GREAT BARRINGTON
COMMUNITY PRESERVATION COMMITTEE

APPLICATION FOR CPA FUNDING – Step 2

Date Received (for office use only) _____

All applicants submitting Step 2 must include a copy of their Step 1 application.

All applicants must answer questions 1-11, and question 19. For question 12-18, only answer questions that are applicable to your CPA area. For example, if your project has to do with Historical Preservation but does not include Housing, then you may skip questions 12, 13 and 14, but you must answer all questions under the subheading "Historical Preservation Projects."

You may attach additional sheets as necessary to answer the numbered questions, up to a maximum of 8 additional pages of narrative. These additional pages must be formatted with a minimum 11 point font, 1 inch margins. If your project combines two or more CPA priorities, such as Community Housing AND Open Space, then you must answer ALL questions under both of those 2 subheadings and you may include up to 10 additional pages of narrative. (Please note Open Space and Recreation is considered one CPA priority.)

All pages must be numbered. Please number each attached Page 1 of 8, Page 2 of 8, etc. If your answers are on separate sheets, also number each answer so that it corresponds with the number of the question you are answering.

Applicant Name Ian Rasch

Project Name Mahaiwe Block

Project Address 322 Main Street

Assessor's Map 19 Lot 90

Property Deed Book / Page 2808 / 267

1.) Project Budget (list all sources and uses, including grants, fundraising, etc.)

Total CPA funds requested: $ $150,000 Historic/$250,000 Affordable

Fill in the chart below showing all project sources and uses, including requested CPA funds:

Source Name	Amount	% of total	Used for	Committed?
Alander Group	$2,350,000		Acquisition	Yes
Lee Bank	$5,000,000		Hard and Soft Costs	Yes
CPA Historic	150,000		Exterior Historic	No
CPA Affordable	$250,000		Operating Subsidy Affor	No
Total budget:				

Attach additional budget sheets or project budget if necessary. Budget pages do not count towards the 8 page limit. Be sure to include project management, oversight, engineering, and administrative costs that may be incurred. Describe all funding that has been sought and/or is available for this project.

2.) Timing of Funds: Describe when CPA funds and other funding sources are to be received.

Owner equity and bank financing are committed and are available upon project commencement. Construction Documents have been finalized with a Construction Start of December 2022. Construction Completion is scheduled for Spring 2024, which aligns well with the CPA FY2024 funding cycle. CPA Historic funding would come into the project in the Summer 2023 in time to complete historic restoration work. CPA Affordable funding would come into the project as units are being finalized and prepared to come on line and provide an additional layer of subsidy that will make the creation of affordable units possible.

3.) Existing use or deed restrictions, permanent easements, historic designations, special permits, etc. if any: _____

322 Main Street is listed on the National and State Registers of Historic Places, and is part of Great Barrington's Historic District A. Currently, it is partially vacant with some retail occupancy on the first floor. While in occupiable condition based on earlier renovations, it is underutilized and in need of a significant re-investment to ensure the long-term viability of building systems and envelope.

4.) Proposed Use or Deed Restrictions after Project Completion (in accordance with CPA rules):

Applicant is seeking funding from both affordable and historic categories, and is prepared to enter into restrictions accordingly.

5.) Describe the project team, including project management personnel, design professionals, contractors, and other applicable consultants, their relevant experience, so forth. Attach additional pages/resumes as needed.

Project team:
Owner/Developer: Alander Group, LLC
Contractor: Alander Construction
Architect and Code Compliance MVA Design and Drafting
Structural Engineer: SK Design Group, Inc
MEP: Hesnor Engineering Associates
Historic: Architectural Heritage Foundation
See attached for more information.

Additional Information: These pages do not count towards the 8 page limit. Attach additional information as appropriate, for example:

- Project timeline;
- Plans or drawings stamped and signed by an Engineer or Architect as appropriate;
- Photographs;
- Map showing project location in town;
- Ownership letters or site control verification;
- Budgets;
- Feasibility studies;

- Existing conditions reports or needs assessments;
- Letters of support;
- Resumes and experience of key personnel;
- For Historic Preservation projects, if the project is not State Register-listed, the applicant must provide a letter from the Historical Commission which details the significance of the project to Great Barrington's history, culture, architecture or archeology.

Funding Considerations

6.) Consistency: Describe how the proposed project is consistent with the Community Preservation Plan and with the Great Barrington Master Plan.

Consistent with both the Community Preservation Plan and the Great Barrington Master Plan, the project will not only protect and preserve a historic asset, it will also meet a regional and local need for mixed income housing. Both plans identify the retention of historic buildings, creation of affordable housing in vacant buildings, directing development into village centers, and the creation of mixed income projects to serve a variety of price levels, age and family size. The project is consistent with all of those goals, in addition to promoting economic integration, serving diverse income levels, and providing additional economic development synergy in the downtown through its retail units and influx of new residents. Also consistent with both plans is an experienced developer/operator with a commitment to long term affordability and high quality property management, which Alander Group has demonstrated.

7.) Town Projects: Is the proposed project for a town-owned asset? Yes ☐ No ☑
If yes, please describe funding options. For example, what portion of the project budget is CPA funding? If CPA funds are not received, what are the alternative funding options, if any?

322 Main Street is not town owned. The project will be funded by owner equity and conventional bank financing, but this is not sufficient to support the renovation and desired affordability levels, and CPA becomes a critical source to support both efforts. Funding from CPA for Affordable Housing will make it possible to create 1-2 units at 80% AMI depending on deed restriction length (10-20 years).

8.) Public Benefits: Describe the public benefits of the project.

This project brings a downtown building back into service, re-activating a key asset along Main Street in impactful ways that addresses multiple public benefits including affordable housing, retail activation and historic preservation. Given the regional housing pressures in the Berkshires, converting the building to mixed income housing creates the opportunity to meet housing goals both regionally and locally. the project seeks to protect and preserve a building that contributes to Great Barrington's unique and special character and strengthens the vitality of the downtown by providing retail as well as housing for local residents. See attached for more infomation.

9.) Leverage: Will the CPA funds be used to leverage or supplement other funding for this project? Please explain other sources and whether they have been committed.

CPA funding will leverage other committed funding for the project, The applicant is committing $2,350,000 in private equity and has secured $5,000,000 in construction financing from Lee Bank. CPA funding will make it possible to create and support affordable units at the project, and will help to address the funding gap between the higher costs of preserving historic fabric of a significant building. Additional affordable housing sources will be pursued in order to deepen affordability levels beyond the current projected 80% AMI, and demonstrated support from the CPA for affordable units will be critical to leverage additional funding.

10.) Community Input and Support: Describe any community input, meetings and/or support that you have for your proposed project. Include support letters as applicable (they will not be counted towards the 4-page limit). Letters should be unique and not reproduced form letters. _____

The project has support at the local and state level, as demonstrated in the attached support letters.

11.) Permits: Describe permits that may be required, the status of those permits or applications, and/or when the applications will be submitted and permits received. _____

Building Acquisition: 10/2022
Building Permit: 12/2022
Construction Start: 12/2022
CPA Approval: 6/2023
Construction Completion: 4/2024

Affordable Housing Projects

12.) Affordable Housing Projects: Clearly describe how the project meets the Affordable Housing goals of the Community Preservation Plan.

The project meets the Affordable Housing goals of the Community Preservation plan by creating affordable rental opportunities in an integrated, downtown location and not clustering units in a large isolated project and by rehabilitating an existing historic resource for housing and contributing to the viability and attractiveness of the village center. In addition, the project is directing development growth to the town center and away from open space, and doing so in a manner that includes high levels of sustainability, sensitive building materials and high quality restoration practices. Alander Group will be providing a mix of unit types that will be attractive to diverse income levels, ages and lifestyles, and bring economic energy to support the downtown. Alander Group is a capable and experienced developer, contractor and property manager who has demonstrated commitment to Great Barrington through its both its projects and local hiring practices. Once complete, 322 Main Street will be a fully maintained and well operated housing and retail asset that will foster community acceptance of workforce housing and contribute to what makes Great Barrington such an attractive and welcoming place.

13.) Affordability Level(s):

80 % of area median income no. of units 1-2
_____% of area median income no. of units _____
_____% of area median income no. of units _____

14.) Other Information: Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation?

The barriers to downtown development in small cities and rural downtowns are multifaceted. Often working with obsolete and vacant historic properties, the costs of rehabilitation and the challenges to raising the required capital for these disinvested, downtown projects can be overwhelming. In general, rehabilitating historic structures is more expensive than building new and with the additional layer of affordable housing projects become infeasible without subsidy. See attached for more information.

Historic Preservation Projects

Applicants should note: all CPA-funded historic preservation projects must comply with the US Secretary of the Interior's standards for the treatment of historic properties.

15.) Historic Preservation Projects: Clearly describe how the project meets the Historic Preservation goals of the Community Preservation Plan.

The project meets the Community Preservation Plan's Historic Preservation goals by seeking to restore and reuse a historically significant building, which will bolster the architectural and visual richness on Main Street. Built in 1905 and designed by local architect James McArthur Vance, 322 Main Street is a significant example of the late 19th and early 20th century commercial development in Berkshire County. Its adjacency to other contemporaneous historic structures, including the adjacent renown Mahaiwe Theater, helps to anchor this end of Main Street and contributes to the sense of place and small town feeling that make Great Barrington desirable and attractive to residents and visitors, all which are goals in the Plan. While the building is not immediately threatened, it is in need of substantial rehabilitation and will languish in the absence of this re-development plan. Alander Group is an experienced developer and property manager, and will employ long term maintenance planning to ensure the building's integrity is preserved into the future and in accordance with the preservation easement. All work will be carried out in accordance with the Secretary of the Interior's Guidelines for Rehabilitation.

16.) Other Information: Describe any other relevant information about the project and the site. For example: is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site; is the site or could the site be contaminated and if so what is the plan for remediation.

The project meets the Community Preservation Plan's Historic Preservation goals by seeking to restore and reuse a historically significant building, which will bolster the architectural and visual richness on Main Street. Built in 1905 and designed by local architect James McArthur Vance, 322 Main Street is a significant example of the late 19th and early 20th century commercial development in Berkshire County. Its adjacency to other contemporaneous historic structures, including the adjacent renown Mahaiwe Theater, helps to anchor this end of Main Street and contributes to the sense of place and small town feeling that make Great Barrington desirable and attractive to residents and visitors, all which are goals in the Plan. While the building is not immediately threatened, it is in need of substantial rehabilitation and will languish in the absence of this re-development plan. Alander Group is an experienced developer and property manager, and will employ long term maintenance planning to ensure the building's integrity is preserved into the future and in accordance with the preservation easement. All work will be carried out in

Open Space and Recreation Projects

17.) Open Space and Recreation: Clearly describe how the project meets the Open Space and Recreation goals of the Community Preservation Plan.

18.) Other Information: Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals? Does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation.

Certification

19.) This application was prepared, reviewed, and submitted by:

Name: Ian Rasch

Ph: 413.822.9074 Email ian@alanderconstruction.com

I hereby certify that all of the above and included information is true and correct to the best of my knowledge. [For non-municipal applicants only: I further declare my willingness to enter into a Contract with the Town of Great Barrington to govern the use and expenditure of CPA funds.]

Signature: Ian Rasch

Date: 12.1.22

10 hard copies of the entire application package, and one PDF of the entire application package, are due prior to the 4:00 PM deadline.

Number all pages.

5. Project Team

The team will be led by Ian Rasch, owner and founder of Alander Group. Ian has over 20 years of real estate investment and development experience, including property development, financing, managing joint ventures, and leasing. Prior to founding Alander Group and Framework Properties, he was Vice President, Director of Development at Allegrone Companies. He had previously been Principal at Propeller Group in New York City where he repositioned a number of underutilized properties into high-end residential units, commercial space, and artistic performance space. His work experience also includes Project Management at Turner Construction in New York. He holds an MS in Real Estate Finance and Construction Management from NYU Schack Institute of Real Estate and is a licensed real estate broker.

Alander Group is focused on mixed-use and commercial properties in downtown locations. Recent economic development projects include the adaptive reuse and expansion of 47 Railroad Street, a transformative project in downtown Great Barrington. The mix of retail and residential uses with a very high level of sustainability and a central downtown location appeals to a broad demographic and is drawing people back downtown. 47 Railroad Street contains a unique and distinctive quality of live-work-shop choice with 13 residential units and 10,000 square feet of storefront retail located in the downtown core of Great Barrington. It is a prime example of Alander's commitment to sustainable development solutions that has a meaningful contribution to vibrant, healthy, and equitable communities in downtown districts. Alander is also developing Manville Place, a new build project that will address the "missing middle" of housing in Great Barrington. It will offer 1, 2, and 3 bedroom rental units in a traditional neighborhood setting within walking distance of shopping, dining and workplaces. The project features three new, energy-efficient buildings in an integrated courtyard configuration. Landscaped pedestrian paths will provide protected walking and biking paths to link the parcels together and promote
walkability throughout the neighborhood.

In his prior role as the Vice President and Director of Development at Allegrone Companies, Ian Rasch managed the redevelopment of both the Onota Building and the Frank Howard Building, two award-winning adaptive reuse projects in downtown Pittsfield. These projects have brought 40 new residential units to downtown and over 10,000 square feet of first floor retail and commercial space, transforming vacant spaces into vibrant, diverse and dynamic new uses. These projects utilized both State and Federal Historic Tax Credits as well as the Housing Development Incentive Program through DHCD.
Alander Group is also a full-source construction provider, both self-performing on their own projects and for other clients. They have extensive experience in complex restoration and renovation projects, coordination of phased construction in occupied sites, new construction, mixed use construction, and fast-track construction projects in all market segments. Their comprehensive and diversified services transform visions into physical spaces where communities thrive and grow. Alander currently employs between 15 and 25 office and field personnel at any given time, including 5 site supervisors and foremen, each with over 20 years of construction experience.

8. Public Benefit

Alander Group will rehabilitate 322 Main Street into 22 mixed income residential units on the first and second floors, and 7 retail units on the first floor. This redevelopment, in conjunction with another applicant sponsored CPA funded project across the street at 343 Main Street, will bring new residents and revived commercial activity and energy to the downtown business district. The project will restore historically significant features as well as facilitate and preserve economic integration, create well-maintained and amenity rich housing options and support expanded retail activation. In addition to the visible public benefits of a restored historic building at a prominent location, the project will incorporate resilient design practices,

and will feature energy and water conservation measures, renewable energy generation and healthy building materials. Concentrating development in an underutilized building with existing infrastructure reduces pressure on open space and helps to conserve the region's natural resources, which are also important to the town character, by preventing greenfield development.

The new end use for 322 Main Street of both affordable and market rate residential apartments will fill a regionwide gap for affordable and in particular mixed income housing. The Berkshires lag in producing the number of affordable units that are needed regionally, this need is not being fulfilled because affordable projects often take 5 to 7 years to come to market, in part because of the backlog at state funding sources for affordable housing projects. Market and planning studies indicate a pent-up demand for all housing types, leaving at need residents with limited options in an increasingly challenging economy.

Over last 25 years, an increasing number of cities and towns have moved away from housing that concentrates families and children in neighborhoods of poverty. Alander Group is committed to addressing the need for mixed-income housing that facilities and preserves economic integration, creates well-maintained and amenity rich housing options and increases community acceptance of workforce housing.

In addition, the retail tenancy will contribute to the vibrancy of Great Barrington and support and create connections to the local small business community. The retail portions of the project will provide economic development benefits by creating jobs, and the influx of residents and employees will support and enhance adjacent businesses and contribute to the overall economic and civic health of the downtown community.

With CPA support, the project will deliver much needed units to the market now, and begin to help fill the housing gap that so many residents are facing while at the same time being a cost effective and market-based strategy to increase affordable housing, achieve historic preservation and support the local retail economy.

9. Leverage Continued:
322 Main Street was recently acquired by the applicant as part of a collective effort with an adjacent building at 343 Main Street, which the Committee is familiar with, to bring investment and dynamic new uses to downtown Great Barrington. Together, these two projects are positioned to bring $12,750,000 total new investment, 35 new mixed income units, 135 construction jobs, 9 new permanent jobs and 9 revitalized retail storefronts to downtown, plus harnessing the economic benefit and community and civic impact of 35 households of diverse income levels to support the local small business economy.

14. and 16. Other Continued:
In locations with lower revenue generation potential, in particular in more rural communities, inevitably gaps between construction cost and revenue potential emerge and are difficult to close. Conventional financing is often unrealistic as a stand-alone option for funding these projects. To be successful, these projects require layers of state and federal grants and earmarks, in addition sometimes to philanthropic dollars. Those investments, while outweighing the appraised value of the property itself, are critical as they represent an investment in the heritage and identity of a community. This investment catalyzes something that is difficult to define or measure in financial terms, but becomes a valuable pathway to a more connected and whole community, in addition to galvanizing further investment in and restoration of other nearby properties, as well as furthering economic integration for all income levels.

