



Goldenheim Residence

31 Worcester Street
Boston, MA 02118

Project Statistics:

Location: 31 Worcester Street + 485 Shawmut Avenue, Boston MA 02118 – 5 story townhouse.

Ward: 09

Zoning District: South End Neighborhood

Zoning Subdistrict: MFR/LS, MFR

Overlays: Groundwater Conservation, Restricted Parking, South End Landmark District

Land Use: R3; Proposed R1

Allowable FAR: 2.0 – Current FAR 2.1; Proposed FAR 2.03

Building Height Maximum: 70' – Current 42'-3.75"; Proposed 42'-3.75"

Usable Open Space: 200 sqft – Current 1232 sqft; Proposed 1232 sqft.

Rear Yard Minimum: 20' – Current 56'; Proposed 56'

Side Yard Minimum: 0' – Current 0'; Proposed 0'

Front Yard Minimum: Must conform with existing building alignment. Proposed design to remain as existing.

Relevant Codes: 780 CMR 9th Edition, 2015 IECC, NFPA 13

MORTGAGE INSPECTION PLAN

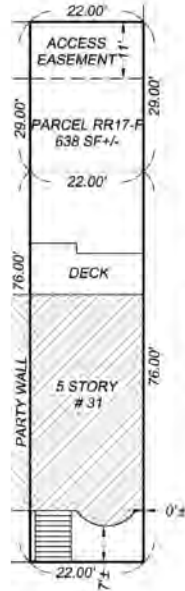
19-02382

LOCATION: 31 WORCESTER STREET
CITY, STATE: BOSTON, MA
APPLICANT:
CERTIFIED TO:
DATE: 01-30-2019



BOSTON
SURVEY, INC.
P.O. BOX 286220
CHARLESTOWN, MA 02129
T (617) 242-1315, F (617) 242-1616
WWW.BOSTONSURVEYINC.COM

LOT CONFIGURATION WAS BASED
FROM ASSESSORS MAP
INSTRUMENT SURVEY IS RECOMMENDED



SHAWMUT AVENUE

WORCESTER STREET

SCALE: 1" = 20'

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as
ZONE: X
COMMUNITY PANEL No. 25025C0079J
EFFECTIVE DATE: 3/16/2016

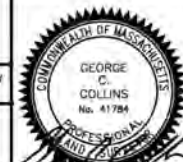
REFERENCES

DEED REF: 36288/88-90
PLAN REF: ASSESSORS

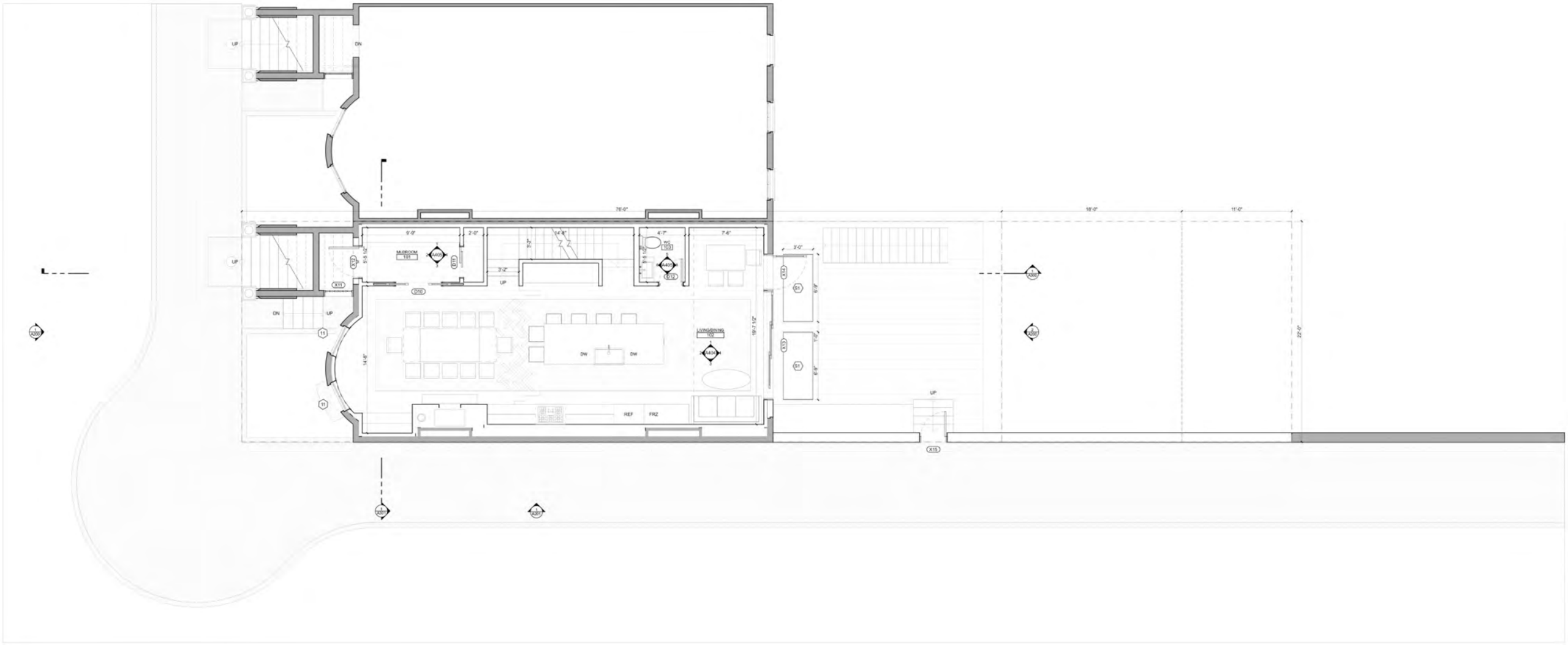
NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14").

The perimeter structures are approximately located on the ground as shown. They either conform to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted herein.

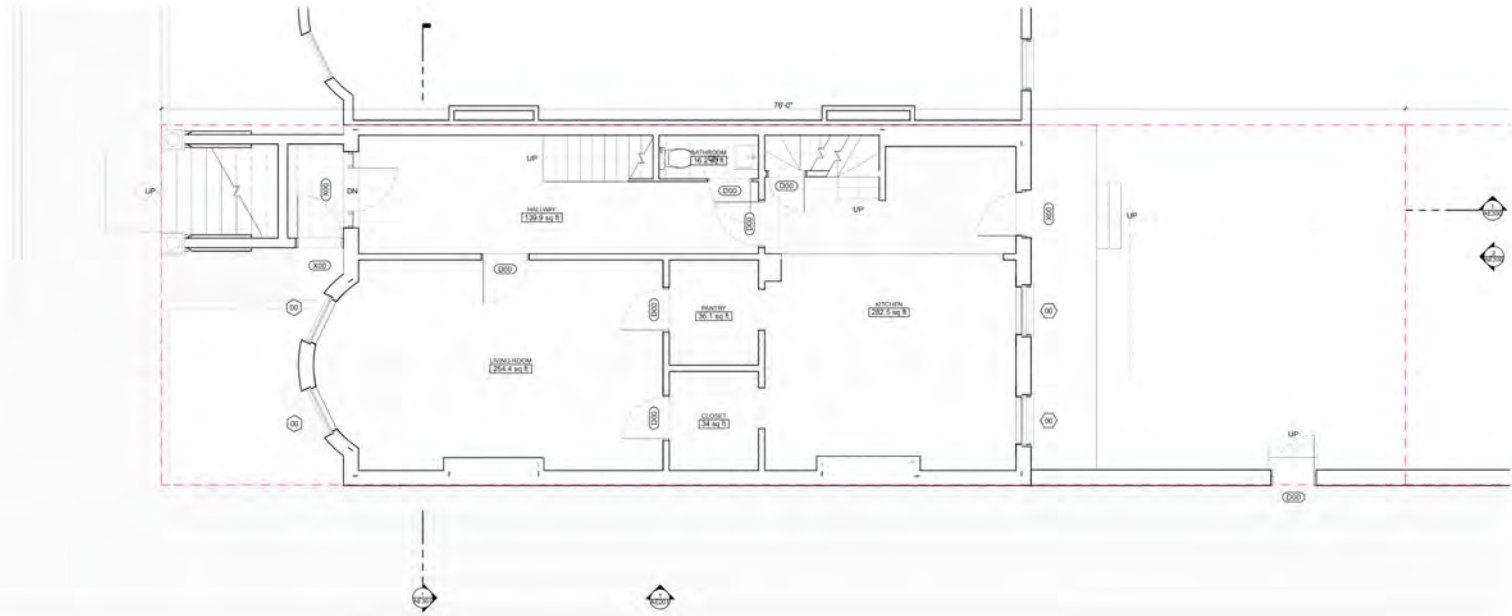
This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



