



One Newcomb Place

Boston, MA 02118



URBAN CORE DEVELOPMENT

Developer
67 Kemble Street, 4th Floor
Boston MA 02119



HAYCON

Builder
784 Tremont Street
Boston MA 02118

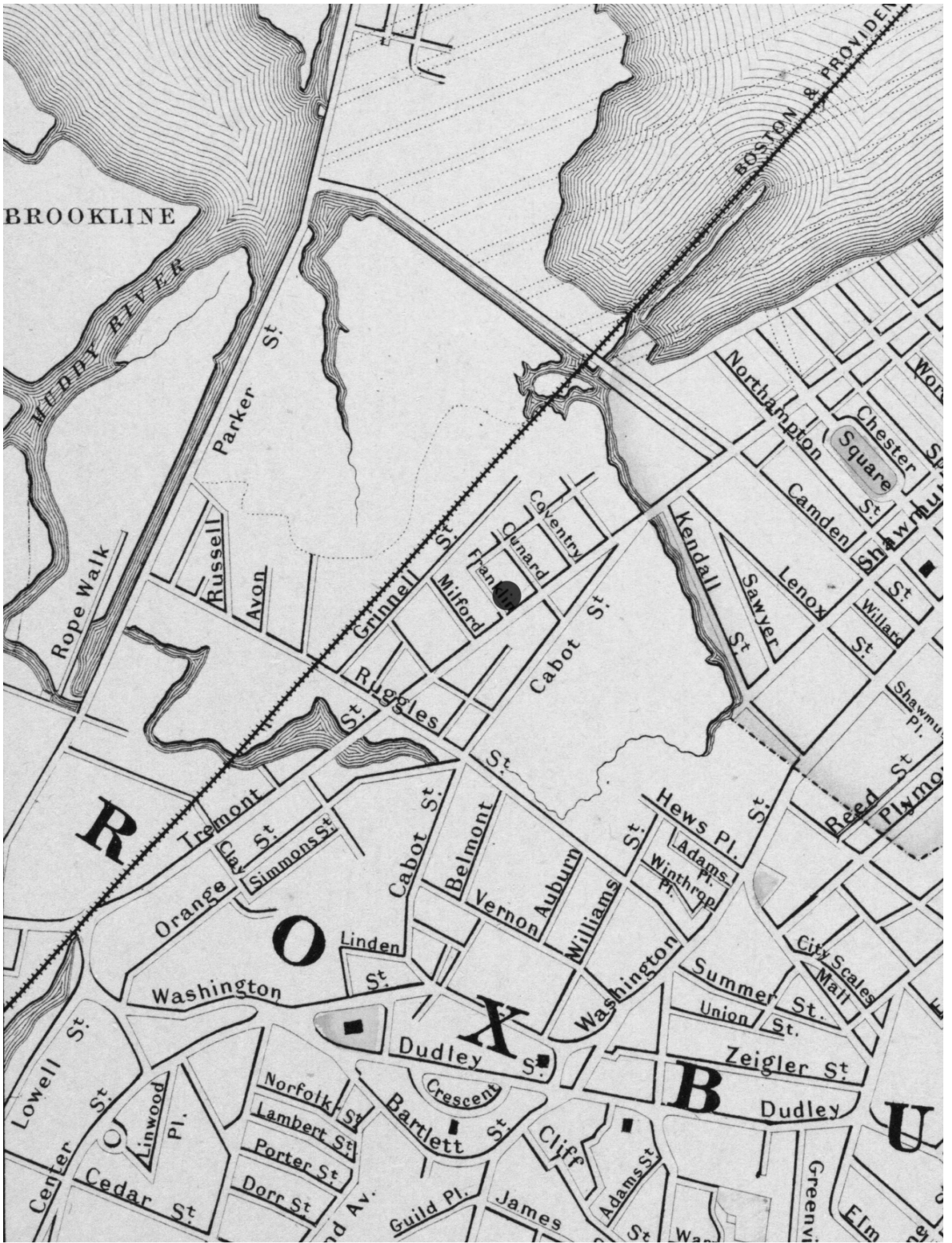


Boston Real Estate
Collaborative, LLC

Developer
784 Tremont Street
Boston MA 02118

FRANCKE | FRENCH
ARCHITECTS

Architect
650 Columbus Avenue, Suite A
Boston MA 02118



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

March 1, 2017,

RE: 11 Newcomb Place, Lower Roxbury, Boston
Letter of Intent to File for Project Notification Form under Article 80 Small Project Review

Dear Mr. Golden,

Urban Core Development LLC (UCD) in conjunction and in a partnership with Boston Real Estate Collaborative LLC (BREC) and on behalf of 11 Newcomb Street LLC, is submitting this letter as a Notice of Intent to file for a Project Notification Form (PNF) under Article 80 for Small Project Review with the Boston Planning and Development Agency (BPDA) in connection with the proposed development at 11 Newcomb Place in Lower Roxbury, Boston

The proposed project involves the construction of a new 6 story building comprised of 20 market rate residential apartment units and 3 affordable housing units. The total gross square footage of the new building will be 24,655sf.

The site, approximately 4,127sf in size, once developed will essentially create an infill building situated between 1900 & 1902-1904 Washington Street and 11 Newcomb Street. The parcel along with the abutting buildings are owned by 11 Newcomb Street LLC and managed by BREC. As with the redevelopment of the abutting buildings, the construction of 11 Newcomb Place will further compliment the energy and vitality of the Ramsay Park neighborhood by ushering in more residents and increasing foot traffic along the Washington Street corridor.

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

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

Sincerely,

Joe DiGangi

Managing Partner, Urban Core Development LLC
On behalf of 11 Newcomb Street, LLC

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Owner

11 Newcomb Street. LLC
784 Tremont St., Suite A
Boston, MA 02118

Developer

Urban Core Development. LLC
67 Kemble Street, 4th Floor
Boston, MA 02119

Boston Real Estate Collaborative, LLC
784 Tremont St., Suite A
Boston, MA 02118

Architect

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

Builder

Haycon
784 Tremont St. Suite A
Boston, MA 02118

Surveyor

Boston Survey, Inc.
Unit C4 Shipway Place
Charlestown, MA 02129

Code/Zoning Consultant

Cosentini, Consulting Engineers
Building 200, 2nd Floor
1 Kendall Square Suite B2204
Cambridge, MA 02139

Structural Engineer

THL Consulting, LLC
Structural Engineering Services
505 Middlesex Turnpike, Unit 14
Billerica, MA 01821

Developer Profile



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

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



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

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

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

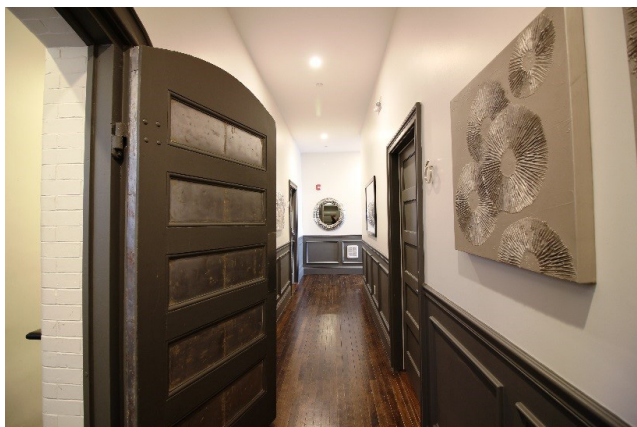
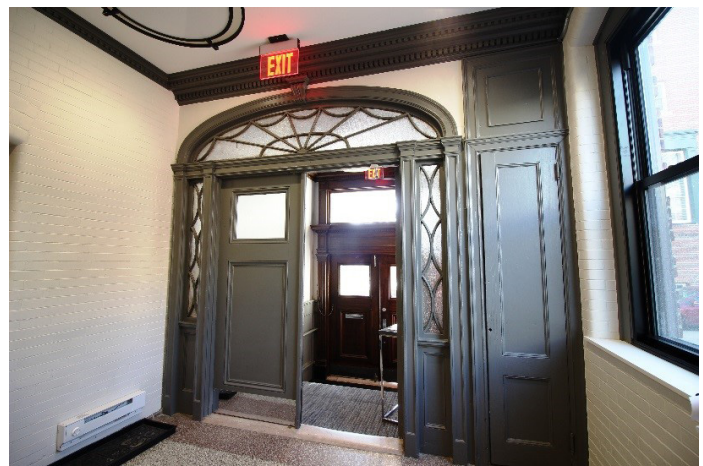
Project Example

11 NEWCOMB STREET

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

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

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



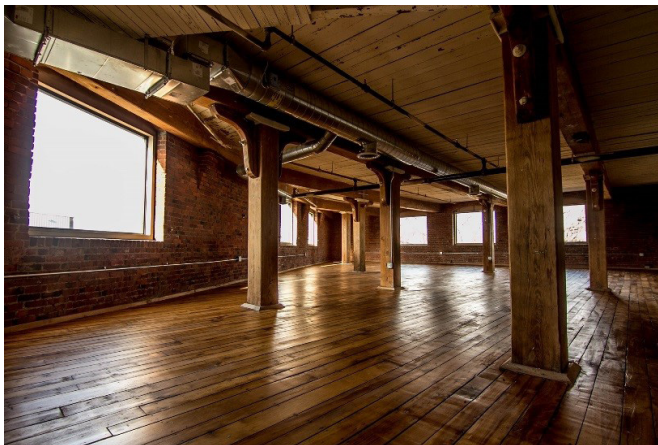
Project Example

NEWMARKET CENTER

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

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

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



Project Example

1902 - 1904 WASHINGTON STREET

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

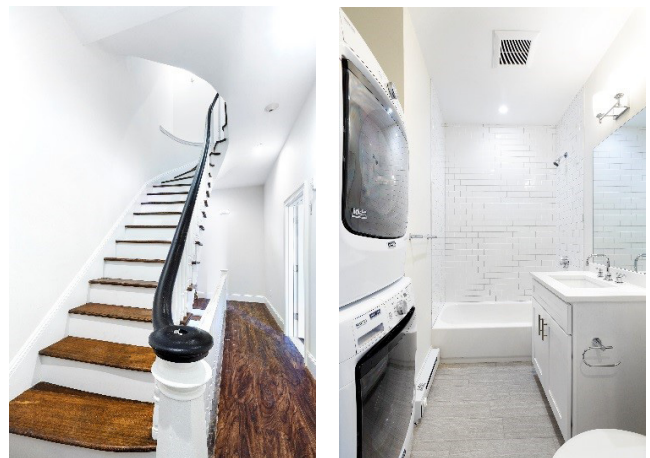
This historic structure, which once consisted of eight residential units and two commercial spaces, received zoning relief that allowed for the conversion to nine residential units and one commercial space. The nine residential units contain a mix of 1-4 bedroom units. Sited prominently along the gateway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



Existing Conditions



New Construction



Project Example

1065 TREMONT STREET PHASE I

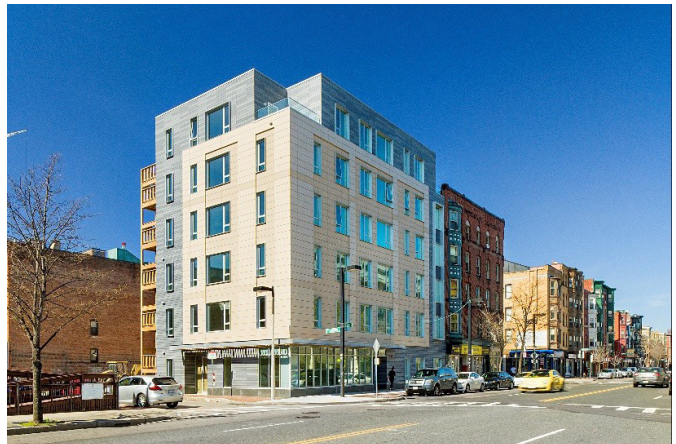
BREC Development, in a joint venture with Urban Core Development LLC, purchased the Empire Insurance Lot located at 1065 Tremont Street in September 2014. Located within a short walk of the Orange Line and Northeastern University, the as-of-right project was completed in April 2016, delivering 16 new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

