Community B						
Existing three-family const	ructed circa 1921					
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	6,720 sf lot				
Use & Occupancy	2018 IBC/IEBC	R-2 Residential				
Construction Type	2018 IBC/IEBC	Type 5A, unsprinklered				
<b>Building Height</b>	2018 IBC/IEBC	32'-6" existing (35'-0" allowed)				
Means of Egress	2018 IBC/IEBC	Two apartment doors: front (30") and rear (32")				
		Three existing common: front door (36"), rear stair (32"), and rear door (36")				
Fire Separation	2018 IBC/IEBC	1-hr between floors; 1-hour around common stairs				
<b>Energy Conservation</b>	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 Stat	te 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 COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, ETC.

Zoning District: Community B - R1

(1) USE: Residential Existing three-family

(2)

# **Dimensional Requirements**

	MIN LOT SIZE	MIN LOT AREA/ DWELLING UNIT	MIN. LOT DEPTH	MIN. LOT WIDTH (with front driveway access)	MAX. FLOOR AREA RATIO	MAX. HEIGHT OF BUILD.	MAX. GROUND COVERAGE	MIN. LANDSCAPED AREA (% OF LOT)	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	PERVIOUS AREA, min. percentage of lot
REQUIRED BY CODE	10,000	2250	80'	36'	0.75	2 1/2 stories, 35'	50%	25%	15'	(6)'	20'	35%
EXISTING CONDITON	5,045	1682	80'	63'	0.70	3 stories, 32'- 6"	35%	39%	4'-8" to porch	9'-6" (left), 28'- 10" (right)	19'	38%
PROPOSED CONDITION												

### Zoning District: Community B - R1

Existing three-family

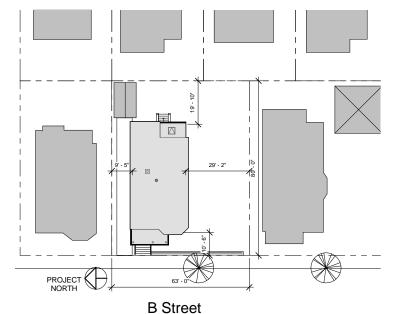
Dilli	ensional Requi	rementa											
		MIN LOT SIZE	MIN LOT AREA/ DWELLING UNIT	MIN. LOT DEPTH	MIN. LOT WIDTH (with front driveway access)	MAX. FLOOR AREA RATIO	MAX. HEIGHT OF BUILD.	MAX. GROUND COVERAGE	MIN. LANDSCAPED AREA (% OF LOT)	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	PERVIOUS AREA, min. percentage o
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	PROPOSED CONDITION												

### Community B

Fire Alarm

Existing three-family cons	structed circa 1921	
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	6,720 sf lot
Use & Occupancy	2018 IBC/IEBC	R-2 Residential
Construction Type	2018 IBC/IEBC	Type 5A, unsprinklered
<b>Building Height</b>	2018 IBC/IEBC	32'-6" existing (35'-0" allowed)
Means of Egress	2018 IBC/IEBC	Two apartment doors: front (30") and rear (32")
		Three existing common: front door (36"), rear stair (32"), and rear door (36")
Fire Separation	2018 IBC/IEBC	1-hr between floors; 1-hour around common stairs
<b>Energy Conservation</b>	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	R
Plumbing	248 CMR 10.00 Uniform St	rate plumbing Code
Fire Protection	NFPA 13R	Unsprinklered
Electrical	MA Electrical Code which i	s an amended version of 2014 NFPA 70, National Electrical Code

527 CMR MA Comprehensive Fire Safety Code which is an amended version of NFPA 1, Fire Code



1 Existing Site
1" = 20'-0"

BUILDING B DRAWING SHEETS
BXA-0.0 Existing Site Plan, Zoning and Code Information

BXA-1.0 Existing Basement and 1st Floor Plans BXA-1.1 Existing 2nd, 3rd and Roof Plans

BXA-1.2 Existing Egress Plans
BXA-2.0 Existing Exterior Elevations

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

Massachusetts Clean **Energy Center** 

MCEC 63 Franklin Street Boston, MA 02110

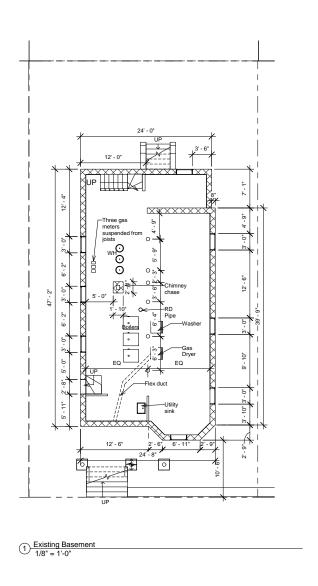
New Ecology 15 Court Square Suite 420 Boston, MA 02108