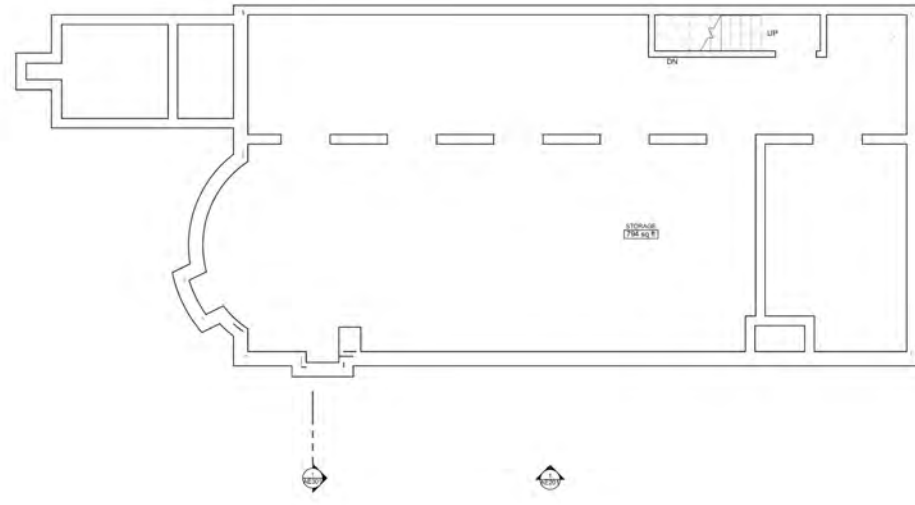
George C. Collins, PLS



PROJECT INFORMATION
Goldenheim Residence
 31 Worcester Street
 Boston, MA 02118
 CLIENT
David + Anna Goldenheim
 31 Worcester Street
 Boston, MA 02118
 ARCHITECT
OSYA
 OverUnder/ Springer Architects
 60 Warren Street, Courtyard One
 Boston, Massachusetts 02119
 +1 (617) 426-4469
 CONSULTANTS



2 EXISTING LEVEL 1
 SCALE 1/8" = 1'-0"



1 EXISTING LEVEL 0
 SCALE 1/8" = 1'-0"

DATE

ISSUE
 XXXX DAY MONTH YEAR

PROJECT STATUS

Concept Design

DATE: 10/20/18
 SCALE: AS NOTED
 DRAWN BY: AP
 CHECKED BY: MP
 PROJECT NUMBER: 100

SHEET TITLE

EXISTING LEVEL 0 + 1 PLANS

SHEET NUMBER

AE100

PROJECT DESCRIPTION
Goldenheim Residence
 31 Worcester Street
 Boston, MA 02118

CLIENT
David + Anna Goldenheim
 31 Worcester Street
 Boston, MA 02118

ARCHITECT
OSPA

Overlinter Springer Architects
 40 Warren Street, Courtyard One
 Boston, Massachusetts 02118
 +1 (617) 426-4460

CONTRACT NO.

DATE

SCALE

PROJECT STAGE

CONCEPT DESIGN

DATE

SCALE

PROJECT STAGE

CONCEPT DESIGN

DATE

SCALE

PROJECT STAGE

CONCEPT DESIGN

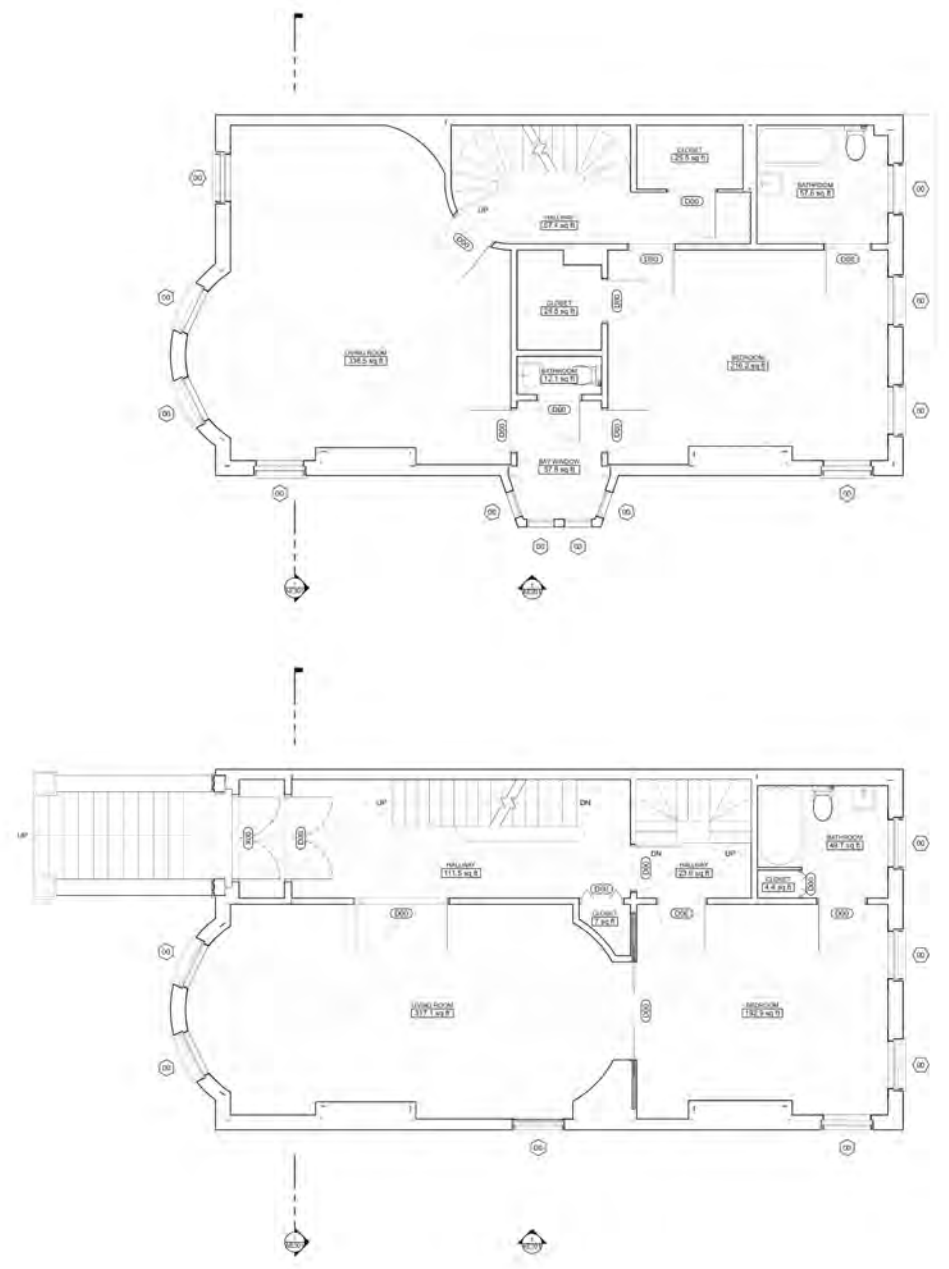
DATE

SCALE

PROJECT STAGE

CONCEPT DESIGN

DATE



EXISTING LEVEL 1
 SCALE: 1/8" = 1'-0"

