



EXISTING ENTRY

## PROJECT DIRECTORY

**OWNER:**  
Henry Hyde Condominium  
c/o Mediate Management Co.  
4 Bunker Hill Industrial Park  
Charlestown, MA 02129  
**CONTACT:** John Sullivan  
**MOBILE:** (617) 821-4731  
**EMAIL:** JohnPatrickSul@gmail.com

**ARCHITECT:**  
Derek Rubinoff, Architect  
82 Spring Street  
West Roxbury, MA 02132  
**CONTACT:** Derek Rubinoff  
**MOBILE:** (617) 504-2599  
**EMAIL:** drubinoff@derekubinoff.com

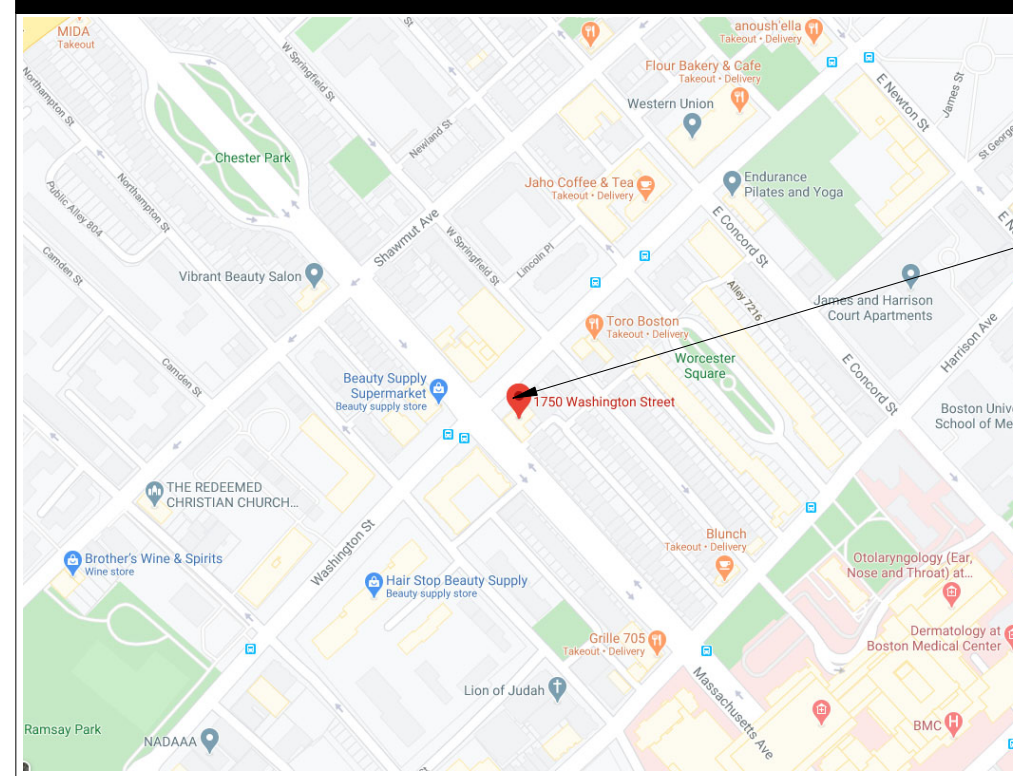
## CODE SUMMARY

APPLICABLE CODES BOSTON, MASSACHUSETTS

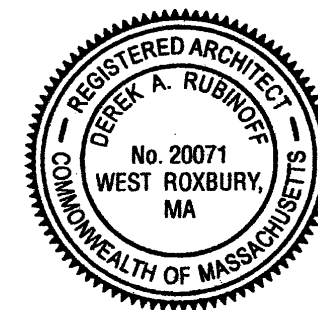
1. BUILDING : 780 CMR 9th EDITION

DESCRIPTION	CODE REFERENCE	REQUIREMENT	PROPOSED
<b>GENERAL</b>			
CONSTRUCTION TYPE		III B	III B

## LOCATION MAP



PROJECT SITE



# 1750 Washington Street Entry Reconfiguration

## 12/28/2022 Approvals Set

1750-1752 Washington Street  
Boston, MA 02118

Scope:

The scope of work is limited to reconfiguring the entryway of the former Bar Lyon space at 1750 Washington Street at the corner of Massachusetts Ave and Washington Street.

The existing recessed entry door is not fully handicapped accessible. Reconfiguring this space will make the entry accessible per 521 CMR and ADA.

The intention of the design is to be contextually appropriate with the existing entry way to match the full building facade.

No work is proposed to the building facades other than work limited to the recessed corner entry only.

