



PROJECT DIRECTORY

OWNER:
Henry Hyde Condominium
c/o Mediate Management Co.
4 Bunker Hill Industrial Park
Charlestown, MA 02129
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ARCHITECT:
Derek Rubinoff, Architect
82 Spring Street
West Roxbury, MA 02132
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CONTRACTOR:

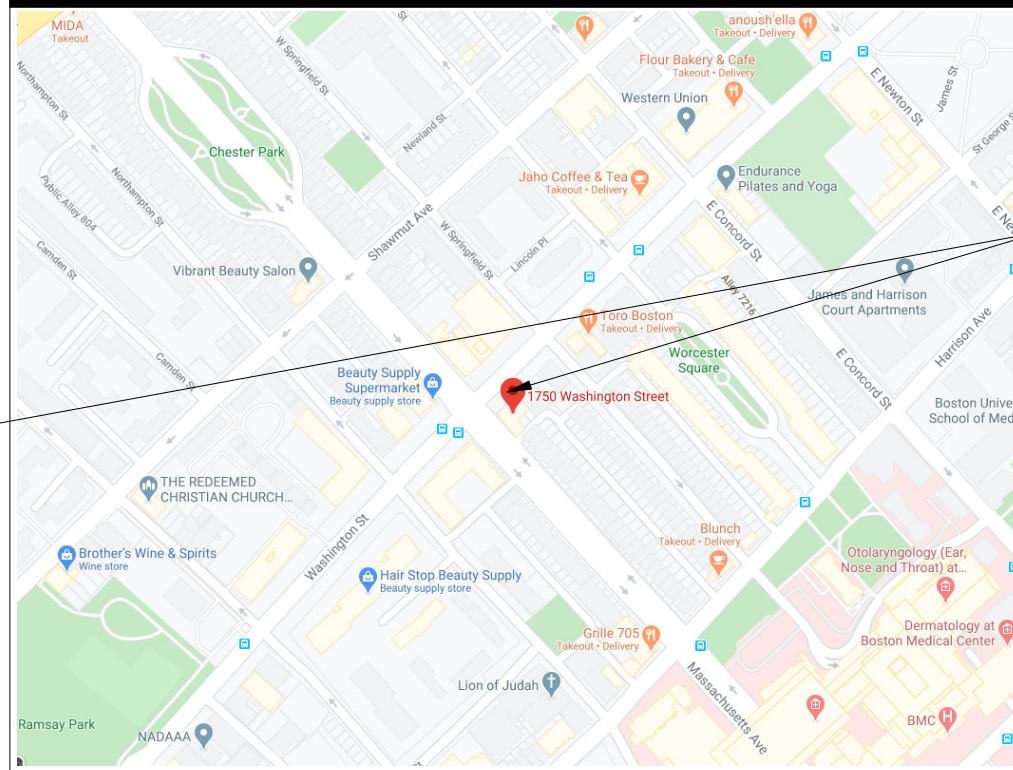
CODE SUMMARY

APPLICABLE CODES BOSTON, MASSACHUSETTS

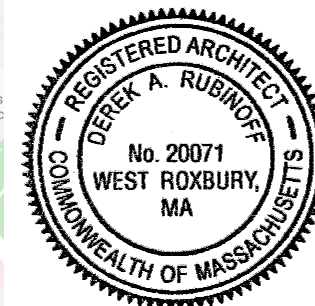
1. BUILDING : 780 CMR 9th EDITION

DESCRIPTION	CODE REFERENCE	REQUIREMENT	PROPOSED
GENERAL			
CONSTRUCTION TYPE		III B	III B

LOCATION MAP



PROJECT SITE



1750 Washington Street Gate Addition

08/27/2020 Approvals Set

1746-1752 Washington Street
Boston, MA 02118

Scope:

The scope of work is limited to adding a black cast iron security gate to the existing recessed entrance of 1750 Washington Street. The building intercom will be relocated to this gate which will have an electric strike.

The existing recessed entry way is unfortunately close to "methadone mile" and is repeatedly subject to drug use and sexual activity; residents repeatedly find used needles, condoms, and human excrement. Installation of the proposed gate will protect the owners of 1750 Washington Street in that they, and their tenants, will no longer be exposed to or repeatedly have to clean the building's entrance area to remove paraphernalia related to drug use and sexual activity or human excrement. Installation of the proposed gate, and the resulting improvement to the building's entrance, will also confer significant benefit to the public and South End community by removing unsightly and unsafe conditions created by members of the public over which the building owners have no control.

The intention of the design is to be contextually appropriate with other gates in the South End.
No demolition scope is proposed
No other work is proposed.

Sheet List

Sheet Number	Sheet Name	Current Revision	Current Revision Date
A0.0	Cover		
A0.1	Reference Plan & Zoning Summary		
A0.2	Existing Photos		
A0.3	Existing South End Fences		
A0.4	Existing South End Fences Cont.		
A1.0	Demolition Plan		
A2.0	Proposed Plan		
A3.0	Proposed Elevation & Views		
A3.1	Enlarged Elevation & Section		
A4.0	Perspective Render		

EXISTING ENTRY

DEREK RUBINOFF ARCHITECT

101 Luell Street, West Roxbury, MA 02132-3135 617-504-2599 drubinoff@derek Rubinoff.com

Cover

1750 Washington Street Gate Addition
1746-1752 Washington St.
Boston, MA 02118

JOB #: 1550
SCALE: 1/4" = 1'-0"
DATE: 08/27/2020
DWN BY: VD
CROSS REF:

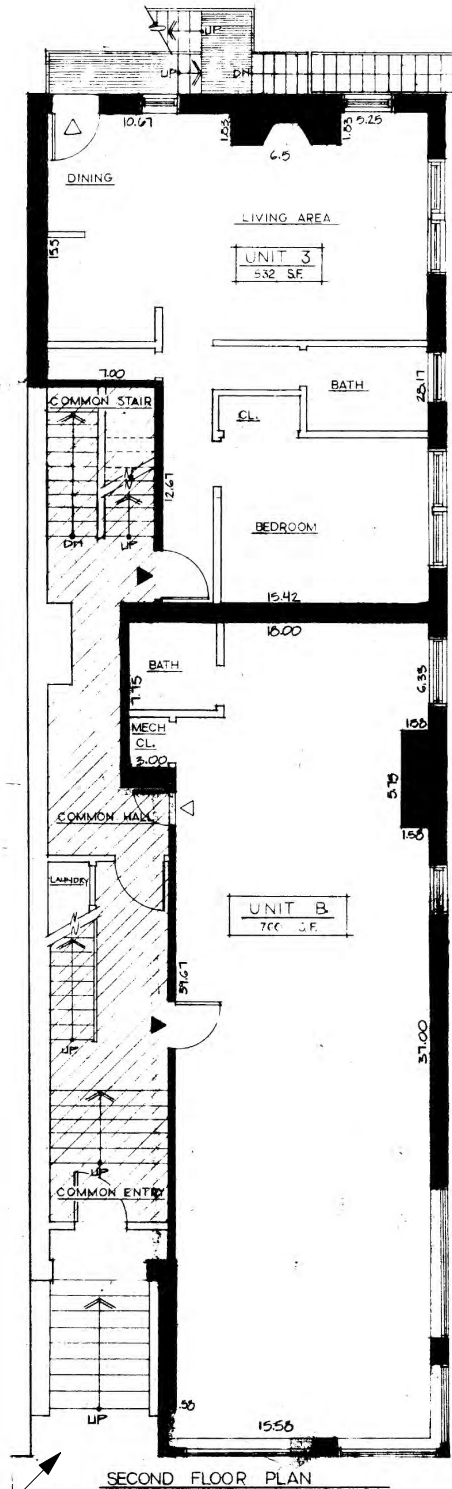
A0.0

ZONING SUMMARY

Zoning District: South End Neighborhood (Article 64)
 Sub District: MFR (Multifamily Residential)
 Overlay: Groundwater Conservation; Parking Freeze Zone
 Historic District: South End Landmark District
 Parking Freeze Zone: Boston Proper Zone
 Map: 1P
 Year Built: 1899.

DESCRIPTION	CODE REFERENCE	REQUIRED/ALLOWED	EXISTING	PROPOSED
GENERAL				
USE	§64 TABLE A	RESIDENTIAL USES: MULTIFAMILY ROW HOUSE ALLOWED	9 APARTMENT UNITS OVER 3 COMMERCIAL UNITS	NO CHANGE
LOT AREA	§64 TABLE D	PARCEL 0400400000	LOT SIZE: 1,260 SF (18' x 70')	NO CHANGE
LOT AREA MIN. FOR DWELLING UNIT	§64 TABLE D	NONE	N/A	N/A
LOT WIDTH MIN.	§64 TABLE D	NONE	N/A	N/A
ADDITIONAL LOT AREA FOR DWELLING UNIT	§64 TABLE D	NONE	18'	NO CHANGE
LOT FRONTAGE MIN.	§64 TABLE D	NONE	18'	NO CHANGE
FAR MAX.	§64 TABLE D	2.0	UNIT 1 = 1,112 SF UNIT 2 = 545 SF UNIT 3 = 545 SF UNIT 4 = 613 SF BUILDING TOTAL = 2,815 SF (PER ASSR.) EXISTING FAR = 2.2	NO CHANGE
BUILDING HEIGHT MAX.	§64 TABLE D	70'	~48'	NO CHANGE
NUMBER OF STOREYS	§64 TABLE D	NO LIMIT	4	NO CHANGE
USABLE OPEN SPACE MIN. PER UNIT	§64 TABLE D	200 SF PER DWELLING UNIT	90 SF (EXT'G UNIT 4 ROOF DECK)	NO CHANGE
FRONT YARD MIN. DEPTH	§64 TABLE D	CONFORM WITH EXISTING BUILDING ALIGNMENT	CONFORMS	NO CHANGE
SIDE YARD MIN. WIDTH	§64 TABLE D	NONE	NONE	NO CHANGE
REAR YARD MIN. DEPTH	§64 TABLE D	20'	>20'	NO CHANGE
REAR YARD MAX OCC BY ACCESSORY	§64 TABLE D	25%	N/A	NO CHANGE
PARKING	§64 TABLE H	0.7 SPACES PER DWELLING UNIT	NONE PROVIDED	NO CHANGE
ROOF DECK STRUCTURES	§64-34	MUST GET BOA CONDITIONAL USE IF ALTERS THE PROFILE AND/OR CONFIGURATION OF THE ROOF OR MANSARD. <ul style="list-style-type: none"> MUST BE ON A ROOF WITH < 5 DEG. SLOPE. DECK MUST BE < 12" ABOVE HIGHEST POINT ON ROOF. TOTAL HEIGHT OF BUILDING INCLUDING DECK MUST BE ≤ MAX ALLOWABLE BUILDING HEIGHT. ACCESS BY BULKHEAD OR ROOF HATCH MUST BE ≤ 30" ABOVE DECK. SUCH DECK AND ANY APPURTENANT HAND RAIL, BALUSTRADE, HATCH, OR BULKHEAD IS SET BACK AT LEAST 5' FROM FRONT AND REAR ROOF EDGE. ROOF DECKS INCLUDING DECKING AND RAILING SHOULD NOT BE VISIBLE FROM ANY PUBLIC WAY. PARTIAL VISIBILITY OF THE RAILING MAY BE ALLOWED ON A CASE-BY-CASE BASIS. ANY VISIBLE RAILINGS MUST BE BLACK METAL. ANY SKYLIGHT FRAMING SHOULD BE DARK AND NON REFLECTIVE.	DOES NOT ALTER THE ROOF OR MANSARD PROFILE.	NO CHANGE/NOT APPLICABLE

SOUTH END LANDMARKS DISTRICT CRITERIA I.(F)



MASSACHUSETTS AVE.

SECOND FLOOR PLAN

LOCATION OF PROPOSED GATE
 REFERENCE PLAN

WASHINGTON ST.

DEREK RUBINOFF ARCHITECT

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Reference Plan & Zoning Summary

1750 Washington Street Gate Addition
 1746-1752 Washington St.
 Boston, MA 02118

JOB #:	1550
SCALE:	1/2" = 1'-0"
DATE:	08/27/2020
DWN BY:	ABN
CROSS REF:	

