

Architectural Narrative Letter

PROJECT: Beacon Hill (Boston), MA (48100R027235)

DATE: 11/17/2025

250 Cambridge Street
Beacon Hill, MA 02114

To Whom it May Concern:

The proposed Chase Bank is located at 250 Cambridge Street, Boston, Suffolk County Massachusetts 02114. The proposed Chase Bank is located within a one (1) 7-story building comprising of ground floor commercial space with residential units above. The existing ground-level commercial space, historically operated as a TD Bank, is presently vacant. The proposed project aims to construct a 2,860 square foot Chase Bank with a 24-hour vestibule.

Below is a summary of the exterior work that is being proposed by the new Chase Bank:

- Signage: The existing TD Bank signage has already been removed. The existing blade sign bracket will remain as existing. A new Chase Bank prototypical sign will be installed onto the existing blade sign bracket. This will be the sole Chase Bank sign on the exterior of the building.
- Existing Awnings: The (4) existing TD Bank awnings will be removed from the exterior façade. The exterior wall surface will be patched if needed for the awning removal.
- Trash Area Return Air Louver – There is an existing trash area located off Anderson Street. The project is proposing the relocation of this louver to be integrated into the new storefront system on Cambridge Street. The existing louver will be removed and capped. The relocation of the existing return air louver is to help minimize the smell from the trash area within the proposed Chase Bank.
- Storefront System – The existing space includes (5) sections of exterior storefront system. The project is proposing to replace all (5) of these sections be replaced. The new storefront sections will mimic the existing in finish and color. On Cambridge Steet, the left most storefront will include (2) sections for a relocated air louver that was originally located in the existing trash area off Anderson Street.
- Exterior Cameras – The Chase security team is proposing (1) wall mounted security camera to be on both Cambridge and Anderson Steet. These cameras will be located between the storefront systems. There will also be (1) wall mounted camera in the main entry alcove.
- Exterior Materials – The existing stone will be cleaned and power-washed near the end of the construction process.
- Lighting – The project is proposing to add (2) ceiling surface mounted emergency light fixtures at the main entry's alcove. This is to help meet the current life safety codes, as well as to provide safety to the Chase Bank customers.

Sincerely,

Shane Healey, AIA
Core States Group, Inc.
shealey@core-states.com



Z:\Boston\BOS\2025\BOS-250040 Core States Group - 250 Cambridge Street, Boston, MA\CADD\Exhibits\Phase 1\2025-05-20 Phase 1, Boston, MA.dwg



RECOMMENDED IMPROVEMENTS

- A. RECONSTRUCT THE EXISTING ENTRANCE LANDING OR RIGHT-OF-WAY TO MEET A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS AND REMOVE THE EXISTING TRIPPING HAZARD WITHIN THE ENTRANCE LANDING

ADDITIONAL RECOMMENDATIONS

- I. THE CONTRACTOR SHALL ENSURE THAT THE BRICK PAVERS SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES AND/OR REPLACE ANY DAMAGED PAVERS IN-KIND.



GRAPHIC SCALE IN FEET
1" = 20'



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www.stonefieldeng.com
120 Washington Street, Suite 201, Salem, MA 01970
Phone 617.203.2076

EXTERIOR ADA
COMPLIANCE REPORT



PARCEL ID: 0502186000
250 CAMBRIDGE STREET
CITY OF BOSTON
SUFFOLK COUNTY, MASSACHUSETTS

DRAWN BY: AB
CHECKED BY: GMC
DATE: 05/28/2025
SCALE: (H) 1" = 20'

PROJECT ID: BOS-250040
TITLE:

PROPOSED
CONDITIONS

SHEET:

