



APPLICATION
CERTIFICATE of APPROPRIATENESS-or-
DESIGN APPROVAL-or-EXEMPTION

Deliver or mail to:
Environment Department
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use **Only**

APPLICATION # _____

RECEIVED _____

FEE _____

HEARING DATE _____

DO NOT RETURN THIS FORM BY FAX OR EMAIL

DO NOT STAMP THIS BOX

I. PROPERTY ADDRESS 131 Saint Botolph Street, Boston

NAME of BUSINESS/PROPERTY _____

The names, telephone numbers, postal and e-mail addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicants.

II. APPLICANT Drachma Realty Trust/ Stefano Efstratoudakis

CONTACT NAME Stefano Efstratoudakis RELATIONSHIP TO PROPERTY Owner

MAILING ADDRESS PO Box 590068, Newton MA ZIP 02459

PHONE 617-350-6352 EMAIL Stefano@stefcobuilders.com

PROPERTY OWNER Drachma Realty Trust CONTACT NAME Stefano Efstratoudakis

MAILING ADDRESS PO Box 590068, Newton MA ZIP 02459

PHONE 617-350-6352 EMAIL stefano@stefcobuilders.com

ARCHITECT Choo & Company Inc CONTACT NAME David Freed

MAILING ADDRESS One Billings Road, Quincy MA ZIP 02171

PHONE 617-786-7727 EMAIL david@choo-design.com

CONTRACTOR Stefco Builders CONTACT NAME Stefano Efstratoudakis

MAILING ADDRESS 90 Oak Street, Newton MA ZIP 02464

PHONE 617-340-6352 EMAIL stefano@stefcobuilders.com

III. DESCRIPTION OF PROPOSED WORK

A BRIEF OUTLINE OF THE PROPOSED WORK **MUST BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL NOT BE ACCEPTED.** This description provides the basis for the official notice and subsequent decision, and it must clearly represent the entirety of the project. Additional pages may be attached, if necessary, to provide more detailed information.

1. New Fifth floor vertical addition with front and rear roof decks. Brick chimneys to be extended in height as per building code to match existing
2. Enlarge front basement windows and add a new middle window.

REQUIRED DOCUMENTATION: Please include all required documentation with this application; review instructions carefully for details.

ESTIMATED COST OF PROPOSED WORK: \$50,000.00

IV. DULY AUTHORIZED SIGNATURES (both required)

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT [Signature] OWNER* [Signature]

*(If building is a condominium or cooperative, the chairman must sign.)

PRINT STEFANOS EFSTRATOUDAKIS PRINT STEFANOS EFSTRATOUDAKIS

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

UNSIGNED OR PARTIALLY SIGNED FORMS WILL BE REJECTED

THIS APPLICATION IS NOT COMPLETE WITHOUT SIGNATURES, FEES AND REQUIRED DOCUMENTATION.

The checklist below is for reference only: Please refer to the detailed application instructions for deadlines, fee schedule and required documentation specific to your proposal.

- COMPLETED APPLICATION FORM
- APPLICATION FEE (Check or money order made payable to City of Boston; see fee schedule in Instructions)
- DESCRIPTION OF WORK (A brief description must be included on the front page; additional pages of detailed information may be attached. **Applications that only note "see attached" will not be accepted.**)
- PHOTOS OF EXISTING CONDITIONS
- DRAWINGS AND SPECIFICATIONS AS REQUIRED (See "documentation requirements" in instructions)

CHOO & CO. INC.
1 BILLINGS RD
QUINCY, MA 02171-2456

ROCKLAND TRUST
WWW.ROCKLANDTRUST.COM

11460

53-447/113

12/18/2017

PAY
TO THE
ORDER OF City of Boston

\$ **100.00

One Hundred and 00/100***** DOLLARS

City of Boston
Inspectional Services Dept.
1010 Massachusetts Avenue 5th Flr
Boston, MA 02118



AUTHORIZED SIGNATURE

MP

MEMO
17124

⑈011460⑈ ⑆011304478⑆ 2986001010⑈

Security features included. Details on back.

