

117 Coleridge St. East
Boston, MA 2f-4000

D

Wood Island
Bay Edge Park

Coleridge St

Shores

E Boston Greenway Connector

Coleridge St

Couper St

Google



2D



PREPARED FOR:

OWNER OF RECORD:
JORGE A. BETANCUR

2 PUTNAM STREET

EAST BOSTON, MA 02128

REFERENCES:

DEED: BK 61809; PG 134
BK 8991; PG 694
BK 10324; PG END
LCC: 14595-A
34602-A

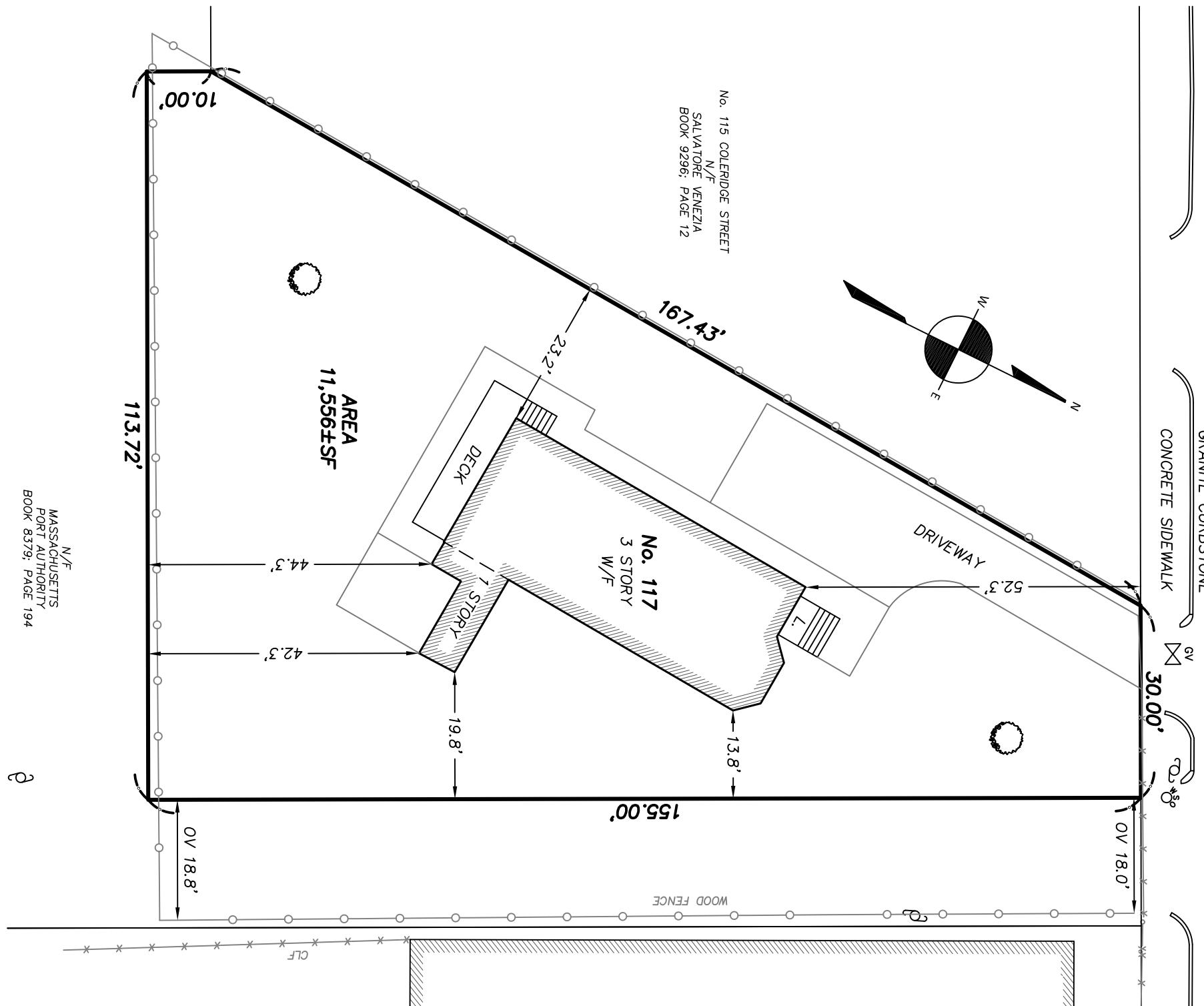
CITY OF BOSTON ENGINEERING:
L-2147

NOTES:
PARCEL ID: 0104298007

SCALE: 1.0 INCH = 20.0 FEET
0 20 40

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

COLERIDGE STREET (PUBLIC - 50.0' WIDE)



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 15, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE: X

COMMUNITY PANEL: 25025C0019J

EFFECTIVE DATE: 03/16/2016

FIELD:	JJH
DRAFT:	NPP
CHECK:	GCC
DATE:	07/17/20
JOB #	20-00222

Parcel ID: 0104298007
 Address: 117 COLERIDGE ST BOSTON MA 02128
 Property Type: Three Family
 Classification Code: 0105 (THREE-FAM DWELLING)
 Lot Size: 11,556 sq ft
 Living Area: 3,522 sq ft (existing)
 Year Built: 1910
 Owner on Wednesday, January 1, 2020: BETANCUR JORGE A
 Owner's Mailing Address: 278 CHELSEA ST EAST BOSTON MA 02128
 Residential Exemption: No
 Personal Exemption: No

CODE SUMMARY:
Massachusetts Building Code 9th edition (2015 IBC)

Project scope of work ADD 3 new dwelling units. This conversion to be reviewed by City of Boston Zoning Board of Appeals and in order for whole building to achieve building code compliance as a multifamily building of six distinct units--each unit per floor--with building code--following two sections are applied to project. NFPA-13R/D (tbd) type residential fire sprinklers are installed throughout the building.

