40B COMPREHENSIVE PERMIT APPLICATION

HRI CONCORD HIGHLANDS

671-675 CONCORD AVENUE, CAMBRIDGE

JANUARY 19, 2017

40B COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands

671-675 Concord Avenue, Cambridge MA 02138

SECTION 1
COVER LETTER

Trust. The Property is expected to be further encumbered by affordability restrictions from MA DHCD and MassHousing.

HRI, in conjunction with Icon Architecture (Icon), designed the HRI Concord Highlands project to meet the deep need for affordable housing in the City. HRI and Icon have a proven track record in new construction, extending back to the 2011 development of Putnam Green at 625 Putnam Avenue. This project created 40 affordable units of new construction, with LEED Platinum designation. At HRI Concord Highlands, HRI proposes a 98-unit, new construction, multifamily building at the site. The site is located across Concord Avenue from Fresh Pond in the Alewife-Cambridge Highlands neighborhood, an area targeted for long-term redevelopment, including new residential uses, in the City of Cambridge's 2005 Concord-Alewife Study, and currently through the Envision Cambridge master planning process. HRI will repurpose the existing site, which was previously occupied by private businesses, for new housing development. The proposed development will provide crucial affordable housing units in this area of Cambridge which is rapidly transforming from an industrial/manufacturing district into a new mixed-use neighborhood. This would be the largest new construction, affordable housing project built in Cambridge in over 40 years, and will maximize both the City and Commonwealth's sustainable development principles.

Project Priorities

The development of 98 affordable housing units at HRI Concord Highlands responds to several local and state development priorities. First, it addresses the deep need for affordable housing in Cambridge. Production of affordable housing in Cambridge is extremely challenging in today's market conditions. The cost of acquisition in Cambridge is a significant challenge for nonprofit ownership and development of new affordable units. At HRI Concord Highlands, HRI would be able to create 98 new affordable units, providing quality housing for families that are forced to leave the City for more affordable housing. HRI Concord Highlands corresponds directly to the Commonwealth's 2017 Low Income Housing Tax Credit (LIHTC) Draft Qualified Allocation Plan (QAP) priority category of Family Housing in Neighborhoods and Communities that provide access to opportunities, like Cambridge.

Not only does HRI Concord Highlands provide additional housing units to families, it is strongly aligned with existing zoning priorities for the Alewife and Cambridge Highlands neighborhoods. The site is approximately one acre and located across Concord Avenue from Fresh Pond, which is a unique area targeted for long-term redevelopment, including new residential uses, in the City of Cambridge's 2005 Concord-Alewife Study, and currently through the Envision Cambridge master planning process. The 2005 plan specifically encourages a mix of uses, including housing, throughout the plan's study area (Chapter 4, Recommendations, Zoning Recommendations). HRI will repurpose the existing site, which was previously occupied by private businesses for new housing development. The site is located on the #74 and #78 MBTA bus routes, with bus stops directly in front of the site that will connect future residents to Harvard Square. It is also within walking distance of the Alewife T Station (Red Line), and thus provides valuable access to employment and education opportunities in the City of Cambridge and beyond. The site is directly adjacent to the 162-acre Fresh Pond Reservation park system with a variety of passive and active recreation activities available. Future residents at the HRI Concord Highlands project will have access to transit, open space, community services, and retail available nearby in both the Alewife and Cambridge Highlands neighborhoods.

HRI Concord Highlands will provide Cambridge families with quality affordable housing with a variety of active design focused resident services and outdoor open space. Approximately 67% of the units will be

Funds. In early January 2017, DHCD conditionally approved the project to move forward with a full OneStop+ submission, which HRI will submit by the deadline of February 15, 2017.

If zoning is approved and the project is awarded DHCD State financing sources in Summer 2017, financial closing will begin as early as July 2017, and financing closing for construction sources could take place in December 2017 or early 2018, and construction would begin immediately thereafter.

Zoning Analysis: Request for Zoning Relief

Icon Architecture completed an analysis of City of Cambridge Zoning Ordinance, looking specifically at guidelines related to residential floor area ratio, parking, and other urban design criteria. The HRI Concord Highlands site is situated in an Office 1 District, and also lies within the Southeast Quadrangle of the Alewife Overlay District (Southeast Quadrangle of AOD-4) and Concord Avenue Parkway Sub-district of the Parkway Overlay District (boundary extends 200' from the centerline of Concord Avenue into the site). HRI is seeking zoning relief from the Board of Zoning Appeal through the Comprehensive Permit application for the following issues:

- ***Gross Floor Area and Unit Count.*** Zoning Ordinance Article 20.95 provides Dimensional Regulations and Unit Count requirements for the Southeast Quadrangle of AOD-4. In 20.95.1, the Floor Area Ratio (FAR) requirement is stated as a Maximum FAR of 2.0 for residential uses. To calculate the proposed FAR, the site is 43,398 square feet, and the proposed development is 125,276 square feet, or 2.89 FAR, and over the requirement by 38,480 SF. In Article 20.95.4 the required Minimum Lot Area Per Dwelling Unit is 600 SF. The proposed Lot Area Per Dwelling Unit is calculated by using the site area of 43,398 SF, and the proposed dwelling count of 98 units, and the lot area per dwelling unit is 442 SF. The proposed FAR and unit count is slightly higher than the prescribed FAR and Unit Counts for the Alewife overlay zoning district, however overall is contextual with other recent developments in terms of massing and height. All other setback requirements will follow the Zoning Ordinance.

- ***Parking.*** Zoning Ordinance Article 6.12 lists the current car parking requirement for the site under the zoning districts listed above as 1.0 space per dwelling unit, with 50 percent of the spaces designated as compact spaces. The proposed building has 65 parking spaces, or 0.66 per dwelling unit. Within the HRI housing portfolio, utilization averages approximately 52 percent of parking in similar mixed-income, new construction projects upon initial lease amongst low-income households. HRI will provide residents with access to the Alewife TMA shuttle bus that connects several nearby office and residential buildings through bus service to the Alewife T Station. The HRI Concord Highlands site has strong public transit connectivity and is located directly on the MBTA Bus Route #74 and #78 that runs along Concord Avenue from Harvard Square, past the City line, and into Belmont center. The site is an approximately 15-20 minute walk to the T Red Line station at Alewife. Through our Resident Services programming, we will also provide direct transit options to local grocery store for residents, like several of our other developments. We will fully comply with all bicycle parking requirements, which under the applicable zoning district has two categories: 1) Long Term provision of 104 bicycle parking spaces, calculated by 1.0 bicycle space per dwelling units for the first 20 units, and 1.05 bicycle space per dwelling units for the balance of units; and 2) Short Term provision of 10 bicycle parking spaces, calculated by 0.1 bicycle space per dwelling unit.

pedestrian-friendly and engaging with both the Concord Avenue Parkway and the scenic Fresh Pond landscape across the street.

3) After careful analysis of parking utilization rates within our affordable housing portfolio, we are providing strong transit options through a reduced parking ratio, access to the Alewife TMA shuttle, locating the building directly on the MBTA bus route and within walking distance to the Alewife T station, and robust bicycle storage options. Through this approach, we are encouraging residents to consider automobile-free transit options, which will contribute to the City's goals to reduce impacts on local traffic and environmental quality.

4) Through the combination of smartly designed and efficient front and rear yard open spaces, as well as a rooftop terrace, the proposed HRI Concord Highlands building provides future residents with a variety of open space options to explore on-site. Additional resident programming will link residents with these open space assets in an active and healthy approach that contributes to an enhanced quality of life for all residents.

5) This request for zoning relief fit development priorities articulated by the City and the community in recent public memos related to production and the City's Housing Plan, as well as the Commonwealth's sustainability principles. New affordable units and transit-oriented housing production are both well-supported development goals in the City.

Comprehensive Permit

This application is being submitted in conformance with MGL Chapter 40B, Sections 20-23. The provisions of this stature empower the BZA to grant exceptions from local ordinances, acting on behalf of all local boards if the proposed housing is "reasonable and consistent with local needs." This standard requires the BZA to consider the following factors in their decision: local and regional need for low-income housing; the number of low-income individuals affected by the lack of sufficient housing; the need to protect the health and safety of potential building occupants and City residents; and the promotion of better site and building design. HRI believes this project meets all Chapter 40B standards. Furthermore, developing a project that emphasizes family-sized units is important to HRI's mission of producing affordable family housing in Cambridge, and the City's housing priorities.

Conclusion

Approval of this Comprehensive Permit Application is critical to the success of the HRI Concord Highlands. All requested variances are rooted in the goal for building affordable family housing as efficient as possible while achieving the City's goals of sustainability and resiliency. We sincerely hope that the BZA will look favorably upon this request and the benefits of creating new affordable units for families and individuals in need of quality housing.

Sincerely,

Jane Carbone

Jane Carbone
Director of Housing, HRI

40B COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands

671-675 Concord Avenue, Cambridge MA 02138

SECTION 2
COMPREHENSIVE PERMIT APPLICATION FORM

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

TO: Board of Zoning Appeal
(Specify Local Board or Agency)

NOTICE OF FILING OF A COMPREHENSIVE PERMIT APPLICATION

REGARDING: 671-675 Concord Avenue, Cambridge, MA 02138
(Address of Property)

Please be informed that an application for a Comprehensive Permit for the development of low or moderate income housing at the above referenced property has been filed with the Cambridge Board of Zoning Appeals, and is scheduled for a hearing at _____p.m., on Thursday, _____, at the Ackerman Hearing Room (Rm. 200) in City Hall.

A copy of the Comprehensive Permit application is attached. The relief requested in the application includes: Article 6.12: parking reduction relief for 1:1 car parking; Article 20.64.3: Ground floor transparency; Article 20.95.1: dimensional relief for Floor Area Ratio; Article 20.95.4: Minimum Lot Area per Dwelling Unit; 22.23: LEED Green Building System Reporting

In acting on Comprehensive Permit applications, the Board of Zoning Appeals has the power to grant any permits or approvals, which would otherwise be required from other local agencies. The Board requests that _____ and other applicable agencies and boards appear at this hearing to make recommendations relative to this application, and/or that written recommendations be submitted to the Board prior to that hearing date.

Please contact the Zoning Specialist at (617) 349-6100, to receive further information on this Comprehensive Permit proceeding.

3. Does the Petitioner own and control the site? Yes If not, please describe the anticipated circumstances and time frames under which the Petitioner will acquire ownership and control of the site. If there are additional owners, please identify each owner, including name, address and the ownership interest for each owner identified. Please ATTACH a copy of the deed, purchase and sale agreement or option agreement.

See Section 12, which describes the ownership structure defined by the Quitclaim Deed.

4. What are the sources of the public subsidy for the proposed project? Please ATTACH project eligibility letter, site approval letter, or other evidence of subsidy for this project.

The proposed HRI Concord Highlands project will be financed through 4% Low Income Housing Tax Credits (LIHTC) as part of a financing request to DHCD, along with permanent and construction debt, and other state sources. City of Cambridge has committed funds through the CAHT for acquisition and predevelopment, and for construction.

5. Total number of dwelling units proposed: 98
Total number of affordable rental units: 98
Total number of affordable home ownership units: n/a

6. Please describe the eligibility standards for low and moderate income occupants and the duration of the affordability restrictions for the project. If you refer to program regulations or guidelines, please attach copies.

The development will be financed in part by LIHTC, and 60 of the units will be certified as LIHTC eligible with maximum income set at 60% AMI. See Section 14 for DHCD LIHTC guidelines for eligibility. 21 moderate units with incomes between 60% and 80% AMI, and 17 middle income units with incomes between 80% and 100% AMI.

7. How will this project meet local needs for low income and moderate income housing?

The 98 units at HRI Concord Highlands help meet the significant local need for affordable housing in Cambridge. The units will be restricted to households with varying income levels up to 100% AMI. The development is transit accessible and provides affordable housing in Alewife, a neighborhood with many community amenities, and helps meet goals for sustainable development. 67% percent of units will be family sized units (2- or 3- bedroom units) and addresses City's priority to provide more affordable family housing.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief.

Jane Carbone
Petitioner's Signature

1/19/17
Date

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

TO: Board of Zoning Appeal

FROM: Homeowner's Rehab, Inc. (HRI)

RE: HRI Concord Highlands, 671-675 Concord Avenue, Cambridge, MA 02138

PETITIONER: Jane Carbone, HRI

The Petitioner has applied to the Cambridge Zoning Board of Appeals for a comprehensive Permit to create affordable/low income housing at the above referenced property.

Pursuant to Chapter 774 of the Massachusetts General Laws, the Zoning Board of Appeals by the Comprehensive permit process is empowered to grant all necessary permits and licenses that are normally granted by other City agencies or Boards.

If any city agency or board is interested in this case or normally they would grant relief for this development, they should forward all correspondence to the Board of Zoning Appeal before the scheduled hearing dated, as there will be no other hearings will be scheduled for this case.

If you have any questions, please call Ranjit, or Maria at (617) 349-6100.

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SECTION 3
EVIDENCE OF A NEED FOR AFFORDABLE HOUSING

40B COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands

671-675 Concord Avenue, Cambridge MA 02138

SECTION 4
ELIGIBILITY STANDARDS, LONG-TERM AFFORDABILITY AND FUNDING

40B COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands

671-675 Concord Avenue, Cambridge MA 02138

SECTION 5
EXISTING SITE CONDITIONS

40B SITE COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands

671-675 Concord Avenue, Cambridge MA 02138

REPORT OF EXISTING SITE CONDITIONS

Proximity to Services

The Alewife and Cambridge Highlands neighborhoods host a range of services and community resources. Restaurants and groceries, retail, recreation, and entertainment services are all within a 10-15 minute walk of the HRI Concord Highlands site. Additional health and other services, like doctors, dentists, banks, etc. are also available in that same walking range. Neville Place, an assisted living and nursing home facility, is located approximately 0.1 mile from the site. The Cambridge Hospital, Cambridge Public Library, the City's High School, several elementary schools, and other valuable resources are approximately 2.5 miles from HRI Concord Highlands. The site's proximity to retail options along Alewife Brook Parkway and the MBTA Alewife T station also provides future residents with access to a range of employment and education opportunities within Cambridge and beyond. The site is directly adjacent to the 162-acre Fresh Pond Reservation park system with a variety of passive and active recreation activities available, and Rafferty Park is approximately 0.3 mile from the site and provides active recreation space.

Accessibilty

HRI Concord Highlands is located near the intersection of Concord Avenue and Smith Place. The project will have on-site parking for approximately 65 parking spaces located at the ground floor level of the building. Concord Avenue has a dedicated cycle track for cyclists. MBTA Bus Routes #74 and #78 both provide service along Concord Avenue, connecting the site to Harvard Square and Belmont town center, and the stops for these bus routes are located directly in front of the building at Concord Avenue and Smith Place. The site is also a 15-20 minute walk to the Alewife T Station (Red Line), which provides service to parts of Cambridge, Somerville, and Boston. These transit options provide frequent and inexpensive access to regional centers of employment and other opportunities. There is a direct access to local highways, including Route 2, from the Alewife Brook Parkway.

Neighborhood Context

The site is located across Concord Avenue from Fresh Pond. This is a unique area of Cambridge targeted for long-term redevelopment, including new residential uses, in the City of Cambridge's 2005 Concord-Alewife Study, and currently through the Envision Cambridge master planning process. The 2005 plan specifically encourages a mix of uses, including housing, throughout the plan's study area. This area of Cambridge is rapidly transforming from an industrial/manufacturing district into a new mixed-use neighborhood. To date, there has been significant new mixed-use development, primarily residential, on Concord Avenue, closer to the intersection of Concord Avenue and Alewife Brook Parkway, and along nearby Fawcett Drive.

DRAWING LIST

Zoning

	Required	Proposed
	55' Principal Plane	65' Principal Plane
Building Height	85' Beyond Setback	70.5' Beyond Setback
Front Setback	25'	25'
Side Setback	10'	10'
Rear Setback	10'	10'
FAR	2.0	2.89

Site & Building

		AREA
Building Footprint		19,152
Building GSF	Untempered Garage	13,227
	Garage Conditioned	778
	First Floor	17,227
	Second Floor	19,538
	Third Floor	19,152
	Fourth Floor	19,152
	Fifth Floor	19,152
	Sixth Floor	15,815
	Roof Deck	1,235
	Total Conditioned	110,814
	Total Built	125,276
Open Space		10,746
Surface Parking		19,739
Total Parcel Size		43,398
FAR	Total built / Parcel Size =	2.89

Parking

	Compact	Standard	Handicapped	Total	Unit: Space Ratio
Surface Parking	13	17		30	
Covered Parking	18	13	4	35	
Total on Site	**31**	**30**	**4**	**65**	**0.66**
Required	**33 MAX**		**4**	**98**	**1**

Bike Parking	104 Long term w/ 20 tandem spaces	10 Short-term

Unit Mix

	1BR	2BR	3BR	
1st Floor	3	4	5	12
2nd Floor	7	8	4	19
3rd Floor	7	8	4	19
4th Floor	7	8	4	19
5th Floor	7	9	3	19
6th floor	1	8	1	10
	32	**45**	**21**	**98 UNITS**
Percentage	33%	46%	21%	
Average SF	625 SF	845 SF	1175 SF	

HRI Concord Highlands

671-675 Concord Avenue,
Cambridge MA 02138

COMPREHENSIVE PERMIT
JANUARY 19, 2017

CLIENT
Homeowner's Rehab, Inc.
280 Franklin Street
Cambridge, MA 02139

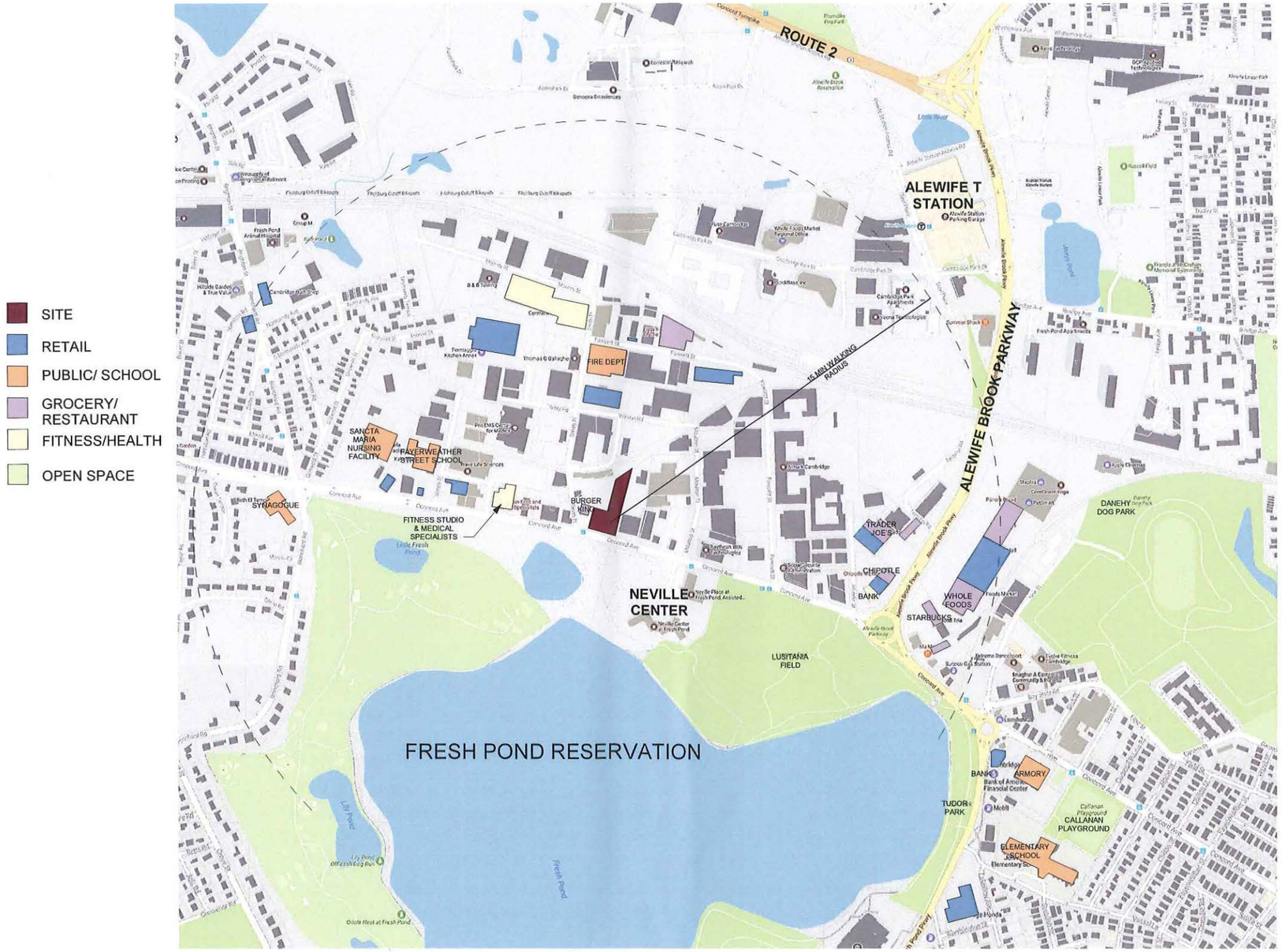
ARCHITECT
ICON architecture, inc.
101 Summer Street, Fifth Floor
Boston, MA 02110

CIVIL ENGINEER
Nitsch Engineering, Inc.
2 Center Plz #430
Boston, MA 02108

LANDSCAPE DESIGNER
Klopfer Martin Design Group, LLC
214 Cambridge Street
Boston, MA 02114

MECHANICAL/ELECTRICAL/PLUMBING
Lim Consultants, Inc.
6 Pleasant Street, Suite 520
Malden, MA 02148

STRUCTURAL ENGINEER
Petersen Engineering
PO Box 4774
Portsmouth, NH 03802



ICON ARCHITECTURE

HRI Concord Highlands

Homeowner's Rehab, Inc.

Neighborhood Map

SITE

GROCERY/ RESTAURANT

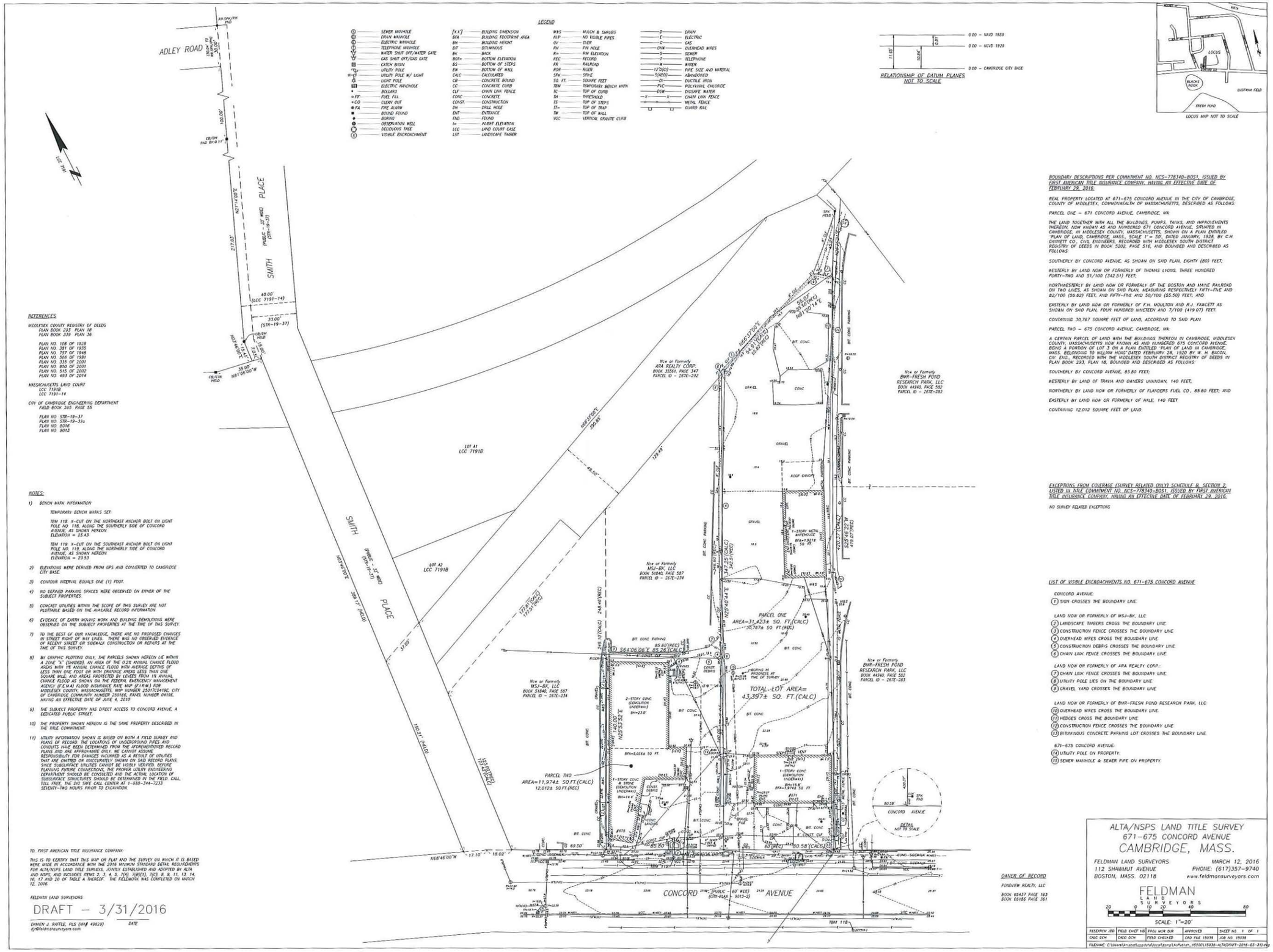
FITNESS/HEALTH

ICON ARCHITECTURE

Concord Ave

Site Map

Homeowner's Rehab, Inc.



REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS
PLAN BOOK 293 PLAN 18
PLAN BOOK 339 PLAN 36

PLAN NO. 108 OF 1928
PLAN NO. 381 OF 1935
PLAN NO. 757 OF 1948
PLAN NO. 566 OF 1981
PLAN NO. 335 OF 2001
PLAN NO. 850 OF 2001
PLAN NO. 515 OF 2002
PLAN NO. 493 OF 2014

MASSACHUSETTS LAND COURT
LCC 7191B
LCC 7191-14

CITY OF CAMBRIDGE ENGINEERING DEPARTMENT
FIELD BOOK 205 PAGE 55

PLAN NO. STR-19-37
PLAN NO. STR-19-33a
PLAN NO. 8016
PLAN NO. 9013

NOTES:

1) BENCH MARK INFORMATION

TEMPORARY BENCH MARKS SET:

TBM 118: X-CUT ON THE NORTHEAST ANCHOR BOLT ON LIGHT POLE NO. 118, ALONG THE SOUTHERLY SIDE OF CONCORD AVENUE, AS SHOWN HEREON.
ELEVATION = 23.43

TBM 119: X-CUT ON THE SOUTHEAST ANCHOR BOLT ON LIGHT POLE NO. 119, ALONG THE NORTHERLY SIDE OF CONCORD AVENUE, AS SHOWN HEREON.
ELEVATION = 23.53

2) ELEVATIONS WERE DERIVED FROM GPS AND CONVERTED TO CAMBRIDGE CITY BASE.

3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

4) NO DEFINED PARKING SPACES WERE OBSERVED ON EITHER OF THE SUBJECT PROPERTIES.

5) COMCAST UTILITIES WITHIN THE SCOPE OF THIS SURVEY ARE NOT PLOTTABLE BASED ON THE AVAILABLE RECORD INFORMATION.

6) EVIDENCE OF EARTH MOVING WORK AND BUILDING DEMOLITIONS WERE OBSERVED ON THE SUBJECT PROPERTIES AT THE TIME OF THIS SURVEY.

7) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THIS SURVEY.

8) BY GRAPHIC PLOTTING ONLY, THE PARCELS SHOWN HEREON LIE WITHIN A ZONE "X" (SHADED), AN AREA OF THE 0.2% ANNUAL CHANCE FLOOD AREAS WITH 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0418E, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0418E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

9) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO CONCORD AVENUE, A DEDICATED PUBLIC STREET.

10) THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT.

11) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS. SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

TO: FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 12, 2016.

FELDMAN LAND SURVEYORS

DRAFT - 3/31/2016

DAMIEN J. RAFFLE, PLS (MA# 49829) DATE
djr@feldmansurveyors.com

BOUNDARY DESCRIPTIONS PER COMMITMENT NO. NCS-778340-BOS1, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF FEBRUARY 29, 2016.

REAL PROPERTY LOCATED AT 671-675 CONCORD AVENUE IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

PARCEL ONE - 671 CONCORD AVENUE, CAMBRIDGE, MA.

THE LAND TOGETHER WITH ALL THE BUILDINGS, PUMPS, TANKS, AND IMPROVEMENTS THEREON, NOW KNOWN AS AND NUMBERED 671 CONCORD AVENUE, SITUATED IN CAMBRIDGE, IN MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN ON A PLAN ENTITLED "PLAN OF LAND, CAMBRIDGE, MASS., SCALE 1" = 50', DATED JANUARY, 1928, BY C.H. GANNETT CO., CIVIL ENGINEERS, RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 5202, PAGE 516, AND BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHERLY BY CONCORD AVENUE, AS SHOWN ON SAID PLAN, EIGHTY (80) FEET;

WESTERLY BY LAND NOW OR FORMERLY OF THOMAS LYONS, THREE HUNDRED FORTY-TWO AND 51/100 (342.51) FEET;

NORTHWESTERLY BY LAND NOW OR FORMERLY OF THE BOSTON AND MAINE RAILROAD ON TWO LINES, AS SHOWN ON SAID PLAN, MEASURING RESPECTIVELY FIFTY-FIVE AND 82/100 (55.82) FEET, AND FIFTY-FIVE AND 50/100 (55.50) FEET; AND

EASTERLY BY LAND NOW OR FORMERLY OF F.H. MOULTON AND R.J. FAWCETT AS SHOWN ON SAID PLAN, FOUR HUNDRED NINETEEN AND 7/100 (419.07) FEET.

CONTAINING 30,767 SQUARE FEET OF LAND, ACCORDING TO SAID PLAN.

PARCEL TWO - 675 CONCORD AVENUE, CAMBRIDGE, MA.

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS NOW KNOWN AS AND NUMBERED 675 CONCORD AVENUE, BEING A PORTION OF LOT 3 ON A PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE, MASS. BELONGING TO WILLIAM HOAG" DATED FEBRUARY 28, 1920 BY W. H. BACON, CIV. ENG., RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 293, PLAN 18, BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHERLY BY CONCORD AVENUE, 85.80 FEET;

WESTERLY BY LAND OF TRAVIA AND DAWERS UNKNOWN, 140 FEET;

NORTHERLY BY LAND NOW OR FORMERLY OF FLANDERS FUEL CO., 85.80 FEET; AND

EASTERLY BY LAND NOW OR FORMERLY OF HALE, 140 FEET.

CONTAINING 12,012 SQUARE FEET OF LAND.

EXCEPTIONS FROM COVERAGE (SURVEY-RELATED ONLY) SCHEDULE B, SECTION 2, LISTED IN TITLE COMMITMENT NO. NCS-778340-BOS1, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF FEBRUARY 29, 2016.

NO SURVEY RELATED EXCEPTIONS

LIST OF VISIBLE ENCROACHMENTS NO. 671-675 CONCORD AVENUE

CONCORD AVENUE:
(1) SIGN CROSSES THE BOUNDARY LINE.

LAND NOW OR FORMERLY OF MSJ-BK, LLC
(2) LANDSCAPE TIMBERS CROSS THE BOUNDARY LINE.
(3) CONSTRUCTION FENCE CROSSES THE BOUNDARY LINE.
(4) OVERHEAD WIRES CROSS THE BOUNDARY LINE.
(5) CONSTRUCTION DEBRIS CROSSES THE BOUNDARY LINE.
(6) CHAIN LINK FENCE CROSSES THE BOUNDARY LINE.

LAND NOW OR FORMERLY OF ARA REALTY CORP.:
(7) CHAIN LINK FENCE CROSSES THE BOUNDARY LINE.
(8) UTILITY POLE LIES ON THE BOUNDARY LINE.
(9) GRAVEL YARD CROSSES THE BOUNDARY LINE.

LAND NOW OR FORMERLY OF BMR-FRESH POND RESEARCH PARK, LLC
(10) OVERHEAD WIRES CROSS THE BOUNDARY LINE.
(11) HEDGES CROSS THE BOUNDARY LINE.
(12) CONSTRUCTION FENCE CROSSES THE BOUNDARY LINE.
(13) BITUMINOUS CONCRETE PARKING LOT CROSSES THE BOUNDARY LINE.

671-675 CONCORD AVENUE:
(14) UTILITY POLE ON PROPERTY.
(15) SEWER MANHOLE & SEWER PIPE ON PROPERTY.

OWNER OF RECORD

FONDVIEW REALTY, LLC

BOOK 65437 PAGE 183
BOOK 66186 PAGE 361

ALTA/NSPS LAND TITLE SURVEY
671-675 CONCORD AVENUE
CAMBRIDGE, MASS.

FELDMAN LAND SURVEYORS
112 SHAWMUT AVENUE
BOSTON, MASS. 02118
PHONE: (617)357-9740
www.feldmansurveyors.com

MARCH 12, 2016

FELDMAN LAND SURVEYORS

SCALE: 1"=20'

RESEARCH JRD	FIELD CHIEF NB	FIELD WORK DJR	APPROVED	SHEET NO. 1 OF 1
CALC DCM	DRAFT DCM	FIELD CHECKED	CKD FILE 15038	JOB NO. 15038

FILENAME: C:\Users\kirstenpedro\Desktop\Kirsten\AutoCad_15930\15038-ALTA\DRAFT-2016-03-31.dwg

UTILITY NOTES:

1. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY UTILITY CONNECTIONS OR CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND NITSCH ENGINEERING.

2. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" 1-888-DIG-SAFE.

3. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE CITY OF CAMBRIDGE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PERMITS AND APPROVALS ARE OBTAINED BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTION WITH OR THE DISCONTINUANCE OF ANY UTILITIES WITHIN THE JURISDICTION OF ANY UTILITY COMPANIES, SUCH AS ELECTRICITY, TELEPHONE, WATER, GAS, AND ANY SYSTEM OR SYSTEMS WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 48 HOURS AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION.

4. CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN OPERATION.

5. ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE CITY OF CAMBRIDGE. *LCC 7191B*

6. GAS, TELEPHONE AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC AND PLUMBING CONSULTANTS. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND DESIGN OF NEW UTILITIES WITH ELECTRIC, CABLE TELEVISION AND TELECOMMUNICATION UTILITIES..

7. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10-FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING. *LCC 7191B*

8. UTILITY STRUCTURES TO BE ABANDONED SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 3 FEET BELOW FINISHED GRADE, THE BOTTOMS OF THE STRUCTURES SHALL BE BROKEN AND THE STRUCTURES SHALL BE BACKFILLED WITH GRAVEL BORROW AND COMPACTED.

9. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED AND/OR REMOVED & DISPOSED.

10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR THE GAS LINE INSTALLATION.

11. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

12. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.

13. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.

14. SIZES OF ALL TANKS, UNDERGOUND DETENTION SYSTEM AND UNDERGROUND PIPING ARE PRELIMINARY. FINAL SIZING TO BE DONE DURING DESIGN PHASES OF THE PROJECT.

COST ESTIMATING NOTES:

1. ALL WATER LINES ARE DUCTILE IRON UNLESS OTHERWISE NOTED. ASSUME ALL WATER LINES INSTALLED WITH 5' OF COVER.

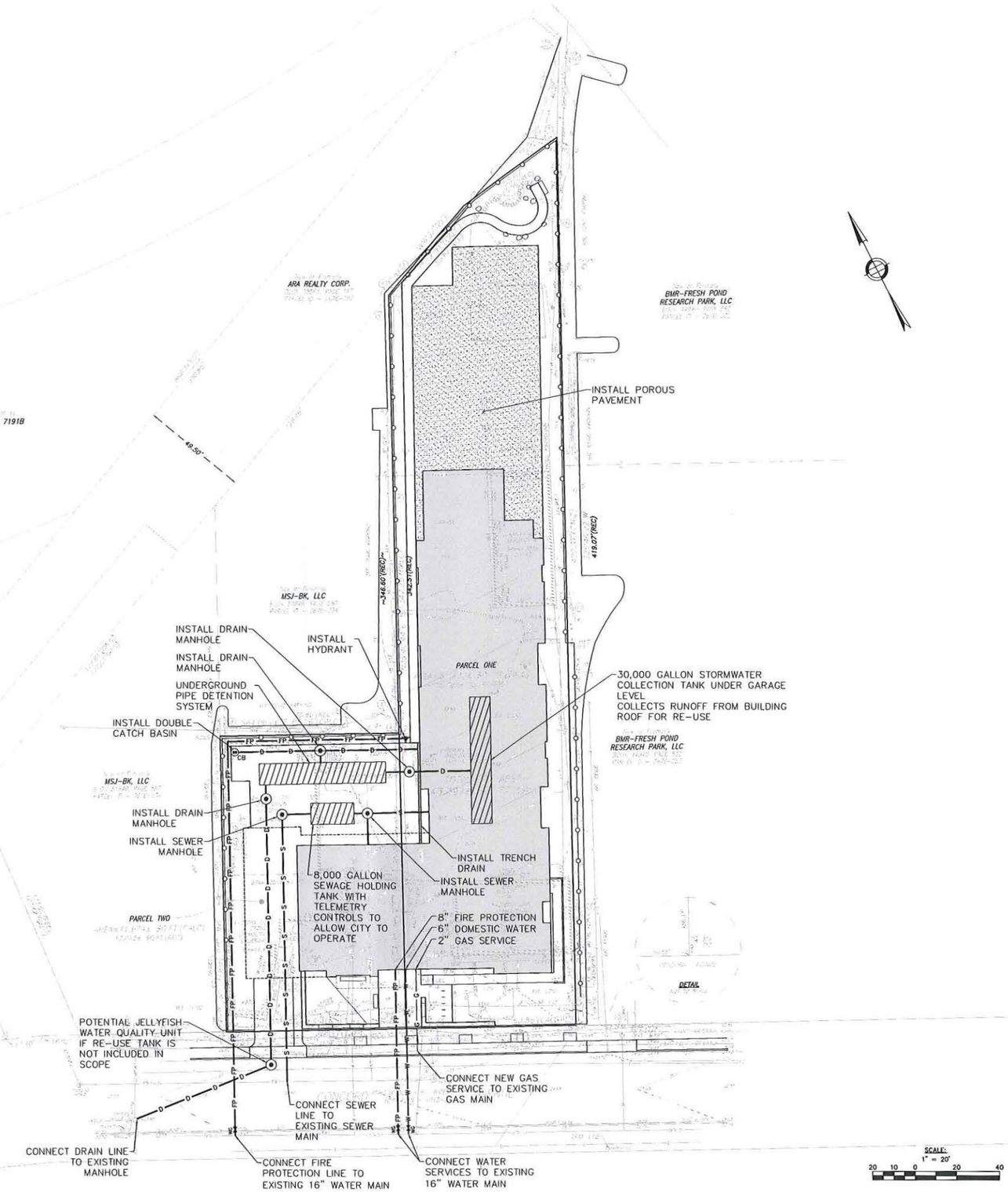
2. ASSUME ALL ROADWAY DRAINAGE LINES ARE 12" PVC UNLESS OTHERWISE NOTED. ASSUME ALL DRAIN LINES INSTALLED WITH 6' OF COVER.

3. ASSUME ALL ROOF DRAINAGE LINES ARE 12" CORRUGATED PLASTIC PIPE UNLESS OTHERWISE NOTED. ASSUME ALL DRAIN LINES INSTALLED WITH 4' OF COVER.

4. ASSUME THAT ALL SEWER LINES ARE 8" PVC. ASSUME ALL SEWER LINES INSTALLED WITH 6' OF COVER.

5. ASSUME ALL STRUCTURES ARE 4' INSIDE DIAMETER, EXCEPT FOR DOUBLE CB'S AND STRUCTURES THAT ARE DIRECTLY CONNECTED TO THE UNDER GROUND DETENTION SYSTEM. ASSUME THOSE STRUCTURES ARE 6' INSIDE DIAMETER.

6. SEE MEP PLANS FOR ROUTING & SIZING ELECTRIC, CABLE, TELEPHONE AND LIGHTING.



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671-675 Concord Avenue, Cambridge MA 02138

Homeowner's Rehab, Inc.

ARCHITECT

E-ICON ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

NITSCH PROJECT #11844

COMMONWEALTH OF MASSACHUSETTS AARON A. GALLAGHER CIVIL No. 43923 PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

KEY PLAN

MARK	DATE	DESCRIPTION
	01/13/2017	DRAFT SD

PROJECT NUMBER:	216109
DRAWN BY:	EB
CHECKED BY:	AG

SHEET TITLE

DRAFT
CIVIL UTILITY PLAN

C-100

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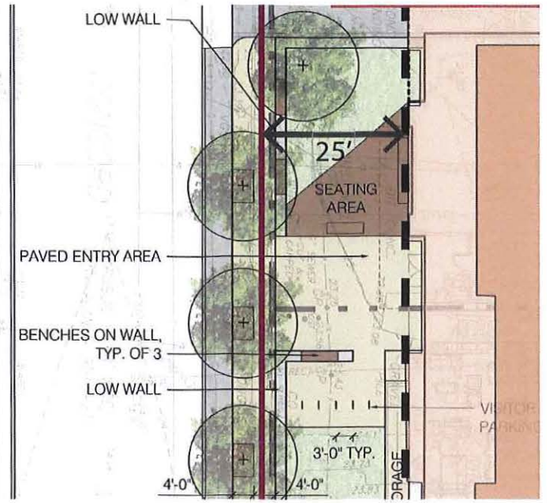
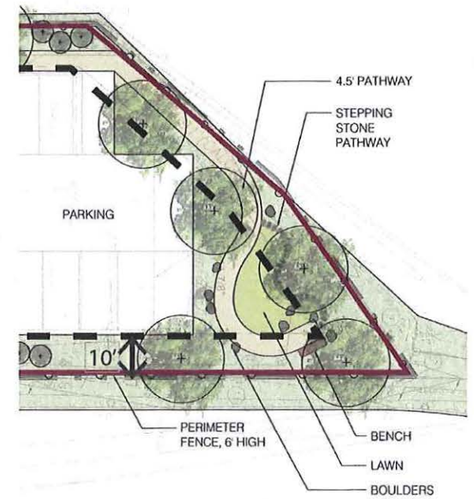
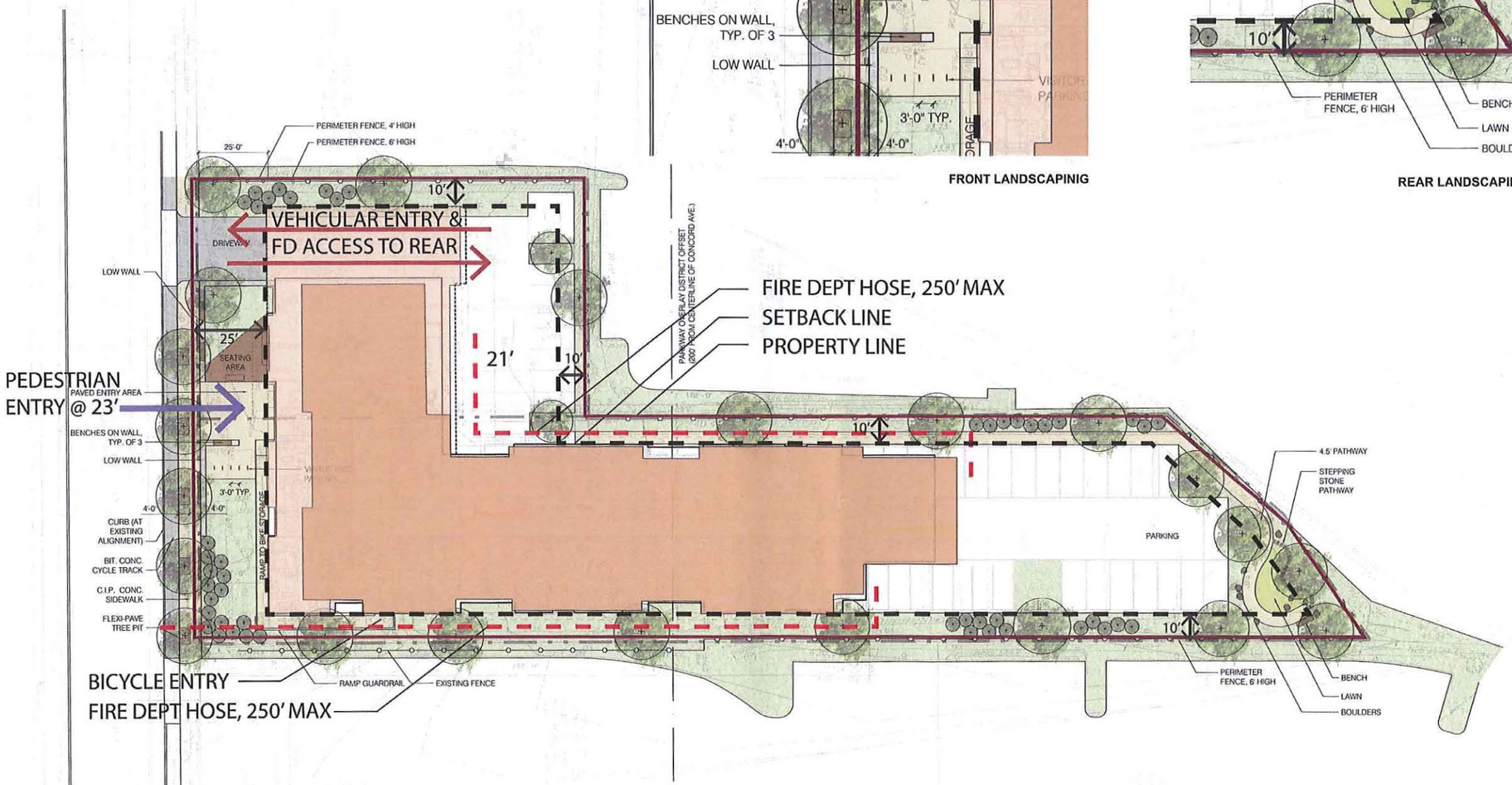


FRONT LANDSCAPINIG



REAR LANDSCAPINIG



Zoning Districts:

- SE Quadrangle of AOD
- Parkway Overlay
- Alewife Overlay

Dimensional Requirements

	Required	Proposed
	55' Principal Plane	65' Principal Plane
Building Height	85' Beyond Setback	70.5' Beyond Setback
Front Setback	25'	25'
Side Setback	10'	10'
Rear Setback	10'	10'
FAR	2.0	2.89

Parking Requirements:

Cars – 1:1 ratio

Proposed .66:1

Bicycles >1:1 ratio

GRAPHIC SCALE: 1/16" =1'-0"

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kmdg KLOPFER MARTIN DESIGN GROUP

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MARK	DATE	DESCRIPTION
	01/13/2017	DRAFT SD

