

# 545 EAST THIRD STREET RESIDENTIAL PROJECT

*545 East Third Street  
South Boston, Massachusetts*

## APPLICATION FOR SMALL PROJECT REVIEW

*submitted to the*

## **Boston Redevelopment Authority**



**Cedarwood Development, LLC**  
202 West Broadway  
South Boston, Massachusetts



July 14, 2016

Brian Golden, Director  
Boston Redevelopment Authority  
Boston City Hall, 9<sup>th</sup> 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 545 East Third Street Residential Project in South Boston.

The proposed project is to consist of 22 new residential condominium units, primarily market-rate, with 3 affordable units in accordance with the Mayor's executive order on inclusionary development, served by 22 accessory parking spaces located in a ground-level and basement-level garage.

The applicant and developer is Cedarwood Development, LLC, of South Boston. Architectural services are being provided by SOUSA Design Architects.

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,



George Morancy, Esq.

# 545 EAST THIRD STREET RESIDENTIAL PROJECT

~ South Boston ~

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

Submitted by

*Cedarwood Development, LLC*

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## **I. PROJECT SUMMARY**

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## I. PROJECT SUMMARY

### 1.1 Project Team

#### **Developer and Applicant:**

Cedarwood Development, LLC  
David B. Winick, Manager and Owner  
David C. Matteo, Manager and Owner  
202 West Broadway  
South Boston, MA 02127  
Email: CedarwoodDevelopment@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:**

SOUSA Design Architects  
81 Boylston Street, 2<sup>nd</sup> Floor  
Brookline, MA 02445  
Tel.: 617-579-9100  
Email: sousa@sousadesign.com

### 1.2 Project Narrative

The proposed project consists of a new five-story building to be situated at 545 East Third Street in South Boston. The lot size is 10,070 square feet and is currently partly occupied by a single family dwelling with a ground-floor commercial unit, and partly vacant land. The applicant is purchasing the land from the current owner under a pending purchase and sale agreement.

The building would be a tiered five-story building, with a three-story elevation fronting on East Third Street. The ground floor would consist of a 22-car garage, with twenty-two dwelling units located on floor two through five.

### 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 22 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 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 at least 70 construction jobs to complete the proposed project.

## II. DETAILED PROJECT INFORMATION

### 2.1 Project Description

The project site consists of 10,070 square feet of land area, being a two parcels of land situated at 545-547 East Third Street in South Boston, being City of Boston Assessor’s Parcels No. 0603225000 and 0603227000. The site fronts onto East Third Street and is bordered on the left side by 549 East Third Street, a three-unit residential condominium building, on the right side by a parking lot serving the mixed-use building at 537-539 East Third Street, and in the rear by 645R East Broadway, a mid-block single-family dwelling, and 660R East Broadway, a mid-block two-family dwelling.

### 2.2 Project Financing and Developer Pro Forma

Cedarwood Development, LLC, has successfully developed numerous residential and mixed-use projects in Boston and has a strong working relationship with several major lenders, a record of proven financial security, a commitment to design excellence an on-time project completion, and intends to finance the project using traditional institutional lender financing.

Total Development Cost (soft/hard costs): \$8,500,000

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

#### Disclosure of Beneficial Interest in the Project

- David B. Winick: 50%
- David C. Matteo: 50%

Number of Construction Jobs: 70

Estimated Constructions Start: Fourth quarter 2016

Estimated Construction Completed: First quarter 2018

### 2.3 Proposed Project Program, Data and Dimensions

Lot Area (in square feet): 10,070 ± square feet

Maximum Building Height/Stories: 5 stories, 50'-6"

Number of Residential Units: 22

Unit Descriptions:

	<u>Second Floor</u>		<u>Third Floor</u>
Unit 1:	2 BR - 1090 SF	Unit 7:	2 BR - 1090 SF
Unit 2:	1 BR - 791 SF	Unit 8:	1 BR - 791 SF
Unit 3:	2 BR - 1094 SF	Unit 9:	2 BR - 1094 SF
Unit 4:	2 BR - 1025 SF	Unit 10:	2 BR - 1025 SF
Unit 5:	2 BR - 1314 SF	Unit 11:	2 BR - 1314 SF
Unit 6:	2 BR - 1020 SF	Unit 12:	2 BR - 1020 SF
	<u>Fourth Floor</u>		<u>Fifth Floor</u>
Unit 13:	1 BR - 737 SF	Unit 19:	1 BR - 852 SF
Unit 14:	1 BR - 765 SF	Unit 20:	2 BR - 1232 SF
Unit 15:	1 BR - 814 SF	Unit 21:	2 BR - 1107 SF
Unit 16:	2 BR - 1094 SF	Unit 22:	2 BR - 1027 SF
Unit 17:	1 BR - 621 SF		
Unit 18:	2 BR - 1022 SF	GYM:	365 SF

Total of Building Gross Square Footage (excluding garage, mechanical, and storage areas): 28,208 square feet

Floor Area Ratio: 2.8

Parking Spaces: 22 garage parking spaces in a ground-level garage accessed via East Third Street

### 2.4 Traffic, Parking and Access

The project's 22 on-site parking spaces will be accessed via East Third Street, a bidirectional public way. All loading and unloading activity will be confined to the garage where direct elevator access to all floors will be provided.

