

111 Terrace Street

107-115 Terrace Street
Mission Hill, MA 02120



Application for Article 80 Small Project Review
Boston Redevelopment Authority
June 1, 2018

Applicant/Developer: 111 Terrace Street LLC
Mark Blotner
Mark Cabral

Architect: J. Edward Roche AIA
LighthouseArchitects
158 Walnut Street
Boston, MA 02122

Legal Counsel: Prince Lobel Tye, LLP
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Boston, MA 02110
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**APPLICATION TO THE
BOSTON REDEVELOPMENT AUTHORITY
FOR ARTICLE 80 SMALL PROJECT REVIEW
FOR THE CONSTRUCTION OF
THE RESIDENCES AT 111 TERRACE STREET**

**111 Terrace Street LLC
1085 Commonwealth Avenue, #222
Boston, MA 02215**

**c/o Michael P. Ross, Esq.
Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, MA 02110**

Applicant

Property Location:

**107-115 Terrace Street
Boston, MA 02120
Parcel ID: 1000397000**

**Prepared by: Michael P. Ross, Esq.
Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, MA 02110
Telephone: (617) 456-8000
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June 1, 2018

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Boston, MA 02120
Parcel ID: 1000397000**

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June 1, 2018

Via Hand Delivery and Email

Brian Golden, Director
Boston Planning & Development Agency (“BPDA”)
One City Hall Square, 9th Floor
Boston, MA 02201-1007

Re: Project Notification Form
Article 80 Small Project Review Application
Property Address: 107-115 Terrace Street
Boston, MA 02120
Applicant: 111 Terrace Street LLC

Dear Director Golden:

This firm represents 111 Terrace Street LLC (the “**Applicant**”), the owner and developer of 107-115 Terrace Street, Boston, MA 02120 (the “**Property**”) in connection with its Small Project Review Application pursuant to Article 80, Section 80-E-2 of the Boston Zoning Code (the “**Code**”).

The Property consists of approximately 11,889 square feet of land and is currently improved by an existing three (3) story residential apartment building of approximately 2,732 sq. feet, and otherwise paved and utilized as a parking and tow lot area.

The Property fronts along Terrace Street and abuts a steep hill to the rear leading up to Parker Street. The Property is located 0.24 miles from the Roxbury Crossing MBTA Station, and is across the street from the South West Corridor Park and Bike Path. Immediately to the rear of the Property is a residential neighborhood, consisting of multi-family buildings.

Terrace Street is undergoing a unique transformation as parcels are being converted from underutilized industrial or commercial uses, to residential uses. For example, the Oliver Lofts project, also known as the Pickle Factory project, developed by Winn Companies, located at 166 Terrace Street, transformed an existing underutilized lot into 62 residential units, and the Parker and Terrace Street development, developed by Sebastian Mariscal, located at 77 Terrace Street, proposes to transform a vacant city owned parcel into 60 residential units and commercial retail space at grade.

The Applicant is proposing to construct a new five (5) story, forty-two (42) unit residential building, consisting of approximately thirty-one thousand eight hundred and sixty-two square feet (31,862 sq. ft.), twenty-one (21) parking spaces and forty-eight (48) bike parking spaces (the “**Proposed Project**”). The Proposed Project has been modified from its originally-proposed plans by reducing the number of units and total square footage proposed, stepping back the fourth floor and fifth floor of the building to lessen the building height impacts at the front elevation and along Terrace Street, and specific design changes to better mimic an industrial loft style building. The Applicant has also incorporated the existing three-story residential building into its proposal to reuse and preserve the historic nature of that building.

Consistent with the history of this part of the City of Boston, the Proposed Project includes an artist live/work space, and will be marketed as one of the affordable units and the City of Boston Artist Housing Guidelines.

Prince Lobel Tye LLP
One International Place

Suite 3700

Boston, MA 02110

TEL: 617 456 8000

FAX: 617 456 8100

The Proposed Project will be in compliance with the BPDA's Transit Oriented Development minimum square footage for metro sized units and the Boston Transportation Department's Parking Ratio Guidelines and Bicycle Guidelines.

The Proposed Project will consist of a mix of studio units, one bedroom units and two bedroom units and will consist of approximately 28,726 square feet of residential living space. There will be approximately 12 studio units, ranging from 451 square feet to 577 square feet, 25 one bedroom units, ranging from 631 square feet to 872 square feet and 4 two bedroom units ranging from 941 square feet to 1085 square feet. Some units will have access to private roof terraces or balconies located on the second, third, fourth and fifth floors. Five (5) of these units will be designated as affordable units.

The Proposed Project has been specifically designed to blend in with the surrounding structures while maintaining its own identity and to mitigate any potential negative impacts on the neighborhood. By incorporating the existing three-story residential building into the project and breaking up the front façade of the building with various massing schemes, the Proposed Project gives off the impression of several distinct buildings while incorporating an industrial loft style design, thereby mitigating the massing impact of a large building. Furthermore, as stated above, by incorporating an industrial loft style design into the building the Proposed Project is able to retain the industrial character of Terrace Street, while providing a much less impactful use on the neighborhood. The Proposed Project also incorporates two floors that are set back from Terrace Street, which helps to mitigate any view related issues along Terrace Street.

As noted above, the Applicant has reduced the Proposed Project from its original proposal. The new building contains forty-two (42) units (a reduction of six (6) units) and twenty-one (21) parking spaces (a reduction of two (2) space, resulting in a parking ratio of 0.5 and a net reduction of 9,138 square feet.

Prior to submitting this Article 80 Application for Small Project Review, the Applicant has conducted initial community outreach with a group of abutting and area residents as well as neighborhood community groups and elected officials, and looks forward to continuing its outreach as the process advances.

Thank you for your consideration and please do not hesitate to contact me with any comments, questions or concerns.

Very Truly Yours,



Michael P. Ross, Esq.
Direct: 617-456-8149
Email: mross@princelobel.com

107-115 Terrace Street
Mission Hill, MA 02120
June 1, 2018

DEVELOPMENT TEAM

Applicant / Developer:

Mark Blotner and Mark Cabral
111 Terrace Street LLC
1085 Commonwealth Avenue, #222
Boston, MA 02215
Phone: 617-822-1111
Email: markcabral@gmail.com
Email: melji@comcast.net

Legal Consultant:

Prince Lobel Tye LLP
Michael P. Ross, Esq.
One International Place, Suite 3700
Boston, MA
Phone: 617-456-8149
Email: mross@princelobel.com

Building Code Consultant:

Building Code Consulting LLC
Richard A. Sampson AIA
62 Grove Street
Norfolk, MA 02056
Phone: 508-520-2376
Email: richard@rascode.com

Structural Engineer:

Belanger Engineering Inc.
John Belanger
311 Pleasant Street
Pembroke, MA 02359
Phone: 617-285-7619
Email: johnbelanger_engineering@comcast.net

Architect:

Lighthouse Architects
John Edward Roche AIA
158 Walnut Street
Boston, MA 02122
Phone: 617-290-5161
Email: erocheaia@msn.com

Civil Engineer:

Columbia Design Group
Peter Gammie, P.E.
14 Upham Avenue
Dorchester, MA 02125
Phone: 617-506-1474
Email: pgammie@columbiadesigngroup.com

General Engineering:

Zade Associates LLC
140 Beach Street
Boston, MA 02111
Phone: 617-338-4406
Email: zade@zadeengineering.com

PROJECT DESCRIPTION

The Property consists of approximately 11,889 square feet of land and is currently improved by an existing three (3) story residential apartment building of approximately 2,732 sq. feet, and otherwise paved and utilized as a parking and tow lot area.

The Property fronts along Terrace Street and abuts a steep hill to the rear leading up to Parker Street. The Property is located 0.24 miles from the Roxbury Crossing MBTA Station, and is across the street from the South West Corridor Park and Bike Path. Immediately to the rear of the Property is a residential neighborhood, consisting of multi-family buildings.

Terrace Street is undergoing a unique transformation as parcels are being converted from underutilized industrial or commercial uses, to residential uses. For example, the Oliver Lofts project, also known as the Pickle Factory project, developed by Winn Companies, located at 166 Terrace Street, transformed an existing underutilized lot into 62 residential units, and the Parker and Terrace Street development, developed by Sebastian Mariscal, located at 77 Terrace Street, proposes to transform a vacant city owned parcel into 60 residential units and commercial retail space at grade.

The Applicant is proposing to construct a new five (5) story, forty-two (42) unit residential building, consisting of approximately thirty-one thousand eight hundred and sixty-two square feet (31,862 sq. ft.), twenty-one (21) parking spaces and forty-eight (48) bike parking spaces (the “**Proposed Project**”). The Proposed Project has been modified from its originally-proposed plans by reducing the number of units and total square footage proposed, stepping back the fourth floor and fifth floor of the building to lessen the building height impacts at the front elevation and along Terrace Street, and specific design changes to better mimic an industrial loft style building. The Applicant has also incorporated the existing three-story residential building into its proposal to reuse and preserve the historic nature of that building.

Consistent with the history of this part of the City of Boston, the Proposed Project includes an artist live/work space, and will be marketed as one of the affordable units and the City of Boston Artist Housing Guidelines.

The Proposed Project will be in compliance with the BPDA’s Transit Oriented Development minimum square footage for metro sized units and the Boston Transportation Department’s Parking Ratio Guidelines and Bicycle Guidelines.

The Proposed Project will consist of a mix of studio units, one bedroom units and two bedroom units and will consist of approximately 28,726 square feet of residential living space. There will be approximately 12 studio units, ranging from 451 square feet to 577 square feet, 25 one bedroom units, ranging from 631 square feet to 872 square feet and 4 two bedroom units ranging from 941 square feet to 1085 square feet. Some units will have access to private roof terraces or balconies located on the second, third, fourth and fifth floors. Five (5) of these units will be designated as affordable units in accordance with the Mayor’s Executive Order on Inclusionary Development.

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The Proposed Project has been specifically designed to blend in with the surrounding structures while maintaining its own identity and to mitigate any potential negative impacts on the neighborhood. By incorporating the existing three-story residential building into the project and breaking up the front façade of the building with various massing schemes, the Proposed Project gives off the impression of several distinct buildings while incorporating an industrial loft style design, thereby mitigating the massing impact of a large building. Furthermore, as stated above, by incorporating an industrial loft style design into the building the Proposed Project is able to retain the industrial character of Terrace Street, while providing a much less impactful use on the neighborhood. The Proposed Project also incorporates two floors that are set back from Terrace Street, which helps to mitigate any view related issues along Terrace Street.

As noted above, the Applicant has reduced the Proposed Project from its original proposal. The new building contains forty-two (42) units (a reduction of six (6) units) and twenty-one (21) parking spaces (a reduction of two (2) spaces), resulting in a parking ratio of 0.5 and a net reduction of 9,138 square feet.

PROJECT DEVELOPMENT SPECIFICATIONS

Residential Unit Mix and Parking Counts

Unit Mix / Count					
Floor	Studio	1 BR	2BR	Total	Parking
1st	0	0	0	0	22
2nd	5*	7	1	13	0
3rd	5	7	1	13	0
4th	2	5	1	8	0
5th	1	6	1	8	0
Total	13	25	4	42	22
% of Total	31%	60%	10%	100%	

* One of the Studio's on the 2nd floor will be an Artist Loft Studio/Workspace Unit, which is a continuation of the current use of the existing buildings. This unit will be connected to the 1st floor via a spiral staircase and the 1st floor will operate as its workshop space.

Building Program by Floor

First Floor: 9,851 square feet

Parking: 21 Parking Spaces

Bike Parking: 48 Parking Spaces

Loading: 1 Loading Area

Second Floor: 9,103 square feet + 333 square feet of artist loft work space below

Third Floor: 9,103 square feet

Fourth Floor: 6,644 square feet

Fifth Floor: 6,679 square feet

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PROJECT SITE:

Located in the Mission Hill Neighborhood District, the Property consists of approximately 11,889 square feet of land and is currently improved by an existing three (3) story residential apartment building of approximately 2,732 sq. feet, and otherwise paved and utilized as a parking and tow lot for Santana Towing. The Property fronts along Terrace Street and abuts a steep hill to the rear leading up to Parker Street.

The Property is located 0.24 miles from the Roxbury Crossing MBTA Station, across the street from the South West Corridor Park and Bike Path and within walking distance of the nearby McLaughlin Playground. Immediately to the rear of the Property is a residential neighborhood, consisting of multi-family buildings.

Just north along Terrace Street, located at 77 Terrace Street, the Sebastian Mariscal Parker and Terrace Street Development is proposed to be developed and just to the south along Terrace Street, located at 166 Terrace Street, is the Oliver Lofts development also known as the Pickle Factory. Both projects contain residential units and are examples of the ongoing shift of the street from Light Industrial Uses, prominent when there was a working rail line running along Terrace Street, to Residential Uses, a much lower impact use that is much more beneficial to the neighborhood and contributes to the residential fabric this developing area of Mission Hill.

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Neighborhood and Zoning Context:

The Proposed Project is located in the Light Industrial (LI) zoning district of the Mission Hill Neighborhood District. The Proposed Project is bounded to the rear by a 3F-3000 zoning district. This section of Terrace Street consists of two and three story buildings with residential uses, commercial uses and industrial uses.

As stated above, this section of Terrace Street is undergoing a change from primarily Light Industrial Uses, which were prominent when there was a working rail line running along Terrace Street, to Residential Uses. Just north along Terrace Street, located at 77 Terrace Street, the Sebastian Mariscal Parker and Terrace Street Development is proposed to be developed and just to the south along Terrace Street, located at 166 Terrace Street, is the Oliver Lofts development also known as the Pickle Factory.

BOSTON REDEVELOPMENT AUTHORITY Zoning 111 terrace street

1000397000

Assessing

Parcel ID : 1000397000
Address : 107 111 TERRACE ST
Owner : ONE 11 TERRACE ST LLC
More info : [Assessor's Report](#)
See Also : [Property Viewer](#)

Zoning

Zoning District : Mission Hill Neighborhood
Zoning Subdistrict : LI
Subdistrict Type : [Local Industrial](#)
Overlays : None,
Map No. : 6D
Article : [59](#)

Other Layers

Parks Design Review: Ordinance 7.4-11 ⓘ

Questions/Comments

PUBLIC BENEFITS: AFFORDABLE HOUSING AND JOB CREATION

The Proposed Project will contribute to the revitalization of Terrace Street by improving this underutilized property with a new residential development. The cumulative effect of the Proposed Project, the Sebastian Mariscal Project and the Oliver Lofts development will be to completely reinvigorate this street with active residential uses and improve the safety of the street by adding pedestrian activity. The project will eliminate an incompatible commercial parking and tow lot use with much needed residential housing in a manner that is consistent with and complimentary to the surrounding neighborhood.

