



Town of Winthrop, MA

06/29/2022

P-22-61**Plumbing Permit****Status:** Active**Date Created:** May 2, 2022**Applicant**

Robert McGee
mcgeeplumbingandheating@gmail.com
1040 North Shore Rd
Basement
Revere, MA 02151
6177196611

Location

54 PAULINE ST
Winthrop, MA 02152

Owner:

5 Fremont LLC

Project Info**Brief Description of Proposed Work**

new 20 unit building

Total Estimated Cost

230,000

Occupancy Type

Residential

Type of Work

New

Work to Start

--

Is this project in conjunction with a Building Permit?

No

Owner Information**Owner Name****Owner Phone Number**

--

--

Primary Contractor**Plumber's Name**

ROBERT J MCGEE

Business Name

--

License #

12224

License Expiration Date

05/01/2024

License Type

Master Plumber

Type of Business

--

Corporation/Partnership/LLC License #

--

Mailing Address

, LYNNFIELD MA 019402318

City

LYNNFIELD

State

MA

Zip Code

019402318

Email Address

mcgeeplumbingandheating@gmail.com

Preferred Phone #

--

Alternate Phone #

--

License Active

I hereby certify that all of the details and information I have submitted regarding this application are true and accurate to the best of my knowledge and that all plumbing work and installations performed under the permit issued for this application will be in compliance with all pertinent provisions of the Massachusetts State Plumbing Code and Chapter 142 of the General Laws.

**Fixtures****Number of Bathtubs**

--

Location of Bathtubs

--

Number of Boilers

--

Location of Boilers

--

Number of Cross Connection Devices

--

Location of Cross Connection Devices

--

Number of Dedicated Special Waste Systems

--

Location of Dedicated Special Waste Systems

--

Number of Dedicated Gas/Oil/Sand System

1

Location of Dedicated Gas/Oil/Sand System

garage

Number of Dedicated Grease System

--

Location of Dedicated Grease System

--

Number of Dedicated Gray Water System

--

Location of Dedicated Gray Water System

--

Number of Dedicated Water Recycle System

--

Location of Dedicated Water Recycle System

--

Number of Drinking Fountains

--

Location of Drinking Fountains

--

Number of Dishwashers

20

Location of Dishwashers

1,2,3

Number of Food Disposers

20

Location of Food Disposers

1,2,3

Number of Floor/Area Drain

--

Location of Floor/Area Drain

--

Number of Interceptor (Interior)

--

Location of Interceptor (Interior)

--

Number of Kitchen Sinks

20

Location of Kitchen Sinks

1,2,3,

Number of Lavatories

28

Location of Lavatories

1,2,3

Number of Roof Drains

--

Location of Roof Drains

--

Number of Shower Stalls

28

Location of Shower Stalls

1,2,3

Number of Service/Mop Sink

1

Location of Service/Mop Sink

basement

Number of Toilets

28

Location of Toilets

1,2,3

Number of Urinals

--

Location of Urinals

--

Number of Washing Machine Connections

3

Location of Washing Machine Connections

basement

Number of Water Heaters (All Types)

1

Location of Water Heaters (All Types)

basementr

Number of Water Piping**Location of Water Piping**

--

--

Number of Other Fixtures**Please Specify**

--

--

Location of Other Fixtures

--

Total Fixtures

Please enter the Total number of fixtures (calculated by adding all of the fixtures entered in the section above), excluding boilers and water heaters

154

Liability Insurance

I have a current liability insurance or its substantial equivalent which meets the requirements of MGL Ch. 142.

Yes

Insurance not required**Type of Insurance Coverage****Type of Insurance**

Liability Policy

Workers' Compensation Insurance Affidavit

Are you an employer? Select from the options below.

I am an employer with full and/or part time employees.

Workers' Compensation Affidavit Signature

I do hereby certify that under the pains and penalties of perjury that the information provided above is true and correct

**Attachments** wintrop comp.pdf

Uploaded by Robert McGee on May 2, 2022 at 4:15 pm



master 24.pdf

Uploaded by Robert McGee on May 2, 2022 at 4:15 pm

History

Date	Activity
May 2, 2022 at 4:10 pm	Robert McGee started a draft of Record P-22-61
May 2, 2022 at 4:15 pm	Robert McGee submitted Record P-22-61
May 2, 2022 at 4:16 pm	approval step Inspector Review was assigned to Ken Streeter on Record P-22-61
May 5, 2022 at 9:51 am	Ken Streeter approved approval step Inspector Review on Record P-22-61

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
Inspector Review	Complete	May 2, 2022 at 4:16 pm	May 5, 2022 at 9:51 am	Ken Streeter	-
Permit Fee	Active	May 5, 2022 at 9:51 am	-	-	-
Permit Issuance	Inactive	-	-	-	-
Inspection	Inactive	-	-	-	-
Final Inspection	Inactive	-	-	-	-



Town of Winthrop, MA

06/29/2022

BC-21-41

Building Permit - Commercial

Status: Active**Date Created:** Oct 4, 2021**Applicant**

John Barrett
trainsbarrett@comcast.net
34 Woodland Rd
Revere, MA 02151
16178778369

Location

54 PAULINE ST
Winthrop, MA 02152

Owner:

5 Fremont St LLC
5 Fremont St Winthrop , MA 02151

Project Info**Type of Proposed Work**

New Construction

Is the owner doing the work?