CHOO & CO. INC.
City of Boston
Auto Expense

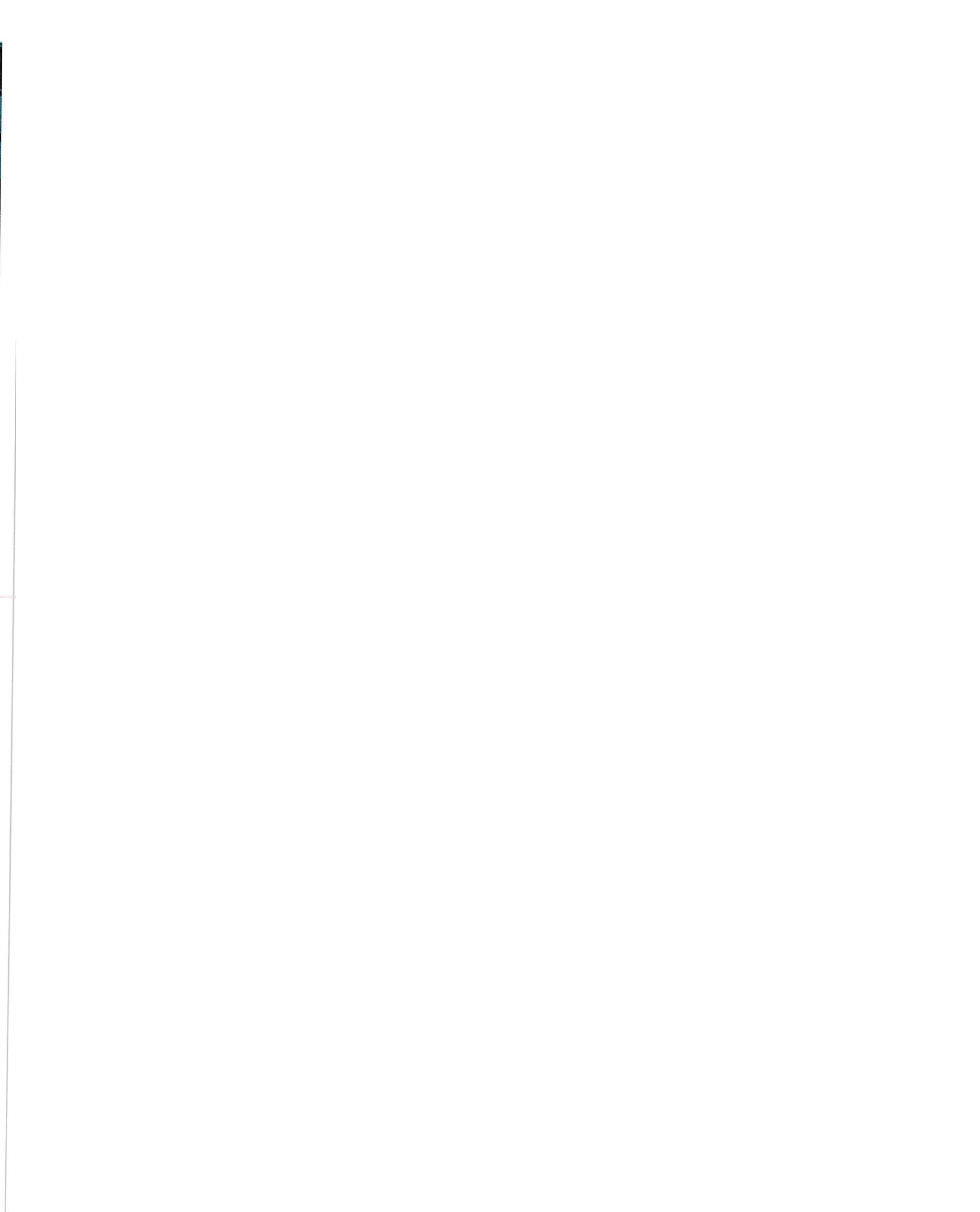
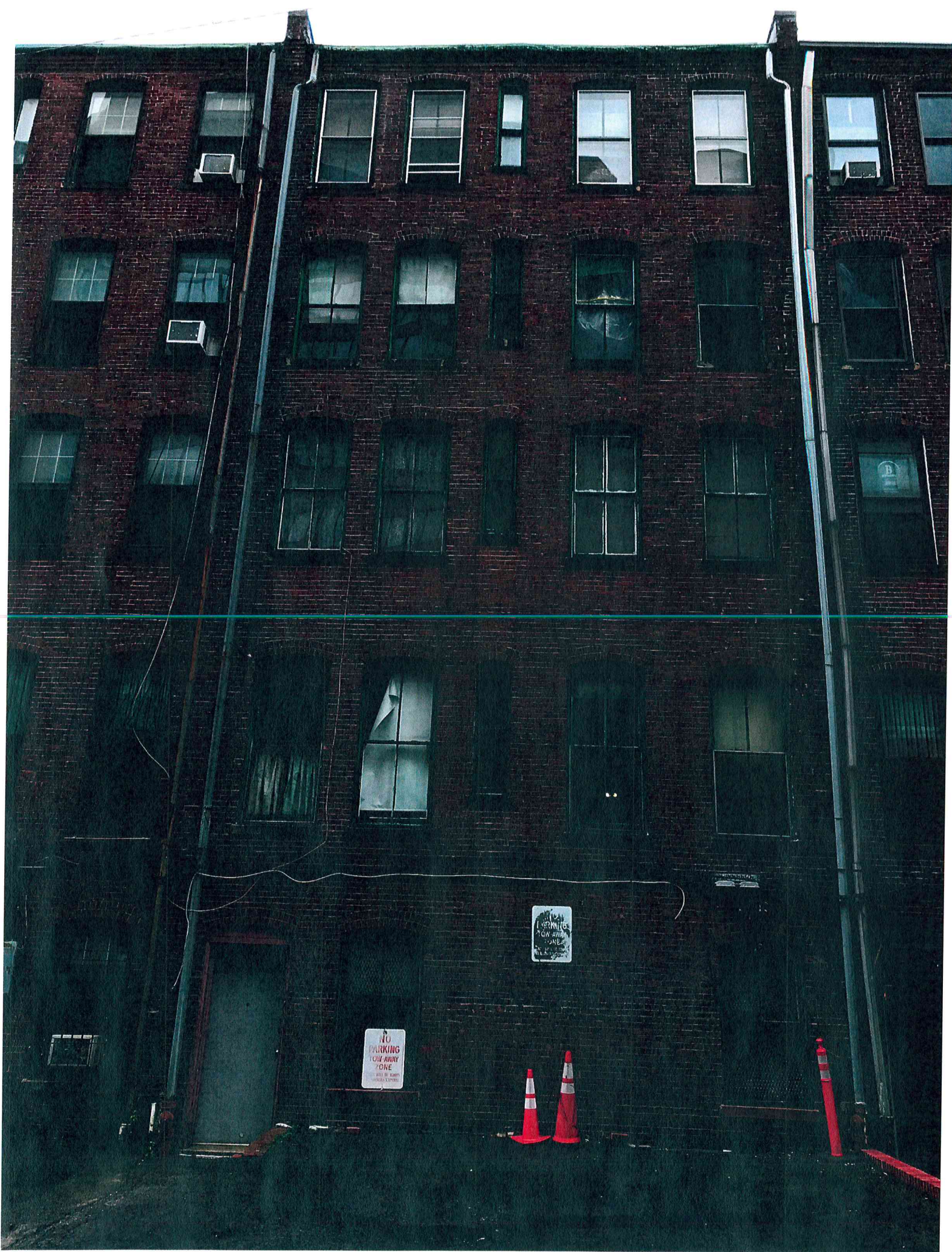
