
NOTICE OF PROJECT CHANGE

Submitted Pursuant to Article 80 of the Boston Zoning Code



THE FORECASTER BUILDING

121-127 PORTLAND STREET

BOSTON, MASSACHUSETTS

Submitted to: Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Submitted by: 121 Portland LLC / Pizzuti Development
197 Portland Street, 6th Floor
Boston, MA 02114

June 13, 2013

June 13, 2013

Mr. Peter Meade, Director
Boston Redevelopment Authority
One City Hall Plaza, 9th Floor
Boston, MA 02201
Attn: Heather Campisano, Deputy Director for Development Review

**Re: Notice of Project Change
121-127 Portland Street
Boston, Massachusetts**

Dear Director Meade,

121 Portland Street LLC / Pizzuti Development (“The Proponent”) is submitting this Notice of Project Change (“NPC”) to notify you of proposed modifications to the project referred to in previous filings to the Boston Redevelopment Authority (“BRA”) as The Forecaster Building (“The Project”). The project is located on an approximately 11,857 square foot site fronting on Portland Street and extending through to Friend Street within the Bulfinch Triangle within the West End Section of Downtown Boston.

This letter and the enclosed Notice of Project Change, for which we have provided forty five (45) copies, are being submitted by the Proponent to the BRA to describe the proposed modifications to the project in response to the current economic development conditions. The attached NPC considers modifications to the project’s massing and configuration of floors, residential unit count and sizes, commercial unit count and sizes, interior parking count and configuration. The proposed modifications consist, primarily, of the introduction of two interior courtyards, interior layout modifications, slight building massing changes, and minimal exterior modifications at the ground floor. This modified proposal is for the development of eighty one (81) residential units, two (2) commercial units, and an internal parking area for up to thirty two (32) vehicles. The Proposed Project will continue to comply with the Mayor’s Executive Order Relative to Affordable Housing, dated February 29, 2000, as amended, with respect to affordable units.

Project Background

On October 14, 2005, in accordance with Article 80A-6 of the Boston Zoning Code (“Code”), on behalf of the Proponent, Daylor Consulting Group filed a Notice of Project Change with the BRA describing a proposal for the development of fifty four (54) residential units, three (3) commercial units, and an internal parking garage for up to forty two (42) vehicles, through the reuse of the existing building structure and an increase in building height, due to a two-story (and two mezzanine levels) rooftop addition. On March 1, 2006, pursuant to BRA Board vote on January 10, 2006, BRA Director Mark Maloney issued a Determination waiving further Project review under Section 80A-6.2 of the Code (Appendix A).

June 13, 2013

The proposed project has been the subject of preliminary review with the staff of the BRA , Boston Transportation Department (BTD), and Downtown North Association (DNA). The proponent will present proposed project modifications in a DNA Board meeting on June 13, 2013.

We look forward to your review of this NPC. We would particularly like to thank David Carlson and Heather Campisano from the BRA for their assistance to the project team during the pre-filing period.

Following public review of the project and our responses to any outstanding questions, we would request that the Boston Redevelopment Authority concur with our analysis and issue a determination that no further review is necessary under Article 80 of the Boston Zoning Code.

Kind Regards,

121 Portland LLC / Pizzuti Development



Tina Pizzuti Brzezinski, Manager

Enclosure

CC: Heather Campisano, Deputy Director for Development Review, BRA

June 13, 2013

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June 13, 2013

1.0 Introduction

This Notice of Project Change (“NPC”) is being submitted in accordance with Article 80 of the Boston Zoning Code (“the Code”) for the property at 121-127 Portland Street, owned by 121 Portland LLC and to be developed by Pizzuti Development (the “Proponent”), for a proposed multi-family residential development of eighty one (81) mixed-income, for-sale loft condominium units and associated parking for up to thirty two (32) vehicles.

The Proponent is proposing to fully renovate, upgrade and add four-stories to the approximately 73,000 square foot Forecaster Building, located at the 121-127 Portland Street in Boston’s Bulfinch Triangle, part of the West End neighborhood, into a residential facility with supporting ground floor retail uses (the “Proposed Project”). The Proposed Project exceeds the 10% affordable housing requirement established in the Mayor’s Executive Order relative to Affordable Housing, dated February 29, 2000, by providing ten (10) affordable housing units to the City’s affordable housing stock, or 13% of the total units proposed. The increased number of affordable units has been established to be as responsive to the Mayor Thomas Menino’s and Boston Redevelopment Authority’s (“BRA”) initiatives to create more affordable housing in Boston.

This NPC presents details about minor modifications proposed in light of the current development economic conditions. 121 Portland LLC and Pizzuti Development respectfully maintains that the “Proposed Project” is a minor modification to the previously BRA approved project, and that these minor modifications do not negatively impact the surrounding area, and do not significantly increase the impacts of the project.

2.0 Proposed Project Changes

2.1 Economic Feasibility

Due to the significant downturn in the national economy and specifically in the Greater Boston housing market, as well as the increased cost of materials, the Proponent has been forced to reconsider the development structure of the Project. Upon review, it has been determined that as permitted, the Project is no longer economically viable.

However with the proposed modifications, the Proponent will have a unit mix that is more responsive to the current economic environment. Furthermore, the proponent is confident that, if the Proposed Project is accepted as presented herein, full construction can resume immediately.

2.2 Residential Units

The primary modification to the original Project is to remove the internal parking garage from floors 2 & 3, and introduce two courtyards to the center of the building to varying depths providing more sunlight and ventilation into the center of building, achieving a higher density of units within the existing building structure.

The original proposal had fifty four (54) residential units. This proposal adds twenty seven (27) additional units to yield a Project total of eighty one (81) residential units.

TABLE 2.2			
	Permitted	NPC	Net Change
RESIDENTIAL UNITS	54	81	+ 27
UNIT BREAKDOWN	9 (3BR), 33 (2BR), 12 (1BR)	3 (3BR), 29 (2BR), 49 (1BR)	-6 (3BR), -4 (2BR), +37 (1BR)

2.2.1 Residential Entry

The main residential entry has been relocated from Friend Street to Portland Street. It is our belief that Portland Street has a much more visible presence and will be more conducive to a successful Project.

2.2.2 Affordable Component

In the Fall of 2007, the Boston Redevelopment Authority Board approved an affordable housing commitment that consisted of seven (7) total units. These units included four (4) “on-site” units and three (3) “off-site” units.

In April 2008, a lottery was held for the two (2) “off-site” units located at 330 Summit Avenue, Brighton. This resulted in the sale of Unit 105 for \$152,800 on September 12, 2008. Unit 102 did not sell. In November 2008, a lottery was held for the one (1) “off-site” unit located at Two Hawthorne Place, Charles River Plaza. The lottery resulted in four (4) applicants none of which chose to purchase the unit.

The Proposed Project will continue to comply with the Mayor’s Executive Order Relative to Affordable Housing, dated February 29, 2000, as amended, with respect to affordable units, and the Proponent will continue to work with the BRA and other applicable agencies to satisfy the affordable housing requirements.

2.3 Commercial Units

This proposal will maintain the commercial space along Portland Street, and maintain the commercial space along Friend Street. A third small commercial space along Friend Street has been eliminated to accommodate additional parking. Both commercial spaces will maintain direct sidewalk access and maximize storefront glazing to encourage a pedestrian friendly environment on both Portland and Friend Streets.

TABLE 2.3			
	Permitted	NPC	Net Change
COMMERCIAL UNITS	3 SPACES/ 5,750 SF	2 SPACES/ 3,719 SF	- 1 SPACE/ - 2,031 SF

2.4 Internal Parking

Vehicular access to the building will remain solely on Friend Street. All parking will be contained within the first floor. Mechanical vehicle stacking lifts will be utilized

throughout the internal parking garage. The stacking lifts will be of varying sizes, to accommodate a full range of vehicle sizes. A parking attendant will operate all vehicles within the internal parking area.

2.4.1 Vehicle Count

The previously approved Project provided parking for forty two (42) vehicles on three (3) floors. By utilizing the ceiling height of the first floor, reduced size of new automobiles and improvements to the design of mechanical auto-stackers, all parking will be contained on the first floor. This proposal will be able to yield up to thirty two (32) vehicles. Provisions to provide electrical charging stations/sources throughout the interior parking garage have been provided to encourage the use of alternatively fueled vehicles.

2.4.2 Additional Curb Cut

The modified design proposes an additional curb cut along Friend Street. This curb cut will be 10 feet wide and will provide limited service for three (3) vehicles including one (1) Club Car Program vehicles.

2.4.3 Club Car Program

The project site is ideally situated within the Bulfinch Triangle District to take advantage of existing public transportation. Access to the MBTA's Commuter Rail, Green and Orange Lines, and extensive bus network surround the project's site location within a two block radius. We foresee a decrease in desire for privately owned vehicles within the City of Boston, and it is for this reason that the Proponent will establish a Club Car Program exclusively to the building's residents. The Club Car Program will be independently owned and operated, providing a service that will reduce the need for resident owned vehicles.

2.4.4 Club Bicycle Program

On the heels of the city's successful launch of the "Hubway" program, and keeping with concept of providing, versatile, alternative modes of transportation, the Proponent will also introduce a Club Bicycle Program within the building. The bicycles will be stored in dedicated spaces of the bicycle storage area in the internal parking area.

2.5 Public Benefits

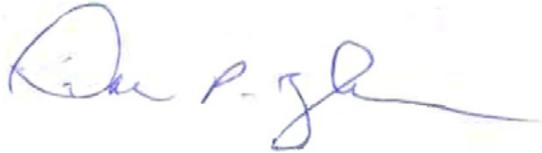
This revised development program for The Forecaster Building located at 121-127 Portland Street will continue to provide substantial public benefits to the residents of the neighborhood and to the City of Boston, as originally described in the approved NPC. When completed, the renovated building will contribute to the transformation of the Bulfinch Triangle District into a vibrant mixed-use neighborhood that will introduce home ownership opportunities to the current housing stock, provide a sustainable transit oriented development, and provide residents with increased safety, improved aesthetic appearance, and enhanced commercial opportunities.

2.6 Conclusion

121 Portland LLC / Pizzuti Development respectfully requests a confirmation from the Boston Redevelopment Authority that the modifications outlined in this Notice of Project Change do not significantly increase the impacts of the Project, or require any further review pursuant to Article 80 of the Boston Zoning Code related to Large Project Review. We appreciate your continued guidance and support and look forward to working together to move this Project forward.

