

# DIMELLA SHAFFER

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## Ayer Commons

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B+AC, LLC

Code Consultant  
Code Red Consultants

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MEP Engineers  
Petersen Engineering

603-436-4233

Specifications  
Putnam Associates Specifiers

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BSC Group

617-896-4300

Landscape Architect  
Crowley Cottrell

617-338-8400

Lighting Consultant  
Omnilite Illuminate

781-935-8500

Passive House Consultant  
Linnean Solutions

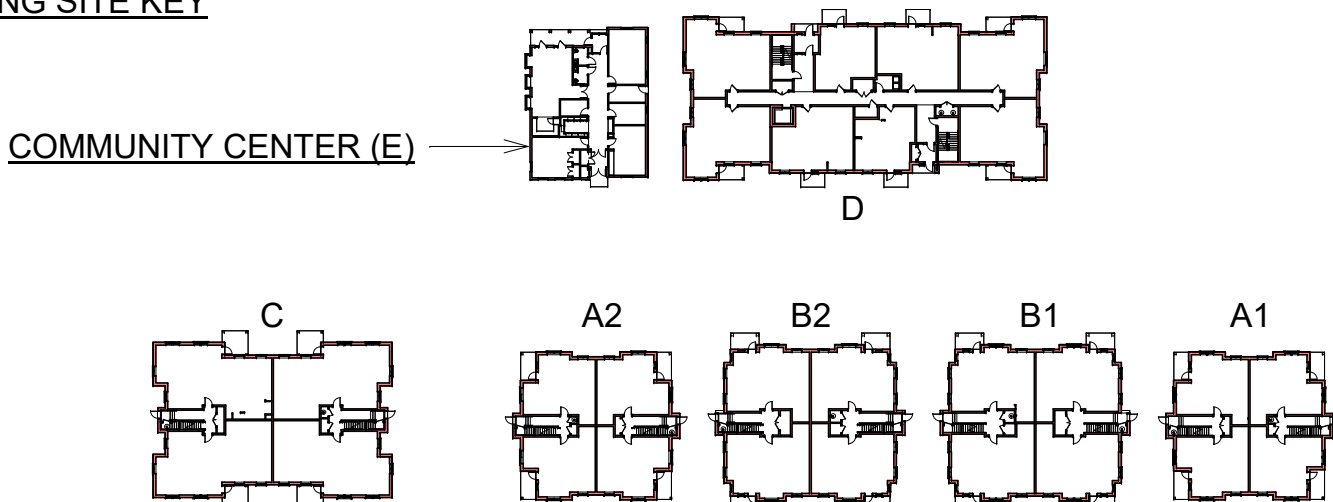
ZBA SUBMISSION

6/17/2022

617-699-7323

# ZBA Submission

### BUILDING SITE KEY



### PROJECT INFORMATION

#### BUILDING A1 & A2

NUMBER OF STORIES: 2  
HEIGHT: 31'-6 3/8"  
AREA: 7,058 GSF

OCCUPANCY  
R-2

#### BUILDING B1 & B2

NUMBER OF STORIES: 2  
HEIGHT: 32'-3"  
AREA: 8,926 GSF

OCCUPANCY  
R-2

#### BUILDING C

NUMBER OF STORIES: 2  
HEIGHT: 31'-6"  
AREA: 10,526 GSF

OCCUPANCY  
R-2

#### BUILDING D

NUMBER OF STORIES: 3  
HEIGHT: 42'-6 1/2"  
AREA: 19,324 GSF

OCCUPANCY  
R-2

#### COMMUNITY CENTER

NUMBER OF STORIES: 1  
HEIGHT: 21'-11"  
AREA: 2,890 GSF

OCCUPANCY  
A-3 & B

NUMBER OF UNITS: 64

### CODES/LAWS

780 CMR - Massachusetts State Building Code 9th Edition, which is an amended version of the 2015 International Building Code (IBC)

527 CMR - Massachusetts Comprehensive Fire Safety Code, which is an amended version of the 2015 Edition of NFPA 1, Fire Code.