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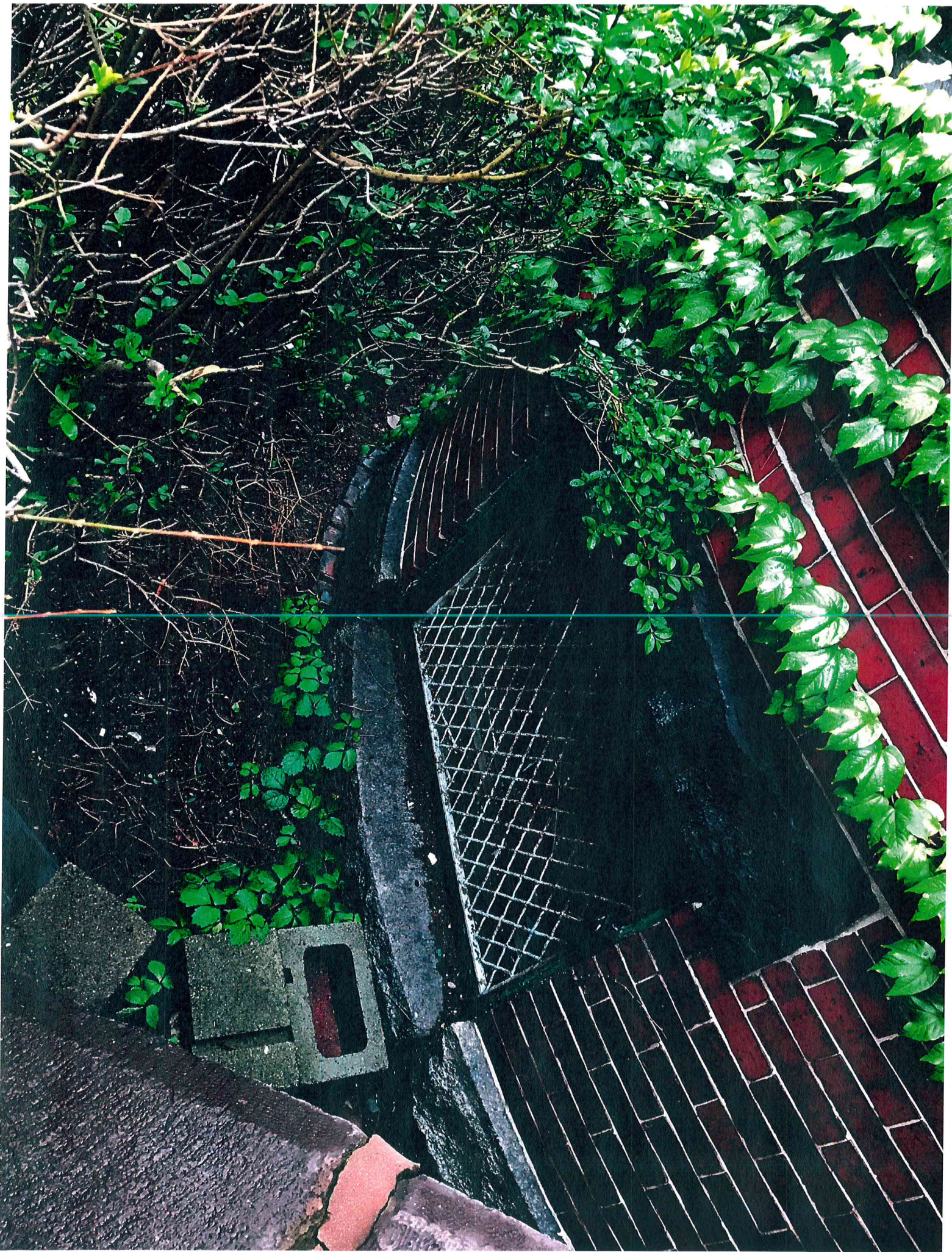
11460
100.00

