AEI Consultants

September 20, 2022

HUD CAPITAL NEEDS ASSESSMENT

DRAFT

Property Identification:
Alice Taylor
260 Ruggles Street
Roxbury, Massachusetts 02120

AEI Project No. 463359
Site Inspection Date: July 7, 2022

Prepared For:
Boston Housing Authority
52 Chauncy Street
Boston, Massachusetts 02111

Prepared By:
AEI Consultants
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AEI Main Contact: Karla King

Environmental Due Diligence

Building Assessments

Site Investigation & Remediation

Energy Performance & Benchmarking

Industrial Hygiene

Construction Risk Management

Zoning Analysis Reports & ALTA Surveys

Boston Housing Authority
52 Chauncy Street,
Boston, Massachusetts 02111

Subject: **HUD CAPITAL NEEDS ASSESSMENT**
Alice Taylor
260 Ruggles Street, Roxbury, Massachusetts 02120
AEI Project No. 463359

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Dear Rick Jegorow:

AEI's Capital Needs Assessment (CNA) (the Physical Inspection Report) has been prepared for the above-mentioned asset (the Property). During the property assessment and research, our needs assessor met with agents representing the Property, or agents of the owner, and reviewed the property and its history. This assessment and Physical Inspection Report have been prepared in accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process", and HUD protocols, including the use of MAP Guide, revised March 2021. This Physical Inspection Report is written to meet the Multifamily Accelerated Processing (MAP) guidelines pursuant to the U.S. Department of Housing and Urban Development (HUD) mortgage insurance programs.

The purpose for which this report shall be used shall be limited to the use as stated in the contract between the Client and AEI.

The CNA was performed at the Client's request using the methods and procedures consistent with good commercial or customary practice designed to conform to acceptable industry standards. The Report may be relied upon by Boston Housing Authority, their respective successors and assigns, and by the United States Department of Housing and Urban Development (HUD).

In expressing the opinions stated in this report, AEI has exercised the degree of skill and care ordinarily exercised by a reasonably prudent capital needs assessor in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third

parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that AEI assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. AEI's evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations and conditions that existed on the date of the on-site visit.

Should you have any questions or require additional information, please contact Jeb Bonnett at 804-955-8373 or jbonnett@aeiconsultants.com.

Sincerely,

DRAFT
Karla King
Executive Vice President
AEI Consultants

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Jeb Bonnett
Vice President - HUD Building Assessments
AEI Consultants

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1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI was retained by Boston Housing Authority on May 18, 2022 to conduct a Capital Needs Assessment (CNA) at Alice Taylor located at 260 Ruggles Street in Roxbury, Massachusetts. The property features 370 dwelling units within 12 buildings, which were built in 1952 and are situated on 11.1 acres. The property was observed in good to fair physical condition.

Construction documents provided by the client show the following updates:

- **Buildings were renovated between 1988 and 1993**
- Generators were most likely installed in 2006 when other generator was decommissioned
- The roofs of Buildings 3,5,7 and headhouse of Buildings 2,9,10 were replaced in 2013 and roofs of Buildings 1,2,11& 12 were replaced in 2019.
- There was masonry restoration and window replacement throughout the site in 2008/ 2009
- Concrete steps were being repaired and asphalt driveways were being replaced during the 2022 site visit.

A summary of the Property improvements is provided in the following table.

Item	Description
Property Type	Multifamily
Number of Floors	Three to Seven
Number of Apartment Units	370
Total Number of Buildings	12
Number of Apartment Buildings	12
Ancillary Buildings	Not applicable
Parking	326 total spaces 316 of Regular Spaces 10 of Accessible Spaces / 1 Van Accessible Spaces Source: Site Count
Gross Floor Area	413,960 SF per Assessor
Net Rentable Floor Area	313,215 SF per Drawings & Estimates
Site Area	11.1 acres per Assessor
Year of Construction	1952 per Assessor

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1.1 Overall Condition Of The Property

Code Compliance and Design

Subject property improvements appear to have been carried out in compliance with contemporary building codes and standard building practices at the time of their construction. The Project Manager did not observe any obvious building code violations, nor did management or City report any violations. The quality of planning and design provided for site improvements appears to be suitable, reflecting a relatively efficient use of space and an acceptable use of building materials and systems.

Overall Condition of the Property

Based on AEI's observation of the Property and improvements, the Property appears to be in overall good to fair condition.

Assuming the level of maintenance currently being provided at the subject property is continued and deferred maintenance specified herein is corrected, the property should continue to retain its ability to perform and compete in the local market in the future.

Recommendations in this Report

The recommendations in this report are based upon ASTM guidelines and are limited to visual observations. Testing of systems was not performed and no invasive or destructive testing was undertaken. No recommendations for immediate, further investigation have been included in the Assessment and Recommendation sections of this report.

1.2 Remaining Useful Life

Based on the general condition of the Property reported above, it is AEI's opinion that the Remaining Useful Life (RUL) of the Property is estimated to be not less than 50 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended Immediate Repairs or Replacement Reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as-needed basis. AEI's building RUL estimate is a subjective opinion based on observed and reported conditions obtained as part of the CNA assessment and is not an estimate of the Remaining Economic Life (REL) of the property.

AEI will identify items addressed as operating expenses as opposed to capital replacements that would be included in our Reserves for Replacement when sufficient documentation has been provided by the borrower.

No documentation regarding the differentiation between operating expenses and capital replacements was provided by the borrower.

1.3 List of Commonly Used Acronyms

ADA	The Americans with Disabilities Act

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AHU	Air Handling Unit
ASTM	American Society for Testing and Materials
BOMA	Building Owners & Managers Association
BUR	Built-up Roof System
BTU	British Thermal Unit (a measurement of heat)
DWV	Drainage, Waste, Ventilation
EIFS	Exterior Insulation and Finish System
EMS	Energy Management System
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)
EUL	Expected Useful Life
FCU	Fan Coil Unit
FEMA	Federal Emergency Management Agency
FFHA	Federal Fair Housing Act
FHA	Forced Hot Air
FHW	Forced Hot Water
FIRMS	Flood Insurance Rate Maps
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.
FOIL	Freedom of Information Letter
GFI	Ground Fault Interrupt (circuit)
GPNA	Green Physical Needs Assessment
GWB	Gypsum Wall Board
HVAC	Heating, Ventilating and Air Conditioning
IAQ	Indoor Air Quality
IM / IR	Critical or Non-Critical Repair
MEP	Mechanical, Electrical & Plumbing
MDP	Main Distribution Panel
NA	Not Applicable
NFPA	National Fire Protection Association
PCA	Property Condition Assessment
PCR	Property Condition Report
PML	Probable Maximum Loss
PTAC	Packaged Through-wall Air Conditioning (Unit)
R&M	Repair and Maintain - Routine Maintenance
RR	Replacement Reserve
RTU	Rooftop Unit
SF	Square Feet
TPO	Thermoplastic Polyolefin Roof Membrane
VAV	Variable Air Volume Box
WDO	Wood Destroying Organisms

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2.0 PURPOSE AND SCOPE

Cost Calculation Methodology

Estimates are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, AEI's Commercial Inspectors' experience with past costs for similar projects, city cost indexes, consulting with local specialty contractors, client provided information, and assumptions regarding future economic conditions.

Actual costs may differ from AEI's cost estimates. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. Costs are solely based on material replacement and do not account for soft costs.

Critical Repairs

Items which will need to be performed as Critical Repairs (before loan closing) are included in the Critical Repairs Cost Estimate Table 7.2. Critical repairs are identified as either Life Safety or Accessibility. Those identified as "Life Safety" are needed to address hazards to life and health while those identified as "Accessibility" are needed to correct accessibility deficiencies. While these are not mutually exclusive, only one designation may be applied to each repair or alteration.

Life Safety repairs must be completed prior to Endorsement.

Accessibility repairs must be completed as soon as possible; and the CNA e Tool requires that the time estimated to complete each accessibility repair be identified as a number of months. If "as soon as" possible exceeds twelve months for any Accessibility repair, the corrective action plan must be referred to HUD headquarters to the attention of the Director of Technical Support in the Office of Multifamily Housing Production, who will determine whether the proposed corrective action plan is acceptable.

Non-Critical Repairs

Each of the Non-Critical (within 1 year of loan closing) Repair items noted during the survey is listed Table 7.3. Non-Critical Repairs are recommended for deferred maintenance that could result in physical depreciation or loss of property value. Non-critical repairs must be promptly and timely executed and completed within twelve months of endorsement, provided that the MF Regional Center/Satellite Office Director may approve an extended period not to exceed six additional months for unusual circumstances (e.g. work constrained by weather conditions or work requiring temporary relocation of elderly or disabled tenants.). A program of repairs and alterations which because of scale or quantity is reasonably expected to require more than a year to complete should be reconsidered as substantial rehabilitation.

Replacement Reserves

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Items that will most likely need to be performed over the length of the evaluation period (20 years) such as repairs, replacements and significant maintenance items are listed in the Replacement Reserves Table (Table 7.4).

Items included in the Replacement Reserve Table are determined based upon the estimated useful life (EUL) of a system or component, the effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age. Routine maintenance costs are not included as part of this assessment.

The Effective Useful Life (EUL) is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. It is based upon site observations, research, and judgment, along with referencing EUL tables from the United States Department of Housing and Urban Development guidelines. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

The Remaining Useful Life (RUL) is a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that it is estimated to be able to function in accordance with its intended purpose before requiring replacement. Such period of time is affected by the initial quality of the system or component, the quality of the initial installation, the quality and amount of preventive maintenance, climatic conditions, extent of use and other factors.

The RUL estimate is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of the visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other unforeseen events that may occur subsequent to the date of the site visit. The RUL estimate is made only with regard to the expected physical or structural integrity of the improvements on the Property. Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the CNA was deemed reliable, AEI prepared general-scope, Opinions of Probable Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

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2.1 PURPOSE

The purpose of this survey and related report is to assist Boston Housing Authority and HUD in the evaluation of the physical aspects of the subject property and how its condition may affect the soundness of their financial decisions over time. For this assessment, the Project Manager has performed a reconnaissance assessment of the subject property and its improvements, evaluated the apparent physical conditions, reviewed available documentation, assessed the expected useful life (EUL), and estimated the cost for repairs, replacements, and significant maintenance items. The Project Manager assessed a representative sample of the building/s; the assessment typically included roofs, operational components, parking structures, and all common areas and exteriors.

The CNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. This investigation was prepared for the sole use and benefit of Boston Housing Authority and HUD. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than Boston Housing Authority and HUD.

We have performed our services and prepared this Report in accordance with applicable, generally accepted engineering, environmental or appraisal consulting practices. We make no other warranties, either expressed or implied, as to the character and nature of such services and product.

2.2 SCOPE OF WORK

AEI was retained by Boston Housing Authority on May 18, 2022 to conduct a Capital Needs Assessment (CNA) to fulfill the due diligence requirements of a pending real estate transaction. The CNA was performed in conformance with the scope and limitations of ASTM Standard Practice E2018-15 and the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 and related Appendices, revised March 2021. The CNA was performed at Alice Taylor property located at 260 Ruggles Street in Roxbury, Massachusetts. The scope of work included the following:

- The inspection of at least 10% of each unit type;
- The visual examination of the property's components, including MEP equipment, exterior walls, roofing, foundations, landscaping, utilities, and interior elements;
- The interviewing of property management and tenants;
- The information gathering from Freedom of Information request letters from the local Building, Zoning, and Fire departments;
- The data population of HUD's CNA E-Tool;

Any exceptions to, or deletions from, this practice are described in Section 7 of this report.

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2.2.1 ASSESSMENT METHODOLOGY

The CNA meets the specifications of the lender and has included the following:

Preliminary Due Diligence
Prior to the site visit by the Property Evaluator, the pre-survey questionnaire was provided to the managers of the Property with a request that the questionnaire be completed prior to the visit.

Site Reconnaissance
The CNA findings are based on the visual, non-intrusive and non-destructive evaluation of various external and internal site and building systems and components as noted during a site walk-through survey conducted by AEI representatives. The survey included access and observation of representative tenant spaces and common areas.

Interviews and Research
AEI representatives conducted limited research to identify and review available maintenance procedures, available drawings, and other readily available documentation concerning the property. AEI representatives also conducted interviews with available management and maintenance staff. As conditions warranted, contractors for the property were contacted for pertinent information. AEI requested readily available records with public agencies familiar with the property to gather historical property information. A summary of findings have been included in the narrative sections of this report.

Report
The evaluation covered readily apparent conditions at the property. Upon completion of the site reconnaissance, interviews, and research, AEI produced this summary report. This report includes a discussion of topics related to the property condition and outlines the costs to correct the deficiencies noted. AEI formulates and presents the Critical Repairs, Non-Critical Repairs, and Replacement Reserves Schedule. The content in these tables is generated from the HUD CNA E-Tool.

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the CNA was deemed reliable, AEI prepared general-scope, Opinions of Probable Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

It is the intent of the CNA to reflect material physical deficiencies and the corresponding opinion of probable costs that are (i) commensurate with the complexity of the Property and (ii) not minor or insignificant.

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Standard Estimated Useful Life (EUL)
The EUL is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. HUD has hard coded an EUL associated with every component in the HUD CNA E-Tool. Neither AEI, nor any other provider can use different EULs for components in the CNA E-Tool.

Assessed Remaining Useful Life (ARUL)
This is the Needs Assessor's best professional judgment of the actual RUL of the Component ID based on observed conditions that may not agree with the auto-populated value in the Standard Remaining Useful Life field. Needs Assessors must provide a comment each time the ARUL field is populated in the CNA E-Tool.

Standard Remaining Useful Life (SRUL)
The SRUL Displays the RUL based on the Standard EUL less the current age of the component. This is an auto-populated field that is strictly math based.

2.3 Site Visit Information

Site Visit Facts

Date of Site Visit	July 7, 2022
Time of Site Visit	9:00 am
Weather Conditions	66 °F and Passing clouds.
Site Assessor	Isoke Craig
Site Escorts	Mr. Erns Bernadine
Point of Contact	Mr. Jaino Ochoa
Total Units Inspected	81

Dwelling Units Inspected

Building Identification	Unit Type	Unit Identification	Unit Status
Building 1- 290-300 Ruggles St	4 Bed/2 Bath	MX2003	Occupied
Building 1- 290-300 Ruggles St	2 Bed/1 Bath	MX2014	Occupied
Building 1- 290-300 Ruggles St	1 Bed/1 Bath	MX2017	Occupied
Building 8- 31, 41 Prentiss	2 Bed/1 Bath	MX2470	Occupied
Building 8- 31, 41 Prentiss	3 Bed/1 Bath	MX2471	Occupied
Building 8- 31, 41 Prentiss	1 Bed/1 Bath	MX2475	Vacant
Building 8- 31, 41 Prentiss	2 Bed/1 Bath	MX2476	Vacant
Building 8- 31, 41 Prentiss	5 Bed/2 Bath	MX2484	Vacant
Building 8- 31, 41 Prentiss	4 Bed/2 Bath	MX2488	Occupied
Building 9- 76 Annunciation Rd	4 Bed/2 Bath	MX2495	Occupied
Building 9- 76 Annunciation Rd	2 Bed/1 Bath	MX2497	Vacant
Building 9- 76 Annunciation Rd	5 Bed/2 Bath	MX2505	Occupied

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Building Identification	Unit Type	Unit Identification	Unit Status
Building 9- 76 Annunciation Rd	1 Bed/1 Bath	MX2507	Occupied
Building 10- 61 Prentiss St	4 Bed/2 Bath	MX2518	Occupied
Building 10- 61 Prentiss St	1 Bed/1 Bath	MX2519	Occupied
Building 10- 61 Prentiss St	1 Bed/1 Bath	MX2532	Occupied
Building 10- 61 Prentiss St	2 Bed/1 Bath	MX2533	Occupied
Building 10- 61 Prentiss St	1 Bed/1 Bath	MX2536	Vacant
Building 11- 86 Annunciation Rd	2 Bed/1 Bath	MX2541	Vacant
Building 11- 86 Annunciation Rd	1 Bed/1 Bath	MX2542	Occupied
Building 11- 86 Annunciation Rd	4 Bed/2 Bath	MX2543	Occupied
Building 11- 86 Annunciation Rd	2 Bed/1 Bath	MX2549	Vacant
Building 11- 86 Annunciation Rd	4 Bed/2 Bath	MX2554	Occupied
Building 11- 86 Annunciation Rd	1 Bed/1 Bath	MX2555	Occupied
Building 12- 81 Prentiss St	1 Bed/1 Bath	MX2567	Occupied
Building 12- 81 Prentiss St	2 Bed/1 Bath	MX2568	Occupied
Building 12- 81 Prentiss St	3 Bed/1 Bath	MX2583	Occupied
Building 12- 81 Prentiss St	1 Bed/1 Bath	MX2584	Occupied
Building 1- 290-300 Ruggles St	0 Bed/1 Bath	MX2015	Occupied
Building 1- 290-300 Ruggles St	3 Bed/1 Bath	MX2016	Occupied
Building 2- 20-26 Annunciation Rd	2 Bed/1 Bath	MX2028	Occupied
Building 2- 20-26 Annunciation Rd	1 Bed/1 Bath	MX2031	Occupied
Building 2- 20-26 Annunciation Rd	1 Bed/1 Bath	MX2046	Occupied
Building 3- 260 Ruggles St	4 Bed/2 Bath	MX2601-Y	Occupied
Building 3- 260 Ruggles St	3 Bed/1.5 Bath- Townhouse	MX2602-V	Occupied
Building 3- 260 Ruggles St	3 Bed/1.5 Bath- Townhouse	MX2603-U	Occupied
Building 3- 260 Ruggles St	4 Bed/2 Bath	MX2604-R	Occupied
Building 3- 260 Ruggles St	5 Bed/2 Bath	MX2606-M	Occupied
Building 3- 260 Ruggles St	4 Bed/2 Bath	MX2609-W	Vacant
Building 3- 260 Ruggles St	3 Bed/1.5 Bath- Townhouse	MX2611-C	Occupied
Building 3- 260 Ruggles St	3 Bed/1.5 Bath- Townhouse	MX2612-D	Occupied
Building 3- 260 Ruggles St	3 Bed/1.5 Bath- Townhouse	MX2623-L	Occupied
Building 4- 30, 34, 36 Annunciation Rd	3 Bed/1.5 Bath- Townhouse	MX3002-B	Occupied
Building 4- 30, 34, 36 Annunciation Rd	3 Bed/1 Bath	MX3003-C	Occupied
Building 4- 30, 34, 36 Annunciation Rd	3 Bed/1 Bath	MX3011-L	Occupied

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Building Identification	Unit Type	Unit Identification	Unit Status
Building 4- 30, 34, 36 Annunciation Rd	3 Bed/1 Bath	MX3019-U	Occupied
Building 4- 30, 34, 36 Annunciation Rd	3 Bed/1.5 Bath- Townhouse	MX3401-A	Occupied
Building 4- 30, 34, 36 Annunciation Rd	3 Bed/1.5 Bath- Townhouse	MX3402-B	Occupied
Building 4- 30, 34, 36 Annunciation Rd	2 Bed/1 Bath	MX3405-E	Occupied
Building 4- 30, 34, 36 Annunciation Rd	3 Bed/1 Bath	MX3410-K	Occupied
Building 4- 30, 34, 36 Annunciation Rd	3 Bed/1 Bath	MX3414-P	Occupied
Building 4- 30, 34, 36 Annunciation Rd	3 Bed/1 Bath	MX3418-T	Occupied
Building 4- 30, 34, 36 Annunciation Rd	3 Bed/1.5 Bath- Townhouse	MX3802-B	Occupied
Building 4- 30, 34, 36 Annunciation Rd	3 Bed/1.5 Bath- Townhouse	MX3803-C	Occupied
Building 4- 30, 34, 36 Annunciation Rd	2 Bed/1 Bath	MX3824-Z	Vacant
Building 5- 40 Annunciation Rd	4 Bed/2 Bath	MX4001-Z	Occupied
Building 5- 40 Annunciation Rd	3 Bed/1 Bath	MX4002-W	Occupied
Building 5- 40 Annunciation Rd	4 Bed/2 Bath	MX4004-S	Occupied
Building 5- 40 Annunciation Rd	4 Bed/2 Bath	MX4006-N	Occupied
Building 5- 40 Annunciation Rd	4 Bed/2 Bath	MX4009-X	Occupied
Building 5- 40 Annunciation Rd	4 Bed/2 Bath	MX4010-B	Occupied
Building 6- 50, 54, 58 Annunciation Rd	2 Bed/1 Bath	MX5005-E	Occupied
Building 6- 50, 54, 58 Annunciation Rd	2 Bed/1 Bath	MX5008-H	Vacant
Building 6- 50, 54, 58 Annunciation Rd	1 Bed/1 Bath	MX5009-J	Occupied
Building 6- 50, 54, 58 Annunciation Rd	2 Bed/1 Bath	MX5010-K	Vacant
Building 6- 50, 54, 58 Annunciation Rd	2 Bed/1 Bath	MX5012-M	Occupied
Building 6- 50, 54, 58 Annunciation Rd	1 Bed/1 Bath	MX5013-N	Occupied
Building 6- 50, 54, 58 Annunciation Rd	2 Bed/1 Bath	MX5015-Q	Vacant
Building 6- 50, 54, 58 Annunciation Rd	3 Bed/1.5 Bath- Townhouse	MX5401-A	Occupied

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Building Identification	Unit Type	Unit Identification	Unit Status
Building 6- 50, 54, 58 Annunciation Rd	2 Bed/1 Bath	MX5023-Y	Vacant
Building 6- 50, 54, 58 Annunciation Rd	3 Bed/1.5 Bath- Townhouse	MX5402-B	Occupied
Building 6- 50, 54, 58 Annunciation Rd	3 Bed/1.5 Bath- Townhouse	MX5802-B	Occupied
Building 6- 50, 54, 58 Annunciation Rd	3 Bed/1.5 Bath- Townhouse	MX5803-C	Occupied
Building 6- 50, 54, 58 Annunciation Rd	2 Bed/1 Bath	MX5809-J	Vacant
Building 6- 50, 54, 58 Annunciation Rd	1 Bed/1 Bath	MX5810-K	Vacant
Building 7- 60 Annunciation Rd	4 Bed/2 Bath	MX6001-R	Occupied
Building 7- 60 Annunciation Rd	3 Bed/1 Bath	MX6002-N	Vacant
Building 7- 60 Annunciation Rd	3 Bed/1 Bath	MX6003-M	Occupied
Building 7- 60 Annunciation Rd	5 Bed/2 Bath	MX6004-J	Occupied
Building 7- 60 Annunciation Rd	3 Bed/1.5 Bath- Townhouse	MX6005-A	Occupied
Building 7- 60 Annunciation Rd	3 Bed/1.5 Bath- Townhouse	MX6006-Q	Occupied

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2.4 RELIANCE

The CNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. The investigation was conducted on behalf of and for the exclusive use of Boston Housing Authority (Client) and HUD solely for use in a property condition evaluation of the subject property. The report has been prepared only for the purpose of securing mortgage financing/re-financing and/or loan securitization. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of AEI. AEI acknowledges and agrees that the report may be conveyed to and relied upon by the Client, their successors and assigns, rating agencies and bond investors.

Reliance is provided in accordance with AEI's Proposal and Terms and Conditions executed by Boston Housing Authority on May 18, 2022. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

3.0 OVERALL GENERAL DESCRIPTION

3.1 BUILDING AND UNIT SUMMARY

The Project Manager's findings are derived from a thorough review of all available resources, including but not limited to, construction drawings, rent rolls, interviews with property management, and field inspection observations. Please note that the building and unit matrices were populated in the CNA E-Tool and the Building Unit Mix report generated from that effort is attached below:

Unit Mix Breakdown

Unit Type ID	Square Feet	# of This Floorplan	Total Unit Square Footage
1 Bed/1 Bath	378	107	40,446
2 Bed/1 Bath	755	127	95,885
3 Bed/1 Bath	1,221	36	43,956
4 Bed/2 Bath	1,448	41	59,368
5 Bed/2 Bath	1,555	4	6,220
3 Bed/1.5 Bath- Townhouse	1,260	53	66,780
0 Bed/1 Bath	280	2	560
		Total NSF:	313,215 SF

Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
Building 1- 290-300 Ruggles St	3	15,864
Building 2- 20-26 Annunciation Rd	3	16,998
Building 3- 260 Ruggles St	4	29,825
Building 4- 30, 34, 36 Annunciation Rd	7	58,194
Building 5- 40 Annunciation Rd	4	49,762
Building 6- 50, 54, 58 Annunciation Rd	7	56,216
Building 7- 60 Annunciation Rd	4	34,049
Building 8- 31, 41 Prentiss	3	29,931
Building 9- 76 Annunciation Rd	3	30,686
Building 10- 61 Prentiss St	3	30,686
Building 11- 86 Annunciation Rd	3	30,686
Building 12- 81 Prentiss St	3	31,065
	Total GSF:	413,960 SF

3.2 SITE

3.2.1 SITE TOPOGRAPHY

The property is generally flat with only minor variations in slope. There are no notable deficiencies or indications of deferred maintenance associated with the site's topography.

3.2.2 STORMWATER DRAINAGE

Item	Description	Action	Condition
Topography	Relatively level with no discernible slope	R&M	Good

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Item	Description	Action	Condition
Retaining Walls	Not applicable	NA	Not applicable
Adjoining Properties	Roughly at similar elevation to the Property.	R&M	Good
Storm Water Collection System	Underground municipal drainage system	R&M	Good
Landscape Drainage System	Landscaped areas sloped towards area drains	R&M	Good
Pavement Drainage System	Storm water area drains	R&M	Good
Foundation Drainage System	Splash blocks are at base of downspouts at base of building.	R&M	Good

ASSESSMENT / RECOMMENDATION

No notable deficiencies or indications of deferred maintenance of topography, drainage or retaining wall features were observed or reported.

Photographs

Pavement Drainage

3.2.3 ACCESS & EGRESS

Items	Description	Action	Condition
Site Access	Provided by Ten entrances / exits from following adjoining municipal streets: Ruggles St, Parker St, Annunciation Rd, Prentiss St, Albert St	R&M	Good
Signalization at Site Access	No traffic lights are provided at the entrances to the Property.	NA	Not applicable
Easement or Alley Way	Not applicable	NA	Not applicable

DRAFT

Photographs

Site Access

3.2.4 PAVING, CURBING, & PARKING

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is provided for on-site parking and drive lanes	IM/RR	Good/Fair
Concrete Pavement	Concrete pavement is provided at dumpster pads and entrance aprons	RR	Good
Curbing	Concrete	RR	Good
Seal Coating	Recently applied	RR	Good
Striping	Not applicable	NA	Not applicable
Total Number of Parking Spaces	326 spaces in open lots	NA	Not applicable
Number of ADA Spaces	10	NA	Not applicable

Photographs

Asphalt Parking Lot

Reconfigure Handicapped Parking (Critical Repair)

DRAFT

3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

Item	Description	Action	Condition
Sidewalks	Concrete	RR	Good
Ramps	Poured in place concrete	IM/RR	Good/Fair
Exterior Steps	Concrete steps and landings at building entrances	IM/RR	Good/Fair
Handrails	Painted tubular metal handrails protect exterior steps and ramps.	IM/RR	Good/Fair
Loading Docks	Not applicable	NA	Not applicable

Photographs

Building 4- 38 Annunciation Rd

Building 4- 38 Annunciation Rd- Ramp- Repair Trip Hazards Per FHA (Critical Repair)

Repair Exterior Concrete Framed Steps (Critical Repair)

Exterior Stairs- Stair Cane Detection (Critical Repair)

DRAFT

Typical Sidewalk

Building 1- 300 Ruggles St- Sand and Repaint Railings (Non-Critical Repair)

Building 1- 300 Ruggles St- Ramp Slope

Unit Ramp

DRAFT

3.2.6 LANDSCAPING & APPURTENANCES

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and manicured lawn	R&M	Good
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Tubular metal fencing	RR	Good
Entry Gates	Not applicable	NA	Not applicable
Patio Fencing	Chain link	RR	Good
Refuse Area Fencing	Concrete Masonry Unit (CMU) wall	R&M	Good
Site/Building Lighting	Exterior building mounted high intensity lights	R&M	Good
Parking Area Lighting	Pole-mounted fixtures	R&M	Good
Signage	Monument sign	RR	Good
Water Features	Not applicable	NA	Not applicable

Photographs

Typical Dumpster

Landscape

Patio

3.2.7 RECREATIONAL FACILITIES

Item	Description	Action	Condition
Swimming Pool Filtration Equipment	Not applicable	NA	Not applicable
Swimming Pool / Spa / Pool Decking	Not Applicable	NA	Not applicable
Barbecue	Not Applicable	NA	Not applicable
Picnic Areas	Not Applicable	NA	Not applicable
Sport Courts	Not Applicable	NA	Not applicable
Tennis Courts	Not Applicable	NA	Not applicable
Playground	Four children's playground area	IM/RR	Good/Fair

DRAFT

Photographs

Accessible Route to All Amenities

Accessible Route to All Playgrounds

Other Structures

Item	Description	Action	Condition
Garages	Not applicable	NA	Not applicable
Carports	Not applicable	NA	Not applicable
Maintenance Shed	Not applicable	NA	Not applicable
Porte Cochere	Not applicable	NA	Not applicable
Landscaping Structures	Not applicable	NA	Not applicable

3.2.8 Site Utilities

Utility Provider	Provider
Natural Gas	National Grid
Electricity	Eversource
Potable Water	Boston Water & Sewer
Sanitary Sewerage	Boston Water & Sewer
Storm Sewer	Municipal
Fuel Oil	Not Applicable

DRAFT

Photographs

Sewer

Electrical Meter

Item	Description	Action	Condition
Domestic Water Supply Lines	Copper pipe	RR	Good
Waste Service Lines	PVC & Cast Iron	RR	Good/Fair
Lift Stations	Not applicable	NA	Not applicable
Waste Water Treatment System	Not applicable	NA	Not applicable
Water Wells	Not applicable	NA	Not applicable
Emergency Generator	Natural gas	RR	Good
Transformers	Utility-owned, pad-mounted electrical transformer(s)	R&M	Good
Alternative Energy Systems	Not applicable	NA	Not applicable

Photographs

Building 8- Address Pipe Corrosion
(Non-Critical Repair)

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

DRAFT

3.3.1 FOUNDATION

Item	Description	Action	Condition
Foundation Type	Basement	R&M	Good
Foundation Walls	Masonry basement walls	R&M	Good
Building Slab	Raised concrete floor	R&M	Good
Moisture Control	Waterproofing of sub-grade walls could not be confirmed.	IM	Fair/Poor
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	NA	Not applicable

ASSESSMENT / RECOMMENDATION

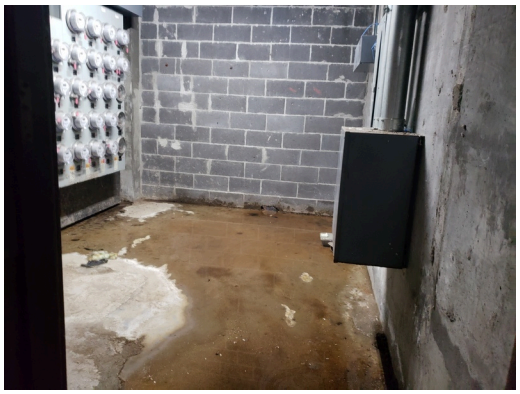
AEI observed active leaks and sections of pipe corrosion in Units MX2017, MX3402, MX3801- Leak in Bathroom, MX4004- Leak at Kitchen Sink, 34 Annunciation Rd- Leak in 4th Fl Stair, 60 Annunciation Rd Plumbing Storage, MX2602, MX4002 Living Room, Building 8 Basement, Building 10 Basement Electrical Room, Stairwells of Buildings 4 and 6 (30-36 & 50- 58 Annunciation Rd). AEI recommends addressing the issue causing the corrosion and replacing any damaged piping sections as well as finding the source of and repairing all active leaks to prevent further deterioration and regular maintenance and monitoring of the rest of plumbing pipes. LBP & ACM environmental concerns should be evaluated inconjunction with this repair.

Photographs

Building 8- Basement Address Leaks (Non-Critical Repair)

Basement

DRAFT



Building 8- Basement Address Leaks
(Non-Critical Repair)

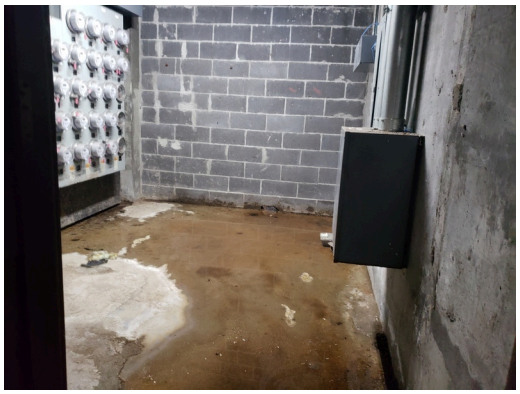
Building 8- Basement Address Leaks
(Non-Critical Repair)

3.3.2 FRAMING

3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

Item	Description	Action	Condition
Wall Structure	Masonry bearing walls & steel walls	R&M	Good
Secondary Framing Members	Steel lintels at window and door openings	R&M	Good
Mezzanine	Not applicable	NA	Not applicable
Walls and Floors Plumb, Level and Stable	No unusual problems were observed or reported.	R&M	Good
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

Photographs



Building 8- Basement Address Leaks
(Non-Critical Repair)

DRAFT

3.3.2.2 Crawl Spaces, Envelope Penetrations

There are no crawl spaces at the apartment buildings.

3.3.2.3 Roof Frame & Sheathing

Pitched roof attics were not accessed

Item	Description	Action	Condition
Roof Design	Pitched with attic space and low-slope with no attic space	R&M	Good
Roof Framing	Pre-cast concrete planks and wood rafters	R&M	Good
Roof Deck or Sheathing	Plywood decking	R&M	Good
FRT Plywood	FRT plywood was not observed in the attic area.	NA	Not applicable
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

3.3.2.4 Flashing & Moisture Protection

Roof flashing appeared to be in overall good condition.

3.3.2.5 Attics & Eaves

The attics are ventilated by perforated eave vents.

Photographs

Perforated Eave Vent and Guttering

3.3.2.6 Insulation

The roofs are insulated with fiberglass batts and 3-3" of foam board. This could not be confirmed..

DRAFT

3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

Item	Description	Action	Condition
Balcony Framing	Balcony framing cantilevers from the exterior wall	RR	Good
Balcony Deck Material	Precast concrete deck	RR	Good
Balcony Railing	Metal railings	RR	Good
Patio Construction	Concrete patio	RR	Good
Terraces	Not applicable	NA	Not applicable
Fire Escapes	Not Applicable	NA	Not applicable
Elevated Walkway	Not applicable	NA	Not applicable
Exterior Stairs	Steel frame stairs with pre-cast concrete treads.	IM/RR	Good/Fair

Photographs

41 Prentiss St- Repair Exterior Steel Framed Steps (Critical Repair)

Patio

Building 1- 300 Ruggles St- Repair Exterior Concrete Framed Steps (Critical Repair)

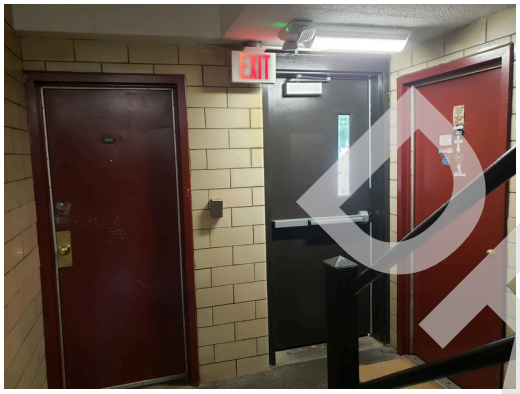
Stair Cane Detection (Critical Repair)

DRAFT

3.3.2.8 Exterior Doors & Entry Systems

Item	Description	Action	Condition
Unit Entry Doors	Metal clad	RR	Good
Service Doors	Steel clad insulated door	RR	Good
Sliding Glass Doors	Not applicable	NA	Not applicable
Overhead Doors	Roll-up, commercial grade doors at loading docks	RR	Good
Common Entrance Doors	Not applicable	RR	Good

Photographs



3 Story Low Rise Building Dwelling Unit Door and Service Door

Townhouse Dwelling Unit Door

Typical Service Door Mid Rise Building

Building 4- 38 Annunciation Rd- Repair Plywood at Window Opening (Non-Critical Repair)

3.3.3 Sidewall System

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Painted cement board siding and brick veneer	RR	Good

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Item	Description	Action	Condition
Trim Finishes	Not applicable	NA	Not applicable
Soffits/Eaves	Concealed and exposed	RR	Good
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	R&M	Good
Painting	Not applicable	NA	Not applicable

Photographs

Building 1- 300 Ruggles St

Building 2- 20 Annunciation Rd

Building 4- 38 Annunciation Rd

Building 7- 60 Annunciation Rd

DRAFT

Building 4 & 5- 30, 34, 38 and 40
Annunciation

3.3.3.1 WINDOWS

Item	Description	Action	Condition
Window Type	Single hung windows	RR	Good
Window Frame	Aluminum frame	RR	Good
Window Panes	Double pane insulated	RR	Good

Photographs

Window

Typical Window

3.3.4 ROOFING FINISH

The roofs are generally in overall good condition. No unusual items of deferred maintenance were observed or reported. Routine maintenance of the roofing, during the evaluation period, is recommended.

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
Asphalt Shingle Roofing	Pitched with asphalt shingles	47,131 SF	9 years	11 years	No	RR	Good

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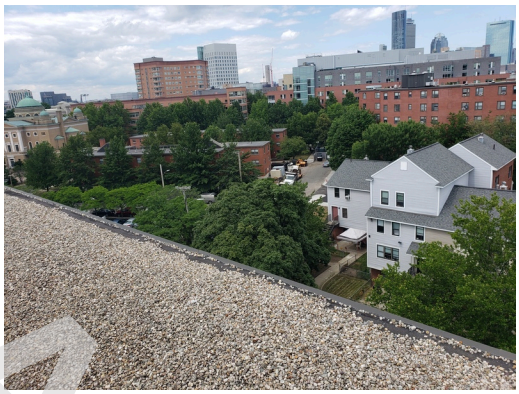
Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
Built-Up Roof W/ Gravel (Low-Rise) & EPDM	Low slope with gravel	68,555 SF	3 years	17 years	No	RR	Good

Roof ID	Drainage	Coping (parapet)	Skylights	Action	Condition
All	Gutters and downspouts	Not applicable	Domed skylights	RR	Good

Photographs

Building 4 & 5- 30, 34, 38 and 40 Annunciation Road



Low Slope and Asphalt Roofing

DRAFT

3.4 Mechanical & Electrical Systems

3.4.1 Plumbing

Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe	RR	Good
Polybutylene Water Piping	No polybutylene piping was observed or reported.	NA	Not applicable
Sanitary Waste and Vent	PVC pipe & Cast Iron	RR	Good/Fair
Domestic Water Circulation Pumps	Circulation pumps and hydronic HVAC circulation pumps	RR	Good
Domestic Water Heaters	Central, electric, commercial-grade, tank-type water heater with 109-gallon capacity.	RR	Good
Domestic Water Boilers	Central high-efficiency boiler with separate storage tank	RR	Good
Boiler Peripherals	Heat exchanger from central boiler with storage tank	RR	Good
Water Softening / Treatment	Not applicable	NA	Not applicable

Photographs

Natural Gas Boiler

Natural Gas Boiler

Water Heater 109 Gal

Address Pipe Corrosion (Non-Critical Repair)

Water Heater

DRAFT

3.4.2 HVAC Systems

Item	Description	Action	Condition
Cooling Equipment	Tenant supplied Individual Window-mounted Air-Conditioners	RR	Good

Item	Description	Action	Condition
Heating Equipment	Central Hydronic Boiler with Baseboard distribution	RR	Good
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Cabinet fan coil units & Baseboards	RR	Good/Fair
Tonnage of Cooling Equipment	Not applicable	NA	Not applicable
Distribution System	Not applicable	NA	Not applicable
Controls	Local Thermostat	R&M	Good
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair-tower Ventilation	Not applicable	NA	Not applicable
Toilet Room Ventilation	Direct vent bathroom fans in 15% of units	IM/RR	Fair/Poor

Photographs

Window Units (Tenant Supplied)

Natural Gas Boiler

Building 8- Boiler Room

HVAC- 3 Story Low Rise- Baseboard Distribution

DRAFT

HVAC- 7 Story Mid Rise- Fan Blower

Updated HVAC- 3 Story Low Rise- Baseboard Distribution

3.4.3 ELECTRICAL SYSTEM

Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted transformers	R&M	Good
Building Service	1000-Amp, 120/240-Volt, three-phase, four-wire, alternating current (AC)	R&M	Good
Typical Tenant Service Amperage	90 Ampere breaker panel	R&M	Good
Panel Manufacturer	ITE	R&M	Good
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Copper wiring	R&M	Good
Branch Wiring	Copper wiring	R&M	Good
Ground Fault Circuit Interrupter	Observed in kitchen, bathrooms, and wet areas	R&M	Good

Photographs

GFCI Outlet

Electrical Meter

DRAFT

Tenant Service

Building Service

Building Service

DRAFT

ASSESSMENT / RECOMMENDATION

The power to the property was reportedly sufficient and no visible areas of concern were identified. The electrical infrastructure was replaced during the renovations.

3.5 ELEVATORS

Elevator Summary

Elevator/ Escalator ID	Type	Brand	Capacity	Floors/ Stops	Install/ Modernize Date	Action	Condition
6 elevators (Split Between Buildings 4 & 6)	Hydraulic elevator	Unknown	2500	7	2006	IM/RR	Good/Fair

Elevator Inspection

Elevators/ Escalators	Inspection/ Certificate Type	Last Inspection/ Certification Date	Inspection Entity	Action	Condition
Elevators	Annual	09/12/19	Commonwealth of Massachusetts	IM/RR	Fair/Poor

ASSESSMENT / RECOMMENDATION

The elevators were observed to be in good condition with no significant deficiencies observed. The elevator machine rooms appeared to be well maintained. No unusual problems or concerns were noted or reported concerning speed, leveling, or sequencing. Based on the observed condition and age of the equipment, the elevators can be expected to last through the evaluation term with the help of routine maintenance.

The passenger cabs are finished with resilient floor tile, stainless steel wall panels, stainless steel control panels and acoustical ceiling tiles.

The elevator inspection certificate provided on site were observed expired and Building 6- 50 Annunciation elevator shakes, AEI recommends inspecting all elevators yearly. Inspection of the elevators is recommended. AEI recommends a basic allowance for each elevator to be inspected.

An opinion of cost for this work is included in the Tables.

Although requested, information regarding elevator inspections was not provided for our review. AEI recommends a basic allowance for each elevator to be inspected.

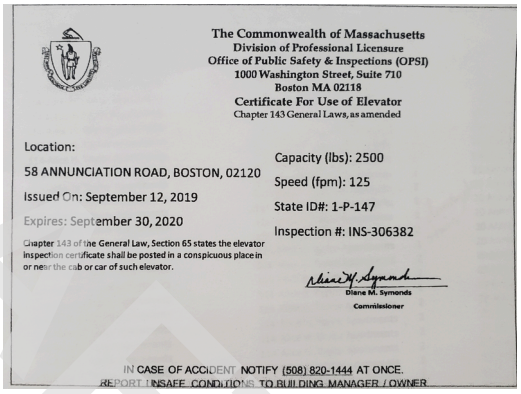
DRAFT

Photographs

Building 4- 38 Annunciation Rd- Elevator- Cab Finish

Building 4- 38 Annunciation Rd- Elevator- Controls- Inspect Elevators (Critical Repair)

Building 4- 38 Annunciation Rd- Elevator



The Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety & Inspections (OPSI)
1000 Washington Street, Suite 710
Boston MA 02118
Certificate For Use of Elevator
Chapter 143 General Laws, as amended

Location:
58 ANNUNCIATION ROAD, BOSTON, 02120
Issued On: September 12, 2019
Expires: September 30, 2020
Chapter 143 of the General Law, Section 65 states the elevator inspection certificate shall be posted in a conspicuous place in or near the cab or car of such elevator.

Capacity (lbs): 2500
Speed (fpm): 125
State ID#: 1-P-147
Inspection #: INS-306382

Diane M. Symonds
Commissioner

IN CASE OF ACCIDENT NOTIFY (508) 820-1444 AT ONCE.
REPORT UNSAFE CONDITIONS TO BUILDING MANAGER / OWNER

Inspect Elevators (Critical Repair)

3.6 Life & Fire Safety

Item	Description	Condition	Action
Fire Suppression Systems	100% Sprinkler Coverage with Wet pipe system	Good/Fair	IM/RR
Fire Suppression System Inspection Date	Unknown	Good/Fair	IM/RR
Other Equipment and Devices	Strobe light alarms Illuminated exit signs Battery back up light fixtures Hard-wired smoke detectors with battery back-up in the majority of bedrooms and in all hallways There are emergency pull-cords in the bedrooms and bathrooms in UFAS units but were observed out of order	Good/Fair	IM/RR

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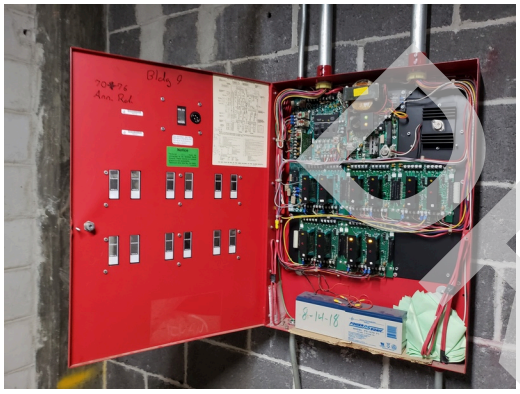
Item	Description	Condition	Action
	CO Detectors are present.		
Fire Extinguishers	Last inspection completed on Nov 2021	Good	R&M
Fire Alarms	Hard-wired alarm panel each building	Good/Fair	IM/RR
Fire Alarm Inspection Date	Unknown	Good/Fair	IM/RR
Fire Hydrants	There are fire hydrants located along the drive lanes	Good	R&M
Fire Egress Stairs	Buildings 1-3,5,7-12 feature breezeway staircases and Buildings 3-7 features interior staircase towers	Good	R&M

Photographs



Main Fire Panel- Inspect Fire Alarm System (Critical Repair)

Smoke Detector

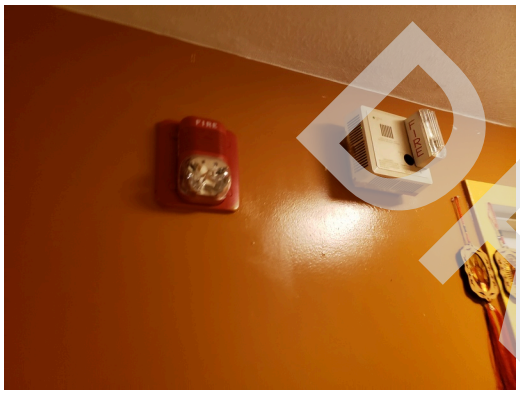
Smoke Detector

Typical Smoke Detector

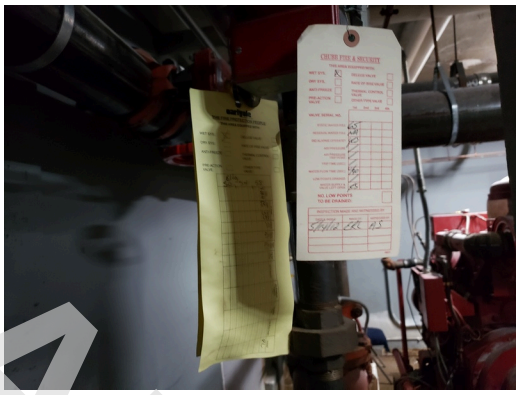
DRAFT

Typical Carbon Monoxide Alarm

Fire Extinguisher



A/V Smoke Alarm



Inspect Fire Sprinkler System (Critical Repair)

DRAFT

3.7 Interior Elements

3.7.1 Common Area Interior Elements

Item	Description	Action	Condition
Fitness Center	Not Applicable	NA	Not applicable
Club Room	A club room with a computer area with numerous chairs and tables is located on the first floor of Building 1- 290 Ruggles structure in the "task force office". Finishes include VCT flooring with painted drywall walls and ceilings.	RR	Good/Fair
Business Center	Not Applicable	NA	Not applicable
Common Area Kitchen	A community kitchen with numerous appliances and accessories is located on the first floor of Building 1- 290 Ruggles structure in the "task force office". Finishes include vinyl flooring with painted drywall walls and ceilings.	IM/RR	Good/Fair
Common Area Laundry	A common laundry room with numerous washers and dryers is located in tower Buildings 4 & 6. Finishes include ceramic tile flooring with painted drywall walls and ceilings.	RR	Good/Fair

Item	Description	Action	Condition

Photographs

Typical Common Area Laundry

Typical Common Area Laundry

Community Room

Community Room

Community Room- Kitchen

Community Room- Kitchen- Install Scald and Abrasion Sink Wrap (Critical Repair)

DRAFT

Community Room- Reconfigure Restroom (Critical Repair)

Community Room- Reconfigure Restroom (Critical Repair)

3.7.2 Dwelling Unit Interior Elements

Damaged interior drywall walls were observed at unit MX2031 and MX3410 bedrooms and MX2602 ,MX4002 living rooms as a result of previous water intrusion. In order to prevent further damage the investigation into the source of the water intrusions should be identified and the replacement of all effected drywall is recommended.

Damaged sheetrock walls were observed in seven buildings as a result of ongoing HVAC valve replacement. The site ensures AEI that all repairs have been concluded in all but 2 units. AEI recommends replacing all the damaged sheetrock and installing a new sheetrock where needed.

Several units were observed with damaged finishes ranging from damaged doors, ceramic tile tub surround, vinyl flooring, and paint. The tenants reported that work orders had been issued. AEI recommends addressing this and any other work order that has not been addressed.

Unit Finishes

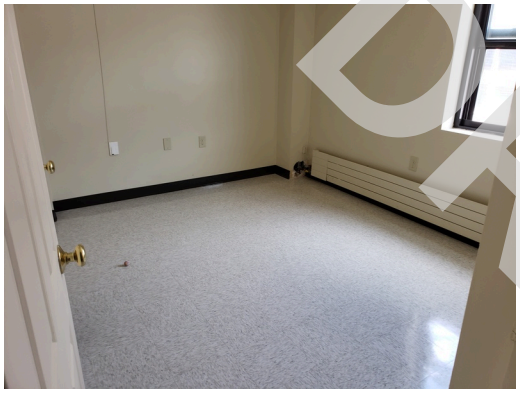
Item	Description	Action	Condition
Carpet	Residential grade carpet	IM/RR	Fair/Poor
Resilient Flooring (vinyl)	Vinyl tile	IM/RR	Good/Fair
Other	Not applicable	NA	Not applicable
Walls	Gypsum board with painted finish	IM/RR	Good/Fair
Ceilings	Gypsum board with painted finish	IM/RR	Good/Fair
Window Coverings	Window blinds are provided	R&M	Good

DRAFT

Photographs

Typical UFAS Kitchen

Typical Kitchen Finishes



Typical Bedroom Finishes

Typical Bathroom Finish

Building 2 - 20 Annunciation Rd - Unit MX2031- 1 Bed/1 Bath- Repair Damaged Ceiling (Non-Critical Repair)

Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Replace Interior Unit Finishes (Non-Critical Repair)

DRAFT

Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Treat Mold (Critical Repair)

Appliances

Item	Description	Action	Condition
Refrigerators	Units vary in age and condition	R&M	Good
Ranges	Units vary in age and condition	IM/RR	Good/Fair
Range hoods	Units vary in age and condition	R&M	Good
Dishwashers	Not applicable	NA	Not applicable
Microwaves	Not applicable	NA	Not applicable
Garbage Disposals	Not applicable	NA	Not applicable
Dryers	Not applicable	NA	Not applicable
Washers	Not applicable	NA	Not applicable
Washer/Dryer Connection	Select units have a washer/dryer connection	R&M	Good

Photographs

Typical Fridge

Typical Fridge

DRAFT

Building 2 - 20 Annunciation Rd - Unit MX2031- 1 Bed/1 Bath- Range/Oven (Dwelling Unit) (Non-Critical Repair)

Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Laundry

Typical Stove Top

DRAFT

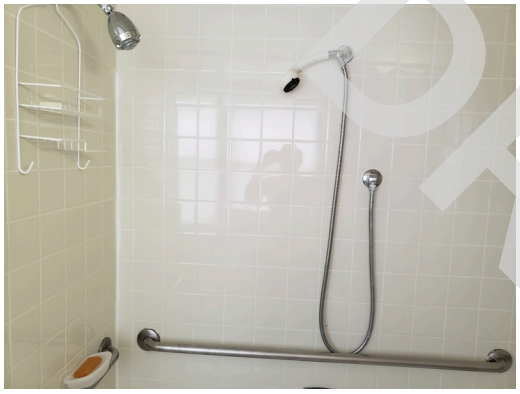
Cabinets & Fixtures

Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminated particle board, with stainless steel, single basin sink	IM/RR	Good/Fair
Bathroom Sink and Countertop	Vanity unit with plastic laminated particle board, counter with integral sink in 30% of units	IM/RR	Good/Fair
Kitchen Cabinetry	Wood frame with solid wood doors	IM/RR	Good/Fair
Bathroom Cabinetry	Wood frame with solid wood doors	IM/RR	Good/Fair
Bathtub/Shower and Enclosure	Metal frame and glass shower enclosure and enamel over steel bathtub with ceramic tile tub surround	IM/RR	Good/Fair
Toilet	Water saver toilet	RR	Good/Fair
Accessories	Medicine cabinet Towel bars Wall mounted mirror	RR	Good/Fair

Photographs

Typical UFAS Kitchen

Typical UFAS Tub



Typical Shower Hardware

Typical Bathroom Finishes

DRAFT

4.0 ADDITIONAL CONSIDERATIONS

4.1 MOISTURE AND MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities). However, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line PNA.

AEI conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

Mr. Erns Bernadine reported that he was aware of suspected mold and microbial growth at the Property and that tenant occupants have had complaints concerning suspected mold and microbial growth as a result of improper ventilation. Mr. Erns Bernadine indicated that no formal indoor air quality management plan currently exists at the Property.

Mr. Erns Bernadine was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property, with the exception of in several dwelling units as well as in the basements of building 4, 6, 8 and 10. AEI recommends addressing the issue causing the corrosion and replacing any damaged piping sections as well as finding the source of and repairing all active leaks to prevent further deterioration and regular maintenance and monitoring of the rest of plumbing pipes. No flood drain or ground water problems were reported.

AEI observed water damage to several mezzanine-level ceiling panels. At the time of the site visit, AEI observed the ceiling panels to be dry and reported that the cause of the damage was roof leaks that had occurred prior to replacing the roof in 2008. No active leaks were reported or observed. The in-house maintenance staff can accomplish the replacement of the damaged ceiling panels. Suspected microbial growth was observed to be associated with the former roof leaks.

AEI observed interior areas of the subject property buildings in order to identify the presence of mold. During the on-site reconnaissance, the following obvious visible signs of suspect mold growth or conditions conducive for suspect mold growth were observed:

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Location	Material Affected	Condition	Size of Area Affected
Bathroom MX2603, MX3002, MX2031, MX2603, MX2533, MX2542, MX2568, MX2505	Drywall	Fair/Poor	4 sf
Living Room-MX4002	Drywall	Fair/Poor	2 sf
Kitchen, Bathroom and Laundry-MX2495	Drywall	Fair/Poor	6 sf

Please refer to the appendices for related photographs.

Although typically not included in the scope of work for a Phase I ESA, the presence of the suspect mold observed may pose a health and safety concern to any subsequent occupants and/ or construction workers during future renovation activities. Based upon the amount of suspect fungal growth observed, AEI recommends a certified mold remediation contractor be consulted to conduct removal of all water-damaged building materials and visible, suspect mold within the affected areas.

Repairs to prevent water intrusion and damage in the impacted area should also be performed. AEI's remediation recommendations are based upon accepted guidelines determined by the American Conference of Industrial Hygienists (ACGIH), New York City Department of Health (NYCDOH), and Environmental Protection Agency (EPA). Engineering controls during all remediation of the affected areas may include, but are not limited to: contamination source control, critical/isolation barriers, utilizing air scrubbers/negative pressure enclosure system, HEPA vacuuming and detailed cleaning. In addition, AEI recommends that post-remediation verification be conducted by a third-party consultant to ensure successful remediation of the affected area.

Furthermore, in order to assist on-site staff with proper methods of mold growth evaluation and remediation, as well as proper training for on-site maintenance personnel, it would be prudent for the property owner to implement a Mold/Moisture Plan (MMP).

ASSESSMENT / RECOMMENDATION

There is isolated evidence of plumbing leaks MX2017, MX3402, MX3801- Leak in Bathroom, MX4004- Leak at Kitchen Sink, 34 Annunciation Rd- Leak in 4th Fl Stair, 60 Annunciation Rd Plumbing Storage, MX2602, MX4002 Living Room, Building 8 Basement, Building 10 Basement Electrical Room, Stairwells of Buildings 4 and 6 (30-36 & 50- 58 Annunciation Rd). All active plumbing leaks must be repaired. AEI recommends addressing the issue causing the corrosion and replacing any damaged piping sections as well as finding the source of and repairing all active leaks to prevent further deterioration and regular maintenance and monitoring of the rest of plumbing pipes. An opinion of cost for this work is included in the Tables.

4.2 PEST MANAGEMENT

As part of the site and property assessment, AEI conducted limited, visual, non-intrusive observations to ascertain if there was evidence of wood destroying organism (WDO) activity on the physical structures at the Property during our site visit. Our WDO assessment process included visual observation of select interior and exterior building systems for noticeable signs of WDO activity, such as damaged or deteriorated wood, noticeable remnants of deceased WDO's

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(termites, beetles, ants, bees, etc.), and applying hand pressure (with a hard object tool) to reachable areas where these types of organisms generally attack to determine if there is any hidden damage to such surfaces (surfaces generally limited to trim work along baseboards and around windows).

Our WDO assessment process also included a limited visual and physical assessment of easily accessible and observable site conditions. The visual assessment included looking for noticeable signs of WDO activity on the Property, such as mud tubes on walls, round or oval holes, mounded soil around building perimeters, trace insect residue, and damaged wood. Our observations of exterior materials also include the application of hand pressure to reachable areas where these types of organisms generally attack, to determine if there is any hidden damage to such surfaces. This information is provided incidental to our standard PNA assessment. WDO observations, conducted by AEI, are not intended, and may not be interpreted as a professional pest inspection, and AEI makes no representation or warranty as to these activities or observations.

Our WDO assessment did not identify any unusual problems or concerns related to WDO activity on the property.

ASSESSMENT / RECOMMENDATION

No unusual problems or concerns with termites or wood destroying organisms were reported or observed.

No repair or reserve funding is recommended at this time.

4.3 SEISMIC ZONE

AEI reviewed the property location in order to determine whether or not the site is located in an area that may constitute a seismic hazard as determined by the ASCE/SEI Standard ASCE 41-13 "Seismic Evaluation and Retrofit of Existing Buildings. The determination employs output from design mapping with data provided from the US Geological Survey.

Per HUD MAP Guide (revised March 19, 2021), any detached or semi-detached structure where the calculated Design Earthquake Spectral Response Acceleration Parameter (S_{XS}) is less than .400g and any building where both Design Earthquake Spectral Response Acceleration Parameters (S_{XS} and S_{X1}) are less than .330g and .133g respectively, a detailed seismic hazard and building performance analysis is not required.

The values for S_{XS} and S_{X1} have been provided as output from a Design Maps Summary Report as derived from current USGS data.

A copy of the USGS data is included in the USGS Design Maps Appendix.

The value for S_{XS} was calculated at LESS than 0.330g.

The value for S_{X1} was calculated at LESS than 0.133g.

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ASSESSMENT / RECOMMENDATION

There are no further recommendations.

4.4 WIND ZONE

AEI reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-05. Our judgement is that the property is located in Wind Zone IV. This map also indicates that the Property is also located in a Hurricane Susceptible Region.

Wind Zones are defined as follows:

Zone I (130 MPH)

Zone II (160 MPH)

Zone III (200 MPH)

Zone IV (250 MPH)

Special Wind Zone

Hurricane Susceptible Zone

4.5 FLOOD PLAIN

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 25025C0078G, effective on09/25/2009, this property is located within Flood Zone X (Non-shaded).

Flood Zones are described as follows:

Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.

Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.

Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.

Flood Zone C, defined as an area of minimal flooding.

Flood Zone D, defined as an area of undetermined, but possible flood hazards.

Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

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Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100- year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.

Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

4.6 Known Problematic Building Materials

The following list of Known Problematic Building Materials has been developed by Fannie Mae and is typically referenced in CNA reports as a general summary of systems or organisms that have been part of a manufacturer recalled or have been specifically identified as problematic. If these items are identified through reports or observation, the topic will be further discussed in the report sections listed in the following table:

Red Flag Material or System	Identified	Action Recommended
Fire Retardant Treated Plywood (FRTP)	No	Not applicable
Compressed Wood or Composite Board Siding	No	Not applicable
Exterior Insulation and Finishing (EIFS)	No	Not applicable
Problem Drywall (aka "Chinese Drywall")	No	Not applicable
Unit electrical capacity less than 60 amps	No	Not applicable
Electrical Overload Protection - Fused Subpanels	No	Not applicable
Federal Pacific Electric Stab-Lok panels	No	Not applicable
Polybutylene Water Distribution Lines	No	Not applicable
Galvanized Steel Water Distribution Lines	No	Not applicable
Recalled fire sprinkler heads (Central, Omega, Gem, Star)	No	Not applicable
Recalled Cadet Brand Electric in-Wall Heaters	No	Not applicable
Recalled General Electric / Hotpoint dishwashers	No	Not applicable
Microbial Growth	Yes	Repair
Wood Destroying Organisms	No	Not applicable

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5.0 DOCUMENT REVIEW & INTERVIEWS

5.1 DOCUMENTS REVIEWED

Document	Source / Author	Date
Pre-Survey Questionnaire	Not Applicable	N/A
Construction Drawings	Yolanda Romero	July 2022
ALTA Survey	Not Applicable	N/A
Historical Capital Schedule	Not Applicable	N/A
Rent Roll	Yolanda Romero	July 2022

5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Mr. Jaino Ochoa	Property Manager	617.988.5210	Provided interview and conducted the site visit
Mr. Erns Bernadine	Maintenance Supervisor	617.592.0211	Provided interview and conducted the site visit

5.3 BUILDING CODE COMPLIANCE

AEI requested a record of open violations on file for the Property from the City of Roxbury Building Department.

5.4 FIRE CODE COMPLIANCE

AEI requested a record of open violations on file for the Property from the City of Roxbury Fire Department.

As of the date of this report, a written response has not been provided. AEI will continue to follow-up with the respective parties and will forward information received separately as soon as it has been received.

5.5 ZONING COMPLIANCE

The property is zoned MFR-1: Multifamily Residential and based on online research the property is a legal conforming use.

5.6 HUD REAL ESTATE ASSESSMENT CENTER (REAC) INSPECTION

AEI was provided with a copy of the most recent REAC inspection, dated 02/04/2020, following the site visit.

The results of the most recent REAC inspection are as follows:

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Non-Life Threatening Projected Counts: **243**
Life Threatening Projected Counts: **0**
Smoke Detector Projected Counts: **29**
Final Score: **70b**

Because the property received a REAC score of 60 or above, HUD requires that all Non-EH&S deficiencies be corrected as part of the property's ongoing maintenance program. The site contacts indicated that the correction of Non-EH&S deficiencies is ongoing as of the date of this Report. Accordingly, Non-Critical Repairs are recommended for the completion of the outstanding Non-EH&S deficiencies.

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6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS

6.1 ACCESSIBILITY

Determination of ADA, UFAS, FHA Applicability

Application	Yes/No	Definition
Age: Was this property constructed after July 1992? (ADAAG Question)	No	Under Title III of the ADA, all "new construction" (construction, modification, or alterations) after the effective date of the ADA (approx. July 1992) must be fully compliant with the ADAAG.
Use: Does the property feature areas of public accommodation? (ADAAG Question)	Yes, leasing office	A public accommodation is a private entity that owns, operates, leases, or leases to a place of public accommodation. Places of public accommodation include restaurants, hotels, theaters, doctor's offices, pharmacies, retail stores, museums, libraries, parks, private schools, and day care centers, and entities that offer certain examinations and courses related to educational or occupational certification.
Use: Is the property classified as a historic structure? (ADAAG Question)	No	Properties listed or are eligible for listing in the National Register of Historic Places or properties designated as historic under state or local law should comply to the "maximum extent feasible" unless the changes would destroy the historic significance of a feature of the building.
Use: Is the property classified as a private club or religious structure? (ADAAG Question)	No	Properties classified as such are exempt from complying with the ADAAG.
Use: Does the property plan a significant renovation that is at least 20% of the value of the building? (If so, the renovation budget should include upgrades to correct all ADA issues). (ADAAG Question)	No	Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement in structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.
Use: Does the property feature federal financial assistance? (UFAS Question)	Yes	Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United States. . .shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. (29 U.S.C. 794). This

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Application	Yes/No	Definition
		means that Section 504 prohibits discrimination on the basis of disability in any program or activity that receives financial assistance from any federal agency, including the U.S. Department of Housing and Urban Development (HUD) as well as in programs conducted by federal agencies including HUD.
Age: Was this property constructed prior to July 11, 1988? (UFAS Question)	Yes	While UFAS is still applicable for all project based properties; HUD has allowed for load bearing wall, financial, and administrative burden exceptions to retroactively achieving UFAS compliance.
Age: Was this property constructed after March 13, 1991? (FHA Question)	No	Multi-family properties constructed after March 13, 1991 should be in compliance with the Fair Housing Act Accessibility Guidelines. There are select exceptions.
Age: Was this property provided original building permits after June 15, 1990? (FHA Question)	No	Buildings where the last building permit was issued on or before June 15, 1990 are not covered by the design and construction requirements. Even if the last building permit was issued after June 15, 1990, if the property was occupied before March 13, 1991, it is not covered. HUD adopted these dates to allow time for the requirements to be considered during the design and construction phase of new properties.

Abbreviated Screening Checklist for ADAAG Compliance

	Building History	Yes	No	N/A	Comments
1.	Has an ADA survey previously been completed on the property?		✔		No previous ADA Survey for the property was provided or reported.
2.	Have any ADA improvements been made to the property?		✔		
3.	Does a Transition Plan / Barrier Removal Plan exist for the property?		✔		
4.	Has building ownership or management received any ADA-related complaints that have not been resolved?		✔		
5.	Is any litigation pending related to ADA issues?		✔		
Parking					
1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?		✔		326 total spaces 10 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?	✔			1 van accessible space is provided
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✔			

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	Building History	Yes	No	N/A	Comments
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?		✔		AEI observed accessible routes crossing drive lanes without designated pedestrian crossing zones. In accordance with the Fair Housing Act (FHA), accessible routes must connect buildings containing covered dwelling units with accessible facilities, elements, and spaces on the same site. AEI requires the installation of pedestrian crossing zone markings at all routes intersecting drive lanes (Critical Repair).
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6.	If required does signage exist directing you to accessible parking and an accessible building entrance?			✔	
Ramps					
1.	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less) Please note shorter ramps can be more steep than 1:12 if rise is less than 6-inches.	✔			
2.	Are ramps that appear longer than 6 ft complete with railings on both sides?	✔			
3.	Does the width between railings appear to be at least 36 inches?	✔			
4.	Are the cross slopes less steep than 1:48?	✔			
5.	Do the ramp runs rise no more than 30-inches?	✔			
6.	Are there level landings at the bottom and top of the ramp runs?	✔			
Entrances/Exits					
1.	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✔			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?			✔	
3.	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	✔			Lever
Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✔			

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	Building History	Yes	No	N/A	Comments
2.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		✔		The common restrooms were observed to not have wheelchair accessible designation signage. Installation of signage is recommended to comply with ADAAG design requirements (Critical Repair).
3.	Is there a path of travel that does not require the use of stairs?	✔			
Elevators					
1.	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			✔	
2.	Are there visual and audible signals inside cars indicating floor change?			✔	
3.	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			✔	
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✔	
5.	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✔	
6.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
Toilet Rooms					
1.	Are common area public restrooms located on an accessible route?	✔			
2.	Are pull handles push/pull or lever type?	✔			
3.	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?		✔		The leasing office public restroom was observed non-compliant, without a roll-under sink with scald and abrasion protection, without a 60-inch turning space (or clear floor space at the plumbing fixtures), no side grab bars, and non-compliant 24-inch long rear grab bars. In order to comply with the American with Disabilities Act Accessibility Guidelines (ADAAG). AEI suggest converting the staff restroom in the leasing office to a public restroom by installing wheelchair accessible designation signage on the staff restroom(Critical Repair).

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	Building History	Yes	No	N/A	Comments
4.	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60"• turning diameter)?		✔		
5.	Are toilet stall doors wheelchair accessible (appear to be at least 32"• wide)?	✔			
6.	Are grab bars provided in toilet stalls?		✔		
7.	Are sinks provided with clearance for a wheelchair to roll under?		✔		
8.	Are sink handles operable with one hand without grasping, pinching or twisting?	✔			
9.	Are exposed pipes under sink sufficiently insulated against contact?		✔		
Pools					
1.	Are public access pools provided? If the answer is no, please disregard this section.			✔	
2.	How many accessible access points are provided to each pool/spa? Provide number in comment field.			✔	

Abbreviated Screening Checklist for UFAS Compliance

	Building History	Yes	No	N/A	Comments
Common Area Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair?	✔			
2.	Do the common laundry rooms have a front controlled washing machine?	✔			
3.	Is there a path of travel that does not require the use of stairs to get to all common areas?	✔			
Play Area					
1.	Are the common area playgrounds accessible by wheelchair?		✔		The property does not feature an accessible route from some of the ground floor units to the common area playgrounds, sidewalks should be extended to cover the entire accessible path and hatching should be provided to protect pedestrians crossing the street and connecting all buildings to the accessible path. AEI recommends having a certified architect design an accessible route as needed to comply with FHA Design requirements (Critical Repair).

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	Building History	Yes	No	N/A	Comments
Designated Handicapped Dwelling Units					
1.	Do the unit entrance doors as well as the bathroom and bedroom doors feature 32" clear openings and low entrance thresholds for wheelchair access?	✔			UFAS HDCP units: MX2014, MX2470, MX2471, MX2602-V, MX2604-R, MX2606-M(OFFICE), MX3011-L, MX3405-E, MX3410-K, MX4001-Z, MX4002-W, MX4004-S, MX4006-N, MX5005-E, MX6002-N, MX6004-J Audio/visual sensory units: MX2601-Y, MX2603-U, MX3019-U, MX3414-P, MX3418-T, MX6001-R, MX6003-M
2.	Do all accessible doors have adequate space provided at latch side of door (see UFAS Figure 25)?	✔			
3.	Are exterior balconies/decks <1/2" below interior floor level?			✔	
4.	Are all switches, controls and outlets located at between 15" and 54" above floor	✔	✔		The thermostats in the ground floor dwelling units were measured at 49-inches above the finished floor (AFF). In order to comply with the Uniformed Federal Accessibility Standards (UFAS), lowering the thermostats to maximum height of 48-inches AFF is required (Critical Repair).
5.	Accessible Kitchens: Is a 30x48 clear space provided at range/ cooktop as well as front controls?	✔			
6.	Accessible Kitchens: Is 40" clearance provided between counters, cabinets, walls, or appliances and opposing item.Is a 60" turning radius available in U-shaped kitchens if sink or range/ cooktop is located at base of U? Are the sinks roll-under for a 30"x48" forward approach?	✔			
7.	Accessible Kitchens: Are the countertops and sinks lowered from 36" to approximately 34"?	✔			
8.	Accessible Bathrooms: Do the bathrooms feature adequate clear floor space to each of the fixtures?	✔			
9.	Accessible Bathrooms: Do the bathrooms feature accessible accessories (levered hardware, shower hoses, shower chairs or benches, lowered mirrors etc)?	✔			

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	Building History	Yes	No	N/A	Comments
Fair Housing Act Accessibility Review					
1.	**Requirement 1. Are there accessible building entrances on an accessible route?** All covered multifamily dwellings must have at least one accessible building entrance on an accessible route unless it is impractical to do so because of the terrain or unusual characteristics of the site.			✔	
2.	**Requirement 2. Are the public and common use areas accessible?** Covered housing must have accessible and usable public and common-use areas. Public and common-use areas cover all parts of the housing outside individual units. They include -- for example -- building-wide fire alarms, parking lots, storage areas, indoor and outdoor recreational areas, lobbies, mailrooms and mailboxes, and laundry areas.			✔	
3.	**Requirement 3. Are the doors "Usable" (usable by a person in a wheelchair)?** All doors that allow passage into and within all premises must be wide enough to allow passage by persons using wheelchairs (32-inch nominal clearance).			✔	
4.	**Requirement 4. Is there an accessible route into and through the dwelling unit?** There must be an accessible route into and through each covered unit.			✔	
5.	**Requirement 5. Are the light switches, electrical outlets, thermostats and other environmental controls in accessible locations?** Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations.			✔	
6.	**Requirement 6. Are there reinforced walls in bathrooms for later installation of grab bars?** Reinforcements in bathroom walls must be installed, so that grab bars can be added when needed. The law does not require installation of grab bars in bathrooms.			✔	

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	Building History	Yes	No	N/A	Comments
7.	**Requirement 7. Are the kitchens and bathrooms "Usable"?.** Kitchens and bathrooms must be usable - that is, designed and constructed so an individual in a wheelchair can maneuver in the space provided.			✔	

RECOMMENDATIONS

ADAAG Concerns:

- The leasing office public restroom was observed non-compliant, without a roll-under sink with scald and abrasion protection, without a 60-inch turning space (or clear floor space at the plumbing fixtures), no side grab bars, and non-compliant 24-inch long rear grab bars. In order to comply with the American with Disabilities Act Accessibility Guidelines (ADAAG). AEI suggest converting the staff restroom in the leasing office to a public restroom by installing wheelchair accessible designation signage on the staff restroom (Critical Repair).
- The site has ten (10) accessible designated parking spaces inclusive of one (1) VAN-Accessible space. These accessible parking spaces were observed without striping and marking for an access aisle, and missing horizontal signage. Standard handicapped spaces require a 60-inch wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96-inch wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle. In order for the existing designated handicapped parking space to comply with ADAAG, the installation of access aisle striping and horizontal signage is required (Critical Repair).

UFAS/State Code Concerns:

There are 23 mobility units, seven of which were also equipped with A/V devices. The 5%/2% Section 504 thresholds have been met.

UFAS HDCP units: MX2014, MX2470, MX2471, MX2602-V, MX2604-R, MX2606-M(OFFICE), MX3011-L, MX3405-E, MX3410-K, MX4001-Z, MX4002-W, MX4004-S, MX4006-N, MX5005-E, MX6002-N, MX6004-J

Audio/visual sensory units: MX2601-Y, MX2603-U, MX3019-U, MX3414-P, MX3418-T, MX6001-R, MX6003-M

- Several designated handicapped dwelling unit kitchens were observed without scald and abrasion protection at sinks, without a separate switch for range hood / light within reach area and without a 30-inch work surfaces. In order to comply with the Uniformed

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Federal Accessibility Standards (UFAS), the installation of scald and abrasion protection, a switch for range hood / light within reach area and 30-inch work surfaces is required (Critical Repair).

- The thermostats in the ground floor dwelling units were measured at 49-inches above the finished floor (AFF). In order to comply with the Uniformed Federal Accessibility Standards (UFAS), lowering the thermostats to maximum height of 48-inches AFF is required (Critical Repair).
- The exterior staircases throughout the property were observed without barriers for the visually impaired. In order to comply with the Uniformed Federal Accessibility Standards (UFAS), the installation of guard rails to provide a minimum of 80-inches of head clearance at the underside of the staircases is required. Rails or other barriers provided where the vertical clearance is less than 80 inches shall be designed so the leading edge of such rails or barrier is located 27-inches maximum above the floor (Critical Repair).
- The property does not feature an accessible route from some of the ground floor units to the common area playgrounds, sidewalks should be extended to cover the entire accessible path and hatching should be provided to protect pedestrians crossing the street and connecting all buildings to the accessible path. AEI recommends having a certified architect design an accessible route as needed to comply with Uniformed Federal Accessibility Standards (UFAS) (Critical Repair).
- AEI observed accessible routes crossing drive lanes without designated pedestrian crossing zones. In accordance with the Uniformed Federal Accessibility Standards (UFAS), accessible routes must connect buildings containing covered dwelling units with accessible facilities, elements, and spaces on the same site. AEI requires the installation of pedestrian crossing zone markings at all routes intersecting drive lanes (Critical Repair).

COMMENT ON THE FOLLOWING IN HDCP UNITS!!!

- Minimum maneuvering clearances at the doors (per direction of approach) was observed.
- Compliant hardware was observed.
- Bathroom lavatory clearance was observed.
- Compliant mirror mounting height was observed.
- 30” x 60” clear floor space at the tubs was observed. Some designated units have tubs and roll-in showers in any units.
- Compliant grab bars with the tubs/showers was observed.
- A secure transfer seat within the tubs was observed.
- Compliant mounting location for tub/shower controls was observed.
- 60” shower hose was observed.
- Properly placed grab bars at all toilets was observed.

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- 30” wide roll-under sink in the kitchens was observed.
- 30” roll-under workspace in the kitchens was not observed (Critical Repair).
- Refrigerator with at least 50% freezer space below 54” was observed.
- Cabinet storage mounted at max 48” AFF for at least one shelf was observed.

FHA Design Concerns:

The property was built before March 13, 1991 and therefore FHA Design does not apply.

Photographs

Typical UFAS Kitchen

Typical Stove Top

Typical Fridge

Typical UFAS Tub

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Typical Shower Hardware

Building 1 - 290 Ruggles St- UFAS Unit MX2014- 2 Bed/1 Bath- Kitchen- UFAS Unit Kitchen Cabinet Modifications (Critical Repair)

Building 1 - 290 Ruggles St- UFAS Unit MX2014- 2 Bed/1 Bath- Kitchen- Install Scald and Abrasion Sink Wrap (Critical Repair)

Building 1 - 290 Ruggles St- UFAS Unit MX2014- 2 Bed/1 Bath- Bathroom- Install Scald and Abrasion Sink Wrap (Critical Repair)

Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- UFAS Unit Kitchen Cabinet Modifications (Critical Repair)

Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Roll-in Shower

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Leasing Office- Kitchen- Install Scald and Abrasion Sink Wrap (Critical Repair)

Building 4- 38 Annunciation Rd- Ramp- Repair Trip Hazards Per FHA (Critical Repair)

Community Room- Reconfigure Restroom (Critical Repair)

Community Room- Reconfigure Restroom (Critical Repair)

Community Room- Reconfigure Restroom (Critical Repair)

Community Room- Reconfigure Restroom (Critical Repair)

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Accessible Route to All Amenities

Accessible Route to All Playgrounds

Exterior Stairs- Stair Cane Detection (Critical Repair)

20 Annunciation Rd East Courtyard- Repair Trip Hazards (Critical Repair)

Reconfigure Handicapped Parking (Critical Repair)

Reconfigure Handicapped Parking (Critical Repair)

6.2 Intrusive Examinations

6.2.1 Sewer Inspection

No sewer inspections were performed as part of this investigation.

6.2.2 Electrical Inspection

No electrical inspections were performed as part of this investigation.

6.3 Owner Proposed Improvements

There are no additional owner proposed improvements.

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7.0 OPINIONS OF PROBABLE COST

7.1 FINANCIAL RECAP

Replacement Reserve Summary Table

Replacement Reserve Schedule Term/Inflation Status	Replacement Reserve Schedule Summary Costs	Replacement Reserve Schedule Summary Costs/Per Unit Per Annum
1-10 Year Un-Inflated Costs	$6,582,646	$1,779
1-10 Year Inflated Costs	$7,692,327	$2,079
11-20 Year Un-Inflated Costs	$6,357,201	$1,718
11-20 Year Inflated Costs	$9,171,552	$2,479
1-20 Year Un-Inflated Costs	$12,939,847	$1,749
1-20 Year Inflated Costs	$16,863,879	$2,279

7.2 CRITICAL REPAIRS

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CRITICAL REPAIRS								
Need Category	**Component**	**Repair or Replacement Location**	**Classification of Work**	**Quantity**	**Unit of Measure**	**Unit Cost**	**Total**	**Comments**
CRITICAL REPAIRS (ACCESSIBILITY)								
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Reconfigure Public and Community Room Restroom (Critical Repair)	Leasing Office Staff Restroom, Community Room Restroom	Level 2 Alteration	2	Each	$ 8,500.00	$ 17,000.00	The leasing office public restroom and community restroom were observed non-compliant without a roll-under sink with scald and abrasion protection, without a 60-inch turning space (or clear floor space at the plumbing fixtures), no side grab bars, and non-compliant 24-inch long rear grab bars. In order to comply with the American with Disabilities Act Accessibility Guidelines (ADAAG) and the Uniformed Federal Accessibility Standards (UFAS), AEI suggest converting the staff restroom in the leasing office to a public restroom by installing wheelchair accessible designation signage on the staff restroom and in the community room, UFAS requires the installation of compliant roll-under sink with scald and abrasion protection, a 60-inch turning space (or clear floor space at the plumbing fixtures), and grab bars and wheelchair accessible designation signage.
Cabinets & vanities	UFAS Unit Kitchen Cabinet Modifications (Critical Repair)	MX2014,MX2470, MX2602, MX3011, MX3019, MX3410, MX4002,	Repair	7	Each	$ 2,000.00	$ 14,000.00	Several designated handicapped dwelling unit kitchens were observed without scald and abrasion protection at sinks, without a separate switch for rangehood / light within reach area and without a 30-inch work surfaces. In order to comply with the Uniformed Federal Accessibility Standards (UFAS), the installation of scald and abrasion protection, a switch for rangehood / light within reach area and 30-inch work surfaces is required. 4.34.6
Dwelling/common area thermostat	Lower Thermostats Per UFAS (Critical Repair)	MX2603, MX3418	Level 2 Alteration	2	Each	$ 250.00	$ 500.00	The thermostats in the ground floor dwelling units were measured at 49-inches above the finished floor (AFF). In order to comply with the Uniformed Federal Accessibility Standards (UFAS), lowering the thermostats to maximum height of 48-inches AFF is required. 4.27
Exterior Stairs-steel frame/stringer	Add Stair Cane Detection Per UFAS (Critical Repair)	All Townhouse Building Entrances	Level 1 Alteration	28	Each	$ 900.00	$ 25,200.00	The exterior staircases throughout the property were observed without barriers for the visually impaired. In order to comply with the Uniformed Federal Accessibility Standards (UFAS), the installation of guard rails to provide a minimum of 80-inches of head clearance at the underside of the staircases is required. Rails or other barriers provided where the vertical clearance is less than 80 inches shall be designed so the leading edge of such rails or barrier is located 27-inches maximum above the floor. UFAS 4.4.2
Striping and Marking	Reconfigure Accessible Parking Per ADAAG (Critical Repair)	All Designated Handicapped Parking	Repair	10	Each	$ 175.00	$ 1,750.00	The site has ten (10) accessible designated parking spaces inclusive of one (1) VAN-Accessible space. These accessible parking spaces were observed without striping and marking for an access aisle, and missing horizontal signage. Standard handicapped spaces require a 60-inch wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96-inch wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle. In order for the existing designated handicapped parking space to comply with ADAAG, the installation of access aisle striping and horizontal signage is required. 4.6.3
Concrete	Create Accessible Route to All Playgrounds (Critical Repair)	Playgrounds	Level 1 Alteration	4	Each	$ 1,500.00	$ 6,000.00	The property does not feature an accessible route from some of the ground floor units to the common area playgrounds, sidewalks should be extended to cover the entire accessible path and hatching should be provided to protect pedestrians crossing the street and connecting all buildings to the accessible path. AEI recommends having a certified architect design an accessible route as needed to comply with Uniformed Federal Accessibility Standards (UFAS). 4.3
Concrete	Install Pedestrian Crossing Zones (Critical Repair)	All Accessible Routes Crossing Drive Lanes	Repair	7	Each	$ 800.00	$ 5,600.00	AEI observed accessible routes crossing drive lanes without designated pedestrian crossing zones. In accordance with the Uniformed Federal Accessibility Standards (UFAS), accessible routes must connect buildings containing covered dwelling units with accessible facilities, elements, and spaces on the same site. AEI requires the installation of pedestrian crossing zone markings at all routes intersecting drive lanes. 4.3
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Install Scald and Abrasion Sink Wrap (Critical Repair)	Kitchen and Bathroom Sinks at the Leasing Office Public Restroom, Common Area Kitchen Sink, Community Room , Mobility UFAS Units MX2014,MX2471, MX2602, MX3011, MX3410, MX3414, MX3418, MX4002	Repair	18	Each	$ 80.00	$ 1,440.00	Most of the UFAS dwelling unit sinks were observed to be missing the scald protection. Hot water and drain pipes exposed under sinks shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under sinks. AEI recommends adding scald protection to prevent injury to visitors and tenants.

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CRITICAL REPAIRS								
Need Category	**Component**	**Repair or Replacement Location**	**Classification of Work**	**Quantity**	**Unit of Measure**	**Unit Cost**	**Total**	**Comments**
CRITICAL REPAIRS (LIFE SAFETY)								
Exterior Stairs, Concrete	Repair Exterior Steps (Critical Repair)	3 Story Low Rise Entrances (300 Ruggles St, 20 &26 Annunciation Rd, 31,41, 61 Prentiss St, MX6001)	Repair	28	Each	$ 1,200.00	$ 33,600.00	All 3 story low building entry stair treads were observed damaged with cracks and loose broken concrete. There are also rusted sections of metal steps. Boston Housing Authority was in the process of repairing treads and concrete trip hazards. AEI recommends that the work be completed, and proof of all repairs be provided.
Tenant space alarm systems	Repair Emergency Call System (Critical Repair)	UFAS Units	Level 1 Alteration	28324	SF	$ 0.65	$ 18,410.60	During the assessment, AEI was informed that the emergency pull cords in the HDCP bathrooms were not functioning. Therefore, AEI recommends repairing any pull cords that are not performing correctly for the safety of the tenants.
Concrete	Repair Trip Hazards (Critical Repair)	26 Annunciation Rd Basement Access, 20 Annunciation Rd East Courtyard, 38 Annunciation Rd Ramp, 41 Prentiss St sidewalk, 51 Prentiss St basement access, MX5013 entry	Repair	6	Each	$ 650.00	$ 3,900.00	The concrete entrances to basements and several courtyard sidewalks throughout the property were observed with abrupt elevation changes, resulting in tripping hazards. In order to prevent injury to a resident, the repair of all trip hazards is required. 4.5.1
Unit/building wiring	Remove Outlet in Vanity Mirrors (Critical Repair)	Dwelling Unit Bathrooms	Level 2 Alteration	312	Each	$ 100.00	$ 31,200.00	Seventy percent (70%) of dwelling unit bathrooms vanity mirror lights were observed with a non-protected outlet in the fixture. In order to comply with National Electric Code (NEC), the removal or disconnection of the non-GFCI protected outlet is required. AEI suggest replacing mirror outlets with GFCI protected wall-mounted outlets.
Unit/building wiring	Replace Missing Outlet Cover (Critical Repair)	MX2505	Repair	1	Each	$ 75.00	$ 75.00	Unit MX2505 was observed missing an outlet cover with exposed electrical wiring in one of the bedrooms. In order to prevent injury to a tenant and to provide a properly functional outlet, the replacement of the missing cover is required.
Mold-treat-remediate	Treat Mold (Critical Repair)	Bathroom MX2603, MX3002, MX2031, MX2603, MX2533, MX2542, MX2568, MX2505, Living Room-MX4002 , Kitchen, Bathroom and Laundry-MX2495,	Level 1 Alteration	370	Each	$ 2,300.00	$ 851,000.00	Evidence of suspected mold/mildew growth was observed in the majority dwelling unit bathrooms as a result of improper ventilation. Suspected mold and mildew was also observed in select dwelling unit kitchens, laundry rooms and living rooms as a result of active leaks. AEI recommends repairing active leaks, installing bathroom exhaust fans and addressing any mold/mildew growth observed throughout the property for safety reasons. LBP & ACM environmental concerns should be evaluated in conjunction with this repair.
Residential smoke detectors	Install HUD Compliant Smoke Detectors in Bedrooms (Critical Repair)	Building 9- 76 Annunciation Rd Bedrooms	Level 1 Alteration	44	Each	$ 30.00	$ 1,320.00	The apartment units in Building 9 were observed without HUD compliant smoke detectors in the bedroom. The installation of HUD compliant 10-year life, tamper proof battery powered smoke detectors or hardwired smoke detectors is required. HUD additionally requires that smoke detectors be installed in all living areas. At the moment of the assessment, there were no smoke detectors in the bedrooms. Installation of HUD-compliant smoke detectors in all bedrooms is required.
Residential smoke detectors	Replace Missing Smoke Detectors (Critical Repair)	MX2495, MX2505	Repair	2	Each	$ 45.00	$ 90.00	Units MX2505 were observed with hallway smoke detectors removed by the residents. The replacement of the smoke detectors is required.
Building fire suppression sprinklers, standpipes	Inspect Fire Alarm System (Critical Repair)	General site	Repair	12	Each	$ 1,000.00	$ 12,000.00	There were no inspection tags on the observed fire alarm system panels, AEI recommends inspecting all fire systems yearly. Inspection of the fire alarm system is recommended.
Elevator, machinery	Inspect Elevators (Critical Repair)	General site	Repair	6	Each	$ 1,000.00	$ 6,000.00	The elevator inspection certificate provided on site were observed expired and Building 6- 50 Annunciation elevator shakes, AEI recommends inspecting all elevators yearly. Inspection of the elevators is recommended.
Building fire suppression sprinklers, standpipes	Inspect Fire Sprinkler System (Critical Repair)	General site	Level 1 Alteration	12	Each	$ 1,000.00	$ 12,000.00	Although requested, information regarding fire sprinkler inspections was not provided for our review. AEI recommends inspecting all fire systems yearly. Inspect fire sprinkler system is recommended.
Pest Control/Integrated Pest Management Plan	Repair REAC Deficiencies (Non-Critical Repair)	General site	Level 1 Alteration	1	Each	$ 15,000.00	$ 15,000.00	REAC inspection repair deficiencies are required to be completed.
Fencing, chain-link	Repair Generator Enclosure (Non-Critical Repair)	Exterior Generators	Level 1 Alteration	105	LF	$ 40.00	$ 4,200.00	Generator enclosure was observed damaged and not functioning. Replacement of the gate is recommended
Cast iron sanitary waste	Repair Toilet (Non-Critical Repair)	MX2505	Repair	1	Each	$ 300.00	$ 300.00	Unit MX2505 was observed with a non-functioning toilet. The tenants reported that work orders had been issued. AEI recommends repairing the toilet to ensure usefulness to the tenants.

Accessibility Subtotal:	**$ 71,490.00**
Life Safety Subtotal:	**$ 989,095.60**
Total:	**$ 1,060,585.60**

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7.3 NON-CRITICAL REPAIRS

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NON-CRITICAL REPAIRS								
Need Category	**Component**	**Repair or Replacement Location**	**Classification of Work**	**Quantity**	**Unit of Measure**	**Unit Cost**	**Total**	**Comments**
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Non-Critical Repair)	MX2031	Level 1 Alteration	2	Each	$ 869.00	$ 1,738.00	Dwelling unit MX2031 was observed with damaged to the range. Due to the age and condition of the range, AEI recommends that the range is replaced.
Drywall	Repair Damaged Ceiling (Non-Critical Repair)	Bedrooms- MX2031, MX3410, Living Room- MX2602 ,MX4002	Repair	4	Each	$ 400.00	$ 1,600.00	Damaged interior drywall walls were observed at unit MX2031 and MX3410 bedrooms and MX2602 ,MX4002 living rooms as a result of previous water intrusion. In order to prevent further damage the investigation into the source of the water intrusions should be identified and the replacement of all effected drywall is recommended.
Drywall	Repair Damaged Drywall (Non-Critical Repair)	2022 Boiler Replacement Buildings	Repair	165	Each	$ 400.00	$ 66,000.00	Damaged sheetrock walls were observed in seven buildings as a result of ongoing HVAC valve replacement. The site ensures AEI that all repairs have been concluded in all but 2 units. AEI recommends replacing all the damaged sheetrock and installing a new sheetrock where needed. LBP & ACM environmental concerns should be evaluated in conjunction with this repair.
Cabinets & vanities	Replace Interior Unit Millwork (Non-Critical Repair)	Units MX2488, MX2505,MX2555, MX2568, MX2604, MX3019, MX3402, MX4004, MX6005	Repair	15	Each	$ 5,061.73	$ 75,925.95	Fifteen percent (15%) of dwelling units were observed with damaged millwork ranging from damaged cabinets, counter tops and bathroom vanities. Due to the age and condition of the millwork, AEI recommends that the damaged sections of millwork are replaced. A unit by unit matrix should be created to verify the exact units that need the repair.
Fencing, wrought Iron	Sand and Repaint Railings (Non-Critical Repair)	3 Story Low Rise Entrances and Ramp at 290 Ruggles St, 50 Annunciation Rd and 41 Prentiss St	Repair	31	Each	$ 500.00	$ 15,500.00	All 3 story low building entry stair railings and ramp railings at 290 Ruggles St, 50 Annunciation Rd and 41 Prentiss St were observed with peeling paint. Sanding and repainting of the metal stair railings and ramp railings is recommended.
Cement Board Siding	Repair Plywood at Window Opening (Non-Critical Repair)	38 Annunciation Road above Garage Door	Repair	1	Each	$ 200.00	$ 200.00	The plywood board at the side of building 38 Annunciation Rb above the garage door was observed open resulting in a hole in the exterior wall. In order to prevent water intrusion, the repair of the damaged plywood is recommended.
Passage & lock sets	Replace Door Hardware (Non-Critical Repair)	MX2505	Repair	4	Each	$ 125.00	$ 500.00	The interior door hardware in dwelling unit MX2505 was observed missing. AEI recommends replacing missing door hardware.
Cast iron sanitary waste	Address Leaks (Non-Critical Repair)	MX2017, MX3402, MX3801- Leak in Bathroom, MX4004- Leak at Kitchen Sink, 34 Annunciation Rd- Leak in 4th Fl Stair, 60 Annunciation Rd Plumbing Storage, MX2602, MX4002 Living Room, Building 8 Basement, Building 10 Basement Electrical Room, Stairwells of Buildings 4 and 6 (30-36 & 50- 58 Annunciation Rd)	Repair	16	Each	$ 5,500.00	$ 88,000.00	AEI observed active leaks and sections of pipe corrosion in Units MX2017, MX3402, MX3801- Leak in Bathroom, MX4004- Leak at Kitchen Sink, 34 Annunciation Rd- Leak in 4th Fl Stair, 60 Annunciation Rd Plumbing Storage, MX2602, MX4002 Living Room, Building 8 Basement, Building 10 Basement Electrical Room, Stairwells of Buildings 4 and 6 (30-36 & 50- 58 Annunciation Rd). AEI recommends addressing the issue causing the corrosion and replacing any damaged piping sections as well as finding the source of and repairing all active leaks to prevent further deterioration and regular maintenance and monitoring of the rest of plumbing pipes. LBP & ACM environmental concerns should be evaluated in conjunction with this repair.
Hardwood floor (3/4" strip or parquet) - Common	Replace Interior Unit Finishes (Non-Critical Repair)	Unit MX2484, MX 2505, MX2604, Bathrooms Unit MX2017, MX4004	Repair	5	Each	$ 1,500.00	$ 7,500.00	Several units were observed with damaged finishes ranging from damaged doors, ceramic tile tub surround, vinyl flooring, and paint. The tenants reported that work orders had been issued. AEI recommends addressing this and any other work order that has not been addressed.
						Total:	**$ 256,963.95**	

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7.4 REPLACEMENT RESERVES

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Need Category	Component	Quantity	Unit of Measure	Unit Cost	First Action Cost	Estimated Useful Life	Current Age	RUL	Year 00	Year 01	Year 02	Year 03	Year 04	Year 05	Year 06	Year 07	Year 08	Year 09	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Asphalt Pavement	Overlay Asphalt Parking Lot	98195	SF	$ 3	$ 293,603	25	0	25	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot	98195	SF	$ 0	$ 17,675	5	0	5	$ -	$ -	$ -	$ -	$ 5,892	$ 5,892	$ 5,892	$ -	$ -	$ 5,892	$ 5,892	$ 5,892	$ -	$ -	$ 5,892	$ 5,892	$ 5,892	$ -	$ -	$ 5,892	$ 11,783
Concrete	Replace Concrete Sidewalks	5690	SF	$ 6	$ 31,580	50	4	46	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Concrete	Concrete Patio	8320	SF	$ 6	$ 46,176	50	12	38	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fencing, chain-link	Chain-Link Fencing	1100	LF	$ 32	$ 34,760	40	4	36	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fencing, wrought Iron	Wrought Iron Fencing	745	LF	$ 65	$ 48,425	60	4	56	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Signage, Entrance/Monument	Property Signage	1	Each	$ 5,688	$ 5,688	25	4	21	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Tot Lot (playground equipment)	Playground	3	Each	$ 15,000	$ 45,000	10	9	1	$ -	$ 30,000	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000	$ 15,000	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Emergency Generator	Emergency Generator	2	Each	$ 125,000	$ 250,000	25	16	9	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Slab, reinforced concrete	Concrete Foundation	137987	SF	$ 10	$ 1,379,870	100	71	29	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Exterior Stairs, Concrete	Exterior Concrete Framed Steps	24	Each	$ 1,200	$ 28,800	50	4	46	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Balcony/Porch, wood decking	Metal Balcony	8	Each	$ 400	$ 3,200	20	4	16	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,200	$ -	$ -	$ -	$ -
Unit Entry Door, Exterior, solid wood/metal clad	Apartment Entry Doors	370	Each	$ 600	$ 222,000	25	4	21	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Overhead Door	Garage Doors	2	Each	$ 1,050	$ 2,100	30	4	26	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Vinyl Siding	Vinyl Siding	16281	SF	$ 6	$ 97,686	25	13	12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,537	$ 19,537	$ 19,537	$ 19,537	$ 19,537	$ -	$ -	$ -	$ -	$ -	$ -
Brick/block veneer	Brick Veneer - Restoration	258502	SF	$ 5	$ 1,173,599	60	13	10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 234,720	$ 234,720	$ 234,720	$ 234,720	$ 234,720	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Aluminum	Aluminum Windows	3342	Each	$ 667	$ 2,229,114	35	14	21	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Asphalt Shingle	Asphalt Shingle Roofing	47131	SF	$ 5	$ 226,229	20	9	11	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 45,246	$ 45,246	$ 45,246	$ 45,246	$ 45,246	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Low slope-Built-up Roof, with gravel finish	Built-Up Roof W/ Gravel (Low-Rise) & EPDM	68555	SF	$ 11	$ 736,966	20	3	17	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 147,393	$ 147,393	$ 147,393	$ 147,393	$ 147,393	$ -
Gutters/Downspouts, aluminum	Gutters and Downspouts	3100	LF	$ 8	$ 23,250	20	9	11	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,750	$ 7,750	$ 7,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Soffits, Wood, Vinyl, Metal	Soffits and Fascia	2220	SF	$ 20	$ 44,400	20	9	11	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,800	$ 14,800	$ 14,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Roof Skylight	Roof Skylight	14	Each	$ 1,000	$ 14,000	30	9	21	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cast iron sanitary waste	Sewer Main - Select Lines Are Still Cast Iron	12	Each	$ 27,500	$ 330,000	75	67	8	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 66,000	$ 66,000	$ 66,000	$ 66,000	$ 66,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Domestic Cold Water Pumps	Water Circulation Pumps (Older)	5	Each	$ 1,657	$ 8,285	20	5	15	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,285	$ -	$ -	$ -	$ -	$ -
Domestic Cold Water Pumps	Water Circulation Pumps (Newer)	7	Each	$ 1,657	$ 11,599	20	0	20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,866	$ 7,733
Commercial Sump Pump	Commercial Sump Pump	24	Each	$ 5,407	$ 129,768	20	4	16	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,954	$ 25,954	$ 25,954	$ 25,954	$ 25,954	$ -	$ -
Residential hot water heater, gas or electric	Commercial Electric Water Heater 109 Gal (Older)	10	Each	$ 4,800	$ 48,000	12	5	7	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,000	$ 16,000	$ 16,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,000	$ 16,000	$ 16,000
Residential hot water heater, gas or electric	Commercial Electric Water Heater 109 Gal (Newer)	14	Each	$ 4,800	$ 67,200	12	0	12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,400	$ 22,400	$ 22,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Boilers, Oil/ Gas/ Dual Fuel, Low MBH - Centralized	Gas-Fired Boiler (HVAC) 500,000 Btu (Older)	15	Each	$ 40,000	$ 600,000	30	5	25	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Boilers, Oil/ Gas/ Dual Fuel, Low MBH - Centralized	Gas-Fired Boiler (HVAC) 500,000 Btu (Newer)	21	Each	$ 40,000	$ 840,000	30	0	30	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Hydronic/Water Circulating Pumps	Hydronic HVAC Circulation Pumps (Older)	10	Each	$ 1,750	$ 17,500	20	5	15	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,500	$ -	$ -	$ -	$ -	$ -
Hydronic/Water Circulating Pumps	Hydronic HVAC Circulation Pumps (Newer)	14	Each	$ 1,750	$ 24,500	20	0	20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,167	$ 16,333
Radiation-steam/hydronic (baseboard or freestanding radiator)	Hydronic Baseboard Heaters	812	Each	$ 250	$ 203,000	50	32	18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,600	$ 40,600	$ 40,600	$ 40,600	$ 40,600
Elevator, machinery	Elevator Machinery Upgrades	6	Each	$ 130,000	$ 780,000	20	16	4	$ -	$ -	$ 156,000	$ 156,000	$ 156,000	$ 156,000	$ 156,000	$ 156,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Elevator cab, interior finish	Elevator Cab Finish	6	Each	$ 15,000	$ 90,000	10	6	4	$ -	$ -	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ -	$ -	$ -	$ -	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ -	$ -	$ -	$ -
Building fire suppression sprinklers, standpipes	Refurbish Fire Sprinkler System	413960	SF	$ 3	$ 1,237,740	50	29	21	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Smoke and fire detection system, central panel	Central Fire Panel (Older)	5	Each	$ 13,077	$ 65,385	15	12	3	$ -	$ 13,077	$ 13,077	$ 13,077	$ 13,077	$ 13,077	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,077	$ 13,077	$ 13,077	$ 13,077	$ 13,077
Smoke and fire detection system, central panel	Central Fire Panel (Newer)	7	Each	$ 13,077	$ 91,539	15	0	15	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,308	$ 18,308	$ 18,308	$ 18,308	$ 18,308	$ -	$ -	$ -
Tenant space alarm systems	Repair Emergency Call System (Critical Repair)	28324	SF	$ 1	$ 18,411	10	32	0	$ 18,411	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,411	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,411
Floor tile, ceramic, natural stone - Common	Ceramic Tile - Common Flooring	212	SF	$ 8	$ 1,696	40	34	6	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,696	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Resilient tile or sheet floor (vinyl, linoleum) - Common	Vinyl Flooring - Common Floor	2740	SF	$ 7	$ 18,851	15	1	14	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,284	$ 6,284	$ 6,284	$ -	$ -	$ -	$ -	$ -
Interior doors, solid core, wood, metal clad, fire rated	Solid Interior Doors - Common Area	41	Each	$ 600	$ 24,600	30	27	3	$ -	$ -	$ 8,200	$ 8,200	$ 8,200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cabinets & vanities - Common	Cabinet Upgrades - Common Area	2	Each	$ 6,500	$ 13,000	20	18	2	$ -	$ 4,333	$ 4,333	$ 4,333	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Refrigerator/freezer - Common	Standard Refrigerator - Common Area	4	Each	$ 650	$ 2,600	15	4	11	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Range, cook top, wall oven - Common	Range/Oven - Common Area	2	Each	$ 869	$ 1,738	20	4	16	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,738	$ -	$ -	$ -	$ -
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Common/Public Restroom Accessories	4	Each	$ 2,875	$ 11,500	7	6	1	$ -	$ 7,667	$ 3,833	$ -	$ -	$ -	$ -	$ 3,833	$ 3,833	$ 3,833	$ -	$ -	$ -	$ -	$ 3,833	$ 3,833	$ 3,833	$ -	$ -	$ -	$ -
Wall tile, ceramic, glass, natural stone	Ceramic Tile Floor - Baths (Dwelling Units)	138	Each	$ 2,400	$ 331,200	30	17	13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 66,240	$ 66,240	$ 66,240	$ 66,240	$ 66,240	$ -	$ -	$ -	$ -	$ -
Resilient tile or sheet floor (vinyl, linoleum)	1-Bed Vinyl Flooring (Dwelling Units)	107	Each	$ 2,200	$ 235,400	15	6	9	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 47,080	$ 47,080	$ 47,080	$ 47,080	$ 47,080	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Resilient tile or sheet floor (vinyl, linoleum)	2-Bed Vinyl Flooring (Dwelling Units)	127	Each	$ 2,500	$ 317,500	15	6	9	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 63,500	$ 63,500	$ 63,500	$ 63,500	$ 63,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Resilient tile or sheet floor (vinyl, linoleum)	3-Bed Vinyl Flooring (Dwelling Units)	48	Each	$ 3,000	$ 144,000	15	6	9	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 28,800	$ 28,800	$ 28,800	$ 28,800	$ 28,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Resilient tile or sheet floor (vinyl, linoleum)	4-Bed Vinyl Flooring (Dwelling Units)	19	Each	$ 3,500	$ 66,500	15	6	9	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,300	$ 13,300	$ 13,300	$ 13,300	$ 13,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Resilient tile or sheet floor (vinyl, linoleum)	5-Bed Vinyl Flooring (Dwelling Units)	4	Each	$ 4,000	$ 16,000	15	5	10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,333	$ 5,333	$ 5,333	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Resilient tile or sheet floor (vinyl, linoleum)	2-Level Townhouse Vinyl Flooring (Dwelling Units)	65	Each	$ 4,000	$ 260,000	15	6	9	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 52,000	$ 52,000	$ 52,000	$ 52,000	$ 52,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Older)	130	Each	$ 5,062	$ 658,025	20	18	2	$ -	$ 263,210	$ 131,605	$ 131,605	$ 131,605	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Newer)	240	Each	$ 5,062	$ 1,214,815	20	10	10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 242,963	$ 242,963	$ 242,963	$ 242,963	$ 242,963	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cabinets & vanities	Replace Bathroom Vanities (Dwelling Units) (Older)	14	Each	$ 300	$ 4,200	20	18	2	$ -	$ -	$ 4,200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cabinets & vanities	Replace Bathroom Vanities (Dwelling Units) (Newer)	120	Each	$ 300	$ 36,000	20	6	14	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,000	$ 12,000	$ 12,000	$ -	$ -	$ -	$ -	$ -
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Older)	333	Each	$ 650	$ 216,450	12	10	2	$ -	$ 86,580	$ 43,290	$ 43,290	$ 43,290	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 43,290	$ 43,290	$ 43,290	$ 43,290	$ -	$ -	$ -	$ -	$ -
Refrigerator/freezer	Standard Refrigerator (Dwelling Units) (Newer)	37	Each	$ 650	$ 24,050	12	4	8	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,017	$ 8,017	$ 8,017	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,017	$ 16,033
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Older)	331	Each	$ 869	$ 287,639	15	12	3	$ -	$ 57,528	$ 57,528	$ 57,528	$ 57,528	$ 57,528	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 57,528	$ 57,528	$ 57,528	$ 57,528	$ 57,528
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Newer)	37	Each	$ 869	$ 32,153	15	4	11	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,718	$ 10,718	$ 10,718	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Range, cook top, wall oven	Range/Oven (Dwelling Unit) (Non-Critical Repair)	2	Each	$ 869	$ 1,738	15	18	0	$ 1,738	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,738	$ -	$ -	$ -	$ -	$ -
Drywall	Repair Damaged Ceiling (Non-Critical Repair)	4	Each	$ 400	$ 1,600	35	0	0	$ 1,600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Drywall	Repair Damaged Drywall (Non-Critical Repair)	165	Each	$ 400	$ 66,000	35	0	0	$ 66,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cement Board Siding	Repair Plywood at Window Opening (Non-Critical Repair)	1	Each	$ 200	$ 200	45	0	0	$ 200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Tenant electrical panel	Replace Electrical Panels	185	Each	$ 1,400	$ 259,000	50	30	20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 51,800	$ 51,800	$ 155,400
Bath tubs & sinks, cast iron	Fully Remodel Bathrooms	370	Each	$ 17,500	$ 6,475,000	75	30	45	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Copper Tube, supply	Plumbing Supply Line Replacement	185	Each	$ 2,400	$ 444,000	50	30	20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 88,800	$ 88,800	$ 266,400
Lighting- interior common space	Modernize Common Area Exterior/Interior Lighting	12	Each	$ 600	$ 7,200	25	6	19	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,440	$ 1,440	$ 1,440	$ 2,880
Paints, stains, clear finishes, interior - Common	Repaint Common Area Walls/Ceilings	84000	SF	$ 1	$ 84,000	15	6	9	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,800	$ 16,800	$ 16,800	$ 16,800	$ 16,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Paints, stains, clear finishes, interior	Repaint Unit Walls/Ceilings	370	Each	$ 2,000	$ 740,000	10	5	5	$ -	$ -	$ -	$ 148,000	$ 148,000	$ 148,000	$ 148,000	$ 148,000	$ -	$ -	$ -	$ -	$ -	$ 148,000	$ 148,000	$ 148,000	$ 148,000	$ 148,000	$ -	$ -	$ -
Bath accessories (towel bars, grab bars, etc.)	Replacement Bathroom Accessories	370	Each	$ 400	$ 148,000	7	4	3	$ -	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ -	$ -	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ -	$ -	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ -
Mirrors & medicine cabinets	Replacement Bathroom Mirrors	370	Each	$ 250	$ 92,500	15	12	3	$ -	$ 18,500	$ 18,500	$ 18,500	$ 18,500	$ 18,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,500	$ 18,500	$ 18,500	$ 18,500	$ 18,500
Closet/storage specialties, shelving	Replacement Tenant Unit Shelving Systems	370	Each	$ 450	$ 166,500	15	12	3	$ -	$ 33,300	$ 33,300	$ 33,300	$ 33,300	$ 33,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 33,300	$ 33,300	$ 33,300	$ 33,300	$ 33,300
Lighting - Tenant Spaces	Modernize Existing Unit Lighting	370	Each	$ 537	$ 198,690	20	5	15	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 39,738	$ 39,738	$ 39,738	$ 39,738	$ 39,738	$ -	$ -	$ -
2 pipe/4 pipe hydronic distribution-above grade	Replace Hydronic HVAC Plumbing Lines	370	Each	$ 415	$ 153,550	50	30	20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,710	$ 30,710	$ 92,130
Unit Entry Door, Exterior, solid wood/metal clad	Common Entry Doors	96	Each	$ 600	$ 57,600	25	12	13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,520	$ 11,520	$ 11,520	$ 11,520	$ 11,520	$ -	$ -	$ -	$ -	$ -
								Total:	**$ 87,949**	**$ 543,795**	**$ 536,466**	**$ 661,433**	**$ 662,991**	**$ 479,897**	**$ 411,588**	**$ 513,330**	**$ 872,613**	**$ 913,084**	**$ 987,449**	**$ 1,005,799**	**$ 781,783**	**$ 450,562**	**$ 418,595**	**$ 603,574**	**$ 647,950**	**$ 573,437**	**$ 554,702**	**$ 554,689**	**$ 766,108**

7.5 INSURABLE VALUE - REPLACEMENT COST

Replacement Cost Per Building

Building Identifier	Replacement Cost of Building Per SF	Source of Replacement Cost	Replacement Cost of Building
Building 1- 290-300 Ruggles St	215	RS MEANS	3,612,215
Building 2- 20-26 Annunciation Rd	215	RS MEANS	3,670,695
Building 3- 260 Ruggles St	215	RS MEANS	6,617,485
Building 4- 30, 34, 36 Annunciation Rd	215	RS MEANS	12,745,415
Building 5- 40 Annunciation Rd	215	RS MEANS	10,481,035
Building 6- 50, 54, 58 Annunciation Rd	215	RS MEANS	12,244,465
Building 7- 60 Annunciation Rd	215	RS MEANS	7,292,155
Building 8- 31, 41 Prentiss	215	RS MEANS	6,292,835
Building 9- 76 Annunciation Rd	215	RS MEANS	6,455,375
Building 10- 61 Prentiss St	215	RS MEANS	6,513,640
Building 11- 86 Annunciation Rd	215	RS MEANS	6,513,640
Building 12- 81 Prentiss St	215	RS MEANS	6,562,445
		TOTAL:	**$ 89,001,400.00**

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8.0 ASSESSOR QUALIFICATIONS

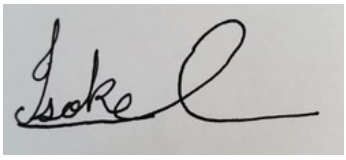
I understand that my Capital Needs Assessment will be used by Boston Housing Authority to document to the U.S. Department of Housing and Urban Development that the MAP Lender's application for FHA multifamily mortgage insurance was prepared and reviewed in accordance with HUD requirements. I certify that my review was in accordance with the HUD requirements applicable on the date of my review and that I have no financial interest or family relationship with the officers, directors, stockholders, or partners of the Borrower, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

I am employed full time by the MAP Lender (underwriter) or under contract for this specific assignment (as Needs Assessor) and I have no other side deals, agreements, or financial considerations with the MAP Lender or others in connection with this transaction.

