

Community A

Existing three-family constructed in 1900

ITEM	CODE SOURCE	COMMENTS
Zone	2018 IBC/IEBC	R2 Residential
Risk Category	FEMA	Zone 1 (Wind speed to 100 mph); Category 4 (hurricane surge inundation zone)
Scope	2018 IBC/IEBC	Level 1 Alteration if replacing in kind any or all of the following: roofing, siding, insulation, windows, doors, HVAC, electrical, plumbing or Level 3 if adding or enlarging the existing building
Project Area	2018 IBC/IEBC	2,561 sf lot
Use & Occupancy	2018 IBC/IEBC	R-2 Residential
Construction Type	2018 IBC/IEBC	Type 5A, unsprinklered
Building Height	2018 IBC/IEBC	34'-6" existing (35'-0" allowed)
Means of Egress	2018 IBC/IEBC	Two apartment doors: front (30") and rear (32") Two existing common: front stairs (32") and rear stairs (30"), front door (36") and rear door (32")
Fire Separation	2018 IBC/IEBC	1-hr between floors; 1-hour around common stairs
Energy Conservation	2018 IECC	
Structural	2018 IBC/IEBC	2x8 floor and roof joists @ 16" o.c.; 2x4 exterior wall studs @ 16" o.c. balloon frame
Mechanical	2009 Intl Mechanical Code	
Plumbing	248 CMR 10.00 Uniform State plumbing Code	
Fire Protection	NFPA 13R	Unsprinklered
Electrical	MA Electrical Code which is an amended version of 2014 NFPA 70, National Electrical Code	
Fire Alarm	527 CMR MA Comprehensive Fire Safety Code which is an amended version of NFPA 1, Fire Code	

Zoning District: Community A - R2 Residential

(1) **USE REGULATIONS** Three-family (allowed use); Four to Six Dwelling Units (SP = by special permit from ZBA)

(2) **Dimensional Requirements**

	MIN LOT AREA (SF)	MIN LOT AREA PER DU BUT NOT LESS THAN	MAX. DENSITY	MIN. DENSITY	MIN. FRONTAGE (FT.)	MAX. FLOOR AREA RATIO See Note 2	MAX. HEIGHT (FT)	MAX. NUMBER OF STORIES	REQUIRED YARDS (FT)			Max. Percent Lot Coverage	Min. usable open space/ family (SF)
									MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR		
REQUIRED BY CODE (1-3 Units)	3500	5000	NA	NA	40	NA	35	3	10	1/4 the height of building	20	30%	500
REQUIRED BY CODE (Apartment)	3000	10,500	NA	NA	60	Std: 1 Bonus: 2	40	4	10	1/4 the height of building	20	40%	150
*EXISTING CONDITON	2,560	8118			22	1.06	30'-7 1/2"	3.00	0	6'-0" left 2'-0" right	25	106%	333
PROPOSED CONDITION													

Zoning District: Community A - R2 Residential

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Existing Site Plan
Not to scale

BUILDING A DRAWING SHEETS
 AXA-0.0 Existing Site Plan, Zoning & Code Information
 AXA-1.0 Existing Basement and 1st Floor Plans
 AXA-1.1 Existing 2nd, 3rd, and Roof Plans
 AXA-1.2 Existing Egress Plans
 AXA-2.0 Existing Exterior Elevations

ELTON HAMPTON ARCHITECTS
103 Terrace Street
Boston, MA 02120
617-708-1071

OWNER:

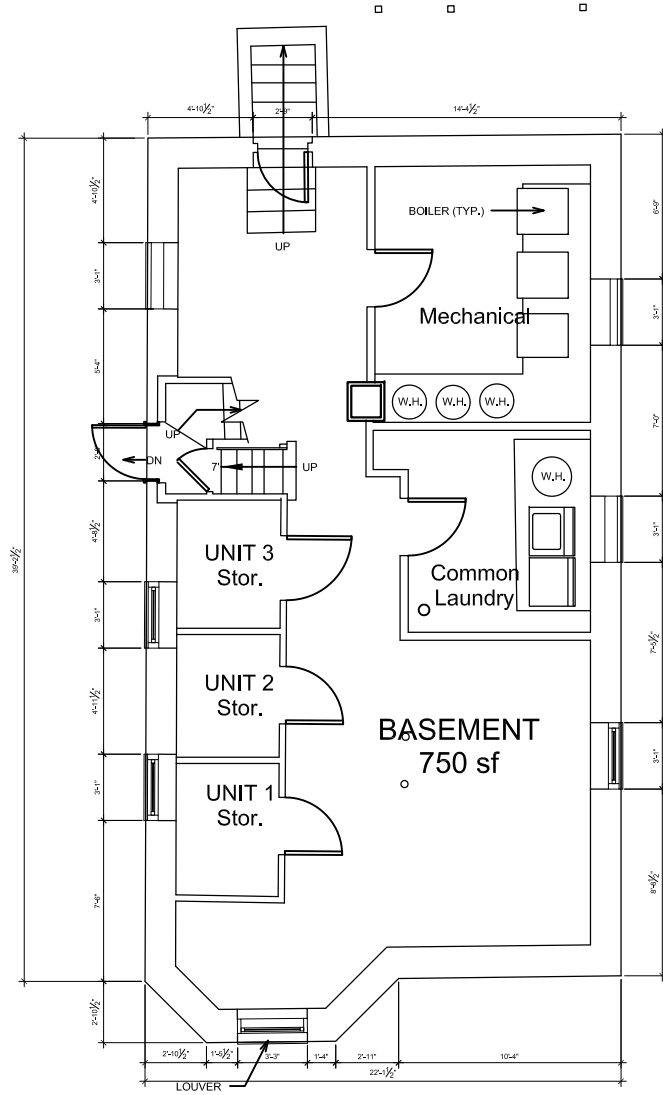
MCEC
63 Franklin Street
Boston, MA 02110