Rockland Trust 1010 17124

100.00







1 of 4

PROPOSED MULTI-FAMILY
RENOVATION
131 ST. BOTOLPH STREET
BOSTON, MA 02115



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

No.	Revision Date
2	11-8-17 12-13-17 BOA

Project No: 17124
 Scale: AS NOTED
 Date: 9-5-17
 Drawn By: DF/DRM

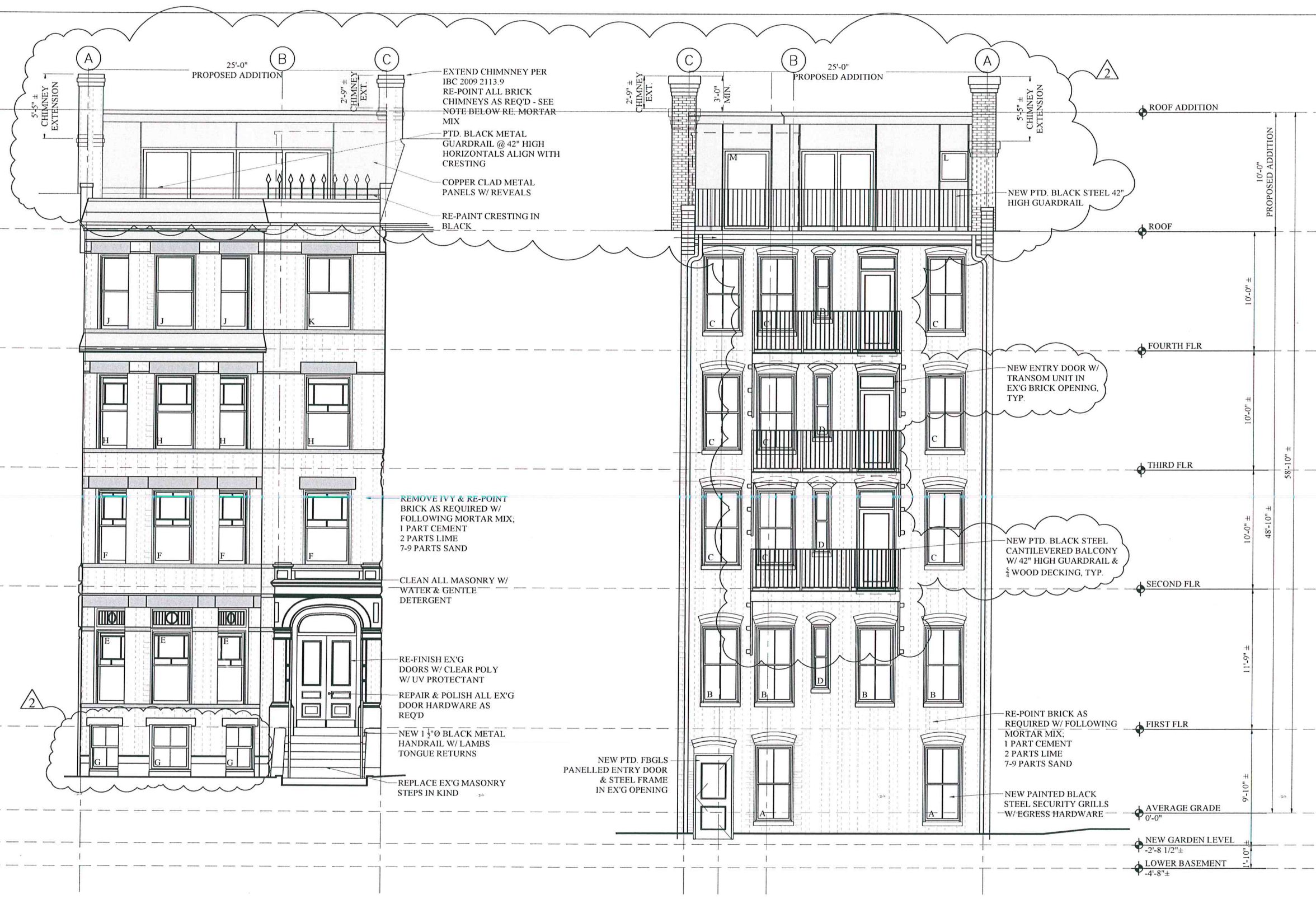
EXISTING ELEVATIONS

Sheet No.
D-2.1



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

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



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

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

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Drawing Name
PROPOSED ELEVATIONS

Sheet No.
A-2.1

PROPOSED MULTI-FAMILY
RENOVATION
131 ST. BOTOLPH STREET
BOSTON, MA 02115

Choo
& Company, Inc.

