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To: Marc Joseph, Inspector of Buildings
City of Boston, Inspectional Services Department

From: John Gorman

Date: March 6, 2022

Subject: 15 Revere Street, Boston - application ALT1445951


Memo

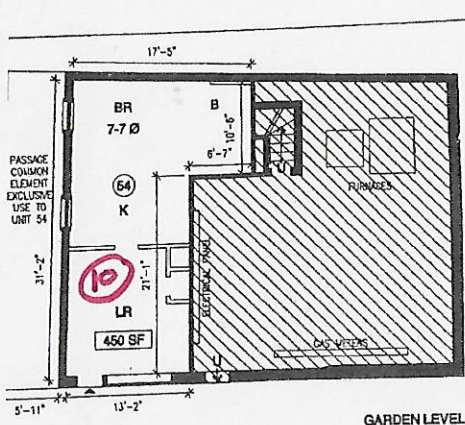
We are applying to substantially rehab an existing building and fully expect to be sent to the Zoning Board of Appeals for relief due to the lack of “off-street parking”.

Permission to pay the nominal fee is hereby requested.

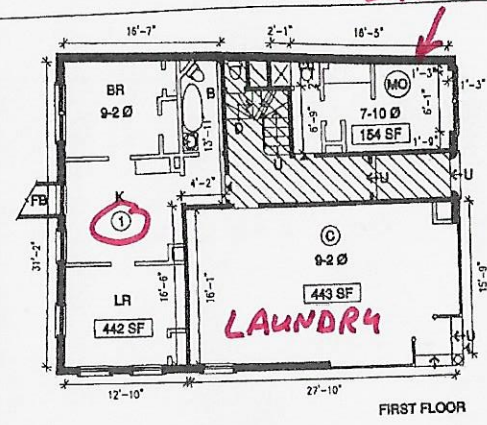
Thank you.

15RevereALT.NominalFee

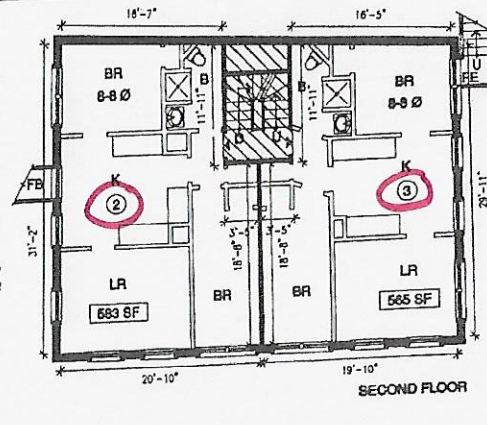
 City of Boston INSPECTIONAL SERVICES DEPARTMENT	
REVIEWED FOR ZBA	
Reviewed By:	<u>JS</u> <small>PLAN EXAMINER</small>
Reviewed Date:	<u>04/03/2023</u>



