

117 Coleridge St. East
Boston, MA 2f-4000

Wood Island
Bay Edge Park

Coleridge St

Coleridge St

Short St

El Boston Greenway Connector

Coleridge St

Cowper St

Google
Byron

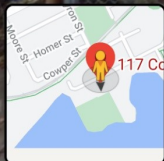
117 Coleridge St. East
Boston, MA 2f-4000



Wood Island
Bay Edge Park

Google





117 Coleridge St. East
Boston, MA 2f-4000

Google

PREPARED FOR:
OWNER OF RECORD:
JORGE A. BETANCUR
2 PUTNAM STREET
EAST BOSTON, MA 02128

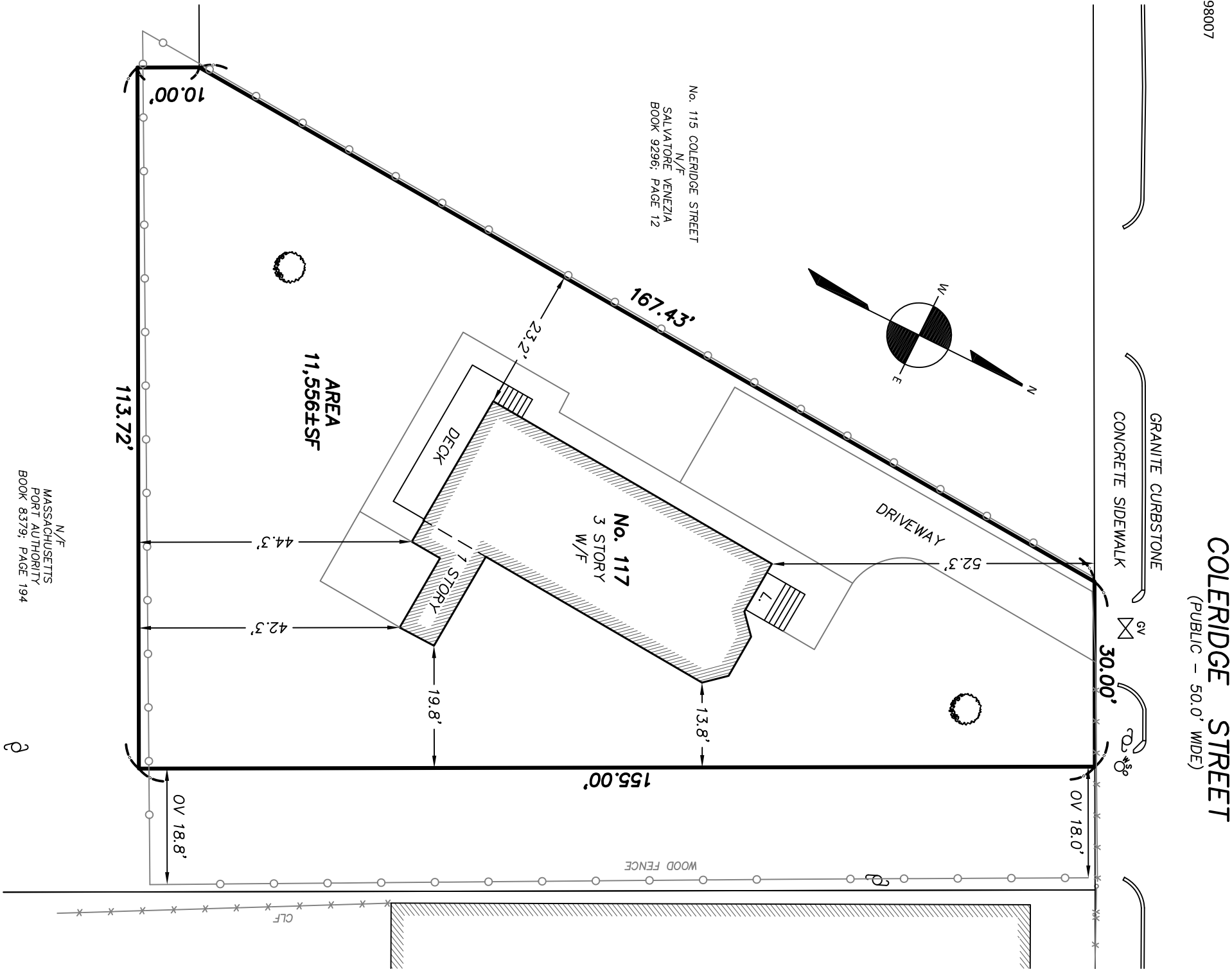
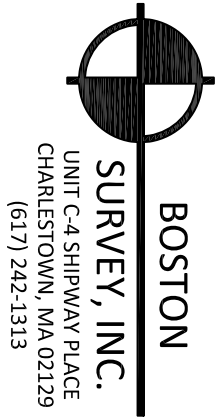
REFERENCES:
DEED: BK 61809; PG 184
PLAN: BK 8991; PG 694
BK 10324; PG END
LCC: 14595-A
34602-A

CITY OF BOSTON ENGINEERING:
L-2147

NOTES:
PARCEL ID: 0104298007

CERTIFIED PLOT PLAN
LOCATED AT
117 COLERIDGE STREET
EAST BOSTON, MA

SCALE: 1.0 INCH = 20.0 FEET



I CERTIFY THAT THIS PLAN WAS MADE FROM
AN INSTRUMENT SURVEY ON THE GROUND ON
THE DATE OF JULY 15, 2020 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: 25025C00191
EFFECTIVE DATE: 03/16/2016