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

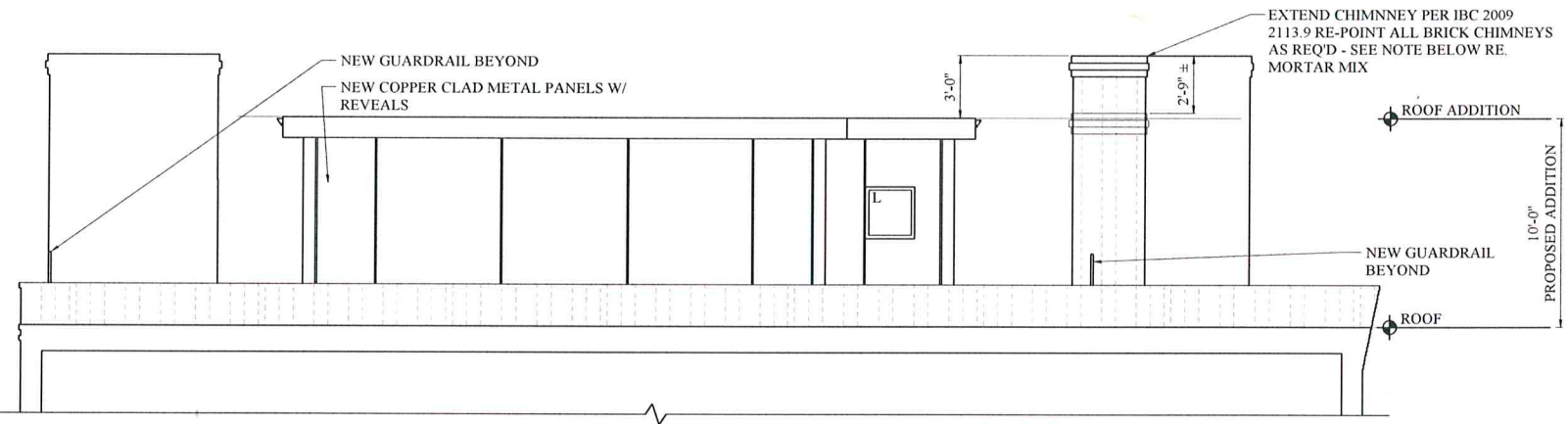
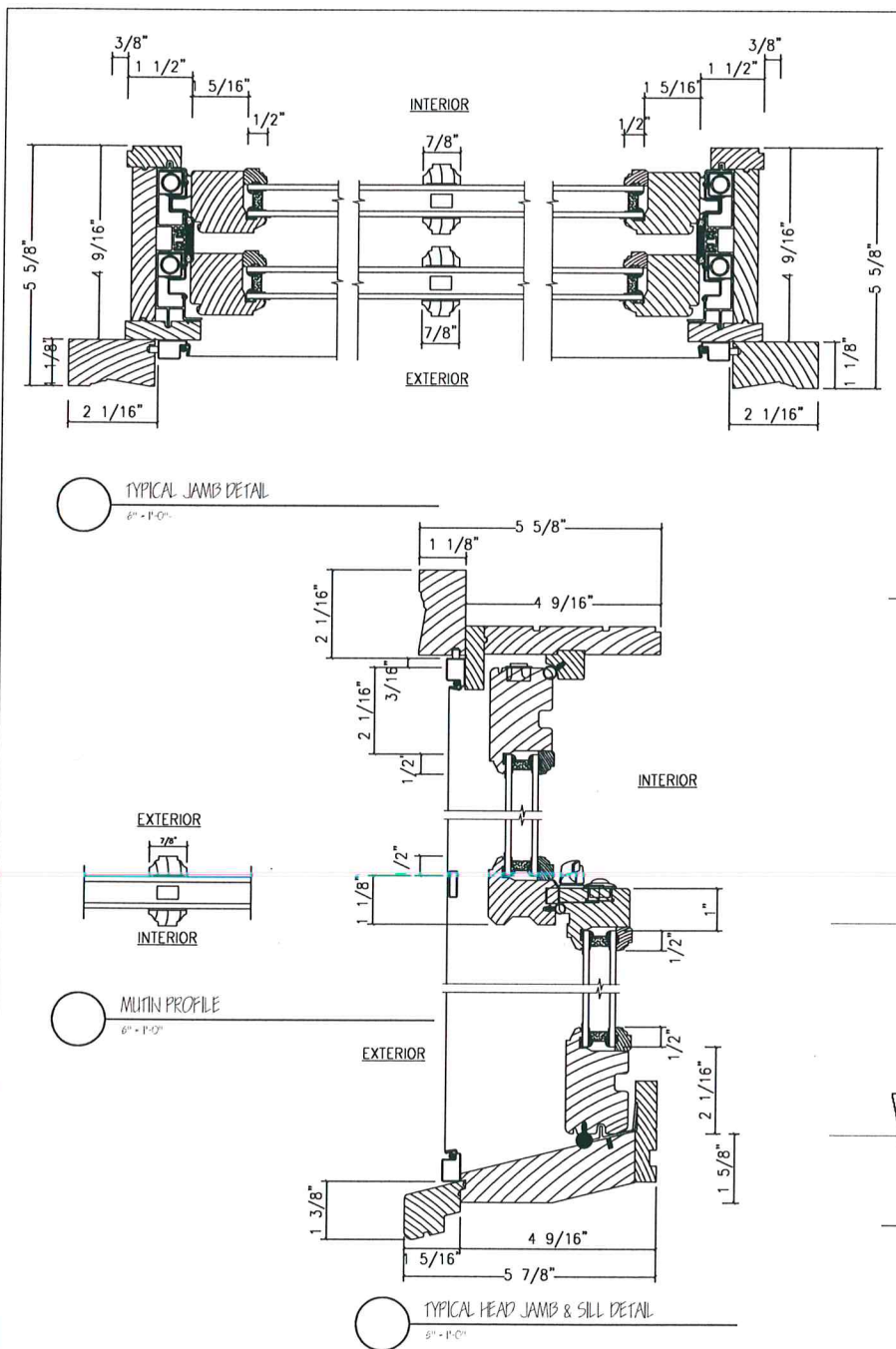
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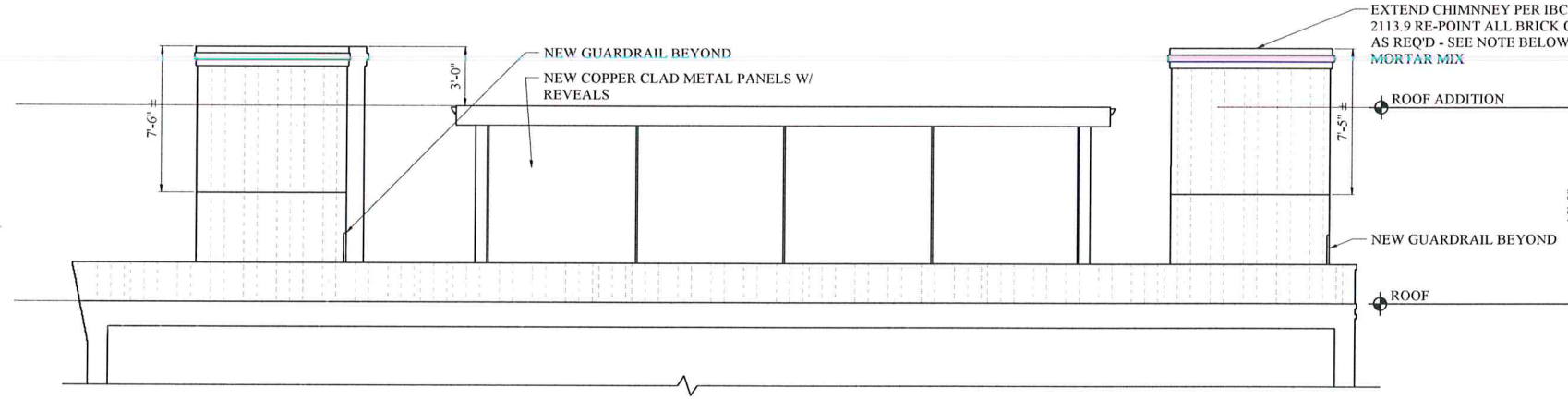
PROPOSED
ELEVATIONS
WINDOW DETS.
& SCHEDULES

Sheet No.

A-2.2



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



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

DOOR & OPENING SCHEDULE

NOTE: GC TO CONFIRM SIZES & QUANTITIES PRIOR TO ORDERING

NO.	SIZE	MATERIAL	RATING	FRAME	TYPE	HARDWARE	REMARKS
C	3'-0" x 7'-0" x 1 3/4"	COMP. OR WOOD	45 MIN	WOOD	45 MIN	ENTRANCE	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER, PROVIDE DEADBOLT
1	3'-0" x 7'-0" x 1 3/8"	COMP. OR WOOD	-	WOOD	-	STORAGE	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER
2	2'-8" x 7'-0" x 1 3/8"	COMP. OR WOOD	-	WOOD	-	BED / BATH	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER
3	2'-6" x 7'-0" x 1 3/8"	COMP. OR WOOD	-	WOOD	-	BED / BATH	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER
4	2'-10" x 7'-0" x 1 3/8"	COMP. OR WOOD	-	WOOD	-	BED / BATH	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER
5	2'-6" x 7'-0" x 1 3/8"	COMP. OR WOOD	-	WOOD	-	CLOSET	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER
6	(2) 2'-6" x 7'-0" x 1 3/8"	COMP. OR WOOD	-	WOOD	-	SINGLE DUMMY	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER
7	(2) 2'-0" x 7'-0" x 1 3/8"	COMP. OR WOOD	-	WOOD	-	SINGLE DUMMY	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER
8	2'-0" x 7'-0" x 1 3/8"	COMP. OR WOOD	-	WOOD	-	CLOSET	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER
9	3'-0" x 7'-0" x 1 3/4"	COMP. OR WOOD	-	WOOD	-	ENTRANCE	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER, PROVIDE DEADBOLT
10	2'-10" x 7'-0" x 1 3/4"	COMP. OR WOOD	-	WOOD	-	ENTRANCE	FULL LITE INSULATED GLASS DOOR W/ 16" TRANSOM, PAINTED, STYLE SELECTED BY OWNER
11	2'-10" x 7'-0" x 1 3/4"	COMP. OR WOOD	-	WOOD	-	ENTRANCE	FULL LITE INSULATED GLASS DOOR W/ 12" TRANSOM, PAINTED, STYLE SELECTED BY OWNER
12	71 3/8" x 83 1/4"	WOOD	-	WOOD	-	SLIDING	JELD WEN CUSTOM CLAD WOOD CWGPD16068 FULL LITE INSULATED GLASS SLIDING DOOR
13	196 13/16" x 83 1/4"	WOOD	-	WOOD	-	SLIDING	JELD WEN CUSTOM CLAD WOOD CWGPD16068Q FULL LITE INSULATED GLASS SLIDING DOOR

