



85 & 87 HORACE STREET

Project Information

Proposal:

To subdivide the existing lot at 87 Horace Street and erect a single-family home on the new lot at 85 Horace Street

Lot Size:

2,433 SF - New Lot Size for 85 Horace Street
-Existing lot size is 6,250 SF

Zoning Subdistrict
2F-2000

PROJECT TEAM

Homeowner

- Adam & Deana Fetherston

Legal

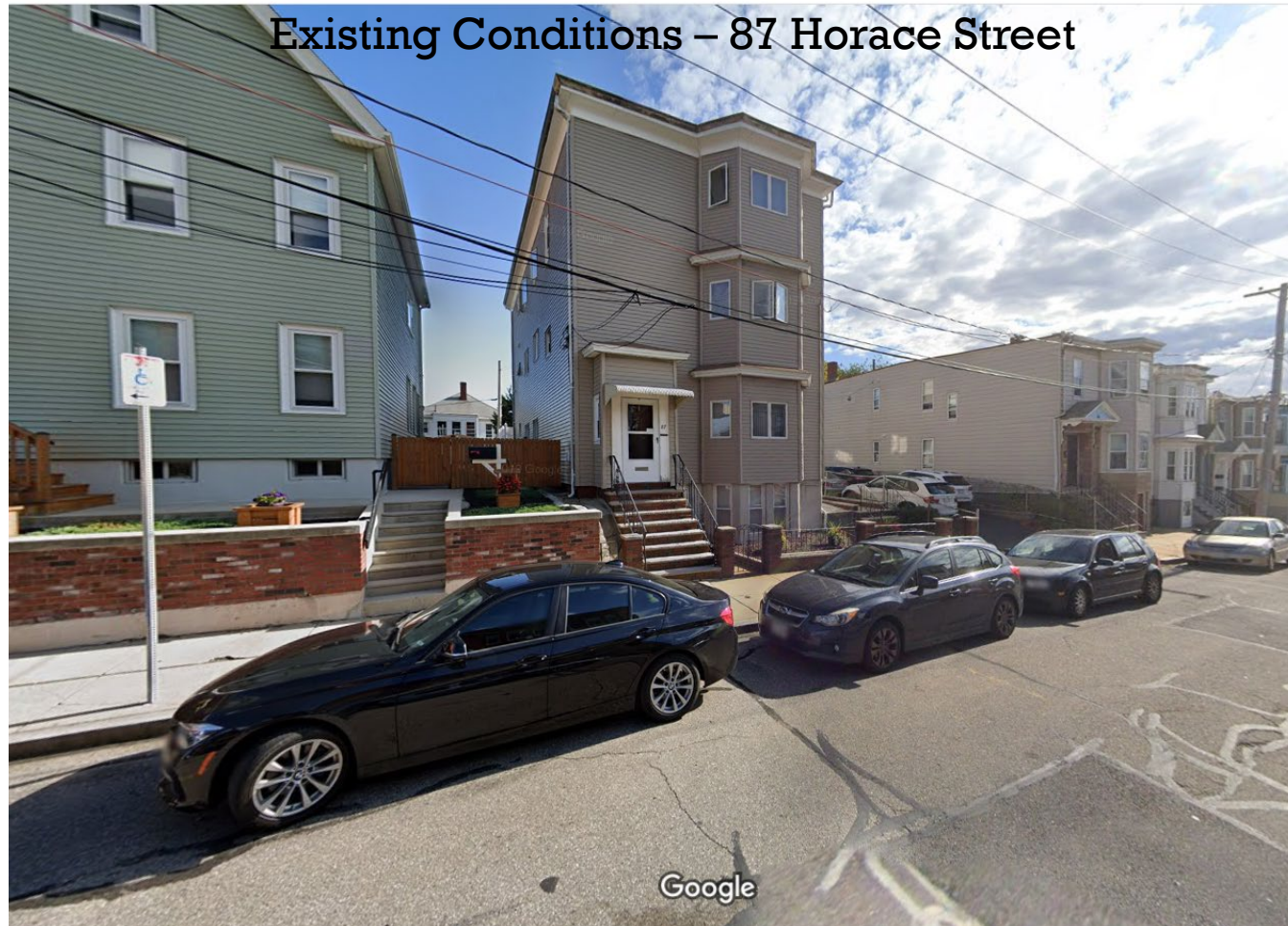
- Drago + Toscano, LLP

Architecture

- Choo & Company, Inc.