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

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



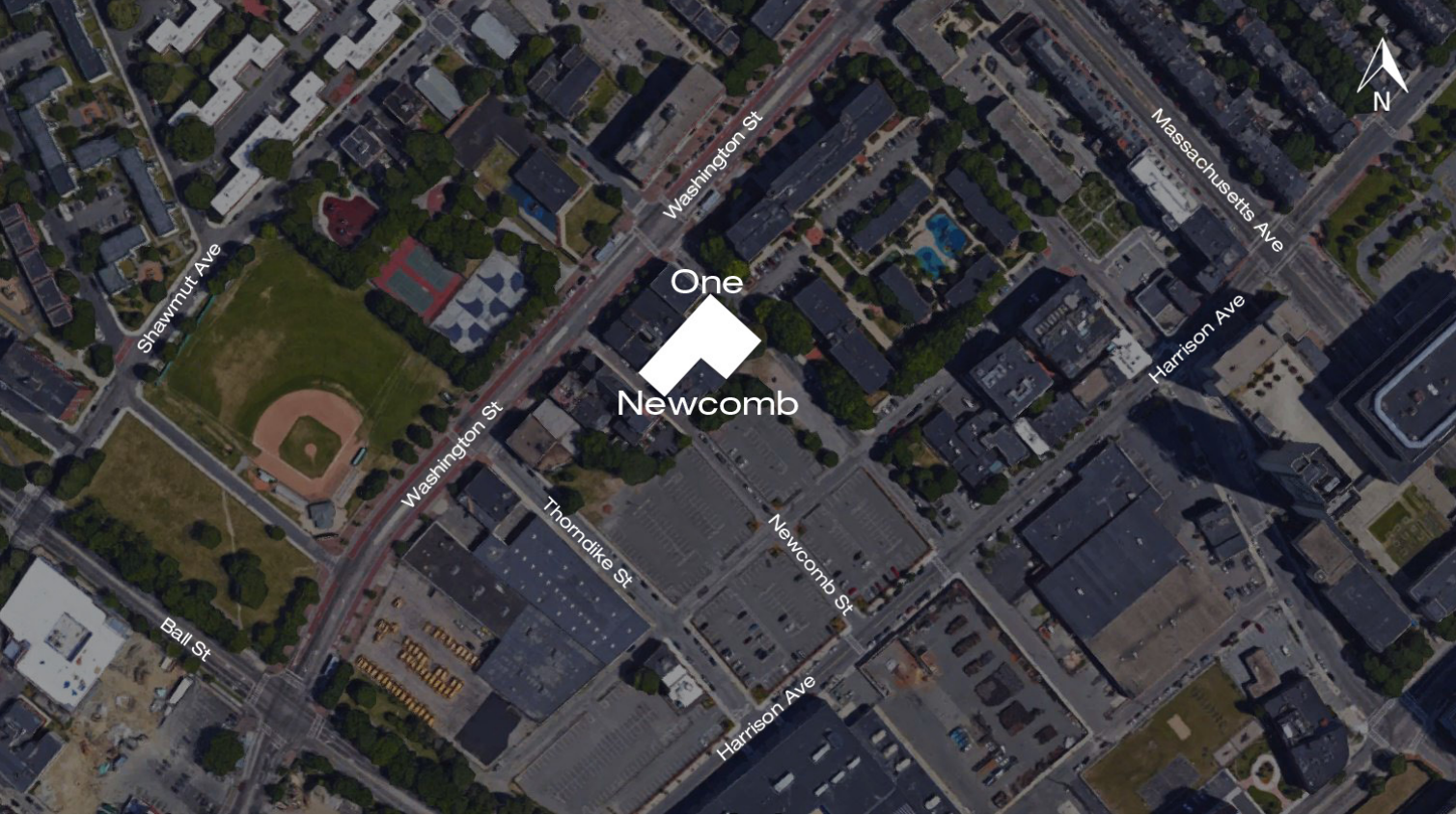
Existing Conditions



New Construction



Neighborhood Context



Aerial Map of Proposed Project Site

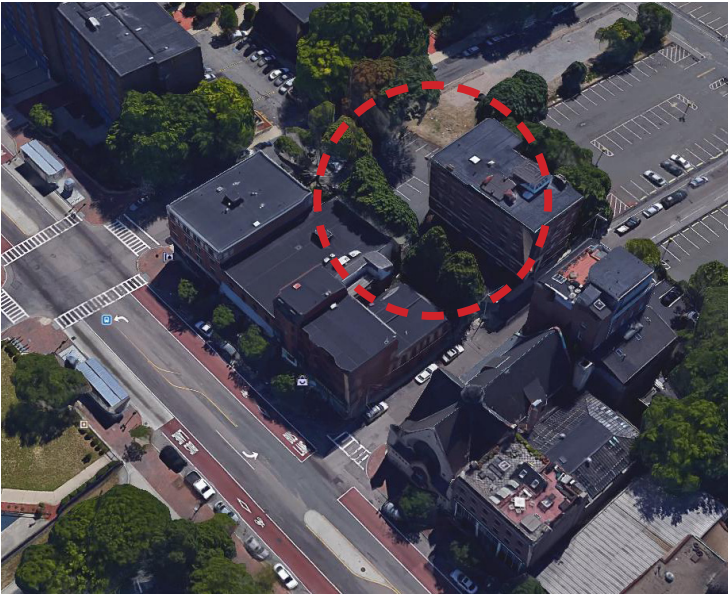


Existing Conditions - View into Site

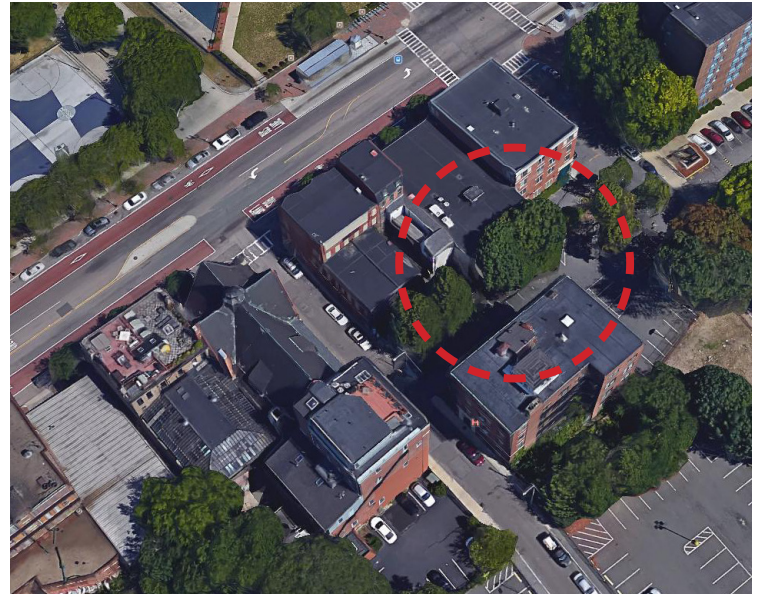


Existing Conditions - View from within Site

Neighborhood Context



A. Southeast aerial view of site



B. Northwest aerial view of site



Neighborhood Context



- KEY**
- # Images 1-5: Views along Washington Street
 - # Images 6-11: Views along Newcomb Street
 - # Images 12-14: Views along East Lenox Street
- Proposed Project Site

Neighborhood Context



Project Description

The new construction will consist of 23 residential units on six levels with the total gross development square footage of 25,366. There will be a two bedroom unit designated for accessibility use on the fourth floor.

Project Summary:

- New Construction
- 23 For Rent Market Units
- 6 Stories of Residences
- 23 Residences Total

Unit Types	Quantity	Percentage	Unit Sizes
One Bedroom	9	40.9%	425 sq ft - 478 sq ft
Two Bedroom	6	27.3%	560 sq ft - 758 sq ft
Three Bedroom	6	27.3%	940 sq ft - 980 sq ft
Three Bedroom (Duplex)	2	9.1%	1465 sq ft - 1475 sq ft



North West Elevation



South East Elevation



South West Elevation

North East Elevation

Design



View From Newcomb Street, - South West Elevation



View from Newcomb Street, - Corner of SW and SE Elevation



View From Corner of Washington Street and Newcomb Street

Zoning Analysis & Anticipated Permits

Project Summary: New Construction, 6 stories, 62.5' to parapet, 23 dwelling units
 Zoning District: Roxbury EDA, Roxbury District (Article 50) Boulevard Improvement and Restricted Parking Overlays
 Lot Size: 4,113 sq ft

ONE NEWCOMB PLACE DEVELOPMENT PROPOSAL						
BUILDING AREA (GSF)	FLOOR	GROSS AREA		FAR ADJUSTED		
		SQUARE FEET		SQUARE FEET		
	BASEMENT	2,906		1,988		
	FIRST/GROUND	3,341		2,962		
	SECOND	3,846		3,494		
	THIRD	3,846		3,494		
	FOURTH	3,846		3,455		
	FIFTH	3,846		3,455		
	SIXTH	3,733		3,488		
	TOTAL	25,966		22,335		
DWELLING UNITS (TOTAL)	FLOOR	1 BED	2 BED	3 BED	3 BED DUPLEX	
	BASEMENT	0	0	0	2	
	FIRST	0	0	0	0	
	SECOND	2	0	2	0	
	THIRD	2	0	2	0	
	FOURTH	1	2	1	0	
	FIFTH	1	2	1	0	
	SIXTH	3	2	0	0	
		425 - 478 SF	560 - 758 SF	940-980 SF	1465 - 1475 SF	
	TOTAL	9	6	6	2	23 TOTAL UNITS
DIMENSIONAL REGULATIONS	REGULATION	ZONING REQUIRED		PROVIDED		COMPLIANCE
- Zoning Article 50 (Roxbury) - MFR Subdistrict - Restricted Parking Overlay	LOT AREA	24,000 @ 23 UNITS		4113 SF		NON COMPLIANT
	LOT WIDTH	40 FT		50 FT		COMPLIANT
	LOT FRONTAGE	40 FT		50 FT		COMPLIANT
	FLOOR AREA RATIO	1.00		5.43		NON COMPLIANT
	BUILDING HT STORIES/FT	4/45 FT		6/62.5 FT		NON COMPLIANT
	OPEN SPACE (SF)	4600 @ 23 UNITS (200 per)		0		NON COMPLIANT
	FRONT YARD DEPTH	20 FT		0		NON COMPLIANT
	SIDE YARD DEPTH	10 FT		0		NON COMPLIANT
	REAR YARD DEPTH	20 FT		0		NON COMPLIANT
	PARKING	0 (ONSITE)		0		COMPLIANT
	LOADING	1 BAY/15K-50Ksf		0		NON COMPLIANT

Public Review

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

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

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

Construction Impacts

The development group anticipates that there will be minimal impact on Newcomb Street and the surrounding area during the construction period. It is anticipated that the proposed project will only require the closure of Newcomb Street for two days while the utility connections are being performed. All staging will be done on 11 East Lennox Street, an adjacent parcel of land owned by the developer. Police detail and best efforts will be utilized to mitigate the effect of any street closures. The site will have a secure perimeter through the entirety of the project.