FIELD:	JJH	
DRAFT:	NPP	
CHECK:	GCC	
DATE:	07/17/20	
JOB #	20-00222	

Parcel ID: 0104298007
Address: 117 COLERIDGE ST BOSTON MA 02128
Property Type: Three Family
Classification Code: 0105 (THREE-FAM DWELLING)
Lot Size: 11,556 sq ft
Living Area: 3,522 sq ft (existing)
Year Built: 1910
Owner on Wednesday, January 1, 2020: BETANCUR JORGE A
Owner's Mailing Address: 278 CHELSEA ST EAST BOSTON MA 02128
Residential Exemption: No
Personal Exemption: No

CODE SUMMARY:
Massachusetts Building Code 9th edition (2015 IBC)

Project scope of work ADD 3 new dwelling units. This conversion to be reviewed by City of Boston Zoning Board of Appeals and In order for whole building to achieve building code compliance as a multifamily building of six distinct units--each unit per floor-with building code--following two sections are applied to project. NFPA-13R/D (tbd) type residential fire sprinklers are installed throughout the building.

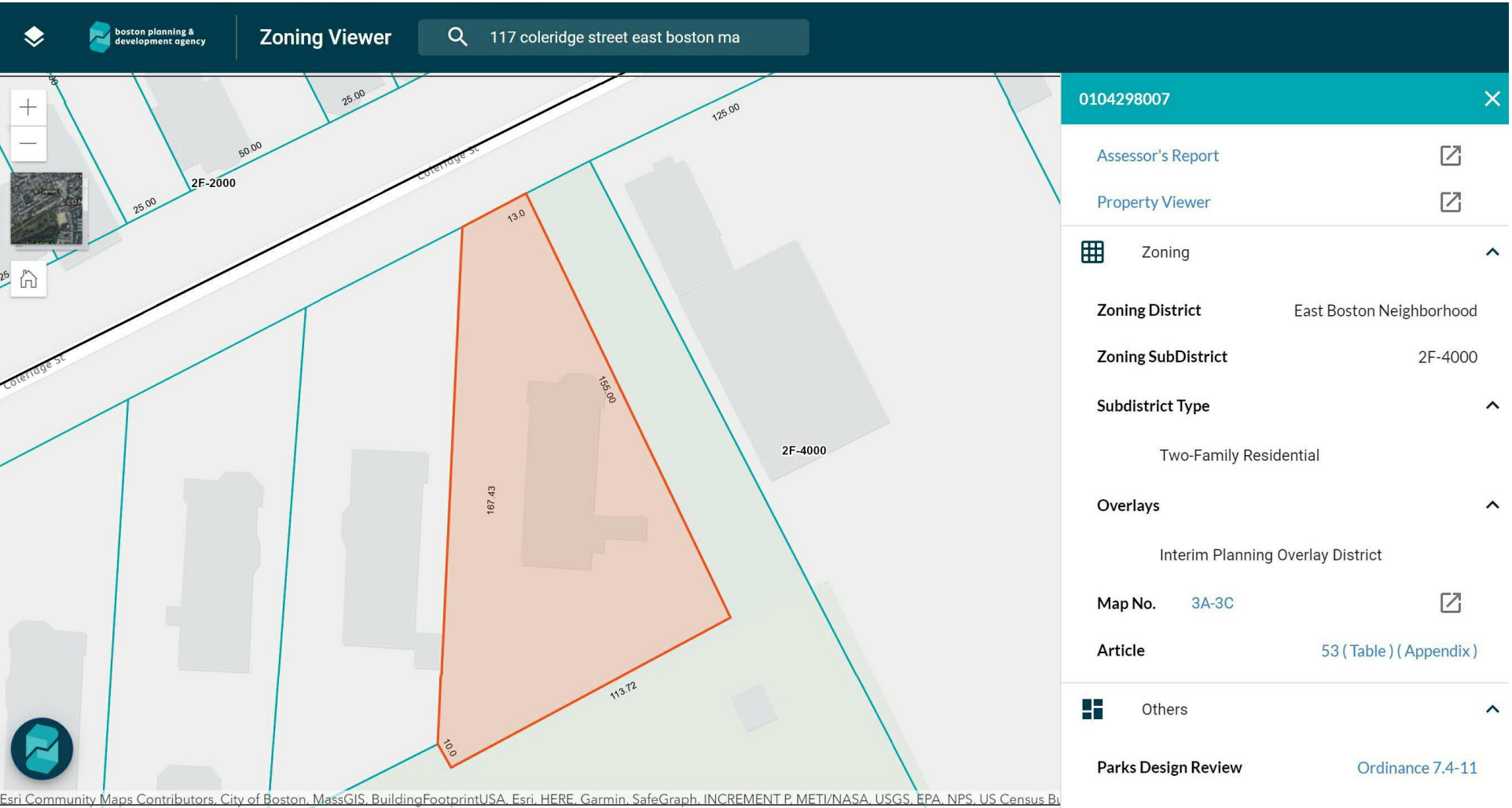
- USE GROUP R-2
- TYPE OF CONSTRUCTION: iib (EXISTING WOOD FRAMED CONSTRUCTION)

According to SECTION 310
RESIDENTIAL GROUP R
310.1 Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the International Residential Code in accordance with Section 101.2. Residential occupancies shall include the following: *R-2 Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including: Apartment houses*

