

PREPARED FOR:
 OWNERS OF RECORD:
 MAUDELICIA TUITT
 NEAL KENNEDY
 18 COLEUS PARK
 DORCHESTER, MA 02121

REFERENCES:
 DEED: BK 62359; PG 110 (No. 18 COLEUS PARK)
 BK 68426; PG 251 (No. 14 COLEUS PARK)
 PLAN: BK 3697; PG 421
 BK 3709; PG 156
 BK 6685; PG 130
 BK 35785; PG END

CITY OF BOSTON ENGINEERING RECORDS:
 FB 706; PGS 146-147
 FB 836; PGS 1-5
 FB 855; PGS 12-13
 FB 889; PGS 116-117

L-4707 INTERVALE STREET
 L-7471 MAGNOLIA STREET
 L-7802 COLEUS PARK
 L-9370 COLEUS PARK (TAKING)

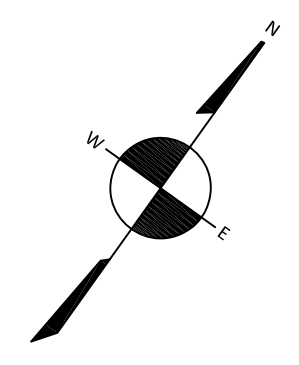
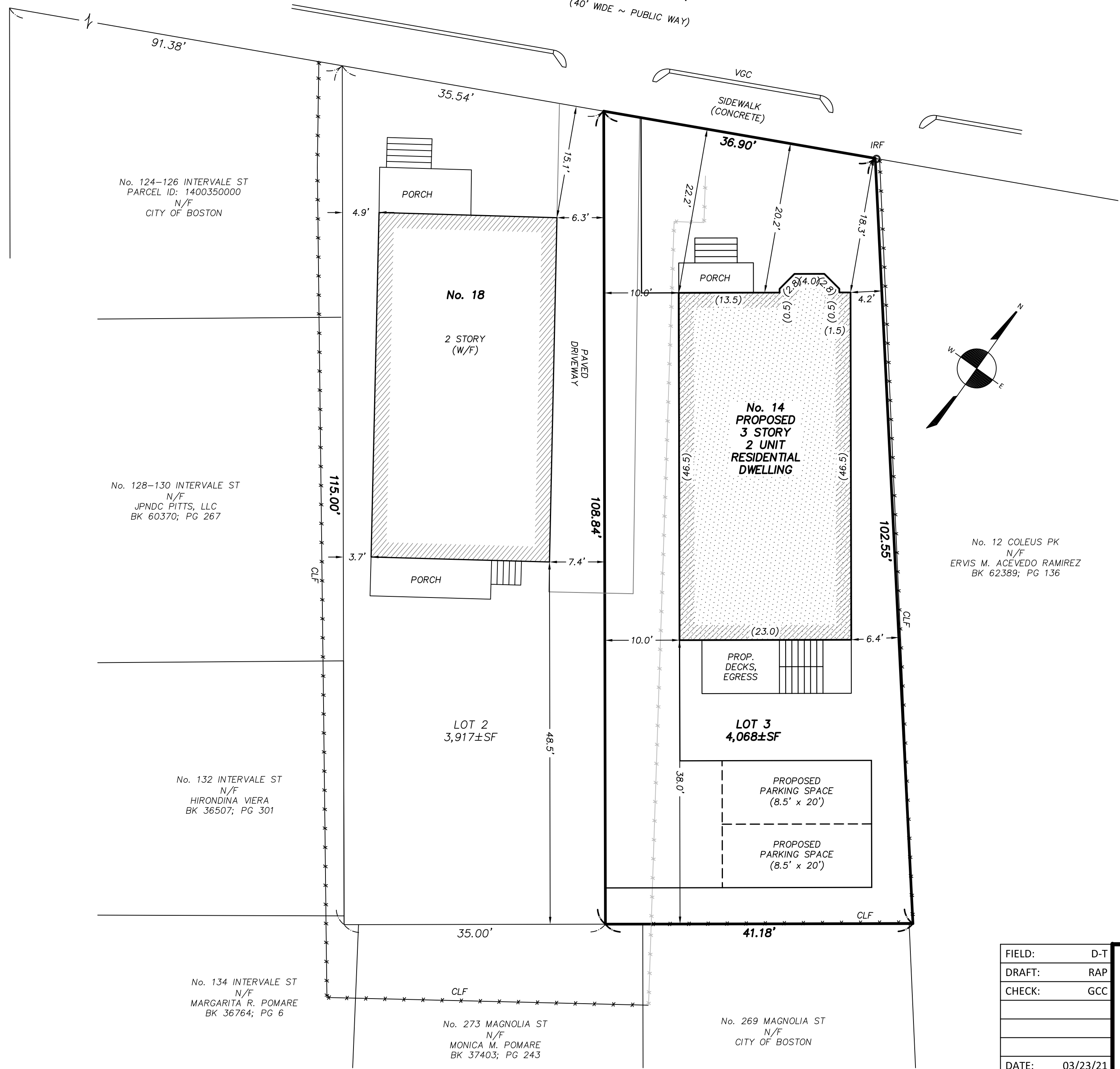
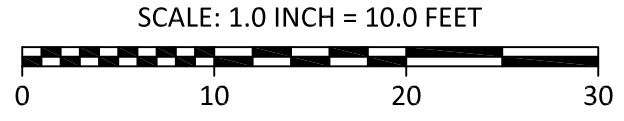
NOTES:
 PARCEL ID: 1400352000 (No. 14 COLEUS PARK)