I hereby certify under penalty of perjury that all of the information I have provided on this form and in any accompanying documentation is true and accurate. I acknowledge that if I knowingly have made any false, fictitious, or fraudulent statement, representation, or certification on this form or on any accompanying documents, I may be subject to criminal, civil, and/or administrative sanctions, including fines, penalties, and/or imprisonment under applicable federal law, including but not limited to 12 U.S.C. § 1833a; 18 U.S.C. §§1001, 1006, 1010, 1012, and 1014; 12 U.S.C. §1708 and 1735f-14; and 31 U.S.C. §§3729 and 3802.

The site inspection was completed on July 7, 2022

A resume of the property evaluator and the senior reviewers are included in the appendix of this report.



Isoke Craig, Assessment Project Manager

DRAFT
Jeb Bonnett, Senior Vice President - HUD Building Assessments

David Taylor, Accessibility Manager

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Roy Anderson PE, Vice President

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Warning: Title 18 U.S.C. 1001, provides in part that whoever knowingly and willfully makes or uses a document containing any false, fictitious, or fraudulent statement or entry, in any manner in the jurisdiction of any department or agency of the United States, shall be fined not more than $10,000 or imprisoned for not more than five years or both.

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9.0 LIMITING CONDITIONS

Capital Needs Assessments performed by AEI Consultants are based upon, but not limited to, the scope of work outlined by ASTM Standard E2018-15. Our review of the subject property consisted of a visual inspection of the site, the structure(s) and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment. No destructive or invasive testing was included in the scope of this review.

The recommendations and conclusions presented as a result of this Assessment apply strictly to the time the Assessment was performed. Available documentation has been analyzed using currently accepted Assessment techniques and AEI believes that the inferences made are reasonably representative of the property.

No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted Assessment practices applicable at the time and location of the study.

This report should not be construed as technically exhaustive. This report does not warranty or guarantee compliance with any Federal, state or local stature, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state and federal regulations, and codes change significantly over time from when the subject property was developed and the subject building was constructed. The subject property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

AEI Consultants has made reasonable efforts to properly assess the property conditions within the contracted scope of services; however, limitations during the assessment may be encountered.

AEI Consultants' findings and conclusions were based primarily on the visual assessment of the property at the time the site visit. In addition, the assessment value is based upon comparative judgments with similar properties in the property observer's experience. The Client is herewith advised that the conditions observed by AEI are subject to change. AEI's property observations included areas that were readily accessible without opening or dismantling secure areas or components. AEI's conclusions did not include any destructive or invasive testing, laboratory analysis, exploratory probing or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building system. According to the ASTM guidelines, a property condition assessment is intended to reduce the risk regarding potential building system and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful of the building system or components.

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Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

No destructive or invasive testing was included in the scope of this Assessment.

Site documents provided did not include the following; various unit types per building, number of bathrooms per unit, floor of each unit and gross building square footage or unit square footage. These were estimated from the site visit, drawings, as well as the tax assessor's website.

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APPENDIX A

Dwelling Unit Photo Documentation

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1. Typical UFAS Kitchen

2. Typical Stove Top

3. Typical Standalone Oven

4. Typical Fridge

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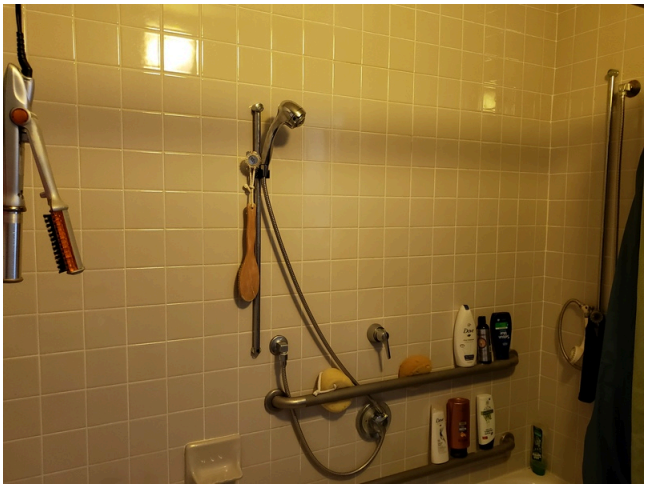
5. Typical Kitchen Finishes

6. Typical Fridge



7. Typical Shower Hardware

8. Typical UFAS Tub

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9. Typical Shower Hardware

10. Typical Bedroom Finishes

11. Typical Bathroom Finishes

12. Typical Bathroom Finish

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13. Building 1 - 290 Ruggles St- UFAS Unit MX2014- 2 Bed/1 Bath

14. Building 1 - 290 Ruggles St- UFAS Unit MX2014- 2 Bed/1 Bath- Living Room

15. Building 1 - 290 Ruggles St- UFAS Unit MX2014- 2 Bed/1 Bath- Kitchen- UFAS Unit Kitchen Cabinet Modifications (Critical Repair)

16. Building 1 - 290 Ruggles St- UFAS Unit MX2014- 2 Bed/1 Bath- Kitchen- Install Scald and Abrasion Sink Wrap (Critical Repair)

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17. Building 1 - 290 Ruggles St- UFAS Unit MX2014- 2 Bed/1 Bath- Kitchen- Clear Floor Space at Sink

18. Building 1 - 290 Ruggles St- UFAS Unit MX2014- 2 Bed/1 Bath- Kitchen- Clear Floor Space at Sink

19. Building 1 - 290 Ruggles St- UFAS Unit MX2014- 2 Bed/1 Bath- Bathroom

20. Building 1 - 290 Ruggles St- UFAS Unit MX2014- 2 Bed/1 Bath- Bathroom- Install Scald and Abrasion Sink Wrap (Critical Repair)

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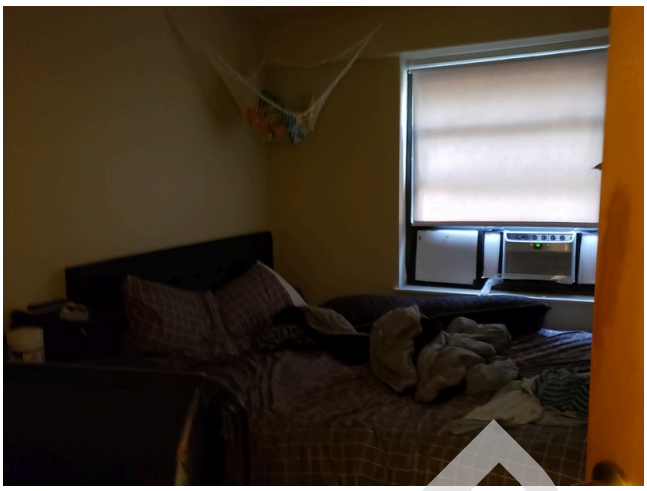
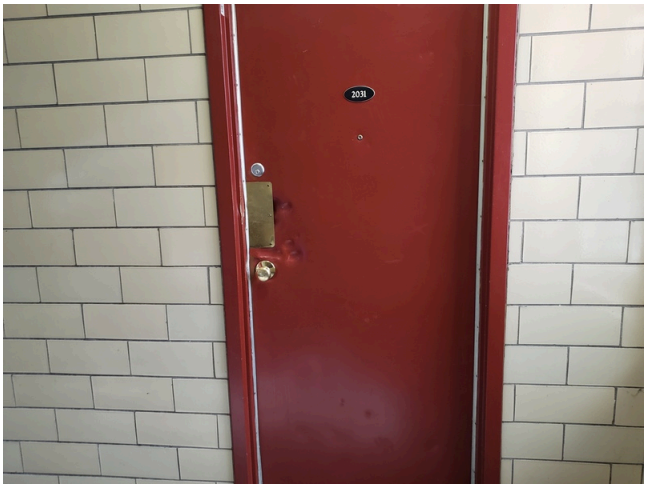


21. Building 1 - 290 Ruggles St- UFAS Unit MX2014- 2 Bed/1 Bath- Bedroom

22. Building 1 - 290 Ruggles St- UFAS Unit MX2014- 2 Bed/1 Bath- Laundry



23. Building 2 - 20 Annunciation Rd - Unit MX2031- 1 Bed/1 Bath- Entry

24. Building 2 - 20 Annunciation Rd - Unit MX2031- 1 Bed/1 Bath- Kitchen

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25. Building 2 - 20 Annunciation Rd - Unit MX2031- 1 Bed/1 Bath- Range/Oven (Dwelling Unit) (Non-Critical Repair)

26. Building 2 - 20 Annunciation Rd - Unit MX2031- 1 Bed/1 Bath- Repair Damaged Ceiling (Non-Critical Repair)

27. Building 2 - 20 Annunciation Rd - Unit MX2031- 1 Bed/1 Bath- Repair Damaged Ceiling (Non-Critical Repair)

28. Building 2 - 20 Annunciation Rd - Unit MX2031- 1 Bed/1 Bath- Bathroom

DRAFT

29. Building 2 - 20 Annunciation Rd - Unit MX2031- 1 Bed/1 Bath- Treat Mold (Critical Repair)

30. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Patio

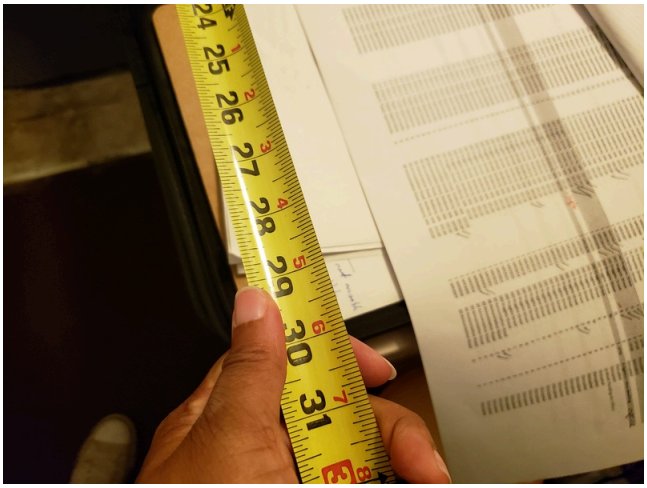
31. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Replace Interior Unit Finishes (Non-Critical Repair)

32. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Replace Interior Unit Finishes (Non-Critical Repair)

DRAFT

33. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Laundry

34. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Replace Interior Unit Millwork (Non-Critical Repair)



35. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Vanity Width

36. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Vanity Width

DRAFT

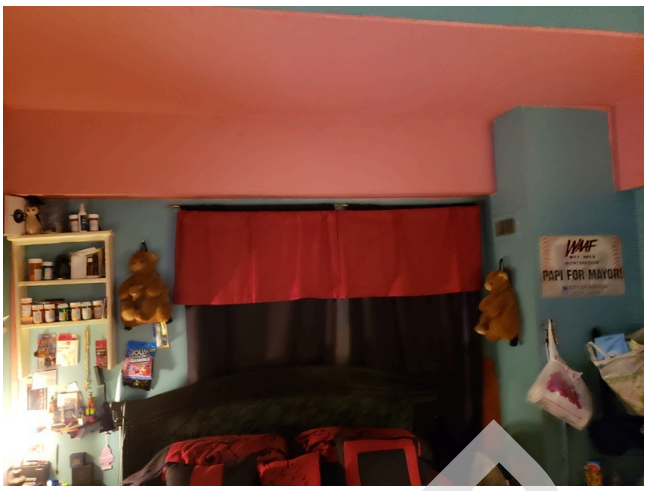
37. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Bedroom

38. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Kitchen- Replace Interior Unit Millwork (Non-Critical Repair)

39. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- UFAS Unit Kitchen Cabinet Modifications (Critical Repair)

40. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Living Room

DRAFT



41. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Bedroom

42. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Bathroom

43. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Vanity Width

44. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Vanity Width

DRAFT

45. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Width at WC

46. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Width at WC

47. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Width at WC

48. Building 3 - 260 Ruggles St R- UFAS Unit MX2604- 4 Bed/2 Bath- Roll-in Shower

DRAFT

49. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Entry

50. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Living Room

51. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Dining Room

52. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Laundry

DRAFT

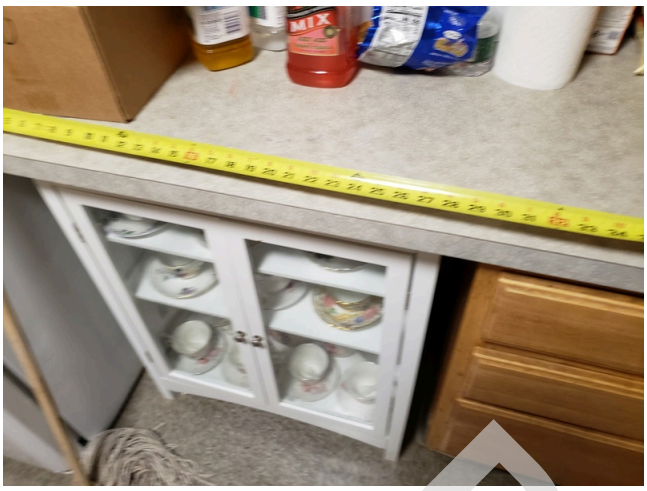
53. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Kitchen

54. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Kitchen- Clear Floor Space Between Counters

55. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Kitchen- Clear Floor Space Between Counters

56. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Kitchen- Counter Height

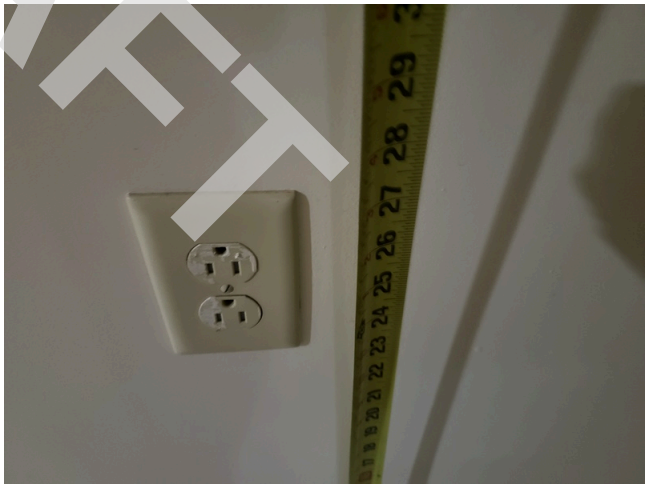
DRAFT



57. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Kitchen- 30" Work Space

58. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Kitchen- Roll Under Cooktop

59. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Environmental Controls



60. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Environmental Controls

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61. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Environmental Controls

62. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Bathroom

63. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Bathroom- Clear Floor Space

64. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Bathroom- Clear Floor Space

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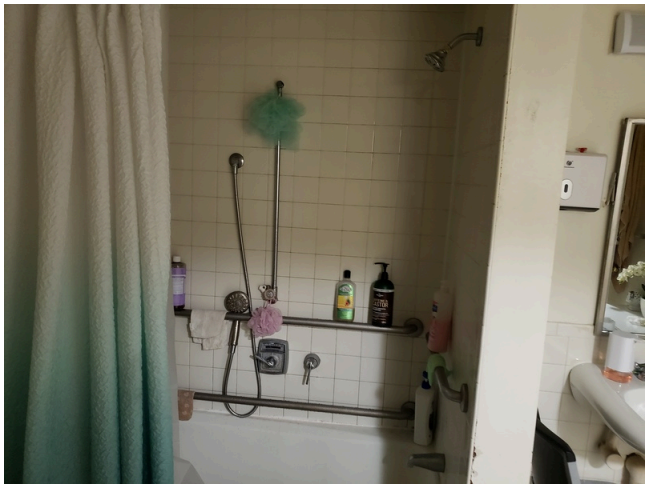
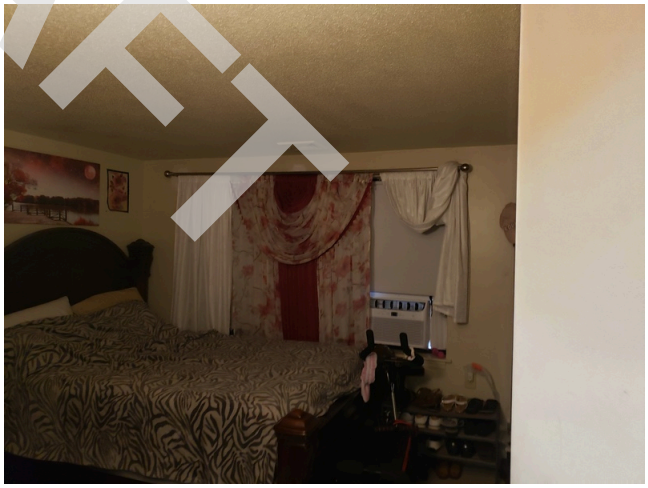
65. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Bathroom- Clear Floor Space



66. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Bathroom- Tub

67. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Bathroom- Treat Mold (Critical Repair)



68. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Bedroom

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69. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Bathroom

70. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Bedroom

71. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Bedroom

72. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Bedroom- Door Width

DRAFT

73. Building 3 - 260 Ruggles St- UFAS A/V Unit MX2603- 3 Bed/2 Bath- Bathroom- Door Width

74. Building 3 - 260 Ruggles St V- UFAS Unit MX2602- 3Bed/2 Bath- Entry

75. Building 3 - 260 Ruggles St V- UFAS Unit MX2602- 3Bed/2 Bath- Living Room

76. Building 3 - 260 Ruggles St V- UFAS Unit MX2602- 3Bed/2 Bath- Living Room- Repair Damaged Ceiling (Non-Critical Repair)

DRAFT

77. Building 3 - 260 Ruggles St V- UFAS Unit MX2602- 3Bed/2 Bath- UFAS Unit Kitchen Cabinet Modifications (Critical Repair)

78. Building 3 - 260 Ruggles St V- UFAS Unit MX2602- 3Bed/2 Bath- Bedroom

79. Building 3 - 260 Ruggles St V- UFAS Unit MX2602- 3Bed/2 Bath- Bathroom

80. Building 3 - 260 Ruggles St V- UFAS Unit MX2602- 3Bed/2 Bath- Install Scald and Abrasion Sink Wrap (Critical Repair)

DRAFT

81. Building 3 - 260 Ruggles St V- UFAS Unit MX2602- 3Bed/2 Bath- Roll-in Shower and Tub

82. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath

83. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Laundry

84. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Living Room

DRAFT

85. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Environmental Controls

86. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Kitchen Entry

87. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Clear Floor Space at Cooktop

88. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Clear Floor Space at Cooktop

DRAFT

89. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Clear Floor Space at Sink

90. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Install Scald and Abrasion Sink Wrap (Critical Repair)

91. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Counter Height

92. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Environmental Controls

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93. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Environmental Controls

94. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Hallway

95. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Bathroom- Door Opening

96. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Bathroom- Tub

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97. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Bathroom- Sink

98. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Bathroom- Clear Floor Space

99. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Bathroom- Clear Floor Space

100. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Bathroom- Clear Floor Space

DRAFT

101. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Bedroom

102. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Environmental Controls

103. Building 4 - 34 Annunciation Rd T- UFAS A/V Unit MX3418- 3 Bed/1 Bath- Bedroom- Door Width

104. Remove Outlet in Vanity Mirrors (Critical Repair)

DRAFT

105. 20220707 103219

106. Building 4- 3802 Annunciation Rd- Unit MX3802- 3Bed/1.5 Bath- Interior Townhouse Stair

107. Building 4- 3802 Annunciation Rd- Unit MX3802- 3Bed/1.5 Bath- Living Room

108. Building 4- 3802 Annunciation Rd- Unit MX3802- 3Bed/1.5 Bath- Kitchen

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109. Building 4- 3802 Annunciation Rd- Unit MX3802- 3Bed/1.5 Bath- Bedroom

110. Building 4- 3802 Annunciation Rd- Unit MX3802- 3Bed/1.5 Bath-

111. Building 4- 3802 Annunciation Rd- Unit MX3802- 3Bed/1.5 Bath- Bathroom

112. Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Replace Interior Unit Finishes (Non-Critical Repair)

DRAFT

113. Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Replace Door Hardware (Critical Repair)

114. Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Treat Mold (Critical Repair)

115. Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Treat Mold (Critical Repair)

116. Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Replace Interior Unit Finishes (Non-Critical Repair)

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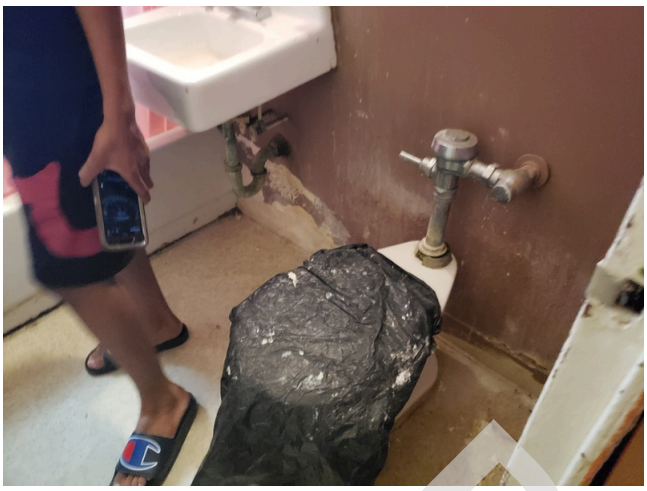

117. Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Repair Toilet (Non-Critical Repair)

118. Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Replace Interior Unit Finishes (Non-Critical Repair)

119. Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Replace Interior Unit Finishes (Non-Critical Repair)

120. Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Replace Door Hardware (Critical Repair)

DRAFT

121. Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Replace Interior Unit Finishes (Non-Critical Repair)

122. Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Repair Damaged Drywall (Non-Critical Repair)

123. Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Replace Interior Unit Finishes (Non-Critical Repair)

124. Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Replace Missing Outlet Cover (Critical Repair)

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125. Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Repair Damaged Drywall (Non-Critical Repair)

126. Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Replace Interior Unit Millwork (Non-Critical Repair)

127. Building 9- 70 Annunciation Rd- Unit MX2505- 5Bed/2 Bath- Replace Interior Unit Millwork (Non-Critical Repair)

128. Building 9- 76 Annunciation Rd- Unit MX2495- 4Bed/2 Bath-Living Room

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129. Building 9- 76 Annunciation Rd- Unit MX2495-4Bed/2 Bath-Bathroom- Treat Mold (Critical Repair)

130. Building 9- 76 Annunciation Rd- Unit MX2495-4Bed/2 Bath- Replace Missing Smoke Detectors (Critical Repair)

131. Building 9- 76 Annunciation Rd- Unit MX2495-4Bed/2 Bath- Replace Interior Unit Finishes (Non-Critical Repair)

132. Building 9- 76 Annunciation Rd- Unit MX2495-4Bed/2 Bath-Kitchen- Treat Mold (Critical Repair)

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133. Building 9- 76 Annunciation Rd- Unit MX2497- 2Bed/1 Bath- Living Room

134. Building 9- 76 Annunciation Rd- Unit MX2497- 2Bed/1 Bath- Baseboard Heaters

135. Building 9- 76 Annunciation Rd- Unit MX2497- 2Bed/1 Bath- Kitchen

136. Building 9- 76 Annunciation Rd- Unit MX2497- 2Bed/1 Bath- Hallway

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137. Building 9- 76 Annunciation Rd- Unit MX2497- 2Bed/1 Bath- Cabinet

138. Building 9- 76 Annunciation Rd- Unit MX2497- 2Bed/1 Bath- Bedroom

139. Building 9- 76 Annunciation Rd- Unit MX2497- 2Bed/1 Bath- Install HUD Compliant Smoke Detectors in Bedrooms (Critical Repair)

140. Building 9- 76 Annunciation Rd- Unit MX2497- 2Bed/1 Bath- Bathroom

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141. Building 9- 76 Annunciation Rd- Unit MX2497- 2Bed/1 Bath- Bathroom

142. Building 9- 76 Annunciation Rd- Unit MX2497- 2Bed/1 Bath- Bedroom- Install HUD Compliant Smoke Detectors in Bedrooms (Critical Repair)

143. Building 7- 60 Annunciation Rd Q- Unit MX6006- 3Bed/1.5- Replace Interior Unit Millwork (Non-Critical Repair)

144. Building 5- 40 Annunciation Rd W- Unit MX4002- 3Bed/1.5- Treat Mold (Critical Repair)

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145. Building 5- 40 Annunciation Rd W- Unit MX4002- 3Bed/1.5- Treat Mold (Critical Repair)

146. Building 5- 40 Annunciation Rd S- Unit MX4004- 4Bed/2 Bath

147. Building 5- 40 Annunciation Rd S- Unit MX4004- 4Bed/2 Bath- Replace Interior Unit Millwork (Non-Critical Repair)

148. Building 5- 40 Annunciation Rd S- Unit MX4004- 4Bed/2 Bath- Replace Interior Unit Finishes (Non-Critical Repair)

DRAFT

149. Building 5- 40 Annunciation Rd S- Unit MX4004- 4Bed/2 Bath- Treat Mold (Critical Repair)

150. Building 5- 40 Annunciation Rd S- Unit MX4004- 4Bed/2 Bath- Treat Mold (Critical Repair)

151. Building 5- 40 Annunciation Rd S- Unit MX4004- 4Bed/2 Bath- Treat Mold (Critical Repair)

152. Building 5- 40 Annunciation Rd S- Unit MX4004- 4Bed/2 Bath- Treat Mold (Critical Repair)

DRAFT

153. Building 5- 40 Annunciation Rd S- Unit MX4004- 4Bed/2 Bath- Treat Mold (Critical Repair)

154. Building 5- 40 Annunciation Rd S- Unit MX4004- 4Bed/2 Bath- Replace Interior Unit Millwork (Non-Critical Repair)

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APPENDIX B

General Photo Documentation

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1. Property Signage

2. Site Access

3. Building 1- 300 Ruggles- Repair Exterior Concrete Framed Steps (Non-Critical Repair)

4. Building 1- 300 Ruggles St

DRAFT

5. Building 2- 20, 26 Annunciation Rd

6. Building 2- 26 Annunciation Rd

7. Building 2- 20 Annunciation Rd

8. Building 4- 38 Annunciation Rd- Repair Plywood at Window Opening (Non-Critical Repair)

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9. Building 4- 38 Annunciation Rd

10. Building 7- 60 Annunciation Rd

11. Building 8- 31 Prentiss St

12. Building 10- 51 Prentiss St

DRAFT

13. Building 10- 61 Prentiss St

14. Building 10- 51 Prentiss St

15. Building 8, stair rust (Critical Repair)

16. Building Exterior

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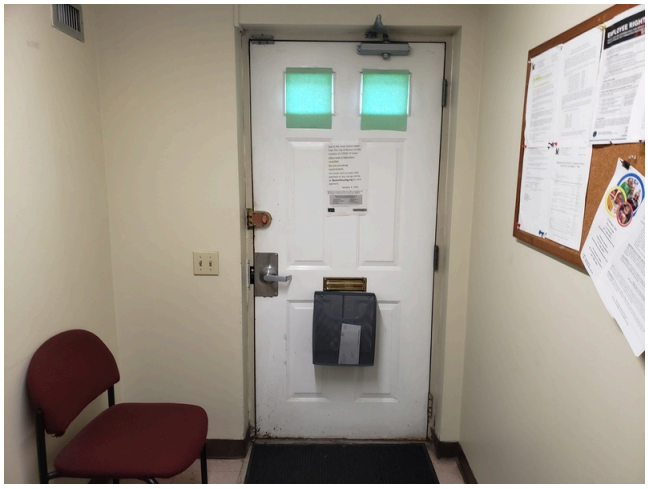
17. Asphalt Parking Lot



18. Leasing Office Entry

19. Leasing Office

20. Leasing Office

DRAFT

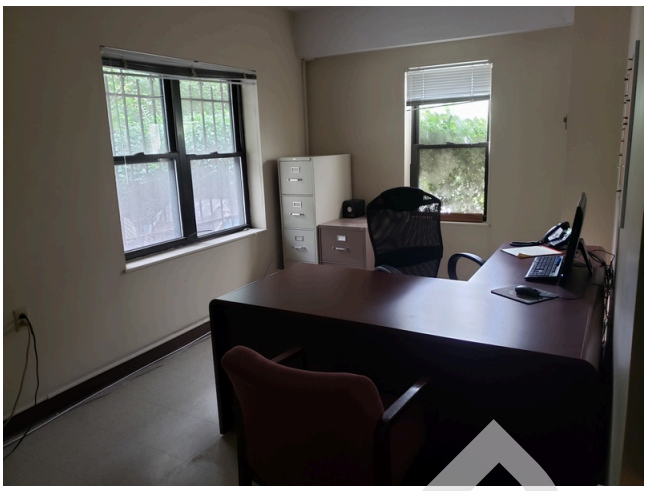
21. Leasing Office- Kitchen

22. Leasing Office- Kitchen- Install Scald and Abrasion Sink Wrap (Critical Repair)

23. Leasing Office- Public Bathroom

24. Leasing Office- Public Bathroom

DRAFT



25. Leasing Office

26. Leasing Office- Copy Room

27. Leasing Office- Public Bathroom

28. Building 4- 38 Annunciation Rd- Ramp- Repair Trip Hazards Per FHA (Critical Repair)

DRAFT

29. Building 4- 38 Annunciation Rd- Intercom

30. Building 4- 38 Annunciation Rd- Intercom

DRAFT

31. Building 4- 38 Annunciation Rd- Mail

32. Building 4- 38 Annunciation Rd- Mail Height

33. Building 4- 38 Annunciation Rd- Mail Height

34. Typical Common Area Laundry

35. Typical Common Area Laundry

36. Community Room

DRAFT

37. Community Room- Kitchen- Clear Floor Space At Sink

38. Community Room

39. Community Room- Kitchen

40. Community Room- Office

DRAFT

41. Community Room- Kitchen- Install Scald and Abrasion Sink Wrap (Critical Repair)

42. Community Room- Kitchen- Clear Floor Space At Sink

43. Community Room- Kitchen- Clear Floor Space At Fridge

44. Community Room- Kitchen- Clear Floor Space At Fridge

DRAFT

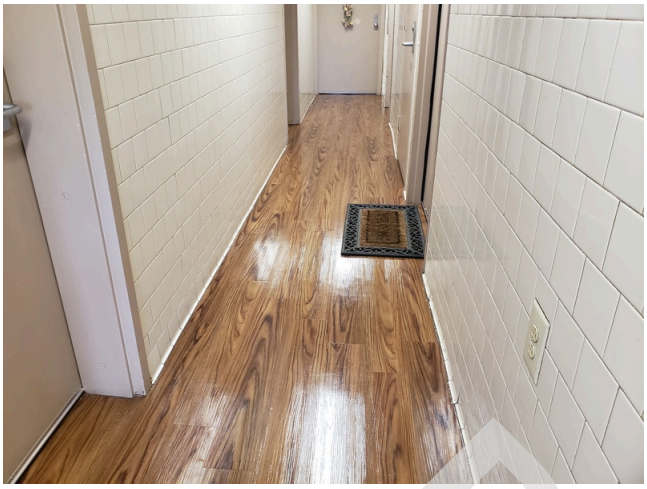
45. Community Room- Reconfigure Restroom (Critical Repair)

46. Community Room- Reconfigure Restroom (Critical Repair)

47. Community Room- Reconfigure Restroom (Critical Repair)

48. Community Room- Reconfigure Restroom (Critical Repair)

DRAFT



49. Typical Tower Hallway Finish

50. Carpenters Workshop

51. Maintenance Office

52. 41 Prentiss St- Repair Exterior Steel Framed Steps (Critical Repair)

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53. Accessible Route to All Amenities

54. Accessible Route to All Playgrounds

55. Repair Exterior Concrete Framed Steps (Critical Repair)

56. Window Units (Tenant Supplied)

DRAFT

57. Typical Dumpster

58. Landscape

59. Patio

60. Typical Patio Fencing

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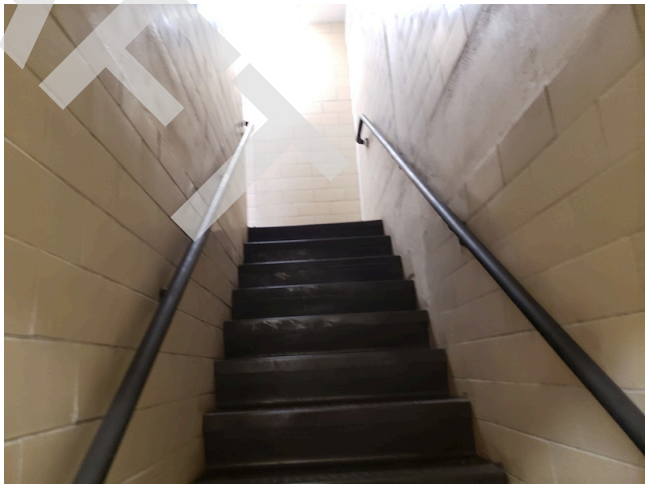
61. Exterior Stairs- Stair Cane Detection (Critical Repair)

62. Exterior Building Lighting

63. Typical Range



64. Interior Stairs Mid Rise Building

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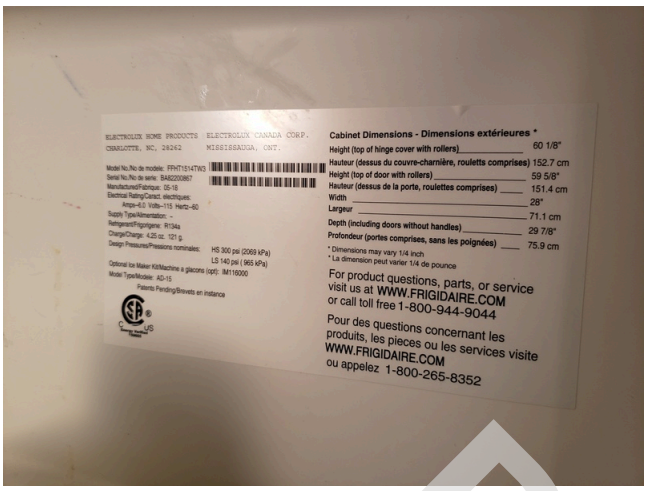

65. Typical Refrigerator

66. Typical Sidewalk

67. Building 1- 300 Ruggles St- Repair Exterior Concrete Framed Steps (Critical Repair)

68. Building 1- 300 Ruggles St- Sand and Repaint Railings (Non-Critical Repair)

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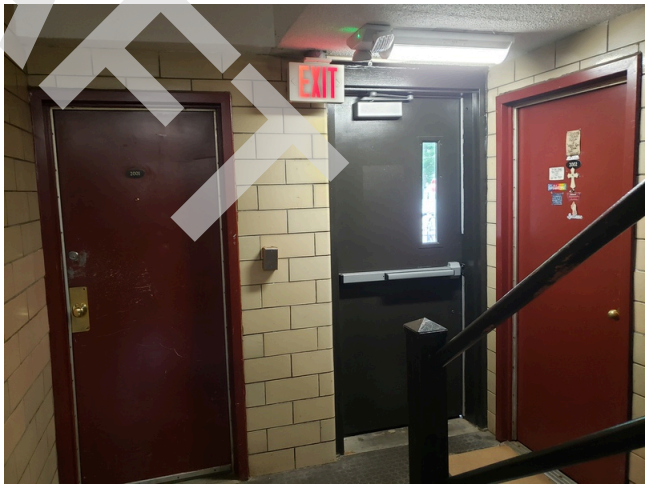
69. Building 1- 300 Ruggles St- Ramp Slope

70. Unit Ramp

71. 20 Annunciation Rd East Courtyard- Repair Trip Hazards (Critical Repair)



72. 3 Story Low Rise Building Dwelling Unit Door and Service Door

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73. Townhouse Dwelling Unit Door

74. Typical Service Door Mid Rise Building

75. Window

76. Typical Window

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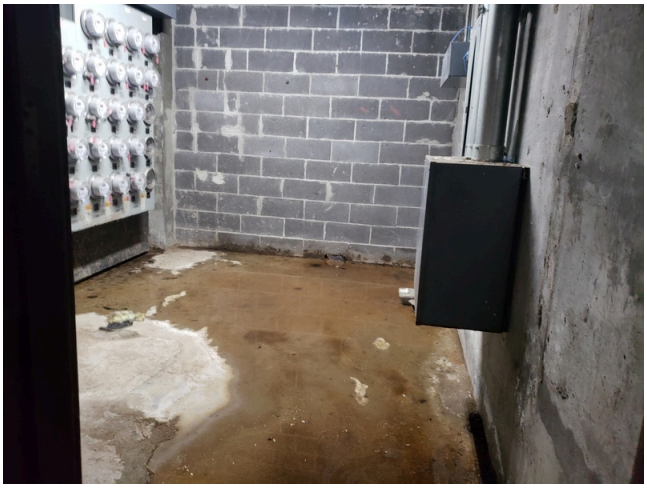
77. Building 2- 20 Annunciation Rd- Repair Trip Hazards (Critical Repair)

78. Building 8- Basement Address Leaks (Non-Critical Repair)



79. Building 8- Basement Address Leaks (Non-Critical Repair)

80. Building 8- Basement Address Leaks (Non-Critical Repair)

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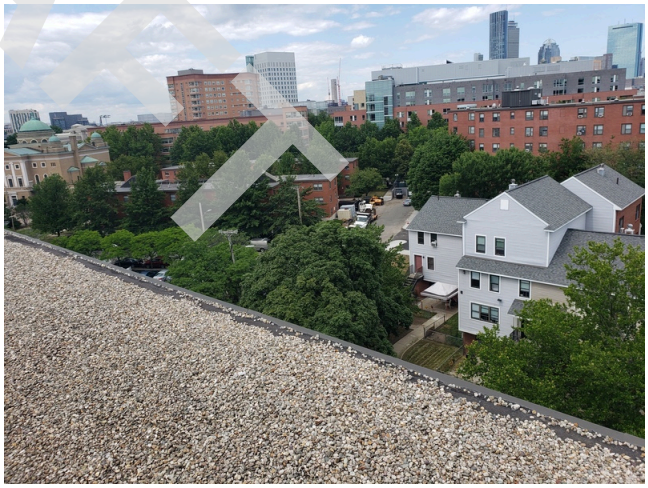
81. Perforated Eave Vent and Guttering

82. Building 4 & 5- 30, 34, 38 and 40 Annunciation Road

83. Building 5- 40 Annunciation Road



84. Low Slope and Asphalt Roofing

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85. Reconfigure Handicapped Parking (Critical Repair)

86. Reconfigure Handicapped Parking (Critical Repair)

87. Guttering

88. Stair Cane Detection (Critical Repair)

DRAFT

89. Sewer

90. Pavement Drainage

91. Generator- Repair Chain-link Fencing (Non-Critical Repair)

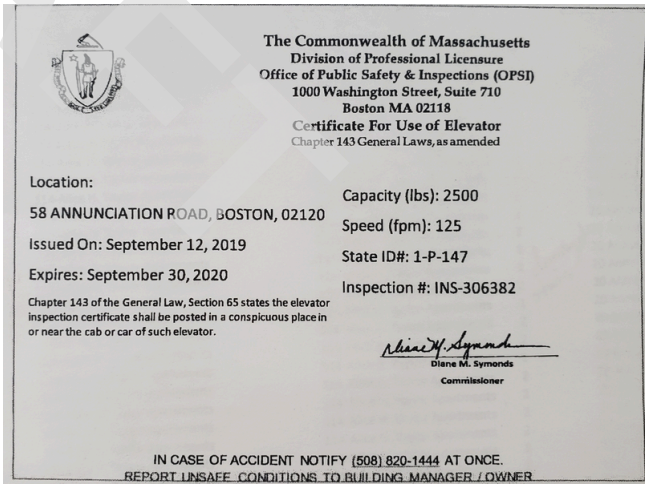
92. Generator

DRAFT

93. Building 4- 38 Annunciation Rd- Elevator- Cab Finish

94. Building 4- 38 Annunciation Rd- Elevator- Controls- Inspect Elevators (Critical Repair)

95. Building 4- 38 Annunciation Rd- Elevator



The Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety & Inspections (OPSI)
1000 Washington Street, Suite 710
Boston MA 02118
Certificate For Use of Elevator
Chapter 143 General Laws, as amended

Location:
58 ANNUNCIATION ROAD, BOSTON, 02120
Issued On: September 12, 2019
Expires: September 30, 2020

Capacity (lbs): 2500
Speed (fpm): 125
State ID#: 1-P-147
Inspection #: INS-306382

Chapter 143 of the General Law, Section 65 states the elevator inspection certificate shall be posted in a conspicuous place in or near the cab or car of such elevator.

Diane M. Symonds
Commissioner

IN CASE OF ACCIDENT NOTIFY (508) 820-1444 AT ONCE.
REPORT UNSAFE CONDITIONS TO BUILDING MANAGER / OWNER

96. Inspect Elevators (Critical Repair)

DRAFT

97. Basement

98. GFCI Outlet

99. Electrical Meter

100. Tenant Service

DRAFT

101. Building Service

102. Building Service

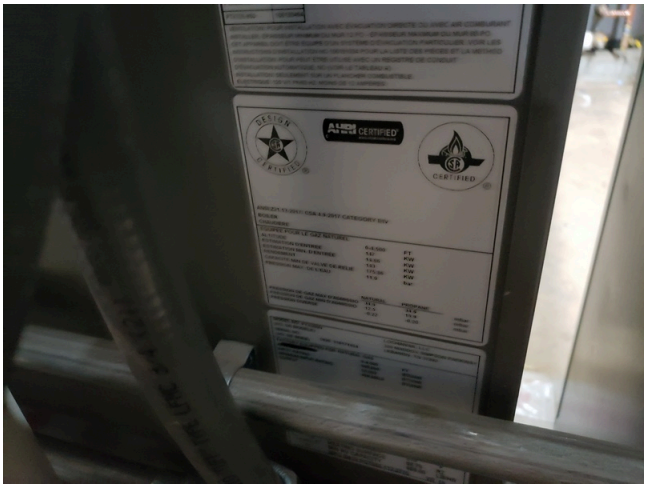
103. HVAC- 3 Story Low Rise- Baseboard Distribution

104. HVAC- 7 Story Mid Rise- Fan Blower

DRAFT

105. Updated HVAC- 3 Story Low Rise- Baseboard Distribution

106. Building 10- Basement Boiler Room



107. Boilers

108. Natural Gas Boiler

DRAFT

109. Natural Gas Boiler

110. Water Heater 109 Gal

111. Address Pipe Corrosion (Non-Critical Repair)

112. 7 Story Mid Rise- Address Pipe Corrosion (Non-Critical Repair)

DRAFT

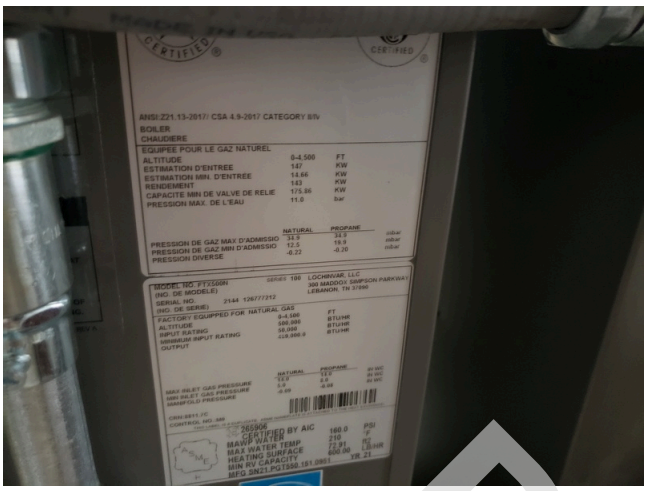
113. Water Heater

114. Water Heater

115. Custodian Office

116. Building 8- Boiler Room

DRAFT



117. Boiler

118. Building 8- Address Pipe Corrosion (Non-Critical Repair)

119. Electrical Panel

120. Boiler

DRAFT

121. Boiler

122. Boiler

123. Water Heater

124. Water Heater

DRAFT

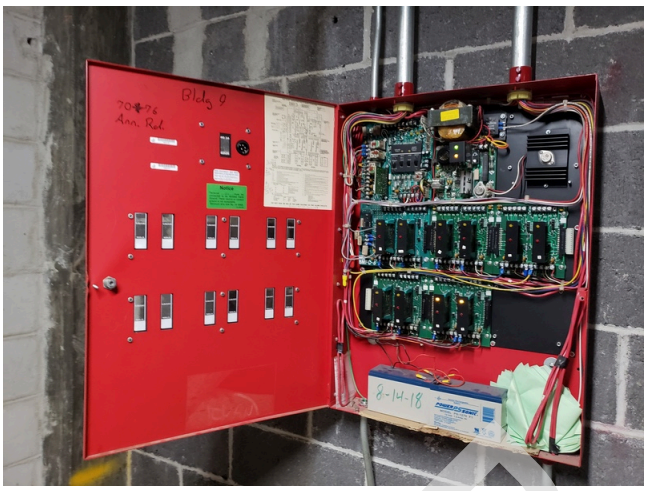
125. Water Heater

126. Boiler

127. Sump Pump

128. Elevator Room

DRAFT



129. Main Fire Panel- Inspect Fire Alarm System (Critical Repair)

130. Smoke Detector

131. Smoke Detector

132. Typical Smoke Detector

DRAFT

133. Typical Carbon Monoxide Alarm

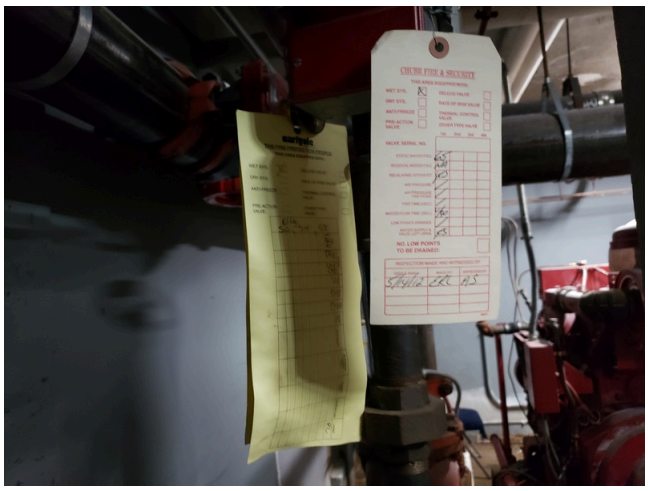
134. Typical Smoke Detector

135. Fire Extinguisher

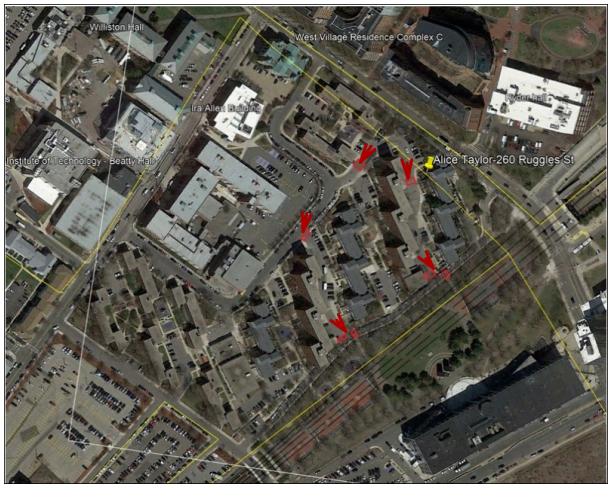
136. A/V Smoke Alarm

DRAFT

137. Inspect Fire Sprinkler System (Critical Repair)



138. Inspect Fire Sprinkler System (Critical Repair)



139. Install Pedestrian Crossing Zones (Critical Repair)

140. Typical flat roof, ballasted

DRAFT

141. Typical flat roof, ballasted

DRAFT

APPENDIX C

Street Map and Aerial Photo

DRAFT

N

FIGURE 1: SITE MAP

260 Ruggles Street, Roxbury, Massachusetts 02120

AEI Project Number: 463359

AEI Consultants

N

FIGURE 2: AERIAL MAP

260 Ruggles Street, Roxbury, Massachusetts 02120

AEI Project Number: 463359

AEI Consultants

APPENDIX D

USGS Seismic Design Map

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This is a beta release of the new ATC Hazards by Location website. Please contact us with feedback.

The ATC Hazards by Location website will not be updated to support ASCE 7-22. Find out why.

Hazards by Location

Search Information

Address: 260 Ruggles St, Boston, MA 02120, USA

Coordinates: 42.3359326, -71.091752

Elevation: 14 ft

Timestamp: 2022-08-03T20:57:05.480Z

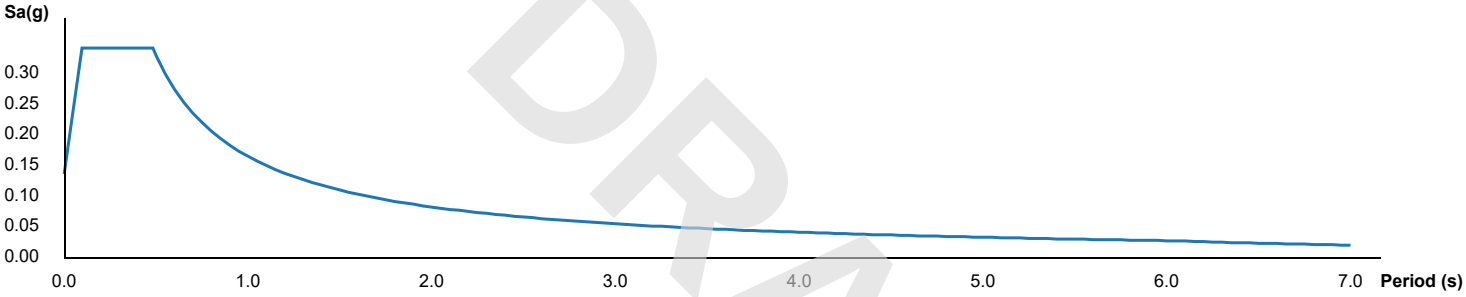
Hazard Type: Seismic

Reference Document: ASCE41-13

Site Class: D

Custom Probability:

Horizontal Response Spectrum - Hazard Level BSE-2N



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Hazard Level BSE-2N

Name	Value	Description
SsUH	0.239	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
CR_S	0.892	Coefficient of risk (0.2s)
SsRT	0.213	Probabilistic risk-targeted ground motion (0.2s)
SsD	1.5	Factored deterministic acceleration value (0.2s)
S_S	0.213	MCE_R ground motion (period=0.2s)
F_a	1.6	Site amplification factor at 0.2s
S_{XS}	0.341	Site modified spectral response (0.2s)
S1UH	0.076	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
CR_1	0.899	Coefficient of risk (1.0s)
S1RT	0.069	Probabilistic risk-targeted ground motion (1.0s)
S1D	0.6	Factored deterministic acceleration value (1.0s)
S_1	0.069	MCE_R ground motion (period=1.0s)
F_v	2.4	Site amplification factor at 1.0s
S_{X1}	0.165	Site modified spectral response (1.0s)

Hazard Level BSE-1N

Name	Value	Description
S_{XS}	0.227	Site modified spectral response (0.2s)
S_{X1}	0.11	Site modified spectral response (1.0s)

Hazard Level BSE-2E

Name	Value	Description
S_S	0.129	MCE_R ground motion (period=0.2s)
F_a	1.6	Site amplification factor at 0.2s
S_{XS}	0.206	Site modified spectral response (0.2s)
S_1	0.044	MCE_R ground motion (period=1.0s)
F_v	2.4	Site amplification factor at 1.0s
S_{X1}	0.106	Site modified spectral response (1.0s)

Hazard Level BSE-1E

Name	Value	Description
S_S	0.043	MCE_R ground motion (period=0.2s)
F_a	1.6	Site amplification factor at 0.2s
S_{XS}	0.069	Site modified spectral response (0.2s)
S_1	0.016	MCE_R ground motion (period=1.0s)
F_v	2.4	Site amplification factor at 1.0s
S_{X1}	0.039	Site modified spectral response (1.0s)

T_L Data

Name	Value	Description
T_L	6	Long-period transition period (s)

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Please note that the ATC Hazards by Location website will not be updated to support ASCE 7-22. Find out why.

DRAFT

Disclaimer

Hazard loads are provided by the U.S. Geological Survey Seismic Design Web Services.

While the information presented on this website is believed to be correct, ATC and its sponsors and contributors assume no responsibility or liability for its accuracy. The material presented in the report should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. ATC does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the report provided by this website. Users of the information from this website assume all liability arising from such use. Use of the output of this website does not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the report.

APPENDIX E

Record of all Documents Reviewed, Interviews, and Supporting Information

DRAFT

From: Maggie Castelli
To: "sjccountyclerk@sjc.state.ma.us"
Cc: Gregory Banks
Subject: Public Records Request - 463341-463361
Date: Thursday, May 26, 2022 12:58:00 PM
Attachments: image001.png

Hello,

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following properties:

Franklin Field	100 Ames Street	Dorchester	Suffolk	MA	02124
Peabody	1875 Dorchester Avenue	Dorchester	Suffolk	MA	02124
Joseph Malone	11 Gordon Avenue	Hyde Park	Suffolk	MA	02136
Highland Park	50 Highland Street	Roxbury	Suffolk	MA	02119
Commonwealth Elderly	35 Fidelis Way	Brighton	Suffolk	MA	02135
Commonwealth Family	35 Fidelis Way	Brighton	Suffolk	MA	02135
Bellflower	24 Bellflower Street	Dorchester	Suffolk	MA	02125
ML King	280 Martin Luther King Boulevard	Boston	Suffolk	MA	02119
JJ Meade	5 Melville Avenue	Boston	Suffolk	MA	02124
JJ Carroll	30 Chestnut Hill Avenue	Brighton	Suffolk	MA	02135
Washington Street	91 Washington Street	Brighton	Suffolk	MA	02135
Davison	101 Davison Street	Hyde Park	Suffolk	MA	02136
Groveland	15 Mary Moore Beatty Circle	Mattapan	Suffolk	MA	02126
Holgate	125 Elm Hill Avenue	Roxbury	Suffolk	MA	02121
Ashmont	374 Ashmont Street	Dorchester	Suffolk	MA	02124
Commonwealth Family	35 Fidelis Way	Brighton	Suffolk	MA	02135
Bellflower	24 Bellflower Street	Dorchester	Suffolk	MA	02125
ML King	280 Martin Luther King Boulevard	Boston	Suffolk	MA	02119
JJ Meade	5 Melville Avenue	Boston	Suffolk	MA	02124
JJ Carroll	30 Chestnut Hill Avenue	Brighton	Suffolk	MA	02135
Davison	101 Davison Street	Hyde Park	Suffolk	MA	02136
Groveland	15 Mary Moore Beatty Circle	Mattapan	Suffolk	MA	02126
Holgate	125 Elm Hill Avenue	Roxbury	Suffolk	MA	02121
Ashmont	374 Ashmont Street	Dorchester	Suffolk	MA	02124
Annapolis	52 Sumner Street	Dorchester	Suffolk	MA	02125
Margaret Collins (Pond St)	29 Pond Street	Jamaica Plain	Suffolk	MA	02130
Anne M Lynch Homes (Old Colony)	265 East 9th Street	South Boston	Suffolk	MA	02127
Alice Taylor	260 Ruggles Street	Roxbury	Suffolk	MA	02120

DRAFT

ME McCormack	10 Kemp Street	South Boston	Suffolk	MA	02127
Charlestown	55 Bunker Hill Street	Charlestown	Suffolk	MA	02129

Are these properties within your jurisdiction?

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

Fire Department for information on the storage, generation, usage, or spillage of hazardous substances, petroleum products, pollutants, or controlled substances, and any other environmental conditions for the property, records of fire inspections for the property, AND copies of any outstanding fire code violations.

Building Department for any copies of Certificates of Occupancy and building permits from the last 10 years (year, type of permit, and owner/applicant), as well as the following information regarding building codes:

1. Building code enforced at the time the property was constructed.
2. Additional building codes enforced at the property since construction.
3. Current building code enforced by the municipality.
4. Copies of any outstanding building code violations.

Planning and Zoning a zoning letter to identify if the property has Activity and Use Limitations (AULs), defined as legal or physical restrictions or limitations on the use of, or access to the property; the current zoning classification of the property; AND copies of any outstanding zoning code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if the fees for this request are estimated to exceed $75.

Thank you in advance for your help,

Maggie Castelli (she/her)
Administrative Assistant – HUD Services Division
AEI Consultants
1525 Hugeunot Road, Suite 202
Midlothian VA, 23113

e. mcastelli@aeiconsultants.com
www.aeiconsultants.com

DRAFT

DRAFT

Assessing On-Line

« New search | Map

Parcel ID:	0402043500
Address:	30-36 ANNUNCIATION RD BOSTON MA 02120
Property Type:	Exempt
Classification Code:	0985 (Exempt Property Type / OTHER EXEMPT BLDG)
Lot Size:	483,871 sq ft
Gross Area:	56,720 sq ft
Year Built:	1952
Owner on Saturday, January 1, 2022:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	30-36 ANNUNCIATION RD ROXBURY CROSSING MA 02120
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Friday, January 1, 2021, statutory lien date.

FY2022 Building value:	$6,568,546.00
FY2022 Land Value:	$2,244,105.00
FY2022 Total Assessed Value:	$8,812,651.00

FY2022 Tax Rates (per thousand):

- Residential:	$10.88
- Commercial:	$24.98

FY2023 Preliminary Tax (Q1 + Q2):

Estimated Tax:	$0.00
Community Preservation:	$0.00
Total Tax, First Half:	$0.00

Abatements/Exemptions

Applications for Abatements for FY2023 are not yet available online. Applications will become available for download beginning 1/1/2022

This type of parcel is not eligible for a residential or personal exemption.

Current Owner

1 BOSTON HOUSING AUTHORITY
2 CHAPTER 121B

Owner information may not reflect any changes submitted to City of Boston Assessing after December 28, 2021. Authoritative ownership information is held by the Registry of Deeds.

Value History

Fiscal Year	Property Type	Assessed Value *
2022	Exempt	$8,812,651.00
2021	Exempt	$8,995,472.00
2020	Exempt	$8,807,223.00
2019	Exempt	$8,662,368.00
2018	Exempt	$8,184,034.00
2017	Exempt	$7,733,010.00
2016	Exempt	$6,675,587.00
2015	Exempt	$6,034,277.00
2014	Exempt	$5,500,201.00
2013	Exempt	$4,801,808.00
2012	Exempt	$5,435,877.00
2011	Exempt	$2,364,943.00
2010	Exempt	$2,389,215.00
2009	Exempt	$2,446,833.00
2008	Exempt	$2,446,834.00
2007	Exempt	$2,418,092.00
2006	Exempt	$407,500.00
2005	Exempt	$370,800.00
2004	Exempt	$370,800.00
2003	Exempt	$222,400.00
2002	Exempt	$222,400.00
2001	Exempt	$222,400.00
2000	Exempt	$201,500.00
1999	Exempt	$201,500.00
1998	Exempt	$201,500.00
1997	Exempt	$176,000.00
1996	Exempt	$176,000.00
1995	Exempt	$176,000.00
1994	Exempt	$156,000.00
1993	Exempt	$156,000.00
1992	Exempt	$194,500.00
1991	Exempt	$173,000.00
1990	Exempt	$173,000.00

* Actual Billed Assessments

View Quarterly Tax Bill and Payment Information for this parcel for FY2022 and FY2023.

DRAFT

View approved building permits associated with this parcel.

Questions? For CURRENT fiscal year tax bill Questions, contact the Taxpayer Referral & Assistance Center. For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

DRAFT

Assessing On-Line

« New search | Map

Parcel ID:	0402043400
Address:	40-48 ANNUNCIATION RD BOSTON MA 02120
Property Type:	Exempt
Classification Code:	0985 (Exempt Property Type / OTHER EXEMPT BLDG)
Lot Size:	483,871 sq ft
Gross Area:	49,760 sq ft
Year Built:	1952
Owner on Saturday, January 1, 2022:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	40 ANNUNCIATION RD BOSTON MA 02120
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Friday, January 1, 2021, statutory lien date.

FY2022 Building value:	$10,199,588.00
FY2022 Land Value:	$3,484,628.00
FY2022 Total Assessed Value:	$13,684,216.00

FY2022 Tax Rates (per thousand):

- Residential:	$10.88
- Commercial:	$24.98

FY2023 Preliminary Tax (Q1 + Q2):

Estimated Tax:	$0.00
Community Preservation:	$0.00
Total Tax, First Half:	$0.00

Abatements/Exemptions

Applications for Abatements for FY2023 are not yet available online. Applications will become available for download beginning 1/1/2022

This type of parcel is not eligible for a residential or personal exemption.

Current Owner

1 BOSTON HOUSING AUTHORITY
2 CHAPTER 121B

Owner information may not reflect any changes submitted to City of Boston Assessing after December 28, 2021. Authoritative ownership information is held by the Registry of Deeds.

Value History

Fiscal Year	Property Type	Assessed Value *
2022	Exempt	$13,684,216.00
2021	Exempt	$13,968,099.00
2020	Exempt	$13,675,788.00
2019	Exempt	$13,448,957.00
2018	Exempt	$12,706,307.00
2017	Exempt	$12,006,061.00
2016	Exempt	$10,364,335.00
2015	Exempt	$9,368,653.00
2014	Exempt	$8,539,462.00
2013	Exempt	$7,455,156.00
2012	Exempt	$8,439,595.00
2011	Exempt	$3,671,746.00
2010	Exempt	$3,709,430.00
2009	Exempt	$3,798,887.00
2008	Exempt	$3,798,887.00
2007	Exempt	$3,754,262.00
2006	Exempt	$804,100.00
2005	Exempt	$726,200.00
2004	Exempt	$726,200.00
2003	Exempt	$466,900.00
2002	Exempt	$466,200.00
2001	Exempt	$466,200.00
2000	Exempt	$389,000.00
1999	Exempt	$282,000.00
1998	Exempt	$282,000.00
1997	Exempt	$246,500.00
1996	Exempt	$246,500.00
1995	Exempt	$246,500.00
1994	Exempt	$242,000.00
1993	Exempt	$242,000.00
1992	Exempt	$302,500.00
1991	Exempt	$268,500.00
1990	Exempt	$268,500.00

* Actual Billed Assessments

View Quarterly Tax Bill and Payment Information for this parcel for FY2022 and FY2023.

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View approved building permits associated with this parcel.

Questions? For CURRENT fiscal year tax bill Questions, contact the Taxpayer Referral & Assistance Center. For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

DRAFT

Assessing On-Line

« New search | Map

Parcel ID:	0402043600
Address:	20-26 ANNUNCIATION RD BOSTON MA 02120
Property Type:	Exempt
Classification Code:	0985 (Exempt Property Type / OTHER EXEMPT BLDG)
Lot Size:	483,871 sq ft
Gross Area:	25,008 sq ft
Year Built:	1952
Owner on Saturday, January 1, 2022:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	20 26 ANNUNCIATION RD ROXBURY CROSSING MA 02120
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Friday, January 1, 2021, statutory lien date.

FY2022 Building value:	$8,720,815.00
FY2022 Land Value:	$2,979,414.00
FY2022 Total Assessed Value:	$11,700,229.00

FY2022 Tax Rates (per thousand):

- Residential:	$10.88
- Commercial:	$24.98

FY2023 Preliminary Tax (Q1 + Q2):

Estimated Tax:	$0.00
Community Preservation:	$0.00
Total Tax, First Half:	$0.00

Abatements/Exemptions

Applications for Abatements for FY2023 are not yet available online. Applications will become available for download beginning 1/1/2022

This type of parcel is not eligible for a residential or personal exemption.

Current Owner

1 BOSTON HOUSING AUTHORITY

Owner information may not reflect any changes submitted to City of Boston Assessing after December 28, 2021.

Value History

Fiscal Year	Property Type	Assessed Value *
2022	Exempt	$11,700,229.00
2021	Exempt	$11,942,954.00
2020	Exempt	$11,693,023.00
2019	Exempt	$11,501,377.00
2018	Exempt	$10,866,273.00
2017	Exempt	$10,267,431.00
2016	Exempt	$8,863,448.00
2015	Exempt	$8,011,953.00
2014	Exempt	$7,302,840.00
2013	Exempt	$6,375,555.00
2012	Exempt	$7,217,435.00
2011	Exempt	$3,140,031.00
2010	Exempt	$3,172,258.00
2009	Exempt	$3,248,759.00
2008	Exempt	$3,248,759.00
2007	Exempt	$3,210,597.00
2006	Exempt	$506,000.00
2005	Exempt	$460,100.00
2004	Exempt	$460,100.00
2003	Exempt	$275,700.00
2002	Exempt	$275,700.00
2001	Exempt	$275,700.00
2000	Exempt	$250,500.00
1999	Exempt	$250,500.00
1998	Exempt	$250,500.00
1997	Exempt	$219,000.00
1996	Exempt	$219,000.00
1995	Exempt	$218,500.00
1994	Exempt	$207,000.00
1993	Exempt	$207,000.00
1992	Exempt	$258,500.00
1991	Exempt	$230,000.00
1990	Exempt	$230,000.00

* Actual Billed Assessments

View Quarterly Tax Bill and Payment Information for this parcel for FY2022 and FY2023.

View approved building permits associated with this parcel.

DRAFT

Questions? For CURRENT fiscal year tax bill Questions, contact the Taxpayer Referral & Assistance Center. For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

DRAFT

Assessing On-Line

« New search | Map

Parcel ID:	0402043700
Address:	250-270 RUGGLES ST BOSTON MA 02120
Property Type:	Exempt
Classification Code:	0985 (Exempt Property Type / OTHER EXEMPT BLDG)
Lot Size:	483,871 sq ft
Gross Area:	50,800 sq ft
Year Built:	1952
Owner on Saturday, January 1, 2022:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	250 RUGGLES ST ROXBURY CROSSING MA 02120
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Friday, January 1, 2021, statutory lien date.

FY2022 Building value:	$9,712,837.00
FY2022 Land Value:	$3,318,333.00
FY2022 Total Assessed Value:	$13,031,170.00

FY2022 Tax Rates (per thousand):

- Residential:	$10.88
- Commercial:	$24.98

FY2023 Preliminary Tax (Q1 + Q2):

Estimated Tax:	$0.00
Community Preservation:	$0.00
Total Tax, First Half:	$0.00

Abatements/Exemptions

Applications for Abatements for FY2023 are not yet available online. Applications will become available for download beginning 1/1/2022

This type of parcel is not eligible for a residential or personal exemption.

Current Owner

1 BOSTON HOUSING AUTHORITY
2 CHAPTER 121B

Owner information may not reflect any changes submitted to City of Boston Assessing after December 28, 2021. Authoritative ownership information is held by the Registry of Deeds.

Value History

Fiscal Year	Property Type	Assessed Value *
2022	Exempt	$13,031,170.00
2021	Exempt	$13,301,505.00
2020	Exempt	$13,023,144.00
2019	Exempt	$12,809,452.00
2018	Exempt	$12,102,116.00
2017	Exempt	$11,435,168.00
2016	Exempt	$9,871,506.00
2015	Exempt	$8,923,169.00
2014	Exempt	$8,133,406.00
2013	Exempt	$7,100,661.00
2012	Exempt	$8,038,289.00
2011	Exempt	$3,497,153.00
2010	Exempt	$3,533,045.00
2009	Exempt	$3,618,248.00
2008	Exempt	$3,618,248.00
2007	Exempt	$3,575,746.00
2006	Exempt	$374,900.00
2005	Exempt	$349,300.00
2004	Exempt	$349,300.00
2003	Exempt	$224,500.00
2002	Exempt	$224,500.00
2001	Exempt	$224,500.00
2000	Exempt	$184,000.00
1999	Exempt	$184,000.00
1998	Exempt	$184,000.00
1997	Exempt	$171,500.00
1996	Exempt	$171,500.00
1995	Exempt	$171,000.00
1994	Exempt	$230,500.00
1993	Exempt	$230,500.00
1992	Exempt	$288,000.00
1991	Exempt	$256,000.00
1990	Exempt	$256,000.00

* Actual Billed Assessments

View Quarterly Tax Bill and Payment Information for this parcel for FY2022 and FY2023.

DRAFT

View approved building permits associated with this parcel.

Questions? For CURRENT fiscal year tax bill Questions, contact the Taxpayer Referral & Assistance Center. For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

DRAFT

Assessing On-Line

« New search | Map

Parcel ID:	0402043000
Address:	31-81 PRENTISS ST BOSTON MA 02120
Property Type:	Exempt
Classification Code:	0985 (Exempt Property Type / OTHER EXEMPT BLDG)
Lot Size:	483,871 sq ft
Gross Area:	153,056 sq ft
Year Built:	1952
Owner on Saturday, January 1, 2022:	CITY OF BOSTON
Owner's Mailing Address:	PRENTISS ROXBURY CROSSING MA 02120
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Friday, January 1, 2021, statutory lien date.

FY2022 Building value:	$25,750,846.00
FY2022 Land Value:	$8,797,623.00
FY2022 Total Assessed Value:	$34,548,469.00

FY2022 Tax Rates (per thousand):

- Residential:	$10.88
- Commercial:	$24.98

FY2023 Preliminary Tax (Q1 + Q2):

Estimated Tax:	$0.00
Community Preservation:	$0.00
Total Tax, First Half:	$0.00

Abatements/Exemptions

Applications for Abatements for FY2023 are not yet available online. Applications will become available for download beginning 1/1/2022

This type of parcel is not eligible for a residential or personal exemption.

Current Owner

1 CITY OF BOSTON

Owner information may not reflect any changes submitted to City of Boston Assessing after December 28, 2021.

Value History

Fiscal Year	Property Type	Assessed Value *
2022	Exempt	$34,548,469.00
2021	Exempt	$35,265,188.00
2020	Exempt	$34,527,193.00
2019	Exempt	$33,961,522.00
2018	Exempt	$32,086,172.00
2017	Exempt	$30,317,900.00
2016	Exempt	$26,172,186.00
2015	Exempt	$23,657,873.00
2014	Exempt	$21,563,987.00
2013	Exempt	$18,825,880.00
2012	Exempt	$21,311,802.00
2011	Exempt	$9,271,952.00
2010	Exempt	$9,367,113.00
2009	Exempt	$9,593,010.00
2008	Exempt	$9,593,010.00
2007	Exempt	$9,480,324.00
2006	Exempt	$10,985,000.00
2005	Apartment Building	$9,855,500.00
2004	Apartment Building	$10,261,000.00
2003	Apartment Building	$7,680,500.00
2002	Exempt	$8,123,500.00
2001	Exempt	$6,906,000.00
2000	Exempt	$5,815,500.00
1999	Exempt	$5,170,500.00
1998	Exempt	$5,170,500.00
1997	Exempt	$5,863,500.00
1996	Exempt	$5,574,000.00
1995	Exempt	$5,347,000.00
1994	Exempt	$5,043,000.00
1993	Exempt	$5,043,000.00
1992	Exempt	$5,400,000.00
1991	Exempt	$7,101,500.00
1990	Exempt	$7,101,500.00
1989	Exempt	$9,940,500.00
1988	Exempt	$8,148,000.00
1987	Exempt	$6,905,000.00
1986	Exempt	$6,335,000.00
1985	Exempt	$5,236,200.00

DRAFT

* Actual Billed Assessments

View Quarterly Tax Bill and Payment Information for this parcel for FY2022 and FY2023.

View approved building permits associated with this parcel.

Questions? For CURRENT fiscal year tax bill Questions, contact the Taxpayer Referral & Assistance Center. For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

DRAFT

Assessing On-Line

« New search | Map

Parcel ID:	0402043200
Address:	60-68 ANNUNCIATION RD BOSTON MA 02120
Property Type:	Exempt
Classification Code:	0985 (Exempt Property Type / OTHER EXEMPT BLDG)
Lot Size:	483,871 sq ft
Gross Area:	34,048 sq ft
Year Built:	1952
Owner on Saturday, January 1, 2022:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	60 ANNUNCIATION RD BOSTON MA 02120
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Friday, January 1, 2021, statutory lien date.

FY2022 Building value:	$7,057,118.00
FY2022 Land Value:	$2,411,022.00
FY2022 Total Assessed Value:	$9,468,140.00

FY2022 Tax Rates (per thousand):

- Residential:	$10.88
- Commercial:	$24.98

FY2023 Preliminary Tax (Q1 + Q2):

Estimated Tax:	$0.00
Community Preservation:	$0.00
Total Tax, First Half:	$0.00

Abatements/Exemptions

Applications for Abatements for FY2023 are not yet available online. Applications will become available for download beginning 1/1/2022

This type of parcel is not eligible for a residential or personal exemption.

Current Owner

1 BOSTON HOUSING AUTHORITY

Owner information may not reflect any changes submitted to City of Boston Assessing after December 28, 2021.

Value History

Fiscal Year	Property Type	Assessed Value *
2022	Exempt	$9,468,140.00
2021	Exempt	$9,664,560.00
2020	Exempt	$9,462,309.00
2019	Exempt	$9,311,561.00
2018	Exempt	$8,797,378.00
2017	Exempt	$8,312,554.00
2016	Exempt	$7,175,883.00
2015	Exempt	$6,486,510.00
2014	Exempt	$5,912,408.00
2013	Exempt	$5,161,675.00
2012	Exempt	$5,843,264.00
2011	Exempt	$2,542,181.00
2010	Exempt	$2,568,272.00
2009	Exempt	$2,630,209.00
2008	Exempt	$2,630,209.00
2007	Exempt	$2,599,313.00
2006	Exempt	$430,400.00
2005	Exempt	$391,400.00
2004	Exempt	$391,400.00
2003	Exempt	$234,700.00
2002	Exempt	$234,700.00
2001	Exempt	$234,700.00
2000	Exempt	$213,000.00
1999	Exempt	$213,000.00
1998	Exempt	$213,000.00
1997	Exempt	$186,000.00
1996	Exempt	$186,000.00
1995	Exempt	$186,000.00
1994	Exempt	$167,500.00
1993	Exempt	$167,500.00
1992	Exempt	$209,000.00
1991	Exempt	$186,000.00
1990	Exempt	$186,000.00

* Actual Billed Assessments

View Quarterly Tax Bill and Payment Information for this parcel for FY2022 and FY2023.

View approved building permits associated with this parcel.

DRAFT

Questions? For CURRENT fiscal year tax bill Questions, contact the Taxpayer Referral & Assistance Center. For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

DRAFT

Assessing On-Line

« New search | Map

Parcel ID:	0402043300
Address:	50-58 ANNUNCIATION RD BOSTON MA 02120
Property Type:	Exempt
Classification Code:	0985 (Exempt Property Type / OTHER EXEMPT BLDG)
Lot Size:	483,871 sq ft
Gross Area:	44,568 sq ft
Year Built:	1952
Owner on Saturday, January 1, 2022:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	50 ANNUNCIAITON RD ROXBURY MA 02120
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Friday, January 1, 2021, statutory lien date.

FY2022 Building value:	$5,453,850.00
FY2022 Land Value:	$1,863,275.00
FY2022 Total Assessed Value:	$7,317,125.00

FY2022 Tax Rates (per thousand):

- Residential:	$10.88
- Commercial:	$24.98

FY2023 Preliminary Tax (Q1 + Q2):

Estimated Tax:	$0.00
Community Preservation:	$0.00
Total Tax, First Half:	$0.00

Abatements/Exemptions

Applications for Abatements for FY2023 are not yet available online. Applications will become available for download beginning 1/1/2022

This type of parcel is not eligible for a residential or personal exemption.

Current Owner

1 BOSTON HOUSING AUTHORITY

Owner information may not reflect any changes submitted to City of Boston Assessing after December 28, 2021.

Value History

Fiscal Year	Property Type	Assessed Value *
2022	Exempt	$7,317,125.00
2021	Exempt	$7,468,921.00
2020	Exempt	$7,312,618.00
2019	Exempt	$7,189,572.00
2018	Exempt	$6,792,565.00
2017	Exempt	$6,418,226.00
2016	Exempt	$5,540,588.00
2015	Exempt	$5,008,315.00
2014	Exempt	$4,565,044.00
2013	Exempt	$3,985,394.00
2012	Exempt	$4,511,656.00
2011	Exempt	$1,962,849.00
2010	Exempt	$1,982,995.00
2009	Exempt	$2,030,816.00
2008	Exempt	$2,030,817.00
2007	Exempt	$2,006,962.00
2006	Exempt	$497,500.00
2005	Exempt	$449,000.00
2004	Exempt	$449,000.00
2003	Exempt	$288,800.00
2002	Exempt	$288,800.00
2001	Exempt	$288,800.00
2000	Exempt	$241,000.00
1999	Exempt	$175,000.00
1998	Exempt	$175,000.00
1997	Exempt	$152,500.00
1996	Exempt	$152,500.00
1995	Exempt	$152,500.00
1994	Exempt	$129,500.00
1993	Exempt	$129,500.00
1992	Exempt	$161,500.00
1991	Exempt	$143,500.00
1990	Exempt	$143,500.00

* Actual Billed Assessments

View Quarterly Tax Bill and Payment Information for this parcel for FY2022 and FY2023.

View approved building permits associated with this parcel.

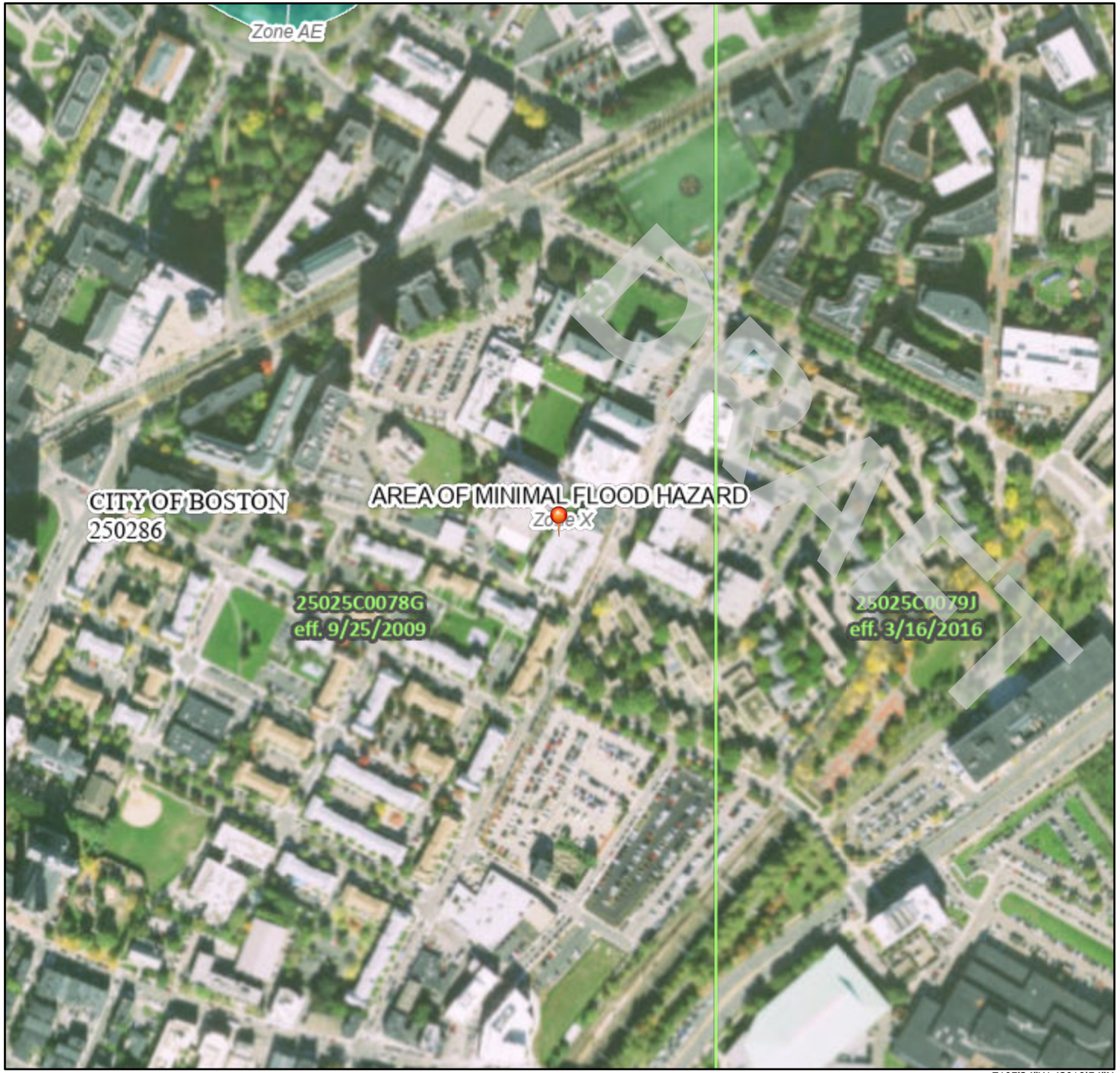
DRAFT

Questions? For CURRENT fiscal year tax bill Questions, contact the Taxpayer Referral & Assistance Center. For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

DRAFT

National Flood Hazard Layer FIRMette

71°6'2"W 42°20'21"N



71°5'24"W 42°19'54"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

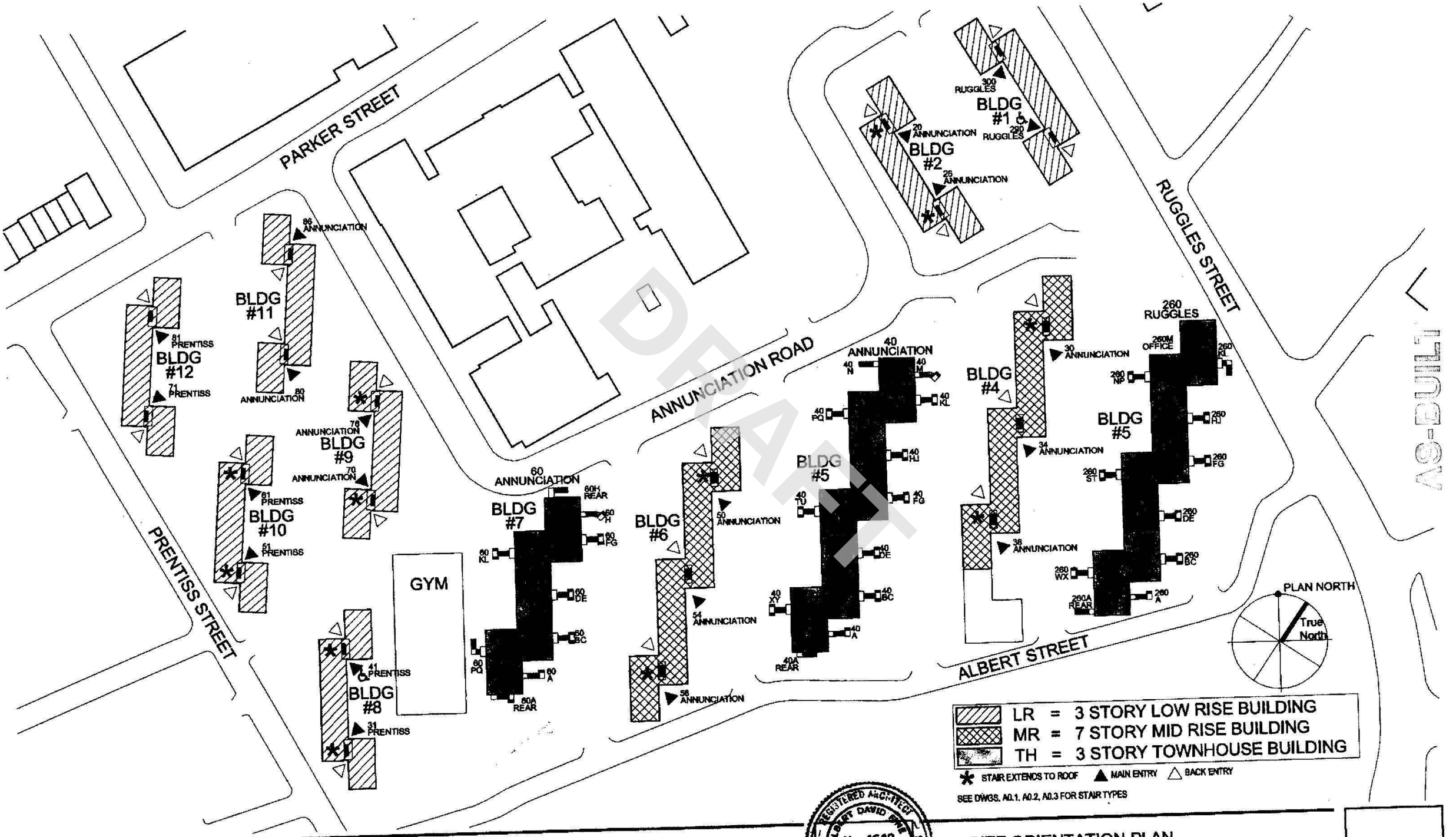
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/1/2022 at 2:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



DRAFT

FINE ASSOCIATES
Architecture and Interiors
192 South Street
Boston, MA 02111
Tel. : 617 695 9171
Fax.: 617 695 9360

BOSTON HOUSING AUTHORITY
52 Chauncy Street
Boston, Massachusetts

ALICE H. TAYLOR DEVELOPMENT
260 Ruggles Street
Boston, Massachusetts

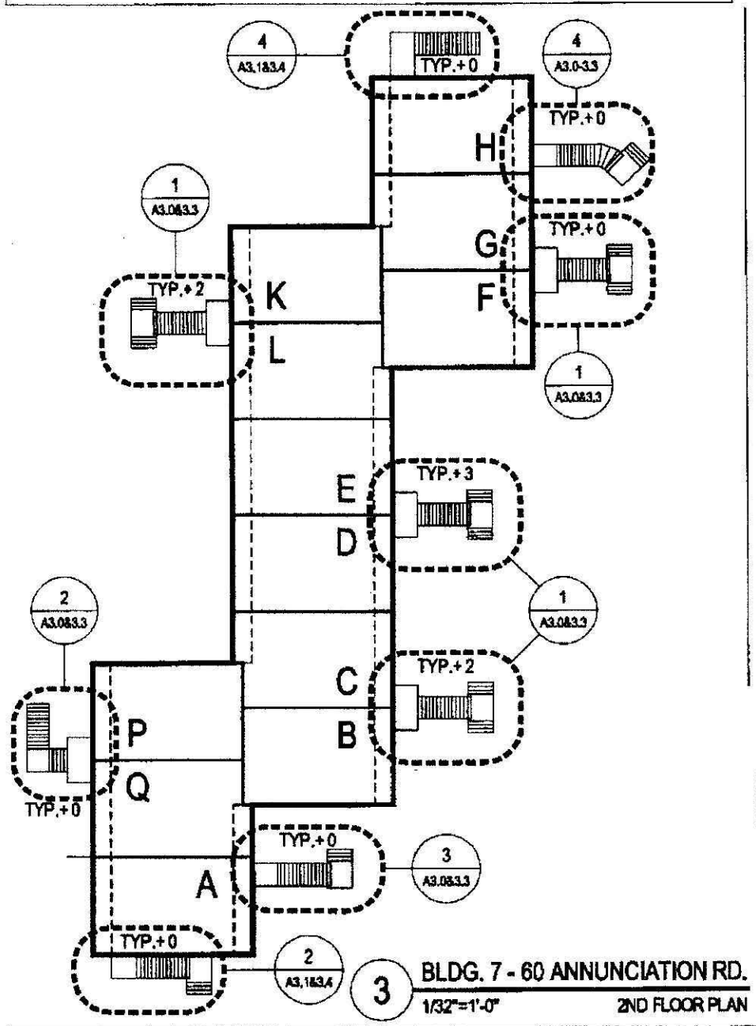
REGISTERED ARCHITECT
ALBERT DAVID FINE
No. 4642
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Name: SITE ORIENTATION PLAN
Scale: NTS
Date: August 28 2010 - BID SET
Project Name: 200904 - 10-0011-03 EXTERIOR STAIR IMPROVEMENTS & DOOR REPLACEMENTS

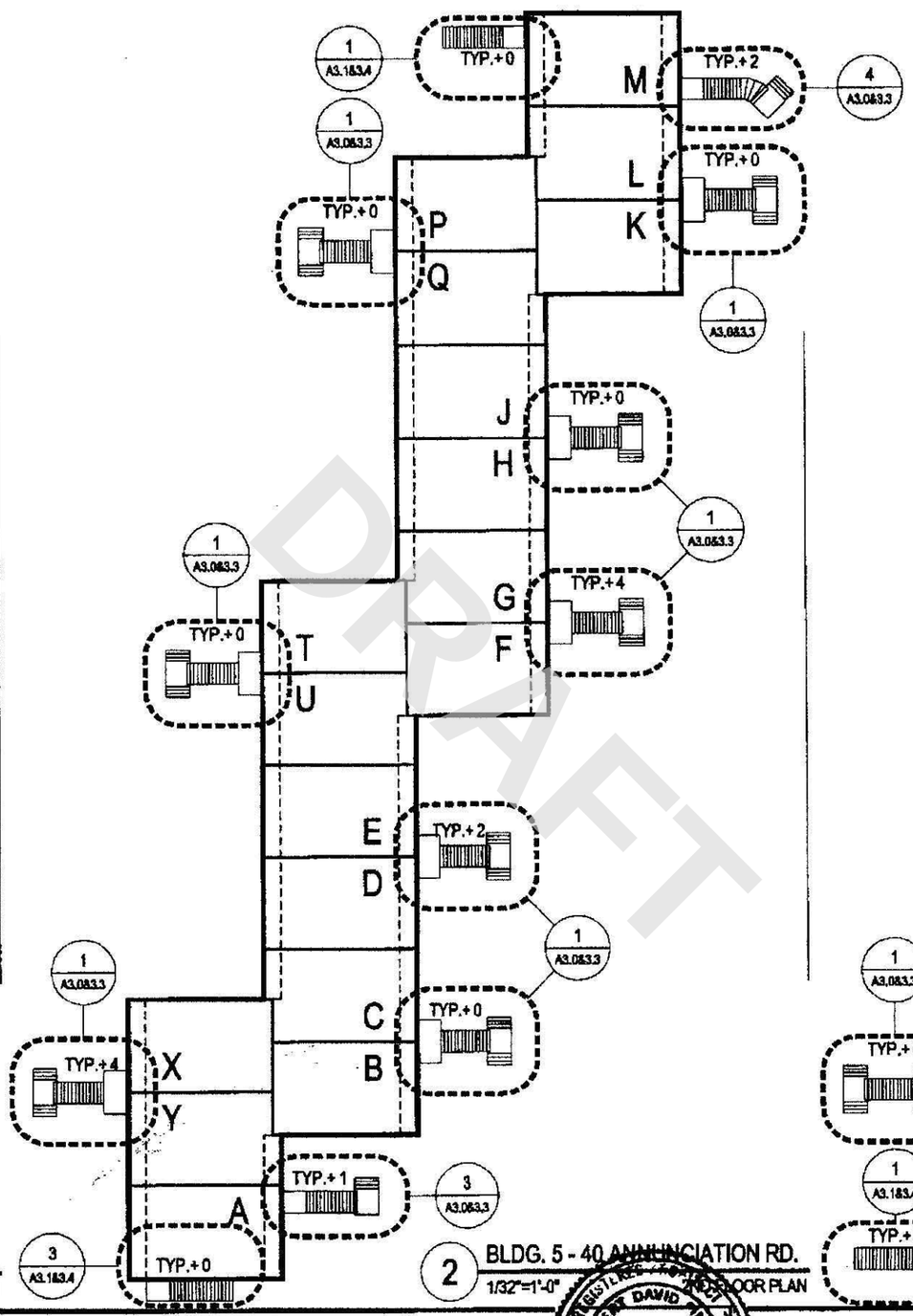
A0.0

GENERAL NOTES:

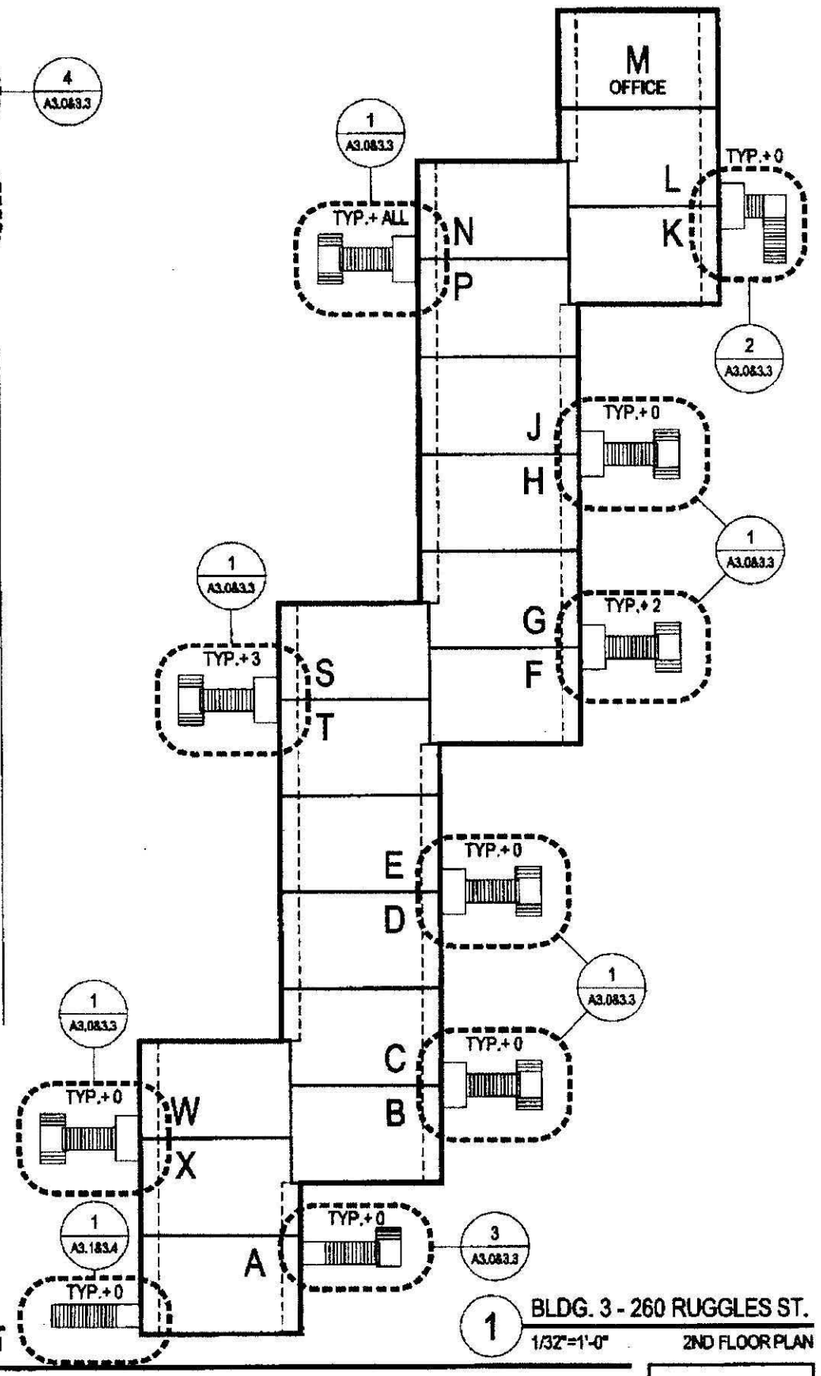
1. TYPICAL STAIR REPAIR SOLUTIONS INDICATED PLUS (+) NUMBER OF TREADS TO BE REPLACED (SEE A3.5)
2. SECOND FLOOR PLAN SHOWN REPRESENTATIVE OF THE ENTRY POINTS OF THE STAIR FLIGHTS. THESE PLANS ARE DIAGRAMATIC ONLY. DASHED LINE INDICATES FIRST FLOOR BELOW.
3. SEE A3.10 FOR PRECAST TYPES AND 3.3 & 3.4 FOR STAIR LANDING COORDINATION.



3 BLDG. 7 - 60 ANNUNCIATION RD. 2ND FLOOR PLAN
1/32"=1'-0"



2 BLDG. 5 - 40 ANNUNCIATION RD. 2ND FLOOR PLAN
1/32"=1'-0"



1 BLDG. 3 - 260 RUGGLES ST. 2ND FLOOR PLAN
1/32"=1'-0"

FINE ASSOCIATES
Architecture and Interiors
192 South Street
Boston, MA 02111
Tel.: 617 695 9171
Fax.: 617 695 9360

BOSTON HOUSING AUTHORITY
52 Chauncy Street
Boston, Massachusetts

ALICE H. TAYLOR DEVELOPMENT
260 Ruggles Street
Boston, Massachusetts

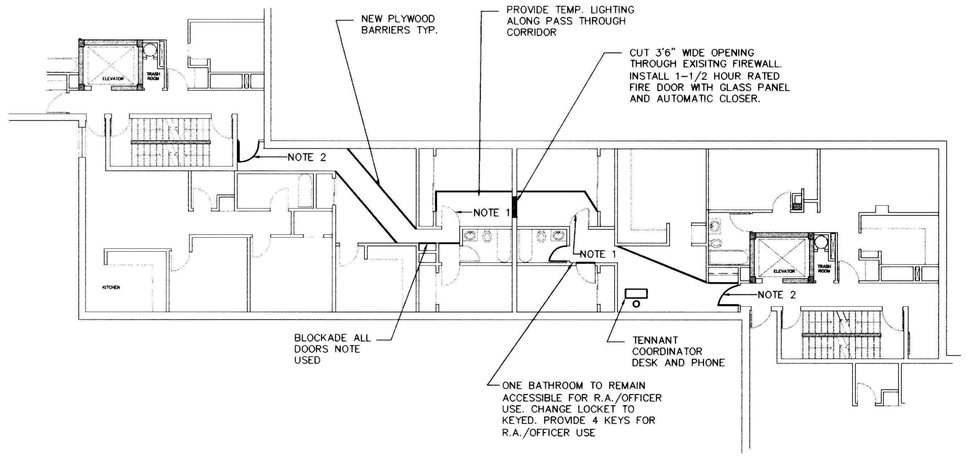
ALBERT DAVID FINE REGISTERED ARCHITECT No. 4642 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

Drawing Name: KEY PLANS - TOWNHOUSE BLDGS. BLDGS 3, 5, & 7
Scale: NTS Date: August 28 2010 - BID SET
Project Name: 200904 - 10-0011-03 EXTERIOR STAIR IMPROVEMENTS & DOOR REPLACEMENTS

A0.3
Drawing Number

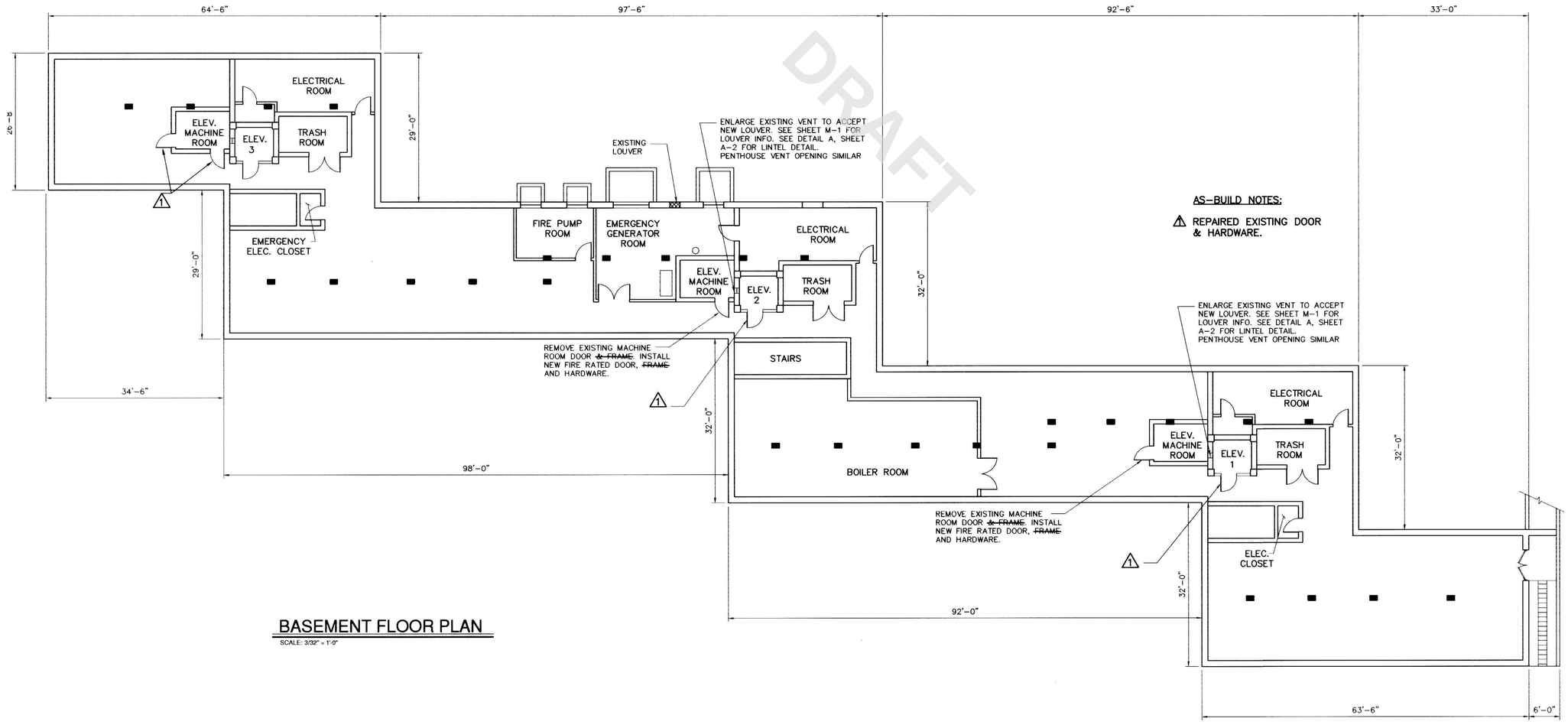
DRAFT

AS BUILT



TYP. 6th FLOOR CONNECTOR PLAN

SCALE: 3/32" = 1'-0"



BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"

DRAFT

ASEC CORPORATION
ENGINEERS ◦ ARCHITECTS ◦ LAND SURVEYORS
100 HALLET ST., SUITE 200, BOSTON, MA. 02124-5492

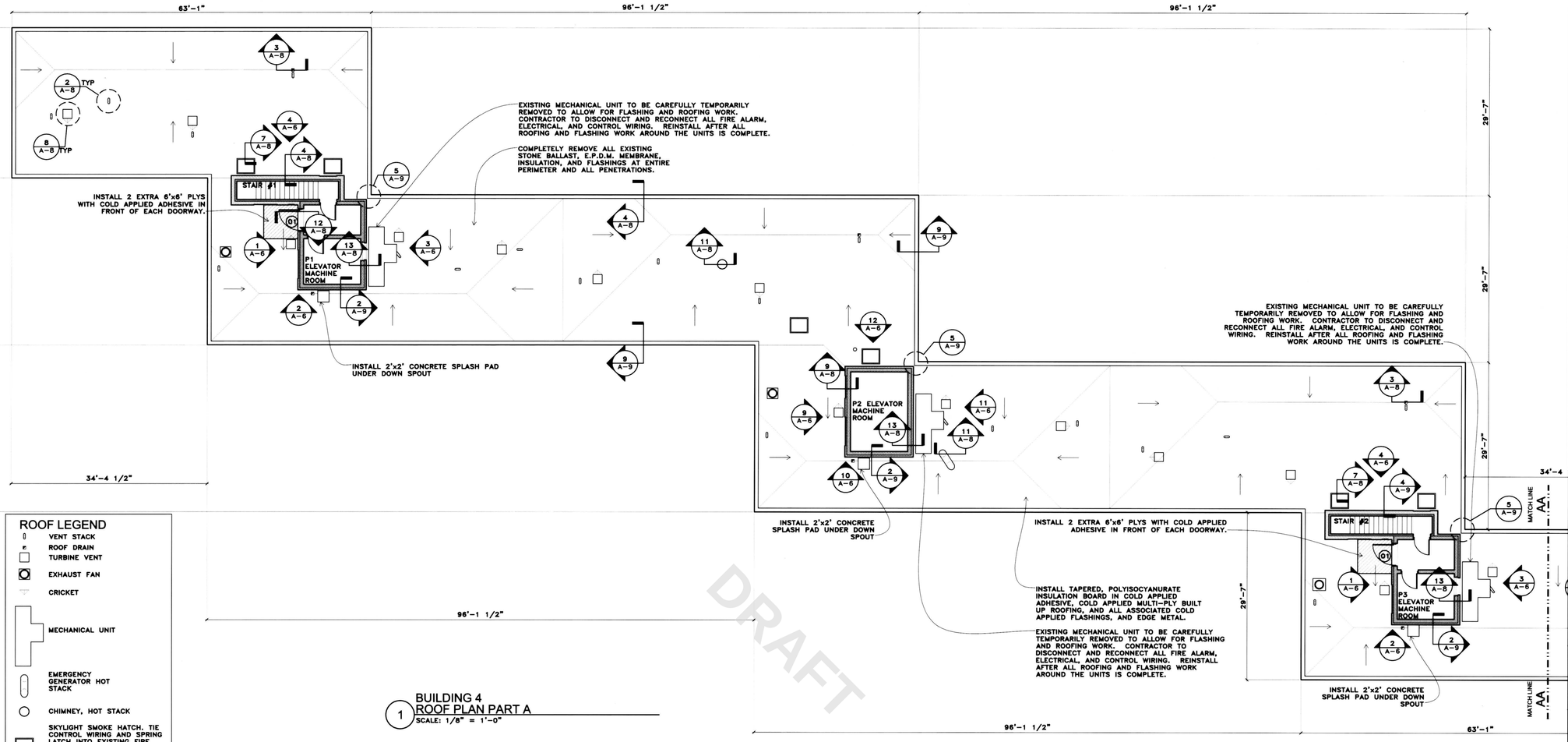
Revisions
1/17/08 AS-BUILT: ENTERPRISE EQUIPMENT

BHA ELEVATOR MODERNIZATION
ALICE TAYLOR DEVELOPMENT
ROXBURY, MASSACHUSETTS
BUILDING NUMBER 6
FLOOR PLANS

Scale	3/32"=1'-0"
Date	01/12/07
Designed by	ACH
Drawn by	LD
Checked by	ACH
Job No.	1260

Sheet No.
A-1

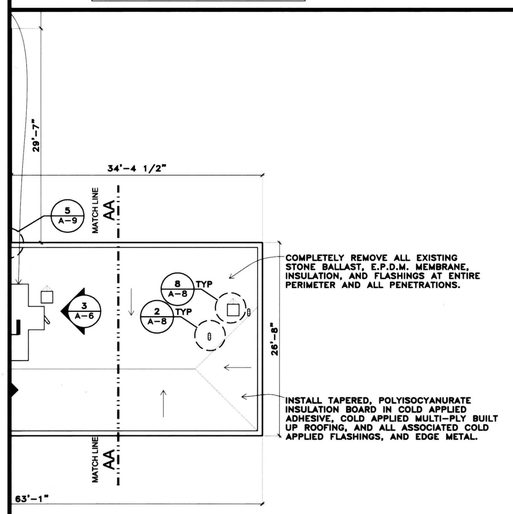
"AS-BUILTS"
ENTERPRISE EQUIPMENT CO.
WEYMOUTH, MA.
1/17/2008



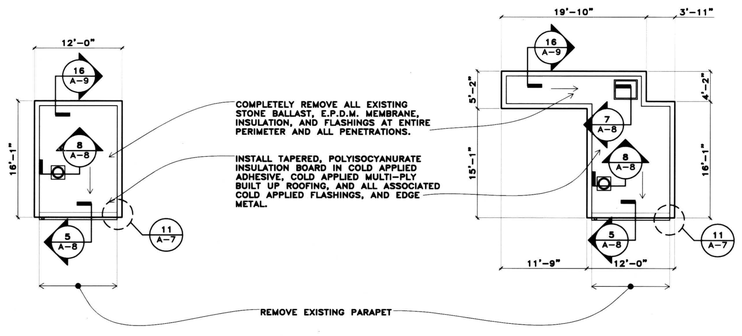
ROOF LEGEND

- VENT STACK
- ROOF DRAIN
- TURBINE VENT
- EXHAUST FAN
- CRICKET
- MECHANICAL UNIT
- EMERGENCY GENERATOR HOT STACK
- CHIMNEY, HOT STACK
- SKYLIGHT SMOKE HATCH. TIE CONTROL WIRING AND SPRING LATCH INTO EXISTING FIRE ALARM SYSTEM. TEST SYSTEM IN PRESENCE OF ENGINEER.

1 BUILDING 4
ROOF PLAN PART A
SCALE: 1/8" = 1'-0"



2 BUILDING 4
ROOF PLAN PART B
SCALE: 1/8" = 1'-0"

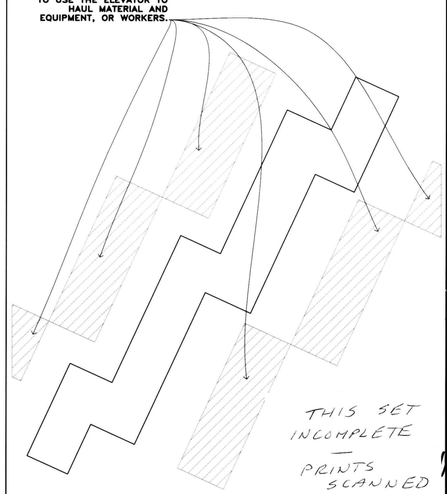


3 TYPICAL BUILDING 4
CENTER PENTHOUSE ROOF
SCALE: 1/8" = 1'-0"

4 TYPICAL BUILDING 4
END PENTHOUSE ROOF
SCALE: 1/8" = 1'-0"

AREA AVAILABLE FOR CRANES DUMPSTER, ETC, CHUTES ARE NOT PERMITTED. COORDINATE EXTENT WITH MANAGEMENT OFFICE. CONTRACTOR IS NOT TO USE THE ELEVATOR TO HAUL MATERIAL AND EQUIPMENT, OR WORKERS.