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

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

Traffic & Parking

In alignment with the Mayor's Drive Boston Initiative and Go Boston 2030, which place emphasis on decreased automobile ownership and the improvement of public transit systems to limit the city's environmental impact and traffic fatalities, no parking will be included on site. However the developers own an abutting parcel known as 11 East Lennox Street that is currently used as a parking lot for the adjacent property 11 Newcomb Street, also owned by the developers. The 11 East Lennox Street lot can accommodate 20 cars and the developers propose to use this as communal parking for the 2 buildings. Once complete, the total number of units sharing the parking lot will be 37.

The project negates the need for off street parking due to its close proximity to public transportation. The Massachusetts Bay Transportation Authority (MBTA) Silver Line # 4 Lennox Street station is less than a 1 minute walk (approximately 400 feet) from the property. Additionally, the MBTA Orange line stations of Massachusetts Ave and Ruggles are .7 & .8 miles away respectively, approximately a 15 minute walk from the property. This abundance of transportation options will help alleviate any negative impact on parking and traffic caused by new residents.

Public Benefits

The proposed project will serve to further transform a once sparsely populated and high crime area of the city into a vibrant mixed income neighborhood. Apart from the creation of 23 new residential apartments and one MAAB Group 2 compliant unit, there will be additional site improvements for landscaping, pedestrian walk-ways and lighting along Newcomb Street. Currently the existing street lights along Newcomb Street are utilitarian in design and are powered from electrical supply lines above. We propose to provide power to the lights from below ground when we dig the street and replace the current lights with the ornamental acorn style lights that can be found all along Washington Street. The project will also create or cause to be created three new affordable housing units that will provide 3 families in the neighborhood an opportunity to live in a new construction luxury building at an affordable price.

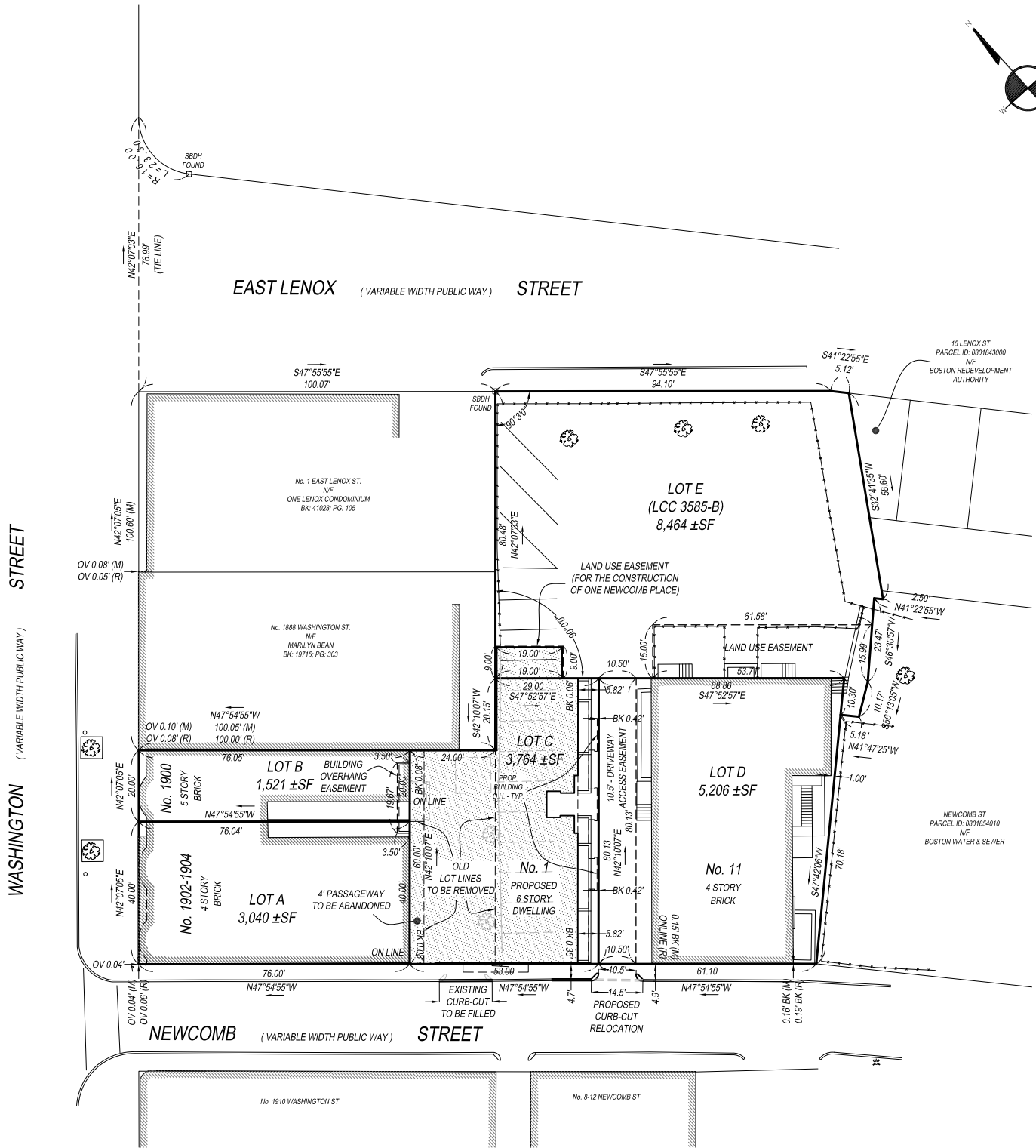
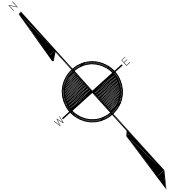
This addition to the existing building will complete the overall look and massing of Newcomb Street. We feel our proposal for the overall site at six (6) stories is very much in keeping with the current density in the neighborhood. Not only is the scale appropriate, but we feel the building aesthetic, when complete, will add a great deal to the look and feel of the neighborhood. The addition will continue to bring new residents to a portion of the city that can support more people, and most importantly, it will do so without displacing any existing residents. Surrounding businesses will continue to benefit from increased foot traffic and an expanded customer base.

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

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

Appendix A

EXISTING CONDITIONS SURVEY



One Newcomb Place

Boston MA



One Newcomb Place Multi-Family Residential Project
1 Newcomb Place, Boston MA 02118

Project Information

Owner

1 Newcomb Place, LLC
784 Tremont St. Suite A
Boston, MA 02118

Builder

Haycon
784 Tremont St. Suite A
Boston, MA 02118

Architect

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

Structural Engineer

TLH Consulting, LLC
Structural Engineering Services
505 Middlesex Turnpike, Unit 14
Billerica, MA 01821

MEP Engineer & Fire Protection

South Shore Construction Consultants
345 Quincy Avenue
Braintree, MA 02184

CONSULTANTS:
STRUCTURAL ENGINEER:

DD PROGRESS

REVISIONS:

PROJECT NAME:
One Newcomb Place
Boston, Ma

DATE ISSUED: 03/15/2017
PROJECT # 15011.0

COVER

CODE SUMMARY

1065 Tremont Street has a maximum footprint area of approximately 3,000 square feet. The building is a 6 story podium building with residential units and retail space on the first floor at grade (below the podium). The second through sixth floors contain residential units (above the podium). The building has also one level below grade.

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

APPLICABLE CODES

The applicable codes for the project include the following:

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

USE GROUP CLASSIFICATION

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

HEIGHT, AREA, AND CONSTRUCTION TYPE EVALUATION

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

Construction Type – Special Conditions

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

MSBC Section 509.2

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

Height – Residential Buildings

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

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

Area

Type IIIA construction permits a base allowable area of 24,000 square feet for Group R-2 occupancies. The project is protected throughout with an automatic sprinkler system installed in accordance with NFPA 13 and is permitted an area increase of 200 percent (MSBC 506.3).

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

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

In accordance with MSBC Section 506.5.2 the following sum of the ratios for all five (5) floors of the building must not exceed 3.

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

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

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

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

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

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

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

FIRE RESISTANCE RATINGS

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

Building Element (MSBC Table 601)	Type IIIA Fire Resistance Rating Required (Hours)a
Primary Structural Frame	1
Exterior Bearing Walls	2
Interior Bearing Walls	1
Exterior Non-bearing walls	1b
Floor construction and secondary members	1
Roof construction and secondary members	1

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

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

The fire resistance ratings for Type IA construction are provided below.

Building Element (MSBC Table 601)	Type IA Fire Resistance Rating Required (Hours)a
Primary Structural Frame	3
Exterior Bearing Walls	3
Interior Bearing Walls	3
Exterior Non-bearing walls	2b
Floor construction and secondary members	2
Roof construction and secondary members	1 ½

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

Floor Opening:
There are no proposed unprotected floor openings, such as open stairways.

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

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

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

Exit stairs connecting four (4) stories or more are required to provide a minimum fire rating of 2-hour.

Doors serving 2-hour exit enclosures must provide a minimum rating of 90-minutes.

Draftstopping and Fire Blocking

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

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

FIRE WALLS

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

EXPOSURE PROTECTION

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

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

- The closest interior lot line;
- To the centerline of a street, an alley or public way; or
- To an imaginary lot line between two buildings on the same property

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

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

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

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

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

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

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

FIRE PROTECTION AND LIFE SAFETY SYSTEMS AND FEATURES

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

Automatic Sprinkler System

An automatic sprinkler system must be provided throughout the building with the exception of the elevator shaft and machine room (MSBC Section 903.2 and Table 903.2). The system must be designed in accordance with the 2013 Edition of NFPA 13. A Fire Department connection must be provided in a location approved by the local Fire Department.

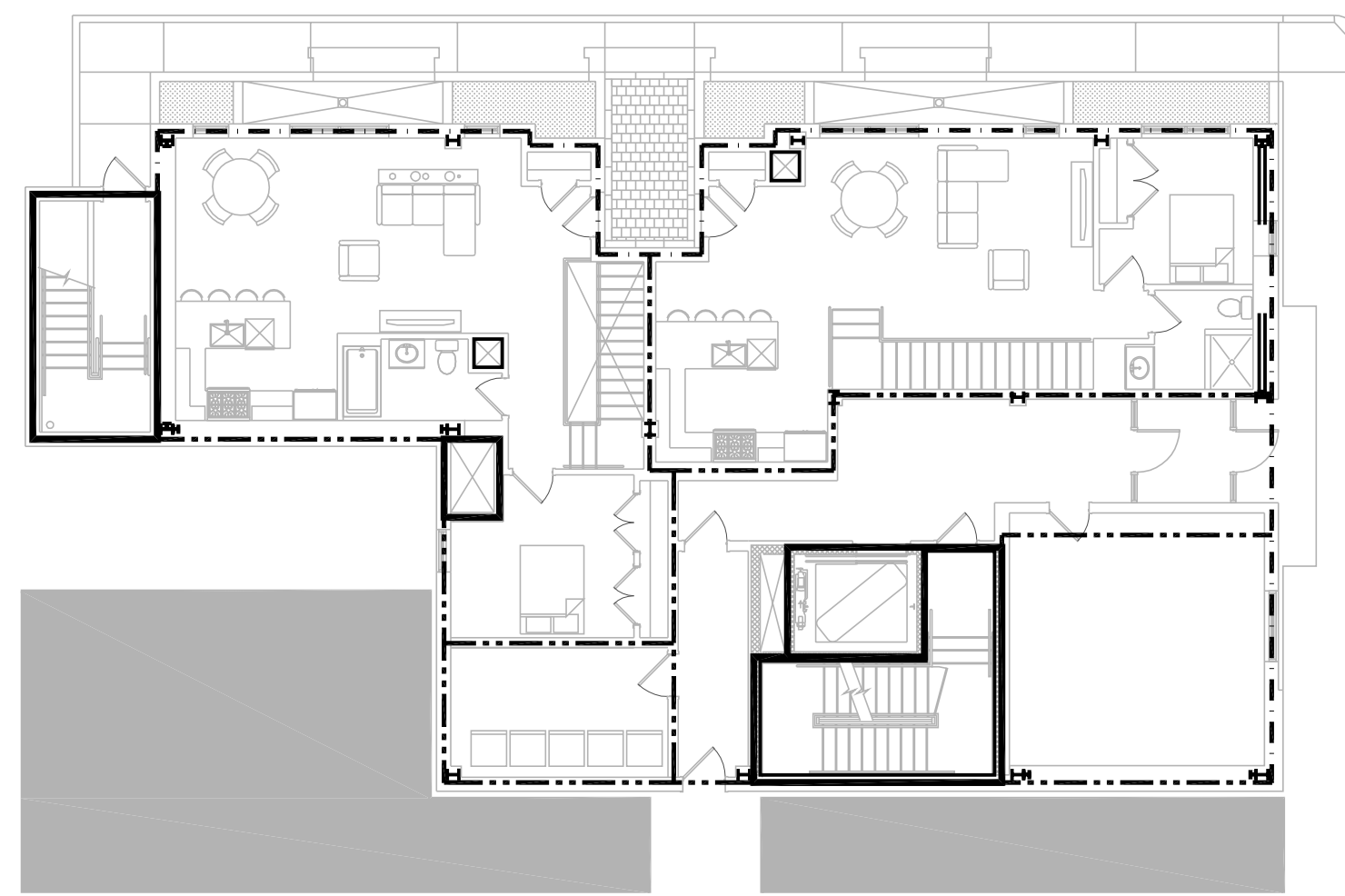
Combustible concealed spaces, including interstitial space between ceilings and floor boards may require sprinklers. The specific approach to the issue needs to be defined in accordance with NFPA 13.

