

PROPOSED ADDITION & RENOVATION

21 WELLINGTON STREET
BOSTON, MA 02118



ZONING SUMMARY

ZONING CODE ANALYSIS: 21 WELLINGTON STREET

Governing Article: Article 64 South End District
Subdistrict: MFR

Use Regulations: Section Table	
Existing	Proposed
3F	2F

Dimensional Regulations: Table					
	Row House		Existing Condition	Proposed Project	Notes
	Row House				
Lot Area Minimum	NONE				
Min Lot Area for Additional Units	NONE				
Total Required Lot Size	NONE		1,980 SF	1,980 SF	
Min Required Lot Width and Frontage	NONE		20' / 20'	20' / 20'	
Max FAR	2.00		1.52	1.91	EX'G 3,002 SF PROP 3,775
Max Building Height / Stories	70'		3 STORIES / 34.0' +/-	3 STORIES / 34.0' +/-	
Usable Open Space	200 SF / UNIT		3,015 SF	3,015 SF	NO CHANGE
Min Front Yard	MODAL		10.1'	10.1'	NO CHANGE
Min Side Yard	NONE		NONE	NONE, 7.0'	NO CHANGE
Min Rear Yard	20'		47.7'	20'	NO CHANGE
Max Use of Rear Yard	25%				

Overlays:
GCOD
RESTRICTED PARKING
SOUTH END LANDMARK DISTRICT

Parking:
EX'G PARK'G - 2 SPACES
REQ'D PARK'G - .7 SPACE/DU
PROP PARK'G - 2 SPACES

Other Non-Dimensional Zoning Issues:

CODE SUMMARY

EX'G TYPE 3B CONSTRUCTION
PROPOSED R-3 USE GROUP (TWO-FAMILY)

ZONE: MFR, SOUTH END

SOIL TESTING

KEY

- ☉ SMOKE DETECTOR
- ⊕ HEAT DETECTOR
- ⊗ CARBON MONOXIDE DETECTOR
- ◇ 1 HOUR WALL (SEE C.T. 1/A-3.1)
- ⊠ FAN
- ⊕ DOOR TYPE
- ⊗ WINDOW TYPE
- 1 1 HOUR CLG. ABOVE (SEE C.T.1F/A-3.1)

NEW WALL

Location

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21 WELLINGTON STREET
BOSTON, MA 02118

Choo & Company, Inc.

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

No.	Revision Date

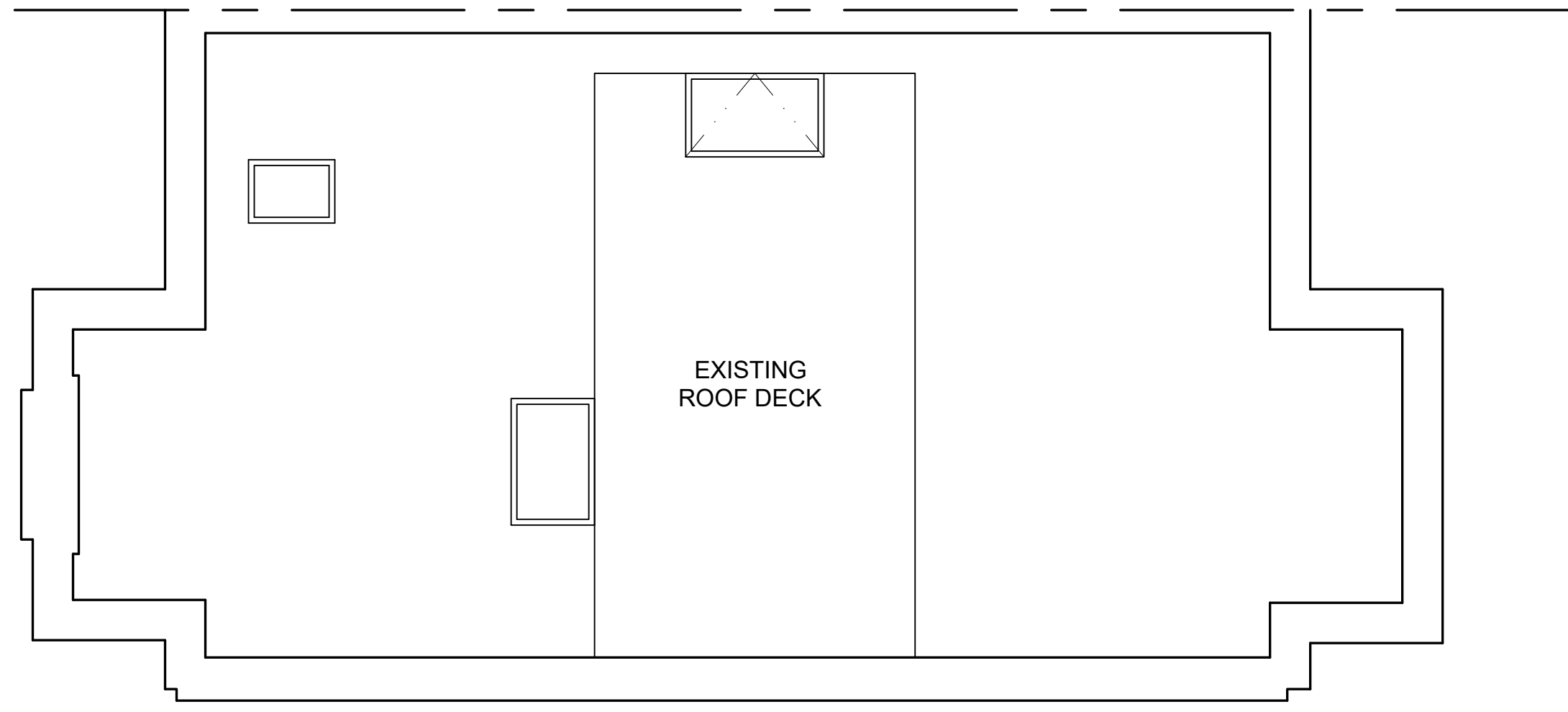
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Scale: NTS
Date: 06-21-2024
Drawn By: DF