PROVIDE SCAFFOLDING TYPE STAIRS TO EACH ROOF. PROTECT BOTTOM FOR SECURITY/ACCESS.



THIS SET INCOMPLETE
—
PRINTS SCANNED

5 BUILDING 4
SITE ACCESS PLAN
SCALE: N.T.S.

DRAFT

CBI Consulting Inc.
250 Dorchester Ave
Boston, Massachusetts
02127
t 617 268.8977
f 617 464.2971
CBI@CBI1984.com

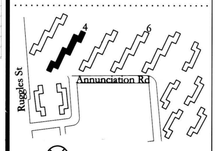
Boston Housing Authority
52 Chauncy Street

ROOF REPLACEMENT AT WHITTIER ST (MA 2-11) AND ALICE TAYLOR (MA 2-14)

BHA JOB No. 01-044C

Drawing Title:

PHASE 1
ALICE TAYLOR
BUILDING 4
ROOF PLAN



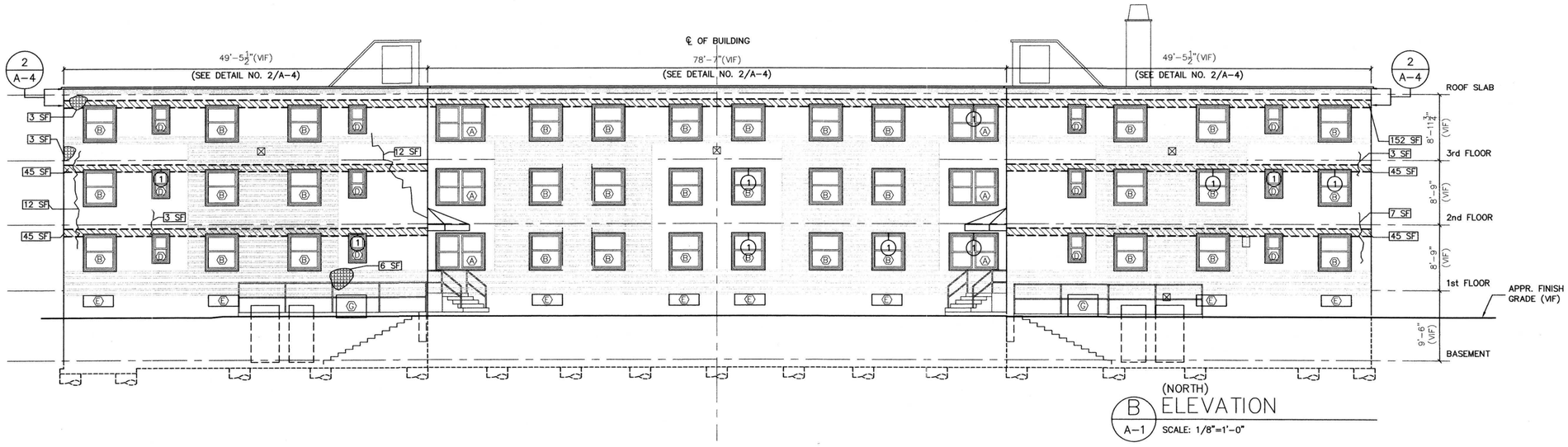
Revisions:

BID DOCUMENTS

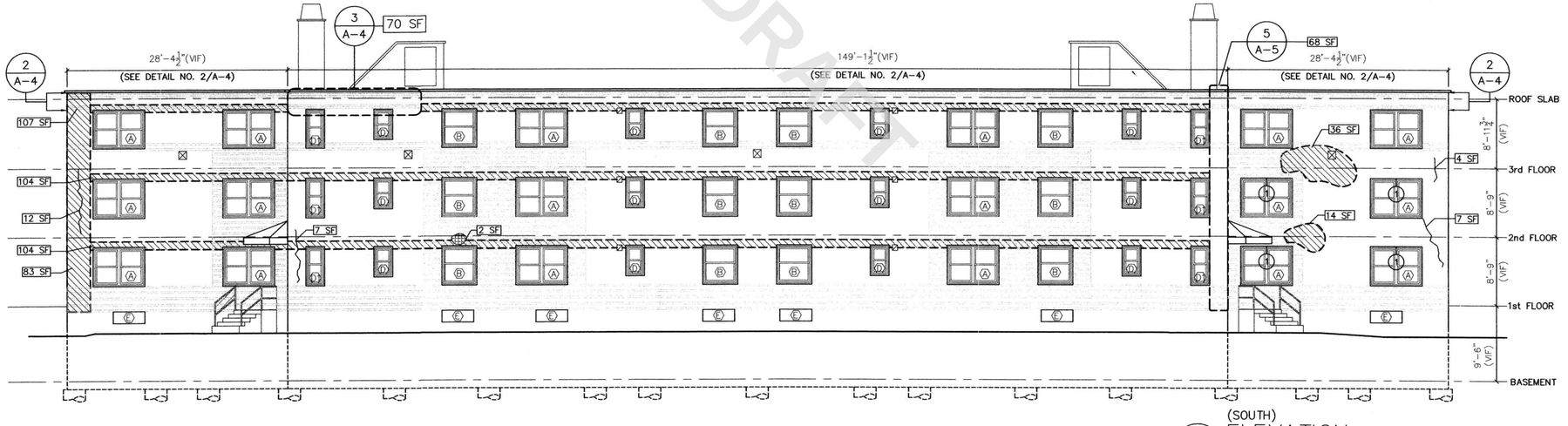
MICHAEL S. TILLIS No. 6323 REGISTERED PROFESSIONAL ENGINEER

Date:	7/31/02
Project Number:	02028
Project Manager:	MST
Scale:	1/8" = 1'-0"

A-1



(NORTH)
B A-1 ELEVATION
SCALE: 1/8"=1'-0"



(SOUTH)
A A-1 ELEVATION
SCALE: 1/8"=1'-0"

DRAFT

LEGEND & NOTES:

REMOVE & REPLACE SPALLING BRICK- SF (REFER TO SECTION 04901 CLAY MASONRY RESTORATION AND CLEANING)

REMOVE & REPLACE CRACKED BRICK- SF

REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT - SF (REFER TO SECTION 04901 CLAY MASONRY RESTORATION AND CLEANING)

1 CLEAN OUT BLOCKED WEEPS AT LINTEL. TWO WEEP HOLES MIN. @ EACH OPENING.

EXISTING EXTERIOR LIGHT FIXTURE

EXISTING SIGNAGE

1. MASONRY WORK SQUARE FOOTAGE TO BE FIELD VERIFIED.
2. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF MASONRY WORK WITH ARCHITECT PRIOR TO COMMENCING WORK.
3. REFER TO DETAIL 1/A-4 FOR REPOINTING STEEL LINTEL @ BEARING AREAS.

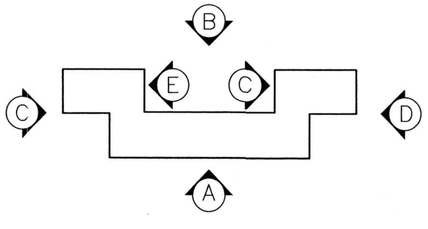
BUILDING NO. TWO: ADDITIONAL QUANTITIES:
(Additional quantities to be carried by Contractor under BASE BID in addition to what is shown on Drawings.)

CLAY MASONRY REPAIRS AND CLEANING: SECTION 04901
1. Contractor shall carry 4,760 SF mortar removal & re-pointing. Location as directed by Architect.
2. Contractor shall carry 30 SF of damaged brick removal and replacement. Location as directed by Architect.

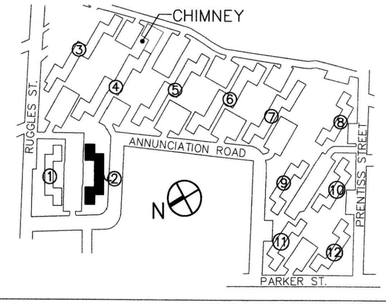
JOINT SEALANTS: SECTION 07901
1. Contractor shall carry 680 LF of sealant removal & replacement. Location as directed by Architect. (For sealant removal refer to Section 02080 asbestos abatement.)

EXISTING WINDOW & VENT TYPES (VIF)
- Ⓐ: 6'-8" X 5'-0"
- Ⓑ: 4'-6" X 5'-0"
- Ⓒ: 3'-0" X 5'-0"
- Ⓓ: 4'-0" X 2'-5"
- Ⓔ: 1'-10" X 4'-8"
- Ⓔ: 4'-1" X 1'-6"

BUILDING KEY PLAN:



SITE KEY PLAN:



LPBA
Architects, Inc.

Architecture
Planning
Interiors
Construction-
Management

28 Penniman Road
Boston MA 02134

Tel.: 617.782.9131
Fax: 617.782.9141

Email: info@lpba.com
Web Site: www.lpba.com

REVISIONS:

CLIENT:
BOSTON HOUSING AUTHORITY
52 CHAUNCY ST.
BOSTON, MA 02111-02357

PROJECT:
BHA JOB NO. 02-023C
BUILDING ENVELOPE IMPROVEMENTS AT MA 2-14 ALICE TAYLOR DEVELOPMENT

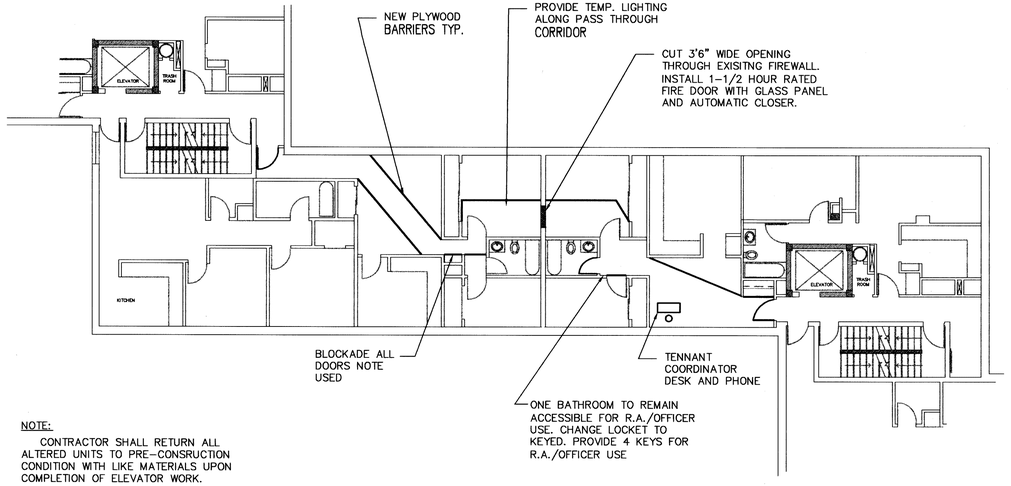
DRAWING TITLE:
EXTERIOR ELEVATIONS, LEGEND & NOTES
BUILDING # 2

DRAWN BY:	MKB
CHECKED BY:	FG
SCALE:	1/8"=1'-0"
DATE:	2/1/08
JOB NO.:	BHA-AT

SHEET NO.:
A-1

FILE:

SHEET 3 OF 6

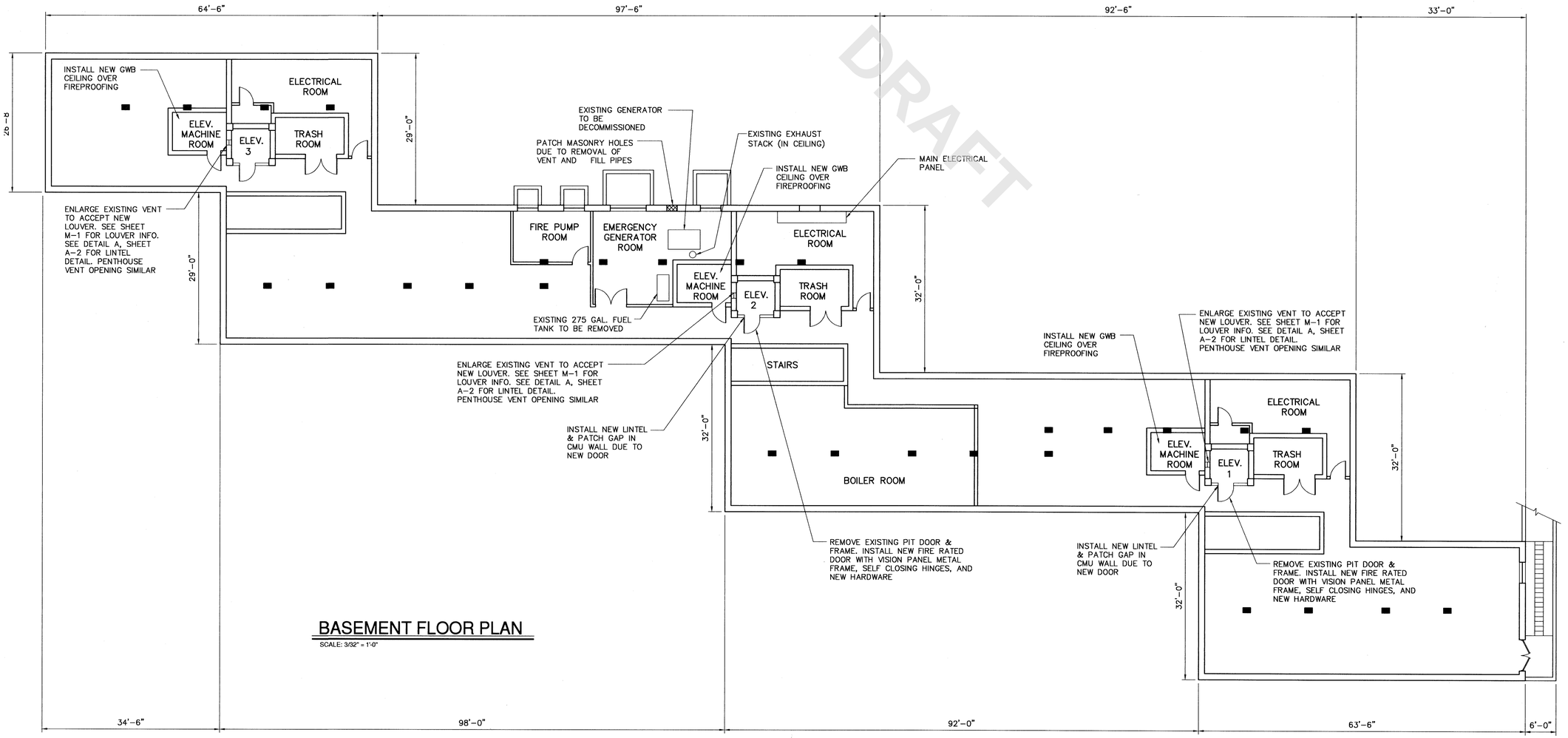


NOTE:

CONTRACTOR SHALL RETURN ALL ALTERED UNITS TO PRE-CONSRUCTION CONDITION WITH LIKE MATERIALS UPON COMPLETION OF ELEVATOR WORK.

TYP. 5th FLOOR CONNECTOR PLAN

SCALE: 3/32" = 1'-0"



BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"

DRAFT

ASEC CORPORATION
ENGINEERS ◦ ARCHITECTS ◦ LAND SURVEYORS
100 HALLET ST., SUITE 200, BOSTON, MA. 02124-5492

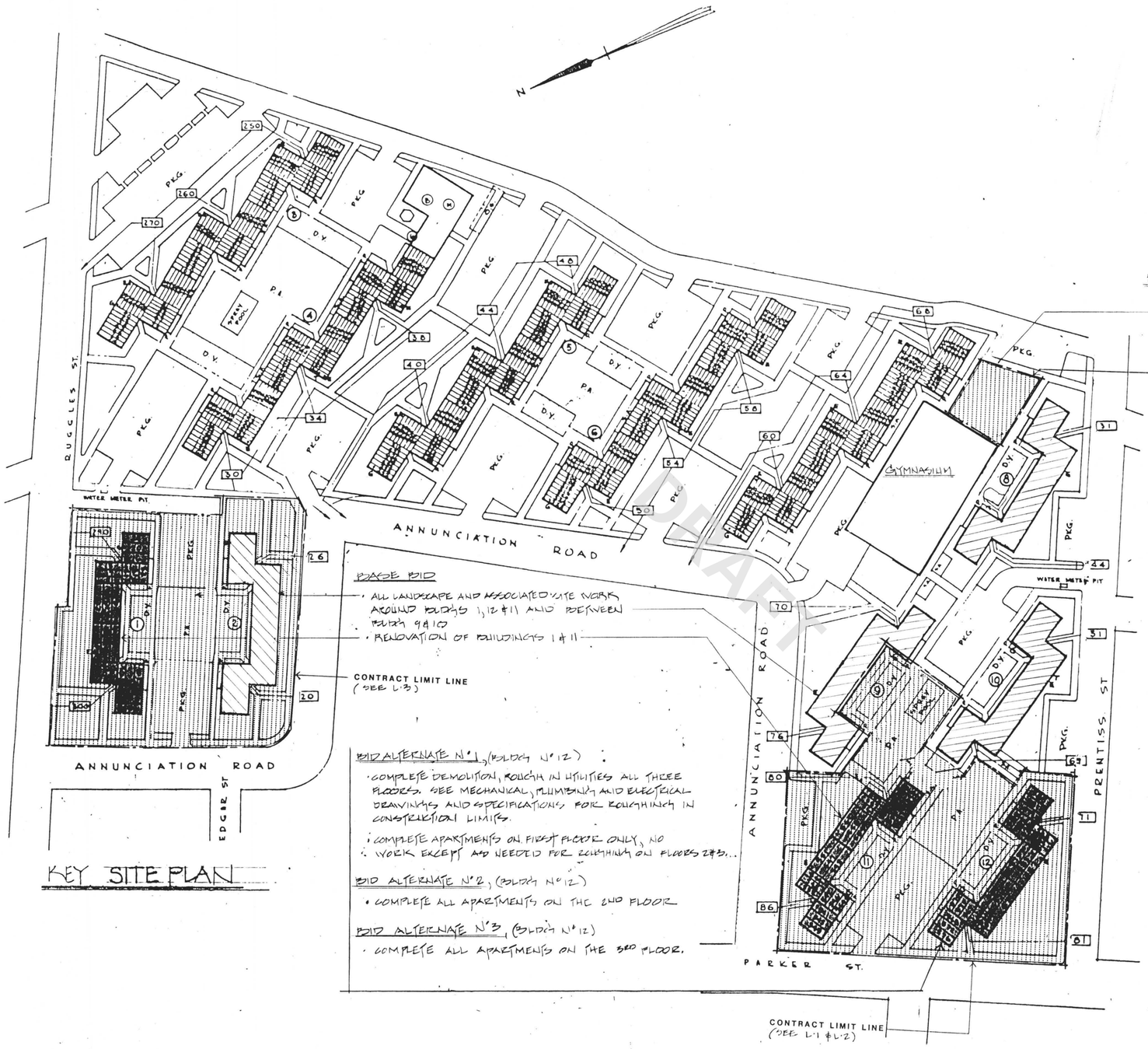
Revisions

BHA ELEVATOR MODERNIZATION
ALICE TAYLOR BUILDING 4
ROXBURY, MASSACHUSETTS

BUILDING NUMBER 4
FLOOR PLANS

Scale	3/32"=1'-0"
Date	2/10/06
Designed by	MHB
Drawn by	LD
Checked by	ACH
Job No.	1260

Sheet No.
A-1



KEY SITE PLAN

DWELLING UNIT DISTRIBUTION

BLDG NO	TYPE	1 BR APT	2 BR APT	3 BR APT	4 BR APT
1	A, AA	12	6	—	6
2	A, AA	12	6	—	6
3	B	—	48	48	—
4	B	—	48	48	—
5	B	—	48	48	—
6	B	—	48	48	—
7	D	—	48	48	—
8	A, AA	12	6	—	6
9	A, AA	12	6	—	6
10	A, AA	12	6	—	6
11	A, AA	12	6	—	6
12	A, AA	12	6	—	6
TOTAL		84	292	240	42

TOTAL NUMBER OF BUILDINGS - 12
TOTAL NUMBER OF APARTMENTS - 588

LEGEND

(5)	BUILDING NUMBER
(b)	BOILER ROOM
D.Y.	DRYING YARD
(G)	GARAGE
(M)	MAINTENANCE SPACE
G	GAS METER
O.S.	OIL STORAGE
P	PERAMBULATOR ROOM
PKG.	PARKING AREA
P.A.	PLAY AREA
S.A.	SITTING AREA
	STREET NUMBER & FRONT ENTRANCE
T	TRANSFORMER ROOM
E	ELECTRIC METER

COLOR KEY

NUMBER	TYPE	COLOR
84	1 BR UNITS	YELLOW
292	2 BR UNITS	RED
240	3 BR UNITS	BLUE
42	4 BR UNITS	GREEN
588	TOTAL NUMBER OF UNITS	

LEGEND

- OUTLINE OF PROJECT AREA
- BUILDINGS INVOLVED IN PREVIOUS RENOVATION
- BUILDINGS INVOLVED IN RENOVATION THIS PROJECT (BLDGS 1, 11 & 12)
- SITE WORK TO BE COMPLETED

SCALE IN FEET
0 50 100 150 200

DEPARTMENT COPY

Chisholm Washington Architects Inc.

675 Massachusetts Avenue
Cambridge, MA 02139-3354

PROJECT

MISSION HILL EXTENSION

Roxbury, Massachusetts

BHA Job. No. 92-014

OWNER

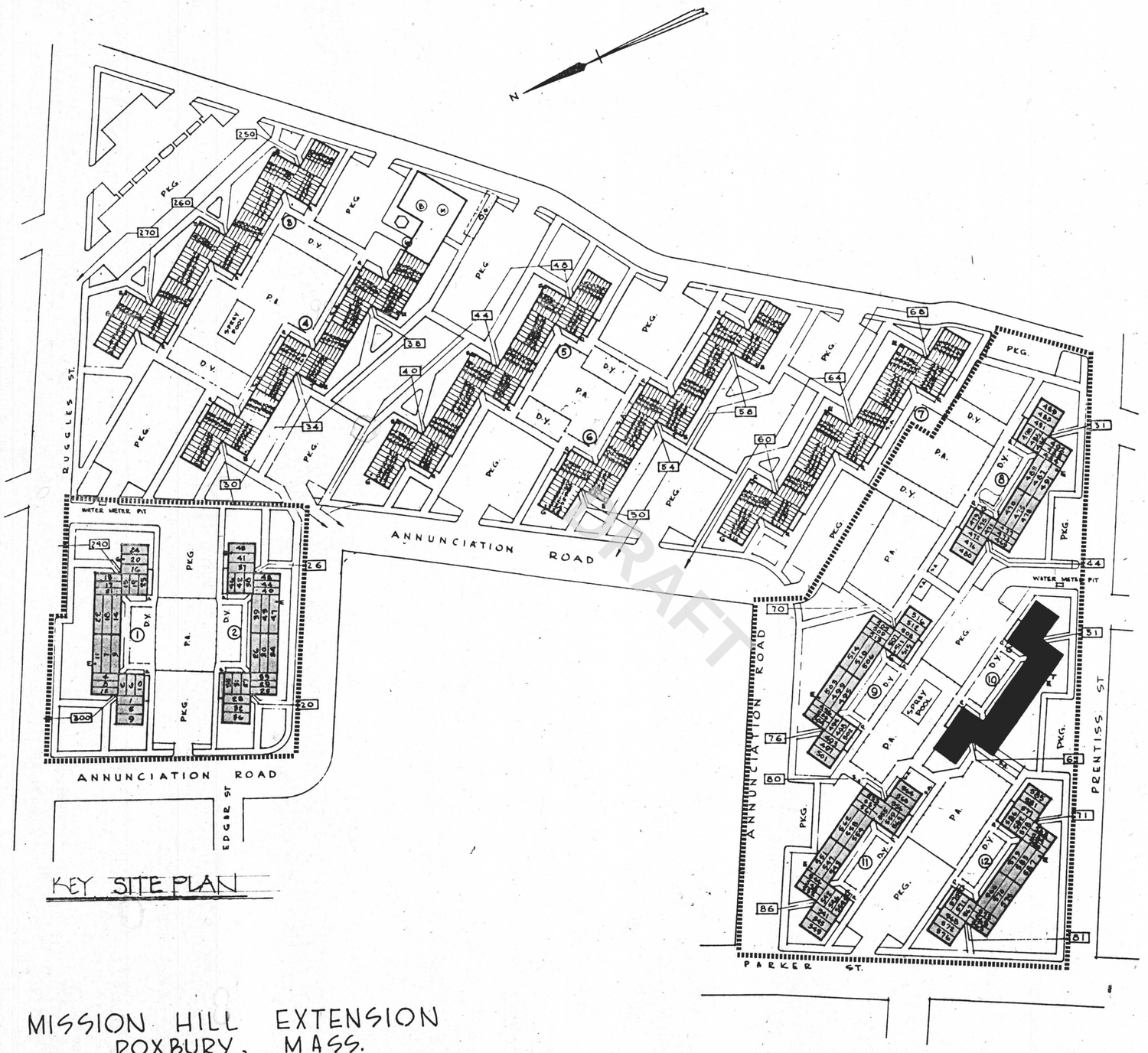
BOSTON HOUSING AUTHORITY

52 Chauncy Street
Boston, Massachusetts 02111

KEY SITE PLAN

SCALE:	DRAWING NO:
DATE: 3/10/93	A1
DRAWN BY:	
CHECKED BY:	

192211
MAKEPEACE



KEY SITE PLAN

MISSION HILL EXTENSION
ROXBURY, MASS.

CHISHOLM WASHINGTON ARCHITECTS
675 MASS. AVE.
CAMBRIDGE, MA.

LEGEND

OUTLINE OF PROJECT AREA

BUILDINGS INVOLVED IN RENOVATION

DWELLING UNIT DISTRIBUTION

BLDG NO	TYPE	1 BR APT.	2 BR APT.	3 BR APT.	4 BR APT.
1	A-AA	12	6	—	6
2	A-AA	18	6	—	6
3	B	—	48	48	—
4	B	—	48	48	—
5	B	—	48	48	—
6	B	—	48	48	—
7	B	—	48	48	—
8	B	—	48	48	—
9	A-AA	18	6	—	6
10	A-AA	18	6	—	6
11	A-AA	18	6	—	6
12	A-AA	18	6	—	6
TOTAL		84	252	210	48

TOTAL NUMBER OF BUILDINGS - 12
TOTAL NUMBER OF APARTMENTS - 588

LEGEND

- (5) BUILDING NUMBER
- (B) BOILER ROOM
- D.Y. DRYING YARD
- (G) GARAGE
- (M) MAINTENANCE SPACE
- G GAS METER
- O.S. OIL STORAGE
- P PERAMBULATOR ROOM
- PKG. PARKING AREA
- P.A. PLAY AREA
- S.A. SITTING AREA
- STREET NUMBER & FRONT ENTRANCE
- T TRANSFORMER ROOM
- E ELECTRIC METER

COLOR KEY

NUMBER	TYPE	COLOR
84	1 BR UNITS	YELLOW
252	2 BR UNITS	RED
210	3 BR UNITS	BLUE
42	4 BR UNITS	GREEN
588 - TOTAL NUMBER OF UNITS		

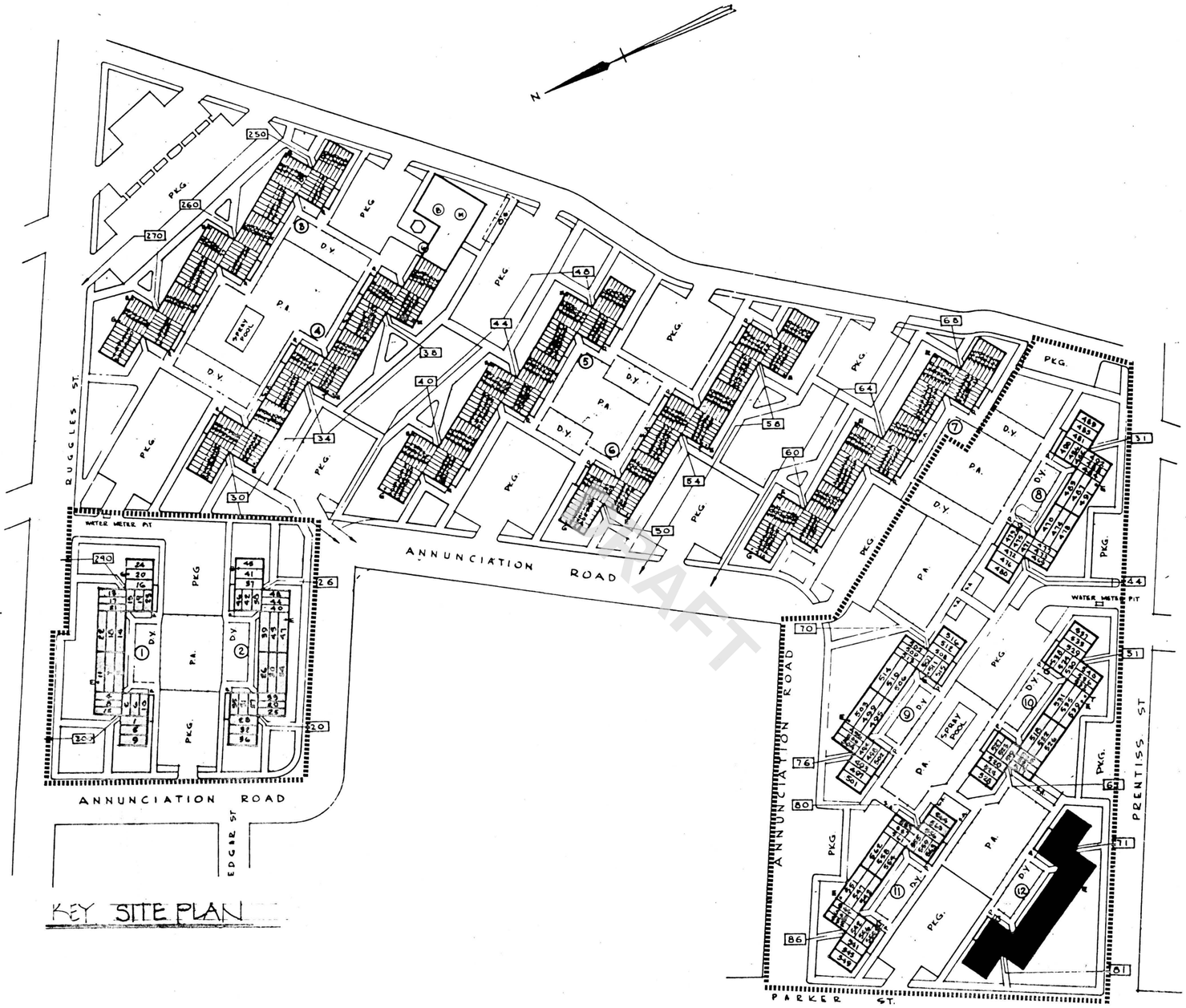
SCALE IN FEET

0 50 100 150 200

DATE: 12-8-89

A-1

DRAFT



KEY SITE PLAN

MISSION HILL EXTENSION
ROXBURY, MASS.

CHISHOLM WASHINGTON ARCHITECTS
675 MASS. AVE.
CAMBRIDGE, MA.

LEGEND

OUTLINE OF PROJECT AREA

BUILDINGS INVOLVED IN RENOVATION

DUPLICATE OF PLAN FILED WITH INSPECTIONAL SERVICES DEPARTMENT CITY OF BOSTON 1936.90 HMWY

DWELLING UNIT DISTRIBUTION

BLDG NO	TYPE	1 BR APT	2 BR APT	3 BR APT	4 BR APT
1	A, Aa	12	6	—	6
2	A, Aa	12	6	—	6
3	B	—	4E	4E	—
4	B	—	4E	4E	—
5	D	—	4E	4E	—
6	D	—	4E	4E	—
7	D	—	4E	4E	—
8	D	—	4E	4E	—
9	A, Aa	12	6	—	6
10	A, Aa	12	6	—	6
11	A, Aa	12	6	—	6
12	A, Aa	12	6	—	6
TOTAL		84	52	8	48

TOTAL NUMBER OF BUILDINGS - 12
TOTAL NUMBER OF APARTMENTS - 588

LEGEND

- (5) BUILDING NUMBER
- (B) BOILER ROOM
- D.Y. DRYING YARD
- (G) GARAGE
- (M) MAINTENANCE SPACE
- G GAS METER
- O.S. OIL STORAGE
- P PERAMBULATOR ROOM
- P.G. PARKING AREA
- P.A. PLAY AREA
- S.A. SITTING AREA
- STREET NUMBER & FRONT ENTRANCE
- T TRANSFORMER ROOM
- E ELECTRIC METER

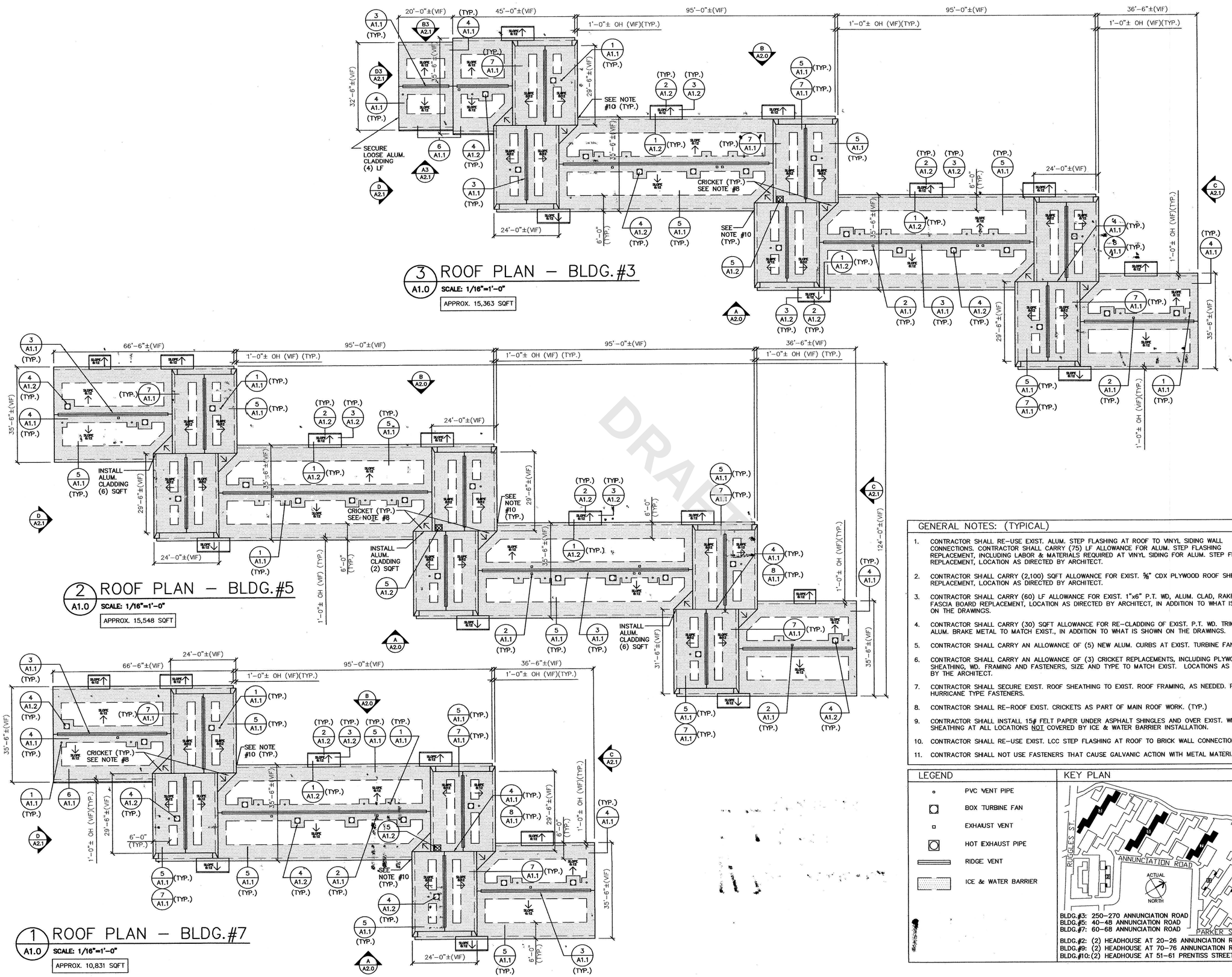
COLOR KEY

NUMBER	TYPE	COLOR
84	1 BR UNITS	YELLOW
252	2 BR UNITS	RED
210	3 BR UNITS	BLUE
42	4 BR UNITS	GREEN
588 - TOTAL NUMBER OF UNITS		

SCALE IN FEET
0 50 100 150 200

DATE: 12-8-89

A-1



DRAFT

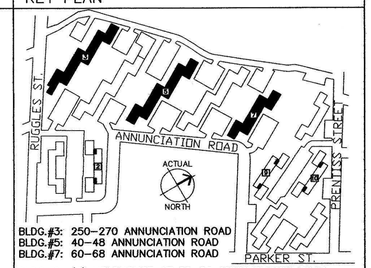
GENERAL NOTES: (TYPICAL)

1. CONTRACTOR SHALL RE-USE EXIST. ALUM. STEP FLASHING AT ROOF TO VINYL SIDING WALL CONNECTIONS. CONTRACTOR SHALL CARRY (75) LF ALLOWANCE FOR ALUM. STEP FLASHING REPLACEMENT, INCLUDING LABOR & MATERIALS REQUIRED AT VINYL SIDING FOR ALUM. STEP FLASHING REPLACEMENT, LOCATION AS DIRECTED BY ARCHITECT.
2. CONTRACTOR SHALL CARRY (2,100) SQFT ALLOWANCE FOR EXIST. 5/8" CDX PLYWOOD ROOF SHEATHING REPLACEMENT, LOCATION AS DIRECTED BY ARCHITECT.
3. CONTRACTOR SHALL CARRY (60) LF ALLOWANCE FOR EXIST. 1"x6" P.T. WD, ALUM. CLAD, RAKE & EAVE FASCIA BOARD REPLACEMENT, LOCATION AS DIRECTED BY ARCHITECT, IN ADDITION TO WHAT IS SHOWN ON THE DRAWINGS.
4. CONTRACTOR SHALL CARRY (30) SQFT ALLOWANCE FOR RE-CLADDING OF EXIST. P.T. WD. TRIM WITH ALUM. BRAKE METAL TO MATCH EXIST., IN ADDITION TO WHAT IS SHOWN ON THE DRAWINGS.
5. CONTRACTOR SHALL CARRY AN ALLOWANCE OF (5) NEW ALUM. CURBS AT EXIST. TURBINE FANS.
6. CONTRACTOR SHALL CARRY AN ALLOWANCE OF (3) CRICKET REPLACEMENTS, INCLUDING PLYWOOD SHEATHING, WD. FRAMING AND FASTENERS, SIZE AND TYPE TO MATCH EXIST. LOCATIONS AS DIRECTED BY THE ARCHITECT.
7. CONTRACTOR SHALL SECURE EXIST. ROOF SHEATHING TO EXIST. ROOF FRAMING, AS NEEDED. PROVIDE HURRICANE TYPE FASTENERS.
8. CONTRACTOR SHALL RE-ROOF EXIST. CRICKETS AS PART OF MAIN ROOF WORK. (TYP.)
9. CONTRACTOR SHALL INSTALL 15# FELT PAPER UNDER ASPHALT SHINGLES AND OVER EXIST. WD SHEATHING AT ALL LOCATIONS NOT COVERED BY ICE & WATER BARRIER INSTALLATION.
10. CONTRACTOR SHALL RE-USE EXIST. LCC STEP FLASHING AT ROOF TO BRICK WALL CONNECTIONS.
11. CONTRACTOR SHALL NOT USE FASTENERS THAT CAUSE GALVANIC ACTION WITH METAL MATERIALS.

LEGEND

- PVC VENT PIPE
- BOX TURBINE FAN
- EXHAUST VENT
- HOT EXHAUST PIPE
- RIDGE VENT
- ICE & WATER BARRIER

KEY PLAN



BLDG.#3: 250–270 ANNUNCIATION ROAD
BLDG.#5: 40–48 ANNUNCIATION ROAD
BLDG.#7: 60–68 ANNUNCIATION ROAD

BLDG.#2: (2) HEADHOUSE AT 20–26 ANNUNCIATION ROAD
BLDG.#9: (2) HEADHOUSE AT 70–76 ANNUNCIATION ROAD
BLDG.#10: (2) HEADHOUSE AT 51–61 PRENTISS STREET

GDA
GAROFALO DESIGN ASSOCIATES INCORPORATED
ARCHITECTURE
INTERIORS
PLANNING
MANAGEMENT
214 Lincoln Street
Suite 208
Boston, MA 02134
Tel: 617-782-0024
Fax:617-782-0034
www.gda10.com

REGISTERED ARCHITECT FRANCESCO GAROFALO No. 9250 MEDFORD, MASS. COMMONWEALTH OF MASSACHUSETTS

REVISIONS:

CLIENT:
BOSTON HOUSING AUTHORITY
CAPITAL CONSTRUCTION
52 CHAUNCY STREET
BOSTON, MA 02111-02357

PROJECT:
ROOF REPLACEMENT
AT ALICE TAYLOR
DEVELOPMENT (114)
BHA JOB NO. 0918-02

DRAWING TITLE:
BUILDING #3, #5 & #7
ROOF PLANS

DRAWN BY:	PD
CHECKED BY:	FG
SCALE:	1/16"=1'-0"
DATE:	8/16/2013
JOB NO.:	GDA # 13205

SHEET NO.:
A-1.0

FILE:

SHEET 4 OF 9

1 SITE PLAN
SCALE: 1/50" = 1' - 0"

PROJECT NORTH

1/50"

0 25 FT 50 FT 100 FT

NOTES:

LEGEND:

STREET APT.#
LOCATION OF WORK

#
BHA BUILDING NUMBER

X
UNIT TYPE – SEE DEMOLITION PLANS AND UNIT PLANS FOR WORK REQUIRED

A#.#
EXTERIOR ELEVATION

BHA 504 COMPLIANCE AT REGION 1

ALICE H. TAYLOR DEVELOPMENT

BWA

BAKER/WOHL ARCHITECTS
2A UNION PARK STREET
BOSTON, MA 02118
TEL: 617.350.7420
FAX: 617.350.5383

Project No:	2303
Drawn By:	ACBB
Checked By:	AI
Issue Date:	16 JULY 2004

Revisions

No	Date	Description	By

Drawing Title:
SITE PLAN

Drawing Number:
A1.0

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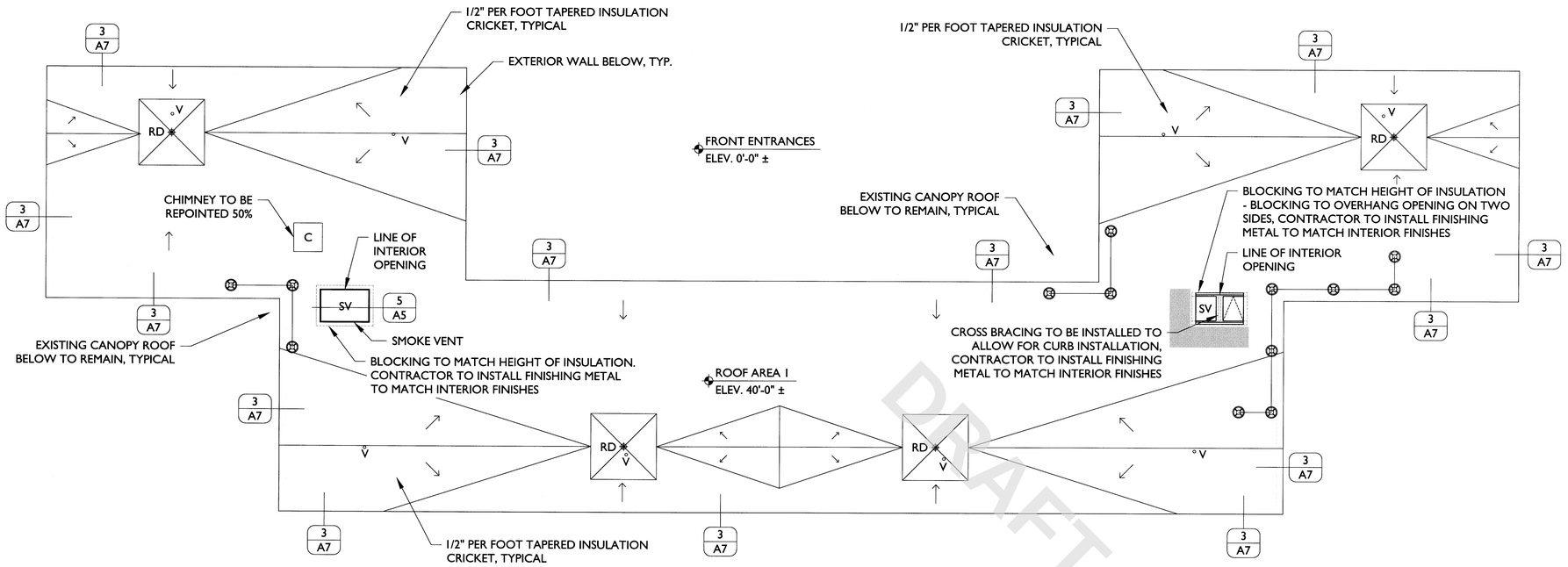
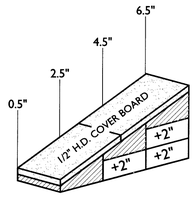


1 ROOF AREA PLAN - ALICE TAYLOR BUILDING NO. 1, 11, 12 (TYPE A) (BASE BID)
SCALE: 1/8" = 1'-0"



1/2" /FT TAPERED ISO PROFILE - N.T.S.
NOTE: STAGGER ALL JOINTS

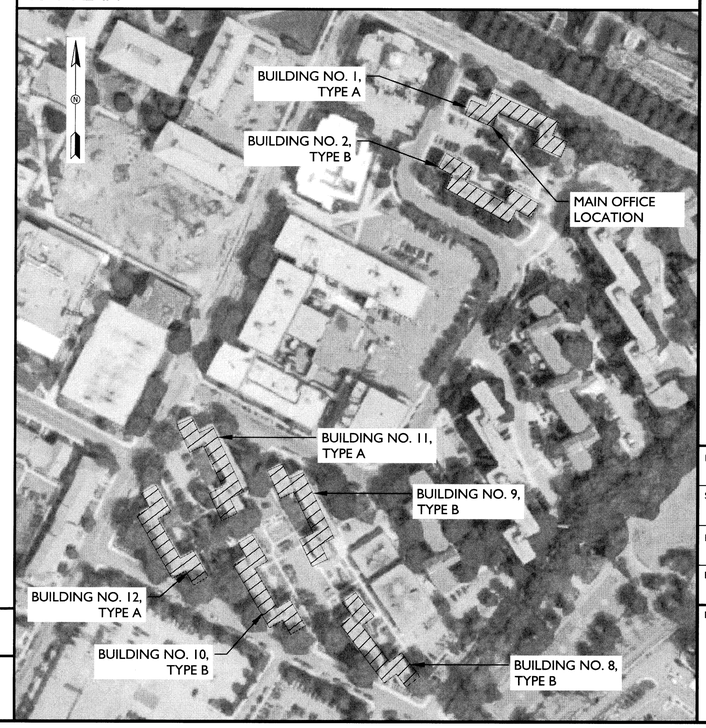
GENERAL NOTES

1. PROVIDE 1/2" / 1'-0" TAPERED INSULATION CRICKETS AS INDICATED.
2. PROVIDE 8'-0" X 8'-0" DRAIN SUMPS (1/4" / 1'-0") AROUND ALL ROOF DRAINS.

LEGEND

SYMBOL	DESCRIPTION	DETAIL REF.
∘V	VENT PIPE	1/A5, 2/A5
C	CHIMNEY	4/A5
SV	SMOKE VENT	3/A6, 5/A6
	ROOF HATCH	1/A6
RD	ROOF DRAIN	6/A5
	WALKWAY PAD, ADHERED	
	SAFETY RAILING	5/A8
	APPROXIMATE ELEVATION RELATIVE TO THE GROUND	
→	SLOPE, DOWN	

KEY PLAN



DRAFT

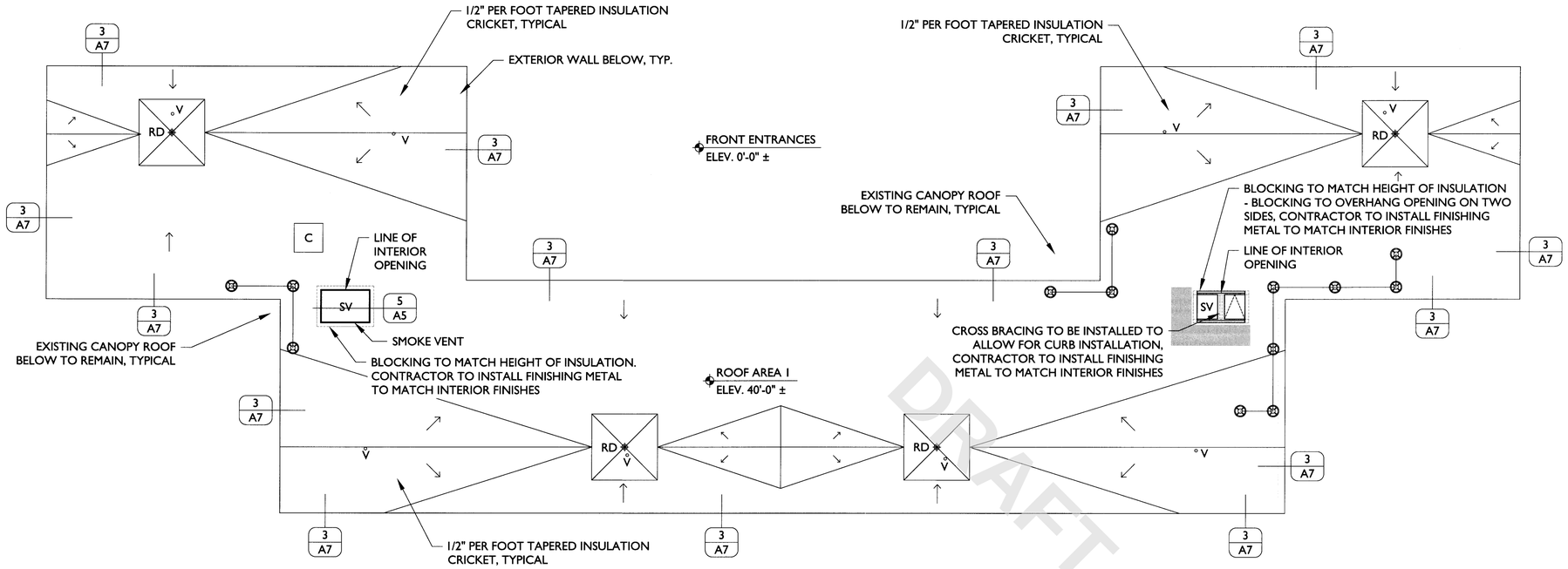
COMMONWEALTH OF MASSACHUSETTS
ANDREW N. BARR
CIVIL
NO. 52172
REGISTERED PROFESSIONAL ENGINEER
Andrew N. Barr
2019.04.26 12:59:59-04'00'

NO	DATE	BY	DESCRIPTION

RUSSO·BARR ASSOCIATES
55 Sixth Road, Suite 200, Woburn, MA 01801

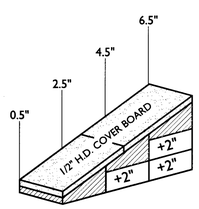
ROOF REPLACMENT AT ALICE TAYLOR AND FRANKLIN FIELD DEVELOPMENTS
BOSTON HOUSING AUTHORITY
ALICE TAYLOR & FRANKLIN FIELD DEVELOPMENTS
BOSTON, MASSACHUSETTS
ROOF AREA PLAN - ALICE TAYLOR BUILDING NO. 1, 11, 12 (TYPE A)

DATE 04.24.19
SCALE AS NOTED
DRAWN BY / CHECKED BY JL & DJS / JR
PROJECT NO 2019001
DRAWING NO A1



1 ROOF AREA PLAN - ALICE TAYLOR BUILDING NO. 1, 11, 12 (TYPE A)

SCALE: 1/8" = 1'-0"



1/2" /FT TAPERED ISO PROFILE - N.T.S.

NOTE: STAGGER ALL JOINTS

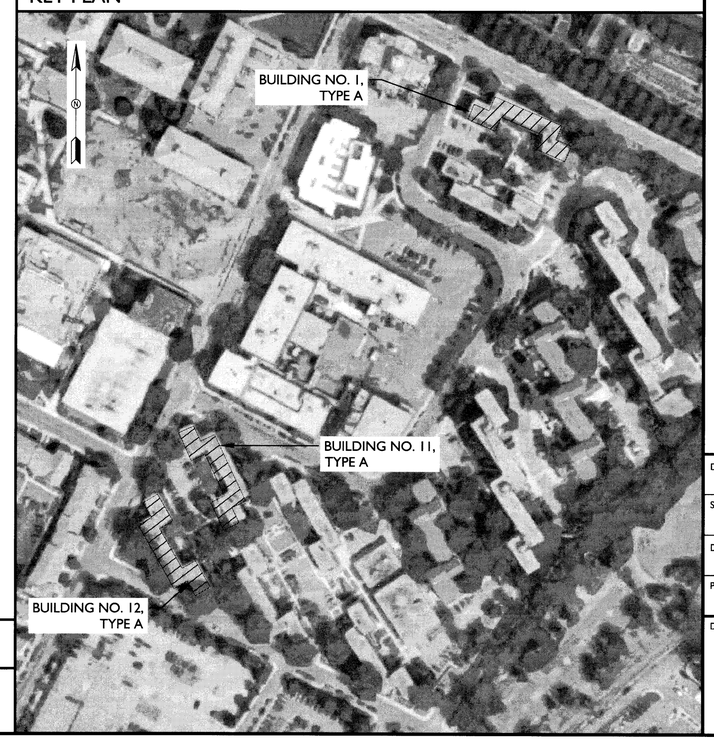
GENERAL NOTES

1. PROVIDE 1/2" / 1'-0" TAPERED INSULATION CRICKETS AS INDICATED.
2. PROVIDE 8'-0" X 8'-0" DRAIN SUMPS (1/4" / 1'-0") AROUND ALL ROOF DRAINS.

LEGEND

SYMBOL	DESCRIPTION	DETAIL REF.
◦V	VENT PIPE	1/A5, 2/A5
C	CHIMNEY	4/A5
SV	SMOKE VENT	3/A6, 5/A6
	ROOF HATCH	1/A6
RD	ROOF DRAIN	6/A5
	WALKWAY PAD, ADHERED	
	SAFETY RAILING	5/A8
	APPROXIMATE ELEVATION RELATIVE TO THE GROUND	
→	SLOPE, DOWN	

KEY PLAN



DRAFT

COMMONWEALTH OF MASSACHUSETTS
ANDREW N. BARR
CIVIL
NO. 33782
REGISTERED
PROFESSIONAL ENGINEER
Andrew N. Barr
2019.06.26 01:45:29-04'00'

NO	DATE	BY	DESCRIPTION

RUSSO·BARR ASSOCIATES
55 Sixth Road, Suite 200, Woburn, MA 01801

ROOF REPLACMENT AT ALICE TAYLOR AND FRANKLIN FIELD DEVELOPMENTS

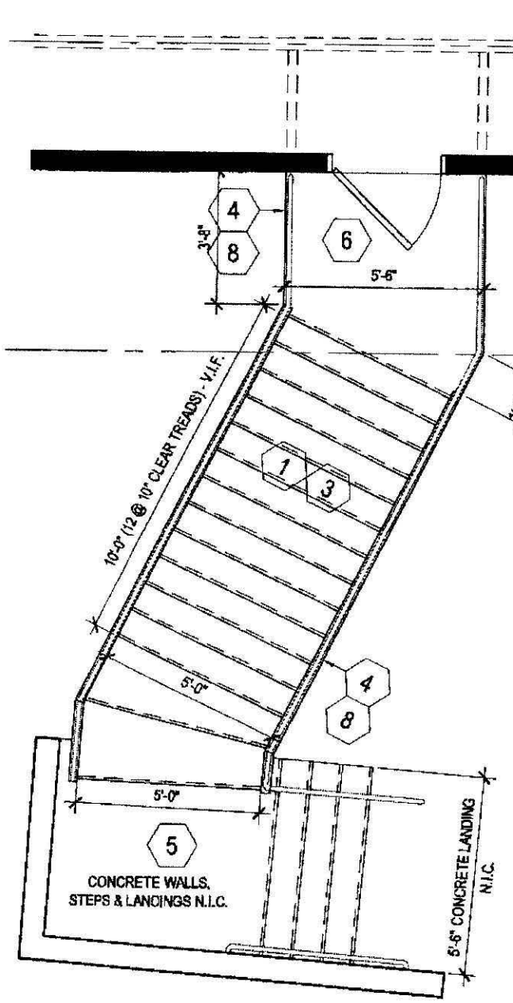
BOSTON HOUSING AUTHORITY

ALICE TAYLOR & FRANKLIN FIELD DEVELOPMENTS

BOSTON, MASSACHUSETTS

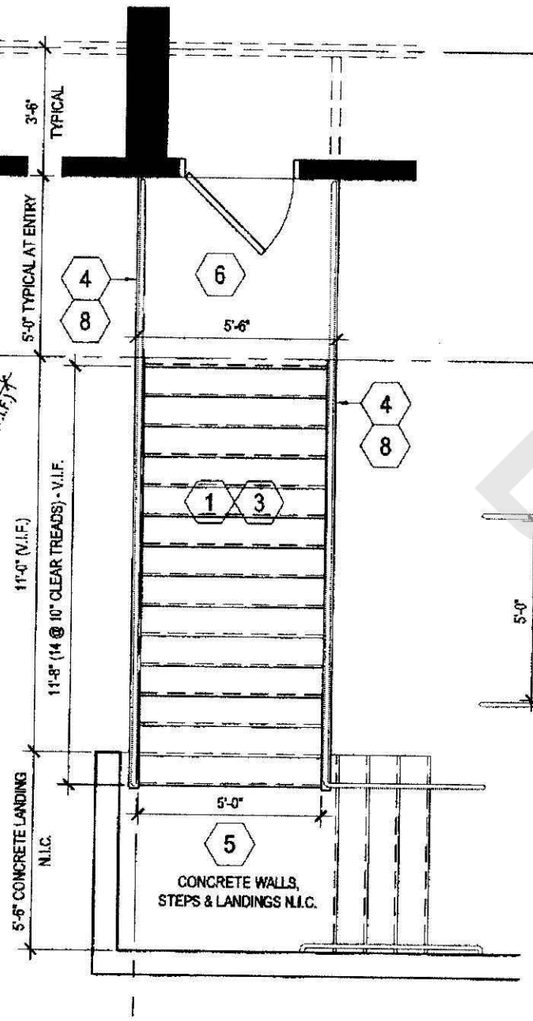
ROOF AREA PLAN - ALICE TAYLOR BUILDING NO. 1, 11, 12 (TYPE A) (BASE BID)

DATE	06.26.19
SCALE	AS NOTED
DRAWN BY / CHECKED BY	JL & DJS / JR
PROJECT NO	2019001
DRAWING NO	A1



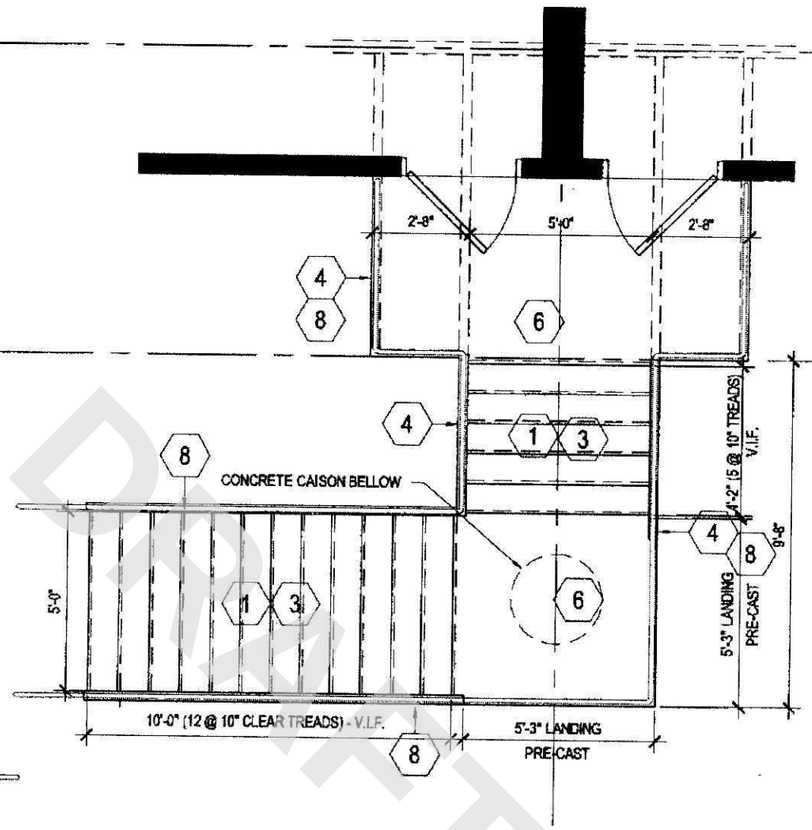
BUILDING 3: 0 LOCATIONS
BUILDING 5: UNIT M
BUILDING 7: UNIT H

4 STAIR TYPE 4B
1/4"=1'-0" ENTRY



BUILDING 3: UNIT A
BUILDING 5: UNIT A
BUILDING 7: UNIT A

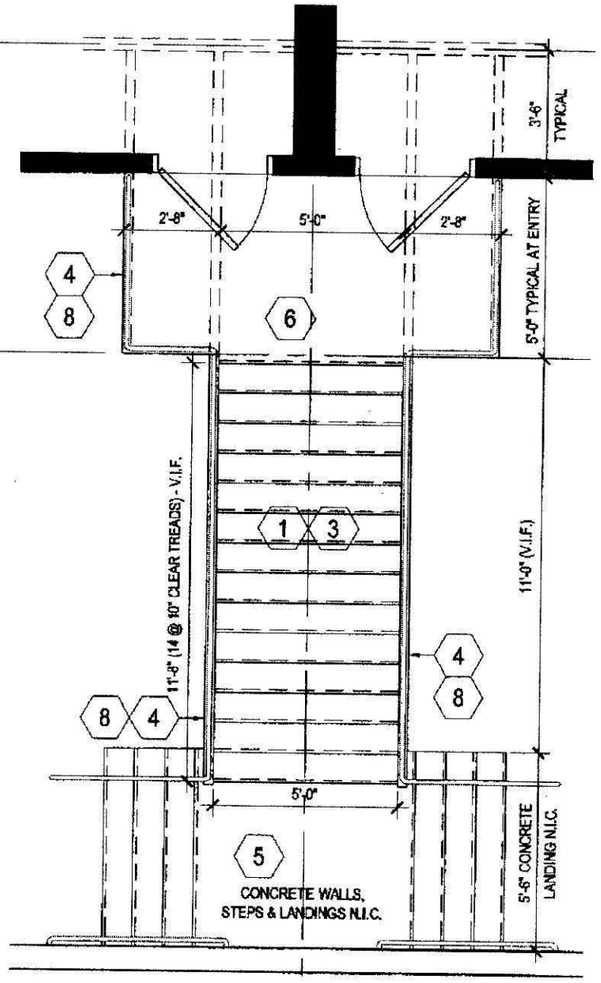
3 STAIR TYPE 4A
1/4"=1'-0" ENTRY



*SEE DRAWING A3.1 FOR NOTES & 3.2 FOR PICTURE DESCRIPTIONS OF EXISTING CONDITIONS.

BUILDING 3: UNITS K & L
BUILDING 5: 0 LOCATIONS
BUILDING 7: UNITS P & Q

2 STAIR TYPE 3B
ENTRY



BUILDING 3: 7 LOCATIONS
BUILDING 5: 8 LOCATIONS
BUILDING 7: 4 LOCATIONS

1 STAIR TYPE 3A (TYPICAL)
1/4"=1'-0" ENTRY

FINE ASSOCIATES
Architecture and Interiors
192 South Street
Boston, MA 02111
Tel. : 617 695 9171
Fax.: 617 695 9360

BOSTON HOUSING AUTHORITY
52 Chauncy Street
Boston, Massachusetts

ALICE H. TAYLOR DEVELOPMENT
260 Ruggles Street
Boston, Massachusetts

REGISTERED ARCHITECT ALBERT DAVID FINE No. 4642 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

Drawing Name: EXISTING TOWNHOUSE STAIRS
Scale: 1/4" = 1'-0" Date: August 28 2010 - BID SET
Project Name: 200904 - 10-0011-03 EXTERIOR STAIR IMPROVEMENTS & DOOR REPLACEMENTS

A3.0

GENERAL NOTES:

1. PLANS SHOWN REPRESENT STAIR DESIGN AND INTENT. SOME VARIATION MAY OCCUR w/VARIOUS FIELD CONDITIONS. V.I.F..
2. STAIR RUNS w/TREADS TO BE REPLACED ARE TO BE FIELD VERIFIED. FIELD ENGINEER TO TEST & CONFIRM FINAL QUANTITIES.
3. ALL PAINT REMOVAL TO BE MANUAL. NO SAND BLASTING OR ACIDS ARE TO BE USED.
4. FIELD TEST PAINT TO CONFIRM ABSENCE OF LEAD.

EXISTING CONDITIONS - EXTERIOR STAIR TYPES 3-6 (TYP. TOWNHOUSES)

C.I.P CONCRETE STOOPS:
CONCRETE STOOPS ARE NOT CONSIDERED PART OF THIS SCOPE. ONLY THE HANDRAILS ARE INCLUDED TO THE EXTENT THAT THEY ARE AN EXTENSION OF THE MAIN RUN OF STAIRS.

TREAD CONDITIONS:

1. PAINTED CONCRETE FILLED METAL PAN TREADS. PAINT HAS WORN OFF THE CONCRETE & WATER IS PONDING AT THE BACK OF THE TREAD.
2. UNDERSIDE OF MANY TREADS ARE CORRODING/CORRODED THROUGH IN MANY LOCATIONS. TREADS IN GOOD CONDITION REQUIRE NEW PAINT/FINISH.
3. PAINTED METAL RISERS ARE CORRODED, STAINED & WATER INFILTRATION THROUGH THE PAN & CONCRETE. SEVERAL RUNS HAVE CAVITIES WHERE THE RISERS ARE COMPROMISED.

TYPICAL STRINGERS:

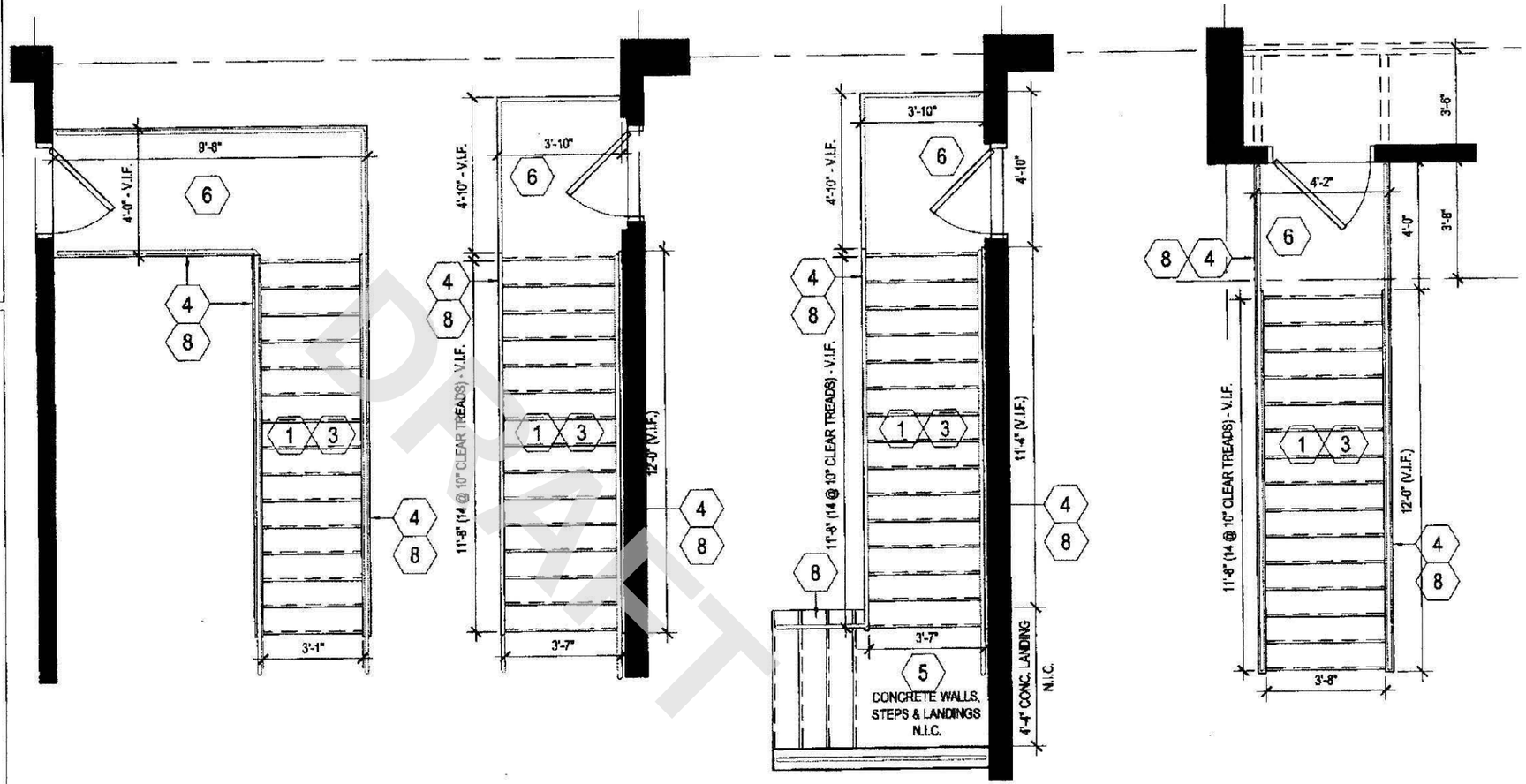
4. CHANNEL STRINGERS ARE IN GOOD CONDITION. NEED NEW PAINT/FINISH.
5. STRINGERS DO NOT DIRECTLY ATTACH TO CONCRETE AND ALLOW WATER TO DRAIN. THE ANCHOR POINTS APPEAR TO BE SOUND WITH NO VISIBLE SIGNS OF DEGRADATION.

TYPICAL LANDINGS:

6. CONCRETE SLAB OVER METAL DECK. THESE ARE CORRODING FROM THE UNDERSIDE AT THEIR ANCHOR POINTS.
7. LANDING CONFIGURATIONS VARY BY LOCATION, BUT ARE ALL BUILT THE SAME WAY & ARE UNIFORM IN CONDITION. THE LANDINGS DO NOT EXTEND INTO THE TOWN HOUSES, THE STRUCTURE DOES.

TYPICAL RAILINGS:

8. EXISTING RAILINGS DO NOT COMPLY WITH THE CURRENT CODE FOR SAFETY. PROVIDE NEW PROTECTIVE FINISH.
9. RAILINGS DO NOT MEET THE CHILD SAFETY REQUISIT OF THE 4" SPHERE RULE, NOT RISE & RUN COMPLIANT FOR AN R-2 USE GROUP.



BUILDING 3: 0 LOCATIONS
BUILDING 5: 0 LOCATIONS
BUILDING 7: UNIT H

4 STAIR TYPE 6B
1/4"=1'-0" EGRESS

BUILDING 3: 0 LOCATIONS
BUILDING 5: UNIT A
BUILDING 7: 0 LOCATIONS

3 STAIR TYPE 6A
1/4"=1'-0" EGRESS

BUILDING 3: 0 LOCATIONS
BUILDING 5: 0 LOCATIONS
BUILDING 7: UNIT A

2 STAIR TYPE 6
1/4"=1'-0" EGRESS

BUILDING 3: UNIT A
BUILDING 5: UNIT M
BUILDING 7: 0 LOCATIONS

1 STAIR TYPE 5
1/4"=1'-0" EGRESS

FINE ASSOCIATES
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192 South Street
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Tel. : 617 695 9171
Fax.: 617 695 9360

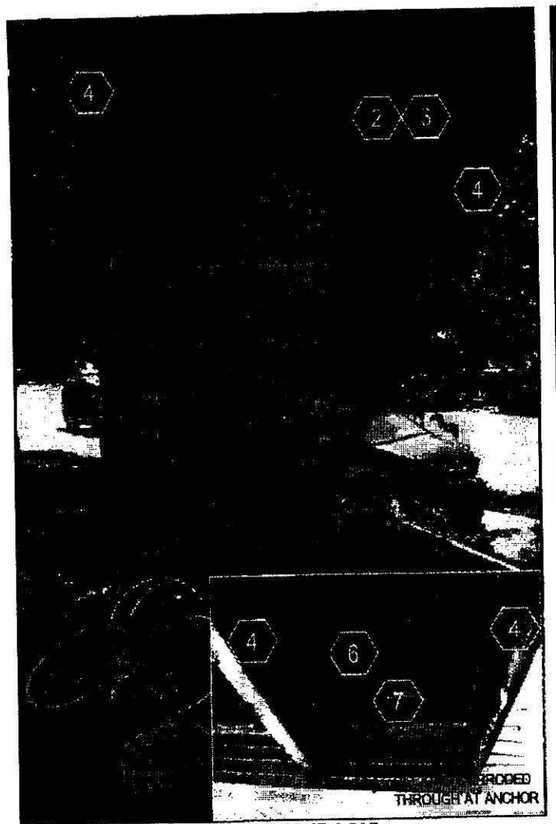
BOSTON HOUSING AUTHORITY
52 Chauncy Street
Boston, Massachusetts

ALICE H. TAYLOR DEVELOPMENT
260 Ruggles Street
Boston, Massachusetts

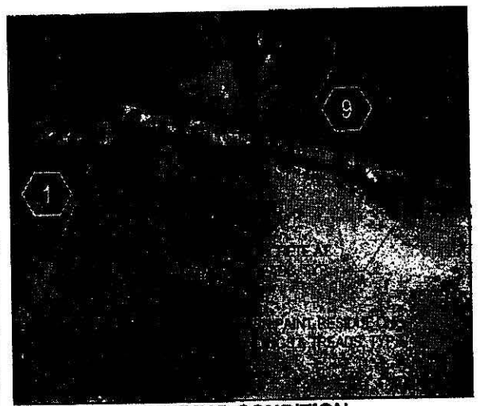
REGISTERED ARCHITECT - COMMONWEALTH OF MASSACHUSETTS - ALBERT DAVID FINE - No. 4642 - BOSTON, MA

Drawing Name: EXISTING TOWNHOUSE EGRESS STAIRS
Scale: ¼" = 1'-0" Date: August 28 2010 - BID SET
Project Name: 200904 - 10-0011-03 EXTERIOR STAIR IMPROVEMENTS & DOOR REPLACEMENTS

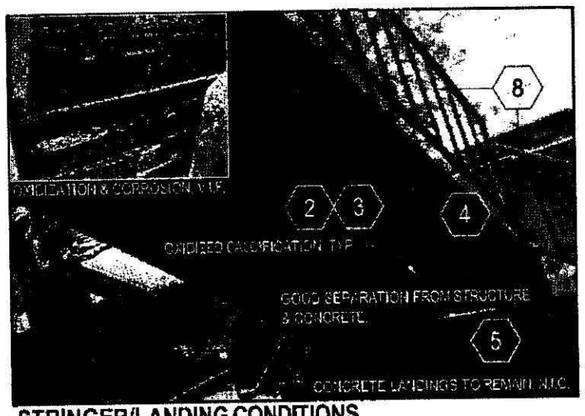
Drawing Number: A3.1



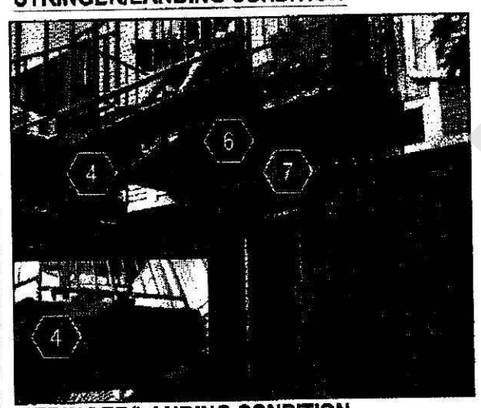
TYPICAL RUN CONDITIONS (BACK)



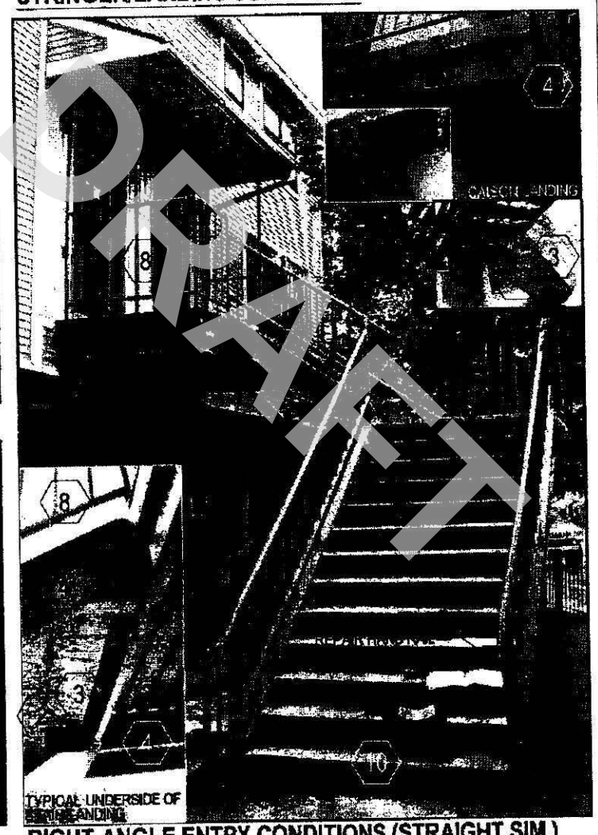
STRINGER/LANDING CONDITION



STRINGER/LANDING CONDITIONS



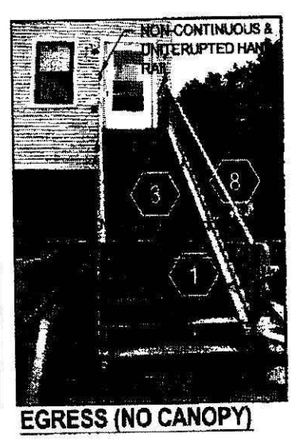
STRINGER/LANDING CONDITION



RIGHT ANGLE ENTRY CONDITIONS (STRAIGHT SIM.)

TYPICAL DOUBLE LANDING

TYPICAL SINGLE LANDING



EGRESS (NO CANOPY)

STRAIGHTCOVERED ENTRY (SINGLE SIM.), TYP.

EXISTING CONDITIONS - EXTERIOR STAIR TYPES 3-6 (TYP. TOWNHOUSES)

C.I.P CONCRETE STOOPS:
CONCRETE STOOPS ARE NOT CONSIDERED PART OF THIS SCOPE. ONLY THE HANDRAILS ARE INCLUDED TO THE EXTENT THAT THEY ARE AN EXTENSION OF THE MAIN RUN OF STAIRS.

TREAD CONDITIONS:
1. PAINTED CONCRETE FILLED METAL PAN TREADS. PAINT HAS WORN OFF THE CONCRETE & WATER IS PONDING AT THE BACK OF THE TREAD.
2. UNDERSIDE OF MANY TREADS ARE CORRODING/CORRODED THROUGH IN MANY LOCATIONS. TREADS IN GOOD CONDITION REQUIRE NEW PAINT/FINISH.
3. PAINTED METAL RISERS ARE CORRODED, STAINED & WATER INFILTRATION THROUGH THE PAN & CONCRETE. SEVERAL RUNS HAVE CAVITIES WHERE THE RISERS ARE COMPROMISED.

TYPICAL STRINGERS:
4. CHANNEL STRINGERS ARE IN GOOD CONDITION. NEED NEW PAINT/FINISH.
5. STRINGERS DO NOT DIRECTLY ATTACH TO CONCRETE AND ALLOW WATER TO DRAIN. THE ANCHOR POINTS APPEAR TO BE SOUND WITH NO VISIBLE SIGNS OF DEGRADATION.

TYPICAL LANDINGS:
6. CONCRETE SLAB OVER METAL DECK. THESE ARE CORRODING FROM THE UNDERSIDE AT THEIR ANCHOR POINTS.
7. LANDING CONFIGURATIONS VARY BY LOCATION, BUT ARE ALL BUILT THE SAME WAY & ARE UNIFORM IN CONDITION. THE LANDINGS DO NOT EXTEND INTO THE TOWN HOUSES, THE STRUCTURE DOES.

TYPICAL RAILINGS:
8. EXISTING RAILINGS DO NOT COMPLY WITH THE CURRENT CODE FOR SAFETY. PROVIDE NEW PROTECTIVE FINISH.
9. RAILINGS DO NOT MEET THE CHILD SAFETY REQUISIT OF THE 4" SPHERE RULE, NOT RISE & RUN COMPLIANT FOR AN R-2 USE GROUP. (7+" RISE TO 10" RUN)

DRAFT

PHOTO DOCUMENTATION

IMAGES ARE COMPRISED OF PICTURES TAKEN AT VARIOUS LOCATIONS AROUND BUILDING TYPE 3, TOWNHOUSES. CONFIGURATIONS VARY BY LOCATION.

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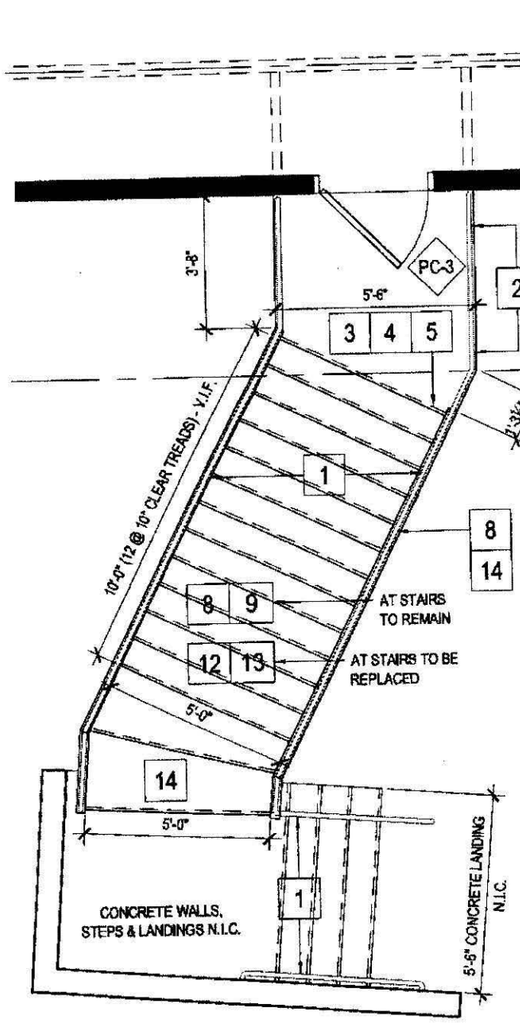
REGISTERED P.E. (TECH.) ALBERT DAVID JANE No. 4642 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

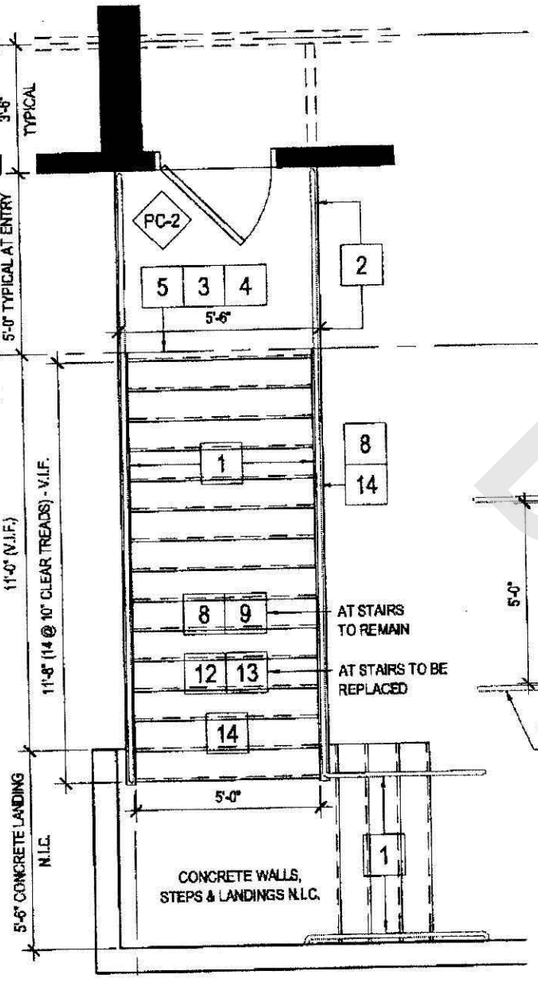
Drawing Name: EXISTING TOWNHOUSE CONDITIONS
Scale: NTS
Date: August 28 2010 - BID SET
Project Name: 200904 - 10-0011-03 EXTERIOR STAIR IMPROVEMENTS & DOOR REPLACEMENTS

A3.2
Drawing Number:



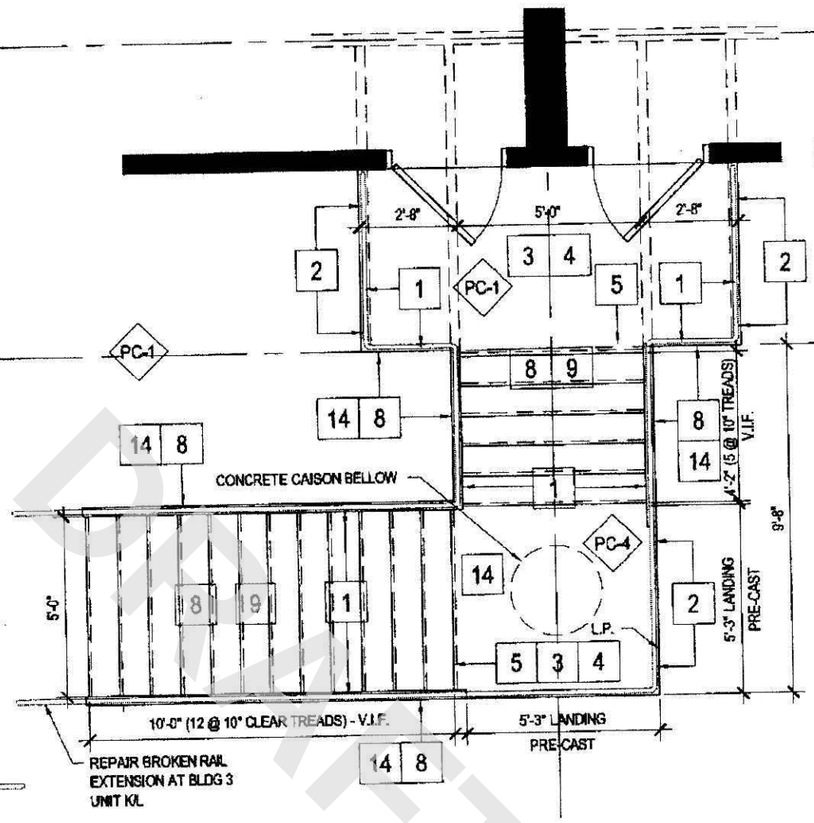
PC-3 BUILDING 3: 0 LOCATIONS
BUILDING 5: UNIT M
BUILDING 7: UNIT H

4 STAIR TYPE 4B
1/4"=1'-0" TOWNHOUSE



PC-2 BUILDING 3: UNIT A
BUILDING 5: UNIT A
BUILDING 7: UNIT A

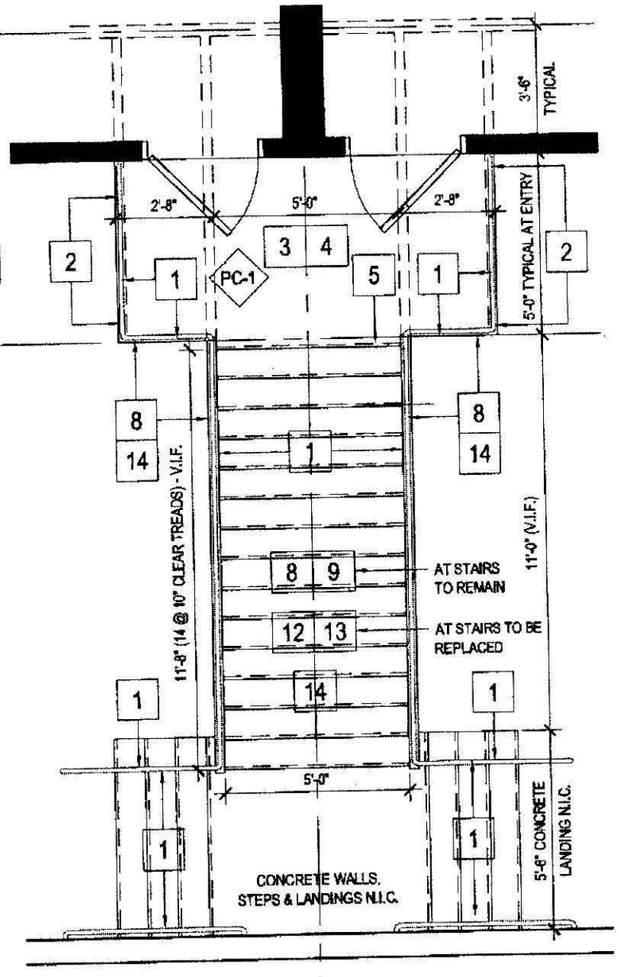
3 STAIR TYPE 4A
1/4"=1'-0" TOWNHOUSE



*SEE DRAWING A3.4 FOR NOTES & DESCRIPTIONS OF PROPOSED WORK.

PC-1 PC-4 BUILDING 3: UNITS K & L
BUILDING 5: 0 LOCATIONS
BUILDING 7: UNITS P & Q

2 STAIR TYPE 3B
1/4"=1'-0" TOWNHOUSE



PC-1 BUILDING 3: 7 LOCATIONS
BUILDING 5: 8 LOCATIONS
BUILDING 7: 4 LOCATIONS

1 STAIR TYPE 3A (TYPICAL)
1/4"=1'-0" TOWNHOUSE

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Boston, Massachusetts

ALICE H. TAYLOR DEVELOPMENT
260 Ruggles Street
Boston, Massachusetts

REGISTERED ARCHITECT ALBERT DAVID JANE No. 4642 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

Drawing Name: PROP. TOWNHOUSE STAIRS - ENTRY PLANS
Scale: ¼" = 1'-0" Date: August 28 2010 - BID SET
Project Name: 200904 - 10-0011-03 EXTERIOR STAIR IMPROVEMENTS & DOOR REPLACEMENTS

A3.3
Drawing Number:

GENERAL NOTES:

1. PLANS SHOWN REPRESENT STAIR DESIGN AND INTENT. SOME VARIATION MAY OCCUR w/VARIOUS FIELD CONDITIONS. V.I.F..
2. STAIR RUNS WITH TREADS TO BE REPLACED ARE TO BE FIELD VERIFIED. FIELD ENGINEER TO TEST & CONFIRM FINAL QUANTITIES.
3. ALL PAINT REMOVAL TO BE MANUAL. NO SAND BLASTING OR ACIDS ARE TO BE USED.
4. SEE A3.10 FOR PRECAST DIMENSIONS AND TYPES.
5. ALL STAIRS TO REMAIN ARE TO BE SCARIFIED AND RESURFACED PER DETAILS ON A3.9
6. ALL SLEEVES ARE TO BE FIELD WELDED TO TO FIT (E) RAILINGS. COORDINATE WITH PRECASTER. SEE S-SERIES DRAWINGS.
7. ALL INSERTS AND PLATES ARE TO BE SHOP GALVANIZED. COORDINATE WITH PRECASTER AND FIELD CONDITIONS.

EXTERIOR STAIRS (TYP. TOWNHOUSES)

GUARDS & RAILINGS:

1. INFILL THE EXISTING RAILING PICKETS TO 3" O.C. FROM EXISTING 6" O.C. SPACING.
2. EXISTING RAILING FRAMES & NEWELL POSTS TO REMAIN; REMOVE & REINSTALL AT LANDINGS. NEW COAT OF PAINT ON ALL RAILINGS, STRUCTURE & TREADS TO REMAIN.

TYPICAL LANDINGS:

3. REMOVE MID & ENTRY LANDINGS & REPLACE w/PRECAST CONCRETE LANDINGS, WELDED TO (E) STRUCTURE. C.I.P. BASE LANDINGS & STEPS N.I.C.
4. SEAL NEW CONCRETE. FLASH TO (E) EXTERIOR BUILDING SIDING.
5. GROUT JOINT FLUSH FROM NEW LANDING TO STAIR RUN, SEAL CONCRETE JOINT.

TYPICAL EXTERIOR WALL CONDITIONS:

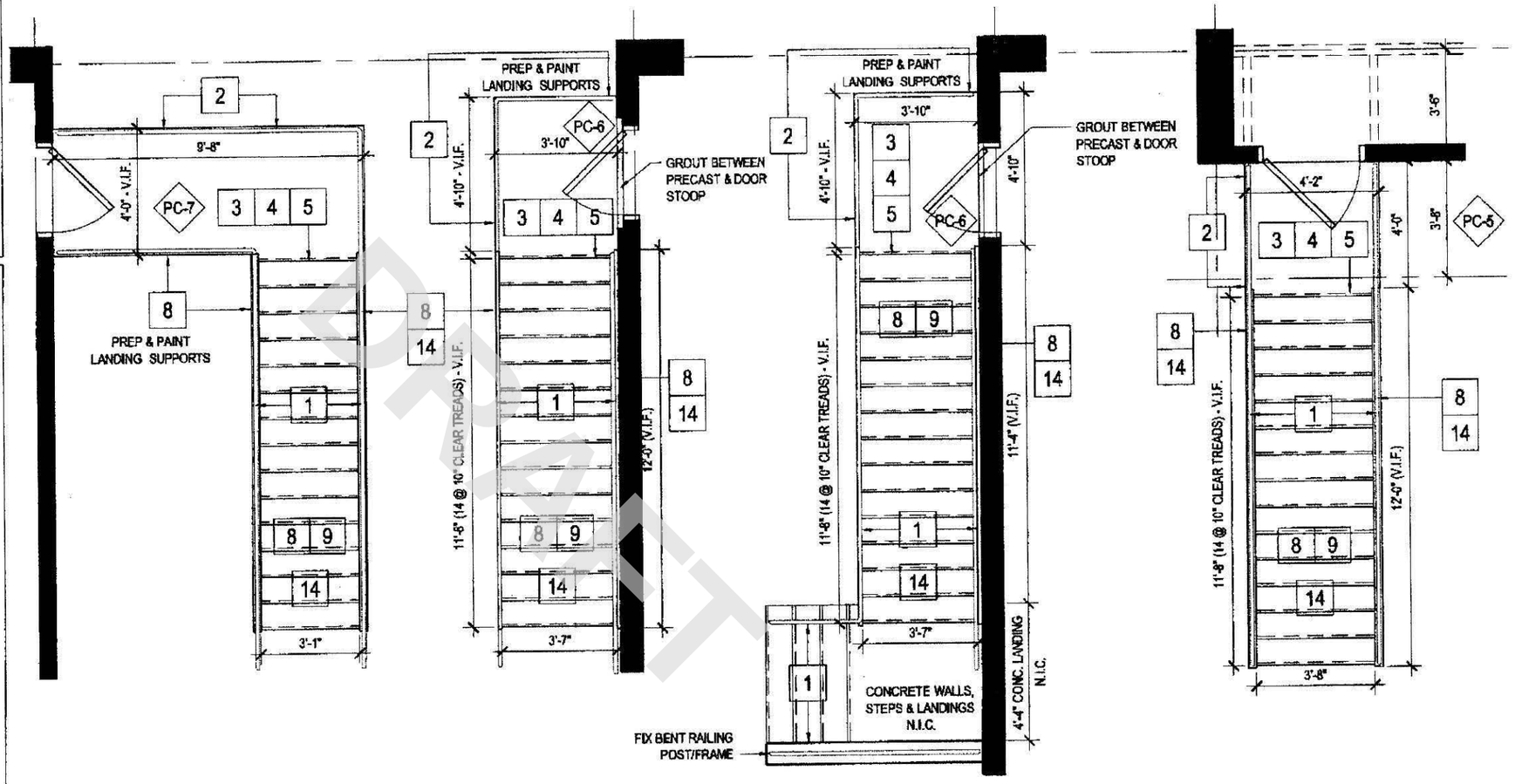
6. FLASHING TO BE TUCKED UNDER SIDING & INSULATION TO WEEP WATER INFILTRATION AWAY FROM BUILDING & LANDING POINTS.
7. SILICONE SEALANT AT CONTACT POINTS BETWEEN SIDING, STRUCTURE & NEW WORK.

TYPICAL STAIR RUN (IN GOOD CONDITION):

8. SCRAPE & WIRE BRUSH (E) PAINT & PRIME METAL SURFACES FOR NEW COAT OF PAINT.
9. SCARIFY CONCRETE TREADS & RE-SURFACE w/CEMENTITIOUS TOPPING.
10. SEAL CONCRETE WORK TO PREVENT WATER INFILTRATION & ACCUMULATION AGAINST METAL.

STAIR RUN TO BE REPLACED:

11. REMOVE DAMAGED TREAD PAN & CONCRETE FILL LEAVE WELDED TREAD SEATS & STRINGERS.
12. INSTALL NEW METAL PAN STAIRS TO MATCH (E) IN RISE & RUN DIMENSIONS & WELD TO (E) STRINGERS & SEATS.
13. INFILL METAL PANS w/CONCRETE & TOPPING. PITCH SURFACE FORWARD 1:50 TO WASH AWAY BACK OF TREADS. SEALCONCRETE WORK TO PREVENT WATER INFILTRATION & ACCUMULATION AGAINST METAL.
14. PRIME & (RE)PAINT EXPOSED METAL PAN FACES & (E) STRINGERS & SEATS.



PC-6 — BUILDING 3: 0 LOCATIONS; BUILDING 5: 0 LOCATIONS; BUILDING 7: UNIT H

4 STAIR TYPE 6B — 1/4"=1'-0" — TOWNHOUSE

PC-7 — BUILDING 3: 0 LOCATIONS; BUILDING 5: UNIT A; BUILDING 7: 0 LOCATIONS

3 STAIR TYPE 6A — 1/4"=1'-0" — TOWNHOUSE

PC-5 — BUILDING 3: 0 LOCATIONS; BUILDING 5: 0 LOCATIONS; BUILDING 7: UNIT A

2 STAIR TYPE 6 — 1/4"=1'-0" — TOWNHOUSE

PC-5 — BUILDING 3: UNIT A; BUILDING 5: UNIT M; BUILDING 7: 0 LOCATIONS

1 STAIR TYPE 5 — 1/4"=1'-0" — TOWNHOUSE

PRELIMINARY

FINE ASSOCIATES
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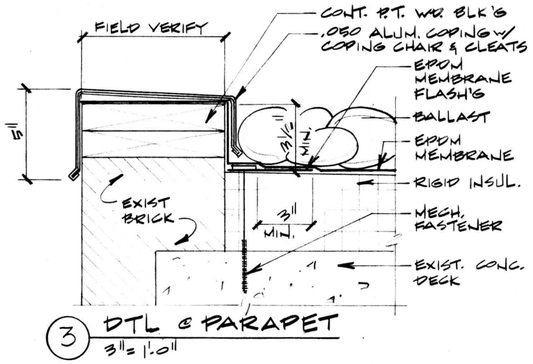
BOSTON HOUSING AUTHORITY
52 Chauncy Street
Boston, Massachusetts

ALICE H. TAYLOR DEVELOPMENT
260 Ruggles Street
Boston, Massachusetts

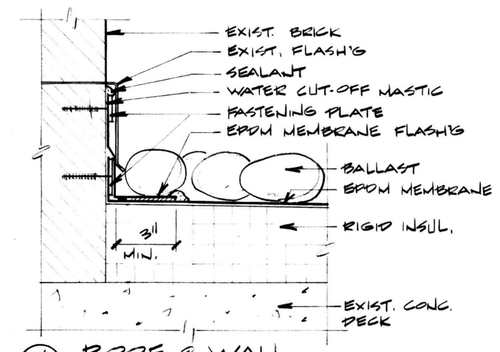
REGISTERED ARCHITECT — ALBERT DAVID FINE — No. 4642 — BOSTON, MA — COMMONWEALTH OF MASSACHUSETTS

Drawing Name: TOWNHOUSE STAIRS - EGRESS PLANS
Scale: 1/4" = 1'-0"
Date: August 28 2010 - BID SET
Project Name: 200904 - 10-0011-03 EXTERIOR STAIR IMPROVEMENTS & DOOR REPLACEMENTS
Stamp:

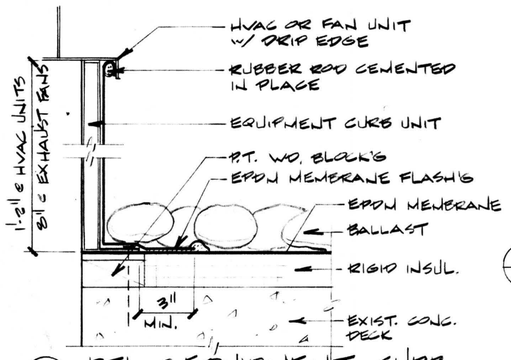
A3.4
Drawing Number:



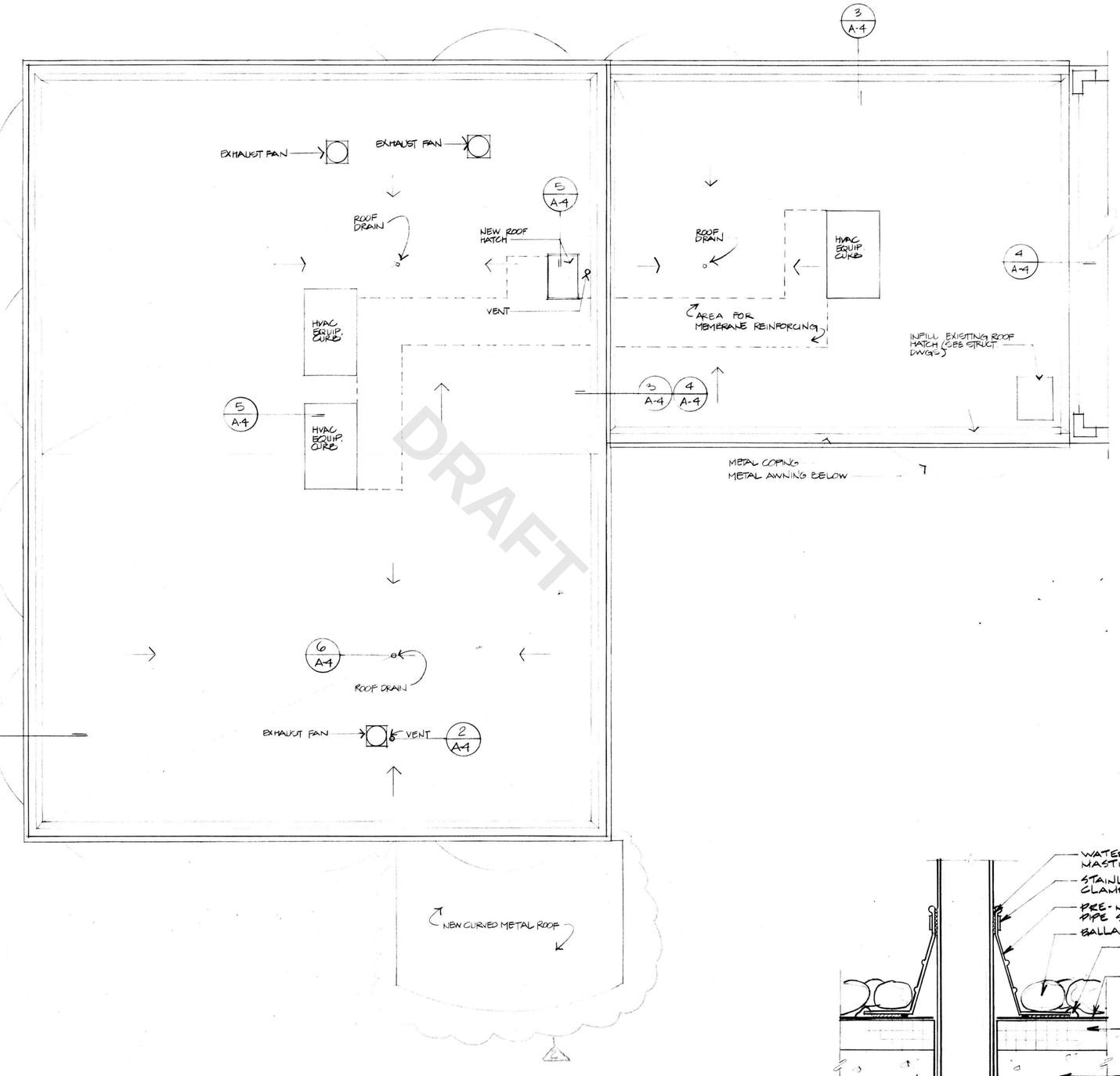
3 DTL @ PARAPET
3" = 1'-0"



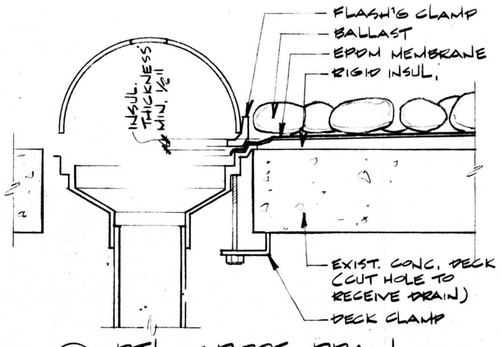
4 ROOF @ WALL
3" = 1'-0"



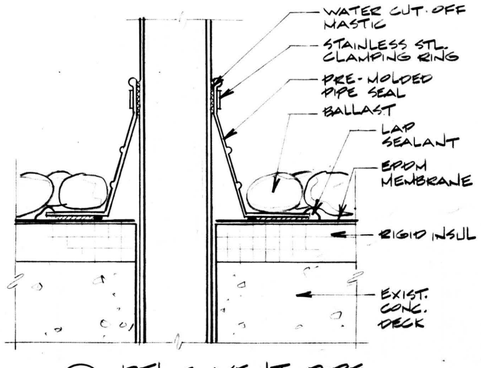
5 DTL. @ EQUIPMENT CURB
3" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"



6 DTL. @ ROOF DRAIN
3" = 1'-0"



2 DTL @ VENT PIPE
3" = 1'-0"

Alice Heyward Taylor

Boston, MA

Community/ Management Building

CityDesign Collaborative Inc.

334 Boylston Street
Boston, Mass 02116 617/536-1331

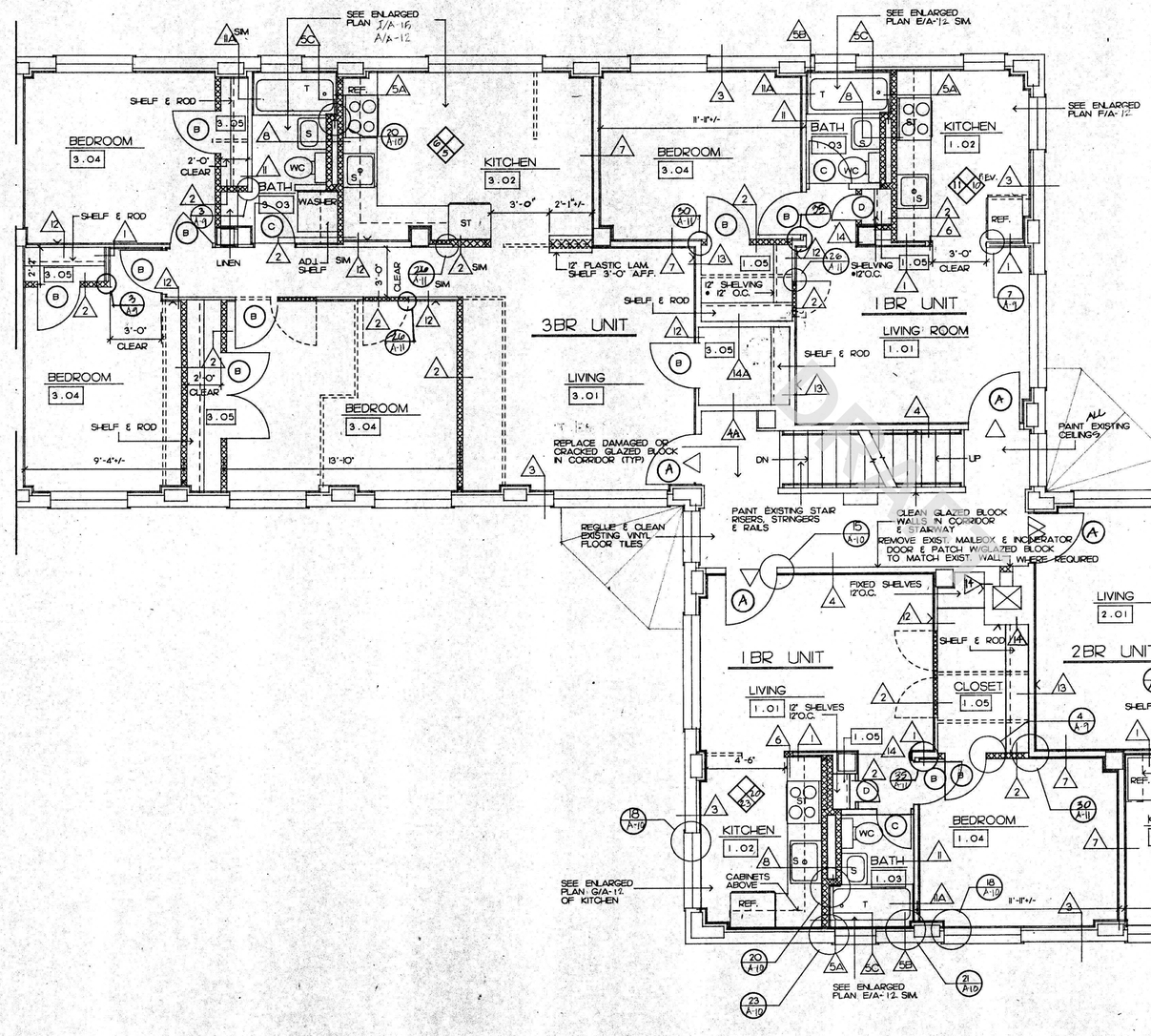
Urban Design/Planning
Landscape Architecture
Architecture
Graphic Design

REGISTERED ARCHITECT JOHN R. SHIELDS No. 3992 SOMERVILLE, MASS. COMMONWEALTH OF MASSACHUSETTS

Project No.	90027
Scale	AS NOTED
Date	JAN 22, 1992
Drawn by	E.M.
Checked by	
Revisions	

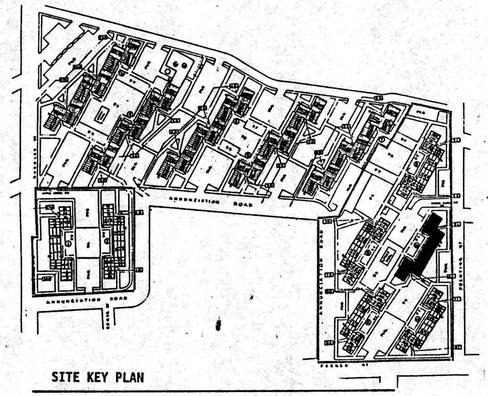
ROOF PLAN & DETAILS

A-4



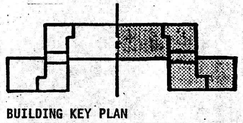
SECOND AND THIRD FLOOR (RIGHT SIDE)

SCALE: 1/4" = 1'-0"



LEGEND

- Existing to Remain
- Existing to be Removed
- New Partition
- Dimensions to the Centerline of Partitions
- Dimensions to the Face of Partitions



BUILDING KEY PLAN

RIGHT SIDE

Chisholm Washington Architects Inc.