### Sheet List (Starbucks)

Sheet Number	Sheet Name	Current Revision	Current Revision Date
Starbucks			
A-1.0	Cover		
A-1.1	Reference Plan & Zoning Summary		
A-1.2	Existing Photos		
A-1.3	Demolition Entry Plan		
A-1.4	Proposed Entry Plan		
A-1.5	Demo & Proposed RCP		
A-1.6	Proposed Elevations		
A-1.7	Proposed Perspectives		

**DEREK RUBINOFF ARCHITECT**

101 Lasell Street, West Roxbury, MA 02132-3135 617-504-2599 drubinoff@derekubinoff.com

Cover

1750 Washington Entry Reconfiguration  
1750-1752 Washington St.  
Boston, MA 02118

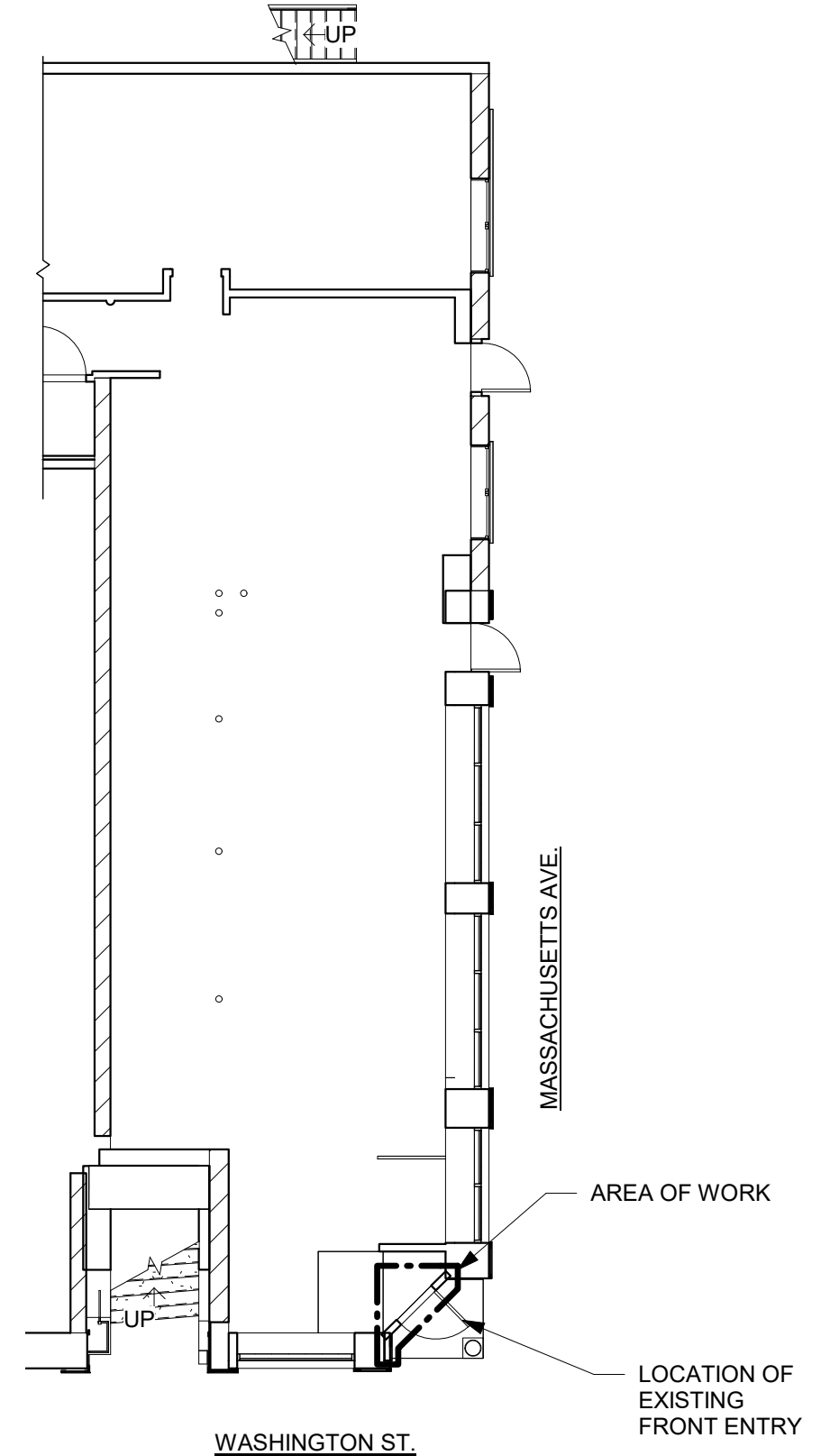
JOB #: 2147  
SCALE: 1/4" = 1'-0"  
DATE: 12/29/2022  
DWN BY: Author  
CROSS REF:

A-1.0

# 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
<b>GENERAL</b>				
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 0801550002	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



REFERENCE PLAN



**DEREK RUBINOFF ARCHITECT**  
 101 Lasell Street, West Roxbury, MA 02132-3135 617-504-2599 drubinoff@derekrubino.com

## Reference Plan & Zoning Summary

1750 Washington Entry Reconfiguration  
 1750-1752 Washington St.  
 Boston, MA 02118

JOB #: 2147  
 SCALE: As indicated  
 DATE: 12/29/2022  
 DWN BY: Author  
 CROSS REF:

A-1.1



EXISTING PLEXI  
GLASS FRAMED  
ENCLOSURE TO  
BE REMOVED.



