

26 HICHBORN STREET MIXED-USE PROJECT

*24-26 Hichborn Street
Brighton, Massachusetts*

APPLICATION FOR ARTICLE 80 SMALL PROJECT REVIEW

submitted to the

Boston Redevelopment Authority



24-26 Hichborn Street, LLC
Arlington, Massachusetts



February 4, 2016

Brian Golden, Director
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Mr. Golden:

It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 26 Hichborn Street Mixed Use Project in Brighton.

The proposed project is to consist of 20 new residential condominium units, primarily market-rate, with 3 affordable units in accordance with the Mayor's executive order on inclusionary development, and will include approximately 1,774 square feet of ground-floor commercial space, all served by 26 parking spaces located in a ground-level and below-grade garage.

The applicant is 24-26 Hichborn Street, LLC, and its principals, Christopher Cormier, Kevin Pallotta, and William D. Mahoney. Architectural services are being provided by RCA, LLC, of Dorchester, Massachusetts.

On behalf of the applicant and the development team, I wish to thank the BRA for its guidance and assistance to date in this matter. We look forward to continuing our strong working relationship with the BRA as we move towards final approval of this project.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'George Morancy'. The signature is stylized and cursive.

George Morancy, Esq.

26 HICHBORN STREET MIXED-USE PROJECT

~ Brighton ~

APPLICATION TO THE BOSTON REDEVELOPMENT AUTHORITY
Pursuant to Article 80E of the Boston Zoning Code

Submitted by

24-26 Hichborn Street, LLC

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I. PROJECT SUMMARY

1.1 *Project Team*

Developer and Applicant:

24-26 Hichborn Street, LLC
Christopher Cormier, Kevin Pallotta and William D. Mahoney, Managers
12 Dickson Avenue
Arlington, MA 02474
Email: 26hichbornstreet@gmail.com

Legal Counsel:

George Morancy, Esq.
Adams & Morancy, P.C.
350 West Broadway
South Boston, MA 02127
Tel: 617-269-5800
Fax: 617-657-5394
Email: gmorancy@admorlaw.com

Architecture:

RCA, LLC
415 Neponset Avenue
Dorchester, MA 02122
Tel.: 617-282-0030
Fax: 617-282-1080
Email: cdrew@roche-christopher.com

Land Surveyor:

Boston Survey, Inc.
George Collins, P.L.S.
Unit C-4 Shipway Place
Charlestown, MA 02129
Tel: 617-242-1313
Fax: 617-242-1616
Email: gcollins@bostonsurvey.com

Landscape Architecture/Planning:

William Fleming Associates, Inc.

373 Main Street, Suite #3

Stoneham, MA 02180

Tel.: 781-438-3088

Fax: 781-438-3611

Email: wfa@williamfleming.com

1.2 Project Narrative

The proposed project would replace a dated three-family dwelling, situated on a lot containing 10,639± square feet of land, with an attractive new five-story building containing 20 residential units and 1,774± of ground-floor commercial space, all served by 26 garage parking spaces.

The proposed project would create 17 market-rate and 3 affordable housing units in an attractive new building in an area that is in the midst of an upsurge in both commercial and residential development.

In planning the building and site, careful attention was paid to the as-built and proposed densities and massing of the area, in particular the new and proposed construction in the immediate area that is transforming this section of Brighton in a thriving and vibrant neighborhood, with a mix of housing, business uses, retail establishments, and open space. The development team worked closely with the BRA during the planning process, with particular attention being paid to the details of the BRA's ongoing Brighton Guest Street Planning Study and New Boston Landing plan.

1.3 Community Benefits

The proposed project will offer many public benefits to the surrounding neighborhood and to the City of Boston, including:

- *the creation of 20 new residential units in an attractive low-rise building, including 3 affordable units in accordance with the Mayor's Executive Order on Inclusionary Development;*
- *generation of tens of thousands of dollars in revenue annually to the City of Boston once the project is completed in the form of new real property tax payments;*
- *the expected creation of more than 50 construction jobs over the length of the proposed project.*

II. DETAILED PROJECT INFORMATION

2.1 Project Description

The Project Site includes 10,639± square feet of land area, comprising one parcel of land situated at 24-26 Hichborn Street in Brighton, being City of Boston Assessor's Parcel No. 2201898000. The parcel is currently the site of a two-story three-family dwelling.

2.2 Project Financing and Developer Pro Forma

The applicant has a strong working relationship with several major lenders, a record of proven financial security, and intends to finance the project using traditional institutional lender financing from Cambridge Trust Company of Cambridge, Massachusetts.

Total Development Cost (soft/hard costs including acquisition): \$6,200,000

Construction Cost (hard cost): \$5,100,000

Disclosure of Beneficial Interest in the Project

- Christopher Cormier: 1/3 interest
9 Revere Avenue
Wilmington, MA 01887
- Kevin Pallotta: 1/3 interest
38 Willard Avenue
Medford, MA 02155
- William D. Mahoney: 1/3 interest
12 Dickson Avenue
Arlington, MA 02474

Number of Construction Jobs: 52±

Estimated Construction Start: Second Quarter 2016

Estimated Construction Completed: Second Quarter 2017

2.3 Proposed Project Program, Data and Dimensions

Lot Area (in square feet): 10,639± square feet

Maximum Building Height/Stories: 5 stories, 55'

Number of Residential Units: 20

- 4 two-bedroom units
- 16 three-bedroom units

Commercial Space: 1,774± square feet of ground-floor commercial space, currently programmed as one unit.

Total of Building Gross Square Footage: 28,784± square feet

Floor Area Ratio: 2.71±

Parking Spaces: 26 garage parking spaces in an at-grade garage and below-grade garage.

2.4 Urban Design Approach – Building Program, Massing and Materials

The proposed project consists of a new five-story building to contain 20 residential units and approximately 1,774 square feet of ground-floor commercial/retail space, with 26 structured parking spaces in the first-floor and basement-level garage. The first-floor garage space will provide 10 parking spaces and the basement-level garage space will provide 16 parking spaces, with direct vehicular access to and from Hichborn Street.

The first floor will include the commercial/retail unit facing Hichborn Street, thus enlivening the pedestrian experience on this side of the building. The first floor will also contain the main residential entry vestibule and lobby off of Hichborn Street. The first floor will also have a sprinkler room and will include an bicycle storage area. The building will have two egress stairs and an elevator servicing the entire building and all floors.

The basement level will consist of a parking garage, elevator mechanical room, residential trash room, mechanical room, commercial/retail storage, and a commercial/retail trash room.