Drawing Name

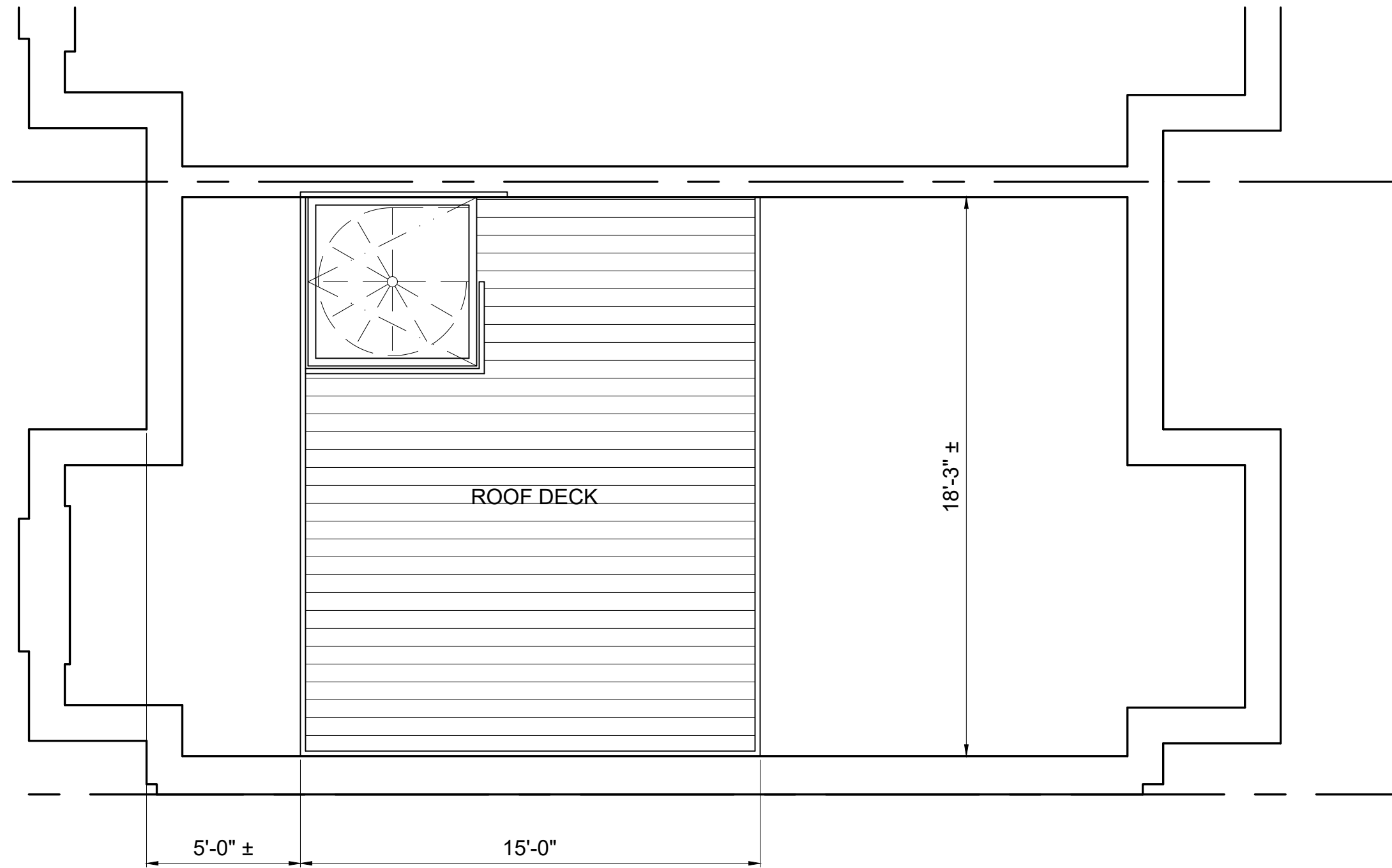
COVER SHEET

Sheet No.

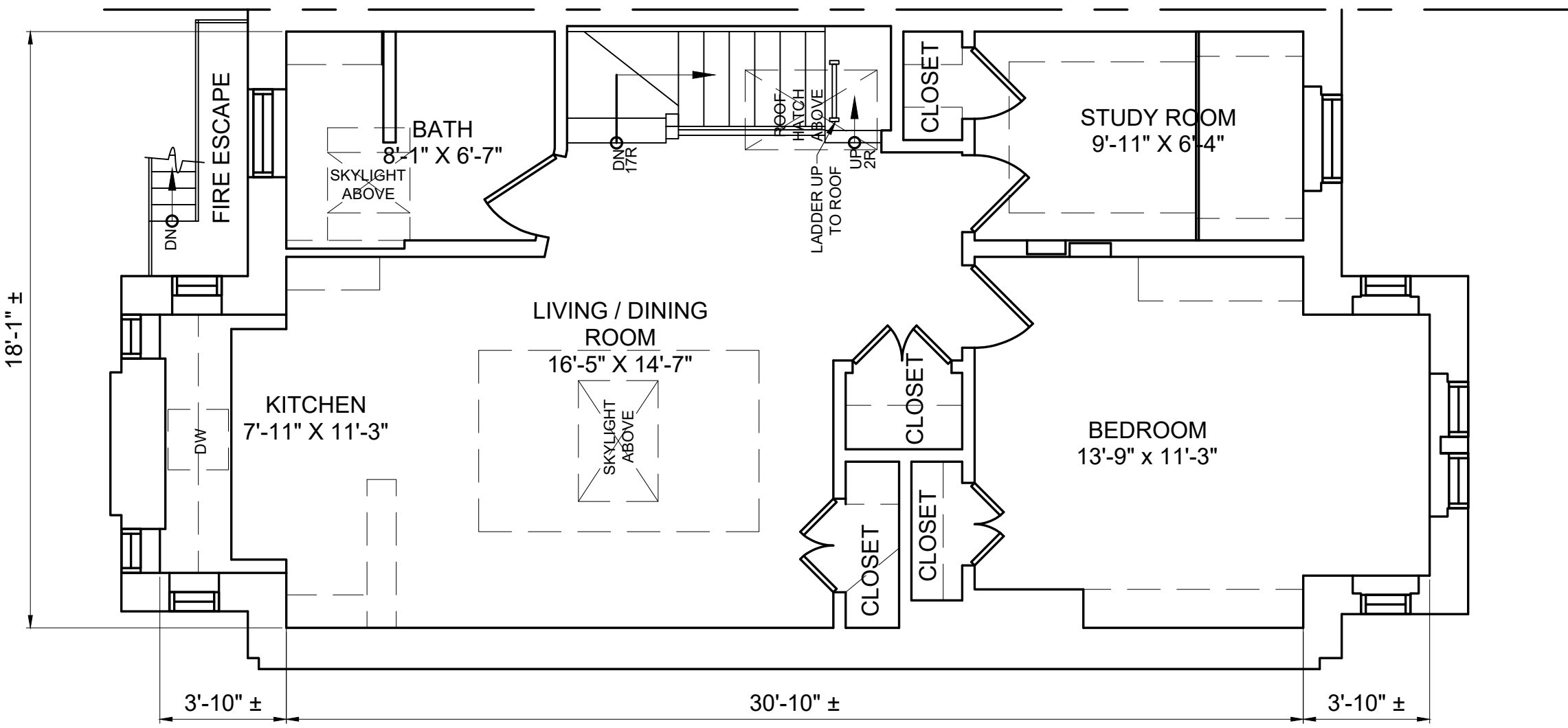
A-0



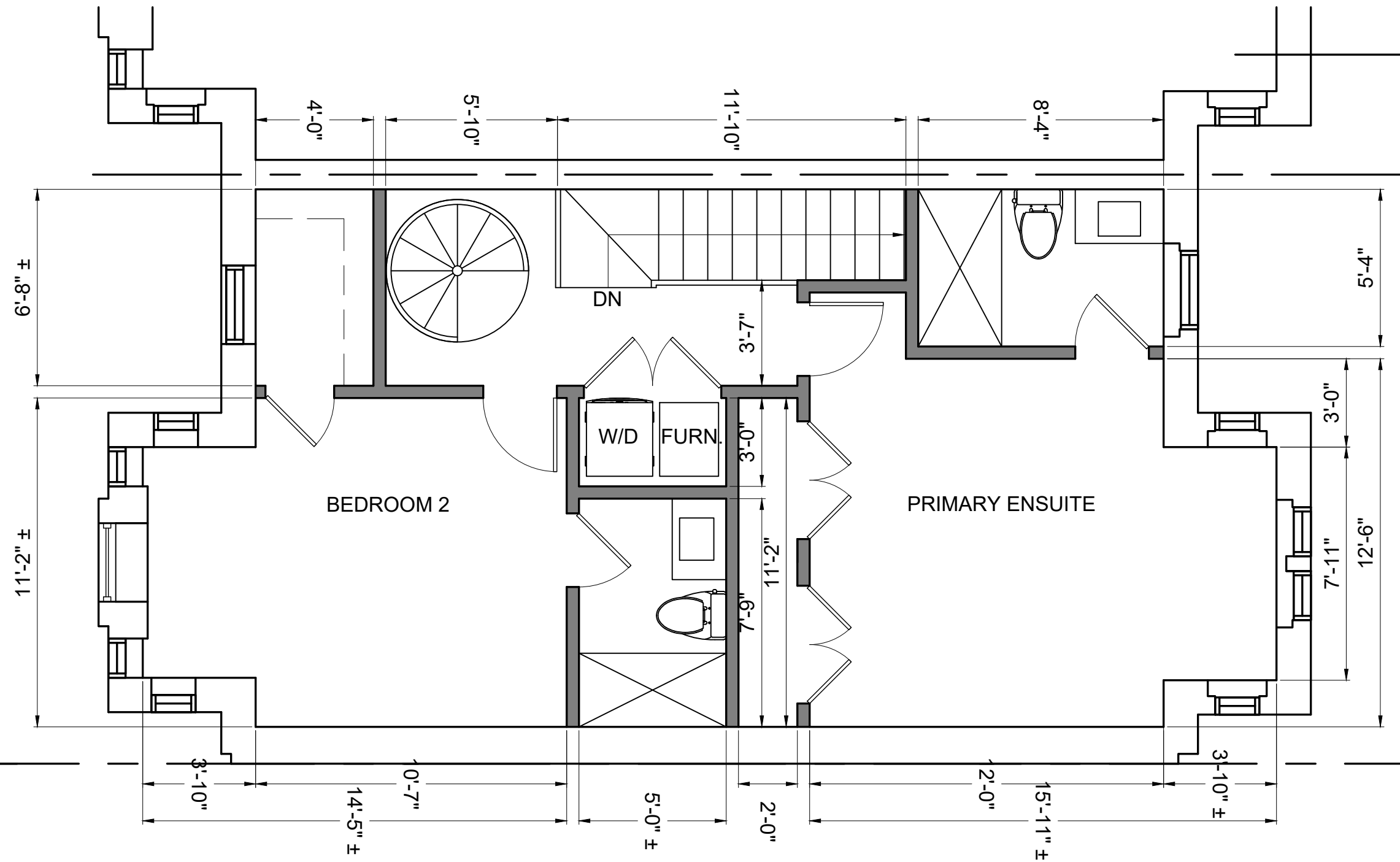
3 EXISTING ROOF PLAN
1/4" = 1'-0"