- USE GROUP R-2
- TYPE OF CONSTRUCTION: iiB (EXISTING WOOD FRAMED CONSTRUCTION)

According to **SECTION 310**
RESIDENTIAL GROUP R

310.1 Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the International Residential Code in accordance with Section 101.2. Residential occupancies shall include the following: R-2 Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including: Apartment houses

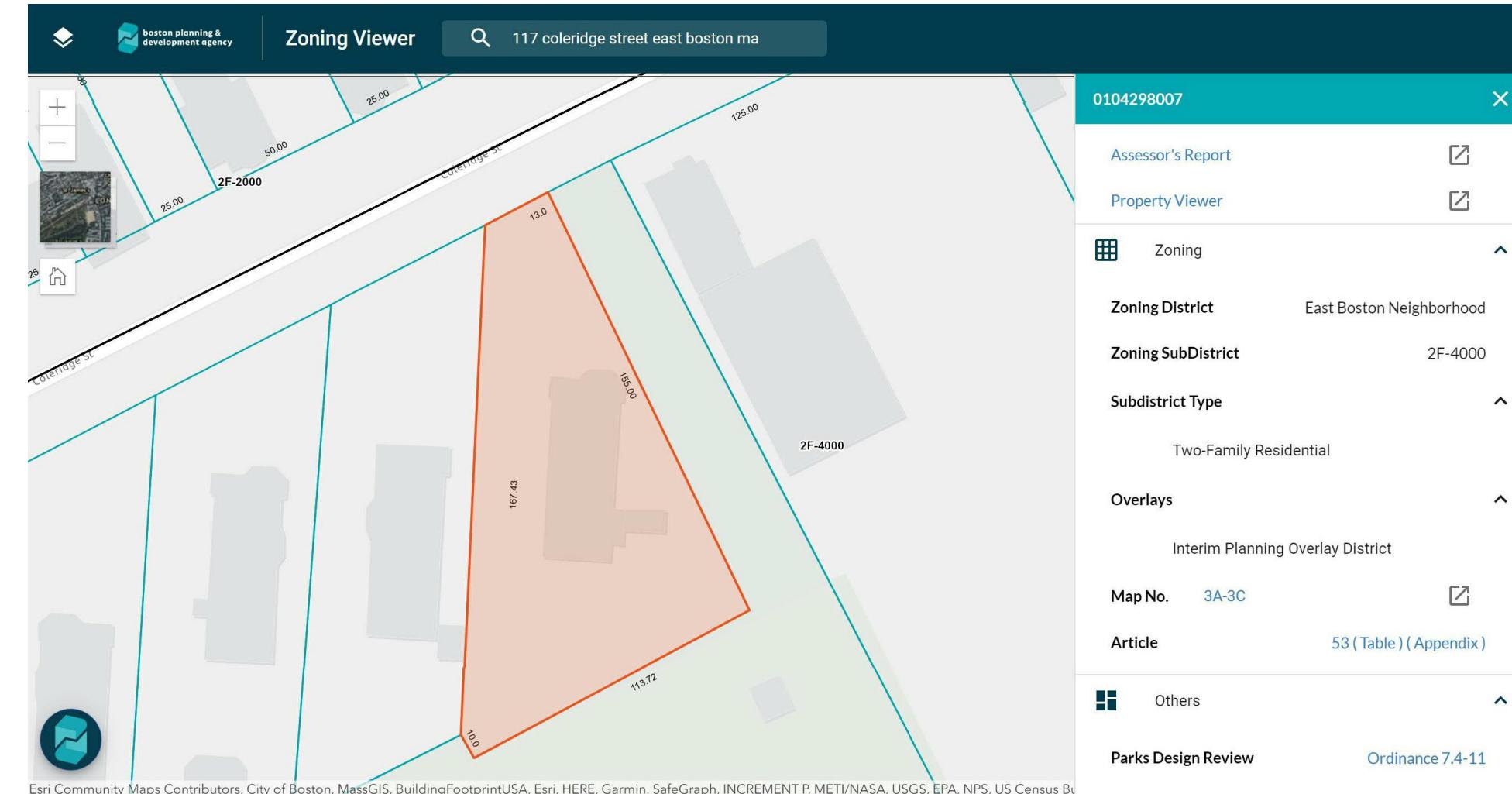
According to **TABLE 503**

TYPE iiB BUILDING TYPE, ALLOWABLE BUILDING HEIGHTS AND AREAS :
4 STORIES,
16000 LIMITED AREA
60 HEIGHT MAX

504.2 Automatic sprinkler system increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum building height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one. These increases are permitted in addition to the building area increase in accordance with Sections 506.2 and 506.3. For Group R buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2, the value specified in Table 503 for maximum building height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one, but shall not exceed 60 feet (18 288 mm) or four stories, respectively.

