

APPLICATION FOR SMALL PROJECT REVIEW

610 RUTHERFORD AVENUE

CHARLESTOWN, MA

July 16, 2018



DEVELOPER:

610 RUTHERFORD AVENUE, LLC

6 SPICE STREET

CHARLESTOWN, MA



July 16, 2018

**THE BOSTON PLANNING AND DEVELOPMENT AGENCY
ONE CITY HALL SQUARE, (9th) FLOOR
BOSTON, MA 02201**

ATTENTION: Mr. Brian Golden

**REFERENCE: 610 Rutherford Avenue
Charlestown, MA**

Dear Director Golden;

On behalf of the Project Developer and Property Owner, Gray MacLetchie of 610 Rutherford Avenue, LLC, we are pleased to submit this letter as Notice of our Small Project Review Application submission under Article 80E of the City of Boston Zoning Code, in connection with the proposed development at 610 Rutherford Avenue in Charlestown.

The project site consists of an approximate 8,780 square feet lot fronted by Rutherford Avenue, near the corner of Cambridge Street in Sullivan Square. The parcel currently has a 4 unit two story residential building which was a service building to the larger adjacent converted church building. The 2 story building is a non-descript 1960's building that does not complement the neighborhood. Landmarks Commission has already approved the demolition of this structure. The redevelopment of this site will compliment both the adjacent brick office building to the right and the new 5 story (170 Unit) residential building at 630 Rutherford Avenue.

The Proposed Project is a five story building comprised of twenty two (22) residential condominium units on floors two through 5. Level one consists of the residents lobby, bike storage and parking for 19 vehicles. There is also a loading/drop off area to service the building.

The development team is led by a Charlestown resident, Gray MacLetchie. Mr. MacLetchie has over 25 years' experience developing and owning various properties in Charlestown. He will lead a team of Architects and Engineers who all have significant experience developing similar scale residential projects. The team has hosted several neighborhood / abutters meetings to review the project. In addition, there have been several design meetings with BPDA staff and other associated city agencies led by BPDA Project Manager Michael Sinatra.

We intend to pursue the Article 80E Small Project Review Process for this proposed project and we look forward to continuing our strong working relationship with the BPDA, the community, and the elected officials in the months ahead.

Very truly yours,

Michael McKay
Project Architect

**35 Bryant Street
Dedham, MA 02026
617-966-6850
www.mckayarchitects.net
mike@mckayarchitects.net**

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PROJECT TEAM

Principal Owner:

**610 Rutherford Avenue, LLC
6 Spice Street Suite 10
Charlestown, MA 02129
617-241-9899**

Contractor:

**Gray MacLetchie
GrayMac Properties, Inc.
6 Spice Street Suite 10
Charlestown, MA 02129
617-241-9899**

Architect:

**McKay Architects
35 Bryant Street
Dedham, MA 02026
Michael McKay
781-326-5400**

Civil Engineer:

**Howard Stein Hudson
Engineers – Planners
11 Beacon Street
Suite 1010
Boston, MA 02108
617-482-7080**

Landscape Architect:

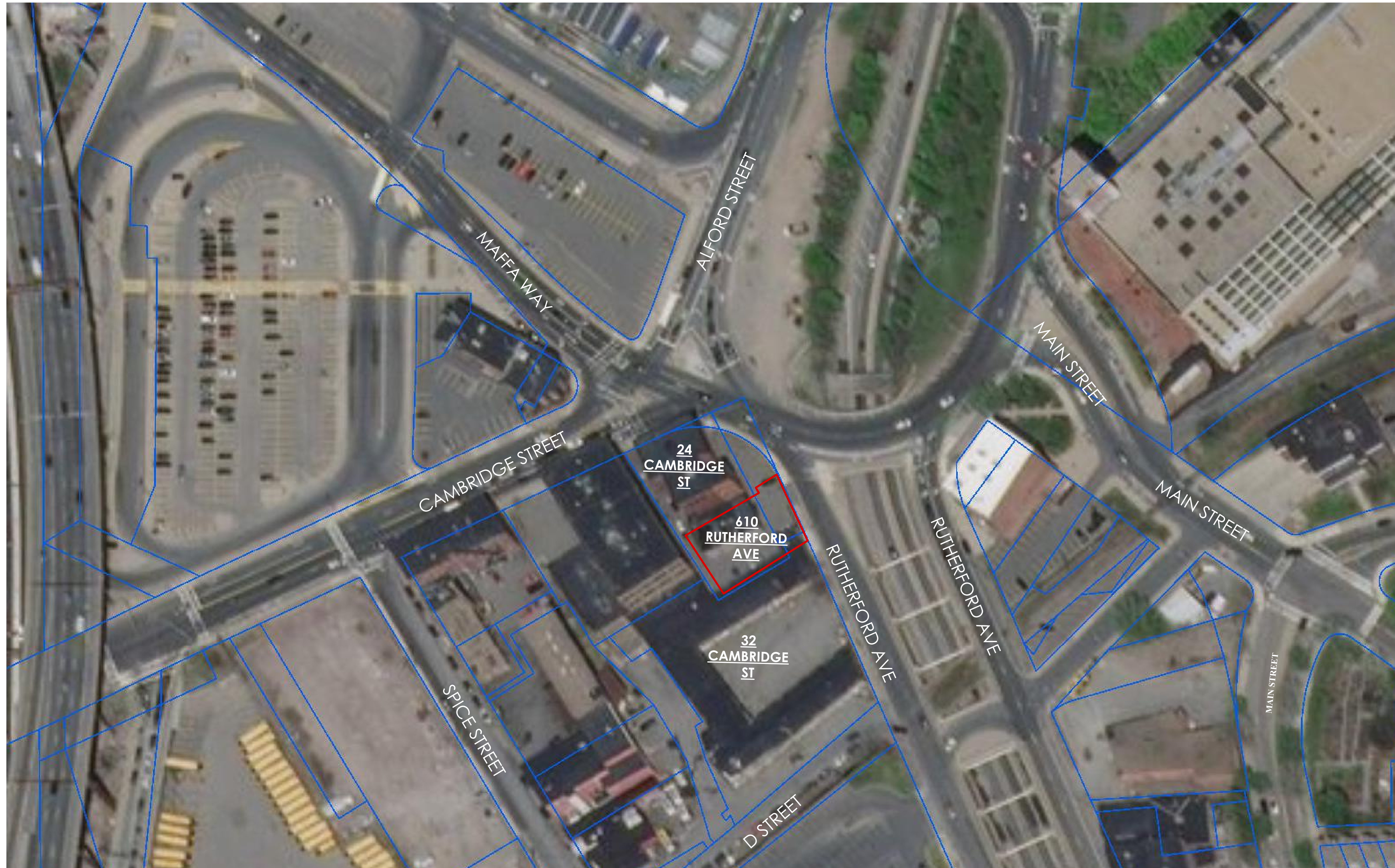
**Verdant Landscape Architecture
318 Harvard Street
Suite 25
Brookline, MA 02446**

MEP Engineers:

**Verne G. Norman Associates, Inc.
210 Winter Street
Suite 301
Weymouth, MA 02188
781-335-4200**

Structural Engineer:

**Spruhan Engineering, LLC
Edmond Spruhan
Newton, MA
617-816-0722**



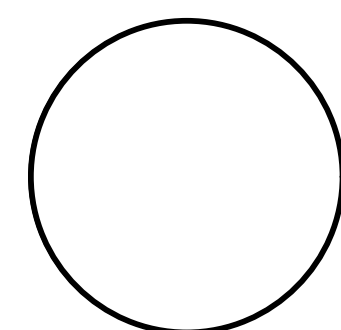
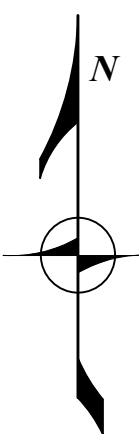
**Proposed
Development**

**610
Rutherford Avenue
Charlestown, MA**

OWNER

architects
mcKay

35 Bryant Street
Dedham, MA 02026
ph. 781.326.5400
www.mckayarchitects.net



REV #	DATE	ISSUANCE

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

Locus Map

JOB NO

0206

DATE

06.21.18

DWG BY

EAL

CKD BY

MLM

SCALE

1" = 80'-0"

