

City of Boston
Boston Redevelopment Authority
Article 80 Small Project Review
August 20, 2012



1085 Boylston Street
Boston, MA.

Submitted to:
Boston Redevelopment Authority
One City Hall Plaza, 9th Floor
Boston, MA. 02201

Submitted & Prepared by:
Hamilton Construction Management Corp
39 Brighton Avenue
Boston, MA. 02134

For the developer:
Hamilton Company Charitable Foundation
39 Brighton Avenue
Boston, MA 02134

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- Site Photograph
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1.0 GENERAL INFORMATION AND PROJECT DESCRIPTION

1.1 Project Summary

The project will consist of a six story building totaling 28,860 gross square feet. The building will contain 30 rental apartments, a parking garage with 10 spaces, 8 surface parking spaces, and a green roof which will be accessible to the building tenants and their guests.

Located less than one block from the intersection of Massachusetts Avenue and close to Kenmore Square, 1085 Boylston Street is ideally located to take advantage of numerous MBTA services including bus, trolley, and Commuter MBTA Rail services. Its proximity to these services allows simple access to virtually all neighborhoods in the city and beyond.

1.2 Development Team

Developer: Hamilton Company Charitable Foundation
39 Brighton Avenue
Boston, MA 02134
Tel: (617) 783-0039

Architect: Developmental resources
44 Harrison Street
Newton, MA 02461
Tel: (617) 491-3690

Construction: Hamilton Construction Management Corp.
39 Brighton Avenue
Boston, MA. 02134
Tel. (617) 783-0039

Civil Engineer/Survey: Nitsch Engineering
186 Lincoln Street
Boston, MA. 02111
(617) 338-0063

1.3 Development Opportunity

1.3.1 Area Background

The Fenway is a dense urban neighborhood with significant open, green spaces including the Fens and the Fenway Victory Gardens, two parks in the middle of the neighborhood. Perhaps best known to the world as the home of Fenway Park and the famous Red Sox Major League Baseball team; it is also home to a thriving residential community, large number Boston's academic institutions, including Emmanuel, Simmons, and Wheelock Colleges, Boston and Northeastern Universities, and Wentworth Institute of Technology. This area is home to many of Boston's finest cultural institutions, including Symphony Hall, the Massachusetts Historical Society, and the Isabella Stewart Gardner Museum.

A part of Fenway, the area known as the Longwood Medical Center, is home to some of the world's leading health care institutions, including the Beth Israel and the Brigham & Women's Hospitals. Kenmore Square is the commercial hub of this neighborhood, drawing students, visitors and locals alike to the many restaurants, bars, and nightclubs. Nearby, the historic Sears catalogue store, which closed in 1988 after 60 years in business, reopened in October 2000 as the Landmark Center, a mixed-use development of retail and office space

1.3.2 Development Site

Located less than one block from the intersection of Massachusetts Avenue and close to Kenmore Square, 1085 Boylston Street is ideally located to take advantage of numerous MBTA services including bus, trolley, and Commuter MBTA Rail services. Its proximity to these services allows simple access to virtually all neighborhoods in the city and beyond.

1.3.3 Existing Site Uses

Current use of the site consists of an open air parking lot available for daily and hourly parking for a Fee. Prior to this use, the site contained a residential building consistent with the one existing building on the block located at 1091 Boylston Street. Prior to the construction of the Massachusetts Turnpike, the block contained several contiguous buildings of similar scale and design.

1.3.4 Development Team

Founded in 1954 with the acquisition of a six-unit building, The Hamilton Company, owned by Harold Brown, has become one of the largest privately held real estate organizations in the country. Originally involved in Residential Development, The Hamilton Company, Inc. has grown into a full service real estate firm, managing and leasing over 2,800,000 square feet of commercial space and 5,000 residential units, and developing and constructing both residential and commercial projects throughout New England.

The Hamilton Company employs 170 full-time employees. The Company has full time accounting, legal, architectural, construction, maintenance and property management departments to assist in the management and leasing needs of all of the Company's commercial and residential buildings.

The developer of this project is the Hamilton Company Charitable Foundation which was formed in 2011 by Harold Brown. Its goal is to provide support for local 501c3 organizations which serve the community. Annual funding ranges from \$250,000 to over \$1,000,000. The chairman is Jameson Brown. Past and current charities supported include, but are not limited to: The West End House, The Franciscan Hospital, Massachusetts General Hospital, Cradles to Crayons, the Coolidge Corner Theater, and scholarship programs at various local colleges and universities. Preference is given to deserving charities serving the local communities of Allston, Brighton, Brookline and Greater Boston. Requests for donations can be made through an application process and are decided upon in the order they are received. This proposed project is wholly owned by The Hamilton Company Charitable Foundation. All profits will go back into the foundation and will therefore be donated back to the community.

1.4 Project Description

1.4.1 Project Overview

The current design concept envisions a freestanding 6 story apartment building with 30 apartment units and 18 parking spaces in garage and parking lot accessible from the rear alley. A green roof will be incorporated with access for use by residents and their guests. Exterior façade materials will consist of masonry and glass with metal and precast elements that will complement the architecture of the surrounding neighborhood while not attempting to duplicate it.

1.4.2 Building Program & Project Elements

- 30 one-bedroom residences.
- Green roof with access for tenants and their guests
- Partially below grade parking garage (10 spaces)
- Surface parking (8 spaces)
- Ground Floor Lobby
- Common Laundry

1.4.3 Floor Plans / Site Plans (See Exhibits)

1.5 Preliminary Project schedule

Construction of this project is estimated to last 12 months, with initial site work to begin in the late Fall of 2012.