Exceptions:

1. Buildings, or portions of buildings, classified as a Group I-2 occupancy of Type IIIB, III, IV or V construction.
2. Buildings, or portions of buildings, classified as a Group H-1, H-2, H-3 or H-5 occupancy.
3. Fire-resistance rating substitution in accordance with Table 601, Note d.



	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Maximum	Building Height Maximum ³		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit ⁽⁴⁾	Front Yard Minimum Depth (Feet) ⁽⁵⁾	Side Yard Minimum Width (Feet) ⁽⁶⁾	Rear Yard Minimum Depth (Feet)	Rear Yard Occupancy by Accessory Buildings (Percent)
						Stories	Feet					
2F-4000 (2)												
1 or 2 Family Detached	4,000 for 1 or 2 units	N/A	40	40	0.8	2-1/2	35	750	10	7	40	25
Other Use	4,000	N/A	40	40	0.8	2-1/2	35	none	15	7	40	20

117 COLERIDGE ST. E. BOSTON

ZONING INFORMATION

Project number Project Number

Date Issue Date

Drawn by Author

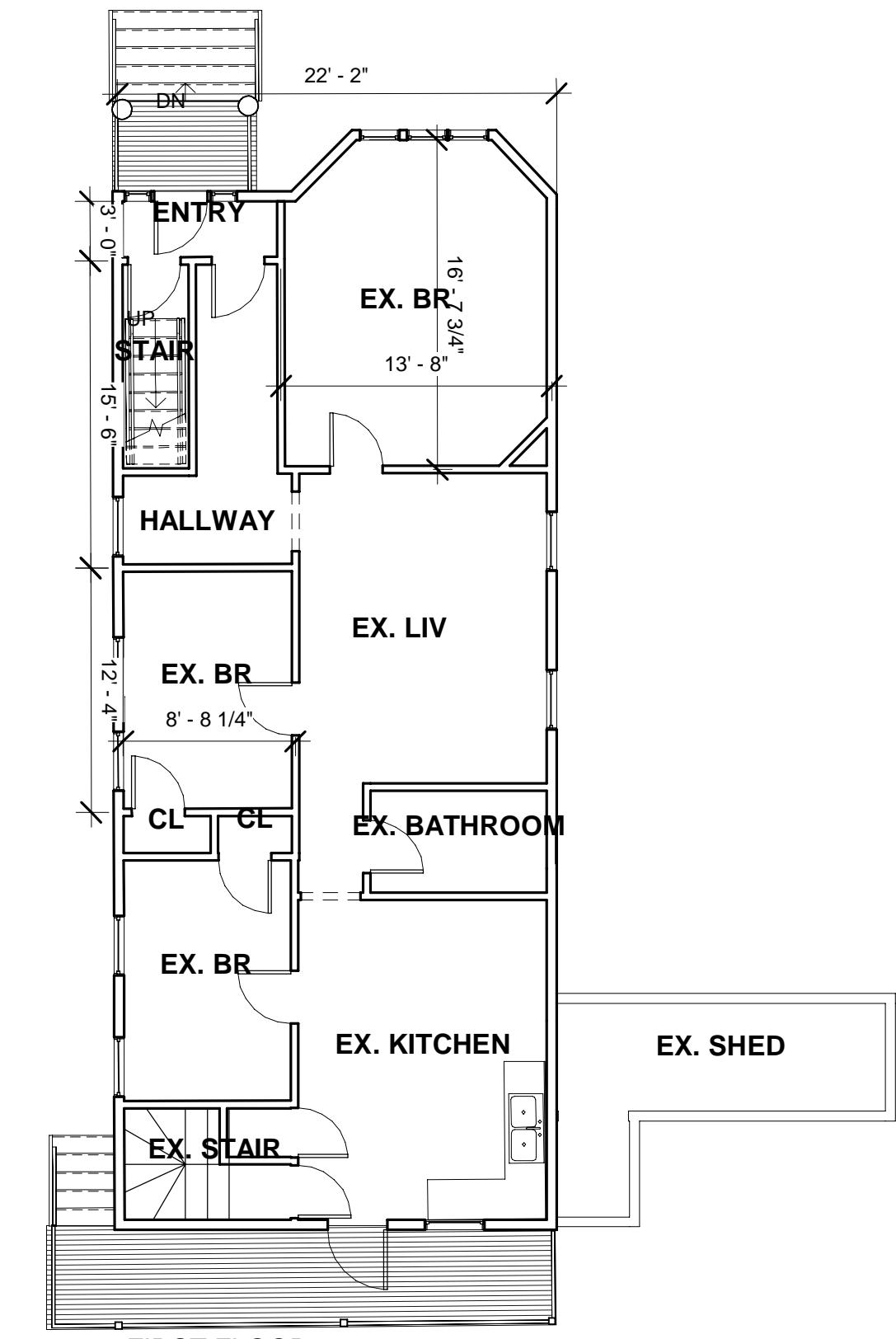
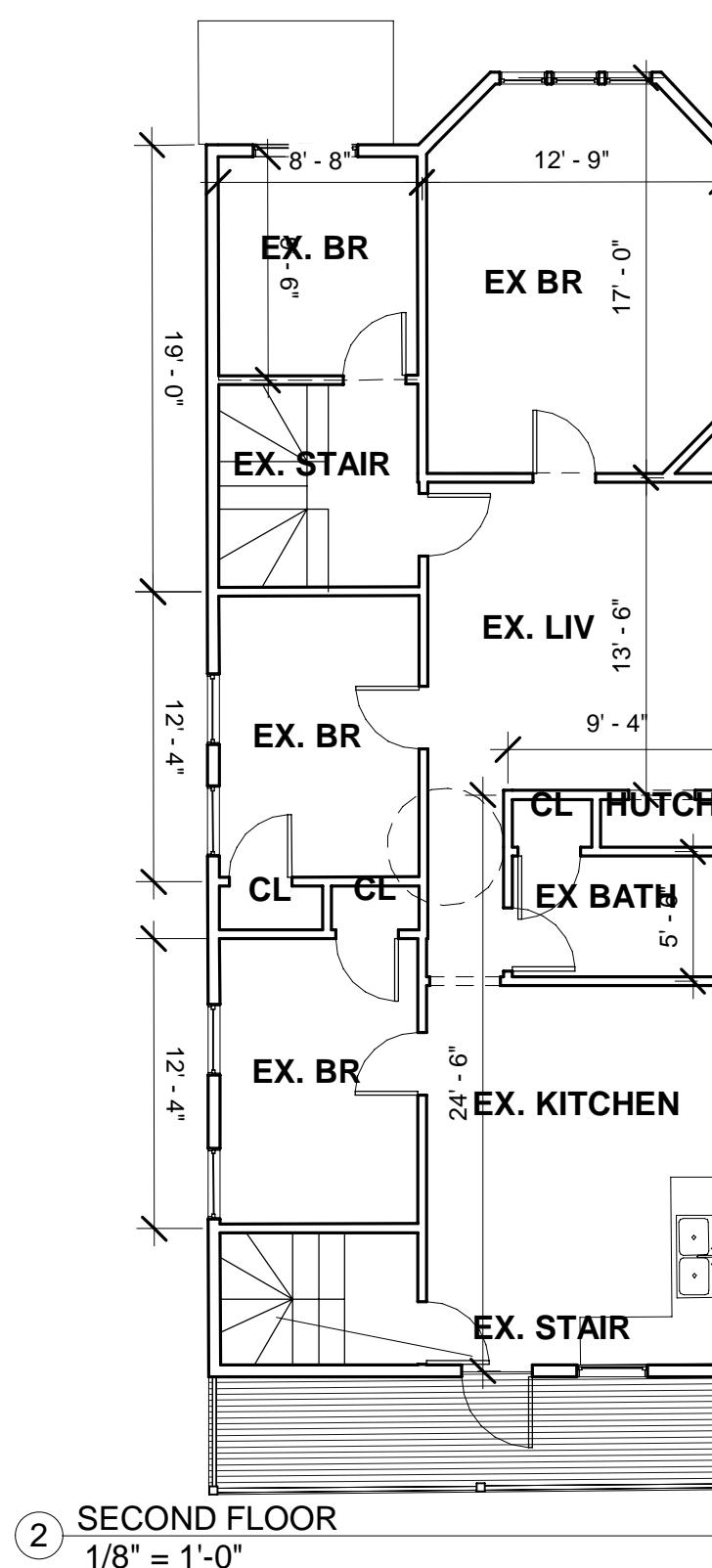
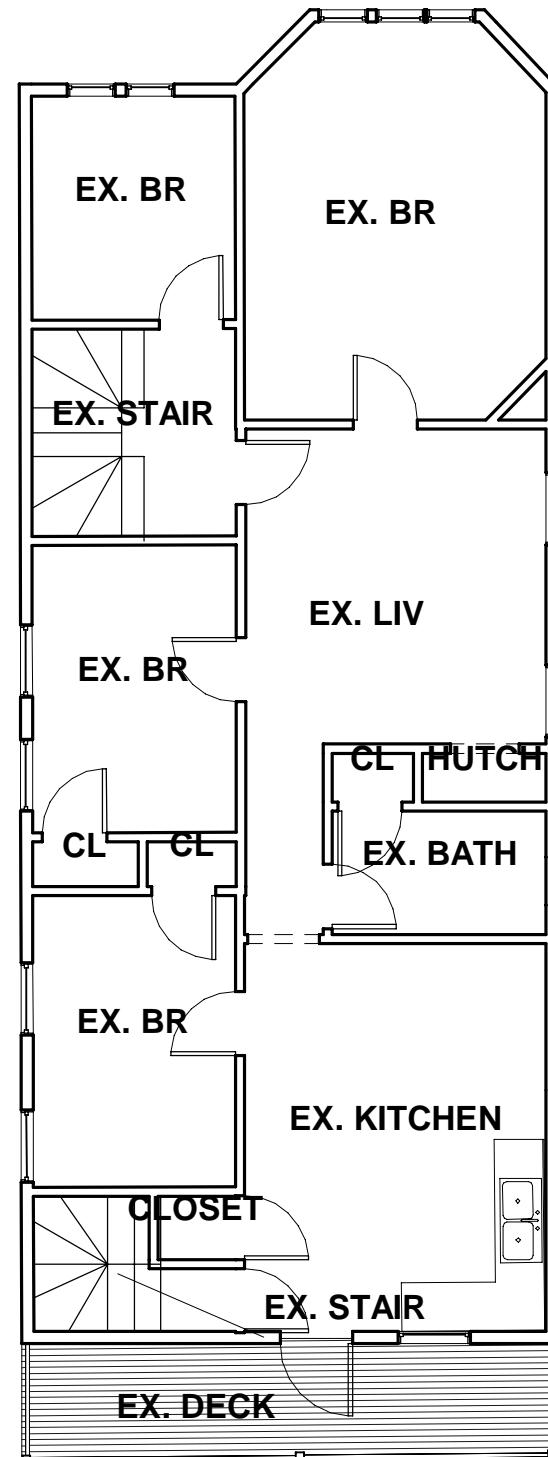
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Scale

