

F. Design and Construction

ZONING SUMMARY

ZONE: MR3		
	EXISTING	PROPOSED
LOT AREA	167,208 SF	184,106 SF
BUILDING COVERAGE	31,480 SF (18.8%)	45,505 SF (24.7%)
OPEN SPACE (50% Min.)	97,968 SF (58.5%)	87,291 SF (47.4%)
PAVED AREA	37,760 SF (22.5%)	51,310 SF (27.8%)
GROSS BUILDING AREA	181,631 SF (EXIST.)	
GROSS BUILDING AREA	81,522 SF (NEW)	
TOTAL GROSS BUILDING AREA	263,153 SF	
UNIT COUNT	199 (EXISTING)	
UNIT COUNT	73 (NEW)	
UNIT COUNT	- 4 (LOST within exist. bldg)	
TOTAL UNIT COUNT	268	
	REQUIRED	PROPOSED
FAR	0.38 MAX.	1.57
SETBACKS		
FRONT	15 FT	15
SIDE	7.5 FT	15
REAR	15 FT	N/A
HEIGHT	30 FT (Flat Roof)	62'-0" (Existing)
PARKING	70	111
	(1 per 4 Elderly Units)	
	(1 per 2 Low Income Units)	
LOWER ADDITION		
29,962 SF GROSS		
28 UNITS		
(22) 1 BEDROOMS		
(6) 2 BEDROOMS		
UPPER ADDITION		
51,560 SF GROSS		
45 UNITS		
(41) 1 BEDROOMS		
(4) 2 BEDROOMS		



UPPER ADDITION



LOWER ADDITION

REVISIONS:

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE:
08/10/18

SCALE:

ZONING SUMMARY & RENDERS



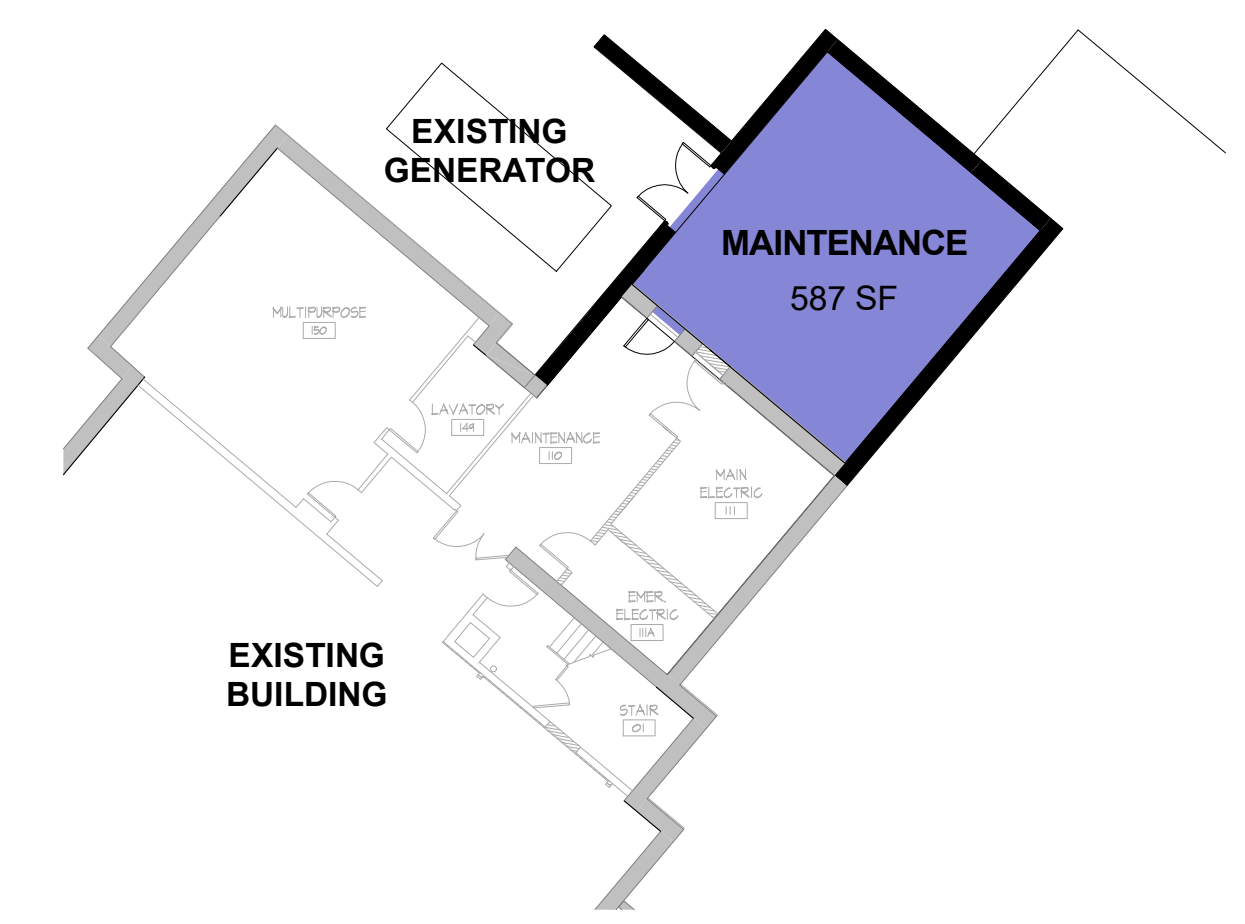
LVL 3 (150' 4") - UPPER ADDITION
SCALE: 1/16" = 1'-0"