BPDA Zoning Viewer

Existing Conditions – 87 Horace Street



PROPOSED SUBDIVISION AND CONSTRUCT NEW SINGLE FAMILY HOME

87-85 HORACE STREET EAST BOSTON, MASSACHUSETTS

KEY

WALL TYPES (SEE A-3.2)

1 HOUR CLG. ABOVE (SEE A-3.2)

FAN

NEW WALL

EX'G WALL TO REMAIN

WALL TO BE REMOVED

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

CODE ANALYSIS

87 HORACE STREET

EXISTING TO REMAIN:
TYPE 5B CONSTRUCTION

EXISTING TO REMAIN:
R-2 USE GROUP (THREE-FAMILY)

EXISTING TO REMAIN: 3 1/2 STORIES

CODE ANALYSIS

87A HORACE STREET

PROPOSED: TYPE 5B CONSTRUCTION

PROPOSED: R-3 USE GROUP
(SINGLE-FAMILY)

PROPOSED: 3 STORIES

ZONING CODE ANALYSIS

87 HORACE STREET

Zoning District: EAST BOSTON NEIGHBORHOOD 2F-2000

Article: 53

Use Regulations: Section Table

Existing	Proposed
THREE-FAMILY	THREE-FAMILY
FORBIDDEN	FORBIDDEN

Dimensional Regulations: Table

	Code Requirement	Existing Condition	Proposed Project	Notes
	2F-2000	THREE-FAMILY	THREE-FAMILY	NO CHANGE
Lot Area Minimum	2000 SF	-	-	-
Min Lot Area per Addt'l Dwelling Units	N/A	-	-	-
Total Required Lot Size	2000 SF	6250 SF	3815 SF+/-	SUBDIVISION
Min Required Lot Width and Frontage	25'	62.5'	38'-2" +/-	SUBDIVISION
Max FAR	0.8	0.89	1.44	SUBDIVISION
Max Building Height / Stories	2 1/2 STORIES 35 FEET	3 1/2 STORIES 36-10"+/-	NO CHANGE	-
Min Front Yard	5'-0"	7.3'	NO CHANGE	-
Left Min Side Yard	2'-6"	1.8'	NO CHANGE	-
Right Min Side Yard	2'-6"	31.9'	7.5'	SUBDIVISION
Min Rear Yard	30'-0"	35.9'	NO CHANGE	-
Rear Yard Max. Occupancy	25%	-	-	-

Overlays:

IPOD

Parking:

EX'G 2 SPACES

PROP 0 SPACES

Other Non-Dimensional Zoning Issues:

ZONING CODE ANALYSIS

85 HORACE STREET

Zoning District: EAST BOSTON NEIGHBORHOOD 2F-2000

Article: 53

Use Regulations: Section Table

Existing	Proposed
THREE-FAMILY	SINGLE-FAMILY
FORBIDDEN	ALLOWED

Dimensional Regulations: Table

	Code Requirement	Existing Condition	Proposed Project	Notes
	2F-2000	THREE-FAMILY	SINGLE-FAMILY	SUBDIVISION
Lot Area Minimum	2000 SF	-	-	-
Min Lot Area per Addt'l Dwelling Units	N/A	-	-	-
Total Required Lot Size	2000 SF	6250 SF	2435 SF+/-	SUBDIVISION
Min Required Lot Width and Frontage	25'	62.5'	24'-4" +/-	SUBDIVISION
Max FAR	0.8	0.89	0.96	SUBDIVISION
Max Building Height / Stories	2 1/2 STORIES 35 FEET	3 1/2 STORIES 36-10"+/-	3 STORIES 30'-0" +/-	-
Min Front Yard	5'-0"	7.3'	7.4'	SUBDIVISION
Left Min Side Yard	2'-6"	1.8'	3.0'	SUBDIVISION
Right Min Side Yard	2'-6"	31.9'	1.6'	SUBDIVISION
Min Rear Yard	30'-0"	35.9'	37.8'	SUBDIVISION
Rear Yard Max. Occupancy	25%	-	-	-

Overlays:

IPOD

Parking:

REQUIRED - 1 SPACE

PROVIDED - 1 SPACE

Other Non-Dimensional Zoning Issues:

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.

2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES,SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.

3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.

4. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY AQUATINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.

5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.

6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.

7. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

Location

PROPOSED SUBDIVISION &
CONSTRUCT SINGLE FAMILY
85-87 HORACE STREET
EAST BOSTON, MA

Choo & Company, Inc.