The second, third, fourth, and fifth floors will each consist of one-two bedroom unit with private balconies, and four three-bedroom units with private balconies. The roof will consist of a common green roof deck accessed by two egress stairs and the building's elevator.

The building is currently planned to be a composition of a ground-floor level with a mixture of brick veneer, HardiePlank siding, and HardiePanels. The second-, third-, and fourth-floor elevations will consist of a mixture of 4" and 6" HardiePlank siding and HardiePanels. The fifth floor elevations will consist of 4" HardiePlank siding, 6" vertical HardiePlank siding, and HardiePanels. The roof deck stair and elevator head houses will consist of 4" HardiePlank siding.

The materials, and architectural massing, have been planned and designed to visually interrupt the massing of the building along its elevations in order to be more consistent with the neighborhood design. Windows will be a combination of operable and fixed sashes.

The proposed maximum building height is approximately 55 feet. Final elevation studies will continue to be reviewed by the BRA as the design process evolves.

2.5 Traffic, Parking and Access

The project's 26 on-site parking spaces will be accessed via Hichborn Street, where an existing double-wide curb cut will be re-positioned from the right side to the left side of the site. All loading and unloading activity will be confined to the garage where direct elevator access to all floors will be provided. Ample secure space for bicycle storage will be provided within first-floor level of the building's garage.

2.6 Anticipated Permits and Approvals

Agency Name	Permit or Action
Boston Redevelopment Authority	<ul style="list-style-type: none">• Article 80 Small Project Review• Affordable Housing Agreement• Design Review Approval
Boston Water and Sewer Commission	<ul style="list-style-type: none">• Local Sewer and Water Tie-in and Site Plan Approval
Boston Public Safety Commission, Committee on Licenses	<ul style="list-style-type: none">• Parking Garage Related Permits
Boston Inspectional Services Department	<ul style="list-style-type: none">• Zoning Board of Appeal Approval• Demolition Permit• Building Permit• Certificate of Occupancy

III. BOSTON ZONING CODE DATA

3.1 Zoning District Requirements

The site is situated within the Guest Street LI-2 (Local Industrial) zoning sub-district of the Allston-Brighton Neighborhood Zoning District, Article 51 of the Boston Zoning Code. The applicable zoning requirements, and anticipated as-built zoning characteristics of the Proposed Project, as follows:

Regulations of Article 51, Table C (Use Regulations)

Local Industrial Sub-districts

Multifamily Dwelling:	Forbidden Use (<i>variance required</i>)
Commercial/Retail Use:	Varies

Regulations of Article 51, Table F (Dimensional Regulations)

Guest Street LI

Maximum Floor Area Ratio:	1.0
Maximum Building Height:	35'
Minimum Lot Size:	None
Minimum Lot Area Per Additional Dwelling Unit:	None
Minimum Usable Open Space Per Dwelling Unit:	50 square feet
Minimum Lot Width:	None
Minimum Lot Frontage:	None
Minimum Front Yard Setback:	5'

Minimum Side Yard Setback: None

Minimum Rear Yard Setback: 12'

3.2 Proposed As-Built Zoning Conditions

Lot Area: 10,639 square feet

Lot Width: 59.68'

Lot Frontage: 59.68'

Floor Area Ratio: 2.71 (*variance required*)

Maximum Building Height (feet): 55' (*variance required*)

Building Height (stories): 5

Usable Open Space: 1,000 square feet

Front Yard Setback: 14'

Side Yard Setbacks: 5' & 5'-3" (*variance required*)

Rear Yard Setback: 5'-1" (*variance required*)

Off-Street Parking Requirements of Article 51, Table J:

Residential Requirement: 2.0 spaces per unit (10+ units)

Commercial Requirement: varies according to use

Total required off-street residential parking: 40 spaces

Total provided off-street residential parking: 26 spaces (*variance required*)

Total required off-street commercial parking: varies according to use

Total provided off-street residential parking: 0 (*variance required*)

Off-Street Loading Requirements of Article 51, Table K:

Total required off-street loading bays: 1 (15,001-49,999 square feet)

Total provided off-street loading bays: 0 (*variance required*)

3.3 Zoning Relief Required

Article 51, Section 19:	Forbidden Use
Article 51, Section 20:	Excessive Floor Area Ratio
Article 51, Section 20:	Rear Yard Insufficient
Article 51, Section 20:	Excessive Building Height
Article 51, Section 56:	Insufficient Off-Street Parking
Article 51, Section 56:	Insufficient Off-Street Loading

3.4 Building Code Analysis

The construction of the building is expected to be Type 1A for the Ground Floor and Basement levels and Type 3A for Residential Floors 2 through 5.

The building will be fully sprinkled in conformance with NFPA 13.

The building will be a mixed use building:

- Multifamily Residential: R-2
- Mercantile M
- Parking Garage: S-2

As defined by Table 508.4, fire separation requirements are as follows:

- R-2 requires 1-hour separation
- B, A-3 and M require 1-hour separation
- S-2 requires 1-hour separation

3.5 Zoning Refusal Letter



Boston Inspectional Services Department Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

CHRIS DREW
415 NEPONSET AVE
DORCHESTER, MA 02122


January 21, 2016

Location: 26 HICHBORN ST BRIGHTON, MA 02135
Ward: 22
Zoning District: Allston / Brighton
Zoning Subdistrict: GUEST STREET LI-2
Appl. # : ERT424407
Date Filed: November 06, 2014
Purpose: "To erect new 5 story building with 1 retail space at grade & 20 units above w/ common roof deck. There will be 26 parking spaces provided in the basement & first floor garage as per plans"

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 51, Section 19 * **	Use: Forbidden	Multi-family (Forbidden)
Article 51, Section 20 **	Dimensional Regulations	Floor Area Ratio excessive
Article 51, Section 20 **	Dimensional Regulations	Rear Yard insufficient
Article 51, Section 20 **	Dimensional Regulations	Height excessive
Article 51, Section 56 * **	Off-Street Loading Insufficient	
Article 51, Section 56 **	Off-Street Parking Insufficient	
Notes		Article 80 Small Project Review required

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.