According to TABLE 503

TYPE iib BUILDING TYPE, ALLOWABLE BUILDING HEIGHTS AND AREAS :
4 STORIES,
16000 LIMITED AREA
60 HEIGHT MAX

504.2 Automatic sprinkler system increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum building height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one. These increases are permitted in addition to the building area increase in accordance with Sections 506.2 and 506.3. For Group R buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2, the value specified in Table 503 for maximum building height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one, but shall not exceed 60 feet (18 288 mm)or four stories, respectively.
Exceptions:
1. Buildings, or portions of buildings, classified as a Group I-2 occupancy of Type IIB, III, IV or V construction.
2. Buildings, or portions of buildings, classified as a Group H-1, H-2, H-3 or H-5 occupancy.
3. Fire-resistance rating substitution in accordance with Table 601, Note d.



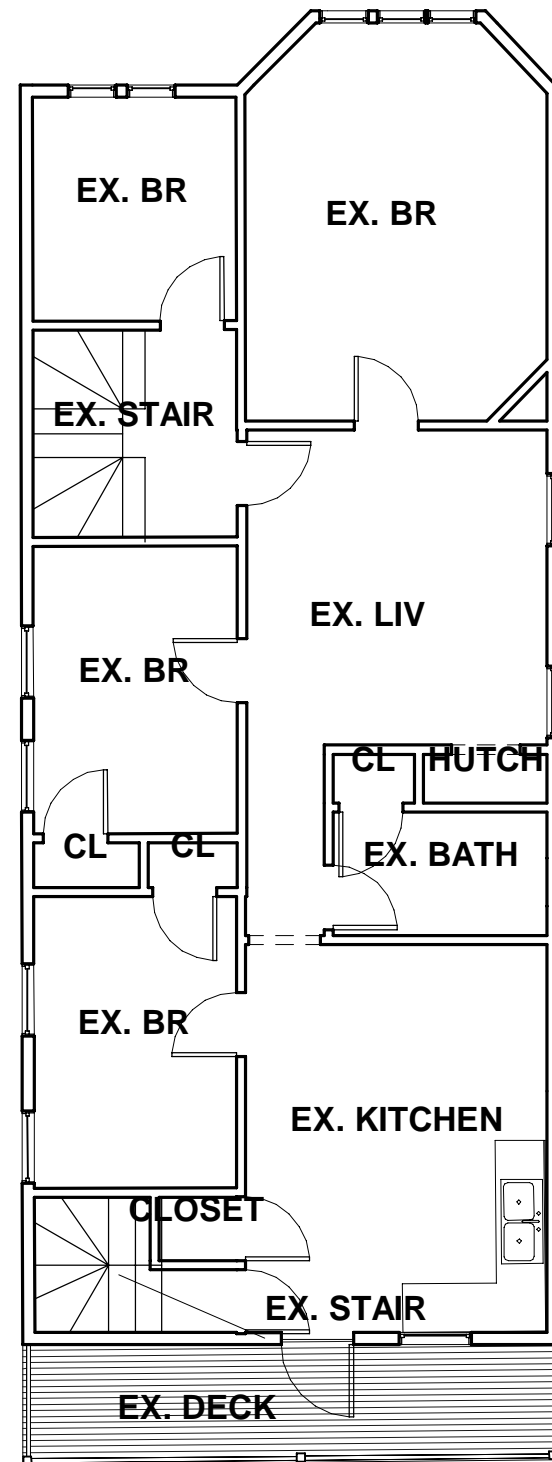
	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum ³		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit ⁽⁴⁾	Front Yard Minimum Depth (Feet) ⁽⁵⁾	Side Yard Minimum Width (Feet) ⁽⁶⁾	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
						Stories	Feet					
2F-4000 ⁽²⁾												
1 or 2 Family Detached	4,000 for 1 or 2 units	N/A	40	40	0.8	2-½	35	750	10	7	40	25
Other Use	4,000	N/A	40	40	0.8	2-½	35	none	15	7	40	20