EXISTING LEVEL 1
 SCALE: 1/8" = 1'-0"

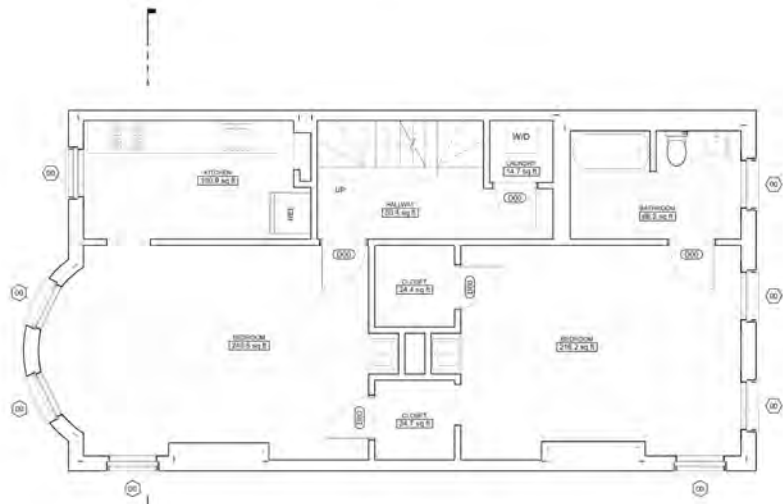
EXISTING LEVEL 2
 SCALE: 1/8" = 1'-0"

EXISTING LEVEL 2
 SCALE: 1/8" = 1'-0"

AE101



1 EXISTING LEVEL 5
SCALE: 1/8" = 1'-0"



1 EXISTING LEVEL 4
SCALE: 1/8" = 1'-0"

PROJECT DESCRIPTION
Goldheim Residence
 31 Worcester Street
 Boston, MA 02118

OWNER
David + Anna Goldheim
 31 Worcester Street
 Boston, MA 02118

ARCHITECT
OSPA

Overlinter Springer Architects
 40 Worcester Street, Courtyard One
 Boston, Massachusetts 02118
 +1 (617) 426-4460

CONTRACT NO.

TITLE

DATE: 01/22
 ISSUE: MAY MONTH YEAR

PROJECT STATUS

Concept Design

DATE: 01/22
 SCALE: AS NOTED
 DRAWN BY: JF
 CHECKED BY: JF
 PROJECT NUMBER: 100

SHEET NO.

EXISTING LEVEL 4 + 5 PLANS

SHEET NUMBER

AE102

PROJECT OVERSIGHT
Goldenheim Residence
 31 Waverley Street
 Boston, MA 02118

OWNER
David + Anna Goldenheim
 31 Waverley Street
 Boston, MA 02118

ARCHITECT
OSYA

OVERLAP + SPRINGER ARCHITECTS
 80 Waltham Street, Courtyard One
 Boston, Massachusetts 02118
 +1 (617) 426-4460

CONTRACT NO.

DATE

SCALE

XXXX MAY MONTH YEAR

PROJECT PHASE

Concept Design

DATE APPROVED BY

SCALE AS NOTED

DRAWN BY JF

CHECKED BY JF

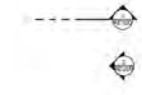
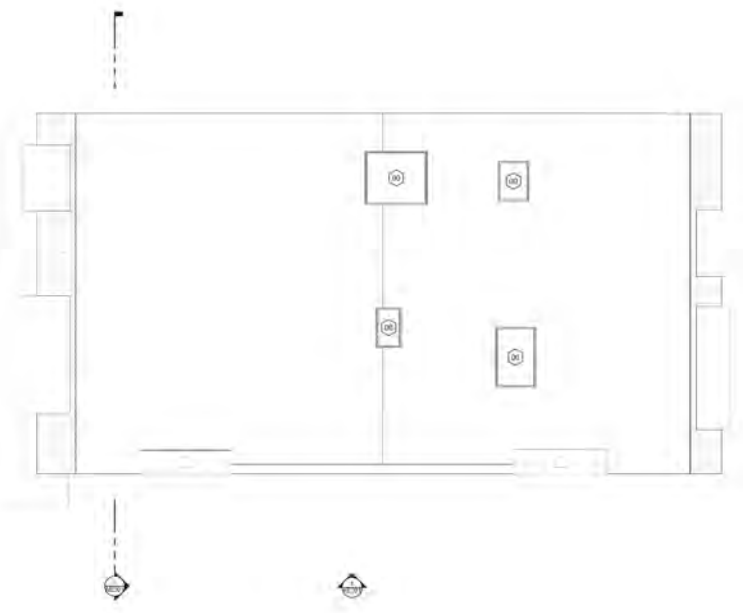
PROJECT NUMBER 06

SHEET SET

EXISTING EOOD PLAN

SHEET NUMBER

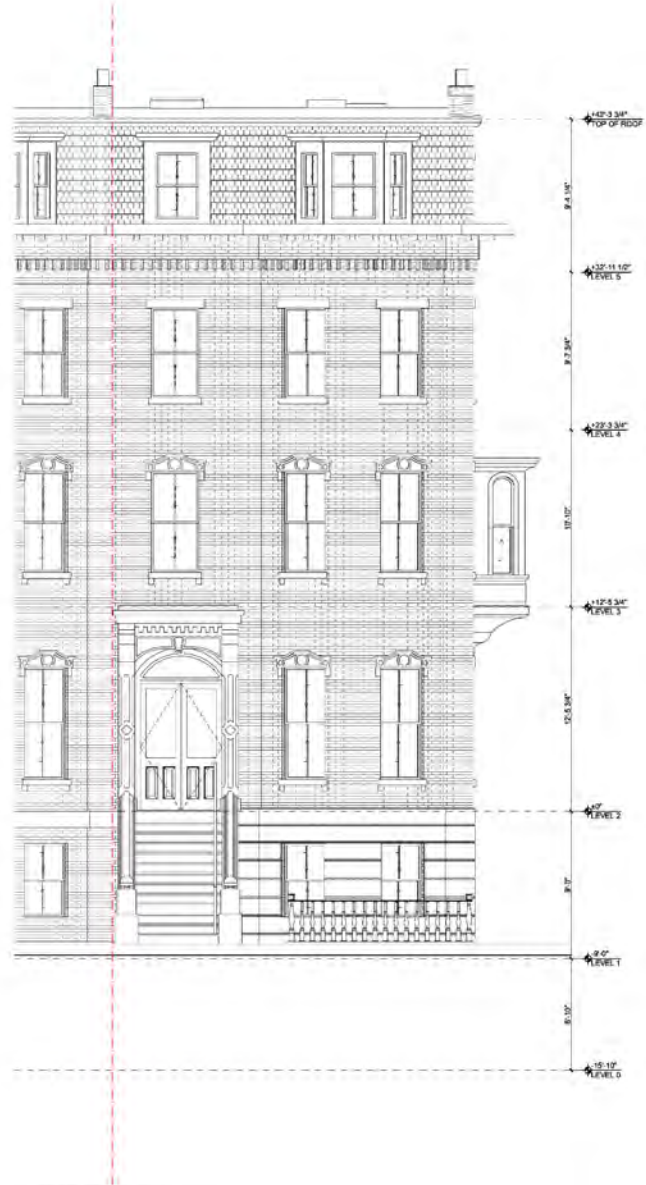
AE103



1 EXISTING TOP OF FINISH
 SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT INFORMATION
Goldenheim Residence
21 Winslow Street
Boston, MA 02118