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

REGISTERED ARCHITECT
ARTHUR K.F. CHOO
JAN 1999
EASTON
MA
COMMONWEALTH OF MASSACHUSETTS

No.

Revision Date

Project No:

2020063

Scale:

AS NOTED

Date:

06-30-2020

Drawn By:

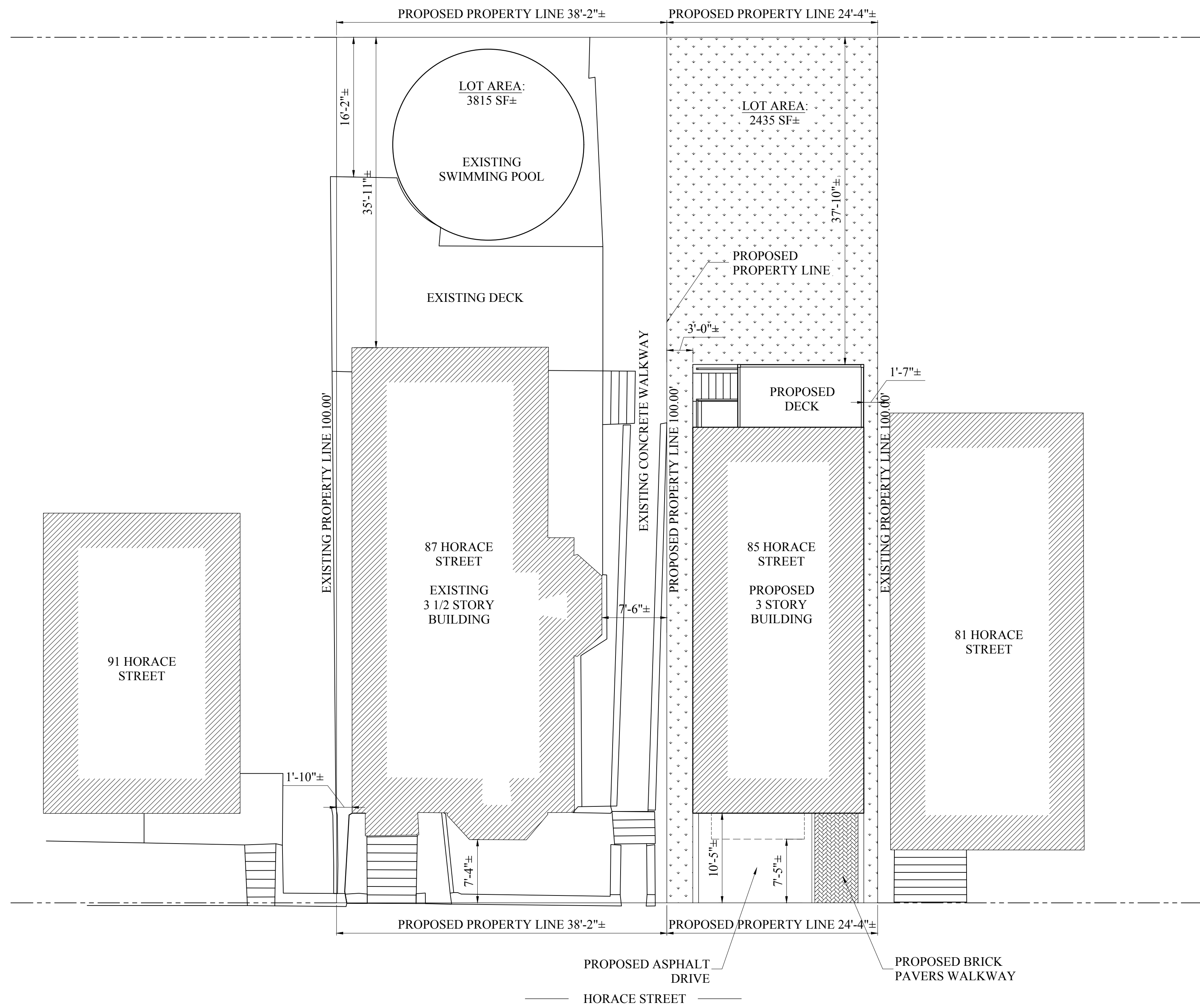
DRM

Drawing Name

COVER SHEET

Sheet No.

