



# ALLANDALE RESIDENCES

64 ALLANDALE STREET  
WEST ROXBURY, MASSACHUSETTS

APPLICATION FOR ARTICLE 80 SMALL PROJECT REVIEW  
BOSTON REDEVELOPMENT AUTHORITY  
JULY 13, 2015



**WONDERGROUP**  
REAL ESTATE DEVELOPMENT  
**MERGE ARCHITECTS**



Donald W. Wiest  
617.542.4874  
dwiest@daintorpy.com

July 13, 2015

Mr. Brian Golden  
Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Re: 64 Allandale Street, West Roxbury / Application for Article 80E Small Project Review

Dear Mr. Golden:

On behalf of Wonder Group LLC, I am pleased to submit the enclosed application under Section 80E of the Boston Zoning Code for the redevelopment of the property located at 64 Allandale Street in West Roxbury. This project will pursue an extremely ambitious sustainability agenda. As our city's first entirely net-zero neighborhood, it promises to be a national model for energy-efficient design, minimal environmental impacts, and resiliency.

The project site is centrally-located within Boston, close to major employers such as Faulkner Hospital and the Longwood Medical Area. This secluded parcel, which is largely shielded from view by its sloping terrain, comprises approximately two acres in area. It is therefore an ideal site for residential development. The proposed project consists of 16 new townhouses, to be built in five separate clusters, plus four units to be created in the existing home at the site. In total, the project is anticipated to contain approximately 44,481 square feet of gross floor area. The site will feature abundant open space, and will be extensively landscaped with predominantly native species. A series of bio-swales at the base of the property will manage and treat rainwater runoff. Rooftop photovoltaic arrays coupled with super-insulated building envelopes will enable the project to produce more energy annually than it consumes.

The project is subject to Small Project Review, and will also require zoning relief from the provisions of Article 56 of the Boston Zoning Code, the West Roxbury Neighborhood District. In particular, this relief may include variances for the townhouse configuration of the project's homes, as well as for building height, floor area ratio, and setbacks.



Brian Golden, Director  
July 13, 2015  
Page 2

We are confident that this project will represent a new standard for high-quality residential design in Boston, while helping to meet West Roxbury's need for new housing. We look forward to working throughout the review process with the Authority, community members, elected officials, and other local stakeholders.

Very truly yours,

Donald W. Wiest

cc: Jacqueline Nunez, Manager, Wonder Group LLC  
Beth Whittaker, Principal, Merge Architects Inc.

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**OWNER/BUILDER:**  
WONDER GROUP, LLC  
201 REAR SAVIN HILL AVE.  
BOSTON, MA 02125

**ARCHITECTS:**  
MERGE ARCHITECTS, INC.  
374 CONGRESS STREET, SUITE 500  
BOSTON, MA 02210

**LANDSCAPE ARCHITECT:**  
OFFSHOOTS, INC.  
547 RUTHERFORD AVE  
CHELSEA, MA 02129

**CIVIL ENGINEER:**  
DESIGN CONSULTANTS, INC.  
120 MIDDLESEX AVENUE, SUITE 20  
SOMERVILLE, MA 02145

**SUSTAINABILITY CONSULTANT:**  
SUSTAINABLE ENERGY ANALYTICS, LLC  
4 MILITIA DRIVE, SUITE 6  
LEXINGTON, MA 02421

**STRUCTURAL ENGINEER:**  
COWEN ASSOCIATES  
29 VESTA ROAD  
NATICK, MA 01760

**LEGAL COUNSEL:**  
DAIN, TORPY, LE RAY, WIEST & GARNER, P.C.  
745 ATLANTIC AVE, 5TH FLOOR  
BOSTON, MA 02111

**CODE CONSULTANT:**  
AKF GROUP, LLC  
99 BEDFORD STREET, 2ND FLOOR  
BOSTON, MA 02111

### INTRODUCTION:

Wonder Group LLC (the “Proponent”) proposes to develop an approximately two-acre lot located at 64 Allandale Street in West Roxbury (the “Site”) with 16 new townhouses, as well as four additional residential units to be created in the existing home at the Site, all supported by a total of 47 off-street parking spaces (collectively, the “Project”).

The Project aims to be a national model for sustainability by achieving multiple ambitious goals: net-zero energy usage, LEED Platinum design, and FORTIFIED home construction ensuring maximum climate change resilience. It thus offers a unique opportunity to supply much-needed new housing in Boston in an energy-efficient, sustainable, and context-sensitive manner. The Project’s wood-sided contemporary buildings will be nestled into the Site’s sloping terrain, and new landscaping, incorporating native species, will shield views of the Project from Allandale Street.

Because the proposed Project exceeds 20,000 square feet of new gross floor area, and will create more than 15 new dwelling units, it is subject to the Small Project Review process pursuant to Article 80E of the Boston Zoning Code (the “Code”), administered by the Boston Redevelopment Authority (“BRA”). The Proponent is pleased to initiate BRA review by submitting this application.

### PROJECT DESCRIPTION:

The Project involves the construction of approximately 44,481 square feet of gross floor area at the Site, which is approximately 86,879 square feet in area. The Project will consist of 16 new, sustainably-designed townhouses units, plus four units in the renovated and expanded single family home existing at the property. The 16 new units will be built in five separate clusters. The new residential units will be 3.5 to 4.5-story, three-bedroom structures, with approximate sizes ranging from 1,600 to 2,400 square feet of gross floor area. Each new townhouse will have a private entrance and an internal garage.

See page 13 for an aerial view of the Site. The surrounding neighborhood features a number of large institutional/commercial buildings, including Faulkner Hospital and Spaulding Nursing and Rehabilitation Center, as well as communities of clustered single-family residential homes. See pages 11-12 for a description and photos of the area context.

A new private way is proposed for the Site. In addition, a pedestrian walkway will weave through the Site, linking Allandale Street to Allandale Woods. Parking will be provided at a ratio of two spaces per dwelling unit. The Project will thus supply a total of 40 off-street parking spaces for residents: 27 in unit garages, and 13 additional surface spaces. The Project will also contain 7 guest parking spaces, making for a Project total of 47. There will be dedicated bike storage for residents, and electrical charge stations for each resident vehicle.

The proposed development takes a highly sensitive approach to mid-density residential construction in an area of the city in great need of additional housing. The new buildings are designed as a contemporary interpretation of the surrounding architectural fabric, incorporating gabled roofs and sloped profiles. All roof slopes will face due south, to accommodate a rooftop photovoltaic solar array at each unit. This on-site energy renewable generation will enable Project-wide net-zero energy usage.

**GOALS:**

The Proponent has set aggressive energy efficiency and sustainability goals for the Project. The Project is targeting Net-Zero Plus performance, Tier III (highest level) performance in Mass Save’s Massachusetts Residential New Construction Program, and ENERGY STAR 3.1 certification for all units. Furthermore, the Project is targeting the United States Green Building Council’s LEED for Homes Platinum Certification, with a goal of attaining over 100 of the possible 136 points. The Project is also planning to obtain FORTIFIED Home certification from the Insurance Institute for Business & Home Safety certification, which would make the Project the first development in New England to achieve this distinction, a designation that reflects superior protection for homeowners and their property from the effects of catastrophic storms and weather events brought on by the effects of climate change. Together, these goals will maximize the contribution of the Project to the 2020 and 2050 goals set out in the Greenovate Boston 2014 Climate Action Plan.

<b>Key Statistics(Preliminary)</b>	
HERS Scores	-2 to -18
Annual Energy Consumption	18,325 BTUs/FT <sup>2</sup> (Passive House < 38,000 BTUs/ FT <sup>2</sup> )
Heating Design Load @ 12° F	13,300 - 18,000 BTUs/Hr.
Clean Energy Generated by PV systems (All Units)	~240,000 kWh/Yr.
Excess Clean Energy Generated (All Units)	~36,000 kWh/Yr.
MASS Save Residential New Construction	43% – 54% less energy consumed than a standard Massachusetts Home.
Expected Utility costs for Homeowners	\$0 - Units will generate \$90 - \$1,100 credit on utility bills annually ( Average = ~\$525)
ENERGY STAR 3.1	Certification on all units.
LEED For Homes	Platinum Level - 102 points (136 possible)
FORTIFIED Homes	Bronze Certification or better

**STORMWATER MANAGEMENT:**

On-site stormwater management systems will be integrated into the Site design so that there will be no increase in stormwater runoff to the adjacent properties and groundwater recharge will be maintained. The proposed stormwater systems will emulate the existing drainage pattern of the Site. The systems will be compliant with both the Boston Water and Sewer Commission requirements as well as the Massachusetts Stormwater Handbook. Systems will include best management practices (BMPs) for water quantity and quality. The BMPs will consist of both closed stormwater conveyance systems as well as naturalized treatment systems. Bioswales and wet-bottomed stormwater retention areas will be included to both manage stormwater and provide increased habitat for plants and animals. Along the southern property line, a large naturalized stormwater treatment system will be constructed to capture and treat stormwater as well as provide a providing a natural amenity for the community.

## ENERGY USAGE:

The project team will follow a proven strategy of first minimizing energy use, by designing a high-performance building envelope, and then using electricity-based high efficiency equipment fueled by renewable photovoltaic arrays to supply needed energy. Specific measures to ensure the energy efficiency of the units include optimizing building orientation, location of windows and doors, super-insulated walls and ceilings, high performance windows, and maximizing thermal mass. All roof slopes facing due south will accommodate a photovoltaic array at each unit, enabling Project-wide net-zero energy usage.

## LANDSCAPE:

The existing site is a disturbed landscape, once formerly clear-cut farmland and now two acres of mostly invasive, non-native undergrowth with young canopy trees. Because of the property's adjacency to Allandale Woods, the project prioritizes new ecological and pedestrian connections through the site. Existing trees are preserved wherever possible, especially along Allandale Street, where a 20' wide buffer of existing trees along the roadway will be maintained. The property slopes 30' in elevation from the north side to the south, and a carefully designed circulation system traverses the slope, accommodating automobile, pedestrian, and bicycle uses. The primary access to units will be a paved 22' wide shared street that includes a 5' wide shared walkway with pervious pavement to accommodate pedestrians and cyclists. Each unit is connected to the shared street with a pervious paver driveway that will help to recharge stormwater. Bio-swales and vegetated rain gardens will line the paved areas where possible, and a new vegetated stormwater treatment system will be created along the south property line to both retain and filter water, and to provide a new recreational and visual amenity for the community. Recreational trails will be provided in and around the new water retention area that will be designed with native plants, creating new habitat and an ecological seed bank for the adjacent Allandale Woods. The site will be landscaped with primarily native species; only very small lawns with vegetable gardening areas have been provided for individual unit owners and no areas of grass are included in common areas. These strategies will provide ecological benefits, while minimizing garden maintenance and water requirements to create a long-term, self-sustaining landscape.

## TRANSIT ACCESS:

The project is located within walking distance of several public transportation options, including the Massachusetts Bay Transportation Authority ("MBTA") Forest Hills (Orange Line) Station and MBTA bus lines 35, 37, and 38.



### **PUBLIC BENEFITS:**

Mayor Martin J. Walsh's goal of building 53,000 more housing units in Boston by 2030 underscores the severe housing shortage in Boston, including in the West Roxbury neighborhood. The 64 Allandale Street Project will provide 20 much-needed new homes for this community, and will do so in a sustainable, contextually-appropriate manner.

The Project will provide public access via a pedestrian path through the Site to Allandale Woods from Allandale Street and nearby neighborhoods. Planting on the Site of native species and building of bioswales will improve the ecology and water management of an area currently dominated by invasive species and in need of improved rainwater runoff management.

The Project will represent a housing investment in the West Roxbury neighborhood in excess of \$20 million. Additionally, the Project will create more than 25 full time construction jobs over an 18-24 month construction period.

### **ZONING SUMMARY:**

Because the proposed Project exceeds 20,000 square feet of gross floor area and will create more than 15 new dwelling units, the Project is subject to the requirements of Small Project Review pursuant to Article 80E of the Code. The Project will also require zoning relief from the provisions of Article 56 of the Code, the West Roxbury Neighborhood District. In particular, this relief may include use variances for the Project's townhouse configuration, as well as for building height, floor area ratio, and setbacks.

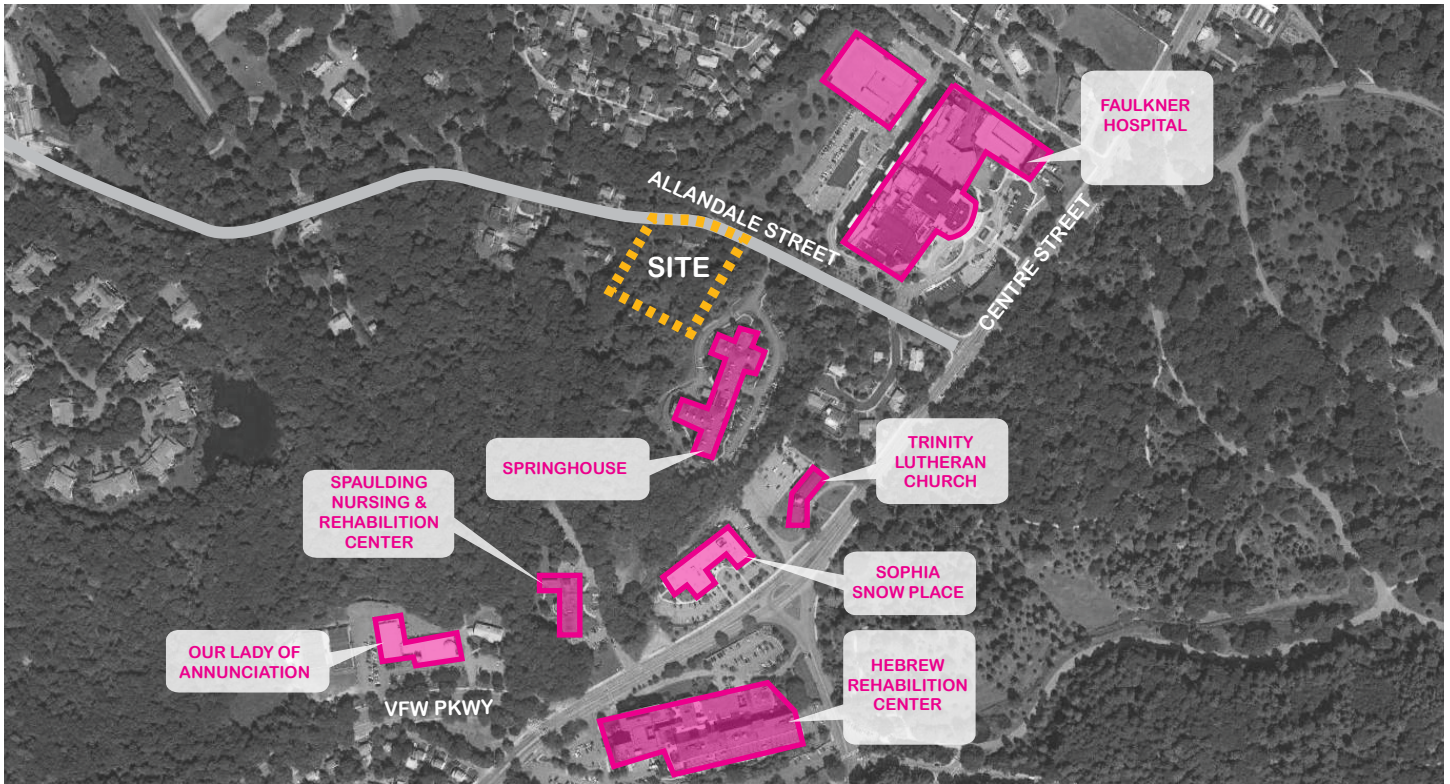
### **TRAFFIC:**

A traffic impact study was prepared to analyze the impact of the proposed development on the surrounding traffic network. The study concludes that changes in level-of-service for the signalized intersection of Allandale Street and Centre Street due to the proposed development at 64 Allandale Street are minimal. Overall delay at the intersection for the AM peak hour is expected to increase by less than one second, and for the PM peak hour it is expected to increase by 2 seconds. Level-of-service does not decrease for any movements at the intersection. No mitigation is recommended to improve traffic operations. See page 10 herein for the study results.

Turning Movement Count Report																														
Report Generated Using Turning Movement Count for Android by PortableStudies.com																														
Study Information																														
Study Summary	Count Name										U = U Turn    L = Left Turn    T = Thru    R = Right Turn P1 = Pedestrian Direction 1    P2 = Pedestrian Direction 2 Veh = Total Vehicles for Approach										Vehicle Volume									
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	Location																				% Bank 1	% Bank 2								
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	Performed By																				% Bank 3	% Bank 4								
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7:15 AM	0	26	0	24	0	0	50	0	0	0	0	0	0	0	0	97	457	0	0	0	554	0	0	235	72	0	0	307	911	0
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Need a customized report? A custom data collection interface?																														
Contact: support@portablestudies.com																														

Turning Movement Count Report																														
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	PM Allandale																				3412									
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	Centre Street at Allandale Street																				100.0%	0.0%								
	Performed By																				% Bank 3	% Bank 4								
	DC																				0.0%	0.0%								
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Wednesday, April 29, 2015										0																				
Count Data																														
Time Period	Eastbound Approach						Westbound Approach						Northbound Approach						Southbound Approach						Total Vehicles	Total Pedestrians				
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4:15 PM	0	66	0	115	0	0	181	0	0	0	0	0	0	0	0	62	251	0	0	0	313	0	0	341	51	0	0	392	886	0
4:30 PM	0	76	0	127	0	0	203	0	0	0	0	0	0	0	0	54	230	0	0	0	284	0	0	303	29	0	0	332	819	0
4:45 PM	0	99	0	116	0	0	215	0	0	0	0	0	0	0	0	51	271	0	0	0	322	0	0	321	43	0	0	364	901	0
5:00 PM	0	77	0	92	0	0	169	0	0	0	0	0	0	0	0	57	240	0	0	0	297	0	0	302	38	0	0	340	806	0
Vehicle Summary																														
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	Subtotals						0						224						1267						0					
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% Bank 3						0.0%						0.0%						0.0%						-						
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Need a customized report? A custom data collection interface?																														
Contact: support@portablestudies.com																														

# SITE LOCATION AND NEIGHBORHOOD CONTEXT: INSTITUTIONAL PRECEDENT



A number of large commercial and institutional buildings feature prominently in the neighborhood surrounding the Site.



**SPRINGHOUSE**



**FAULKNER HOSPITAL**



**TRINITY LUTHERAN CHURCH**



**SOPHIA SNOW PLACE**



**SPAULDING NURSING & REHABILITATION CENTER**

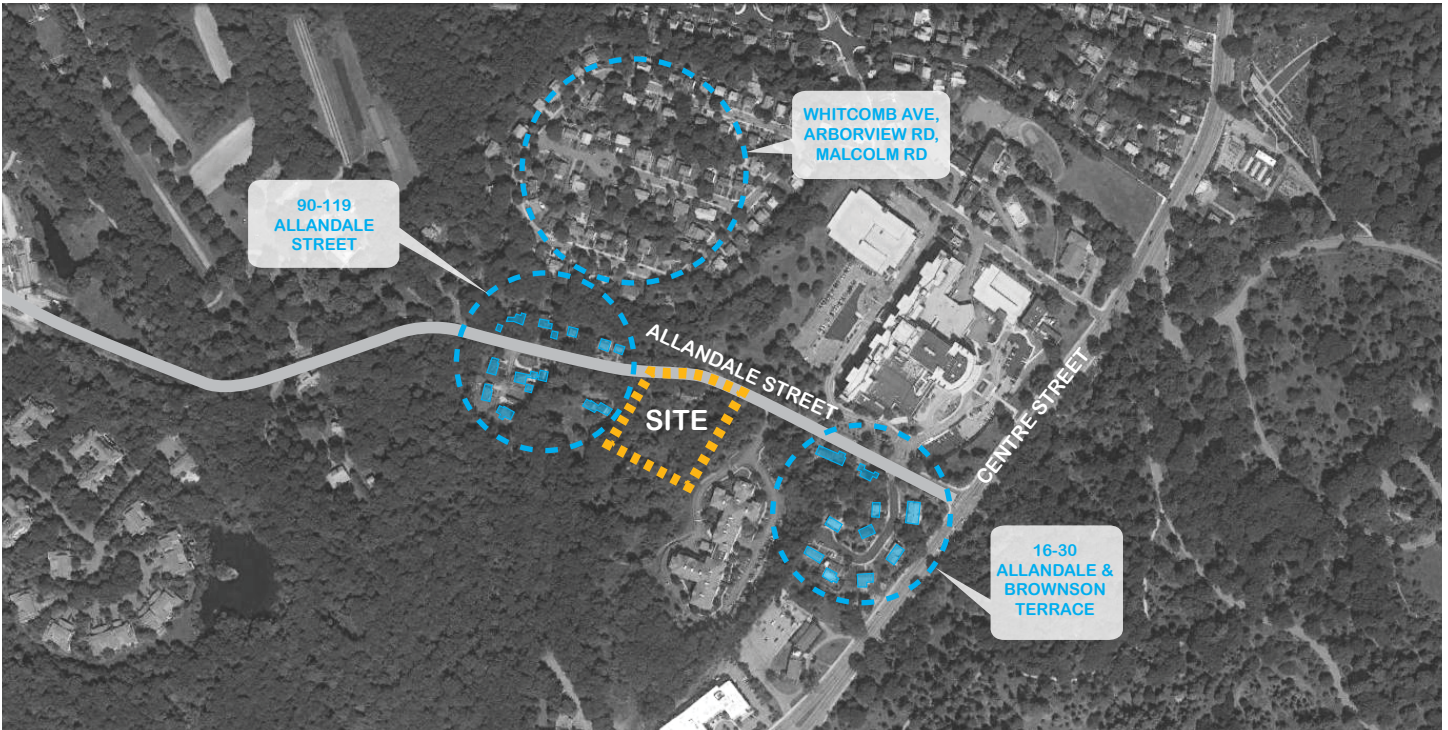


**OUR LADY OF ANNUNCIATION**

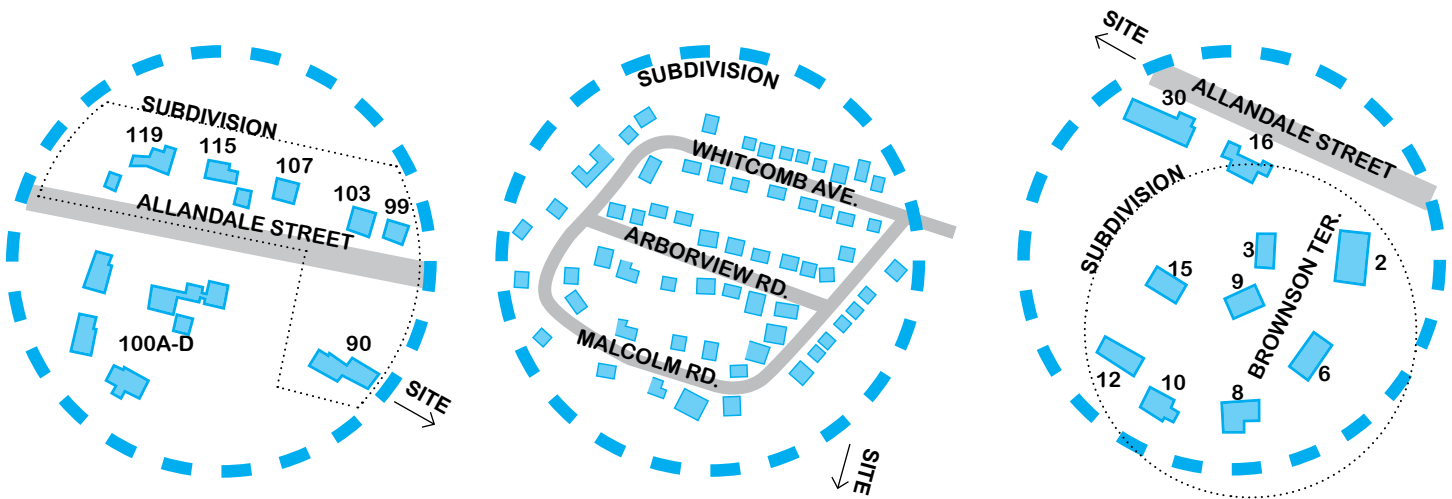


**HEBREW REHABILITATION CENTER**

# SITE LOCATION AND NEIGHBORHOOD CONTEXT: RESIDENTIAL PRECEDENT



The neighborhood near the Site also features single-family homes clustered along winding streets. One such community is located at 90-119 Allandale Street, another is at 16-30 Allandale Street and on Brownson Terrace, and a third is along Whitcomb Road, Arborview Road, and Malcolm Road. These homes vary in style (see examples below). The Project represents a contemporary interpretation of the existing neighborhoods that connects to and supports the area's natural features.