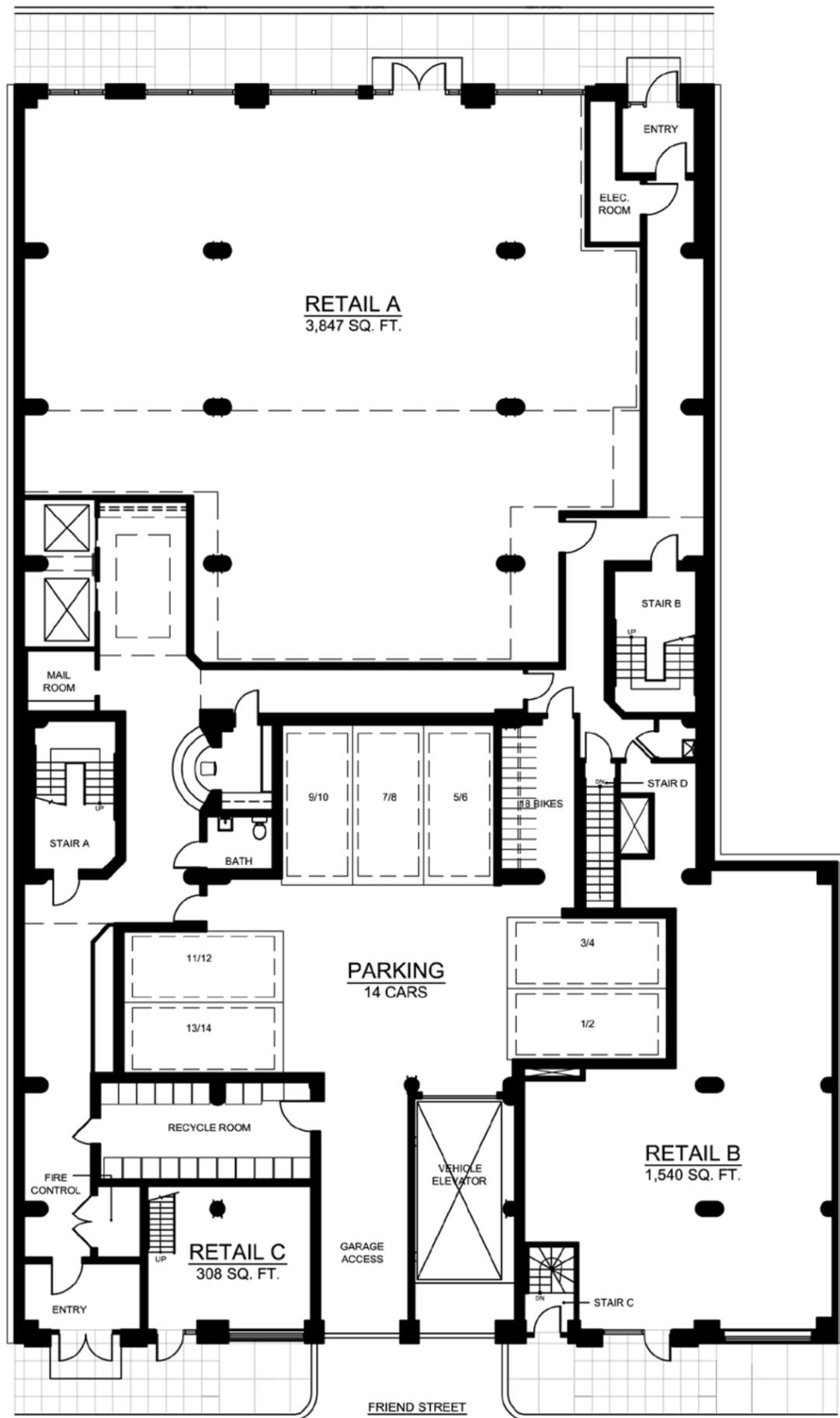
Kind Regards,

121 Portland LLC / Pizzuti Development

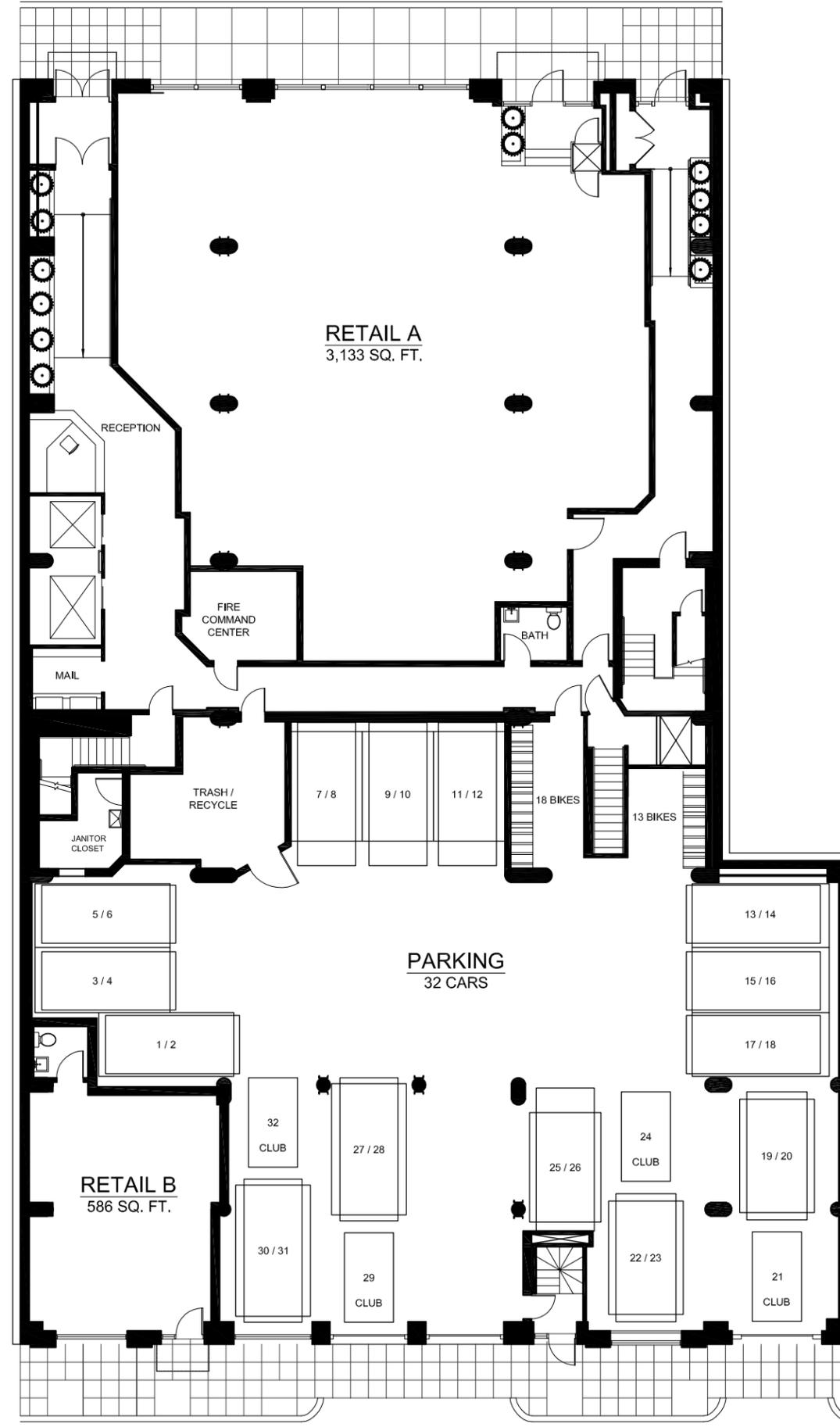


Tina Pizzuti Brzezinski, Manager

June 13, 2013



PERMITTED FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

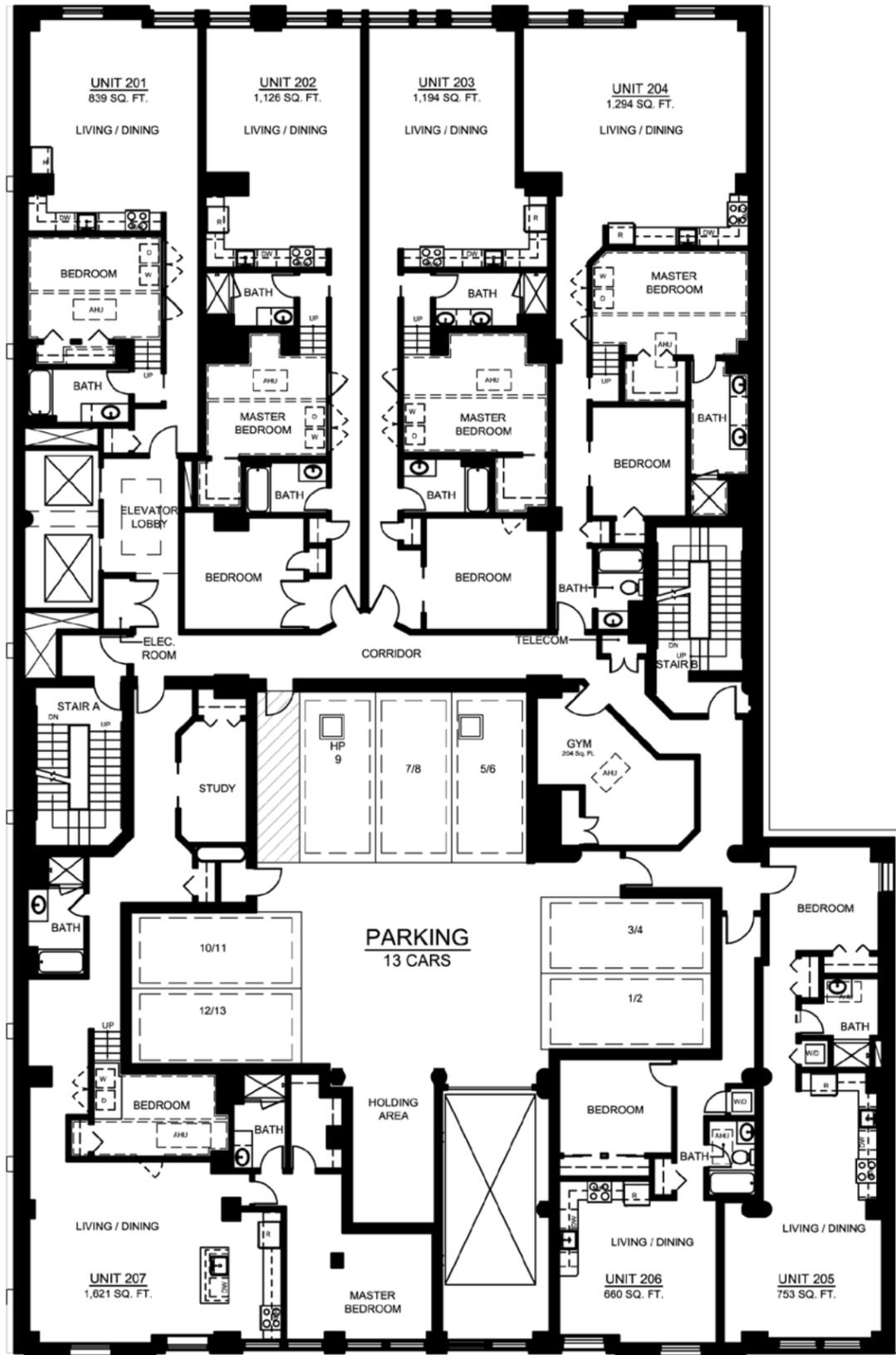
**PERMITTED AND PROPOSED
FIRST FLOOR PLANS**

DATE: June 13, 2013 SCALE: 1/16" = 1'-0"

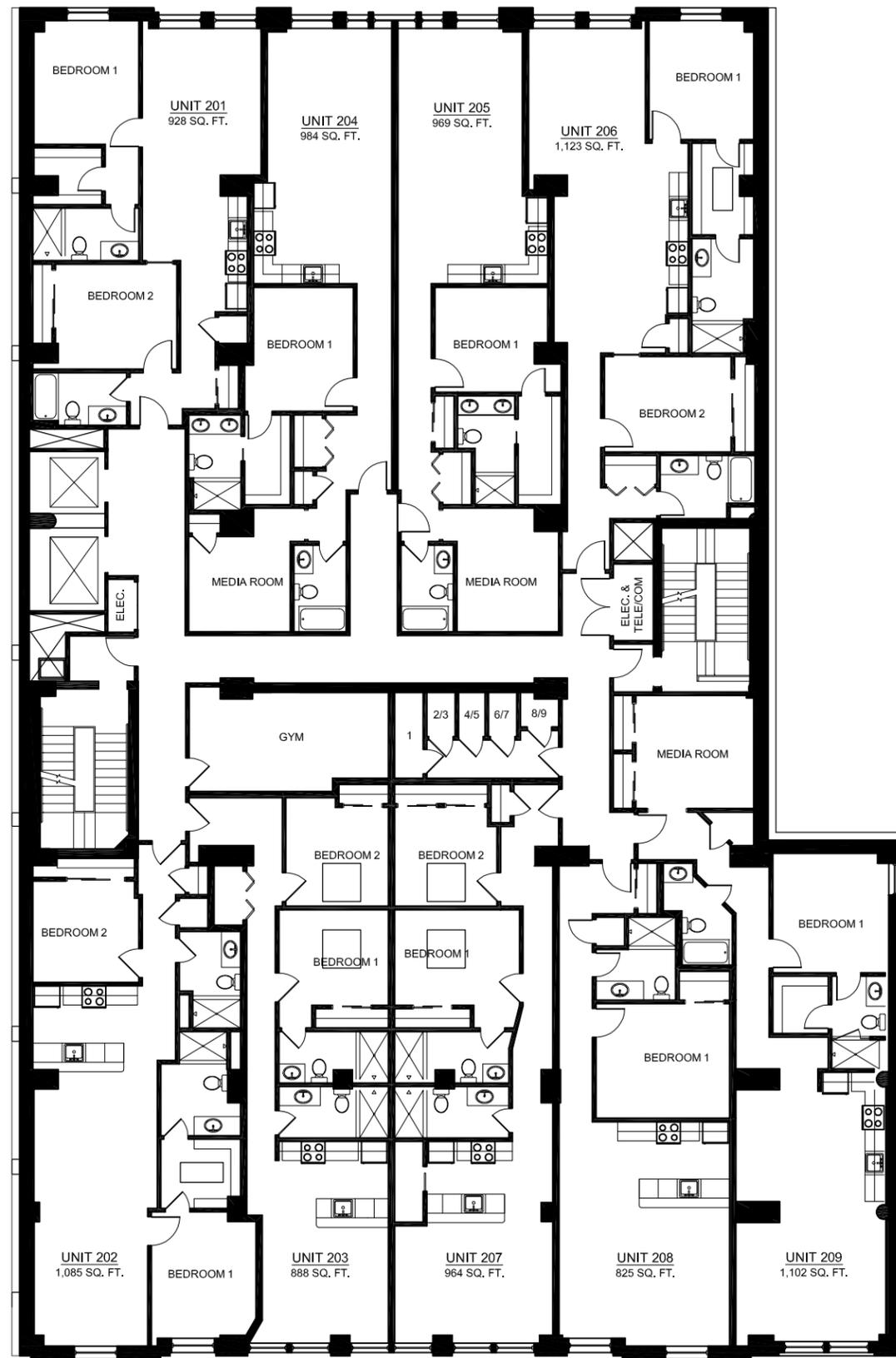
**121 Portland Street LLC /
Pizzuti Development**

197 Portland Street, Sixth Floor
Boston, MA 02114
(p) 617.720.0770 (f) 617.720.0306

**FIGURE
3.1**



PERMITTED SECOND FLOOR PLAN

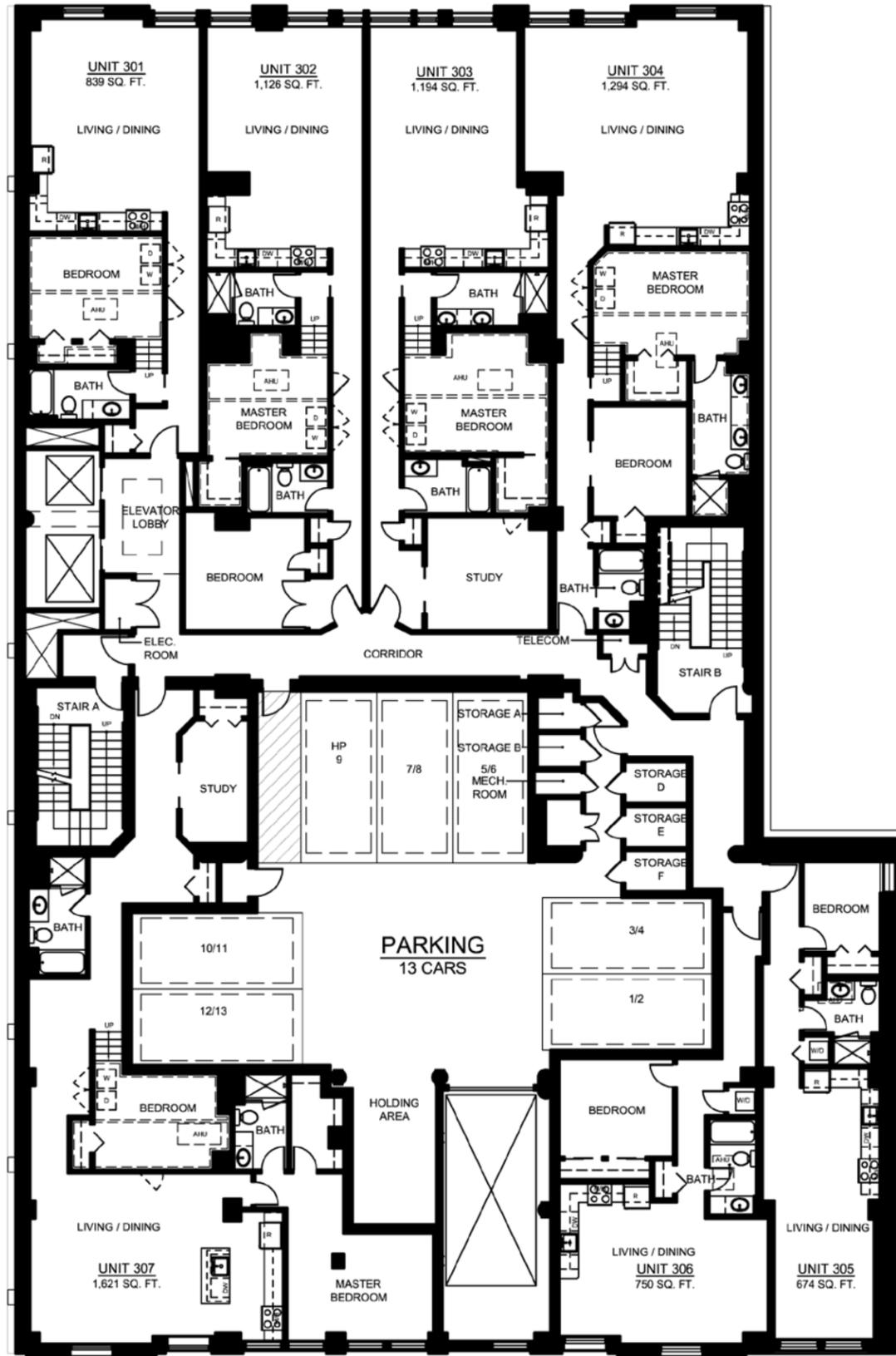


PROPOSED SECOND FLOOR PLAN

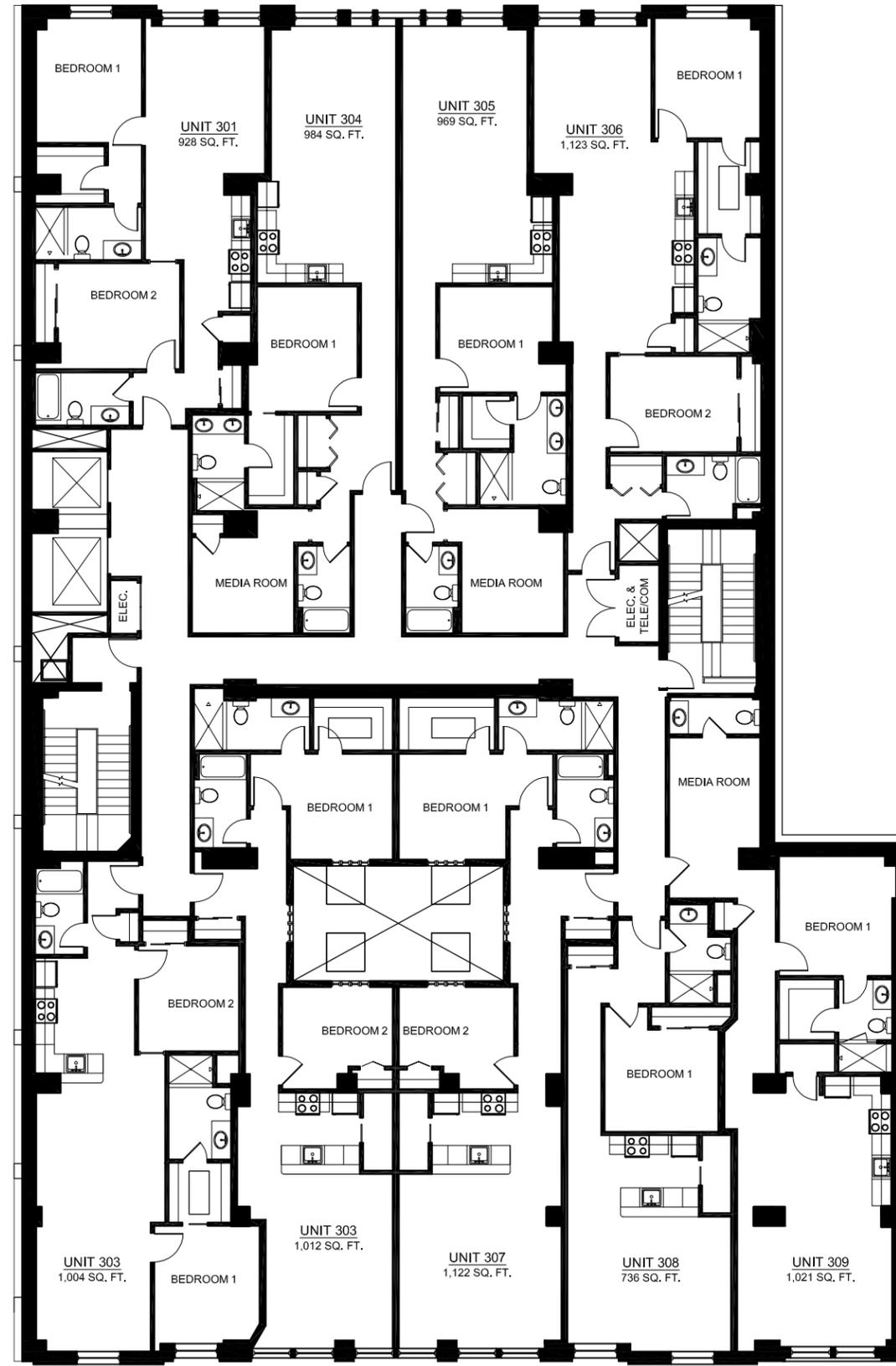
**PERMITTED AND PROPOSED
SECOND FLOOR PLANS**
DATE: June 13, 2013 SCALE: 1/16" = 1'-0"

