

Market Street Residential Development
386-388 Market Street, Brighton



**Application for Article 80 Small Project Review
Boston Redevelopment Authority
January 12, 2015**

Developer: **386 Market Street Realty Trust**
C/O The Cronin Group, LLC
250 Northern Ave, Suite 400
Boston MA 02210
T: 617.737.2366

Architect: **Neshamkin French Architects, Inc.**
5 Monument Square
Charlestown, Ma 02129
T: 617.242.7422

Legal Counsel: **William F. Coyne, Jr., Esq.**
11 Beacon Street, Suite 415
Boston, MA 02108
T: 617.367.1610

Kevin P. Kerr, Esq.
587 East Broadway
South Boston, MA 02108
T: 617.269.3329

Market Street Residential Development 386-388 Market Street, Brighton

Table of Contents

Application Letter	Pg. 1
Zoning Analysis	Pg. 2
Project Team	Pg.3
Project Description	Pg.4
Traffic, Parking and Vehicular and Pedestrian Access	Pg.4
Landscaping and Screening	Pg.5
Transportation Fact sheet	Pg. 6-7
Zoning Refusal Letter	Pg. 8
Architectural Drawings	
Cover Sheet	Pg. 9
Plot Plan	Pg. 10
Neighborhood Context	Pg. 11-14
Site Plan	Pg. 15
Plans	Pg. 16-19
Section	Pg.20
Elevations	Pg 21-22
Renderings	Pg. 22-25
Shadow Study Diagrams	Pg. 26

NESHAMKIN FRENCH ARCHITECTS, INC.

5 MONUMENT SQUARE CHARLESTOWN, MA 02129

John W. French, AIA

tel. 617-242-7422

Linda C. Neshamkin, AIA

fax. 617-242-7424

January 12, 2015

Mr. Lance Campbell
Senior Project Manager
1 City Hall Plaza
Boston, MA 02201

RE: Request for Article 80: Small Project Review
386 Market Street
Brighton
NFA #1401

Dear Mr. Campbell:

This letter is intended to serve as the application for small project development review pursuant to Article 80 of the City of Boston Zoning Code, as amended as described in Section 80 E-5: "Procedures For Small Project Review." Attached to this application are site plans, building plans with elevations and a landscaping plan. A synopsis of the proposed Project is as follows:

The development entity is 386 Market Street Realty Trust. Its manager and primary contact is Jon Cronin, a developer and business owner in the Brighton neighborhood. The design team consists of Neshamkin French Architects, Inc., Howard/Stein-Hudson Associates, Inc. traffic consultants, and T.F. Moran, Inc. Structural Engineers. The proposed \$6,200,000 development is a new five story building containing twenty-three (23) residential units to be offered as rentals (including three (3) affordable units and one (1) handicapped accessible unit), ground level commercial space containing approximately 1520 square feet of commercial space fronting on Market Street, and onsite parking.

Parking will be provided onsite in both an underground parking garage as well as enclosed parking on the first floor. Access to all parking is provided off Henshaw Street by a single curb cut. A car lift will bring cars from street level to the lower level parking. A total of twenty-six (26) parking spaces will be provided for the proposed project. Additionally, provision for twenty-three (23) bicycles will be provided in a secure area on site.

Sincerely,

Linda C. Neshamkin A.I.A
Neshamkin French Architects, Inc.

cc: Jon Cronin
William Coyne
Kevin Kerr

BD 531

ZONING COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, ETC.

(1) USE ITEM: ARTICLE 51 ALLSTON-BRIGHTON ZONE: **NS-5** Use: Residential (Conditional) & Retail (Allowed) 386 Market Street
 (2) DIMENSIONAL REQUIREMENTS: ARTICLE 51-17 Mixed Use

ARTICLE AND SECTION	TABLE										
	ARTICLE 51-17 TABLE E CC-1	ARTICLE 51-8	ARTICLE 51-17	ARTICLE 51-17 CC-1	ARTICLE 51-17 TABLE E CC-1	ARTICLE 51-17 TABLE E CC-1	ARTICLE 51-17 TABLE E CC-1	ARTICLE 51-17 TABLE E CC-1	ARTICLE 51-17 TABLE E CC-1	ARTICLE 51-17 TABLE E CC-1	ARTICLE 51-9
MIN. LOT SIZE x DWELLING UNIT	MIN. LOT AREA FOR ADDIT. DWELLING UNIT	TOTAL LOT SIZE (SF)	MIN. LOT WIDTH	MAX. FLOOR AREA RATIO	MAX. HEIGHT OF BUILD.	USABLE OPEN SPACE PER DWELL. UNIT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. SETBACK OF PARAPET	MAX. USE OF REAR YARD
REQU'D BY CODE	none	N/A	none	0.50	35'	50.00	none	none	20		
EXISTING CONDITION			79.3'	N/A	N/A	0.00	0.00	0'	0'		
PROPOSED CONDITION		6115.00	79.3'	4.28	54'-0"	85.00	0	10'	0'		

F.A.R. = GROSS FLOOR AREA / LOT AREA = 26155.00 / 6115.00 = 4.28

23 units new construction

TOTAL 26155

Total GSA 26,155

(3) OFF-STREET PARKING: ARTICLE 51-56 45 Required/ 28 Provided

Dwelling Units X factor = spaces (for houses, apartments, hotels, etc.)

20 (MR) x 2 = 40 spaces
 3 (Affordable) x .7 = 2.1 spaces
Total Res Req'd 43

Retail Use (2spaces/ 1000SF)

Total Retail Req'd 2

(4) OFF STREET LOADING: ARTICLE 24 REQUIRED

(only required for uses other than 1 through 10, 26, 27, 28, 31, 32, 39, 40, 50, 52, 53, 58, 59)
 NOTE: All of above data is to be attached to, or incorporated into, the Plot Plan Signed by Certified Land Surveyor or Certified Engineer

NOTES:

**Market Street Residential Development
386-388 Market Street, Brighton**

Project Team

- Developer:** **386 Market Street Realty Trust**
250 Northern Ave, Suite 400
Boston MA 02210
T: 617.737.2366
Jon Cronin, Managing Partner
Email: jon@joncronin.com
- Architect:** **Neshamkin French Architects, INC.**
5 Monument Square
Charlestown, Ma 02129
T: 617.242.7422
Linda C. Neshamkin, Principal
Email: lcn@nfarchitects.com
- Legal Council:** **William F. Coyne, Jr., Esq.**
11 Beacon Street, Suite 415
Boston, MA 02108
T: 617.367.1610
Bill.coyne@verizon.net
- Kevin P. Kerr, Esq.**
587 E. Broadway
South Boston, Ma 02127
T: 617. 269.3329
solaw@msn.com
- Surveyors:** **Boston Survey, INC.**
P.O. Box 290220
Charlestown, MA 02129
T: 617. 242.1313
George Collins
Email: GCollins@bostonsurveyinc.com
- Structural Engineers:** **TF Moran, INC.**
48 Constitution Drive
Bedford, NH 03110
T: 603.472.4488
Paul Sbacchi, Vice President/ Chief Structural Engineer
Email: psbacchi@tfmoran.com
- Traffic Engineers:** **Howard Stein Hudson Associates, INC.**
38 Chauncy Street, 9th Floor
Boston, MA 02111
T: 617.482.7080
Guy Buso, Principal
Email: gbuso@hshassoc.com

Market Street Residential Development

386-388 Market Street, Brighton

Existing Site Conditions

The proposed development lot, in Brighton, is situated on the corner of Market and Henshaw Streets. The property is bound by the Market Street Burial Grounds to the North, where the existing building set back is 0'-0", and a three story office building to the East. Currently built on site is a single story, commercial use building, the location of the Brighton Beer Garden, fronting on Market Street.

Project Description

The proposed development will demolish the existing building and provide an increased side yard setback of 10'-0" adjacent to the Market Street Burial Grounds. The Development consists of a five story building with approximately 1520 SF of commercial space at grade, and twenty-three residential units above. The proposed design maintains the 0'-0" setback from the property line that the existing building has on both Market and Henshaw Streets. The \$6,200,000 development is estimated to create 50 construction jobs over a 14 month construction period from July 1, 2015 to September 2016.

Traffic, Parking and Vehicular and Pedestrian Access

Parking for the proposed twenty-three (23) units at 386- 388 Market Street is provided on site in a bi-level parking garage, accessed off Henshaw Street by a new curb cut. A total of twenty-six (26) parking spaces are provided, 4 at grade and 22 on a lower level. Cars will access the lower level parking by car lift. Additional information regarding the traffic impacts the proposed development will have upon the neighborhood has been provided by Howard Stein Hudson on pages 7-8 of this submittal as well as a summary of the projects proximity to existing public transportation. The main residential lobby is located at the corner of Market and Henshaw Streets, while the retail space is accessed off Market Street.

Landscaping and Screening

Existing street trees along Market Street will be maintained. Where sidewalk planters, but no trees, exist the developer will provide new street trees. Additional planters are proposed along Henshaw and Market Streets at grade. The proposed side yard exceeds the minimum requirements by zoning and provides a landscape buffer between the Market Street Burial Grounds and the proposed 5 story building. Plantings will include Birch Clump trees and upright Yews.