Standpipe System

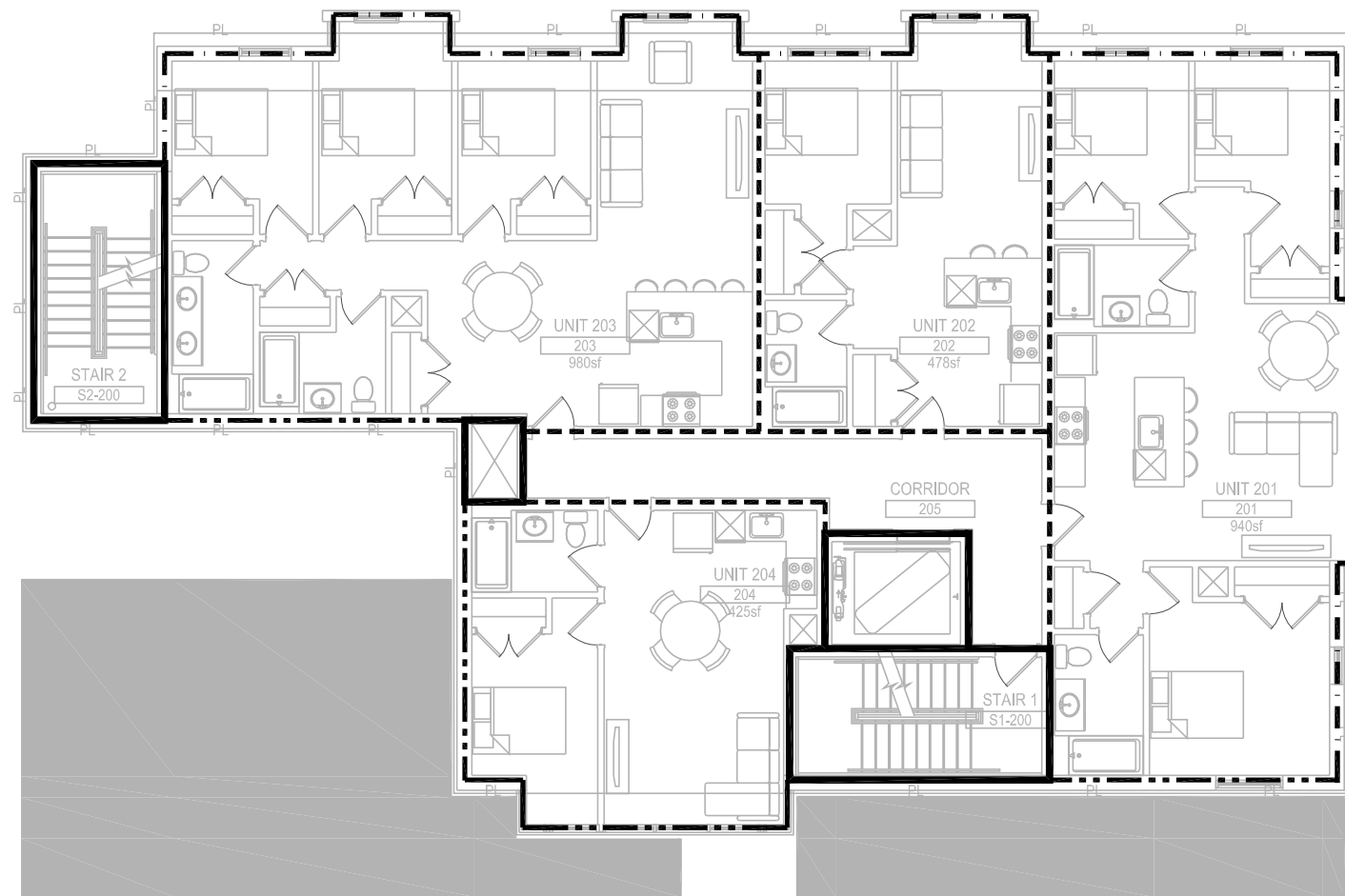
A standpipe system is required for the buildings since the floor level of the highest story is located more than 30 feet above the lowest level of fire department access. The standpipe system shall be designed in accordance with NFPA 14.

Water Supply

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



1 RATING PLAN - FIRST FLOOR
SCALE: NOT TO SCALE

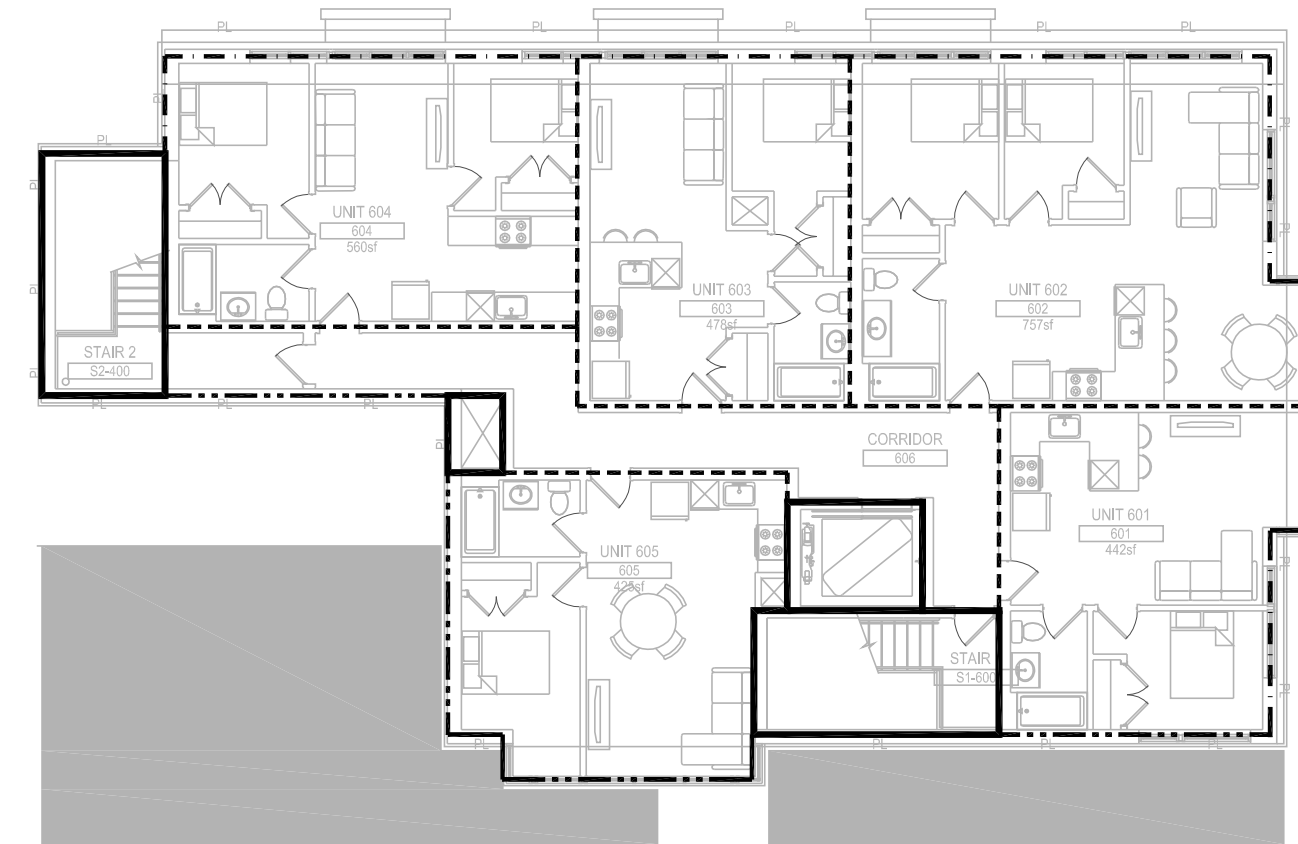


2 RATING PLAN - LOWER FLOORS
SCALE: NOT TO SCALE

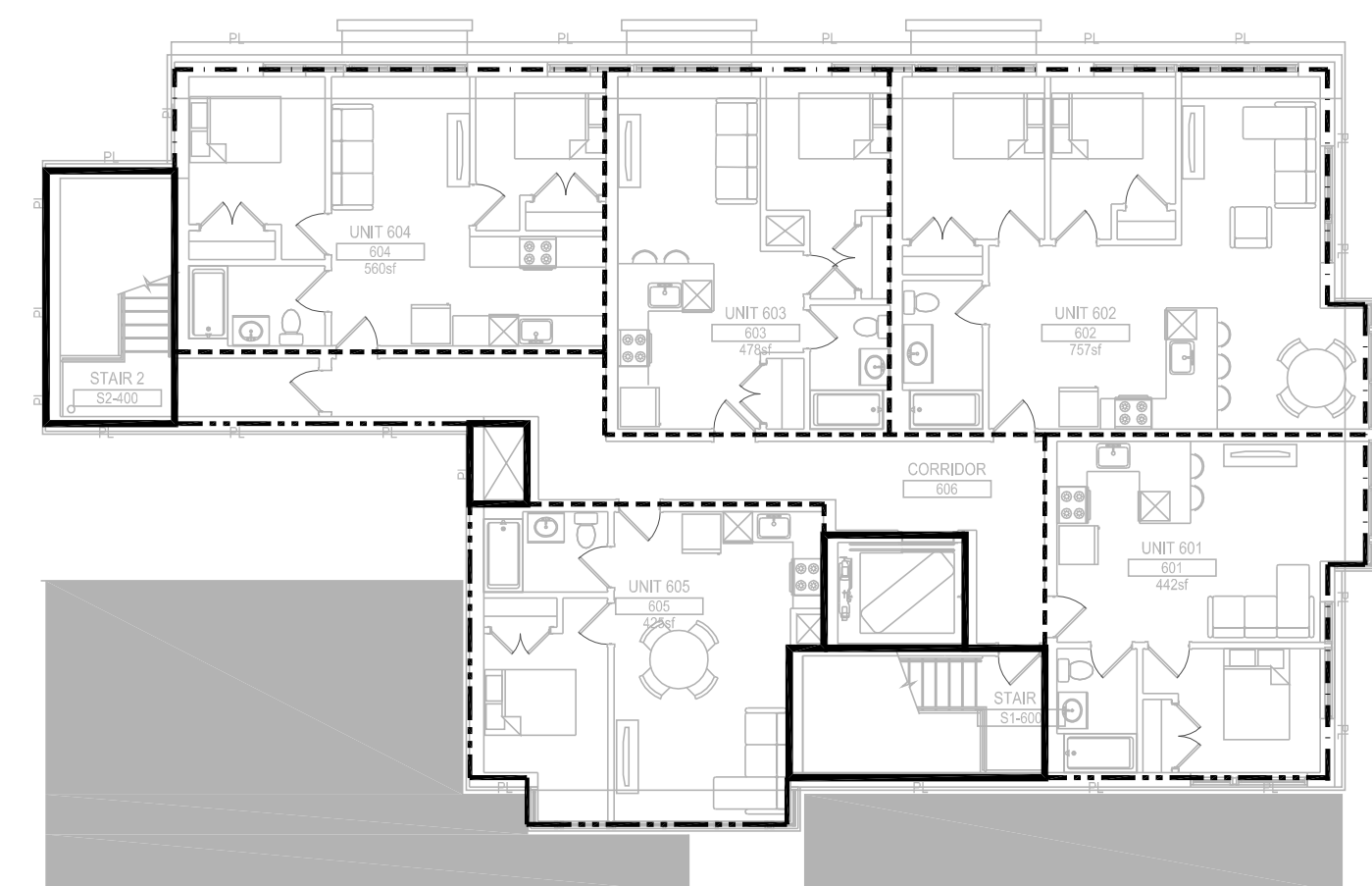
RATING PLAN LEGEND	
2 HOUR RATING	—————
2 HOUR RATED INTERIOR / 2 HOUR EXT	- - - - -
2 HOUR RATED INTERIOR / 1 HOUR EXT	- · - · - · -
1 HOUR RATED DEMISSING PARTITION	- · - · - · -