**121 Portland Street LLC /
Pizzuti Development**
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**FIGURE
3.2**



PERMITTED THIRD FLOOR PLAN

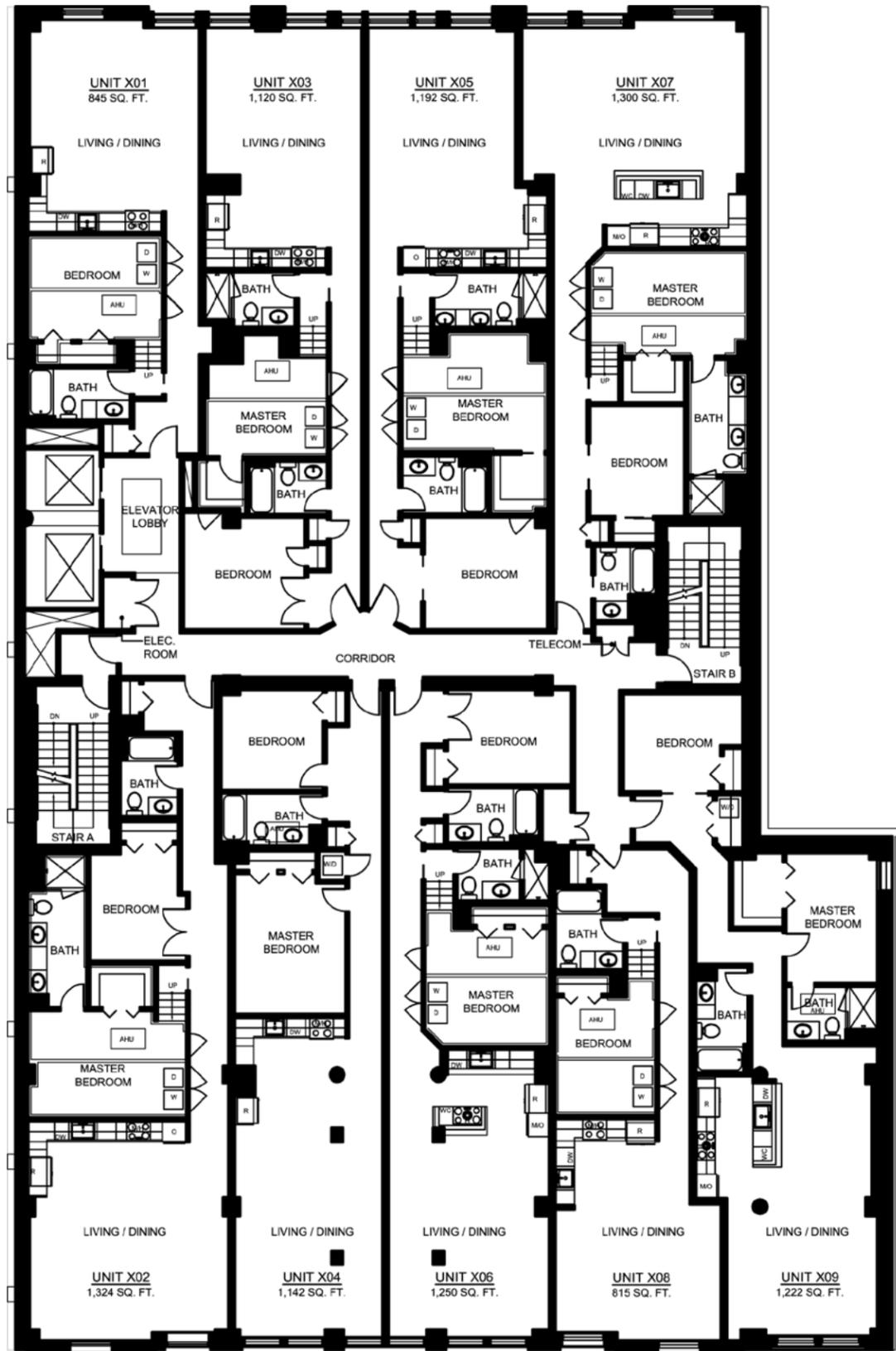


PROPOSED THIRD FLOOR PLAN

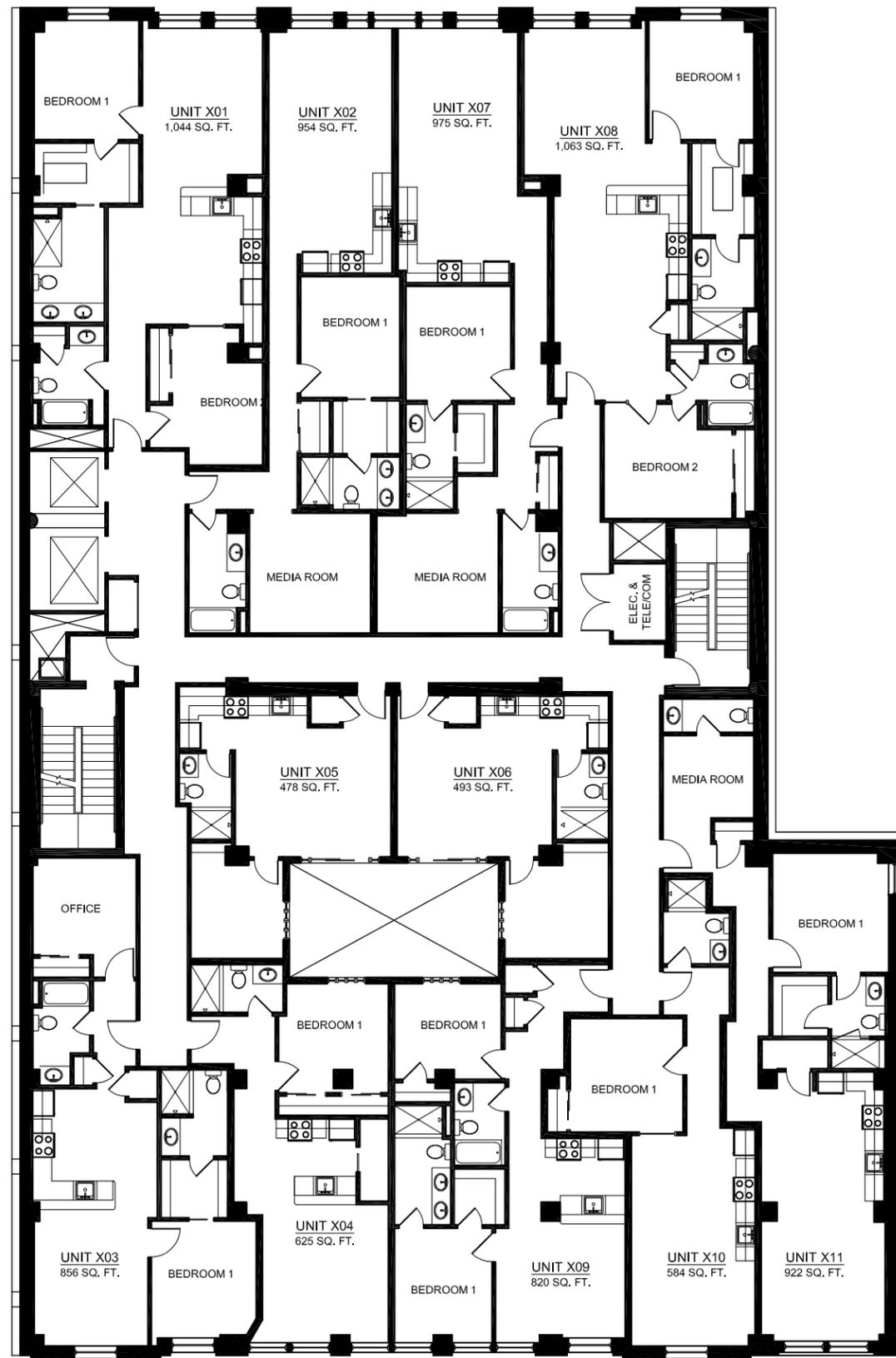
**PERMITTED AND PROPOSED
THIRD FLOOR PLANS**
DATE: June 13, 2013 SCALE: 1/16" = 1'-0"

**121 Portland Street LLC /
Pizzuti Development**
197 Portland Street, Sixth Floor
Boston, MA 02114
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**FIGURE
3.3**



PERMITTED FOURTH AND FIFTH FLOOR PLAN

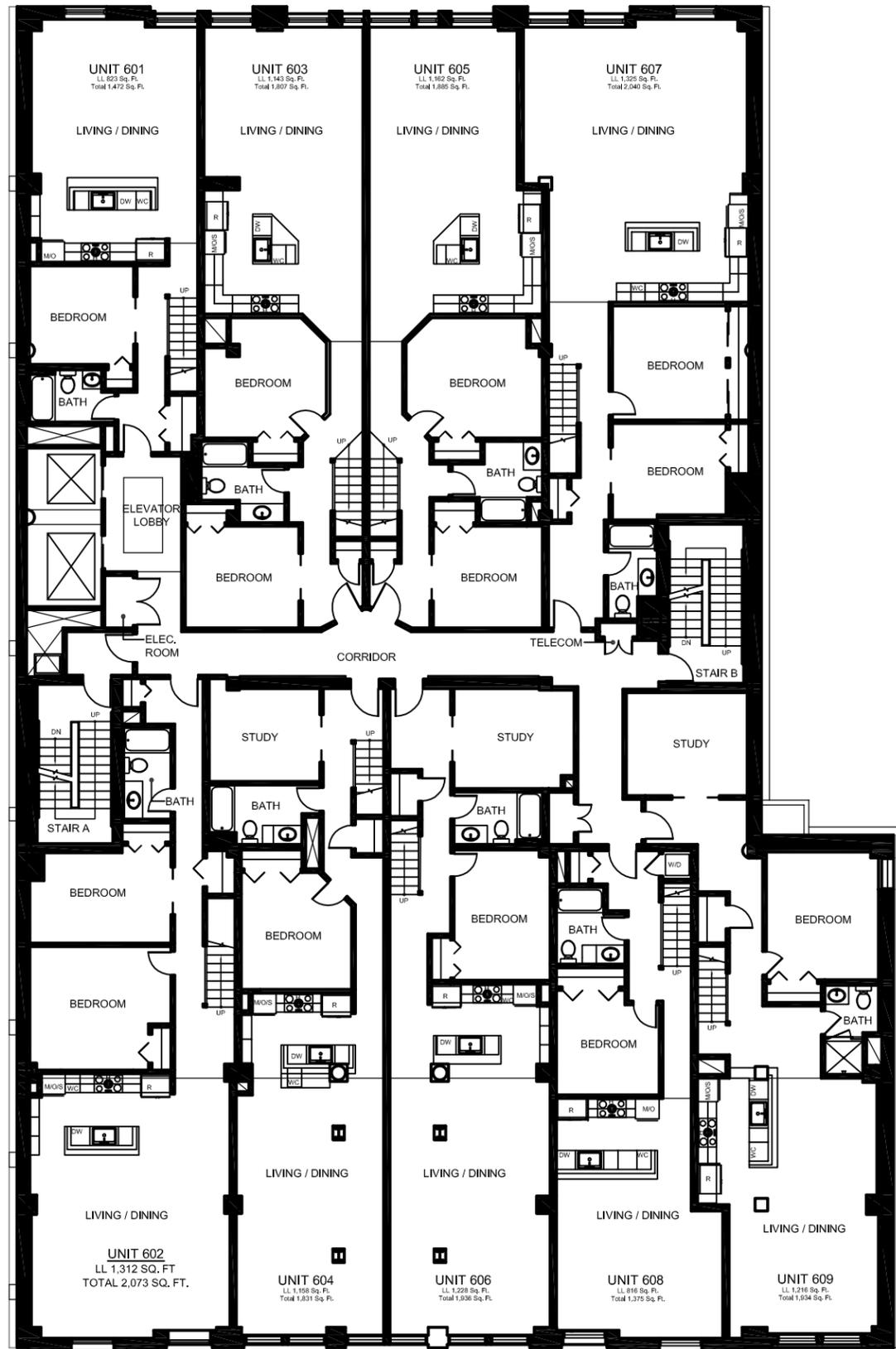


PROPOSED FOURTH AND FIFTH FLOOR PLAN

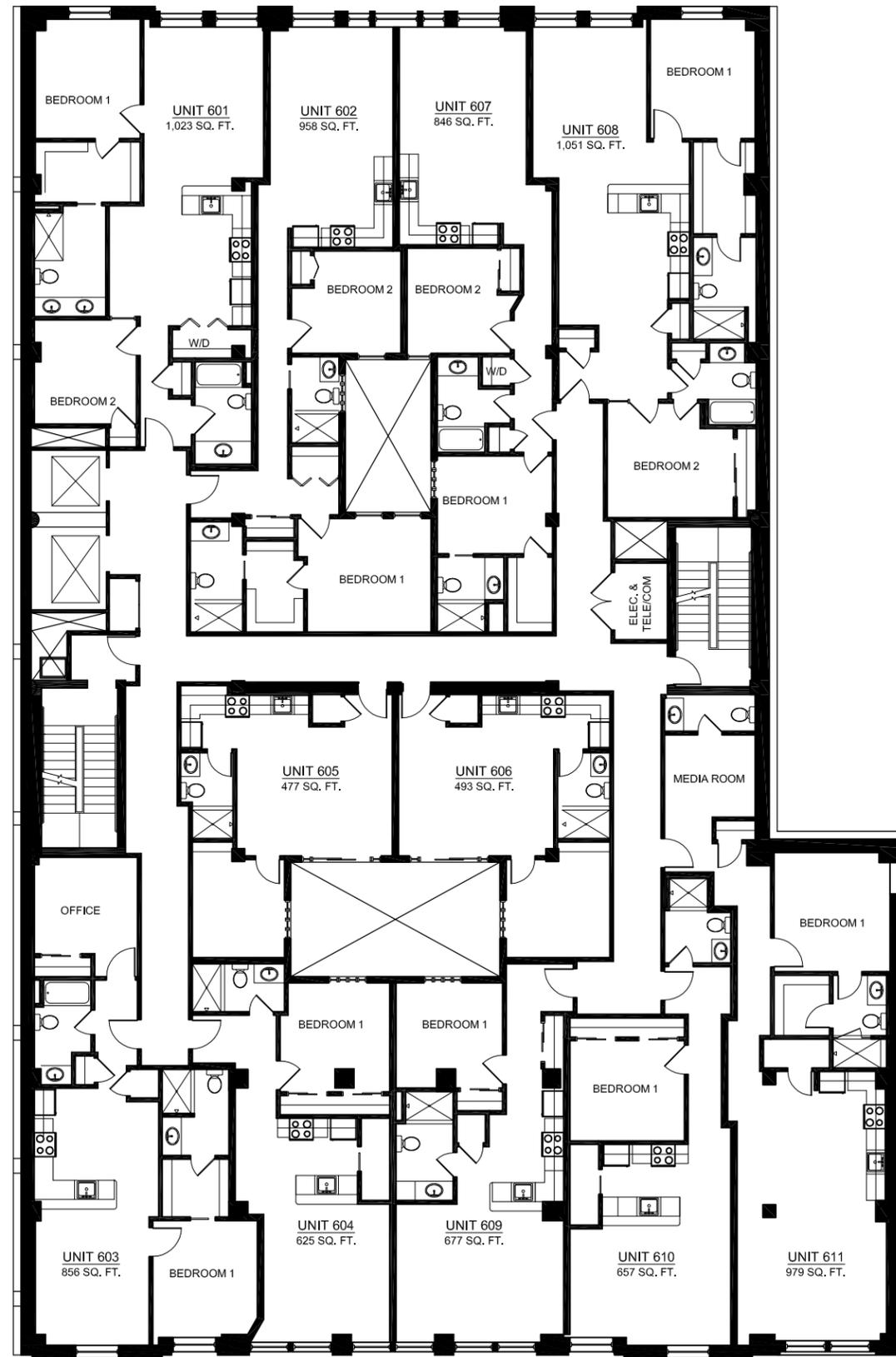
**PERMITTED AND PROPOSED
FOURTH AND FIFTH FLOOR PLANS**
DATE: June 13, 2013 SCALE: 1/16" = 1'-0"

**121 Portland Street LLC /
Pizzuti Development**
197 Portland Street, Sixth Floor
Boston, MA 02114
(p) 617.720.0770 (f) 617.720.0306