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11/30/2022

Rental Analysis Downtown Great Barrington

Market Rate, 100% AMI, 80% AMI, 65% AMI

Market Rate Rents (2022) for Downtown Great Barrington Apartments				
Unit Size (SF)		750		975
Bedrooms		1		2
Market Rent/SF/Month	$	3.15	$	3.15
Monthly Market Rent	$	2,363	$	3,071

"Affordable" Monthly Rents (2022) Berkshire County MA, Novogradac				
Unit Size (SF)		750		975
Bedrooms		1		2
100% of Area Median Income	$	1,612	$	1,842
80% of Area Median Income	$	1,290	$	1,474
65% of Area Median Income	$	1,048	$	1,197

Monthly Gap Between Market Rate and "Affordable Rents"				
Bedrooms		1		2
100% of Area Median Income	$	(751)	$	(1,229)
80% of Area Median Income	$	(1,073)	$	(1,597)
65% of Area Median Income	$	(1,315)	$	(1,874)

Annual Gap Between Market Rate and "Affordable Rents"				
Bedrooms		1		2
100% of Area Median Income	$	(9,006)	$	(14,751)
80% of Area Median Income	$	(12,870)	$	(19,167)
65% of Area Median Income	$	(15,774)	$	(22,491)

10 Year Gap Between Market Rate and "Affordable Rents"				
Bedrooms		1		2
100% of Area Median Income	$	(90,060)	$	(147,510)
80% of Area Median Income	$	(128,700)	$	(191,670)
65% of Area Median Income	$	(157,740)	$	(224,910)

20 Year Gap Between Market Rate and "Affordable Rents"				
Bedrooms		1		2
100% of Area Median Income	$	(180,120)	$	(295,020)
80% of Area Median Income	$	(257,400)	$	(383,340)
65% of Area Median Income	$	(315,480)	$	(449,820)

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11/30/2022

AFFORDABLE FUNDING OPTIONS

CPA Only + Additional Potential Funding

OPTION 1: CPA FUNDING ONLY: 80% of Area Median Income		
Funding Amount		$250,000
Bedrooms		1
Number of Units		1
Deed Restriction Term		20 Years
Subside Value over 20 Years	$	(257,400)

OPTION 2: CPA FUNDING ONLY: 80% of Area Median Income		
Funding Amount		$250,000
Bedrooms		1
Number of Units		2
Deed Restriction Term		10 Years
Subside Value over 10 Years	$	(257,400)

ADDITIONAL POTENTIAL FUNDING SOURCES		
CPA Funding Amount: 80% of Area Median Income		$250,000
ARPA Funding Amount: 65% of Area Median Income		$150,000
Affordable Housing Trust Funding Amount: 100% of Area Median Income		$90,000
Total		$490,000
Bedrooms		1
Number of Units		4
Deed Restriction Term		10 Years
Subside Value over 10 Years	$	(505,200)

Project Budget and Schedule

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12/1/2022

Property: The Mahaiwe Block Building **Development and Project Summary**

Address: 314-322 Main Street Great Barrington MA 01230

Redevelopment Program

- Historic Redevelopment of The Mahaiwe Block Building in Downtown Great Barrington into 22 apartments and 7 retail spaces
- Downtown Great Barrington has very low retail vacancy and minimal new apartment construction in recent decades
- Market study suggests attractive pricing and absorption is achievable
- Proposed development is by right under current zoning

Gross Square Footage:	40,536 SF
Residential Area:	59%
Commercial Area:	41%
Studio Units	2
1 Bedroom Units	20
Retail Units	7
Total # of units	29
Zoning and Use:	B district, Village Center Overlay District
Permitting:	Special Permit Required for substantial renovation

Sources & Uses

Alander Equity	$2,350,000	
Permanent Debt	$5,000,000	
Great Barrington CPA (Historic)	$150,000	
Total Development:		$7,500,000

Acquisition and Project Schedule

Building Acquisition	10/01/22
Building Permit	12/01/22
Construction Start	12/01/22
CPA Approval	06/01/23
Construction Completion	04/01/24
Stabilized Occupancy	09/01/24

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12/1/2022

Property: The Mahaiwe Block Building **Development Budget Summary**

Address: 314-322 Main Street Great Barrington MA 01230

	DEVELOPMENT BUDGET				
	ACQUISITION				
	Site Acquisition	$	3,500,000	$	3,500,000
	ENVIRONMENTAL COSTS				
	Asbestos	$	-		
	Containment	$	-	$	-
	HARD COSTS				
	Direct Construction Costs	$	2,850,000		
	Hard Cost Contingency	$	150,000	$	3,000,000
	SOFT COSTS				
	Architectural	$	150,000		
	Engineering	$	75,000		
	Environmental	$	25,000		
	Clerk/Inspections	$	15,000		
	Legal Services	$	35,000		
	Accounting	$	12,500		
	Title/Recording	$	20,000		
	Marketing	$	25,000		
	Insurance	$	65,000		
	Permits	$	25,000		
	Operating Costs	$	45,000		
	Reserves	$	17,000		
	Real Estate Taxes	$	57,000		
	Finance Costs	$	275,000		
	Appraisal & Market Study	$	18,500		
	Developer Fee & Overhead	$	120,000		
	Soft Cost Contingency	$	20,000	$	1,000,000
	TOTAL DEVELOPMENT BUDGET	$	7,500,000	$	7,500,000

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12/1/2022

Property: The Mahaiwe Block Building **SOURCES & USES SUMMARY**

Address: 314-322 Main Street Great Barrington MA 01230

SOURCES & USES				
USES				
Site Acquisition	$	3,500,000		
Hard Costs, Including Contingency	$	3,000,000		
Soft Costs, Including Contingency	$	1,000,000		
			$	7,500,000
SOURCES				
Alander Equity	$	2,350,000		
Permanent Debt	$	5,000,000		
Great Barrington CPA Funds (Historic)	$	150,000		
TOTAL			$	7,500,000

Plans and Elevations

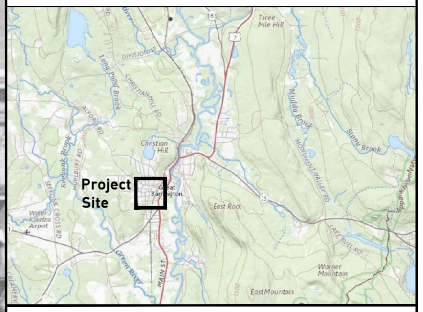
The Mahaiwe Block | 322 Main Street | Great Barrington, MA 01230

Sheet List

Scope of Work

The proposed scope of work is the selective renovation of less than 50% of the floor area of the existing building to support the conversion of all Second Floor offices to 11 new residential apartments, and the reconfiguring of some Third Floor Apartments.

Locus Map



Code Compliance

Massachusetts 780 CMR, 9th Edition with MA Amendments
- 2015 International Building Code
- 2015 International Exisiting Building Code
- 2018 International Energy Conservation Code with Stretch Code Amendments
- 2015 International Mechanical Code

Massachusetts 248 CMR, Plumbing and Gas Code
Massachusetts 521CMR, Accessible Access Board Regulations
Massachusetts 527 CMR, Fire Safety Code

Symbols Legend

1 / A01	Cross Section
1 / A01	Detail
1 / A01	Exterior Elevation
1 / A01	Interior Elevations
Level: / Elev:	Floor Level
100	Room or Material Tag
100	Interior Door Tag
A	Wall Tag
A	Window Tag
1	Exterior Door Tag
S	Smoke Detector
C	Carbon Monoxide (CO) Detector
SC	Combo Smoke / CO Detector
H	Heat Detector
EW	Indicates Compliant Egress Window

Abbreviations

A/C	AIR CONDITIONING
A.D./	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
A.F.S.	ABOVE FINISH SLAB
A.S.B.	ABOVE STRUCTURAL SLAB
ALUM.	ALUMINUM
ANOD.	ANODIZED
ARCH.	ARCHITECT, ARCHITECTURAL
∠	ANGLE
@	AT
&	AND
BD.	BOARD
BLDG.	BUILDING
BLK.	BLACK
B.O.	BY OTHERS
BOT.	BOTTOM
BR.	BRIGHT
CAB.	CABINET, CABINETRY
CAT.	CATALOG
CEM.	CEMENT
CEM.W.P.	CEMENTITEUS WATERPROOFING
CFM.	CUBIC FT./PER MINUTE
CHR.	CHROME
CL	CENTERLINE
CLR	CLEAR
CLG.	CEILING
C.O.	CLEAR OPENING
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
C.P.	CENTER POINT
C.S.	COUNTERSUNK
C.T.	CERAMIC TILE
D.	DEPTH OR DEEP
DEPT.	DEPARTMENT
DIA.	DIAMETER
DN.	DOWN
DMPR.	DAMPER
DR.	DOOR
DET.	DETAIL
DWG.	DRAWING
EA.	EACH
E.C.	EMPTY CONDUIT
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
ENGR./ENGR.	ENGINEER
F.D.	FIELD DIMENSION
F.F.	FINISH FLOOR
F.H.	FLATHEAD
FIN.	FINISH
FIXT.	FIXTURE
FL	FLOOR
FLUOR.	FLUORESCENT
F.S.	FINISH SLAB
FT.	FEET, FOOT
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GD.	GROUND
G.F.I.	GROUND FAULT INTERRUPTED
GL	GLASS
GWB	GYPSUM WALL BOARD
H.C.(G).	HUNG CEILING
HDWD.	HARD WOOD
HDWR.	HARDWARE
HM.	HOLLOW METAL
H.O.A.	HEIGHT OVER ALL
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING VENTING & A/C
INCL.	INCLUDED, INCLUDING
INSUL.	INSULATION
JT.	JOINT
KIT.	KITCHEN
L	LENGTH
LACQ.	LACQUER
LAM.	LAMINATED
LAV.	LAVATORY
LIN.	LINEAR
L.O.A.	LENGTH OVER ALL
MANL.	MANUAL
MANF.	MANUFACTURER
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.C.	NO CHANGE
NEG.	NEGATIVE
N.I.C.	NOT IN CONTRACT
NO. #	NUMBER
NOM.	NOMINAL
NTS.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
	OVERALL DIAMETER
OPP.	OPPOSITE
OPNG.	OPENING
PART.	PARTITION
PL	PLATE
PLAS.	PLASTER
PLAS.LAM.	PLASTIC LAMINATE
PLY.	PLYWOOD
POL.	POLISHED
PRELIM.	PRELIMINARY
PT.	PAINT
PTD.	PAINTED
R.A.	RETURN AIR
RAD.	RADIUS
RD.	ROUND
REF.	REFER TO
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCED
REQ'D	REQUIRED
RES.	RESILIENT
RET.	RETURN
REV.	REVEAL
RM.	ROOM
S.C.	SOLID CORE
SCHED.	SCHEDULE
SEC.	SECTION
SIM.	SIMILAR
SLNT.	SEALANT
SOFF.	SOFFIT
SPEC.	SPECIFICATIONS, SPECIFIED
SQ.	SQUARE
S.S.	STAINLESS STEEL
STR. STL.	STRUCTURAL STEEL
ST.	STRAIGHT
STL.	STEEL
STOR.	STORAGE
STRUC.	STRUCTURE
SUSP.	SUSPENDED
T.B.D.	TO BE DETERMINED
TEL.	TELEPHONE
TEMP.	TEMPERED
THK.	THICK, THICKNESS
T.O.	TOP OF
T.O.A.	THICKNESS OVERALL
TOIL.	TOILET
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.R.	TOP REGISTER
TYP.	TYPICAL
U.C.	UNDER CUT
U.O.N.	UNLESS OTHERWISE NOTED
VEN.	VENEER
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W.	WIDTH
W/	WITH
W/O	WITH OUT
WD.	BASE WOOD BASE
WD.	WOOD
WIND.	WINDOW
WPF.	WATERPROOF

Building Information

Building Area (Gross)	**40,536 sq.ft.**
Basement:	11,450 sq.ft.
First Floor:	11,800 sq.ft.
Second Floor:	8,764 sq.ft.
Third Floor:	8,522 sq.ft.
Construction Type:	**3B**
Energy Compliance	
Exterior Wall Insulation:	R-13 + 7.5ci or R-20 Cavity
Slab Insulation:	R-10, R-15 Radiant
Attic/Roof Insulation:	R-19 + R-11 LS or R-38 Cavity
Fenestration's - Fixed:	0.38
Fenestration's - Operable:	0.45
Fenestration's - Entrance Doors:	0.77
Structural Loads	
Restaurant:	100 psf
Offices:	50 psf
Retail:	100 psf
Residential:	40 psf
Residential Corridors:	100 psf
Wind Load:	115 psf
Ground Snow Load:	50 psf
Dead Loads:	per IBC

Zoning Compliance

Property ID:	**019.0_0000_0090.0**
District:	**Zone(s) B, VCOD, & GBHD**
Proposed Use:	**A-2, B, M, R-2, and S-2**
Use Compliant with Zone:	**Yes**

Dimensional Requirement	**Required**	**Proposed**
Minimum Lot Area	5,000 sq.ft.	15,429 sq.ft.
Lot Width	50'	97'±
Front Yard Setback	0' (Max 5')	5' ± (Existing)
Side Yard Setback	0'	2' ± (Existing)
Rear Yard Setback	0'	0' ±
Maximum Height	40 ft.	42' ± (Existing)
Maximum Building Coverage	75%	82 % ± (Existing)

MVA Design & Drafting
(315).396.1342• Pittsfield, MA 01201
michael@mvadesigns.com
www.mvadesigns.com

Commercial Building Schematic Design Plans Prepared For:
The Mahaiwe Block
322 Main Street
Great Barrington, MA 01230

Contractor:
ALANDER
Alander Construction
40 Railroad Street
Great Barrington, MA 01230

Project ID:	Initial Date:
220014	5.4.22

Sheet Title:
Cover Sheet & Zoning Compliance

Revisions:

Mark	Date	Notes

Sheet Information:

Drawn By:	AMB
Checked By:	MJV
Scale:	As Noted
Print Date:	5.4.22

Sheet ID:
G01

1 Proposed East Elevation

Scale: 1" = 3/16"

2 Proposed South Elevation

Scale: 1" = 3/16"

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Project ID:	Initial Date:
220014	5.4.22

Sheet Title:

Proposed Exterior Elevations

Revisions:

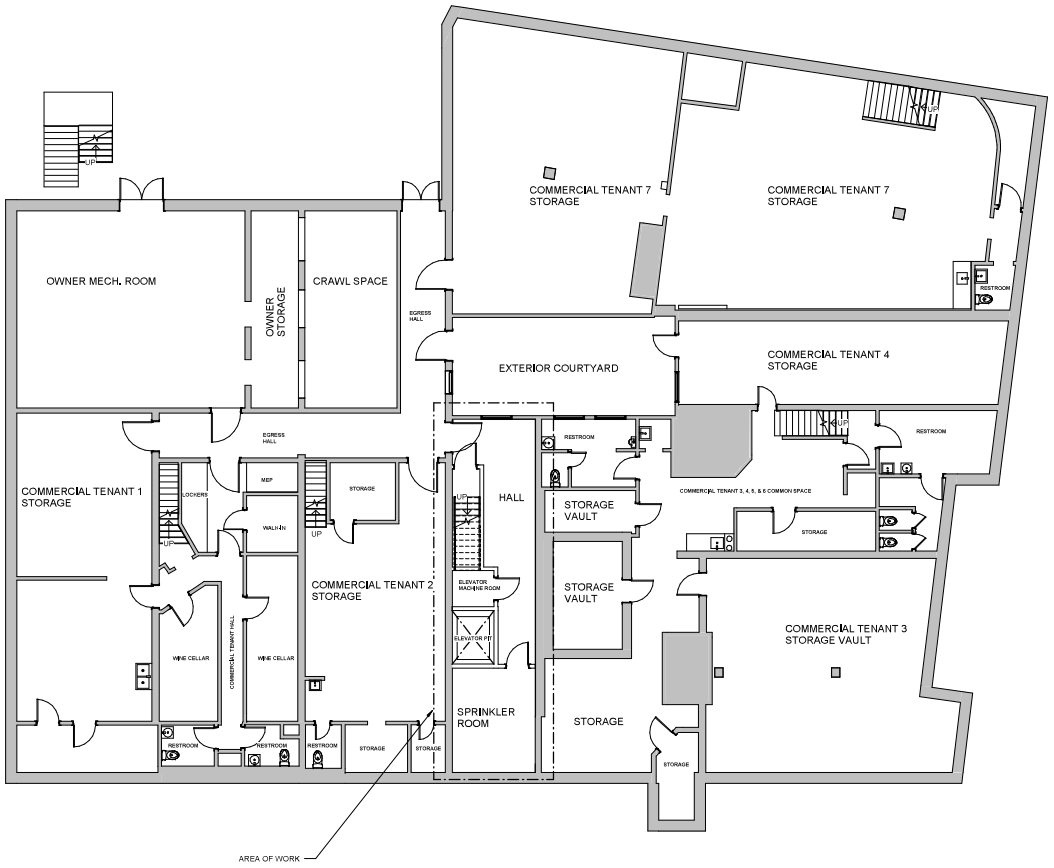
Mark	Date	Notes

Sheet Information:

Drawn By:	AMB
Checked By:	MJV
Scale:	As Noted
Print Date:	5.4.22

Sheet ID:

G02



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LEGEND

INDICATES NEW WALL

INDICATES EXISTING WALL

THE MAHAIWE BLOCK

322 MAIN ST
GREAT BARRINGTON, MA
01230

Designer:

MVA

37 Valentine rd
Pittsfield, MA
01201
www.MVAdesigns.com

Contractor:

ALANDER

40 Railroad Sreet
Great Barrington, MA
01230
www.alanderconstruction.com

NO.	REVISION	DATE

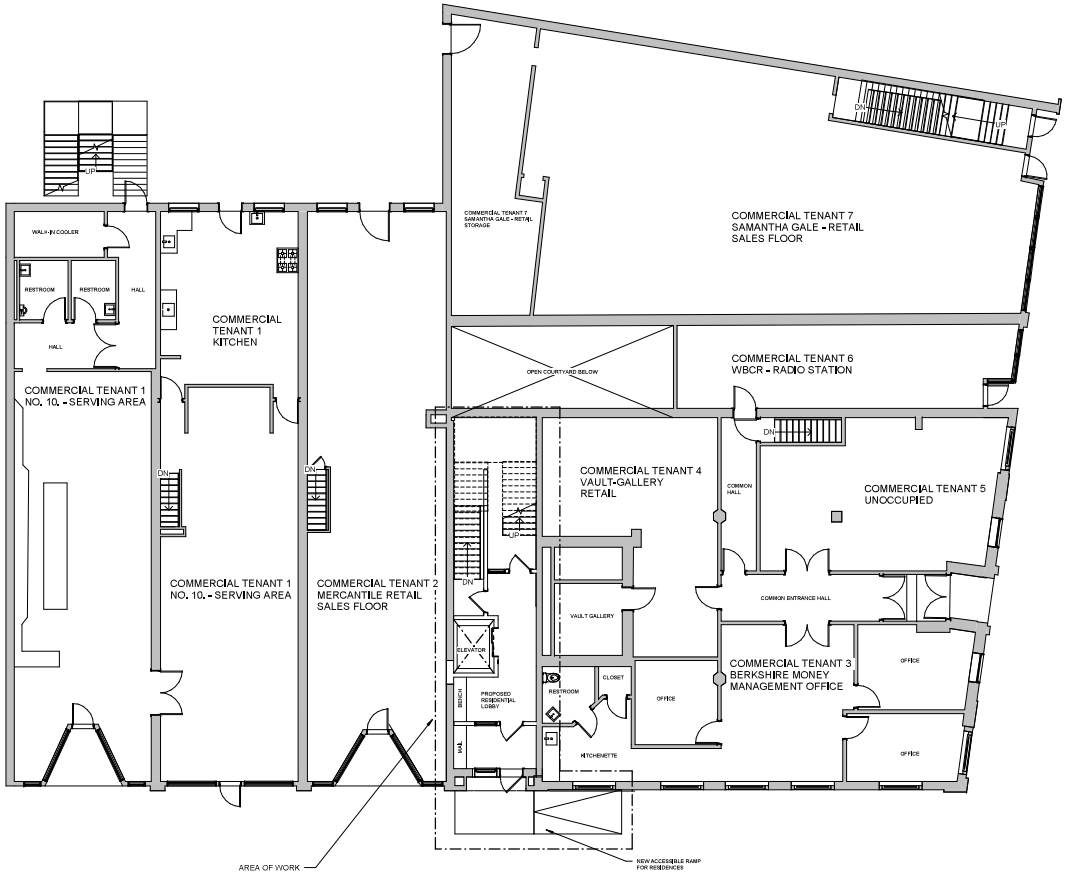
PROGRESS SET
NOT FOR CONSTRUCTION

SCALE	As indicated
DRAWN BY	DR
CHECKED BY	MV
ISSUED	05/04/2022

PROPOSED
BASEMENT PLAN

A-1.1

SCHEMATIC DESIGN



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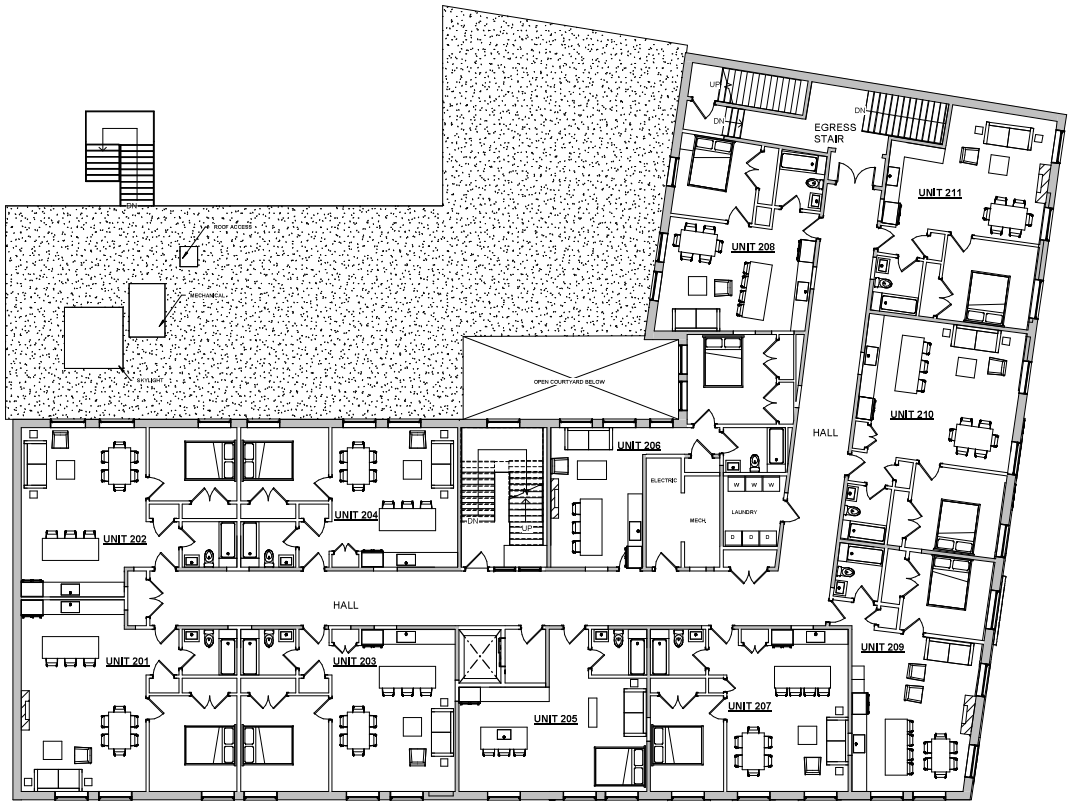
PROPOSED
FIRST FLOOR
PLAN

A-1.2

SCHEMATIC DESIGN



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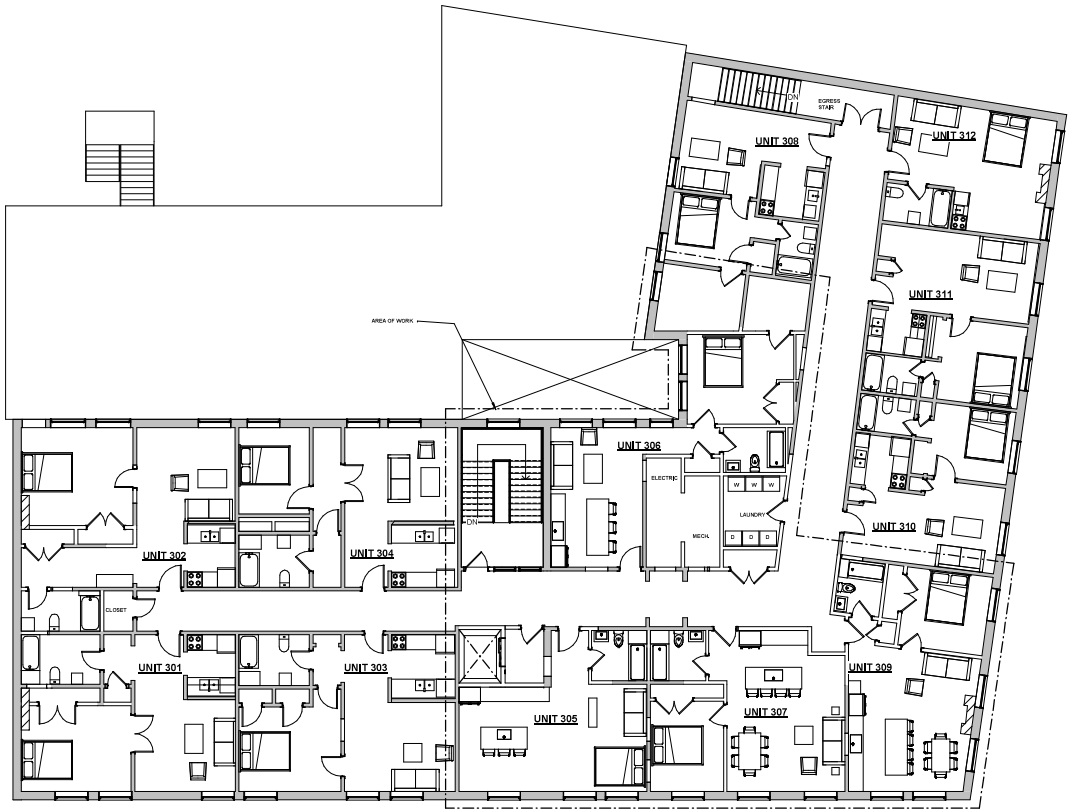
SECOND FLOOR PLAN

A-1.3

SCHEMATIC DESIGN



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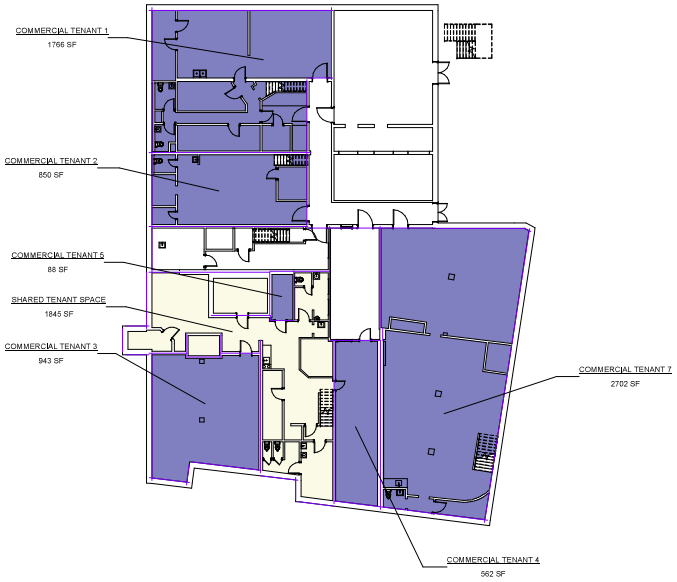
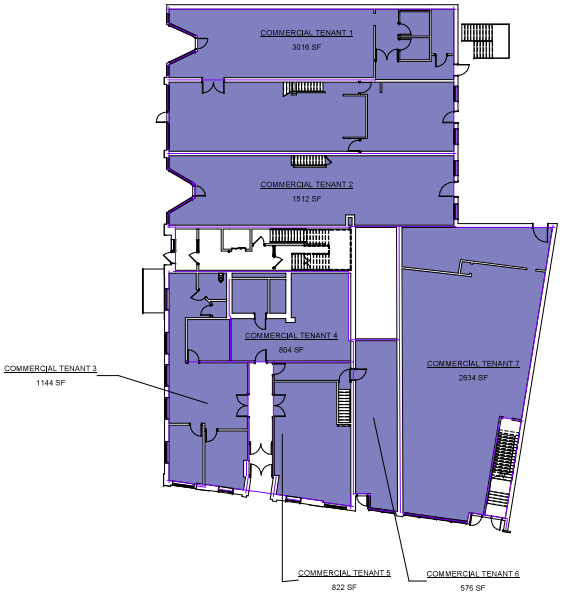
THIRD FLOOR PLAN

A-1.4

SCHEMATIC DESIGN





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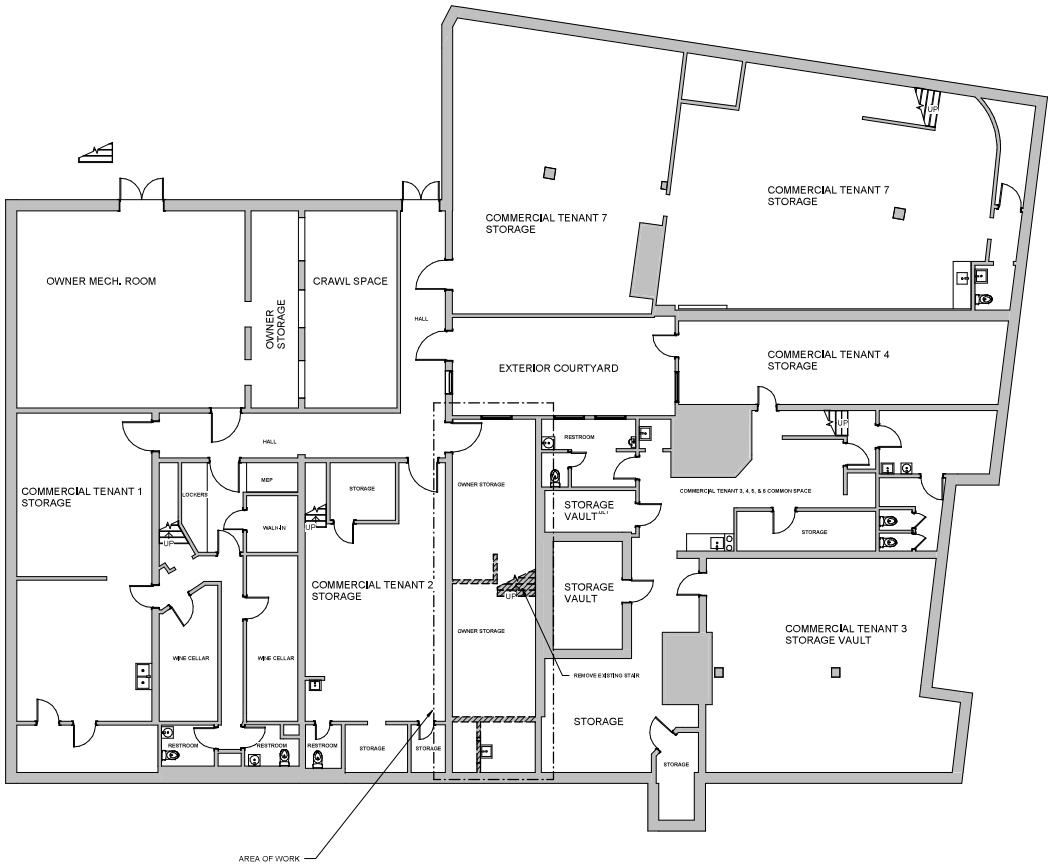
ISSUED	05/04/2022

AREA PLANS

A-1.6

SCHEMATIC DESIGN



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DEMOLITION LEGEND

INDICATES DEMOLISHED AREA

INDICATES DEMOLISHED FINISH FLOOR AREA

THE MAHAIWE BLOCK

322 MAIN ST
GREAT BARRINGTON, MA
01230

Designer:

MVA

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Contractor:

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NO.	REVISION	DATE

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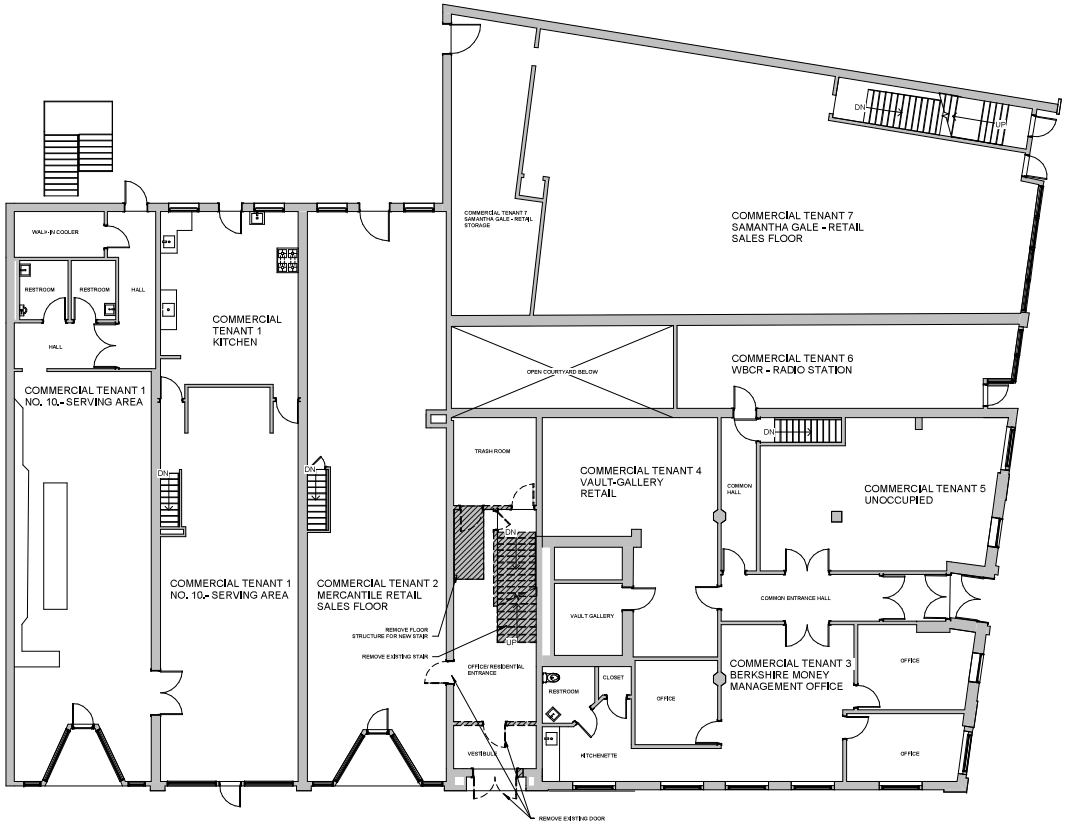
CHECKED BY	MV
ISSUED	05/04/2022

BASEMENT DEMOLITION PLAN

AD 1.0

SCHEMATIC DESIGN



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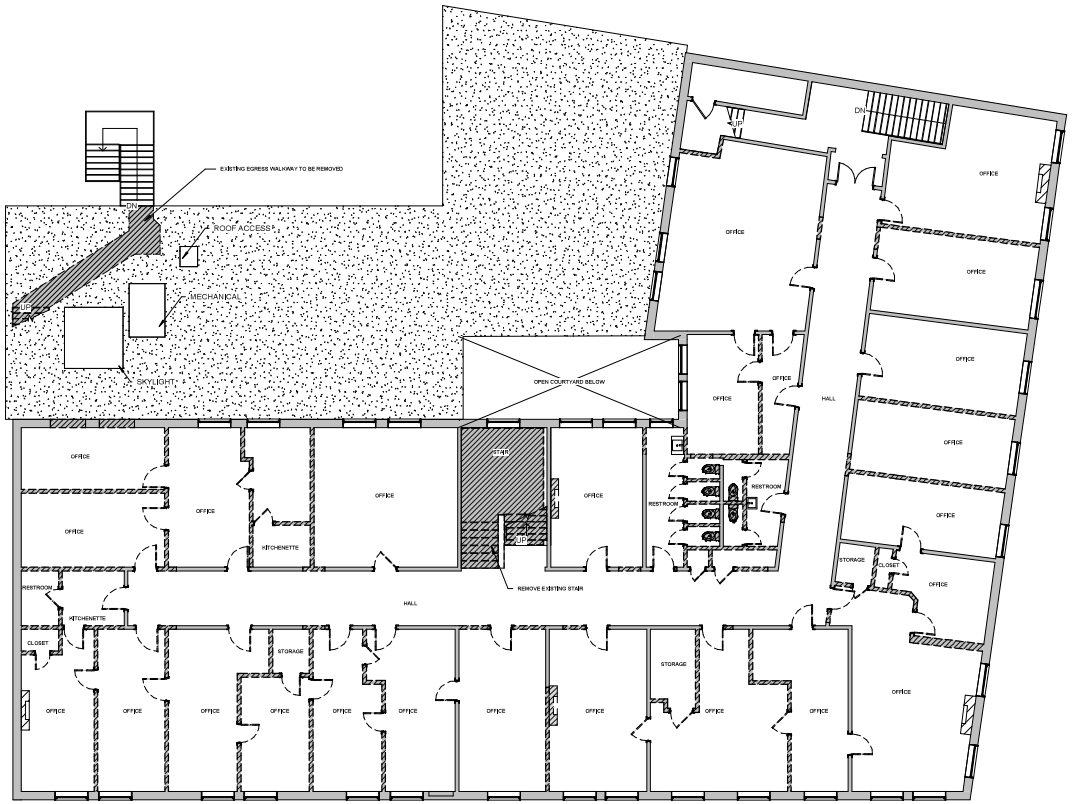
PROGRESS SET
NOT FOR CONSTRUCTION

SCALE	As indicated
DRAWN BY	DR
CHECKED BY	MV
ISSUED	05/04/2022

FIRST FLOOR DEMOLITION PLAN

AD 1.1

SCHEMATIC DESIGN



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DEMOLITION LEGEND

INDICATES DEMOLISHED AREA

INDICATES DEMOLISHED FINISH FLOOR AREA

THE MAHAIWE BLOCK

322 MAIN ST
GREAT BARRINGTON, MA
01230

Designer:

MVA

37 Valentine rd
Pittsfield, MA
01201
www.MVAdesigns.com

Contractor:

ALANDER

40 Railroad Sreet
Great Barrington, MA
01230
www.alanderconstruction.com

NO.	REVISION	DATE

PROGRESS SET
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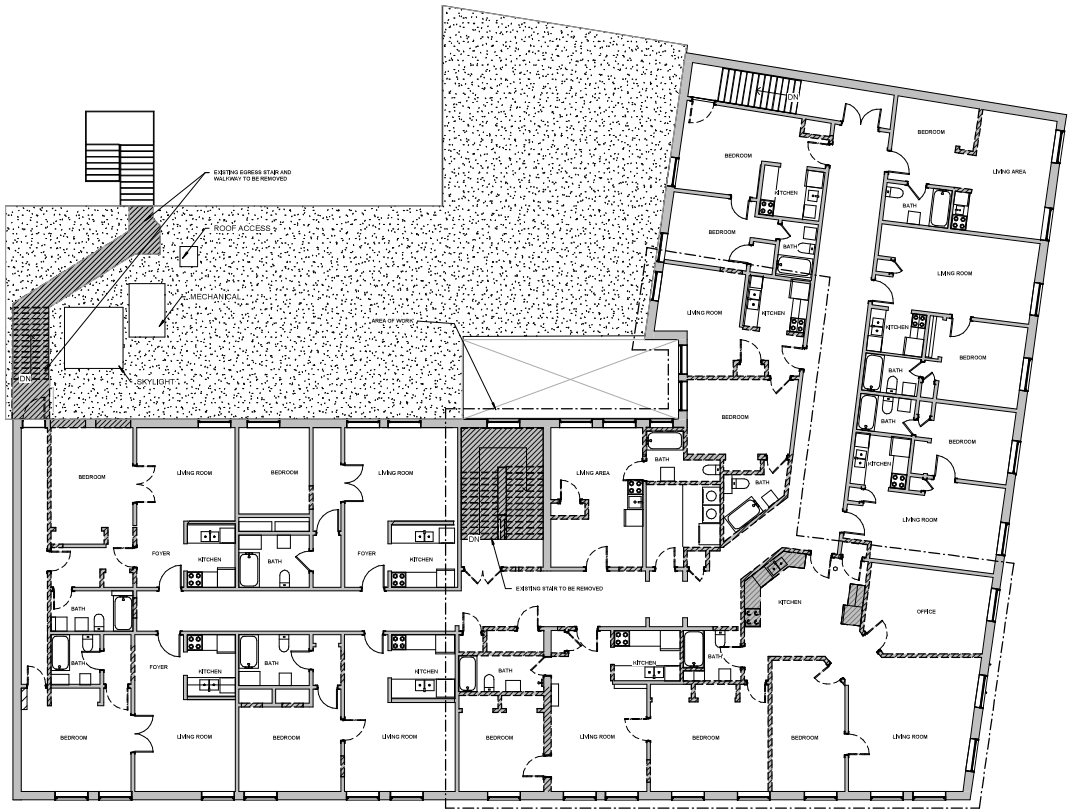
ISSUED	05/04/2022

SECOND FLOOR DEMOLITION PLAN

AD 1.2

SCHEMATIC DESIGN



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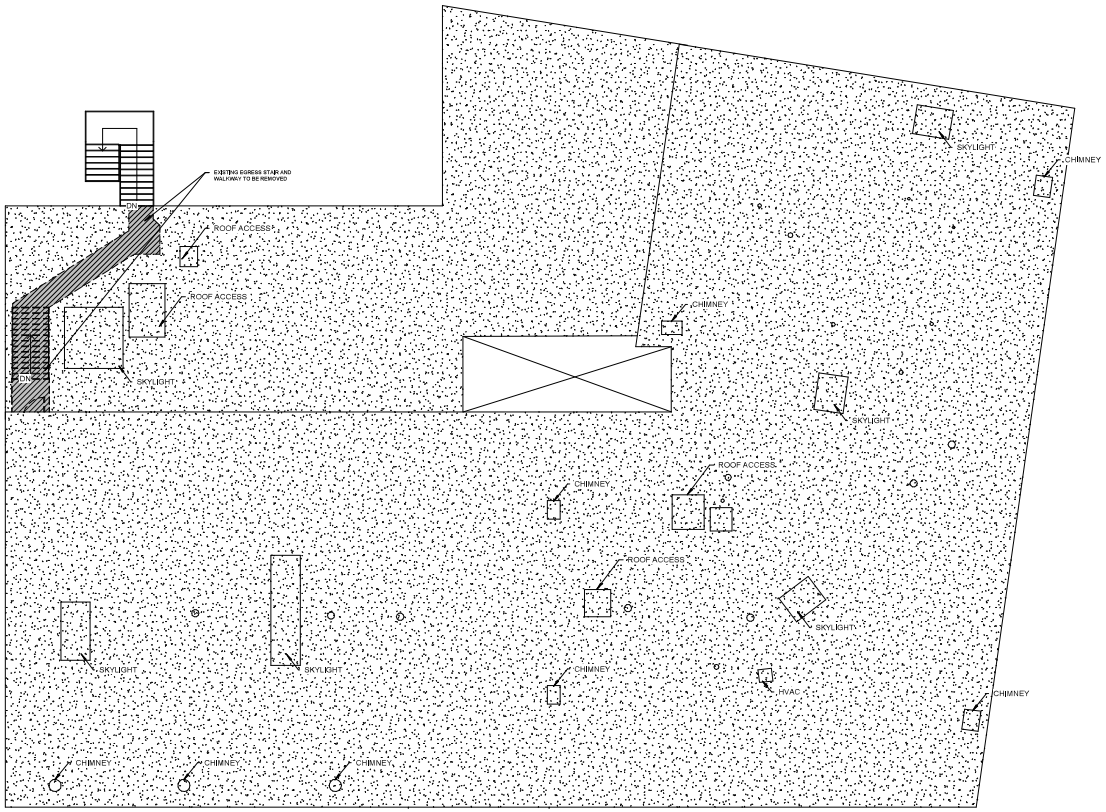
ISSUED 05/04/2022

THIRD FLOOR DEMOLITION PLAN

AD 1.3

SCHEMATIC DESIGN



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CHECKED BY	MV
ISSUED	05/04/2022

ROOF DEMOLITION PLAN

AD 1.4

SCHEMATIC DESIGN

THIS PARCEL IS SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS, RESTRICTIONS, CONDITIONS, EASEMENTS, LEASES, ENCUMBRANCES AND APPURTENANCES OF RECORD.

UNLESS OTHERWISE NOTED HEREON, THIS SURVEY PLAN SHALL NOT BE CONSTRUED AS DEPICTING THE PRESENCE, ABSENCE, OR LIMITS OF ANY OR ALL REGULATED WETLANDS OR FLOODPLAINS. ANY SURFACE WATER FEATURES SHOWN, SUCH AS STREAMS OR PONDS, ARE NOT REPRESENTED AS INDICATING LIMITS OF WETLAND RESOURCE AREAS.

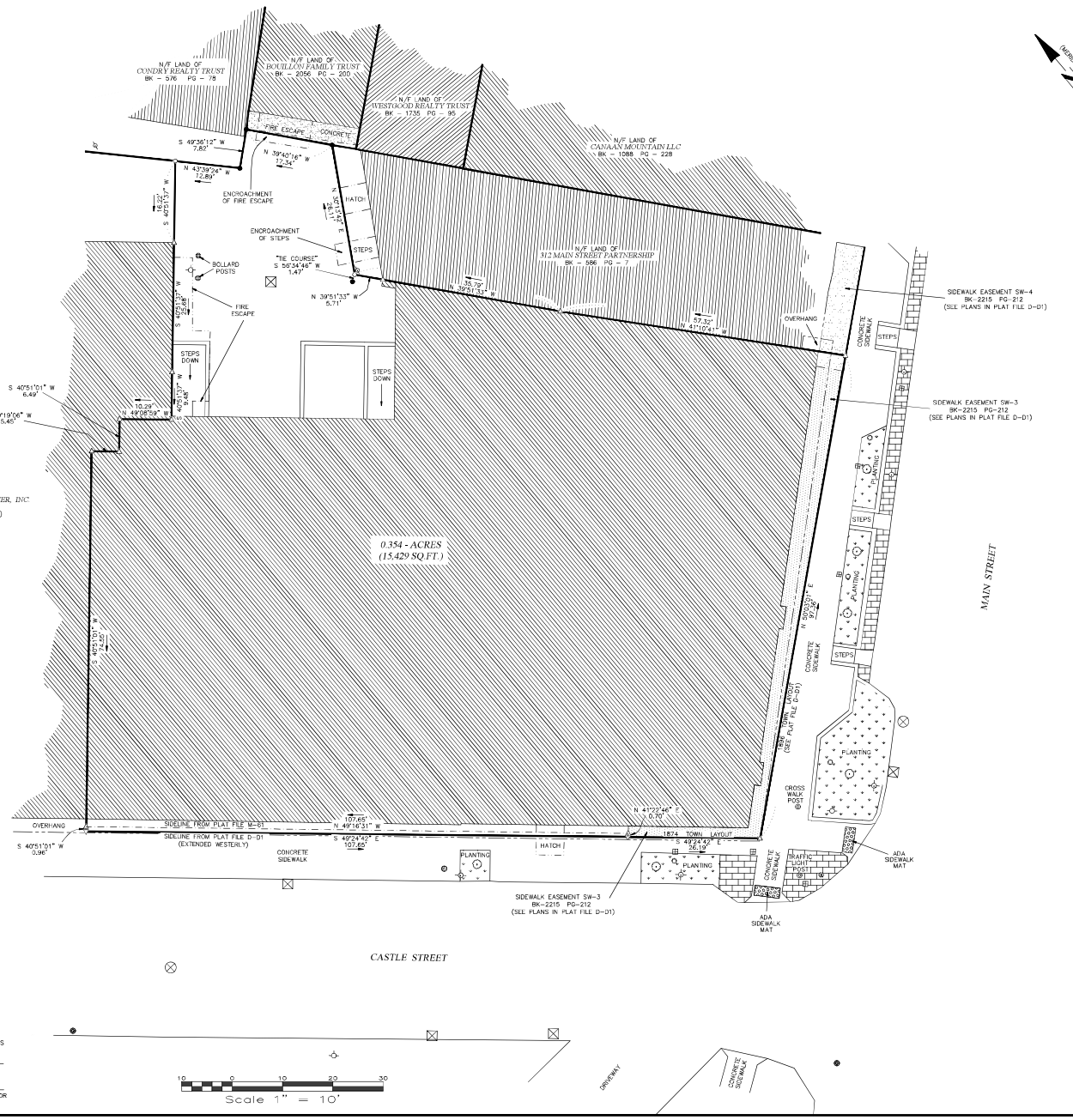
PROPERTY ADDRESS: 322 MAIN STREET

LOCUS DEED: BK – 2434 PG – 323

RECORD OWNER: BARRINGTON REALTY, LLC

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ATTORNEY'S ABSTRACT OF TITLE AND/OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENT OF FACTS SUCH ABSTRACT OR REPORT WOULD HAVE REVEALED. THIS PROPERTY WAS SURVEYED BY THE POSSESSION LINES FOUND AT THE TIME THE SURVEY WAS MADE.

FOR REGISTRY USE ONLY



LEGEND

- COMPUTED POINT
- IRON ROD FOUND
- IRON ROD TO BE SET
- ELECTRIC OUTLET
- MANHOLE
- UTILITY VAULT
- TREE
- UTILITY POLE
- DRAINAGE STRUCTURE
- STREET SIGN
- HYDRANT
- STREET LIGHT
- GAS COVER
- WATER COVER

THE PROPERTYLINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN. THIS STATEMENT IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

PROFESSIONAL LAND SURVEYOR

DATE

I HEREBY REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SIGNED :

PROFESSIONAL LAND SURVEYOR

Scale 1" = 10'

"PRELIMINARY 04/26/22"

PLAN OF LAND SURVEYED FOR

BARRINGTON REALTY, LLC

GREAT BARRINGTON, MASSACHUSETTS

APRIL – 2022 SCALE 1" = 10'

KELLY, GRANGER, PARSONS & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

312 MAIN STREET P.O. BOX 88

GREAT BARRINGTON, MASSACHUSETTS 01230

FAX (413) 528-1912 PHONE (413) 528-3291

C:\Carlson Projects\Great Barrington\MAIN STREET\RASCH\RASCH422.DWG (MAR)

Code Compliance Structural and MEP

May 4th, 2022

Mr. Ian Rasch
PO Box 627
Great Barrington, MA 01230

RE: Chapter 34 Code Compliance Report
Proposed Commercial Building Renovation
"The Mahaiwe Block"
322 Main Street
Great Barrington, MA 01230

Mr. Rasch,

At your request, I have performed a Chapter 34 Review on the existing commercial building, in connection with the proposed alterations; located at 322 Main Street in Great Barrington, MA. This Chapter 34 Review was conducted in compliance with the 780 CMR Massachusetts State Building Code 9th Edition, 2015 International Existing Building Code and Massachusetts Amendments. This project is based, in part, on the attached plans, site, and building inspections, performed by myself in March and April of 2022.

Introduction to Chapter 34 and the International Existing Building Code:

Chapter 34 of the Massachusetts State Building Code pertains to any repair, alteration, relocation, addition and/or change of use of any existing building that has been previously occupied legally. The provisions of this chapter are intended to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the proposed work.

The investigation is created in compliance with Section 104.2.2.1 of the building code, which requires an investigation and evaluation be conducted in accordance with the provisions of 780 CMR 34, which is subject to any proposed work regulated by 780 CMR 34, which is subject to 780 CMR 107, as a condition of the issuance of the building permit. This section specifies that the results of the investigation and evaluation, along with any proposed compliance alternatives, must be submitted to the local building inspector in written report form.

Existing Building Description:

The existing building, historical known as a portion of the "The Mahaiwe Block" and 322 Main Street, is located on the corner of Main Street and Castle Street, Great Barrington MA in the B Zone (Downtown Business Zone). It is also located in the Village Center Overlay District and Great Barrington Historic District. This property directly abuts masonry buildings on each side; the Mahaiwe Theatre on Castle Street and number 312 on Main Street. The building was designed by Architect, Joseph McArthur Vance and construction in 1905. Vance designed a French Renaissance Revival block of salmon-colored Roman pressed brick with marble, dolomite limestone foundation, and marble and pressed-metal trim with an Art Deco entry. The entire Mahaiwe Block is listed both on the Massachusetts Cultural Resource Information System as a Historic Place (ID: GBR.130) and the National Register of Historic Places (ID: 8000898).

The building is currently occupied by several commercial and residential tenants. On the main level, commercial occupants include No. 10 Steak House (A-2, Restaurant), Mercantile (M, Retail), Berkshire Money Management (B-Financial Business), WBCR (B-Radio Station), Samantha Gale (M, Retail) and a grade entrance and stairway to the upper floor tenants on the Castle Street facade. An additional egress stair provides access to the upper floor tenants on Main Street facade. The basement is used for building mechanical services and storage spaces (S-2) for each commercial tenant on the main level. The second floor is entirely made up of rentable office spaces (B, Office) for many local businesses. The third floor is entirely made up of (12) long term rental residential apartments (R-2, Apartments). Both the offices and the apartments share (2) unenclosed stairways that lead to exits on the main level. The existing uses of the building are A-2, B, M, R-2, and S-2 per Chapter 3 of 780 CMR.

The building is three stories with a full basement. The exterior walls are constructed of unreinforced masonry multi-wythe brick. The foundation consists of masonry, both brick, CMU, and limestone. Masonry interior bearing walls and wood/ steel columns in the basement and main floor support a heavy timber beam floor framing system for the three floors and flat roof above. Gravity loads from the roof and upper floors are transferred to below by wood timber and steel columns throughout. Most of the existing interior walls on the second and third floors are non-load bearing. IBC Section 602.2 would classify the construction type as 3B.

The gross interior areas for each floor are as follows; 11,450 sq.ft. in the basement, 11,800 sq.ft. for the main floor, 8,764 sq.ft. for the second floor, and 8,522 sq.ft. for the third floor. In total, the interior gross area of the building is 40,536 sq.ft..

There is currently no approved fire suppression system installed in any part of the building. There is an existing smoke detection system with occupant notification and manual pull stations located in portions of the building. The building is separated from the structures adjacent to it with unreinforced masonry multi-wythe brick wall that would be considered fire walls.

Proposed Project Scope of Work:

The proposed scope of work is the selective renovation of less than 50% of the floor area of the existing building to support the conversion of all second floor offices (B) to (11) new residential apartments (R-2). This will be considered a change of use for that entire floor. In addition, some apartments on the third floor we be reconfigured to make them more spacious, resulting in the elimination of one of those apartments. The third floor apartments will also receive cosmetic upgrades. In total, the building will contain (23) residential apartments at the completion of the project. Only minor structural modifications will occur as required for the new layout.

As a result of required code upgrades, the building will be outfitted with an entirely new NFPA 13 fire suppression system. Once completed, the building will be in compliance with all height and area requirements for the building's construction type and uses. In addition, the building's fire alarm, detection, and notification system will be brought into full compliance. An analysis of the buildings fire assemblies and vertical enclosures will be required to meet the separation requirements discussed later in this report.

The existing residential and office stairway will be demolished and reconstructed to provide a stairway and passenger elevator to bring the building into full compliance with Massachusetts Accessibility requirements. Additional work to provide greater accessibility to other public spaces in the building may be required outside the work area.

Additional municipal permitting and reviews will potentially be required if there is work proposed on the exterior of the building and site. This includes presentations and permits to; The Great Barrington Historical Commission for the exterior alteration of a building inside of the Historical District, the Great Barrington Planning Board for Site Plan Review, the Select Board for a B/VCOD Zones Special Permit for a Parking Waiver and work within the Water Quality Overlay District, and a review by the Great Barrington Design Advisory Committee for exterior alterations.

Chapter 34 Compliance:

The compliance of this chapter allows one of three methods to be chosen, including the Prescriptive Compliance Method, the Work Area Compliance Method or the Performance Compliance Method. Application of one of these methods shall be the sole basis for assessing the compliance of work performed under a single permit and the methods may not be applied in combination with each other. The other option is, when approved by the building official, alterations complying with the laws in existence at the time the building or affected portion of the building was built, shall be considered in compliance with the provisions of this code.

Based on this information and the proposed scope of work, Chapter 5 Work Area Compliance Method was used in this analysis, including IEBC Chapter 1, 5-13 (as applicable).

Classification of Work (IEBC Chapter 5):

In reviewing the requirements listed in this section, the proposed work must comply with **Section 1** Scope & Administration, 503 Alteration Level 1 (**Chapter 7**), Section 504 Alteration Level 2 (**Chapter 8**), 505 Level 3 (**Chapter 9**), and 506 Change of Occupancy **(Chapter 10)**. In addition, sections of Historic Buildings **(Chapter 12),** may be addressed as well. Each Chapter and subsection has been reviewed thoroughly and any resulting work has been included in the proposed scope of work.