INTERVALE STREET
 (40' WIDE ~ PUBLIC WAY)

COLEUS PARK
 (40' WIDE ~ PUBLIC WAY)

CERTIFIED PLOT PLAN

LOCATED AT
14 COLEUS PARK
DORCHESTER, MA

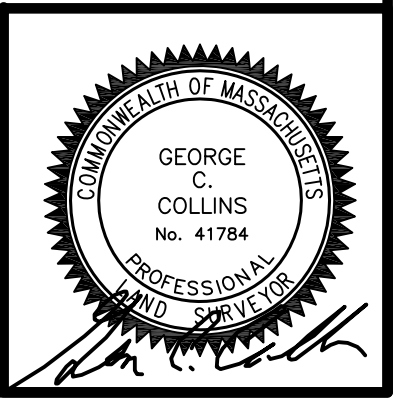


No. 12 COLEUS PK
 N/F
 ERVIS M. ACEVEDO RAMIREZ
 BK 62389; PG 136

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 16, 2021 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: 25025C0087G
 EFFECTIVE DATE: 09/25/2009

FIELD:	D-T
DRAFT:	RAP
CHECK:	GCC
DATE:	03/23/21
JOB #	21-00154



PROPOSED 2-FAMILY

14 COLEUS PARK,
DORCHESTER, MA 02121

ZONING CODE ANALYSIS

Governing Article: Article 50
Subdistrict: 3F-4000

Use Regulations: Section Table

Existing	Proposed
empty lot	2 family

Dimensional Regulations: Table

	Code Requirement	Existing Condition	Proposed Project	Notes
Lot Area Minimum	4000 1 or 2			
Min Lot Area for Additional Units	2000			
Total Required Lot Size	4000	4068	4068	Compliant
Min Required Lot Width and Frontage	45**	36.9	36.9	**See 50-44-1 -lot width allowed to be 3/4 (33.75') on an existing lot. Compliant
Max FAR	0.8		3236/4068=.795	Compliant
Max Building Height / Stories Usable Open Space	35/ 3 st		33.33/ 3 stories	Compliant
Usable Open Space	650		734 per unit	Compliant
Min Front Yard	20	footnote d	20.2*	*See 18-5 -front walls of building not parallel to side lot line are allowed to take the average distance. Compliant
Min Side Yard	10/5 15 total	footnote e table f	10' / 5'-1" total 15'-1"	*See 19-7 -side walls of building not parallel to side lot line are allowed to take the average distance. Compliant
Min Rear Yard	30		30.5	Compliant
Max Use of Rear Yard	25%	na		Compliant

Overlays:

Parks Review	
MHC Inventory	
Design Review Per 50-38-1 d	

Parking:

0 per unit - Existing non conforming
1 per unit
2 proposed

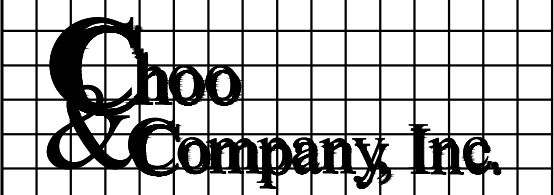
Other Non-Dimensional Zoning Issues:

Section 50-38. - Roxbury Neighborhood District Design Review. 1/ d 750 sf add

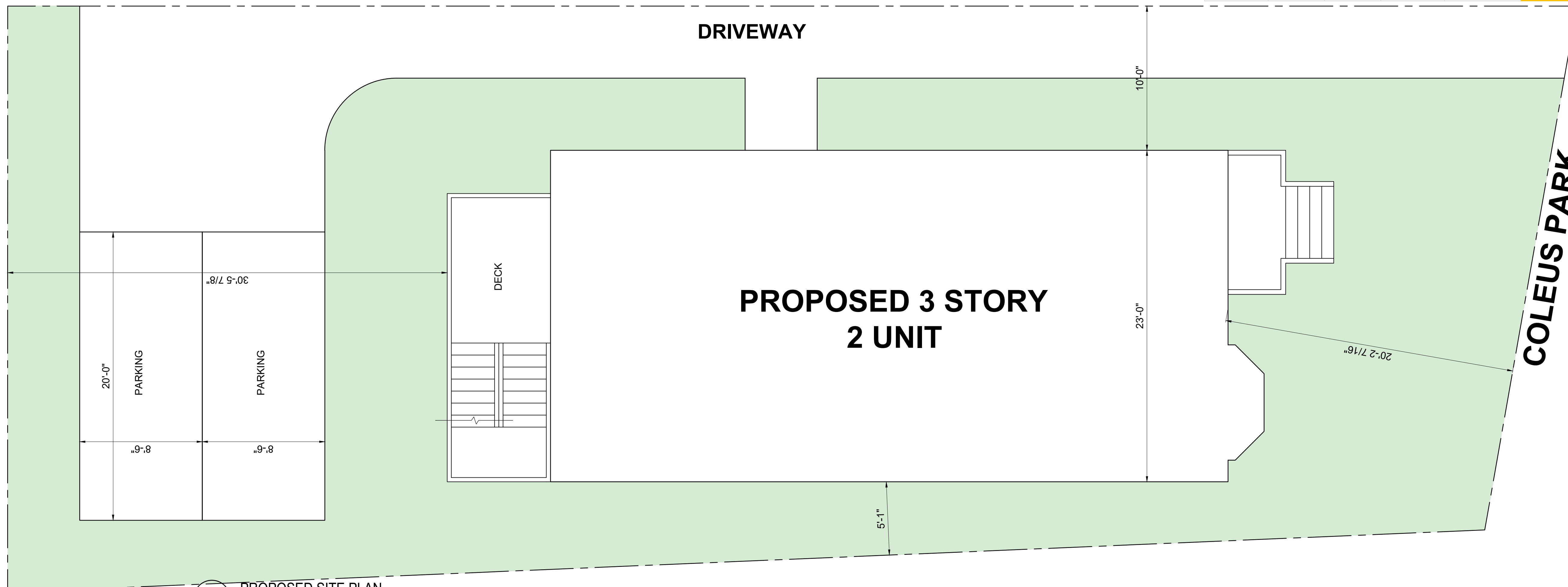