Furthermore, in keeping with the Mayor's initiative to bring additional market rate housing to the City, this project is not designed to be luxury apartments but rather units priced just below market. In addition, the Proposed Project will comply with the Mayor's Executive Order on Inclusionary Development and shall include a total of five (5) affordable units on site, one (1) of which will be an artist live/work unit.

In addition to the creation of housing and designing of certain affordable units, the proposed project will create a number of construction jobs as well.

TRAFFIC, PARKING AND VEHICULAR AND PEDESTRIAN ACCESS

The Proposed Project will provide an opportunity for accessible, transit oriented housing as it is located 0.24 miles from the Roxbury Crossing MBTA station. The Proposed Project is also located near the South West Corridor Park and Bike Path, allowing for easy access for alternative modes of transportation for residents. The Proposed Project will also be developed and designed to provide proper public safety and functionality.

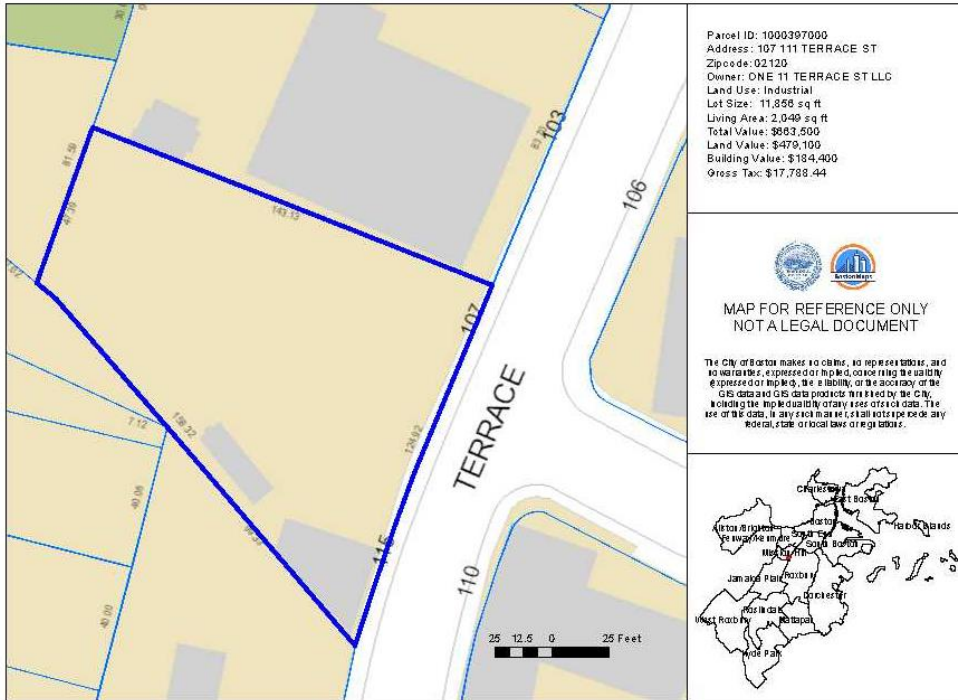
The Proposed Project fronts on Terrace Street and proposes to use Terrace Street as the primary vehicular and pedestrian access for the building. Pursuant to the Guidelines developed by the Boston Transportation Department (the "BTD"), the Mission Hill Neighborhood has a recommended parking ratio of 0.5-1.0 for residential buildings. As previously stated, the Proposed Project includes twenty-one (21) parking spaces, resulting in a 0.5 parking ratio and as such is squarely within the recommendations set forth by the BTD.

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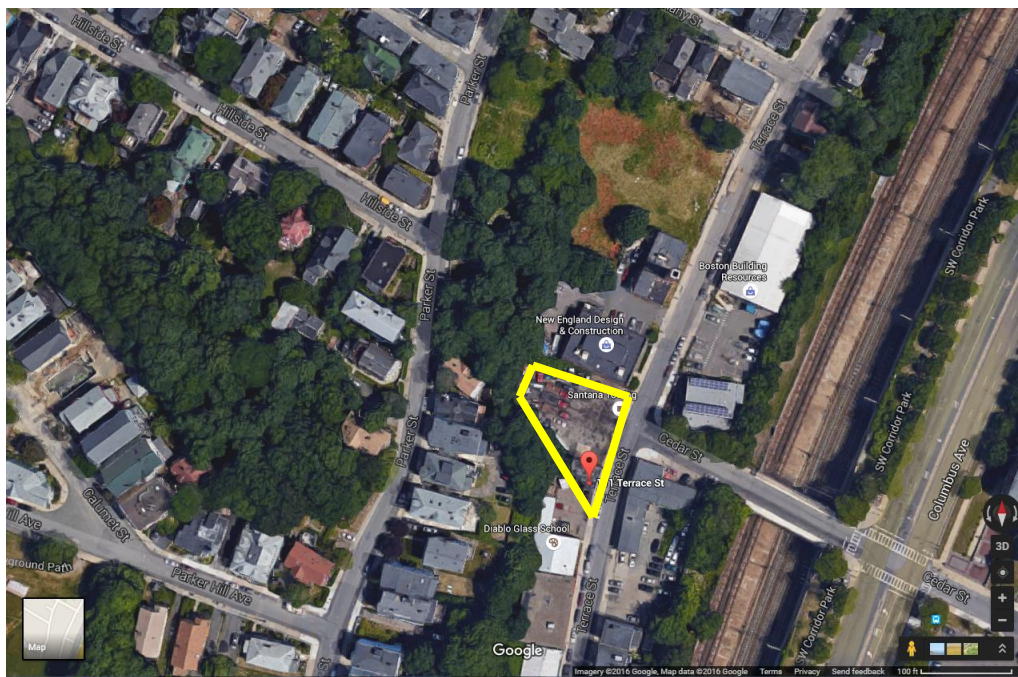
NEIGHBORHOOD MAP

Assessors Map

April 11, 2016

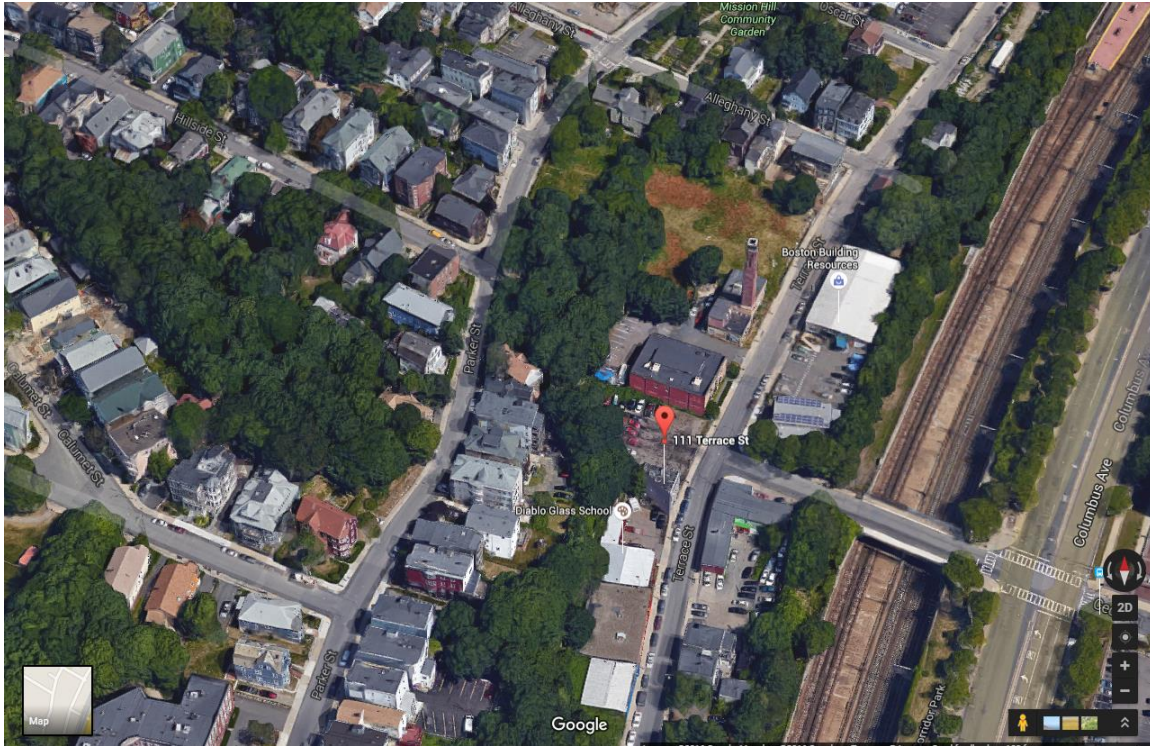


Aerial View

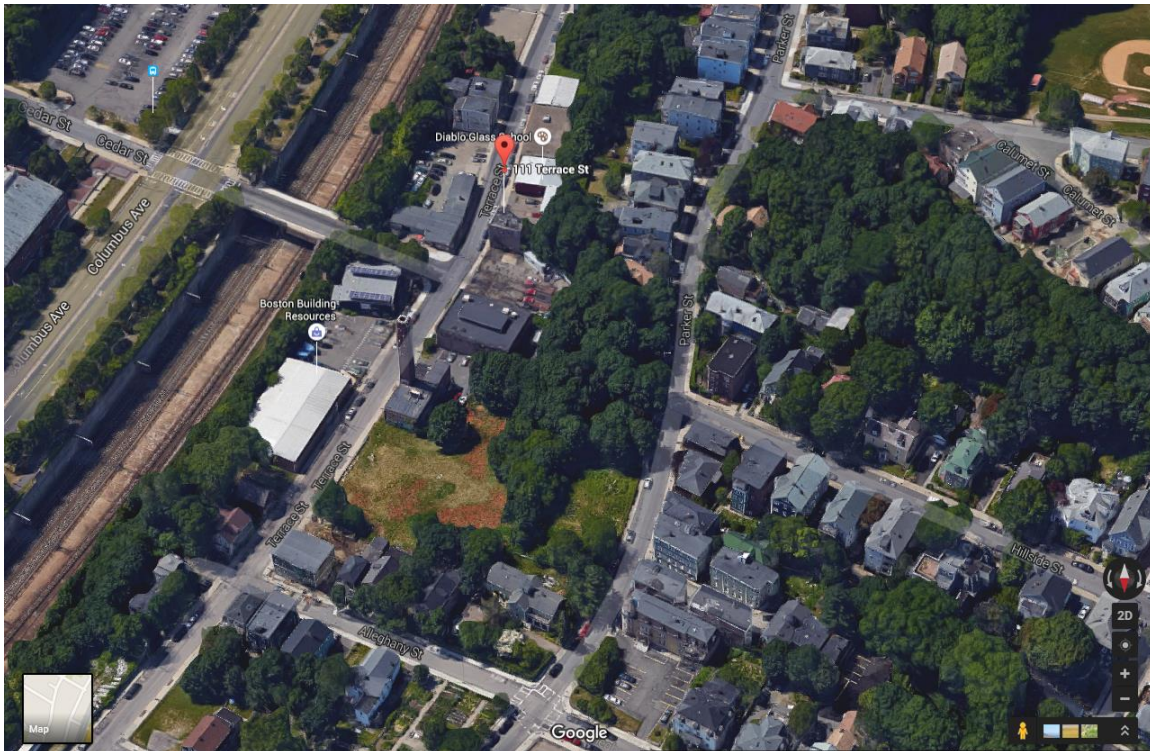


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Aerial View Facing North

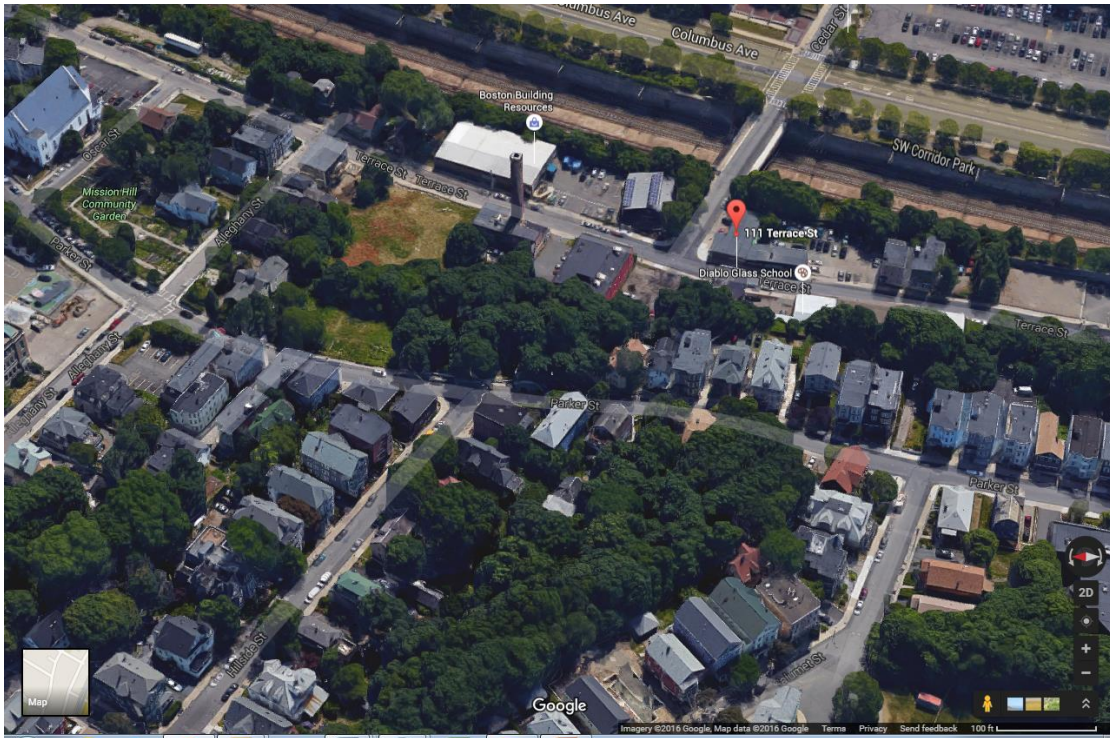


Aerial View Facing South



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Aerial View Facing East



Aerial View Facing West



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Site View from Street Level facing North East:



Site View from Street Level facing South West:



ZONING ANALYSIS

As discussed in more detail below, the Property is located in a Local Industrial (LI) District, more specifically, the Terrace Street Local Industrial Subdistrict. As such, residential uses, such as the one contemplated for the Proposed Project, are forbidden.

The Proposed Project will require a Use Variance and Dimensional Variances and will also be required to undergo the Small Project Review process under The Boston Zoning Code.