Luis Santana
(617)961-3286
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

IV. URBAN DESIGN SUBMISSION: PHOTOGRAPHS, MAPS, AND PLANS

Exhibit 1:	Assessor's Map and Street Map
Exhibit 2:	Existing and Proposed Aerial Site Contexts
Exhibit 3:	Views of Site from North Beacon Street
Exhibit 4:	Views of Site from Hichborn Street
Exhibit 5:	Public Transportation Map
Exhibit 6:	Existing Site Plan
Exhibit 7:	Proposed Site and Landscaping Plan
Exhibit 8:	Basement Plan
Exhibit 9:	First Floor Plan
Exhibit 10:	Second, Third, Fourth & Fifth Floor Plans
Exhibit 11:	Front Elevation 1
Exhibit 12:	Side Elevation 2
Exhibit 13:	Rear Elevation 3
Exhibit 14:	Side Elevation 4

Exhibit 1

Assessor's Map and Street Map

24-26 Hichborn Street - 2201898000

February 3, 2016

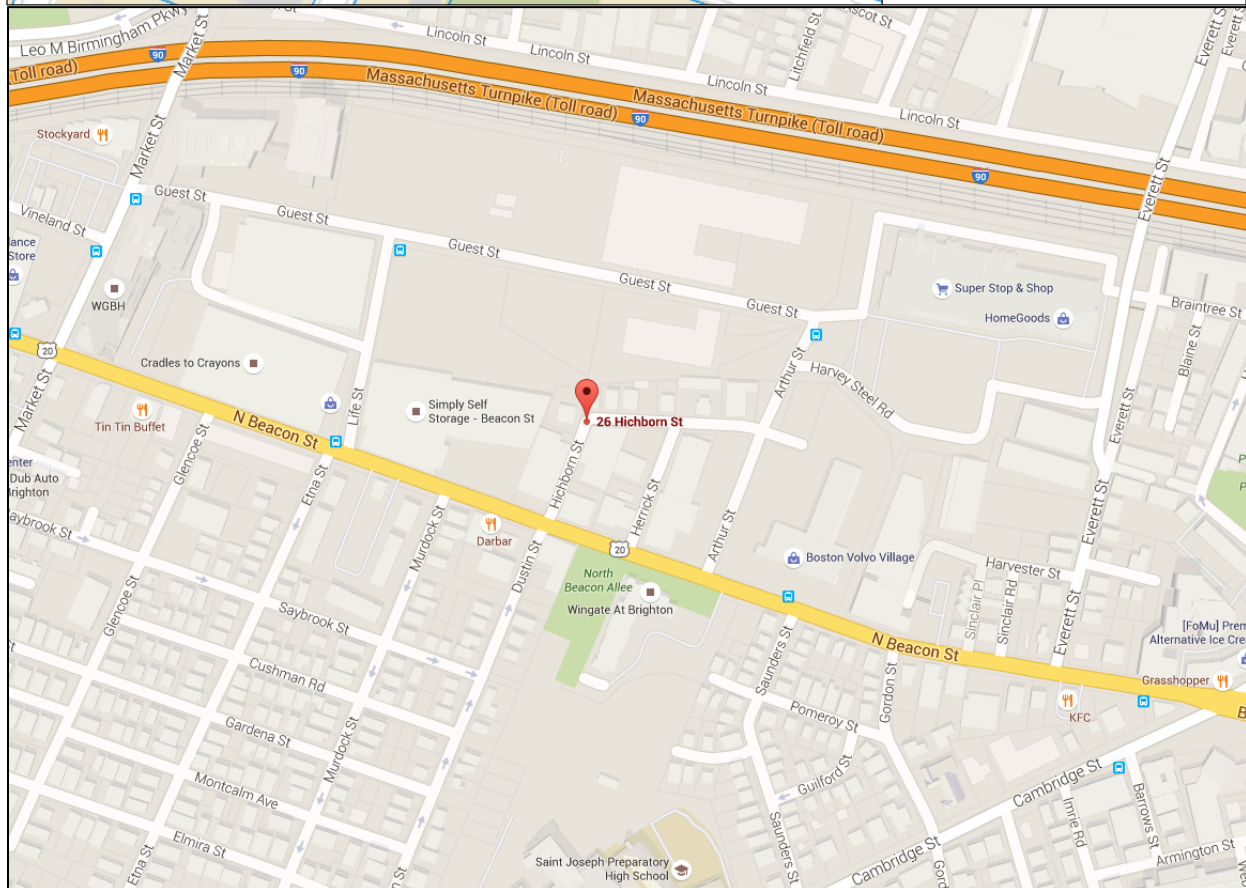
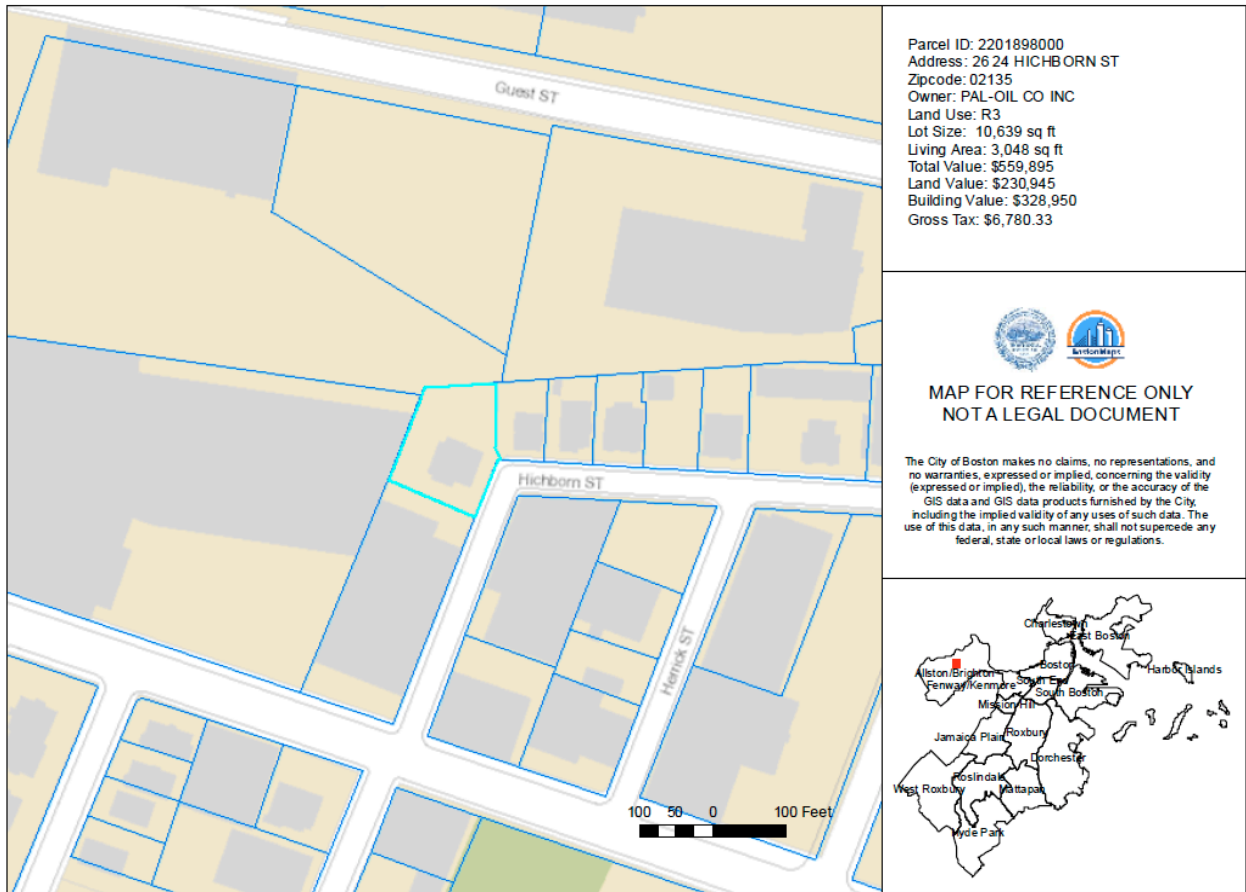