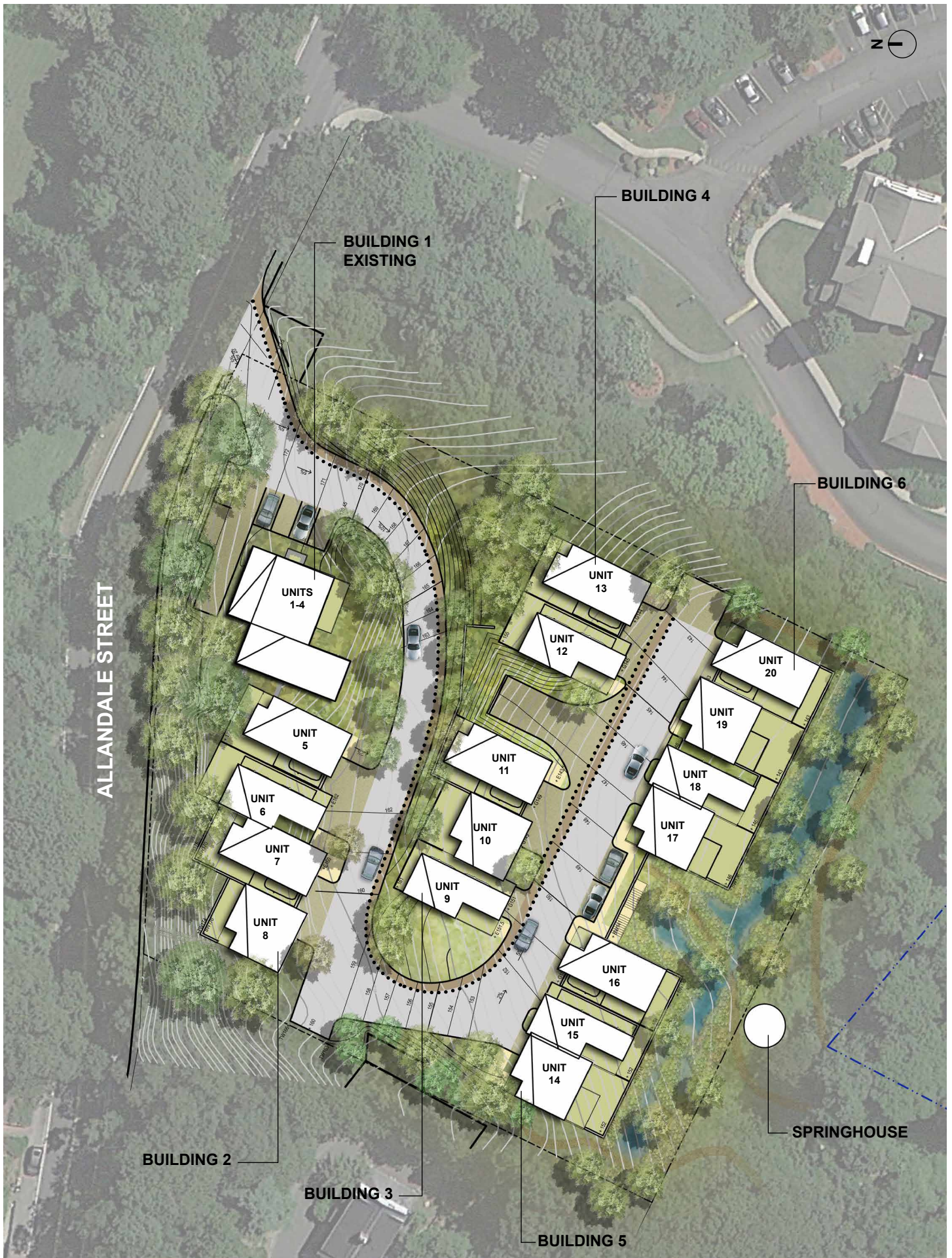
115 ALLANDALE STREET

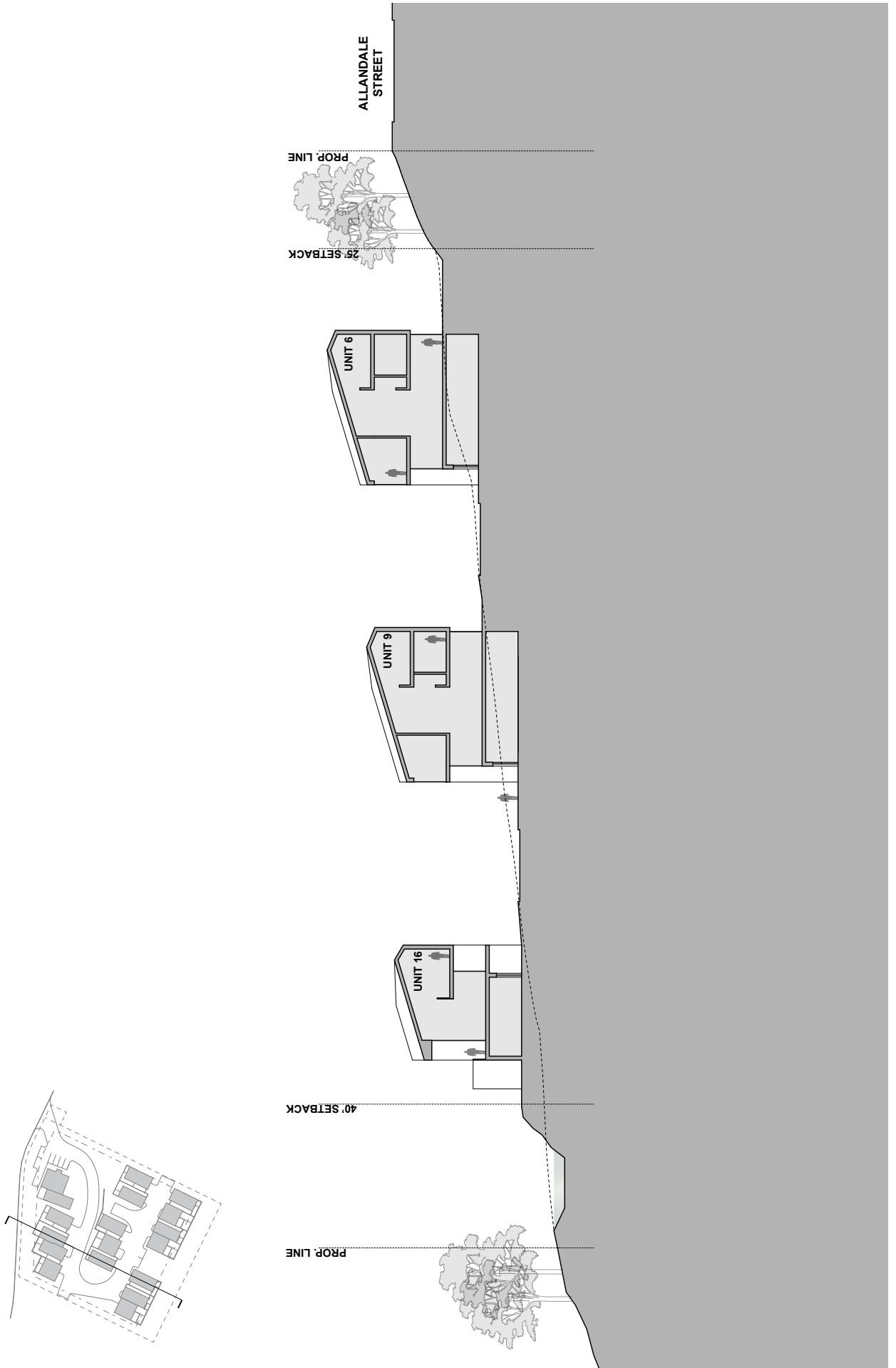


32 MALCOLM ROAD

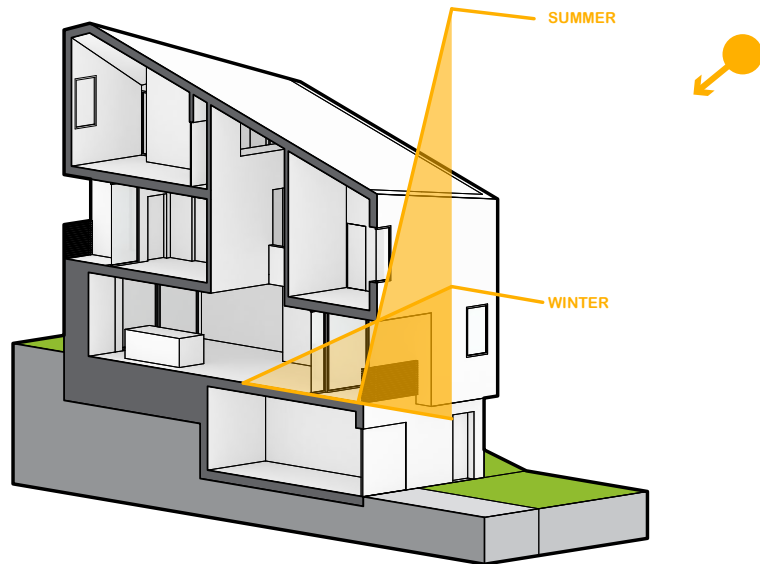


9 BROWNSON TER.

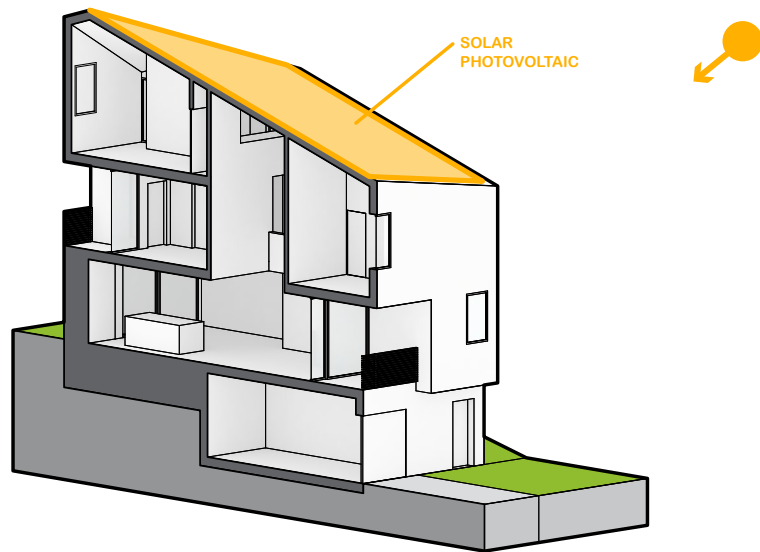




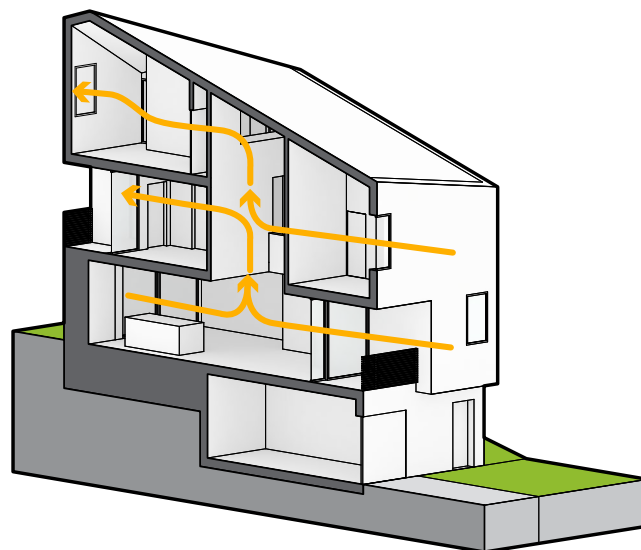
# DESIGN AND FORMAL STRATEGY



SOLAR SHADING



ROOFTOP SOLAR



PASSIVE VENTILATION



SITE , LOOKING SOUTH



SITE , LOOKING WEST





SITE ENTRY/ACCESS



VIEW FROM ALLANDALE STREET, LOOKING WEST



VIEW FROM ALLANDALE STREET, LOOKING EAST



VIEW INTO SITE

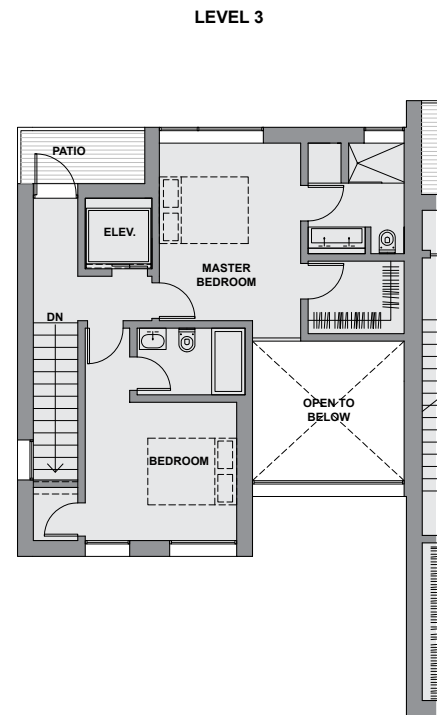
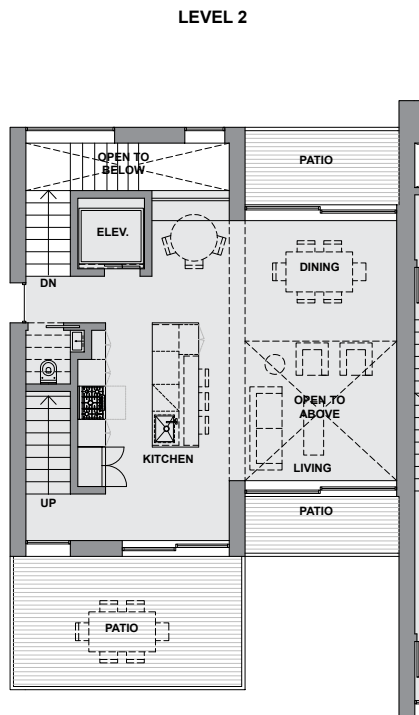
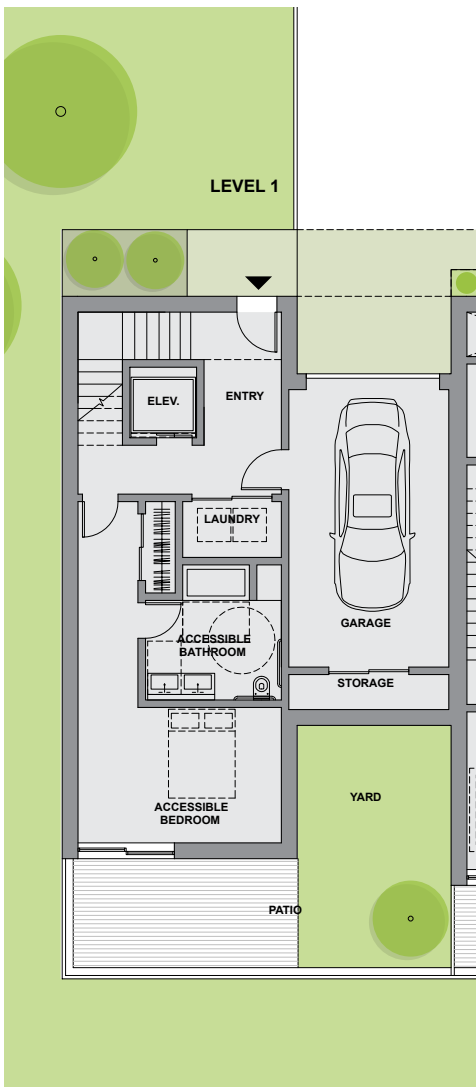
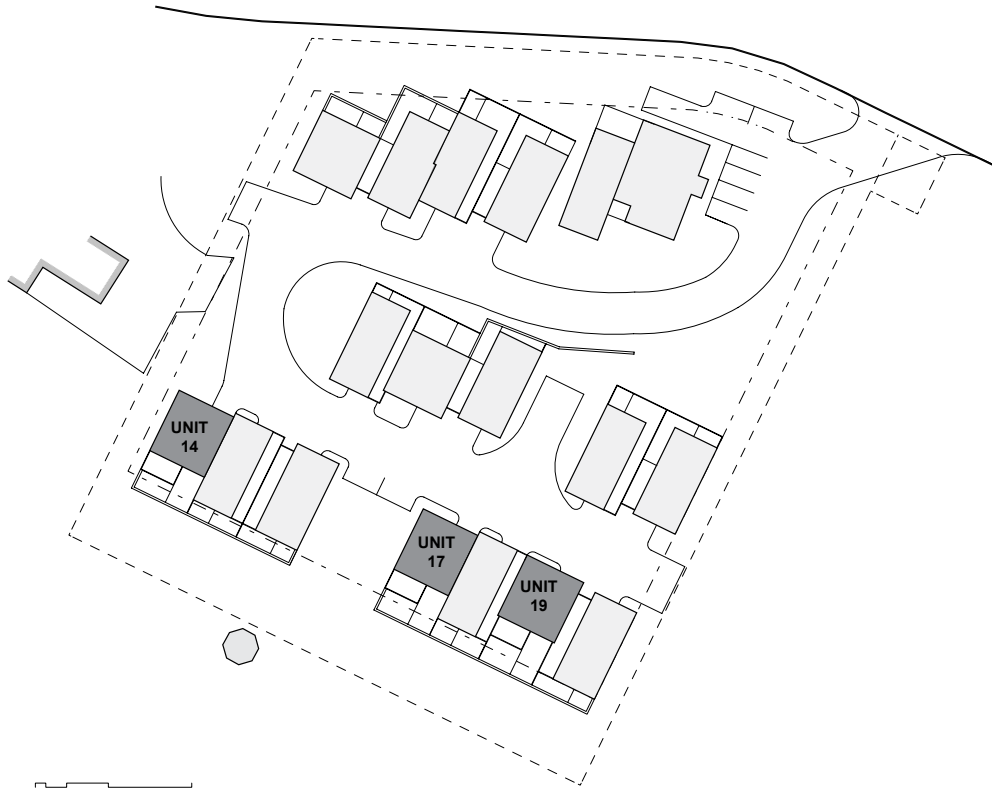


VIEW OF UNIT TYPE 'A' - BUILDING 2, REAR



VIEW OF UNIT TYPE 'A' - BUILDING 2, FRONT

# LOCATION OF READILY CONVERTIBLE UNITS FOR ACCESSIBILITY



# APPENDICES

**LOCUS PLAN**

**64 ALLANDALE ST.**



**DRAWING LIST**

- A-0.0 Title Sheet
- A-1.1 Building 1
- C-1.0 Building 1 Plot Plan
- A-1.2 Building 2
- C-1.1 Building 2 Plot Plan
- A-1.3 Building 3
- C-1.2 Building 3 Plot Plan
- A-1.4 Building 4
- C-1.3 Building 4 Plot Plan
- A-1.5 Building 5
- C-1.4 Building 5 Plot Plan
- A-1.6 Building 6
- C-1.5 Building 6 Plot Plan
- C-1.6 Site Plot Plan

**SYMBOLS**


# ALLANDALE HOUSING

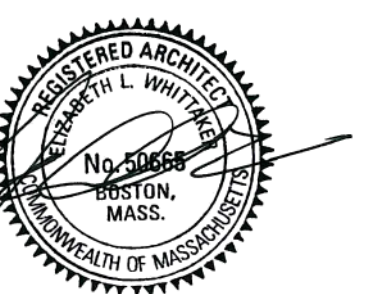
MERGE ARCHITECTS, inc.  
374 CONGRESS STREET, STUDIO 500, BOSTON, MA. 02210  
TEL 617.670.0265 FAX 617.670.1577 www.mergearchitects.com

ALLANDALE HOUSING  
64 ALLANDALE STREET  
JAMAICA PLAIN, MA 02130

DATE: 13 JULY 2015  
REV. \_\_\_\_\_  
\_\_\_\_\_

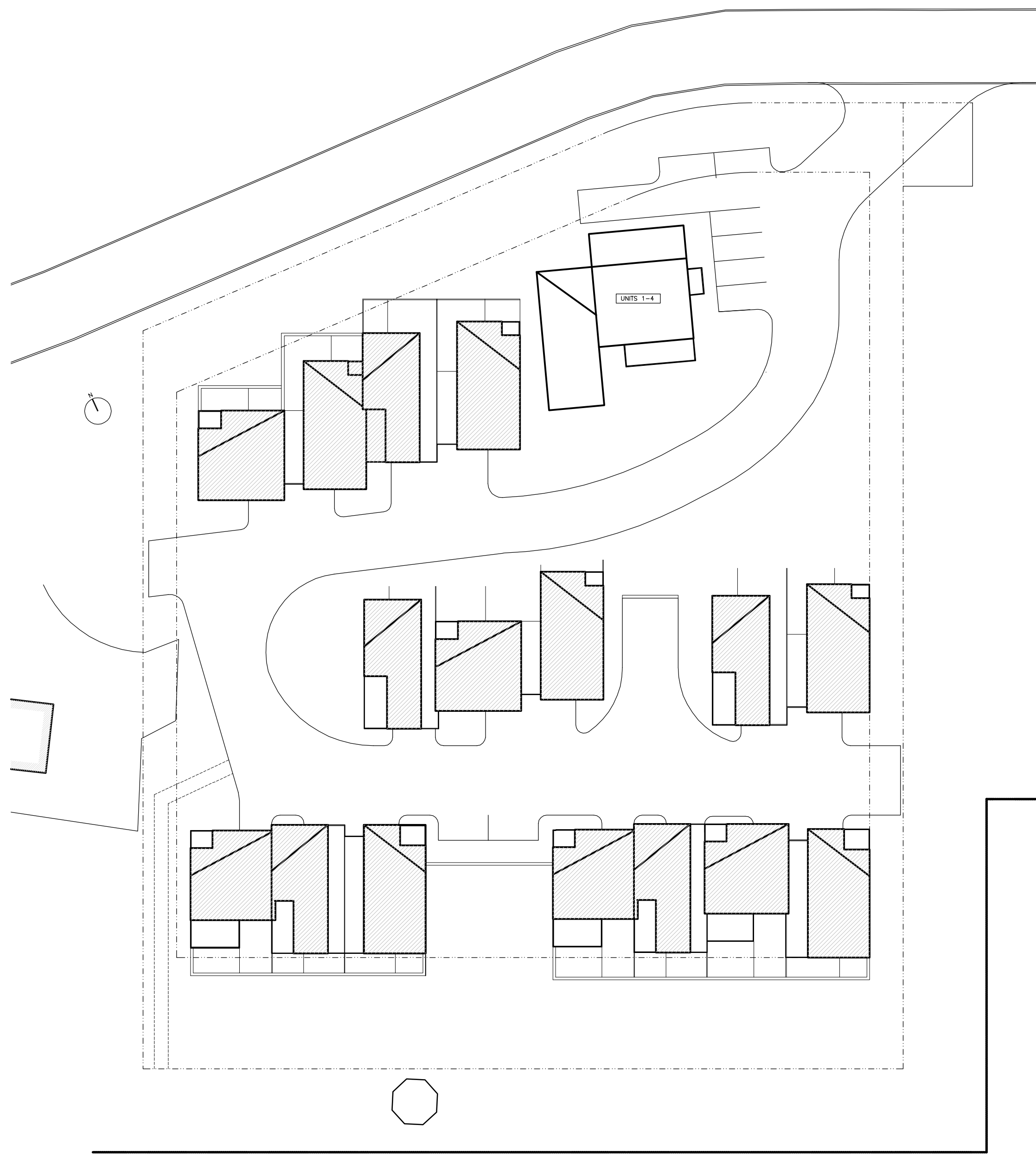
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SCALE: AS NOTED

PERMIT  
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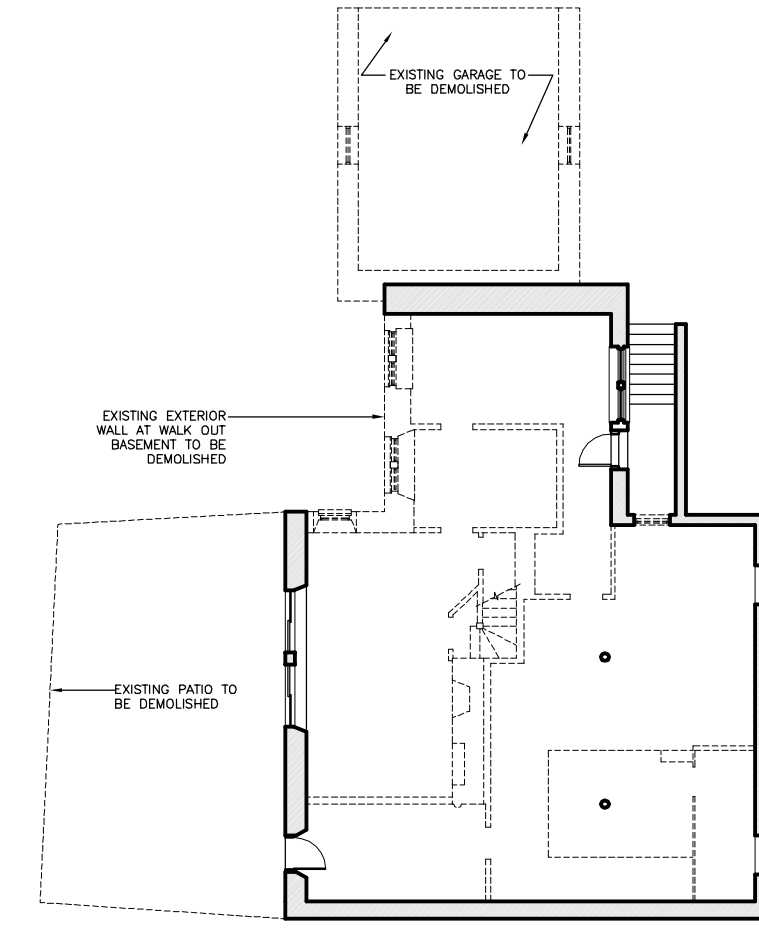


TITLE SHEET  
**A-0.0**

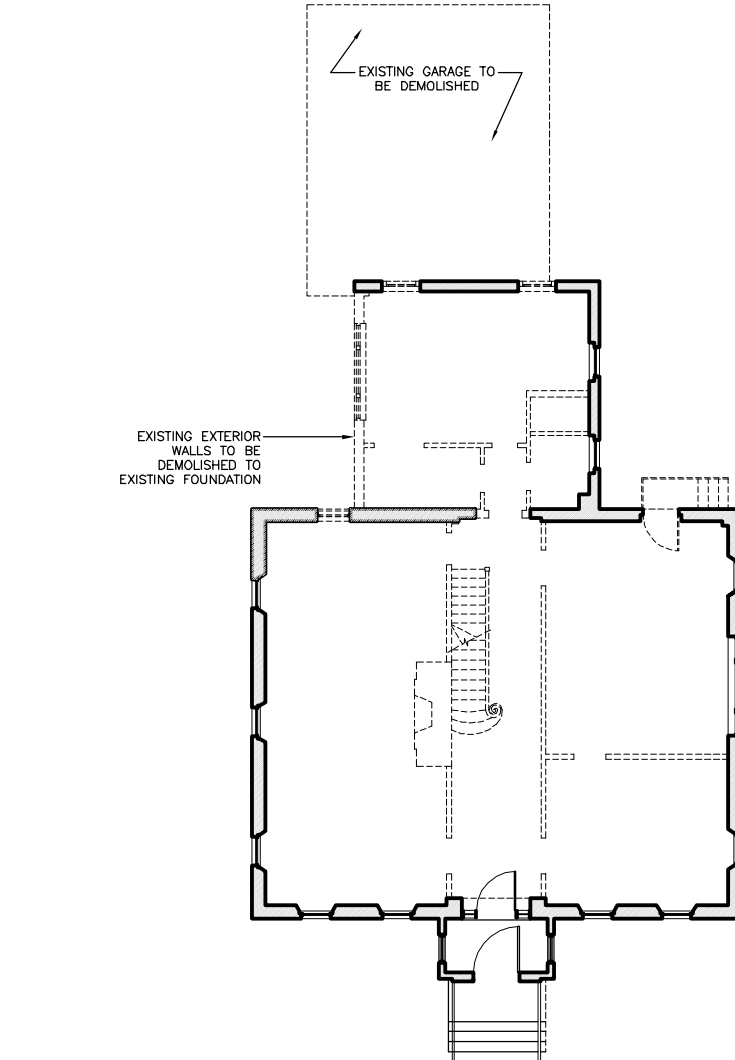




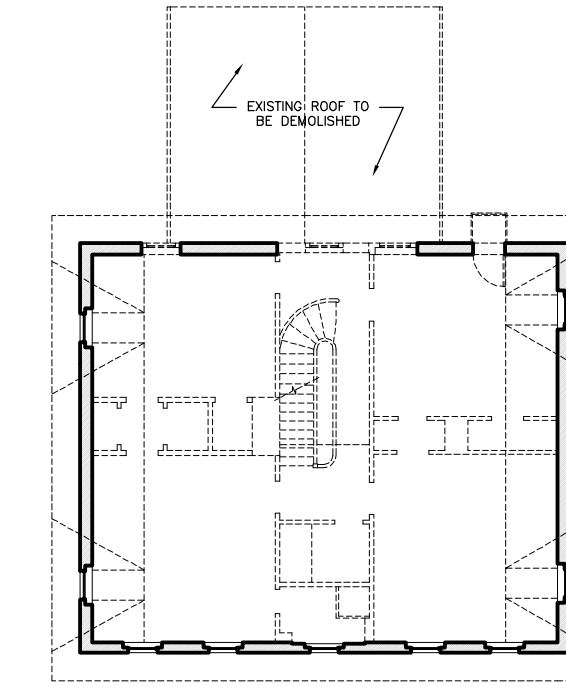
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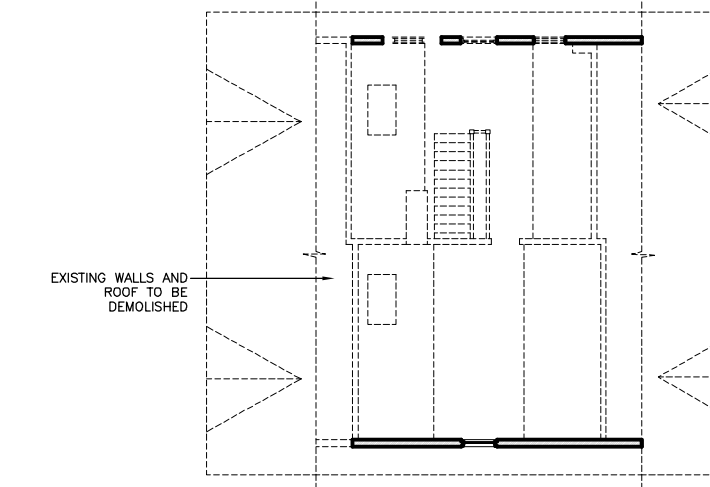
2 GROUND FLOOR DEMOLITION PLAN  
SCALE: 1/16"=1'-0"



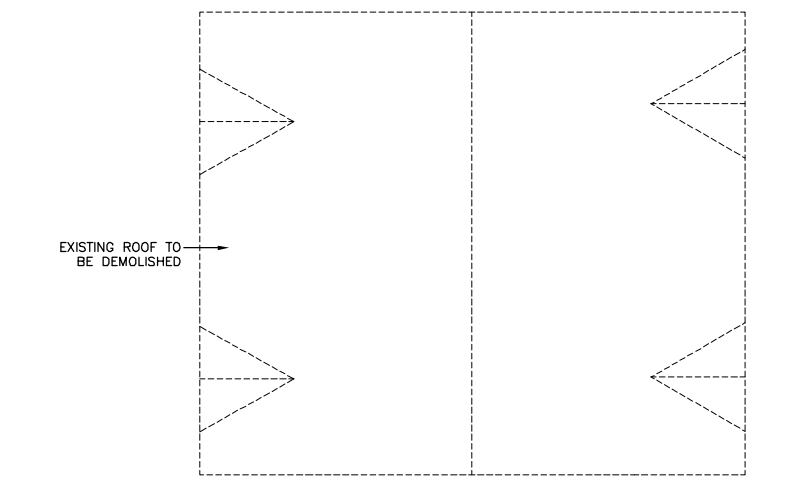
3 FIRST FLOOR DEMOLITION PLAN  
SCALE: 1/16"=1'-0"



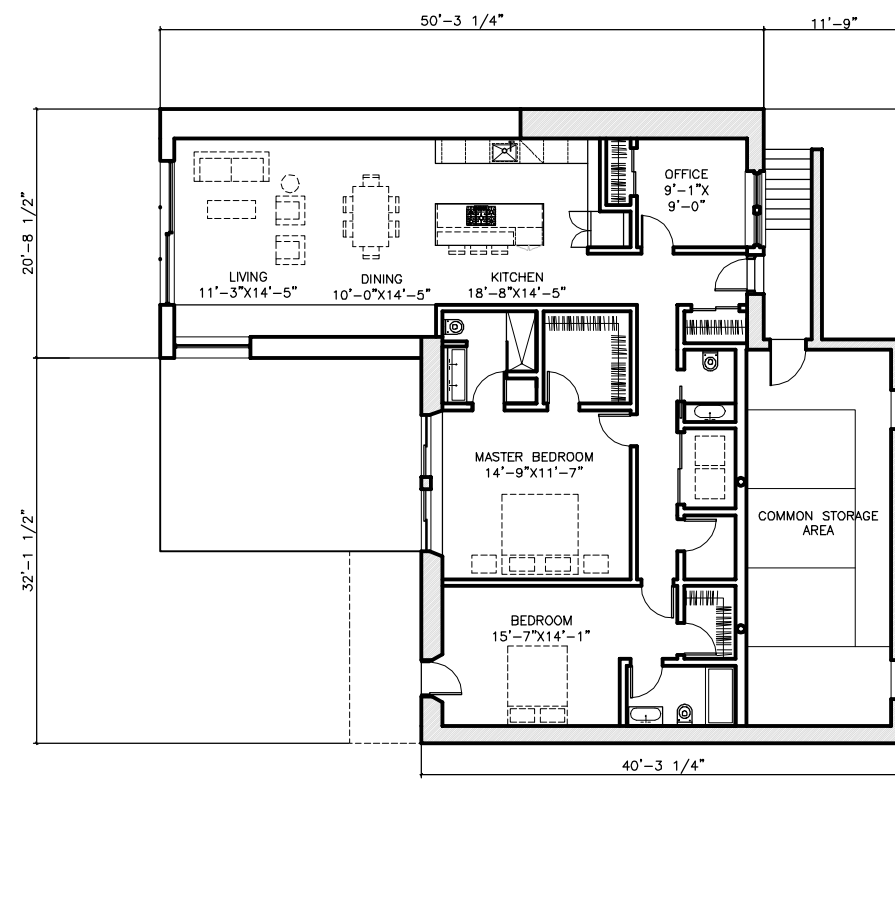
4 SECOND FLOOR DEMOLITION PLAN  
SCALE: 1/16"=1'-0"



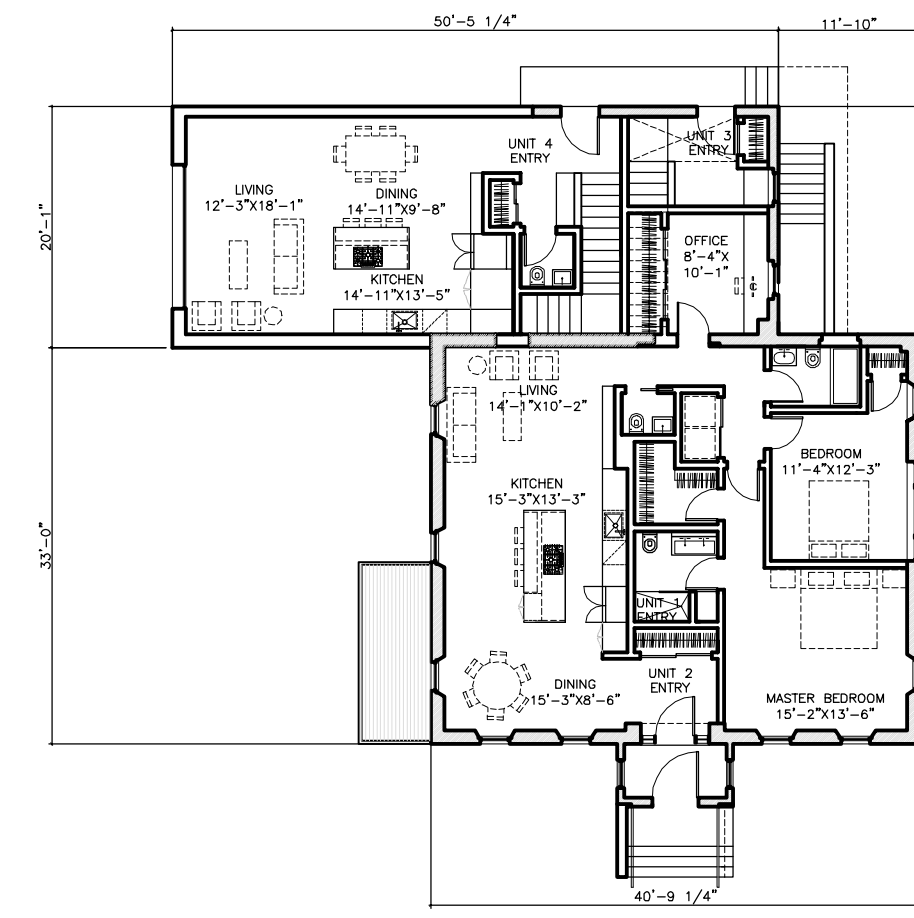
5 THIRD FLOOR DEMOLITION PLAN  
SCALE: 1/16"=1'-0"



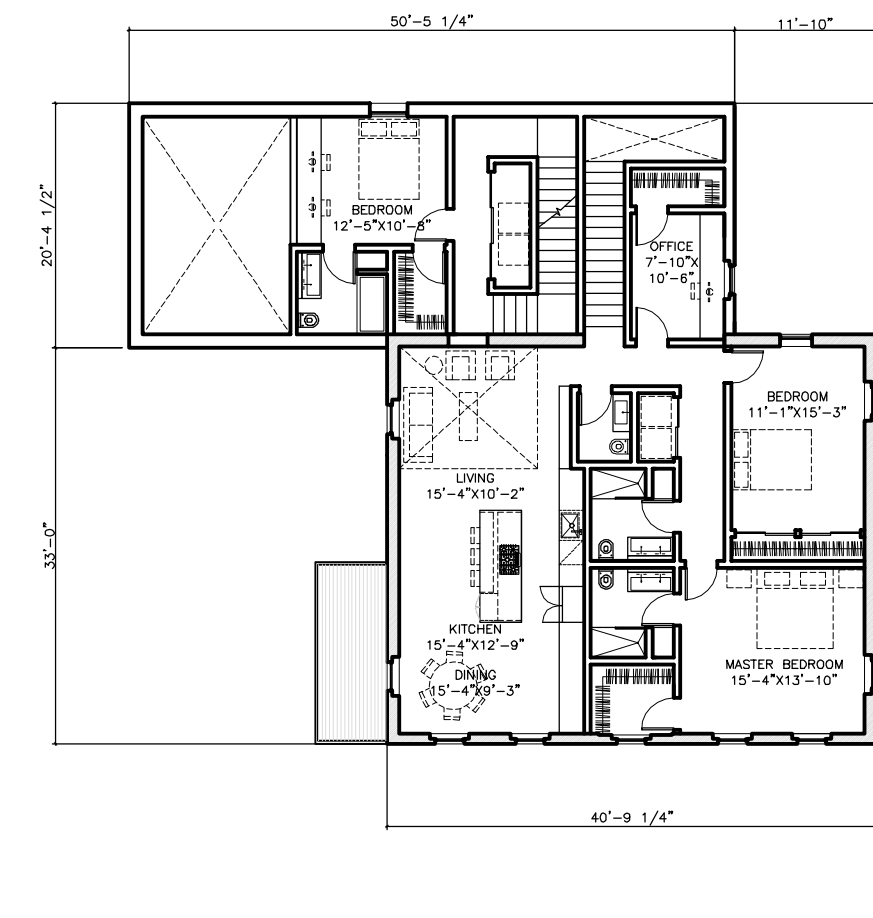
6 ROOF DEMOLITION PLAN  
SCALE: 1/16"=1'-0"



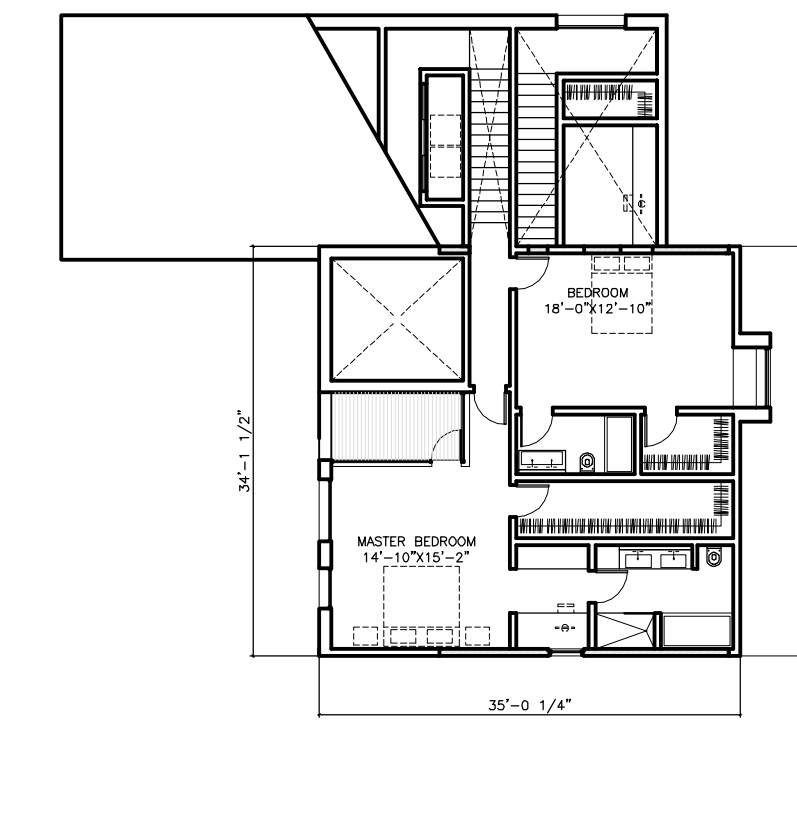
7 GROUND FLOOR PLAN  
SCALE: 1/16"=1'-0"