675 Massachusetts Avenue
Cambridge, MA 02139-3354

PROJECT

MISSION HILL EXTENSION

Roxbury, Massachusetts

OWNER

BOSTON HOUSING AUTHORITY

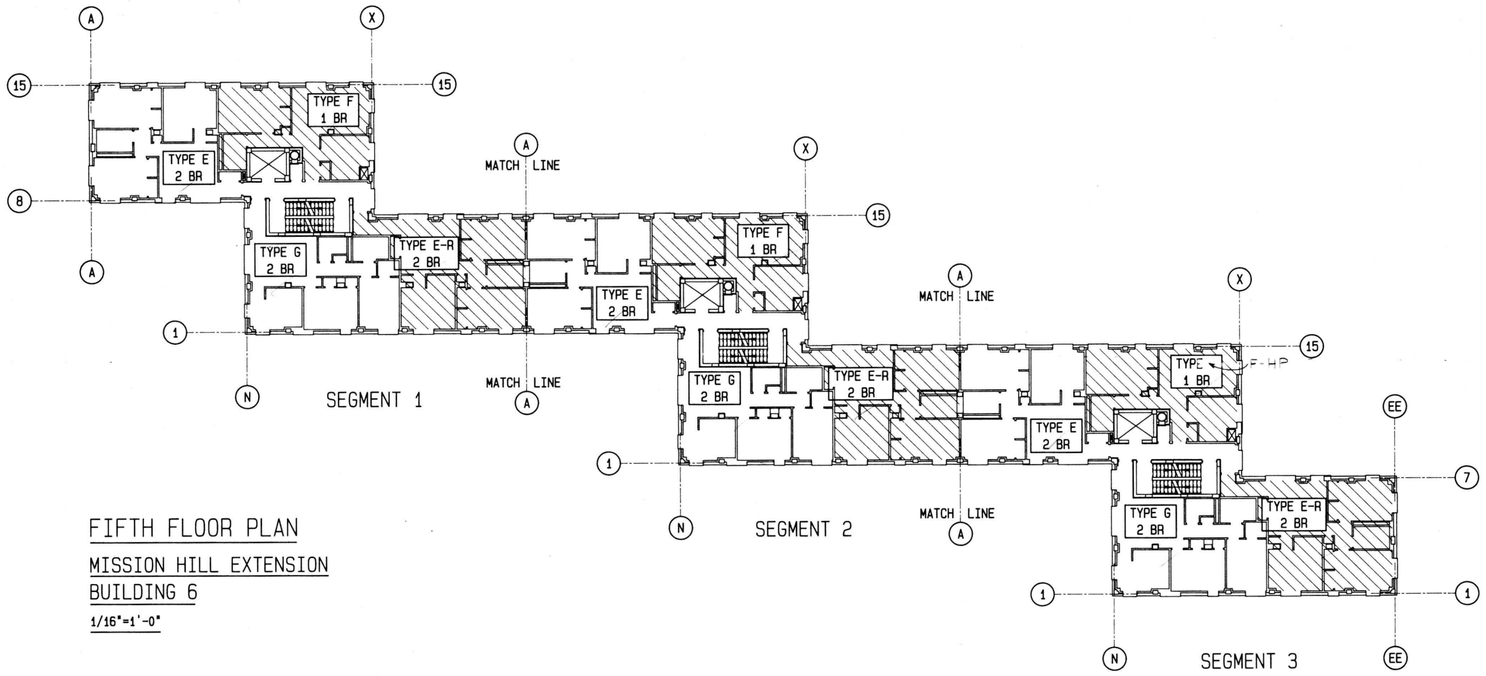
52 Chauncy Street
Boston, Massachusetts 02111

BUILDING NO. 10
51-61 PRENTISS ST.

SHEET TITLE

FLOOR PLANS
SECOND AND THIRD FLOOR RIGHT SIDE

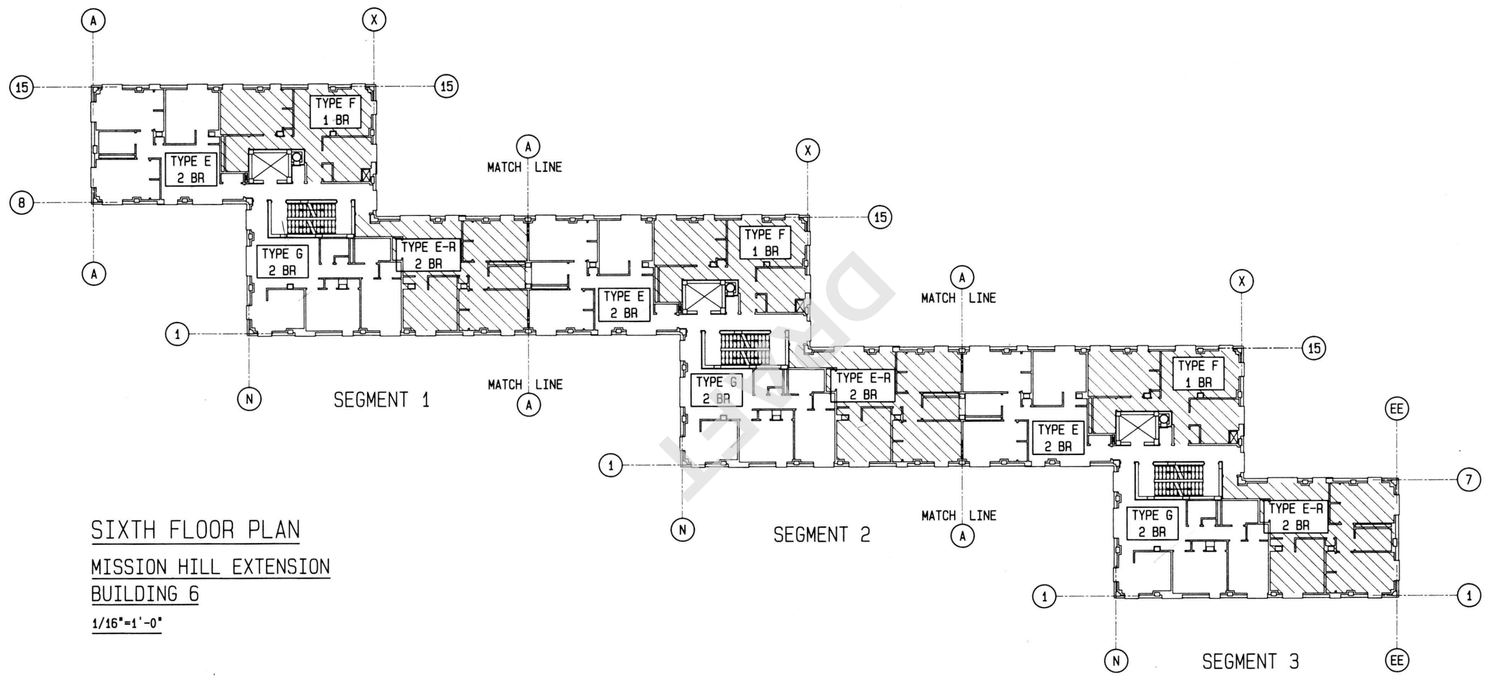
SCALE AS NOTED	DRAWING NO. A-4
DATE 2.5.90	
DRAWN BY MIW	
CHECKED BY	



FIFTH FLOOR PLAN

MISSION HILL EXTENSION
BUILDING 6

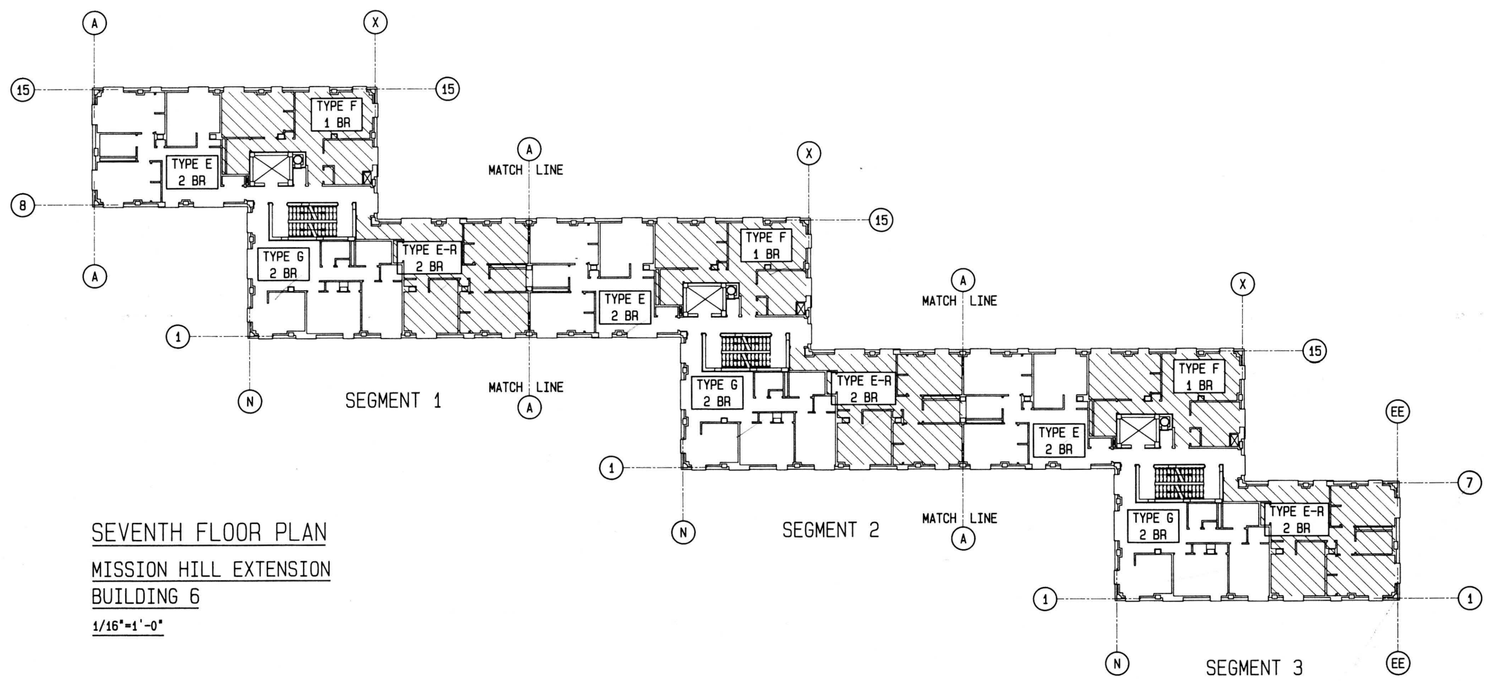
1/16"=1'-0"



SIXTH FLOOR PLAN

MISSION HILL EXTENSION
BUILDING 6

1/16"=1'-0"



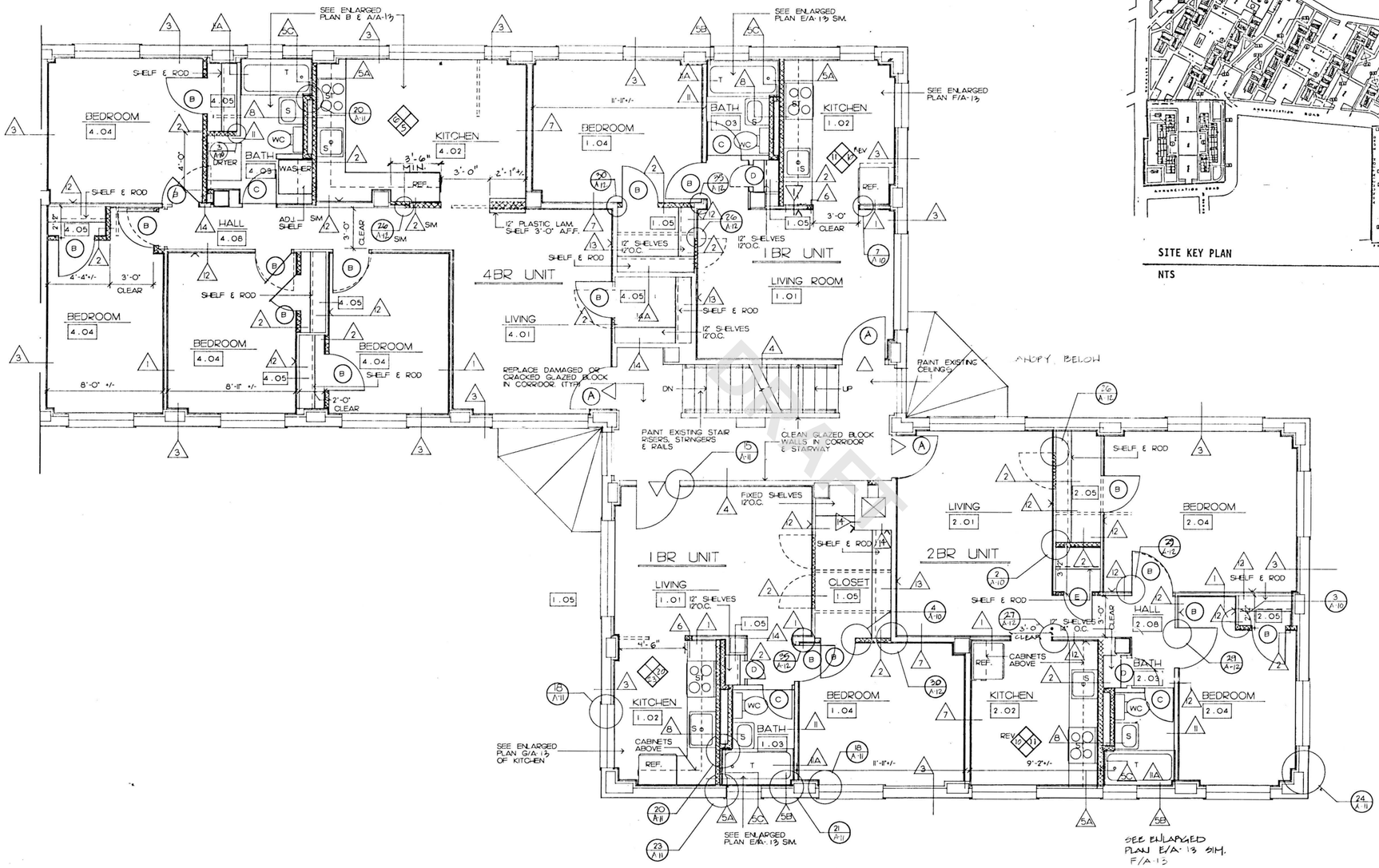
SEVENTH FLOOR PLAN

MISSION HILL EXTENSION
BUILDING 6

1/16"=1'-0"

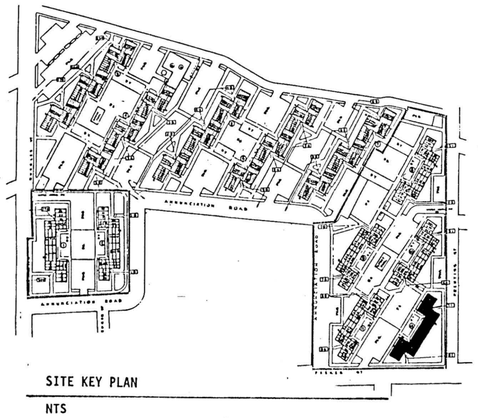
DRAWING/CHECK JOB NO.	SCALE 1/16"=1'-0"	VITOLS ASSOCIATES ARCHITECTS/PLANNERS		KEY PLANS – BUILDING 6
MH46	DATE 1/27/86	1230 STATLER OFFICE BUILDING, BOSTON, MASS. 02116		MISSION HILL EXTENSION
A-4				

Sht 49 of 284



SECOND FLOOR PLAN (RIGHT SIDE)

SCALE: 1/4" = 1'-0"

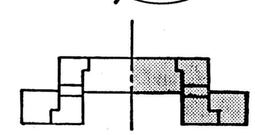


SITE KEY PLAN

NTS

LEGEND

- Existing to Remain
- Existing to be Removed
- New Partition
- Dimensions to the Centerline of Partitions
- Dimensions to the Face of Partitions



BUILDING KEY PLAN

RIGHT SIDE

DUPLICATE OF PLAN FILED WITH INSPECTIONAL SERVICES DEPARTMENT CITY OF BOSTON 1936.90 HMW4

Chisholm Washington Architects Inc.

675 Massachusetts Avenue
Cambridge, MA 02139-3354

PROJECT

MISSION HILL EXTENSION

Roxbury, Massachusetts

OWNER

BOSTON HOUSING AUTHORITY

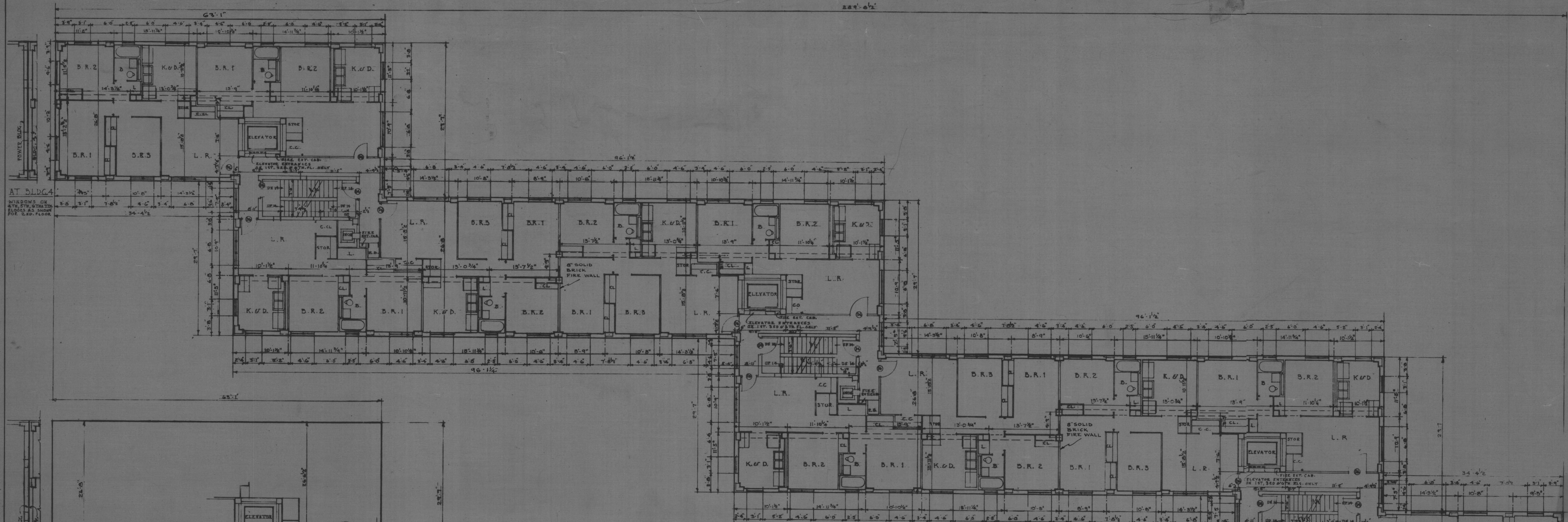
52 Chauncy Street
Boston, Massachusetts 02111

BUILDING No. 12
71-81 PRENTISS ST.

SHEET TITLE

FLOOR PLANS:
SECOND FLOOR
RIGHT SIDE

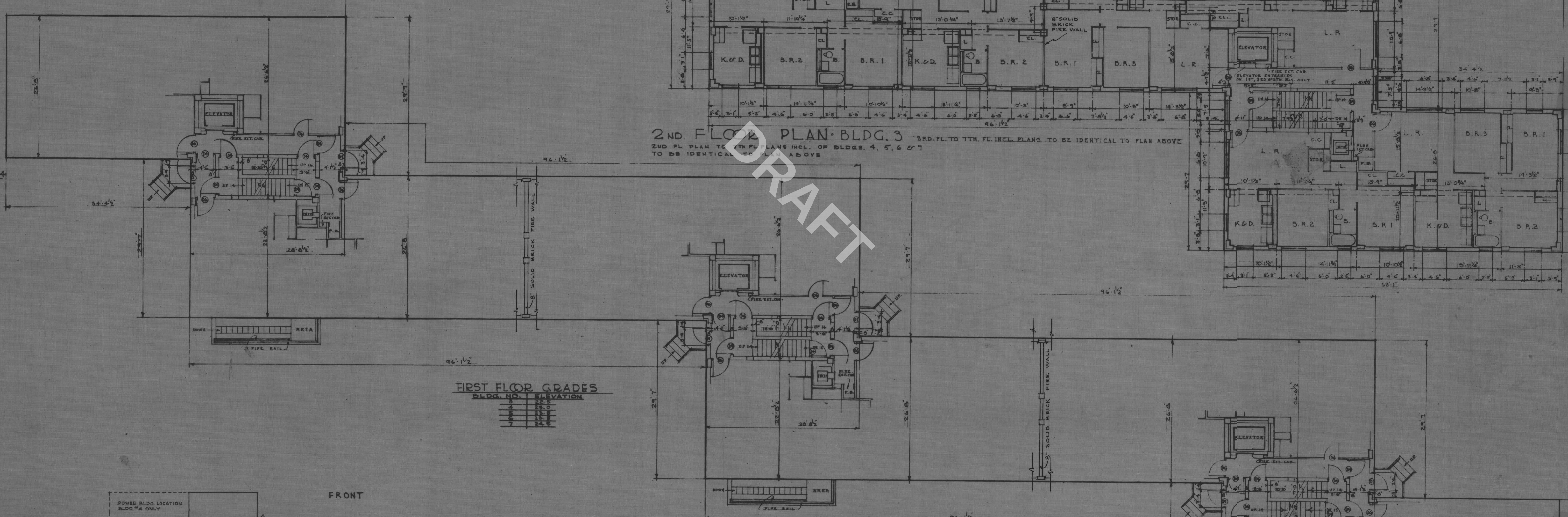
SCALE AS NOTED	DRAWING NO.
DATE 2.5.93	A-4
DRAWN BY MW	
CHECKED BY	



2ND FLOOR PLAN · BLDG. 3 — 3RD. FL. TO 7TH. FL. INCL. PLANS TO BE IDENTICAL TO PLAN ABOVE

2ND FL. PLAN TO 7TH FL. PLANS INCL. OF BLDGS. 4, 5, 6 & 7 TO BE IDENTICAL TO PLAN ABOVE

DRAFT

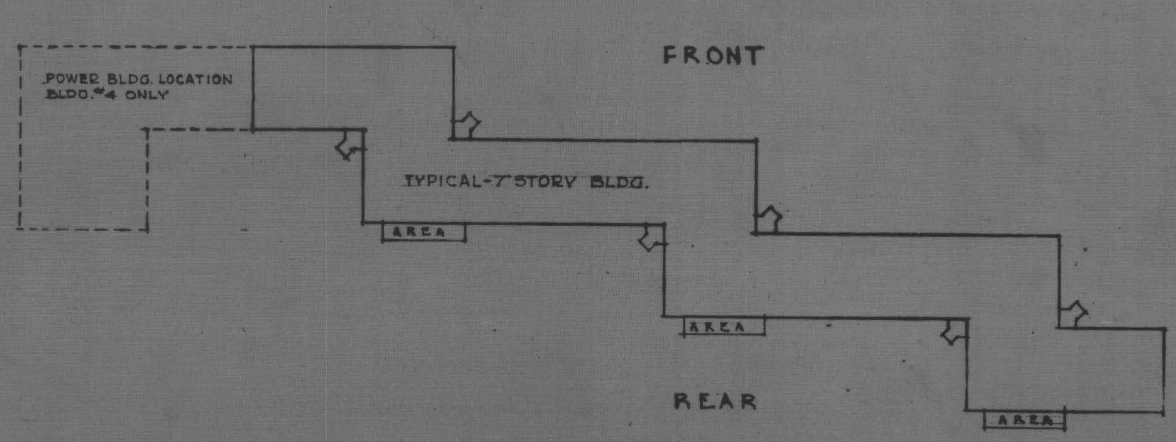


1ST FLOOR PLAN · BLDG. 3 — 1ST. FLOOR PLANS OF BLDGS 4, 5, 6 & 7 TO BE IDENTICAL TO PLAN ABOVE

PORTIONS NOT SHOWN ARE IDENTICAL TO THE SECOND FLOOR SHOWN ABOVE

FIRST FLOOR GRADES

BLDG. NO.	ELEVATION
3	22.5
4	23.0
5	23.5
6	23.8
7	24.5



KEY PLAN

NO SCALE

GENERAL NOTES

1. ALL EXTERIOR DOORS AND FRAMES, EXCEPT IN PENTHOUSES, ARE TO BE WOOD. PENTHOUSE DOORS AND FRAMES ARE TO BE KALAMEIN.
2. ALL STAIRHALL DOORS AND FRAMES, INCLUDING APARTMENT ENTRANCES ARE TO BE HOLLOW METAL.
3. ALL DOOR FRAMES INSIDE APARTMENTS ARE TO BE METAL, ALL DOORS ARE TO BE WOOD.
4. ALL KITCHENS AND THE ENTIRE BASEMENTS ARE TO BE EQUIPPED WITH AUTOMATIC SPRINKLERS.
5. EACH STAIRHALL SHALL BE EQUIPPED WITH TWO (2) PORTABLE FIRE EXTINGUISHERS AT EACH FLOOR LEVEL.
6. ALL PARTITIONS AROUND STAIR HALLS IN BASEMENTS ARE TO BE 8" BRICK.
7. ALL "D-4" DOORS & FRAMES ARE TO BE HOLLOW METAL - SEE DR. A-15 FOR DOOR SCHEDULE.
8. REFER TO DR. A-16 FOR INCINERATOR DETAILS.
9. REFER TO DR. A-10 FOR 1/4" SCALE UNIT PLANS.
10. ALL PIPE TRENCHES ARE TO HAVE METAL COVERS & FRAMES.

REGISTERED ARCHITECT · JOHN M. GRAY · No. 18 · BOSTON, MASS. · COMMONWEALTH OF MASSACHUSETTS

TYPICAL FLOOR PLANS - BLDGS. # 3, 4, 5, 6, & 7

BOSTON HOUSING AUTHORITY
DEVELOPMENT MASS. 2-14
MISSION HILL EXTENSION
ROXBURY, MASS.

DEVELOPED UNDER THE UNITED STATES HOUSING ACT WITH THE ASSISTANCE OF THE PUBLIC HOUSING ADMINISTRATION

DATE ISSUED MAY 4, 1951
REVISIONS 6-13-51

ARCHITECT
JOHN M. GRAY COMPANY
175 HIGH ST. BOSTON 10, MASS.

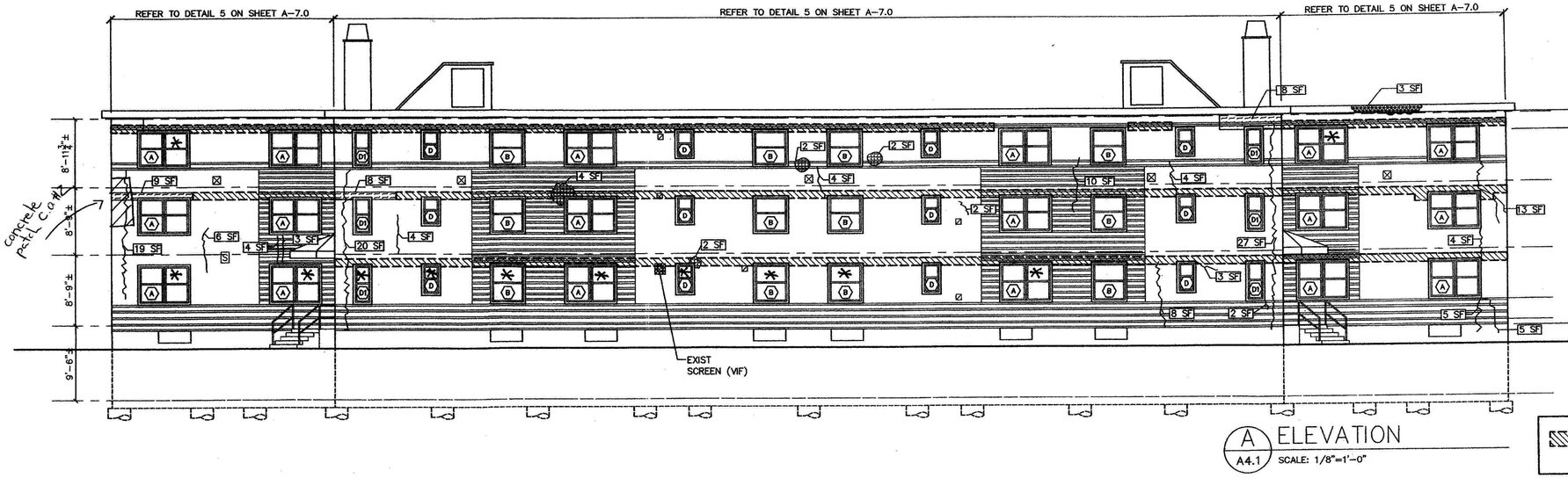
ENGINEERS
S. NELSON PERRY & CO. INC. .... STRUCTURAL
EDOUARD DUBE .... CIVIL & LANDSCAPE
CHARLES L. THOMPSON .... SANITARY
J. M. McCUSKER .... HEATING & ELECTRICAL

DRAWN BY: J.T. & F.B.
CHECKED BY: J.G. JR.

SCALE 1/8" = 1'-0"

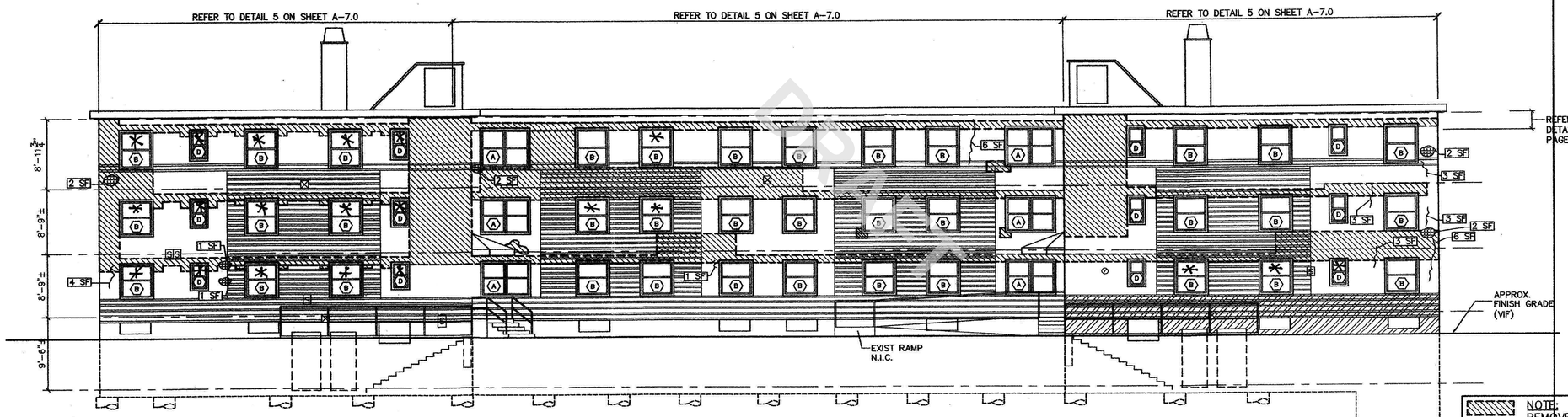
DRG. NO. A-4

* Typical Lintel Refurbishing C.O.#1



A ELEVATION
A4.1 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT– (390) SF



B ELEVATION
A4.1 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT– (1025) SF

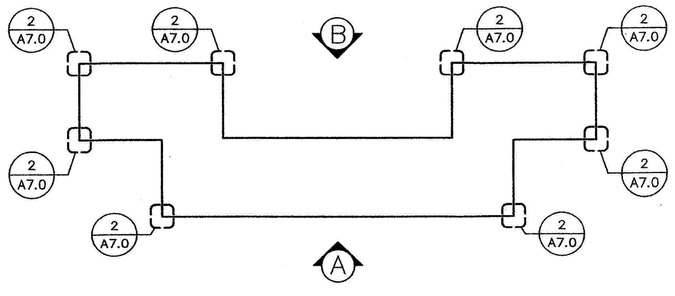
LEGEND:

- REPAIR SPALLING CONCRETE– SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REPAIR CRACKED CONCRETE– SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- PATCH EXPOSED RE-BAR AT ROOF OVERHANG – SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REMOVE & REPLACE SPALLING BRICK–SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE & REPLACE CRACKED BRICK–SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REBUILD EXIST. DISPLACED FACE BRICK–SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- EXISTING BRICK PATTERN (VARIES FROM MAIN FIELD (VIF)
- EXIST PAINTED BRICK (VIF)
- [S] EXISTING SIGNAGE TO REMAIN (VIF)
- EXISTING LIGHT FIXTURE TO REMAIN (VIF)
- EXISTING VENT TO REMAIN (VIF)
- (X) WINDOW TYPE (FOR SEALANT REPLACEMENT SEE DETAIL NO. 4 ON SHEET A-7.0)

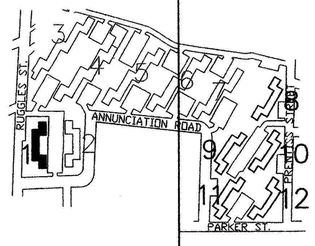
NOTES: (TYPICAL)

1. Remove and dispose existing sealant at window masonry openings by SECTION 02080, ASBESTOS ABATEMENT. (SEE DETAIL 4 ON SHEET A-7.0)
2. Install sealant and backer rod at window masonry openings by SECTION 07901 JOINT SEALANTS. (FILED SUB-BID REQUIRED) (SEE DETAIL 4 ON SHEET A-7.0)
3. Project consists of spot mortar repointing. Final location of masonry restoration shall be approved by the architect prior to commencing work.
4. For masonry openings called for repointing at steel lintel area, use mortar/sealant at existing steel lintel bearings. (SEE DETAIL 1 ON SHEET A-7.0)
5. Contractor shall paint (2) coats face brick and mortar disturbed by proposed work. Color to match existing.

BUILDING KEY PLAN:



SITE KEY PLAN:



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Web Site: www.lpba.com

REGISTERED ARCHITECT FRANCISCO GARCIA No. 9250 NEW BEDFORD, MASS. COMMONWEALTH OF MASSACHUSETTS

REVISIONS:

CLIENT:

BOSTON HOUSING AUTHORITY
52 CHAUNCY ST.
BOSTON, MA 02111-02357

PROJECT:

BHA JOB NO. 08-005C
MASONRY PHASE II
AT ALICE TAYLOR
DEVELOPMENT MA 2-14

BUILDING #1

DRAWING TITLE:

EXTERIOR ELEVATIONS
LEGENDS & NOTES

DRAWN BY:	MKB
CHECKED BY:	FG
SCALE:	1/8"=1'-0"
DATE:	04/03/09
JOB NO.:	BHA-AT2

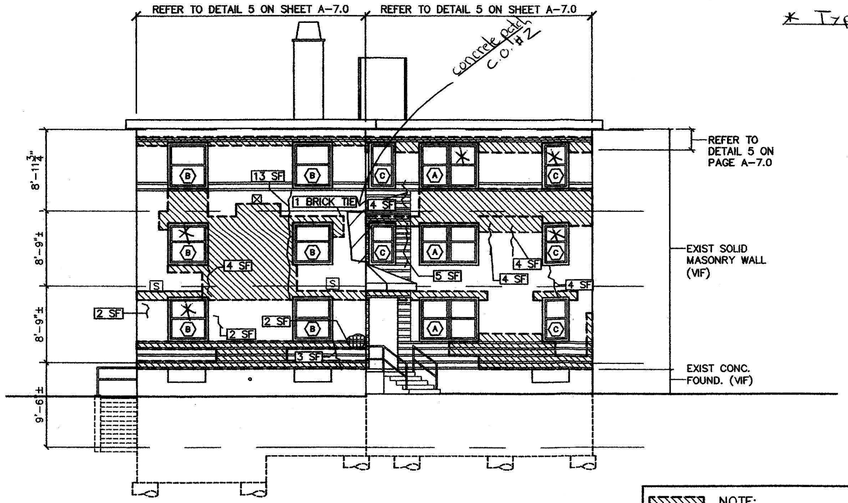
SHEET NO.:

A-4.1

FILE:

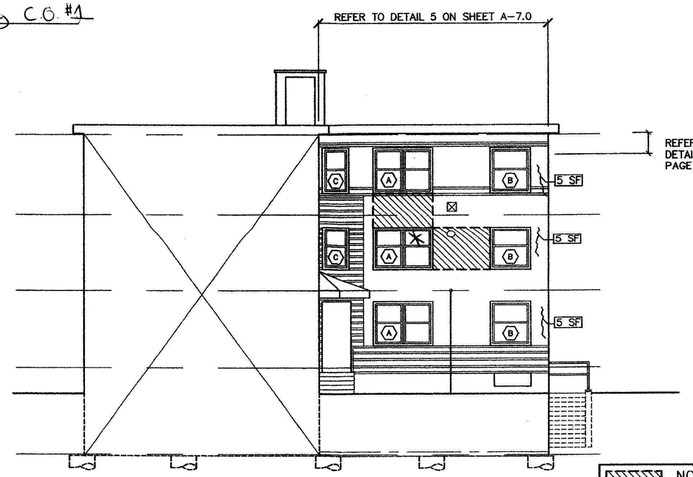
SHEET 3 OF 15

* Typical Lintel Refurbishing C.O. #1



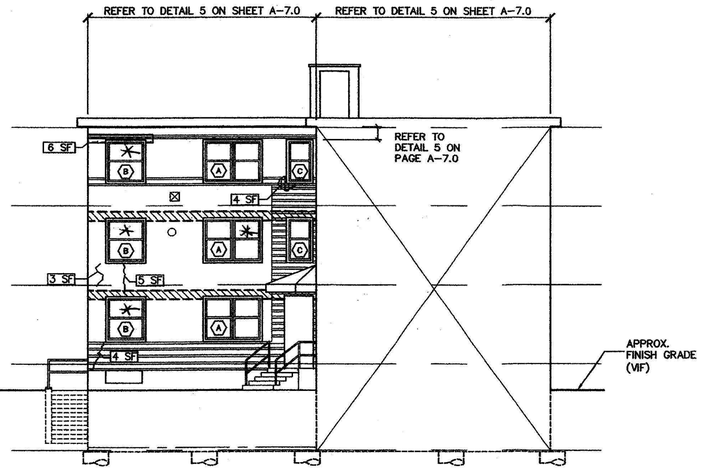
C ELEVATION
A4.2 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (400) SF



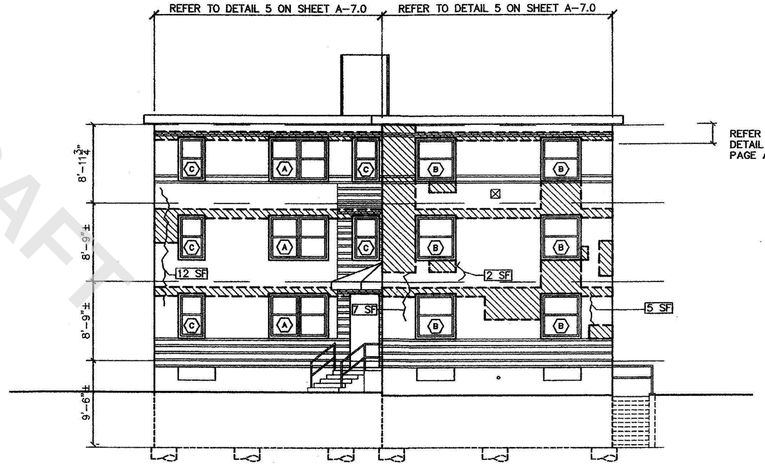
E ELEVATION
A4.2 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (57) SF



F ELEVATION
A4.2 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (42) SF



D ELEVATION
A4.2 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- 250 SF

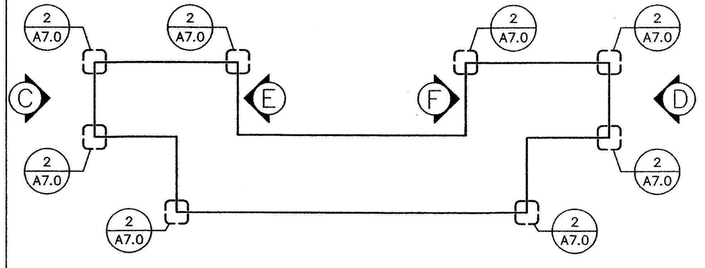
LEGEND:

- REPAIR SPALLING CONCRETE- SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REPAIR CRACKED CONCRETE- SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- PATCH EXPOSED RE-BAR AT ROOF OVERHANG - SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REMOVE & REPLACE SPALLING BRICK- SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE & REPLACE CRACKED BRICK- SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REBUILD EXIST. DISPLACED FACE BRICK- SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- EXISTING BRICK PATTERN (VARIES FROM MAIN FIELD (VIF)
- EXIST PAINTED BRICK (VIF)
- S EXISTING SIGNAGE TO REMAIN (VIF)
- EXISTING LIGHT FIXTURE TO REMAIN (VIF)
- EXISTING VENT TO REMAIN (VIF)
- X WINDOW TYPE (FOR SEALANT REPLACEMENT SEE DETAIL NO. 4 ON SHEET A-7.0)

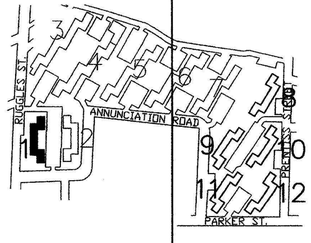
NOTES: (TYPICAL)

1. Remove and dispose existing sealant at window masonry openings by SECTION 02080, ASBESTOS ABATEMENT. (SEE DETAIL 4 ON SHEET A-7.0)
2. Install sealant and backer rod at window masonry openings by SECTION 07901 JOINT SEALANTS. (FILED SUB-BID REQUIRED) (SEE DETAIL 4 ON SHEET A-7.0)
3. Project consists of spot mortar repointing. Final location of masonry restoration shall be approved by the architect prior to commencing work.
4. For masonry openings called for repointing at steel lintel area, use mortar/sealant at existing steel lintel bearings. (SEE DETAIL 1 ON SHEET A-7.0)
5. Contractor shall paint (2) coats face brick and mortar disturbed by proposed work. Color to match existing.

BUILDING KEY PLAN:



SITE KEY PLAN:



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28 Penniman Road
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Web Site: www.lpba.com

REGISTERED ARCHITECT FRANCESCO GARGANO No. 9250 MILFORD, MASS. COMMONWEALTH OF MASSACHUSETTS

REVISIONS:

CLIENT:

BOSTON HOUSING AUTHORITY
52 CHAUNCY ST.
BOSTON, MA 02111-02357

PROJECT:

BHA JOB NO. 08-005C
MASONRY PHASE II
AT ALICE TAYLOR
DEVELOPMENT MA 2-14

BUILDING #1

DRAWING TITLE:

EXTERIOR ELEVATIONS
LEGENDS & NOTES

DRAWN BY:	MKB
CHECKED BY:	FG
SCALE:	1/8"=1'-0"
DATE:	04/03/09
JOB NO.:	BHA-AT2

SHEET NO.:

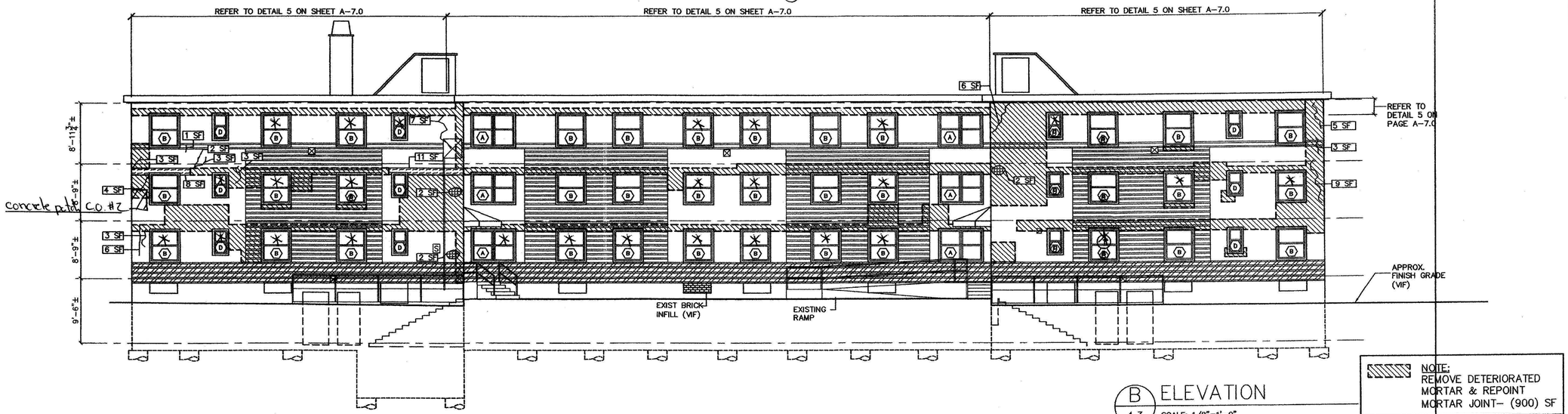
A-4.2

FILE:

SHEET 4 OF 15

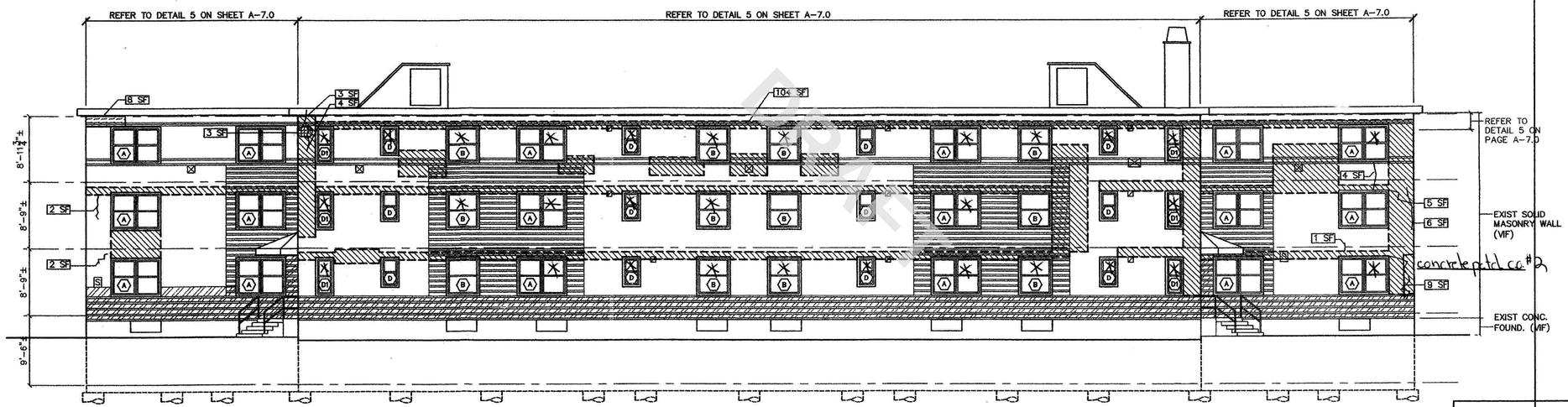
DRAFT

* Typical Lintel Refurbishing C.O. #1



B ELEVATION
4.3 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (900) SF



A ELEVATION
4.3 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (785) SF

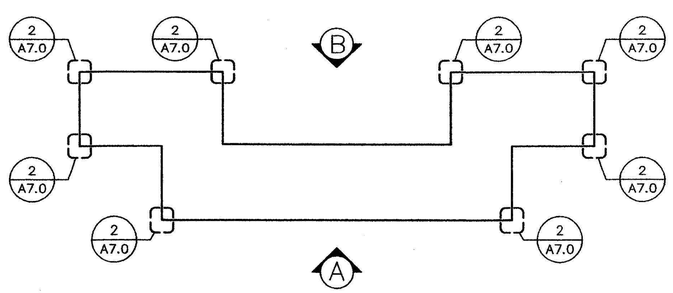
LEGEND:

- REPAIR SPALLING CONCRETE- [SF] (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REPAIR CRACKED CONCRETE- [SF] (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- PATCH EXPOSED RE-BAR AT ROOF OVERHANG - [SF] (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REMOVE & REPLACE SPALLING BRICK- [SF] (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE & REPLACE CRACKED BRICK- [SF] (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REBUILD EXIST. DISPLACED FACE BRICK- [SF] (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- EXISTING BRICK PATTERN (VARIES FROM MAIN FIELD (VIF)
- EXIST PAINTED BRICK (VIF)
- [S] EXISTING SIGNAGE TO REMAIN (VIF)
- EXISTING LIGHT FIXTURE TO REMAIN (VIF)
- EXISTING VENT TO REMAIN (VIF)
- (X) WINDOW TYPE (FOR SEALANT REPLACEMENT SEE DETAIL NO. 4 ON SHEET A-7.0)

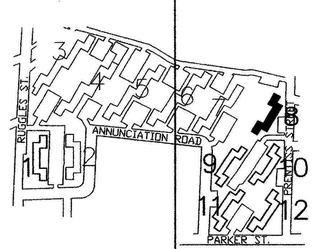
NOTES: (TYPICAL)

1. Remove and dispose existing sealant at window masonry openings by SECTION 02080, ASBESTOS ABATEMENT. (SEE DETAIL 4 ON SHEET A-7.0)
2. Install sealant and backer rod at window masonry openings by SECTION 07901 JOINT SEALANTS. (FILED SUB-BID REQUIRED) (SEE DETAIL 4 ON SHEET A-7.0)
3. Project consists of spot mortar repointing. Final location of masonry restoration shall be approved by the architect prior to commencing work.
4. For masonry openings called for repointing at steel lintel area, use mortar/sealant at existing steel lintel bearings. (SEE DETAIL 1 ON SHEET A-7.0)
5. Contractor shall paint (2) coats face brick and mortar disturbed by proposed work. Color to match existing.

BUILDING KEY PLAN:



SITE KEY PLAN:



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REGISTERED ARCHITECT CHICO GALGANO No. 9250 MEDFORD, MASS. COMMONWEALTH OF MASSACHUSETTS

REVISIONS:

CLIENT:

BOSTON HOUSING AUTHORITY
52 CHAUNCY ST.
BOSTON, MA 02111-02357

PROJECT:

BHA JOB NO. 08-005C
MASONRY PHASE II
AT ALICE TAYLOR
DEVELOPMENT MA 2-14

BUILDING #8

DRAWING TITLE:

EXTERIOR ELEVATIONS
LEGENDS & NOTES

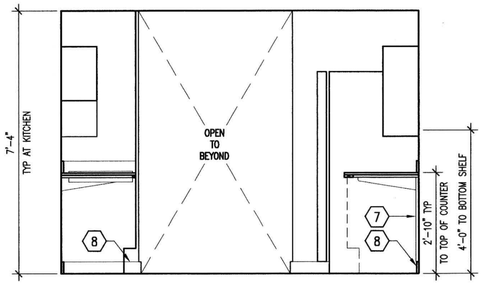
DRAWN BY:	MKB
CHECKED BY:	FG
SCALE:	1/8"=1'-0"
DATE:	04/03/09
JOB NO.:	BHA-AT2

SHEET NO.:

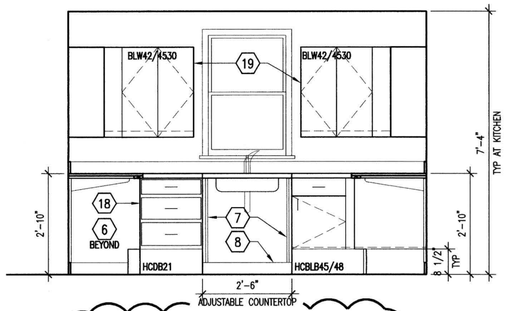
A-4.3

FILE:

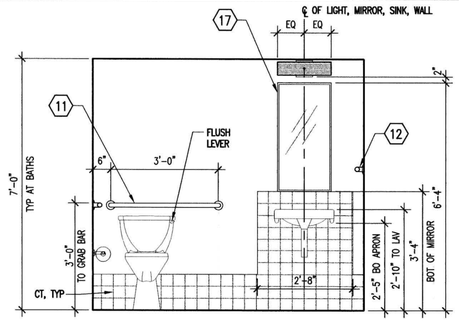
SHEET 5 OF 15



11 ELEVATION - UNIT C
SCALE: 1/2" = 1' - 0"



7 ELEVATION - UNIT C
SCALE: 1/2" = 1' - 0"



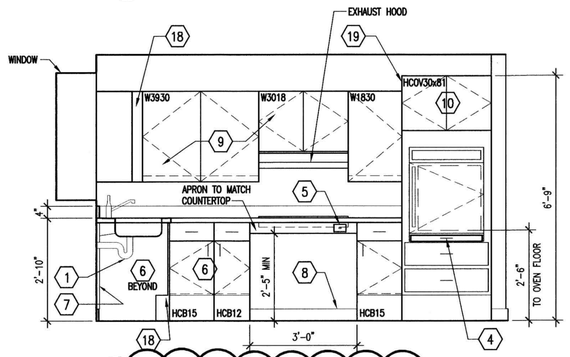
3 ELEVATION - UNIT C
SCALE: 1/2" = 1' - 0"

NOTES:

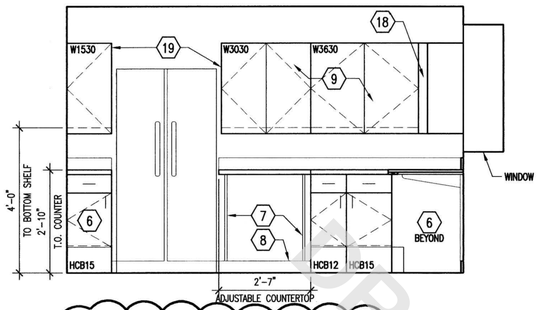
1. APPLIANCES PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.
2. DIMENSIONS FROM FACE OF EXISTING MASONRY OR FACE OF STUD UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS (CLR) ARE FROM FINISHED FACE TO FINISHED FACE.
3. CONTINUE FLOORING UNDER ALL CABINETS.
4. ALL CONTROLS SHALL BE LOCATED A MIN OF 18" FROM INSIDE CORNERS.
5. COORDINATE ALL WORK W/SIZES OF EQUIPMENT TO BE PROVIDED BY OWNER.
6. PROVIDE WOOD FILLER TO MATCH CABINETS WHERE REQUIRED TO FILL GAPS BETWEEN WALL CABINETS AND ADJACENT FINISHED SURFACES.

CODED NOTES:

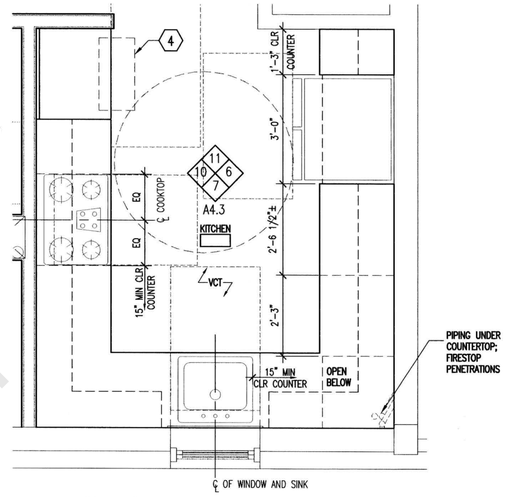
1. INSULATED JACKET AT EXPOSED PIPES
2. REQUIRED CLEAR SPACE UNDER LAVATORY
3. P LAM COUNTER & 4" BACKSPLASH
4. SOLID SURFACE PULL OUT CUTTING BOARD ON DRAWER GLIDES
5. SURFACE MTD SWITCH FOR EXHAUST HOOD
6. BASE CABINET
7. MTL SHELF STANDARDS FOR ADJUSTABLE COUNTERTOPS
8. 4" VINYL BASE
9. WALL CABINET
10. ACCESSIBLE OVEN CABINET
11. GRAB BAR
12. TOWEL BAR
13. RECESSED MEDICINE CABINET
14. STONE THRESHOLD
15. FOLD DOWN SHOWER SEAT
16. PANTRY CABINET
17. MIRROR
18. WOOD FILLER TO MATCH CABINET FINISH
19. FINISHED CABINET FACE – TYP AT EXPOSED END CONDITIONS
20. DIVERTER



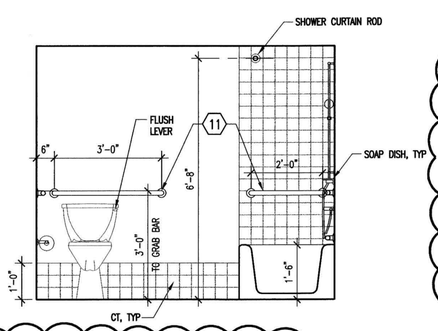
10 ELEVATION - UNIT C
SCALE: 1/2" = 1' - 0"



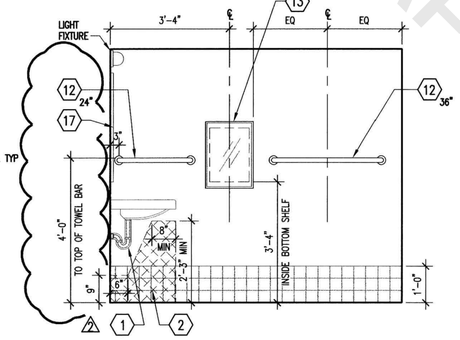
6 ELEVATION - UNIT C
SCALE: 1/2" = 1' - 0"



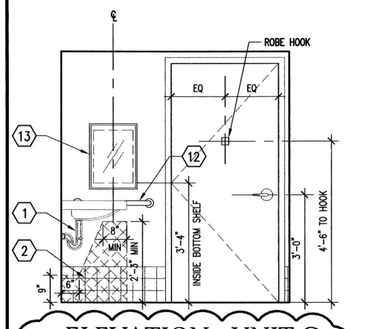
2 KITCHEN PLAN - UNIT C
SCALE: 1/2" = 1' - 0"



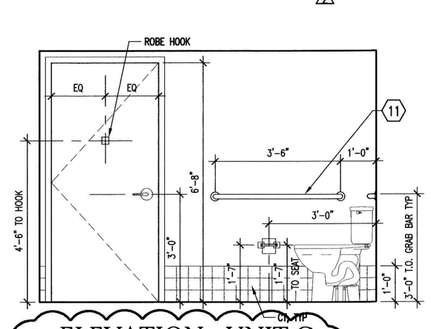
9 ELEVATION - UNIT C
SCALE: 1/2" = 1' - 0"



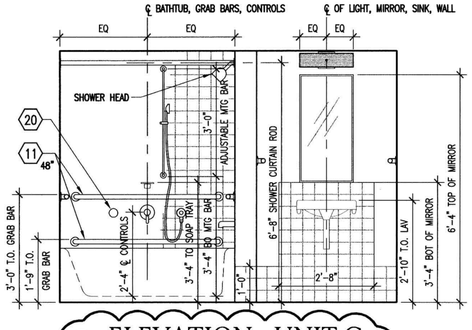
5 ELEVATION - UNIT C
SCALE: 1/2" = 1' - 0"



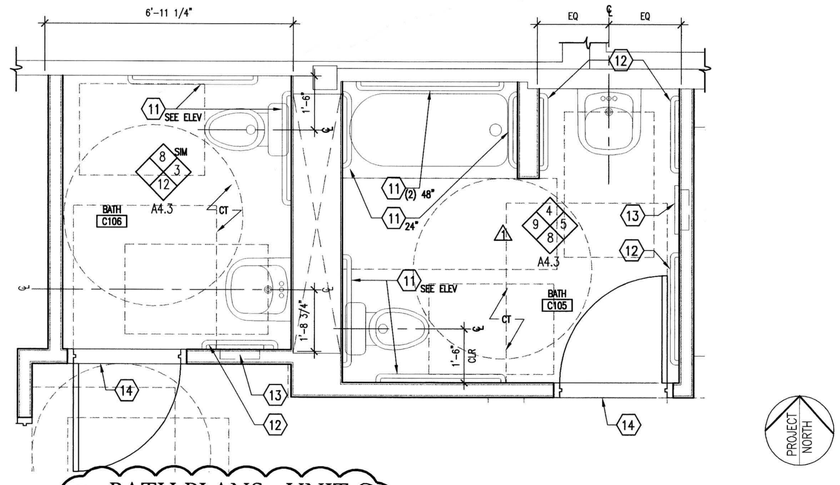
12 ELEVATION - UNIT C
SCALE: 1/2" = 1' - 0"



8 ELEVATION - UNIT C
SCALE: 1/2" = 1' - 0"



4 ELEVATION - UNIT C
SCALE: 1/2" = 1' - 0"



1 BATH PLANS - UNIT C
SCALE: 1/2" = 1' - 0"

PROJECT NORTH

1/2" 0 1 FT 2 FT 4 FT

DRAFT

BHA 504 COMPLIANCE AT REGION 1

ALICE H. TAYLOR DEVELOPMENT

BWA

BAKER/WOHL ARCHITECTS
2A UNION PARK STREET
BOSTON, MA 02118
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Project No:	2303
Drawn By:	ABB
Checked By:	AI
Issue Date:	5 MAY 2004

Revisions

No	Date	Description	By
1	10 MAY 04	GRAB BAR ADDITION	ACBB
2	16 JULY 2004	GENERAL REVISIONS	ACBB

Drawing Title:
ENLARGED BATH AND KITCHEN PLANS: UNIT C

Drawing Number:
A4.3

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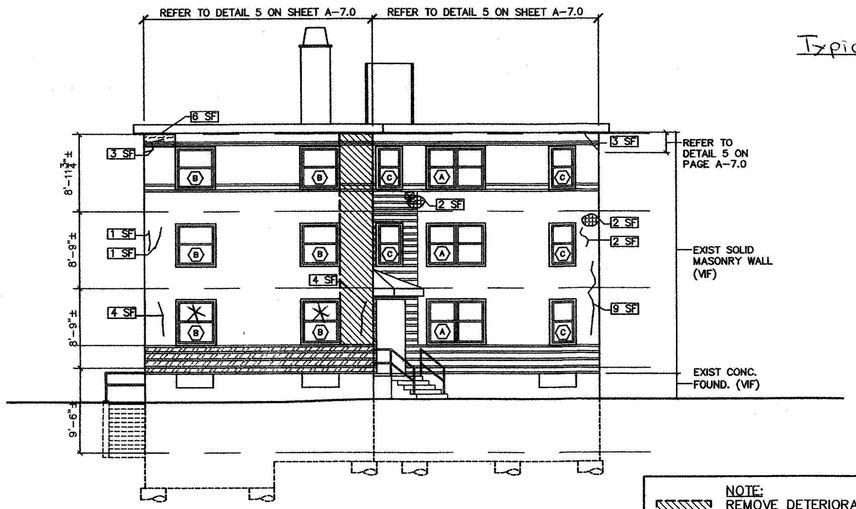
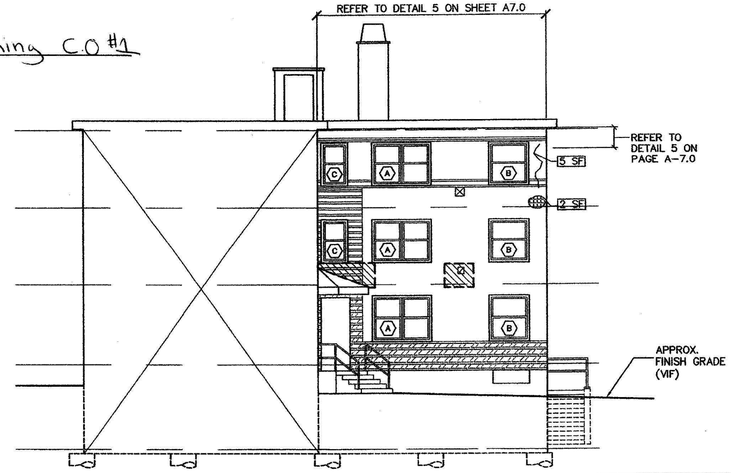
Typical Lintel Refurbishing CO #1



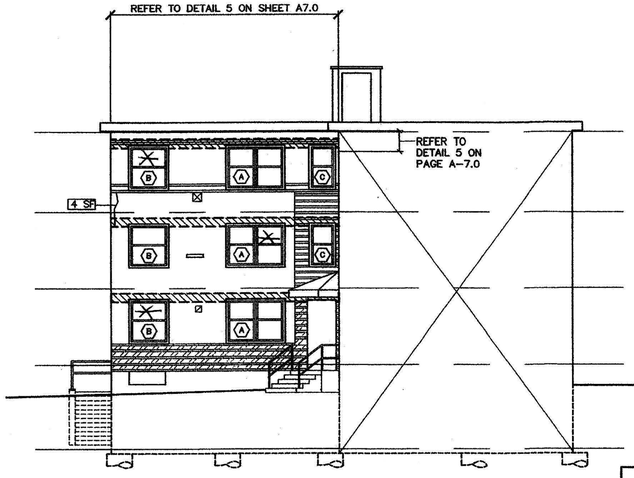
C ELEVATION
A4.4 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (90) SF



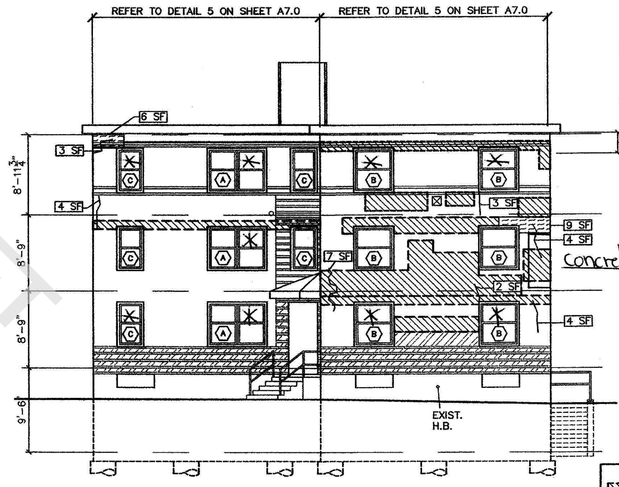
F ELEVATION
A4.4 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (20) SF



F ELEVATION
A4.4 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (65) SF



D ELEVATION
A4.4 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (235) SF

DRAFT

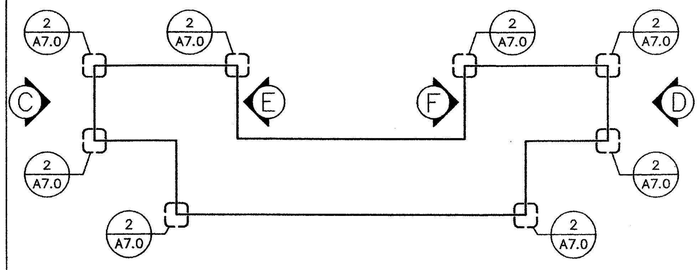
LEGEND:

- REPAIR SPALLING CONCRETE- SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REPAIR CRACKED CONCRETE- SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- PATCH EXPOSED RE-BAR AT ROOF OVERHANG - SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REMOVE & REPLACE SPALLING BRICK- SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE & REPLACE CRACKED BRICK- SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REBUILD EXIST. DISPLACED FACE BRICK- SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- EXISTING BRICK PATTERN (VARIES FROM MAIN FIELD (VIF)
- EXIST PAINTED BRICK (VIF)
- S EXISTING SIGNAGE TO REMAIN (VIF)
- EXISTING LIGHT FIXTURE TO REMAIN (VIF)
- EXISTING VENT TO REMAIN (VIF)
- (X) WINDOW TYPE (FOR SEALANT REPLACEMENT SEE DETAIL NO. 4 ON SHEET A-7.0)

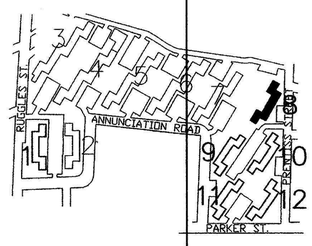
NOTES: (TYPICAL)

1. Remove and dispose existing sealant at window masonry openings by SECTION 02080, ASBESTOS ABATEMENT. (SEE DETAIL 4 ON SHEET A-7.0)
2. Install sealant and backer rod at window masonry openings by SECTION 07901 JOINT SEALANTS. (FILED SUB-BID REQUIRED) (SEE DETAIL 4 ON SHEET A-7.0)
3. Project consists of spot mortar repointing. Final location of masonry restoration shall be approved by the architect prior to commencing work.
4. For masonry openings called for repointing at steel lintel area, use mortar/sealant at existing steel lintel bearings. (SEE DETAIL 1 ON SHEET A-7.0)
5. Contractor shall paint (2) coats face brick and mortar disturbed by proposed work. Color to match existing.

BUILDING KEY PLAN:



SITE KEY PLAN:



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Web Site: www.lpba.com

REGISTERED ARCHITECT No. 9250 MEDFORD, MASS. COMMONWEALTH OF MASSACHUSETTS

REVISIONS:

CLIENT:

BOSTON HOUSING AUTHORITY
52 CHAUNCY ST.
BOSTON, MA 02111-02357

PROJECT:

BHA JOB NO. 08-005C
MASONRY PHASE II
AT ALICE TAYLOR
DEVELOPMENT MA 2-14

BUILDING #8

DRAWING TITLE:

EXTERIOR ELEVATIONS
LEGENDS & NOTES

DRAWN BY:	MKB
CHECKED BY:	FG
SCALE:	1/8"=1'-0"
DATE:	04/03/09
JOB NO.:	BHA-AT2

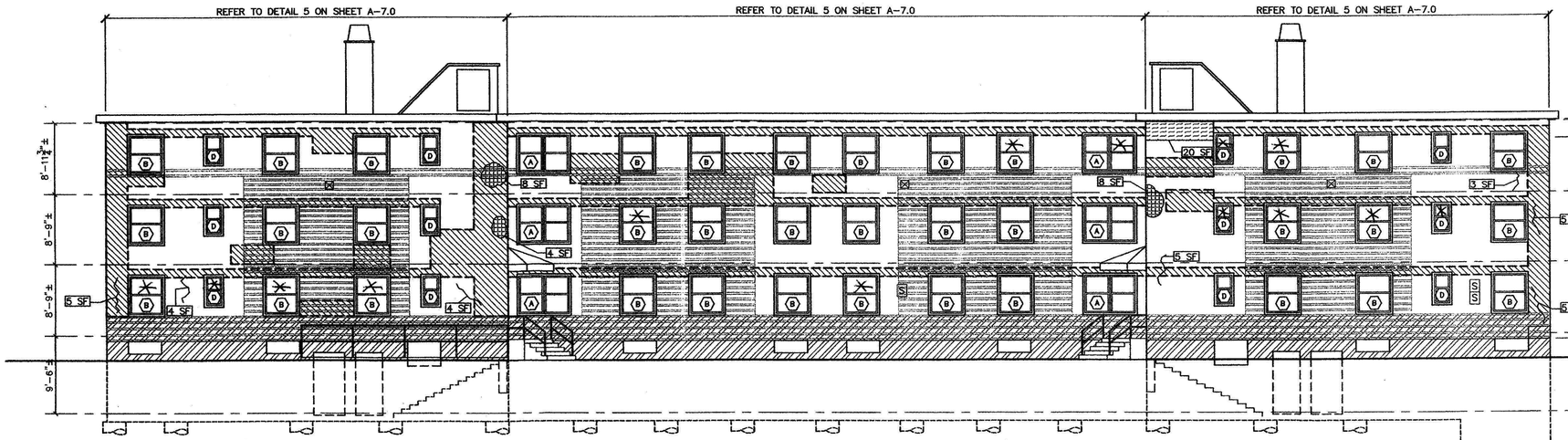
SHEET NO.:

A-4.4

FILE:

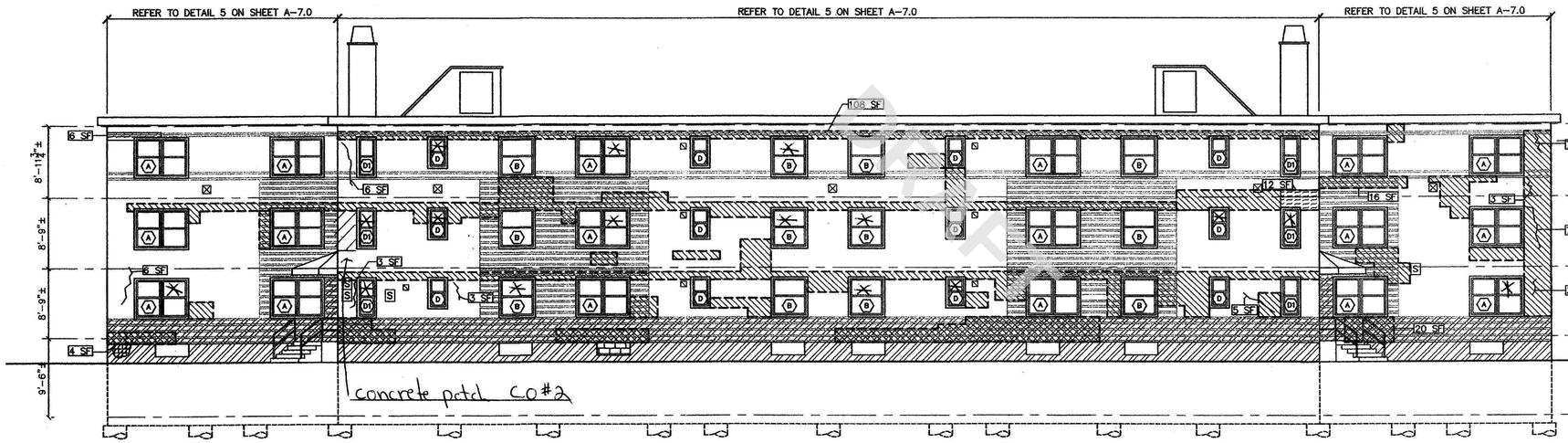
SHEET 6 OF 15

*Typical Lintel Refurbishing C.O. #1



B A4.5 ELEVATION
SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (775) SF



A A4.5 ELEVATION
SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (780) SF

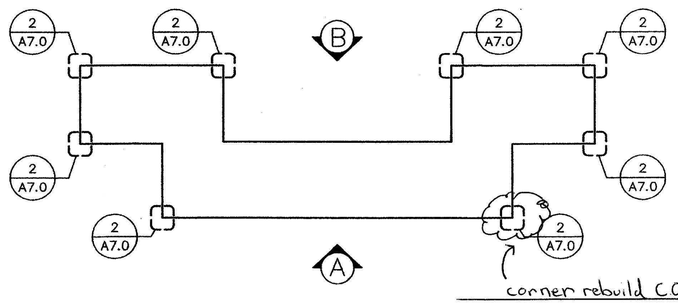
LEGEND:

- REPAIR SPALLING CONCRETE- SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REPAIR CRACKED CONCRETE- SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- PATCH EXPOSED RE-BAR AT ROOF OVERHANG - SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REMOVE & REPLACE SPALLING BRICK-SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE & REPLACE CRACKED BRICK-SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REBUILD EXIST. DISPLACED FACE BRICK-SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- EXISTING BRICK PATTERN (VARIES FROM MAIN FIELD (VIF)
- EXIST PAINTED BRICK (VIF)
- S EXISTING SIGNAGE TO REMAIN (VIF)
- EXISTING LIGHT FIXTURE TO REMAIN (VIF)
- EXISTING VENT TO REMAIN (VIF)
- X WINDOW TYPE (FOR SEALANT REPLACEMENT SEE DETAIL NO. 4 ON SHEET A-7.0)

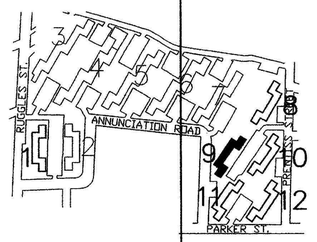
NOTES: (TYPICAL)

1. Remove and dispose existing sealant at window masonry openings by SECTION 02080, ASBESTOS ABATEMENT. (SEE DETAIL 4 ON SHEET A-7.0)
2. Install sealant and backer rod at window masonry openings by SECTION 07901 JOINT SEALANTS. (FILED SUB-BID REQUIRED) (SEE DETAIL 4 ON SHEET A-7.0)
3. Project consists of spot mortar repointing. Final location of masonry restoration shall be approved by the architect prior to commencing work.
4. For masonry openings called for repointing at steel lintel area, use mortar/sealant at existing steel lintel bearings. (SEE DETAIL 1 ON SHEET A-7.0)
5. Contractor shall paint (2) coats face brick and mortar disturbed by proposed work. Color to match existing.

BUILDING KEY PLAN:



SITE KEY PLAN:



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REGISTERED ARCHITECT DONALDO GIANFILO No. 9250 BEDFORD, MASS. COMMONWEALTH OF MASSACHUSETTS

REVISIONS:

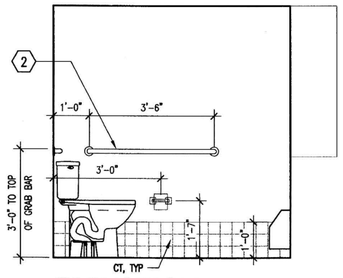
CLIENT:
BOSTON HOUSING AUTHORITY
52 CHAUNCY ST.
BOSTON, MA 02111-02357

PROJECT:
BHA JOB NO. 08-005C
MASONRY PHASE II
AT ALICE TAYLOR
DEVELOPMENT MA 2-14

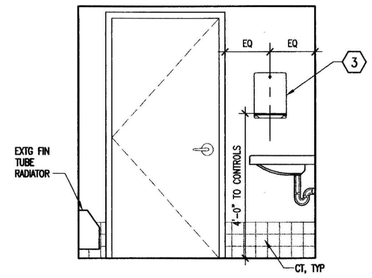
BUILDING #9

DRAWING TITLE:
EXTERIOR ELEVATIONS
LEGENDS & NOTES

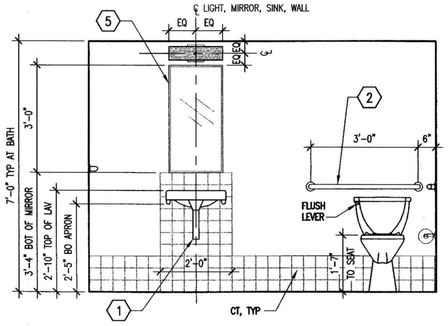
DRAWN BY:	MKB
CHECKED BY:	FG
SCALE:	1/8"=1'-0"
DATE:	04/03/09
JOB NO.:	BHA-AT2
SHEET NO.:	A-4.5
FILE:	
SHEET 7	OF 15



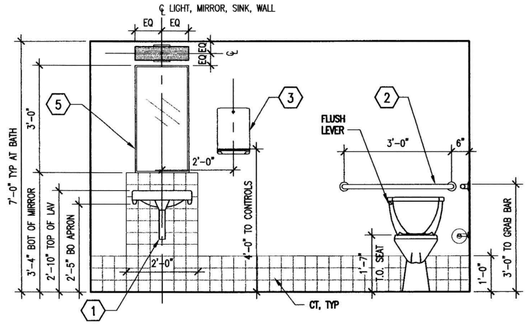
7 ELEVATION
SCALE: 1/2" = 1' - 0"



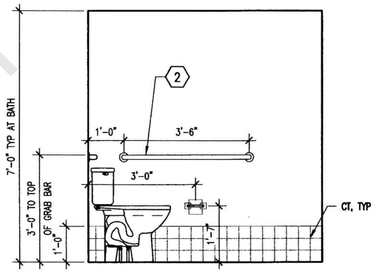
4 ELEVATION
SCALE: 1/2" = 1' - 0"



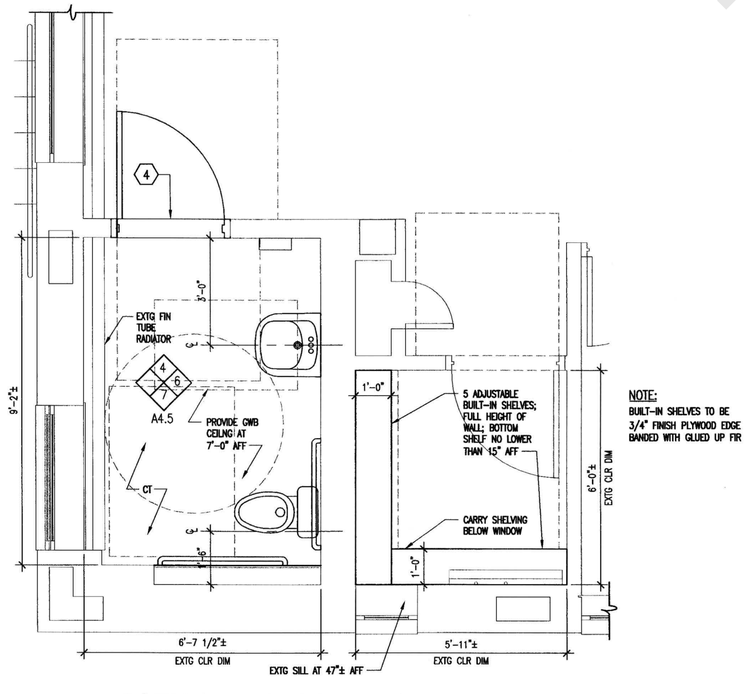
6 ELEVATION
SCALE: 1/2" = 1' - 0"



3 ELEVATION
SCALE: 1/2" = 1' - 0"

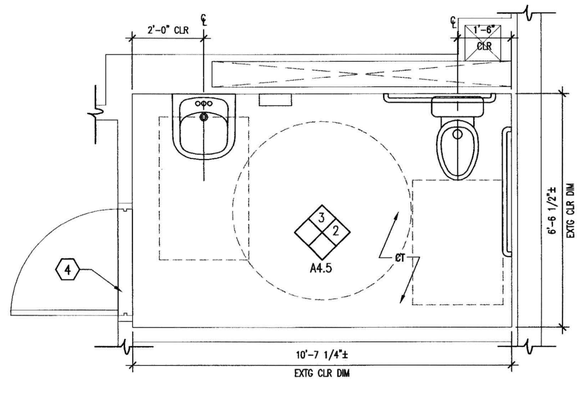


2 ELEVATION
SCALE: 1/2" = 1' - 0"



NOTE:
BUILT-IN SHELVES TO BE 3/4" FINISH PLYWOOD EDGE BANDED WITH GLUED UP FIR

5 BATH AND CLOSET PLAN
SCALE: 1/2" = 1' - 0"
TASK FORCE OFFICE



1 BATH PLAN
SCALE: 1/2" = 1' - 0"
MANAGEMENT OFFICE

DRAFT

NOTES:

1. DIMENSIONS FROM FACE OF EXISTING MASONRY OR FACE OF STUD UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS (CLR) ARE FROM FINISHED FACE TO FINISHED FACE.
2. ALL CONTROLS SHALL BE LOCATED A MIN OF 18" FROM INSIDE CORNERS.
3. COORDINATE ALL WORK W/SIZES OF EQUIPMENT TO BE PROVIDED BY OWNER.

CODED NOTES:

1. INSULATED JACKET AT EXPOSED PIPES
2. GRAB BAR
3. PAPER TOWEL DISPENSER
4. STONE THRESHOLD
5. MIRROR

PROJECT NORTH

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

BHA 504 COMPLIANCE AT REGION 1

ALICE H. TAYLOR DEVELOPMENT

BWA

BAKER/WOHL ARCHITECTS
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FAX: 617.350.5383

Project No:	2303
Drawn By:	ABB
Checked By:	SB
Issue Date:	20 AUGUST 2004

Revisions

No	Date	Description	By

Drawing Title:
ENLARGED BATH PLANS COMMON AREAS

Drawing Number:
A4.5

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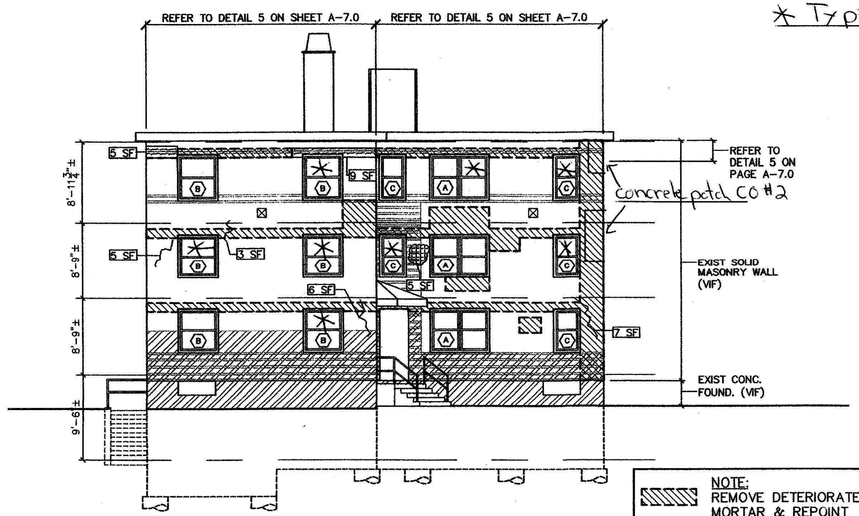
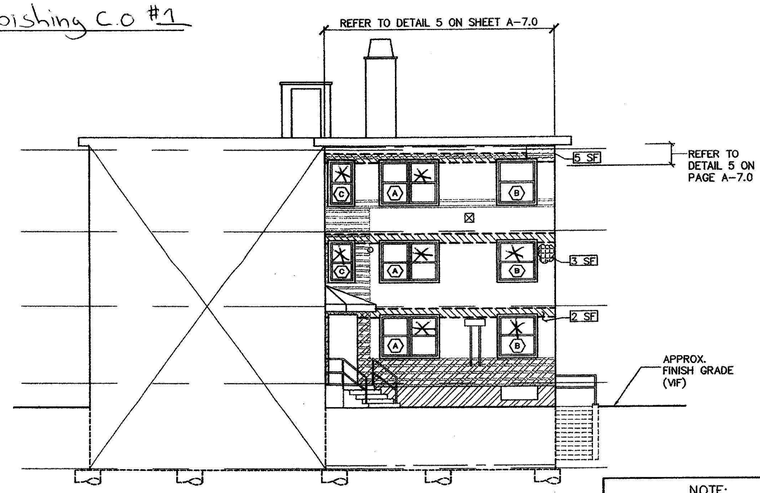
* Typical Lintel Refurbishing C.O #1



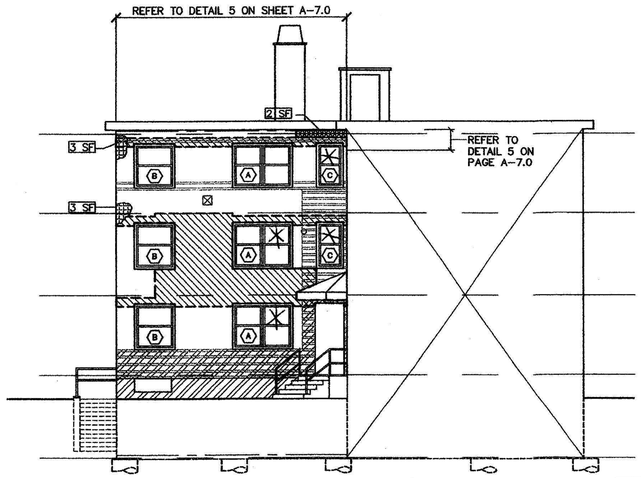
NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT– (230) SF

C ELEVATION
A4.6 SCALE: 1/8"=1'-0"



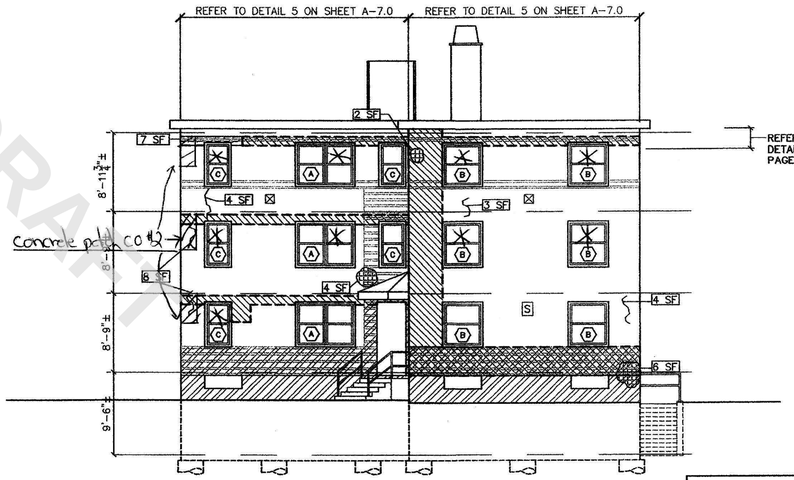
NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT– (63) SF

E ELEVATION
A4.6 SCALE: 1/8"=1'-0"



NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT– (146) SF

F ELEVATION
A4.6 SCALE: 1/8"=1'-0"



NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT– (265) SF

D ELEVATION
A4.6 SCALE: 1/8"=1'-0"

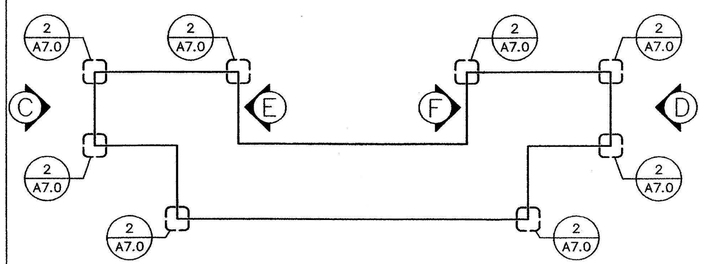
LEGEND:

- REPAIR SPALLING CONCRETE– SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REPAIR CRACKED CONCRETE– SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- PATCH EXPOSED RE-BAR AT ROOF OVERHANG – SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REMOVE & REPLACE SPALLING BRICK– SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE & REPLACE CRACKED BRICK– SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REBUILD EXIST. DISPLACED FACE BRICK– SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- EXISTING BRICK PATTERN (VARIES FROM MAIN FIELD (VIF)
- EXIST PAINTED BRICK (VIF)
- S EXISTING SIGNAGE TO REMAIN (VIF)
- EXISTING LIGHT FIXTURE TO REMAIN (VIF)
- EXISTING VENT TO REMAIN (VIF)
- X WINDOW TYPE (FOR SEALANT REPLACEMENT SEE DETAIL NO. 4 ON SHEET A–7.0)

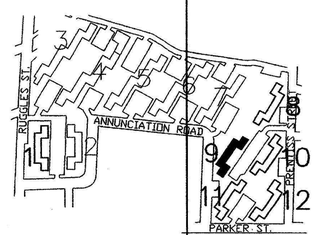
NOTES: (TYPICAL)

1. Remove and dispose existing sealant at window masonry openings by SECTION 02080, ASBESTOS ABATEMENT. (SEE DETAIL 4 ON SHEET A–7.0)
2. Install sealant and backer rod at window masonry openings by SECTION 07901 JOINT SEALANTS. (FILED SUB–BID REQUIRED) (SEE DETAIL 4 ON SHEET A–7.0)
3. Project consists of spot mortar repointing. Final location of masonry restoration shall be approved by the architect prior to commencing work.
4. For masonry openings called for repointing at steel lintel area, use mortar/sealant at existing steel lintel bearings. (SEE DETAIL 1 ON SHEET A–7.0)
5. Contractor shall paint (2) coats face brick and mortar disturbed by proposed work. Color to match existing.

BUILDING KEY PLAN:



SITE KEY PLAN:



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Web Site: www.lpba.com

REGISTERED ARCHITECT
FRANCESCO GARGANO
NO. 9250
MEDFORD, MASS.
COMMONWEALTH OF MASSACHUSETTS

REVISIONS:

CLIENT:

BOSTON HOUSING AUTHORITY
52 CHAUNCY ST.
BOSTON, MA 02111–02357

PROJECT:

BHA JOB NO. 08–005C
MASONRY PHASE II
AT ALICE TAYLOR
DEVELOPMENT MA 2–14

BUILDING #9

DRAWING TITLE:

EXTERIOR ELEVATIONS
LEGENDS & NOTES

DRAWN BY:	MKB
CHECKED BY:	FG
SCALE:	1/8"=1'-0"
DATE:	04/03/09
JOB NO.:	BHA–AT2

SHEET NO.:

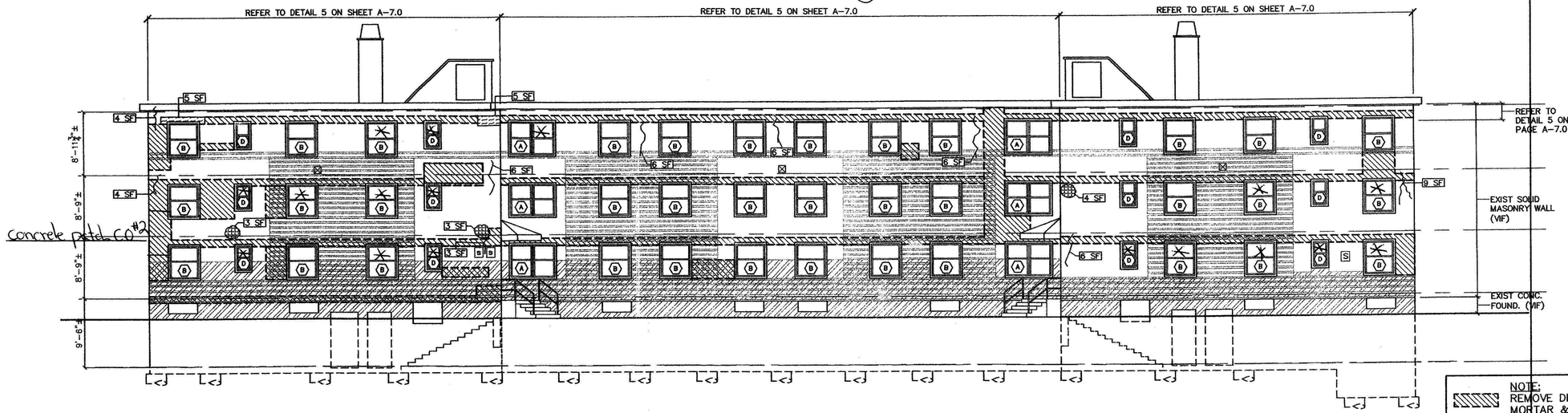
A-4.6

FILE:

SHEET 8 OF 15

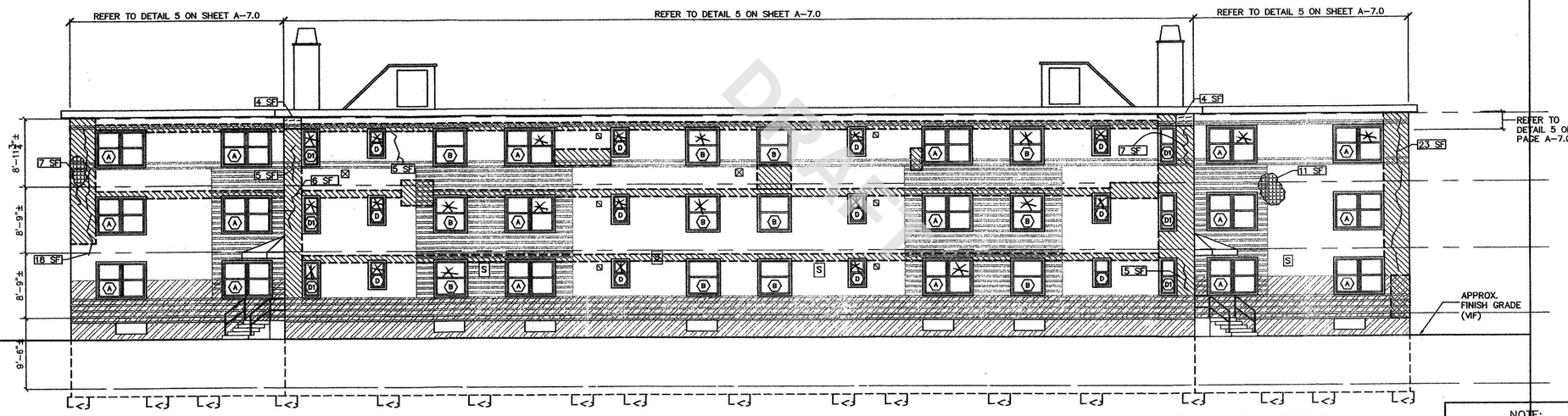
DRAFT

*Typical Lintel Refurbishing C.O. #1



B ELEVATION
A4.7 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT– (738) SF



A ELEVATION
A4.7 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT– (670) SF

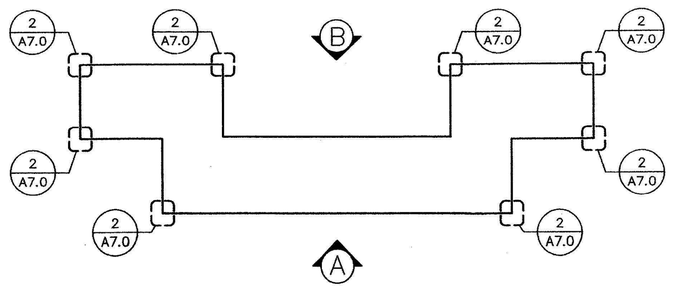
LEGEND:

- REPAIR SPALLING CONCRETE– SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REPAIR CRACKED CONCRETE– SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- PATCH EXPOSED RE–BAR AT ROOF OVERHANG – SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REMOVE & REPLACE SPALLING BRICK– SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE & REPLACE CRACKED BRICK– SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REBUILD EXIST. DISPLACED FACE BRICK– SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- EXISTING BRICK PATTERN (VARIES FROM MAIN FIELD (VIF)
- EXIST PAINTED BRICK (VIF)
- [S] EXISTING SIGNAGE TO REMAIN (VIF)
- [X] EXISTING LIGHT FIXTURE TO REMAIN (VIF)
- EXISTING VENT TO REMAIN (VIF)
- (X) WINDOW TYPE (FOR SEALANT REPLACEMENT SEE DETAIL NO. 4 ON SHEET A-7.0)

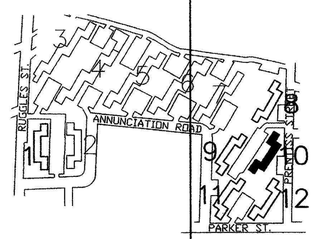
NOTES: (TYPICAL)

1. Remove and dispose existing sealant at window masonry openings by SECTION 02080, ASBESTOS ABATEMENT. (SEE DETAIL 4 ON SHEET A–7.0)
2. Install sealant and backer rod at window masonry openings by SECTION 07901 JOINT SEALANTS. (FILED SUB–BID REQUIRED) (SEE DETAIL 4 ON SHEET A–7.0)
3. Project consists of spot mortar repointing. Final location of masonry restoration shall be approved by the architect prior to commencing work.
4. For masonry openings called for repointing at steel lintel area, use mortar/sealant at existing steel lintel bearings. (SEE DETAIL 1 ON SHEET A–7.0)
5. Contractor shall paint (2) coats face brick and mortar disturbed by proposed work. Color to match existing.