January 13, 2015

386 Market Street Brighton, Massachusetts



Figure 1. Site Location

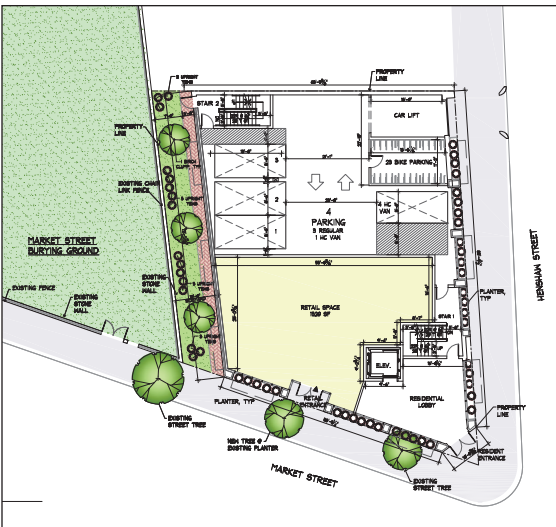


Figure 2. Site Plan



Figure 3. Public Transportation

Project Description

The proposed Project consists of a new five-story building located at 386 Market Street in Brighton, MA containing 23 residential units and 26 total parking spaces in an underground garage. Approximately 1,520 square feet (sf) of ground-floor retail space with sidewalk access will also be included. A site location plan is provided in **Figure 1**.

Site Access

The proposed site plan is provided in **Figure 2**. A proposed below-grade parking garage will be accessed off of Henshaw Street via a driveway that provides access to a vehicle elevator lift. Primary pedestrian access to the lobby for the residential units will be provided at the corner of Market Street and Henshaw Street. The ground-floor retail space will be accessed from both Market Street and Henshaw Street.

Parking and Loading

Garage parking for 26 vehicles will be provided on-site. The 26 spaces will consist of 4 at grade spaces, with one designated as handicapped parking, and 11 mechanical stacking units that accommodate 2 vehicles each. Parking will not be provided on-site for the commercial/retail uses. Secure/covered storage will also be provided for 23 bicycles. The Project is also in proximity to several Zipcar spaces located at the corner of Washington Street and Parsons Street, west of the site.

Residential deliveries are typically infrequent and generally involve overnight delivery service and postal delivery as well as the occasional furniture delivery and may occur along either Market Street or Henshaw Street. Move-in/move-out activity may also occur along either Market Street or Henshaw Street. Permits can be obtained from BTM to reserve curbside space for move-in/move-out activity. Commercial deliveries are more frequent, but loading demand for these uses is expected to be light due to the relatively small sizes of the commercial spaces. Trash and recycling pick-up will be provided by a private contractor.

Public Transportation

The Project site is located in Brighton Center, which provides many convenient public transportation opportunities for residents of the area. MBTA bus routes #57, #65, #86, #501, and #503 can all be accessed within a 0.25-mile walk of the Project site and are shown in **Figure 3**.

MBTA bus route #57 runs along Washington Street one block south of the Project site and provides service to/from Kenmore Station to the east and Watertown Yard to the west. MBTA bus route #65 runs along Washington Street one block south of the Project site and provides service to/from Brookline Village and Kenmore Station. MBTA bus route #86 runs along Market Street directly adjacent to the Project site and provides service to/from Cleveland Circle to the south and Sullivan Square to the northeast. MBTA bus routes #501 and #503 run along Washington Street one block south of the Project site and provide express service via the Massachusetts Turnpike to/from the Financial District in downtown Boston and to/from Copley Square in the Back Bay.

Travel Mode Split

Mode-split data for the area was provided by the Boston Transportation Department (Area 10). Peak-hour mode splits expected for the residential and commercial uses at the Project site are shown in **Table 1**.

Trip Generation

The following estimates of trip generation are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, Ninth edition. The trips generated by the 23 residential units were estimated using Land Use Code (LUC) 220 – Apartment. The trips generated by the commercial uses were estimated using LUC 820 – Shopping Center. The estimated trips are assigned to travel mode shares for Brighton (Area 10) as provided by BTM.

Based on the above mode split data (Table 1), the Project will generate approximately 13 additional vehicle trips during the a.m. peak hour and 81 fewer vehicle trips during the p.m. peak hour. A summary of trips, by mode, is shown in **Table 2**.

Other Area Development Projects

The following development projects in the general vicinity of the Project site are either permitted or currently under review through the City of Boston’s Article 80 process:

Washington Victory Apartments. This development includes the construction of 24 new residential units and will remodel an existing funeral home into 4 residential units. This development is located west of the Project Site along Shanley Street.

375 Market Street. This development includes the construction of 39 new residential units. This development is located west of the Project Site along Market Street.

425 Washington Street. This development includes the construction of 60 residential units and 15,200 sf of retail space. This development is located west of the Project site along Washington Street.

Table 1. Travel Mode Split

TIME PERIOD	MODE	RESIDENTIAL IN	RESIDENTIAL OUT	COMMERCIAL IN	COMMERCIAL OUT
Daily	Auto	59%	59%	65%	65%
	Transit	19%	19%	5%	5%
	Bicycle/Walk	22%	22%	30%	30%
a.m. Peak Hour	Auto	51%	50%	55%	61%
	Transit	19%	30%	5%	10%
	Bicycle/Walk	30%	20%	40%	29%
p.m. Peak Hour	Auto	50%	51%	61%	55%
	Transit	30%	19%	10%	5%
	Bicycle/Walk	20%	30%	29%	40%

St. Elizabeth’s Institutional Master Plan (IMP) & Cornell Emergency Department (ED) Urgent Care Building. This development includes the construction of a 25,000 sf one-story addition to the existing ED/Urgent Care building in addition to a 4-year IMP renewal. This development is southeast of the Project site along Washington Street.

New Brighton Landing. This development includes the construction of a 250,000 sf new World Headquarters for New Balance, a 350,000 sf sports complex, a 140,000 sf boutique hotel, three office buildings totaling 650,000 sf, and 65,000 sf of mixed-use retail and residential space. This development is located north of the Project site along Guest Street

Summary

Overall vehicle trip generation at the proposed Project site is not substantial due to the low number of residential units and relatively small size of the commercial development and low vehicular trip generation characteristics. A significant proportion of the trips will occur by foot, by bike, or by transit, especially during the a.m. and p.m. peak hours when vehicle traffic congestion is most likely. The Project site is expected to generate approximately 1 new vehicle trip

approximately every 4 minutes during the a.m. peak hour and 1 new vehicle trip every 2 minutes during the p.m. peak hour. Although a formal analysis has not been conducted, the low number of new vehicle trips is not expected to have a significant traffic impact on the nearby roadways and intersections.

Table 2. Peak Hour Trip Generation

	Existing Uses			Proposed Uses			Net Change Vehicle Trips
	Transit Trips	Bicycle/Walk Trips	Vehicle Trips	Transit Trips	Bicycle/Walk Trips	Vehicle Trips	
Daily	114	686	834	72	276	380	-454
Entering	57	343	417	36	138	190	-227
Exiting	57	343	417	36	138	190	-227
a.m. Peak Hour	0	0	0	5	11	13	13
Entering	0	0	0	1	6	5	5
Exiting	0	0	0	4	5	8	8
p.m. Peak Hour	26	113	109	9	27	28	-81
Entering	18	52	62	6	11	14	-48
Exiting	8	61	47	3	16	14	-33



Boston Inspectional Services Department

Planning and Zoning Division

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

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

ABBEY BOURQUE
5 MONUMENT SQUARE
CHARLESTOWN, MA 02129

November 13, 2014

Location: 386-388 MARKET ST BRIGHTON MA 02135
Ward: 22
Zoning District: Allston / Brighton N.D
Zoning Subdistrict: NS - .5
Appl. # : ERT418436
Date Filed: October 20, 2014
Purpose: Demolition of existing 1 story building at 59 Henshaw Street. Erection of a new 5 story Mixed Use building, with 1225 sf. of Commercial space for Retail Use on Ground Floor. There will be 23 Residential Units above. There will be 28 Parking spaces accessed off Henshaw Street.

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

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 51, Section 16	Use Regulations	Use : Multi Family Dwelling : Conditional
Article 51, Section 17	Dimensional Regulations	Floor Area Ratio Excessive
Article 51, Section 17	Dimensional Regulations	Building Height Excessive
Article 51, Section 17	Dimensional Regulations	Rear Yard Insufficient
Article 51, Section 56 * **	Off-Street Loading Insufficient	Off-Street Loading Insufficient
Article 51, Section 56 **	Off-Street Parking Insufficient	Off-Street Parking Design / Maneuverability
Article 51, Section 56 **	Off-Street Parking Insufficient	Off-Street Parking Insufficient
Article 51, Section 53	Screening & Buffering Req's	Screening & Buffering Insufficient

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.

Thomas White
(617)961-3275
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.

