729 William T. Morrissey Boulevard
Dorchester, Massachusetts

Proposed

FLOOR & DECOR

Application for Article 80 Small Project Review
Boston Redevelopment Authority d/b/a Boston Planning & Development Agency
November 18, 2019

Developer: Floor & Décor
Primary Contact: Centerpoint Integrated Solutions
Architect: SBLM
Civil Engineer: Bohler Engineering
Legal Counsel: Hinckley Allen
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1.0 PROJECT SUMMARY

1.1 Project Team

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Surveyor
Control Point Associates, Inc.
352 Turnpike Road, Suite 320
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Phone: 508-948-3000
1.2 Project Summary

This Small Project Review Application (“SPRA”) is being submitted by Floor & Decor (the “Proponent”) in accordance with Article 80, Section 80E, of the Boston Zoning Code (the “Code” or “Zoning Code”). The Proponent proposes to substantially renovate an existing retail building located at 729 William T. Morrissey Boulevard in Dorchester (the “Property”) for use as a Floor & Decor (the “Project”). The Proponent has entered an agreement to lease the Property from New Creek LLC (the “Owner”), an affiliate of Kimco Realty Corporation. The Owner supports the Proponent with respect to the Project. The use of the Property as a Floor & Decor falls within the definition of a General Retail Business Use. This use is conditional within the Neighborhood Shopping Subdistrict. The Property was used by National Wholesale Liquidators for General Retail Business Use until the end of 2018 when it filed for bankruptcy protection.

The Property consists of three parcels of land comprising approximately 3.68± acres (158,947± square feet) located on the westerly side of Morrissey Boulevard near the intersection of Victory Road as shown on Figure 3.12, titled “Boundary & Topographic Survey”, dated June 19, 2019, prepared by Control Point Associates, Inc. The Property is currently developed with an approximate 82,378± square foot single story, masonry building which was formerly National Wholesale Liquidators. The Property is surrounded by a mix of retail, office, residential and institutional uses.

The Project includes substantial renovations to the interior and facade of the existing building and reconfiguration of on-site parking to allow the Proponent to use the Property as a Floor & Decor. Although the Proponent anticipates substantial renovations to the building, the Project is currently anticipated to remain within the footprint of the existing structure. The proposed layout of the Project is shown on Figure 3.14, titled Concept Plan, dated November 15, 2019, prepared by Bohler Engineering.

The project also includes the addition of enhanced landscaping, where limited landscaping is present today. The Proponent has solicited feedback from BPDA and neighborhood groups, respectively, which has resulted in the introduction of additional landscape features both proximate to Morrissey Boulevard and internal to the parking area. While this will result in a reduction in the matter of parking spaces available to the project, the number of proposed parking spaces will meet the tenant’s operational expectations while providing additional green space.

As shown on the Concept Plan, the Project proposes one hundred and eighteen (118) off-street parking spaces. The existing loading area is proposed to be maintained on the northwest side of the building. A new interior customer pick up area will be located on the northern side of the building. This feature is intended to allow customers to facilitate loading of materials into their vehicles. As previously discussed with the BPDA, the project proposes to implement an audio and visual alarm system to alert pedestrians of vehicles entering and exiting the proposed customer pick up area. Additional information relative to the proposed audio-visual equipment is
shown on Figure 3.15, titled Audible Signal Devices, prepared by WERMA. The anticipated renovations to the building facade are shown on Figures 3.18, titled Exterior Elevations Colored, dated June 17, 2019, prepared by SBLM Architects. The anticipated floor plan of the building is shown on Figure 3.21, titled Proposed Floor Plan, dated June 17, 2019, prepared by SBLM Architects. A bicycle rack is proposed to accommodate pedestrian access and is located within the vicinity of the building, as shown on the enclosed Concept Plan.

The Proponent is aware of the improvements being considered by the Massachusetts Department of Conservation and Recreation (DCR) with respect to Morrissey Boulevard and is continuing to coordinate with these respective agencies to determine what impact, if any, this project may have on the Floor and Décor proposal and how these projects can continue to work together. An Exhibit, titled Morrissey Boulevard Improvements Exhibit, is included with this document to provide context as to how this project relates to the Morrissey Boulevard improvements.

The Proponent and Owner believe that the Project will benefit the City of Boston, Dorchester and the NS Subdistrict by, among other things: dramatically improving a dilapidated building and occupying same with a new long-term tenant; adding landscaping features; properly sizing parking spaces; providing goods and services to the larger neighborhood; and improving security and public safety.

1.3 Community Benefits

The Project is anticipated to result in a number of public benefits for the Dorchester community, as well as for the City of Boston. These benefits include, among others:

- Improvements to the perimeter of the Property including enhanced landscape buffering and associated streetscape improvements;
- Providing interior landscape and parking improvements;
- Providing additional property tax revenue to the City;
- Substantial improvements to the existing dilapidated building and parking area;
- Improving public safety and security by providing twenty-four (24) hour surveillance of the Property with security cameras and signage specifying same;
- Upgrades to the stormwater management system by way of a new subsurface detention/infiltration system, where none exists today;
- Contributing to community involvement, including local charities
- Construction jobs over the length of the Project; and
- New full-time and part-time jobs within the local Dorchester community.
2.0 DETAILED PROJECT INFORMATION

2.1 Project Description

The Property is identified in the public records of the City of Boston (the “City”) as 729 William T. Morrissey Boulevard, Dorchester, Suffolk County, Massachusetts with Parcel No. 1600247000, 1600245020, and 1600244000. In particular, according to a review of the public records on file with the City, the Property consists of approximately 3.68± acres (158,947 square feet) of land, with an existing single-story retail structure of approximately 82,378 square feet and last recorded legal use and occupancies as National Wholesale Liquidators. See Figure 3.11 for Project locus and Figure 3.13 for Project aerial.

2.2 Proposed Program, Data, and Dimensions

Lot Area: 158,947± SF
Maximum Building Height/Stories: 32± feet, 1 Story
Total Building Square Footage: 82,378± SF
Floor Area Ratio: 0.51±
Proposed Parking Spaces: 118

2.3 Design Approach

The Project includes substantial renovations to the interior and facade of the existing building and reconfiguration of on-site parking to allow the Proponent to use the Property as a Floor & Decor. Although the Proponent anticipates substantial renovations to the building, the Project is currently anticipated to remain within the footprint of the existing building. The proposed layout of the Project is shown on Figure 3.14, titled Concept Plan, dated November 15, 2019, prepared by Bohler Engineering.