PROJECT NUMBER: 216109
DRAWN BY: EH
CHECKED BY: MW

SHEET TITLE

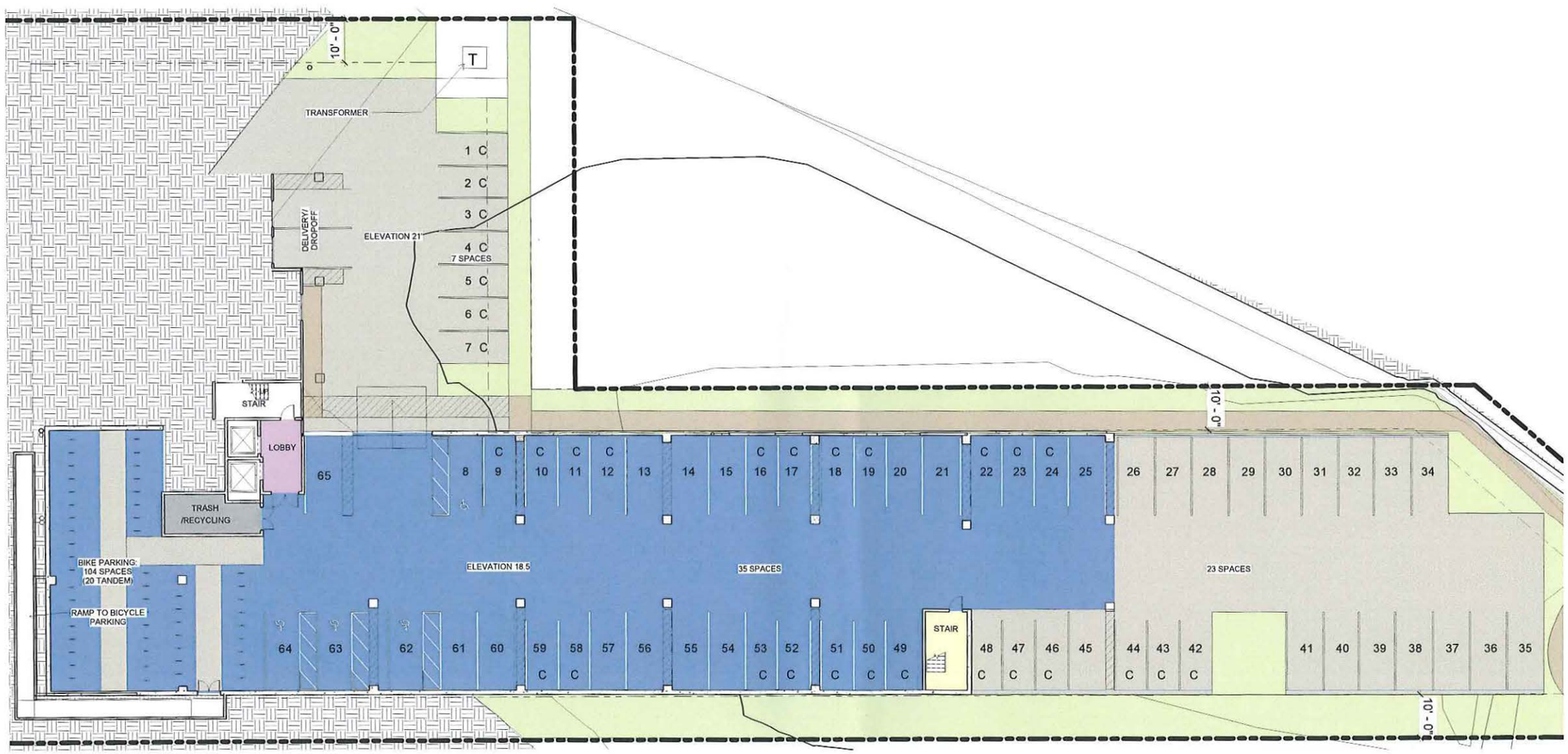
PRELIMINARY LANDSCAPE PLAN

L-101

Parking

	Compact	Standard	Handicapped	Total	Unit: Space Ratio
Surface Parking	13	17		30	
Covered Parking	18	13	4	35	
Total on Site	**31**	**30**	**4**	**65**	**0.66**
Required	**33 MAX**		**4**	**98**	**1**

Bike Parking	104 Long term w/ 20 tandem spaces	10 Short-term



1 Ground Level
3/32" = 1'-0"

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	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
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CHECKED BY: Checker

SHEET TITLE

PARKING LEVEL PLAN

A101

625 SF	1BR
845 SF	2BR
1175 SF	3BR
1384 SF	CORR
1092 SF	LOBBY
302 SF	MAIL
359 SF	MAINTENANCE/ WORKSHOP/ STORAGE
134 SF	MEP
250 SF	PARCEL RM
856 SF	PROPERTY MANAGEMENT OFFICES
400 SF	STAIR
149 SF	TRASH/ RECYCLING
62 SF	VEST

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

1/18/2017 2:26:57 PM

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FIRST FLOOR PLAN

A102

1 TYPICAL FLOOR PLAN (2-5)
1/8" = 1'-0"

1/18/2017 2:27:02 PM

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	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: Author
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SHEET TITLE

TYPICAL FLOOR PLAN

FLOORS 2,3,4 & 5

A103

1 SIXTH FLOOR
1/8" = 1'-0"

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	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
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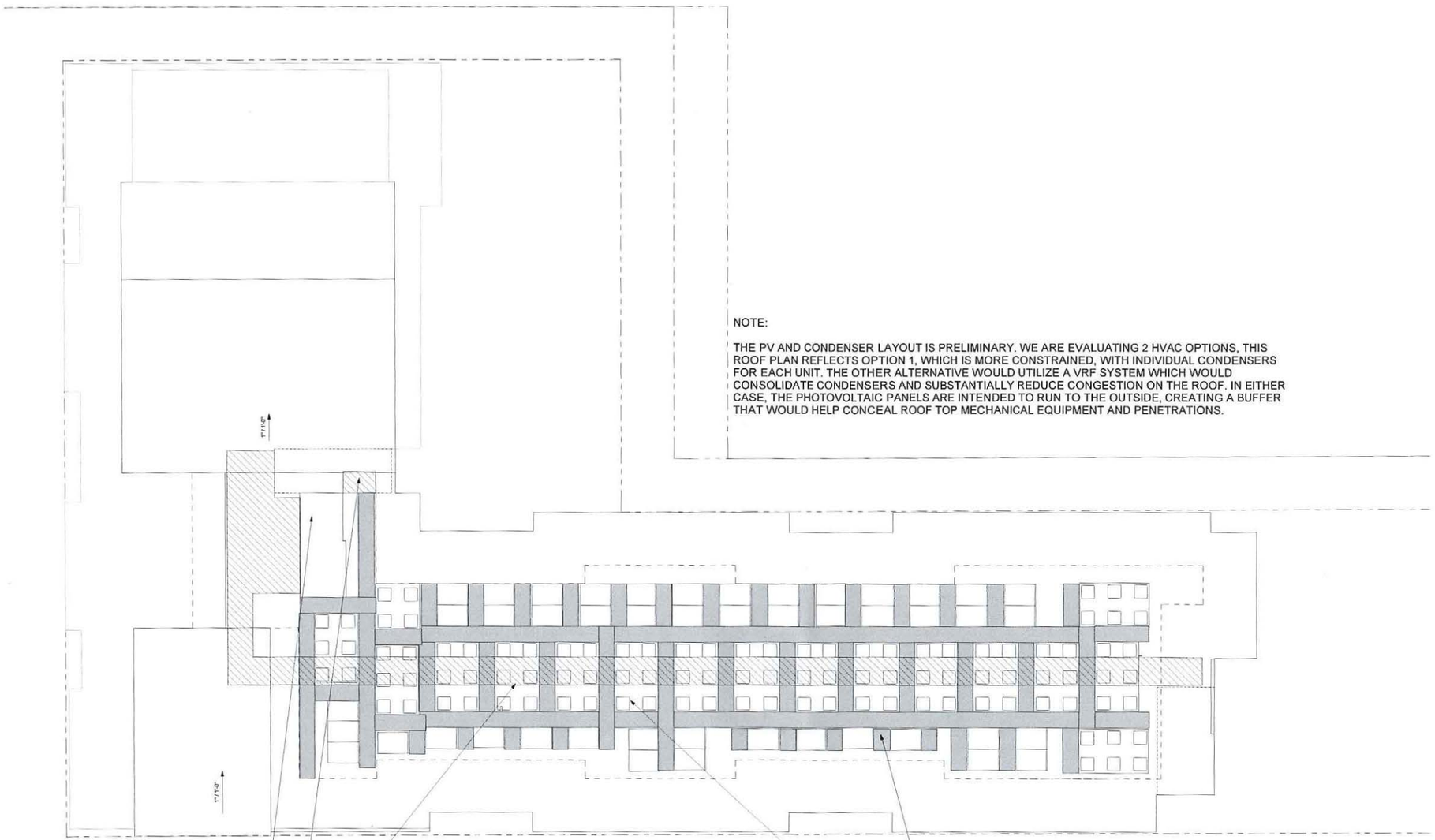
SHEET TITLE

SIXTH FLOOR PLAN

A104

NOTE:

THE PV AND CONDENSER LAYOUT IS PRELIMINARY. WE ARE EVALUATING 2 HVAC OPTIONS, THIS ROOF PLAN REFLECTS OPTION 1, WHICH IS MORE CONSTRAINED, WITH INDIVIDUAL CONDENSERS FOR EACH UNIT. THE OTHER ALTERNATIVE WOULD UTILIZE A VRF SYSTEM WHICH WOULD CONSOLIDATE CONDENSERS AND SUBSTANTIALLY REDUCE CONGESTION ON THE ROOF. IN EITHER CASE, THE PHOTOVOLTAIC PANELS ARE INTENDED TO RUN TO THE OUTSIDE, CREATING A BUFFER THAT WOULD HELP CONCEAL ROOF TOP MECHANICAL EQUIPMENT AND PENETRATIONS.



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

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KEY PLAN

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SHEET TITLE

ROOF PLAN

A105

SOLAR SHADING

METAL PANEL

CEMENTITIOUS PANELS

UPVC WINDOWS

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KEY PLAN

MARK	DATE	DESCRIPTION
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SHEET TITLE

PERSPECTIVES

A201

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SOLAR SHADING

METAL PANEL

UPVC WINDOWS

CEMENTITIOUS PANELS

SOLAR SHADING

METAL PANEL

UPVC WINDOWS

CEMENTITIOUS PANELS

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KEY PLAN

MARK	DATE	DESCRIPTION
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PROJECT NUMBER: 216109
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SHEET TITLE

PERSPECTIVES

A202

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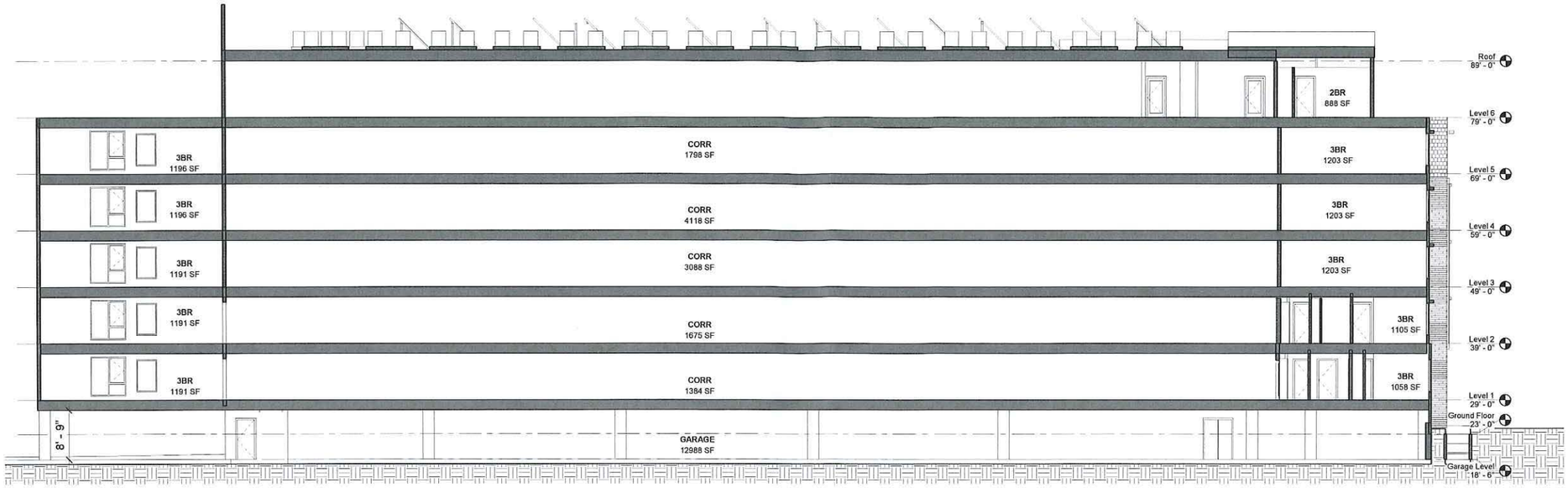
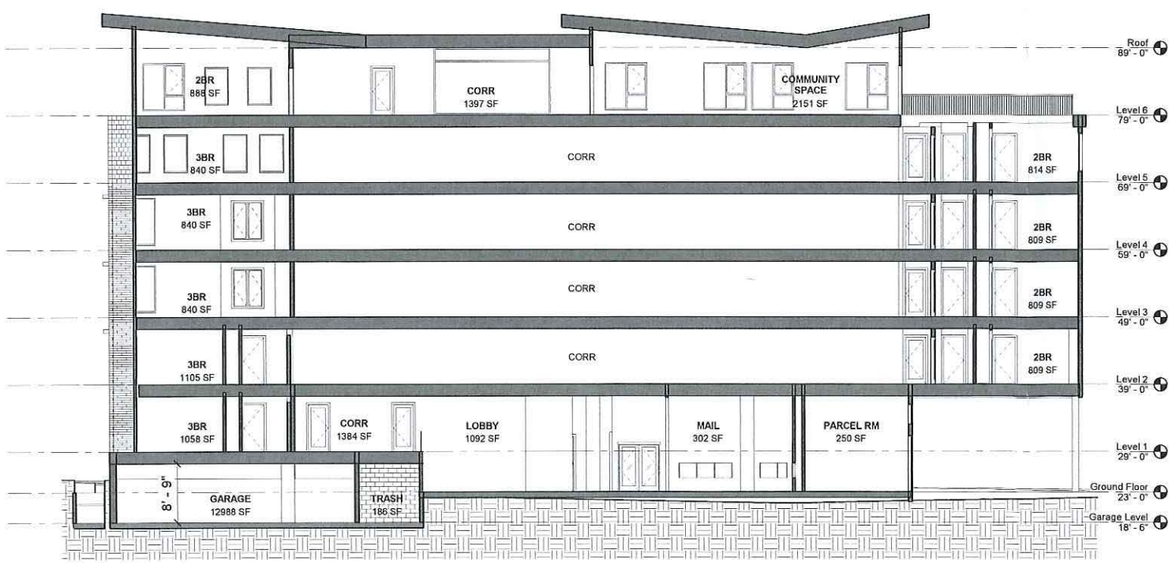


3 SECTION - NORTH/SOUTH
1/8" = 1'-0"



2 SECTION - EAST/WEST
1/8" = 1'-0"

1 SECTION AT DRIVE LANE
1/8" = 1'-0"

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REGISTERED ARCHITECT
HANDY JANE LUDVIG
No. 4108
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

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KEY PLAN

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SHEET TITLE

SECTIONS

A301

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40B COMPREHENSIVE PERMIT APPLICATION

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SECTION 7
BUILDING TABULATION

40B COMPREHENSIVE PERMIT APPLICATION

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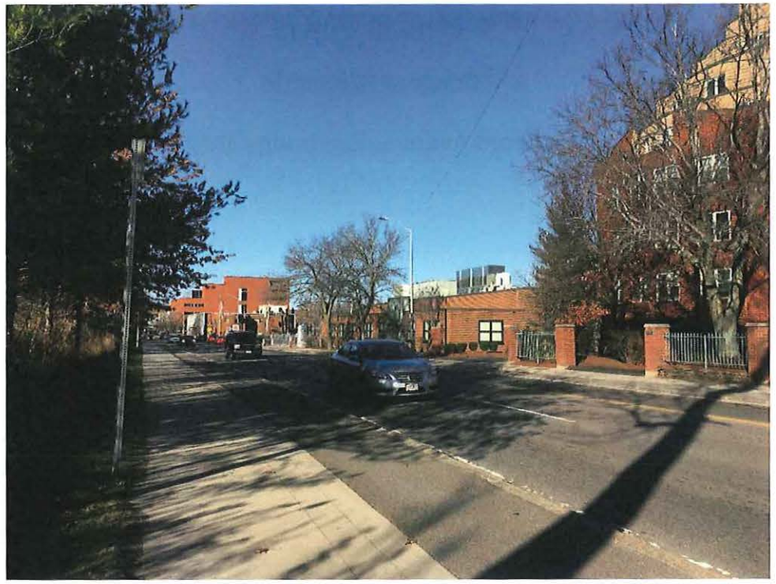
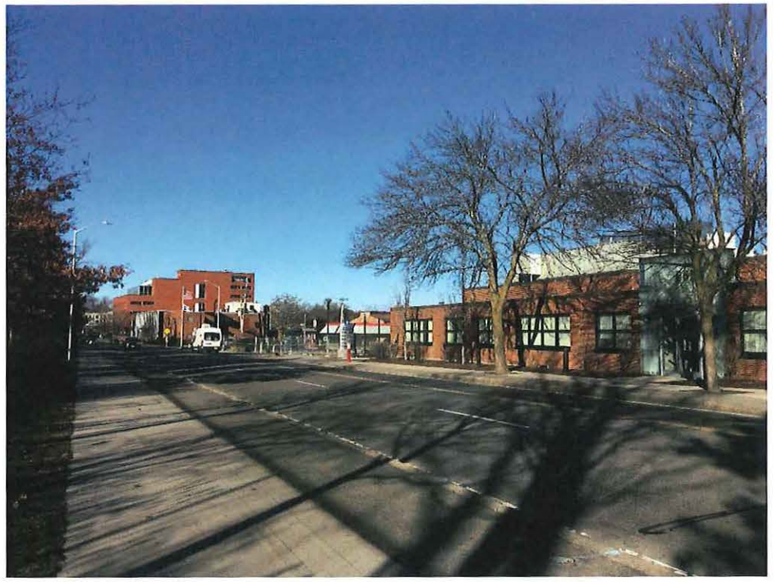
SECTION 8
PHOTOGRAPHS



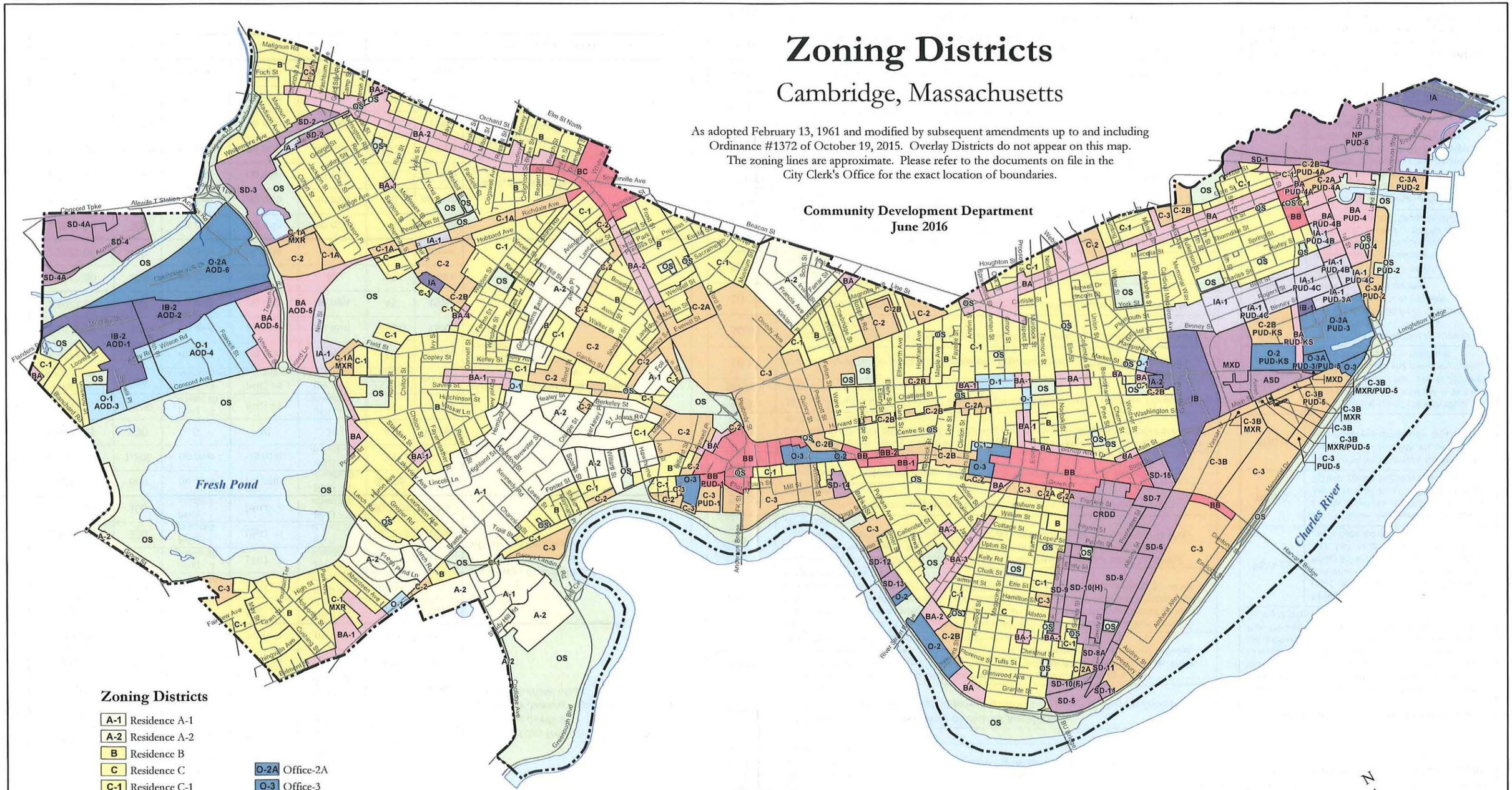


Zoning Districts

Cambridge, Massachusetts

As adopted February 13, 1961 and modified by subsequent amendments up to and including Ordinance #1372 of October 19, 2015. Overlay Districts do not appear on this map. The zoning lines are approximate. Please refer to the documents on file in the City Clerk's Office for the exact location of boundaries.

Community Development Department
June 2016



Zoning Districts

- A-1 Residence A-1
- A-2 Residence A-2
- B Residence B
- C Residence C
- C-1 Residence C-1
- C-1A Residence C-1A
- C-2 Residence C-2
- C-2A Residence C-2A
- C-2B Residence C-2B
- C-3 Residence C-3
- C-3A Residence C-3A
- C-3B Residence C-3B
- O-1 Office-1
- O-2 Office-2
- O-2A Office-2A
- O-3 Office-3
- O-3A Office-3A
- BA Business A
- BA-1 Business A-1
- BA-2 Business A-2
- BA-3 Business A-3
- BA-4 Business A-4
- BB Business B
- BB-1 Business-1
- BB-2 Business 2
- BC Business C
- BC-1 Business C-1
- IA-1 Industry A-1
- IA-2 Industry A-2
- IA Industry A
- IB-1 Industry B-1
- IB-2 Industry B-2
- IB Industry B
- IC Industry C
- MXD Mixed Use Development
- ASD Ames Street District
- AOD Alewife Overlay District
- PUD Planned Unit Development Overlay
- MXR Mixed Use Residential Overlay
- NP North Point District
- CRDD Cambridgeport Revitalization Development District
- SD-1 Special District-1
- SD-2 Special District-2
- SD-3 Special District-3
- SD-4 Special District-4
- SD-4A Special District-4A
- SD-5 Special District-5
- SD-6 Special District-6
- SD-7 Special District-7
- SD-8 Special District-8
- SD-8A Special District-8A
- SD-9 Special District-9
- SD-10(F) Special District-10(F)
- SD-10(H) Special District-10(H)
- SD-11 Special District-11
- SD-12 Special District-12
- SD-13 Special District-13
- SD-14 Special District-14
- SD-15 Special District-15
- OS Open Space

N

0.25 0 0.25
Miles

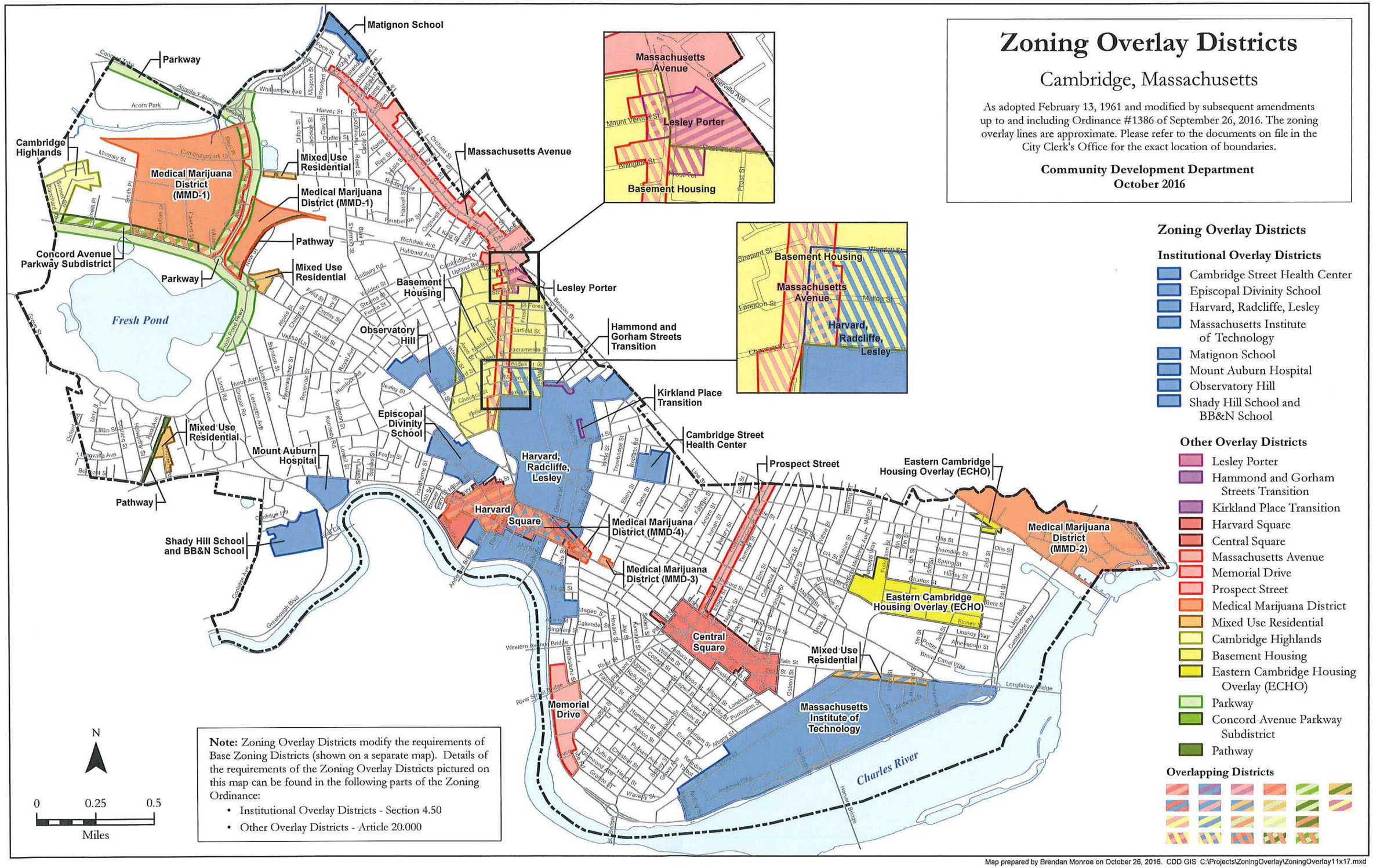
Map prepared by Brendan Monroe on June 23, 2016. CDD GIS C:\Projects\Zoning\Zoning11x17.mxd

Zoning Overlay Districts

Cambridge, Massachusetts

As adopted February 13, 1961 and modified by subsequent amendments up to and including Ordinance #1386 of September 26, 2016. The zoning overlay lines are approximate. Please refer to the documents on file in the City Clerk's Office for the exact location of boundaries.

Community Development Department
October 2016



Note: Zoning Overlay Districts modify the requirements of Base Zoning Districts (shown on a separate map). Details of the requirements of the Zoning Overlay Districts pictured on this map can be found in the following parts of the Zoning Ordinance:

- Institutional Overlay Districts - Section 4.50
- Other Overlay Districts - Article 20.000

Zoning Overlay Districts

Institutional Overlay Districts

- Cambridge Street Health Center
- Episcopal Divinity School
- Harvard, Radcliffe, Lesley
- Massachusetts Institute of Technology
- Matignon School
- Mount Auburn Hospital
- Observatory Hill
- Shady Hill School and BB&N School

Other Overlay Districts

- Lesley Porter
- Hammond and Gorham Streets Transition
- Kirkland Place Transition
- Harvard Square
- Central Square
- Massachusetts Avenue
- Memorial Drive
- Prospect Street
- Medical Marijuana District
- Mixed Use Residential
- Cambridge Highlands
- Basement Housing
- Eastern Cambridge Housing Overlay (ECHO)
- Parkway
- Concord Avenue Parkway Subdistrict
- Pathway

Overlapping Districts

Map prepared by Brendan Monroe on October 26, 2016. CDD GIS C:\Projects\ZoningOverlay\ZoningOverlay11x17.mxd

40B COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands

671-675 Concord Avenue, Cambridge MA 02138

SECTION 10
ENTERPRISE GREEN COMMUNITIES
SUSTAINABILITY REPORTING PROGRAM COMPARISON

The **LEED MFMR** pathway applies to mid-rise multi-family buildings (four to eight plus stories). These projects may be new construction or rehabilitation.* Buildings that are greater than eight stories should contact the USGBC to determine the appropriate pathway.

Under either pathway of the LEED v4 Homes Design and Construction program, prerequisites and credits are applicable for the entire building, not just the residential spaces.

For more information on building classifications, see http://www.usgbc.org/cert-guide/homes

Category Comparison		Homes and Multifamily Lowrise		Multifamily Midrise	
LEED CATEGORIES	**EGC SECTION ALLIGNMENT**	**Number of Prerequisites**	**Optional Points (max)**	**Number of Prerequisites**	**Optional Points (max)**
	1. Integrative Design	LEED does not feature an Integrative Design category, but does include Integrative Process credit (2 points)			
Location and Transportation	2. Location + Neighborhood Fabric	1	15	1	15
Sustainable Sites	3. Site Improvements	2	7	2	7
Water Efficiency	4. Water Conservation	1	12	1	12
Energy and Atmosphere	5. Energy Efficiency	4	38	3	37
Materials and Resources	6. Materials	2	10	2	9
Indoor Environmental	7. Healthy Living Environment	7	16	7	18
	8. Operations, Maintenance + Resident Engagement	LEED does not feature an Operations, Maintenance and Resident Engagement category, but does include several credits that address these topics.			
Innovation	n/a	1	6	1	6
Regional Priority	n/a	n/a	4	n/a	4

* Rehabilitation projects must be of a significant scope to meet the requirements.

POINT STRUCTURE: LEED v4

LEED v4 BD+C: Homes and MFMR include four levels of certification that a project may achieve through meeting the applicable prerequisites and optional credits for the project type. The certification tiers include "Certified" (40-49) points, "Silver" (50-59), "Gold" (60-79), and "Platinum" (80+ Points).

SIMILARITIES AND DIFFERENCES WITH THE 2015 GREEN COMMUNITIES CRITERIA:

Similarities:

- Similar categories are covered by Enterprise Green Communities (2015 Criteria) and the LEED v4 BD+C Homes and MFMR pathways, although each program has mandatory requirements and optional points that do not overlap.
- A pre-construction green development plan is a component of both programs. In the 2015 Criteria this requirement is addressed in the mandatory Criteria 1.1a Goal Setting and 1.1b Criteria Documentation. In the LEED v4 BD+C Homes and MFMR pathways, a preliminary meeting to identify the goals of the project is documented in the optional credit: Integrative Process.
- The 2015 Criteria and LEED v4 BD+C Homes and MFMR pathways incorporate ENERGY STAR or ASHRAE 90.1-2010 performance targets to set requirements for the building energy performance standards.
- The 2015 Criteria and the LEED v4 BD+C Homes and MFMR pathways feature criterion/points that focus on improving indoor air quality and health by considering material selection and ventilation strategies.

Differences:

- The 2015 Criteria is designed with mandatory measures that address resident health (Criteria 1.2a Resident Health and Well-Being: Design for Health) and resiliency (Criteria 1.3a Resilient Communities: Design for Resilience).
- While new construction projects would follow similar combustion safety prerequisites in the 2015 Criteria and the LEED v4 BD+C Homes and MFHR pathways, the 2015 Criteria also contains allowances for Substantial and Moderate Rehab projects, including a measure that allows these projects to keep space or water heating that is not power-vented or direct vent so long as these pass a combustion safety test.
- LEED v4 BD+C Homes implements a Home Size Adjuster.
- LEED v4 BD+C Homes and MFHR require onsite verification by a Green Rater
- A project that meets the 2015 Criteria will most likely meet the "Silver" tier of LEED v4 BD+C Homes and MFMR. On the other hand, a LEED v4 BD+C Homes and MFMR may not meet all of the mandatory requirements of the 2015 Criteria.

2015 Enterprise Green Communities Criteria						LEED v4 Homes and MidRise								
	Mandatory/ Optional points	NC	SR	MR	Title/Description	Credit category	Perf Path	Prescrip Path	Title/Description	Prereq?	Homes	points	MidRise	points
1.3a	M				Resilient Communities: Design for Resilience (New Construction & Substantial Rehab only)									
		x	x		Given your project building type, location and expected resident population, identify a project characteristic that would most likely impact your project's ability to withstand an unexpected weather event or loss of power. Select at least one criterion from the given list that would help mitigate that impact, and incorporate this within your project plans and design. Include a short narrative providing your rationale for selecting this criterion above the others.									
1.3b	15				Resilient Communities: Multi-Hazard Risk / Vulnerability Assessment									
		x	x	x	Carry out a Vulnerabilities Assessment and implement building elements designed to enable the project to adapt to, and mitigate, climate impacts given the project location, building /construction type and resident population.									
2 Location + Neighborhood Fabric														
2.1	M				Sensitive Site Selection (New Construction only)	LT	both	both	Floodplain Avoidance	yes	x	n/a	x	n/a
		x			Do not locate new projects, including buildings, built structures, roads or parking areas, on portions of sites that meet any of the following provisions: 1. Land within 100 feet of wetlands, including isolated wetlands or streams. Maintain or establish riparian buffer using native vegetation where possible. Bike and foot paths are allowed if at least 25 feet from the wetlands boundary. 2. Land on slope greater than 15%. 3. Land with prime soils, unique soils or soils of state significance per USDA designations. 4. Public parkland. 5. Land that is specifically identified as an existing habitat for any species on federal or state threatened or endangered lists. 6. Land that is within the Special Flood Hazard Areas (SFHA) as identified by FEMA on the Flood Insurance Rate Map.				Do not develop buildings on land that lies within a flood hazard area shown on a legally adopted flood hazard map (such as the Federal Emergency Management Agency (FEMA)100 year flood plain) or otherwise legally designated by the local jurisdiction or the state, unless the building is designed and built in accordance with the flood provisions of applicable building code, the local floodplain management regulations, or, at a minimum, the National Flood Insurance Program Requirements. Projects outside of the United States may use a local equivalent program to NFIP if the program is equal to or more stringent. Previously developed buildings and hardscapes are exempt from the above requirements.					
						LT		x	Site Selection	no	x	8 3 pts	x	8 3pts
									Path 2. Avoidance of Sensitive Land (3 points) Do not develop new buildings, hardscapes, roads or parking areas on portions of sites that meet any of the following criteria: - Prime farmland. The development footprint does not consist of prime farmland, unique farmland, or farmland of statewide or local importance as defined by the U.S. Code of Federal Regulations,Title 7, Volume 6, Parts 400 to 699, Section 657.5 or local equivalent for projects outside the United States. - Parkland. Land that prior to acquisition for the project was public parkland, unless land of equal or greater value as parkland is accepted in trade by the public landowner (park authority projects are exempt); - Floodplain. Land that lies within a flood hazard area shown on a legally adopted flood hazard map (such as the Federal Emergency Management Acency (FEMA) 100 year flood plain) or otherwise legally designated by the local jurisdiction of the state.; - Habitat. Land specifically identified as habitat for the following: species listed as threatened or endangered under the U.S. Endangered Species Act or the state's endangered species act, or species or ecological communities classified by NatureServe as GH (possibly extinct), G1 (critically imperiled), or G2 (imperiled), or - species listed as threatened or endangered specifies under local equivalent standards (in areas outside of the United States) that are not covered by NatureServe data. - Wetlands. Land that is either (1) within 50 feet (15 meters) of any wetlands as defined by the U.S. Code of Federal Regulations 40 CFR, Parts 230-233 and Part 22, and isolated wetlands or areas of special concern identified by state or local rule, or (2) within the setback distances from wetlands prescribed local, state, or national requglations, whichever is more stringent; or - Water bodies. Land that is within 100 feet (30 meters) of a water					

2015 Enterprise Green Communities Criteria						LEED v4 Homes and MidRise								
	Mandatory/ Optional	points	NC	SR	MR	Title/Description	Credit category	Perf Path	Prescrip Path	Title/Description	Prereq?	Homes	points	MidRise	points
			x	x	x	Locate projects within a 0.5-mile walk distance of transit services combined (bus, rail and /or ferry), constituting at least 60 or more transit rides per weekday, with some type of weekend ride option. [8 points] For projects that qualify as Rural / Tribal / Small Town, locate the project within a 5-mile distance of at least one of the following transit options: 1) vehicle share program; 2) dial-a-ride program; 3) employer vanpool; 4) park-and-ride; or 5) public–private regional transportation. [8 points] For an additional 2 points: Locate the project along dedicated bike trails or lanes that lead to transit services or stations (bus, rail and ferry) within 3 miles.				Locate the project within a ¼-mile (400 meter) walking distance of bus or streetcar stops, or within a ½-mile (800 meter) walking distance of bus rapid transit stops, light or heavy rail stations, or ferry terminals. The transit service at those stops in aggregate must meet the minimums listed in Table 1 or Table 2. - A bus or streetcar stop must serve a route that extends in opposite directions; the walking distance can be the average distance to the two stops. - A single stop that serves as the terminal for a transit route can be counted. - Trips in opposite directions are counted separately. - Only one stop per route in a given direction can be counted. Table 1. Minimum daily transit service for projects with multiple transit types (bus, streetcar, rail, or ferry)					
2.9		2 - 8				Improving Connectivity to the Community	LT		x	Site Selection	no	x	8	x	8
			x	x	x	Improve access to community amenities through at least one of the transit, auto or biking mobility measures listed.				Option 5. Bicycle Network and Storage (1 point) Meet both of the following requirements: BICYCLE NETWORK Design or locate the project such that a primary entry and/or bicycle storage is within a 200-yard (180 meters) walking distance or bicycling distance from a bicycle network that connects to at least one of the following. All choices must be within 3 miles (4 800 meters) bicycling distance of the project boundary. a. At least 10 uses (see LT Community Resources) b. A school or employment center c. Bus rapid transit stops, light or heavy rail stations, commuter rail stations and/or ferry terminals If the network borders the project boundary, a safe, all-weather route must exist between the bicycle network and the project's bicycle storage and/or main entrance. Planned bicycle trails or lanes may be counted if they are fully funded at the certificate of occupancy date and are scheduled for completion within one year of that date. AND BICYCLE STORAGE Provide short-term bicycle storage capacity equal to 2.5% or more of all building occupants but no fewer than four storage spaces per building. Short-term bicycle storage must be within 100 feet (30 meters) of a primary entry. Provide long-term bicycle storage capacity equal to 30% of all building occupants, but no less than one storage space per residential unit. Long-term bicycle storage must be within 100 feet (30 meters) of a primary entry. Bicycle storage capacity may not be double counted; storage that is fully allocated to the occupants of non-project facilities cannot also serve project occupants. A single family dwelling unit with enclosed garage meets the bicycle					
2.10		5 max				Passive Solar Heating / Cooling	EA		x	Windows	no	x	3		

2015 Enterprise Green Communities Criteria						LEED v4 Homes and MidRise								
	Mandatory/ Optional points	NC	SR	MR	Title/Description	Credit category	Perf Path	Prescrip Path	Title/Description	Prereq?	Homes	points	MidRise	points
		x	x	x	Implement EPA's Best Management Practices for Construction Site Stormwater Runoff Control, or local requirements, whichever is more stringent.				Stockpile and protect disturbed topsoil from erosion (for reuse). Control the path and velocity of runoff with silt fencing or comparable measures. Protect on-site storm sewer inlets, streams, and lakes with straw bales, silt fencing, silt sacks, rock filters, or comparable measures. Provide swales to divert surface water from hillsides. Use tiers, erosion blankets, compost blankets, filter socks, berms, or comparable measures to stabilize soils in any area with a slope of 15% (6.6:1) or more that is disturbed during construction. Prevent air pollution from dust and particulate matter. Construction sites larger than 1 acre must conform to the erosion and sedimentation requirements of the 2012 U.S. Environmental Protection Agency Construction General Permit or local equivalent, whichever are more stringent.					
3.3	M				Low Impact Development (Only for projects located on greenfields)									
		x	x	x	Projects located on greenfields must meet the list of low-impact development criteria.									
3.4	M				Landscaping	SS	n/a	n/a	No Invasive Plants	yes	x	n/a	x	n/a
		x	x	x	If providing plantings, all should be native or adapted to the region, appropriate to the site's soil and microclimate, and none of the new plants is an invasive species. Reseed or xeriscape all disturbed areas.				Introduce no invasive plant species into the landscape. Invasive plant species vary by region. Consult the U.S. Department of Agriculture's GRIN Taxonomy for Plants database, the National Association of Exotic Pest Plant Councils, or local cooperative extension service or state or national exotic pest lists for plants in natural areas and wildlands. Not all nonnative species are considered invasive.					
						WE		x	Outdoor Water Use	no	x	4	x	4
									Reduce the landscape area planted to turf grass by landscaping with plants that are native or adapted to the region. Points are awarded according to Table 1. Table 1. Points for reducing turf grass and increasing native plantings, as percentage of total landscape area.					
3.5a	M				Efficient Irrigation and Water Reuse (if irrigation is used)									
		x	x	x	If irrigation is used, install an efficient irrigation or water reuse system per the guidelines.									
3.5b	4 or 8				Efficient Irrigation and Water Reuse									
		x	x	x	Install an efficient irrigation system equipped with a WaterSense-labeled weather-based irrigation controller (WBIC) OR at least 50% of the site's irrigation should be satisfied by reusing water.									
3.6	4 or 8				Surface Stormwater Management	SS	n/a	n/a	Rainwater Management	no	x	3	x	3

2015 Enterprise Green Communities Criteria						LEED v4 Homes and MidRise							
	Mandatory/ Optional points	NC	SR	MR	Title/Description	Credit category	Perf Path	Prescrip Path	Title/Description	Prereq?	Homes	points	MidRise points
		x	x	x	Install water-conserving fixtures in all units and any common facilities with the following specifications. Toilets: WaterSense-labeled and 1.28 gpf; Urinals: WaterSense-labeled and 0.5 gpf; Showerheads: WaterSense-labeled and 2.0 gpm; Kitchen faucets: 2.0 gpm; Lav faucets: WaterSense- labeled and 1.5 gpm AND for all single-family homes and all dwelling units in buildings three stories or fewer, the static service pressure must not exceed 60 psi.				Case 1. Single Family Projects that install fixtures consuming more than 2.5 gallons per minute (9.5 liters per minute) per shower compartment must use WE Credit Total Water Use. Each lavatory faucet or faucet aerator must be WaterSense labeled. The average rated flow volume across all lavatory faucets must not exceed 1.5 gallons per minute (5.6 liters per minute) for 1 point or 1.0 gallons per minute (3.7 liters per minute) for 2 points. Each showerhead fixture and fitting must be WaterSense labeled. The average rated flow volume per shower compartment must not exceed 1.75 gallons per minute (6.6 liters per minute) for 1 point or 1.5 gallons per minute (5.6 liters per minute) for 2 points. Each toilet fixture and fitting must be WaterSense labeled. The average rated flush volume across all toilets must not exceed 1.1 gallons (4.1 liters) per flush (1 point). Each clothes washer must be ENERGY STAR qualified or performance equivalent for projects outside the U.S. (1 point) The water pressure in the house must not exceed 60 pounds per square inch (414 kPa), with no detectable water leaks. For projects outside the United States, a local equivalent to WaterSense may be used. Case 2. Multifamily and Midrise Meet the above requirements for all in-unit spaces and non-unit (residential-associated and nonresidential) spaces. Multifamily and midrise projects are exempt from the water pressure testing criterion. No additional credit is awarded if the fixtures and fittings in nonunit spaces are more efficient than those of in-unit spaces.				
4.2	6 max				Advanced Water Conservation	WE	x		Total Water Use	no	x	12	x 12
		x	x	x	Reduce water consumption either by installing water-conserving fixtures in all units and all common space bathrooms with the following specifications: Toilets: WaterSense-labeled and 1.1 gpf [1 point]; Showerheads: WaterSense-labeled and 1.5 gpm [1 point]; Kitchen faucets: 1.5 gpm and lav faucets: WaterSense-labeled and 1.0 gpm [1 point]								
					OR Reduce total indoor water consumption by at least 30% compared to the baseline indoor water consumption chart, through a combination of your choosing. [6 points maximum]				Requirements Reduce total indoor and outdoor water consumption by at least 10% over standard practices. For indoor water savings, use the Water Reduction Calculator to determine the average flush or flow rate for each fixture type and the estimated daily usage. The baselines for indoor water consumption are shown in Table 1. The water pressure in single-family buildings must not exceed 60 psi (415 kPa), with no detectable water leaks. Any installed water softeners must be demand initiated. For outdoor water savings, use the EPA WaterSense Water Budget Tool to calculate the baseline landscape water consumption and the design landscape water consumption. Implement the following measures to further reduce landscape water consumption. Add the savings associated with each of the following strategies to the reduction from the landscape water requirement, as calculated in the Water Budget Tool: - Install smart scheduling technology. This strategy counts for a maximum reduction of 30% provided all landscape water use is controlled by a soil moisture sensor control system or a weather-based irrigation control system. - Use captured rainwater. - Use reclaimed water. - Use water treated on site or conveyed by a public agency specifically for nonpotable uses (water from naturally occurring surface water bodies, such as streams and rivers, and groundwater, such as well water, does not count). Points are awarded according to Table 2.			1-12 pts	1-12 pts

2015 Enterprise Green Communities Criteria						LEED v4 Homes and MidRise							
	Mandatory/ Optional points	NC	SR	MR	Title/Description	Credit category	Perf Path	Prescrip Path	Title/Description	Prereq?	Homes	points	MidRise points
									HOMES, MIDRISE Option 1. Efficient Hot Water Distribution (2 points) *Path 1. Maximum Allowable Pipe Length* *Do not exceed the maximum allowable pipe length from the source of hot water to the termination of the fixture supply pipe, as listed in Table 1a or Table 1b. If a branch consists of more than one size of pipe, use the largest size when determining the maximum allowable length. Branch length requirements do not apply to cold water demand loads (e.g., toilets), tubs without showerheads, or stovetop pot-fillers.* Table 1a. Maximum length of pipe. Table 1b. Maximum length of pipe (SI) *Paths 1 and 2, Pumps and Controls for Hot Water Circulation Loops* *Circulating systems must meet the following requirements.* *1. Circulating pump may not operate continuously, on a timer control, or on a water temperature (aquastat) sensors. Gravity and thermo-syphon circulation systems are prohibited.* *2. Circulating pump must be demand activated by a momentary contact switch, motion sensor, flow switch, door switch or voice command.* *3. After the pump starts, the controls shall allow the pump to operate until the water temperature in the return pipe rises not more than 10ºF (6 ºC) above the initial temperature of the water in the pipe. Controls shall further limit the water temperature to a maximum of 105ºF (40 ºC). Controls shall limit pump operation to not more than 5 minutes per activation in the event that both means of shutting off the pump have failed.* *4. Circulating hot water systems must be provided with an automatic or readily accessible manual switch to turn off the hot water circulating pump when not in use.* *Option 2. Performance Test (3 points)* *- Case 1. Hot water source is a water heater or boiler with no*				
4.5	6 max				Water Reuse								
		x	x	x	Harvest, treat, and reuse rainwater and/or greywater to meet a portion of the project's total water needs: 10% reuse [3 points]; 20% reuse [4 points]; 30% reuse [5 points]; 40% reuse [6 points]								
4.6	8				Access to Potable Water during Emergencies								
		x	x	x	Provide residents with access to potable water in the event of an emergency that disrupts normal access to potable water, including disruptions related to power outages that prevent pumping water to upper floors of multifamily buildings or pumping of water from on-site wells, per one of the three options.								
5 Energy Efficiency													
5.1a	M				Building Performance Standard: New Construction: single family and low-rise multifamily	MR	n/a	n/a	Durability Management	yes	x	n/a	x n/a
		x			Certify each dwelling unit in the project through the ENERGY STAR New Homes program.				Meet the requirements of the ENERGY STAR for Homes, version 3, water management system builder checklist (with the exceptions for existing homes listed in EA Prerequisite Minimum Energy Performance). Midrise projects are exempt from this requirement. Install all the applicable indoor moisture control measures listed in Table 1. *Table 1. Required interior moisture control measures for homes.*				
						MR	n/a	n/a	Durability Management Verification	no	x	1	x 1
									Have the verification team inspect and verify each measure listed in the ENERGY STAR for Homes, version 3, water management system builder checklist.				
						EA	both	both	HVAC Start-Up Credentialing	no	x	1	