CLIENT
David + Anna Goldenheim
21 Winslow Street
Boston, MA 02118

ARCHITECT
USA

OverUnder|Springer Architects
60 William Street, Courtyard One
Boston, Massachusetts 02118
11 (617) 426-4466

COORDINATOR

TYPE

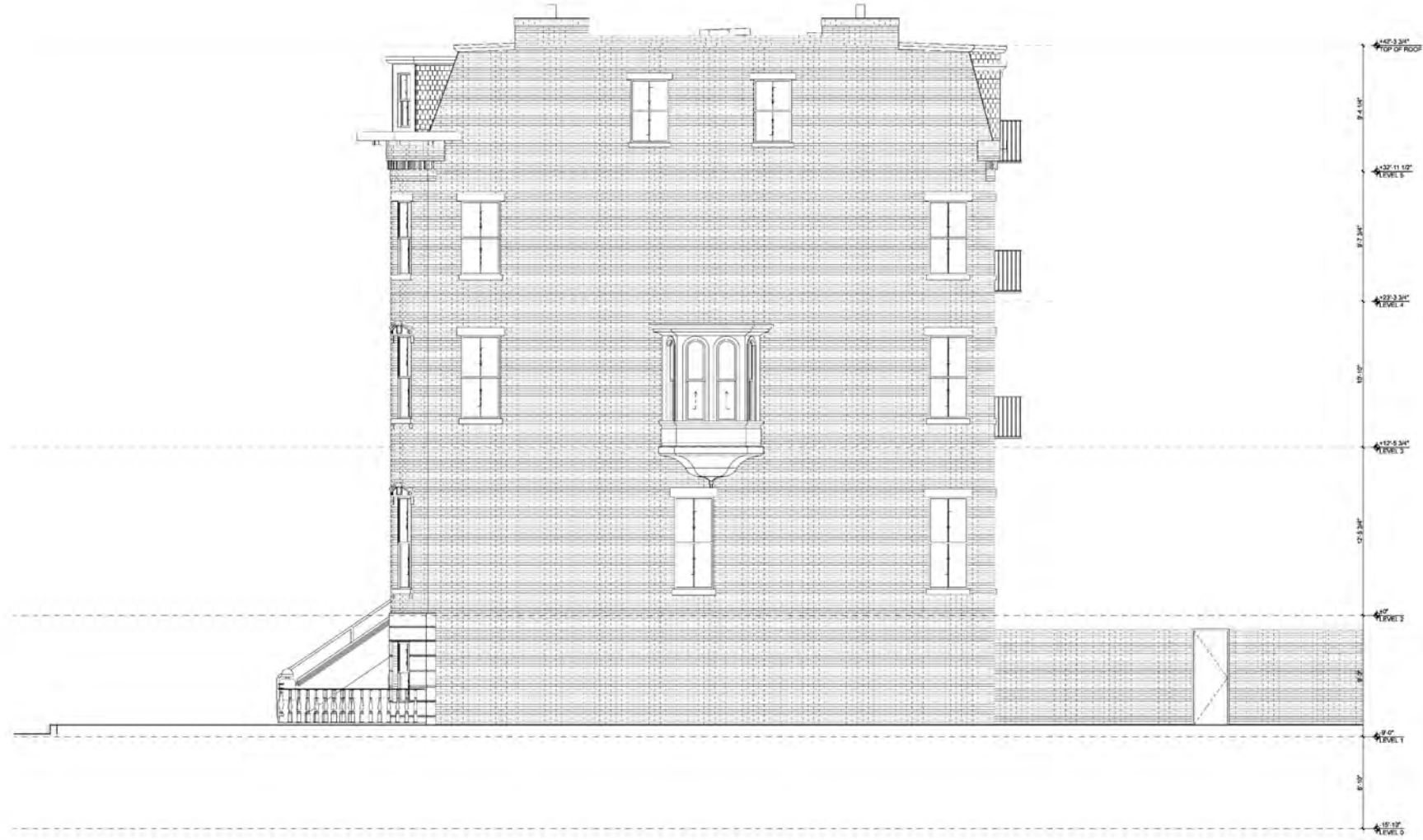
REVISION	DATE
10000	06/01/2018

PROJECT STATUS

Concept Design	
DATE	06/02/2018
SCALE	AS NOTED
DRAWN BY	AP
CHECKED BY	AM
PROJECT NUMBER	102

SHEET TITLE
EXISTING WEST + EAST
ELEVATIONS

SHEET NUMBER



REVISIONS

NO.	DATE	DESCRIPTION
XXXX	DAY MONTH YEAR	

PROJECT STATUS

Concept Design

DATE	DESCRIPTION
XXXX	AD 101/12
XXXX	AD 101/12
XXXX	AD 101/12

PROJECT NUMBER 100

SHEET TITLE

EXISTING SOUTH ELEVATION

SHEET NUMBER

EXISTING SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

PROJECT NAME/LOCATION
Goldenheim Residence
 21 Westwater Street
 Boston, MA 02118

CLIENT
David + Anna Goldenheim
 21 Westwater Street
 Boston, MA 02118

ARCHITECT
 OUSA

OverUnder/ Springer Architects
 60 Walker Street, Chestnut Row
 Boston, Massachusetts 02118
 T (617) 426-4456

CONTRACT NO.