117 COLERIDGE ST. E. BOSTON

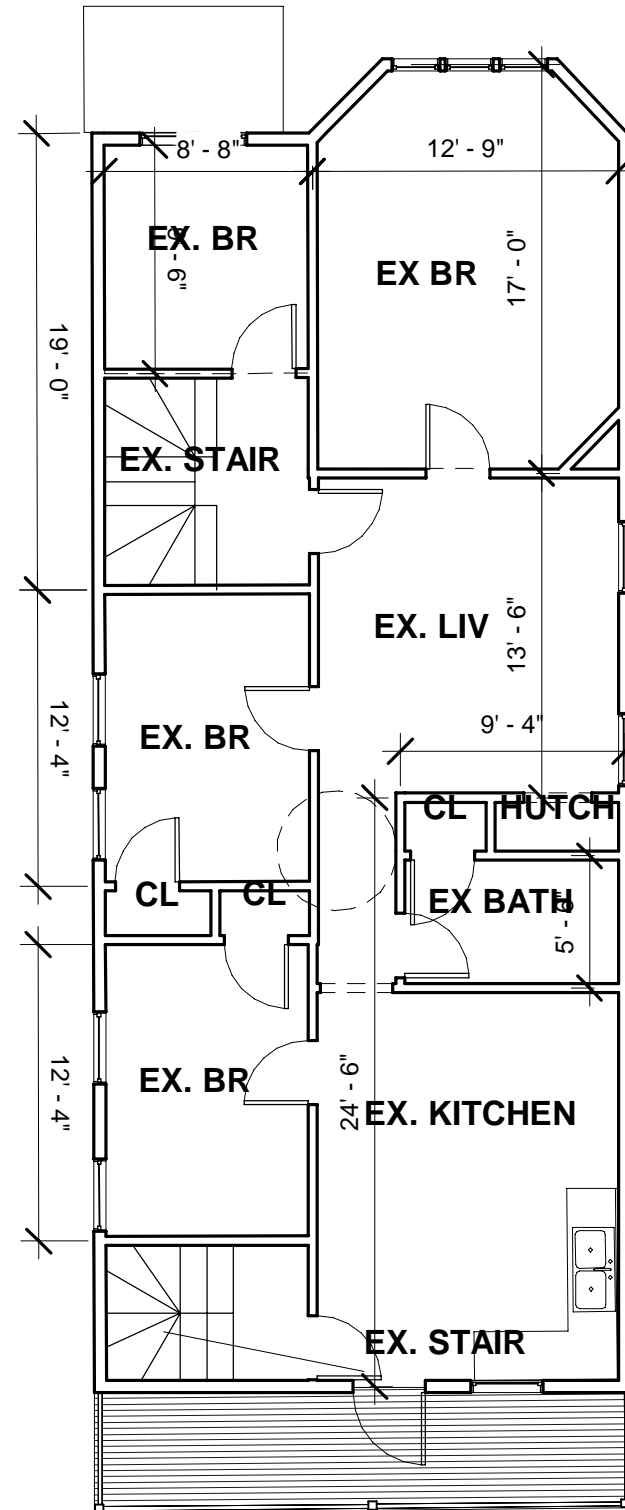
ZONING INFORMATION

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Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale

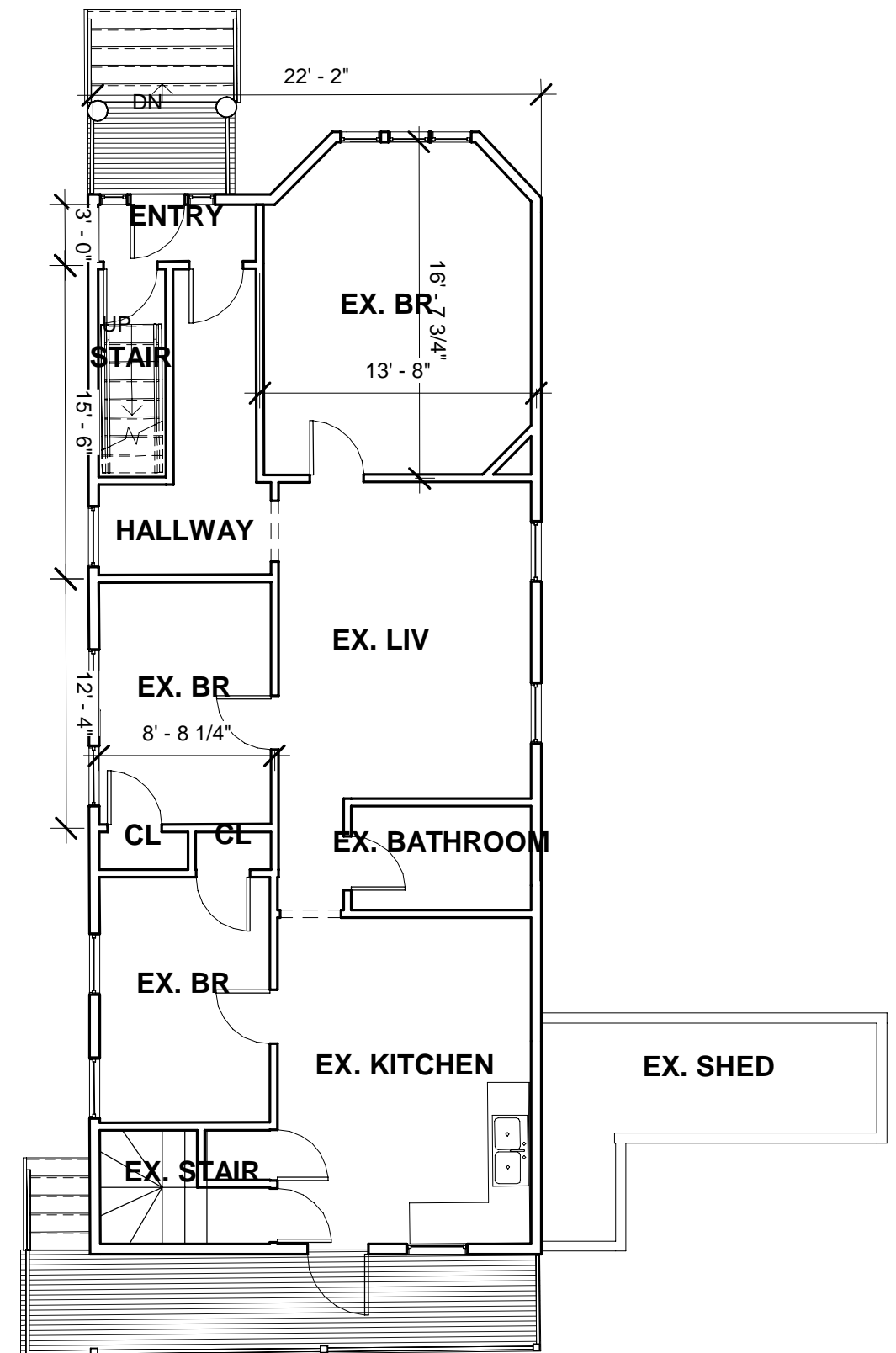




③ THIRD FLOOR
1/8" = 1'-0"