L-1.2

1 Locus Map
L-1.2 1:840



SITE

RCM

SPECIALLY
DESIGNED

THE WAY
TO THE
CLARK

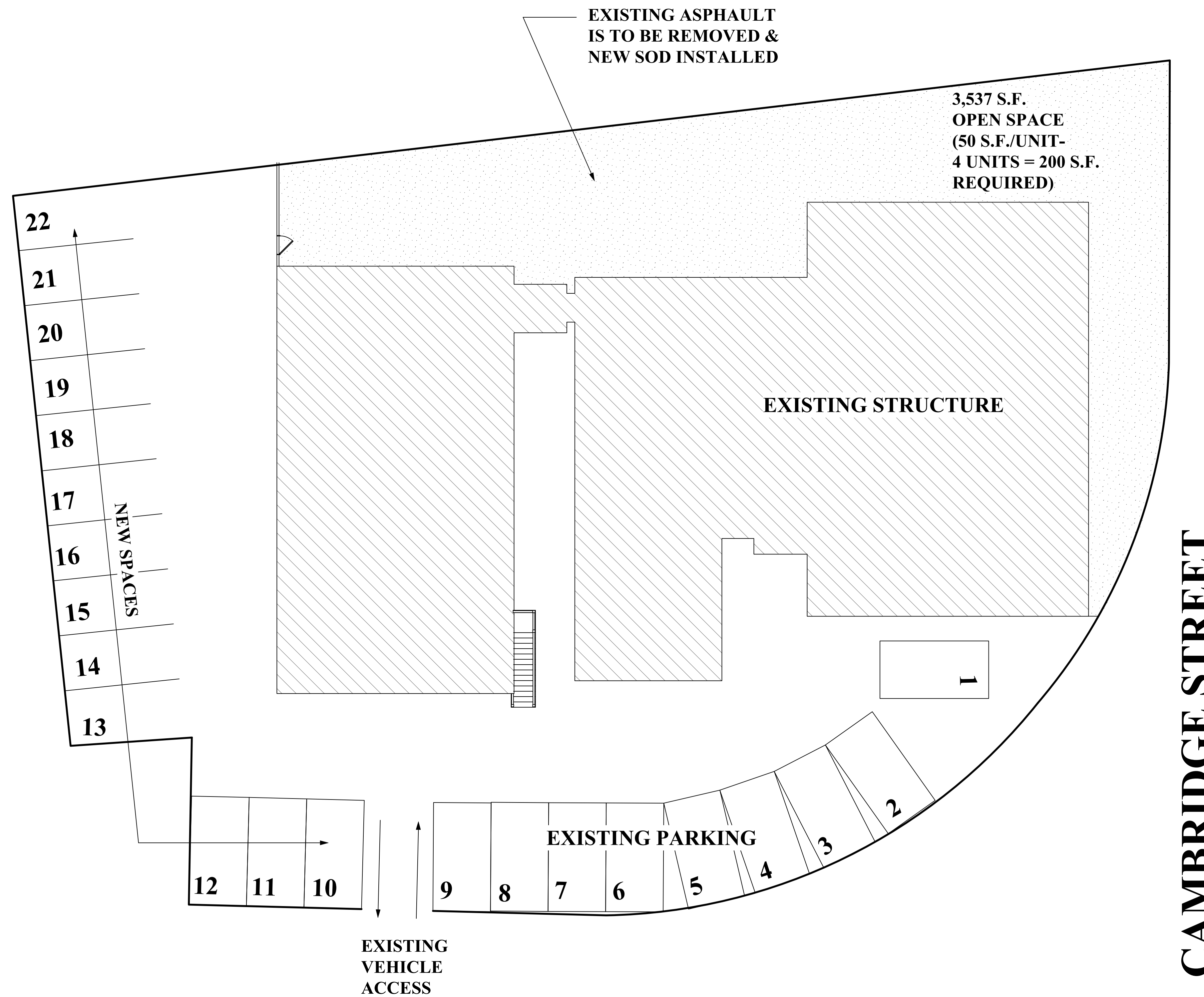
LEADING
IN

JUVO

EXP-POST

ecovent
Tribute





1 Parking Plan
L-1.1 Scale: 1" = 10 ft

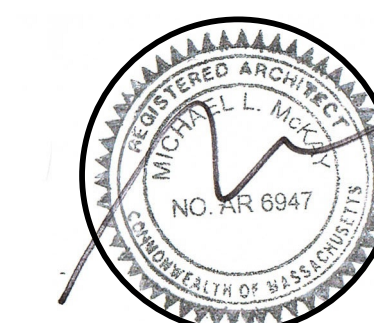
PARKING SUMMARY:	
EXISTING RELIGIOUS CENTER / OFFICE :	2.0 SPACES PER 1,000 SF
7,661 SF DIVIDED BY 1,000 =	7.6 X 2= 15.2 SPACES REQUIRED
RESIDENTIAL USE:	1.5 SPACES PER UNIT: 4 UNITS X 1.5 = 6 SPACES REQUIRED
TOTAL REQUIRED:	21.2 (22 SPACES)
	22 PROVIDED

Renovations to:
24
Cambridge Street
Charlestown, MA

OWNER

architects
mckay

34 Bryant Street
Dedham
MA, 02026
ph: 781.328.5400
www.mckayarchitects.net



REV #	DATE	ISSUANCE
1	6.23.14	
2	8.14.14	
3	8.25.14	
4	10.09.14	

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Parking Plan

JOB NO	0002
DATE	6.24.14
DWG BY	SV
CKD BY	MLM
SCALE	1"=10'-0"

L-1.1

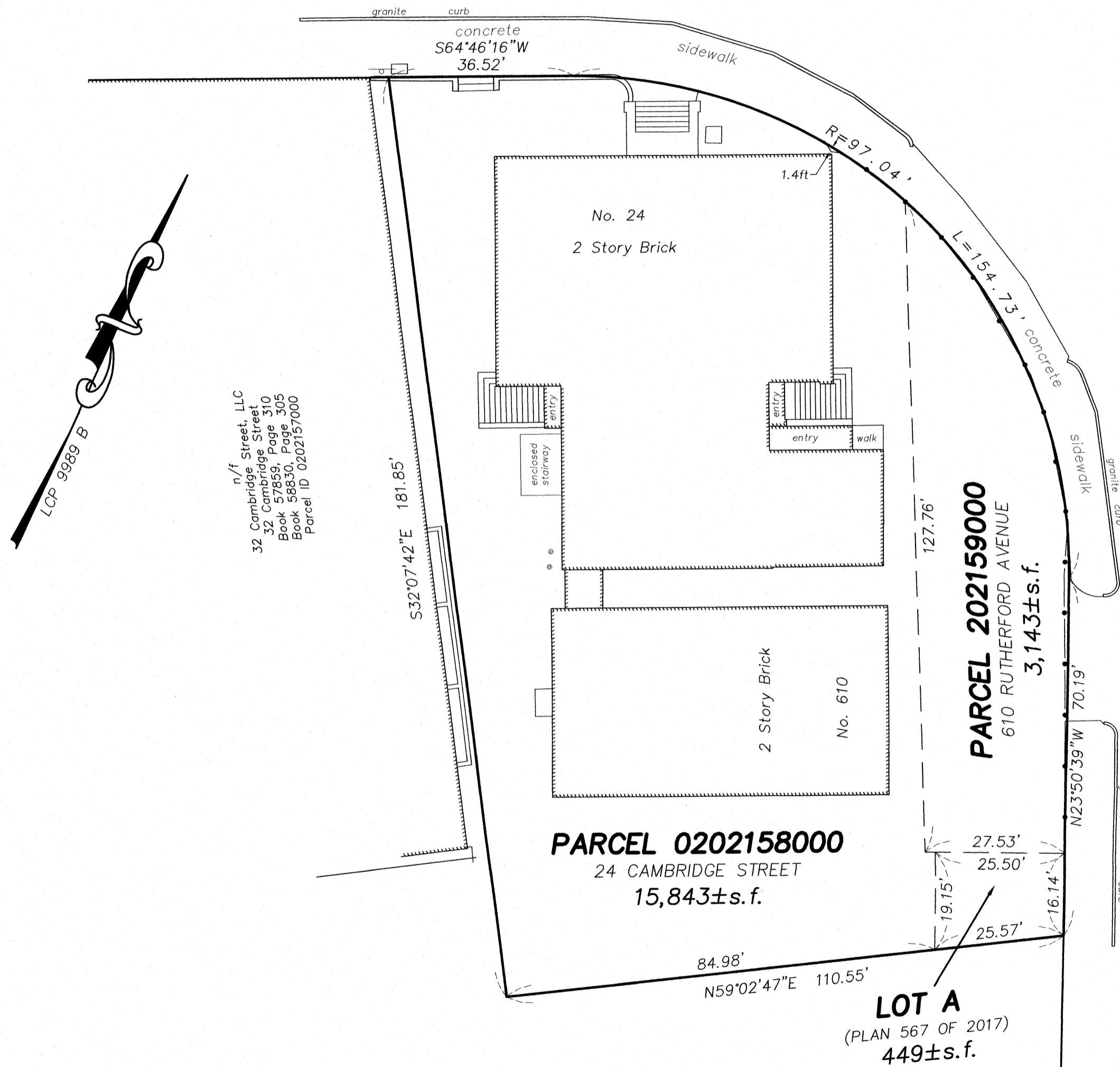
I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY BY OTTE & DWYER, INC.—LAND SURVEYORS ON JULY 31, 2013.

3/26/18 *[Signature]*

PROFESSIONAL LAND SURVEYOR
FOR OTTE & DWYER, INC.

CAMBRIDGE STREET

RUTHERFORD AVENUE



n/f
32 Cambridge Street, LLC
Book 57859, Page 310
Book 58830, Page 305
Parcel ID 0202157000

n/f
32 Cambridge Street, LLC
572 Rutherford Avenue
Book 57859, Page 310
Parcel ID 0202160000

GENERAL NOTES

OWNER OF RECORD: 24 CAMBRIDGE STREET, LLC
6 SPRICE ST #10, CHARLESTOWN, MA 02129

DEED REFERENCE: BOOK 52617, PAGE 24 / C.O.T. 130753
BOOK 58830, PAGE 303

PLAN REFERENCE: BOOK 7033, PAGE 129
L.C.P. 16221A & L.C.P. 9989B
1950 CITY OF BOSTON L.O. 11241
PLAN No. 567 OF 2017

TAX MAP REFERENCE: PARCEL ID 0202158000 & 202159000

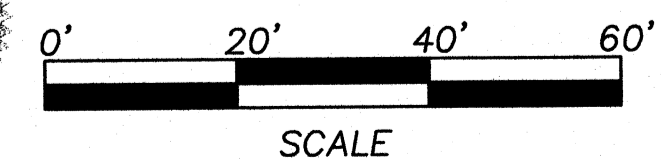
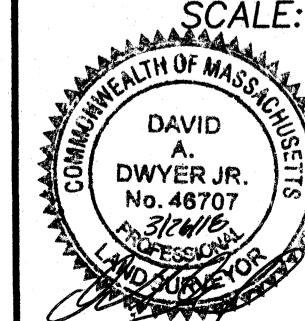
ACCORDING TO THE F.E.M.A. MAP FOR SUFFOLK COUNTY, MAP No. 25025C0014G DATED SEPTEMBER 25, 2009 THE PARCEL(S) FALLS IN AN AREA CLASSIFIED AS ZONE "X"(not in flood)

