

1065 Tremont Street, Phase II Roxbury, MA 02120



Developer 67 Kemble Street, 4th Floor Boston MA 02119



Builder 784 Tremont Street Boston MA 02118

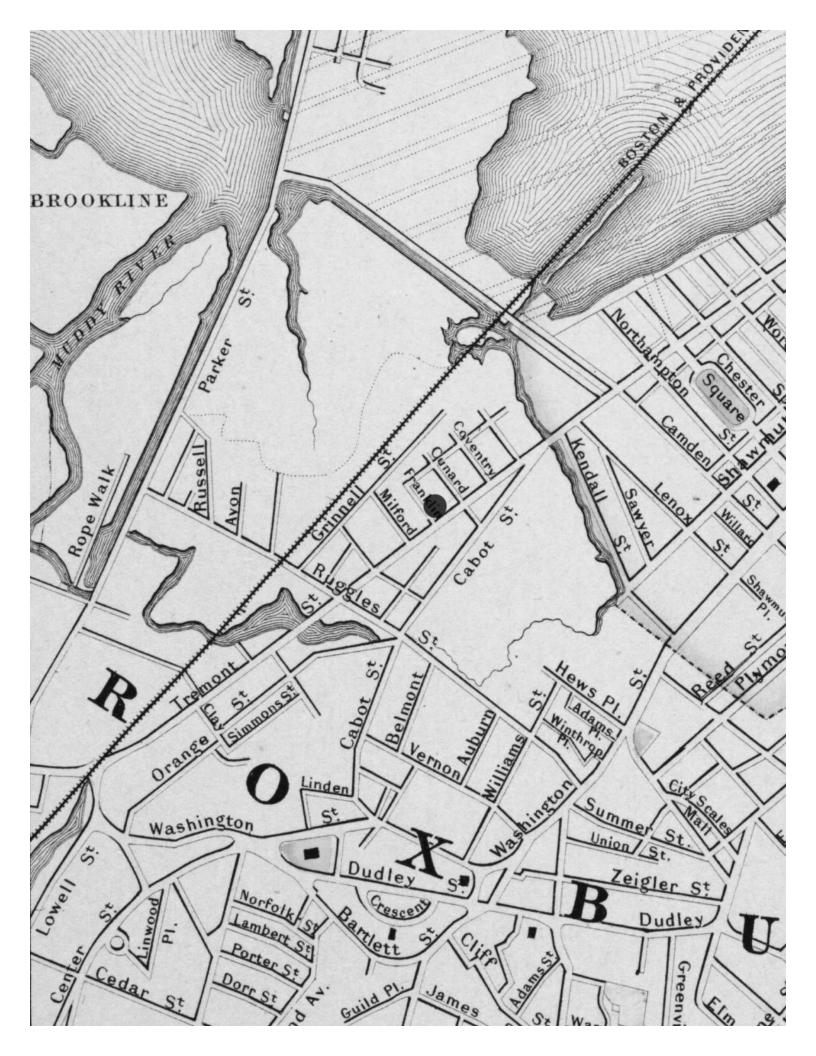


Boston Real Estate Collaborative, LLC

FRANCKE FRENCH ARCHITECTS

Developer 784 Tremont Street Boston MA 02118

Architect 650 Columbus Avenue, Suite A Boston MA 02118



Cover Letter

Brian Golden Acting Director Boston Planning and Development Agency Boston City Hall, 9th Floor Boston, MA 02201

January 20, 2017

RE: 1065 Tremont St., Lower Roxbury, Boston Letter of Intent to File for Project Notification Form under Article 80 Small Projects Review

Dear Mr. Golden,

Boston Real Estate Collaborative, LLC (BREC) in conjunction and in a partnership with Urban Core Development (UCD) LLC and on behalf of 1065 Tremont St LLC, is submitting this letter as Notice of Intent to file for a Project Notification Form (PNF) under Article 80 for Small Project Review with the Boston Planning and Development Agency (BPDA) in connection with Phase II of the proposed redevelopment at 1065 Tremont Street in Lower Roxbury, Boston.

The proposed project involves a new construction addition to the existing improvements at 1065 Tremont Street. The site, approximately 8,100 square feet in size, is situated at the corner of Tremont Street and St. Cyprians Place. The parcel is owned by 1065 Tremont St LLC and the existing structure is managed by BREC. As with the construction of the existing building, the proposed addition will serve to further complement the energy and vitality of the Tremont Street corridor by increasing residents and foot traffic.

Phase II of the proposed development is a 6-story building comprised of 24 market rate residential and four affordable housing units. The total new project build up area is approximately 31,500 square feet.

V. William Avanessian of BREC and Joseph DiGangi of UCD will lead a team of professional architects, engineers, contractors and consultants with years of experience in the development of residential projects. Monte French of Monte French Design Associates, the architect of Phase I, will be the architect for the project. The team has already conducted a pre-scoping meeting with BPDA staff members.

We intend to pursue the Article 80 Small Project Review process for this project. We look forward to working with you and your staff.

Best Regards,

V. William Avanessian

Founding Partner, Boston Real Estate Collaborative LLC On behalf of 1065 Tremont Street, LLC

Table of Contents

Letter of Intent	03
Project Team	05
Developer Profile	06
Project Examples	07
Neighborhood Context	12
Project Description and Program	4
Design	15
Zoning & Anticipated Permits	18
Public Review	19
Construction Impacts	20
Traffic and Parking	21
Public Benefits	22
Appendix	23
Appendix A: Existing Conditions Survey	

Appendix A: Proposed Site Plan

Appendix A: Proposed Architectural Drawings

Project Team

Owner	1065 Tremont St. LLC 784 Tremont St., Suite A Boston, MA 02118
Developer	Boston Real Estate Collaborative, LLC 784 Tremont St., Suite A Boston, MA 02118
	Urban Core Development. LLC 67 Kemble Street, 4th Floor Boston, MA 02119
Architect	Francke French Architects, LLC 650 Columbus Avenue, Suite A Boston, MA 02118
Builder	Haycon 784 Tremont St. Suite A Boston, MA 02118
Surveyor	Steve DesRoche 95 White St. Quincy, MA 02169
Code/Zoning Consultant	Cosentini, Consulting Engineers Building 200, 2nd Floor I Kendall Square Suite B2204 Cambridge, MA 02139
Structural Engineer	Veitas & Veitas 639 Granite St. Braintree, MA 02184

Developer Profile



BREC was formed to bring together under one roof the unique skill sets and experiences of its founding members as owners, developers, architect and builder. The combination of specialties allows BREC to invest in and develop properties that require patience, out-of-the-box thinking, and partnership with communities, neighborhoods, government and other stakeholders.

BREC was founded on the premise that an internally collaborative development team which capitalizes on all of its team members' roles and expertise would create a more informed investment strategy, a more efficient design process and ultimately produce higher quality housing. Using this approach, BREC has built a track record of success that has earned it a reputation as one of Boston's premier local development companies.

This internally collaborative foundation allows BREC to take a long-term approach in every deal and focuses on creating units, buildings and community relationships that can stand the test of time. BREC marries the unique skill sets and backgrounds of its partners to form a team that has proven its ability to successfully navigate the often complicated development process.



Urban Core Development specializes in the acquisition and redevelopment of unrestored and unoccupied brownstones, transformative adaptive reuse projects, historically sensitive restorations, and ground up construction projects in the emerging areas of Boston's core markets. Working with local community groups, area residents, city councilors, and religious institutions to ensure responsible development, we seek to enhance or revitalize neighborhoods by creating affordable workforce housing without displacement.

The environmental implications of development remain a priority for us, therefore we focus on building with sustainable materials and creating energy efficient units loaded with green living features. We continually seek out new and innovative technologies or architectural design concepts that when incorporated into our projects, enhance today's urban lifestyle.

Project Example

11 Newcomb Street, or the Emmanuel Memorial House, is a four-story Georgian Revival inspired brick and limestone building that was constructed in 1905. BREC, in another partnership with UCD, purchased the property in the fall of 2014. Over the course of 18 months, we worked to reposition and re-develop the largely office and classroom use building into a 14-unit apartment building.

Situated along the Washington Street corridor and consisting of nearly 18,000 square feet, construction was completed in January, 2016. The renovations conformed with the Department of Interior's historic building guidelines and much of the interior historic character was retained. The project contains a mix of 1-3 bedroom units and fits the needs of a variety of tenants.

There are 15 assigned parking spaces next to the building for residents. Consistent with the team's long term strategy, the project has been successfully retained and will surely be a long term holding.