② SECOND FLOOR
1/8" = 1'-0"



① FIRST FLOOR
1/8" = 1'-0"

EXISTING CONDITION PLANS 117 COLERIDGE ST. E. BOSTON

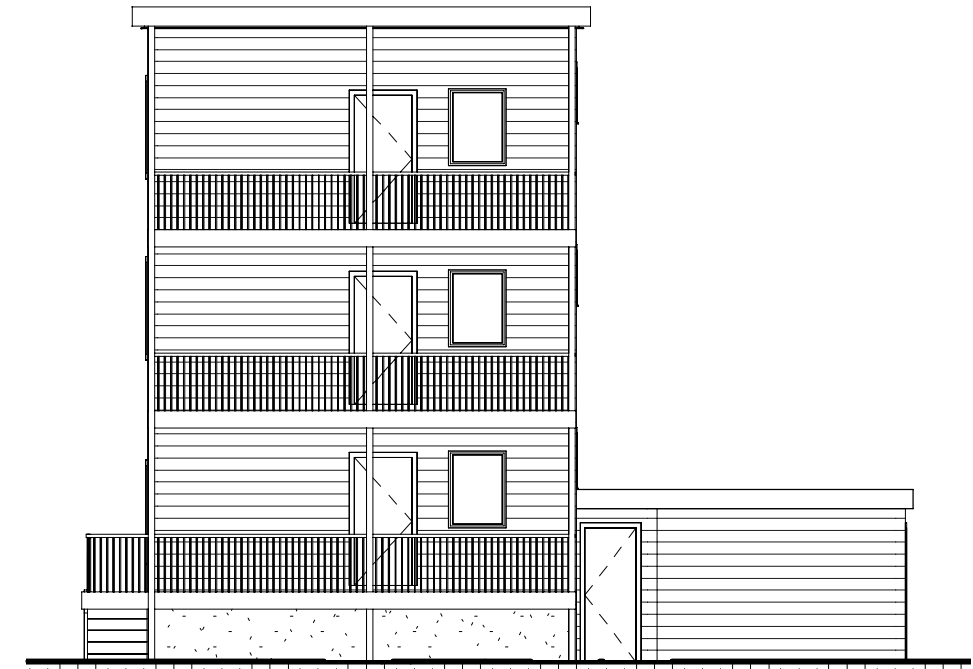
EXISTING PLANS

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Checked by	Checker	
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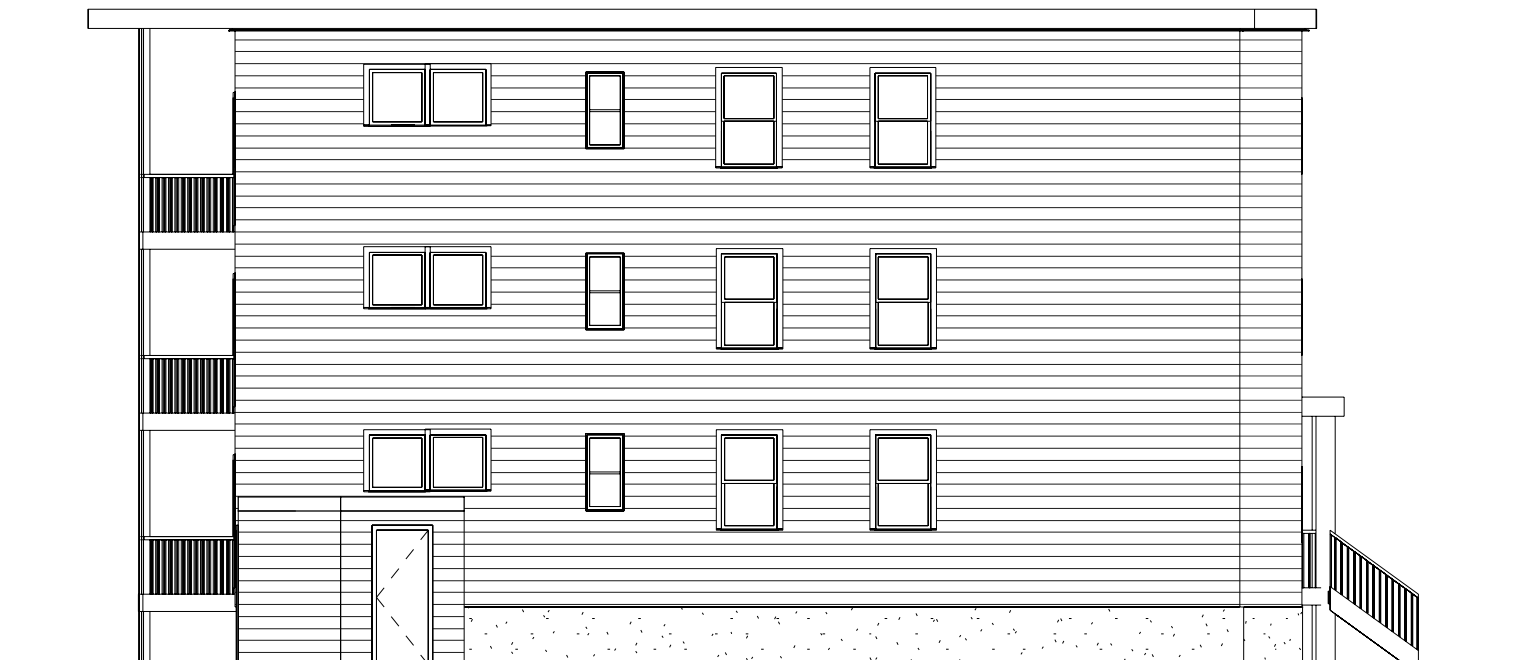