A-0



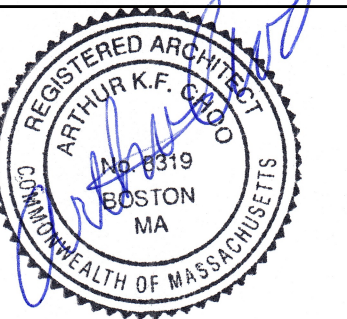
1 ARCHITECT LANDSCAPE PLAN
1/8" = 1'-0"

Location

PROPOSED SUBDIVISION &
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EAST BOSTON, MA

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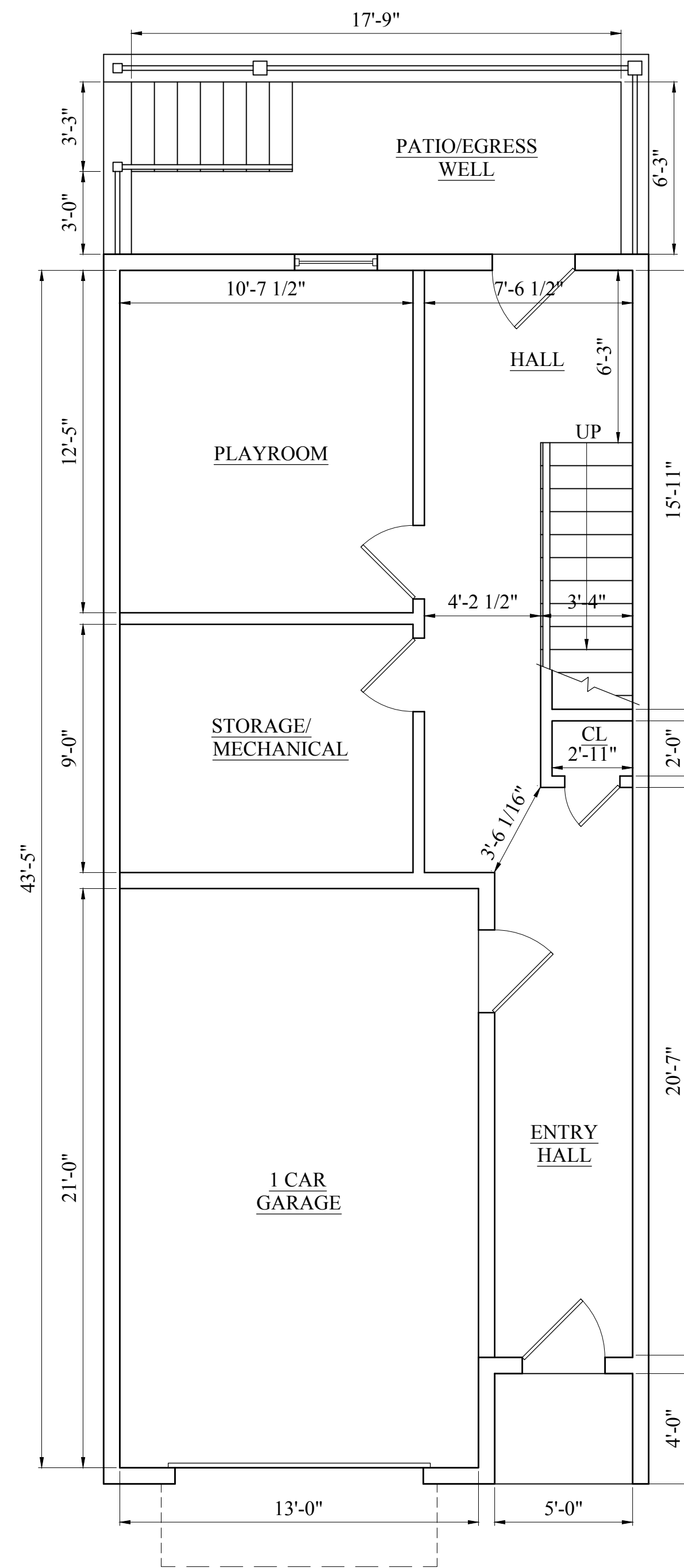
Project No: 2020063
Scale: AS NOTED
Date: 06-30-2020
Drawn By: DRM

