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### 2.1 AHO Matrix Comments

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<th>Dem #</th>
<th>Comment</th>
<th>Source</th>
<th>CHA Response</th>
</tr>
</thead>
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<tr>
<td>1</td>
<td></td>
<td>Consideration could be given to maintaining a cornice with a consistent projection that matches the walls below.</td>
<td>PB</td>
<td>We have updated the design in a handful of ways to draw more attention to the entrance and reduce the impact of the overhang at the addition:</td>
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<tr>
<td></td>
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<td>- Increased the width of the entrance to the site on Norfolk Street and left this gap in the site wall open instead of gabled in order to indicate this is the main entrance. In addition, we removed a second gate on the Norfolk Street side so after construction the only gap in the Norfolk Street wall will be the main entrance. This will draw attention to the entrance to the site.</td>
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<td></td>
<td>- Added ornamental tops on masonry pillars at main entrance of site only for emphasis.</td>
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<td></td>
<td>- Added signage including an illuminated &quot;AHO&quot; on the masonry site wall next to the gate.</td>
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<td></td>
<td>- Moved location of proposed public art from adjacent to the &quot;connector&quot; to the exterior site wall near the entrances to the site, both making the public art more public and helping drawing people's eyes to the entrances to the site.</td>
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<td>- Blended the grade of the south yard so that the landscape plan blends the path's slope into the general slope so that both the grading of the south yard and path lead people directly to the new entrance. This is the most direct path that does not require a ramp with handrails.</td>
<td></td>
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<td>- Extended the canopy and added &quot;116 NORTFOLK&quot; in blue over the canopy.</td>
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<td></td>
<td>- We have made the front door larger since our last submission, to announce the entrance.</td>
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<td></td>
<td></td>
<td>- Raised the height of the soffit of the projection so that it aligns with the underside of the porch.</td>
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<td></td>
<td>- Relocated the proposed public art from below the projection to the street and now treat the facade under the projection similarly to the area above, helping the projection blend into the rest of the addition.</td>
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<td>2</td>
<td>X</td>
<td>Consideration could be given to increasing the visibility of the new entrance, and to reducing the intrusions of the addition's second floor into the entry area.</td>
<td>PB</td>
<td>We agree that the slope of the path should be blended into the lawn. The landscape plan blends the path's slope into the general slope so that both the grading of the south yard and path lead people directly to the new entrance. This is the most direct path that does not require a ramp with handrails.</td>
</tr>
<tr>
<td>3</td>
<td>X</td>
<td>Consideration could be given to raising the grade of the lawn adjoining the path to blend the path's slope into the general slope of the lawn as the path ascends to first floor level and providing a more direct path to the entrance from Suffolk.</td>
<td>CDD</td>
<td>We agree that it is important to emphasise the entrance and advance the design of the connection. We have extended the glazing to the existing and new building in order to increase the amount of glazing and make the scale more residential. The window wall at the connector has been updated to include a band of metal panels at each floor level alternating with bands of glass. This helps reduce the scale of the curtain wall assembly because it no longer looks so continuous from the ground up to the roof. The depth of some of the curtain wall Mullions has been adjusted to emphasise the horizontality of the bands. These changes help the connector relate to the adjacent projection. The horizontal lines of the connector relate to the entrance, addition, and entrance:</td>
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<td>- The glass floor design at the entrance has also been updated to allow transparency while providing some privacy for residents picking up letters and packages in the mailroom.</td>
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<td>4</td>
<td>X</td>
<td>Consideration could be given to providing a larger canopy above the entrance door, and to aligning it with the roof of the existing south porch.</td>
<td>CDD</td>
<td>We raised the soffit on the underside of the soffit aligns with the underside of the porch.</td>
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<td>5</td>
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<td>To reduce the sense of crowding created by the second and third floor projecting element on the west side of the addition, consideration could be given to raising the soffit on its underside to correspond with that of the existing south porch.</td>
<td>CDD</td>
<td>We are expending the canopy at the entrance to 6' wide by 4' deep and adding the address [&quot;116 Norfolk&quot;] in a bright blue above the canopy to draw further attention to the entrance. We explored aligning the canopy with the roof of the existing south porch; however, we felt that the crowed entrance was too high above the door to protect from rain and serve as a practical canopy.</td>
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<td>6</td>
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<td>Consideration could be given to providing a larger canopy above the entrance door, and to aligning it with the roof of the existing south porch.</td>
<td>CDD</td>
<td>We considered this, however, shrinking the projection to three windows, removes 35 square feet from units 217 and 317, reducing them from 370 sf to 335 sf, and making them difficult to furnish. In addition, this would relocate units 217 and 317 to the rear because the second window in the units (closer to the connector) would be cut in shadow by the bay window.</td>
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<td>7</td>
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<td>Consideration could be given to reducing the intrusions of the addition's second floor into the entry area. Another suggestion for the entry area was to pull back a portion of units 217 and 317 to create a three-window projection that provides additional visual space.</td>