Use

The Property is located in a Local Industrial (LI) District, the Terrace Street Local Industrial Subdistrict. In the LI Zoning District a Multi-Family¹ dwelling is forbidden, along with all other residential uses. As such, the Proposed Project will require a Use Variance from the City of Boston Zoning Board of Appeals (the “Board”).

Because this parcel is located in an LI District, light manufacturing uses are allowed. Some examples of light manufacturing uses include, but are not limited to, the manufacture of the following:

- Gas, diesel, and electrical machinery, equipment, or supplies;
- Construction equipment and products;
- Fish or other food products, except processing;
- Metal and wood products;
- Office equipment or machinery;
- Electronic and communications products (computer equipment, sound equipment, household appliances etc....)
- Instruments for engineering, medical, dental, diagnostic, scientific, photographic, optical, or other similar professional use;
- Textile products;
- Pharmaceutical or diagnostic products;
- Ceramic products, including pottery and glazed tile;
- Cosmetics and toiletries;
- Photographic supplies, including processing solutions; and
- Supplies related to printing or engraving.

Some other allowed uses are, a printing plant, flammable liquids and gases storage, office space, research and development space, parking garage, trade school, bowling alley, billiard parlor and restaurants.

¹ Multi-Family Dwelling is defined as: A building containing four or more dwelling units, but not including a motel. See Article 2A. A Dwelling is defined as: A room or group of rooms forming a habitable unit for one family, or one group residence limited as defined in Article 2A Section 2A-1, with facilities used or intended to be used for living, sleeping, cooking and eating; but not including any use contained in artists’ mixed uses.

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As indicated by the above allowed uses, the use of this property for residential, such as is proposed in the Proposed Project, is much more in keeping with the neighborhood and the community and is a significant improvement on this block.

Dimensional Regulations

See the table below for a breakdown of the dimensional regulations for the LI district.

LI District	Required	Proposed
Maximum Floor Area Ratio	2.00	2.68 (Variance Required)
Maximum Building Height	40'	53' (Variance Required)
Minimum Lot Size	None	11,889 s.f.
Minimum Lot Area Per Dwelling Unit	None	283 s.f.
Minimum Usable Open Space (Square Feet Per Dwelling Unit)	50 s.f. (2400 s.f. total)	2,704 s.f.
Minimum Lot Width	None	47.39'
Minimum Lot Frontage	None	124.92'
Minimum Front Yard	None	None
Minimum Side Yard	None	4.2'
Minimum Rear Yard	20'	5.2' (Variance Required)
Parking*	1 space per unit	21 (Variance Required)
Loading	1 Loading Area for Buildings Above 14,999 Square ft.	1

Parking

*As set forth in above and in Table J of Article 59 of the Code, a multi-family residential use is required to have one (1) parking space per unit. However, dwelling units that qualify as affordable housing are required to have seven tenths (0.7) of a parking space per unit. As discussed in more detail below, because this project is subject to the Inclusionary Development Policy of Boston it is required to have five (5) affordable units available. As such those five units do not count towards the one (1) space per unit calculation and only require a total of 3.5 parking spaces. Accordingly, the total number of parking spaces required for this site would be 40.5.

Inclusionary Development Policy

The City of Boston Inclusionary Development Policy was enacted by Executive Order entitled *An Order Relative to Affordable Housing* dated February 29, 2000, and later modified with *An Order Relative to the Affordable Housing Cost Factor* dated February 3, 2005, *An Order Relative to the Inclusionary Development Policy* dated May 16, 2006, *An Order Relative to the Inclusionary Development Policy's Income Policy*, dated September 27, 2007, and *An Order Relative to Inclusionary Development*, dated December 9, 2015.

This policy has been adopted by the Boston Planning & Development Agency (the "BPDA"), the City's planning and zoning agency, and requires that thirteen percent (13%) (rounded to the nearest integer) of the total number of residential units in a development of ten (10) units or more, seeking relief from the Code be sold or rented at a below-market price that is affordable to moderate income households.

As such, the Proposed Project is required to provide five (5) affordable units in accordance with the Mayor's Executive Order on Inclusionary Development.

Small Project Review

Pursuant to Article 80, Section 80E-2(1)(B)(i) & (ii), the Proposed Project is subject to the Design Component of Small Project Review as it proposes to construct one building with more than twenty thousand square feet (20,000 sq. ft.) and more than 15 dwelling units.

As such, plans, drawings and specifications must be submitted to the BPDA to address the following components:

- a) Vehicular and pedestrian access and egress to and from the site and traffic impacts in the vicinity of the site;
- b) Location and dimensions of all buildings, structures, and parking and loading areas;
- c) Relationships of primary buildings to secondary buildings;
- d) Landscaping and screening;
- e) Roof shapes, cornice lines, and roof structures;

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- f) Exterior wall articulation, fenestration, and other architectural features; and
- g) Proposed sign locations.

Furthermore, under the Small Project Review process, the BPDA will utilize the design standards set forth in the Code. In this instance, Article 59, Sections 59-33, 59-34 and 59-35 contain the Design Guidelines for the Proposed Project. As the Proposed Project develops it will be necessary to review the aforementioned sections to ensure conformity with the same.

Other Considerations

As stated above, this project will require BPDA Small Project review and relief from the Code in the form of a Use Variance and a Dimensional Variance from the Board. As such, extensive community outreach will be necessary prior to any submissions to the BPDA or the City of Boston Inspectional Services.

Community outreach should be coordinated by the Mayor’s Office of Neighborhood Services and appropriate City Council representative’s office.

ANTICIPATED PERMITS AND FURTHER PUBLIC REVIEW

<u>CITY AGENCY</u>	<u>APPROVAL</u>
Boston Planning & Development Agency (BPDA)	Article 80 Small Project Review Affordable Housing Agreement Design Review Approval
Boston Transportation Department (BTD)	Construction Management Plan
Boston Water and Sewer Commission (BWSC)	Site Plan Approval for Water and Sewer Connections
Zoning Board of Appeal (ZBA)	Variances
Boston Public Works Department (DPW)	Curb Cut Improvements
Boston Landmarks Commission	Article 85 Demolition Delay Review; Determination of Non-Applicability

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Inspectional Services Department

Building Permits; Certificates of Occupancy;
Site Cleanliness Permit; Any Other
Construction Related Permits

1

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May 10, 2018

PERMITTING APPLICATIONS AND APPEALS



**Boston Inspectional Services Department
Planning and Zoning Division**

BOA 818377

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

DANIEL GLISSMAN
ONE INTERNATIONAL PLACE
SUITE 3700
BOSTON, MA 02110

March 14, 2018

Location: 111 TERRACE ST MISSION HILL, MA 02120
Ward: 10
Zoning District: Mission Hill Neighborhood
Zoning Subdistrict: LI
Appl. # : ALT799562
Date Filed: February 16, 2018
Purpose: Change Occupancy Commercial Garage, 1 Artist Loft Mixed Use (#2378/2000) to proposed renovation and incorporation of the existing building into a new five (5) story building. Existing building to remain, update and re-point masonry, install new windows, install new flashing. New building to contain 42 units and 22 parking spaces. All work will be done pursuant to the plans provided herein and the attached 9th edition Massachusetts Building Code building code analysis.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 59 Sec. 37	Off-Street Parking	Off street parking insufficient
Art. 59, Section 18 * * *	Use: Forbidden	Multi family dwelling unit use is a forbidden use
Art. 59, Section 19 * *	Dimensional Regulations	Floor area ratio is excessive
Art. 59, Section 19 * *	Dimensional Regulations	Height is excessive
Art. 59, Section 19 * *	Dimensional Regulations	Rear yard setback is insufficient
Art. 59, Section 37 * * *	Off-Street Loading Insufficient	Off street loading is insufficient
Art.80 Sec. 80E-2	<u>Appl. of Small Project Review</u>	Small project review applicability

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Marc Joseph
(617)961-3233
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



APPEAL
under Boston Zoning Code

Boston, Massachusetts April 10, 2018

To the Board of Appeal in the Inspection Services Department of the City of Boston:

Michael P. Ross, Esq., Attorney for Applicant,

The undersigned, being

The Owner(s) or authorized agent

of the lot at 111 Terrace Street 10 Mission Hill Neighborhood, LI
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

The Applicant respectfully requests relief from the Zoning Board of Appeals (the "Board") pursuant to Article 59, Section 37, Article 59, Section 18 and Article 59, Section 19, in the form of various dimensional variances for the renovation of an existing artist loft mixed use building and incorporation of such use and building into a new five (5) story, forty-two (42) unit multi-family residential building and parking spaces to serve the residential units (the "Proposed Project").

STATE REASONS FOR THIS PROPOSAL

The Applicants Proposed Project will allow the Applicant, the owner of the existing building located at 111 Terrace Street, Boston, MA 02120 (the "Building"), to renovate and expand the existing building. Further, the Applicant will enhance the overall quality of the surrounding neighborhood by improving the Building and its amenities and enhance the safety of the surrounding neighborhood by improving security and lighting around the Building.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

The Proposed Project will serve as a benefit to the City as it provides enhanced services to the surrounding community and existing and future residents of the Building. The conditions specific to this property allow for the Proposed Project, denial of this request would deprive the Applicant of the reasonable use of the structure and as such the granting of the requested dimensional variance is reasonable, and will be in harmony with the general purpose and intent of this code. Moreover, the Applicant has designed the Proposed Project in a manner that will be in keeping with the neighborhood, while preserving its ability to provide necessary housing.

COMMENTS

At the hearing, the Applicant will provide additional documentation, testimony and evidence to support this appeal.

OWNER

AUTHORIZED AGENT

Michael P. Ross, Esq., Attorney for Applicant

ADDRESS Prince Lobel Tye LLP

One International Place, Suite 3700

Boston, MA 02110

TELEPHONE 617-456-8149

FAX 617-456-8100



PRINCE LOBEL TYE LLP
 GENERAL OPERATING ACCOUNT
 ONE INTERNATIONAL PLACE, SUITE 3700
 BOSTON, MA 02110
 (617) 456-8029

citibank
 CITIBANK, N.A. BR. #729
 111 HUNTINGTON AVENUE, FL-30
 BOSTON, MA 02199
 51-7261/2211

Citi Private Bank

61373

DATE April 9, 2018 AMOUNT

EZShield™ Check Fraud
 Protection for Business

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PAY TO THE ORDER OF
 City of Boston
 P.O. Box 55801
 Boston, MA 02205-5801

NOT VALID WITHOUT HOLOGRAM



[Handwritten Signature]
 AUTHORIZED SIGNATURE MP



⑈061373⑈ ⑆221172610⑆ 1255451377⑈

PRINCE LOBEL TYE LLP

61373

Payee: City of Boston
 Vendor ID: 11923

Check Date: Apr 09/18

Invoice Num	Invoice Date	Reference	Invoice Amount	Payment Amt
0500-1343-1188	Apr 09/18	050013431188	\$900.00	\$900.00
Totals:			\$900.00	\$900.00

Security features. Details on back.



City of Boston
Inspectional Services
617-635-5300

Date: 4/10/2018 1:38 PM
Cashier: 145670 Batch: 44235
Office: ISD Tran #: 133

Receipt #: 01841171
Permit # BOA818377
Comments:

71043 BOA818377 \$1,050.00
Payment Total: \$1,050.00

Transaction Total: \$1,050.00
Check Tendered : \$900.00
VISA Tendered : \$150.00

Thank you for your payment.
Have a Nice Day!

www.cityofboston.gov/isd/

2

107-115 Terrace Street
Mission Hill, MA 02120
May 10, 2018

ACCESSIBILITY CHECKLIST

Article 80 – Accessibility Checklist

A requirement of the Boston Planning & Development Agency (BPDA) Article 80 Development Review Process

The Mayor's Commission for Persons with Disabilities strives to reduce architectural, procedural, attitudinal, and communication barriers that affect persons with disabilities in the City of Boston. In 2009, a Disability Advisory Board was appointed by the Mayor to work alongside the Commission in creating universal access throughout the city's built environment. The Disability Advisory Board is made up of 13 volunteer Boston residents with disabilities who have been tasked with representing the accessibility needs of their neighborhoods and increasing inclusion of people with disabilities.

In conformance with this directive, the BPDA has instituted this Accessibility Checklist as a tool to encourage developers to begin thinking about access and inclusion at the beginning of development projects, and strive to go beyond meeting only minimum MAAB / ADAAG compliance requirements. Instead, our goal is for developers to create ideal design for accessibility which will ensure that the built environment provides equitable experiences for all people, regardless of their abilities. As such, any project subject to Boston Zoning Article 80 Small or Large Project Review, including Institutional Master Plan modifications and updates, must complete this Accessibility Checklist thoroughly to provide specific detail about accessibility and inclusion, including descriptions, diagrams, and data.

For more information on compliance requirements, advancing best practices, and learning about progressive approaches to expand accessibility throughout Boston's built environment. Proponents are highly encouraged to meet with Commission staff, prior to filing.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
http://www.ada.gov/2010ADASTandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations.pdf.html>
3. Massachusetts State Building Code 780 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations
http://www.mbta.com/riding_the_t/accessible_services/
6. City of Boston – Complete Street Guidelines
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board
www.boston.gov/disability
8. City of Boston – Public Works Sidewalk Reconstruction Policy
http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy
http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf

Glossary of Terms:

1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. **Accessible Guestrooms** – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. **Inclusionary Development Policy (IDP)** – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: <http://www.bostonplans.org/housing/overview>
5. **Public Improvement Commission (PIC)** – The regulatory body in charge of managing the public right of way. For more information visit: <https://www.boston.gov/pic>
6. **Visitability** – A place's ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

Article 80 | ACCESSIBILTY CHECKLIST

1. Project Information: <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>			
Project Name:	111 Terrace Street		
Primary Project Address:	111 Terrace Street		
Total Number of Phases/Buildings:	1/1		
Primary Contact (Name / Title / Company / Email / Phone):	Mark Cabral, 111 Terrace Street LLC, 617-822-1111		
Owner / Developer:	Mark Blotner and Mark Cabral, 111 Terrace Street LLC		
Architect:	John Edward Roche AIA, Light House Architects		
Civil Engineer:	Peter Gammie, P.E., Columbia Design Group		
Landscape Architect:	N/A		
Permitting:	Michael P. Ross, Prince Lobel Tye LLP		
Construction Management:	Mark Cabral, 111 Terrace Street LLC		
At what stage is the project at time of this questionnaire? Select below:			
PNF / Expanded PNF Submitted	PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
	BPDA Design Approved	Under Construction	Construction Completed:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes</i> , identify and explain.	No		
2. Building Classification and Description: <i>This section identifies preliminary construction information about the project including size and uses.</i>			
What are the dimensions of the project?			
Site Area:	11,889 SF	Building Area:	31,862 GSF
Building Height:	54 FT.	Number of Stories:	5 Flrs.