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



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



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

WELLINGTON STREET

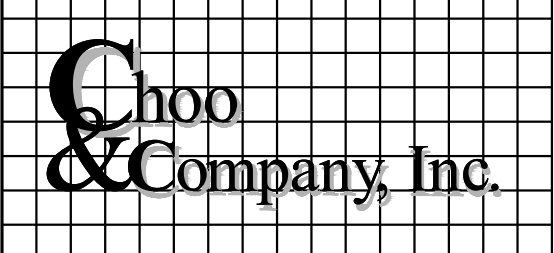
WELLINGTON STREET

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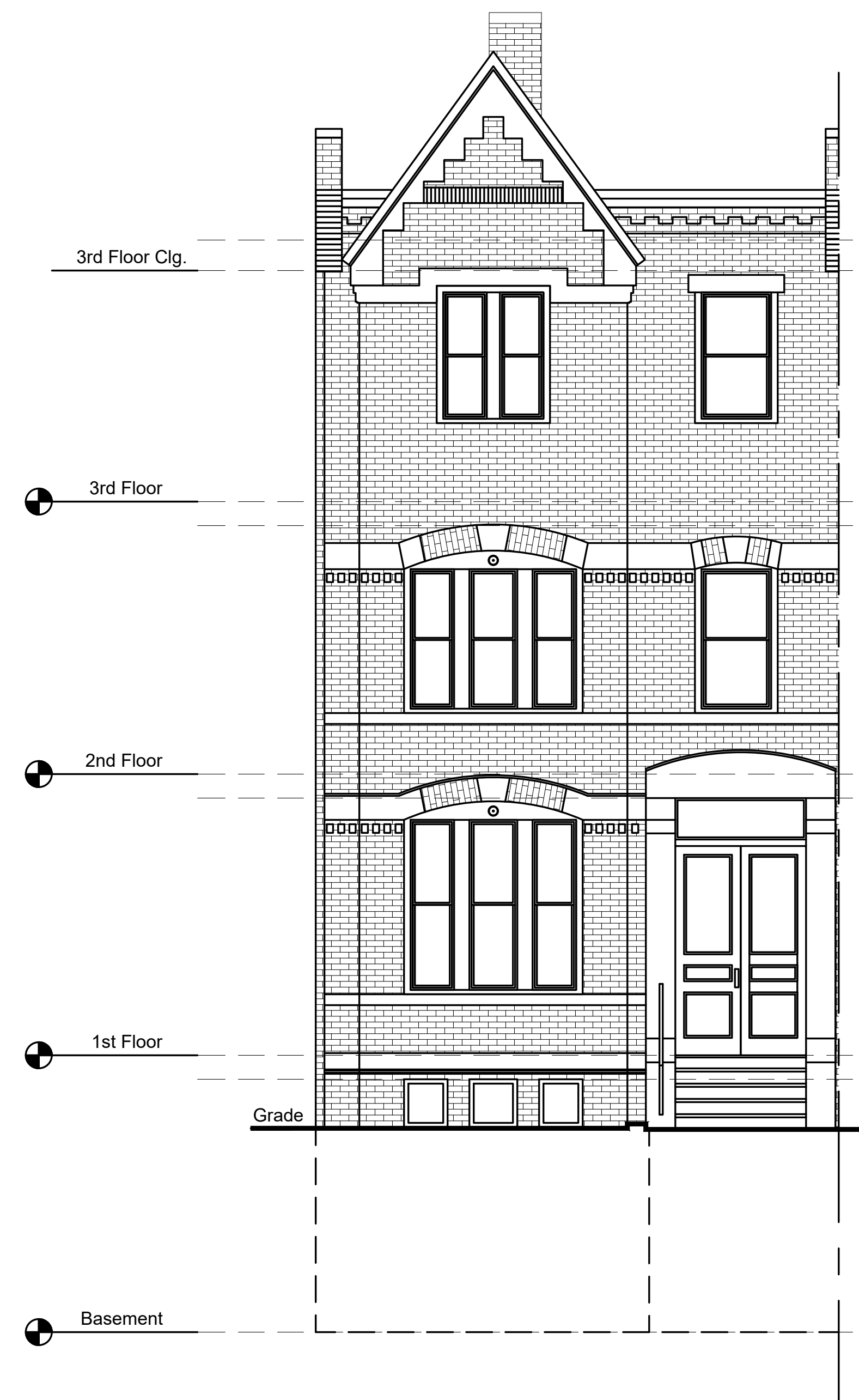
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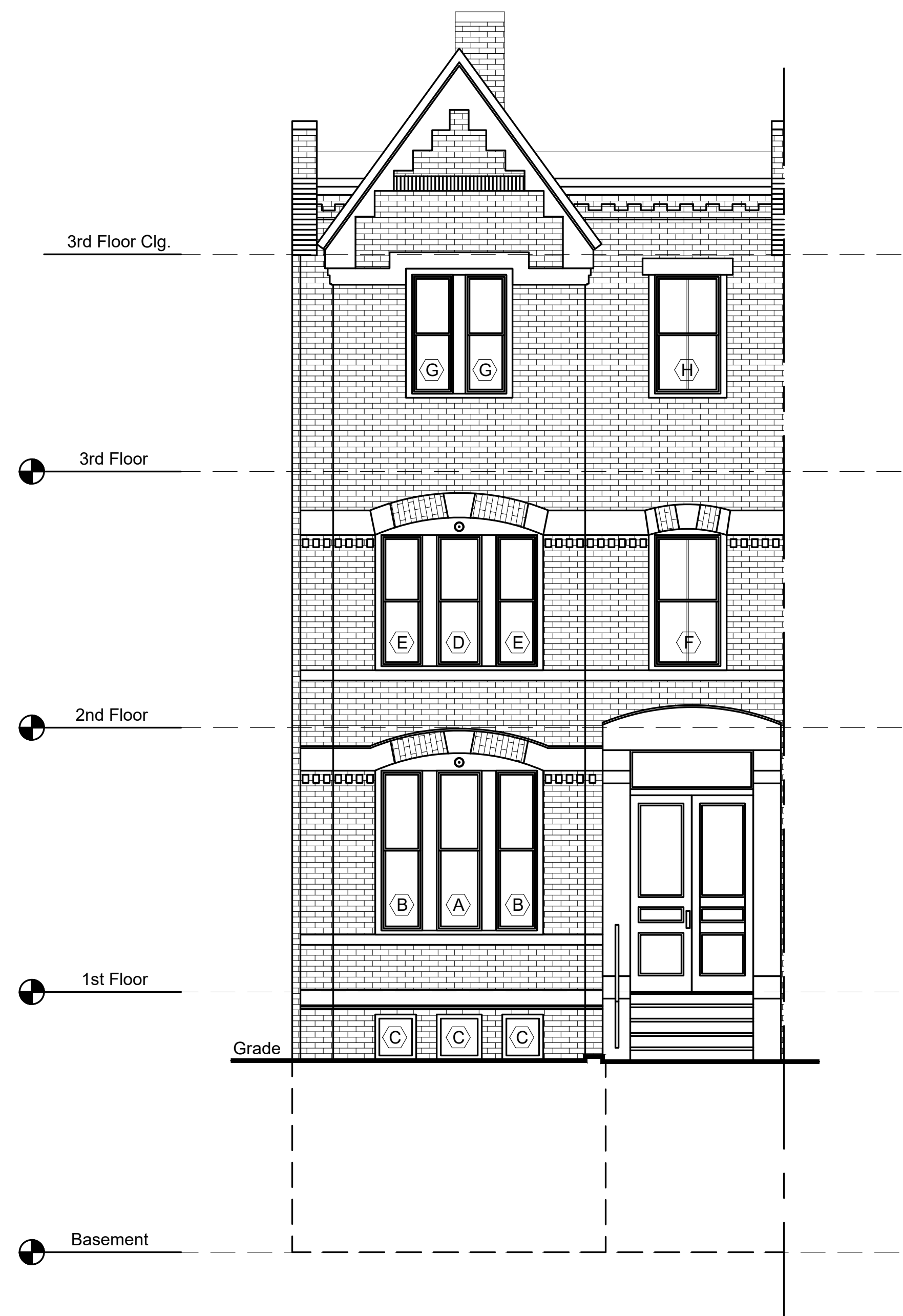
Drawing Name
**EXISTING &
PROPOSED
THIRD FLOOR &
ROOF PLANS**