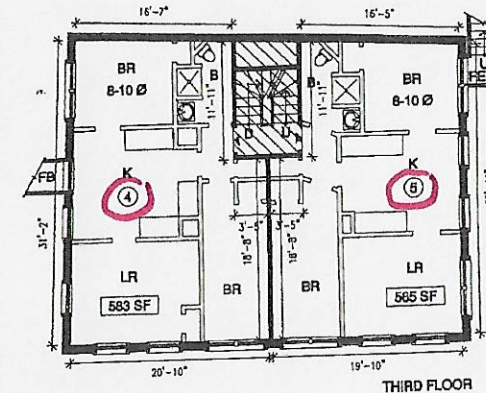
GARDEN LEVEL



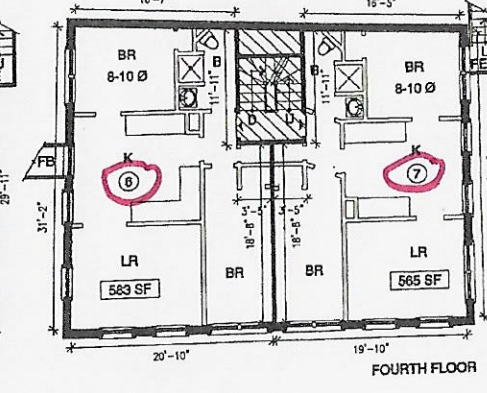
FIRST FLOOR



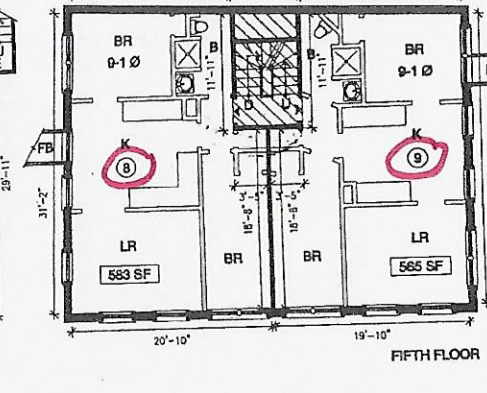
SECOND FLOOR



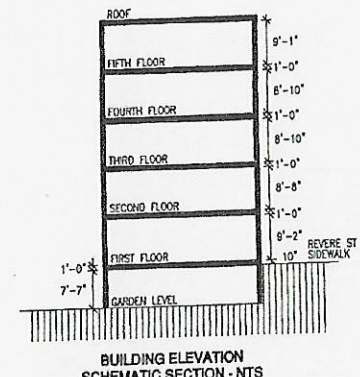
THIRD FLOOR



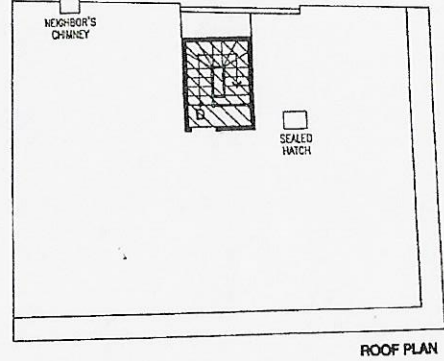
FOURTH FLOOR



FIFTH FLOOR



BUILDING ELEVATION SCHEMATIC SECTION - NTS



ROOF PLAN

- KEY**
- K = KITCHEN
 - BR = BEDROOM
 - B = BATHROOM
 - LR = LIVING ROOM
 - MO = MANAGER'S OFFICE
 - C = COMMERCIAL
 - FE = FIRE ESCAPE
 - FB = FIRE BALCONY
 - U = UP
 - D = DOWN

I HEREBY CERTIFY THAT THE WITHIN SET OF FLOOR PLANS OF THE BUILDING LOCATED AT 15 REVERE STREET, BOSTON MASS, COMPRISING SHEETS 1 THROUGH 11, INCLUSIVE, FULLY AND ACCURATELY DEPICT THE LAYOUTS, LOCATIONS, UNIT DESIGNATIONS, DIMENSIONS AND AREAS OF THE UNITS AS BUILT AND IN EXISTENCE ON 27 DECEMBER, 2004.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THIS BUILDING HAS NO NAME.

Stephen Spear
STEPHEN SPEAR - ARCHITECT
No. 8412 DEDHAM MASS
27 DEC, 2004 DATE

LEGEND

- COMMON ELEMENTS: NON-UNIT AREAS INSIDE BUILDINGS.
- COMMON ELEMENTS: EXTERIOR BUILDING WALLS, INTERIOR BUILDING WALLS BOUNDING UNITS, AND COMMON AREAS.
- WHERE MEASUREMENTS ARE SHOW, FIRST NUMBER IS FEET AND SECOND NUMBER IS INCHES, I.E., 8-7 IS 8 FEET 7 INCHES, IF ONLY ONE MEASUREMENT IS SHOWN, IT IS IN INCHES.
- UNIT DESIGNATION
- APPROXIMATE UNIT SQUARE FOOTAGE.
- CEILING HEIGHT AT ONE POINT IN UNIT, AS MEASURED FROM UPPER FACE OF SUB-FLOORING TO UNIT CEILING.
- MAIN ENTRANCES.