New Ecology
15 Court Square
Suite 420
Boston, MA 02108

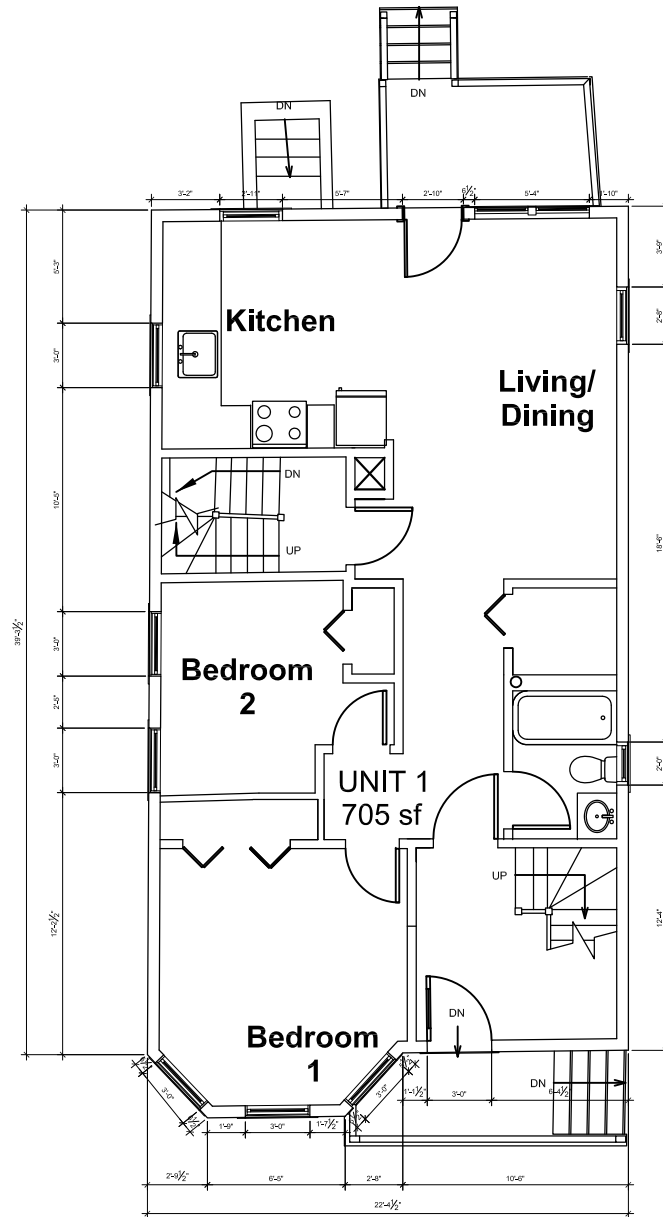
No.	Description	Date

PROJECT **Building A**
Triple Decker Assessment
Site Plan

Date 4.23.2020
Project number
Drawn by
Checked by
AXA-0.0



1 Existing Basement Floor Plan
 SCALE: 1/4" = 1'-0"



2 Existing First Floor Plan
 SCALE: 1/4" = 1'-0"

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No.	Description	Date

PROJECT **Building A**
 Triple Decker Assessment
Basement and 1st Floor Plans

Date	4.23.2020
Project number	
Drawn by	
Checked by	

AXA-1.0

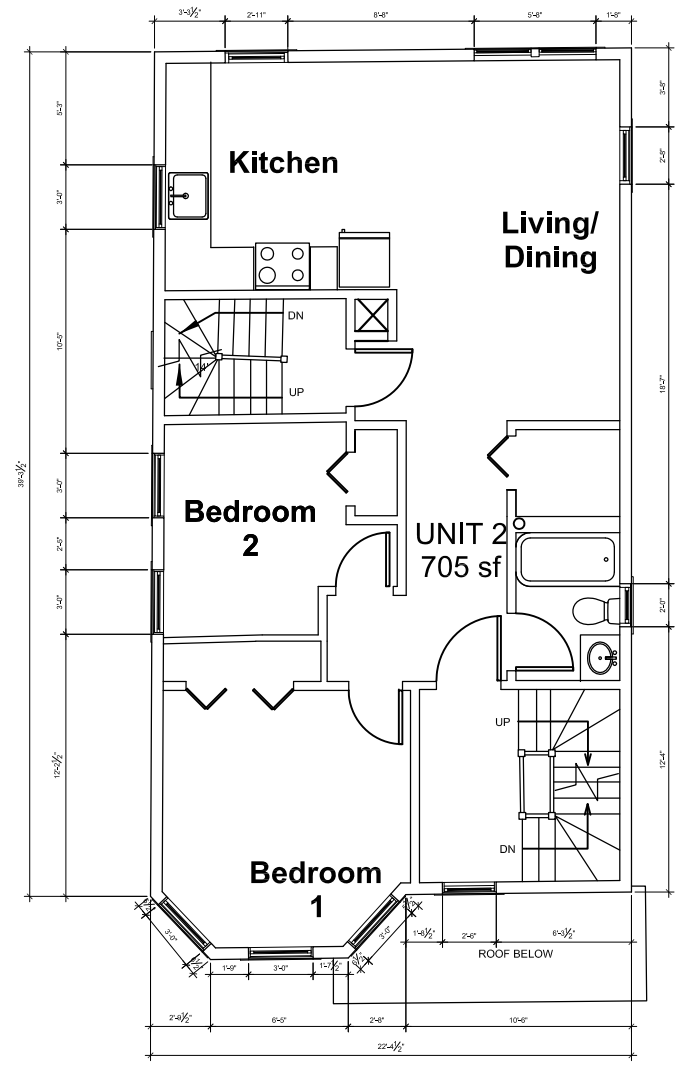
ELTON HAMPTON ARCHITECTS
 103 Terrace Street
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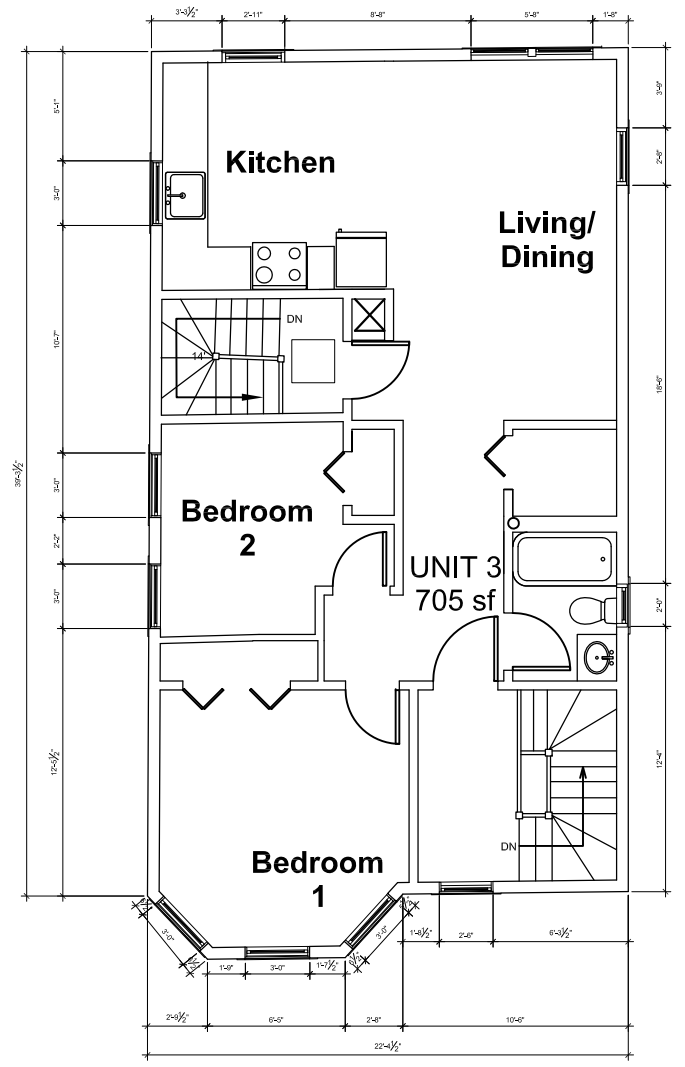
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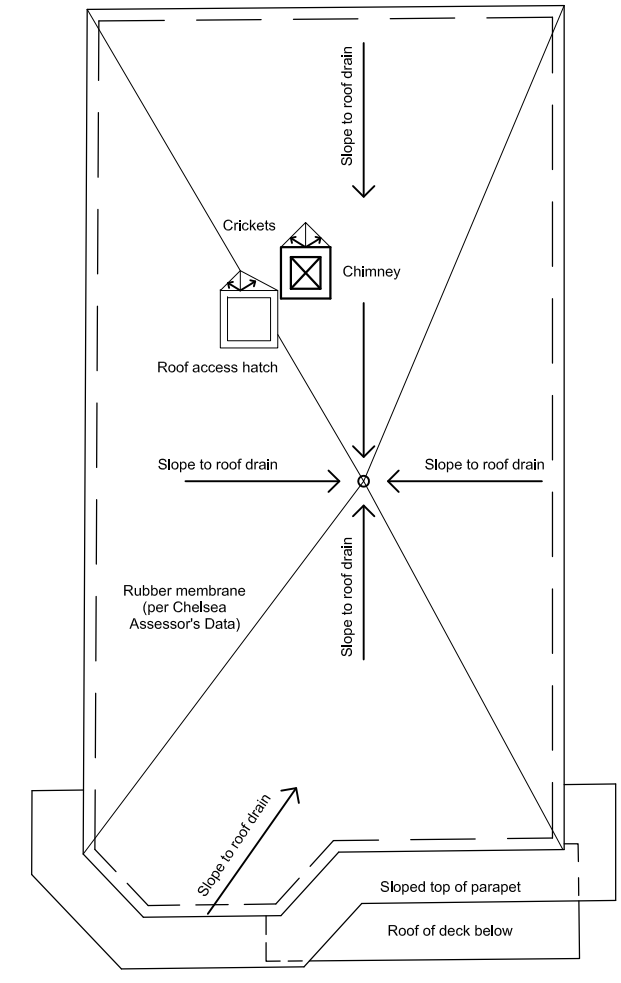
No.	Description	Date