10,160 Gross SF



LVL 2 (142'-0") - UPPER ADDITION
SCALE: 1/16" = 1'-0"

8,760 Gross SF



LVL 1 (132'-0") - UPPER ADDITION
SCALE: 1/16" = 1'-0"

690 Gross SF

NO.	DATE	DESCRIPTION

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

**UPPER
ADDITION
4TH, 5TH, &
6TH FLOOR
PLANS**

01-2



LEVEL 6 (175'-4") - UPPER ADDITION

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

10,230 Gross SF



LVL 5 (167'-0") - UPPER ADDITION

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

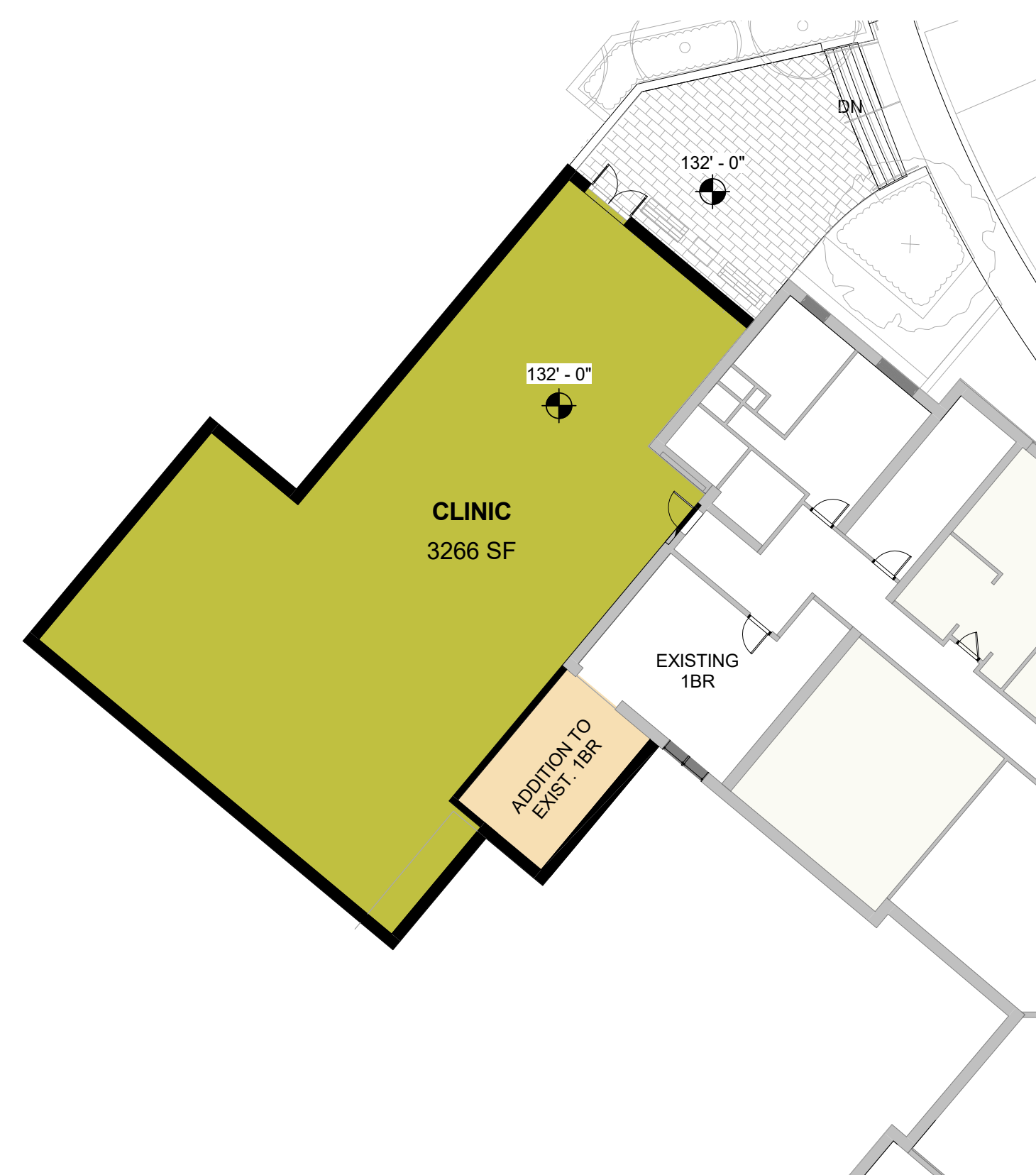
10,230 Gross SF



LVL 4 (158' 8") - UPPER ADDITION

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

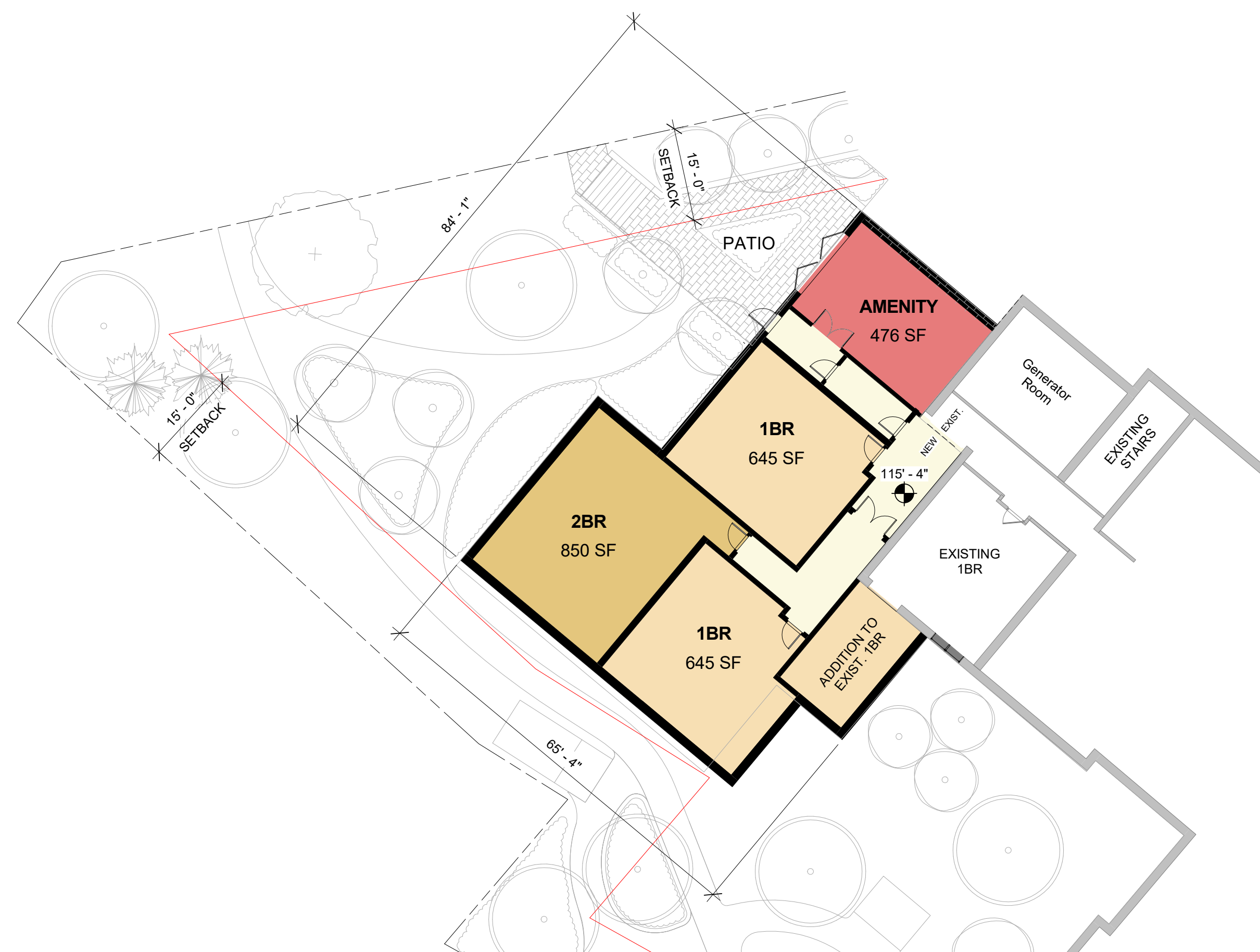
9,440 Gross SF



LVL 1 (132'-0") - LOWER ADDITION
SCALE: 1/16" = 1'-0"



LVL 0 (123'-8") - LOWER ADDITION
SCALE: 1/16" = 1'-0"



LVL L (115'-4") - LOWER ADDITION
SCALE: 1/16" = 1'-0"



LVL 5 (167'-0") - LOWER ADDITION
SCALE: 1/16" = 1'-0"



LVL 4 (158'-8") - LOWER ADDITION
SCALE: 1/16" = 1'-0"



LVL 3 (150'-4") - LOWER ADDITION
SCALE: 1/16" = 1'-0"



LVL 2 (142'-0") - LOWER ADDITION
SCALE: 1/16" = 1'-0"

REVISIONS:

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

**LOWER
ADDITION
FLOOR PLANS**



3 - UPPER - EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 - UPPER - NE ELEVATION
SCALE: 1/8" = 1'-0"



5 - UPPER - WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 - UPPER - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 - UPPER - NW ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS:



1 - LOWER - NE ELEVATION
SCALE: 1/8" = 1'-0"



2 - LOWER - NW ELEVATION