Article 80 | ACCESSIBILITY CHECKLIST

First Floor Elevation:	14	Is there below grade space:	No
What is the Construction Type? (Select most appropriate type)			
	Wood Frame	Masonry	Steel Frame Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)			
	Residential – One - Three Unit	Residential - Multi-unit, Four +	Institutional Educational
	Business	Mercantile	Factory Hospitality
	Laboratory / Medical	Storage, Utility and Other	
List street-level uses of the building:	Parking Garage / Lobby Access		
<p>3. Assessment of Existing Infrastructure for Accessibility: <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i></p>			
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	Located in the Mission Hill Neighborhood District, the Property consists of approximately 11,889 square feet of land and is currently improved by an existing three (3) story residential apartment building of approximately 2,732 sq. feet, and otherwise paved and formerly utilized as a parking and tow lot		
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	The Property is located 0.24 miles from the Roxbury Crossing MBTA Station and is across the street from the South West Corridor Park and Bike Path		
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	New England Baptist Hospital, Madison Park Technical Vocational High School and Roxbury Community College.		
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	South West Corridor Park and Bike Path, McLaughlin Playground, and the Mission Hill Community Garden.		
<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>			

Article 80 | ACCESSIBILITY CHECKLIST

<p>Is the development site within a historic district? <i>If yes</i>, identify which district:</p>	<p>No</p>
<p>Are there sidewalks and pedestrian ramps existing at the development site? <i>If yes</i>, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>Yes. The existing sidewalks and pedestrian ramps within the public right of way surrounding the site are in fair to good condition. The existing sidewalks are 6’ wide, covering 142’ of the projects frontage, with a 3% to 4% continuous uniform slope. There is an existing curb cut that meets the City of Boston, ADA and Massachusetts Architectural Access Board standards and there are no pedestrian ramps. Please see the attached plans for additional detail.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? <i>If yes</i>, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <i>If yes</i>, provide description and photos:</p>	<p>The existing sidewalks and pedestrian ramps adjacent to the Proposed Project will be reconstructed as necessary as part of the construction process. All proposed sidewalks and pedestrian ramps will be built to adhere to City of Boston, ADA and Massachusetts Architectural Access Board Standards.</p>
<p>5. Surrounding Site Conditions – Proposed</p> <p><i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <i>If yes</i>, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>The proposed sidewalks will be built to meet Boston Complete Street standards to the maximum extent practicable.</p> <p>The streets surrounding the site have been designed to comply with the Neighborhood Residential and Industrial Street type as outlined by Boston Complete Street Guidelines.</p>
<p>What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:</p>	<p>The proposed sidewalks will be rebuilt to match their existing widths and design and will adhere to typical City of Boston, ADA and Massachusetts Architectural Access Board Standards.</p>
<p>List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?</p>	<p>City of Boston standard sidewalk materials will be used within the public right of way. All proposed sidewalks and pedestrian ramps will be built to adhere to typical City of Boston, ADA and Massachusetts Architectural Access Board Standards.</p>

Article 80 | ACCESSIBILTY CHECKLIST

Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? If yes , what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?	N/A
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?	N/A
Will any portion of the Project be going through the PIC? If yes , identify PIC actions and provide details.	No
<p>6. Accessible Parking: <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i></p>	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	There will be 21 parking spaces on site and they will all be contained within an at-grade parking garage.
What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?	2 / None
Will any on-street accessible parking spaces be required? If yes , has the proponent contacted the Commission for Persons with Disabilities regarding this need?	No
Where is the accessible visitor parking located?	There will be no visitor parking included in this project.
Has a drop-off area been identified? If yes , will it be accessible?	Yes, there is an accessible loading area in the garage.

Article 80 | ACCESSIBILTY CHECKLIST

<p>7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability-with neighbors.</i></p>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	Flush condition with elevator access to each floor.
Are the accessible entrances and standard entrance integrated? If yes, describe. If no, what is the reason?	Yes, direct from the sidewalk to the accessible lobby and elevator to each floor.
If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.	N/A
<p>8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i></p>	
What is the total number of proposed housing units or hotel rooms for the development?	42
If a residential development, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?	The proposed project includes 42 residential units, all of which will be rental units. There will be a total of 5 proposed IDP units and 37 market value units.
If a residential development, how many accessible Group 2 units are being proposed?	4. Please see the attached plans, specifically drawings A-4 and A-5.
If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.	The project proponent has not yet identified which units will be IDP units, and will take recommendations from the City.
If a hospitality development, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? If	No

Article 80 | ACCESSIBILITY CHECKLIST

<p>yes, provide amount and location of equipment.</p>	
<p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. If yes, provide reason.</p>	<p>No</p>
<p>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? If yes, describe:</p>	<p>The proposed project includes elevator access on each floor.</p>
<p>9. Community Impact: <i>Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.</i></p>	
<p>Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or supporting other community-based initiatives?</p>	<p>The proposed project will provide a significant improvement to the surrounding neighborhood, in that it will be replacing an existing tow lot area with a new vibrant residential use. The entire corridor, once utilized as an industrial area, is transitioning into a residential neighborhood and the proposed project will further that transition. Furthermore, with community input, the building is designed to reflect the industrial heritage of the site.</p>
<p>What inclusion elements does this development provide for persons with disabilities in common social and open spaces? Example: Indoor seating and TVs in common rooms; outdoor seating and barbeque grills in yard. Will all of these spaces and features provide accessibility?</p>	<p>The proposed project is comprised of residential units, with no common social and open space areas except the lobby entrance.</p>
<p>Are any restrooms planned in common public spaces? If yes, will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? If no, explain why not.</p>	<p>No</p>
<p>Has the proponent reviewed the proposed plan with the City of</p>	

Article 80 | ACCESSIBILITY CHECKLIST

<p>Boston Disability Commissioner or with their Architectural Access staff? <i>If yes</i>, did they approve? <i>If no</i>, what were their comments?</p>	<p>The Applicant has not yet reviewed the proposed project with the City of Boston Disability Commissioner or Architectural Access staff, but will do so if required and will update this checklist accordingly.</p>
<p>Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? <i>If no</i>, what recommendations did the Advisory Board give to make this project more accessible?</p>	<p>The Applicant has not yet presented the proposed plan to the Disability Advisory Board, but will do so if required and will update this checklist accordingly.</p>
<p>10. Attachments <i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i></p>	
<p>Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.</p>	
<p>Provide a diagram of the accessible route connections through the site, including distances.</p>	
<p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)</p>	
<p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.</p>	
<p>Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.</p> <ul style="list-style-type: none"> • Please see the attached plans and all associated materials submitted herewith. • • • 	

This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to help achieve ideal accessibility and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

Article 80 | ACCESSIBILITY CHECKLIST

For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit www.boston.gov/disability, or our office:

The Mayor's Commission for Persons with Disabilities
1 City Hall Square, Room 967,
Boston MA 02201.

Architectural Access staff can be reached at:

accessibility@boston.gov | patricia.mendez@boston.gov | sarah.leung@boston.gov | 617-635-3682

3

107-115 Terrace Street
Mission Hill, MA 02120
May 10, 2018

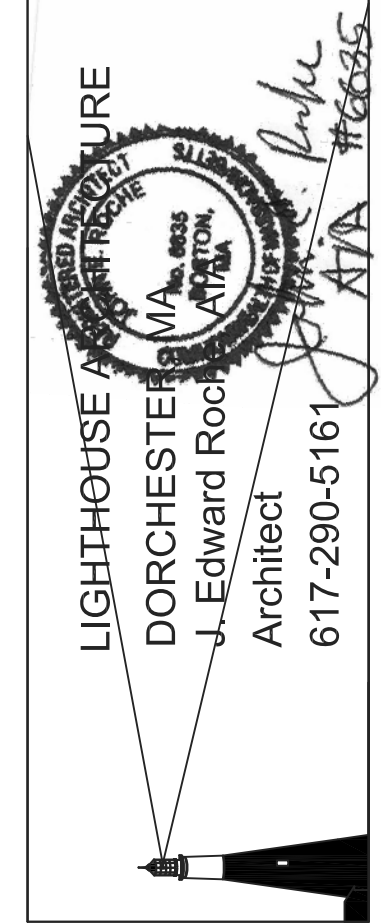
PLANS AND RENDERINGS

ALTERATION OF EXISTING BUILDING & PROPOSED APARTMENT BUILDING

107-111 Terrace Street, Roxbury, Mass 02120

Zoning Table 111 TERRACE ST. Zoning Tables Dimensional Requirements Local Industrial		
Dimensional Regulations	Requirements for Residential Subdistrict Local Industrial	42 Housing Units
Lot Area	NONE	11,889± sq ft
Lot Width	NONE	N/A
Lot Frontage (cannot be less than lot Width)	NONE	N/A
Add. lot area for each add. Dwelling unit	NONE	N/A
Floor Area Ratio	2.0 23,778 sf (MAX)	TOTAL SF = 31,862 2.68
Building height (feet)	40'-0"	53'-0"
Usable Open Space per Dwelling Unit	50 SF PER UNIT 2100 SF	2,704 sf ±
Front Yard Depth	NONE	*5'-0" Varies
Side Yard Depth	NONE	(L)- *5'-0"± Varies (R)-*5'-0"± Varies
Rear Yard Depth	20'-0"	*5'-0" Varies
Parking	1 space per Unit 42 spaces	21 spaces

* An average setback was used. See site plan for building setbacks on drawing A1.



DATE: REVISED 05/04/18
SCALE: AS NOTED
DRAWN BY: GSD & JC
CHECKED BY: JER

TITLE SHEET, LIST OF DRAWINGS,
ZONING CHARTS AND SITE PLAN

PROPOSED APARTMENT BUILDING
107-111 TERRACE ST, ROXBURY, MA 02120

TS

LIST OF DRAWINGS

- BUILDING CODE ANALYSIS
- TS- LIST OF DRAWINGS AND CONSULTS , ZONING CHART, SITE PLAN AND PHOTOS
- PROPOSED SITE PLAN
- EXISTING SITE PLAN
- A1- FIRST/GARAGE LEVEL PLAN WITH SITE CONDITIONS
- A2- SECOND FLOOR PLAN
- A3- THIRD FLOOR PLAN

- A4- FOURTH FLOOR PLAN
- A5- FIFTH FLOOR PLAN
- A6- ROOF PLAN
- A7- BUILDING SECTION, WALL SECTIONS AND WALL ASSEMBLIES
- A8- NORTH AND WEST ELEVATION W/ MATERIAL PHOTOS
- A9- SOUTH AND EAST ELEVATION W/ MATERIAL PHOTOS

List of Consultants

Owner-
111 Terrace St. LLC
Mark Cabral and Mark Blotner
(c)- 617 822 1111
Email- markcabral@gmail.com
Email- melji@comcast.net

Developer-
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Mark Cabral and Mark Blotner
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(C) 617 822 1111
Email- markcabral@gmail.com

Architect
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Email- erocheaia@msn.com

Gavin Driscoll -Associate
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Building Code Consultant
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General Engineering MEP /FP/FA/HVAC

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Legal Counsel
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Michael P. Ross Attorney
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Civil Engineer

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14 Upham Ave.
Dorchester, MA 02125
(O) 617.506.1474
(M) 617.905.3886
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Structural Engineering

John Belanger- Structural Engineering
Belanger Engineering Inc
311 Pleasant Street Pembroke, MA 02359
(C) 617-285-7619
Email- john.belanger_engineering@comcast.net

Elevator Company

Cleary Elevator Co
47 Intervale St, Quincy, MA 02169
(O) 617- 376-2224
Email- bob@clearyelevator.com

ALT#799562



EXISTING BUILDING / EXISTING SITE



EXISTING REAR OF SITE / EXT. WALL



ON SITE- LOOKING @ CEDAR ST.



103 TERRACE / EXISTING SITE



EXISTING BUILDING / EXISTING SITE



103 TERRACE ST. FRONT ELEVATION

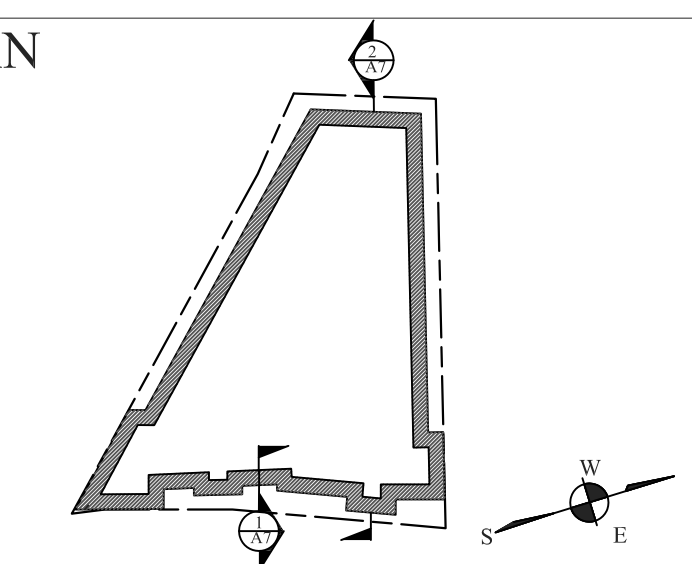
SUMMARY SF PER FLOOR

	TOTAL SF	FOR F.A.R.
GARAGE FLOOR-	9,851 SF	333 SF
2ND FLOOR-	9,851 SF	9,103 SF
3RD FLOOR-	9,851 SF	9,103 SF
4TH FLOOR-	7,495 SF	6,644 SF
5TH FLOOR-	7,368 SF	6,679 SF
	76,278 SF	31,862 SF

TOTAL SF OF BUILDING- 31,862 SF (FAR USE) F.A.R.- 2.68
PARKING LOT - 21 SPOTS

KEY PLAN

1/64"=1'-0"



GENERAL NOTE:

VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

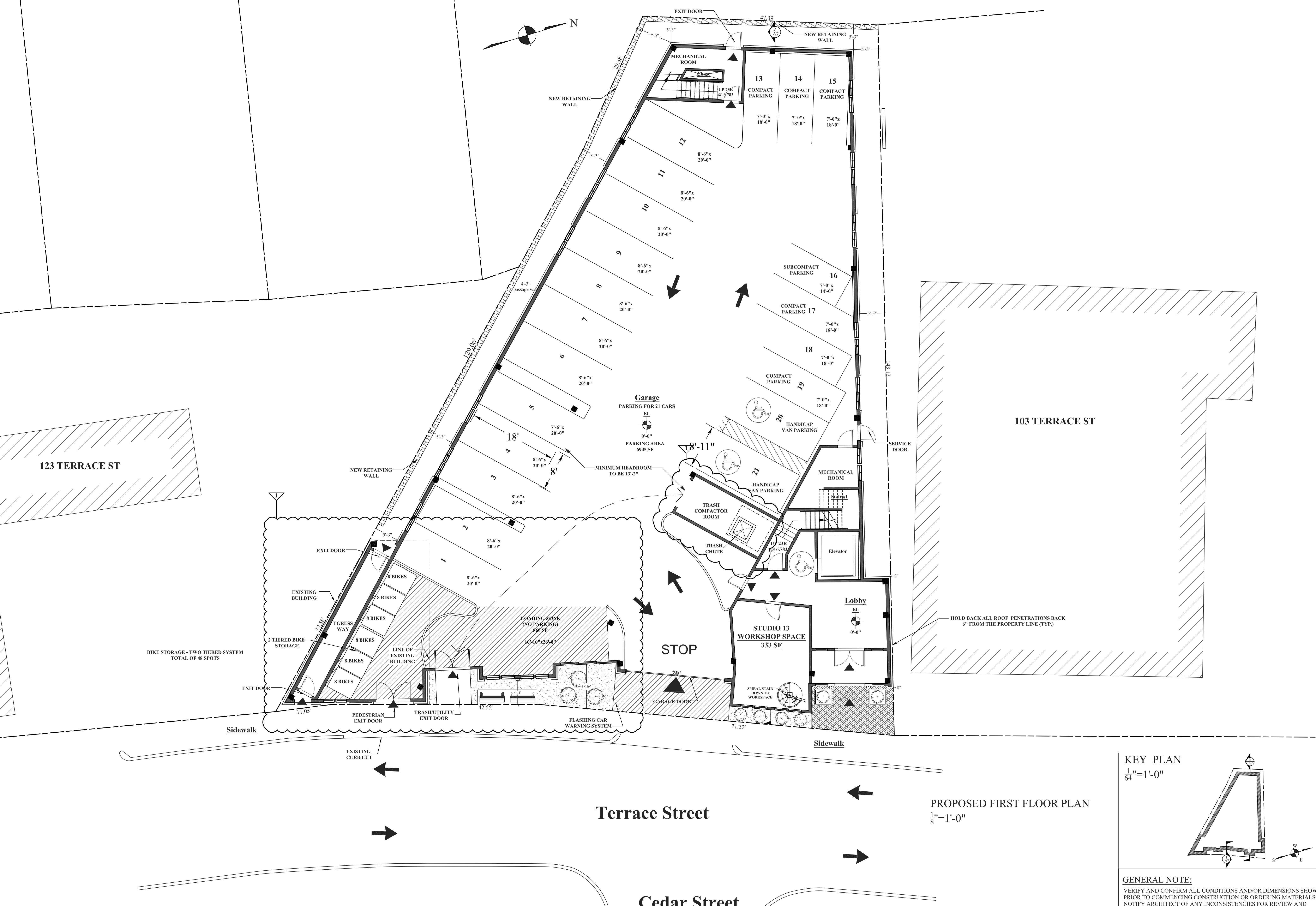
LIGHTHOUSE ARCHITECTURE
 DORCHESTER, MA
 J. Edward Rock
 Architect
 617-290-5161
 AT&T #6685

DATE: REVISED 05/04/18
 SCALE: AS NOTED
 DRAWN BY: GSD & JC
 CHECKED BY: JER

FIRST FLOOR PLACE

PROPOSED APARTMENT BUILDING
 107-111 TERRACE ST, ROXBURY, MA 02120

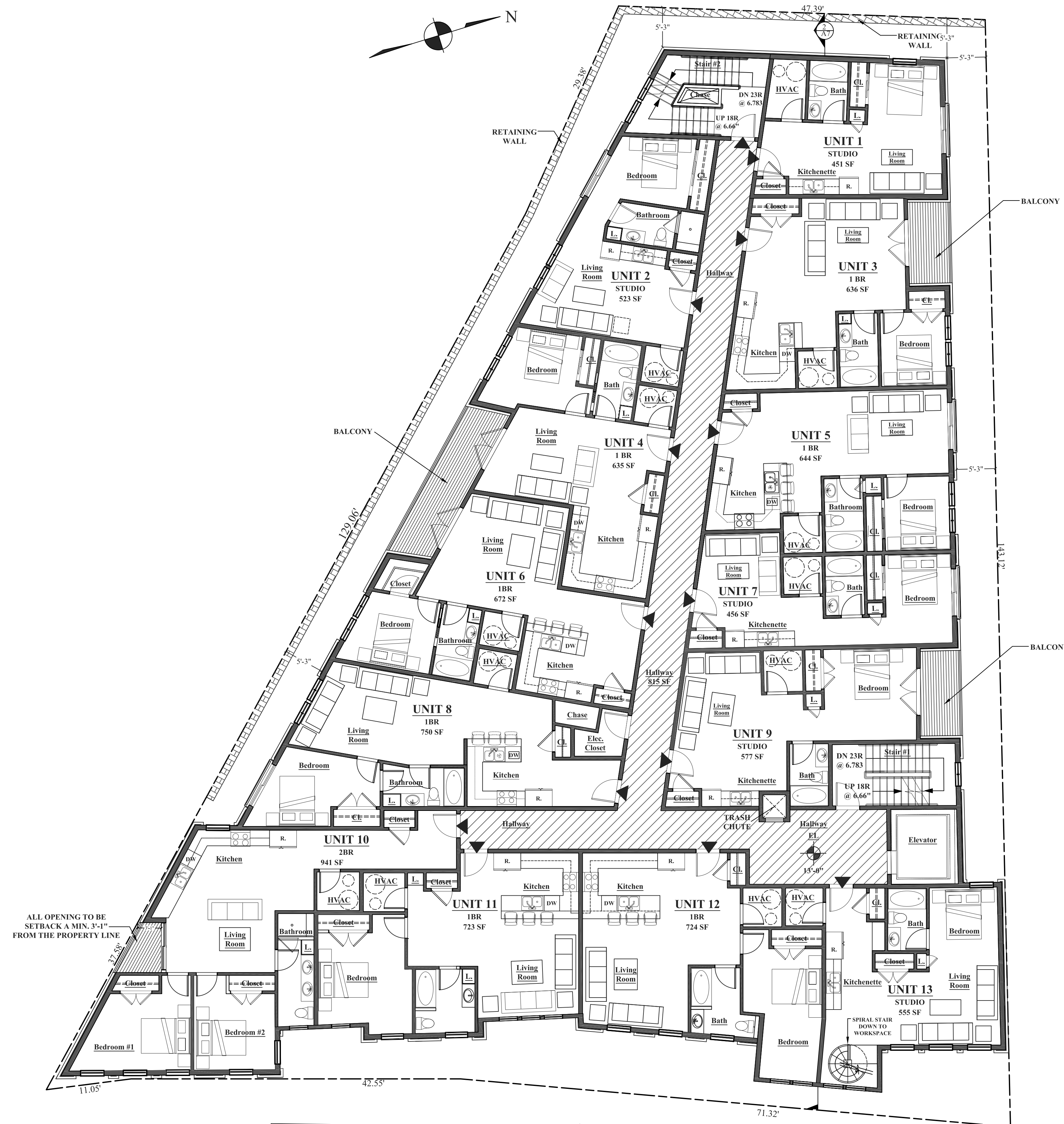
A1



KEY PLAN
 1/64" = 1'-0"

PROPOSED FIRST FLOOR PLAN
 1/8" = 1'-0"

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



UNIT SUMMARY

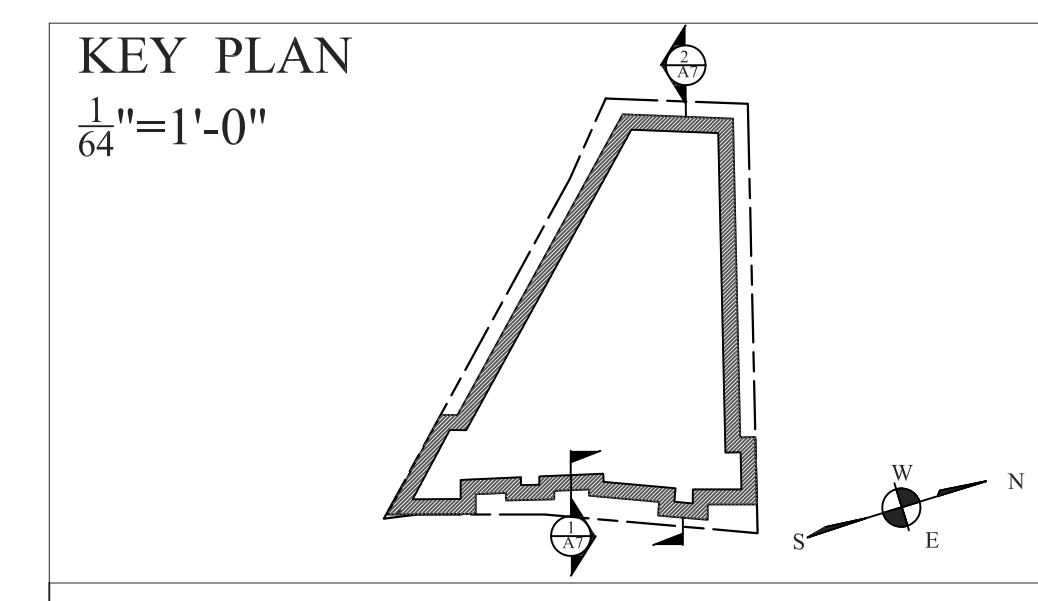
4 STUDIO UNITS
 1 STUDIO/WORKSPACE UNIT
 7 ONE BEDROOM UNITS
 1 TWO BEDROOM UNIT

13 UNITS

TOTAL SF PER FLOOR- 9,103 SF + 333 SF FROM WORKSPACE BELOW)

ALL OPENING TO BE SETBACK A MIN. 3'-1" FROM THE PROPERTY LINE

PROPOSED SECOND FLOOR PLAN
 1/8" = 1'-0"



GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

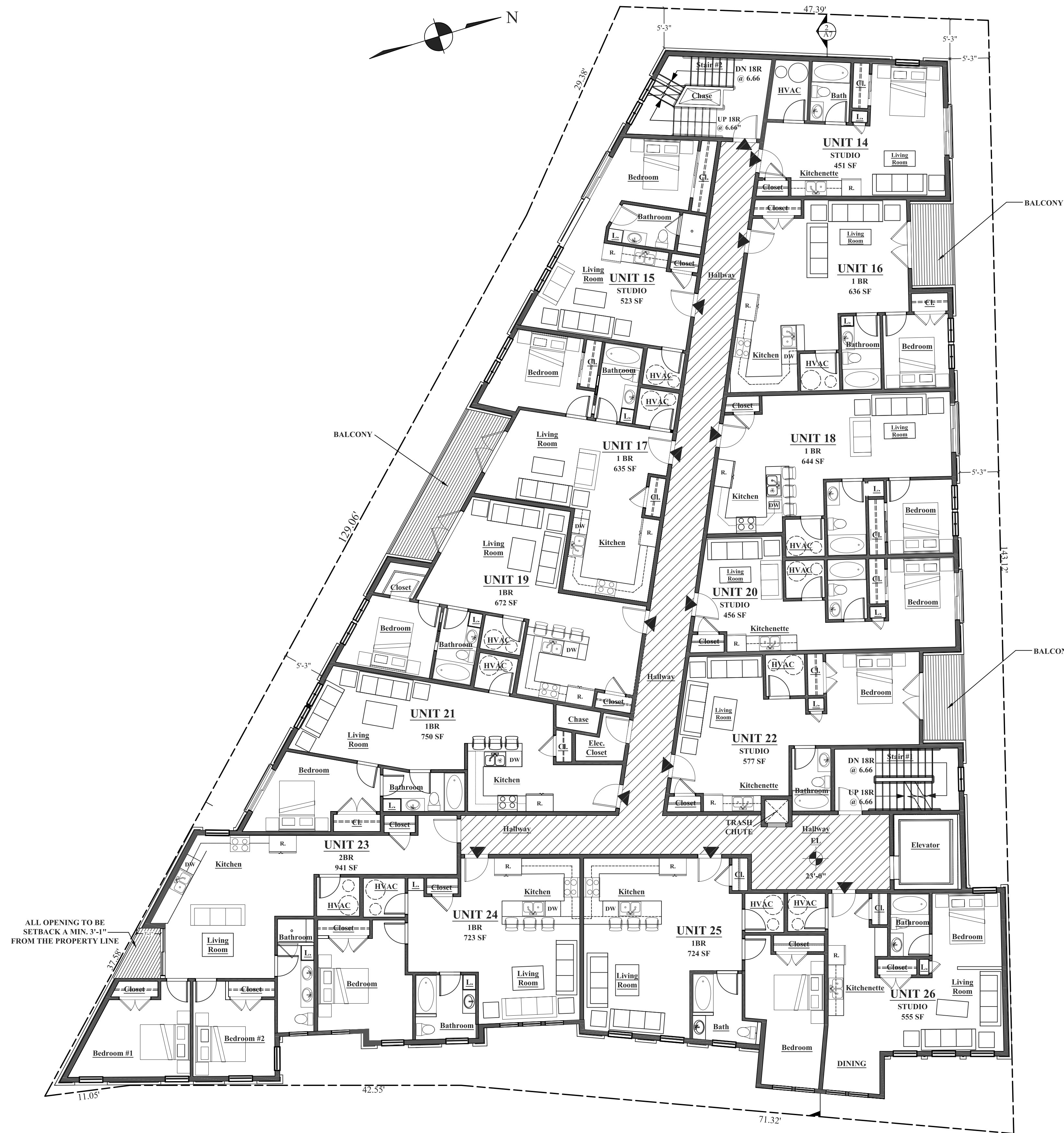
LIGHTHOUSE ARCHITECTURE
 DORCHESTER, MA
 J. Edward Rock
 Architect
 617-290-5161
 AT&T #6685

