

DEREK RUBINOFF ARCHITECT

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124-126 Warren Street, Roxbury, MA 02119

Article 80 Small Project Review Application

June 18, 2018

Developer:

Michael McGough

30 Beaumont St.

Dorchester, MA 02124

Tel. (617) 594-6444

mhmccgough@gmail.com

Letter of Intent

ATTN: Jonathan Greeley, Director of Development Review
Boston Planning & Development Agency
One City Hall Square
Boston, MA, 02201

Dear Mr. Greeley,

On behalf of developer Michael McGough, I am pleased to introduce both our team and our proposed mixed-use building for 124-126 Warren Street, Roxbury.

For over twenty-six years, Mr. McGough has been successfully developing neighborhood-friendly multifamily housing within the City of Boston. Mr. McGough's development goals have complemented the needs of our city by developing blighted, under-utilized, and under-improved sites with affordable but high-quality residential projects which address urban housing demands. Mr. McGough has a strong record of development projects which improve Boston neighborhoods and contribute to the urban vitality and the architectural fabric of the City.

Mr. McGough's recent projects include 309 E Street in South Boston, 45 Vinton Street in South Boston, and 34 Coffee Street in Dorchester. Our firm, Derek Rubinoff, Architect, designed a nine-unit multifamily building at 176 Humboldt Avenue for Mr. McGough; this is now under construction replacing a formerly derelict property in Dorchester. DRA has worked with the City since 2009 as a contracted architectural consultant through the ReStore program to improve Boston's street-scapes by augmenting and refreshing the appearance of small business districts.

We believe this enclosed proposed project for 124-126 Warren Street will benefit Roxbury and the City by replacing the presently-blighted site with a handsome mixed use building which would provide much needed urban housing while respecting and contributing to the historic architecture of its context. We believe the Dudley Square neighborhood has an exciting future and envision this project as a contributing to Dudley's renaissance. We have been developing the project's design aesthetic in response to comments by neighborhood groups including Roxbury Path Forward.

The project addresses the needs of an entry-level workforce, including young professionals, by providing 21 studio rental dwellings. By being a transit-based development, the project would take advantage of neighborhood walkability, bicycle commuting, and excellent public transit opportunities the site has to offer. The project would provide housing for non-car-dependent lifestyles; this would support existing public transit in place without adding additional automobile traffic while increasing foot traffic to the neighborhood businesses in nearby Dudley Square.

In the following pages, we will outline specifics of the proposed project, show its context in the neighborhood, and list its key benefits. We look forward to a continued dialog with your team as we refine this project and work toward approval.

Please feel free to contact Michael McGough or me, should you have any questions.

Best Regards,

A handwritten signature in black ink, appearing to read 'D. Rubinoff', written in a cursive style.

Table of Contents

1. Project Narrative
2. Proposed Project Overview
3. Project Description
4. Existing Conditions
5. Project Neighborhood and Location
6. Development Context
7. Project Benefits
8. Applicant Information
9. Preliminary Financing Information
10. Zoning Analysis
11. Proposed Project Area
12. Building Code Analysis

Exhibits

- A. Locus Map
- B. Site Photographs
- C. Neighborhood Photographs
- D. ISD Rejection Letter
- E. Proposed Architecture Plans and Site Survey
- F. Neighborhood Amenities
- G. Approximate Access to Public Transportation
- H. Neighborhood Building Heights
- I. Vehicular and Pedestrian Site Access
- J. Resident Car and Bicycle Parking
- K. Building Rendering

I. Project Narrative

Project Overview

The proposed 124-126 Warren Street building will replace a blighted corner along one of Roxbury's main thoroughfares with a building which will be a cornerstone for the ongoing renewal of Dudley Square and its surrounding blocks. The building will provide 21 modern, convenient studio apartments for young professionals in a envelope designed to be sympathetic to the architectural history of its neighborhood. The street will be activated by a first floor retailer or restaurant. The efficient but well-equipped apartments will offer a market-rate solution to Boston's problems of low vacancy rates and escalating rents which typically prove challenging for single residents entering professional employment. Residents will have walkable access to Dudley Square business amenities and have excellent public transportation and bicycle commuting options for easy access to downtown.

Design Vision

The proposed building provides street-wall infill massing at an important corner and continues the flow of Victorian brick-faced apartment units that are common on Warren and Winthrop Street. The massing of the building is divided so as to feel more like a collection of three townhouses or small Victorian urban apartment buildings than one large one. The building will prominently address the corner of Winthrop and Warren with a large, transparent, vertical bay, as is customary for other apartment buildings on corner sites along Warren Street. At the top will be a modern, glassy recreation space for residents which will overlook the corner, providing incredible views of downtown. This will be capped, like many other Roxbury vertical bays, by a turret, providing a dramatic architectural gesture addressing the corner. Similar vertical bays will treat the corners along Winthrop Street and along Warren Street adjacent to the historic Warren family home at 130 Warren Street.

The facade is sympathetic to neighboring architecture. The brick will be similar in color to neighboring buildings; the windows will be tall, maintaining the vertical proportion of similar surrounding buildings; the eave/facial will have mouldings and dentils typical of such in the area; and, the first floor will have stone cladding so as to reinforce the identity of the entry, retail, and parking component as the "base" of the building.

Modern, urban amenities will include a bicycle room and a large roof terrace off the enclosed recreation room which will provide significant open space for building residents.

Traffic Impact

The project is positioned to attract entry-level workers including young professionals who will commute via public transportation and bicycle. The site's convenience to amenities available by foot will empower residents to not be automobile-dependent. The building's bicycle room will support bicycle commuting. The building will have parking for three cars on site, with one space being accessible and two spaces available for car-sharing services. The site is a four-minute walk to the Silver Line and a ten-minute walk from the Orange Line. Importantly, apartments will be leased to people without cars. The development team would be willing to make the project exempt from the City's resident parking program.

Public Benefits

- **Affordability** — The project will create market-rate studio rental dwelling units, four of which will be affordable units in compliance with the City's inclusionary development policy. A donation would be made to the City's Development Fund.
- **Housing for young adults** — The project will be positioned to provide much-needed housing for the entry-level workforce including young professionals working in Dudley Square and nearby downtown.
- **Accessibility** — The units will be Group 1 dwelling units per 521 CMR, convertible to accessible dwellings for disabled persons. One unit will be a Group 2 unit (and will be one of the affordable units)
- **Transit-Oriented Design** — The site is one block from a bus stop serving five lines, a four-minute walk to the Silver Line and other bus lines serving Dudley Square, and a ten-minute walk to Roxbury Crossing Station on the Orange Line.
- **Increase of retail space** — The project will include approximately 1,200 square feet of retail space, which will help activate the pedestrian experience along Warren Street.
- **Sidewalk amenities/street life** — The design of the new street level facades will enhance the activity on the street by adding lighting and additional transparency to the street level.
- **Car sharing** — Two parking spaces will be available on site for a car sharing service.
- **Repair of Urban Fabric** — The building will replace a presently-empty and derelict site formerly occupied by a semi-detached house which fell to fire in 2014. The new structure will contribute to the street wall.
- **Contemporary architecture sympathetic to neighborhood context** — The building is designed to respect and contribute to the neighborhood architecture of multifamily townhouses with bays, brick, tall windows, and a turret.

2. Proposed Project Overview

Title

124-126 Warren Street

Location

124-126 Warren St.
Roxbury, MA, 02119
Neighborhood: Roxbury
Parcel ID numbers: 1200079000, 1200112000

Lot Area

5,188 sf
Proposed Footprint: 3,786 sf (73% of Lot Area)

Zoning

Zoning District: Roxbury Neighborhood (Article 50)
Sub District: MFR/LS (Multi-family Residential/Local Services)
Overlay: Neighborhood Design Overlay District, Boulevard Planning, Neighborhood Design Review

Unit Configuration

21 Studios: 451 sf - 457 sf (21 market, 4 affordable (at least 1 per floor; also 1 being Group 2 per 521 CMR)), 454 sf average.
1 Community Space: 989 sf
3 Laundries: 63 sf each
1 Recreation Room: 374 sf
1 Exterior Roof Deck: 2,854 sf
1 Trash Room: 105 sf
26 Bicycle Parking Spaces: 156 sf
5 Parking Spaces: 1 Accessible Parking Space, 4 Car Share Parking Spaces

Construction (Enclosed) Area Per Floor

First Floor: 3783 sf
Second Floor: 3884 sf
Third Floor: 3884 sf
Fourth Floor: 3884 sf
Fifth Floor: 774 sf

Total: 16,209 sf

3. Project Description

The project consists of a new five-storey building, slab on grade, on the presently-blighted southeast corner of Warren and Winthrop Streets in Roxbury. The mixed-use (but mainly multifamily residential) building would feature a lobby, retail store or small restaurant, and semi-enclosed parking on the first floor; 21 studio dwellings (seven per floor) on floor two through four; and a recreation common room fronting a large common roof deck on the fifth floor/roof.

Four of the units would be affordable (only three are required; we are proposing four as an added bonus to the neighborhood). One would be fully accessible (Group 2A) with an accessible parking space; the others Group I units per 521 CMR. The building would have an elevator serving all floors.

The rooftop garden adjacent to the deck would absorb stormwater from the building footprint. Additional plantings on grade would further absorb rainwater.

The proposed project would rebuild on the presently empty corner lot where there had been formerly been a second-empire duplex/semi-detached house. The design takes the opportunity to build the street wall along both Warren and Winthrop Streets to match other nearby traditional multifamily and town-house buildings which have shallow setbacks. In context of these traditional rowhouse buildings, our project is subdivided into three masses (so as to feel more vertical in proportion), and emphasizes vertical architectural elements like corner bays and tall windows. Like other corner buildings on Warren Street, our building would address the corner with the building entry, a tall, wide oriel bay window, and a turret at the top capping the recreation room, which, along with the deck, would feature views of Dudley Square and downtown. The traditional architecture would also be complementary of the historic Warren family house on the adjacent lot.

The project would be positioned to attract young professionals commuting by foot, transit, or bicycle to Dudley Square or downtown. Accordingly, the project would feature indoor bicycle parking for up to 26 bicycles and semi-enclosed parking for three automobiles (including, as noted above, one handicapped space). To encourage the use of public transit and to minimize traffic and parking impact, units would be leased to people without cars.

The building would be sprinklered. Each residential floor would have a common laundry room. There would be both a recycling and a trash chute.

4. Existing Conditions

The site consists of two parcels according to the following parcel number.

1. 1200079000 (2,519 sf)
2. 1200112000 (2,669 sf)

The combined parcel equates to a total area of 5,188 sf.

The site is presently vacant and blighted. Prior to its loss to fire in 2014, the two lots shared a semi-detached (duplex) second empire house. Although the site was cleared after the fire, the partial remains of the former building are presently visible on the site. The project would remove the remaining existing site elements of the former structure.

5. Project Neighborhood and Location

The project is located in the Roxbury neighborhood near Dudley Square. Rich in history, and enveloping to the rapidly reviving Dudley Square business district, Roxbury has long been an entry point for people starting out in Boston. In that tradition, our project's intent is to provide much-needed inexpensive contemporary housing for young, single professionals commencing their careers in Boston's growing enterprises. These young professionals will help support and amplify Dudley Square's economic renaissance. The increase of density this project would provide in this transit-rich, walkable neighborhood ensures residents will have a minimal carbon footprint. Located in "the Heart of the City", Roxbury has excellent bicycle and transit access to downtown and surrounding neighborhoods.

The Roxbury Strategic Master Plan notes that "the availability of good housing that meets the income needs of prospective employees is an important consideration in new business location decisions [p. 34]". The proposed development will contribute to Roxbury's growth as a regional economic center.

The project is located in the Roxbury Empowerment Zone along a Transit Priority Corridor (Warren Avenue).

The project's emphasis on walkability, transit, and bicycle commuting are congruent with the smart growth goals of the Roxbury Strategic Master Plan. The project will fall within a Quarter Mile Transit-Oriented Development Zone.