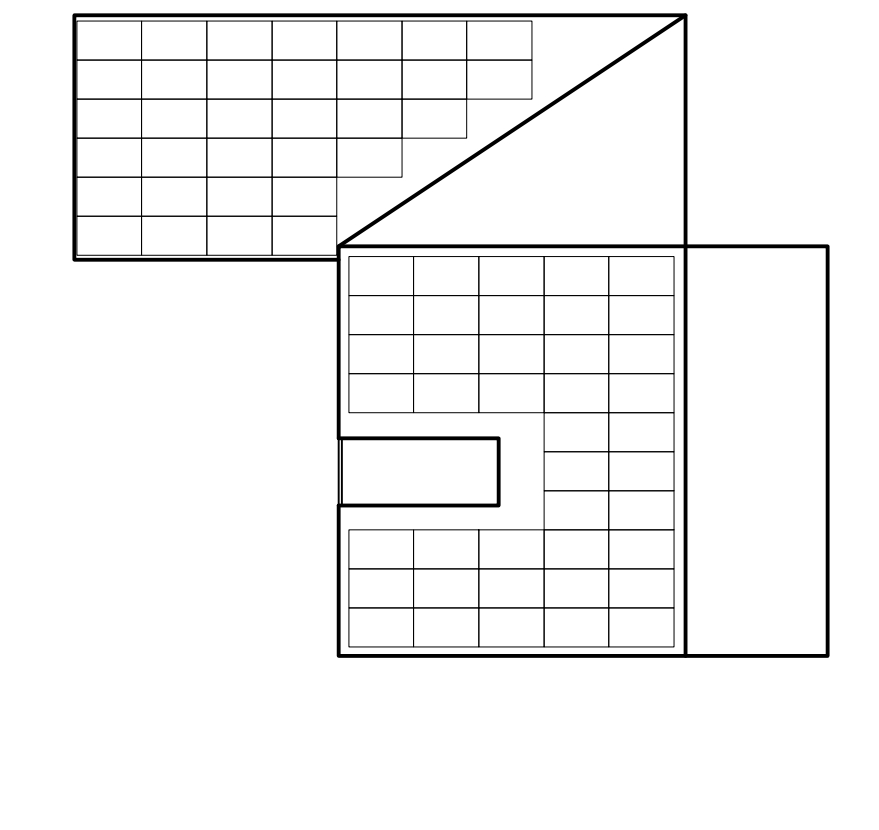
8 FIRST FLOOR PLAN  
SCALE: 1/16"=1'-0"



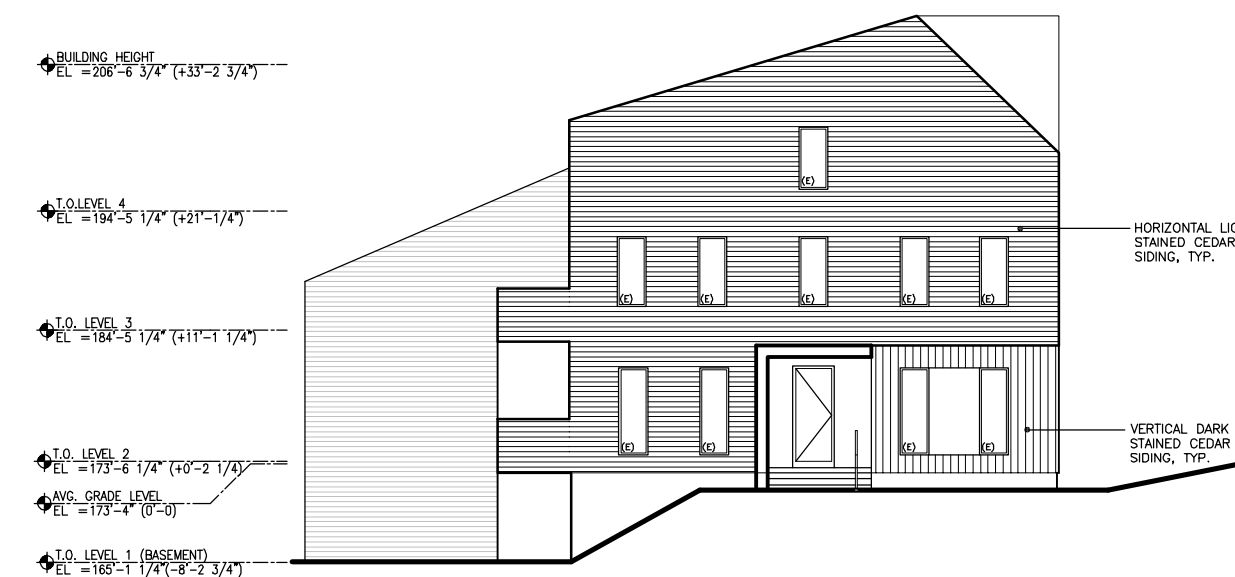
9 SECOND FLOOR PLAN  
SCALE: 1/16"=1'-0"



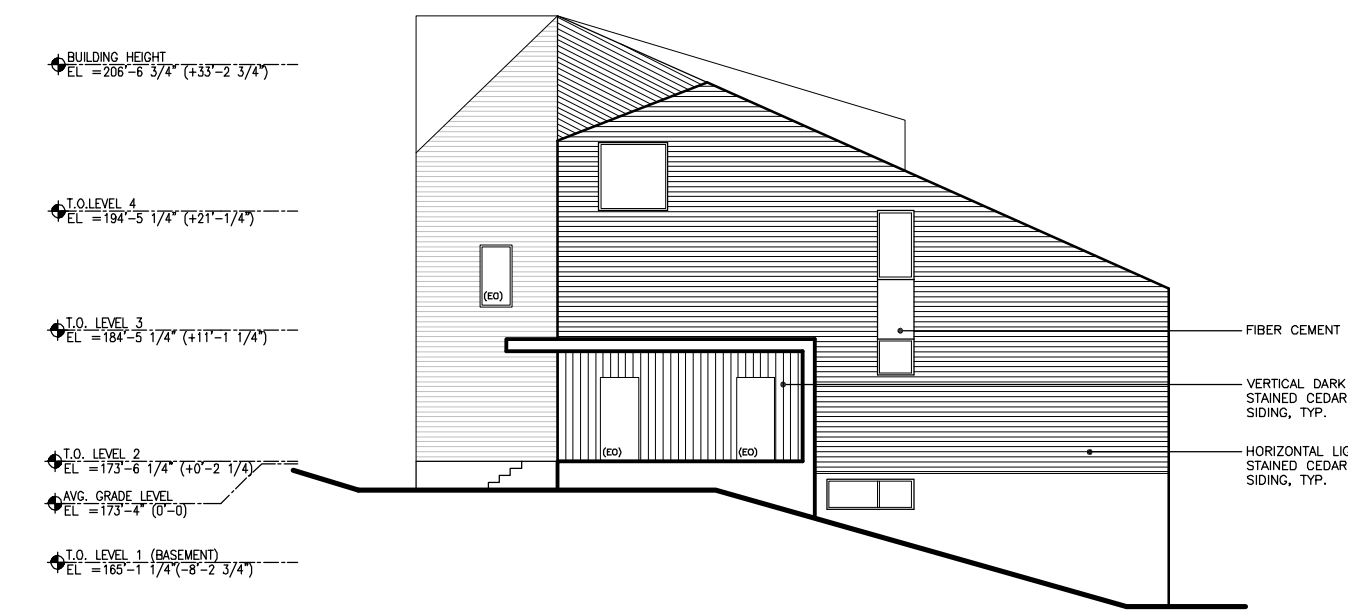
10 THIRD FLOOR PLAN  
SCALE: 1/16"=1'-0"



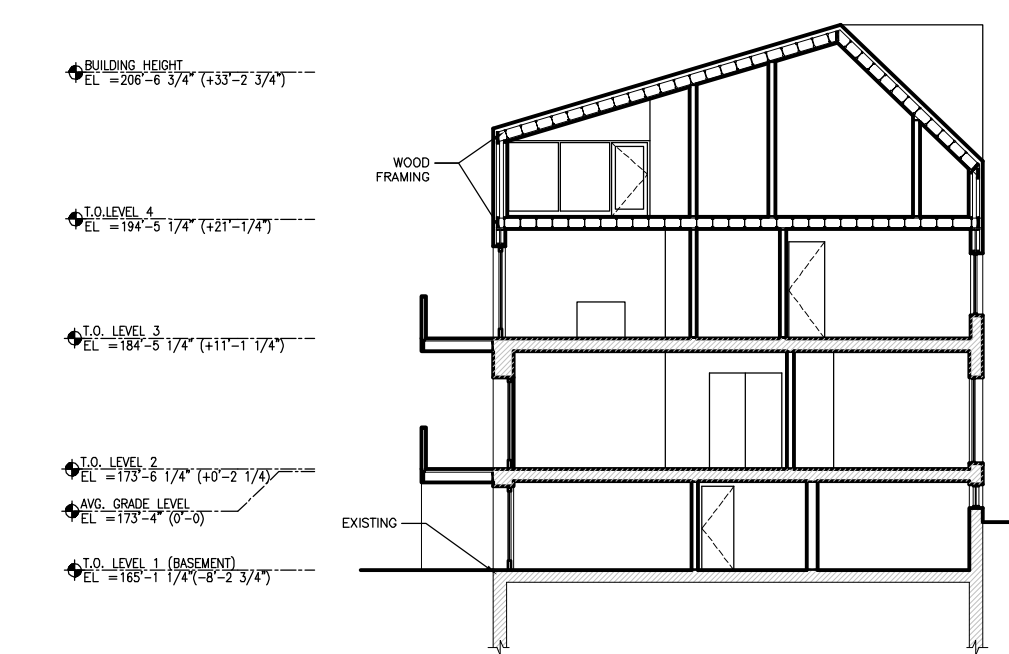
11 ROOF PLAN  
SCALE: 1/16"=1'-0"



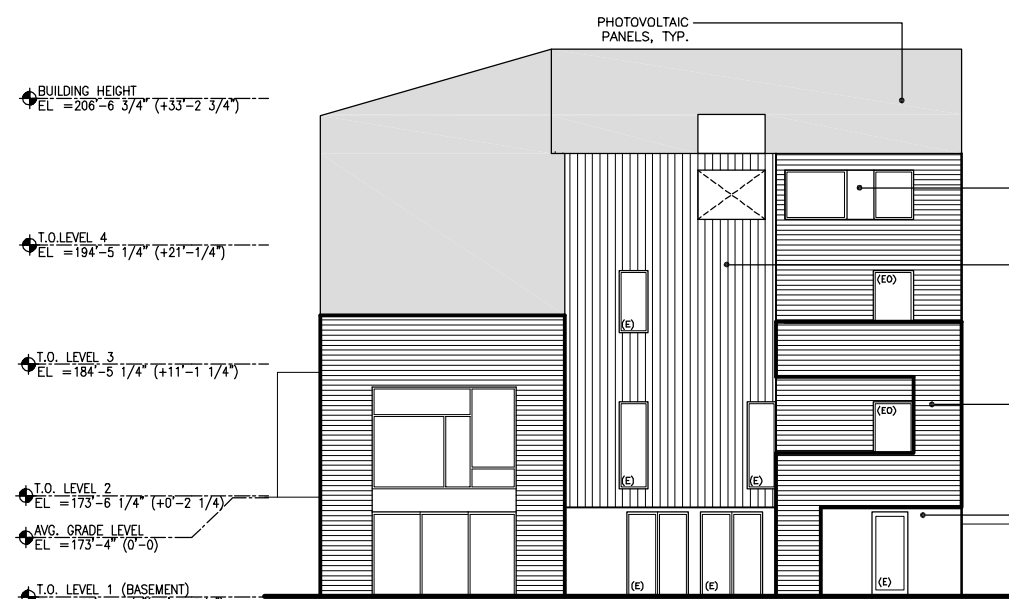
12 TYPICAL FRONT ELEVATION  
SCALE: 1/16"=1'-0"



13 TYPICAL REAR ELEVATION  
SCALE: 1/16"=1'-0"



14 TYPICAL SECTION  
SCALE: 1/16"=1'-0"

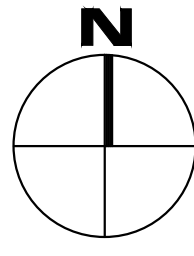


15 TYPICAL SIDE ELEVATION  
SCALE: 1/16"=1'-0"



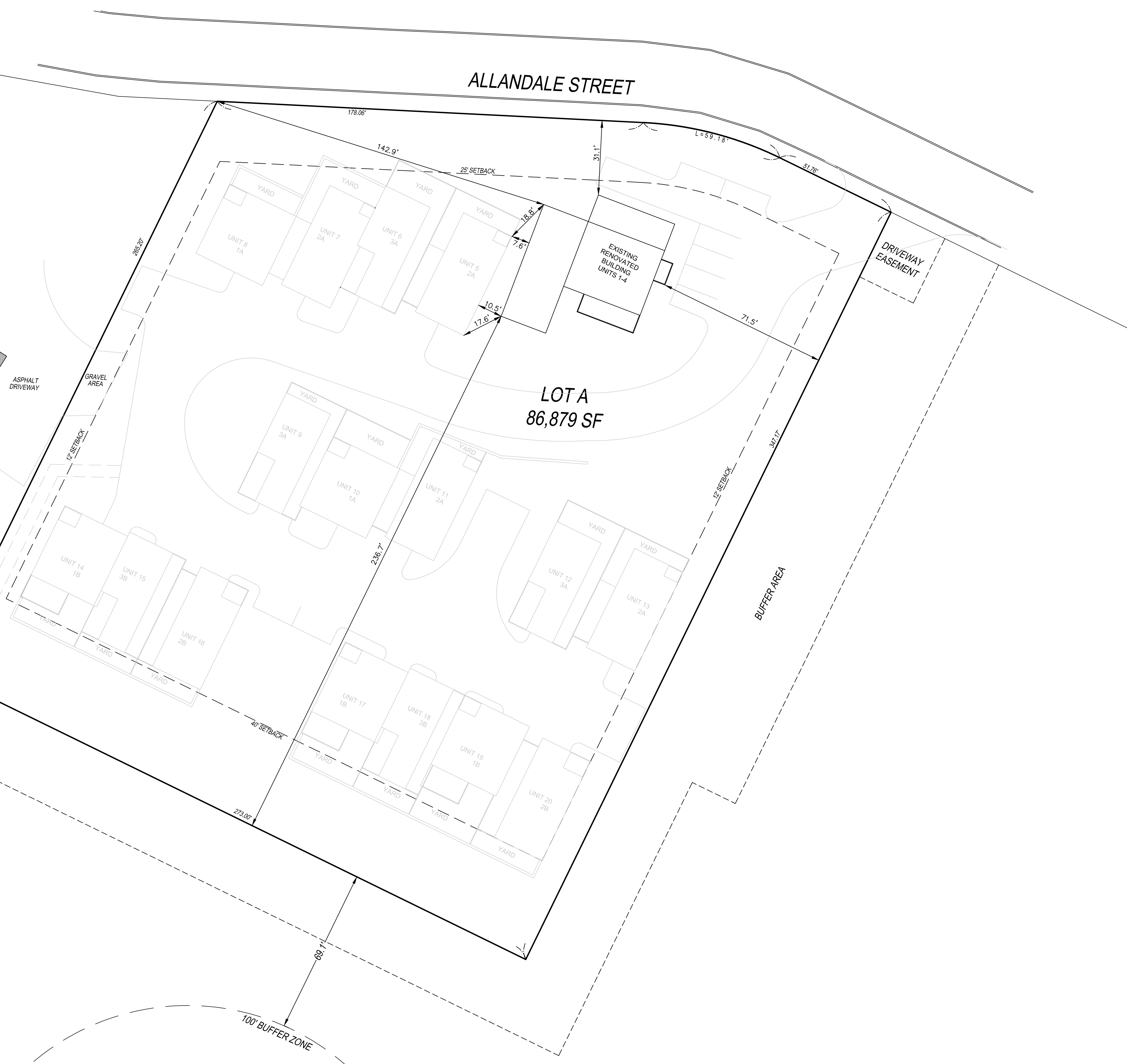
16 TYPICAL SIDE ELEVATION  
SCALE: 1/16"=1'-0"





ALLANDALE STREET

NO. 90 ALLANDALE STREET  
N/F  
ROBERT B. FRASER  
DEED: CTF 128025

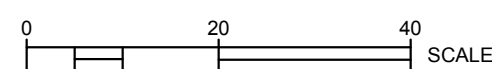


**NOTES**

1. PROPERTY LINES AND SURFACE DETAIL TAKEN FROM PLAN ENTITLED "SITE PLAN LOCATED AT 64 ALLANDALE STREET, JAMAICA PLAIN, MA" PREPARED FOR JOHN WASERMAN GRAEF, DATED DECEMBER 3, 2014, AND PREPARED BY BOSTON SURVEY, INC., CHARLESTOWN, MA 02129. DESIGN CONSULTANTS, INC. DID NOT PERFORM A FIELD SURVEY OF THE PROPERTY.
2. ANY ABUTTER INFORMATION WAS TAKEN FROM BOSTON SURVEY, INC. SITE PLAN.
3. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED BUILDING LOCATIONS IN RELATION TO EXISTING PROPERTY LINES PROVIDED BY BOSTON SURVEY, INC. PLAN.

**LOCUS TITLE INFORMATION**

64 ALLANDALE STREET, JAMAICA PLAIN  
 OWNER: JOHN WASERMAN GRAEF  
 DEED REFERENCE: CTF 109825  
 PLAN REFERENCE: LCC 12247-H  
 ASSESSORS: PARCEL ID 2003593000

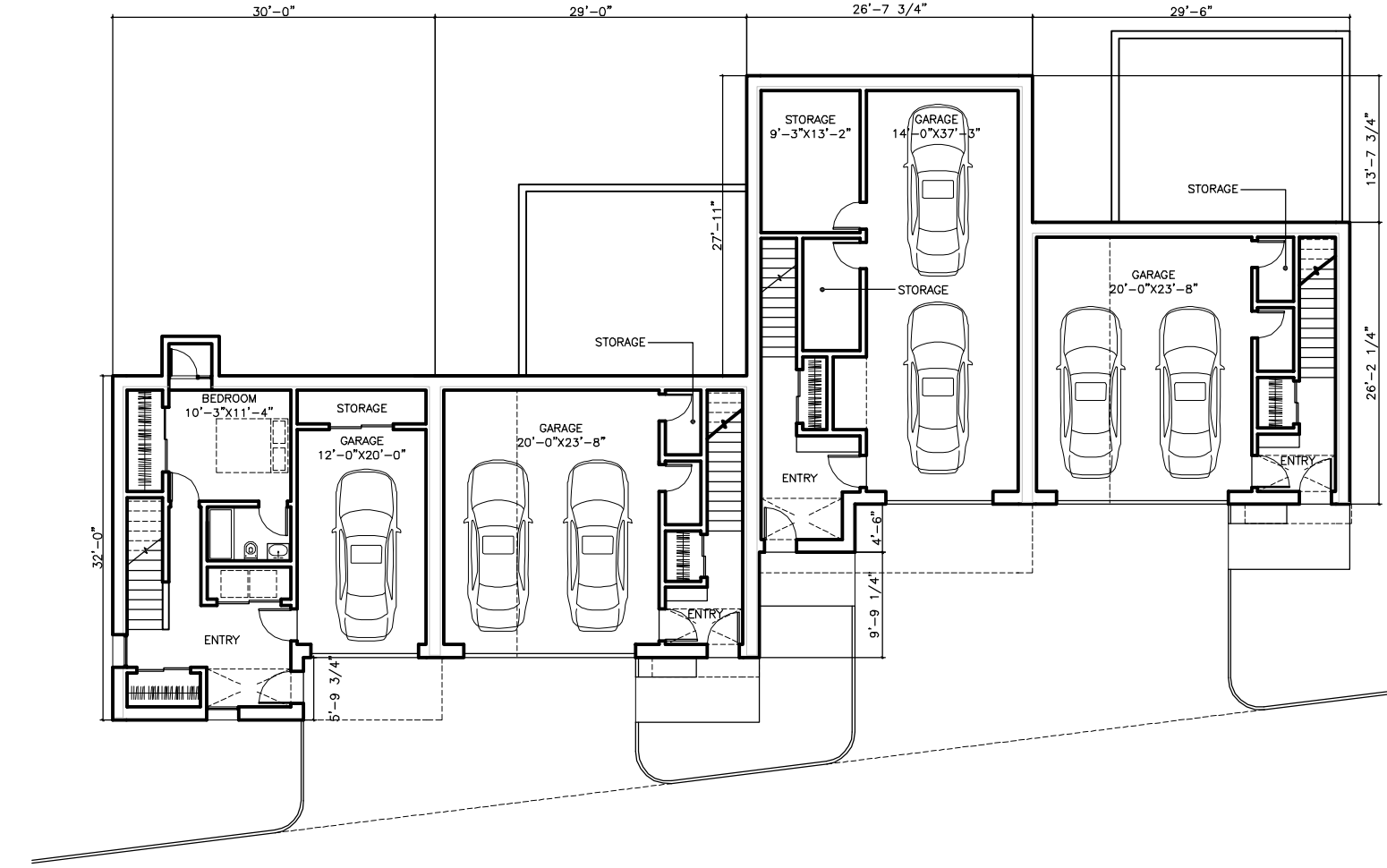


Design Consultants, Inc.  
 CIVIL ENGINEERS and LAND SURVEYORS  
 120 Middlesex Avenue, Suite 20  
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 617-776-3350p 617-776-7710f

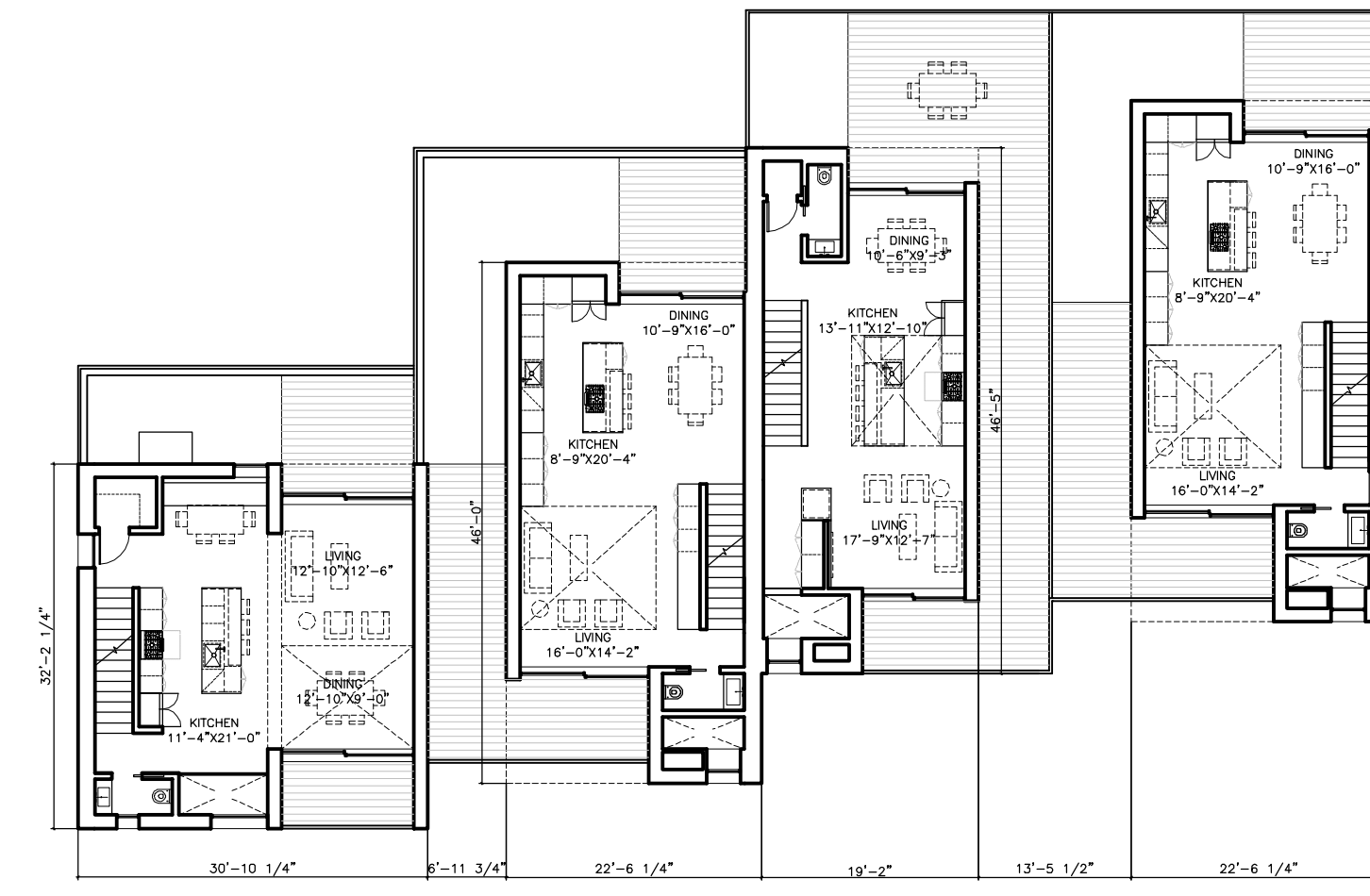




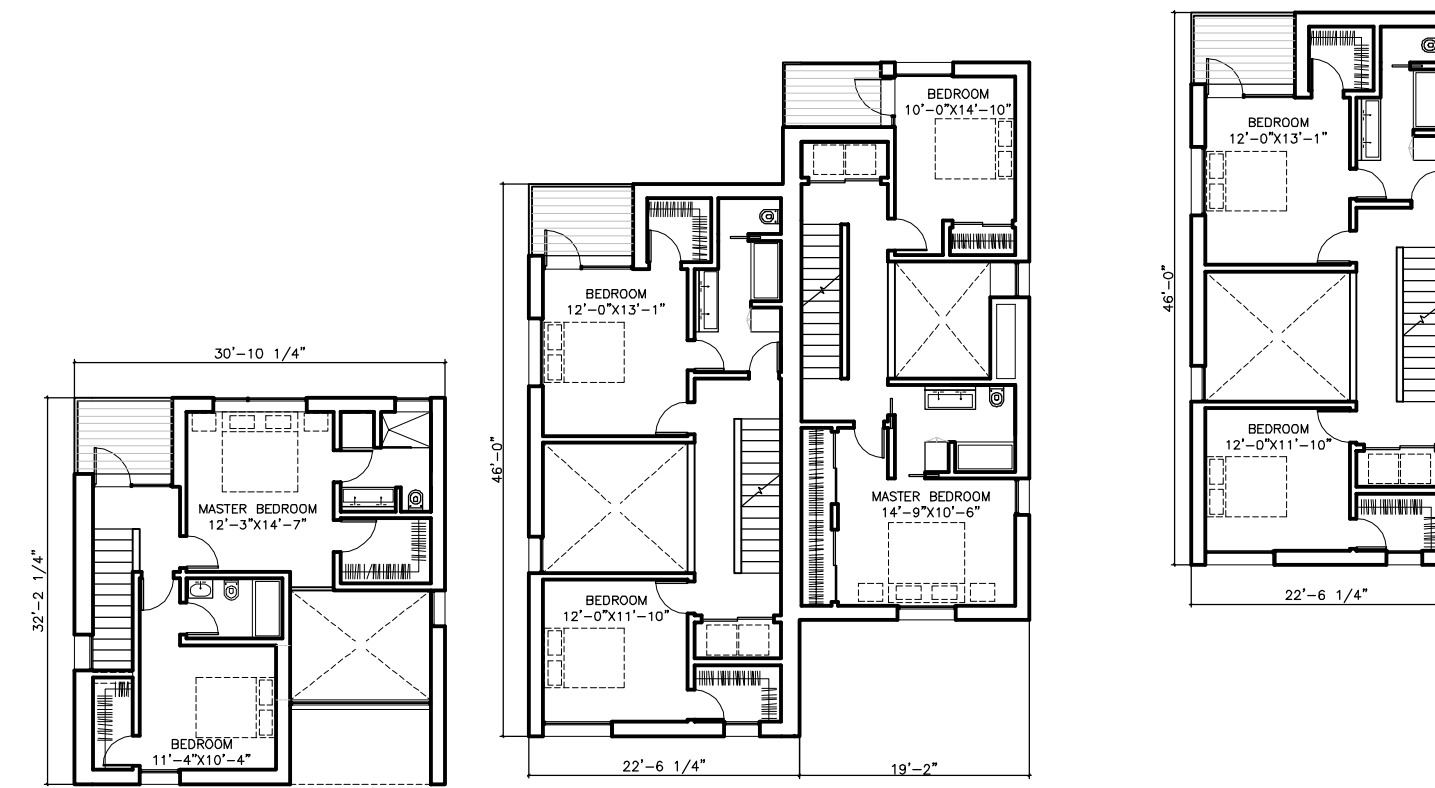
1 KEY PLAN  
SCALE: 1/32"=1'-0"



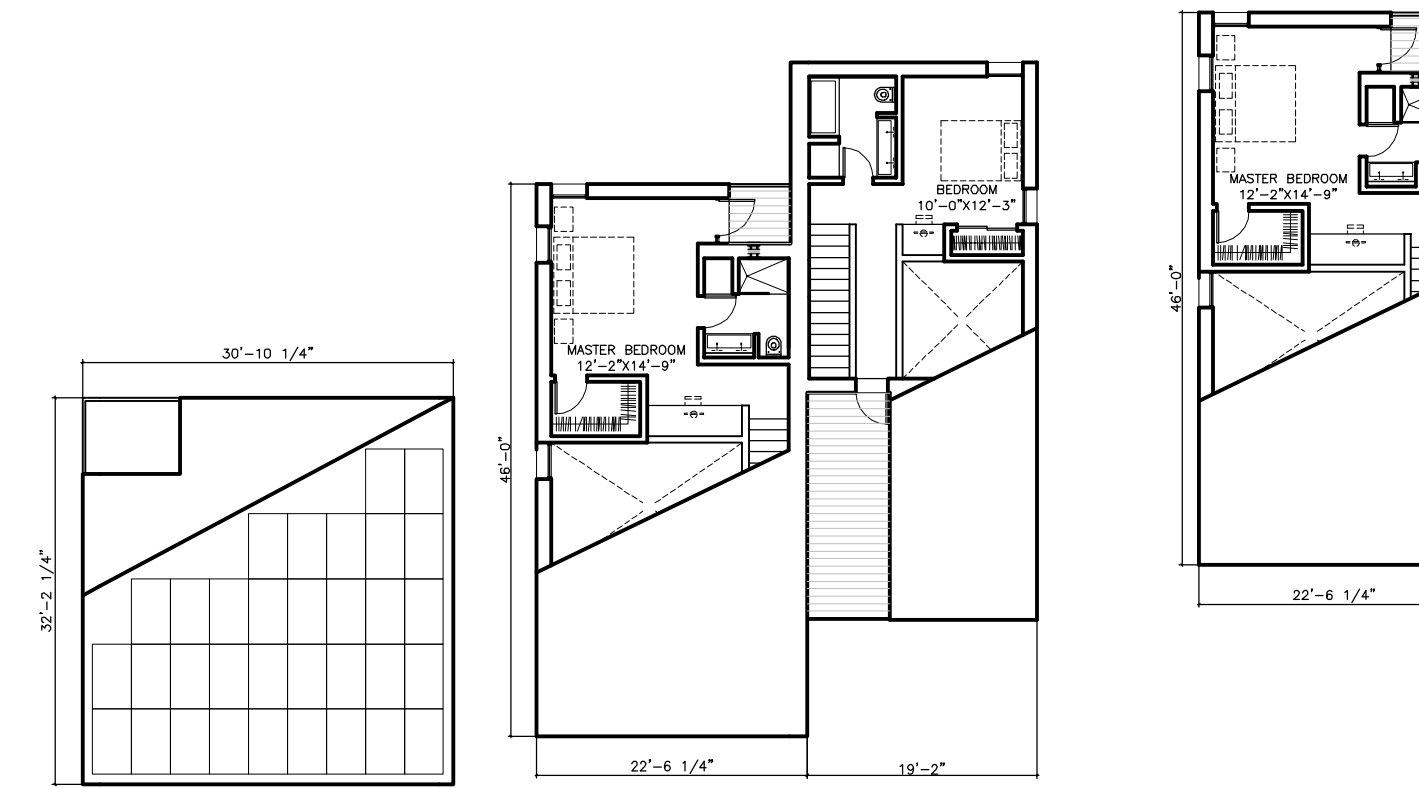
2 GROUND FLOOR PLAN  
SCALE: 1/16"=1'-0"