1.6 Community Outreach

The proponents believe that the success of the project will stem from creating a dialog with the community. A Meeting with The Fenway Civic Association's (FCA) Board of Trustees has already taken place, as well as design meetings with the BRA, and the project has been well received. Since this proposed project is wholly owned by The Hamilton Company Charitable Foundation, there is the potential for profits to be donated back to qualifying charitable organizations within the immediate community.

1.7 Regulatory Controls & Permits

1.7.1 City review

The proposed project requires no zoning relief but is subject to BRA Article 80 Small Project Review.

1.7.2 Additional Permits and approvals

In addition to BRA and ISD review, the project will require permitting by the Boston Water and Sewer Commission for new utility services and on-site storm water management. The site is located in the Groundwater Overlay District and therefore will require review and approval by the Groundwater Trust and Boston Water and Sewer Commission.

1.8 Zoning

1.8.1 Existing Zoning

The existing zoning is H-3 residential with a, FAR of 3, no height restriction, and .6 parking spaces per unit. Front yard setback is 15' but the proposed building will be set back approximately 20' to align with the existing 1091 Boylston Street Condominium. Rear yard setback is 10' plus length of wall parallel to lot line/20 or 12.60 feet. Side yard setback is 0' for the first 70' and 10' plus length of wall parallel to lot line/20. 100 SF of open space is required per dwelling unit.

<u>30-Unit Apartment Building:</u>	<u>Net SF</u>	<u>Gross SF</u>
Basement: 18 parking spaces with mech/storage:		4,600 SF (1).
First Floor: 5 apartment units	2,550 SF	3,700 SF
Second Floor: 5 apartment units	2,740 SF	3,765 SF
Third Floor: 5 apartment units	2,780 SF	3,865 SF
Fourth Floor: 5 apartment units	2,780 SF	3,865 SF
Fifth Floor: 5 apartment units	2,780 SF	3,865 SF
Sixth Floor: 5 apartment units	2,780 SF	3,865 SF
Mechanical Penthouse:		<u>1,335 SF (1).</u>
Total Area	= 16,410 SF	22,925 SF (1).

(1). Not included in FAR. Total Gross Area w/basement/mech = 28,860 SF

FAR = 3.00 allowed. The site area is 7,086 SF x 3 = 21,258 SF allowable. The property also includes ownership of 10' of the alley which adds 559 SF to the area of the site or 7,645 SF x 3 = 22,935 SF. The original subdivision site plan is recorded in Book 18437 and Page 305.

Zoning Calculations:

Parking = 30 units x .6 = 18 parking spaces required and provided. Basement parking and mechanical spaces are not counted in the FAR calculations.

Front Yard Setback: 15' required, 20' provided in order to have any new building align with the front wall of the existing 1091 Condominium.

Rear Yard Setback: 20.83' required, 50'-0' provided.

Side Yard Setback: 0' in first 70'.

Building Height: There is no height limitation in an H-3 residential zone but the practical height limit is 60' with 10' floor-to-floor heights.

Open Space: 100 SF/unit required. There is a total of 1,025 SF of open space in the front yard and a green roof with approximately 2,000 SF in order to have the 3,000 SF of open space required with 30 apartments.

Chapter 80 - Small Project Review: A new apartment building requires BRA approval under Chapter 80 - Small Project Review for projects between 20,000 SF and 50,000 SF.

1.8.2 Zoning Compliance

The proponent will not require any zoning relief as the entire project has been designed in compliance with zoning. GCOD approval will be required as the site is in the Groundwater Overlay District.

2.0 TRANSPORTATION AND PARKING

2.1 Site access

Residents and guests will enter the main building lobby accessed off of Boylston Street. Automobiles will enter the site off of Ipswich Street. Both the main lobby entrance and the garage will have direct access to the elevators and will be wheelchair accessible.

2.2 Parking

The project includes provisions for 18 parking spaces which can easily be accommodated on site.

2.3 MBTA Commuter Rail Service

The site is located less than one block from the intersection of Massachusetts Avenue and close to Kenmore Square, the Back Bay Commuter Rail Station, and the Yawkee Commuter Rail Station. It is ideally located to take advantage of numerous MBTA services including bus, trolley, and Commuter MBTA Rail services.

3.0 ENVIRONMENTAL PROTECTION COMPONENT

3.1 Water quality/Storm water Management

The civil engineer will incorporate an on-site storm water management system and groundwater recharge in compliance with Groundwater Trust and Boston Water and Sewer Commission requirements. No dewatering is anticipated during construction as the groundwater elevation is below the maximum anticipated depth of excavation.

3.2 Geotechnical Impact

No adverse geotechnical impact is anticipated. The proposed foundation will consist of drilled mini-piles or pressure injected footings. Pre-excavation of the site to remove obstructions such as former building foundations will be completed prior to the installation of the new foundation systems. The existing site topography is such that minimal excavation is required for approximately 2/3 of the site. The South side of the site along Boylston St where the deepest excavation will be required is set back 20' from Boylston Street. No temporary or permanent encroachment or vertical discontinuance will be required on public land and no underpinning of the adjacent building is anticipated. Ground water management during construction is not anticipated as the ground water level is below the depth of proposed excavation.