Sheet No.
A-1.3



FRONT ELEVATION

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



FRONT ELEVATION

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

- GENERAL NOTES
- CLEAN MASONRY W/ PROSOCO GENTLE DETERGENT
 - REPOINT MASONRY AS REQ'D W/ 1 PART CEMENT 2 PARTS LIME 7-9 PARTS SAND
 - PAINT MASONRY STEPS, CURBING & BANDS W/ BENJAMIN MOORE ABINGTON PUTTY, HC-99

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Drawing Name
**EXISTING &
PROPOSED
FRONT
ELEVATIONS**

Sheet No.
A-2.1



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

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

- GENERAL NOTES
- CLEAN MASONRY W/ PROSOCO GENTLE DETERGENT
 - REPOINT MASONRY AS REQ'D W/ 1 PART CEMENT 2 PARTS LIME 7-9 PARTS SAND
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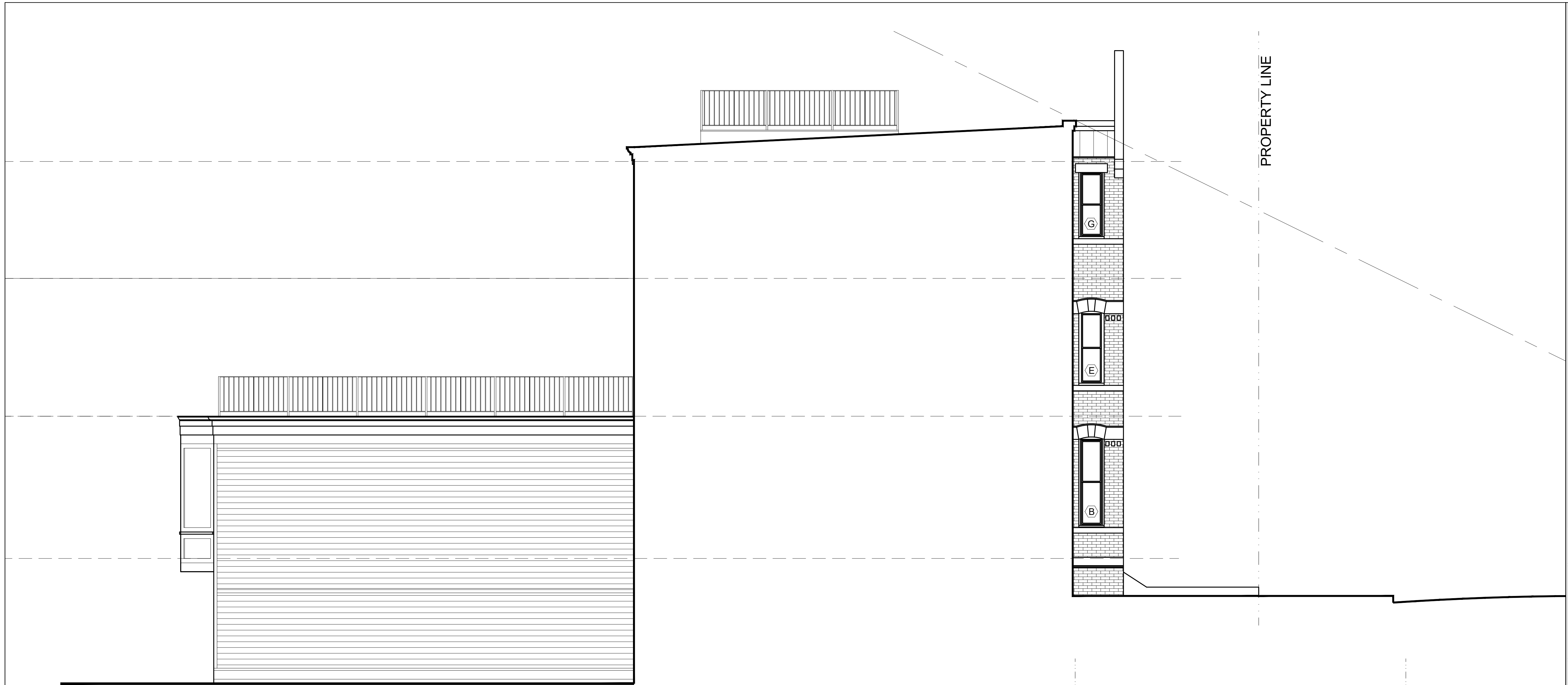
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Drawing Name
**EXISTING &
PROPOSED
REAR
ELEVATIONS**

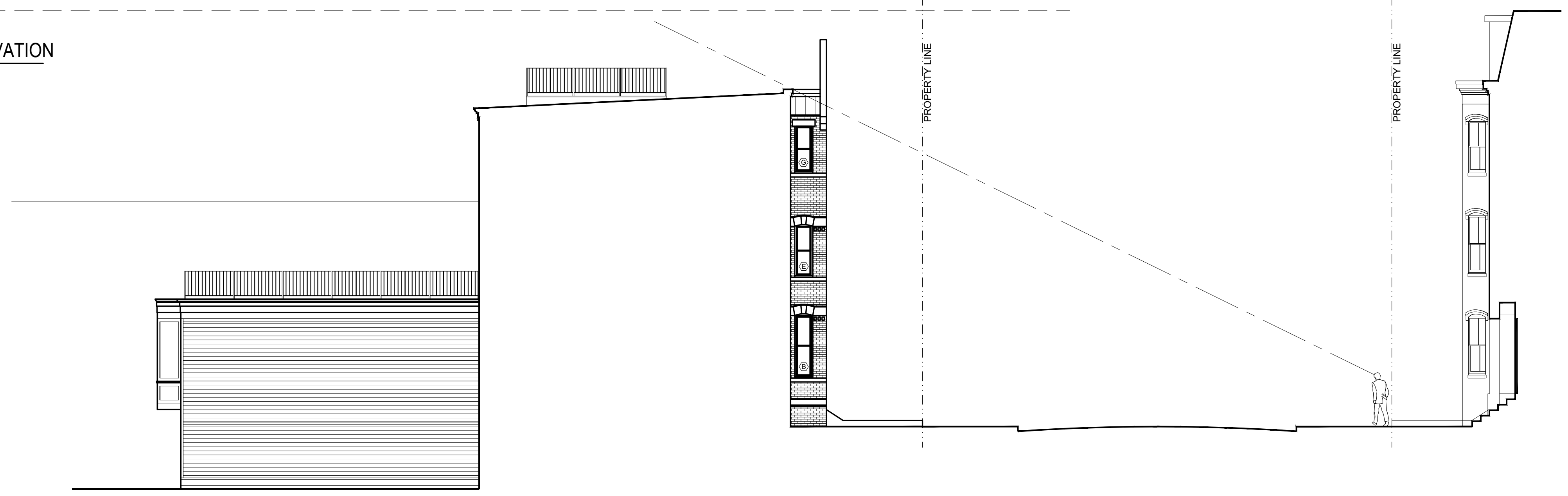
Sheet No.

A-2.2



1 PROPOSED EAST SIDE ELEVATION
1/4" = 1'-0"

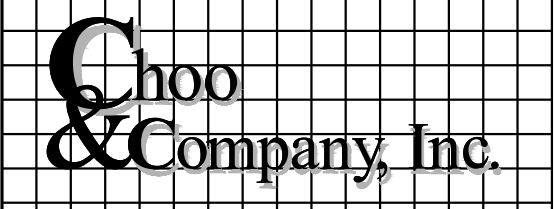
- GENERAL NOTES
1. CLEAN MASONRY W/ PROSOCO GENTLE DETERGENT
 2. REPOINT MASONRY AS REQ'D W/ 1 PART CEMENT 2 PARTS LIME 7-9 PARTS SAND
 3. PAINT MASONRY STEPS, CURBING & BANDS W/ BENJAMIN MOORE ABINGTON PUTTY, HC-99



2 PROPOSED SITE SECTION
1/8" = 1'-0"

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Drawing Name
**EXISTING &
PROPOSED
REAR
ELEVATIONS**