No

Brief Description of Proposed Work

Construct a new mixed use residential and commercial structure. 4 stories proposed, Each floor is 3,904 sq ft for a total of 13, 380 sq ft. Total height is 47.62

Owner Information**Owner Name**

5 Fremont St LLC - Christopher Young Manager

Owner Phone Number

617-851-8892

Site & Construction Information**Current Use**

Other

If Other, please specify

20 units

Proposed Use

residential and commercial

Lot Area (sq ft)

11,032

Frontage (sq ft)

--

Construction Type

3B

Zoning District

center business district

Flood Zone☐**Flood Zone Details**

License Construction Supervisor**Name**

JOHN L BARRETT

Mailing Address

34 WOODLAND ROAD, REVERE MA 02151

Phone #

--

Email

trainsbarrett@comcast.net

License #

CS-080176

Expiration Date

10/05/2021

Building Height & Area**Number of existing floors**

--

Number of proposed floors

--

Floor Area per Floor Existing (SF)

--

Floor Area per Floor Proposed (SF)

--

Total Area Existing (SF)

--

Total Area Proposed (SF)

--

Total Height Existing (SF)

--

Total Height Proposed (SF)

--

Building Setbacks**Required Front Yard Setbacks**

0

Provided Front Yard Setbacks

0

Required Right Side Yard Setbacks

0 note 10

Provided Right Side Yard Setbacks

0 note 10

Required Left Side Yard Setbacks

1

Provided Left Side Yard Setbacks

0 note 10

Required Rear Yard Setbacks

10

Provided Rear Yard Setbacks

n/a

Estimated Construction Cost**Building**

1,500,000

Electrical

228,000

Plumbing

240,000

Mechanical (HVAC)

138,000

Fire Protection

133,000

Total Estimated Cost

2,239,000

Use Group**Use Group**

Residential - R-2

If Utility, Mixed Use, or Special Use, please specify:

mixed use

Use Group

Business

If Utility, Mixed Use, or Special Use, please specify:

mixed use

Workers' Compensation Insurance Affidavit**Are you an employer? Select from the options below.**

I am a sole proprietor or partnerships and have no employees working for me in any capacity

I understand that Workers' Compensation affidavit must be completed and submitted with this application. Failure to provide this affidavit will result in the denial of the issuance of the building permit.**Registered Home Improvement Contractor****Contractor's Name**

JOHN BARRETT BARRETT CONSTRUCTION CO

Business Name

--

License #

122753

License Expiration Date

12/17/2022

License Type

Home Improvement Contractor

Type of Business

--

Corporation/Partnership/LLC License #

--

Mailing Address

34 WOODLAND RD REVERE MA 02151,

City

Revere

State

MA

Zip Code

--

Preferred Telephone #

617-877-8369

Email

trainsbarrett@comcast.net

Registered Architect**Architect Name**

--

Architect Address

--

Telephone

617-448-5872

Registration Number

--

Expiration Date

--

Registered Professional Engineer**Engineer Name**

Carmine Guarracino

Address

300 Tradecenter Suite 354 Woburn MA 018010

Area of Responsibility

Structural

Registration Number

--

Expiration Date

--

Engineer Name

Richard Salvo

Address

320 Navada St Suite 301 Newton MA 02460

Area of Responsibility

Civil

Registration Number

--

Expiration Date

--

General Contractor**Company Name**

Barrett Construction Co.

Responsible in Charge of Construction

John L Barrett

Address

34 Woodland Rd. Revere MA 02151

Telephone

617-877-8369

Structural Engineer Peer Review**Independent structural engineering peer review required?**

No

Structural Engineer of Record Name

--

Address

--

New Field

--

Affidavit Signature

I do hereby certify that under the pains and penalties of perjury that the information provided above is true and correct.



Applicant is

Authorized Agent

Attachments

-  5 Fremont plot plan 9-8-21.pdf
Uploaded by John Barrett on Sep 28, 2021 at 6:28 pm
-  5 FREMONT SET PERMIT 06 9.22.2021(06).pdf
Uploaded by John Barrett on Oct 1, 2021 at 10:52 am
-  5 Fremont St license.pdf
Uploaded by John Barrett on Sep 28, 2021 at 6:29 pm
-  5 Fremont St workers comp.pdf
Uploaded by John Barrett on Sep 28, 2021 at 6:30 pm
-  5 Fremont St const control architectural.pdf
Uploaded by John Barrett on Sep 28, 2021 at 6:31 pm
-  5 Fremont St. HERS.pdf
Uploaded by John Barrett on Sep 28, 2021 at 6:31 pm
-  5 FREMONT STREET Structural revised.pdf
Uploaded by John Barrett on Sep 28, 2021 at 6:38 pm

History

Date	Activity
Sep 15, 2021 at 11:12 am	John Barrett started a draft of Record BC-21-41
Sep 28, 2021 at 6:31 pm	John Barrett added attachment 5 Fremont St const control architectural.pdf to Record BC-21-41
Sep 28, 2021 at 6:31 pm	John Barrett added attachment 5 Fremont St. HERS.pdf to Record BC-21-41
Sep 28, 2021 at 6:37 pm	John Barrett added attachment 5 FREMONT STREET Structural revised.pdf to Record BC-21-41
Oct 1, 2021 at 10:31 am	John Barrett altered Record BC-21-41, changed ownerEmail from "cyounge@capricorn24llc.com" to "cyoung@capricorn24llc.com"
Oct 4, 2021 at 1:08 pm	John Barrett submitted Record BC-21-41
Oct 4, 2021 at 1:08 pm	approval step Plan Review was assigned to AL LEGEE on Record BC-21-41
Oct 5, 2021 at 1:57 pm	Sharon Sicurella changed Total Estimated Cost from "1700000" to "2.539e+6" on Record BC-21-41
Oct 5, 2021 at 1:57 pm	Sharon Sicurella changed Building from "961000.00" to "1800000" on Record BC-21-41
Oct 5, 2021 at 2:13 pm	Sharon Sicurella changed Building from "1800000" to "1600000" on Record BC-21-41
Oct 5, 2021 at 2:13 pm	Sharon Sicurella changed Total Estimated Cost from "2.539e+6" to "2.339e+6" on Record BC-21-41
Oct 5, 2021 at 2:13 pm	Sharon Sicurella changed Total Estimated Cost from "2.339e+6" to "2.239e+6" on Record BC-21-41
Oct 5, 2021 at 2:13 pm	Sharon Sicurella changed Building from "1600000" to "1500000" on Record BC-21-41