2 OF 2





CHASE 
BEACON HILL
250 CAMBRIDGE STREET
BOSTON, MA 02114

PHOTOGRAPHS - VIEW FROM CAMBRIDGE STREET
NOVEMBER 17, 2025

5257 SHAW AVE.
SUITE 206
ST. LOUIS, MO 63110
Contact: Shane Healey
shealey@core-states.com

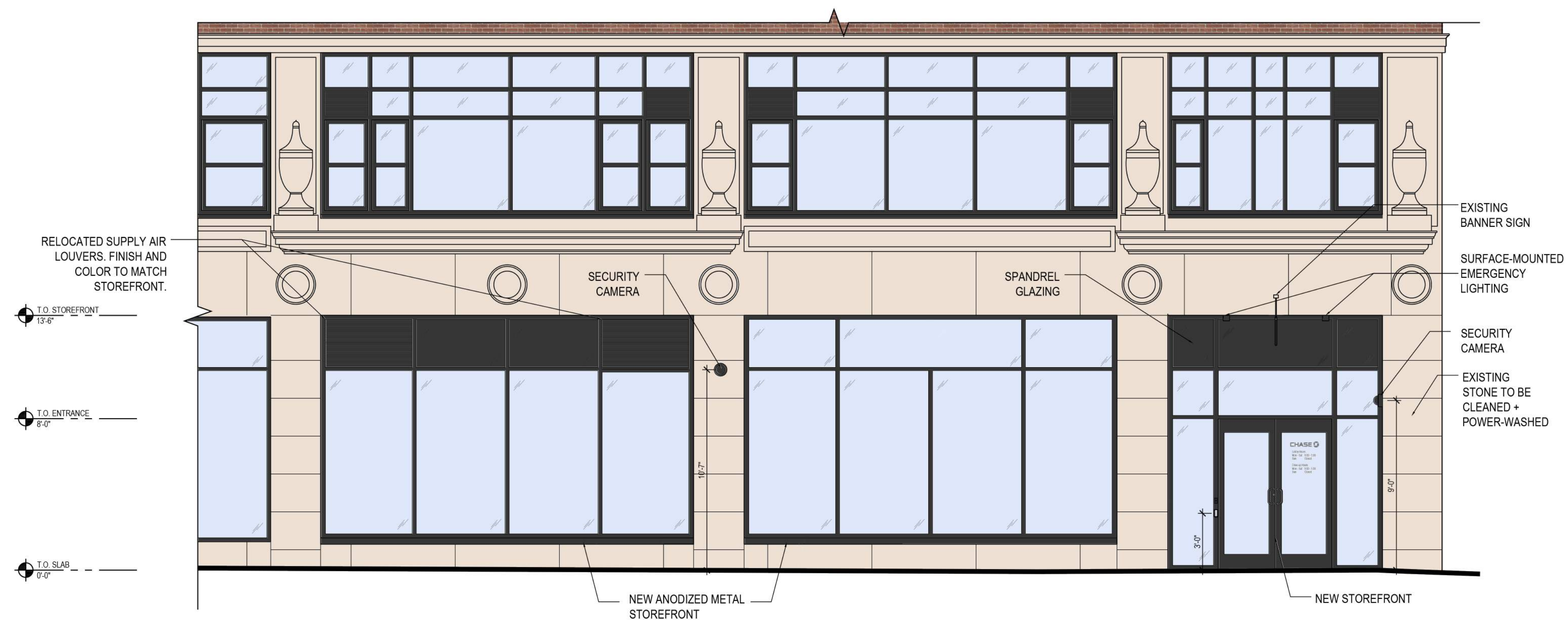
CORE STATES

GROUP





1 WEST ELEVATION - MAIN ENTRY
A2.1.0 1/4" = 1'-0"

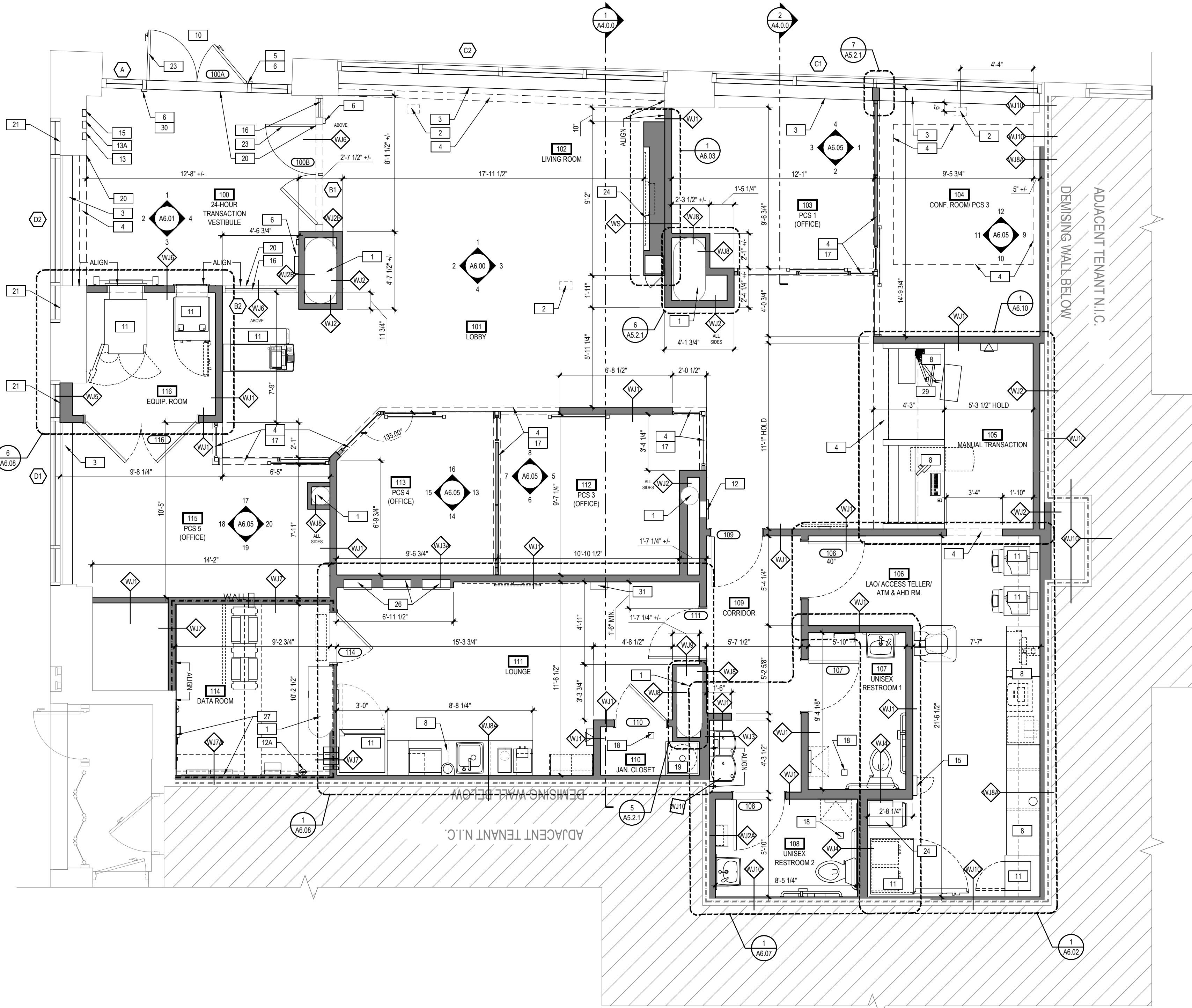


2 NORTH ELEVATION
A2.1.0 1/4" = 1'-0"

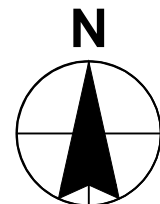
GENERAL FLOOR PLAN NOTES	
A	ALL INTERIOR WALL PARTITIONS TO BE 'WJ' U.N.O. (SEE SHEET A3.1.0 FOR ADDITIONAL INFORMATION).
B	ALL DOOR FRAMES TO HAVE 4" RETURN ON HINGE SIDE U.N.O.
C	NOT ALL KEYNOTES MAY BE USED. REFER TO DRAWING.
D	ALL EXTERIOR SHEATHING SHALL BE DENSGLASS.

WALL LEGEND	
	NEW WALL CONSTRUCTION
	NEW 1-HR WALL CONSTRUCTION

FLOOR PLAN KEYNOTES	
1	EXISTING STRUCTURAL COLUMN: COORDINATE WITH STRUCTURAL ENGINEERING DRAWINGS
2	POWER DATA FLOOR BOX: REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE LOCATIONS WITH STRUCTURAL DRAWINGS. G.C. TO MAINTAIN REQUIRED FIRE RATING OF THE EXISTING FLOOR SLAB.
3	WALL BELOW STOREFRONT TO BE PATCHED AS REQUIRED FOR EXISTING WALL REMOVAL. PREP FOR NEW FINISHES PER SHEET A1.1.3.
4	SOFFIT / BULKHEAD ABOVE: REFER TO REFLECTED CEILING PLANS, SECTIONS, DETAILS AND INTERIOR ELEVATIONS. PROVIDE DEFLECTION TRACK AT UNDERSIDE OF ROOF / FLOOR STRUCTURE ABOVE TO ALLOW BULKHEAD TO REST ON DEMOUNTABLE PARTITION SYSTEM BELOW.
5	CARD READER: REFER TO EXTERIOR ELEVATIONS AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
6	AUTOMATIC DOOR OPERATOR SYSTEM: REFER TO ELEVATIONS AND DOOR SCHEDULE.
7	NOT USED.
8	CUSTOM SHOP-FABRICATED BUILT-IN MILLWORK: REFER TO INTERIOR ELEVATIONS - SUBMIT SHOP DRAWINGS AND FINISH SAMPLES TO ARCHITECT FOR APPROVAL.
9	NOT USED
10	CONCRETE STOOP: ACCESSIBILITY-COMPLIANT CONTINUOUS PAVING TO PUBLIC R.O.W. REQUIRED FROM ALL EXITS.
11	EQUIPMENT/ APPLIANCE: REFER TO EQUIPMENT INSTALLATION MANUAL - COORDINATE WITH EQUIPMENT INSTALLER - PROVIDE ELECTRICAL, DATA, AND SECURITY ROUGH-IN WORK AS REQUIRED - FRAME WALL OPENING AND PREPARE FLOOR SUBSTRATE AS REQUIRED. PROVIDE BLOCKING IN WALL AS REQUIRED.
12	FIRE EXTINGUISHER AND CABINET: PROVIDE THE MINIMUM NUMBER REQUIRED AND COORDINATE FINAL LOCATIONS WITH LOCAL FIRE MARSHALL - PROVIDE ADJACENT ACCESSIBILITY CLEARANCES.
12A	WALL-MOUNT FIRE EXTINGUISHER: CARBON DIOXIDE ONLY / WATER OR DRY CHEMICAL TYPES NOT PERMITTED, CLASS C OR B-C, 5 LB. OR SMALLER, SET WALL BRACKET TO KEEP HANDLE 48" A.F.F.
13	KNOX BOX: MOUNTED FLUSH WITH SURROUNDING WALL SURFACE. VERIFY LOCATION WITH LOCAL FIRE MARSHALL TO ENSURE COMPLIANCE. PAINT TO BLEND WITH SURROUNDING WALL FINISH.
13A	OWNER ACCESS KEY BOX
14	NOT USED.
15	RECESSED ATM KEY BOX.
16	STOREFRONT GLAZING SYSTEM INTERIOR PARTITION - REFER TO INTERIOR ELEVATIONS
17	DEMOUNTABLE PARTITION SYSTEM WITH INTEGRAL DOORS AND POWER, DATA AND SECURITY CONDUIT SYSTEMS, ANCHORED TO BUILDING WALLS, SUBFLOOR, AND BULKHEADS. SOFFIT AND BULKHEAD FRAMING MUST FOLLOW THE FURNITURE ENDOR'S DEMOUNTABLE PARTITION SHOP DRAWINGS TO ENSURE ALIGNMENT. REFER TO FURNITURE VENDOR'S RETAIL BRANCH - PRIVACY WALL ARCHITECTURAL WALL STANDARDS FOR PLANNING AND COORDINATION DETAILS.
18	FLOOR DRAIN: REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
19	MOP SINK: REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
20	INSTALL BARRIER ABOVE CEILING TO STRUCTURAL DECK TO SECURE TRANSACTION VESTIBULE ABOVE ACT CEILING.
21	SPANDREL GLASS: OPACI-COAT #3-0770 WARM GRAY (FOR USE WITH PPG). SEE SPECIFICATIONS.
22	NOT USED.
23	ACTIVE DOOR LEAF FOR AUTOMATIC DOOR OPERATOR.
24	AUDIO/VIDEO EQUIPMENT: REFER TO SHEET A1.1.4 FOR SOLUTION TYPE AND ADDITIONAL INFORMATION.
25	EXIT ALARM POWER SUPPLY: INSTALLED ABOVE FINISH CEILING OVER ALARMED EGRESS DOORS - REFER TO ELECTRICAL DRAWINGS.
26	ELECTRICAL PANELS: LOCKING ENCLOSURES FOR ELECTRICAL MAIN SERVICE AND DISTRIBUTION
27	PAINTED F.T. PLYWOOD TO 8" A.F.F. REFER TO TC DRAWINGS FOR EXTENT OF PLYWOOD IN DATA ROOM.
28	UTILITY EQUIPMENT: REFER TO EXTERIOR ELEVATIONS, SITE PLAN, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
29	G.C. TO INSTALL PLASTIC GROMMET AND PVC CONDUIT AT MANUAL TRANSACTION STATION. REFER TO SHEET A6.10 FOR ADDITIONAL INFORMATION.
30	G.C. TO PULL CONDUIT FOR SECURITY CAMERA IN MULLION.
31	FIRE ALARM EQUIPMENT LOCATION: FIRE ALARM CONTROL PANEL, COMMUNICATOR, DOCUMENTATION ENCLOSURE, AND ASSOCIATED EQUIPMENT/DEVICES, NOT PERMITTED IN DATA ROOM OR AREAS VISIBLE TO CUSTOMERS.