521 CMR - Architectural Access Board (AAB) Rules and Regulations 2010 ADA Standards for Accessible Design Fair Housing Act

527 CMR 12.00 - Massachusetts Electrical Code, which is an amended version of the 2020 Edition of NFPA 70, National Electrical Code

2015 International Mechanical Code (IMC) as amended by 780 CMR 28.00

248 CMR 10.00 - Uniform State Plumbing Code

2018 Edition of the International Energy Conservation Code (IECC) as amended by the State of Massachusetts

524 CMR - Massachusetts Board of Elevator Regulations, which is an amended version of the 2013 ASME A17.1 Safety Code for Elevators and Escalators (Effective December 1, 2016)

National Fire Protection Association (NFPA) Standards, as referenced by the above code

### PROPOSED USES

R-2 RESIDENTIAL DWELLING UNITS  
A-3 COMMUNITY CENTER  
GROUP B LEASING OFFICE, LAUNDRY & MAIL

### CONSTRUCTION TYPES

TYPE VB

FIRE RESISTANCE RATING OF BUILDING ELEMENTS	
BUILDING ELEMENT	TYPE VB CONSTRUCTION
Primary structural frame	0 HOUR
Exterior bearing walls	0 HOUR
Interior bearing walls	0 HOUR
Nonbearing exterior walls	0 HOUR (SEE EXTERIOR WALL SECTION)
Floor construction and secondary members	0 HOUR
Roof construction and secondary member	0 HOUR

All supporting construction for fire-rated assemblies is required to be supported by structure that affords the same required fire resistance rating of the supported horizontal assembly (780 CMR 711.2.3), with the exception to supporting construction of the following (780 CMR 708.4 & 711.2.3 Exception (2)):

- Dwelling unit separation walls
- Dwelling unit separation horizontal assemblies, and
- Rated corridors (not currently included in the design)

### PHASE 1- Housing Units

Building	Unit Type	Total # of units	Unit size SF	Net Retable SF	Bldg Gross SF	Bld efficiency
A1	1-bedrooms	8	686	5,488	7,058	78%
A2	1-bedrooms	8	686	5,488	7,058	78%
B1	2-bedrooms	8	893	7,144	8,926	80%
B2	2-bedrooms	8	893	7,144	8,926	80%
C1	3-bedrooms	8	1,086	8,688	10,526	83%
Sub-Total		40				

D	1st Floor	2nd Floor	3rd Floor	Total # of units	Unit size SF	Net Retable SF	Bldg Gross SF	Bld efficiency
1-bed A	2	0	0	2	576	1,152		
2-bed A	2	4	4	10	826	8,260		
2-bed B	4	4	4	12	826	9,912		
Sub Total				24		19,324	27,255	71%

Phase 1 Totals	# of Units	% mix
1 Bedroom	18	28.1%
2 Bedroom	38	59.4%
3 Bedroom	8	12.5%
Total	64	100.0%

### PHASE 2- Housing Units

E	2nd Floor	3rd Floor	4th Floor	Total # of units	Unit size SF	Net Retable SF	Bldg Gross SF	Bld efficiency
1-bed A	4	4	4	12	750	9,000		
1-bed B	0	0	1	1	780	780		
2-bed A	5	5	5	15	1,000	15,000		
2-bed B	3	3	2	8	1,017	8,136		
3-bed A	1	1	1	3	1,250	3,750		
3-bed B	1	1	1	3	1,250	3,750		
Sub Total	14	14	14	42		40,416	58,221	69%

Phase 2 Totals	# of Units	% mix	# of baths per unit	total # of bathrooms
1 Bedroom	12	28.6%	1	12
2 Bedroom	24	57.1%	2	48
3 Bedroom	6	14.3%	2	12
Total	42	100.0%		72

### NOAH Ayer - Parking

Phase 1	# of Units	parking ratio	req'd parking
1 Bedroom	24	1	24
2 Bedroom	32	1.5	48
3 Bedroom	8	2	16
Total	64		88

Phase 2	# of Units	parking ratio	req'd parking
1 Bedroom	13	1	12
2 Bedroom	23	1.5	36
3 Bedroom	6	2	12
Total	42		60

### Total Development

Total Units	106
Total Paring	148