Violations - NONE

Location

PROPOSED 2 FAMILY
14 COLEUS PARK
DORCHESTER, MA 02121



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



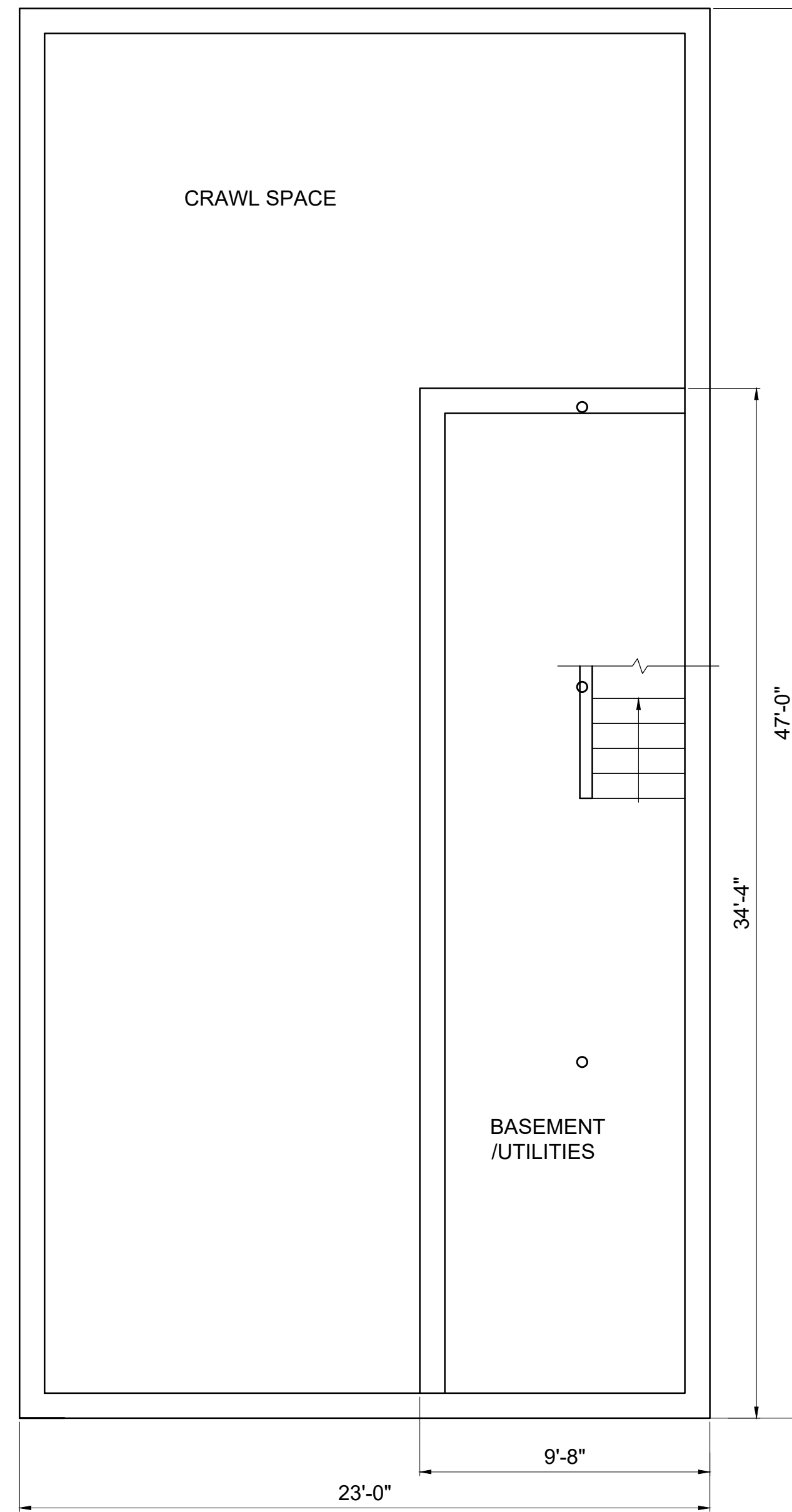
1 PROPOSED SITE PLAN
1/4" = 1'-0"