<td>PB</td>
<td>There's not enough space for a new porch along the addition or at the entrance. We feel a new porch would cramp the entrance by blocking the view to the entrance from Suffolk Street. We also cannot raise the height of the entry given the challenges of connecting the floors of the two buildings while meeting the provision in the AHO that doesn't allow the first floor to be over four feet from the ground (Section 11.207.7.4). Without raising the entry height, we cannot add a porch directly next to the entry without crowding it.</td>
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<tr>
<td>8</td>
<td>X</td>
<td>The (main entrance) door seems small, more of a wide door to the building than the main entrance.</td>
<td>PB</td>
<td>The proposed windows are largest 7'-3&quot; tall x 3'-2&quot; wide on the first floor, 6'-6&quot; tall x 3'-2&quot; on the second floor., and 5'-3&quot; tall x 3'-2&quot; on the third floor. (12&quot; on the existing building, the windows get smaller on the second and third floors.) On the first and second floors we have decreased the size of the frame above the windows to improve window to frame proportions. We have also added a reveal detail on the frame above the windows on the first floor. Per 11.207.7.5, at least 20% of the area of window facades facing a public street or a public open space shall consist of clear glass windows. Public facing facades on the proposed design have a window-wall ratio of 29%. By comparison, the window-wall ratio on the existing building is 18%.</td>
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<td>9</td>
<td></td>
<td>Consideration could be given to adding apron on the new entrance that relates to the design of the existing porch, thereby signaling the location of the new building entry.</td>
<td>CDD</td>
<td>Materials:</td>
</tr>
<tr>
<td>10</td>
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<td>Consideration could be given to using taller windows, or to giving the blank panels above them a three-dimensional relief treatment.</td>
<td>CDD</td>
<td>We are using True Exterior Sidings &amp; Trim, a fly ash product, for the exterior trim at 116 Norfolk, which will be above the brick base, around the windows, the underside of the projection, and at the cornice. Fly ash is an electric generation power plant byproduct that forms cement when combined with water. The product is endorsed by the U.S. Green Building Council (USGBC) for use in construction materials and contains a minimum of 70% recycled content.</td>
</tr>
<tr>
<td>11</td>
<td>X</td>
<td>Board members requested additional product information on the proposed windows with fly ash frames to ensure they are appropriate for the local climate.</td>
<td>PB</td>
<td>We are using True Exterior Sidings &amp; Trim, a fly ash product, for the exterior trim at 116 Norfolk, which will be above the brick base, around the windows, the underside of the projection, and at the cornice. Fly ash is an electric generation power plant byproduct that forms cement when combined with water. The product is endorsed by the U.S. Green Building Council (USGBC) for use in construction materials and contains a minimum of 70% recycled content.</td>
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<tr>
<td>PE/CCD COMMENTS &amp; CHA RESPONSES</td>
<td>Comment #</td>
<td>Done?</td>
<td>Comment</td>
<td>Source</td>
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<td>12</td>
<td>X</td>
<td></td>
<td>Clarification on whether a handrail will be required for the proposed entrance walkway.</td>
<td>PB</td>
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<td>13</td>
<td>X</td>
<td></td>
<td>Look-at-path from pick-up/drop-off space from the street to the site to the entrance. Is it accessible given width of the sidewalks, tree placement, etc?</td>
<td>PB</td>
</tr>
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<td>14</td>
<td>X</td>
<td></td>
<td>Additional information about the planned management of motor vehicle parking for non-resident building visitors, such as full-time staff, service providers, and nurses</td>
<td>PB</td>
</tr>
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<td>15</td>
<td>X</td>
<td></td>
<td>Consideration for providing expanded TDM measures</td>
<td>PB</td>
</tr>
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<td>16</td>
<td>X</td>
<td></td>
<td>Is renting spaces possible from the residential lot across the street?</td>
<td>PB</td>
</tr>
<tr>
<td>Site Design</td>
<td>X</td>
<td></td>
<td>The deteriorated existing wooden fence along the south brick wall is proposed to be removed. To make the benches in the south lawn that back onto the south wall (which is approximately four feet tall in that location) more inviting to use, consideration could be given to replacing the wooden fence with a lattice that vines could grow on.</td>
<td>CDD</td>
</tr>
<tr>
<td>18</td>
<td>X</td>
<td></td>
<td>To enhance the north lawn's presence as a usable open space for residents, consideration could be given to creating steps down from the terrace to the site's north yard. The perimeter wall and gate may be sufficient to obviate potential security concerns about creating a second door to the lobby.</td>
<td>CDD</td>
</tr>
<tr>
<td>19</td>
<td>X</td>
<td></td>
<td>The addition’s south setback is atypically large compared to other buildings on Suffolk Street. Consideration could be given to reducing it to the zero minimum.</td>
<td>CDD</td>
</tr>
<tr>
<td>20</td>
<td>X</td>
<td></td>
<td>No loading bays are shown on the site plans, but the zoning dimensional form notes 1 loading bay. A loading bay is not specifically required and the dimensional form should reflect the loading bay.</td>
<td>CDD</td>
</tr>
<tr>
<td>Sustainability</td>
<td>X</td>
<td></td>
<td>To address embodied carbon, staff suggests that the design team use LEED v4 x 4.1 materials and resources credit options and framework and procuring products/materials with a third-party verified environmental product declaration (EPDs).</td>
<td>CDD</td>
</tr>
<tr>
<td>21</td>
<td>X</td>
<td></td>
<td>While certification demands compliance with 40 points considered optional by EGC, CHA is committed to going far beyond this minimum by seeking a total of 96 optional points on top of EGC’s mandatory requirements.</td>
<td>CDD</td>
</tr>
<tr>
<td>22</td>
<td>X</td>
<td></td>
<td>Please show solar panels on next renders.</td>
<td>PB</td>
</tr>
<tr>
<td>23</td>
<td>X</td>
<td></td>
<td>Consideration could be given to using a high-SRI roof system, and to providing rooftop PV panels or green roof as part of the initial construction</td>
<td>CDD</td>
</tr>
</tbody>
</table>
2.2 Updated Renderings