### 2.5 Anticipated Permits and Approvals

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

### III. BOSTON ZONING CODE DATA

**Zoning District: Article 57, St. Vincent Neighborhood District  
Subdistrict: 3F-2000**

	<u>Required</u>	<u>Proposed</u>
Min. Lot Area	2000 SF (1 or 2 units)	10070 SF
Min. Lot Area/Add'l Dwelling Units	1000 SF	N/A
<i>Total Lot Area for 22 Units:</i>	<i>22,000 SF</i>	<i>10070 SF</i>
Min. Lot Width	20 ft.	118 ft.
Min. Lot Frontage	20 ft.	118 ft.
Max. FAR	1.0	2.8
Max. Building Height	35 ft.	50 ½ ft.
Max. Story Height	3	5
Min. Open Space/Unit	300	@900 SF total
Min. Front Yard Setback	5 ft.	0/modal
Min. Side Yard Setback	2 ½ ft.	3 ft.
Min. Rear Yard Setback	30 ft.	0 - 3 ½ ft.

#### **Off-Street Parking Requirements Per Table F**

10+ units: 1.5 spaces per Unit

- $22 \times 1.5 = 33$  spaces required / 22 spaces proposed



**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

545 E3RD ST LLC  
167 ATHENS ST  
BOSTON, MA 02127

BOAG01472

June 10, 2016

**Location:** 545-547 E THIRD ST SOUTH BOSTON MA 02127  
**Ward:** 06  
**Zoning District:** St Vincent Neighborhood  
**Zoning Subdistrict:** 3F-2000  
**Appl. # :** ERT574978  
**Date Filed:** March 28, 2016  
**Purpose:** Demolish existing structure, combine two lots into one lot and to erect a new 26 unit residential building with indoor garage parking on 1stfl for 26 cars on the first floor indoor garage.

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:

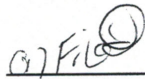
<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 57, Section 26 ***	Off-Street Loading Insufficient	Off street loading requirements is insufficient
Article 57, Section 8 ***	Use: Forbidden	Multi unit building use (26) is a forbidden use
Article 57, Section 9	Dimensional Regulations	Lot area for the add'l units is insufficient
Article 57, Section 9	Dimensional Regulations	Lot width requirement is insufficient
Article 57, Section 9	Dimensional Regulations	Lot frontage requirement is insufficient
Article 57, Section 9	Dimensional Regulations	Floor area ratio is excessive
Article 57, Section 9	Dimensional Regulations	Height is excessive (35ft max.)
Article 57, Section 9	Dimensional Regulations	Height is excessive (3 stories max allowed)
Article 57, Section 9	Dimensional Regulations	Usable open space is insufficient
Article 57, Section 9	Dimensional Regulations	Minimum front yard requirement is insufficient
Article 57, Section 9	Dimensional Regulations	Minimum side yard requirement is insufficient
Article 57, Section 9	Dimensional Regulations	Minimum rear yard requirement is insufficient
Article 59, Section 37	Off-Street Parking Req's	Off street parking requirement is insufficient
Article 59, Section 37	Off-Street Parking Req's	Off street parking design (access drive and maneuverability)

545 E3RD ST LLC  
167 ATHENS ST  
BOSTON, MA 02127

June 10, 2016

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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.



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Marc Joseph  
(617)961-3233  
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.



# AERIAL VIEW OF SITE







# STREET VIEWS OF SITE





545 EAST  
THIRD  
STREET  
South Boston, MA  
02127

ALL DRAWING SPECIFICATIONS AND NOTES ARE SUBJECT TO THE PROVISIONS OF THE ZONING BY-LAW AND THE PROVISIONS OF THE MASSACHUSETTS GENERAL LAWS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSTON AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSTON AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC SAFETY.