Exhibit 2

Existing and Proposed Aerial Site Contexts



EXISTING SITE AERIAL CONTEXT PLAN



Exhibit 3

Views of Site from North Beacon Street



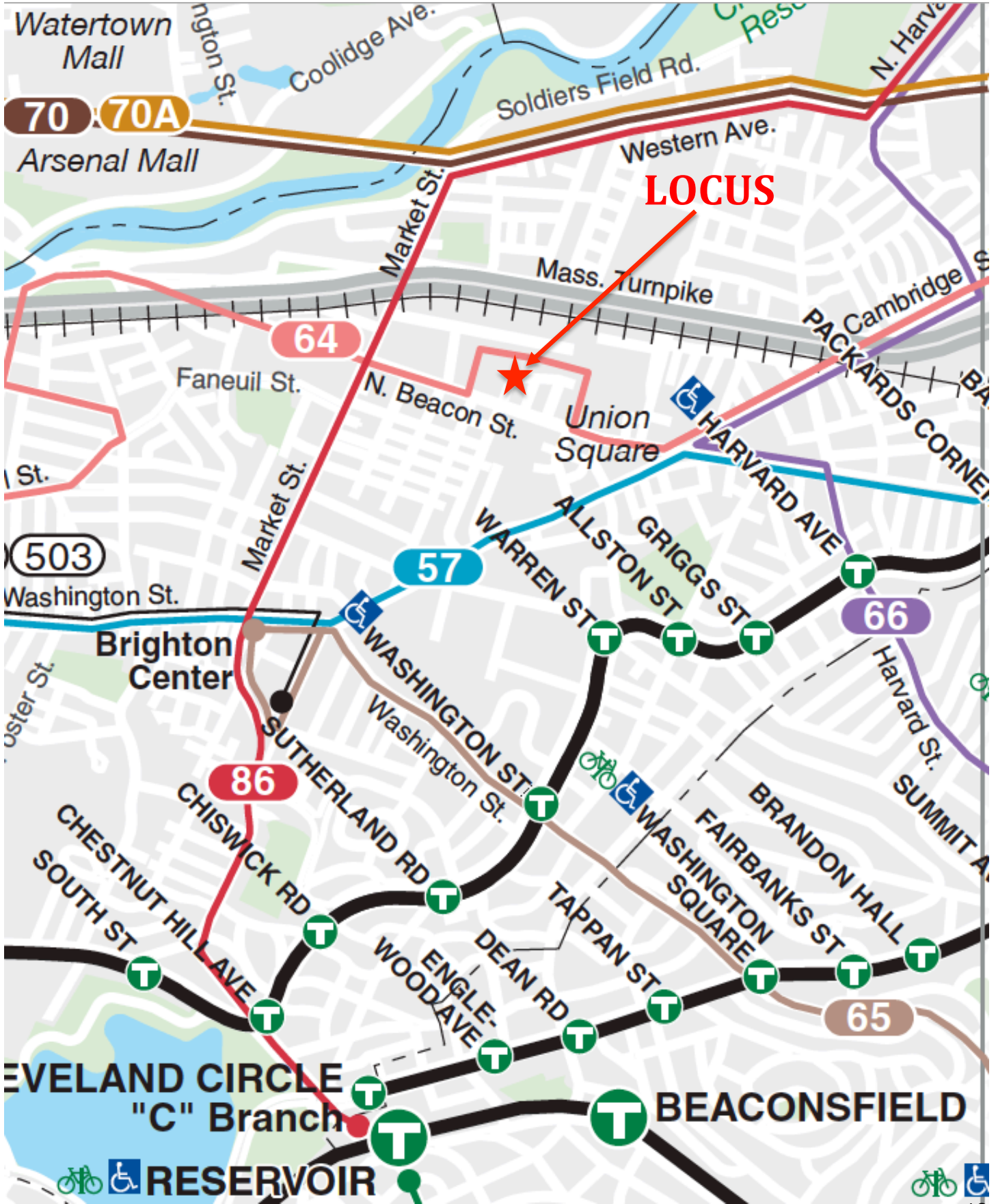
Exhibit 4

Views of Site from Hichborn Street



Exhibit 5

Public Transportation Map



ZONING
 DISTRICT: ALLSTON/BRIGHTON
 SUB DISTRICT: GUEST STREET LI-2
 OVERLAYS: PDA - PERMITTED DESIGN

No. 145 NORTH BEACON STREET
 N/F
 145 NORTH BEACON STREET LLC
 BOOK 33945 : PAGE 283

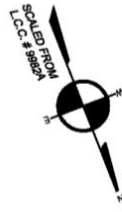
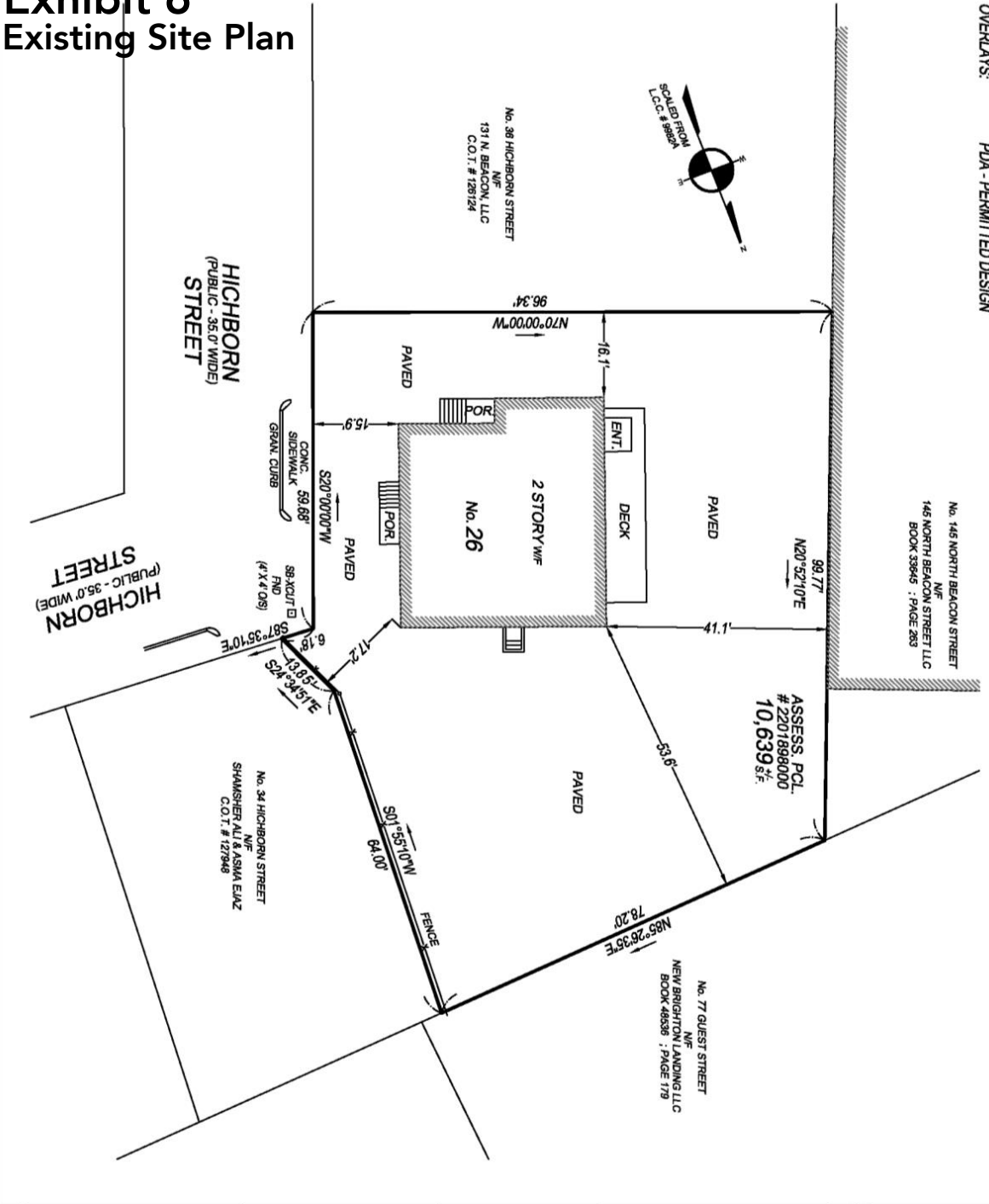


Exhibit 6 Existing Site Plan



REFERENCES:
 DEED: C.90933
 LCC: 9982-A
 5217-B
 L-1806: LAYOUT
 HICHBORN STREET



FIELD BOOK	PAGE	NSP BY	DRAW BY	CHECKED BY
D32	89	DRM	DRM	GCORP

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF OCTOBER 23, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

COMMUNITY-PANEL # 25025C0057G
 EFFECTIVE DATE: SEPTEMBER 25, 2009

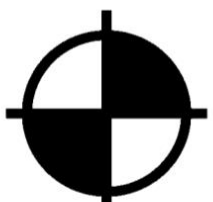
PREPARED FOR:
 PAL-OIL CO., INC.
 26 HICHBORN STREET
 BRIGHTON, MA 02135

NOTES:
 PARCEL ID: 2201898000

CERTIFIED PLOT PLAN

LOCATED AT
26 HICHBORN STREET
BRIGHTON, MA

SCALE: 1 INCH = 20 FEET DATE: OCTOBER 23, 2014



BOSTON
SURVEY, INC.
 UNIT C4 SUPPLY PLACE
 CHARLESTOWN, MA 02129
 (617)242-1313

JOB #14-00842 FILE #14-00842 - 11/03/14



RCA, LLC
 Architects - Designers - Planners

Existing Site Plan
 26 Highborn Street