3 Existing Second Floor Plan
 SCALE: 1/4" = 1'-0"



4 Existing Third Floor Plan
 SCALE: 1/4" = 1'-0"



5 Existing Roof Plan
 SCALE: 1/4" = 1'-0"

PROJECT	
Building A Triple Decker Assessment	
2nd, 3rd, and Roof Plans	
Date	4.23.2020
Project number	
Drawn by	
Checked by	
AXA-1.1	
1 of	

ELTON HAMPTON ARCHITECTS
103 Terrace Street
Boston, MA 02120
617-708-1071

OWNER:

MCEC
63 Franklin Street
Boston, MA 02110

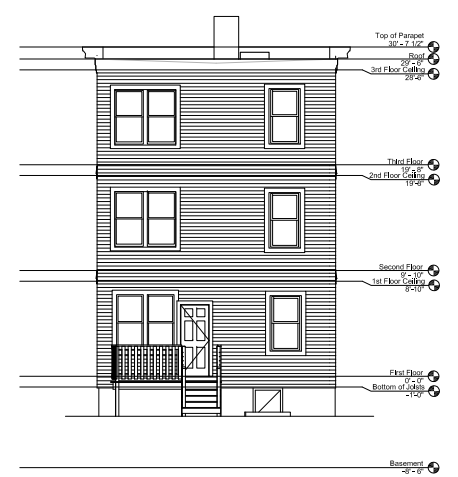
New Ecology
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Boston, MA 02108



① Existing Front Exterior Elevation
SCALE: 1/8" = 1'-0"



② Existing Right Exterior Elevation
SCALE: 1/8" = 1'-0"



③ Existing Rear Exterior Elevation
SCALE: 1/8" = 1'-0"



④ Existing Left Exterior Elevation
SCALE: 1/8" = 1'-0"

No.	Description	Date

PROJECT **Building A**
Triple Decker Assessment
Existing Exterior Elevations

Date 4.23.2020
Project number
Drawn by
Checked by
AXA-2.0