

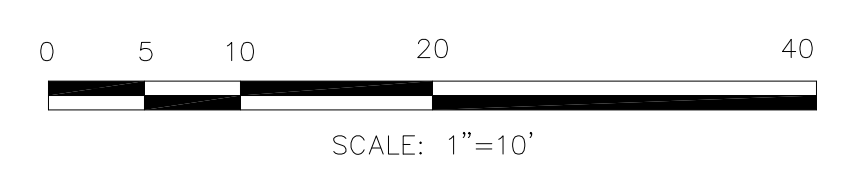
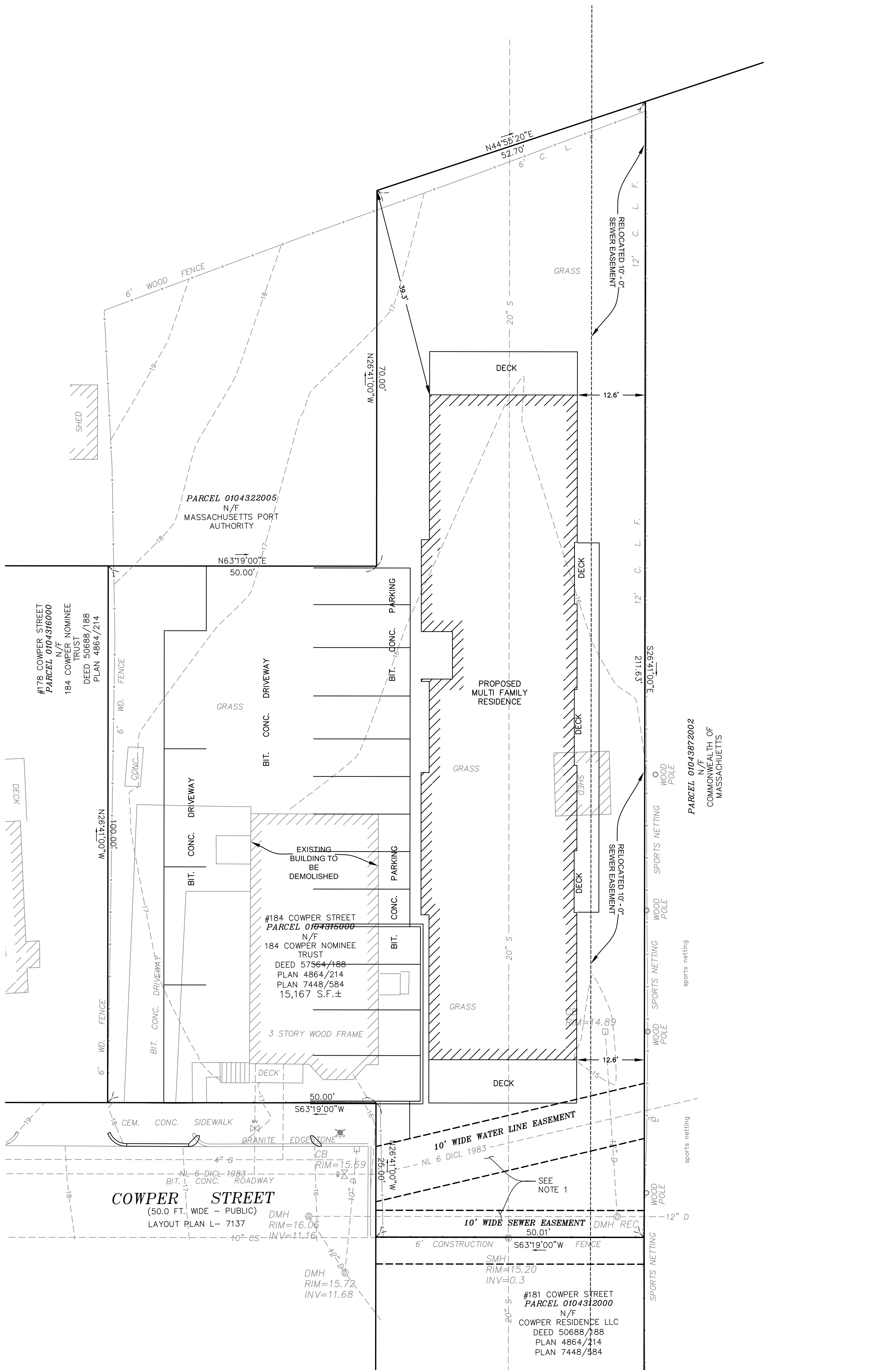
CALC BY: PJT	DATE: OCTOBER 22, 2020	SCALE: 1"=10'
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LOCUS MAP  
N.T.S.

PLAN RECORDED AT SUFFOLK COUNTY OF  
DEEDS BK 7448 PAGE 584



**REFERENCES**

2. BOSTON PUBLIC WORKS DEPARTMENT LAYOUT PLAN L-4860 WORDSWORTH STREET.
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- CITY OF BOSTON ASSESSORS MAP 1039.

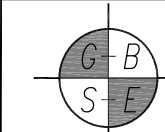
**NOTES**

- EXACT LOCATION OF EASEMENTS IS NOT ABLE TO BE DETERMINED. CENTER LINE OF EACH IS ASSUMED TO BE ALONG EACH PIPE ALIGNMENT.



**PLAN OF PROPOSED CONSTRUCTION**  
**184 COWPER STREET**  
**BOSTON, MASSACHUSETTS**  
(EAST BOSTON DISTRICT)

PREPARED FOR  
JACOB SIMMONS  
320 WASHINGTON STREET  
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857-264-1803



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19 FREDITH ROAD  
WEYMOUTH, MA 02189  
(781) 331-6128

CALC BY: PJT

DATE SEPTEMBER 30, 2022

SCALE: 1"=10'