Date	Activity
Oct 5, 2021 at 2:33 pm	Sharon Sicurella changed Brief Description of Proposed Work from "Construct a new mixed use residential and commercial structure" to "Construct a new mixed use residential and commercial structure. 4 stories proposed, Each floor is" on Record BC-21-41
Oct 13, 2021 at 12:34 pm	AL LEGEE assigned approval step Assessor's Approval to CJ Carroll on Record BC-21-41
Oct 13, 2021 at 12:42 pm	AL LEGEE approved approval step Plan Review on Record BC-21-41
Oct 13, 2021 at 12:42 pm	approval step Tax Review was assigned to Eric Doyle on Record BC-21-41
Oct 13, 2021 at 1:06 pm	Eric Doyle approved approval step Tax Review on Record BC-21-41
Oct 13, 2021 at 3:40 pm	CJ Carroll approved approval step Assessor's Approval on Record BC-21-41
Oct 13, 2021 at 3:40 pm	approval step DPW Approval was assigned to Steven Calla on Record BC-21-41
Oct 13, 2021 at 4:29 pm	Steven Calla approved approval step DPW Approval on Record BC-21-41
Oct 14, 2021 at 9:46 am	completed payment step Permit Fee on Record BC-21-41
Oct 14, 2021 at 10:03 am	AL LEGEE assigned inspection step Inspection to AL LEGEE on Record BC-21-41
Oct 14, 2021 at 10:03 am	AL LEGEE assigned inspection step Final Inspection to AL LEGEE on Record BC-21-41
Oct 26, 2021 at 8:27 am	AL LEGEE assigned inspection step Inspection to Ilir Papa on Record BC-21-41
Oct 26, 2021 at 8:27 am	AL LEGEE assigned inspection step Final Inspection to Ilir Papa on Record BC-21-41
May 19, 2022 at 2:01 pm	AL LEGEE assigned inspection step Inspection to Russ Sanford on Record BC-21-41
May 19, 2022 at 2:01 pm	AL LEGEE assigned inspection step Final Inspection to Russ Sanford on Record BC-21-41

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Plan Review	Complete	Oct 4, 2021 at 1:08 pm	Oct 13, 2021 at 12:42 pm	AL LEGEE	-
 Tax Review	Complete	Oct 13, 2021 at 12:42 pm	Oct 13, 2021 at 1:06 pm	Eric Doyle	-
 Assessor's Approval	Complete	Oct 13, 2021 at 1:06 pm	Oct 13, 2021 at 3:40 pm	CJ Carroll	-
 DPW Approval	Complete	Oct 13, 2021 at 3:40 pm	Oct 13, 2021 at 4:29 pm	Steven Calla	-
 Permit Fee	Paid	Oct 13, 2021 at 4:29 pm	Oct 14, 2021 at 9:46 am	-	-
 Permit Issuance	Issued	Oct 14, 2021 at 9:46 am	Oct 14, 2021 at 9:46 am	-	-
 Inspection	Active	Oct 14, 2021 at 9:46 am	-	Russ Sanford	-
 Final Inspection	Inactive	-	-	Russ Sanford	-



The Commonwealth of Massachusetts
Department of Industrial Accidents
1 Congress Street, Suite 100
Boston, MA 02114-2017
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers.
TO BE FILED WITH THE PERMITTING AUTHORITY.

Applicant Information

Please Print Legibly

Name (Business/Organization/Individual): JOHN C BARNETT

Address: 34 WOODLAND RD

City/State/Zip: REVERIE MA 02151 Phone #: 617-877-8369

Are you an employer? Check the appropriate box:

1. ☐ I am an employer with _____ employees (full and/or part-time).*
2. ☒ I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]
3. ☐ I am a homeowner doing all work myself. [No workers' comp. insurance required.]†
4. ☐ I am a homeowner and will be hiring contractors to conduct all work on my property. I will ensure that all contractors either have workers' compensation insurance or are sole proprietors with no employees.
5. ☐ I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance.‡
6. ☐ We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]

Type of project (required):

7. ☐ New construction
8. ☐ Remodeling
9. ☐ Demolition
10. ☐ Building addition
11. ☐ Electrical repairs or additions
12. ☐ Plumbing repairs or additions
13. ☐ Roof repairs
14. ☐ Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

†Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡Contractors that check this box must attached an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: _____

Policy # or Self-ins. Lic. #: _____ Expiration Date: _____

Job Site Address: _____ City/State/Zip: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under MGL c. 152, §25A is a criminal violation punishable by a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. A copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: [Signature] Date: 9-15-21

Phone #: 617-877-8369

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Electrical Inspector 5. Plumbing Inspector
6. Other _____