 Brighton, Ma 02135

415 Neponset Ave.
 Dorchester, Ma

Exhibit 7 Proposed Site and Landscaping Plan

GENERAL NOTES

- All construction shall be subject to the provisions of the City of Boston, Massachusetts, and the State of Massachusetts.
- Shades of green in this plan refer to the color of the plants or materials proposed.
- ALL WORK SHALL BE SUBJECT TO THE CORRECTION OF THE CITY OF BOSTON, MASSACHUSETTS, AND THE STATE OF MASSACHUSETTS.
- ALL WORK SHALL BE SUBJECT TO THE CORRECTION OF THE CITY OF BOSTON, MASSACHUSETTS, AND THE STATE OF MASSACHUSETTS.
- ALL PLANT MATERIAL SHALL BE HEALTHY, MATURE, AND FREE OF PESTS AND DISEASE.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE.
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- ### GENERAL NOTES
- The design shall include a complete site plan for the proposed site.
 - The design shall include a detailed site plan for the proposed site.
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- ### LANDSCAPE NOTES:
- GREEN ROOF NOTES AS FOLLOWS:
 - 1. GREEN ROOF SHALL BE 6" DEEP WITH A 1" AIR GAP.
 - 2. GREEN ROOF SHALL BE 6" DEEP WITH A 1" AIR GAP.
 - 3. GREEN ROOF SHALL BE 6" DEEP WITH A 1" AIR GAP.
 - 4. GREEN ROOF SHALL BE 6" DEEP WITH A 1" AIR GAP.
 - 5. GREEN ROOF SHALL BE 6" DEEP WITH A 1" AIR GAP.
 - ROOF PLAN
 - NOTE
 - NOTE
 - NOTE
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 - NOTE