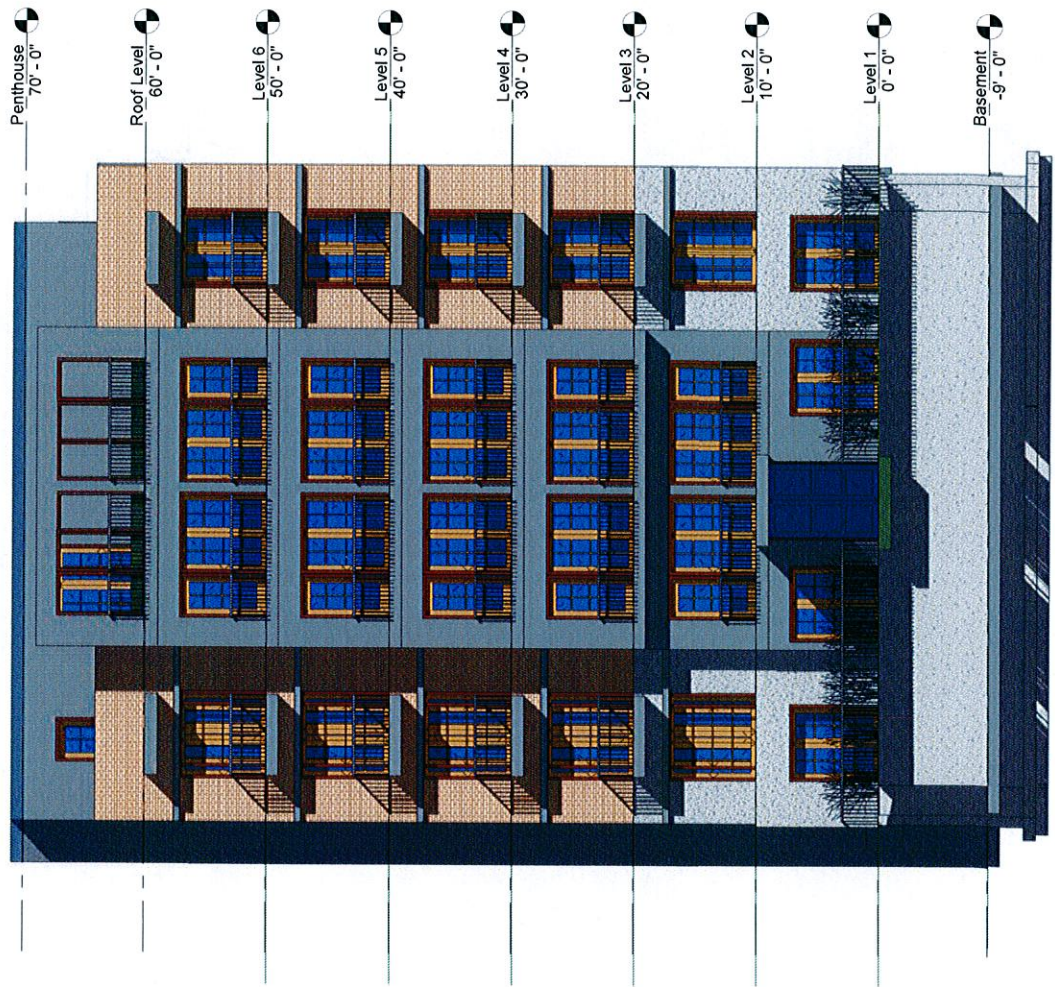
3.3 Construction Impact

No adverse construction impact is anticipated on the site or at surrounding properties. All construction materials, equipment, staging for delivery of materials and parking for construction workers can be accommodated on site or at other properties owned by the developer and related entities. The Contractor has many years of experience working in Boston and has

a proven track record of working with all city entities, compliance with all ordinances, and being a good neighbor when undertaking projects in tight urban environments.

4.0 INFRASTRUCTURE SYSTEMS COMPONENT

The project requires no unusual or high-impact infrastructure upgrades or changes. Utility installations to the site will consist of domestic water, fire pipe, sanitary, storm line, natural gas, electric, CATV, and telephone, all of which are available without "provider upgrades". It is not known at this time if a transformer will be required but the design has incorporated space on the site if one is required.



CONTACTS

DEVELOPER:
HAMILTON BOYLSTON STREET LLC
39 BRIGHTON AVENUE
BOSTON, MA 02134
617-783-0039, 617-783-0568 (FAX #)

HAMILTON CONSTRUCTION MANAGEMENT
MR. STEVE WEINIG, VICE PRESIDENT

DESIGN ARCHITECT:
DEVELOPMENTAL RESOURCES, INC.
40 HARRISON STREET
NEWTON, MA 02461
MR. DENNIS C. RIESKE AIA
617-491-3690, 617-818-2004 (MOBILE #)

ARCHITECT OF RECORD:
BTA+ ARCHITECTS, INC.
678 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
MR. DENNIS C. RIESKE AIA
617-876-4300, 617-818-2004 (mobile #)

STRUCTURAL ENGINEER:
SOUZA TRUE & PARTNERS INC.
653 MT. AUBURN STREET
WATERTOWN, MA 02472
MR. TERRY LOUDERBACK PE
617-926-6100, 617-924-4431 (FAX #)

ELECTRICAL ENGINEER:
NORMAN ASSOCIATES, INC.
210 WINTER STREET, SUITE #310
WEYMOUTH, MA 02188
MR. FRED GOFF PE
781-335-4200, 617-571-4600 (MOBILE #)

MECHANICAL ENGINEER:
PANITSA ASSOCIATES, INC.
6278 N. FEDERAL HIGHWAY
FT LAUDERDALE, FL 33308
MR. JOHN PANITSA PE
617-501-8336 (MOBILE #)

CIVIL ENGINEER:
NITSCH ENGINEERING
186 LINCOLN STREET, SUITE 200
BOSTON, MA 02111
ATTN: MS. JUDITH NITSCH PE
617-338-0063, 617-338-6472 (FAX #)

GEOTECHNICAL ENGINEER:
MCPHAIL ASSOCIATES
30 NORFOLK STREET
CAMBRIDGE, MA 02139
ATTN: MR. CHRIS ERICKSON PE
617-868-1420

SPRINKLER ENGINEER: TBD

GENERAL NOTES

ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE 2003 INTERNATIONAL BUILDING CODE AS AMENDED IN 2005 AND 2009 BY THE COMMONWEALTH OF MASSACHUSETTS AND THE REFERENCED STANDARDS INCLUDED THEREIN ARE APPLICABLE TO THIS PROJECT.

