

June 22, 2018

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

RE: 211 Condor Street: Second Notice of Project Change under Article 80A-6

Dear Mr. Golden:

This office represents Condor Street Condominiums, LLC in connection with the development approval process for 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.

Original Approval

This project was originally 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 proposal for 187-191 Condor Street.¹ The BPDA Board Memo on the original approval is attached hereto as Exhibit 1.

As originally approved, 211 Condor Street was proposed to be a new four story residential building consisting of fourteen residential units, two of which were designated as Inclusionary Development Policy ["IDP"] units, together with 14 off-street accessory parking spaces at ground level. The gross floor area as previously approved was 16,620 square feet.

Subsequent to the BPDA Board of Directors' approval under Article 80E, the proposal proceeded to the zoning Board of Appeal in July 2017 and was granted the zoning relief necessary to construct the project as proposed.

¹ Although neither development proposal at each of these two addresses required Small Project Review under Article 80E, the BPDA staff requested that the proponent voluntarily submit the two combined projects for review and the proponent agreed to do so. No changes are being proposed by this NPC for the previously approved project at 187-191 Condor Street. The BPDA Board approved a separate Notice of Project Change for the design of 187-191 Condor Street on February 8, 2018.

First NPC

Thereafter, a determination was made that the zoning sub-district line along Condor Street was not the same as the Chapter 91 line for purposes of building on filled tidelands [Chelsea Creek a/k/a Chelsea River]. Accordingly, a Notice of Project Change was filed on November 20, 2017 in order to change the original approval to take into account the need to 'shave' 5-7 feet off the front of the building [on a diagonal line] to meet the Chapter 91 presumptive boundary. This resulted in a loss of 2,665 square feet and two units. The BPDA Board of Directors approved the First NPC on January 11, 2018². The BPDA Board Memo on the First NPC is attached hereto as Exhibit 2.

Second NPC

As a result of the loss of square footage and units to comply with Chapter 91, the building has been redesigned both internally and on the exterior. A new, bolder modern design is being proposed for the building to take into account the historic industrial character of the area. Larger windows have been added to the front of the building to take into account the water views and small terraces have been added to create usable open space for some of the units and to activate the front of the building along Condor Street. The revised floor plans and building façade rendering are attached hereto as Exhibit 3.

Other than the design of the building and its internal configuration, no other changes are being proposed from the original approval or the First NPC.

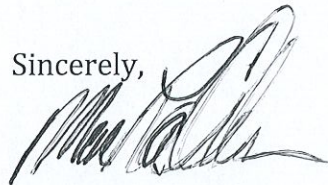
The project proponent requests that the Director evaluate these changes under Article 80A-6(2)(a)-(g) and determine that the changes do not represent a material change requiring further review under Article 80E. Further, a determination is requested that the changes do not increase the project's impacts and that the design changes are required in order to comply with G.L.c. 91 and the BPDA Board's prior approval of the First NPC.

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 changes to the project.

² The BPDA Board Memo approving the first NPC is dated January 11, 2017 but the date should be 2018.

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,

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

Marc LaCasse

cc: Raul Duverge

EXHIBIT 1

BOARD APPROVED

MEMORANDUM

JANUARY 11, 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, SENIOR PROJECT MANAGER
MATTHEW MARTIN, URBAN DESIGNER
KRISTINA RICCO, SENIOR 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 Partial Certification of Approval for the revised plan to construct a residential building with twelve (12) residential units, including two (2) IDP units and eleven (11) off-street parking spaces, at 211 Condor Street and within the 187-191 and 211 Condor Street project (the "Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); (2) execute and deliver Affordable Housing Agreement(s) in connection with the Proposed Project; and (3) execute and deliver Community Benefits Agreement(s) 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.

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

PROJECT SITE

The 187-191 & 211 Condor Street 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(s): Boston Real Estate Capital
Joseph Hassell

Condor Street Condominiums, LLC¹
Jacqueline Nunez

Architect: Choo & Company, Inc
Marc Sullivan

Legal Counsel: LaCasse Law, LLC
Marc LaCasse

THE ORIGINALLY APPROVED PROJECT

On May 11, 2017, Boston Real Estate Capital (the "Proponent") filed a Small Project Review Application with the BPDA seeking to redevelop two parcels respectively located at 187-191 Condor Street and 211 Condor Street in East Boston. On June 15, 2017, the BPDA Board voted to approve the first iteration of the 187-191 & 211 Condor Street project (the "Originally Approved Project").

¹ Condor Street Condominiums, LLC acquired title to the property located at 187-191 Condor Street on November 15, 2017.

The Originally Approved Project consisted of the construction of two (2), four (4) story residential buildings, totaling approximately 36,000 gross square feet, that would 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 included 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 included two (2) one-bedroom units and twelve (12) two-bedroom units and up to fourteen (14) off-street vehicle parking spaces.

THE REVISED PLAN FOR 211 CONDOR STREET

On November 20, 2017, Boston Real Estate Capital submitted a revised plan for the building located at 211 Condor Street within the Originally Approved Project with the BPDA.

After approvals were received from the BPDA and the City of Boston Zoning Board of Appeal ("ZBA"), further study revealed that the parcel located at 211 Condor Street is subject to the jurisdiction of Massachusetts General Laws, Chapter 91 ("G.L. c. 91"). Accordingly, in order to satisfy the requirements of G.L. c. 91, the proposed residential building at 211 Condor Street has been slightly revised. The requirements of G.L. c. 91 necessitate pulling the new structure back from the edge of Condor Street, away from the waterfront along the Chelsea River. As a result, the building will be smaller.

The following changes have been made to the proposed building located at 211 Condor Street:

1. A reduction of two (2) residential units bringing the total to twelve (12). The proposed unit mix consists of approximately three (3) one bedroom units and nine (9) two bedroom units.
2. A reduction of approximately three (3) off-street parking spaces, bringing the total to eleven (11).
3. A reduction in the gross floor area of approximately 2,665 square feet for a new gross floor area of approximately 13,955 square feet.

As a result of these changes to the proposed building located at 211 Condor Street, the proposed development at the Project Site will include the construction of two (2), four (4) story residential buildings, that will collectively include approximately twenty-one (21) residential homeownership units, including three (3) IDP units, and approximately twenty-two (22) off-street vehicle parking spaces (the "Proposed Project").

All of the community benefits, mitigation, and IDP commitments will remain the same as the Originally Approved 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 required 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. The ZBA approved the requested variances needed to construct the Proposed Project on July 25, 2017, subject to design review by the BPDA.

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 public street trees and landscaping improvements along Condor Street in and around the Project Site;
- The creation of twenty one (21) 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-one (21) 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 published by 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	681 SF	211 Condor, Unit 8	80%	\$179,600
Two	976 SF	211 Condor, Unit 3	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 Agreements ("AHA") executed for 187-191 Condor and 211 Condor Street, respectively, 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(s) must be executed along with, or prior to, the issuance of the Certification or Partial Certification of Approval for the Proposed Project, as applicable. 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 BPDA approve and authorize the Director to: (1) issue a Partial Certification of Approval for the Proposed Project; (2) execute and deliver Affordable Housing Agreement(s) in connection with the Proposed Project; and (3) execute and deliver Community Benefits Agreement(s) 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.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Partial Certification of Approval, approving the revised plan to develop and construct a residential building with twelve (12) residential units, including two (2) IDP units and eleven (11) off-street parking spaces, located at 211 Condor Street and within the 187-191 and 211 Condor Street project (the "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

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver Affordable Housing Agreement(s) for the creation of three (3) on-site IDP Units in connection with the Proposed Project; and

FURTHER

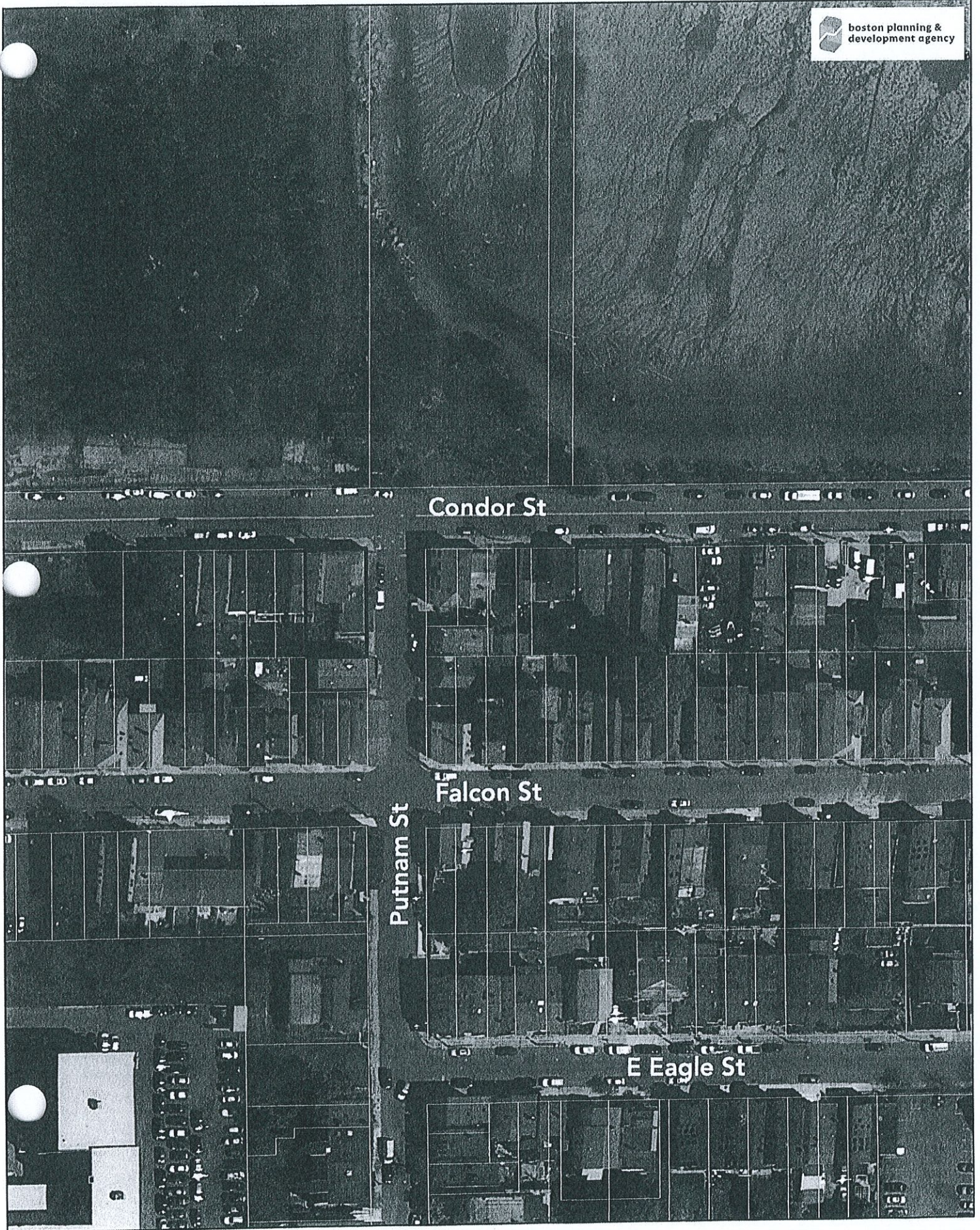
VOTED: That the Director be, and hereby is, authorized to execute and deliver Community Benefits Agreement(s) and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