386 MARKET STREET

NFA #1401

BRIGHTON, MA

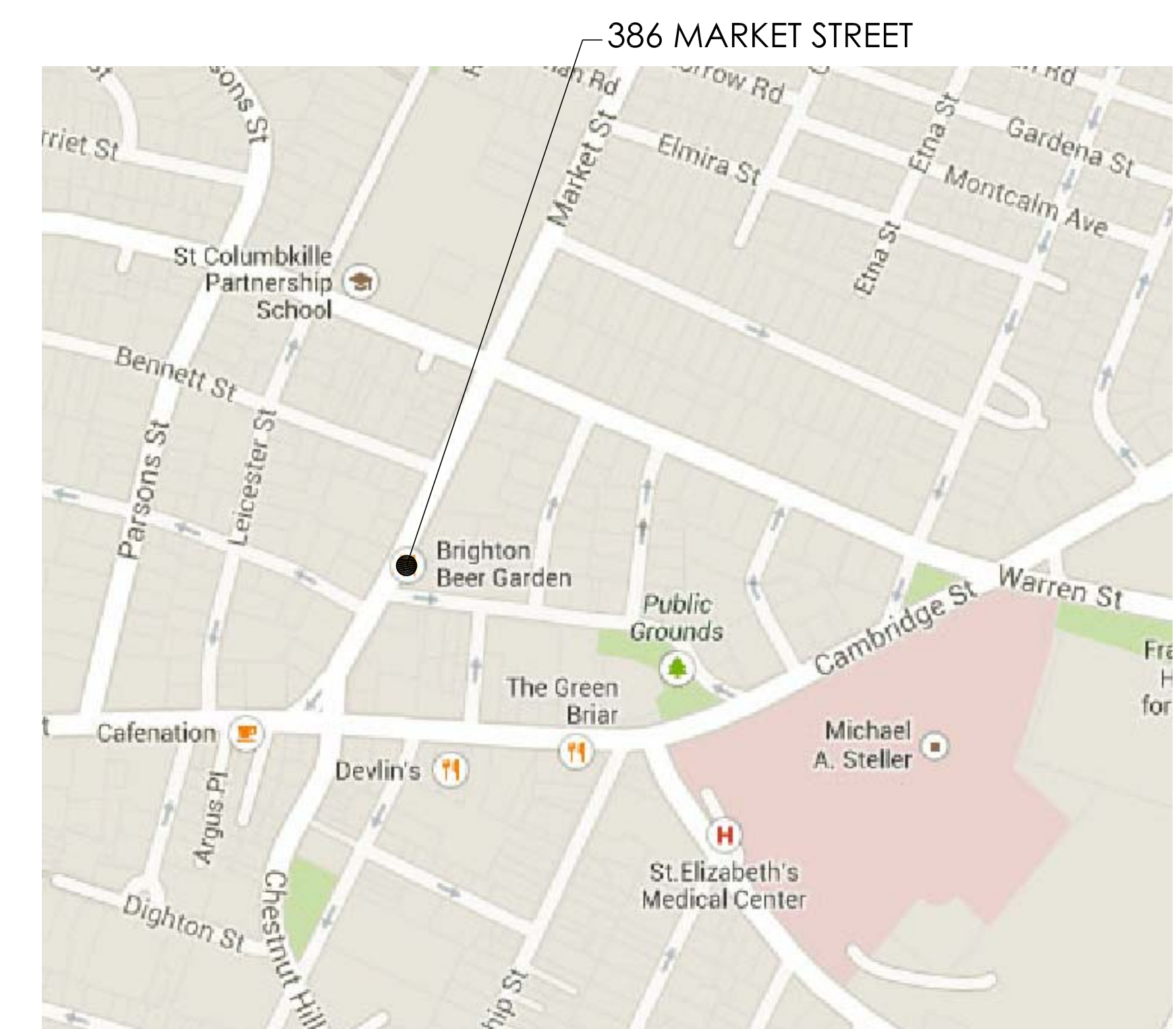


Architect

Neshamkin French Architects, Inc.
5 Monument Square
Charlestown, MA 02129
617-242-7422

UNITS	#	
Studio	3	
1 Bedroom	16	
2 Bedroom	4	
	23	Total Units

PARKING	#	
Double Height	11 (22)	
HC	1	
REGULAR	3	
	26	Total Parking



ARCHITECTURAL MATERIALS SYMBOLS - SECTION			
	EARTH		GYPSUM WALLBOARD
	POROUS FILL, GRAVEL, STONE, ETC.		PLASTER, SAND, GROUT, MORTAR
	CONCRETE (LARGE SCALE)		CERAMIC TILE
	CONCRETE (PRECAST)		RIGID INSULATION
	BRICK, COMMON OR FACE		INSULATION, LOOSE OR BATT
	CONCRETE MASONRY UNIT		WOOD (ROUGH)
	CUT STONE (LARGE SCALE)		SHIM
	GLASS		WOOD (FINISHED)
			PLYWOOD (LARGE SCALE)
ARCHITECTURAL MATERIALS SYMBOLS - ELEVATION			
	BRICK, CMU		WOOD, PLYWOOD
	CONCRETE		RUNNING BOND
	CERAMIC TILE		

ARCHITECTURAL STANDARD SYMBOLS	
	Third Floor
	SPOT ELEVATION KEY
	INTERIOR/EXTERIOR ELEVATIONS
	WALL SECTION
	BUILDING SECTION
	REFERENCE DETAIL
	ROOF PITCH
	WINDOW TYPE
	PARTITION TYPE
	DOOR TYPE
	CENTER LINE

Drawing list

CS.1 COVER SHEET

CIVIL
PLOT PLAN

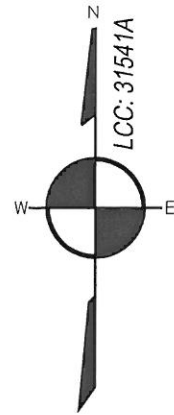
ARCHITECTURAL

A-021 SITE PLAN
A-101 FLOOR PLANS
A-102 FLOOR PLANS
A-103 FLOOR PLANS
A-301 SECTION
A-401 ELEVATIONS
A-402 ELEVATIONS

Sheet No.

CS.1

JANUARY 12, 2015



MARKET (PUBLIC- 70.0' WIDE) STREET



N/F
CITY OF BOSTON

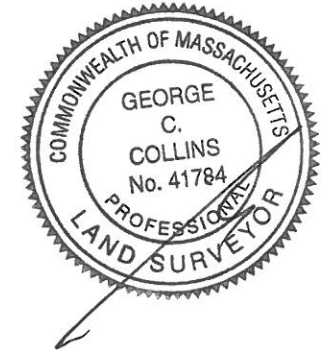
PARCEL ID: 2202371000
6,115 ± S.F.

No. 386
1 STORY
BRICK

No. 55 HENSAW STREET
N/F
STANLEY CHARMOY
BK 19144, PG 303

ZONING
 DISTRICT: ALLSTON/BRIGHTON
 SUB-DISTRICT: NS-0.5
 OVERLAYS: NONE

REFERENCES:
 DEED: BK 570; PG 101
 LCC 31541A



FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
-	-	MO	SAP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF OCTOBER 13, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
 COMMUNITY-PANEL # 25025C0057G
 EFFECTIVE DATE: 9/25/2009