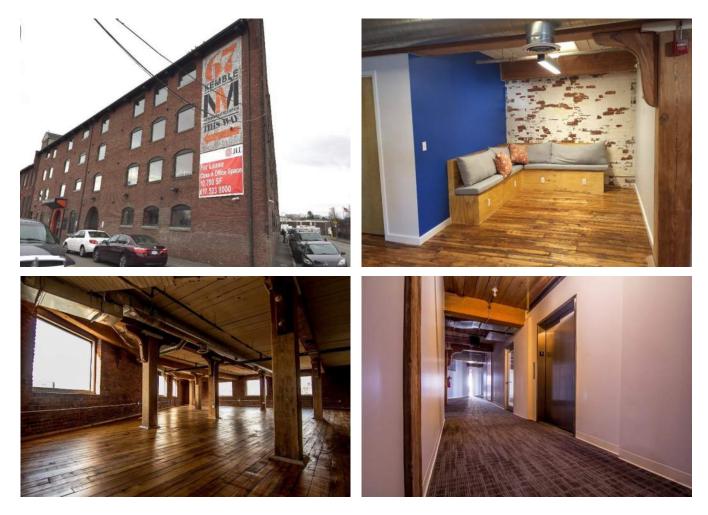
Project Example

NEWMARKET CENTER

Newmarket Center was originally constructed in the 1880's and was home to one of the premier blacksmith shops in the region. Blacksmithing operations would run from the 1880's to the mid 1930's. After a period of vacancy, the building would be occupied by the Newmarket Wool Company who operated a wool storage and sorting warehouse. The wool trade in Boston would eventually dry up and the building was boarded up and abandoned.

Urban Core Development purchased the building and adjacent lot believing that the brick and beam construction, antique wood flooring, and stone archways would provide an innovative and vibrant space. Urban Core Development conducted the extensive renovations in four phases. Each phase consisted of significant renovations that aimed to maximize available floor space. Newmarket Center currently offers 20 office suites including a penthouse suite consisting of almost 11,000 square feet. After years of hard work and multiple upgrades, Newmarket Center is revitalizing the Newmarket Industrial District and attracting new business to the area.

Today 67 Kemble Street (Newmarket Center) serves as a perfect example of how Urban Core Development leveraged a unique opportunity and delivered a building that would meet the needs of the community, while also highlighting the historic significance of the neighborhood.



Project Example 1902 - 1904 WASHINGTON STREET

BREC, in another successful joint venture with UCD, purchased 1902-1904 Washington Street for redevelopment in August 2015. Historically known as the Alonzo Dexter Residence, the building lay adjacent to our 11 Newcomb Street development. Abandoned for more than 15 years, this corner property was an eyesore for the neighborhood. The building was almost beyond repair; a fire had forced the top story to be removed some 30 years ago and much of the internal structure was compromised. Working in conjunction with Boston Landmarks Commission and the Massachusetts State Housing Preservation Organization, we went out of our way to retain and restore as much of the historic fabric of the original buildings as possible.

This historic structure, which once consisted of eight residential units and two commercial spaces, received zoning relief that allowed for the conversion to nine residential units and one commercial space. The nine residential units contain a mix of 1-4 bedroom units. Sited prominently along the gateway that connects the South End to Dudley Square, we are particularly proud of the finished product and the substantial benefit it provides to the surrounding neighborhood. These buildings are special to us for another reason - they are home to the offices of the BREC family of companies.



Existing Conditions

New Construction





Project Example

1065 TREMONT STREET PHASE I

BREC Development, in a joint venture with Urban Core Development LLC, purchased the Empire Insurance Lot located at 1065 Tremont Street in September 2014. Located within a short walk of the Orange Line and Northeastern University, the as-of-right project was completed in April 2016, delivering 16 new rental units and one commercial space.

The initial site consisted of an approximately 8,100 square foot lot bounded by Tremont Street and St. Cyprians Place. The redevelopment of the underutilized and structurally failing single-story commercial property into a 6-story, 16-unit residential market rate rental building has added energy and vitality to the rapidly improving Tremont Street corridor. The building is 16,200 square feet and is a mix of two and three-bedroom units.

Presently, the building is fully occupied by working professionals and students attending local universities. The insurance company that once resided in the single-story structure now occupies the updated first-floor commercial space.



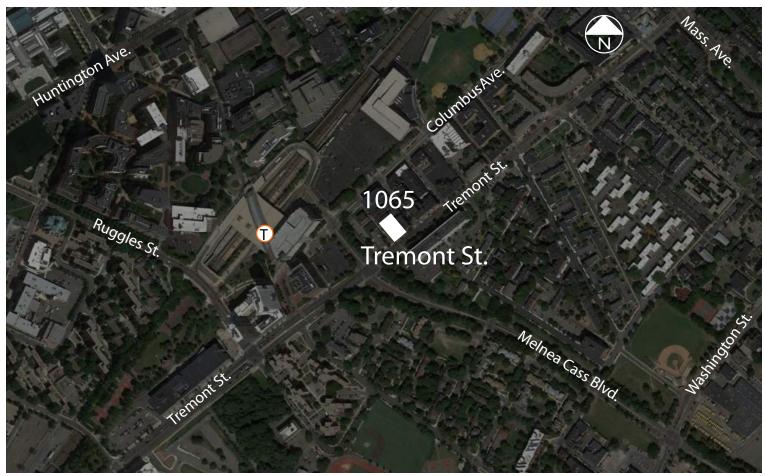
Existing Conditions

New Construction





Neighborhood Context



Aerial Site Photo of Proposed Project Site



Completed Phase I South West

Neighborhood Context



1065 Tremont Street, Phase II, Roxbury MA 02120

Project Description

The new construction will consist of 28 residential units on six levels. The project will also create or cause to be created 4 units of affordable housing in the neighborhood or immediately on site. Of the 28 units, two of the units will be compliant with MAAB Group 2 regulations for accessible design. The total gross development square footage is 31,500. Given that the site is located within two tenths of a mile from a major T and Bust stop and 100 yards of Northeastern University, the project principals in concluded that no parking spaces were needed to make the units marketable.

Project Summary:	Unit Types	Quantity	Percentage	Unit Sizes
New Construction	One Bedroom	5	18%	370 sq ft - 405 sq ft
24 For Rent Market Units 4 For Rent Affordable Units 6 Stories of Residences	One Bedroom Plus Study	9	32%	680 sq ft - 706 sq ft
28 Residences Total	Two Bedroom	3	11%	750 sq ft - 972 sq ft
	Two Bedrooms Plus Study	7	25%	830 sq ft - 960 sq ft
	Three Bedroom	2	7%	1,007 sq ft
	Four Bedrooms (Duplex)	I	3.6%	1706 sq ft
	Four Bedrooms Plus Study (Duplex)	I	3.6%	1630 sq ft

West Elevation

Design



Design



View From South West

Design



Aeriel View



West Elevation

Zoning Analysis & Anticipated Permits

Project Summary:
Zoning District:New Construction, 6 stories, 65' to parapet, 28 dwelling units
Roxbury EDA, Roxbury District (Article 50) Boulevard
Improvement and Restricted Parking OverlaysLot Size:8,082 sq ft

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Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comment and community process. Prior to submitting this Article 80 application, the project team conducted preliminary outreach with local community groups.

The table below lists the public permits and approvals that are anticipated to be required for the project. The list is prepared with the best knowledge, is not conclusive and is subject to amendments.

Agency	Approval
Boston Redevelopment Authority	Article 80 Small Project Review Application
Boston Public Works Department/ Public	Curb cut addition
Improvement Commission	Specific repair plan approval
	Sidewalk approvals
Boston Transportation Department	Construction management plan (if required)
Boston Water and Sewer Commission	Site plan approval for water and sewer
	connections
Inspectional Services Department	Review/Compliance of State Building Code
	Building Construction Permit

Construction Impacts

The development group anticipates that there will be a moderate level of impacts on the surrounding area during the construction period. The proposed project will require street closure of St. Cyprian's Pl. during a majority of the construction timeline. The sidewalk and street will be needed for staging, the laying of construction materials, equipment and storage. We have worked out an understanding with the abutting St. Cyprian's Church and they have agreed to allow the use of a portion of their lot for purposes of contractor parking and temporary storage. Police detail and best efforts will be utilized to mitigate the effect of any street closures and parking loss. The site will have a secure perimeter through the entirety of the project.

Both the developer and builder have vast experience working in and around the Boston area in dense urban neighborhoods. All of the builder's skilled subcontractors have worked on projects that entail compliance with city entities and ordinances when undertaking a project in tight spaces.

The project requires no unusual city infrastructure changes. All of the utilities such as domestic water, fire protection lines, electricity, telephone, CATV, gas, storm drainage, and sanitation are already provided for on site.

Traffic & Parking

In alignment with the Mayor's DriveBoston Initiative and Go Boston 2030, which place emphasis on decreased automobile ownership and the improvement of public transit systems to limit the city's environmental impact and traffic fatalities, no parking will be included on site. The new project site will be redeveloped with improved pedestrian walkways to help ensure proper public safety and appropriate design. We will also propose that at the end of construction, the curb cut along St Cyprian be truncated which would create 2 spaces of on street parking for the neighborhood.

The project negates the need for off-street parking due to its close proximity to public transportation. The Massachusetts Bay Transportation Authority (MBTA) station of Ruggles (supporting the Orange Line, Commuter Rail and MBTA bus lines 8, 9, 15, 19, 22, 23, 28, 29, 42, 43, 44, 45, 47, 9701, 9702, 9703, CT2 and CT3) is less than a five-minute walk (.3 miles) from the property and the Museum of Fine Arts Station (supporting the MBTA Line "E" Branch) is just over a 10-minute walk (.6 miles). This abundance of transportation options will help alleviate any negative impact on parking and traffic caused by new residents. Furthermore, the development will be filled with residential tenants and is designed specifically for students walking to and from campus.