BUILDING KEY PLAN:



SITE KEY PLAN:



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REGISTERED ARCHITECT MICHAEL GIANNOTTI No. 9250 MEDFORD, MASS. COMMONWEALTH OF MASSACHUSETTS

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PROJECT:

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AT ALICE TAYLOR
DEVELOPMENT MA 2–14

BUILDING #10

DRAWING TITLE:

EXTERIOR ELEVATIONS
LEGENDS & NOTES

DRAWN BY:	MKB
CHECKED BY:	FG
SCALE:	1/8"=1'–0"
DATE:	04/03/09
JOB NO.:	BHA–AT2

SHEET NO.:

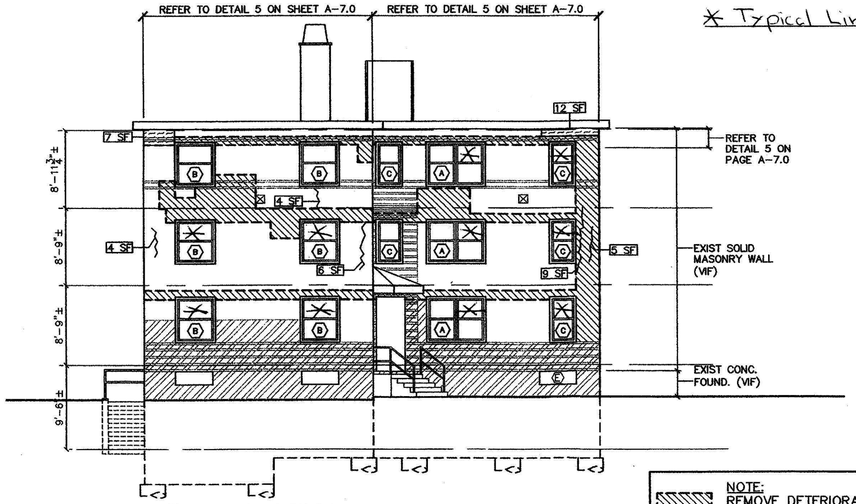
A-4.7

FILE:

SHEET 9 OF 15

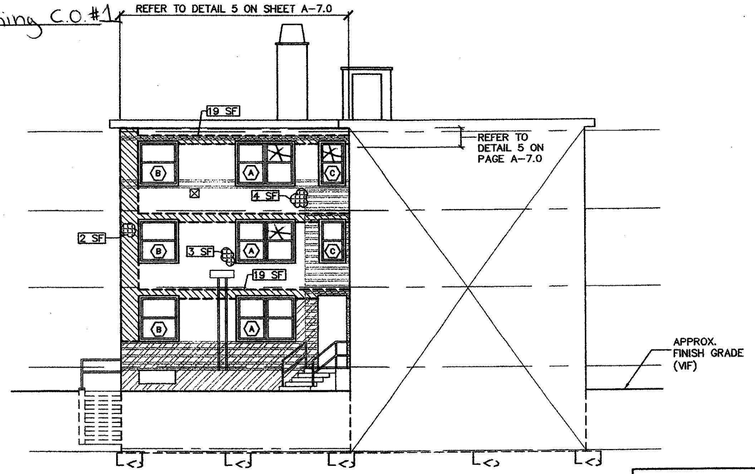
DRAFT

* Typical Lintel Refurbishing C.O.#1



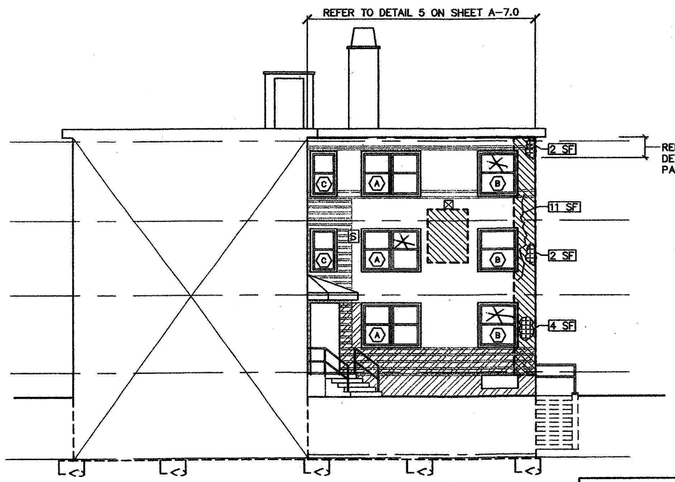
C ELEVATION
A4.8 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (190) SF



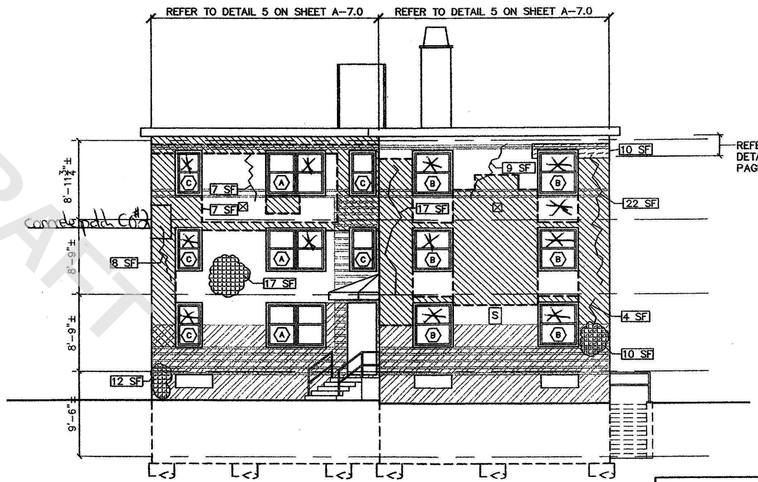
F ELEVATION
A4.8 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (105) SF



E ELEVATION
A4.8 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (70) SF



D ELEVATION
A4.8 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (417) SF

LEGEND:

- REPAIR SPALLING CONCRETE- [SF] (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REPAIR CRACKED CONCRETE- [SF] (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- PATCH EXPOSED RE-BAR AT ROOF OVERHANG - [SF] (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REMOVE & REPLACE SPALLING BRICK-[SF] (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE & REPLACE CRACKED BRICK-[SF] (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REBUILD EXIST. DISPLACED FACE BRICK-[SF] (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- EXISTING BRICK PATTERN (VARIES FROM MAIN FIELD (VIF)
- EXIST PAINTED BRICK (VIF)
- [S] EXISTING SIGNAGE TO REMAIN (VIF)
- EXISTING LIGHT FIXTURE TO REMAIN (VIF)
- EXISTING VENT TO REMAIN (VIF)
- (X) WINDOW TYPE (FOR SEALANT REPLACEMENT SEE DETAIL NO. 4 ON SHEET A-7.0)

NOTES: (TYPICAL)

1. Remove and dispose existing sealant at window masonry openings by SECTION 02080, ASBESTOS ABATEMENT. (SEE DETAIL 4 ON SHEET A-7.0)
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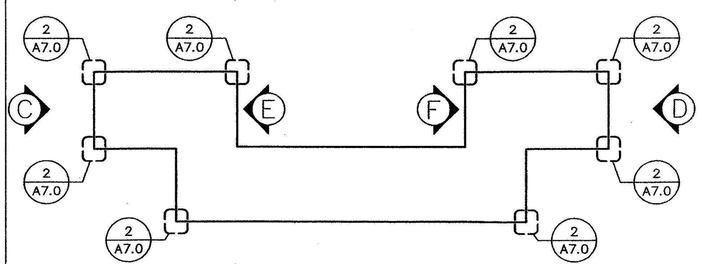
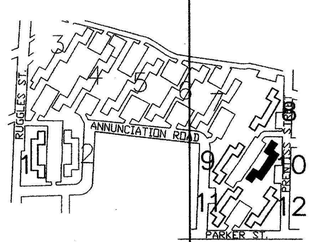
BUILDING KEY PLAN:



SITE KEY PLAN:



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REGISTERED ARCHITECT JOSEGO GARCIA No. 8250 MEDFORD, MASS. COMMONWEALTH OF MASSACHUSETTS

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PROJECT:

BHA JOB NO. 08-005C
MASONRY PHASE II
AT ALICE TAYLOR
DEVELOPMENT MA 2-14

BUILDING #10

DRAWING TITLE:

EXTERIOR ELEVATIONS
LEGENDS & NOTES

DRAWN BY:	MKB
CHECKED BY:	FG
SCALE:	1/8"=1'-0"
DATE:	04/03/09
JOB NO.:	BHA-AT2

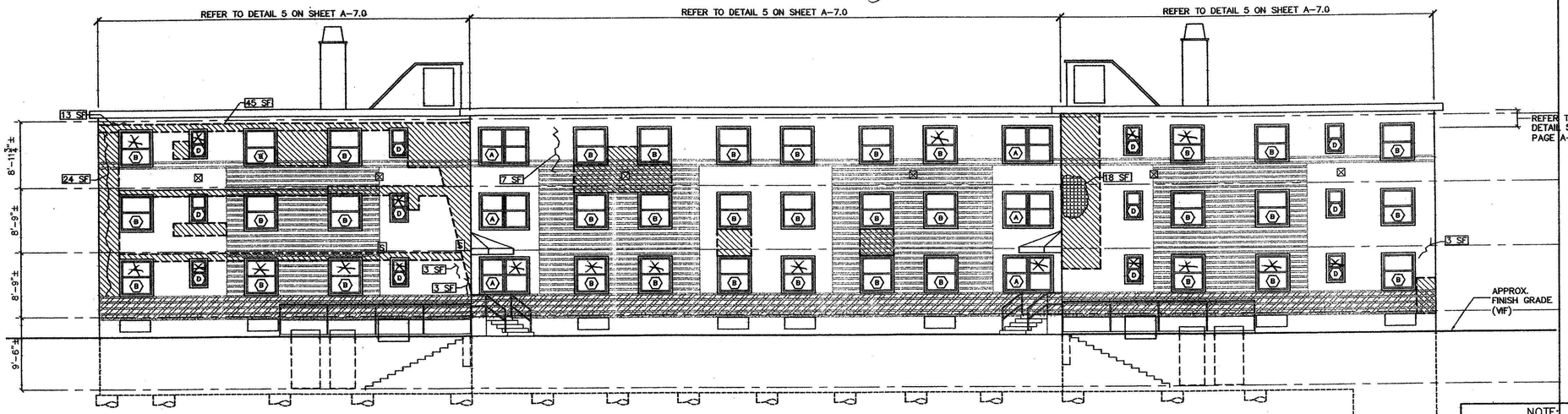
SHEET NO.:

A-4.8

FILE:

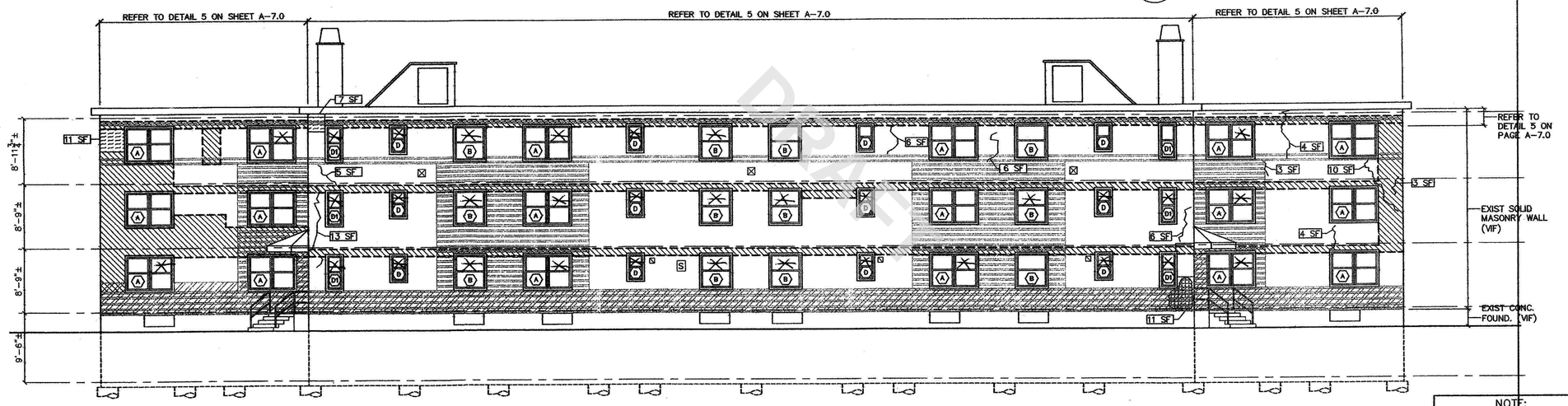
SHEET 10 OF 15

*Typical Lintel Refurbishing C.O. #1



B A4.9 ELEVATION
SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (515) SF



A A4.9 ELEVATION
SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (685) SF

LEGEND:

- REPAIR SPALLING CONCRETE- [SF] (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REPAIR CRACKED CONCRETE- [SF] (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- PATCH EXPOSED RE-BAR AT ROOF OVERHANG - [SF] (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REMOVE & REPLACE SPALLING BRICK-[SF] (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE & REPLACE CRACKED BRICK-[SF] (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REBUILD EXIST. DISPLACED FACE BRICK-[SF] (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
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- EXIST PAINTED BRICK (VIF)
- [S] EXISTING SIGNAGE TO REMAIN (VIF)
- EXISTING LIGHT FIXTURE TO REMAIN (VIF)
- EXISTING VENT TO REMAIN (VIF)
- (X) WINDOW TYPE (FOR SEALANT REPLACEMENT SEE DETAIL NO. 4 ON SHEET A-7.0)

NOTES: (TYPICAL)

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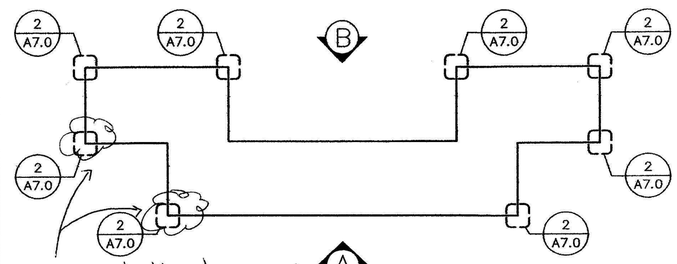
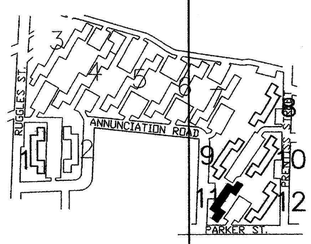
BUILDING KEY PLAN:



SITE KEY PLAN:



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PROJECT:

BHA JOB NO. 08-005C
MASONRY PHASE II
AT ALICE TAYLOR
DEVELOPMENT MA 2-14

BUILDING #11

DRAWING TITLE:

EXTERIOR ELEVATIONS
LEGENDS & NOTES

DRAWN BY:	MKB
CHECKED BY:	FG
SCALE:	1/8"=1'-0"
DATE:	04/03/09
JOB NO.:	BHA-AT2

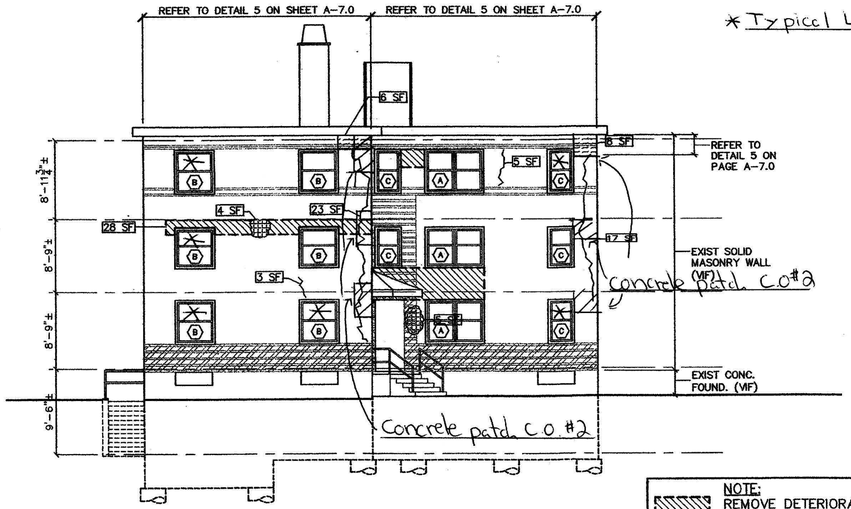
SHEET NO.:

A-4.9

FILE:

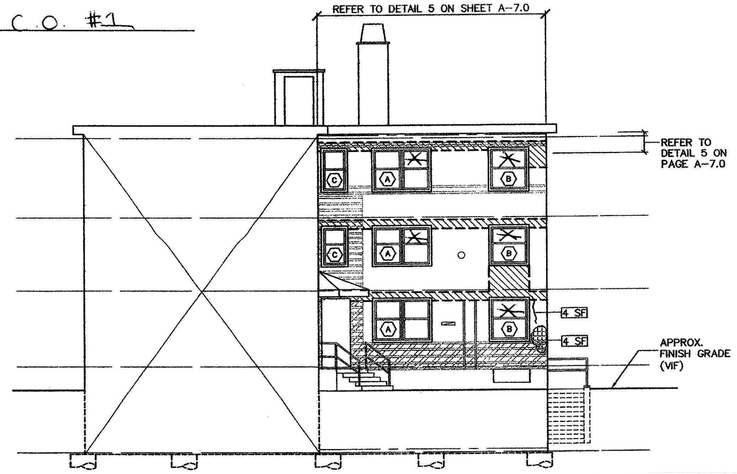
SHEET 11 OF 15

*Typical Lintel Refurbishing C.O. #1



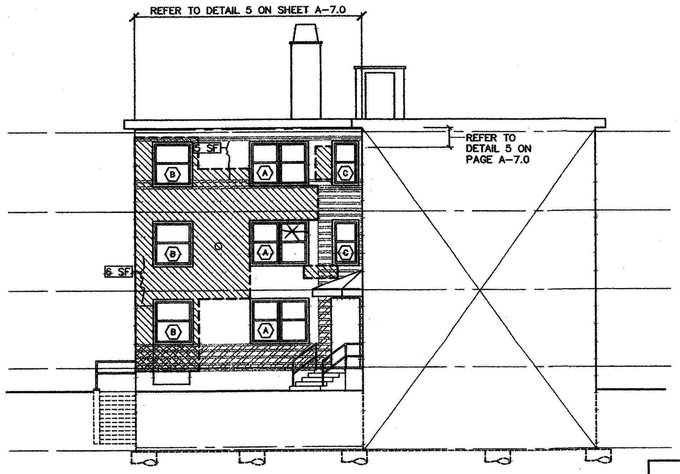
C ELEVATION
A4.10 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (80) SF



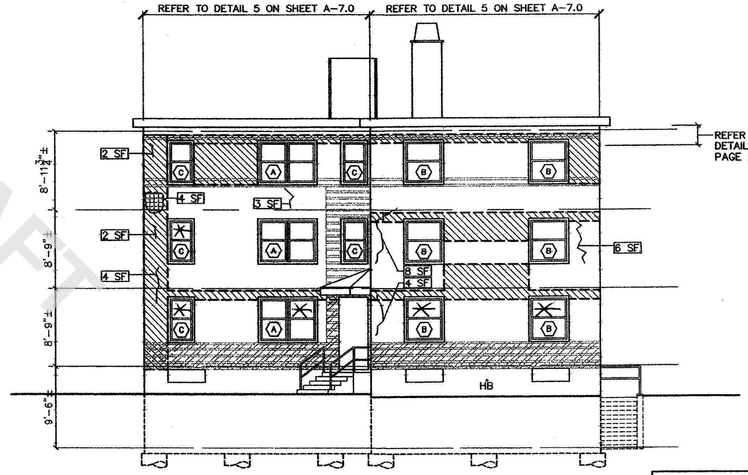
E ELEVATION
A4.10 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (75) SF



F ELEVATION
A4.10 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (250) SF



D ELEVATION
A4.10 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (270) SF

LEGEND:

- REPAIR SPALLING CONCRETE- SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REPAIR CRACKED CONCRETE- SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- PATCH EXPOSED RE-BAR AT ROOF OVERHANG - SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REMOVE & REPLACE SPALLING BRICK-SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE & REPLACE CRACKED BRICK-SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REBUILD EXIST. DISPLACED FACE BRICK-SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
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NOTES: (TYPICAL)

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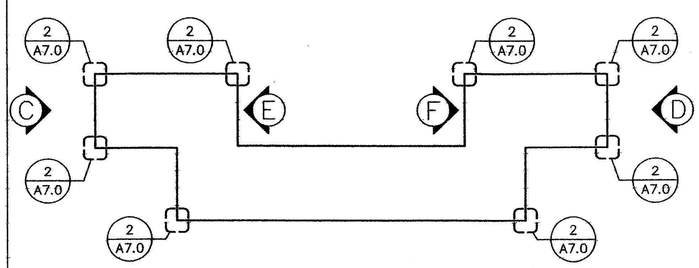
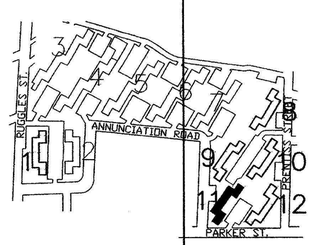


SITE KEY PLAN:



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DRAWN BY:	MKB
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SCALE:	1/8"=1'-0"
DATE:	04/03/09
JOB NO.:	BHA-AT2

SHEET NO.:

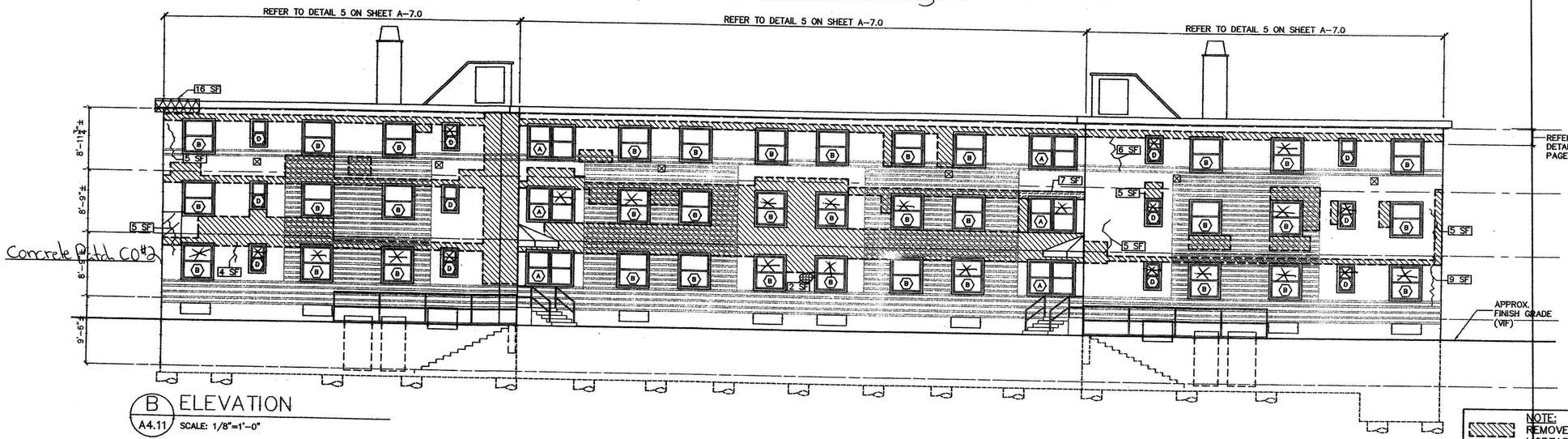
A-4.10

FILE:

SHEET 12 OF 15

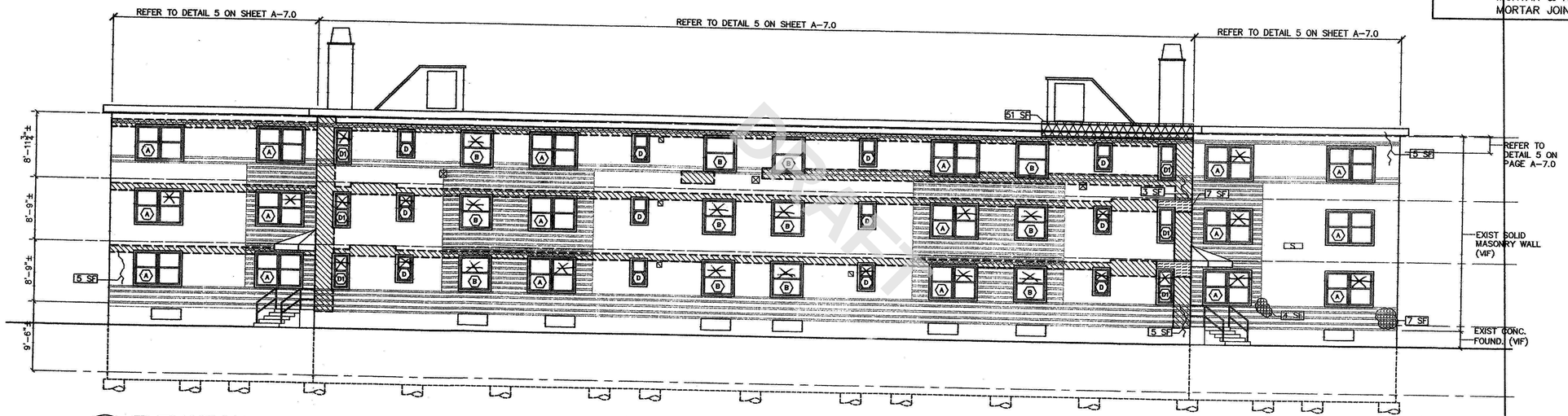
DRAFT

*Typical Lintel Refurbishing C.O. #1



B ELEVATION
A4.11 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT– (1020) SF



A ELEVATION
A4.11 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT– (615) SF

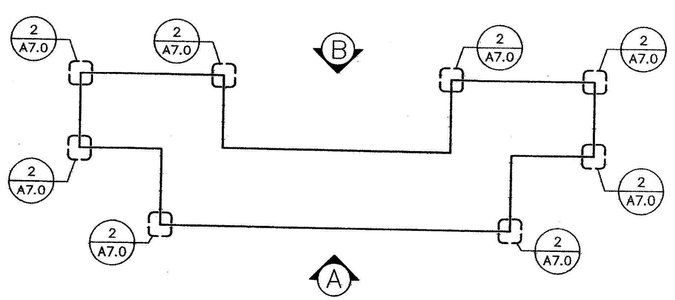
LEGEND:

- REPAIR SPALLING CONCRETE– [SF] (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REPAIR CRACKED CONCRETE– [SF] (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- PATCH EXPOSED RE–BAR AT ROOF OVERHANG – [SF] (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REMOVE & REPLACE SPALLING BRICK–[SF] (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE & REPLACE CRACKED BRICK–[SF] (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REBUILD EXIST. DISPLACED FACE BRICK–[SF] (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- EXISTING BRICK PATTERN (VARIES FROM MAIN FIELD (VIF)
- EXIST PAINTED BRICK (VIF)
- [S] EXISTING SIGNAGE TO REMAIN (VIF)
- EXISTING LIGHT FIXTURE TO REMAIN (VIF)
- EXISTING VENT TO REMAIN (VIF)
- (X) WINDOW TYPE (FOR SEALANT REPLACEMENT SEE DETAIL NO. 4 ON SHEET A–7.0)

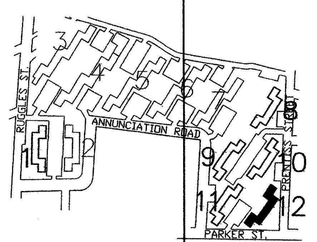
NOTES: (TYPICAL)

1. Remove and dispose existing sealant at window masonry openings by SECTION 02080, ASBESTOS ABATEMENT. (SEE DETAIL 4 ON SHEET A–7.0)
2. Install sealant and backer rod at window masonry openings by SECTION 07901 JOINT SEALANTS. (FILED SUB–BID REQUIRED) (SEE DETAIL 4 ON SHEET A–7.0)
3. Project consists of spot mortar repointing. Final location of masonry restoration shall be approved by the architect prior to commencing work.
4. For masonry openings called for repointing at steel lintel area, use mortar/sealant at existing steel lintel bearings. (SEE DETAIL 1 ON SHEET A–7.0)
5. Contractor shall paint (2) coats face brick and mortar disturbed by proposed work. Color to match existing.

BUILDING KEY PLAN:



SITE KEY PLAN:



LPBA Architects, Inc.

Architecture
Planning
Interiors
Construction-Management

28 Penniman Road
Boston MA 02134

Tel.: 617.782.9131
Fax: 617.782.9141

Email: info@lpba.com
Web Site: www.lpba.com

REGISTERED ARCHITECT FRANCESCO GAROFALO No. 9250 BEDFORD, MASS. COMMONWEALTH OF MASSACHUSETTS

REVISIONS:

CLIENT:
BOSTON HOUSING AUTHORITY
52 CHAUNCY ST.
BOSTON, MA 02111–02357

PROJECT:
BHA JOB NO. 08–005C
MASONRY PHASE II
AT ALICE TAYLOR
DEVELOPMENT MA 2–14

BUILDING #12

DRAWING TITLE:
EXTERIOR ELEVATIONS
LEGENDS & NOTES

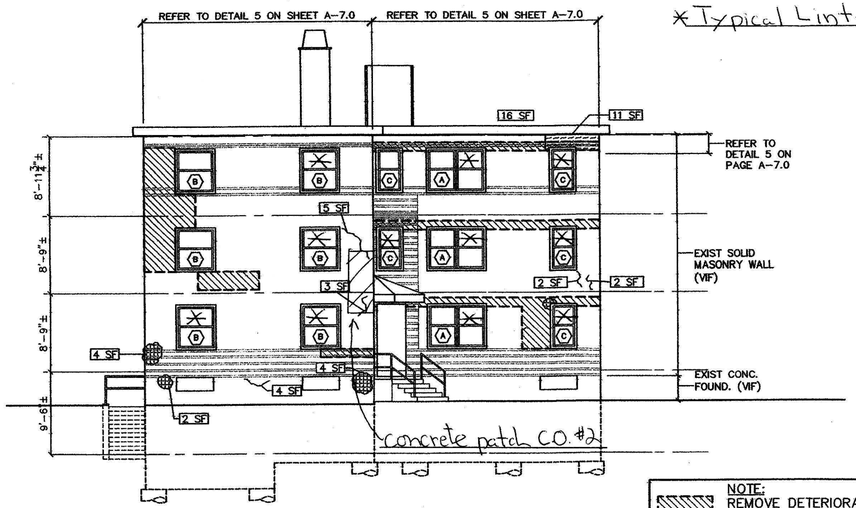
DRAWN BY:	MKB
CHECKED BY:	FG
SCALE:	1/8"=1'–0"
DATE:	04/03/09
JOB NO.:	BHA–AT2

SHEET NO.:
A-4.11

FILE:

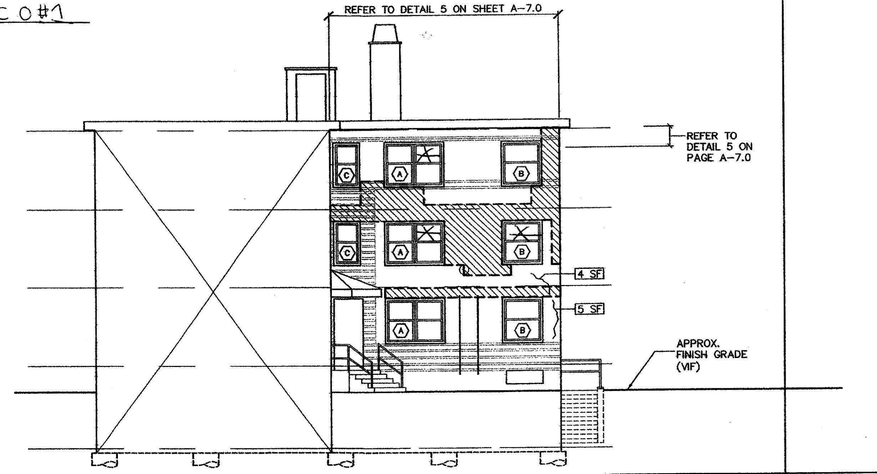
SHEET 13 OF 15

*Typical Lintel Refurbishing CO#1



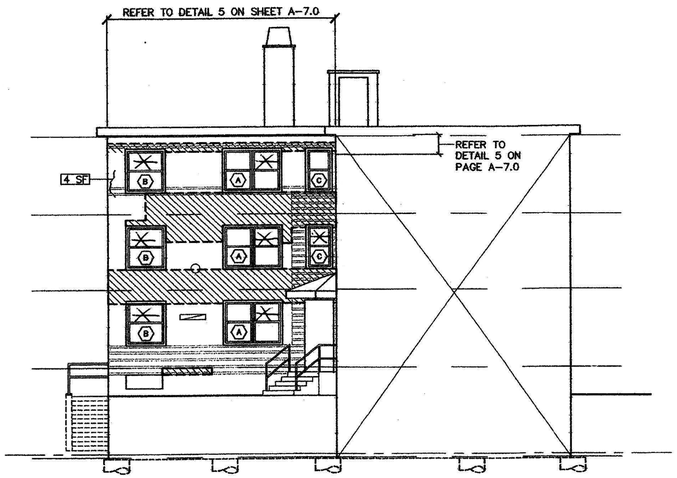
C ELEVATION
A4.12 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (150) SF



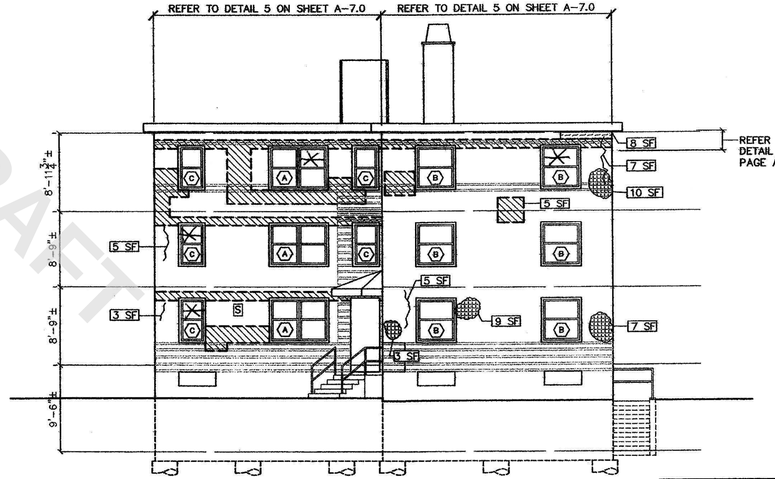
E ELEVATION
A4.12 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (125) SF



F ELEVATION
A4.12 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (190) SF



D ELEVATION
A4.12 SCALE: 1/8"=1'-0"

NOTE:
REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT- (206) SF

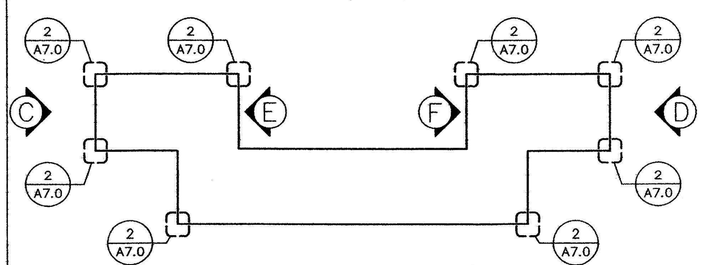
LEGEND:

- REPAIR SPALLING CONCRETE- SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REPAIR CRACKED CONCRETE- SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- PATCH EXPOSED RE-BAR AT ROOF OVERHANG - SF (REFER TO SECTION 03700, CONCRETE REPAIRS AND CLEANING)
- REMOVE & REPLACE SPALLING BRICK- SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE & REPLACE CRACKED BRICK- SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REMOVE DETERIORATED MORTAR & REPOINT MORTAR JOINT (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- REBUILD EXIST. DISPLACED FACE BRICK- SF (REFER TO SECTION 04901, CLAY MASONRY RESTORATION & CLEANING)
- EXISTING BRICK PATTERN (VARIES FROM MAIN FIELD (VIF)
- EXIST PAINTED BRICK (VIF)
- S EXISTING SIGNAGE TO REMAIN (VIF)
- EXISTING LIGHT FIXTURE TO REMAIN (VIF)
- EXISTING VENT TO REMAIN (VIF)
- X WINDOW TYPE (FOR SEALANT REPLACEMENT SEE DETAIL NO. 4 ON SHEET A-7.0)

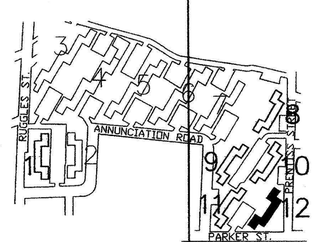
NOTES: (TYPICAL)

1. Remove and dispose existing sealant at window masonry openings by SECTION 02080, ASBESTOS ABATEMENT. (SEE DETAIL 4 ON SHEET A-7.0)
2. Install sealant and backer rod at window masonry openings by SECTION 07901 JOINT SEALANTS. (FILED SUB-BID REQUIRED) (SEE DETAIL 4 ON SHEET A-7.0)
3. Project consists of spot mortar repointing. Final location of masonry restoration shall be approved by the architect prior to commencing work.
4. For masonry openings called for repointing at steel lintel area, use mortar/sealant at existing steel lintel bearings. (SEE DETAIL 1 ON SHEET A-7.0)
5. Contractor shall paint (2) coats face brick and mortar disturbed by proposed work. Color to match existing.

BUILDING KEY PLAN:



SITE KEY PLAN:



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Tel.: 617.782.9131
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Email: info@lpba.com
Web Site: www.lpba.com

REGISTERED ARCHITECT RICARDO GARCHAL NO. 9250 MILFORD, MASS. COMMONWEALTH OF MASSACHUSETTS

REVISIONS:

CLIENT:

BOSTON HOUSING AUTHORITY
52 CHAUNCY ST.
BOSTON, MA 02111-02357

PROJECT:

BHA JOB NO. 08-005C
MASONRY PHASE II
AT ALICE TAYLOR
DEVELOPMENT MA 2-14

BUILDING #12

DRAWING TITLE:

EXTERIOR ELEVATIONS
LEGENDS & NOTES

DRAWN BY:	MKB
CHECKED BY:	FG
SCALE:	1/8"=1'-0"
DATE:	04/03/09
JOB NO.:	BHA-AT2

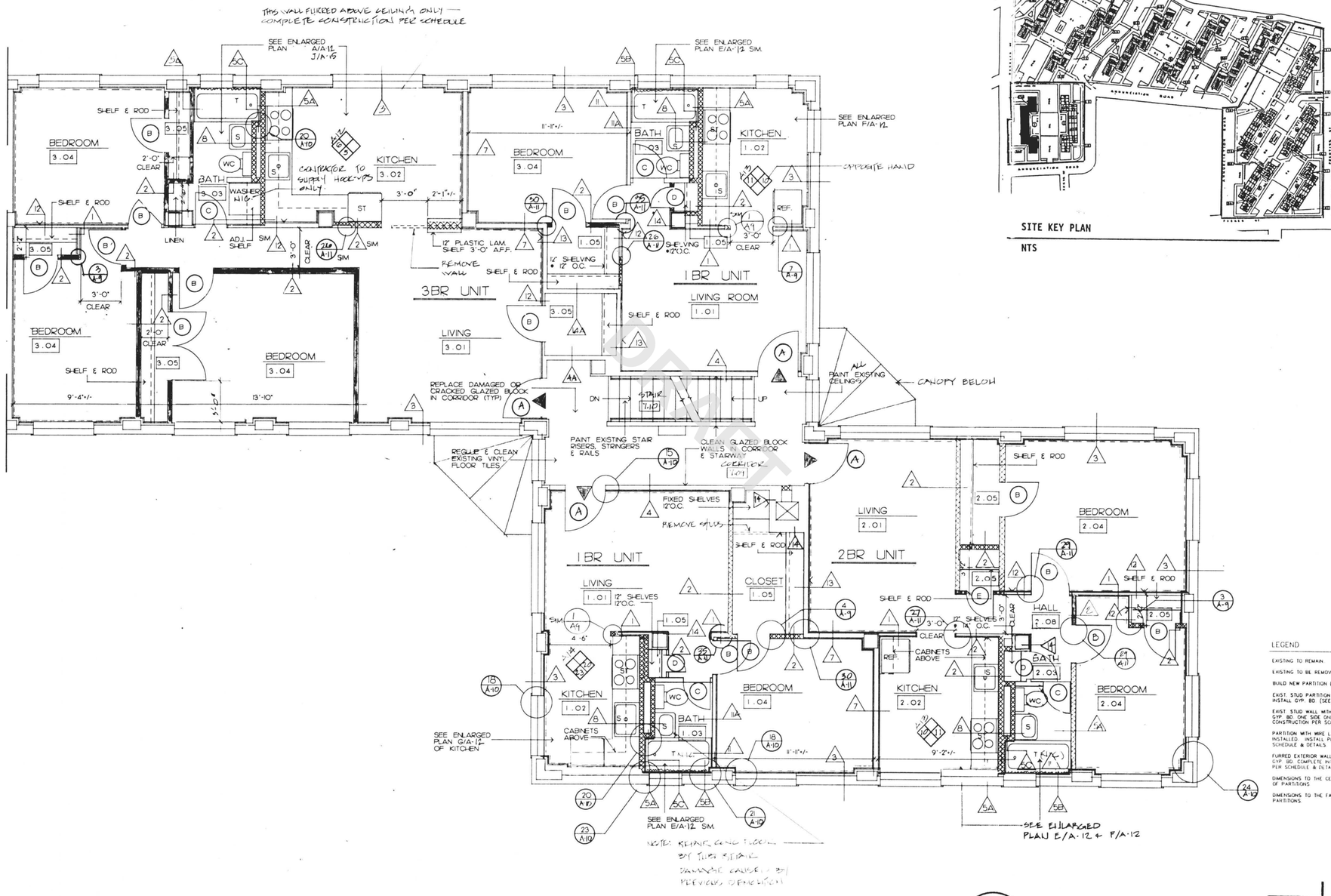
SHEET NO.:

A-4.12

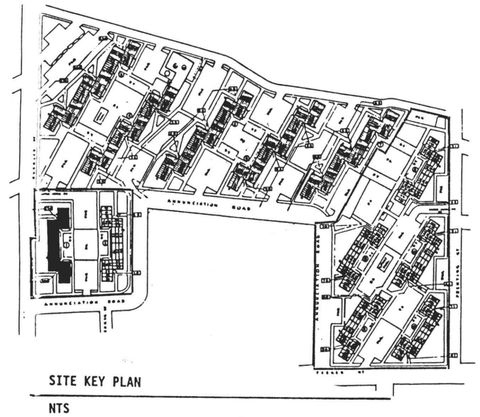
FILE:

SHEET 14 OF 15

DRAFT



THIRD FLOOR (RIGHT SIDE)

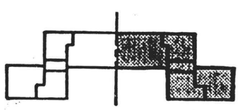


SITE KEY PLAN

NTS

LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- BUILD NEW PARTITION (SEE SCHEDULE).
- EXIST. STUD PARTITION W/O GYP. BD INSTALL GYP. BD. (SEE SCHEDULE).
- EXIST STUD WALL WITH DUROC OR GYP. BD. ONE SIDE ONLY COMPLETE CONSTRUCTION PER SCHEDULE
- PARTITION WITH WIRE LATH ONLY. INSTALLED. INSTALL PLASTER PER SCHEDULE & DETAILS
- FURRED EXTERIOR WALLS WITHOUT GYP. BD. COMPLETE INSTALLATION PER SCHEDULE & DETAILS
- DIMENSIONS TO THE CENTERLINE OF PARTITIONS
- DIMENSIONS TO THE FACE OF PARTITIONS



BUILDING KEY PLAN

RIGHT SIDE

Chisholm Washington Architects Inc.

675 Massachusetts Avenue
Cambridge, MA 02139-3354

PROJECT

MISSION HILL EXTENSION

Roxbury, Massachusetts

BHA Job. No. 92-014

OWNER

BOSTON HOUSING AUTHORITY

52 Chauncy Street
Boston, Massachusetts 02111

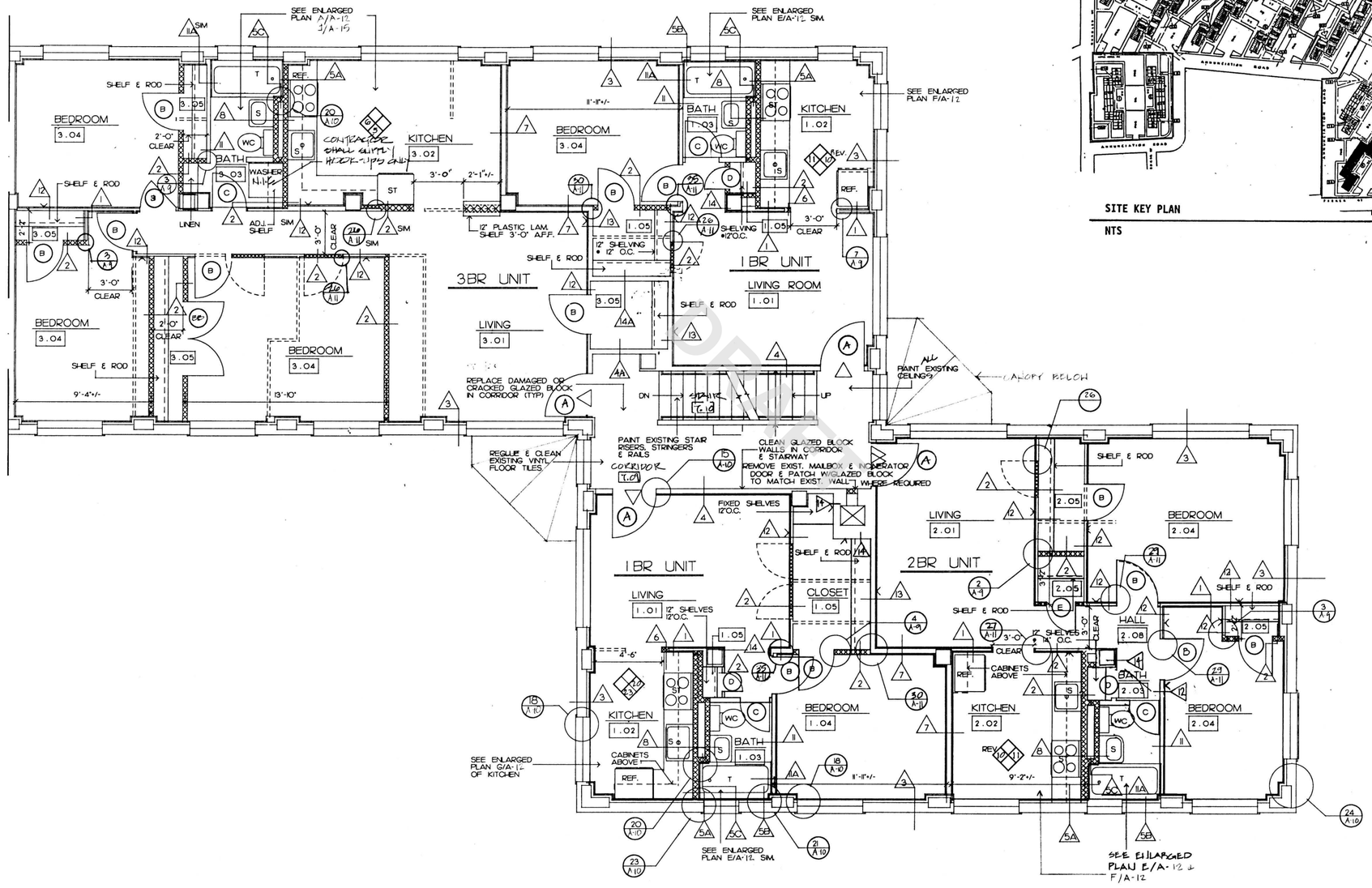
BUILDING NO. 1
290-300 RUGGLES ST

SHEET TITLE

FLOOR PLANS
THIRD FLOOR
RIGHT SIDE

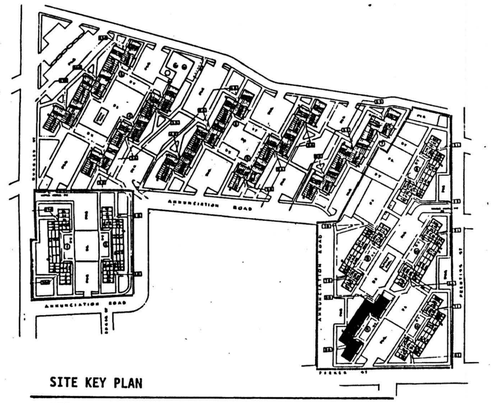
BRYCE BLD

SCALE 1/4"=1'-0"	DRAWING NO.
DATE 8/16/93	A-4A
DRAWN BY MIW	
CHECKED BY	



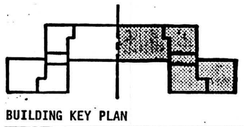
SECOND AND THIRD FLOOR (RIGHT SIDE)

SCALE: 1/4" = 1'-0"



LEGEND

- Existing to Remain
- Existing to be Removed
- New Partition
- Dimensions to the Centerline of Partitions
- Dimensions to the Face of Partitions



BUILDING KEY PLAN

RIGHT SIDE

Chisholm Washington Architects Inc.

675 Massachusetts Avenue
Cambridge, MA 02139-3354

PROJECT

MISSION HILL EXTENSION

Roxbury, Massachusetts

BHA Job. No. 92-014

OWNER

BOSTON HOUSING AUTHORITY

52 Chauncy Street
Boston, Massachusetts 02111

BUILDING NO. 11
80 86 ANNUNCIATION RD

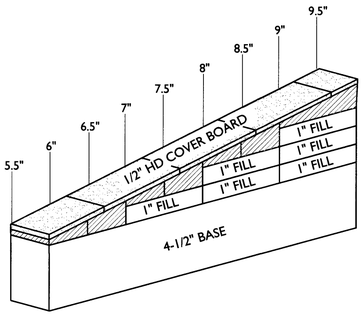
SHEET TITLE

FLOOR PLANS
SECOND AND THIRD FLOOR, RIGHT SIDE

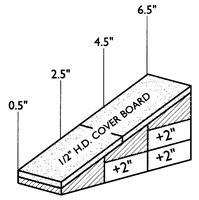
BASE BID

SCALE AS NOTED	DRAWING NO.
DATE 3/16/93	A-4
DRAWN BY MIW	
CHECKED BY	

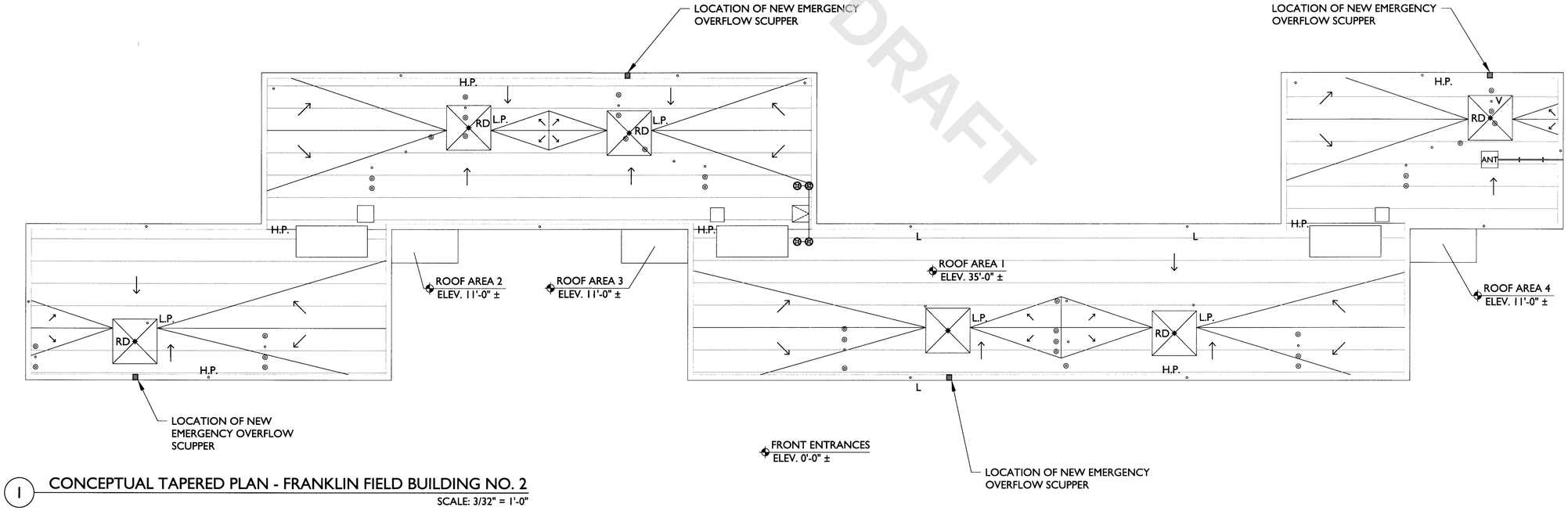
CALLED NORTH



1/8" /FT TAPERED ISO PROFILE - N.T.S.
NOTE: STAGGER ALL JOINTS



1/2" /FT TAPERED ISO PROFILE - N.T.S.
NOTE: STAGGER ALL JOINTS



1 CONCEPTUAL TAPERED PLAN - FRANKLIN FIELD BUILDING NO. 2
SCALE: 3/32" = 1'-0"

DRAFT

LEGEND

SYMBOL	DESCRIPTION
◆RD	ROOF DRAIN
	8'X8' ROOF DRAIN SUMP
→	DIRECTION OF DOWN SLOPE
	TAPERED LINES
H.P.	HIGH POINT
L.P.	LOW POINT

GENERAL NOTES

1. PROVIDE 1/8" / 1'-0" TAPERED INSULATION AS INDICATED.
2. PROVIDE 1/2" / 1'-0" TAPERED INSULATION CRICKETS AS INDICATED.
3. PROVIDE 8'-0" X 8'-0" DRAIN SUMPS (1/4" / 1'-0") AROUND ALL ROOF DRAINS.
4. PROVIDE MANUFACTURERS TAPERED SHOP DRAWINGS FOR REVIEW AND APPROVAL.

COMMONWEALTH OF MASSACHUSETTS
ANDREW N. BARR
No. 42329
REGISTERED PROFESSIONAL ENGINEER
Andrew N. Barr
2019.06.26 01:45:02-04'00'

NO	DATE	BY	DESCRIPTION

RUSSO·BARR ASSOCIATES
55 Sixth Road, Suite 200, Woburn, MA 01801

ROOF REPLACMENT AT ALICE TAYLOR AND FRANKLIN FIELD DEVELOPMENTS
BOSTON HOUSING AUTHORITY
ALICE TAYLOR & FRANKLIN FIELD DEVELOPMENTS
BOSTON, MASSACHUSETTS

CONCEPTUAL TAPERED PLAN - FRANKLIN FIELD BUILDING NO. 2 (BASE BID & DEDUCT ALT. NO. 1 BID)

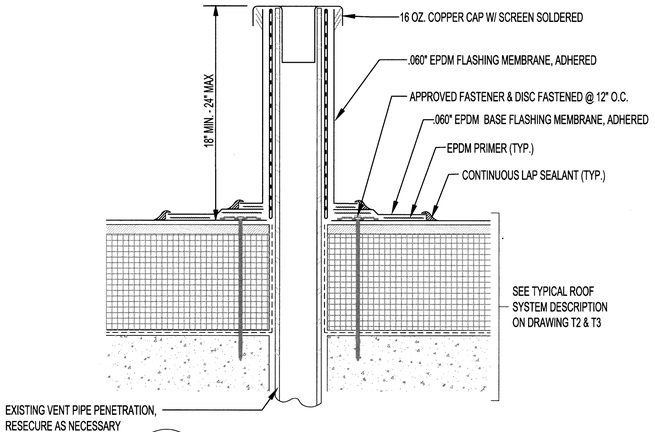
DATE
06.26.19

SCALE
AS NOTED

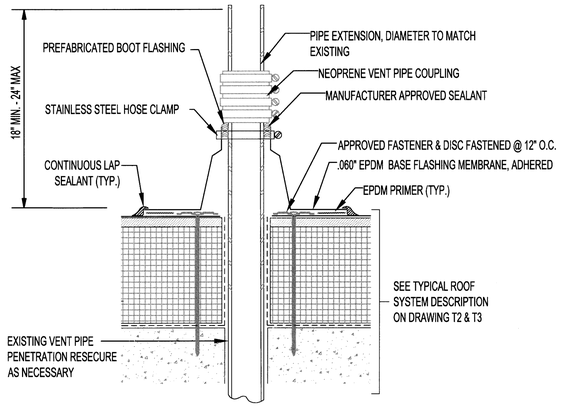
DRAWN BY / CHECKED BY
JL & DJS / JR

PROJECT NO
2019001

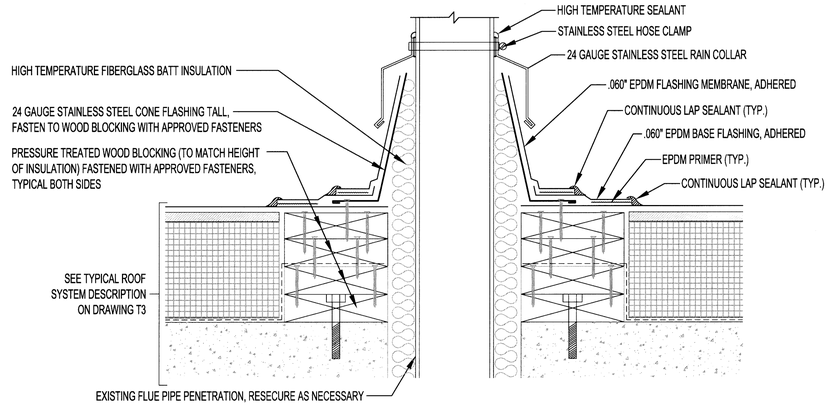
DRAWING NO
A4



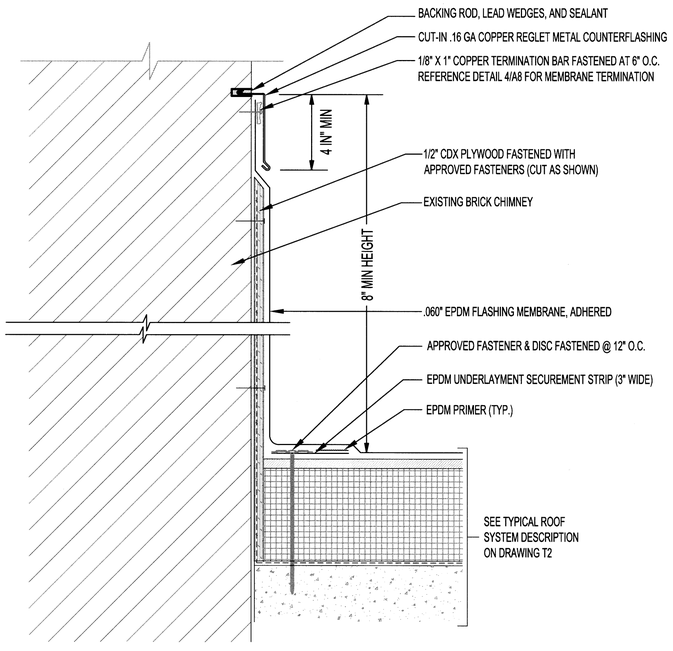
1 / A5 VENT PIPE FLASHING DETAIL
SCALE: 3"=1'-0"



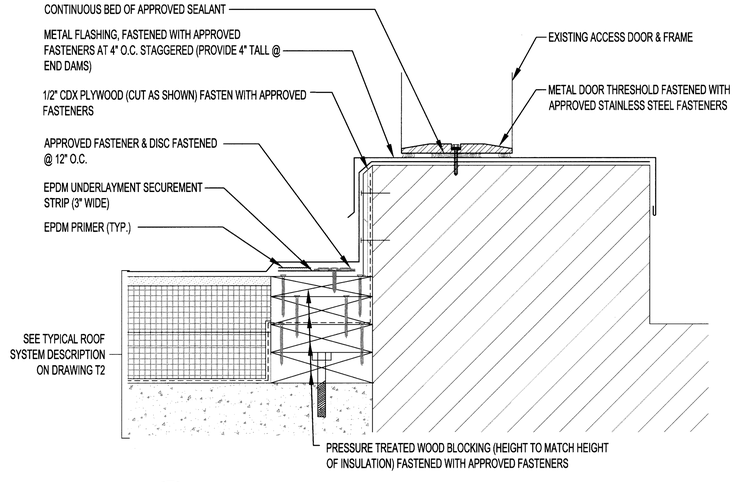
2 / A5 VENT PIPE EXTENSION
SCALE: 3"=1'-0"



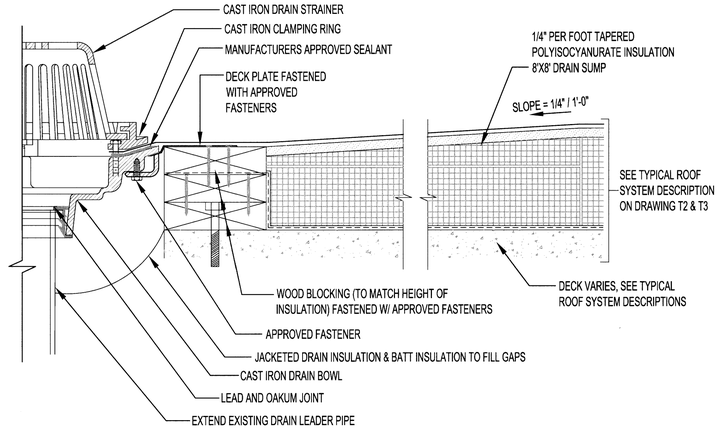
3 / A5 FLUE PIPE FLASHING DETAIL
SCALE: 3"=1'-0"



4 / A5 REGLET BASE WALL FLASHING DETAIL
SCALE: 3" = 1'-0"



5 / A5 DOOR THRESHOLD DETAIL
SCALE: 3" = 1'-0"



6 / A5 ROOF DRAIN DETAIL
SCALE: 3"=1'-0"

DRAFT

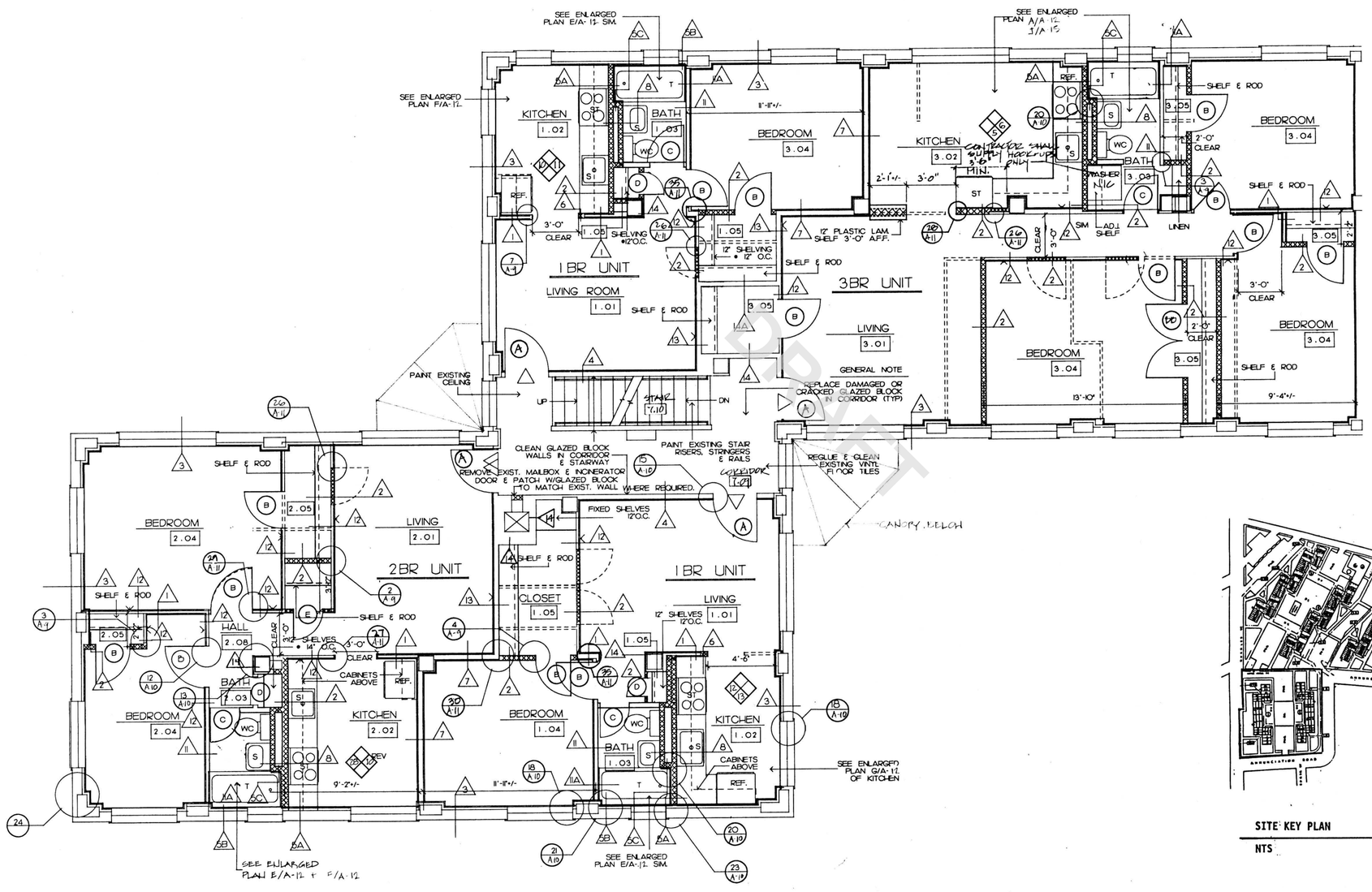
COMMONWEALTH OF MASSACHUSETTS
ANDREW N. BARR
No. 33361
REGISTERED PROFESSIONAL ENGINEER
Andrew N. Barr
2019.04.26 12:59:20-04'00'

NO	DATE	BY	DESCRIPTION

RUSSO BARR ASSOCIATES
55 Baldwin Road, Suite 200, Woburn, MA 01801

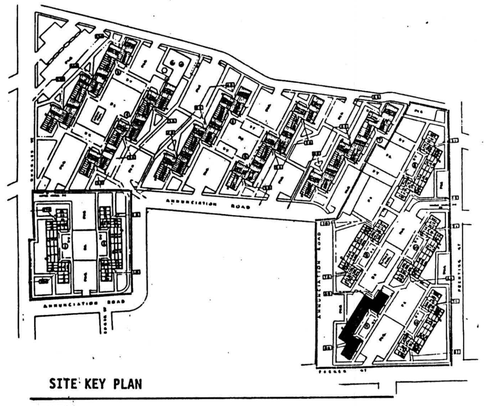
ROOF REPLACMENT AT ALICE TAYLOR AND FRANKLIN FIELD DEVELOPMENTS
BOSTON HOUSING AUTHORITY
ALICE TAYLOR & FRANKLIN FIELD DEVELOPMENTS
BOSTON, MASSACHUSETTS
ROOF DETAILS

DATE 04.24.19
SCALE AS NOTED
DRAWN BY / CHECKED BY JL & DJS / JR
PROJECT NO 2019001
DRAWING NO A5



SECOND AND THIRD FLOOR (LEFT SIDE)

SCALE: 1/4" = 1'-0"

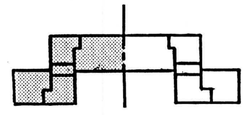


SITE KEY PLAN

NTS

LEGEND

- Existing to Remain
- Existing to be Removed
- New Partition
- Dimensions to the Centerline of Partitions
- Dimensions to the Face of Partitions



BUILDING KEY PLAN

LEFT SIDE

Chisholm Washington Architects Inc.

675 Massachusetts Avenue
Cambridge, MA 02139-3354

PROJECT

MISSION HILL EXTENSION

Roxbury, Massachusetts

BHA Job. No. 92-014

OWNER

BOSTON HOUSING AUTHORITY

52 Chauncy Street
Boston, Massachusetts 02111

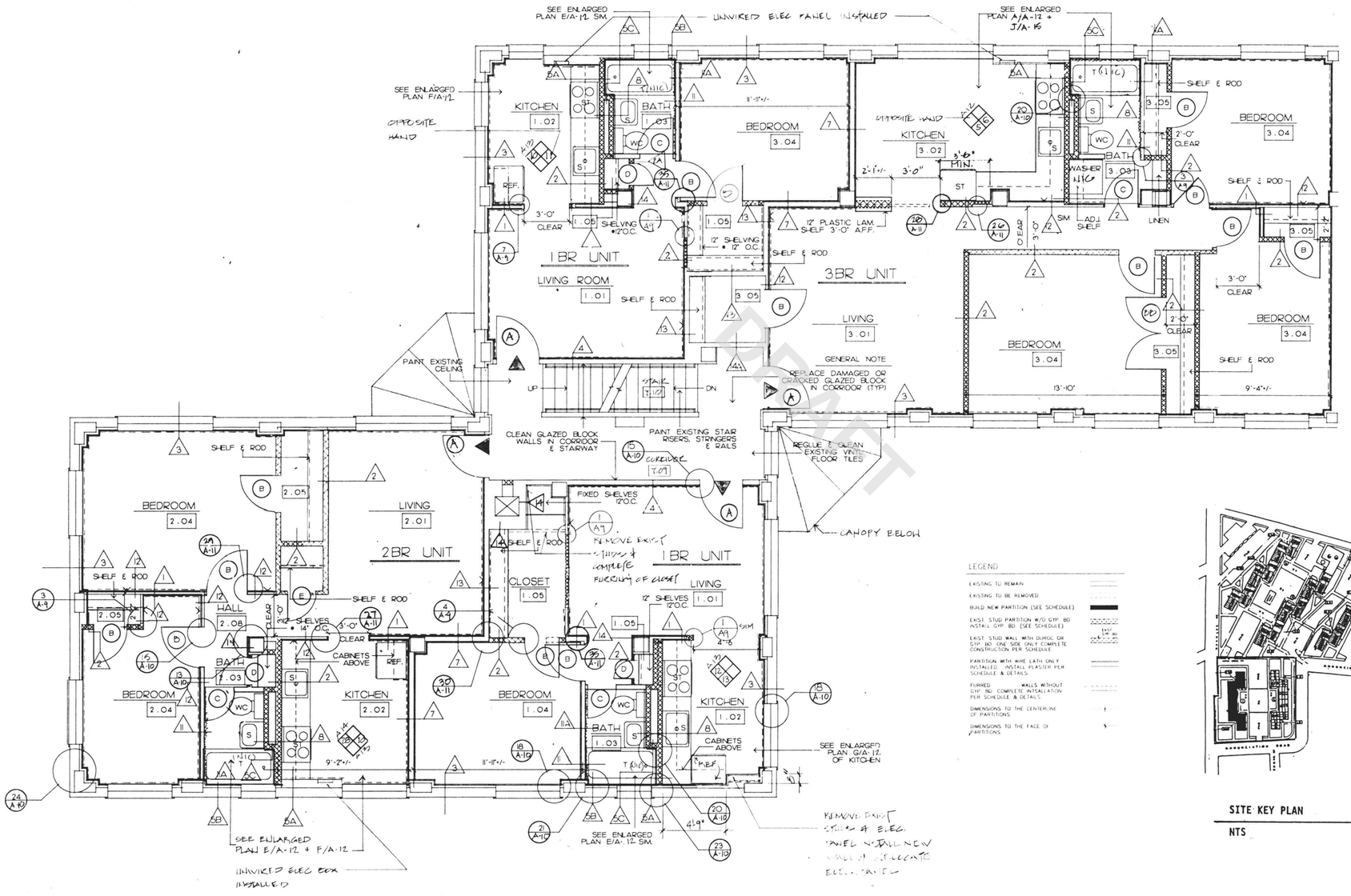
BUILDING NO. 11
80-86 ANNUNCIATION R.D.

SHEET TITLE

FLOOR PLANS
SECOND AND THIRD FLOOR
LEFT SIDE

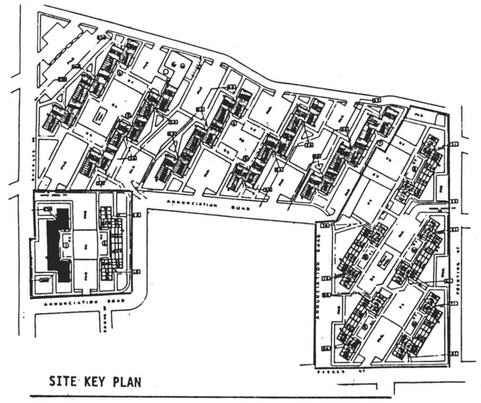
ERROR ROAD.

SCALE AS NOTED	DRAWING NO.
DATE 3/16/93	A-5
DRAWN BY MIW	
CHECKED BY	



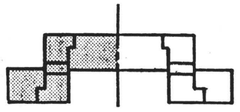
LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- (BOLD) NEW PARTITION (SEE SCHEDULE)
- EXIST. STUD PARTITION W/O GYP. BD INSTALL GYP. BD (SEE SCHEDULE)
- EXIST. STUD WALL WITH DURIOC OR GYP. BD ONE SIDE ONLY COMPLETE CONSTRUCTION PER SCHEDULE
- PARTITION WITH WIRE LATH ONLY INSTALLED. INSTALL PLASTER PER SCHEDULE & DETAILS
- FURRED WALLS WITHOUT GYP. BD COMPLETE INSTALLATION PER SCHEDULE & DETAILS.
- DIMENSIONS TO THE CENTERLINE OF PARTITIONS
- DIMENSIONS TO THE FACE OF PARTITIONS



SITE KEY PLAN

NTS



BUILDING KEY PLAN

LEFT SIDE

Chisholm Washington Architects Inc.

675 Massachusetts Avenue
Cambridge, MA 02139-3354

PROJECT

MISSION HILL EXTENSION

Roxbury, Massachusetts

BHA Job. No. 92-014

OWNER

BOSTON HOUSING AUTHORITY

52 Chauncy Street
Boston, Massachusetts 02111

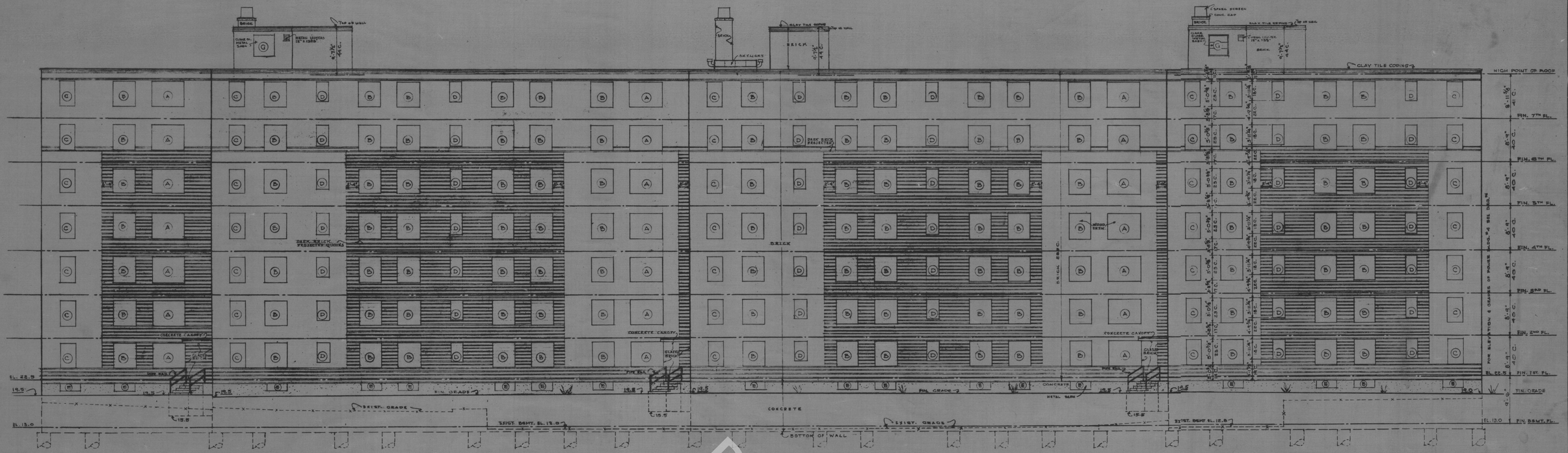
BUILDING NO. 1
290 - 300 RUGGLES ST.

SHEET TITLE

FLOOR PLANS
SECOND
LEFT SIDE

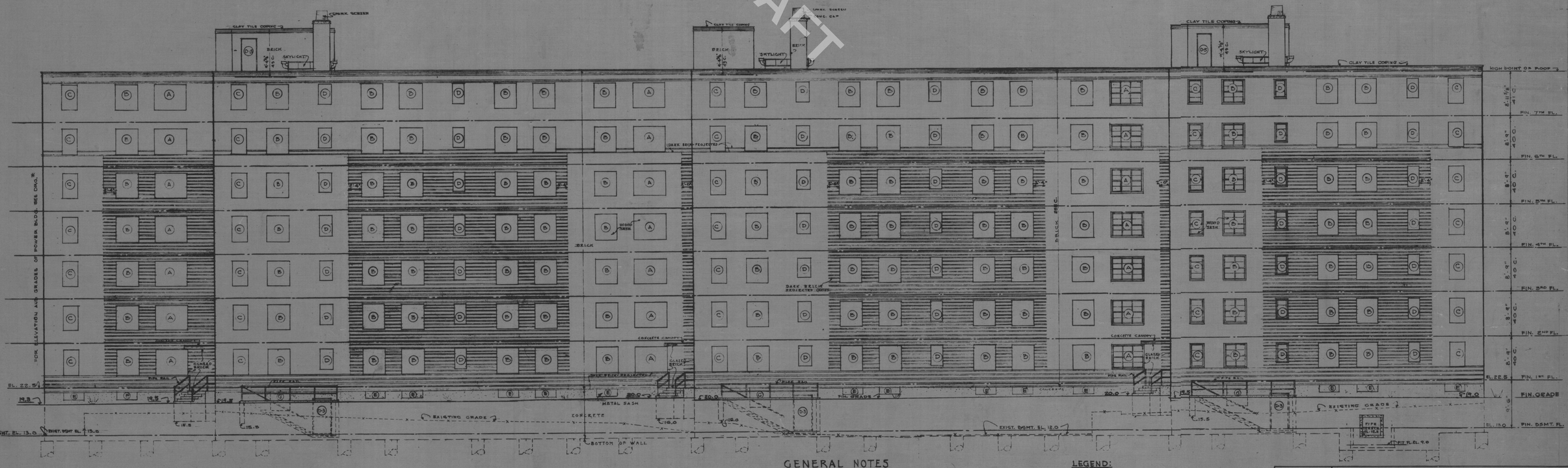
BASE BID

SCALE AS NOTED	DRAWING NO.
DATE 3/16/93	A-5
DRAWN BY MIW	
CHECKED BY	



FRONT ELEVATION — BLDG NO. 3

BLDGS NO. 4, 5, 6 & 7 ARE IDENTICAL EXCEPT FIRST FLOOR LEVEL.



REAR ELEVATION

GENERAL NOTES

1. ALL BRICK TO BE GRADE "A" BRICK.
2. ALL MORTAR TO BE CLASS "A" MORTAR.
3. ALL PROJECTED BRICK TO BE PROJECTED 1½" - PROJECTED BRICK SHALL BE DARK BLENDS & SHALL BE LAID IN HEADER & STRETCHER COURSE.
4. ALL BRICK IN "FIELD" TO BE LIGHTER BLENDS.
5. ALL BASEMENT SASH TO BE METAL SASH.
6. ALL SASH ON 1ST. TO 7TH. FL. INCL. TO BE WOOD SASH.
7. ALL SASH ABOVE ROOF TO BE METAL SASH.
8. REFER TO DR. NO. A-11 FOR DETAILS OF BRICK WORK, ENTRANCES, TYPICAL SPANDRELS & COPINGS.
9. REFER TO DRAWING NO. A-13 FOR DETAILS OF PENTHOUSES.
10. REFER TO DRAWING NO. A-6 FOR DETAILS OF ENTRANCE STEPS, BASEMENT AREAWAYS & RAMPS.
11. REFER TO DRAWING NO. A-15 FOR WINDOW AND DOOR SCHEDULE.

LEGEND:

EL. 00.0 — EXISTING GRADE EL.

EL. 00.0 — NEW FINISH GRADE EL

REGISTERED ARCHITECT JOHN M. GRAY No. 18 BOSTON, MASS. COMMONWEALTH OF MASSACHUSETTS

ELEVATIONS-BLDG. NO-3

BLDGS. NO. 4, 5, 6 & 7 ARE IDENTICAL.

BOSTON HOUSING AUTHORITY
DEVELOPMENT MASS. 2-14
MISSION HILL EXTENSION
ROXBURY MASS.

DEVELOPED UNDER THE UNITED STATES HOUSING ACT WITH THE ASSISTANCE OF THE PUBLIC HOUSING ADMINISTRATION

DATE ISSUED MAY 4, 1951
REVISIONS

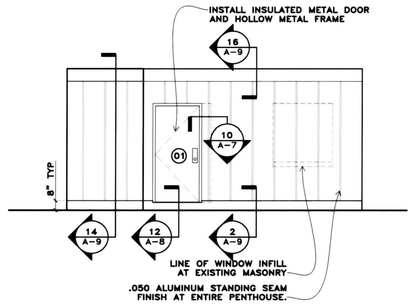
ARCHITECT
JOHN M. GRAY COMPANY
178 HIGH ST. BOSTON 10, MASS.

ENGINEERS
G. NELSON PERRY & CO. INC. — STRUCTURAL
EDOUARD DUBE — CIVIL & LANDSCAPE
HERMAN THOMPSON — HEATING & ELECTRICAL
5 PARK SQ. BOSTON

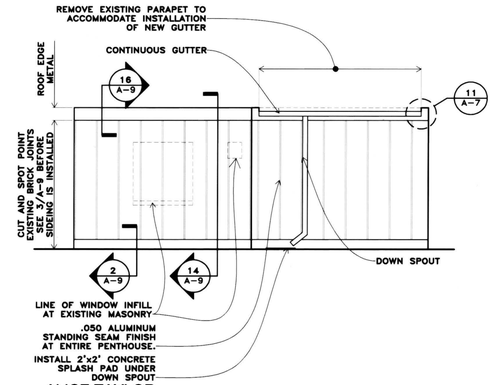
DRAWN BY C.C.L. CHECKED BY E.D. PA.

SCALE 1/8" = 1'-0"
DRG. NO. A-5

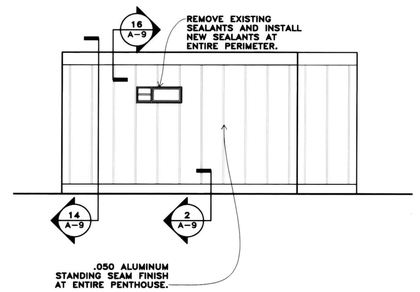
DRAFT



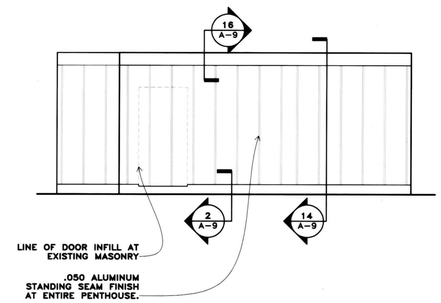
ALICE TAYLOR
TYPICAL BUILDING 4 & 6
END PENTHOUSE ELEVATION
1 SCALE: 1/4" = 1'-0"



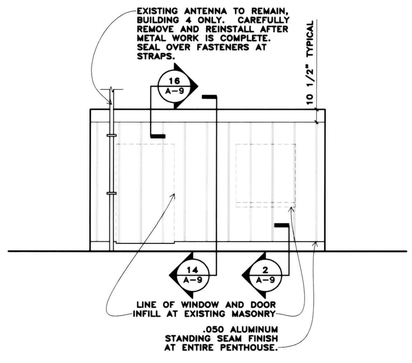
ALICE TAYLOR
TYPICAL BUILDING 4 & 6
END PENTHOUSE ELEVATION
2 SCALE: 1/4" = 1'-0"



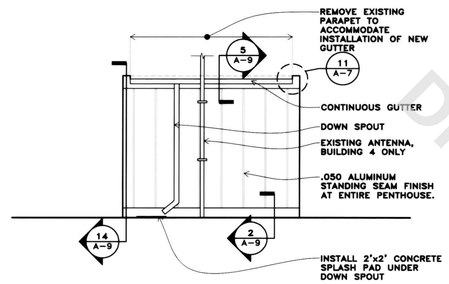
ALICE TAYLOR
TYPICAL BUILDING 4 & 6
END PENTHOUSE ELEVATION
3 SCALE: 1/4" = 1'-0"



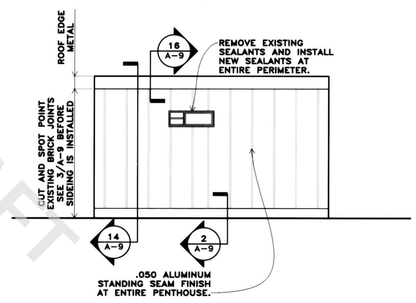
ALICE TAYLOR
TYPICAL BUILDING 4 & 6
END PENTHOUSE ELEVATION
4 SCALE: 1/4" = 1'-0"



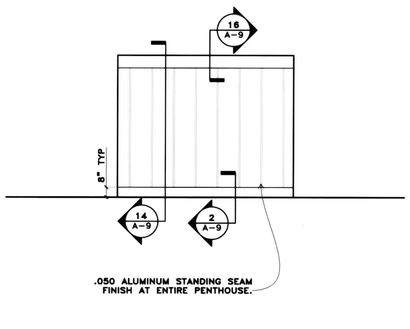
ALICE TAYLOR
TYPICAL BUILDING 4 & 6
CENTER PENTHOUSE ELEVATION
5 SCALE: 1/4" = 1'-0"



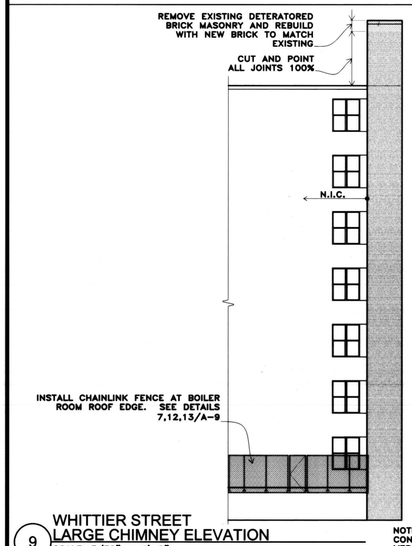
ALICE TAYLOR
TYPICAL BUILDING 4 & 6
CENTER PENTHOUSE ELEVATION
6 SCALE: 1/4" = 1'-0"



ALICE TAYLOR
TYPICAL BUILDING 4 & 6
CENTER PENTHOUSE ELEVATION
7 SCALE: 1/4" = 1'-0"

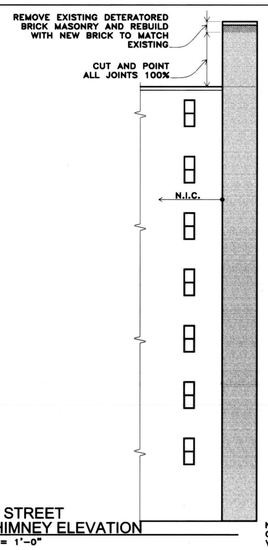


ALICE TAYLOR
TYPICAL BUILDING 4 & 6
CENTER PENTHOUSE ELEVATION
8 SCALE: 1/4" = 1'-0"



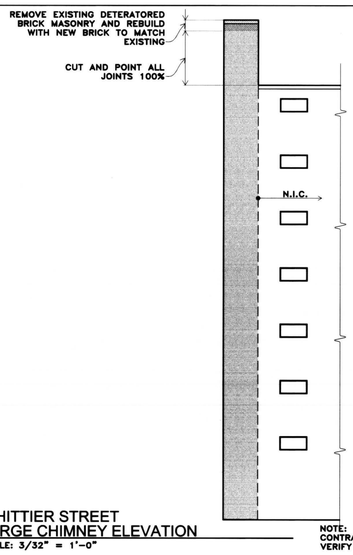
WHITTIER STREET
LARGE CHIMNEY ELEVATION
9 SCALE: 3/32" = 1'-0"

NOTE:
CONTRACTOR TO FEILD VERIFY HEIGHT



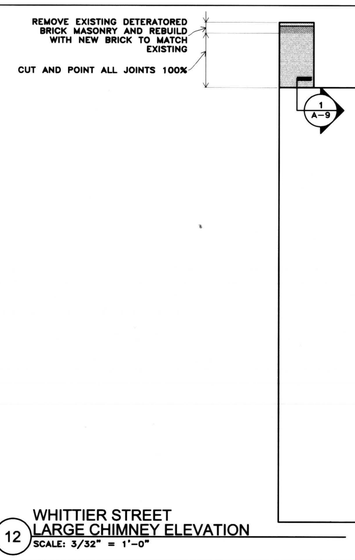
WHITTIER STREET
LARGE CHIMNEY ELEVATION
10 SCALE: 3/32" = 1'-0"

NOTE:
CONTRACTOR TO FEILD VERIFY HEIGHT



WHITTIER STREET
LARGE CHIMNEY ELEVATION
11 SCALE: 3/32" = 1'-0"

NOTE:
CONTRACTOR TO FEILD VERIFY HEIGHT



WHITTIER STREET
LARGE CHIMNEY ELEVATION
12 SCALE: 3/32" = 1'-0"

NOTE:
CONTRACTOR TO FEILD VERIFY HEIGHT

DRAFT

CBI Consulting Inc.
250 Dorchester Ave
Boston, Massachusetts
02127
t 617 268.8977
f 617 464.2971
CBI@CBI1984.com

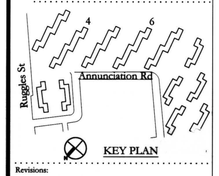
Boston Housing Authority
52 Chauncy Street

ROOF REPLACEMENT AT WHITTIER ST (MA 2-11) AND ALICE TAYLOR (MA 2-14)

BHA JOB No. 01-044C

Drawing Title:

ALICE TAYLOR AND WHITTIER ST ELEVATIONS



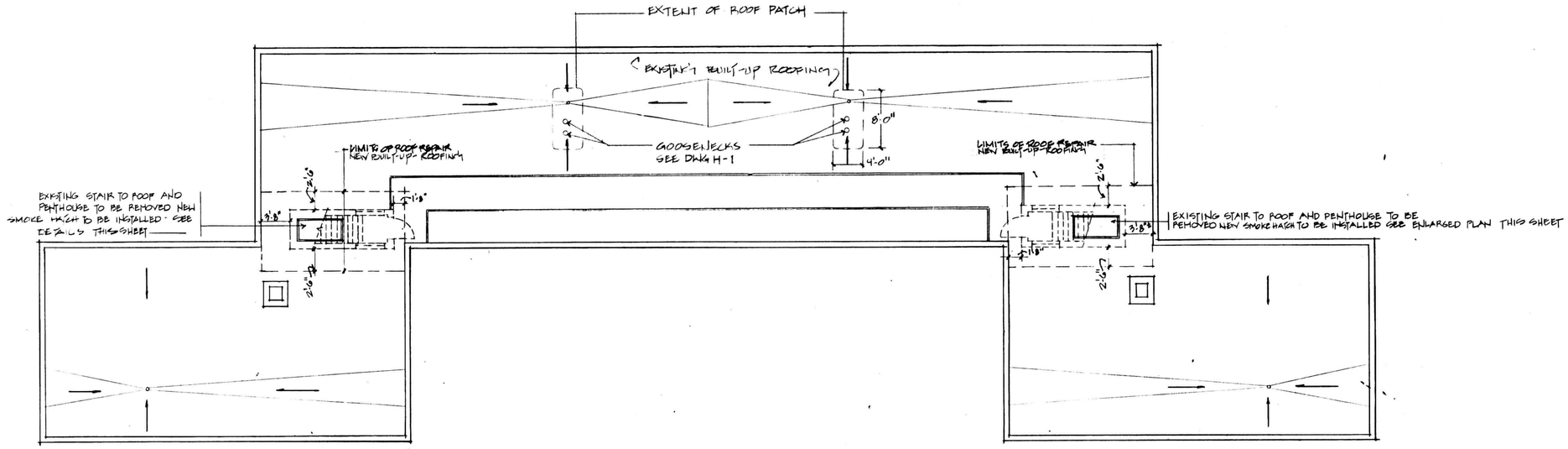
Revisions:

BID DOCUMENTS

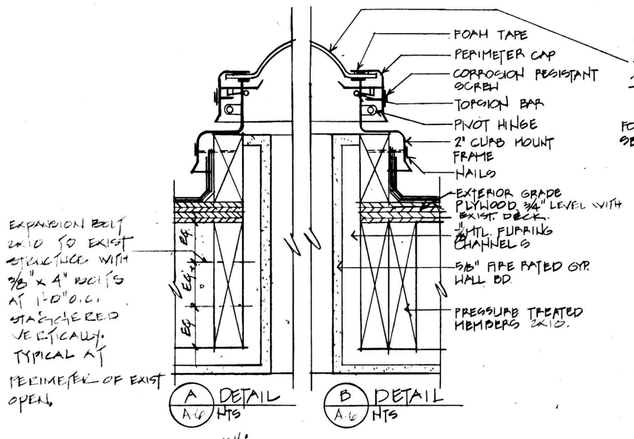
CHAD S. ELLIS No. 6323 REGISTERED PROFESSIONAL ENGINEER

Date:	7/31/02
Project Number:	02028
Project Manager:	MST
Scale:	AS NOTED

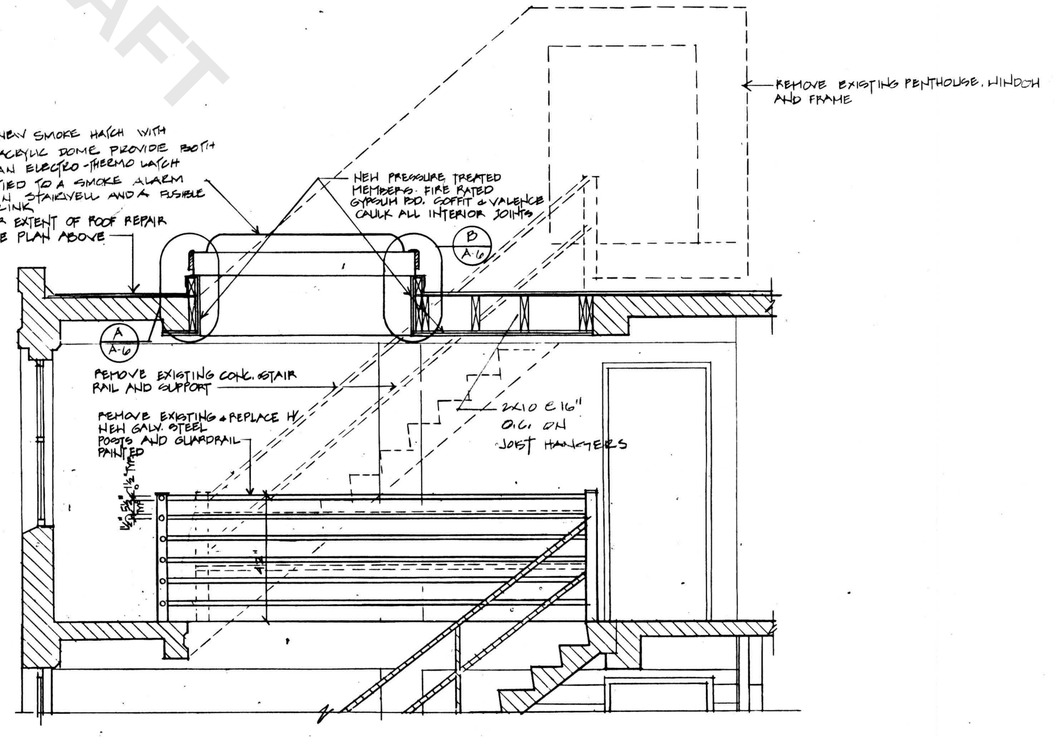
A-6



ROOF FRAMING PLAN
SCALE: 1/8" -1'-0"



PLAN @ PENTHOUSE
SCALE : 1½" - 1'-0"



SECTION AT PENTHOUSE
SCALE : 1½" - 1'-0"

DRAFT

Chisholm
Washington
Architects

PROJECT
MISSION HILL EXTENSION

BHA Job. No. 92-014

OWNER
BOSTON HOUSING AUTHORITY
52 Chauncy Street
Boston, Massachusetts 02111

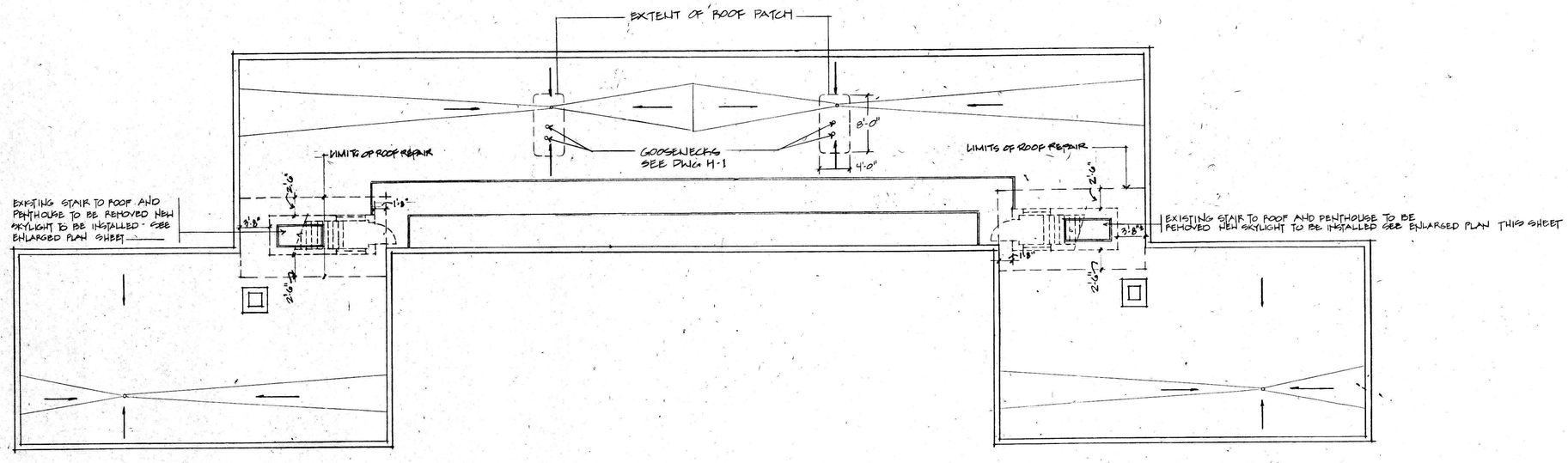
BUILDING No 11
31-61 PRENTISS ST.

SHEET TITLE
ROOF PLAN
ROOF SKYLIGHT
DETAILS
EDGE DTD

SCALE
AS NOTED

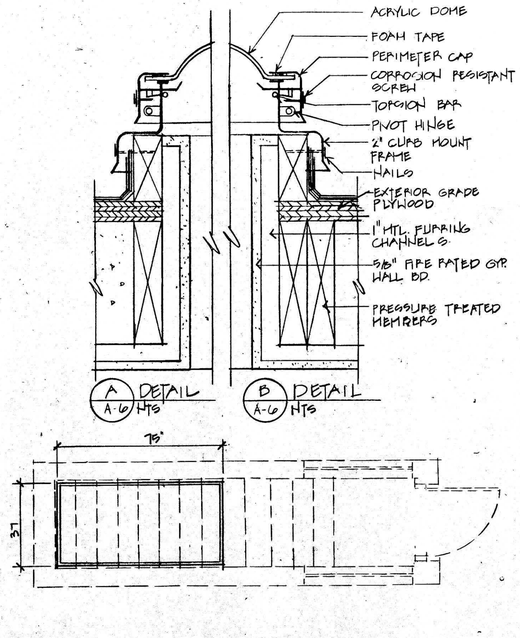
SHEET NO.
A-6

DATE
3/16/95

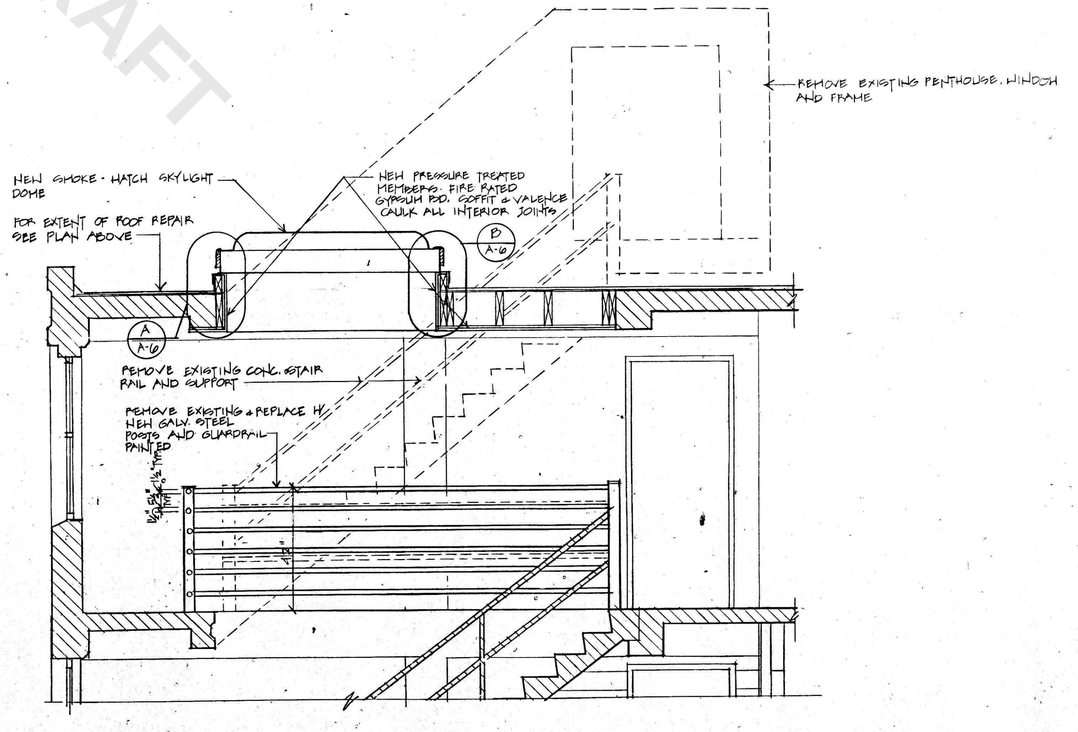


ROOF FRAMING PLAN
SCALE: 1/8" -1'-0"

DRAFT



PLAN @ PENTHOUSE
SCALE : 1/2" - 1'-0"



SECTION AT PENTHOUSE
SCALE : 1/2" - 1'-0"

Chisholm Washington Architects

675 MASS AVE
CAMBRIDGE MA 02139

PROJECT

MISSION HILL EXTENSION

ROXBURY, MA.

OWNER

BOSTON HOUSING AUTHORITY

52 Chauncy Street
Boston, Massachusetts 02111

BUILDING N°10
51-61 PRENTISS ST.

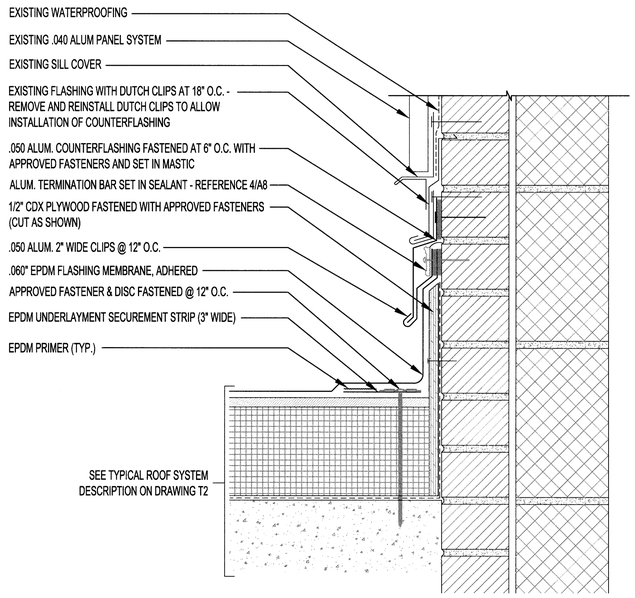
SHEET TITLE

ROOF PLAN
ROOF SKYLIGHT
DETAILS

SCALE
AS NOTED

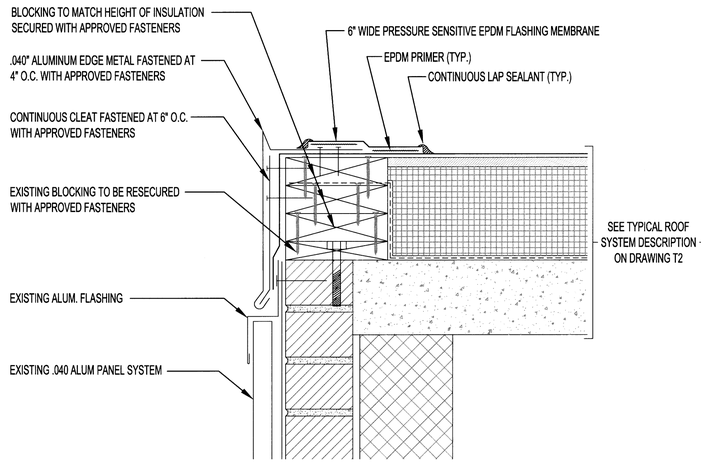
SHEET NO.
A-6

DATE
2·5·90



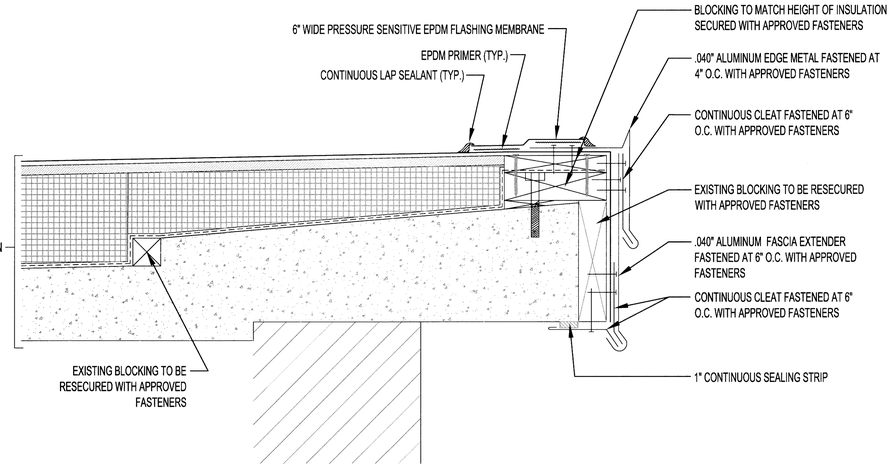
1 A7 PENTHOUSE BASE FLASHING DETAIL (ALICE TAYLOR)

SCALE: 3" = 1'-0"



2 A7 PENTHOUSE EDGE FLASHING DETAIL (ALICE TAYLOR)

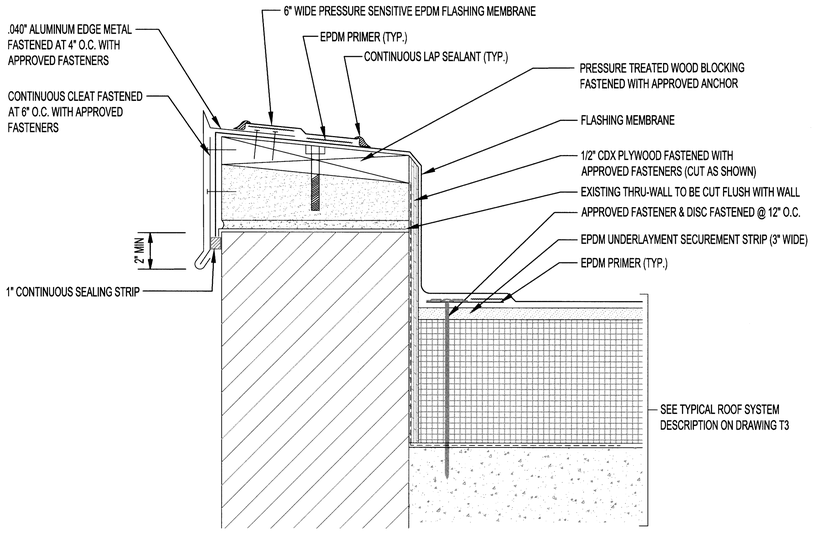
SCALE: 3" = 1'-0"



3 A7 ROOF EDGE FLASHING DETAIL (ALICE TAYLOR)

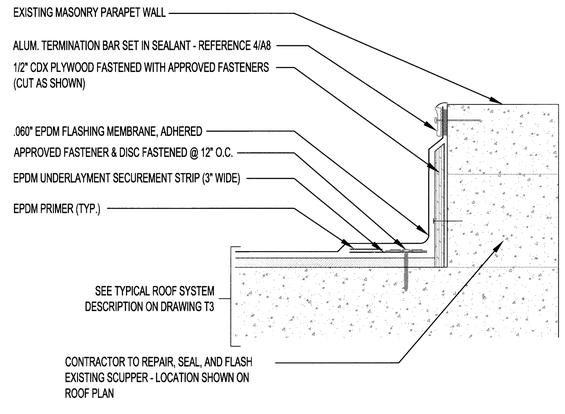
SCALE: 3" = 1'-0"

NOTES:
1. PARAPET HEIGHT VARIES 8.5" - 9.5"±, CONTRACTOR TO VARIFY IN FIELD - REFERENCE TAPERED PLAN A4
2. CONTRACTOR TO REMOVE EXISTING FLOOD LIGHT AND REINSTALL AFTER ROOF EDGE INSTALLATION. FLOOD LIGHT FLANGE TO BE SET IN MASTIC AND RE-SECURED WITH APPROVED FASTENERS
3. CONTRACTOR TO EXTEND ELECTRICAL CONDUIT AND WIRES AS REQUIRED TO RELOCATED CONDUIT TO ROOF SURFACE ON SLEEPERS. - SEE ROOF PLAN FOR LOCATION
4. CONTRACTOR TO REPAIR EXISTING ELECTRICAL CONDUIT AS REQUIRED



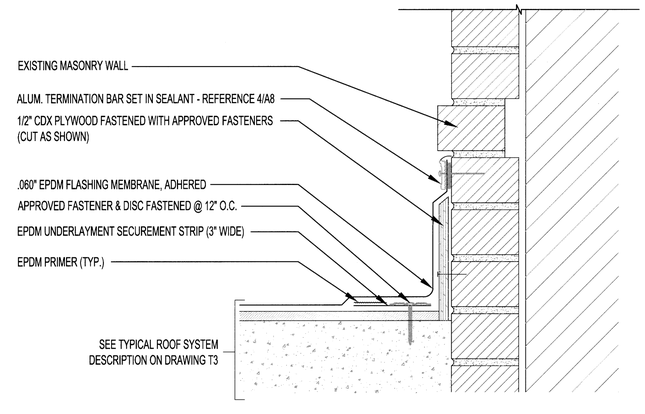
4 A7 PARAPET FLASHING DETAIL(FRANKLIN)

SCALE: 3" = 1'-0"



5 A7 CANOPY EDGE DETAIL (FRANKLIN)

SCALE: 3" = 1'-0"



6 A7 CANOPY BASE WALL DETAIL (FRANKLIN)

SCALE: 3" = 1'-0"

DRAFT

COMMONWEALTH OF MASSACHUSETTS
ANDREW N. BARR
CIVIL
NO. 43128
REGISTERED
PROFESSIONAL ENGINEER
Andrew N. Barr
2019.04.26 12:59:02-04'00'

NO	DATE	BY	DESCRIPTION

RUSSO·BARR ASSOCIATES
55 Sixth Road, Suite 200, Woburn, MA 01801

ROOF REPLACMENT AT ALICE TAYLOR AND FRANKLIN FIELD DEVELOPMENTS
BOSTON HOUSING AUTHORITY
ALICE TAYLOR & FRANKLIN FIELD DEVELOPMENTS
BOSTON, MASSACHUSETTS

ROOF DETAILS

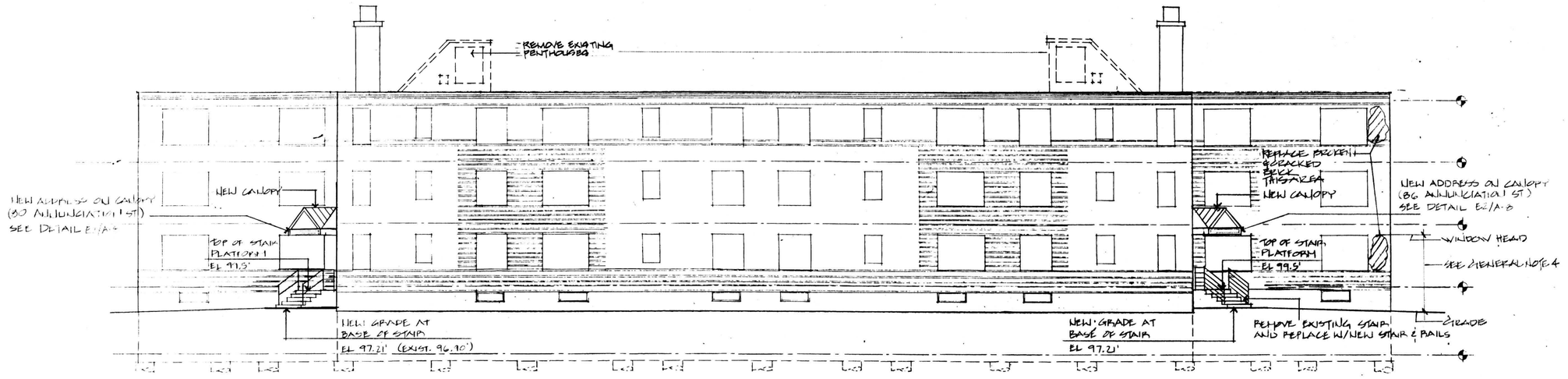
DATE 04.24.19

SCALE AS NOTED

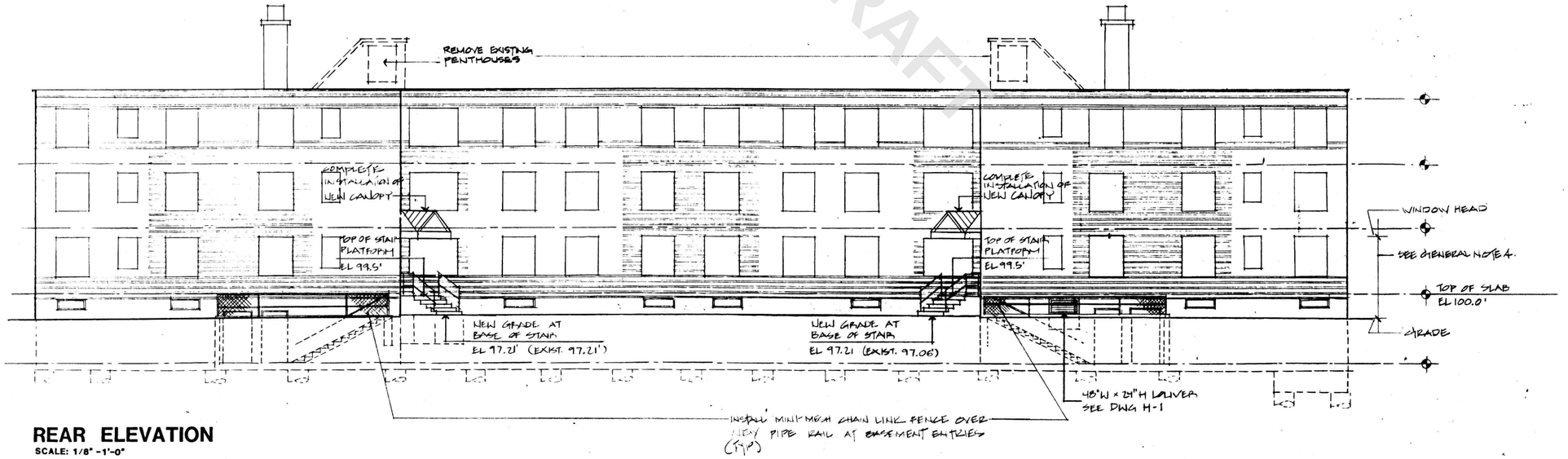
DRAWN BY / CHECKED BY JL & DJS / JR

PROJECT NO 2019001

DRAWING NO A7



FRONT ELEVATION
SCALE: 1/8" 1'-0"



REAR ELEVATION
SCALE: 1/8" -1'-0"

GENERAL NOTES:

1. REPLACE ALL EXISTING EXTERIOR HAND & GUARD RAILS WITH NEW 1½" GALV. STEEL RAILS SEE #1&S2 FOR SIM DETAILS & PAINT
2. REPLACE SPALLED OR DAMAGED MASONRY AS NOTED, REQUIRED OR DIRECTED, MATCH EXIST.
3. REPLACE ALL EXIST EXTERIOR CONCRETE ENTRY STAIRS TO FIRST FLOOR, SEE DTLS SHEET A8.
4. THIS AREA, THE ENTIRE BUILDING, TYPICAL
   - REPOINT BRICK AS REQUIRED
   - REMOVE ALL EXIST PAINT
   - PROVIDE "GRAFFITI CONTROL"

DRAFT

Chisholm Washington Architects
675 MASS. AVE.
CAMBRIDGE, MA. 02138

PROJECT
MISSION HILL EXTENSION
BOSTON, MA.

BHA Job. No. 92-014

OWNER
BOSTON HOUSING AUTHORITY
52 Chouncy Street
Boston, Massachusetts 02111

BUILDING № 11
80-86 ANNUNCIATION ST.

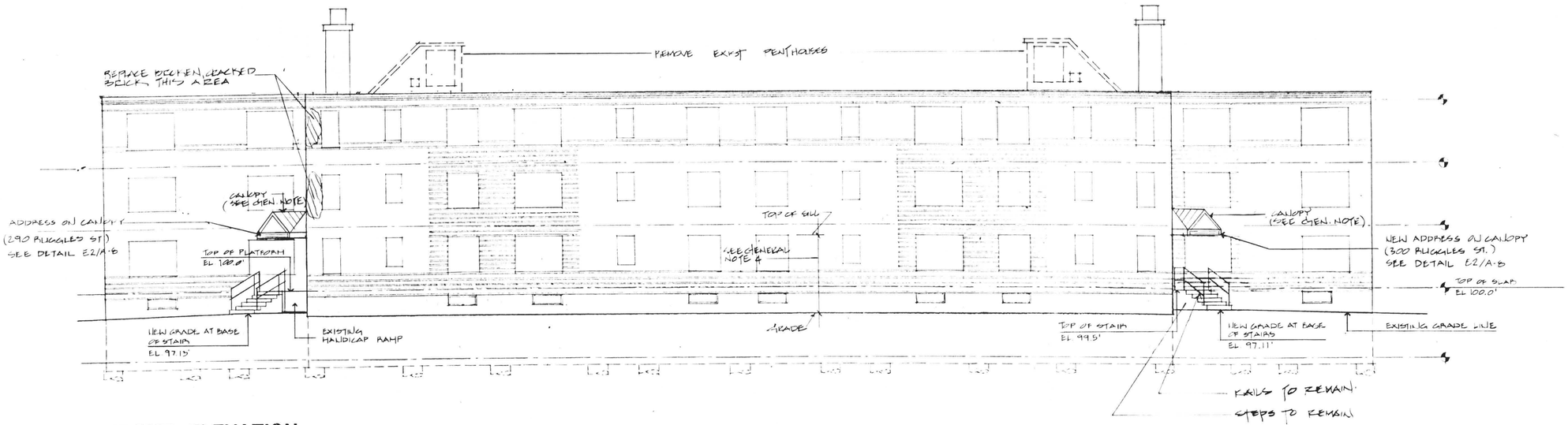
SHEET TITLE
ELEVATIONS TYPICAL
BUILDING ENTRANCES

BASE BID

SCALE AS NOTED

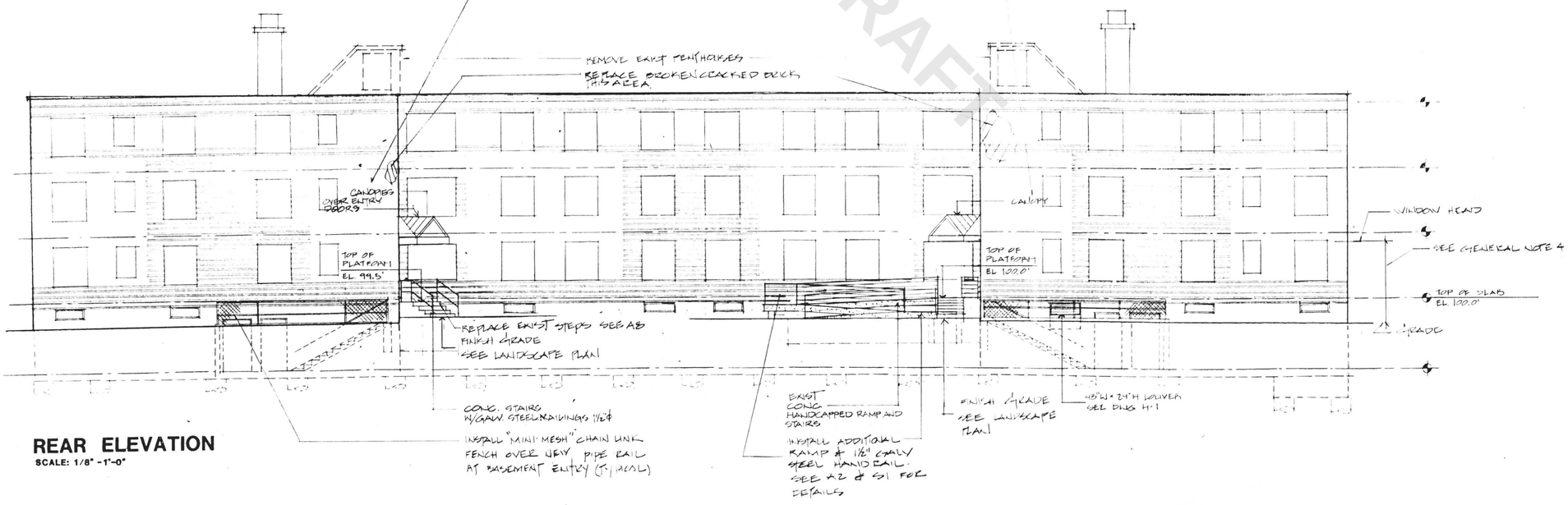
SHEET NO. A-7

DATE 3/16/93



FRONT ELEVATION
SCALE: 1/8" 1'-0"

GENERAL NOTE:
CANOPIES HAVE BEEN INSTALLED AS PART OF PREVIOUS PROJECT. REPAIR OR COMPLETE INSTALLATION AS REQ'D SEE DETAILS SHT A6



REAR ELEVATION
SCALE: 1/8" -1'-0"

GENERAL NOTES

1. REPLACE ALL EXISTING EXTERIOR HAND & GUARD RAILS, EXCEPT AS NOTED WITH NEW 1½" GALV. STEEL RAILS SEE S1 & S2 FOR SIMI DETAILS & PAINT.
2. REPLACE SPALLED OR DAMAGED MASONRY AS NOTED REQUIRED OR DIRECTED, MATCH EXIST.
3. CONCRETE EXTERIOR ENTRY STAIRS TO BE REPLACED AS NOTED.
4. THIS AREA, THE ENTIRE BUILDING, TYPICAL
   - REPAINT BRICK AS REQUIRED
   - REMOVE ALL EXIST PAINT
   - PROVIDE GRAFFITI CONTROL

DRAFT

Chisholm Washington Architects
675 MASS. AVE.
CAMBRIDGE, MA. 02138

PROJECT
MISSION HILL EXTENSION
BOSTON, MA.