CERTIFIED PLOT PLAN
24 CAMBRIDGE STREET
610 RUTHERFORD AVENUE
BOSTON, MASS. 02129
PREPARED FOR
24 CAMBRIDGE STREET, LLC
BY
OTTE & DWYER, INC.
LAND SURVEYORS

WWW.OTTEDWYER.COM

59 APPLETON STREET
P.O. BOX 982
SCALE: 1"=20'

SAUGUS, MA 01906
(781)233-8155
MARCH 26, 2018



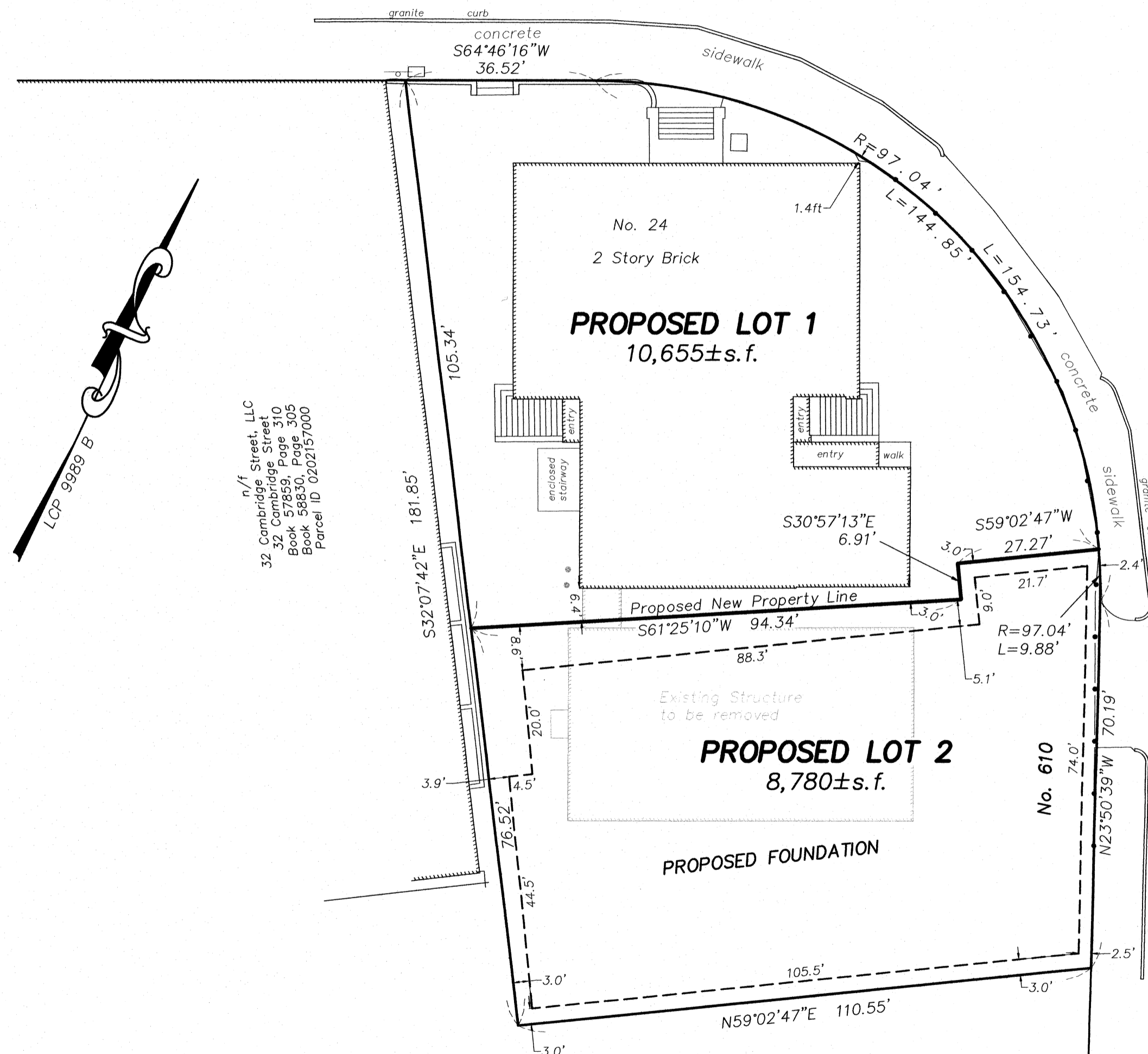
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NOTE:
THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED FOUNDATION AND A PROPOSED SUBDIVISION OF EXISTING PARCELS INTO LOTS 1 AND 2. THIS IS NOT A SUBDIVISION PLAN.

CERTIFIED PLOT PLAN
SHOWING PROPOSED FOUNDATION
24 CAMBRIDGE STREET
610 RUTHERFORD AVENUE
BOSTON, MASS. 02129

PREPARED FOR
24 CAMBRIDGE STREET, LLC

BY
OTTE & DWYER, INC.
LAND SURVEYORS

WWW.OTTEDWYER.COM

59 APPLETON STREET

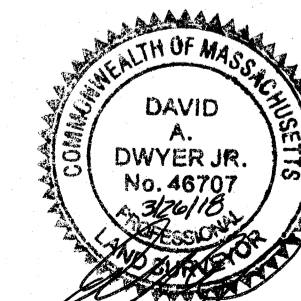
P.O. BOX 982

SCALE: 1"=20'

SAUGUS, MA 01906

(781)233-8155

MARCH 26, 2018



A horizontal scale bar with markings at 0, 20, 40, and 60 feet.

SCALE

JN. 11592-2018



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

Sean Lydon
Inspector of Buildings

JOHN MACLETCHIE
6 SPICE STREET #10
CHARLESTOWN, MA 02129

April 26, 2018

Location: 610 RUTHERFORD AVE CHARLESTOWN, MA 02129
Ward: 02
Zoning District: Charlestown Neighborhood
Zoning Subdistrict: LC
Appl. # : ERT814940
Date Filed: March 30, 2018
Purpose: combine parcel 0202158000- 15,843 square feet, parcel 202159000- 3,143 square feet and lot A- 449 square feet per Otte & Dwyer land survey dated 3/26/18. Subdivide said new parcel into proposed lot 1- 10,655 square feet and proposed lot 2- 8,780 square feet per Otte & Dwyer land survey dated 3/26/18. On proposed lot 2 demolish existing 2 story building known as 610 Rutherford Ave and erect new 23,890 square foot 22 unit building as per plans of McKay Architects dated 3/27/18. (ALT814975)

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 62, Section 11 **	Dimensional Regulations	Floor area ratio: EXCESSIVE
Article 62, Section 11 **	Dimensional Regulations	Height: EXCESSIVE
Article 62, Section 11 **	Dimensional Regulations	Usable open space: INSUFFICIENT
Article 62, Section 11 **	Dimensional Regulations	Rear yard setback: INSUFFICIENT
Article 62, Section 29 * **	Off-Street Loading Insufficient	Off street loading: INSUFFICIENT
Notes		Art.80E SECT.4 Small Project Review Applicability. Art.85 Sect. 4 Demolition Delai

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.

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.



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

May 21, 2018

John Macletchie
6 Spice Street #10
Charlestown, MA 02129

NOTICE OF PRELIMINARY DETERMINATION

Re: Application #18.1285D2360
Review of proposed demolition of the existing masonry structure at 24R Cambridge Street/610 Rutherford Avenue in Charlestown, MA 02129

Dear Mr. Macletchie:

The Boston Landmarks Commission staff have determined **the existing masonry structure at 24R Cambridge Street/610 Rutherford Avenue in Charlestown, MA 02129** is not significant under the Criteria for determining significance in Section 85-5.3 (a-e) of the Demolition Delay Ordinance (Article 85, Chapter 665 of the Acts of 1956 as amended). No further review by the Boston Landmarks Commission under Article 85 is required. If you have any questions regarding this decision, please contact me at 617-635-3850.

Please provide a copy of this determination to Inspectional Services Department when applying for a demolition permit. Thank you for your cooperation in this matter.

Sincerely,

Todd Satter
Staff Architect
Boston Landmarks Commission

cc: Commissioner of Inspectional Services
Mayor's Office of Neighborhood Services

Proposed Project Overview

Project Name:	610 Rutherford Avenue
Address:	610 Rutherford Avenue, Charlestown, MA 02129
Project Description:	Demolition of the existing two (2) story residential building followed by the construction of twenty Two (22) units of housing with parking onsite for nineteen (19) vehicles, twelve (12) bicycle parking spaces and Loading zone with temporary parking and drop off area.
Lot / Site Area:	8,780 square feet
No. of Dwelling Units:	22 Units (9) One Bedroom, (11) Two Bedroom and (2) Three Bedroom Units

Gross Floor Area

Basement:	650 square feet (Mechanical)
Ground Floor:	715 square feet (excludes parking)
Floor Two:	6,410 square feet
Floor Three:	6,410 square feet
Floor Four:	6,410 square feet
Floor Five:	5,505 square feet
FAR Square Footage:	25,450 Gross Square Feet
Floor Area Ratio:	2.89

Unit Configurations

One Bedroom:	9
Two Bedrooms:	11
Three Bedrooms:	2
Height:	56'-10"

Stories:	5
Parking Spaces:	19
Zoning District:	Article 62, Charlestown – Local Convenience (“LC”)
Variances:	Height, FAR, Rear Yard Setback, Open Space, Parking

i. Proposed Project

The site located at 610 Rutherford Avenue, on one (1) parcel of land, totaling approximately 8,780 square feet (the “Project Site”). The Project Site sits on the west side of Rutherford Avenue at the intersection of Rutherford Avenue and Cambridge Street in Charlestown, MA. Currently the site is a Two (2) story building housing a four unit residential use with an adjacent surface parking that occupies approximately 75% of the total Project Site area. The Project Site is completely impervious, containing no open space and is dedicated to a residential use in a building that detracts from the redevelopment of Sullivan Square.