191 & 211 Condor Street, East Boston

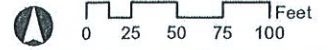
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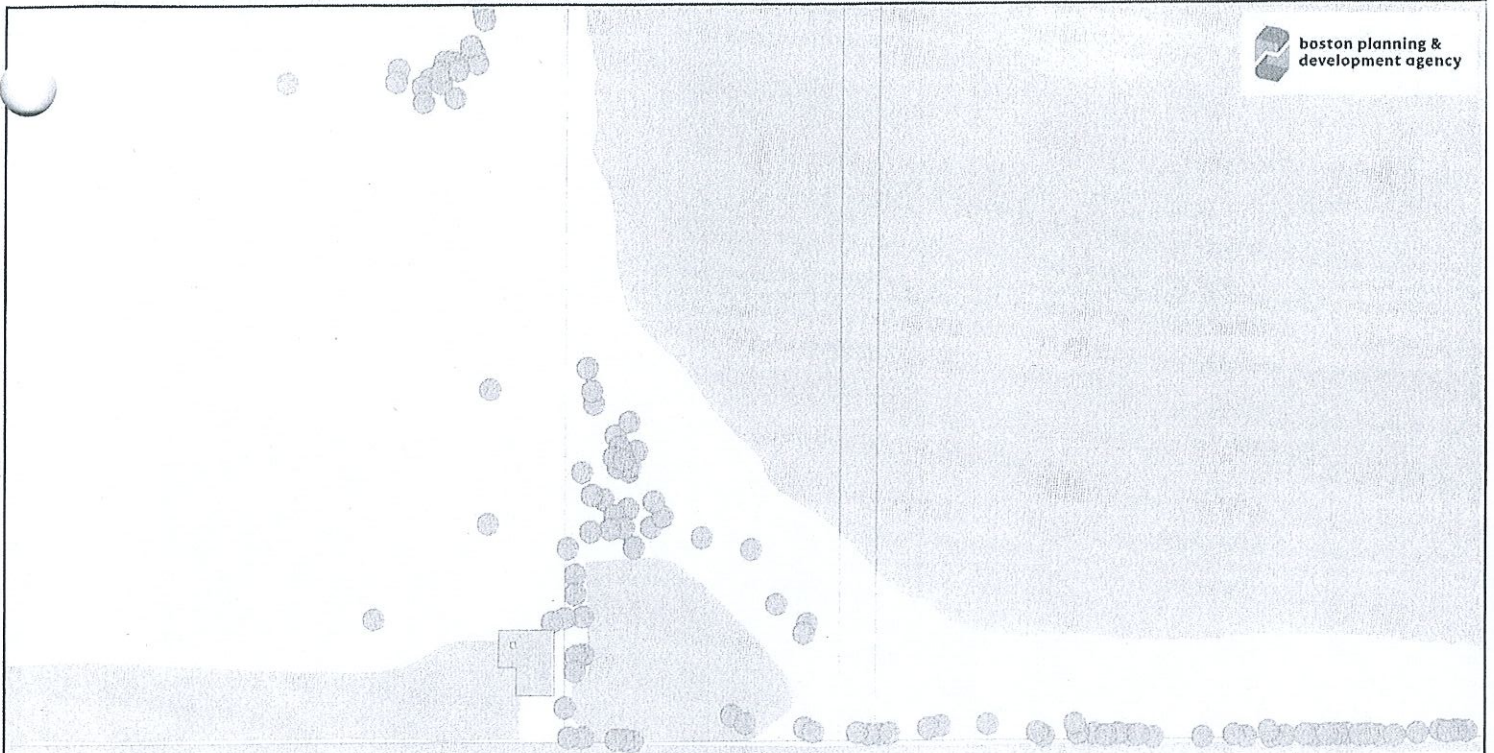
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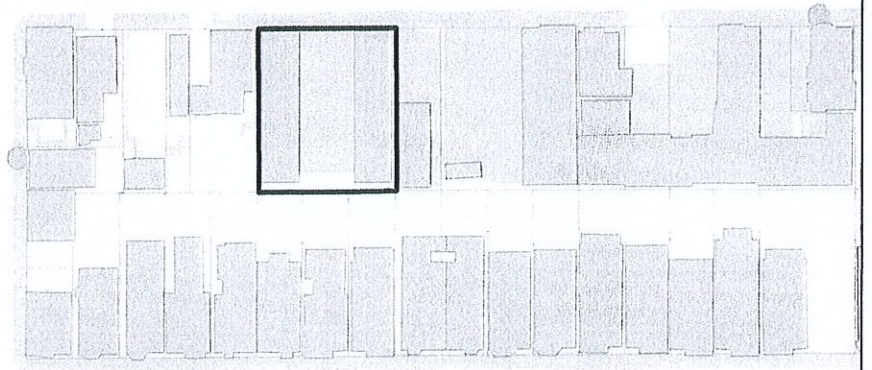
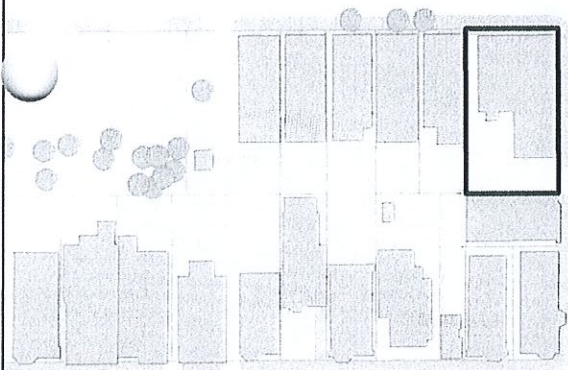
191 & 211 Condor Street, East Boston



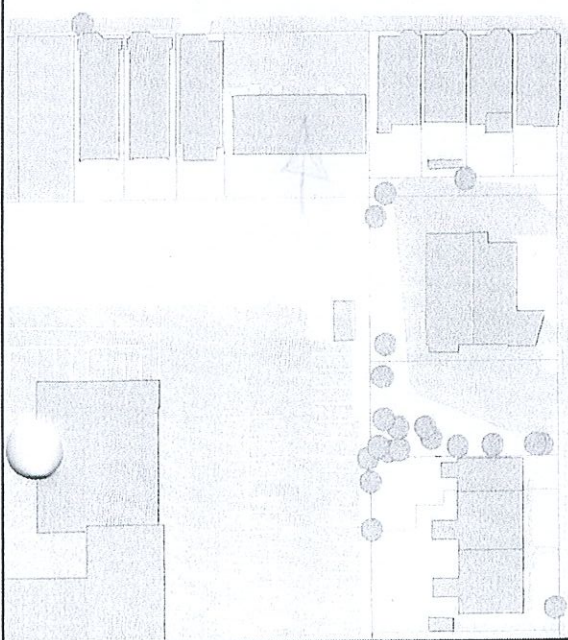
 boston planning & development agency



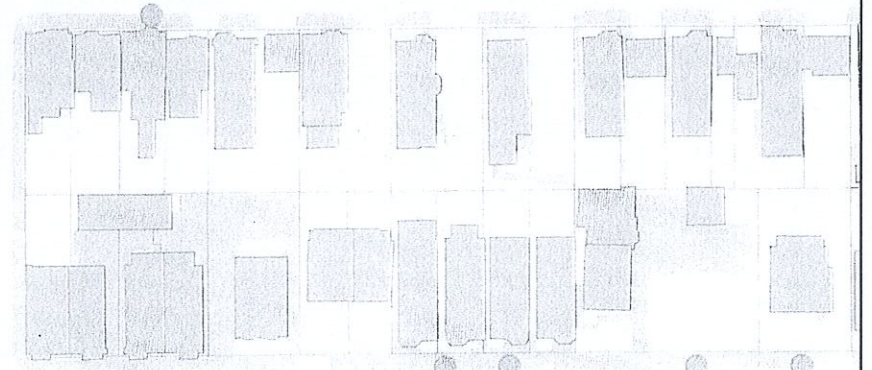
Condor St



Falcon St



Putnam St



E Eagle St

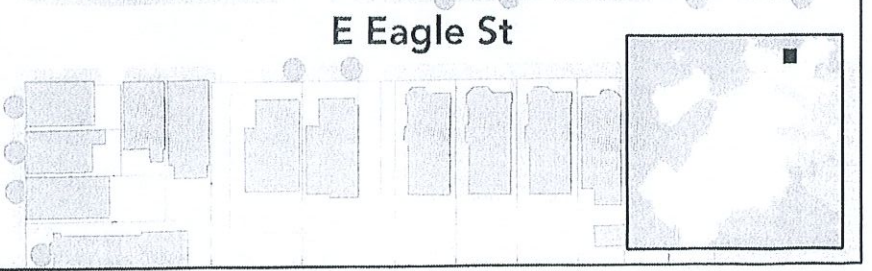


EXHIBIT 2

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

FURTHER

VOTED:

That the Director be, and hereby is, authorized to execute and deliver an Affordable Housing Agreement for the creation of three (3) on-site IDP Units in connection with the Proposed Project; and

FURTHER

VOTED:

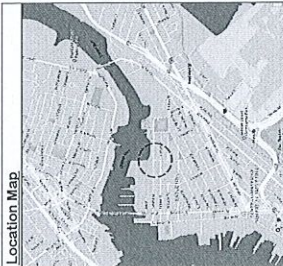
That the Director be, and hereby is, authorized to execute and deliver a Community Benefits Agreement and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and

FURTHER

VOTED:

That the Director be, and hereby is, authorized to issue the following recommendation to the City of Boston Zoning Board of Appeal on Petition BOA-64224 and BOA-64222 for zoning and building code relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

EXHIBIT 3



Sheet Index

A-5.21	INTERIOR DETAILS
A-6.00	PARTITION TYPES
A-6.01	ASSEMBLY TYPES
A-6.10	DOOR TYPES & SCHEDULE
A-6.11	WINDOW TYPES & SCHEDULE
A-7.00	MECHANICAL PLAN
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Gross Floor Area

Project Description	THE PROJECT ENCOMPASSES THE CONSTRUCTION OF A NEW 140 UNIT CONDOMINIUM BUILDING CONTAINING 12 CONDOMINIUMS WITH ENCLOSED PARKING AT THE BASEMENT LEVEL FOR 11 CARS.
	THERE ARE EXISTING 1-4 STORY BRICK GARAGE STRUCTURES ON SITE TO BE DEMOLISHED AND REMOVED.
	THE PROJECT IS ADJUTED BY EXISTING STRUCTURES TO THE EAST, WEST, AND SOUTH BOUNDARIES.
	ENTRIES TO THE NEW BUILDING SHALL BE LOCATED ALONG CONDOR STREET