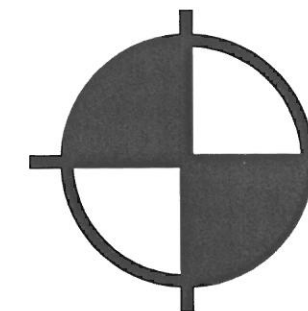
PREPARED FOR:
 NESHAMKIN FRENCH
 ARCHITECTS
 5 MONUMENT SQUARE
 CHARLESTOWN, MA

NOTES:
 PARCEL ID: 2202371000

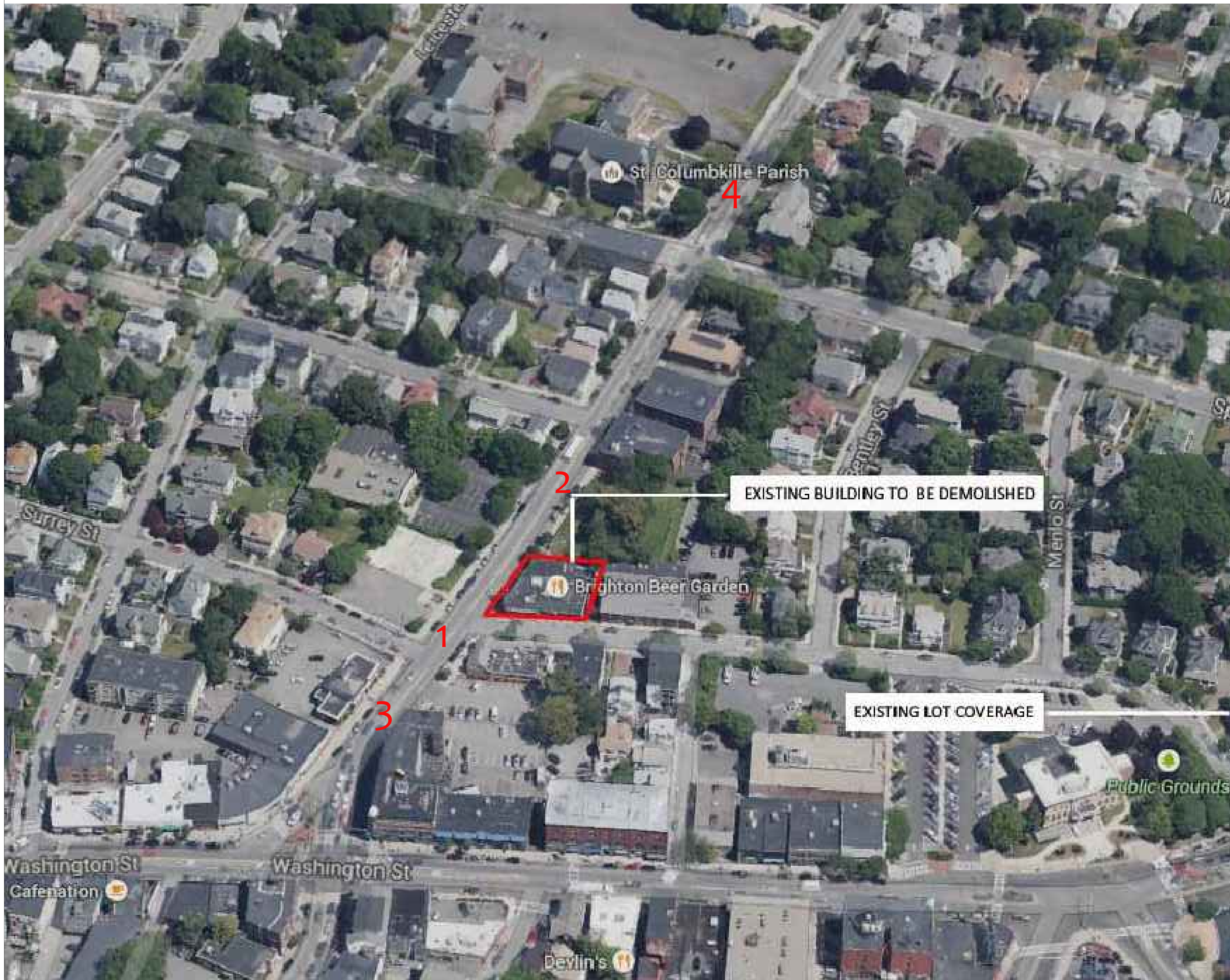
CERTIFIED PLOT PLAN

LOCATED AT
386 MARKET STREET
BRIGHTON, MA

SCALE: 1 INCH = 20 FEET DATE: OCTOBER 14, 2014



BOSTON
SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617)242-1313

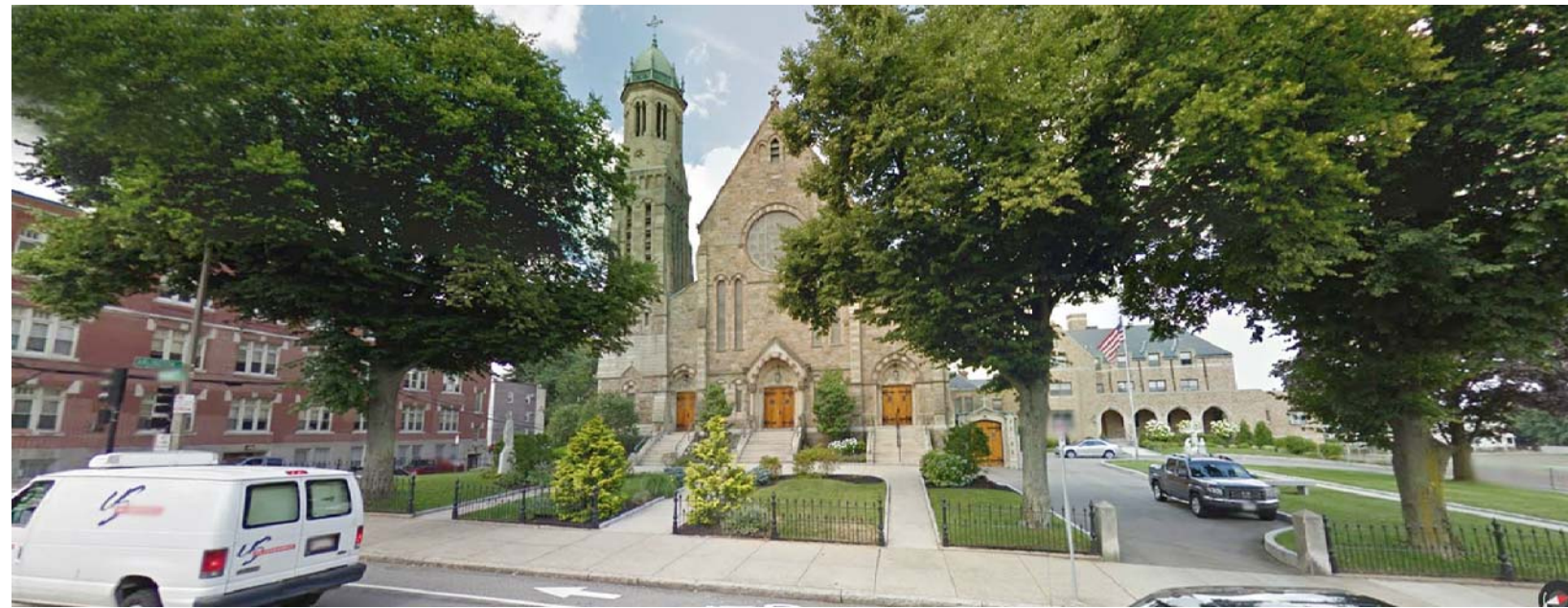


386 MARKET STREET BRIGHTON, MA

CONTEXT PHOTO 1
JANUARY 12, 2015
SCALE: 1/8" = 1'-0"



1



2

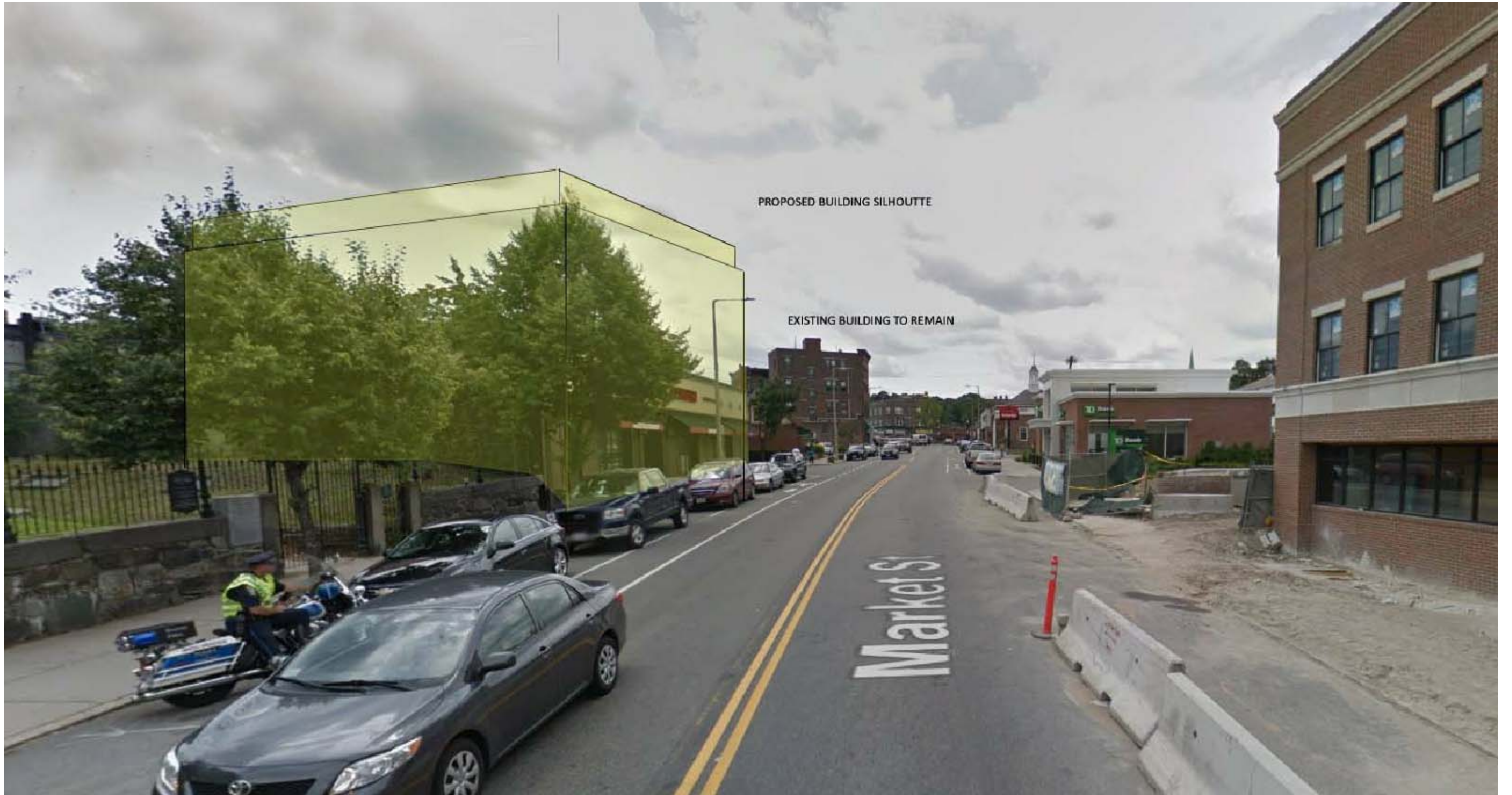


Neshamkin French Architects, Inc.
ARCHITECTS PRESERVATION PLANNERS DEVELOPMENT CONSULTANTS
5 Monument Square
Charlestown, MA, 02129
tel. 617.242.7422
fax 617.242.7424

386 MARKET STREET

BRIGHTON, MA

CONTEXT PHOTO 2
JANUARY 12, 2015



PROPOSED BUILDING SILHOUTTE

EXISTING BUILDING TO REMAIN

3



Neshamkin French Architects, Inc.
ARCHITECTS PRESERVATION PLANNERS DEVELOPMENT CONSULTANTS
5 Monument Square
Charlestown, MA, 02129
tel. 617.242.7422
fax 617.242.7424

386 MARKET STREET

BRIGHTON, MA

CONTEXT PHOTO 3
JANUARY 12, 2015



4

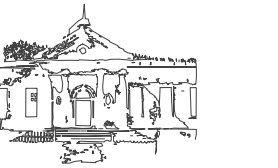
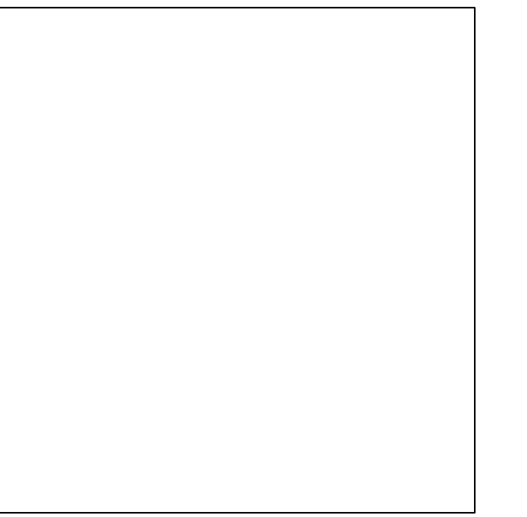


Neshamkin French Architects, Inc.
ARCHITECTS PRESERVATION PLANNERS DEVELOPMENT CONSULTANTS
5 Monument Square
Charlestown, MA, 02129
tel. 617.242.7422
fax 617.242.7424