No.	Revision Date

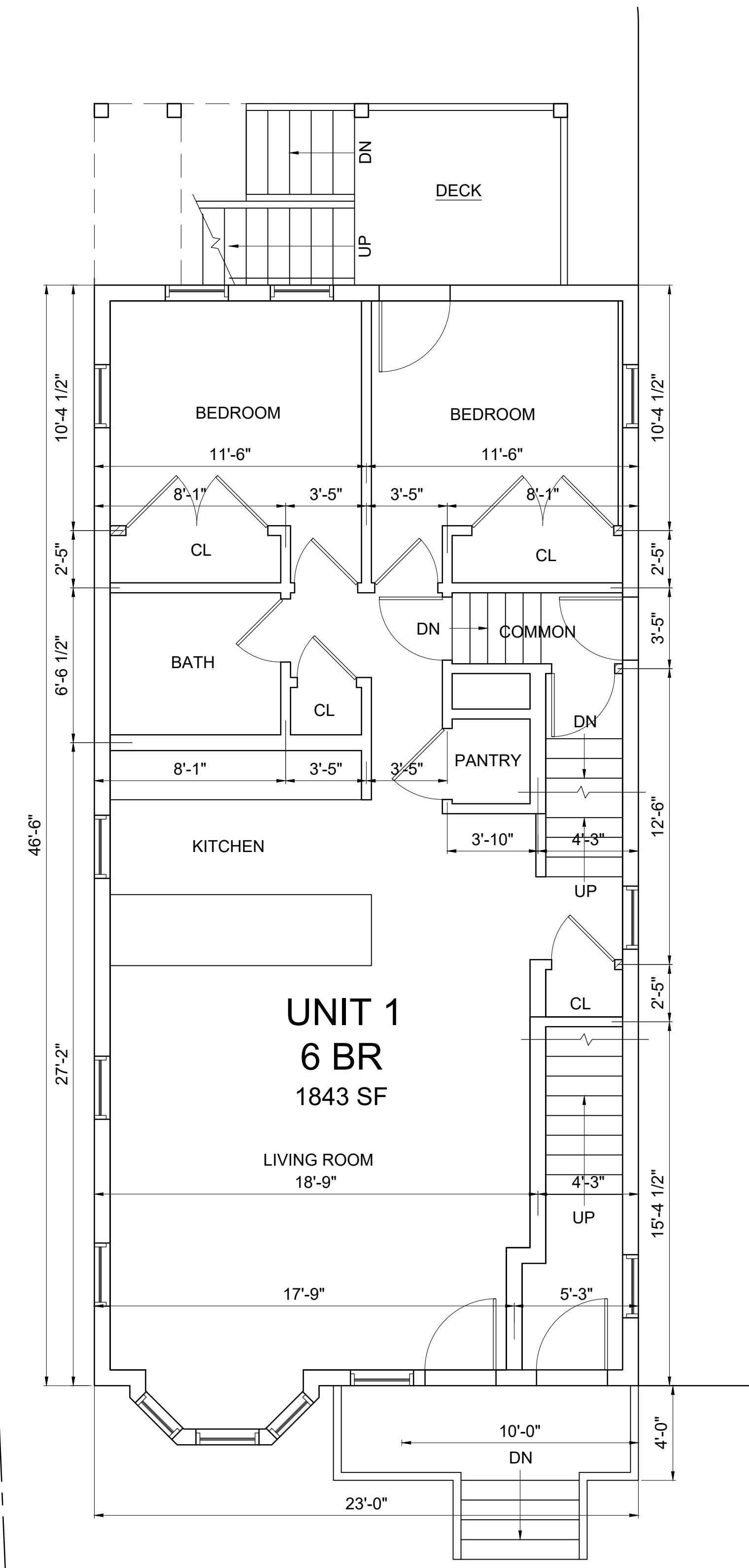
Project No: 2023099
Scale: AS NOTED
Date: 05-21-2024
Drawn By: SL

Drawing Name
ARCH
SITE
PLAN

Sheet No.
A-1.0



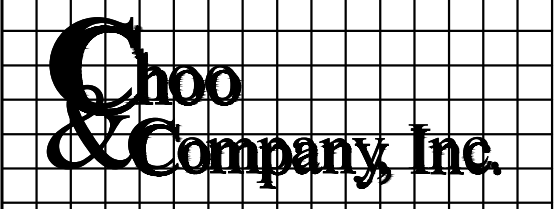
1 BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 1ST FLOOR PLAN
1/4" = 1'-0"

Location

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14 COLEUS PARK
DORCHESTER, MA 02121