Contact Person: _____ Phone #: _____



Commonwealth of Massachusetts
Division of Professional Licensure
Board of Building Regulations and Standards
Construction Supervisor

CS-080176

JOHN L. BARRETT
34 WOODLAND ROAD
REVERE MA 02151

Expires: 10/05/2021



Commissioner

Richard J. Symonds

The Commonwealth of Massachusetts
Office of Consumer Affairs & Business Regulation
HOME IMPROVEMENT CONTRACTOR
TYPE: Individual

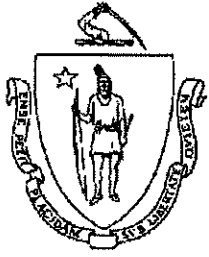
Registration
122753

Expiration
12/17/2022

JOHN BARRETT
D/B/A BARRETT CONSTRUCTION CO

JOHN L. BARRETT
34 WOODLAND RD
REVERE, MA 02151

Edward A. Pabloski
Undersecretary



Initial Construction Control Document

To be submitted with the building permit application by a
Registered Design Professional
for work per the ninth edition of the
Massachusetts State Building Code, 780 CMR, Section 107

Project Title: 5 Fremont Street Apartments

Date: September 9, 2021

Property Address: 5 Fremont Street, Winthrop, MA 02152

Project: Check (x) one or both as applicable: (X) **New construction** (X) **Existing Construction**

Project description: New Multi-Family Residential Building added to existing commercial building

I **David Barsky**

MA Registration Number: **10079**

Expiration date: **8/31/2022**

am a **registered design professional** and I have prepared or directly supervised the preparation of all design plans, computations and specifications concerning¹:

Architectural (X)
Fire Protection

Structural
Electrical

Mechanical
Other:

for the above named project and that to the best of my knowledge, information, and belief such plans, computations and specifications meet the applicable provisions of the Massachusetts State Building Code, (780 CMR), and accepted engineering practices for the proposed project. I understand and agree that I (or my designee) shall perform the necessary professional services and be present on the construction site on a regular and periodic basis to:

1. **Review**, for conformance to this code and the design concept, shop drawings, samples and other submittals by the contractor in accordance with the requirements of the construction documents.
2. **Perform** the duties for registered design professionals in 780 CMR Chapter 17, as applicable.
3. **Be present** at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the work and to determine if the work is being performed in a manner consistent with the approved construction documents and this code.

Nothing in this document relieves the contractor of its responsibility regarding the provisions of 780 CMR 107.

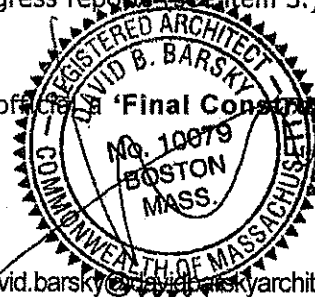
When required by the building official, I shall submit field/progress reports (see item 3.) together with pertinent comments, in a form acceptable to the building official.

Upon completion of the work, I shall submit to the building official a **'Final Construction Control Document'**.

Enter in the space to the right a "wet" or electronic signature and seal:

Phone number: 617.448.5872

Email: david.barsky@davidbarskyarchitect.com



Building Official Use Only

Building Official Name:

Permit No.:

Date:

Note 1. Indicate with an 'x' project design plans, computations and specifications that you prepared or directly supervised. If 'other' is chosen, provide a description.

Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 101
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather: Boston, MA
5 Fremont St.
5 Fremont St. Unit 101.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	940	HERS Index	54
Conditioned Volume (cubic ft)	9188	HERS Index w/o PV	54
Insulated Shell Area (sq ft)	3235	HERS Index Target (SAF Adjusted)	70
Number of Bedrooms	2	HERS Index of Reference Design Home	70
Housing Type	Apartment, end unit	Size Adjustment Factor	1.00
Foundation Type	More than one type		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	None	Window/Wall Ratio	0.15
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	R30,FG1,X-16 U=0.036	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 51 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	560.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 102
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather:Boston, MA
5 Fremont St.
5 Fremont St. Unit 102.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	410	HERS Index	55
Conditioned Volume (cubic ft)	4001	HERS Index w/o PV	55
Insulated Shell Area (sq ft)	1676	HERS Index Target (SAF Adjusted)	77
Number of Bedrooms	1	HERS Index of Reference Design Home	77
Housing Type	Apartment, inside unit	Size Adjustment Factor	1.00
Foundation Type	More than one type		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	None	Window/Wall Ratio	0.30
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	R30,FG1,X-16 U=0.036	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 27 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	480.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 103
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather:Boston, MA
5 Fremont St.
5 Fremont St. Unit 103.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	711	HERS Index	55
Conditioned Volume (cubic ft)	6947	HERS Index w/o PV	55
Insulated Shell Area (sq ft)	2468	HERS Index Target (SAF Adjusted)	72
Number of Bedrooms	1	HERS Index of Reference Design Home	72
Housing Type	Apartment, inside unit	Size Adjustment Factor	1.00
Foundation Type	More than one type		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	None	Window/Wall Ratio	0.29
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	R30,FG1,X-16 U=0.036	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 36 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	480.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 104
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather: Boston, MA
5 Fremont St.
5 Fremont St. Unit 104.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	911	HERS Index	53
Conditioned Volume (cubic ft)	8904	HERS Index w/o PV	53
Insulated Shell Area (sq ft)	3097	HERS Index Target (SAF Adjusted)	69
Number of Bedrooms	2	HERS Index of Reference Design Home	69
Housing Type	Apartment, end unit	Size Adjustment Factor	1.00
Foundation Type	More than one type		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	None	Window/Wall Ratio	0.15
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	R30,FG1,X-16 U=0.036	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 50 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	480.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 105
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather: Boston, MA
5 Fremont St.
5 Fremont St. Unit 105.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	596	HERS Index	55
Conditioned Volume (cubic ft)	5824	HERS Index w/o PV	55
Insulated Shell Area (sq ft)	2271	HERS Index Target (SAF Adjusted)	73
Number of Bedrooms	1	HERS Index of Reference Design Home	73
Housing Type	Apartment, end unit	Size Adjustment Factor	1.00
Foundation Type	More than one type		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	None	Window/Wall Ratio	0.26
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	R30,FG1,X-16 U=0.036	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 33 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	480.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