The proposed development calls for razing the current structure, removing the asphalt parking lot and creating a new, attractive and energy efficient building that will enliven and visually enhance what is the primary gateway corridor to Boston. The revitalization of the Project Site consists of a five-story residential building, containing twenty two (22) dwelling units and nineteen (19) parking spaces. The twenty two (22) units will consist of nine (9) one bedroom units, eleven (11) two bedroom units and two (2) three bedroom units. All of the nineteen (19) parking spaces and loading /drop off area are located internally to the building, at grade, concealed behind an active street wall and accessed via an existing curb cut off Rutherford Avenue. (Collectively, the “Proposed Project”).

The Proponent of the Proposed Project is Gray MacLetchie, Principal Owner of 610 Rutherford Avenue, LLC and GrayMac Properties, Inc. of Charlestown. GrayMac Properties has redevelopment numerous sites in Charleston and Downtown Boston over the past 25 years.

ii. The Neighborhood and Project Location

The Proposed Project is located on Rutherford Avenue at the western corner of the intersection of Rutherford Avenue and Cambridge Street in the Charlestown Neighborhood of Boston. The Proposed Project is located at the northern end of Rutherford Avenue adjacent to Sullivan Square and the Somerville border. It abuts a new 170 unit apartment building and existing office building. The site is within walking distance of the Sullivan Square MBTA station and nearby retail uses

iii. Development Context

The Proposed Project will contain twenty two (22) residential units of housing, consisting of nine (9) one bedroom units, eleven (11) two bedroom units and two (2) three bedroom units. The one bedroom units average approximately 720 square feet of Floor Area, Gross, the two bedroom units average approximately 1,046 square feet of Floor Area, Gross and the three bedroom units average approximately 1,245 square feet of Floor Area, Gross. Second Level units facing the South will have individual balconies. The Fifth level units will also have individual balconies and there is a 700 sf common roof deck with 565 sf common area with kitchenette.

Per BPDA Zoning Map, the site is located in the Charlestown Neighborhood District, the Proposed Project is located within the Local Convenience Subdistrict "LC". Based on the attached design the proposed project requires several variances from the City of Boston's Zoning Board of Appeals.

iv. Urban Design Context

The project has been designed to be consistent with the intent of the Local Convenience District. The 22 residential condominium units will provide added vitality to the neighborhood with home ownership option. The new 170 unit project currently under construction adjacent to the property are rental units. The parking is located on site with the all of the spaces under the proposed building. The project site will be developed with appropriate design and site improvements to provide proper public safety and functionality. The building has been designed responding to a more commercial level of detail versus a residential "gabled" structure. We designed the building to fit within the context of the neighboring industrial designed buildings.

v. Proposed Project Benefits

- a. **New Housing Units.** These units will be very attractive to those seeking the diverse neighborhood within the urban context of Boston. Additional housing is a priority in the city and the Proponent seeks to modestly fill this need with a project that builds upon the other redevelopment projects that have begun re-shaping this Sullivan Square. In addition this project will provide much needed home ownership option versus rental housing.

- b. Site Enrichment – the Proposed Project will transform the current use into an eighteen hour residential use, enlivening the retail uses in Sullivan Square and adding to the overall fabric of the district.
- c. Enlivened Edge – the Proposed Project will enliven the corner of Rutherford Avenue and Cambridge Street with a new edge of attractive architecture.
- d. Job Creation & Taxes – the Proposed Project will be a job creator both during and after construction. In addition to jobs, the Proposed Project will be increasing the city’s tax base with the inclusion of twenty two (22) condominium units of housing.

vi. Affordable Housing

The proposed project will comply with the City’s Inclusionary Development policy; 15% of the units will be affordable with the unit mix and locations to be coordinated with City Agencies.

vii. Project Cost and Schedule

The proposed project is anticipated to cost \$5,500,000. The construction period will be approximately 14 months and pending receipt of all necessary permits and approvals, construction is anticipated to commence in early November, 2018.

viii. Zoning Analysis

610 Rutherford Avenue

New Construction – 22 Residential Dwelling Units – 19 Parking Spaces

Zoning District: Local Convenience “LC”

Lot Area: 8,780 square Feet

	Defined Term	Required By Code	Existing Condition	Proposed Project
1.	Minimum Lot Size	None	8780 sf	8,780sf
2.	Minimum Lot Area for Additional Dwelling Unit	N/A	N/A	N/A
3.	Minimum Lot Width (feet)	None	N/A	N/A
4.	Maximum Floor Area Ratio (FAR)	2.0	0.55 approx.	2.89
5.	Maximum Building Height	35 feet	24’ approx.	56’-10”
6.	Minimum Open Space Per Dwelling Unit	50sf per Unit 1,100 sf	N/A	1050 sf

7.	Minimum Front Yard	None	None	None
8.	Minimum Side Yard	None	N/A	N/A
9.	Minimum Rear Yard	20 feet	18 feet	7 Feet
10.	Minimum Off-Street Parking	2.0 per dwelling unit	N/A	19 spaces (.86 parking ratio)
11.	Use	LC	MFR	MFR

Floor Area Calculation $25,450/8780 = 2.89$

Off Street Parking Calculations $.86 \text{ per dwelling unit} \times 22 \text{ units} = 19 \text{ parking spaces}$

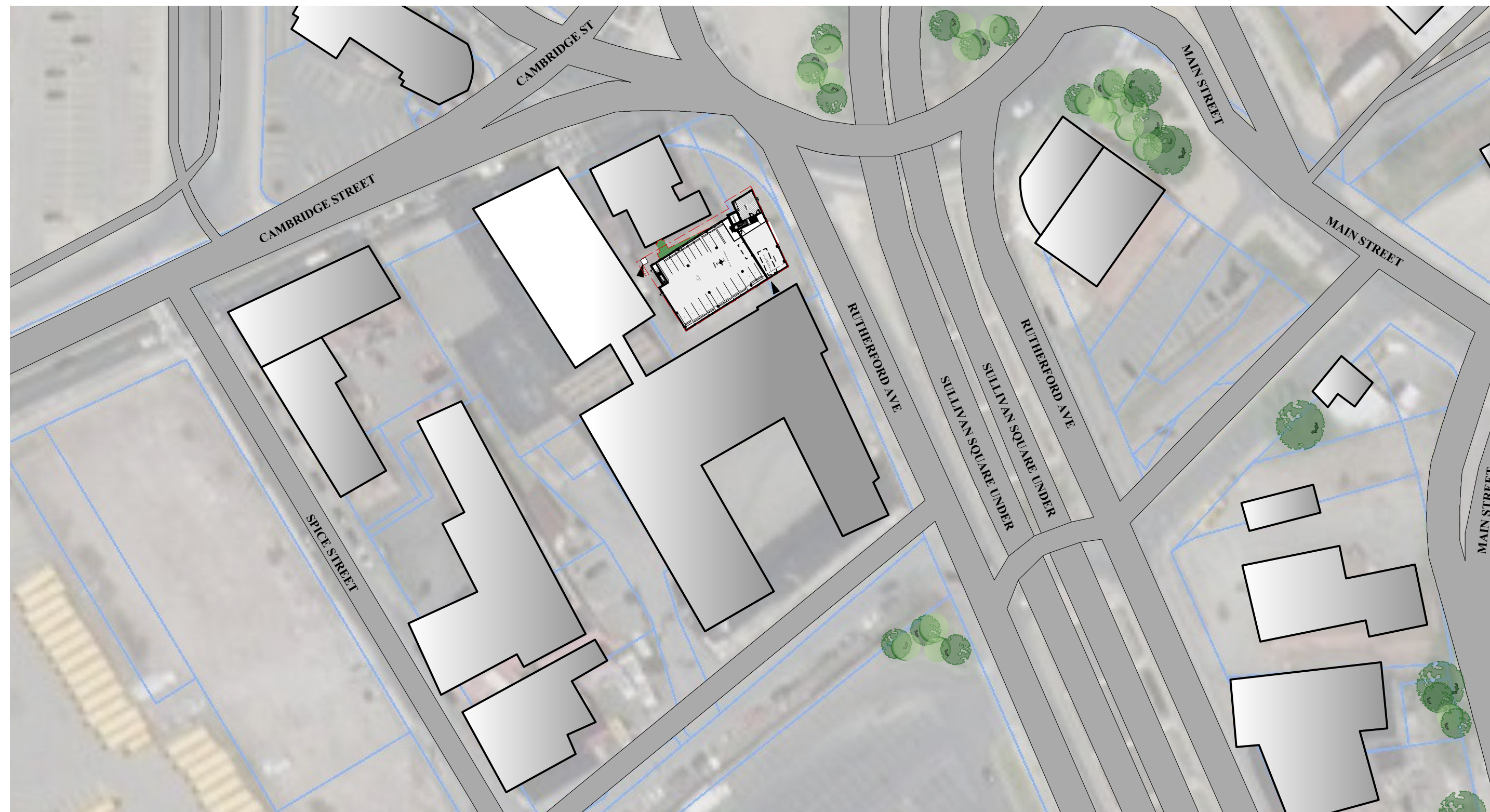
Exhibit A

BPDA Zoning Map

610 RUTHERFORD AVENUE

Proposed Development
610 Rutherford Avenue
Charleston, Massachusetts

Developer:
610 Rutherford Ave, LLC
6 Spice Street, Suite 10
Charleston, MA 02129
617-241-9899