Findings:

As a result of the full code review of all applicable chapters, the following work is required for compliance.

1. **Installation of a NFPA 13 Fire Suppression System throughout to comply with the proposed layout.**
2. **The installation and reconfiguration of the fire alarm, smoke/carbon monoxide detection, manual pull stations, and occupant notification system to comply with the code for new construction.**
3. **Compliance for means of egress including exit signage, emergency lighting, and exit access.**
    a. **The new 2nd floor apartments have windows that must be analyzed for compliance with emergency escape and rescue requirements. This must be reviewed in whether they are replaced or not.**
4. **Adequate light, exhaust, and ventilation as the scope includes the modification/installation of new HVAC systems and lighting and new uses.**
5. **Compliance of all new interior finishes and compliance with smoke and flame spread requirements.**
6. **The entire building must comply with 521 CMR – Accessibility.**
    a. **A passenger elevator to all common spaces in the residential apartments must be installed.**

   b. Compliance with rise, run, and handrails must be evaluated or installed for both residential stairways.
   c. (2) Type 2A Dwelling Units must be constructed as part of the scope of work.
   d. All public use spaces throughout the building must come into full compliance.
7. Compliance with the 2018 IECC for all new energy elements including insulation, lighting, windows, doors, and HVAC.
   a. The IECC does have provisions that grant Historic Buildings an exception when it is demonstrated that the renovation will degrade or destroy the historic form of the building. See section 908, discussed later in this report.
8. Full compliance with the 2018 IECC for the new apartment dwelling units due to the change of use (The IECC prescriptive or performance method must be selected).
   a. The IECC does have provisions that grant Historic Buildings an exception when it is demonstrated that the renovation will degrade or destroy the historic form of the building. See section 908, discussed later in this report.
9. The enclosure of the reconfigured (2) residential egress stairs for smoke tightness.
10. Chapter 12 of the IEBC discusses exceptions for Historical Buildings. The "Mahaiwe Block" is listed on both the National and State Historical Registers (see "Existing Building Description", earlier in this report). As it can be demonstrated that the building is indeed historical, it can enjoy the exceptions provided in Section 1205 for Change of Use. Reductions or eliminations of the requirements for the following items and others can be utilized with approval from the building official.
    a. Fire Separation Requirements of 1 hour or less, since the building will be provided with a NFPA 13 Fire Suppression System throughout. All required building separations in the subject building are 1 hour or less per the IBC, therefore, they may be eliminated.
    b. Existing Means of Egress and Door configuration compliance when approved by the code official.
    c. Existing Noncompliant Finishes when approved by the code official.

For a full understanding and breakdown of each Chapter and applicable code section, refer to the tables that follow this report.

Conclusion:

In conclusion, it is my opinion that these improvements must be incorporated into the building permit drawings and completed prior to the issuance of a Certificate of Occupancy. These building upgrades are based on my interpretation of Chapter 34 of the Massachusetts State Building Code. If you have any questions or need clarification regarding this matter, please feel free to contact me.

Sincerely,

Michael Valenti, Assoc. AIA
37 Valentine Road
Pittsfield, MA 01201
(315)-396-1342

IEBC CHAPTER 1 Scope & Administration

Code Section & Description	Requirement	Compliance
101.5 Construction Safeguards	All construction work must comply with Chapter 15 of this code.	The contractor is responsible for compliance with this section. Refer to the table listed further in this report.
101.6 Appendices	The code official may require compliance with the IEBC appendices if adopted.	To date, these sections are not adopted and must only comply if required by other sections of this code.
101.7 Correction of Violations	Required upgrades by any other code or licensing rule are not required to conform to this code.	This section is not applicable to this project.
M.G.L. 148, 26G (102.2)	When existing buildings or portions thereof undergo additions or alterations, M.G.L. 148, 26G may apply with respect to sprinkler requirements.	**The existing building does not contain any fire suppression systems. The alterations to the building will be considered "major," therefore a fully compliant NFPA 13 Fire Suppression System must be installed per the code for new construction throughout the building.**
M.G.L. 148, 26F ½ (102.2)	Carbon monoxide alarms must comply with 527 CMR & Chapter 9 of the IBC with MA Amendments.	**As the building will add and contain dwelling units, carbon monoxide alarms must be installed per the code for new construction. The proposed plans will illustrate compliance with this section.**
M.G.L. 148, 26G ½ (102.2)	This section describes the requirements for sprinklers in existing buildings, but only in nightclub use groups.	The existing building will be fully sprinklered. Refer to M.G.L. 148 26G, listed above.
M.G.L. 148, 26H (102.2)	This section describes the requirements for sprinklers in existing lodging or boarding houses.	The existing building will be fully sprinklered. Refer to M.G.L. 148 26G, listed above.
M.G.L. 148, 26I (102.2)	This section describes the requirements for sprinklers in existing multiple dwellings.	The existing building will be fully sprinklered. Refer to M.G.L. 148 26G, listed above.

IEBC CHAPTER 10 Change of Occupancy and Occupancy Classification (2nd Floor Only)

Code Section & Description	Requirement	Compliance
1001 General	The change of occupancy including whether or not a change of classification occurs, must comply with the appropriate sections of this Chapter.	Portions of the existing building will undergo a change of use and change of occupancy classification, therefore, sections 1002-1012 will apply to those work areas.
1002 Special Use & Occupancy	This section addresses with the additional requirements of listed special uses and occupancies.	A portion of the building is changing its use to a Special Use Group, therefore, the entire building must comply with the requirements of section 420 of the IBC. This section discusses requirements for fire separation between uses and dwelling units. However, Chapter 12 of the IEBC discusses exceptions for Historical Buildings. The "Mahaiwe Block" is listed on both the National and State Historical Registers (see "Existing Building Description", earlier in this report). As it can be demonstrated that the building is indeed historical, it can enjoy the exceptions provided in Section 1205 for Change of Use. Refer to section 1205.4 located later in this report.
1003-1005 Materials, Fire Protection & Egress	These sections refer to section 1012 listed below.	Refer to section 1012, listed below.
1006 Accessibility	This section refers to 521 CMR. The applicability is based on section 3.3.1 which states all additions to, reconstruction, remodeling, and alterations or repairs of existing public buildings or facilities, which require a building permit or which are so defined by a state or local inspector, shall be governed by all applicable subsections of 521 CMR 3. *Town Assessed Value: $2,665,200* *MA Assessment Ratio: 0.95* *True Assessment Value: $2,805,474* *30% of Assessment: $841,642*	The proposed work amounts to more than $100,000 and more than 30% of the full and fair cash value of the building. Therefore, the entire building must comply with 521 CMR. As the proposed amount of dwelling units meets or exceeds 12 units (22 actual), all public and common use spaces residential must comply with 521 CMR., including all corridors and stairways leading to dwelling units. This will require the renovation of the existing stairways/handrails and the

		construction of a compliant elevator. **As this is an existing building, the project is exempt from Type 1 Dwelling Unit Requirements. However, as the building will contain more than 20 Dwelling Units (23 actual), 5% of the units must be constructed as Type 2A Dwelling Units. (2) Type 2A Dwelling Units must be constructed as part of the scope of work.** **In addition, all public use spaces of the entire building must fully comply with 521 CMR, or seek a variance. This includes entrances and public use spaces of other existing commercial tenants.**
1007.1 Gravity Loads	Buildings subject to a change of occupancy where such change in the nature of occupancy results in higher uniform or concentrated loads shall comply with the gravity load provisions of the IBC.	The proposed R-2 Use on the 2nd floor will result in a decrease in gravity load requirements per the IBC. Therefore, the existing structural system would be considered sufficient.
1007.2 Snow & Wind Loads	If the change of occupancy where such change in the nature of occupancy results in higher wind or snow occupancy categories based on Table 1604.5 of the IBC shall be analyzed and shall comply with the applicable wind or snow load provisions of the code for new construction.	The existing and proposed use of the building is classified as an Occupancy Category II. As the proposed Occupancy Category is the same as the existing category, this section is not applicable.
1007.3 Seismic Loads	If the change of occupancy results in the building being assigned to a higher risk category based on Table 1604.5 of the IBC, the building shall comply with the requirements for IBC level seismic forces as specified in Section 301.1.4.1 for the new risk category.	The existing and proposed use of the building is classified as an Occupancy Category II. As the proposed Occupancy Category is the same as the existing category, this section is not applicable.
1008 Electrical	When a building undergoes a change of occupancy, certain special occupancies will require additional upgrades to comply with the electrical code.	None of the listed special uses are applicable to this project.
1009 Mechanical	If the new occupancy is subject to different kitchen exhaust requirements or to increased mechanical ventilation requirements in accordance with the	**The proposed 2nd floor use has additional exhaust and mechanical ventilation requirements, therefore this section is applicable. The proposed plans will illustrate**

	IMC, the new occupancy shall comply with the intent of the respective IMC provisions.	**compliance with this section.**
1011 Other Requirements	Light and ventilation shall comply with the requirements of the IBC for the new occupancy.	**All lighting and ventilation on the 2nd floor will comply with the code of new construction within the work area.**
1012.1.1 Compliance	The requirements of Chapter 9 shall be applicable throughout the building for the new occupancy classification based on the separation conditions set forth in Sections 1012.1.1.1 and 1012.1.1.2.	**As the existing building is considered unseparated, the entire building will require compliance with Chapter 9 (Level 3 Alterations). The most restrictive use for the building is use group R-2 (Apartment, Residential).**
1012.2.1 Fire Sprinkler System	An automatic fire sprinkler system must be provided throughout the change of use area based on the code for new construction when there is a different fire protection system threshold requirement in Chapter 9 of the IBC.	The existing building will be fully sprinklered. Refer to M.G.L. 148 26G, listed above.
1012.2.2 Fire Alarm & Detection	A fire alarm and detection system must be provided within the new use group space based on the code for new construction. Existing alarm notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm notification appliances shall be provided throughout the area where the change of occupancy occurs per the code for new construction.	**The existing manual and automatic fire alarm system must be modified to comply with the code for new construction based on the new layout. Automatic detection w/ occupant notification and manual pull stations will be required throughout.**
1012.3 Interior Finish	The interior finish of walls and ceilings in the new space shall comply with the code for new construction.	**All finishes will comply with this section.**
1012.4 Means of Egress	Hazard categories regarding life safety and means of egress shall be in accordance with Table 1012.4.	**In the work area, the Means of Egress hazard category for the proposed use is higher than the existing hazard category of the existing use, therefore the means of egress must comply with the requirements of Chapter 10 of the IBC. The proposed plans will illustrate compliance with this section.**
1012.5 Height & Area	Hazard categories in regard to height and area shall be in accordance with Table 1012.5.	In the work area, the Heights and Areas hazard category for the proposed use is higher than the existing hazard

		category of the existing use, therefore the Heights and Areas requirements for building must comply with the code for new construction. The proposed configuration of the building is below the required IBC thresholds, therefore the building is deemed acceptable as is.
1012.6 Exterior Wall Ratings	Hazard categories in regard to fire-resistance ratings of exterior walls shall be in accordance with Table 1012.6.	The Exterior Wall hazard category for the proposed use is equal to existing hazard category of the existing use, therefore exterior wall assemblies are considered acceptable as is.
1012.7 Enclosure of Vertical Shafts	Enclosure of vertical shafts shall be in accordance with Sections 1012.7.1 through 1012.7.4.	**As there is an increase in the means of egress hazard category, the existing egress stairways from the third floor must be in a 1 hour rated separated enclosure as required by the IBC.** **However, as it can comply the exceptions provided in Section 1205 for Change of Use of a Historical Building, no such separation is required. Refer to section 1205.4 located later in this report.**

IEBC CHAPTER 9 Alterations Level 3 (Entire Building)

Code Section & Description	Requirement	Compliance
902 Special Use/Occupancy	This section deals with high rise buildings, boiler/furnace rooms is specific use groups and emergency controls.	**If the existing boiler room exceeds the maximum threshold, it must be enclosed in a 1 hour separated enclosure. However, it is likely that the reconfiguration of the building will result in the deletion of the boiler system for newer technologies.**
903.1 Existing Shafts & Vertical Openings	Existing stairways that are part of the means of egress must be enclosed from the highest work area floor to the level of exit discharge.	Refer to sections 1012.7 listed above and section 803.2.1 listed below.
903.2 Fire Partitions in Use Group R-3	Fire separation in Group R-3 occupancies must be upgraded.	This building is A-2, B, M, R-2, and S-2 use group(s) and therefore, is not applicable.

903.3 Interior Finish	Interior finish in exits serving the work area shall meet the code for new construction from the work area to the level of exit discharge.	**All finishes in exits will comply per the code of new construction. However, as it can comply the exceptions provided in Section 1205 for Change of Use of a Historical Building, no such compliance for existing finishes is required. Refer to section 1205.9 located later in this report.**
904.1 Sprinklers	Sprinklers are required throughout all work areas when required by the code for new construction.	Refer to M.G.L. 148 26G, listed above.
904.2 Fire Alarm & Detection	Fire alarms and detection systems must be provided in accordance with the code for new construction.	Refer to section1012.2.2 listed above.
905.1 Means of Egress	Means of egress lighting and exit signs must be installed per the code for new construction.	**The proposed scope of work will include code compliant signage and emergency lighting from the work areas to the level of exit discharge.**
906 Accessibility	This section refers to 521 CMR. The applicability is based on section 3.3.1 which states all additions to, reconstruction, remodeling, and alterations or repairs of existing public buildings or facilities, which require a building permit or which are so defined by a state or local inspector, shall be governed by all applicable subsections of 521 CMR.	Refer to section 1006, listed above.
907.2 New Structural Elements	All new structural elements must comply with the code for new construction.	**Any proposed structural work will comply per the code for new construction. The proposed plans will illustrate compliance with this section.**
907.3 Existing Gravity Carrying Structural Elements	Alterations shall not reduce the capacity of existing gravity load-carrying structural elements unless it is demonstrated that the elements have the capacity to carry the applicable design gravity loads required by the *IBC*. Existing structural elements supporting any additional gravity loads as a result of the alterations, including the effects of snow drift, shall comply with the *IBC*.	Refer to section 1007.1, listed above.
907.4 Structural Alterations	All structural elements of the lateral-force-resisting system in buildings undergoing Level 3 structural alterations or buildings undergoing Level	The building is considered a Limited Structural Alteration per sections 907.4.2 and 907.4.4, therefore the lateral-force resistance systems can comply with 807.5 below.

	2 alterations as triggered by Section 807.5 shall comply with this section.	
907.4.3 - 907.4.6 Seismic Hazards	When located in specific seismic design categories, existing masonry walls, roof system anchorage, and parapet walls must be evaluated to comply with IBC level seismic forces per section 301.1.4.2.	The site is located in seismic design category B, therefore this section is not applicable.
908 Energy Conservation	Level 3 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the IECC. The alterations shall conform to the energy requirements of the IECC as they relate to new construction only.	**Renovations, Repairs, and Alterations to existing commercial buildings must fully comply with the 2018 IECC. The provided plans will illustrate compliance with this section.** **Furthermore, the change of use of the 2nd floor from commercial to residential will require all new Dwelling Units to fully comply with the Energy Code for New Construction. A performance compliance option at a reduced threshold is allowed for such units.** **However, the IECC does have provisions that grant Historic Buildings an exception when it is demonstrated that the renovation will degrade or destroy the historic form of the building. Specific code section for reference:** R501.6 Historic Buildings No provision of this code relating to the construction, repair, alteration, restoration and movement of structures, and change of occupancy shall be mandatory for historic buildings provided a report has been submitted to the code official and signed by the owner, a registered design professional, or a representative of the State Historic Preservation Office or the historic preservation authority having jurisdiction, demonstrating that compliance with that provision would threaten, degrade or destroy the historic form, fabric or function of the building.

IEBC CHAPTER 8 Alterations Level 2

Code Section & Description	Requirement	Compliance
801.3 Compliance	All new construction elements, components, systems and spaces shall comply with the code for new construction.	The proposed work complies with this section.
802.1 Special Use & Occupancy	Alteration of buildings classified as special use and occupancy shall comply with the requirements of Section 801.1 and the scoping provisions of Chapter 1 where applicable.	This building is considered a special use of occupancy. This section allows the proposed alterations subject to Chapter 8 to conform to the requirements of just this chapter.
803.2 Building Elements & Materials	This section describes the requirements for existing vertical openings and which ones are required to be rated.	**Refer to sections 1012.7 and 903.1, listed above.** **At a minimum, the (2) stairway enclosures from the third floor must be smoke tight.**
803.3 Smoke Compartments	This requirement if for Institutional uses only	This building is A-2, B, M, R-2, and S-2 use group(s) and therefore, is not applicable.
803.4 Interior Finish	The interior finish of walls and ceilings in exits and corridors in any work area shall comply with the requirements of the IBC.	Refer to section 903.3, listed above.
803.5 Guards	This section requires any floor area more than 30" above the floor below which is required to have guards, or those in which the existing guards are in danger of collapsing, shall be provided.	**All existing and proposed areas in the work area that are more than 30" above grade must be provided with guards compliant with the code for new construction.**
803.6 Fire Resistance Ratings	Where automatic sprinklers are installed reductions may be allowed in fire resistance rated construction. Must comply with IBC. Specific documentation is required.	Fire rated construction will comply with the this code or the code for new construction.
804.2 Sprinklers	Same as Level 3 work listed above.	Refer to M.G.L. 148 26G, listed above.
804.3 Standpipes	Where the work area includes exits or corridors shared by more than one tenant and is located more than 50 feet above or below the lowest level of fire department access, a standpipe system shall be provided.	This section is not applicable, as the building is less than 50' tall (44' actual).
804.4 Fire Alarm &	Same as Level 3 work listed above.	Refer to section 1012.2.2, listed above.

Detection		
805 Means of Egress	This section refers to the Hazardous Means of Egress section listed above. In addition, sections 805.7 and 805.8 require compliance for emergency lights and exit signs in accordance with the code for new construction. Sections 805.9 and 805.11 require compliance for guards and handrails.	**The proposed plans will illustrate all means of egress in the work area and beyond where required are compliant with the code for new construction.** **Proposed dead end corridors are allowed to be 50' or less when the building is equipped with a fire suppression system.**
806 Accessibility	Same as Level 3 work listed above.	Refer to 1006, listed above.
807 Structural	Same as Level 3 work listed above.	**The proposed plans will illustrate compliance with this section where applicable. Furthermore, the proposed alterations will not increase the design lateral loads of the building or result in a prohibited structural irregularity.**
809 Mechanical	This section requires all reconfigured spaces shall be provided with natural or mechanical ventilation in accordance with the code for new construction.	Refer to section 1009, listed above. In addition, the proposed plans will illustrate compliance with this section.
811 Energy Conservation	Same as Level 3 work listed above.	Refer to section 908, listed above.