Sheet No.
A-2.3



1 PROPOSED WEST SIDE ELEVATION
1/4" = 1'-0"

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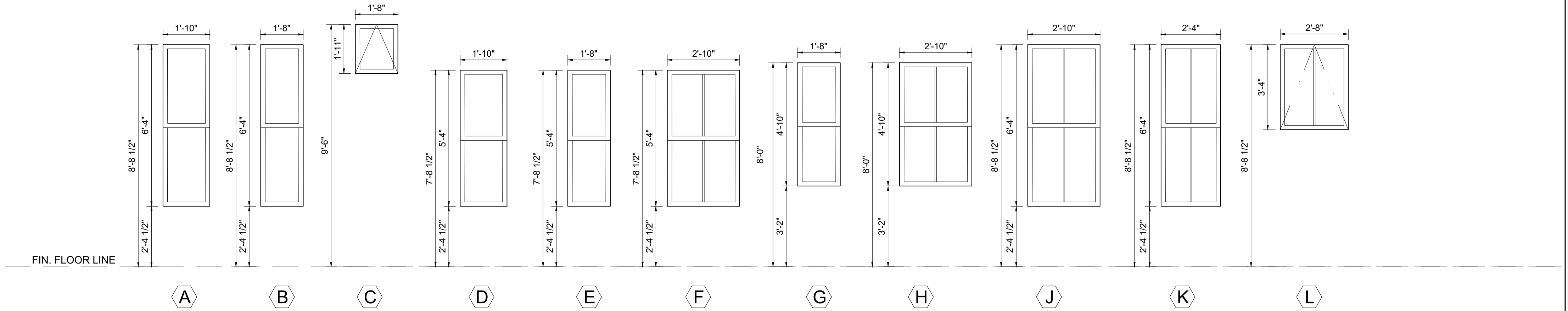
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Drawing Name
EXISTING & PROPOSED REAR ELEVATIONS

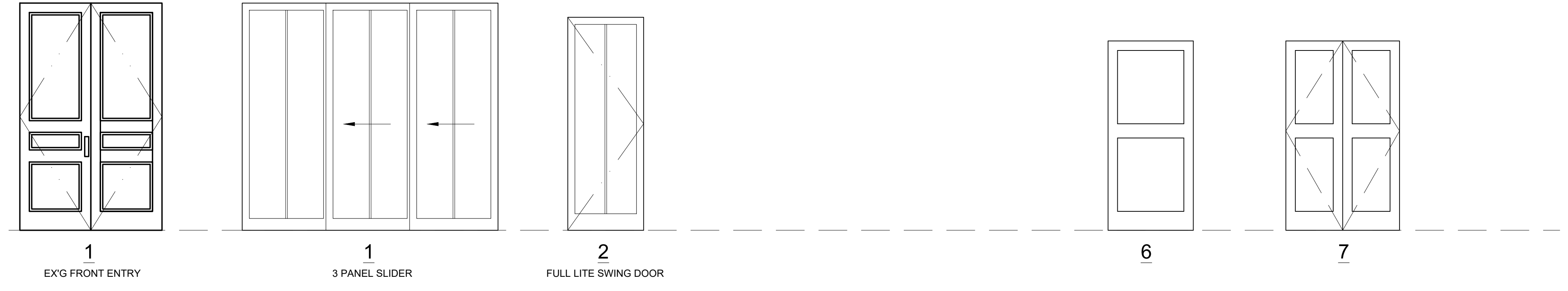
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A-2.4



1 PROPOSED WINDOW TYPES
3/8" = 1'-0"

WINDOW SCHEDULE NOTE: G.C. IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND UNIT QUANTITIES PRIOR TO ORDERING

NO.	MANUFACTURER	MODEL	QUAN.	FRAME SIZE	MATERIAL	REMARKS
A	MARVIN ULTIMATE WOOD	UWDH1634	4	1'-9 3/8" x 6'-5"	WOOD	DOUBLE HUNG
B	MARVIN ULTIMATE WOOD	CUSTOM	4	1'-7 3/8" x 6'-5"	WOOD	DOUBLE HUNG
C	MARVIN ULTIMATE WOOD	UWAWN2024	3	1'-8" x 2'-0" 1/6"	WOOD	AWNING
D	MARVIN ULTIMATE WOOD	UWDH1628	2	1'-9 3/8" x 5'-5"	WOOD	DOUBLE HUNG
E	MARVIN ULTIMATE WOOD	CUSTOM	3	1'-7 3/8" x 5'-5"	WOOD	DOUBLE HUNG
F	MARVIN ULTIMATE WOOD	UWDH2828	4	2'-9 3/8" x 5'-5"	WOOD	DOUBLE HUNG, 2 OVER 2 SDL LITES
G	MARVIN ULTIMATE WOOD	CUSTOM	1	1'-7 3/8" x 4'-9"	WOOD	DOUBLE HUNG
H	MARVIN ULTIMATE WOOD	UWDH2824 E	8	2'-9 3/8" x 4'-9"	WOOD	DOUBLE HUNG, 2 OVER 2 SDL LITES
J	MARVIN ULTIMATE WOOD	UWDH2834 E	1	2'-9 3/8" x 6'-5"	WOOD	DOUBLE HUNG, 2 OVER 2 SDL LITES
K	MARVIN ULTIMATE WOOD	UWDH2034	3	2'-1 3/8" x 6'-5"	WOOD	DOUBLE HUNG, 2 OVER 2 SDL LITES
L	MARVIN ULTIMATE WOOD	UWAWN3240	4	2'-8" x 3'-4 1/6"	WOOD	AWNING, PROVIDE 8" SPACERS FOR THE MULLED UNIT
M	MARVIN ULTIMATE WOOD	UWDH2028	2	2'-1 3/8" x 5'-5"	WOOD	DOUBLE HUNG, 2 OVER 2 SDL LITES



2 PROPOSED DOOR TYPES
3/8" = 1'-0"

NO.	MANUFACTURER	MODEL	UNIT SIZE	DR MATERIAL	TYPE	FR MATERIAL	TYPE	FIRE RATING	HARDWARE	REMARKS
1	EXISTING	N/A	5'-0" x 8'-0"	WOOD	1	WOOD	WOOD	NONE	ENTRY	RESTORE WOOD & GALSS PANEL DOORS & HARDWARE
2	MARVIN ULTIMATE	9080	R.O. 9'-3 3/4" x 8'-2"	WOOD	2	WOOD	WOOD	NONE	MULTIPOINT LOCK	TEMPERED GLASS, 2 SDL LITES
3	MARVIN ULTIMATE	N/A	3'-0" x 8'-0"	WOOD	3	WOOD	WOOD	NONE	ENTRY	TEMPERED GLASS, 2 SDL LITES
4	MARVIN ULTIMATE	N/A	2'-8" x 7'-6"	WOOD	3	WOOD	WOOD	NONE	ENTRY	TEMPERED GLASS, PROVIDE DEADBOLT

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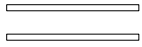
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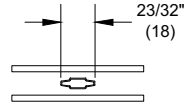
Drawing Name
WINDOW & DOOR TYPES & SCHEDULES & DETAILS

Sheet No.
A-2.5

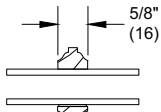
Standard Insulating Glass Divided Lite Options



