

January 5, 2018

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

**RE: 187-191 Condor Street, East Boston
Notice of Project Change: Article 80A-6**

Dear Mr. Golden:

This office represents Condor Street Condominiums, LLC, in connection with the development approval of the above-referenced property. On behalf of the project proponent, I hereby submit this Notice of Project Change ["NPC"] under the provisions of Article 80A-6 of the Boston Zoning Code. This project was previously approved by the Board of Directors of the Boston Planning and Development Agency ["BPDA"] pursuant to the Small Project Review procedures of Article 80E, on June 15, 2017, together with the related project proposal for 211 Condor Street.¹

As previously approved, 187-191 Condor Street was proposed to be a new four story residential building consisting of nine residential units, one of which was designated as an Inclusionary Development Policy ["IDP"] unit, together with up to eleven off-street accessory parking spaces at ground level. The gross floor area as previously approved was 11,758 square feet. The BPDA Board Memo approving the project is attached hereto as Exhibit 1.

Subsequent to the BPDA Board of Director's approval under Article 80E, the proposed project proceeded to the zoning Board of Appeal which granted the zoning relief necessary to construct the project as proposed. The Board of Appeal decision on 187-191 Condor Street is attached hereto as Exhibit 2².

¹ 211 Condor Street is the subject of a different Notice of Project Change previously filed on November 20, 2017. Although these two addresses were treated as one project for purposes of review under Article 80E, they are entirely separate properties, not contiguous and currently under separate ownership.

² The Board of Appeal decision contains a proviso for continuing BPDA design review; this NPC will further satisfy that proviso.

Proposed Changes to Project

This NPC is related solely to the design review procedures of Article 80E-4(1). The sole changes proposed to the building as previously approved relate to the exterior design features of the new structure. No change is proposed to the use, the density, the height, the parking or any other dimensional aspect of the project. Nor is any change proposed to the unit count, the IDP unit or the community benefits package.

Prior Approval

Change under NPC

Units: 9

Units: 9

Parking Spaces: 11

Parking Spaces: 11

Gross Floor Area: 11,758

Gross Floor Area: 11,758

IDP Units: 1

IDP Units: 1

Under the prior approval pursuant to Article 80E, there is a package of Community Benefits. No change is proposed to that benefit package and the prior commitments remain the same as previously approved in conjunction with 211 Condor Street.

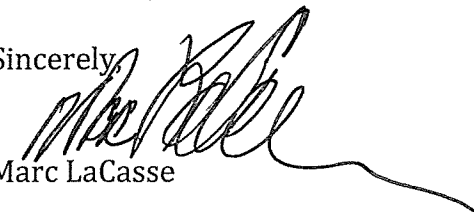
The design of the previously approved building is attached hereto as Exhibit 3. The new design, which is the subject of this NPC, is attached hereto as Exhibit 4.

The project proponent requests that the Director evaluate these changes under Article 80A-6(2)(a)-(g) and determine that the changes do not represent a material change requiring further review under Article 80E. Further, a determination is requested that the changes do not increase the project's impacts and that the design changes are consistent with the requirements of Article 80E-4.

Following this review by the Director, a request is hereby made for a Director's Determination pursuant to Article 80A-6(2) that no further review is necessary for these proposed design changes to the project.

Thank you for your consideration of the foregoing request. If you need any further information regarding this NPC, please contact me at your convenience.

Sincerely,


Marc LaCasse

cc: Raul Duverge

Exhibit 1

MEMORANDUM

BOARD APPROVED

JUNE 15, 2017

TO: BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
AND BRIAN P. GOLDEN, DIRECTOR

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR OF DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
RAUL D. DUVERGE, PROJECT MANAGER
MATTHEW MARTIN, URBAN DESIGNER
KRISTINA RICCO, PLANNER

SUBJECT: 187-191 & 211 CONDOR STREET, EAST BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA")* authorize the Director to: (1) issue a Certification of Approval for the proposed development located at 187-191 & 211 Condor Street in the East Boston neighborhood for the construction of two (2), four (4) story residential buildings, totaling approximately 36,000 gross square feet, that will collectively include approximately twenty-three (23) residential homeownership units, including three (3) IDP units, and up to twenty-five (25) off-street vehicle parking spaces (the "Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); (2) execute and deliver an Affordable Housing Agreement in connection with the Proposed Project; (3) execute and deliver a Community Benefits Agreement and take any other action and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (4) recommend approval to the Zoning Board of Appeal on Petitions BOA-662224 and BOA-662222 for zoning relief necessary to construct the Proposed Project.

* Effective October 20, 2016, the BRA commenced doing business as BPDA.

PROJECT SITE

The Proposed Project is situated on two (2) parcels of land located at 187-191 Condor Street and 211 Condor Street in the Eagle Hill section of the East Boston neighborhood. Collectively, the two (2) parcels comprise approximately 10,938 square feet and front on the Chelsea River (the "Project Site"). The parcel located at 187-191 Condor Street is currently occupied by a three (3) story residential building. The parcel located at 211 Condor Street is occupied by a single story vacant commercial structure.

The Project Site is located within an approximately fifteen (15) minute walk (0.7 miles) of MBTA Blue Line subway service (Airport Station) providing access throughout the City of Boston and the Greater Boston area.

DEVELOPMENT TEAM

The development team includes:

Proponent: Boston Real Estate Capital
Joseph Hassell

Architect: Choo & Company, Inc
Marc Sullivan

Legal Counsel: LaCasse Law, LLC
Marc LaCasse

DESCRIPTION AND PROGRAM

Boston Real Estate Capital (the "Proponent") seeks to demolish the structures that currently occupy both parcels and construct two (2), four (4) story residential buildings, totaling approximately 36,000 gross square feet, that will collectively include approximately twenty-three (23) residential homeownership units, including three (3) IDP units, and up to twenty-five (25) off-street vehicle parking spaces.

The proposed four (4) story residential building to be located at 187-191 Condor Street will include nine (9) two-bedroom units and up to eleven (11) off-street vehicle parking spaces. The proposed four (4) story residential building to be

located 211 Condor Street will include two (2) one-bedroom units and twelve (12) two-bedroom units and up to fourteen (14) off-street vehicle parking spaces.

The estimated total development cost for the Proposed Project is \$6,400,000.

ARTICLE 80 REVIEW PROCESS

On May 11, 2017, the Proponent filed an Application for Small Project Review with the BPDA, pursuant to Article 80E of the Boston Zoning Code. The BPDA subsequently sponsored and held a public meeting on June 1, 2017 at the Mario Umana Academy in East Boston to solicit feedback and review the Proposed Project. The public meeting was advertised in the *East Boston Times*. The public comment period concluded on June 12, 2017.

Outside of the BPDA-sponsored public meeting, the Proponent conducted additional outreach with the Eagle Hill Civic Association and abutters to solicit feedback and review the Proposed Project.

ZONING

The Project Site is located in the East Boston Neighborhood District, which is governed by Article 53 of the Code, and more specifically is located in a 2F-2000 (Two Family Residential) Subdistrict.

The Proposed Project will require zoning relief for the following: lot area, Floor Area Ratio, height, use, usable open space, front and rear yard setbacks, screening and buffering, off-street parking, and traffic visibility across corners.

MITIGATION & COMMUNITY BENEFITS

The Proposed Project will result in a number of public benefits to the East Boston neighborhood and the City of Boston as a whole, these include:

MITIGATION:

- New pedestrian activity along Condor Street;
- Pedestrian access improvements, including new sidewalks in and around the Project Site;
- New street trees and/or landscaping improvements along Condor Street in and around the Project Site;

- The creation of twenty-three (23) new homeownership residential units, of which three (3) will be restricted to households making no more than 100% of the AMI; and
- Installation of new lighting along the building perimeters to improve visibility and pedestrian safety.

COMMUNITY BENEFITS:

In addition to the aforementioned mitigation, the Proposed Project will include the following community benefits:

- A financial contribution to the Salesian Boys and Girls Club of East Boston;
 - Name/Address/Tax ID Number: Salesian Boys and Girls Club Incorporated, 150 Byron Street, East Boston, MA 02128/ 042558218
 - Use: Funds will be used for general operating capital for the club which provides programming for local children
 - Amount/Timeline: \$2,500 made payable to the Boston Redevelopment Authority within sixty (60) days of building permit issuance (funds will then be distributed by the BPDA to the entity specified);
- A financial contribution to the Piers Park Sailing Center;
 - Name/Address/Tax ID Number: Piers Park Sailing Center, Inc., 95 Marginal Street, East Boston, MA 02128/043411388
 - Use: Funds will be used for new sails and general operating capital needed to sustain the sailing program offered to local children who want to learn how to sail
 - Amount/Timeline: \$5,000 made payable to the Boston Redevelopment Authority within sixty (60) days of building permit issuance (funds will then be distributed by the BPDA to the entity specified);
- A financial contribution to the Veronica Robles Cultural Center;
 - Name/Address/Tax ID Number: Veronica Robles Cultural Center Corp., 175 McClellan Highway East Boston, MA 02128/813595731
 - Use: Funds will be used to implement a summer youth program that includes art making, dance, and music
 - Amount/Timeline: \$2,500 made payable to the Boston Redevelopment Authority within sixty (60) days of building permit issuance (funds will then be distributed by the BPDA to the entity specified); and
- Additional property tax revenue for the City of Boston.

INCLUSIONARY DEVELOPMENT COMMITMENT

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 (“IDP”), and is located within Zone C, as defined by the IDP. The IDP requires that 13% of the total number of units within the development be designated as IDP units. As the Proposed Project will provide twenty-three (23) new homeownership units, three (3) units within the Proposed Project will be created as IDP homeownership units (the “IDP Units”), of which two (2) will be made affordable to households earning not more than 80% of the Area Median Income (“AMI”), as based upon the United States Department of Housing and Urban Development (“HUD”), and the remainder, one (1) IDP Unit, will be made affordable to households earning greater than 80% of AMI but not more than 100% of AMI.

The proposed sizes, location and rents for the IDP Units are as follows:

Number of Bedrooms	Approximate Square Footage	Location of IDP Unit	Percent of Median Income	Approximate Sale Price
One	741 SF	211 Condor, Unit 3	80%	\$179,600
Two	827 SF	211 Condor, Unit 10	100%	\$277,100
Two	826 SF	187-191 Condor, Unit 2	80%	\$214,300

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in the Affordable Housing Agreement (“AHA”), and sales prices and income limits will be adjusted according to BPDA published maximum sales prices and income limits, as based on HUD AMIs, available at the time of the initial sale of the IDP Units. IDP Units must be comparable in size, design, and quality to the market rate units in the Proposed Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire Proposed Project.

The AHA must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. The Proponent must also submit an Affirmative Marketing Plan (the “Plan”) to the Boston Fair Housing Commission and the BPDA. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident;
- (2) Household size (a minimum of one (1) person per bedroom); and
- (3) First time homebuyer.