5 ASSESSORS PLAN
SCALE: NOT TO SCALE



3 RATING PLAN - UPPER FLOORS
SCALE: NOT TO SCALE



4 RATING PLAN - SIXTH FLOOR
SCALE: NOT TO SCALE

ONE NEWCOMB PLACE DEVELOPMENT PROPOSAL				
BUILDING AREA (GSF)	FLOOR	GROSS FLR AREA SQUARE FEET	FAR ADJUSTED SQUARE FEET	
	BASEMENT	2,906	1,870	
	FIRST/GROUND	3,340	3,150	
	SECOND	3,836	3,620	
	THIRD	3,836	3,620	
	FOURTH	3,836	3,620	
	FIFTH	3,836	3,620	
	SIXTH	3,717	3,580	
	TOTAL	25,307	23,080	
DWELLING UNITS	FLOOR	1 BED	2 BED	3 BED
	BASEMENT/FIRST DUPLEX	0	0	2
	SECOND	2 (1 HC)	0	2
	THIRD	2	2	2
	FOURTH	1	2	1
	FIFTH	1	2	1
	SIXTH	3	2	0
	UNIT SIZES	425 - 442 SF	560 - 758 SF	940 - 1,475 SF
	TOTAL	9	6	8
DIMENSIONAL REGULATIONS	REGULATION	ZONING REQUIRED	PROVIDED	COMPLIANCE
	LOT AREA	24,000 @ 23 UNITS	3,685	NON COMPLIANT
	LOT WIDTH	40 FT	50 FT	COMPLIANT
	LOT FRONTAGE	40 FT	50 FT	COMPLIANT
	FLOOR AREA RATIO	1.00	6.25	NON COMPLIANT
	BUILDING HT STORIES/FT	4/45 FT	6/62.5 FT	NON COMPLIANT
	OPEN SPACE (SF)	4600 @ 23 UNITS (200 per)	0	NON COMPLIANT
	FRONT YARD DEPTH	20 FT	0	NON COMPLIANT
	SIDE YARD DEPTH	10 FT	0	NON COMPLIANT
	REAR YARD DEPTH	20 FT	0	NON COMPLIANT
	PARKING	0 (ONSITE)	0	NON COMPLIANT
	LOADING	1 BAY/15K-50Ksf	0	NON COMPLIANT

CONSULTANTS:
STRUCTURAL ENGINEER:

DD PROGRESS

REVISIONS:

PROJECT NAME:
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Boston, Ma

DATE ISSUED: 03/15/2017

PROJECT # 15011.0

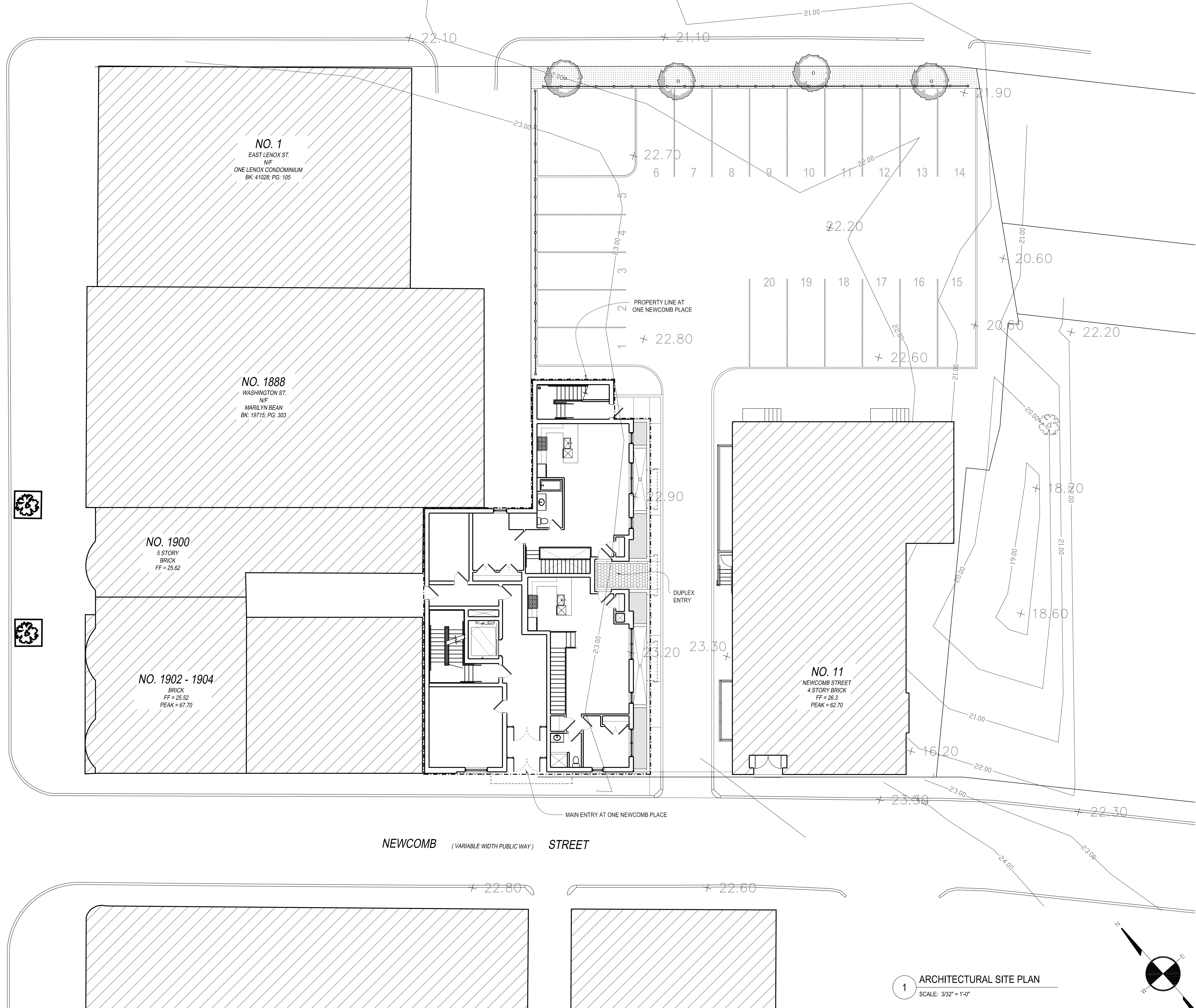
Code and Zoning
Summary

A-002

WASHINGTON STREET (VARIABLE WIDTH PUBLIC WAY)

EAST LENOX STREET (VARIABLE WIDTH PUBLIC WAY)

NEWCOMB STREET (VARIABLE WIDTH PUBLIC WAY)



CONSULTANTS:
STRUCTURAL ENGINEER:

DD PROGRESS

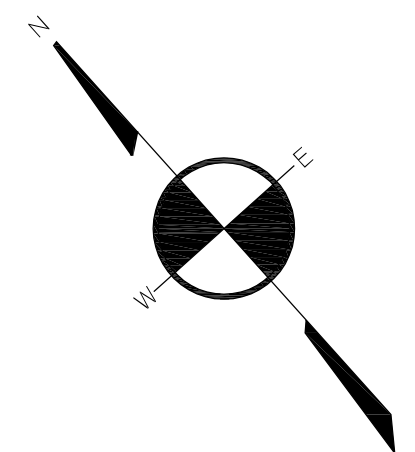
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ARCHITECTURAL
SITE PLAN

1 ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"



CONSULTANTS:
STRUCTURAL ENGINEER:

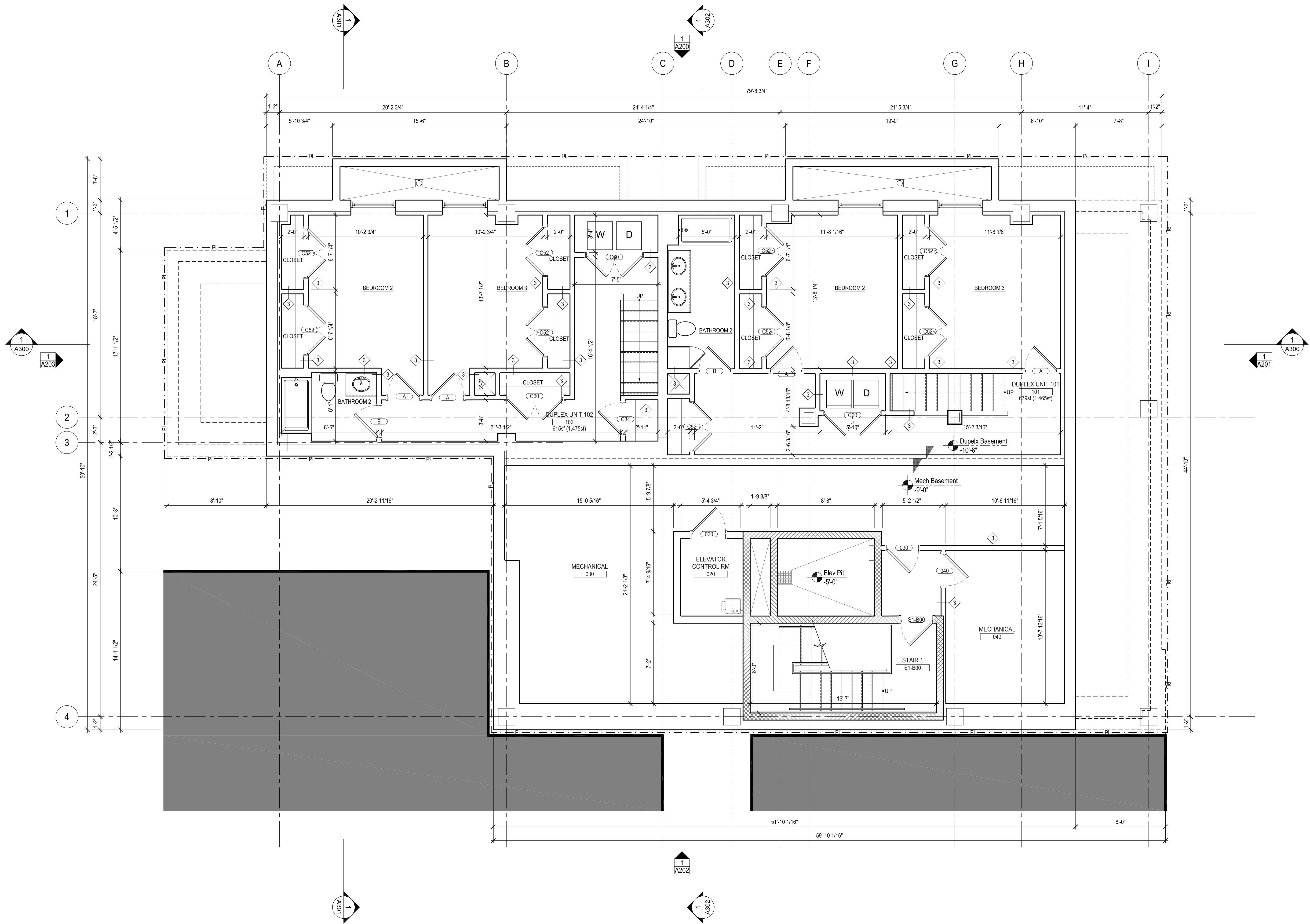
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BASEMENT PLAN