The project site is also easily walkable to the major Boston neighborhoods of Fenway and the South End, and Northeastern University (~ 100 yards from campus), further alleviating traffic and parking impacts.

Public Benefits

The proposed project will serve to further transform what was once a dilapidated and unsafe property. Apart from the creation of 28 new residential units and two MAAB Group 2 compliant units, the will be additional site improvements for landscaping, open space, and pedestrian walk-ways and lighting. The project will also create or cause to be created four new affordable housing units that will provide 4 families in the neighborhood an opportunity to live in a new construction luxury building at an affordable price.

This addition to the existing building will complete the overall look and massing of 1065 Tremont Street. We feel our proposal for the overall site at 6 stories is very much in keeping with the current density in the neighborhood and falls within the height restrictions of the Economic Development Area. Not only is the scale appropriate, but we feel the building aesthetic when complete will add a great deal to the look and feel of the neighborhood. The addition will continue to bring new residents to a portion of the city that is capable of supporting more people, and most importantly it will do so without displacing any existing residents. Surrounding business will continue to benefit from increased foot traffic and an expanded customer base.

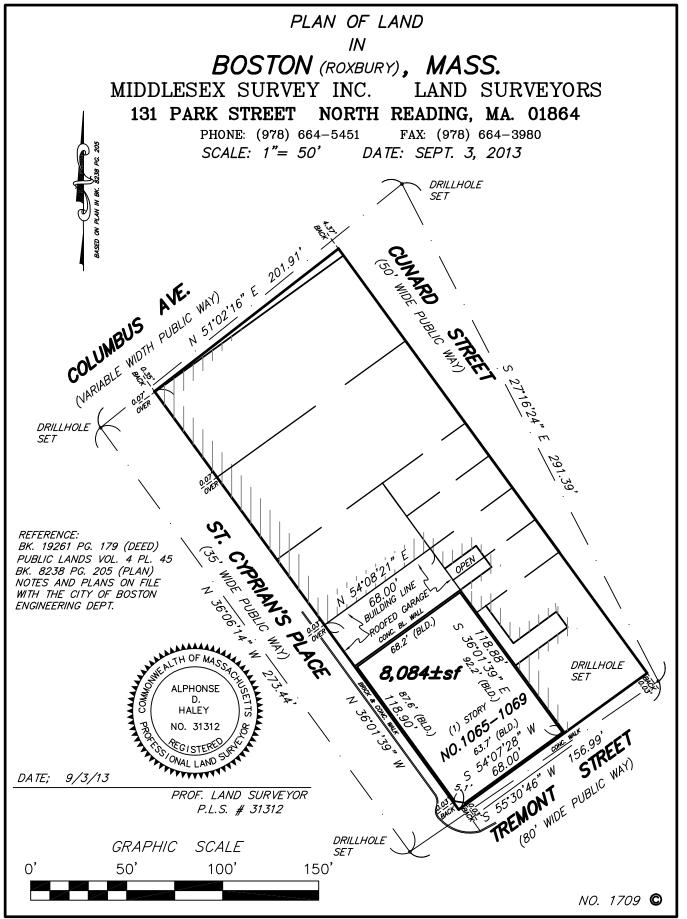
The proposed project will create numerous construction jobs and employ local and minority workers in full-time equivalent and part time positions. Construction is expected to start once final approvals are in hand and take approximately 14-18 months to complete. BREC has a proven record of hiring locally and will seek to maximize its use of local qualified workers and contractors.

Two other local not-for-profit groups will continue to benefit from the addition. Firstly, we have been speaking with the St Cyprian Episcopal Church regarding doing improvements to their building and site that will include drainage, pavement and problems around water infiltration they are experiencing. In addition, we will help the church with coordinating some roof and fenestration repairs as those trades are on site for us doing Phase II work. The second not-for-profit group that will benefit is our development partner, Neighborhood Development Corporation of Grove Hall. Originally introduced to us by the previous owner (and current partner), NDCGH has been instrumental in the planning and coordination phase of the overall building at 1065 Tremont Street.

Lastly, the building will also be Leed Certifiable which will continue the progress Boston is making with its overall green footprint. The city and the state have done a great job setting achievable standards in this regard and our project will meet and likely exceed the high standards for new buildings.

Appendix A

EXISTING CONDITIONS SURVEY





Vicinity Map



1065 Tremont Street Phase Two Boston, MA

Project Information

Owner

1065 Tremont St. LLC 784 Tremont St., Suite A Boston, MA 02118

Builder Haycon

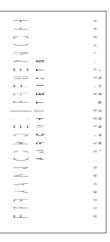
784 Tremont St. Suite A Boston, MA 02118

Architect Francke French Architects, LLC 650 Columbus Avenue, Suite A Boston, MA 02118

Structural Engineer Veitas & Veitas 639 Granite St. Braintree, MA 02184

MEP Engineer & Fire Protection South Shore Construction Consultants 345 Quincy Ave. Braintree, MA 02184

Proposed Rendering



CONSULTANTS:

SCHEMATIC DESIGN (NOT FOR CONSTRUCTION)

PROJECT NAME: 1065 Tremont St. Phase Two Boston, Ma

DATE ISSUED: 12/02/2016 PROJECT # 15016.0



CODE SUMMARY

1065 Tremont Street has a maximum footprint area of approximately 7,195 square feet. The building is a 6 story podium building with residential units and retail space on the first floor at grade (below the podium). The second through sixth floors contain residential units (above the podium). The building has also one level below grade.

The building is less than 70 feet in height and will not be considered a high-rise building in accordance with the MSBC (Section 403.1).

APPLICABLE CODES

The applicable codes for the project include the following:

780 CMR: Massachusetts State Building Code, 8th Edition 527 CMR Massachusetts Fire Prevention Regulations 248 CMR: Massachusetts Fuel Gas and Plumbing code 524 CMR: Massachusetts Elevator Regulations 521 CMR: Massachusetts Architectural Access Board International Mechanical Code, 2009 Edition National Electrical Code (NFPA 70, 2014 Edition) as adopted and amended by 527 CMR Chapter 12 Stretch Energy Code – Appendix 115AA adopts and amends the 2009 International Energy Conservation Code (August 2010) Fair Housing Act Design Manual (FHA)

USE GROUP CLASSIFICATION

Use Group R-2 Residential Residential Dwelling Units Use Group M Mercantile Commercial Space

HEIGHT, AREA, AND CONSTRUCTION TYPE EVALUATION

The MSBC regulates the type of construction based on the height and area, use group classification and allowable increases (sprinkler protection and frontage) permitted for each structure. The following sections discuss the minimum construction types permitted for each building type.

Construction Type - Special Conditions

The code provisions of MSBC Section 509 permit the use of special conditions that are exempt from, or modify, the specific requirements of the MSBC related to height and area.

MSBC Section 509.2

Section 509.2 of the MSBC allows a 3-hour fire-rated horizontal assembly to create separate buildings. Buildings constructed using this option are typically referred to as 'podium' buildings. The structures built above and below the 3-hour fire-rated horizontal assembly are considered distinct buildings. As distinct buildings, they are individually evaluated with respect to allowable building area, the number of stories and type of construction. Furthermore, If a fire wall is needed to address building area issues in the upper building, the fire wall construction is permitted to stop at the 3-hour fire-rated horizontal assembly and does not need to extend into the lower building to the foundation.

Height – Residential Buildings

The building height (in storles) is measured from the 3-hour fire-rated horizontal separation and is based upon the allowances for the construction type above the horizontal assembly, in this case Type IIIA. Therefore, the total height (in stories) of the Type IIIA building is limited to five (5) stories above the 3-hour fire-rated horizontal eparation (MSBC Table 503 and Section 504.1 permitted increase for automatic sprinkler protection). The current design complies with the height limitations (in stories) for Type IIIA construction (MSBC 503, 504.1 and 509.2)

The actual height of a Type IIIA structure is limited to 85 feet. The height of the building, measured in feet, is measured from grade plane and not the 3-hour fire-rated horizontal assembly. However, for the building to not be classified as a high rise, the building shall be less than 70 feet. The height of the structure from the grade plane is less than 70 feet and therefore is not a high rise.

Area

Type IIIA construction permits a base allowable area of 24.000 square feet for Group R-2 occupancies. The project is protected throughout with an automatic sprinkler system installed in accordance with NFPA 13 and is permitted an area increase of 200 percent (MSBC 506.3).

The total allowable area per Group R-2 Occupancies is increased from 24,000 to 72,000 square feet for Type IIIA construction. Please note a frontage increase was not taken. The project is approximately 3,000 square feet in footprint area.

Therefore, Type IIIA construction is acceptable based on the layout of the first floor.

In accordance with MSBC Section 506.5.2 the following sum of the ratios for all five (5) floors of the building must not exceed 3. First Floor Group R-2: 3,000 square feet / 72,000 square feet =0.042

Second Floor Group R-2: 3.000 square feet / 72.000 square feet =0.042

Third Floor Group R-2: 3,000 square feet / 72,000 square feet =0.042

Fourth Floor Group R-2: 3,000 square feet / 72,000 square feet =0.042

Fifth Floor Group R-2: 3,000 square feet / 72,000 square feet =0.042

Sixth Floor Group R-2: 3,000 square feet / 72,000 square feet =0.042

The total sum of the ratios for the building is 0.25. Therefore, Type IIIA construction is acceptable based on its current layout since the ratio is less than 3.