NOTE: DOOR STYLE, COLOR & HARDWARE FINISH TO BE SELECTED BY OWNER. ALL HARDWARE TO MATCH.

WINDOW SCHEDULE

NOTE: GC TO CONFIRM SIZES & QUANTITIES PRIOR TO ORDERING

NO.	MANUFACTURER	MODEL	QUAN.	WINDOW DIM FINISHED UNIT SIZE	MATERIAL	REMARKS
A	JELD WEN	SITELINE WOOD	2	37 3/4" x 63 3/4"	WOOD INTERIOR	DOUBLE-HUNG, 2 LITES OVER 2
B	JELD WEN	SITELINE WOOD	4	37 3/4" x 79 3/4"	WOOD INTERIOR	DOUBLE-HUNG, 2 LITES OVER 2
C	JELD WEN	SITELINE WOOD	12	37 3/4" x 77 3/4"	WOOD INTERIOR	DOUBLE-HUNG, 2 LITES OVER 2
D	JELD WEN	SITELINE WOOD	4	16" x 64"	WOOD INTERIOR	DOUBLE-HUNG, 1 LITE OVER 1
E	JELD WEN	SITELINE WOOD	3	41 3/4" x 79 3/4"	WOOD INTERIOR	DOUBLE-HUNG, 7 LITES OVER 1
F	JELD WEN	SITELINE WOOD	4	43 3/4" x 77 3/4"	WOOD INTERIOR	DOUBLE-HUNG, 7 LITES OVER 1
G	JELD WEN	SITELINE WOOD	3	41 3/4" x 45 3/4"	WOOD INTERIOR	DOUBLE-HUNG, 2 LITES OVER 2
H	JELD WEN	SITELINE WOOD	4	43 3/4" x 77 3/4"	WOOD INTERIOR	DOUBLE-HUNG, 5 LITES OVER 1
J	JELD WEN	SITELINE WOOD	3	43 3/4" x 77 3/4"	WOOD INTERIOR	DOUBLE-HUNG, 1 LITES OVER 1
K	JELD WEN	SITELINE WOOD	1	43 3/4" x 77 3/4"	WOOD INTERIOR	DOUBLE-HUNG, 2 LITES OVER 1
L	JELD WEN	ECC2830	2	R.O. 28 3/4" x 30 3/4"	WOOD INTERIOR	CLAD WOOD CASEMENT
M	JELD WEN	CWGPD13068	1	R.O. 39 1/2" x 80 1/4"	WOOD INTERIOR	CUSTOM CLAD WOOD FIXED UNIT, TEMPERED SAFETY GLASS

GENERAL SPECS: WOOD SPECIES MAHOGANY OR SPANISH CEDAR, EXTERIOR SASH COLOR BENJAMIN MOORE BRANCHPORT BROWN HC-72
LOW E INSULATED GLASS WITH ARGON GAS & 1/2" EXTERIOR APPLIED MUNTINS INTEGRAL TO SASH FRAME

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 RENOVATION
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 BOSTON, MA 02115