**FIGURE
3.4**



PERMITTED SIXTH FLOOR PLAN

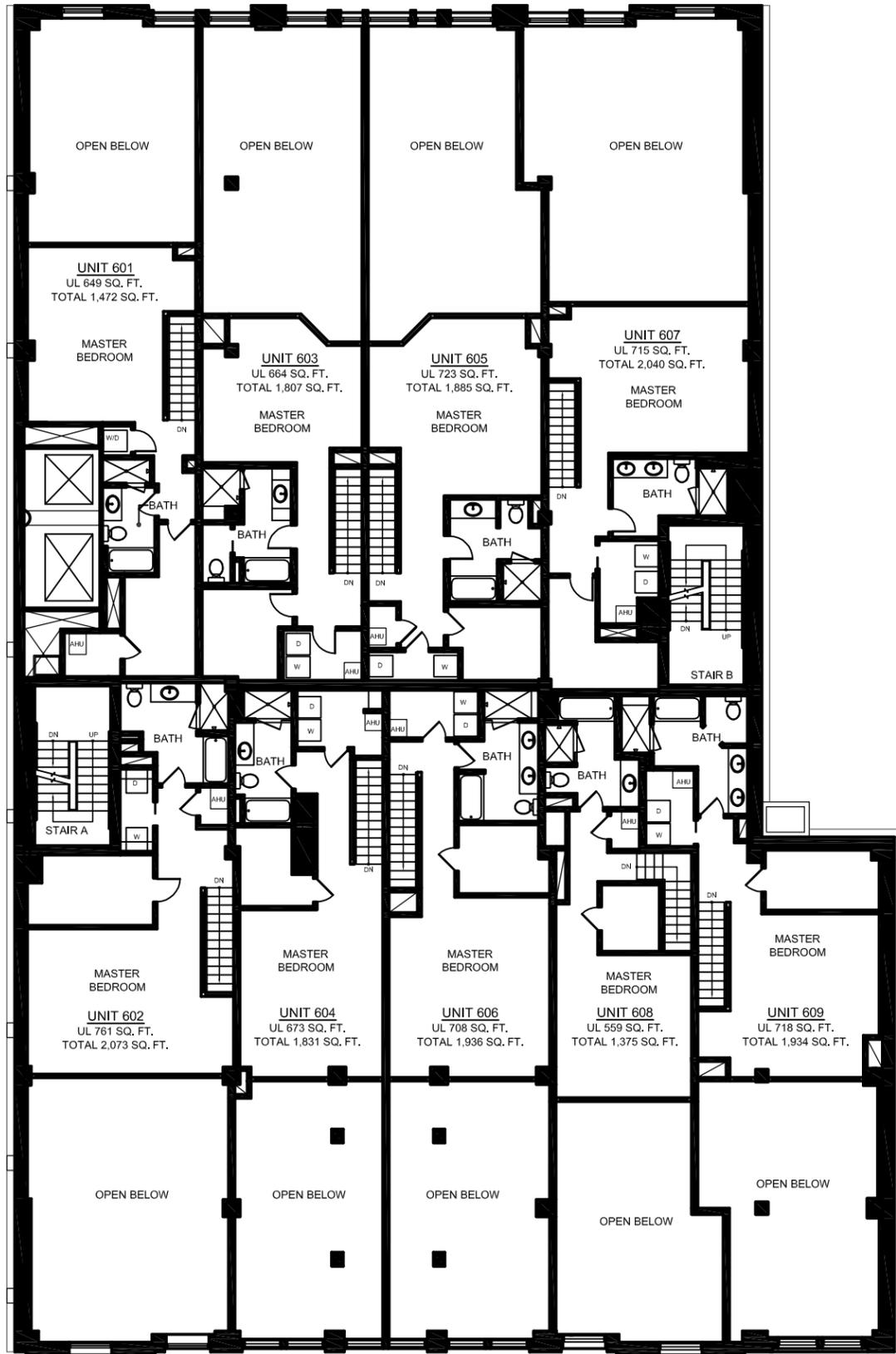


PROPOSED SIXTH FLOOR PLAN

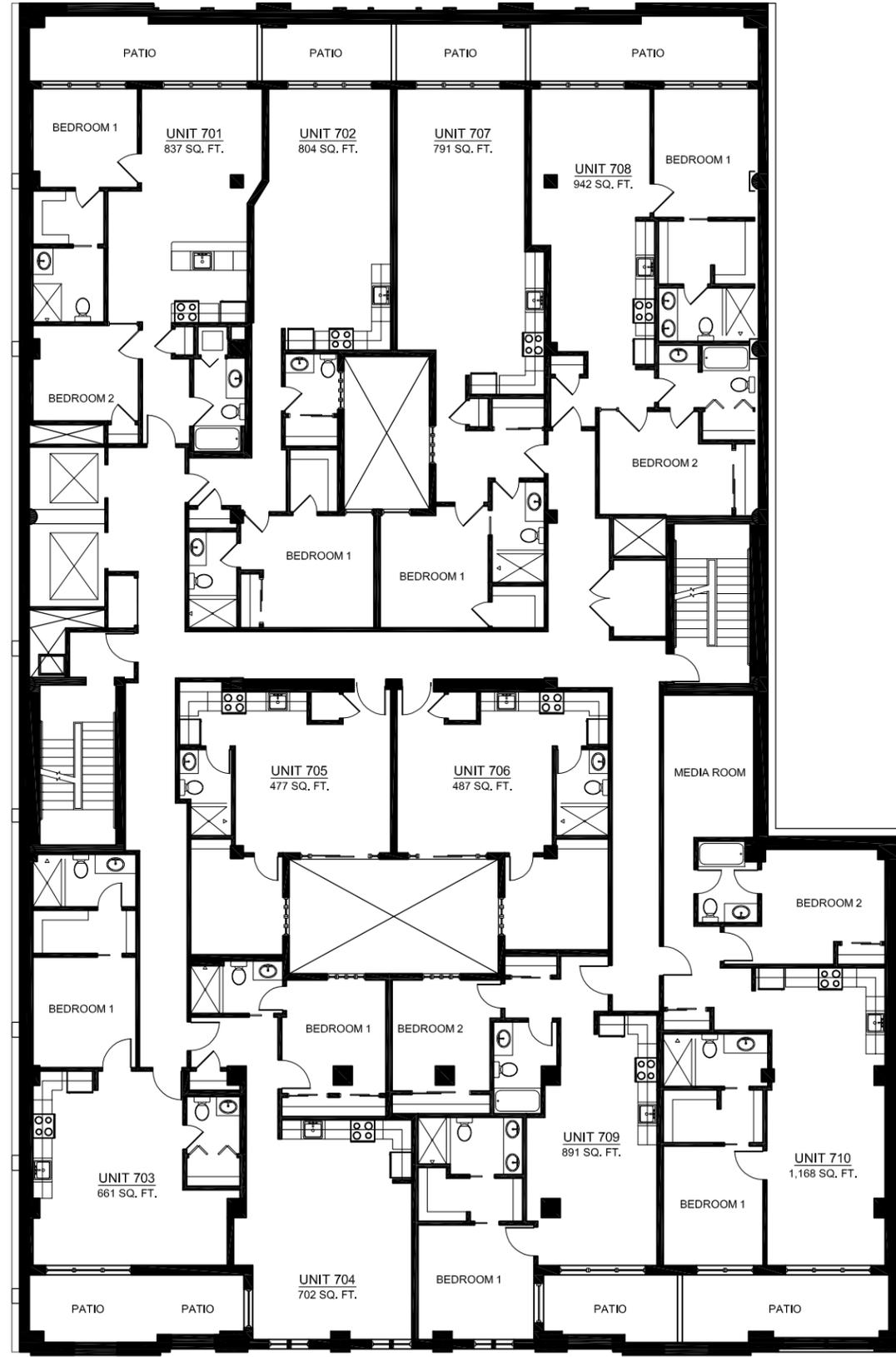
**PERMITTED AND PROPOSED
SIXTH FLOOR PLANS**
DATE: June 13, 2013 SCALE: 1/16" = 1'-0"

**121 Portland Street LLC /
Pizzuti Development**
197 Portland Street, Sixth Floor
Boston, MA 02114
(p) 617.720.0770 (f) 617.720.0306

**FIGURE
3.5**



PERMITTED SIXTH FLOOR MEZZANINE

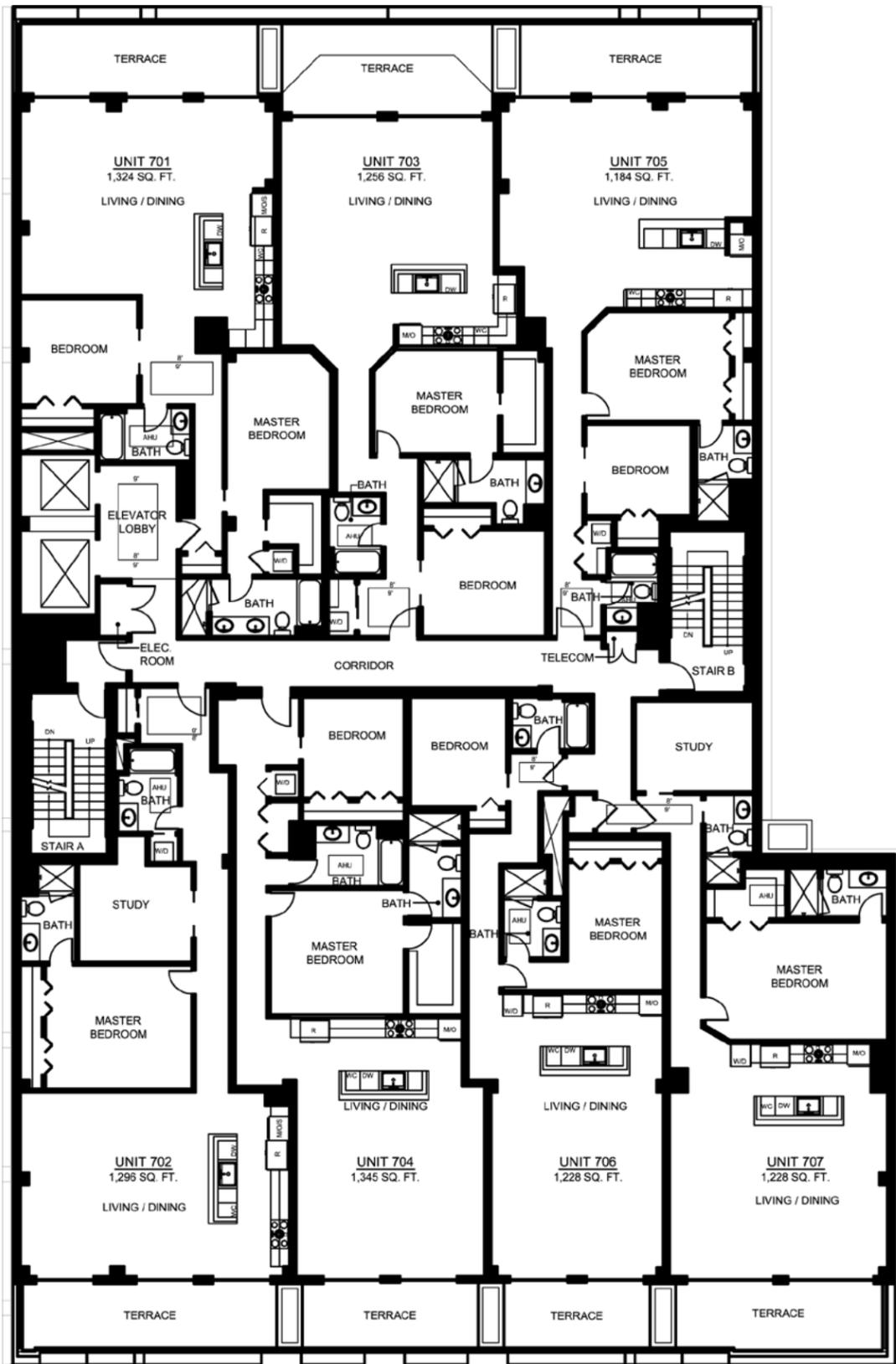


PROPOSED SEVENTH FLOOR PLAN

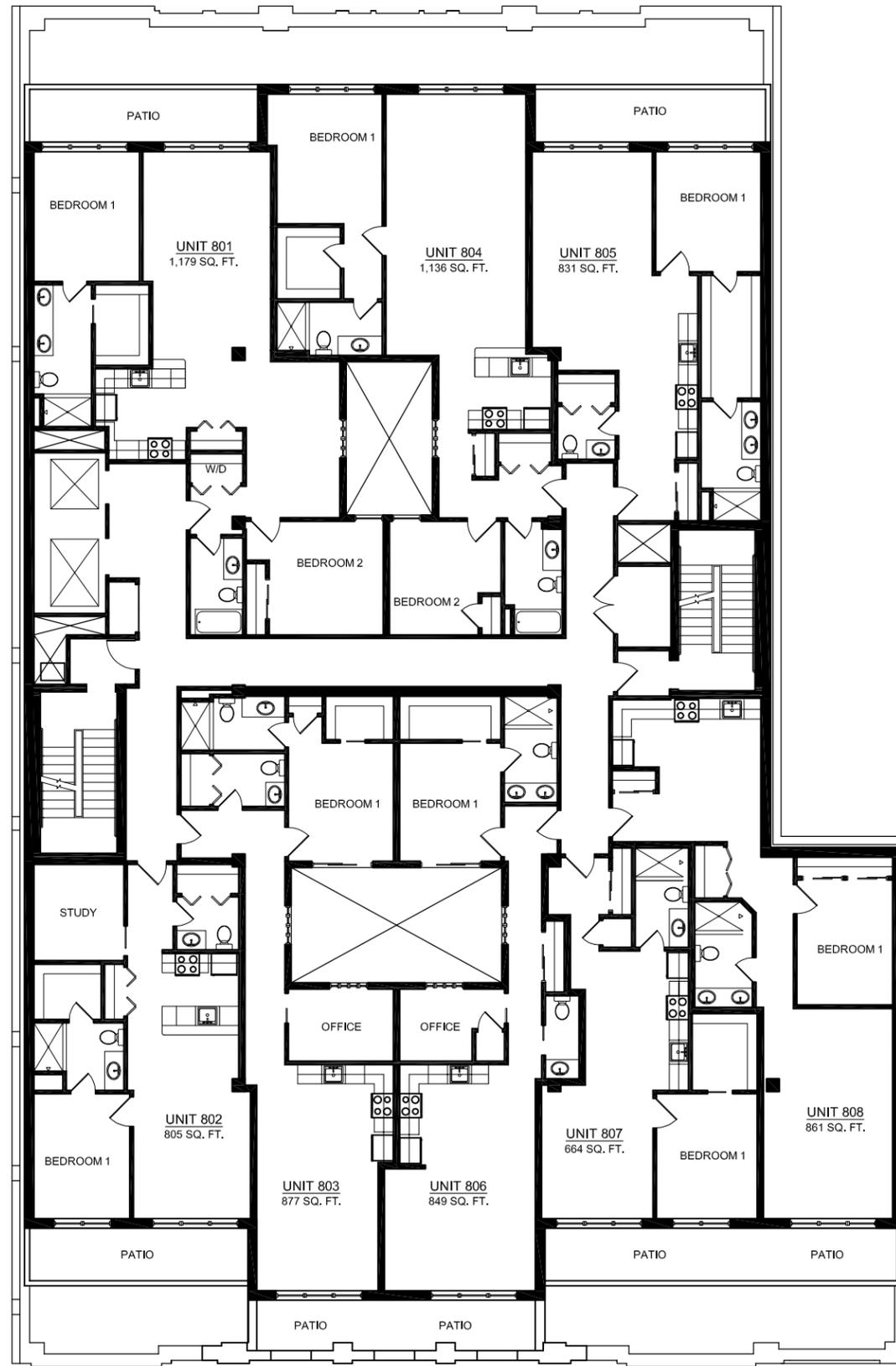
**PERMITTED SIXTH FLOOR MEZZANINE
& PROPOSED SEVENTH FLOOR PLANS**
DATE: June 13, 2013 SCALE: 1/16" = 1'-0"

**121 Portland Street LLC /
Pizzuti Development**
197 Portland Street, Sixth Floor
Boston, MA 02114
(p) 617.720.0770 (f) 617.720.0306