FIRE RESISTANCE RATINGS

Based on the height and area analysis of the buildings the following fire resistance rating information is provided for Type IIIA construction.

Building Element (MSBC Table 601) Type IIIA Fire Resistance Rating Required (Hours)a

Primary Structural Frame Exterior Bearing Walts Interior Bearing Walts Exterior Nor-bearing walts Floor construction and secondary members	1 2 1 1b 1
Roof construction and secondary members	1

Note a: Shaft construction must be supported by construction equivalent to the fire rating of the shaft Note b: Fire separation distance of exterior walls determines fire rating per Table 602

Shaft enclosures must be constructed as fire barriers. The supporting construction for a fire barrier must be protected to afford the required fire-rating of the fire barrier being supported (MSBC 707.5.1). Shafts connecting 4-stories and more must be 2-hour fire rated, including all supporting construction to meet the continuity of construction criteria for fire barriers (MSBC 707.5.1 and 708.5). This requirement applies to all shafts (i.e. elevators, stairways, mechanical). Shafts, stairs, ramps and escalator enclosures through the 3-hour fire-rated horizontal assembly must have not less than a 2-hour fire-rated enclosure, some exceptions apply

The fire resistance ratings for Type IA construction are provided below

Building Element (MSBC Table 601)	Type IA Fire Resistance Rating Required (Hours)a
Primary Structural Frame	3
Exterlor Bearing Walls	3
Interior Bearing Walls	3

Note a: Shaft construction must be supported by construction equivalent to the fire rating of the shaft Note b: Fire separation distance (FSD) of exterior walls determines fire rating per Table 602. See Exposure Protection section of this report.

Floor Opening

Exterior Non-bearing walls

Floor construction and secondary member

Roof construction and secondary members

There are no proposed unprotected floor openings, such as open stairways

Corridor Walls

Residential corridors are required to be provided with a minimum fire-rating of ½ hour. Corridor walls must be constructed as fire partitions in accordance with MSBC Section 709 (MSBC Section 1018). Doors in residential corridors are required to be provided with a minimum rating of 20-minutes in accordance with MSBC Section 715.4

Dwelling Unit Separation Walls: Residential dwelling unit separation walls in Type IIIA buildings are required to be provided with a minimum firerating of 1 hour In accordance with MSBC Section 709.3. Since floors are required to have a 1-hour fire resistance rating based on the construction type of the residential buildings, they inherently satisfy the dwelling unit separation requirement.

Exit Enclosures

Interior exit stairs must be enclosed with fire barrier construction in accordance with MSBC 707 (MSBC Section 1022).

Exit stairs connecting four (4) stories or more are required to provide a minimum fire rating of 2-hour. Doors serving 2-hour exit enclosures must provide a minimum rating of 90-minutes

Draftstopping and Fire Blocking

In combustible construction, fireblocking must be installed to cut off concealed draft openings (both vertical and horizontal) and must form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking must be installed as required by MSBC Section 717.2.2 through 717.2.7.

Draftstopping is not required in floors per MSBC Section 717.3.2, Exception No. 1 (NFPA 13 sprinkler system is installed). Additionally, draftstopping is not required in concealed roof spaces (attics) per MSBC Section 717.4.2., Exception No. 2 (NFPA 13 sprinkler system is installed).

FIRE WALLS

Fire walls are not included in the design of the project, nor are they required.

EXPOSURE PROTECTION

The required exterior wall ratings and the allowable openings are determined based on the measured fire separation distance. Fire separation distance (FSD) is defined as follows:

"The distance measured from the building face to one of the following:

1. The closest interior lot line: 2. To the centerline of a street, an alley or public way, or 3. To an imaginary lot line between two buildings on the same property

The distance shall be measured at right angles from the face of the wall.

Walls Ratings and Opening Protective - Non-Bearing Exterior Walls (Type IA Construction)

Fire Separation Distance(feet)	Wall Rating (hours)	Allowable Area of Openings (%)
0 to less than 3	2a	Not Permitted
3 to less than 5	2a	15%
5 to less than 10	2a	25%
10 to less than 15	1	45%
15 to less than 20	1	75%
20 to less than 25	1	No Limit
25 to less than 30	1	No Limit
30 or greater	0	No Limit

Note a: 2 hour rating is required for Group M occupancy. 1 hour rating is permitted for Group R occupancy

Walls Ratings and Opening Protective - Non-Bearing Exterior Walls (Type IIIA Construction)

Fire Separation Distance (feet)	Wall Rating (hours)	Allowable Area of Openings (%)
0 to less than 3	1	Not Permitted
3 to less than 5	1	15%
5 to less than 10	1	25%
10 to less than 15	1	45%
15 to less than 20	1	75%
20 to less than 25	1	No Limit
25 to less than 30	1	No Limit
30 or greater	0	No Limit

Type IA requires load bearing exterior walls to be 3-hour rated and Type IIIA requires load bearing exterior walls to be 2-hour rated regardless of separation distance

FIRE PROTECTION AND LIFE SAFETY SYSTEMS AND FEATURES

This project is required to have a variety of fire protection and life safety systems. The following sections discuss the requirements for each system and feature.

Automatic Sprinkler System

An automatic sprinkler system must be provided throughout the building with the exception of the elevator shaft and machine room (MSBC Section 9032 and Table 9032). The system must be designed in accordance with the 2013 Edition of NFPA 13. A Fire Department connection must be provided in a location approved by the local Elre Departmen

Combustible concealed spaces, including interstitial space between cellings and floor boards may require sprinklers. The specific approach to the issue needs to be defined in accordance with NFPA 13.

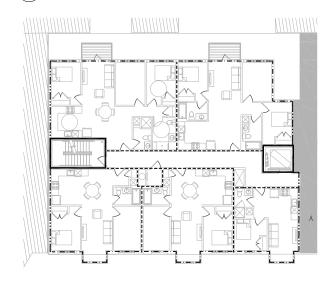
Standpipe System

A standpipe system is required for the buildings since the floor level of the highest story is located more than 30 eet above the lowest level of fire department access. The standpipe system shall be designed in accordance with NFPA 14

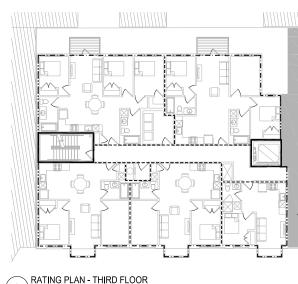
Water Supply The project must be provided with an adequate water supply in order to deliver the necessary pressure and flow of water to meet the hydraulic requirements of NFPA 13. If the water supply is not adequate a fire pump may be required. Since the building is not a high-rise, the water supply is not required to meet the criteria of NFPA 14 for Standpipes.

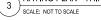


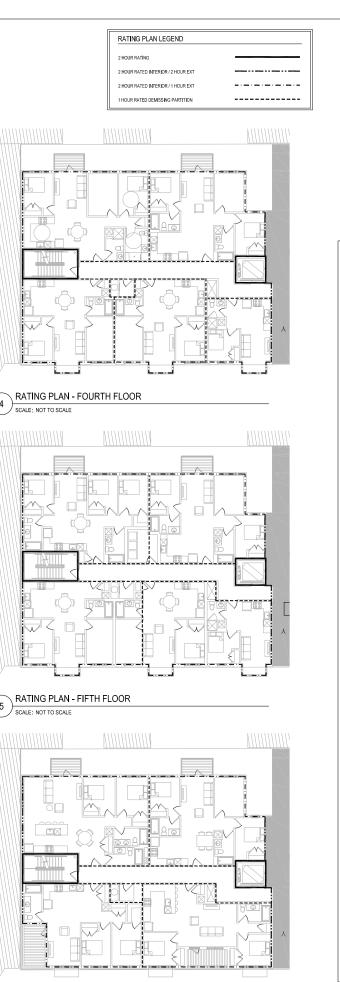
RATING PLAN - FIRST FLOOR SCALE: NOT TO SCALE

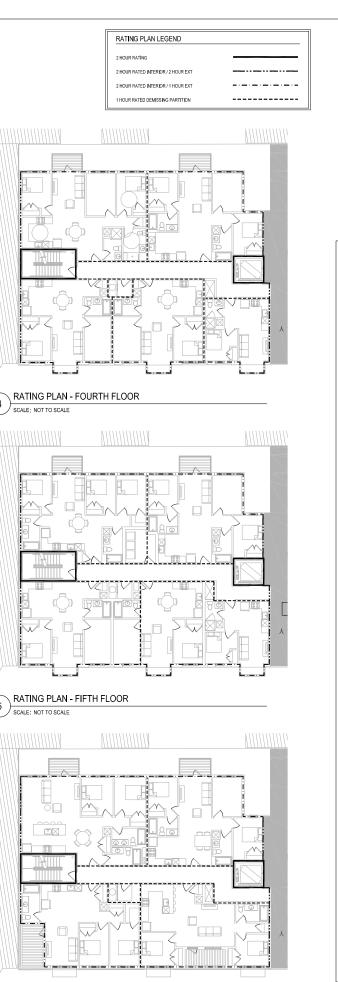


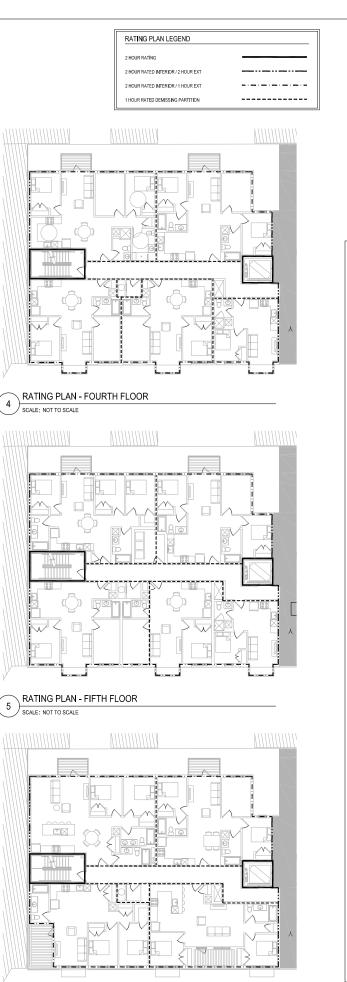
RATING PLAN - SECOND FLOOR 2 SCALE: NOT TO SCALE