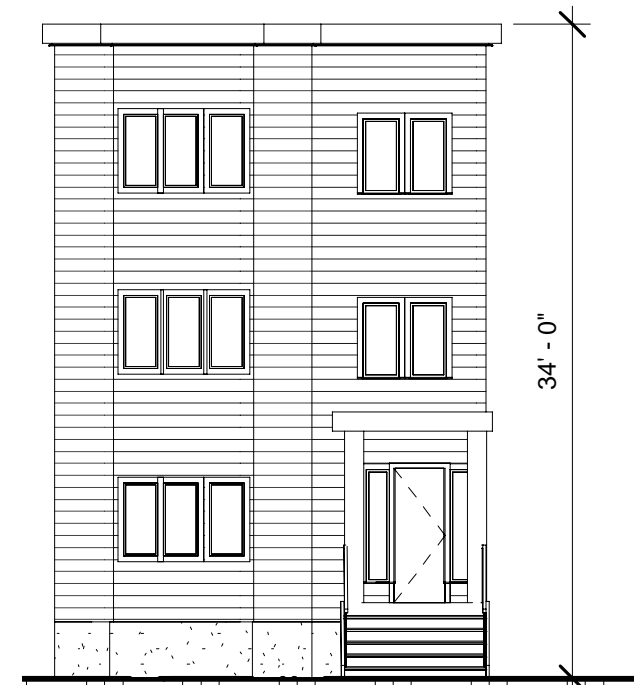
② SIDE ELEVATION (WEST)
1" = 10'-0"



④ REAR ELEVATION (SOUTH)
1" = 10'-0"



① SIDE ELEVATION (EAST)
1" = 10'-0"



③ FRONT ELEVATION (NORTH)
1" = 10'-0"

EXISTING CONDITION ELEVATIONS

117 COLERIDGE ST. E. BOSTON

EXISTING ELEVATIONS

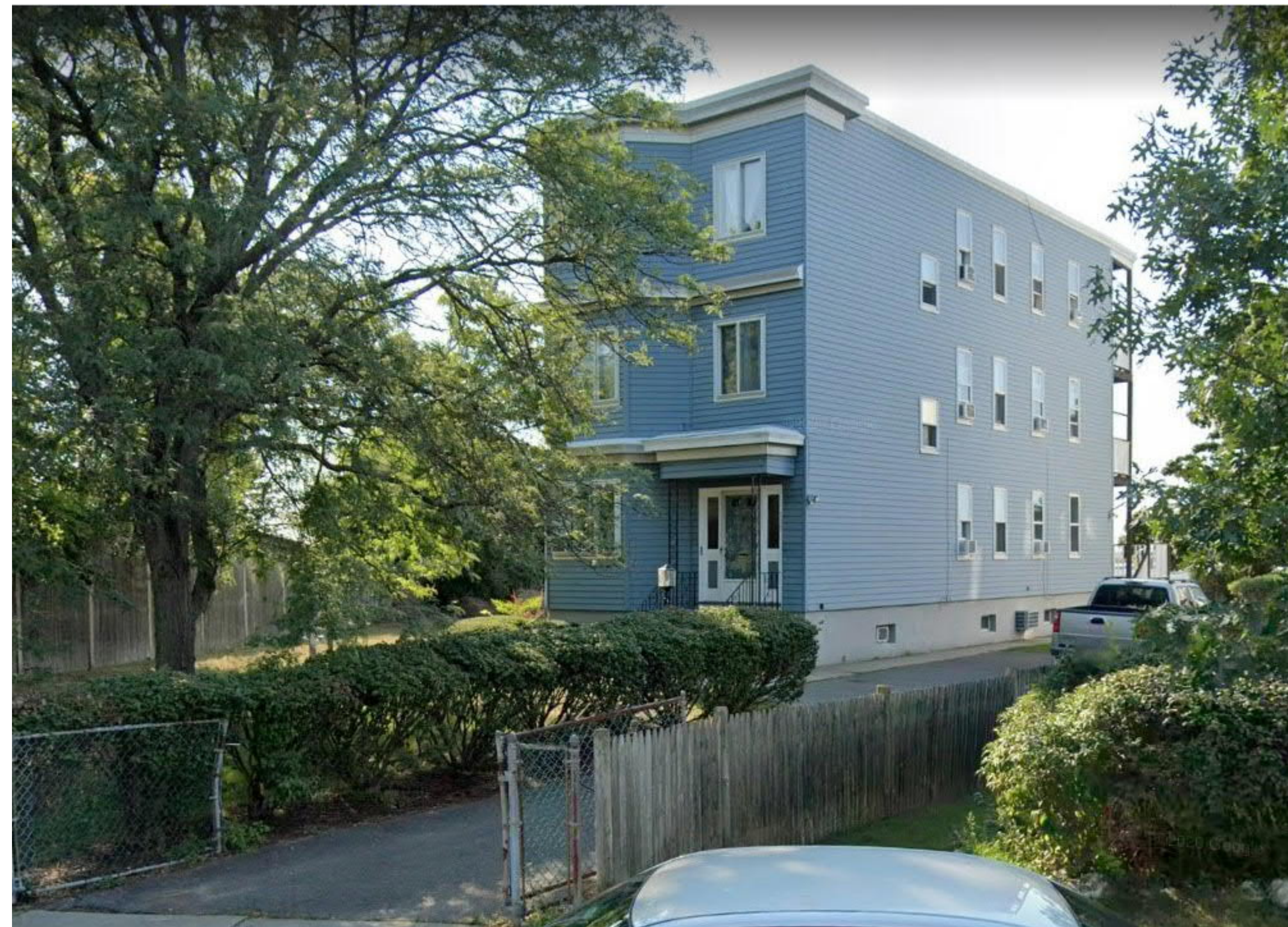
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Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 10'-0"