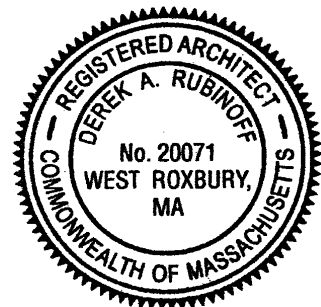
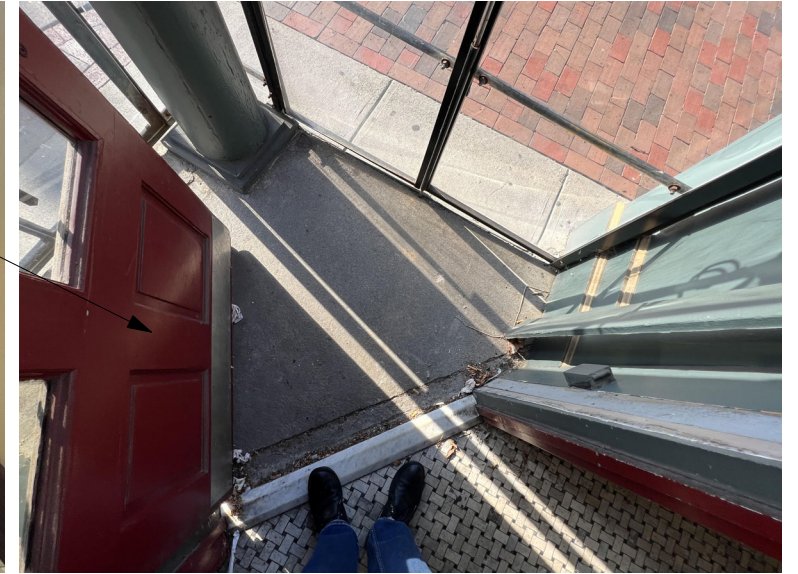
EXISTING ENTRY  
DOOR TO BE  
RECONFIGURED TO  
MEET REQUIREMENTS  
OF 521 CMR & ADA



VIEW WALKING DOWN WASHINGTON STREET



VIEW WALKING DOWN MASSACHUSETTS AVE



**DEREK RUBINOFF ARCHITECT**

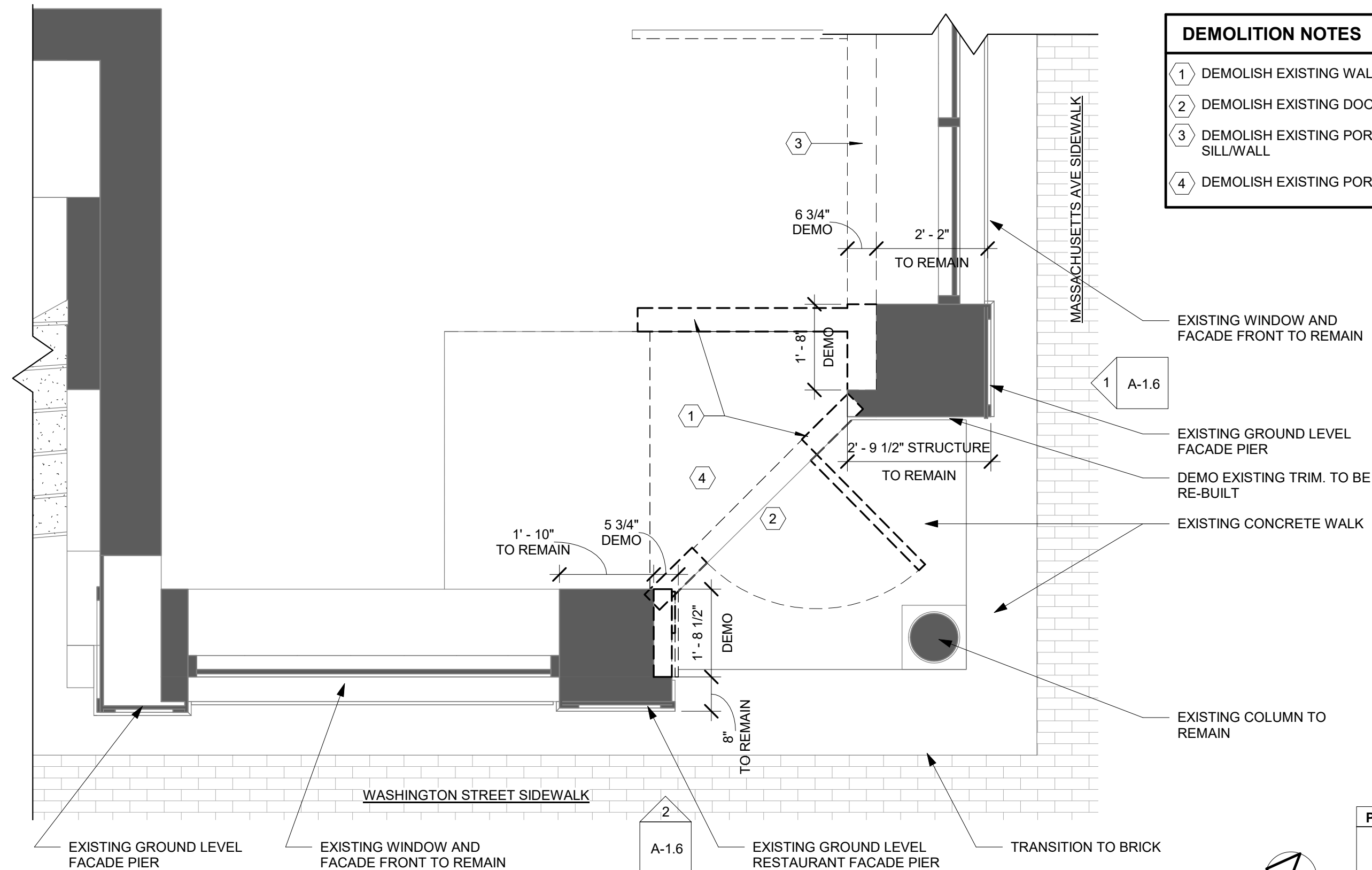
101 Lasell Street, West Roxbury, MA 02132-3135 617-504-2599 drubinoff@derekrubino.com