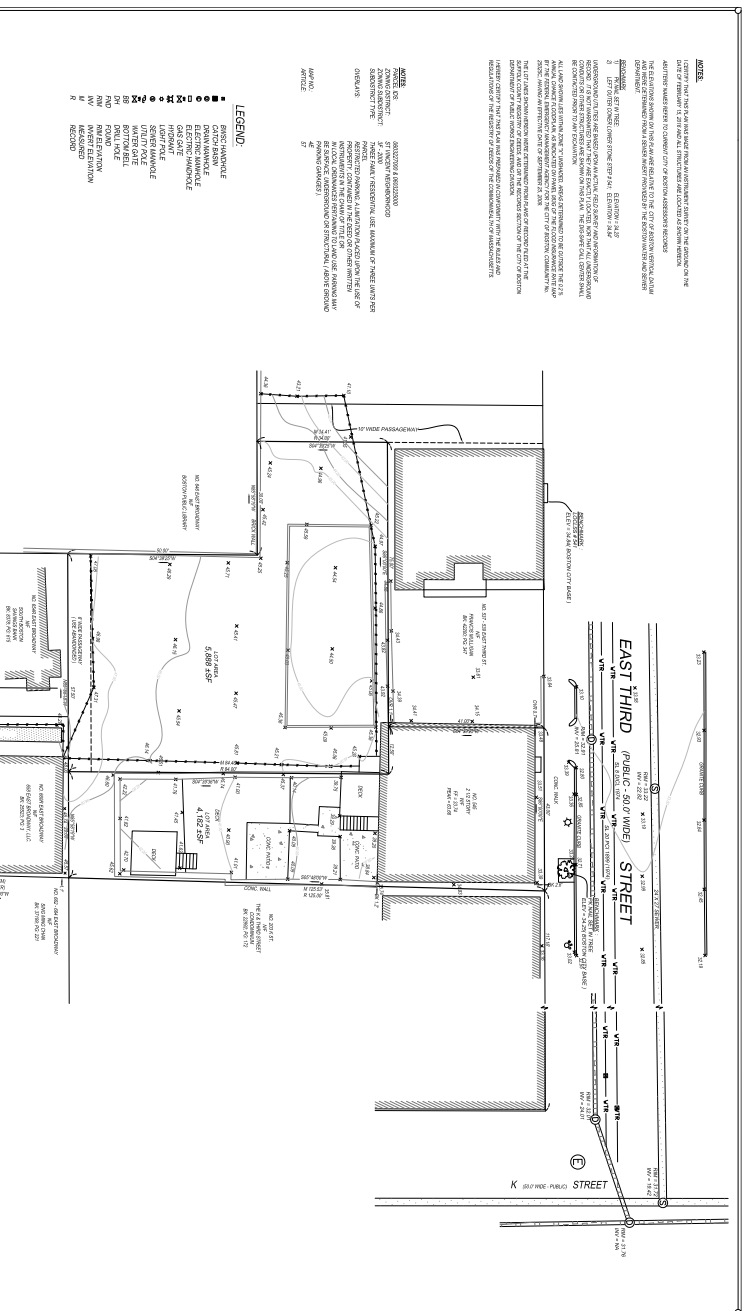
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**ISSUED FOR:**  
ZONING REVIEW  
**SQUA design**  
ARCHITECTS  
100 STATE STREET  
BOSTON, MA 02109  
TEL: 617.552.1100  
WWW.SQUADSIGN.COM

**DATE:** 04.18.2018  
**SCALE:** 1/8" = 1'-0"  
**PROJECT:** 545 EAST THIRD STREET  
SOUTH BOSTON, MA 02127

NO.	REVISIONS	DATE
1	ISSUED FOR ZONING REVIEW	04.18.2018

**EXISTING SITE PLAN**  
**SP-1.0**



**SITE PLAN**  
LOCATED AT  
545 EAST THIRD STREET  
SOUTH BOSTON, MA

**PREPARED FOR:**  
608 EAST BOSTON ST. LLC  
608 EAST BOSTON ST.  
SOUTH BOSTON, MA 02127

**BOSTON SURVEY, INC.**  
100 STATE STREET  
BOSTON, MA 02109  
TEL: 617.552.1100  
WWW.SQUADSIGN.COM

**FILE # 18-00117 - SITE PLAN/DRG 10/20/18**

DATE/TITLE	BY	REVISION/DATE
04/18/18	AM	ISSUED FOR ZONING REVIEW

**REFERENCES:**  
 RM-42D: RM-42D  
 RM-42B: RM-42B  
 RM-42C: RM-42C  
 RM-42E: RM-42E  
 RM-42F: RM-42F  
 RM-42G: RM-42G  
 RM-42H: RM-42H  
 RM-42I: RM-42I  
 RM-42J: RM-42J  
 RM-42K: RM-42K  
 RM-42L: RM-42L  
 RM-42M: RM-42M  
 RM-42N: RM-42N  
 RM-42O: RM-42O  
 RM-42P: RM-42P  
 RM-42Q: RM-42Q  
 RM-42R: RM-42R  
 RM-42S: RM-42S  
 RM-42T: RM-42T  
 RM-42U: RM-42U  
 RM-42V: RM-42V  
 RM-42W: RM-42W  
 RM-42X: RM-42X  
 RM-42Y: RM-42Y  
 RM-42Z: RM-42Z

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify SQUA design Architects of any discrepancies.