The Proponent has previously met with BPDA on September 16, 2019 and received comments regarding accessible sidewalk connections from the adjacent roadways. Although not reflected on the current conceptual plans, the Proponent is continuing to work with the Owner relative to same.

2.4 Parking and Access

There are one hundred and twenty-six (126) existing parking spaces on-site. The dimensions of the existing parking spaces do not meet minimum Boston Zoning requirements. The Project proposes to restripe the existing parking area to meet those requirements. Restriping the parking spaces – the previously described landscaping improvements – will reduce the total number of parking spaces for the Project to one hundred and eighteen (118). As explained in Section 3.2 of this SPRA, the Proponent anticipates the potential need for zoning relief from the Board of Appeal.
with respect to the number of parking spaces for the Project. Based on the Proponent’s previous discussions with the BPDA and neighborhood groups, it is believed that this relief will be supported.

The existing loading area will be maintained on the northwest side of the building. A new interior customer pick up area will be located on the northern side of the building as shown on Figure 3.18. The project is intended to be accessed via existing driveways proximate to Victory Road and Morrissey Boulevard.

2.5 Preliminary List of Permits and Approvals

At this time, the Proponent anticipates that the Project will require the following permits and approvals. Please note that this is a preliminary list based on currently available information. Not all of the following permits and approvals may ultimately be required and additional permits and approvals may be needed.

Table 2.5 Preliminary List of Permits and Approvals

<table>
<thead>
<tr>
<th>PERMITTING AUTHORITY</th>
<th>PERMIT OR APPROVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>U.S. Environmental Protection Agency</td>
<td>Notice of Intent for Coverage under NPDES Construction General Permit and SWPPP, if required</td>
</tr>
<tr>
<td>BPDA</td>
<td>Article 80E Small Project Review Certificate of Compliance</td>
</tr>
<tr>
<td>Boston Zoning Board of Appeal</td>
<td>Variances, Exceptions and/or Conditional Use Permit</td>
</tr>
<tr>
<td>Boston Fire Department</td>
<td>Approval of Fire Safety Equipment</td>
</tr>
<tr>
<td>Boston Water and Sewer Commission</td>
<td>Stormwater Permit; General Service Application</td>
</tr>
<tr>
<td>Boston Department of Inspectional Services</td>
<td>Building Permits; Certificates of Occupancy; Potentially Other Construction-Related Permits</td>
</tr>
<tr>
<td>Boston Parks &amp; Recreation Department</td>
<td>Parks Approval for Building Permit</td>
</tr>
<tr>
<td>Boston Department of Conservation and Recreation</td>
<td>Construction Access Permit</td>
</tr>
</tbody>
</table>
2.6 Public Outreach

The Proponent and Owner have met with neighborhood groups, representatives of the City of Boston, and other stakeholders in support of the Project prior to filing this SPRAS.

The Proponent and Owner had productive and positive meetings with the Clam Point Civic Association on October 21, 2019 and Pope’s Hill Neighborhood Association on October 23, 2019 and the project was well received. The Proponent has also discussed the Project with representatives of the BPDA and other representatives of the City of Boston, including during meetings at the BPDA on July 9, 2019 and September 16, 2019. This application is reflective of the feedback received to date and the Proponent is continuing to work with these groups and the BPDA as the Project continues to evolve.

The Proponent has discussed the Project with representatives of the Boston Water and Sewer Commission (BWSC) to determine the anticipated permitting requirements and to solicit feedback such that it can be incorporated into the design plans, as appropriate.

The Proponent and Owner will continue to meet with public agencies, neighborhood representatives, local business organizations, abutting property owners, and other stakeholders, and will follow the requirements of Article 80 pertaining to the public review process.
3.0 Boston Zoning Code Analysis

3.1 Zoning District and Project Use

The Property is located in the Dorchester Neighborhood District, Neighborhood Shopping ("NS") Subdistrict, which is one of three Neighborhood Business Districts in the Dorchester Neighborhood District. A small portion of the eastern side of the Property is located within the Greenbelt Protection Overlay District ("GPOD"). Consequently, the Project is also subject to Article 29 and the Proponent must demonstrate to the BPDA that the Project complies with the standards set forth in Section 29-6.

Section 65-15 provides that any use of a location in a Neighborhood Business Subdistrict must be identified as “A” (allowed) or “C” (conditional) on Table B of Article 65. As noted above, the Proponent’s proposed use of the Property as a Floor & Decor falls within the definition of a General Retail Business Use, which is identified as “C” (conditional) for the NS Subdistrict under Table B of Article 65. Based on previous discussions with the Boston Landmarks Commission (BLC), a portion of the existing building is located within a designated landmark property and is subject to BLC review.

3.2 Scope of BPDA Review

Section 80E-2.1(b)(iv) provides that Small Project Review is required for any project for which the underlying zoning requires design review by the BPDA. Section 65-37.1(b) expressly requires Small Project Review for any project within a Neighborhood Business Subdistrict that proposes exterior alterations affecting 300 or more square feet of a building facade if visible from any public street. The anticipated exterior alterations to the building – which are shown on the Figure 3.18 – will affect more than 300 square feet of the building facade and will be visible from Morrissey Boulevard. Consequently, the Project is subject to Small Project Review under Sections 65-37.1(b) and 80E-2.1(b)(iv).

The Proponent anticipates that Small Project Review for the Project will include the Design Component under Section 80E-2.1, the Site Plan Component under Section 80E-2.2 and the Comprehensive Sign Design Component under Section 80E-2.3. Additional information relative to the Comprehensive Sign Design Package is shown on Figure 3.20.