6. Development Context

The project is envisioned in response to the current and increasing residential demand in the city and particularly in the Dudley Square area. The project replaces a derelict, empty site with much-needed “starter housing” for young professionals who would work in the neighborhood, downtown, or within their dwelling units.

Examples of other residential developments in the area include:

- - 280-290 Warren Street: 95 units, 54,670 sf. Lot Area , 166,274 gross sf.
- - Dudley Greenville Rental Housing: 43 units, 38,160 sf. Lot Area, 63,480 gross sf.
- - Tremont Crossing: 727 units, 315,810 sf Lot Area, 1,198,200 gross sf.
- - One Newcomb Place: 23 units, 4,113 sf. Lot Area, 25,366 gross sf.
- - Dearborn STEM Academy: 65,365 sf Lot Area, 128,000 gross sf.



280-290 Warren Street



Dudley Greenville Rental Housing



Tremont Crossing



One Newcomb Place



Dearborn STEM Academy

7. Project Benefits

Housing Demand

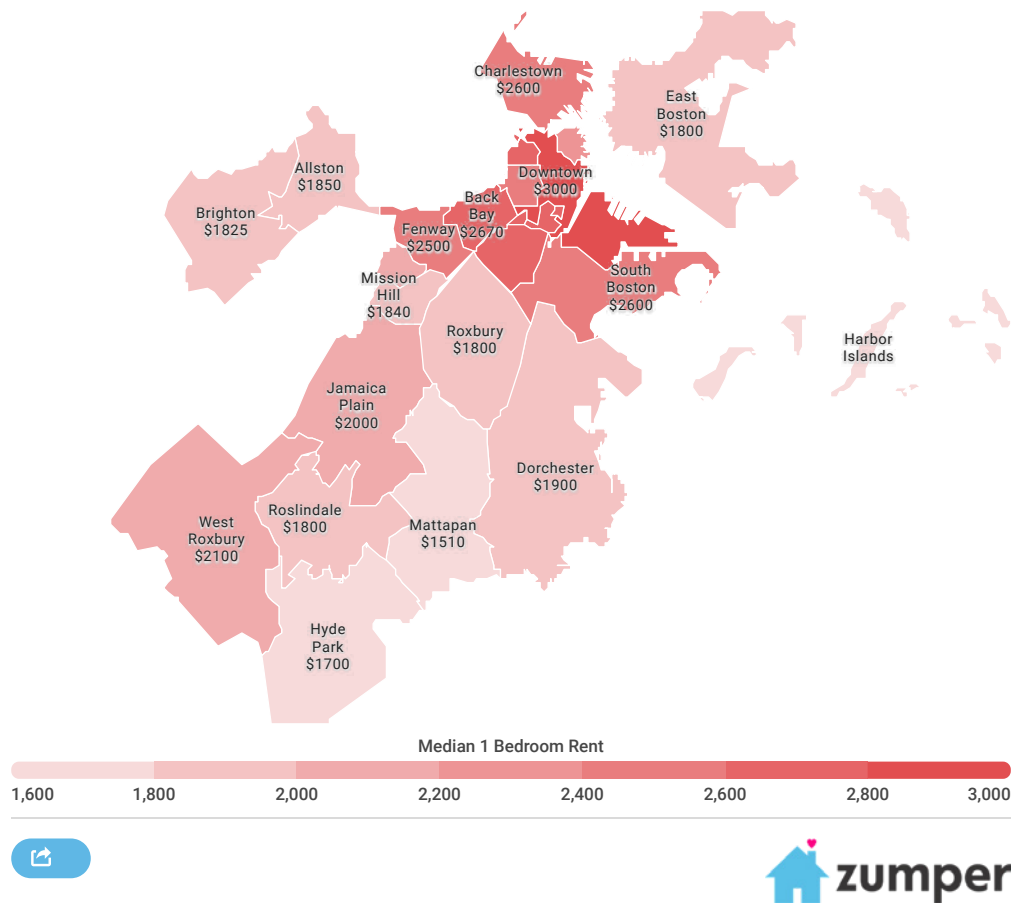
Roxbury has long been short of quality new housing units and Boston for decades has lacked sufficient housing for entry-level professionals. The result is that young professionals often leave Boston for more affordable markets.

This project would provide twenty-four studio units aimed at young professionals working in local enterprises. The project provides dense housing on a derelict but transit-friendly site.

According to a map from the website Zumper (below), the median one-bedroom rental in Roxbury was \$1800/month in the spring of 2018. **Units at our proposed project would rent between \$1250-1450/month in 2018 dollars, well below the cost of the average neighborhood rentals.**

Units would rent for between about **20% to 30% less than average market rates.**

Boston Median One Bedroom Rent: Spring 2018



Community Improvements:

Reuse of a Vacant Lot

The project will rebuild on a derelict lot and will add to the street wall.

Pedestrian-Friendly Retail:

The project will add a local retail/restaurant space, providing a local amenity and augmenting the pedestrian experience along Warren Street.

Smart Growth

The project's density will support existing transit lines and walkable neighborhood businesses while minimizing its residents' carbon footprint.

Contextual Architecture

The architecture will be a contemporary approach to creating a building that respects the historic character of Warren Street multifamily residences as well as the architecture of the surrounding neighborhood.

Common Open Green Space:

The project will have a large common roof deck with green space for social and gardening opportunities for building residents. Additionally, the rooftop deck and rec room will have excellent city views.

| Area Schedule (Usable Open Space) | | |
|-----------------------------------|-------------|---------|
| Name | Level | Area |
| 1st Floor Open Northeast | First Floor | 1366 SF |
| First Floor: 1 | | 1366 SF |
| Roof Deck | Roof | 2565 SF |
| Roof: 1 | | 2565 SF |
| Grand total: 2 | | 3931 SF |

8. Applicant Information

Michael McGough has twenty-six years of experience developing urban single- and multi-family residential projects around Boston. Mr. McGough's recent projects include 309 E Street in South Boston, 45 Vinton Street in South Boston (9 units), and 34 Coffey Street in Dorchester (6 units). Recently Mr. McGough worked closely with neighbors and civic groups to meet their wants/needs at 176 Humboldt Avenue, a building which is presently under construction replacing a formerly derelict property in Roxbury. Mr. McGough is involved in many charitable endeavors.

Team:

Developer:

Michael McGough
30 Beaumont St., Dorchester, MA 02124
Tel. (617) 594-6444
mhmcgough@gmail.com

Architect:

Derek Rubinoff, AIA, LEED AP, NCARB
Derek Rubinoff, Architect
82 Spring Street, West Roxbury, MA 02132-4316
Tel. (617) 504-2599
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Attorney:

Stuart Schrier
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SchrierEsq@aol.com

Surveyor:

Ken Bouffard
Civil Environmental Consultants LLC
8 Oak Street, Peabody MA 01960
Tel. (978) 531-1191
CECLandSurvey@comcast.net

MEPFP Engineer:

Muzaffer Muctehitzade
Zade Associates LLC
140 Beach Street, Boston MA 02111
Tel. (617) 338-4406
zade@zadeengineering.com

9. Preliminary Financing Info:

Estimated Total Development Cost : \$3,000,000

1. Financing from Bank of New England: 80%
2. Equity: 20%



August 22, 2017

Re: 124-126 Warren Street, Boston MA

To Whom It May Concern

Bank of New England has financed construction projects for Mr. Michael McGough or entities owned by him in Boston since 2013. He is a valued client of the Bank and we would welcome the opportunity to finance him on the development and construction of a 25-unit mixed use building at 124-126 Warren Street, Boston MA.

If you have any questions, please feel free to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "John M. Mahan".

John M. Mahan, Senior Vice President

Bank of New England
12 Haverhill Street
Andover, MA 01810
Tel: [978-749-9711](tel:978-749-9711)
Fax: [978-470-8152](tel:978-470-8152)

10. Zoning Analysis

| ZONING SUMMARY | | | | |
|---|-------------------------------|---|--|--|
| Zoning District: Roxbury Neighborhood (Article 50) Sub District: MFR/LS (Multi-family Residential/Local Services) Overlay: Neighborhood Design Overlay District, Boulevard Planning, Neighborhood Design Review | | | | |
| DESCRIPTION | CODE REFERENCE | REQUIRED/ALLOWED | EXISTING | PROPOSED |
| GENERAL | | | | |
| USE | §50 TABLE B | RESIDENTIAL USE--MULTIFAMILY DWELLING IS ALLOWED GENERAL RETAIL USE IS ALLOWED ON FIRST FLOOR. | SITE IS EMPTY (PREVIOUS BUILDING WAS DEMOLISHED); PREVIOUS USE WAS TWO-FAMILY. | 21 DWELLING UNITS 1 RETAIL UNIT ON FIRST FLOOR |
| LOT AREA | PARCEL 1200079000, 1200112000 | 28,000 SF FOR 9 UNITS REQUIRED (7000 SF FOR 2 UNITS + 7 x 3000 SF/UNIT) | 5,188 SF | NO CHANGE |
| GROSS FLOOR AREA (PER ZONING DEF'N) | . | 5,188 SF ALLOWED PER FAR | N/A | 14,442 SF (REQUIRES RELIEF) |
| NUMBER OF DWELLINGS | §50 TABLE F | 4 (DUE TO LOT SIZE LIMITATIONS) | N/A | 21 (REQUIRES RELIEF) |
| LOT AREA MIN/DWELLING | §50 TABLE F | 4000 SF FOR FIRST 3 UNITS + 1000 SF/UNIT FOR EACH OF THE ADDITIONAL 21 UNITS = 25,000 SF REQUIRED FOR 24 UNITS, OR 1,041 SF/UNIT | N/A | 454 SF/UNIT (REQUIRES RELIEF) |
| FAR | §50 TABLE F | 1 | N/A | 2.78 (REQUIRES RELIEF) |
| BUILDING HEIGHT | §50 TABLE F | 45' | N/A | 51' (REQUIRES RELIEF) |
| NUMBER OF STOREYS | §50 TABLE F | 4 | N/A | 5 (REQUIRES RELIEF) |
| BUILDING FOOTPRINT | . | . | N/A | 3,786 SF |
| USABLE OPEN SPACE | §50 TABLE F | 200 SF/DWELLING UNIT (x 21 UNITS = 4,200 SF REQUIRED) | N/A | FIRST FLOOR AND ROOF DECK/ROOF LANDSCAPING: 3,931 SF TOTAL, OR 187 SF/DWELLING (REQUIRES RELIEF) |
| FRONT YARD DEPTH | §50 TABLE F | 20' OR CONFORMITY WITH STREET ALIGNMENT; AT LEAST TWO OTHER BUILDINGS ON BLOCK OF EITHER STREET MATCH ALIGNMENT OF EXISTING BUILDING. | AT LEAST TWO BUILDINGS ON EACH OF WARREN ST. AND WINTRHOP ST. HAVE SETBACKS OF ABOUT 5'. | 5' ON EACH OF WARREN ST. AND WINTRHOP ST. |
| SIDE YARD DEPTH | §50 TABLE F | 10' | N/A | 5' AT BOTH SIDE LOT LINES (REQUIRES RELIEF) |
| PARKING | §50 TABLE H | 1 SPACE PER DWELLING REQUIRED (24 REQUIRED) 2 SPACES FOR EVERY 1000 SF RETAIL GFA (2 SPACES REQUIRED) THEREFORE 26 SPACES REQUIRED. | N/A | 5 PROVIDED (RESIDENTIAL, TO BE CAR-SHARING) INCLUDING ONE ACCESSIBLE. |
| PARKING SPACE SIZE | §50 TABLE H | 8.5' X 20' | N/A | 8.5' X 18' (REQUIRES RELIEF) |
| LOADING BAYS | §50 TABLE H | ONLY REQUIRED IF PROJECT < 15,000 SF GFA | N/A | NOT PROVIDED; PROJECT < 15,000 SF GFA |
| TRAFFIC VISIBILITY ACROSS CORNER | §50-44.3 | MAINTAIN VISIBILITY ALONG CHORD OF 30' RADIUS FROM STREET EDGE INTERSECTION (2.5' HEIGHT MAX) | SITE IS CLEARED | (REQUIRES RELIEF) |

| Area Schedule (Gross Floor Area Per Zoning Code) | |
|--|----------|
| Level | Area |
| First Floor | 1847 SF |
| First Floor | 146 SF |
| First Floor: 2 | 1993 SF |
| Second Floor | 3885 SF |
| Second Floor: 1 | 3885 SF |
| Third Floor | 3885 SF |
| Third Floor: 1 | 3885 SF |
| Fourth Floor | 3885 SF |
| Fourth Floor: 1 | 3885 SF |
| Roof | 157 SF |
| Roof | 617 SF |
| Roof: 2 | 774 SF |
| Grand total: 7 | 14422 SF |