1 Site Plan
L-1.1 1" = 100 ft

ZONING SUMMARY

LOCAL CONVENIENCE ZONING DISTRICT

ZONING DISTRICT LC- Local Convenience

DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED	CONFORMING
MULTI FAMILY USE	Allowed		Yes
LOT SIZE	None	8,780 sf	Yes
LOT FRONTAGE	None		Yes
LOT AREA PER UNIT	None		Yes
LOT WIDTH	None		Yes
FLOOR AREA RATIO	2.0 (17560 sf)	2.89 (23890 sf)	No
BUILDING HEIGHT	35 Feet	56' - 10"	No
MIN. USABLE OPEN SP.	50sf/ unit (22x5= 1100 sf)	1,050 sf	No
FRONT YARD	None (Modal)	Modal	Yes
RIGHT SIDE YARD	0 Feet	3' -0"	Yes
LEFT SIDE YARD	0 Feet	3' -0"	Yes
REAR SIDE YARD	20 Feet	3' -0"	No
PARKING	2 Space/unit 2x22=44 Spaces	19 Spaces	No

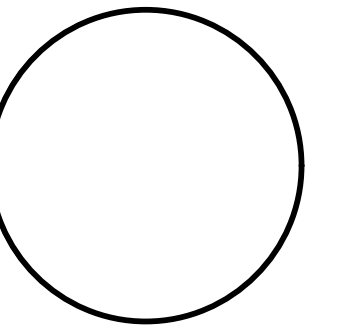
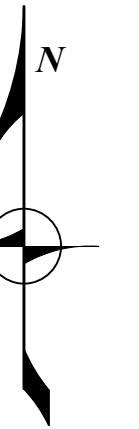
Proposed Development

610 Rutherford Avenue
Charlestown, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026
ph. 781.326.5400
www.mckayarchitects.net



REV #	DATE	ISSUANCE

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

Site Plan

JOB NO
0206
DATE
06.21.18
DWG BY
EAL
CKD BY
MLM
SCALE
1" = 100'-0"

L-1.1



*Proposed Development
610 Rutherford Ave.
Charlestown Mass.
May, 2018*

View From Rutherford Avenue



SUMMARY
PARKING FOR 18 CARS

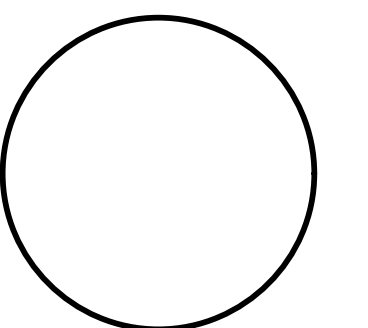
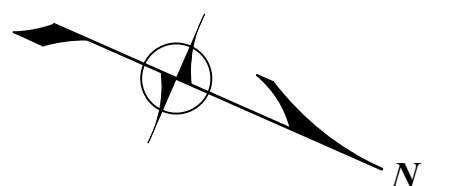
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 Charlestown, MA**

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**Ground Floor
 Plan**

JOB NO

0206

DATE

06.04.18

DWG BY

RJM

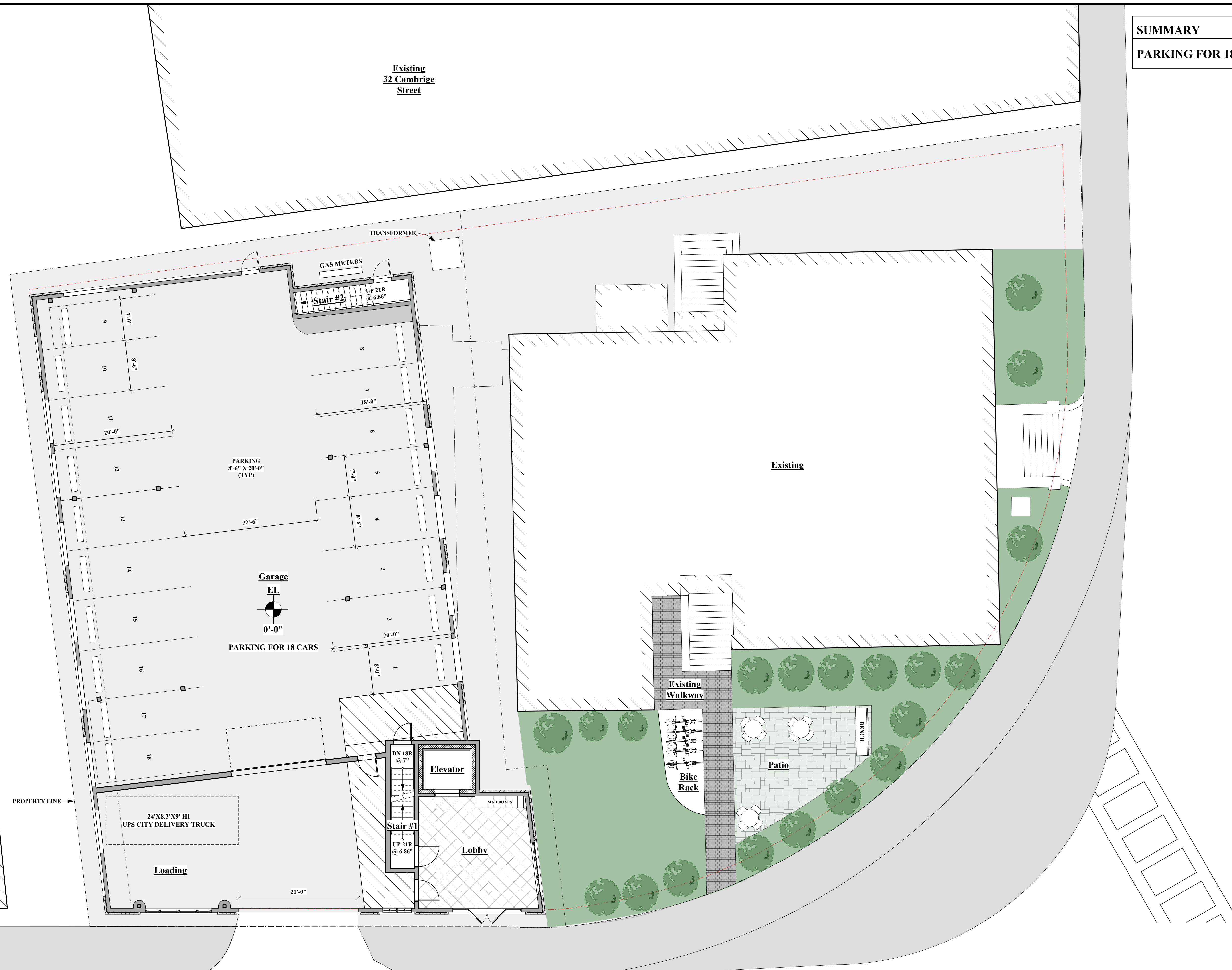
CKD BY

MLM

SCALE

1/8" = 1'-0"

A-1.1



1 Landscaping Plan 7,267 GSF
 A-1.1A 1/8" = 1'-0"

32 Cambridge Street

Existing
 32 Cambridge Street

PROPERTY LINE

24'X8.3'X9' HI
 UPS CITY DELIVERY TRUCK

Loading

Elevator

Stair #1

Lobby

Existing Walkway

Bike Rack

Patio

BENCH

Existing

TRANSFORMER

GAS METERS

Stair #2

UP 21R @ 6.86"

Garage

EL

0'-0"

PARKING FOR 18 CARS

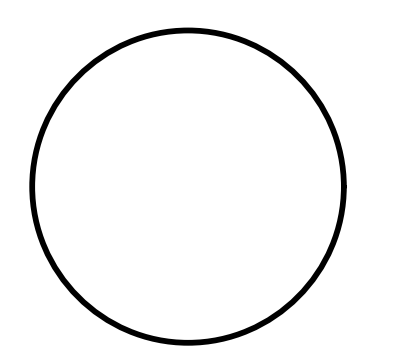
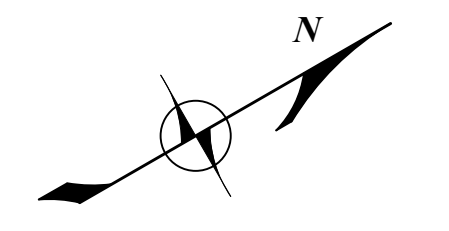
PARKING
 8'-6" X 20'-0" (TYP)

Proposed
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Rutherford Avenue
Charlestown, MA