DATE

REVISIONS

NO.	DATE	DESCRIPTION
XXXX	BY MONTH YEAR	

PROJECT STATUS

Concept Design

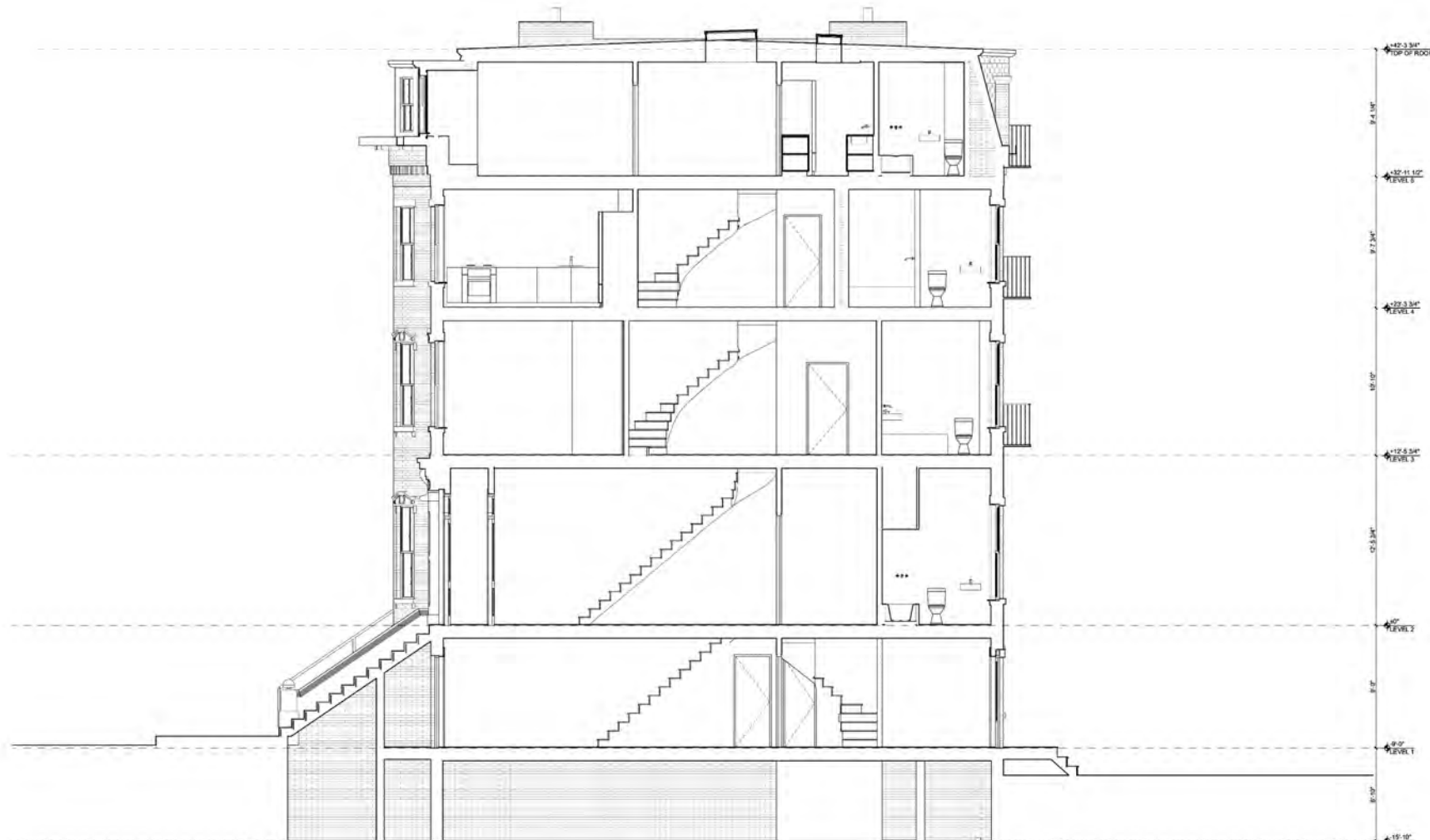
DATE	06/20/18
SCALE	AS NOTED
DRAWN BY	AP
CHECKED BY	MB
PROJECT NUMBER	19

SHEET TITLE

EXISTING EASTWEST SECTION

SHEET NUMBER

AE300



1- EXISTING EASTWEST SECTION
 SCALE 1/4" = 1'-0"

PROJECT NAME/LOCATION:
Goldenheim Residence
 31 Worcester Street
 Boston, MA 02118

ARCHITECT:
David + Anna Goldenheim
 31 Worcester Street
 Boston, MA 02118

OVERLINDER SPRINGER ARCHITECTS
 45 Walker Street, Suite One
 Boston, Massachusetts 02118
 +1 (877) 425-4885

CONSULTANTS:



TITLE: _____ DATE: _____
 XXXXX DAY MONTH YEAR

PROJECT STATUS:

Concept Design

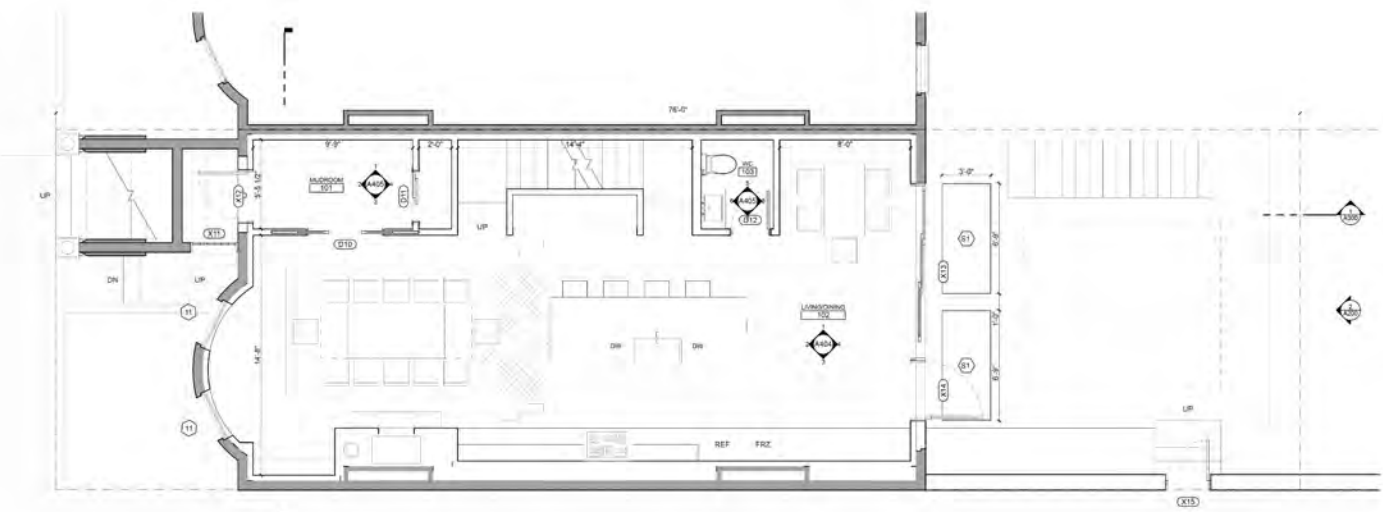
DATE: 01/20/2018
 SCALE: AS NOTED
 DRAWN BY: JAP
 CHECKED BY: MJP
 PROJECT NUMBER: 192

SHEET TITLE:

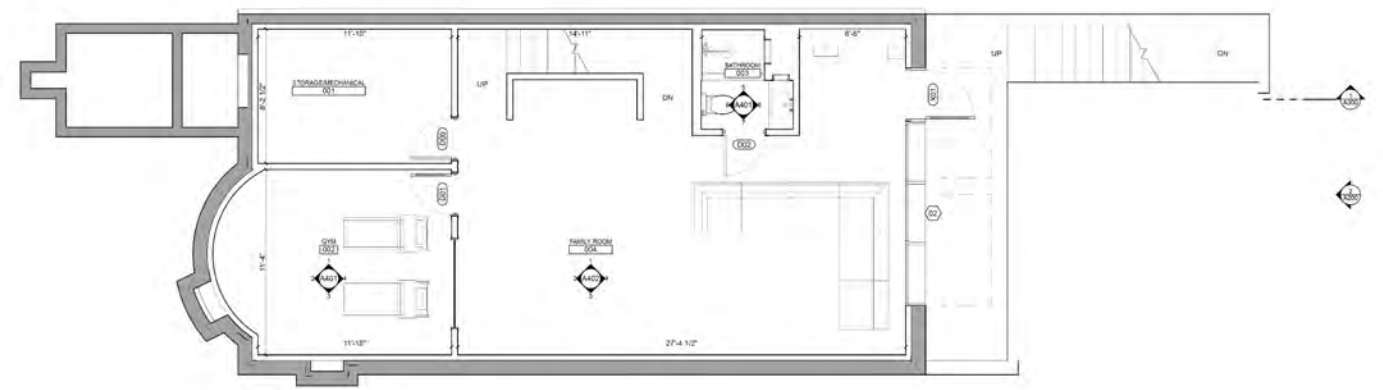
PROPOSED LEVEL 0 + 1 PLANS

SHEET NUMBER:

A100



1 PROPOSED LEVEL 1
 SCALE 1/8" = 1'-0"



1 PROPOSED LEVEL 0
 SCALE 1/8" = 1'-0"

PROJECT LOCATION:
Goldheim Residence
 31 Worcester Street
 South, MA 02118

OWNER:
David + Anna Goldheim
 31 Worcester Street
 Boston, MA 02118

ARCHITECT:
Overlander Springer Architects
 66 Walker Street, Suite One
 South, Massachusetts 02118
 +1 617 425-4885

DATE:
 01/15/2018

SCALE:
 AS NOTED

DRAWN BY:
 JAP

CHECKED BY:
 JES

PROJECT NUMBER:
 18-01

SHEET TITLE:
 PROPOSED LEVEL 2 - 3 PLANS

SHEET NUMBER:
 A101

DATE:
 01/15/2018

SCALE:
 AS NOTED

DRAWN BY:
 JAP

CHECKED BY:
 JES

PROJECT NUMBER:
 18-01

SHEET TITLE:
 PROPOSED LEVEL 2 - 3 PLANS

SHEET NUMBER:
 A101

DATE:
 01/15/2018

SCALE:
 AS NOTED

DRAWN BY:
 JAP

CHECKED BY:
 JES

PROJECT NUMBER:
 18-01

SHEET TITLE:
 PROPOSED LEVEL 2 - 3 PLANS

SHEET NUMBER:
 A101

DATE:
 01/15/2018

SCALE:
 AS NOTED

DRAWN BY:
 JAP

CHECKED BY:
 JES

PROJECT NUMBER:
 18-01

SHEET TITLE:
 PROPOSED LEVEL 2 - 3 PLANS

SHEET NUMBER:
 A101

DATE:
 01/15/2018

SCALE:
 AS NOTED

DRAWN BY:
 JAP

CHECKED BY:
 JES

PROJECT NUMBER:
 18-01

SHEET TITLE:
 PROPOSED LEVEL 2 - 3 PLANS

SHEET NUMBER:
 A101

DATE:
 01/15/2018

SCALE:
 AS NOTED

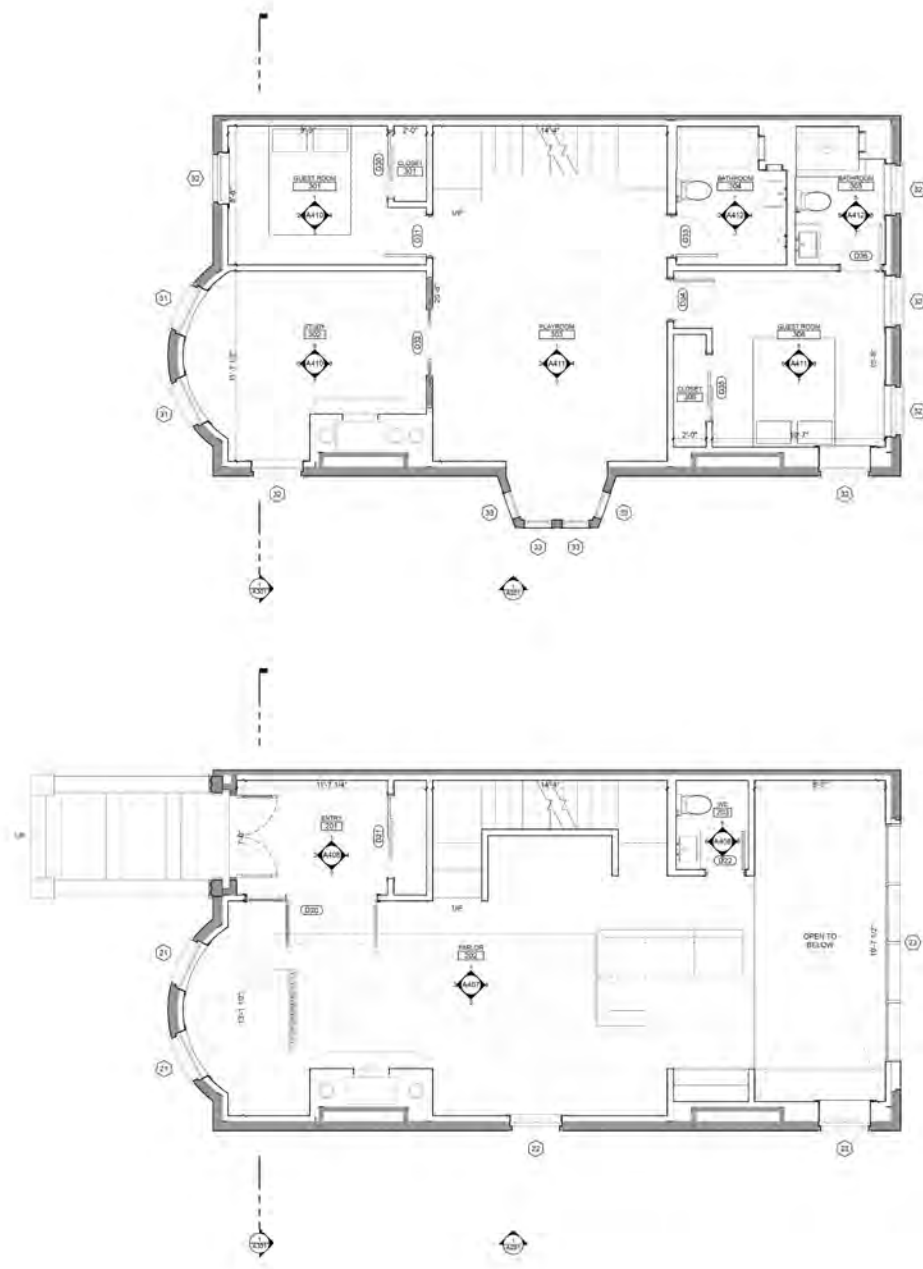
DRAWN BY:
 JAP

CHECKED BY:
 JES

PROJECT NUMBER:
 18-01

SHEET TITLE:
 PROPOSED LEVEL 2 - 3 PLANS

SHEET NUMBER:
 A101



1 PROPOSED LEVEL 1
 SCALE 1/8" = 1'-0"

1 PROPOSED LEVEL 2
 SCALE 1/8" = 1'-0"

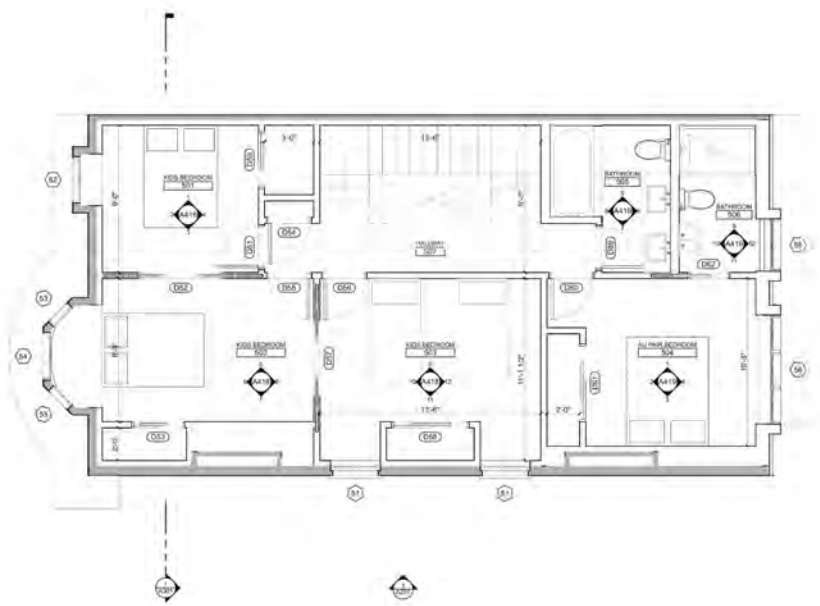
PROJECT DESCRIPTION
Goldenheim Residence
 31 Worcester Street
 Boston, MA 02118