GRAPHIC LEGEND

SYMBOL	DESCRIPTION
[Hatched Box]	COMMON ROOF DECK
[Green Box]	GREEN ROOF ROOFERS EXTENSIVE SUN / SHADE
[Red Box]	REDUNDANT SUN / SHADE
[Blue Box]	REDUNDANT SUN / SHADE
[Yellow Box]	REDUNDANT SUN / SHADE
[Purple Box]	REDUNDANT SUN / SHADE
[Pink Box]	REDUNDANT SUN / SHADE
[Light Blue Box]	REDUNDANT SUN / SHADE
[Light Green Box]	REDUNDANT SUN / SHADE
[Light Yellow Box]	REDUNDANT SUN / SHADE
[Light Purple Box]	REDUNDANT SUN / SHADE
[Light Pink Box]	REDUNDANT SUN / SHADE
[Light Light Blue Box]	REDUNDANT SUN / SHADE
[Light Light Green Box]	REDUNDANT SUN / SHADE
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[Light Light Light Green Box]	REDUNDANT SUN / SHADE
[Light Light Light Yellow Box]	REDUNDANT SUN / SHADE
[Light Light Light Purple Box]	REDUNDANT SUN / SHADE
[Light Light Light Pink Box]	REDUNDANT SUN / SHADE

GENERAL NOTES

- The contractor shall be responsible for providing all quantities shown on this plan.
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GENERAL NOTES

ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	1x6x6 BRICK	12,000	sq ft
2	1x6x6 BRICK	8,000	sq ft
3	1x6x6 BRICK	2,000	sq ft
4	1x6x6 BRICK	2,000	sq ft
5	1x6x6 BRICK	2,000	sq ft
6	1x6x6 BRICK	2,000	sq ft
7	1x6x6 BRICK	2,000	sq ft
8	1x6x6 BRICK	2,000	sq ft
9	1x6x6 BRICK	2,000	sq ft
10	1x6x6 BRICK	2,000	sq ft
11	1x6x6 BRICK	2,000	sq ft
12	1x6x6 BRICK	2,000	sq ft
13	1x6x6 BRICK	2,000	sq ft
14	1x6x6 BRICK	2,000	sq ft
15	1x6x6 BRICK	2,000	sq ft

GENERAL NOTES

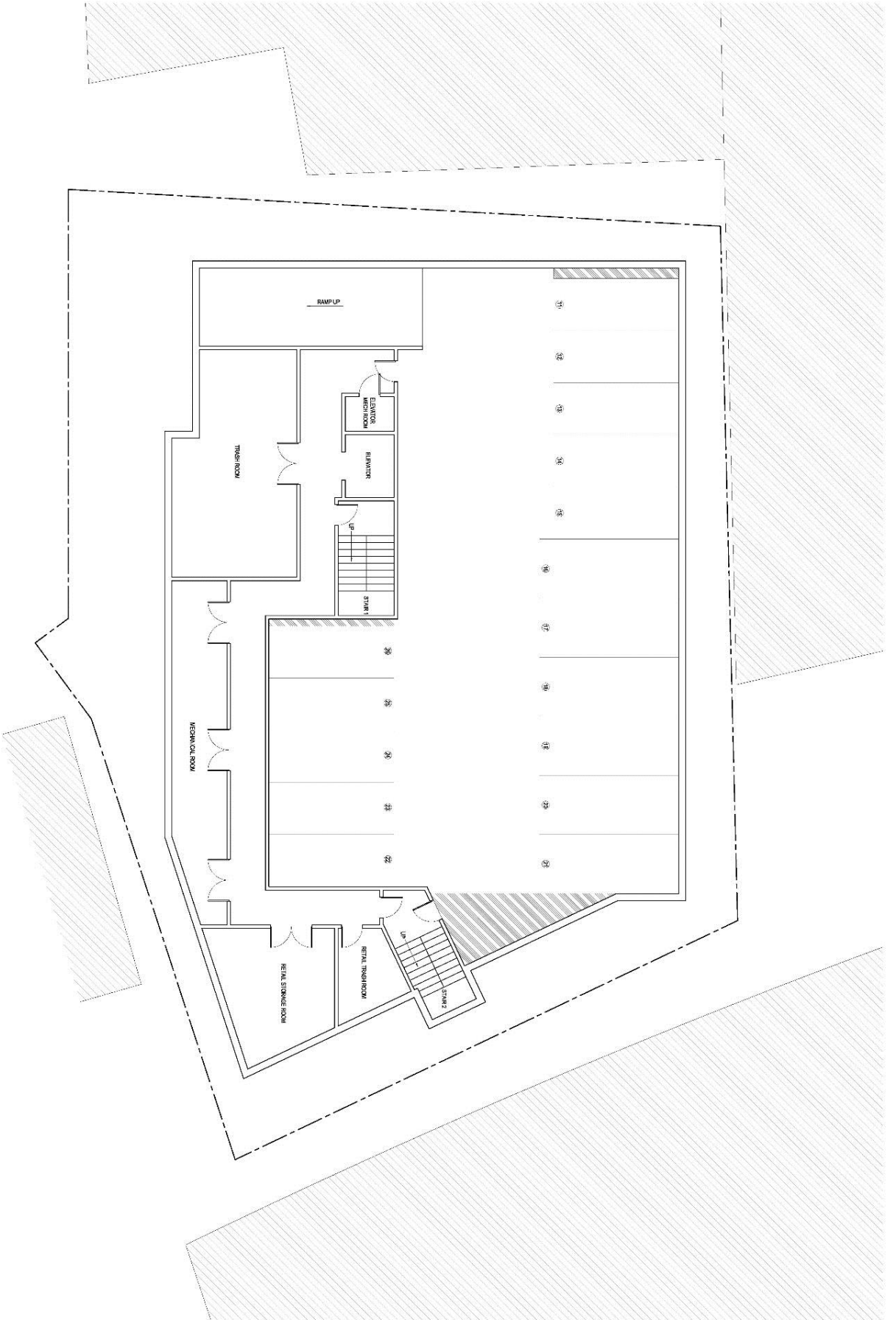
- The contractor shall be responsible for providing all quantities shown on this plan.
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- The contractor shall be responsible for providing all quantities shown on this plan.