3.3 Applicable Dimensional Regulations

The site consists of three (3) parcels of land comprising a total of 158,947± square feet, providing a floor area ratio (FAR) of approximately 0.51. The NS Subdistrict establishes a maximum FAR of 1.0. The applicable dimensional regulations under NS Subdistrict require No Minimum Lot Size, No Lot Width Minimum and No Front or Side Yard Minimum. The applicable
dimensional regulations require a maximum building height of forty (40) feet, and a Rear Yard Setback Minimum of twenty (20) feet. The Project, as proposed, conforms to the dimensional regulations of the Code as follows:

### Table 3.1 Zoning Analysis Table

<table>
<thead>
<tr>
<th>Dimensional Regulation</th>
<th>Neighborhood Shopping (NS) Subdistrict</th>
<th>Existing Conditions</th>
<th>Proposed Conditions</th>
<th>Zoning Relief Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>None</td>
<td>158,947± SF</td>
<td>No Change</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>None</td>
<td>95.0± FT</td>
<td>No Change</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Frontage</td>
<td>None</td>
<td>95.0± FT</td>
<td>No Change</td>
<td>None</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio (FAR)</td>
<td>1.0</td>
<td>0.51±</td>
<td>No Change</td>
<td>None</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>40 ft</td>
<td>22.3± FT</td>
<td>32± FT</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Front Yard</td>
<td>None</td>
<td>166.8± FT</td>
<td>No Change</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Side Yard</td>
<td>None</td>
<td>4.1± FT</td>
<td>No Change</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Rear Yard</td>
<td>20 ft</td>
<td>N/A</td>
<td>N/A</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Number of Parking Spaces</td>
<td>2 spaces per 1,000 SF Gross Area; 165 spaces required</td>
<td>126 Spaces</td>
<td>118 Spaces</td>
<td>Yes, Zoning Board of Appeal</td>
</tr>
</tbody>
</table>

### 3.4 Zoning Relief Required

As noted above, the anticipated use of the Property as a Floor & Decor constitutes a General Retail Business Use which is allowed as a conditional use in the NS Subdistrict under Table B of Article 65. In addition, a portion of the Property is located in the GPOD, making the Project subject to the provisions of Article 29. Consequently, the Proponent anticipates the need to file an appeal for a conditional use with the Board of Appeal after completion of Small Project Review.

The Proponent anticipates that the Project may require zoning relief from the Zoning Board of Appeal with respect to the total number of parking spaces for the Project and for screening requirements under Article 65. As noted above, the Proponent anticipates that the BPDA’s Small Project Review will include the Comprehensive Sign Design Component under Section 80E-2.3.
Pursuant to Table F of Article 65, retail uses require two (2) parking spaces per one thousand (1,000) square feet of gross floor area. Therefore, the Project would require 165 parking spaces. There are one hundred and twenty-six (126) existing parking spaces on-site. As noted above, the Proponent proposes one hundred and eighteen (118) parking spaces for the Project, including 5 accessible parking spaces. During the July 9, 2019 meeting, BPDA staff expressed an interest in providing additional landscaping islands within the existing parking lot in an effort to reduce impervious surfaces and provide opportunities for new plantings. This would, however, reduce the number of proposed parking spaces that can be accommodated as part of the project and would further reinforce the project’s need to seek relief from the parking requirement. The Proponent welcomes further discussions with BPDA staff with respect to parking.

The Project may also require zoning relief from certain screening and buffering requirements under Section 65-39. Boston Zoning Code requires interior landscaping of parking areas to consist of a minimum of five (5) by ten (10) feet provided after every ten (10) contiguous parking spaces. As previously mentioned, the Proponent is willing to consider the addition of other landscape features, but such additions would further decrease the number of parking spaces available thereby increasing the zoning nonconformity. The Proponent is continuing to work with BPDA to strike a balance between the available parking and the additional landscaping such that the Proponent’s operations needs can be met while also bettering the property.

As part of the Comprehensive Sign Design Component of Small Project Review, the Proponent seeks relief from the BPDA for certain sign regulations in the Boston Zoning Code, potentially including, among other things: (i) relief from certain dimensional requirements for signs parallel to the building wall under Section 65-40.1 and (ii) relief from the prohibition of free-standing signs under Section 65-40.3. The proposed sign package prepared by ID. Associates is shown on Figure 3.20.

### 3.5 Building Code Analysis

**Applicable Codes:**


- **Mechanical:** Mechanical Code 2009 of Massachusetts - 271 CMR, (Adopts without Amendments – IMC 2009)

- **Plumbing:** Uniform State Plumbing Code - 248 CMR

- **Electrical:** Massachusetts electrical code – 527 CMR 12.00, (Adopts with Amendments - NFPA 70, 2017 edition)

Fire:  Massachusetts Fire code – 527 CMR 1.00, (Adopts with Amendments - NFPA 1, 2015 Edition)

Accessibility:  521 CMR / 2010 ADA Standards

Code Analysis:

Construction Type:  II-A (1-Hr fire Rated Structure)

Occupancy:  M-Mercantile

Fully Sprinkled:  Yes

Travel Distance:  250’-0 Maximum to Exit.

Occupancy Load:

Mercantile:  61,053 sq. ft.  1,018 Occupants

Storage:  16,316 sq. ft.  55 Occupants

Total:  80,119 sq. ft.  1,099 Occupants
3.6 Design Submission and Project Drawings

Figures 3-1 through 3-21 more fully illustrate the design and include the following figures and photographs:

- Figure 3.1 Site Photograph
- Figure 3.2 Site Photograph
- Figure 3.3 Site Photograph
- Figure 3.4 Site Photograph
- Figure 3.5 Site Photograph
- Figure 3.6 Site Photograph
- Figure 3.7 Site Photograph
- Figure 3.8 Site Photograph
- Figure 3.9 Site Photograph
- Figure 3.10 Site Photograph
- Figure 3.11 Assessor’s Map
- Figure 3.12 Existing Conditions Plan
- Figure 3.13 Aerial Exhibit
- Figure 3.14 Concept Plan
- Figure 3.15 Visual-Audible Signal Devices Overview
- Figure 3.16 Conceptual Rendering Looking South on William T. Morrissey Boulevard
- Figure 3.17 Exterior Elevations Plan
- Figure 3.18 Exterior Elevations Rendering
- Figure 3.19 Morrissey Boulevard Improvements Exhibit
- Figure 3.20 Comprehensive Sign Design Package
- Figure 3.21 Floor Plan
Figure 3.1: Existing Parking Area and Existing Building

Figure 3.2: Existing ADA Spaces and Existing Main Entrance Location
Figure 3.3: Existing Sidewalk with 2.5% Cross-Slope (2.0% Max. Allowed)

Figure 3.4: Existing ADA Spaces with 3.4% Cross-Slope (2.0% Max. Allowed)
Figure 3.5: Existing Compactor Location (Rear)

