

72 BURBANK STREET

BOSTON, MA

FOREST PROPERTIES MANAGEMENT, INC.

SEPTEMBER 17, 2018

EMBARC

PROJECT TEAM

FOREST PROPERTIES MANAGEMENT
EMBARC
LACASSE LAW

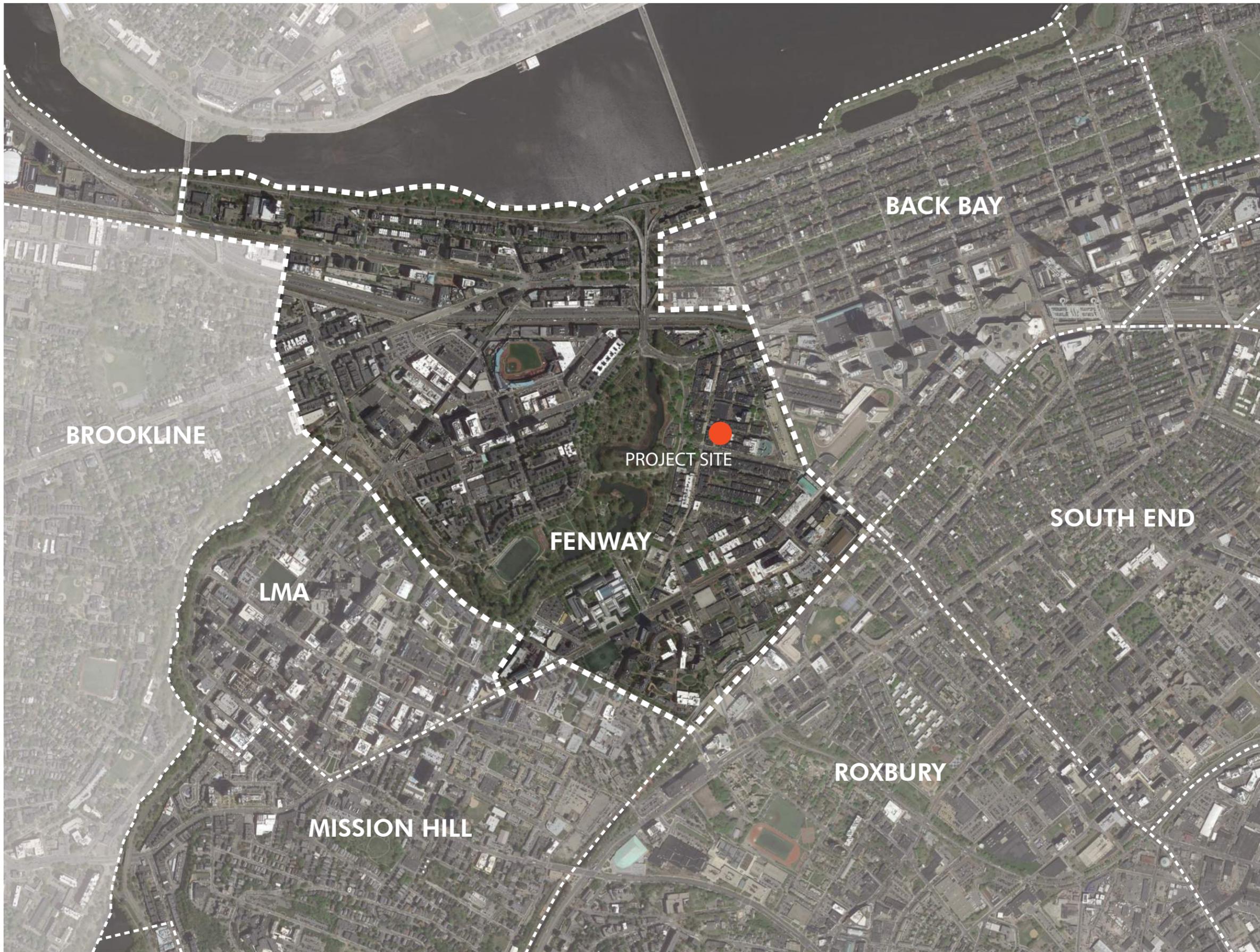
DEVELOPER

ARCHITECT

LEGAL COUNSEL

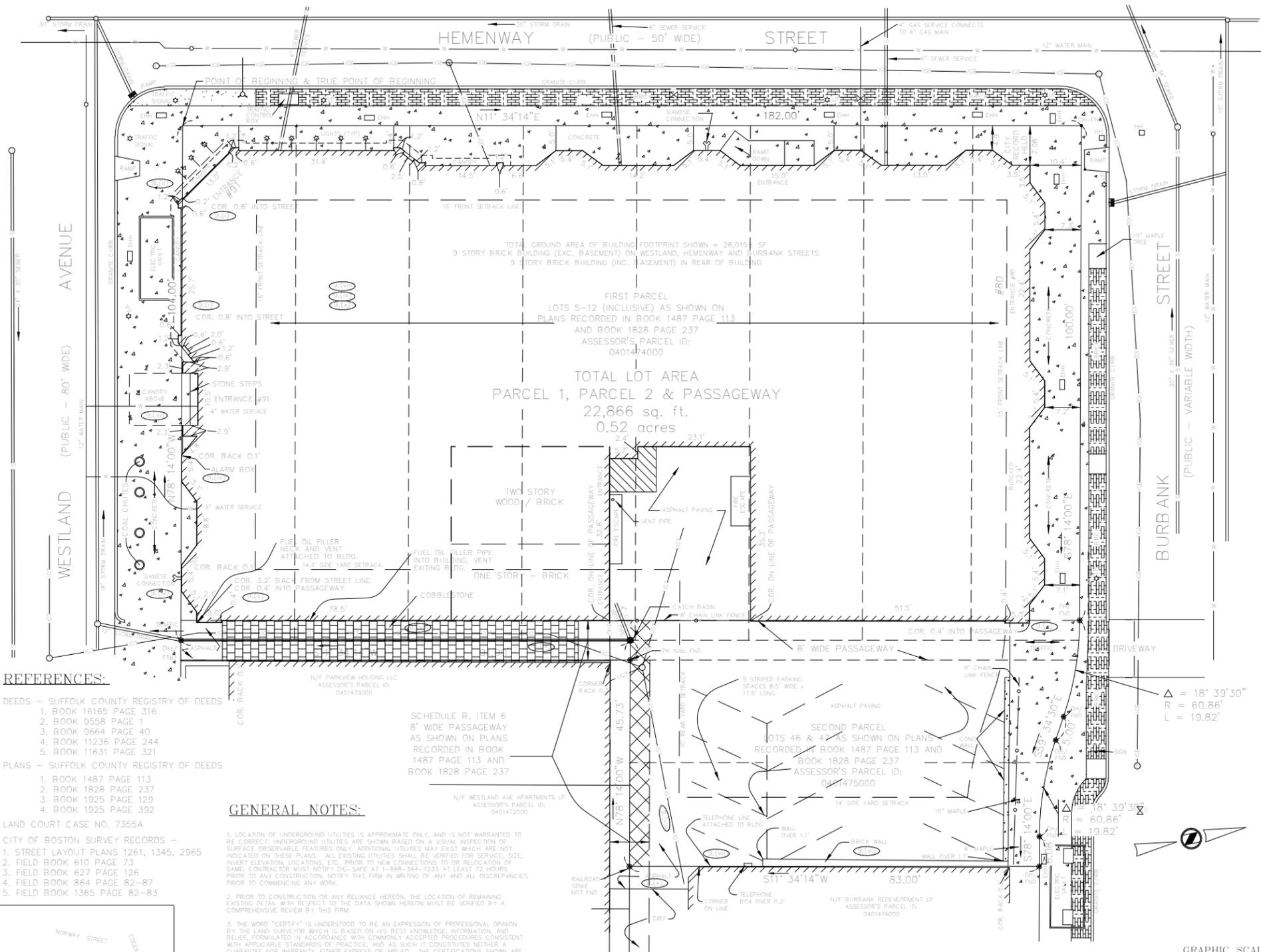
PROJECT OVERVIEW

- PROPOSAL:
SEEKING TO CONSTRUCT A NEW SIX (6) STORY MULTI-FAMILY BUILDING,
ON AN VACANT LOT IN THE FENWAY AREA OF BOSTON,CONTAINING 32
COMPACT LIVING UNITS.
- ZONING DISTRICT:
FENWAY NEIGHBORHOOD - MFR-2 (NEIGHBORHOOD DESIGN OVERLAY
DISTRICT; GROUNDWATER CONSERVATION OVERLAY DISTRICT)
- LOT SIZE:
3,408 SQUARE FEET
- GROSS SQUARE FOOTAGE:
20,629 SQUARE FEET
- BUILDING HEIGHT:
69'-10"





PROJECT SITE



SURVEYOR'S CERTIFICATE
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 OFFICE FILE: 15-0314K-FN
 SW# 21357504
 EFFECTIVE DATE: NOVEMBER 17, 2015 (REV. 11/30/15)
 TO: CAPITAL ONE MULTIFAMILY FINANCE, LLC; FREDDIE MAC, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; HEMENWAY PARK DRIVE LLC; AND TO FIDELITY NATIONAL TITLE INSURANCE COMPANY
 WHEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA ACROSS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 6(b), 7(c), 7(d)(1), 7(d)(2), 7(c), 8-11 (SURFACE INDICATIONS OF UTILITIES ONLY), 13-17 AND OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 10, 2015.