II. Proposed Project Areas

| Area Schedule (Rentable, by Typology) | | | |
|---------------------------------------|----------------------------|----------|--------------|
| Name | Area Typology | Area | Level |
| Bicycles | Building Common Area | 156 SF | First Floor |
| Lobby | Building Common Area | 330 SF | First Floor |
| Trash Room | Building Common Area | 105 SF | First Floor |
| Utility & Sprinklers | Building Common Area | 103 SF | First Floor |
| Vestibule | Building Common Area | 99 SF | First Floor |
| Common Lounge | Building Common Area | 374 SF | Roof |
| Building Common Area: 6 | | 1168 SF | |
| Corridor | Floor Common Area | 256 SF | Second Floor |
| Laundry | Floor Common Area | 63 SF | Second Floor |
| Corridor | Floor Common Area | 256 SF | Third Floor |
| Laundry | Floor Common Area | 63 SF | Third Floor |
| Corridor | Floor Common Area | 256 SF | Fourth Floor |
| Laundry | Floor Common Area | 63 SF | Fourth Floor |
| Floor Common Area: 6 | | 958 SF | |
| Enclosed Garage | Garage | 1543 SF | First Floor |
| Garage: 1 | | 1543 SF | |
| Elevator | Major Vertical Penetration | 81 SF | First Floor |
| Front Stair | Major Vertical Penetration | 155 SF | First Floor |
| Rear Stair | Major Vertical Penetration | 136 SF | First Floor |
| Elevator | Major Vertical Penetration | 81 SF | Second Floor |
| Front Stair | Major Vertical Penetration | 157 SF | Second Floor |
| Rear Stair | Major Vertical Penetration | 157 SF | Second Floor |
| Elevator | Major Vertical Penetration | 81 SF | Third Floor |
| Front Stair | Major Vertical Penetration | 157 SF | Third Floor |
| Rear Stair | Major Vertical Penetration | 157 SF | Third Floor |
| Elevator | Major Vertical Penetration | 81 SF | Fourth Floor |
| Front Stair | Major Vertical Penetration | 157 SF | Fourth Floor |
| Rear Stair | Major Vertical Penetration | 157 SF | Fourth Floor |
| Elevator | Major Vertical Penetration | 81 SF | Roof |
| Front Stair | Major Vertical Penetration | 158 SF | Roof |
| Rear Stair | Major Vertical Penetration | 157 SF | Roof |
| Major Vertical Penetration: 15 | | 1953 SF | |
| Rentable Space | Store Area | 978 SF | First Floor |
| Store Area: 1 | | 978 SF | |
| Unit 2.1 | Studio Dwellings | 453 SF | Second Floor |
| Unit 2.2 | Studio Dwellings | 457 SF | Second Floor |
| Unit 2.3 | Studio Dwellings | 451 SF | Second Floor |
| Unit 2.4 | Studio Dwellings | 453 SF | Second Floor |
| Unit 2.5 | Studio Dwellings | 453 SF | Second Floor |
| Unit 2.6 | Studio Dwellings | 457 SF | Second Floor |
| Unit 2.7 | Studio Dwellings | 452 SF | Second Floor |
| Unit 3.1 | Studio Dwellings | 453 SF | Third Floor |
| Unit 3.2 | Studio Dwellings | 457 SF | Third Floor |
| Unit 3.3 | Studio Dwellings | 451 SF | Third Floor |
| Unit 3.4 | Studio Dwellings | 453 SF | Third Floor |
| Unit 3.5 | Studio Dwellings | 453 SF | Third Floor |
| Unit 3.6 | Studio Dwellings | 457 SF | Third Floor |
| Unit 3.7 | Studio Dwellings | 452 SF | Third Floor |
| Unit 4.1 | Studio Dwellings | 453 SF | Fourth Floor |
| Unit 4.2 | Studio Dwellings | 457 SF | Fourth Floor |
| Unit 4.3 | Studio Dwellings | 451 SF | Fourth Floor |
| Unit 4.4 | Studio Dwellings | 453 SF | Fourth Floor |
| Unit 4.5 | Studio Dwellings | 453 SF | Fourth Floor |
| Unit 4.6 | Studio Dwellings | 457 SF | Fourth Floor |
| Unit 4.7 | Studio Dwellings | 452 SF | Fourth Floor |
| Studio Dwellings: 21 | | 9530 SF | |
| Grand total: 50 | | 16130 SF | |

Average Studio Unit Area = 454 sf

12. Building Code Analysis

| CODE SUMMARY | | | |
|--|--|--|--|
| APPLICABLE CODES | | | |
| 1. BUILDING | 8th Edition of the MA State Building Code (780 CMR), 2009 IEBC | | |
| 2. PLUMBING | MA State Fuel Gas and Plumbing Code (248 CMR) | | |
| 3. MECHANICAL | MA State Mechanical Code (780 CMR 2801) | | |
| 4. ELECTRICAL | 2005 National Electrical Code w/2002 MA amendments (527 CMR 12.00) | | |
| 5. FIRE PROTECTION | MA Fire Prevention Regulations (527 CMR) | | |
| 6. ENERGY | MA State Energy Code (780 CMR 13) Chapter 13, 2009 IEBC | | |
| 7. ACCESSIBILITY | MA Architectural Access Board (521 CMR) | | |
| <p>PROJECT DESCRIPTION: THE SCOPE OF THIS PROPOSED PROJECT IS TO CONSTRUCT, ON THIS VACANT, UNIMPROVED PROPERTY, A 21-UNIT FIVE-STORY (SLAB-ON-GRADE) MULTIFAMILY APARTMENT BUILDING WITH A RETAIN UNIT ON THE FIRST FLOOR. THE BUILDING WOULD BE SITUATED ON THE CORNER OF WARREN ST. AND WINTHROP ST., WITH A SMALL, MOSTLY-COVERED PARKING LOT IN THE REAR AND DRIVEWAY OFF OF WINTHROP ST. THE BUILDING WILL BE FULLY SPRINKLERED PER NFPA 13.</p> <p>THIS DRAWING SET IS BEING SUBMITTED FOR "REJECTION" SO AS TO FILE A ZONING APPEAL.</p> | | | |
| DESCRIPTION | CODE REFERENCE | REQUIRED/ALLOWED | PROPOSED |
| GENERAL | | | |
| USE GROUP | IBC §310 | EXISTING: EXISTING BUILDING ON SITE BURNED DOWN AND WAS DEMOLISHED AROUND 2014. PREVIOUS USE HAD BEEN R-3. | APARTMENTS (R-2); FIRST FLOOR RETAIL (M) OR BUSINESS (B) |
| NUMBER OF STOREYS | | | 5 |
| SPRINKLERED | IBC §903; 26G | | YES (ENTIRE BUILDING) TYPE NFPA 13 |
| FIRE ALARM | IBC §907.2.9 780 CMR §509.2.6 | REQUIRED | YES; WHOLE BUILDING. A CODE-COMPLIANT FIRE ALARM SYSTEM IS TO BE INSTALLED THROUGHOUT. THIS FIRE ALARM IS TO MONITOR THE SPRINKLER SYSTEM. |
| ELEVATOR | . | . | YES, ONE. |
| ACCESSIBILITY | 521 CMR §10.1 | GROUP 1 UNITS | GROUP 1 UNITS; EXCEPT 5% GROUP 2A UNITS (TOTAL 1 UNIT) |
| CONSTRUCTION TYPE | | | |
| CONSTRUCTION TYPE | IBC TABLE 601 780 CMR §509.2 | . | TYPE 5A PLATFORM WOOD CONSTRUCTION OVER TYPE 1A CONCRETE PODIUM |
| HORIZONTAL BUILDING SEPARATION ALLOWANCE | §509.2 | HORIZONTAL SEPARATION BETWEEN 1ST FLOOR AND ABOVE OF 3 HOUR FIRE RESISTANCE RATING | CONFORMS |
| ALLOWABLE HEIGHTS AND AREAS | IBC TABLE 503 | TYPE 5A: 3 STOREYS 12,000 SF/STOREY 50' HEIGHT TYPE 1A: UNLIMITED | CONFORMS |
| INCREASE IN HEIGHT AND STOREY DUE TO SPRINKLERS | §504.2 | INCREASE HEIGHT 20' INCREASE STOREY BY ONE (IN ADDITION TO BUILDING AREA INCREASE PER §506.2 & 506.3.; 60' MAX HEIGHT LIMIT & 4 STOREY LIMIT) | |
| BUILDING AREA MODIFICATIONS | §506.1 | 39,175.2 SF ALLOWED PER STOREY PER EQUATION 5-1 | |
| | §506.3 | DOUBLE BUILDING AREA LIMITATION FROM TABLE 503 DUE TO NFPA 13 SPRINKLERS, = 24,000 SF BUILDING AREA ALLOWED | |
| | §509.2 | PODIUM CONSTRUCTION: HORIZONTAL SEPARATION OF 3 HOURS BETWEEN TYPE 1A FIRST FLOOR AND TYPE 5A ABOVE ALLOWS FOR # OF ALLOWED STOREYS OF TYPE 5A TO BE ADDED TO FIRST STOREY OF TYPE 1A. | |
| | §509.2.7 | MAX BUILDING HEIGHT IN FEET LIMITED TO §503 FOR THE BUILDING HAVING THE SMALLER HEIGHT, AS MEASURED FROM THE GRADE PLANE. | |
| | | SUMMARY: 60' MAX HEIGHT ALLOWED 24,000 SF BUILDING AREA ALLOWED 36,175.2 SF/FLOOR ALLOWED 5 STOREYS ALLOWED | |