1
A1.1.1
CONSTRUCTION FLOOR PLAN
1/4" = 1'-0"



CHASE
JP MORGAN CHASE, N.A.
BEACON HILL
250 CAMBRIDGE STREET
BEACON HILL (BOSTON), MA 02114
CHASE OVP#48100R27235

CORE STATES
GROUP
CORE STATES INC.
NEW JERSEY
ARCHITECTURE
CERTIFICATE OF AUTHORIZATION
NO. 21 AC00109100

ARCHITECT OF RECORD

**NOT FOR
CONSTRUCTION**

JAMES T. LALLI, AIA, ARCHITECT
MASSACHUSETTS
LICENSE NO. 32254

THESE DRAWINGS ARE NOT COMPLETE WITHOUT THE
SEPARATE TYPE WRITTEN SPECIFICATIONS MANUAL
WHICH ARE PART OF THE CONTRACT DOCUMENTS.

ISSUE	DATE	DESCRIPTION
-	2025.12.03	PERMIT SET

PROJECT INFORMATION	
PROJECT NO:	JPM.25.40653.01
DATE:	AS NOTED
PROTOTYPE:	20.7
DRAWN BY:	S.HEALEY
CHECKED BY:	J.SANCHEZ
VERSION:	SE_1.00

SHEET TITLE
CONSTRUCTION FLOOR PLAN
SHEET NUMBER

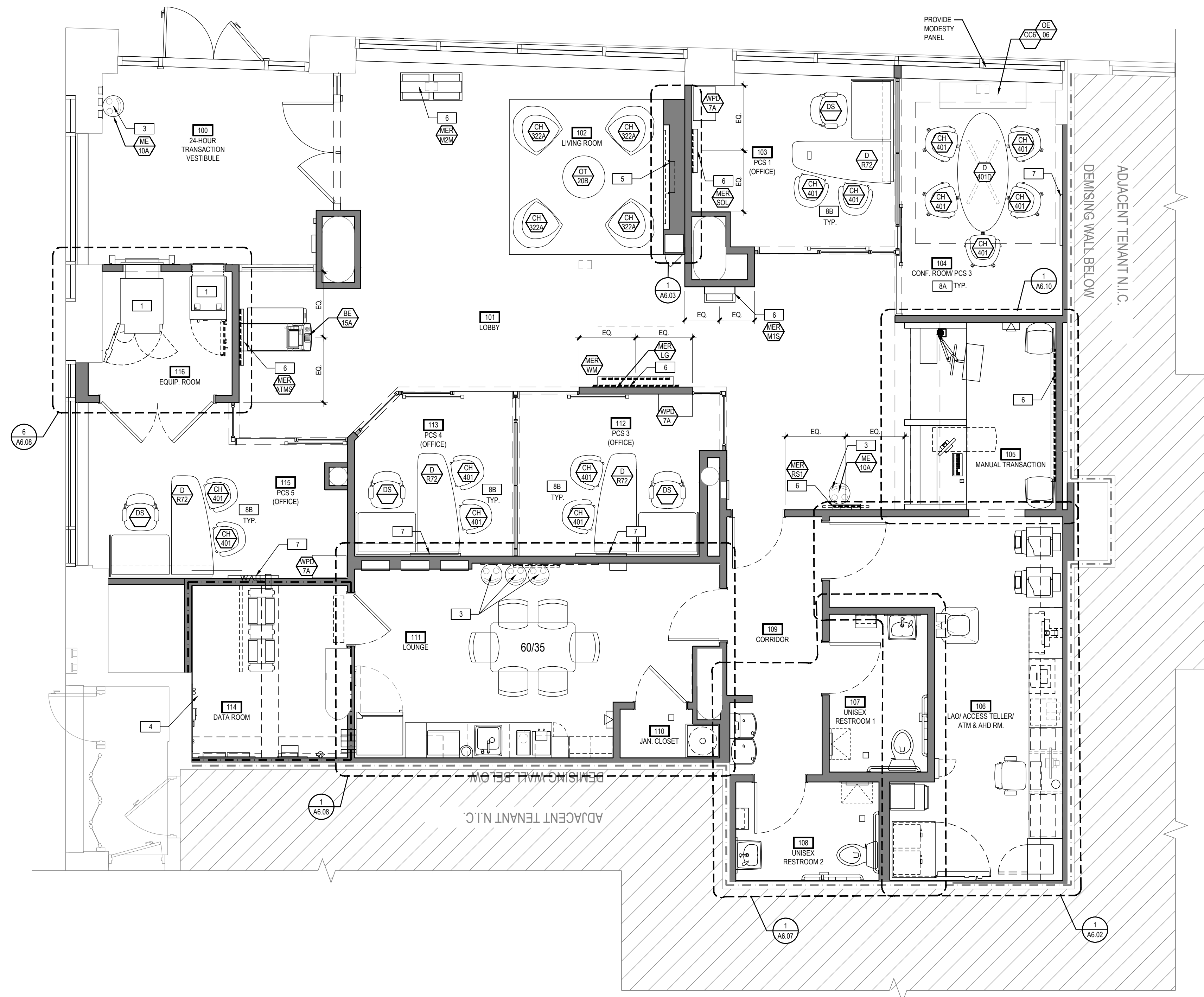
A1.1.1

GENERAL FURNITURE & EQUIPMENT NOTES

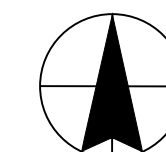
A	GC TO COORDINATE IN FIELD BCM OFFICE LOCATION W/ BRANCH MANAGEMENT FOR LOCATION OF HOLD-UP BUTTON.
B	WALL MOUNTED DISPLAYS/ SOLUTIONS; REFER TO A6 SERIES SHEETS FOR INTERIOR ELEVATIONS AND A6.03, A6.04, & TC DRAWINGS FOR MOUNTING HEIGHTS & NICHE CONSTRUCTION DETAILS (WHERE SHOWN).

FURNITURE & EQUIPMENT KEYNOTES

1	ALL FLOOR-MOUNTED BAK EQUIPMENT WITH 24/7 ACCESS REQUIRES FLOOR SLAB ANCHORS - REFER TO EQUIPMENT INSTALLATION MANUAL
2	NOT USED
3	REFUSE BIN; REFER TO MISCELLANEOUS EQUIPMENT SCHEDULE ON A3.4.3
4	PROVIDE 6" PVC PIPE SECURELY MOUNTED TO WALL FOR FINAL AS-BUILT DRAWINGS; SEE PROJECT MANUAL SECTION 017800 FOR MORE INFORMATION
5	SOLUTION #3 (75') - WALL MOUNTED DISPLAY MONITOR; SEE GENERAL FURNITURE & EQUIPMENT NOTES.
6	MERCHANDISING SIGNAGE BY OTHERS; REFER TO ELECTRICAL DRAWINGS AND TC DRAWINGS FOR POWER/DATA REQUIREMENTS. SEE MERCHANDISING FIXTURE SCHEDULE ON A3.5.0
7	ARTWORK BY OTHERS
8A	CONFERENCE CHAIRS ARE TO BE WITH CASTERS.
8B	OFFICE GUEST CHAIRS ARE TO BE WITHOUT CASTERS.