Legal Description of Insured Premises

ALL OF THAT CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN BOSTON, SUFFOLK COUNTY, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE EASTERLY SIDELINE OF HEMENWAY STREET WITH THE NORTHERLY SIDELINE OF WESTLAND AVENUE;
 THENCE RUNNING S 11° 34' 14" E A DISTANCE OF 182.00 FEET ALONG THE EASTERLY SIDELINE OF HEMENWAY STREET TO THE SOUTHWEST CORNER AND INTERSECTION OF BURBANK STREET;
 THENCE RUNNING S 78° 14' 30" E A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE;
 THENCE RUNNING S 09° 34' 30" E A DISTANCE OF 5.00 FEET TO A POINT OF CURVATURE;
 THENCE RUNNING EASTERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF 49.00 FEET, A DISTANCE OF 19.82 FEET TO A POINT OF TANGENCY;
 THENCE RUNNING S 78° 14' 30" E A DISTANCE OF 6.06 FEET (THE LAST FIVE CORSEES BEING ALONG THE SOUTHERLY SIDELINE OF BURBANK STREET);
 THENCE RUNNING AND RUNNING S 11° 34' 14" W A DISTANCE OF 83.00 FEET;
 THENCE TURNING AND RUNNING S 78° 14' 30" W A DISTANCE OF 45.73 FEET BY THE CENTER OF AN 8 FOOT WIDE PASSAGWAY TO A POINT ON THE NORTHERLY SIDELINE OF WESTLAND AVENUE;
 HENCE RUNNING AND RUNNING S 78° 14' 30" W A DISTANCE OF 104.00 FEET ALONG THE NORTHERLY SIDELINE OF WESTLAND AVENUE TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINS AN AREA OF 22,866 SQUARE FEET AND IS SUBJECT TO TWO (2) FOOT WIDE PASSAGWAYS AS SHOWN HEREON.

Said land is comprised of two parcels, the first being more known and numbered as 20 Westland Avenue and being shown as lots numbered five (5) through seven (7) inclusive on a plan entitled "Plan of Lots on Westland Avenue and Burbank Streets in the Block of Westland Avenue, Boston, Massachusetts, as laid out and recorded with the Suffolk County Registry of Deeds in Book 1487, Page 113, and Book 1828, Page 237, and recorded as follows:
 FIRST PARCEL:
 Bounded by Hemenway Street one hundred and eighty-two feet; Westland Avenue one hundred and four feet; Burbank Street one hundred and four feet; and Westland Avenue one hundred and four feet.
 The Second Parcel one being more known as 20 Westland Avenue, 78 and 78 Burbank Street, formerly Astor Street and being shown as lots numbered forty-one and forty-two on a plan entitled "City of Boston, City of Lots on Westland Avenue and Burbank Streets in the Block of Westland Avenue, Boston, Massachusetts, as laid out and recorded with the Suffolk County Registry of Deeds in Book 1487, Page 113, and Book 1828, Page 237, and recorded as follows:
 Bounded by Westland Avenue one hundred and four feet to the center of a passageway eight feet wide shown on said plan one hundred and eighty-two feet; and Burbank Street one hundred and four feet to the center of a passageway eight feet wide in the rear of said lots, thence turning and running easterly by the center line of said lot mentioned passageway forty-one and forty-two feet, thence turning and running westerly by said Burbank Street, by an angle of ten, forty-two feet and 90/90 feet to the point of beginning.
 Parcels 1 and 2 above show one right to give and accept on said passageway together with the rights of all others without charge for purposes for which passageway are used in the City of Boston.

SCHEDULE B NOTES:

- ITEM 1-5: NO SURVEY COMMENT
- ITEM 6: LOCATION OF 8' WIDE PASSAGWAY AS DESCRIBED IN BOOK 1831, PAGE 338 AND SHOWN ON PLAN IN BOOK 1487, PAGE 113 AND IN BOOK 1828, PAGE 237 IS SHOWN HEREON.
- ITEMS 7-8: APPEAR NOT TO AFFECT THIS PROPERTY.
- ITEM 9:
 - a. PORTION OF SOUTHERLY BUILDING FACE SHOWN INTO WESTLAND AVENUE;
 - b. PORTION OF OVERHEAD CANOPY WITH LIGHTS AT SOUTHWEST CORNER OF BUILDING SHOWN INTO WESTLAND AVENUE;
 - c. OVERHEAD CANOPY AT MAIN ENTRANCE SHOWN INTO WESTLAND AVENUE;
 - d. BOTH THE ALARM BOX AND SIAMSE CONNECTION ALONG THE SOUTHERLY FACE OF THE BUILDING SHOWN INTO WESTLAND AVENUE;
 - e. BOTH THE NORTHEAST & SOUTHEAST BUILDING CORNERS SHOWN ENCRDACHING INTO 8' WIDE PASSAGWAY;
 - f. BRICK WALL ATTACHED TO BUILDING ON LAND N/4 OF SIXTY 4-70 BURBANK STREET TRUST SHOWN ENCRDACHING ALONG EASTERLY BOUNDARY OF PARCEL ONE;
 - g. TELEPHONE BOX ATTACHED TO BUILDING ON LAND N/4 OF SIXTY 4-70 BURBANK STREET TRUST SHOWN ENCRDACHING ALONG EASTERLY BOUNDARY OF PARCEL ONE;
 - h. UNDERGROUND TELEPHONE LINES SERVICING ADJUTING LOTS SHOWN ENCRDACHING ONTO PARCEL ONE;
 - i. 10" STORM DRAIN LINE CONNECTED FROM THE PARKING AREA TO WESTLAND AVENUE SHOWN ENCRDACHING ALONG 8' WIDE PASSAGWAY ONTO LAND N/4 OF PARKVIEW LIMITED PARTNERSHIP;
 - j. 1/4" GAS SERVICE LINE CONNECTED FROM BURBANK STREET TO 1/4" GAS SERVICE LINE ON BURBANK STREET AND SIXTY 4-70 BURBANK STREET TRUST AT EASTERLY CORNER.
- ITEMS 10-11: APPEAR NOT TO AFFECT THIS PROPERTY.
- ITEM 12: EASEMENT AGREEMENT, DATED AUGUST 28, 2012, RECORDED IN BOOK 51097, PAGE 294 REFERS TO DRAINAGE EASEMENT SHOWN ON EASTERLY SIDE OF PROPERTY TO BENEFIT 64-70 BURBANK STREET, SEE PLAN BY R. E. CAMERON & ASSOCIATES AT BOOK 51097, PAGE 299.
- ITEMS 13-17: APPEAR NOT TO AFFECT THIS PROPERTY.

LEGEND

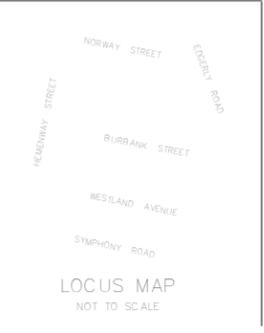
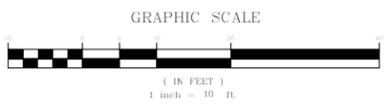
	EXISTING ELECTRIC MANHOLE
	EXISTING DRAIN MANHOLE
	EXISTING SEWER MANHOLE
	EXISTING DRAW LINE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING HYDRANT
	EXISTING WATER GATE
	EXISTING GAS GATE
	EXISTING TELEPHONE MANHOLE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING LIGHT POLE OR TRAFFIC SIGNAL
	EXISTING HANDICAPPED SPACE
	EXISTING HANDICAPPED RAMP
	EXISTING BOLLARD
	EXISTING ELECTRIC HAND HOLE
	EXISTING HAND HOLE
	DH/FND DRILL HOLE FOUND

OWNER OF RECORD:
 PARKSIDE TOWER LLC, A DELAWARE LIMITED LIABILITY COMPANY
 SUFFOLK COUNTY REGISTRY OF DEEDS BOOK 38163 PAGE 164