**FIGURE
3.6**



PERMITTED SEVENTH FLOOR PLAN

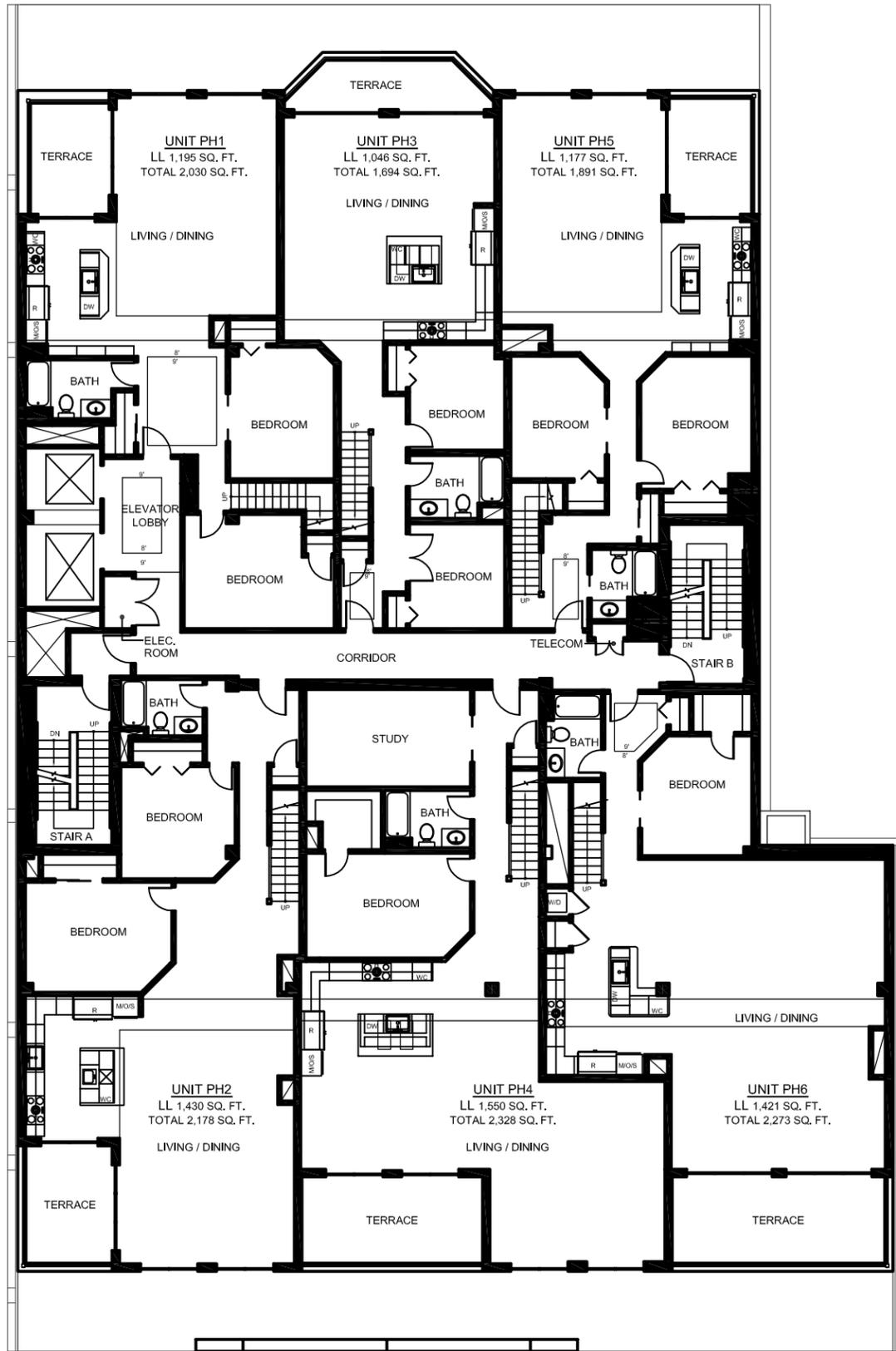


PROPOSED EIGHTH FLOOR PLAN

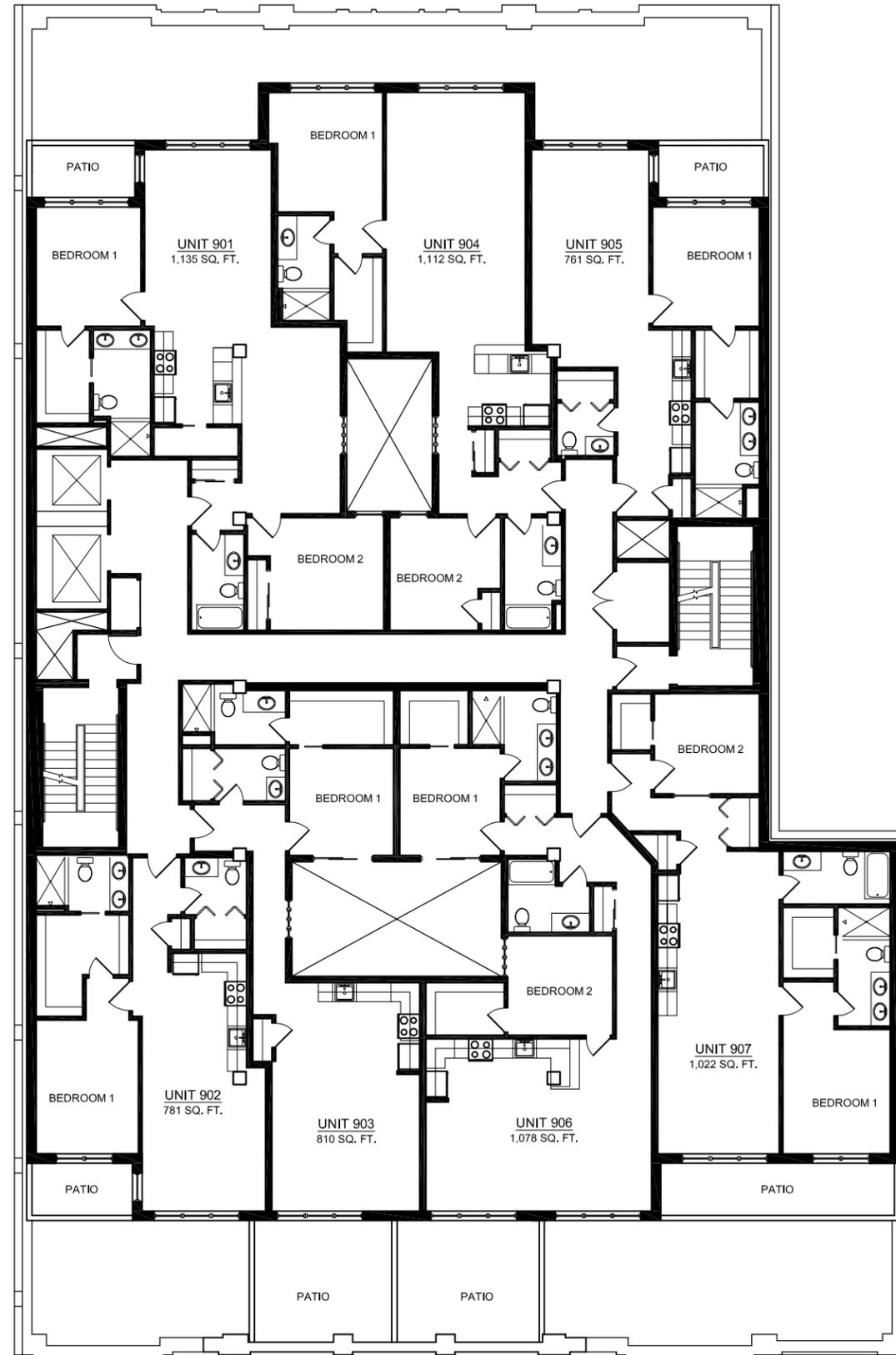
**PERMITTED SEVENTH FLOOR &
PROPOSED EIGHTH FLOOR PLANS**
DATE: June 13, 2013 SCALE: 1/16" = 1'-0"

**121 Portland Street LLC /
Pizzuti Development**
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**FIGURE
3.7**



PERMITTED EIGHTH FLOOR PLAN

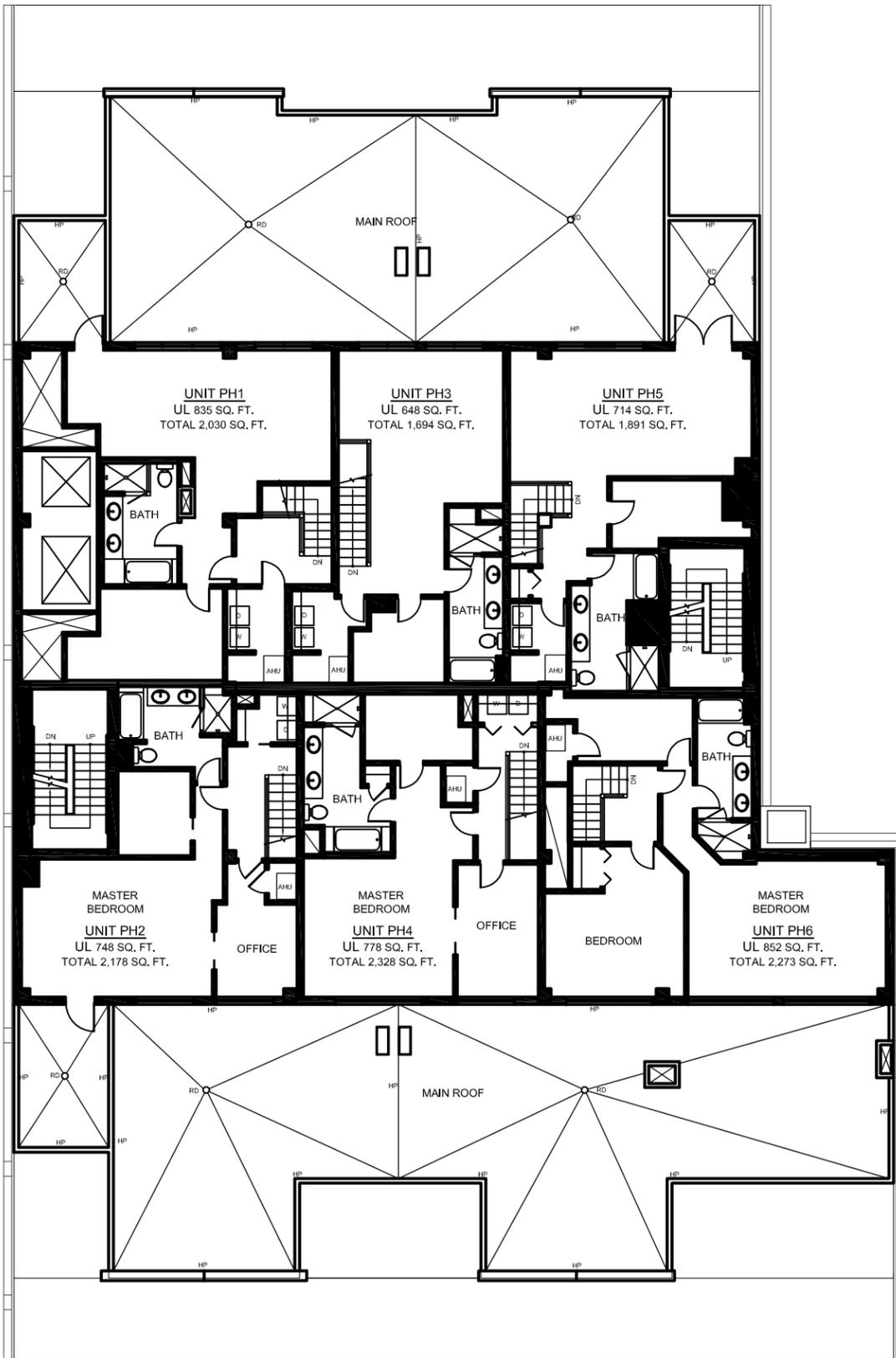


PROPOSED NINTH FLOOR PLAN

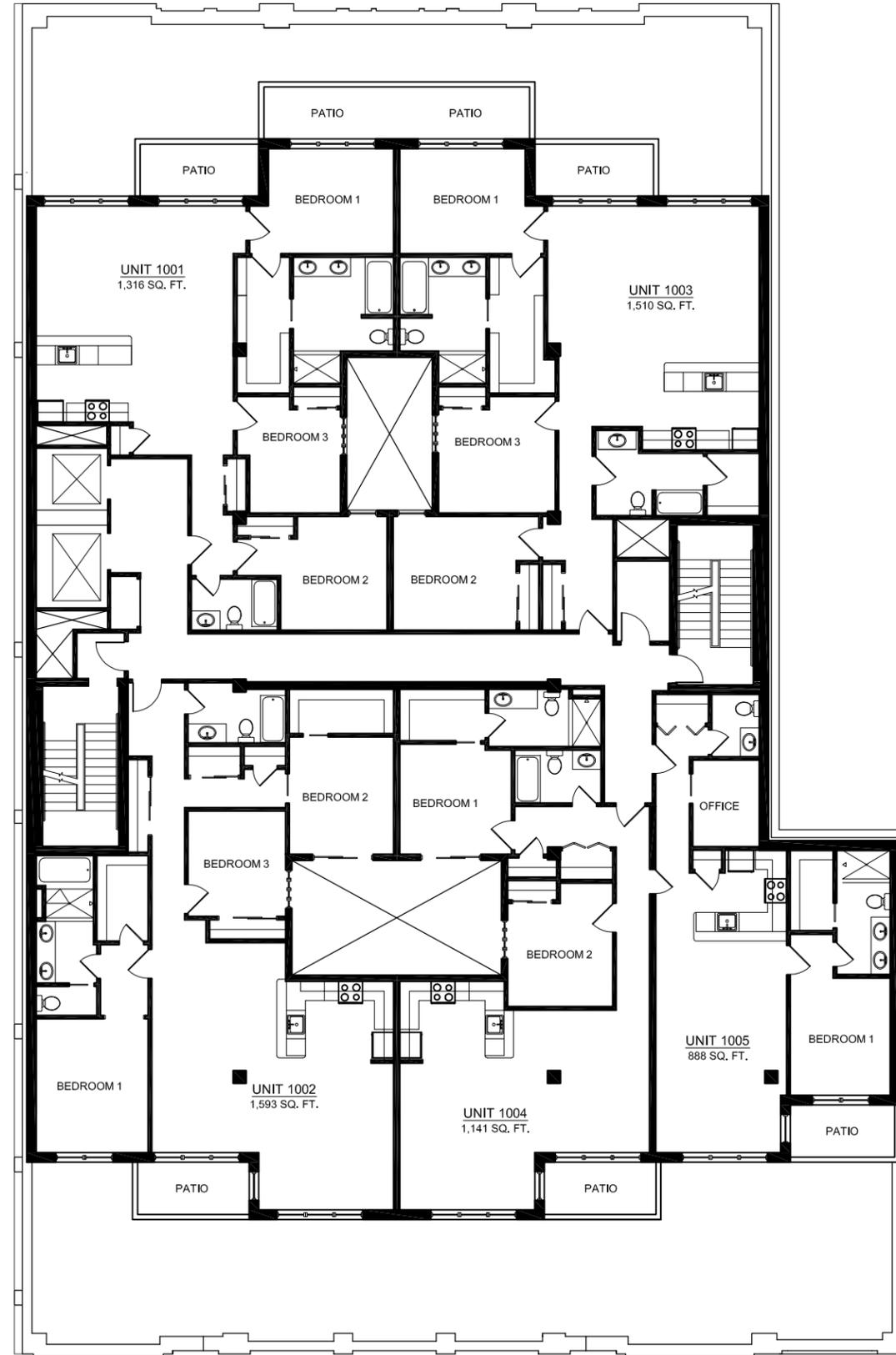
PERMITTED EIGHTH FLOOR & PROPOSED NINTH FLOOR PLANS
 DATE: June 13, 2013 SCALE: 1/16" = 1'-0"

121 Portland Street LLC / Pizzuti Development
 197 Portland Street, Sixth Floor
 Boston, MA 02114
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FIGURE 3.8