A0.1



EXISTING
ENTRY
DOOR

EXISTING CONCRETE STEPS

CORNER

EXISTING
ENTRANCE

EXISTING
INTERCOM




DEREK RUBINOFF ARCHITECT

101 Luell Street, West Roxbury, MA 02132-3135 617-504-2599 drubino@derekubino.com

Existing Photos

1750 Washington Street Gate Addition
1746-1752 Washington St.
Boston, MA 02118

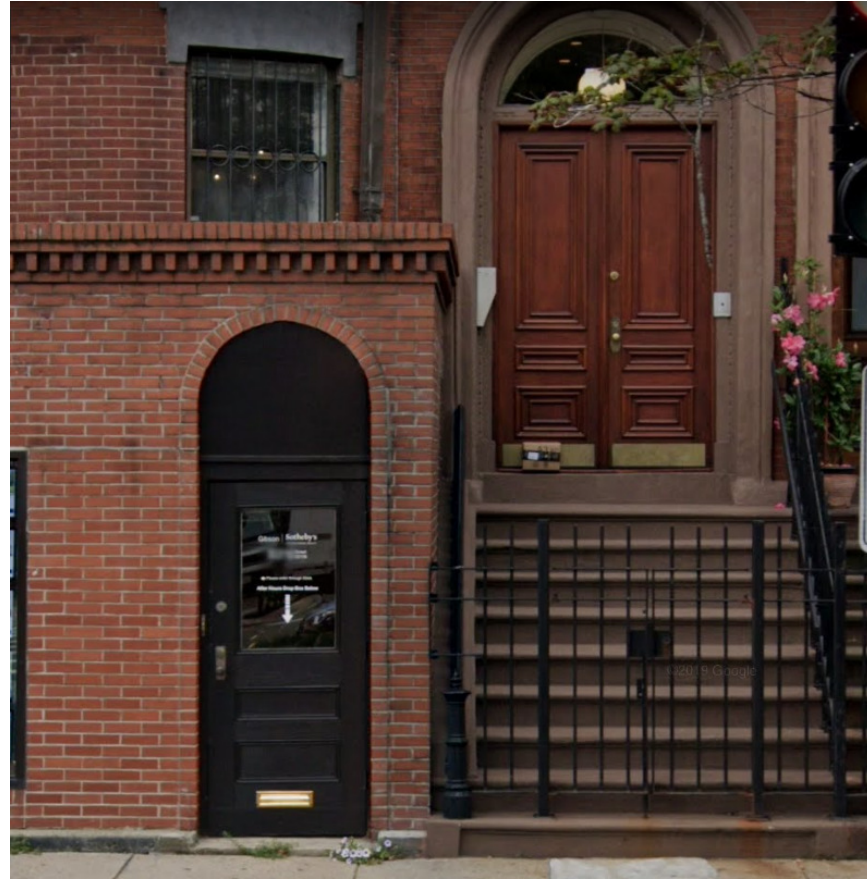
JOB #:	1550
SCALE:	
DATE:	08/27/2020
DWN BY:	ABN
CROSS REF:	

A0.2

546 Tremont St.



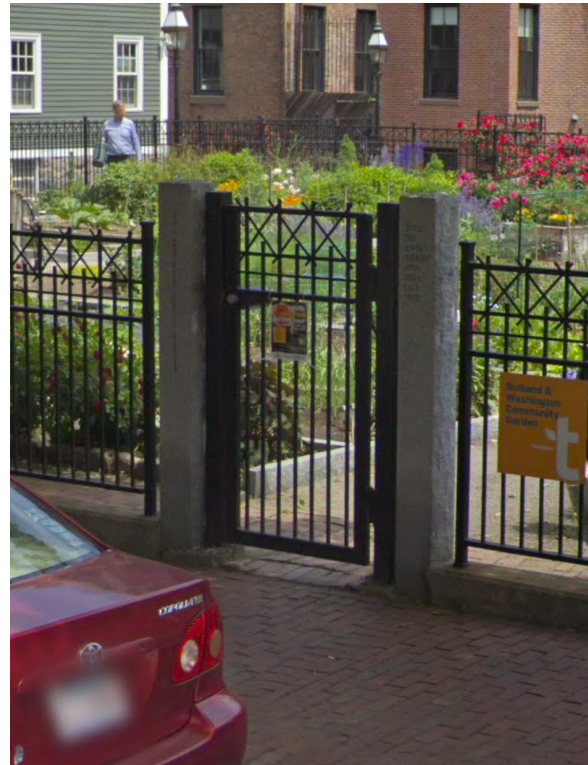
558 Tremont St.



589 Tremont St.



599 Tremont St.



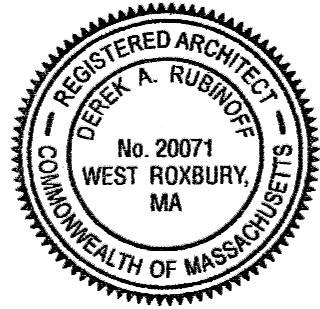
Community Garden, 2 Rutland St. (Approx.)



Community Garden, 1565 Washington St. (Approx.)



621 Tremont St.



DEREK RUBINOFF ARCHITECT

101 Luell Street, West Roxbury, MA 02132-3135 617-504-2599 drubino@derekubino.com

Existing South End Fences

1750 Washington Street Gate Addition
1746-1752 Washington St.
Boston, MA 02118

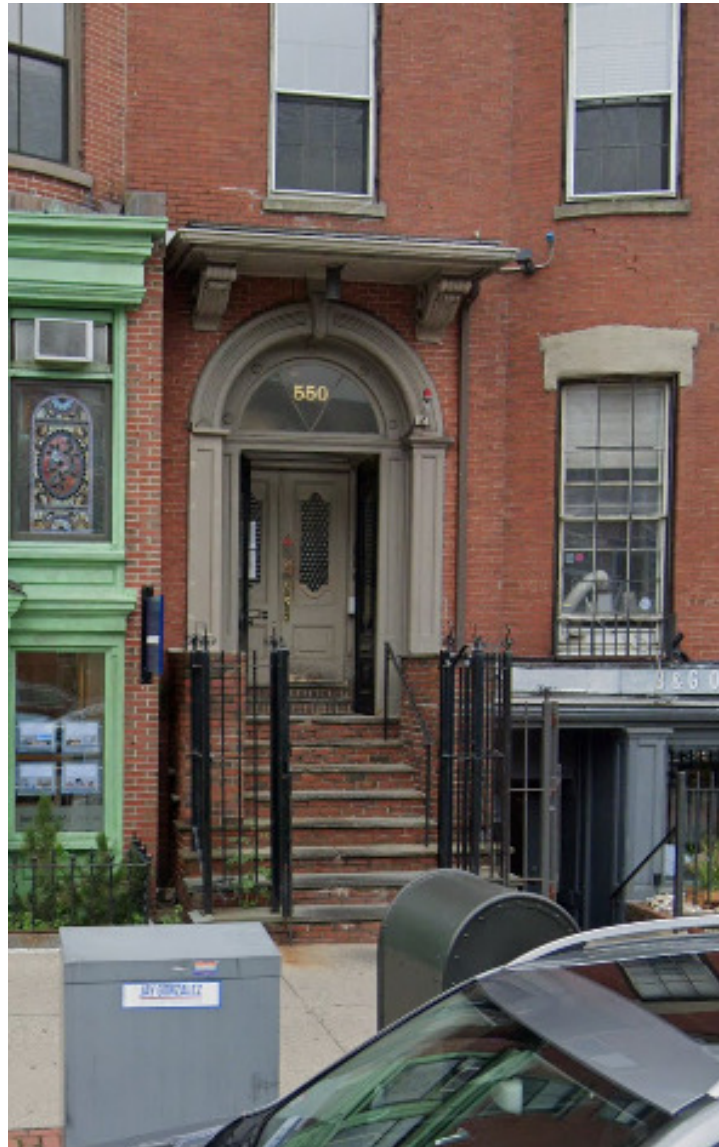
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DATE:	08/27/2020
DWN BY:	Author
CROSS REF:	