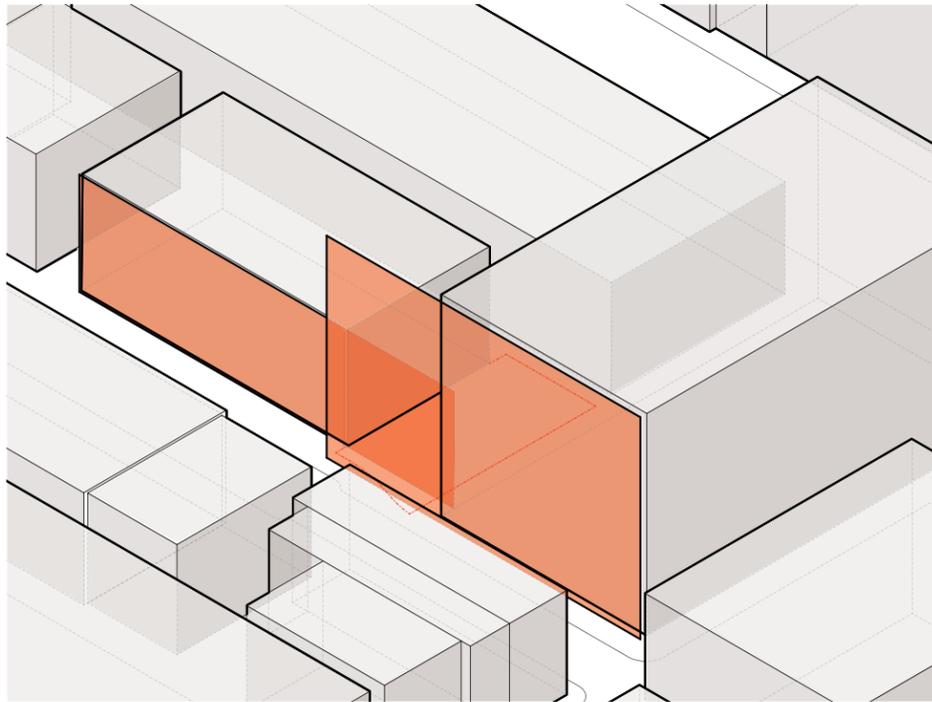
- REFERENCES:**
- DEEDS - SUFFOLK COUNTY REGISTRY OF DEEDS**
- BOOK 16165 PAGE 316
 - BOOK 9558 PAGE 1
 - BOOK 9664 PAGE 40
 - BOOK 11236 PAGE 244
 - BOOK 11631 PAGE 321
- PLANS - SUFFOLK COUNTY REGISTRY OF DEEDS**
- BOOK 1487 PAGE 113
 - BOOK 1828 PAGE 237
 - BOOK 1925 PAGE 129
 - BOOK 1925 PAGE 392
- LAND COURT CASE NO. 7355A
- CITY OF BOSTON SURVEY RECORDS -**
- STREET LAYOUT PLANS 1261, 1345, 2065
 - FIELD BOOK 610 PAGE 73
 - FIELD BOOK 627 PAGE 126
 - FIELD BOOK 864 PAGE 82-87
 - FIELD BOOK 1365 PAGE 82-83

- GENERAL NOTES:**
- LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY, AND IS NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON A VISUAL INSPECTION OF SURFACE OBSERVABLE FEATURES ONLY. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC., PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION, NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
 - PRIOR TO CONSTRUCTION OR ANY RELIANCE HEREON, THE LOCATION OF REMAINING EXISTING DETAIL WITH RESPECT TO THE DATA SHOWN HEREON MUST BE VERIFIED BY A COMPREHENSIVE REVIEW BY THIS FIRM.
 - THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, FORMULATED IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH APPLICABLE STANDARDS OF PRACTICE, AND AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY, EITHER EXPRESS OR IMPLIED. THE CERTIFICATIONS SHOWN ARE NOT CERTIFICATIONS TO TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN.
 - LOCUS IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FIRM PANEL NO. 25025C00770, HAVING AN EFFECTIVE DATE OF 09/25/2009.

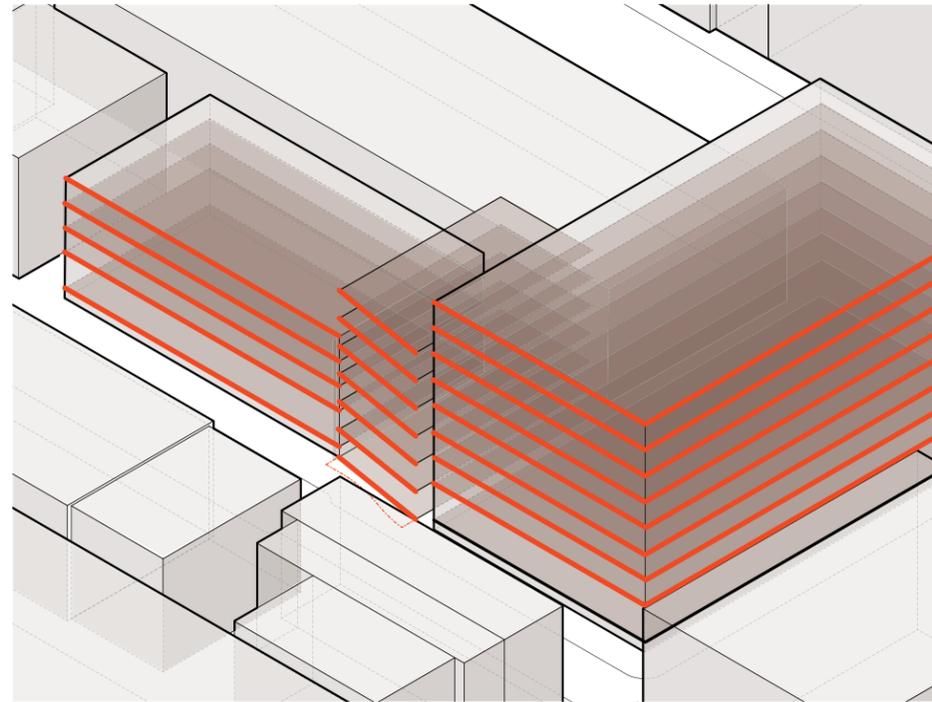
ZONING REQUIREMENTS:



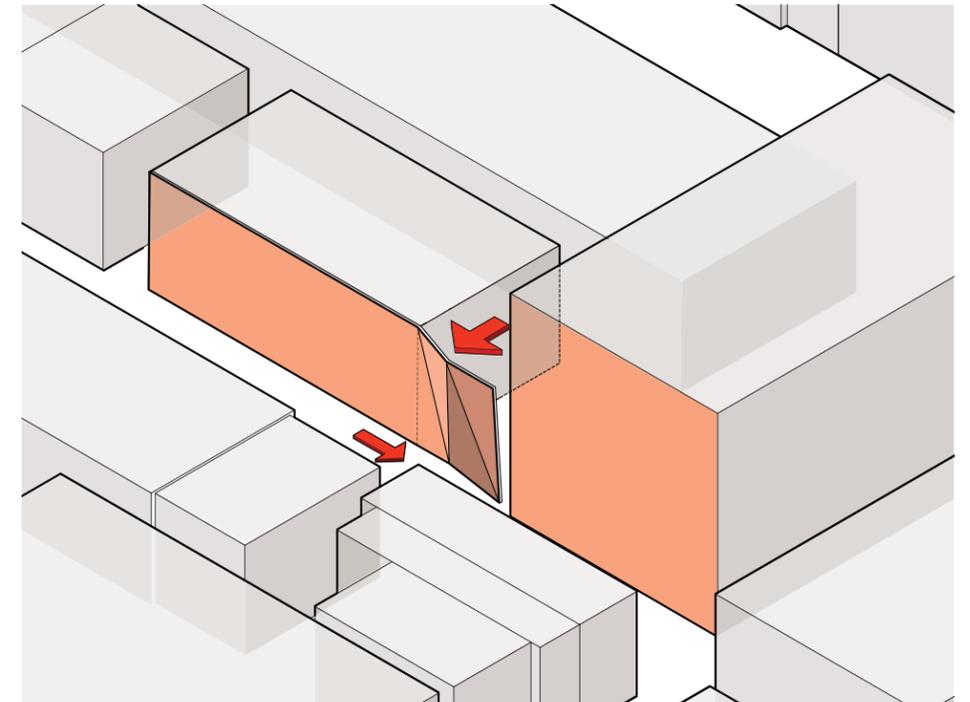




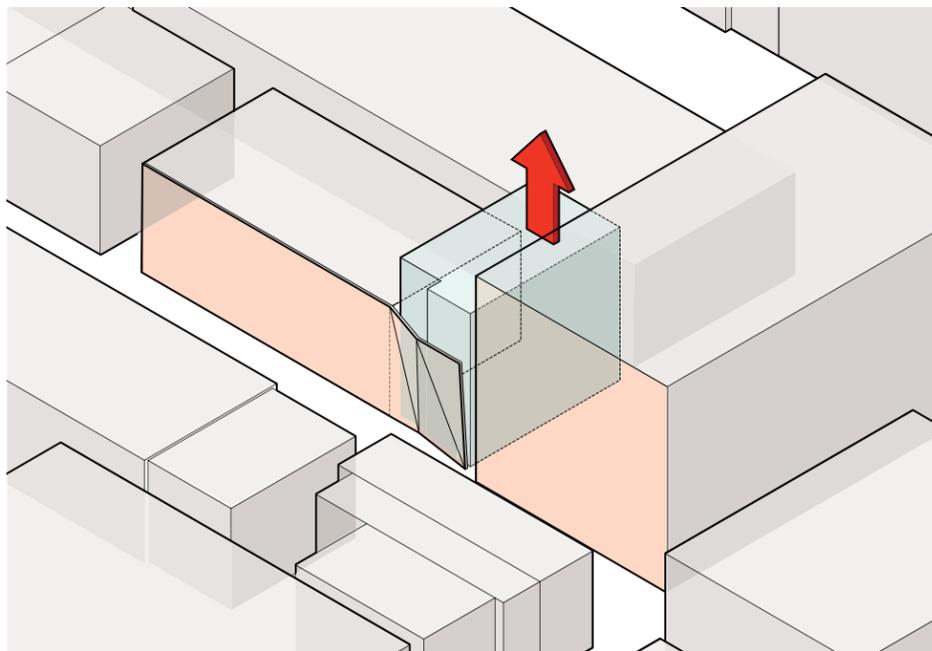
STREET FACES NOT ALIGNED



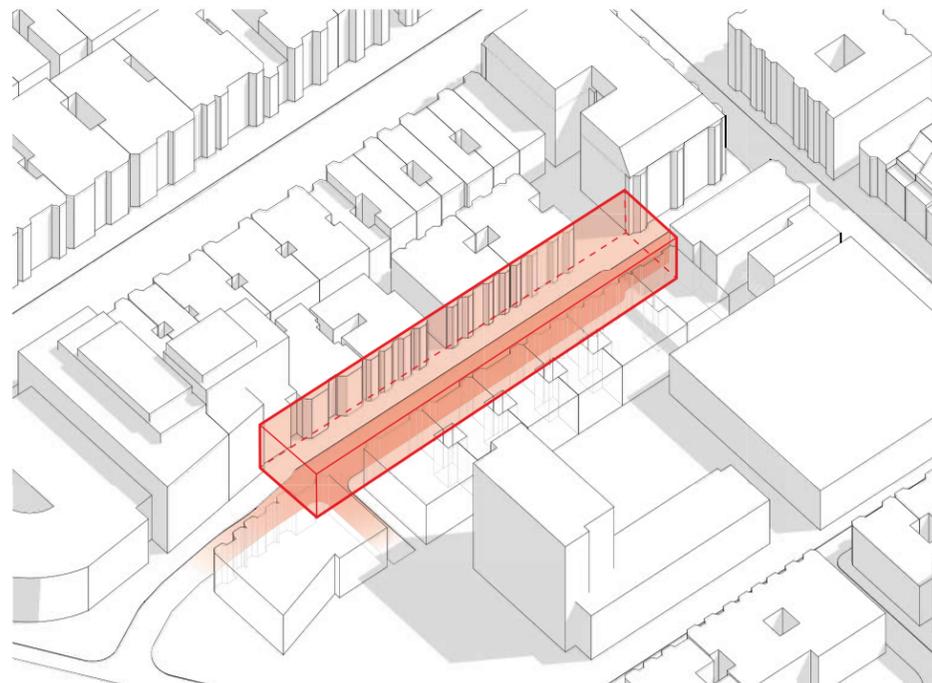
DIFFERENT FLOOR HEIGHTS AND BANDING



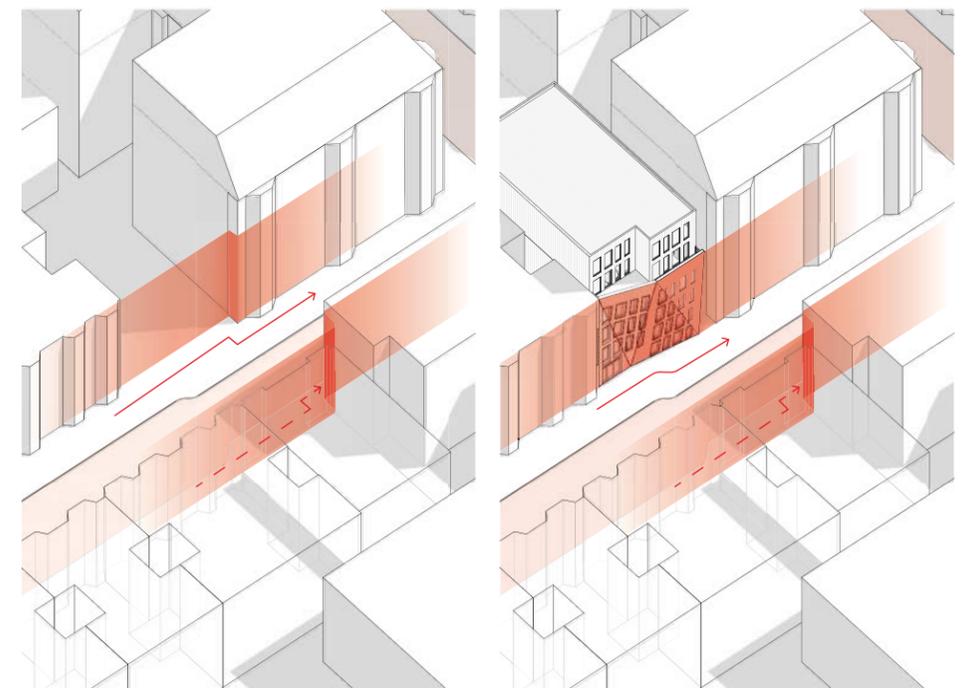
STRETCH + BEND STREET FACE