545 EAST  
THIRD  
STREET  
South Boston, MA  
02127



1 PROPOSED EXTERIOR RENDERING

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THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND EXISTING CONDITIONS AND MATERIALS BEFORE BEGINNING ANY WORK. NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND EXISTING CONDITIONS AND MATERIALS BEFORE BEGINNING ANY WORK.

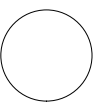
THE QUALITY OF PERFORMANCE AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSTON AND SMALL BUSINESS DEVELOPMENT CORPORATION (SBDC) BEFORE COMMENCING WORK.

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**ISSUED FOR:**  
ZONING REVIEW

**SOUSA design**  
ARCHITECTS

1000 COMMERCIAL STREET  
BOSTON, MA 02110  
TEL: 617.552.8888  
WWW.SOUSADESIGN.COM



DATE	NO.	DESCRIPTION
04.19.2018	001	ISSUED FOR ZONING REVIEW
05.13.2018	002	REVISIONS
05.13.2018	003	REVISIONS
05.13.2018	004	REVISIONS
05.13.2018	005	REVISIONS
05.13.2018	006	REVISIONS
05.13.2018	007	REVISIONS
05.13.2018	008	REVISIONS
05.13.2018	009	REVISIONS
05.13.2018	010	REVISIONS

**A-0.1**

PROPOSED EXTERIOR  
RENDERING

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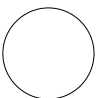
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ISSUED FOR:  
ZONING REVIEW

**SOUSA design**  
ARCHITECTS

100 STATE ST., 10TH FLOOR  
BOSTON, MA 02109  
TEL: 617.778.0000  
WWW.SOUSADESIGN.COM



JOB # 1001

DATE: 04.24.18

DATE: 01.12.2018

REVISIONS

1. BSA COMMENTS 05.13.2018

PROPOSED EXTERIOR  
RENDERING

**A-0.2**



1  
PROPOSED EXTERIOR RENDERING

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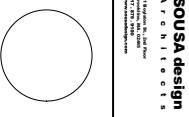
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ARCHITECTS