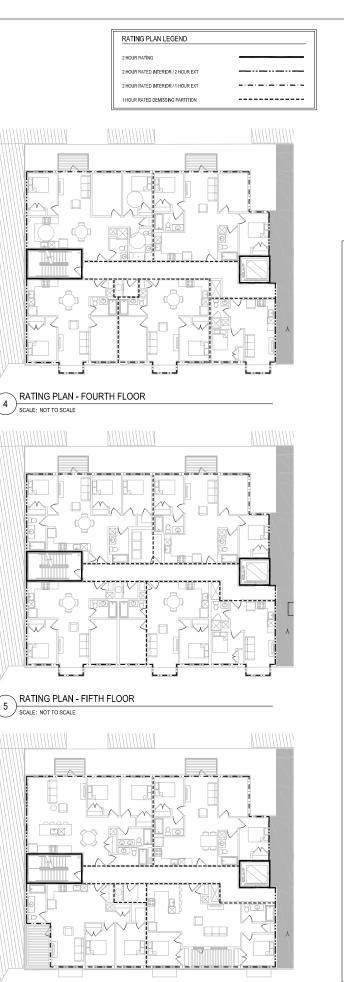




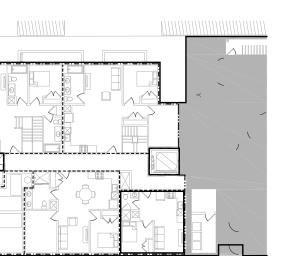








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RATING PLAN - SIXTH FLOOR

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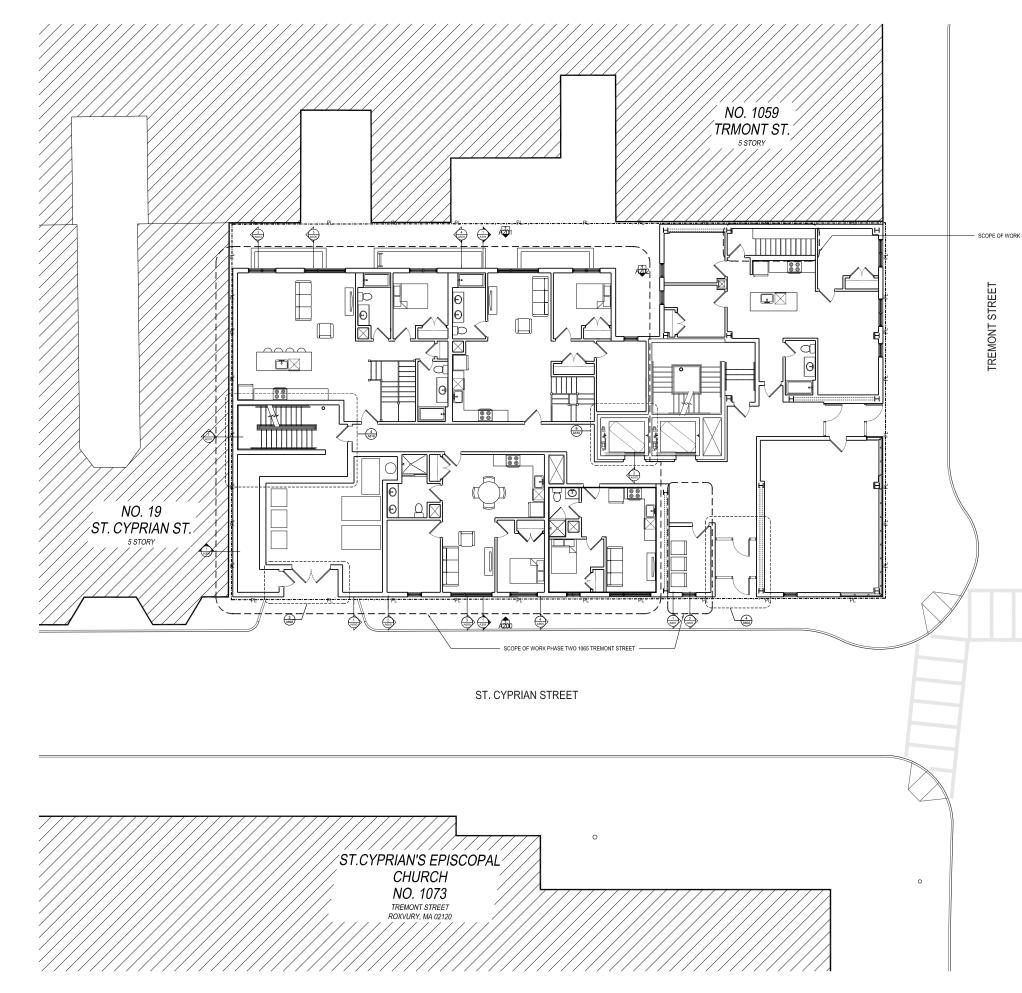
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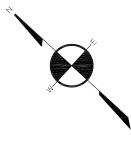
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SCOPE OF WORK PHASE TWO 1065 TREMONT STREET



1 SITE PLAN SCALE: 1/8" = 1'-0"

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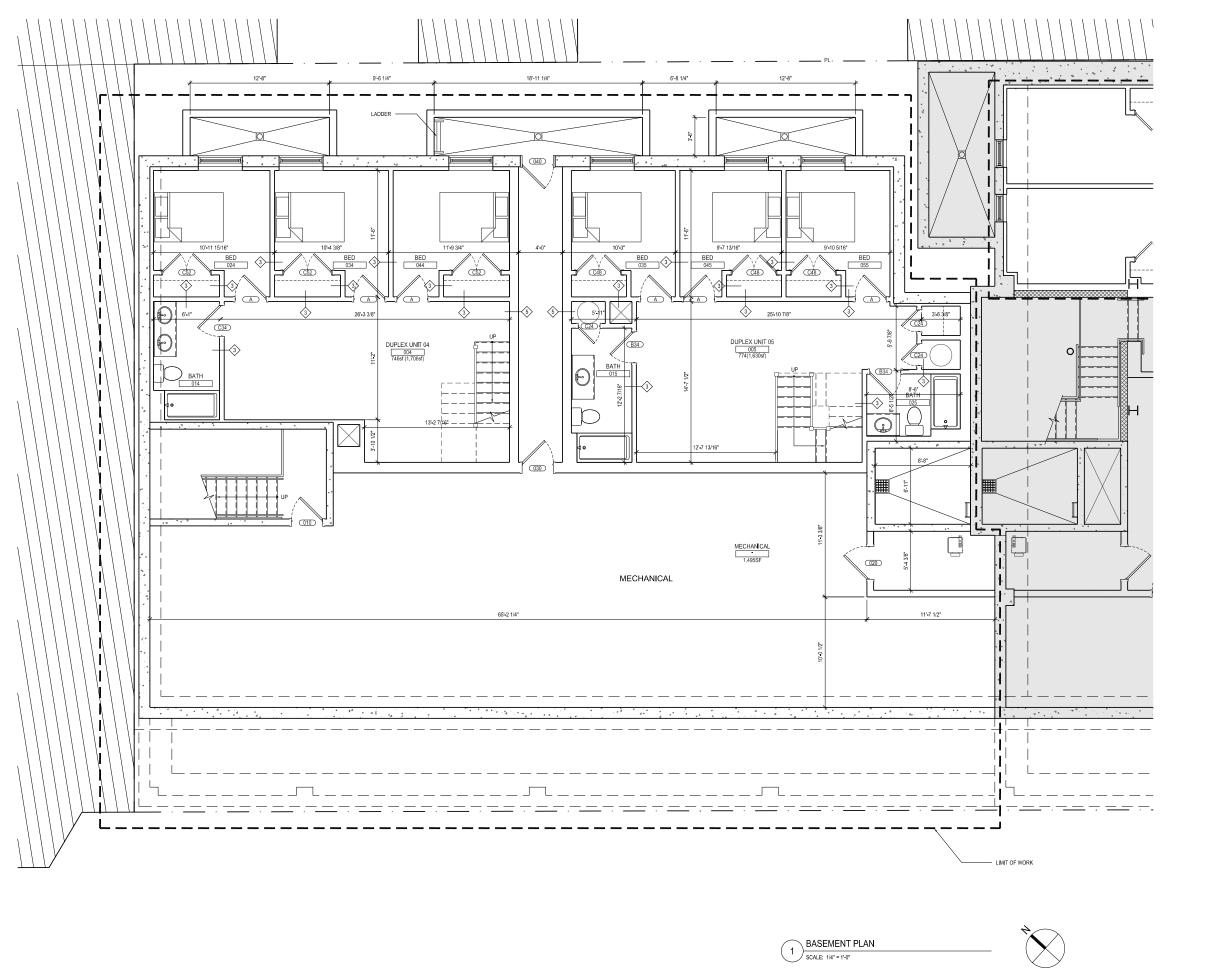
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SITE PLAN