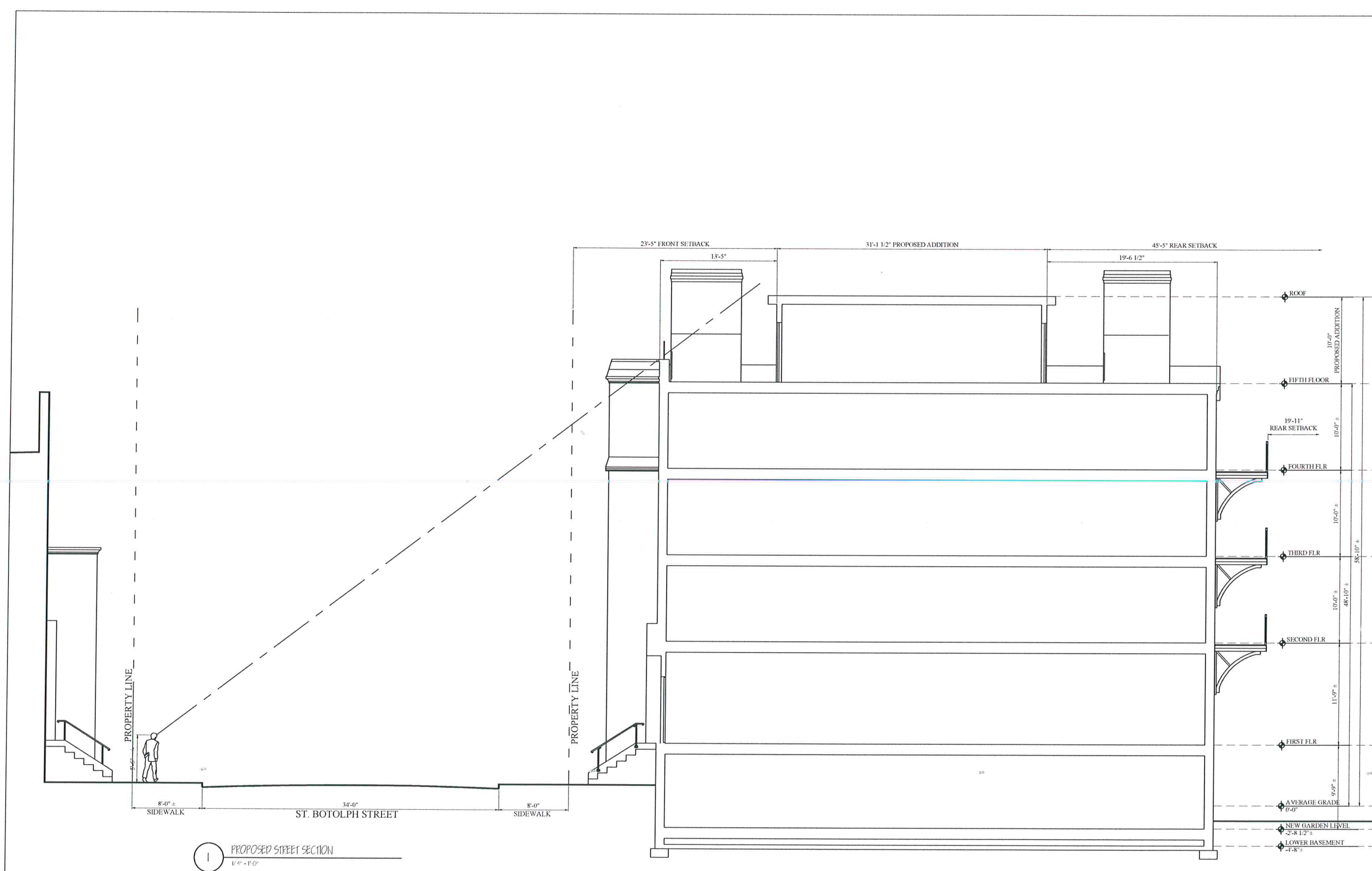
Choo & Company, Inc.
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

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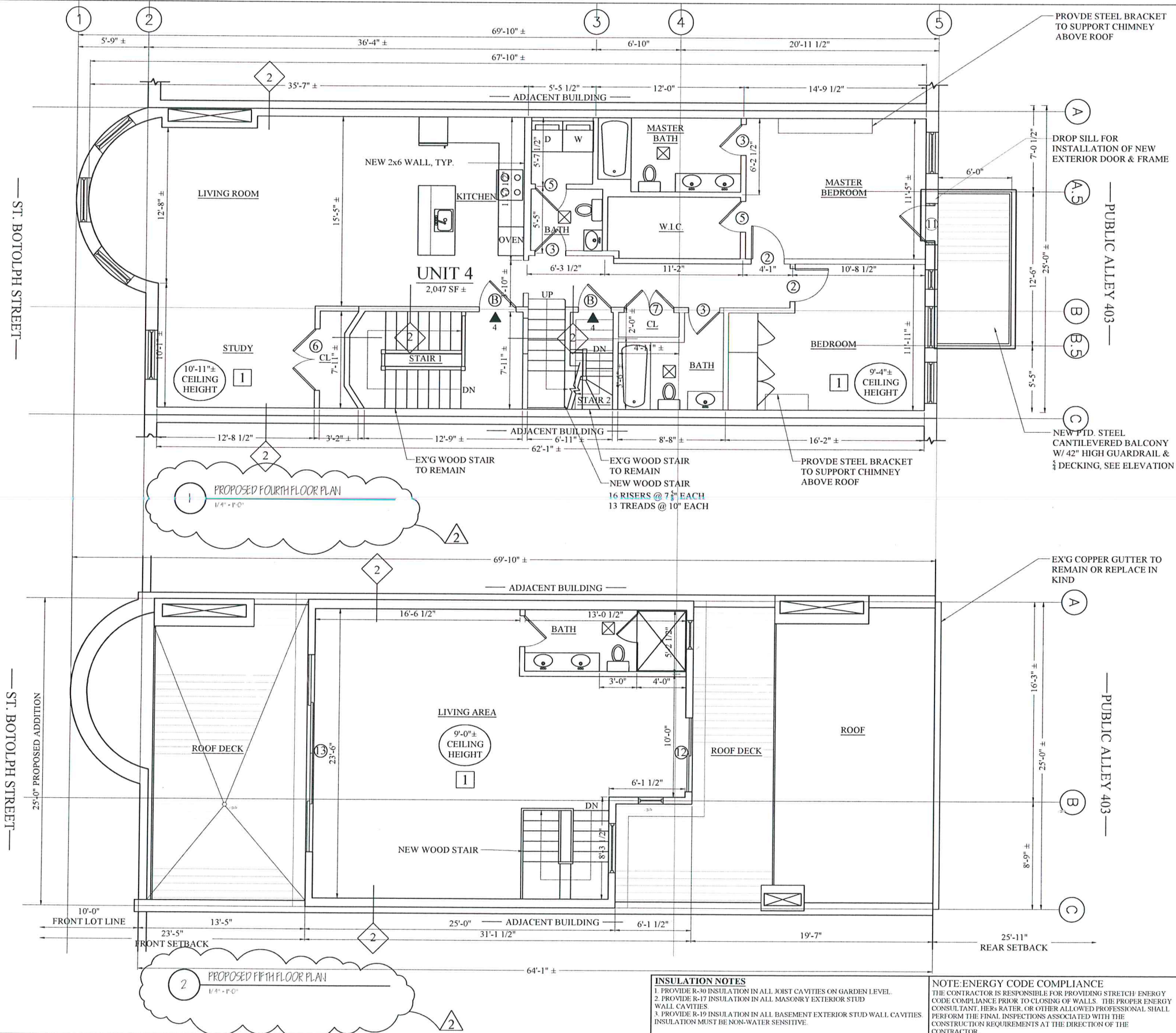
Project No: 17124
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Drawing Name:
PROPOSED STREET SECTION