100 State Street  
Boston, MA 02109  
Tel: 617.552.1100  
www.sousadesign.com



DATE	NO.	DESCRIPTION
04.12.2018	001	ISSUED FOR ZONING REVIEW
05.13.2018	002	REVISIONS

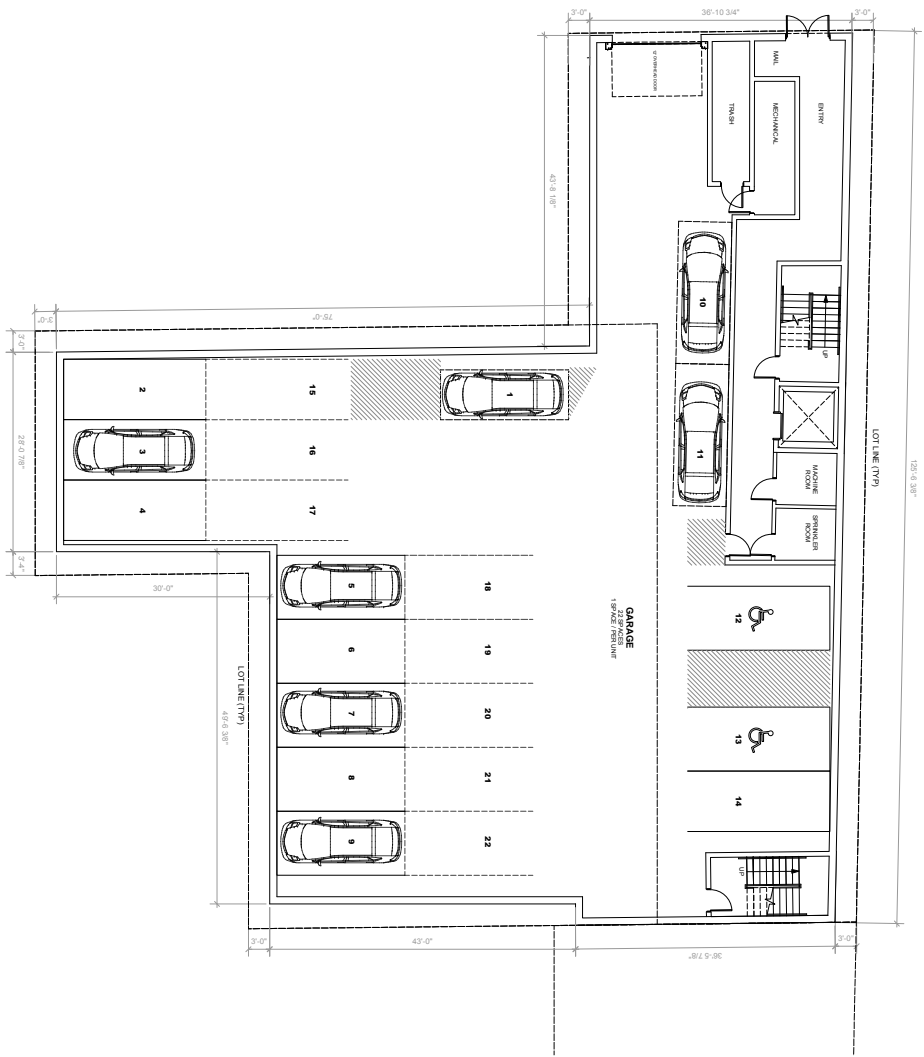
**GROUND LEVEL  
FLOOR PLAN**

**A-1.0**

**BUILDING SQUARE FOOTAGE SUMMARY  
(545 EAST 3RD STREET)**

GROUND FLOOR	8,745 GSF
2ND FLOOR*	7,873 GSF
3RD FLOOR*	7,873 GSF
4TH FLOOR*	6,547 GSF
5TH FLOOR*	6,005 GSF
<b>BUILDING TOTAL</b>	<b>37,049 GSF</b>
GROSS AREA*	28,298 GSF
LOT SIZE	±10,070 GSF
F.A.R.*	2.81

**NOTES:**  
\*GROSS AREA EXCLUDES SPACING GARAGE AND MECHANICAL ROOMS AS WELL AS STAIRS AND ELEVATOR SHAFTS. \*GROSS AREA INCLUDES STAIRS AND ELEVATOR SHAFTS.  
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1 PROPOSED GROUND FLOOR PLAN  
Scale: 1/8" = 1'-0"

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**ISSUED FOR:**  
ZONING REVIEW

**SOUSA design**  
ARCHITECTS

100 STATE STREET  
FLOOR 10  
BOSTON, MA 02109  
TEL: 617.552.3333  
WWW.SOUSADESIGN.COM

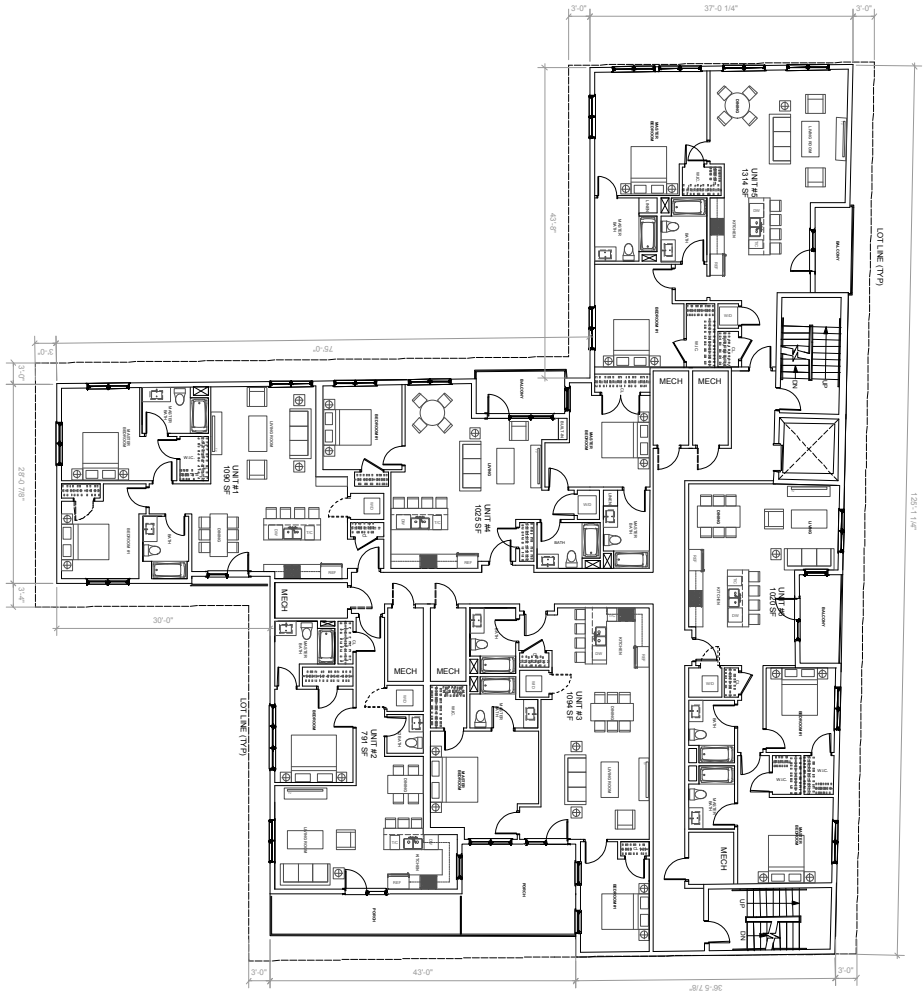
DATE: 01.22.2018  
DRAWN BY: CHADY, S.A.S.  
JOB # : 1001