SCALE: 1/8" = 1'-0"



3 - LOWER - SW ELEVATION
SCALE: 1/8" = 1'-0"



4 - LOWER - SE ELEVATION
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION

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

LOWER ELEVATIONS

REVISIONS:

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

BUILDING SECTIONS

02-5



1 - UPPER - BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 - LOWER - BUILDING SECTION
SCALE: 1/8" = 1'-0"

Sustainability Approach

JCHE is an emerging sustainability leader in the senior housing industry. JCHE was the first Multifamily Partner in the Department of Energy's Better Buildings Challenge to reach its goal of reducing energy usage in its older properties by 20% in 10 years. JCHE actually reduced consumption by 24% in just four years after enrolling in the Challenge. We are currently working through the Massachusetts LEAN program to upgrade all heating and domestic hot water equipment to more efficient equipment. In addition, JCHE recently received a grant from the Clean Energy Group to analyze the feasibility of Solar + Storage as a way to reduce demand charges on our electricity bills.

At the property scale, JCHE has a long-standing policy of paying all utilities for our tenants so that they never have to make a choice between paying for utilities and buying food or necessary prescriptions. In 2011, JCHE opened its first senior property built to Enterprise Green Communities standards. Shillman House, a 150-unit property located in Framingham operates, uses approximately one third of the energy of JCHE's next most efficient property. Shillman House features a geo-thermal heating system, solar PV, high efficiency windows, and was built with special attention to the insulation to eliminate thermal bridging. When completed, our three most recent rehab and new construction projects, Golda Meir House, Kurlat House and Weinberg House will also be certified Enterprise Green Communities developments. Weinberg House will also be LEED certifiable.

370 Harvard Street, JCHE's latest property under development takes a sustainable approach to all aspects of the project from siting, to construction, landscape, and operations and will meet Enterprise Green Communities standards. The proposed building will include a number of sustainable design features, including a very tight envelope and sustainable systems to use energy and water most efficiently. The project will have a solar domestic hot water system and air-source heat pumps. The apartments will have EnergyStar appliances and LED lighting. Specific locations are designated for recycling. The project also includes bio-swale landscaping to capture rainwater runoff and irrigate the vegetation.

The Golda Meir House Expansion will build upon this experience and will also be designed to Enterprise Green Communities standards. Efficient appliances and fixtures will be selected to match those in the recently renovated apartments, and sustainability will be a key factor in all decisions related to building systems and materials. In addition, the site is transit-accessible with the Woodland MBTA stop on the Green Line less than a five minute walk away.