The IDP Units will not be marketed prior to the submission and approval of the Plan. A deed restriction will be placed on each of the IDP Units to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years). The household income of the buyer and sales price of any subsequent sale of the IDP Units during this fifty (50) year period must fall within the applicable income and sales price limits for each IDP Unit. IDP Units may not be rented out by the developer prior to sale to an income eligible buyer, and the BPDA or its assigns or successors will monitor the ongoing affordability of the IDP Units.

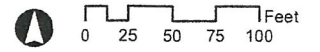
RECOMMENDATIONS

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, Staff recommends that the BRA approve and authorize the Director to: (1) issue a Certification of Approval for the Proposed Project; (2) execute and deliver an Affordable Housing Agreement in connection with the Proposed Project; (3) execute and deliver a Community Benefits Agreement and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (4) recommend approval to the Zoning Board of Appeal on Petition BOA-64224 and BOA-64222 for the zoning and building code relief necessary to construct the Proposed Project.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, approving the development at 187-191 & 211 Condor Street in the East Boston neighborhood, proposed by Boston Real Estate Capital (the "Proponent"), for the construction of twenty-three (23) residential homeownership units, including three (3) Inclusionary Development Units ("IDP Units"), and up to twenty-five (25) off-street vehicle parking spaces ("Proposed Project"), in accordance with the requirements of Small Project Review, Article 80E, of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

191 & 211 Condor Street, East Boston



boston planning & development agency



191 & 211 Condor Street, East Boston

2016 Aerial
0 25 50 75 100 Feet



Exhibit 2



**City of Boston
Board of Appeal**

Inspectional Services Department
1010 Massachusetts Avenue
Boston, MA 02118
617-635-4775

Members

Christine Araujo - *Chair*
Bruce Bickerstaff
Mark Fortune - *Secretary*
Peter Chin
Mark Erlich
Anthony Pisani, AIA
Craig Galvin

**NOTICE OF DECISION
CASE NO. BOA662224
PERMIT #ERT658286
APPEAL SUSTAINED
WITH PROVISOS**

In reference to appeal of

Joe Hassell

concerning premises

191 Condor Street, Ward 1

to vary the application of the Zoning Act, Ch. 665, Acts of 1956, as amended, in this specific case, I beg to advise that the petition has been granted.

Decision has been filed in the office of the Commissioner of the Inspectional Services Department, 1010 Massachusetts Avenue, fifth floor, Boston, MA 02118, and is open for public inspection. Date of entry of this decision in the Inspectional Services Department was 9/1/2017.

FOR THE BOARD OF APPEAL

Matthew Fitzgerald, Esq
Assistant Corporation Counsel



CITY OF BOSTON
BOARD OF APPEAL
OFFICE OF THE BOARD OF APPEAL

July 25, 2017
DATE

Decision of the Board of Appeal on the Appeal of
Joe Hassell

To vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8, at premises:

191 Condor Street, Ward 1

In the following respect: Variance

Article(s): 53(53-8) 53(53-9) 53(53-54) 53(53-56) 53(53-57.3)

Purpose: Construct new 9 unit residential building with 11 parking spaces.

In his formal appeal, the Appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner, as set forth in papers on file numbered BOA662224 and made a part of this record.

In conformity with the law, the Board mailed reasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax lists, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

THE BOSTON HERALD on Tuesday July 4, 2017

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority was sent notice of the appeal by the Building Department and the legal required period of time was allotted to enable the BRA to render a recommendation to the Board, as prescribed in the Code.

After hearing all the facts and evidence presented at the public hearing held on discussed on Tuesday April 25, 2017 and again on Tuesday July 11, 2017 and again on Tuesday July 25, 2017 in accordance with notice and advertisement aforementioned, the Board finds as follows:

The Appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code, all as per Application for Permit#ERT658286 and November 17, 2016 plans submitted to the Board at its hearing and now on file in the Building Department.



CITY OF BOSTON
BOARD OF APPEAL
 OFFICE OF THE BOARD OF APPEAL

Decision of the Board of Appeal on the Appeal of

Address: 191 Condor Street
 Ward: 01
 BOA 662224
 Date of Hearing: July 25, 2017
 Permit: #ERT658286
 Page: # 2

This appeal seeks permission to demolish the existing structure and construct a new 9 unit residential building with 11 parking spaces in a garage. The project is located in the East Boston Neighborhood District governed by Article 53 of the Boston Zoning Code. It is further located in the 2F-2000 zoning sub-district as shown on Maps 3A-3C.

The appeal is necessary as the proposed development project requires relief from the terms of the Boston Zoning Code (Code). The specific relief required in furtherance of the proposed project is as follows -- variances for: (1) multifamily residential use in a 2F sub-district under Art. 53-8; (2) insufficient rear yard setback under Art. 53-9; (3) excessive floor area ratio [FAR] under Art. 53-9; (4) excessive number of stories and height of building under Art. 53-9; (5) insufficient front yard setback under Art. 53-9; (6) screening and buffering requirements not met under Art. 53-54; (7) insufficient parking under Art. 53-56; (8) traffic visibility across corners under Art. 53-57.3. Additionally, the project was subject to Small Project Review under Article 80E.

The requested relief will permit the development of much needed residential housing in an area that permit residential uses but is otherwise underutilized. There are several vacant lots on this block of Condor Street and the area is undergoing a rapid change from mixed residential/light industrial use to largely residential use. This residential development will further promote the development of residential use on this street.

The Boston Planning and Development Agency [BPDA] reviewed the project under Article 80E. The BPDA Board of Directors approved the project at its regularly scheduled public meeting on June 15, 2017. The BPDA Board Memorandum of approval was submitted into the record of this hearing and contains the specific terms and conditions of the BPDA approval, including the provision of affordable housing under the Inclusionary Development Policy.



CITY OF BOSTON
BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

Decision of the Board of Appeal on the Appeal of

Address: 191 Condor Street
Ward: 01
BOA 662224
Date of Hearing: July 25, 2017
Permit: #ERT658286
Page: # 3

For these reasons, the requested relief may be granted in harmony with the general purpose and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

At the hearing, representatives of the Mayor's Office of Neighborhood Services and City Councilors Lamattina and Flaherty stood in support of the project. There was no opposition voiced at the hearing and there is none on file with the Board. This showing of approval from the community further supports the Board's finding that the requested relief will have no negative impact on the surrounding area, and is in harmony with the general purpose and intent of the Code.

Additionally, there are several signatures of support for the project from neighbors and abutters on file with the Board, including support of the Eagle Hill Civic Association as expressed at the hearing by the Mayor's Office of Neighborhood Services.

The Board of Appeal finds that all of the following conditions are met:

- (a) That there are special circumstances or conditions, fully described in the findings, applying to the land or structure for which the variance is sought (such as, but not limited to, the exceptional narrowness, shallowness or shape of the lot, or exceptional topographical conditions thereof), which circumstances or conditions are peculiar to such land or structure but not the neighborhood, and that said circumstances or conditions are such that the application of the provisions of this Code would deprive the appellant of the reasonable use of such land or structure; and



CITY OF BOSTON
BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

Decision of the Board of Appeal on the Appeal of

Address: 191 Condor Street
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- (b) That for reasons of practical difficulty and demonstrable and substantial hardship fully described in the findings, the granting of the variance is necessary for the reasonable use of the land or structure and that the variance as granted by the Board is the minimum variance that will accomplish this purpose; and
- (c) That the granting of the variance will be in harmony with the general purpose and intent of this Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

In determining its findings, the Board of Appeal has taken into account: (1) the number of persons residing or working upon such land or in such structure; (2) the character and use of adjoining lots and those in the neighborhood; and (3) traffic conditions in the neighborhood.

The Board is of the opinion that all conditions required for the granting of a variance under Article 7, Section 7-3 of the Zoning Code have been met, and that the varying of the terms of the Zoning Code as outlined above will not conflict with the intent and spirit of the Zoning Code.



CITY OF BOSTON BOARD OF APPEAL

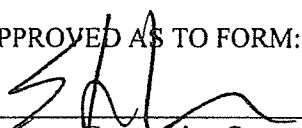
OFFICE OF THE BOARD OF APPEAL

Decision of the Board of Appeal on the Appeal of

Address: 191 Condor Street
Ward: 01
BOA 662224
Date of Hearing: July 25, 2017
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Therefore, acting under its discretionary power, the Board (the members and substitute member(s) sitting on this appeal) unanimously voted to grant the requested variance as described above, annuls the refusal of the Building Commissioner and orders him to grant a permit in accordance with this decision, with the following proviso which, if not complied with, shall render this decision null and void.

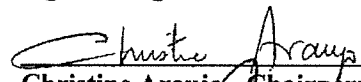
APPROVED AS TO FORM:

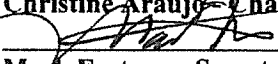

Assistant Corporation Counsel

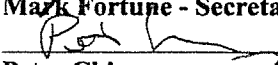
PROVISO:

1. Subject to design review by BRA.

Signed, August 29, 2017

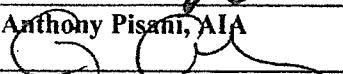

Christine Araujo - Chairperson


Mark Fortune - Secretary


Peter Chin


Bruce Bickerstaff


Mark Erlich


Anthony Pisani, AIA

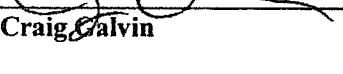

Craig Calvin

Exhibit 3



PROPOSED 9 UNIT MULTIFAMILY RESIDENTIAL

**137 CONDOR STREET
EAST BOSTON, MA**

NEW 9 UNIT RESIDENTIAL
191 CONDOR STREET
EAST BOSTON, MA, 02121

Good & Company, Inc.
One Billings Road Quincy, MA 02271
617-786-7727 fax 617-786-7715

1 CORNER OF PUTNAM AND CONDOR ST

ZONING SUMMARY

ZONING SUB-DISTRICT	MIN. LOT SIZE	MIN. LOT AREA PER ADJ. UNIT	TOTAL LOT SIZE	F.A.R.	LOT WIDTH MINIMUM	LOT WIDTH FRONTAGE	MAX. HEIGHT	SETBACK FRONT	SETBACK EA. SIDE	SETBACK REAR	MIN. OPEN SPACE PER UNIT	MIN. PARKING SPACES PER UNIT
REQUIRED	2000 SF	N/A	2000 SF	0.8	25'	25'	3.5 STORES	5'	5'	N/A	NONE	2.0
PROPOSED	2000 SF	N/A	4376 SF	2.7 (MULTIFAMILY)	45'	45'	4 STORES	5'	5'	5'	NONE	1.2 (MULTIFAMILY)

1 Zoning Summary
1/8" = 1'-0"

Unit Schedule	
Name	Area
UNIT 01	632 SF
UNIT 02	826 SF
UNIT 03	956 SF
UNIT 04	828 SF
UNIT 05	882 SF
UNIT 06	956 SF
UNIT 07	828 SF
UNIT 08	882 SF
UNIT 09	956 SF
Total Unit Count: 9	7948 SF

Gross Area	
Level	Area
GROUND LEVEL	621 SF
2ND FLOOR	3713 SF
3RD FLOOR	3713 SF
4TH FLOOR	3713 SF
Total	11758 SF

