



# ZEPHYR ARCHITECTS

May 28th, 2019

Boston Conservation Commission  
RE: 268 Bremen Street

To Whom it May Concern,

This project proposes to demolish an existing single-family dwelling at 268 Bremen Street and to construct a new 3-family residential building on the same site. This 2,000 SF site is wholly within a FEMA 'AE' Flood Zone with a base elevation of 10' NAVD88, or 16.46' BCB. Per the BPDA, this site has a SLR-BFE of 19.5'.

The existing house is a two-story building that has a footprint of roughly 700 SF. The remaining unbuilt site is evenly divided between a concrete paved area and vegetated open yard. The proposed building will be five stories tall and have a footprint of roughly 1,300SF. The remaining unbuilt site will be completely permeable. The existing concrete pad will be removed, and the rear yard will be a mixture of vegetated open yard and permeable paving. No change will be made to the existing grading on the site. All storm water from the roof of the new building will be captured in gutters and piped to a new stormwater detention system beneath the rear yard. Storm water on the sidewalk will be directed to street storm drains; storm water falling in the rear yard will be absorbed by the soil or follow the existing natural grading.

268 Bremen conforms to all requirements of type 'AE' Flood Zone. The building has no basement, the lowest floor slab is raised above adjacent grade and is only used for egress and parking, and construction below the flood elevation does not contain any mechanical or electrical systems and has been appropriately wet flood-proofed with flood vents to allow water into and out of the building. The first occupied floor of the building is raised to 25.15' BCB, substantially above the required height above flood elevation. All occupied levels, utilities, and mechanical and electrical systems are at this height or higher.

This project will comply with water quality construction management best practices per the City of Boston's Environment Department Guidelines for Construction. Hay bales and silt fencing will be placed along the perimeter of the work site to prevent material from moving off-site, and filter fabric will be used at all existing catch basins to prevent blockage during construction. Please reach out to me if you would like any additional information.

Kind regards,

Jason Arndt, AIA | LEED AP  
Principal  
**ZEPHYR ARCHITECTS**

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