8/27/2020 6:58:20 AM



AERIAL VIEW OF EXISTING BUILDING



STREET VIEW OF EXISTING BUILDING



DAVID CHOI ARCHITECT

RENOVATION OF EXISTING FINISHED BASEMENT & DECK EXPANSION

[illegible]

117 COLERIDGE
STREET EAST
BOSTON MA

COVERSHEET

Project Number	Project Number
Date	Issue Date
Drawn By	Author
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	Scale
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RENOVATION OF EXISTING FINISHED BASEMENT & DECK EXPANSION

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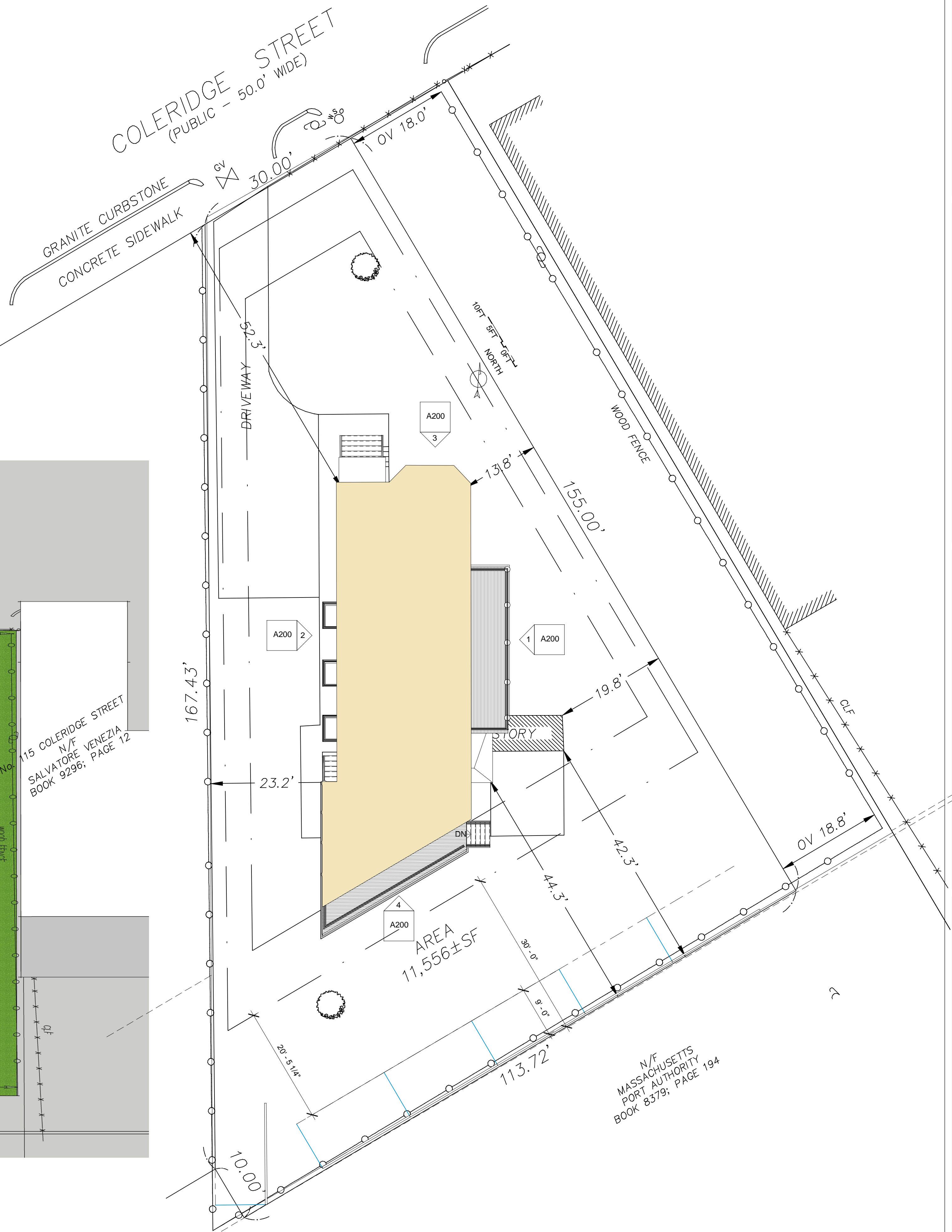
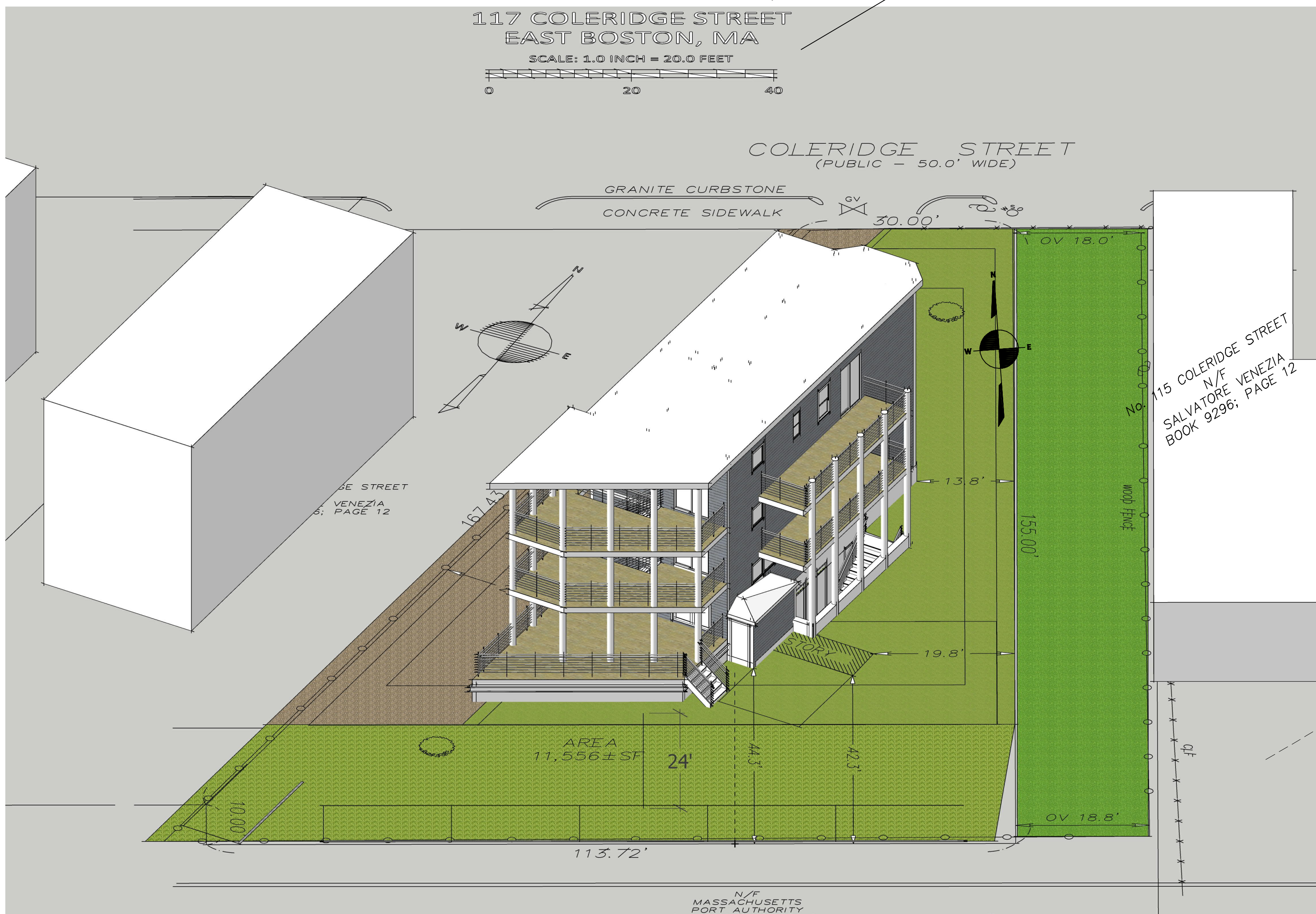
117 COLERIDGE
STREET EAST
BOSTON MA