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Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 201
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather: Boston, MA
5 Fremont St.
5 Fremont St. Unit 201.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information

Rating

Conditioned Area (sq ft)	940	HERS Index	53
Conditioned Volume (cubic ft)	9188	HERS Index w/o PV	53
Insulated Shell Area (sq ft)	3235	HERS Index Target (SAF Adjusted)	71
Number of Bedrooms	2	HERS Index of Reference Design Home	71
Housing Type	Apartment, end unit	Size Adjustment Factor	1.00
Foundation Type	Apartment above conditioned space		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	None	Window/Wall Ratio	0.15
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 51 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	560.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

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Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 202
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather: Boston, MA
5 Fremont St.
5 Fremont St. Unit 202.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	410	HERS Index	54
Conditioned Volume (cubic ft)	4001	HERS Index w/o PV	54
Insulated Shell Area (sq ft)	1676	HERS Index Target (SAF Adjusted)	78
Number of Bedrooms	1	HERS Index of Reference Design Home	78
Housing Type	Apartment, inside unit	Size Adjustment Factor	1.00
Foundation Type	Apartment above conditioned space		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	None	Window/Wall Ratio	0.30
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 27 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	480.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 203
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather: Boston, MA
5 Fremont St.
5 Fremont St. Unit 203.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	711	HERS Index	54
Conditioned Volume (cubic ft)	6947	HERS Index w/o PV	54
Insulated Shell Area (sq ft)	2468	HERS Index Target (SAF Adjusted)	73
Number of Bedrooms	1	HERS Index of Reference Design Home	73
Housing Type	Apartment, inside unit	Size Adjustment Factor	1.00
Foundation Type	Apartment above conditioned space		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	None	Window/Wall Ratio	0.29
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 36 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	480.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

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Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 204
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather:Boston, MA
5 Fremont St.
5 Fremont St. Unit 204.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	911	HERS Index	51
Conditioned Volume (cubic ft)	8904	HERS Index w/o PV	51
Insulated Shell Area (sq ft)	3097	HERS Index Target (SAF Adjusted)	70
Number of Bedrooms	2	HERS Index of Reference Design Home	70
Housing Type	Apartment, end unit	Size Adjustment Factor	1.00
Foundation Type	Apartment above conditioned space		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	None	Window/Wall Ratio	0.15
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 50 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	480.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

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Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 205
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather: Boston, MA
5 Fremont St.
5 Fremont St. Unit 205.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	596	HERS Index	54
Conditioned Volume (cubic ft)	5824	HERS Index w/o PV	54
Insulated Shell Area (sq ft)	2271	HERS Index Target (SAF Adjusted)	74
Number of Bedrooms	1	HERS Index of Reference Design Home	74
Housing Type	Apartment, end unit	Size Adjustment Factor	1.00
Foundation Type	Apartment above conditioned space		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	None	Window/Wall Ratio	0.26
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 33 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	480.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 301
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather:Boston, MA
5 Fremont St.
5 Fremont St. Unit 301.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	940	HERS Index	53
Conditioned Volume (cubic ft)	9188	HERS Index w/o PV	53
Insulated Shell Area (sq ft)	3235	HERS Index Target (SAF Adjusted)	71
Number of Bedrooms	2	HERS Index of Reference Design Home	71
Housing Type	Apartment, end unit	Size Adjustment Factor	1.00
Foundation Type	Apartment above conditioned space		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	None	Window/Wall Ratio	0.15
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 51 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	560.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 302
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather: Boston, MA
5 Fremont St.
5 Fremont St. Unit 302.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	410	HERS Index	54
Conditioned Volume (cubic ft)	4001	HERS Index w/o PV	54
Insulated Shell Area (sq ft)	1676	HERS Index Target (SAF Adjusted)	78
Number of Bedrooms	1	HERS Index of Reference Design Home	78
Housing Type	Apartment, inside unit	Size Adjustment Factor	1.00
Foundation Type	Apartment above conditioned space		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	None	Window/Wall Ratio	0.30
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 27 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	480.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 303
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather: Boston, MA
5 Fremont St.
5 Fremont St. Unit 303.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	711	HERS Index	54
Conditioned Volume (cubic ft)	6947	HERS Index w/o PV	54
Insulated Shell Area (sq ft)	2468	HERS Index Target (SAF Adjusted)	73
Number of Bedrooms	1	HERS Index of Reference Design Home	73
Housing Type	Apartment, inside unit	Size Adjustment Factor	1.00
Foundation Type	Apartment above conditioned space		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	None	Window/Wall Ratio	0.29
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 36 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	480.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 304
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather: Boston, MA
5 Fremont St.
5 Fremont St. Unit 304.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	911	HERS Index	51
Conditioned Volume (cubic ft)	8904	HERS Index w/o PV	51
Insulated Shell Area (sq ft)	3097	HERS Index Target (SAF Adjusted)	70
Number of Bedrooms	2	HERS Index of Reference Design Home	70
Housing Type	Apartment, end unit	Size Adjustment Factor	1.00
Foundation Type	Apartment above conditioned space		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	None	Window/Wall Ratio	0.15
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 50 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	480.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