A0.3

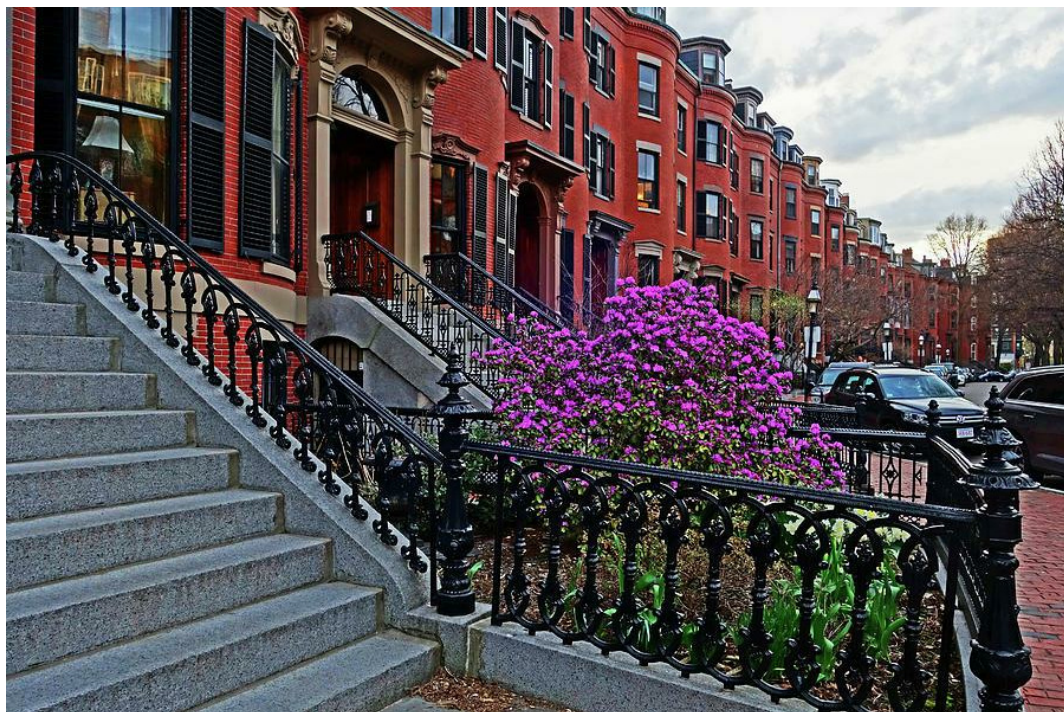
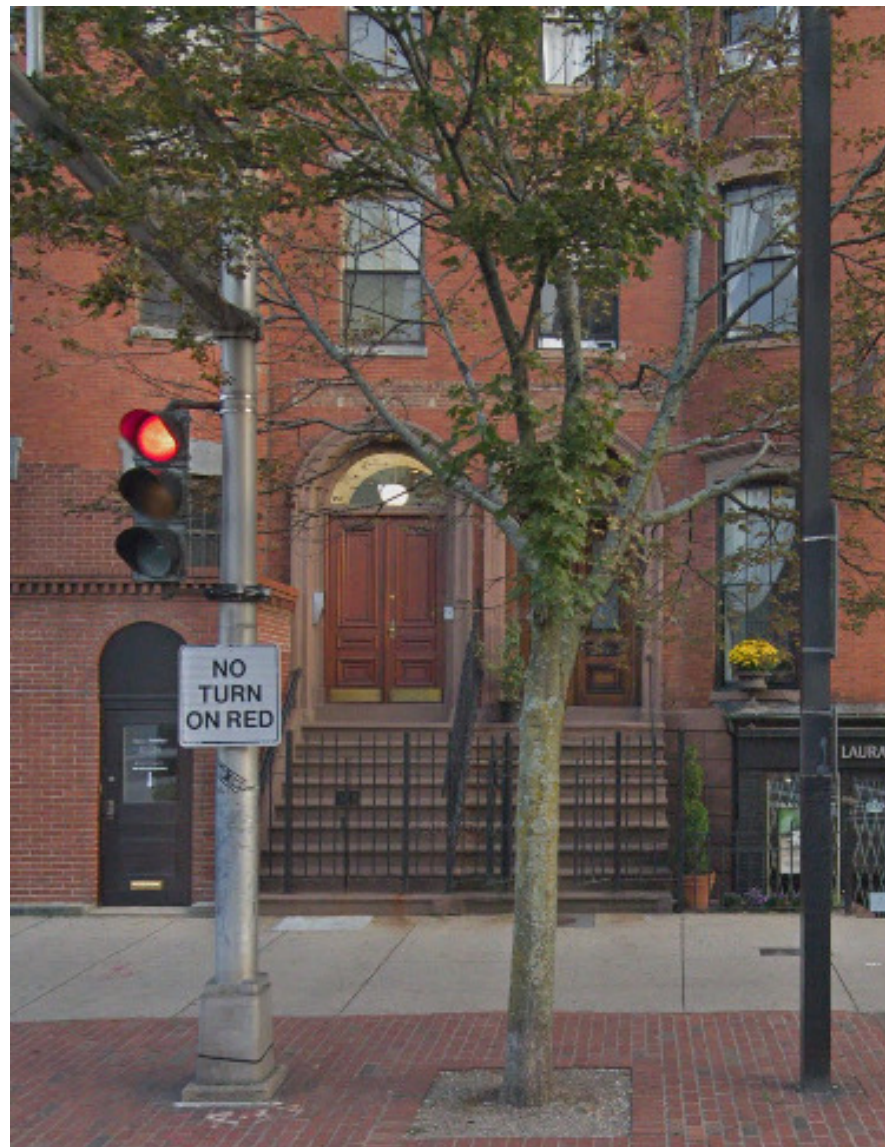
881 Harrison Ave.



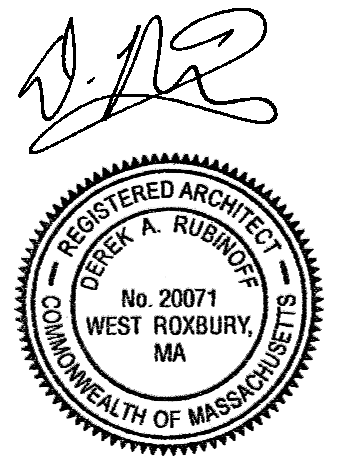
550 Tremont St.



558 Tremont St.



8 Union Park



DEREK RUBINOFF ARCHITECT
101 Luell Street, West Roxbury, MA 02132-3135 617-504-2599 drubino@derekubino.com

Existing South End Fences Cont.