VOLUME EXTRUDED BEHIND MASONRY



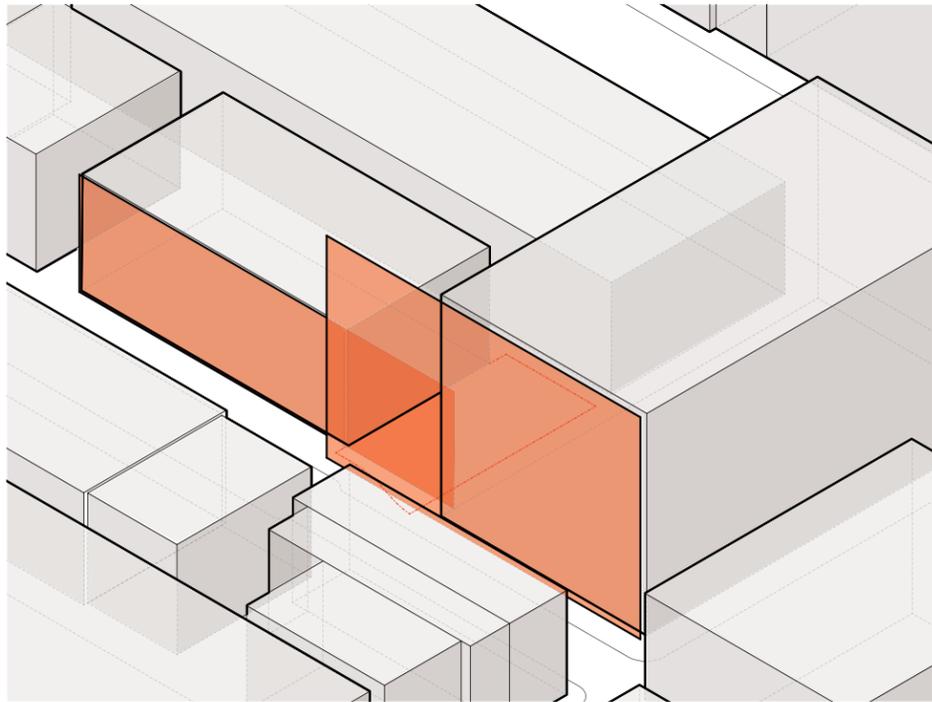
STREET ROOM



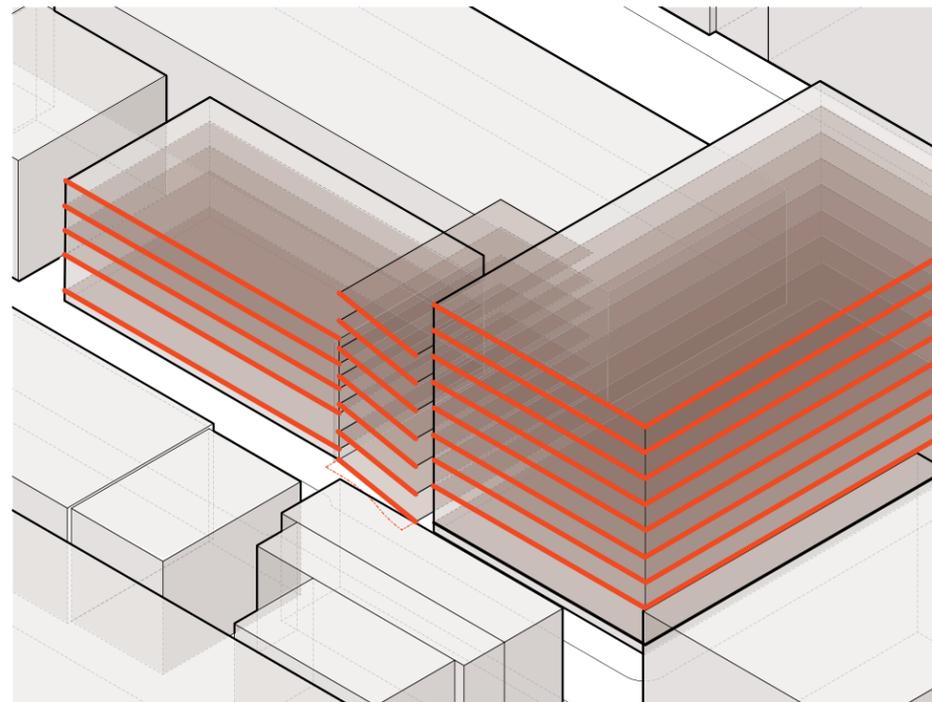
TRANSITION



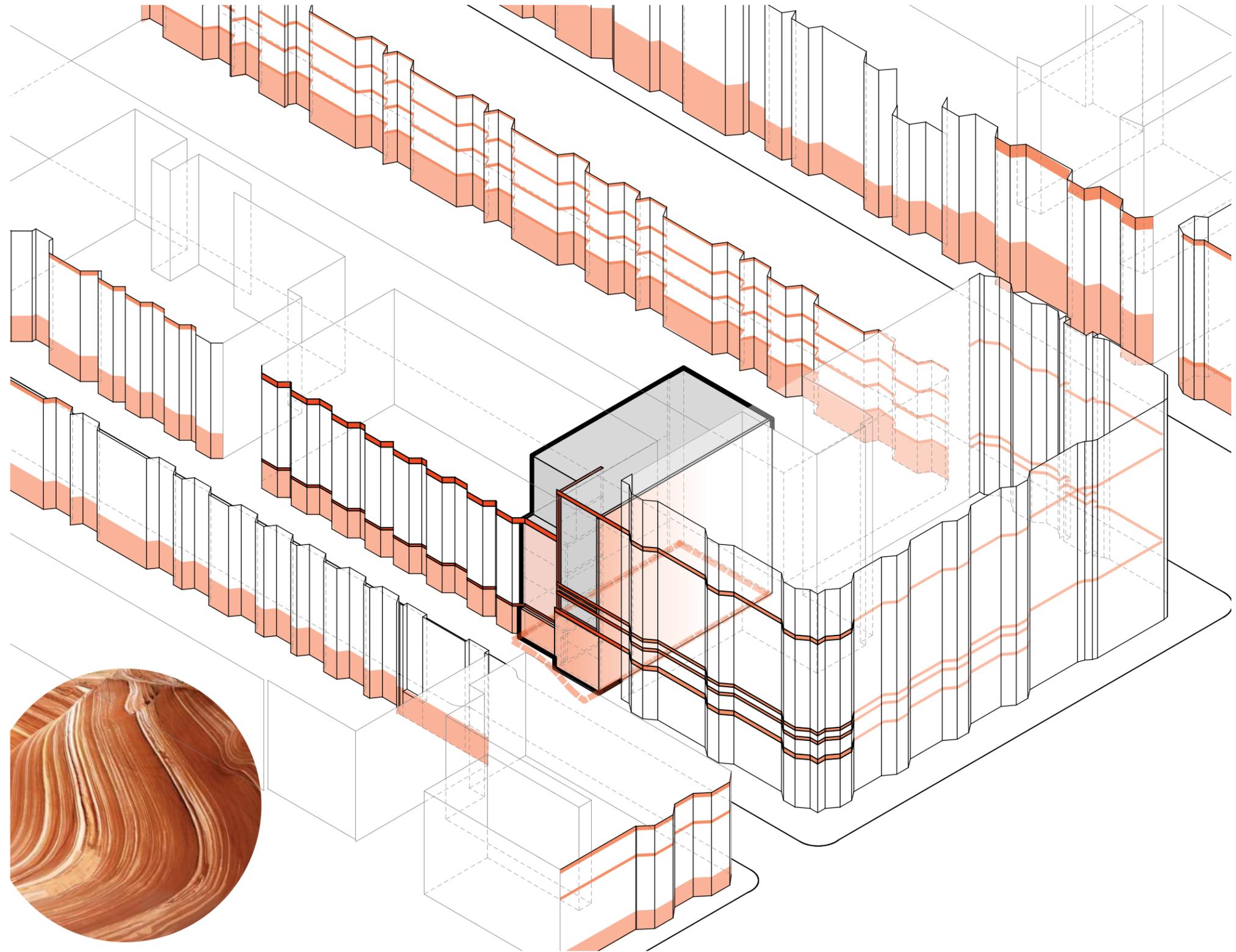
PREVIOUS DESIGN | STREET VIEW - LOOKING WEST | EMBARC