	PROPOSED LANDSCAPE PLAN PROJECT # 14-101 DATE: 12-14-15 SCALE: 1/8" = 1'-0" DRAWN BY: WFP CHECKED BY: WFP	Residence @ Hichborn 26 Hichborn Street Brighton, Ma 02135	WILLIAM FLEMING ASSOCIATES LANDSCAPE ARCHITECTURE P.A. 415 NEPOUIT AVENUE DORCHESTER, MASSACHUSETTS 02122	 415 NEPOUIT AVENUE DORCHESTER, MASSACHUSETTS 02122 www.rca-llc.com Telephone: 617-262-6030 Fax: 617-262-1986	21
	<p><small>GENERAL NOTE: THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE USE OF THIS PLAN. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE USE OF THIS PLAN. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE USE OF THIS PLAN.</small></p>				



Exhibit 8 Basement Plan

RCA, LLC
Architects – Designers – Planners



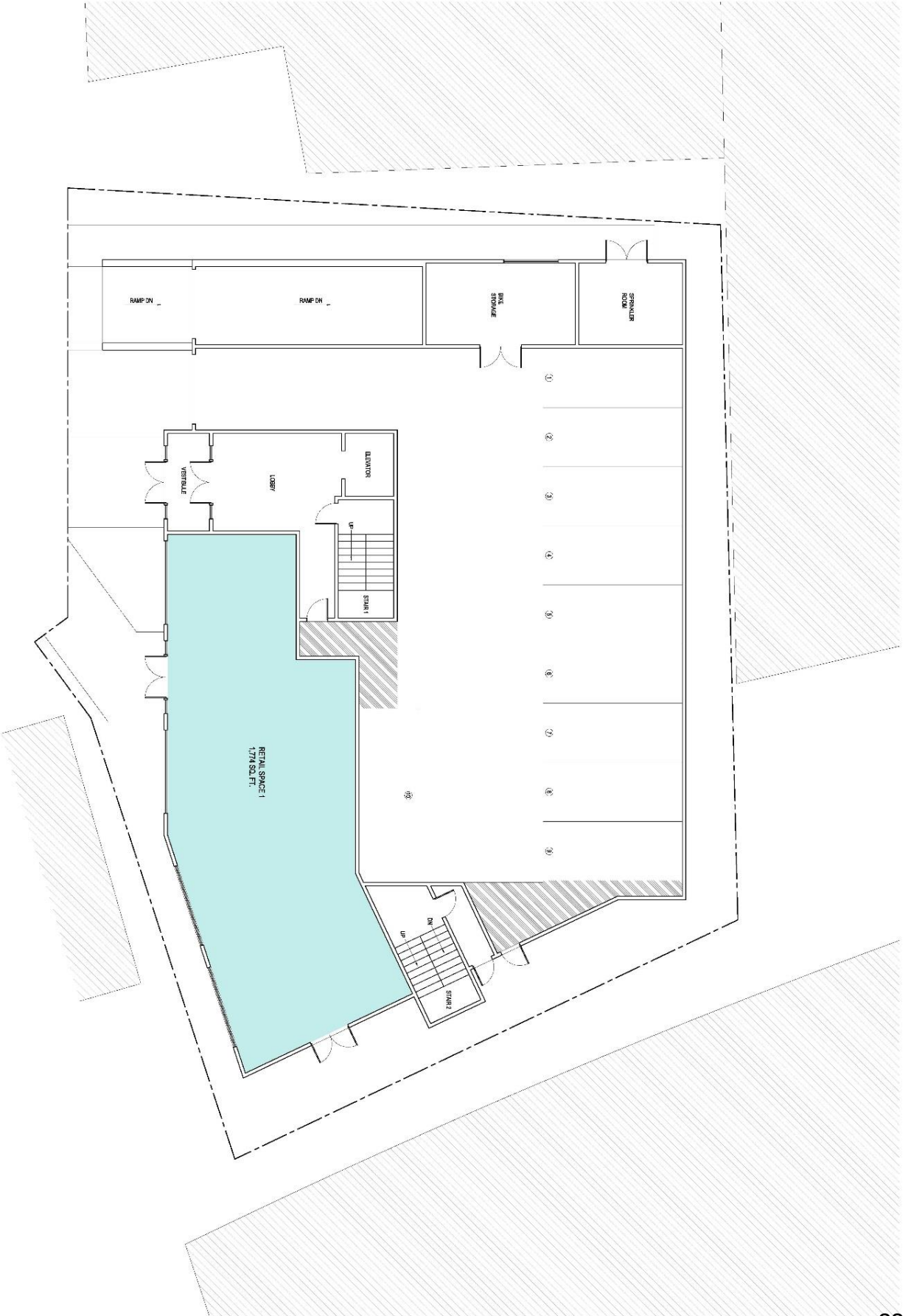
Proposed Basement Plan
26 Hichborn Street
Brighton, Ma 02135

415 Neponset Ave.
Dorchester, Ma



Exhibit 9 First Floor Plan

RCA, LLC
Architects - Designers - Planners



Proposed First Floor Plan
26 Hichborn Street
Brighton, Ma 02135

415 Neponset Ave.
Dorchester, Ma

Exhibit 10

Second, Third, Fourth & Fifth Floor Plans

SECOND, THIRD, FOURTH & FIFTH FLOOR PLANS



GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
 BEFORE CONSTRUCTION. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR
 THE ACCURACY OF ANY INFORMATION FOR THE FIELD AND
 APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
Δ	X-XX-XX	XXX

A3

PROPOSED FLOOR PLANS

PROJECT # 14-107
 DATE: 06-26-15
 REV:
 SCALE: 1/8" = 1'-0"
 DRAWN BY: CD
 CHECKED BY: R.P.B.

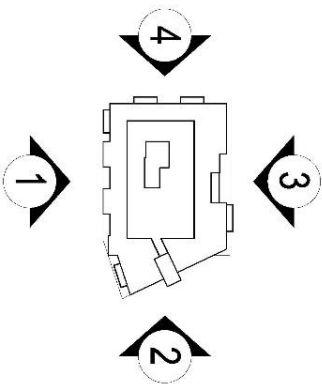
Residence @ Highborn
 26 Highborn Street
 Brighton, Ma 02135

RCA, LLC
 415 Napanet Ave. www.rca-llc.com Telephone: 617-252-0030
 Dorchester, Massachusetts 02122 Fax: 617-252-0189