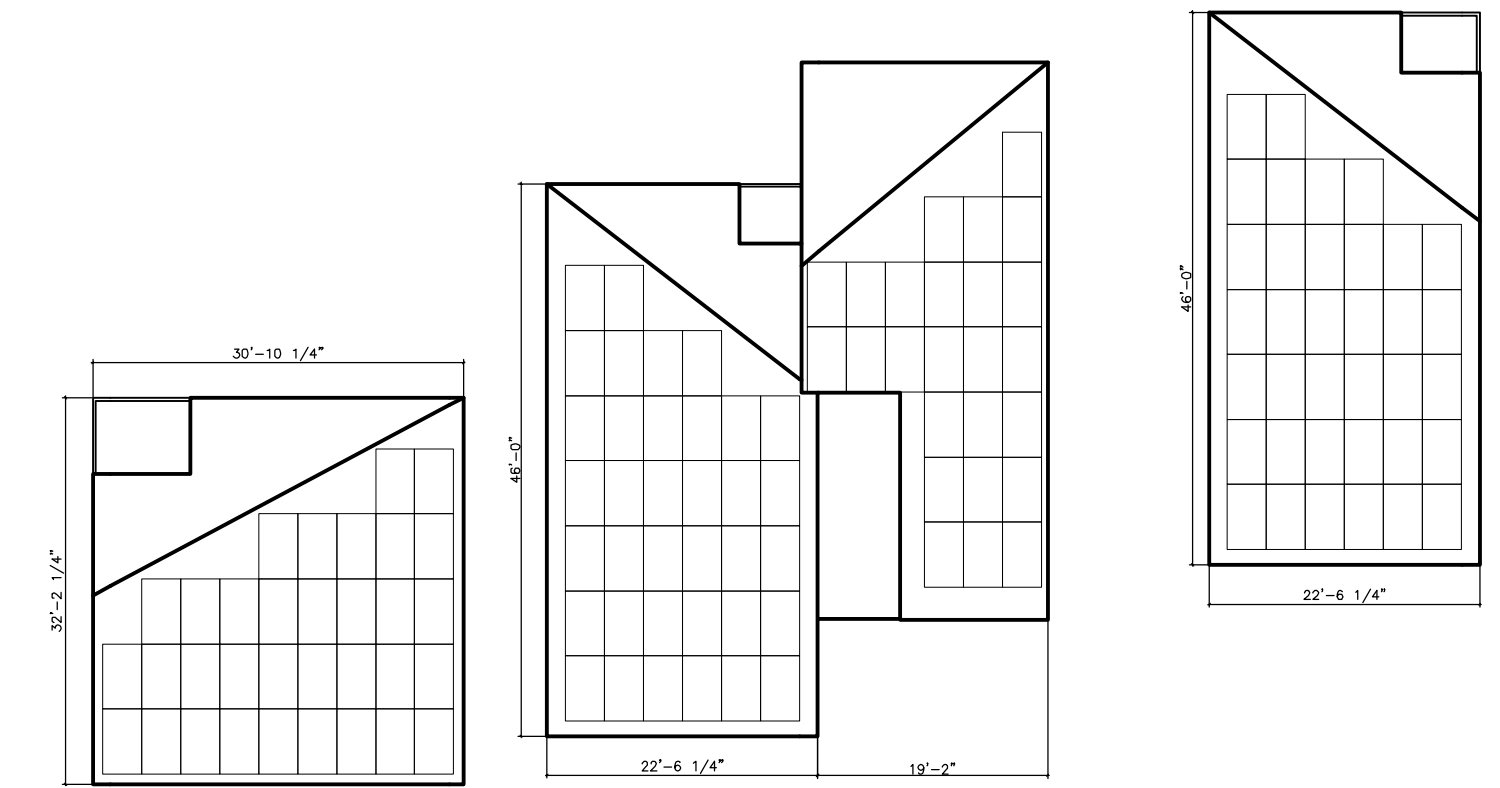
3 FIRST FLOOR PLAN  
SCALE: 1/16"=1'-0"



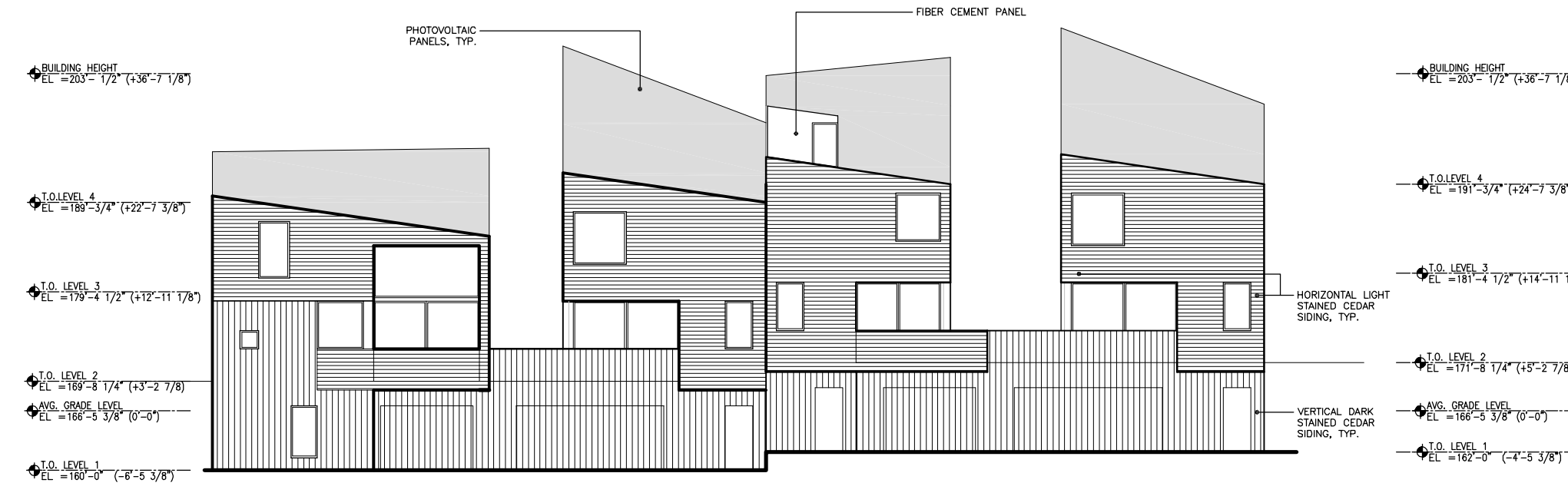
4 SECOND FLOOR PLAN  
SCALE: 1/16"=1'-0"



5 THIRD FLOOR PLAN  
SCALE: 1/16"=1'-0"



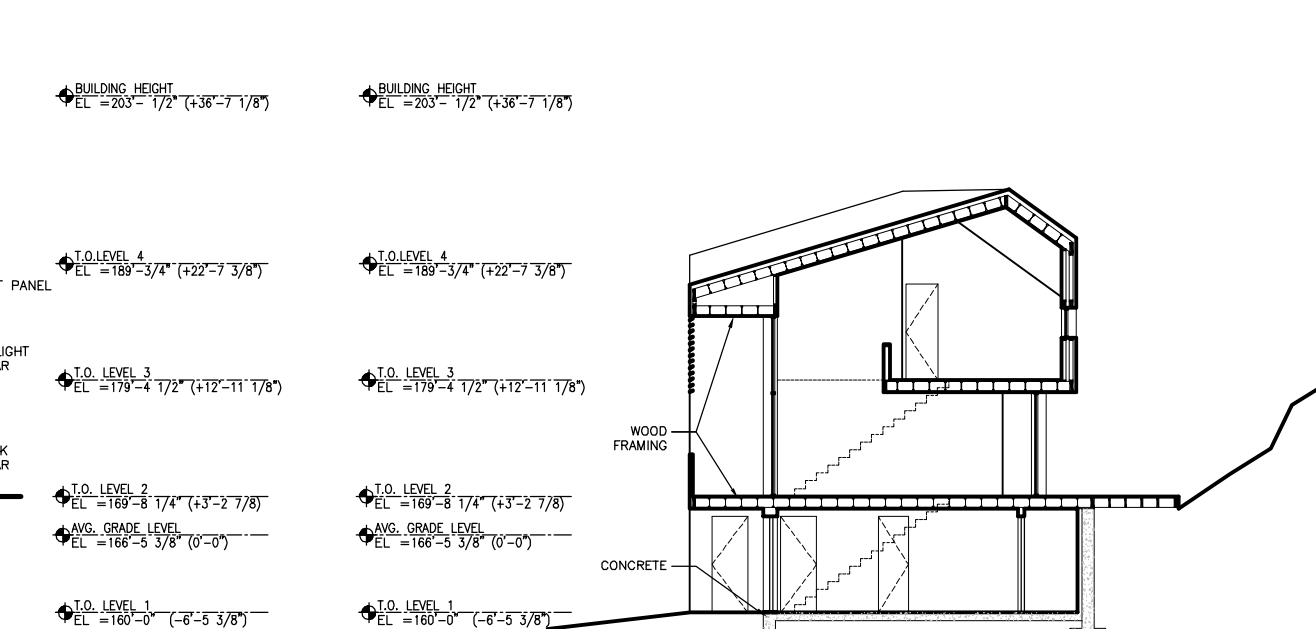
6 ROOF PLAN  
SCALE: 1/16"=1'-0"



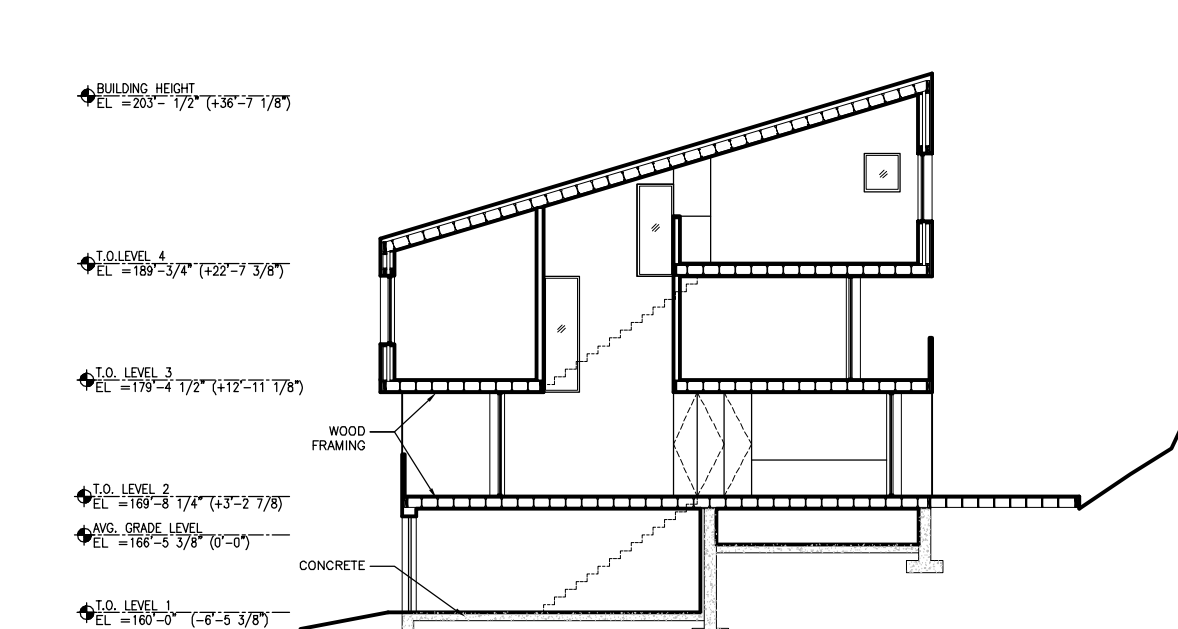
7 TYPICAL FRONT ELEVATION  
SCALE: 1/16"=1'-0"



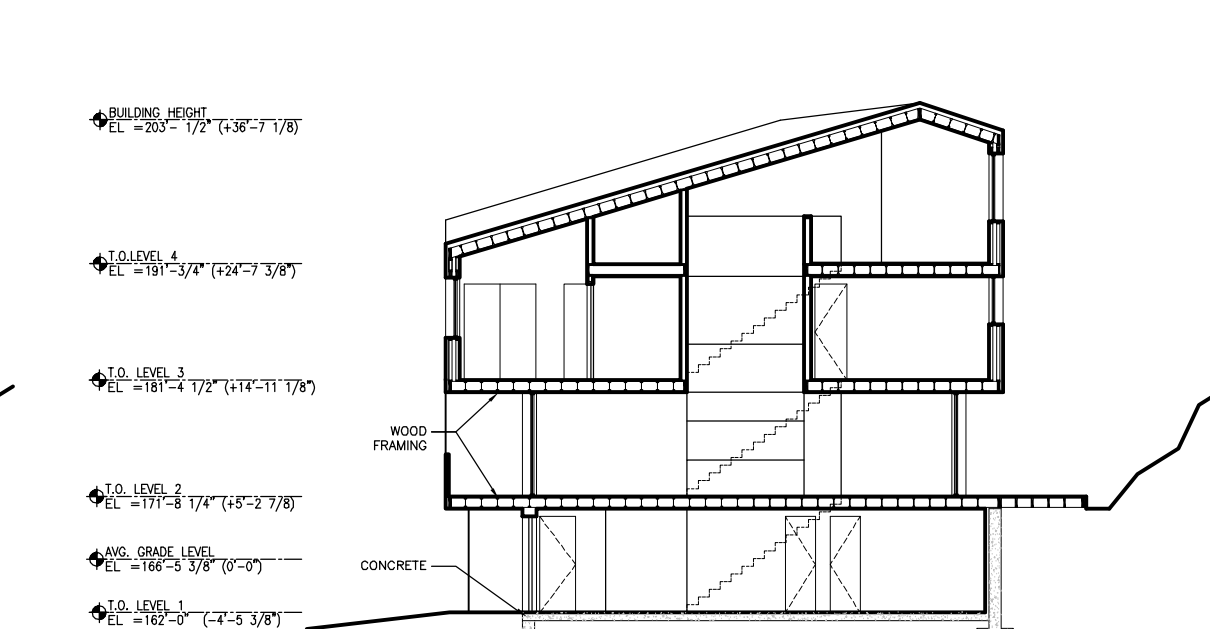
8 TYPICAL REAR ELEVATION  
SCALE: 1/16"=1'-0"



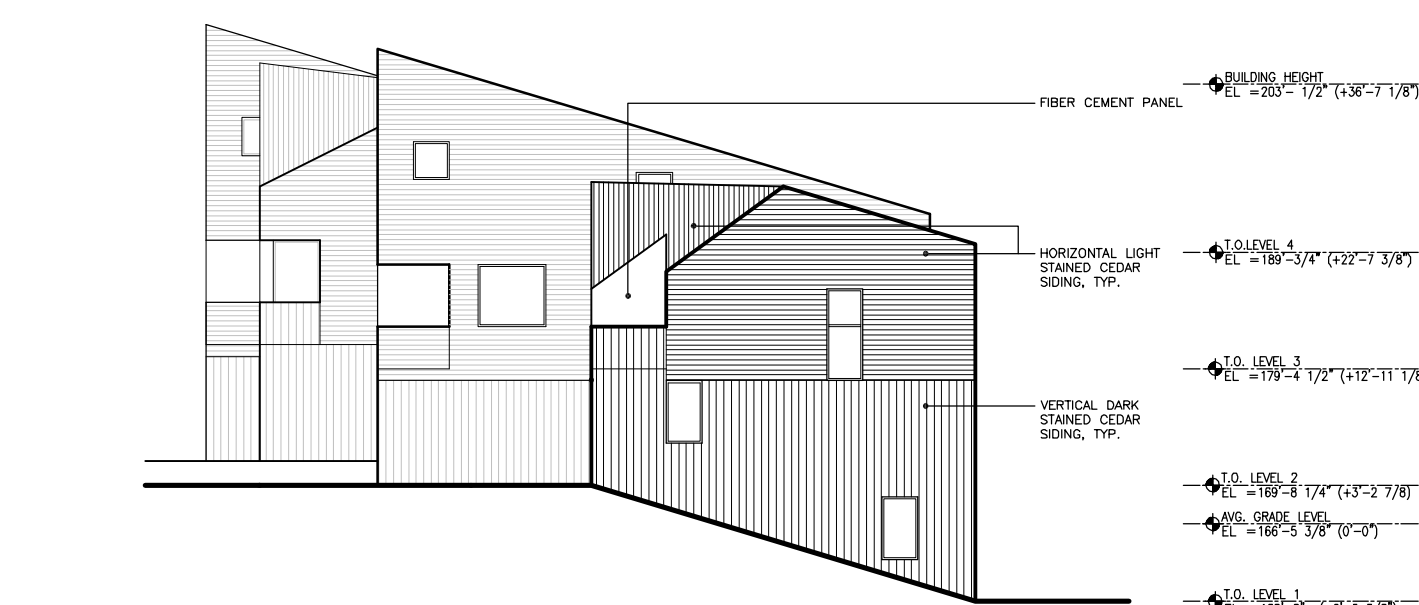
9 TYPICAL SECTION UNIT TYPE 1A  
SCALE: 1/16"=1'-0"



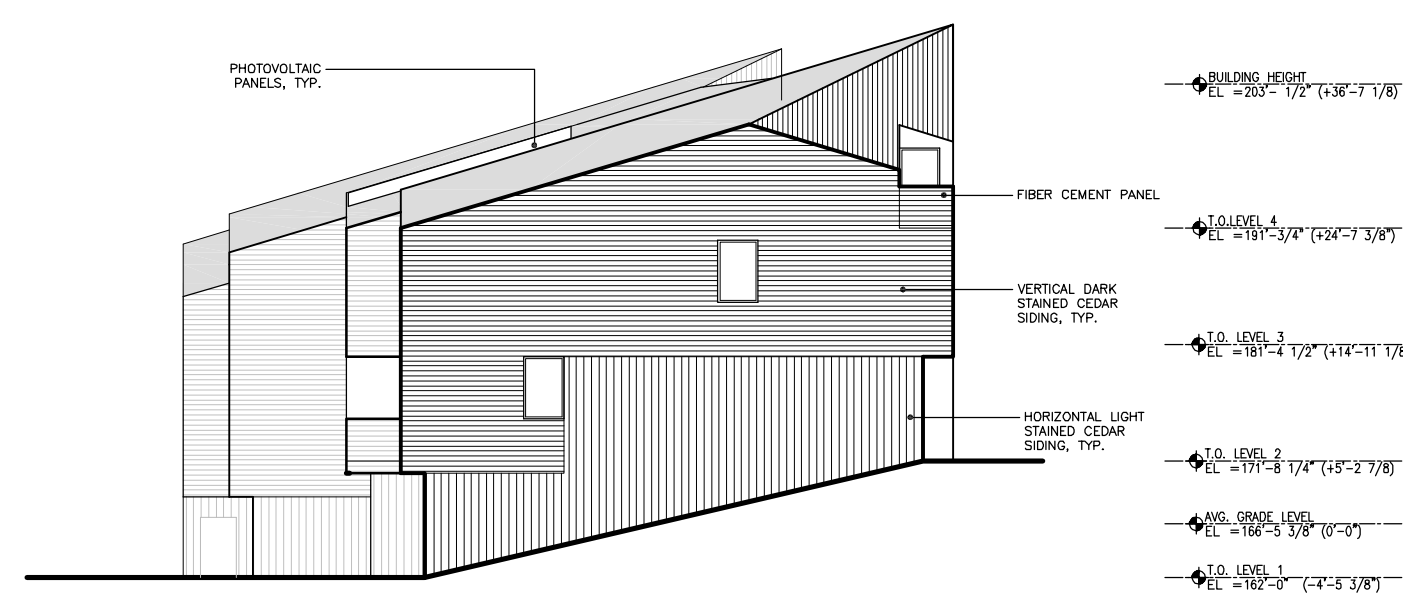
10 TYPICAL SECTION UNIT TYPE 2A  
SCALE: 1/16"=1'-0"



11 TYPICAL SECTION UNIT TYPE 3A  
SCALE: 1/16"=1'-0"

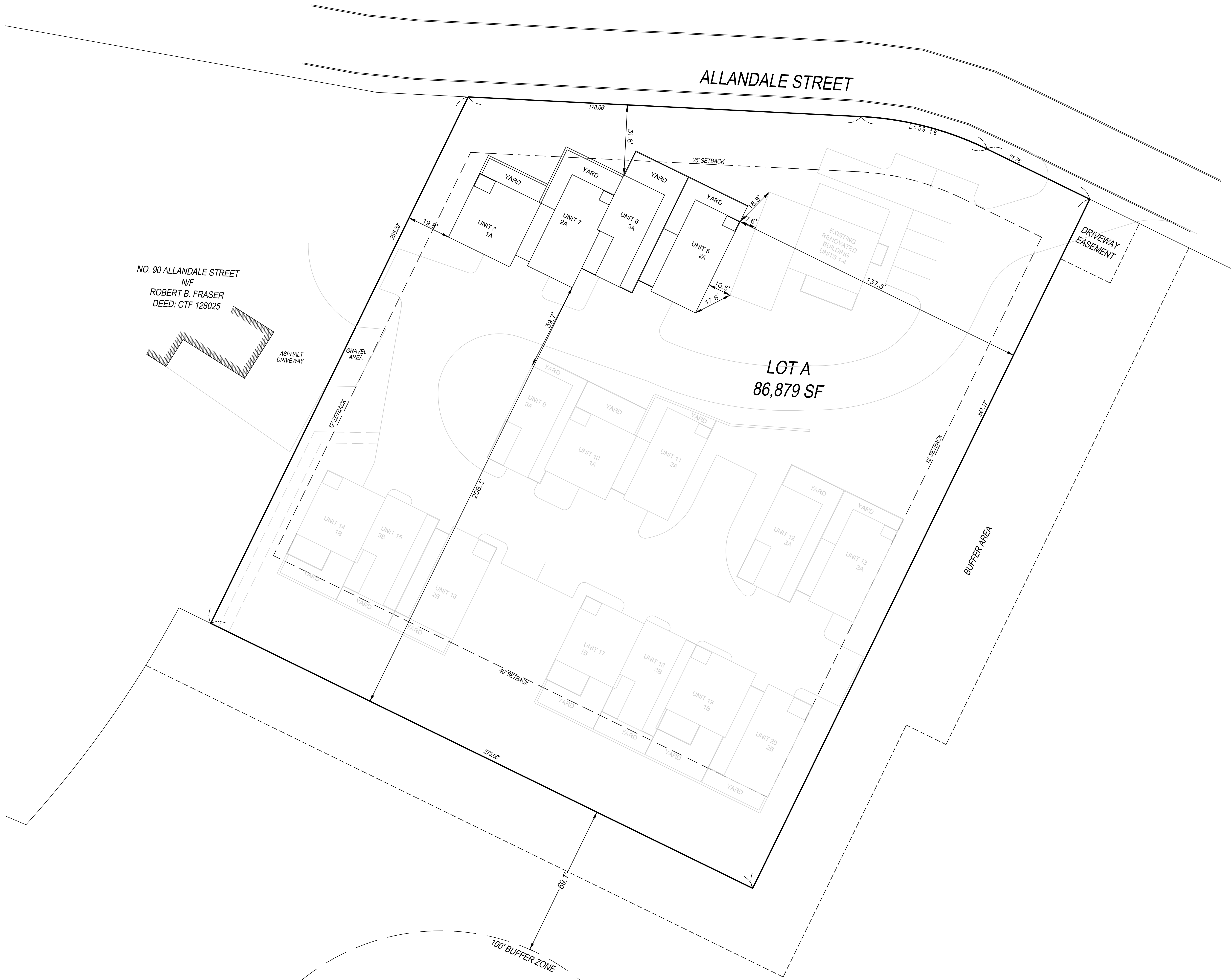
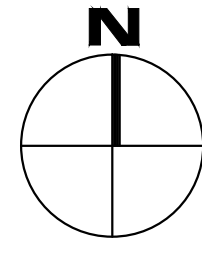


12 TYPICAL SIDE ELEVATION  
SCALE: 1/16"=1'-0"



13 TYPICAL SIDE ELEVATION  
SCALE: 1/16"=1'-0"





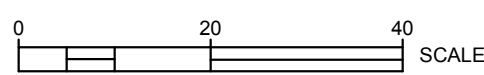
NO. 90 ALLANDALE STREET  
 N/F  
 ROBERT B. FRASER  
 DEED: CTF 128025

**NOTES**

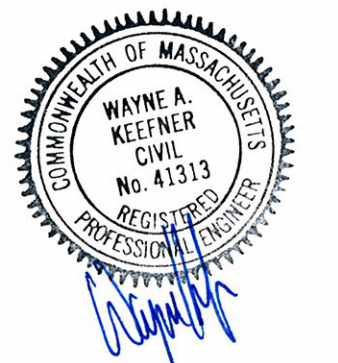
1. PROPERTY LINES AND SURFACE DETAIL TAKEN FROM PLAN ENTITLED "SITE PLAN LOCATED AT 64 ALLANDALE STREET, JAMAICA PLAIN, MA" PREPARED FOR JOHN WASERMAN GRAEF, DATED DECEMBER 3, 2014, AND PREPARED BY BOSTON SURVEY, INC., CHARLESTOWN, MA 02129. DESIGN CONSULTANTS, INC. DID NOT PERFORM A FIELD SURVEY OF THE PROPERTY.
2. ANY ABUTTER INFORMATION WAS TAKEN FROM BOSTON SURVEY, INC. SITE PLAN.
3. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED BUILDING LOCATIONS IN RELATION TO EXISTING PROPERTY LINES PROVIDED BY BOSTON SURVEY, INC. PLAN.

**LOCUS TITLE INFORMATION**

64 ALLANDALE STREET, JAMAICA PLAIN  
 OWNER: JOHN WASERMAN GRAEF  
 DEED REFERENCE: CTF 109825  
 PLAN REFERENCE: LCC 12247-H  
 ASSESSORS: PARCEL ID 2003593000

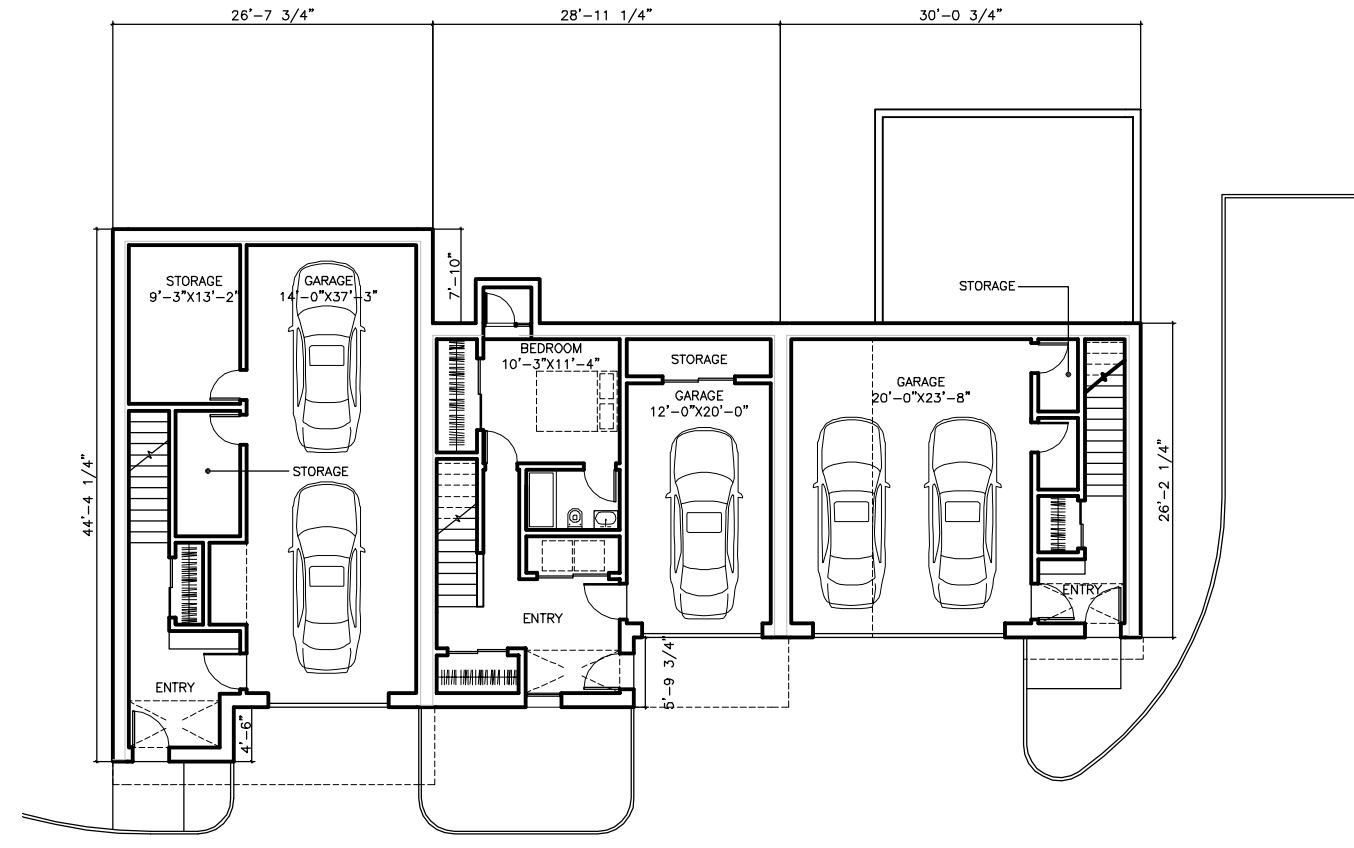


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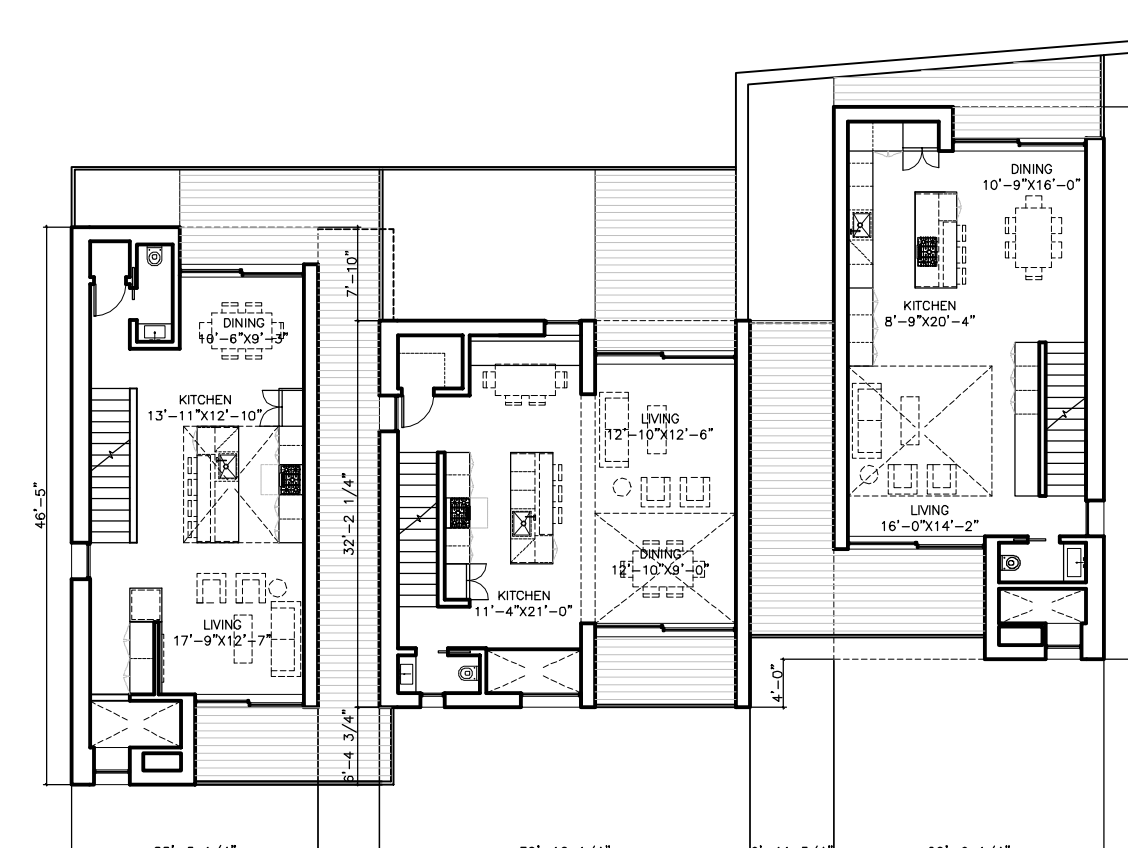




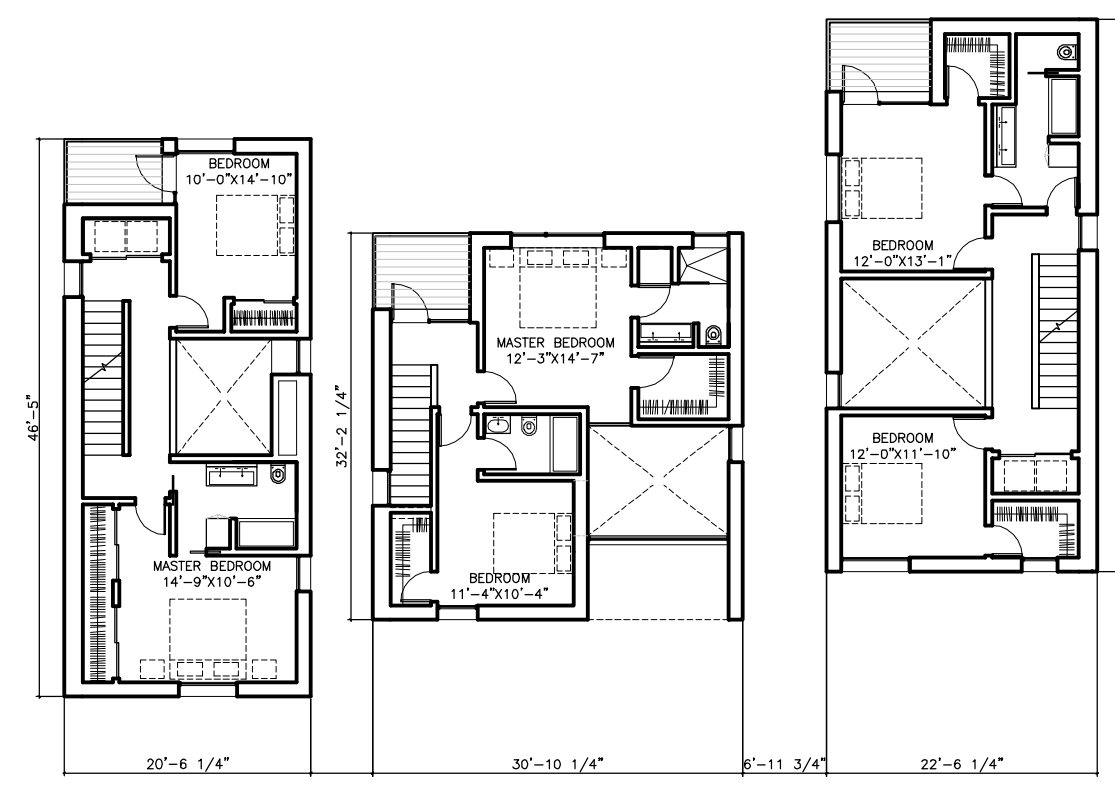
1 KEY PLAN  
SCALE: 1/32"=1'-0"