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DRAWINGS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH THE AFFECTED WORK. ANY VARIATIONS OR SUBSTITUTIONS OF MATERIALS OR DETAILS FROM THOSE INDICATED ON THE DRAWINGS MAY BE MADE ONLY WITH PRIOR APPROVAL OF THE ARCHITECT AND THE HAMILTON COMPANY.

THE CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED AND OBTAIN APPROVALS FOR ALL CONSTRUCTION WORK FROM BOSTON INSPECTORIAL SERVICES DIVISION AND BOSTON FIRE DEPARTMENT.

NO STRUCTURAL FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, CO-ORDINATION OF OTHER TRADES AND TECHNIQUES TO PRODUCE A SOUND AND QUALITY PROJECT. ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.

SMOKE DETECTORS AND FIRE ALARM SYSTEMS SHALL BE INSTALLED PER NFPA-72 AND CT BUILDING CODE REQUIREMENTS. SPRINKLER SYSTEM SHALL BE INSTALLED PER NFPA-13 OR NFPA-13R WITH FLOW AND TAMPER SWITCHES WITH CENTRAL STATION MONITORING. FINAL DESIGN APPROVAL IS REQUIRED FROM THE BOSTON FIRE DEPARTMENT.

LOCATION OF ALL DUMPSTERS, BUILDING ACCESS, TIME LIMITS ON CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HAMILTON COMPANY.

BUILDING CODE ANALYSIS:

THE PROPOSED 6 STORY APARTMENT BUILDING IS RESIDENTIAL USE GROUP R-2 WITH AN OPEN PARKING GARAGE FOR 18 CARS AT THE BASEMENT WHICH IS LEVEL WITH THE EXISTING ALLEY AT THE REAR OF THE SITE. THE PROPOSED BUILDING IS TYPE 2A CONSTRUCTION WITH A MINIMUM OF 2 HOUR FIRE SEPARATION BETWEEN THE OPEN PARKING GARAGE AND RESIDENTIAL USE GROUP EXTERIOR PARTY WALLS, STAIR AND ELEVATOR SHAFT WILL BE A MINIMUM OF TWO HOUR FIRE RATING. INTERIOR TENANT SEPARATION WALLS WILL BE A MINIMUM OF ONE HOUR FIRE RATING. THE PROPOSED BUILDING IS 60' IN HEIGHT WITH 3,865 SF OF FLOOR AREA PER FLOOR AND A FULL SPRINKLER AND FIRE ALARM SYSTEMS.

DRAWING LIST

A 99 COVER SHEET AND GENERAL NOTES
EXISTING CONDITIONS SITE PLAN BY OTTE & DWYER
CERTIFIED PLOT PLAN SHOWING STRUCTURE BY
OTTE & DWYER, DATED APRIL 20, 2012
A100 BASEMENT & 1st FLOOR PLANS
A101 2nd thru 6th FLOOR PLANS & ROOF PLAN
A102 SOUTH & WEST ELEVATIONS
A103 EAST & NORTH ELEVATIONS
A104 NORTH-SOUTH & EAST-WEST ELEVATIONS

1.10 Zoning

The existing zoning is H-3 residential with a FAR of 3, no height restriction, and 6 parking spaces per unit. Front yard setback is 15' but the proposed building will be setback approximately 20' to align with the existing 1091 Boylston Street Condominium. Rear yard setback is H + L / 6 or 20.83 feet. Side yard setback is 0' for the first 70' and 10' plus length of wall parallel to lot line/20. Useable open space is 100 SF per unit.

30-Unit Apartment Building:	Net SF	Gross SF
Basement: 18 parking spaces with mech/storage:	2,550 SF	4,600 SF (1)
First Floor: 5 apartment units	2,740 SF	3,700 SF
Second Floor: 5 apartment units	2,780 SF	3,765 SF
Third Floor: 5 apartment units	2,780 SF	3,865 SF
Fourth Floor: 5 apartment units	2,780 SF	3,865 SF
Fifth Floor: 5 apartment units	2,780 SF	3,865 SF
Sixth Floor: 5 apartment units	2,780 SF	3,865 SF
Mechanical Penthouse:	1,335 SF (1)	1,335 SF (1)
Total Area =	16,410 SF	22,925 SF (1)