Sheet No.
2
A-2.3



1 PROPOSED STREET SECTION
 1/4" = 1'-0"



— ST. BOTOLPH STREET —

— ST. BOTOLPH STREET —

— PUBLIC ALLEY 403 —

— PUBLIC ALLEY 403 —

PROPOSED FOURTH FLOOR PLAN
1/4" = 1'-0"

PROPOSED FIFTH FLOOR PLAN
1/4" = 1'-0"

INSULATION NOTES
 1. PROVIDE R-30 INSULATION IN ALL JOIST CAVITIES ON GARDEN LEVEL.
 2. PROVIDE R-17 INSULATION IN ALL MASONRY EXTERIOR STUD WALL CAVITIES.
 3. PROVIDE R-19 INSULATION IN ALL BASEMENT EXTERIOR STUD WALL CAVITIES. INSULATION MUST BE NON-WATER SENSITIVE.

NOTE: ENERGY CODE COMPLIANCE
 THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRETCH ENERGY CODE COMPLIANCE PRIOR TO CLOSING OF WALLS. THE PROPER ENERGY CONSULTANT, HEREIN RATER, OR OTHER ALLOWED PROFESSIONAL SHALL PERFORM THE FINAL INSPECTIONS ASSOCIATED WITH THE CONSTRUCTION REQUIREMENTS AT THE DIRECTION OF THE CONTRACTOR.

PROPOSED MULTI-FAMILY RENOVATION
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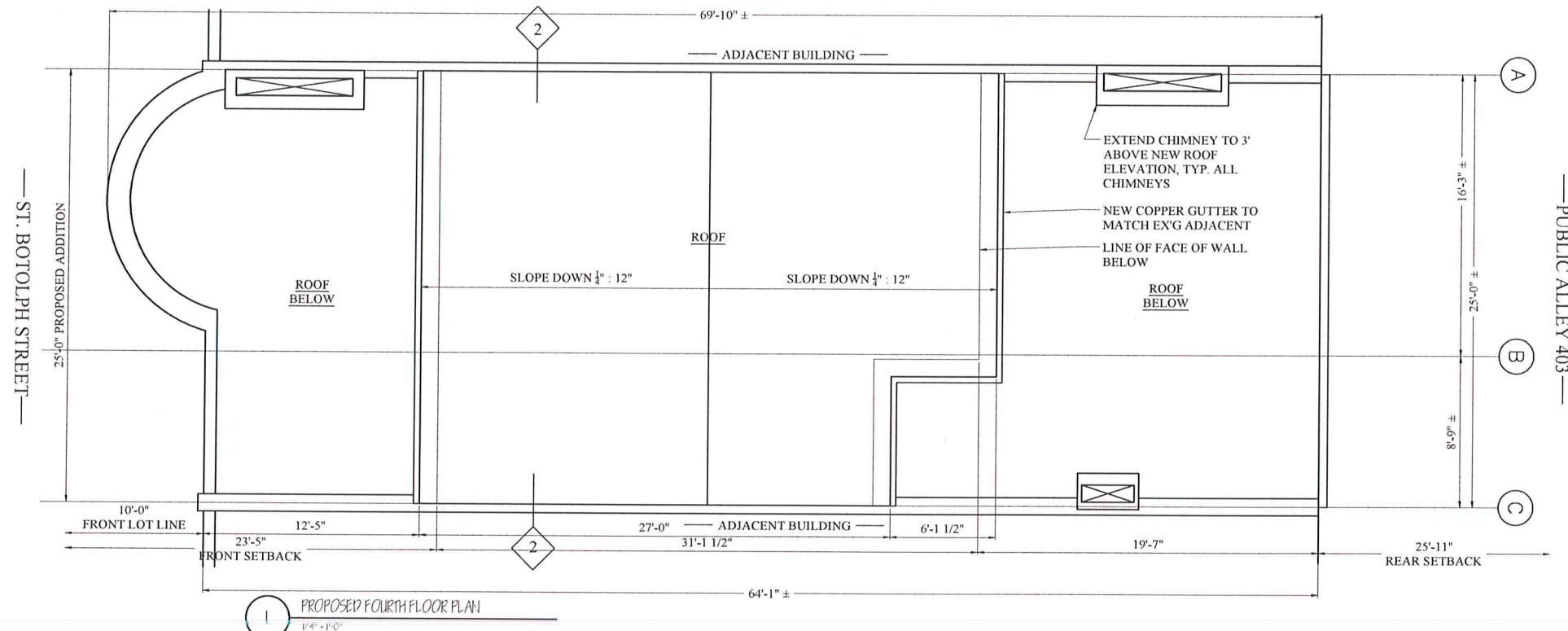
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PROPOSED FLOOR PLANS

Sheet No.
A-1.3



1 PROPOSED FOURTH FLOOR PLAN
1/4" = 1'-0"

PROPOSED MULTI-FAMILY
RENOVATION
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BOSTON, MA 02115

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Drawing Name
**PROPOSED
ROOF PLAN**

Sheet No.
A-1.4

INSULATION NOTES
1. PROVIDE R-30 INSULATION IN ALL JOIST CAVITIES ON GARDEN LEVEL.
2. PROVIDE R-17 INSULATION IN ALL MASONRY EXTERIOR STUD WALL CAVITIES.
3. PROVIDE R-19 INSULATION IN ALL BASEMENT EXTERIOR STUD WALL CAVITIES. INSULATION MUST BE NON-WATER SENSITIVE.

NOTE-ENERGY CODE COMPLIANCE
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRETCH ENERGY CODE COMPLIANCE PRIOR TO CLOSING OF WALLS. THE PROPER ENERGY CONSULTANT, HEREIN RATHER, OR OTHER ALLOWED PROFESSIONAL SHALL PERFORM THE FINAL INSPECTIONS ASSOCIATED WITH THE CONSTRUCTION REQUIREMENTS AT THE DIRECTION OF THE CONTRACTOR.