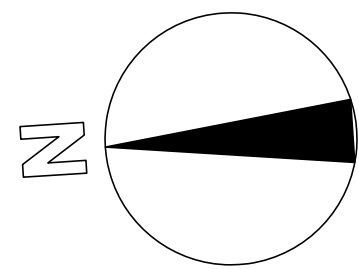
386 MARKET STREET

BRIGHTON, MA

CONTEXT PHOTO 4
JANUARY 12, 2015



Neshamkin French Architects, Inc.
 ARCHITECTS, PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS
 5 Monument Square
 Chaffestown, MA 02119
 Tel: 617.242.2422
 Fax: 617.242.2424



1 SITE PLAN
 1/8" = 1'-0"

Stamped By:
 Drawn By: AB
 Checked By: LN
 Date: 1/12/2015

Revisions

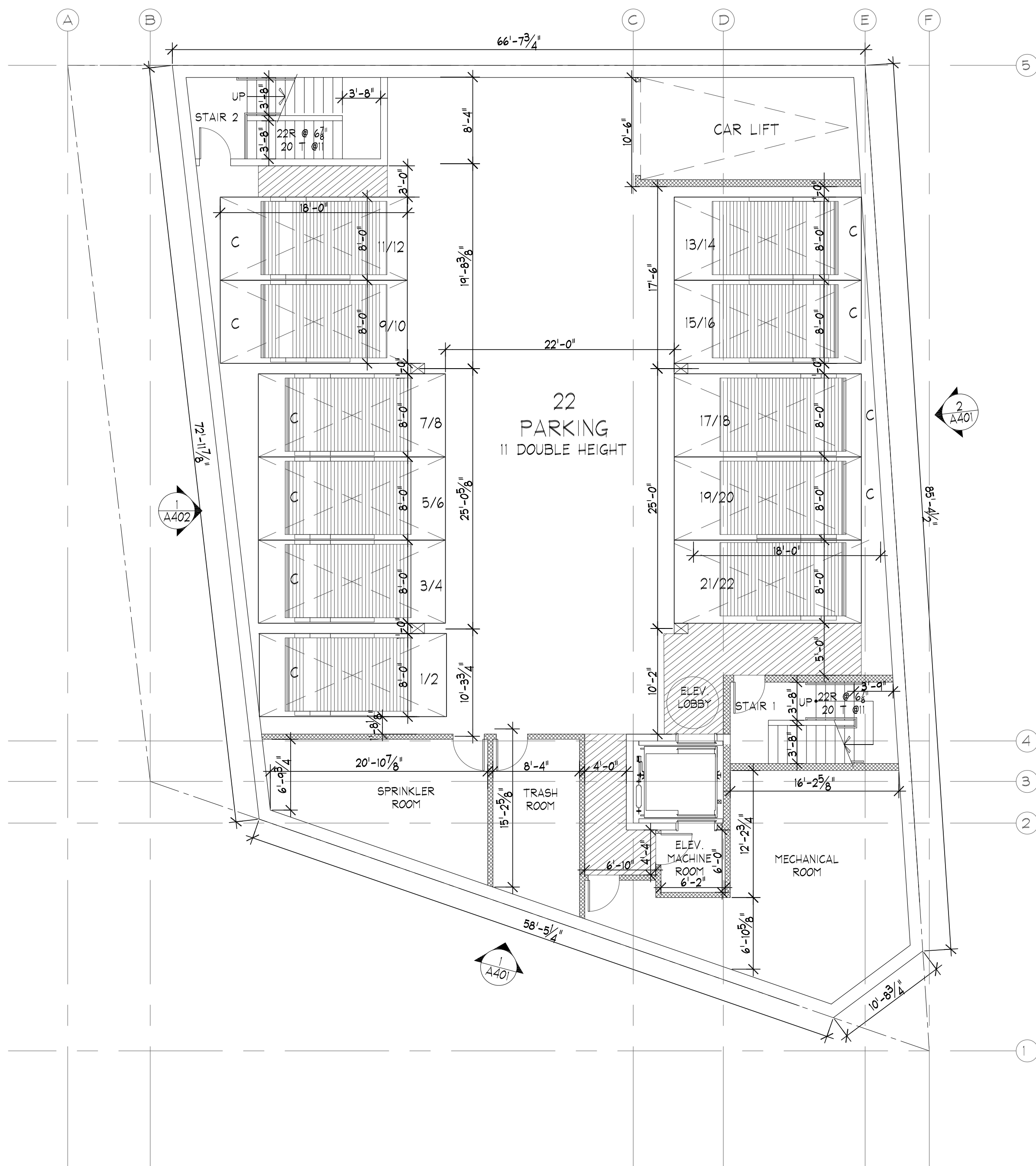
No.	Description

Project No. NFA #1401
 File Name:
 Drawing Title:

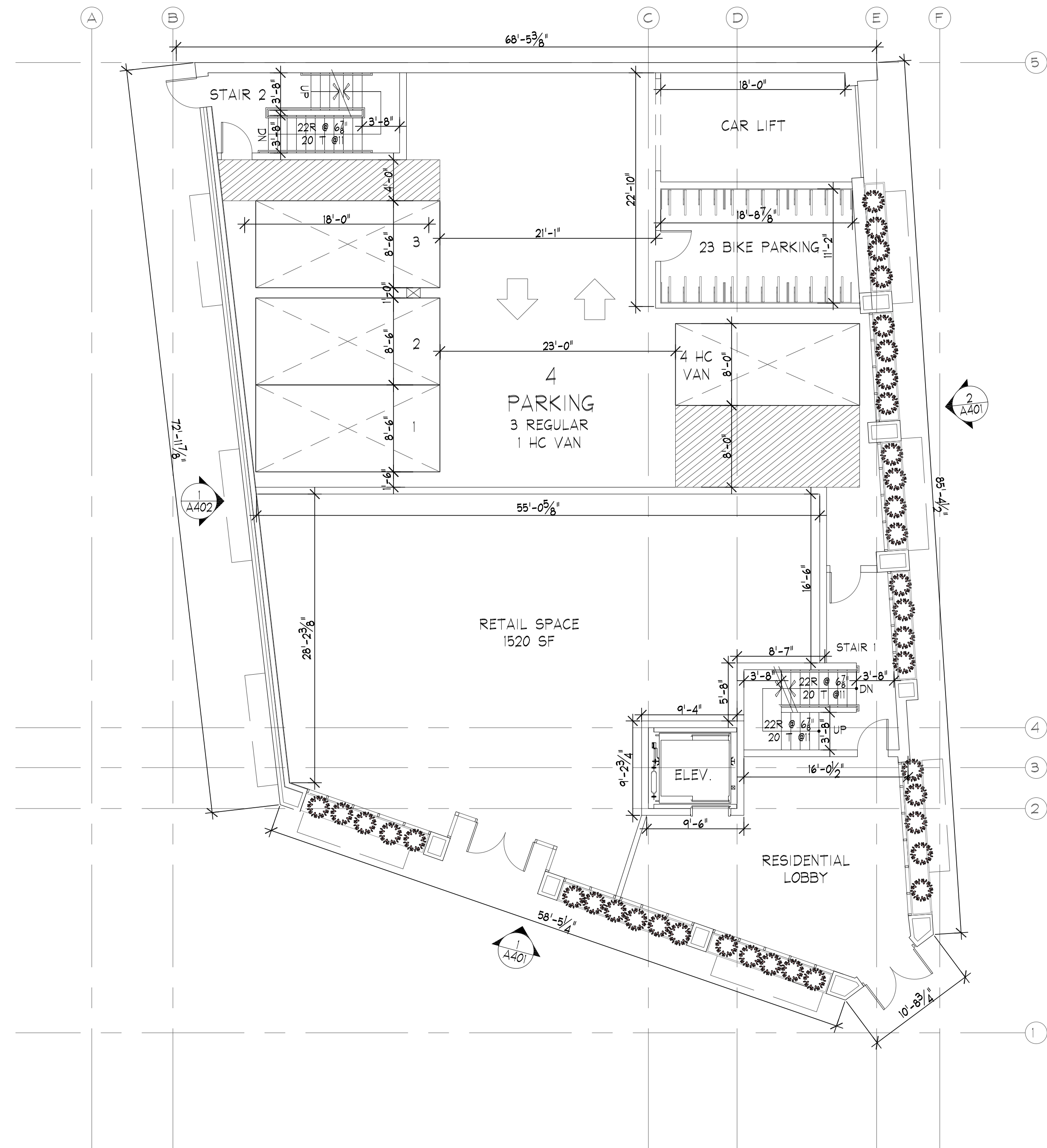
SITE PLAN



Neshamkin French Architects, Inc.
ARCHITECTS - PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS
5 Monument Square
Cherfentown, MA 01929
Tel: 912.243.2422
Fax: 912.243.2424