Zoning Summary	EAST BOSTON NEIGHBORHOOD	PROPOSED	ZONING
ZONING DISTRICT:	2Z-2000	RELIEF	RELIEF
ZONING SUBDISTRICT:	2Z-2000	VARIANCE	VARIANCE
DIMENSIONAL REGULATIONS:	ALLOWED/REQUIRED	VARIANCE	VARIANCE
MAXIMUM F.A.R.	0.8	2.1	2.1
MAXIMUM BUILDING HEIGHT (FT)	35	44	44
MAXIMUM BUILDING HEIGHT (STORIES)	7.5	4	4
MIN. LOT AREA DWELLING UNIT	2000 FOR 1 OR 2 UNITS	547	NONE
(S.F. MIN. LOT AREA) (S.F.)	25	75	NONE
MIN. LOT FRONTAGE	25	75	NONE
MIN. USABLE OPEN SPACE	350	NONE	NONE
(S.F. DWELLING UNIT)	5	UPDATE	VARIANCE
MINIMUM FRONT YARD (FT)	5	7	VARIANCE
MINIMUM REAR YARD (FT)	5	5	VARIANCE
OTHER ZONING REGULATIONS	ALLOWED/REQUIRED	PROPOSED	ZONING
PRIMARY USE	2-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	VARIANCE
OFF-STREET PARKING (SPACES/DWELLING UNIT)	2.2 (24 TOTAL)	11	VARIANCE

CONDOR 211

100%SD

187-191 CONDOR STREET BOSTON, MA 02128

06/05/2018

OWNER
CONDOR STREET CONDOMINIUMS, LLC
201R SAVIN HILL AVENUE
BOSTON, MA 02215
T: 617.320.5323

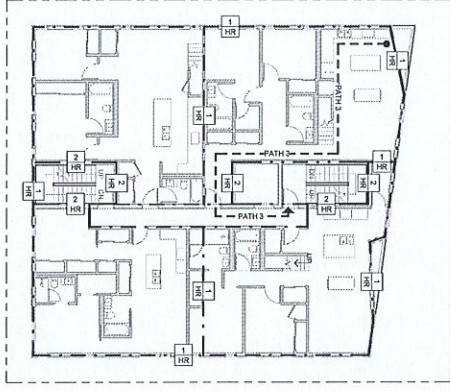
ARCHITECT
MERGE ARCHITECTS, INC.
332 CONGRESS ST., 6TH FLOOR
BOSTON, MA 02120
T: 617.670.0265

STRUCTURAL ENGINEER
TLH CONSULTING, LLC.
140 BEACH ST.
BOSTON, MA 02211
T: 617.362.1804

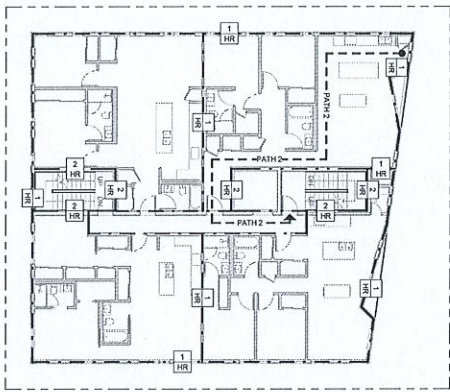
MEP/FP ENGINEER
ZADE ASSOCIATES, LLC.
19 FREDITH RD.
WEYMOUTH, MA 02189
T: 617.413.7029

CIVIL ENGINEER
PAUL TYRELL PE, PLS
154 TURNPIKE RD, SUITE 200
SOUTHBOROUGH, MA 01772
T: 617.500.7633

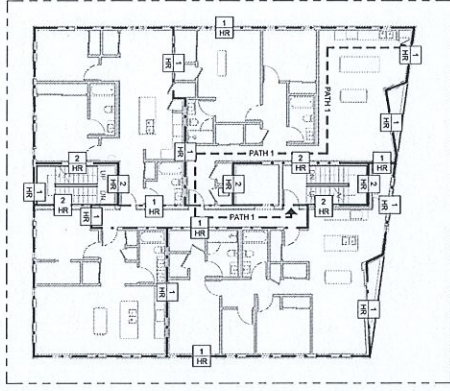
CODE CONSULTANT
CODE RED CONSULTANTS, LLC
154 TURNPIKE RD, SUITE 200
SOUTHBOROUGH, MA 01772
T: 617.500.7633



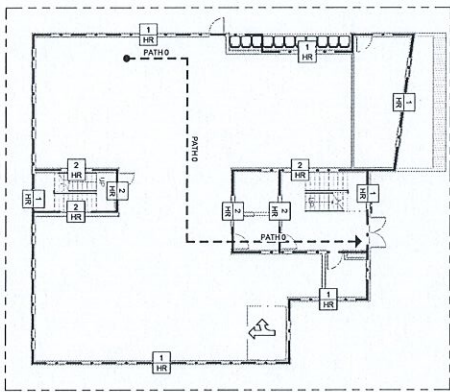
① LEVEL 1 LIFE SAFETY PLAN
3/22/17 1/4"



② LEVEL 2 LIFE SAFETY PLAN
3/22/17 1/4"



③ LEVEL 3 LIFE SAFETY PLAN
3/22/17 1/4"



④ LEVEL 4 LIFE SAFETY PLAN
3/22/17 1/4"

Life Safety Legend	
—	1 HR
- - -	2 HR
· · · · ·	3 HR
→	TRAVEL PATH

Travel Distances	
Travel Path	Maximum Travel Distance
PATH 0	125'-0"
PATH 1	125'-0"
PATH 2	87'-0"
PATH 3	83'-0"

REGISTRATION
NOT FOR CONSTRUCTION

OWNER
CONDOR ARCHITECTS, LLC
187-191 CONDOR STREET BOSTON, MA 02128
TEL: 617-552-1111
WWW.CONDORARCHITECTS.COM

ARCHITECT
CONDOR ARCHITECTS, LLC
187-191 CONDOR STREET BOSTON, MA 02128
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WWW.CONDORARCHITECTS.COM

STRUCTURAL ENGINEER
MERPEP ENGINEERS, LLC
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187-191 CONDOR STREET BOSTON, MA 02128
TEL: 617-552-1111
WWW.MERPEPENGINEERS.COM

CIVIL ENGINEER
MERPEP ENGINEERS, LLC
187-191 CONDOR STREET BOSTON, MA 02128
TEL: 617-552-1111
WWW.MERPEPENGINEERS.COM

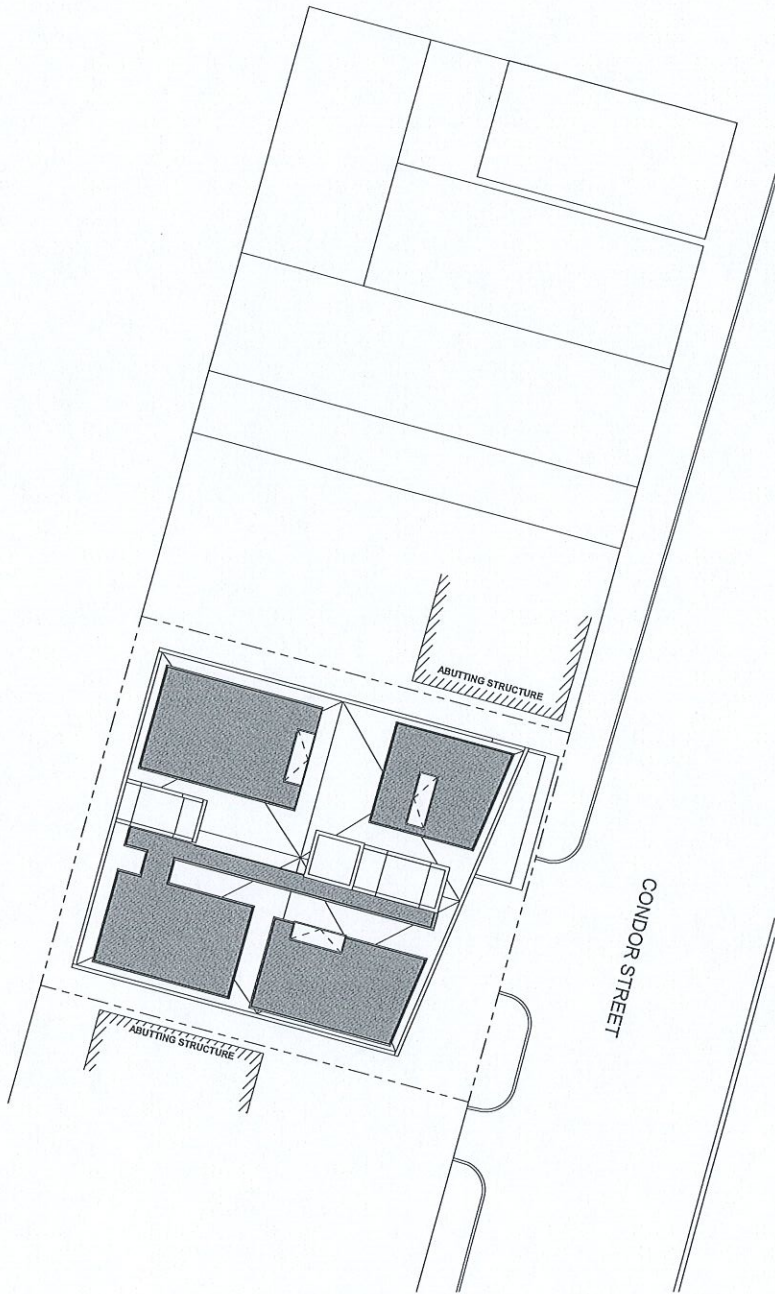
CODE CONSULTANT
MERPEP ENGINEERS, LLC
187-191 CONDOR STREET BOSTON, MA 02128
TEL: 617-552-1111
WWW.MERPEPENGINEERS.COM