2015 Enterprise Green Communities Criteria					LEED v4 Homes and MidRise						
Mandatory/ Optional points	NC	SR	MR	Title/Description	Credit category	Perf Path	Prescrip Path	Title/Description	Prereq?	Homes	points	MidRise	points
								Select insulation whose R-value exceeds the requirements listed in the 2012 International Energy Conservation Code (IECC), Chapter 4, or local code, whichever is more stringent. Do not include thermal mass or infiltration effects in the R-value calculation. Points are awarded according to Table 1. Table 1. Points for exceeding code requirements for R-value					
					EA		x	Space Heating & Cooling Equipment	no	x	4		
								Design and install HVAC equipment that is more efficient than the equipment required by the ENERGY STAR for Homes, version 3, prescriptive pathway. Points are awarded according to Table 1. Any piping designed as part of a heat pump system to carry water that is well above (or below) the thermostatic temperature settings in the home must have R-4 or better insulation. Refrigerant piping must be insulated to R-6 or better on the air-conditioning mode suction line or the heat-pump mode discharge line. Table 1. Points for HVAC equipment that exceeds Energy Star requirements					
					EA		x	Heating & Cooling Distribution Systems	no	x	3		
								Case 1. Forced-Air System Option 1. Ductwork in Conditioned Space (3 points) Duct leakage testing is waived if the following conditions are met: - The air-handler unit and all ductwork are located entirely within conditioned spaces. -The envelope is airtight; 2 points are earned in EA Credit: Air Infiltration. Ductless systems with air circulation blowers qualify. This case is not available for multifamily projects whose ductwork runs through spaces between units: interstitial space is considered outside the thermal envelope of the unit. OR Option 2. Ductwork in Unconditioned Space (2 points) Large Homes or Multifamily Units For homes or multifamily units of 1,200 square feet (110 square meters) or more, limit the rate of duct air leakage to outside the conditioned envelope. For each installed system, the tested duct leakage rate must not exceed 3.0 cfm at 25 Pascals per 100 square feet (0.9 cmm at 25 Pascals per 100 square meters) of conditioned floor area, verified by the qualified energy rater. Small Homes or Multifamily Units For homes or multifamily units smaller than 1,200 square feet (110 square meters), limit the rate of duct air leakage to outside the conditioned envelope. For each installed system, the tested duct leakage rate must not exceed 4.0 cfm at 25 Pascals per 100 square feet (1.2 cmm at 25 Pascals per 100 square meters) of conditioned floor area, verified by the qualified energy rater. Case 2. Hydronic System (2–3 points) Keep the system (including boiler and distribution pipes) entirely within the conditioned envelope (2 points). For an additional point, install an outdoor reset control that modulates distribution water temperature based on the outdoor air temperature (1 point).					
					MR	n/a	n/a	Material-Efficient Framing	no	x	2		

2015 Enterprise Green Communities Criteria

	Mandatory/ Optional points	NC	SR	MR	Title/Description
		x			Certify the project through the ENERGY STAR Multifamily High-Rise program (MFHR) OR follow the combined MFHR and LEED Commissioning Path outlined in the criterion.m (In MA, the current ENERGY STAR Multifamily High-Rise performance requirement is a 15% improvement over the ASHRAE 90.1-2013 Appendx G baseline.)
5.1c	M				Building Performance Standard: Substantial and Moderate Rehab: single family and low-rise multifamily
		x	x		For each dwelling unit, achieve a HERS Index score of 85 or less.
5.1d	M				Building Performance Standard: Substantial and Moderate Rehab: mid-rise and high-rise multifamily
		x	x		Demonstrate that the energy performance of the completed building will be equivalent to ASHRAE 90.1-2010 using an energy model created by a qualified energy services provider per Appendix G.
5.2a	5 - 12				Additional Reductions in Energy Use

LEED v4 Homes and MidRise

Credit category	Perf Path	Prescrip Path	Title/Description	Prereq?	Homes	points	MidRise	points
			MIDRISE Meet both the whole-building energy simulation and commissioning requirements: Whole-Building Energy Simulation Demonstrate a 5% improvement over the baseline building performance rating. Calculate the baseline according to the building performance rating method of USGBC's residential midrise simulation guidelines, which is based on ANSI/ASHRAE/IESNA Standard 90.1–2010, Appendix G (with errata), or USGBC-approved equivalent standard for projects outside the United States, using a computer simulation model for the whole-building project. Comply with the mandatory provisions of ANSI/ASHRAE/IESNA Standard 90.1–2010 (with errata). Comply with USGBC's residential midrise simulation guidelines. Include all energy consumption and energy costs associated with the building project. Compare the design case with a baseline building that complies with Standard 90.1–2010, Appendix G (with errata but without addenda). AND Commissioning Option 1. Commissioning using ENERGY STAR Protocols. Meet the ENERGY STAR Qualified Multifamily High Rise Buildings Testing and Verification (T&V) Protocols. OR Option 2. Commissioning using Prescriptive Path. Meet all of the following: 1. Reduced Heating and Cooling Distribution System Losses for In-unit HVAC Limit the duct air leakage rate, testing for leakage to outside the unit or conducting a total duct leakage test. The tested					
EA		x	Air Infiltration Case 2. Multifamily Meet the air leakage requirements shown in Table 1 or Table 2. The rate of air leakage to outside must be tested and verified by a qualified energy rater. Meet the requirements for leakage to outside the conditioned envelope for each dwelling unit, unless the whole building can be entirely and sufficiently depressurized by a blower door(s). Table 1. Points for reducing air leakage, in ACH50, Table 2a. Points for reducing air leakage, in cfm50 per sf envelope area, Table 2b. Points for reducing air leakage, in cmm50 per 100 square meter envelope area	no	x	2		
EA	x		Annual Energy Use	no	x	29	x	30

2015 Enterprise Green Communities Criteria						LEED v4 Homes and MidRise							
	Mandatory/ Optional points	NC	SR	MR	Title/Description	Credit category	Perf Path	Prescrip Path	Title/Description	Prereq?	Homes	points	MidRise points
		x	x	x	Follow the guidance for high-efficacy lighting controls and other characteristics for all permanently installed lighting fixtures in project dwelling units, common spaces and exterior				**Case 1. Single Family** Option 1. Indoor Lighting (1.5 points) Install high-efficacy lighting. Meet or exceed the requirements for lighting power density for hard-wired fixtures, as listed in Table 1. *Table 1. Points for reducing lighting power density.* *The proposed fixtures used to calculate energy savings must be capable of meeting the recommended light levels (weighted average footcandles) in the Illuminating Engineering Society Lighting Handbook, 9th edition, for the given space type. Either calculate the needs for each space type, or use 16 as the weighted average footcandles for the home.* In calculating lighting power density, follow these guidelines: Use a lighting power density of 1.1 W per square foot (11.8 W per square meter) for rooms or portions of any rooms with less than the required hardwired lighting. - Account for all hard-wired fixtures in the home, including the garage and exterior lights (whether affixed to the home or freestanding). - Do not include portable table and floor lamps, appliance lights, or landscape lights. - Include step lights and undercabinet and cabinet lights. - For standard incandescent (a-line medium screw base) bulbs, assume 64 watts per socket. - For LED and Xenon lights, use actual wattages. -For fluorescent lighting, calculate wattage based on the assumptions in Table 2 or use the actual wattages installed. *Table 2. Assumptions for fluorescent bulb wattage.* AND/OR Option 2. Exterior Lighting (0.5 point) All exterior lighting must be Dark Sky qualified and have motion sensor controls, integrative photovoltaic cells, photosensors, or astronomic time-clock operation. The following lighting is exempt: emergency lighting, lighting required **Case 2. Multifamily** Option 1. Indoor Lighting (1.5 points) Install high-efficacy lighting and/or lighting controls that achieve a reduction from the ENERGY STAR baseline. Complete the ENERGY STAR multifamily midrise worksheet for interior lighting. Table 3. Points for reducing interior lighting from baseline. AND/OR Option 2. Exterior Lighting (0.5 point) Complete the ENERGY STAR multifamily midrise worksheet for exterior lighting. Reduce exterior lighting wattage by at least 50%. All exterior lighting must be Dark Sky qualified.				
5.6	M				Electricity Meter (Mandatory for New Construction and Substantial Rehab)	EA	both	both	Energy Metering	yes	x	n/a	x n/a
		x	x		Install individual or submetered electric meters for all dwelling units.				**Case 1. Single Family** Install whole-house electric and gas meters, as applicable. Encourage homeowners or tenants to share energy usage data with USGBC via a USGBC-approved third-party by describing the benefits of participation in the Homeowner Education Manual. Case 2. Multifamily Install an electricity meter or submeter for each residential unit and a gas meter for the entire building, or a gas meter or sub-meter for each unit. Single room–occupancy units, transitional and temporary housing, and designated supportive housing buildings do not need an energy meter in each unit but must have a whole-building energy meter. Encourage homeowners or tenants to share energy usage data with USGBC via a USGBC-approved third party by describing the benefits of participation in the Homeowner Education Manual.				
5.6	6				Electricity Meter (Optional for Moderate Rehab)								
			x		Install individual or submetered electric meters for all dwelling units.								
5.7a	4				Photovoltaic / Solar Hot Water Ready	EA	both	both	Active Solar-Ready Design	no	x	1	

2015 Enterprise Green Communities Criteria						LEED v4 Homes and MidRise								
	Mandatory/ Optional points	NC	SR	MR	Title/Description	Credit category	Perf Path	Prescrip Path	Title/Description	Prereq?	Homes	points	MidRise	points
		x	x	x	Use products that were extracted, processed and manufactured within 500 miles of the project for a minimum of 50%, based on cost, of the building materials' value. Select any or all of these options (each material can qualify for 1 point): • Framing materials • Exterior materials (e.g., siding, masonry, roofing) • Flooring materials • Concrete/cement and aggregate material • Drywall/interior sheathing materials				Use building component materials that meet one or more of the criteria below. A material must make up 90% of the component by weight or volume, except as noted. A single component that meets Option 1 and Option 2 can earn points for each (0.5 point per item). Option 1. Local Production Use products that were extracted, processed, and manufactured locally for the following components. Meet the thresholds in Table 1:framing (0.5 point); aggregate for concrete and foundation (0.5 point); drywall or interior sheathing (0.5 point).			0.5 - 1.5 pts		0.5 - 1.5 pts
6.5	1				Certified, Salvaged and Engineered Wood Products	MR	n/a	n/a	Certified Tropical Wood	yes	x	n/a	x	n/a
		x	x	x	For at least 25% of all structural wood products, by cost or value, commit to using either FSC-certified, salvaged products or engineered framing materials without urea formaldehyde.				All wood in the building must be nontropical, reused or reclaimed, or certified by the Forest Stewardship Council, or USGBC-approved equivalent. For the purposes of this prerequisite, a tree species is considered tropical if it is grown in a location that lies between the Tropic of Cancer and the Tropic of Capricorn.					
						MR	n/a	n/a	Environmentally Preferable Products	no	x	4	x	4
									Use building component materials that meet one or more of the criteria below. A material must make up 90% of the component by weight or volume, except as noted. A single component that meets Option 1 and Option 2 can earn points for each (0.5 point per item). AND/OR **Option 2. Environmentally Preferable Products** Use products that meet one or more of the following criteria (0.5 points each). At least 90% of each compliant building component (listed in Table 2), by weight or volume, must meet one of the requirements below. A single component that meets more than one criterion does not earn additional credit. - The product contains at least 25% reclaimed material, including salvaged, refurbished, or reused materials. For renovation projects, existing components are considered reclaimed. Wood byproducts can be counted as reclaimed material. These include items from secondary manufacturers; felled, diseased, or dead trees from urban or suburban areas; orchard trees that are unproductive and cut for replacement; and wood recovered from landfills or water bodies. - The product contains at least 25% postconsumer or 50% preconsumer content. - Wood products must be Forest Stewardship Council (FSC) Certified, or USGBC-approved equivalent. - Bio-based materials. Bio-based products must meet the Sustainable Agriculture Network's Sustainable Agriculture Standard. Bio-based raw materials must be tested using ASTM Test Method D6866 and be legally harvested, as defined by the exporting and receiving country. Exclude hide products, such as leather and other animal skin material. 71 - Concrete that consists of at least 30% fly ash or slag used as a cement substitute and 50% recycled content or reclaimed aggregate OR 90% recycled content or reclaimed aggregate. - Extended producer responsibility. Products purchased from a					
6.6	M				Composite Wood Products that Emit Low / No Formaldehyde	EQ	n/a	n/a	Low Emitting Products	no	x	3	x	3

2015 Enterprise Green Communities Criteria						LEED v4 Homes and MidRise								
	Mandatory/ Optional points	NC	SR	MR	Title/Description	Credit category	Perf Path	Prescrip Path	Title/Description	Prereq?	Homes	points	MidRise	points
		x	x	x	Use an ENERGY STAR–certified roofing product for 100% of the roof area OR install a "green" (vegetated) roof for at least 50% of the roof area and ENERGY STAR–certified roofing product for the remainder of the roof area.				AND/OR Option 2. Nonabsorptive Materials (1–2 points) Install light-colored, high-albedo materials or vegetation-covered hardscapes. Acceptable strategies include the following: - using ENERGY STAR qualified roof products in appropriately sloped applications (or performance equivalent for projects outside the U.S.); - installing vegetated roofing; - using open pavers (counting only the vegetation, not the pavers) or engineered grass pavers; and - using paving materials with a solar reflectance (SR) of at least 0.28. If three-year aged value is not available, use materials with an initial SR of at least 0.33 at installation.					
6.12	M / 6 max				Construction Waste Management (Minimum requirements for all projects. Optional points are available for projects that go beyond mandatory.)	MR	n/a	n/a	Construction Waste Management	no	x	3	x	3
		x	x	x	Commit to following a waste management plan that reduces non-hazardous construction and demolition waste through recycling, salvaging or diversion strategies through one of the three options. Achieve optional points by going above and beyond the requirement.				Reduce total construction waste or divert from landfills and incinerators a large proportion of the waste generated from new construction. Use the tables below to calculate the percentage of waste avoided or recycled. Excavated soil, land-clearing debris, and alternative daily cover (ADC) do not qualify for this credit. Any waste-to-energy is not considered recycling for this credit. (see) Table 1. Baseline waste for LEED reference home. (see) Table 1a. Baseline waste for LEED reference home. For multifamily buildings, use the project's floor area for any non-unit spaces, and add it to the floor area of the LEED reference home calculated for each unit.Calculate the waste generated by the project according to the following equation: Project construction waste = Total waste - (Recycled waste * 0.25) To convert volume to weight, assume 500 pounds per cubic yard (296 kg per cubic meter) of mixed construction waste, or use Table 2 to calculate the weights of specific waste products. *Table 2. Volume-to-weight conversion for construction and demolition debris. Table 3. Points for reducing construction waste below baseline*			0.5-3pts		0.5-3pts
6.13	3				Recycling Storage for Multifamily Project									
		x	x	x	Provide separate bins for the collection of trash and recycling for each dwelling unit and all shared community rooms (if applicable). Additionally, in multifamily buildings, provide at least one easily accessible, permanent and dedicated indoor area for the collection and storage of materials for recycling. In single-family homes, points will be accrued only if curb-side recycling pickup is available. Collected materials should include, at a minimum, paper, cardboard, glass, metals and plastics.									
7 Healthy Living Environment														
7.1	M				Ventilation (Mandatory for New Construction and Substantial Rehab)	EQ	n/a	n/a	Ventilation	yes	x	n/a	x	n/a

2015 Enterprise Green Communities Criteria						LEED v4 Homes and MidRise								
	Mandatory/ Optional points	NC	SR	MR	Title/Description	Credit category	Perf Path	Prescrip Path	Title/Description	Prereq?	Homes	points	MidRise	points
				x	For each dwelling unit, in full accordance with ASHRAE 62.2-2010, install a local mechanical exhaust system in each bathroom [4 points], a local mechanical exhaust system in each kitchen [4 points], and a whole-house mechanical ventilation system [4 points]. For each multifamily building of four stories and more, in full accordance with ASHRAE 62.1-2010, install a mechanical ventilation system for all hallways and common spaces [3 points]. For all project types, in addition to the above requirements: • All systems and associated ductwork must be installed per manufacturer's recommendations. • All individual bathroom fans must be ENERGY STAR labeled, wired to turn on with the light switch, and equipped with a humidistat sensor, timer or other control (e.g., occupancy sensor, delay off switch, ventilation controller). • If using central ventilation systems with rooftop fans, each rooftop fan must be direct-drive and variable-speed with speed controller mounted near the fan. Fans with design CFM 300-2000 must also have an ECM motor.				Option 1. Enhanced Local Exhaust (1 point) Use one of the following strategies in every bathroom with a shower, bathtub, or spa (i.e., half-baths are exempt) to control the use of the local exhaust fan: an occupancy sensor; an automatic humidistat controller; a continuously operating exhaust fan; or a delay timer that operates the fan for at least 20 minutes.			1 pt		1 pt
									Option 2. Enhanced Whole-House Ventilation (2 points) Install a balanced whole-house ventilation system (not just exhaust only or supply only) that meets the minimum ventilation requirements of ASHRAE Standard 62.2–2010, Sections 4 and 7, or local equivalent whichever is more stringent. Program the system such that it does not exceed the standard's requirements by more than 10%. For multifamily buildings, meet the above requirements for all in-unit residential spaces in both options 1 and 2.			2 pts		2 pts
7.2	M				Clothes Dryer Exhaust									
		x	x	x	Clothes dryers must be exhausted directly to the outdoors using rigid-type ductwork (except for condensing dryers, which must be plumbed to a drain).									
7.3	M				Combustion Safety	EQ	n/a	n/a	Combustion Venting	yes	x	n/a	x	n/a
		x	x	x	For new construction and rehab projects, specify power-vented or direct vent equipment when installing any new combustion appliance for space or water heating that will be located within the conditioned space. In Substantial and Moderate Rehabs, if there is any combustion equipment located within the conditioned space for space or water heating that is not power-vented or direct vent and that is not scheduled for replacement, conduct initial combustion safety testing per the given guidelines. Install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone, placed per National Fire Protection Association (NFPA) 720.				Do not install any unvented combustion appliances (ovens and ranges excluded). Install a carbon monoxide (CO) monitor on each floor, hard-wired with a battery backup. In multifamily buildings, install a CO monitor on each floor of each unit. For all fireplaces and woodstoves inside the building, provide doors that close or a solid glass enclosure. Interior fireplaces and woodstoves that are not closed-combustion or power-vented must pass BPI or RESNET combustion safety testing protocols to ensure that depressurization of the combustion appliance zone is less than 5 Pa. Space- and water-heating equipment that involves combustion must meet one of the following: - it must be designed and installed with closed combustion (i.e., sealed supply air and exhaust ducting); - it must be designed and installed with power-vented exhaust; or - it must be located in a detached utility building or open-air facility. Projects that earn the EPA Indoor airPLUS label automatically meet the requirements of this prerequisite.					
7.4	9 or 11				Elimination of Combustion within the Conditioned Space	EQ	n/a	n/a	Enhanced Combustion Venting	no	x	2	x	2
	9	x	x	x	No combustion equipment may be used for cooking (to include, but not limited to ranges, cooktops, stoves, ovens) as part of the building project [9 points]									
	11	x	x	x	OR no combustion equipment may be used as part of the building project [11 points].				Requirements: Option 1. No Fireplace or Woodstove (2 points) Do not install any fireplaces or woodstoves.					
7.5	M				Vapor Retarder Strategies (New Construction and Rehab projects with foundation work only)									
		x			Install vapor barriers that meet specified criteria appropriate for the foundation type.									
7.6	M				Water Drainage (New Construction and Rehab projects replacing assemblies called out in Criterion only)									

2015 Enterprise Green Communities Criteria						LEED v4 Homes and MidRise						
	Mandatory/ Optional points	NC	SR	MR	Title/Description	Credit category	Perf Path	Prescrip Path	Title/Description	Prereq?	Homes points	MidRise points
		x	x	x	Seal all wall, floor, and joint penetrations with low-VOC caulking or other appropriate nontoxic sealing methods to prevent pest entry.				Each measure is worth ½ point, except as noted. - Install a steel mesh barrier termite control system (1 point). - Install a physical termite barrier system (e.g., basaltic rock) approved by code (1 point). -For below-grade walls, use solid concrete foundation walls, masonry walls with a course of solid block bond beam, or concrete-filled block. - Install post-tension slabs. - Treat all cellulosic structural material (e.g., wood framing) with a registered pesticide containing borates, following the manufacturer's directions for preconstruction treatment. - Use noncellulosic material for all structural elements. - Install ports or openings for all plumbing elements that penetrate the slab, to allow access for inspection and treatment of pest infestations. - Install a registered termite bait system and provide for ongoing maintenance as required by the manufacturer. - Design a minimum 6-inch (150 millimeters) inspection space between the surface of the planned landscape grade and nonmasonry siding. - Seal all external cracks, joints, penetrations, edges, and entry points with appropriate caulking. Install rodent- and corrosion-proof screens (e.g., copper or stainless steel mesh) on all openings greater than ¼ inch (6 millimeters), except where code prohibits their installation (e.g., dryer vents). - Design discharge points for rain gutters, air-conditioning condensation lines, steam vent lines, or any other moisture source such that discharge is at least 24 inches (600 millimeters) from the foundation. - Design landscape features to provide a minimum 18-inch (450 millimeters) space between the exterior wall and any plantings. In addition, multifamily building projects must develop an integrated pest management policy that includes guidance for residents on			
7.11a	9				Beyond ADA: Universal Design (New Construction only)							
		x			Design a minimum of 15% of the dwelling units (no fewer than one) in accordance with ICC / ANSI A117.1, Type A, Fully Accessible guidelines. Design the remainder of the ground-floor units and elevator-reachable units in accordance with ICC / ANSI A117.1, Type B.							
7.11b	7 or 9				Beyond ADA: Universal Design (Substantial and Moderate Rehab only)							
			x	x	Design a minimum of 10% of the dwelling units (one, at minimum) in accordance with ICC / ANSI A117.1, Type A, Fully Accessible guidelines. [7 points] For an additional 2 points: Design the remainder of the ground-floor units and elevator-reachable units with accessible unit entrances designed to accommodate people who use a wheelchair.							
7.12	M				Active Design: Promoting Physical Activity within the Building							
		x	x	x	Situate at least one building stairway per the criterion to encourage use OR emphasize at least one strategy inside the building designed to increase frequency and duration of physical activity per the criterion.							
7.13	10				Active Design: Staircases and Building Circulation							
		x	x	x	A staircase must be accessible and visible from the main lobby as well as visible within a 25-foot walking distance from any edge of lobby. Ensure that no turns or obstacles prevent visibility of or accessibility to the qualifying staircase from the lobby, and that the staircase is encountered before or at the same time as the elevators. From the corridor, accessible staircases should be made visible by: Providing transparent glazing of at least 10 square feet (1 square meter) at all stair doors or at a side light OR providing magnetic door holds on all doors leading to the stairs OR removing door enclosures / vestibules.							
7.14	9				Interior and Outdoor Activity Spaces for Children and Adults							

2015 Enterprise Green Communities Criteria						LEED v4 Homes and MidRise								
	Mandatory/ Optional points	NC	SR	MR	Title/Description	Credit category	Perf Path	Prescrip Path	Title/Description	Prereq?	Homes	points	MidRise	points
		x	x	x	Provide a manual on emergency operations targeted toward operations and maintenance staff and other building-level personnel. The manual should address responses to various types of emergencies, leading with those that have the greatest probability of negatively affecting the project. The manual should provide guidance as to how to sustain the delivery of adequate housing throughout an emergency and cover a range of topics, including but not limited to: • communication plans for staff and residents • useful contact information for public utility and other service providers • infrastructure and building "shutdown" procedures									
8.3	M				Resident Manual	EA	both	both	Education of Homeowner, Tenant or Building Manager	yes	x	n/a	x	n/a
		x	x	x	Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of their home's green features and practices. The Resident Manual should encourage green and healthy activities per the list of topics.				HOMES, MIDRISE Provide to all individuals or organizations responsible for ongoing maintenance of the home (e.g., occupants, building managers, maintenance contractors) an operations and maintenance manual, binder, or CD that includes all the following items: - the completed checklist of LEED for Homes features; - a copy of each signed accountability form; - copies of all ENERGY STAR for Home, version 3, checklists; - product manufacturers' manuals for all installed equipment, fixtures, and appliances; -general information on efficient use of energy, water, and natural resources; - operations and maintenance guidance for any installed equipment, including space heating and cooling, mechanical ventilation, humidity control, radon protection, renewable energy, and irrigation, rainwater harvesting, or graywater systems (following 2009 EPA WaterSense Single- Family New Home Specifications, item 5.0, Homeowner Education); - guidance on occupants' activities and choices, including cleaning materials and methods, waterefficient landscaping, integrated pest management, effects of chemical fertilizers and pesticides, irrigation, lighting selection, and appliance selection; - information on local green power options; and information on sharing utility data with USGBC via a USGBC-approved third party. In addition, conduct a minimum one-hour walkthrough of the home with the occupants. For buildings with building managers, include the building manager. The walkthrough must feature the following: - identification of all installed equipment; - instruction in how to use and operate the equipment; and - information on its maintenance.					
8.4	M				Resident and Property Manager Orientation									
		x	x	x	Provide a comprehensive walk-through and orientation for all residents, property manager(s) and buildings operations staff. Use the appropriate manuals (see Criteria 8.1, 8.2, 8.3) as the base of the curriculum, and review the project's green features, operations and maintenance procedures, and emergency protocols.									
8.5	M				Project Data Collection and Monitoring System: 100% Owner Paid Utility Accounts, 15% Tenant Paid Utility Accounts	EA	both	both	Advanced Utility Tracking	no	x	2	x	2
		x	x	x	For rental properties: Collect and monitor project energy and water performance data for 100% of owner-paid utilities and 15% of tenant-paid utilities for at least 5 years. This data must be maintained in a manner that allows staff to easily access and monitor it, enabling them to make informed operations and capital planning decisions. Also allow Enterprise access to this data. For owner-occupied units: Collect and monitor energy and water performance data in a manner that allows for easy access and review and provides the ability to influence home operations. Also allow Enterprise access to this data.				Case 1. Single Family Option 2. Third-Party Utility Reporting (1 point) The homeowner must share all applicable utility data with USGBC via a USGBC-approved third-party before the project team submits its application for certification. **Case 2. Multifamily** **Option 2. Third-Party Utility Reporting (1 point)** ***Path 1. Whole-Building Master Meter*** The building owner must share all applicable utility data with USGBC via a USGBC-approved third-party before the project team submits its application for certification. Case 2. Multifamily Option 2. Third-Party Utility Reporting (1 point); Path 2. Individual Unit Meters			1 pt		1 pt

2015 Enterprise Green Communities Criteria

Mandatory/ Optional points	NC	SR	MR	Title/Description

LEED v4 Homes and MidRise

Credit category	Perf Path	Prescrip Path	Title/Description	Prereq?	Homes	points	MidRise	points
			Case 1. Single Family Option 1. Electric and Water (1 point) Case 2. Multifamily Option 1. Electric and Water (1 point)					
EQ	n/a	n/a	Compartmentalization	yes	x	n/a	x	
EQ	n/a	n/a	Contaminant Control	no	x	2	x	n/a
EQ	n/a	n/a	Balancing of Heating and Cooling Distribution Systems	no	x	3	x	n/a
EQ	n/a	n/a	Enhanced Compartmentalization	no	x	1	x	2
EQ	n/a	n/a	Enhanced Combustion Venting	no	x	2	x	3
			Option 2. Enhanced Combustion Venting Measures (1 point) For any wood- or pellet-burning stoves, install equipment that is EPA certified. For wood-burning fireplaces, install equipment that is EPA qualified. Provide power or direct venting. For any natural gas, propane, or alcohol stoves, install equipment listed by an approved safety testing facility. The stove must have a permanently fixed glass front or gasketed door and an electronic pilot. Provide power or direct venting. Projects that earn the EPA Indoor airPLUS label automatically meet the requirements of Option 2.					3
EQ	n/a	n/a	Enhanced Garage Pollutant Protection	no	x	2	x	2
IN	n/a	n/a	Innovation	no	x	5	x	
IN	n/a	n/a	LEED AP	no	x	1	x	1
RP	n/a	n/a	Regional Priority	no	x	1	x	5
RP	n/a	n/a	Regional Priority	no	x	1	x	1
RP	n/a	n/a	Regional Priority	no	x	1	x	1
RP	n/a	n/a	Regional Priority	no	x	1	x	1

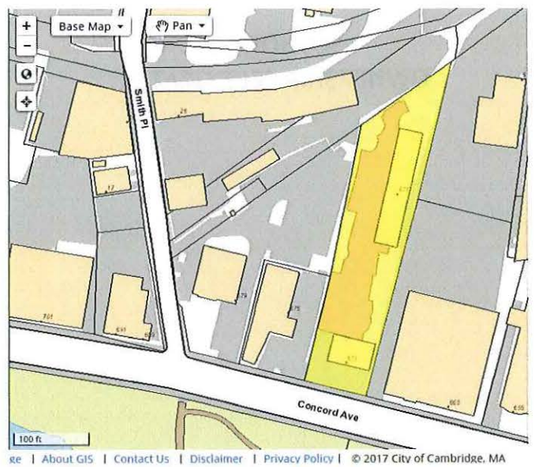
40B SITE COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands

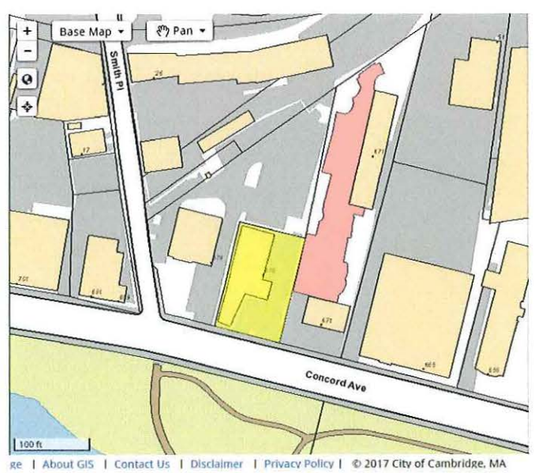
671-675 Concord Avenue, Cambridge MA 02138

ASSESSOR'S BLOCK MAP

671 Concord Avenue



675 Concord Avenue



OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).

I/We Homeowner's Rehab, Inc.
(OWNER)

Address: 280 Franklin Street, Cambridge, MA 02139

State that I/We own the property located at 671-675 Concord Avenue which is

the subject of this zoning application.

The record title of this property is in the name of HRI Concord Highlands, LLC

*Pursuant to a deed of duly recorded in the date 06/01/2016, Middlesex South County Registry of Deeds at Book 67354, Page 28; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ _____ Page _____.

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name PETER DALY personally appeared before me, this 17th of JANUARY, ~~199~~ 2017, and made oath that the above statement is true.

John W. Kelley Notary

My commission expires FEB 12, 2021 (Notary Seal).

* If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

JOHN W. KELLEY
Notary Public
Massachusetts
Commission Expires Feb 12, 2021

Ownership Form
(BZA - PG.5)

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 6/2/2016 10:08:51 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
86835	DEED		67354/28	06/01/2016	10000000.00

Property-Street Address and/or Description

671-675 CONCORD AVE

Grantors

PONDVIEW REALTY LLC, NAJARIAN GEDORGE, NAJARIAN CAROLANN S

Grantees

HRI CONCORD HIGHLANDS LLC

References-Book/Pg Description Recorded Year

Registered Land Certificate(s)-Cert# Book/Pg

40B SITE COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands

671-675 Concord Avenue, Cambridge MA 02138

OWNERSHIP DESCRIPTION

The property that comprises HRI Concord Highlands is owned by HRI Concord Highlands, LLC, an affiliate of Homeowner's Rehab, Inc. (HRI) created for the initial acquisition of the site and predevelopment activities through construction financing.

2016 00086835
Bk: 67354 Pg: 28 Doc: DEED
Page: 1 of 3 06/01/2016 12:38 PM

QUITCLAIM DEED

PONDVIEW REALTY, LLC, a Massachusetts Limited Liability Company with a usual business address of 54 Wendell Street in Cambridge, Middlesex County, Massachusetts 02138, by K. GEORGE NAJARIAN and CAROLANN S. NAJARIAN, its Managers

For consideration paid of TEN MILLION ($10,000,000.00) DOLLARS

Grant to HRI CONCORD HIGHLANDS LLC, a Massachusetts Limited Liability Company with a usual business address c/o Homeowner's Rehab, Inc. 280 Franklin Street, Cambridge, Massachusetts 02138 ATTN: PETER DALY

With QUITCLAIM COVENANTS,

A certain parcel of land with the buildings thereon, known as and numbered as 671 Concord Avenue, Cambridge, Massachusetts, shown on a plan entitled "Plan of Land, Cambridge, Mass., Scale 1" = 50', dated January, 1928, by C.H. Gannett Co., Civil engineers," recorded with Middlesex South District Registry of Deeds in Book 5202, Page 516, bounded and described as follows:

SOUTHERLY: By Concord Avenue, as shown on said plan, 80 feet;

WESTERLY: By land now or formerly of Thomas Lyons, 342.51 feet;

NORTHWESTERLY: By land now or formerly of the Boston and Maine Railroad on two lines, as shown on said plan, measuring respectively 55.82 and 55.50 feet; and

EASTERLY: By land now or formerly of F.H. Moulton and R.J. Fawcett as shown on said plan, 419.07 feet.

Containing 30,767 square feet of land, according to said plan.

The premises are conveyed subject to and with the benefit of all easements, restrictions, rights of way, takings, reservation, exceptions and covenants contained in all instruments of record, to the extent now in force and applicable, but not intending hereby to recreate or extend restrictions, reservations, exceptions and covenants previously terminated or expired.

Meaning and intending to convey, and hereby conveying, all the same premises conveyed to PONDVIEW REALTY, LLC by Deed of Sheila A. Perino, as Trustee of the CBL REALTY TRUST, dated October 6, 2015 and recorded at the Middlesex South District Registry of Deeds in Book 66186, Page 361,

Property address: 671-675 Concord Avenue, Cambridge

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 06/01/2016 12:38 PM
Ctrl# 242998 09308 Doc# 00086835
Fee: $45,600.00 Cons: $10,000,000.00

Please Return To: SSCall
First American Title Insurance Company
National Commercial Services
800 Boylston Street, Suite 2820
Boston, MA 02199 78340

671-675 Concord Ave Cambridge MA

, ss May 27, 2016

Before me, the undersigned authority, on this day personally appeared K. GEORGE NAJARIAN and CAROLANN S. NAJARIAN, known to me to be the persons signing above, through presentation of identification, valid driver's licenses, and acknowledged that the foregoing was their free and voluntary act for the stated purpose.

My Commission expires: 6/14/2018 , Notary Public

EMILY E. COFF NOTARY PUBLIC EXP. 06-14-2018 DISTRICT OF COLUMBIA

Property address: 671-675 Concord Avenue, Cambridge

Please return to:

Address any reply to:

Department of the Treasury

P. O. Box 8081
J. F. Kennedy Post Office
Boston, Ma. 02203

District Director

Internal Revenue Service

Date: NOV 14 1974

In reply refer to: 223-4242
AU:EO:JD

678 Mass Ave.
Room 206

Homeowner's Rehabilitation, Inc.
99 Austin Street
Cambridge, Mass. 02139

Date of Determination or Ruling Letter: October 13,1973

Our letter as dated above stated you would be treated as an organization which is not a private foundation for your first two tax years. This was based on our determination that you could reasonably be expected to be an organization of the type described in section 501(c)(3) of the Internal Revenue Code.

We also stated that at the end of your first two tax years you would have to establish with us that you were in fact an organization of the type described in section 170(b)(1)(A)(vi) & 509(a)(1) for those two tax years.

Our records indicate your second year ends on 12:31:74. Therefore, to establish that you are an organization of the type described above, please submit the information requested on the enclosed NAR Form 3-289A.

Please send this information to the address shown above within 90 days from the last day of your second tax year. An extension of time for submitting the information will be granted if your request is made before the period expires for furnishing the information and you show why additional time is needed.

If we do not receive the requested information within the time specified, we will classify you as a private foundation.

The information requested in this letter is required to support your claim to be other than a private foundation. It is needed in addition to any required Form 990 or other annual return or report.

40B COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands

671-675 Concord Avenue, Cambridge MA 02138

SECTION 14
MASSACHUSETTS LIHTC 2016 QUALIFIED ALLOCATION PLAN (DRAFT)
SECTION 54.04 AND 54.05

54.05: Eligible Recipients

Any person or entity (of whatever type) with an ownership interest in a Qualified Massachusetts Project is eligible to receive an allocation of Massachusetts low-income housing tax credit with respect to such project.

1065

application fee for comp permit

1065

HRI CONCORD HIGHLANDS,LLC
ADMIN. ACCOUNT
280 FRANKLIN STREET
CAMBRIDGE, MA 02139 (617) 868-4858

Eastern Bank
Boston, MA 02110
easternbank.com
1-800-EASTERN

EZShield™ Check Fraud Protection for Business

53-179/113

DATE 1/17/17

AMOUNT
$100.00

PAY TO THE ORDER OF City of Cambridge

One hundred and 00/100 dollars

Details on back.

AUTHORIZED SIGNATURE

⑈001065⑈ ⑆011301798⑆ 060137659 2⑈

HRI CONCORD HIGHLANDS,LLC

1065

BZA-012446-2017

COMPREHENSIVE PERMIT APPLICATION

2017 JAN 20 AM 10: 43

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Homeowner's Rehab, Inc.

PETITIONER'S ADDRESS: 280 Franklin Street, Cambridge, MA 02139

PETITIONER'S TELEPHONE: (617) 868-4858 (main)

NAME, ADDRESS, AND PHONE NUMBER OF CONTACT PERSON
(If different from Petitioner): Jane Carbone, x212

LOCATION OF SITE: 671-675 Concord Avenue, Cambridge, MA 02138

DESCRIPTION OF PROJECT: HRI Concord Highlands is a new construction, multi-family affordable housing project with 98 residential rental units. Proposed 6-story building with open-air structured parking at grade below building. Open space provided at front and rear yards of building.

SPECIFY LOCAL REGULATIONS OR REQUIRMENTS FROM WHICH RELIEF IS REQUESTED:

Relief Requested:	Applicable Local Board or Authority:
6.12	Board of Zoning Appeal
20.64.3	Board of Zoning Appeal
20.95.1	Board of Zoning Appeal
20.95.4	Board of Zoning Appeal
22.23	Board of Zoning Appeal

1. Please specify whether Petitioner is:

   ( ) A public agency
   (X) A non-profit organization
   ( ) A limited divided organization

2. Is the proposed project new construction? Yes If not, please explain. _____

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

TO: Board of Zoning Appeal
(Specify Local Board or Agency)

NOTICE OF FILING OF A COMPREHENSIVE PERMIT APPLICATION

REGARDING: 671-675 Concord Avenue, Cambridge, MA 02138
(Address of Property)

Please be informed that an application for a Comprehensive Permit for the development of low or moderate income housing at the above referenced property has been filed with the Cambridge Board of Zoning Appeals, and is scheduled for a hearing at _____ p.m., on Thursday, _____, at the Ackerman Hearing Room (Rm. 200) in City Hall.

A copy of the Comprehensive Permit application is attached. The relief requested in the application includes: Article 6.12: parking reduction relief for 1:1 car parking; Article 20.64.3: Ground floor transparency; Article 20.95.1: dimensional relief for Floor Area Ratio; Article 20.95.4: Minimum Lot Area per Dwelling Unit; 22.23: LEED Green Building System Reporting

In acting on Comprehensive Permit applications, the Board of Zoning Appeals has the power to grant any permits or approvals, which would otherwise be required from other local agencies. The Board requests that _____ and other applicable agencies and boards appear at this hearing to make recommendations relative to this application, and/or that written recommendations be submitted to the Board prior to that hearing date.

Please contact the Zoning Specialist at (617) 349-6100, to receive further information on this Comprehensive Permit proceeding.

3. Does the Petitioner own and control the site? Yes If not, please describe the anticipated circumstances and time frames under which the Petitioner will acquire ownership and control of the site. If there are additional owners, please identify each owner, including name, address and the ownership interest for each owner identified. Please ATTACH a copy of the deed, purchase and sale agreement or option agreement.

See Section 12, which describes the ownership structure defined by the Quitclaim Deed.

4. What are the sources of the public subsidy for the proposed project? Please ATTACH project eligibility letter, site approval letter, or other evidence of subsidy for this project.

The proposed HRI Concord Highlands project will be financed through 4% Low Income Housing Tax Credits (LIHTC) as part of a financing request to DHCD, along with permanent and construction debt, and other state sources. City of Cambridge has committed funds through the CAHT for acquisition and predevelopment, and for construction.

5. Total number of dwelling units proposed: 98
Total number of affordable rental units: 98
Total number of affordable home ownership units: n/a

6. Please describe the eligibility standards for low and moderate income occupants and the duration of the affordability restrictions for the project. If you refer to program regulations or guidelines, please attach copies.

The development will be financed in part by LIHTC, and 60 of the units will be certified as LIHTC eligible with maximum income set at 60% AMI. See Section 14 for DHCD LIHTC guidelines for eligibility. 21 moderate units with incomes between 60% and 80% AMI, and 17 middle income units with incomes between 80% and 100% AMI.

7. How will this project meet local needs for low income and moderate income housing?

The 98 units at HRI Concord Highlands help meet the significant local need for affordable housing in Cambridge. The units will be restricted to households with varying income levels up to 100% AMI. The development is transit accessible and provides affordable housing in Alewife, a neighborhood with many community amenities, and helps meet goals for sustainable development. 67% percent of units will be family sized units (2- or 3- bedroom units) and addresses City's priority to provide more affordable family housing.

8. Please provide a complete description of the proposed project, and include with this Comprehensive Permit Application, each of the following items:

a. Site Development Plans – site development plans showing locations and outlines of proposed buildings; the proposed locations, general dimensions for streets, drives, parking areas, walks and paved areas; and proposed landscaping improvements and open areas within the site; (2 copies)

b. Report on Existing Site Conditions – a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;

c. Drawings – scaled, architectural drawings, including typical floor plans, typical elevations and sections, and identifying construction type and exterior finish. All projects of five or more units must have site development plans signed by a registered architect;

d. Building Tabulations – a tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas; (2 copies)

e. Subdivision Plan – where a subdivision of land is involved, a preliminary subdivision plan; (2 copies)

f. Utilities Plan – a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants;

g. Dimensional Form – provided with application; (2 copies)

h. Photographs – photographs of site and existing buildings;

i. Assessor's Plat – available at City of Cambridge, Engineering Department, 147 Hampshire Street, Cambridge, MA.;

j. Ownership Certificate – 2 Notarized copies, provided with application.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief.

Petitioner's Signature

1/17/17
Date

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

COMPREHENSIVE PERMIT APPLICATION PROCESS

ADDRESS OF PROPERTY: 671-675 Concord Avenue, Cambridge, MA 02138

A copy of the proposed plan with description of the project be submitted to the following City Agencies. Please provide evidence of submission to these agencies. Upon completion, this sheet must be submitted to the Board Zoning Appeals case file.

Signature and Date	City Department/Address
_____	Community Development Department, *57 Inman Street*
_____	Conservation Department, *57 Inman Street*
_____	Fire Department, *489 Broadway Street*
_____	Historical Department, *831 Massachusetts Avenue*
_____	Law Department, *795 Massachusetts Avenue*
_____	Public Works Department, *147 Hampshire Street*
_____	Traffic and Parking Department, *57 Inman Street*

COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands LLC, "HRI Concord Highlands"

671-675 Concord Avenue, Cambridge MA 02138

January 19, 2017

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for HRI Concord Highlands, 671-675 Concord Avenue

Dear Board of Zoning Appeal Members,

In May 2016, Homeowner's Rehab, Inc. (HRI) acquired the approximately 1.0-acre site at 671-675 Concord Avenue in the Alewife-Cambridge Highlands neighborhood to develop new construction, multi-family, 100% affordable housing units, in partnership with the City of Cambridge. The Ownership entity, HRI Concord Highlands, LLC, is please to submit a Comprehensive Permit application in accordance with Massachusetts General Laws Chapter 40B, Section 20-23 for the development of 98 units of affordable rental housing, community space, outdoor passive recreation areas, and other site improvements in a project called "HRI Concord Highlands" (the Property).

The following documents are attached in support of this application:

- Comprehensive Permit Application Form
- Evidence of a Need for Affordable Housing
- Eligibility Standards, Long-Term Affordability and Funding
- Drawings: Site Development Plans and Utility Plans
- Report on Existing Site Conditions
- Photographs; maps; zoning guidelines; legal documentation; certifications and fees
- Under separate cover: Letter of Support from the Cambridge Affordable Housing Trust

Development Background

The Sponsor of this Project is HRI Concord Highlands, LLC, an affiliate of HRI, a non-profit organization located at 280 Franklin Street in Cambridge. HRI has a long-standing track record as a successful developer working closely with the City of Cambridge, Massachusetts Department of Housing and Community Development and other public and quasi-public entities to develop and operate quality affordable housing in Cambridge. The HRI Concord Highlands site was acquired from a private property owner in May 2016 with acquisition financing support from the Cambridge Affordable Housing Trust (CAHT) with a CAHT Mortgage covenant to develop the site as 100% affordable housing. The Mortgage encumbers the property to be entered into an Affordable Housing Covenant to develop Affordable Housing in a form required by the City of Cambridge. All units to be constructed to be available solely to households whose income does not exceed a percentage of Area Median Income (AMI) approved by the

Trust. The Property is expected to be further encumbered by affordability restrictions from MA DHCD and MassHousing.

HRI, in conjunction with Icon Architecture (Icon), designed the HRI Concord Highlands project to meet the deep need for affordable housing in the City. HRI and Icon have a proven track record in new construction, extending back to the 2011 development of Putnam Green at 625 Putnam Avenue. This project created 40 affordable units of new construction, with LEED Platinum designation. At HRI Concord Highlands, HRI proposes a 98-unit, new construction, multifamily building at the site. The site is located across Concord Avenue from Fresh Pond in the Alewife-Cambridge Highlands neighborhood, an area targeted for long-term redevelopment, including new residential uses, in the City of Cambridge's 2005 Concord-Alewife Study, and currently through the Envision Cambridge master planning process. HRI will repurpose the existing site, which was previously occupied by private businesses, for new housing development. The proposed development will provide crucial affordable housing units in this area of Cambridge which is rapidly transforming from an industrial/manufacturing district into a new mixed-use neighborhood. This would be the largest new construction, affordable housing project built in Cambridge in over 40 years, and will maximize both the City and Commonwealth's sustainable development principles.

Project Priorities

The development of 98 affordable housing units at HRI Concord Highlands responds to several local and state development priorities. First, it addresses the deep need for affordable housing in Cambridge. Production of affordable housing in Cambridge is extremely challenging in today's market conditions. The cost of acquisition in Cambridge is a significant challenge for nonprofit ownership and development of new affordable units. At HRI Concord Highlands, HRI would be able to create 98 new affordable units, providing quality housing for families that are forced to leave the City for more affordable housing. HRI Concord Highlands corresponds directly to the Commonwealth's 2017 Low Income Housing Tax Credit (LIHTC) Draft Qualified Allocation Plan (QAP) priority category of Family Housing in Neighborhoods and Communities that provide access to opportunities, like Cambridge.