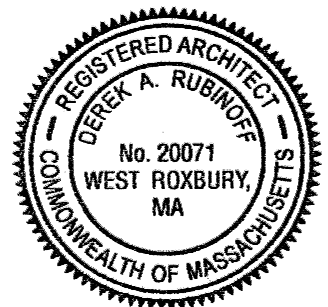
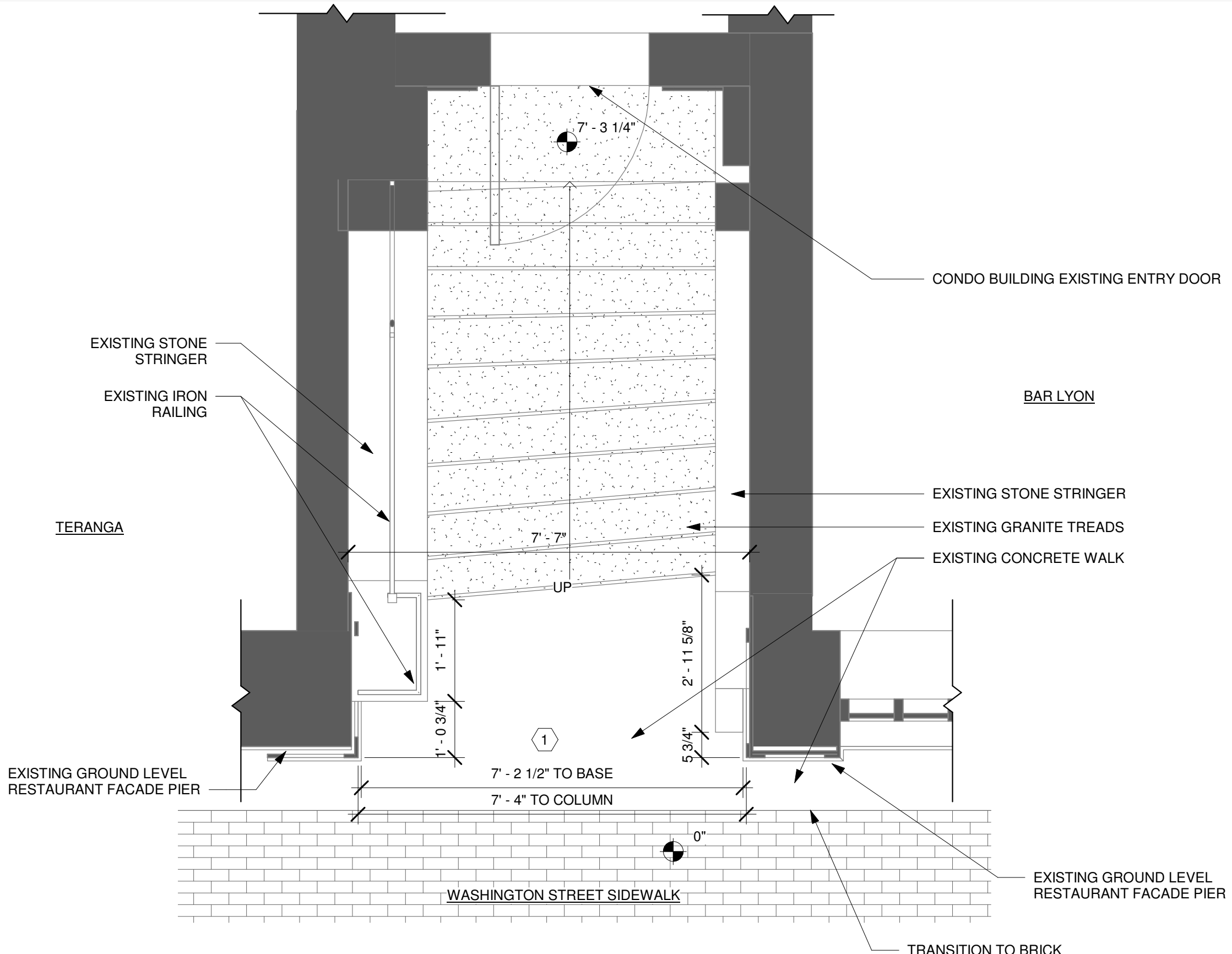
1750 Washington Street Gate Addition
1746-1752 Washington St.
Boston, MA 02118

JOB #: 1550
SCALE:
DATE: 08/27/2020
DWN BY: Author
CROSS REF:

A0.4

DEMOLITION NOTES

1 DEMOLISH CONCRETE AS NECESSARY TO INSTALL AND ANCHOR GATE



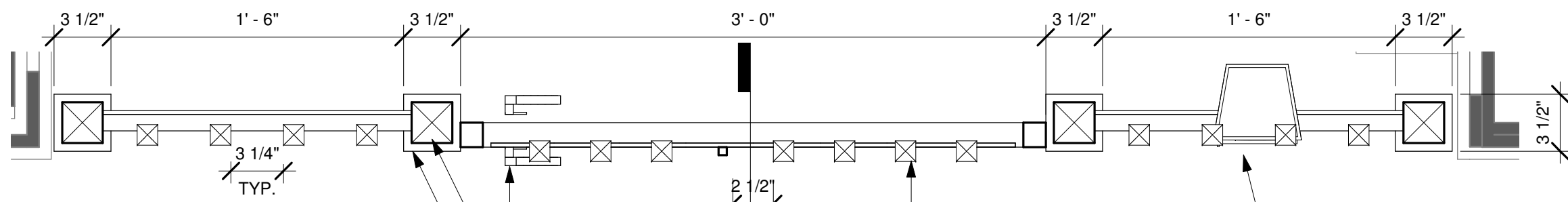
[Handwritten Signature]