A-1.1

**SECOND FLOOR PLAN**

**PROPOSED UNIT SUMMARY**

APARTMENT	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR
UNIT #1	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #2	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #3	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #4	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #5	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #6	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #7	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #8	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #9	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #10	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #11	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #12	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #13	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #14	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #15	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #16	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #17	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #18	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #19	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #20	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #21	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
UNIT #22	1081 SF (0)	1088 SF (0)	77 SF (0)	832 SF (0)
Living Area 1 - Storage	6341 SF	6341 SF	6341 SF	6341 SF
<b>TOTAL LIVING AREA</b>	<b>22,904 SF</b>			
Unit #1	15			
Unit #2	15			
Unit #3	15			
Unit #4	15			
Unit #5	15			
Unit #6	15			
Unit #7	15			
Unit #8	15			
Unit #9	15			
Unit #10	15			
Unit #11	15			
Unit #12	15			
Unit #13	15			
Unit #14	15			
Unit #15	15			
Unit #16	15			
Unit #17	15			
Unit #18	15			
Unit #19	15			
Unit #20	15			
Unit #21	15			
Unit #22	15			
<b>Total Units:</b>	<b>22</b>			



1 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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DESIGNED FOR:  
ZONING REVIEW

**SOUSA design**  
ARCHITECTS

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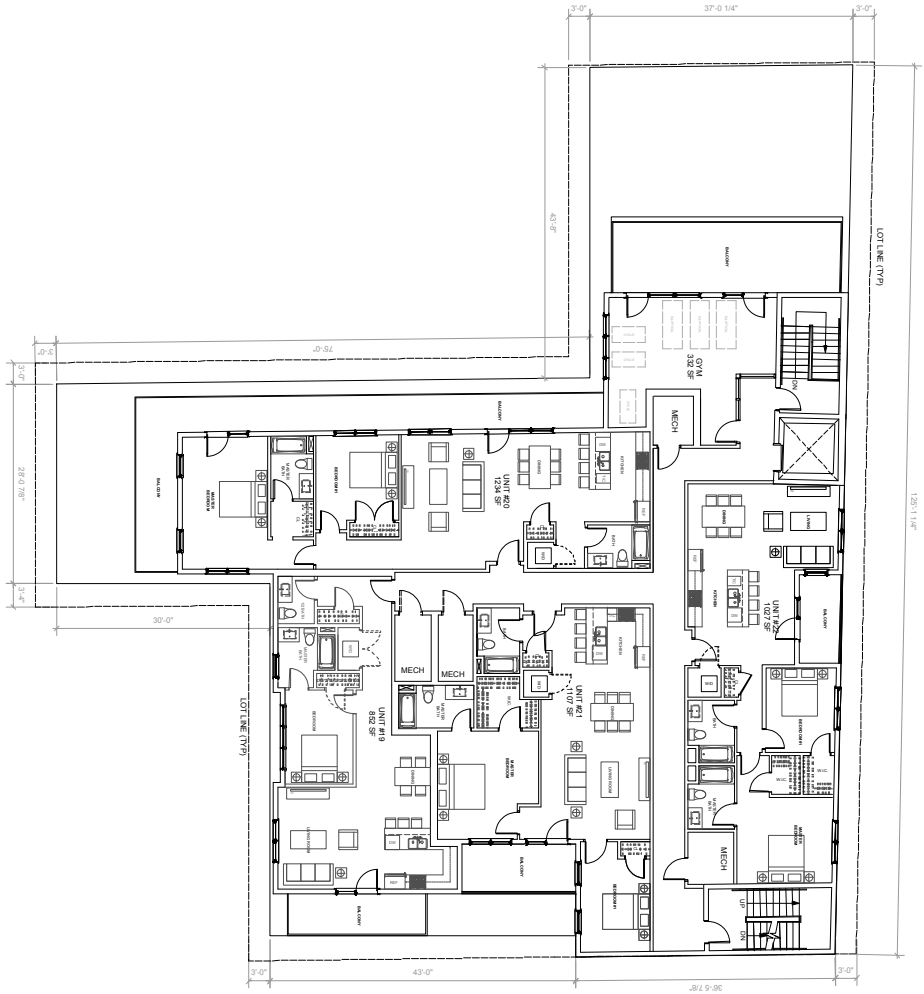


DATE: 01.22.2018  
DRAWN BY: G.M.P., S.A.S.  
CHECKED BY: S.A.S.