STREET FACES NOT ALIGNED



DIFFERENT FLOOR HEIGHTS AND BANDING



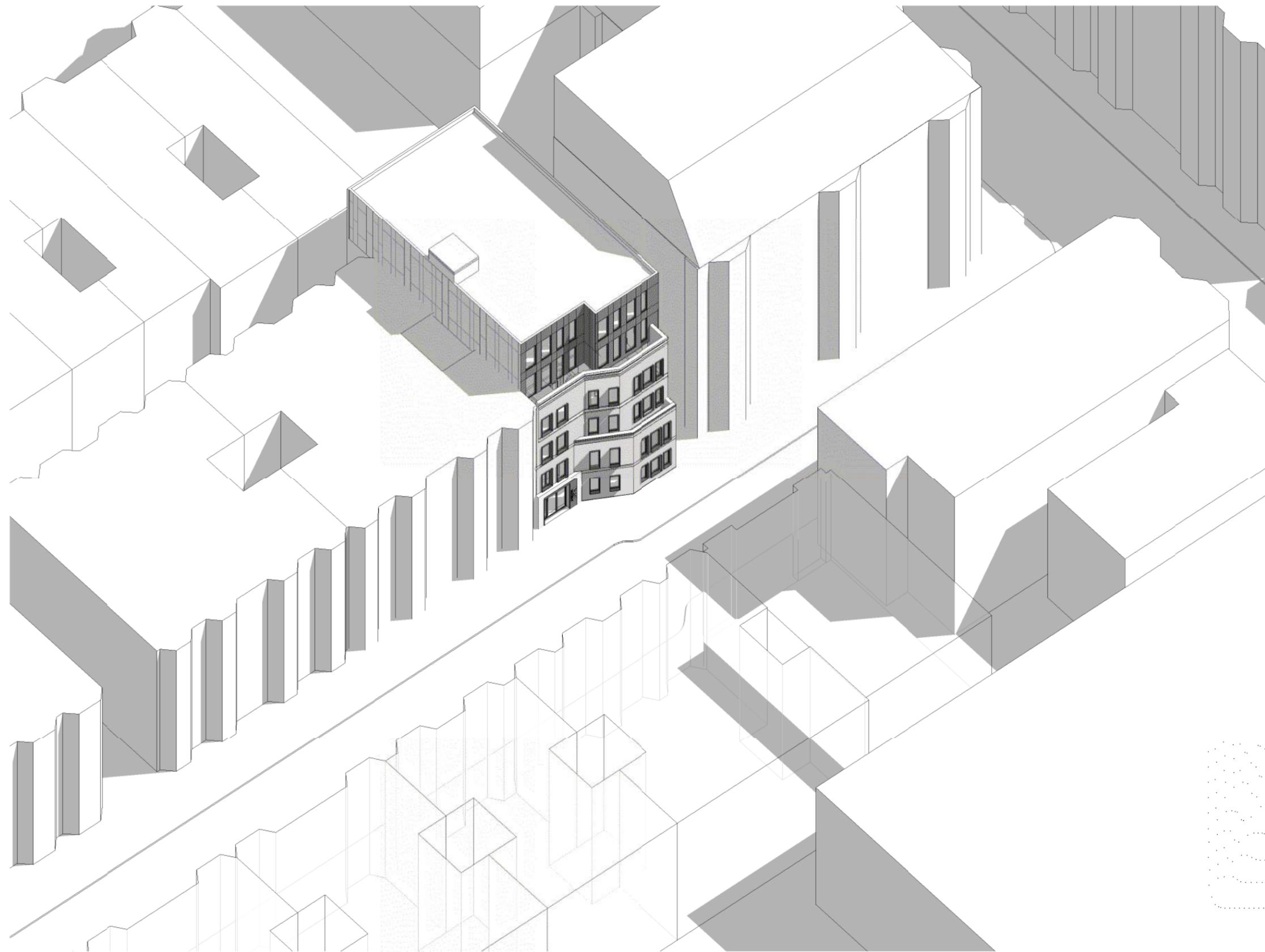
BUILDING STRIATIONS



STONE PODIUMS
BANDING PATTERNS
BRICK - NAVIGATE COLORING DIFFERENCES ON EITHER SIDES
PUNCHED WINDOWS
BAY REPETITION



NEW PROPOSAL STREET VIEW | EMBARC





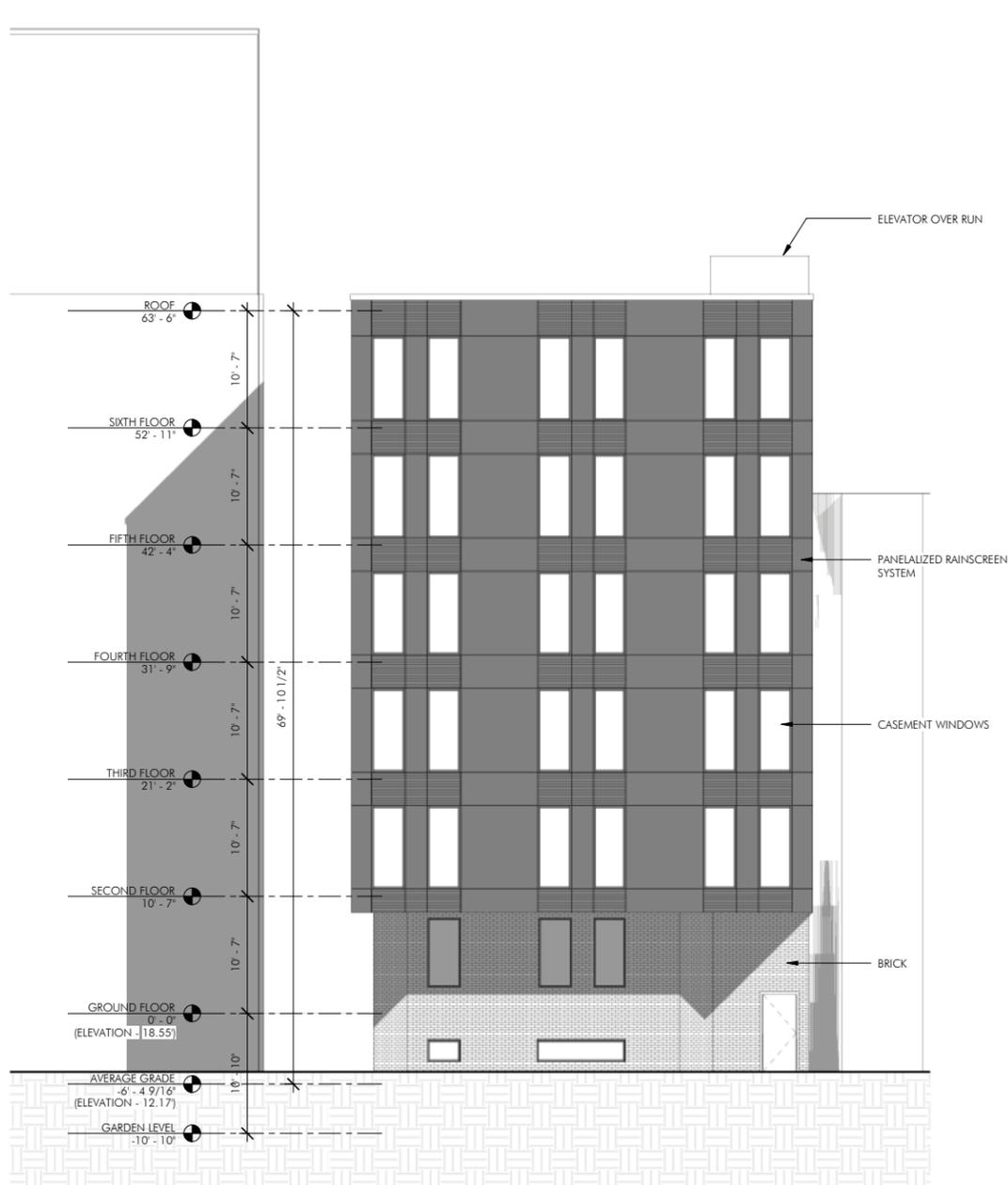
STREET VIEW - LOOKING WEST | EMBARC