MERGEARCHITECTS INC.
CONDOR 191
187-191 CONDOR STREET BOSTON,
MA 02128

SHEET NO. **LS-1.00**

JOB NO.: 17386
SCALE: As Indicated
DATE: 08/18/18
DRAWING TITLE: LIFE SAFETY PLANS

5/19/2018 7:16:09 PM
5/9/18



REGISTRATION
**NOT FOR
 CONSTRUCTION**

OWNER

CONDOR STREET COMMERCIAL LLC
 187-191 CONDOR STREET
 BOSTON, MA 02128

ARCHITECT

MERGE ARCHITECTS INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

STRUCTURAL ENGINEER

MERGE ARCHITECTS INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

MEP/FP ENGINEER

MERGE ARCHITECTS INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

CIVIL ENGINEER

MERGE ARCHITECTS INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

CODE CONSULTANT

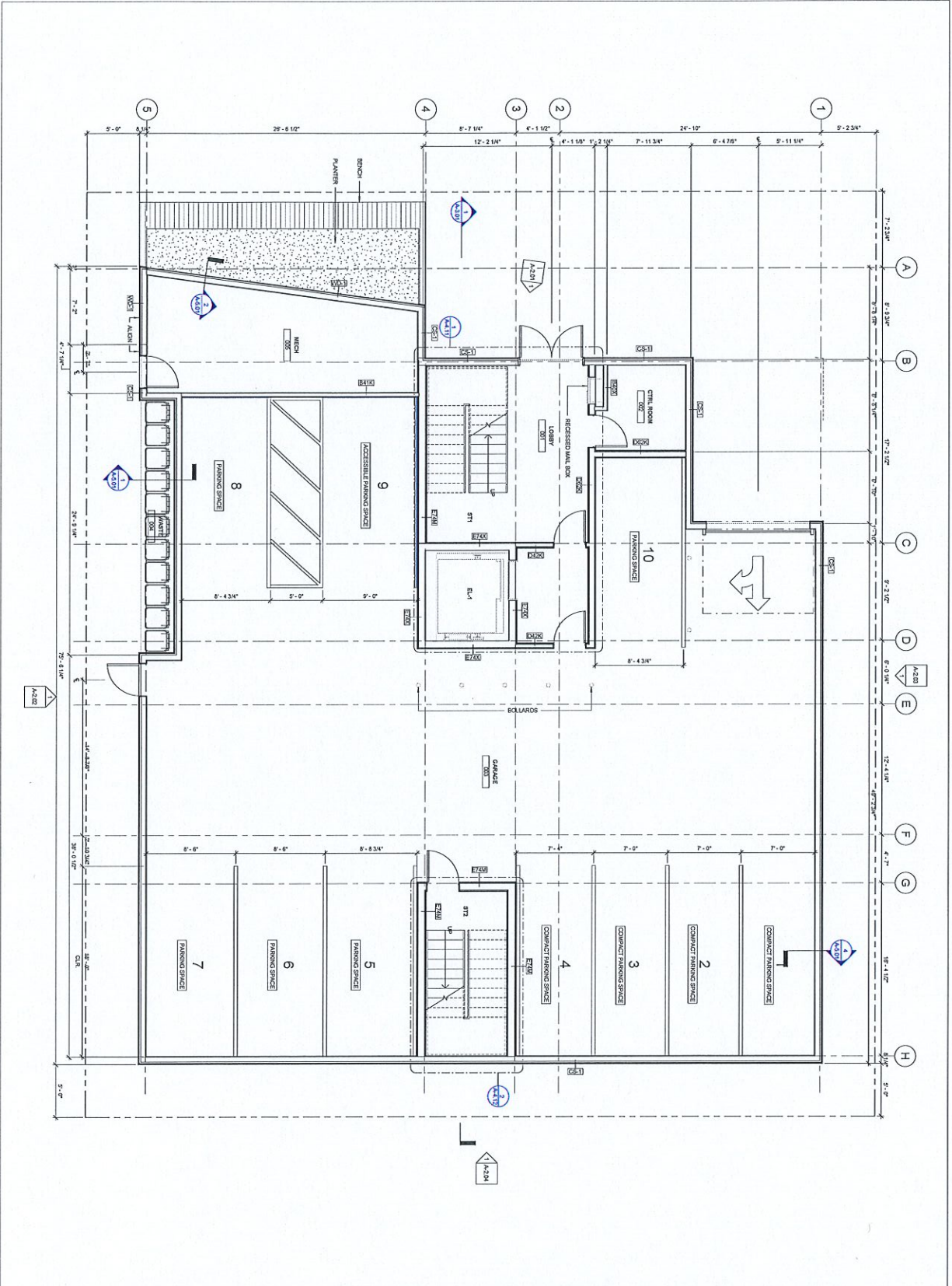
MERGE ARCHITECTS INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

MERGE ARCHITECTS INC.
 CONDOR 191
 187-191 CONDOR STREET BOSTON,
 MA 02128

JOB NO.	17386
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DATE	02/16/18
DRAWING TITLE	SITE PLAN

SHEET NO. 
A-1.00

5/9/18



REGISTRATION

NOT FOR CONSTRUCTION

OWNER

CONDOR STREET DEVELOPMENT, LLC
187 CONDOR STREET, BOSTON, MA 02128
TEL: 617.552.1234

ARCHITECT

MERGE ARCHITECTS, INC.
187 CONDOR STREET, BOSTON, MA 02128
TEL: 617.552.1234

STRUCTURAL ENGINEER

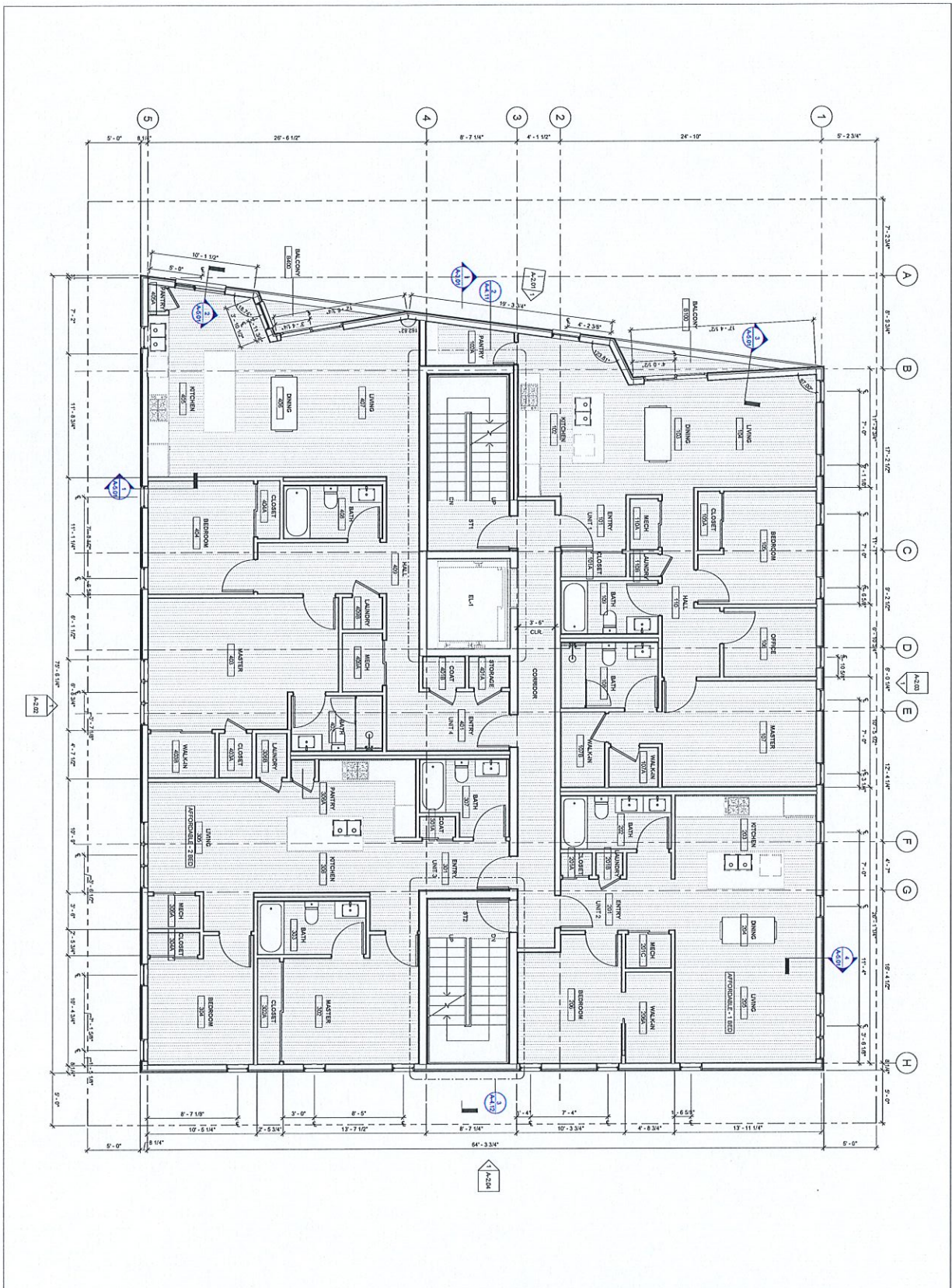
MEP/ELECTRICAL ENGINEER

CIVIL ENGINEER

CODE CONSULTANT

MERGE ARCHITECTS INC
CONDOR 191
187-191 CONDOR STREET BOSTON,
MA 02128

SHEET NO.	A-1.01
JOB NO.	17386
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DATE	02/15/18
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5915SD	