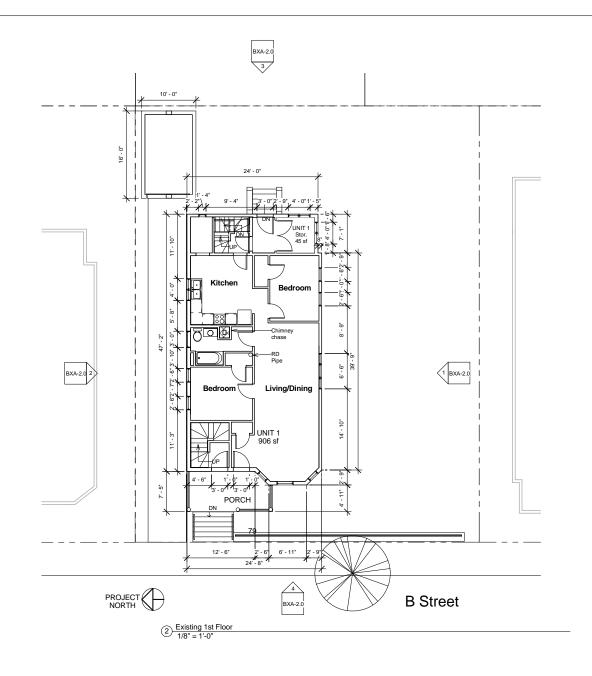
No.	Description	Date
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Site B Triple Decker Assessment

Existing Site Plan

4.23.2020 Checked by Checker BXA-0.0





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

Massachusetts Clean Energy Center

MCEC 63 Franklin Street Boston, MA 02110

New Ecology 15 Court Square Suite 420 Boston, MA 02108

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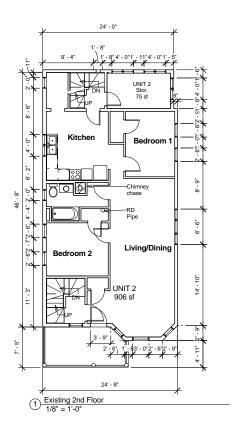
Site B
Triple Decker Assessment

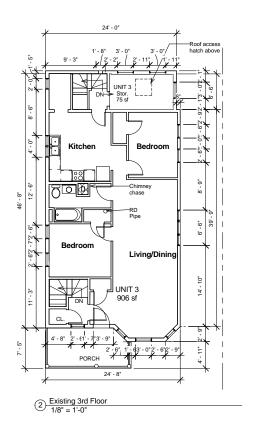
Existing Basement and First Floor Plans

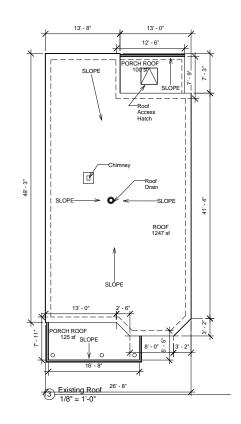
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ELTON HAMPTON ARCHITECTS 103 Terrace Street Boston, MA 02120 617-708-1071

# Massachusetts Clean Energy Center

Consult Address Address Phone Fax e-mail

PROJE

Site B
Triple Decker Assessment

Existing Second, Third, and Roof Plans

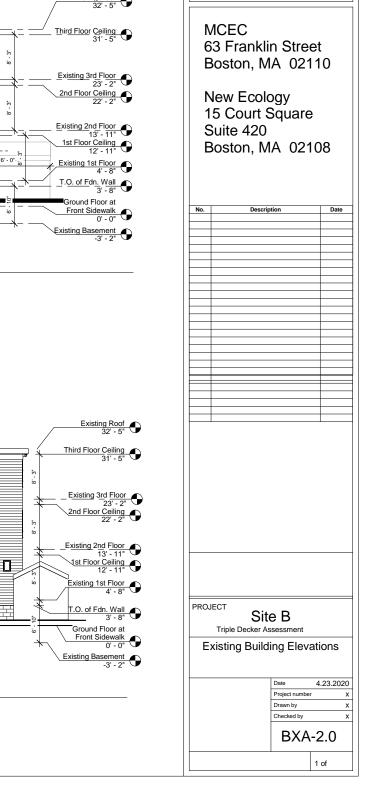
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Checked by Checker

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Massachusetts Clean Energy Center



2 North/Left Side 1/8" = 1'-0"



3 East/Rear Elevation
1/8" = 1'-0"