Parking Schedule		
Level	Count	Description
GROUND LEVEL	5	8.5' X 18'
GROUND LEVEL	5	1 8.5' X 18'
Total	10	

No.	Description	Date

Project No: 16145
Scale: 1/8" = 1'-0"
Date: 04-07-2017
Drawn By: MS

Drawing Name
COVER SHEET

Sheet No.
A-0

CONDOR STREET

PUTNAM STREET



LOBBY
244 SF

PARKING
2722 SF

1ST FLOOR
1/4" = 1'-0"

NEW 9 UNIT RESIDENTIAL
191 CONDOR STREET
EAST BOSTON, MA, 02121


One Billings Road Quincy, MA 02171
617-786-7727

No.	Description	Date

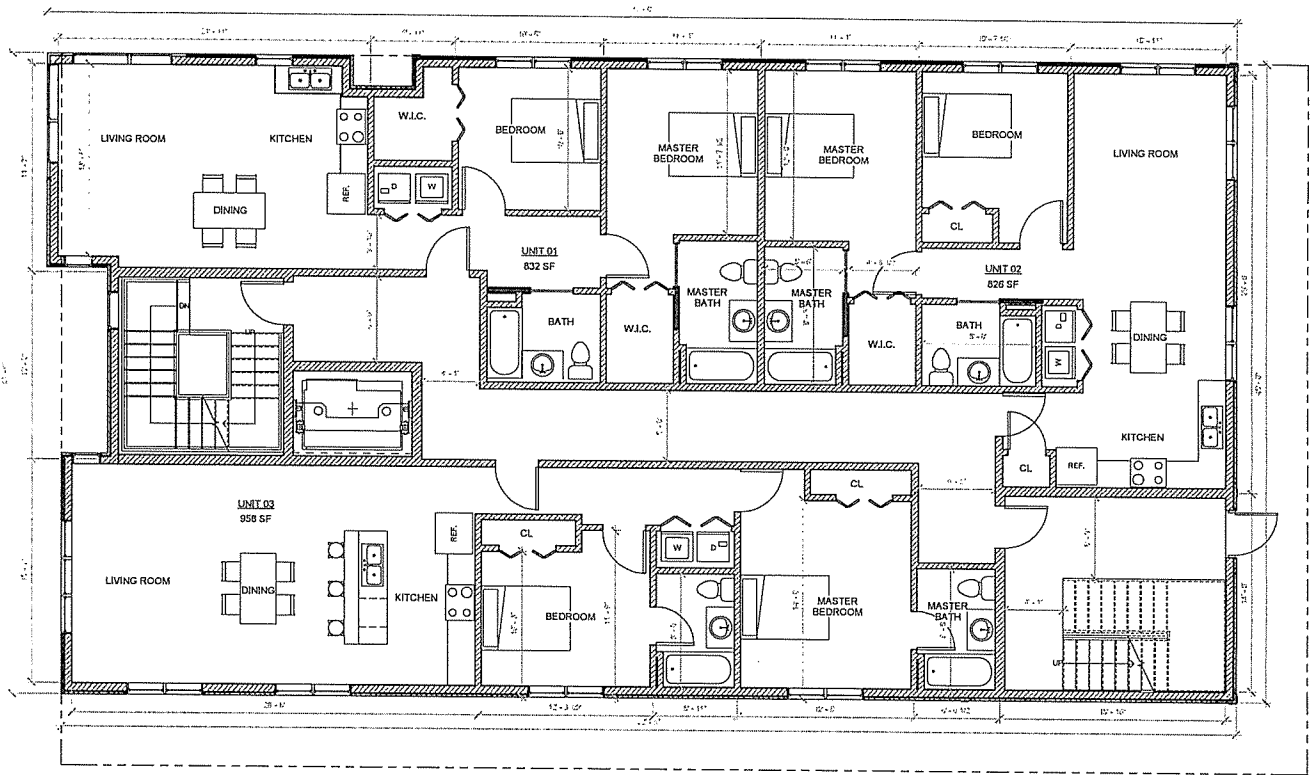
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Drawing Name
FLOOR PLANS

Sheet No.
A-1.1

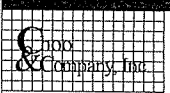
PUTNAM STREET

CONDOR STREET



① 2ND FLOOR
1/4" = 1'-0"

NEW 9 UNIT RESIDENTIAL
191 CONDOR STREET
EAST BOSTON, MA, 02121



One Billings Road Quincy, MA 02171
617-266-7727 fax 617-266-7715

No.	Description	Date

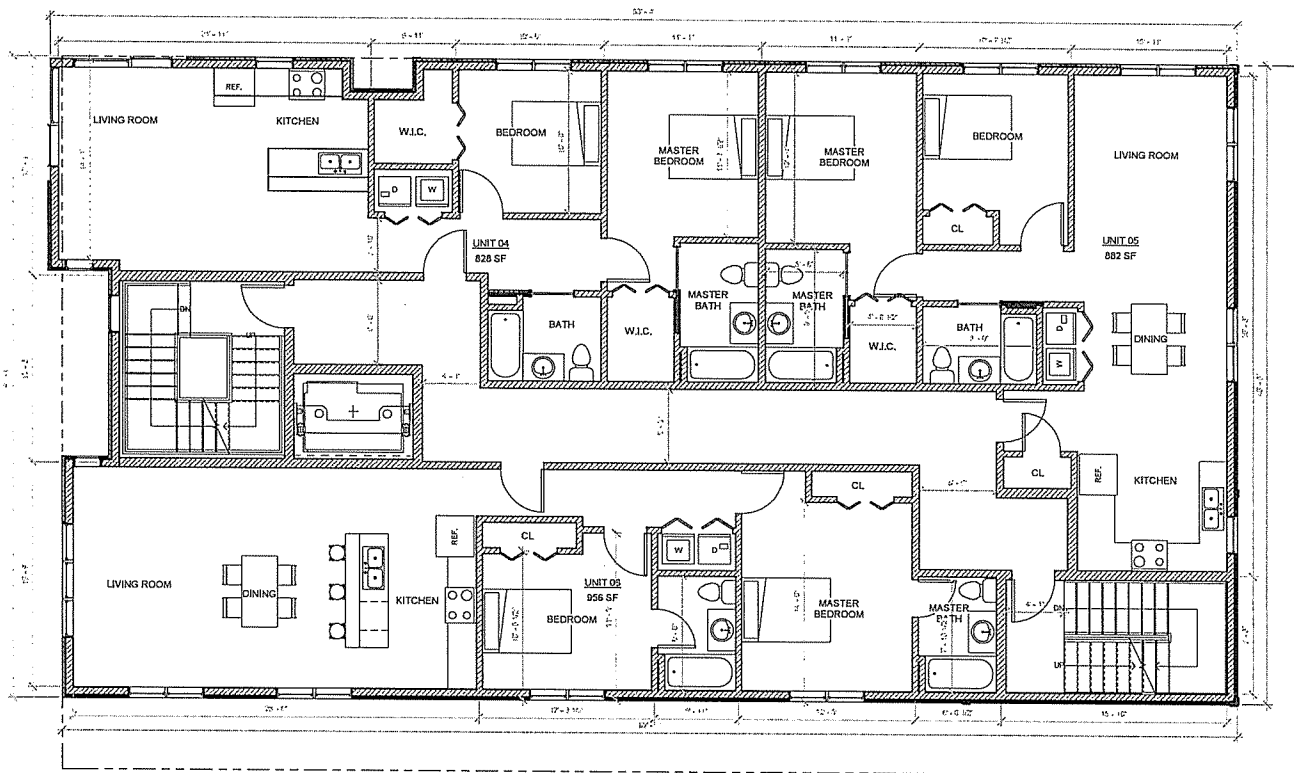
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Date: 04-07-2017
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Drawing Name
FLOOR PLANS

Sheet No.
A-1.2

PUTNAM STREET

CONDOR STREET



① 3RD FLOOR
1/4" = 1'-0"

NEW 9 UNIT RESIDENTIAL
191 CONDOR STREET
EAST BOSTON, MA, 02121

Quip & Company, Inc.
One Bilings Road Quincy, MA 02171
617-766-7727

No.	Description	Date

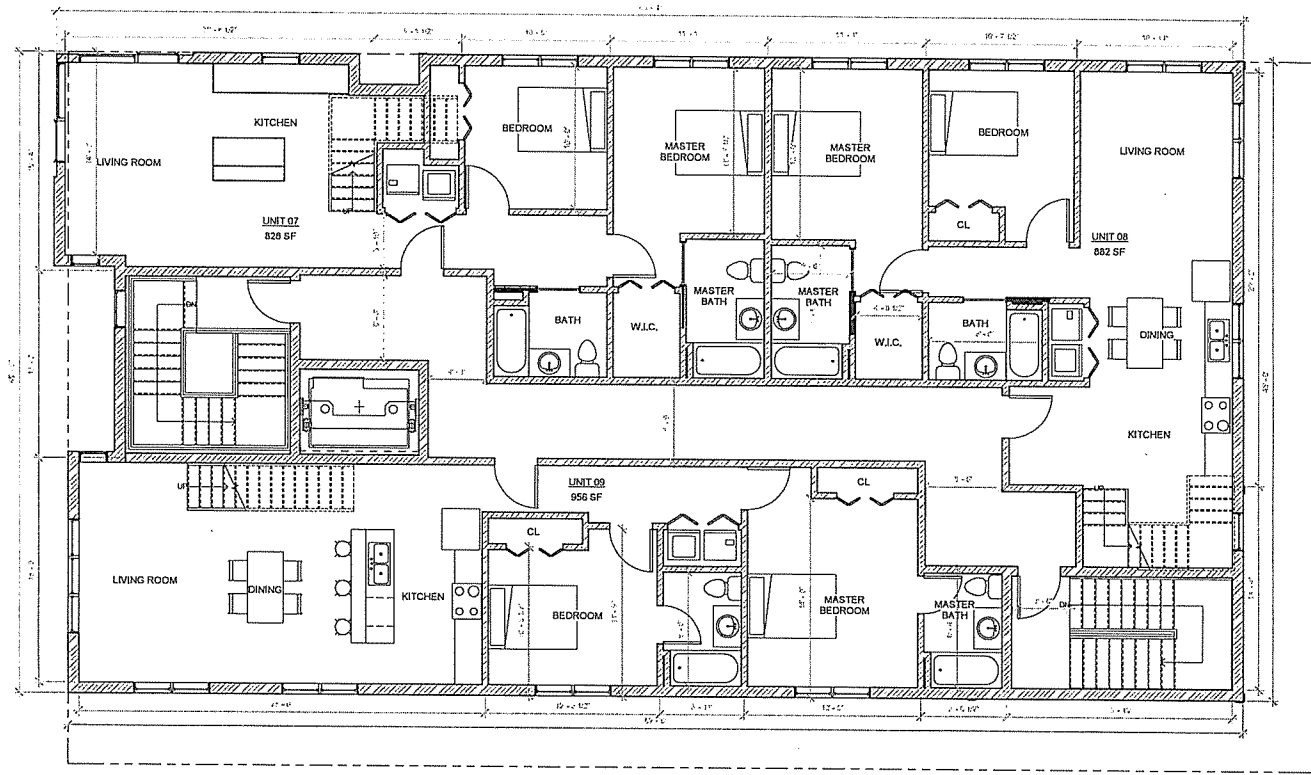
Project No: 16145
Scale: 1/4" = 1'-0"
Date: 04-07-2017
Drawn By: MS

Drawing Name
FLOOR PLANS

Sheet No.
A-1.3

CONDOR STREET

PUTNAM STREET



① 4TH FLOOR
1/4" = 1'-0"

Location

NEW 9 UNIT RESIDENTIAL
191 CONDOR STREET
EAST BOSTON, MA, 02121

WOOD
& COMPANY, INC.