01



8/27/2020 7:03:37 AM



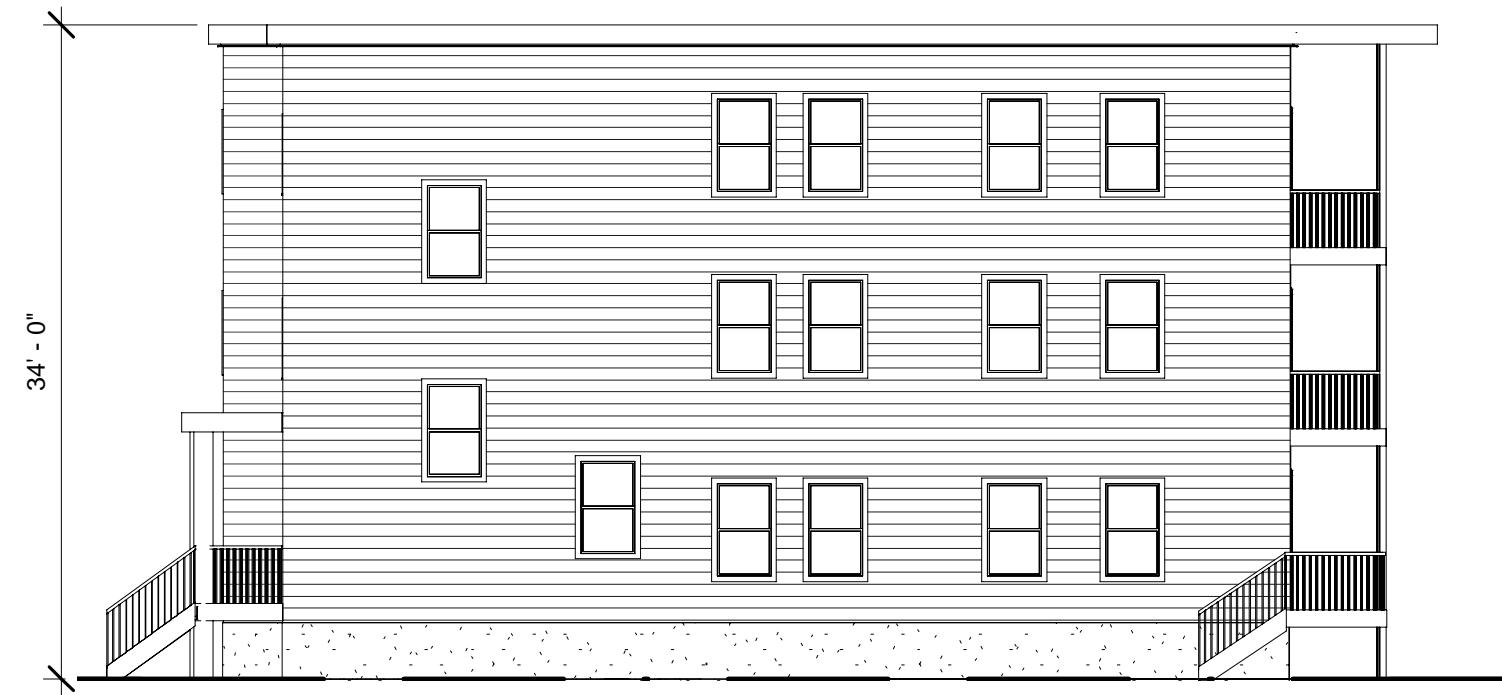
EXISTING CONDITION PLANS
117 COLERIDGE ST. E. BOSTON

EXISTING PLANS

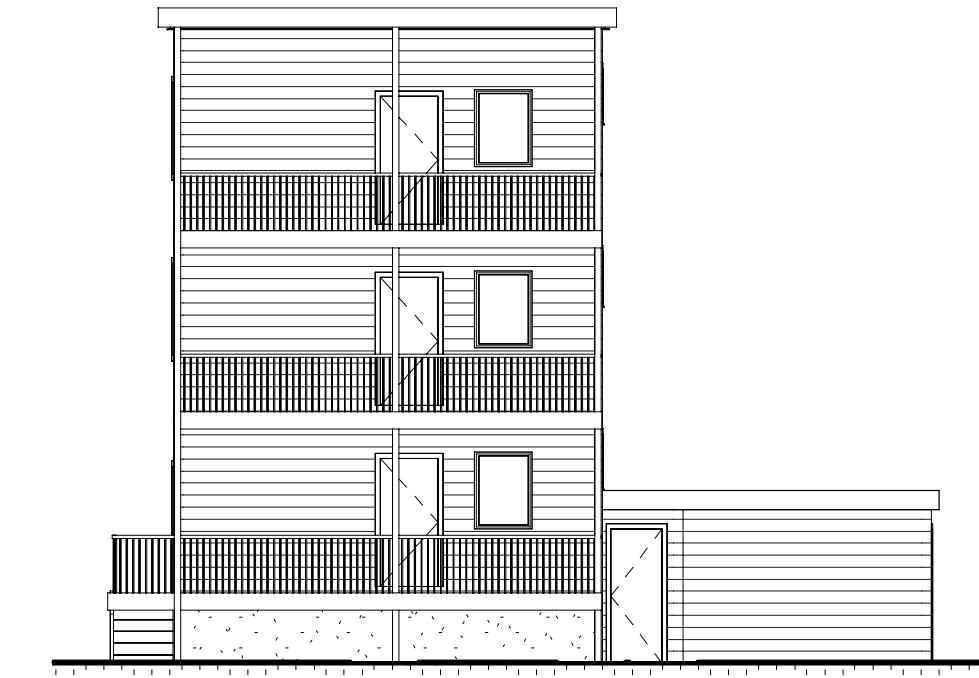
Project number	Project Number	03
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	