DATE: REVISED 05/04/18
 SCALE: AS NOTED
 DRAWN BY: GSD & JC
 CHECKED BY: JER

SECOND FLOOR PLAN

PROPOSED APARTMENT BUILDING
 107-111 TERRACE ST, ROXBURY, MA 02120

A2



UNIT SUMMARY

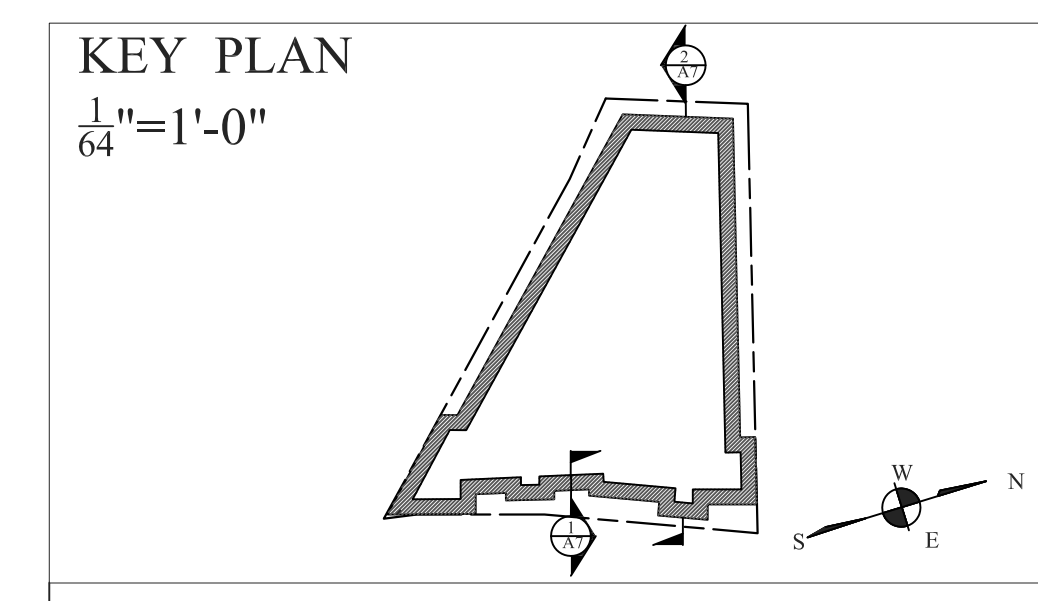
5 STUDIO UNITS
 7 ONE BEDROOM UNITS
 1 TWO BEDROOM UNIT

13 UNITS

TOTAL SF PER FLOOR- 9,103 SF

ALL OPENING TO BE SETBACK A MIN. 3'-1" FROM THE PROPERTY LINE

PROPOSED THIRD FLOOR PLAN
 1/8" = 1'-0"



GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

LIGHTHOUSE ARCHITECTURE
 DORCHESTER, MA
 J. Edward Rock
 Architect
 617-290-5161
 AT&T #6685

DATE: REVISED 05/04/18
 SCALE: AS NOTED
 DRAWN BY: GSD & JC
 CHECKED BY: JER

PROPOSED THIRD FLOOR

PROPOSED APARTMENT BUILDING
 107-111 TERRACE ST, ROXBURY, MA 02120

A3



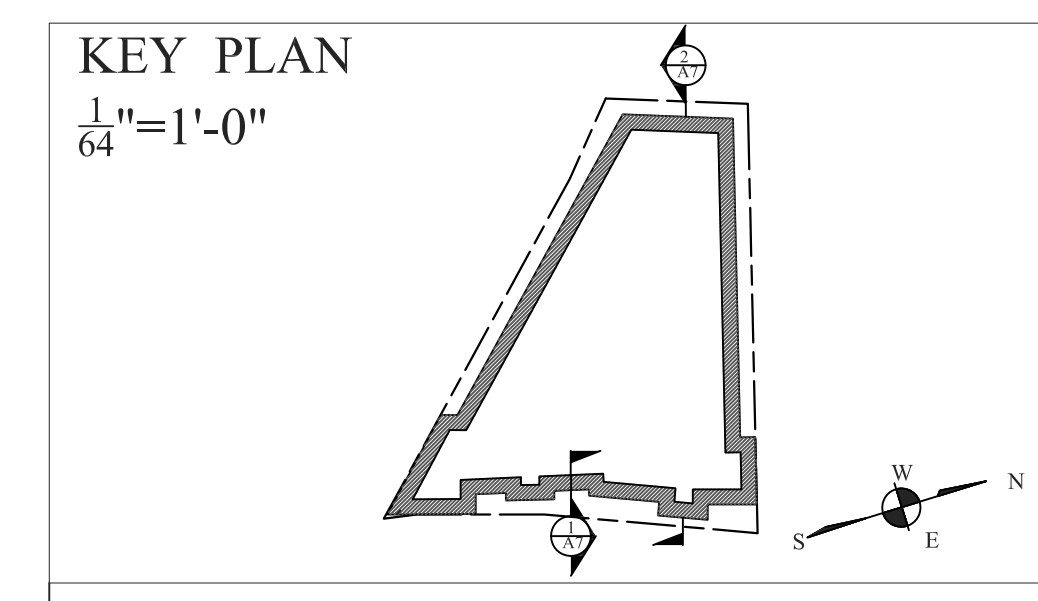
UNIT SUMMARY

2 STUDIO UNITS
 5 ONE BEDROOM UNITS
 1 TWO BEDROOM UNIT

8 UNITS

TOTAL SF PER FLOOR- 6,644 SF

PROPOSED FOURTH FLOOR PLAN
 1/8"=1'-0"



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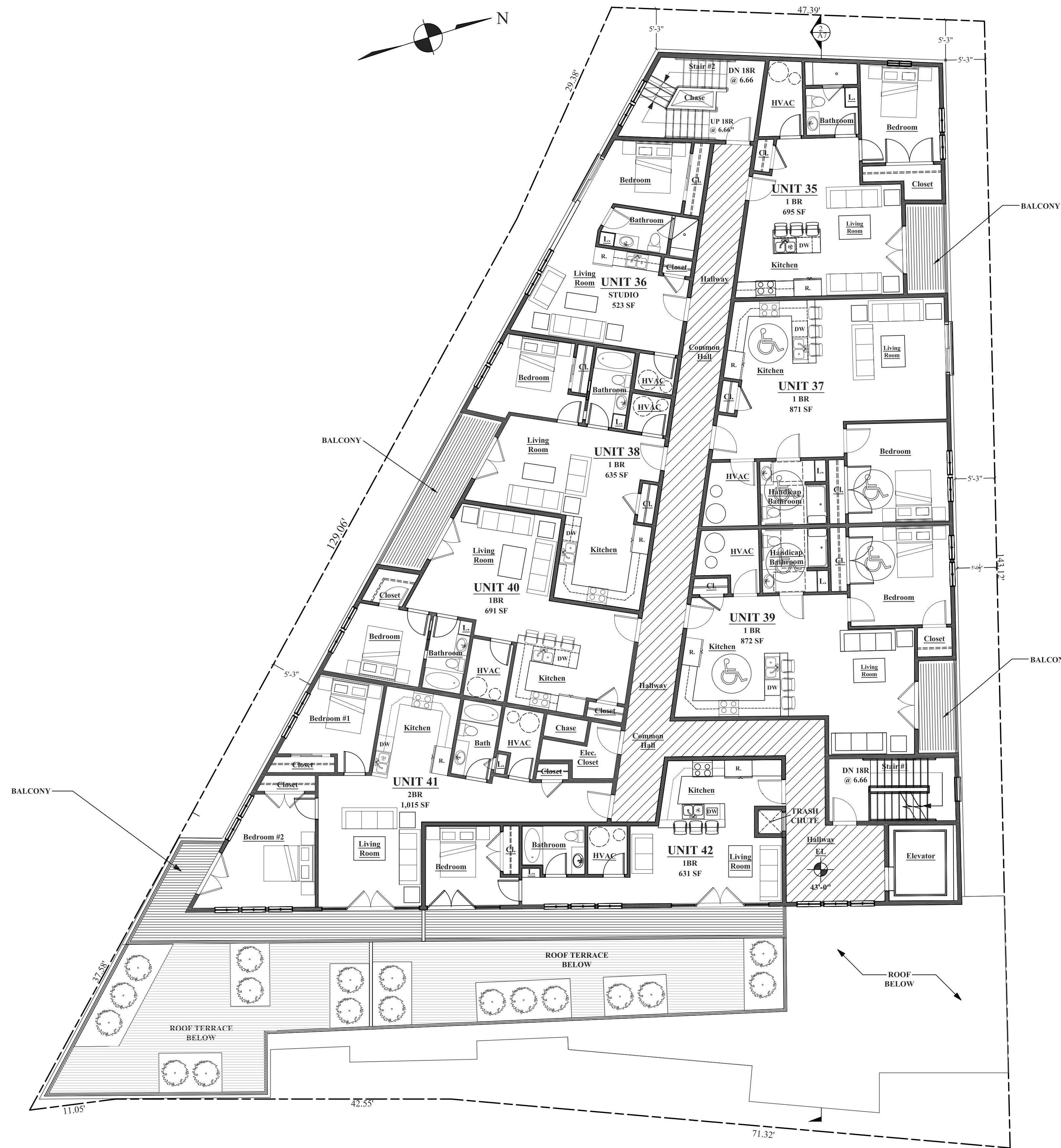
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FOURTH FLOOR PLAN

PROPOSED APARTMENT BUILDING
 107-111 TERRACE ST, ROXBURY, MA 02120

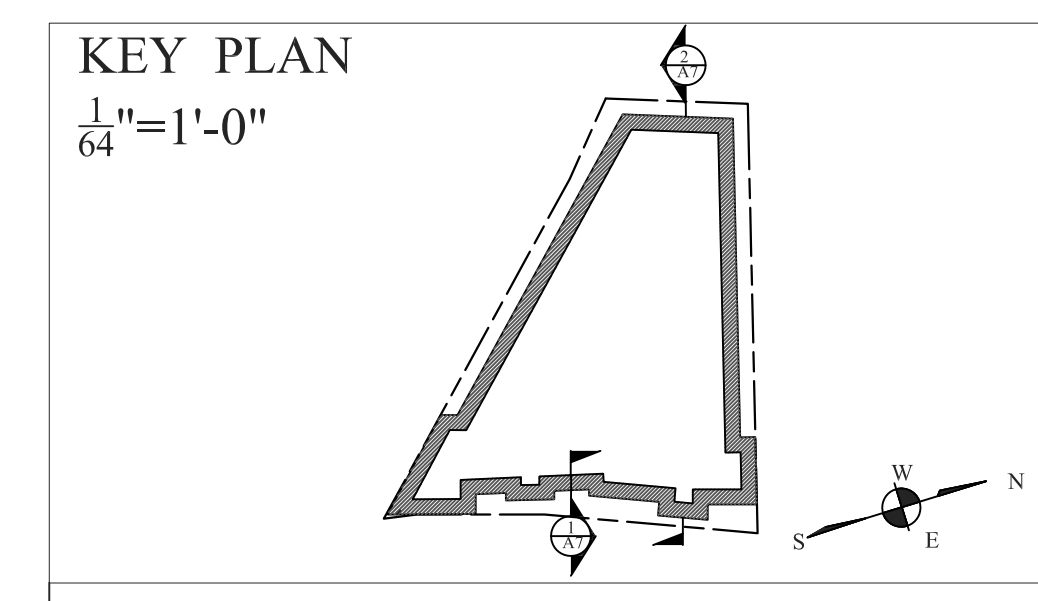
A4



UNIT SUMMARY
 1 STUDIO UNITS
 6 ONE BEDROOM UNITS
 1 TWO BEDROOM UNIT
 8 UNITS

TOTAL SF PER FLOOR- 6,679 SF

PROPOSED FIFTH FLOOR PLAN
 1/8" = 1'-0"



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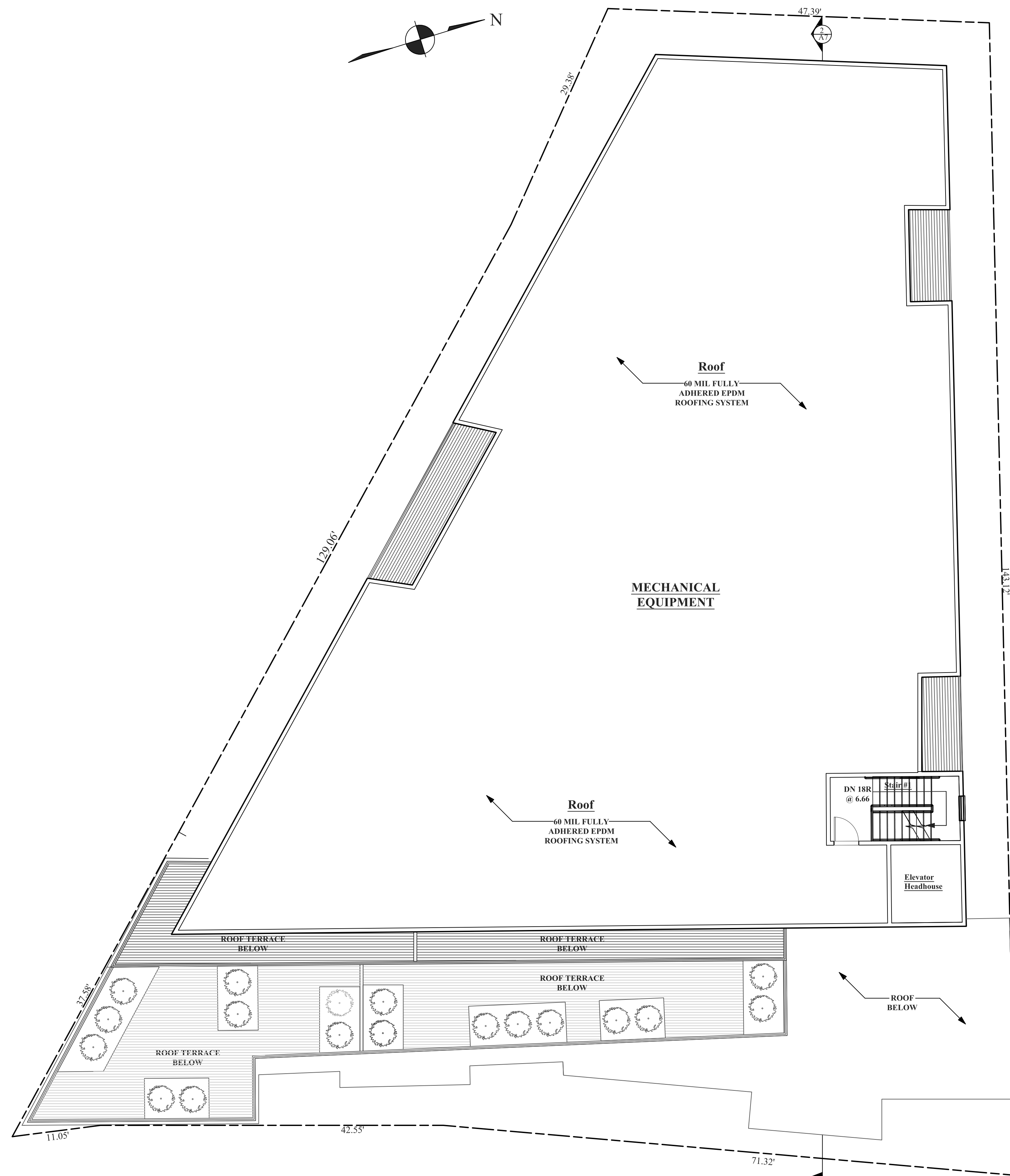
LIGHTHOUSE ARCHITECTURE
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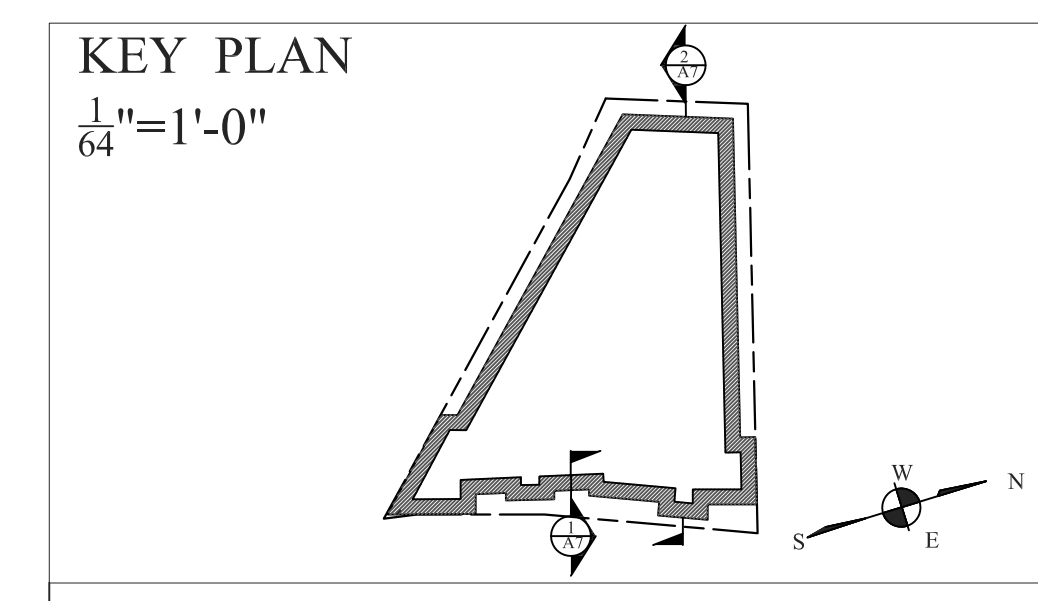
FIFTH FLOOR PLAN