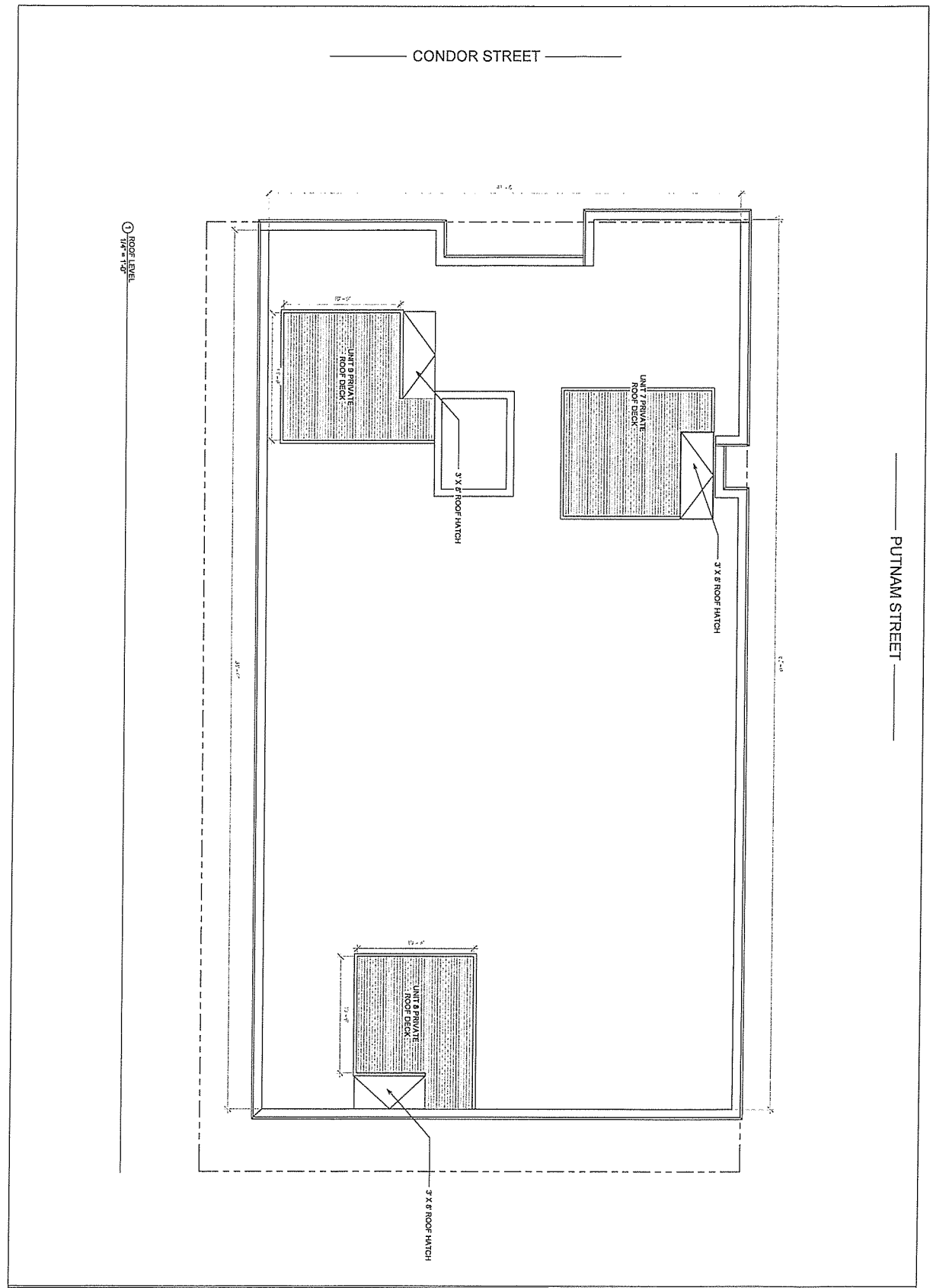
One Billings Road Quincy, MA 02171
 617-785-7121 617-785-7115

No.	Description	Date

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 Scale: 1/4" = 1'-0"
 Date: 04-07-2017
 Drawn By: MS

Drawing Name
FLOOR PLANS

Sheet No.
A-1.4



① ROOF LEVEL
1/4" = 1'-0"

PUTNAM STREET

CONDOR STREET

**NEW 9 UNIT RESIDENTIAL
191 CONDOR STREET
EAST BOSTON, MA, 02121**

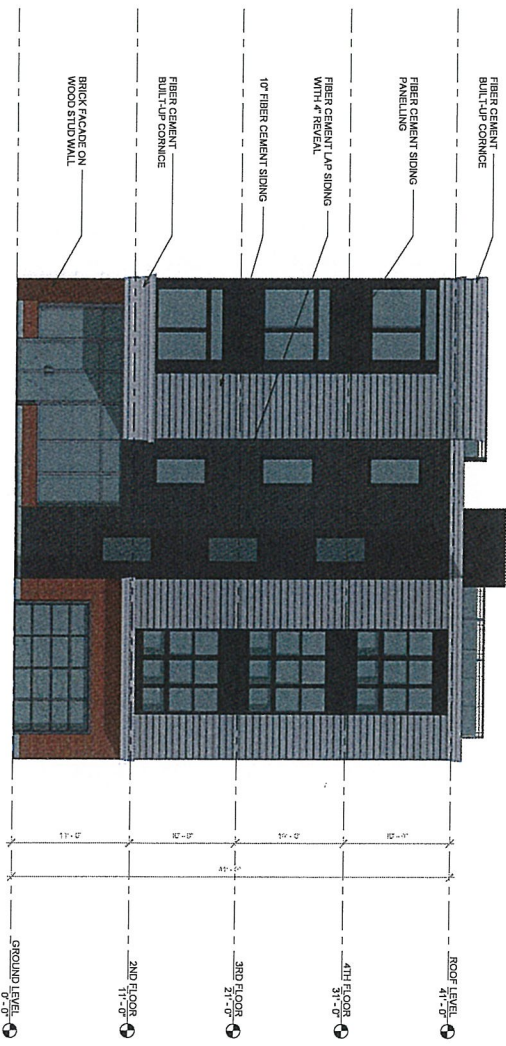
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 Designer: MJS

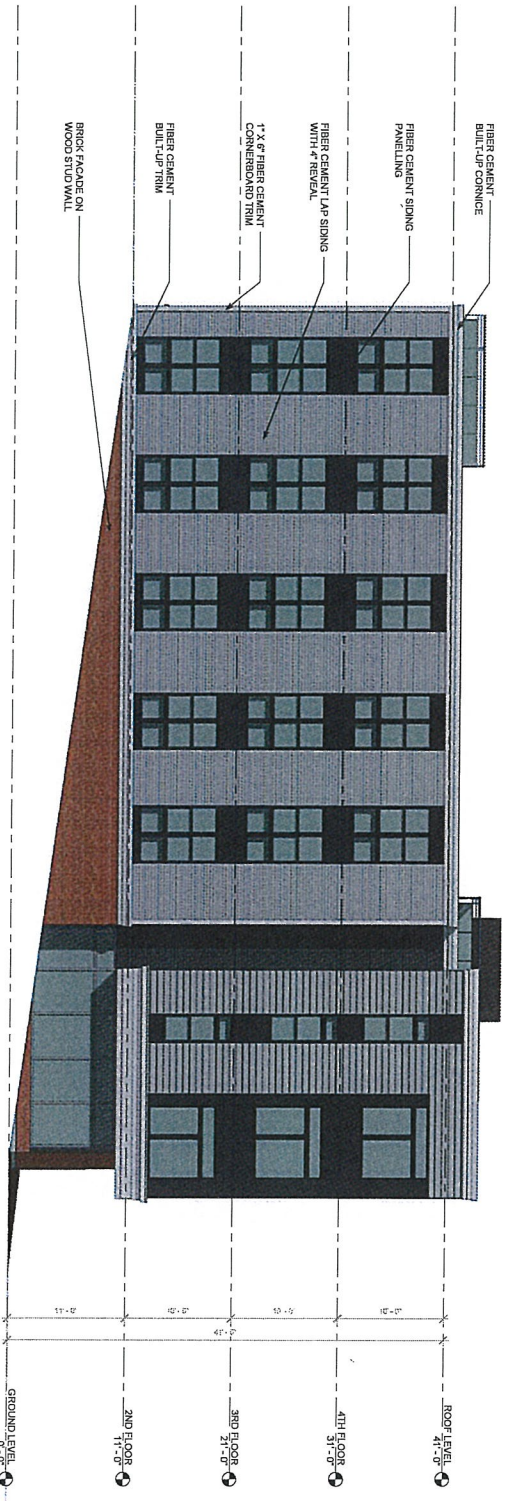
FLOOR PLANS

SHEET NO.

A-1.5



2 CONDOR ST / NORTH ELEVATION
3/16" = 1'-0"



1 BURNHAM ST / EAST ELEVATION
3/16" = 1'-0"

NEW 9 UNIT RESIDENTIAL
191 CONDOR STREET
EAST BOSTON, MA, 02121



No.	Description	Date

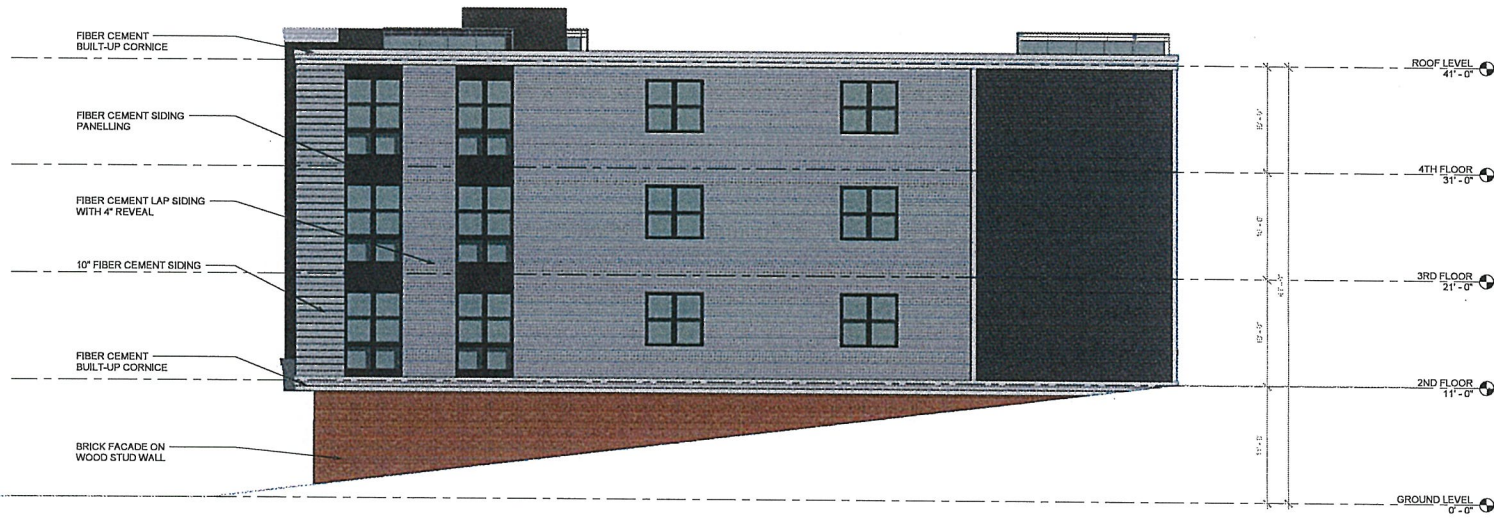
Project No: 16145
 Scale: 3/16" = 1'-0"
 Date: 04/20/2017
 Drawn By: MS
 Checked By: MS