Scale 1/8" = 1'-0"

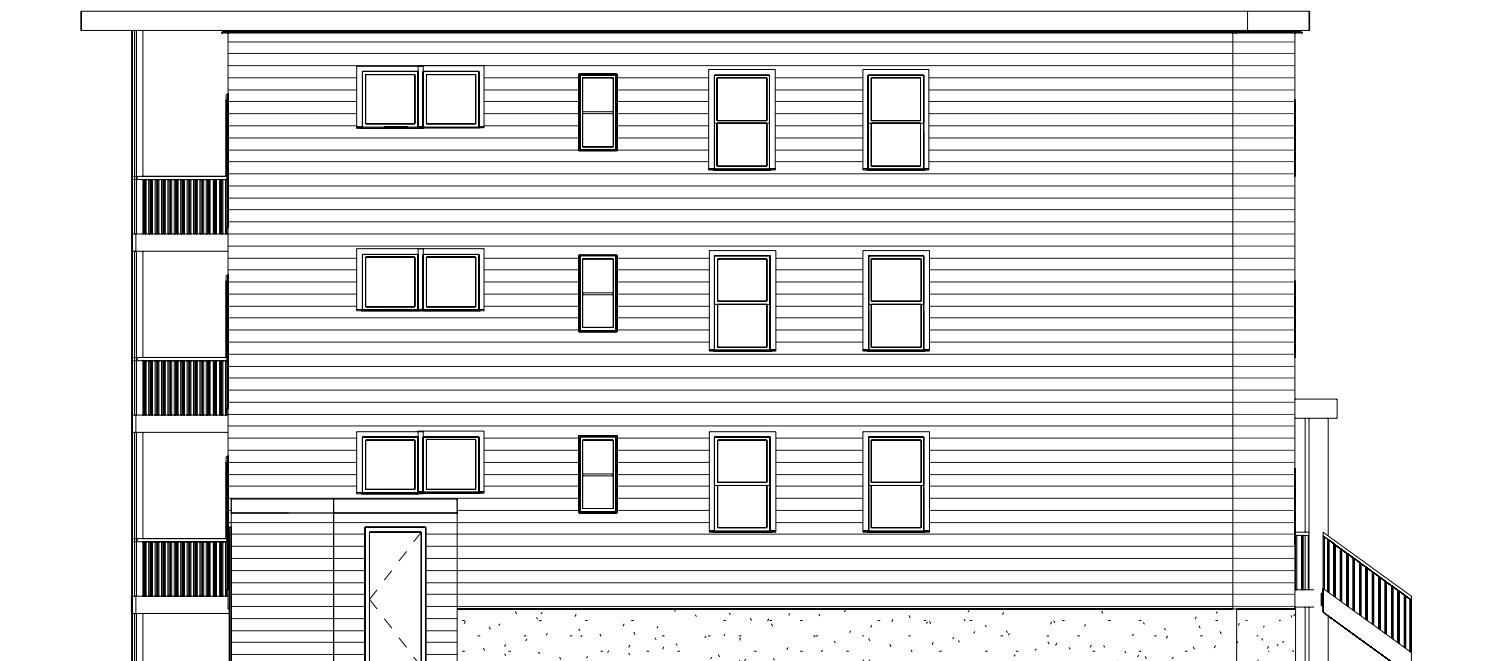




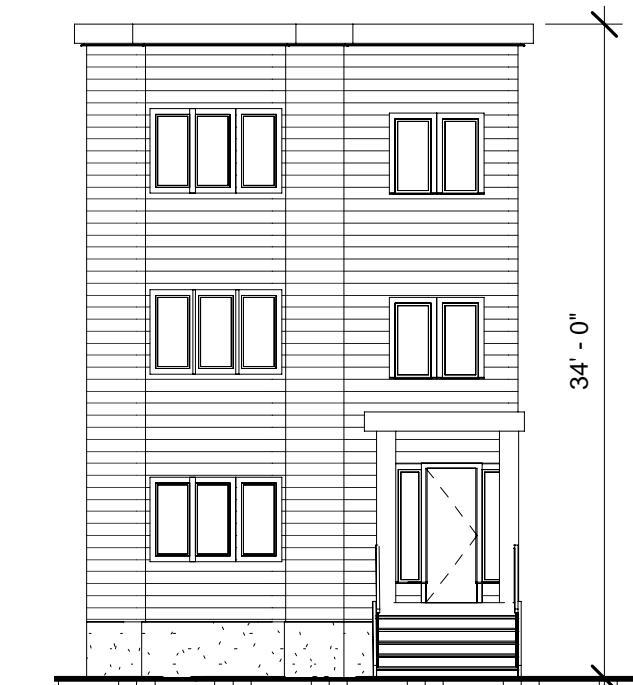
② SIDE ELEVATION (WEST)
1" = 10'-0"