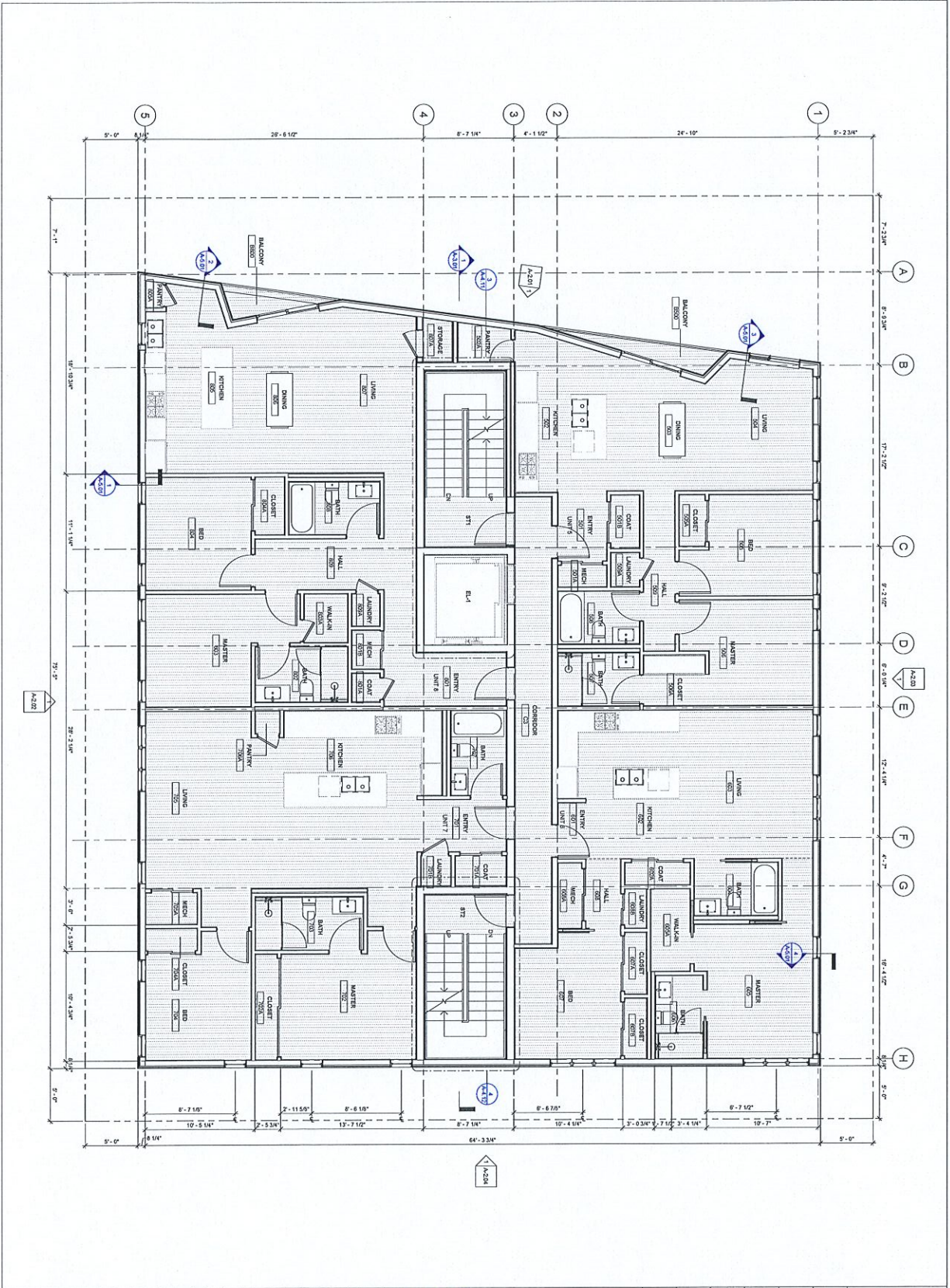


REGISTRATION
NOT FOR CONSTRUCTION

OWNER
 CONDOR STREET DEVELOPMENT LLC
 187-191 CONDOR STREET BOSTON, MA 02128
 ARCHITECT
 MERGE ARCHITECTS INC.
 187-191 CONDOR STREET BOSTON, MA 02128
 STRUCTURAL ENGINEER
 MERGE ARCHITECTS INC.
 187-191 CONDOR STREET BOSTON, MA 02128
 MEPP ENGINEER
 MERGE ARCHITECTS INC.
 187-191 CONDOR STREET BOSTON, MA 02128
 CIVIL ENGINEER
 MERGE ARCHITECTS INC.
 187-191 CONDOR STREET BOSTON, MA 02128
 CODE CONSULTANT
 MERGE ARCHITECTS INC.
 187-191 CONDOR STREET BOSTON, MA 02128

MERGE ARCHITECTS INC.
 CONDOR 191
 187-191 CONDOR STREET BOSTON,
 MA 02128

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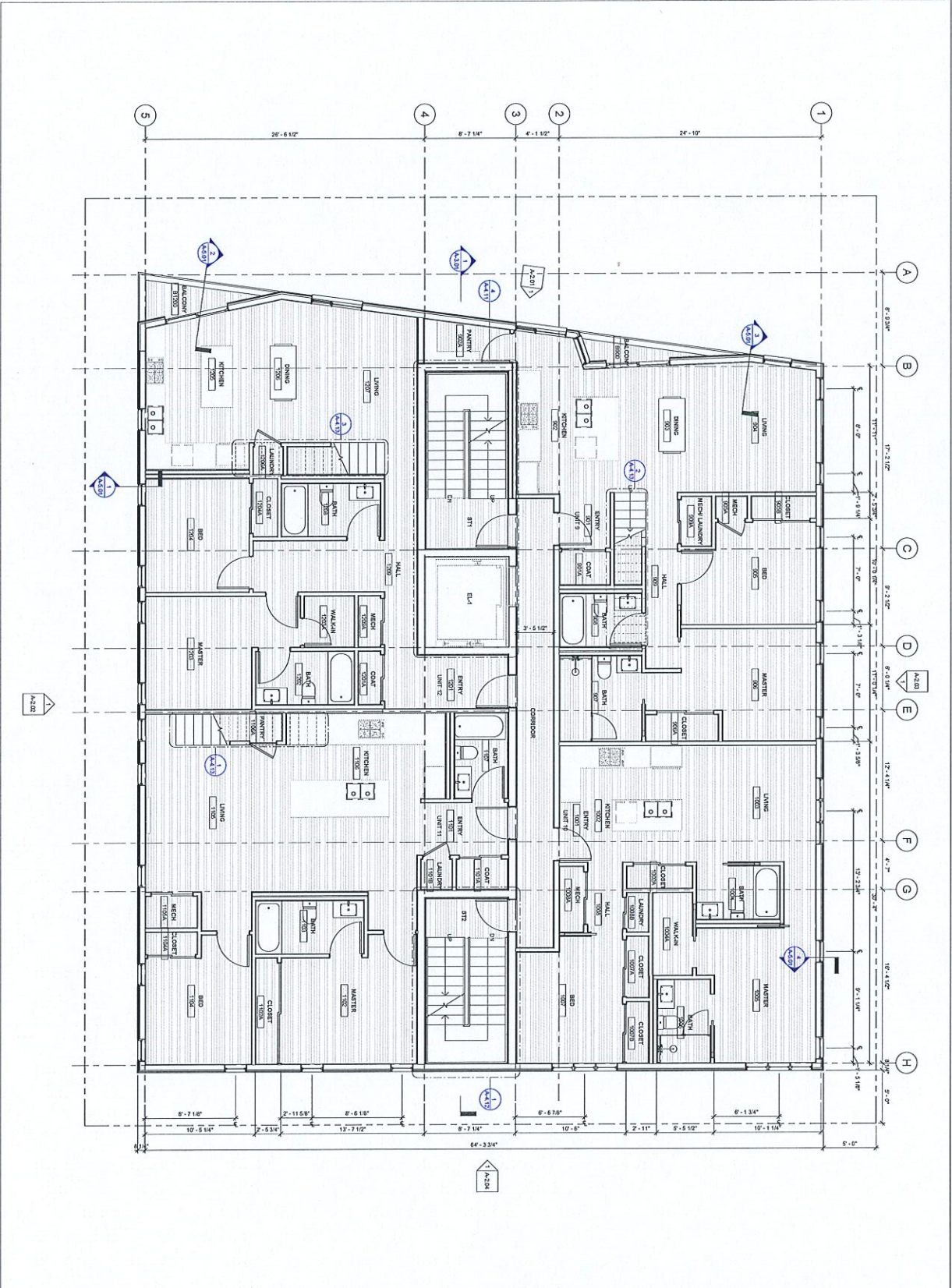
NOT FOR CONSTRUCTION

OWNER	CONDOR 191
ARCHITECT	MERGE ARCHITECTS INC.
STRUCTURAL ENGINEER	HEPPE ENGINEERS
MEEPE ENGINEER	HEPPE ENGINEERS
CIVIL ENGINEER	HEPPE ENGINEERS
CODE CONSULTANT	HEPPE ENGINEERS

MERGE ARCHITECTS INC.

CONDOR 191
187-191 CONDOR STREET BOSTON,
MA 02128

JOB NO.: 17286	SHEET NO. A-1.03	DATE: 08/15/18
SCALE: 1/8" = 1'-0"	DRAWING TITLE: THIRD FLOOR PLAN	
50% ASD		



REGISTRATION
NOT FOR CONSTRUCTION

OWNER
 CONDOR COMMERCIAL LLC
 187-191 CONDOR STREET
 BOSTON, MA 02128

ARCHITECT
 MERGE ARCHITECTS INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

STRUCTURAL ENGINEER
 MERGE ARCHITECTS INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

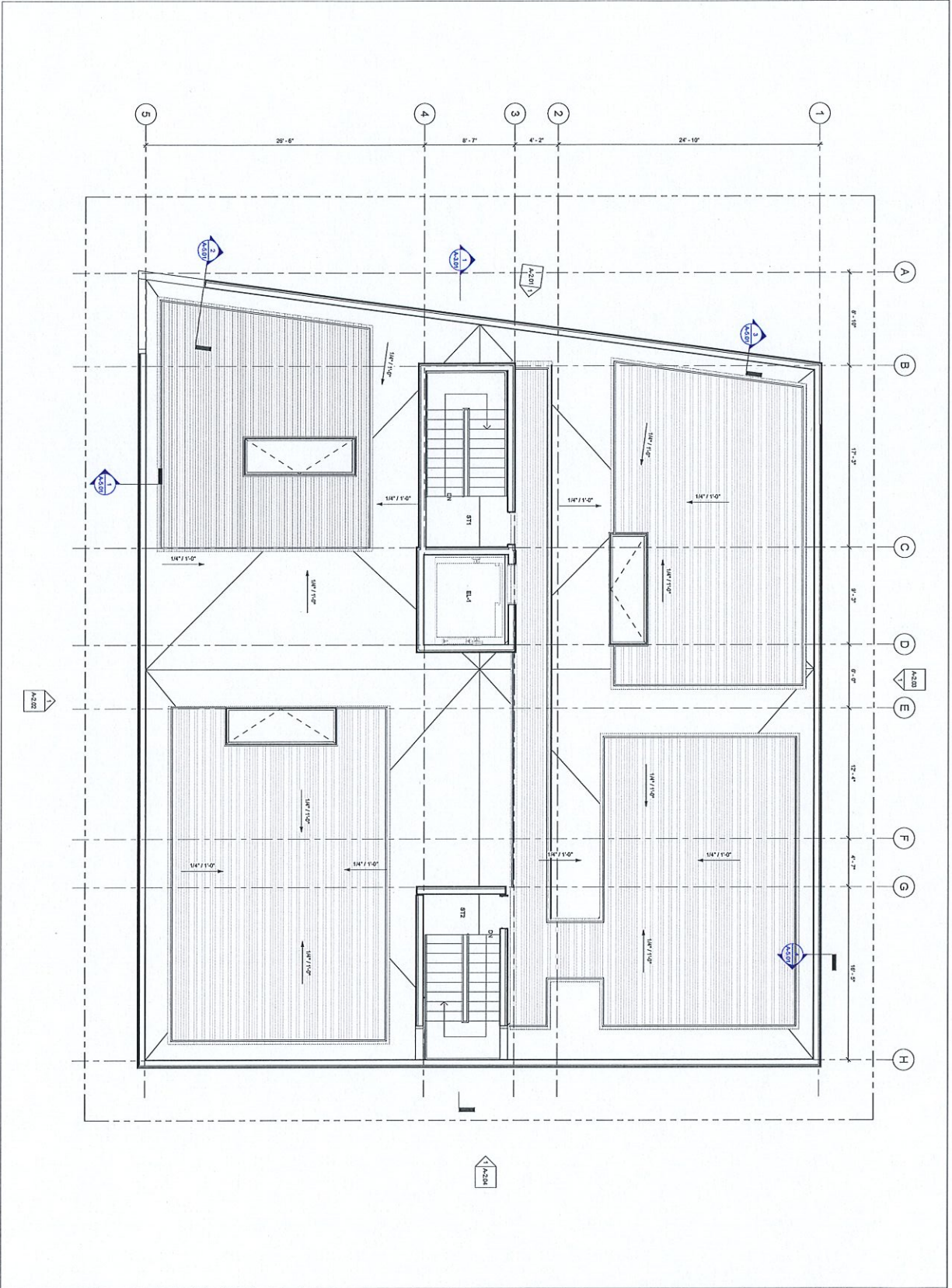
MERFP ENGINEER
 MERGE ARCHITECTS INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

CIVIL ENGINEER
 MERGE ARCHITECTS INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

CODE CONSULTANT
 MERGE ARCHITECTS INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