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ph. 781.326.5400
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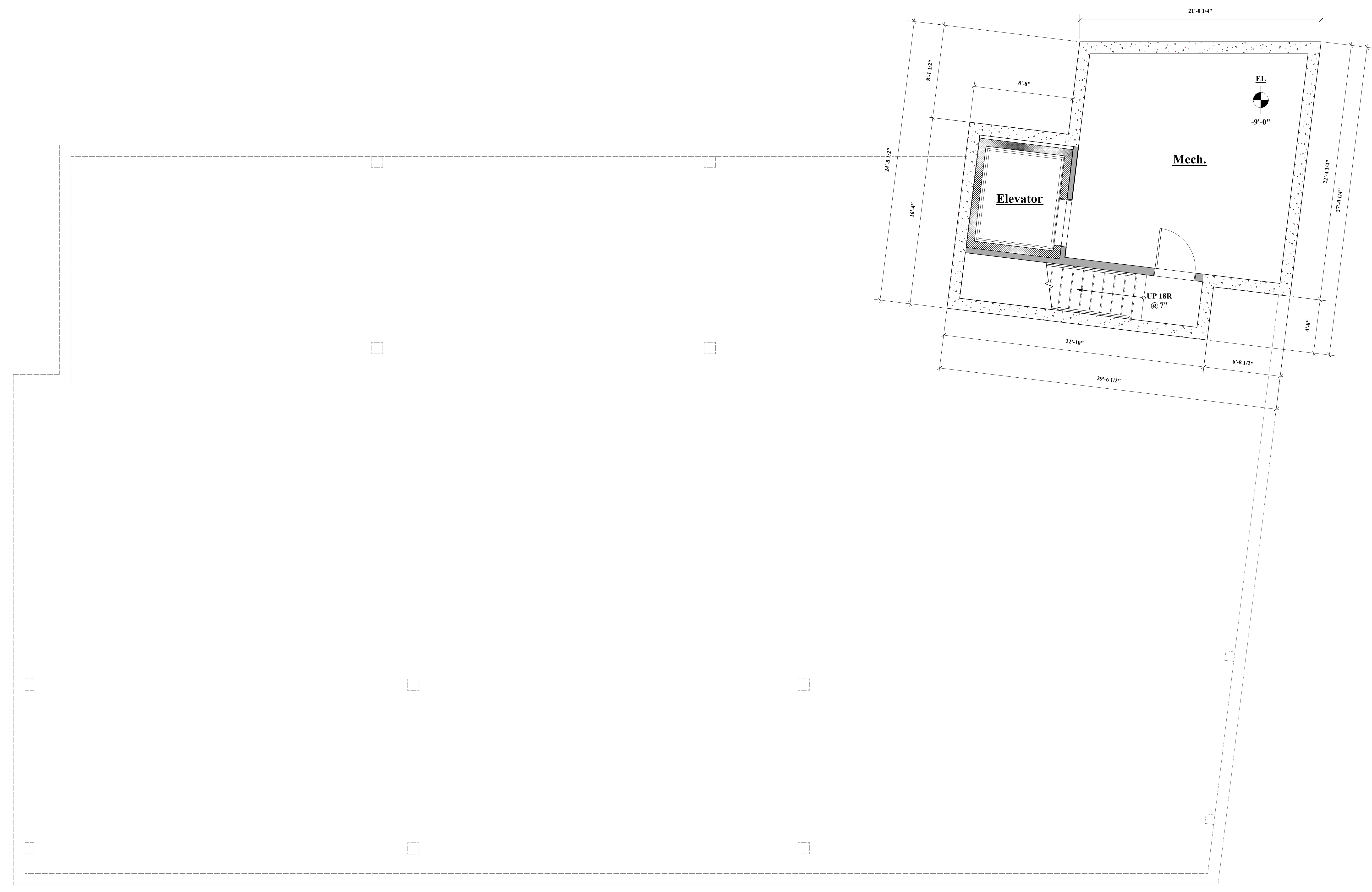
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**Basement Floor
Plan**

JOB NO	0206
DATE	07.06.18
DWG BY	RJM
CKD BY	MLM
SCALE	1/4" = 1'-0"

A-1.1

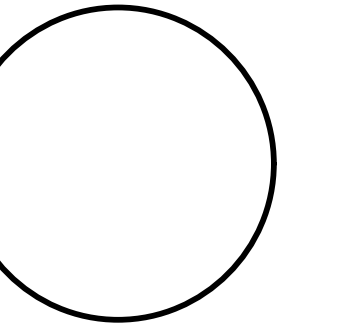
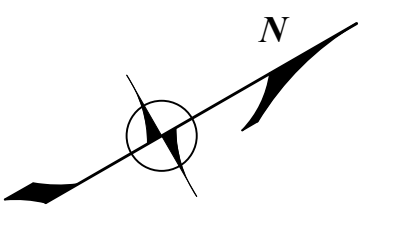


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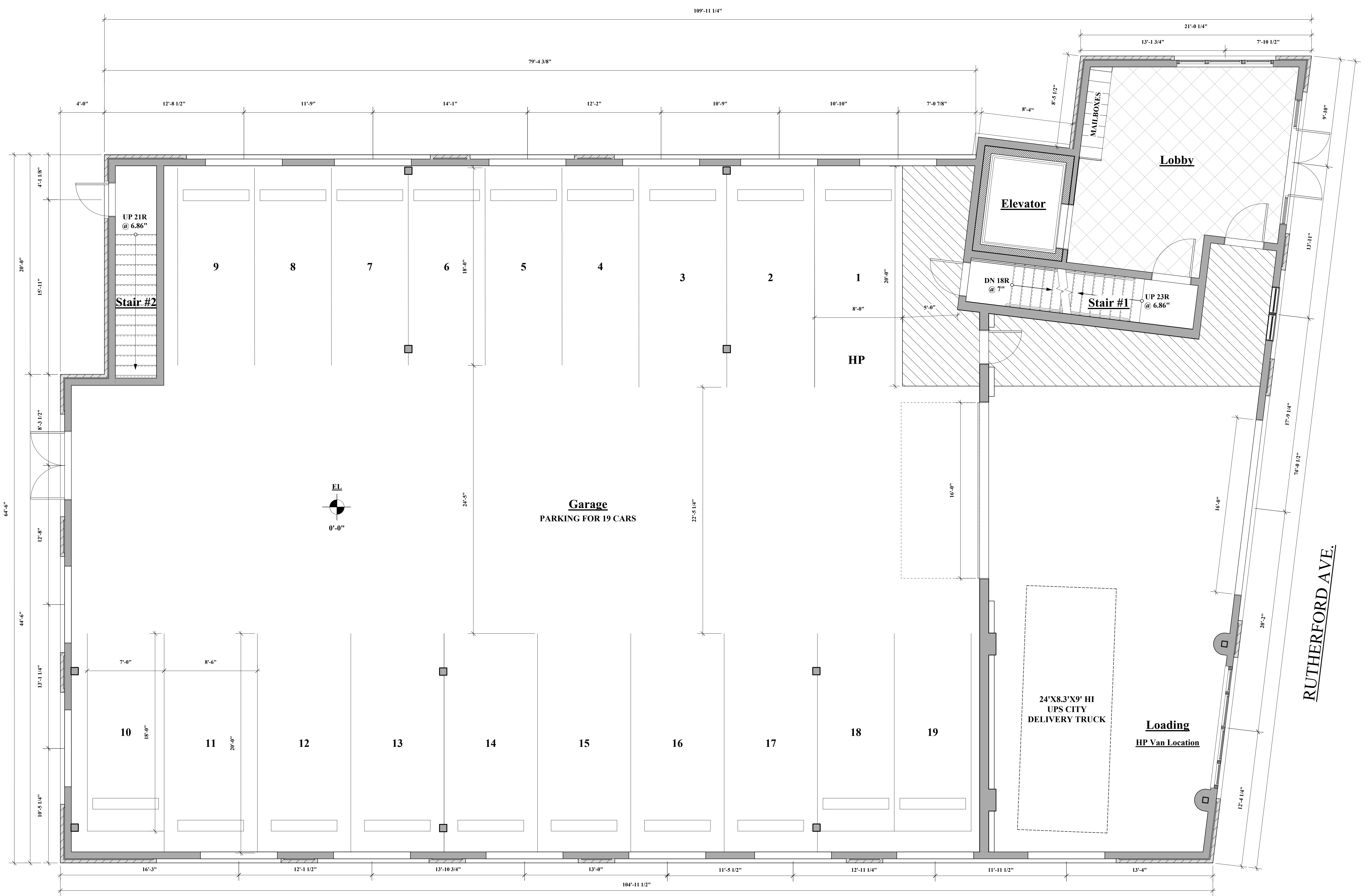
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**Ground Floor
Plan**

JOB NO	0206
DATE	07.06.18
DWG BY	RJM
CKD BY	MLM
SCALE	1/4" = 1'-0"

A-1.2



1 Ground Floor Plan
1/4" = 1'-0"

**Proposed
Development**

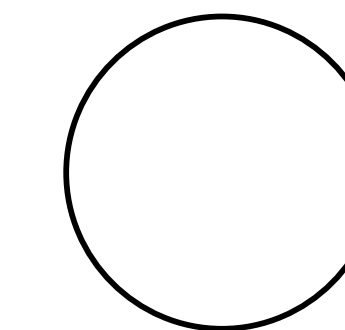
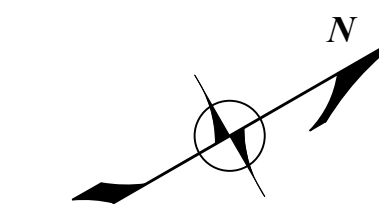
**610
Rutherford Avenue
Charlestown, MA**

SUMMARY

SECOND FLOOR	(2) 1 BR UNITS (4) 2 BR UNITS
THIRD FLOOR	(3) 1 BR UNITS (2) 2 BR UNITS (1) 3 BR UNITS
FOURTH FLOOR	(3) 1 BR UNITS (2) 2 BR UNITS (1) 3 BR UNITS
PENTHOUSE	(1) 1 BR UNITS (3) 2 BR UNITS
TOTAL	(22) UNITS

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**Second Floor
Plan**

JOB NO	0206	A-1.3
DATE	07.06.18	
DWG BY	RJM	
CKD BY	MLM	
SCALE	1/4" = 1'-0"	