Figure 3.6: Existing Compactor Location (Left)
Figure 3.7: Existing Sign Location and Parking Area

Figure 3.8: Existing Parking Area Southeast of Existing Building
Figure 3.9: Existing Southeast Building Façade

Figure 3.10: Existing Catch Basin in Parking Area
Figure 3.11 Assessor’s Map
729 William T. Morrissey Boulevard, Dorchester, City of Boston, Massachusetts

Map 5E, Parcel 1600247000 (729 William T. Morrissey Boulevard)
Map 5E, Parcel 1600245020 (Victory Road)
Map 5E, Parcel 1600244000 (Victory Road)
Figure 3.12 Existing Conditions Plan
Figure 3.13 Aerial Exhibit
Figure 3.14 Concept Plan
This plan has been prepared based on references including:

This plan is intended for conceptual review purposes only. The existing conditions shown hereon is based upon information that was supplied to our office at the time of plan preparation and may be subject to change and must be updated upon performance of survey.

**Parking Table**

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>ACCESSIBLE</th>
<th>REQUIRED</th>
<th>EXISTING</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARKING SPACES</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>ACCESSIBLE PARKING SPACES</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

Total parking 101 to 150 = 5 accessible spaces
Van accessible spaces = 1/5 spaces

(8.5' x 20')

Two spaces per 1,000 SF of gross floor area

(2 spaces / 1000 SF) x (82,378 SF) = 165 spaces
Figure 3.15 Visual-Audible Signal Devices Overview
### 107 Series Buzzer Specifications

<table>
<thead>
<tr>
<th>Part Number</th>
<th>10700075</th>
<th>10700077</th>
<th>10701075</th>
<th>10701077</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price</td>
<td>$30.50</td>
<td>$34.00</td>
<td>$30.50</td>
<td>$34.00</td>
</tr>
<tr>
<td>Description</td>
<td>Buzzer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Voltage</td>
<td>24V AC/DC</td>
<td>115V AC/DC</td>
<td>24V AC/DC</td>
<td>115V AC/DC</td>
</tr>
<tr>
<td>Current Consumption</td>
<td>≤ 8mA</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Tone Frequency</td>
<td>2.4 kHz</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Volume</td>
<td>80dB @ 10cm</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Tone Type</td>
<td>Continuous</td>
<td>Pulse, approx. 1Hz</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Life Duration</td>
<td>&gt; 5000h</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operating Temperature</td>
<td>-4°F to 122°F (-20°C to 50°C)</td>
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<td></td>
<td></td>
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<tr>
<td>Protection</td>
<td>IP65</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Weight</td>
<td>30g (1.06 oz)</td>
<td>44g (1.55 oz)</td>
<td>44g (1.55 oz)</td>
<td>47g (1.66 oz)</td>
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<td>Housing Material</td>
<td>Polyamide-Fiberglass</td>
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<td></td>
</tr>
<tr>
<td>Connection</td>
<td>Connector with max. wire 1.5 mm² (16AWG), 0.3 N torque</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agency Approvals</td>
<td>cULus file E164155, CE, RoHS</td>
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### 109 Series Buzzer Specifications

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<thead>
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<td>$69.00</td>
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<tr>
<td>Description</td>
<td>Buzzer</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Voltage</td>
<td>24V AC/DC</td>
<td>115V AC/DC</td>
<td>24V AC/DC</td>
<td>115V AC/DC</td>
</tr>
<tr>
<td>Current Consumption</td>
<td>≤ 25mA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tone Frequency</td>
<td>2.1 kHz</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Volume</td>
<td>80dB @ 1m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tone Type</td>
<td>Continuous</td>
<td>Pulse, approx. 1Hz</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Life Duration</td>
<td>&gt; 5000h</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operating Temperature</td>
<td>-4°F to 122°F (-20°C to 50°C)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Protection</td>
<td>IP65</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Weight</td>
<td>44g (1.55 oz)</td>
<td>47g (1.66 oz)</td>
<td>44g (1.55 oz)</td>
<td>47g (1.66 oz)</td>
</tr>
<tr>
<td>Housing Material</td>
<td>Polycarbonate (PC)/ABS, (black)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Connection</td>
<td>Connector with max. wire 1.5 mm² (16AWG), 0.3 N torque</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agency Approvals</td>
<td>cULus file E164155, CE, RoHS</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

For latest prices, please check AutomationDirect.com
Audible Signal Devices

22.5 mm Panel-mount Electrical Buzzers

Buzzer without sound output holes
- Mount in 22.5 mm hole
- 8 selectable tones
- Adjustable volume, 100 decibels maximum at one meter

**Dimensions** mm [inches]

### 110 Series

<table>
<thead>
<tr>
<th>Part Number</th>
<th>11000067</th>
<th>11000075</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Price</strong></td>
<td>$104.00</td>
<td>$94.00</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Buzzer element with selectable tones</td>
<td></td>
</tr>
<tr>
<td><strong>Voltage</strong></td>
<td>115VAC</td>
<td>24V AC/DC</td>
</tr>
<tr>
<td><strong>Current Consumption</strong></td>
<td>≤ 40mA</td>
<td>≤ 80mA</td>
</tr>
<tr>
<td><strong>Tone Frequency</strong></td>
<td>1.6 and 3.4 kHz</td>
<td></td>
</tr>
<tr>
<td><strong>Maximum Volume</strong></td>
<td>100dB @ 1m</td>
<td></td>
</tr>
<tr>
<td><strong>Tone Type</strong></td>
<td>Multi-tonal, 8 selectable tones</td>
<td></td>
</tr>
<tr>
<td><strong>Life Duration</strong></td>
<td>&gt; 5000h</td>
<td></td>
</tr>
<tr>
<td><strong>Operating Temperature</strong></td>
<td>-4°F to 122°F [-20°C to 50°C]</td>
<td></td>
</tr>
<tr>
<td><strong>Protection</strong></td>
<td>IP65</td>
<td></td>
</tr>
<tr>
<td><strong>Weight</strong></td>
<td>79g [2.79 oz]</td>
<td>64g [2.26 oz]</td>
</tr>
<tr>
<td><strong>Housing Material</strong></td>
<td>Polycarbonate (PC)/ABS</td>
<td></td>
</tr>
<tr>
<td><strong>Connection</strong></td>
<td>Connector with max. wire 1.5 mm² (16AWG), 0.3 N torque</td>
<td></td>
</tr>
<tr>
<td><strong>Agency Approvals</strong></td>
<td>cULus file E164155, CE, RoHS</td>
<td></td>
</tr>
</tbody>
</table>