MERGE ARCHITECTS INC.
 CONDOR 191
 187-191 CONDOR STREET BOSTON,
 MA 02128

SHEET NO.	59MSD
JOB NO.	17386
SCALE:	1/4" = 1'-0"
DATE:	08/15/18
DRAWING TITLE	FOURTH FLOOR PLAN
A-1.04	



REGISTRATION
NOT FOR CONSTRUCTION

OWNER
 CONDOR INVESTMENT MANAGEMENT, LLC
 187 CONDOR STREET, BOSTON, MA 02128
 (617) 552-1100

ARCHITECT
 MERGE ARCHITECTS, INC.
 187 CONDOR STREET, BOSTON, MA 02128
 (617) 552-1100
 MERGEARCHITECTS.COM

STRUCTURAL ENGINEER
 STRUCTURAL ENGINEER
 187 CONDOR STREET, BOSTON, MA 02128
 (617) 552-1100

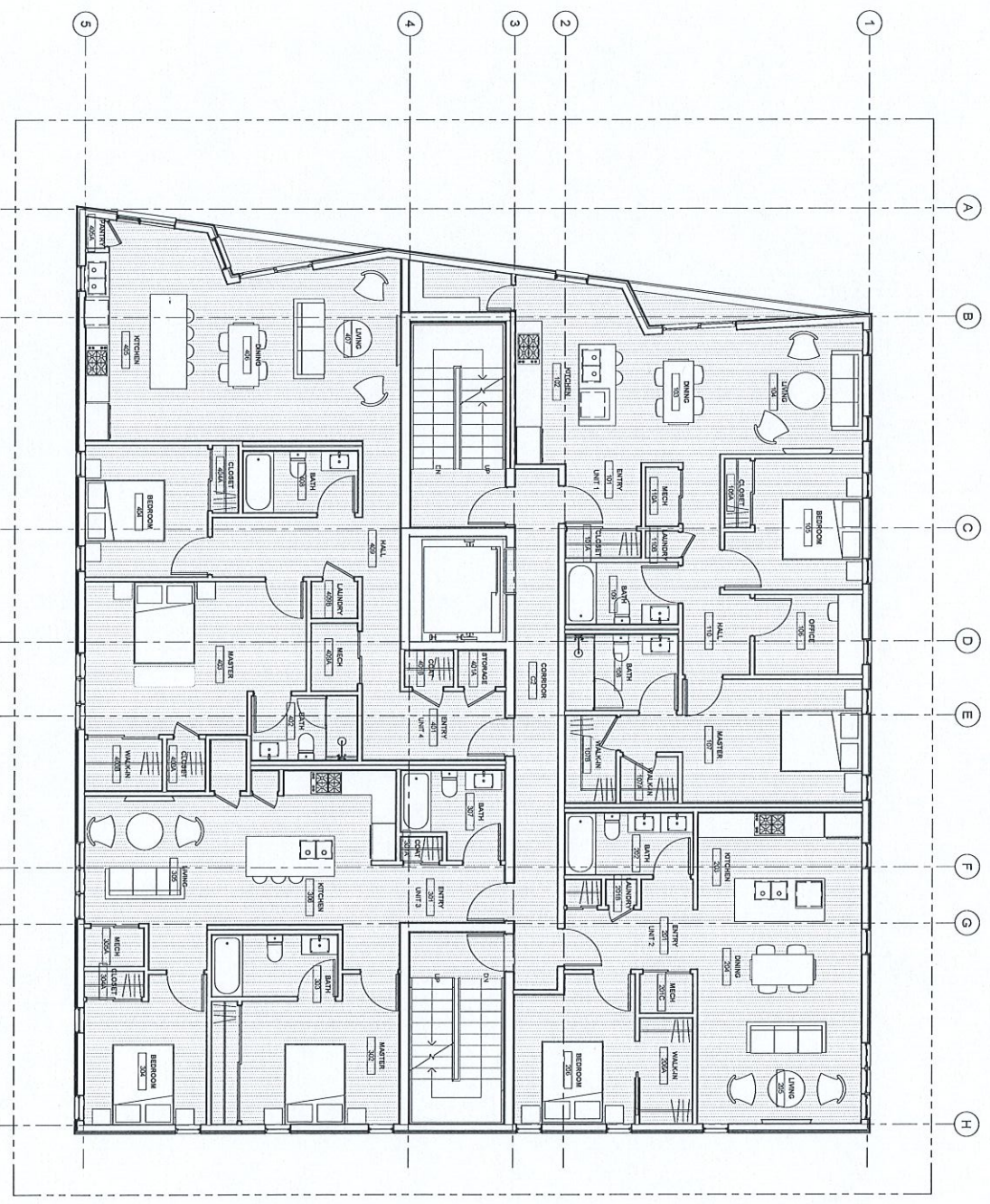
MEP/FP ENGINEER
 MECHANICAL ENGINEER
 187 CONDOR STREET, BOSTON, MA 02128
 (617) 552-1100

CIVIL ENGINEER
 CIVIL ENGINEER
 187 CONDOR STREET, BOSTON, MA 02128
 (617) 552-1100

CODE CONSULTANT
 CODE CONSULTANT
 187 CONDOR STREET, BOSTON, MA 02128
 (617) 552-1100

MERGE ARCHITECTS INC
 CONDOR 191
 187-191 CONDOR STREET BOSTON,
 MA 02128

JOB NO.	17286
SCALE	1/8" = 1'-0"
DATE	03/15/18
DRAWING TITLE	ROOF PLAN
SHEET NO.	A-1.05
50% ASD	



REGISTRATION
 NOT FOR
 CONSTRUCTION

OWNER
 CONDOR REAL ESTATE DEVELOPMENT, LLC
 187-191 CONDOR STREET BOSTON, MA 02128
 617.552.1111

ARCHITECT
 MERGE ARCHITECTS, INC.
 187-191 CONDOR STREET BOSTON, MA 02128
 617.552.1111

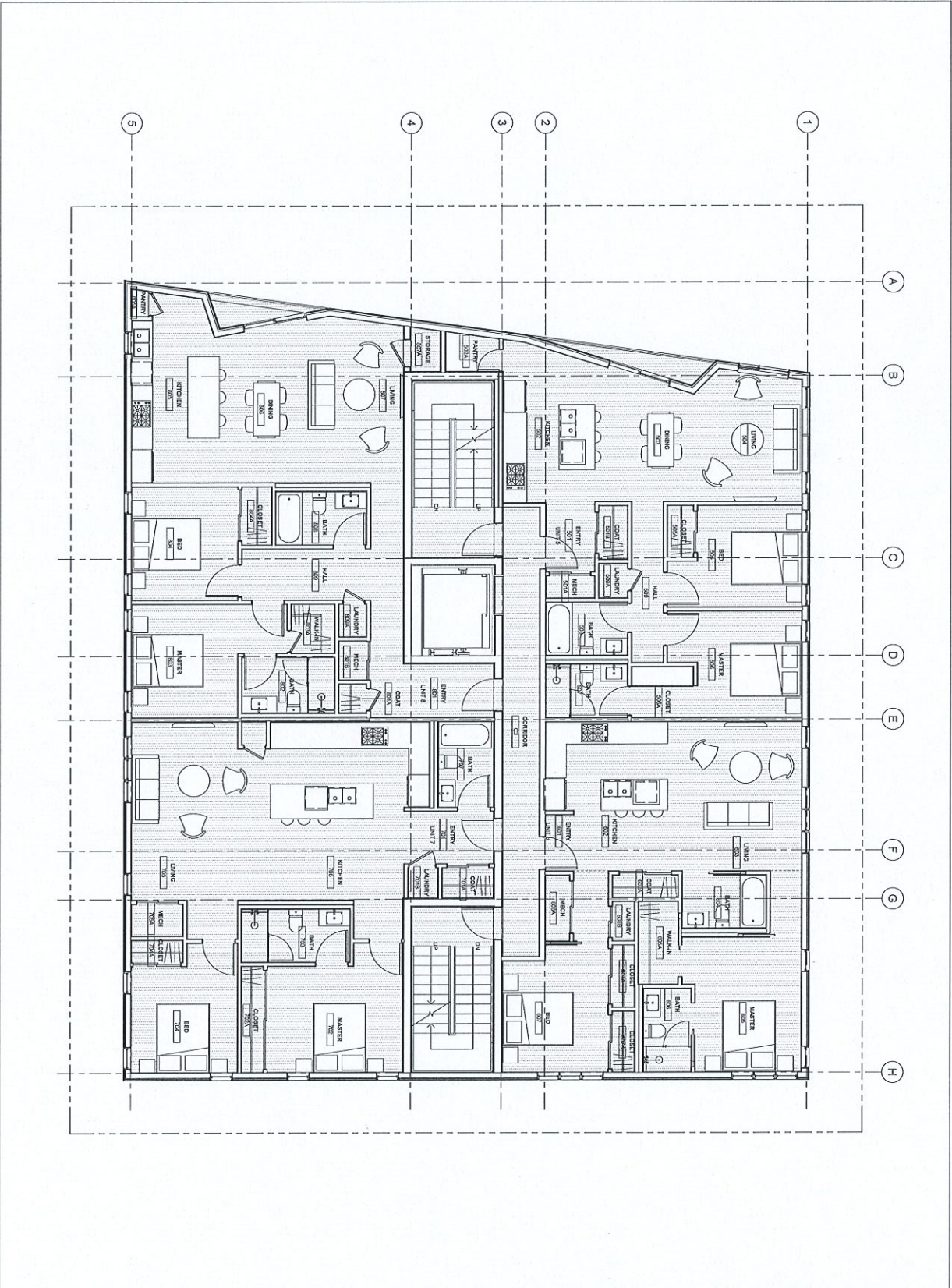
STRUCTURAL ENGINEER
 MERPEP ENGINEER
 187-191 CONDOR STREET BOSTON, MA 02128
 617.552.1111