IEBC CHAPTER 7 Alterations Level 1

Code Section & Description	Requirement	Compliance
701.2 Conformance	The existing building may not be altered such that the building becomes less safe than its existing condition.	This section is compliant.
701.3 Flood Hazard Area	In flood hazard areas, alterations that constitute substantial improvements shall require that the building comply with Section 1612 of the IBC.	The existing building is not located in a flood hazard area and therefore, this section is not applicable.
702.1-702.3 Finishes	All newly installed interior wall finishes, floor finishes and interior trim materials shall comply with the code for new construction.	Refer to section 803.4, listed above.
702.4-702.5	These sections are applicable for the replacement	**An analysis of the windows on the**

Windows and Emergency Escape	of windows and window control devices in residential uses where there are requirements for emergency escape and rescue openings.	**altered 2nd floor must be reviewed in regards to energy code compliance. If the windows are replaced to comply with IECC Change of Use requirements, then the new window must comply with this section for egress sizing and control devices.**
702.6 Materials & Methods	All new proposed work shall comply with materials and methods requirements of the codes for new construction, including IBC, IECC, IMC and 248 CMR, pertaining to material standards, installation and connection, joints, penetrations, continuity of any element, component or system in the building.	**The construction drawings reflect compliance with this section. Furthermore, the contractor and subcontractors will provide compliance.**
703 Fire Protection	Alterations shall be done in a manner that maintains the level of the existing fire protection provided.	The proposed alterations will improve the level of existing fire protection systems.
704 Means of Egress	Same as Level 3 work listed above.	Refer to sections 1012.4 and 905.1, listed above.
705 Accessibility	Same as Level 3 work listed above.	Refer to section 1006 listed above.
706 Reroofing	Materials and methods of application used for recovering or replacing existing roof coverings shall comply with the requirements of chapter 15 of the IBC or the exceptions in this section.	The construction drawings reflect compliance with this section.
707 Structural	This section is applicable where alteration work includes replacement of equipment that is supported by the building or where a reproofing permit is required.	Refer to sections 907.2-907.6 and 807, listed above.
708 Energy Conservation	Same as Level 3 work listed above.	Refer to section 908, listed above.

IEBC CHAPTER 12 Historic Buildings (Relevant Sections of 1205 – Change of Occupancy)

Code Section & Description	Requirement	Compliance
1205.4 Occupancy Separation	"Required occupancy separations of 1 hour may be omitted when the building is provided with an approved automatic sprinkler system throughout."	**As the proposed scope of work includes a fully compliant NFPA 13 Fire Suppression System, all existing and proposed fire separations of 1 hour or less are not required. The IBC and IEBC determine the rating of fire separations. Based on the layout, the following fire ratings would be required per the code for new construction. However, since all these ratings are 1 hour or less, 1205.4 would allow the building to have no fire separation ratings throughout.** Walls Between Dwelling Units: 0.5 Hour Rated Interior Corridors: 0.5 Hour Interior Vertical Exit Stairways: 1 Hour Horizontal Assembly, 1st/2nd Floor: 1 Hour Horizontal Assembly, 2nd/3rd Floor: 0.5 Hour
1205.6 Means of Egress	"Existing door openings and corridor and stair widths less than those that would be acceptable for non historic buildings under these provisions shall be approved, provided that, in the opinion of the code official, there is sufficient width and height for a person to pass through the opening or traverse the exit and that the capacity of the exit system is adequate for the occupant load, or where other operations controls to limit occupancy are approved by the code official."	**Some older openings and corridors in the existing commercial spaces may need to be reviewed and approved by the code official if they are discovered to be non-compliant**.
1205.7 Door Swing	"When approved by the code official, existing front doors need not swing in the direction of exit travel, provided that other approved exits having sufficient capacity to serve the total occupancy load are provided."	**Some existing entry doors in the existing commercial spaces may need to be reviewed and approved by the code official if they are discovered to be non-compliant**.
1205.9 Finishes	"Where interior finish materials are required to have a flame spread index of Class C or better, when tested in accordance with ASTM E 84 or UL 723, existing nonconforming materials shall be surfaced with approved fire-retardant paint or finish. Exception: Existing nonconforming materials need not be surfaced with an approved fire-retardant	**As the proposed scope of work includes a fully compliant NFPA 13 Fire Suppression System, all existing nonconforming finishes, if discovered, can remain as is.**

	paint or finish where the building is equipped throughout with an automatic sprinkler system installed in accordance with the International Building Code and the nonconforming materials can be substantiated as being historic in character."	
1205.10 One-Hour Fire-Resistant Assemblies	"Where 1-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy, where the existing walls and ceiling finish is wood lath and plaster. "	**Most of the building's assemblies are constructed of wood lath and plaster, therefore much of the 1-hour separations required by the IEBC and IBC may be eliminated.**

IEBC CHAPTER 15 Construction Safeguards

Code Section & Description	Requirement	Compliance
1501.2 Storage & Placement	All construction equipment and materials must be stored and placed so as not to endanger the public, workers or adjoining property.	The general contractor is responsible for compliance with this section.
1501.3 Alterations, Repairs & Additions	If the building will remain occupied during construction, all required exits, existing structural elements, fire protection devices and sanitary safeguards shall be maintained at all times during construction. Adequate substitute provisions shall be made if any of these required elements or devices are being altered or repaired.	
1501.4 Manner of Removal	Waste materials shall be removed in a manner which prevents injury or damage to person, adjoining properties and public right of ways.	
1501.5 Fire Safety during Construction	Fire safety during construction shall comply with the requirements of the IBC and the applicable provisions of 527 CMR – Massachusetts Fire Code.	
1501.6 Protection of Pedestrians	Pedestrians shall be protected during construction and demolition activities including walkways, barricades, railings, barriers, etc.	
1502.1 Protection of Adjoining Property	All adjoining property must be protected from damage during construction and demolition.	
1503 Temporary Use of Streets, Alleys and	The temporary use of streets or public property for the storage or handling of materials or equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the applicable governing authority and this chapter. All construction materials	

Public Property	and equipment shall not be placed or stored so as to cause an obstruction to the existing surroundings.	
1504 Fire Extinguishers	All structures under construction, alteration or demolition shall be provided with not less than that required and must be sized properly.	
1505 Means of Egress	Required means of egress shall be maintained at all times during construction, unless alternative egress systems are provided.	
1506 Standpipe Systems	Buildings required to have standpipe systems shall be provided with at least one during construction.	
1507 Sprinkler Systems	Portions of buildings where sprinklers are required, the building may not be occupied until the system has been tested and approved.	
1509 Water Supply for Fire Protection	An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.	

Hesnor Engineering Associates, PLLC

MEMORANDUM

PROJECT: 322 Main Street, Great Barrington, MA
DATE: May 2, 2022
RE: Mechanical, Electrical and Plumbing (MEP) Upgrades

Ian,

As requested, we have outlined the proposed MEP upgrades for the renovations to the 322 Main Street (Mahaiwe) building in Great Barrington, MA. The renovation will include six (6) retail tenants on the first floor and eleven (11) apartments on the 2nd and 3rd floors for a total of twenty-two (22) apartments. The scope of work will generally include:

HVAC

- A high-efficiency variable refrigerant flow (VRF) heat pump system equipped with heat recovery to provide heating and air conditioning will be provided for the apartments and retail spaces. The VRF units will include fan coil type heat pump installed concealed above the finish ceiling, wall-mount ductless and cassette type units, as applicable to each space.
- The indoor units will be provided with a multi-speed fan and will be connected, via refrigerant piping, to the outdoor unit, which will be equipped with variable-speed, inverter compressors. The outdoor units will be strategically located on concrete pads at grade level or on the roof as required to accommodate maximum refrigerant pipe length constraints defined by the respective manufacturer.
- Each indoor VRF unit will be provided with thermostats equipped with time-of-day schedules that define unoccupied/occupied schedules and user-interface to permit local set-point adjustments. Each VRF system will be equipped with a central controller with web-access. The central controller will allow for remote monitoring of systems, global set-point adjustments and alarms.
- Each residential unit will also be equipped with an exhaust hood in the kitchen with integral exhaust fan. Hoods will be ducted through the exterior wall of each apartment and terminated with an aluminum wall cap.

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- Energy recovery ventilators (ERV) will be provided to bring code required outdoor air into the building and will also be used for bathroom exhaust. The ERV's will be equipped an enthalpy cross-counterflow heat exchanger, electric heating coil, frost protection, bypass for free-cooling and two supply/exhaust fans with ECM motors.

Electrical

- The electrical service will be upgraded. Metering will also be reconfigured.
  - The first floor will include six (6) tenant meters and one (1) owner/house meter.
  - The 2nd floor will include eleven (11) meters with each unit receiving a dedicated meter and new load center.
  - The 3rd floor will include eleven (11) meters with each unit receiving a dedicated meter and new load center.
- Each individual townhouse apartment will be provided with a 30-circuit, 100A panelboard. Each panel will feed all individual apartment loads (with the exception of the VRF condenser) including general convenience receptacles, local HVAC, electric stove and lighting.
- LED lighting will be installed throughout the interior spaces. A variety of different luminaires will be employed to distribute lights in a controlled way that will be efficient enough and will correspond to the architectural solutions in respective spaces. Occupancy sensors will be provided where required by code. Exit signs and egress lighting will be of LED type with battery back-up.
- LED lighting fixtures in each apartment will include residential type fixtures able to accommodate a minimum of 2700 lumen lamps. All lighting fixtures will be controlled by manual rocker-type wall switches.

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- Receptacles in individual apartments will be provided so that no point along the floor line in any wall space is more than 6 feet, measured horizontally from an outlet in that space, including any wall space 2 feet or more in width. All receptacles in bedrooms and living spaces will be tamper resistant type and provided with arc-fault circuit-interrupter protection. Two (2) 20 Amp small appliance circuits will be provided to serve receptacles outlets at the kitchen counter area. GFCI receptacles will be provided in vicinity of sinks per NEC. Each bathroom will be equipped with a dedicated 20 Amp circuit feeding a GFCI receptacle at the vanity.
- The design of the fire alarm system will be based on engineering criteria as defined by *International Fire Code 2015, NFPA 72-2013* and *The Commonwealth of Massachusetts State Building Code 780 CMR, 9th Edition*. The fire alarm system will include an addressable control panel with addressable devices. The system will be supported by standby batteries, which will support 24-hours of full supervisory operation followed by 5 minutes of alarm. Alarms will be annunciated at the fire alarm control panel located at the main entry. Manual pull stations will be provided at every building exit. Audio/visual notification appliances will be located in all public and common areas. All devices will be in compliance with the Americans with Disabilities Act (ADA). Smoke detectors will be provided in common spaces. Carbon monoxide detectors will be installed where required by 527 & 248 CMR. Heat detectors will be provided in the kitchen and in basement.

Plumbing

- The electrical service will be upgraded. Metering will also be reconfigured.
- The buildings' water service will include isolation valves, pressure regulating valves and water meter in accordance with local water department standards. Domestic water systems will include copper piping with either soldered joints or press type fittings for piping larger than 1-inch. Branch piping 1-inch and smaller will be PEX tubing. Piping insulation will be installed on all domestic cold and hot water piping.
- Interior drainage, waste and vent (D.W.V.) piping will consist of cast-iron, no-hub type or wrought copper with soldered joints for above-slab locations. Below slab piping will be cast-iron hub-and-spigot type. Drainage piping will be routed vertically down to the basement utility room.

- Vent piping will be combined into common stacks and extended to 18-inches above the roof. PVC drainage, waste and vent piping will be provided where allowed by the MA Plumbing Code.
- Domestic hot water will be provided from a central, high efficiency, condensing, gas-fired boiler coupled to indirect storage tank(s). Hot water will be stored at a temperature of 140˚F. A thermostatic mixing valve will be installed downstream of the service water heating plant to safely control the domestic hot water supply temperature to the buildings. Hot water return (recirculation) will be incorporated into the distribution system to meet energy code requirements.
- Water closets will be floor-mount, vitreous china, flush tank type. Lavatories will be vitreous china, vanity mounted, with two handle center set faucets. Bath tubs and showers will be acrylic construction with acrylic surrounds. Stainless steel sinks with single control center set faucet and separate hand spray will be provided in kitchens. Faucets and fixtures will be the low-flow water-sense type and be equipped with manual controls.

Fire Protection

- An automatic wet-type sprinkler system will be installed to provide full protection of the building. The design of the fire protection system will be based on engineering criteria as defined by NFPA 13-2013. The fire protection system design for both buildings will also comply with The Commonwealth of Massachusetts State Building Code 780 CMR, 9th Edition and the design will primarily be based on a “light hazard” occupancy classification. Exceptions will be necessary for spaces such as common area mechanical rooms, storage and other similar spaces, which will likely be classified as “ordinary hazard” occupancies.
- The duration requirements for residential/light hazard are 30 minutes and for ordinary hazard, 60 minutes. These duration figures assume all building fire alarms are connected to a UL Listed, constantly attended, central station. The sprinkler system zone controls and alarms will be located in the buildings where readily accessible by the fire department.

- The sprinkler control and service entrance equipment will include, but not be limited to: reduced pressure type backflow assembly, riser check valve with 2" drain and upper/lower pressure gauges, flower switch, flow alarm, valve/tamper supervisory switches, etc. An exterior Siamese hose connection (4" Storz) will be provided at the exterior of the building to permit fire department connection. All fire protection system controls, alarms, switches, etc., will be connected to the proposed fire alarm system.

Please contact me at 413.743.9500 ext. 304 with any questions.

Sincerely,

MIKE TRZCINSKI, P.E., C.P.D., LEED A.P.
Partner

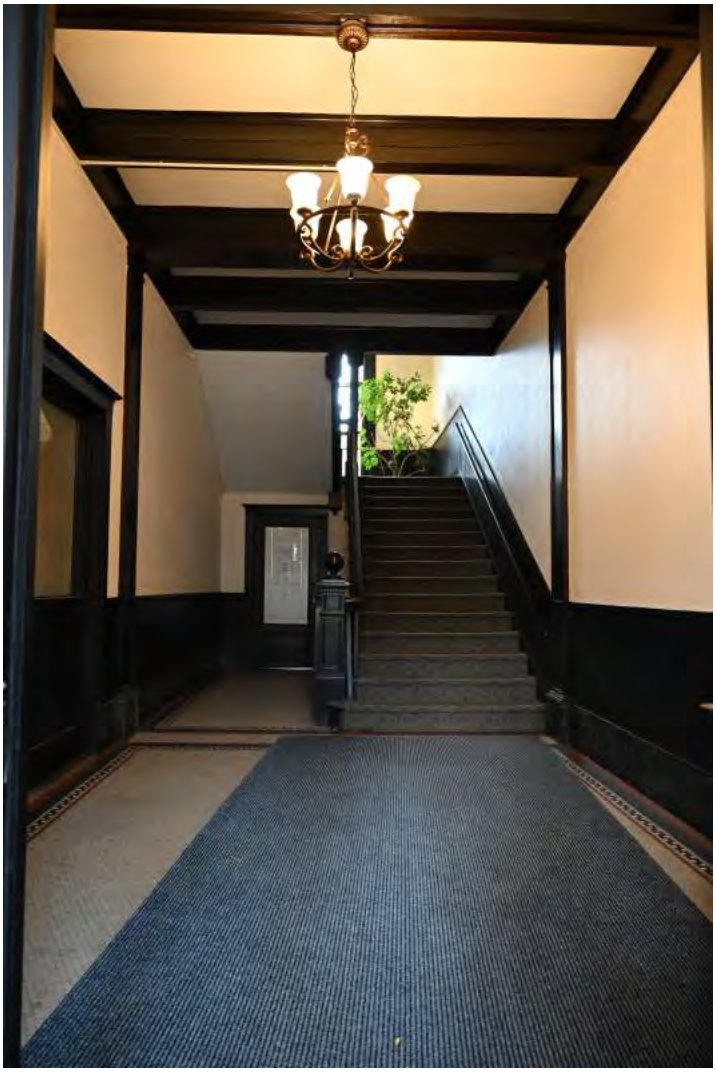
2A River Street
Adams, Massachusetts 01220
hea@hesnor.com
Phone: (413) 743-9500
Fax: (413) 743-3313