**Existing Photos**

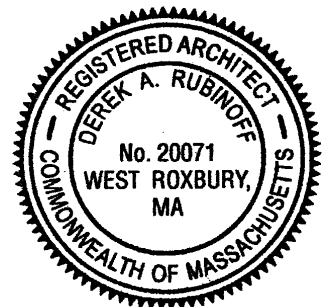
1750 Washington Entry Reconfiguration  
1750-1752 Washington St.  
Boston, MA 02118

JOB #:	2147
SCALE:	
DATE:	12/29/2022
DWN BY:	Author
CROSS REF:	

**A-1.2**



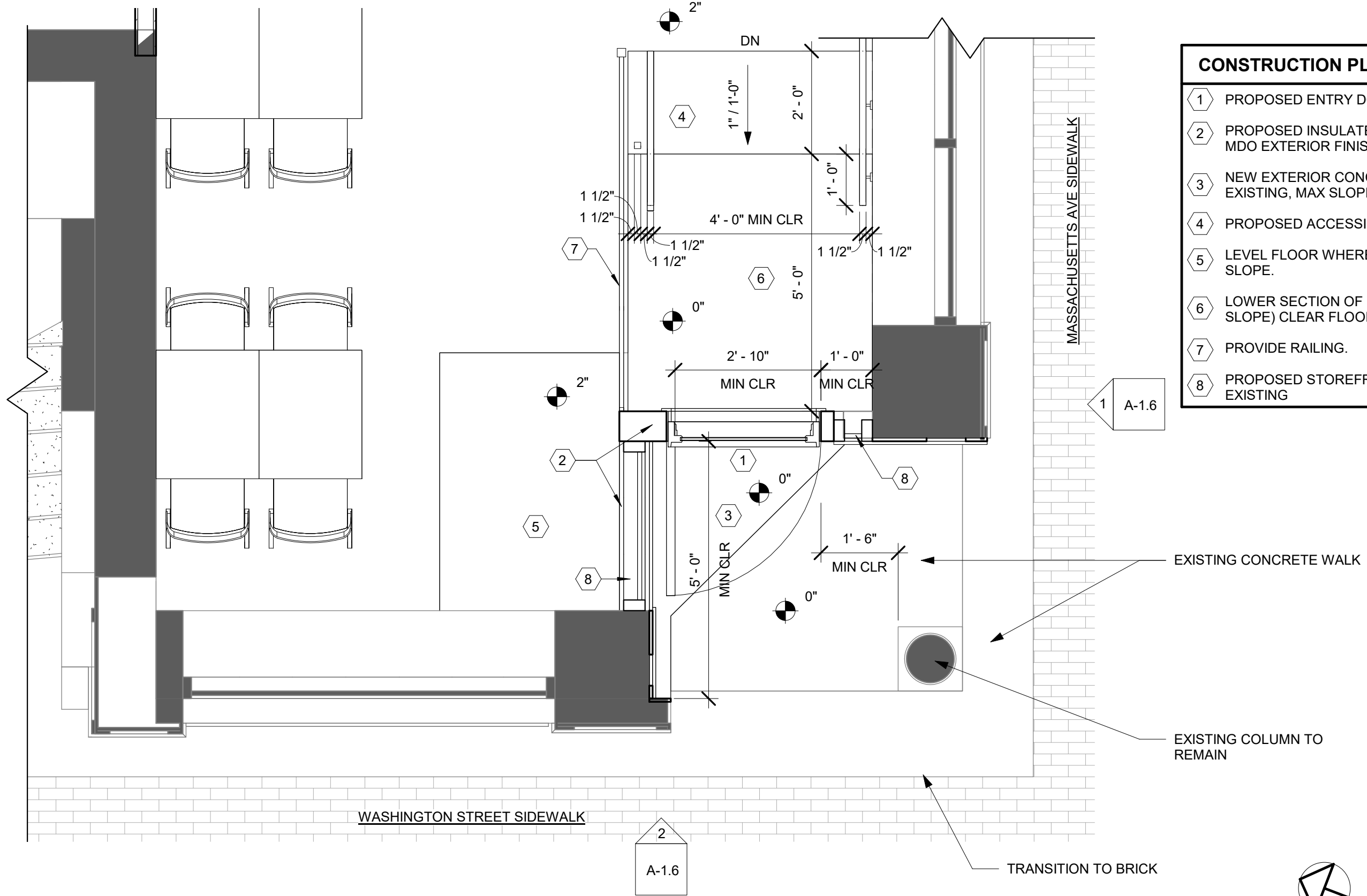
DEMOLITION NOTES	
1	DEMOLISH EXISTING WALL
2	DEMOLISH EXISTING DOOR
3	DEMOLISH EXISTING PORTION OF WINDOW SILL/WALL
4	DEMOLISH EXISTING PORTION OF FLOOR