BHA Job. No. 92-014

OWNER
BOSTON HOUSING AUTHORITY
52 Chauncy Street
Boston, Massachusetts 02111

BUILDING № 1
290 - 300 BLIGGLES STREET

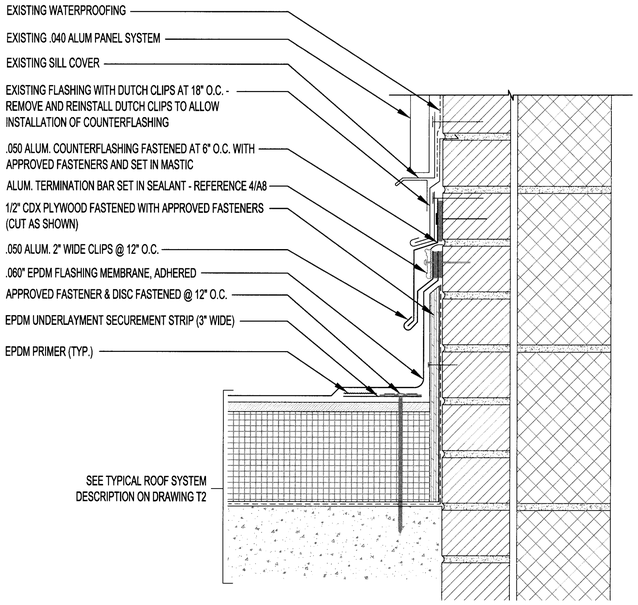
SHEET TITLE
ELEVATIONS

PAGE TWO
HANDICAPPED RAMP

SCALE
AS NOTED

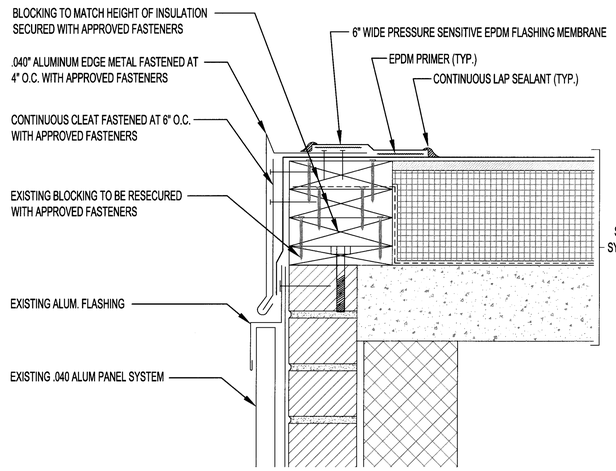
SHEET NO.
A-7

DATE
3/16/93



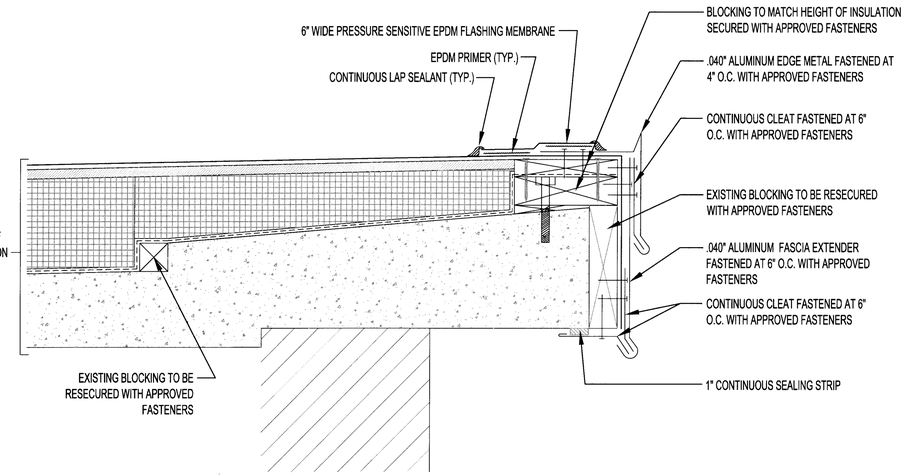
1 A7 PENTHOUSE BASE FLASHING DETAIL (ALICE TAYLOR)

SCALE: 3" = 1'-0"



2 A7 PENTHOUSE EDGE FLASHING DETAIL (ALICE TAYLOR)

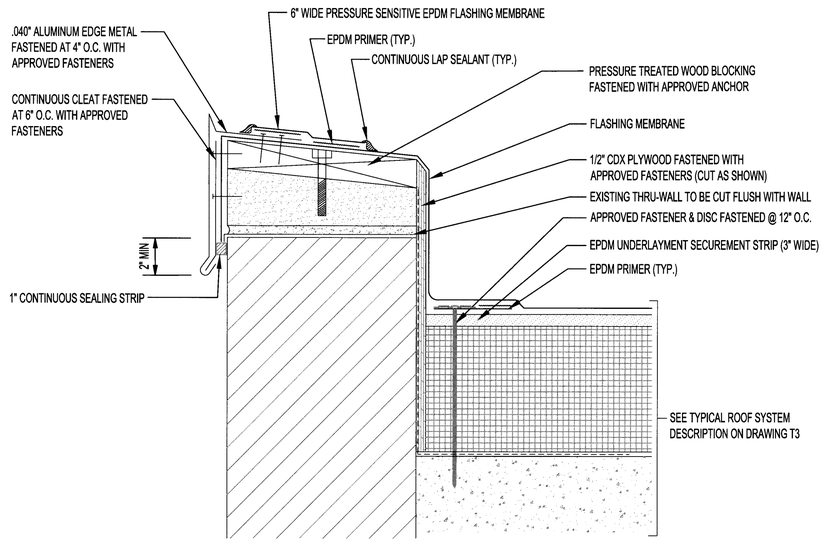
SCALE: 3" = 1'-0"



3 A7 ROOF EDGE FLASHING DETAIL (ALICE TAYLOR)

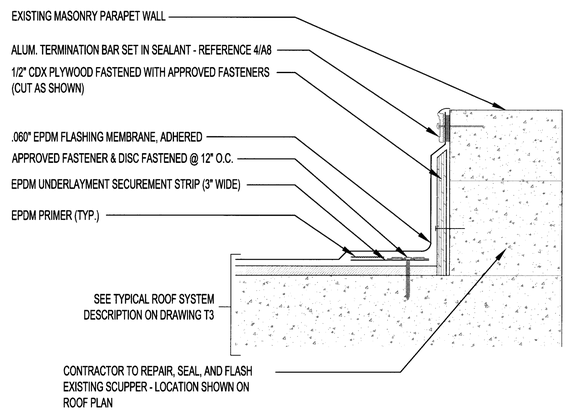
SCALE: 3" = 1'-0"

NOTES:
1. PARAPET HEIGHT VARIES 8.5" - 9.5"±. CONTRACTOR TO VARIFY IN FIELD - REFERENCE TAPERED PLAN A4
2. CONTRACTOR TO REMOVE EXISTING FLOOD LIGHT AND REINSTALL AFTER ROOF EDGE INSTALLATION. FLOOD LIGHT FLANGE TO BE SET IN MASTIC AND RE-SECURED WITH APPROVED FASTENERS
3. CONTRACTOR TO EXTEND ELECTRICAL CONDUIT AND WIRES AS REQUIRED TO RELOCATED CONDUIT TO ROOF SURFACE ON SLEEPERS. - SEE ROOF PLAN FOR LOCATION
4. CONTRACTOR TO REPAIR EXISTING ELECTRICAL CONDUIT AS REQUIRED



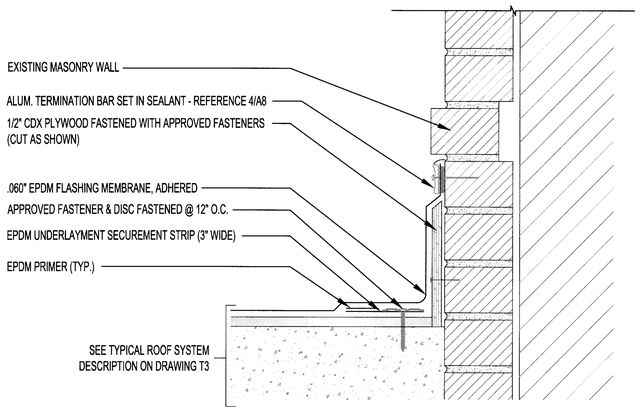
4 A7 PARAPET FLASHING DETAIL(FRANKLIN)

SCALE: 3" = 1'-0"



5 A7 CANOPY EDGE DETAIL (FRANKLIN)

SCALE: 3" = 1'-0"



6 A7 CANOPY BASE WALL DETAIL (FRANKLIN)

SCALE: 3" = 1'-0"

DRAFT

COMMONWEALTH OF MASSACHUSETTS
ANDREW N. BARR
CIVIL
No. 49520
REGISTERED PROFESSIONAL ENGINEER
Andrew N. Barr
2019.06.26 01:44:30-04'00'

NO	DATE	BY	DESCRIPTION

RUSSO·BARR ASSOCIATES
55 Sixth Road, Suite 200, Woburn, MA 01801

ROOF REPLACMENT AT ALICE TAYLOR AND FRANKLIN FIELD DEVELOPMENTS
BOSTON HOUSING AUTHORITY
ALICE TAYLOR & FRANKLIN FIELD DEVELOPMENTS
BOSTON, MASSACHUSETTS

ROOF DETAILS

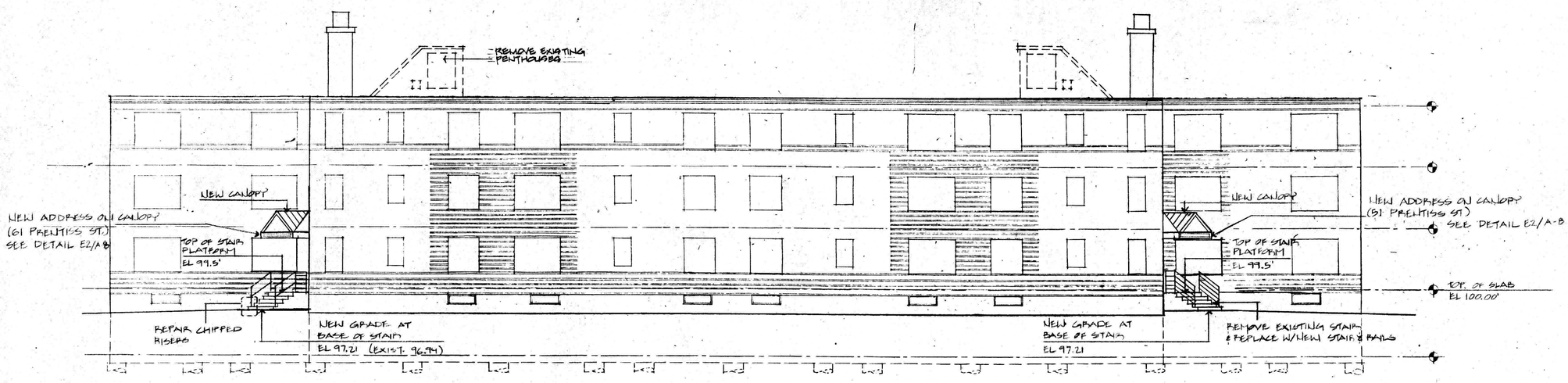
DATE 06.26.19

SCALE AS NOTED

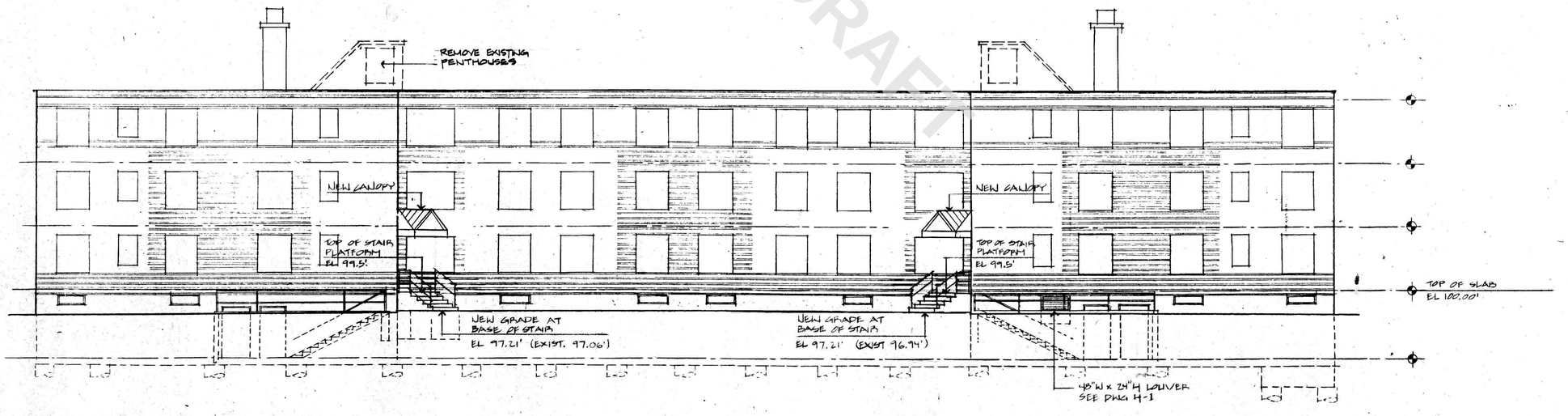
DRAWN BY / CHECKED BY JL & DJS / JR

PROJECT NO 2019001

DRAWING NO A7



FRONT ELEVATION
SCALE: 1/8" 1'-0"



REAR ELEVATION
SCALE: 1/8" -1'-0"

DRAFT

Chisholm Washington Architects
675 MASS. AVE.
CAMBRIDGE, MA. 02139

PROJECT
MISSION HILL EXTENSION
ROXBURY , MA.

OWNER
BOSTON HOUSING AUTHORITY
52 Chauncy Street
Boston, Massachusetts 02111

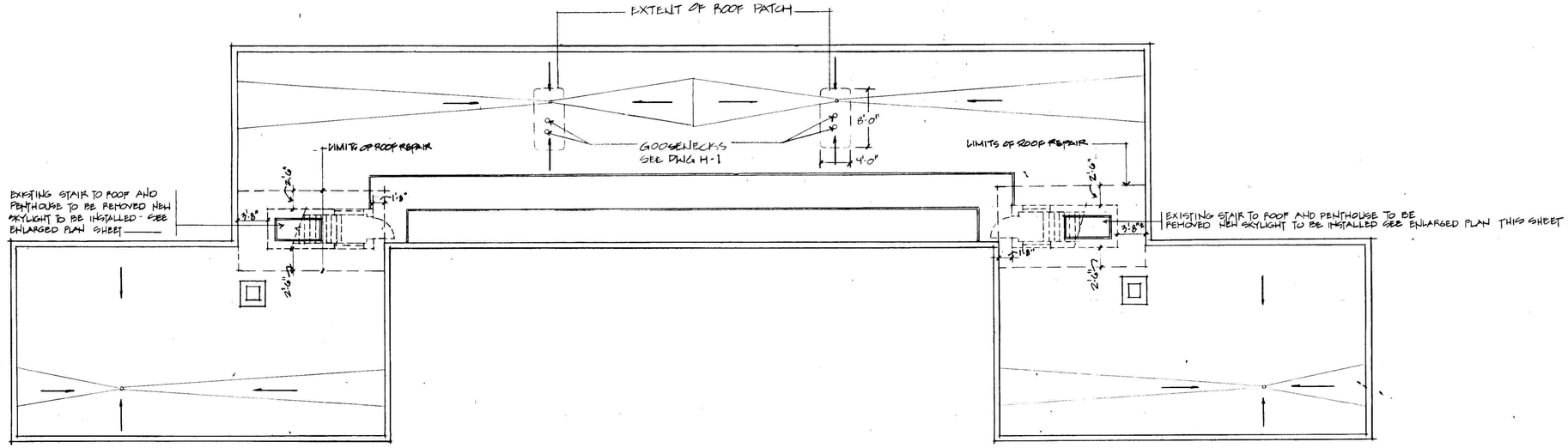
BUILDING NE 10
51-61 PRENTISS ST.

SHEET TITLE
ELEVATIONS TYPICAL
BUILDING ENTRANCES

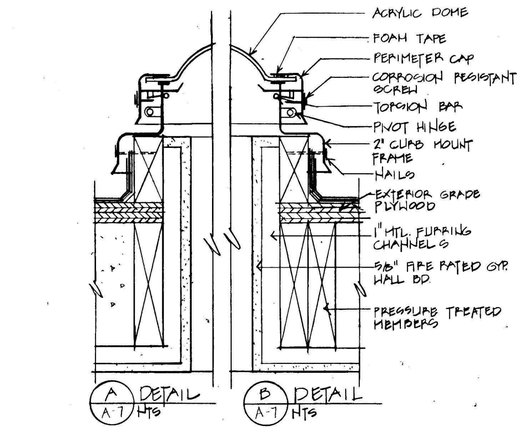
SCALE AS NOTED

SHEET NO. A-7

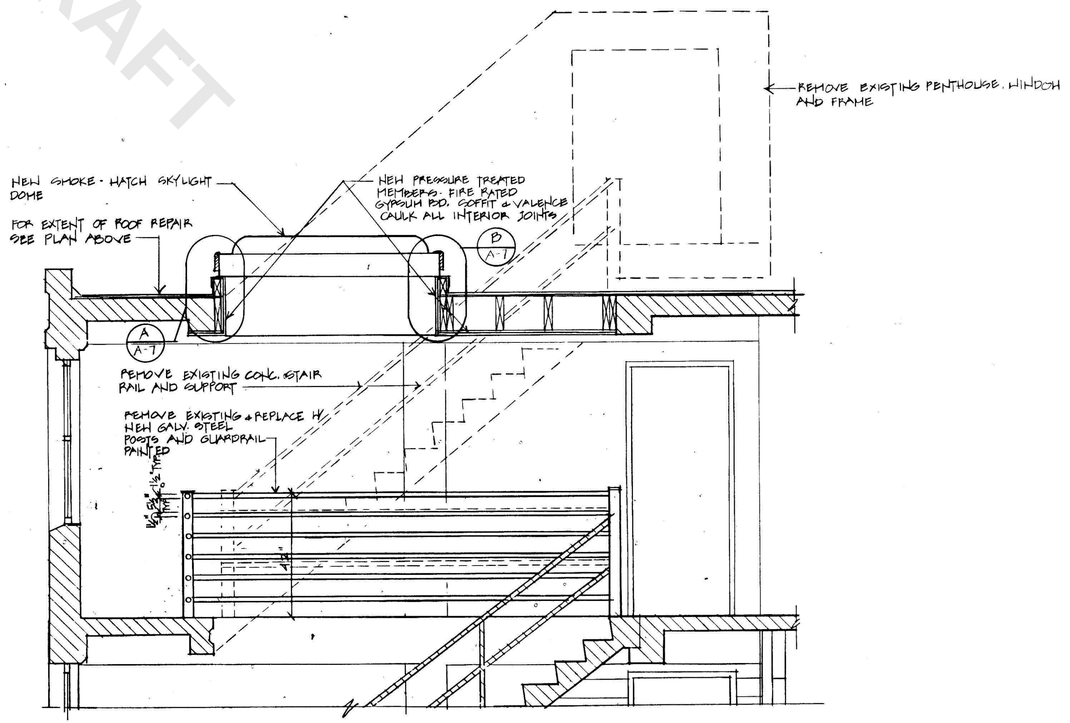
DATE 2/5/90



ROOF FRAMING PLAN
SCALE: 1/8" -1'-0"



PLAN @ PENTHOUSE
SCALE : 1/2" - 1'-0"



SECTION AT PENTHOUSE
SCALE : 1/2" = 1'-0"

DRAFT

Chisholm
Washington
Architects

PROJECT
MISSION HILL EXTENSION

OWNER
BOSTON HOUSING AUTHORITY
52 Chauncy Street
Boston, Massachusetts 02111

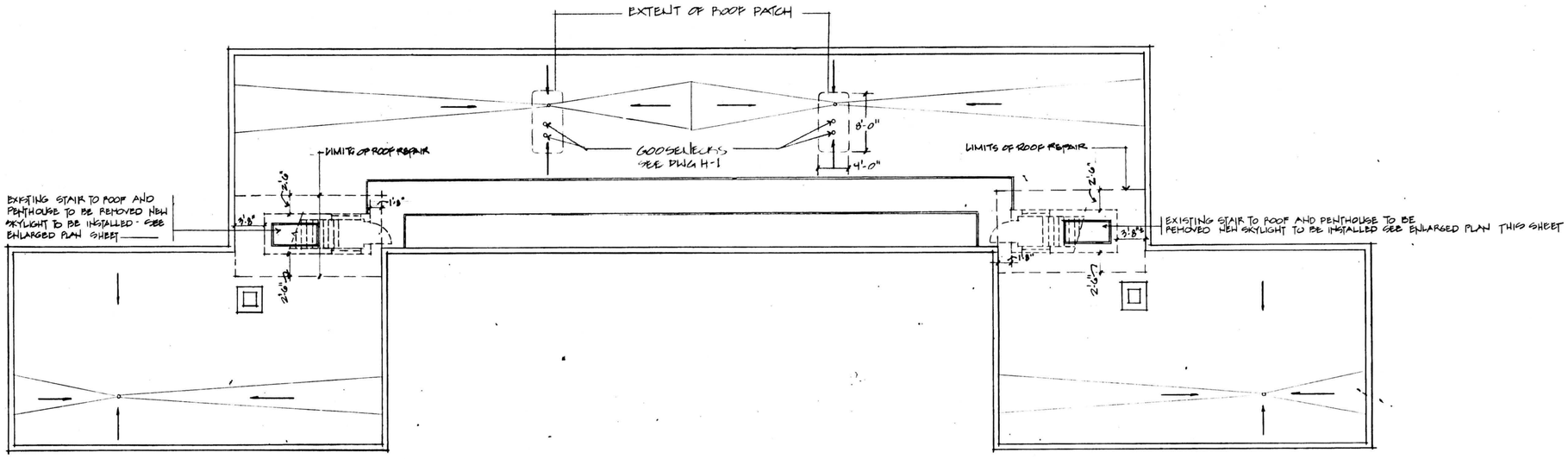
BUILDING Nº 1
70-76 ANNUNCIATION RD.

SHEET TITLE
ROOF PLAN
ROOF SKYLIGHT DETAILS

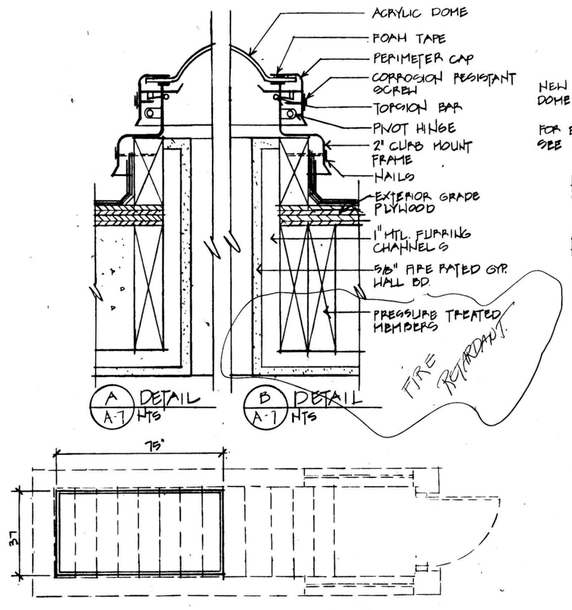
SCALE
AS NOTED

DATE
2-5-90

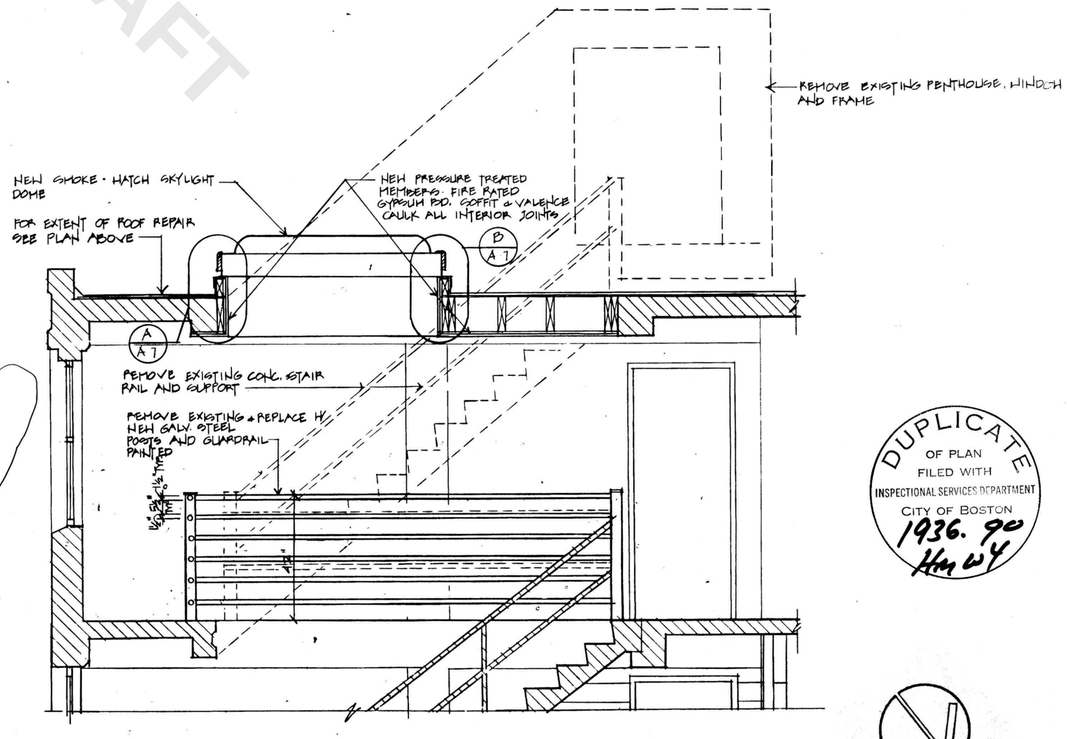
SHEET NO.
A-7



ROOF FRAMING PLAN
SCALE: 1/8" -1'-0"



PLAN @ PENTHOUSE
SCALE : 1/2" - 1'-0"



SECTION AT PENTHOUSE
SCALE: 1/2" = 1'-0"

DRAFT

DUPLICATE
OF PLAN
FILED WITH
INSPECTIONAL SERVICES DEPARTMENT
CITY OF BOSTON
1936. 90
Hm W4

BUILDING № 12
71-81 PRENTISS ST

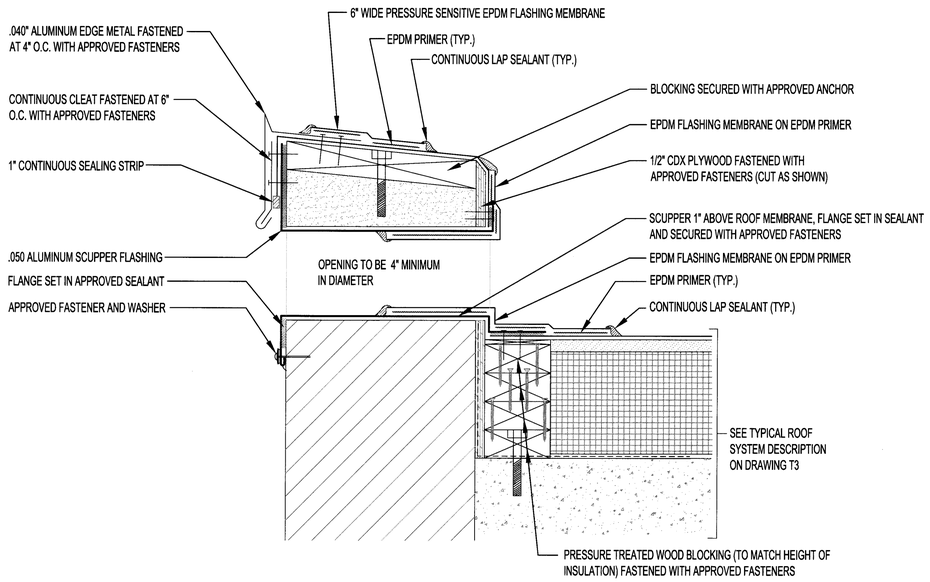
Chisholm Washington Architects
675 MASS. AVE
CAMBRIDGE, MA. 02139

PROJECT
MISSION HILL EXTENSION

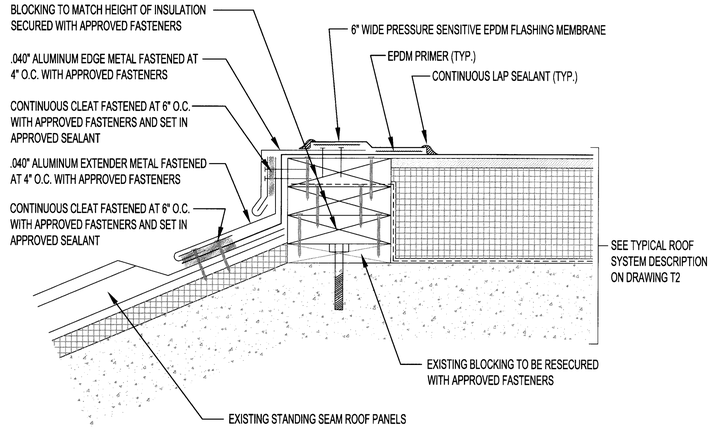
OWNER
BOSTON HOUSING AUTHORITY
52 Chauncy Street
Boston, Massachusetts 02111

SHEET TITLE
ROOF PLAN
ROOF SKYLIGHT DETAILS

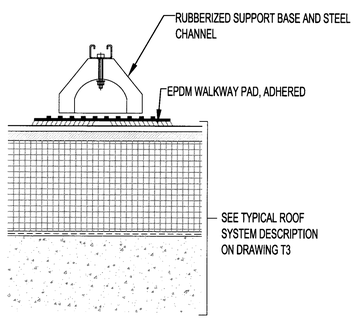
SCALE: AS NOTED
DATE: 2.5.90
SHEET NO.: A-7



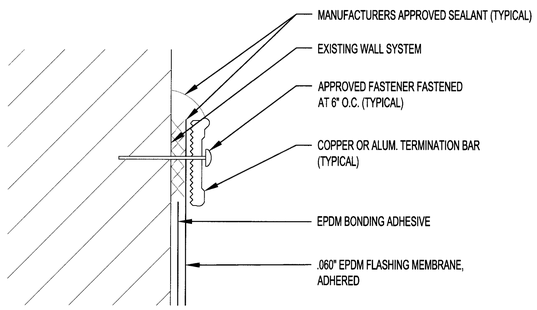
1 / A8 EMERGENCY THRU-WALL SCUPPER (FRANKLIN FIELD)
SCALE: 3" = 1'-0"



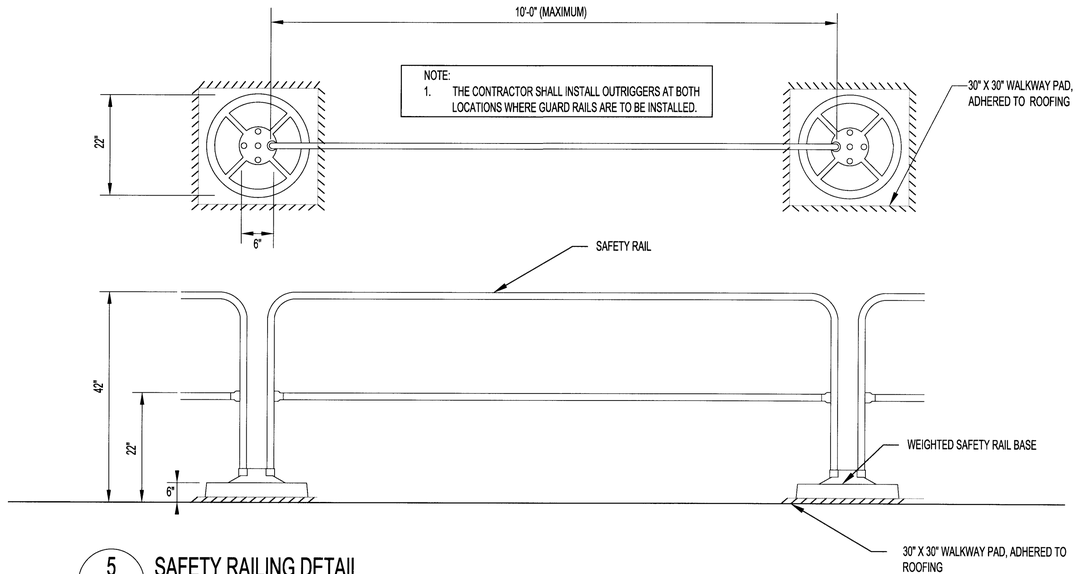
2 / A8 TRANSITION TO EXISTING STANDING SEAM ROOF (ALICE TAYLOR)
SCALE: 3" = 1'-0"



3 / A8 PIPE SUPPORT DETAIL
SCALE: 3" = 1'-0"



4 / A8 TERMINATION BAR DETAIL
SCALE: NTS



5 / A8 SAFETY RAILING DETAIL
SCALE: 1"=1'-0"

DRAFT

COMMONWEALTH OF MASSACHUSETTS
ANDREW N. BARR
NO. 37961
REGISTERED PROFESSIONAL ENGINEER
Andrew N. Barr
2019.06.26 01:44:23-04'00'

NO	DATE	BY	DESCRIPTION

RUSSO·BARR ASSOCIATES
58 Sixth Road, Suite 200, Woburn, MA 01801

ROOF REPLACMENT AT ALICE TAYLOR AND FRANKLIN FIELD DEVELOPMENTS
BOSTON HOUSING AUTHORITY
ALICE TAYLOR & FRANKLIN FIELD DEVELOPMENTS
BOSTON, MASSACHUSETTS

ROOF DETAILS

DATE 06.26.19
SCALE AS NOTED
DRAWN BY / CHECKED BY JL & DJS / JR
PROJECT NO 2019001
DRAWING NO A8

SECOND FLOOR PLAN – BUILDINGS 4 & 6
MISSION HILL EXTENSION

MISSION HILL EXTENSION
BUILDINGS NOS. 4 & 6
SECOND FLOOR PLAN
1/4" = 1'-0"

NOTE: UNITS ON FIRST & SECOND FLOORS @ N.MX BUILDS. #4 & 6 SHALL BE SEPARATED BY 2 HR TENANT SEPARATION WALLS

KEY PLAN
BOILER ROOM (BLDG 4) · SEG 1 · SEG 2 · SEG 3 · FRONT

NOTE: SEE DWG NO A-7 FOR GENERAL NOTES

TRASH STORAGE

1/A-8 PLAN 1/2" = 1'-0"

SECTION 1/2" = 1'-0"

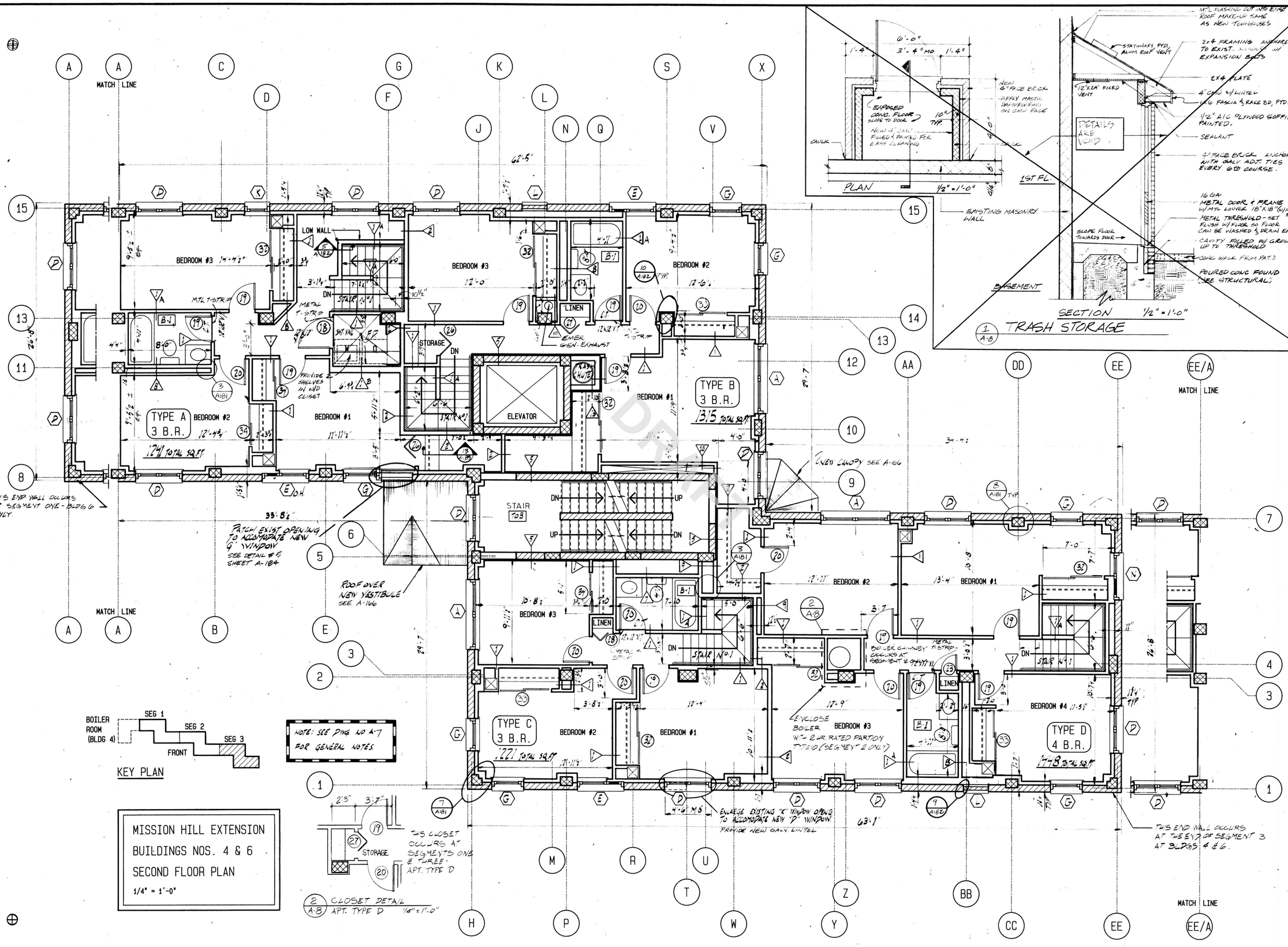
2/A-8 CLOSET DETAIL APT. TYPE D 1/4" = 1'-0"

VITOLS ASSOCIATES ARCHITECTS/PLANNERS
1230 STATLER OFFICE BUILDING, BOSTON, MASS. 02116

SCALE 1/4"=1'-0" DATE 1/27/78
SHT. 52 OF 284
DRAWN CHECK JOB NO.

DRAFT
KELLY GRAPHICS NO. 2470

SECOND FLOOR PLAN – BUILDINGS 4 & 6
MISSION HILL EXTENSION



DRAFT

VITOLS ASSOCIATES ARCHITECTS/PLANNERS 02116
1230 STATLER OFFICE BUILDING, BOSTON, MASS.

SCALE 1/4"=1'-0" | DATE 11/11/87

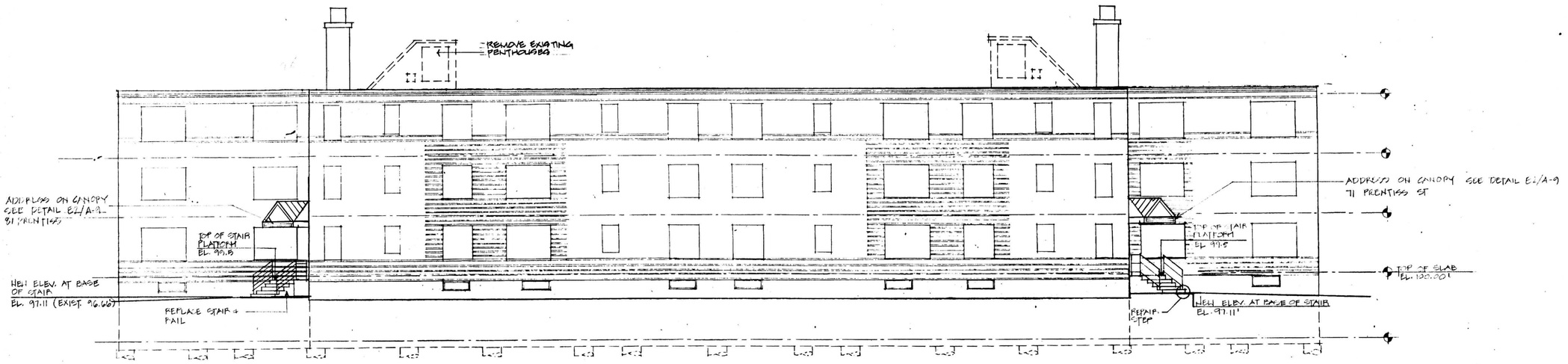
A-8

MH/46

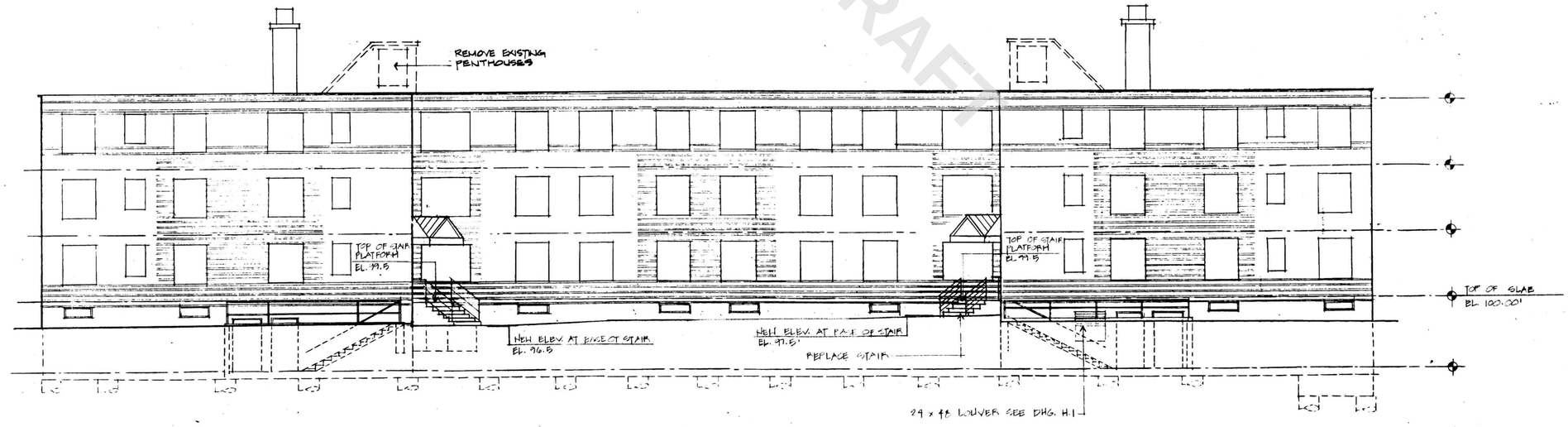
55 OF 340

DRAWN | CHECK | JOB NO.

KELLY GRAPHICS INC. 2178



FRONT ELEVATION
SCALE: 1/8" 1'-0"



REAR ELEVATION
SCALE: 1/8" -1'-0"

DRAFT

DUPLICATE
OF PLAN
FILED WITH
INSPECTIONAL SERVICES DEPARTMENT
CITY OF BOSTON
1936.90
HM WY

Chisholm Washington Architects
675 MASS. AVE.
CAMBRIDGE, MA. 02139

PROJECT
MISSION HILL EXTENSION

ROXBURY, MA.

OWNER
BOSTON HOUSING AUTHORITY
52 Chouncy Street
Boston, Massachusetts 02111

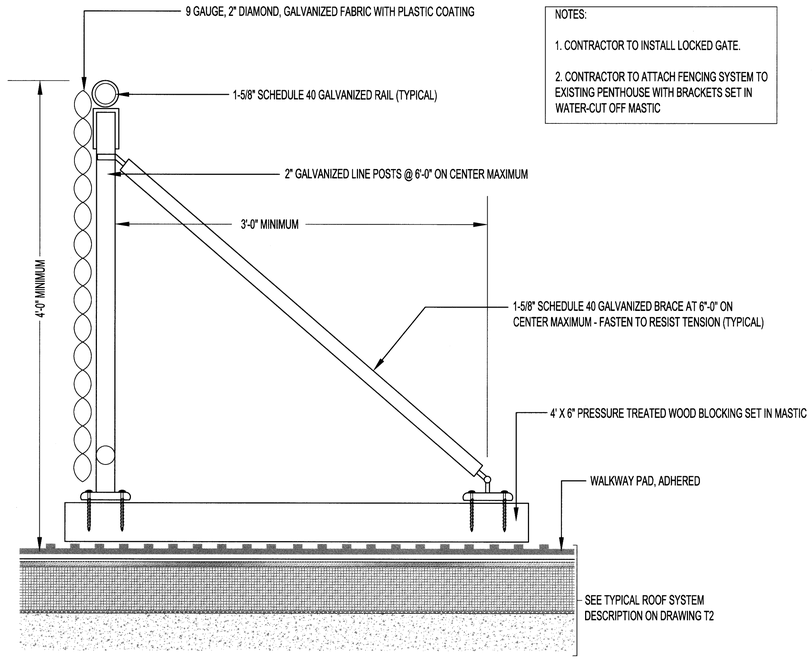
BUILDING No. 12
71-81 PRENTISS ST.

SHEET TITLE
ELEVATIONS TYPICAL
BUILDING ENTRANCES

SCALE
AS NOTED

SHEET NO.
A-8

DATE
2.5.90



NOTES:

1. CONTRACTOR TO INSTALL LOCKED GATE.

2. CONTRACTOR TO ATTACH FENCING SYSTEM TO EXISTING PENTHOUSE WITH BRACKETS SET IN WATER-CUT OFF MASTIC

1 / A9 SAFETY RAILING DETAIL

SCALE: 1"=1'-0"

DRAFT

COMMONWEALTH OF MASSACHUSETTS
ANDREW N. BARR
CIVIL
NO. 37929
REGISTERED PROFESSIONAL ENGINEER
Andrew N. Barr
2019.04.26 12:56:51-04'00'

NO	DATE	BY	DESCRIPTION

RUSSO BARR ASSOCIATES
55 Sixth Road, Suite 200, Woburn, MA 01801

ROOF REPLACMENT AT ALICE TAYLOR AND FRANKLIN FIELD DEVELOPMENTS
BOSTON HOUSING AUTHORITY
ALICE TAYLOR & FRANKLIN FIELD DEVELOPMENTS
BOSTON, MASSACHUSETTS

ROOF DETAILS

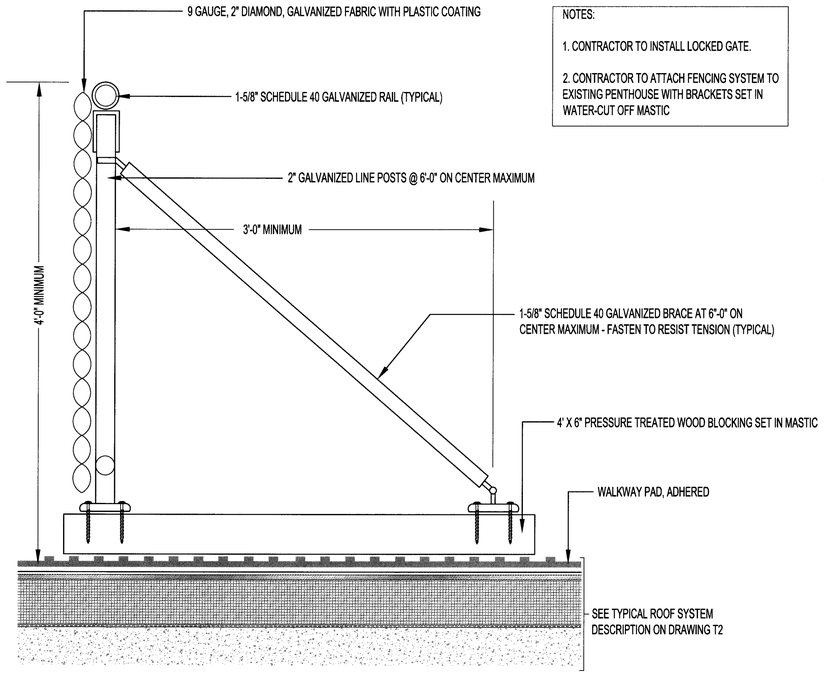
DATE 04.24.19

SCALE AS NOTED

DRAWN BY / CHECKED BY JL & DJS / JR

PROJECT NO 2019001

DRAWING NO A9



NOTES:

1. CONTRACTOR TO INSTALL LOCKED GATE.

2. CONTRACTOR TO ATTACH FENCING SYSTEM TO EXISTING PENTHOUSE WITH BRACKETS SET IN WATER-CUT OFF MASTIC

1 / A9 SAFETY RAILING DETAIL

SCALE: 1"=1'-0"

DRAFT

COMMONWEALTH OF MASSACHUSETTS
ANDREW N. BARR
No. 52429
REGISTERED PROFESSIONAL ENGINEER
Andrew N. Barr
2019.06.26 01:44:13-04'00'

NO	DATE	BY	DESCRIPTION

RUSSO BARR ASSOCIATES
55 Sixth Road, Suite 200, Woburn, MA 01801

ROOF REPLACMENT AT ALICE TAYLOR AND FRANKLIN FIELD DEVELOPMENTS
BOSTON HOUSING AUTHORITY
ALICE TAYLOR & FRANKLIN FIELD DEVELOPMENTS
BOSTON, MASSACHUSETTS

ROOF DETAILS

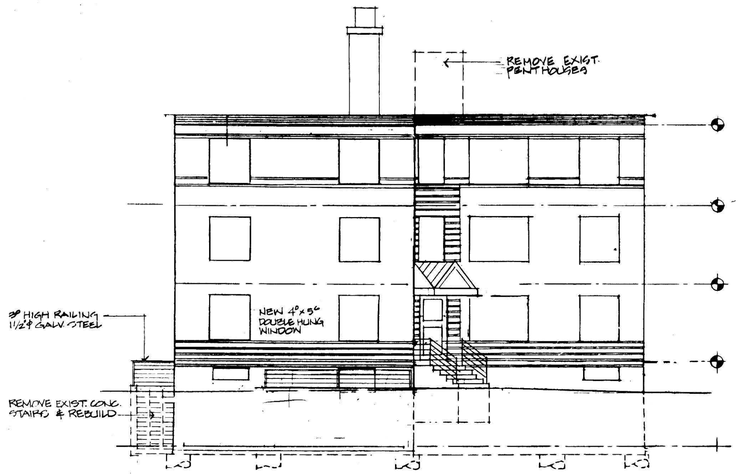
DATE 06.26.19

SCALE AS NOTED

DRAWN BY / CHECKED BY JL & DJS / JR

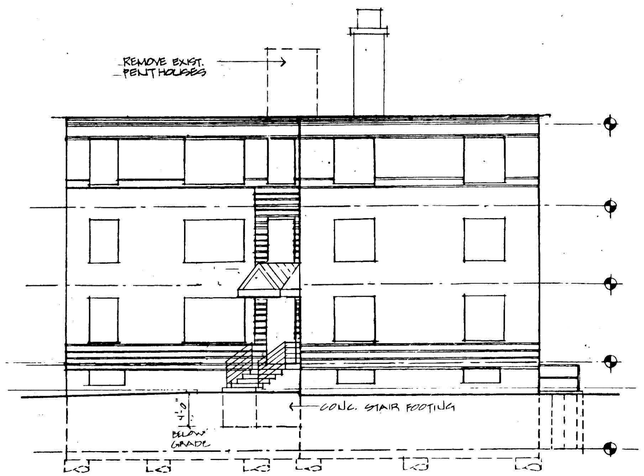
PROJECT NO 2019001

DRAWING NO A9

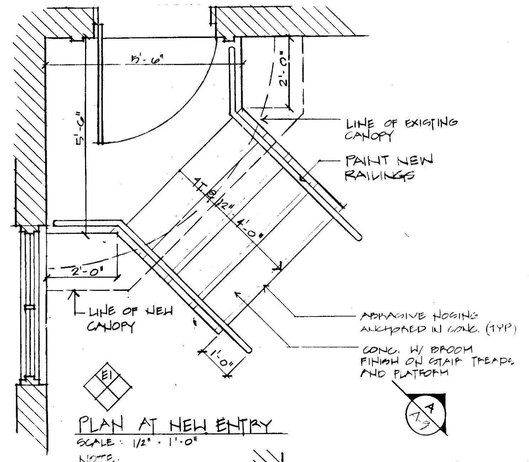


RIGHT SIDE ELEVATION
SCALE: 1/8" - 1'-0"

* SEE FRONT AND REAR ELEVATIONS FOR STAIR NOSES AND GRADES

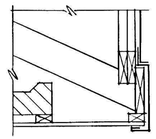


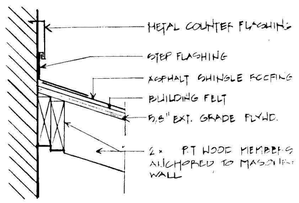
LEFT SIDE ELEVATION
SCALE: 1/8" - 1'-0"



PLAN AT NEW ENTRY
SCALE: 1/2" = 1'-0"

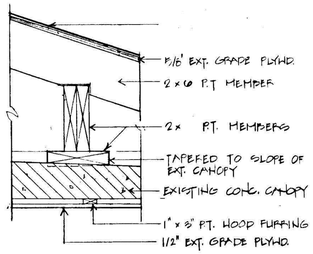
NOTE:
BHA TO DETERMINE STAIR REPLACEMENT AT SITE



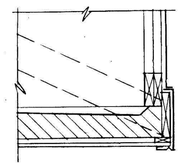


1/A-9 DETAIL
SCALE: 1½" = 1'-0"

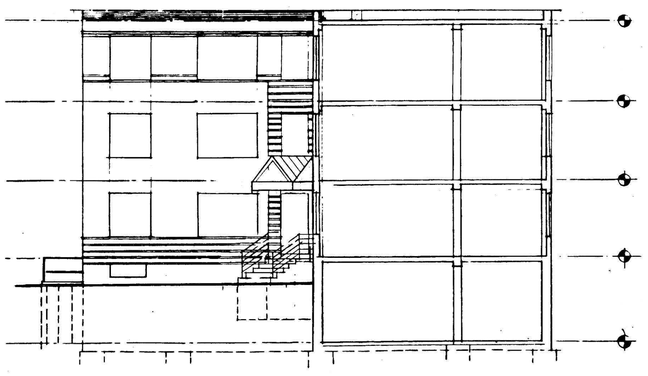
3/A-9 DETAIL
SCALE 1½" = 1'-0"



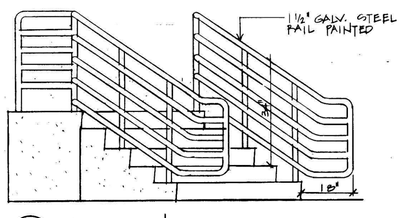
2/A-9 DETAIL
SCALE: 1½" = 1'-0"



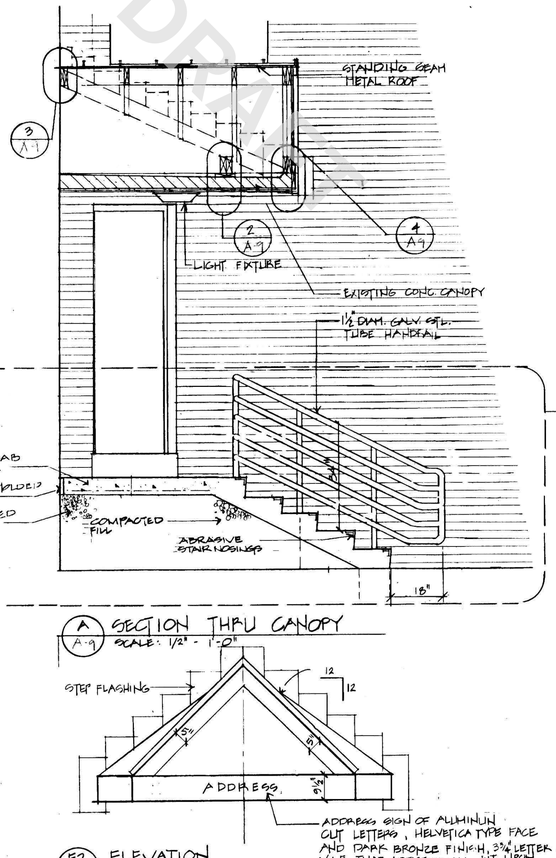
4/A-9 DETAIL
SCALE: 1½" = 1'-0"



SECTION A-A
SCALE: 1/8" 1'-0"



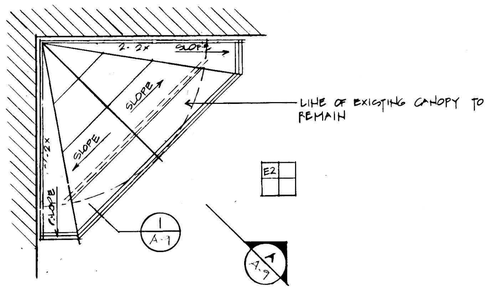
E1/A-9 ELEVATION
SCALE: 1½" - 1'-0"



A/A-9 SECTION THRU CANOPY
SCALE: 1½" - 1'-0"

E2/A-9 ELEVATION
SCALE 1½" - 1'-0"

ADDRESS SIGN OF ALUMINUM CUT LETTERS, HELVETICA TYPE FACE AND DARK BRONZE FINISH, 3" LETTER HT. V.I.F. THAT ADDRESS WILL FIT UPON COMPLETION OF NEW CANOPY AND ADJUST LETTER SIZE IF REQ'D. ADDRESSES AT STREET ENTRANCE ONLY.



FRAMING PLAN
SCALE: 3/8" - 1'-0"

Chisholm Washington Architects
675 MASS. AVE
CAMBRIDGE, MA. 02138

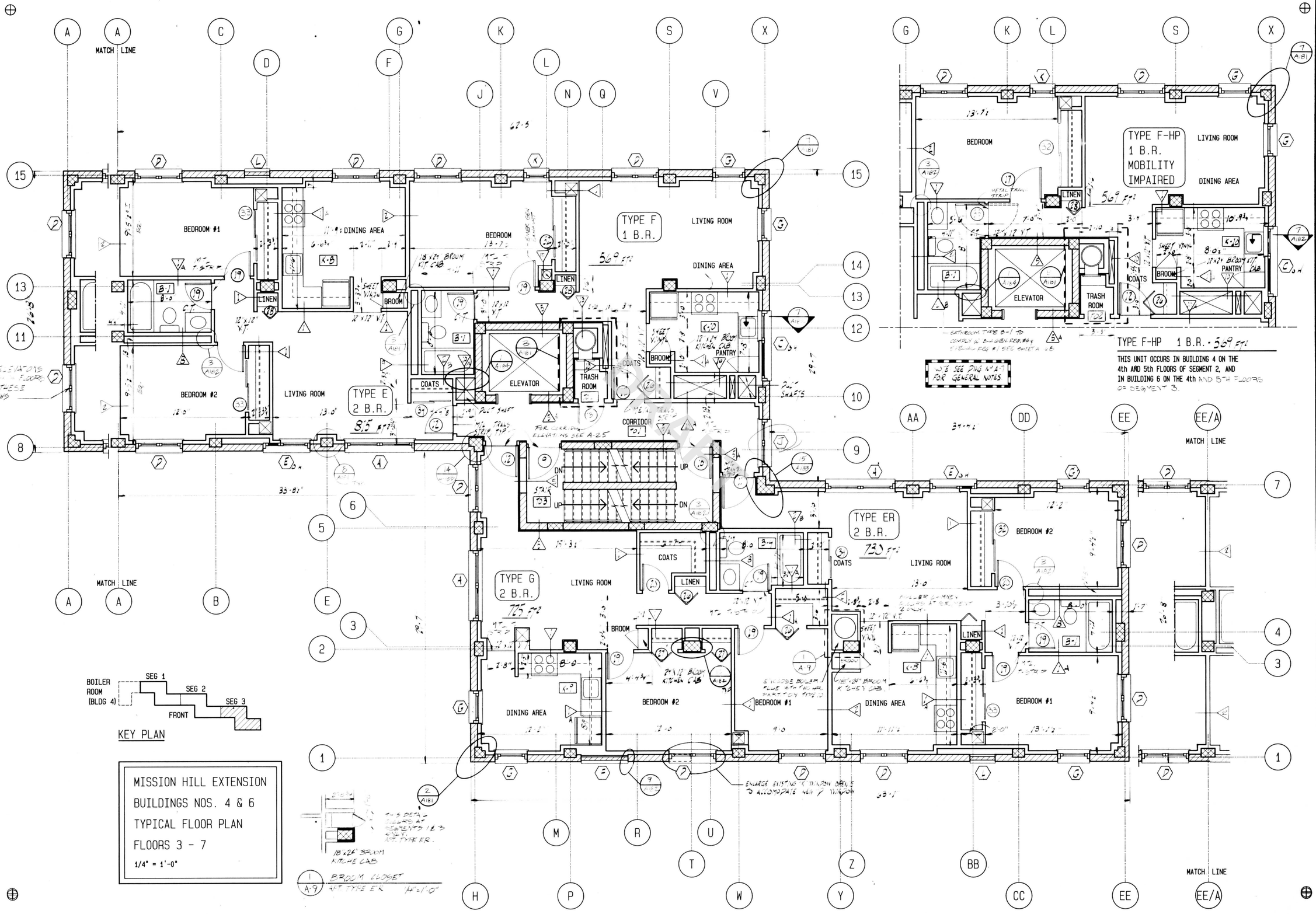
PROJECT
MISSION HILL EXTENSION
ROXBURY, MA.

OWNER
BOSTON HOUSING AUTHORITY
52 Chauncy Street
Boston, Massachusetts 02111

BUILDING N°9
70-76 ANNUNCIATION RD.

SHEET TITLE
ELEVATIONS AND SECTION

SCALE	SHEET NO.
AS NOTED	A-9
DATE	
2·5·90	



TYPICAL FLOOR PLAN – BUILDINGS 4 & 6
MISSION HILL EXTENSION

REGISTERED ARCHITECT VITOLS No. 1969 COMMONWEALTH OF MASSACHUSETTS

VITOLS ASSOCIATES ARCHITECTS/PLANNERS 02116
1230 STATLER OFFICE BUILDING, BOSTON, MASS.

SCALE 1/4" 1'-0" | DATE 1/27/88

A-9

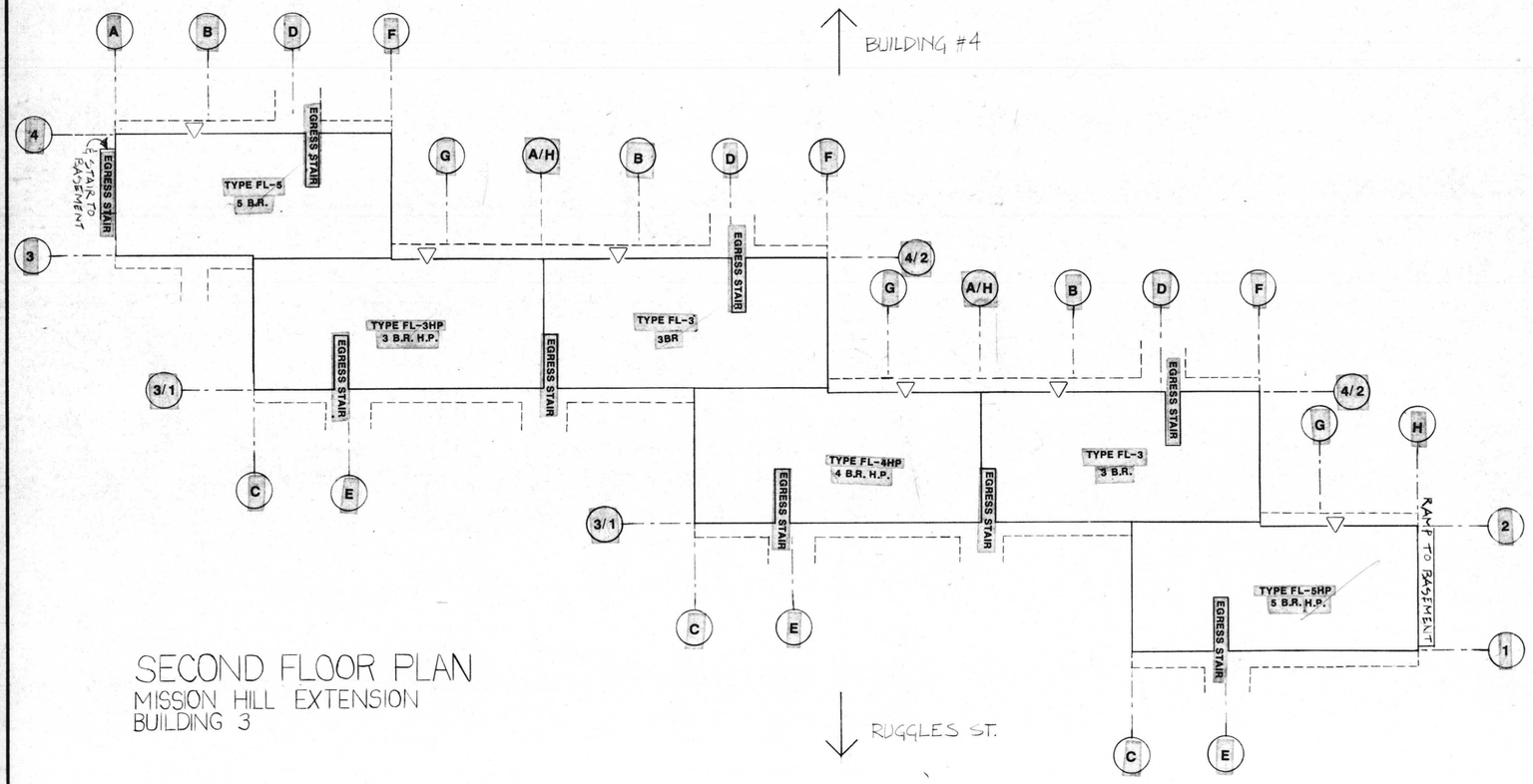
MH/4&6

SHT. 58 OF 284

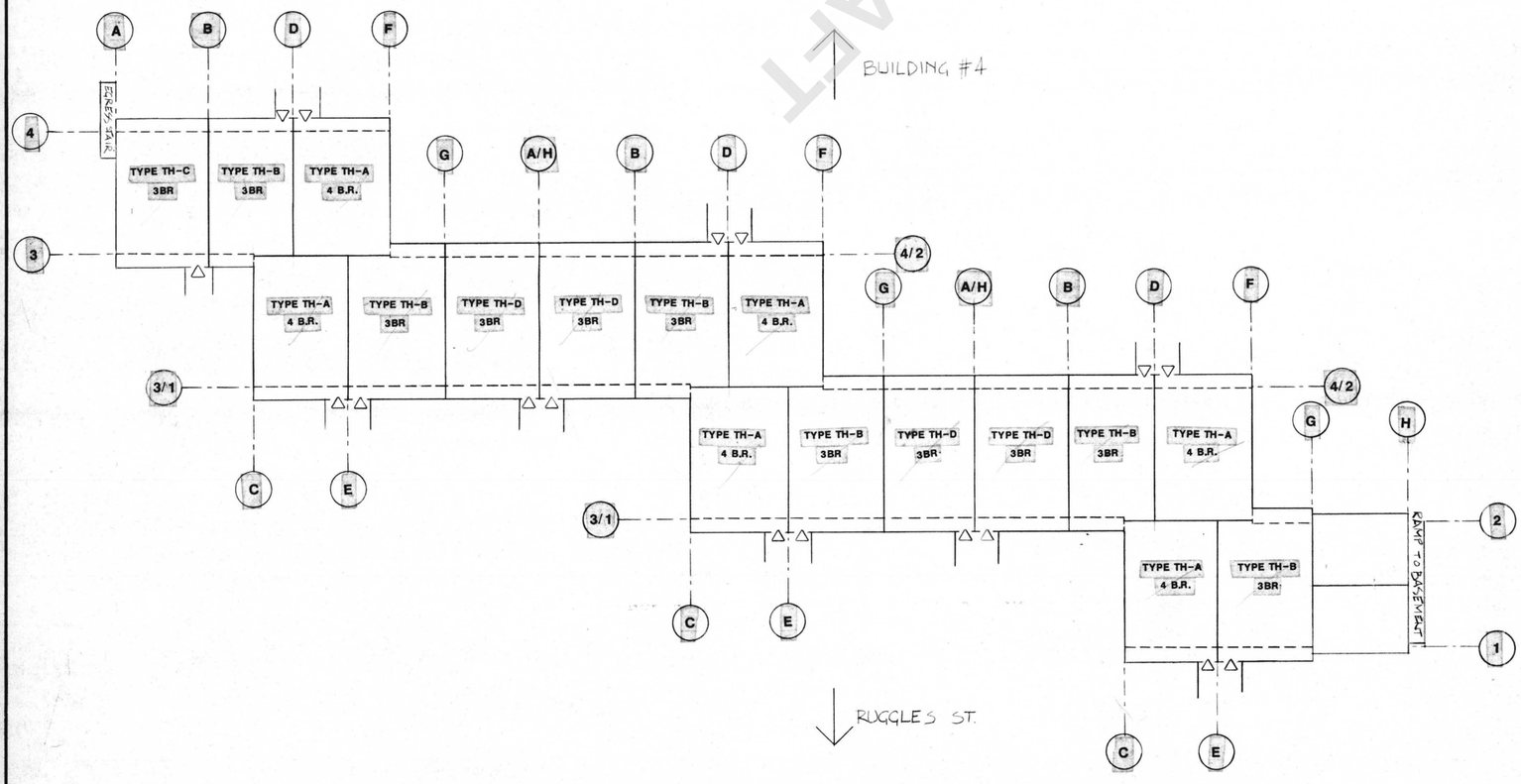
DRAWN | CHECK | JOB NO.

KELLY GRAPHICS INC 2178

FIRST FLOOR PLAN
MISSION HILL EXTENSION
BUILDING 3

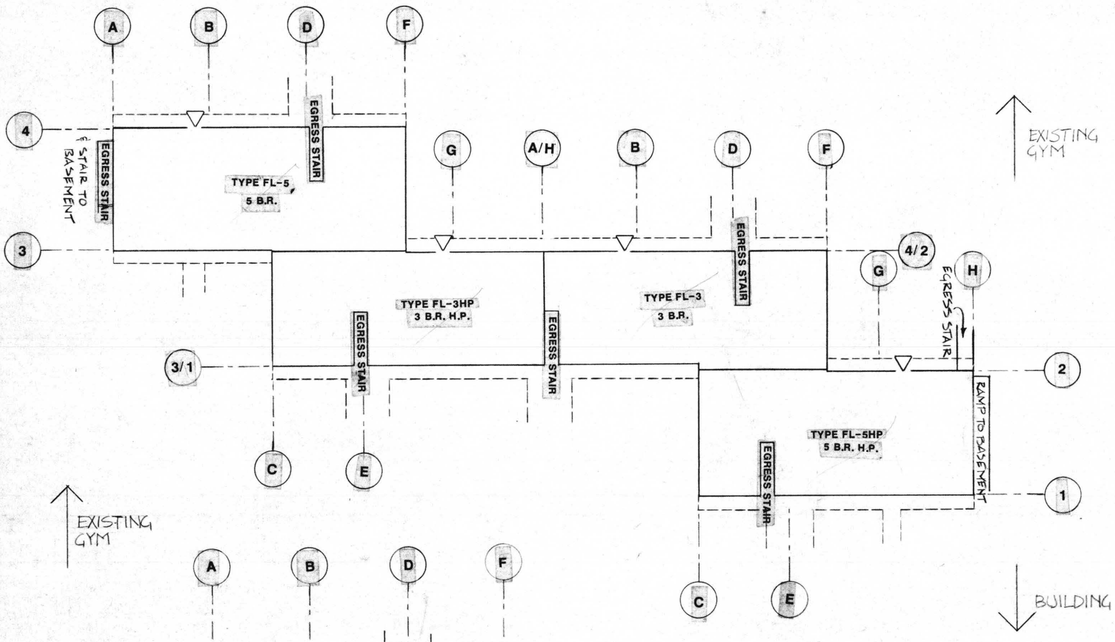


SECOND FLOOR PLAN
MISSION HILL EXTENSION
BUILDING 3

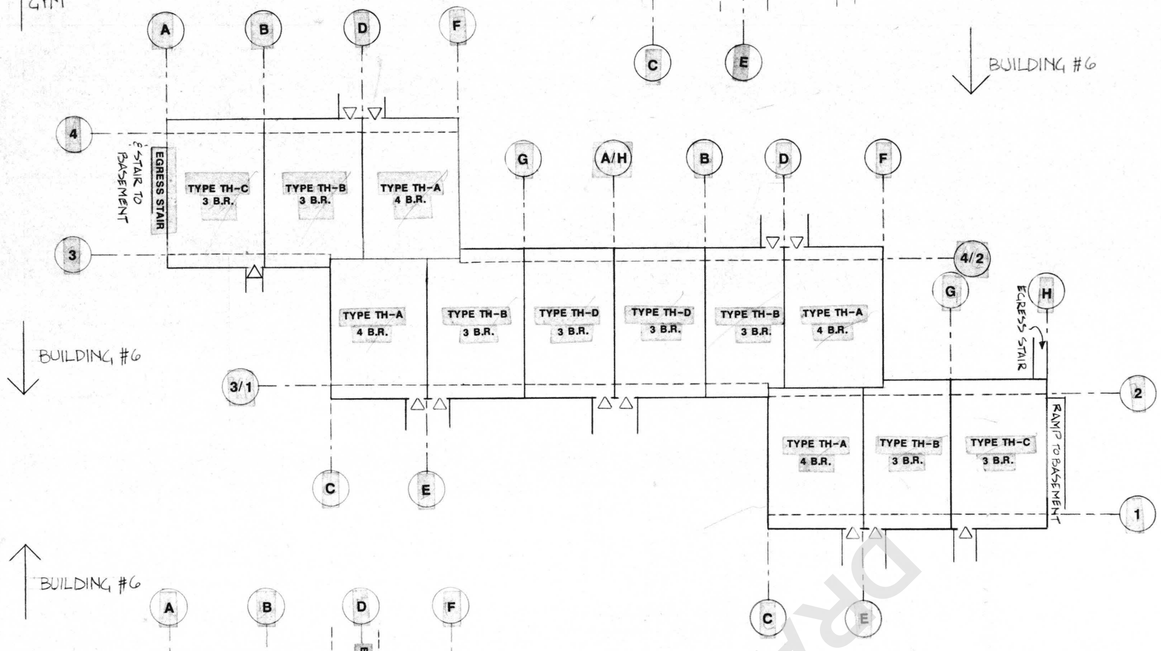


DRAFT

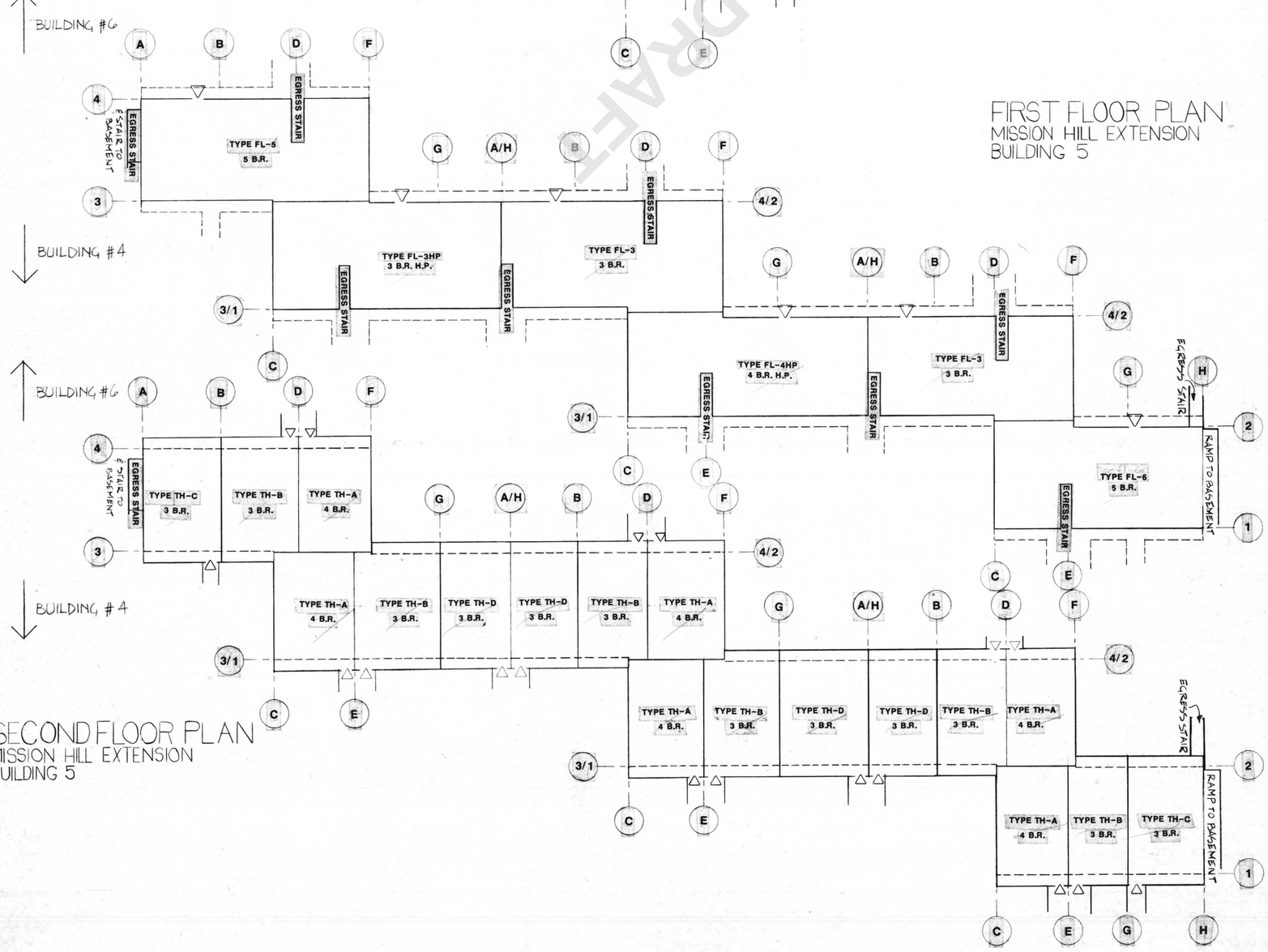
MH/357	A-40	SCALE 1/16"=1'-0"	VITOLS ASSOCIATES ARCHITECTS/PLANNERS 1230 STATLER OFFICE BUILDING, BOSTON, MASS. 02116	MISSION HILL EXTENSION KEY PLAN BUILDING NO. 3
		DATE 12/1/88		



FIRST FLOOR PLAN
MISSION HILL EXTENSION
BUILDING 7



SECOND FLOOR PLAN
MISSION HILL EXTENSION
BUILDING 7



FIRST FLOOR PLAN
MISSION HILL EXTENSION
BUILDING 5

SECOND FLOOR PLAN
MISSION HILL EXTENSION
BUILDING 5

DRAFT

MH/357	A-41	VITOLS ASSOCIATES ARCHITECTS/PLANNERS 1230 STATLER OFFICE BUILDING, BOSTON, MASS. 02116	MISSION HILL EXTENSION KEY PLAN BUILDINGS NO. 5 & 7

NEW CONC. STAIR

8" CONC. RETAINING WALLS, W/PIPE RAILS ON TOP

3'-0" NEW DOOR IN NEW OPENING

STAIR LANDING IS 3" BELOW CONC BASEMENT FLOOR

8'-5" 4'-0"

ELECTRICAL ROOM B152

OPEN SPACE B158

EXISTING CONCRETE FLOOR TO BE CLEANED AND REVEALED. BRING ALL EXISTING FLOOR DRAINS TO WORKING CONDITIONS.

ALL EXISTING ELECTRICAL TRANSFORMERS ARE TO BE REMOVED.

ALL EXISTING OPENINGS ARE TO BE FILLED. SEE WALL SECTIONS (A-54, 55) FOR DETAILS

36"X12" INTAKE LOUVER

AREAWAY

8'-5" 4'-0"

PROVIDE ACOUSTIC SPRAY ON CONC. CEILING. THIS ROOM ONLY

AREAWAY W/ 36"X24" EXHAUST LOUVER

8'-5" 3'-0"

MECHANICAL ROOM B161

4'X3' AREAWAY W/ 36"X24" INTAKE LOUVER

1 A-94

1 A-55

1 A-5

ELECTRICAL ROOM B152

OPEN SPACE B158

36"X12" INTAKE LOUVER

AREAWAY 8'-5" 4'-0"

EXISTING CONCRETE FLOOR TO BE CLEANED AND REVEALED. BRING ALL EXISTING FLOOR DRAINS TO WORKING CONDITION.

ALL EXISTING OPENINGS ARE TO BE FILLED. SEE WALL SECTIONS (A-54-55) FOR DETAILS

5'-4" 7'-8"

LANDING IS 3" BELOW BASEMENT FLOOR

8" CONC. RETAINING WALL W/ PIPE RAIL ON TOP

STAIR/RAMP COMBO - SEE LANDSCAPE DWGS

NEW DOORS IN ENLARGED OPENINGS, TYP.

DN.

END OF BLDG. 5

END OF BLDG. 3

MISSION HILL EXTENSION
BUILDINGS NOS. 3 AND 5
BASEMENT FLOOR PLAN

1/8"=1'-0"

GENERAL NOTES

1- EXISTING WALLS TO REMAIN ARE SHOWN HATCHED
2- ALL INTERIOR WALLS AND EXTERIOR STAIRS ARE TO BE REMOVED
3- REMEDIAL WORK ON EXISTING FLOOR DRAINS SHALL BE TESTED FOR ADEQUACY. IF FOUND TO BE INADEQUATE, PROVIDE A MECHANICAL PUMPING SYSTEM, LOCATION TO BE APPROVED BY THE BHA.

DRAFT

MISSION HILL EXTENSION
BASEMENT FLOOR PLAN
BUILDINGS NO. 3 AND 5

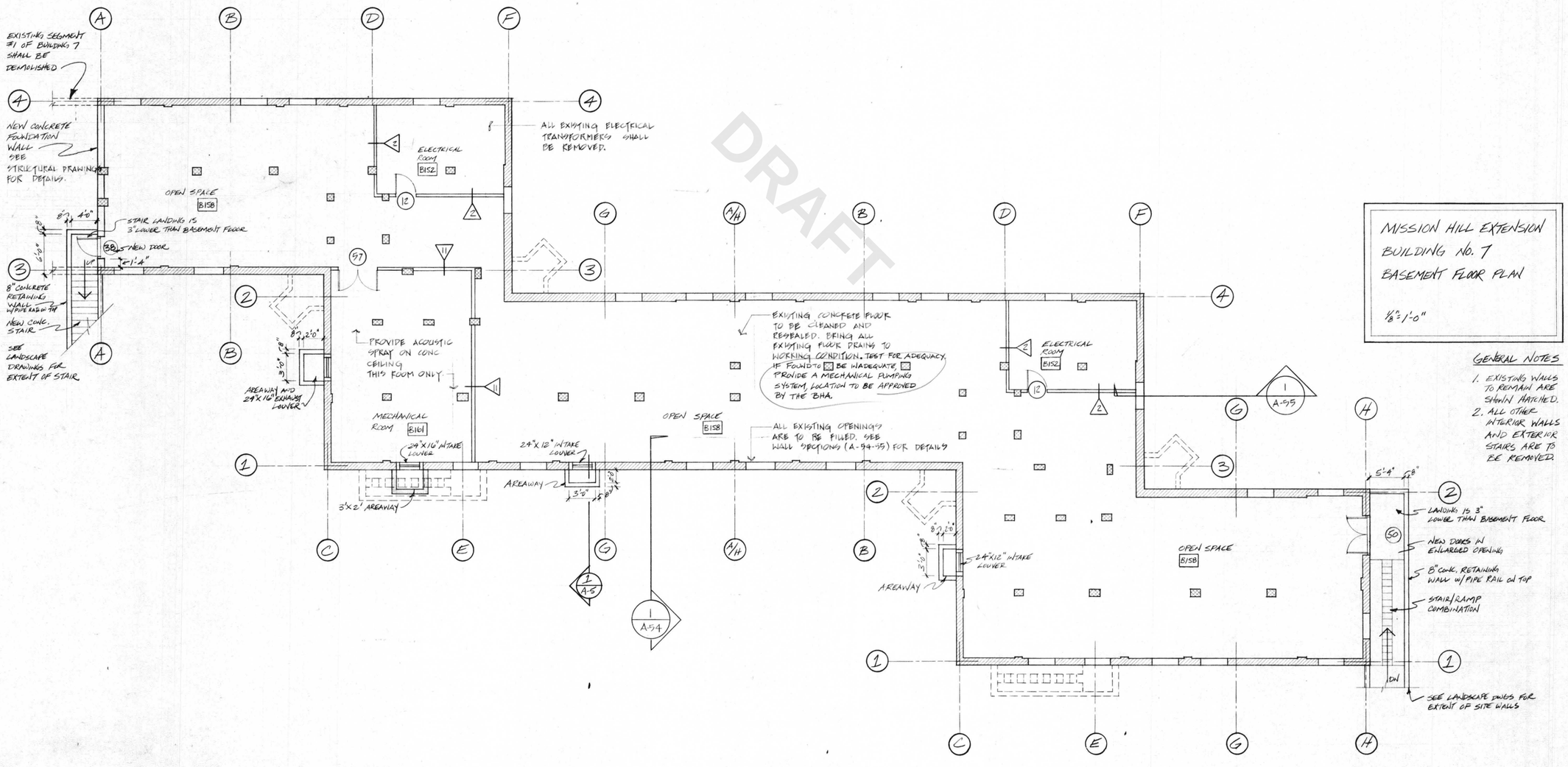
REGISTERED ARCHITECT VITOLS M. VITOLS No. 1983 COMMONWEALTH OF MASSACHUSETTS

VITOLS ASSOCIATES ARCHITECTS/PLANNERS
1230 STATLER OFFICE BUILDING, BOSTON, MASS. 02116

SCALE 1/8"=1'-0" DATE 1/27/88

A-42
MH/357
SHT. 76 OF 284

DRAWN CHECK JOB NO.



MISSION HILL EXTENSION
BUILDING NO. 7
BASEMENT FLOOR PLAN

1/8"=1'-0"

GENERAL NOTES

1. EXISTING WALLS TO REMAIN ARE SHOWN HATCHED.
2. ALL OTHER INTERIOR WALLS AND EXTERIOR STAIRS ARE TO BE REMOVED.

DRAFT

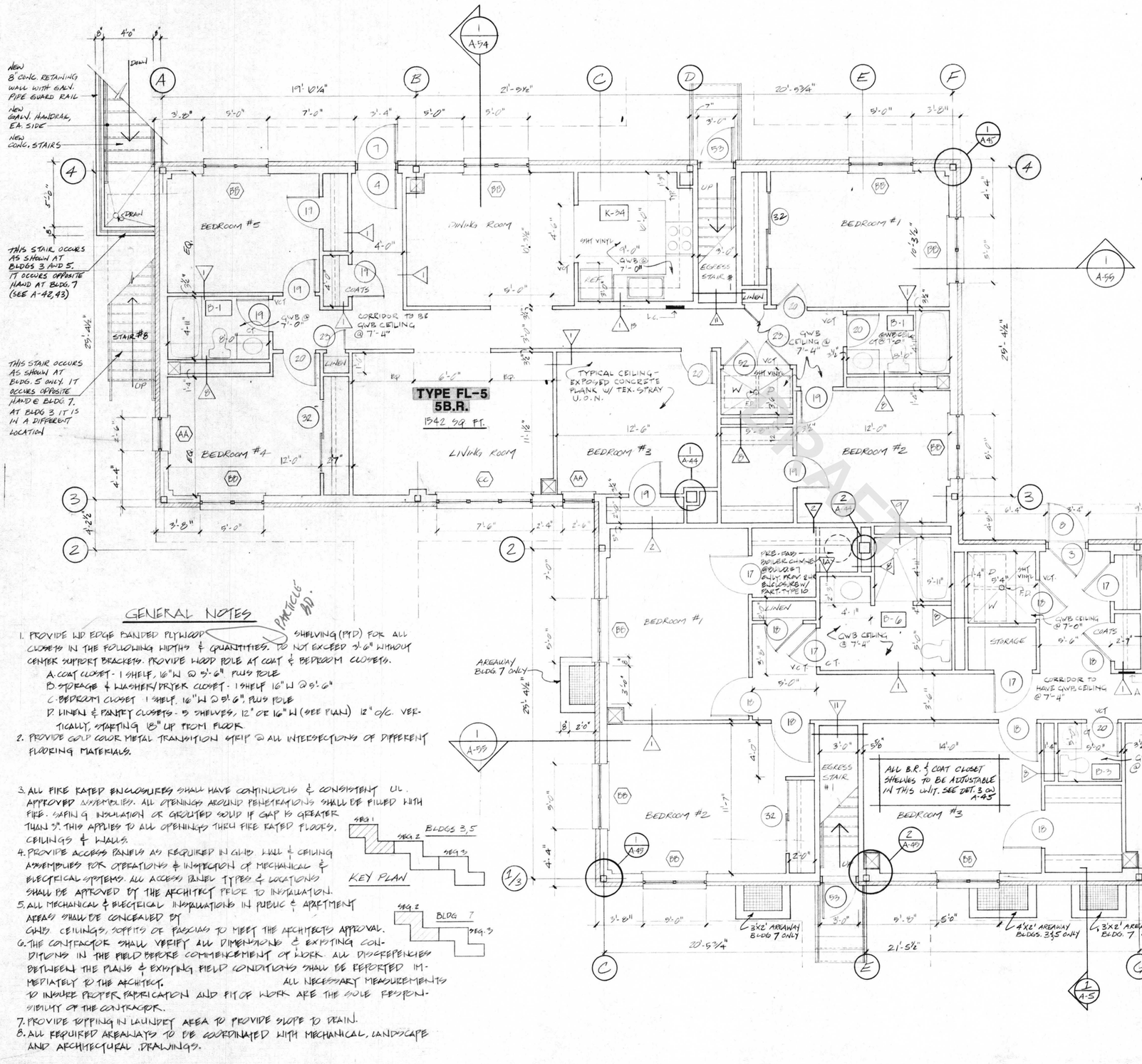
MISSION HILL EXTENSION
BUILDING NO. 7
BASEMENT FLOOR PLAN

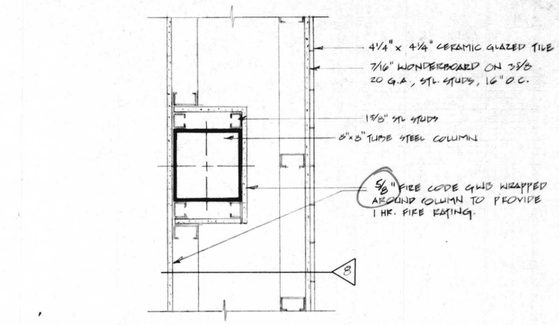
REGISTERED ARCHITECT VITOLS K. VITOLS No. 5195 COMMONWEALTH OF MASSACHUSETTS

VITOLS ASSOCIATES ARCHITECTS/PLANNERS 02116
1230 STATLER OFFICE BUILDING, BOSTON, MASS.

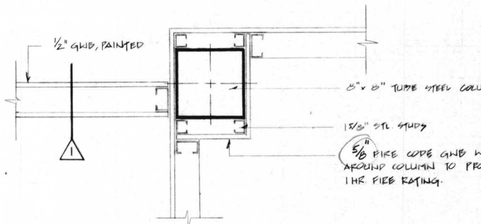
SCALE 1/8"=1'-0" DATE 1/27/88

A-43
MH/357
SHT. 77 OF 284
DRAWN CHECK JOB NO.





2 / A-44 PLAN DETAIL - COLUMN FIRE PROOFING
1½" = 1'-0"



1 / A-44 PLAN DETAIL - COLUMN FIRE PROOFING
1½" = 1'-0"

GENERAL NOTES

1. PROVIDE WD EDGE BANDED PLYWOOD PARTICLE BD. SHELVING (PYD) FOR ALL CLOSETS IN THE FOLLOWING WIDTHS & QUANTITIES. DO NOT EXCEED 3'-6" W/HOUT CENTER SUPPORT BRACKETS. PROVIDE WOOD POLE AT COAT & BEDROOM CLOSETS.
   A. COAT CLOSET - 1 SHELF, 16"W @ 5'-6" PLUS POLE
   B. STORAGE & WASHER/DRYER CLOSET - 1 SHELF 16"W @ 5'-6"
   C. BEDROOM CLOSET 1 SHELF, 16"W @ 5'-6" PLUS POLE
   D. LINEN & PANTRY CLOSETS - 5 SHELVES, 12" OR 16"W (SEE PLAN) 12" O/C. VERTICALLY, STARTING 18" UP FROM FLOOR
2. PROVIDE GOLD COLOR METAL TRANSITION STRIP @ ALL INTERSECTIONS OF DIFFERENT FLOORING MATERIALS.
3. ALL FIRE RATED ENCLOSURES SHALL HAVE CONTINUOUS & CONSISTENT UL. APPROVED ASSEMBLIES. ALL OPENINGS AROUND PENETRATIONS SHALL BE FILLED WITH FIRE-SAFING INSULATION OR GROUTED SOLID IF GAP IS GREATER THAN ¾". THIS APPLIES TO ALL OPENINGS THRU FIRE RATED FLOORS, CEILINGS & WALLS.
4. PROVIDE ACCESS PANELS AS REQUIRED IN GWB WALL & CEILING ASSEMBLIES FOR OPERATIONS & INSPECTION OF MECHANICAL & ELECTRICAL SYSTEMS. ALL ACCESS PANEL TYPES & LOCATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
5. ALL MECHANICAL & ELECTRICAL INSTALLATIONS IN PUBLIC & APARTMENT AREAS SHALL BE CONCEALED BY GWB CEILINGS, SOFFITS OR FASCIAS TO MEET THE ARCHITECTS APPROVAL.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & EXISTING CONDITIONS IN THE FIELD BEFORE COMMENCEMENT OF WORK. ALL DISCREPENCIES BETWEEN THE PLANS & EXISTING FIELD CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. ALL NECESSARY MEASUREMENTS TO INSURE PROPER FABRICATION AND FIT OF WORK ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. PROVIDE TOPPING IN LAUNDRY AREA TO PROVIDE SLOPE TO DRAIN.
8. ALL REQUIRED AREAWAYS TO BE COORDINATED WITH MECHANICAL, LANDSCAPE AND ARCHITECTURAL DRAWINGS.

KELLY GRAPHICS INC

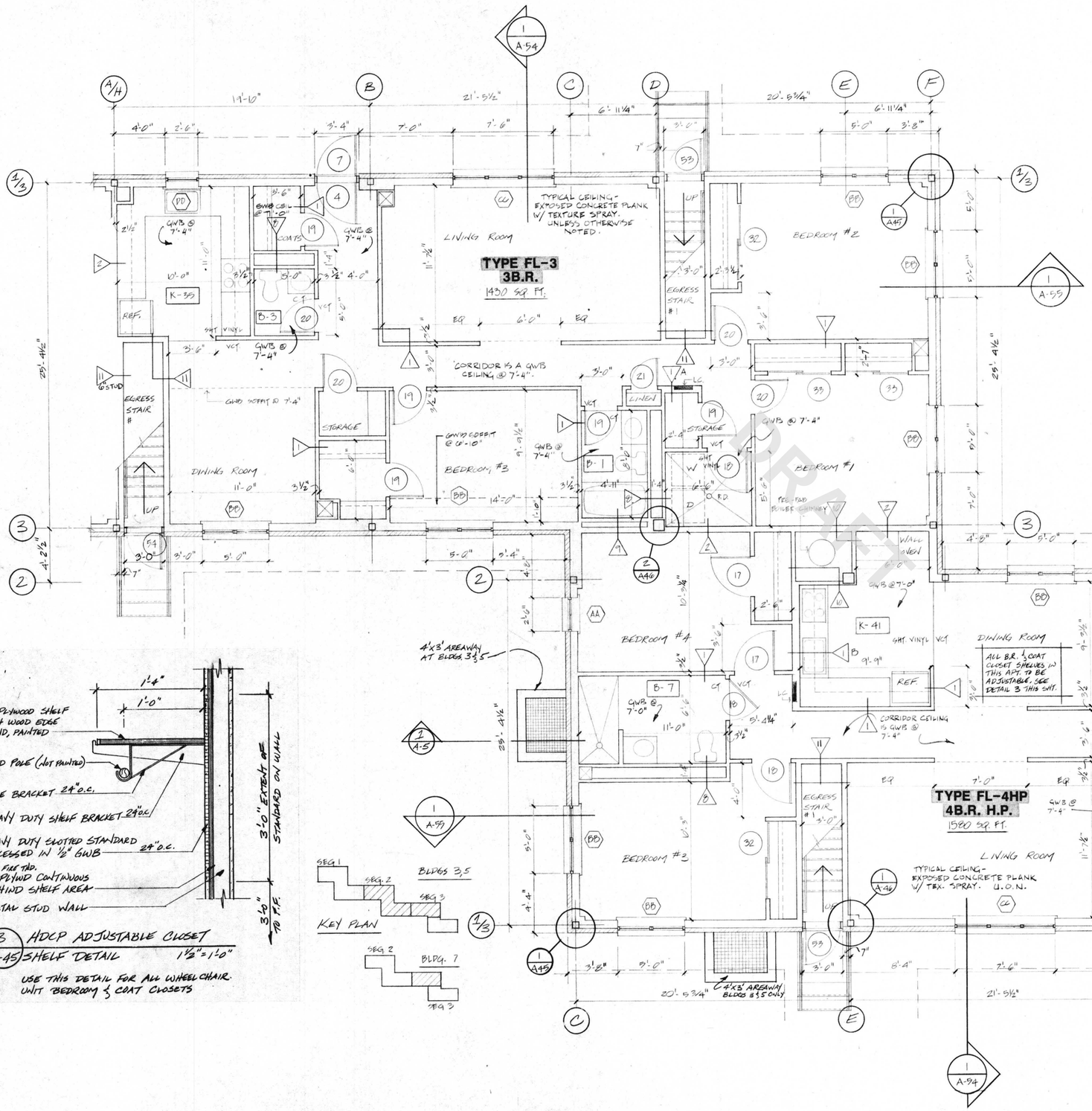
MISSION HILL EXTENSION
FIRST FLOOR PLANS - BUILDINGS 3,5&7

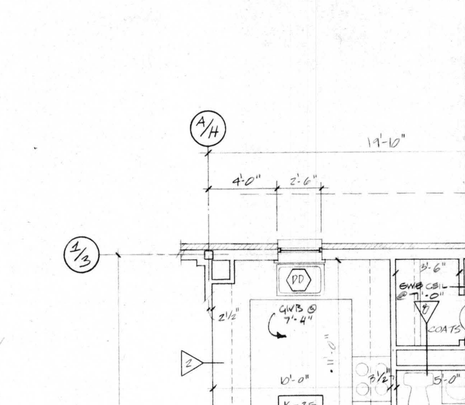
VITOLS ASSOCIATES ARCHITECTS/PLANNERS
1230 STATLER OFFICE BUILDING, BOSTON, MASS.
02116

SCALE 1/4" = 1'-0" | DATE 1/27/88

A-44
MH/357
SHT. 78 OF 284

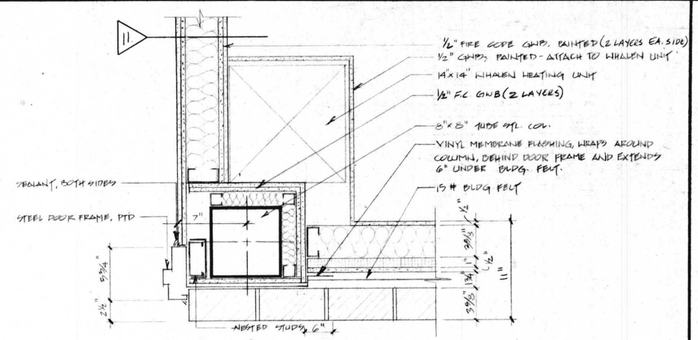
DRAWN | CHECK | JOB NO.



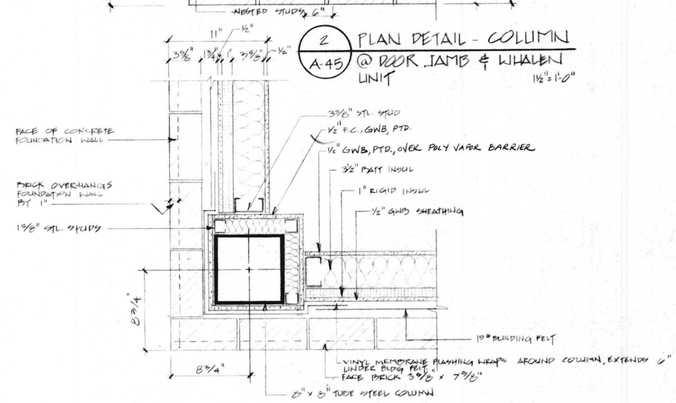


3 / A-45 HDCP ADJUSTABLE CLOSET SHELF DETAIL 1½" = 1'-0"

USE THIS DETAIL FOR ALL WHEELCHAIR UNIT BEDROOM & COAT CLOSETS



2 / A-45 PLAN DETAIL - COLUMN @ DOOR JAMB & WHALEN UNIT 1½" = 1'-0"



1 / A-45 CORNER DETAIL - BRICK VENEER WALL 1½" = 1'-0"

MISSION HILL EXTENSION
FIRST FLOOR PLANS-BUILDINGS 3,5&7

VITOLS ASSOCIATES ARCHITECTS/PLANNERS
1230 STATLER OFFICE BUILDING, BOSTON, MASS. 02116

SCALE 1/4" = 1'-0" DATE 1/27/88

A-45

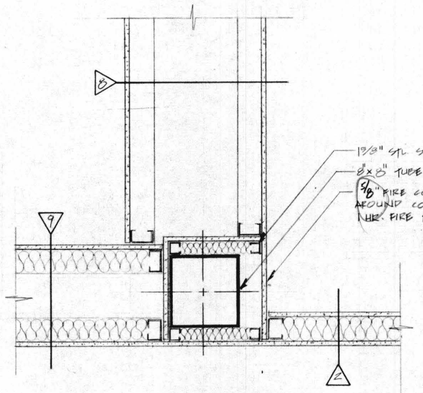
MH/357

SHT. 79 OF 284

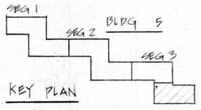
DRAWN CHECK JOB NO.

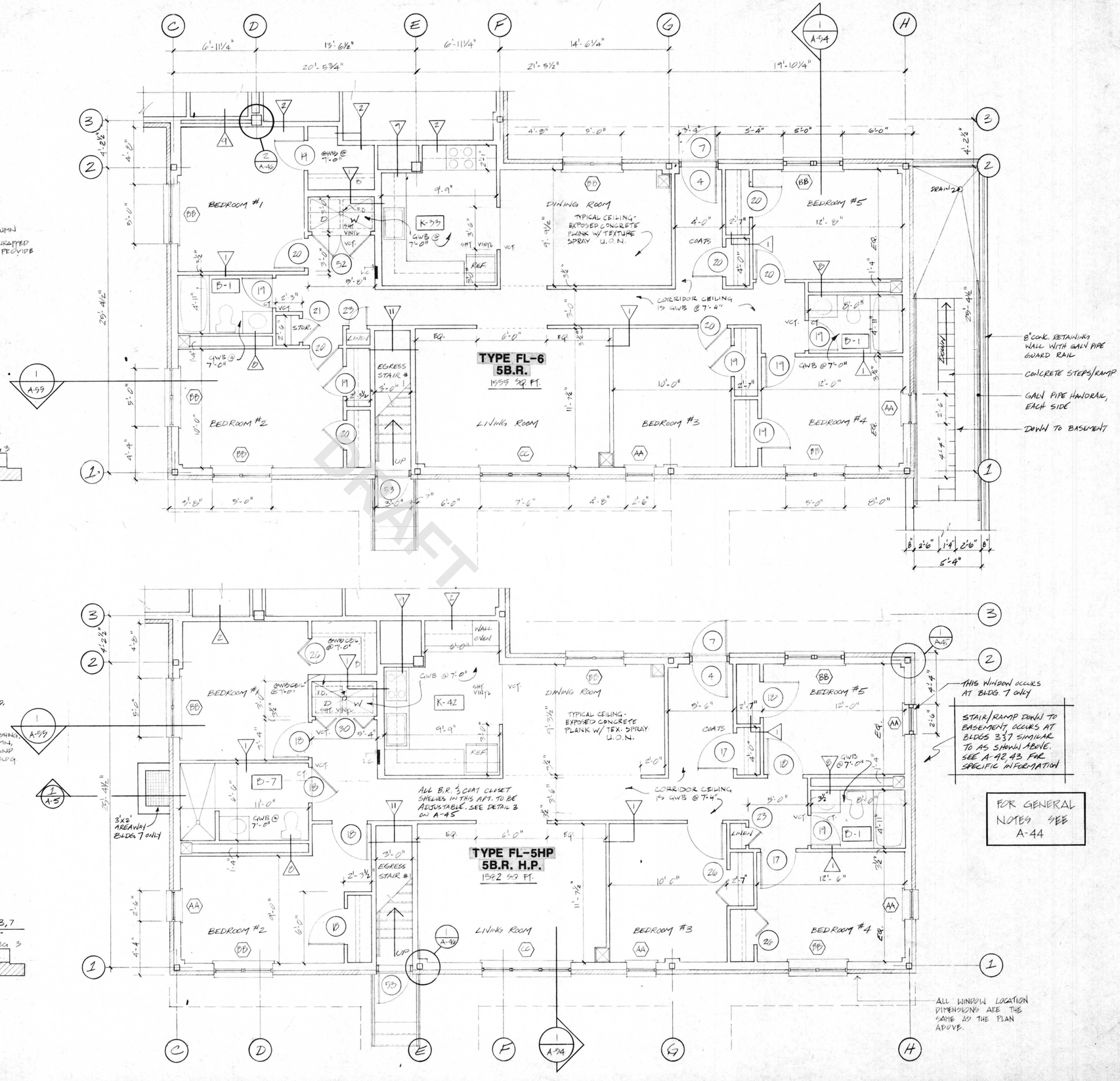
PRELIMINARY

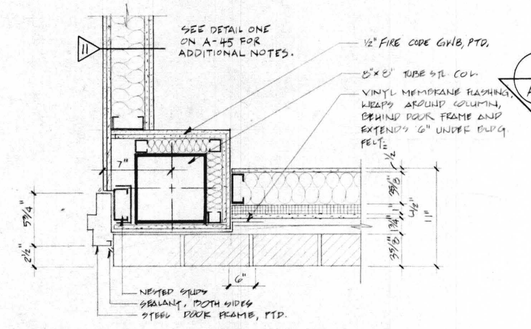
KELLY GRAPHICS INC.



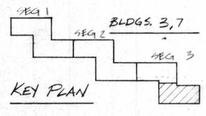
2 / A-46 PLAN DETAIL - COLUMN FIRE PROOFING 1½"=1'-0"







1 / A-46 PLAN DETAIL - COLUMN AT DOOR JAMB 1½"=1'-0"



DRAFT

MISSION HILL EXTENSION
FIRST FLOOR PLANS-BUILDINGS 3,5&7

VITOLS ASSOCIATES ARCHITECTS/PLANNERS 02116
1230 STATLER OFFICE BUILDING, BOSTON, MASS.

SCALE 1/4"=1'-0" | DATE 1/27/88

A-46

MH/357

SHT. 80 OF 284

DRAWN | CHECK | JOB NO.

KELLY GRAPHICS INC.

TYPE TH-D
3B.R.
(OPP. HAND)

TYPE TH-D
3B.R.
1193 SQ. FT.

TYPE TH-B
3B.R.
1260 SQ. FT.

FOR DIMENSIONS
SEE UNIT BELOW

TYPE TH-A
4B.R.
1719 SQ. FT.

FOR DIMENSIONS
SEE UNIT BELOW

TYPE TH-A
4B.R.
1719 SQ. FT.

TYPE TH-B
3B.R.
1260 SQ. FT.

TYPE TH-C
3B.R.
1206 SQ. FT.

THIS UNIT IS OPP. HAND AT OTHER END OF BUILDING

NOTE: ALL ROOMS ON THIS PLAN EXCEPT LIVING ROOMS SHALL HAVE GWB CEILINGS @ 7'-6". LIVING ROOMS SHALL HAVE EXPOSED CONCRETE PLANK WITH TEXTURE SPRAY @ 8'-0"

ALTERNATE CONDITION FOR 2ND EXIT FROM TYPE TH-C

SEE KEY PLANS AT LOWER LEFT FOR LOCATIONS

BOILER TYP. FAB. FLUE-MIDDLE PIECEMENT ONLY - SEE DETAIL

F — TYP. BRICK VENEER EXT. WALL - SEE SECTION 1 on A-55
8"X8" T.S. COL. WRAP w/ ½" F.C. GWB
½" CAULK JT.
1"X3½" VINYL TRIM
VINYL SIDING VENEER WALL SEE SECT. 1 on A-54
WHALEN UNIT
2 HR. FIRE RATED TENANT SEPARATION WALL

1 / A-47 CORNER DETAIL 1"=1'-0"

F — TYP. VINYL SIDING VENEER WALL
1"X3½" VINYL TRIM
½" CAULK JT.
8"X8" COLUMN WITH ½" F.C. GWB WRAP
TYP. BRICK VENEER EXTERIOR WALL

2 / A-47 BRICK/VINYL SIDING INTERSECTION 1"=1'-0"

BUILDING 7
END UNIT EGRESS
STAIR LOCATIONS

BUILDING 5-END
UNIT EGRESS STAIR
LOCATIONS

UNIT TH-C EGRESS STAIR
KEY PLANS NOT TO SCALE

BUILDING 3
END UNIT EGRESS
STAIR LOCATION

NO UNIT
THIS END

KEY PLAN

FOR GENERAL NOTES SEE A-44
THIS PLAN IS TYPICAL FOR
ALL THREE SEGMENTS

MISSION HILL EXTENSION
SECOND FLOOR PLANS-BUILDINGS 3,5&7

VITOLS ASSOCIATES ARCHITECTS/PLANNERS 02116
1230 STATLER OFFICE BUILDING, BOSTON, MASS.