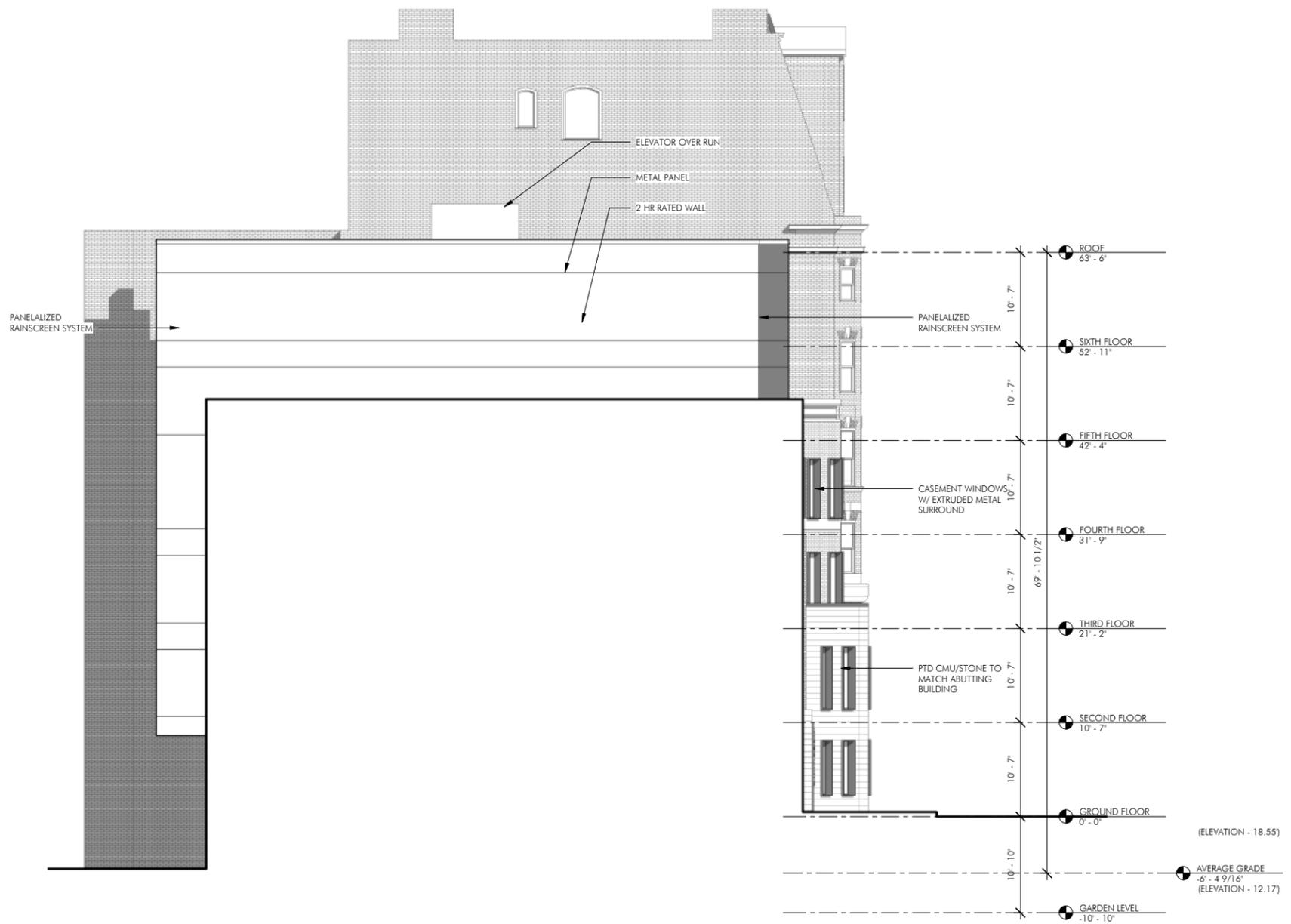
STREET (EAST) ELEVATION



ALLEY (NORTH) ELEVATION



REAR (WEST) ELEVATION



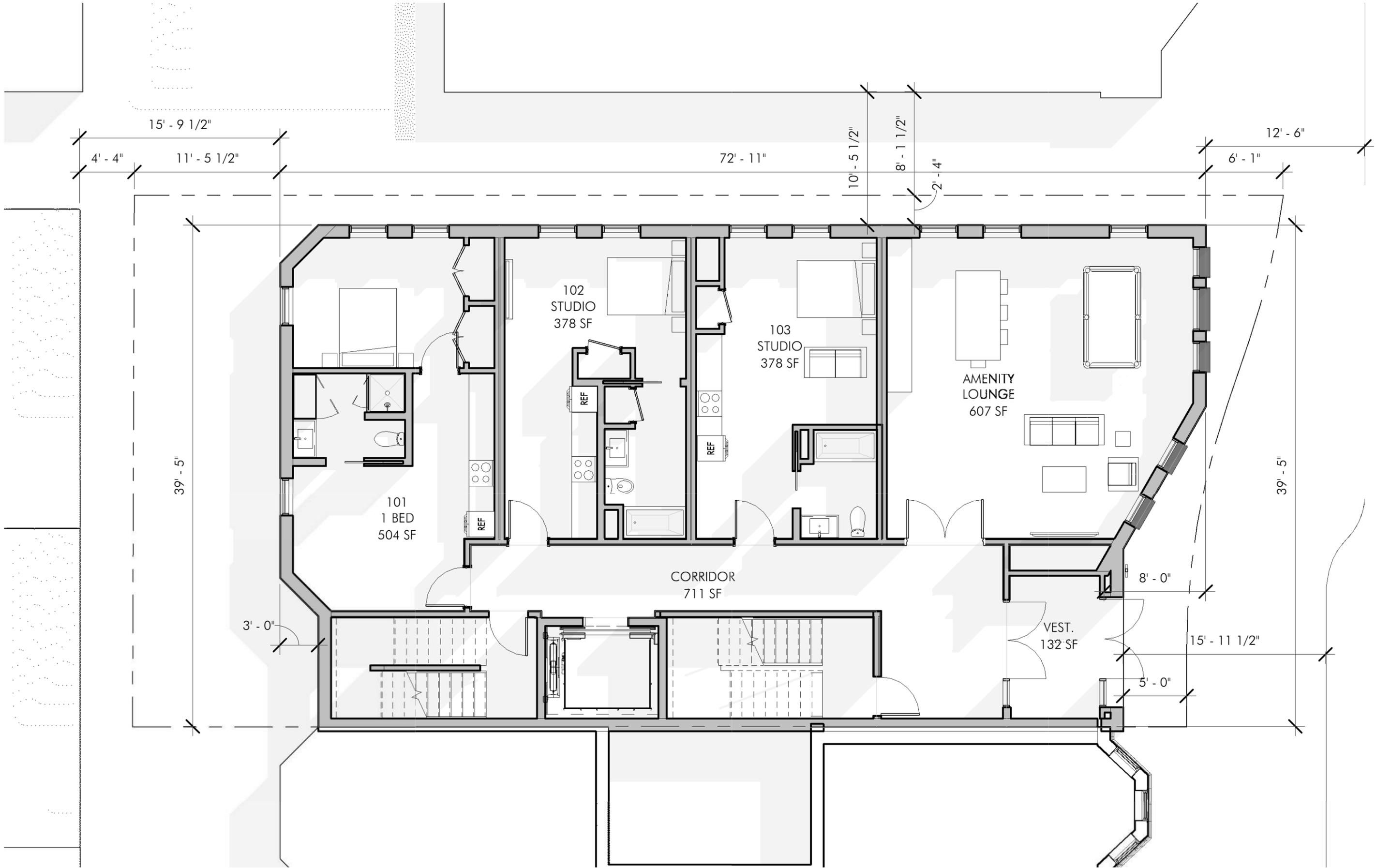
PARTY WALL (SOUTH) ELEVATION



PREVIOUS DESIGN



UPDATED DESIGN



15' - 9 1/2"

4' - 4"

11' - 5 1/2"

72' - 11"

10' - 5 1/2"

8' - 1 1/2"

2' - 4"

12' - 6"

6' - 1"

39' - 5"

39' - 5"