1 FURNITURE & EQUIPMENT PLAN



CHASE 

J.P. MORGAN CHASE, N.A.
BEACON HILL
250 CAMBRIDGE STREET
BEACON HILL (BOSTON), MA 02114
CHASE OVP #48100R27235

CORE STATES

GROUP
CORESTATES, INC.
NEW JERSEY
ARCHITECTURE
CERTIFICATE OF AUTHORIZATION
NO. 21AC00109100

ARCHITECT OF RECORD

**NOT FOR
CONSTRUCTION**

JAMES T. LALLI, AIA, ARCHITECT
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DRAWN BY:	S.HEALEY
CHECKED BY:	J.SANCHEZ
VERSION:	SE_1.00

VERSION:
SHEET TITLE

FURNITURE & EQUIPMENT PLAN

SHEET NUMBER

A1.1.4

Features

- Trifab® VersaGlaze® 450 is 4-1/2" (114.3) deep with a 1-3/4" (44.5) sight line
- Front, Center, Back or Multi-Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Continuous Head and Sill fabrication
- SSG / Weatherseal option
- 1/8" (3.2), 1/4" (6.4), or 3/8" (9.5) infill options
- Permanodic® anodized finishes option
- Painted finishes in standard and custom choices

Optional Features

- Profit\$Maker® Plus die sets available

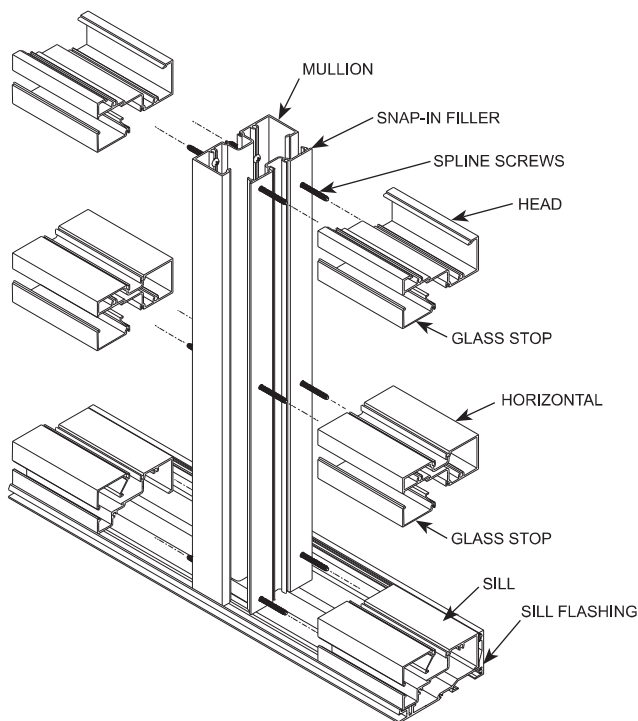
Product Applications

- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- Kawneer windows or GLASSvent® Windows for Storefront Framing are easily incorporated

For specific product applications,
consult your Kawneer representative.

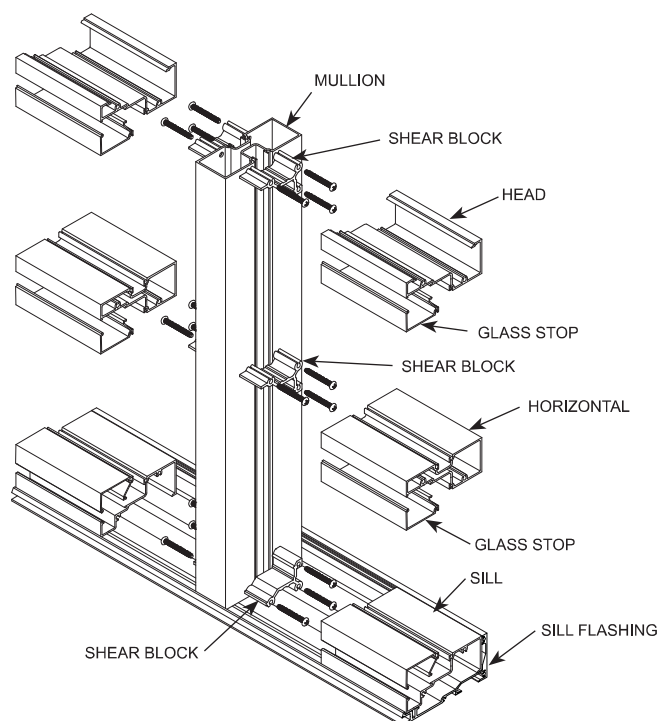
The split vertical in the **Screw Spline** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The individual units are then snapped together to form a complete frame.

SCREW SPLINE ASSEMBLY

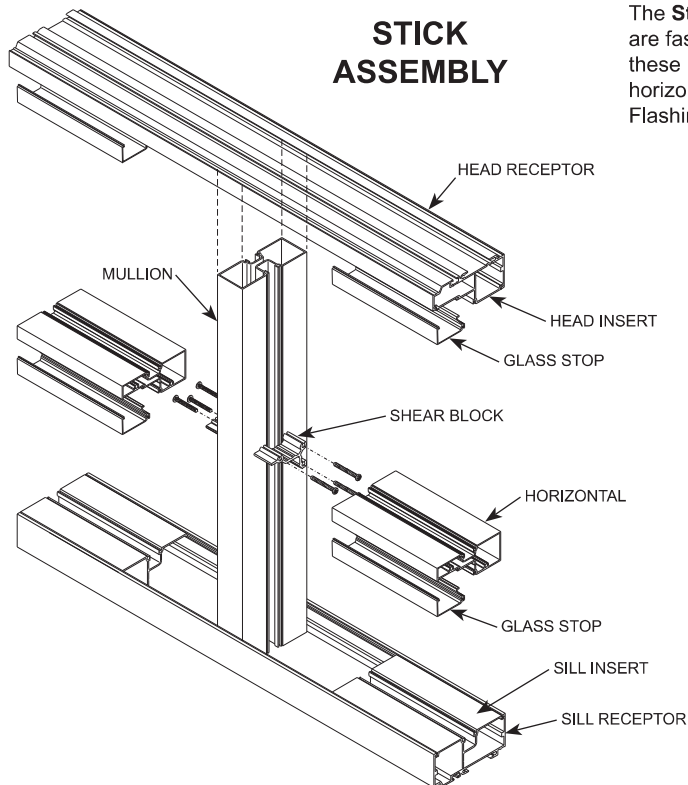


The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

SHEAR BLOCK ASSEMBLY



STICK ASSEMBLY



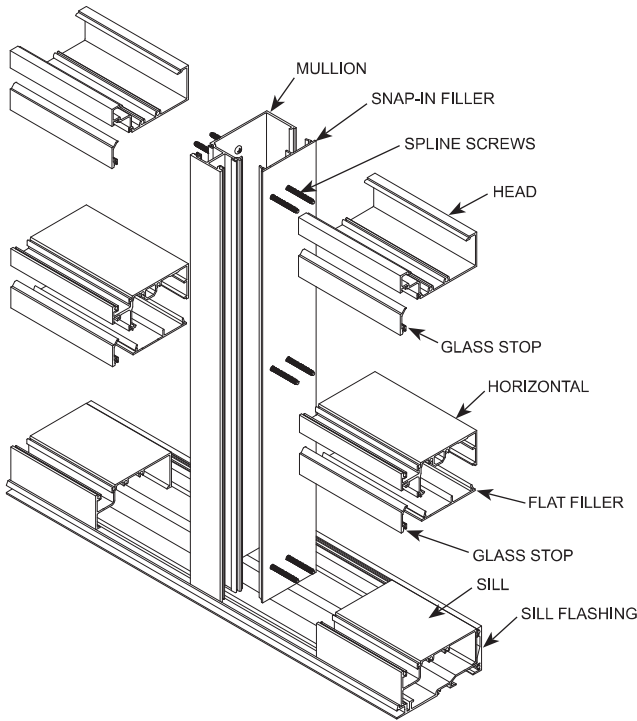
The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