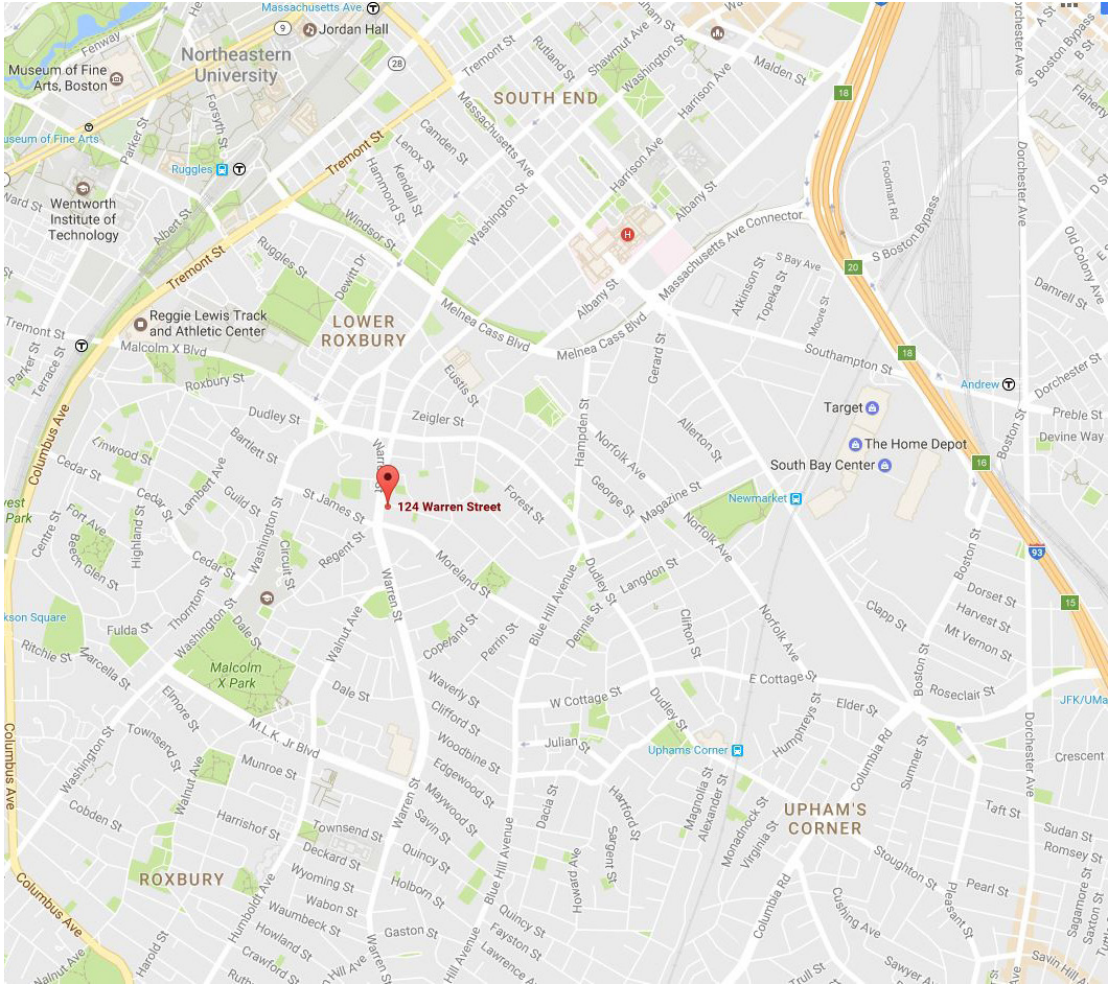
| | | | |
|---|--|--|--|
| FIRE RESISTANCE RATINGS FOR NEW BUILDING ELEMENTS | IBC TABLE 601 | FOR TYPE 1A CONSTRUCTION (1SF FL) | |
| | | STRUCTURAL FRAME | 3 HR (A) |
| | | EXTERIOR BEARING WALLS | 3 HR (A) |
| | | INTERIOR BEARING WALLS | 3 HR (A) |
| | | EXTERIOR NON-BEARING WALLS BASED ON FSD (PER 780 CMR TABLE 602) | 1 HR |
| | | INTERIOR NON-BEARING WALLS | 0 HR |
| | | PARTY WALLS (780 CMR §706.1.1) | N/A |
| | | FLOOR CONSTRUCTION | 2 HOURS |
| | | PODIUM CONSTRUCTION | 3 HOURS PER §509 |
| | | EXIT ACCESS CORRIDORS (780 CMR § 1018.1) | 1/2 HR |
| | | STAIRS & OTHER SHAFTS CONNECTING 4 STOREYS (780 CMR §509.2.4 §708.4, §715.4 & §1022.1) | 2 HR, WITH 90 MIN OPENING PROTECTIVES |
| | | ROOMS WITH EQUIPMENT GREATER THAN 400 KBTUH INPUT CAPACITY (780 CMR TABLE 508.2.5) | SMOKE RESISTANT WITH SELF-CLOSING OPENING PROTECTIVES |
| | | FOR TYPE 5A CONSTRUCTION (ABOVE 1ST FLOOR) | |
| | | STRUCTURAL FRAME | 1 HR (A) |
| | | EXTERIOR BEARING WALLS | 1 HR (A) |
| | | INTERIOR BEARING WALLS | 1 HR (A) |
| | | EXTERIOR NON-BEARING WALLS BASED ON FSD (PER 780 CMR TABLE 602) | 1 HOUR AT 5' SETBACKS |
| | | INTERIOR NON-BEARING WALLS | 0 HR |
| | | PARTY WALLS (780 CMR §706.1.1) | N/A |
| | | FLOOR CONSTRUCTION (ALSO 780 CMR §712.3 EXCEPTION FOR R-2) | 1 |
| | | ROOF CONSTRUCTION | 1 HR |
| | | EXIT ACCESS CORRIDORS (780 CMR § 1018.1) | 1/2 HR |
| | | STAIRS & OTHER SHAFTS CONNECTING 4 STOREYS (780 CMR §509.2.4 §708.4, §715.4 & §1022.1) | 2 HR, WITH 90 MIN OPENING PROTECTIVES |
| | | ROOMS WITH EQUIPMENT GREATER THAN 400 KBTUH INPUT CAPACITY (780 CMR TABLE 508.2.5) | SMOKE RESISTANT WITH SELF-CLOSING OPENING PROTECTIVES |
| | | (A) = NOT LESS THAN THE RATING SUPPORTED PER 780 CMR §707.5, 709.4, 712.4) | |
| | | Fire walls, fire barriers, fire partitions, smoke barriers, and smoke partitions, or any other wall required to have protected openings or penetrations must be identified with signs or stenciling within accessible concealed spaces (i.e. floor-ceiling, attic spaces) at 30 ft intervals (780 CMR §703.6) (unless, in R-2 occupancies, there is no removable decorative ceiling allowing access to the concealed space). | |
| SEPARATION WALLS BETWEEN DWELLINGS | 780 CMR §420.2 (R-2), § 709.3, TABLE 508.4 | 1 HOUR BETWEEN DWELLINGS; | TO CONFORM |
| HORIZONTAL SEPARATION | 780 CMR §420.3 (R-2), § 712, TABLE 508.4 | 1 HOUR BETWEEN DWELLINGS; 1 HOUR BETWEEN BASEMENT STORAGE AND DWELLINGS | TO CONFORM |
| CORRIDOR WALLS | 780 CMR §709.3 EX. 1, TABLE 1018.1 | 1/2 HOUR | TO CONFORM |
| FIRE-RESISTANCE RATINGS FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE | IBC TABLE 602 | x<5', 1 HOUR 5'≤x<10', 1 HOUR 10'≤x<30', 1 HOUR x ≥30', 0 HOUR | TO CONFORM |
| EXTERIOR WALL OPENINGS & FIRE RESISTANCE | IBC §702.0, TABLE 602, 705.8.1 | x<3', NOT PERMITTED 3'≤x<5', 15% 5'≤x<10', 25% 10'≤x<15', 45% 15'≤x<20', 75% | SEE ELEVATIONS |
| STAIRS ENCLOSURES | IBC §708.4 IEBC §703.2.3 | SMOKE-TIGHT CONST. | TWO HOURS AT STAIR WHICH CONNECTS FOUR STOREYS OR MORE SMOKE-TIGHT CONST. |
| OPENING PROTECTIVES | IBC §708.7, TABLE 715.4 | 90 MIN STAIR DOOR REQ. 20 MIN @ EXIT PASSAGEWAY | TO CONFORM |
| OPENING PENETRATIONS | IBC §708.8, 713 | FOLLOW IBC §713 | FOLLOW IBC §713 |

| OCCUPANCY LOAD | | | |
|---|--|---|-----------------------------|
| GROSS FLOOR AREA (PER IBC §1002 DEFINITIONS) OF ENTIRE BUILDING | | | SEE GFA SCHEDULE |
| OCCUPANCY | IBC TABLE 1004.1.1 | REQUESTED OCCUPANCY | SEE OCCUPANT LOAD SCHEDULE |
| EGRESS | | | |
| NUMBER OF EXITS PER STOREY | IBC §1021 | 2 | TO CONFORM |
| MINIMUM EXIT SEPARATION | IBC §1015.2.1 | NOT LESS THAN 1/3 X OVERALL DIAGONAL | TO CONFORM |
| DOORS | . | STAIRS DOORS NEED CLOSERS | YES |
| STAIR HANDRAILS | IBC §1009.12 | REQUIRED ON BOTH SIDES | YES |
| EGRESS THRU INTERVENING SPACES | IBC §1014.2 (2), (3) | EXIT ACCESS SHALL NOT PASS THRU A LOCKED ROOM NOR A SLEEPING AREA OR TOILET ROOM. | CONFORMS |
| CORRIDOR WIDTH | IBC §1018.2 EX. 2 | MIN. 44" WHEN OCCUPANT LOAD ≥ 50 | CONFORMS |
| FINISH CLASSIFICATION | IBC TABLE 803.9 Since the building will be equipped with an automatic sprinkler system, traditional floor coverings such as wood, vinyl, carpeting, and other resilient floor coverings passing the DOC FF-1 pill test are allowed throughout the building, including all exits, exit passageways and exit access corridors (780 CMR §804.4.1). | EXIT PASSAGEWAYS EXIT ACCESS CORRIDORS ROOMS & ENCL. SPACES | B/C C C |
| ENERGY CONSERVATION | | | |
| ENERGY CONSERVATION | IECC | FOLLOW IECC FOR NEW WORK | FOLLOW STRETCH ENERGY CODE. |
| <p>720 CMR §AA (STRETCH ENERGY CODE) APPLIES TO NEW WORK.</p> <p>PER AA §101.4.3, STRETCH ENERGY CODE APPLIES TO NEW WORK.</p> <p>NEW ROOF ASSEMBLY MUST HAVE A VALUE MINIMALLY OF R-38.</p> <p>PER AA §401.5, "Envelope insulation shall meet or exceed [new construction energy code requirements]."</p> <p>ALSO PER AA §101.4.3 AND §401.5, ANY NEW EXTERIOR DOORS, PER §401.3, ARE TO HAVE U VALUES AS FOLLOWS: Opaque ≤ 0.21; ≤ 1/2-Lite ≤ 0.27 U VALUE, ≤ 0.30 SHGC, > 1/2-Lite ≤ 0.32 U VALUE, ≤ 0.30 SHGC. ANY NEW WINDOWS SHALL HAVE A U-FACTOR OF ≤ 0.30. ANY NEW SKYLIGHTS SHALL HAVE A U-FACTOR OF ≤ 0.55.</p> | | | |
| ADDITIONAL NOTES | | | |
| <p>NOTES:</p> <ol style="list-style-type: none"> SEE ELECTRICAL AND FIRE ALARM PLANS FOR LIFE SAFETY DEVICES AND THEIR LOCATIONS. A CODE-COMPLIANT FIRE ALARM SYSTEM IS TO BE INSTALLED THROUGHOUT. THIS FIRE ALARM IS TO MONITOR THE SPRINKLER SYSTEM. ALL CEILING HEIGHTS ARE 7'-6" OR HIGHER. | | | |

Exhibits

A. Locus Map

Project Address:
124-126 Warren St.
Roxbury, MA, 02119



B. Site Photographs



Site Pad



Warren St. - Right Adjacencies



Warren St. - Away from Dudley Sq.



Warren St. - Towards Dudley Sq.



Winthrop St. Corner



St. James St. Corner

C. Neighborhood Photographs



130 Warren St. - Historic House



Warren St. x St. James St. Sq.