PLAN LEGEND

	EXISTING PARTITION
	DEMO PARTITION
	NEW PARTITION

1 Existing Plan at Grade
1/2" = 1'-0"

DEREK RUBINOFF ARCHITECT <small>101 Lussell Street, West Roxbury, MA 02132-3135 617-504-2599 drubloff@derekubloff.com</small>	Demolition Plan 1750 Washington Street Gate Addition 1746-1752 Washington St. Boston, MA 02118		JOB #: 1550 SCALE: As indicated DATE: 08/27/2020 DWN BY: ABN CROSS REF:	<h1>A1.0</h1>
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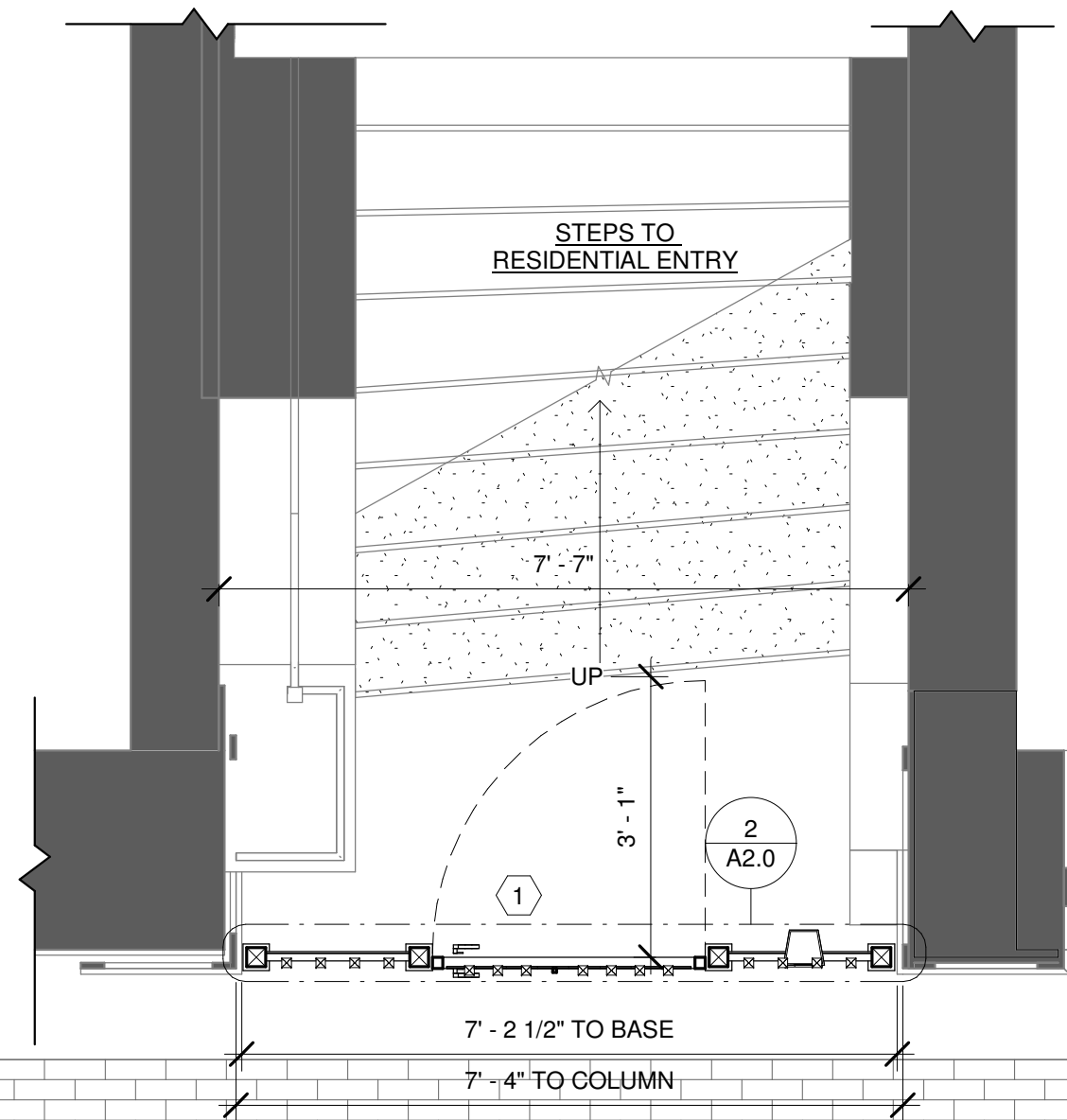
② Enlarged Gate
1 1/2" = 1'-0"

- GATE HANDLE WITH LOCK
- 2 1/2" X 2 1/2" BLACK IRON POST WITH DECORATIVE CAP
- 3 1/2" X 3 1/2" BASE
- 1/2" SQUARE BLACK IRON BALUSTERS WITH 1/4" IRON FLAME FINIALS
- INTERCOM SYSTEM