To obtain the most current agency approval information, see the Agency Approval Checklist section on the specific part number’s web page at www.AutomationDirect.com

### 150 Series Buzzer with LED Indicator Specifications

<table>
<thead>
<tr>
<th>Part Number</th>
<th>15010055</th>
<th>15010067</th>
<th>15030055</th>
<th>15030067</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Price</strong></td>
<td>$73.00</td>
<td>$80.00</td>
<td>$73.00</td>
<td>$80.00</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Buzzer element with LED indicator</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>LED Indicator</strong></td>
<td>Red</td>
<td>Yellow</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Voltage</strong></td>
<td>24VDC</td>
<td>115VAC</td>
<td>24VDC</td>
<td>115VAC</td>
</tr>
<tr>
<td><strong>Current Consumption</strong></td>
<td>≤ 50mA</td>
<td>≤ 20mA</td>
<td>≤ 50mA</td>
<td>≤ 20mA</td>
</tr>
<tr>
<td><strong>Tone Frequency</strong></td>
<td>2.8 kHz</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Maximum Volume</strong></td>
<td>80dB @ 1m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Tone Type</strong></td>
<td>Continuous</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Life Duration</strong></td>
<td>Up to 50,000h</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Operating Temperature</strong></td>
<td>-4°F to 122°F [-20°C to 50°C]</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Protection</strong></td>
<td>IP65</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Weight</strong></td>
<td>30g [1.06 oz]</td>
<td>30g [1.06 oz]</td>
<td>30g [1.06 oz]</td>
<td>30g [1.06 oz]</td>
</tr>
<tr>
<td><strong>Housing Material</strong></td>
<td>Cap: Polycarbonate. Base: Polycarbonate (PC)/ABS - black</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Connection</strong></td>
<td>Connector with max. wire 1.5 mm² (16AWG), 0.3 N torque</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Agency Approvals</strong></td>
<td>cULus file E164155, CE, RoHS</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Wiring Diagram

### 150 Series

- Mount in 22.5 mm hole
- LED permanent light indicator
- Continuous tone
- Simple conn with connector plug
- 80 decibels volume at one meter

**Dimensions** mm [inches]

Please see our website www.AutomationDirect.com for complete engineering drawings.

For latest prices, please check AutomationDirect.com

*Note: Buzzer will not sound without light energized.*
Figure 3.16 Conceptual Rendering Looking South on William T. Morrissey Boulevard
Figure 3.17 Exterior Elevations Plan
Figure 3.18 Exterior Elevations Rendering
Figure 3.19 Morrissey Boulevard Improvements Exhibit
Figure 3.20 Comprehensive Sign Design Package
CODE: Variance required for proposed.
CODE: Variance required for proposed.
NORTH ELEVATION
Scale: none

MOUNTING:
A) THRU-BOLT W/ 3/8" THREADED ROD WITH BLOCKING
B) 1/4" LAG BOLTS WITH SHIELD FOR CONCRETE WALLS

INSTALLATION NOTE:
SIGN INSTALLERS SHALL COORDINATE TIMING WITH G.C. AND I.D. ASSOCIATES
SEAL ALL WALL PENETRATIONS WITH SILICONE CAULKING.

3M 3630-33 RED

120 VOLTS

MOUNTING:
A) THRU-BOLT W/ 3/8" THREADED ROD WITH BLOCKING
B) 1/4" LAG BOLTS WITH SHIELD FOR CONCRETE WALLS

INSTALLATION NOTE:
SIGN INSTALLERS SHALL COORDINATE TIMING WITH G.C. AND I.D. ASSOCIATES
SEAL ALL WALL PENETRATIONS WITH SILICONE CAULKING.

3M 3630-33 RED

120 VOLTS

MOUNTING:
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INSTALLATION NOTE:
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MOUNTING:
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3M 3630-33 RED
MOUNTING:
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INSTALLATION NOTE:
SIGN INSTALLERS SHALL COORDINATE TIMING WITH G.C. AND I.D. ASSOCIATES
SEAL ALL WALL PENETRATIONS WITH SILICONE CAULKING.

3M 3630-33 RED
120 VOLTS

SIDE DETAIL
- LETTERS & AMPERSAND

3/4" MARINE GRADE PLYWOOD 6" AROUND PERIMETER OF SIGN SUPPLIED BY G.C.

EXHIBIT APPROVED BY:
MKB
06/26/19
R1 8/26/19 MKB

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY, DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND DR LAYOUTS MAY CHANGE SLIGHTLY.

FLOOR & DECOR CUSTOMER PICK-UP
WHITE DAY / RED NIGHT
25.65 SFT

"INTERNALLY ILLUMINATED CHANNEL LETTERS SMALLER THAN 5'"
- RETURNS - .040 PRE-FINISHED RED ALUMINUM (6" DEEP) ON RED LETTERS
- .040 PRE-FINISHED WHITE ALUMINUM (6" DEEP) ON WHITE LETTERS
- JEWELITE - 1" RED ON RED LETTERS / 1" WHITE ON WHITE LETTERS
- BACKS - .040 WHITE ACM
- LETTER FACES - WHITE DAY/RED NIGHT LETTERS - .150 CLEAR LEXAN W/ WHITE PERFORATED VINYL FIRST SURFACE & 3M 3630-33 RED VINYL SECOND SURFACE
- ILLUMINATION - WHITE LEDS (6500 KELVIN / .76 WATTS PER MOD)
- POWER SUPPLIES LOCATED IN REMOTE HIDDEN RACEWAY

120 VOLTS
3M 3630-33 RED

MOUNTING:
A) THRU-BOLT W/ 3/8" THREADED ROD WITH BLOCKING
B) 1/4" LAG BOLTS WITH SHIELD FOR CONCRETE WALLS

INTEGRAL MANUFACTURE OF LETTERS & NUMBERS
- ELECTRIC BOX 25'-7 13/16" 25.65 SFT
- 3MM WHT/WHT ACM BACKS
- 3/8" RIV-NUTS WEEP HOLES W/ COVERS AS REQ'D

LETTERS & NUMBERS
- LETTERS - SIDE DETAIL - RED"
- AMPERSAND - SIDE DETAIL - RED"

SIDE DETAIL
- LETTERS & AMPERSAND

3/4" MARINE GRADE PLYWOOD 6" AROUND PERIMETER OF SIGN SUPPLIED BY G.C.