ELEVATIONS

A-2.1



① SOUTH ELEVATION
3/16" = 1'-0"



② WEST ELEVATION
3/16" = 1'-0"

Location
NEW 9 UNIT RESIDENTIAL
191 CONDOR STREET
EAST BOSTON, MA, 02121

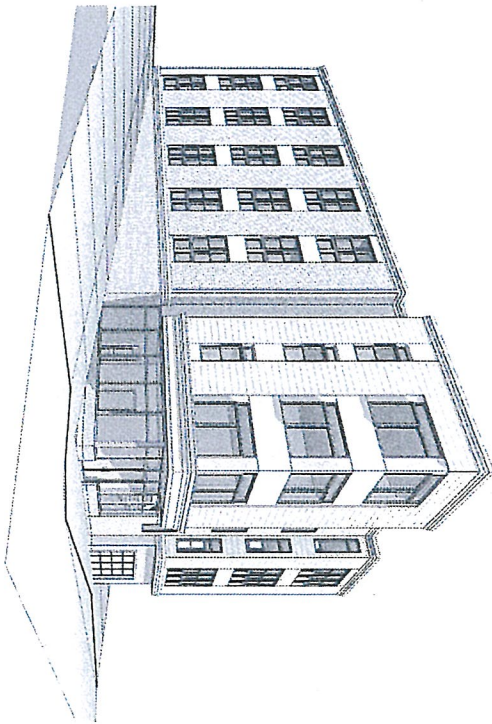
S&C
Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 Fax 617-786-7715

No.	Description	Date

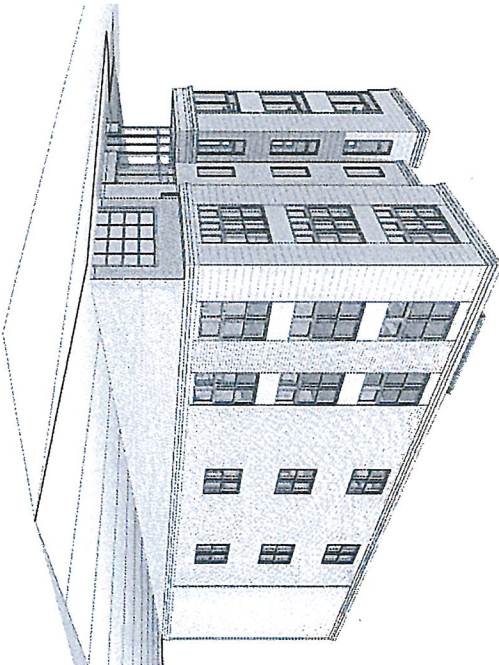
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Date: 04-07-2017
Drawn By: MS

Drawing Name
ELEVATIONS

Sheet No.
A-2.2

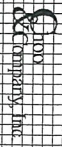


② EXTERIOR PERSPECTIVE



① EXTERIOR PERSPECTIVE 2

NEW 9 UNIT RESIDENTIAL
191 CONDOR STREET
EAST BOSTON, MA, 02121



One Silver Street, Suite 1000, Boston, MA 02111
617-262-2727 | info@echoarch.com

No.	Description	Date

Project No: 16145
Scale:
Date: 04/07/2017
Drawn By: MS
Drawing Name:

PERSPECTIVES

A-3.1

Exhibit 4

LOCATION MAP



Zoning Summary

REGULATION	ALLOWED/REQUIRED	PROPOSED	ZONING RELIEF
ZONING DISTRICT:	EAST BOSTON NEIGHBORHOOD		
ZONING SUBDISTRICT:	2F-2000		
CONVENTIONAL REGULATIONS:	ALLOWED/REQUIRED	PROPOSED	ZONING RELIEF
MAXIMUM F.A.R.	0.8	2.7	VARIANCE
MAXIMUM BUILDING HEIGHT (FT)	35	40	VARIANCE
MAXIMUM BUILDING HEIGHT (STORES)	2.5	4	VARIANCE
MIN. LOT AREA/DWELLING UNIT (SF)	2000 FOR 1 OR 2 UNITS	477	NONE
MINIMUM LOT WIDTH (FT)	35	45	NONE
MIN. LOT FRONTAGE	35	45	NONE
MIN. USABLE OPEN SPACE (SPAWELLING UNIT)	350		NONE
MINIMUM FRONT YARD (FT)	5	0	VARIANCE
MINIMUM SIDE YARD (FT)	2.5	5	NONE
MINIMUM REAR YARD (FT)	30	5	VARIANCE
OTHER ZONING REGULATIONS	ALLOWED/REQUIRED	PROPOSED	ZONING RELIEF
PRIMARY USE	2-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	VARIANCE
OFF-STREET PARKING (SPACES/DWELLING UNIT)	1.75(16 TOTAL)	11	VARIANCE

GROSS FLOOR AREA

Basement	621 SF
Level 1	3713 SF
Level 2	3713 SF
Level 3	3713 SF
TOTAL GFA	11788 SF

Project Description

THE PROJECT DESCRIBES THE CONSTRUCTION OF A NEW 4-STORY MULTIFAMILY RESIDENTIAL BUILDING OPERATING IN CONFORMANCE WITH CITY CODES AT THE EXISTING LEVEL OF 15 GARDEN STREET. THERE IS AN EXISTING 3-STORY BRICK AND HARDY PANK BUILDING ON THE SITE. THE PROJECT IS ADJACENT TO EXISTING STRUCTURES TO THE EAST AND SOUTH BOUNDARIES. OTHERS TO THE NEW BUILDING SHALL BE LOCATED ALONG CONCORD STREET.



CONDOR 187

SD

1/5/2018

187 CONDOR STREET, BOSTON MA 02128

OWNER
WONDERGROUP, LLC
BOSTON, MA 02210
WONDERGROUP@BOSTON.COM
T: 617.320.5323

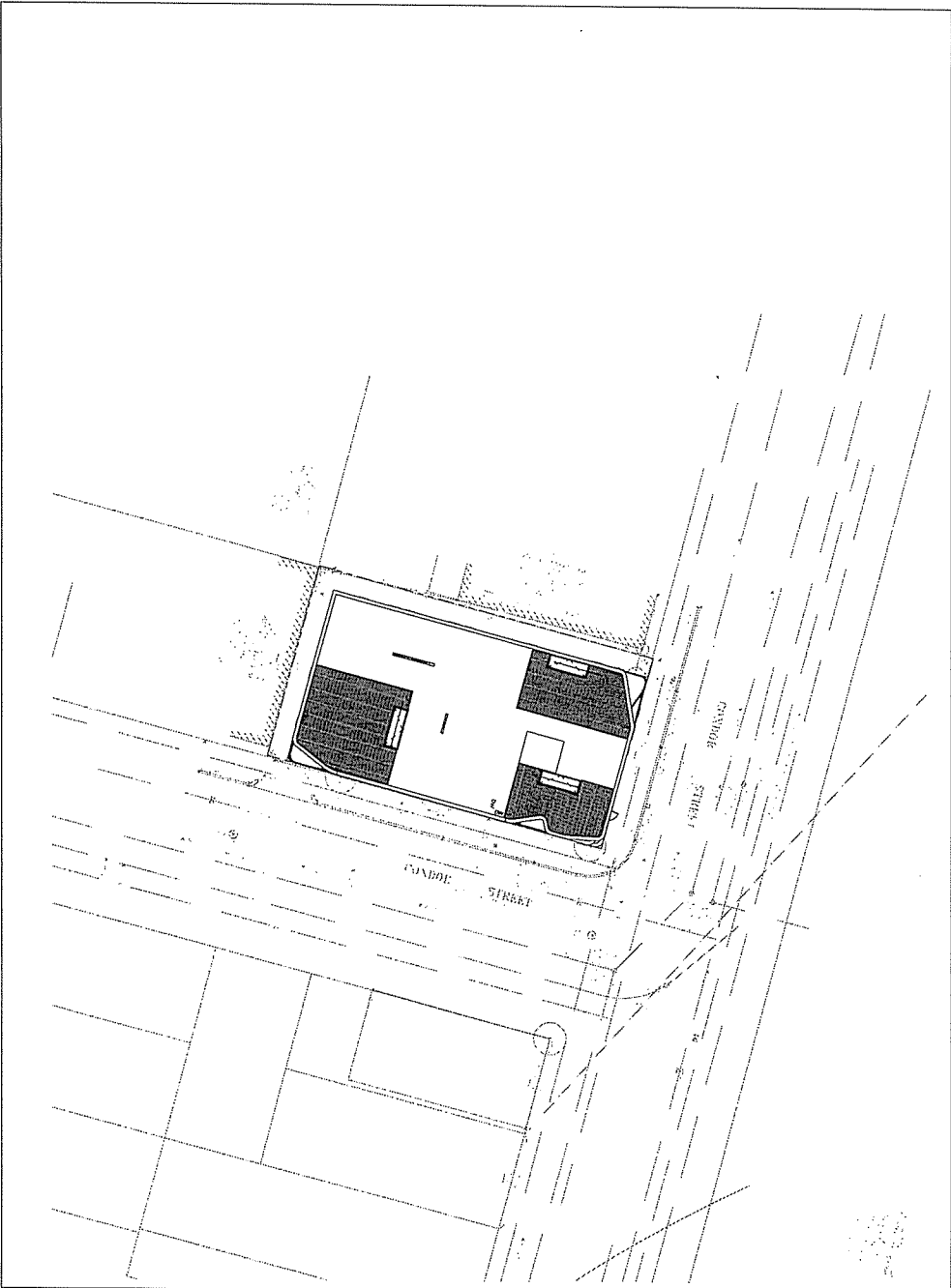
ARCHITECT
MERGE ARCHITECTS, INC.
332 CONGRESS ST., 6TH FLOOR
BOSTON, MA 02210
T: 617.670.0265

STRUCTURAL ENGINEER
TLH CONSULTING, LLC
505 MIDDLESEX TPKE UNIT 14
BILLERICA, MA 01821
T: 978.362.1804

MEP/FP ENGINEER
ZADE ASSOCIATES, LLC
140 BEACH ST.
BOSTON, MA 02111
T: 617.338.4406

CIVIL ENGINEER
PAUL TYRELL PE, PLS
19 FREDITH RD.
WEYMOUTH, MA 02189
T: 781.413.7029

CODE CONSULTANT
CODE RED CONSULTANTS, LLC
154 TURNPIKE RD, Suite 200
SOUTHBOROUGH, MA 01772
T: 617.500.7633



REGISTRATION

OWNER

ARCHITECT

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

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MERGE ARCHITECTS INC.