Drawing Name

ARCHITECT
LANDSCAPE
PLAN

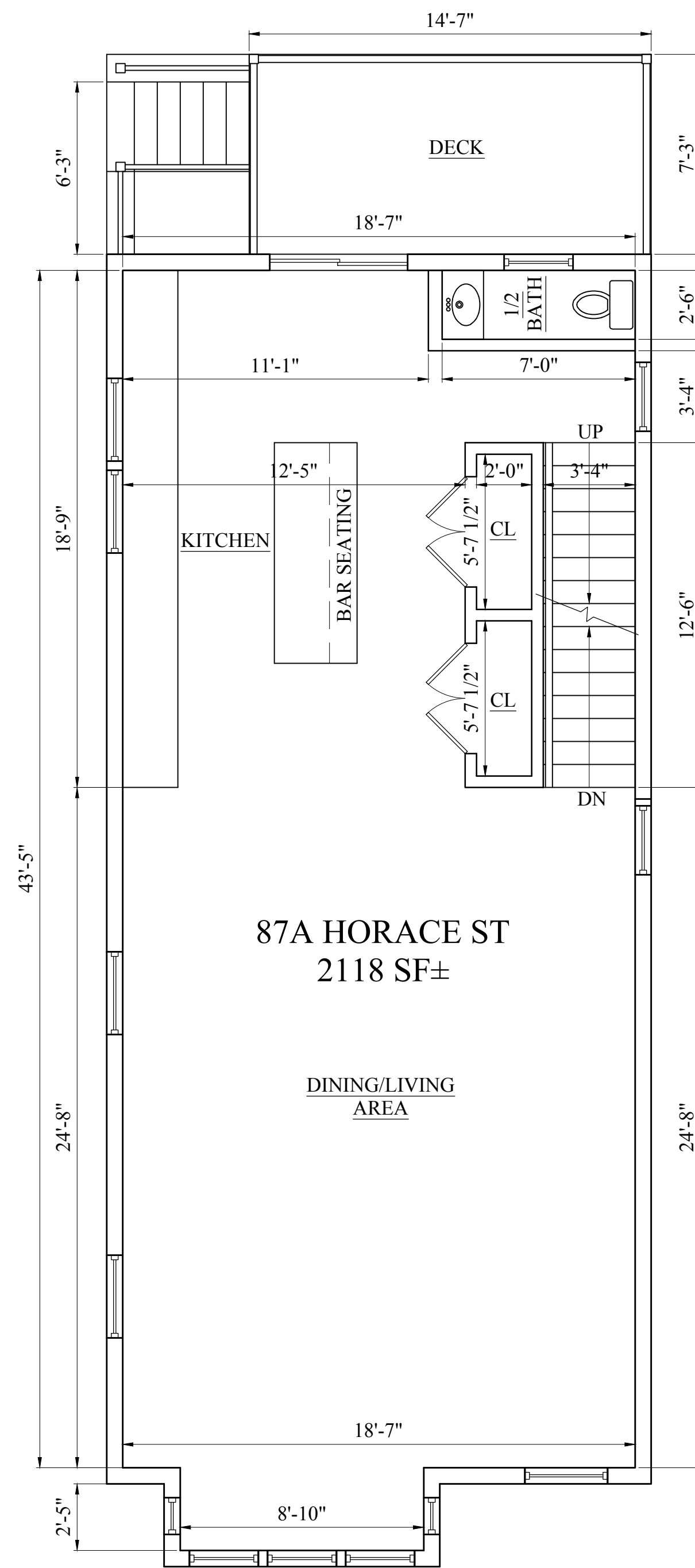
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A-1.0