PROPOSED APARTMENT BUILDING
 107-111 TERRACE ST, ROXBURY, MA 02120

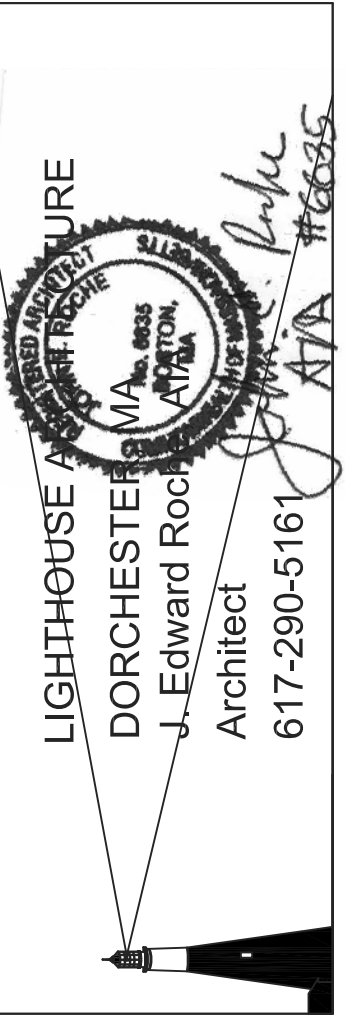
A5



PROPOSED ROOF PLAN
1/8"=1'-0"



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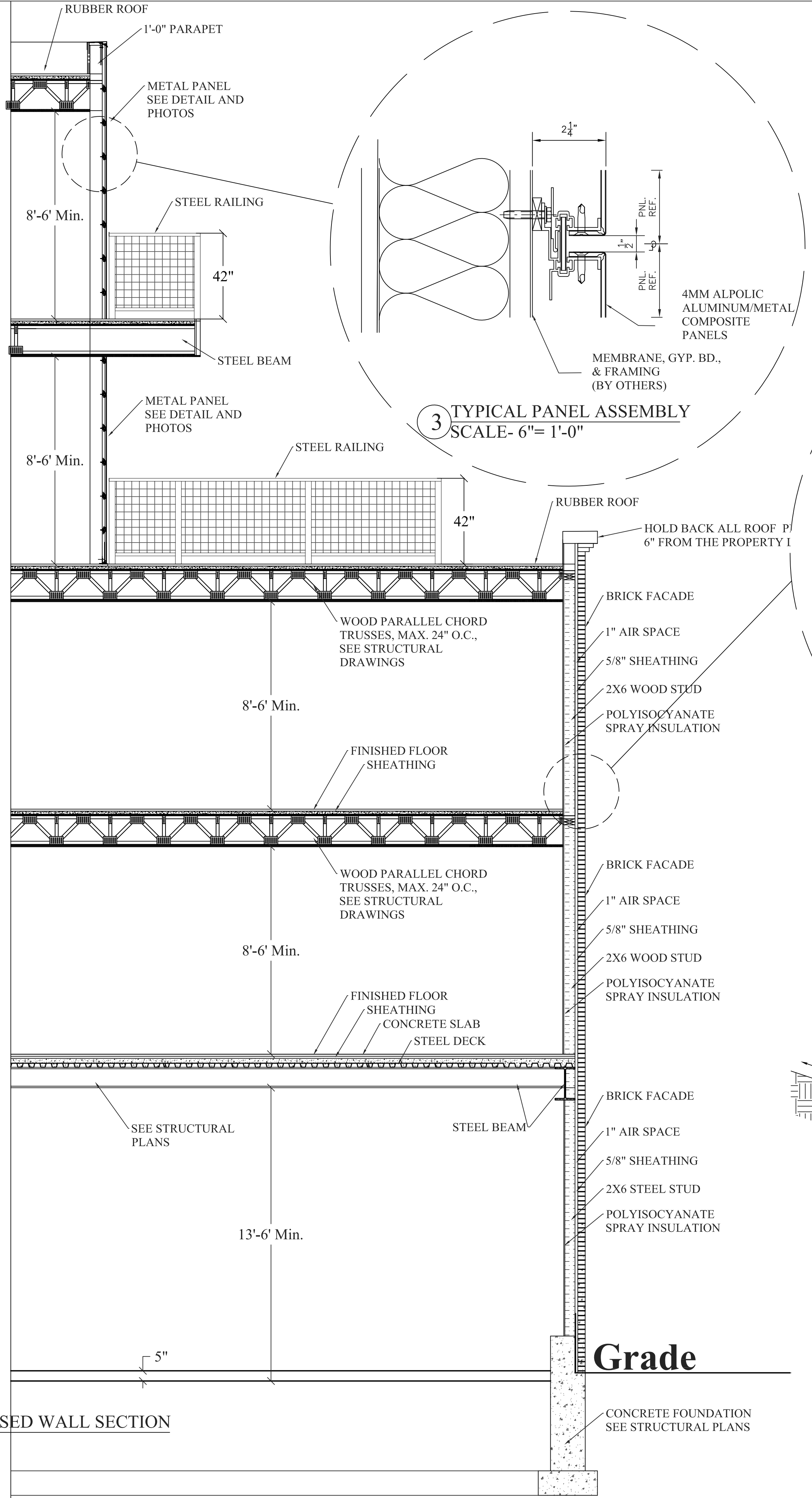


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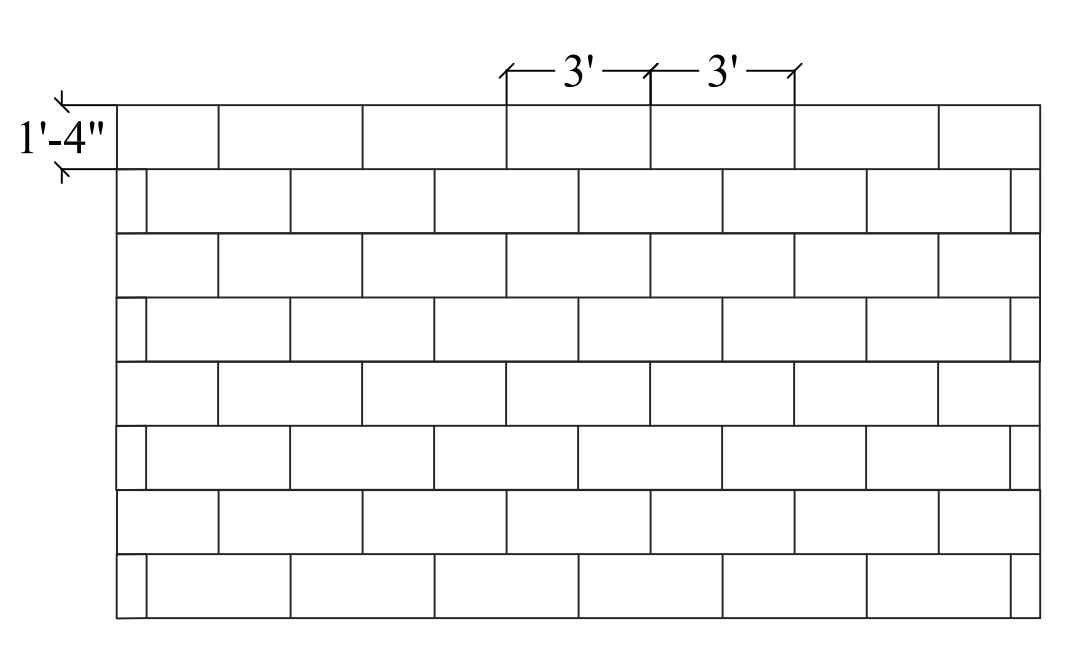
ROOF PLAN

PROPOSED APARTMENT BUILDING
107-111 TERRACE ST, ROXBURY, MA 02120

A6



1 PROPOSED WALL SECTION
 SCALE: 1/8" = 1'-0"



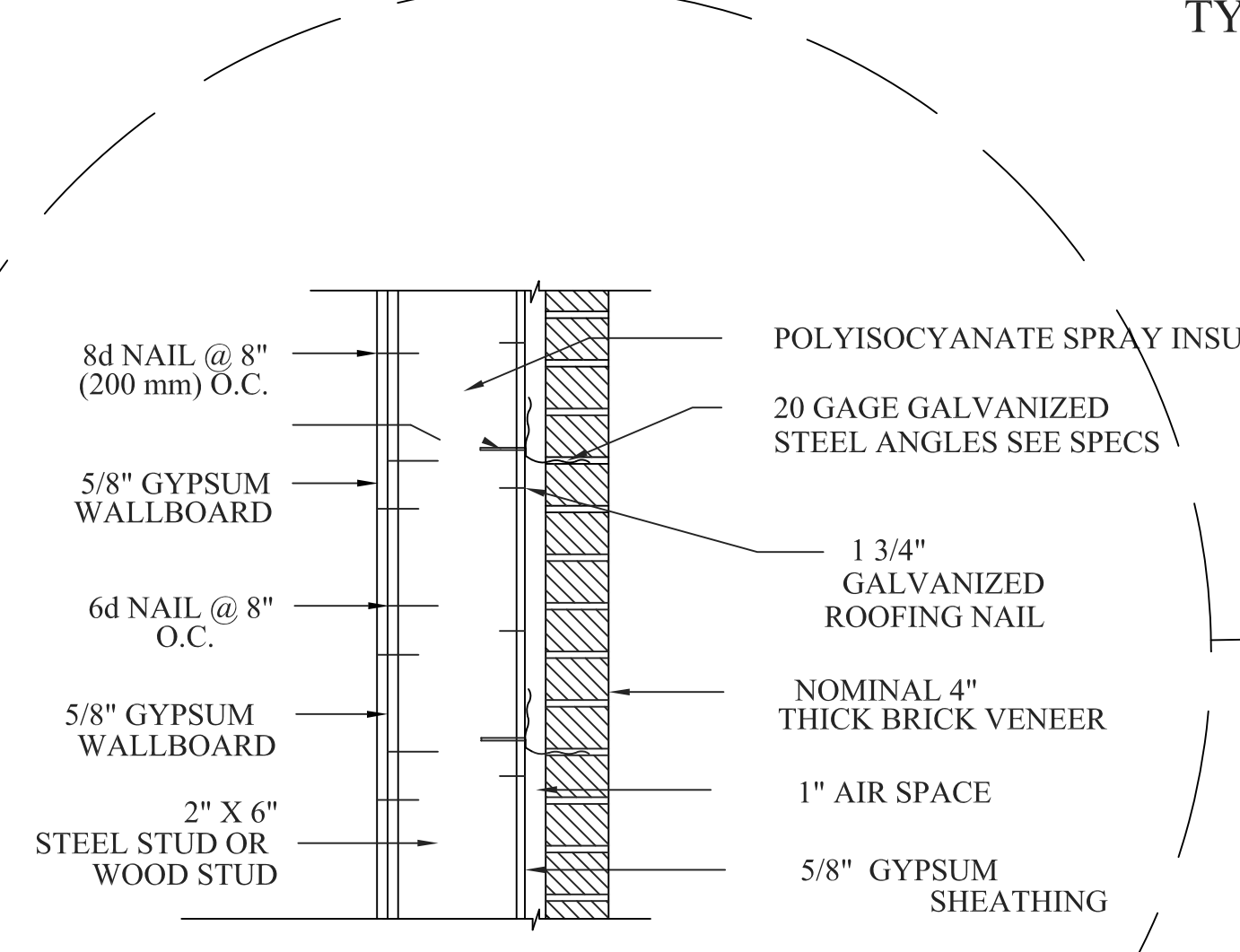
5 TYPICAL PANEL PATTERN
 SCALE: 1/4" = 1'-0"