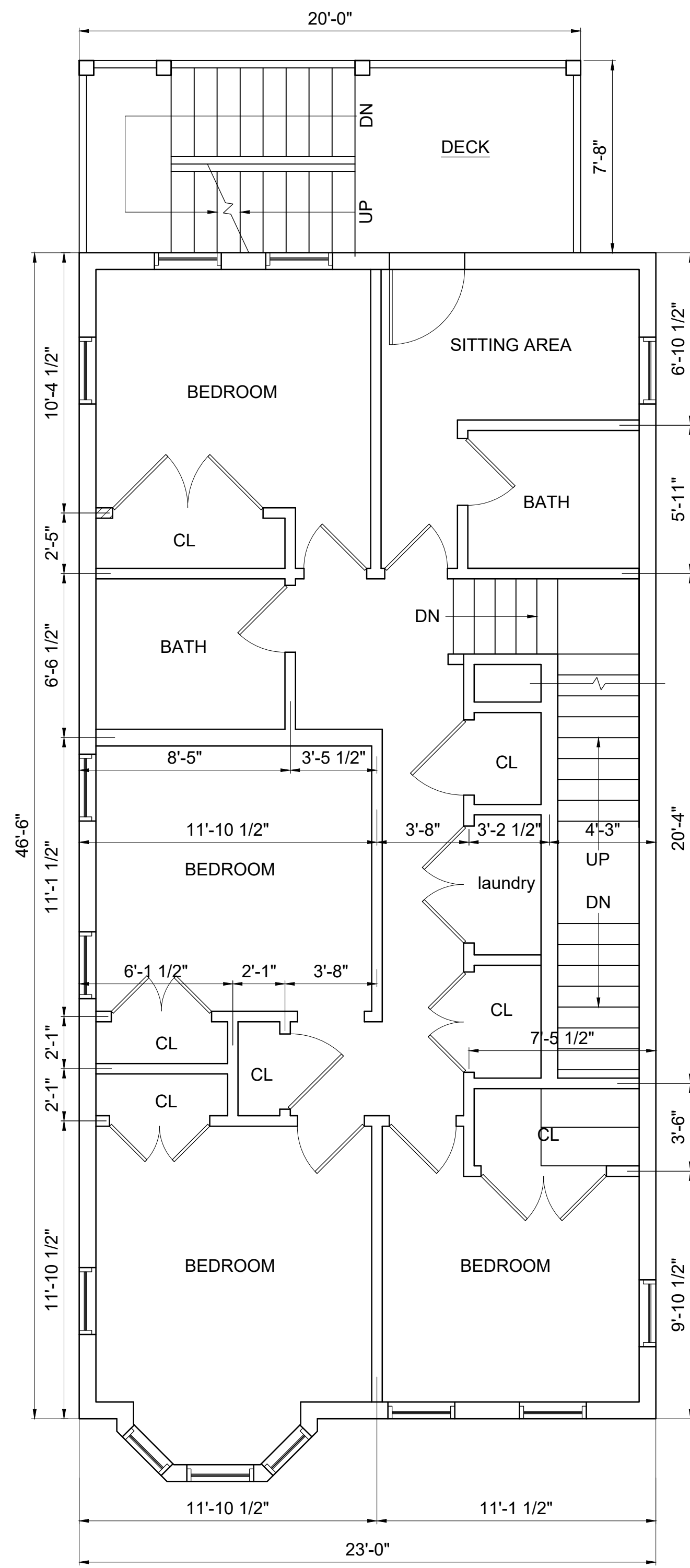
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