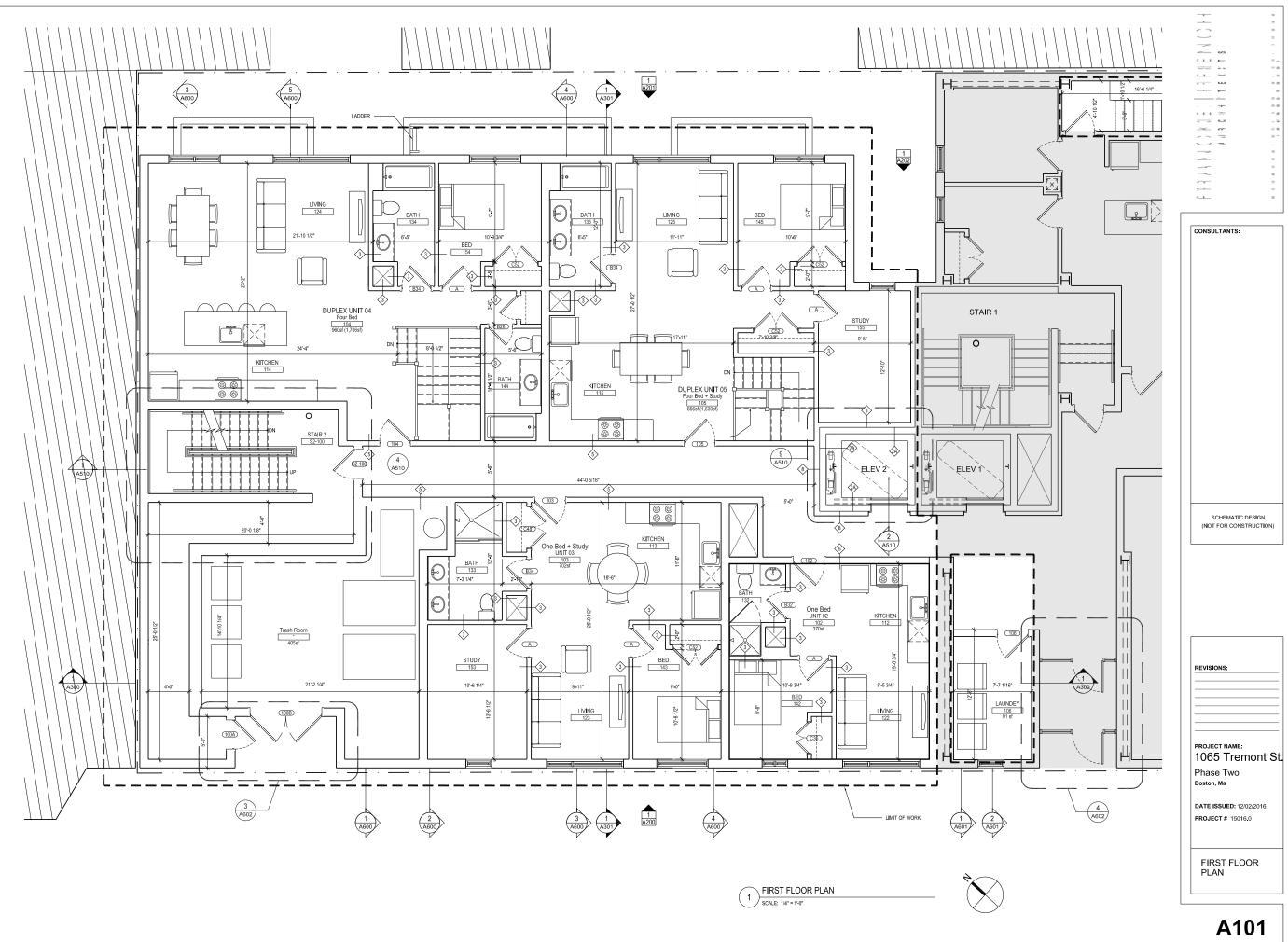


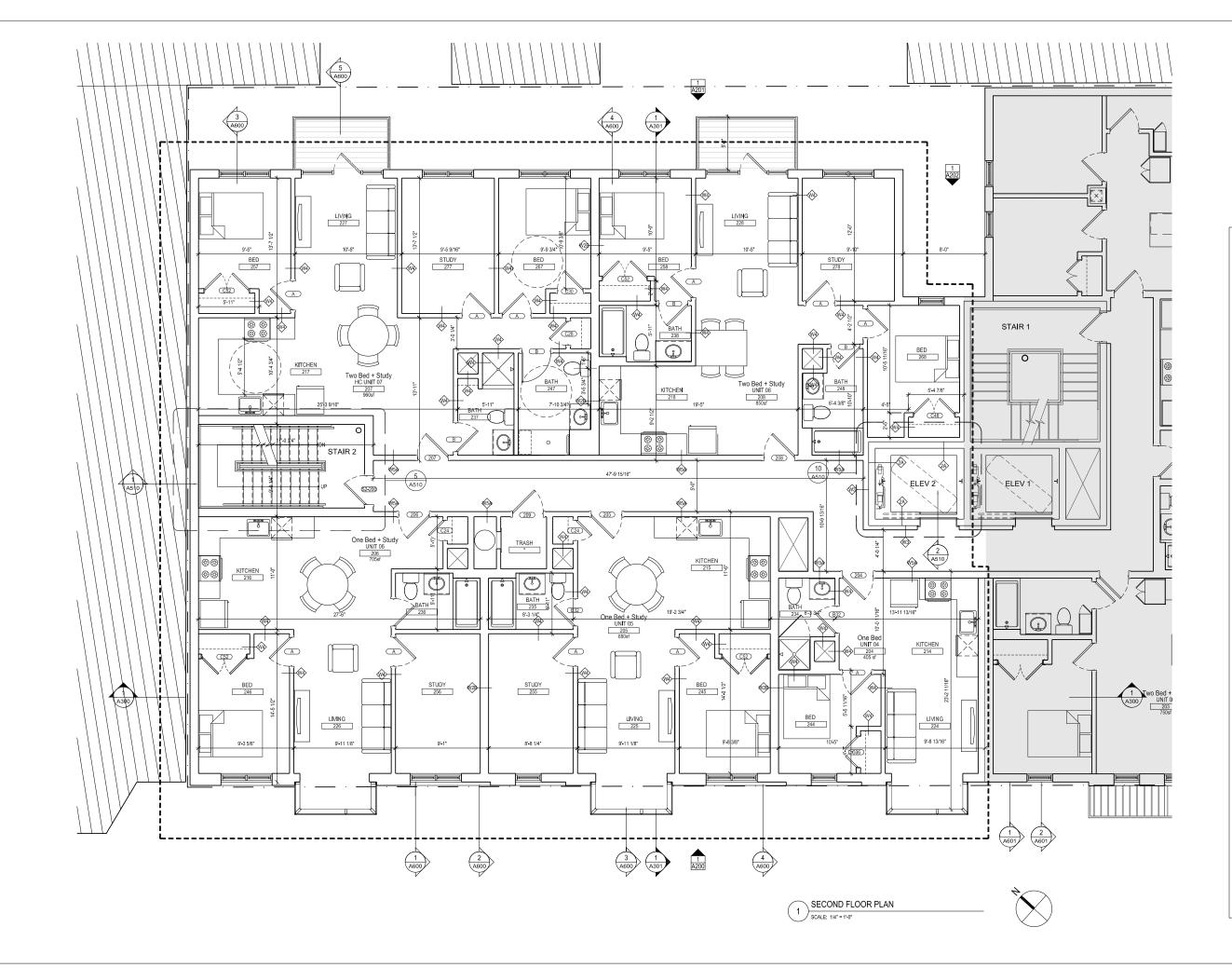
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BASEMENT PLAN