NOTE:

If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 14)

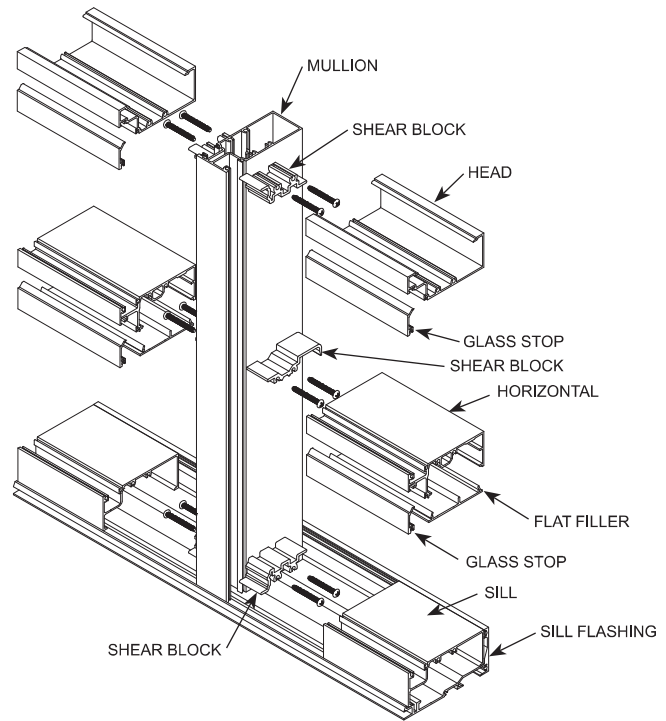
The split vertical in the **Screw Spine** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The individual units are then snapped together to form a complete frame.

SCREW SPLINE ASSEMBLY

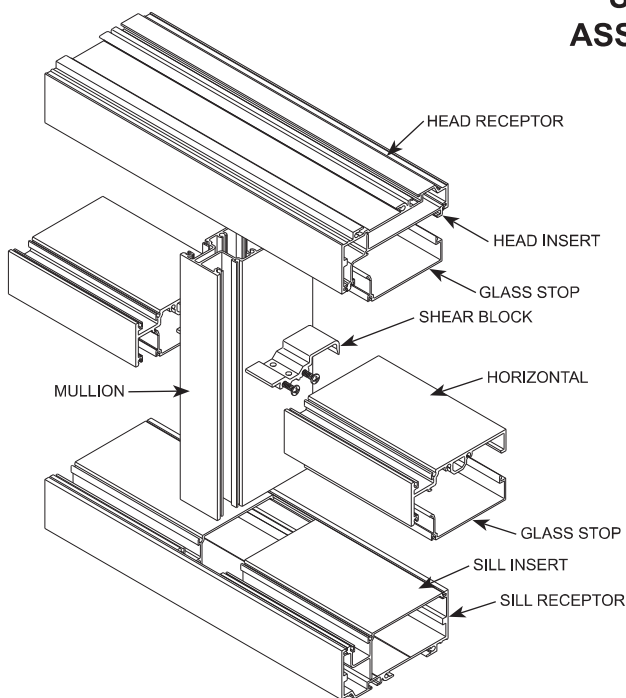


The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

SHEAR BLOCK ASSEMBLY



STICK ASSEMBLY



The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

NOTE:

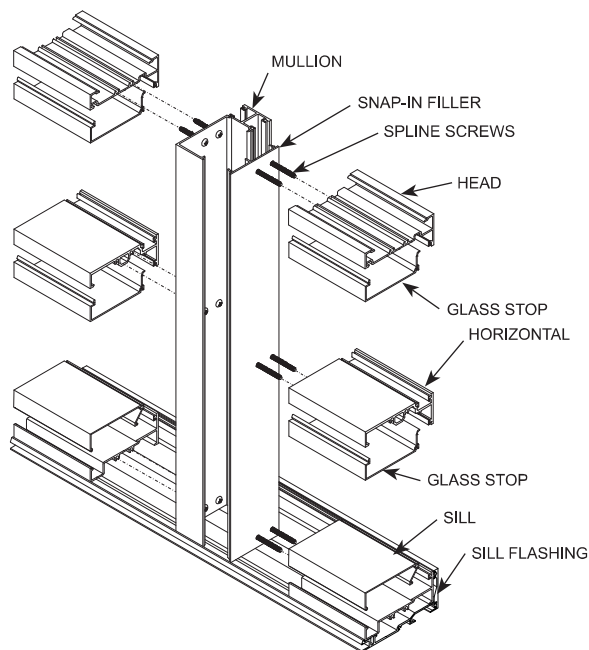
If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 31)

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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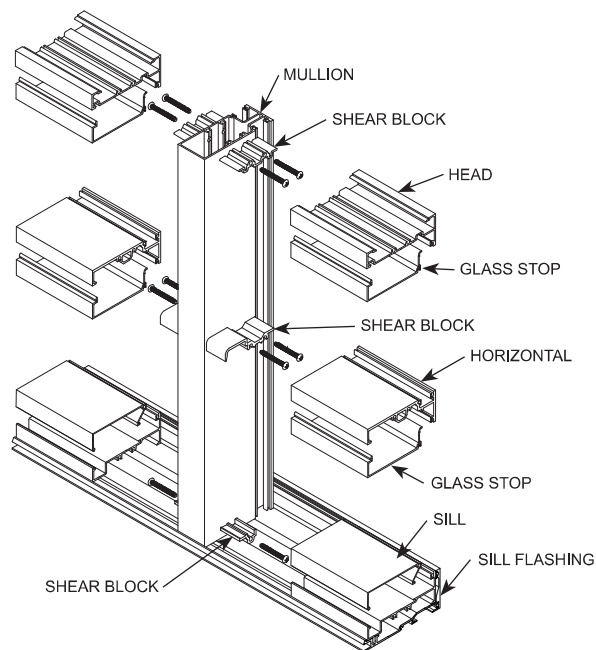
THE SPLIT VERTICAL IN THE SCREW SPLINE SYSTEM ALLOWS A FRAME TO BE INSTALLED FROM UNITIZED ASSEMBLIES. SCREWS ARE DRIVEN THROUGH THE BACK OF THE VERTICALS INTO SPLINES EXTRUDED IN THE HORIZONTAL FRAMING MEMBERS. THE INDIVIDUAL UNITS ARE THEN SNAPPED TOGETHER TO FORM A COMPLETED FRAME.

SCREW SPLINE ASSEMBLY

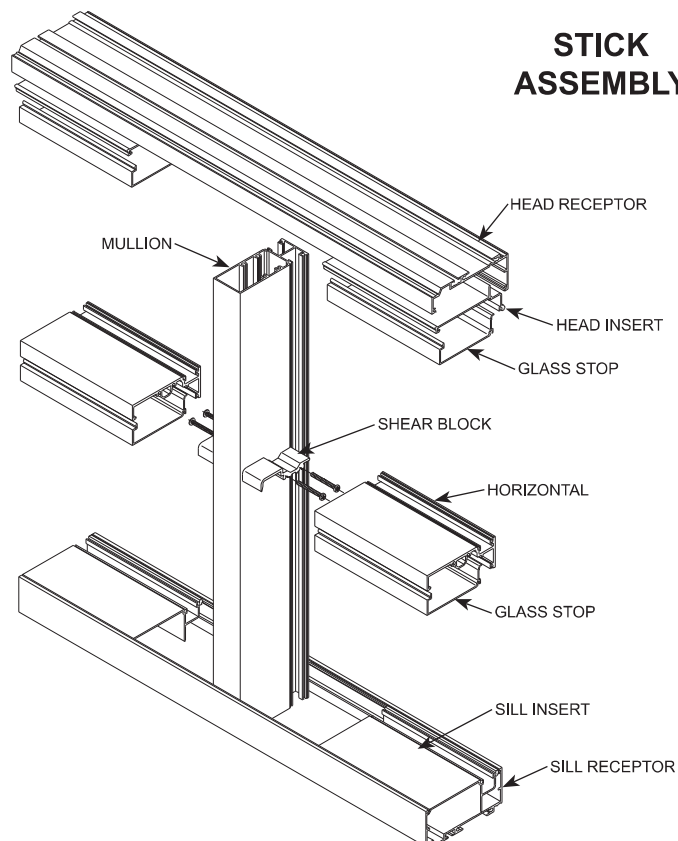


THE SHEAR BLOCK SYSTEM OF FABRICATION ALLOWS A FRAME TO BE PRE-ASSEMBLED AND INSTALLED AS A SINGLE UNIT. HORIZONTALS ARE ATTACHED TO THE VERTICALS WITH SHEAR BLOCKS.