OWNER
David + Anna Goldenheim
 31 Worcester Street
 Boston, MA 02118

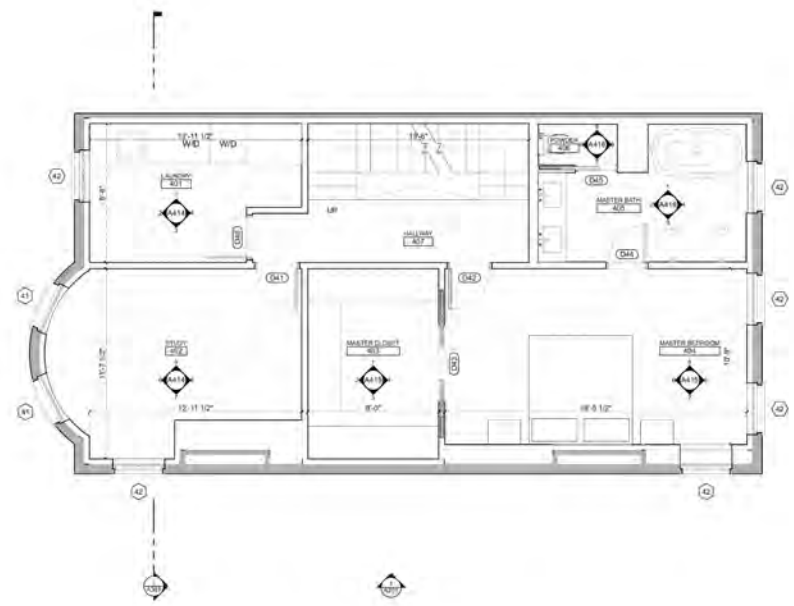
ARCHITECT
OSPA

OverUnder + Springer Architects
 40 Warren Street, Courtyard One
 Boston, Massachusetts 02119
 +1 (617) 426-4460

CONTRACT NO.



1 PROPOSED LEVEL 4
 SCALE 1/8" = 1'-0"



1 PROPOSED LEVEL 5
 SCALE 1/8" = 1'-0"

TITLE

DATE
 XXXX MAY MONTH YEAR

PROJECT STATUS

CONCEPT DESIGN
 DATE: APPROVED BY: AS NOTED
 SCALE: DRAWN BY: AS NOTED
 CHECKED BY: AS NOTED
 PROJECT NUMBER: 100

SHEET FILE

PROPOSED LEVEL 4 + 5 PLANS

SHEET NUMBER

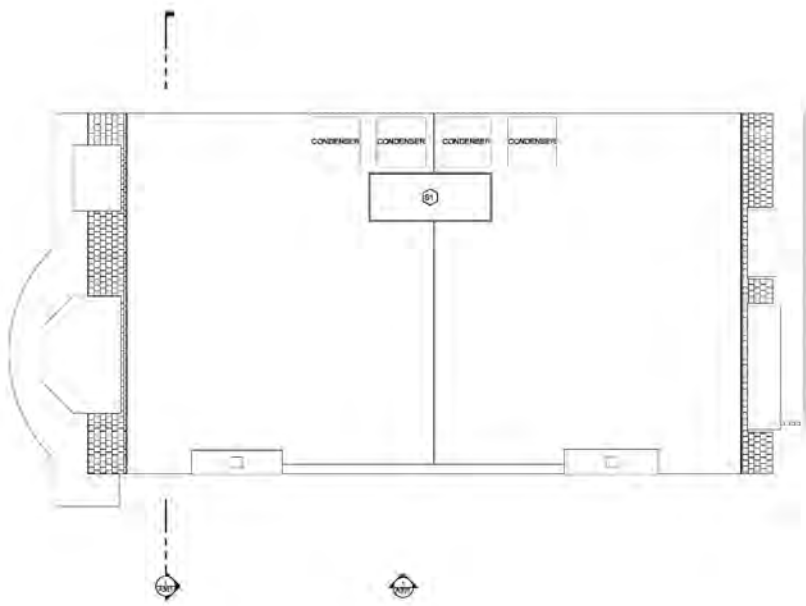
PROJECT LOCATION:
Goldenheim Residence
 31 Worcester Street
 Boston, MA 02118
 02/17/19

Client: **David + Anna Goldenheim**
 31 Worcester Street
 Boston, MA 02118

ARCHITECT:
OSTA

OverUnder Spring Architects
 80 Warren Street, Courtyard One
 Boston, Massachusetts 02118
 1 (617) 426-1446

CONTRACT NO.:



DATE: _____

PROJECT NAME: _____

PROJECT NUMBER: _____

PROJECT STATUS: _____

Contract Design

DATE	DESIGNED BY
SCALE	ARCHITECT
DRAWN BY	DATE
CHECKED BY	NO.
PROJECT NUMBER	NO.

PROJECT NO. _____

PROPOSED LEVEL ROOF PLAN

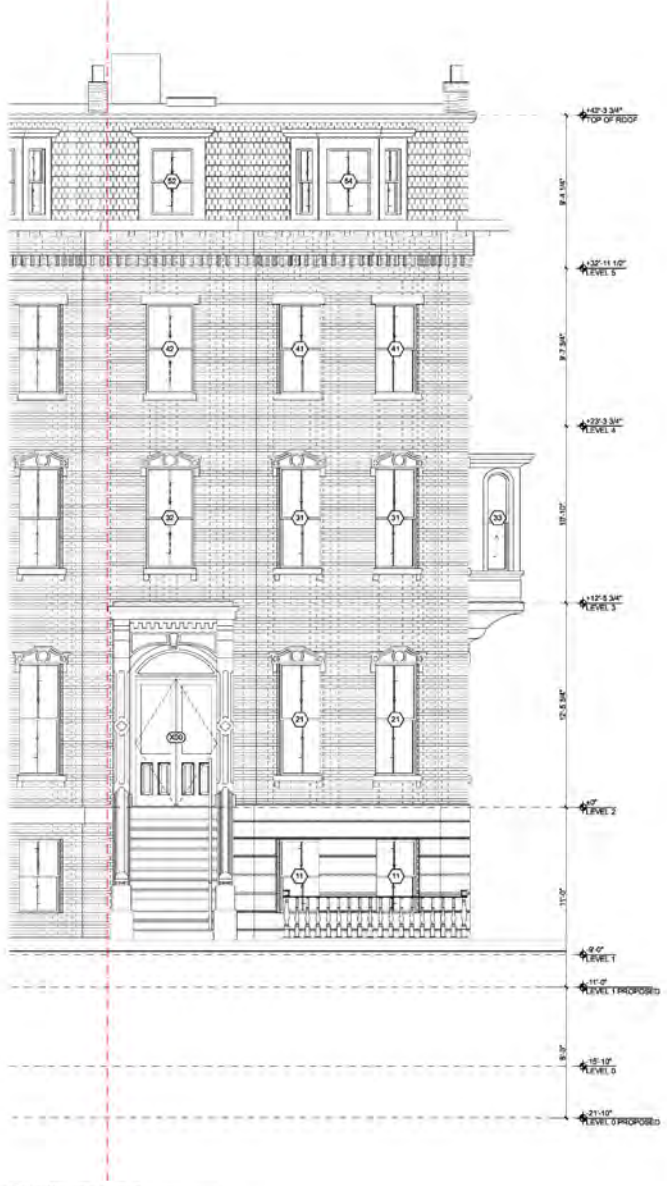
SHEET NUMBER _____

A103

1 PROPOSED TOP OF ROOF
 SCALE: 1/8" = 1'-0"



① PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



① PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT NAME/LOCATION
Goldenheim Residence
21 Woodrow Street
Roslindale, MA 02119

CLIENT
David + Anna Goldenheim
21 Woodrow Street
Roslindale, MA 02119

ARCHITECT
OUSA

OverUnder | Springer Architects
40 William Street, Courtyard One
Boston, Massachusetts 02118
11 (617) 428-4489

CONTRACT NO.