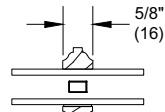
Insulating Glass



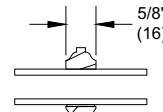
Aluminum 23/32"
Contour GBG



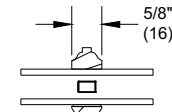
5/8" SDL



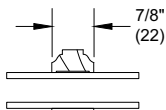
5/8" SDL
W/Spacer



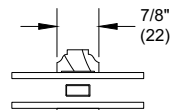
5/8" Putty
SDL



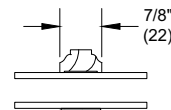
5/8" Putty SDL
W/Spacer



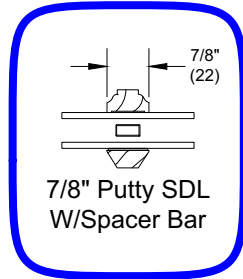
7/8" SDL



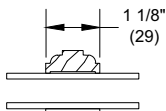
7/8" SDL
W/Spacer Bar



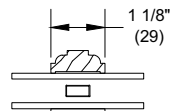
7/8" Putty SDL



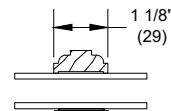
7/8" Putty SDL
W/Spacer Bar



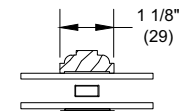
1 1/8" SDL



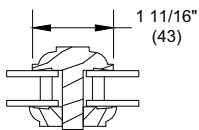
1 1/8" SDL
W/Spacer Bar



1 1/8" Putty SDL



1 1/8" Putty SDL
W/Spacer Bar



1 11/16" IG ADL

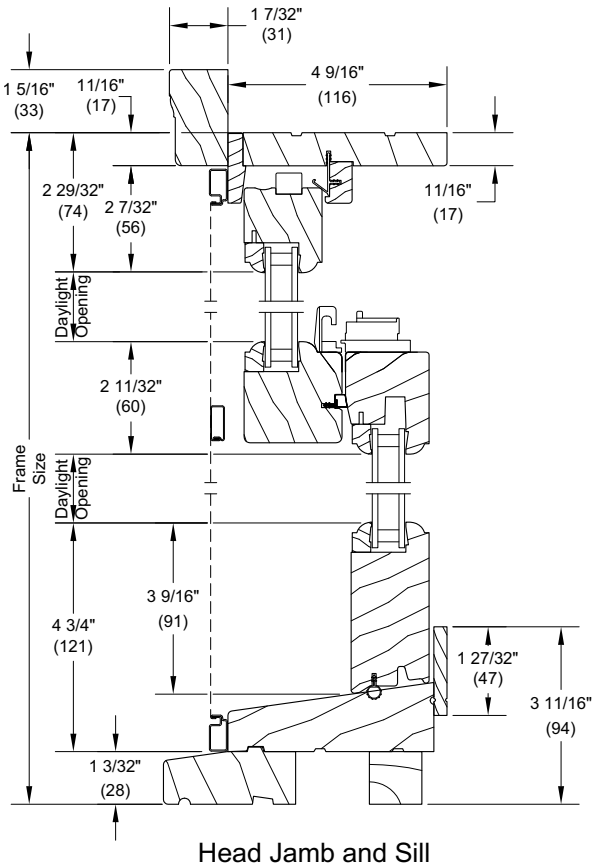
NOTE: Due to the inherent qualities of tempered glass, daylight gaps may be seen when using simulated divided lite bars. Daylight gaps could be visible between the internal spacer bar and surface applied bars when viewing from an acute angle to the glass on the following applications:

- Tempered glass over 72" high while using 5/8" SDL bars
- Tempered glass over 91" high while using 7/8" SDL bars.

Section Details: Operating

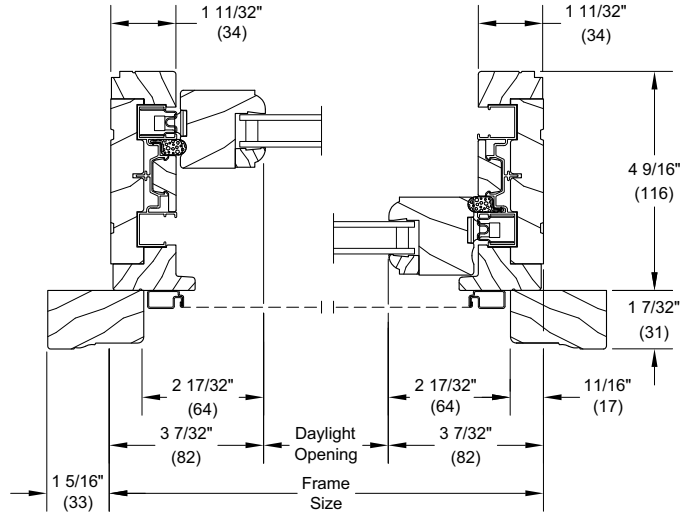
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Double Hung

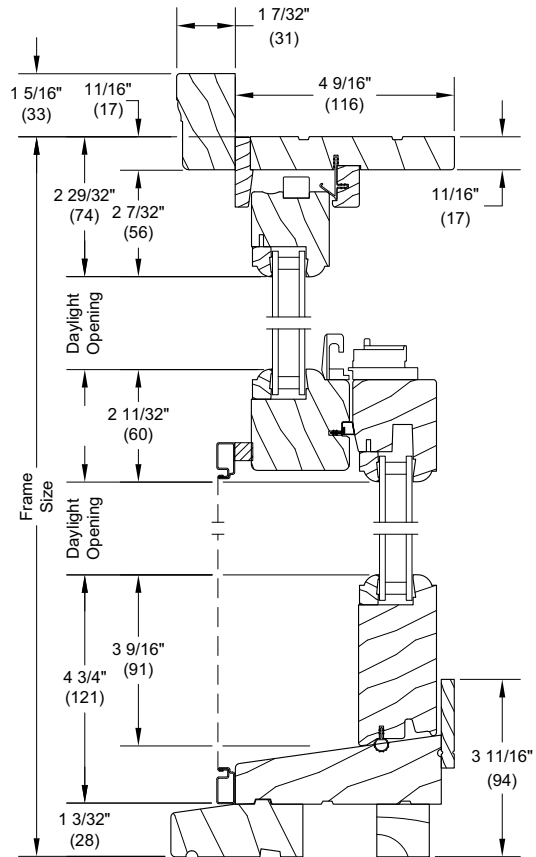


Lower Sash

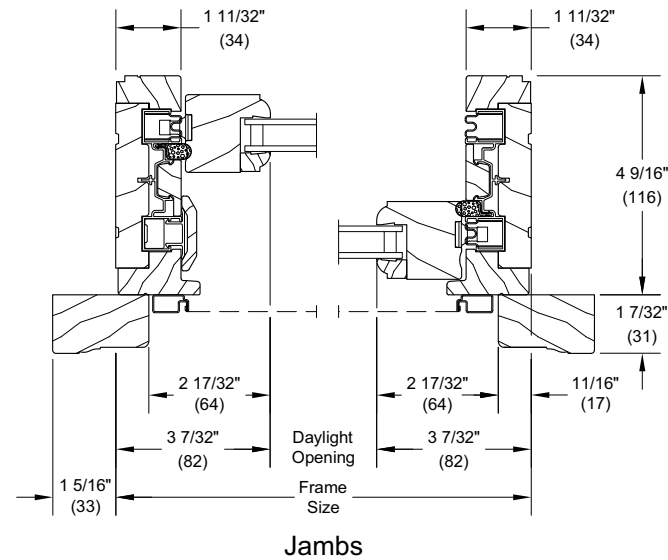
Upper Sash



Jambs

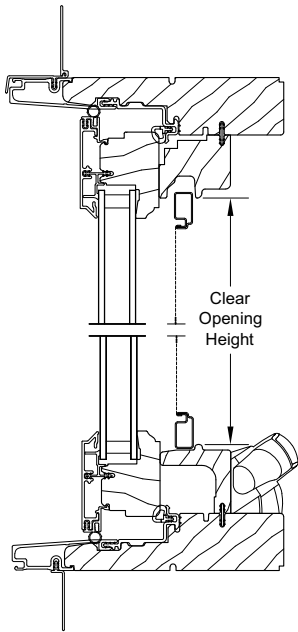


Single Hung

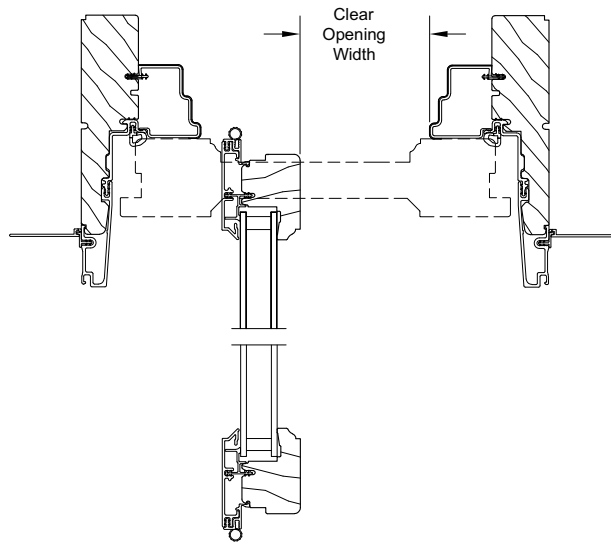


Head Jamb and Sill

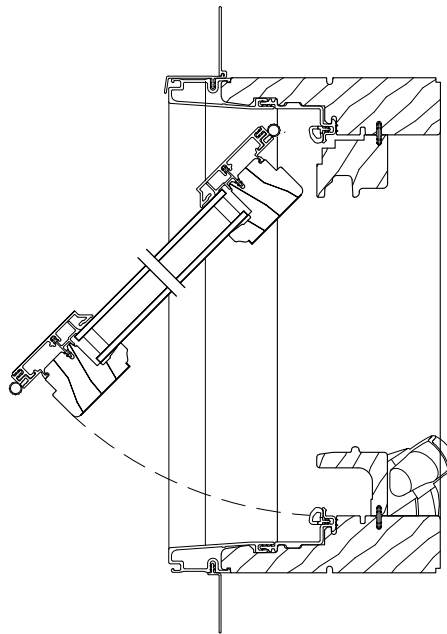
Egress and Vent Opening Measurements for Full Frame Casement and Awning