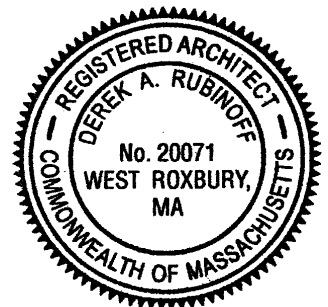
PLAN LEGEND	
	EXISTING PARTITION
	DEMO PARTITION
	NEW PARTITION

1 Ground Floor Entry Demolition Plan  
1/2" = 1'-0"

<b>DEREK RUBINOFF ARCHITECT</b> 101 Lasell Street, West Roxbury, MA 02132-3135 617-504-2599 drubinoff@derekubino.com	<b>Demolition Entry Plan</b> 1750 Washington Entry Reconfiguration 1750-1752 Washington St. Boston, MA 02118		JOB #: 2147 SCALE: As indicated DATE: 12/29/2022 DWN BY: Author CROSS REF:	A-1.3
	1/5/2023 3:45:07 PM D:\Documents\Local Revit Files\02\1750 Washington St - Starbucks_drubinoff@derekubino.com.rvt			



- ### CONSTRUCTION PLAN KEY NOTES
- 1 PROPOSED ENTRY DOOR.
  - 2 PROPOSED INSULATED EXTERIOR WALLS WITH PTD MDO EXTERIOR FINISH & 5/8" TYPE X GWB INTERIOR.
  - 3 NEW EXTERIOR CONCRETE LANDING TO MATCH EXISTING, MAX SLOPE 1:50 (LEVEL).
  - 4 PROPOSED ACCESSIBLE RAMP PER 521 CMR.
  - 5 LEVEL FLOOR WHERE THERE WAS PREVIOUSLY A SLOPE.
  - 6 LOWER SECTION OF FLOOR TO PROVIDE (1:50 MAX SLOPE) CLEAR FLOOR SPACE INSIDE DOOR.
  - 7 PROVIDE RAILING.
  - 8 PROPOSED STOREFRONT SYSTEM TO MATCH EXISTING