1 GARAGE FLOOR PLAN
1/8" = 1'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"

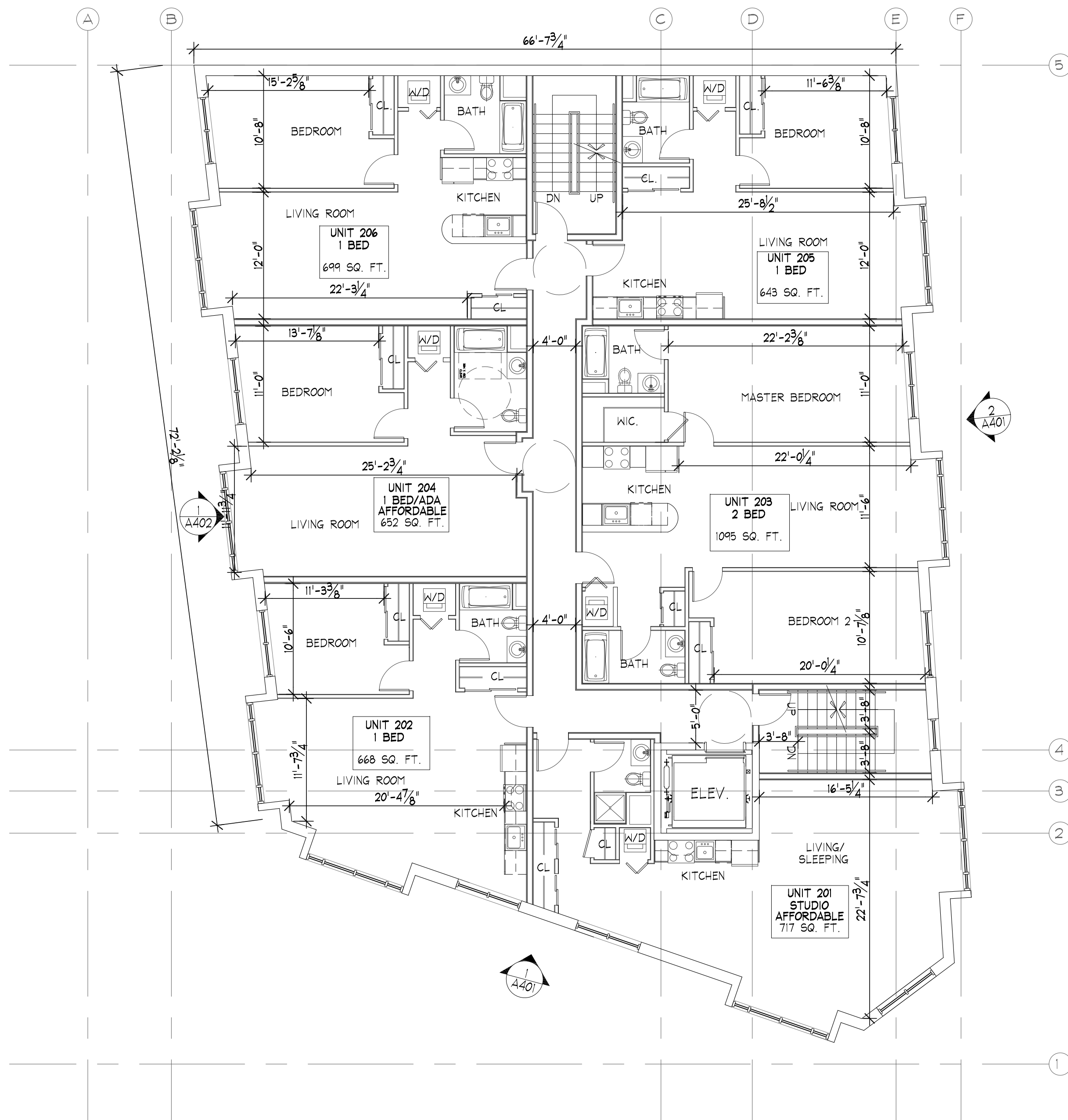
Stamped By:
Drawn By: AB
Checked By: LN
Date: 1/12/2015

Revisions	

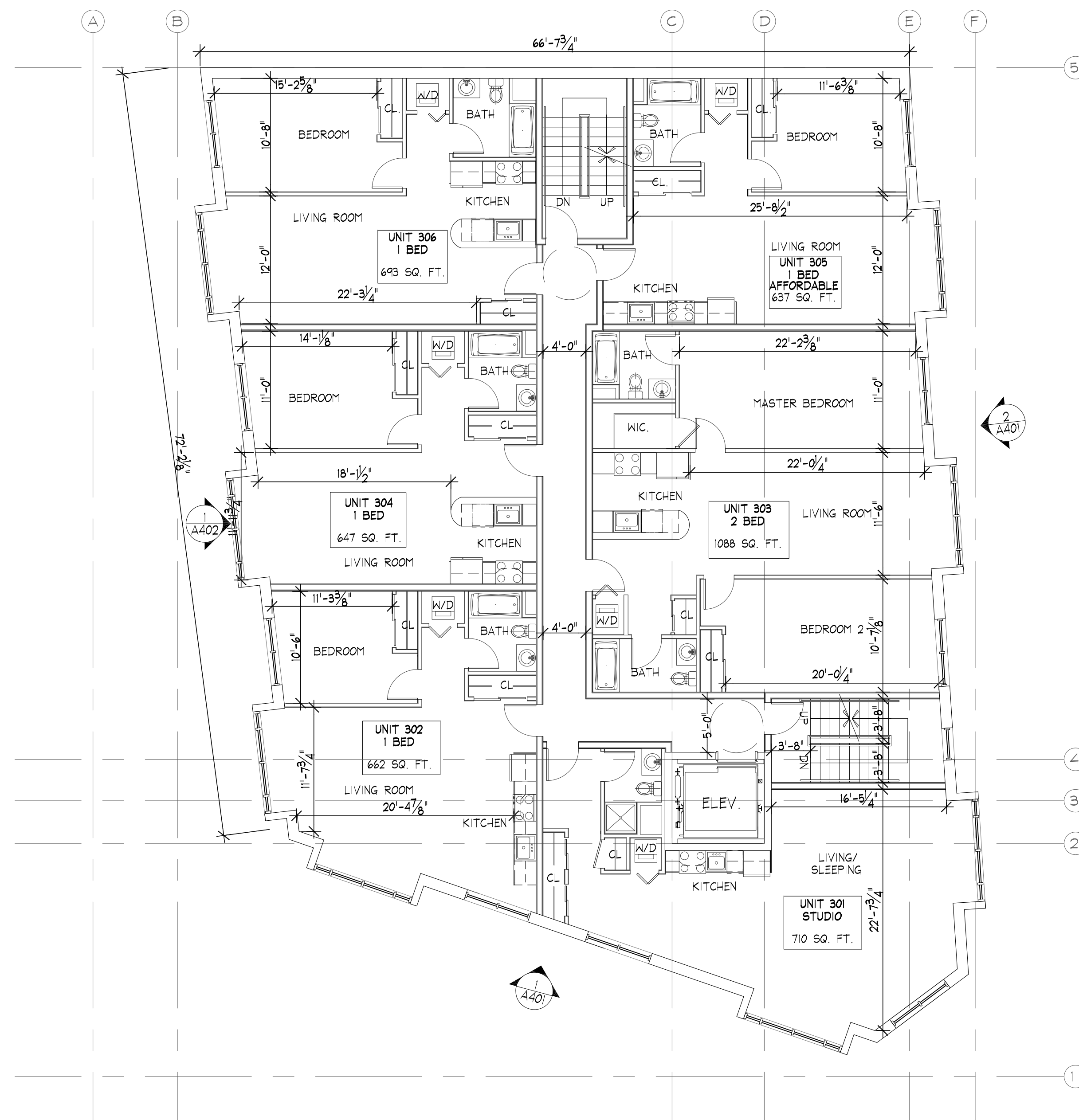
Project No. NFA #1401
File Name:
Drawing Title:

GARAGE FLOOR PLAN
&
FIRST FLOOR PLAN

Sheet No. A-100
Scale: 1/8" = 1'-0"



1 SECOND FLOOR PLAN
1/8" = 1'-0"



2 THIRD FLOOR PLAN
1/8" = 1'-0"

Stamped By:
Drawn By: AB
Checked By: LN
Date: 1/12/2015

Revisions	

Project No. NFA #1401
File Name:
Drawing Title:

SECOND FLOOR PLAN
&
THIRD FLOOR PLAN

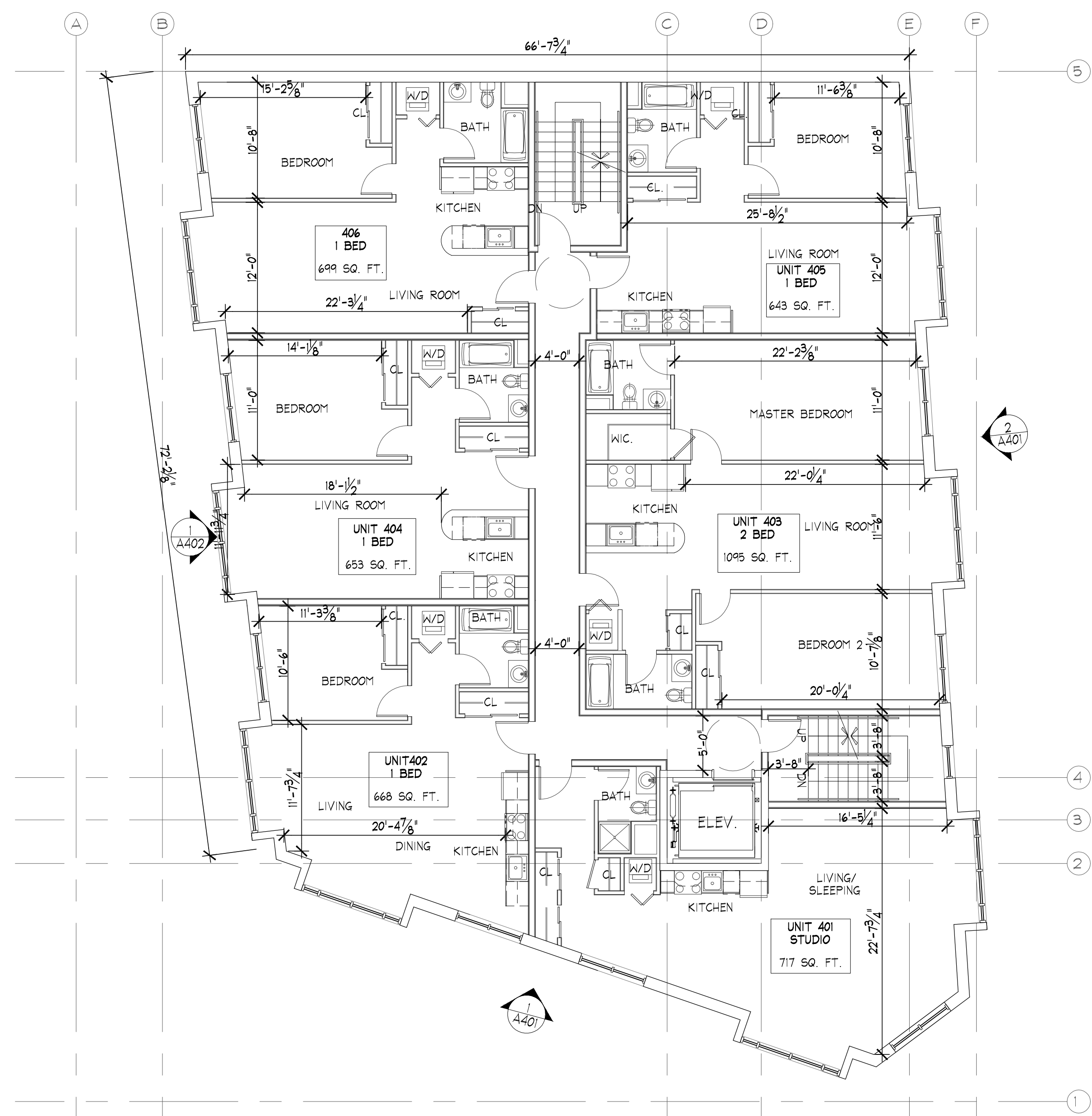
386

MARKET ST.