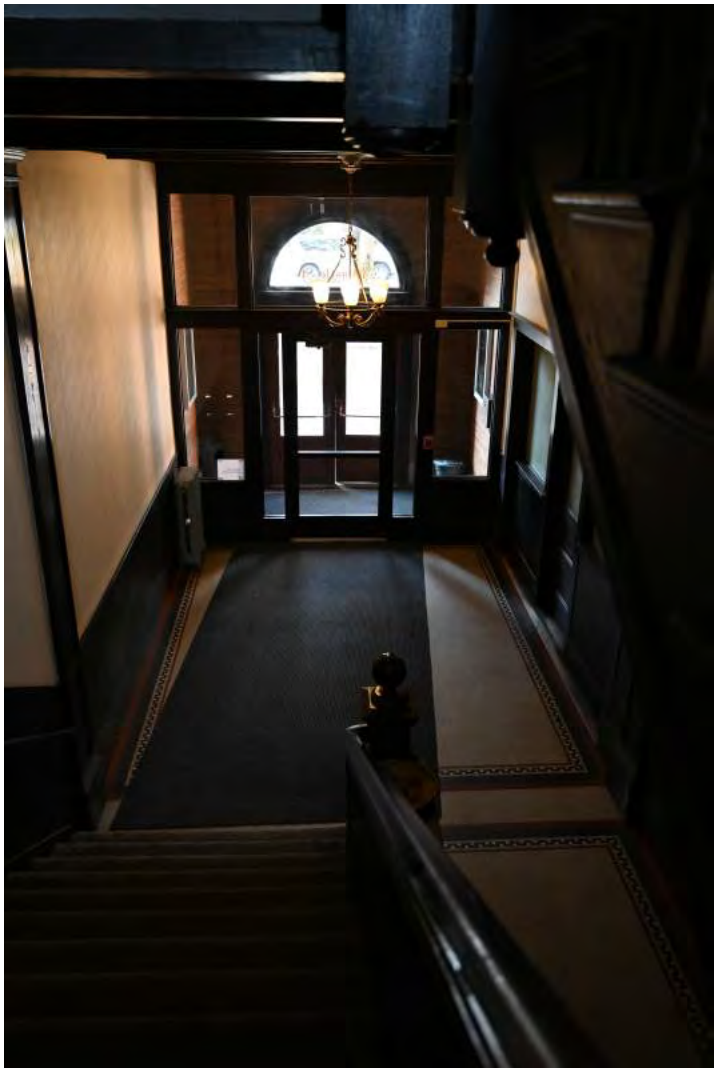
Photographs and Renderings

322 Main Street, Current Photos
CPAGrant Application Dec 2022

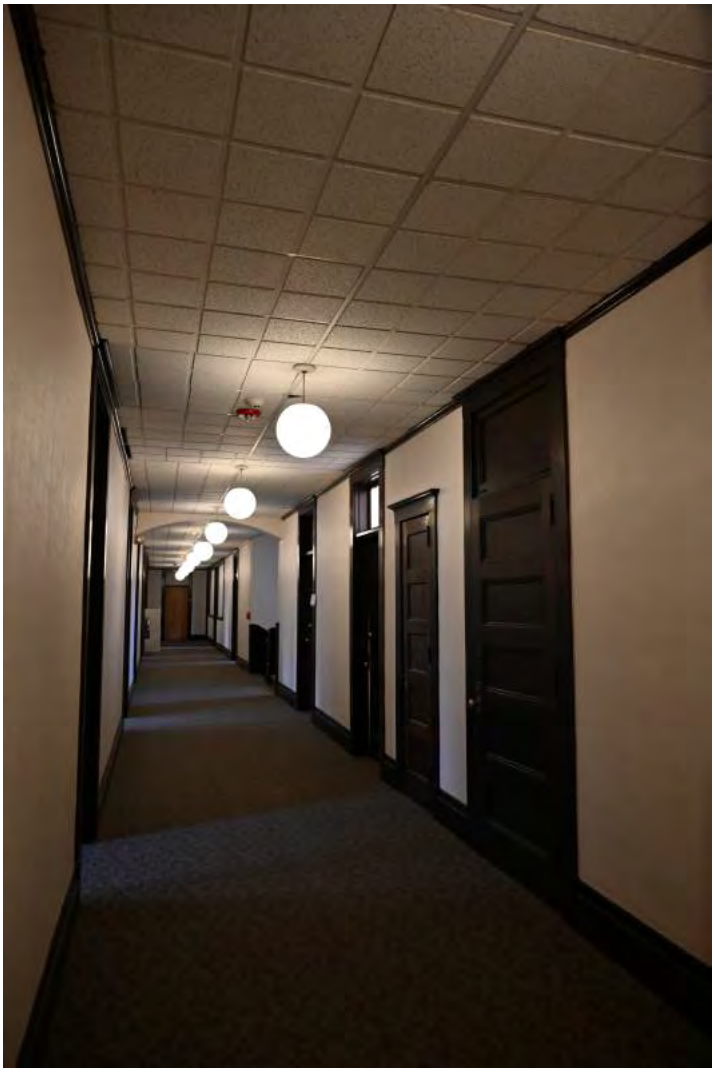
322 Main Street, Current Photos
CPAGrant Application Dec 2022

322 Main Street, Current Photos
CPAGrant Application Dec 2022





322 Main Street, Current Photos
CPAGrant Application Dec 2022



Map


CASTLE STREET
MAIN STREET
322 Main Street
90A
0.004 ac
90
0.238 ac
91
1.89 ac
92
0.932 ac
92A
0.207 ac
92B
0.129 ac
92C
0.129 ac
93A
0.6 ac
93B
0.31 ac
88
0.21 ac
87
0.41 ac
85
0.193 ac
89
0.059 ac
83
0.066 ac
82
0.083 ac
84
0.028 ac
80
0.11 ac
81
0.053 ac
79
0.08 ac
78
0.09 ac
77
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76
0.24 ac
70
0.32 ac
71
0.14 ac
72
0.06 ac
73
0.06 ac
74
0.12 ac
69
0.5 ac
52
0.847 ac
52C
0.395 ac
52F
0.013 ac
52B
0.587 ac
124
125
0.15 ac
131
0.09 ac
129
0.7 ac
133
0.14 ac
134
0.27 ac
134A
0.209 ac
135
0.31 ac
136
0.26 ac
140
0.26 ac
142A
0.61 ac
141
1.1 ac
149
0.41 ac
147
1.45 ac
152B
1.01 ac
96
35 ac

Site Control

4

2022 00272860
Bk: 2808 Pg: 267 Doc: DEED
Page: 1 of 4 10/18/2022 02:49 PM

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, **BARRINGTON REALTY, LLC**, a Massachusetts limited liability corporation, of Great Barrington, Massachusetts,

in consideration of **THREE MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS ($3,500,000.00),**

hereby grants to **322 MAIN LLC**, a Massachusetts limited liability company with a mailing address of 40 Railroad Street, Great Barrington, MA 01230,

with QUITCLAIM covenants

The land in Great Barrington, Berkshire County, Commonwealth of Massachusetts with the buildings thereon, as more particularly bounded and described in EXHIBIT A attached hereto and being made a part hereof.

BEING the same premises conveyed by deed dated July 25, 2017 and recorded in the Southern Berkshire Registry of Deeds in Book 2434, Page 323.

322 Main Street, Great Barrington, MA

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MASSACHUSETTS EXCISE TAX
Southern Berkshire ROD 001
Date: 10/18/2022 02:49 PM
Ctrl# 013204 21335 Doc# 00272860
Fee: $15,960.00 Cons: $3,500,000.00

SIGNATURE PAGE TO FOLLOW

EXECUTED as a sealed instrument this 31st day of August, 2022.

BARRINGTON REALTY, LLC
Seller

By _____
Madeleine Victor Pieczarka, Manager
a/k/a Mandy Pieczarka

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPDEN, ss.

On this 31st day of August, 2022, before me, the undersigned notary public, personally appeared **MADELEINE VICTOR PIECZARKA a/k/a MANDY PIECZARKA, Manager of Barrington Realty, LLC, a Massachusetts limited liability company**, proved to me through satisfactory evidence of identification, which identification is:

___ Principal personally known to me
X Principal has produced MASS Drivers License as identification
___ Oath or affirmation of _____ as witness who personally knows the principal

to be the person whose name is signed on this document or the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose, and as her own free act and deed.

Notary Public Louise Ann Harvey
My commission expires: 9-26-2026

Louise Ann Harvey
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 26, 2025

EXHIBIT A

Beginning at the point of intersection of the westerly line of Main Street with the northerly line of Castle Street; thence northerly in said westerly line of Main Street, ninety-six (96) feet to the southeast corner of land conveyed by Mahaiwe Block Company to Millard G. Sturtevant by deed dated February 2, 1926 and recorded in Berkshire Southern District Registry of Deeds in Book 238, Page 456&c (hereinafter referred to as Sturtevant land); thence westerly in the southerly line of said Sturtevant land ninety-eight and thirty-eight one-hundredths (98.38) feet to the southwest corner of said Sturtevant land; thence northerly in the westerly line of said Sturtevant land, twenty-six and eighty-one one-hundredths (26.81) feet to the northwest corner of said Sturtevant land; thence westerly in a continuation westerly of the northerly line of said Sturtevant land, seventeen and twenty-five one-hundredths (17.25) feet; thence southerly in the easterly line of land of Harriet C. Couch, now or formerly, seven and seven-eighths (7 7/8) feet to an iron pipe at the southeast corner of said Couch land; thence westerly in the southerly line of said Couch land, thirteen and eighty one-hundredths (13.80) feet to land conveyed by Mahaiwe Block Company to Earl B. Raifstanger by deed dated September 11, 1925 and recorded in said Registry in Book 238, Page 394&c; (hereinafter referred to as said Raifstanger land); thence southerly in the easterly line of said Raifstanger land, seventeen and ninety one-hundredths (17.90) feet to the northeast corner of the Theatre Building on said Raifstanger land; thence in the same line continued, making a total distance of forty-two and eighty one-hundredths (42.80) feet to a point in the easterly line of the brick wall of said Theatre Building; thence along the center of the basement walls, intending each such wall to be a party wall, as follows: westerly ten and fifty one-hundredths (10.50) feet; thence southerly three and forty one-hundredths (3.40) feet to the northerly wall of the chimney; thence westerly on the chimney's northerly wall, five feet four inches (5' 4"); thence southerly along the westerly side of the chimney wall, and the center of the main division wall, a total distance of eighty-six feet four inches (86' 4") to the northerly line of Castle Street; thence easterly along the northerly line of Castle Street, one hundred thirty-six and ninety-four one-hundredths (136.94) feet to the place of beginning.

The above-described premises are subject to and together with the following:

1. Ninety-nine (99) year lease from Mahaiwe Block Company to Earl B. Raifstanger dated September 11, 1925 and recorded in said Registry in Book 238, Page 395, which said lease covers a part of said Theatre Building not conveyed to Earl B. Raifstanger by said deed of Mahaiwe Block Company dated September 11, 1925, specifically, so much of the dressing rooms on the first and second floors of said Theatre Building as lies between the space over the boiler room of the Mahaiwe Block and the space over the stairway thereof. Said lease was assigned to Great Barrington Theatre Company by instrument dated May 1, 1930 and recorded in said Registry in Book 248, Page 213.

2. Right to maintain cornices over said Sturtevant land which said right was reserved by Mahaiwe Block Company in its said deed to Millard G. Sturtevant dated February 2, 1926.

3. Right of Earl B. Raifstanger, his heirs and assigns, to maintain a cornice of said Theatre Building over the above-described premises as set forth in said deed of Mahaiwe Block Company to Earl B. Raifstanger dated September 11, 1925.

4. Benefits and burdens of party wall agreement as set forth in said deed of Mahaiwe Block Company to Millard G. Sturtevant dated February 2, 1926.

5. Benefits and burdens of party wall agreement as set forth in said deed of Mahaiwe Block Company to Earl B. Raifstanger dated September 11, 1925.

6. Right of way over that portion of the above-described premises which is bounded on the east by land conveyed to Millard G. Sturtevant by said deed of Mahaiwe Block Company dated February 2, 1926, on the north and south by the extension westerly of the northerly and southerly lines, respectively, of said Sturtevant land and on the west by land conveyed to Earl B. Raifstanger by said deed of Mahaiwe Block Company dated September 11, 1925.

7. Right of way nine (9) feet in width and approximately sixty-eight (68) feet in length; which said right of way is shown on a plan recorded in said Registry of Deeds in Map Book 1, Page 35; was in part reserved by Mahaiwe Block Company in its said deed to Earl B. Raifstanger dated September 11, 1925 and was in part granted to Frank Curtiss et als, predecessors in title of Mahaiwe Block Company, by deed of Orlando C. Bidwell, guardian, dated November 26, 1904 and recorded in said Registry in Book 195, Page 15 and by deed of Legrand Ramsey and John H. Race dated November 15, 1904 and recorded in said Registry in Book 195, Page 16.

8. Right of way nine (9) feet in width, which said right of way is the extension easterly of that right of way described in Paragraph 7 above, terminated at the easterly boundary of land conveyed by Mahaiwe Block Company to Earl B. Raifstanger by said deed dated September 11, 1925, and was reserved by Mahaiwe Block Company in its said deed to Earl B. Raifstanger.

9. Right of way twelve (12) feet in width and approximately one hundred thirty-six (136) feet in length extending northerly from Castle Street and lying immediately westerly of land conveyed to Earl B. Raifstanger by said deed of Mahaiwe Block Company dated September 11, 1925. Said right of way was conveyed to John N. Easland, predecessor in title to Mahaiwe Block Company, by deed of Great Barrington Fire District dated April 10, 1901 and recorded in said Registry in Book 167, Page 584.

10. Right of way over triangular parcel of land bounded northerly by the southerly line of the nine (9) foot right of way described in Paragraph 7 above, eleven and one-half (11 1/2) feet; westerly by the easterly line of the twelve (12) foot right of way described in Paragraph 9 above, eleven and one-half (11 1/2) feet; and southeasterly by a line drawn between the easterly and southerly termini of said northerly and westerly lines respectively, which said right of way was reserved by the Mahaiwe Block Company in its said deed to Earl B. Raifstanger dated September 11, 1925.

11. Benefits and burdens of access agreements as set forth in said deed of Mahaiwe Block Company to Millard G. Sturtevant dated February 2, 1926, which said agreement shall remain in existence until such time as the building on said Sturtevant land and the Bank building, or either of them, shall be reconstructed, substantially remodeled or involuntarily destroyed. Said agreement affects particular hallways and stairways in said buildings.

Letters of Support

House of Representatives

State Representative Smitty Pignatelli

Fourth Berkshire District

State House, Room 166 Boston 02113-1053

December 1st, 2022
Community Preservation Committee
Town of Great Barrington
334 Main Street
Great Barrington, MA 01230

To Whom It May Concern:

I write to you in support of Alander Group's applications for Community Preservation Act Funding for 322 and 343 Main Street. Funding from CPA will help support the creation of affordable housing and the restoration of historic exterior elements and will help bridge the gap between project costs and conventional project financing. Without this grant funding, the projects will be unable to succeed to their fullest capacity.

322 and 343 Main Street are staples in historic downtown Great Barrington. They are both mostly vacant, underutilized and in need of rehabilitation and renovation. If granted funding through the Community Preservation Act, these buildings will become the area's first mixed income housing/historic preservation projects and will serve a regional need for this type of housing. The projects will bring together public and private financing to provide multiple public benefits in impactful ways- from housing to historic preservation to supporting the small business economy that is so important in the region.

The town of Great Barrington has proven their commitment to redeveloping downtown spaces, from renovating blighted properties, creating a walkable downtown, and creating expanded employment opportunities. The mixed income housing and retail tenancies proposed at 343 and 322 Main Street will provide affordable housing, create, and retain jobs, drive foot traffic and provide small business opportunities to help Great Barrington to support their downtown goals and priorities, and allow the town to maintain its presence as a cultural center in Berkshire County. The Alander Group is a locally owned commercial real estate investment firm focused on mixed-use and commercial properties in downtown locations, with a demonstrated strong financial performance through value-added repositioning, sustainable building techniques and enhancement of livable community.

Affordable Housing and Historic Preservation Funding from the Community Preservation Act are essential sources for these projects. The efforts to rehabilitate these historic Main Street buildings and create a hub of activity will undoubtedly have a positive impact on the Great Barrington downtown as well as the local economy, which has suffered at the hand of the COVID-19 pandemic. I urge you to support this project's application and thank you in advance for your consideration.

Sincerely,

Smitty Pignatelli | State Representative | 4th Berkshire District

BRPC
Berkshire Regional Planning Commission

JOHN DUVAL, Chair
MALCOLM FICK, Vice-Chair
SHEILA IRVIN, Clerk
BUCK DONOVAN, Treasurer
THOMAS MATUSZKO, A.I.C.P.
Executive Director

December 1, 2022

Community Preservation Committee
Town of Great Barrington
334 Main Street
Great Barrington, MA 01230

Dear members of the Community Preservation Committee,

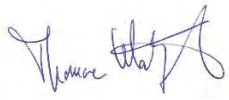
As the Executive Director of Berkshire Regional Planning Commission (BRPC), I am pleased to write this letter of support for Alander Group's application for Community Preservation Act support for redevelopment of 343 Main Street and 322 Main Street. The redevelopment of these locations will place a total of 35 mixed-income residential units and 9 retail spaces within walking distance of shopping, dining, and workplaces, facilitating downtown revitalization that is critical to Great Barrington's continued success, while at the same time restoring two historically significant buildings.

It has long been said that we cannot build our way out of a housing crisis. Create additional affordable housing in existing, underutilized space is part of the solution. However, the cost of construction and level of debt required to complete this combined project would preclude the inclusion of affordable units without subsidy.

In a 2020 survey, Berkshire County identified a deficit of over four thousand units of affordable housing. Great Barrington's Housing Production plan showed a year ago that the deficit was over 260 households and that 43% of renters were housing cost burdened. We know that because of COVID-19, those numbers are getting steadily worse. They will not rebound without direct intervention. Alander Group is an important partner in creating a range of housing options to solve the rapidly accelerating housing shortage at all income levels.

Given the housing crisis facing Berkshire County, BRPC is recommending that Community Preservation Act funds throughout the county be prioritized for housing development. Consistent with that approach, BRPC strongly supports Alander Group's CPA request, which would build upon their previous success.

Sincerely,



Thomas Matuszko
Executive Director

1 Fenn St., Suite 201, Pittsfield, MA 01201
berkshireplanning.org
T: (413) 442-1521 · F: (413) 442-1523
TTY: 771 or 1(800) 439-2370

Background Information

COMPANY INFORMATION

COMPANY INFORMATION

Alander Group is a commercial real estate investment firm focused on mixed-use and commercial properties in downtown locations. The company takes a long term investment approach and is committed to strong financial performance through value-added repositioning, energy conservation, and building strong communities.

Ian Rasch

Ian has over 20 years of real estate investment and development experience, including property development, finance, managing joint ventures, property management, and leasing. Prior to founding Alander Group and Framework Properties, Ian was Vice President, Director of Development, at Allegrone Com-panies where he oversaw the full range of real estate planning, development and investment activities.

Prior to this he was a Principal at Propeller Group in New York City where he redeveloped and re-positioned a number of underutilized properties into high-end residential units, commercial space, and artistic performance space. Previously, he was a Senior Project Manager at Turner Construction in New York where he worked on The Hearst Tower, The Memorial Sloan-Kettering Breast and Imaging Center and The Verdesian Residential Tower- the first residential high-rise in the United States to achieve Platinum LEED Status.

Ian has received numerous industry awards including Green Cinderella Award (National Grid), Building Brooklyn Award (Brooklyn Chamber of Commerce), + Housing Award (American Institute of Architects), and Paul E. Tsongas Award (Preservation Massachussetts). In addition, he has collaborated with the American Institute of Architects on educational programs and served on the task force of various green pilot and incentive programs including the US Green Building Council, New York State Energy Research and Development Authority, EPA Energy Star, the Kresge Foundation, the Enterprise Foundation and PlaNYC sustainability and resiliency blueprint for New York City.

Ian holds a M.S. in Real Estate Finance and Con-struction Management from NYU Schack Institute of Real Estate and is a licensed real estate broker.

Owner
Framework Properties

Architect
INC Architecture & Design

Size
65,000 sq ft
48 Residential Units

Status
Pre Development

Project Cost
$15,000,000

Manville Place

The Manville Place Project will address the "missing middle" of housing in Great Barrington, MA - offering 1-, 2-, and 3-bedroom rental housing units in a traditional neighborhood setting within walking distance of shopping, dining and workplaces.