(1). Not included in FAR. Total Gross Area w/basement/mech = 28,860 SF

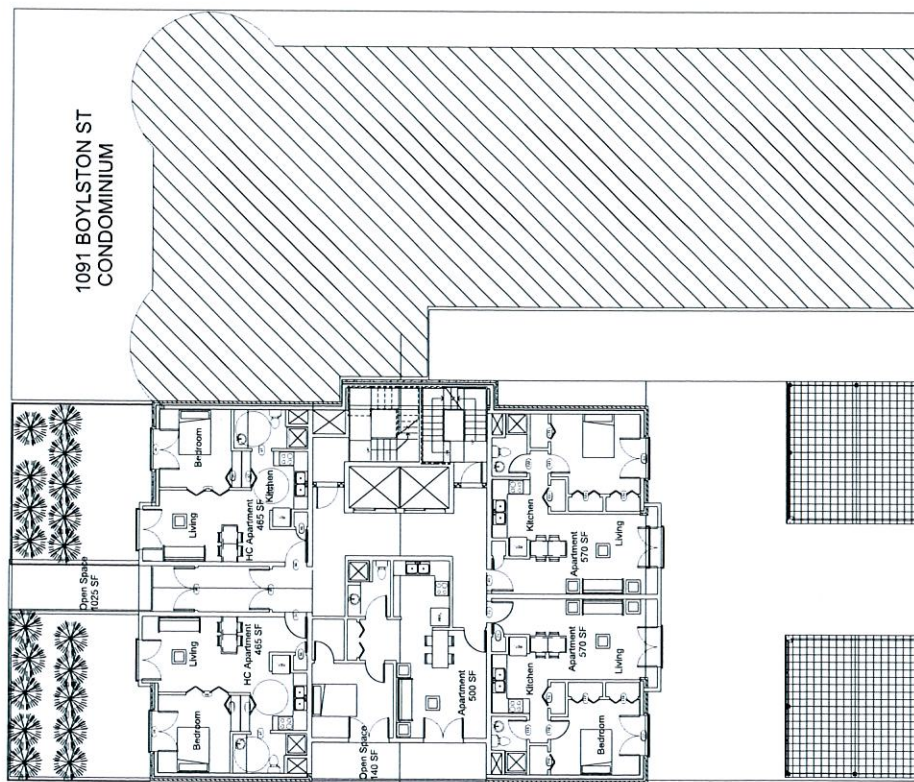
FAR = 3.00 allowed. The site area is 7,086 SF x 3 = 21,258 SF allowable. The property also includes ownership of 10' of the alley which adds 559 SF to the area of the site or 7,645 SF x 3 = 22,935 SF. The original subdivision site plan is recorded in Book 18437 and Page 305.

Zoning Calculations: Basement parking, mechanical, utility spaces, laundry and roof penthouse spaces are not counted in the FAR calculations.

Parking = 30 units x .6 = 18 parking spaces @ 8.5' x 20' are provided. One HC parking space is provided. Two HC apartment units are provided. **Off-Street Loading** is not required for residential Use Group 1 but residents would use the rear alley or parking area as a practical matter. **Front Yard Setback:** 15' required, 20' provided in order to have any new building align with the front wall of the existing 1091 Condominium.

Rear Yard Setback: 20.83' required, 50'-0" provided. **Side Yard Setback:** 0' in first 70', 10' + L/20 for side yard for over 70'. **Building Height:** There is no height limitation in a H-3 residential zone but the practical height limit is 60' with 10' floor-to-floor heights.

Open Space: 100 SF/unit required. There is a total of 1,025 SF of open space in the front yard and a green roof with approximately 2,000 SF in order to have over 3,000 SF of open space required with 30 apartments. **Chapter 80 - Small Project Review:** A new apartment building requires BRA approval under Chapter 80 - Small Project Review for projects between 20,000 SF and 50,000 SF.



1st Floor Plan

30 Unit Alternative with Six Floors
Scale 1/8" = 1'-0"

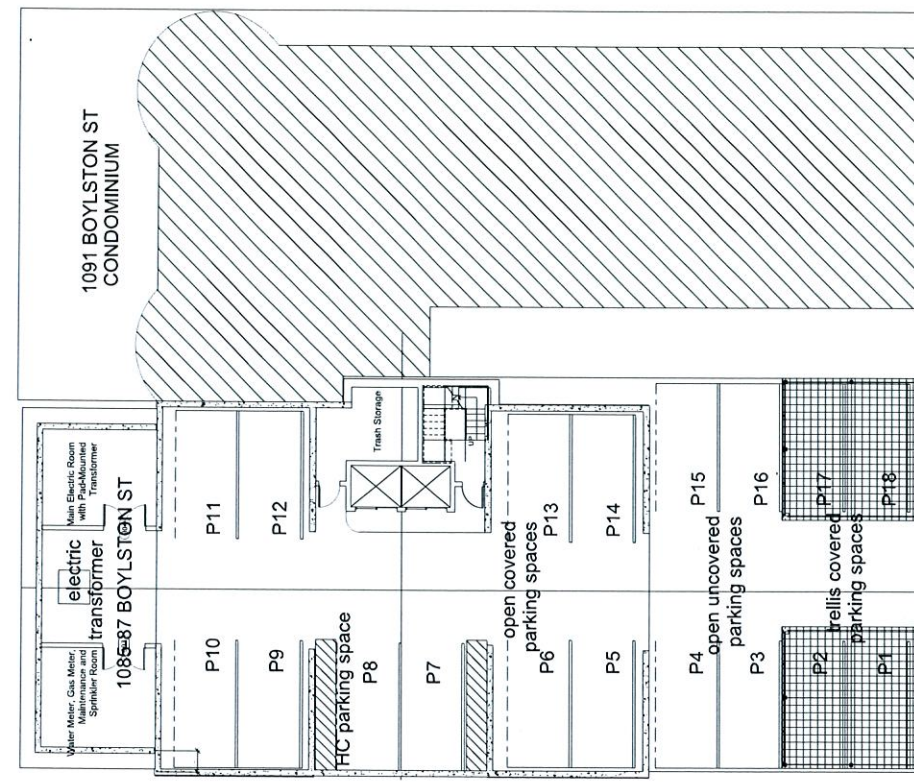
First Floor Plan - 3,700 Gross SF

1085 Boylston Street - First Floor Plan
Floor Two to Similar

BTA Architects, Inc. Schematic Design 07/23/2012
678 Mass Avenue, Cambridge, MA 02139 DR

BTA+
ARCHITECTS + URBAN DESIGNERS
678 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02139 • 617.676.4300