Dearborn STEM Academy



Boys and Girls Club



22 Greenville St.



41 Winthrop St.

D. ISD Rejection Letter



Martin J. Walsh
Mayor

Boston Inspectional Services Department Planning and Zoning Division

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

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

MICHAEL MCGOUGH
553 EAST 5TH ST
SOUTH BOSTON, MA 02127

July 05, 2017

Location: 124-126 WARREN ST ROXBURY MA 02119
Ward: 12
Zoning District: Roxbury Neighborhood
Zoning Subdistrict: MFR/LS
Appl. # : ERT715485
Date Filed: June 09, 2017
Purpose: Combine lots (Parcel 12-0079 and Parcel 12-0112) to be 5,188 SF. Erect a 5 story building consisting of (1) commercial space (Shell only) (Rest w/takeout or retail or salon T.B.D.), off street parking for ride-share service, and (24) micro-units. ZBA

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:

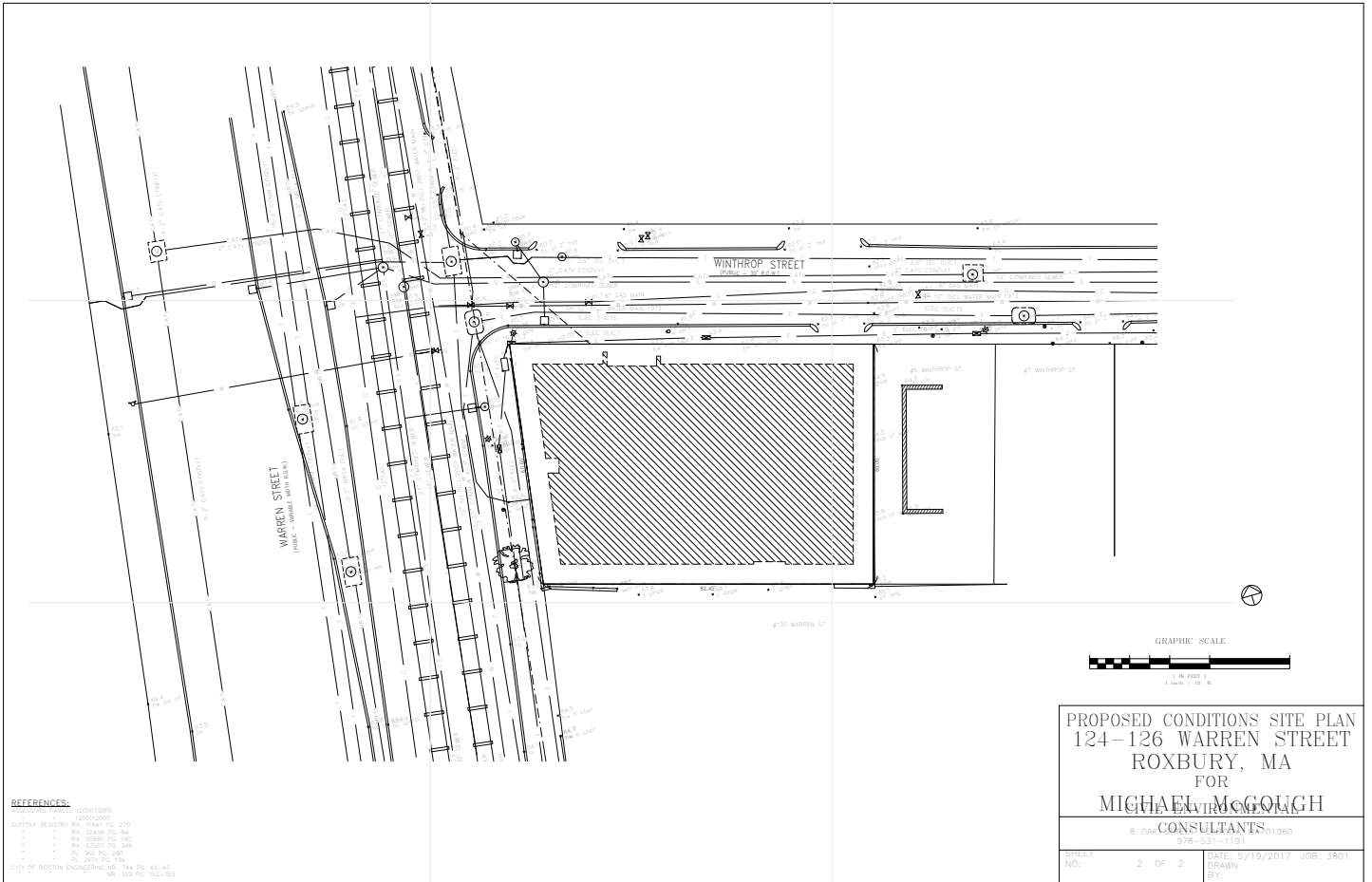
| <u>Violation</u> | <u>Violation Description</u> | <u>Violation Comments</u> |
|------------------|---------------------------------|--|
| Art. 50 Sec. 28 | Restaurant is Conditional | |
| Art. 50 Sec. 43 | Off street parking insufficient | |
| Art. 50 Sec. 29 | Dimensional Requirements | Lot Area for additional dwelling unit (s) insufficient |
| Art. 50 Sec. 29 | Dimensional Requirements | Floor Area Ratio excessive |
| Art. 50 Sec. 29 | Dimensional Requirements | Usable Open Space insufficient |
| Art. 50 Sec. 29 | Dimensional Requirements | Front Yard (50-44.2 EBA) insufficient |
| Art. 50 Sec. 29 | Dimensional Requirements | Side Yard insufficient |
| Art. 50 Sec. 29 | Dimensional Requirements | Rear Yard insufficient |

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.

Luis Santana
(617)961-3286
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.

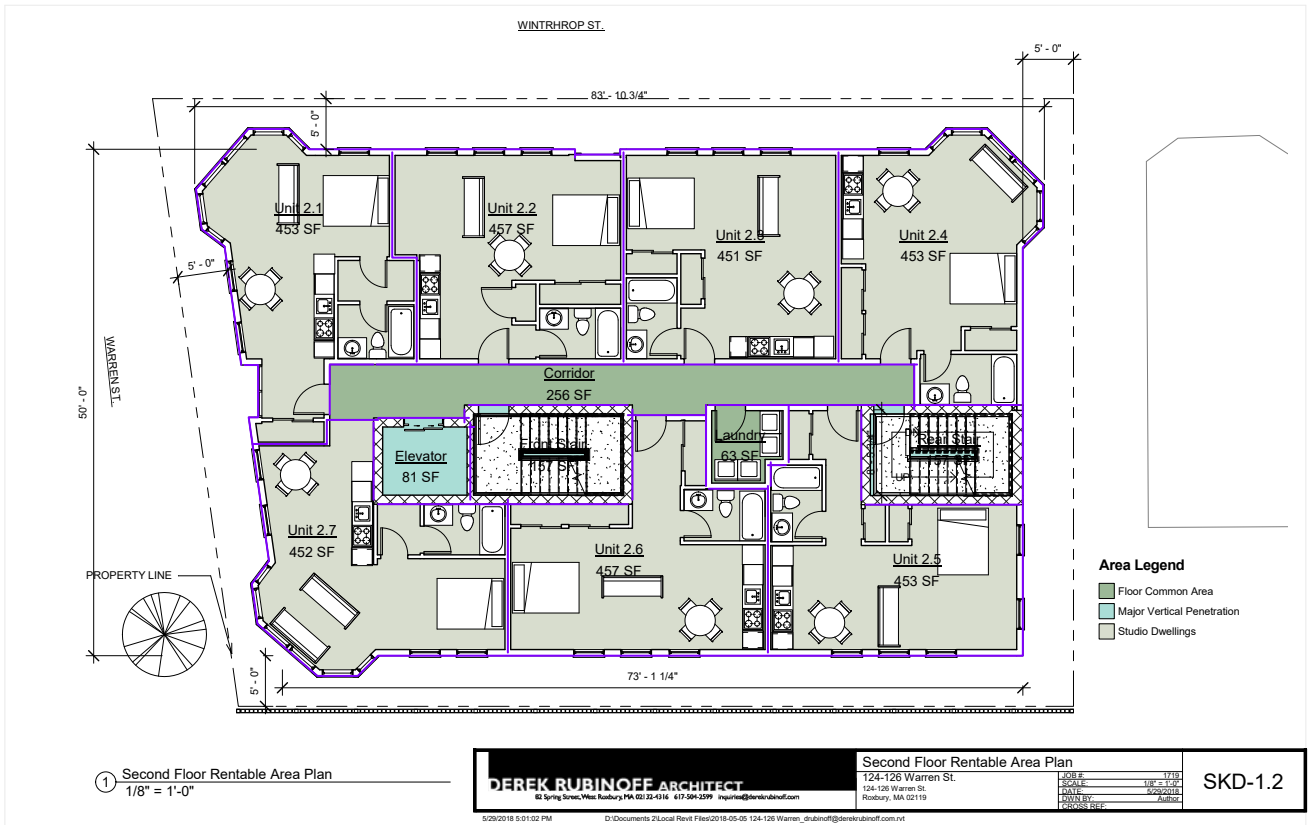
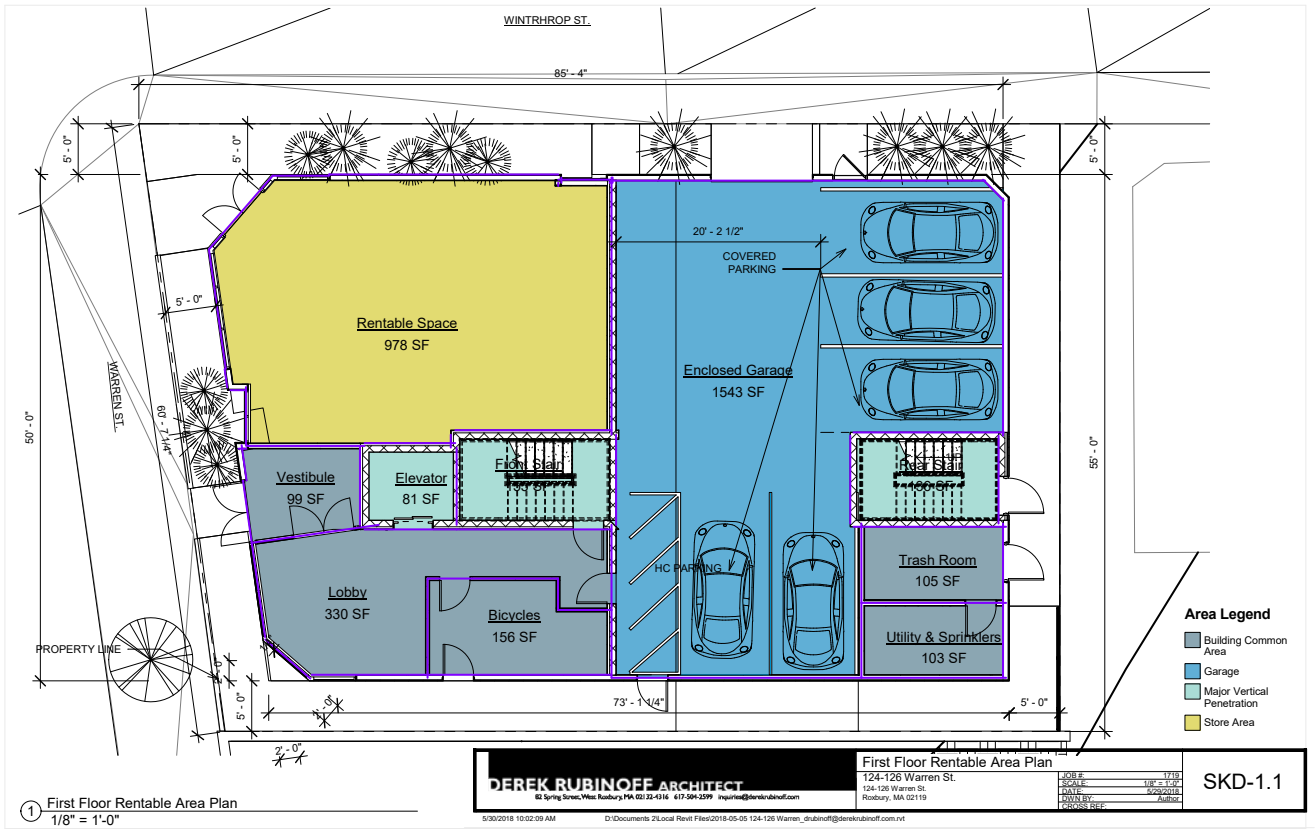
E. Proposed Architectural Plans & Site Survey