RCA, LLC
Architects - Designers - Planners

Exhibit 11 Front Elevation 1



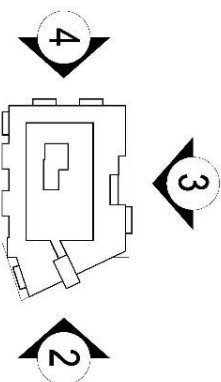
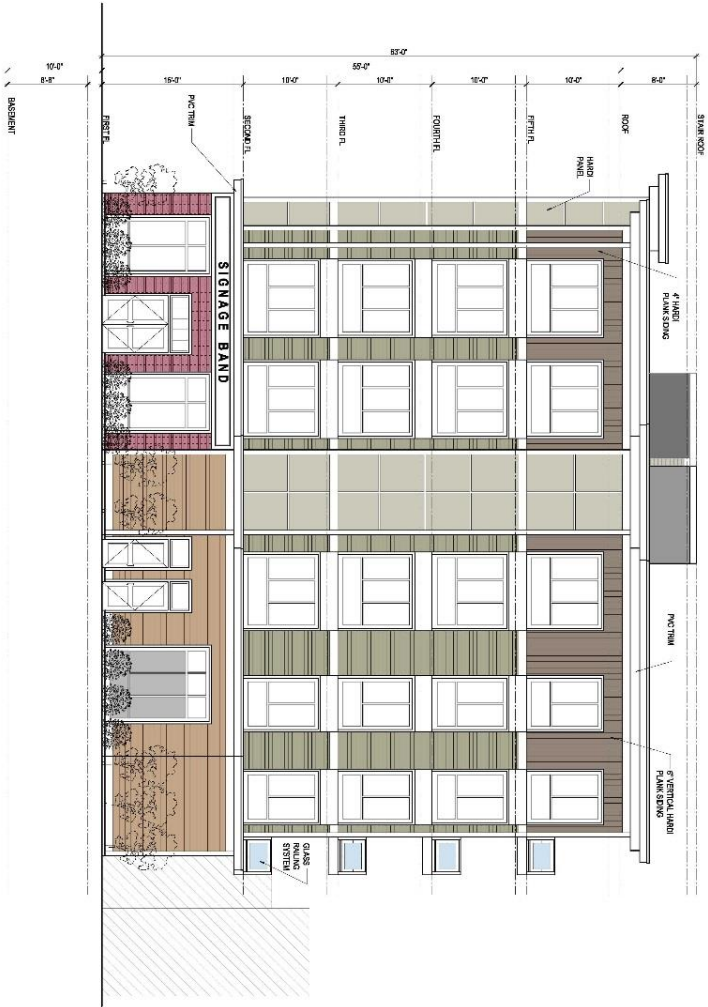
Proposed Elevation 1
26 Hichborn Street
Brighton, Ma 02135

415 Neponset Ave.
Dorchester, Ma



Exhibit 12 Side Elevation 2

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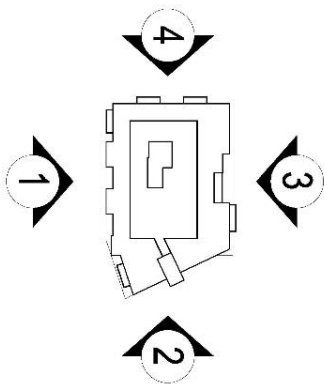
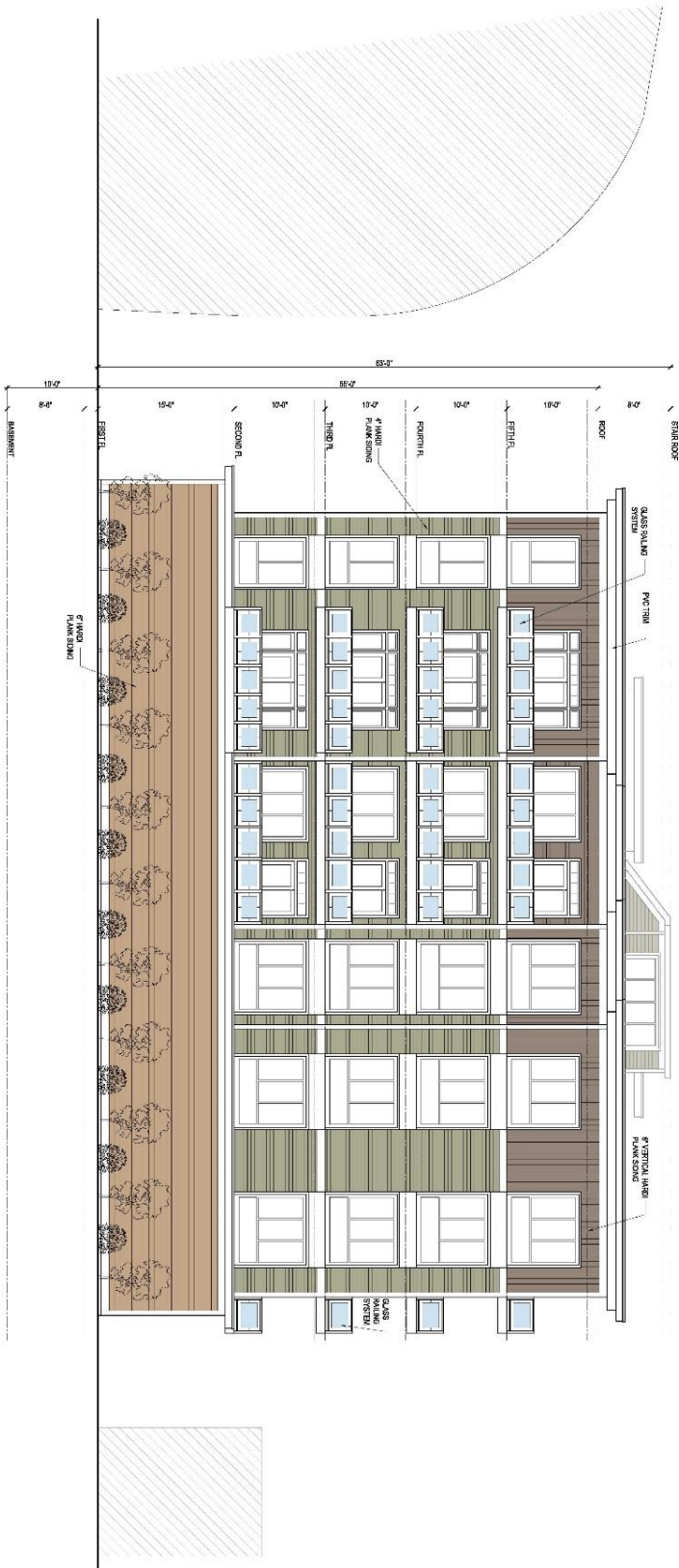
Proposed Elevation 2
26 Hichborn Street
Brighton, Ma 02135

415 Neponset Ave.
Dorchester, Ma



Exhibit 13 Rear Elevation 3

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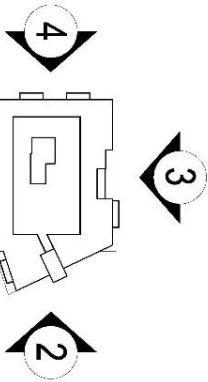
Proposed Elevation 3
26 Hichborn Street
Brighton, Ma 02135

415 Neponset Ave.
Dorchester, Ma



Exhibit 14 Side Elevation 4

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Proposed Elevation 4
26 Hichborn Street
Brighton, Ma 02135

415 Neponset Ave.
Dorchester, Ma