PLAN LEGEND	
	EXISTING PARTITION
	DEMO PARTITION
	NEW PARTITION

1 Ground Floor Entry Proposed Plan  
1/2" = 1'-0"

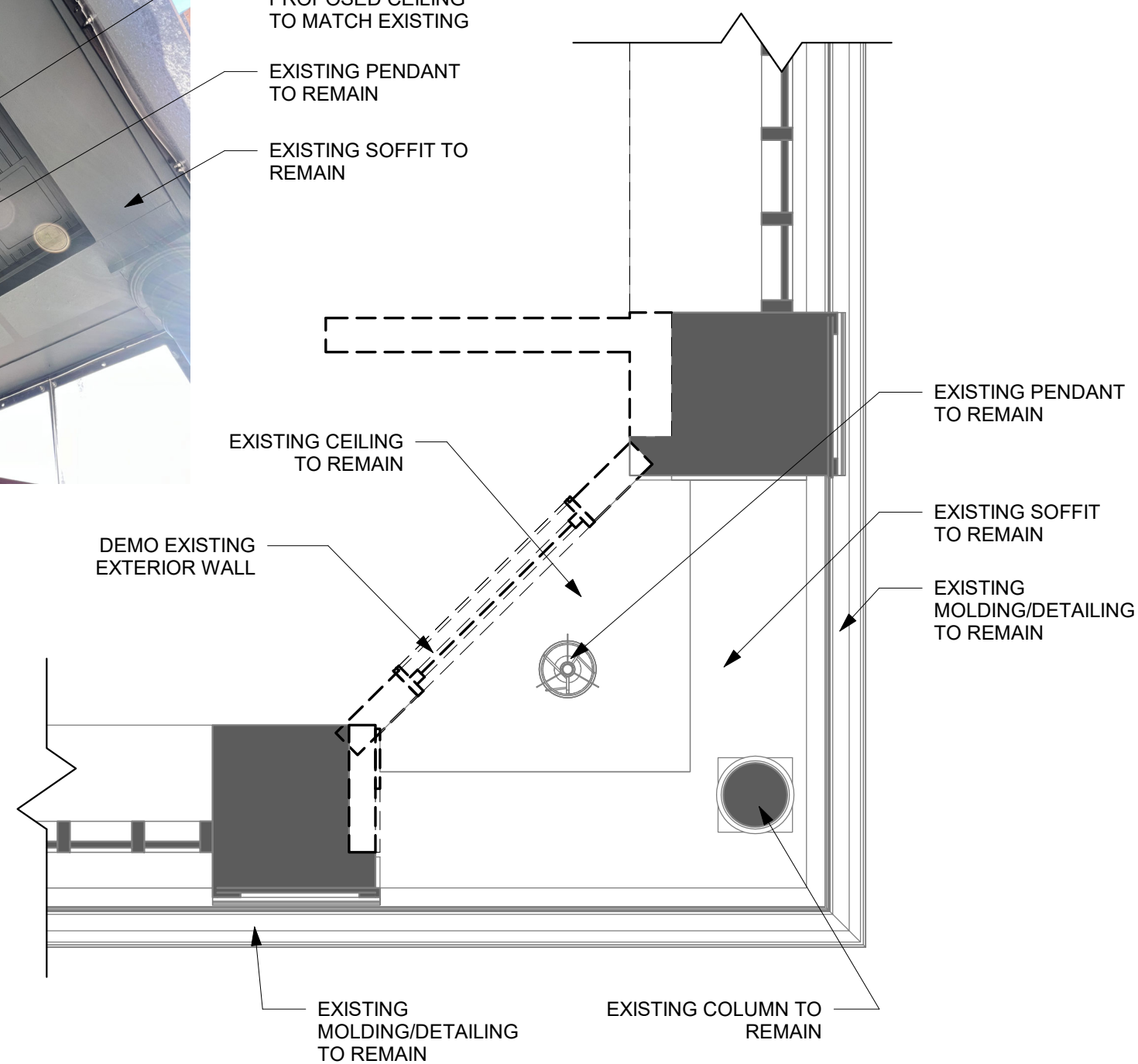
<b>DEREK RUBINOFF ARCHITECT</b> 101 Lasell Street, West Roxbury, MA 02132-3135 617-504-2599 drubinoff@derekubinoff.com	<b>Proposed Entry Plan</b> 1750 Washington Entry Reconfiguration 1750-1752 Washington St. Boston, MA 02118		JOB #: 2147 SCALE: As indicated DATE: 12/29/2022 DWN BY: Author CROSS REF:	A-1.4
	1/5/2023 3:45:10 PM D:\Documents\Local Revit Files\02\ 1750 Washington St - Starbucks_drubinoff@derekubinoff.com.rvt			