CIVIL ENGINEER
 MERPEP ENGINEER
 187-191 CONDOR STREET BOSTON, MA 02128
 617.552.1111

CODE CONSULTANT
 MERPEP ENGINEER
 187-191 CONDOR STREET BOSTON, MA 02128
 617.552.1111

MERGEARCHITECTS INC
 CONDOR 191
 187-191 CONDOR STREET BOSTON,
 MA 02128

JOB NO.	17386
SCALE	1/8" = 1'-0"
DATE	06/19/18
DRAWING TITLE	SECOND FLOOR FURNITURE PLAN
SHEET NO.	A-1.22
	09/15/18



REGISTRATION
NOT FOR CONSTRUCTION

OWNER

CONDOR 191 LLC
 187-191 CONDOR STREET BOSTON, MA 02128

ARCHITECT

MERGE ARCHITECTS INC.
 187-191 CONDOR STREET BOSTON, MA 02128

STRUCTURAL ENGINEER

CONDOR 191 LLC
 187-191 CONDOR STREET BOSTON, MA 02128

MERFP ENGINEER

CONDOR 191 LLC
 187-191 CONDOR STREET BOSTON, MA 02128

CIVIL ENGINEER

CONDOR 191 LLC
 187-191 CONDOR STREET BOSTON, MA 02128

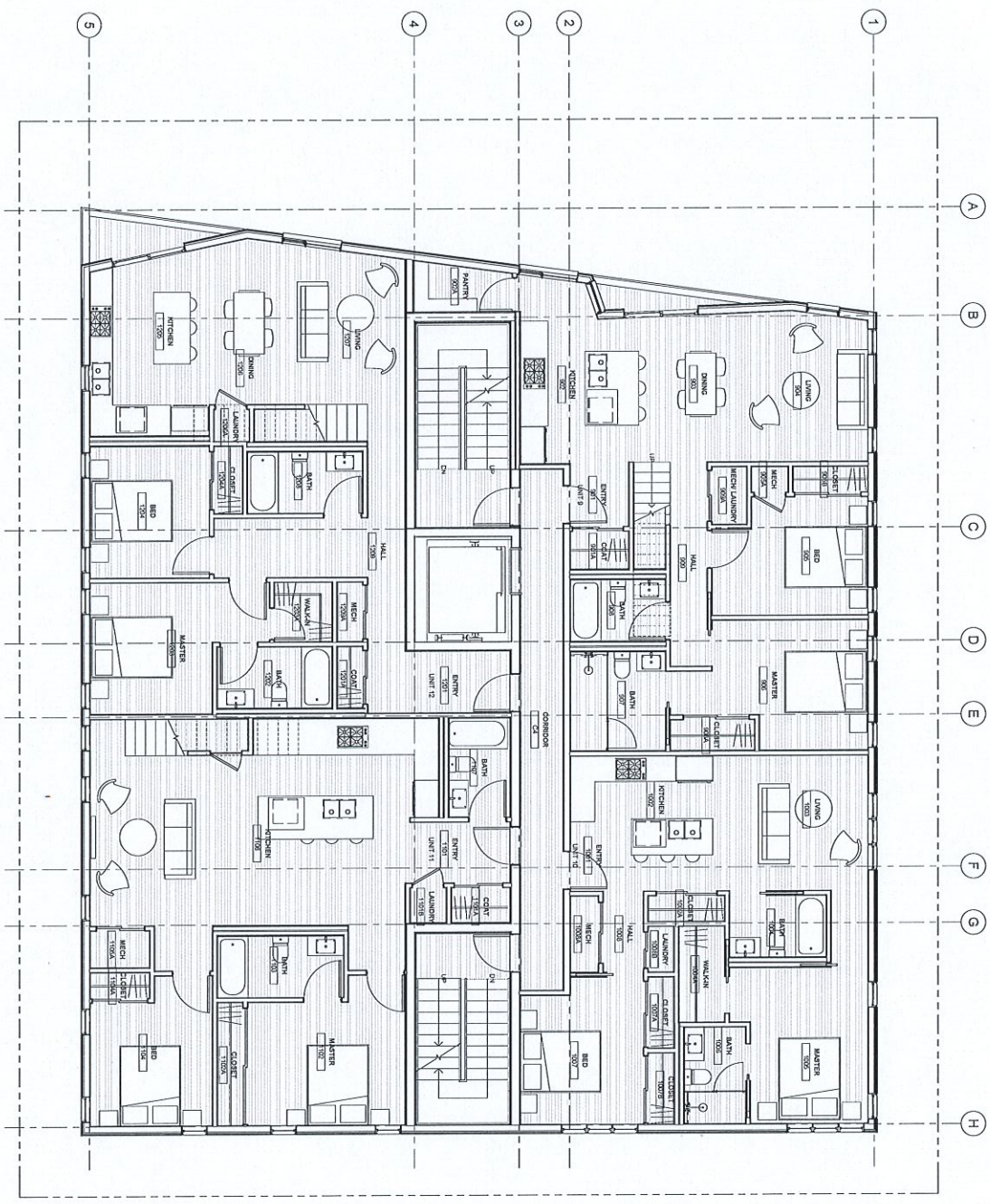
CODE CONSULTANT

CONDOR 191 LLC
 187-191 CONDOR STREET BOSTON, MA 02128

MERGE ARCHITECTS INC
 CONDOR 191
 187-191 CONDOR STREET BOSTON,
 MA 02128

JOB NO.	17286
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DATE	06/12/18
DRAWING TITLE	THIRD FLOOR FURNITURE PLAN
SHEET NO.	50/53D

A-1.23



REGISTRATION
NOT FOR CONSTRUCTION

OWNER

ARCHITECT

STRUCTURAL ENGINEER

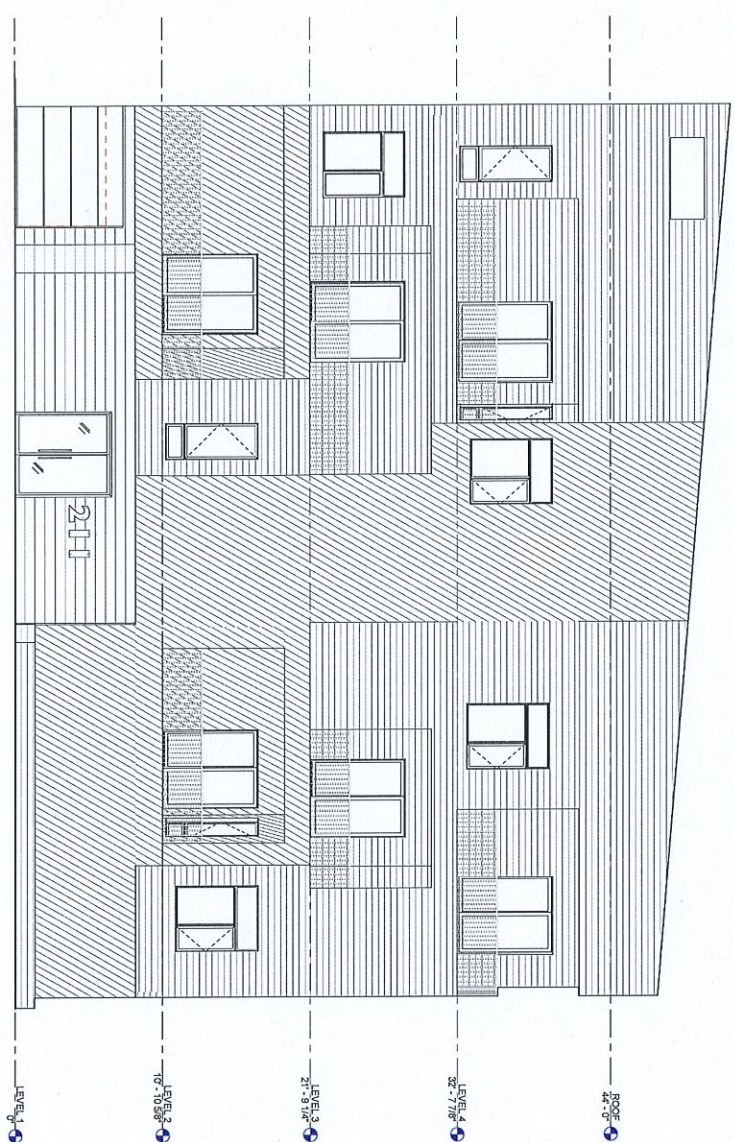
MEP/FP ENGINEER

CIVIL ENGINEER

CODE CONSULTANT

MERGEARCHITECTS INC
 CONDOR 191
 187-191 CONDOR STREET BOSTON,
 MA 02128

JOB NO.:	17366
SCALE:	1/8" = 1'-0"
DATE:	06/13/18
DRAWING TITLE	FOURTH FLOOR FURNITURE PLAN
SHEET NO.	A-1.24



REGISTRATION
NOT FOR CONSTRUCTION

OWNER
 CONDOR STREET DEVELOPMENT, LLC
 187-191 CONDOR STREET
 BOSTON, MA 02128

ARCHITECT
 MERGE ARCHITECTS, INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

STRUCTURAL ENGINEER
 MERGE ARCHITECTS, INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

MEEPP ENGINEER
 MERGE ARCHITECTS, INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

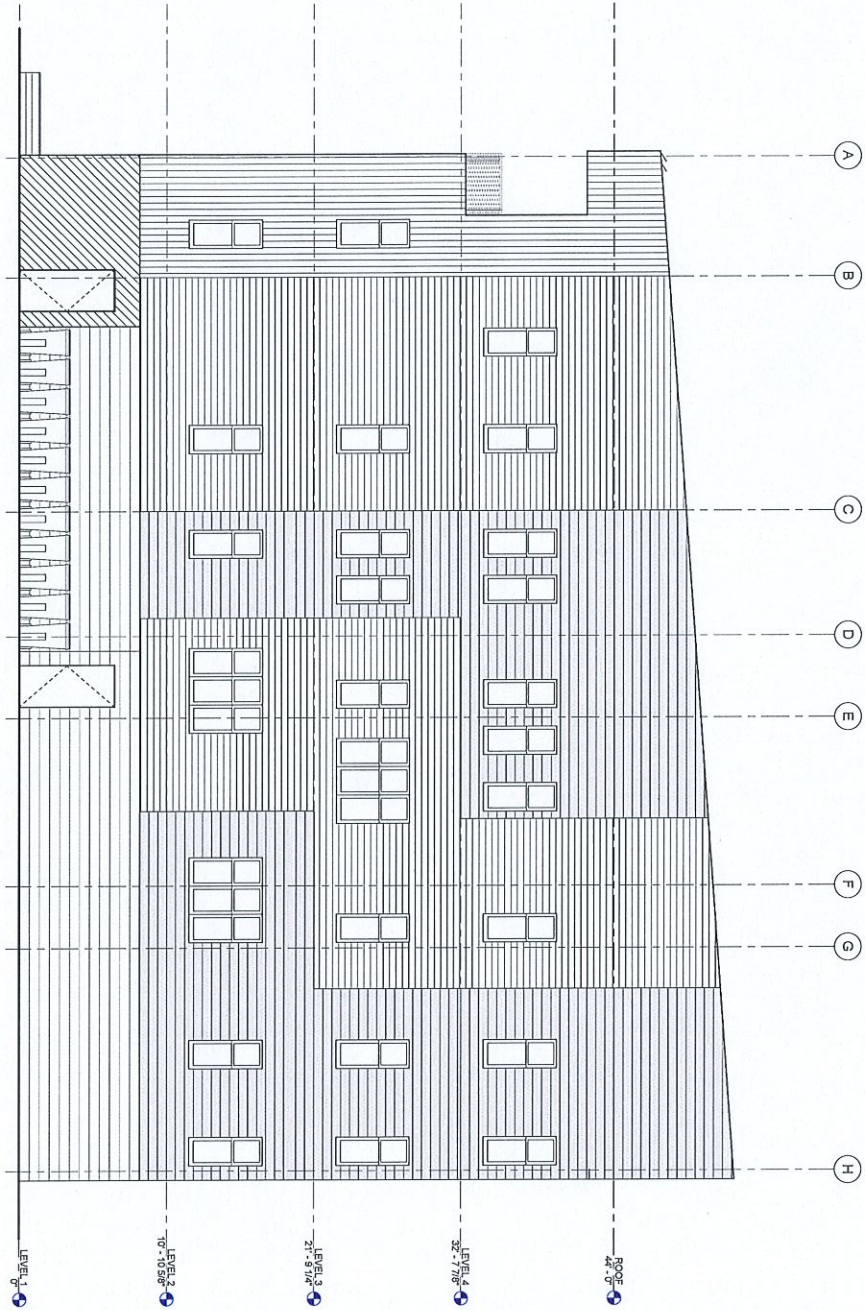
CIVIL ENGINEER
 MERGE ARCHITECTS, INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

CODE CONSULTANT
 MERGE ARCHITECTS, INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

MERGE ARCHITECTS INC
 CONDOR 191
 187-191 CONDOR STREET BOSTON,
 MA 02128

JOB NO.:	17286
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DATE:	02/15/18
DRAWING TITLE	EXTERIOR ELEVATION - NORTH
SHEET NO.	