Head Jamb and Sill



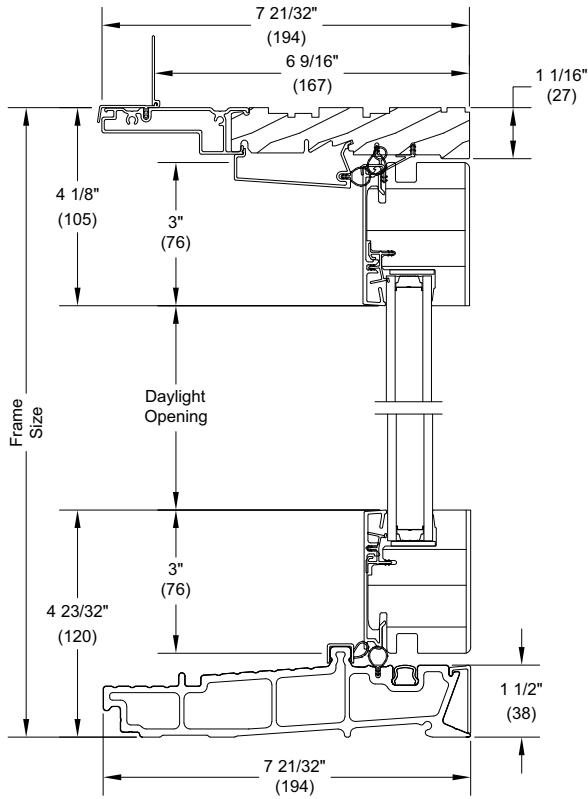
Jambs



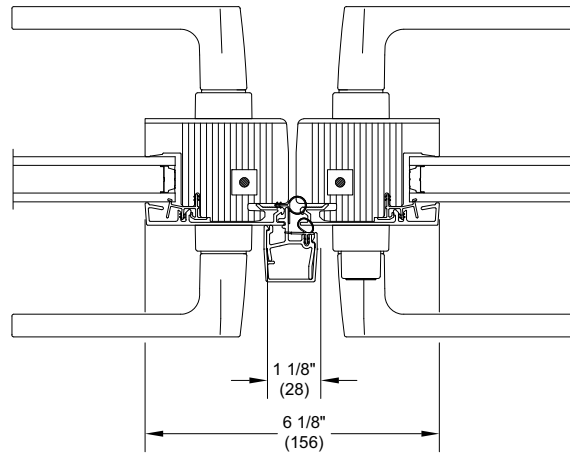
Vent Opening

Inswing Section Details: Operating

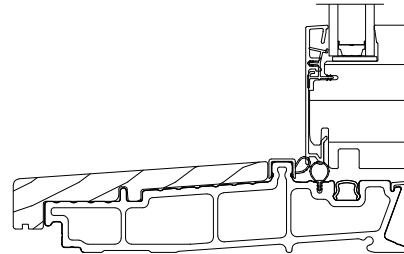
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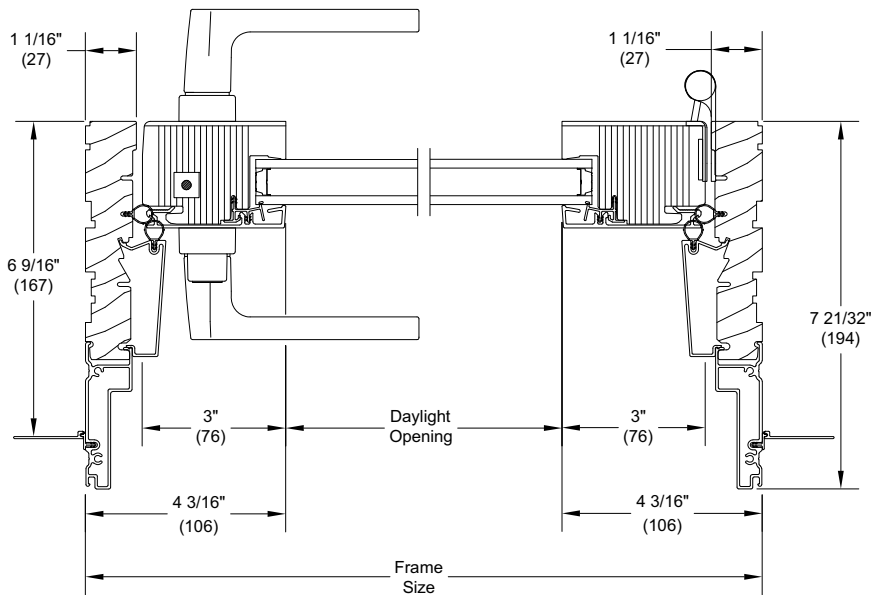
6 9/16" Head Jamb and Sill



XX R - Meeting Stiles



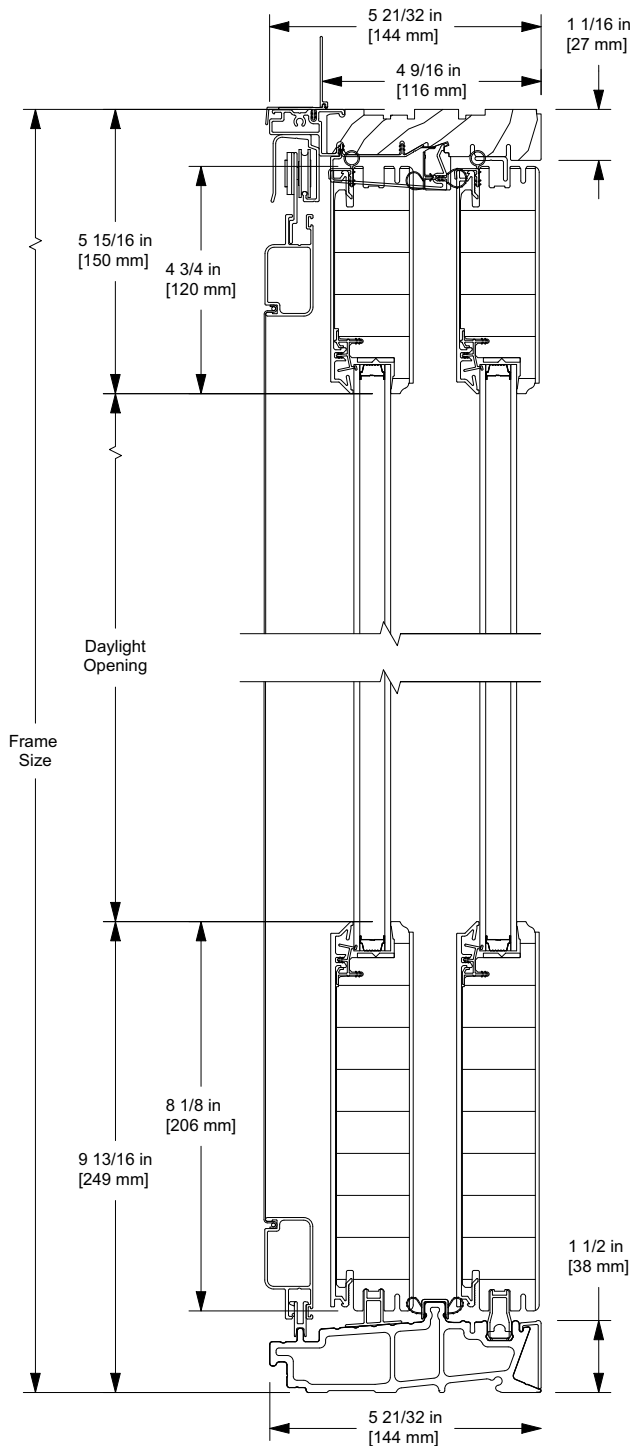
6 9/16" Sill with Sill Cover



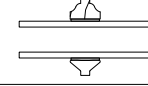
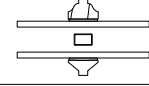
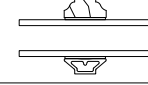
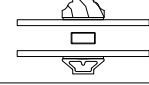
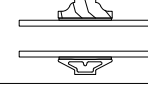
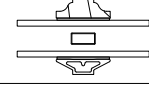
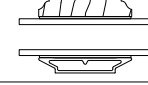
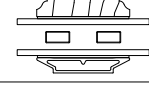
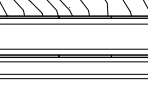


6 9/16" X R Jamb

Section Details: Operating (1 3/4" Panels, Standard: Ogee, Interior Glazing Profile)