- Updated Connector and perimeter wall design to emphasize entrance.
  - See Sections 2.3 & 2.6 (pages 9-11 & 14-15) for more details.
- Slope of path to front entrance is blended into the grading of the south yard landscape.
  - See Section 2.5 (page 13) for more details.
- Studied reducing projection to 3-bay design, but kept 4-bay design given interior unit layout.
- Refined west elevation of addition to blend façade below soffit and moved public art to perimeter wall.
  - See Sections 2.3 & 2.6 (pages 9-11 & 14-15) for more details.
Moved public art to perimeter walls near site entrances. Note: public art in rendering is a stock image. Please refer to Section 2.6 (page 14) for mosaic precedents.

Example artwork, David Fichter

Color of new building changed to “Hudson Bay Blue,” which is less gray and more blue.

Soffit height of projection and column height of existing porch are aligned in order to create one sightline and make the building entrance more spacious. See Section 2.3 (pages 9-11) for more details.

Refined west elevation of addition to blend facade above and below soffit.

Added metal picket fence on existing Suffolk St. perimeter wall in order to balance a sense of privacy and transparency.

Widened primary entrance along Norfolk Street and eliminated existing small gate. Access into south yard will be open rather than gated to provide ease of entry for all residents, with and without mobility aids.

Masonry pillars will have ornamental tops for added emphasis.

Illuminated “116” signage to further emphasize main site entrance.

See Section 2.6 (page 15) for more details.
Mosaic wrapping around corner of perimeter wall at site entrance on Suffolk Street. Note: public art in rendering is a stock image. Please refer to Section 2.6 (page 14) for mosaic precedents.

Added metal picket fence on existing Suffolk St. perimeter wall in order to balance a sense of privacy and transparency.

Refined detail of window frames.
- 1st floor: decreased size of frame above window to improve window and frame proportion; added reveal detail.
- 2nd floor: decreased size of frame above window to improve window and frame proportion.

Windows dimensions are designed to relate to the existing building. They are largest on the bottom floor and become smaller on higher floors.
- 1st floor: 7'-1" tall x 3'-2" wide
- 2nd floor: 6'-7" tall x 3'-2" wide
- 3rd floor: 4'-11" tall x 3'-2" wide
Window-to-wall ratio is 22% on the new building, versus 18% on the existing building.

We considered changes to the cornice design, but kept as is. We feel it creates a simpler, more regular outline to match the form of the existing building while providing additional interest to the new building through the detailing at the underside of the cornice.

See Section 2.4 (pages 12) for details.

Public art added on perimeter wall as you approach site from east. Note: public art in rendering is a stock image. Please refer to Section 2.6 (page 14) for mosaic precedents.
NORTH YARD TERRACE

View without trees

- Expanded glazing in the Connector so that it reads as bands of metal panels alternating with bands of glass at each floor.

- Horizontality of the Connector helps link the existing and new buildings.

- Reduced scale of curtain wall assembly so that it no longer reads as a continuous massing from bottom to top.