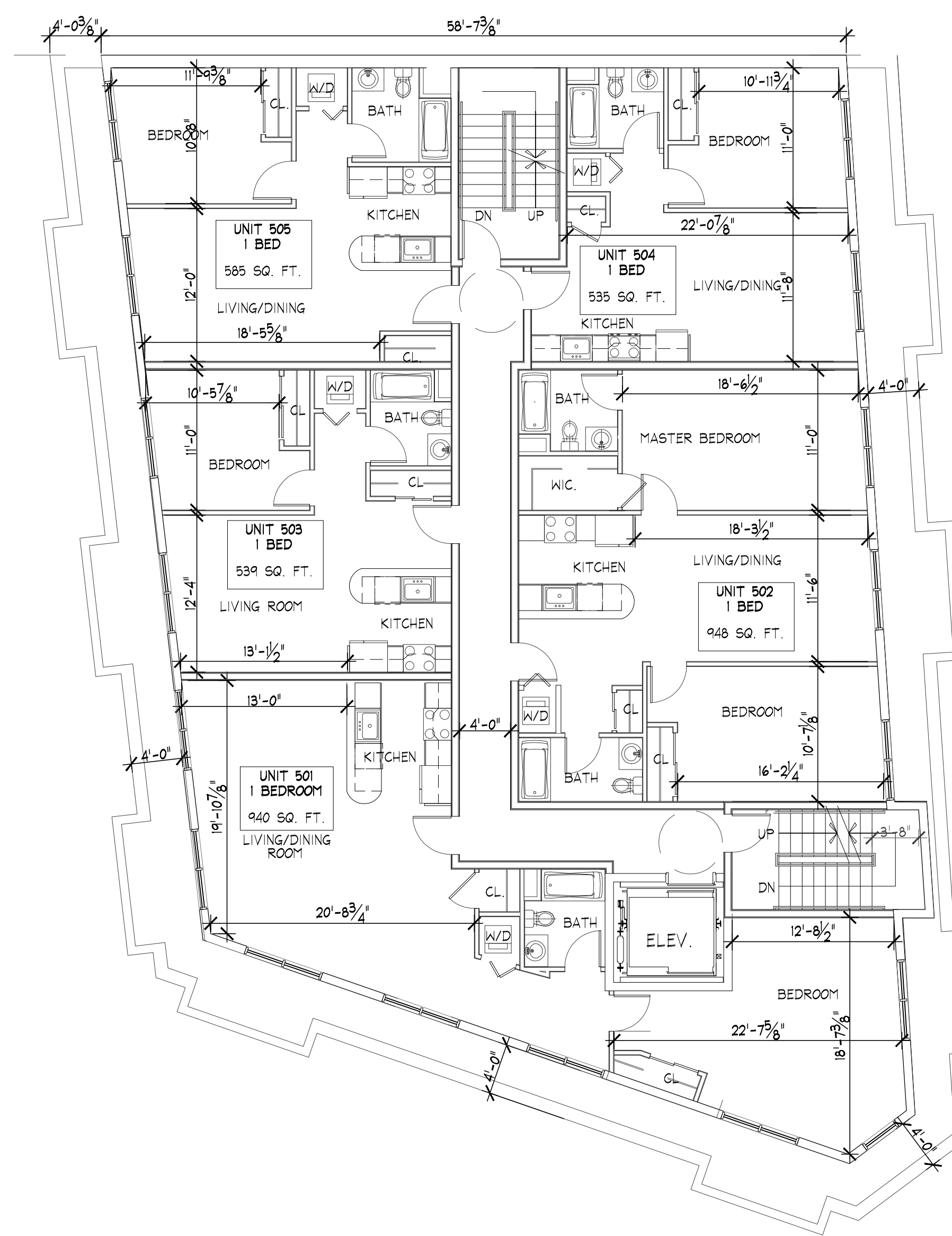
BRIGHTON, MA



Neshamkin French Architects, Inc.
ARCHITECTS PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS
5 Monument Square
Charlestown, MA 02129
Tel: 617.241.2432
Fax: 617.241.2434



1 FOURTH FLOOR PLAN
1/8" = 1'-0"



2 FIFTH FLOOR PLAN
1/8" = 1'-0"

Stamped By: _____
Drawn By: AB
Checked By: LN
Date: 1/12/2015

Revisions	

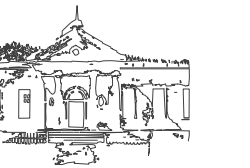
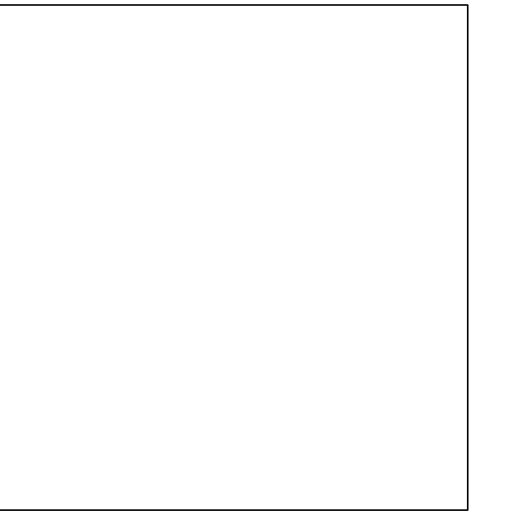
Project No. NFA #1401
File Name: _____
Drawing Title: _____

FOURTH FLOOR PLAN
&
FIFTH FLOOR PLAN

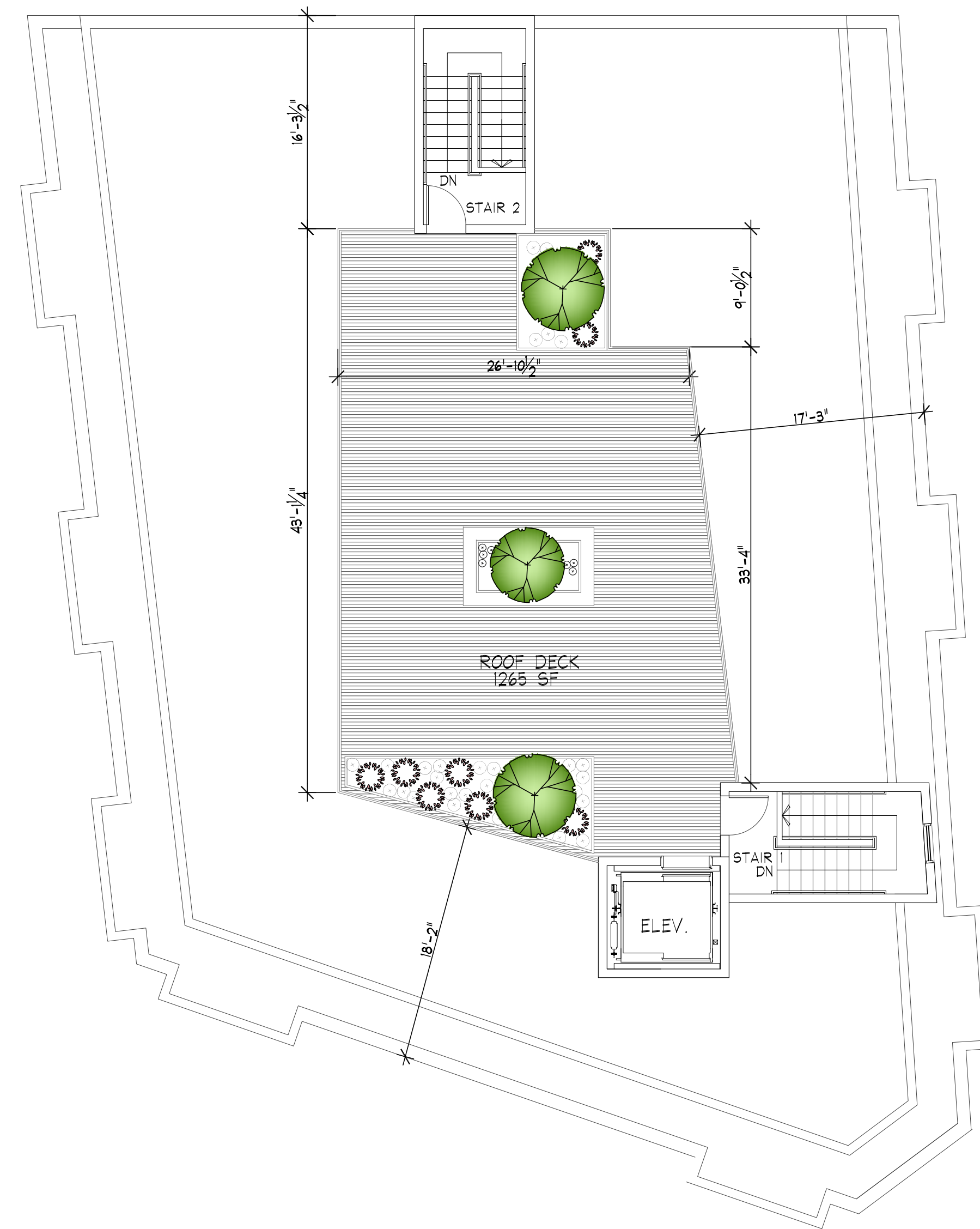
Sheet No. **A-102**
Scale: 1/8" = 1'-0"