1 BASEMENT
SCALE: 1/4" = 1'-0"

CONSULTANTS:
STRUCTURAL ENGINEER:

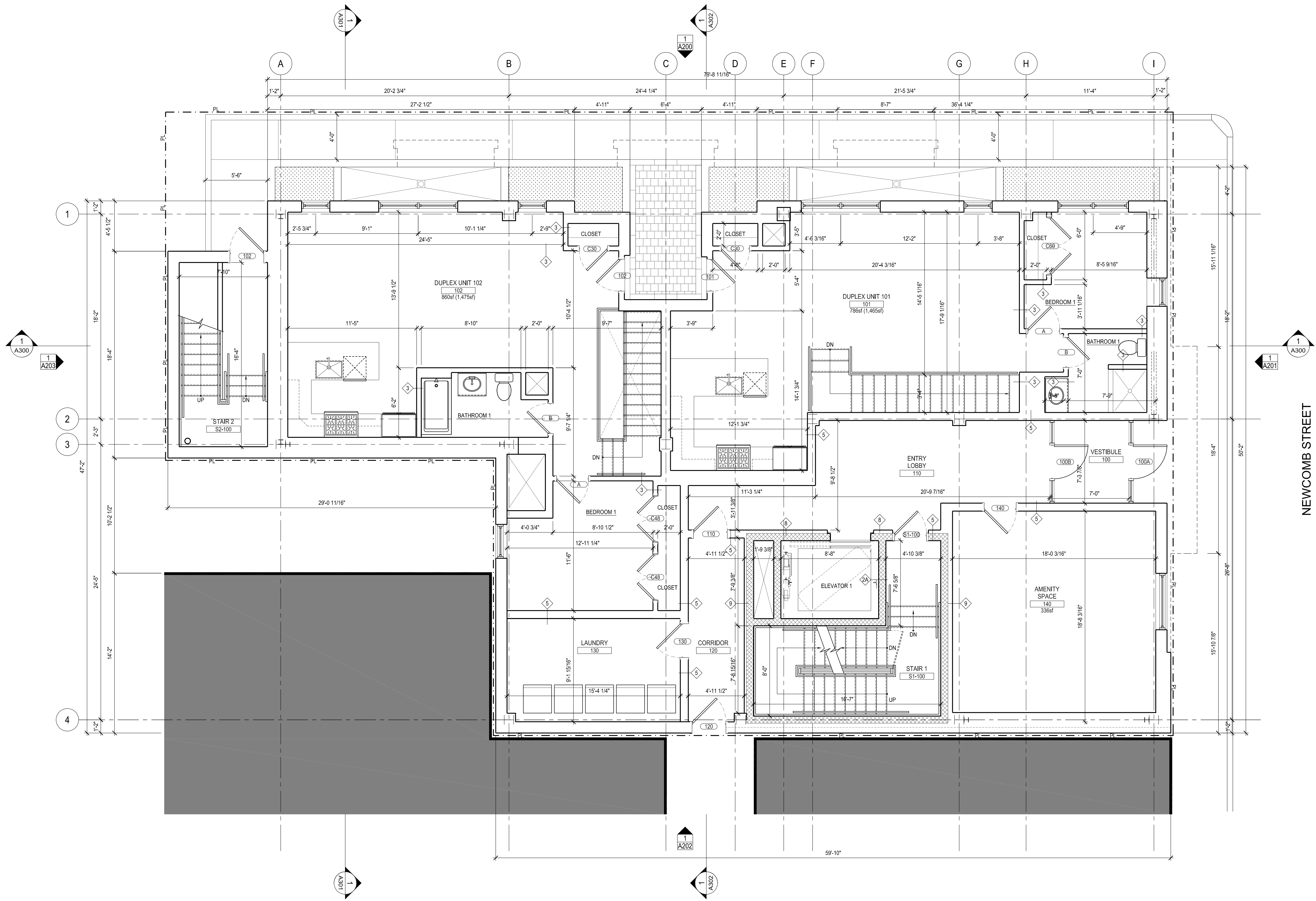
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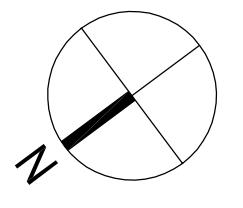
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FIRST FLOOR PLAN



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"



CONSULTANTS:
STRUCTURAL ENGINEER:

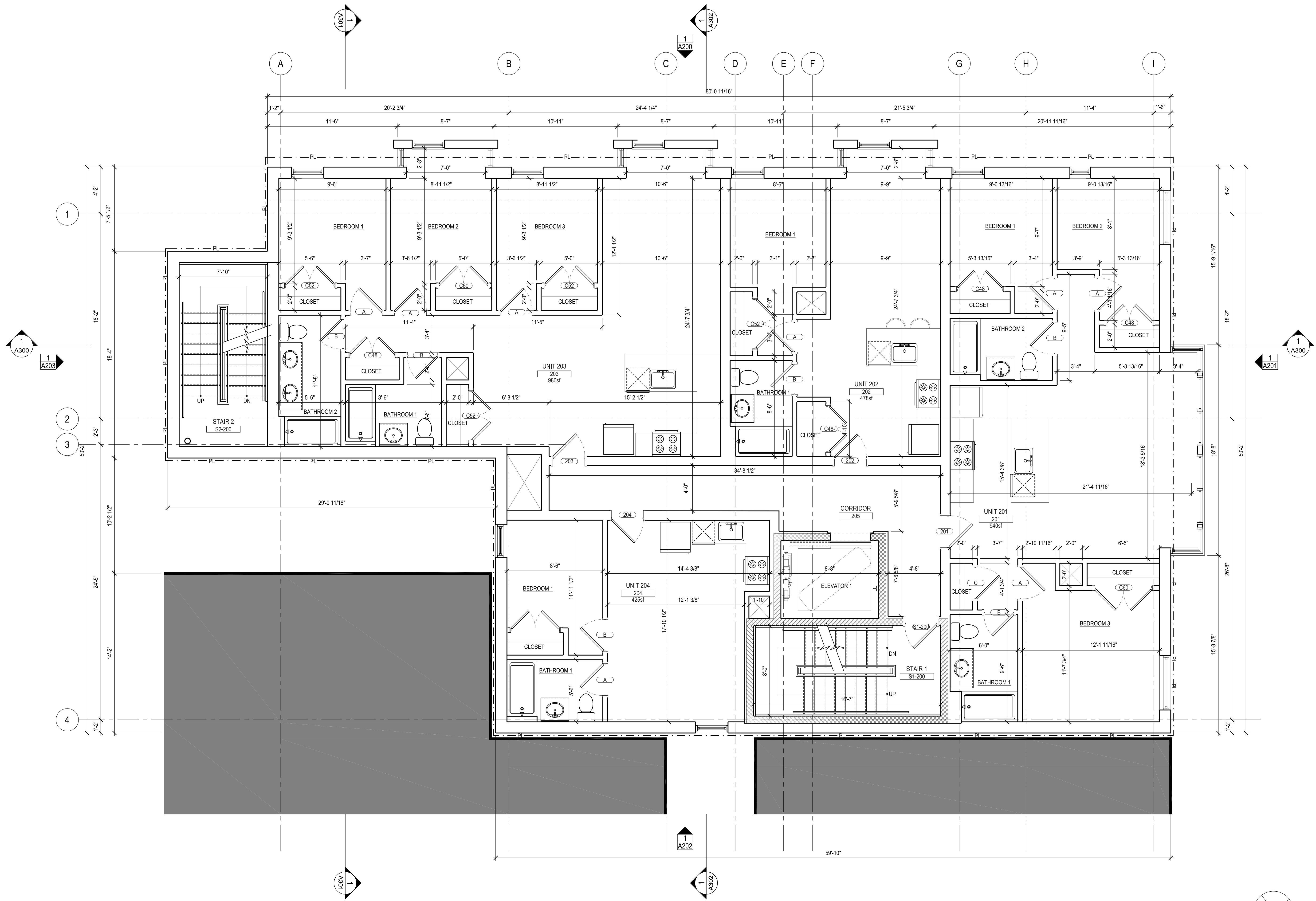
DD PROGRESS

REVISIONS:

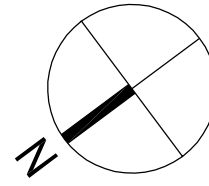
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PROJECT # 15011.0

SECOND FLOOR
PLAN



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



CONSULTANTS:
STRUCTURAL ENGINEER:

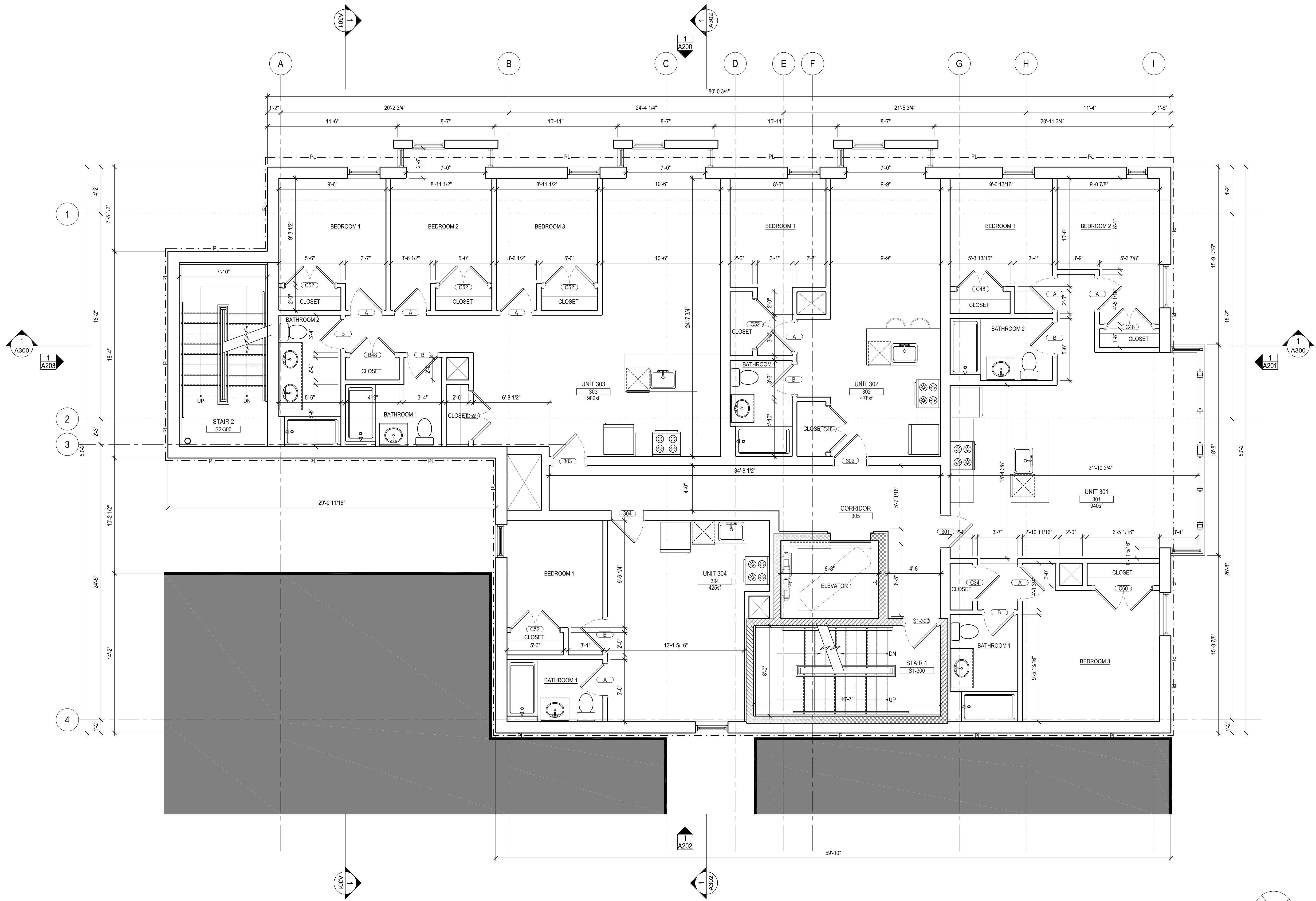
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REVISIONS:

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One Newcomb Place
Boston, Ma

DATE ISSUED: 03/15/2017
PROJECT # 15011.0

THIRD FLOOR
PLAN



1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONSULTANTS:
STRUCTURAL ENGINEER:

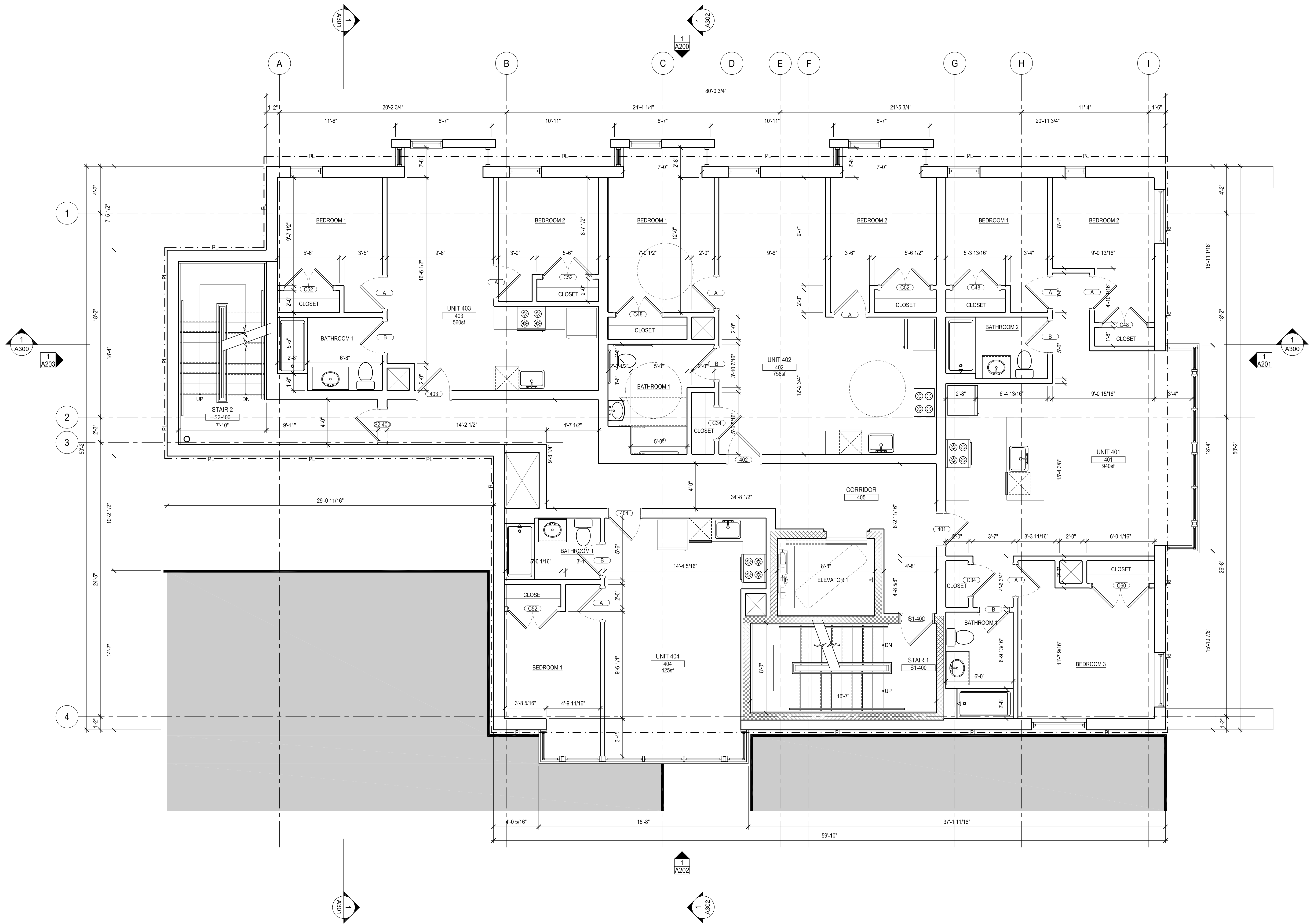
DD PROGRESS

REVISIONS:

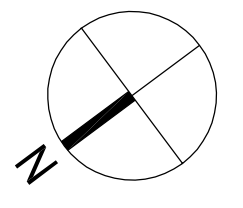
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DATE ISSUED: 03/15/2017
PROJECT # 15011.0

FOURTH FLOOR
PLAN



1 FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



CONSULTANTS:
STRUCTURAL ENGINEER:

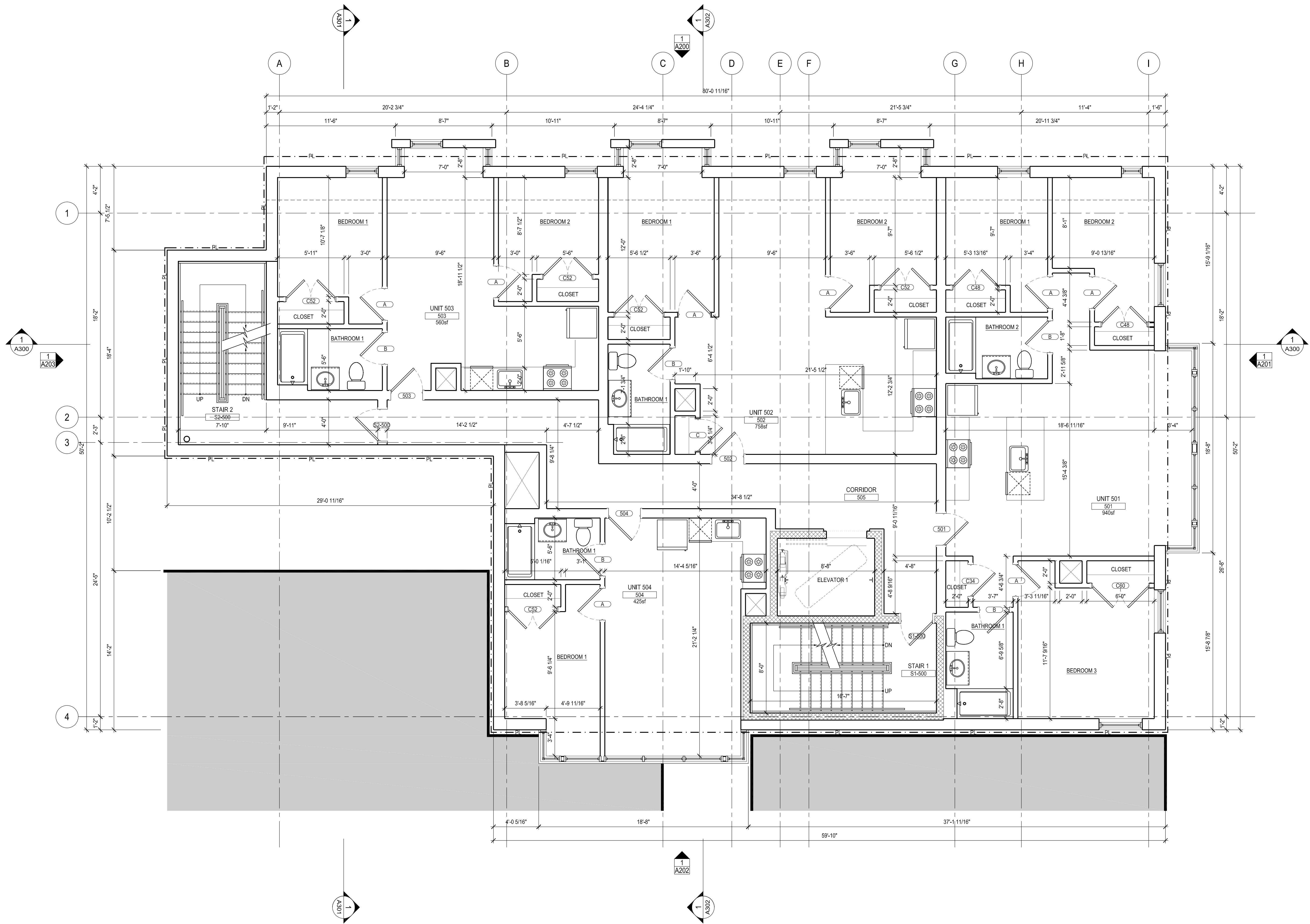
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PROJECT NAME:
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Boston, Ma