SHEAR BLOCK ASSEMBLY



STICK ASSEMBLY



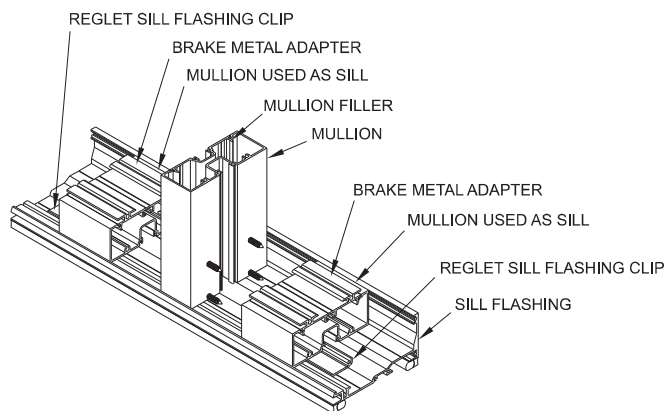
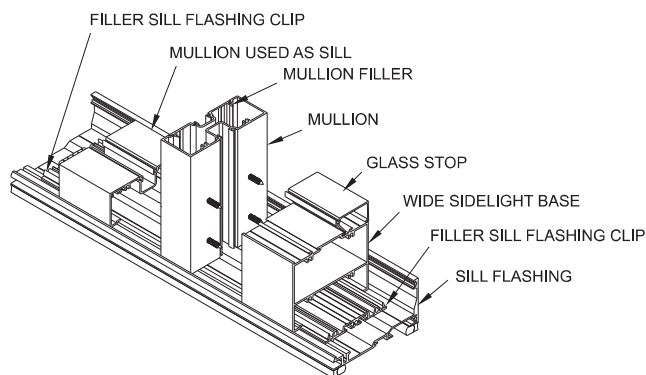
The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

NOTE:

If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 41)

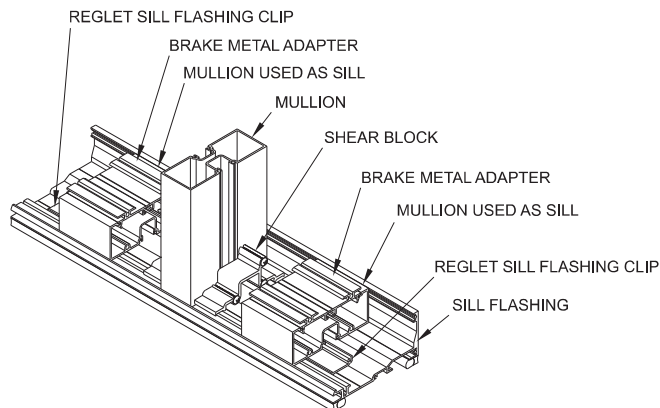
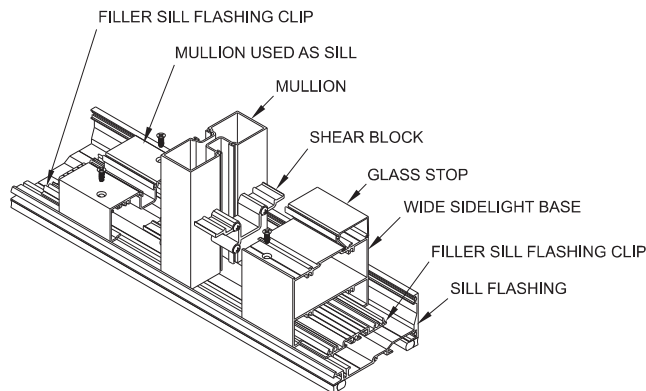
SCREW SPLINE ASSEMBLY

The split vertical in the **Screw Spline** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The Individual units are then snapped together to form a complete frame.



SHEAR BLOCK ASSEMBLY

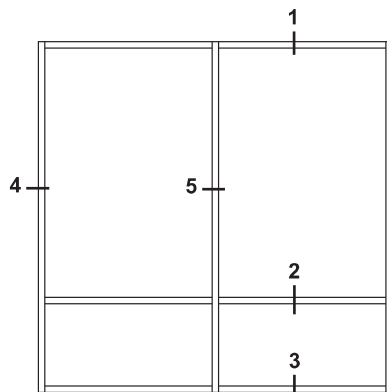
The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.



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Additional information and CAD details are available at www.kawneer.com

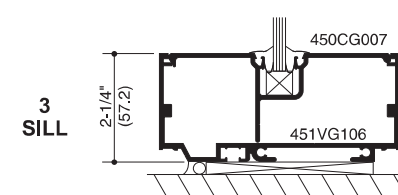
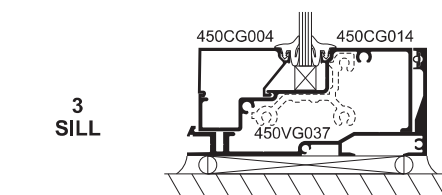
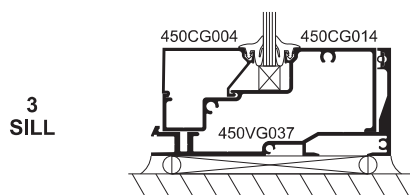
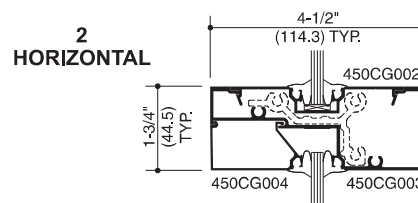
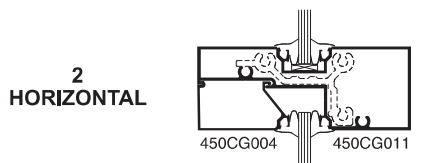
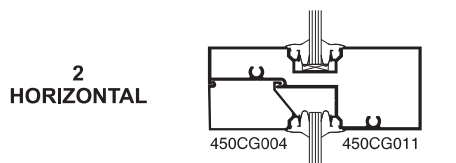
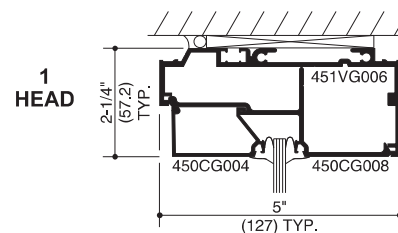
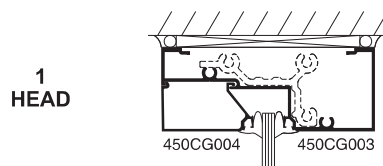
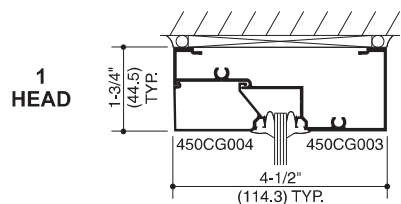
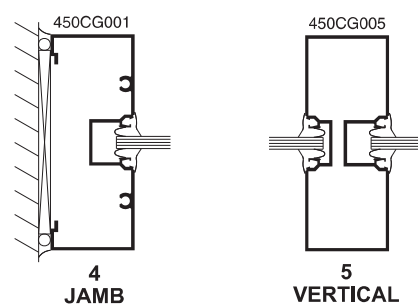
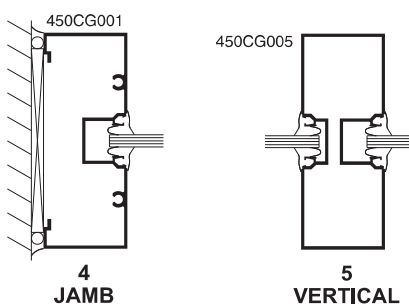
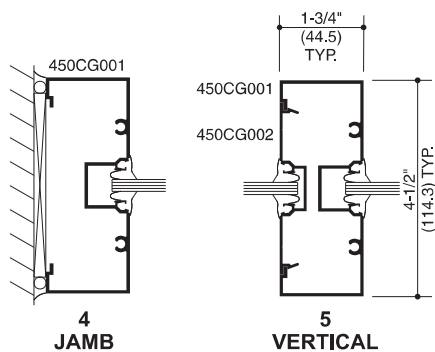