- Plantings in front of terrace railing help soften the transition between the yard and the terrace.

View with trees
2.3 Projection Study

3-WINDOW PROJECTION

Units 217 and 317 are reduced from 370 sqft to 335 sqft become difficult to furnish, especially the placement of a dining table.

The 3-bay design reduces the sense of crowding at the Connector, but it creates an alcove that will often be in shadow and reduces natural light to units 217 and 317 which only have two windows.
EXTEND PROJECTION INTO GROUND

Appears more seamless from Norfolk Street.
Heightens sense of crowding at entrance as seen from Suffolk Street.
Updated Design

Previous Design

4-WINDOW PROJECTION & CONNECTOR

- Raised the bottom of the projection/soffit height to align with the top of porch columns to create one sightline and reduce the sense of crowding at the main entrance.
- Enlarged door (6' wide) and canopy (6' wide x 4' deep).
- Added signage on canopy to emphasize entrance.
- Increased glazing on Connector so it reads as bands of metal panels alternating with bands of glass at each floor, and reduces scale of curtain wall assembly.
- Maintained horizontality of Connector to link the existing and new buildings.
- Updated glass frit design at entrance to allow transparency while providing some privacy for residents picking up letters and packages in the mailroom.

Note: Plantings at entry and in front of porch are removed to clarify building design.
2.4 Cornice Study

As recommended by the Planning Board, we studied having the cornice line follow the massing below. After review, we propose to maintain the cornice as originally designed. The cornice takes the path that it does in order to give a simpler, more regular, outline to the addition. In this way, it helps relate the addition to the simple, regular form of the existing building. In addition, by not strictly following the path of the walls below it, the relationship between the cornice and the walls changes as you walk around the building, making its overall form more interesting.
2.5 Landscape Plan

Plantings in front of terrace railing help soften the transition between the yard and the terrace.

One tree, which our arborist noted as “low vigor” and in “fair / poor” condition that had old storm damage, will be removed and replaced for construction access.

Pick-up / Drop-off: Route to front entrance via sloped path is fully accessible.
- Overall sidewalk width is approximately 7’-5”, with a 4’-1” width of the sidewalk between the street tree well and the site wall. This complies with the minimum 48” width required for accessibility.

Norfolk Street main entrance (widened double-width, no gate)

Slope of path to front entrance is blended into the grading of the south yard landscape.
- Most direct path from the street to front entrance.
- Less than 1:20 slope, no ramp or handrails required.
2.6 Perimeter Walls & Public Art

EXAMPLE ARTWORK

PUBLIC ART LOCATIONS

A: Next to primary site entrance on Norfolk Street
B: Wrapping the corner of the perimeter wall, by secondary entrance on Suffolk Street
C: At northeast corner on Worcester Street
NORFOLK STREET

- Illuminated Sign
- Finials
- Removed gate
- Artwork

EXISTING WALL
NEW WALL
NEW PRECAST CONCRETE WALL CAP
NEW WALL FOUNDATION TO MATCH HEIGHT OF EXISTING ADJACENT WALL
EXISTING WALL
FOUNDATION TO BE REPAIRED AS NEEDED
NEW WALL REMAIN - NEW WALL CAP
STEEL RAILING GUARD
NEW GATE

SUFFOLK STREET

- Metal Fence
- Artwork

EXISTING WALL
NEW WALL
EXISTING WALL TO REMAIN
NEW WALL FOUNDATION TO MATCH HEIGHT OF EXISTING ADJACENT WALL
EXISTING WALL
TW 30.43
END OF EXISTING WALL
EXISTING WALL
TW 31.38

WORCESTER STREET

- Artwork
- Bench

EXISTING WALL
NEW WALL CONSTRUCTED ON EXISTING WALL
NEW 48" STEEL PICKET FENCE ON FLUSH CONCRETE MOW STRIPE
NEW 48" STEEL PICKET FENCE
EXISTING WALL
EXISTING WALL TO REMAIN
4'-8"
3'-10"
NEW WALL TO REMAIN
22'-10"
FENCE
2'-4"
9'-0"
NEW GATE

Artwork
Removed gate
Finials
Illuminated Sign
Bench
NEW WALL
NEW WALL
NEW WALL CONSTRUCTED ON EXISTING WALL
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2.7 Fly Ash Information

We are using TruExterior Siding & Trim, a fly ash product, for the exterior trim at 116 Norfolk, which will be above the brick base, around the windows, the underside of the projection, and at the cornice. Fly ash is an electric generation power plant byproduct that forms cement when combined with water. The product is endorsed by the U.S. Green Building Council (USGBC) for use in construction materials and contains a minimum of 70% recycled content.

Fly ash locations