EXHIBIT APPROVED BY:
MKB
06/26/19
R1 8/26/19 MKB

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY, DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND DR LAYOUTS MAY CHANGE SLIGHTLY.

FLOOR & DECOR CUSTOMER PICK-UP
WHITE DAY / RED NIGHT
25.65 SFT

"INTERNALLY ILLUMINATED CHANNEL LETTERS SMALLER THAN 5'"
- RETURNS - .040 PRE-FINISHED RED ALUMINUM (6" DEEP) ON RED LETTERS
- .040 PRE-FINISHED WHITE ALUMINUM (6" DEEP) ON WHITE LETTERS
- JEWELITE - 1" RED ON RED LETTERS / 1" WHITE ON WHITE LETTERS
- BACKS - .040 WHITE ACM
- LETTER FACES - WHITE DAY/RED NIGHT LETTERS - .150 CLEAR LEXAN W/ WHITE PERFORATED VINYL FIRST SURFACE & 3M 3630-33 RED VINYL SECOND SURFACE
- ILLUMINATION - WHITE LEDS (6500 KELVIN / .76 WATTS PER MOD)
- POWER SUPPLIES LOCATED IN REMOTE HIDDEN RACEWAY

120 VOLTS
3M 3630-33 RED

MOUNTING:
A) THRU-BOLT W/ 3/8" THREADED ROD WITH BLOCKING
B) 1/4" LAG BOLTS WITH SHIELD FOR CONCRETE WALLS

INTEGRAL MANUFACTURE OF LETTERS & NUMBERS
- ELECTRIC BOX 25'-7 13/16" 25.65 SFT
- 3MM WHT/WHT ACM BACKS
- 3/8" RIV-NUTS WEEP HOLES W/ COVERS AS REQ'D

LETTERS & NUMBERS
- LETTERS - SIDE DETAIL - RED"
- AMPERSAND - SIDE DETAIL - RED"

SIDE DETAIL
- LETTERS & AMPERSAND

3/4" MARINE GRADE PLYWOOD 6" AROUND PERIMETER OF SIGN SUPPLIED BY G.C.

EXHIBIT APPROVED BY:
MKB
06/26/19
R1 8/26/19 MKB

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY, DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND DR LAYOUTS MAY CHANGE SLIGHTLY.

FLOOR & DECOR CUSTOMER PICK-UP
WHITE DAY / RED NIGHT
25.65 SFT

"INTERNALLY ILLUMINATED CHANNEL LETTERS SMALLER THAN 5'"
- RETURNS - .040 PRE-FINISHED RED ALUMINUM (6" DEEP) ON RED LETTERS
- .040 PRE-FINISHED WHITE ALUMINUM (6" DEEP) ON WHITE LETTERS
- JEWELITE - 1" RED ON RED LETTERS / 1" WHITE ON WHITE LETTERS
- BACKS - .040 WHITE ACM
- LETTER FACES - WHITE DAY/RED NIGHT LETTERS - .150 CLEAR LEXAN W/ WHITE PERFORATED VINYL FIRST SURFACE & 3M 3630-33 RED VINYL SECOND SURFACE
- ILLUMINATION - WHITE LEDS (6500 KELVIN / .76 WATTS PER MOD)
- POWER SUPPLIES LOCATED IN REMOTE HIDDEN RACEWAY

120 VOLTS
3M 3630-33 RED

MOUNTING:
A) THRU-BOLT W/ 3/8" THREADED ROD WITH BLOCKING
B) 1/4" LAG BOLTS WITH SHIELD FOR CONCRETE WALLS

INTEGRAL MANUFACTURE OF LETTERS & NUMBERS
- ELECTRIC BOX 25'-7 13/16" 25.65 SFT
- 3MM WHT/WHT ACM BACKS
- 3/8" RIV-NUTS WEEP HOLES W/ COVERS AS REQ'D

LETTERS & NUMBERS
- LETTERS - SIDE DETAIL - RED"
- AMPERSAND - SIDE DETAIL - RED"

SIDE DETAIL
- LETTERS & AMPERSAND

3/4" MARINE GRADE PLYWOOD 6" AROUND PERIMETER OF SIGN SUPPLIED BY G.C.

EXHIBIT APPROVED BY:
MKB
06/26/19
R1 8/26/19 MKB

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY, DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND DR LAYOUTS MAY CHANGE SLIGHTLY.
NOTES:
Replacement faces for existing tenant panel.
Sizes, Retainers and materials TBD.

COLORS:
Background - 3630-33 red vinyl
Copy - white
Figure 3.21 Floor Plan
4.0 ACCESSIBILITY CHECKLIST
Article 80 – Accessibility Checklist

A requirement of the Boston Planning & Development Agency (BPDA)

Article 80 Development Review Process

The Mayor’s Commission for Persons with Disabilities strives to reduce architectural, procedural, attitudinal, and communication barriers that affect persons with disabilities in the City of Boston. In 2009, a Disability Advisory Board was appointed by the Mayor to work alongside the Commission in creating universal access throughout the city’s built environment. The Disability Advisory Board is made up of 13 volunteer Boston residents with disabilities who have been tasked with representing the accessibility needs of their neighborhoods and increasing inclusion of people with disabilities.

In conformance with this directive, the BDPA has instituted this Accessibility Checklist as a tool to encourage developers to begin thinking about access and inclusion at the beginning of development projects, and strive to go beyond meeting only minimum MAAB / ADAAG compliance requirements. Instead, our goal is for developers to create ideal design for accessibility which will ensure that the built environment provides equitable experiences for all people, regardless of their abilities. As such, any project subject to Boston Zoning Article 80 Small or Large Project Review, including Institutional Master Plan modifications and updates, must complete this Accessibility Checklist thoroughly to provide specific detail about accessibility and inclusion, including descriptions, diagrams, and data.

For more information on compliance requirements, advancing best practices, and learning about progressive approaches to expand accessibility throughout Boston’s built environment. Proponents are highly encouraged to meet with Commission staff, prior to filing.