101
1 BED
504 SF

102
STUDIO
378 SF

103
STUDIO
378 SF

AMENITY
LOUNGE
607 SF

CORRIDOR
711 SF

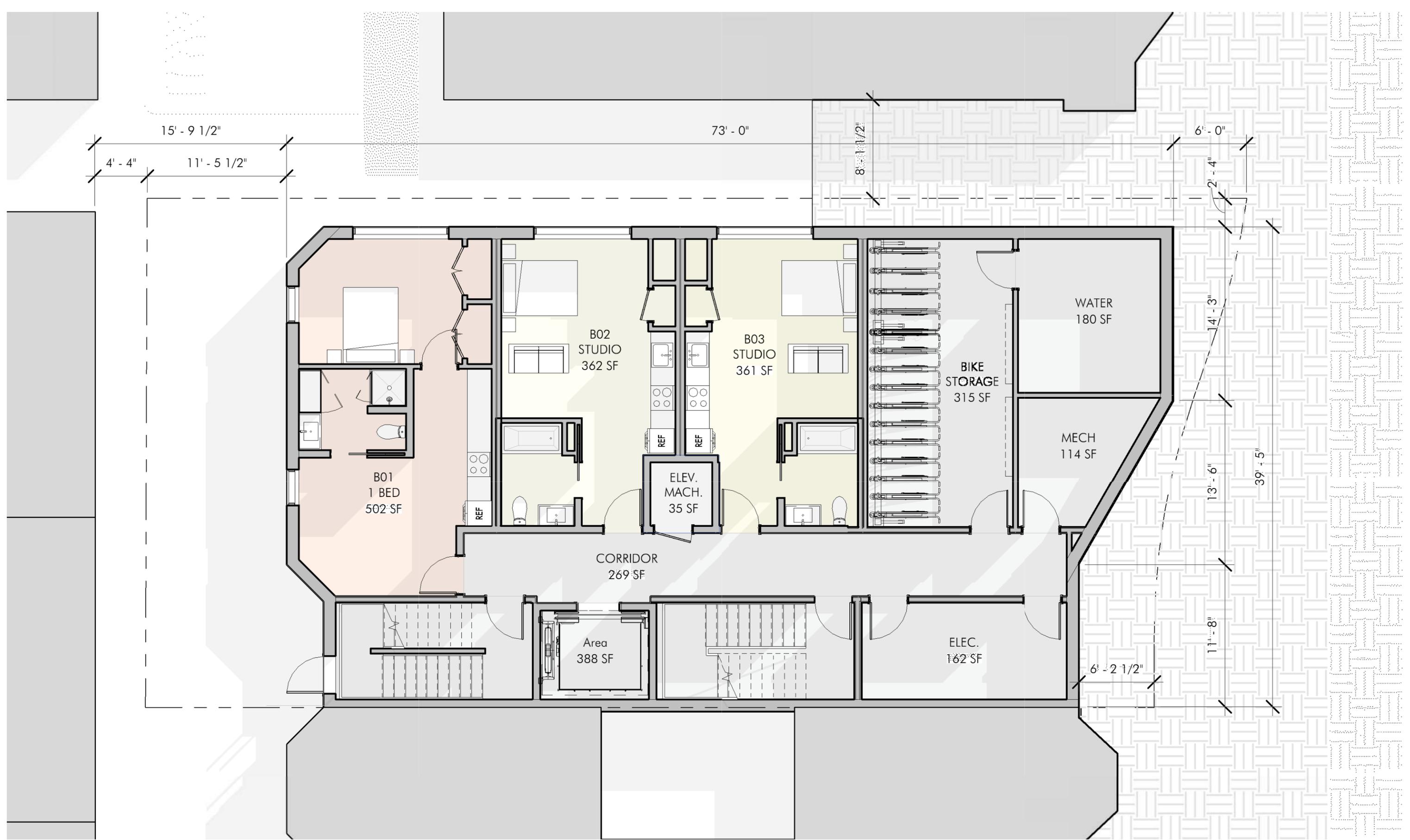
VEST.
132 SF

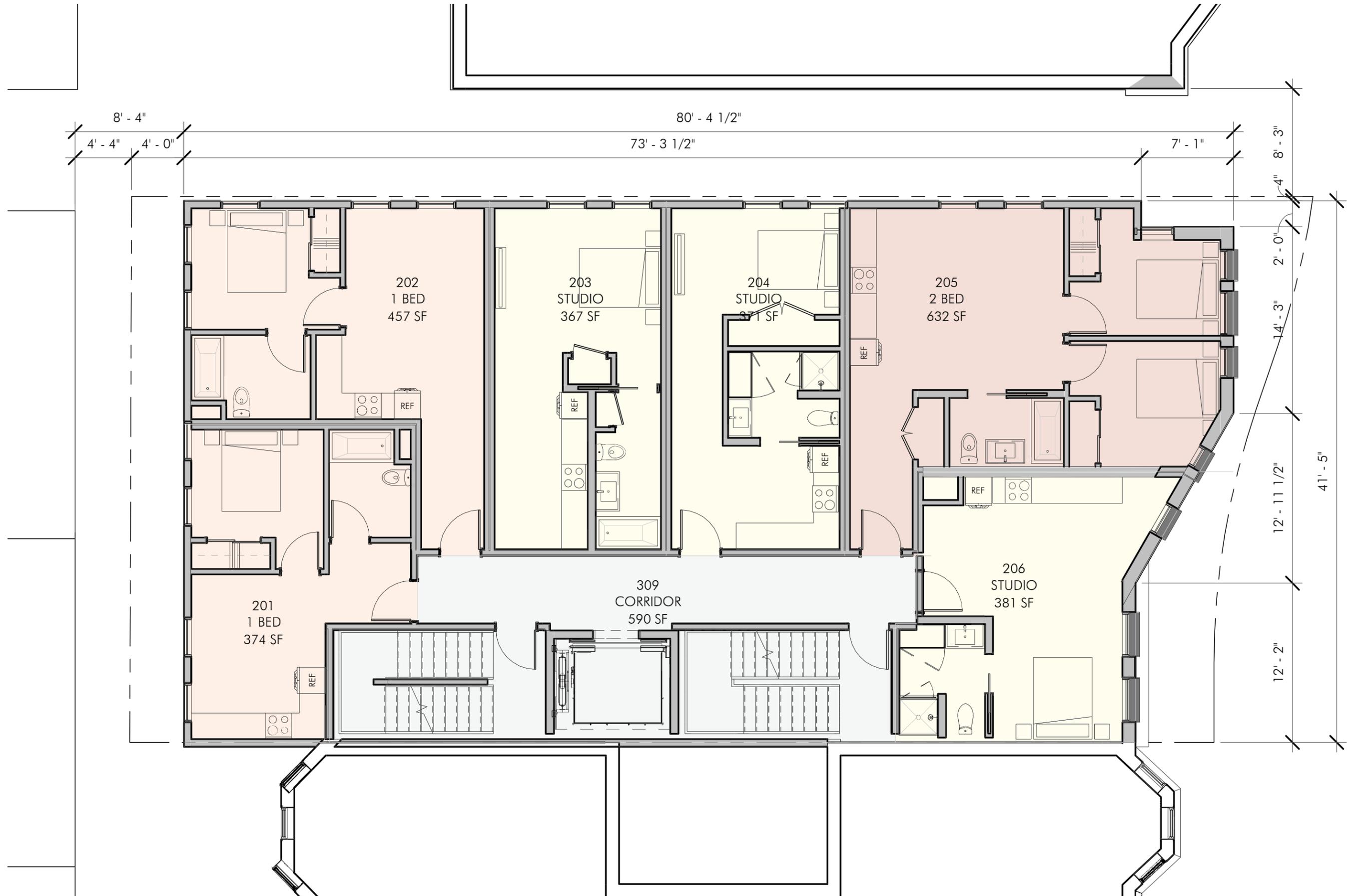
3' - 0"

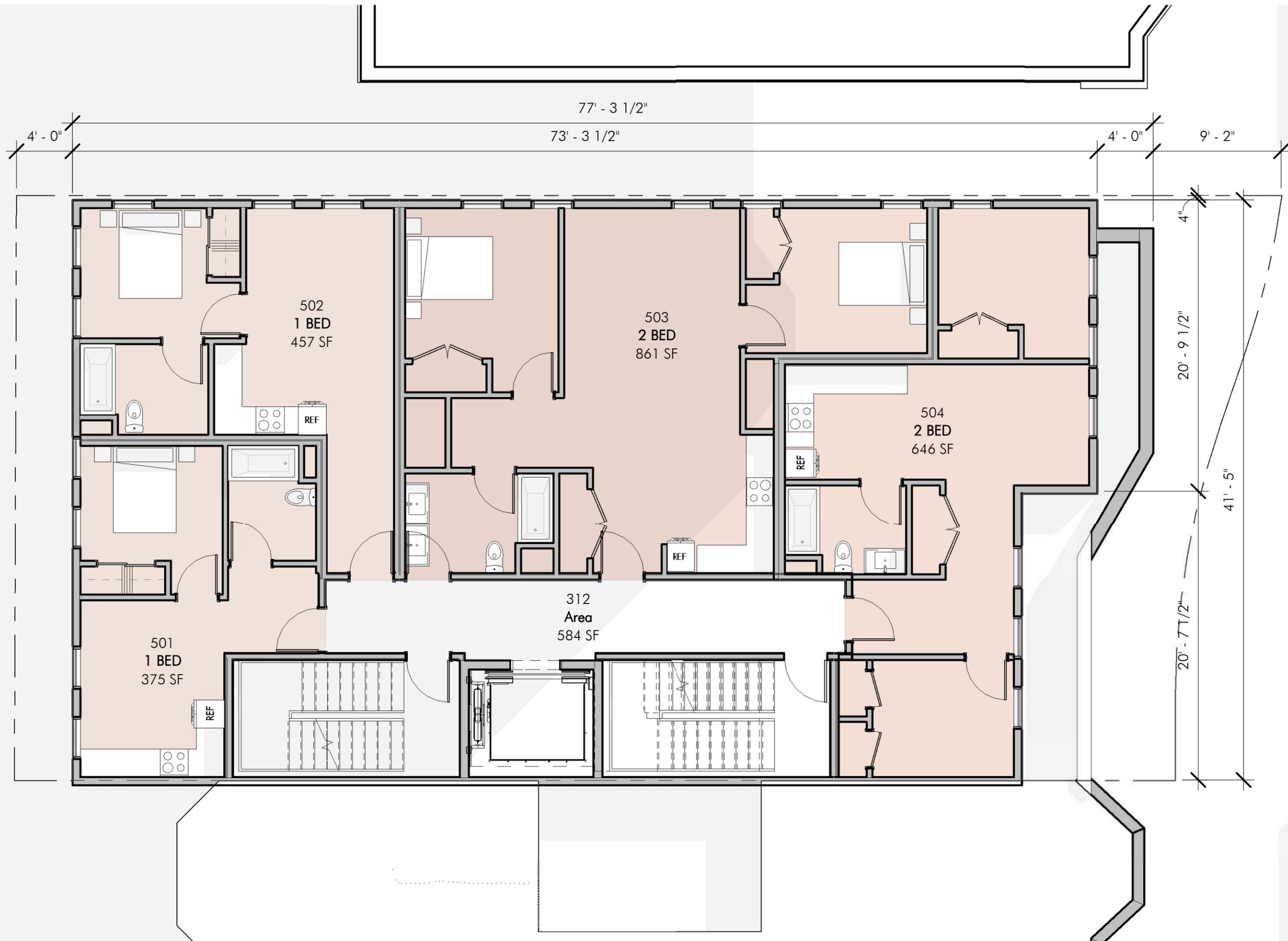
8' - 0"

15' - 11 1/2"

5' - 0"









INITIAL DESIGN - 5/17/18



CURRENT - 08/30/18

PROJECT MODIFICATIONS

	5/17/18 - PNF FILING	6/7/18 - PUBLIC HEARING	8/21/18 - FENWAY CDC	8/30/18 - CURRENT DESIGN	DIFFERENCE
BUILDING GSF	20,834	20,834	20,605	20,605	(229)
FAR	6.11	5.84	5.55	5.55	(0.56)
TOTAL RESIDENTIAL SQFT	16,309	14,916	14,755	14,755	(1,554)
# OF UNITS/BEDROOMS	36 / 41	36 / 41	34 / 39	32 / 39	4 UNITS/2 BEDS
UNIT COUNT/MATRIX	17-S/14-1B/5-2B	17-S/14-1B/5-2B	17-S/12-1B/5-2B	13-S/12-1B/7-2B	
# OF IDP UNITS	5	5	4	4	

COMMUNITY BENEFITS	<p>LIFETIME HOUSING SUBSIDIES FOR AT LEAST 2 CURRENT TENANTS</p> <p>INCREASED NUMBER OF 2 BEDROOM UNITS</p> <p>100% PROFESSIONAL RENTERS - ZERO STUDENTS</p> <p>3RD PARTY ANNUAL TENANT INSPECTIONS</p> <p>MBTA CONTRIBUTION</p> <p>PARKS CONTRIBUTION</p>
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STREET VIEW - LOOKING WEST | EMBARC