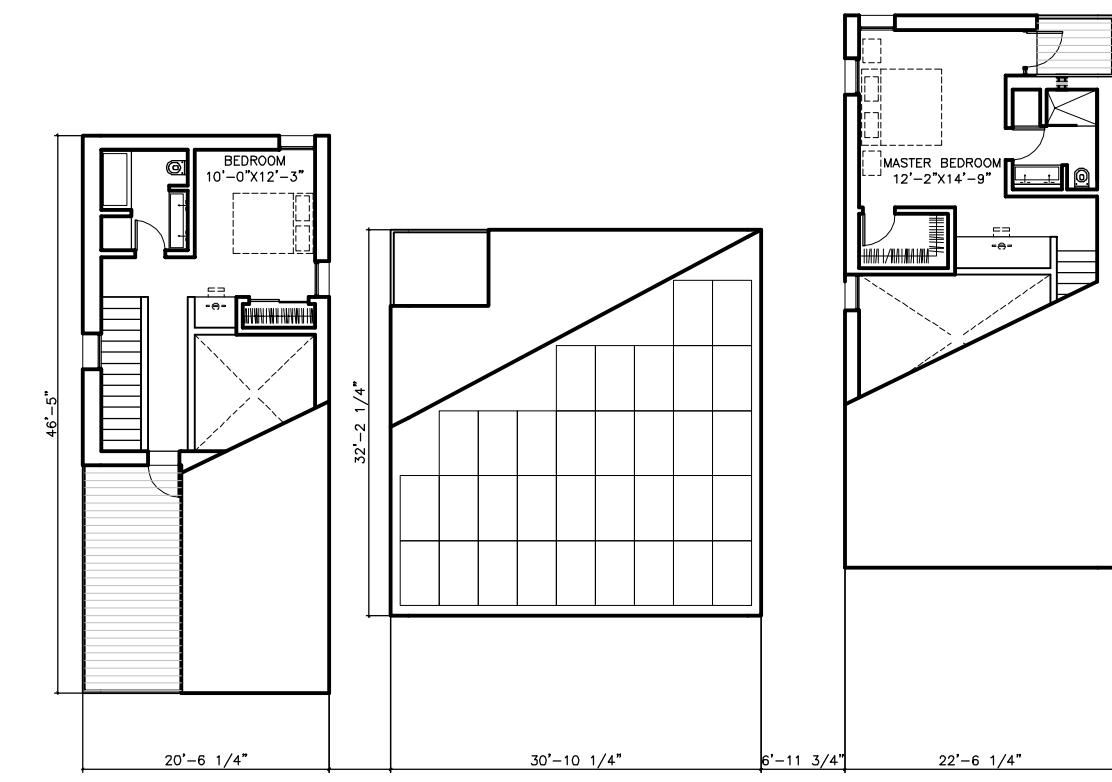
2 GROUND FLOOR PLAN  
SCALE: 1/16"=1'-0"



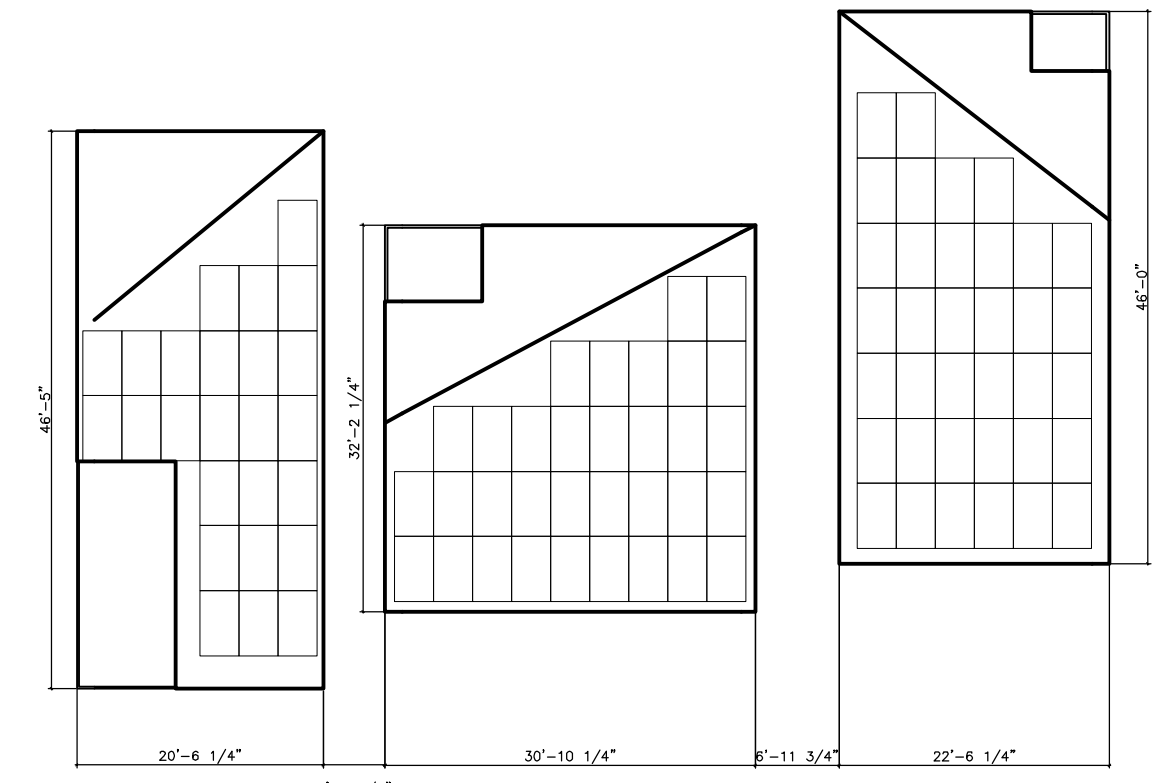
3 FIRST FLOOR PLAN  
SCALE: 1/16"=1'-0"



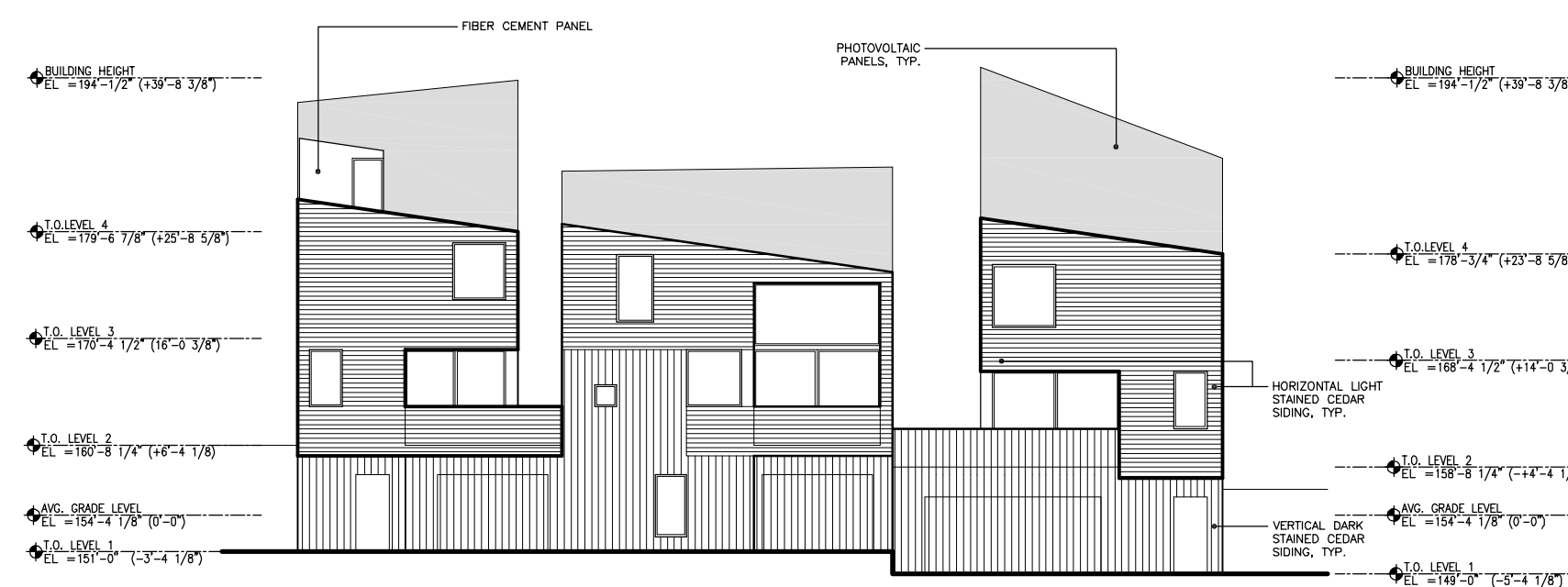
4 SECOND FLOOR PLAN  
SCALE: 1/16"=1'-0"



5 THIRD FLOOR PLAN  
SCALE: 1/16"=1'-0"



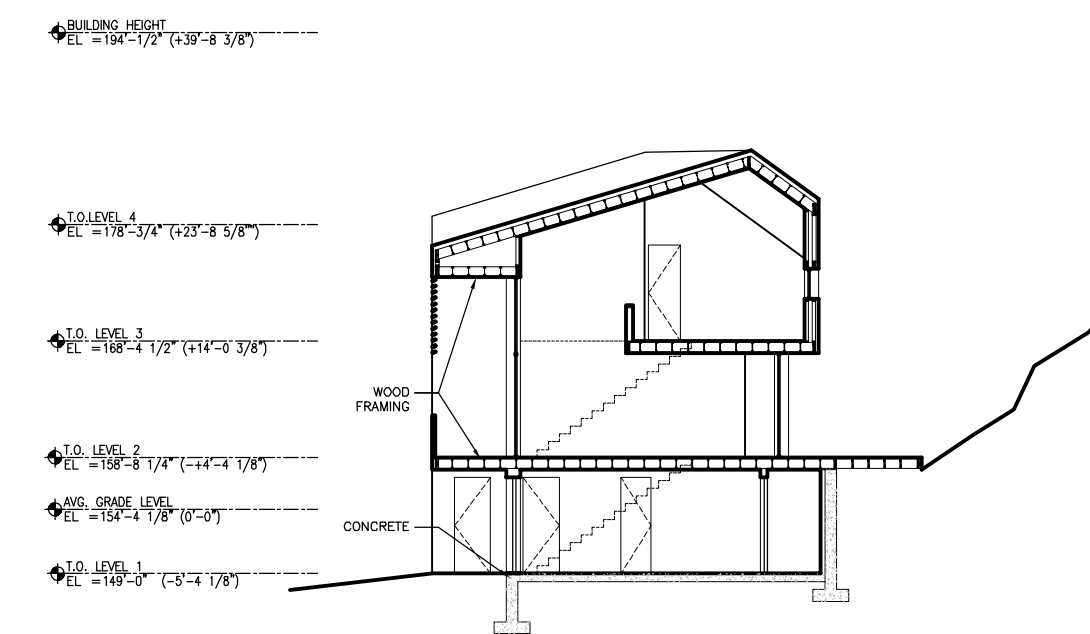
6 ROOF PLAN  
SCALE: 1/16"=1'-0"



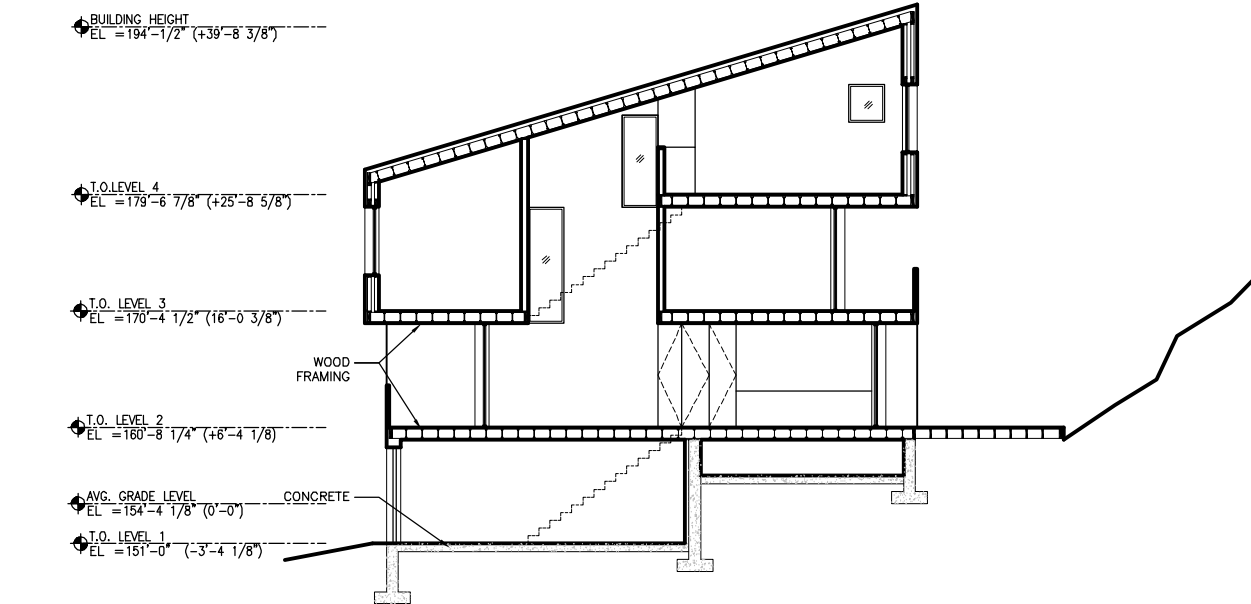
7 TYPICAL FRONT ELEVATION  
SCALE: 1/16"=1'-0"



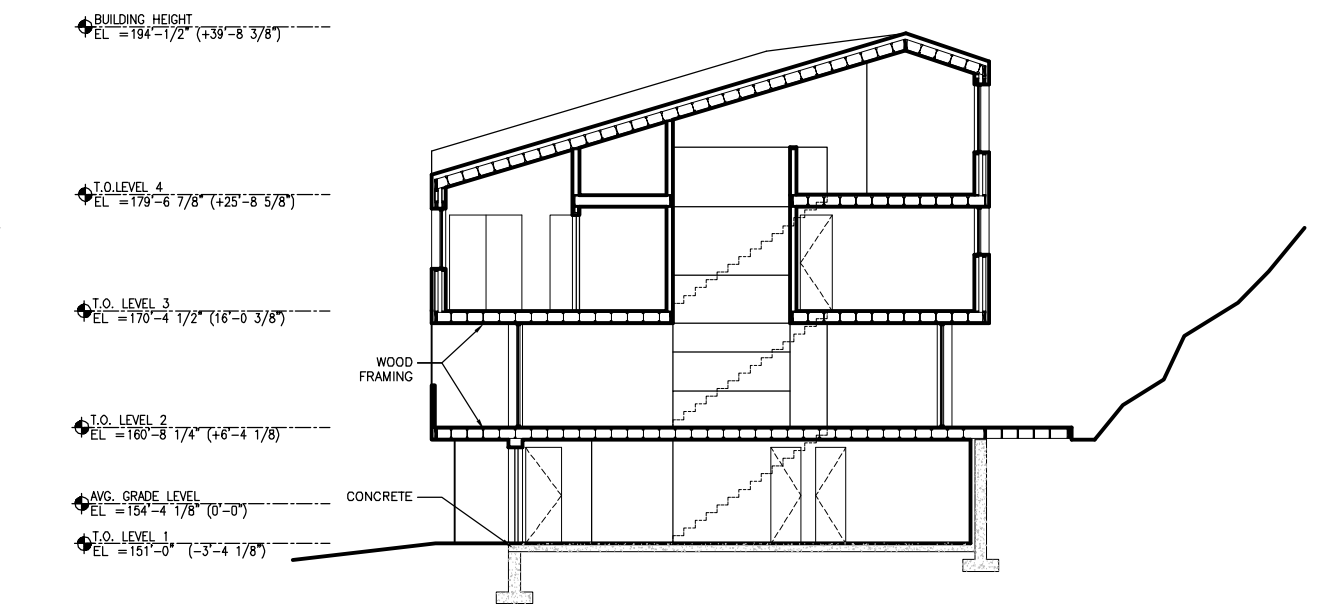
8 TYPICAL REAR ELEVATION  
SCALE: 1/16"=1'-0"



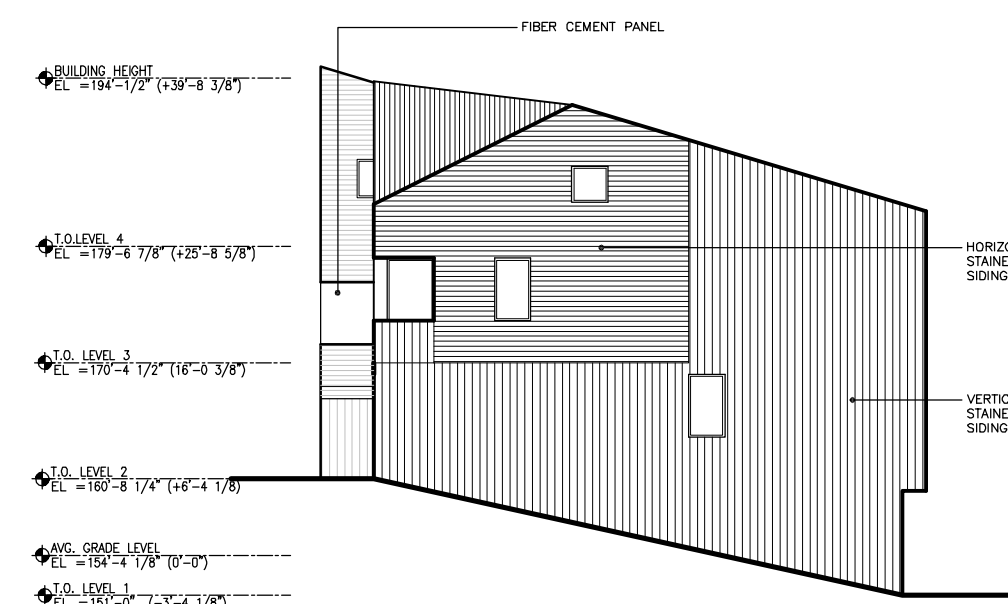
9 TYPICAL SECTION UNIT TYPE 1A  
SCALE: 1/16"=1'-0"



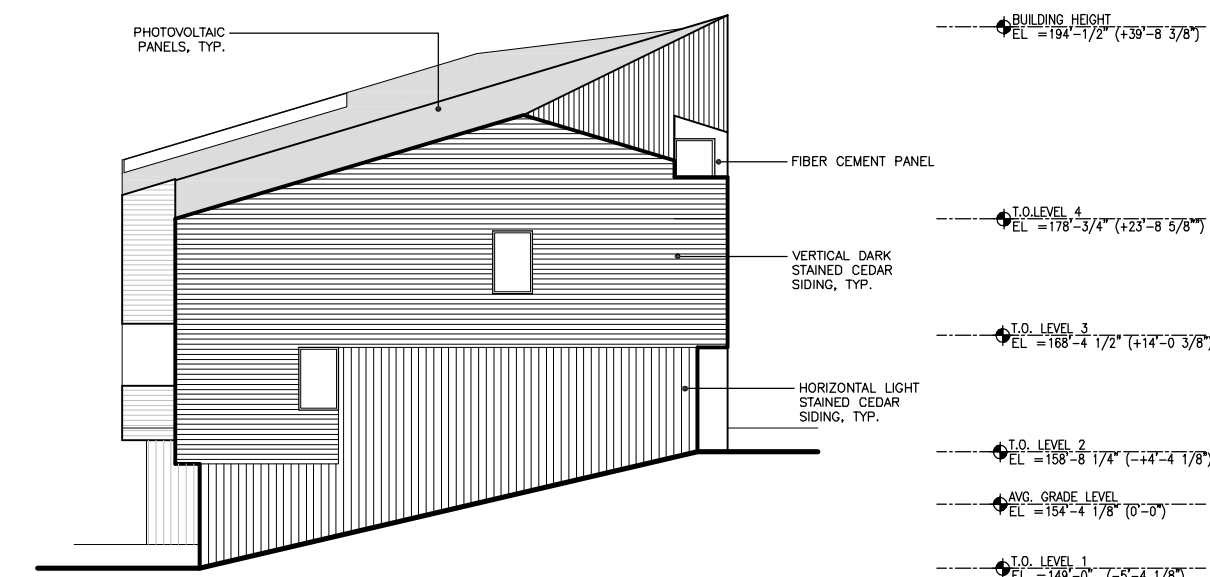
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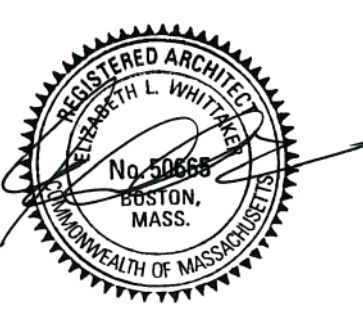
11 TYPICAL SECTION UNIT TYPE 3A  
SCALE: 1/16"=1'-0"

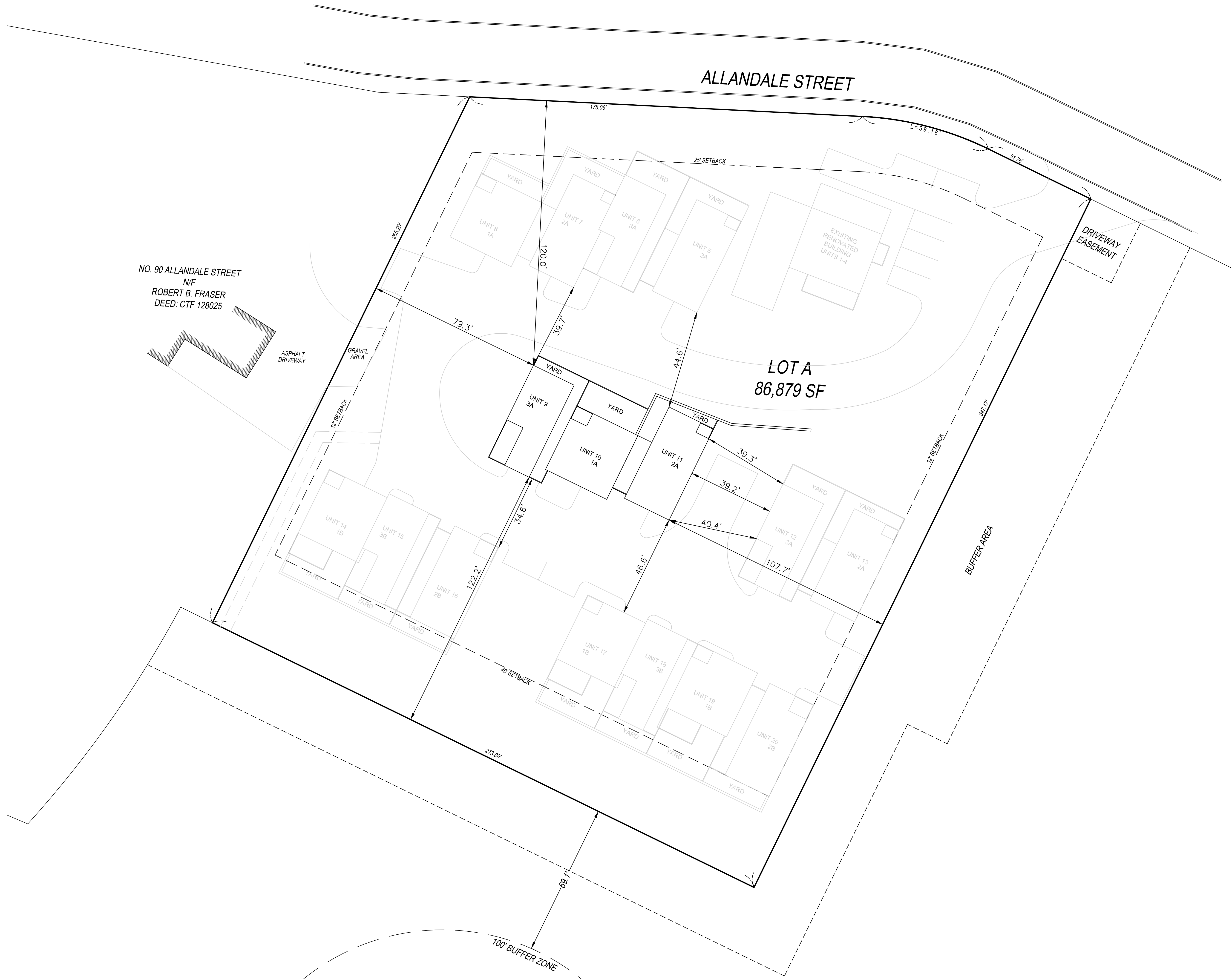
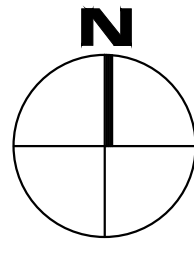


12 TYPICAL SIDE ELEVATION  
SCALE: 1/16"=1'-0"



13 TYPICAL SIDE ELEVATION  
SCALE: 1/16"=1'-0"





NO. 90 ALLANDALE STREET  
 N/F  
 ROBERT B. FRASER  
 DEED: CTF 128025

ALLANDALE STREET

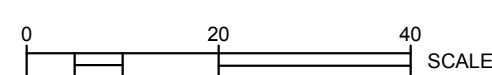
LOT A  
 86,879 SF

**NOTES**

1. PROPERTY LINES AND SURFACE DETAIL TAKEN FROM PLAN ENTITLED "SITE PLAN LOCATED AT 64 ALLANDALE STREET, JAMAICA PLAIN, MA" PREPARED FOR JOHN WASERMAN GRAEF, DATED DECEMBER 3, 2014, AND PREPARED BY BOSTON SURVEY, INC., CHARLESTOWN, MA 02129. DESIGN CONSULTANTS, INC. DID NOT PERFORM A FIELD SURVEY OF THE PROPERTY.
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**LOCUS TITLE INFORMATION**

64 ALLANDALE STREET, JAMAICA PLAIN  
 OWNER: JOHN WASERMAN GRAEF  
 DEED REFERENCE: CTF 109825  
 PLAN REFERENCE: LCC 12247-H  
 ASSESSORS: PARCEL ID 2003593000

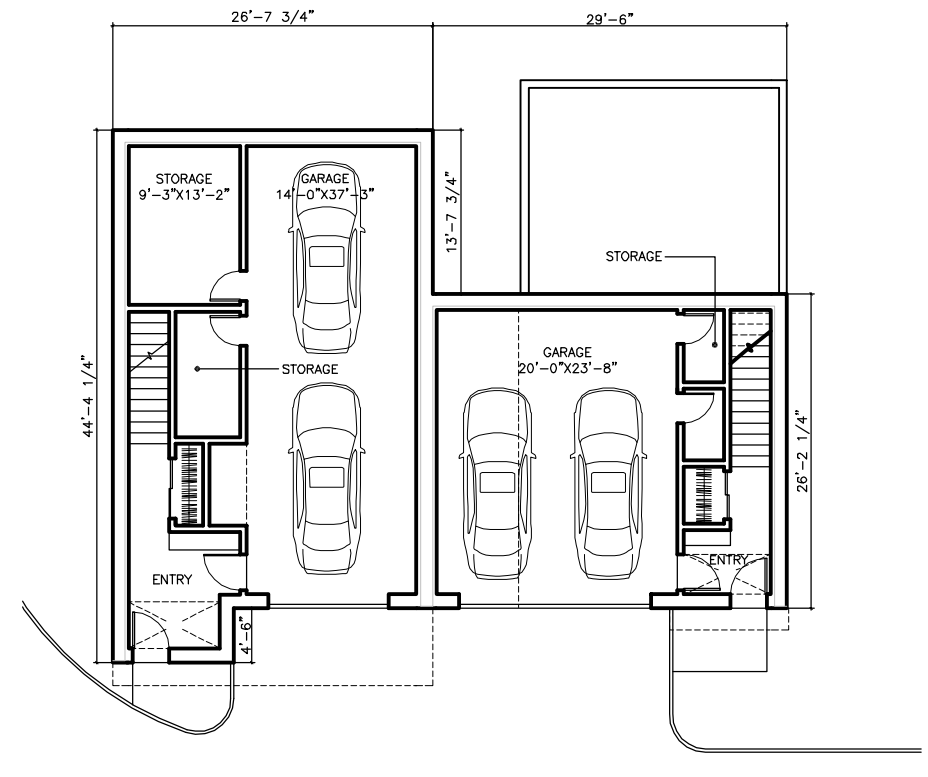


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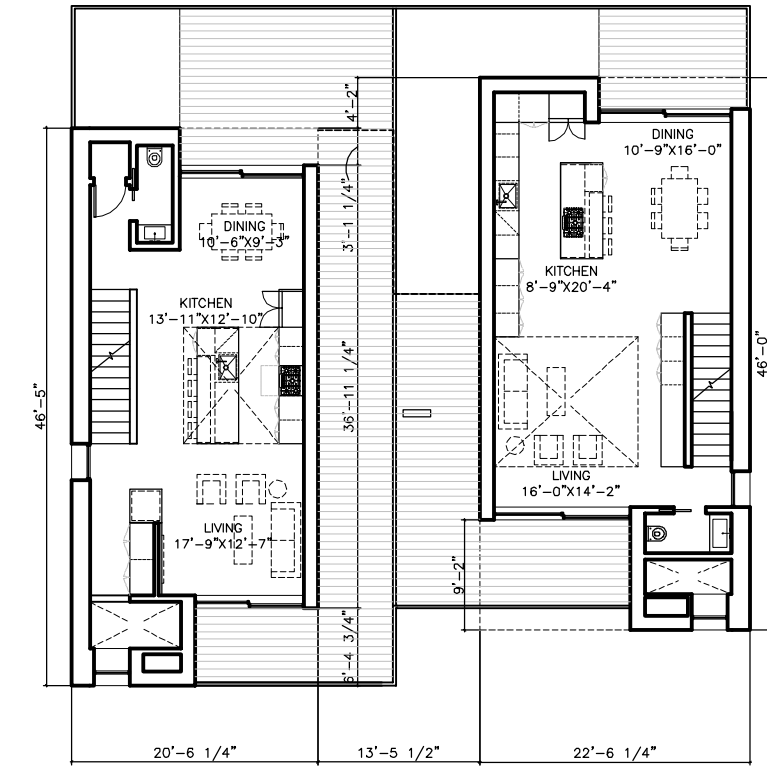




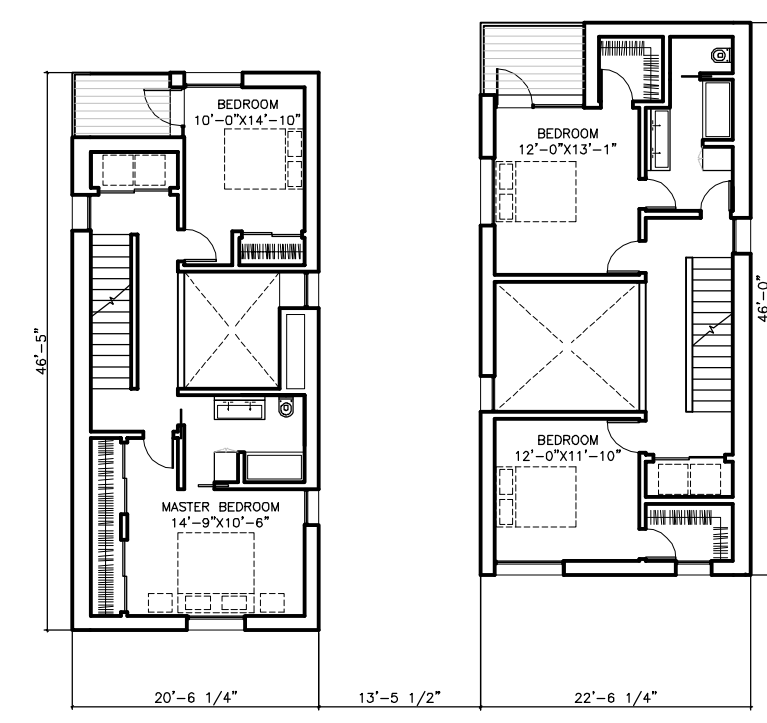
1 KEY PLAN  
SCALE: 1/32"=1'-0"



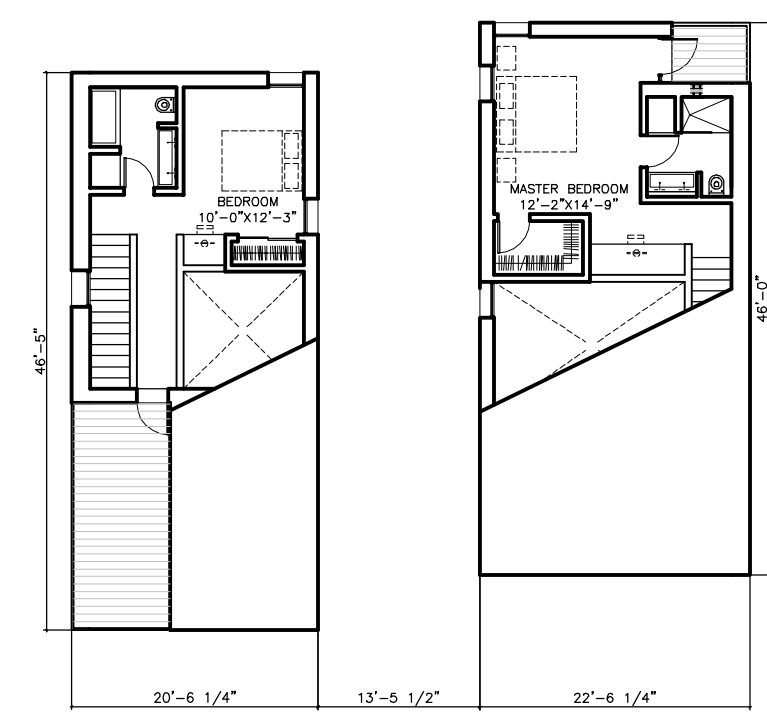
2 GROUND FLOOR PLAN  
SCALE: 1/16"=1'-0"