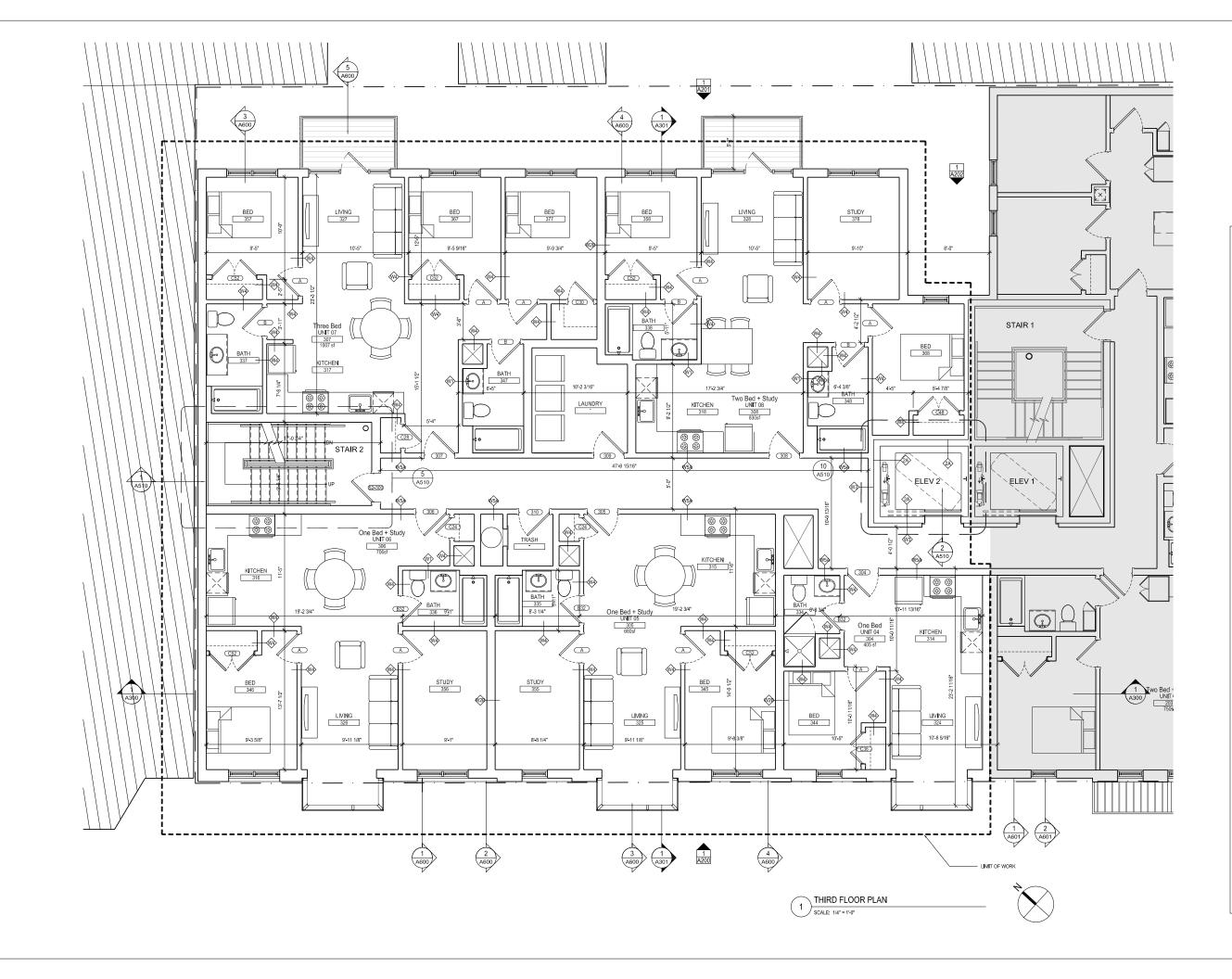


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SECOND FLOOR PLAN



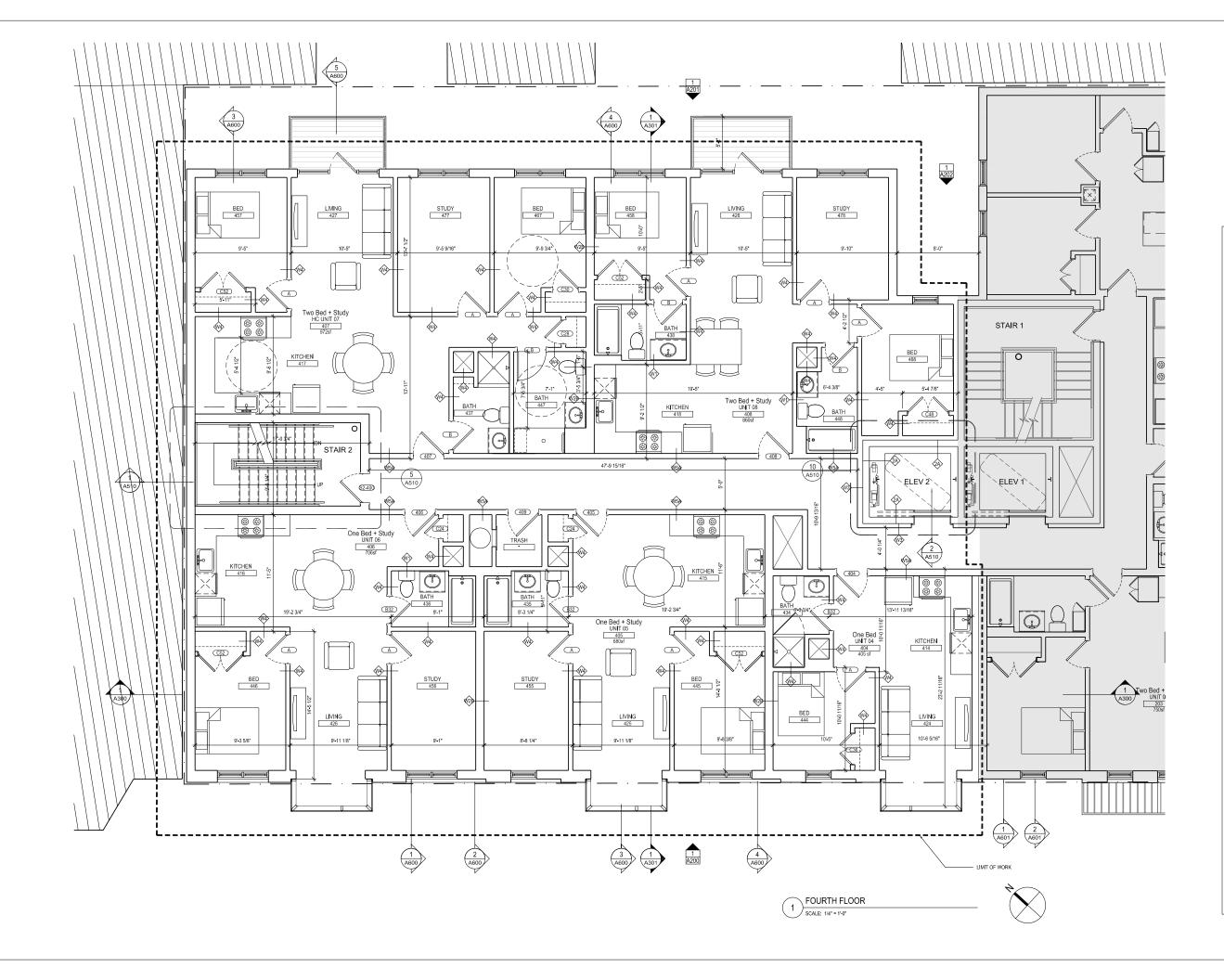


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THIRD FLOOR PLAN



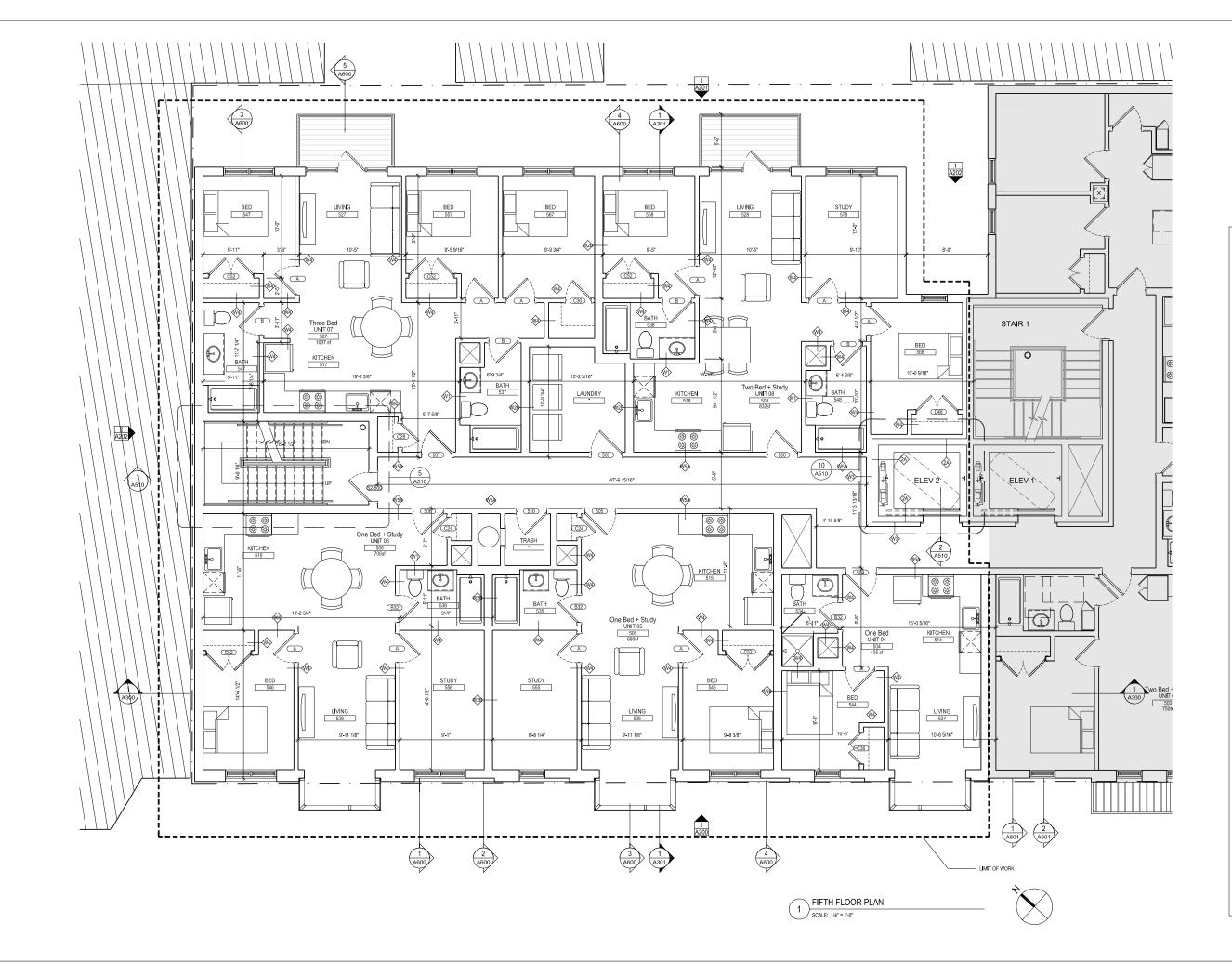


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FOURTH FLOOR



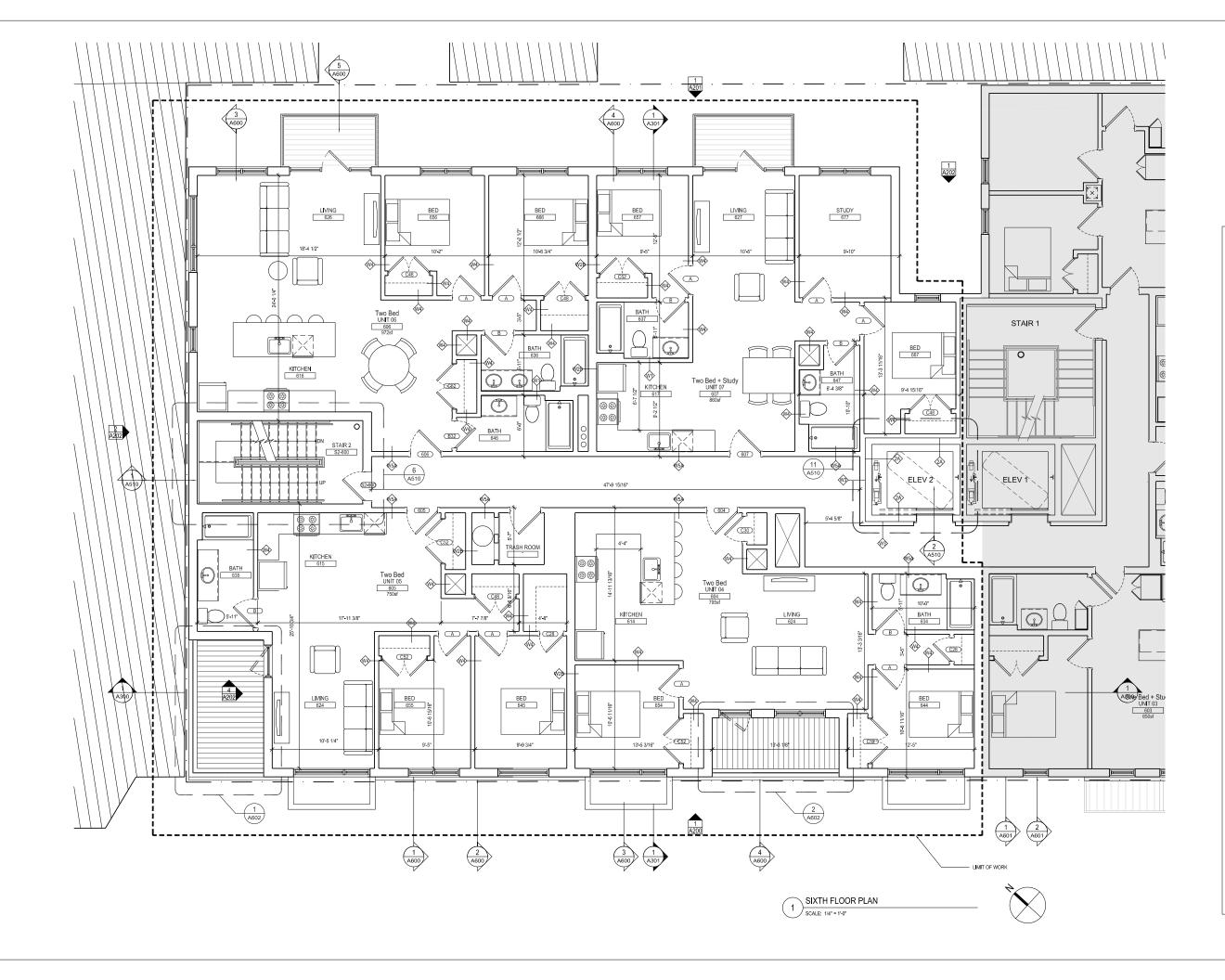


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FIFTH FLOOR PLAN





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SIXTH FLOOR PLAN