REM/Rate - Residential Energy Analysis and Rating Software v15.4.2
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Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 305
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather: Boston, MA
5 Fremont St.
5 Fremont St. Unit 305.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	596	HERS Index	54
Conditioned Volume (cubic ft)	5824	HERS Index w/o PV	54
Insulated Shell Area (sq ft)	2271	HERS Index Target (SAF Adjusted)	74
Number of Bedrooms	1	HERS Index of Reference Design Home	74
Housing Type	Apartment, end unit	Size Adjustment Factor	1.00
Foundation Type	Apartment above conditioned space		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	None	Window/Wall Ratio	0.26
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 33 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	480.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

REM/Rate - Residential Energy Analysis and Rating Software v15.4.2
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Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 401
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather: Boston, MA
5 Fremont St.
5 Fremont St. Unit 401.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	940	HERS Index	53
Conditioned Volume (cubic ft)	9188	HERS Index w/o PV	53
Insulated Shell Area (sq ft)	3235	HERS Index Target (SAF Adjusted)	71
Number of Bedrooms	2	HERS Index of Reference Design Home	71
Housing Type	Apartment, end unit	Size Adjustment Factor	1.00
Foundation Type	Apartment above conditioned space		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	R46,LDF1,12-16,C U=0.024	Window/Wall Ratio	0.15
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 51 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	560.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 402
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather:Boston, MA
5 Fremont St.
5 Fremont St. Unit 402.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information

Rating

Conditioned Area (sq ft)	410	HERS Index	55
Conditioned Volume (cubic ft)	4001	HERS Index w/o PV	55
Insulated Shell Area (sq ft)	1676	HERS Index Target (SAF Adjusted)	78
Number of Bedrooms	1	HERS Index of Reference Design Home	78
Housing Type	Apartment, inside unit	Size Adjustment Factor	1.00
Foundation Type	Apartment above conditioned space		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	R46,LDF1,12-16,C U=0.024	Window/Wall Ratio	0.30
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 27 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	480.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

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Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 403
Winthrop, MA 02152

Weather: Boston, MA
5 Fremont St.
5 Fremont St. Unit 403.blg

Organization
Energy Works Advisors
617-418-1444

Builder
Chris Young

HERS
Projected Rating
05/26/21
Rating No: 052621P1-1

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	711	HERS Index	54
Conditioned Volume (cubic ft)	6947	HERS Index w/o PV	54
Insulated Shell Area (sq ft)	2468	HERS Index Target (SAF Adjusted)	73
Number of Bedrooms	1	HERS Index of Reference Design Home	73
Housing Type	Apartment, inside unit	Size Adjustment Factor	1.00
Foundation Type	Apartment above conditioned space		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	R46,LDF1,12-16,C U=0.024	Window/Wall Ratio	0.29
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 36 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	480.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 404
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather: Boston, MA
5 Fremont St.
5 Fremont St. Unit 404.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	911	HERS Index	52
Conditioned Volume (cubic ft)	8904	HERS Index w/o PV	52
Insulated Shell Area (sq ft)	3097	HERS Index Target (SAF Adjusted)	70
Number of Bedrooms	2	HERS Index of Reference Design Home	70
Housing Type	Apartment, end unit	Size Adjustment Factor	1.00
Foundation Type	Apartment above conditioned space		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	R46,LDF1,12-16,C U=0.024	Window/Wall Ratio	0.15
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 50 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	480.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.

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Home Verification Summary

Property
Chris Young
5 Fremont St. Unit 405
Winthrop, MA 02152

Organization
Energy Works Advisors
617-418-1444

HERS
Projected Rating
05/26/21
Rating No:052621P1-1

Weather:Boston, MA
5 Fremont St.
5 Fremont St. Unit 405.blg

Builder
Chris Young

Projected Rating: Based on Plans - Field Confirmation Required.

Building Information		Rating	
Conditioned Area (sq ft)	596	HERS Index	54
Conditioned Volume (cubic ft)	5824	HERS Index w/o PV	54
Insulated Shell Area (sq ft)	2271	HERS Index Target (SAF Adjusted)	74
Number of Bedrooms	1	HERS Index of Reference Design Home	74
Housing Type	Apartment, end unit	Size Adjustment Factor	1.00
Foundation Type	Apartment above conditioned space		



This home DOES NOT MEET the EPA's requirements for an ENERGY STAR Home.
HERS Index w/o PV <= HERS Index of Reference Design Home AND HERS Index <= HERS Index Target to comply.

Building Shell

Ceiling w/Attic	None	Window Type	U:0.20, SHGC:0.20
Sealed Attic	None	Window	U-Value: 0.200, SHGC: 0.200
Vaulted Ceiling	R46,LDF1,12-16,C U=0.024	Window/Wall Ratio	0.26
Above Grade Walls	R21,LDF1,6-16 U=0.058	Infiltration Type	Blower door test
Found. Walls(Cond)	None	Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Found. Walls(Uncond)	None	Duct Leakage to Outside	40.00 CFM @ 25 Pascals
Floors	None	Total Duct Leakage	100.00 CFM @ 25 Pascals
Slab Floors	None		

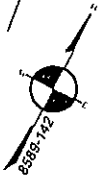
Mechanical Systems

Heating	Fuel-fired air distribution, 30.0 kBtuh, 96.5 AFUE.
Cooling	Air conditioner, 30.0 kBtuh, 13.0 SEER.
Water Heating	Instant water heater, Gas, 0.97 EF.
Programmable Thermostat	Heat=Yes; Cool=Yes
Ventilation System	Exhaust Only: 33 cfm, 14.2 watts.