DATE ISSUED: 03/15/2017
PROJECT # 15011.0

FIFTH FLOOR
PLAN



1 FIFTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONSULTANTS:
STRUCTURAL ENGINEER:

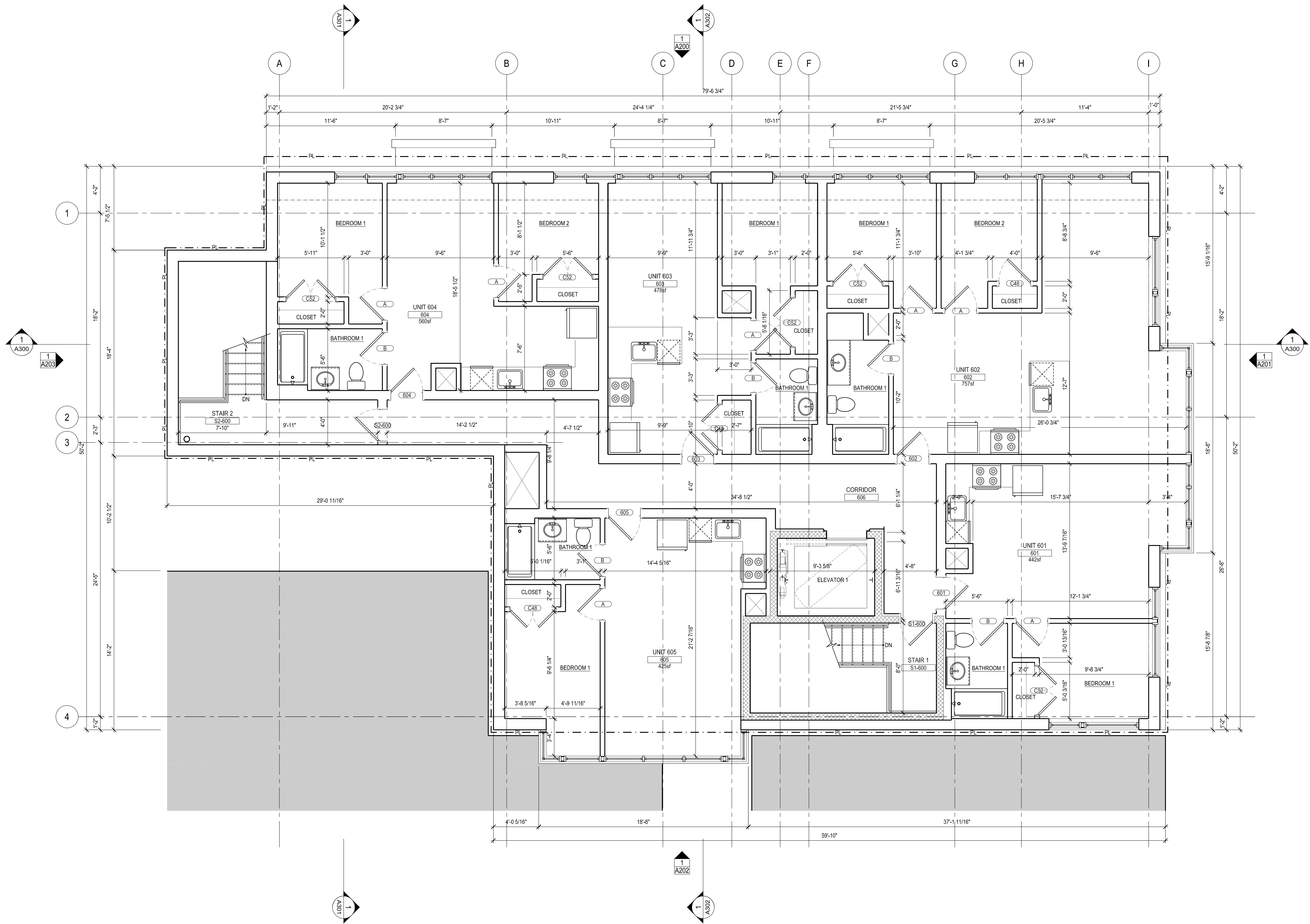
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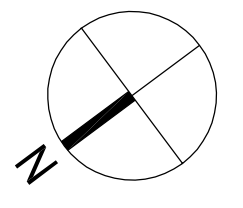
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SIXTH FLOOR PLAN



1 SIXTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



CONSULTANTS:
STRUCTURAL ENGINEER:

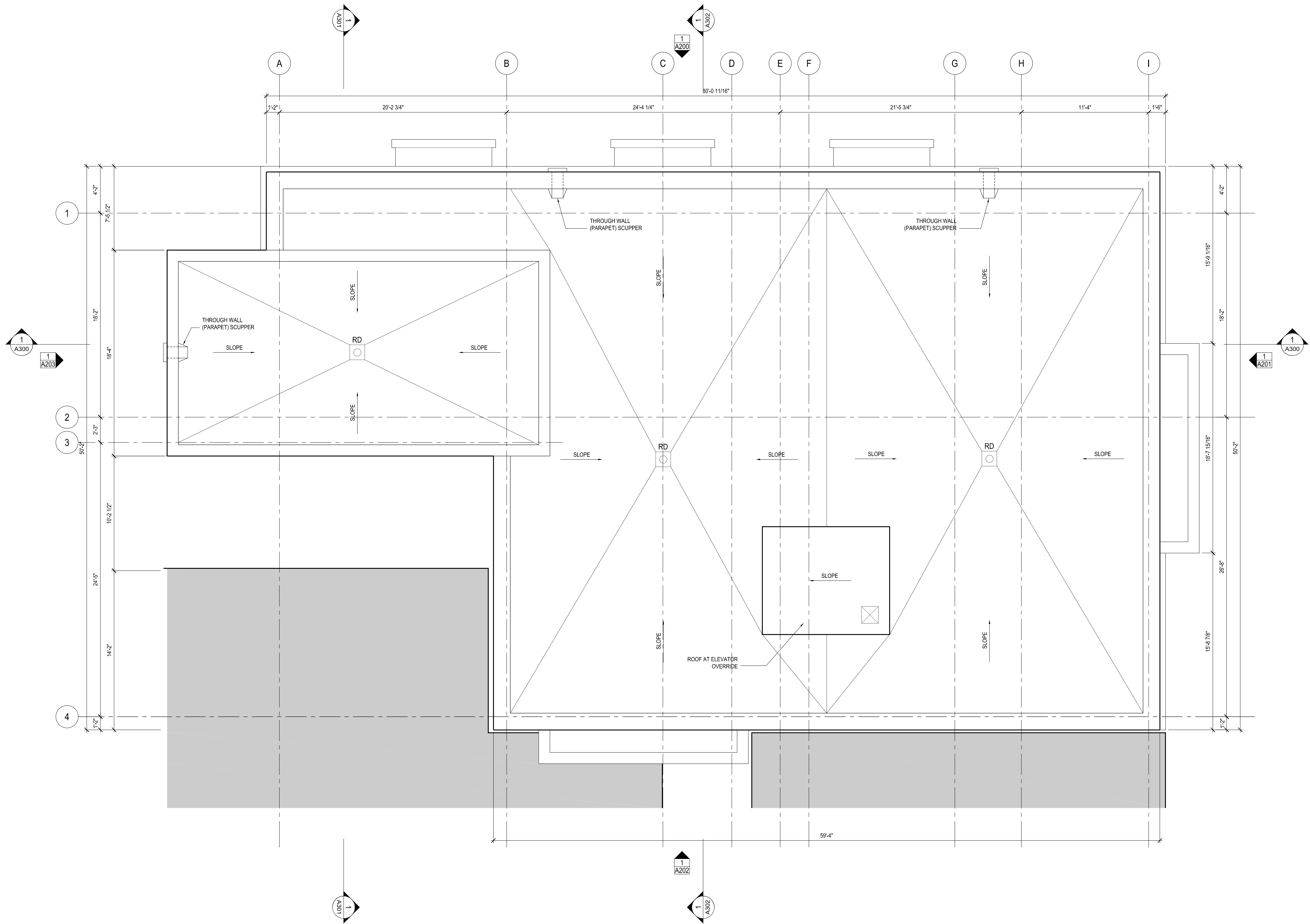
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PROJECT # 15011.0

ROOF PLAN



1 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 SOUTH EAST ELEVATION
SCALE: 1/4" = 1'-0"

CONSULTANTS:
STRUCTURAL ENGINEER:

DD PROGRESS

REVISIONS:

PROJECT NAME:
One Newcomb Place
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PROJECT # 15011.0

EXTERIOR
ELEVATION
SOUTH EAST



1 SOUTH WEST ELEVATION
SCALE: 1/4" = 1'-0"

CONSULTANTS:
STRUCTURAL ENGINEER:

DD PROGRESS

REVISIONS:

PROJECT NAME:
One Newcomb Place
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DATE ISSUED: 03/15/2017
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EXTERIOR
ELEVATION
SOUTH WEST



CONSULTANTS:
STRUCTURAL ENGINEER:

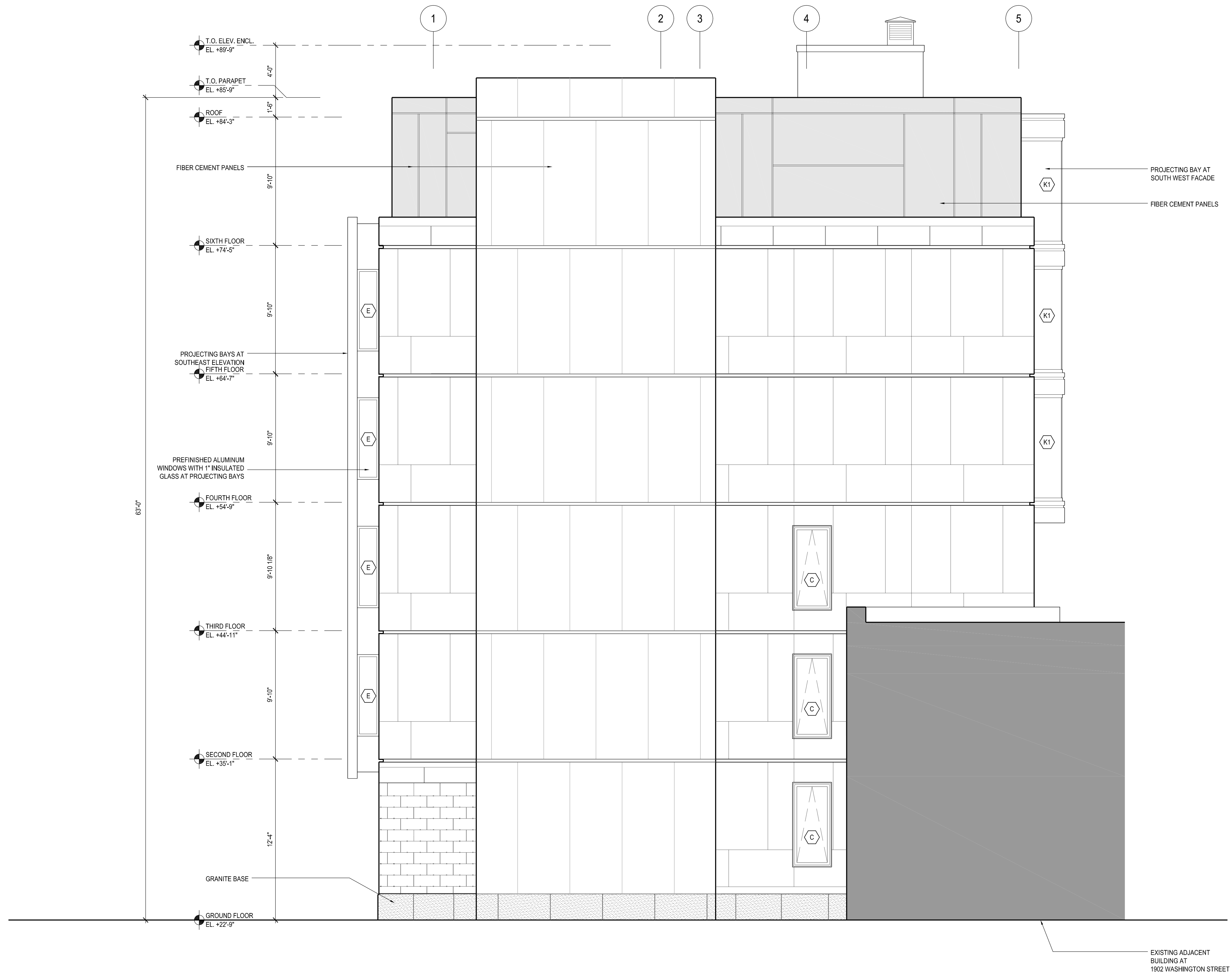
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EXTERIOR
ELEVATION
NORTHWEST



1 NORTH EAST ELEVATION
SCALE: 1/4" = 1'-0"

CONSULTANTS:
STRUCTURAL ENGINEER:

DD PROGRESS

REVISIONS:

PROJECT NAME:
One Newcomb Place
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EXTERIOR
ELEVATION
NORTH EAST