NO.	REVISIONS	DATE
1	B.R.A. COMMENTS	05.13.2018

FIFTH FLOOR PLAN

**A-1.4**



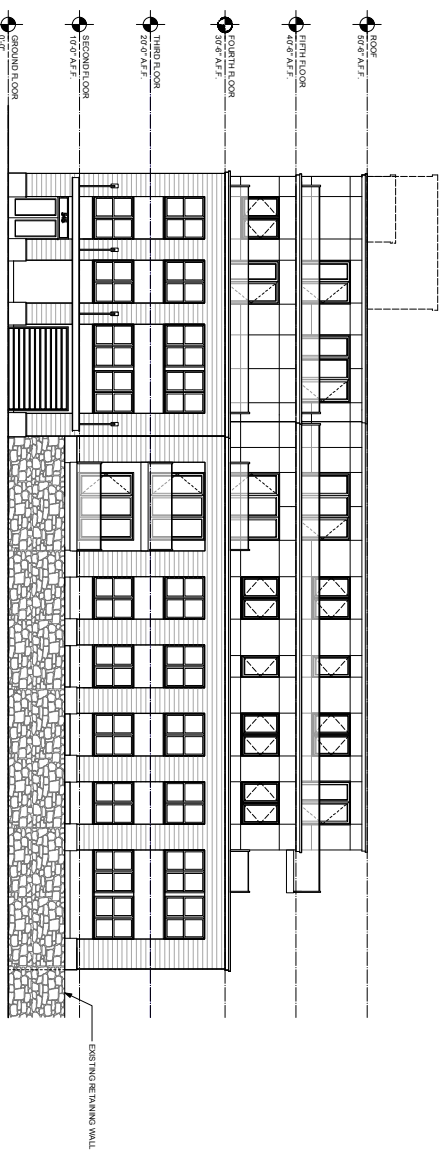
1 PROPOSED FIFTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**PROPOSED UNIT SUMMARY**

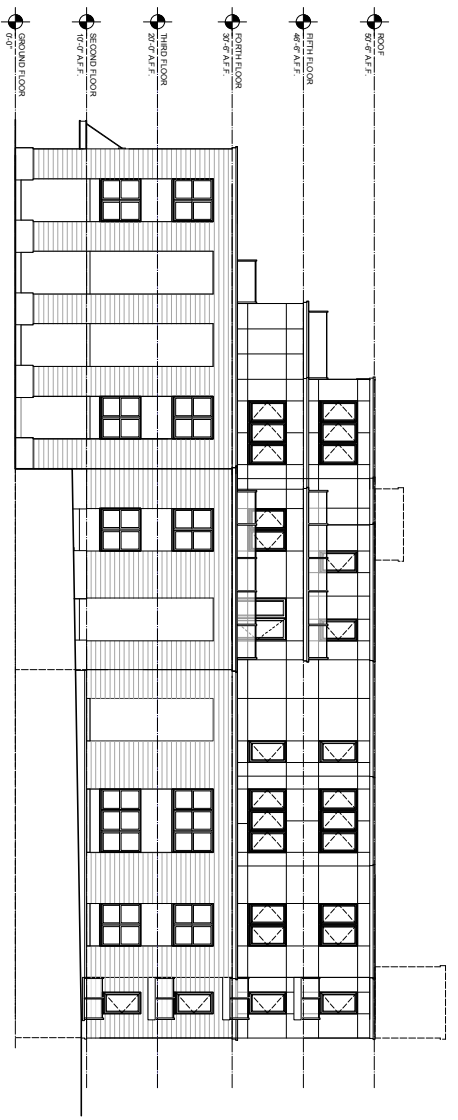
APARTMENT	GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR
UNIT #1	---	1,081 SF (2)	---	---	---
UNIT #2	---	1,081 SF (2)	---	---	---
UNIT #3	---	1,081 SF (2)	---	---	---
UNIT #4	---	1,081 SF (2)	---	---	---
UNIT #5	---	1,081 SF (2)	---	---	---
UNIT #6	---	1,081 SF (2)	---	---	---
UNIT #7	---	1,081 SF (2)	---	---	---
UNIT #8	---	1,081 SF (2)	---	---	---
UNIT #9	---	1,081 SF (2)	---	---	---
UNIT #10	---	1,081 SF (2)	---	---	---
UNIT #11	---	1,081 SF (2)	---	---	---
UNIT #12	---	1,081 SF (2)	---	---	---
UNIT #13	---	1,081 SF (2)	---	---	---
UNIT #14	---	1,081 SF (2)	---	---	---
UNIT #15	---	1,081 SF (2)	---	---	---
UNIT #16	---	1,081 SF (2)	---	---	---
UNIT #17	---	1,081 SF (2)	---	---	---
UNIT #18	---	1,081 SF (2)	---	---	---
UNIT #19	---	1,081 SF (2)	---	---	---
UNIT #20	---	1,081 SF (2)	---	---	---
UNIT #21	---	1,081 SF (2)	---	---	---
UNIT #22	---	1,081 SF (2)	---	---	---
Living Area - 5400sqft	---	6,314 SF	4,331 SF	4,618 SF	4,483 SF
<b>TOTAL LIVING AREA</b>	---	<b>22,934 SF</b>	---	---	---
Common Area	---	15	---	---	---
Core/Entrance/Utility	---	7	---	---	---
<b>Total Units:</b>	---	<b>22</b>	---	---	---