CONDOR 187
187 CONDOR STREET, BOSTON MA
02128

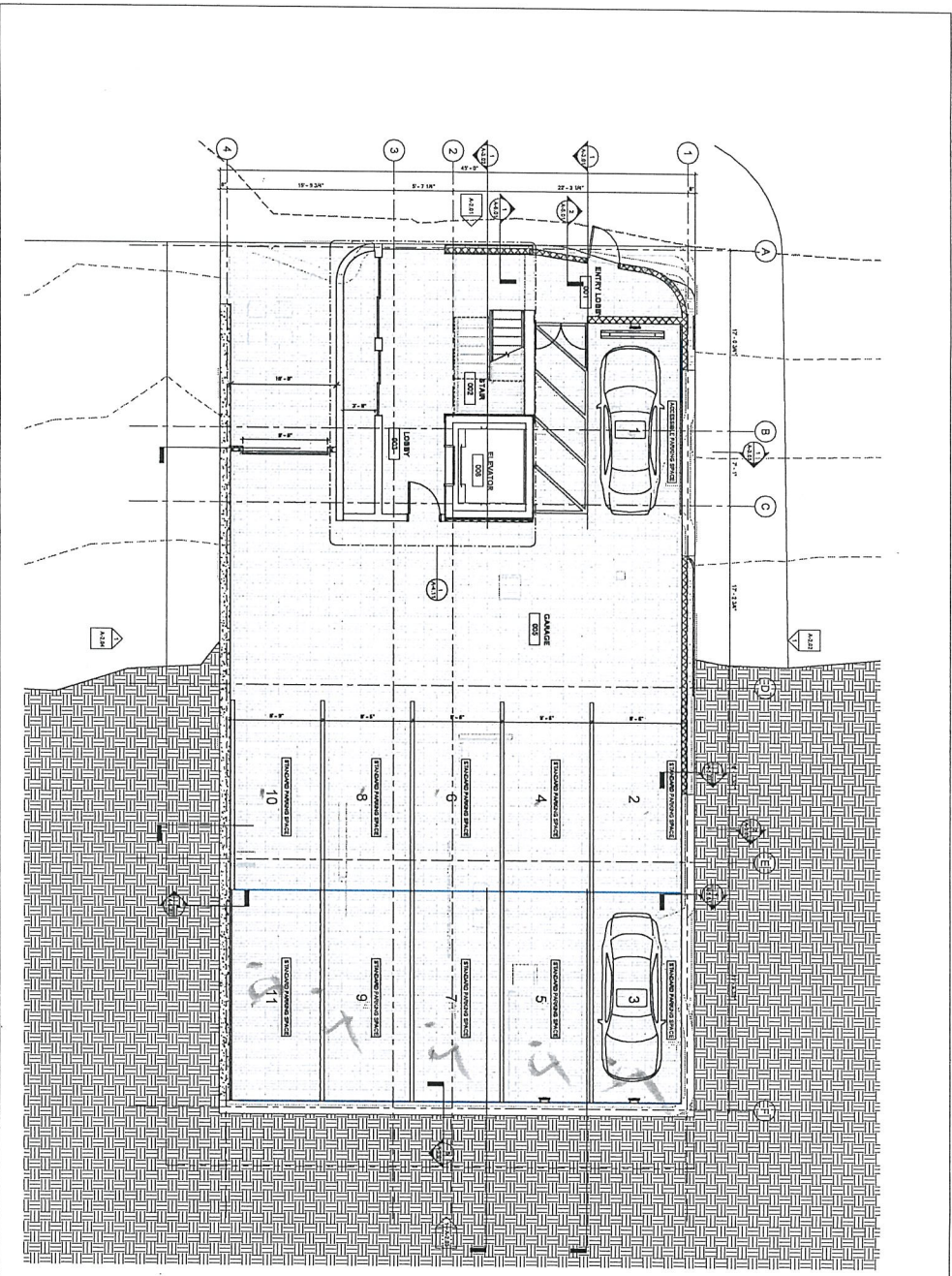
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DATE 12/22/18
SCALE 1/8" = 1'-0"

DRAWING TITLE
SITE PLAN

SHEET NO.

A-1.00

50



REGISTRATION

OWNER
 CONDOR 187
 187 CONDOR STREET
 BOSTON, MA 02128

ARCHITECT
 MERGE ARCHITECTS
 187 CONDOR STREET
 BOSTON, MA 02128

REGISTERED PROFESSIONAL ENGINEER
 MERGE ARCHITECTS
 187 CONDOR STREET
 BOSTON, MA 02128

REGISTERED PROFESSIONAL ENGINEER
 MERGE ARCHITECTS
 187 CONDOR STREET
 BOSTON, MA 02128

REGISTERED PROFESSIONAL ENGINEER
 MERGE ARCHITECTS
 187 CONDOR STREET
 BOSTON, MA 02128

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 MERGE ARCHITECTS
 187 CONDOR STREET
 BOSTON, MA 02128

REGISTERED PROFESSIONAL ENGINEER
 MERGE ARCHITECTS
 187 CONDOR STREET
 BOSTON, MA 02128

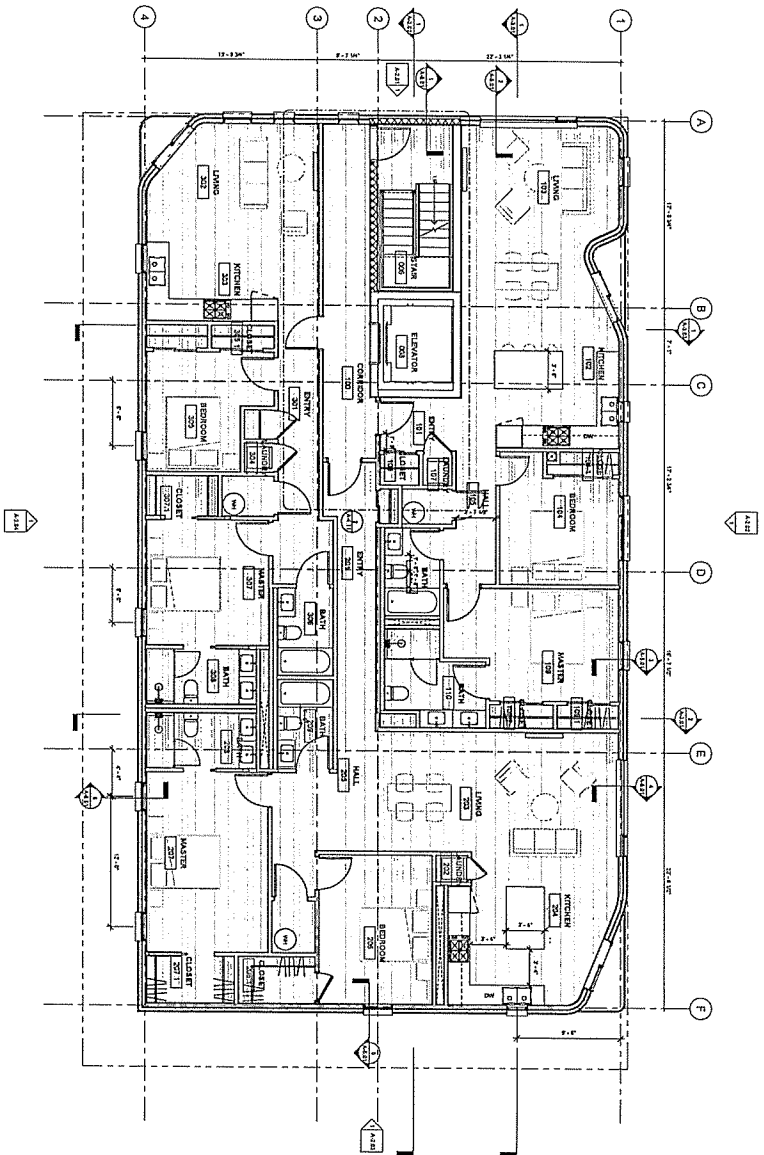
MERGE ARCHITECTS ^{PC}

CONDOR 187
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JOB NO.: 17283
 SCALE: 1/4" = 1'-0"
 DATE: 10/22/2018
 DRAWING TITLE
 BASEMENT FLOOR PLAN

SHEET NO.
A-1.01
 50



REGISTRATION

OWNER

ARCHITECT

STRUCTURAL ENGINEER

MAYOR ENGINEER

DATE

DATE

DATE

DATE

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DATE

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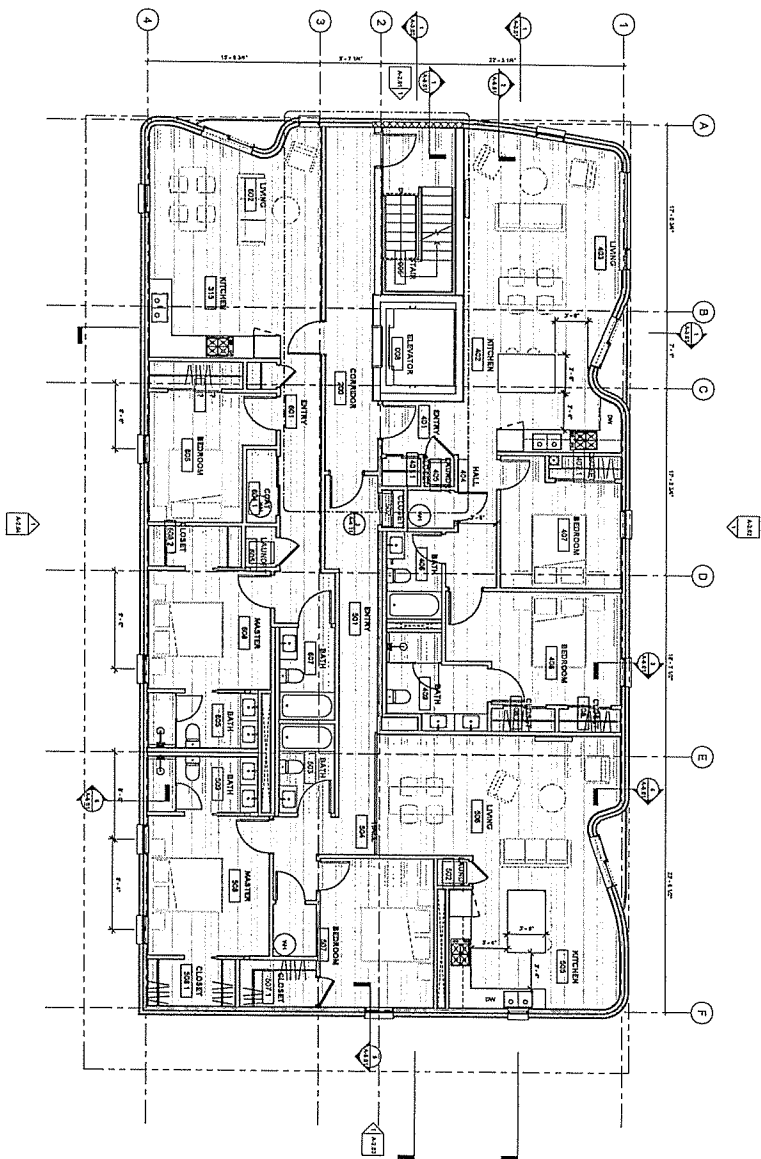
MERGE ARCHITECTS
CONDOR 187
187 CONDOR STREET, BOSTON MA
02128