ELEVATION IS NUMBER KEYED TO DETAILS

SCREW SPLINE

SHEAR BLOCK

STICK



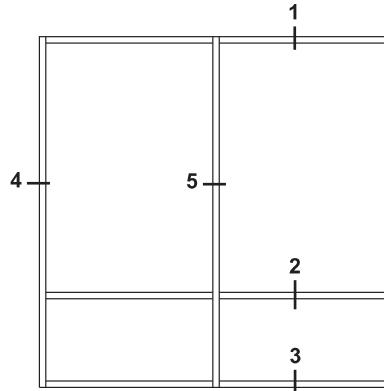
* HP Sill Flashing shown with optional gasket.

* HP Sill Flashing shown with optional gasket.

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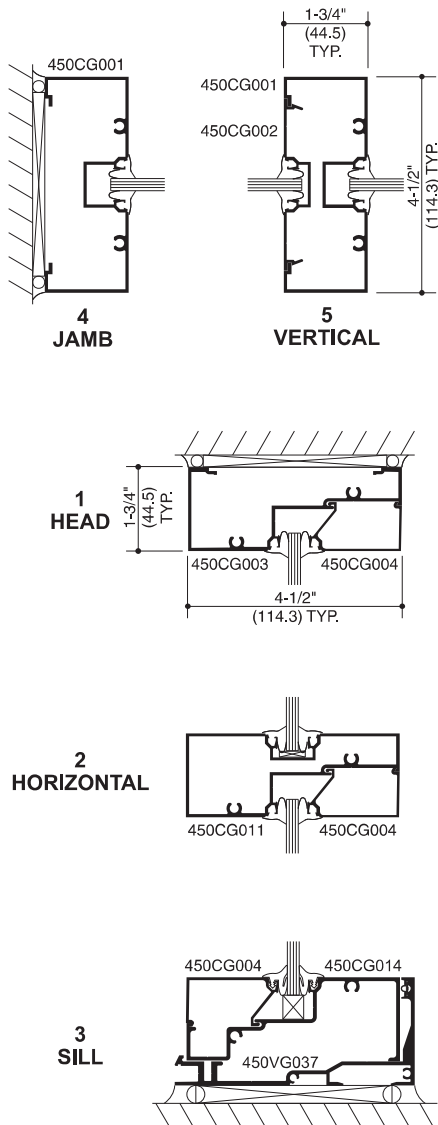
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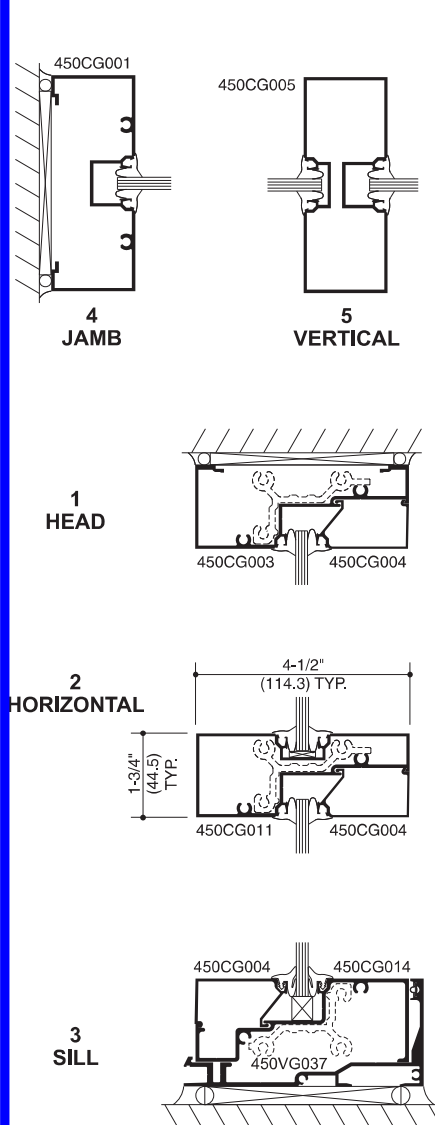
ELEVATION IS NUMBER KEYED TO DETAILS

SCREW SPLINE



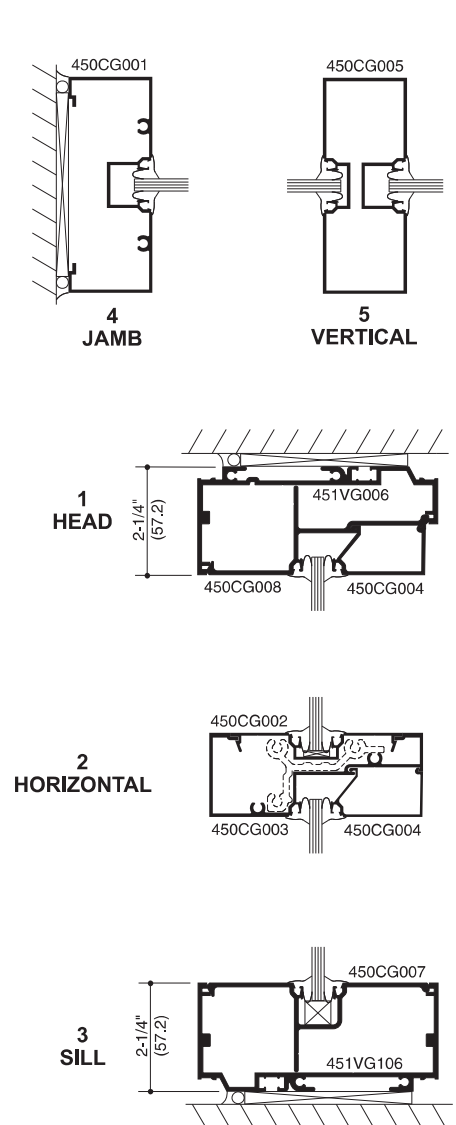
* HP Sill Flashing shown with optional gasket.

SHEAR BLOCK



HP Sill Flashing shown with optional gasket.