1 Second Floor Plan
A-1.3 1/4" = 1'-0"

Proposed Development

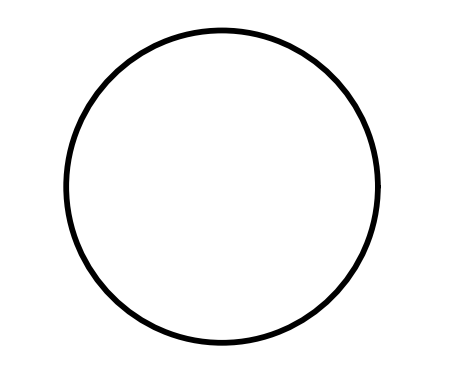
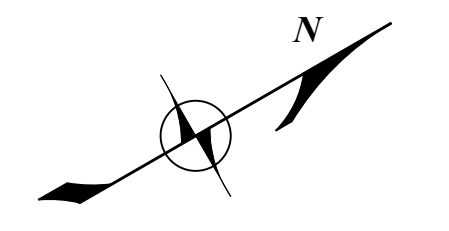
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SUMMARY

SECOND FLOOR	(2) 1 BR UNITS (4) 2 BR UNITS
THIRD FLOOR	(3) 1 BR UNITS (2) 2 BR UNITS (1) 3 BR UNITS
FOURTH FLOOR	(3) 1 BR UNITS (2) 2 BR UNITS (1) 3 BR UNITS
PENTHOUSE	(1) 1 BR UNITS (3) 2 BR UNITS
TOTAL	(22) UNITS

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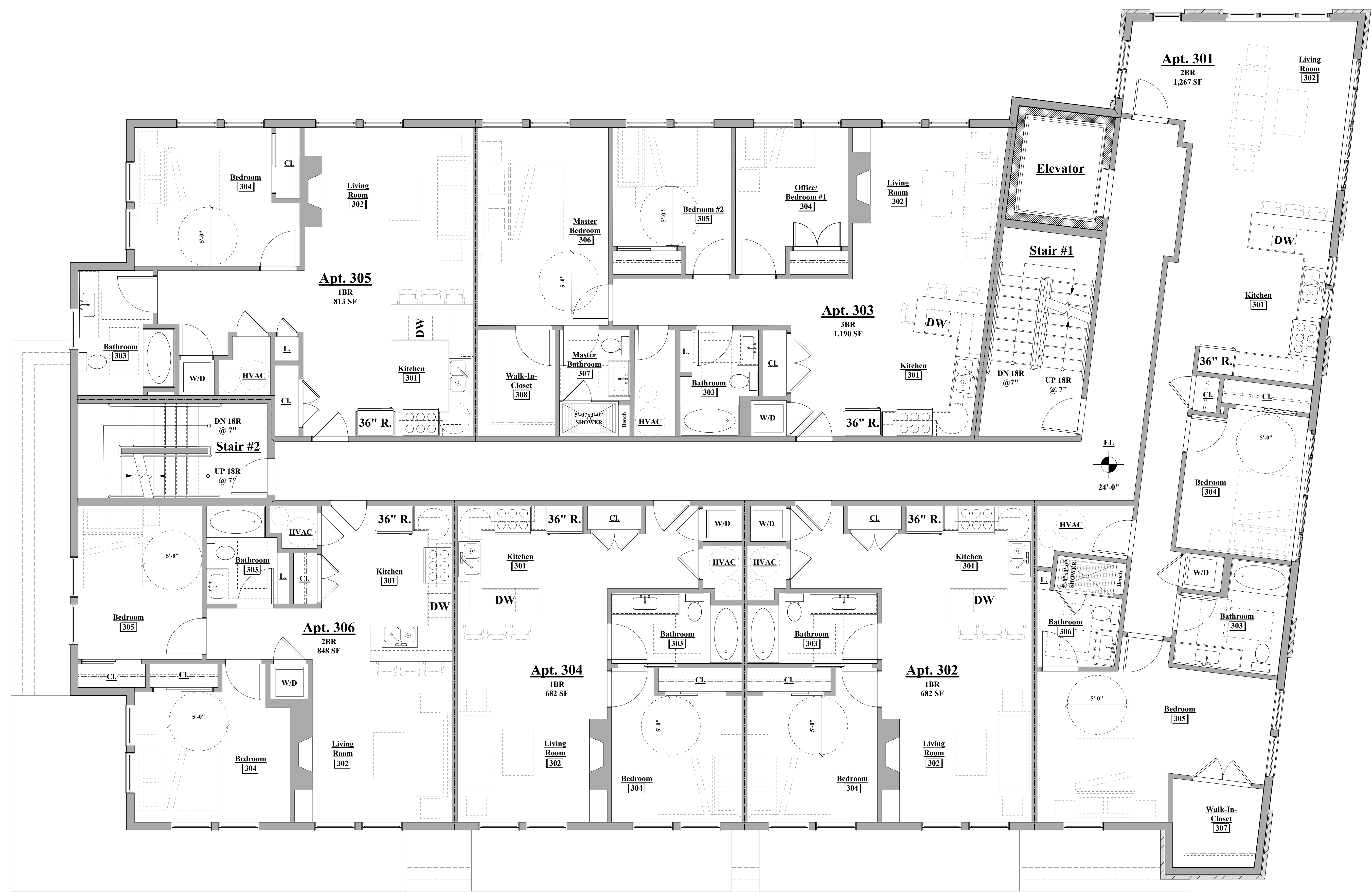


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Third Floor Plan

JOB NO	0206	A-1.4
DATE	07.06.18	
DWG BY	RJM	
CKD BY	MLM	
SCALE	1/4" = 1'-0"	



1 Third Floor Plan
A-1.4 1/4" = 1'-0"

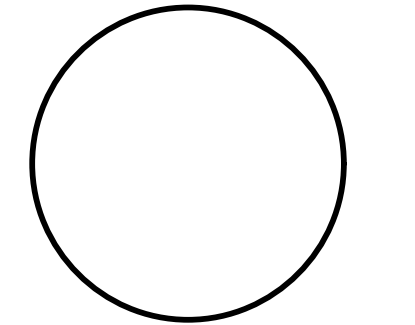
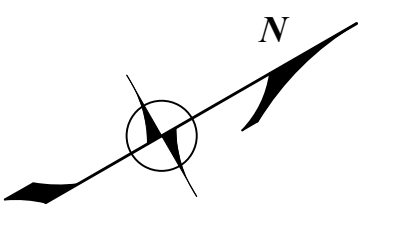
Proposed Development

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SUMMARY

SECOND FLOOR	(2) 1 BR UNITS (4) 2 BR UNITS
THIRD FLOOR	(3) 1 BR UNITS (2) 2 BR UNITS (1) 3 BR UNITS
FOURTH FLOOR	(3) 1 BR UNITS (2) 2 BR UNITS (1) 3 BR UNITS
PENTHOUSE	(1) 1 BR UNITS (3) 2 BR UNITS
TOTAL	(22) UNITS

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Fourth Floor Plan

JOB NO	0206	A-1.5
DATE	07.06.18	
DWG BY	RJM	
CKD BY	MLM	
SCALE	1/4" = 1'-0"	



1 Fourth Floor Plan
 A-1.5 1/4" = 1'-0"

Proposed Development

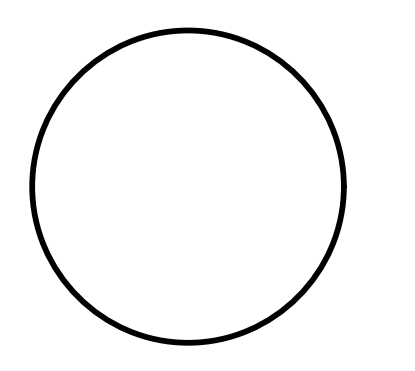
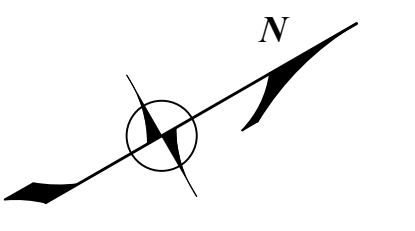
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SUMMARY

SECOND FLOOR	(2) 1 BR UNITS (4) 2 BR UNITS
THIRD FLOOR	(3) 1 BR UNITS (2) 2 BR UNITS (1) 3 BR UNITS
FOURTH FLOOR	(3) 1 BR UNITS (2) 2 BR UNITS (1) 3 BR UNITS
PENTHOUSE	(1) 1 BR UNITS (3) 2 BR UNITS
TOTAL	(22) UNITS