Not only does HRI Concord Highlands provide additional housing units to families, it is strongly aligned with existing zoning priorities for the Alewife and Cambridge Highlands neighborhoods. The site is approximately one acre and located across Concord Avenue from Fresh Pond, which is a unique area targeted for long-term redevelopment, including new residential uses, in the City of Cambridge's 2005 Concord-Alewife Study, and currently through the Envision Cambridge master planning process. The 2005 plan specifically encourages a mix of uses, including housing, throughout the plan's study area (Chapter 4, Recommendations, Zoning Recommendations). HRI will repurpose the existing site, which was previously occupied by private businesses for new housing development. The site is located on the #74 and #78 MBTA bus routes, with bus stops directly in front of the site that will connect future residents to Harvard Square. It is also within walking distance of the Alewife T Station (Red Line), and thus provides valuable access to employment and education opportunities in the City of Cambridge and beyond. The site is directly adjacent to the 162-acre Fresh Pond Reservation park system with a variety of passive and active recreation activities available. Future residents at the HRI Concord Highlands project will have access to transit, open space, community services, and retail available nearby in both the Alewife and Cambridge Highlands neighborhoods.

HRI Concord Highlands will provide Cambridge families with quality affordable housing with a variety of active design focused resident services and outdoor open space. Approximately 67% of the units will be

family-sized units (two- or three-bedrooms), and approximately 21% of the total units will be three-bedroom units. The proposed unit mix is 32 one-bedroom units, 45 two-bedroom units, and 21 three-bedroom units. HRI is the first non-profit partner in the Partnership for Healthier America, and will certify the HRI Concord Highlands building as an Active Design Verified property through the Center for Active Design review process. HRI's current design shows resident activities spaces in the form of a multi-purpose community room on the top floor with a rooftop terrace accessible to all residents. This area will be used to program health and wellness programs for residents through the HRI Resident Services program. There will also be two locations for outdoor passive recreation with outdoor seating areas both in front of and in the rear of the building. The front area will provide residents a pedestrian connection from Concord Avenue into the lobby area of the building, with a protected and shaded seating area for residents waiting for transit options as well as a short-term bicycle parking area. The front area will also link residents with the Fresh Pond Reservation park system directly across Concord, and reachable by a dedicated pedestrian crosswalk nearby at Smith Place. The rear area is connected to the building lobby by a walking path along the site perimeter, and will consist of a landscaped seating area that could potentially serve as a point of entry from the HRI Concord Highlands site to the future development of a pedestrian trail suggested in the 2005 plan. With this combination of indoor and outdoor amenities, residents at HRI Concord Highlands will have many opportunities to interact with neighbors and nature in a holistic approach that encourages healthy and active use throughout the building on a daily basis.

Sustainability is important to the City and State, and to HRI, and the proposed building will adhere to the Enterprise Green Communities program, and equivalent to a LEED-Silver certifiable project. Green features will include an energy-efficient building envelope, high-performing mechanical and ventilation systems, low-flow water fixtures, and other potential measures include renewable solar energy. Five percent of project units will be designed for accessibility and compliance with all MAAB requirements, in addition to two percent of units designed for persons with visual and hearing impairments. Universal Design measures will be incorporated into all common areas of the building, including corridors, community room and any public outdoor space. The site is near, but not directly in, the 100-year flood zone of the nearby Alewife Brook. Resilient site planning and building design measures will include a defensible first floor built primarily as car and bicycle parking, raising critical building systems wherever possible, and keeping all residential units and other building resources above the 2030 and 2070 flood elevations, as recommended by the 2015 City of Cambridge Climate Change Vulnerability Assessment, the ongoing Alewife Resiliency Working Group planning objective, and project review by the Department of Public Works.

Community Outreach and Project Timeline

HRI is currently seeking all zoning and funding approvals in order to finance construction as early as Winter 2017 into 2018. HRI began due diligence on site acquisition in December 2015, and acquired the site in May 2016. HRI began community outreach in August 2016, meeting with key community and citywide resident groups, including Fresh Pond Residents Alliance, Cambridge Highlands Neighborhood Association, and the Cambridge Residents Alliance. HRI also held a series of Community Meetings beginning in Fall 2016 through Winter 2017 on September 15, 2016, December 13, 2016, and January 11, 2017. For each meeting, HRI reached out to over 75 abutting property owners and other community groups, and posted all community meeting information, including building designs, on the HRI website.

HRI submitted a funding Pre-Application to DHCD in December 2016 for State financing resources, including State Low Income Housing Tax Credits, Affordable Housing Trust, and Housing Stabilization

Funds. In early January 2017, DHCD conditionally approved the project to move forward with a full OneStop+ submission, which HRI will submit by the deadline of February 15, 2017.

If zoning is approved and the project is awarded DHCD State financing sources in Summer 2017, financial closing will begin as early as July 2017, and financing closing for construction sources could take place in December 2017 or early 2018, and construction would begin immediately thereafter.

Zoning Analysis: Request for Zoning Relief

Icon Architecture completed an analysis of City of Cambridge Zoning Ordinance, looking specifically at guidelines related to residential floor area ratio, parking, and other urban design criteria. The HRI Concord Highlands site is situated in an Office 1 District, and also lies within the Southeast Quadrangle of the Alewife Overlay District (Southeast Quadrangle of AOD-4) and Concord Avenue Parkway Sub-district of the Parkway Overlay District (boundary extends 200' from the centerline of Concord Avenue into the site). HRI is seeking zoning relief from the Board of Zoning Appeal through the Comprehensive Permit application for the following issues:

- ***Gross Floor Area and Unit Count.*** Zoning Ordinance Article 20.95 provides Dimensional Regulations and Unit Count requirements for the Southeast Quadrangle of AOD-4. In 20.95.1, the Floor Area Ratio (FAR) requirement is stated as a Maximum FAR of 2.0 for residential uses. To calculate the proposed FAR, the site is 43,398 square feet, and the proposed development is 125,276 square feet, or 2.89 FAR, and over the requirement by 38,480 SF. In Article 20.95.4 the required Minimum Lot Area Per Dwelling Unit is 600 SF. The proposed Lot Area Per Dwelling Unit is calculated by using the site area of 43,398 SF, and the proposed dwelling count of 98 units, and the lot area per dwelling unit is 442 SF. The proposed FAR and unit count is slightly higher than the prescribed FAR and Unit Counts for the Alewife overlay zoning district, however overall is contextual with other recent developments in terms of massing and height. All other setback requirements will follow the Zoning Ordinance.

- ***Parking.*** Zoning Ordinance Article 6.12 lists the current car parking requirement for the site under the zoning districts listed above as 1.0 space per dwelling unit, with 50 percent of the spaces designated as compact spaces. The proposed building has 65 parking spaces, or 0.66 per dwelling unit. Within the HRI housing portfolio, utilization averages approximately 52 percent of parking in similar mixed-income, new construction projects upon initial lease amongst low-income households. HRI will provide residents with access to the Alewife TMA shuttle bus that connects several nearby office and residential buildings through bus service to the Alewife T Station. The HRI Concord Highlands site has strong public transit connectivity and is located directly on the MBTA Bus Route #74 and #78 that runs along Concord Avenue from Harvard Square, past the City line, and into Belmont center. The site is an approximately 15-20 minute walk to the T Red Line station at Alewife. Through our Resident Services programming, we will also provide direct transit options to local grocery store for residents, like several of our other developments. We will fully comply with all bicycle parking requirements, which under the applicable zoning district has two categories: 1) Long Term provision of 104 bicycle parking spaces, calculated by 1.0 bicycle space per dwelling units for the first 20 units, and 1.05 bicycle space per dwelling units for the balance of units; and 2) Short Term provision of 10 bicycle parking spaces, calculated by 0.1 bicycle space per dwelling unit.

- ***Sustainability Rating System.*** Zoning Ordinance Article 22.23 requires all new construction projects with 50,000 square feet or more of gross floor area to meet the requirements of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System at the level 'Silver' or better. HRI Concord Highlands is requesting relief from this requirement by replacing LEED certification with Enterprise Community Partners Green Communities 2015 certification. The Enterprise Green Communities (EGC) certification system is more appropriate to this building because it was specifically developed for affordable multifamily buildings, in contrast to the LEED certification system which was developed based on office buildings (see attached comparison of both programs for full details). The Cambridge Housing Authority has used this certification, as have hundreds of low income multifamily developers across the nation. The pre-requisites for LEED and EGC are substantially the same, although EGC 2015 utilizes a more stringent energy efficiency baseline than the current LEED rating system, LEED Version 4. The EGC certification has several additional pre-requisites that LEED does not, including those relating to resilience, active and healthy living, and indoor air quality and occupant health. EGC requires all ENERGY STAR appliances and that all paints, coatings and adhesives be low- or no-VOC while these are optional points under the LEED system. The City is currently considering amendments to Article 22 that would allow the replacement of EGC for LEED on affordable low income housing. EGC is a better fit for this project than LEED while delivering comparable, or superior, energy and sustainability results.

- ***Ground Floor Transparency.*** Zoning Ordinance Article 20.64.3 requires that ground floor levels include a minimum of thirty percent transparency to enliven and enrich the public environment of the Concord Avenue parkway district. HRI Concord Highlands is seeking relief as the proposed transparency of the ground floor, or first floor, is approximately 23 percent. The percentage of transparency for the lobby area, which is highly visible from the Parkway and serves as the focal point for pedestrians entering the building, is approximately 37 percent. As the design set indicates, all residential areas of the first floor are raised above the 2030 and 2070 flood elevations for long-term protection of residential units. By raising this portion of the first floor, there is a slightly less area as allowable transparency in this portion of the Concord Avenue façade. Overall, the ground floor, landscaping, and urban design features in the Concord Avenue Parkway overlay provide a strong connection between the street, sidewalk, and building to visually engage passing pedestrians.

HRI believes that requests for zoning relief for HRI Concord Highlands are reasonable for the following reasons:

1) The City fully supports the HRI Concord Highlands project to repurpose the formerly industrial / commercial site to a residential use with 98 new housing units, community room with an outdoor terrace, and outdoor open space. The project serves a public benefit by providing Cambridge families with quality affordable housing in a transforming neighborhood with access to transit, open space, and other services.

2) Following the requirements of the Concord Avenue Parkway district and the 2005 Concord-Alewife Plan, the proposed HRI Concord Highlands building sets an enhanced precedent for quality design in this transforming Alewife Quadrangle area, and along Concord Avenue. Given the existing surrounding context is primarily one-story industrial, office, and commercial uses, the proposed new building marks the beginning of establishing a renewed context that is

pedestrian-friendly and engaging with both the Concord Avenue Parkway and the scenic Fresh Pond landscape across the street.

3) After careful analysis of parking utilization rates within our affordable housing portfolio, we are providing strong transit options through a reduced parking ratio, access to the Alewife TMA shuttle, locating the building directly on the MBTA bus route and within walking distance to the Alewife T station, and robust bicycle storage options. Through this approach, we are encouraging residents to consider automobile-free transit options, which will contribute to the City's goals to reduce impacts on local traffic and environmental quality.

4) Through the combination of smartly designed and efficient front and rear yard open spaces, as well as a rooftop terrace, the proposed HRI Concord Highlands building provides future residents with a variety of open space options to explore on-site. Additional resident programming will link residents with these open space assets in an active and healthy approach that contributes to an enhanced quality of life for all residents.

5) This request for zoning relief fit development priorities articulated by the City and the community in recent public memos related to production and the City's Housing Plan, as well as the Commonwealth's sustainability principles. New affordable units and transit-oriented housing production are both well-supported development goals in the City.

Comprehensive Permit

This application is being submitted in conformance with MGL Chapter 40B, Sections 20-23. The provisions of this stature empower the BZA to grant exceptions from local ordinances, acting on behalf of all local boards if the proposed housing is "reasonable and consistent with local needs." This standard requires the BZA to consider the following factors in their decision: local and regional need for low-income housing; the number of low-income individuals affected by the lack of sufficient housing; the need to protect the health and safety of potential building occupants and City residents; and the promotion of better site and building design. HRI believes this project meets all Chapter 40B standards. Furthermore, developing a project that emphasizes family-sized units is important to HRI's mission of producing affordable family housing in Cambridge, and the City's housing priorities.

Conclusion

Approval of this Comprehensive Permit Application is critical to the success of the HRI Concord Highlands. All requested variances are rooted in the goal for building affordable family housing as efficient as possible while achieving the City's goals of sustainability and resiliency. We sincerely hope that the BZA will look favorably upon this request and the benefits of creating new affordable units for families and individuals in need of quality housing.

Sincerely,

Jane Carbone

Jane Carbone
Director of Housing, HRI

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

TO: Board of Zoning Appeal

FROM: Homeowner's Rehab, Inc. (HRI)

RE: HRI Concord Highlands, 671-675 Concord Avenue, Cambridge, MA 02138

PETITIONER: Jane Carbone, HRI

The Petitioner has applied to the Cambridge Zoning Board of Appeals for a comprehensive Permit to create affordable/low income housing at the above referenced property.

Pursuant to Chapter 774 of the Massachusetts General Laws, the Zoning Board of Appeals by the Comprehensive permit process is empowered to grant all necessary permits and licenses that are normally granted by other City agencies or Boards.

If any city agency or board is interested in this case or normally they would grant relief for this development, they should forward all correspondence to the Board of Zoning Appeal before the scheduled hearing dated, as there will be no other hearings will be scheduled for this case.

If you have any questions, please call Ranjit, or Maria at (617) 349-6100.

DIMENSIONAL FORM

LOCATION: _____ ZONE: _____

APPLICANT: _____ REQUESTED USE/OCCUPANCY: _____

PHONE: _____ PRESENT USE/OCCUPANCY: _____

		EXISTING CONDITIONS	*REQUESTED CONDITIONS*	*ORDINANCE REQUIREMENTS*[1]
TOTAL GROSS FLOOR AREA:				
LOT SIZE:				
RATIO OF TOTAL FLOOR AREA TO LOT AREA:[2]				
MINIMUM LOT AREA FOR EACH DWELLING UNIT:				
SIZE OF LOT:	WIDTH			
	LENGTH			
(setbacks in feet):	FRONT			
	REAR			
	LEFT SIDE			
	RIGHT SIDE			
SIZE OF BLDG.:	HEIGHT			
	LENGTH			
	WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3]				
NO. OF DWELLING UNITS:				
NO. OF PARKING SPACES:				
NO. OF LOADING AREAS:				
OTHER OCCUPANCIES ON SAME LOT:				
DISTANCE TO NEAREST BLDG.:				
SIZE OF BLDGS. ADJACENT ON SAME LOT:				
TYPE OF CONSTRUCTION:[4]				

SUBMIT: PLOT PLAN:_____ PARKING PLAN:_____ BUILDING PLAN:_____

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-3" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.
4. E.G., WOOD FRAME, CONCRETE, BRICK, STEEL, ETC.

DIMENSIONAL FORM

LOCATION: 671 Concord Avenue ZONE: 0-1 A0D-4

APPLICANT: _____ REQUESTED USE/OCCUPANCY: RESIDENTIAL

PHONE: _____ PRESENT USE/OCCUPANCY: RETAL/DEMO

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		10,000 SF	125,276 SF	86,796 SF	LOT SIZE X FAR
LOT SIZE:		43,398 SF	43,398 SF	5,000 SF MIN	
RATIO OF TOTAL FLOOR AREA TO LOT AREA:[2]		0.23	2.89	2.0	ARTICLE 5
MINIMUM LOT AREA FOR EACH DWELLING UNIT:		N/A	442.84 SF	600SF	
SIZE OF LOT:	WIDTH	166'-4 1/2"	166'-4 1/2"	50'	
	LENGTH	420'-4 3/8"	420'-4 3/8"	N/A	
(setbacks in feet):	FRONT	15'	25'	25'	
	REAR	150'	155'	10'	
	LEFT SIDE	0'	10'	10'	
	RIGHT SIDE	0'	10'	10'	
SIZE OF BLDG.:	HEIGHT	15' | 12' | 16'	70'-6"	85'	
	LENGTH	35' | 60' | 92'	238'- 3"	385'-4 3/8" MAX	
	WIDTH	60' | 45' | 40'	145'	146'-4 1/2" MAX	ACTUAL DIM - SETBACK
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3]		0	.24	.15	ARTICLE 5
NO. OF DWELLING UNITS:		0	98	72	LOT AREA/ 600
NO. OF PARKING SPACES:		10	65	98	ARTICLE 6
NO. OF LOADING AREAS:		2	1	N/A	
OTHER OCCUPANCIES ON SAME LOT:		0	0	N/A	
DISTANCE TO NEAREST BLDG.:		20'	30'	N/A	
SIZE OF BLDGS. ADJACENT ON SAME LOT:		N/A	N/A	N/A	
TYPE OF CONSTRUCTION:[4]		N/A	IIIA/ IA	N/A	

SUBMIT: PLOT PLAN:_____ PARKING PLAN:_____ BUILDING PLAN:_____

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-3" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.
4. E.G., WOOD FRAME, CONCRETE, BRICK, STEEL, ETC.

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).

I/We Homeowner's Rehab, Inc.
(OWNER)

Address: 280 Franklin Street, Cambridge, MA 02139

State that I/We own the property located at 671-675 Concord Avenu which is

the subject of this zoning application.

The record title of this property is in the name of HRI Concord Highlands, LLC

*Pursuant to a deed of duly recorded in the date 06/01/2016, Middlesex South County Registry of Deeds at Book 67354, Page 28; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ _____ Page _____.

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name PETER DALY personally appeared before me, this 17th of JAN., ~~199~~ 2017 and made oath that the above statement is true.

John W. Kelley Notary

My commission expires FEB 12, 2021 (Notary Seal).

* If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

JOHN W. KELLEY
Notary Public
Massachusetts
Commission Expires Feb 12, 2021

JOHN W KELLEY
Notary Public
Massachusetts
Commission Expires Feb 12, 2021

CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Jurisdiction Advice

To the Owner of Property at 671-675 Concord Avenue

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

__ Old Cambridge Historic District
__ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
__ Avon Hill Neighborhood Conservation District
__ Half Crown – Marsh Neighborhood Conservation District
__ Harvard Square Conservation District
__ Mid Cambridge Neighborhood Conservation District
__ Designated Landmark
__ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
__ Preservation Restriction or Easement (as recorded)
_X_ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
Comprehensive Permit provisions usurp local review by boards other than the BZA. However, the CHC has already signed off on the demolition of the two former buildings on this site in August 2016, finding them not significant in their then current state post abatement. No further review by the Historical Commission.
__ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
__ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date February 8, 2017

Received by Uploaded to Energov Date February 8, 2017
Relationship to project BZA 12446-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

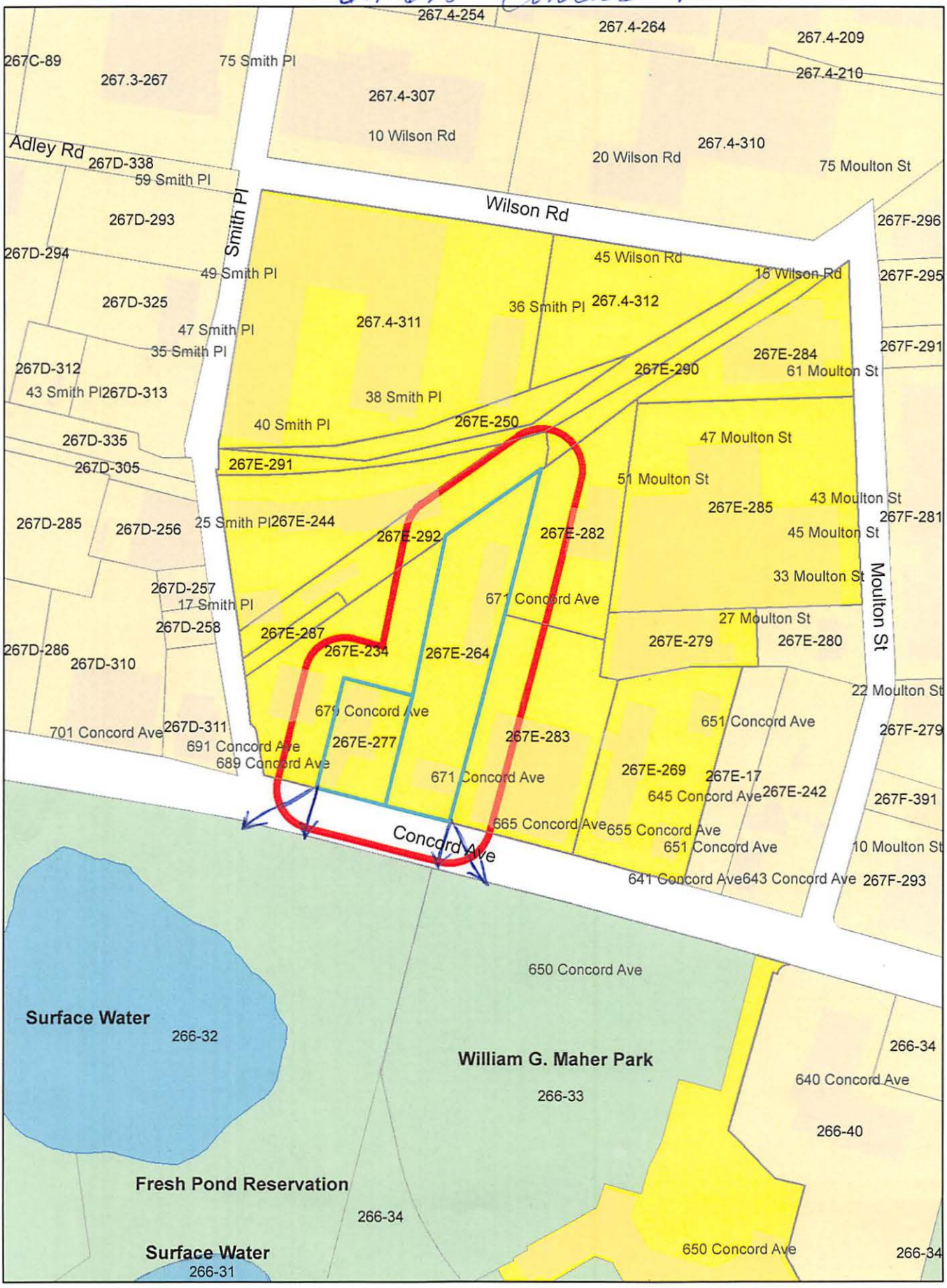
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
http://www.cambridgema.gov/Historic

671-675 Concord Ave



671-675 Concord Ave 1 of 2

Petitioner

266-32
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

266-32
CITY OF CAMBRIDGE
C/O LOUIS DePASQUALE
CITY MANAGER

HOMEOWNER'S REHAB, INC.
C/O JANE CARBONE
DIRECTOR OF DEVELOPMENT
280 FRANKLIN STREET
CAMBRIDGE, MA 02139

266-32
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

267E-264
PONDVIEW REALTY, LLC
C/O HRI CONCORD HIGHLANDS LLC.
ATTN: PETER DALY
280 FRANKLIN STREET
CAMBRIDGE, MA 02138

267E-269
TRAVERS, MARK E.
655 CONCORD AVE., UNIT #101
CAMBRIDGE, MA 02138

267E-269
OW,YONG KAI
3843 UNION RD. STE15 - MSC#255
CHEEKTOWAGA, NY 14225

267E-269
SHAD CAPITAL HOLDINGS, LLC C/O CAMRAN
SHAHIDI, MEMBER
1643 CAMBRIDGE STREET, #46
CAMBRIDGE, MA 02138

267E-269
TEKIN, EMEL K.
655 CONCORD AVE., UNIT 104
CAMBRIDGE, MA 02138

267E-269
CHO, MICHELE L. & JONG H. CHO
655 CONCORD AVE., #201
CAMBRIDGE, MA 02138

267E-269
GROSSMAM, HENRY & FRANCES K. GROSSMAN
655 CONCORD AVE., UNIT #202
CAMBRIDGE, MA 02138

267E-269
GEORGAKARAKOU, MARIA O.
C/O MIN, LAN & XIAOSHENG MU
653-655 CONCORD AVE. #203
CAMBRIDGE, MA 02138

267E-269
KARAMIANS, VAROUJAN AND
JANET KARAMIANS
655 CONCORD AVE., #204
CAMBRIDGE, MA 02138

267E-269
ARONOVITZ, DANIEL S.
655 CONCORD AVENUE, UNIT 205
CAMBRIDGE, MA 02138

267E-269
HAN, KYUNG-HEE,
TRUSTEE THE LIGHT AND SALT TRUST
655 CONCORD AVE., #301
CAMBRIDGE, MA 02138

267E-269
HUANG, SHAW-GUANG &
PHOEBE PHONG CHAN
655 CONCORD AVE. UNIT#302
CAMBRIDGE, MA 02138

267E-269
INTERNATIONAL BUDDHIST PROGRESS SOCIETY
C/O FO GUANG BUDDHIST TEMPLE
711 CONCORD AVE
CAMBRIDGE, MA 02138

267E-269
LIN, LEU-FEN HOU
655 CONCORD AVE., #304
CAMBRIDGE, MA 02138

267E-269
STURM, IVANA
655 CONCORD AVE., #305
CAMBRIDGE, MA 02138

267E-269
FAIRHALL, ADAM & AMY FAIRHALL
655 CONCORD AVE., #401
CAMBRIDGE, MA 02138

267E-269
SHI, WEI & JUAN YANG
655 CONCORD AVE.,UNIT #402
CAMBRIDGE, MA 02138

267E-269
VA CAPITAL LLC
16485 COLLINS AVE., #1834
SUNNY ISLES, FL 22160

267E-269
VERHAGE, MARY E.,
TR. MARY E. VERHAGE REV TRUST
655 CONCORD AVE., #404
CAMBRIDGE, MA 02138

267E-269
WANG, YINCHAO
C/O BRIAN ZHANG
118 WILLIAMSBURG
LONGMEADOW, MA 01106

267E-269
KENNEDY, MARIAN, TRUSTEE
C/O LU, HONGLI
55 MATTHEW LANE
WALTHAM, MA 02452

267E-269
HUANG, DAVID & WENDY HUANG
655 CONCORD AVE.,UNIT #502
CAMBRIDGE, MA 02138

267E-269
SAGHBINI, JEAN-CLAUDE
655 CONCORD AVE., UNIT #503
CAMBRIDGE, MA 02138

267E-269
FLYNN, PETER A.
655 CONCORD AVE. UNIT#504
CAMBRIDGE, MA 02138

267E-269
CHUANG, KEVIN SHUN-CHIEH
655 CONCORD AVE., #505
CAMBRIDGE, MA 02138

267E-269
LEE, DAVID Y. & TINA S. LEE
655 CONCORD AVE., UNIT #601
CAMBRIDGE, MA 02138

671-675 Concord Ave

2 of 2

267E-269
SHI, JUN
655 CONCORD AVE., #602
CAMBRIDGE, MA 02138

267E-269
BENATTIA, CHERIF & ISMA BENATTIA
655 CONCORD AVE, #701
CAMBRIDGE, MA 02138

267E-269
XI, JINGQUN & TING YANG
18 ELDRED STREET
LEXINGTON , MA 02420

267E-269
SULLIVAN, JEANNE M.
651-655 CONCORD AVE
CAMBRIDGE, MA 02138

267E-282-284-285-290
BMR-FRESH POND RESEARCH PARK LLC,
C/O PARADIGM TAX GROUP
5694 MISSION CENTER RD.
SUITE 602-800
SAN DIEGO, CA 92108

267E-250
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

267.4-311-312-291
DIV FRESH POND 40 SMITH PLACE, LLC.
C/O THE DAVIS COMPANIES
ATTN: WILLIAM BURKE
125 HIGH STREET, 21ST FLOOR
BOSTON, MA 02110

267E-269
ROIHL, NORBERT H. & JANIS E. ROIHL
655 CONCORD AVE, UNIT #603
CAMBRIDGE, MA 02138

267E-269
ABDALA, OMAR & NANCY KHALIL
655 CONCORD AVE., UNIT #702
CAMBRIDGE, MA 02138

267E-269
ABAYA, VICTOR T.
C/O VANDERGRIFT, CHRISTOPHER &
651R CONCORD AVE., UNIT #1
CAMBRIDGE, MA 02138

267E-277
PONDVIEW REALTY, LLC
C/O HRI CONCORD HIGHLANDS LLC.
ATTN: PETER DALY
280 FRANKLIN ST
CAMBRIDGE, MA 02138

267E-244-292
ARA REALTY CORP.
26 SMITH PL.
CAMBRIDGE, MA 02138

267E-287
TAGLIENTE, JOSEPH P.,
TR. OF TAGLIENTE FAMILY TRUST
C/O RYAN
P.O. BOX 460189
HOUSTON, TX 77056

267E-269
KIM, WALTER & TONI H. KIM
651 CONCORD AVE, UNIT #5
CAMBRIDGE, MA 02138

267E-269
SUNG, FENG-CHI
655 CONCORD AVE., UNIT# 604
CAMBRIDGE, MA 02138

267E-269
SHAO, MIN & YING CHEN C/O PHILIP TSENG
51 PETTEE ST., UNIT #16
NEWTON, MA 02464

267E-269
KIM, OK & YOO SANG CHOI
651R CONCORD AVE #2
CAMBRIDGE, MA 02138

267E-279-283
BMR-FRESH POND RESEARCH PARK LLC,
C/O PARADIGM TAX GROUP
ATTN: CATHERINE BONNER
10 MOULTON STREET
CAMBRIDGE, MA 02138

267E-234
MSJ-BK LLC
C/O RYAN
P.O. BOX 460189
HOUSTON, TX 77056

267E-269
PRASANNA, PRAVEEN R.M. KAREN SUM
651-655 CONCORD AVE., UNIT #4
CAMBRIDGE, MA 02138

266-33
CITY OF CAMBRIDGE
C/O NEVILLE COMMUNITIES HOME INC
ATTN BOARD OF DIR - REP
650 CONCORD AVE
CAMBRIDGE, MA 02138

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

COMPREHENSIVE PERMIT APPLICATION PROCESS

ADDRESS OF PROPERTY: 671-675 Concord Avenue, Cambridge, MA 02138

A copy of the proposed plan with description of the project be submitted to the following City Agencies. Please provide evidence of submission to these agencies. Upon completion, this sheet must be submitted to the Board Zoning Appeals case file.

Signature and Date	City Department/Address
	Community Development Department, *57 Inman Street*
Cheryl Cooper	Conservation Department, 147 HAMPSHIRE for Jeff Letourneau ~~*57 Inman Street*~~
CAPT. Rainelli EPRB	Fire Department, *489 Broadway Street*
	Historical Department, *831 Massachusetts Avenue*
C. Barbarin	Law Department, *795 Massachusetts Avenue*
Cheryl Cooper	Public Works Department, for Jim Wilcox *147 Hampshire Street*
	Traffic and Parking Department, *57 Inman Street*

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

2017 JAN 20 AM 10:43

CITY CLERK
CAMBRIDGE, MASSACHUSETTS

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-012446-2017.

Address: 671-675 Concord Ave.

Owner: HRI Concord Highlands LLC.

I _____, *Owner,* _____,
(Print Owner Name) *(Print Petitioner Name)*

Petitioner or Jane Carbone, *Petitioner's and/or Owner's*
(Print Agent/Representative Name)

Agent or Representative, hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced Case # 012446-2017 *within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law, as applicable, until* _____, _____, 20_____.

Date: 1/19/17

Jane Carbone
Signature

JANE CARBONE
Print Name

☐ *Owner*
☐ *Petitioner*
☑ *Petitioner's and/or Owner's Agent or Representative*

HRI
HOMEOWNER'S REHAB, INC.

COMPREHENSIVE PERMIT APPLICATION AMENDMENT to

COMPREHENSIVE PERMIT APPLICATION dated January 19th 2017

HRI Concord Highlands LLC, "HRI Concord Highlands"

671-675 Concord Avenue, Cambridge MA 02138

February 13, 2017

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application Amendment for HRI Concord Highlands, 671-675 Concord Avenue

Dear Board of Zoning Appeal Members,

HRI is seeking relief on the following zoning regulation Article 20.6 64.2 of the Park Overlay District as part of the previous Comprehensive Permit application dated January 19th 2017.
Article 20.64.2 of the Parkway Overlay District stipulates that the Principal Plane of the front wall of the building not exceed 55'. It notes that portions of the building may extend up to 85' provided they are set back from the principal plane at least 10'and 60 degrees from the building bulk control pane. This project is seeking relief on the 55' maximum at the principal plane, with a request for one additional foot, or a height of 56'. This request is driven from our pursuit of a high performing and highly resilient building. With the additional foot, we can achieve meaningful continuous insulation above the roof sheathing to ensure a robust thermal enclosure and prevent any moisture issues associated with condensation in the roof cavity. At the same time, the project is carefully situated to keep the building dry in the face of the 2030 and 2070 storm events. This resiliency becomes more challenging if we push the building as a whole lower in order to achieve the 55' height.

Also Article 20.95 .2 Maximum Height for any building may be increased to 65 feet for residential uses. While will be well below that height limit the we seek relief as stated above to 56'.

United Way
280 Franklin Street • Cambridge, MA 02139 • phone (617) 868-4858 • fax (617) 868-1022 • www.homeownersrehab.org

In summary, the zoning relief we request for the Comprehensive Permit including the amendment for 671 675 Concord Ave. is as follows:

- ***Gross Floor Area and Unit Count.*** Zoning Ordinance Article 20.95 provides Dimensional Regulations and Unit Count requirements for the Southeast Quadrangle of AOD-4. In 20.95.1, the Floor Area Ratio (FAR) requirement is stated as a Maximum FAR of 2.0 for residential uses. To calculate the proposed FAR, the site is 43,398 square feet, and the proposed development is 124,027 square feet, or 2.86 FAR, and over the requirement by 37,231 SF. In Article 20.95.4 the required Minimum Lot Area Per Dwelling Unit is 600 SF. The proposed Lot Area Per Dwelling Unit is calculated by using the site area of 43,398 SF, and the proposed dwelling count of 98 units, and the lot area per dwelling unit is 442 SF. The proposed FAR and unit count is slightly higher than the prescribed FAR and Unit Counts for the Alewife overlay zoning district, however overall is contextual with other recent developments in terms of massing and height. All other setback requirements will follow the Zoning Ordinance.

- ***Parking.*** Zoning Ordinance Article 6.12 lists the current car parking requirement for the site under the zoning districts listed above as 1.0 space per dwelling unit, with 50 percent of the spaces designated as compact spaces. The proposed building has 65 parking spaces, or 0.66 per dwelling unit. Within the HRI housing portfolio, 52 percent of low income residents in similar mixed-income, new construction projects, upon initial occupancy do not have a vehicle. At Concord Highlands, HRI will provide residents with alternative options to support the reduction in parking.
  Those options include access to the Alewife TMA shuttle bus that connects several nearby offices and residential buildings through shuttle service to the Alewife T Station. The HRI Concord Highlands site has strong public transit connectivity and is located directly on the MBTA Bus Route #74 and #78 that runs along Concord Avenue from Harvard Square, past the City line, and into Belmont center. The site is an approximately 15-20 minute walk to the T Red Line station at Alewife. Through our Resident Services programming, we will also provide direct transit options to local grocery store for residents, like several of our other developments. We will be providing 1) Long Term secured bike parking of 104 bicycle parking spaces, and 2) Short Term bicycle parking of 10 spaces.

- ***Sustainability Rating System.*** Zoning Ordinance Article 22.23 requires all new construction projects with 50,000 square feet or more of gross floor area to meet the requirements of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System at the level 'Silver' or better. HRI Concord Highlands is requesting relief from this requirement by replacing LEED certification with Enterprise Community Partners Green Communities 2015 certification. The Enterprise Green Communities (EGC) certification system is more appropriate to this building because it was specifically developed for affordable multifamily buildings, in contrast to

the LEED certification system which was developed based on office buildings. The Cambridge Housing Authority has used this certification, as have hundreds of low income multifamily developers across the nation. The pre-requisites for LEED and EGC are substantially the same, although EGC 2015 utilizes a more stringent energy efficiency baseline than the current LEED rating system, LEED Version 4. The EGC certification has several additional pre-requisites that LEED does not, including those relating to resilience, active and healthy living, and indoor air quality and occupant health. EGC requires all ENERGY STAR appliances and that all paints, coatings and adhesives be low- or no-VOC while these are optional points under the LEED system. The City is currently considering amendments to Article 22 that would allow the replacement of EGC for LEED on affordable low income housing. EGC is a better fit for this project than LEED while delivering comparable, or superior, energy and sustainability results.

- ***Ground Floor Transparency.*** Zoning Ordinance Article 20.64.3 requires that ground floor levels include a minimum of thirty percent transparency to enliven and enrich the public environment of the Concord Avenue parkway district. HRI Concord Highlands is seeking relief as the proposed transparency of the ground floor, or first floor, is approximately 23 percent. The percentage of transparency for the lobby area, which is highly visible from the Parkway and serves as the focal point for pedestrians entering the building, is approximately 37 percent. As the design set indicates, all residential areas of the first floor are raised above the 2030 and 2070 flood elevations for long-term protection of residential units. By raising this portion of the first floor, there is a slightly less area as allowable transparency in this portion of the Concord Avenue façade. Overall, the ground floor, landscaping, and urban design features in the Concord Avenue Parkway overlay provide a strong connection between the street, sidewalk, and building to visually engage passing pedestrians.

Principle Plane of Building. Zoning Ordinance Article 20.64.2 of the Parkway Overlay District requires the Principal Plane of the front wall of the building not exceed 55'. It notes that portions of the building may extend up to 85' provided they are set back from the principal plane at least 10'and 60 degrees from the building bulk control pane. HRI Concord Highlands is seeking relief on the 55' maximum at the principal plane, with a request for one additional foot, or a height of 56'. This request is driven from our pursuit of a high performing and highly resilient building. With the additional foot, we can achieve meaningful continuous insulation above the roof sheathing to ensure a robust thermal enclosure and prevent any moisture issues associated with condensation in the roof cavity. At the same time, the project is carefully situated to keep the building dry in the face of the 2030 and 2070 storm events. This resiliency becomes more challenging if we push the building as a whole lower in order to achieve the 55' height.

Also Article 20.95 .2 Maximum Height for any building may be increased to 65 feet for residential uses. While will be well below that height limit the we seek relief as stated above to 56'.

Conclusion

Approval of this Comprehensive Permit Application and amendment is critical to the success of 671-675 Concord Highlands. All requested variances are rooted in the goal for building affordable family housing as efficient as possible while achieving the City's goals of sustainability and resiliency. We sincerely hope that the BZA will look favorably upon this request and the benefits of creating new affordable units for families and individuals in need of quality housing.

Sincerely,

Jane Carbone
Director of Housing, HRI

DIMENSIONAL FORM

LOCATION: 671 Concord Avenue ZONE: 0-1 A0D-4

APPLICANT: _____ REQUESTED USE/OCCUPANCY: RESIDENTIAL

PHONE: _____ PRESENT USE/OCCUPANCY: RETAL/DEMO

		EXISTING CONDITIONS	*REQUESTED CONDITIONS*	*ORDINANCE REQUIREMENTS*[1]	
TOTAL GROSS FLOOR AREA:		10,000 SF	124,027 SF	86,796 SF	LOT SIZE X FAR
LOT SIZE:		43,398 SF	43,398 SF	5,000 SF MIN	
RATIO OF TOTAL FLOOR AREA TO LOT AREA:[2]		0.23	2.86	2.0	ARTICLE 5
MINIMUM LOT AREA FOR EACH DWELLING UNIT:		N/A	442.84 SF	600SF	
SIZE OF LOT:	WIDTH	166'-4 1/2"	166'-4 1/2"	50'	
	LENGTH	420'-4 3/8"	420'-4 3/8"	N/A	
(setbacks in feet):	FRONT	15'	25'	25'	
	REAR	150'	155'	10'	
	LEFT SIDE	0'	10'	10'	
	RIGHT SIDE	0'	10'	10'	
SIZE OF BLDG.:	HEIGHT	15' | 12' | 16'	56' (at Principal Plan) 55' 70'-6"	85'	
	LENGTH	35' | 60' | 92'	238'- 3"	385'-4 3/8" MAX	ACTUAL DIM - SETBACK
	WIDTH	60' | 45' | 40'	145'	146'-4 1/2" MAX	
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3]		0	.24	.15	ARTICLE 5
NO. OF DWELLING UNITS:		0	98	72	LOT AREA/ 600
NO. OF PARKING SPACES:		10	65	98	ARTICLE 6
NO. OF LOADING AREAS:		2	1	N/A	
OTHER OCCUPANCIES ON SAME LOT:		0	0	N/A	
DISTANCE TO NEAREST BLDG.:		20'	30'	N/A	
SIZE OF BLDGS. ADJACENT ON SAME LOT:		N/A	N/A	N/A	
TYPE OF CONSTRUCTION:[4]		N/A	IIIA/ IA	N/A	

SUBMIT: PLOT PLAN:_____ PARKING PLAN:_____ BUILDING PLAN:_____

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-3" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.
4. E.G., WOOD FRAME, CONCRETE, BRICK, STEEL, ETC.

DRAWING LIST

HRI Concord Highlands

671-675 Concord Avenue,
Cambridge MA 02138

COMPREHENSIVE DESIGN PERMIT
(DHCD ONE STOP SUBMISSION)
FEBRUARY 10, 2017

PROPOSED BUILDING BY TYPE AND SIZE

Zoning

	Required	Proposed
Building Height	55' Principal Plane 85' Beyond Setback	56' Principal Plane 70.5' Beyond Setback
Front Setback	25'	25'
Side Setback	10'	10'
Rear Setback	10'	10'
FAR	2.0	2.86

Relief Required

	REQUIRED	PROPOSED
MAX FAR	2.0 MAX	2.86
HEIGHT OF PRINCIPAL PLANE	55' MAX	56'
NUMBER OF DU	72 MAX	98
PARKING RATIO	1:1 MIN	1:0.66
GROUND FLOOR TRANSPARENCY	30% MIN	23%
SUSTAINABILITY RATING SYSTEM	LEED	ENTERPRISE

Site & Building

		USE TYPE	AREA	% LOT AREA
Building Footprint			19,277	44.4%
Building GSF	Untempered Garage	Parking	13,046	
	Garage Conditioned	Residential	1052	
	First Floor	Offices	629	
		Residential	16,582	
	Second Floor	Residential	19,277	
	Third Floor	Residential	19,277	
	Fourth Floor	Residential	19,277	
	Fifth Floor	Residential	19,277	
	Sixth Floor	Residential	12,193	
		Community	2,217	
	Roof Deck	Community	1,200	
	Total Residential		106,935	
	Total Community, Other		4,046	
	Total Conditioned		109,781	
	Total Built		124,027	
Open Space			10,746	24.8%
Surface Parking			19,739	45.5%
Total Parcel Size		0.996 acres	43,398	
FAR		Total built / Parcel Size =	2.86	

Parking

	Compact	Standard	Handicapped	Total	Unit: Space Ratio
Surface Parking	13	18		31	
Covered Parking	18	13	5	35	
Total on Site	31	29	5	65	0.66
Required	32 MAX		4	98	1

Bike Parking	104 Long term w/ 20 tandem spaces	10 Short-term

DWELLING UNITS

Unit Mix by floor

	1BR	2BR	3BR	
1st Floor	2	6	4	12
2nd Floor	7	8	4	19
3rd Floor	7	8	4	19
4th Floor	7	8	4	19
5th Floor	7	8	4	19
6th floor	2	7	1	10
	32	45	21	98 UNITS
Percentage	33%	46%	21%	98.39 DU/acre
Average SF	646 SF	832 SF	1099 SF	

Unit Mix by type

Unit Type	Quantity	Location - Unit #	Size - SF	# Bedroom	# Bathroom	HC
1BR						
Type A	12	X07, X09	636	1	1	0
Type B	8	X18, X19	607	1	1	0
Type B Sim	8	X14, X15	690	1	1	0
Type C	2	413, 513	675	1	1	0
Type C HC	2	213,313	675	1	1	2
Total	32					
2BR						
Type A	14	101, X04, X12, 603	840	2	1	0
Type A w/mech	18	X05, X06, X11	801	2	1	0
Type A Sim	2	401. 501	893	2	1	0
Type A HC	2	201, 301	893	2	1	2
Type B	4	X17	802	2	1	0
Type B Sim	4	X16	896	2	1	0
Type C	1	602	897	2	1	0
Total	45					
3BR						
Type A	5	103, 203, 303, 403, 503	1111	3	1.5	0
Type A w/mech	6	X10	1071	3	1.5	0
Type B	5	102, 202, 302, 402, 502	1053	3	1.5	0
Type C	4	208, 308, 408, 508	1172	3	1.5	0
Type C HC	1	108	1172	3	1.5	1
Total	21					5
	98					5.10%

"X##" Indicates all floors containing Room ##

CLIENT
Homeowner's Rehab, Inc.
280 Franklin Street
Cambridge, MA 02139

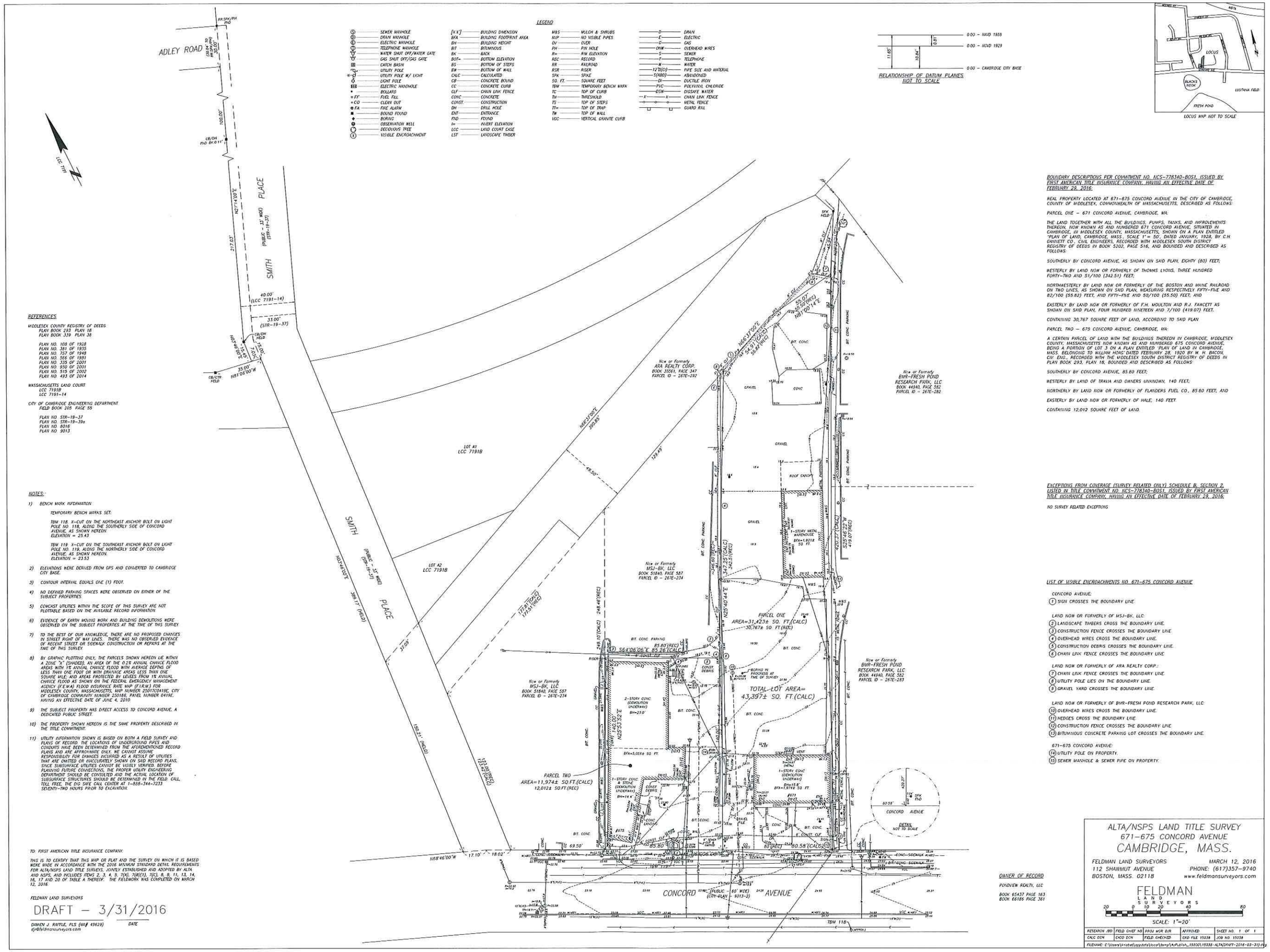
ARCHITECT
ICON architecture, inc.
101 Summer Street, Fifth Floor
Boston, MA 02110

CIVIL ENGINEER
Nitsch Engineering, Inc.
2 Center Plz #430
Boston, MA 02108

LANDSCAPE DESIGNER
Klopfer Martin Design Group, LLC
214 Cambridge Street
Boston, MA 02114

MEP/FP
Lim Consultants, Inc.
6 Pleasant Street, Suite 520
Malden, MA 02148

STRUCTURAL ENGINEER
Petersen Engineering
PO Box 4774
Portsmouth, NH 03802



LEGEND

SEWER MANHOLE	[X'x'] BUILDING DIMENSION	MB5 MULCH & SHRUBS	D DRAIN
DRAIN MANHOLE	BFA BUILDING FOOTPRINT AREA	N/P NO VISIBLE PIPES	E ELECTRIC
ELECTRIC MANHOLE	BH BUILDING HEIGHT	OV OVER	G GAS
TELEPHONE MANHOLE	BIT BITUMINOUS	PH PYN HOLE	OHW OVERHEAD WIRES
WATER SHUT OFF/WATER GATE	BK BACK	R= RIM ELEVATION	S SEWER
GAS SHUT OFF/GAS GATE	BOT= BOTTOM ELEVATION	REC RECORD	T TELEPHONE
CATCH BASIN	BS BOTTOM OF STEPS	RR RAILROAD	W WATER
UTILITY POLE	BW BOTTOM OF WALL	RSR RISER	12"D(D) PIPE SIZE AND MATERIAL
UTILITY POLE W/ LIGHT	CALC CALCULATED	SPK SPIKE	X(ABD) ABANDONED
LIGHT POLE	CB CONCRETE BOUND	SQ. FT. SQUARE FEET	DI DUCTILE IRON
ELECTRIC MANHOLE	CC CONCRETE CURB	TBM TEMPORARY BENCH MARK	PVC POLYVINYL CHLORIDE
BOLLARD	CLF CHAIN LINK FENCE	TC TOP OF CURB	DSW DISSAVE WATER
FV FUEL FILL	CONC CONCRETE	TH THRESHOLD	CHAIN LINK FENCE
CO CLEAN OUT	CONST. CONSTRUCTION	TS TOP OF STEPS	METAL FENCE
FA FIRE ALARM	DH DRILL HOLE	TT= TOP OF TRAP	GUARD RAIL
BOUND FOUND	ENT ENTRANCE	TW TOP OF WALL	
BORING	FND FOUND	VGC VERTICAL GRANITE CURB	
OBSERVATION WELL	I= INVERT ELEVATION		
DECIDUOUS TREE	LCC LAND COURT CASE		
VISIBLE ENCROACHMENT	LST LANDSCAPE TIMBER		

RELATIONSHIP OF DATUM PLANES
NOT TO SCALE

LOCUS MAP NOT TO SCALE

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS
PLAN BOOK 293 PLAN 18
PLAN BOOK 359 PLAN 38

PLAN NO. 108 OF 1918
PLAN NO. 351 OF 1935
PLAN NO. 757 OF 1948
PLAN NO. 566 OF 1981
PLAN NO. 335 OF 2001
PLAN NO. 950 OF 2001
PLAN NO. 515 OF 2002
PLAN NO. 493 OF 2014

MASSACHUSETTS LAND COURT
LCC 7191B
LCC 7191-14

CITY OF CAMBRIDGE ENGINEERING DEPARTMENT
FIELD BOOK 205 PAGE 55

PLAN NO. STR-19-37
PLAN NO. STR-19-39a
PLAN NO. 8016
PLAN NO. 9013

NOTES:

1) BENCH MARK INFORMATION.