DATE: 1/26/2014

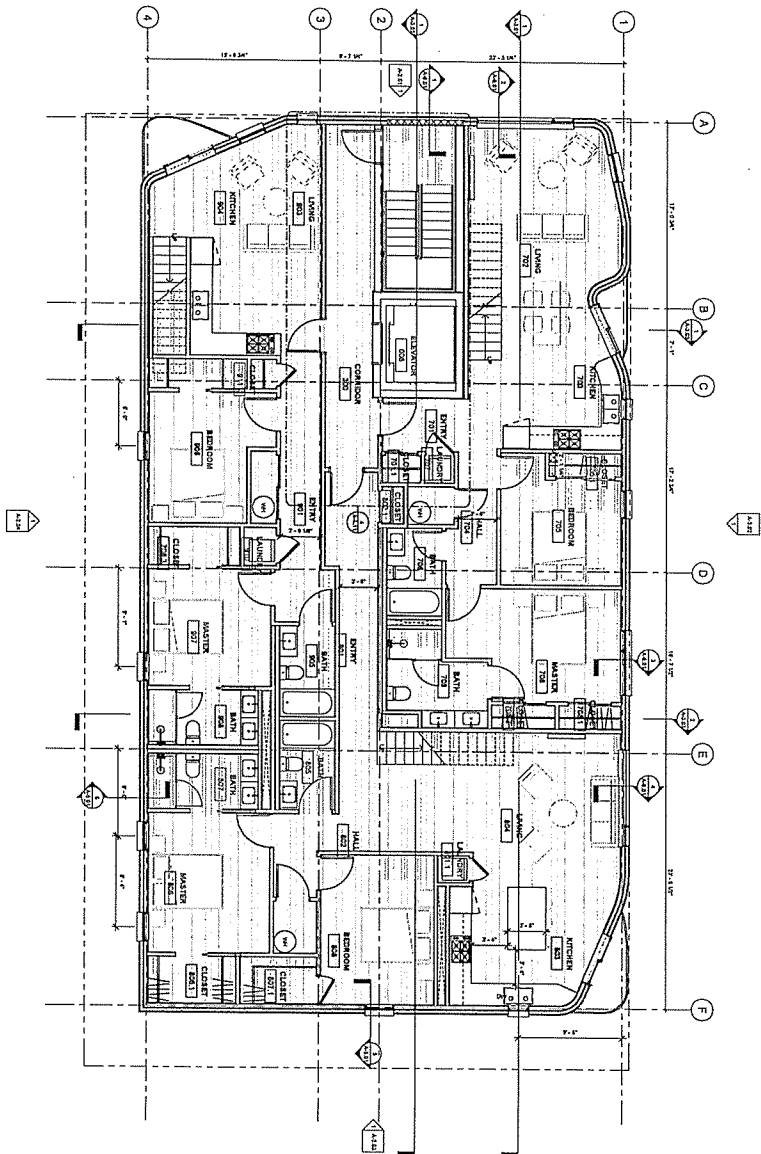
SCALE: 1/8" = 1'-0"

DRAWING TITLE: FIRST FLOOR PLAN

SHEET NO. **A-1.02**



REGISTRATION	OWNER CONDOR 187 187 CONDOR STREET BOSTON, MA 02128
ARCHITECT MERGE ARCHITECTS, INC. 187 CONDOR STREET BOSTON, MA 02128 TEL: 617.552.1100 WWW.MERGEARCHITECTS.COM	DESIGNER MERGE ARCHITECTS, INC. 187 CONDOR STREET BOSTON, MA 02128 TEL: 617.552.1100 WWW.MERGEARCHITECTS.COM
STRUCTURAL ENGINEER MERGE ARCHITECTS, INC. 187 CONDOR STREET BOSTON, MA 02128 TEL: 617.552.1100 WWW.MERGEARCHITECTS.COM	MECHANICAL ENGINEER MERGE ARCHITECTS, INC. 187 CONDOR STREET BOSTON, MA 02128 TEL: 617.552.1100 WWW.MERGEARCHITECTS.COM
MECHANICAL ENGINEER MERGE ARCHITECTS, INC. 187 CONDOR STREET BOSTON, MA 02128 TEL: 617.552.1100 WWW.MERGEARCHITECTS.COM	ELECTRICAL ENGINEER MERGE ARCHITECTS, INC. 187 CONDOR STREET BOSTON, MA 02128 TEL: 617.552.1100 WWW.MERGEARCHITECTS.COM
ELECTRICAL ENGINEER MERGE ARCHITECTS, INC. 187 CONDOR STREET BOSTON, MA 02128 TEL: 617.552.1100 WWW.MERGEARCHITECTS.COM	PLUMBING ENGINEER MERGE ARCHITECTS, INC. 187 CONDOR STREET BOSTON, MA 02128 TEL: 617.552.1100 WWW.MERGEARCHITECTS.COM
PLUMBING ENGINEER MERGE ARCHITECTS, INC. 187 CONDOR STREET BOSTON, MA 02128 TEL: 617.552.1100 WWW.MERGEARCHITECTS.COM	MECHANICAL CONSULTANT MERGE ARCHITECTS, INC. 187 CONDOR STREET BOSTON, MA 02128 TEL: 617.552.1100 WWW.MERGEARCHITECTS.COM
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<p>JOB NO.: 17181 SCALE: 1/8" = 1'-0" DATE: 10/20/18 DRAWING TITLE: SECOND FLOOR PLAN SHEET NO.: A-1.03 50</p>	



REGISTRATION

OWNER
 PROJECT NO. 11-1
 PROJECT NAME
 PROJECT ADDRESS
 PROJECT CITY
 PROJECT STATE
 PROJECT ZIP

SYMBOLICAL ENGINEER
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12345
 EXPIRES 12/31/2025

MECHANICAL ENGINEER
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 67890
 EXPIRES 12/31/2025

CIVIL ENGINEER
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 11111
 EXPIRES 12/31/2025

CODE CONSULTANT
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 22222
 EXPIRES 12/31/2025

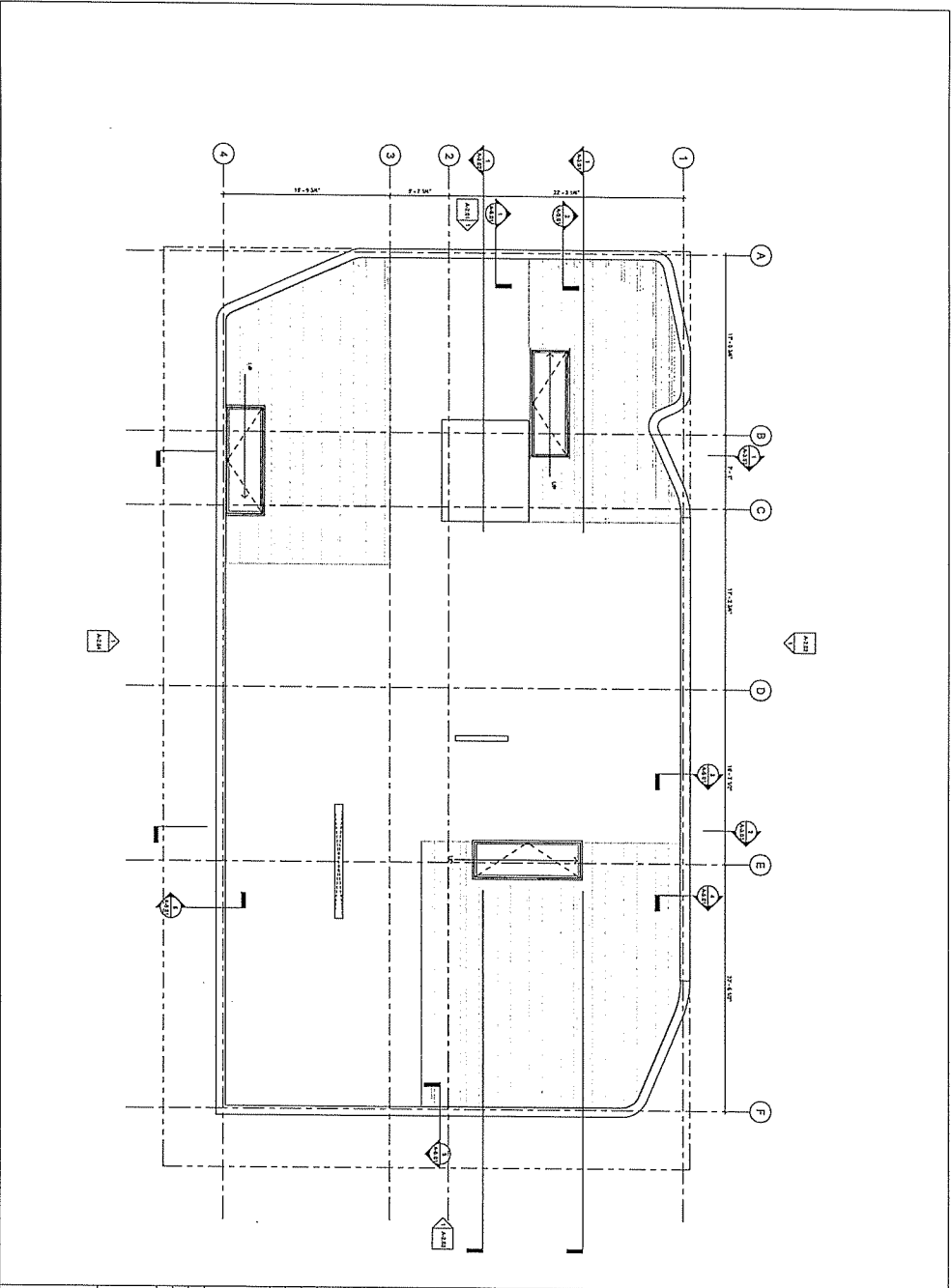
MERGE ARCHITECTS INC.
 CONDOR 187
 187 CONDOR STREET, BOSTON MA
 02128