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PROJECT NAME: 1065 Tremont St. Phase Two Boston, Ma

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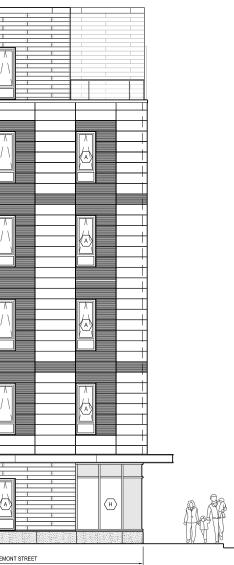
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UEST ELEVATION SCALE: 3/16" = 1-0"











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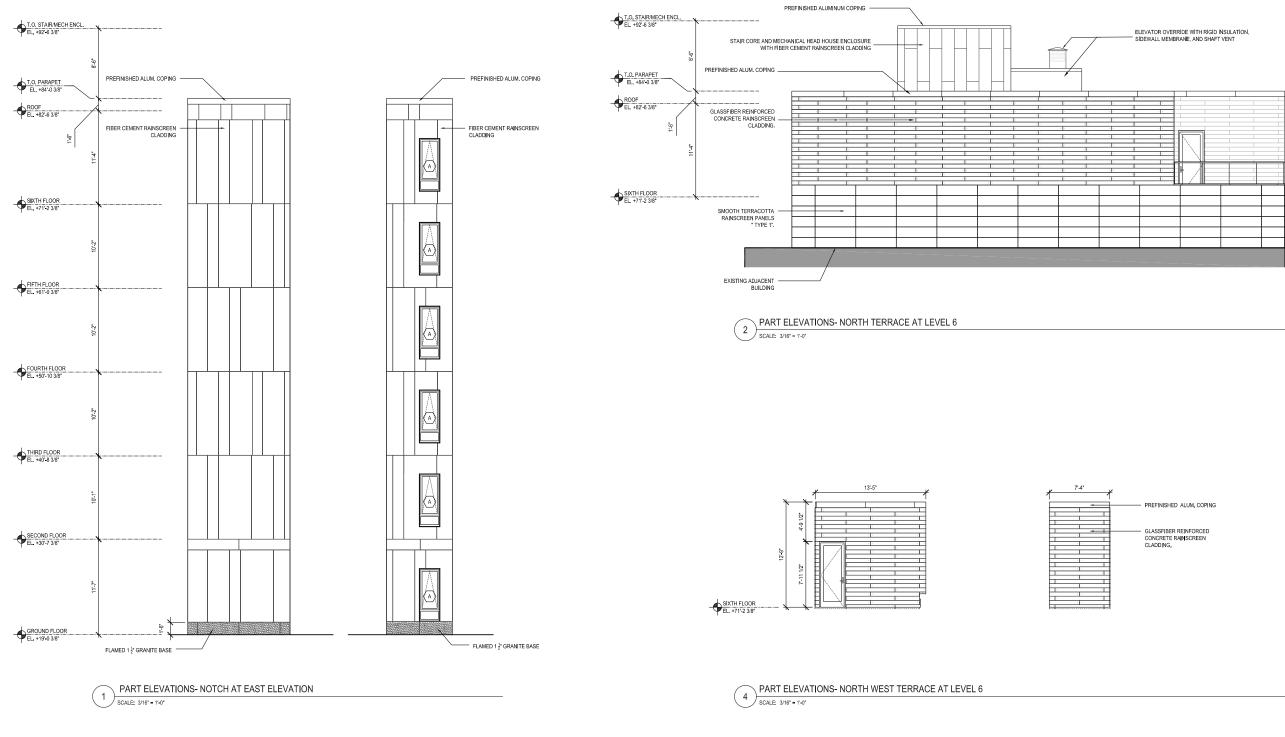
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EAST ELEVATION





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MISC. ELEVATIONS