TEMPORARY BENCH MARKS SET:

TBM 118. X-CUT ON THE NORTHEAST ANCHOR BOLT ON LIGHT POLE NO. 118, ALONG THE SOUTHERLY SIDE OF CONCORD AVENUE, AS SHOWN HEREON.
ELEVATION = 25.43

TBM 119. X-CUT ON THE SOUTHEAST ANCHOR BOLT ON LIGHT POLE NO. 119, ALONG THE NORTHERLY SIDE OF CONCORD AVENUE, AS SHOWN HEREON.
ELEVATION = 23.53

2) ELEVATIONS WERE DERIVED FROM GPS AND CONVERTED TO CAMBRIDGE CITY BASE.

3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

4) NO DEFINED PARKING SPACES WERE OBSERVED ON EITHER OF THE SUBJECT PROPERTIES.

5) COMCAST UTILITIES WITHIN THE SCOPE OF THIS SURVEY ARE NOT PLOTTABLE BASED ON THE AVAILABLE RECORD INFORMATION.

6) EVIDENCE OF EARTH MOVING WORK AND BUILDING DEMOLITIONS WERE OBSERVED ON THE SUBJECT PROPERTIES AT THE TIME OF THIS SURVEY.

7) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THIS SURVEY.

8) BY GRAPHIC PLOTTING ONLY, THE PARCELS SHOWN HEREON LIE WITHIN A ZONE "X" (SHADED) AN AREA OF THE 0.2% ANNUAL CHANCE FLOOD AREAS WITH 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0419E, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0419E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010

9) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO CONCORD AVENUE, A DEDICATED PUBLIC STREET.

10) THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT.

11) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS. SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

TO: FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A),7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 12, 2016.

FELDMAN LAND SURVEYORS

DRAFT – 3/31/2016

DAMIEN J. RAFTLE, PLS (MA# 49629) DATE
djr@feldmansurveyors.com

BOUNDARY DESCRIPTIONS PER COMMITMENT NO. NCS-778340-BOS1, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF FEBRUARY 29, 2016:

REAL PROPERTY LOCATED AT 671-675 CONCORD AVENUE IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

PARCEL ONE – 671 CONCORD AVENUE, CAMBRIDGE, MA:

THE LAND TOGETHER WITH ALL THE BUILDINGS, PUMPS, TANKS, AND IMPROVEMENTS THEREON, NOW KNOWN AS AND NUMBERED 671 CONCORD AVENUE, SITUATED IN CAMBRIDGE, IN MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN ON A PLAN ENTITLED "PLAN OF LAND, CAMBRIDGE, MASS., SCALE 1" = 50', DATED JANUARY, 1928, BY C.H. GANNETT CO., CIVIL ENGINEERS, RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 5202, PAGE 516, AND BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHERLY BY CONCORD AVENUE, AS SHOWN ON SAID PLAN, EIGHTY (80) FEET;

WESTERLY BY LAND NOW OR FORMERLY OF THOMAS LYONS, THREE HUNDRED FORTY-TWO AND 51/100 (342.51) FEET;

NORTHWESTERLY BY LAND NOW OR FORMERLY OF THE BOSTON AND MAINE RAILROAD ON TWO LINES, AS SHOWN ON SAID PLAN, MEASURING RESPECTIVELY FIFTY-FIVE AND 82/100 (55.82) FEET, AND FIFTY-FIVE AND 50/100 (55.50) FEET; AND

EASTERLY BY LAND NOW OR FORMERLY OF F.H. MOULTON AND R.J. FARCETT AS SHOWN ON SAID PLAN, FOUR HUNDRED NINETEEN AND 7/100 (419.07) FEET.

CONTAINING 30,767 SQUARE FEET OF LAND, ACCORDING TO SAID PLAN

PARCEL TWO – 675 CONCORD AVENUE, CAMBRIDGE, MA:

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS NOW KNOWN AS AND NUMBERED 675 CONCORD AVENUE, BEING A PORTION OF LOT 3 ON A PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE, MASS. BELONGING TO WILLIAM HOAG" DATED FEBRUARY 28, 1920 BY W. H. BACON, CIV. ENG., RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 293, PLAN 18, BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHERLY BY CONCORD AVENUE, 85.80 FEET;

WESTERLY BY LAND OF TRAVIA AND DANIERS UNKNOWN, 140 FEET;

NORTHERLY BY LAND NOW OR FORMERLY OF FLANDERS FUEL CO., 85.80 FEET, AND

EASTERLY BY LAND NOW OR FORMERLY OF HALE, 140 FEET.

CONTAINING 12,012 SQUARE FEET OF LAND.

EXCEPTIONS FROM COVERAGE (SURVEY RELATED ONLY) SCHEDULE B, SECTION 2, LISTED IN TITLE COMMITMENT NO. NCS-778340-BOS1, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF FEBRUARY 29, 2016:

NO SURVEY RELATED EXCEPTIONS.

LIST OF VISIBLE ENCROACHMENTS NO. 671-675 CONCORD AVENUE

CONCORD AVENUE:
(1) SIGN CROSSES THE BOUNDARY LINE.

LAND NOW OR FORMERLY OF MSJ-BK, LLC:
(2) LANDSCAPE TIMBERS CROSS THE BOUNDARY LINE.
(3) CONSTRUCTION FENCE CROSSES THE BOUNDARY LINE.
(4) OVERHEAD WIRES CROSS THE BOUNDARY LINE.
(5) CONSTRUCTION DEBRIS CROSSES THE BOUNDARY LINE.
(6) CHAIN LINK FENCE CROSSES THE BOUNDARY LINE.

LAND NOW OR FORMERLY OF ARA REALTY CORP.:
(7) CHAIN LINK FENCE CROSSES THE BOUNDARY LINE.
(8) UTILITY POLE LIES ON THE BOUNDARY LINE.
(9) GRAVEL YARD CROSSES THE BOUNDARY LINE.

LAND NOW OR FORMERLY OF BVR-FRESH POND RESEARCH PARK, LLC:
(10) OVERHEAD WIRES CROSS THE BOUNDARY LINE.
(11) HEDGES CROSS THE BOUNDARY LINE.
(12) CONSTRUCTION FENCE CROSSES THE BOUNDARY LINE.
(13) BITUMINOUS CONCRETE PARKING LOT CROSSES THE BOUNDARY LINE.

671-675 CONCORD AVENUE:
(14) UTILITY POLE ON PROPERTY.
(15) SEWER MANHOLE & SEWER PIPE ON PROPERTY.

OWNER OF RECORD

POPOVEN REALTY, LLC

BOOK 65437 PAGE 163
BOOK 68186 PAGE 361

ALTA/NSPS LAND TITLE SURVEY
671-675 CONCORD AVENUE
CAMBRIDGE, MASS.

FELDMAN LAND SURVEYORS
112 SHAWMUT AVENUE
BOSTON, MASS. 02118

MARCH 12, 2016
PHONE: (617)357-9740
www.feldmansurveyors.com

FELDMAN LAND SURVEYORS

SCALE: 1"=20'

RESEARCH :BD	FIELD CHIEF NB	FRDU WOR DJR	APPROVED	SHEET NO. 1 OF 1
CALC DCH	CADD DCH	FIELD CHECKED	CKD FILE 15038	JOB NO. 15038

FELDWORK: C:\Users\nrafte\appdata\local\temp\AcPublish_15920\15038-ALTA(DRAFT-2016-03-31).dwg

UTILITY NOTES:

1. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY UTILITY CONNECTIONS OR CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND NITSCH ENGINEERING.

2. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.

3. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE CITY OF CAMBRIDGE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PERMITS AND APPROVALS ARE OBTAINED BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTION WITH OR THE DISCONTINUANCE OF ANY UTILITIES WITHIN THE JURISDICTION OF ANY UTILITY COMPANIES, SUCH AS ELECTRICITY, TELEPHONE, WATER, GAS, AND ANY SYSTEM OR SYSTEMS WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 48 HOURS AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION.

4. CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN OPERATION.

5. ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE CITY OF CAMBRIDGE. LCC 7191B

6. GAS, TELEPHONE AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC AND PLUMBING CONSULTANTS. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND DESIGN OF NEW UTILITIES WITH ELECTRIC, CABLE TELEVISION AND TELECOMMUNICATION UTILITIES..

7. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10-FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING. LCC 7191B

8. UTILITY STRUCTURES TO BE ABANDONED SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 3 FEET BELOW FINISHED GRADE, THE BOTTOMS OF THE STRUCTURES SHALL BE BROKEN AND THE STRUCTURES SHALL BE BACKFILLED WITH GRAVEL BORROW AND COMPACTED.

9. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED AND/OR REMOVED & DISPOSED.

10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR THE GAS LINE INSTALLATION.

11. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

12. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.

13. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.

14. SIZES OF ALL TANKS, UNDERGOUND DETENTION SYSTEM AND UNDERGROUND PIPING ARE PRELIMINARY. FINAL SIZING TO BE DONE DURING DESIGN PHASES OF THE PROJECT.

COST ESTIMATING NOTES:

1. ALL WATER LINES ARE DUCTILE IRON UNLESS OTHERWISE NOTED. ASSUME ALL WATER LINES INSTALLED WITH 5' OF COVER.

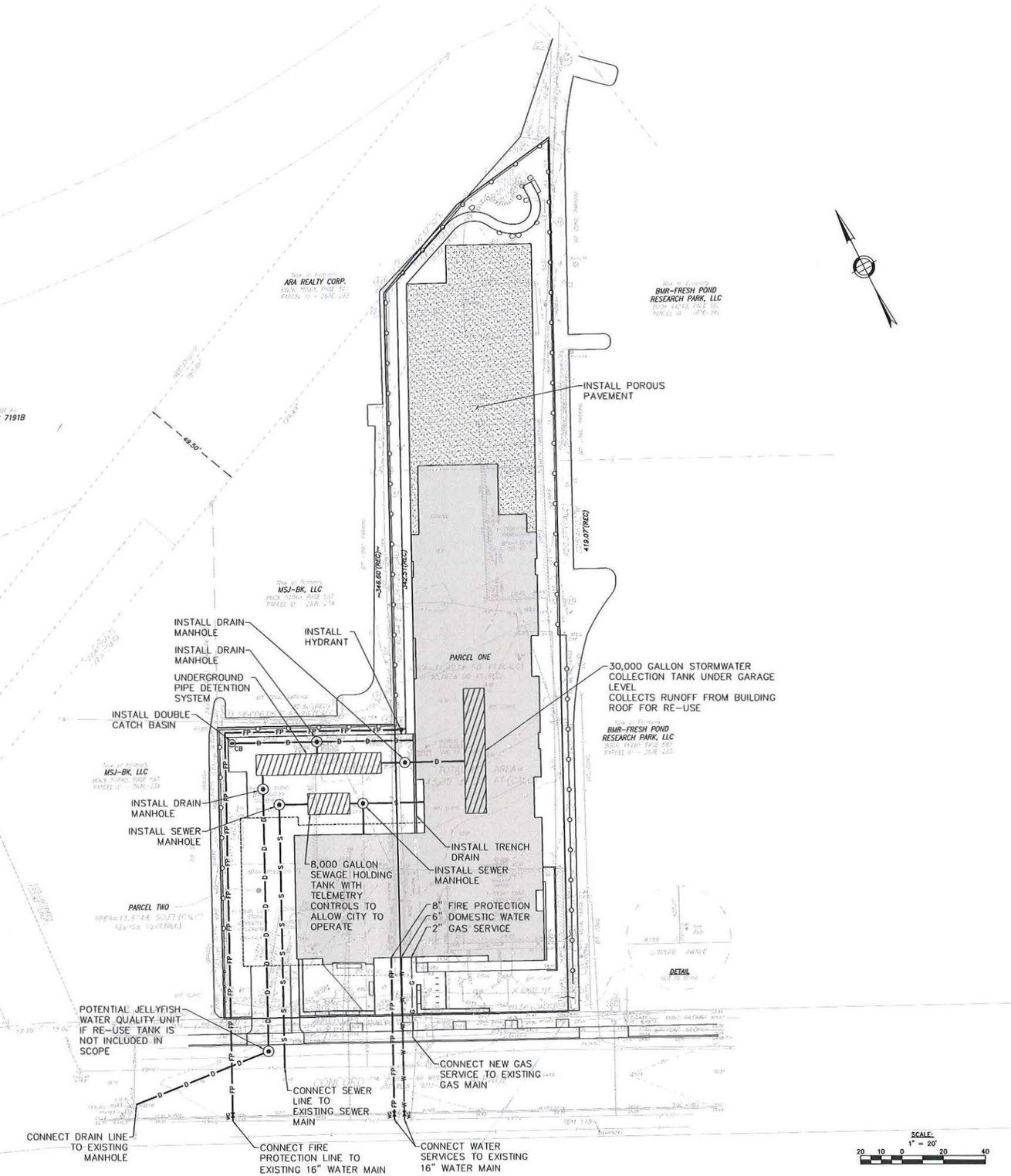
2. ASSUME ALL ROADWAY DRAINAGE LINES ARE 12" PVC UNLESS OTHERWISE NOTED. ASSUME ALL DRAIN LINES INSTALLED WITH 6' OF COVER.

3. ASSUME ALL ROOF DRAINAGE LINES ARE 12" CORRUGATED PLASTIC PIPE UNLESS OTHERWISE NOTED. ASSUME ALL DRAIN LINES INSTALLED WITH 4' OF COVER.

4. ASSUME THAT ALL SEWER LINES ARE 8" PVC. ASSUME ALL SEWER LINES INSTALLED WITH 6' OF COVER.

5. ASSUME ALL STRUCTURES ARE 4' INSIDE DIAMETER, EXCEPT FOR DOUBLE CB'S AND STRUCTURES THAT ARE DIRECTLY CONNECTED TO THE UNDER GROUND DETENTION SYSTEM. ASSUME THOSE STRUCTURES ARE 6' INSIDE DIAMETER.

6. SEE MEP PLANS FOR ROUTING & SIZING ELECTRIC, CABLE, TELEPHONE AND LIGHTING.



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HRI Concord Highlands

671-675 Concord Avenue, Cambridge MA 02138

Homeowner's Rehab, Inc.

ARCHITECT

E-ICON ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

NITSCH PROJECT #13844

COMMONWEALTH OF MASSACHUSETTS
AARON A. GALLAGHER
CIVIL
No. 45923
REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

KEY PLAN

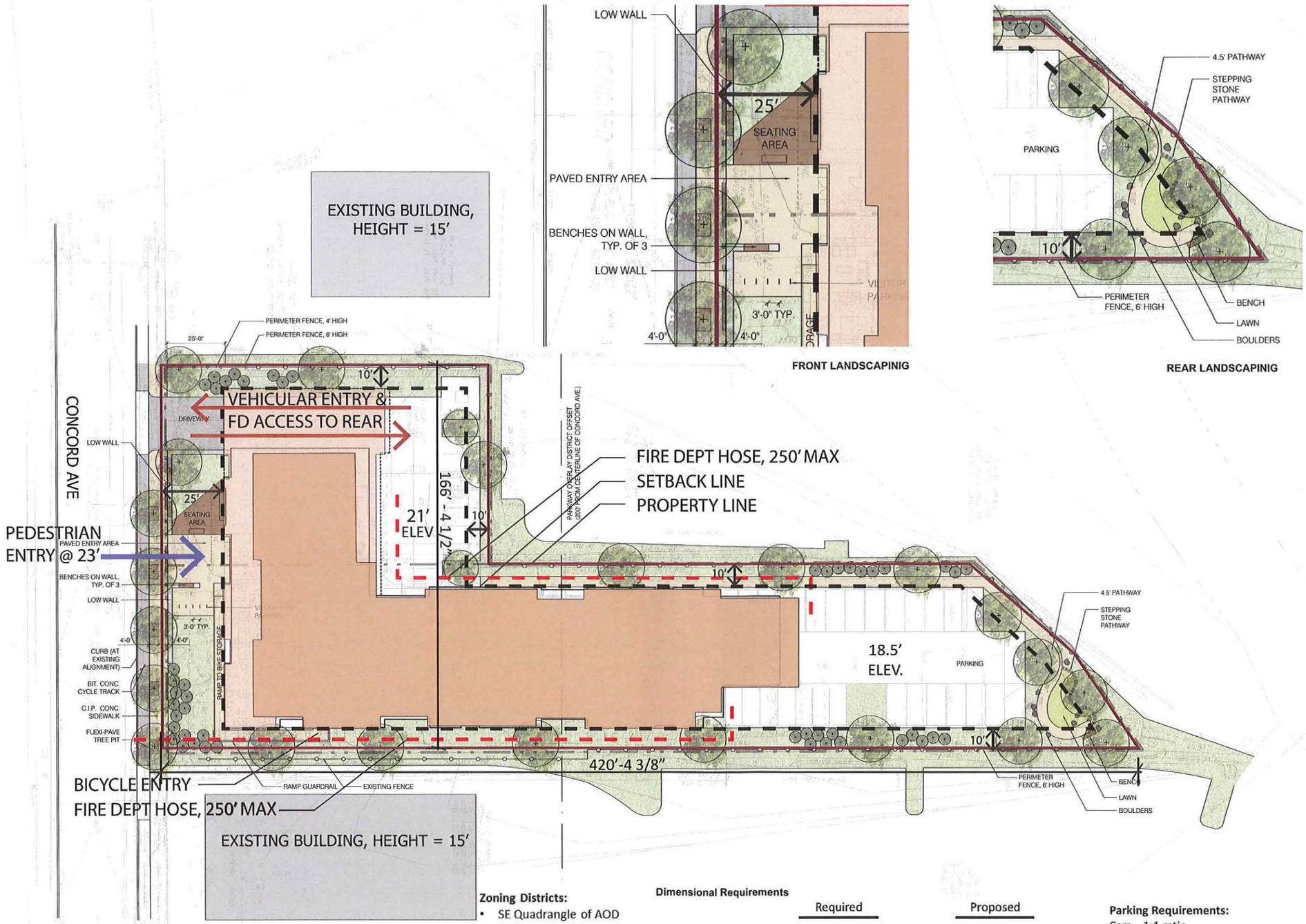
MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SD

PROJECT NUMBER: 216109
DRAWN BY: EB
CHECKED BY: AG

SHEET TITLE

DRAFT
CIVIL UTILITY PLAN

C-100



FRONT LANDSCAPINIG

REAR LANDSCAPINIG

Zoning Districts:

- SE Quadrangle of AOD
- Parkway Overlay
- Alewife Overlay

Dimensional Requirements

	Required	Proposed
	55' Principal Plane	55' Principal Plane
Building Height	85' Beyond Setback	70.5' Beyond Setback
Front Setback	25'	25'
Side Setback	10'	10'
Rear Setback	10'	10'
FAR	2.0	2.89

Parking Requirements:

Cars – 1:1 ratio

Proposed .66:1

Bicycles >1:1 ratio

GRAPHIC SCALE: 1/16" =1'-0"

0 8' 16' 32' 48'

1/11/2017 2:39:18 PM

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Homeowner's Rehab, Inc.

ARCHITECT

CONSULTANT

kmdg KLOPFER MARTIN DESIGN GROUP

STAMP

NOT FOR CONSTRUCTION

KEY PLAN

MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS

PROJECT NUMBER: 216109

DRAWN BY: EH

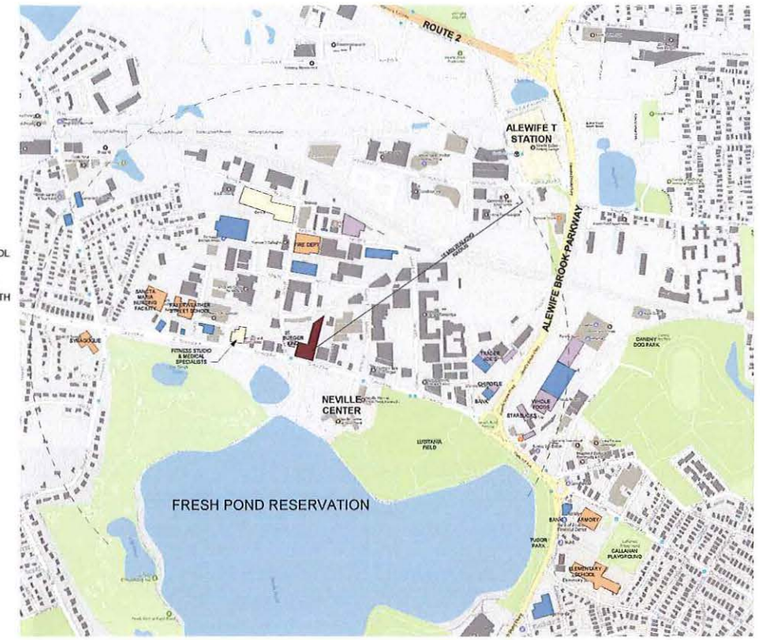
CHECKED BY: MW

SHEET TITLE

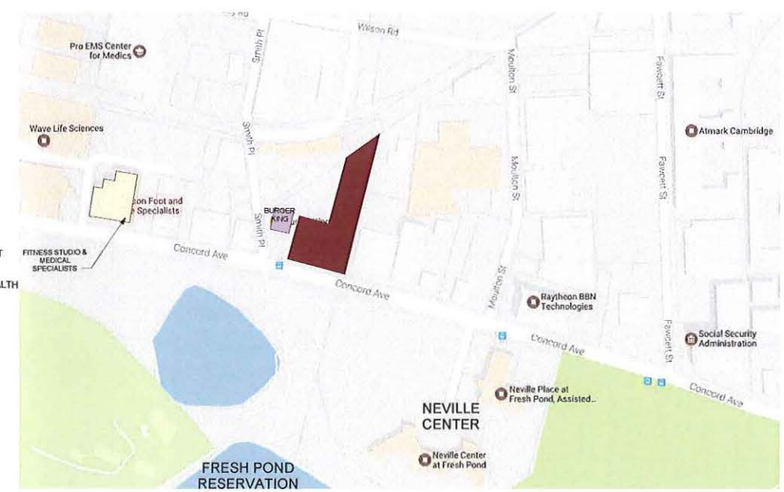
PRELIMINARY LANDSCAPE PLAN

L-101

SITE
RETAIL
PUBLIC/ SCHOOL
GROCERY/ RESTAURANT
FITNESS/HEALTH
OPEN SPACE



SITE
GROCERY/ RESTAURANT
FITNESS/HEALTH



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ARCHITECT

E-ICON ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

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KEY PLAN

MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DNCD ONE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

NEIGHBORHOOD MAPS

A100

Parking

	Compact	Standard	Handicapped	Total	Unit: Space Ratio
Surface Parking	13	18		31	
Covered Parking	18	13	5	35	
Total on Site	31	29	5	65	0.66
Required	32 MAX		4	98	1

Bike Parking	104 Long term w/ 20 tandem spaces	10 Short-term	

1 Ground Level
3/32" = 1'-0"

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STAMP

REGISTERED ARCHITECT NANCY JANE LOWND COMMONWEALTH OF MASSACHUSETTS NO. 6018 BOSTON MA

NOT FOR CONSTRUCTION

KEY PLAN

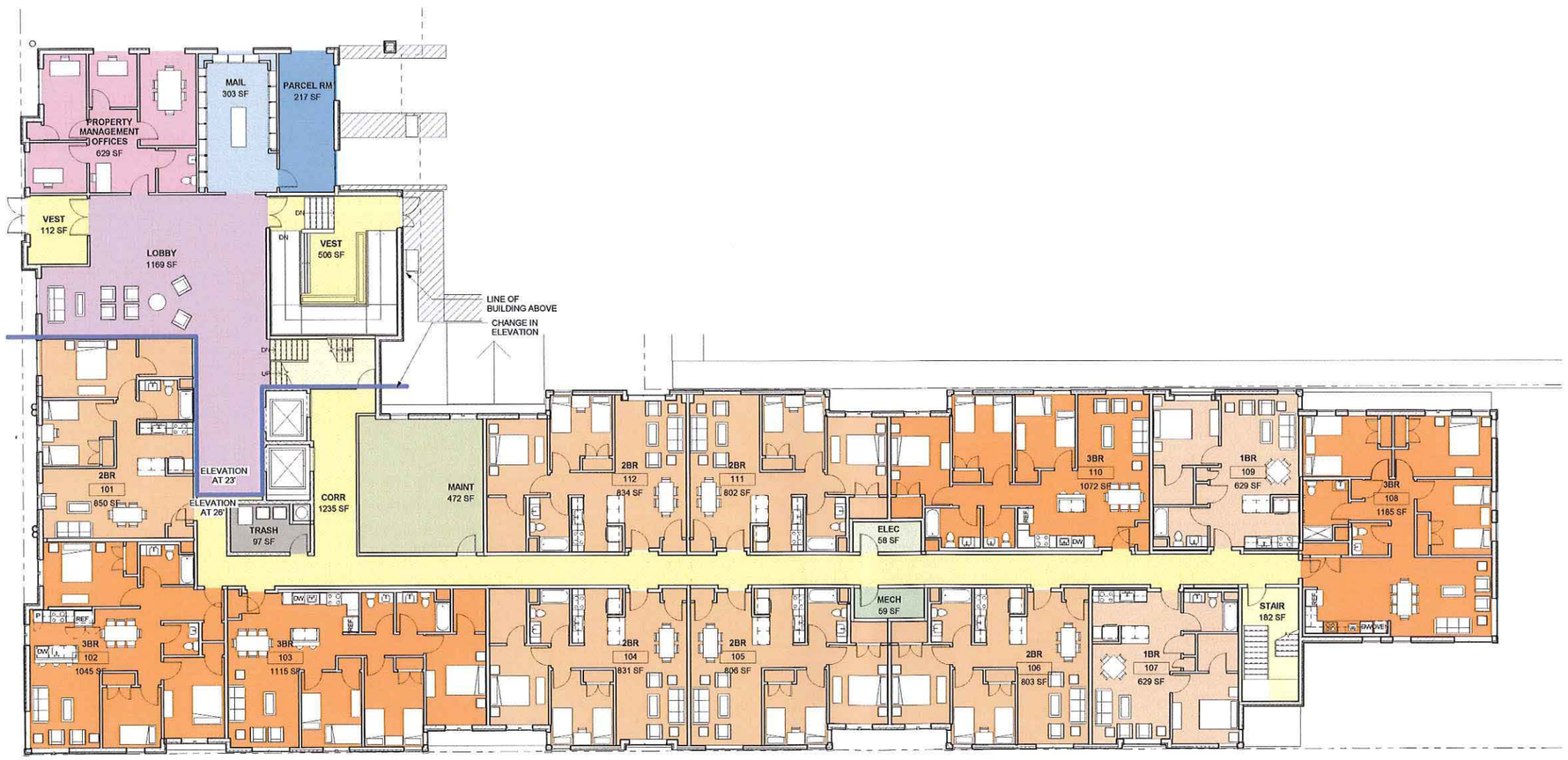
MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DWG ONE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: GA
CHECKED BY: Checker

SHEET TITLE

PARKING LEVEL PLAN

A101



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

2/10/2017 2:34:08 PM

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CONSULTANT

STAMP

REGISTERED ARCHITECT NANCY JANE LUDWIG NO. 6048 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

NOT FOR CONSTRUCTION

KEY PLAN

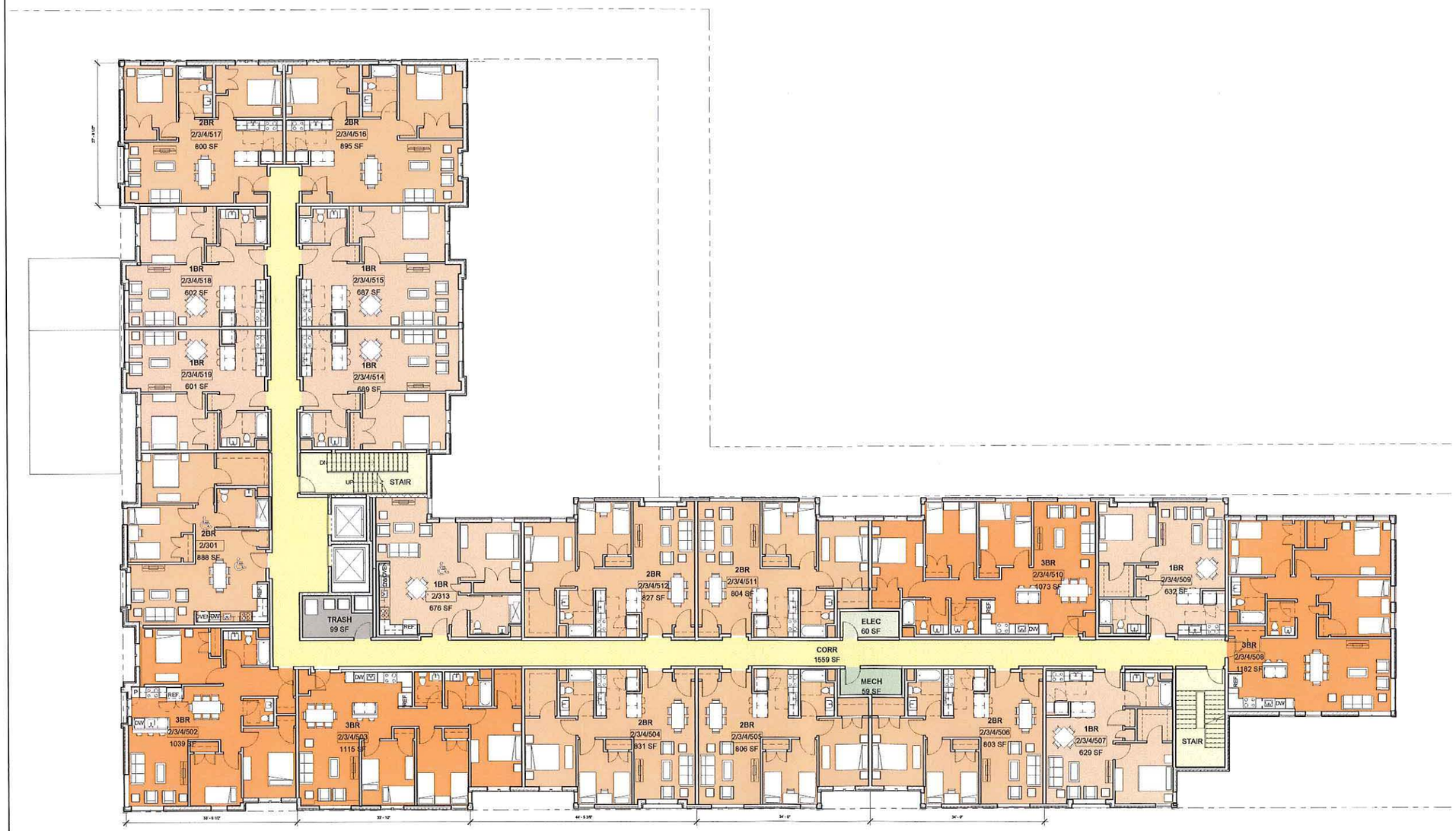
MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DHCD ONE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

FIRST FLOOR PLAN

A102



1 TYPICAL FLOOR PLAN (2-5)
1/8" = 1'-0"

2/10/2017 2:34:14 PM

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Cambridge MA 02138

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CONSULTANT

STAMP

REGISTERED ARCHITECT
NANCY JANE LUONG
COMMONWEALTH OF MASSACHUSETTS
BOSTON
MA

NOT FOR CONSTRUCTION

KEY PLAN

MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DHCD ONE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

TYPICAL FLOOR PLAN

FLOORS 2,3,4 & 5

A103

1 SIXTH FLOOR
1/8" = 1'-0"

2/10/2017 2:34:18 PM

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Cambridge MA 02138

Homeowner's Rehab, Inc.

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REGISTERED ARCHITECT
NANCY JANE LUDWIG
No. 6548
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

NOT FOR CONSTRUCTION

KEY PLAN

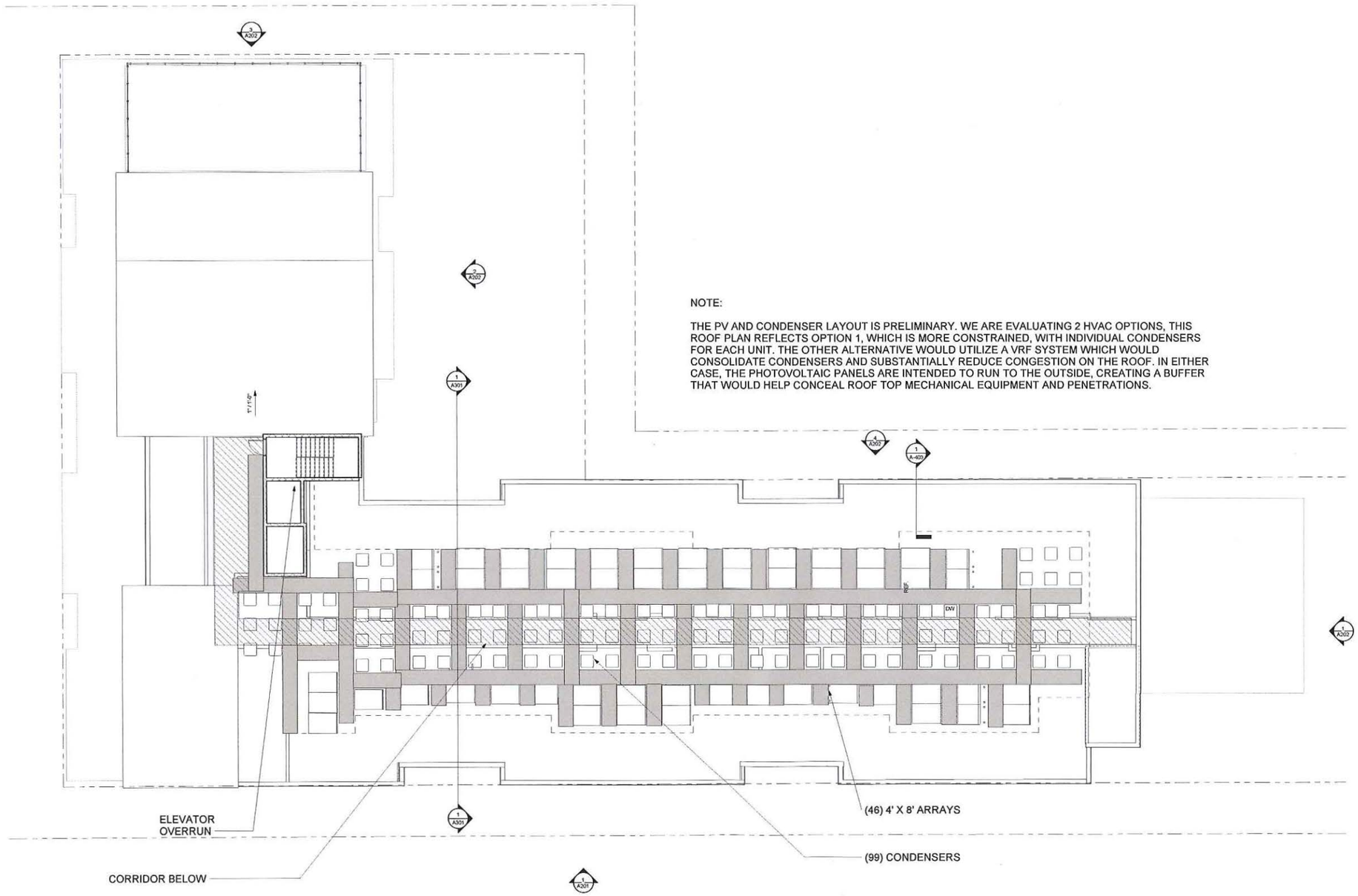
MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DHCD ONE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

SIXTH FLOOR PLAN

A104



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

NOTE:

THE PV AND CONDENSER LAYOUT IS PRELIMINARY. WE ARE EVALUATING 2 HVAC OPTIONS, THIS ROOF PLAN REFLECTS OPTION 1, WHICH IS MORE CONSTRAINED, WITH INDIVIDUAL CONDENSERS FOR EACH UNIT. THE OTHER ALTERNATIVE WOULD UTILIZE A VRF SYSTEM WHICH WOULD CONSOLIDATE CONDENSERS AND SUBSTANTIALLY REDUCE CONGESTION ON THE ROOF. IN EITHER CASE, THE PHOTOVOLTAIC PANELS ARE INTENDED TO RUN TO THE OUTSIDE, CREATING A BUFFER THAT WOULD HELP CONCEAL ROOF TOP MECHANICAL EQUIPMENT AND PENETRATIONS.

2/10/2017 2:34:19 PM

HRI Concord Highlands

671-675 Concord Avenue,
Cambridge MA 02138

Homeowner's Rehab, Inc.

ARCHITECT

E-ICON ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

NOT FOR CONSTRUCTION

KEY PLAN

MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DHCD ONE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

ROOF PLAN

A105

1 East Elevation Color
1/8" = 1'-0"

2 South Elevation Color
1/8" = 1'-0"

2/10/2017 2:34:41 PM

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Cambridge MA 02138

Homeowner's Rehab, Inc.

ARCHITECT

E-ICON ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

REGISTERED ARCHITECT
NANCY JANE LUDWIG
No. 6838
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

KEY PLAN

MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DHCD DIVE STOP)
	01/17/2017	COMP PERMIT

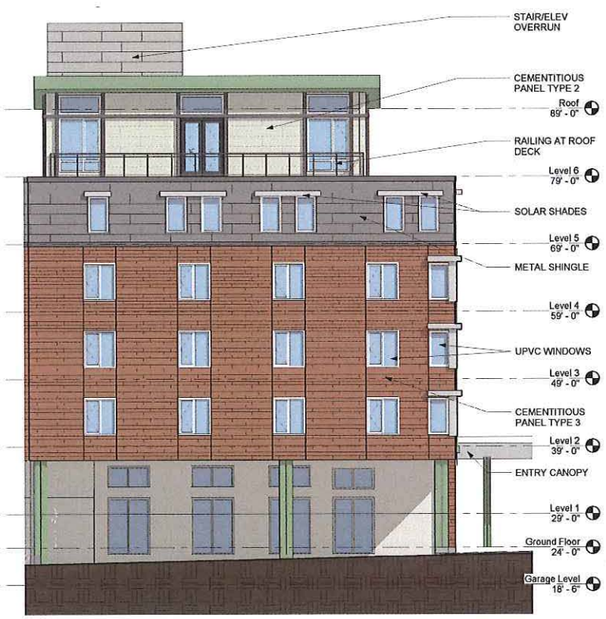
PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

ELEVATIONS

A201

4 West Elevation Color
1/8" = 1'-0"



3 West Elevation @ Drive Lane Color
1/8" = 1'-0"

2 North Elevation @ Garage Entry Color
1/8" = 1'-0"

1 North Elevation Color
1/8" = 1'-0"

2/10/2017 2:34:58 PM

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REGISTERED ARCHITECT NANCY JANE LUDWIG COMMONWEALTH OF MASSACHUSETTS BOSTON MA

KEY PLAN

MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DHCD ONE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
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SHEET TITLE

ELEVATIONS

A202

SOLAR SHADING

METAL PANEL

CEMENTITIOUS PANELS

UPVC WINDOWS

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SHEET TITLE

PERSPECTIVES

A205

2/10/2017 2:34:59 PM

SOLAR SHADING

METAL PANEL

UPVC WINDOWS

CEMENTITIOUS PANELS

SOLAR SHADING

METAL PANEL

UPVC WINDOWS

CEMENTITIOUS PANELS

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PROJECT NUMBER: 216109

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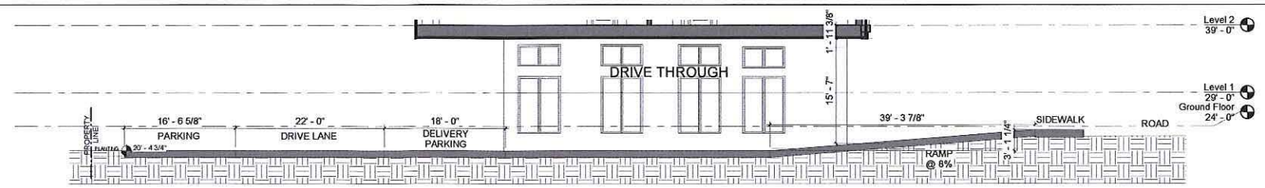
CHECKED BY: Checker

SHEET TITLE

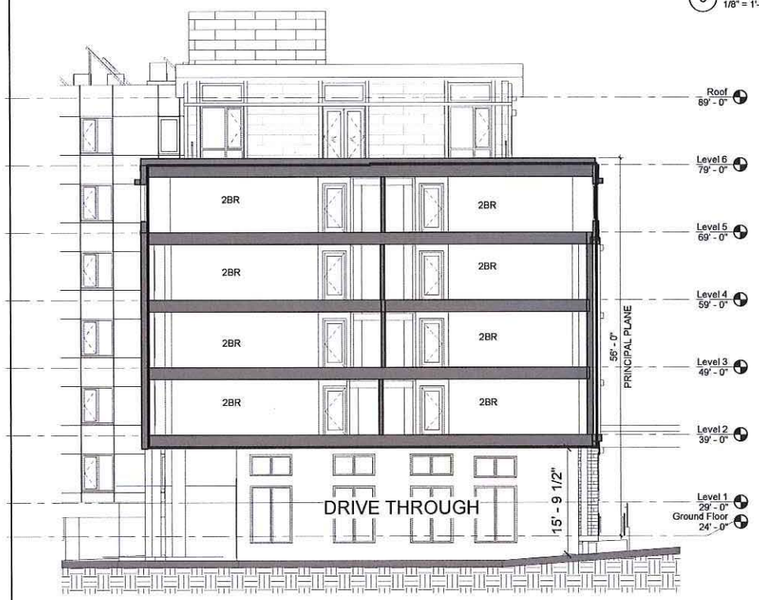
PERSPECTIVES

A206

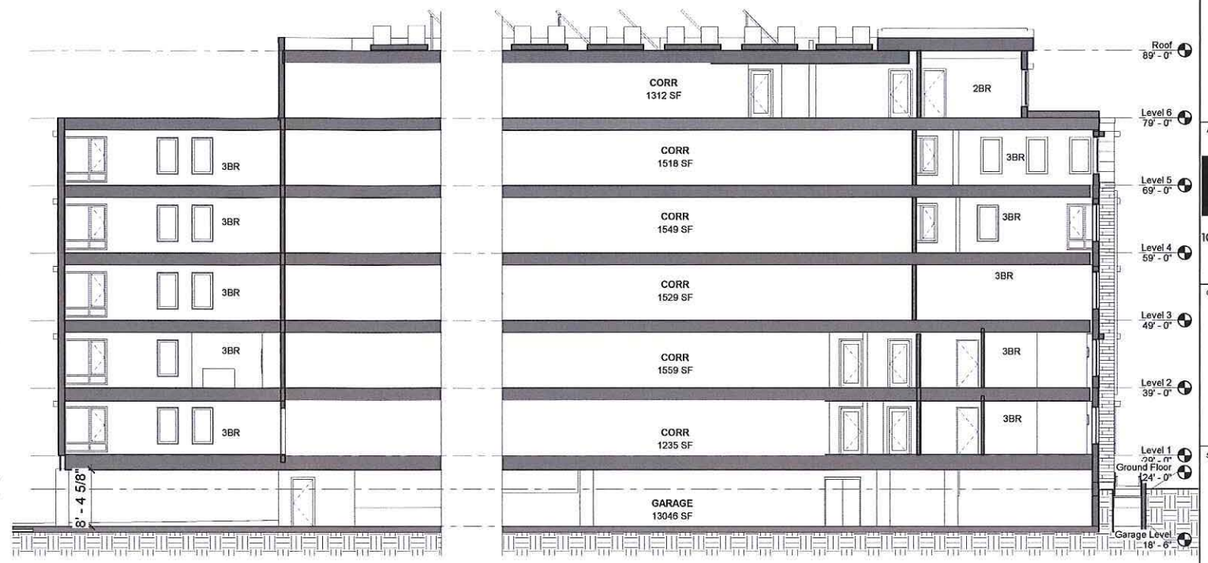
2/10/2017 2:34:59 PM



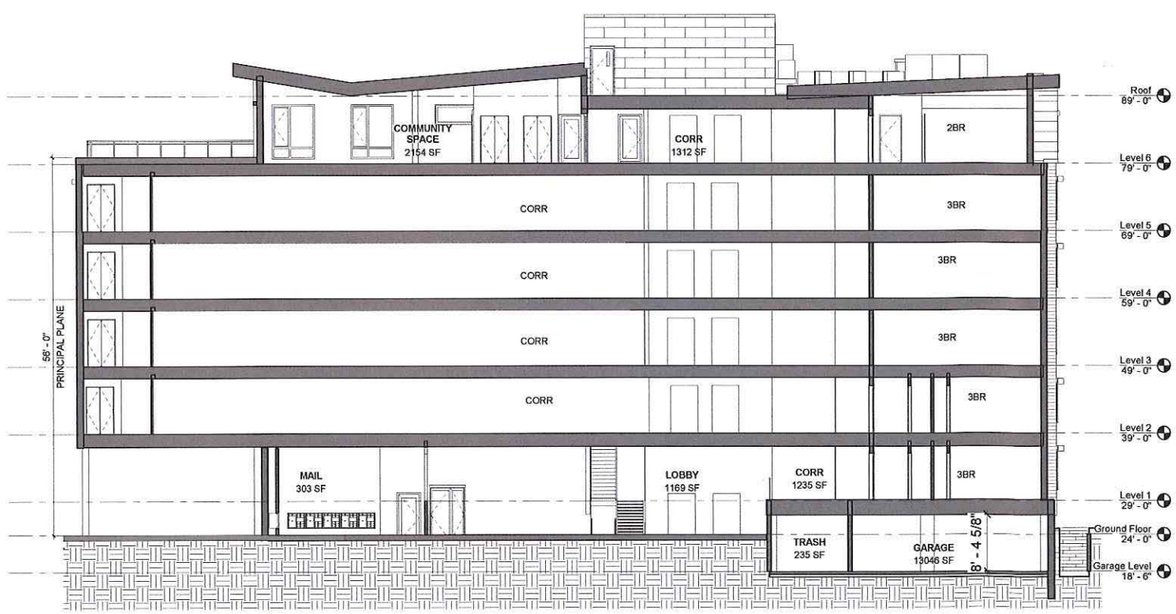
5 SECTION AT DRIVE LANE
1/8" = 1'-0"



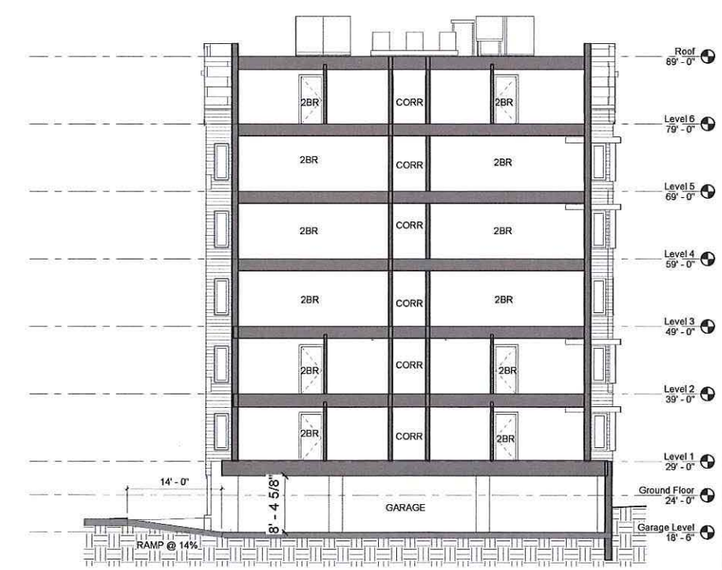
4 SECTION AT DRIVE LANE
1/8" = 1'-0"



3 SECTION - NORTH/SOUTH
1/8" = 1'-0"



2 SECTION - EAST/WEST
1/8" = 1'-0"



1 SECTION - EAST/WEST
1/8" = 1'-0"

2/10/2017 2:35:01 PM

HRI Concord Highlands

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Cambridge MA 02138

Homeowner's Rehab, Inc.