15 REVERE STREET CONDOMINIUMS
15 REVERE STREET
BOSTON, MA



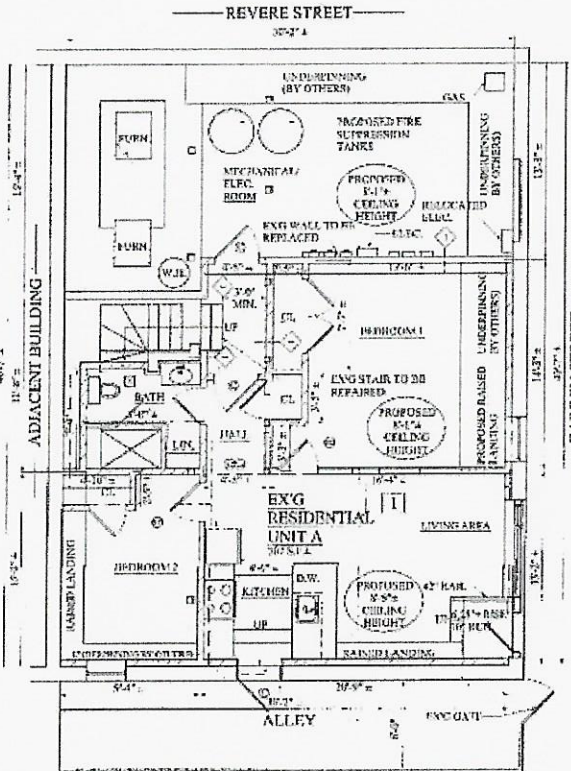
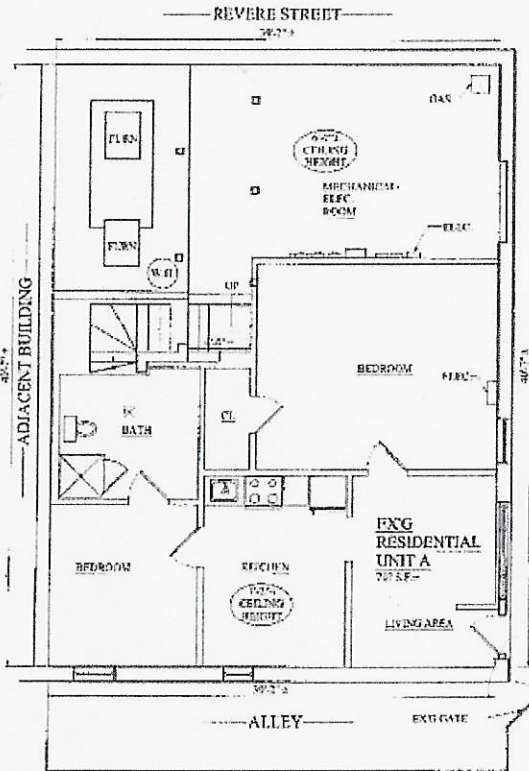
0 1 3 8 16	SCALE	DATE	MASTER PLAN
	1/8" = 1'-0"	27 DEC, 2004	1 OF 1
STEPHEN SPEAR - BERNARDO FRUCIANO 83 REVERE STREET BOSTON, MA 02114 (817) 723-8261			

City of Boston
INSPECTIONAL SERVICES DEPARTMENT

REVIEWED FOR ZBA

Reviewed By: JS
PLANNING ENGINEER

Reviewed Date: 04/03/2023



GARDEN/BASEMENT UNIT
CURRENT FLOORPLAN

MINIMUM FERTILIZABLE AREA NATURAL LIGHT & VENTILATION CALCULATIONS

BEDROOM #2
 BEDROOM TOTAL AREA = 191 + SQ.FT.
 (1209.2) ROOM MIN 5% NATURAL LIGHT = 15.25+ SQ.FT.
 DOUBLE HUNG WINDOW = 3'-0" X 3'-11" = 11.75+ SQ.FT.
 TOTAL GLASS = 11.75+ SQ.FT.
 11.75+ SQ.FT. < 15.25+ SQ.FT. = NOT OK