SITE PLAN

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A100

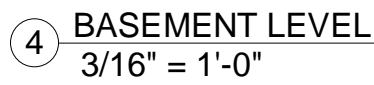
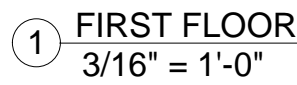
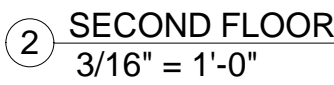
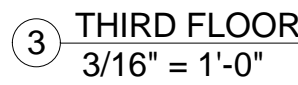
Scale	$3/32" = 1'-0"$
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1 SITE PLAN
3/32" = 1'-0"



Scale $3/16" = 1'-0"$





The image contains two architectural drawings. The left drawing is a facade elevation of a three-story building. It features a central section with a grid of windows: two windows per floor on the left and right sides, and a central vertical strip with four windows per floor. The building has a flat roof and a small balcony on the left side. The right drawing is a section view of a building, showing the internal structure, including the roof, walls, and floor slabs. It also shows the placement of windows and doors. A scale bar at the top left indicates a length of 34'-0".

② SIDE ELEVATION (WEST)
3/16" = 1'-0"

4 REAR ELEVATION (SOUTH)
3/16" = 1'-0"



① SIDE ELEVATION (EAST)
3/16" = 1'-0"



3 FRONT ELEVATION (NORTH)
3/16" = 1'-0"

[illegible]

117 COLERIDGE
STREET EAST
BOSTON MA

EXTERIOR ELEVATIONS

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A200

Scale	$3/16" = 1'-0"$
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