ARCHITECT

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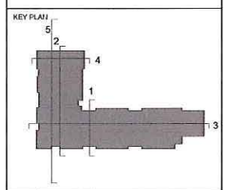
COMMONWEALTH OF MASSACHUSETTS
BOSTON
MA

NOT FOR CONSTRUCTION

KEY PLAN



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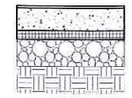
SHEET TITLE

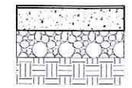
SECTIONS

A301

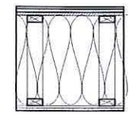
1.0 TYP. CONC. SLAB-ON-GRADE (TOP TO BOTTOM)
-FINISH FLOORING (REFER TO SCHEDULE)
-5" STRUCTURAL SLAB W/TREATMENT (SEE STRUCT. DWGS)
-15 MIL. VAPOR BARRIER TAPE JOINTS & PENETRATIONS
-2" RIGID INSUL.
-6" MIN. COMPACTED GRAVEL
-FILTER FABRIC
-STRUCTURAL FILL



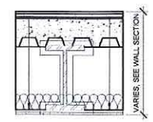
1.1 TYP. CONC. SLAB-ON-GRADE (TOP TO BOTTOM)
-FINISH FLOORING (REFER TO SCHEDULE)
-5" STRUCTURAL SLAB W/TREATMENT (SEE STRUCT. DWGS)
-15 MIL. VAPOR BARRIER TAPE JOINTS & PENETRATIONS
-6" MIN. COMPACTED GRAVEL
-FILTER FABRIC
-STRUCTURAL FILL



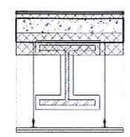
2.0 TYPICAL FLOOR/CEILING ASSEMBLY (TOP TO BOTTOM)
U.L. DESIGN # L521 - 1 HR. RATED
- FINISH FLOORING (REFER TO SCHEDULE)
- 3/4" GYPCRETE UNDERLAYMENT
- ACOUSTIC MAT
- SUBFLOOR (SEE STRUCT. DWGS)
- OPEN WEB-WOOD TRUSS (SEE STRUCT. DWGS)
- FILL CAVITY WITH NON COMBUSTIBLE SPRAY APPLIED FIBERGLASS BATT. SOUND INSULATION
- RESILIENT CHANNEL @ 12" O.C.
- 5/8" TYPE 'C' GWB



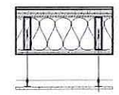
2.2 CONC. STEEL DECK @ LEVEL 2 (TOP TO BOTTOM)
U.L. DESIGN # D918 - 3 HR. RATED
- FINISH FLOORING (REFER TO SCHEDULE)
-3/4" GYPCRETE UNDERLAYMENT
-ACOUSTIC MAT
-6 1/4" CONC. TOPPING ON 2" GALV. STEEL DECK (REFER TO STRUCT. DWGS.)
-STEEL BEAM w/3-HR. RATED SPRAY-APPLIED FIRE RESISTIVE MATERIAL (REFER TO STRUCT. DWGS.)
- 3 1/2" NON COMBUSTIBLE FIBERGLASS BATT. SOUND INSULATION
- RESILIENT CHANNEL @ 12" O.C.
- SUSPENDED 5/8" TYPE 'C' GWB



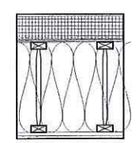
2.3 CONC. STEEL DECK @ LEVEL 1 (TOP TO BOTTOM)
U.L. DESIGN # D918 - 3 HR. RATED
- FINISH FLOORING (REFER TO SCHEDULE)
-3/4" T&G PLYWOOD
-1" RIGID INSULATION
-10 MIL CONTINUOUS VAPOR BARRIER
- 6 1/2" CONC. TOPPING ON 2" GALV. STEEL DECK (REFER TO STRUCT. DWGS.)
- STEEL BEAM w/3-HR. RATED SPRAY-APPLIED FIRE RESISTIVE MATERIAL (REFER TO STRUCT. DWGS.)
-OPEN CELL SPRAY FOAM INSULATION
- RESILIENT CHANNEL @ 12" O.C.
- SUSPENDED 5/8" TYPE 'C' GWB



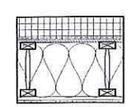
2.4 TYPICAL FLOOR/CEILING ASSEMBLY @ CORRIDORS (TOP TO BOTTOM)
U.L. DESIGN # L516 - 1 HR. RATED
- FINISH FLOORING (REFER TO SCHEDULE)
- 3/4" GYPCRETE UNDERLAYMENT
- 1/4" ACOUSTIC MATT (TYP.)
- SUBFLOOR (SEE STRUCT. DWGS)
- 2x8 WOOD FLOOR JOISTS @ 16" O.C.
- FILL VOID WITH SPRAY APPLIED NON COMBUSTIBLE FIBERGLASS INSULATION
- RESILIENT CHANNEL @ 12" O.C.
- 5/8" TYPE 'C' GWB
- SUSPENDED A.C.T CEILING



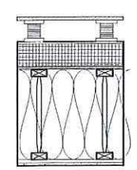
3.0 TYPICAL ROOF ASSEMBLY (TOP TO BOTTOM)
U.L. DESIGN #P531 - 1HR. RATED
- MEMBRANE ROOFING SYSTEM
- OVERLAYMENT BOARD
- RIGID ROOF INSUL.
- EXT. GRADE SHEATHING (SEE STRUC. DWGS.)
- OPEN WEB WOOD TRUSS SLOPED TO INT. WALLS (SEE STRUCT. DWGS)
- FILL CAVITY WITH NON COMBUSTIBLE SPRAY APPLIED FIBERGLASS BATT. INSULATION
- VAPOR BARRIER
- RESILIENT CHANNELS @ 12" O.C. (TYP.)
- 5/8" TYPE 'C' GWB



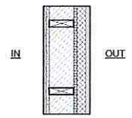
3.2 TYPICAL ROOF ASSEMBLY (TOP TO BOTTOM)
U.L. DESIGN #P531SIM. - 1HR. RATED
-MEMBRANE ROOFING SYSTEM
-OVERLAYMENT BOARD
-RIGID ROOF INSUL.
-EXT. GRADE SHEATHING (SEE STRUC. DWGS.)
-2x ROOF FRAMING (SEE STRUC. DWGS.)
-FILL CAVITY w/ SPRAY APPLIED FIBERGLASS BATT. INSULATION
-VAPOR BARRIER
-RESILIENT FURRING CHANNELS @ 12" O.C. (TYP.)
-5/8" TYPE 'C' GWB



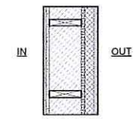
3.3 TYPICAL ROOF ASSEMBLY AT ROOF DECK (TOP TO BOTTOM)
U.L. DESIGN #P531 - 1HR. RATED
-TREX DECKING
-ADJUSTABLE SUPPORT
- MEMBRANE ROOFING SYSTEM
- OVERLAYMENT BOARD
- RIGID ROOF INSUL.
- EXT. GRADE SHEATHING (SEE STRUC. DWGS.)
- OPEN WEB WOOD TRUSS SLOPED TO INT. WALLS (SEE STRUCT. DWGS)
- FILL CAVITY WITH NON COMBUSTIBLE SPRAY APPLIED FIBERGLASS BATT. INSULATION
- VAPOR BARRIER
- RESILIENT CHANNELS @ 12" O.C. (TYP.)
- 5/8" TYPE 'C' GWB



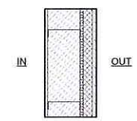
5.0 TYPE IIIA- METAL SHINGLE WALL ASSEMBLY (OUT TO IN)
U.L. DESIGN # U349 - 2HR. RATED
-METAL SHINGLE
-BATTENS FOR RAINSCREEN ATTACHMENT
-2" RIGID INSULATION
-CONT. COMMERCIAL GRADE VAPOR PERMEABLE AIR BARRIER
-FIRE-PROTECTED EXTERIOR SHEATHING
-2x6 FIRE RATED WD STUDS (SEE STRUCT. DWGS)
-FILL CAVITY WITH NON COMBUSTIBLE SPRAY APPLIED CELLULOSE INSULATION
-(2) LAYERS 5/8" TYPE 'X' GWB
-FIRE CAULK ALL JOINTS IN WALL ASSEMBLY



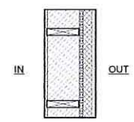
6.0 TYPE IIIA- FIBER CEMENT PANEL WALL ASSEMBLY (OUT TO IN)
U.L. DESIGN # U349 - 2HR. RATED
-FIBER CEMENT PANEL & REGLET SYSTEM
-BATTENS FOR RAINSCREEN ATTACHMENT
-2" RIGID INSULATION
-CONT. COMMERCIAL GRADE VAPOR PERMEABLE AIR BARRIER
-FIRE-PROTECTED EXTERIOR SHEATHING
-2x8 FIRE RATED WD STUDS (SEE STRUCT. DWGS)
-FILL CAVITY WITH NON COMBUSTIBLE SPRAY APPLIED CELLULOSE INSULATION
-(2) LAYERS 5/8" TYPE 'X' GWB
-FIRE CAULK ALL JOINTS IN WALL ASSEMBLY



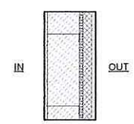
6.1 TYPE IA- FIBER CEMENT PANEL WALL ASSEMBLY (OUT TO IN)
U.L. DESIGN # V432 - 1HR. RATED
-FIBER CEMENT PANEL & REGLET SYSTEM
-BATTENS FOR RAINSCREEN ATTACHMENT
-2" RIGID INSULATION
-CONT. COMMERCIAL GRADE VAPOR PERMEABLE AIR BARRIER
-FIRE-PROTECTED EXTERIOR SHEATHING
-8" MTL. STUDS (SEE STRUCT. DWGS)
-FILL CAVITY WITH NON COMBUSTIBLE SPRAY APPLIED CELLULOSE INSULATION
-(1) LAYER 5/8" TYPE 'X' GWB
-FIRE CAULK ALL JOINTS IN WALL ASSEMBLY



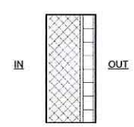
7.0 TYPE IIIA- FIBER CEMENT LAP SIDING WALL ASSEMBLY (OUT TO IN)
U.L. DESIGN # U349 - 2HR. RATED
-FIBER CEMENT LAP SIDING
-BATTENS FOR RAINSCREEN ATTACHMENT
-2" RIGID INSULATION
-CONT. COMMERCIAL GRADE VAPOR PERMEABLE AIR BARRIER
-FIRE-PROTECTED EXTERIOR SHEATHING
-2X6 FIRE RATED WD STUDS (SEE STRUCT. DWGS)
-FILL CAVITY WITH NON COMBUSTIBLE SPRAY APPLIED CELLULOSE INSULATION
-(2) LAYERS 5/8" TYPE 'X' GWB
-FIRE CAULK ALL JOINTS IN WALL ASSEMBLY



7.1 TYPE IA- FIBER CEMENT LAP SIDING WALL ASSEMBLY (OUT TO IN)
U.L. DESIGN # V432 - 1HR. RATED
-FIBER CEMENT LAP SIDING
-BATTENS FOR RAINSCREEN ATTACHMENT
-2" RIGID INSULATION
-CONT. COMMERCIAL GRADE VAPOR PERMEABLE AIR BARRIER
-FIRE-PROTECTED EXTERIOR SHEATHING
-6" MTL. STUDS (SEE STRUCT. DWGS)
-FILL CAVITY WITH NON COMBUSTIBLE SPRAY APPLIED CELLULOSE INSULATION
-(1) LAYER 5/8" TYPE 'X' GWB
-FIRE CAULK ALL JOINTS IN WALL ASSEMBLY

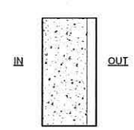


8.0 8" BLOCK WALL ASSEMBLY @ FIBER CEMENT PANEL (OUT TO IN)
U.L. DESIGN # U912 (SIM) - 2HR. RATED
-FIBER CEMENT PANEL & REGLET SYSTEM
-CONT. MINERAL WOOL BOARD INSULATION (R-7.5 MIN)
-CONT. COMMERCIAL GRADE VAPOR PERMEABLE AIR BARRIER
-8" CONCRETE BLOCK WALL
-CONT. VAPOR BARRIER
-FIRE CAULK ALL JOINTS IN WALL ASSEMBLY

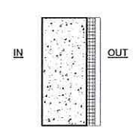


8.1 8" BLOCK WALL ASSEMBLY (OUT TO IN)
U.L. DESIGN # U936 - 2HR. RATED
-8" CONCRETE BLOCK WALL
-FIRE CAULK ALL JOINTS IN WALL ASSEMBLY

9.0 BELOW SLAB FOUNDATION WALL(OUT TO IN)
U.L. DESIGN # U930 (SIM)
-POURED CONCRETE, COORD. WITH STRUCTURAL
-DRAINAGE MAT OVER DAMPPROOFING



9.1 BELOW SLAB FOUNDATION WALL(OUT TO IN)
U.L. DESIGN # U930 (SIM)
-DRAINAGE MAT OVER DAMPPROOFING
-CONT. RIGID INSULATION
-CONT. COMMERCIAL GRADE VAPOR PERMEABLE AIR BARRIER
-POURED CONCRETE, COORD. WITH STRUCTURAL



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ARCHITECT

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101 SUMMER ST BOSTON MA 02110

CONSULTANT

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KEY PLAN

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	02/10/2017	UPDATED SCHEMATICS (DHCD ONE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

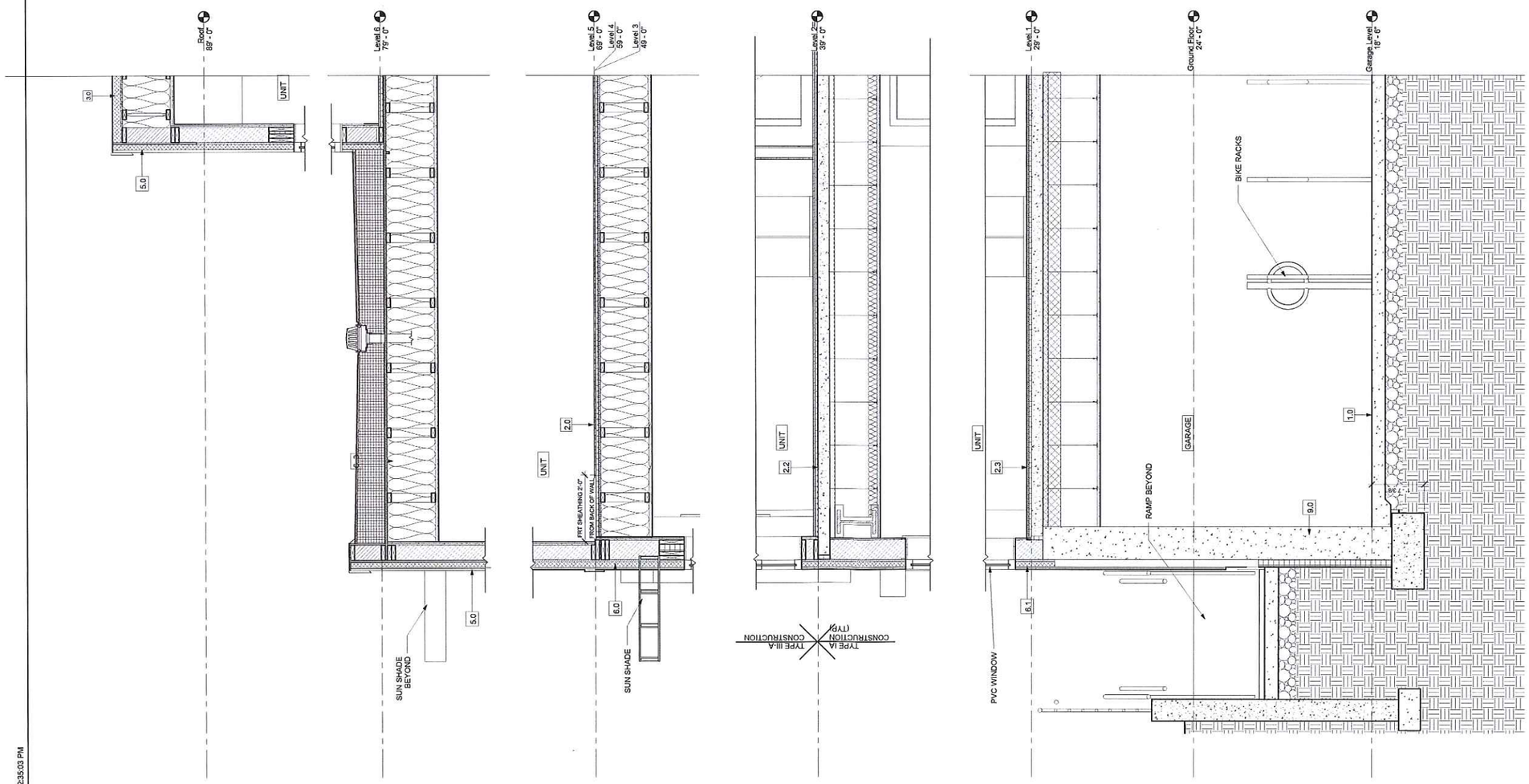
SHEET TITLE

WALL SECTION NOTES

A-401

2/10/2017 2:35:02 PM

NOTE:
1. REFER TO A-401 FOR ASSEMBLY TYPES



1 Typical Wall Section
3/4" = 1'-0"

2/10/2017 2:35:03 PM

HRI Concord Highlands

671-675 Concord Avenue,
Cambridge MA 02138

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ARCHITECT

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101 SUMMER ST BOSTON MA 02110

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REGISTERED ARCHITECT
NANCY JANE LUDWIG
COMMONWEALTH OF MASSACHUSETTS
No. 6218
BOS/104
MA

KEY PLAN

MARK	DATE	DESCRIPTION
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PROJECT NUMBER: 216109
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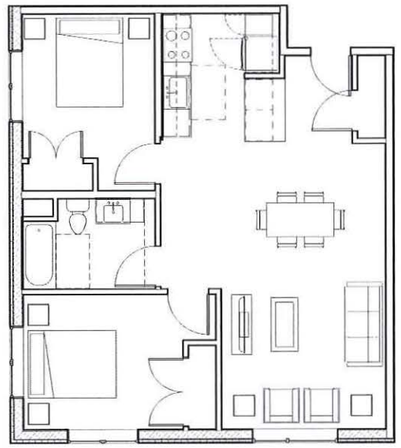
CHECKED BY: Checker

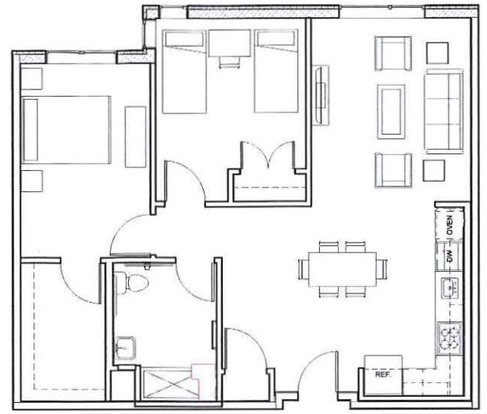
SHEET TITLE

TYPICAL WALL SECTION

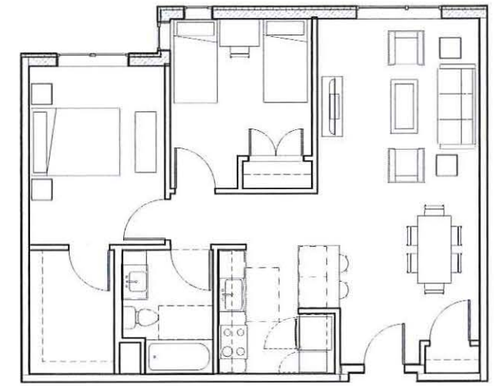
A-402



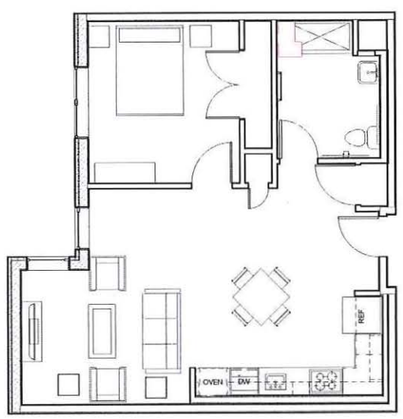
7 2BR TYPE B
1/4" = 1'-0"



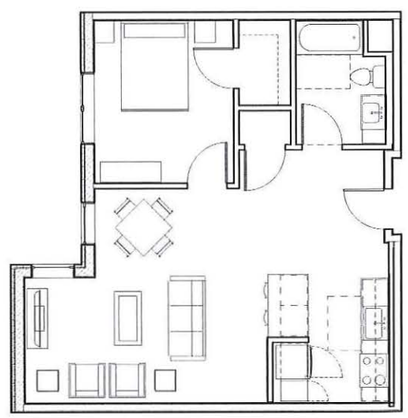
6 2BR TYPE A SIM HC
1/4" = 1'-0"



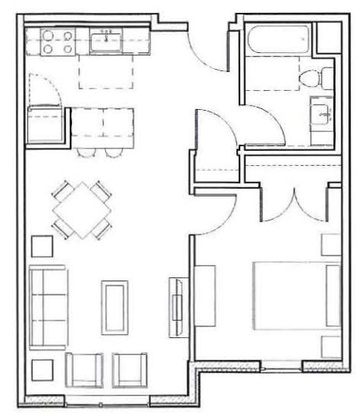
5 2BR TYPE A
1/4" = 1'-0"



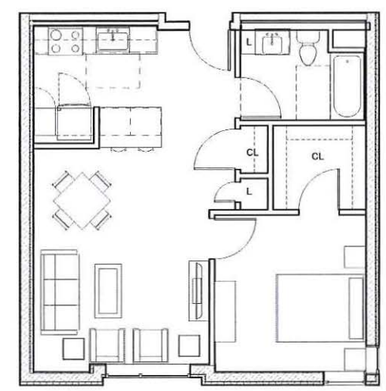
4 1BR TYPE C HC
1/4" = 1'-0"



3 1BR TYPE C
1/4" = 1'-0"



2 1BR TYPE B
1/4" = 1'-0"



1 1BR TYPE A
1/4" = 1'-0"

2/10/2017 2:35:04 PM

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Cambridge MA 02138

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ARCHITECT

E-ICON ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

REGISTERED ARCHITECT
NANCY JANE LUDWIG
COMMONWEALTH OF MASSACHUSETTS

KEY PLAN

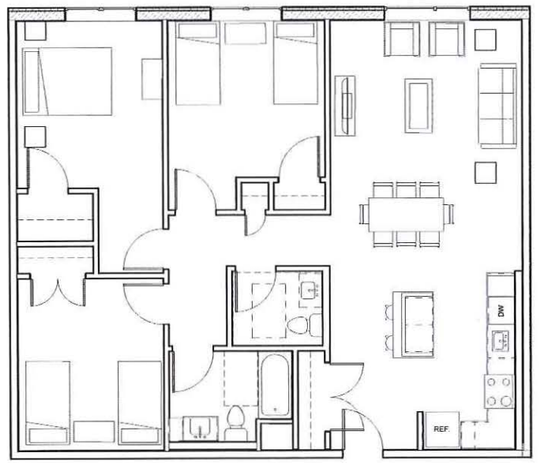
MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DHCD ONE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

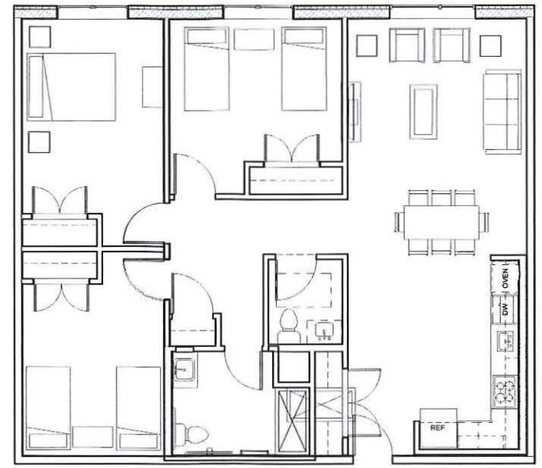
SHEET TITLE

ENLARGED UNIT PLANS

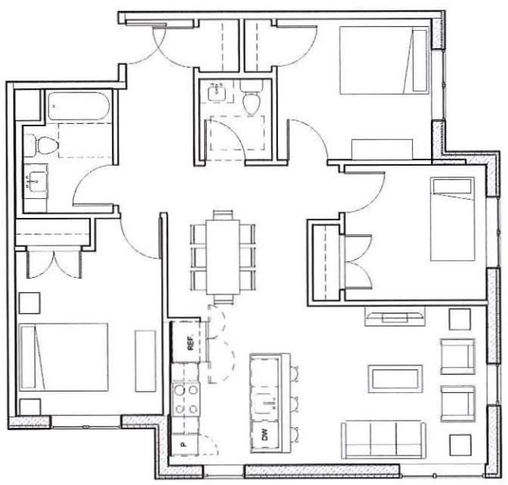
A-501



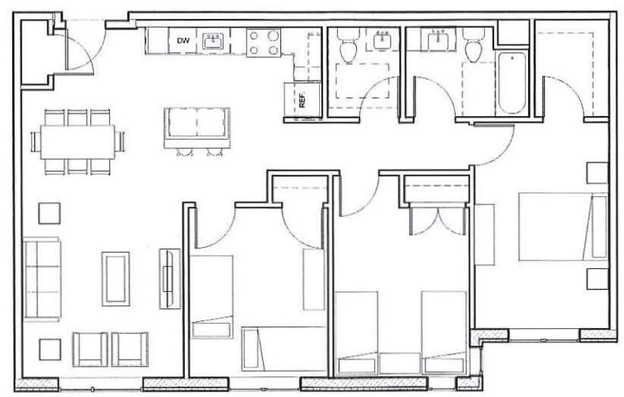
5 3BR TYPE C
1/4" = 1'-0"



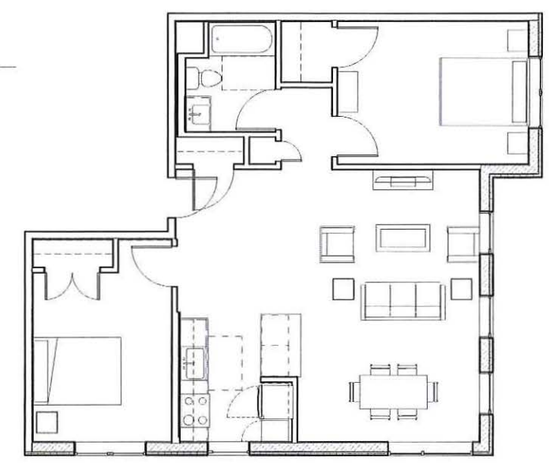
4 3BR TYPE C HC
1/4" = 1'-0"



3 3BR TYPE B
1/4" = 1'-0"



2 3BR TYPE A
1/4" = 1'-0"



1 2BR TYPE C
1/4" = 1'-0"

2/10/2017 2:35:05 PM

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Cambridge MA 02138

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ARCHITECT

E-ICON ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

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REGISTERED ARCHITECT
NANCY JANE LUDWIG
7-24-2018
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

KEY PLAN

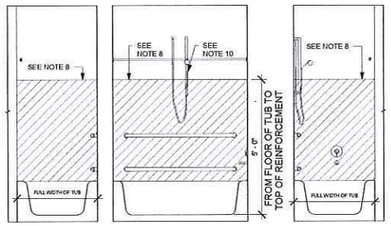
MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DHCD ONE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

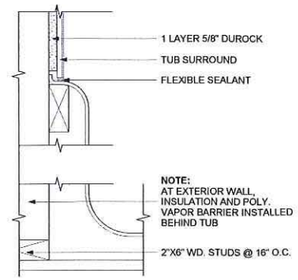
ENLARGED UNIT PLANS

A-502

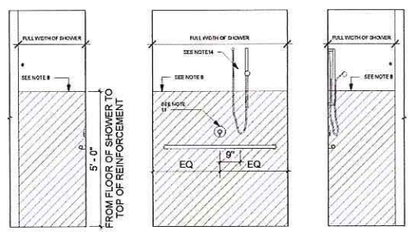


@ MAAB GROUP 2 BATHS

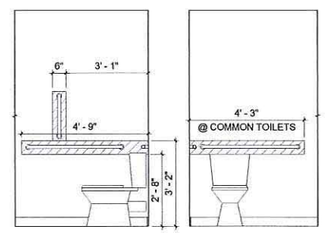
6 WALL REINF. LOCATIONS @ TUB
1/2" = 1'-0"



5 TYP. TUB DETAIL
3" = 1'-0"



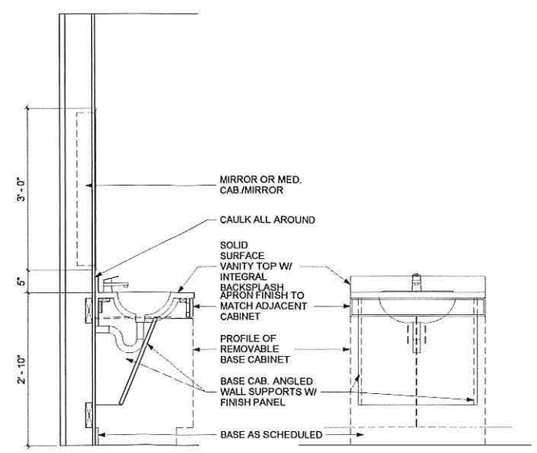
4 WALL REINF. LOCATIONS @ SHOWER (GRAB BARS)
1/2" = 1'-0"



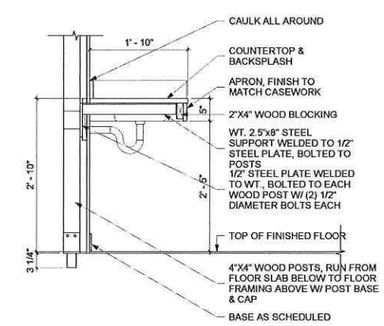
3 WALL REINF. LOCATIONS @ COMMON TOILET (GRAB BARS)
1/2" = 1'-0"

Key & Mounting Height Schedule

KEY	ACCESSORY / FIXTURE	MOUNTING HEIGHTS	
		MAAB GROUP 1	MAAB GROUP 2
A1	MIRROR (3'-0")	BOTTOM @ 40" AFF, TOP @ 72" AFF	BOTTOM @ 40" AFF, TOP @ 72" AFF
A2	MIRROR (4'-0")	BOTTOM @ 40" AFF, TOP @ 72" AFF	BOTTOM @ 40" AFF, TOP @ 72" AFF
B	HAND TOWEL BAR	BOTTOM @ 40" AFF	BOTTOM @ 40" AFF
C	TOILET PAPER DISPENSER	CL @ 24" AFF	CL @ 19" MIN AFF
D	DOUBLE ROBE HOOK	CL @ 60" AFF	CL @ 48" AFF
E1	TOWEL BAR (24")	CL @ 42" AFF	CL @ 36" & 56" AFF (36" @ HALF BATHS)
E2	TOWEL BAR (18")	CL @ 42" AFF	CL @ 36" & 56" AFF (36" @ HALF BATHS)
F1	CURVED SHOWER ROD	CL @ 78" AFF	CL @ 78" AFF
F2	SHOWER ROD	CL @ 78" AFF	CL @ 78" AFF
G	GRAB BAR	BATHTUB - PROVIDE 12" GRAB BAR; TOP @ 48" AFF	TOILET - 36" (BACK WALL) & 42" (SIDE WALL); CL @ 34" AFF. SHOWER (ROLL-IN)
H	LIGHT	CL @ 8" ABOVE TOP OF MIRROR	CL @ 5" ABOVE TOP OF MIRROR
J1	BATHTUB (2'-6" x 5'-0")	RIM @ 16" - 18" AFF	RIM @ 16" - 18" AFF
J2	BATHTUB @ MASTER BR (3'-0" x 5'-0")	RIM @ 16" - 18" AFF	RIM @ 16" - 18" AFF
K	SHOWER HEAD	CL @ 78" AFF	CL @ 78" AFF
L	TUB SPOUT	CL @ 23" AFF	CL @ 23" AFF
M	MIXING VALVE	CL @ 40" AFF	BATHTUB - CL @ 28" AFF, SHOWER - CL @ 42" AFF
N	HAND-HELD SHOWER ATTACHED TO 36" ADJUSTABLE MOUNTING BAR	N/A	BOTTOM OF MOUNTING BAR @ 40" ABOVE SHOWER FLOOR
P	TOILET	TOP OF SEAT @ 17" AFF	TOP OF SEAT @ 17" AFF
R	SHOWER SEAT	N/A	TOP @ 17" - 19" AFF
G18	18" VERTICAL GRAB BAR	40" OFF FACE OF BACK WALL	
G42	42" GRAB BAR	TOILET BACK WALL: TOP @ 33" - 36" AFF, TOILET SIDE WALL: TOP @ 33" - 36" AFF	
S	MULTI-ROLL T.P. DISPENSER	CL OF ROLL @ 24" AFF; SIDE WALL CLOSEST TO TOILET	
T	PAPER TOWEL DISPENSER / WASTE RECEPTACLE	CL OF TOWEL SLOT @ 42" MAX AFF	
U	MIRROR	BOTTOM OF RELFECTING SURFACE @ 40" MAX AFF	
V	LIGHT	CL @ 5" ABOVE TOP OF MIRROR	



2 SECTION @ GROUP 1 & 2 VANITY
1" = 1'-0"



1 SECTION @ B-F VANITY (WD FRAME)
1" = 1'-0"

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101 SUMMER ST BOSTON MA 02110

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REGISTERED ARCHITECT NANCY JANE LUDDING COMMONWEALTH OF MASSACHUSETTS 5/2/2016 BOSTON MA

KEY PLAN

MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DHCD ONE STOP)
	01/17/2017	COMP PERMIT

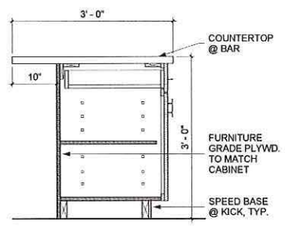
PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

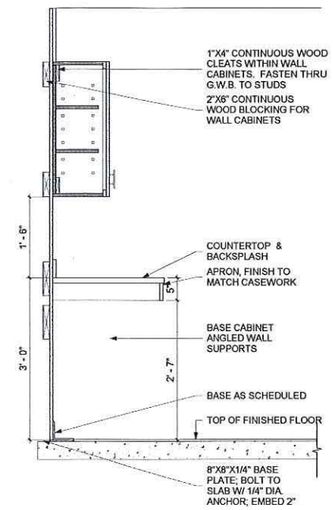
BATH DETAILS

A-503

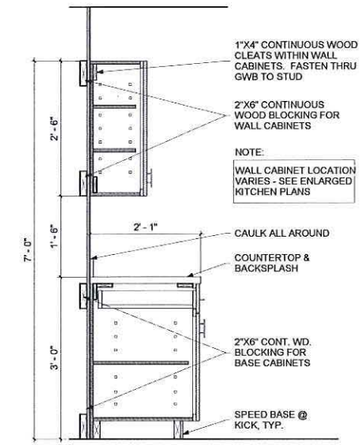
2/10/2017 2:35:06 PM



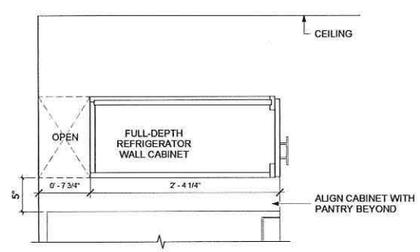
7 5 - KIT - SECTION @ LOW BAR
1" = 1'-0"



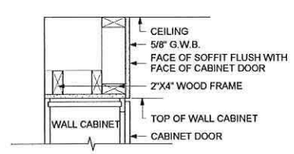
4 SECTION W/ KNEESPACE
1" = 1'-0"



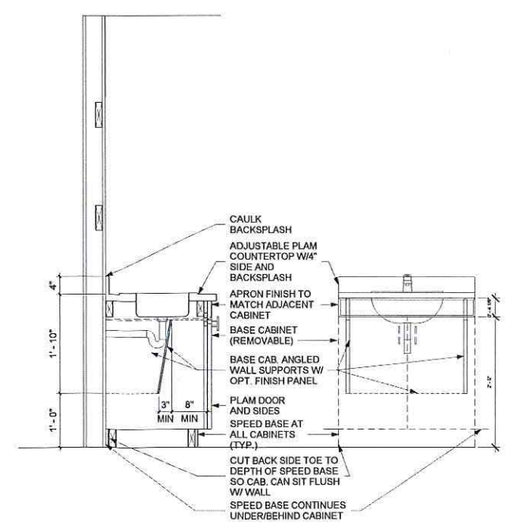
33 TYP. KITCHEN CABINET
1" = 1'-0"



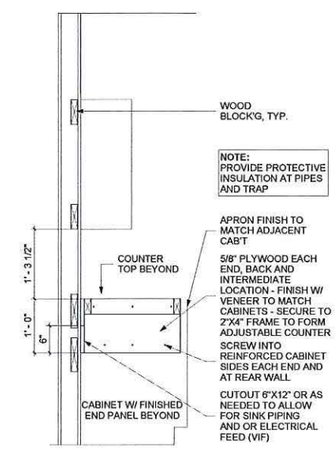
6 SECTION @ REF. WALL CABINET
1 1/2" = 1'-0"



5 TYP. SOFFIT
1 1/2" = 1'-0"



2 SECTION @ B-F COUNTER/SINK
1" = 1'-0"



1 SECTION @ COUNTER/SINK
1" = 1'-0"

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ARCHITECT

E-ICON ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

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REGISTERED ARCHITECT
NANCY JANE LUONG
BOSTON MA
COMMONWEALTH OF MASSACHUSETTS

KEY PLAN

MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DHCD DNE STOP)
	01/17/2017	COMP PERMIT

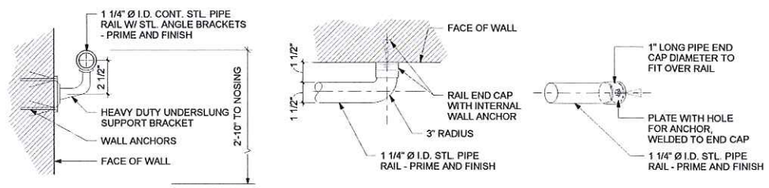
PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

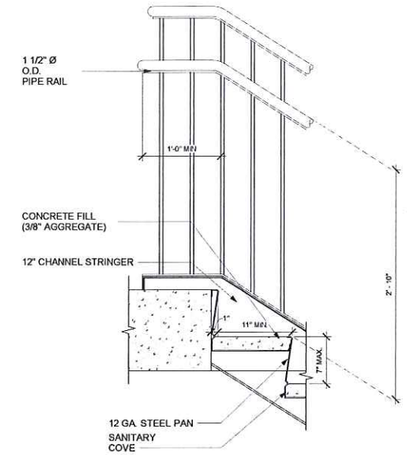
KITCHEN DETAILS

A-504

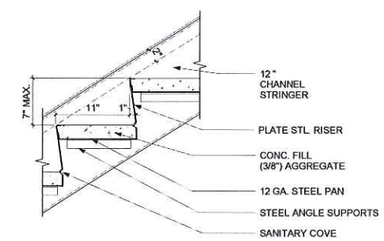
2/10/2017 2:35:06 PM



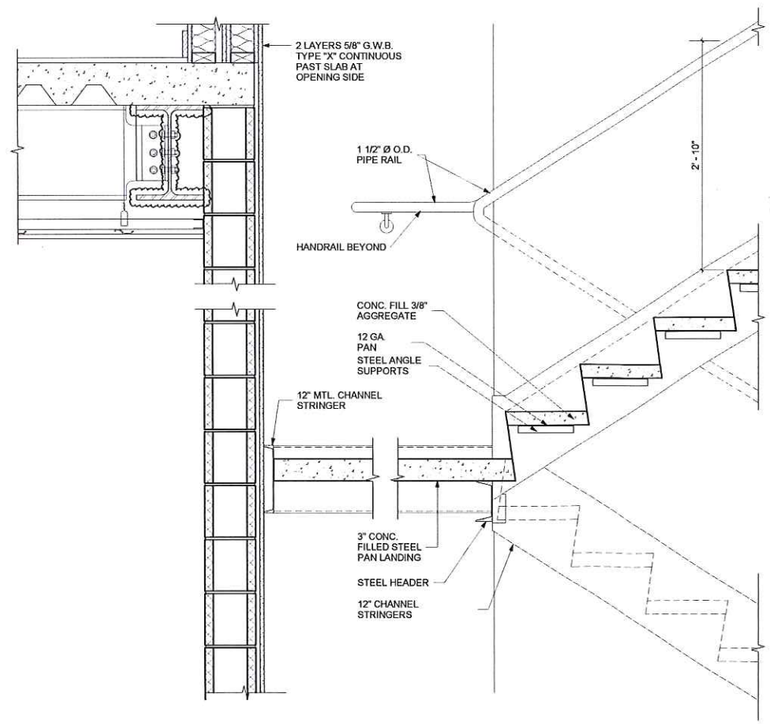
5 STAIR HANDRAIL DETAILS
3" = 1'-0"



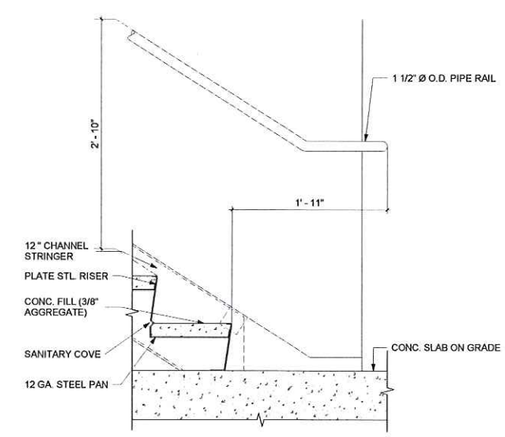
3 STAIR TOP DETAIL
1 1/2" = 1'-0"



2 DETAIL AT STAIR TREAD & RISER
1 1/2" = 1'-0"



4 STL. RAIL DETAIL @ STAIR LANDING
1 1/2" = 1'-0"



1 STL. SECTION @ BOTTOM LANDING
1 1/2" = 1'-0"

2/10/2017 2:33:07 PM

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ARCHITECT

E-ICON ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

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REGISTERED ARCHITECT NANCY JANE LUDWIG No. 6018 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

KEY PLAN

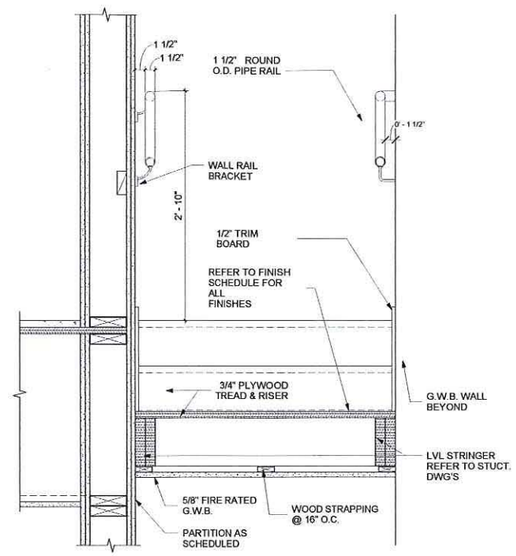
MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DHCD GNE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

