

Stone Bank Project
Construction Information

Timing and Schedule: It is hoped that construction can begin in mid 2021. While the construction will not be phased, the condominiums around the courtyard in Buildings A through D will be constructed first, with construction on the Union Street Lot, Buildings E and F, second. It is possible that the courtyard residences could be finished and occupied before the Union Street portion is completed. At least a one year period will be required to construct the courtyard portion, so it is likely the entire project will take two years, give or take.

It is difficult to predict the timing of the interior construction of the commercial spaces since they will not begin until users are identified.

Construction Entrances: The Project will have two construction entrances. The curb cut at 16 Union Street, and the existing parking lot entrance off the Town Parking Lot near the Ferry Landing. The entrance in use will depend on what part of the property is under construction at the time, and other factors. Main Street will not be utilized.

Staging: There is considerable open space on the property, enabling all staging of materials and equipment to be within the property boundaries.

Fencing: The property boundary will be fenced during construction.

Construction Parking. The amount of open space on the property is sufficient that all construction workers will likely be able to park on site.

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Affordable Housing Information

Affordable Unit: Unit R-2, a 600 sf one bedroom unit, will be designated as affordable. 80% AMI.

Fair Housing. The Unit will comply with all affirmative fair housing laws.

Condominium Fees: The Unit will be exempt from condominium fees.

Certification: The recipient will be certified by DCRHA. If the recipient, when identified, has not already been certified the applicant will pay for certification.

Insurance. Hazard insurance is a part of the condominium fee. Accordingly, the recipient will not pay for insurance.

Lottery. It has not yet been decided whether the recipient will be selected by lottery.

Commercial Mitigation: While the property will have in total some 6,000sf of commercial space, the amount of new interior space is:

Building E	696 SF
Building F	<u>1,149 SF</u>
TOTAL	1,845 SF

Mitigation should be $1,845 \times 4 \times \$8/\text{SF} = \$59,000$

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Energy Notes

R Values. The following minimum insulating values will be used in all new and renovated areas of the project:

Roofs	R-49
Exterior Walls	R-20
Floors	R-30
Exterior Windows and Doors	0.30 U factor

Solar. Solar panels shall be considered for the south facing roofs of Buildings B and D-1. Solar panels shall not be considered for the remaining roofs because installation is not deemed practical. In the case of Buildings A and C the terra cotta surface is far too variable. Moreover this ancient, handsome material should not be marred by a starkly modern overlay. In the case of Buildings D-2, E and F the use of hipped roofs and dormers leaves almost no continuous roof planes. There is little usable roof surface and any installation would seem absurdly fragmented.

After consultation with and input from the Historic Commission an informed design decision shall be made about Buildings B and D-1.

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Flood Zone Information

Velocity Zone: A small portion of the property near the harbor is in a V-zone. No improvements, construction or other impacts are to be performed in this area,

Still water Zone: A larger portion of the property is in an AE 10 zone. A small portion of Building B plus all of Buildings D-1 and D-2 will be constructed within the zone. All construction will adhere to building code requirements for flood zones.

Sea Level Rise: As a hedge against potential sea level rise, the lowest habitable level of Buildings D-1 and D-2 will be constructed at 13' above sea level. This provides a 30% cushion above today's 100 year flood level.

FEMA Flood Zone AE