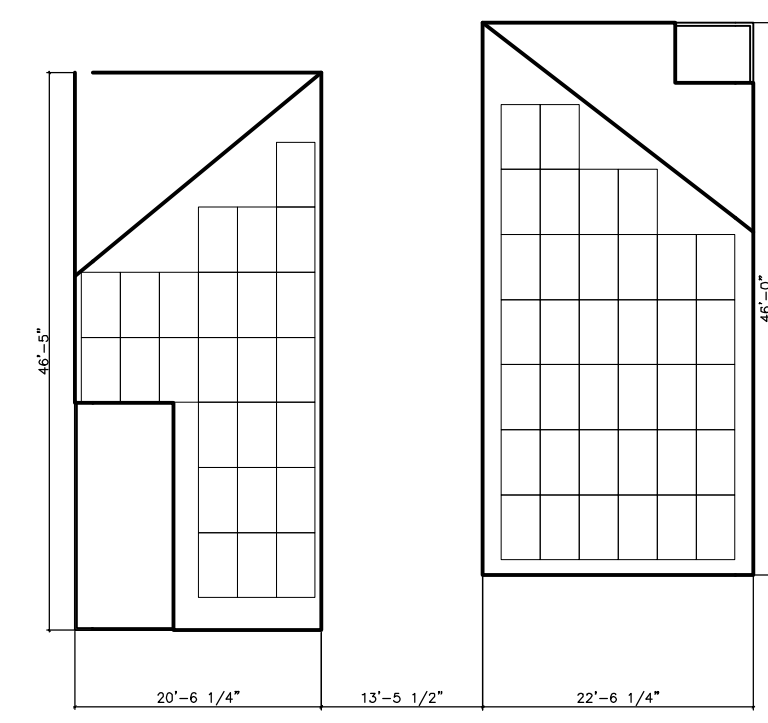
3 FIRST FLOOR PLAN  
SCALE: 1/16"=1'-0"



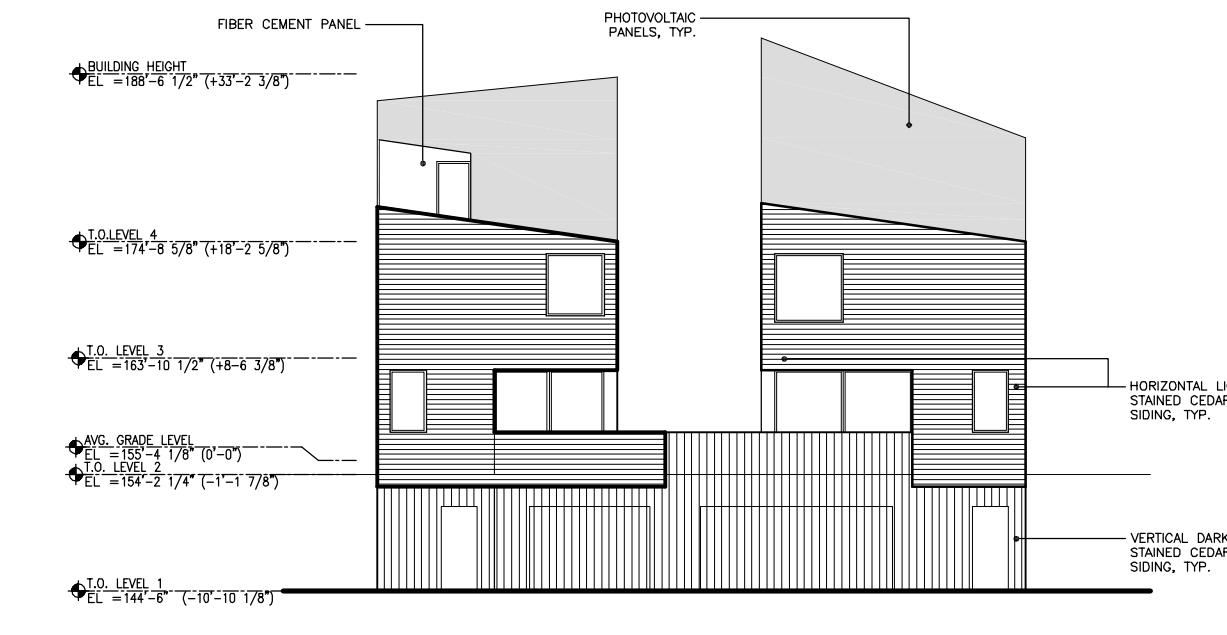
4 SECOND FLOOR PLAN  
SCALE: 1/16"=1'-0"



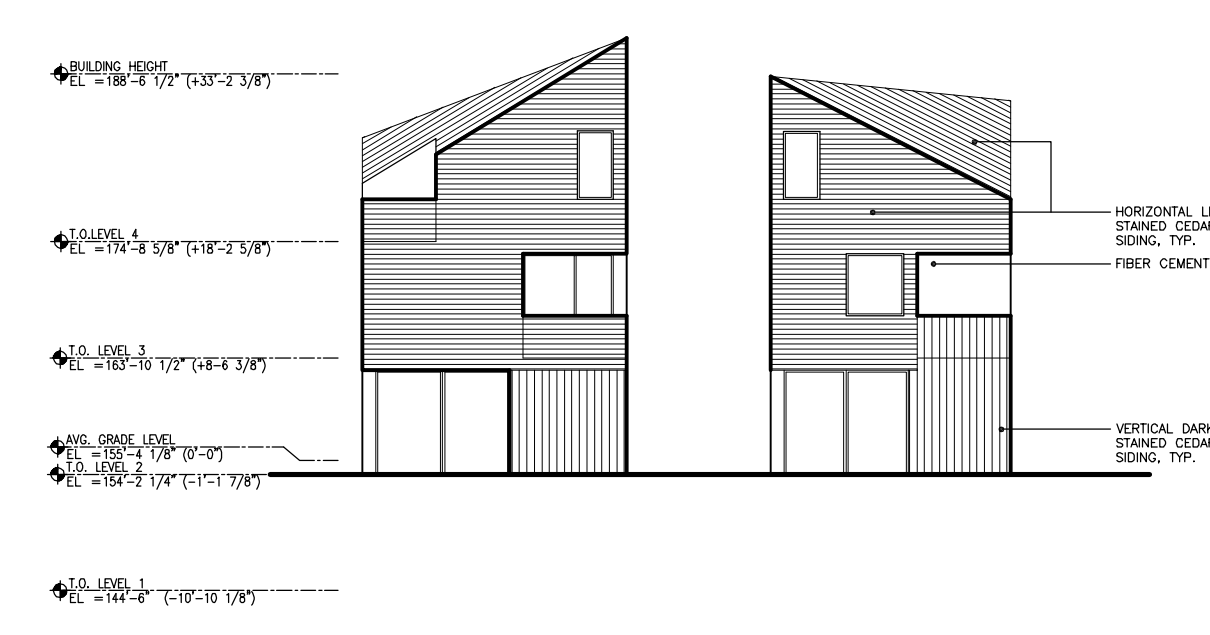
5 THIRD FLOOR PLAN  
SCALE: 1/16"=1'-0"



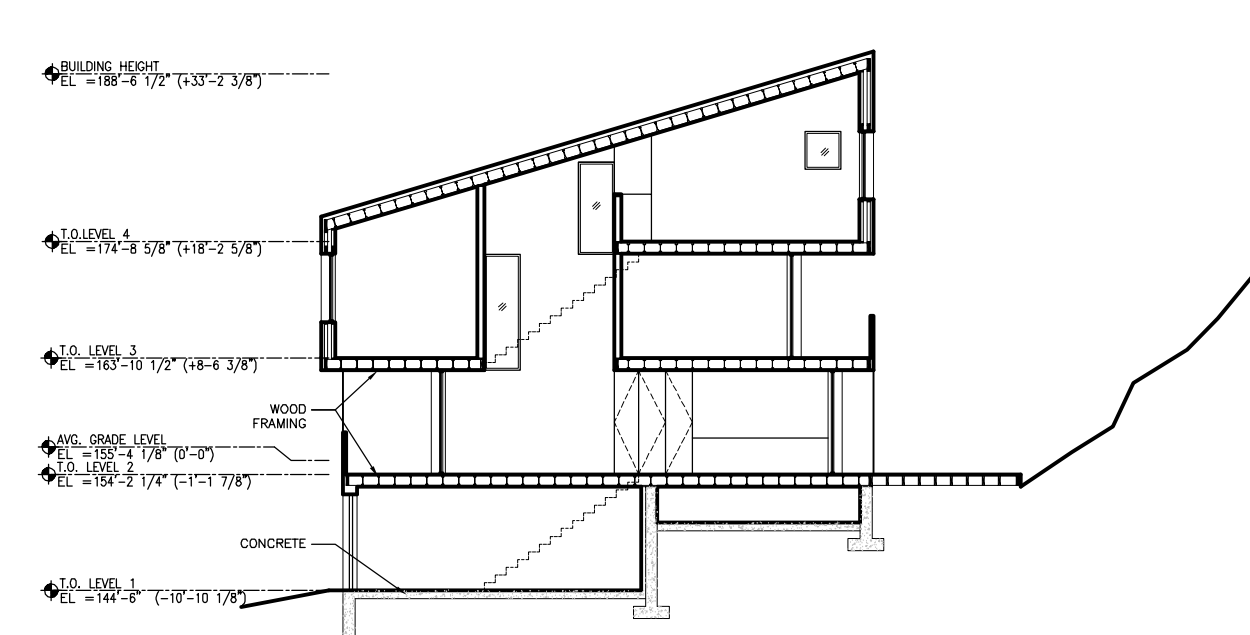
6 ROOF PLAN  
SCALE: 1/16"=1'-0"



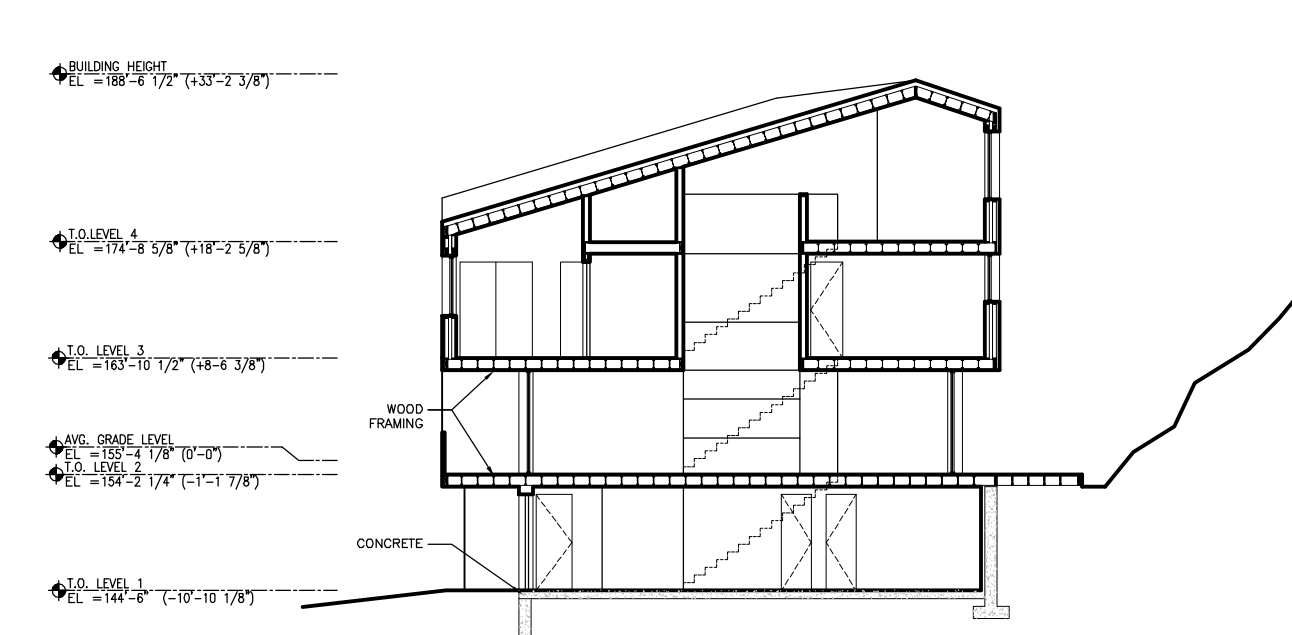
7 TYPICAL FRONT ELEVATION  
SCALE: 1/16"=1'-0"



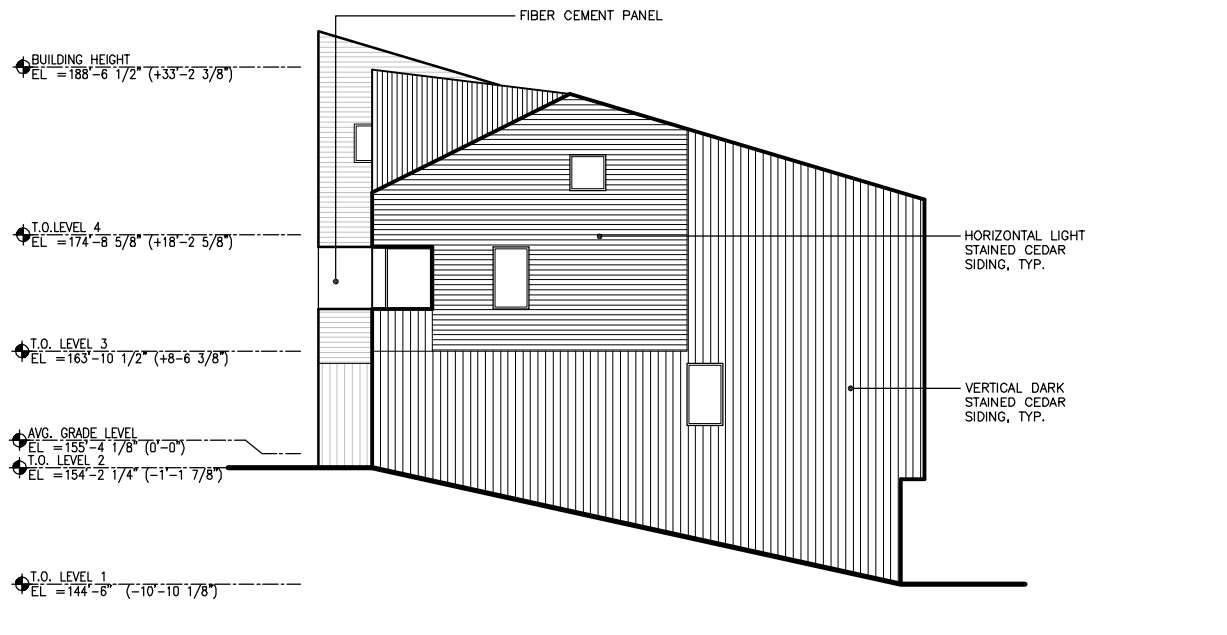
8 TYPICAL REAR ELEVATION  
SCALE: 1/16"=1'-0"



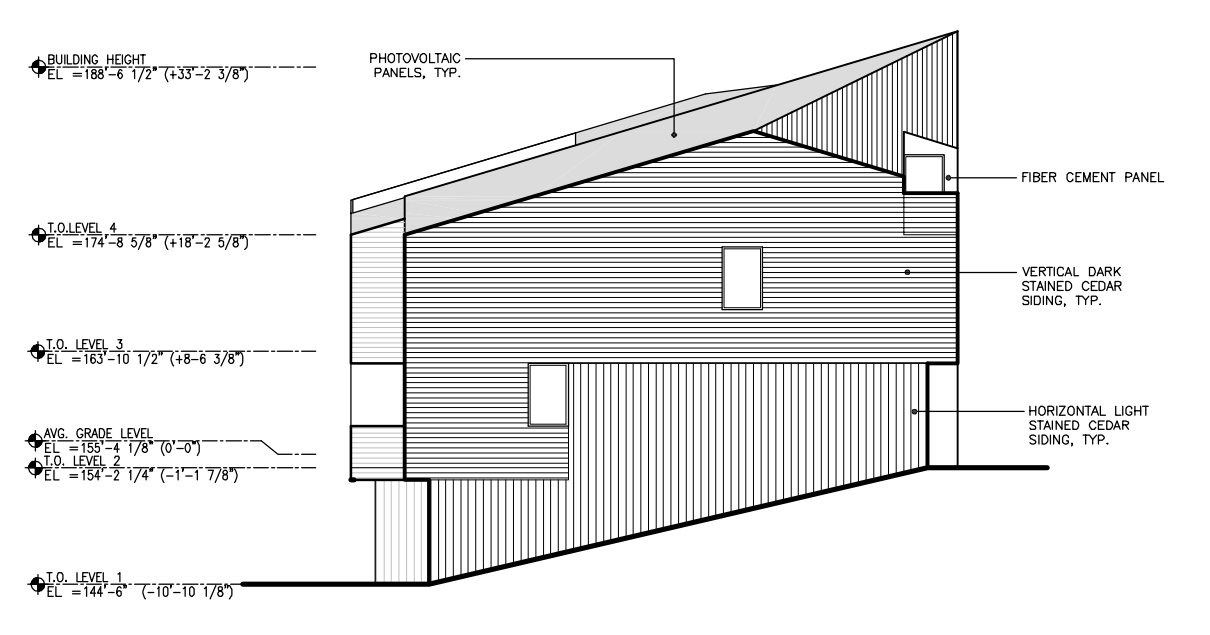
9 TYPICAL SECTION UNIT TYPE 2A  
SCALE: 1/16"=1'-0"



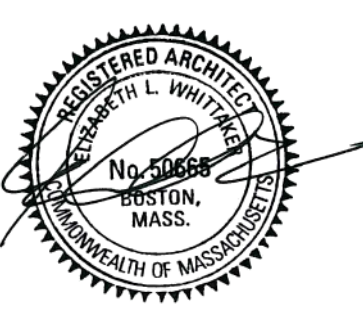
10 TYPICAL SECTION UNIT TYPE 3A  
SCALE: 1/16"=1'-0"

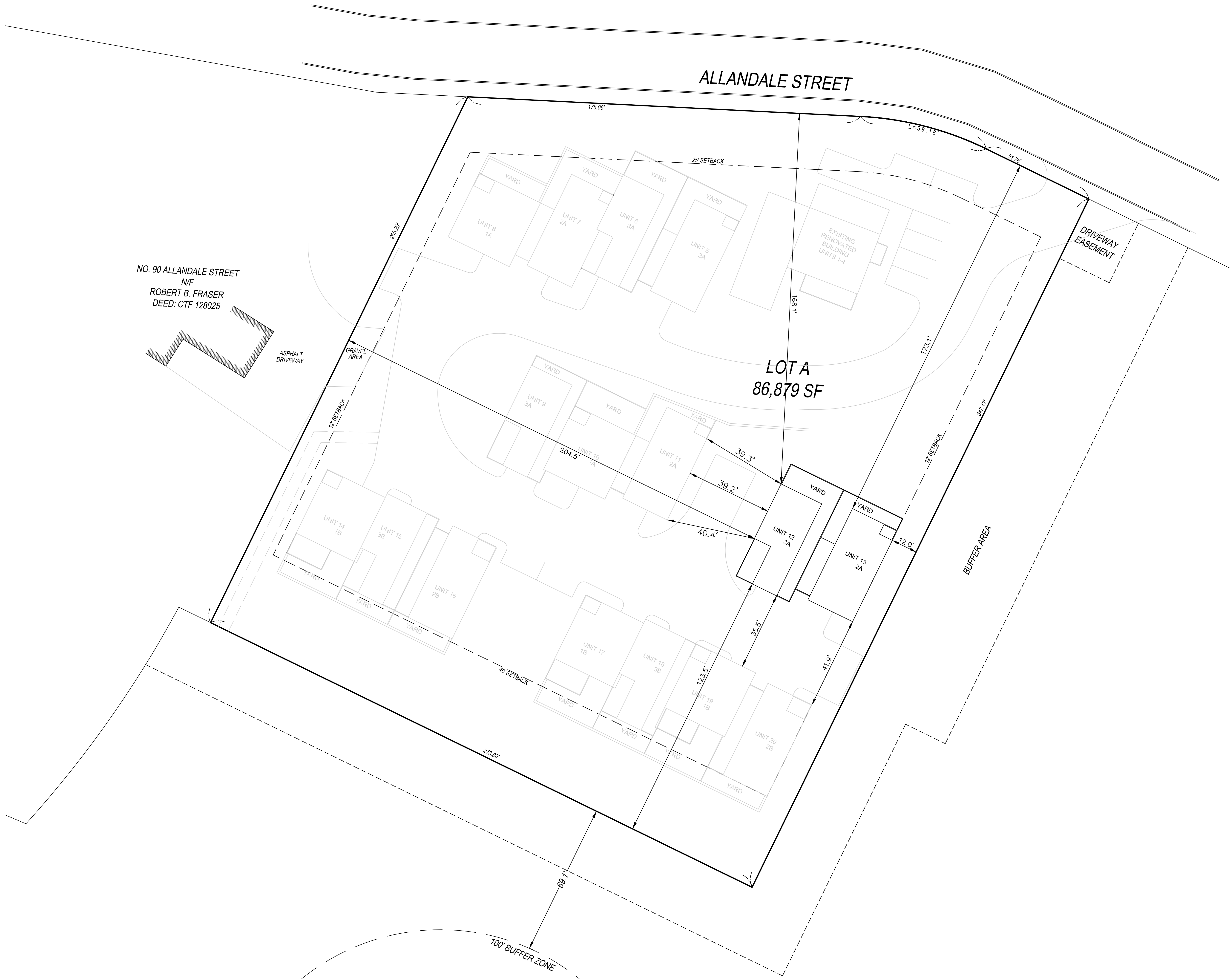
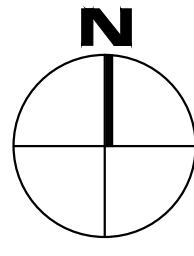


11 TYPICAL SIDE ELEVATION  
SCALE: 1/16"=1'-0"



12 TYPICAL SIDE ELEVATION  
SCALE: 1/16"=1'-0"





NO. 90 ALLANDALE STREET  
 N/F  
 ROBERT B. FRASER  
 DEED: CTF 128025

ALLANDALE STREET

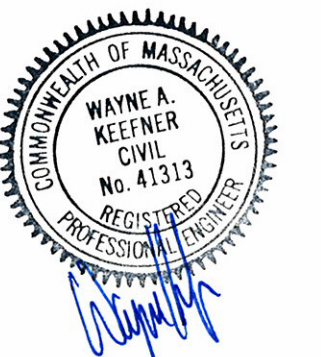
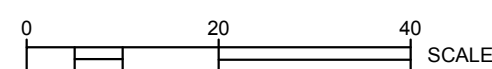
LOT A  
 86,879 SF

**NOTES**

1. PROPERTY LINES AND SURFACE DETAIL TAKEN FROM PLAN ENTITLED "SITE PLAN LOCATED AT 64 ALLANDALE STREET, JAMAICA PLAIN, MA" PREPARED FOR JOHN WASERMAN GRAEF, DATED DECEMBER 3, 2014, AND PREPARED BY BOSTON SURVEY, INC., CHARLESTOWN, MA 02129. DESIGN CONSULTANTS, INC. DID NOT PERFORM A FIELD SURVEY OF THE PROPERTY.
2. ANY ABUTTER INFORMATION WAS TAKEN FROM BOSTON SURVEY, INC. SITE PLAN.
3. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED BUILDING LOCATIONS IN RELATION TO EXISTING PROPERTY LINES PROVIDED BY BOSTON SURVEY, INC. PLAN.

**LOCUS TITLE INFORMATION**

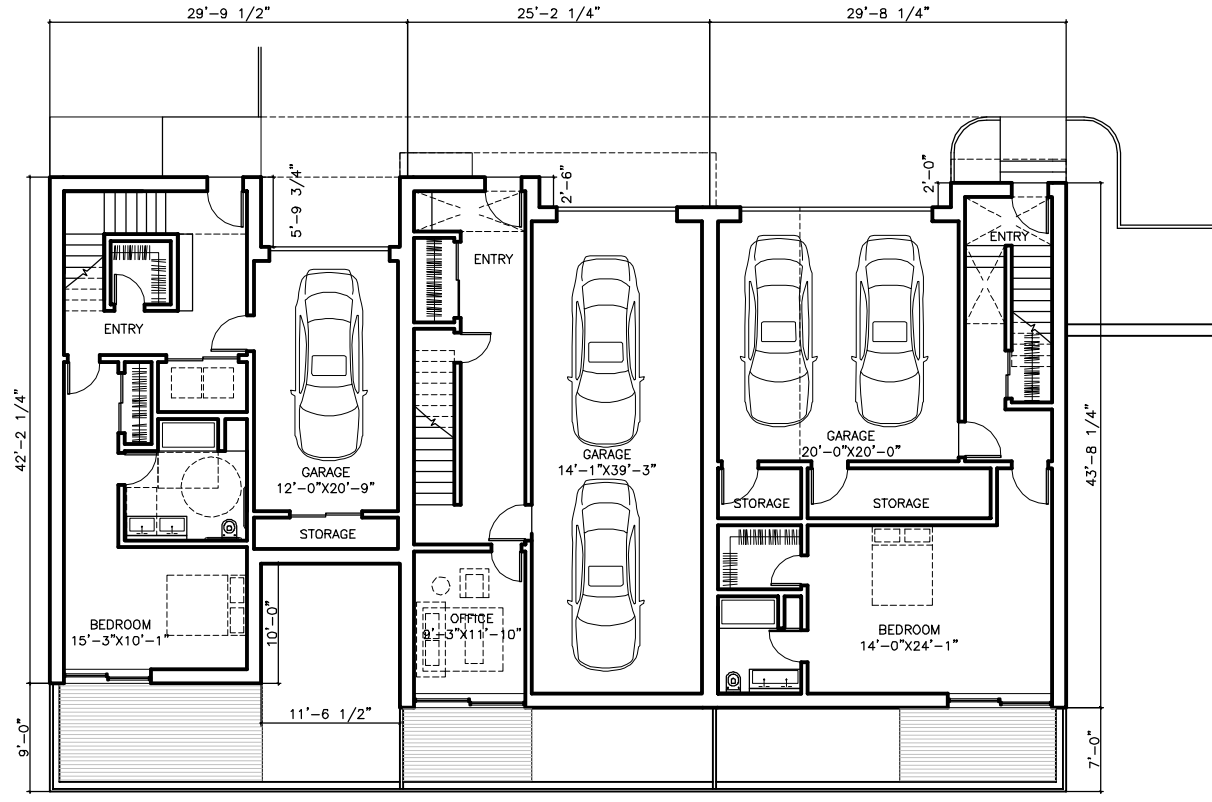
64 ALLANDALE STREET, JAMAICA PLAIN  
 OWNER: JOHN WASERMAN GRAEF  
 DEED REFERENCE: CTF 109825  
 PLAN REFERENCE: LCC 12247-H  
 ASSESSORS: PARCEL ID 2003593000



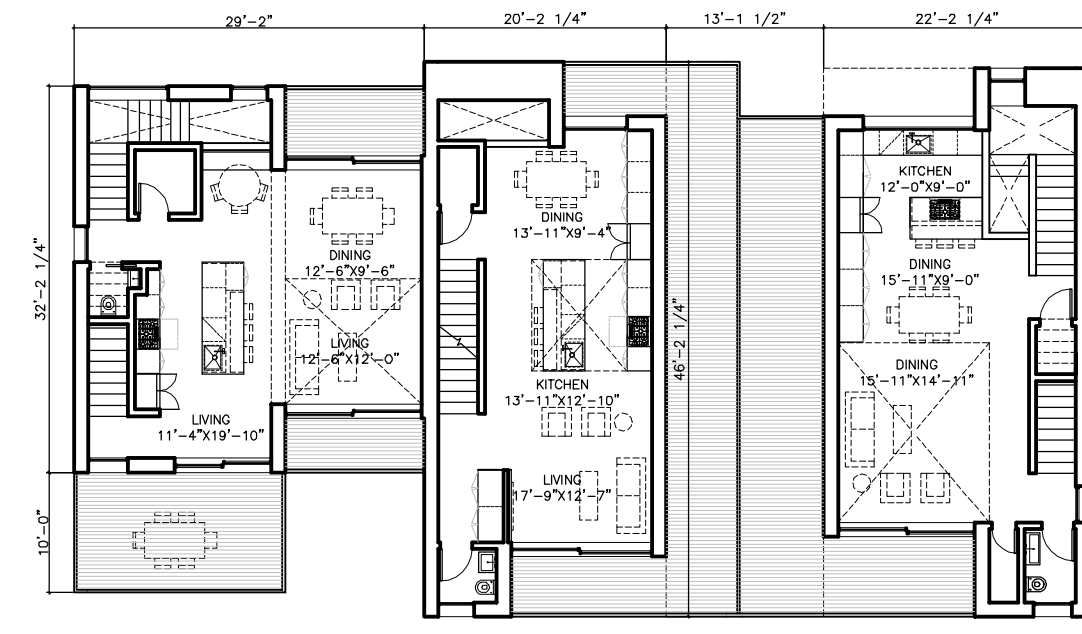




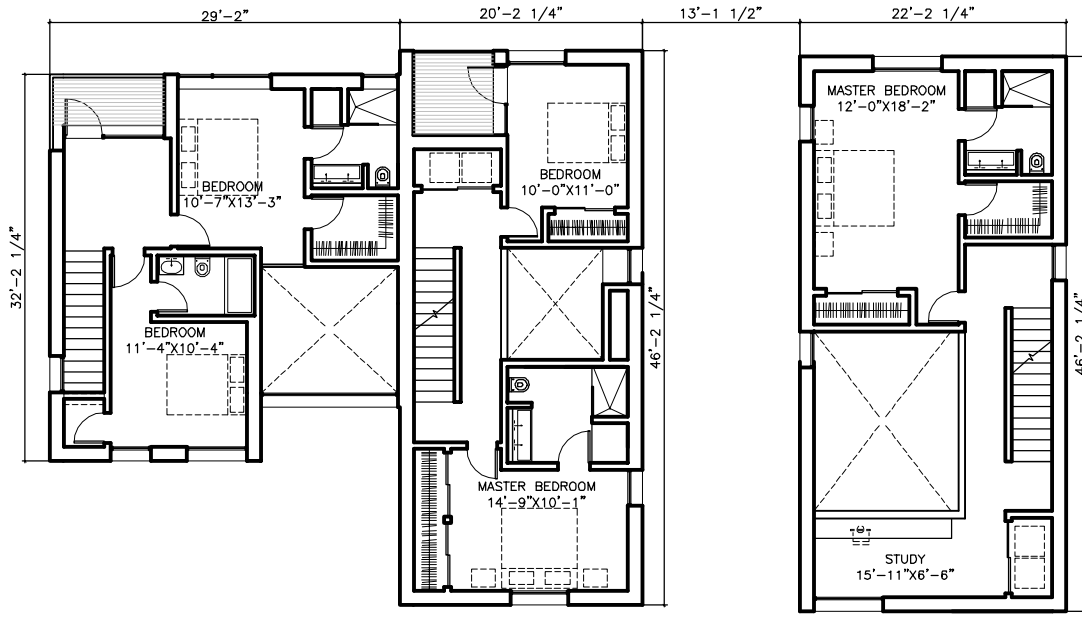
1 KEY PLAN  
SCALE: 1/32"=1'-0"



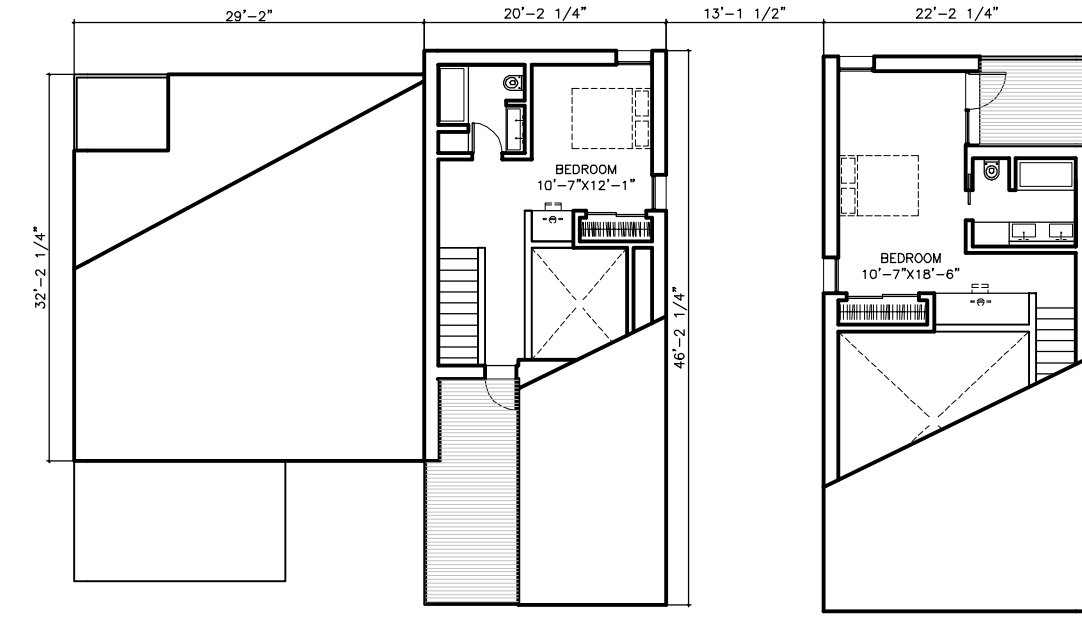
2 GROUND FLOOR PLAN  
SCALE: 1/16"=1'-0"