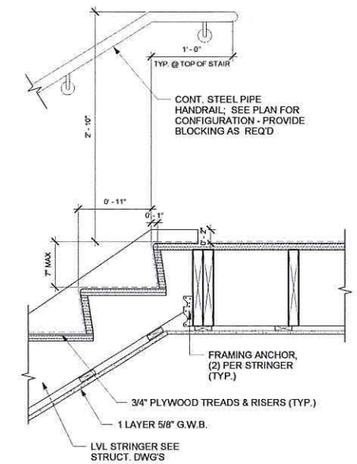
SHEET TITLE

STEEL STAIR DETAILS

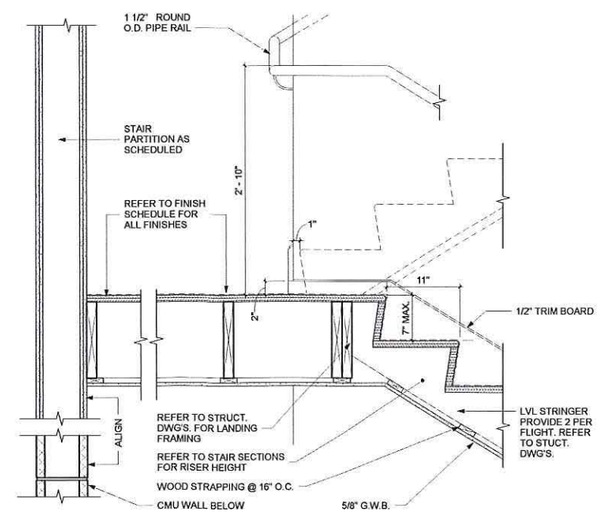
A-601



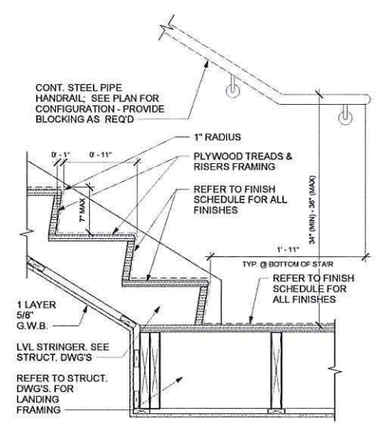
4 COMMON SECTION AT COMMON STAIRS
1 1/2" = 1'-0"



3 DETAIL @ TOP OF LANDING
1 1/2" = 1'-0"



2 COMMON STAIR AT LANDING
1 1/2" = 1'-0"



1 BASE TREAD DETAIL
1 1/2" = 1'-0"

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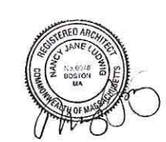


KEY PLAN

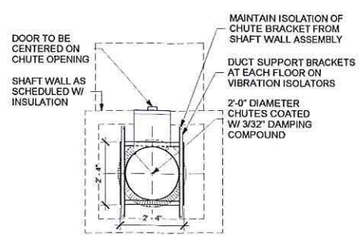
MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DI/CD ONE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

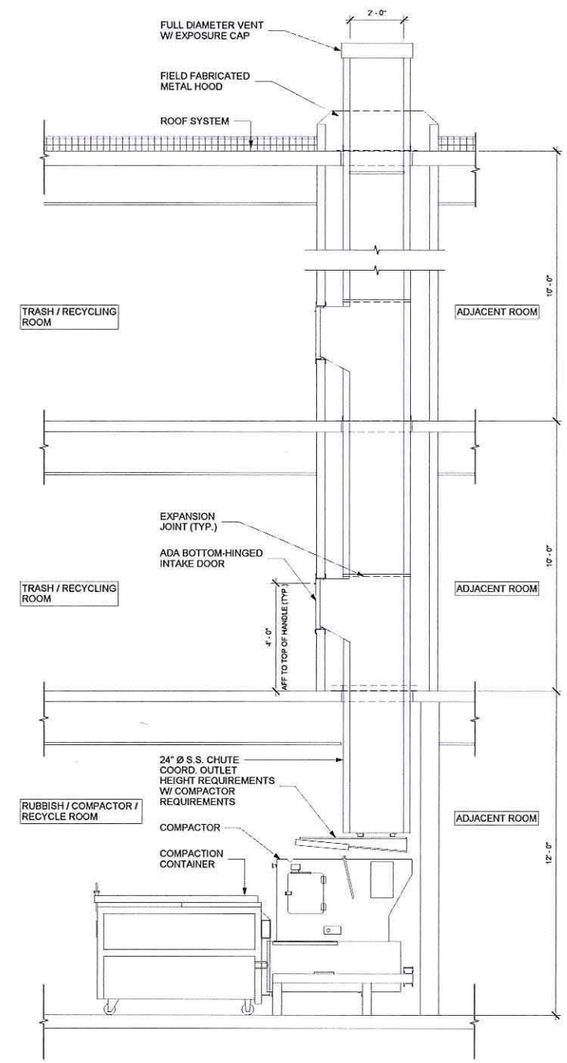
SHEET TITLE

WOOD STAIR DETAILS

A-602



2 TRASH CHUTE PLAN W/ 1 CHUTE
1/2" = 1'-0"



1 TRASH CHUTE SECTION
1/2" = 1'-0"

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Cambridge MA 02138

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ARCHITECT

E-ICON ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

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REGISTERED ARCHITECT
NANCY JANE LUDWIG
No. 6038
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

KEY PLAN

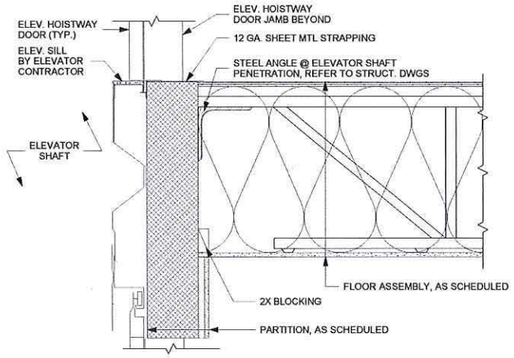
MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DHCD ONE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

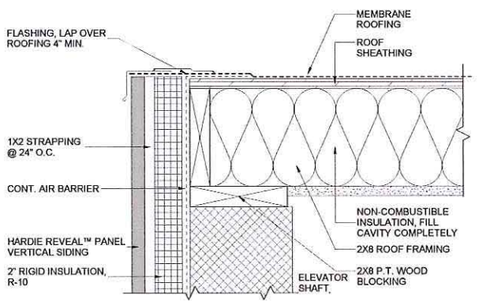
SHEET TITLE

TRASH CHUTE DETAILS

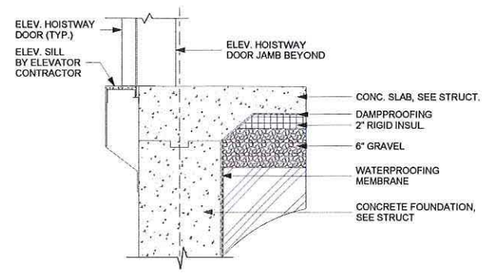
A-603



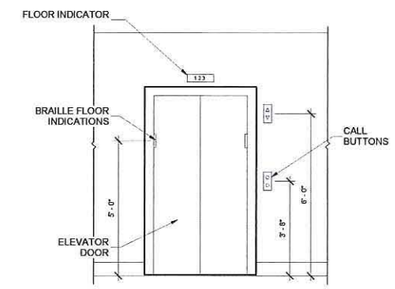
8 ELEVATOR SILL
1 1/2" = 1'-0"



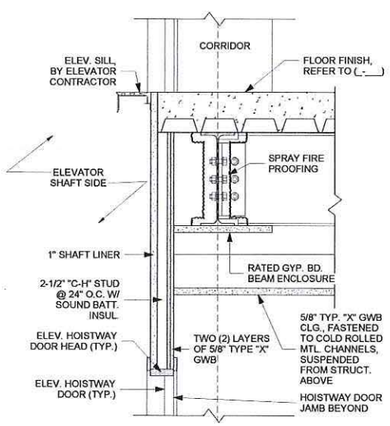
7 ELEVATOR SHAFT ROOF
3" = 1'-0"



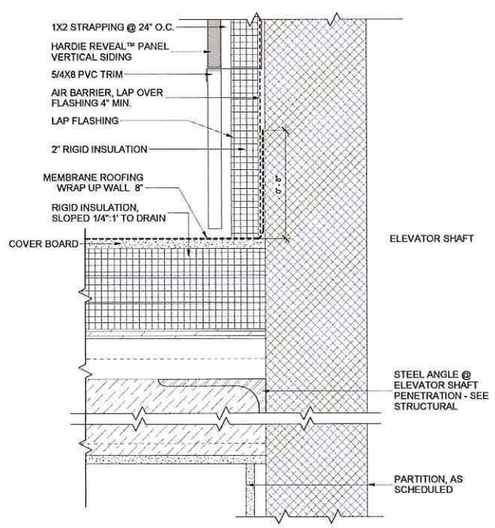
5 ELEVATOR THRESHOLD
1 1/2" = 1'-0"



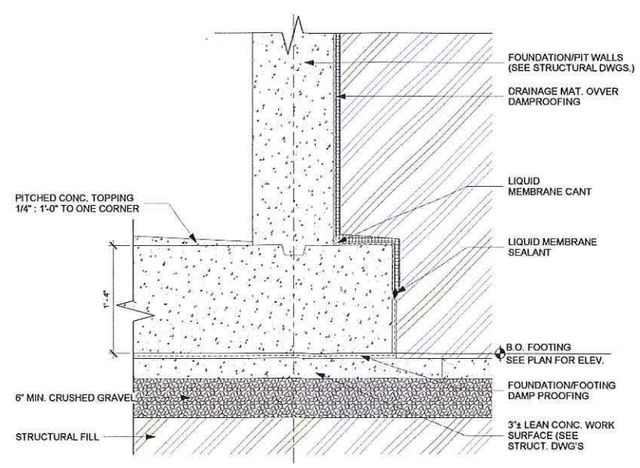
3 ELEVATOR DOOR
1/2" = 1'-0"



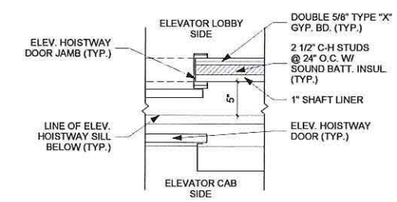
2 ELEVATOR DOOR SILL & HEAD DETAIL @ CONC.
1 1/2" = 1'-0"



6 ELEVATOR SHAFT @ ROOF
3" = 1'-0"



4 FOOTING @ ELEVATOR PIT
1 1/2" = 1'-0"



1 ELEVATOR DOOR JAMB DETAIL
1 1/2" = 1'-0"

2/10/2017 2:35:08 PM

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ARCHITECT

E-ICON ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

REGISTERED ARCHITECT NANCY JANE LUDWIG No. 6038 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

KEY PLAN

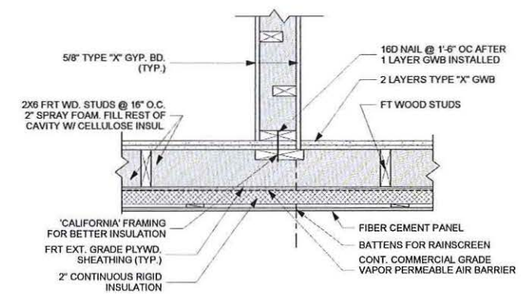
MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEDATICS (DHCD ONE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

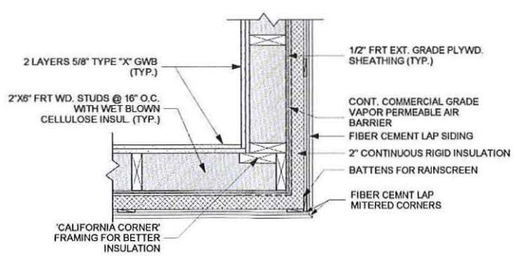
SHEET TITLE

ELEVATOR DETAILS

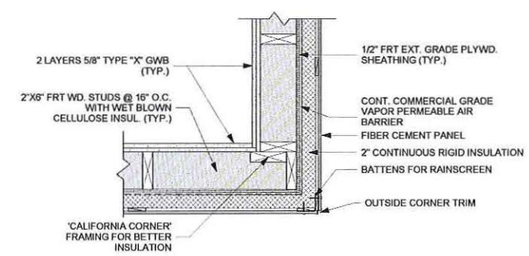
A-604



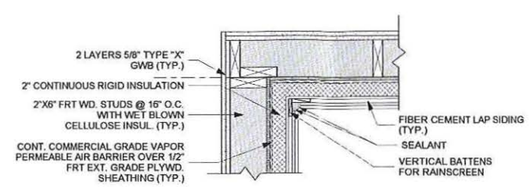
3 TYP. FRAMING @ DEMISING WALL
1 1/2" = 1'-0"



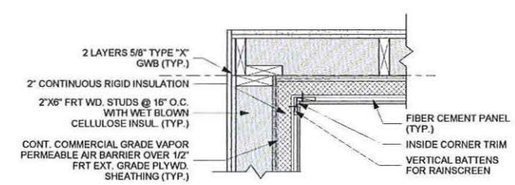
5 TYP - OUTSIDE CORNER AT FIBER CEMENT SIDING
1 1/2" = 1'-0"



2 TYP - OUTSIDE CORNER AT FIBER CEMENT PANEL
1 1/2" = 1'-0"



4 TYP - INSIDE CORNER AT FIBER CEMENT SIDING
1 1/2" = 1'-0"



1 TYP - INSIDE CORNER AT FIBER CEMENT PANEL
1 1/2" = 1'-0"

2/10/2017 2:35:09 PM

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ARCHITECT

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101 SUMMER ST BOSTON MA 02110

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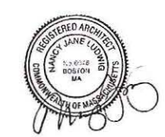


KEY PLAN

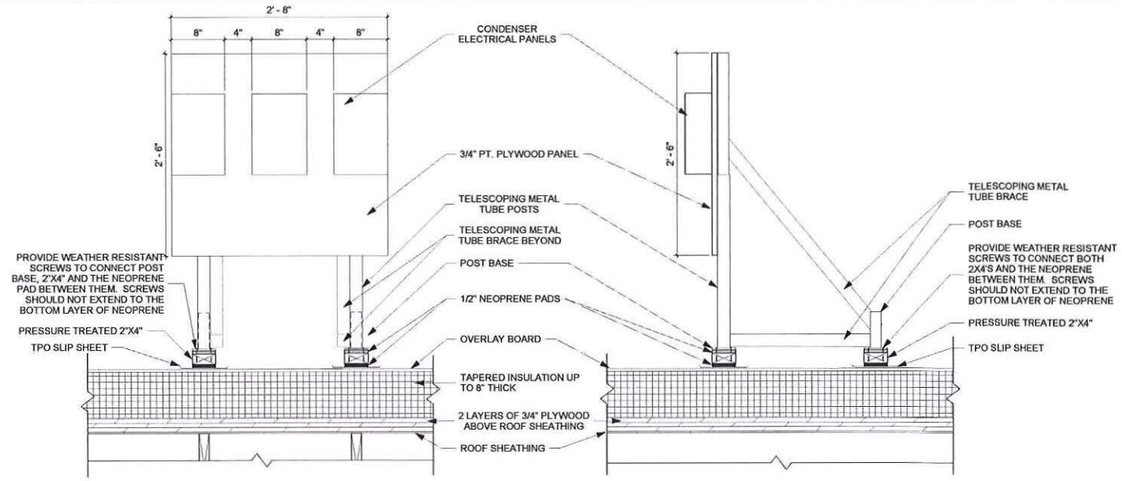
MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DHCD ONE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

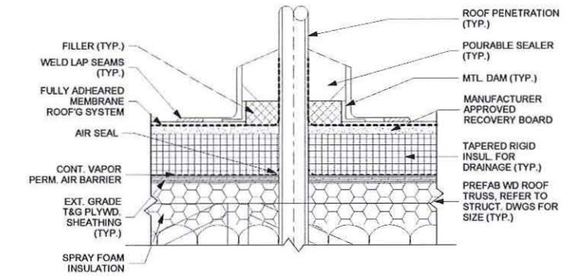
SHEET TITLE

TYPICAL PLAN DETAILS

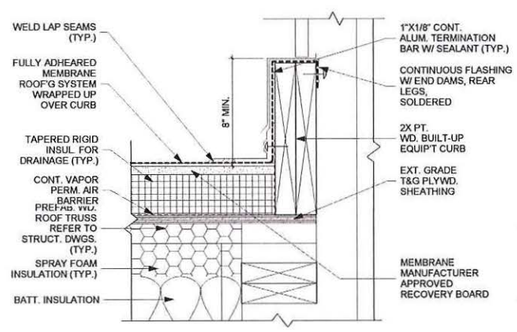
A-701



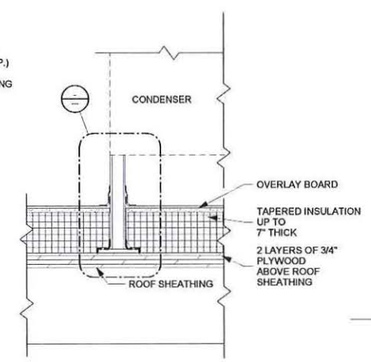
9 TYP - CONDENSER ELECTRICAL PANEL
1 1/2" = 1'-0"



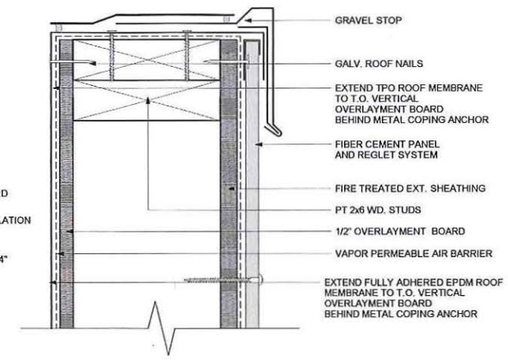
3 TYP - PITCH POCKET
3" = 1'-0"



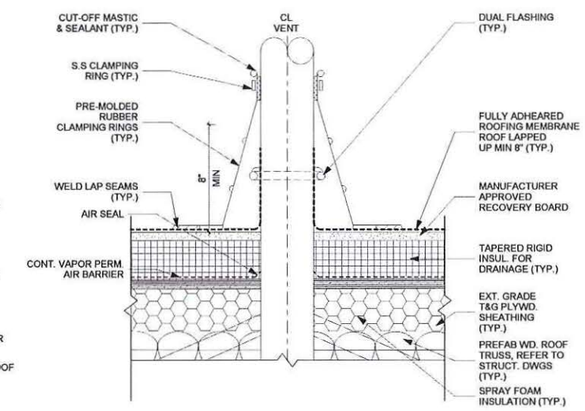
8 TYP - EQUIPMENT CURB
3" = 1'-0"



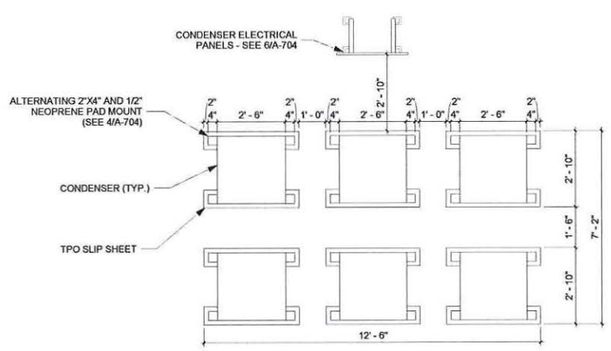
7 TYP - SECTION AT CONDENSOR RAFT SUPPORT
1 1/2" = 1'-0"



5 ROOF DETAIL @ PARAPET CAP
6" = 1'-0"

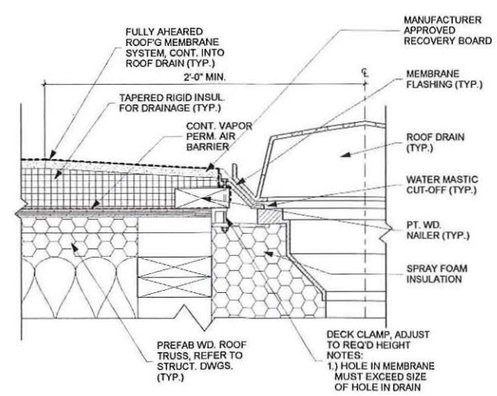


2 TYP - VENT PENETRATION
3" = 1'-0"

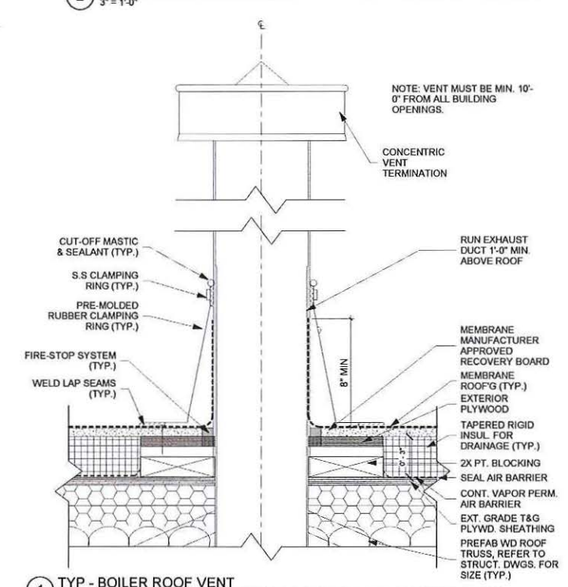


NOTE:
CONDENSER SIZES & ARRANGEMENT MAY VARY
SEE MECH. PLANS FOR ADDITIONAL INFO.

6 TYP - CONDENSER RAFT PLAN
1/2" = 1'-0"



4 TYP - ROOF DRAIN
3" = 1'-0"



1 TYP - BOILER ROOF VENT
3" = 1'-0"

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ARCHITECT

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101 SUMMER ST BOSTON MA 02110

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REGISTERED ARCHITECT NANCY JANE LOHING 026104 MA COMMONWEALTH OF MASSACHUSETTS

KEY PLAN

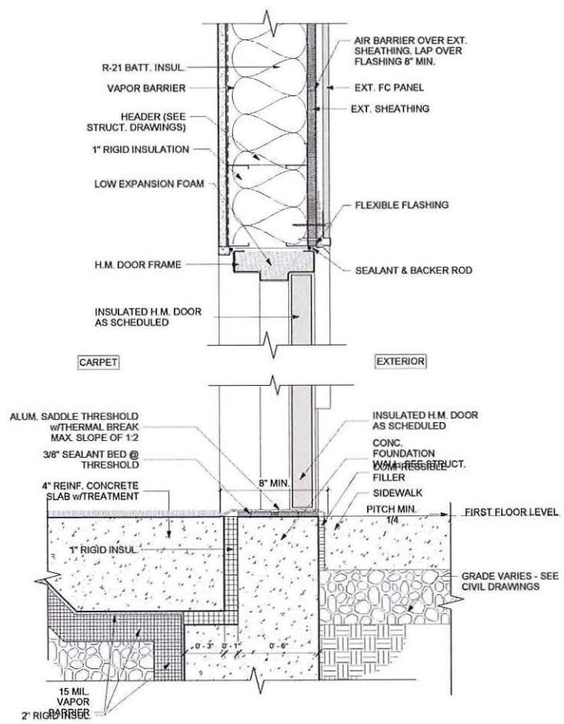
MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DHCD ONE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

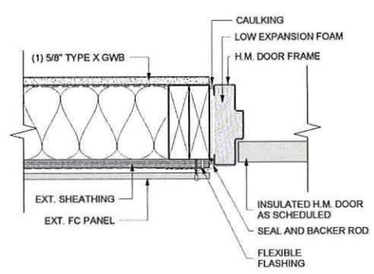
SHEET TITLE

ROOF DETAILS

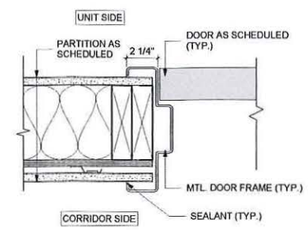
A-702



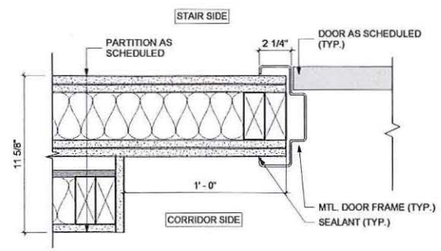
9 TYP. HM DOOR HEAD / SILL DETAIL @ FC PANEL
3" = 1'-0"



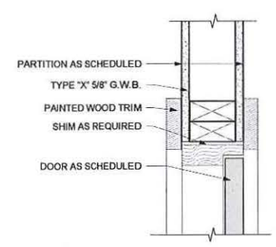
8 HM DOOR JAMB @ FC PANEL
3" = 1'-0"



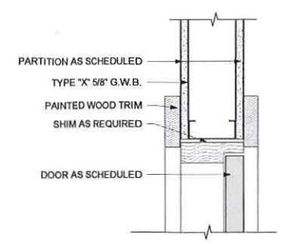
7 TYP. INTERIOR JAMB DETAIL @ UNIT ENTRY
3" = 1'-0"



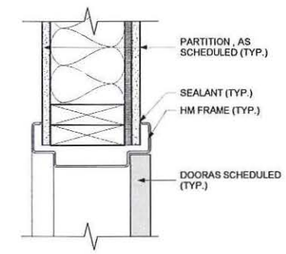
6 TYP. INTERIOR JAMB DETAIL @ STAIR
3" = 1'-0"



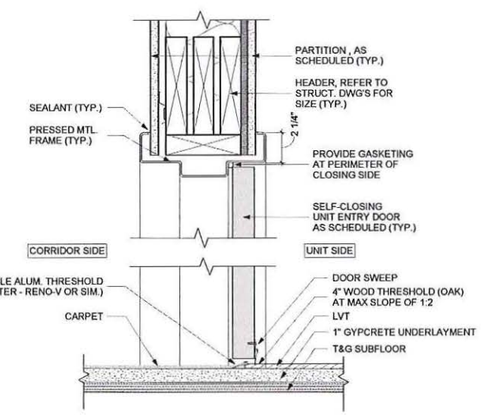
5 TYP. INT. HEAD/JAMB DETAIL @ WD. FRAMING
3" = 1'-0"



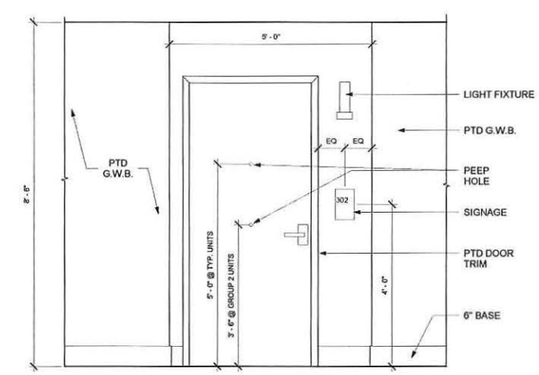
4 TYP. INT. HEAD/JAMB DETAIL @ MTL. FRAMING
3" = 1'-0"



3 TYP. INTERIOR HEAD/JAMB @ HM DOOR
3" = 1'-0"



2 TYP. INTERIOR HEAD / SILL DETAIL @ UNIT ENTRY
3" = 1'-0"



1 UNIT ENTRY ELEVATION
3/4" = 1'-0"

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ARCHITECT

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CONSULTANT

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REGISTERED ARCHITECT NANCY JANE LUDVIG 505/004 MA COMMONWEALTH OF MASSACHUSETTS

KEY PLAN

MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEDATICS (DHCD ONE STOP)
	01/17/2017	COMP PERMIT

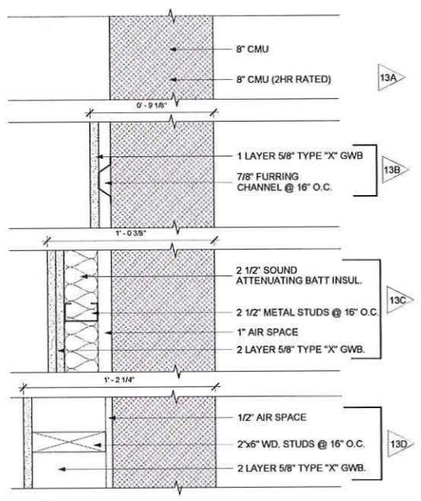
PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

DOOR DETAILS

A-801

2/10/2017 2:35:10 PM



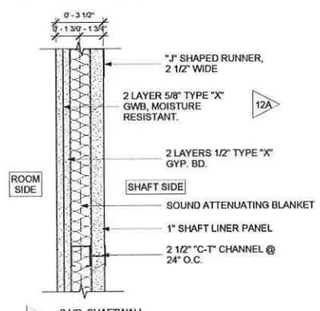
13 CONCRETE MASONRY WALL

13A 2 HR. CONCRETE MASONRY WALL @ ELEVATOR
2 HR. "C" RATED BLOCK

13B 2 HR. CONCRETE MASONRY WALL FURRED OUT @ ELEVATOR
2 HR. "C" RATED BLOCK

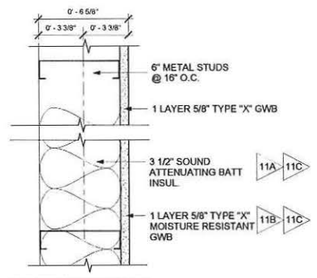
13C 2 HR. CONCRETE MASONRY WALL FURRED OUT @ ELEVATOR
2 HR. "C" RATED BLOCK

13D 2 HR. CONCRETE MASONRY WALL FURRED OUT @ ELEVATOR
2 HR. "C" RATED BLOCK



12 2 HR. SHAFTWALL
UL # U428 GA #WP7051 STC 50-54

12A 2 HR. SHAFTWALL AT WET LOCATIONS
UL #U428 GA #WP7051 STC 50-54

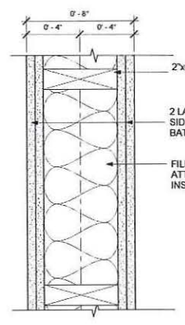


11 TYP. INTERIOR FURRING WALL

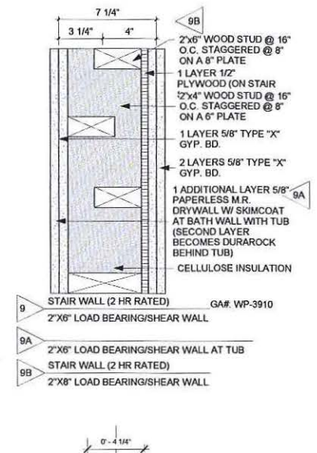
11A TYP. INTERIOR FURRING WALL W/ SOUND INSUL.

11B TYP. INTERIOR FURRING WALL W/ MOISTURE-RESISTANCE GWB

11C TYP. INTERIOR FURRING WALL W/ SOUND INSUL.
& MOISTURE-RESISTANCE GWB



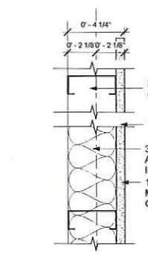
10 2 HR. RATED WALL
UL U411 STC 50-54



9 STAIR WALL (2 HR RATED) GA#. WP-3910
2"X6" LOAD BEARING/SHEAR WALL

9A 2"X6" LOAD BEARING/SHEAR WALL AT TUB

9B STAIR WALL (2 HR RATED)
2"X8" LOAD BEARING/SHEAR WALL

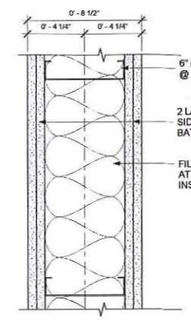


8 TYP. INTERIOR FURRING WALL

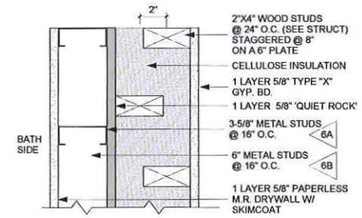
8A TYP. INTERIOR FURRING WALL W/ SOUND INSUL.

8B TYP. INTERIOR FURRING WALL W/ MOISTURE-RESISTANCE GWB

8C TYP. INTERIOR FURRING WALL W/ SOUND INSUL.
& MOISTURE-RESISTANCE GWB



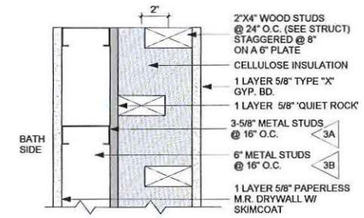
7 2 HR. RATED WALL
UL U411 STC 50-54



6 1 HR. RATED CORRIDOR (2X6)
UL #U340 GA #WP3380 STC 54-58

6A 1 HR. RATED CORRIDOR @ PLUMBING WALL (4")
UL #U340 GA #WP3380

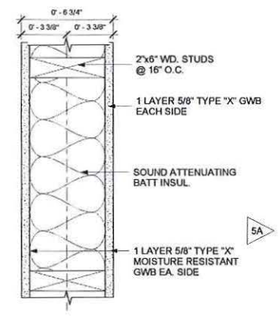
6B 1 HR. RATED CORRIDOR @ PLUMBING WALL (6")
UL #U340 GA #WP3380



3 1 HR. RATED UNIT SEPARATION (2X6)
UL #U340 GA #WP3380 STC 54-58

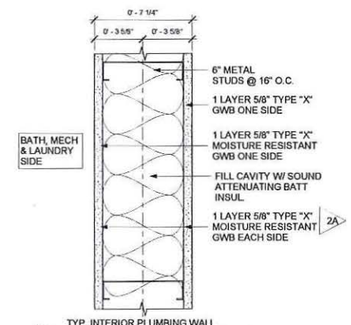
3A 1 HR. RATED UNIT SEPARATION @ PLUMBING WALL (4")
UL #U340 GA #WP3380

3B 1 HR. RATED UNIT SEPARATION @ PLUMBING WALL (6")
UL #U340 GA #WP3380



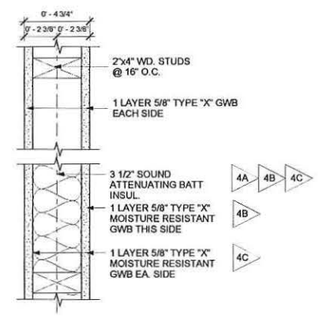
5 TYP. INTERIOR LOAD BEARING PLUMBING WALL
W/ MOISTURE-RESISTANCE @ ONE SIDE

5A TYP. INTERIOR LOAD BEARING PLUMBING WALL
W/ MOISTURE-RESISTANCE BOTH SIDES



2 TYP. INTERIOR PLUMBING WALL
W/ MOISTURE-RESISTANCE @ ONE SIDE

2A TYP. INTERIOR PLUMBING WALL
W/ MOISTURE-RESISTANCE @ BOTH SIDES

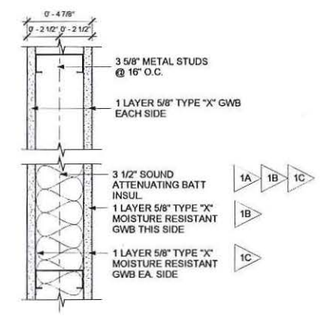


4 TYP. INTERIOR LOAD BEARING WALL

4A TYP. INTERIOR LOAD BEARING WALL W/ SOUND INSUL.

4B TYP. INTERIOR LOAD BEARING WALL W/ SOUND INSUL.
& MOISTURE-RESISTANCE @ ONE SIDE

4C TYP. INTERIOR LOAD BEARING WALL W/ SOUND INSUL.
& MOISTURE-RESISTANCE @ BOTH SIDES



1 TYP. INTERIOR WALL

1A TYP. INTERIOR WALL W/ SOUND INSUL.

1B TYP. INTERIOR WALL W/ SOUND INSUL.
& MOISTURE-RESISTANCE @ ONE SIDE

1C TYP. INTERIOR WALL W/ SOUND INSUL.
& MOISTURE-RESISTANCE @ BOTH SIDES

2/10/2017 2:35:11 PM

HRI Concord Highlands

671-675 Concord Avenue,
Cambridge MA 02138

Homeowner's Rehab, Inc.

ARCHITECT

E-ICON ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

MARK	DATE	DESCRIPTION
	02/10/2017	UPDATED SCHEMATICS (DHCD ONE STOP)
	01/17/2017	COMP PERMIT

PROJECT NUMBER: 216109
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

PARTITION TYPES

A-802

Commonwealth of Massachusetts
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
Charles D. Baker, Governor ◆ Karyn E. Polito, Lt. Governor ◆ Chrystal Kornegay, Undersecretary

January 27, 2017

Mayor E. Denise Simmons
City of Cambridge
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Chapter 40B Comprehensive Permit

Project Name:	HRI Concord Highlands
Location:	671-675 Concord Avenue, Cambridge, MA
Number of Units:	98
Subsidizing Agency:	Department of Housing and Community Development
Applicant:	Homeowner's Rehab, Inc.

Dear Mayor Simmons:

This will serve to notify you, pursuant to 760 CMR 56.04 (3), that the above-named Applicant has applied to the above-named Subsidizing Agency under the Low Income Housing Tax Credit program for preliminary approval of the above-referenced project. The project is a rental project, with a total of 98 units, of which 98 (100%) are low income under 40B.

Enclosed please find a copy of the application for your review. The review period for comments ends 30 days from the date of this letter. Any comments will be considered prior to issuing a determination of Project Eligibility. Please address comments to:

Rebecca Frawley Wachtel, Director
Low Income Housing Tax Credit Program
DHCD
100 Cambridge Street, 3rd Floor
Boston, MA 02114

If and when an application is made for a comprehensive permit, assistance is available to the Zoning Board of Appeals to review the permit application. The Massachusetts Housing Partnership's (MHP) Ch. 40B Technical Assistance Program administers grants to municipalities for up to $10,000 to engage qualified third-party consultants to work with the ZBA in reviewing the Ch. 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, www.mhp.net or e-mail community@mhp.net.

If you have any questions regarding this letter, please feel free to call Rebecca Frawley Wachtel at 617-573-1318.

Sincerely,

Alana Murphy
Deputy Associate Director, Division of Housing Development

CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

2017 JAN 13 AM 10: 47

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-012350-2017

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following :

Special Permit : √ **Variance :** √ **Appeal :** _____

PETITIONER : Marcelo Tagore Hernandez

PETITIONER'S ADDRESS : 30 Quincy Street Somerville, MA 02143

LOCATION OF PROPERTY : 29 Bellis Cir Cambridge, MA 02140

TYPE OF OCCUPANCY : _____ **ZONING DISTRICT :** Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Variance: To demolish & reconstruct new house on existing foundation in setback. Also seeking relief to continue non-conforming driveway width.

Special Permit: Continued use, after house reconstruction, of parking within side yard setback and within 5' of house wall & window.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 6.000 Section 6.43.4 (Driveway Width).

Article 6.000 Section 6.44.1.A&B (Parking).

Original Signature(s) : _____
(Petitioner(s) / Owner)

Rudley Wyman
(Print Name)

Address : 39C Bellis Circle
Cambridge MA, 02140

Tel. No. : 617.959 0990

E-Mail Address : daddywyman@gmail.com

Date : _____

Phillip Hyman
392 Belle Street
Cambridge, MA 02140
617-547-0091
phillip.hyman@gmail.com

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Dudley Wyman & Nicole A. Barna
(OWNER)

Address: 29 Bellis Circle, Cambridge MA, 02140

State that I/We own the property located at 29 Bellis Circle, Cambridge MA, 02140, which is the subject of this zoning application.

The record title of this property is in the name of _____

_____

*Pursuant to a deed of duly recorded in the date May 9, 2014, Middlesex South County Registry of Deeds at Book 63591, Page 533; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Nicole A Barna
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

****Written evidence of Agent's standing to represent petitioner may be requested.***

Commonwealth of Massachusetts, County of Middlesex

The above-name Nicole Barna personally appeared before me, this 15th of December 2016, and made oath that the above statement is true.

Mary Lou Shea Notary

My commission expires _____ (Notary Seal) MEA
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 19, 2019

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

SIDEYARD:
Applicant seeks to remove existing structure and rebuild on existing foundation. The variance (8" into setback) would provide opportunity for clean rebuild. Project design involves Zet Zero design and Passivehaus Certificiation. Existing structure has flooding problems, major foundation settlement issues, structural beam deterioration, and building envelope rot. Combined, these issues are financially prohibitive if building is to meet Net-Zero / Passivehaus standarards.

PARKING:
Variance for parking would allow existing driveway to remain without change. Currently provides 2 tandem parking spaces.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

SIDEYARD HARDSHIP:
The hardship is due to existing non-conforming shape.
The existing building, constructed 1856, is situated +/-8" into the side yard set back.

PARKING HARDSHIP
The hardship is due to the existing non-conforming shape.
Existing parking is 7.5' wide and accomodates 2 compact vehicles parked in tandem.

C) ***DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

1) Substantial detriment to the public good for the following reasons:

1. FAR, height, and all of the other setback requirements will be met and the rear yard will still be larger than those of the surrounding dwellings. Open space requirements will continue to exceed minimum requirements.
2. The proposed residential structure is consistent with the residential character of the existing neighborhood.
3. Parking conditions will not change no traffic patterns or access or egress will cause congestion.
4. The project is consistent with Cabridges ustainability goals. The Project will be Net-Zero, it will not use natural gas for heating/cooking, and meet Passivehaus design criteria, thereby significantly reducing CO_2 and local utility loads.

2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The Project will not impair the integrity of the district in which it is located or the adjacent districts. The project will not derogate from the intent and purpose of the Ordinance. The completed project will be consistent with the neighborhood.

* **If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 29 Bellis Cir Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

We cannot meet the parking setback requirements because the lots on this street are non-conforming and too narrow to have adequate distance between car and side lot, and car and house wall/window.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed residence will continue to be a single family residence with the same amount of parking as before and therefore have no change or detrimental impact to the neighborhood.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed parking is in the same location as the existing condition with no change and therefore no affect on adjacent parcels that is different from current useage.

D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

the re-constructed house wall have a study/guest room on the first floor and workshop in the basement. These spaces will not be used full time and it would be more detrimental to the inhabitants to be deprived of natural light than the low risk of parking a few feet away (which is a condition for most houses on the street and in the City).

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The requested condition is typical of many residences in the compact urban nature of City like Cambridge.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT : Group Design Build Inc **PRESENT USE/OCCUPANCY :** Residential

LOCATION : 29 Bellis Cir Cambridge, MA **ZONE :** Residence B Zone

PHONE : **REQUESTED USE/OCCUPANCY :** Residential

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		2286	2629	2682	(max.)
LOT AREA:		5362	5362	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		.46	.49	.5	(max.)
LOT AREA FOR EACH DWELLING UNIT:		5362	5362	5000	(min.)
SIZE OF LOT:	WIDTH	38	38	50	(min.)
	DEPTH	88.75	88.75	100	
SETBACKS IN FEET:	FRONT	11.5	15	15	(min.)
	REAR	25.7	26.2	25	(min.)
	LEFT SIDE	7.5	7.5	7.5	(min.)
	RIGHT SIDE	6.8	6.8	7.5	(min.)
SIZE OF BLDG.:	HEIGHT	33	35	35	(max.)
	LENGTH	45.61	45.61	48.75	
	WIDTH	23.8	23.8	23	
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3]		63	58	40	(min.)
NO. OF DWELLING UNITS:		1	1	1	(max.)
NO. OF PARKING SPACES:		2	2	1	(min./max)
NO. OF LOADING AREAS:		0	0	0	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		na	na	na	(min.)

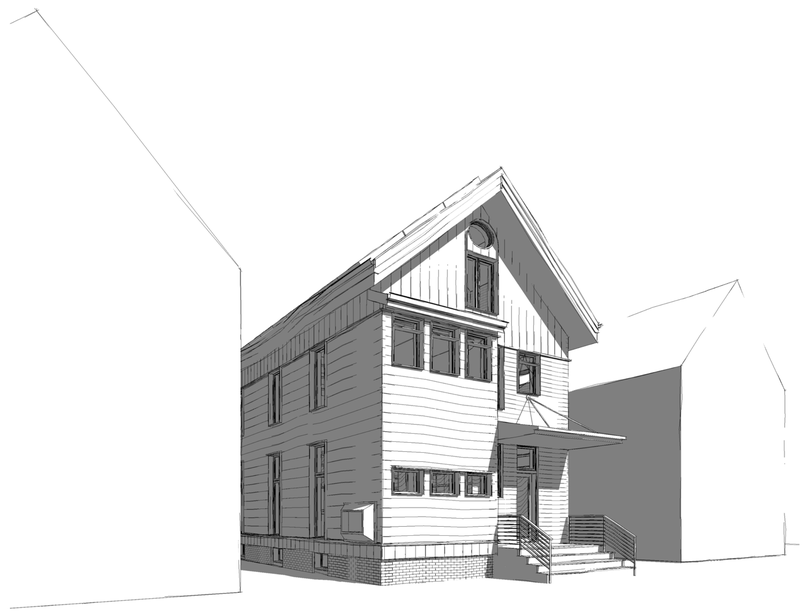
Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

wooden storage structure, chicken coop.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, S ECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

29 Bellis Circle
Cambridge MA 02410

A NET ZERO - ALL ELECTRIC RESIDENTIAL PROJECT
The residence will be a high performance building type, utilizing passive solar design, super-insulated wall sections that meet the Passive House standard. It will incorporate triple glazed doors and windows, an engineered whole house energy recovery ventilation system, and an air source heat pump for heating and cooling. There will be no combustible fuels used for heating or cooking. The project shall meet PHIUS standards, HERS Score of 5 or less, and be LEED Platinum certifiable.