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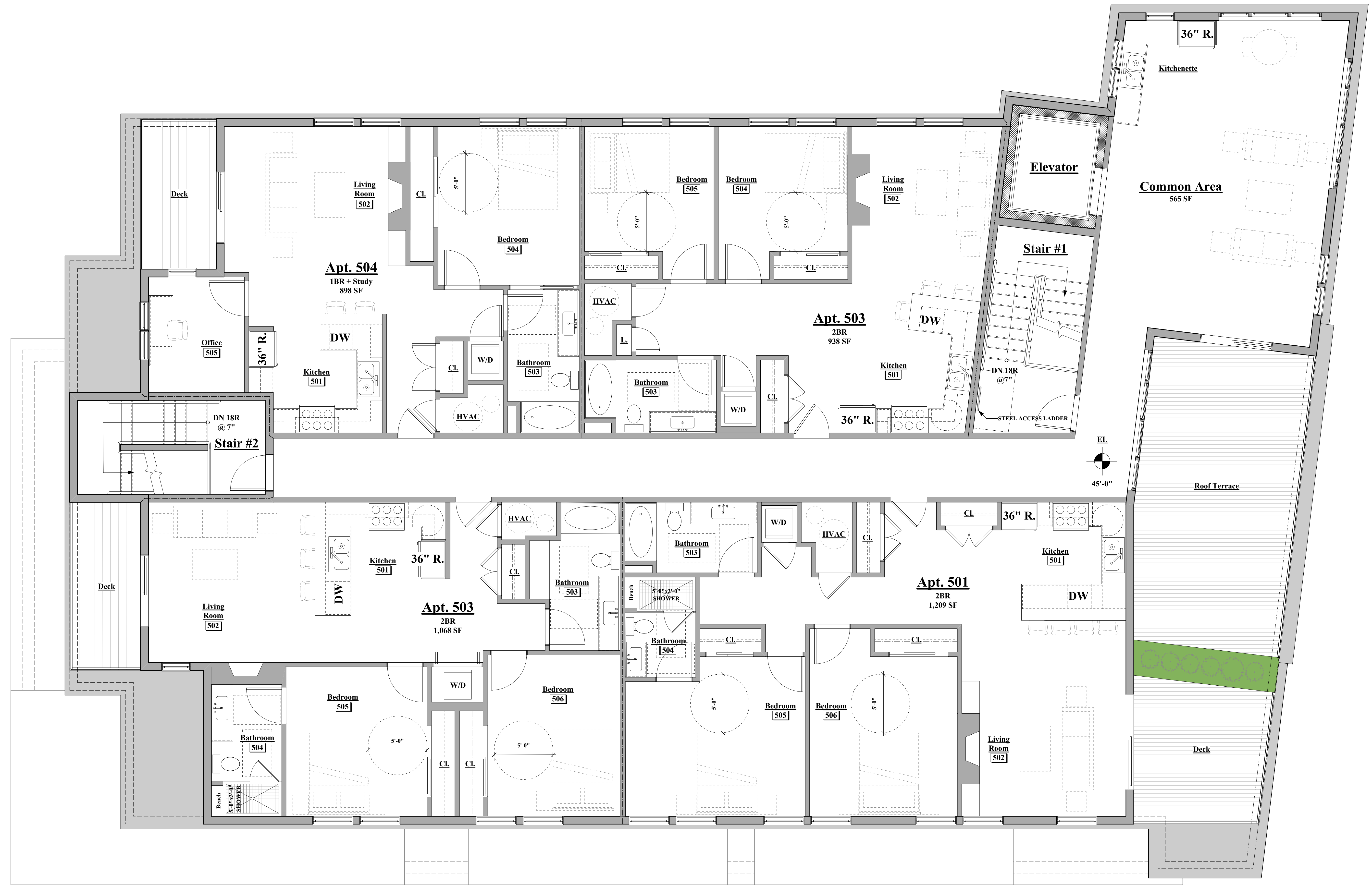
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Penthouse Floor Plan

JOB NO	0206
DATE	07.06.18
DWG BY	RJM
CKD BY	MLM
SCALE	1/4" = 1'-0"

A-1.6



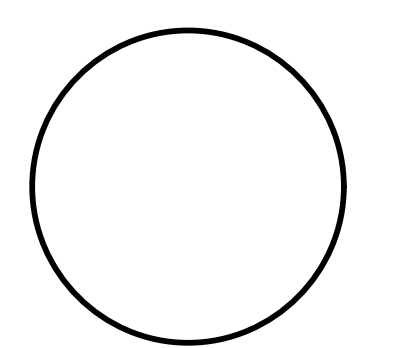
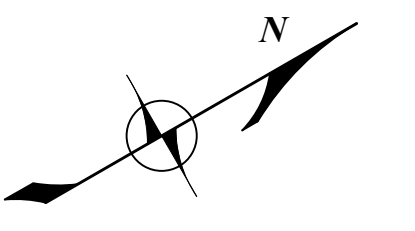
1 Penthouse Floor Plan
A-1.6 1/4" = 1'-0"

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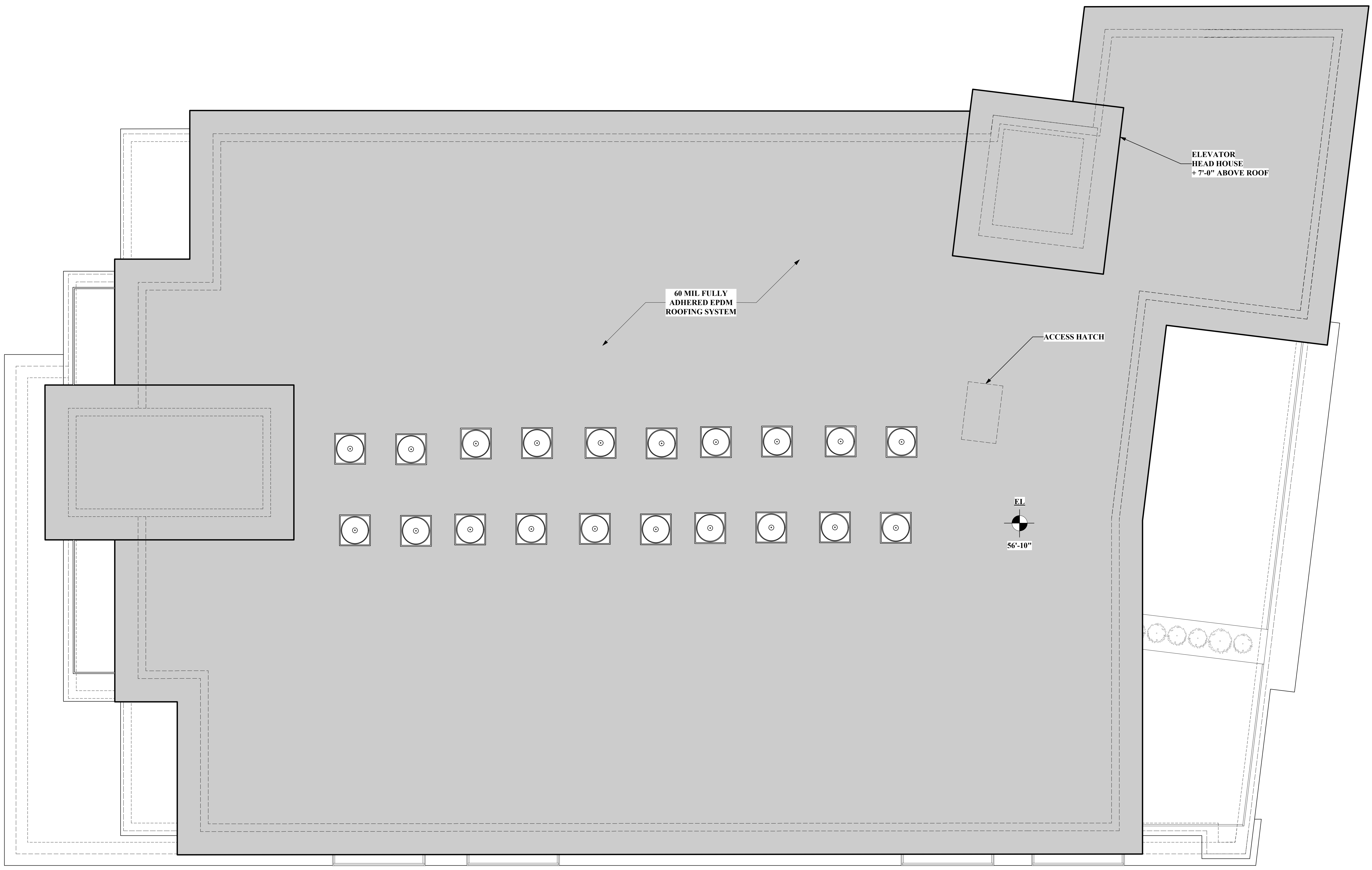
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Roof Plan

JOB NO	0206
DATE	07.06.18
DWG BY	RJM
CKD BY	MLM
SCALE	1/4" = 1'-0"

A-1.7





1 **Front Elevation**
A-2.1 1/8" = 1'-0"



2 **Left Side Elevation**
A-2.1 1/8" = 1'-0"

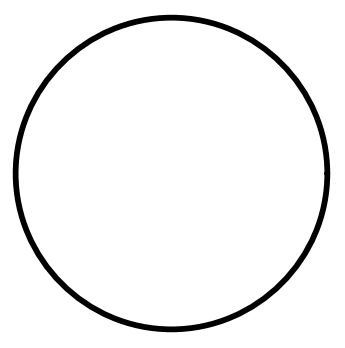
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Front & Left Side Elevations

JOB NO	0206	A-2.1
DATE	07.06.18	
DWG BY	RJM	
CKD BY	MLM	
SCALE	1/8" = 1'-0"	



1 **Rear Elevation**
A-2.2 1/8" = 1'-0"



2 **Right Side Elevation**
A-2.2 1/8" = 1'-0"

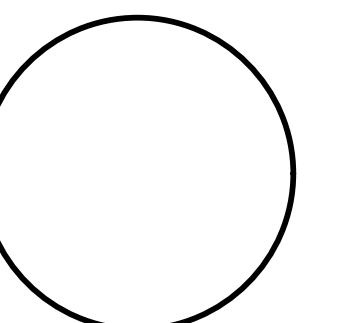
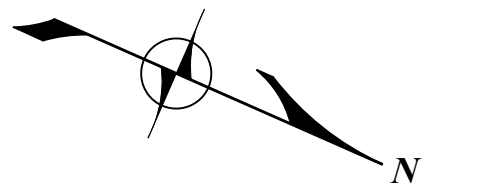
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REV #	DATE	ISSUANCE

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Rear & Right Side Elevations

JOB NO	0206
DATE	05.15.18
DWG BY	RJM
CKD BY	MLM
SCALE	1/8" = 1'-0"

A-2.2