SCALE 1/4"=1'-0" | DATE 1/27/88

A-47
MH/357
SHT. 81 OF 284

DRAWN | CHECK | JOB NO.

TYPE TH-D 3B.R. (OPP. HAND)

TYPE TH-D 3B.R.

TYPE TH-B 3B.R.

TYPE TH-A 4B.R.

TYPE TH-A 4B.R.

TYPE TH-B 3B.R.

TYPE TH-C 3B.R.

NOTE: PROVIDE GWB CEILINGS @ 7'-4" IN ALL BATHROOMS, HALLWAYS AND HALL CLOSETS. BEDROOMS TO BE EXPOSED CONCRETE PLANK WITH TEXTURE SPRAY (EXCEPT AT SOFFIT AREAS.)

FOR DIMENSIONS SEE UNIT BELOW

FOR DIMENSIONS SEE UNIT BELOW

EXTERIOR WALL OF TH-D @ END OF BUILDING #3 ONLY

EDGE OF ROOF BELOW

6/12 SLOPE

6/12 SLOPE

ASPHALT SHINGLE ROOF BELOW

EDGE OF ROOF BELOW

2 HR RATED GWB ENCLOSURE

2 HR RATED GWB WALL

1" SHAFT WALL LINER

2½" C-H STUDS, TYP (SEE PARTIAL ELEV. A-61)

2 LAYERS ½" FIRE CODE GWB

6"x 6" TUBE STEEL COL.

1 3/8" STEEL GIRDER

2 HR RATED GWB WALL

½" FIRE CODE GWB

PREPAD BOILER FLUE

NOTE: 2 HR RATING TO BE MAINTAINED THRU FLOOR AND TO UNDERSIDE OF ROOF SHEATHING.

1/A-48 PLAN DETAIL - BOILER FLUE FIRE PROOFING 1½"=1'-0"

KEY PLAN

FOR GENERAL NOTES SEE A-44

THIS PLAN IS TYPICAL FOR ALL THREE SEGMENTS

MISSION HILL EXTENSION

THIRD FLOOR PLANS-BUILDINGS 3,5&7

VITOLS ASSOCIATES ARCHITECTS/PLANNERS
1230 STATLER OFFICE BUILDING, BOSTON, MASS. 02116

SCALE 1/4"=1'-0" DATE 1/27/88

A-48

MH/357

SHT. 82 OF 284

DRAWN CHECK JOB NO.

TYPE TH-D
3B.R.
(OPP. HAND)

TYPE TH-D
3B.R.

TYPE TH-B
3B.R.

TYPE TH-A
4B.R.

TYPE TH-A
4B.R.

TYPE TH-B
3B.R.

TYPE TH-C
3B.R.

FOR DIMENSIONS SEE UNIT BELOW

FOR DIMENSIONS SEE UNIT BELOW

NOTE: PROVIDE GWB CEILINGS @ 7'-4" IN ALL BATHROOMS, HALLWAYS AND HALL CLOSETS. BEDROOMS TO BE EXPOSED CONCRETE PLANK WITH TEXTURE SPRAY (EXCEPT AT SOFFIT AREAS.)

EXTERIOR WALL OF TH-D @ END OF BUILDING #3 ONLY

PREFAB BOILER FLUE

2 HR RATED GWB ENCLOSURE

1 HR RATED GWB WALL

1" SHAFT WALL LINER

2½" C-H STUDS, TYP (SEE PARTITION SCHEDULE, A-61)

2 LAYERS ⅝" FIRE CODE GWB

8"x 8" TUBE STEEL COL.

1⅜" STEEL STUDS

1 HR RATED GWB WALL

⅝" FIRE CODE GWB

NOTE: 2 HR RATING TO BE MAINTAINED THRU FLOOR AND TO UNDERSIDE OF ROOF SHEATHING.

1/A-48 PLAN DETAIL - BOILER FLUE FIRE PROOFING 1½"=1'-0"

KEY PLAN

FOR GENERAL NOTES SEE A-44
THIS PLAN IS TYPICAL FOR ALL THREE SEGMENTS

MISSION HILL EXTENSION
THIRD FLOOR PLANS-BUILDINGS 3,5&7

VITOLS ASSOCIATES ARCHITECTS/PLANNERS 02116
1230 STATLER OFFICE BUILDING, BOSTON, MASS.

SCALE 1/4"=1'-0" DATE 11/11/87

A-48

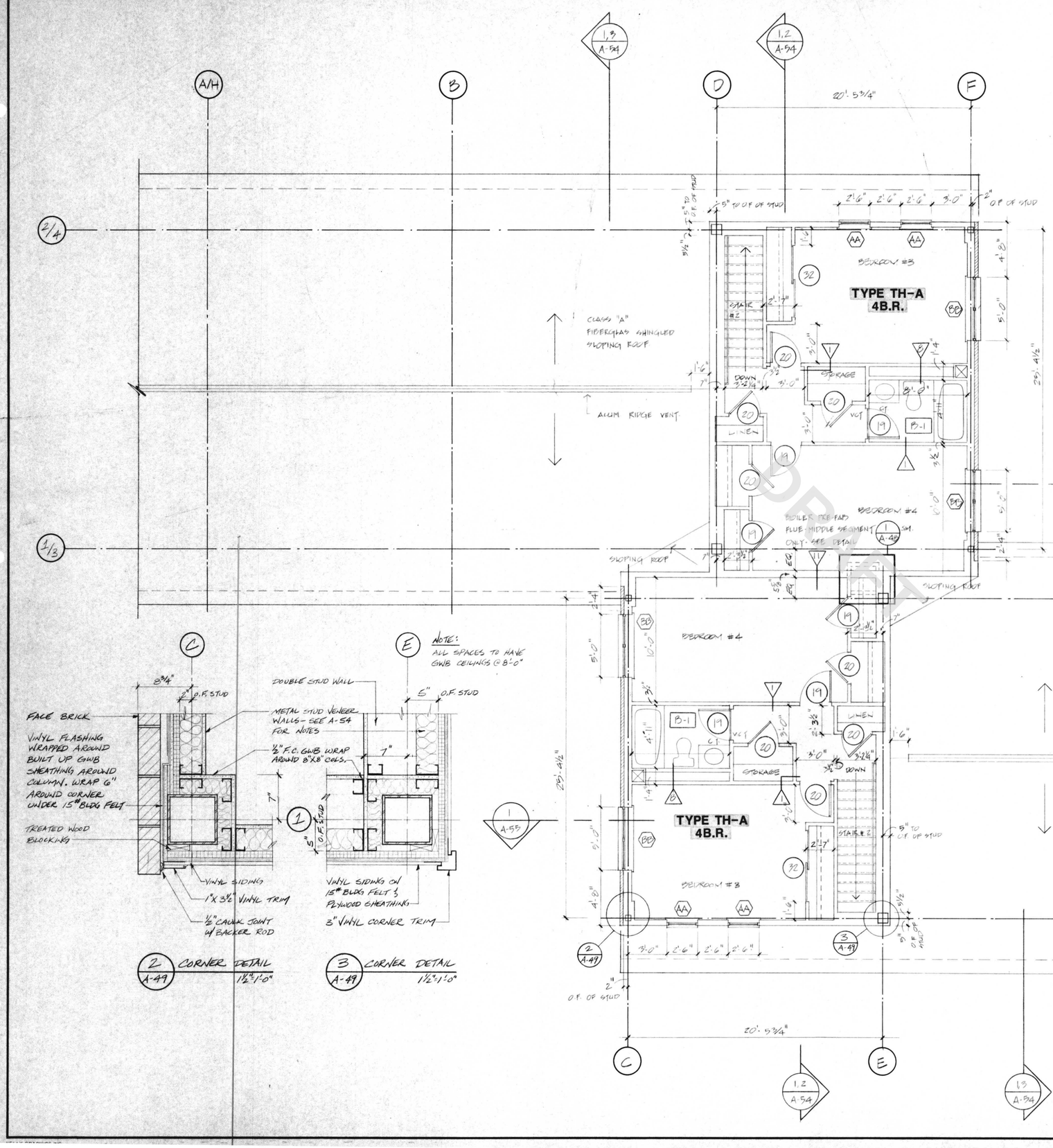
MH/357

85 OF 390

DRAWN CHECK JOB NO.

KELLY GRAPHICS INC.

MISSION HILL EXTENSION
FOURTH FLOOR PLANS–BUILDINGS 3,5&7



VITOLS ASSOCIATES ARCHITECTS/PLANNERS 02116
1230 STATLER OFFICE BUILDING, BOSTON, MASS.

SCALE 1/2"=1'-0" | DATE 1/27/88

A-49

MH/357

SHT. 83 OF 284

DRAWN | CHECK | JOB NO.

TYPE TH-A
4B.R.

BEDROOM #3

BEDROOM #4

STORAGE

LIN.

CLOSET

CLASS "A" FIBERGLAS SHINGLED SLOPING ROOF

ALUM. RIDGE VENT

SLOPING ROOF

BOILER PIPE PAD
FLUE - MIDDLE SEGMENT ONLY - SEE DETAIL 1/A-48

NOTE: ALL SPACES TO HAVE GWB CEILINGS @ 8'-0"

SLOPING ROOF
CLASS "A"
FIBERGLAS SHINGLES

ALUM. RIDGE VENT

FOR GENERAL NOTES SEE A-44

THIS PLAN IS TYPICAL FOR ALL THREE SEGMENTS

1/A-55

1,3 A-54

1,2 A-54

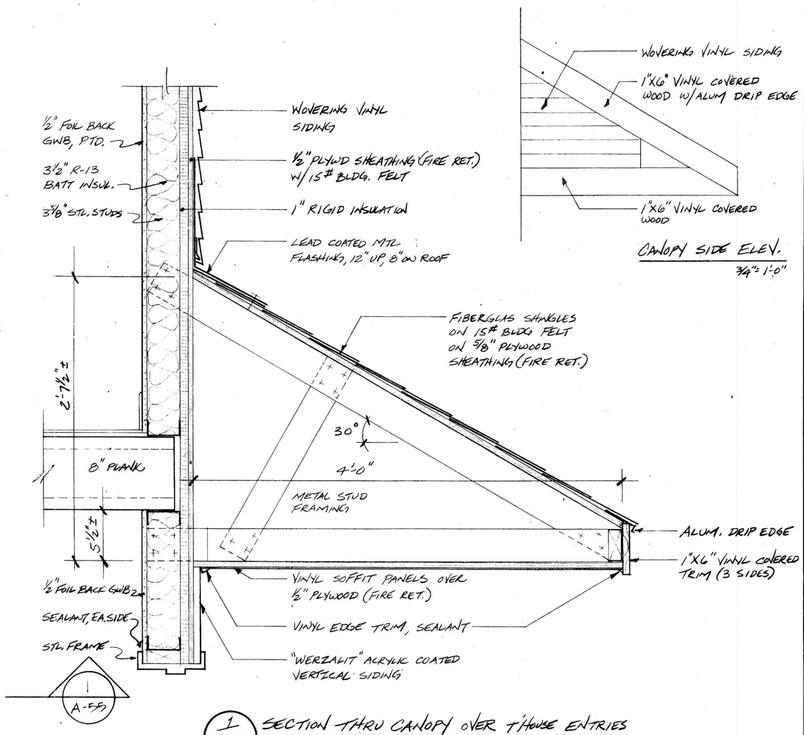
1,2 A-54

1,3 A-54

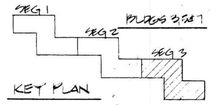
1/A-55

1/A-48

1/A-49



1/A-49 SECTION THRU CANOPY OVER T'HOUSE ENTRIES
1½"=1'-0"



MISSION HILL EXTENSION
FOURTH FLOOR PLANS-BUILDINGS 3,5&7

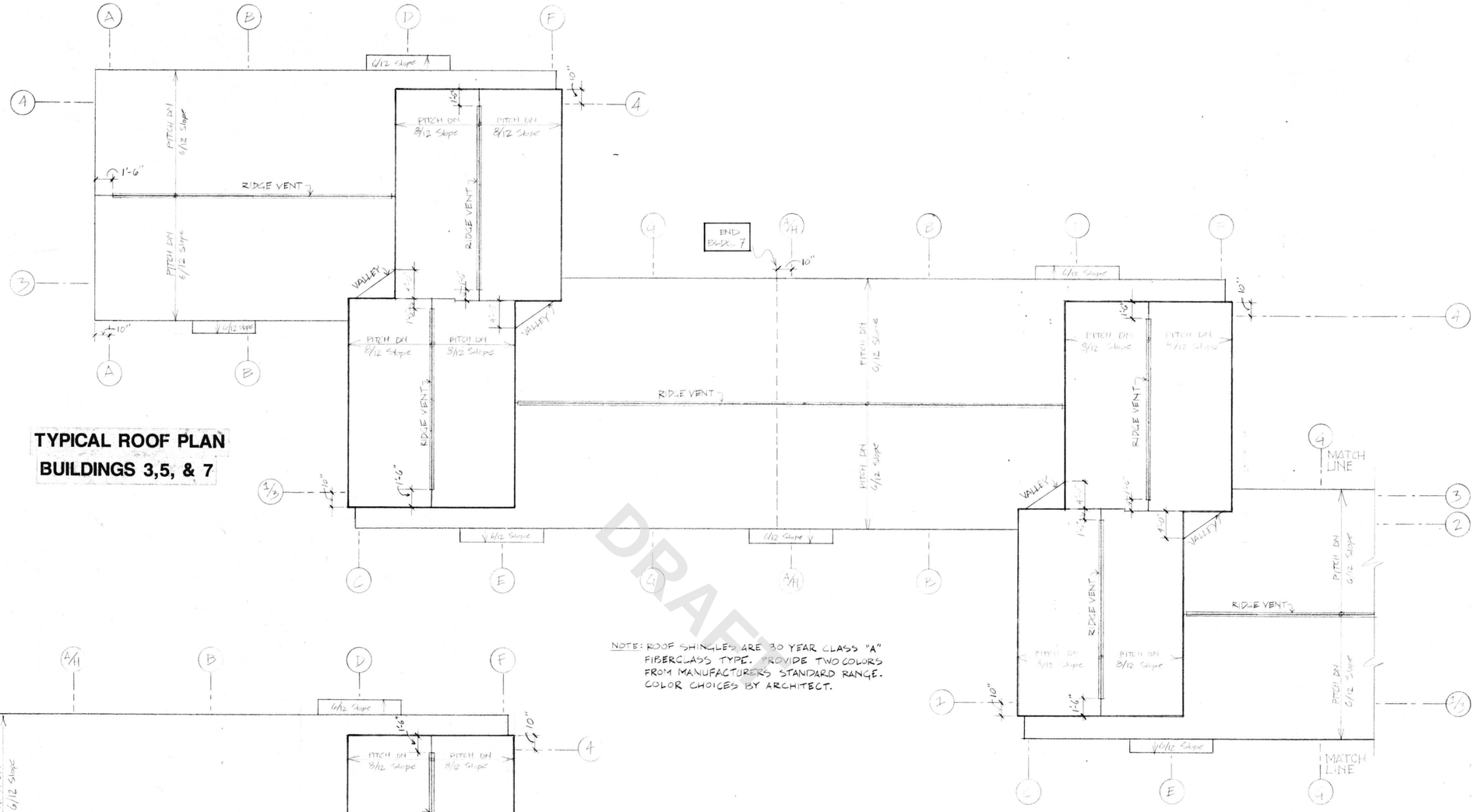
VITOLS ASSOCIATES ARCHITECTS/PLANNERS 02116
1230 STATLER OFFICE BUILDING, BOSTON, MASS.

SCALE 1/4"=1'-0" | DATE 11/11/87

A-49
MH/357
86 OF 340

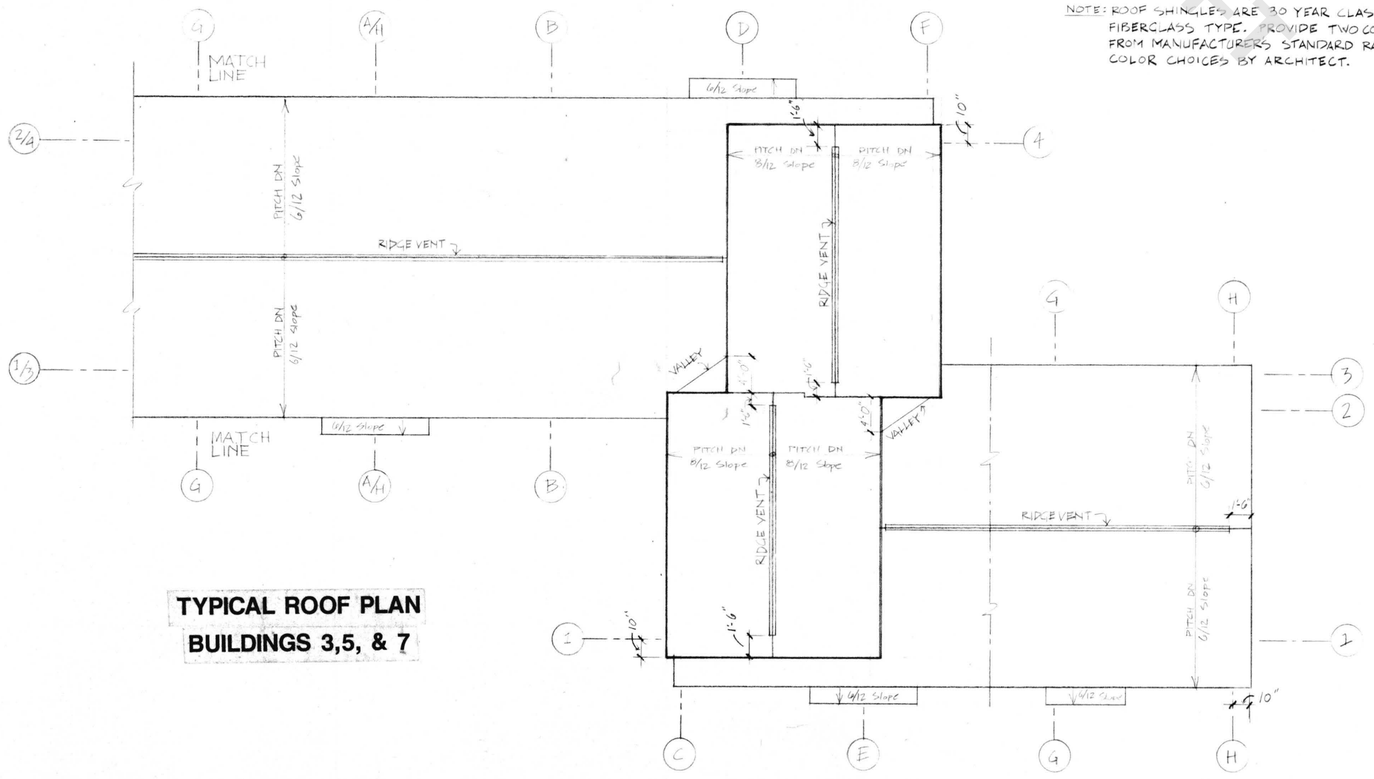
DRAWN | CHECK | JOB NO.

KELLY GRAPHICS INC.

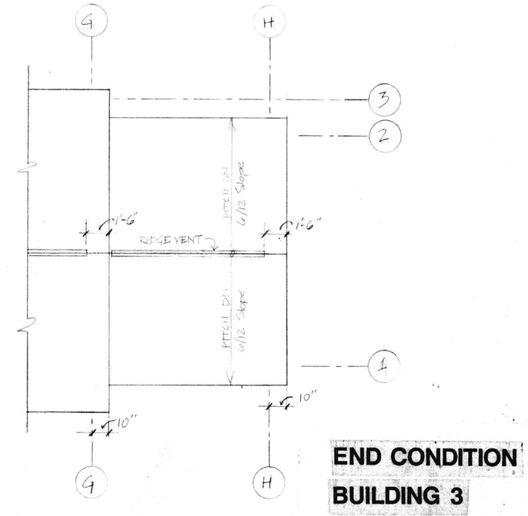


TYPICAL ROOF PLAN
BUILDINGS 3,5, & 7

NOTE: ROOF SHINGLES ARE 30 YEAR CLASS "A" FIBERGLASS TYPE. PROVIDE TWO COLORS FROM MANUFACTURER'S STANDARD RANGE. COLOR CHOICES BY ARCHITECT.



TYPICAL ROOF PLAN
BUILDINGS 3,5, & 7



END CONDITION
BUILDING 3

MISSION HILL EXTENSION
ROOF PLAN
BUILDINGS 3,5, & 7

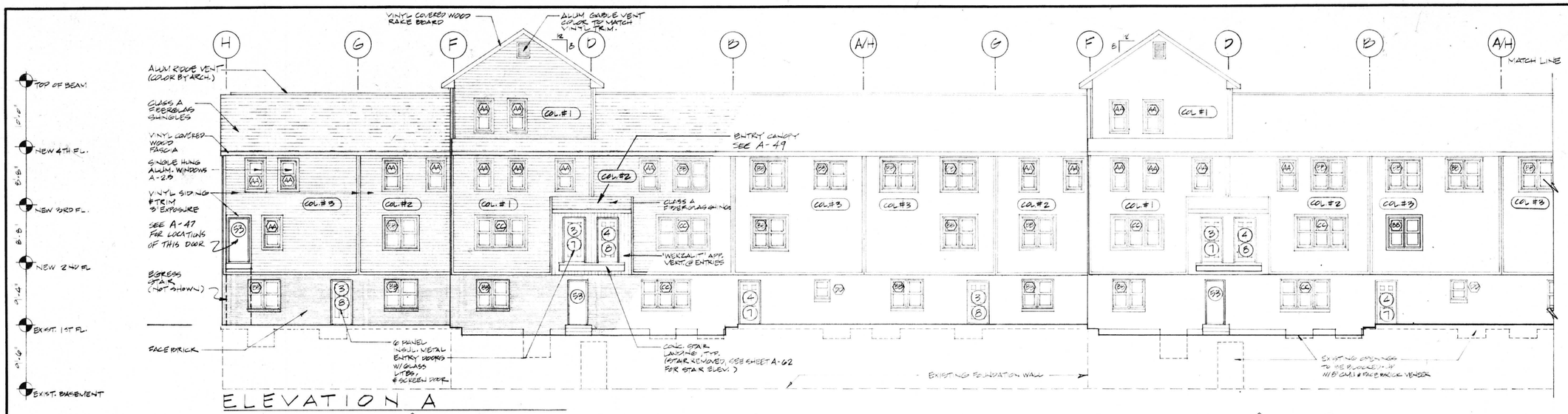
VITOLS ASSOCIATES ARCHITECTS/PLANNERS
1230 STATLER OFFICE BUILDING, BOSTON, MASS. 02116

SCALE	DATE
1/8"=1'-0"	1/27/88

A-50
MH/357
SHT. 84 OF 284

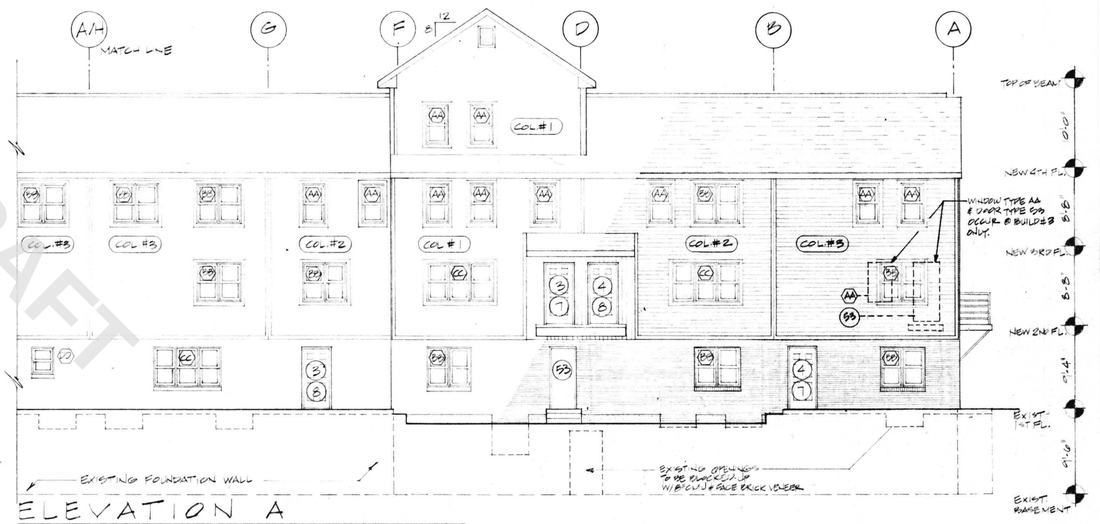
DRAWN	CHECK	JOB NO.

DRAFT
KELLY GRAPHICS INC.

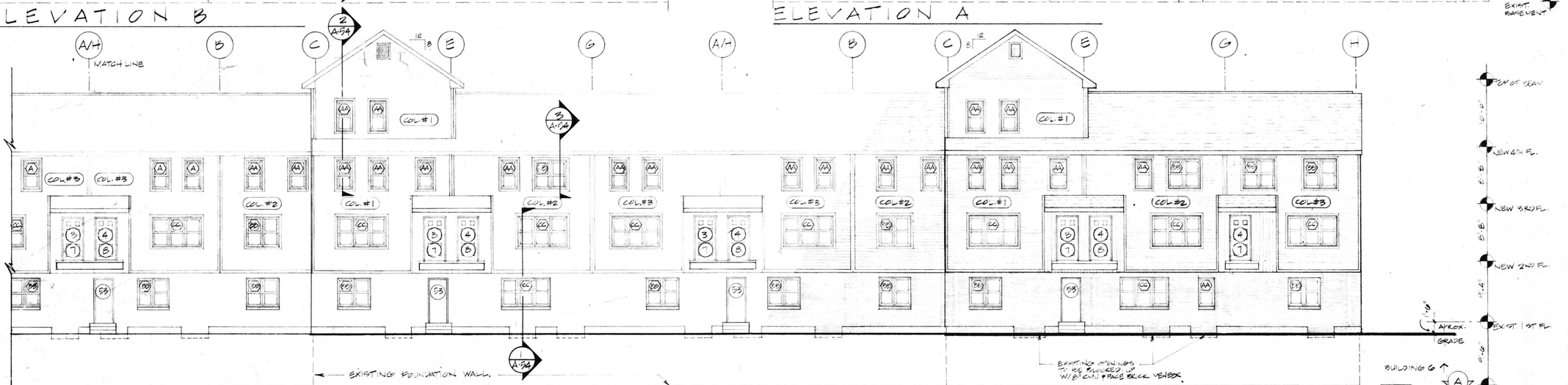


ELEVATION A

ELEVATION B



ELEVATION A



ELEVATION B

DRAFT

MISSION HILL EXTENSION
BUILDING NO. 5
ELEVATIONS

REGISTERED ARCHITECT VITOLS No. 1303 COMMONWEALTH OF MASSACHUSETTS

VITOLS ASSOCIATES ARCHITECTS/PLANNERS 02116
1230 STATLER OFFICE BUILDING, BOSTON, MASS.

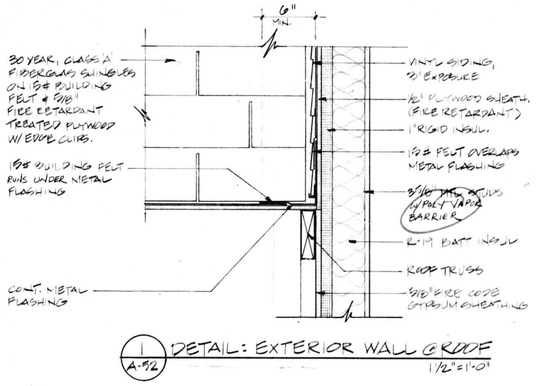
SCALE	DATE
1/8"=1'-0"	1/27/88

A-51
MH/357
SHT. 85 OF 284

DRAWN	CHECK	JOB NO.

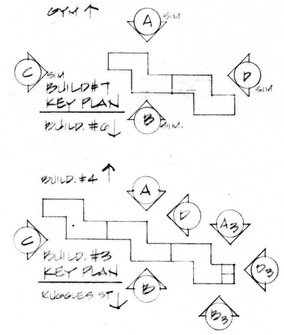
KELLY GRAPHICS INC.

ELEVATION A3

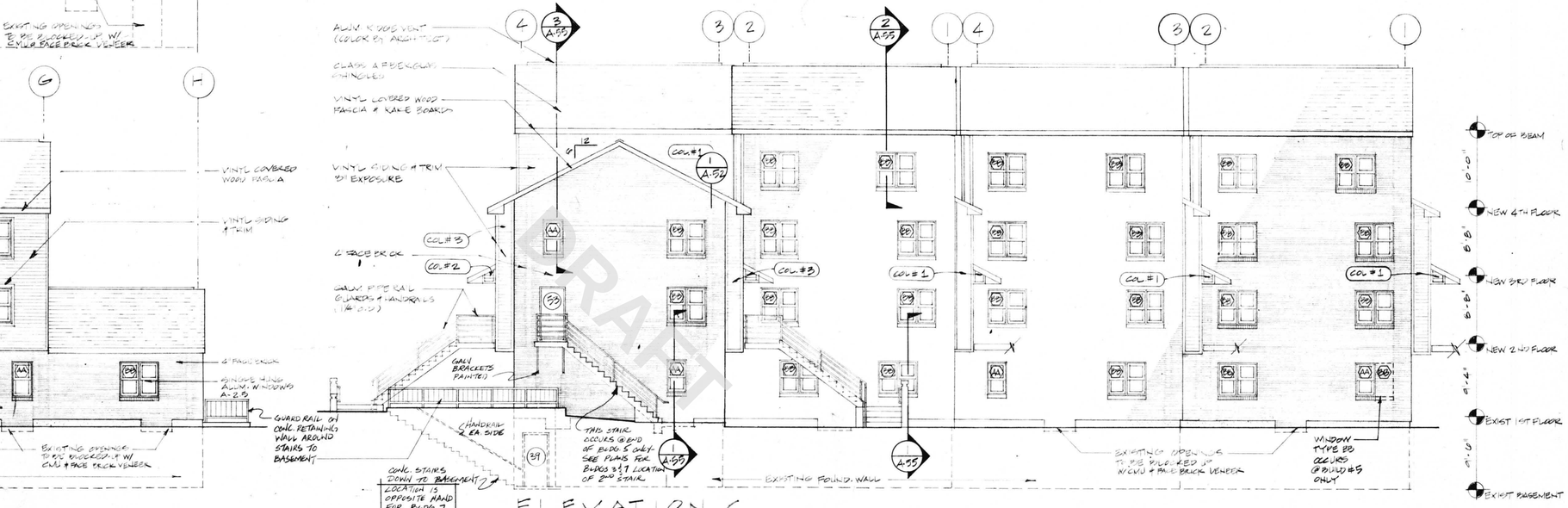


1/A-52 DETAIL: EXTERIOR WALL @ ROOF

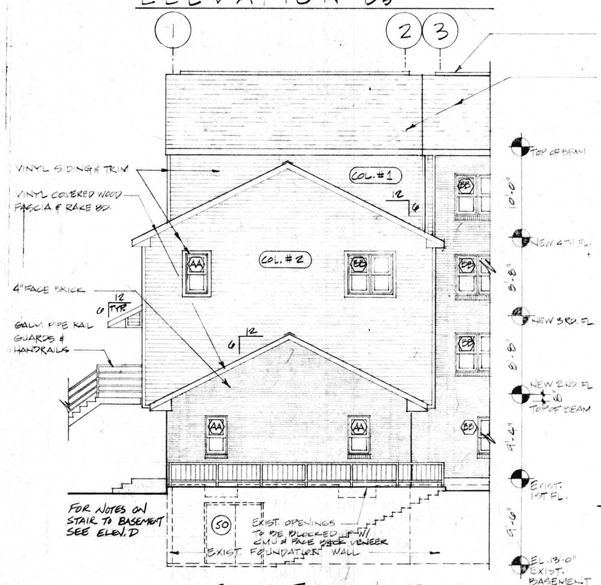
1 1/2" = 1'-0"



ELEVATION B3

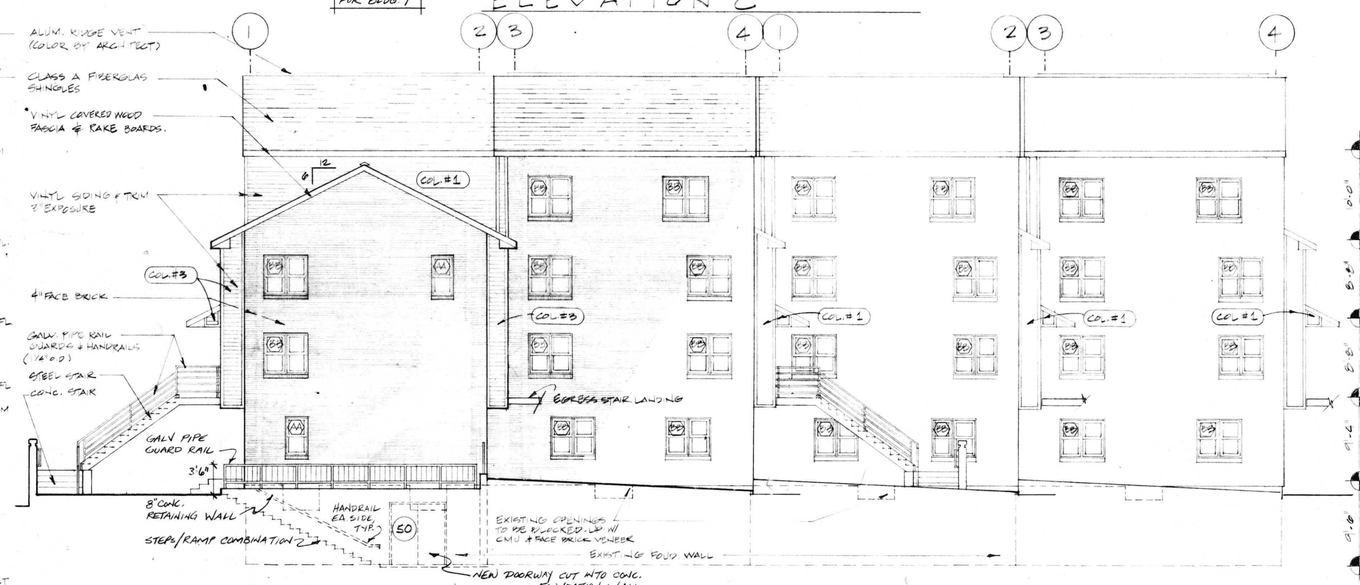


ELEVATION C



ELEVATION D3

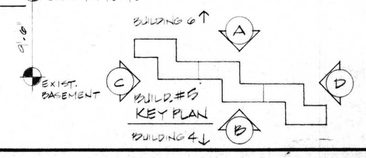
OCCURS @ ONE END OF BUILDING # 3 ONLY



ELEVATION D

GENERAL NOTES

1. FROM NEW FINISH GRADE UP TO THE SILLS OF GROUND FL. WINDOWS PROVIDE SPECIAL GRAFFITI RESISTANT TREATMENT (SEE SPEC.)
2. ALL FASCIA, RAKE BOARDS & SOFFITS TO BE VINYL COVERED WOOD.
3. ROOF ROOFING SHALL BE 30 YEAR CLASS A FIBERGLASS (COLOR TO BE APP. BY ARCH.)
4. ALL VINYL TRIM TO BE WHITE.
5. 3 COLORS OF VINYL SIDING TO BE PROVIDED (SEE BLDG FOR LOC.) NO VINYL SIDING IS TO BE LOC. BELOW THE 2ND FLOOR OR AROUND TOWNHOUSE ENTRIES
6. VERTICALLY APPLIED "WERALIT" SIDING TO BE USED AROUND TOWNHOUSE ENTR.'S.



KELLY GRAPHICS INC

MISSION HILL EXTENSION
BUILDINGS NO. 3,5, & 7
ELEVATIONS

REGISTERED ARCHITECT VITOLS No. 1985 COMMONWEALTH OF MASSACHUSETTS

VITOLS ASSOCIATES ARCHITECTS/PLANNERS 02116
1230 STATLER OFFICE BUILDING, BOSTON, MASS.

SCALE	DATE
1/8"=1'-0"	1/27/88

A-52
MH/357
SHT. 86 OF 284

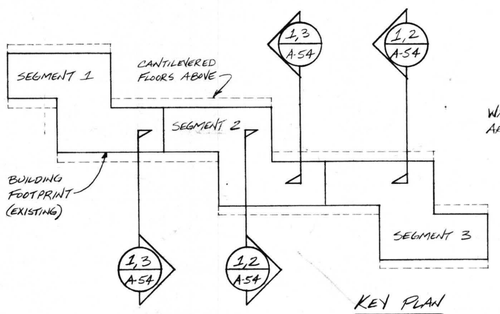
DRAWN	CHECK	JOB NO.

ALTERNATE EXTERIOR WALL CONSTRUCTION TO BE USED AT CONTRACTOR'S OPTION

A. BRICK VENEER WALL
- 3⅝" FACE BRICK W/GALV. ADJ. WIRE TIES
- 1"/8" AIR SPACE
- 15# BLDG FELT ON ½" GWB SHEATHING
- 6" 20 GA STL. STUDS 24" O.C. WITH R-19 UNFACED FIBERGLAS INSULATION
- 4 MIL POLY VAPOR BARRIER
- ½" GWB, PAINTED

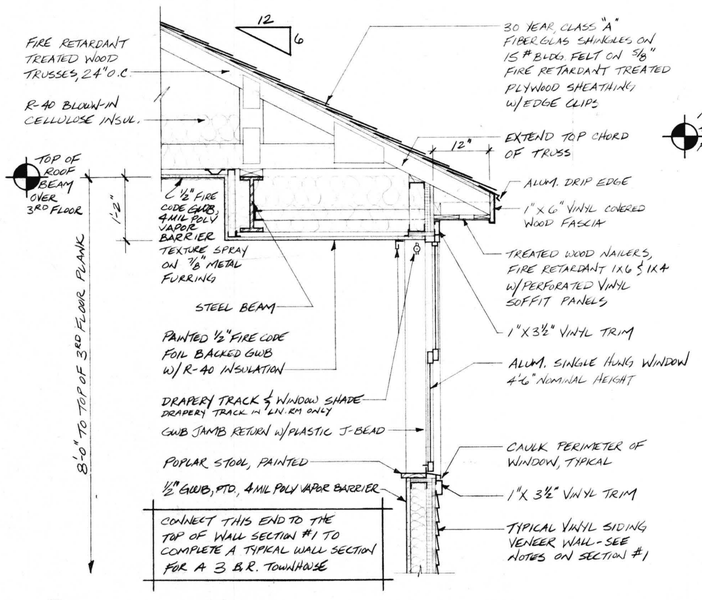
B. VINYL SIDING WALL
- WOVEN VINYL SIDING - 3" EXPOSURE
- 15# BLDG FELT
- ½" FIRE RETARDANT PLYWOOD SHEATHING
- 6" 20 GA STL. STUDS 24" O.C. WITH R-19 UNFACED FIBERGLAS INSULATION
- 4 MIL POLY VAPOR BARRIER
- ½" GWB, PAINTED

THE ABOVE APPLIES TO SECTIONS ON A-54 & A-55.

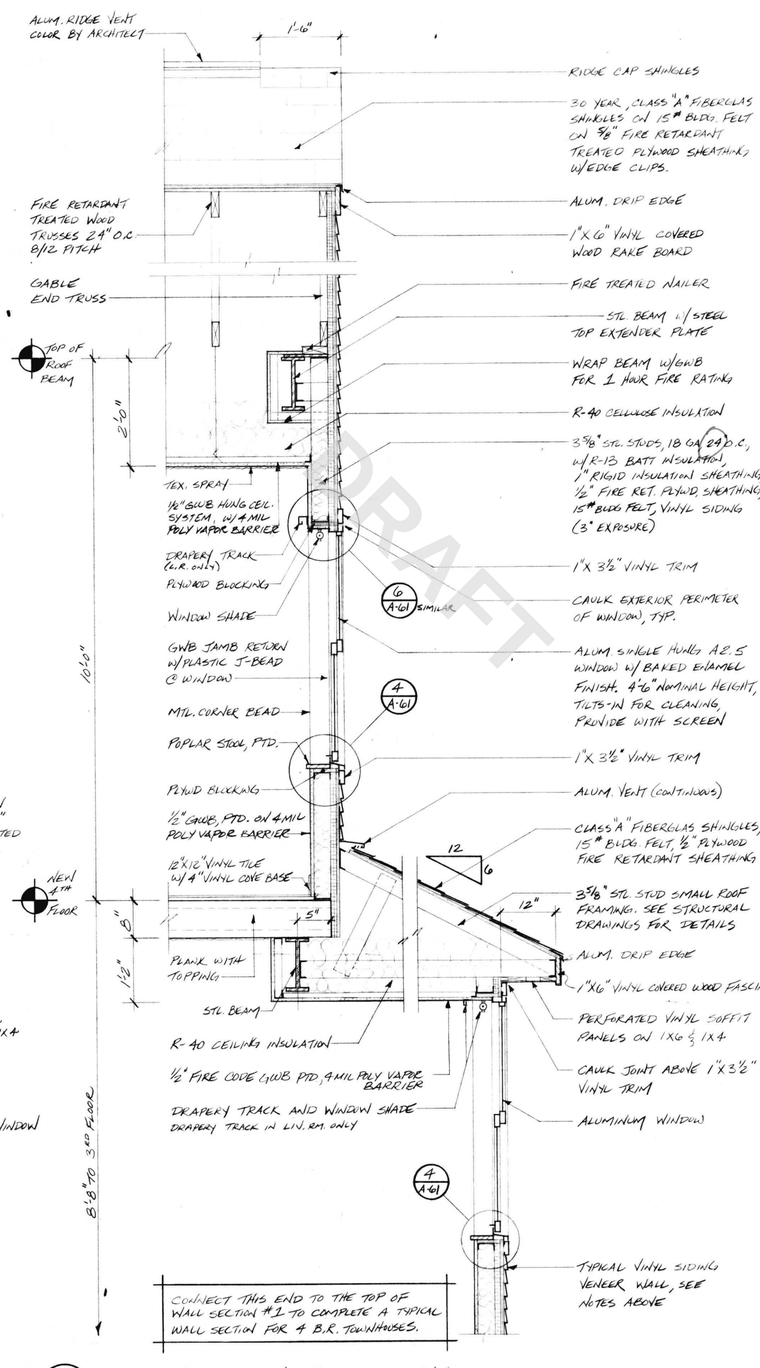


KEY PLAN
BUILDINGS 3,5,7

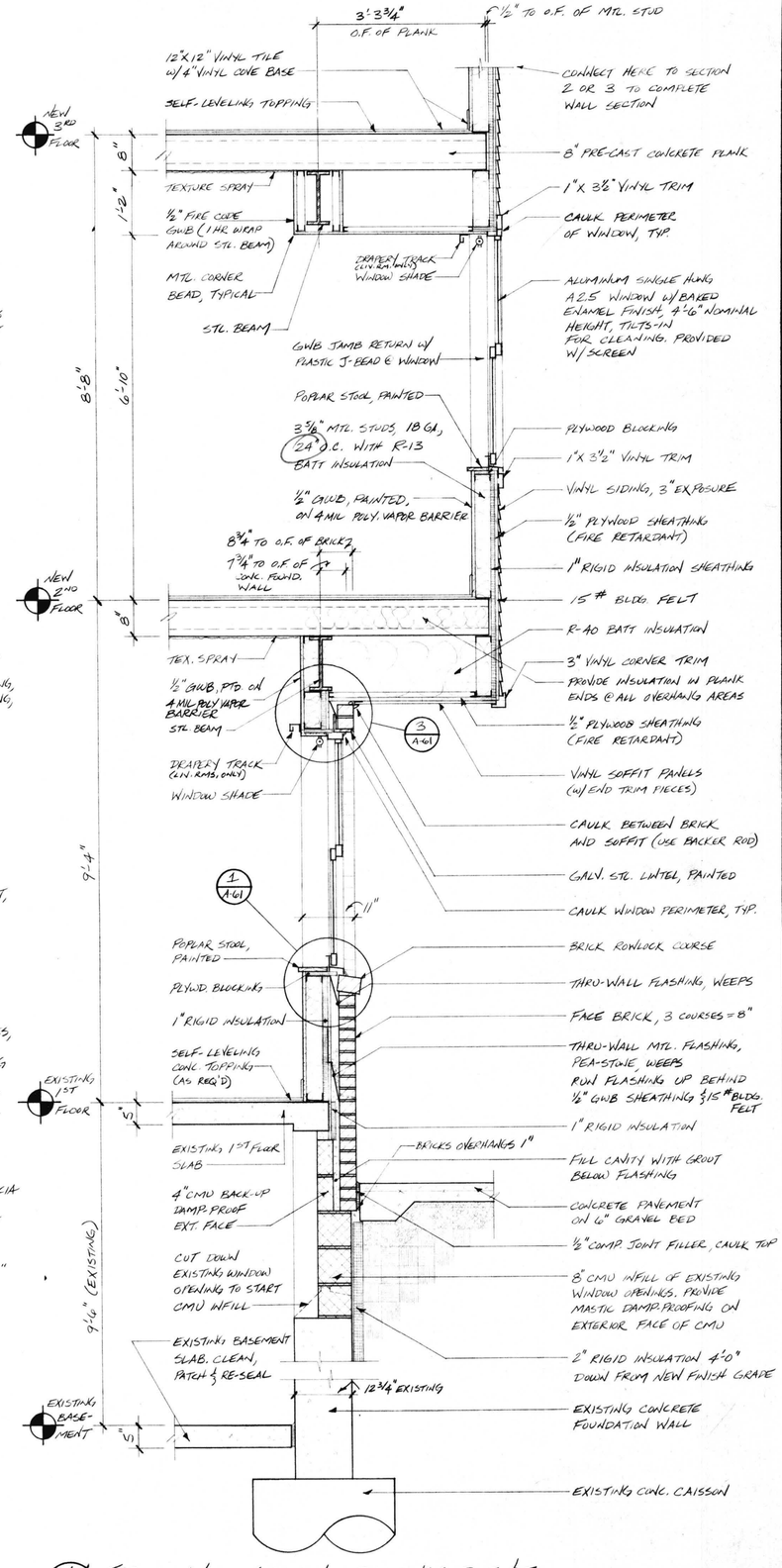
WALL SECTIONS ARE TYPICAL FOR EACH SEGMENT



3 A-54 TYPICAL WALL SECTION - 3 B.R. TOWNHOUSE
MISSION HILL EXTENSION - BLDGS. 3, 5, 7 3/4" = 1'-0"



2 A-54 TYPICAL WALL SECTION - 4 B.R. TOWNHOUSE
MISSION HILL EXTENSION - BLDGS. 3, 5, 7 3/4" = 1'-0"



1 A-54 TYPICAL WALL SECTION - BUILDINGS 3, 5 & 7
MISSION HILL EXTENSION - BLDGS. 3, 5, 7 3/4" = 1'-0"

TYPICAL WALL SECTIONS

MISSION HILL EXTENSION

BUILDINGS NOS. 3, 5 & 7

REGISTERED ARCHITECT VITOLS K. VITOLS No. 10963 BOSTON MASS. COMMONWEALTH OF MASSACHUSETTS

VITOLS ASSOCIATES ARCHITECTS/PLANNERS 02116
1230 STATLER OFFICE BUILDING, BOSTON, MASS.

SCALE: 3/4" = 1'-0" DATE: 1/27/88

A-54

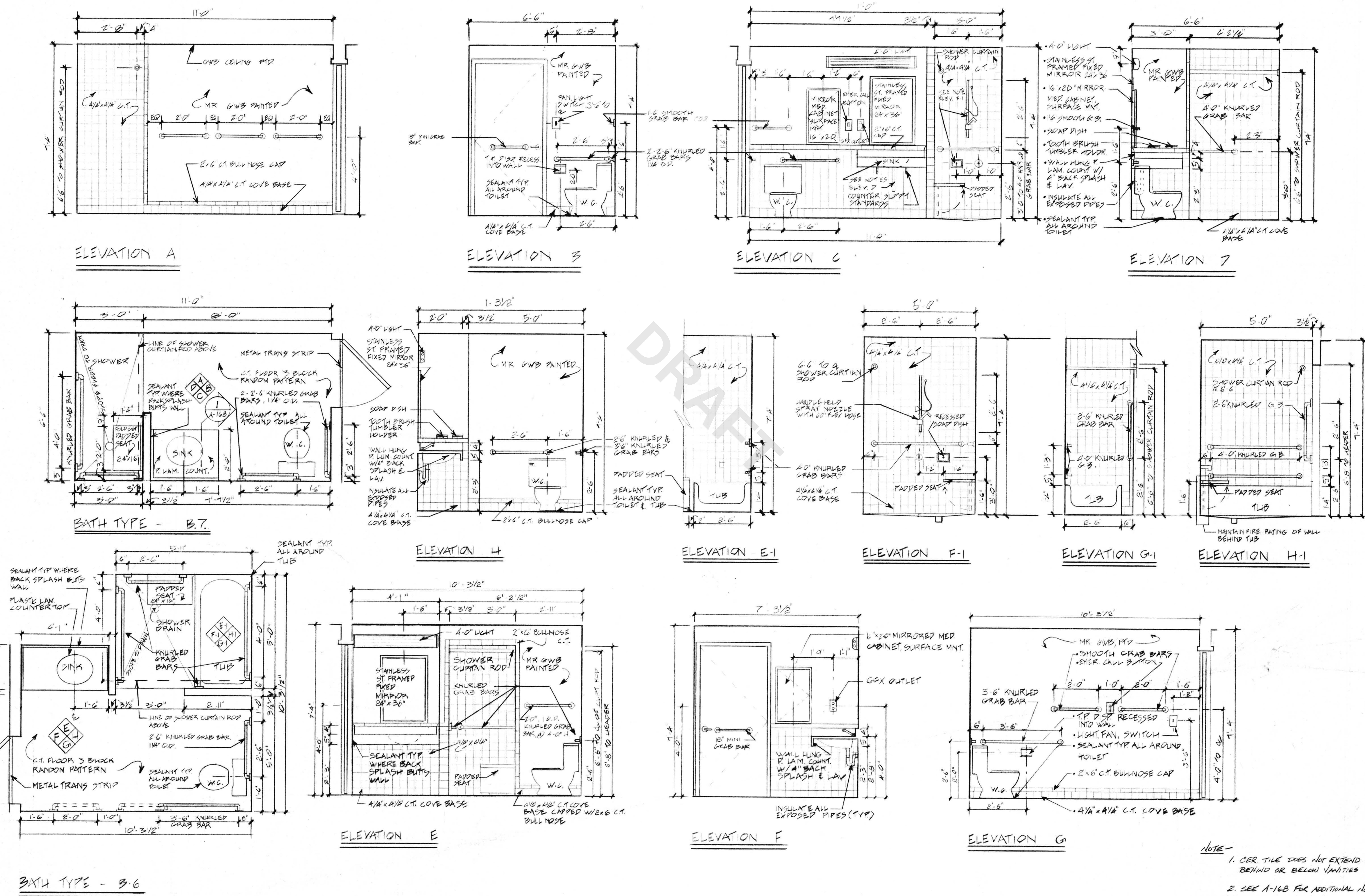
MH/357

SHT. 87 OF 284

DRAWN CHECK JOB NO.

DRAFT

KELLY GRAPHICS INC



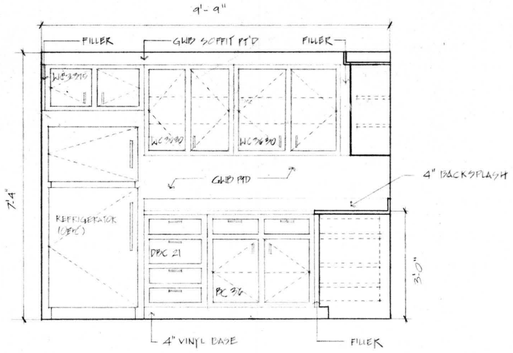
NOTE –
1. CER. TILE DOES NOT EXTEND BEHIND OR BELOW VANITIES
2. SEE A-168 FOR ADDITIONAL NOTES

MISSION HILL EXTENSION
BATH PLANS/ELEVATIONS BUILDINGS 3,5,& 7

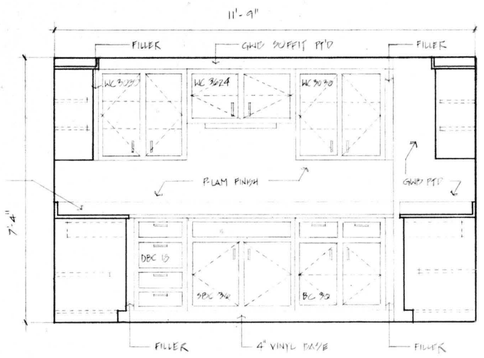
VITOLS ASSOCIATES ARCHITECTS/PLANNERS
1230 STATLER OFFICE BUILDING, BOSTON, MASS. 02116

SCALE ½" = 1'-0"
DATE 1/27/88

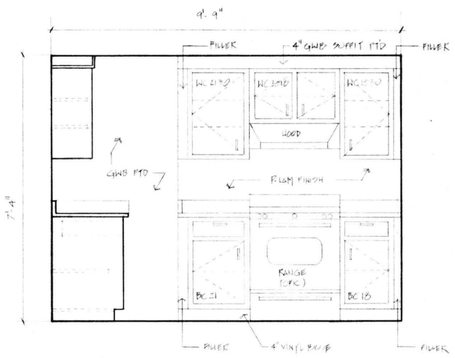
A-56
SHT. 89 OF 284
MH/357
DRAWN | CHECK | JOB NO.



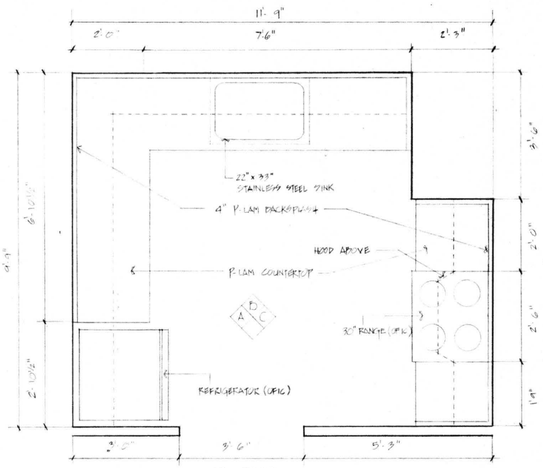
ELEVATION 'A' K-33 ½"=1'-0"



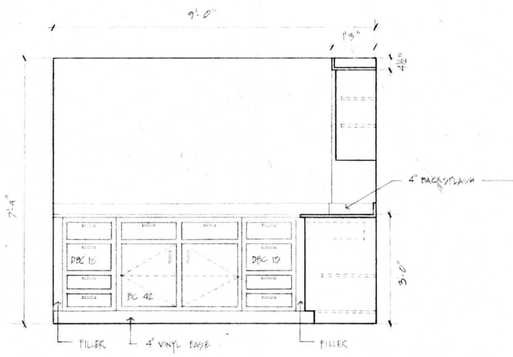
ELEVATION 'B' K-33 ½"=1'-0"



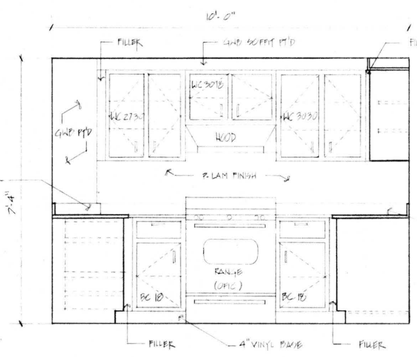
ELEVATION 'C' K-33 ½"=1'-0"



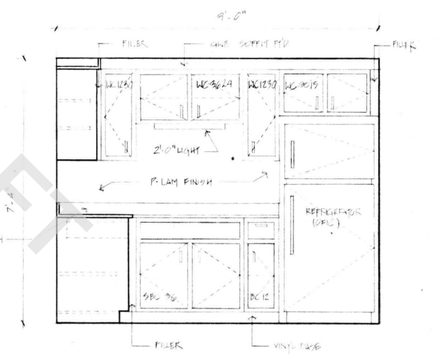
KITCHEN TYPE: K-33 APT TYPE FL-6 ½"=1'-0"



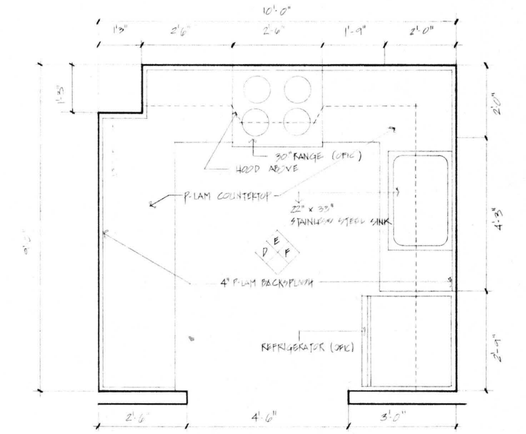
ELEVATION 'D' K-34 ½"=1'-0"



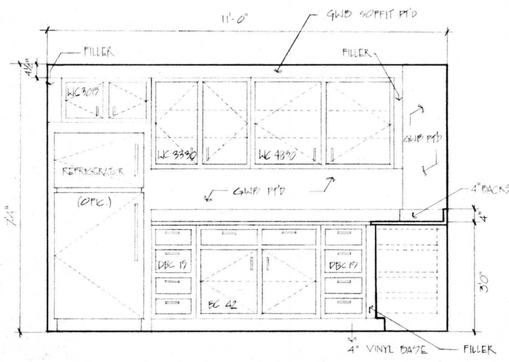
ELEVATION 'E' K-34 ½"=1'-0"



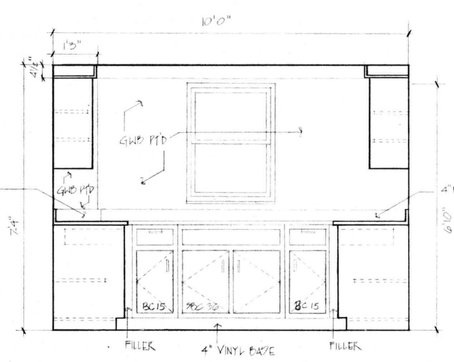
ELEVATION 'F' K-34 ½"=1'-0"



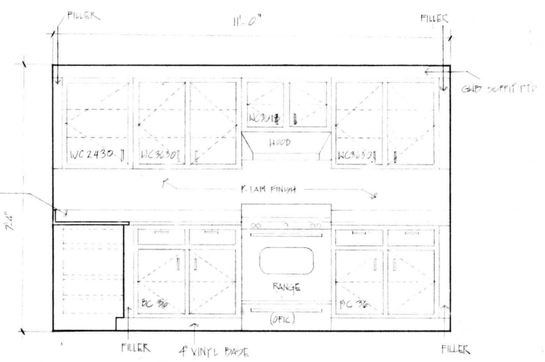
KITCHEN TYPE: K-34 APT TYPE FL5 ½"=1'-0"



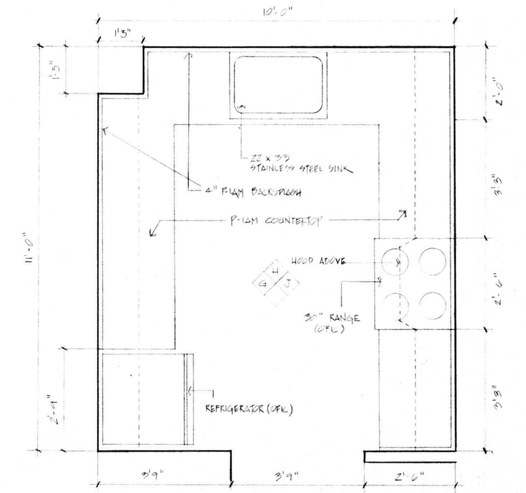
ELEVATION 'G' K-35 ½" = 1'0"



ELEVATION 'H' K-35 ½"=1'-0"



ELEVATION 'J' K-35 ½"=1'-0"



KITCHEN TYPE: K-35 APT. TYPE: FL 3 ½"=1'-0"

FOR GENERAL NOTES SEE A-58

KELLY GRAPHICS INC

KITCHEN PLANS / ELEVATIONS
MISSION HILL EXTENSION
BUILDINGS 3, 5, & 7

VITOLS ASSOCIATES ARCHITECTS/PLANNERS
1230 STATLER OFFICE BUILDING, BOSTON, MASS. 02116

SCALE ½"=1'-0" DATE 1/27/88

A-57
SHT. 90 OF 284
MH/357

DRAWN SG CHECK JOB NO.

NOTES:

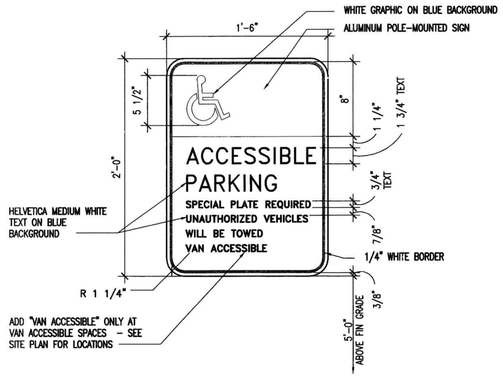
1. CUT AND PATCH ALL PAVING MATERIALS DISTURBED BY WORK SHOWN.
2. ALL STEEL FINISHES AS SPECIFIED.
3. PROTECT ALL ADJACENT PAVING MATERIALS, CURBS AND OTHER SITE WORK TO REMAIN.

LEGEND

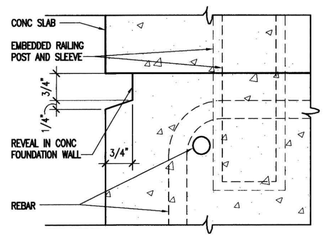
+ 20.48	EXISTING SPOTGRADE
× 20.01	PROPOSED SPOTGRADE
	ITEMS TO BE DEMOLISHED

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

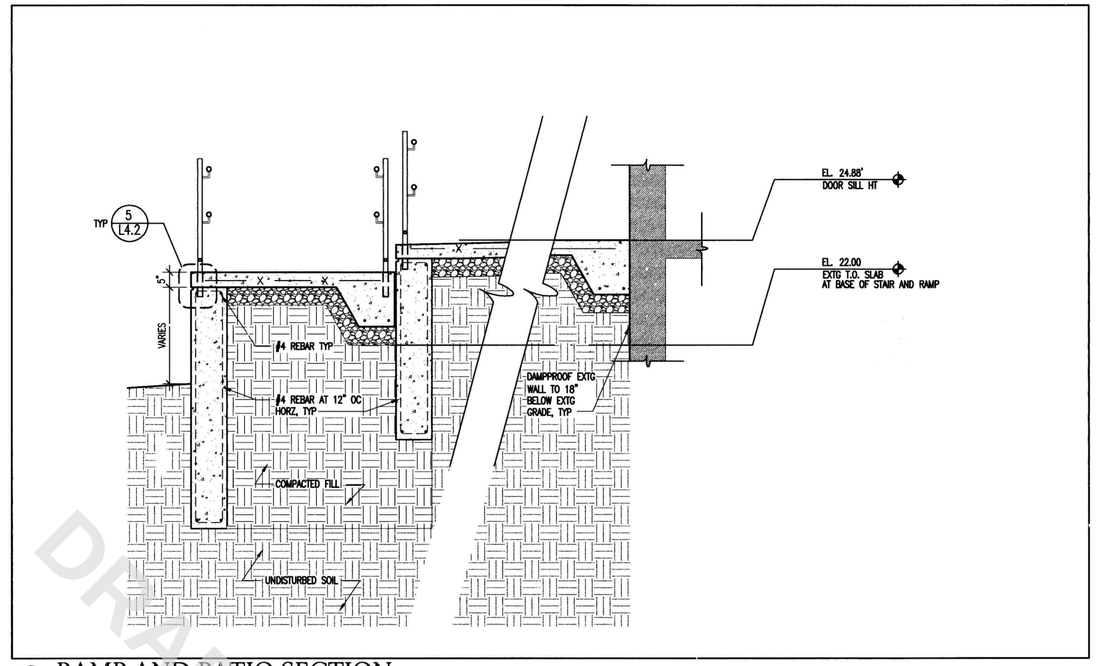
PROJECT NORTH



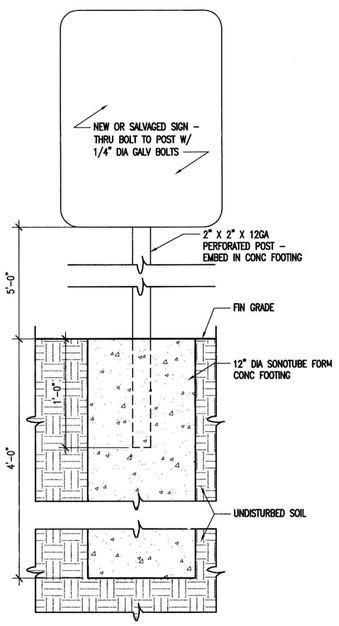
4 ACCESSIBLE PARKING SIGN DETAIL
SCALE: 1 1/2" = 1'-0"



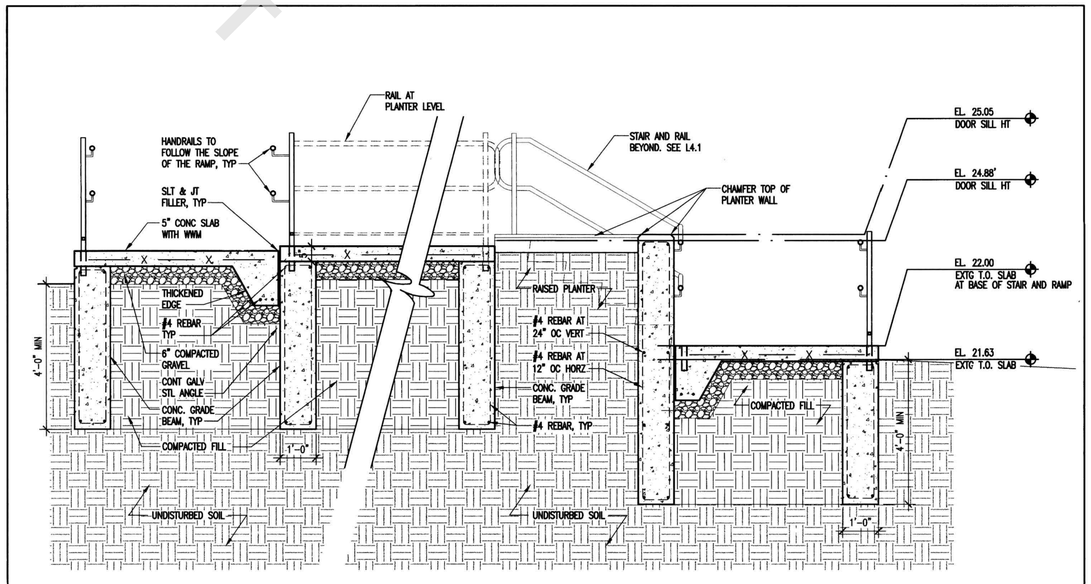
5 CONC REVEAL DETAIL
HALF SCALE



2 RAMP AND PATIO SECTION
SCALE: 1/2" = 1'-0"



3 SIGN MOUNTING DETAIL
SCALE: 1 1/2" = 1'-0"



1 RAMP AND PATIO SECTION
SCALE: 1/2" = 1'-0"

DRAFT

BOSTON HOUSING AUTHORITY

SECTION 504 COMPLIANCE - SITE IMPROVEMENTS

MA 2-14 ALICE H. TAYLOR DEVELOPMENT

BHA Job No. 02-011C2

REGISTERED ARCHITECT ARMAND HUSSEY JONES COMMONWEALTH OF MASSACHUSETTS No. 30006 BOSTON MA

BWA

BAKER/WOHL ARCHITECTS
2A UNION PARK STREET
BOSTON, MA 02118
TEL: 617.350.7420
FAX: 617.350.5383

Project No:	2303
Drawn By:	ACBB
Checked By:	SDB
Issue Date:	16 NOVEMBER 2004

Revisions

No	Date	Description	By

Drawing Title:
SITE DETAILS

Drawing Number:
L4.2

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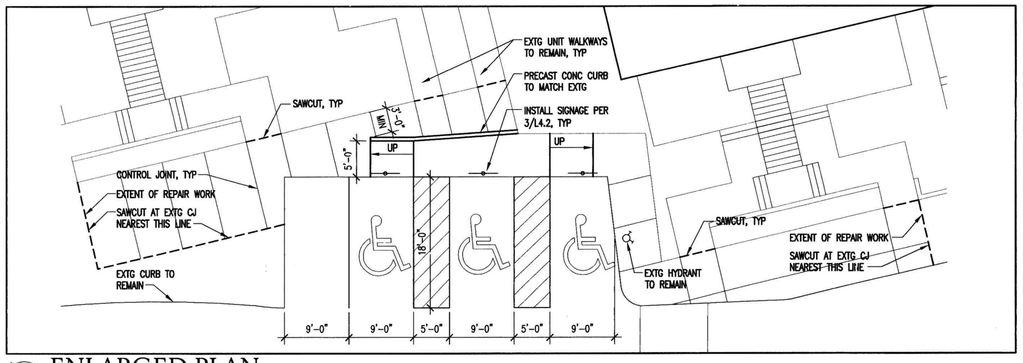
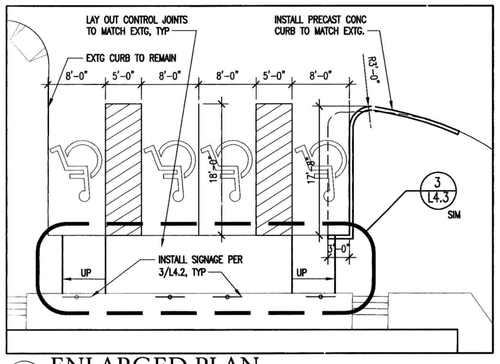
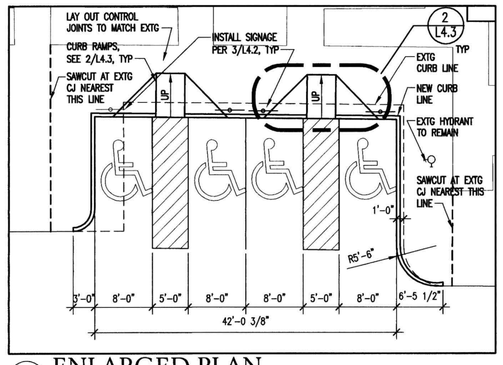


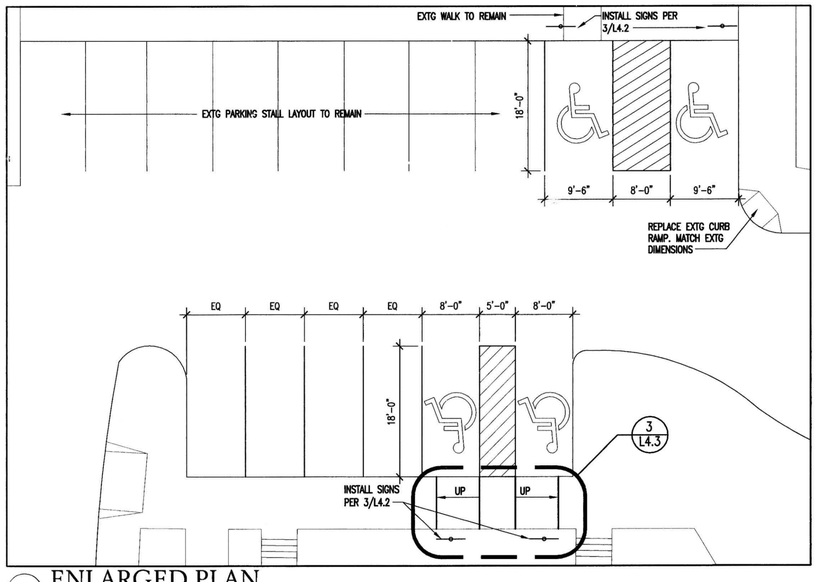
9 ENLARGED PLAN
SCALE: 1" = 10'-0" LOT 5B



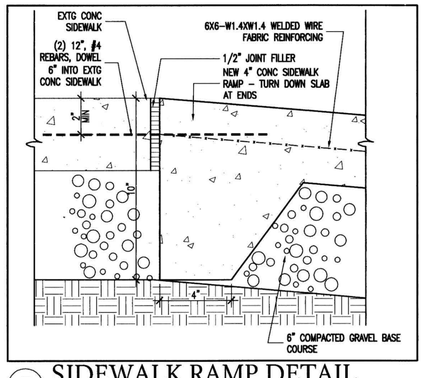
8 ENLARGED PLAN
SCALE: 1" = 10'-0" LOT 3B



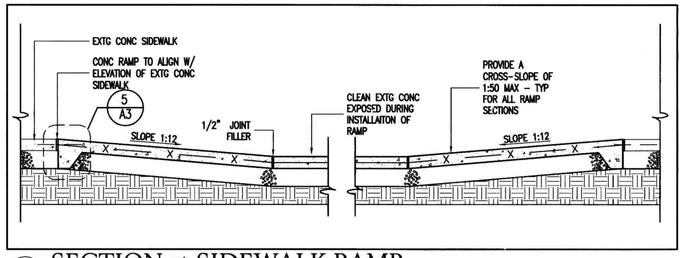
7 ENLARGED PLAN
SCALE: 1" = 10'-0" LOT 3C



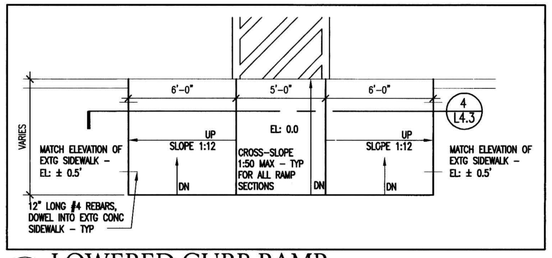
6 ENLARGED PLAN
SCALE: 1" = 10'-0" LOT 3A



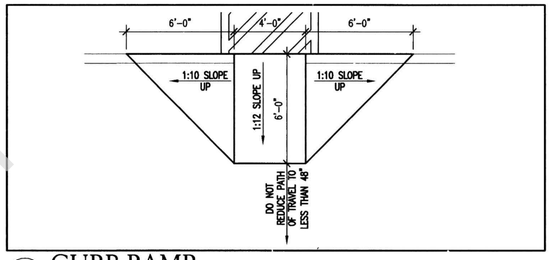
5 SIDEWALK RAMP DETAIL
SCALE: 3" = 1'-0"



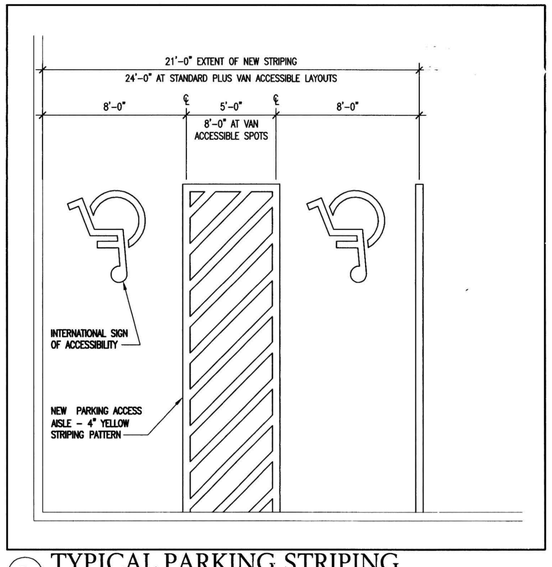
4 SECTION at SIDEWALK RAMP
SCALE: 1/2" = 1'-0"



3 LOWERED CURB RAMP
SCALE: 1/4" = 1'-0"



2 CURB RAMP
SCALE: 1/4" = 1'-0"



1 TYPICAL PARKING STRIPING
SCALE: 1/4" = 1'-0"

NOTES:

1/2" = 1'-0" 0 1 2 4 FT
1/4" = 1'-0" 0 2 4 8 FT
3" = 1'-0" 0 3" 6" 1 FT

DRAFT

BOSTON HOUSING AUTHORITY

SECTION 504 COMPLIANCE - SITE IMPROVEMENTS

MA 2-14 ALICE H. TAYLOR DEVELOPMENT

BHA Job No. 02-011C2

REGISTERED ARCHITECT AHMED RUSSEIN GIRGIS No. 30006 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

BWA

BAKER/WOHL ARCHITECTS
2A UNION PARK STREET
BOSTON, MA 02118
TEL: 617.350.7420
FAX: 617.350.5383

Project No:	2303
Drawn By:	ACBB
Checked By:	SDB
Issue Date:	16 NOVEMBER 2004

Revisions

No	Date	Description	By

Drawing Title:
ENLARGED PLANS AND SITE DETAILS

Drawing Number:
L4.3

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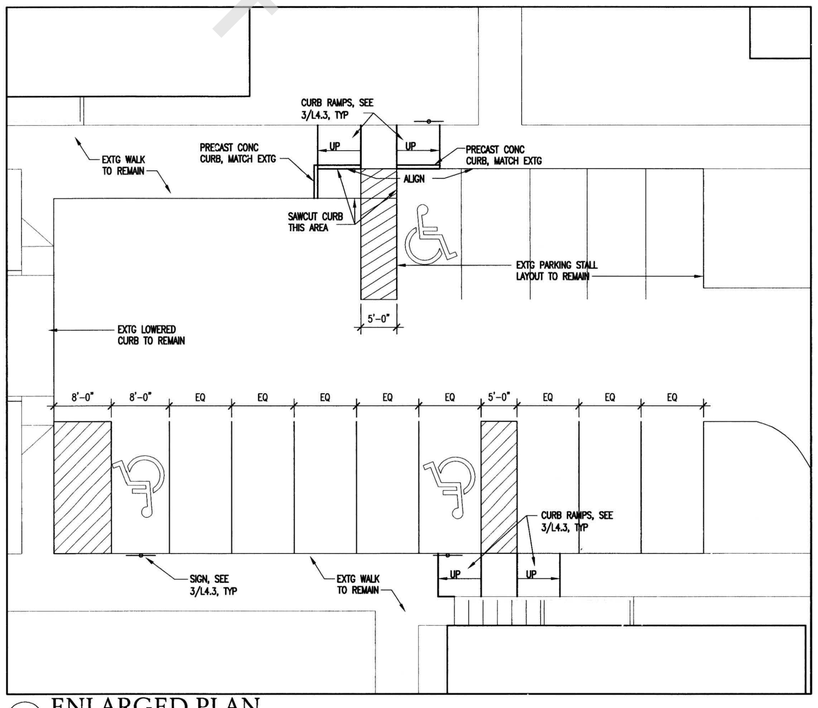
DRAFT



1 ENLARGED PLAN
SCALE: 1" = 10'-0" LOT 8A

NOTES:

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

1/4" = 1'-0" 0 2 4 8 FT

3" = 1'-0" 0 3" 6" 1 FT

BOSTON HOUSING AUTHORITY

SECTION 504 COMPLIANCE - SITE IMPROVEMENTS

MA 2-14 ALICE H. TAYLOR DEVELOPMENT

BHA Job No. 02-011C2

REGISTERED ARCHITECT
AHMED HUSSEIN IDRIS
No. 30006
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

BWA

BAKER/WOHL ARCHITECTS
2A UNION PARK STREET
BOSTON, MA 02118
TEL: 617.350.7420
FAX: 617.350.5383

Project No:	2303
Drawn By:	ACBB
Checked By:	SDB
Issue Date:	16 NOVEMBER 2004

Revisions

No	Date	Description	By

Drawing Title:
ENLARGED PLANS

Drawing Number:
L4.4

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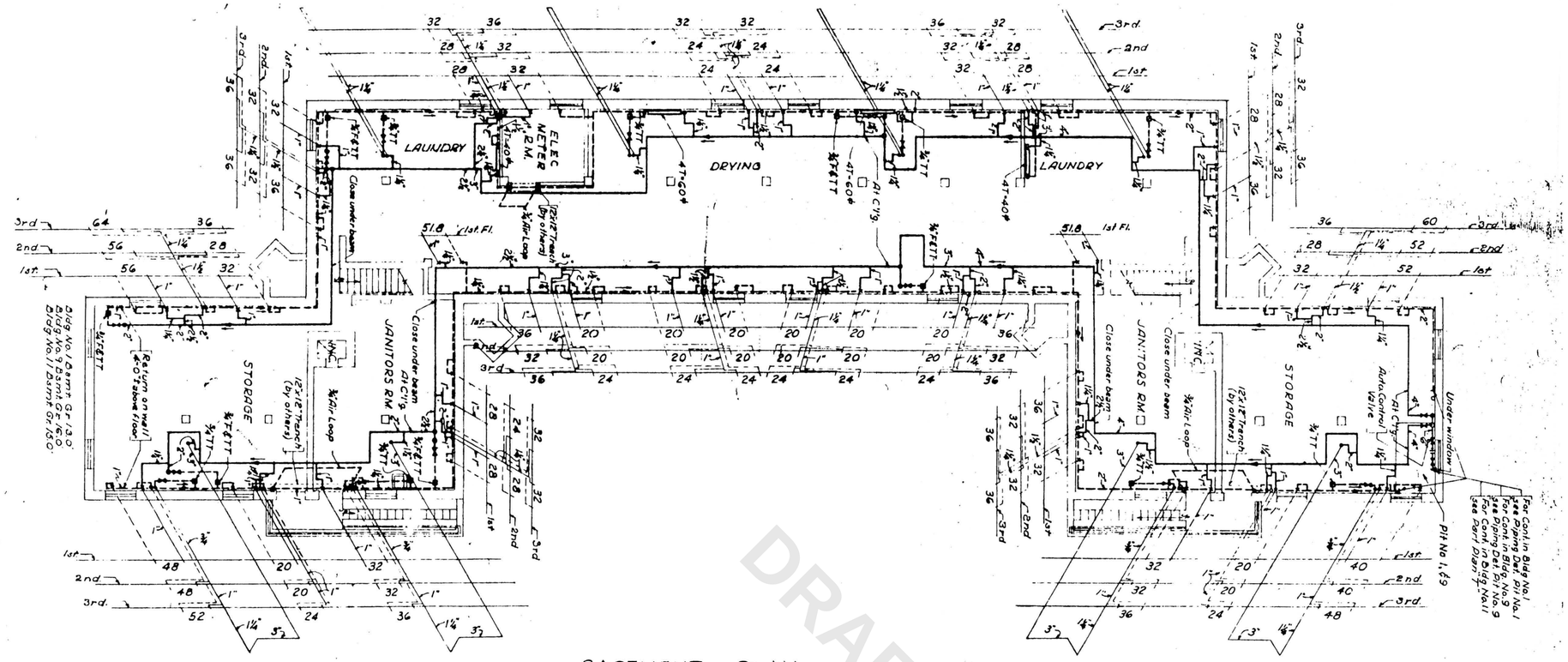
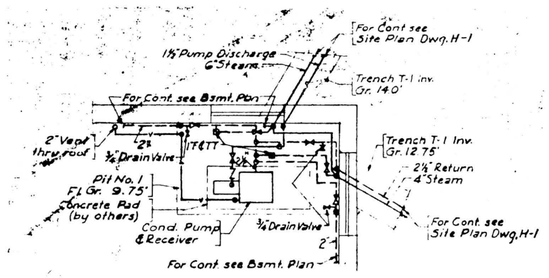


BASEMENT PLAN
BUILDING NO. 1

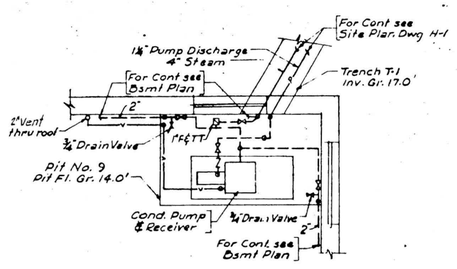
BLDG. NO. 9 & 11 SIMILAR EXCEPT AS NOTED.
1/8" = 1'-0"

DEMOLITION NOTES:

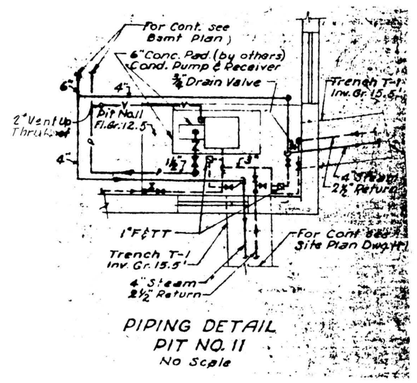
1. REMOVE ALL PLUMBING FIXTURES-WATER CLOSETS, LAVATORIES, BATH TUBS, KITCHEN SINKS, GAS RANGES-AND CAP HOT & COLD WATER & GAS PIPING; PLUG ALL SOIL, WASTE & VENT PIPING; SOIL, WASTE & VENT STACKS, HOT & COLD WATER & GAS RISERS TO REMAIN.
2. ALL EXISTING CONDUCTOR RISERS SHALL REMAIN.
3. REMOVE ALL RADIATION, ASSOCIATED PIPING & ALL HEATING RISERS.



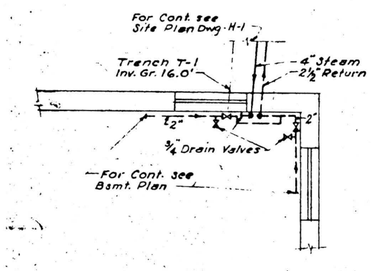
PIPING DETAIL
PIT NO. 1
No Scale



PIPING DETAIL
PIT NO. 9
No Scale



PIPING DETAIL
PIT NO. 11
No Scale



PART PLAN "T"
FOR BLDG. NO. 11 ONLY
No. Scale

Chisholm Washington Architects
615 MASS AVE.
CAMBRIDGE MA 02138

PROJECT
MISSION HILL EXTENSION

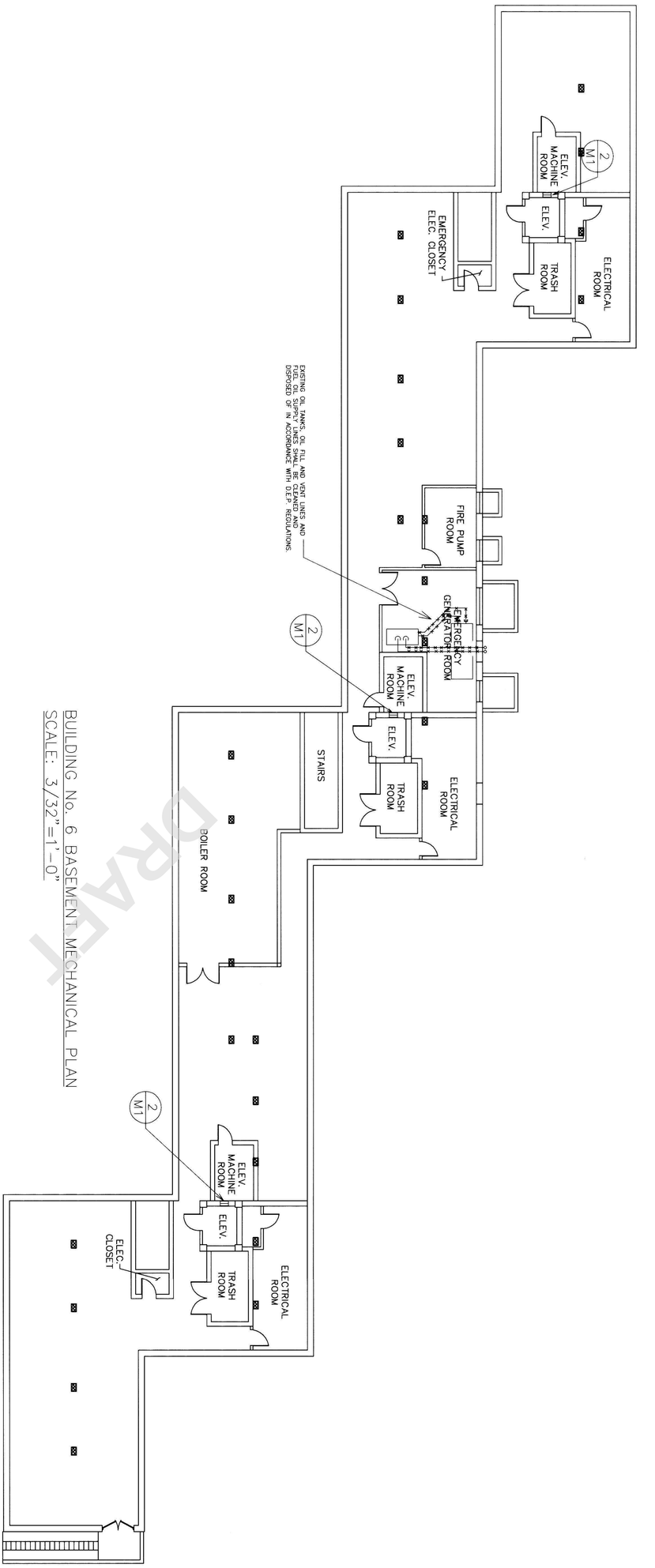
BHA Job. No. 92-014

SHEET TITLE
HEATING
DEMOLITION PLANS

SCALE
AS NOTED

SHEET NO.
M 1

DATE
3/14/93



BUILDING No. 6 BASEMENT MECHANICAL PLAN
SCALE: 3/32"=1'-0"

DRAFT

"AS-BUILTS"
ENTERPRISE EQUIPMENT CO.
WEYMOUTH, MA.
1/17/2008

Sheet No. **M-2**

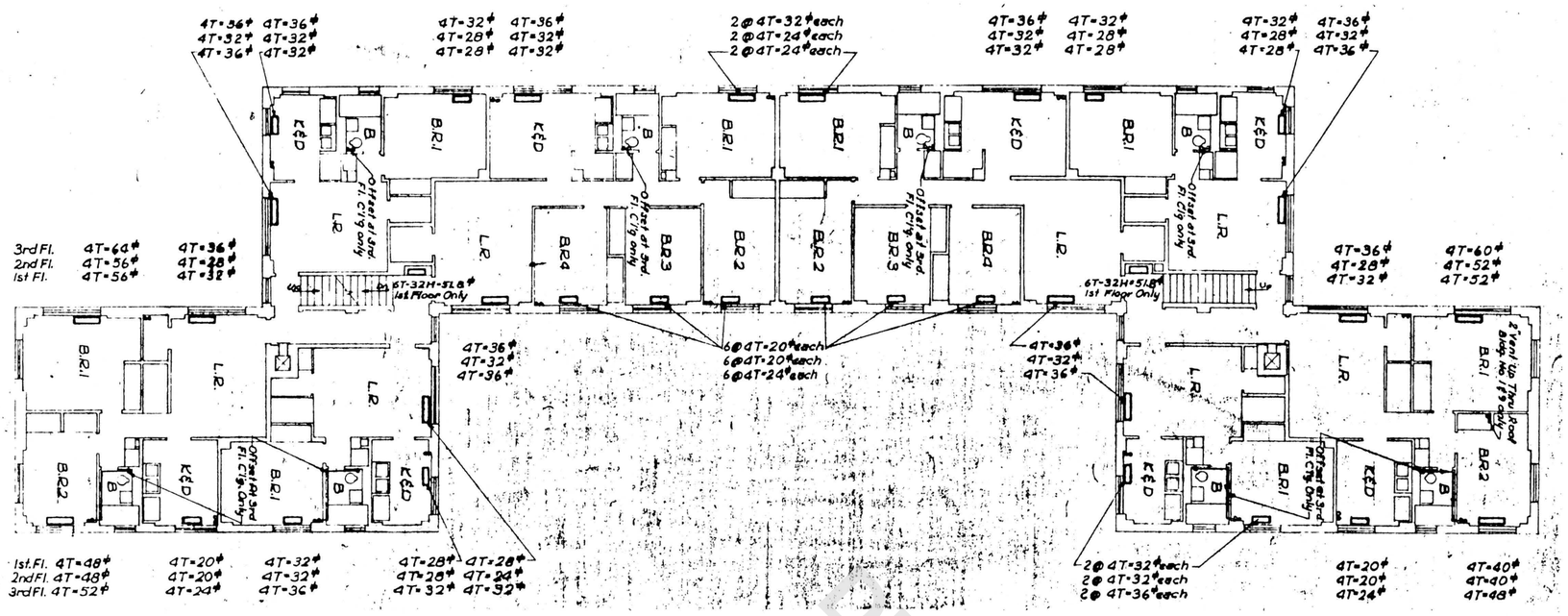
Scale	AS NOTED
Date	01/12/07
Designed by	ACH
Drawn by	LD
Checked by	ACH
Job No.	1260

BHA ELEVATOR MODERNIZATION
ALICE TAYLOR DEVELOPMENT
ROXBURY, MASSACHUSETTS

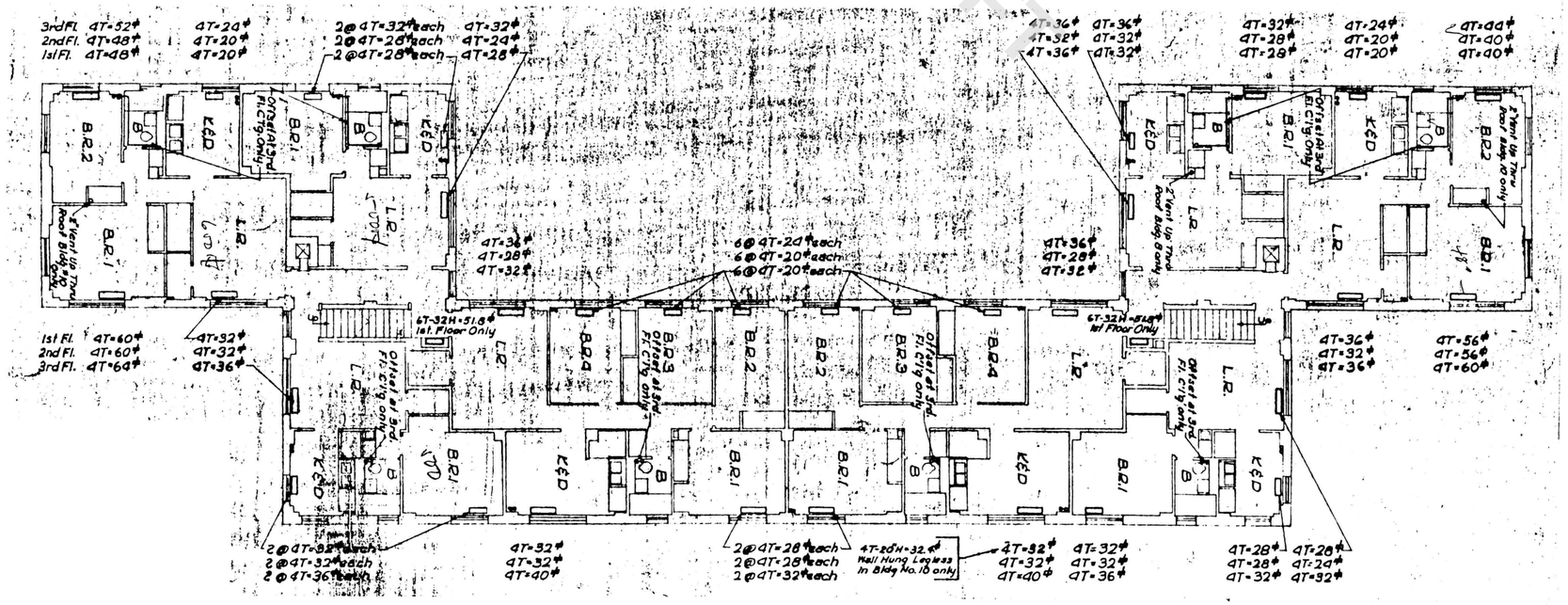
BUILDING NUMBER 6
BASEMENT - MECHANICAL PLAN

Revisions	
1/17/08	AS-BUILT

ASEC CORPORATION
ENGINEERS ◦ ARCHITECTS ◦ LAND SURVEYORS
100 HALLET ST., SUITE 200, BOSTON, MA. 02124-5492



TYPICAL FLOOR PLAN -
BUILDING NO. 1, 9 & 11
1/8" = 1'-0"



TYPICAL FLOOR PLAN
BUILDING NO. 2, 8, 10 & 12
1/8" = 1'-0"

DEMOLITION NOTES:

1. REMOVE ALL PLUMBING FIXTURES - WATER CLOSETS, LAVATORIES, BATH TUBS, KITCHEN SINKS, GAS RANGES - AND CAP HOT & COLD WATER & GAS PIPING; PLUG ALL SOIL, WASTE & VENT PIPING; SOIL, WASTE & VENT STACKS, HOT & COLD WATER & GAS RISERS TO REMAIN.
2. ALL EXISTING CONDUCTOR RISERS SHALL REMAIN.
3. REMOVE ALL RADIATION, ASSOCIATED PIPING & ALL HEATING RISERS.

Chisholm Washington Architects
615 MASS AVE.
CAMBRIDGE MA 02138

PROJECT
MISSION HILL EXTENSION

BHA Job. No. 92-014

SHEET TITLE
PLUMBING & HEATING DEMOLITION PLANS

SCALE AS NOTED

DATE 5/14/93

SHEET NO. M3

ELECTRIC P.M.

ELEV. MACH. P.M.

TRASH ROOM

ELEVATOR

SOUTH STAIR

8x0-7½ SLEEVE

6" B.V. UP U.N.O. IN KEY

FIRE PUMP P.M.

EMERG. GENERATOR P.M.

ELECTRIC P.M.

ELEV. MACH. P.M.

TRASH P.M.

ELEVATOR

CENTER STAIR

SEE DETAIL OF TIE-IN

MECHANICAL P.M.

6" V/C 20 (AWAY)

6x6x4 ELL

6x2 ½" W/ 0'-2" GAP BETWEEN GROOVES

2" DRAIN

ELEVATION

4'-4½"

6x1-0

6" B.V. W/ T.S.

CENTER STAIRWAY TIE-IN

ELEV.

MECHANICAL P.M.

ELECTRIC P.M.

ELEV. MACH. P.M.

TRASH P.M.

ELEVATOR

NORTH STAIR

STEEL SPACER

SEE DETAIL OF TIE-IN

PITCH 8" MAIN UP TO F.E. 0-10"

FLOOR TO SLAB

FLOOR TO CLG SLAB

6x1-2½

6" B.V. W/ T.S.

NORTH STAIRWAY TIE-IN

ELEV.

(2) 8" OSGY W/ T.S.

8" V.A.

(2) - 8" VIC 90° UP

8" LG.

8" V.A.

(11) - 8" DBL. CHK VA

(2) - PIPE STANDS

RISER ELEVATION

NTS

(70 PDS ; 4'0")

½" SHIELD (LOW)

IF NO ROOM TO DRILL FOR SHIELD

START @ FE. 0-6

½ SHIELD (HIGH)

3 - ½" d WASHERS

2 - ½" NUTS

½ x 0-2 ATR

1'-6" x 1¼ BOLT

HANGER DETAIL #1

FOR 8" BULK MAIN

⅜" - ½" ATR

"RED-HEAD" SHIELD

UL - FM HANGER RING

HANGER DETAIL #2

RECORD DRAWING

MISSION HILL EXTENSION

SCALE: 1/8"=1'-0" | APPROVED BY | DRAWN BY

DATE: 8/30/88

BASEMENT PLAN - BLDG 4

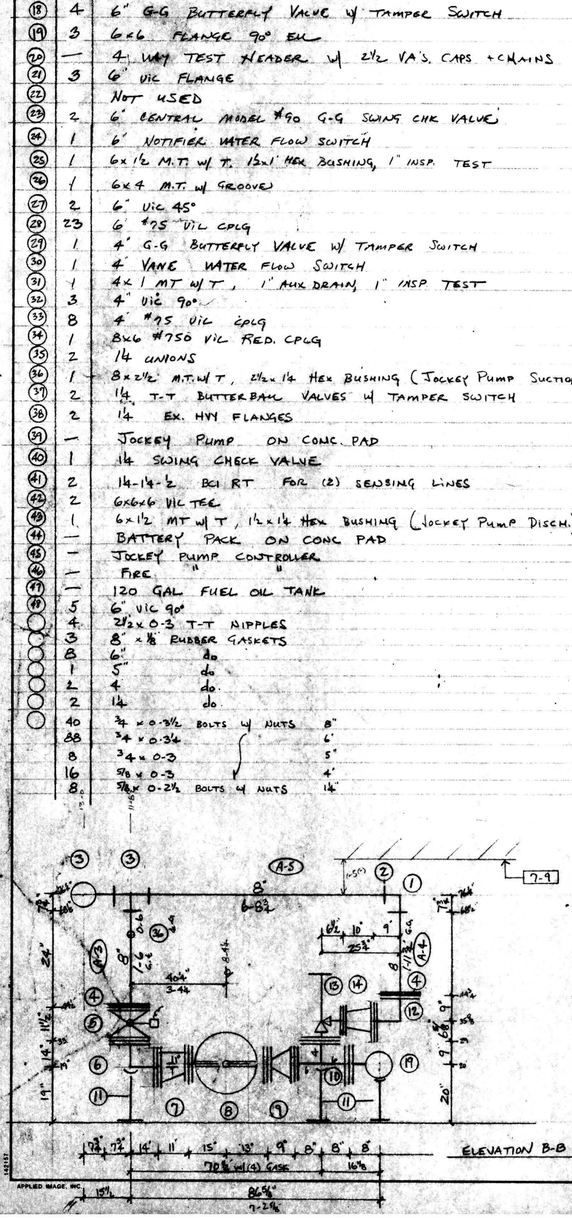
FIRE PUMP BULK FEED MAIN, 6" STANDPIPE TIE-IN, MAINS

DRAWING NUMBER SP-2 OF

DRAFT

CONTRACTOR'S PROPOSAL COPY - PRINTED ON NON-CONFORMED VELLUM

ITEM NO.	QTY	DESCRIPTION
1	2	8" VIC 90° ELL
2	9	8" STYLE #78 VIC COUPLING
3	2	8x8x8 VIC TEE
4	2	8" VIC FLANGE
5	1	8" UL-FM FLANGED OS&Y W/ TAMPER SWITCH
6	1	8" LONG RADIUS FLANGED 90°
7	1	8x4 FLANGED ECCENTRIC REDUCER
8	—	1000 GPM @ 100 PSI DIESEL DRIVEN FIRE PUMP - ON CONC PAD
9	1	6x5 FLANGED CONCENTRIC INCREASER
10	1	6x6x4 FLANGED TEE
11	5	PIPE SUPPORTS { 1-8" x FL1-7 ; 4-6" x FL1-8
12	1	8" x 90° STRAIGHT ELBOW - FLANGED
13	—	4x4 MAIN RELIEF VALVE
14	—	1x8 ENCLOSED WASTE CONE
15	1	6x6x6 FLANGE TEE
16	1	6x — SPOOL PC (FxF)
17	1	AUTOMATIC FxF #353 ALARM CHK VALVE W TRIM & 2" MAIN DRAIN
18	4	6" G-G BUTTERFLY VALVE W/ TAMPER SWITCH
19	3	6x6 FLANGE 90° ELL
20	—	4 WAY TEST HEADER W/ 2½ VA's, CAPS + CHAINS
21	3	6" VIC FLANGE
22		NOT USED
23	2	6" CENTRAL MODEL #90 G-G SWING CHK VALVE
24	1	6" NOTIFIER WATER FLOW SWITCH
25	1	6x1½ M.T. W/ T. 1½x1 HEX BUSHING, 1" INSP. TEST
26	1	6x4 M.T. W/ GROOVE
27	2	6" VIC 45°
28	23	6" #75 VIC CPLG
29	1	4" G-G BUTTERFLY VALVE W/ TAMPER SWITCH
30	1	4" VANE WATER FLOW SWITCH
31	1	4x1 MT W/ T, 1" AUX DRAIN, 1" INSP. TEST
32	3	4" VIC 90°
33	8	4" #75 VIC CPLG
34	1	8x6 #750 VIC RED. CPLG
35	2	14 UNIONS
36	1	8x2½" M.T.W/T, 2½x1¼ HEX BUSHING (JOCKEY PUMP SUCTION)
37	2	1¼" T-T BUTTERBALL VALVES W TAMPER SWITCH
38	2	1¼ EX. HVY FLANGES
39	—	JOCKEY PUMP ON CONC. PAD
40	1	1¼ SWING CHECK VALVE
41	2	1¼-1¼-½ BEI RT FOR (2) SENSING LINES
42	2	6x6x6 VIC TEE
43	1	6x1½ MT W/ T, 1½x1¼ HEX BUSHING (JOCKEY PUMP DISCH.)
44	—	BATTERY PACK ON CONC PAD
45	—	JOCKEY PUMP CONTROLLER
46	—	FIRE " "
47	1	120 GAL FUEL OIL TANK
48	5	6" VIC 90°
49	4	2½x0-3 T-T NIPPLES
50	3	8" x ⅛ RUBBER GASKETS
51	8	6" do
52	1	5" do
53	2	4" do
54	2	1¼ do
55	40	¾ x 0-3½ BOLTS W/ NUTS 8"
56	88	¾ x 0-3¼ 6"
57	8	¾ x 0-3 5"
58	16	⅝ x 0-3 4"
59	8	⅝ x 0-2½ BOLTS W/ NUTS 1¼"

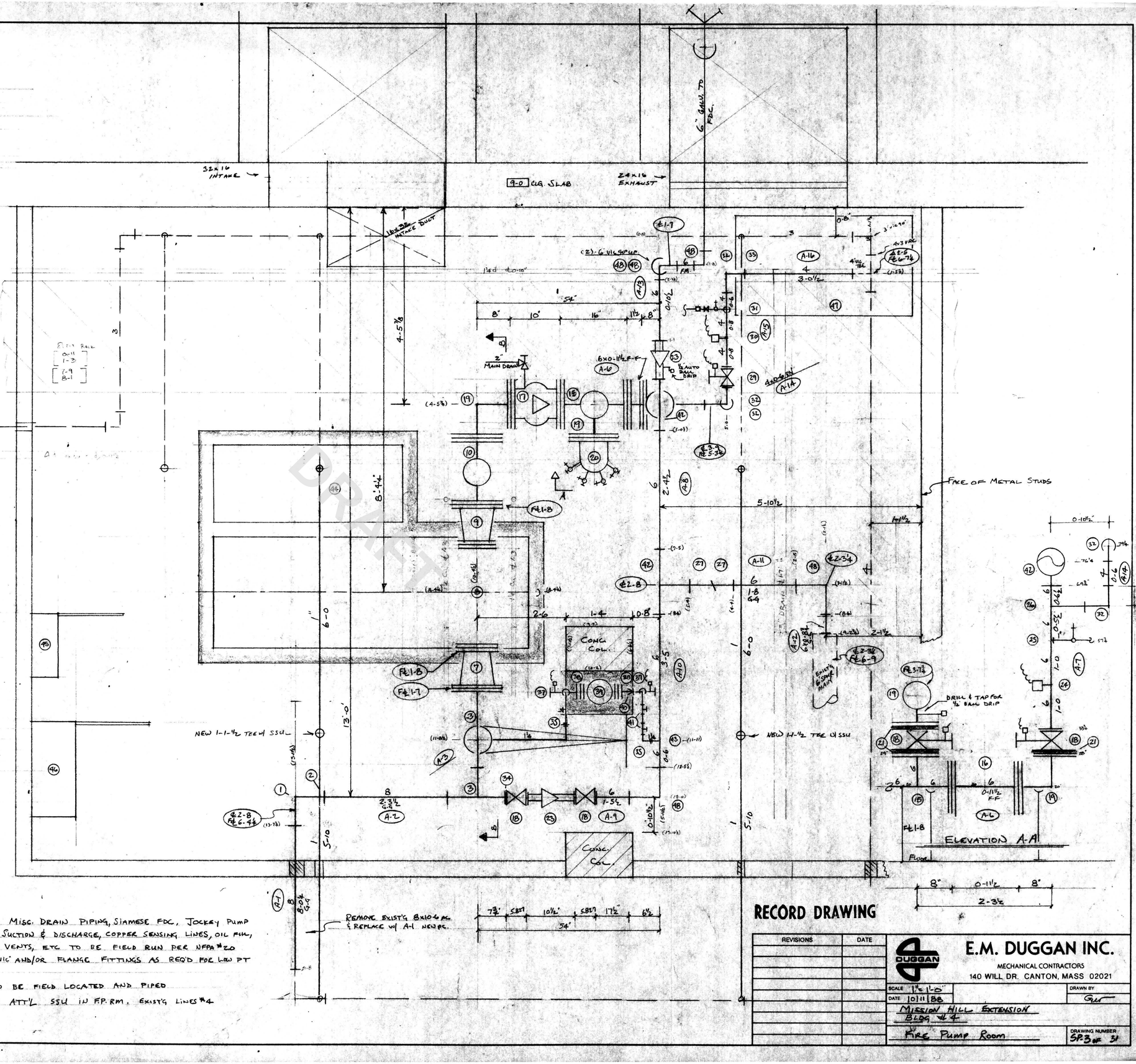


FIELD NOTE - MISC. DRAIN PIPING, SIAMESE FDC, JOCKEY PUMP SUCTION & DISCHARGE, COPPER SENSING LINES, OIL FILL, VENTS, ETC TO BE FIELD RUN PER NFPA #20

DRILL & TAP 'VIC' AND/OR FLANGE FITTINGS AS REQ'D FOR LOW PT DRAINS

MUFFLER TO BE FIELD LOCATED AND PIPED

CUT IN (2) ATT'L SSU IN FP. RM., EXIST'G LINES #4



REVISIONS	DATE

E.M. DUGGAN INC.
MECHANICAL CONTRACTORS
140 WILL DR. CANTON, MASS 02021

SCALE 1"=1'-0" DRAWN BY GW
DATE 10/11/88

MISSION HILL EXTENSION
BLDG #4

FIRE PUMP ROOM

DRAWING NUMBER SP3 OF 31

APPLIED IMAGE, INC.