The project features three new, energy efficient buildings in an integrated courtyard configuration. Landscaped pedestrian paths will provide protected walking and biking paths to link the parcels together and promote walkability throughout the neighborhood. Key design elements include oversized windows for natural lighting, open-concept kitchens, Energy Star for Homes Certification, and four-season landscape design.

ENERGY STAR PARTNER

Owner
Framework Properties

Architect
INC Architecture & Design

Size
26,000 sq ft
13 Residential
5 Retail

Status
Complete 2017

Project Cost
$7,510,000

47 Railroad Street Great Barrington, MA

The Adaptive Re-use and Expansion of 47-51 Railroad Street is one of the most exciting and transformative real estate projects in Downtown Great Barrington, Massachusetts. Together with the projected mix of uses (retail and residential), a very high level of sustainability, and the central downtown location, it is a unique and distinctive quality of live-work-shop choice that appeals to a broad demographic.

The project created 13 market-rate apartments and 10,000 square feet of storefront retail and is an example of sustainable development solutions that have a forceful contribution to vibrant, healthy, and equitable communities in downtown districts. These sought out investment opportunities create a positive contribution to our economy, community and environment.

10 MAPLE AVENUE, GREAT BARRINGTON MA

Owner

Alander Group

Category

Medical Office

Size

12,000 SF

Status

Completed 2018

Project Cost

$3,500,000

10 Maple Avenue, Great Barrington

10 Maple Avenue is a medical office building located in Downtown Great Barrington, Massachusetts. The building is occupied by Berkshire Health Systems and includes a Dialysis Center, Wound Care & Hyperbaric Medicine and Outpatient Rehabilitation Center.

780 MAIN STREET, GREAT BARRINGTON MA

Owner

Alander Group

Category

Medical Office

Size

16,500 SF

Status

Completed 2020

Project Cost

$4,100,000

780 Main Street, Great Barrington

East Mountain Medical is a Rural Health Clinic of Fairview Hospital in Great Barrington Massachusetts, providing comprehensive primary care services to the Berkshires. The site includes lab services and a blood drawing station.

343 MAIN STREET, GREAT BARRINGTON MA

Owner

Alander Group

Category

Mixed-Use

Size

22,000 SF

Status

In Progress

Project Cost

$5,250,000

343 Main Street, Great Barrington

Situated in downtown Great Barrington, 343 Main Street is a mixed-use redevelopment project that will convert a former auto dealership into 13 thoughtfully designed residences and 2 retail spaces. With floor to ceiling windows for plenty of natural lighting, open-concept kitchens and resilient design practices, 343 Main offers stylish downtown accommodations to live, work and entertain.

50 PROSPECT LAKE ROAD, EGREMONT MA

Owner

Alander Group

Category

Hospitality/Glamping

Size

40 Cabins + Club House + Retail Market

Status

In Progress

Project Cost

$6,000,000

50 Prospect Lake Road, Egremont

Located in the scenic Berkshires, Prospect Lake Park will be redeveloped into a modern landscape hotel set along 2,000 feet of lake shore with 40 Scandinavian-Inspired Cabins and 20 Glamping Sites. Whether seeking tranquility or a base for adventure, our curated amenities and accommodations provide space to recharge, congregate or simply sit back and let the views set in. Take a dip in the lake, unwind in a private sauna or hot tub, enjoy fishing, paddle boarding, wildlife viewing, bocce ball or relax in the clubhouse or around the community fire pit.

Owner
Allegrone Real Estate

Architect
Durkee Brown Viveiros
Werenfels Architects

Size
50,000 sq ft
25 Residential
6 Retail

Status
Completed 2017

Project Cost
$6,900,000

Onota Building

The Historic Redevelopment of The Onota Building is one of the most exciting and transformative real estate projects in Downtown Pittsfield, Massachusetts. Together with the projected mix of uses (retail and residential), a very high level of sustainability, and the central downtown location; it is a unique and distinctive quality of live-work-shop choice that appeals to a broad demographic.

This adaptive reuse project will convert this underutilized building into 25 market-rate apartments and 8,000 square feet of storefront retail. Utilizing approximately $2.4 million dollars in State and Federal Historic Tax Credits and $600K in Housing Development Incentive Program (HDIP) Tax Credits from The Massachusetts Department of Housing and Community Development. Total Developmental Costs are approximately $6.9 million dollars.

This development is striving to be an example of sustainable development solutions, to have a forceful contribution to vibrant, healthy, and equitable communities in downtown districts. These sought out investment opportunities create a positive contribution to our economy, community and environment.

ENERGY STAR PARTNER

Owner
Allegrone Real Estate

Architect
Durkee Brown Viveiros Werenfels Architects

Size
30,000 sq ft
14 Residential
5 Retail

Duration
Ten Months

The Howard: Historic - Sustainable - Artful

The Historic Redevelopment of The Frank Howard Building is one of the most exciting and transformative real estate projects in Downtown Pittsfield, Massachusetts. Together with the projected mix of uses (retail and residential), a very high level of sustainability, and the central downtown location, it is a unique and distinctive quality of live-work-shop choice that appeals to a broad demographic.

This adaptive re-use project converted this underutilized building into 14 market-rate apartments and 10,000 square feet of storefront retail, utilizing approximately $1.9 million dollars in State and Federal Historic Tax Credits and $400K in Housing Development Incentive Program (HDIP) Tax Credits from The Massachusetts Department of Housing and Community Development.

This development is an example of sustainable development solutions and has a forceful contribution to vibrant, healthy, and equitable communities in downtown districts. These sought out investment opportunities create a positive contribution to our economy, community and environment.

ENERGY STAR PARTNER

Owner
Allegrone Real Estate

Architect
Clark & Green Architecture Design

Size
32,000 sq ft

Duration
In-Progress

1.5.0 Business Center

Environmentally responsible, thoughtfully designed and conveniently located, 1.5.0 Business Cen-ter is the new height in efficient green office space. Registered as LEED Platinum, 1.5.0 features floor plans with an abundant of natural light, geothermal and solar technologies, and fiber optic wiring to support the latest technology.

The 30,000 square foot building is the reinvention of a classic 1959 building joined with a new addition built of innovative, ecologically sound materials. Carefully planned efficiencies and green attributes greatly reduce the buildings carbon footprint for ultimate year-round savings on utility costs.

The green components of this building include a minimal impact on stormwater system and eco-systems, plenty of outdoor greenspace, a green roof and roof desk, water efficiency inside and out, efficient fixtures and water-conscious landscaping, geothermal heat and AC, photovoltaic solar, occupancy sensors and timers, regional and recycled content materials, optimal indoor air quality and ventilation, and low emitting materials.

Owner
Allegrone Real Estate

Architect
Durkee Brown Viveiros Werenfels Architects

Size
9,000 sq ft

Duration
Completed in 2012

Berkshire Loan & Trust Building

Built in 1923, the Berkshire Loan & Trust Building is an excellent example of Classical Revival architecture. The three-story historic marble office building, in the heart of downtown Pittsfield, was renovated in 2012 by Allegrone Construction Co. Inc., into Class A office space. The building features an elegant two-story foyer with modern finishes and state-of-the-art mechanical systems.

Located next to Park Square and across from the Beacon Cinema, the building is situated in Pittsfield's Downtown Arts Overlay District, with proximity to shopping, restaurants, entertainment and business services.

Owner
Construct Inc.

Architect
Studio One Architects

Size
12,500 sq ft
11 Residential

Status
Complete 2017

Project Cost
$3,725,000

316 State Road Great Barrington, MA

The Forest Springs Project included new construction of 11 affordable family rental units in three buildings on 12 acres of vacant land located at 316 State Road in Great Barrington, MA. The development included four 1 bedrooms, five 2 bedrooms and two 3 bedroom units, with two ADA accessible units and two sensory impaired units. The energy consumption target for all units is Net Zero. The project included the following funding sources: Housing Stabilization Funds, Affordable Housing Trust Funds, Facilities Consolidation Funds, Community Preservation Act Funds and Federal Home Loan Bank Boston - AHP Subsidized Permanent Mortgage.

ENERGY STAR PARTNER

Owner
Valley CDC/HAP Housing

Architect
Dietz & Company
Architects

Size
46,000 sq ft
38 Residential

Status
Complete 2015

Project Cost
$7,102,000

Parsons Village Housing

38 Units - 46,000 SF - Net Zero Housing

Parsons Village in Easthampton is Massachusetts first Net Zero Affordable Housing Project. At 46,000 Square feet, the houses consist of 38 units with studio, one, two, and three-bedroom apartments, as well as a community center and small park. Energy-efficient and sustainable building practices were used in its construction; units use 53 to 60 percent less energy than a standard new home of the same size which required intensive focus on thermal envelop sealing techniques from initial structure to finish.

Owner
Berkshire Housing
Development Corp.

Architect
Dietz & Company Architects

Size
44,000 sq ft
40 Residential

Status
Complete 2015

Project Cost
$8,496,000

Highland Woods Housing

40 Units - 44,000 SF - Net Zero Housing

Highland Woods in Northern Berkshire County is Massachusetts second net zero affordable housing project. At 44,000 square feet, this three story structure consists of 40 units of affordable housing for residents displaced by tropical storm Irene. Strict thermal envelop and sustainable building practices were used in its construction.

Owner
CDC South Berkshire

Architect
Dana Bixby Architecture

Size
8,00 sq ft,
11 Residential

Status
Completed 2009

Project Cost
$1,950,000

Hillside Avenue Housing

Allegrone was selected as Construction Manager by the Community Development Corporation of South Berkshire to construct three residential buildings consisting of eleven housing units totaling 8,800 square-feet. The challenging site required extensive ledge removal as well as installation of a StormTech Water detention system for storm water management beneath the parking lot to accept all storm water generated by completed development.

This project is a model of Smart Growth for rural towns. The units consist of one, two, three-bedroom units, one ADA-unit, and three acres of town-donated land (two acres of which is permanently preserved as open space). With all units being Energy Star Certified, these buildings are constructed with a tight thermal envelope and high-efficiency systems.

Managing Member
Propeller Group

Architect
Gregory Merryweather Design

Size
14,000 SF
8 Residential
1 Commercial

Duration
Complete 2008

Greenbelt Brooklyn - 361 Manhattan Avenue

Located in the Williamsburg section of Brooklyn, Greenbelt was the first LEED – NC mixed-use development project to be completed in Brooklyn, NY in 2008. The mixed-use project re-used 50% of an existing one-story structure, creating a 4,000 square foot ground floor community facility dedicated to the arts while adding 10,000 SF of new construction for eight residential condominium units on four floors above.

Greenbelt was designed to reduce its environmental impact by enhanced Site Selection, Energy Efficiency, Water Conservation, Indoor Air Quality and sensitive selection of Materials and use of Resources. Greenbelt received Green Cindarella Award from National Grid and Building Brooklyn Award from the Brooklyn Chamber of Commerce.

Managing Member
Propeller Group

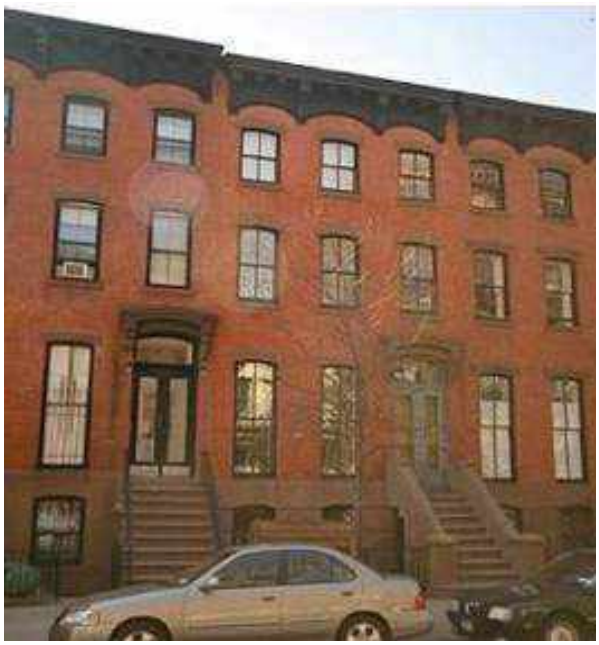
Architect
Gregory Merryweather Design

Size
3,050 SF
2 Residential Units

Duration
Complete 2005

107 Gates Avenue

Located in Clinton Hill's Historic District, 107 Gates was a two-family Brownstone that underwent a historic renovation. It included the creation of a luxury upper duplex and a lower garden apartment. The property was sold in 2005.



Managing Member
Propeller Group

Architect
Gregory Merryweather Design

Size
3,440 SF
2 Residential Units

Duration
Complete 2009

316 Cumberland Street

Located in the Fort Greene Historic District in Brooklyn, NY, 316 Cumberland Street was converted back to its original historic use and format as a 2-family building. The project included the creation of a luxury upper triplex and a lower garden rental apartment. The property was sold in 2009.

Managing Member
Propeller Group

Architect
Thread Collective

Size
3,000 SF
1 Residential Unit
1 Commercial Unit

Duration
Complete 2009

11 Vanderbilt Avenue

Located adjacent to the Brooklyn Navy Yards, 11 Vanderbilt Avenue is a 1920's 2-story carriage house that was converted into a live-work artist loft consisting of a 1,300 SF ground floor studio space and 1,700 SF residential loft apartment above. The building was renovated using the latest in green technology including energy star windows, high efficiency boiler and tankless hot water heater, ducted air conditioning and low-voc paints for improved air quality. The property was developed for 11 Vanderbilt, LLC.

CPA STEP 1 Application

GREAT BARRINGTON
COMMUNITY PRESERVATION COMMITTEE

APPLICATION FOR CPA FUNDING – Step 1

Date Received (for office use only) _____

Applicant Name Ian Rasch, Alander Group

Project Name Mahaiwe Block

Project Address 322 Main Street

Contact Person Ian Rasch Title: Founder

Phone No. (413)306-4545 Email ian@alanderconstruction.com

Brief Project Description (attach up to 1 additional page if necessary)

The Mahaiwe Block at 322 Main Street is a partially vacant, three story commercial building that was recently acquired by the applicant as part of a collective effort with an adjacent building to bring investment and dynamic new uses to downtown Great Barrington. While the building once included the Mahaiwe Theatre on its western end, 322 Main Street is on its own parcel (Map 19, Lot 90). This application is solely for 322 Main Street and does not include the theatre. Alander Group is planning a mixed use, mixed income redevelopment that will compliment and enhance their current, nearby project at 343 Main Street. (Please see attached).

Estimated amount of CPA funding you are seeking: $ $150,000 Historic/$250,000 Affordable

When do you request the CPA funding be received by your project? June 2023

Property Owner (if different from applicant)

Owner's Name Same as above

Owner's Address 40 Railroad Street, Great Barrington, MA 01230

Phone No. (413) 306-4545 Email: ian@alanderconstruction.com

If Owner is different from applicant, you must include a letter signed by the Owner giving permission to apply for funds for the specified project on the Owner's property.

In the following chart, mark the box(es) that best apply to your project.
Boxes with an X through them are not CPA eligible activities.
Contact the Town Planner if you need more information.

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
Activities (refer to Glossary for definitions)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, wetland, river, stream, lake and pond frontage, land to protect scenic vistas, land for wildlife or nature preserve, and land for recreation use.	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town.	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income.
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	☐	☐	☐	☐
CREATION To bring into being or cause to exist. *Seideman v. City of Newton*, 452 Mass. 472 (2008)	☐	☒	☐	☑
PRESERVATION Protect personal or real property from injury, harm or destruction	☐	☑	☐	☐
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable	☒	☒	☒	☐
REHABILITATION AND/OR RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Only applies if property was acquired or created with CPA funds ☐	☑	☐	Only applies if housing was acquired or created with CPA funds ☐

Chart adapted from "Recent Developments in Municipal Law", Massachusetts Department of Revenue, October 2012.

End of Step 1 application

Applicant is seeking $150,000 in CPA funding to support the preservation and restoration of historic features of the exterior of 322 Main Street. CPA funds will be used for re-pointing, restoring and cleaning historic masonry and brick, cornice restoration, and original wood window restoration. All work will be done in compliance with the Secretary of the Interior's Standards for Historic Rehabilitation

Applicant is also seeking $250,000 in CPA funding to support the creation of at least 5 affordable units of rental housing at 322 Main Street. With a local and regional housing gap in the Berkshires, this project seeks to leverage private and public investment to make mixed income housing more readily available and to promote and preserve economic integration in diverse settings.

322 Main Street, built in 1905, is one of a cluster of historic masonry buildings in Great Barrington's downtown business district. With primary elevations on both Main and Castle Streets, the brick and marble trimmed building was designed by local architect Joseph MacArthur Vance and is a significant example of the late 19th and early 20th century commercial development in Berkshire County. It is listed on the National Register of Historic Places, and is part of Great Barrington's Historic District A. Currently, it is partially vacant with some retail occupancy on the first floor, and with some commercial office and residential occupancy on the upper two floors. While in occupiable condition based on earlier renovations, it is underutilized and in need of a significant re-investment to ensure the long-term viability of building systems and envelope.

Alander Group will rehabilitate 322 Main Street into 22 mixed income residential units on the first and second floors, and 7 retail units on the first floor. This redevelopment, in conjunction with another applicant sponsored CPA funded project across the street at 343 Main Street, will bring new residents and revived commercial activity and energy to the downtown business district. The project will restore historically significant features as well as facilitate and preserve economic integration, create well-maintained and amenity rich housing options and support expanded retail activation. In addition to the visible public benefits of a restored historic building at a prominent location, the project will incorporate resilient design practices, and will feature energy and water conservation measures, renewable energy generation and healthy building materials. Concentrating development in an underutilized building with existing infrastructure reduces pressure on open space and helps to conserve the region's natural resources, which are also important to the town character, by preventing greenfield development.

The new end use for 322 Main Street of both affordable and market rate residential apartments will fill a region-wide gap for affordable and in particular mixed income housing. The Berkshires lag in producing the number of affordable units that are needed regionally, this need is not being fulfilled because affordable projects often take 5 to 7 years to come to market, in part because of the backlog at state funding sources for affordable housing projects. Market studies indicate a pent-up demand for all housing types, leaving at need residents with limited options in an increasingly challenging economy. With CPA support, the project will deliver much needed units to the market now, and begin to help fill the housing gap that so many residents are facing while at the same time being a cost effective and market-based strategy to increase affordable housing.

An award of affordable housing funding from CPA will help secure that at least 5 of the 22 planned units at 322 Main Street will be designated as affordable at 65 to 100% AMI, depending on what other sources become available. To this end, to further expand opportunities for residents particularly strained by current economic pressures, the applicant is also pursuing other funding to help offset the cost of providing units at deeper levels of affordability than required by CPA.