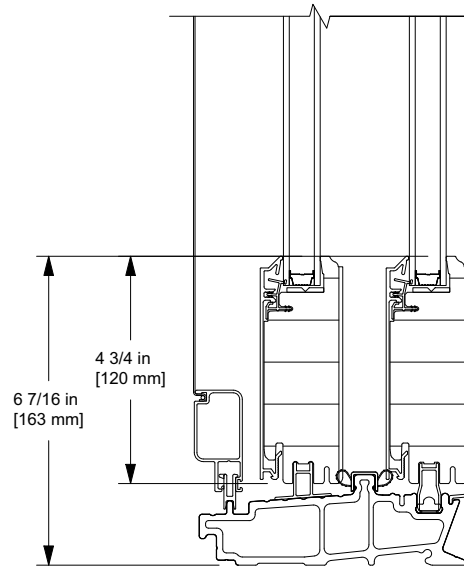
Scale: 3" = 1' 0"



Standard Rails
 Top Rail: 4 3/4 inch
 Bottom Rail: 8 1/8 inch
 Interior: Ogee
 Exterior: Simulated Putty

Ogee Interior and Simulated Putty Exterior Divided Lites		
SDL	No Spacer Bar	with Spacer Bar
5/8 in [16 mm]		
7/8 in [22 mm]		
1 1/8 in [29 mm]		
1 15/16 in [49 mm]		
4 3/4 in [120 mm] *		
GBG		
23/32 in [18 mm]		

* 4 3/4 inch Available for Transom Simulated Stiles Only



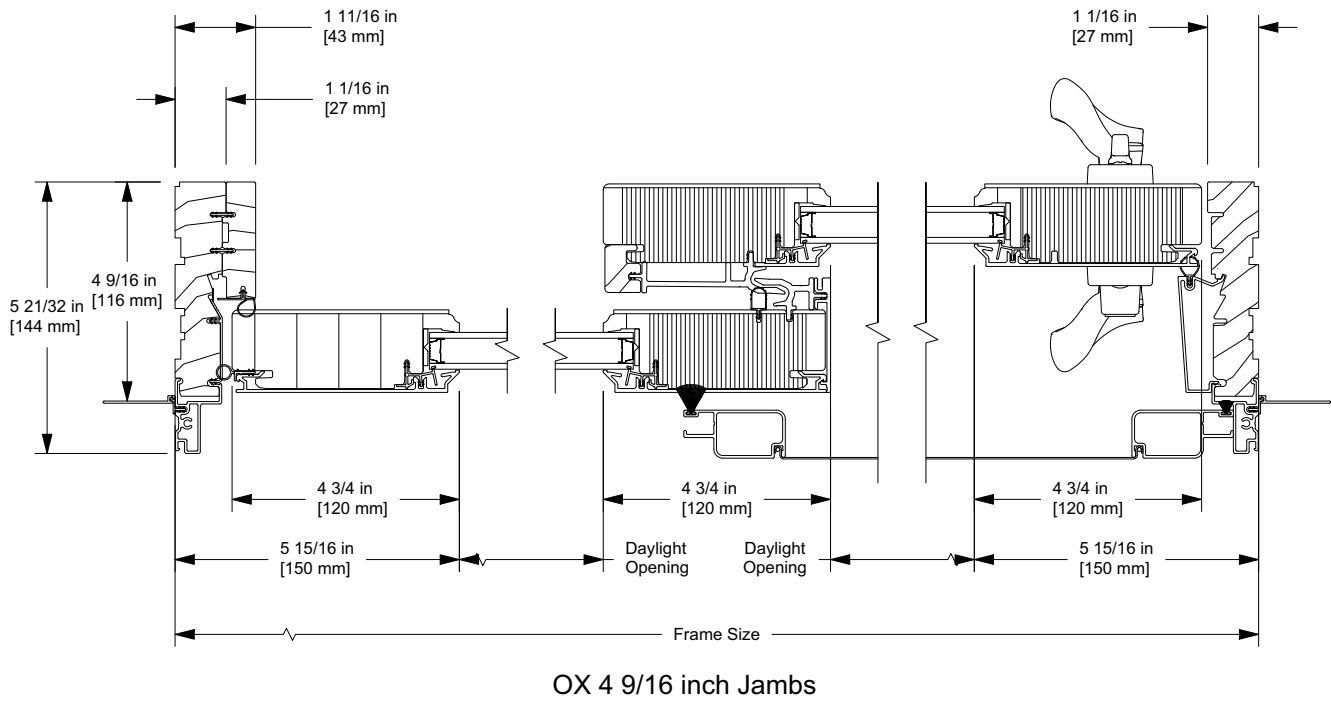
Optional Rails
 Bottom Rail: 4 3/4 inch

NOTE: Due to the inherent qualities of tempered glass, daylight gaps may be seen when using simulated divided lite bars. Daylight gaps could be visible between the internal spacer bar and surface applied bars when viewing from an acute angle to the glass on the following applications:

- Tempered glass over 72" high while using 5/8" SDL bars
- Tempered glass over 91" high while using 7/8" SDL bars.

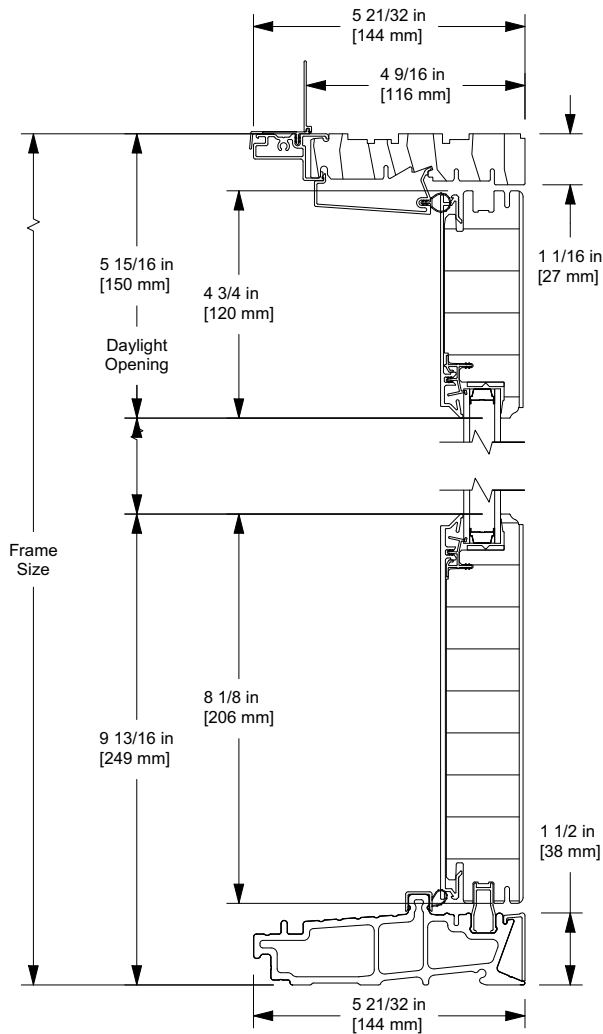
Section Details: Operating (1 3/4" Panels, Horizontal)

Scale: 3" = 1' 0"

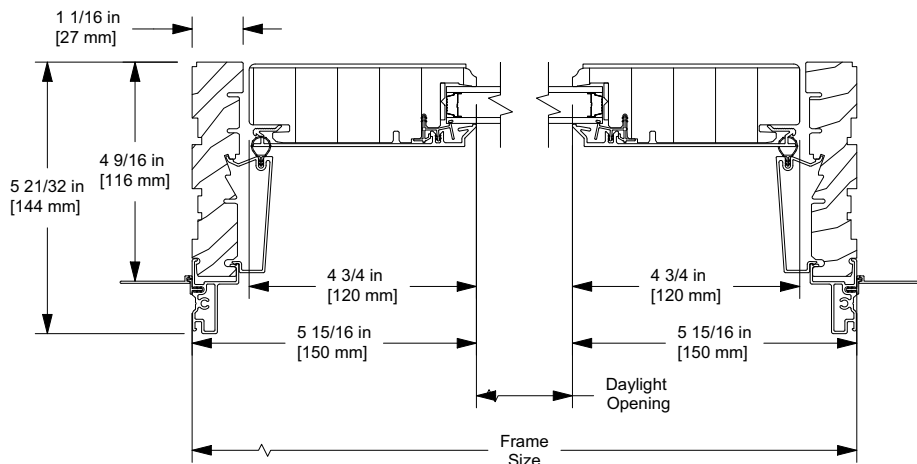


Section Details: Stationary (1 3/4" Panels)

Scale: 3" = 1' 0"



O 4 9/16 inch Head and Sill



O 4 9/16 inch Jamb