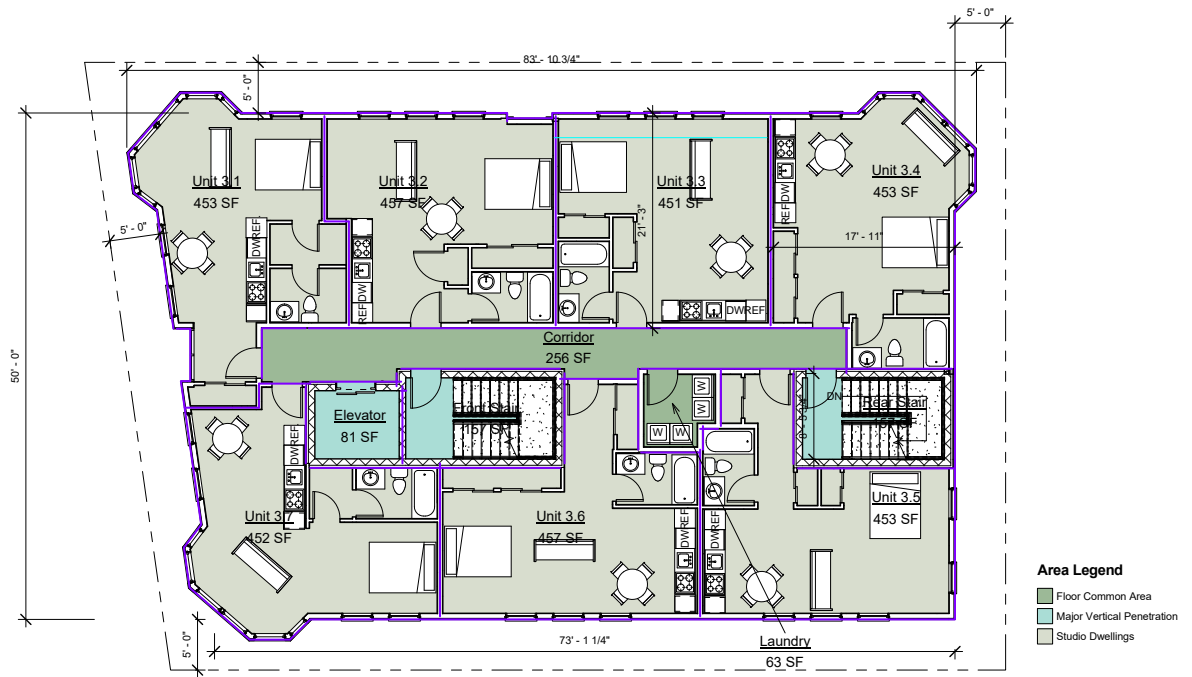


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PROPOSED CONDITIONS SITE PLAN
 124-126 WARREN STREET
 ROXBURY, MA
 FOR
MICHAEL MCGOUGH
 CONSULTANTS
 801 960
 978-331-1191

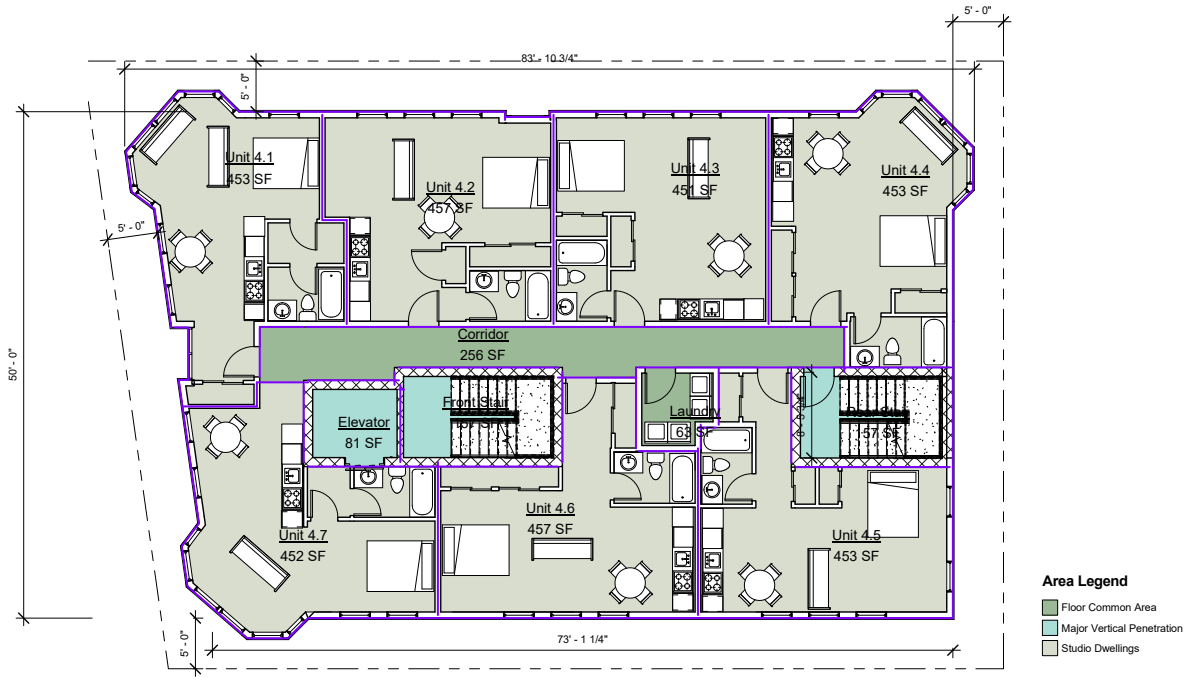
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| PROJECT NO. | 2 OF 2 | DATE: | 5/19/2017 | JOB: | 3801 |
| | | DRAWN BY: | | | |





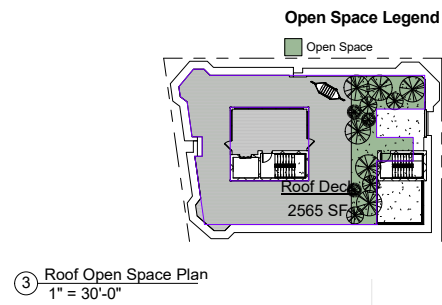
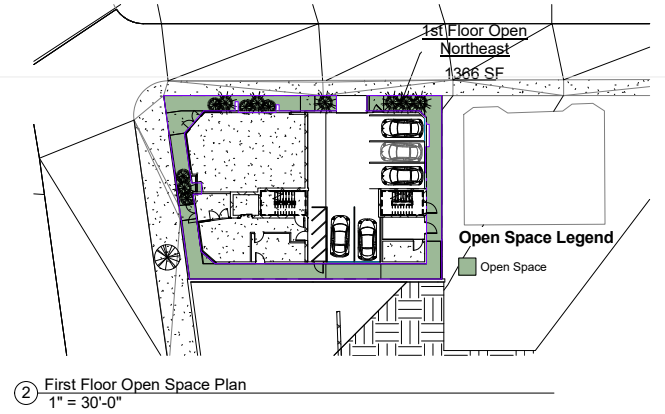
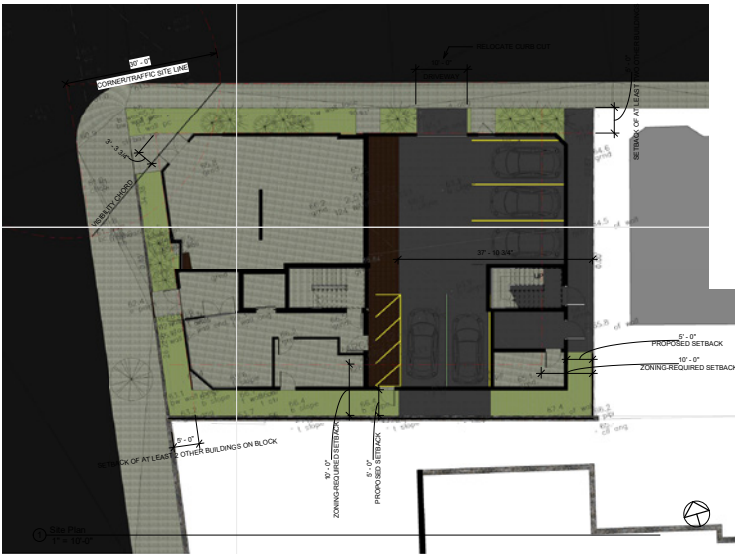
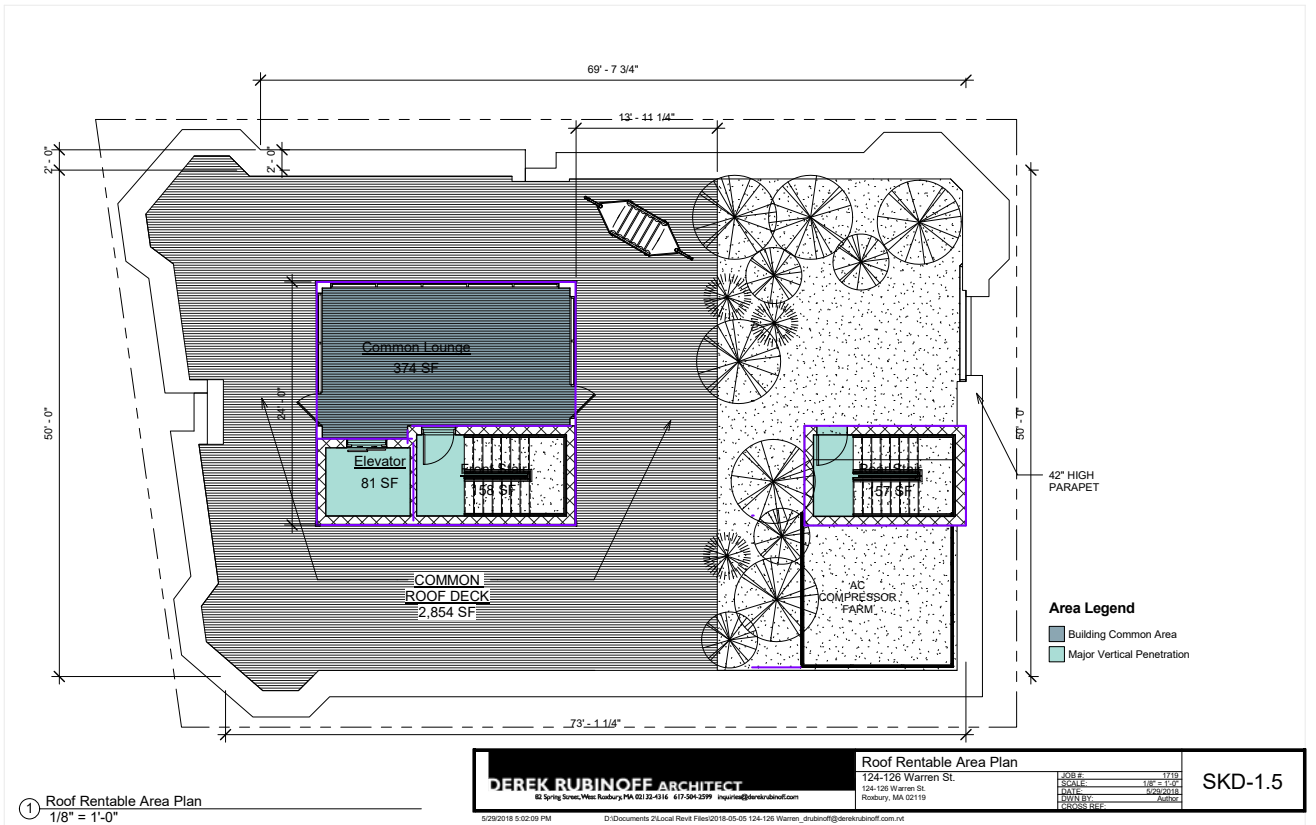
1 Third Floor Rentable Area Plan
1/8" = 1'-0"