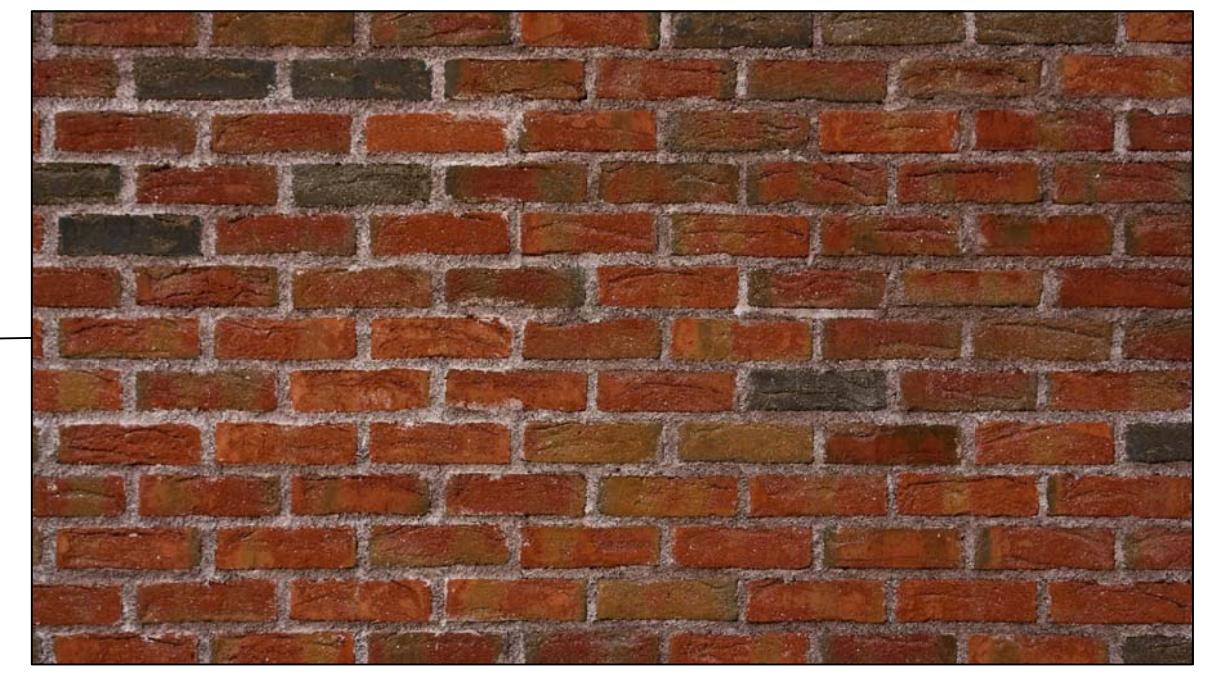
TYPICAL PANEL PATTERN



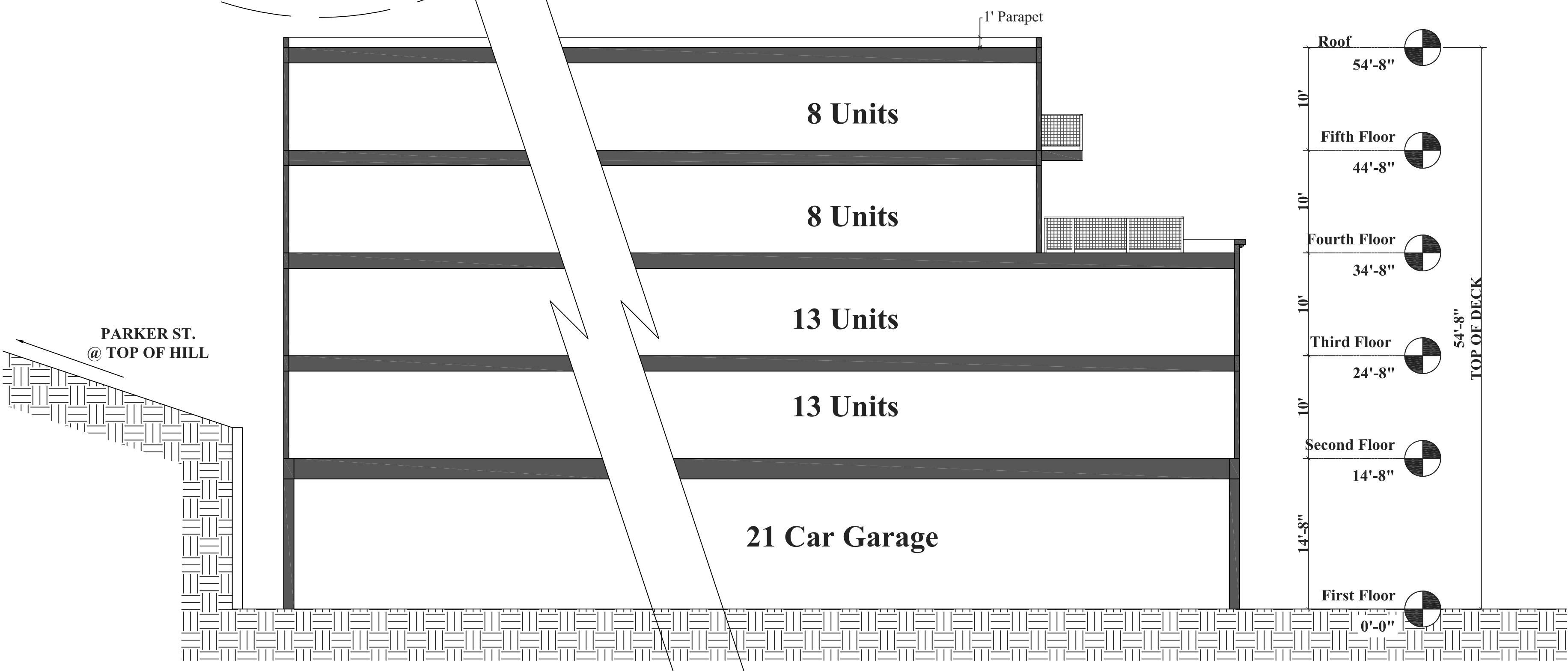
TYPICAL PANEL PATTERN



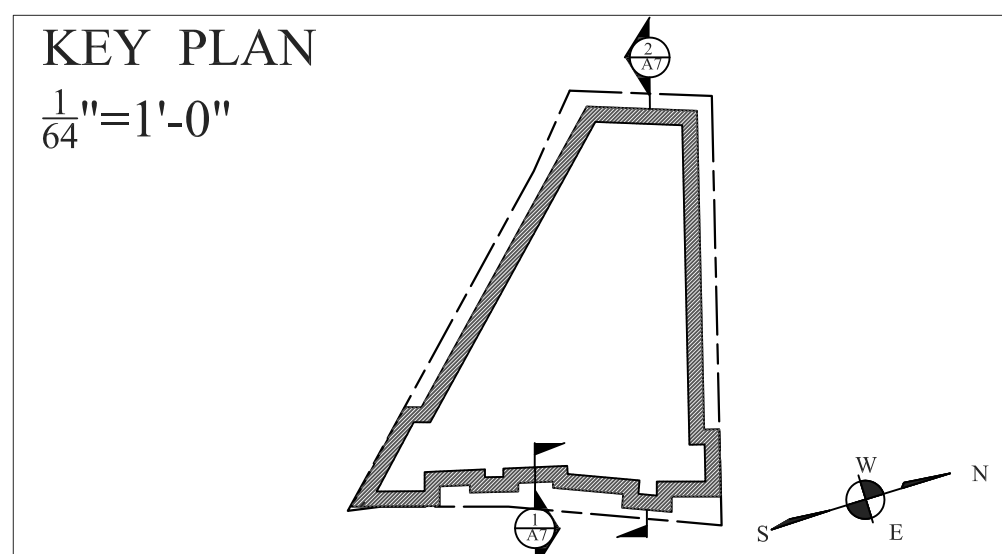
4 TYPICAL BRICK ASSEMBLY
 SCALE: 1-1/2" = 1'-0"



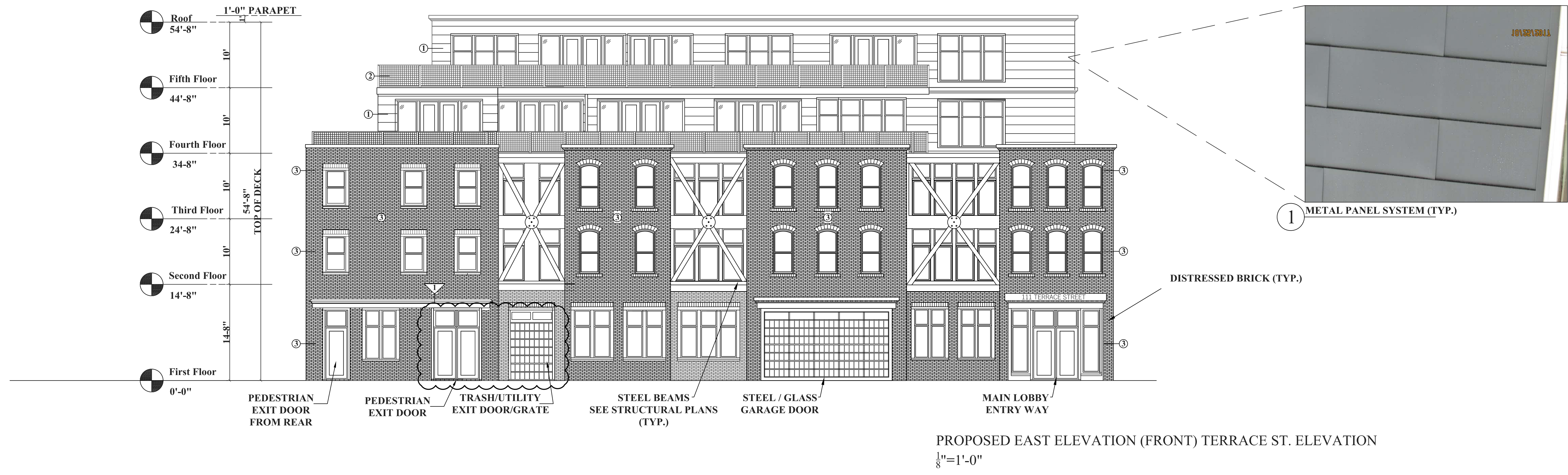
TYPICAL BRICK PATTERN- DISTRESSED BRICK (TYP.)



2 PROPOSED BUILDING SECTION
 SCALE: 1/8" = 1'-0"



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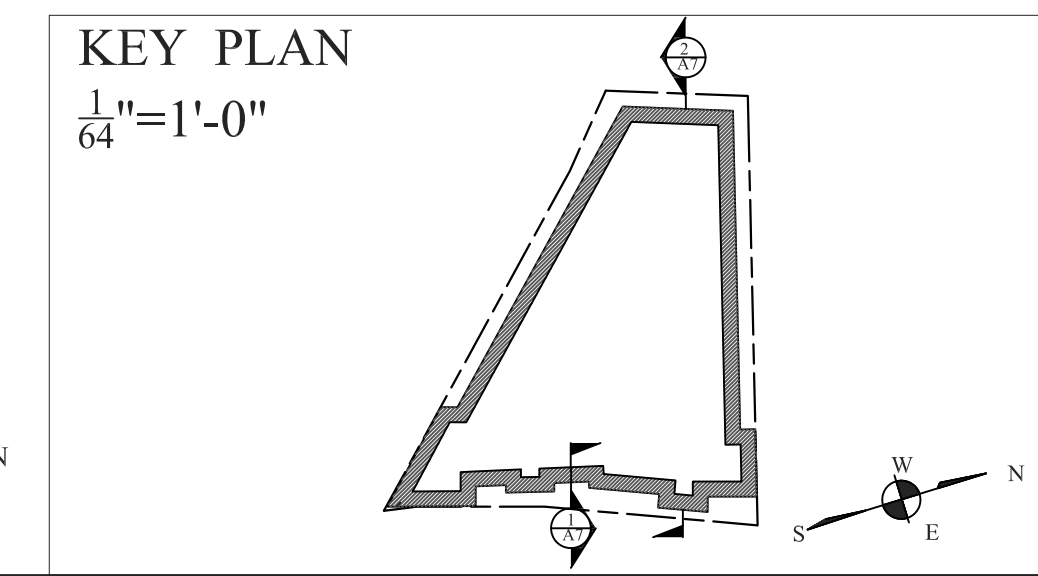
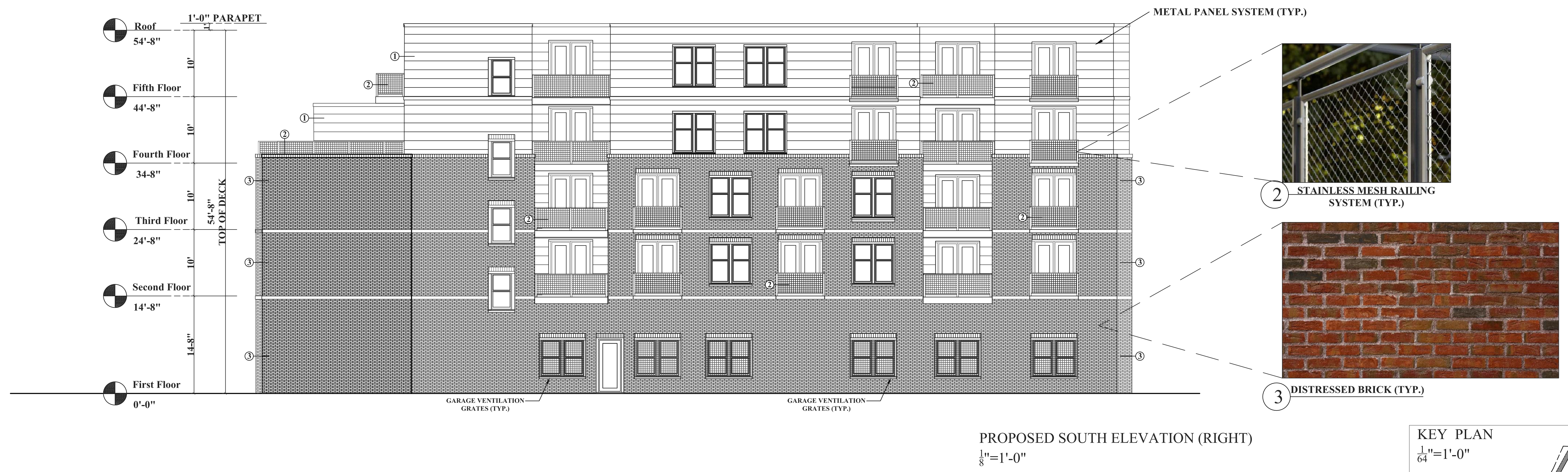


LIGHTHOUSE ARCHITECTURE
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J. Edward Rock
Architect
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PROPOSED FRONT AND RIGHT ELEVATION

PROPOSED APARTMENT BUILDING
107-111 TERRACE ST, ROXBURY, MA 02120



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PROPOSED NORTH ELEVATION (LEFT)
1/8"=1'-0"

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LEFT AND REAR ELEVATION

PROPOSED APARTMENT BUILDING
107-111 TERRACE ST, ROXBURY, MA 02120

A9



PROPOSED WEST ELEVATION (REAR)
1/8"=1'-0"

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