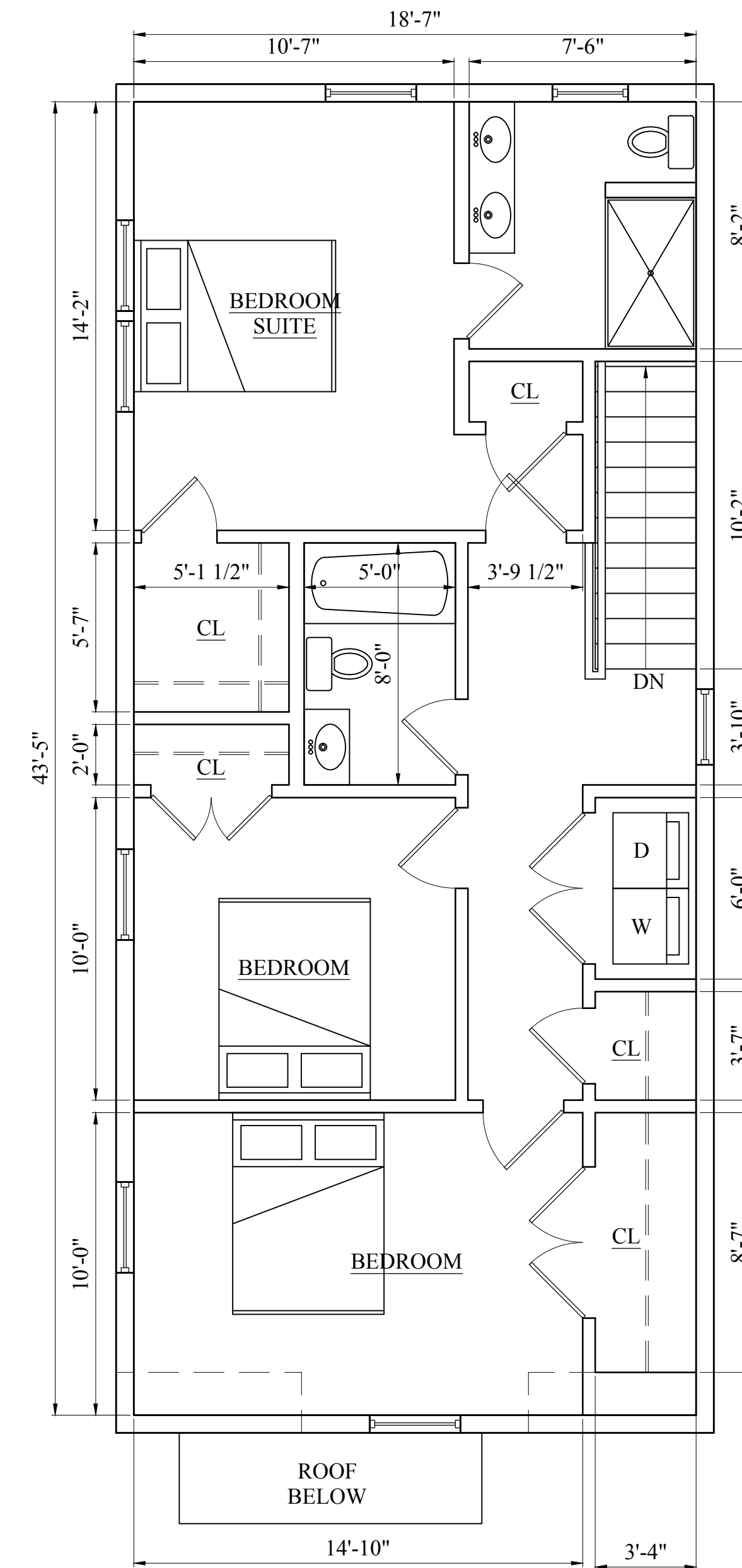
HORACE STREET

1 PROPOSED GROUND LEVEL FLOOR PLAN
1/4" = 1'-0"



HORACE STREET

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



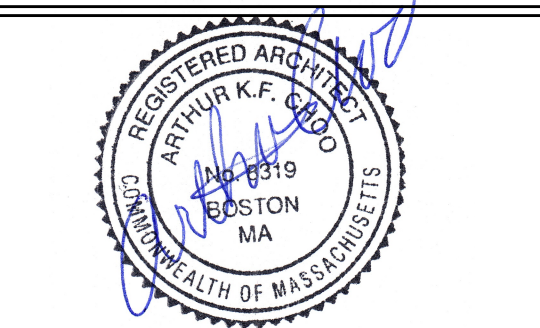
HORACE STREET

3 PROPOSED SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"

PROPOSED SUBDIVISION &
CONSTRUCT SINGLE FAMILY
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EAST BOSTON, MA

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Drawing Name
PROPOSED
FLOOR PLANS

Sheet No.
A-1.1



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



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



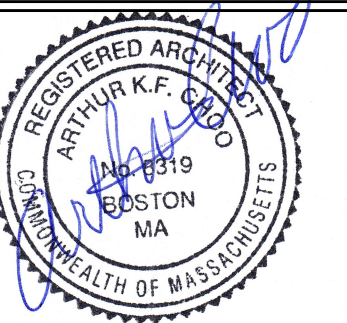
3 PROPOSED REAR ELEVATION
1/4" = 1'-0"



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

Location
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CONSTRUCT SINGLE FAMILY
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EAST BOSTON, MA**

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Date: 06-30-2020
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Drawing Name
**PROPOSED
ELEVATIONS**

Sheet No.
A-2.1