EXISTING CEILING TO REMAIN. PROPOSED CEILING TO MATCH EXISTING

EXISTING PENDANT TO REMAIN

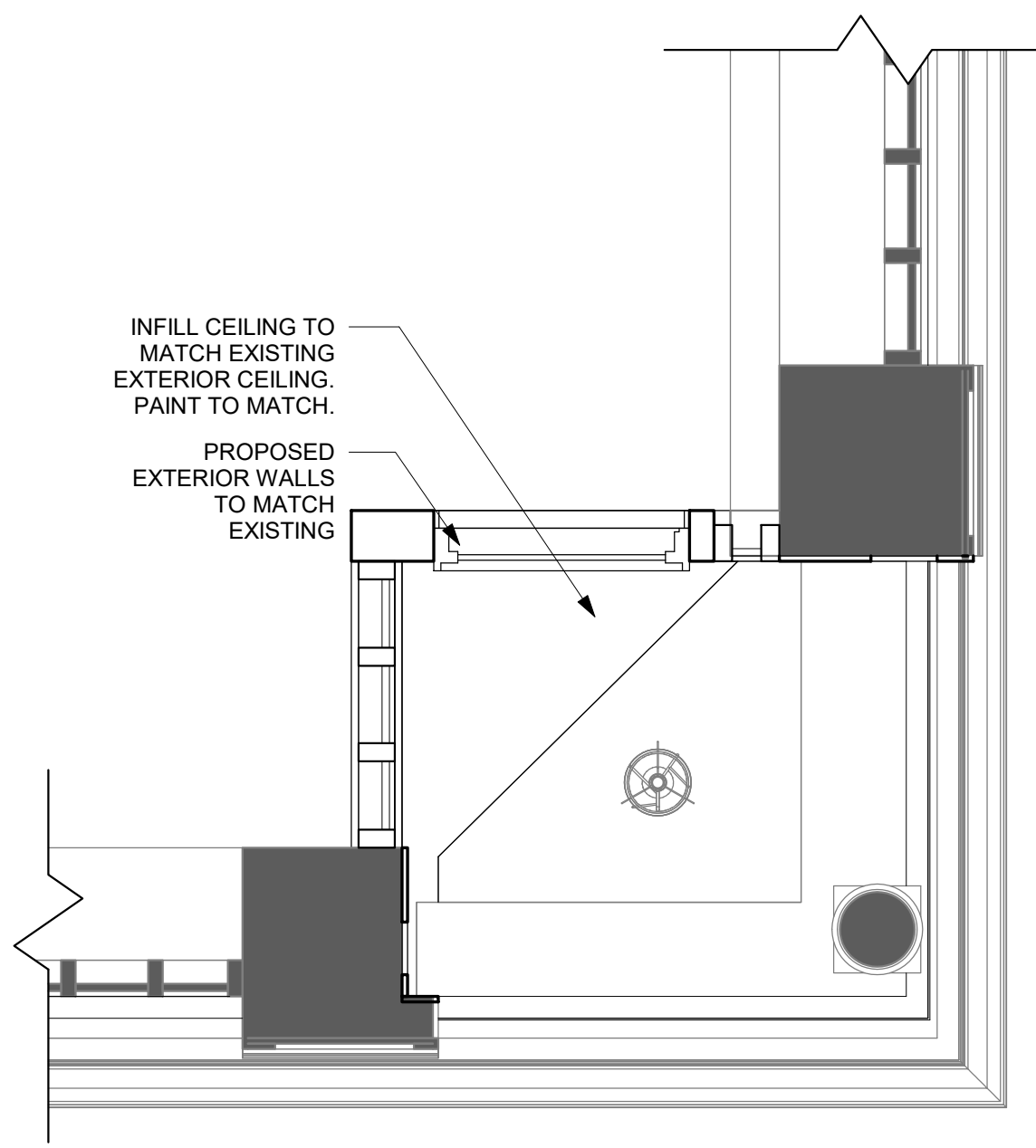
EXISTING SOFFIT TO REMAIN



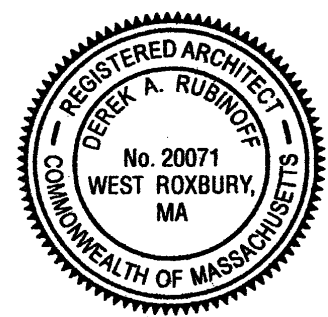
1 Ground Floor Demo RCP  
1/2" = 1'-0"

INFILL CEILING TO MATCH EXISTING EXTERIOR CEILING. PAINT TO MATCH.

