PROJECT TEAM: MONOGRAHM APARTMENT COLLECTION; HELICAL DRILLING; VEITAS & VEITAS; BOSTON KITCHEN DESIGNS; TURNER BROS.

Allen & Major, Wood Partners and CUBE 3 Studios provide multi-disciplinary services for Everyly Apartments

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WAKEFIELD, MA: Allen Major Associates, Inc. (A&M) in partnership with Wood Partners and CUBE 3 Studios completed services for the redevelopment of a former industrial site into Everyly Apartments, a multi-story residential apartment development on 5.3 acres off Exit 42 of I-95/Rte. 128. For this development, A&M provided site surveying, environmental consulting, civil engineering and landscape architecture services.

Site constraints included substantial wetland resource areas which profoundly minimized the development area. In order to meet the client’s vision as well as avoid major impacts to the resource areas and the floodplain, the site was grided to elevate the building area using segmented block retaining walls. This allowed the wetlands, which surrounded the development area, to remain natural. While this approach allowed for creative wetland mitigation, it did not allow any room for stormwater detention. The solution was to install subsurface infiltration systems below the ground level of the parking garage. This dual use of the land allowed the client to achieve the unit density required in the project. The localized development area also restricted future storage options. The problem was solved by installing a new multi-level system below the access driveways to the parking garage. This technology, standard used for this type of project, was an ideal solution.

Planning incisive development and site proximity to wetlands posed significant challenges in obtaining environmental permits for this project.

Protecting vegetated wetlands along three sides of the project and the presence of rare species habitat on one necessitated the substantial of the Natural Heritage and Endangered Species Program of the Massachusetts Wildlife and Conservation Commission in order to comply with the Massachusetts Endangered Species Act (MESA) and A&M’s thorough understanding of the regulations, as well as cooperation with local and state environmental agencies, allowed the execution of successful and collaborative design between A&M and the development team.

Ultimately, the combination of this project’s unique and innovative site design, coupled with modern architecture, great location, and inviting landscape features, makes this project a welcome addition to the community and a highly sought after address.

Boston Kitchen Designs was the exclusive provider of kitchen and bathroom cabinetry for the Everyly Apartments. They offer kitchen and bathroom cabinetry, design, lighting and more for custom single family homes to multi-unit residential developments.

Helical Drilling installed over 900 grouted and ungrouted Geopier® displacement elements below footings and slab-on-grade construction. Displacement RAPs, which provide structural solutions, were selected in areas of existing unsuitable soils over the last three years allowing developers to cost effectively increase project density. With Type IIIA construction, the exterior wall studs are specified FRT lumber with FRT plywood sheathing and an extra layer of drywall on the finish side to provide a two-hour rating of the exterior wall from inside to outside. The project utilized a precast concrete garage to provide a multi-level parking structure which is virtually free of concrete maintenance for the foreseeable future.

In summary, the project utilized common structural approaches applied by Veitas and Veitas to provide cost-effective wood framed solutions for market rate housing and durable precast concrete parking garages.

Everyly Apartments project team

- Wood Partners – Developer
- Monogram Apartment Collection – Owner & Major – Architect
- Boston Kitchen Designs – Architect
- Helical Drilling – Geotechnical Design Build
- Veitas & Veitas – Structural Engineering
- Barcode Architects – Kitchen and Bathroom Cabinetry
- Turner Brothers – Concrete Subcontractors

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