Lights and Appliances

Percent Interior Lighting	100.00	Clothes Dryer Fuel	Electric
Percent Exterior Lighting	100.00	Clothes Dryer CEF	2.62
Refrigerator (kWh/yr)	480.00	Clothes Washer LER	96.00
Dishwasher kWh/yr	269	Clothes Washer Capacity	3.81
Ceiling Fan (cfm/Watt):	0.00	Range/Oven Fuel	Electric

Note: Where feature level varies in home, the dominant value is shown.



REGISTRY OF DEEDS USE ONLY

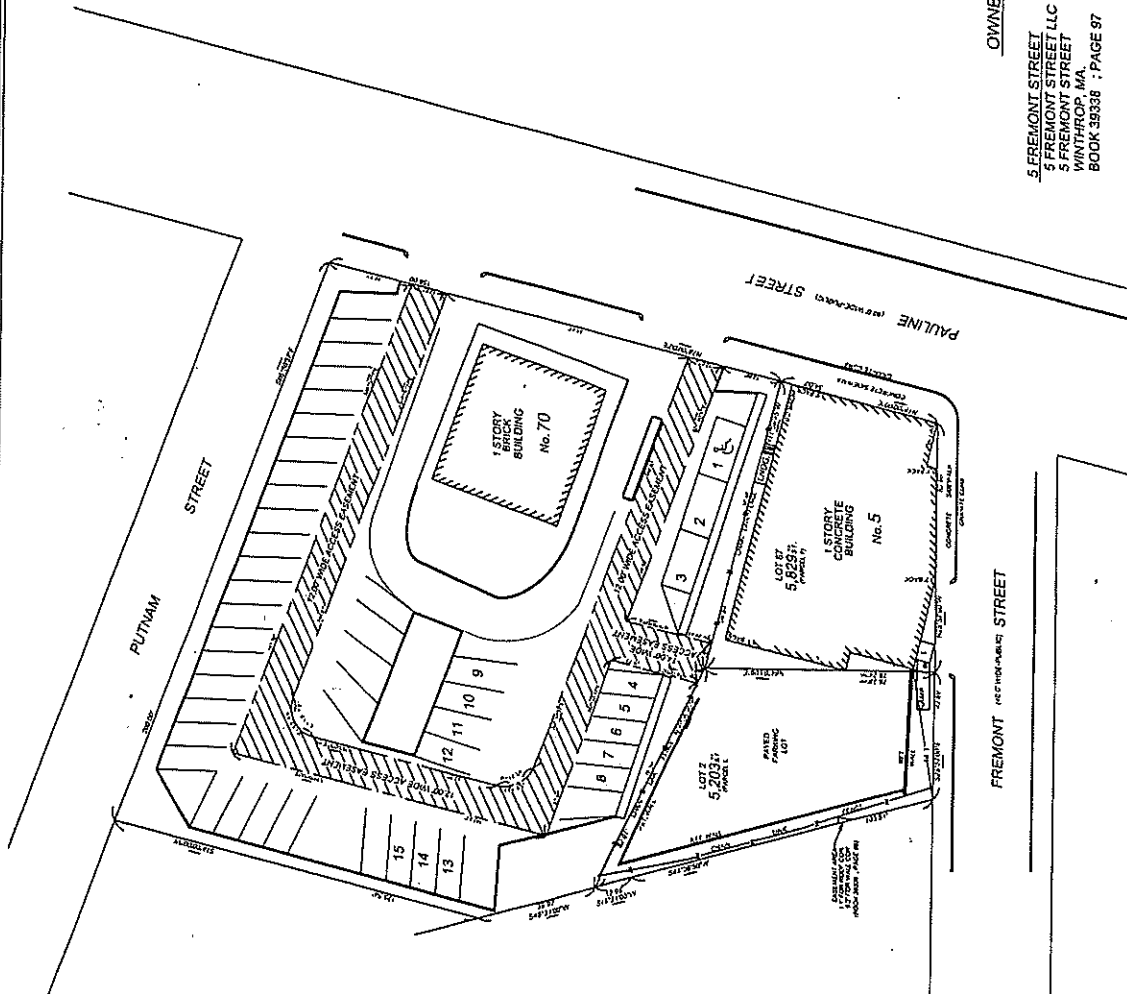
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MARCH 13 2006 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES HAVE BEEN LAYED OUT OR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CON- FORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

GEORGE C. COLLINS P.L.S.

DATE



FREMONT STREET

PAULINE STREET

PUTNAM STREET

OWNERS

5 FREMONT STREET
5 FREMONT STREET LLC
5 FREMONT STREET
WINTHROP, MA.
BOOK 39338 ; PAGE 97

70 PAULINE STREET
MC DONALDS CORPORATION
70 PAULINE STREET
WINTHROP, MA.
BOOK 6363 ; PAGE 706

DATE: SEPTEMBER 11, 2006

REVISION

DATE

SCALE: 1 INCH = 20 FEET

REFERENCES:

DEED: BOOK 39338 ; PAGE 97 (Pgs. 5 FREMONT STREET)

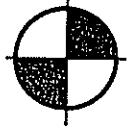
DEED: BOOK 6363 ; PAGE 706 (Pg. 70 PAULINE STREET)

PLAN: PLAN IN BOOK 8588 ; PAGE 142

PLAN IN BOOK 2343 ; PAGE END

PREPARED FOR:
5 FREMONT STREET LLC
5 FREMONT STREET
WINTHROP, MA.