PERMITTED EIGHTH FLOOR MEZZANINE

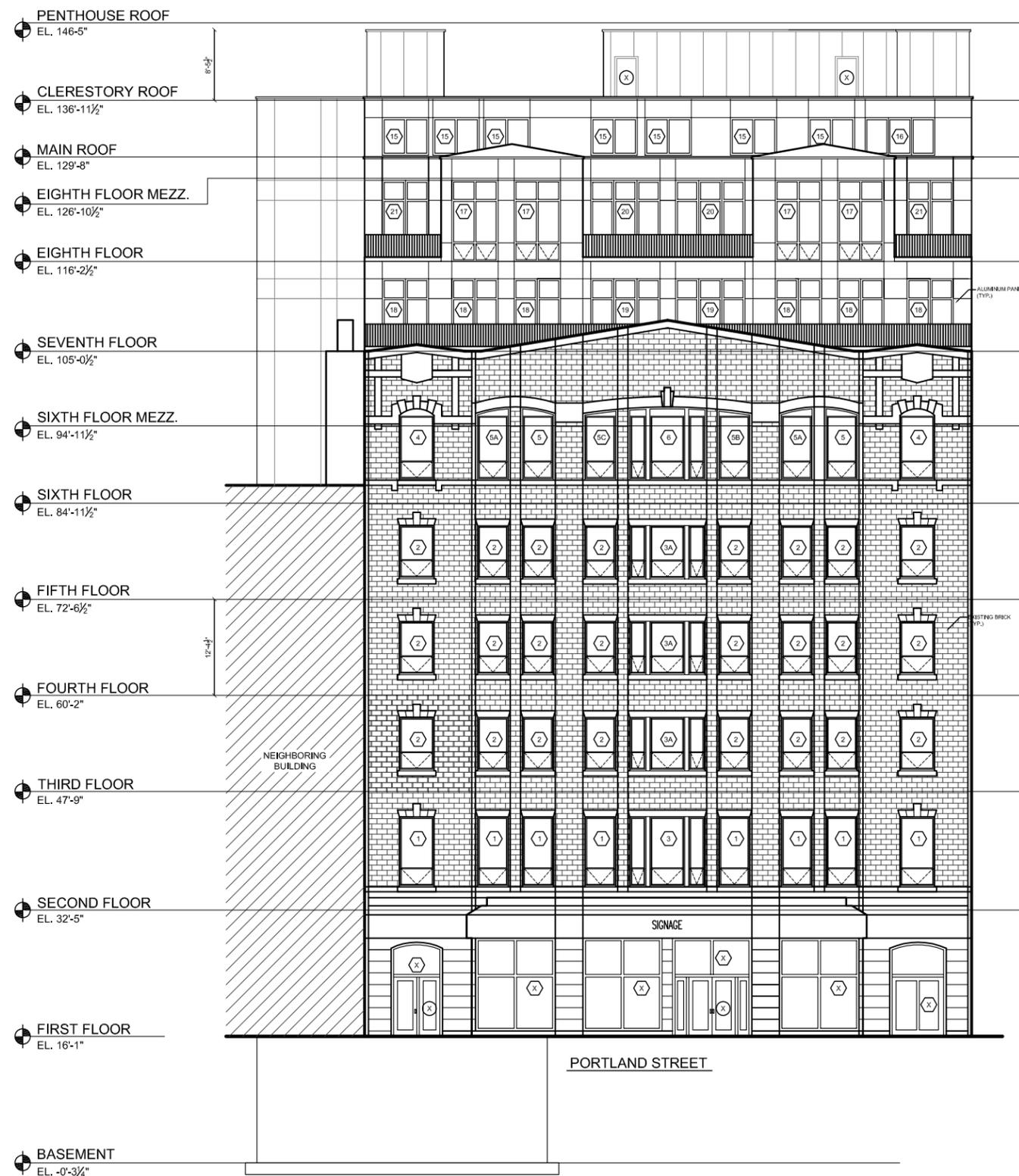


PROPOSED TENTH FLOOR PLAN

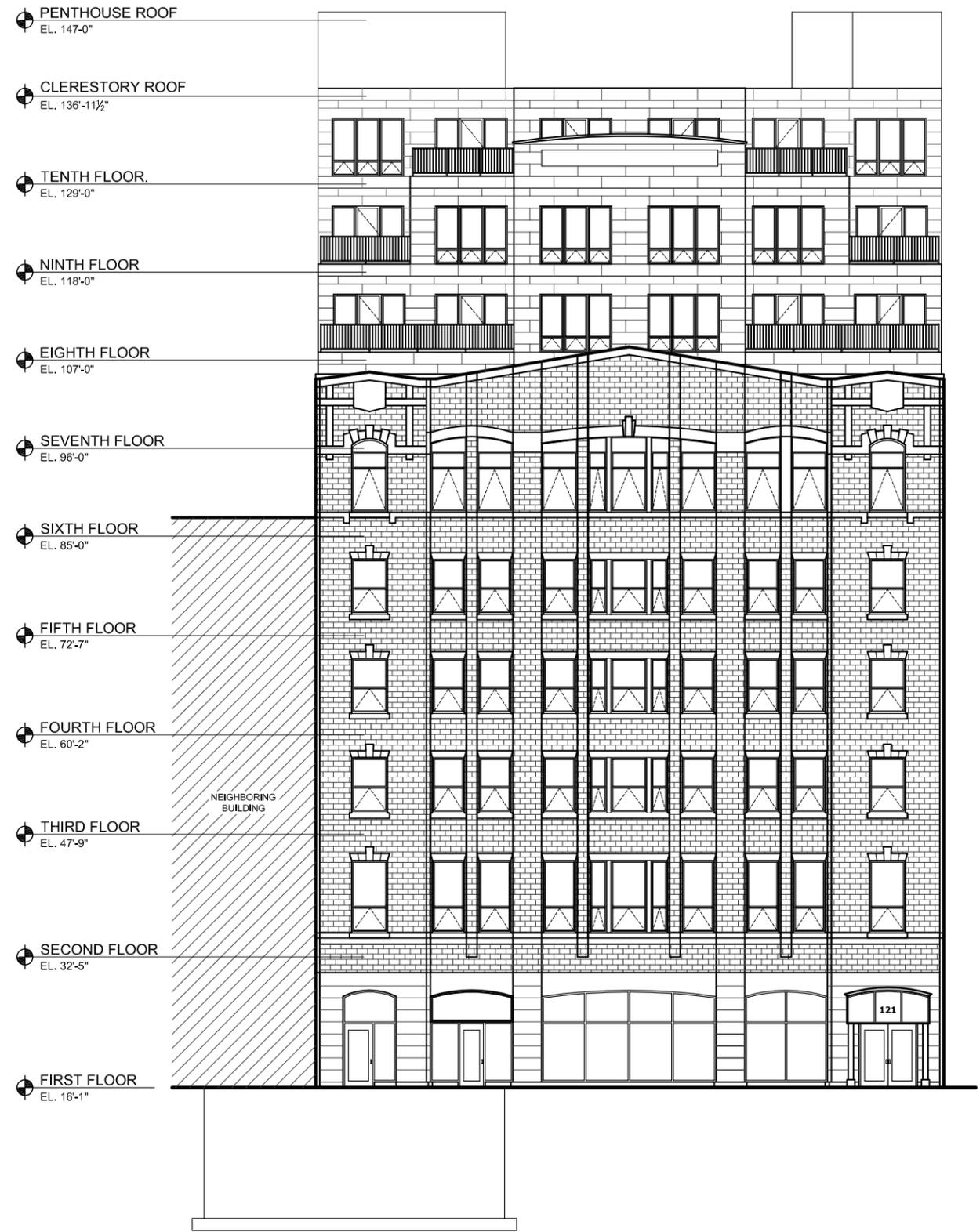
**PERMITTED EIGHTH FLOOR MEZZANINE
& PROPOSED TENTH FLOOR PLANS**
DATE: June 13, 2013 SCALE: 1/16" = 1'-0"

**121 Portland Street LLC /
Pizzuti Development**
197 Portland Street, Sixth Floor
Boston, MA 02114
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**FIGURE
3.9**



PERMITTED PORTLAND STREET ELEVATION



PROPOSED PORTLAND STREET ELEVATION

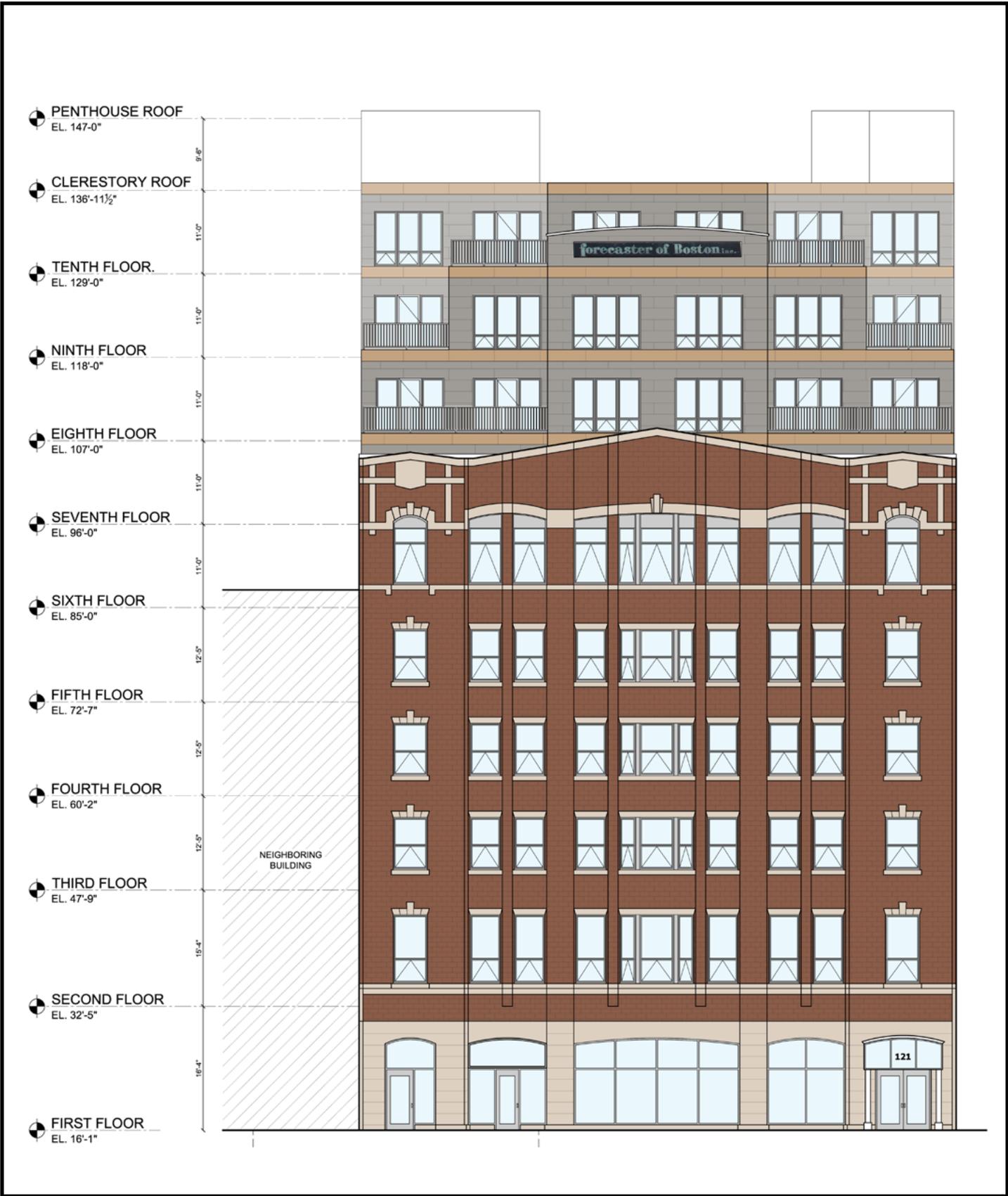
**PERMITTED AND PROPOSED
PORTLAND STREET ELEVATIONS**

DATE: June 13, 2013 SCALE: 1/16" = 1'-0"

**121 Portland Street LLC /
Pizzuti Development**

197 Portland Street, Sixth Floor
Boston, MA 02114
(p) 617.720.0770 (f) 617.720.0306

**FIGURE
3.10**

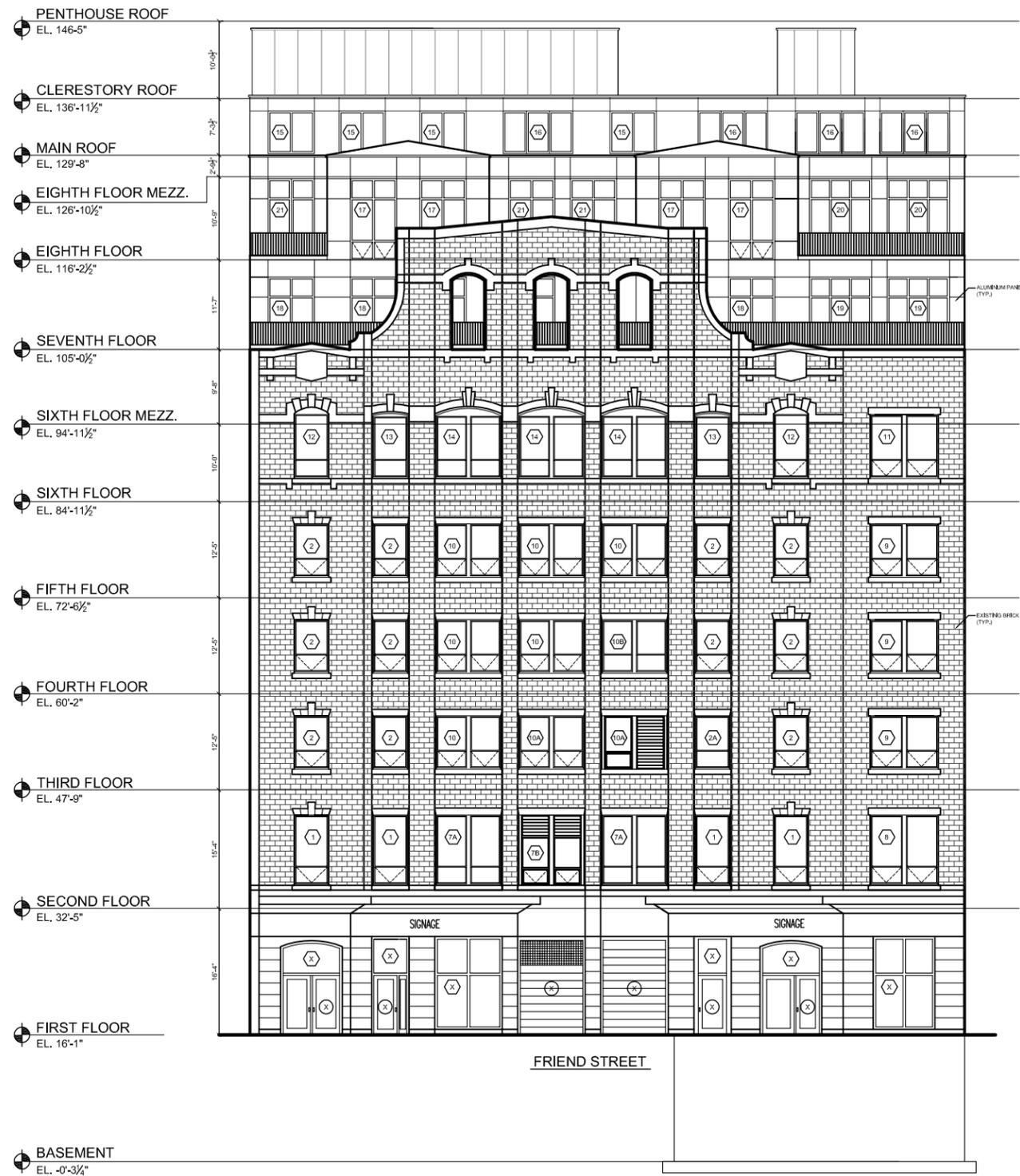


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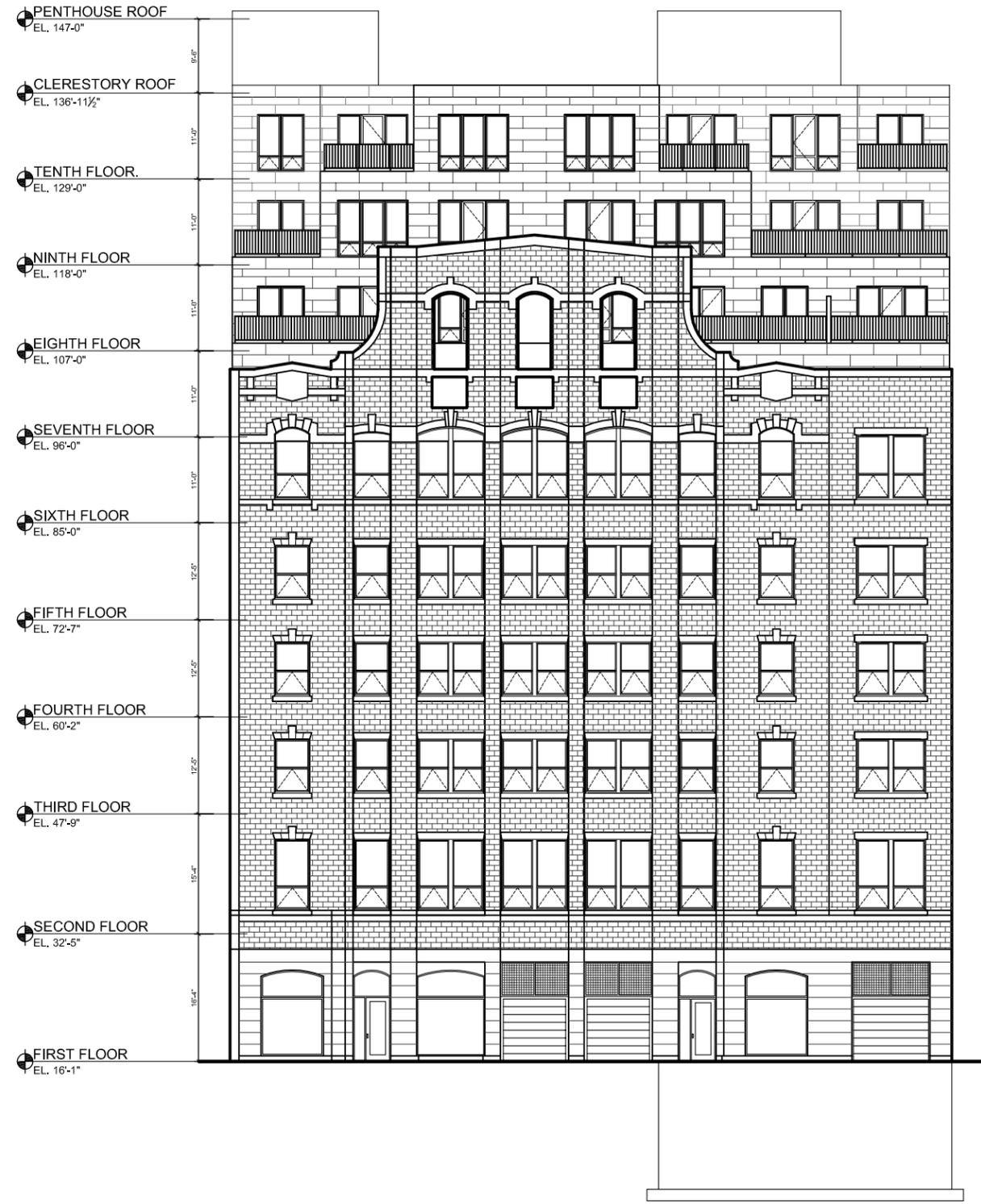
**RENDERED PROPOSED
 PORTLAND STREET ELVATION**

DATE: June 13, 2013 SCALE: 1/16" = 1'-0"