STICK



Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

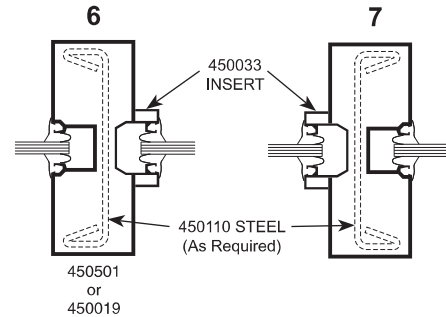
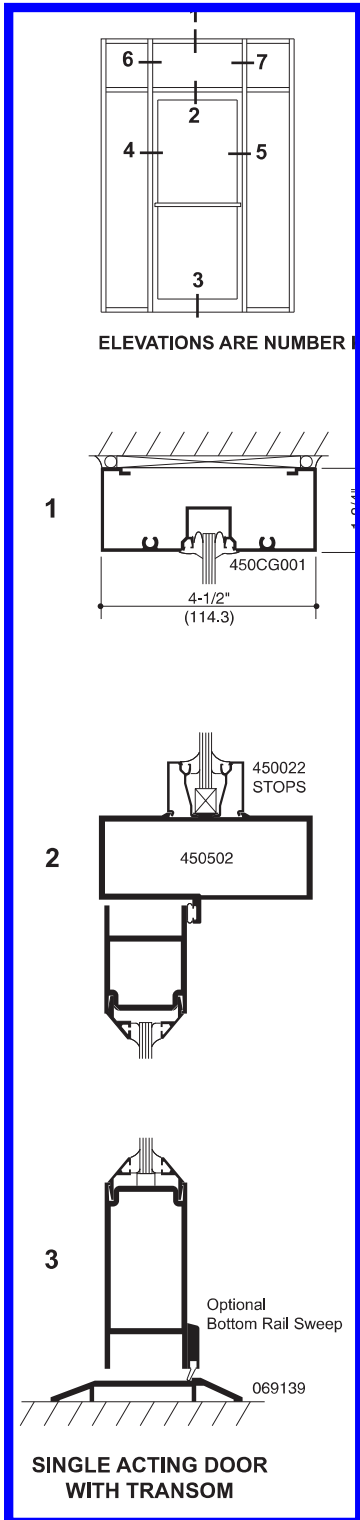
Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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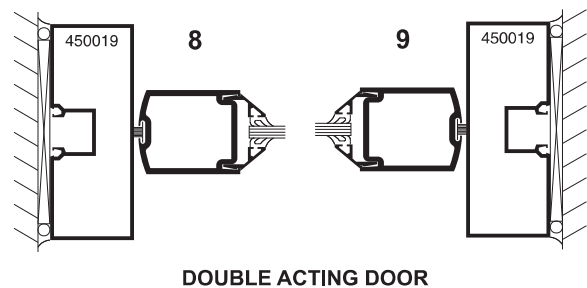
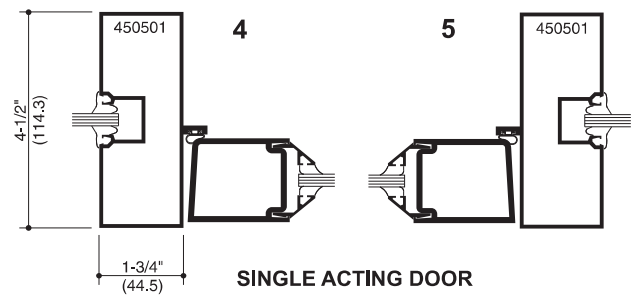
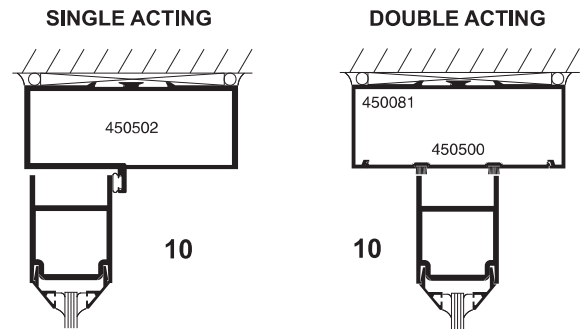
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TRIFAB® VERSAGLAZE® 450 FRAMING INCORPORATING KAWNEER "190" DOORS.

NOTE: OTHER TYPES OF KAWNEER DOORS MAY BE USED WITH THIS FRAMING SYSTEM.
SEE ENTRANCE DETAILS FOR ADDITIONAL INFORMATION.



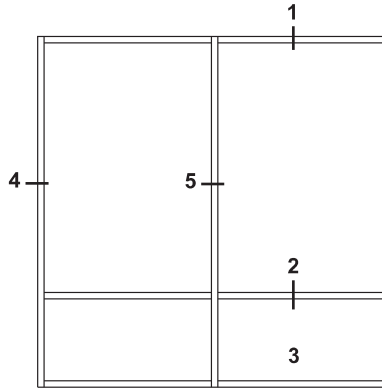
Transom area for both double or single acting doors with glass surround. Jamb above transom bar are routed out to accept glass holding insert with or without steel reinforcing.



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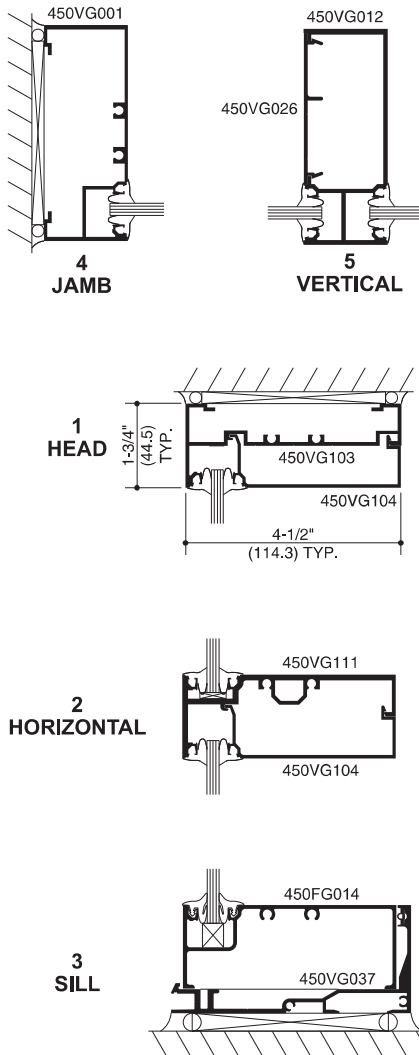
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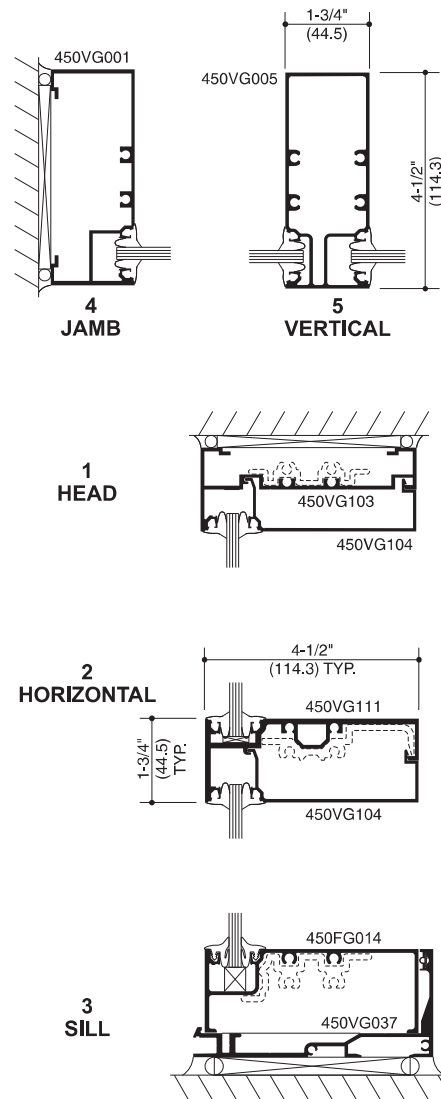


ELEVATION IS NUMBER KEYED TO DETAILS

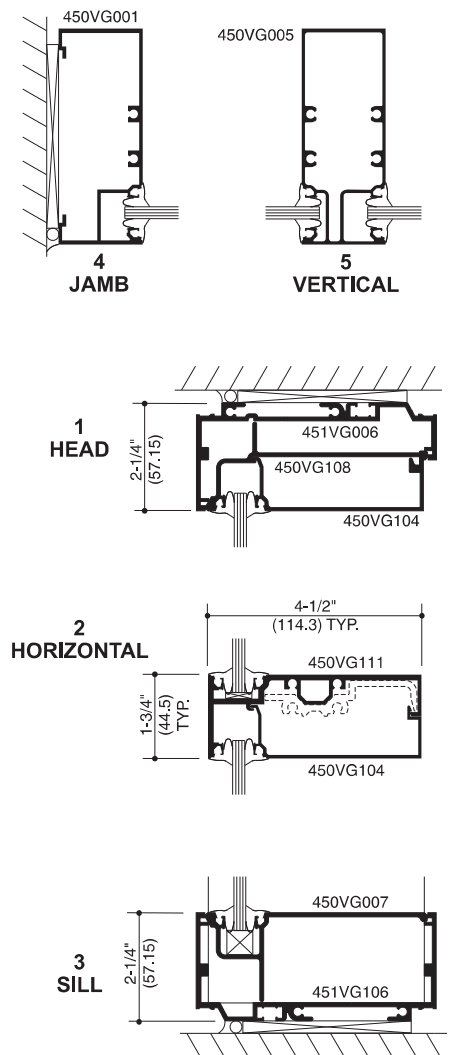
SCREW SPLINE



SHEAR BLOCK



STICK



* HP Sill Flashing shown with optional gasket.

* HP Sill Flashing shown with optional gasket.