PROPOSED EAST ELEVATION OF BELLIS CIRCLE

Drawing List

Number	Name
A.000	Cover & Photos
A.001	Zoning Compliance Plan
A.002	Plot Plan (by other)
A.003	Landscape Plan
A.004	Wall Types
A.005	Door & Window Schedule
A.006	Assembly Schedules
A.100	Basement Plan
A.100ZBA	Floor Plans
A.101	Level 1
A.102	Level 2
A.103	Level 3
A.104	Roof Plan
A.200	Exterior Elevations
A.200Z	Exterior Elevations ZBA Review
A.201	Kitchen
A.300	Building Sections
A.301	Wall Sections
A.302	Wall Sections
A.400	Interior Elevations
A.401	Entry & Guest Bed
S.100	Froundation & Framing Plans

EXISTING EAST ELEVATION OF BELLIS CIRCLE

EXISTING EAST ELEVATION

GROUP DESIGN BUILD

PROJECT: **201602**
29 Bellis Circle

PROJECT ADDRESS: 39 Bellis Circle Cambridge MA 02140

ARCHITECT + GC: **Group Design Build Inc**
30 Quincy Street
Somerville MA 02143

CONSULTANTS

Structural Engineer
Evan L. Hankin, P.E.
202 Nehoiden Road
Newton, MA 02468
Elhankin@me.com

Civil Engineer
SAMIOTES
20 A Street
Framminghan, MA 01791

Mechanical Engineer

HERS Rater

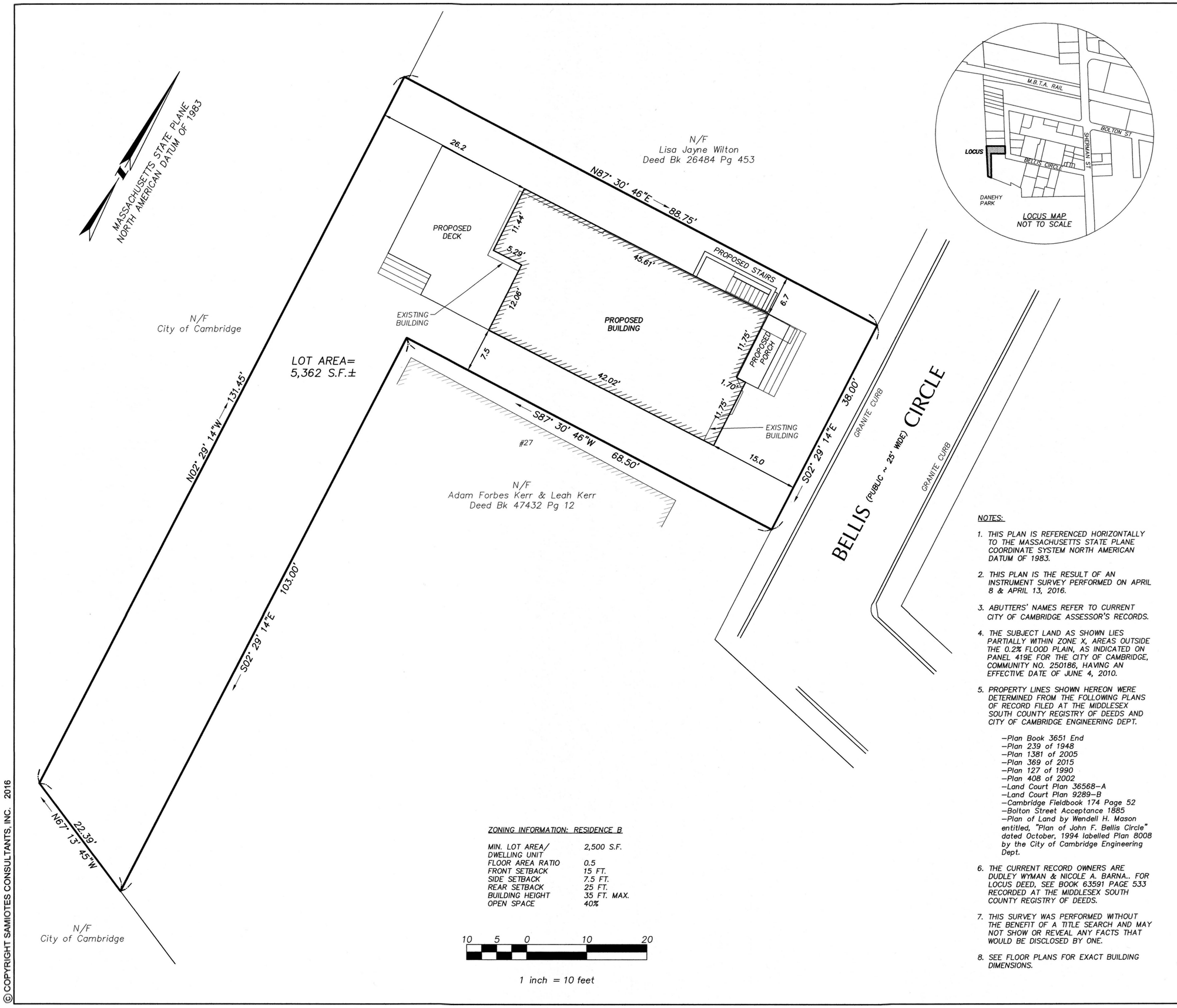
MARK	DATE	DESCRIPTION

DRAWN BY: Author
CHECKED BY: Checker

Cover & Photos

A.000

1/4/2017 3:54:51 PM



ZONING INFORMATION: RESIDENCE B

MIN. LOT AREA/ DWELLING UNIT	2,500 S.F.
FLOOR AREA RATIO	0.5
FRONT SETBACK	15 FT.
SIDE SETBACK	7.5 FT.
REAR SETBACK	25 FT.
BUILDING HEIGHT	35 FT. MAX.
OPEN SPACE	40%

NOTES:

1. THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON APRIL 8 & APRIL 13, 2016.
3. ABUTTERS' NAMES REFER TO CURRENT CITY OF CAMBRIDGE ASSESSOR'S RECORDS.
4. THE SUBJECT LAND AS SHOWN LIES PARTIALLY WITHIN ZONE X, AREAS OUTSIDE THE 0.2% FLOOD PLAIN, AS INDICATED ON PANEL 419E FOR THE CITY OF CAMBRIDGE, COMMUNITY NO. 250186, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
5. PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AND CITY OF CAMBRIDGE ENGINEERING DEPT.
   - –Plan Book 3651 End
   - –Plan 239 of 1948
   - –Plan 1381 of 2005
   - –Plan 369 of 2015
   - –Plan 127 of 1990
   - –Plan 408 of 2002
   - –Land Court Plan 36568–A
   - –Land Court Plan 9289–B
   - –Cambridge Fieldbook 174 Page 52
   - –Bolton Street Acceptance 1885
   - –Plan of Land by Wendell H. Mason entitled, "Plan of John F. Bellis Circle" dated October, 1994 labelled Plan 8008 by the City of Cambridge Engineering Dept.
6. THE CURRENT RECORD OWNERS ARE DUDLEY WYMAN & NICOLE A. BARNA.. FOR LOCUS DEED, SEE BOOK 63591 PAGE 533 RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
8. SEE FLOOR PLANS FOR EXACT BUILDING DIMENSIONS.

samiotes

Samiotes Consultants Inc.
Civil Engineers + Land Surveyors

20 A Street
Framingham, MA 01701

T 508.877.6688
F 508.877.8349

www.samiotes.com

29 BELLIS CIRCLE
Cambridge, Massachusetts

COMMONWEALTH OF MASSACHUSETTS
JAMES P. HORGAN
No. 50302
PROFESSIONAL LAND SURVEYOR

12-22-16

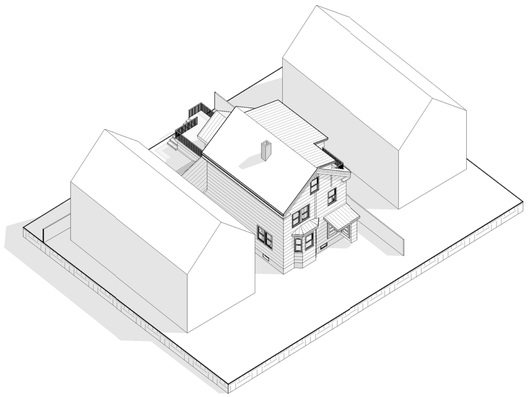
JAMES P. HORGAN - P.L.S. No. 50302
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOTES CONSULTANTS, INC.

REVISION

PLOT PLAN SHOWING PROPOSED FOUNDATION

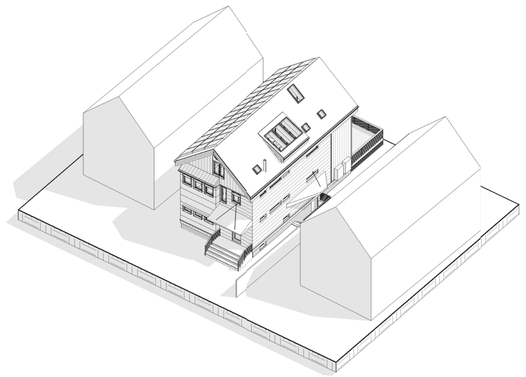
JOB # 16066.00	1
DATE: 12-22-16	
SCALE: 1"=10'	
DRAWN BY: JPH	
REVIEWED BY: TMC	

FILE: 16066 29 BELLIS CIRCLE CPP.DWG



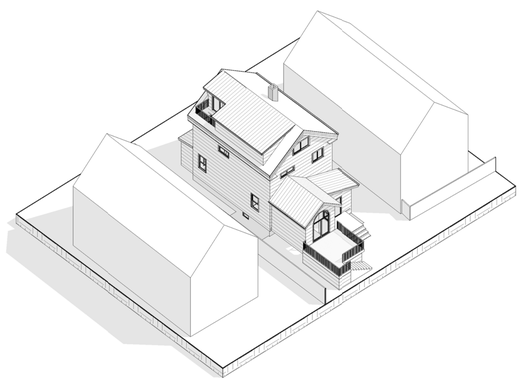
C2 EXISTING South East View

EXISITNG



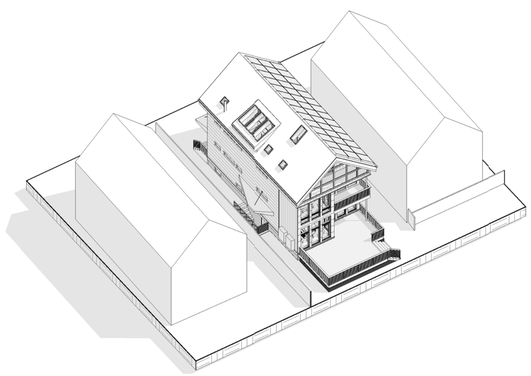
B2 PROPOSED South East View

PROPOSED



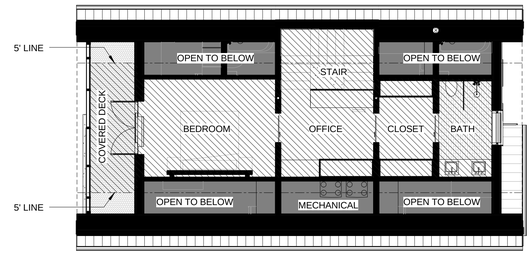
C1 EXISTING North West View

EXISITNG

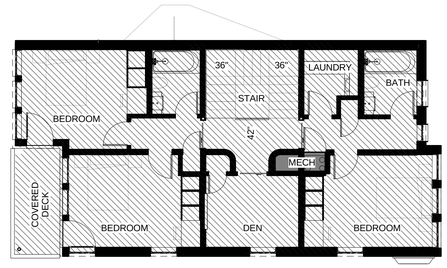


B1 PROPOSED North West View

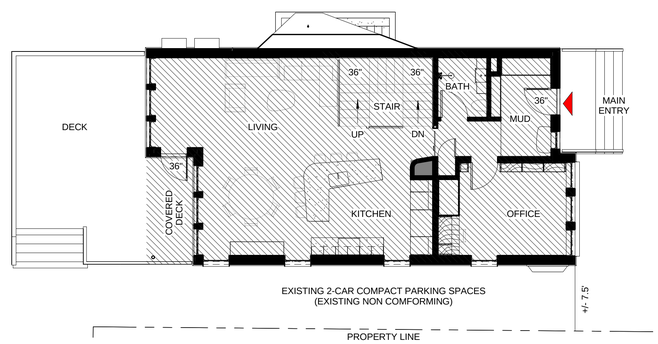
PROPOSED



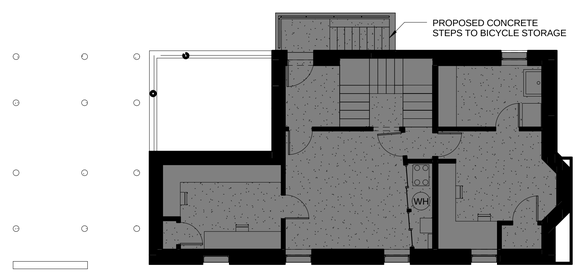
A4 Level 3 GSF
1/8" = 1'-0"



A3 Level 2 GSF
1/8" = 1'-0"



A2 Level 1 GSF
1/8" = 1'-0"



A1 Basement GSF
1/8" = 1'-0"

ZONING & CODE INFO

Site Lot Area	5,360 SF
FAR = 0.5	2,681 GSF Allowable Building
2-1/2 Story	35' Building Height Limit

PROPOSED

Level 1 Proposed	1,029 GSF
Level 2 Proposed	1,029 GSF
Level 3 Proposed	571 GSF
Total Proposed	**2,629 GSF**

ZONING ANALYSIS	Existing	Allowable	Proposed
Zone District	Res B	Res B	Res B
Lot Area	5361 sf	5000 sf	5361 sf
F.A.R.	0.46	0.50	0.49
Building Area	2,470 sf	2,680 sf	2,629 sf
Front Yard Setback	11.5' ft	15' ft	15' ft
Side Yard Setback	6.8' ft	7.5' ft	6.8' ft
Rear Yard Setback	25.7' ft	25' ft	26.2' ft
Min. Lot Width	38' ft	50' ft	38' ft
Frontage	38' ft	20' ft	38' ft
Building Height	34' ft	35' ft	35' ft
Useable Open Space	140'x20'	15'x15'	140'x20'
Min. Ratio of Open Space	63%	40%	58%
Off Street Parking	2 tandem	1	2 tandem

NOTES
Side Yard is an Exising Nonconforming condition.

Zoning relief shall be required for the rear building addition to be built on the existing foundation.

PLAN HATCH PATTERN LEGEND

CALCULATED AS GSF FOR F.A.R.

NOT INCLUDED IN GSF.
(Mechanical, Utility, Below Grade)

APPLICABLE CODES

GENERAL
36" Egress Access Doors
44" Minimum stair landings

GROUP DESIGN BUILD

PROJECT: **201602**
29 Bellis Circle

PROJECT ADDRESS: 39 Bellis Circle Cambridge MA 02140

ARCHITECT + GC: **Group Design Build Inc**
30 Quincy Street
Somerville MA 02143

CONSULTANTS

Structural Engineer
Evan L. Hankin, P.E.
202 Nehoiden Road
Newton, MA 02468
Elhankin@me.com

Civil Engineer
SAMIOTES
20 A Street
Frammingham, MA 01791

Mechanical Engineer

HERS Rater

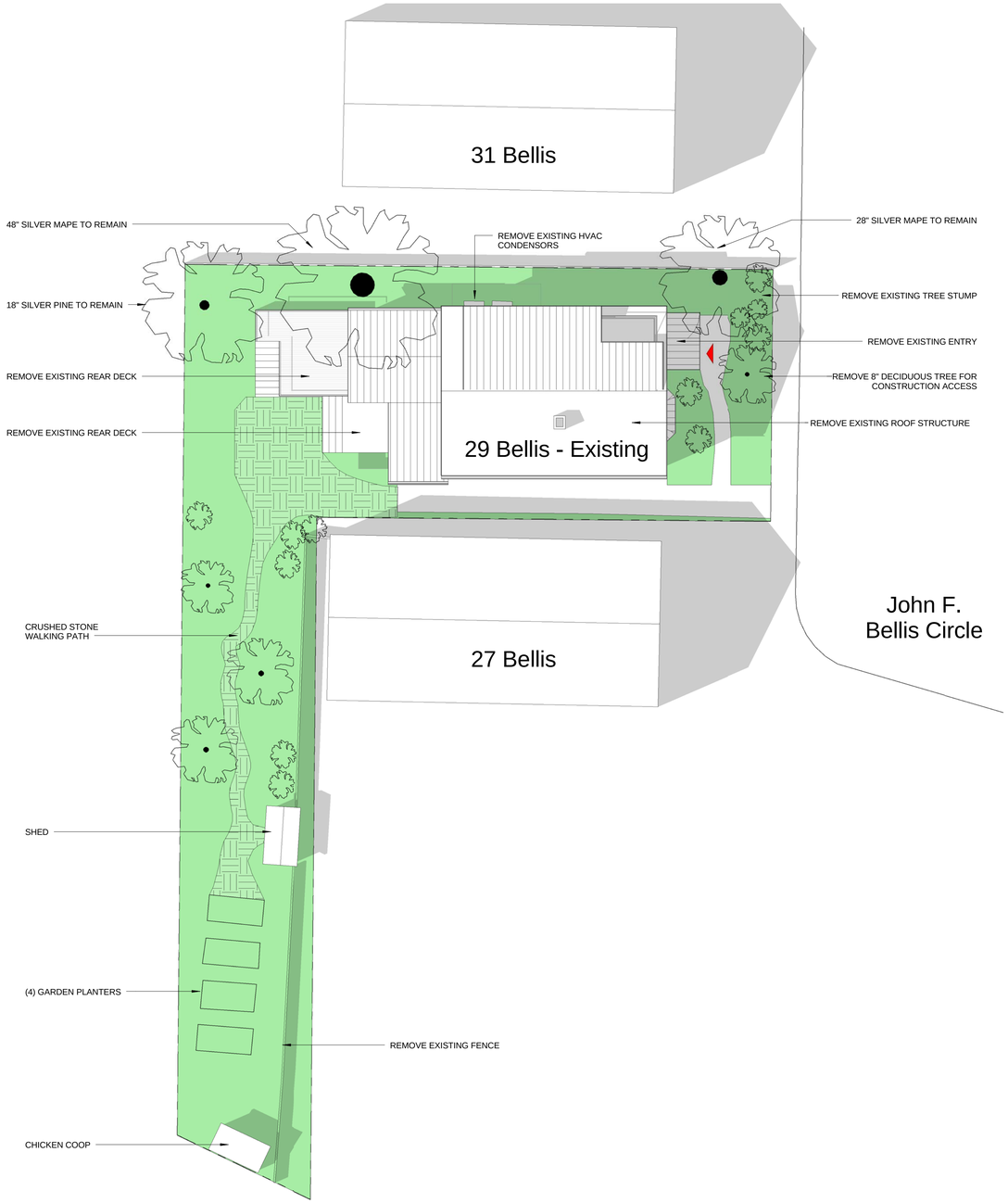
MARK	DATE	DESCRIPTION

DRAWN BY:	Author
CHECKED BY:	Checker
COPYRIGHT:	GROUP DESIGN BUILD INC 1/4/2017 3:55:36 PM

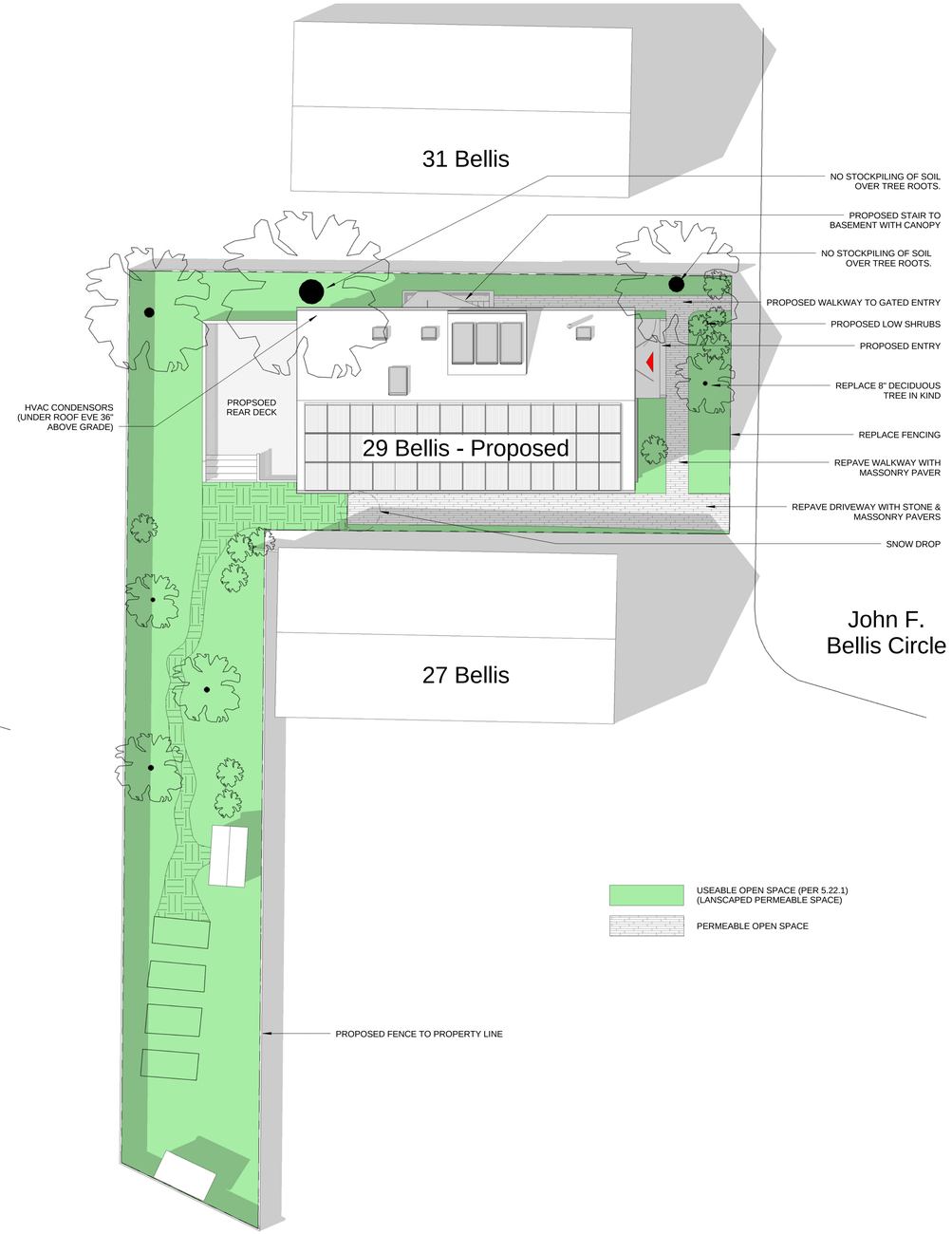
Zoning Compliance Plan

A.001

1/4/2017 3:55:36 PM



A2 Existing Site Plan
1" = 10'-0"



A1 Proposed Site Plan
1" = 10'-0"

GROUP DESIGN BUILD

PROJECT: **201602**
29 Bellis Circle

PROJECT ADDRESS: 39 Bellis Circle Cambridge MA 02140

ARCHITECT + GC: **Group Design Build Inc**
30 Quincy Street
Somerville MA 02143

CONSULTANTS

Structural Engineer
Evan L. Hankin, P.E.
202 Nehoiden Road
Newton, MA 02468
Ellhankin@me.com

Civil Engineer
SAMIOTES
20 A Street
Frammingham, MA 01791

Mechanical Engineer

HERS Rater

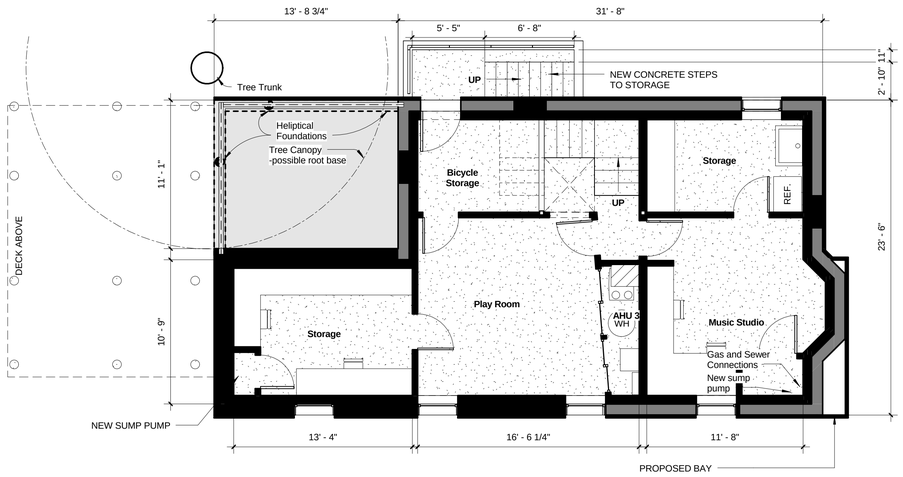
MARK	DATE	DESCRIPTION

DRAWN BY:	Author
CHECKED BY:	Checker
COPYRIGHT:	GROUP DESIGN BUILD INC 1/4/2017 3:56:09 PM

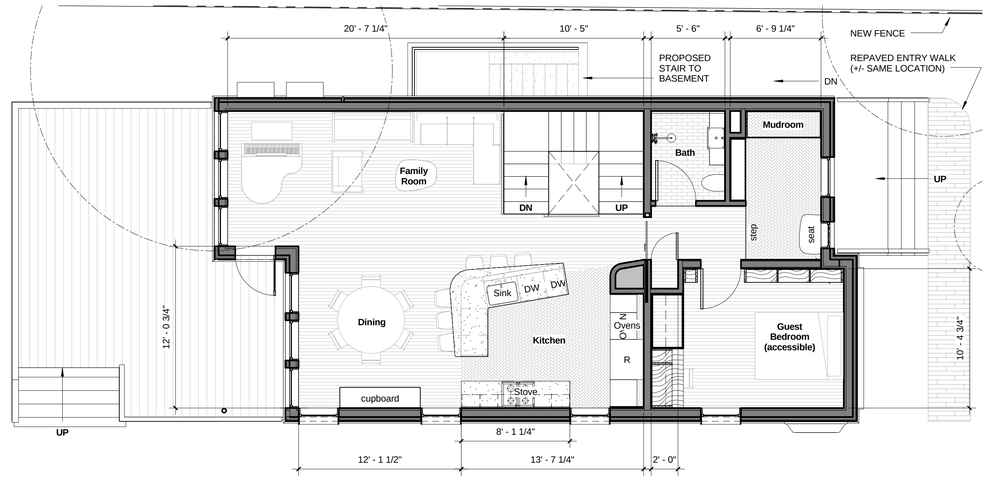
Landscape Plan

A.003

1/4/2017 3:56:09 PM

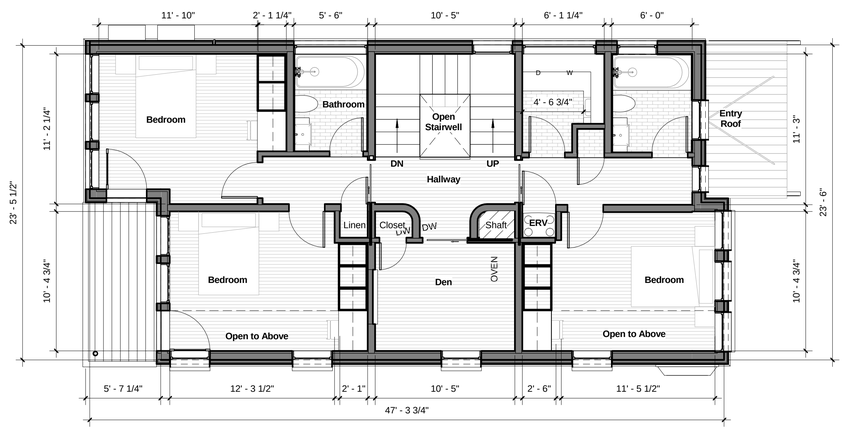


1 Basement Plan PROPOSED
3/16" = 1'-0"



2 Level 1 PROPOSED
3/16" = 1'-0"

4 Level 3 PROPOSED
3/16" = 1'-0"



3 Level 2 PROPOSED
3/16" = 1'-0"

0 5' 10' 20'

NORTH

GROUP DESIGN BUILD

PROJECT: **201602**
29 Bellis Circle

PROJECT ADDRESS: 39 Bellis Circle Cambridge MA 02140

ARCHITECT + GC: **Group Design Build Inc**
30 Quincy Street
Somerville MA 02143

CONSULTANTS

Structural Engineer
Evan L. Hankin, P.E.
202 Nehoiden Road
Newton, MA 02468
Elhankin@me.com

Civil Engineer
SAMIOTES
20 A Street
Frammingham, MA 01791

Mechanical Engineer

HERS Rater

MARK	DATE	DESCRIPTION

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CHECKED BY:	Checker
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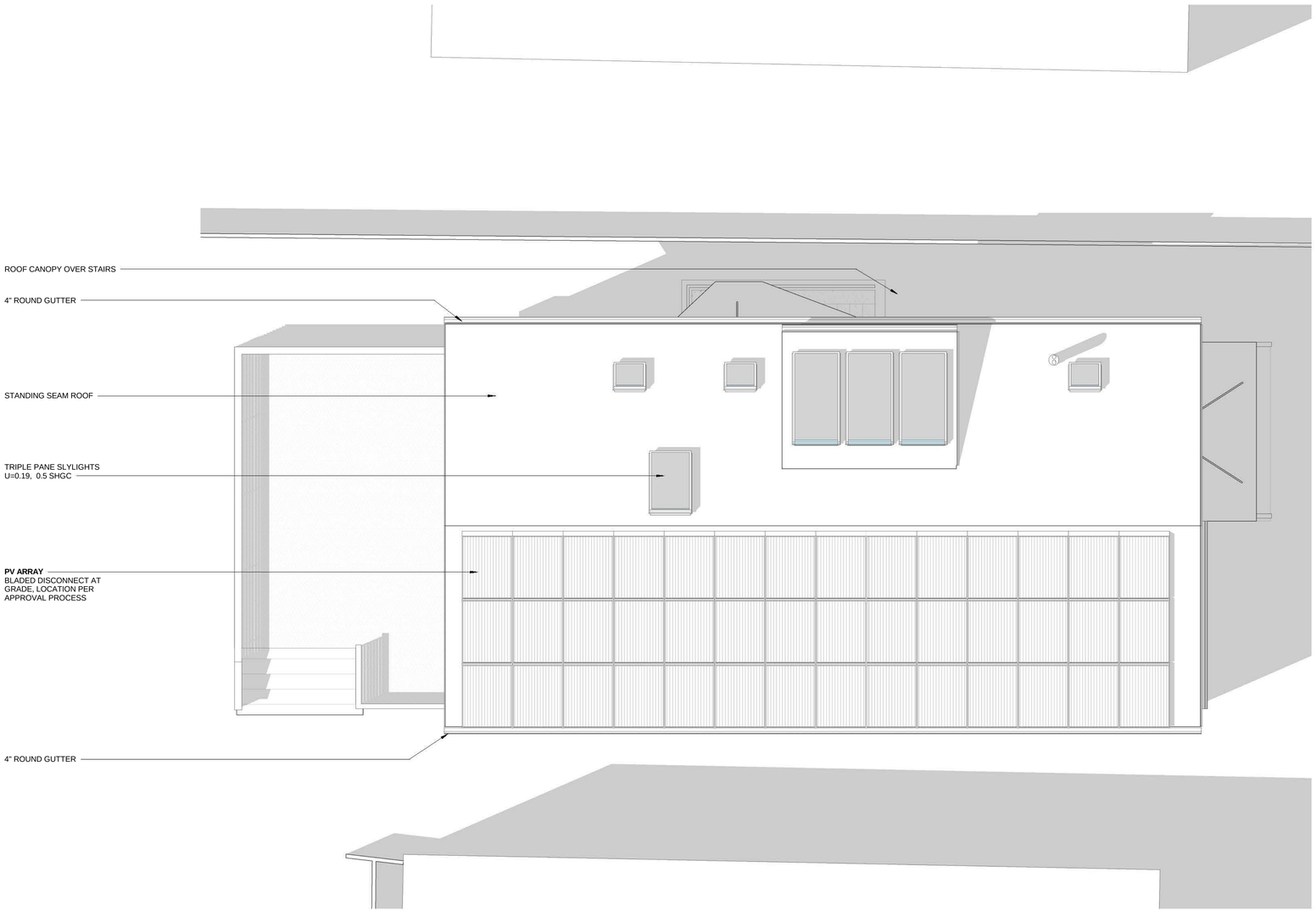
Floor Plans

A.100ZBA

1/4/2017 3:56:28 PM



1 Roof Plan
1/4" = 1'-0"

GROUP
DESIGN
BUILD

PROJECT: **201602**
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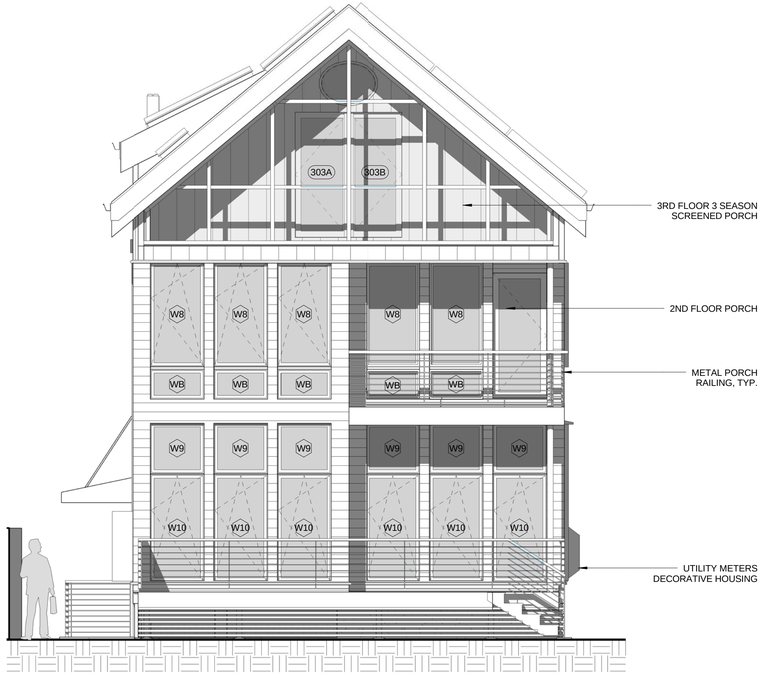
Roof Plan

A.104

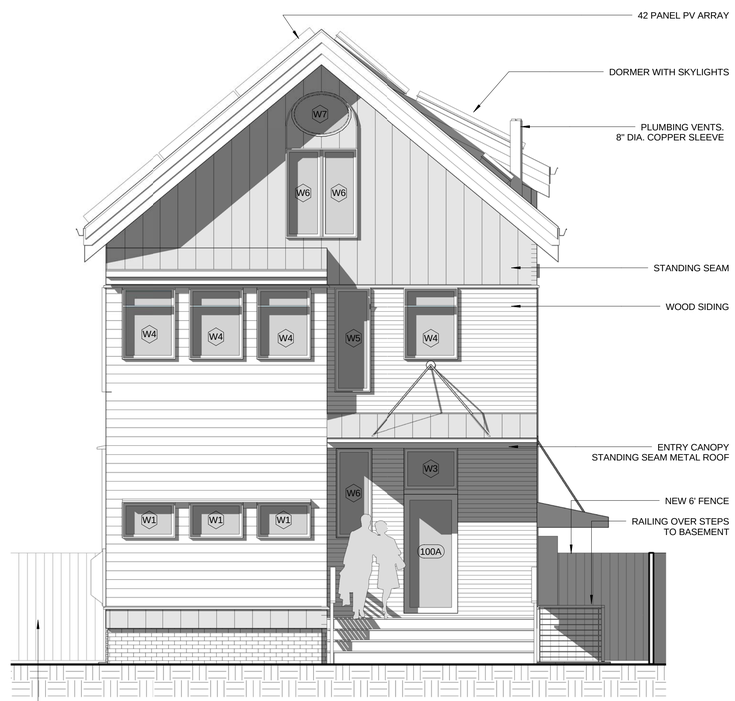
1/4/2017 3:56:52 PM



4 West
1/4" = 1'-0"

3 North
1/4" = 1'-0"

2 South
1/4" = 1'-0"



1 East
1/4" = 1'-0"

GROUP DESIGN BUILD

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29 Bellis Circle

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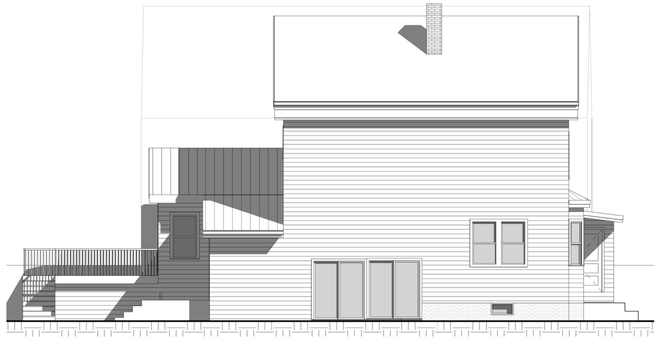
Exterior Elevations

A.200

1/4/2017 3:57:44 PM

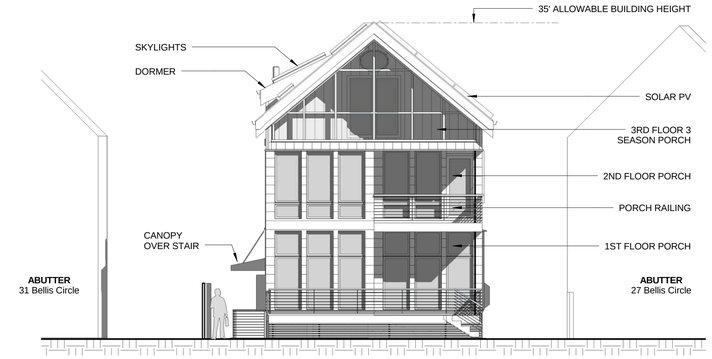
D2 Existing West Elevation
1/8" = 1'-0"



C2 Existing South Elevation
1/8" = 1'-0"

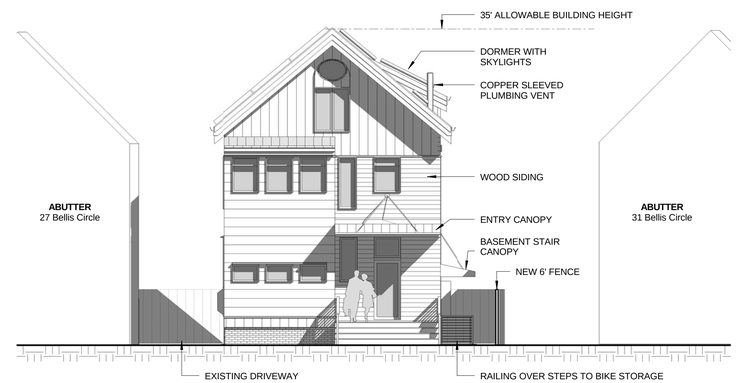
B2 Existing East Elevation
1/8" = 1'-0"

A2 Existing North Elevation
1/8" = 1'-0"

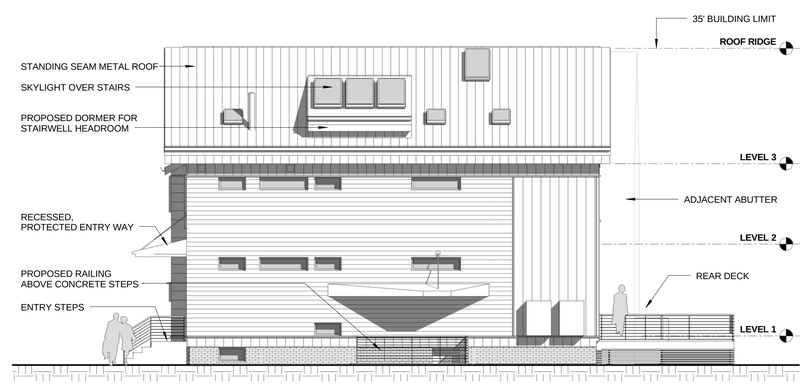


D1 Prposed West Elevation
1/8" = 1'-0"

C1 Proposed South Elevation
1/8" = 1'-0"



B1 Proposed East Elevation
1/8" = 1'-0"



A1 Proposed North Elevation
1/8" = 1'-0"

GROUP DESIGN BUILD

PROJECT: **201602**
29 Bellis Circle

PROJECT ADDRESS: 39 Bellis Circle Cambridge MA 02140

ARCHITECT + GC: **Group Design Build Inc**
30 Quincy Street
Somerville MA 02143

CONSULTANTS

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Elhankin@me.com

Civil Engineer
SAMIOTES
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Framminghan, MA 01791

Mechanical Engineer

HERS Rater

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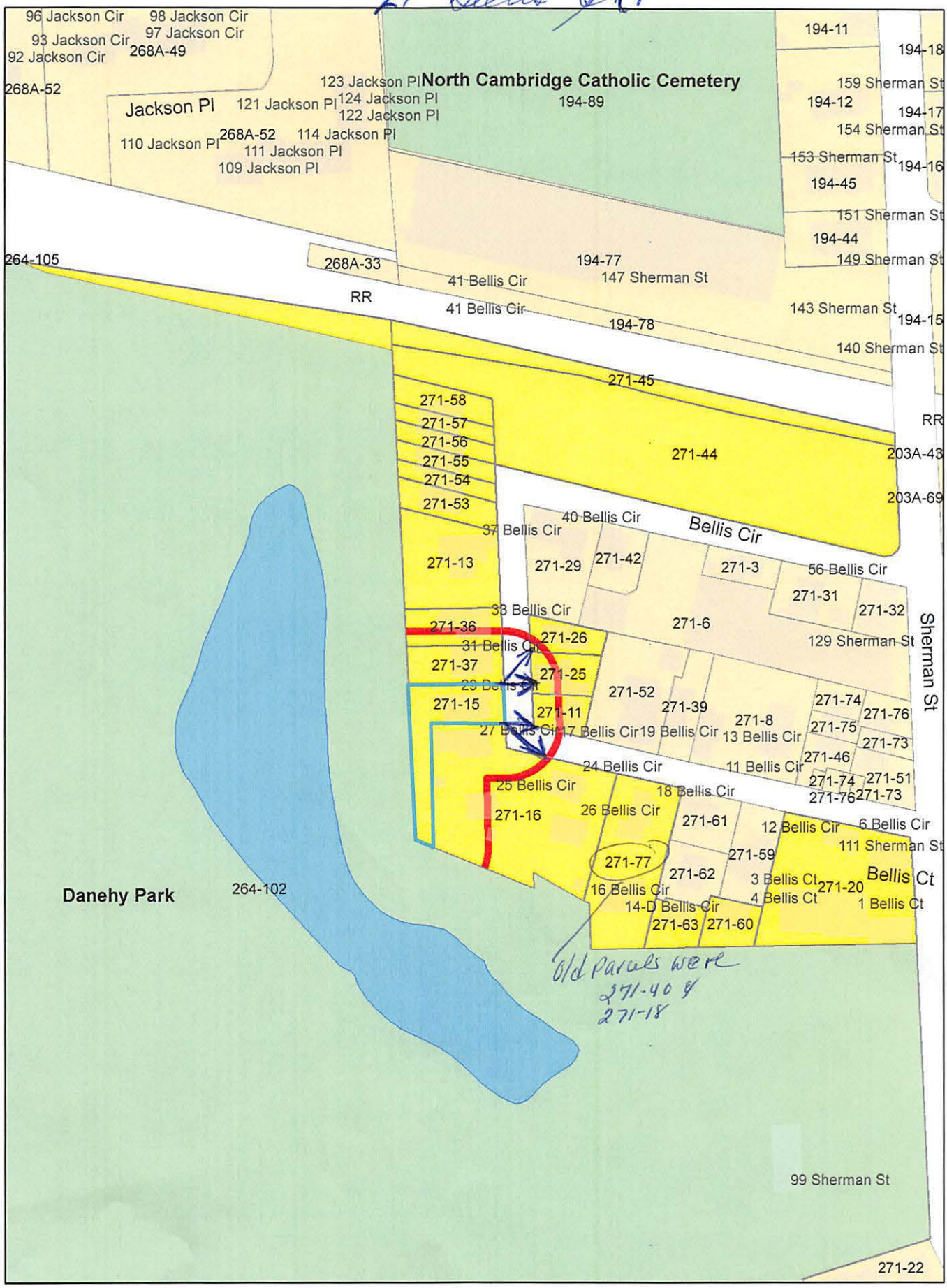
Exterior Elevations
ZBA Review

A.200Z

1/4/2017 3:58:13 PM

29 Bellis St.


96 Jackson Cir
98 Jackson Cir
93 Jackson Cir
97 Jackson Cir
92 Jackson Cir
268A-49
268A-52
Jackson Pl
123 Jackson Pl
North Cambridge Catholic Cemetery
121 Jackson Pl
124 Jackson Pl
122 Jackson Pl
194-89
110 Jackson Pl
268A-52
114 Jackson Pl
111 Jackson Pl
109 Jackson Pl
194-11
194-18
159 Sherman St
194-12
194-17
154 Sherman St
153 Sherman St
194-16
194-45
151 Sherman St
194-44
149 Sherman St
264-105
268A-33
194-77
147 Sherman St
41 Bellis Cir
RR
41 Bellis Cir
194-78
143 Sherman St
194-15
140 Sherman St
271-45
271-58
271-57
271-56
271-55
271-54
271-53
271-44
RR
203A-43
203A-69
40 Bellis Cir
Bellis Cir
37 Bellis Cir
271-13
271-29
271-42
271-3
56 Bellis Cir
271-31
271-32
33 Bellis Cir
271-6
129 Sherman St
Sherman St
271-36
31 Bellis Cir
271-26
271-37
271-25
29 Bellis Cir
271-52
271-15
271-11
271-39
271-8
271-74
271-76
27 Bellis Cir
17 Bellis Cir
19 Bellis Cir
13 Bellis Cir
271-75
271-73
271-46
24 Bellis Cir
11 Bellis Cir
271-74
271-51
25 Bellis Cir
18 Bellis Cir
271-76
271-73
271-16
26 Bellis Cir
271-61
12 Bellis Cir
6 Bellis Cir
111 Sherman St
271-77
271-59
271-62
3 Bellis Ct
271-20
Bellis Ct
Danehy Park
264-102
16 Bellis Cir
4 Bellis Ct
1 Bellis Ct
14-D Bellis Cir
271-63
271-60
Old Parcels were
271-40 &
271-18
99 Sherman St
271-22

29 Bellis Circle

Petitioner

271-16
CONE, BARBARA A. & ADAM F. SCHORN
24 BELLIS CIR
CAMBRIDGE, MA 02140

271-16
KERR, ADAM FORBES & LEAH KERR
27 BELLIS CIR
CAMBRIDGE, MA 02140

GROUP DESIGN BUILD
C/O MARCELO T. HERNANDEZ
30 QUINCY STREET
SOMERVILLE, MA 02143

271-16
BROWN, DAVID D. & LIBBY MCDONALD
25 BELLIS CIRCLE. UNIT#25
CAMBRIDGE, MA 02140

271-16
CULOTTA, THOMAS A. & MARY CUSTIC
26 BELLIS CIR
CAMBRIDGE, MA 02140

271-11
MORIARTY, PATRICIA M.
23 BELLIS CIR
CAMBRIDGE, MA 02140

271-13
BERRY, ROGER S. & SONIA PEREZ VILLANUEVA
35 BELLIS CIR
CAMBRIDGE, MA 02140

271-15
WYMAN, DUDLEY & NICOLE A. BARNA
29 BELLIS CIR
CAMBRIDGE, MA 02140

271-20
KIM, JENNIFER Y. & LAWRENCE K. KIM
1 BELLIS CT. UNIT A
CAMBRIDGE, MA 02140

271-20
DUHL, BERNICE S.,
TR. THE 111 SHERMAN ST, UNIT B REALTY TR.
2 BELLIST CT., UNIT B
CAMBRIDGE, MA 02140

271-20
MITTELL, PETER R. & MAXINE L. WEINREB
3 JOHN F. BELLIS CT
CAMBRIDGE, MA 02140

271-20
WEITZMAN, CATHERINE EZELL &
ARTHUR J. WEITZMAN
4 JOHN F. BELLIS CT
CAMBRIDGE, MA 02140

271-20
GILL, RICHARD J. & SUZAN E. WOLPOW
111 SHERMAN ST., #E
CAMBRIDGE, MA 02140

271-20
KERAMARIS, JOHN,
TR. THE BELLIS CIRCLE UNTI F REALTY TR.
16 STRAWBERRY HILL RD
ACTON, MA 01720

271-25
FILOSO, MARY
30 BELLIS CIR
CAMBRIDGE, MA 02140

271-26
LADD, MARIBETH & BARRY MURPHY
32 BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-36
SIEGELL, MICHAEL & LAKSHMI MUDUNURI
33 BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-37
WILTON, LISA JAYNE
31 J. F. BELLIS CIR.
CAMBRIDGE, MA 02140

271-44
BELLIS CIRCLE, INC.
C/O CHARLES S. MARGOSIAN
HIGHLAND MANAGEMENT ASSOC
1 EAST 22ND ST, STE 201
LOMBARD, IL 60148

271-45
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

271-53
ROTHENBERG, JILL M. & JANE A. SIMMONS
39A BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-54
HUA, HAIYAN & YUHUA LI
39B BELLIS CIR.
CAMBRIDGE, MA 02140

271-55
BARNA, NICOLE & DUDLEY WYMAN
39C BELLIS CIR
CAMBRIDGE, MA 02140

271-56
MUELLER, FREDERICK W.
39D BELLIS CIR
CAMBRIDGE, MA 02140

271-57
RUDD, CHRISTOPHER E.
39 SOMERTON AVE
RICHMOND
SURREY, TW94QP, -- --

271-58
OLKEN, DEBORAH
39 JOHN F. BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-60
KING, CAROLYN B.
14 D BELLIS CIRCLE
CAMBRIDGE, MA 02138

271-63
TITCOMB, TIMOTHY PAUL & KITT SCHAFFER
14 C JOHN F. BELLIS CIR
CAMBRIDGE, MA 02140

271-77
CHAPIN, TODD & ERICA BIAL.
16 BELLIS CIR
CAMBRIDGE, MA 02140

271-77
WU, SHUO & KUN HU
18 BELLIS CIR
CAMBRIDGE, MA 02140

29 Berkshire Circle

264-102
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

264-102
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

264-102
CITY OF CAMBRIDGE
C/O LOUIS DePASQUALE
CITY MANAGER

271-40 /271-18
DUNCAN MACARTHUR
255 GROVE STREET
CAMBRIDGE, MA 02138

CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Jurisdiction Advice

To the Owner of Property at 29 Bellis Circle

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

__ Old Cambridge Historic District
__ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
__ Avon Hill Neighborhood Conservation District
__ Half Crown – Marsh Neighborhood Conservation District
__ Harvard Square Conservation District
__ Mid Cambridge Neighborhood Conservation District
__ Designated Landmark
__ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
__ Preservation Restriction or Easement (as recorded)
_X_ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
Demolition proposed. CHC hearing application and hearing required.
__ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
__ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date January 9, 2017

Received by Uploaded to Energov Date January 9, 2017
Relationship to project BZA 12350-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
http://www.cambridgema.gov/Historic