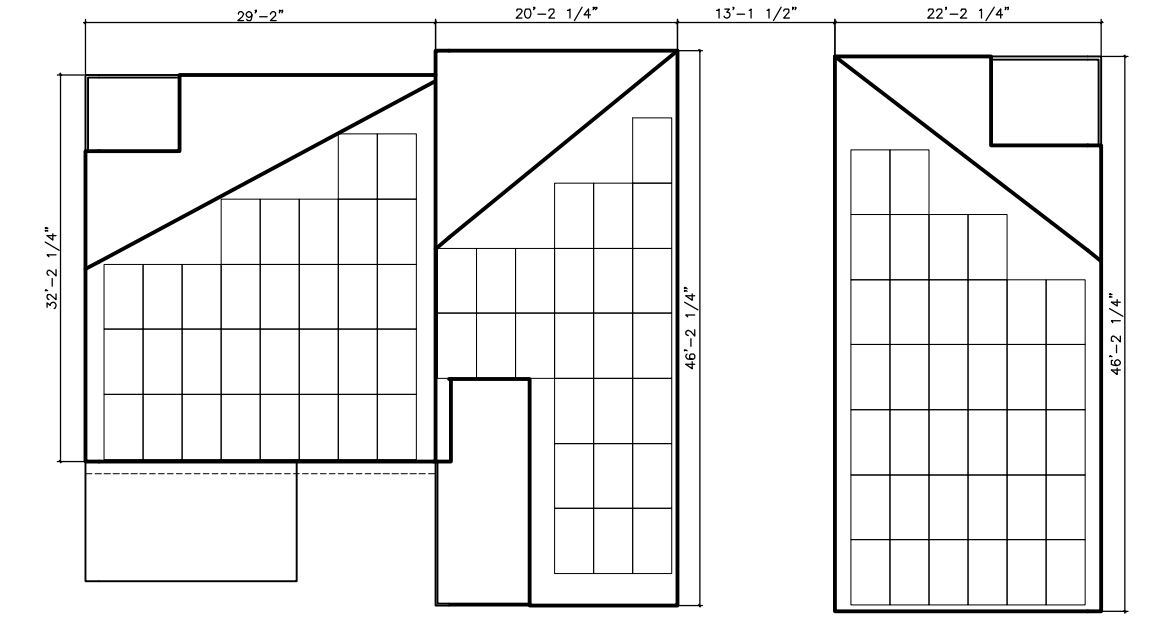
3 FIRST FLOOR PLAN  
SCALE: 1/16"=1'-0"



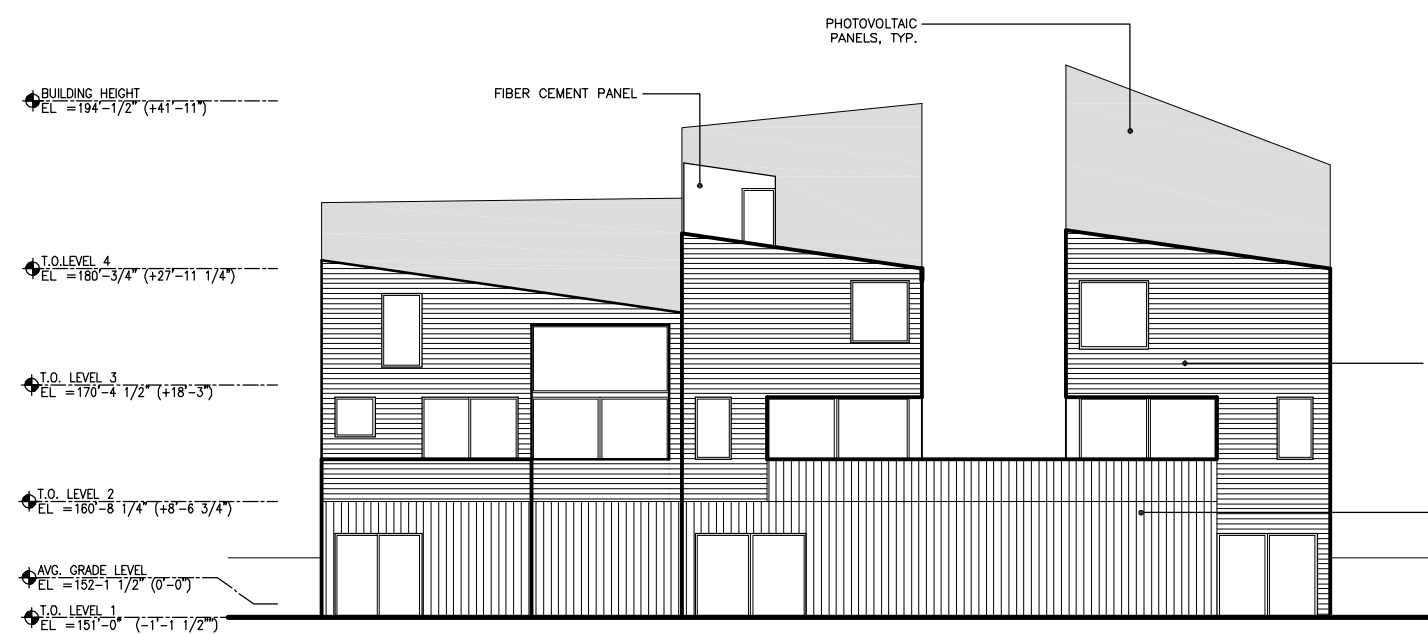
4 SECOND FLOOR PLAN  
SCALE: 1/16"=1'-0"



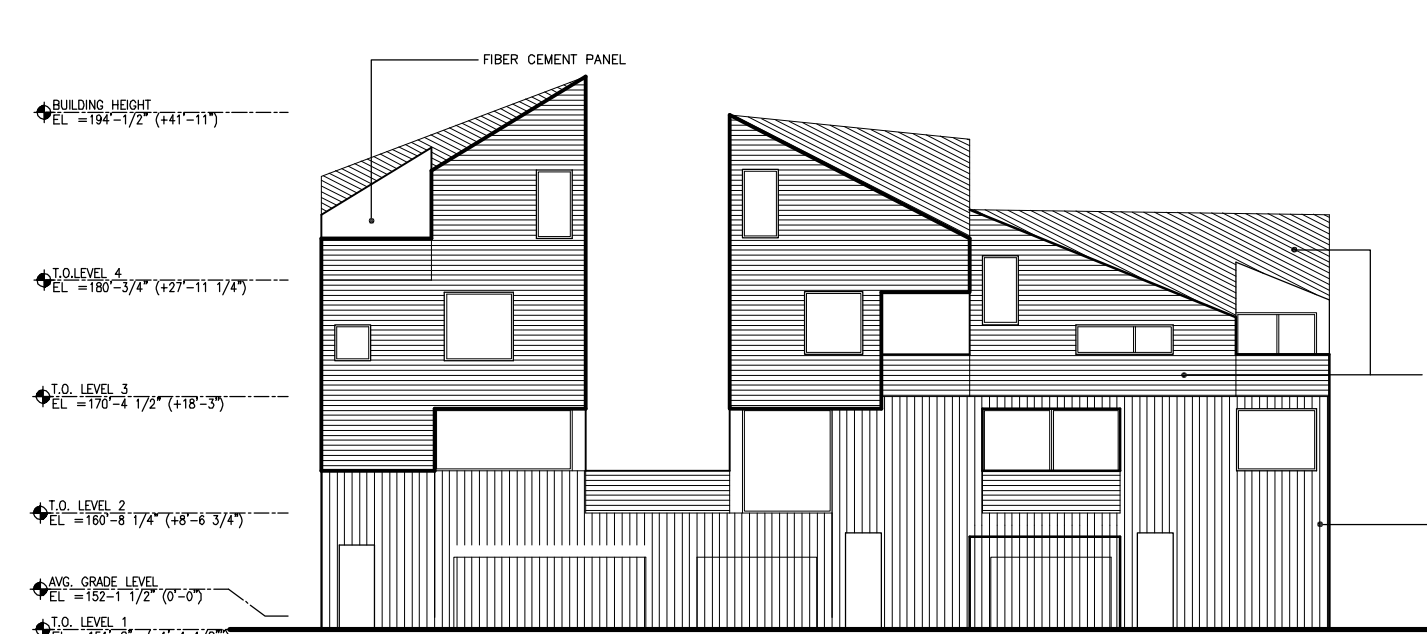
5 THIRD FLOOR PLAN  
SCALE: 1/16"=1'-0"



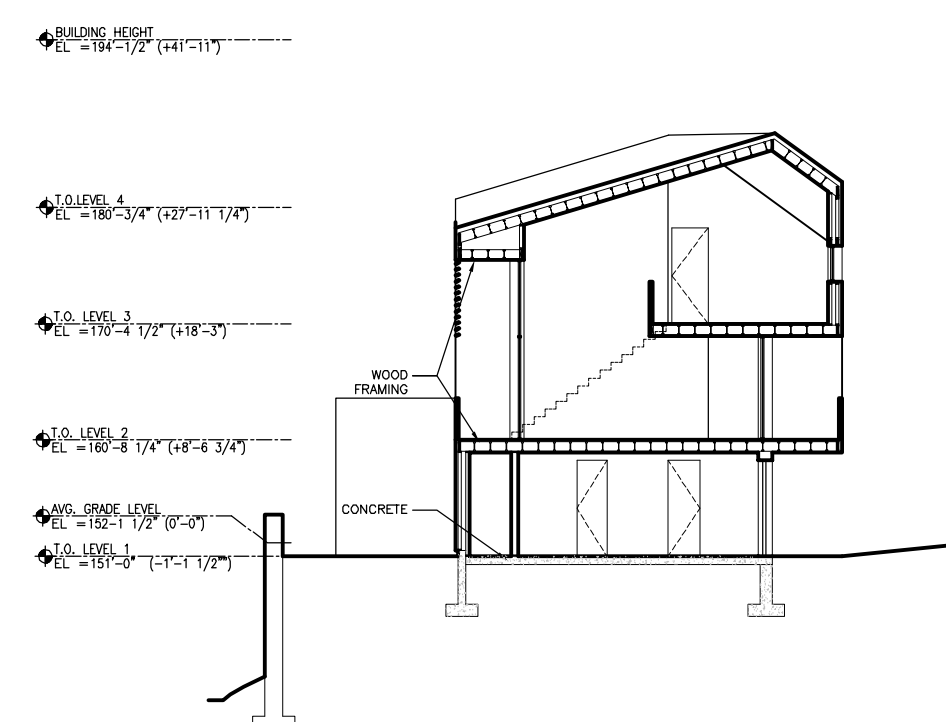
6 ROOF PLAN  
SCALE: 1/16"=1'-0"



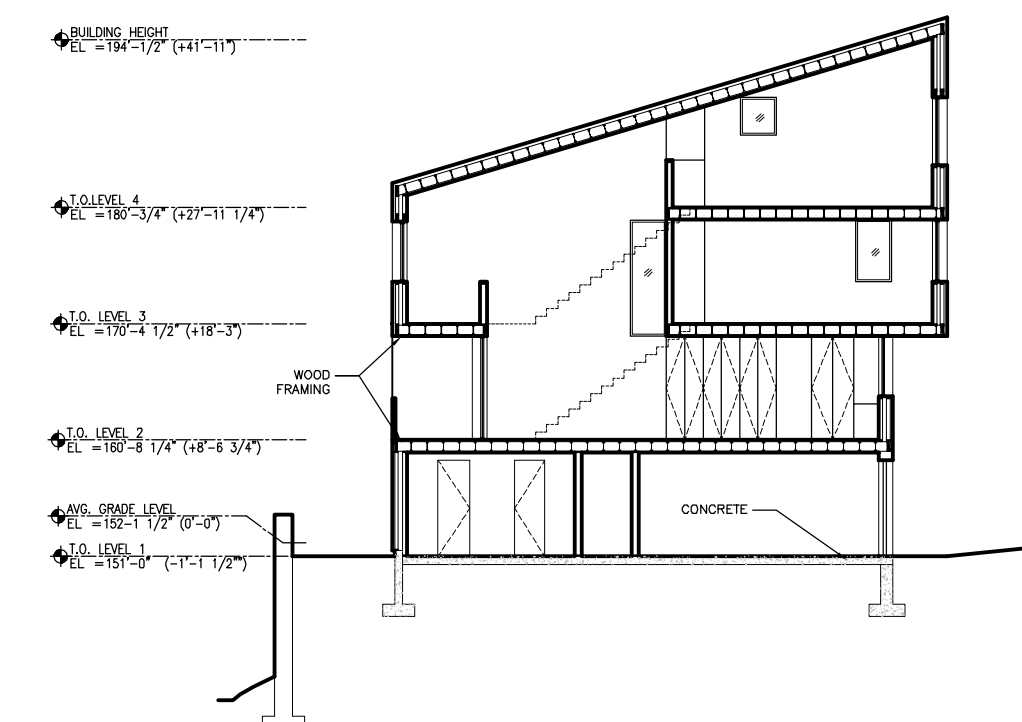
7 TYPICAL FRONT ELEVATION  
SCALE: 1/16"=1'-0"



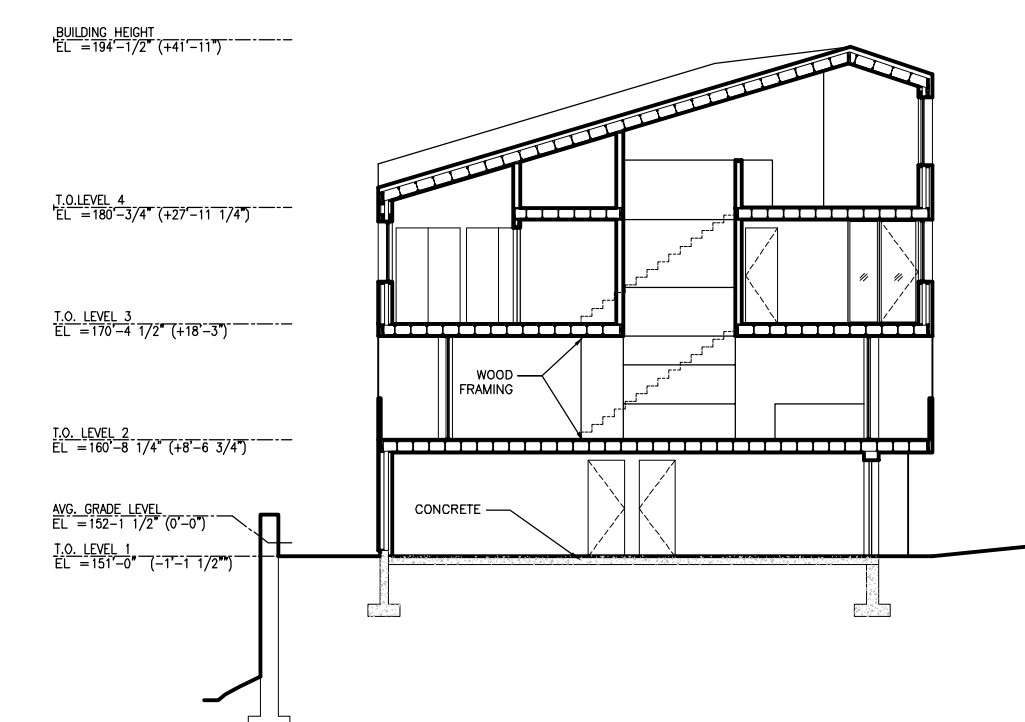
8 TYPICAL REAR ELEVATION  
SCALE: 1/16"=1'-0"



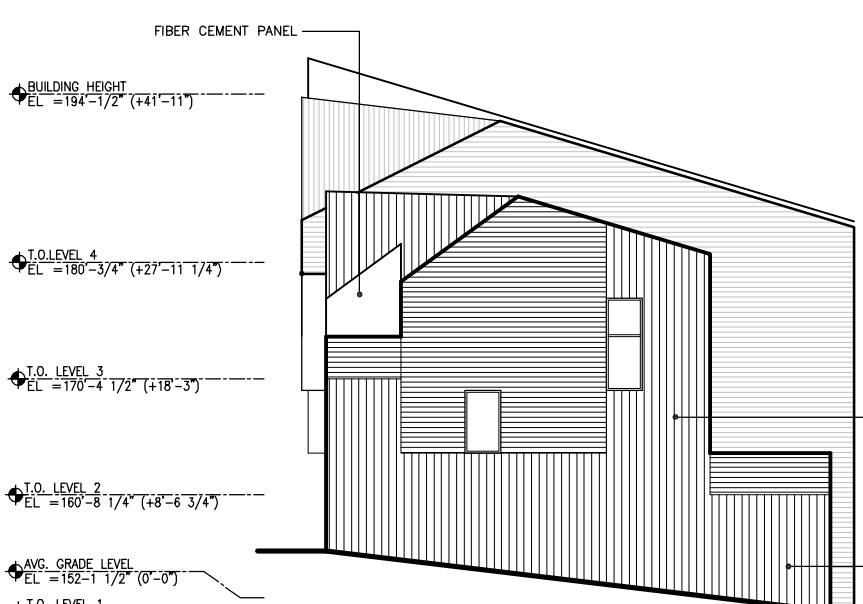
9 TYPICAL SECTION UNIT TYPE 1B  
SCALE: 1/16"=1'-0"



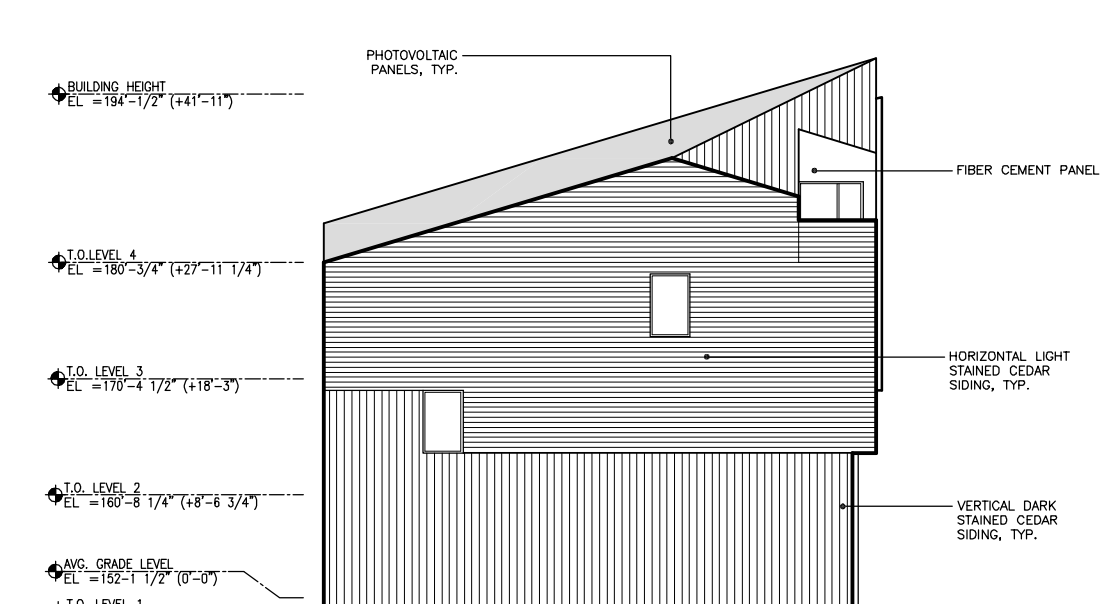
10 TYPICAL SECTION UNIT TYPE 2B  
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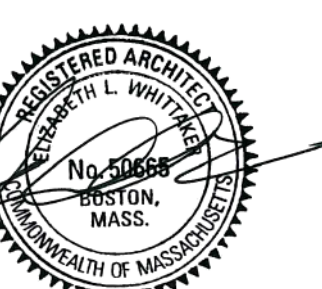
11 TYPICAL SECTION UNIT TYPE 3B  
SCALE: 1/16"=1'-0"

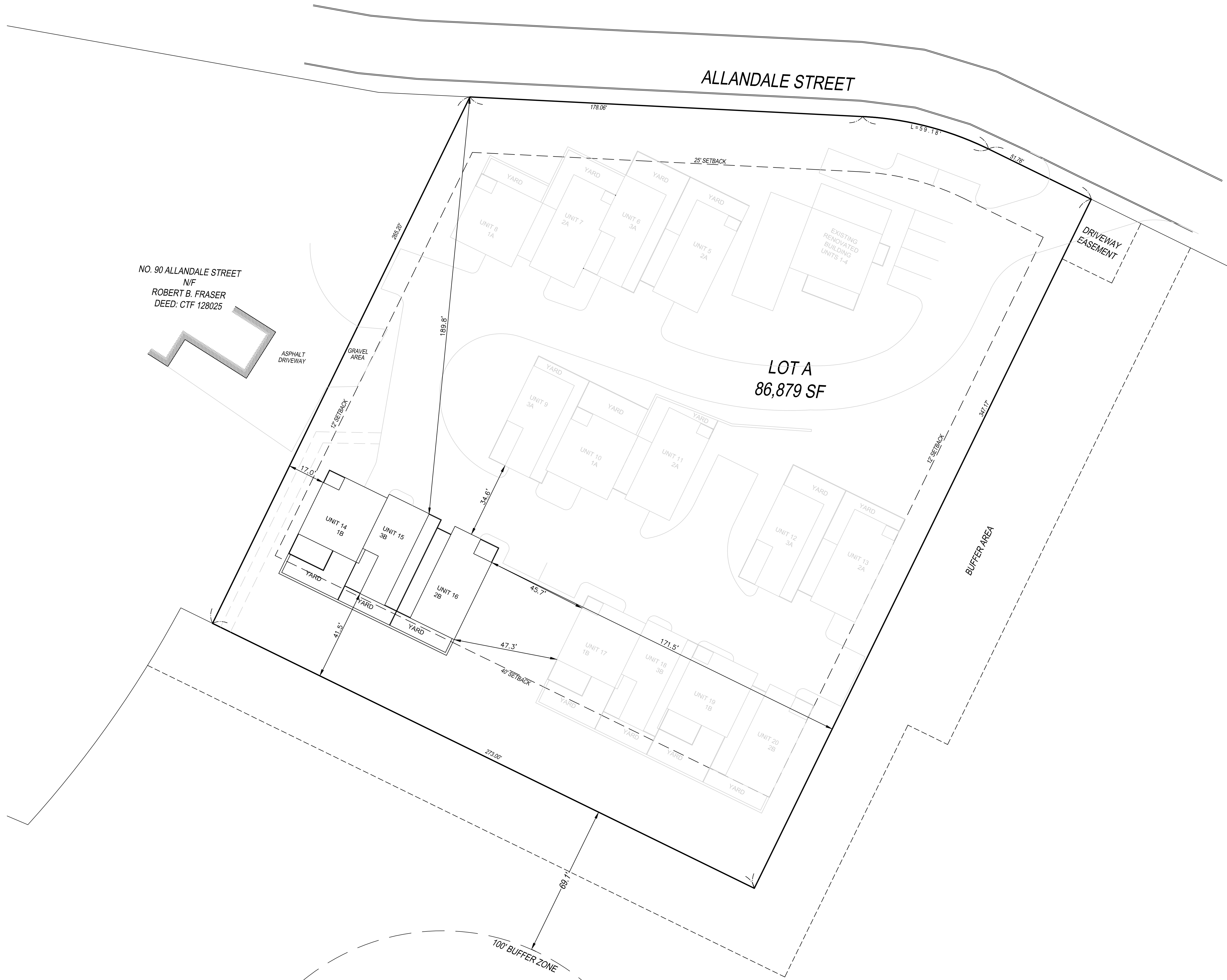
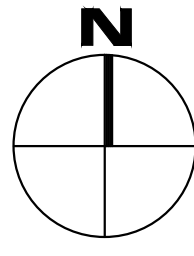


12 TYPICAL SIDE ELEVATION  
SCALE: 1/16"=1'-0"



13 TYPICAL SIDE ELEVATION  
SCALE: 1/16"=1'-0"





NO. 90 ALLANDALE STREET  
 N/F  
 ROBERT B. FRASER  
 DEED: CTF 128025

ALLANDALE STREET

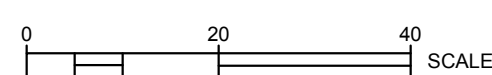
LOTA  
 86,879 SF

**NOTES**

1. PROPERTY LINES AND SURFACE DETAIL TAKEN FROM PLAN ENTITLED "SITE PLAN LOCATED AT 64 ALLANDALE STREET, JAMAICA PLAIN, MA" PREPARED FOR JOHN WASERMAN GRAEF, DATED DECEMBER 3, 2014, AND PREPARED BY BOSTON SURVEY, INC., CHARLESTOWN, MA 02129. DESIGN CONSULTANTS, INC. DID NOT PERFORM A FIELD SURVEY OF THE PROPERTY.
2. ANY ABUTTER INFORMATION WAS TAKEN FROM BOSTON SURVEY, INC. SITE PLAN.
3. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED BUILDING LOCATIONS IN RELATION TO EXISTING PROPERTY LINES PROVIDED BY BOSTON SURVEY, INC. PLAN.

**LOCUS TITLE INFORMATION**

64 ALLANDALE STREET, JAMAICA PLAIN  
 OWNER: JOHN WASERMAN GRAEF  
 DEED REFERENCE: CTF 109825  
 PLAN REFERENCE: LCC 12247-H  
 ASSESSORS: PARCEL ID 2003593000

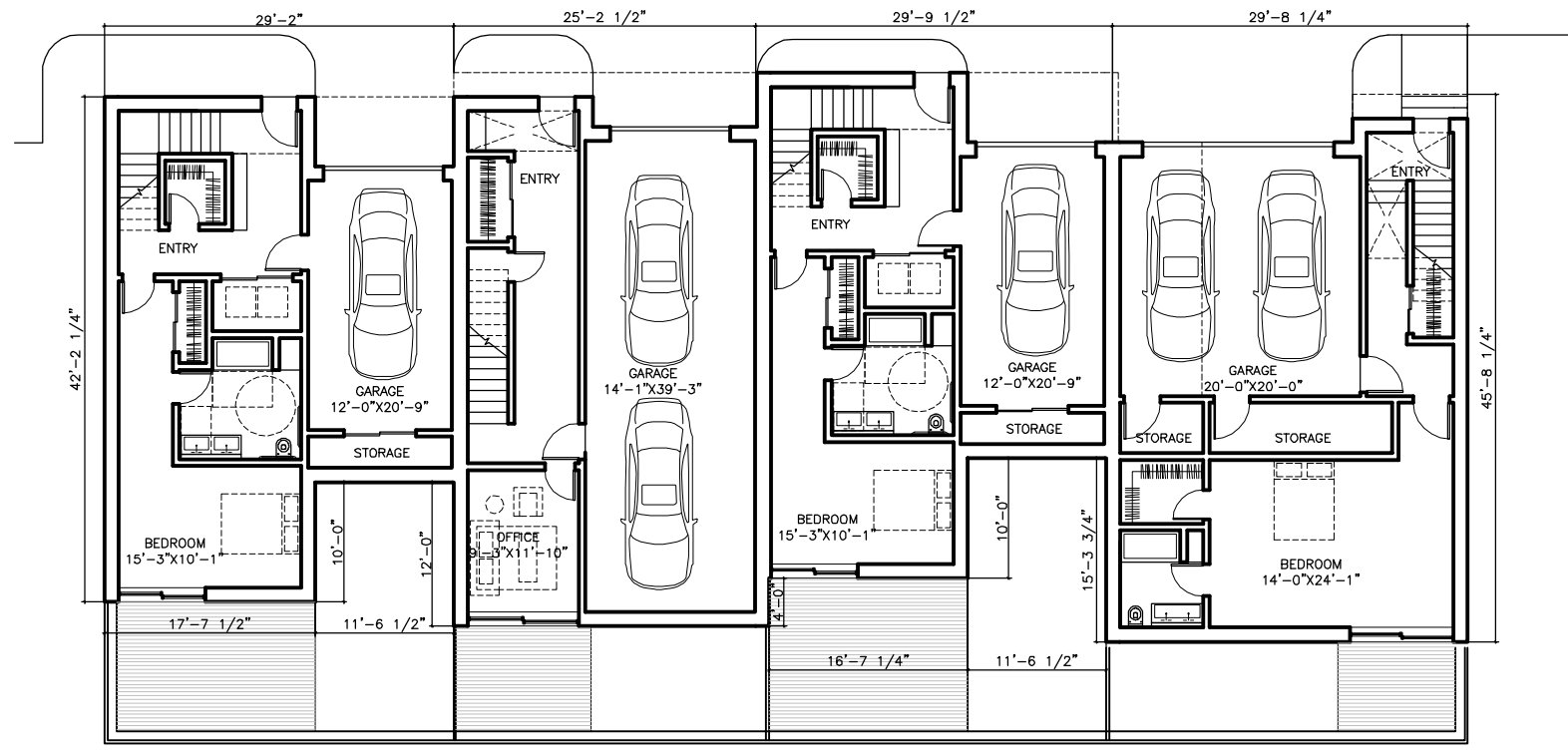


Design Consultants, Inc.  
 CIVIL ENGINEERS and LAND SURVEYORS  
 120 Middlesex Avenue, Suite 20  
 Somerville, MA 02145  
 617-776-3350p 617-776-7710f

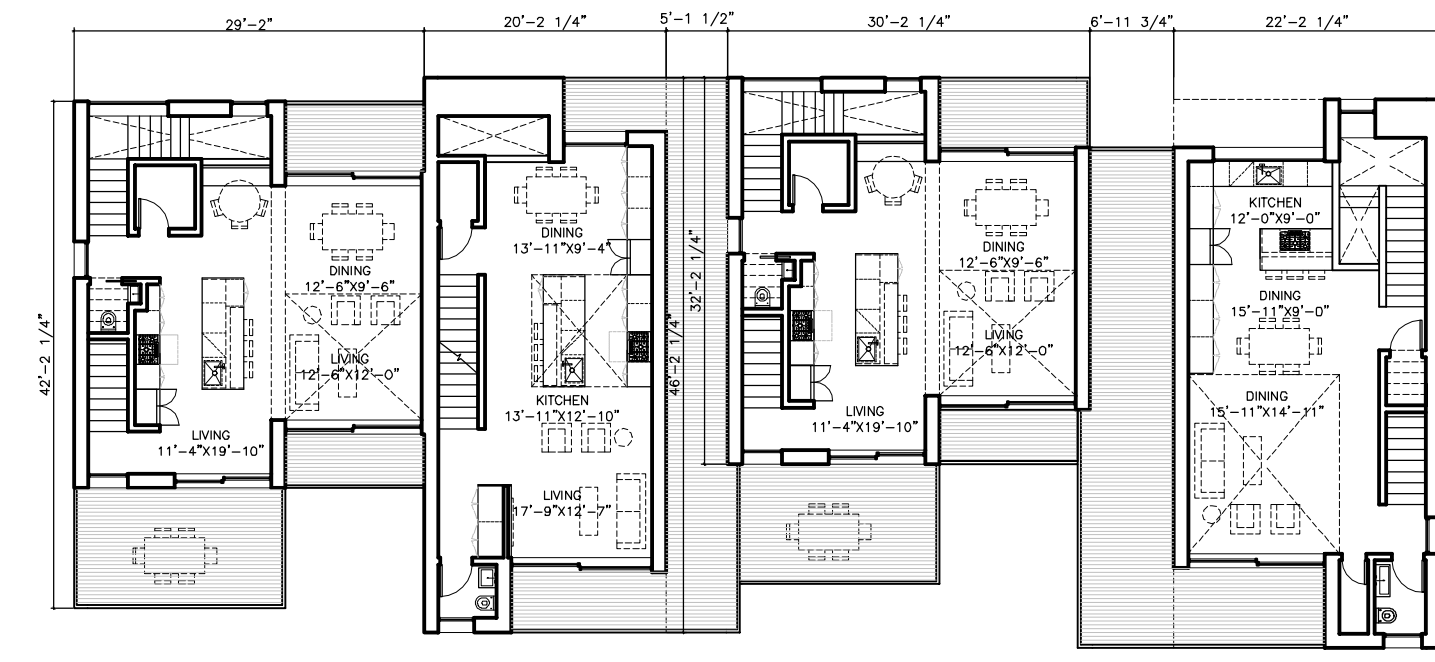




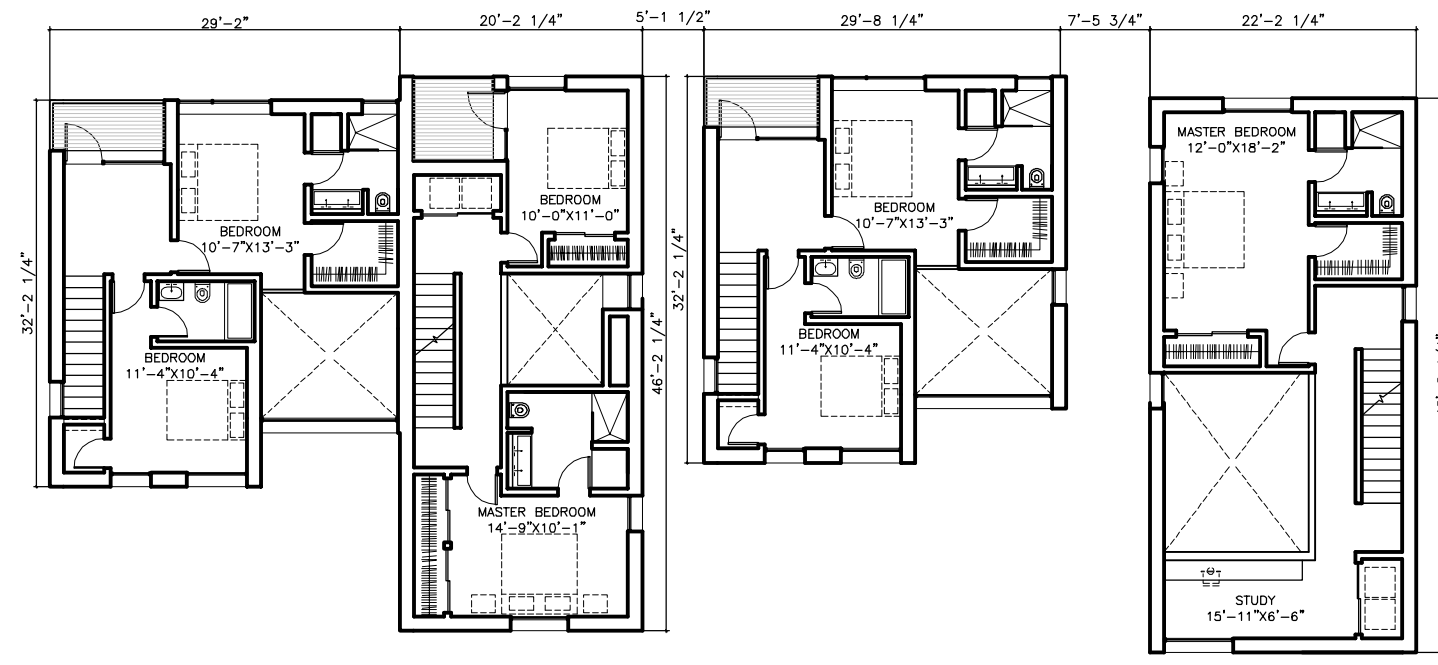
1 KEY PLAN  
SCALE: 1/32"=1'-0"