07.23.2012



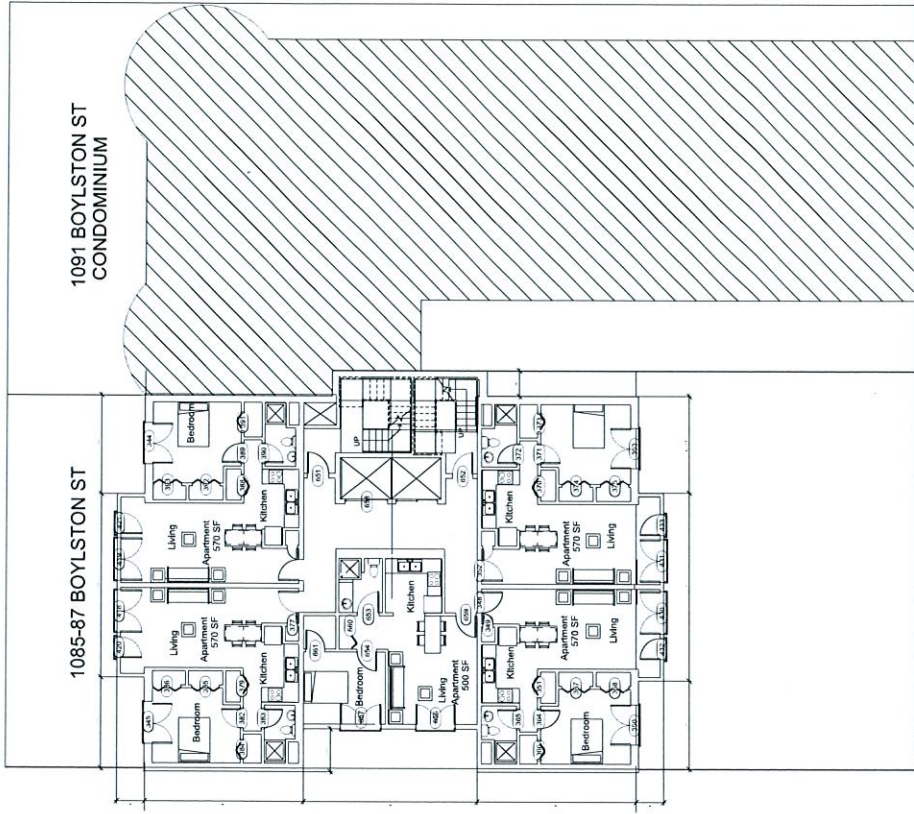
Basement Plan

30 Unit Alternative with Six Floors
Scale 1/8" = 1'-0"

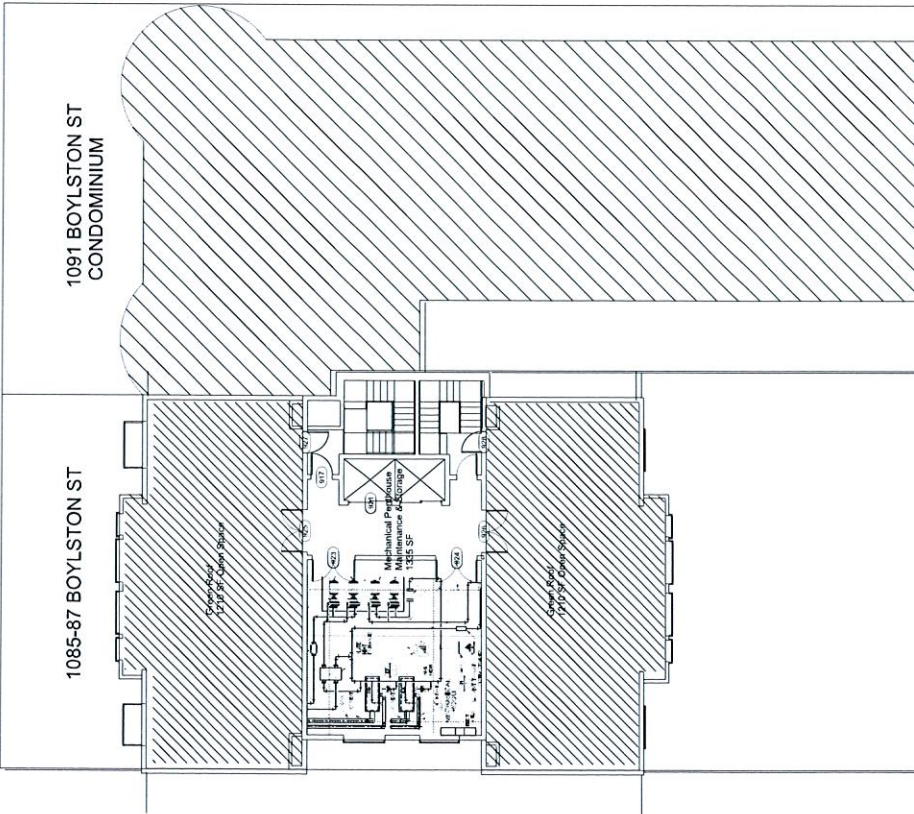
Basement Parking Plan - 4,600 SF not included in Gross SF

Basement Floor Plan, Elevations through SH, Similar

BTA Architects, Inc. Schematic Design 07/23/2012
678 Mass Avenue, Cambridge, MA 02139 DR



2nd - 6th Floor Plans
 30 Unit Alternative with Six Floors
 Typical Floor Plan - 2nd thru 6th Floors - 3,865 Gross SF
 Scale: 1/8" = 1'-0"



Roof Plan
 30 Unit Alternative with Six Floors
 Scale: 1/8" = 1'-0"