Accessibility Analysis Information Sources:
1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
   http://www.ada.gov/2010ADastandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
3. Massachusetts State Building Code 780 CMR
4. Massachusetts Office of Disability – Disabled Parking Regulations
5. MBTA Fixed Route Accessible Transit Stations
   http://www.mbta.com/riding_the_t/accessible_services/
6. City of Boston – Complete Street Guidelines
   http://bostoncompletestreets.org/
7. City of Boston – Mayor’s Commission for Persons with Disabilities Advisory Board
   www.boston.gov/disability
8. City of Boston – Public Works Sidewalk Reconstruction Policy
   http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy

Glossary of Terms:
1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. **Accessible Guestrooms** – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. **Inclusionary Development Policy (IDP)** – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: http://www.bostonplans.org/housing/overview
5. **Public Improvement Commission (PIC)** – The regulatory body in charge of managing the public right of way. For more information visit: https://www.boston.gov/pic
6. **Visitability** – A place’s ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.
1. **Project Information:**
   *If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.*

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Floor &amp; Decor – Dorchester, MA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Project Address:</td>
<td>729 Morrissey Blvd, Dorchester, MA 02122</td>
</tr>
<tr>
<td>Total Number of Phases/Buildings:</td>
<td>1</td>
</tr>
<tr>
<td>Primary Contact (Name / Title / Company / Email / Phone):</td>
<td>Vanessa Masell, Development Manager Centerpoint Integrated Solutions <a href="mailto:vmasell@centerpoint-is.com">vmasell@centerpoint-is.com</a> 720-445-4387</td>
</tr>
<tr>
<td>Owner / Developer:</td>
<td>Floor &amp; Decor – Brandy N. Crawford</td>
</tr>
<tr>
<td>Architect:</td>
<td>SBLM Architects - George Fanous</td>
</tr>
<tr>
<td>Civil Engineer:</td>
<td>Bohler Engineering – Austin Turner</td>
</tr>
<tr>
<td>Landscape Architect:</td>
<td>Bohler Engineering – Matthew Mrva</td>
</tr>
<tr>
<td>Permitting:</td>
<td>CenterPoint Integrated Solutions – Vanessa Masell</td>
</tr>
<tr>
<td>Construction Management:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

At what stage is the project at time of this questionnaire? Select below:

- PNF / Expanded PNF Submitted
- Draft / Final Project Impact Report Submitted
- BPDA Design Approved
- Under Construction
- BPDA Board Approved
- Construction Completed

Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? *If yes,* identify and explain.

No variances are anticipated at this time.

2. **Building Classification and Description:**
   *This section identifies preliminary construction information about the project including size and uses.*

<table>
<thead>
<tr>
<th>What are the dimensions of the project?</th>
<th>471.0’ x 179.0’ (average building length)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area:</td>
<td>158,947± SF</td>
</tr>
<tr>
<td>Building Area:</td>
<td>82,378± GSF</td>
</tr>
<tr>
<td>Building Height:</td>
<td>+/- 32'-0&quot; FT.</td>
</tr>
<tr>
<td>-----------------</td>
<td>----------------</td>
</tr>
<tr>
<td>First Floor Elevation:</td>
<td>+/- 10.47'</td>
</tr>
</tbody>
</table>

What is the Construction Type? (Select most appropriate type)

<table>
<thead>
<tr>
<th>Wood Frame</th>
<th>Masonry</th>
<th>Steel Frame</th>
<th>Concrete</th>
</tr>
</thead>
</table>

What are the principal building uses? (IBC definitions are below – select all appropriate that apply)

| Residential – One - Three Unit | Residential - Multi-unit, Four + | Institutional | Educational |
| Business | Mercantile | Factory | Hospitality |
| Laboratory / Medical | Storage, Utility and Other |

List street-level uses of the building:

| Mercantile |

3. **Assessment of Existing Infrastructure for Accessibility:**

This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.

Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:

The Site is located in the Dorchester Neighborhood District and the Neighborhood Shopping (NS) Subdistrict on the southeast side of Morrissey Boulevard. The site is relatively flat and generally slopes towards Morrissey Boulevard.

List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:

The MBTA track is located directly southeast of the subject property. There are two existing Puritan Mall bus stops located along Victory Road and Morrissey Boulevard proximate to the Site.

List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:

The Property is surrounded by a mix of retail, office, residential and institutional uses. These include CVS Pharmacy, Bay Cove Early Intervention, Citizen’s Bank, CITGO Gas Station, Puritan Pizza, Herb Chambers Honda in Boston, and multiple residential properties along Victory Road.

List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:

There are no known governmental facilities proximate to the Site.
### 4. Surrounding Site Conditions – Existing

*This section identifies current condition of the sidewalks and pedestrian ramps at the development site.*

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the development site within a historic district? <strong>If yes,</strong> identify which district?</td>
<td>Yes, Parcel No. 160024000 is within the Landmarks Designation District.</td>
</tr>
<tr>
<td>Are there sidewalks and pedestrian ramps existing at the development site? <strong>If yes,</strong> list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</td>
<td>The existing concrete sidewalk along the front of the existing building is approximately seven (7) feet in width with a cross-slope of approximately 2.5%±. There is an existing concrete ramp at the main entrance of the existing building with a slope of approximately 6.2%±.</td>
</tr>
<tr>
<td>Are the sidewalks and pedestrian ramps existing-to-remain? <strong>If yes,</strong> have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <strong>If yes,</strong> provide description and photos:</td>
<td>The existing main entrance is proposed to be removed and relocated in support of the proposed Floor &amp; Decor facility. The cross-slope of the existing sidewalk surrounding the building was observed to exceed the maximum allowed cross-slope indicated in the current Americans with Disabilities Act (ADA) and Architectural Access Board (AAB) requirements. The existing accessible ramps and sidewalks proximate to the building are expected to be reconstructed on account of same.</td>
</tr>
</tbody>
</table>

### 5. Surrounding Site Conditions – Proposed

*This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.*

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <strong>If yes,</strong> choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</td>
<td>Yes, the proposed sidewalks are intended to be consistent with the minimum Boston Complete Street Guidelines for Downtown Commercial.</td>
</tr>
<tr>
<td>What are the total dimensions and slopes of the proposed sidewalks?</td>
<td>The proposed sidewalk width is 7'-6” and slopes are proposed to be less than two (2%) percent in all directions to meet ADA and AAB requirements.</td>
</tr>
</tbody>
</table>
## List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:

No new sidewalks are proposed along Morrissey Boulevard or Victory Road.