386 MARKET ST.

BRIGHTON, MA



Neshamkin French Architects, Inc.
ARCHITECTS · PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS
5 Monument Square
Charlestown, MA 02129
Tel: 617-243-2422
Fax: 617-243-2424



1 ROOF PLAN
1/8" = 1'-0"

Stamped By:
Drawn By: AB
Checked By: LN
Date: 1/12/2015

Revisions

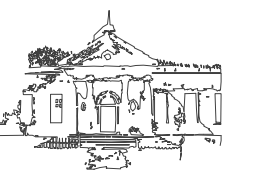
No.	Description	Date

Project No. NFA #1401
File Name:
Drawing Title:

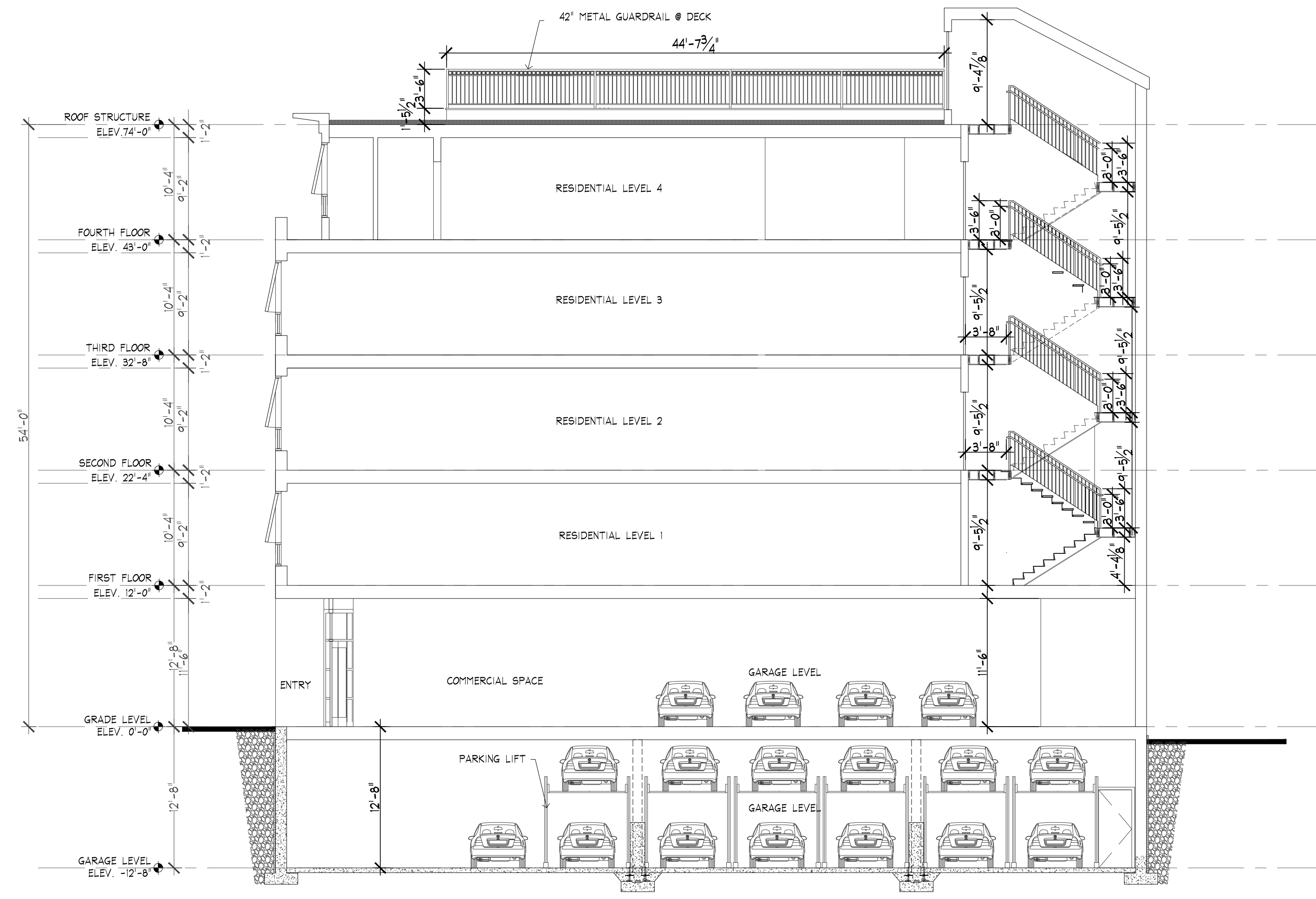
ROOF PLAN

Sheet No. **A-103**
Scale: 1/8" = 1'-0"

386
 MARKET ST.
 BRIGHTON, MA



Neshamkin French Architects, Inc.
 ARCHITECTS - PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS
 5 Monument Square, Charlestown, MA 02129 TEL: 617.242.2432 FAX: 617.242.2434



1 LONGITUDINAL SECTION
 1/8" = 1'-0"

Stamped By:
 Drawn By: AB
 Checked By: LN
 Date: 1/12/2015

Revisions

No.	Description	Date

Project No. NFA #1401
 File Name:
 Drawing Title:

SECTION

Sheet No. A-301
 Scale: 1/8" = 1'-0"



Neshamkin French Architects, Inc.
 ARCHITECTS • PRESERVATION PLANNERS • DEVELOPMENT CONSULTANTS
 5 Monument Square
 Charlestown, MA 02129
 Tel: 617.241.2432
 Fax: 617.241.2434



1 MARKET STREET ELEVATION
 1/8" = 1'-0"



2 HENSHAW STREET ELEVATION
 1/8" = 1'-0"

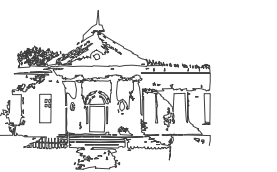
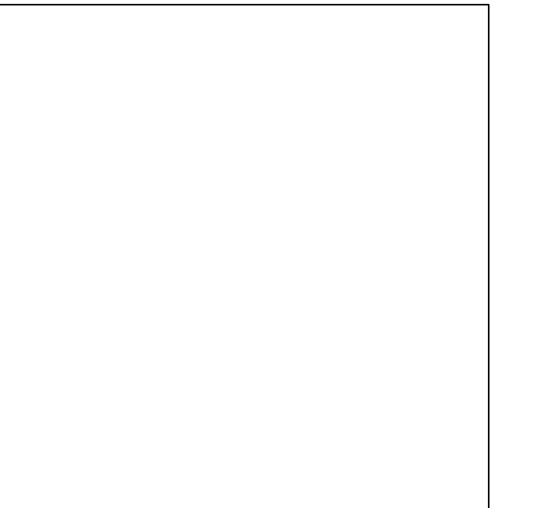
Stamped By: _____
 Drawn By: AB
 Checked By: LN
 Date: 1/12/2015

Revisions

No.	Description

Project No. NFA #1401
 File Name: _____
 Drawing Title: ELEVATIONS

386
 MARKET ST.
 BRIGHTON, MA



Neshamkin French Architects, Inc.
 ARCHITECTS PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS
 5 Monument Square, Charlestown, MA 02129 Tel: 617.243.2432 Fax: 617.243.2434



1 NORTH ELEVATION
 1/8" = 1'-0"

Stamped By:
 Drawn By: AB
 Checked By: LN
 Date: 1/12/2015

Revisions

No.	Description

Project No. NFA #1401
 File Name:
 Drawing Title: ELEVATIONS

Sheet No. A-402
 Scale: 1/8" = 1'-0"

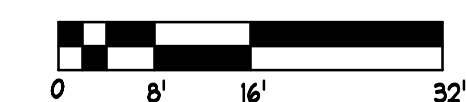


① RENDERING 1: INTERSECTION OF MARKET & HENSHAM

Neshamkin French Architects, Inc.
ARCHITECTS PRESERVATION PLANNERS DEVELOPMENT CONSULTANTS
5 Monument Square
Charlestown, MA, 02129

tel. 617.242.7422
fax 617.242.7424

386 MARKET STREET BRIGHTON, MA



RENDERING 1
JANUARY 12, 2015

SCALE: 1/8" = 1'-0"



① RENDERING 2: SOUTH VIEW

Neshamkin French Architects, Inc.
ARCHITECTS PRESERVATION PLANNERS DEVELOPMENT CONSULTANTS
5 Monument Square
Charlestown, MA. 02129

tel. 617.242.7422
fax 617.242.7424

386 MARKET STREET BRIGHTON, MA



RENDERING 2
JANUARY 12, 2015

SCALE: 1/8" = 1'-0"

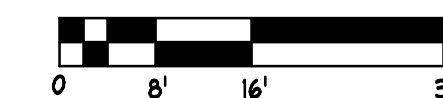


① RENDERING 3: NORTH VIEW

386 MARKET STREET BRIGHTON, MA

Neshamkin French Architects, Inc.
ARCHITECTS PRESERVATION PLANNERS DEVELOPMENT CONSULTANTS
5 Monument Square
Charlestown, MA, 02129

tel. 617.242.7422
fax 617.242.7424



RENDERING 3
JANUARY 12, 2015

SCALE: 1/8" = 1'-0"

DECEMBER 22

MARCH 22

JUNE 22

SEPTEMBER 22