EASEMENT PLAN OF LAND
FOR THE BENEFIT OF
5 FREMONT STREET
WINTHROP, MA.



BOSTON
SURVEY, INC.

UNIT 24 SHAWANNA RD.
CHARLESTOWN, MA 02128
(617) 242-1313

JOB # 06-00175

FILE # 0



Town of Winthrop Inspectional Services

Commissioner Albert Legee
100 Kennedy Drive, Winthrop, MA 02152
Tel (617) 846-4344, Fax (617) 539-5826, Email alegee@town.winthrop.ma.us

June 28, 2022

VIA FIRST CLASS MAIL AND CERTIFIED MAIL

Mr. Chris Young
159 Nahant Ave
Winthrop MA 01252

RE: Zoning Code Violations —
54 Pauline Street a/k/a 5 Fremont Street, Winthrop, Massachusetts

Dear Mr. Young,

On October 14, 2021, building permit number (BC-21-41) (the "Building Permit") was issued authorizing you to perform the following work at the real property known as 54 Pauline Street a/k/a 5 Fremont Street, Winthrop, Massachusetts (the "Property"), located in the Town's Center Business District ("CBD"): to construct a mixed-use residential and commercial structure (the "Project").

It has come to my attention that the Project is in violation of a number of provisions of the Zoning Ordinance of the Town of Winthrop (the "Ordinance").

Specifically, and without limitation, I note as follows:

1. Chapter 17.50 of the Ordinance contains special provisions applicable to the CBD and requires a Major Site Plan and Design Review for "new construction, addition, or alteration of a building to create or result in more than 10,000 square feet Gross floor area" prior to the issuance of a building permit. This project has not completed the Major Site Plan and Design Review process.
2. Chapter 17.16.030 of the Ordinance contains the Table of Dimensional Regulations. The Property abuts a residential district and thus pursuant thereto must have a side yard setback of 10 feet, a rear yard setback of 15 feet, and is limited in height to 2.5 stories and 35 feet. It appears the Project does not meet those requirements.
3. By my calculation, the Project requires 19 parking. It appears the Project does not meet this requirement.

Accordingly, Building Permit BC-21-41 is hereby suspended at this time, and you are ordered to CEASE and DESIST performing any work under the Building Permit or on the Property until you obtain all necessary zoning relief and approvals or otherwise bring the Project into compliance with the Ordinance.

That said you may, within fourteen (14) days hereof, perform the following work:

- Finish the installation of the exterior sheathing on what is currently constructed.
- Install the I-Joists and decking on the 2nd floor only to allow for weather protection, i.e. tarpaulins or similar products.
- Construct the necessary interior partitions to support the I-Joist floor system.

You are further ordered, within ninety (90) days hereof, to bring the Property into compliance with the Ordinance or to file any and all necessary applications for zoning relief and approvals.

Pursuant to Section 17.52.080 of the Ordinance, you shall be fined \$100 per day for each day hereafter that you fail to comply with this Cease-and-Desist Order.

Regarding zoning matters, you may appeal this Cease-and-Desist Order to the Zoning Board of Appeals pursuant to Massachusetts General Law, Chapter 40A, Sections 8 and 15, and the Bylaws.

Please do not hesitate to contact me to discuss this matter.

Sincerely,



Albert Legee CBO
Building Commissioner

54
Pauline

**SITE PLAN REVIEW REPORT
5 FREMONT STREET, WINTHROP**

On April 15, 2021, the Site Plan Review Committee convene a virtual meeting via Zoom with the consent of the owner and his counsel. Chris Young, the owner of the property at 5 Fremont Street made a presentation with respect to the redevelopment of the property that is located in the Central Business District. Present for the meeting were Al Legee, Director of Inspectional Services; Russ Sanford, Chief Building Inspector; Paul Flanagan, Fire Chief; Terence Delehanty, Police Chief; Steve Calla, Director of DPW.

The owner of the property submitted updated plans for the development of the Property as a Four Story Mixed-Use building in the Center Business District. The scope of the redevelopment is for the construction of 20 residential units and retention of the existing office space with a maximum building height of 4 stories.

Development plans show 22 on-site parking spaces as well as adjacent parking on a deeded easement. Seven of the parking spaces will be under the building at grade and the remaining fifteen spaces will be open spaces on the lot.

The mix of the new residential units is 8 two-bedroom units, 8 one-bedroom units, and 4 studio units. Required parking for the new residential units is 20 parking spaces. Therefore, the parking requirement is exceeded.

Comments from the Site Plan Review Committee members were received and noted for the record. The police department did not have objections or specific recommendations other than to be kept informed and updated regarding any security systems, security plans, and cameras that are proposed to be utilized.

The fire department informed the owner of the fire code requirements and procedures for planning, installation, and inspection.

The DPW director brought the owner current on the progress of the infrastructure improvements being made in the CBD and the projected timing of completion and availability for hook-up to the municipal system.

The Building Commissioner and Building Inspector determined that the project as proposed may be constructed as a matter of right. Therefore, the Site Plan Review Committee endorses the project and finds that if the project is built in accordance with the plans requires no relief from the Board of Appeals.

Winthrop Site Plan Review Committee

By: 
Albert Legee, Chairman