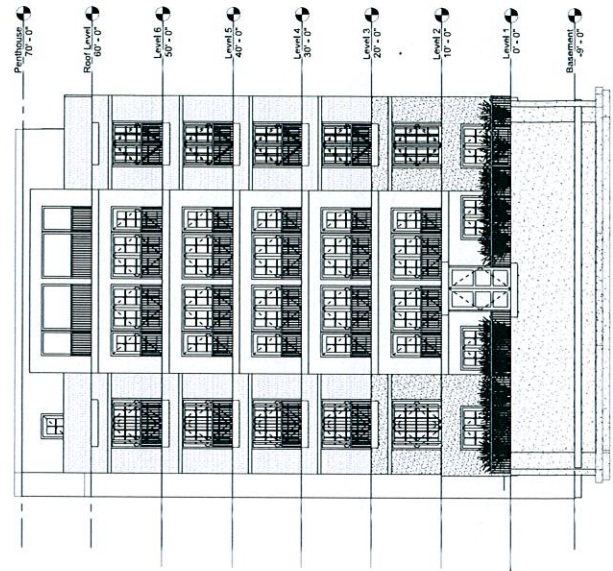
Mechanical Penthouse/Roof Plan - No Gross SF

1085 Boylston Street, Boston, MA
 Typical Floor Plan, Floors Two through Six, Similar
 BTA Architects, Inc. Schematic Design 07/23/2012
 678 Mass Avenue, Cambridge, MA 02139 DR

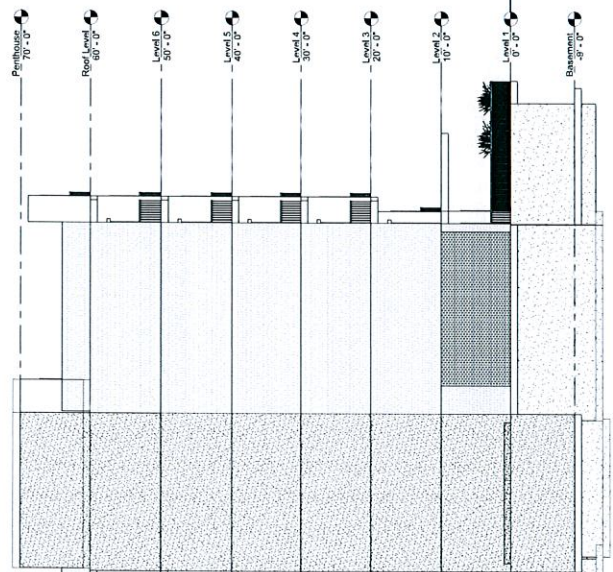
BTA+ ARCHITECTS, INC.
 ARCHITECTS URBAN DESIGNERS
 678 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02139 • 617.876.4200

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Mechanical Penthouse/Roof Plan - No Gross SF
 Typical Floor Plan with 1,335 SF of Mechanical
 BTA Architects, Inc. Schematic Design 07/23/2012
 678 Mass Avenue, Cambridge, MA 02139 DR



SOUTH ELEVATION

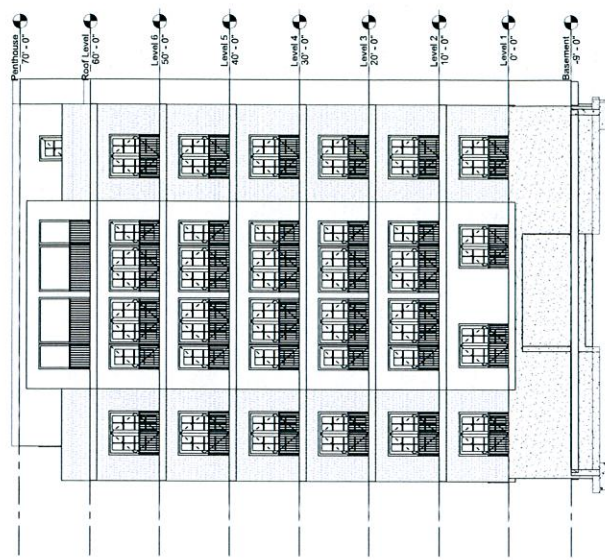


WEST ELEVATION

BTA+ ARCHITECTS, INC.
 ARCHITECTS - URBAN DESIGNERS
 478 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02139 • 617.526.4300

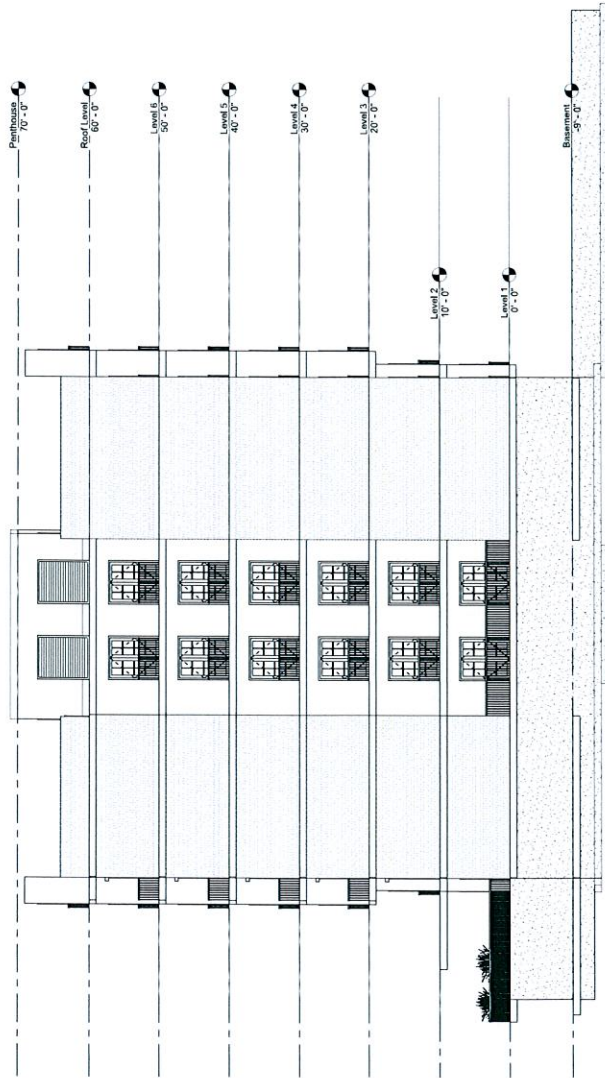
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NORTH ELEVATION