## List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?

The proposed sidewalk is intended to be concrete. The proposed materials will be on the subject Site.

## Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? *If yes,* what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?

None anticipated.

## If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?

N/A

## Will any portion of the Project be going through the PIC? *If yes,* identify PIC actions and provide details.

N/A

### 6. Accessible Parking:

*See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.*

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?</td>
<td>There are one hundred and twenty-six (126) existing parking spaces on-site in an existing parking lot. The existing dimensions of the parking stalls do not meet minimum Boston Zoning requirements. The Project proposes to restripe the existing parking area to meet Code. This will inevitably result in a reduction of parking, for a total of one hundred and eighteen (118) parking spaces to be proposed. The Proponent anticipates that the Project may seek relief from the Board of Appeal with respect to parking requirements.</td>
</tr>
<tr>
<td>What is the total number of accessible spaces provided at the development site? How many of</td>
<td>Five (5) accessible spaces are proposed on-site, including one (1) Van Accessible space.</td>
</tr>
<tr>
<td>these will be in a parking lot or garage?</td>
<td></td>
</tr>
<tr>
<td>Question</td>
<td>Answer</td>
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<td>------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Are these “Van Accessible” spaces with an 8 foot access aisle?</td>
<td>No on-street parking spaces are proposed.</td>
</tr>
<tr>
<td>Will any on-street accessible parking spaces be required? <em>If yes,</em> has the proponent contacted the Commission for Persons with Disabilities regarding this need?</td>
<td>The proposed accessible parking is located proximate to the proposed main entrance to the building.</td>
</tr>
<tr>
<td>Where is the accessible visitor parking located?</td>
<td></td>
</tr>
<tr>
<td>Has a drop-off area been identified? <em>If yes,</em> will it be accessible?</td>
<td>No drop-off area is proposed.</td>
</tr>
<tr>
<td><strong>7. Circulation and Accessible Routes:</strong></td>
<td><strong>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability with neighbors.</strong></td>
</tr>
<tr>
<td>Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:</td>
<td>An accessible ramp is proposed to be located at the proposed main entrance to the building. A proposed crosswalk is also provided to facilitate pedestrian crossing to the accessible parking spaces.</td>
</tr>
<tr>
<td>Are the accessible entrances and standard entrance integrated? <em>If yes,</em> describe. <em>If no,</em> what is the reason?</td>
<td>Yes, the main building entrance is designed to be accessible.</td>
</tr>
<tr>
<td><em>If project is subject to Large Project Review/Institutional Master Plan,</em> describe the accessible routes wayfinding / signage package.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>8. Accessible Units (Group 2) and Guestrooms: (If applicable)</strong></td>
<td></td>
</tr>
<tr>
<td>What is the total number of proposed housing units or hotel rooms for the development?</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>If a residential development,</strong> how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?</td>
<td>N/A</td>
</tr>
<tr>
<td>---</td>
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</tr>
<tr>
<td><strong>If a residential development,</strong> how many accessible Group 2 units are being proposed?</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>If a residential development,</strong> how many accessible Group 2 units will also be IDP units? <strong>If none,</strong> describe reason.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>If a hospitality development,</strong> how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? <strong>If yes,</strong> provide amount and location of equipment.</td>
<td>N/A</td>
</tr>
<tr>
<td>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. <strong>If yes,</strong> provide reason.</td>
<td>N/A</td>
</tr>
<tr>
<td>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? <strong>If yes,</strong> describe:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**9. Community Impact:**

*Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.*

<p>| Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or | The Proponent and Owner believe that the Project will benefit the City of Boston, Dorchester, and the NS Subdistrict by dramatically improving a dilapidated building and by providing goods and services to the larger neighborhood. Additional interior landscaping and limited site improvements are proposed to improve the aesthetic of the existing conditions. |</p>
<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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</thead>
<tbody>
<tr>
<td>What inclusion elements does this development provide for persons with disabilities in common social and open spaces? Example: Indoor seating and TVs in common rooms; outdoor seating and barbeque grills in yard. Will all of these spaces and features provide accessibility?</td>
<td>N/A</td>
</tr>
<tr>
<td>Are any restrooms planned in common public spaces? <em>If yes</em>, will any be single-stall, ADA compliant and designated as “Family”/“Companion” restrooms? <em>If no</em>, explain why not.</td>
<td>Restrooms are proposed to be available in common public spaces. Companion restrooms will not be provided, as they are not required.</td>
</tr>
<tr>
<td>Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? <em>If yes</em>, did they approve? <em>If no</em>, what were their comments?</td>
<td>In progress.</td>
</tr>
<tr>
<td>Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? <em>If no</em>, what recommendations did the Advisory Board give to make this project more accessible?</td>
<td>In progress.</td>
</tr>
</tbody>
</table>

10. Attachments

*Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.*
<table>
<thead>
<tr>
<th><strong>Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.</strong></th>
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</thead>
<tbody>
<tr>
<td>Please see attached.</td>
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<td>N/A</td>
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<tr>
<td>N/A</td>
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<tr>
<td></td>
</tr>
</tbody>
</table>

This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to help achieve ideal accessibility and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit [www.boston.gov/disability](http://www.boston.gov/disability), or our office:

The Mayor’s Commission for Persons with Disabilities
1 City Hall Square, Room 967,
Boston MA 02201.

Architectural Access staff can be reached at:

[accessibility@boston.gov](mailto:accessibility@boston.gov) | [patricia.mendez@boston.gov](mailto:patricia.mendez@boston.gov) | [sarah.leung@boston.gov](mailto:sarah.leung@boston.gov) | 617-635-3682
Figure 4.1 Exterior Accessibility Plan Diagram
Figure 4.2 Interior Accessibility Plan Diagram
5.0 PROJECT CERTIFICATION

This SPRA has been circulated to the Boston Planning and Development Agency as required by Article 80E of the Boston Zoning Code.

[Signature]
Signature of Proponent

[Signature]
Signature of Proponent’s Representative

Brandy Crawford, Construction Design Project Manager
Floor & Decor

11/15/19
Date

11/15/19
Date

Austin F. Turner, Associate
Bohler Engineering