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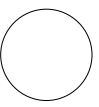
1 FRONT EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



2 SIDE EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"

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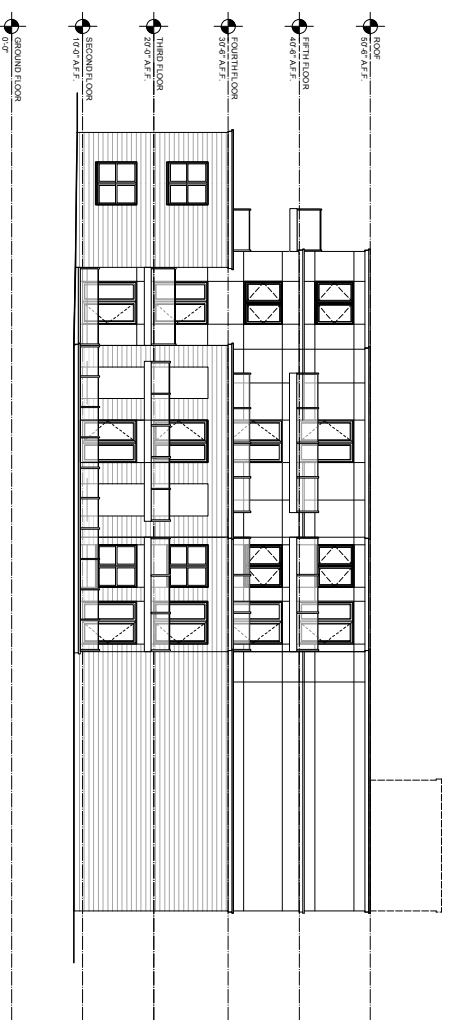
JOB #	1001	
DATE	06/11/2018	
PROJECT	545 EAST THIRD STREET	
CLIENT	545 EAST THIRD STREET	
REVISIONS		
1	ISSUE COMMENTS	06/11/2018

EXTERIOR ELEVATIONS

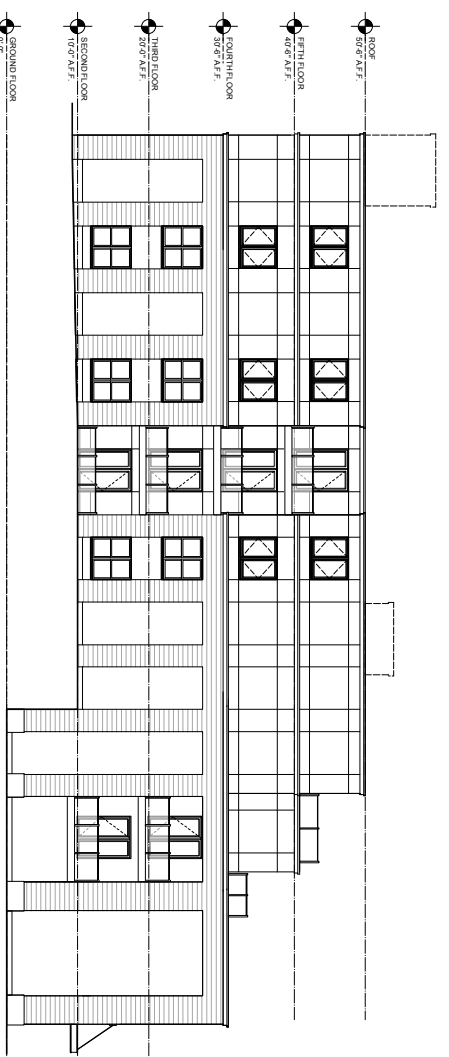
A-3.1

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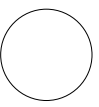
1 REAR EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



2 SIDE EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"

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DATE	10/11/2018
BY	SAE
REVISIONS	
1	ISSUE COMMENTS
	05/11/2018

EXTERIOR ELEVATIONS

A-3.2

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