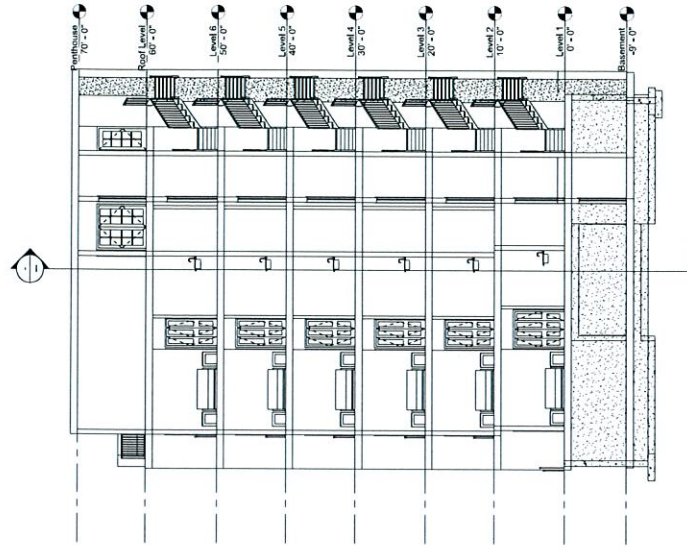
REGISTERED ARCHITECT



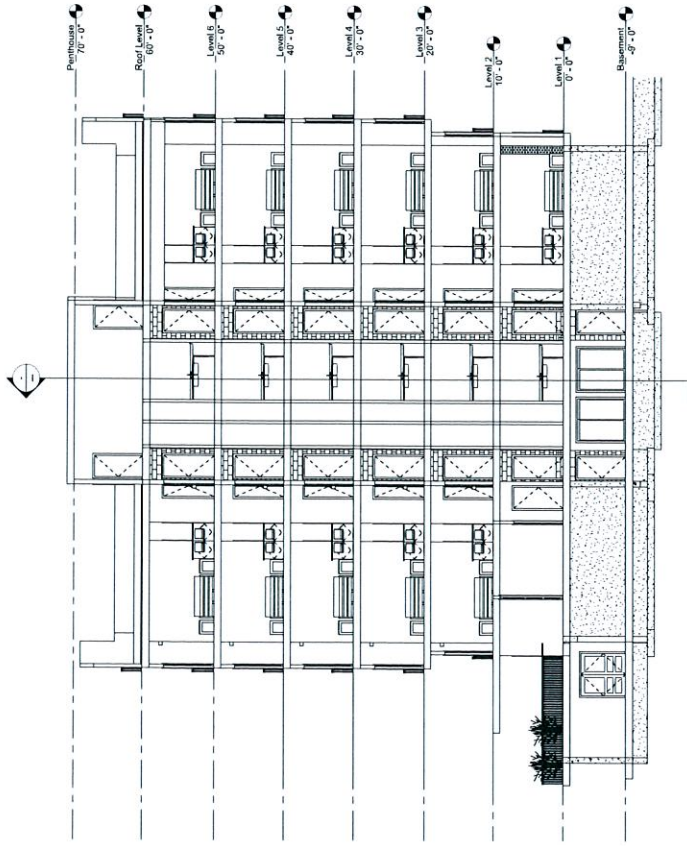
EAST ELEVATION

BTA+ ARCHITECTS, INC.
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07.23.2012



EAST WEST SECTION



NORTH SOUTH SECTION

REGISTERED ARCHITECT

BTA+ ARCHITECTS, INC.
 ARCHITECTS URBAN DESIGNERS
 678 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138 • 617.876.4300



07.23.2012

GENERAL NOTES

OWNER OF RECORD: 1085-1087 BOYLSTON STREET LIMITED PARTNERSHIP
1610 WORCESTER ROAD, FRAMINGHAM, MA 01702

DEED REFERENCE: BOOK 18437, PAGE 303

PLAN REFERENCE: "PLAN OF WINDEMERE TERRACE" BY MORTON &
QUIMBY, DATED FEBRUARY 4, 1897

BOOK 8599, PAGE 724
BOOK 9426, PAGE 184

BOSTON CITY ENGINEERING
FIELD BOOK 1115, PAGE 25
FIELD BOOK 558, PAGE 89

CITY OF BOSTON LAYOUT No. 2899

MASSACHUSETTS TURNPIKE AUTHORITY
ORDER OF TAKING No. B2
ALTERATION No. 1
OCTOBER 13, 1966

TAX MAP REFERENCE: PARCEL ID 050416000

ACCORDING TO THE F.E.M.A. MAP FOR SUFFOLK COUNTY, MAP No.
25025C0077G, DATED SEPTEMBER 25, 2009 THE PARCEL(S) FALLS IN AN
AREA CLASSIFIED AS ZONE "X"(not in flood)

CERTIFIED PLOT PLAN
SHOWING PROPOSED STRUCTURE
**1085-1087 BOYLSTON STREET
BOSTON, MASS. 02215**

PREPARED FOR
THE HAMILTON COMPANY
BY
**OTTE & DWYER, INC.
LAND SURVEYORS**
WWW.OTTEDWYER.COM

59 APPLETON STREET SAUGUS, MA 01906
P.O. BOX 982 (781)233-8155
SCALE: 1"=20' APRIL 20, 2012
REVISED: 7-30-12, CHANGE PROPOSED BUILDING LAYOUT
REVISED: 8-8-12, CHANGE PROPOSED BUILDING LAYOUT



JN. 11377