④ REAR ELEVATION (SOUTH)
1" = 10'-0"



① SIDE ELEVATION (EAST)
1" = 10'-0"



③ FRONT ELEVATION (NORTH)
1" = 10'-0"

EXISTING CONDITION ELEVATIONS
117 COLERIDGE ST. E. BOSTON

EXISTING ELEVATIONS

Project number	Project Number	04
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	

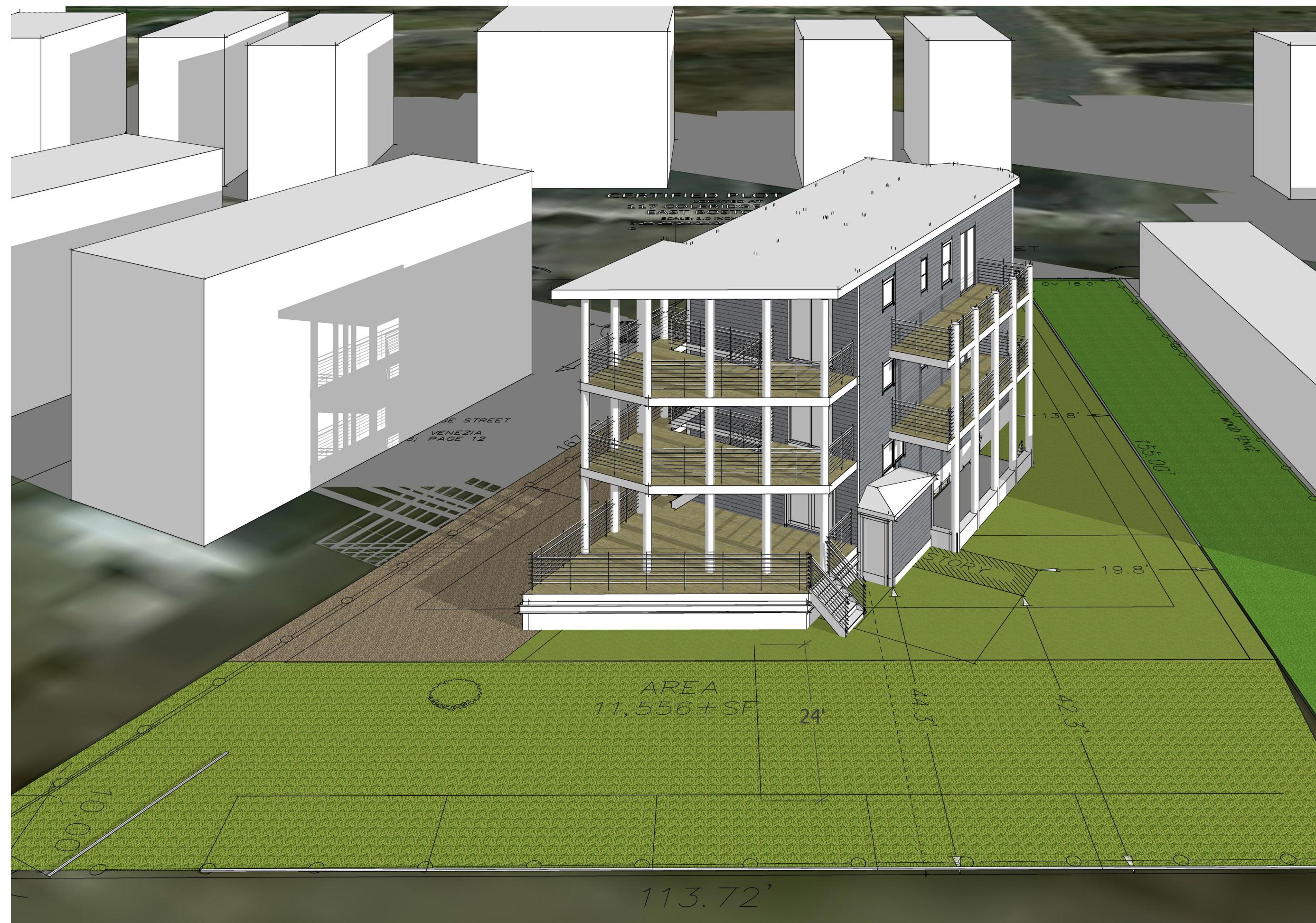




AERIAL VIEW OF EXISTING BUILDING



STREET VIEW OF EXISTING BUILDING



RENOVATION OF EXISTING FINISHED BASEMENT & DECK EXPANSION



DAVID CHOI ARCHITECT

117 COLERIDGE
STREET EAST
BOSTON MA

COVERSHEET

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
	0
Scale	

0



DAVID CHOI ARCHITECT

RENOVATION OF EXISTING FINISHED BASEMENT & DECK EXPANSION

117 COLERIDGE
STREET EAST
BOSTON MA

FLOOR PLANS

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A101

3/16" = 1'-0"

This architectural floor plan illustrates the layout of a house with several rooms and proposed changes. The rooms are labeled as follows:

- EX. BR (Bedroom)
- EX. STAIR (Staircase)
- EX. LIV (Living Room)
- EX. BR (Bedroom)
- CL (Closet)
- HUTCH (Hutch)
- EX. BATH (Bathroom)
- EX. BR (Bedroom)
- EX. KITCHEN (Kitchen)
- REMOVE STAIR (Indicated by dashed lines and arrows)
- NEW DECK (Indicated by dashed lines and arrows)

The plan shows a central staircase area with an external staircase. The kitchen is equipped with a double sink. A new deck is proposed to be added to the rear of the house, and a removal of an internal staircase is indicated. The exterior walls are shown with hatching, and the interior rooms are outlined with thick lines.