| | | | |
|--|---|---|----------------|
| DEREK RUBINOFF ARCHITECT 62 Spring Street, West Roxbury, MA 02121-4316 617-266-1299 inquiries@derek-rubinoff.com | Third Floor Rentable Area Plan 124-126 Warren St. 124-126 Warren St. Roxbury, MA 02119 | DATE: 11/19 DATE: 11/19 DATE: 11/19 DATE: 11/19 DATE: 11/19 | SKD-1.3 |
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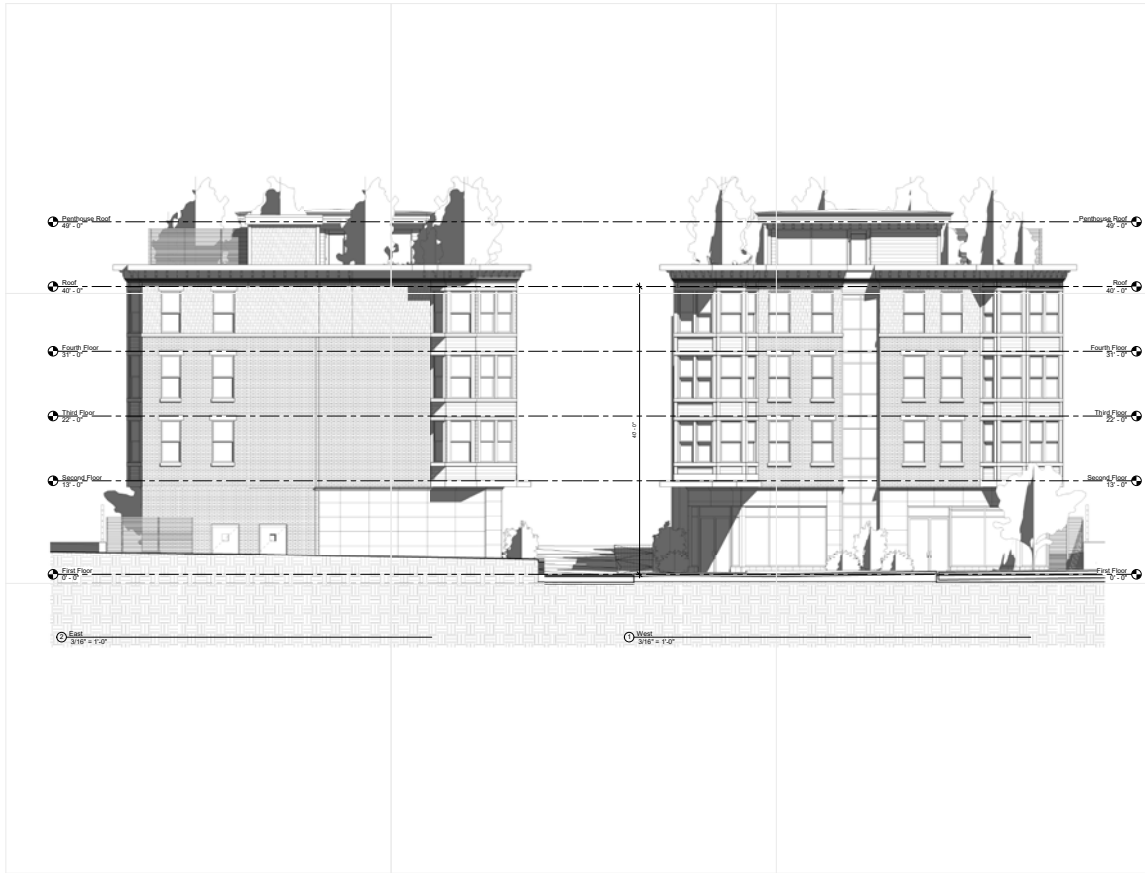


1 Fourth Floor Rentable Area Plan
1/8" = 1'-0"

| | | | |
|--|---|---|----------------|
| DEREK RUBINOFF ARCHITECT 62 Spring Street, West Roxbury, MA 02121-4316 617-266-1299 inquiries@derek-rubinoff.com | Fourth Floor Rentable Area Plan 124-126 Warren St. 124-126 Warren St. Roxbury, MA 02119 | DATE: 11/19 DATE: 11/19 DATE: 11/19 DATE: 11/19 DATE: 11/19 | SKD-1.4 |
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| Area Schedule (Usable Open Space) | | |
|-----------------------------------|-------------|---------|
| Name | Level | Area |
| 1st Floor Open Northeast | First Floor | 1366 SF |
| First Floor: 1 | | 1366 SF |
| Roof Deck | Roof | 2565 SF |
| Roof: 1 | | 2565 SF |
| Grand total: 2 | | 3931 SF |



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 www.drrub.com

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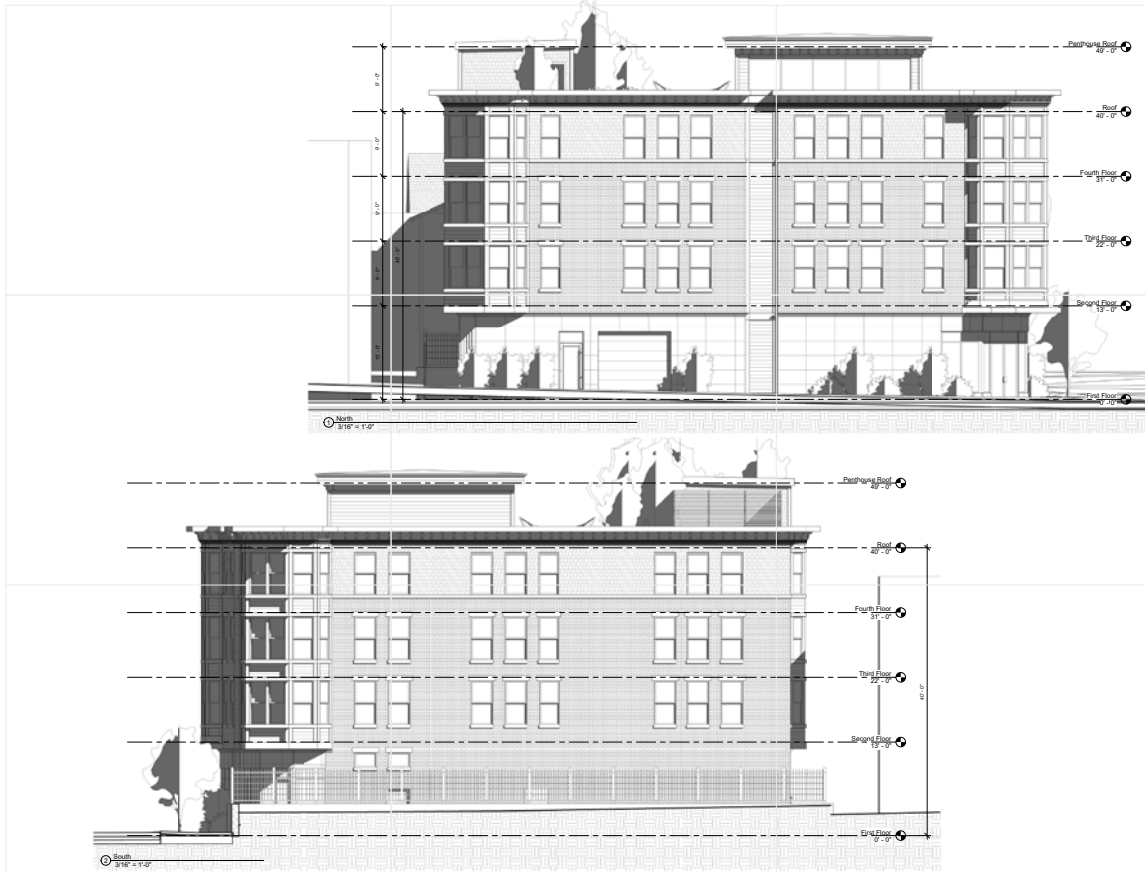
124-126 Warren St