**FIGURE
 3.11**



PERMITTED FRIEND STREET ELEVATION



PROPOSED FRIEND STREET ELEVATION

**PERMITTED AND PROPOSED
FRIEND STREET ELEVATIONS**

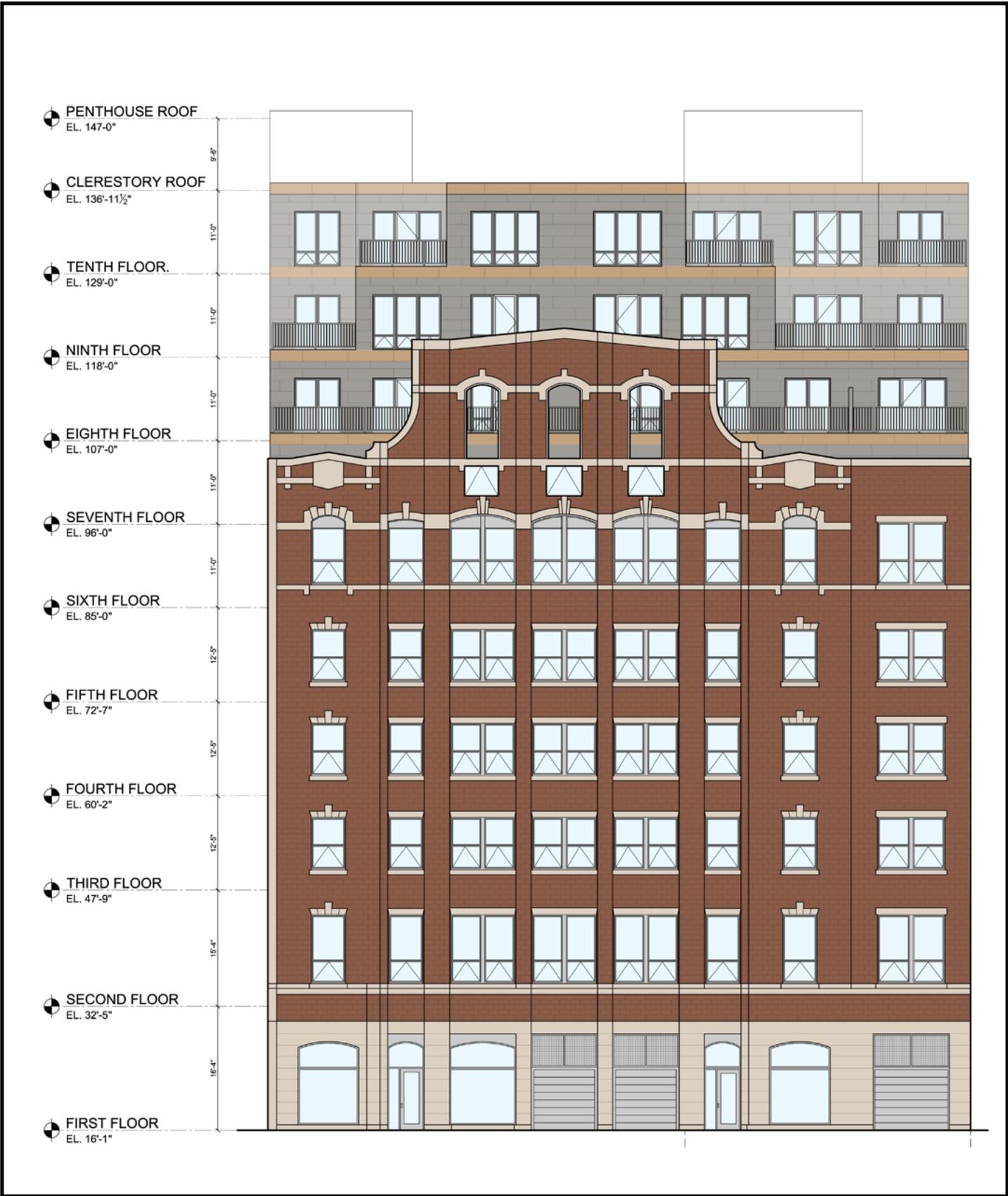
DATE: June 13, 2013

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

**121 Portland Street LLC /
Pizzuti Development**

197 Portland Street, Sixth Floor
 Boston, MA 02114
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**FIGURE
3.12**



121 Portland Street LLC / Pizzuti Development

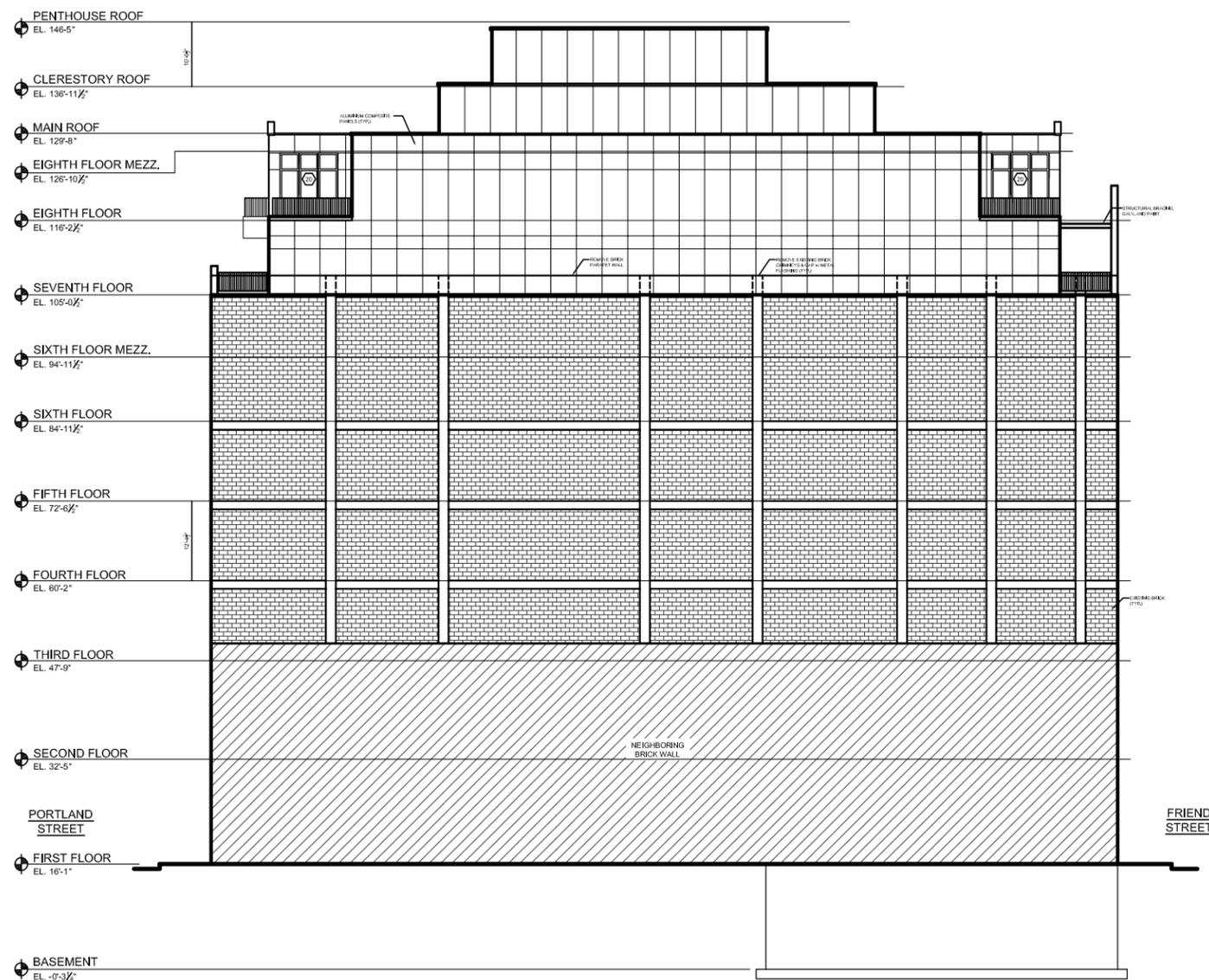
197 Portland Street, Sixth Floor
 Boston, MA 02114
 (p) 617.720.0770 (f) 617.720.0306

**RENDERED PROPOSED
 FRIEND STREET ELVATION**

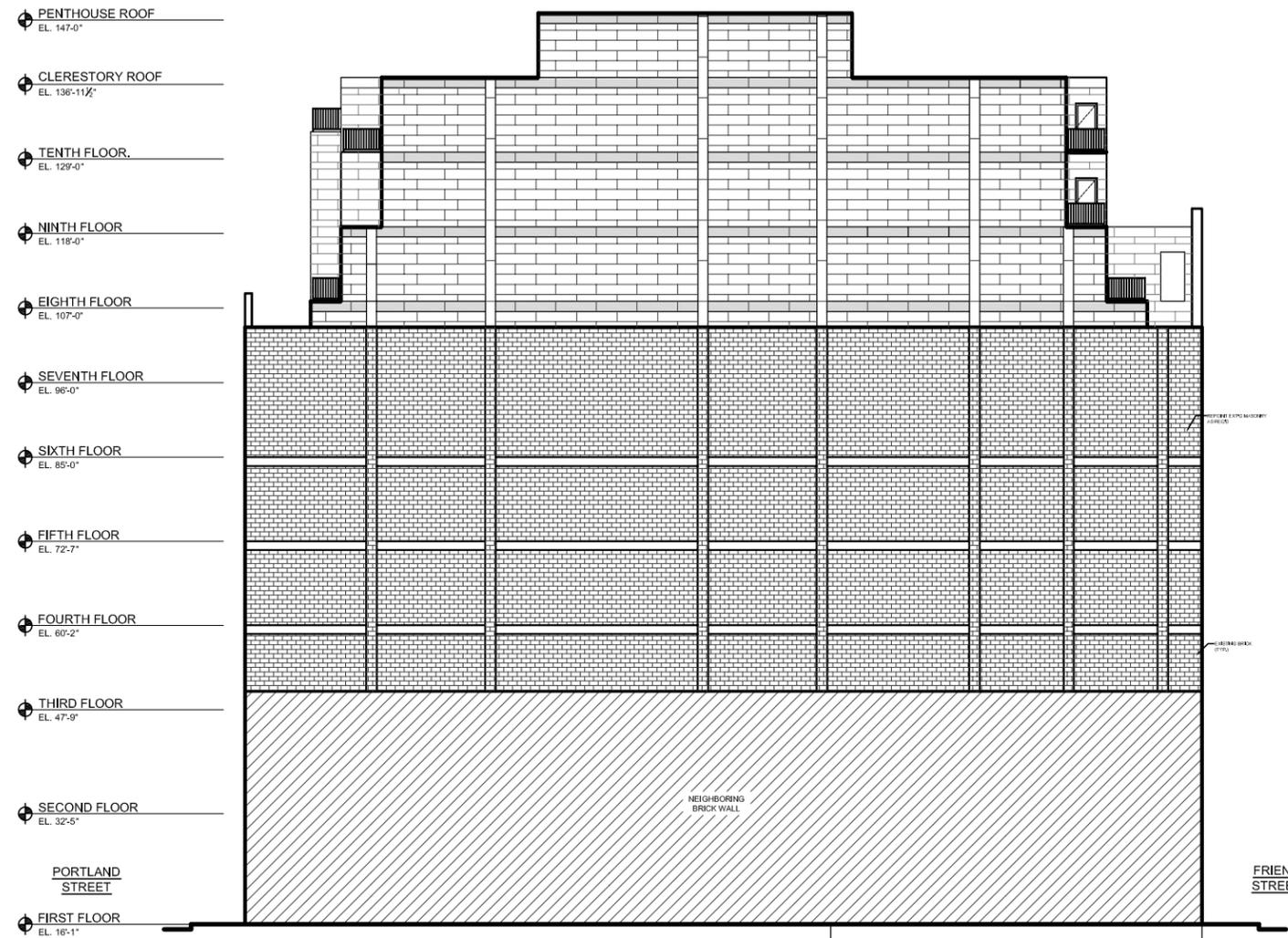
DATE: June 13, 2013

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

**FIGURE
 3.13**



PERMITTED SOUTH ELEVATIONS



PROPOSED SOUTH ELEVATIONS

**PERMITTED & PROPOSED
SOUTH ELEVATIONS**

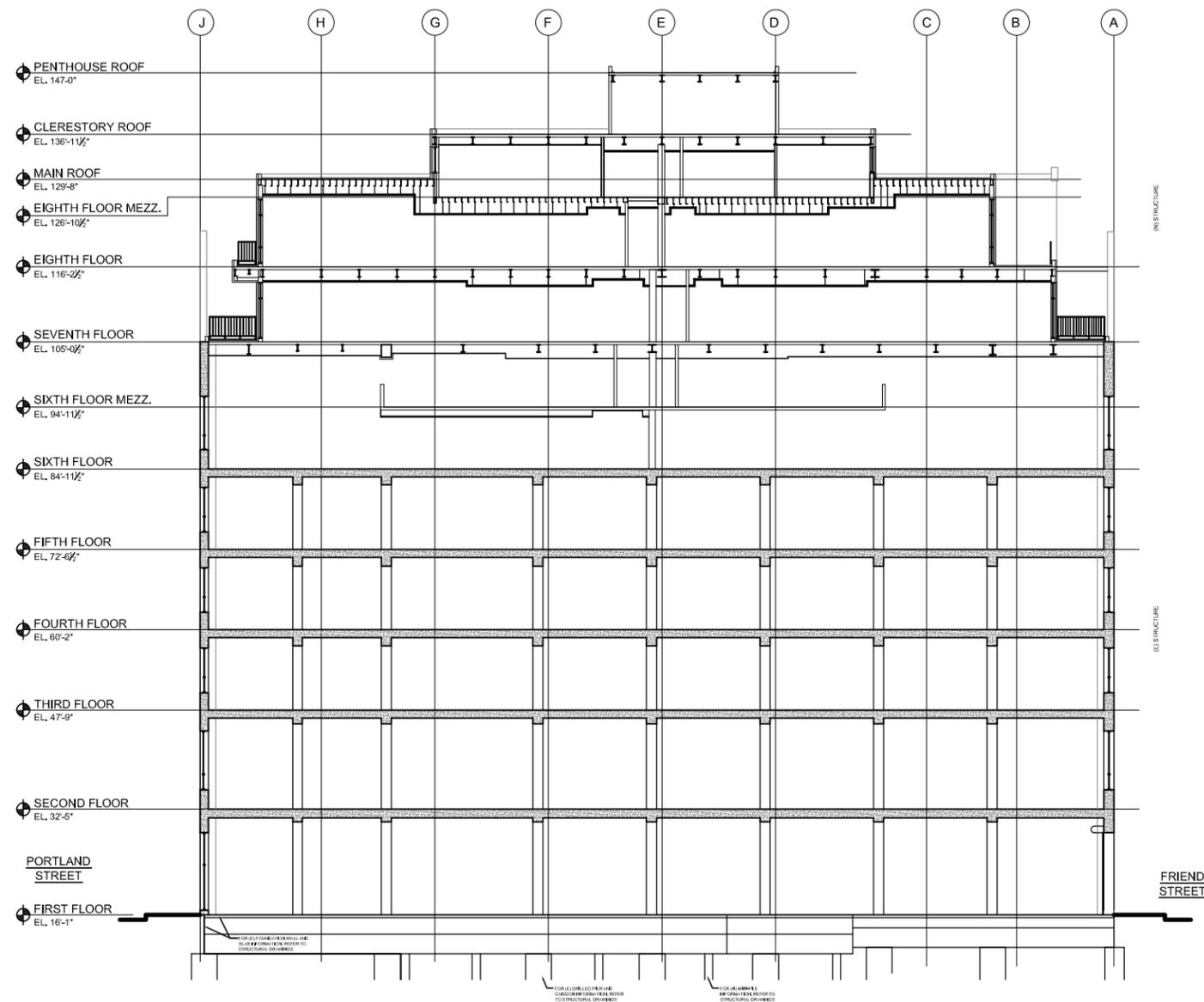
DATE: June 13, 2013

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

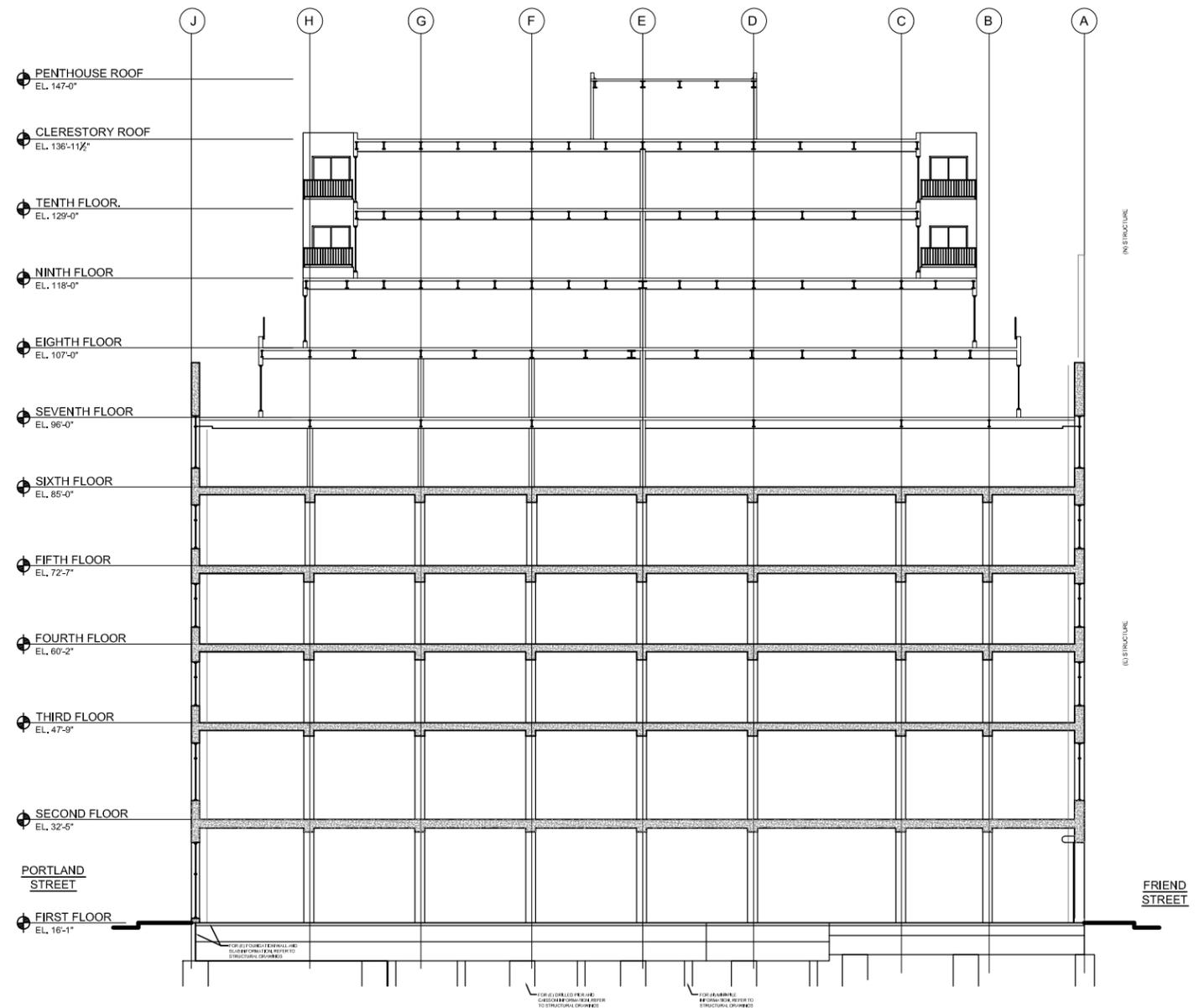
**121 Portland Street LLC /
Pizzuti Development**

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Boston, MA 02114
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**FIGURE
3.14**



PERMITTED BUILDING SECTION



PROPOSED BUILDING SECTION

**PERMITTED & PROPOSED
BUILDING SECTIONS**

DATE: June 13, 2013

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

**121 Portland Street LLC /
Pizzuti Development**

197 Portland Street, Sixth Floor
Boston, MA 02114
(p) 617.720.0770 (f) 617.720.0306

**FIGURE
3.15**

APPENDIX A

June 13, 2013

March 1, 2006

Ms. Tina Pizzuti Brzezinski
Pizzuti Development Team
197 Portland Street, 6th Floor
Boston, MA 02114

Re: Determination Waiving Further Review
The Forecaster Building (formerly Class A Telecommunications Building)
121 – 127 Portland Street
Bulfinch Triangle, West End, Massachusetts

Dear Ms. Brzezinski:

Please be advised that on January 10, 2006, the Boston Redevelopment Authority ("BRA") Board voted its authorization for the Director to issue a Determination under Section 80A-6.2 of the Boston Zoning Code (the "Code") which (i) finds that the Notice of Project Change ("NPC") adequately describes the potential impacts arising from the proposed Forecaster Building project and (ii) waives further review of the project under Article 80 of the Code, subject to continuing design review by the BRA. Pizzuti Development Team (the "Proponent") is proposing a multi-family residential development of fifty-four (54) mixed-income, for-sale loft condominium units, associated parking for approximately forty-two (42) vehicles and 6,550 square foot of ground floor retail space (the "Proposed Project").