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REGISTRATION
NOT FOR CONSTRUCTION

OWNER
 COMMONWEALTH DEVELOPMENTAL LLC
 187-191 CONDOR STREET
 BOSTON, MA 02128

ARCHITECT
 MERGE ARCHITECTS, INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

STRUCTURAL ENGINEER
 MERPEY ENGINEER
 187-191 CONDOR STREET
 BOSTON, MA 02128

CIVIL ENGINEER
 MERPEY ENGINEER
 187-191 CONDOR STREET
 BOSTON, MA 02128

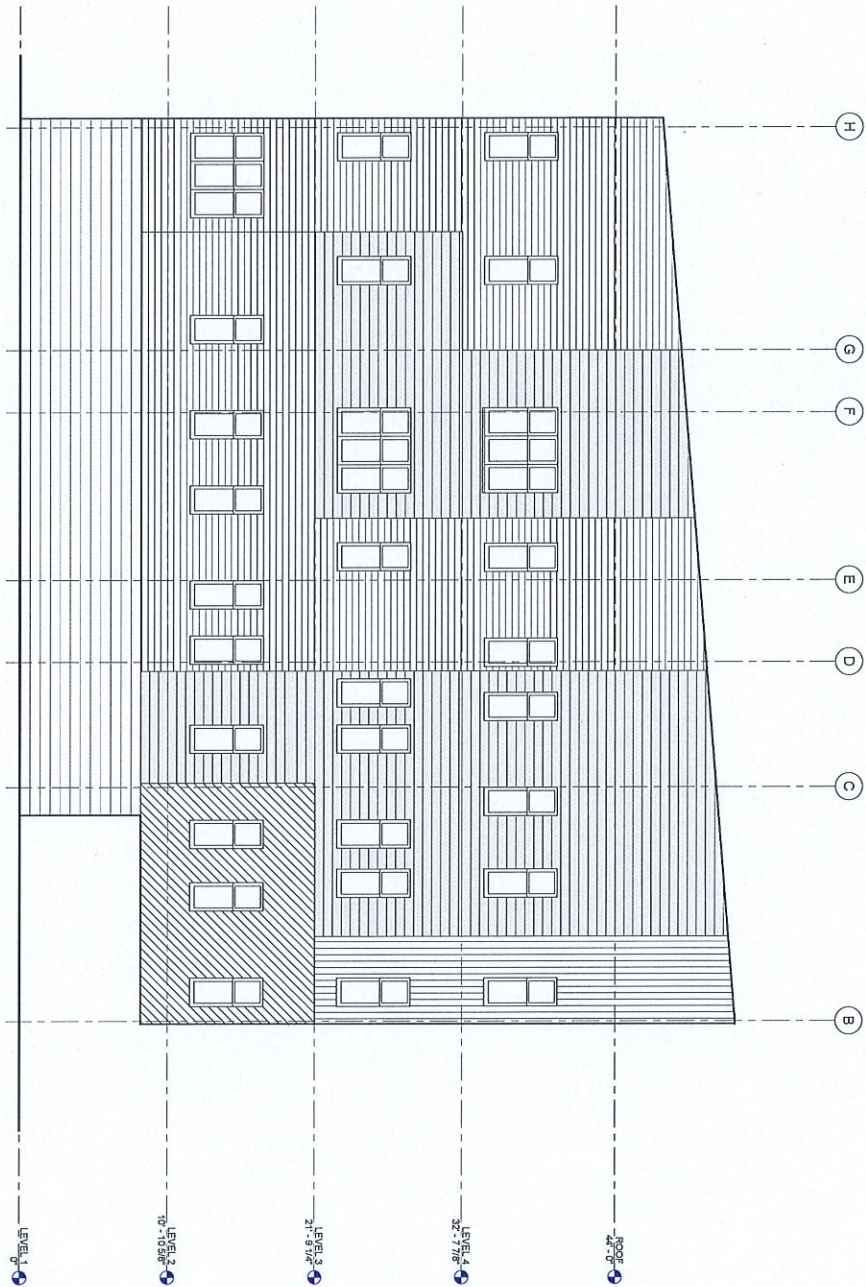
CODE CONSULTANT
 MERPEY ENGINEER
 187-191 CONDOR STREET
 BOSTON, MA 02128

MERGEARCHITECTS INC
 CONDOR 191
 187-191 CONDOR STREET BOSTON,
 MA 02128

JOB NO.: 17386
 SCALE: 1/8" = 1'-0"
 DATE: 03/15/18

DRAWING TITLE
 EXTERIOR ELEVATION - WEST

SHEET NO.
A-2.02
 5/9/18



REGISTRATION
**NOT FOR
 CONSTRUCTION**

OWNER

CONDOR STREET DEVELOPMENT LLC
 187-191 CONDOR STREET
 BOSTON, MA 02128

ARCHITECT

MERGE ARCHITECTS INC.
 187-191 CONDOR STREET
 BOSTON, MA 02128

STRUCTURAL ENGINEER

STRONG ENGINEERING
 100 STATE STREET
 BOSTON, MA 02109

MEP/FP ENGINEER

MEP ENGINEERS
 100 STATE STREET
 BOSTON, MA 02109

CIVIL ENGINEER

PAUL TULLOCH, INC.
 100 STATE STREET
 BOSTON, MA 02109

CODE CONSULTANT

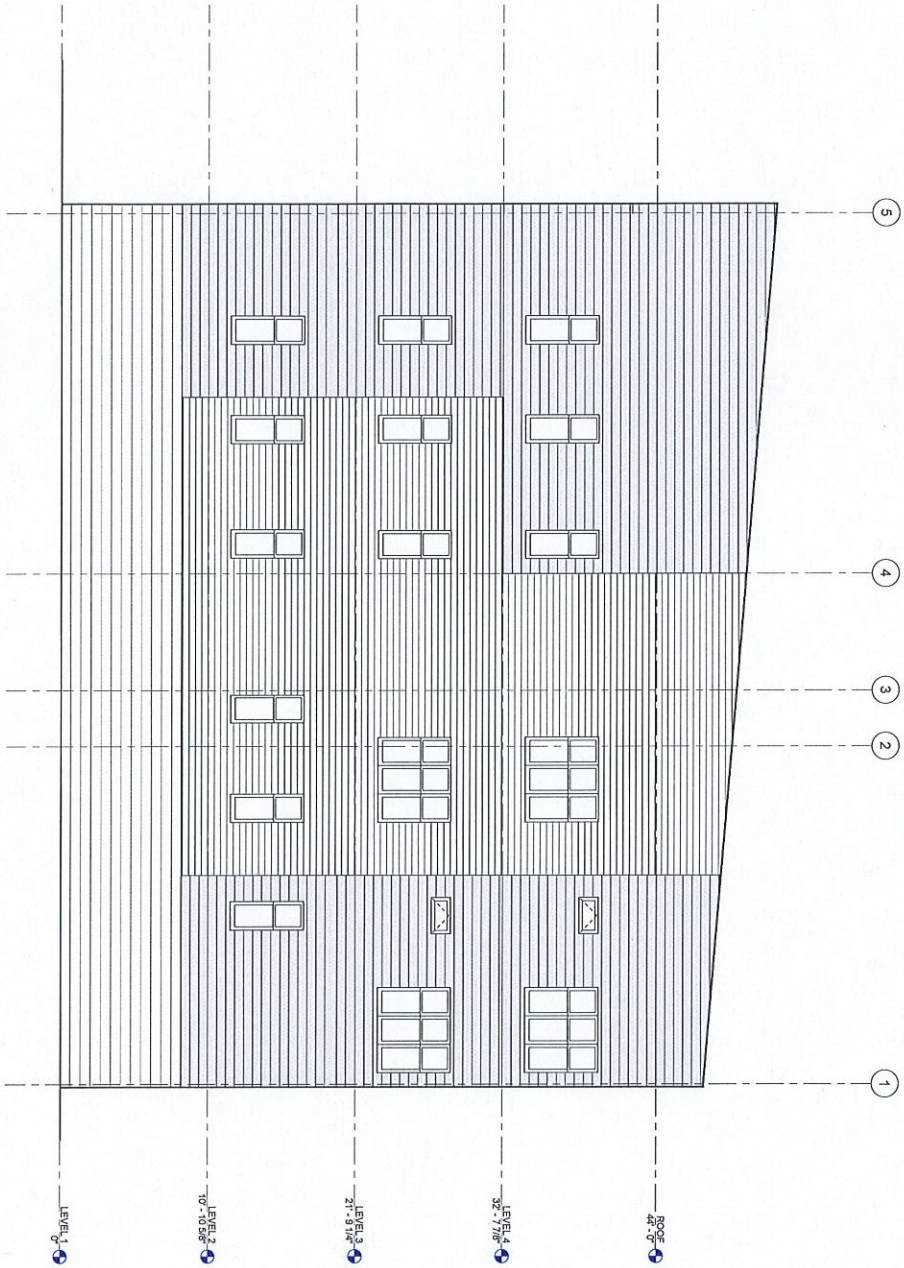
CONSTRUCTION CONSULTANTS
 100 STATE STREET
 BOSTON, MA 02109

MERGE ARCHITECTS INC
 CONDOR 191
 187-191 CONDOR STREET BOSTON,
 MA 02128

JOB NO.: 17286
 SCALE: 1/4" = 1'-0"
 DATE: 08/16/18
 DRAWING TITLE
 EXTERIOR ELEVATION -
 EAST

SHEET NO.
A-2.03

5/9/18



REGISTRATION
**NOT FOR
 CONSTRUCTION**

OWNER

CONDOR STREET ENVIRONMENTAL LLC
 187 CONDOR STREET
 BOSTON, MA 02128

ARCHITECT

MERGE ARCHITECTS INC.
 187 CONDOR STREET
 BOSTON, MA 02128

STRUCTURAL ENGINEER

CONDOR STREET ENVIRONMENTAL LLC
 187 CONDOR STREET
 BOSTON, MA 02128

MEP/FP ENGINEER

CONDOR STREET ENVIRONMENTAL LLC
 187 CONDOR STREET
 BOSTON, MA 02128

CIVIL ENGINEER

CONDOR STREET ENVIRONMENTAL LLC
 187 CONDOR STREET
 BOSTON, MA 02128

CODE CONSULTANT

CONDOR STREET ENVIRONMENTAL LLC
 187 CONDOR STREET
 BOSTON, MA 02128

MERGE ARCHITECTS INC
 CONDOR 191
 187-191 CONDOR STREET BOSTON,
 MA 02128

JOB NO.: 17286
 SCALE: 1/4" = 1'-0"
 DATE: 08/15/18
 DRAWING TITLE
 EXTERIOR ELEVATION -
 SOUTH

SHEET NO.
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