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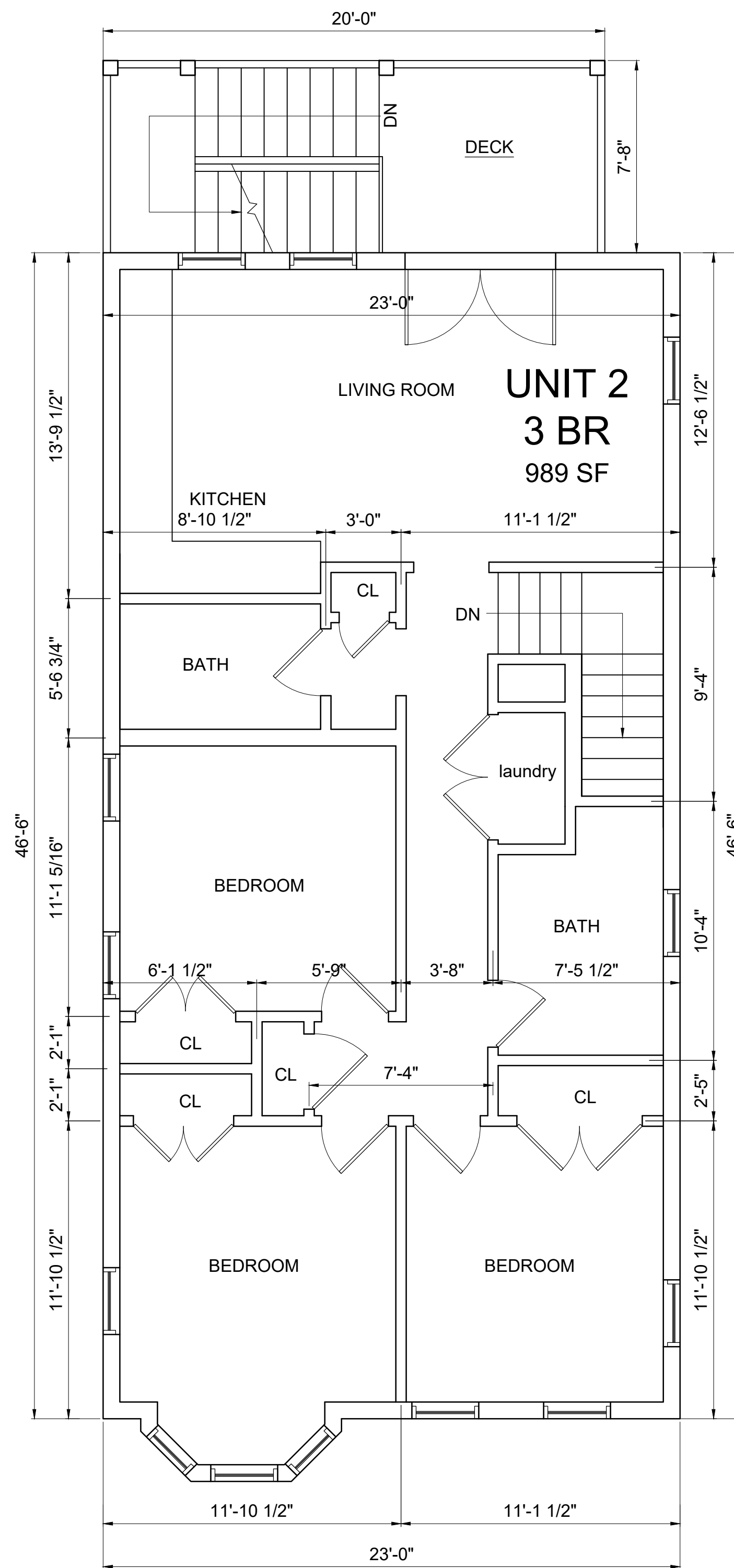
Drawing Name
**FLOOR PLANS
B-MENT & 1ST**

Sheet No.
A-1.1



1 2ND FLOOR PLAN

1/4" = 1'-0"

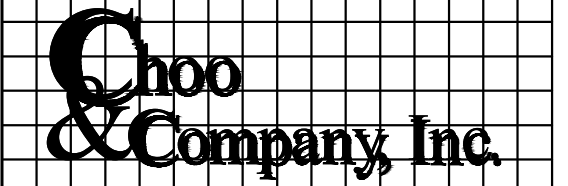


2 3RD FLOOR PLAN

1/4" = 1'-0"

Location

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14 COLEUS PARK
DORCHESTER, MA 02121



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

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Drawing Name

FLOOR
PLANS
2ND-3RD

Sheet No.

A-1.2

Location

PROPOSED 2 FAMILY
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1 FRONT ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION
1/4" = 1'-0"

- 42" HIGH COMPOSITE GUARDRAIL W/ 1 1/2" SQ BALUSTERS SPACED AT 4"
- P.T FRAMED DECK W/ 5/4" COMPOSITE DECKING
- PT POST WRAPPED WITH FC BOARDS, SEE STRUCT. DWGS.
- CONC. PIER TYP. REFER TO STRUCT. DWGS.

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Drawing Name
**FLOOR PLANS
 2ND-3RD**

Sheet No.
A-2.1

Location

PROPOSED 2 FAMILY
14 COLEUS PARK
DORCHESTER, MA 02121



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Drawing Name
**FLOOR
PLANS
2ND-3RD**

Sheet No.
A-2.2



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

2 SIDE ELEVATION
1/4" = 1'-0"