PROPOSED EXTERIOR WALLS TO MATCH EXISTING



2 Ground Floor Proposed RCP  
1/2" = 1'-0"



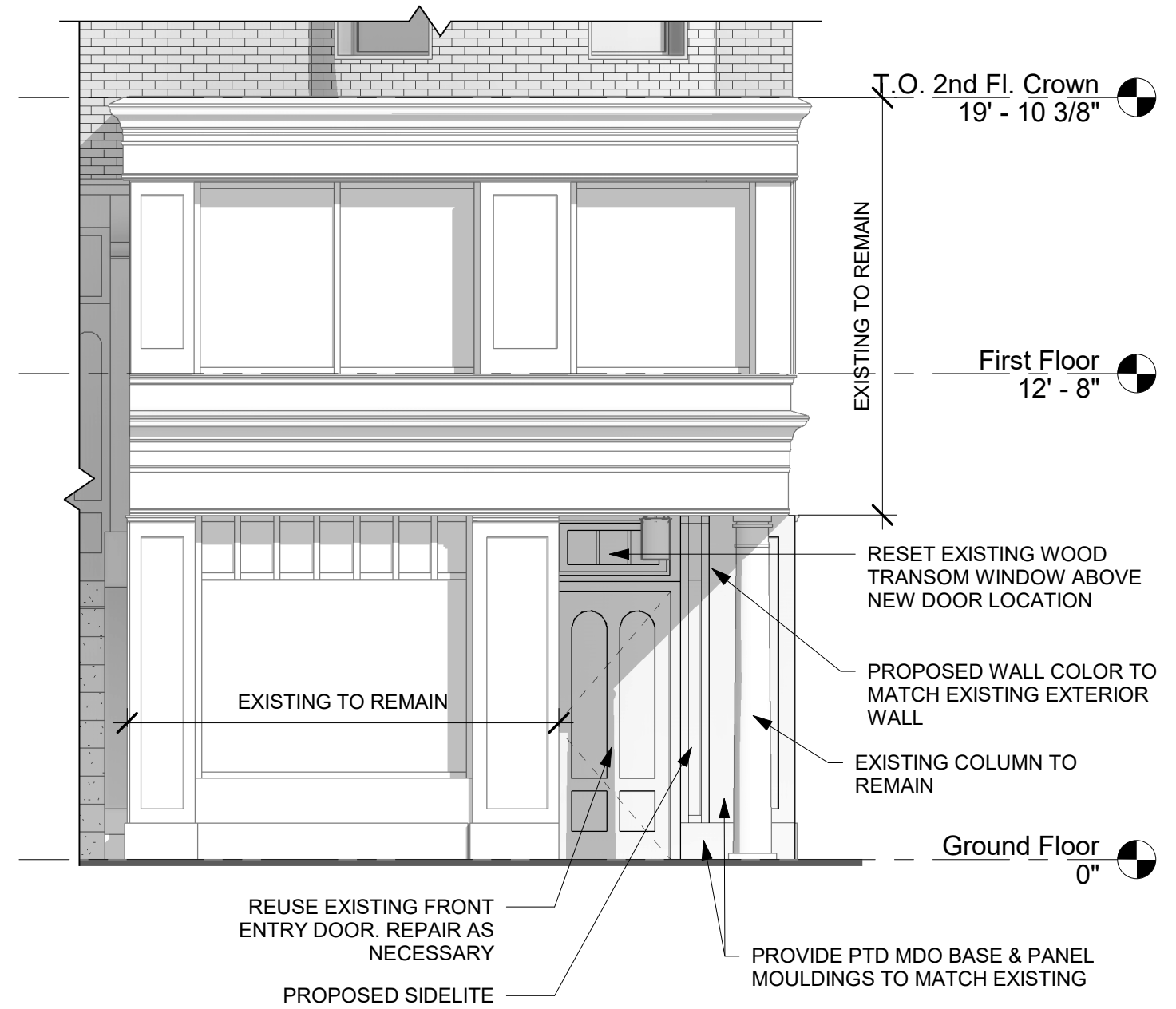
**DEREK RUBINOFF ARCHITECT**  
 101 Lasell Street, West Roxbury, MA 02132-3135 617-504-2599 drubinoff@derekrubino.com

<b>Demo &amp; Proposed RCP</b>	
1750 Washington Entry Reconfiguration	JOB #: 2147
1750-1752 Washington St.	SCALE: 1/2" = 1'-0"
Boston, MA 02118	DATE: 12/29/2022
	DWN BY: Author
	CROSS REF:

**A-1.5**



① Massachusetts Ave Facade Elevation  
1/4" = 1'-0"



② Washington Street Facade Elevation  
1/4" = 1'-0"

<b>DEREK RUBINOFF ARCHITECT</b> 101 Lasell Street, West Roxbury, MA 02132-3135 617-504-2599 drubinoff@derekrubinoff.com	<b>Proposed Elevations</b> 1750 Washington Entry Reconfiguration 1750-1752 Washington St. Boston, MA 02118	JOB #: 2147 SCALE: 1/4" = 1'-0" DATE: 12/29/2022 DWN BY: Author CROSS REF:	<h1>A-1.6</h1>
	1/5/2023 3:45:19 PM D:\Documents\Local Revit Files\02) 1750 Washington St - Starbucks_drubinoff@derekrubinoff.com.rvt		



① View Along Massachusetts Ave



② View Along Washington Street



<b>DEREK RUBINOFF ARCHITECT</b> 101 Lasell Street, West Roxbury, MA 02132-3135 617-504-2599 drubinoff@derekrubino.com		<b>Proposed Perspectives</b>	
		1750 Washington Entry Reconfiguration	
1750-1752 Washington St. Boston, MA 02118		JOB #: 2147	<h1>A-1.7</h1>
		SCALE:	
		DATE: 12/29/2022	
		DWN BY: Author	
		CROSS REF:	