BEDROOM #1 TO BE PROVIDED WITH ARTIFICIAL LIGHT
 (1209.4) REQUIRED 4% NATURAL VENTILATION = 1.64+ SQ.FT.
 DOUBLE HUNG WINDOW = 3'-0" X 3'-11" = 11.75+ SQ.FT.
 TOTAL GLASS = 11.75+ SQ.FT.
 11.75+ SQ.FT. > 1.64+ SQ.FT. = OK

BEDROOM #3
 BEDROOM TOTAL AREA = 182.4 SQ.FT.
 (1209.2) REQUIRED 5% NATURAL LIGHT = 9.12+ SQ.FT.
 DOUBLE HUNG WINDOW = 3'-0" X 3'-6" = 9.00+ SQ.FT.
 TOTAL GLASS = 9.00+ SQ.FT.
 9.00+ SQ.FT. < 9.12+ SQ.FT. = OK

BEDROOM #4 REQUIRED 4% NATURAL VENTILATION = 1.64+ SQ.FT.
 DOUBLE HUNG WINDOW = 2'-6" X 3'-6" = 9.00+ SQ.FT.
 TOTAL GLASS = 9.00+ SQ.FT.
 9.00+ SQ.FT. > 1.64+ SQ.FT. = OK

BATH
 UNDERPINNING FLOOR SLAB BY OTHERS

PROPOSED LOWER LEVEL
RENOVATION
15 REVERE STREET
BOSTON, MA 02114



Issue No.	
12-19-16	
12-20-16	
12-21-16	

Project No.	16140
Scale	AS NOTED
Date	08-25-16
Drawn By	ST

FLOOR PLANS

Sheet No. **A-11**

City of Boston
INSPECTIONAL SERVICES DEPARTMENT

REVIEWED FOR ZBA

Reviewed By: JS
PLANS COMMISSIONER

Reviewed Date: 04/03/2023

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

GENERAL NOTES:
 1. PROVIDE R-5 INSULATION IN ALL EXPOSED ROOF JOIST CAVITIES.
 2. PROVIDE R-13 INSULATION IN ALL EXPOSED EXTERIOR STUD WALL CAVITIES.
 3. PROVIDE R-9 INSULATION IN ALL EXPOSED ROOF JOIST CAVITIES, TYPICAL.
 4. PROVIDE R-19 INSULATION IN ALL EXPOSED BASEMENT STUD WALL CAVITIES. INSULATION MUST BE NON-WATER SENSITIVE.
 5. CONTACT THE ARCHITECT IMMEDIATELY IF THERE ARE CONFLICTS OR OMISSIONS.

A-11 04/03/23



**Boston Inspectional Services Department
Building and Structures Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

Sean Lydon
Inspector of Buildings

CERTIFICATE OF USE AND OCCUPANCY

Certificate # COO821814

Issued: 05/02/2018

IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 802, ACTS OF 1972, AS AMENDED, TO WIT, SECTION 119.0, A CERTIFICATE OF USE AND OCCUPANCY IS ISSUED FOR THE BUILDING LOCATED AT:

15A - 15 Revere ST
Boston, MA 02114
Ward: 05

IN SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFIES THAT THE USE GROUP, THE FIRE GRADING, THE MAXIMUM LOAD AND THE OCCUPANCY LOAD COMPLIES WITH THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE BY ISSUE OF PERMIT(S) LISTED BELOW BY THE INSPECTIONAL SERVICES COMMISSIONER OF THE CITY OF BOSTON, THE ALLOWED USE AND OCCUPANCY IS:

Ten (10) Dwelling Units, Laundry & Office

ALT668275 issued: 12/28/16, A815320 issued: 4/11/18, ALT530074 issued:
1/19/16

ISSUANCE OF THIS CERTIFICATE INDICATES THERE ARE NO OUTSTANDING VIOLATIONS AGAINST THIS PROPERTY. ALL PRIOR CERTIFICATES OF USE AND OCCUPANCY FOR THIS STRUCTURE ARE NULL AND VOID.



Reviewed By: JS
PLAN EXAMINER

Reviewed Date: 01/03/2023

Sean Lydon
Inspector of Buildings



REVERE