Pursuant to January 10, 2006, vote by the BRA, I hereby issue to you, this Determination waiving further review under Section 80A-6.2 of the Code in connection with the Proposed Project, which (i) finds that the NPC adequately describes the potential impacts arising from the Proposed Project and (ii) waives further review of the Proposed Project under Article 80 of the Code, subject to continuing design review by the BRA.

Sincerely,


Mark Maloney
Director

APPENDIX B

June 13, 2013

February 19, 2008

Ms. Tina Brzezinski
121 Portland Street, LLC
c/o State Financial Services, Inc.
197 Portland Street, 6th Floor
Boston, MA 02114

**Re: 121-127 Portland Street - The Forecaster Building
Conditional Contract Documents Approval**

Dear Ms. Brzezinski:

We are pleased to grant conditional Contract Documents Approval for the Forecaster Building Project at 121 Portland Street in the Bulfinch Triangle. This Approval is based on the plans entitled, "The Forecaster Building / 121 Portland Street" by Sharkey Design Company, dated December 3, 2007, copies of which were transmitted to us on January 9, 2008. You will find attached a list (Attachment A) of the Contract Documents record plans in our files.

Conditions of this Approval include the following:

- 1) Submit details of the wind turbines proposed for the roof.
- 2) Minimize the appearance of the roof terrace railings at the parapets of the existing building fabric as seen from the predominant street edges. These are contextually anomalous and should not be visible.
- 3) The side walls of the addition include the removal of the existing brick parapet walls. Our understanding is that this is structurally necessary. To avoid the visual appearance of the addition simply sitting abruptly on top of the existing fabric, we ask that you consider doing the first story of the addition's side walls in brick. Alternatively, develop a method of better engaging the existing and new side walls. On the south, for example, the datum lines of the concrete structure could continue into the panelization pattern of the metal cladding.
- 4) Assuming sidewalks may need repair, ensure pedestrian flow at the garage entry curb cut.

It is understood that The Forecaster Building Project (121-127 Portland Street) will now enter the Construction Inspection Stage of the BRA Design Review process as set forth in the BRA's Development Review Procedures booklet. We reserve the right to request further study of certain design components, as issues arise. In furtherance of the BRA Design Review process, we require as part of this stage that you continue to submit significant changes or modifications to the approved plans and other material (such as unresolved or new details or catalog cuts of significant public furniture items) in a timely fashion for our final review and approval. This requirement also includes samples of exterior materials, finishes, and colors; please submit samples at your earliest convenience. A mock-up panel will be required; see Attachment B and call to discuss parameters. A list of standard issues requiring resolution is included as Attachment C.

We look forward to the completion of this Project, which will add more variety and life to the Bulfinch Triangle area.

Sincerely,

David A. Carlson
Senior Architect
cc: Jay Rourke

ATTACHMENT A

Conditional Contract Documents Approval
The Forecaster Building - 121-127 Portland Street
February 19, 2008

Developer: 121 Portland Street, LLC
c/o State Financial Services, Inc.
197 Portland Street, 6th Floor
Boston, MA 02114

Architect: Sharkey Design Company
74 Clarendon Street, Suite A
Boston, MA 02116

CIVIL DRAWINGS

C0 Land Title Plan
C1 Site Utility Plan

ARCHITECTURAL DRAWINGS

A001 Code Analysis, Abbreviations, and Symbols

A101 Basement & First Floor Plans
A102 Second & Third Floor Plans
A103 Fourth & Fifth Floor Plans
A104 Sixth Floor & Mezzanine Floor Plans
A105 Seventh Floor Plan
A106 Eighth Floor & Mezzanine Plans
A107 Roof Plans
A108 Basement & First Floor Reflected Ceiling Plans
A109 Second & Third Floor Reflected Ceiling Plans
A110 Fourth & Fifth Floor Reflected Ceiling Plans
A111 Sixth Floor & Mezzanine Reflected Ceiling Plans
A112 Seventh Floor reflected Ceiling Plan
A113 Eighth Floor & Mezzanine Reflected Ceiling Plans

A201 Building Elevations
A202 Building Elevations
A203 Building Elevations

A301 Building Section
A302 Enlarged Building Section
A303 Enlarged Building Section
A304 Wall Sections

A401 Enlarged Stair Plans & Sections
A402 Enlarged Stair Plans & Sections
A403 Enlarged Stair Plans & Sections
A404 Enlarged Stair Plans & Sections
A405 Enlarged Elevator Plans & Sections
A406 Enlarged Elevator Plans & Sections

A501 Details
A502 Details

A601 Door Schedules & Types
A602 Window Types
A603 Wall Partition Types
A604 Floor & Ceiling Assembly Schedule

ATTACHMENT A p.2

Conditional Contract Documents Approval
The Forecaster Building - 121-127 Portland Street
February 19, 2008

STRUCTURAL DRAWINGS

- S001 General Notes
- S002 Typical Details
- S003 Typical Details
- S004 Typical Details
- S005 Typical Details

- S100 Existing Basement / Foundation Plan
- S101D First Floor - Structural Demolition Plan
- S101 Existing First Floor Plan

- S102 Existing Second Floor Plan
- S102A Existing Second, Third, Fourth and Fifth Bedroom Floor Framing Plans

- S103 Existing Third Floor Plan
- S104 Existing Fourth Floor Plan
- S105 Existing Fifth Floor Plan
- S106 Existing Sixth Floor Plan
- S107 Sixth Floor Mezzanine Framing Plan
- S108D Seventh Floor - Structural Demolition Plan
- S108 Seventh Floor Framing Plan
- S109 Eighth Floor Framing Plan
- S110 Eighth Floor Mezzanine / Main Roofing Plan
- S111 Clerestory / Penthouse Roof Framing Plan

- S200 Column Schedule
- S201 Column Schedule
- S202 Column Schedule

- S301 Braced Frame & Shear Wall Elevations
- S302 Braced Frame & Shear Wall Elevations
- S303 Braced Frame & Shear Wall Elevations
- S304 Braced Frame & Shear Wall Elevations
- S305 Braced Frame & Shear Wall Elevations

- S310 Masonry Shear Wall Reinforcing Details
- S311 Concrete Shear Wall Reinforcing Details

- S400 Sections & Details
- S401 Sections & Details
- S402 Sections & Details
- S403 Sections & Details
- S404 Sections & Details
- S405 Sections & Details

Fire Protection Drawings

- FP-1 Basement & First Floor Fire Protection Plan
- FP-2 Second & Third Floor Fire Protection Plan
- FP-3 Fourth & Fifth Floor Fire Protection Plan
- FP-4 Sixth Floor & Mezzanine Fire Protection Plan
- FP-5 Seventh & Eighth Floor Fire Protection Plan
- FP-6 Roof & Eighth Floor Mezzanine Fire Protection Plan
- FP-7 Fire Protection Legend, Details & Notes

Mechanical Drawings

- H-1 Basement & First Floor Plans
- H-2 Second & Third Floor Plans
- H-3 Fourth & Fifth Floor Plans
- H-4 Sixth Floor & Mezzanine Plans
- H-5 Seventh & Eighth Floor Plans
- H-6 Roof & Eighth Floor Mezzanine Plans
- H-7 HVAC Legend & Schedules
- H-8 HVAC Schedules & Details
- H-9 HVAC Duct Riser Diagram & Details
- H-10 HVAC Toilet Exhaust Duct Riser Diagram
- H-11 HVAC Piping Schematic Diagrams, Mech. Rm. Part Plan & Sections

Electrical Drawings

- E-0 Legend, Schedule & Details
- E-1 Basement & First Floor Plans
- E-2 Second Floor Units - West
- E-3 Second Floor Units - East
- E-4 Third Floor Units - West
- E-5 Third Floor Units - East
- E-6 Fourth Floor Units - West
- E-7 Fourth Floor Units - East
- E-8 Fifth Floor Units - West
- E-9 Fifth Floor Units - East
- E-10 Sixth Floor Units - West
- E-11 Sixth Floor Units - East
- E-12 Sixth Floor Mezzanine Units - West
- E-13 Sixth Floor Mezzanine Units - East
- E-14 Seventh Floor Units - West
- E-15 Seventh Floor Units - East
- E-16 Eighth Floor Units - West
- E-17 Eighth Floor Units - East
- E-18 Eighth Floor Mezzanine Units - West
- E-19 Eighth Floor Mezzanine Units - East
- E-20 Roof Power Plan
- E-21 Roof Lighting Plan
- E-22 Power Riser Diagram
- E-23 Fire Alarm Riser Diagram
- E-24 Communication System Riser Diagram
- E-25 Schedules
- E-26 Panelboards Schedules

Plumbing Drawings

- P-1 Basement & First Floor Below Plumbing Plans
- P-2 Second & Third Floor Plumbing Plans
- P-3 Fourth & Fifth Floor Plumbing Plans
- P-4 Sixth Floor & Mezzanine Plans
- P-5 Seventh & Eighth Floor Plumbing Plans
- P-6 Roof & Eighth Floor Mezzanine Plans
- P-7 Plumbing Schedules, Details & Legend
- P-9 Fire Protection Schedules, Details & Legend
- P-10 Plumbing, Gas & Water Distribution Piping Riser

ATTACHMENT B

A GUIDE FOR THE PREPARATION OF MATERIALS SAMPLES CONSTRUCTION DETAIL PANELS

As part of the Boston Redevelopment Authority's design Review Procedures, all major building envelope, lobby and site landscaping or paving materials must be submitted for approval, and a full-size materials sample Panel is required.

Construction inspection stage approval is contingent on Authority review and approval of on-site materials panels that demonstrate the construction details of the project PRIOR to ordering of such materials for construction. The Development Team is responsible for notifying the BRA in a timely manner *in writing* when the mock-up panel is ready for viewing. BRA staff reserves the right to reject any materials *even if ordered and on site* if the necessary mock-ups have not been approved.

1. Materials panels shall demonstrate all exterior material selections, including variations in color, finish, and source. Wet and dry conditions should be made available for review; light conditions should ideally vary. The BRA reserves the right to withhold final approval of material panels if light conditions at the mock-up site vary significantly from those at the site; solar orientation should be the same as that of primary facades at the site.
2. Detailing of dimensional profiles of all exterior trim including: cornices, belting, contrasting, banding, soffit treatment, jambs, returns, copings, and all window walls including frames, subdivisions, and jamb, head and sill details, shall be presented.
3. Brick and all facing material (granite, cast stone, marble, terra cotta, et al) sample panels shall include joint details, patterning out of the norm or as requested, and masonry jamb, head and sill details.
4. Where mortar or grouting is used, panels shall show intended tooling, finish and color. Specifications shall be furnished for any such material used in a preservation-related project.
5. Where adhesive or caulking agents are used, panels shall show intended tooling, finish, color and spacing between contiguous materials, and manufacturer specifications shall be furnished.
6. In the case of windows, or replacement/ rehabilitation / repair projects, or where the abutting context is deemed significant and is immediate, assemblies shall be presented *in situ* or against areas of the existing details/ materials which they are intended to match or complement.
7. For Projects constructing significant amounts of sidewalks or public areas using significant amounts of specialty paving, material samples and sample panels or installations as requested by the BRA must be provided. Wet and dry conditions should be represented.

All such material panels shall be presented in an assembly large enough to assess the finished construction's façade color, texture, patterning and joint details, in a manner representing actual designed combinations.

ATTACHMENT C

FINAL SUBMISSION REQUIREMENTS REQUIRED AS A CONDITION OF APPROVAL FOR ARTICLE 80 LARGE AND SIGNIFICANT SMALL PROJECTS

1. Submission of final rendered image(s) of the Project from street level and/or aerial view with surrounding context is required for reference. These should be of reproducible quality (in both printed and electronic format) and may be used for public information purposes. Marketing material and photos of models used in marketing should also be included.
2. Submission of final digital model in AUTO CADD format as per urban design scoping and review of the project. Submission of such model must be coordinated with the BRA Urban Design Department for compatibility with the BRA 3D citywide model.
3. Submission of a comprehensive signage plan for the Project is required, including all exterior building identification and retail signage, if any.
4. Be sure to include a cornerstone as part of the project indicating year of construction.
5. All penthouse mechanical equipment should be screened appropriately. Equipment and screening shall be indicated on appropriate roof plan and elevation drawings with all materials (and lighting if proposed) clearly indicated.
6. Location and details of all exterior building and site lighting must be indicated on final contract drawings. If the building is illuminated, submission of a nighttime rendering showing the proposed lighting effects and their intensities is required.
7. Submission of a final Landscape Plan acceptable to the BRA, including a list of all plant and tree species and quantities, a paving plan with materials, site furnishings, details, and artwork (if any), is required. All site improvements including landscaping must be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the BRA for a delay in completing the site improvements.
8. Submission of the full array of labeled exterior materials samples for BRA approval with elevations color-coded to indicate placement is required. Mock up panels for all Large Projects, and Small Projects at the discretion of the BRA, are required. Submission of a sketch for any proposed Mock-up panel is required prior to erection. See Attachment B, [A Guide for the Preparation of Materials Samples Construction Detail Panels](#)
9. Submission of a basswood model of the final design at the appropriate scale(s) is required for any Project within the range of any of the major BRA models. Such model must be coordinated with the BRA Model Shop for scale, fit and finish.
10. Submission of LEED certifiability documentation per Article 37.

APPENDIX C

June 13, 2013

APPENDIX C

121 - 127 PORTLAND STREET, BOSTON, MA			
PROJECT STATISTICS:		June 13th, 2013	
BULFINCH TRIANGLE DISTRICT			
PROPOSED CONDITIONS			
LOT SIZE:	11,857 SQ. FT.		
PROPOSED OCCUPANCY:	81 RESIDENTIAL UNITS & 2 COMMERCIAL UNITS (3,719 SQ. FT.)		
PROPOSED BREAKDOWN:	49 (1 BR), 29 (2BR), 3 (3BR)		
PROPOSED BUILDING HEIGHT:	125'-0" (TEN STORIES)		
PROPOSED FLOOR AREA RATIO:	8.47		
PROPOSED PARKING:	32 PARKING SPACES (0.40 SPACES/UNIT)		
BUILDING AREA			
FLOOR	F.A.R. SQ. FT.	GROSS SQ. FT.	OPEN SPACE
BASEMENT	0	1,976	
FIRST FLOOR	7,287	11,857	
SECOND FLOOR	11,651	11,857	
THIRD FLOOR	11,387	11,387	
FOURTH FLOOR	11,387	11,387	
FIFTH FLOOR	11,387	11,387	
SIXTH FLOOR	11,275	11,275	
SEVENTH FLOOR	10,152	10,152	
EIGHTH FLOOR	9,195	9,401	
NINTH FLOOR	8,604	8,810	
TENTH FLOOR	8,059	8,265	
MECHANICAL PENTHOUSE	0	1,579	
	100,384 SQ. FT.	109,033 SQ. FT.	

APPENDIX D

June 13, 2013

APPENDIX D

121 - 127 PORTLAND STREET, BOSTON, MA			
PROJECT STATISTICS COMPARISON CHART		June 13th, 2013	
DESIGN COMPONENT	BUILDING PERMIT w/ BRA APPROVAL March 4th, 2008	PROPOSED NPC FILING June 5th, 2013	NET CHANGE
LOT AREA	11,857 SQ. FT.	11,857 SQ. FT.	NONE
HEIGHT / STORIES	121'-6" 8 STORIES (2 MEZZ.)	125'-0" 10 STORIES (0 MEZZ.)	+ 3'-6" + 2 STORIES (- 2 MEZZ.)
GROSS FLOOR AREA	104,750 SQ. FT.	109,033 SQ. FT.	+ 4,283 SQ. FT.
F.A.R. SQ. FT. / F.A.R. RATIO	98,945 SQ. FT. 8.34	100,384 SQ. FT. 8.47	+ 1,439 SQ. FT. + 0.13
RESIDENTIAL UNITS	54	81	+ 27
UNIT BREAKDOWN	9 (3BR), 33 (2BR), 12 (1BR)	3 (3BR), 29 (2BR), 49 (1BR)	- 6 (3BR), -4 (2BR), + 37 (1BR)
COMMERCIAL SPACE	3 SPACES / 5,750 SQ. FT.	2 SPACES / 3,719 SQ. FT.	- 1 SPACE / - 2,031 SQ. FT.
PARKING	42 SPACES	32 SPACES	- 10 SPACES
UNIT / PARKING RATIO	0.77	0.40	-0.37

APPENDIX E

June 13, 2013