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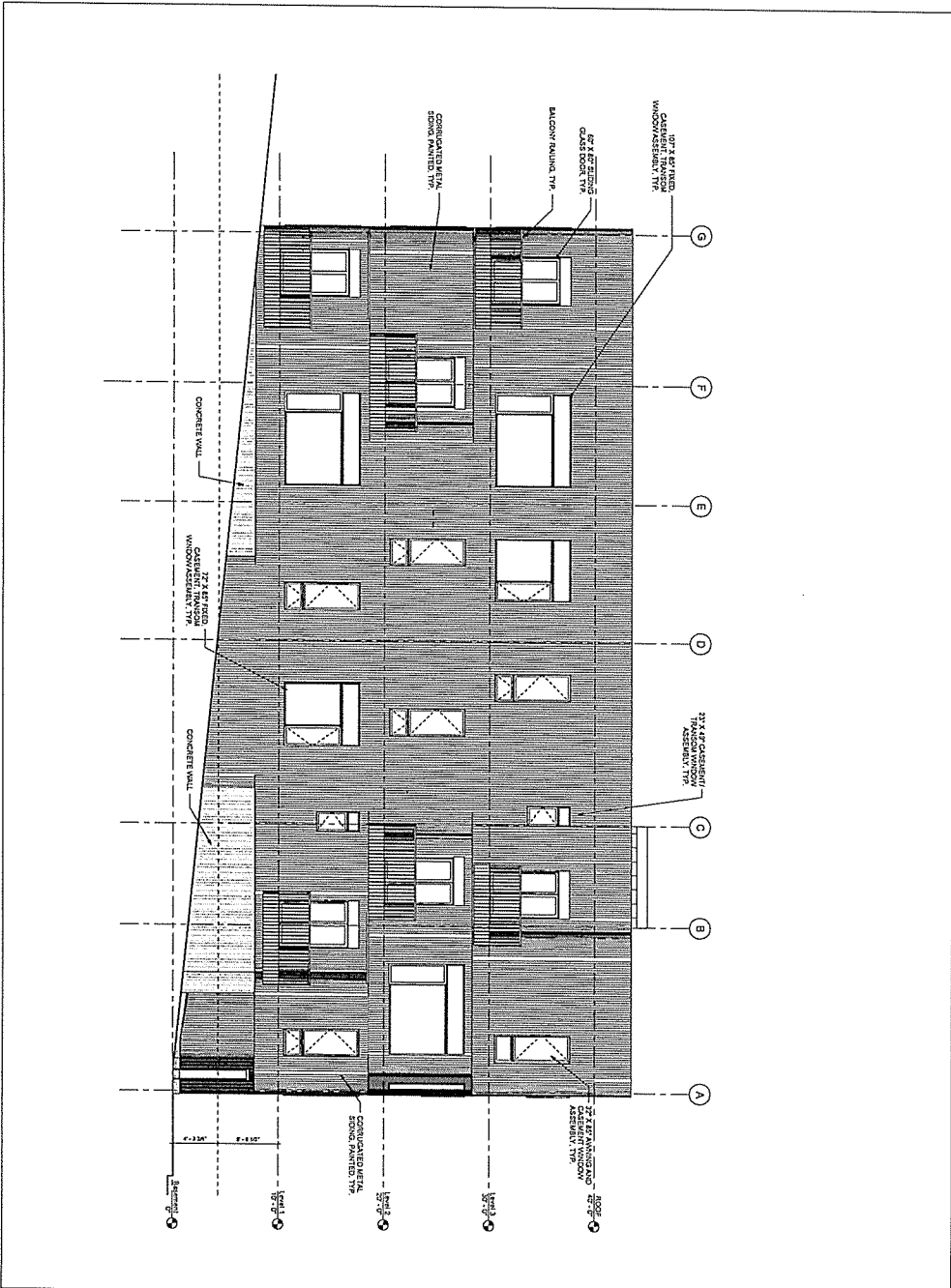
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 DATE 12/20/21

DRAWING TITLE
 THIRD FLOOR PLAN

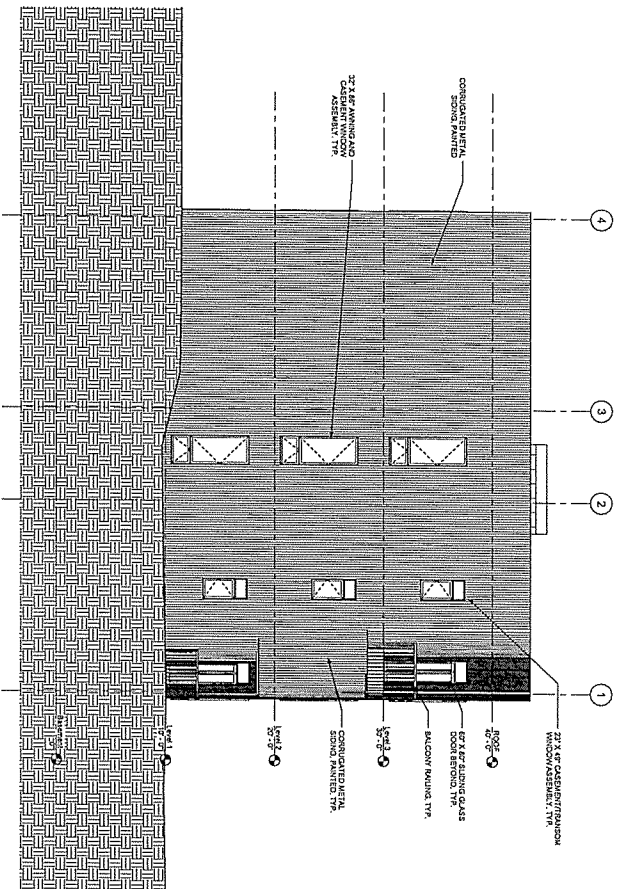
SHEET NO.
A-1.04
 25



<p>RESTRICTION</p>	<p>OWNER CONDOR 187 187 CONDOR STREET, BOSTON MA 02128</p>
<p>ARCHITECT MERCE ARCHITECTS 1177 COMMERCIAL STREET BOSTON, MA 02118 TEL: 617.552.3333 WWW.MERCEARCHITECTS.COM</p>	<p>DATE: 12/22/2018</p>
<p>REGISTERED PROFESSIONAL ENGINEER STATE OF MASSACHUSETTS LICENSE NO. 10000</p>	<p>SCALE: 1/8" = 1'-0"</p>
<p>REGISTERED PROFESSIONAL ARCHITECT STATE OF MASSACHUSETTS LICENSE NO. 10000</p>	<p>DRAWING TITLE ROOF PLAN</p>
<p>REGISTERED PROFESSIONAL ARCHITECT STATE OF MASSACHUSETTS LICENSE NO. 10000</p>	<p>SHEET NO. A-1.05</p>



<p>REGISTRATION</p> <p>OWNER CONDOR 187 187 CONDOR STREET BOSTON MA 02128</p> <p>ARCHITECT MERGE ARCHITECTS 187 CONDOR STREET BOSTON MA 02128</p> <p>REGISTERED PROFESSIONAL ENGINEER MERGE ENGINEERING 187 CONDOR STREET BOSTON MA 02128</p> <p>MECHANICAL ENGINEER MERGE ENGINEERING 187 CONDOR STREET BOSTON MA 02128</p> <p>CIVIL ENGINEER MERGE ENGINEERING 187 CONDOR STREET BOSTON MA 02128</p> <p>SCHEMATIC CONSULTANT MERGE ENGINEERING 187 CONDOR STREET BOSTON MA 02128</p>	<p>MERGE ARCHITECTS^{INC.}</p> <p>CONDOR 187 187 CONDOR STREET, BOSTON MA 02128</p>	<p>DATE: 10/2018</p> <p>SCALE: 1/8" = 1'-0"</p> <p>JOB NO.: 17213</p> <p>DRAWING TITLE EXTERIOR ELEVATION</p> <p>SHEET NO. A-2.02</p> <p>50</p>
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RESTRICTIONS

COMMON

ARCHITECT

STRUCTURAL ENGINEERS

MERGER ENGINEER

DATE

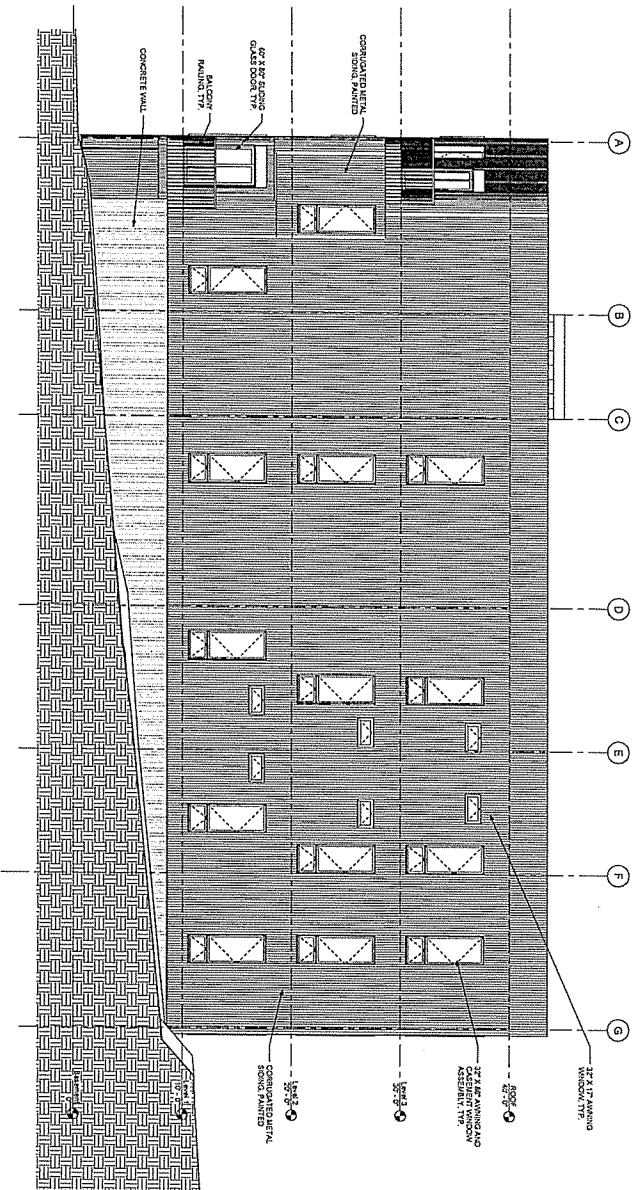
CORE CONSULTANT

MERGER ARCHITECTSSM
 187 CONDR STREET, BOSTON MA
 02128

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DATE: 1/27/14
 SCALE: 1/8" = 1'-0"
 DRAWN BY: JRE/PH

SHEET NO. **A-2.03**
 15



REGISTRATION

OWNER

ARCHITECT

STRUCTURAL ENGINEER

MERPP ENGINEER

CIVIL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

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 CONDOR 187
 187 CONDOR STREET, BOSTON MA
 02128

JOB NO.	1723
SCALE	1/4" = 1'-0"
DATE	MARCH
DRAWING TITLE	EXTERIOR ELEVATION
SHEET NO.	A-2.04

53