124-126 Warren St
 Roxbury, MA 02119

Exterior Elevations

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 Job No: 1719

A-2.1



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124-126 Warren St

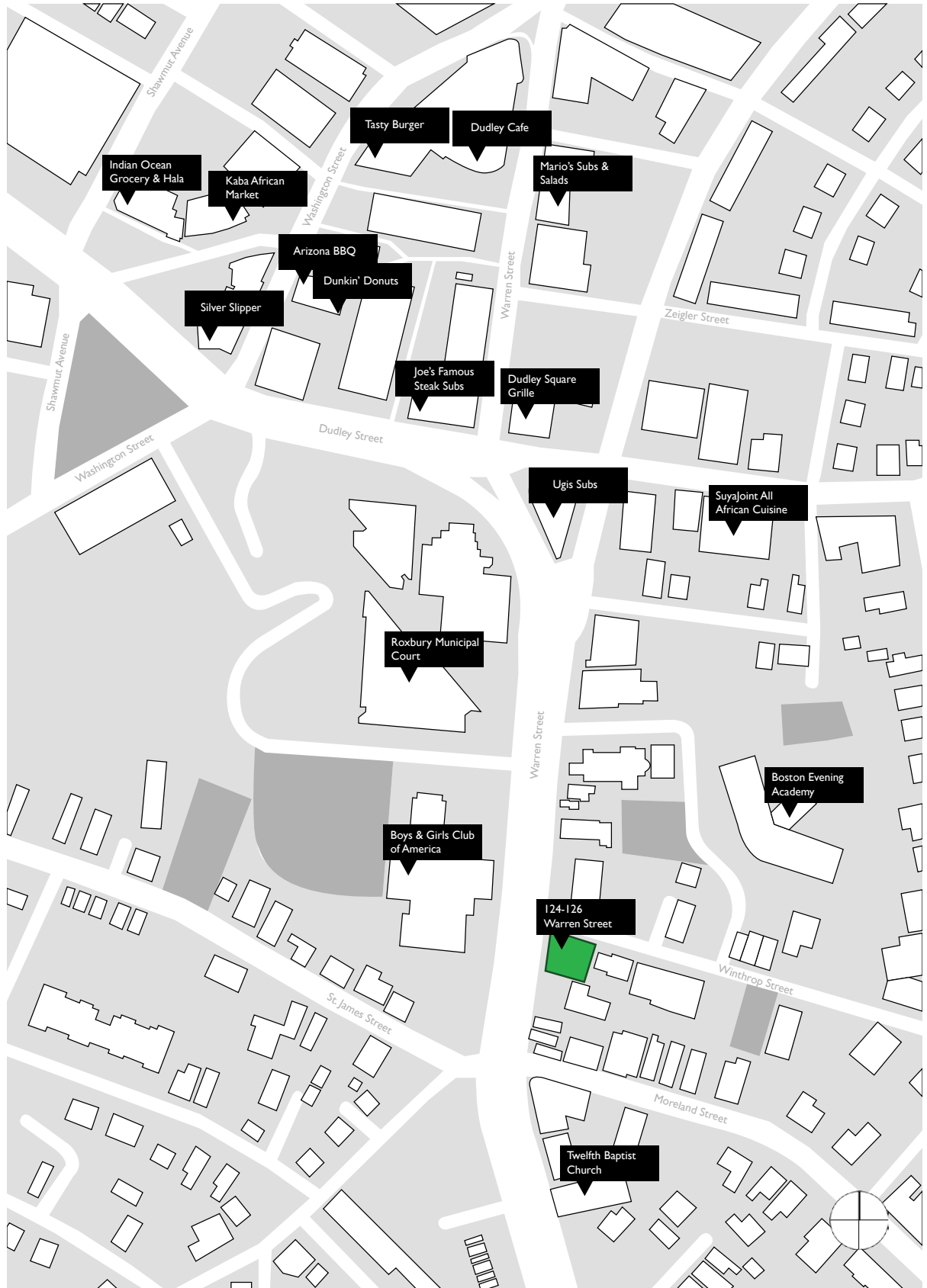
124-126 Warren St
 Roxbury, MA 02119

Exterior Elevations

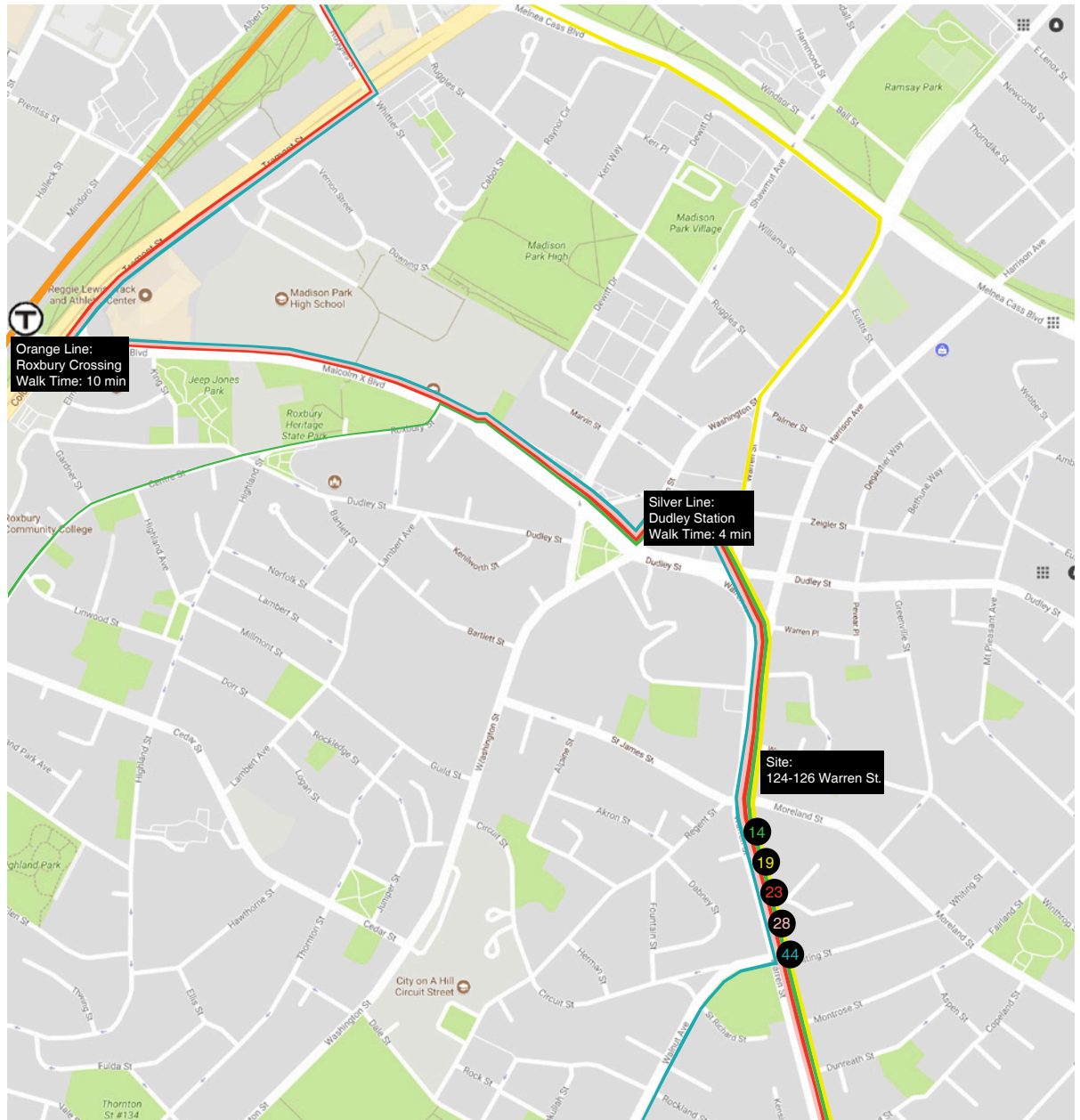
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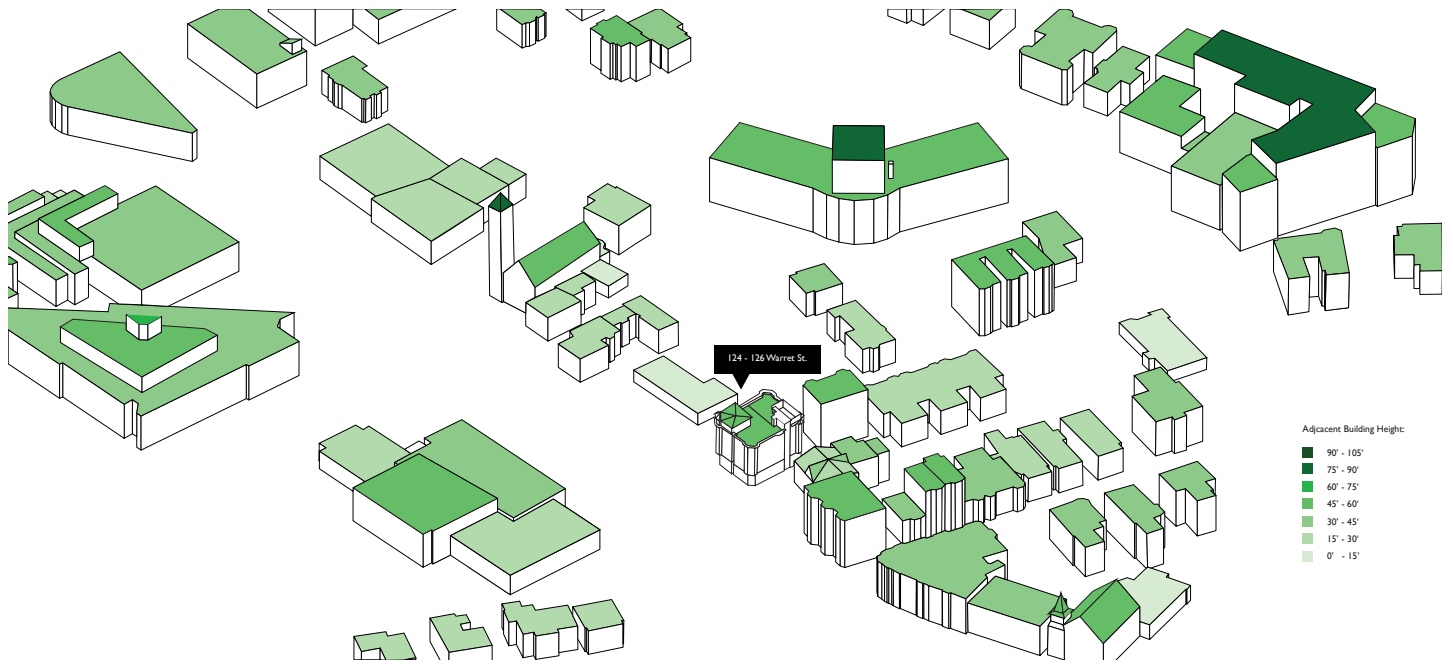
F. Neighborhood Amenities



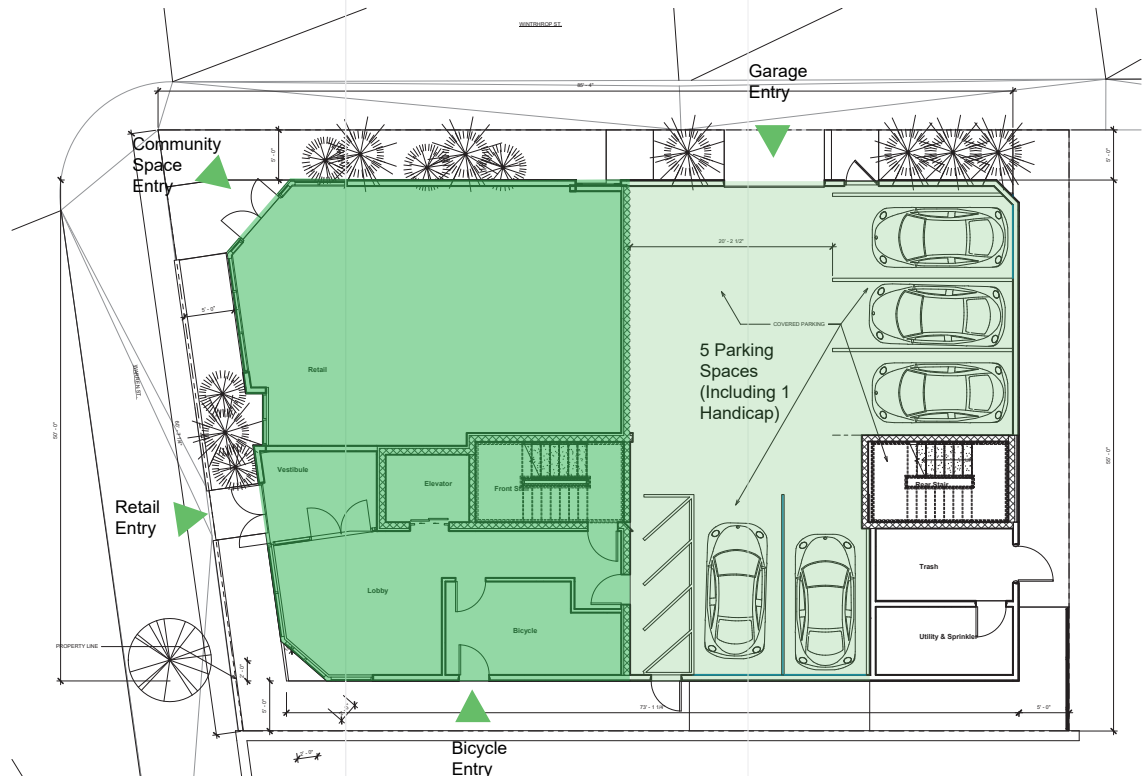
G. Approximate Access to Public Transportation



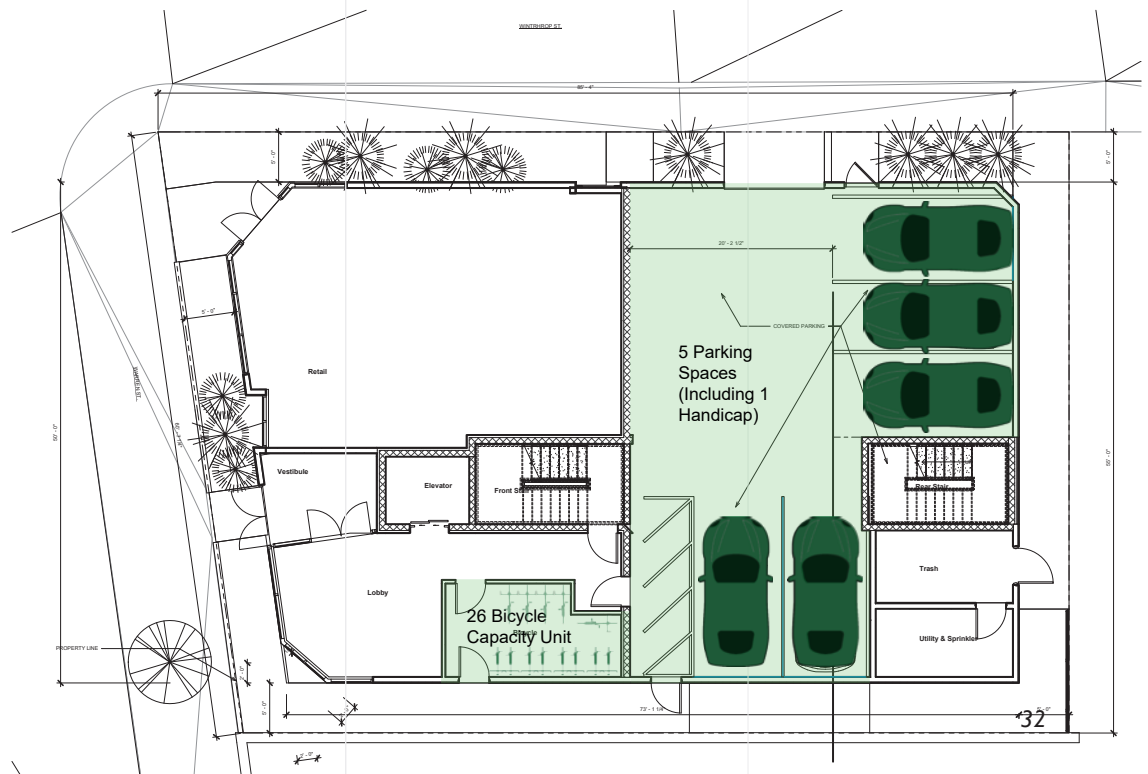
H. Neighborhood Building Heights



I. Vehicular & Pedestrian Site Access



J. Resident Car and Bicycle Parking



K. Building Rendering



2 Side Perspective From Winthrop St.



1 Front Perspective



3 Side perspective From Warren St.