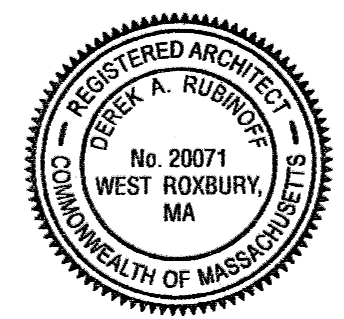
2
A3.1

CONSTRUCTION PLAN KEY NOTES

① TYPICAL: INSTALL GATE PER DETAILS



BAR LYON



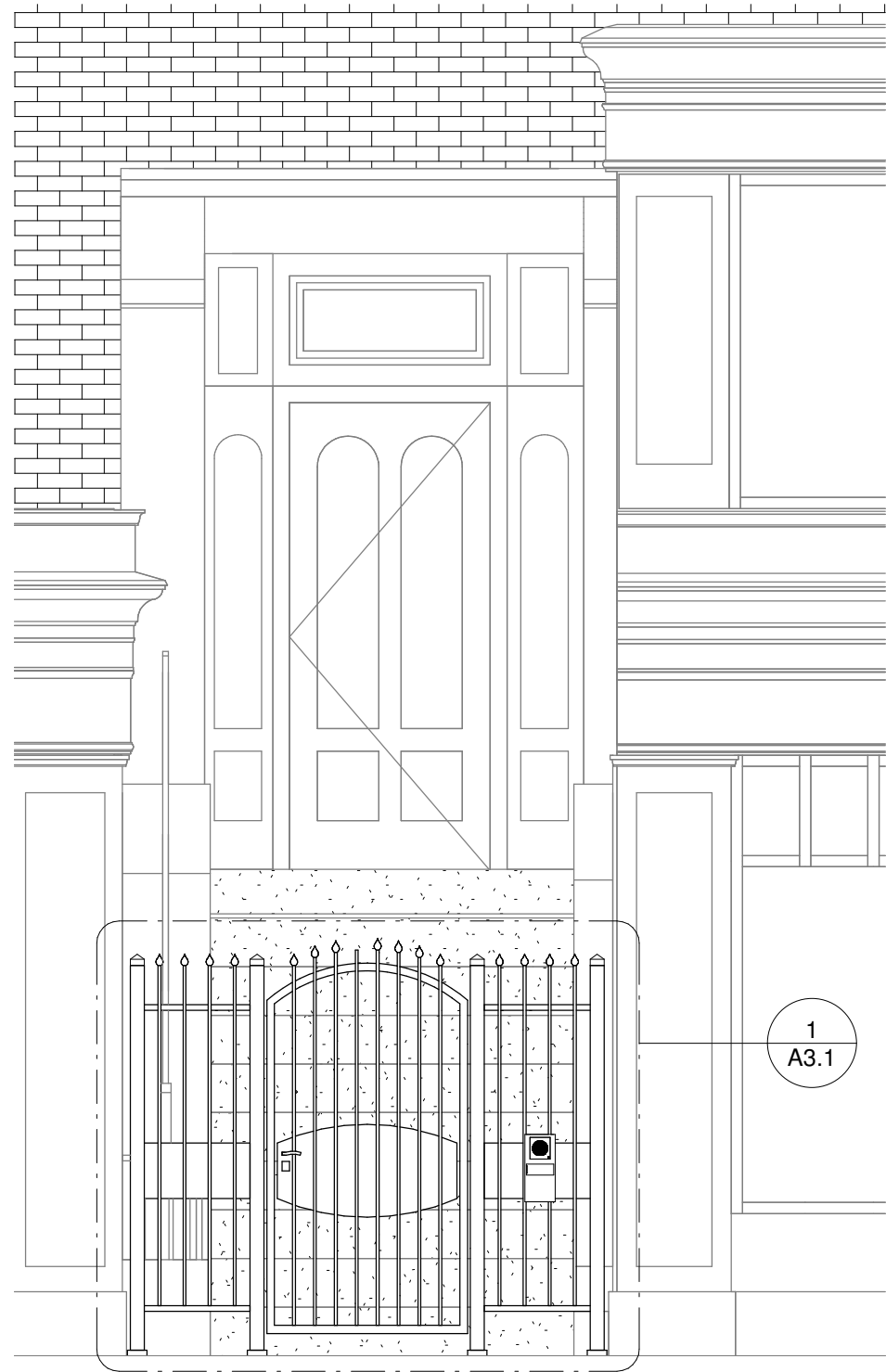
PLAN LEGEND

	EXISTING PARTITION
	DEMO PARTITION
	NEW PARTITION

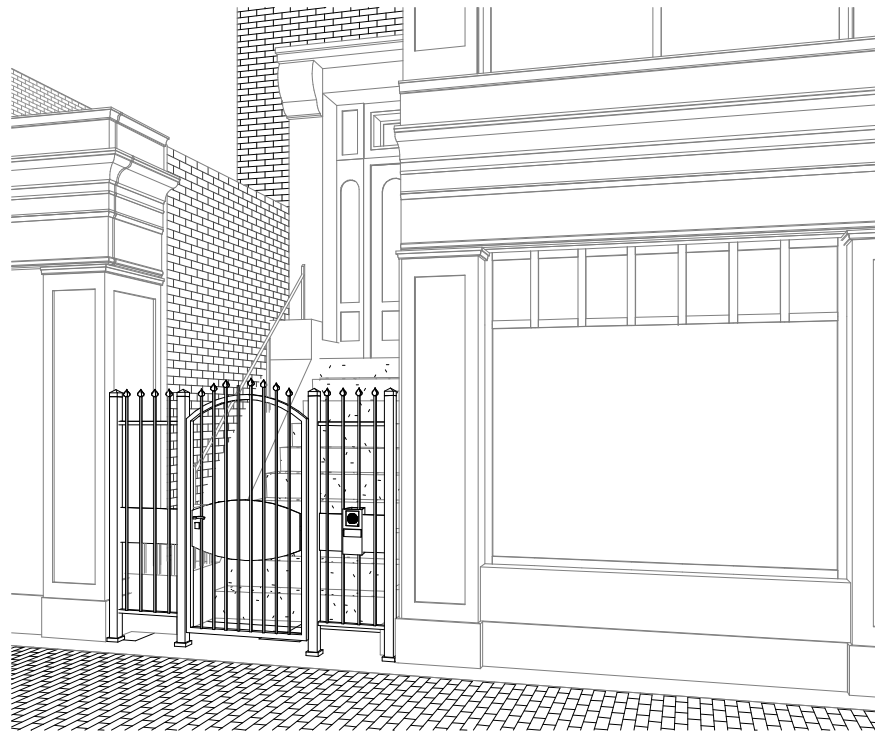
① Ground Floor Proposed
1/2" = 1'-0"

WASHINGTON STREET SIDEWALK

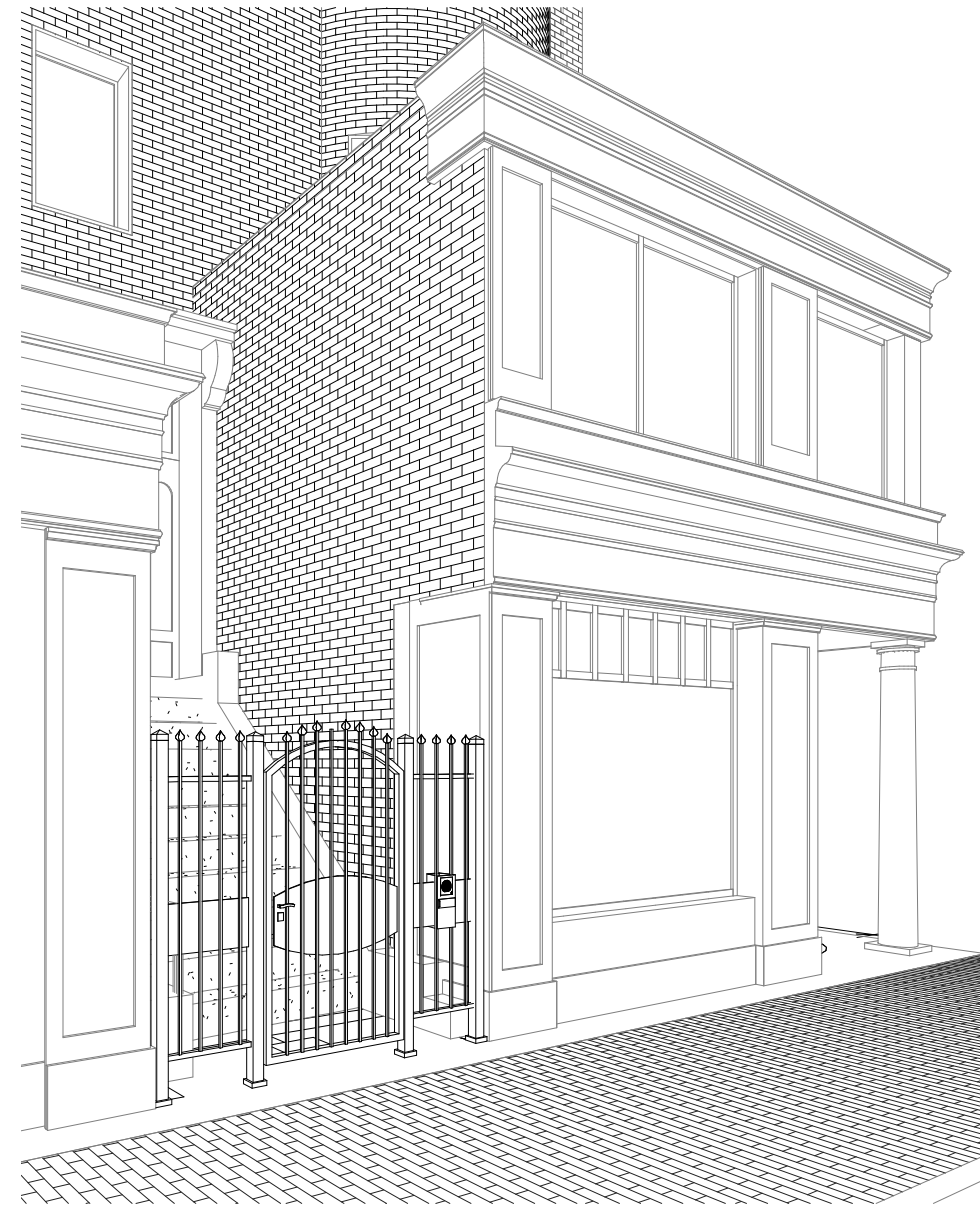
DEREK RUBINOFF ARCHITECT 101 Lussell Street, West Roxbury, MA 02132-3135 617-504-2599 drubinoff@derek Rubinoff.com	Proposed Plan 1750 Washington Street Gate Addition 1746-1752 Washington St. Boston, MA 02118	JOB #: 1550 SCALE: As indicated DATE: 08/27/2020 DWN BY: ABN CROSS REF:	A2.0
	8/27/2020 6:38:28 PM	Z:\Jobs\1750 Washington Street\REVIT\1750 Washington St - Gate - Set.rvt	