This architectural floor plan illustrates the layout of a house with various exterior rooms and a deck. The plan includes the following dimensions and room labels:

- EX. BR**: 8' - 8" wide by 9' - 6" deep.
- EX. STAIR**: Located between the first and second exterior bedrooms.
- EX. BR**: 12' - 4" wide by 12' - 4" deep.
- EX. BR**: 12' - 4" wide by 12' - 4" deep.
- EX. BR**: 17' - 0" wide by 9' - 6" deep.
- EX. LIV**: 13' - 6" wide by 9' - 4" deep.
- CL**: 5' - 6" wide by 5' - 6" deep.
- HUTCH**: 5' - 6" wide by 5' - 6" deep.
- EX BATH**: 5' - 6" wide by 5' - 6" deep.
- EX. KITCHEN**: 24' - 6" wide by 9' - 4" deep.
- REMOVE STAIR**: A note indicating the removal of a staircase.
- DN**: A note indicating a down staircase.
- NEW DECK**: A new deck area located at the bottom right.

Vertical dimensions on the left side of the plan are 19' - 0", 12' - 4", and 12' - 4". Horizontal dimensions include 8' - 8", 9' - 6", 17' - 0", 13' - 6", 9' - 4", 5' - 6", 24' - 6", and 5' - 6".

This architectural floor plan illustrates the layout of a house, showing the main level and an upper level with proposed changes.

Upper Level (Left):

- ENTRY:** Located at the top left, with dimensions of 3' - 0" wide by 15' - 6" deep.
- STAIR:** An external staircase leading up to the entry, with "UP" and "DN" arrows indicating the direction of the stairs.
- HALLWAY:** A central hallway connecting the entry and the bedrooms.
- EX. BR:** Two exterior bedrooms, one above the other, with a total depth of 16' - 7 3/4".
- CL:** Two walk-in closets located in the hallway between the bedrooms.
- EX. BATHROOM:** An exterior bathroom located between the two exterior bedrooms.
- EX. KITCHEN:** An exterior kitchen featuring a sink and a range.
- REMOVE STAIR:** A note indicating that the existing interior staircase should be removed.
- UP:** An arrow pointing up to the new deck area.

Main Level (Right):

- EX. LIV:** An exterior living room with a depth of 13' - 8".
- EX. BR:** An exterior bedroom with a depth of 8' - 8 1/4".
- EX. BATHROOM:** An exterior bathroom.
- EX. KITCHEN:** An exterior kitchen.
- NEW DECK:** A proposed deck area located on the right side of the main level, extending from the exterior bathroom towards the rear of the house.
- DN:** An arrow pointing down to the new deck area.

Overall dimensions for the main level are 22' - 2" wide by 16' - 7 3/4" deep. The main level also includes a central entrance and a hallway connecting the various rooms.

This architectural floor plan illustrates the layout of a house, featuring a common basement and a ground floor. The plan includes the following rooms and features:

- COMMON BASEMENT:** Located at the top of the plan, featuring a vertical stack of stairs labeled "UP" and "DOWN".
- BATH:** A small room containing a bathtub, a toilet, and a sink.
- BR:** Two bedrooms, one on the left and one on the right, each with a closet labeled "CL".
- EGRESS:** Three egress windows are located on the left side of the plan.
- OPEN LIVING EIK:** A large, open-plan living and kitchen area.
- PATIO:** An outdoor area accessible from the right side of the living room.
- BEDROOM:** A large bedroom located on the left side of the ground floor.
- CLOSET:** A closet located near the entrance to the bedroom.
- EX. STAIR:** An exterior staircase located on the right side, leading up to a platform labeled "UP".

The plan also shows a vertical stack of stairs on the right side, labeled "UP" and "DOWN", which likely connects to an upper level or garage. The entire plan is enclosed within a rectangular boundary, with a diagonal line representing a property line in the bottom right corner.

3 THIRD FLOOR
3/16" = 1'-0"

2 SECOND FLOOR
3/16" = 1'-0"

1 FIRST FLOOR
3/16" = 1'-0"

4 BASEMENT LEVEL
3/16" = 1'-0"



DAVID CHOI ARCHITECT

RENOVATION OF EXISTING FINISHED BASEMENT & DECK EXPANSION

117 COLERIDGE
STREET EAST
BOSTON MA

EXTERIOR ELEVATIONS

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A200	
Scale	3/16" = 1'-0"



2 SIDE ELEVATION (WEST)
3/16" = 1'-0"

4 REAR ELEVATION (SOUTH)
3/16" = 1'-0"



1 SIDE ELEVATION (EAST)
3/16" = 1'-0"



3 FRONT ELEVATION (NORTH)
3/16" = 1'-0"

A200

3/16" = 1'-0"