7TH FL - CORRIDOR SPRINKLERS
REMOTE AREA

7TH FLOOR — PARTIAL
BLDG # 4
SOUTH STAIR
CENTER STAIR
NORTH STAIR

SPKR. IN TRASH RM.
TURN HINGE TEE SO THAT 1" ϕ OUTLET LOOKS UP
INSTALL NO. 2 NIPPLES (2) FOR "GOOSENECK"

6TH FL - CORRIDOR SPRINKLERS

TYPICAL FLOOR LAYOUT FOR THE FOLLOWING:
BLDG # 4

SOUTH STAIR	CENTER STAIR	NORTH STAIR
FLOORS 3, 4, 5, & 6	FLOORS 4 & 6	FLOORS 3, 4, 5, & 6

4 (165°) 1/2" CHROME SSP K-5.6 TYPICAL TWO LEVELS

(2) "CENTRAL" EXT. COVERAGE HORIZONTAL SIDEWALL K-8.1 MODEL "HH" 1/2" ORIFICE DEFLECTOR 0.64" FROM SLAB (7TH FL)

7TH FL - TOP OF STAIRWAY REMOTE AREA

2 (165°) 1/2" BRASS EXT. CONV. HORIZ. SIDEWALL K-8.1
4 (165°) 1/2" CHROME SSP K-5.6
6 (AS) TOTAL THIS LEVEL

@ 7TH FL. ONLY
@ 6TH FL. CEILING

10" STANDPIPE RISER
2½" H.Y. W/2½x1½ RED & CAP

PARTIAL SPKR. PLAN
BLDG #4
CENTER STAIR
3RD FLOOR

5 (165°) 1/2" CHROME SSP

SEG. 1
SEG. 2
SEG. 3
FRONT
KEY PLAN

RECORD DRAWING

EE/A
2 1/2" CHROME PENDANT 165°
1 1/2" BRASS UPRIGHT 165°
1 1/2" BRASS SIDEWALL 165°

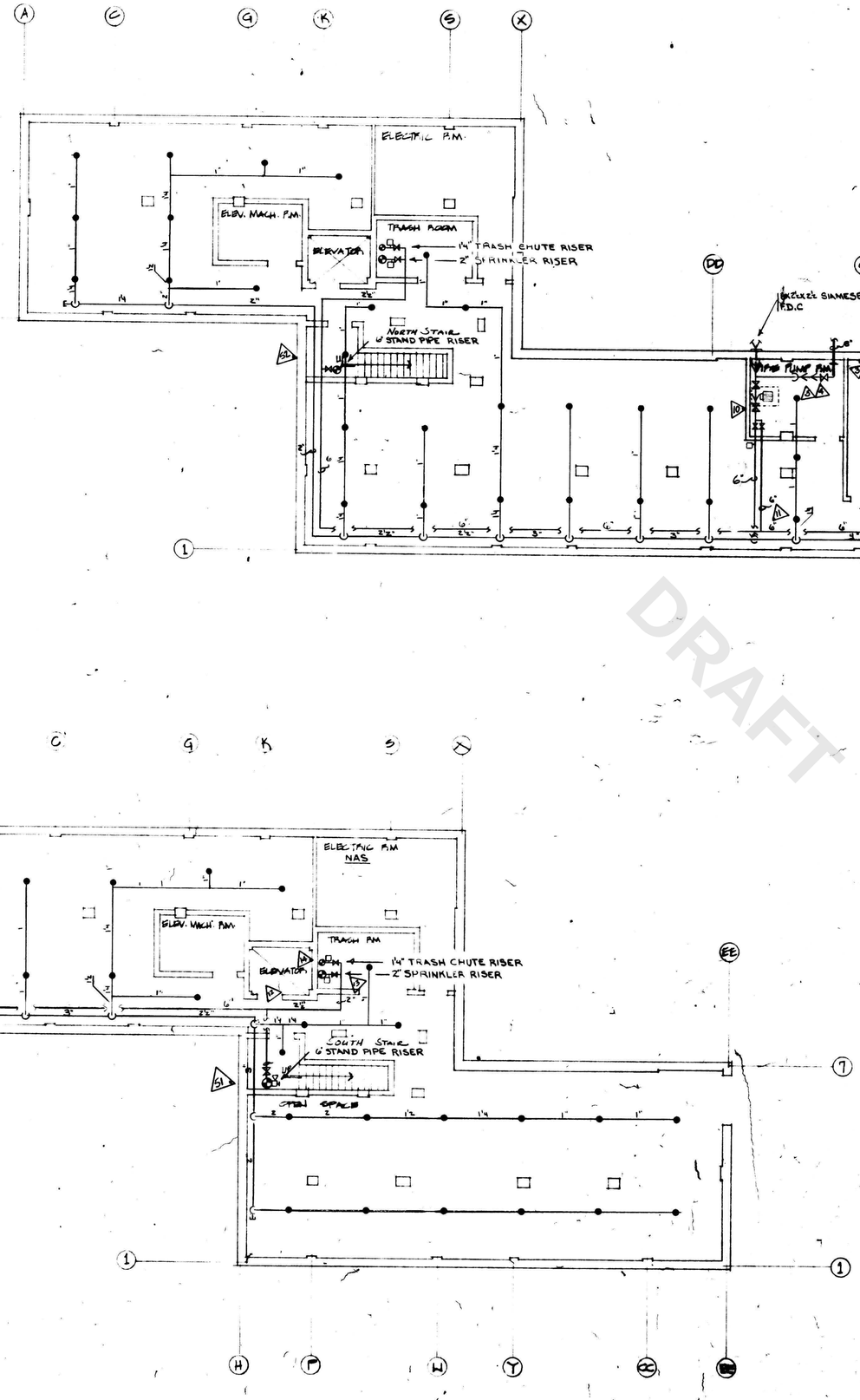
MISSION HILL EXTENSION

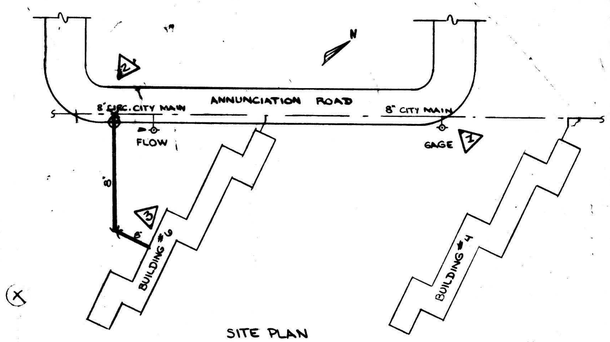
SCALE: 1/4"=1'-0"	APPROVED BY	DRAWN BY
DATE: 12-24-87		F. MACNEIL

TYPICAL FLOOR PLAN - BLDGS. 4

E.M. DUGGAN INC
140 WILL DR. CANTON, MA.

DRAWING NUMBER SP7 OF 31



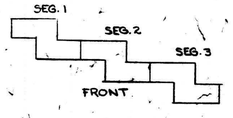


SITE PLAN

FLOW TEST DATA
STATIC — 45 PSI
RESIDUAL — 25 PSI
FLOW — 1007 GPM
BY: BOSTON WATER DEPT.
DATE: 2-2-88 @ 9AM

GENERAL NOTES

1. SYSTEM IS WET PIPE PER NFPA # 13, 14 & 20.
2. MAINS ARE SCH. 10 W/ROLL GROOVED ENDS, VIC. # 75 COUPLINGS & VIC. #920/921 MECH TEES.
3. BRANCH LINES ARE SCH. 40 W/CAST IRON SCREWED FITTINGS
4. HANGERS ARE PER NFPA #13 STANDARDS
5. SPRINKLERS ARE ½" 165° K=5.6 AUTOMATIC MODEL 'E'
6. FIRE PUMP IS 1000 GPM @ 95 PSI
7. EXISTING SPKR. MAINS & LINES IN BSMT TO REMAIN, NEW BULK MAINS TO BE PROPERLY SIZED TO CONNECT TO EXIST'G. MAINS & LINES.
8. ⬡ △ ⬭ DENOTES HYDRAULIC CALCULATION REFERENCE POINTS
9. ALL SPRINKLERS TO BE "CENTRAL" MODEL A K=5.6 UNLESS NOTED



KEY PLAN

RECORD DRAWING

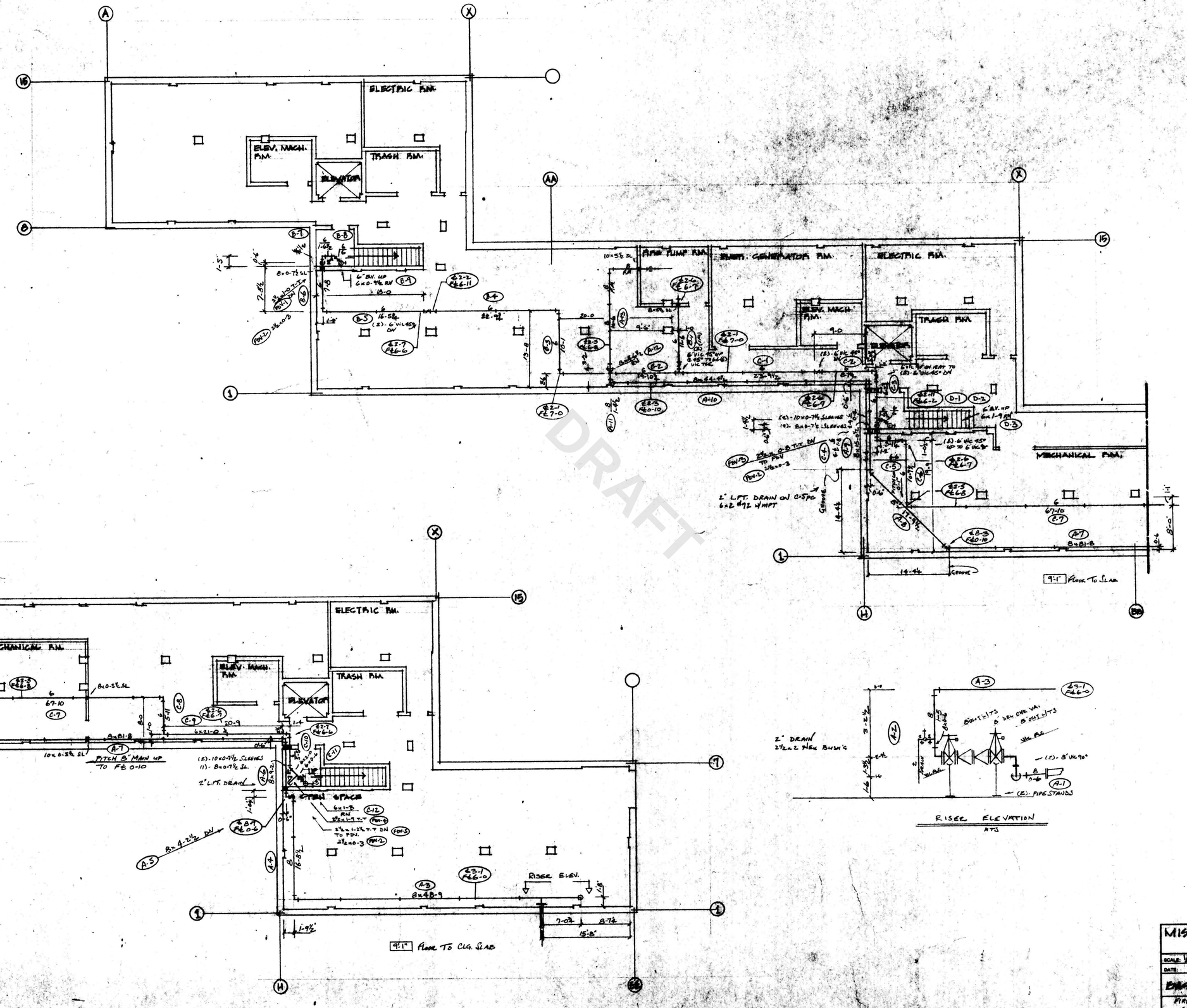
73 ½" BRASS
165° UPRIGHT

GEORGE DUBIN No. 4176 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

MISSION HILL EXTENSION

SCALE: 1/8"=1'-0"	APPROVED BY	DRAWN BY: F. MACNEIL
DATE: 12-28-87		
BASEMENT PLAN - BLDG 6		
E.M. DUGGAN INC. 140 WILL. DR. CANTON, MA.		DRAWING NUMBER SPB OF 31

DRAFT



DRAFT

RECORD DRAWING

MISSION HILL EXTENSION

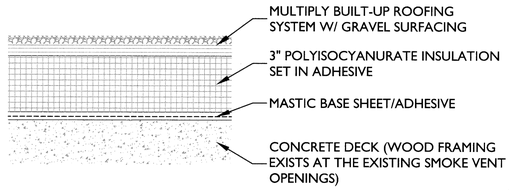
SCALE: 1/8"=1'-0"	APPROVED BY	DRAWN BY
DATE: 9/2/86		

BASEMENT PLAN - BUILDING G

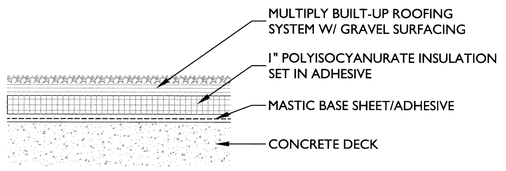
FIRE PUMP BULK MAINS
6" STANDPIPE TIE-IN MAINS

DRAWING NUMBER SP-7 OF 21

EXISTING ROOF COMPOSITION

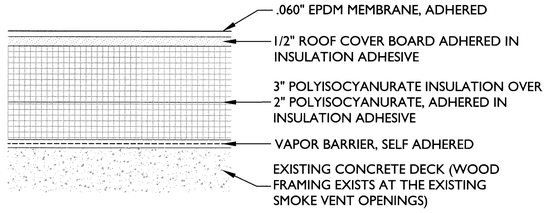


EXISTING ROOF COMPOSITION (ROOF AREA 1)
SCALE: 3" = 1'-0"



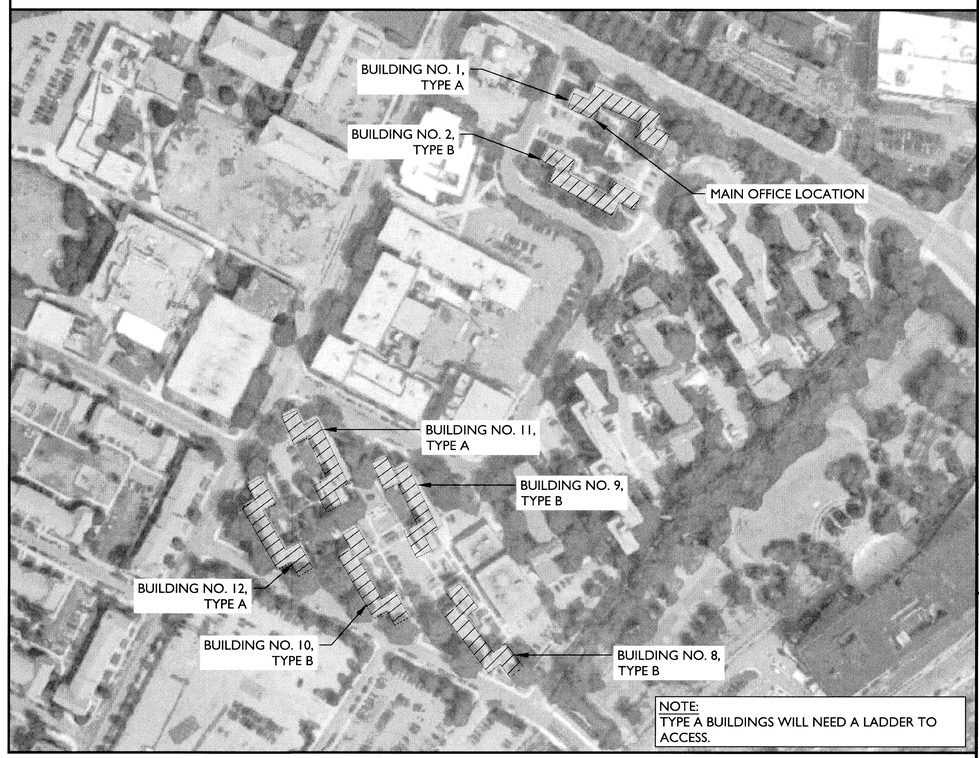
EXISTING ROOF COMPOSITION (ROOF AREA 2 & 3)
SCALE: 3" = 1'-0"

NEW ROOF COMPOSITION



NEW ROOF COMPOSITION (ROOF AREA 1, 2 & 3)
SCALE: 3"=1'-0"

SITE PLAN



DRAFT

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS, MEASUREMENTS, DIMENSIONS, PENETRATIONS AND RELATED WORK ITEMS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES AND COMPLY WITH ALL REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION RELATING TO THE BUILDING OR PRESERVATION OF PUBLIC HEALTH AND SAFETY. THE CITY OF BOSTON PLUMBING AND BUILDING PERMITS ARE AT NO COST TO THE CONTRACTOR.
3. ALL WORK TO COMPLY WITH THE LATEST EDITION OF MASSACHUSETTS STATE BUILDING CODES, AND OTHER PERTINENT LOCAL BUILDING REGULATIONS, CODES, MANUFACTURER'S REQUIREMENTS, AND INDUSTRY STANDARDS.
4. CONTRACTOR TO LEGALLY DISPOSE OF ALL MATERIALS OFF-SITE AND IN ACCORDANCE WITH LOCAL REGULATIONS. USE OF ON-SITE OWNER DUMPSTERS SHALL BE PROHIBITED. LOCATION OF THE CONTRACTOR'S DUMPSTER SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
5. ALL ROOFING WORK SHALL BE IN ACCORDANCE WITH THE PROJECT MANUAL AND DRAWINGS. THE WRITTEN REQUIREMENTS OF THE ROOFING SYSTEM MANUFACTURER SHALL ALSO BE ADHERED TO. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE MANUFACTURER OF THE PROJECT, OBTAINING REQUIRED APPROVAL LETTERS AND SUBMITTALS, AND PERFORMING THE WORK ACCORDING TO THE REQUIREMENTS AS STIPULATED.
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9. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE TO THE OWNER ALL REQUIRED PROJECT CLOSE-OUT PAPERWORK INCLUDING THE SPECIFIED CONTRACTOR'S GUARANTEE AND ROOFING SYSTEM MANUFACTURER'S FULL SYSTEM WARRANTY.
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11. ALL ITEMS ARE NEW UNLESS DESIGNATED EXISTING.

COMMONWEALTH OF MASSACHUSETTS
ANDREW N. BARR
CIVIL
NO. 33329
REGISTERED
PROFESSIONAL ENGINEER
Andrew N Barr
2019.04.26 13:00:21-04'00'

NO	DATE	BY	DESCRIPTION

RUSSO·BARR ASSOCIATES
65 Sixth Road, Suite 200, Woburn, MA 01801

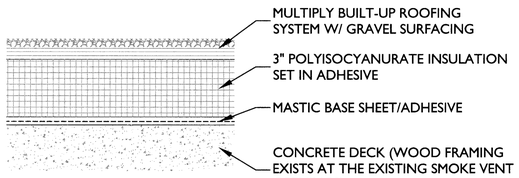
ROOF REPLACMENT AT ALICE TAYLOR AND FRANKLIN FIELD DEVELOPMENTS
BOSTON HOUSING AUTHORITY
ALICE TAYLOR & FRANKLIN FIELD DEVELOPMENTS
BOSTON, MASSACHUSETTS

ROOF COMPOSITIONS, SITE PLAN, & GENERAL NOTES - ALICE TAYLOR

DATE 04.24.19
SCALE AS NOTED
DRAWN BY / CHECKED BY JL & DJS / JR
PROJECT NO 2019001
DRAWING NO T2

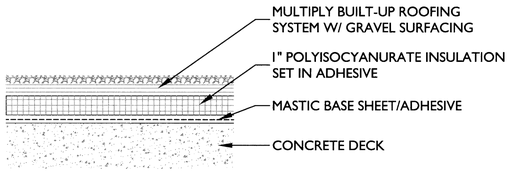
EXISTING ROOF COMPOSITION - ALICE TAYLOR

BUILDING NO. 1, 2, 8, 9, 10, 11, & 12



EXISTING ROOF COMPOSITION (ROOF AREA 1)
SCALE: 3" = 1'-0"

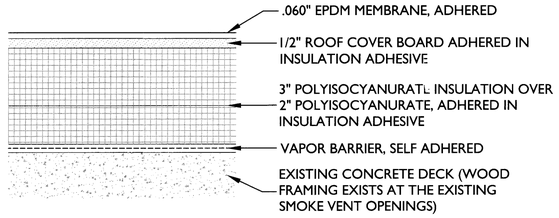
BUILDING NO. 2, 8, 9 &10 (PENTHOUSE ROOFS)



EXISTING PENTHOUSE ROOF COMPOSITION (ROOF AREA 2 & 3)
SCALE: 3" = 1'-0"

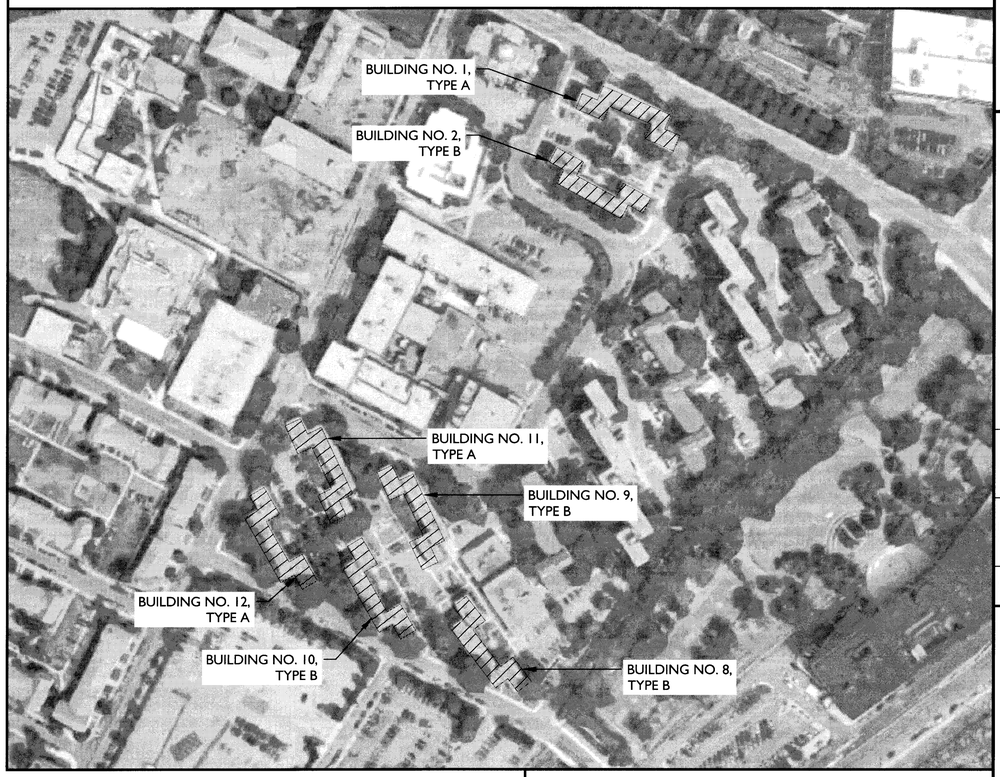
NEW ROOF COMPOSITION - ALICE TAYLOR

BUILDING NO. 1, 2, 8, 9, 10, 11, & 12



NEW ROOF COMPOSITION (ROOF AREA 1, 2 & 3)
SCALE: 3"=1'-0"

SITE PLAN - ALICE TAYLOR



NOTES

1. TYPE A: (BUILDING NO. 1, 11 & 12) DO NOT HAVE PENTHOUSES. LADDER ACCESS IS REQUIRED UNTIL ROOF HATCH IS INSTALLED.
2. TYPE B: (BUILDING NO. 2, 8, 9 & 10) HAVE STAIR PENTHOUSES.

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DRAFT

COMMONWEALTH OF MASSACHUSETTS
ANDREW N. BARR
No. 33511
REGISTERED PROFESSIONAL ENGINEER
Andrew N. Barr
2019.06.26 01:45:48-04'00'

NO	DATE	BY	DESCRIPTION

RUSSO·BARR ASSOCIATES
55 Sixth Road, Suite 209, Woburn, MA 01801

ROOF REPLACMENT AT ALICE TAYLOR AND FRANKLIN FIELD DEVELOPMENTS
BOSTON HOUSING AUTHORITY
ALICE TAYLOR & FRANKLIN FIELD DEVELOPMENTS
BOSTON, MASSACHUSETTS
ROOF COMPOSITIONS, SITE PLAN, & GENERAL NOTES - ALICE TAYLOR (BASE BID)

DATE 06.26.19
SCALE AS NOTED
DRAWN BY / CHECKED BY JL & DJS / JR
PROJECT NO 2019001
DRAWING NO T2

The Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety & Inspections (OPSI)
1000 Washington Street, Suite 710
Boston MA 02118
Certificate For Use of Elevator
Chapter 143 General Laws, as amended

Location:

30 ANNUNCIATION ROAD, BOSTON, 02120

Issued On: September 12, 2019

Expires: September 30, 2020

Capacity (lbs): 2500

Speed (fpm): 125

State ID#: 1-P-123

Inspection #: INS-306390

Chapter 143 of the General Law, Section 65 states the elevator inspection certificate shall be posted in a conspicuous place in or near the cab or car of such elevator.

Diane M. Symonds

Diane M. Symonds

Commissioner

IN CASE OF ACCIDENT NOTIFY (508) 820-1444 AT ONCE.

REPORT UNSAFE CONDITIONS TO BUILDING MANAGER / OWNER

The Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety & Inspections (OPSI)
1000 Washington Street, Suite 710
Boston MA 02118

Certificate For Use of Elevator

Chapter 143 General Laws, as amended

Location:

50 ANNUNCIATION ROAD, BOSTON, 02120

Issued On: September 12, 2019

Expires: September 30, 2020

Capacity (lbs): 2500

Speed (fpm): 125

State ID#: 1-P-153

Inspection #: INS-306388

Chapter 143 of the General Law, Section 65 states the elevator inspection certificate shall be posted in a conspicuous place in or near the cab or car of such elevator.

Diane M. Symonds

Diane M. Symonds

Commissioner

IN CASE OF ACCIDENT NOTIFY (508) 820-1444 AT ONCE.
REPORT UNSAFE CONDITIONS TO BUILDING MANAGER / OWNER

The Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety & Inspections (OPSI)
1000 Washington Street, Suite 710
Boston MA 02118

Certificate For Use of Elevator

Chapter 143 General Laws, as amended

Location:

58 ANNUNCIATION ROAD, BOSTON, 02120

Issued On: September 12, 2019

Expires: September 30, 2020

Capacity (lbs): 2500

Speed (fpm): 125

State ID#: 1-P-147

Inspection #: INS-306382

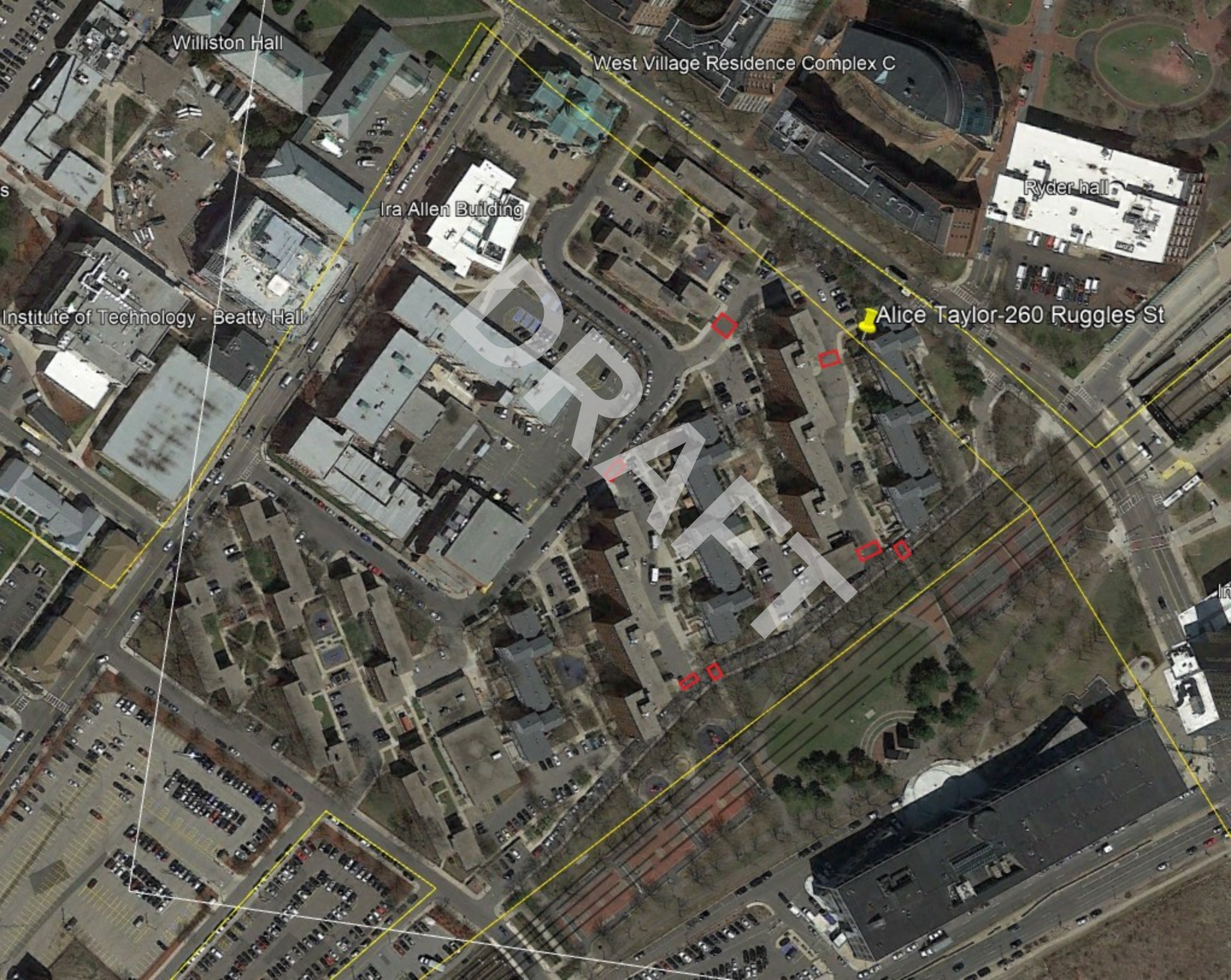
Chapter 143 of the General Law, Section 65 states the elevator inspection certificate shall be posted in a conspicuous place in or near the cab or car of such elevator.

Diane M. Symonds

Commissioner

IN CASE OF ACCIDENT NOTIFY (508) 820-1444 AT ONCE.

REPORT UNSAFE CONDITIONS TO BUILDING MANAGER / OWNER


Williston Hall
West Village Residence Complex C
Ira Allen Building
Ryder hall
Institute of Technology - Beatty Hall
Alice Taylor-260 Ruggles St
DRAFT

Inspection Summary Report (POA) for Inspection #666752

Inspection Snapshot

Inspection ID:	666752	**Inspection Time:**	01:27 PM - 06:30 PM
Inspection Start Date:	02/04/2020	**Inspection End Date:**	02/05/2020
Property ID:	MA002000114	**Property Type:**	Public Housing
Property Name:	ALICE HEYWOOD TAYLOR		
Inspection State:	Successful	**Score:**	70b*

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Inspection Summary Report (POA) for Inspection #666752

Property Profile

Property Name:	ALICE HEYWOOD TAYLOR		
Scattered Site?	No	**Multiple Site?**	No
Address Line 1:	260 RUGGLES Street		
Address Line 2:			
City:	ROXBURY	**State:**	MA
ZIP:	02120	**Extension:**	____
Phone:	(617) 988-5272	**Extension:**	
Fax:	(617) 988-5224	**Email:**	derborah.austin@bostonhousing.org

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	18	12	12	363	363	25
Common	0			-	-	-
Total	18	12	12	363	363	25

Occupancy Information		
No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
349	96%	No

Comments Public Housing project based section 8 Families. Profile Change12/363 Multiple add same bld Tac 2920296 Bed Bugs Present B 8 Unit 24 TAC 2920298. Generator present NOD..23 504 Units fossil fuel gas stoves and boilers

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Inspection Summary Report (POA) for Inspection #666752

Participant Profile

Management Agent [Primary Contact / Present During Inspection]

Name (F, MI, L):	Victor Williams		
Organization:	Boston Housing		
Address Line 1:	52 Chauncy Street		
Address Line 2:			
City:	Boston	**State:**	MA
ZIP:	02111	**Extension:**	
Phone:	(617) 988-4015	**Extension:**	
Fax:	(617) 988-4027	**Email:**	victor.williams@bostonhousing.org

Executive Director [Not Present During Inspection]

Name (F, MI, L):	Kate Bennett		
Organization:	Boston Housing		
Address Line 1:	52 Chauncy Street		
Address Line 2:			
City:	Boston	**State:**	MA
ZIP:	02111	**Extension:**	
Phone:	(617) 988-4124	**Extension:**	
Fax:	(617) 988-4124	**Email:**	kate.bennette@bostonhousing.org

Site Manager [Present During Inspection]

Name (F, MI, L):	Deborah Austin		
Organization:	Boston Housing Authority		
Address Line 1:	260 Ruggles Street		
Address Line 2:			
City:	Roxbury	**State:**	MA
ZIP:	02120	**Extension:**	
Phone:	(617) 988-5272	**Extension:**	
Fax:	(617) 988-5224	**Email:**	deborah.austin@bostonhousing.org

Other [Present During Inspection]

Name (F, MI, L):	Bill Wuschke		
Organization:	Boston Housing Authority		
Address Line 1:	1158 Tremont Street		
Address Line 2:			
City:	Boston	**State:**	MA
ZIP:	02199	**Extension:**	
Phone:	(617) 988-5163	**Extension:**	
Fax:	(617) 988-5073	**Email:**	bill.wuschke@bostonhousing.org

Other [Present During Inspection]

Name (F, MI, L):	Christine Erardi
Organization:	Boston Housing Authority

DRAFT

Inspection Summary Report (POA) for Inspection #666752

Participant Profile			
Address Line 1:	260 Ruggles Street		
Address Line 2:			
City:	Boston	**State:**	MA
ZIP:	02120	**Extension:**	
Phone:	(617) 988-5270	**Extension:**	
Fax:		**Email:**	

DRAFT

Inspection Summary Report (POA) for Inspection #666752

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	17.79	2.72	15.07	5.00	10.06
Building Exterior	17.43	6.03	11.40	0.80	10.60
Building Systems	20.70	0.00	20.70	0.00	20.70
Common Area	5.49	2.87	2.62	0.49	2.13
Unit	38.59	10.34	28.25	1.87	26.38
Total	100.00	21.97	78.03	8.17	69.87

Score Version: 1 **Score Date:** 02/05/2020 **Final Score:** 70b*

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Inspection Summary Report (POA) for Inspection #666752

Health & Safety Summary

	Site	Buildings	Units	Total
Non-Life Threatening (NLT)				
Actual	1	10	16	27
Projected	1	10	232	243
Life Threatening (LT)				
Actual	0	0	0	0
Projected	0	0	0	0
Smoke Detectors (SD)				
Actual	0	0	2	2
Projected	0	0	29	29
Overall				
Actual	1	10	18	29
Projected	1	10	261	272

Health and Safety Narrative

1 site, 12 buildings and 25 units were inspected.

29 health and safety deficiencies(HSD) were observed.

Percentage Inspected:
Site (PIS): 100%
Building (PIB): 100%
Unit (PIU): 7%

Projected HSD:
Site = (Actual HSDS) / PIS
Building = (Actual HSDB) / PIB
Unit = (Actual HSDU) / PIU

If all buildings and units were inspected, it is projected that a total of 272 health and safety deficiencies would apply to the property.

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Inspection Summary Report (POA) for Inspection #666752

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Capital	Unit	Kitchen Items	Unit - Refrigerator - Missing/Damaged/ Inoperable (Kitchen)	11	25	44
Ordinary	Site	Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	1	1	100
Ordinary	Site	Mailboxes and Project Signs	Site - Mailbox Missing/Damaged (Mailboxes/Project Signs)	1	1	100
Ordinary	Site	Hazards	HS - Tripping (Hazards)	1	1	100
Ordinary	BE	Doors	BE - Damaged Hardware/Locks (Doors)	5	12	42
Ordinary	BE	FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	10	12	83
Ordinary	CA	Windows	CA - Inoperable/Not Lockable (Windows)	4	12	33
Ordinary	CA	Windows	CA - Damaged/Missing Screens (Windows)	4	12	33
Ordinary	CA	Doors	CA - Damaged Hardware/Locks (Doors)	6	12	50
Ordinary	Unit	Doors	Unit - Damaged Hardware/Locks (Doors)	14	25	56

Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

Capital items are repairs that generally require large cash outlays. (Items such as new roofs and new appliances)

Ordinary items are repairs that require smaller cash outlays. (Items such as light fixtures, fire extinguishers and smoke detectors)

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Inspection Summary Report (POA) for Inspection #666752

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	18	12	12	0
Unit	363	363	25	4

Building 1 - TBD [Sample , Inspected]

Address Line 1: 290-300 RUGGLES
Address Line 2:
City: Roxbury **State:** MA
Zip: 02119 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1952	3	23	23

Comments: No roof access Fossil fuel gas boilers COXP M=0 W=2 NW=0;

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
300-2004	1 Bedroom	Yes	No Access
290-2019	1 Bedroom	Yes	
290-2018	3 Bedrooms	Yes	

Building 10 - TBD [Sample , Inspected]

Address Line 1: 51-61 PRENTISS
Address Line 2:
City: Roxbury **State:** MA
Zip: 02119 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1952	3	24	24

Comments: Roof Access NOD Fossil fuel gas boilers COXP M=0 W=2 NW=0;

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
61-2524	2 Bedrooms	Yes	No Access
51-2531	4 Bedrooms	Yes	

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51-2539	3 Bedrooms	Yes	

Building 11 - TBD [Sample , Inspected]

Address Line 1: 80-86 ANNUNCIATION
Address Line 2:
City: Roxbury **State:** MA
Zip: 02119 **Extension:**

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1952	3	24	24

Comments: no roof access No roof access Fossil fuel gas boilers COXP M=0 W=2 NW=0;

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
86-2549	2 Bedrooms	Yes	
80-2564	1 Bedroom	Yes	

Building 12 - TBD [Sample , Inspected]

Address Line 1: 71-81 PRENTISS
Address Line 2:
City: Roxbury **State:** MA
Zip: 02119 **Extension:**

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1952	3	24	24

Comments: no roof access No roof access Fossil fuel gas boilers COXP M=0 W=1 NW=0;

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
81-2575	1 Bedroom	Yes	

Building 2 - TBD [Sample , Inspected]

Address Line 1: 20-26 ANNUNCIATION
Address Line 2:

DRAFT

City: Roxbury **State:** MA
Zip: 02119 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1952	3	24	24

Comments: roof access NOD Fossil fuel gas boilers COXP M=0 W=1 NW=1;

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
20-2030	3 Bedrooms	Yes	
26-2045	2 Bedrooms	Yes	

Building 3 - TBD [Sample , Inspected]

Address Line 1: 260 RUGGLES
Address Line 2:
City: Roxbury **State:** MA
Zip: 02119 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1989	1	23	23

Comments: No roof access Fossil fuel gas boilers COXP M=0 W=2 NW=0;

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
260-2602	3 Bedrooms	Yes	
260-2617	3 Bedrooms	Yes	

Building 4 - TBD [Sample , Inspected]

Address Line 1: 30 34 38 ANNUNCIATION
Address Line 2:
City: Roxbury **State:** MA
Zip: 02119 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1982	7	66	66

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Comments: Roof Access NOD Fossil fuel gas boilers COXP M=0 W=4 NW=0;

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
30-3007	2 Bedrooms	Yes	
30-3015	2 Bedrooms	Yes	
34-3407	1 Bedroom	Yes	
38-3801	3 Bedrooms	No	Vacant
38-3816	2 Bedrooms	Yes	

Building 5 - TBD [Sample , Inspected]

Address Line 1: 40 ANNUNCIATION
Address Line 2:
City: Roxbury **State:** MA
Zip: 02119 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1989	1	24	24

Comments: Shingle roof NOD No roof access Fossil fuel gas boilers COXP M=0 W=1 NW=0;

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
40-4013	3 Bedrooms	Yes	

Building 6 - TBD [Sample , Inspected]

Address Line 1: 50 54 58 ANNUNCIATION
Address Line 2:
City: Roxbury **State:** MA
Zip: 02119 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1989	7	71	71

Comments: Flat roof roof access NOD No roof access Fossil fuel gas boilers COXP M=0 W=5 NW=0;

Unit #	# Bedrooms	Occupied?	UnInspected Reason?

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50-5002	3 Bedrooms	Yes	No Access
50-5004	4 Bedrooms	Yes	
50-5016	2 Bedrooms	Yes	
54-5408	2 Bedrooms	Yes	
54-5422	1 Bedroom	Yes	
58-5813	2 Bedrooms	Yes	

Building 7 - TBD [Sample , Inspected]

Address Line 1: 60R ANNUNCIATION
Address Line 2:
City: Roxbury **State:** MA
Zip: 02119 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1989	1	16	16

Comments: Shingled roof NOD No roof access Fossil fuel gas boilers COXP M=0 W=1 NW=0;

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
60-6004	5 Bedrooms	Yes	

Building 8 - TBD [Sample , Inspected]

Address Line 1: 41 PRENTISS
Address Line 2:
City: Roxbury **State:** MA
Zip: 02119 **Extension:** ____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1952	3	21	21

Comments: roof access NOD Fossil fuel gas boilers COXP M=0 W=2 NW=0;

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
41-2469	1 Bedroom	Yes	
31-2486	1 Bedroom	Yes	

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Inspection Summary Report (POA) for Inspection #666752

Building 9 - TBD [Sample , Inspected]

Address Line 1: 76 ANNUNCIATION
Address Line 2:
City: Roxbury **State:** MA
Zip: 02119 **Extension:**

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1952	3	23	23

Comments: Roof access nod Fossil fuel gas boilers COXP M=0 W=1 NW=0;

Unit #	# Bedrooms	Occupied?	UnInspected Reason?
76-2502	1 Bedroom	Yes	

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Inspection Summary Report (POA) for Inspection #666752

Certificates

Certificate Item	Certificate State
Boilers	Yes - This certificate is provided or is not expired
Elevators	Yes - This certificate is provided or is not expired
Fire Alarms	Yes - This certificate is provided or is not expired
Lead-Based Paint Disclosure Forms	Yes - This certificate is provided or is not expired
Lead-Based Paint Inspection Reports	No - This certificate cannot be provided or is expired
Sprinkler Systems	Yes - This certificate is provided or is not expired

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Inspection Summary Report (POA) for Inspection #666752

Score Details

Note: The inspection software allows for the recording of the same deficiency as many times as it occurs. However, it is only scored once. The number within the parenthesis after the Deficiency indicates the number of observations for this inspectable area. For example; "Site - Spalling (Walkway / Steps) (4)" indicates the deficiency was observed and recorded 4 times under Site. Each individual observation can be found in the Deficiency Details section of this report.

Item	Deficiency	Severity	Points Deducted	Points Received
Site - ALICE HEYWOOD TAYLOR - Site(0) [Possible Points : 17.79]				
Non-Health And Safety Deficiencies				
Grounds	Site - Overgrown/Penetrating Vegetation (Grounds)	Level 2	2.50	
Mailboxes and Project Signs	Site - Mailbox Missing/Damaged (Mailboxes/Project Signs)	Level 3	0.22	
Health And Safety Deficiencies				
Hazards	HS - Tripping (Hazards) (6) (NLT)	Level 3	5.00	
			7.73	**10.06**
Building 1 - TBD - Building Exterior [Possible Points : 1.13]				
Non-Health And Safety Deficiencies				
Doors	BE - Damaged Hardware/Locks (Doors)	Level 3	0.47	
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.47	**0.66**
Building 1 - TBD - Common Areas [Possible Points : 0.82]				
Non-Health And Safety Deficiencies				
Doors	CA - Damaged Hardware/Locks (Doors)	Level 3	0.17	
			0.17	**0.65**
Building 1 - TBD - Unit 290-2019 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
Health And Safety Deficiencies				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.09	
			0.23	**1.29**

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Inspection Summary Report (POA) for Inspection #666752

Item	Deficiency	Severity	Points Deducted	Points Received
Building 1 - TBD - Unit 290-2018 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.17	
Health And Safety Deficiencies				
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.09	
			0.26	**1.27**
Building 10 - TBD - Building Exterior [Possible Points : 1.18]				
Non-Health And Safety Deficiencies				
Doors	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.65	
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.10	
			0.75	**0.43**
Building 10 - TBD - Common Areas* [Possible Points : 0.37]				
Non-Health And Safety Deficiencies				
Doors	CA - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Windows	CA - Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.74	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			**0.91**	**0.00**
Building 10 - TBD - Unit 51-2531 [Possible Points : 1.56]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.19	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.17	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	

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Item	Deficiency	Severity	Points Deducted	Points Received
			0.66	0.90
Building 10 - TBD - Unit 51-2539* [Possible Points : 1.59]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing - Clogged Drains (Bathroom)	Level 1	0.31	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.17	
Dryer Vent	Unit - Dryer Vent Missing/Damaged/Inoperable (Laundry Area (Room))	Level 3	0.07	
Kitchen Items	Unit - Countertops - Missing/Damaged (Kitchen)	Level 2	0.16	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 3	0.56	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.37	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (2) (NLT)	Level 3	0.17	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			1.95	0.00
Building 11 - TBD - Building Exterior [Possible Points : 1.18]				
Non-Health And Safety Deficiencies				
Doors	BE - Damaged Hardware/Locks (Doors)	Level 3	0.49	
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.49	0.69
Building 11 - TBD - Common Areas [Possible Points : 0.37]				
Non-Health And Safety Deficiencies				
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.05	
			0.05	0.32
Building 11 - TBD - Unit 86-2549 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.19	

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Item	Deficiency	Severity	Points Deducted	Points Received
			0.19	1.34
Building 12 - TBD - Building Exterior [Possible Points : 1.18]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	1.18
Building 12 - TBD - Common Areas [Possible Points : 0.37]				
Non-Health And Safety Deficiencies				
Walls	CA - Peeling/Needs Paint (Walls)	Level 2	0.02	
Health And Safety Deficiencies				
Windows	CA - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.33	
			0.35	0.02
Building 12 - TBD - Unit 81-2575 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.37	
			0.54	0.99
Building 2 - TBD - Building Exterior [Possible Points : 1.18]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	1.18
Building 2 - TBD - Unit 20-2030 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.37	

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Item	Deficiency	Severity	Points Deducted	Points Received
			0.55	0.98
Building 2 - TBD - Unit 26-2045 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
Health And Safety Deficiencies				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
			0.32	1.21
Building 3 - TBD - Building Exterior [Possible Points : 1.13]				
Non-Health And Safety Deficiencies				
Doors	BE - Damaged Hardware/Locks (Doors)	Level 3	0.47	
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.47	0.66
Building 3 - TBD - Common Areas [Possible Points : 0.59]				
Non-Health And Safety Deficiencies				
Doors	CA - Damaged Hardware/Locks (Doors) (2)	Level 3	0.17	
Kitchen Items	CA - Damaged/Inoperable (Refrigerator)	Level 1	0.08	
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.02	
			0.27	0.32
Building 3 - TBD - Unit 260-2602 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 2	0.08	
Walls	Unit - Damaged (Walls)	Level 1	0.04	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.17	
			0.29	1.24
Building 3 - TBD - Unit 260-2617 [Possible Points : 1.63]				

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Item	Deficiency	Severity	Points Deducted	Points Received
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom) (2)	Level 1	0.14	
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.19	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.04	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.17	
Doors	Unit - Missing Door (Doors)	Level 1	0.09	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
Windows	Unit - Damaged/Missing Screens (Windows) (3)	Level 1	0.02	
			0.79	**0.83**

Building 4 - TBD - Building Exterior [Possible Points : 3.24]				
Non-Health And Safety Deficiencies				
Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs)	Level 2	0.67	
Walls	BE- Missing/Damaged Caulking/Mortar (Walls)	Level 1	0.36	
			1.03	**2.20**

Building 4 - TBD - Common Areas* [Possible Points : 0.52]				
Non-Health And Safety Deficiencies				
Doors	CA - Damaged Hardware/Locks (Doors)	Level 3	0.33	
Doors	CA - Damaged Hardware/Locks (Doors) (2)	Level 3	0.17	
Doors	CA - Damaged Hardware/Locks (Doors) (5)	Level 3	0.33	
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.05	
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Missing Exit Signs (Emergency/Fire Exits) (NLT)	Level 3	0.33	
Windows	CA - Inoperable/Not Lockable (Windows) (4) (NLT)	Level 3	0.33	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			**1.55**	**0.00**

Building 4 - TBD - Unit 30-3007 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	

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Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Missing Door (Doors)	Level 1	0.09	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (3) (NLT)	Level 3	0.17	
			0.57	**0.96**

Building 4 - TBD - Unit 30-3015 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Doors	Unit - Missing Door (Doors)	Level 1	0.09	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (3) (NLT)	Level 3	0.17	
			0.59	**0.93**

Building 4 - TBD - Unit 34-3407 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (3) (NLT)	Level 3	0.17	
			0.31	**1.22**

Building 4 - TBD - Unit 38-3816 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.04	
Doors	Unit - Missing Door (Doors)	Level 1	0.09	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.28	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	

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Item	Deficiency	Severity	Points Deducted	Points Received
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.17	
			0.75	**0.78**
Building 5 - TBD - Building Exterior [Possible Points : 0.96]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.26	
			0.26	**0.70**
Building 5 - TBD - Common Areas* [Possible Points : 0.37]				
Non-Health And Safety Deficiencies				
Doors	CA - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Doors	CA - Damaged Hardware/Locks (Doors) (2)	Level 3	0.17	
Walls	CA - Damaged (Walls)	Level 1	0.04	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			**0.38**	**0.00**
Building 5 - TBD - Unit 40-4013 [Possible Points : 1.63]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.17	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	
			0.34	**1.29**
Building 6 - TBD - Building Exterior [Possible Points : 3.48]				
Non-Health And Safety Deficiencies				
Doors	BE - Damaged Hardware/Locks (Doors)	Level 3	1.44	
Health And Safety Deficiencies				
Doors	BE - Damaged Frames/Threshold/Lintels/Trim (Doors) (NLT)	Level 3	0.80	

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Item	Deficiency	Severity	Points Deducted	Points Received
			2.24	1.24
Building 6 - TBD - Common Areas* [Possible Points : 0.52]				
Non-Health And Safety Deficiencies				
Doors	CA - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Doors	CA - Damaged Hardware/Locks (Doors)	Level 3	0.33	
Doors	CA - Damaged Hardware/Locks (Doors) (3)	Level 3	0.17	
Doors	CA - Damaged Hardware/Locks (Doors) (3)	Level 3	0.33	
Walls	CA - Peeling/Needs Paint (Walls)	Level 2	0.04	
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.05	
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Missing Exit Signs (Emergency/Fire Exits) (2) (NLT)	Level 3	0.33	
Windows	CA - Inoperable/Not Lockable (Windows) (2) (NLT)	Level 3	0.33	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			1.75	0.00
Building 6 - TBD - Unit 50-5004* [Possible Points : 1.59]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Shower/Tub - Damaged/Missing (Bathroom)	Level 1	0.19	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) (2)	Level 3	0.17	
Windows	Unit - Damaged/Missing Screens (Windows) (2)	Level 1	0.02	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) (4)	Level 3	0.37	
Health And Safety Deficiencies				
Electrical System	Unit - GFI - Inoperable (Electrical System) (NLT)	Level 3	0.83	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			1.75	0.00
Building 6 - TBD - Unit 50-5016 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Windows	Unit - Damaged/Missing Screens (Windows)	Level 1	0.02	

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Item	Deficiency	Severity	Points Deducted	Points Received
Health And Safety Deficiencies				
Windows	Unit - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.17	
			0.50	**1.03**
Building 6 - TBD - Unit 54-5408 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.37	
			0.65	**0.87**
Building 6 - TBD - Unit 54-5422 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
Walls	Unit - Damaged (Walls)	Level 1	0.04	
			0.18	**1.35**
Building 6 - TBD - Unit 58-5813 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.04	
Doors	Unit - Missing Door (Doors)	Level 1	0.09	
			0.28	**1.25**
Building 7 - TBD - Building Exterior [Possible Points : 0.64]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	**0.64**
Building 7 - TBD - Unit 60-6004 [Possible Points : 1.56]				
Non-Health And Safety Deficiencies				

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Item	Deficiency	Severity	Points Deducted	Points Received
Doors	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.17	
			0.17	1.39

Building 8 - TBD - Building Exterior [Possible Points : 1.03]				
Non-Health And Safety Deficiencies				
Doors	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	Level 3	0.57	
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.57	0.46

Building 8 - TBD - Common Areas* [Possible Points : 0.37]				
Non-Health And Safety Deficiencies				
Windows	CA - Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.74	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			0.74	0.00

Building 8 - TBD - Unit 41-2469 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Lavatory Sink - Damaged/Missing (Bathroom)	Level 1	0.14	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
			0.45	1.08

Building 8 - TBD - Unit 31-2486 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Windows	Unit - Inoperable/Not Lockable (Windows)	Level 1	0.04	
Health And Safety Deficiencies				
Smoke Detector	Unit - Missing/Inoperable (Smoke Detector) (SD)	Level 3	0.00	
			0.21	1.32

Building 9 - TBD - Building Exterior [Possible Points : 1.13]

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Item	Deficiency	Severity	Points Deducted	Points Received
Non-Health And Safety Deficiencies				
Doors	BE - Damaged Hardware/Locks (Doors)	Level 3	0.47	
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
Walls	BE- Stained/Peeling/Needs Paint (Walls)	Level 1	0.09	
			0.56	**0.57**
Building 9 - TBD - Common Areas* [Possible Points : 0.37]				
Non-Health And Safety Deficiencies				
Doors	CA - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.05	
Health And Safety Deficiencies				
Windows	CA - Inoperable/Not Lockable (Windows) (NLT)	Level 3	0.33	
* The point deductions for this sub-area exceed the number of possible points. The points received cannot be negative so it is set to zero.			**0.55**	**0.00**
Building 9 - TBD - Unit 76-2502 [Possible Points : 1.53]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Windows	Unit - Damaged/Missing Screens (Windows) (2)	Level 1	0.02	
Windows	Unit - Peeling/Needs Paint (Windows)	Level 1	0.01	
			0.20	**1.33**

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Deficiency Details

Item	Location/Comments	Deficiency/Severity	Decisions
Site - ALICE HEYWOOD TAYLOR - Site(0)			
Non-Health And Safety Deficiencies			
Grounds	TBD overgrown veg fron corner of buioding	Site - Overgrown/ Penetrating Vegetation (Grounds) - L2	- Overgrown vegetation - Vegetation contacts or penetrates an unintended surface (for example, buildings, fences/walls, gutters, roofs, HVAC system, etc.) - The surfaces are NOT damaged as a result.
Mailboxes and Project Signs	TBD	Site - Mailbox Missing/ Damaged (Mailboxes/ Project Signs) - L3	- Mailboxes (only U.S. Postal Service resident/unit mailboxes) - Cannot be locked or is so damaged that it does not function properly
Parking Lots/Driveways /Roads	TBD back side road	Site - Cracks/Settlement/ Heaving/Loose Materials/ Potholes (Parking Lots/ Driveways/Roads) - L2	- Damaged paving - Loose materials due to potholes or missing sections of pavement - This condition DOES NOT RESULT in a Health and Safety concern.
Parking Lots/Driveways /Roads	TBD side of building	Site - Cracks/Settlement/ Heaving/Loose Materials/ Potholes (Parking Lots/ Driveways/Roads) - L2	- Damaged paving - Cracks greater than or equal to 3/4" - This condition DOES NOT RESULT in a Health and Safety concern.
Parking Lots/Driveways /Roads	TBD potholes	Site - Cracks/Settlement/ Heaving/Loose Materials/ Potholes (Parking Lots/ Driveways/Roads) - L2	- Damaged paving - Loose materials due to potholes or missing sections of pavement - This condition DOES NOT RESULT in a Health and Safety concern.
Walkways and Steps	TBD	Site - Cracks/Settlement/	- Cracks, Settlement, or

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Item	Location/Comments	Deficiency/Severity	Decisions
	front of unit 260 A	Heaving (Walkways/Steps) - L2	Heaving (includes concrete porches and entry stoops) - Hinging/tilting or pavement sinks or rises due to failure of sub base materials - This condition DOES NOT RESULT in a Health and Safety concern.
Walkways and Steps	TBD front of 30 cracks	Site - Cracks/Settlement/ Heaving (Walkways/Steps) - L2	- Cracks, Settlement, or Heaving (includes concrete porches and entry stoops) - Cracks greater than or equal to 3/4" - This condition DOES NOT RESULT in a Health and Safety concern.
Walkways and Steps	TBD frontbof bld	Site - Cracks/Settlement/ Heaving (Walkways/Steps) - L2	- Cracks, Settlement, or Heaving (includes concrete porches and entry stoops) - Hinging/tilting or pavement sinks or rises due to failure of sub base materials - If condition RESULTS in a Health and Safety defect, record the applicable defect under the Site - Health and Safety item.
Walkways and Steps	TBD side of building	Site - Cracks/Settlement/ Heaving (Walkways/Steps) - L2	- Cracks, Settlement, or Heaving (includes concrete porches and entry stoops) - Hinging/tilting or pavement sinks or rises due to failure of sub base materials - This condition DOES NOT RESULT in a Health and Safety concern.
Walkways and Steps	TBD side of bld	Site - Cracks/Settlement/ Heaving (Walkways/Steps) - L2	- Cracks, Settlement, or Heaving (includes concrete porches and entry stoops) - Cracks greater than or equal to 3/4" - This condition DOES NOT

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Item	Location/Comments	Deficiency/Severity	Decisions
			RESULT in a Health and Safety concern.
Walkways and Steps	TBD 3front of building	Site - Cracks/Settlement/ Heaving (Walkways/Steps) - L2	- Cracks, Settlement, or Heaving (includes concrete porches and entry stoops) - Cracks greater than or equal to 3/4" - This condition DOES NOT RESULT in a Health and Safety concern.
Walkways and Steps	TBD front of buioding	Site - Cracks/Settlement/ Heaving (Walkways/Steps) - L2	- Cracks, Settlement, or Heaving (includes concrete porches and entry stoops) - Cracks greater than or equal to 3/4" - This condition DOES NOT RESULT in a Health and Safety concern.
Walkways and Steps	TBD front of bld	Site - Cracks/Settlement/ Heaving (Walkways/Steps) - L2	- Cracks, Settlement, or Heaving (includes concrete porches and entry stoops) - Cracks greater than or equal to 3/4" - This condition DOES NOT RESULT in a Health and Safety concern.
Walkways and Steps	TBD front of building	Site - Cracks/Settlement/ Heaving (Walkways/Steps) - L2	- Cracks, Settlement, or Heaving (includes concrete porches and entry stoops) - Cracks greater than or equal to 3/4" - This condition DOES NOT RESULT in a Health and Safety concern.
Walkways and Steps	TBD front og bld	Site - Cracks/Settlement/ Heaving (Walkways/Steps) - L2	- Cracks, Settlement, or Heaving (includes concrete porches and entry stoops) - Cracks greater than or equal to 3/4" - This condition DOES NOT RESULT in a Health and

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Item	Location/Comments	Deficiency/Severity	Decisions
			Safety concern.
Walkways and Steps	TBD front ob bld	Site - Cracks/Settlement/ Heaving (Walkways/Steps) - L2	- Cracks, Settlement, or Heaving (includes concrete porches and entry stoops) - Cracks greater than or equal to 3/4" - This condition DOES NOT RESULT in a Health and Safety concern.
Walkways and Steps	TBD fron of bld 290 entrance	Site - Cracks/Settlement/ Heaving (Walkways/Steps) - L2	- Cracks, Settlement, or Heaving (includes concrete porches and entry stoops) - Cracks greater than or equal to 3/4" - This condition DOES NOT RESULT in a Health and Safety concern.
Walkways and Steps	TBD spalling on steps	Site - Spalling (Walkways/ Steps) - L1	- Spalling (includes concrete porches and entry stoops) - Small areas of spalling (less than or equal to 4" by 4")
Walkways and Steps	TBD rear walkway	Site - Spalling (Walkways/ Steps) - L1	- Spalling (includes concrete porches and entry stoops) - Small areas of spalling (less than or equal to 4" by 4")
Walkways and Steps	TBD front of bulding	Site - Spalling (Walkways/ Steps) - L1	- Spalling (includes concrete porches and entry stoops) - Small areas of spalling (less than or equal to 4" by 4")
Walkways and Steps	TBD spalling on steps	Site - Spalling (Walkways/ Steps) - L1	- Spalling (includes concrete porches and entry stoops) - Small areas of spalling (less than or equal to 4" by 4")
Health And Safety Deficiencies			
Hazards	fron of bdl 7	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
Hazards	trip hazzard front of bld	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping

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Item	Location/Comments	Deficiency/Severity	Decisions
			risk
Hazards	side of builfing	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
Hazards	front of bld	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
Hazards	front of nuilding	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk
Hazards	Right side of building	HS - Tripping (Hazards) (NLT) - L3	- Tripping (not related to elevators) - poses a tripping risk

Building 1 - TBD[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Doors	inop closer	BE - Damaged Hardware/ Locks (Doors) - L3	- Entry Door (leads to the outside of the building) - Hardware is damaged or missing - Door does not function as it should (it does not latch), cannot be locked (only if designed to lock) - This condition MAY RESULT in a Health and Safety concern.
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 1 - TBD[Sample,Inspected] - Building Systems
None

Building 1 - TBD[Sample,Inspected] - Common Areas
Non-Health And Safety Deficiencies

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Item	Location/Comments	Deficiency/Severity	Decisions
Closet/Utility/ Mechanical	Basement missing latch boiler rm	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).

Building 1 - TBD[Sample,Inspected] - Unit 290-2018			
Non-Health And Safety Deficiencies			
Doors	Bedroom bed 1 peeling	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has significant peeling, cracked, or no paint.
Health And Safety Deficiencies			
Doors	Living Area frame not latching	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	- Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition MAY RESULT in a Health and Safety concern

Building 1 - TBD[Sample,Inspected] - Unit 290-2019			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen fridge seal	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Health And Safety Deficiencies			
Doors	Living Area frame damaged not latching	Unit - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	- Entry Door to Unit - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim,

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Item	Location/Comments	Deficiency/Severity	Decisions
			headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern.

Building 10 - TBD[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Doors	hole inndoor nis repair paper	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Emergency/Fire Exit Door - Surface is damaged - Emergency/Fire Exit Door has holes. - This condition DOES NOT RESULT in a Health and Safety concern.
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	peeling paint side and front of buioding	BE- Stained/Peeling/Needs Paint (Walls) - L1	- Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Building 10 - TBD[Sample,Inspected] - Building Systems
None

Building 10 - TBD[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Basement/Garage/ Carport	Basement missing striker nis repair	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).

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Item	Location/Comments	Deficiency/Severity	Decisions
Halls/Corridors/Stairs	Floor 3 damaged seal	CA - Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane

Building 10 - TBD[Sample,Inspected] - Unit 51-2531			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom missing stopper	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Bathroom Items	Bathroom missing	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)
Doors	Bedroom cracked door	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has broken or missing glass. - This condition MAY RESULT in a Health and Safety concern
Kitchen Items	Kitchen damaged fridge and freezer gasket	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Windows	Bedroom damaged screen bed 1	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 10 - TBD[Sample,Inspected] - Unit 51-2539			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom slow drain	Unit - Plumbing - Clogged Drains (Bathroom) - L1	- Bathroom Sink - There is a problem with the drainage - The basin will drain, but it is slow
Doors	Bedroom bed 2 broken door	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Dryer Vent	Kitchen hole in vent	Unit - Dryer Vent Missing/ Damaged/Inoperable (Laundry Area (Room)) - L3	
Kitchen Items	Kitchen all inop burners	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L3	- Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - TWO OR MORE burners are not functioning. - This condition MAY RESULT in a Health and Safety concern
Kitchen Items	Kitchen cracked snd deliminating counter top	Unit - Countertops - Missing /Damaged (Kitchen) - L2	- Kitchen Countertops - Surface is damaged, deteriorated, or missing - 20% or more damaged, deteriorated, or missing
Kitchen Items	Kitchen damaged freezer gasket	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Windows	Bedroom damaged seal	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows)

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Item	Location/Comments	Deficiency/Severity	Decisions
			- Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane
Windows	Living Area window will not open	Unit - Inoperable/Not Lockable (Windows) - L1	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There IS another operable window in the same floor area. - This condition DOES NOT RESULT in a Health and Safety concern.
Health And Safety Deficiencies			
Windows	Living Area	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside

Building 11 - TBD[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Doors	broken oock	BE - Damaged Hardware/ Locks (Doors) - L3	- Emergency/Fire Exit Door - Hardware is damaged or missing - Door does not function as it should (it does not latch) or cannot be locked (only if designed to lock). - This condition DOES NOT RESULT in a Health and Safety concern.

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Item	Location/Comments	Deficiency/Severity	Decisions
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 11 - TBD[Sample,Inspected] - Building Systems

None

Building 11 - TBD[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 3 missing	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars

Building 11 - TBD[Sample,Inspected] - Unit 80-2564

None

Building 11 - TBD[Sample,Inspected] - Unit 86-2549

Non-Health And Safety Deficiencies

Bathroom Items	Bathroom missingb stopper	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)

Building 12 - TBD[Sample,Inspected] - Building Exterior

Non-Health And Safety Deficiencies

FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 12 - TBD[Sample,Inspected] - Building Systems

None

Building 12 - TBD[Sample,Inspected] - Common Areas

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Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
Basement/Garage/ Carport	Basement peeling paint multiple walls	CA - Peeling/Needs Paint (Walls) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet of wall area
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 2 not latching	CA - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside

Building 12 - TBD[Sample,Inspected] - Unit 81-2575			
Non-Health And Safety Deficiencies			
Doors	Living Area not latching	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Windows	Bathroom damaged seal	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane

Building 2 - TBD[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible

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Item	Location/Comments	Deficiency/Severity	Decisions
			route includes level surface to the door, ramps, etc.)

Building 2 - TBD[Sample,Inspected] - Building Systems
None

Building 2 - TBD[Sample,Inspected] - Common Areas
None

Building 2 - TBD[Sample,Inspected] - Unit 20-2030			
Non-Health And Safety Deficiencies			
Doors	Living Area not latching inop closer	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Walls	Bathroom peeling paint bathroom	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Windows	Kitchen	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane

Building 2 - TBD[Sample,Inspected] - Unit 26-2045			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the

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Item	Location/Comments	Deficiency/Severity	Decisions
			visible area)
Doors	Living Area not latching	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Walls	Bathroom needs paint	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Health And Safety Deficiencies			
Smoke Detector	Hallway inop smoke	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Inoperable - There is NOT another functioning smoke detector on same level.

Building 3 - TBD[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Doors	broken lock missing latch Nis repair	BE - Damaged Hardware/ Locks (Doors) - L3	- Emergency/Fire Exit Door - Hardware is damaged or missing - Door does not function as it should (it does not latch) or cannot be locked (only if designed to lock). - This condition DOES NOT RESULT in a Health and Safety concern.
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 3 - TBD[Sample,Inspected] - Building Systems
None

Building 3 - TBD[Sample,Inspected] - Common Areas

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Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
Basement/Garage/ Carport	Basement damaged hardware	CA - Damaged Hardware/ Locks (Doors) - L3	- Entry Door (leads to outside) - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Basement/Garage/ Carport	Basement missing locks	CA - Damaged Hardware/ Locks (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Kitchen	Floor 1 damaged fridge seal	CA - Damaged/Inoperable (Refrigerator) - L1	- Refrigerator - Door seals are deteriorated
Storage	Floor 1 damaged screen	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars

Building 3 - TBD[Sample,Inspected] - Unit 260-2602			
Non-Health And Safety Deficiencies			
Doors	Laundry Area not latching laundry rm	Unit - Damaged Hardware/ Locks (Doors) - L2	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Walls	Bedroom bed 2 hole	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole
Health And Safety Deficiencies			
Windows	Bedroom	Unit - Inoperable/Not	- Lock/Operability

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Item	Location/Comments	Deficiency/Severity	Decisions
	bed 3 missing lock	Lockable (Windows) (NLT) - L3	- Lock is missing or damaged (only if the window was designed to lock) - Window is accessible from outside (for example, ground level or by means of exterior stairway) - Window can be opened from outside.

Building 3 - TBD[Sample,Inspected] - Unit 260-2617			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom bath 1 missing stopper	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Bathroom Items	Bathroom missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Bathroom Items	Bathroom missing	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)
Doors	Bathroom bathb1 crack	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Bathroom Door - Surface is damaged - Door has significant peeling, cracked, or no paint.
Doors	Bedroom bed 1	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Doors	Bedroom bed 1 not latching	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or

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Item	Location/Comments	Deficiency/Severity	Decisions
			cannot be locked.
Kitchen Items	Kitchen fridge seal broken	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Windows	Dining Area missing	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Bedroom bed 2 missing	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Bedroom bed 3 missing	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 4 - TBD[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Roofs	missingbelbow to down spout on roof	BE- Missing/Damaged Components from Downspout/Gutter (Roofs) - L2	- Missing/Damaged Components from Downspout/Gutter - You see that components of the drainage system including gutters, leaders, downspouts and drain openings are missing or damaged but there is NO visible damage to surrounding surfaces
Walls	fron of bld by unit 30c	BE- Missing/Damaged Caulking/Mortar (Walls) - L1	- Missing Mortar - Missing mortar around one brick

Building 4 - TBD[Sample,Inspected] - Building Systems
None

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Item	Location/Comments	Deficiency/Severity	Decisions
Building 4 - TBD[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Basement/Garage/ Carport	Basement not latching to fire equp rm	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Basement/Garage/ Carport	Basement door does not latch to fire pump rm	CA - Damaged Hardware/ Locks (Doors) - L3	- Entry Door (leads to outside) - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 7 not latching to staircase	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 6 missingblatch	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 5 missing lock	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 3 damaged lock to starwell	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing

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Item	Location/Comments	Deficiency/Severity	Decisions
			- Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 7 missing	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars
Halls/Corridors/Stairs	Floor 7 inop latch	CA - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Laundry Room	Floor 1 lat latching door inop closer	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door cannot be locked (only if designed to lock).
Health And Safety Deficiencies			
Emergency/Fire Exits	Floor 1 38 lobby exit sign inop	HS - Missing Exit Signs (Emergency/Fire Exits) (NLT) - L3	- Exit Signs - No adjacent or other internal /external illumination on or near the sign
Halls/Corridors/Stairs	Floor 3 missing locks	CA - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside
Halls/Corridors/Stairs	Floor 4 window notblatching wont shut	CA - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window will not open or close (only if the window was designed to open and close) - Window CANNOT be secured (by a lock or stick) - Window is on 4th floor or

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Item	Location/Comments	Deficiency/Severity	Decisions
			above - There is NOT another operable window in the same floor area.
Halls/Corridors/Stairs	Floor 3 not closing and latching	CA - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window will not open or close (only if the window was designed to open and close) - Window CAN still be secured (by a lock or stick) - Window is on 3rd floor or below - There is NOT another operable window in the same floor area.
Halls/Corridors/Stairs	Floor 3	CA - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside
Building 4 - TBD[Sample,Inspected] - Unit 30-3007			
Non-Health And Safety Deficiencies			
Doors	Hallway not self latching	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Doors	Bedroom missing door	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Kitchen Items	Kitchen fridge damaged seal	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Health And Safety Deficiencies			

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Item	Location/Comments	Deficiency/Severity	Decisions
Windows	Living Area not locking	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside
Windows	Dining Area not locking bed 1	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There is NOT another operable window in the same floor area. - This condition MAY RESULT in a Health and Safety concern
Windows	Bedroom bed 2 not locking	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There is NOT another operable window in the same floor area. - This condition MAY RESULT in a Health and Safety concern

Building 4 - TBD[Sample,Inspected] - Unit 30-3015			
Non-Health And Safety Deficiencies			
Doors	Bedroom inop cloeer	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).

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Item	Location/Comments	Deficiency/Severity	Decisions
Doors	Bedroom bed 1 missing door	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Kitchen Items	Kitchen fridge seal	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Windows	Bedroom bed 2 damaged screen	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Health And Safety Deficiencies			
Windows	Hallway not locking	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 4th floor or above - There is NOT another operable window in the same floor area.
Windows	Living Area not closing to latch	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 4th floor or above - There is NOT another operable window in the same floor area.
Windows	Bedroom not closing to lock bed 1	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 4th floor or above

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Item	Location/Comments	Deficiency/Severity	Decisions
			- There is NOT another operable window in the same floor area.

Building 4 - TBD[Sample,Inspected] - Unit 34-3407			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen fridge seal	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Health And Safety Deficiencies			
Windows	Bedroom bed 1 not closing to lock	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There is NOT another operable window in the same floor area. - This condition MAY RESULT in a Health and Safety concern
Windows	Bedroom not closing not locking bed 2	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside
Windows	Bedroom bed 3 not latching	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside

Building 4 - TBD[Sample,Inspected] - Unit 38-3816			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the

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Item	Location/Comments	Deficiency/Severity	Decisions
			visible area)
Doors	Living Area missing door	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Doors	Hallway broken pin	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Kitchen Items	Kitchen front left burner	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	- Range/Stove/Oven - Electric Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.
Windows	Bathroom bed 1 missing	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Health And Safety Deficiencies			
Windows	Bedroom bed 1 not locking	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside

Building 5 - TBD[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

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Item	Location/Comments	Deficiency/Severity	Decisions
Walls	missing brick front corner of bld	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	- Missing Pieces - A single missing piece (for example, single brick or section of siding)

Building 5 - TBD[Sample,Inspected] - Building Systems
None

Building 5 - TBD[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Basement/Garage/ Carport	Basement brokennlatch to entrybdoor	CA - Damaged Hardware/ Locks (Doors) - L3	- Entry Door (leads to outside) - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Basement/Garage/ Carport	Basement hole in wall to boilerbrm Nis repair ply wood on sheetrock	CA - Damaged (Walls) - L1	- Hole(s) - Between one square inch, but smaller than a sheet of paper
Closet/Utility/ Mechanical	Basement missing latch to fir contol rm	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Closet/Utility/ Mechanical	Basement missing latch to meter rm	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).

Building 5 - TBD[Sample,Inspected] - Unit 40-4013			
Non-Health And Safety Deficiencies			
Doors	Bedroom bed 1 hole in door	Unit - Damaged Surface (Holes/Paint/Rust/Glass)	- All Other Doors (includes closet or other interior

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Item	Location/Comments	Deficiency/Severity	Decisions
		(Doors) - L3	doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bedroom deleminating bed 2	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has significant peeling, cracked, or no paint.
Kitchen Items	Kitchen fridge gasket	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Bedroom needs paint	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall area
Windows	Bedroom missing screens bed 2	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

Building 6 - TBD[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Doors	door leadingbto the roof not latching broken latch	BE - Damaged Hardware/ Locks (Doors) - L3	- Entry Door (leads to the outside of the building) - Hardware is damaged or missing - Door does not function as it should (it does not latch), cannot be locked (only if designed to lock) - This condition DOES NOT RESULT in a Health and Safety concern.
Health And Safety Deficiencies			

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Item	Location/Comments	Deficiency/Severity	Decisions
Doors	not latching fire exit door back hall	BE - Damaged Frames/ Threshold/Lintels/Trim (Doors) (NLT) - L3	- Entry Door (leads to the outside of the building) - Frame is damaged causing the door not to function or lock (this includes thresholds, lintels, trim, headers, and jambs) or light can be observed around the edges and you observe no seal deterioration - This condition DOES NOT RESULT in a Health and Safety concern.

Building 6 - TBD[Sample,Inspected] - Building Systems
None

Building 6 - TBD[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Basement/Garage/ Carport	Basement notblatchingnto stairewll	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Closet/Utility/ Mechanical	Basement not latching to meeter rm	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Closet/Utility/ Mechanical	Basement not latching to meeterbrm	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Closet/Utility/	Basement	CA - Damaged Hardware/	- Restroom Door or Fire/

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Inspection Summary Report (POA) for Inspection #666752

Item	Location/Comments	Deficiency/Severity	Decisions
Mechanical	door not latching to meeter rm	Locks (Doors) - L3	Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 1 missing lock	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 1 peeling back stairvto outside	CA - Peeling/Needs Paint (Walls) - L2	- Peeling Paint or Needs Paint - Greater than 4 square feet of wall area
Halls/Corridors/Stairs	Floor 7 inop window will not open	CA - Inoperable/Not Lockable (Windows) - L1	- Lock/Operability - Window will not open or close (only if the window was designed to open and close) - Window CANNOT be secured (by a lock or stick) - Window is on 4th floor or above - There IS another operable window in the same floor area.
Halls/Corridors/Stairs	Floor 6 missing	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars
Halls/Corridors/Stairs	Floor 3 inp latch	CA - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.

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Item	Location/Comments	Deficiency/Severity	Decisions
Halls/Corridors/Stairs	Floor 6 broken latch	CA - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
Laundry Room	Floor 1 broken latch	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Health And Safety Deficiencies			
Emergency/Fire Exits	Floor 5	HS - Missing Exit Signs (Emergency/Fire Exits) (NLT) - L3	- Exit Signs - No adjacent or other internal /external illumination on or near the sign
Emergency/Fire Exits	Floor 1 front staiwell	HS - Missing Exit Signs (Emergency/Fire Exits) (NLT) - L3	- Exit Signs - No adjacent or other internal /external illumination on or near the sign
Halls/Corridors/Stairs	Floor 6 damaged lock	CA - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside

Building 6 - TBD[Sample,Inspected] - Unit 50-5004			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom bath 1 stopper	Unit - Shower/Tub - Damaged/Missing (Bathroom) - L1	- Shower or Tub (Unit) - A stopper is missing (only if there is no stopper in the visible area)
Doors	Hallway broken oatch entry door	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing

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Item	Location/Comments	Deficiency/Severity	Decisions
			- Door does not function as it should (it does not properly latch).
Doors	Bedroom bed 4 hol nis repair	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Doors	Bedroom bed 4 hol nis rep	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.
Windows	Dining Area damaged seal	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane
Windows	Bedroom bed 2 seal	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the

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Item	Location/Comments	Deficiency/Severity	Decisions
			surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane
Windows	Bedroom bed 3 damaged seal	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane
Windows	Bedroom bed 4 damaged sral	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane
Windows	Bathroom missing	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Bedroom bed 1 screen	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

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Item	Location/Comments	Deficiency/Severity	Decisions
Health And Safety Deficiencies			
Electrical System	Bathroom bath 1 inop	Unit - GFI - Inoperable (Electrical System) (NLT) - L3	- GFI does not function when self-test button is pressed

Building 6 - TBD[Sample,Inspected] - Unit 50-5016			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Doors	Hallway inop closer	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Windows	Living Area missing screens	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Health And Safety Deficiencies			
Windows	Living Area window not locking	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside

Building 6 - TBD[Sample,Inspected] - Unit 54-5408			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Kitchen Items	Kitchen fridhe seal damaged	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

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Item	Location/Comments	Deficiency/Severity	Decisions
Windows	Kitchen damaged seal	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane

Building 6 - TBD[Sample,Inspected] - Unit 54-5422			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen fridge seal	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Walls	Hallway hole innwall	Unit - Damaged (Walls) - L1	- Hole(s) - Between one square inch and up to a sheet of paper, but, you cannot see through the hole

Building 6 - TBD[Sample,Inspected] - Unit 58-5813			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Doors	Hallway missing door	Unit - Missing Door (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Door is missing - One door is missing
Doors	Living Area inop pin	Unit - Damaged Hardware/ Locks (Doors) - L1	- All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing

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Item	Location/Comments	Deficiency/Severity	Decisions
			- Closet door does not function as it should or cannot be locked.

Building 7 - TBD[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 7 - TBD[Sample,Inspected] - Building Systems
None

Building 7 - TBD[Sample,Inspected] - Common Areas
None

Building 7 - TBD[Sample,Inspected] - Unit 60-6004			
Non-Health And Safety Deficiencies			
Doors	Hallway hole in door	Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- All Other Doors (includes closet or other interior doors) - Surface is damaged - Door has holes. - Greater than 1 inch - This condition DOES NOT RESULT in a Health and Safety concern.

Building 8 - TBD[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Doors	hole inbdoor rust	BE - Damaged Surface (Holes/Paint/Rust/Glass) (Doors) - L3	- Emergency/Fire Exit Door - Surface is damaged - Emergency/Fire Exit Door has holes. - This condition DOES NOT RESULT in a Health and Safety concern.

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Item	Location/Comments	Deficiency/Severity	Decisions
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 8 - TBD[Sample,Inspected] - Building Systems
None

Building 8 - TBD[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 3 window missing top sash	CA - Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	- Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane

Building 8 - TBD[Sample,Inspected] - Unit 31-2486			
Non-Health And Safety Deficiencies			
Doors	Living Area misding latch	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Windows	Living Area inop left window	Unit - Inoperable/Not Lockable (Windows) - L1	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below

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Item	Location/Comments	Deficiency/Severity	Decisions
			- There IS another operable window in the same floor area. - This condition DOES NOT RESULT in a Health and Safety concern.
Health And Safety Deficiencies			
Smoke Detector	Hallway missing	Unit - Missing/Inoperable (Smoke Detector) (SD) - L3	- Missing - There is NOT another functioning smoke detector on same level.
Building 8 - TBD[Sample,Inspected] - Unit 41-2469			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom missing	Unit - Lavatory Sink - Damaged/Missing (Bathroom) - L1	- Bathroom Sink - A stopper is missing (only if there is no stopper in the visible area)
Doors	Living Area not latching	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Kitchen Items	Kitchen damaged fridge gadket	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated
Building 9 - TBD[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Doors	door not self latching	BE - Damaged Hardware/ Locks (Doors) - L3	- Emergency/Fire Exit Door - Hardware is damaged or missing - Door does not function as it should (it does not latch) or cannot be locked (only if designed to lock). - This condition DOES NOT RESULT in a Health and Safety concern.

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Item	Location/Comments	Deficiency/Severity	Decisions
FHEO - Accessibility to Main Floor Entrance		BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Walls	peeling paint front	BE- Stained/Peeling/Needs Paint (Walls) - L1	- Stains or Peeling Paint or Needs Paint - Less than 50% of a single wall is affected

Building 9 - TBD[Sample,Inspected] - Building Systems

None

Building 9 - TBD[Sample,Inspected] - Common Areas

Non-Health And Safety Deficiencies

Basement/Garage/ Carport	Basement missing latch entry door to boiler rm	CA - Damaged Hardware/ Locks (Doors) - L3	- Restroom Door or Fire/ Emergency Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Floor 2 missing	CA - Damaged/Missing Screens (Windows) - L1	- A second means of window egress exists - Window bars are actually child safety bars

Health And Safety Deficiencies

Halls/Corridors/Stairs	Floor 3 not latching	CA - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Lock is missing or damaged (only if the window was designed to lock) - Window is NOT accessible from outside

Building 9 - TBD[Sample,Inspected] - Unit 76-2502

Non-Health And Safety Deficiencies

Doors	Living Area not latching	Unit - Damaged Hardware/ Locks (Doors) - L3	- Entry Door to Unit - Hardware is damaged or missing

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Item	Location/Comments	Deficiency/Severity	Decisions
			- Door does not function as it should (it does not properly latch).
Windows	Kitchen peeling paint	Unit - Peeling/Needs Paint (Windows) - L1	- Sill - Peeling paint or needs paint
Windows	Kitchen missing	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing
Windows	Living Area missing	Unit - Damaged/Missing Screens (Windows) - L1	- Screens - One or more screens in a unit are punctured, torn or otherwise damaged or missing

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Notice: Modifications to the Inspection Summary Report

With the rollout of the new Uniform Physical Condition Standards (UPCS) inspection software (version 4.0). PIH-REAC now has the capability to collect more detailed information about observations made during the inspection of properties. Therefore, the report has been modified to provide this detailed information, and also to make the results of the inspection more clear. The following explains the major changes to the report.

Changes to Score Summary - The section of the report, which summarizes the score, has been modified to better explain how the final score was derived for the property, and the source of lost points. Additionally, score information from the two most recent inspections of the property is provided to allow comparison to this inspection's score.

Addition of scored and non-scored deficiency reports - The section of the report that displays observed deficiencies has been divided into two sections: the Score Report and the Deficiency Report. Non-scored deficiencies refer to multiple deficiencies of the same type observed with the same sub-area, they are reported for informational purposes only and are not scored. Only one deficiency of the same type for the same sub-area is counted for scoring purposes.

Score Report - a detailed account of only the scored deficiencies by sub-area.

Deficiency Report - A detailed account of all deficiencies, both scored and non-scored, by sub-area. In addition, standardized locations and more descriptive information for each deficiency are provided.

To read more about the above, and for additional assistance in understanding the report, you may access the Inspection Summary Report Guide (version 4.0) at
http://www.hud.gov/offices/reac/products/pass/inspectionrpt40.cfm

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The Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety & Inspections (OPSI)
1000 Washington Street, Suite 710
Boston MA 02118
Certificate For Use of Elevator
Chapter 143 General Laws, as amended

Location:

30 ANNUNCIATION ROAD, BOSTON, 02120

Issued On: September 12, 2019

Expires: September 30, 2020

Capacity (lbs): 2500

Speed (fpm): 125

State ID#: 1-P-123

Inspection #: INS-306390

Chapter 143 of the General Law, Section 65 states the elevator inspection certificate shall be posted in a conspicuous place in or near the cab or car of such elevator.

Diane M. Symonds

Diane M. Symonds

Commissioner

IN CASE OF ACCIDENT NOTIFY (508) 820-1444 AT ONCE.

REPORT UNSAFE CONDITIONS TO BUILDING MANAGER / OWNER

The Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety & Inspections (OPSI)
1000 Washington Street, Suite 710
Boston MA 02118

Certificate For Use of Elevator

Chapter 143 General Laws, as amended

Location:

50 ANNUNCIATION ROAD, BOSTON, 02120

Issued On: September 12, 2019

Expires: September 30, 2020

Capacity (lbs): 2500

Speed (fpm): 125

State ID#: 1-P-153

Inspection #: INS-306388

Chapter 143 of the General Law, Section 65 states the elevator inspection certificate shall be posted in a conspicuous place in or near the cab or car of such elevator.

Diane M. Symonds

Diane M. Symonds

Commissioner

IN CASE OF ACCIDENT NOTIFY (508) 820-1444 AT ONCE.
REPORT UNSAFE CONDITIONS TO BUILDING MANAGER / OWNER

The Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety & Inspections (OPSI)
1000 Washington Street, Suite 710
Boston MA 02118

Certificate For Use of Elevator

Chapter 143 General Laws, as amended

Location:

58 ANNUNCIATION ROAD, BOSTON, 02120

Issued On: September 12, 2019

Expires: September 30, 2020

Capacity (lbs): 2500

Speed (fpm): 125

State ID#: 1-P-147

Inspection #: INS-306382

Chapter 143 of the General Law, Section 65 states the elevator inspection certificate shall be posted in a conspicuous place in or near the cab or car of such elevator.

Diane M. Symonds

Commissioner

IN CASE OF ACCIDENT NOTIFY (508) 820-1444 AT ONCE.

REPORT UNSAFE CONDITIONS TO BUILDING MANAGER / OWNER

APPENDIX F

Property Evaluator Qualifications

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Isoke(e-so-kay) Craig

Project Manager

EDUCATION

- Bachelor of Architecture – Syracuse University, 2014

SUMMARY OF PROFESSIONAL EXPERIENCE

Ms. Craig has more than 6 years of experience in the architectural design and construction as a project manager of residential, educational, civic and commercial and retail projects throughout the United States and abroad. During her former employment she was responsible for design, review, and inspection for code compliance on multiple projects throughout Texas and New York as well as perform building ADA compliance assessments for educational facilities.

Currently, Ms. Craig is responsible for performing Property Condition Assessments that include identifying deficiencies, providing overall professional judgment of a property's condition and preparing cost estimates for repairs and projected replacement costs. She performs Property Condition Assessments of varying property types including retail, office, commercial, hospitality, industrial, multi-family, and senior living facilities throughout the United States.

Prior to joining AEI Consultants, Ms. Craig has worked at Architecture firms and a General Contractor creating construction documents, schematic design, bidding and project management, project closeout and warranty repairs for many different types of building uses including Commercial, Mixed-Use Retail, K-12, Higher Education, and Residential. With first-hand knowledge of assessing properties, providing recommendations for work, estimating construction costs, and hiring the right construction professionals for new construction and renovations.

Ms. Craig completed numerous multifamily assignments in accordance with Fannie Mae, Freddie Mac, and HUD requirements and prepared Project Capital Needs Assessments in compliance with the HUD Multifamily Accelerated Processing (MAP) Guide and the HUD LEAN Statement of Work on the following properties listed below.

Facility Name	Property Type	HUD Program	City	State
Chelsea Seniors Community	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Little York Villas	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas

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St. Joseph Nursing Home	Healthcare	HUD LEAN Section 232/223(f)	Lacon	Illinois
The Life at Spring Estates	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Baypointe Apartments	Multi-Family	HUD MAP Section 207/223(f)	Webster	Texas
Edenbrook of Oshkosh	Healthcare	HUD LEAN Section 232/223(f)	Oshkosh	Wisconsin
Edenbrook of Edina	Healthcare	HUD LEAN Section 232/223(f)	Edina	Minnesota
Edenbrook of Wisconsin Rapids	Healthcare	HUD LEAN Section 232/223(f)	Wisconsin	Wisconsin
Town Creek Village	Multi-Family	HUD MAP Section 207/223(f)	Montgomery	Texas
Housing Authority Bloomington-North	Senior Multi-Family	HUD MAP Section 207/223(f)	Bloomington	Illinois
Housing Authority Bloomington-South	Senior Multi-Family	HUD MAP Section 207/223(f)	Bloomington	Illinois
Oxford at Iron Horse	Multi-Family	HUD MAP Section 207/223(f)	North Richland	Texas
Kingsland Trails	Multi-Family	HUD MAP Section 207/223(f)	Kingsland	Texas
The 95	Multi-Family	HUD MAP Section 207/223(f)	Las Vegas	Nevada
Winfield Woods Healthcare Center	Healthcare	HUD LEAN Section 232/223(f)	Winfield	Illinois
Park at Cliff Creek	Multi-Family	HUD MAP Section 207/223(f)	Dallas	Texas
Lakewood Village Apartments	Multi-Family	HUD MAP Section 207/223(f)	Twin Lakes	Wisconsin
Apartments at Maddie	Multi-Family	HUD MAP Section 207/223(f)	Greeley	Colorado
Woodward Apartments	Multi-Family	HUD MAP Section 207/223(f)	Austin	Texas
Manhattan Apartments	Multi-Family	HUD MAP Section 207/223(f)	Corpus Christi	Texas

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Jasmine Apartments	Multi-Family	HUD MAP Section 207/223(f)	Dumas	Texas
Fountain View Nursing & Rehab Center	Healthcare	HUD LEAN Section 232/223(f)	Rose Hill	Kansas
The Pierce Apartments	Multi-Family	HUD MAP Section 207/223(f)	Columbus	Ohio
Turtle Parc Apartments	Multi-Family	HUD MAP Section 207/223(f)	Westerville	Ohio
Arcadia Nursing & Rehab Center	Healthcare	HUD LEAN Section 232/223(f)	Pensacola	Florida
De Luna Nursing & Rehab Center	Healthcare	HUD LEAN Section 232/223(f)	Pensacola	Florida
Olive Branch Nursing & Rehab Center	Healthcare	HUD LEAN Section 232/223(f)	Pensacola	Florida
Central Lakes Apartments	Multi-Family	HUD MAP Section 207/223(f)	Alexandria	Minnesota
Kingston Landing Apartments	Multi-Family	HUD MAP Section 207/223(f)	Cedar Rapids	Iowa
Canal Place Apartments	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Harmonee Square Apartments	Multi-Family	HUD MAP Section 207/223(f)	Milwaukee	Wisconsin
Canal Place Apartments	Multi-Family	HUD MAP Section 207/223(f)	Houston	Texas
Ironwood Apartment Homes	Multi-Family	HUD MAP Section 207/223(f)	Universal City	Texas
Brick Towne at Johnston	Multi-Family	HUD MAP Section 207/223(f)	Johnston	Iowa
Brick Towne at Signature Village	Multi-Family	HUD MAP Section 207/223(f)	Ankeny	Iowa
Southfield Apartments	Multi-Family	HUD MAP Section 207/223(f)	Southfield	Michigan
Dolce Living	Multi-Family	HUD MAP Section 207/223(f)	Rosenburg	Texas
Grand Flats Apartments	Multi-Family	HUD MAP Section 207/223(f)	Saint Louis	Missouri

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Mid-Wilshire	Multi-Family	HUD MAP Section 207/223(f)	Los Angeles	California
Sunset	Multi-Family	HUD MAP Section 207/223(f)	Los Angeles	California
Crestview Apartments	Multi-Family	HUD MAP Section 207/223(f)	Cleveland	Ohio
Bellaire Garden A	Multi-Family	HUD MAP Section 207/223(f)	Cleveland	Ohio
Bellaire Garden B	Multi-Family	HUD MAP Section 207/223(f)	Cleveland	Ohio
Bellaire Townhomes	Multi-Family	HUD MAP Section 207/223(f)	Cleveland	Ohio

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William David Taylor – National Client Manager - HUD

Training/Licenses/Registrations:

International Code Council Certified Building Inspector
International Code Council Certified Commercial Building Inspector
International Code Council Certified Residential Building Inspector
International Code Council Certified Accessibility Inspector / Plan Examiner
Commonwealth of Virginia Certified Commercial Building Inspector
Commonwealth of Virginia Certified Residential Building Inspector
Integrated Pest Management in Multifamily Housing (Training)
International Code Council Accessibility & Usability for Residential Buildings (Training)
Integrated Pest Management in Multifamily Housing Course - National Healthy Homes Training Center
Property Maintenance Inspection, Electrical Inspection & Understanding Braced Walls Training by Virginia
Building Code Academy
Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional
Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC
VHDA Universal Design Course

Education:

J. Sargent Reynolds Community College – Courses in Architectural Design

Experience:

Mr. Taylor has extensive experience with regards to commercial and residential construction, design, and inspection issues. Mr. Taylor has greater than fifteen (15) years' experience in the construction field. He was in the Building Inspections for the City of Richmond and did construction design for Virginia based construction and engineering firms. During his former employment he was responsible for design, review, and inspection for code compliance on multiple projects throughout the Commonwealth of Virginia. Mr. Taylor has attended specialized building classes and has in depth understanding regarding building construction and inspection. He has performed and multiple building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He is knowledgeable of HUD's Capital Needs Assessment guidelines and software. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As a Project Manager - HUD, Mr. Taylor is responsible for conducting and preparing Property Condition Reports, Project Capital Needs Assessments, and Phase I Environmental Site Assessments throughout AEI.

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Mr. Taylor's HUD's industry experience includes:

- Performing RAD Physical Condition Assessments at more than 50 Public Housing Authority's
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, HUD, and Fannie Mae execution
- Performing over 200 HUD MAP 223(f) assessments.
- Preforming HUD Map 202 assessments in multiple states.
- Preforming over 100 HUD LEAN assessments.
- Preforming HUD MAP 223(a)(7) assessments.
- Preforming Tax Credit assessments in multiple states.
- Preforming HUD (SPRAC), HUD OAHP, Standard and Poor, ASTM, and Freddie Mac assessments.

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INTERNATIONAL CODE COUNCIL

WILLIAM TAYLOR

The International Code Council attests that the individual named on this certificate has satisfactorily demonstrated knowledge as required by the International Code Council by successfully completing the prescribed written examination based on codes and standards then in effect, and is hereby issued this certification as:

Accessibility Inspector/Plans Examiner

Given this day October 19, 2021

Certificate No. 8076685

Cindy Davis, CBO
President, Board of Directors

Dominic Sims, CBO
Chief Executive Officer

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This certificate is the property of ICC and must be returned to ICC in the event of suspension or revocation of the certificate.

Roy Anderson PE – Seismic Services Manager, Building Assessments

University of California, San Diego; BS Structural Engineering 1990

Professional Engineer, California, Civil 82059
California Licensed General Contractor, B641049, Inactive
ATC First Responder Training, California OES Volunteer
Redwood Empire Remodelers Association, Board Member, Past President
Appointed to the City of Santa Rosa Board of Building Regulations Appeals, Chairman
Committee Member ASTM WK55885 Seismic Risk Assessment of Real Estate Portfolios
American Society of Civil Engineers (ASCE)
Structural Engineers Association of Northern California (SEAONC)
Earthquake Engineering Research Institute (EERI)

Mr. Anderson has over 39 years of construction, construction management, structural design, seismic retrofit, structural assessment, and commercial due diligence experience. He owned and operated a successful structural design consulting firm for over 14 years. His project experience includes public infrastructure, public works, and private developments including both residential and commercial projects. He has acted as a regional manager for a national consulting services firm overseeing property and casualty and seismic risk assessment operations in the western states, performing over 2000 Seismic Risk Assessment (Probable Maximum Loss) assessments and reports in the seismically active United States, Europe, and Mexico, over 100 Property Condition Assessments, and over 400 Property Damage Assessments for the insurance industry in 38 states. He has investigated and assessed damage in the 2014 Napa 6.0, Virginia 5.8, Oklahoma 5.7, and Northridge 6.7 earthquakes.

Mr. Anderson currently oversees and manages the Seismic Services Division of AEI's Building Assessments Department. Responsibilities include Senior Assessment of Seismic Risk Assessment Reports, Conducting Peer Reviews, scheduling, Seismic Retrofit Design, interfacing with Clients, providing outreach and education to Clients and Building Owners.

Some of his specific areas of expertise include: forensic analysis of architectural and structural damage, seismic assessments of buildings, structural remediation and rehabilitation of properties (URM, Historic, seismic, tornado, hurricane, flood, and fire), and structural design of swimming pools, wood and timber framed structures, structural steel structures, reinforced concrete structures, reinforced masonry structures, and pre-manufactured light gage steel structures.

Key experience for Mr. Anderson includes:

- Structural Design since 1991
- Seismic Retrofit Design since 1991
- Seismic Risk Assessments since 1994
- Forensic Assessments since 2007

Publications: 2016 ASTM Seismic Standards Update, California Mortgage Finance News, Fall 2016

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Jeb Bonnett

Director of Building Assessments - HUD

EDUCATION

- B.B.A - Finance, James Madison University
- Principles of Real Estate Program, James Madison University

CERTIFICATIONS

- HUD Multi-Family Accelerated Processing (MAP) Cost/A&E Seminar – New York City
- HUD Multi-Family Accelerated Processing (MAP) PCNA Workshop – Columbus
- Virginia Housing Development Authority – Universal Design Training
- Fair Housing Act Accessibility Training Course– Phillip Zook
- Fair Housing Act Accessibility Training Seminar– Fair Housing Act First
- Elevator Training Courses – Sanjay Kamani, QEI, KP Property Advisors LLC
- Building Performance Institute – Training Services
- Building Specs Training Institute, Building/Design Inspection Courses

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Bonnett has worked exclusively in the niche HUD real estate due diligence consulting industry since 2005. He has performed and directed thousands of building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He has expert knowledge of HUD's Capital Needs Assessment guidelines and software reporting requirements. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As Director of Building Assessments - HUD, Mr. Bonnett is responsible for providing direction for the development of HUD Building Assessment services throughout AEI. Day to day responsibilities include, creating organizational process assets, training internal and external stakeholders, identifying and understanding industry guidelines for HUD Building Assessment services, senior reviewing, project oversight, business development and client management.

PROJECT EXPERIENCE

Project experience for Mr. Bonnett includes:

- Performing and directing the successful completion of over 3,000 HUD MAP and HUD LEAN compliant Capital Needs Assessments.
- Performing and directing the successful completion of RAD and GPNA projects for over 100 HUD Public Housing Authority AMPs.
- Leading the creation of software reporting platforms to efficiently populate HUD's CNA E-Tool, RAD Tool, and GPNA Tool software systems.
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, Fannie Mae and HUD execution.
- Creating and performing HUD E-Tool training seminars for HUD MAP lenders and internal staff.

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Karla King, P.E., Esq., LEED AP

Executive Vice President

EDUCATION

- JD – Law, Concentration in Environmental Law, Massachusetts School of Law, Andover, MA
- MS – Engineering Management, Certificate in Environmental Management, Tufts University, Medford, MA
- BS - Civil/Environmental Engineering, Minor in Business Management, Northeastern University, Boston, MA

CERTIFICATIONS

- Professional Engineer, Licensed in MA, CT, RI, VT, NH, ME, NY, NC
- LEED AP BD+C (Leadership in Energy and Environmental Design Accredited Professional Building Design and Construction)
- State Bar of Massachusetts, Admitted June 2017
- Massachusetts Certified Public Purchasing Official (MCPPO) Program Certification for School Project Designers and Owner's Project Managers
- OSHA 10-Hour Construction Certificate
- Confined Space and First Aid Training

SUMMARY OF PROFESSIONAL EXPERIENCE

Ms. King is both an environmental engineer and an attorney specializing in navigating sustainability and regulatory compliance to ensure business continuity and operational objectives. Ms. King works across multiple markets including retail, healthcare, life science, industrial, aerospace, municipal, water, telecommunications, and education through the investigate, plan, design, construct, and operate stages of a project's life cycle. Ms. King holds a BS in Civil/Environmental Engineering from Northeastern, a MS in Engineering Management from Tufts, and a JD from Massachusetts School of Law. She is a Professional Engineer licensed in MA, CT, RI, VT, NH, ME, NY, and NC.

As Executive Vice President at AEI, Ms. King will leverage AEI's existing building assessment, capital planning, construction risk management, energy efficiency, industrial hygiene, environmental health & safety, zoning and permitting, and resilience consulting expertise to provide full-service sustainability services to our clients.

In her previous role, Ms. King managed the Environmental, Social, & Governance (ESG) business unit which consisted of four practices:

- Environmental, Social & Governance Services: Supporting clients with ESG initiatives and goals including ESG benchmarking, reporting, and supporting services to improve ESG scores.

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- Energy & Sustainability Services: Energy Audits (ASHRAE Level 1-3), Retro-Commissioning, Commissioning, Mechanical Electrical Plumbing (MEP) assessments, ESG consulting, Carbon Footprint Evaluations, Energy & Water Benchmarking
- Building Sciences: Asbestos Management, Lead-based Paint Management, Mold and Radon Investigation and Remediation, Indoor air quality services, Safety services, Building Construction and Demolition Environmental services
- Environmental, Health & Safety Services: Environmental Health & Safety (EHS) on-site support services, industrial hygiene, environmental permitting and compliance, Stormwater Pollution Prevention Plans (SWPPP), Spill Prevention Control & Countermeasure Plans (SPCC), air permitting, tank registration, wastewater permitting, wastewater operations support.
- Owner's Project Management Services: Owner's Project Management/Representation services supporting clients through the full project life cycle including pre-deal approval, due diligence, entitlements and permitting, design, and construction.

PROJECT EXPERIENCE

Project experience for Ms. King includes:

- Fox Rock Properties, Environmental Health & Safety and Energy & Sustainability Services: Services included indoor air quality assessments, Mechanical Electrical Plumbing (MEP) assessment, energy audits.
- Newton Pavilion, DCAMM, Boston, MA, Environmental Health & Safety/ COVID-19: Ms. King serviced as Principal-In-Charge for DCAMM for the Newton Pavilion Hospital with COVID-19 rapid response efforts by reviewing and approving cleaning protocols, including recommendations for the decontamination process and how the selected contractor should develop their work scope and plan. EBI also provided post-decommissioning assessment services, on-site coordination and facilitation of cleaning services, a mold assessment, and a review of the post-cleaning verification sampling plan and report.
- 7 -11 Project Management Services, Nationwide: Ms. King served as Principal-In-Charge for 7-11 Stores in multiple states. Projects included portfolio management, ground-up with and without gas, tenant improvements, business conversion programs, and build-to-suit projects. 7- 11 required a Program Manager to help manage their portfolio of projects from site due diligence through store turnover within the Northeast, Mid- Atlantic, and Florida regions. Services included Owner's Representation for projects in their portfolios throughout these regions.
- Novartis Institutes for BioMedical Research, Inc., Cambridge, MA: Compliance and Commissioning Services: Ms. King served as Principal- In-Charge for Novartis services from 2014-2020. She oversaw all permitting and environmental health and safety compliance efforts associated with Novartis' existing facilities as well as the $600 Million Cambridge Campus Expansion Project. The Cambridge Campus Expansion project is a LEED Gold building consisting of two main biomedical buildings built upon a common below grade structure, vehicle parking garage, loading dock, building support spaces and central utilities trigeneration plant. Compliance and permitting services included stormwater, wastewater, health and safety, and laboratory safety. Services included full-time support throughout

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the project to ensure compliance and health and safety program implementation with the new buildings as well as serving as the Commissioning Agent for the Cambridge Campus Expansion Project through Skanska.

- Steward Healthcare, Compliance and CMMS Services: Services included Joint Commission compliance mock surveys, indoor air quality assessments, mold remediation, asset management, and CMMS implementation and management services.
- EMD Serono, Compliance and Commissioning Services, Billerica, MA: Ms. King served as Principal-In-Charge for EMD Serono. She managed the teams supporting EMD Serono for environmental health and safety compliance for the existing facilities as well as for their Billerica Campus Expansion including the addition of the Sagamore building, a R&D facility that received both LEED Platinum certification from the U.S. Green Building Council as well as LEED Gold certification for New and Existing Buildings from the International WELL Building Institute. Services also included commissioning services and energy audits.
- Borrego Solar: Services included preparation of SPCCs and Tier II reports for several solar facilities.
- AT& T Environmental Compliance and Regulatory Services, Nationwide: Ms. King served as Client Manager for all Environmental, Health, and Safety (EHS) services. The entire portfolio consists of sites across 34 states, largely in the Midwest, for which EBI has been serving since 2016. EH&S Services to AT&T have included: Air assessment and permitting; tank assessment and permitting; industrial hygiene services; hazardous materials inventory forms; air emissions inventory and reporting; methane site assessment; Spill Prevention, Control, and Countermeasure (SPCC) planning, facilities' plans, and construction phase services; site-specific Health and Safety Plans (HASPs).
- McDonald's Restaurants, Multiple Locations, Multiple States: Ms. King served as Principal-In-Charge for McDonald's architectural and engineering services. Services included project and portfolio management to 273 locations across 14 states simultaneously. Additional tasks have included MEP, structural, ADA audits, asbestos surveys, permit plans, and existing conditions plans. This work is being done concurrently with other large portfolios. Services included both new construction as well as renovations, additions and modifications to existing restaurants.
- Interplex, Environmental Health & Safety Support: Services included EHS gap assessment, air permitting, SPCC planning, wastewater operations support.
- AJAX, Groundwater Discharge Permitting Services: Ms. King managed the review and provided consulting services to assist in the purchase of a MassDEP Groundwater Discharge Permit associated with real estate property.
- Emmanuel College, Wastewater and EHS Services: Services included EHS and wastewater operation and maintenance services for Industrial Wastewater Treatment System and prepared Tier II report for hazardous materials stored on-site.
- Good Start Genetics, Wastewater Operations & Maintenance: Services included wastewater operations and maintenance services for Industrial Wastewater Treatment System.
- GreenLight Biosciences: Services included preparation of MWRA Sewer User Discharge Permit Applications for Industrial Wastewater Treatment System (IWTS) for two new facilities in Medford, MA.

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- Maverick Real Estate Partners LLC, Swansea Mall Wastewater Treatment Facility Assessment: As part of due diligence on retail mall property, Ms. King managed and prepared an assessment for a 90,000 gallon per day on-site wastewater treatment facility with groundwater discharge.
- Micron, Wastewater, SPCC, and SWPPP Services: Services included updates to Industrial Wastewater System Operations and Maintenance Manuals, Spill Prevention, Control and Countermeasure Plan and Stormwater Pollution Prevention Plan.
- Town of Milford, Site Development Water Peer Review: Services included peer review of the Water Distribution System Assessment for site development with significant water use.
- Belchertown NPDES Permitting Compliance: Services included management of the review of a draft National Pollutant Discharge Elimination System (NPDES) permit for the Belchertown Wastewater Treatment Facility.
- Marshfield Main Lift Station and Headworks Upgrade: Services included pump station upgrades and a headworks building for handling grit and screenings at a 2.1-mgd wastewater treatment facility in Marshfield, MA. Services included preparation of final design plans for the replacement of pumps at pump station, addition of building for the screenings and grit washing equipment, and addition of vortex grit removal system.
- Marshfield Avon Street and Central Street Pump Stations Upgrade: Services included design of a pump station upgrade for two pump stations in Marshfield, MA.
- Village Greens Wastewater Treatment Facility and Groundwater Discharge: Services included design and construction oversite of a 55,000 gallon per day on-site wastewater treatment facility system and on-site effluent disposal system in Littleton, MA. Services included preparation of a hydrogeologic report and corresponding permits for groundwater disposal and developed a set of permit plans for the design of a membrane bioreactor wastewater treatment facility.
- Madison Place Wastewater Treatment Facility and Groundwater Discharge: Services included design and oversite of the construction of a 22,000 gallon per day on-site wastewater treatment facility system and on- site effluent disposal system in Southborough, MA. Services included preparation of a hydrogeologic report and corresponding permits for groundwater disposal and developed a set of permit plans for the design of a membrane bioreactor wastewater treatment facility.
- Wayland Groundwater Discharge: Services included design of a wastewater effluent disposal area in Wayland, MA and completion of hydrogeologic reports and corresponding permits for groundwater disposal.
- Seabrook, NH MS4 and MSGP Stormwater Compliance Program : Services included coordination and completion of stormwater outfall mapping and investigations in Seabrook, NH as part of the Municipal Separate Storm Sewer Systems (MS4) permit program and the Multi-Sector General Permit (MSGP) at the Town's transfer station. MS4 permit program compliance included peer reviews of site developments and assessment for compliance with stormwater control measures.
- Westborough Wastewater Treatment Plant Upgrade: Services included design and management of upgrades to 7.68-mgd advanced treatment facility in Westborough, MA for phosphorus removal. As part of the preliminary design, coordinated pilot testing of four phosphorous treatment systems. Oversaw design and construction of the project including: tertiary treatment building for

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phosphorus removal utilizing Kruger ActiFlo®; modifications to the headworks, primary treatment facilities, and activated sludge process to achieve biological phosphorus reduction; addition of a third secondary clarifier; rehabilitation of filters; and upgrade to UV disinfection.

- Glen Ellen Country Club Wastewater Treatment Facility: Services included preparation of a Preliminary design report and designed wastewater collection system and wastewater treatment facility for a 341-unit housing development and 9-hole golf course at Glen Ellen Country Club in Millis, MA. Initiated design utilizing membrane bioreactor technology with potential for effluent wastewater reuse for use as golf course irrigation with the remaining effluent being discharged to subsurface disposal beds beneath the golf course.
- Nantucket Downtown Sewer Replacement: Services included design and construction services for replacement of wastewater infrastructure in the downtown area of Nantucket, MA to eliminate surge charging, infiltration/inflow problems, and deteriorated structural integrity of the pipes. Designed and oversaw replacement of 2.4 miles of sewer using pipe bursting and open trench excavation due to numerous utilities, high tidal influenced groundwater conditions, narrow roadways, and difficult soil conditions.
- North Weymouth/ Mill River Infiltration Rehabilitation: Services included oversite of the construction phase of this project, which consisted of pipe cleaning, inspection, testing, and sealing; manhole coating and repairs; chemical root treatment; cured-in-place pipe repairs using short liner technology; sealing and testing service connections; and other repairs and replacements.
- Sea Quarters Sewer System : Services included design and construction oversite of gravity sewer, force mains, and pump stations in a new development in New Seabury, MA.
- Bayview Sewer Extension Design: Services included the design of 13,000 linear feet of 8- and 10-inch gravity sewer, 1,000 linear feet of low-pressure sewer, 6,750 linear feet of force main, and two package suction lift pump stations to eliminate failing septic systems and provide service to properties within a coastal flood hazard area in Dartmouth, MA.
- Logan International Airport BIF Sewer Lift Station Upgrade: Services included the design of the replacement of self-priming suction pumps with submersible pumps for Massachusetts Port Authority.

PRESENTATIONS:

CREW Coastal Virginia “February Luncheon: Due Diligence & Construction in 2021”, presentation on changes to the ASTM due diligence standard and the impacts of the pandemic on construction and transformation in the marketplace, February 2021.

Bisnow Boston “Health & Safety: What’s Next for Building Management”, a panel discussion on COVID-19 return to workplace, April 2020.

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