TITLE

REVISION	DATE
NOV 06	06/10/2018
NOV 07	06/10/2018
NOV 08	06/10/2018
NOV 09	06/10/2018
NOV 10	06/10/2018
NOV 11	06/10/2018
NOV 12	06/10/2018
NOV 13	06/10/2018
NOV 14	06/10/2018
NOV 15	06/10/2018
NOV 16	06/10/2018
NOV 17	06/10/2018
NOV 18	06/10/2018
NOV 19	06/10/2018
NOV 20	06/10/2018
NOV 21	06/10/2018
NOV 22	06/10/2018
NOV 23	06/10/2018
NOV 24	06/10/2018
NOV 25	06/10/2018
NOV 26	06/10/2018
NOV 27	06/10/2018
NOV 28	06/10/2018
NOV 29	06/10/2018
NOV 30	06/10/2018

PROJECT STATUS

DATE	STATUS
06/10/2018	AS NOTED
06/10/2018	AS NOTED
06/10/2018	AS NOTED
06/10/2018	AS NOTED
06/10/2018	AS NOTED
06/10/2018	AS NOTED

CONCEPT DESIGN

DATE	SCALE
06/10/2018	AS NOTED
06/10/2018	AS NOTED
06/10/2018	AS NOTED
06/10/2018	AS NOTED
06/10/2018	AS NOTED

SHEET TITLE
PROPOSED WEST + EAST ELEVATIONS

SHEET NUMBER
A200



PROJECT NAME/LOCATION
Goldenheim Residence
 31 Worcester Street
 Boston, MA 02118

CLIENT
David + Anna Goldenheim
 31 Worcester Street
 Boston, MA 02118

ARCHITECT
OUSA

OverUnder Springer Architects
 42 Walham Street, Courtyard 2nd
 Boston, Massachusetts 02118
 +1 (617) 426-4466

CONSULTANTS



SCALE _____ DATE _____

BOOK _____ DAY MONTH YEAR _____

PROJECT STATUS _____

Concept Design

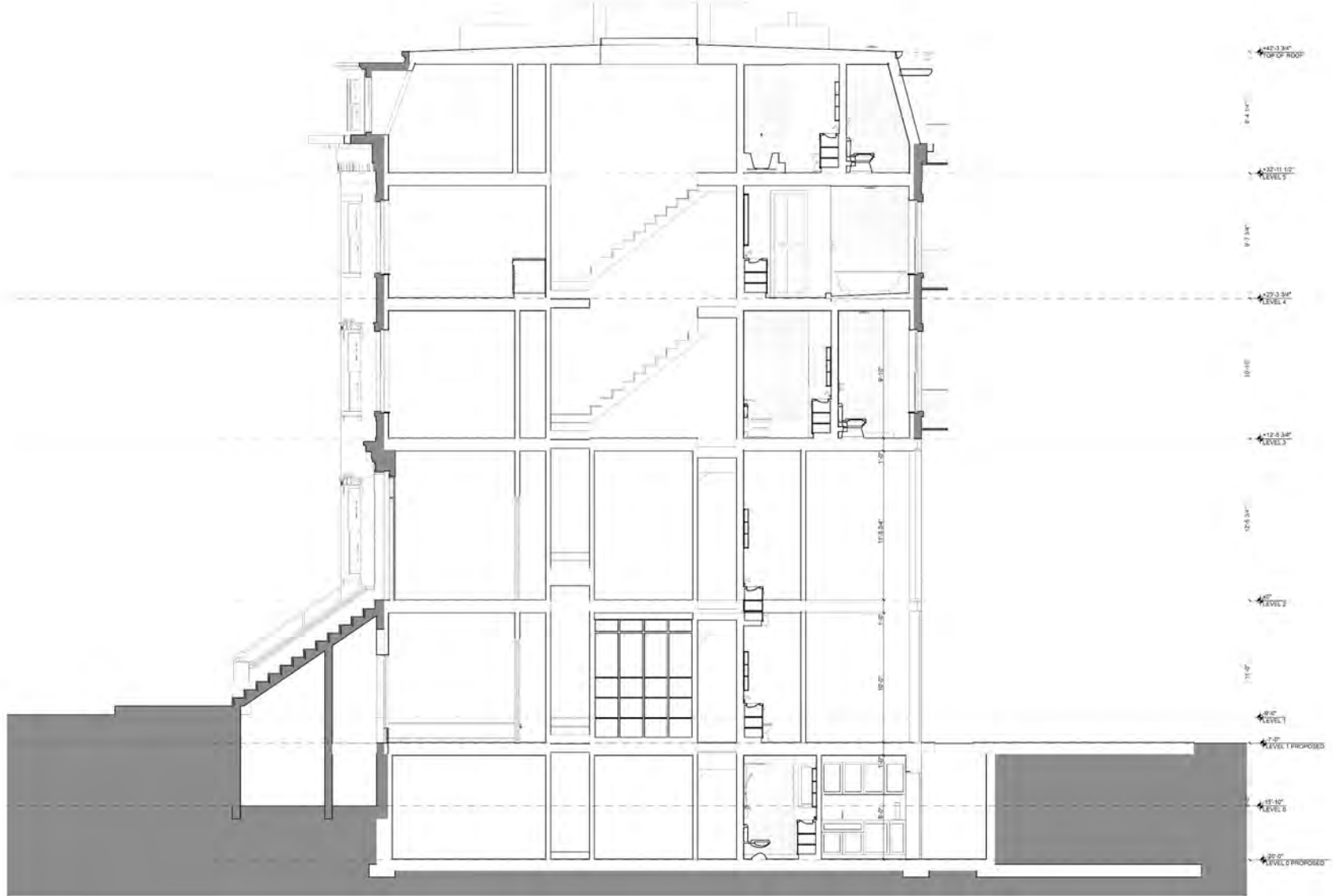
DATE 07/05/2019
 SCALE AS NOTED
 DRAWN BY JLP
 CHECKED BY MBP
 PROJECT NUMBER 192

SHEET TITLE

PROPOSED SOUTH ELEVATION

SHEET NUMBER

1 PROPOSED SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



1 PROPOSED EAST/WEST SECTION
SCALE 1/4" = 1'-0"

PROJECT NAME/LOCATION
Goldenheim Residence
 21 Riverside Street
 Boston, MA 02119

CLIENT
David + Anna Goldenheim
 21 Riverside Street
 Boston, MA 02119

ARCHITECT
OUSA

OverUnder Springer Architects
 46 William Street, Second Floor
 Boston, Massachusetts 02118
 +1 (617) 429-4400

DATE/REVISED



DATE
 XXXXX DAY MONTH YEAR

PROJECT STATUS
 Concept Design

DATE 07/20/2018
 SCALE AS NOTED
 DRAWN BY AS
 CHECKED BY MS
 PROJECT NUMBER 183

SHEET TITLE
 PROPOSED EAST/WEST SECTION

SHEET NUMBER

A300