1 Washing Street Elevation
3/8" = 1'-0"

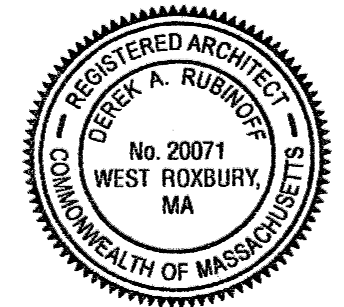


2 Front Perspective 1

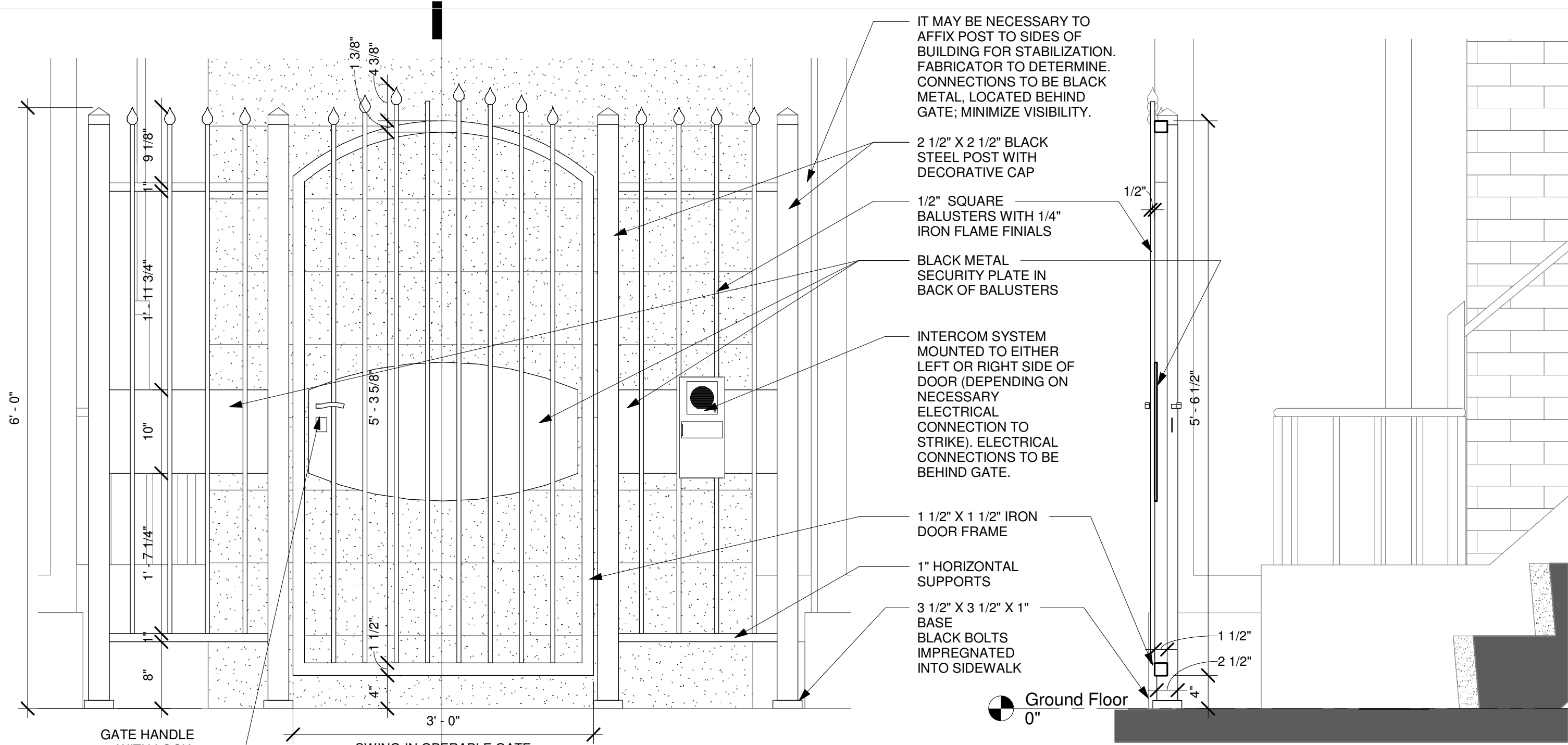


3 Front Perspective 2

D. Rubino



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IT MAY BE NECESSARY TO AFFIX POST TO SIDES OF BUILDING FOR STABILIZATION. FABRICATOR TO DETERMINE. CONNECTIONS TO BE BLACK METAL, LOCATED BEHIND GATE; MINIMIZE VISIBILITY.

2 1/2" X 2 1/2" BLACK STEEL POST WITH DECORATIVE CAP

1/2" SQUARE BALUSTERS WITH 1/4" IRON FLAME FINIALS

BLACK METAL SECURITY PLATE IN BACK OF BALUSTERS

INTERCOM SYSTEM MOUNTED TO EITHER LEFT OR RIGHT SIDE OF DOOR (DEPENDING ON NECESSARY ELECTRICAL CONNECTION TO STRIKE). ELECTRICAL CONNECTIONS TO BE BEHIND GATE.

1 1/2" X 1 1/2" IRON DOOR FRAME

1" HORIZONTAL SUPPORTS

3 1/2" X 3 1/2" X 1" BASE
BLACK BOLTS
IMPREGNATED
INTO SIDEWALK

Ground Floor
0"

1 Proposed Front Elevation - Enlarged
1" = 1'-0"

2
A3.1

2 Section Detail Through Gate
1" = 1'-0"

NOTES:

GATE TO BE FABRICATED FROM CAST AND WROUGHT IRON. PAINT BLACK WITH RUST-RESISTANT PAINT APPROPRIATE FOR A FERROUS SUBSTRATE.

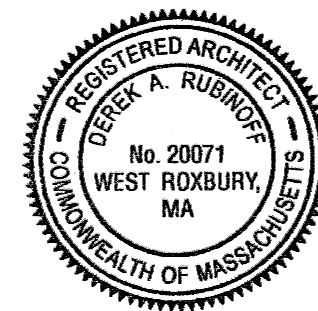
CONNECT IRON MEMBERS WITH WELDS; GRIND SMOOTH.



DEREK RUBINOFF ARCHITECT 101 Luell Street, West Roxbury, MA 02132-3135 617-504-2599 drubino@derekrubinoff.com	Enlarged Elevation & Section 1750 Washington Street Gate Addition 1746-1752 Washington St. Boston, MA 02118		JOB #: 1550 SCALE: 1" = 1'-0" DATE: 08/27/2020 DWN BY: ABN CROSS REF:	A3.1
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PROPOSED FRONT PERSPECTIVE



DEREK RUBINOFF ARCHITECT 101 Lussell Street, West Roxbury, MA 02132-3135 617-504-2599 drubino@derekubino.com	Perspective Render 1750 Washington Street Gate Addition 1746-1752 Washington St. Boston, MA 02118		JOB #: 1550 SCALE: DATE: 08/27/2020 DWN BY: VD CROSS REF:	A4.0
	8/27/2020 6:38:35 PM Z:\Jobs\1750 Washington Street\REVIT\1750 Washington St - Gate - Set.rvt			