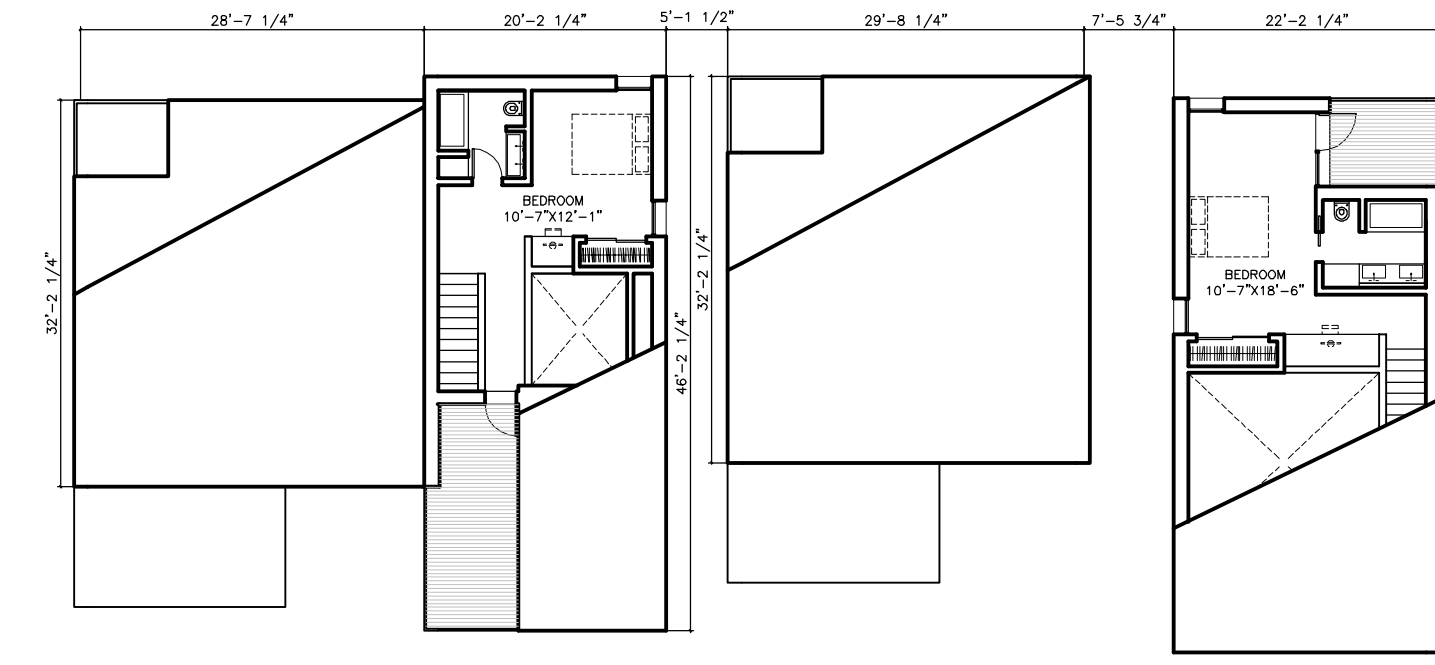
2 GROUND FLOOR PLAN  
SCALE: 1/16"=1'-0"



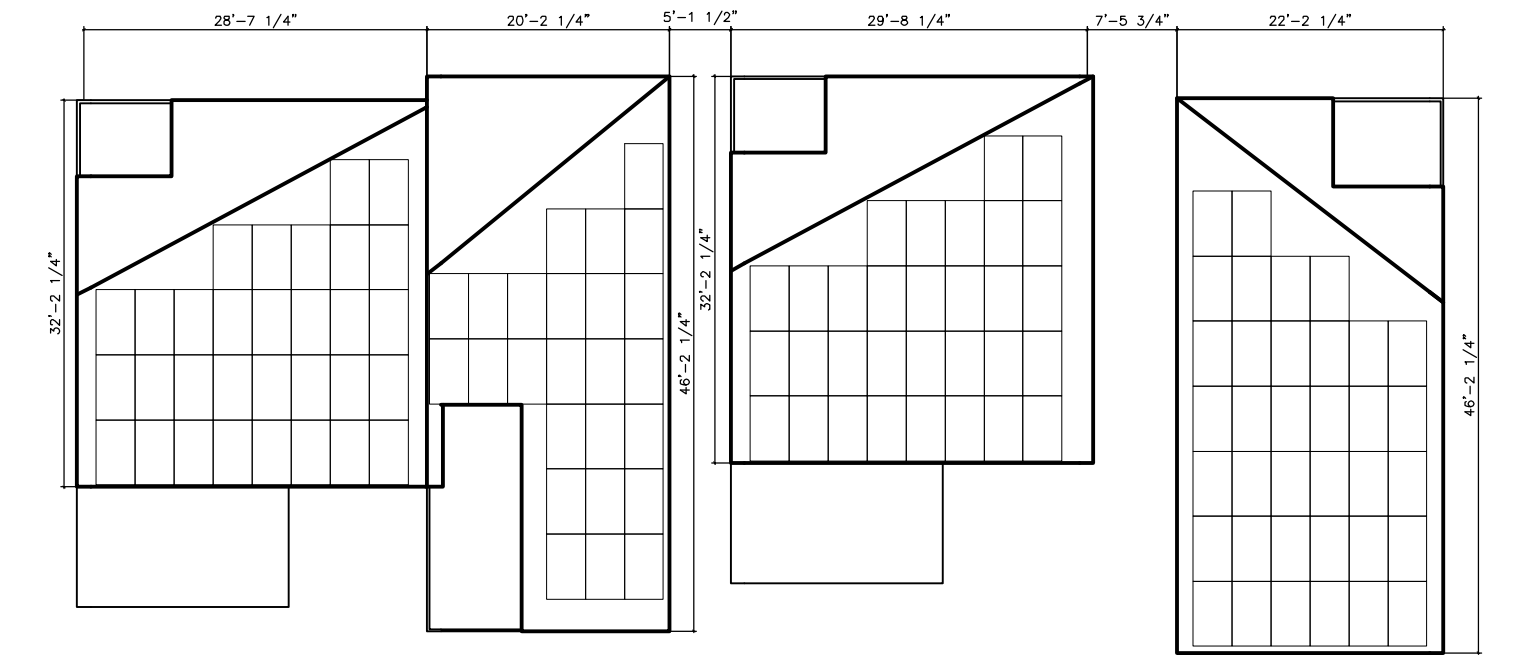
3 FIRST FLOOR PLAN  
SCALE: 1/16"=1'-0"



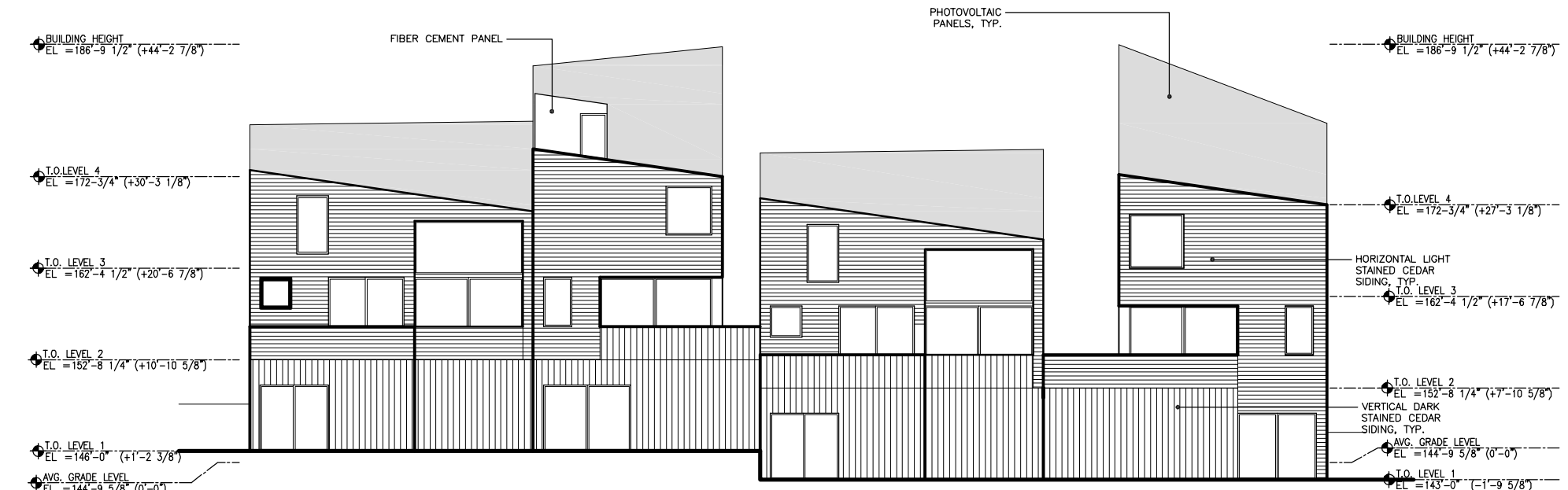
4 SECOND FLOOR PLAN  
SCALE: 1/16"=1'-0"



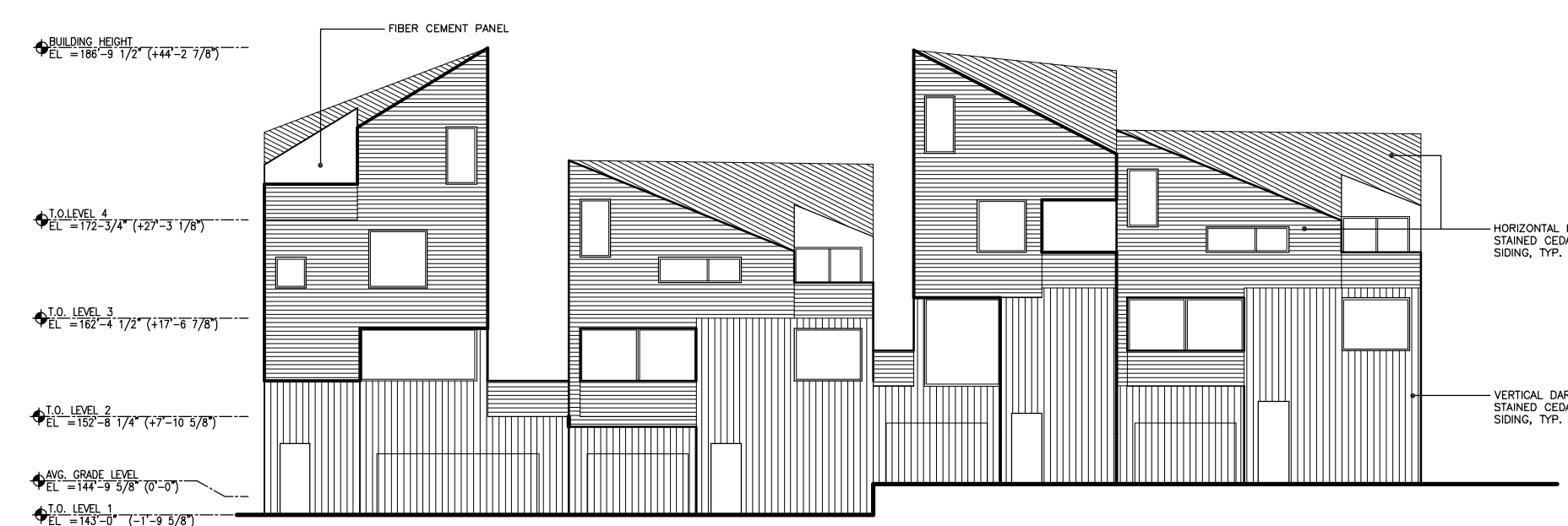
5 THIRD FLOOR PLAN  
SCALE: 1/16"=1'-0"



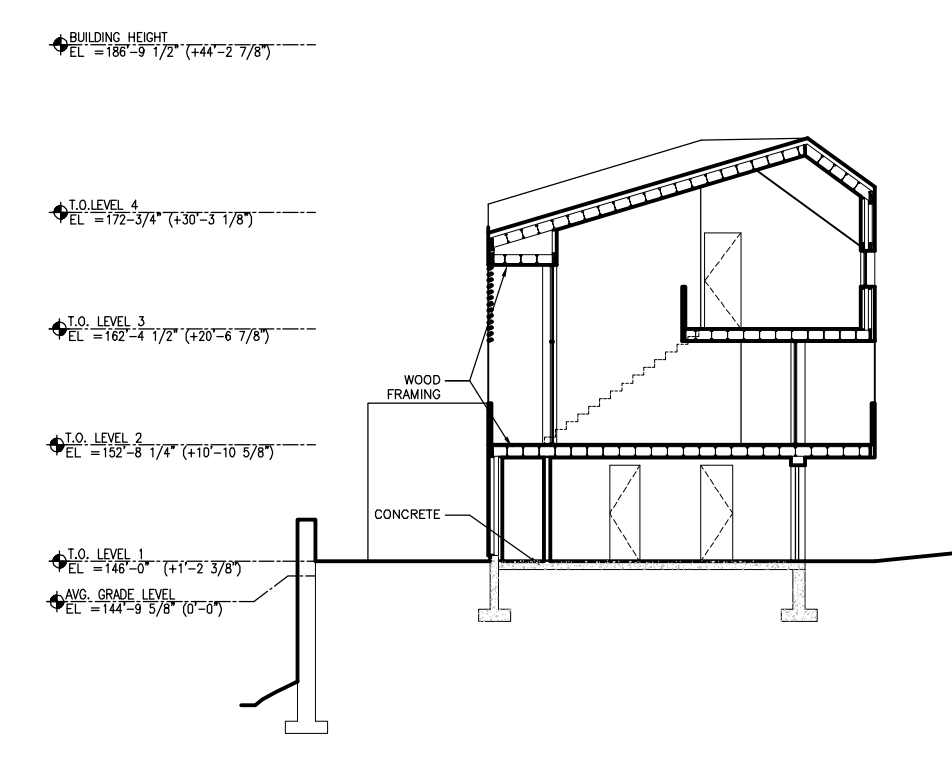
6 ROOF PLAN  
SCALE: 1/16"=1'-0"



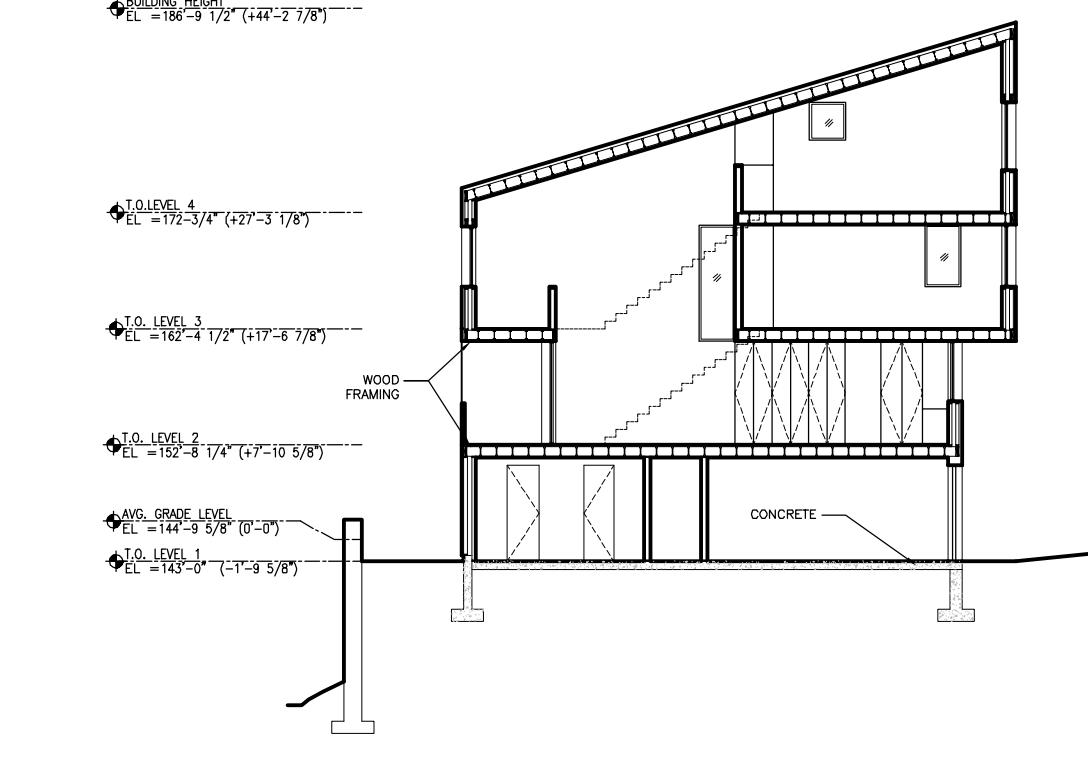
7 TYPICAL FRONT ELEVATION  
SCALE: 1/16"=1'-0"



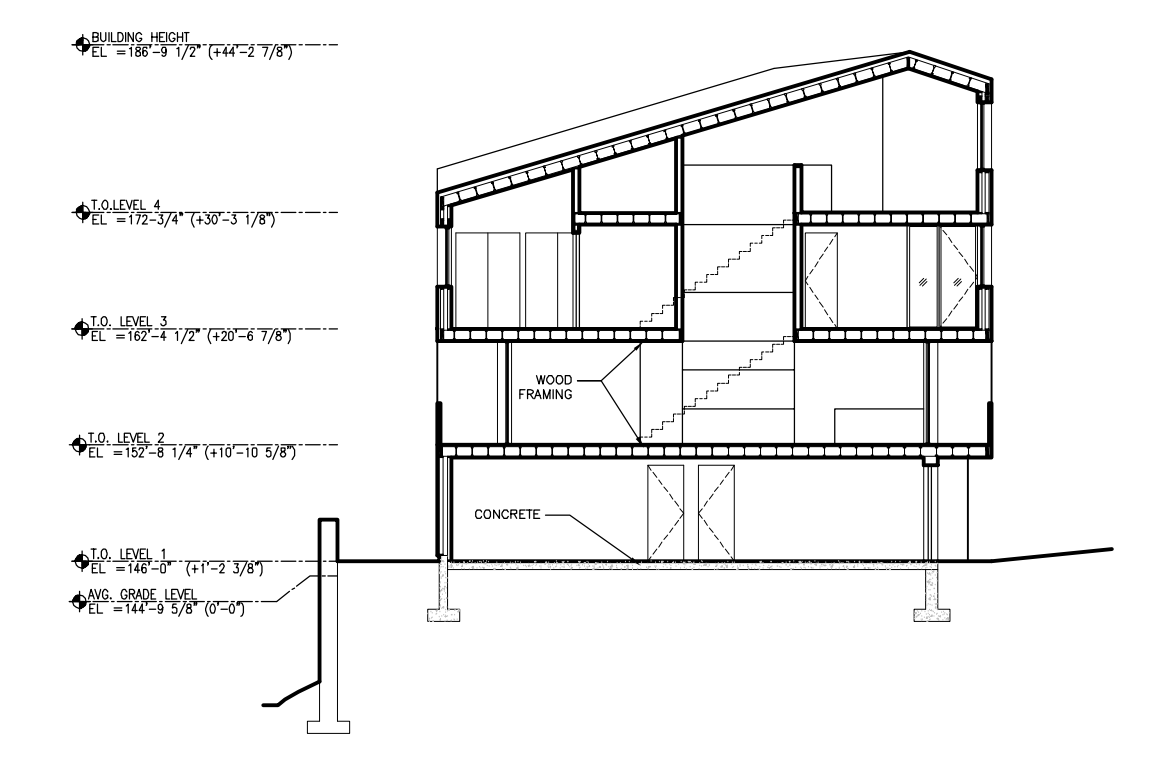
8 TYPICAL REAR ELEVATION  
SCALE: 1/16"=1'-0"



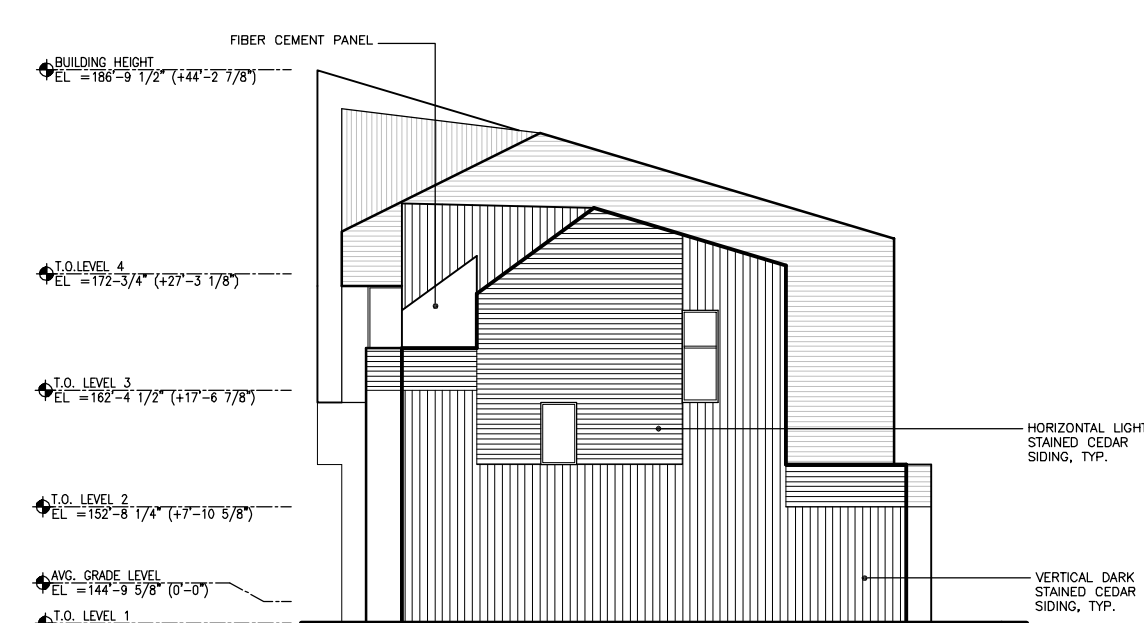
9 TYPICAL SECTION UNIT TYPE 1B  
SCALE: 1/16"=1'-0"



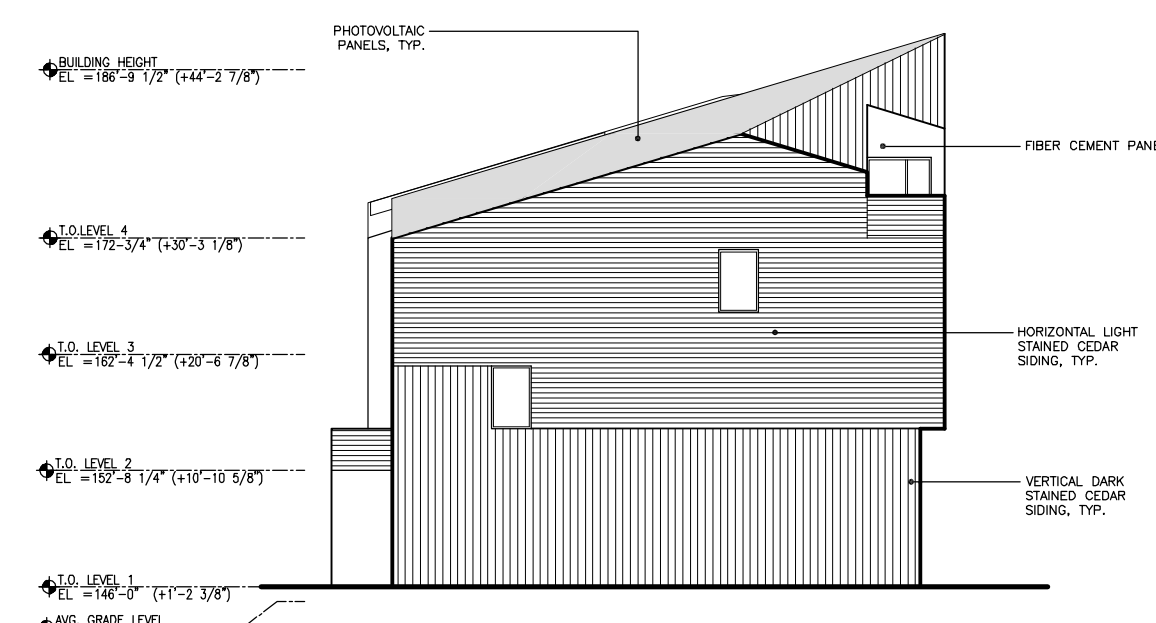
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SCALE: 1/16"=1'-0"



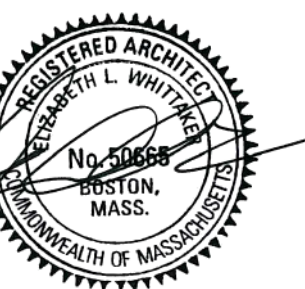
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SCALE: 1/16"=1'-0"

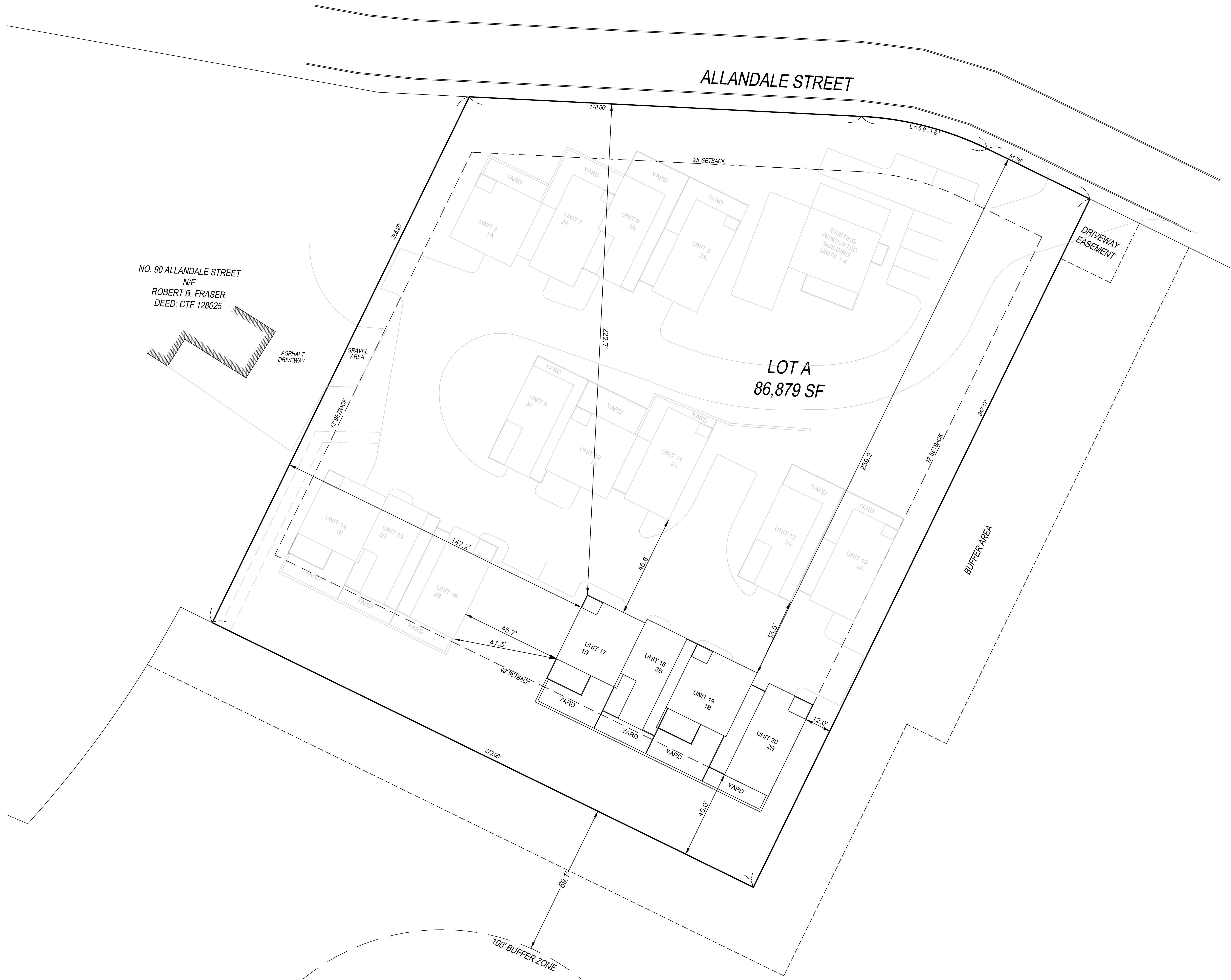
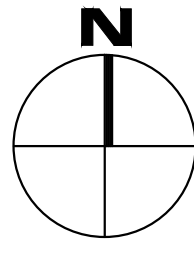


12 TYPICAL SIDE ELEVATION  
SCALE: 1/16"=1'-0"



13 TYPICAL SIDE ELEVATION  
SCALE: 1/16"=1'-0"





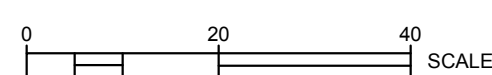
NO. 90 ALLANDALE STREET  
 N/F  
 ROBERT B. FRASER  
 DEED: CTF 128025

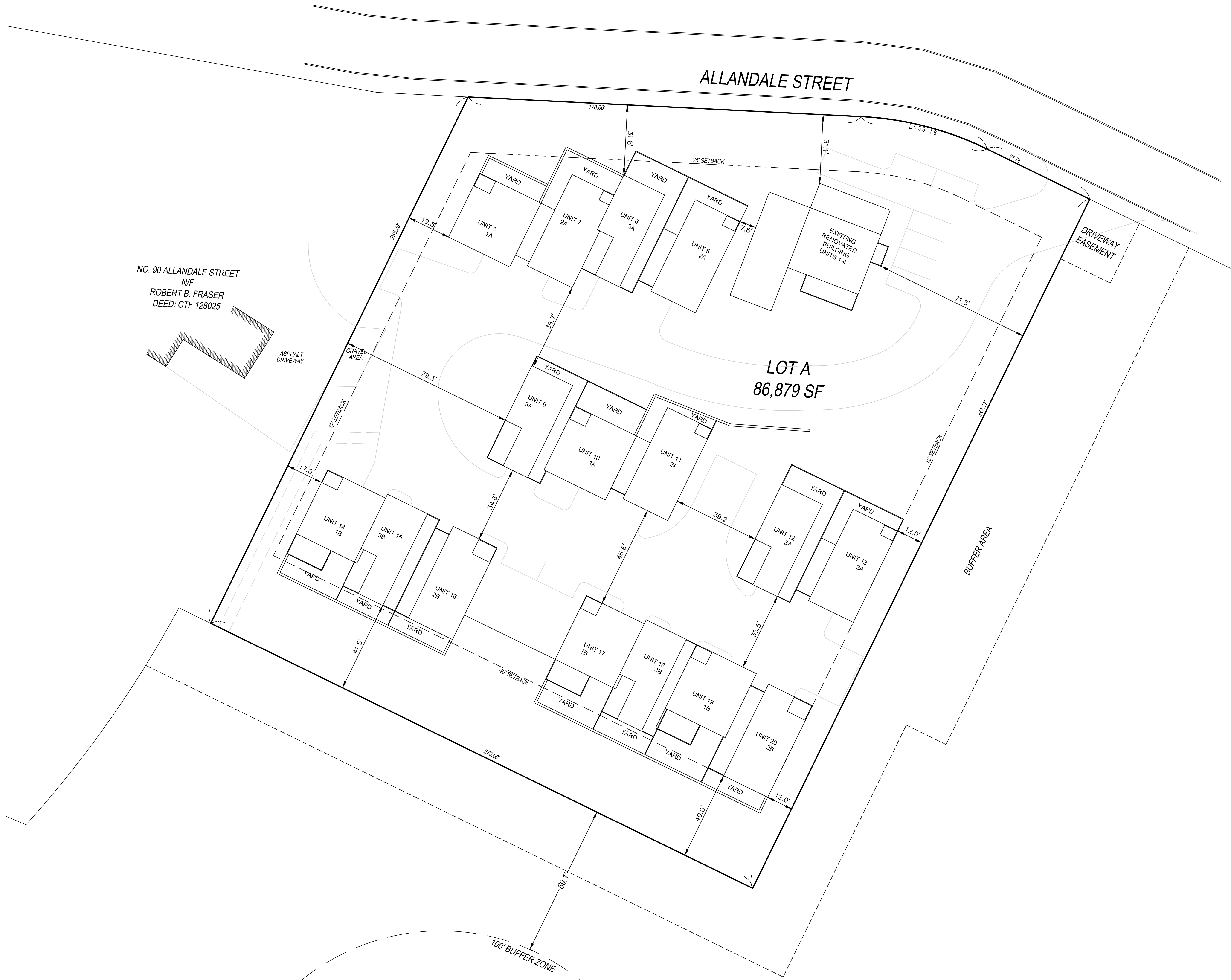
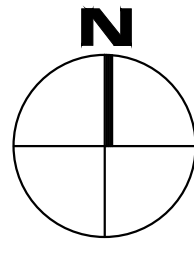
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**LOCUS TITLE INFORMATION**

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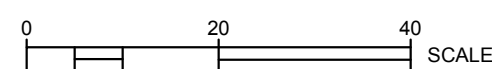
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