



PROJECT TEAM

DEVELOPER

ARCHITECT NESHAMKIN FRENCH ARCHITECTS, INC.
5 MONUMENT SQUARE
CHARLESTOWN, MA 02129
617-242-7422
CONTACT: JACK FRENCH
JWFRENCH@NFARCHITECTS.COM

SURVEYOR

OTTE & DYWER, INC.
196 CENTRAL STREET
SAUGUS, MA
PHONE: (781)233-8155

DRAWING LIST

SURVEY

SITE SURVEY

ARCHITECTURAL

A021 SITE PLAN
A100 GROUND FLOOR PLAN
A101 FIRST FLOOR PLAN
A102 TYPICAL FLOOR PLAN
A301 LONGITUDINAL SECTION
A401 WEST ELEVATION
A402 EAST ELEVATION
A403 NORTH & SOUTH ELEVATION

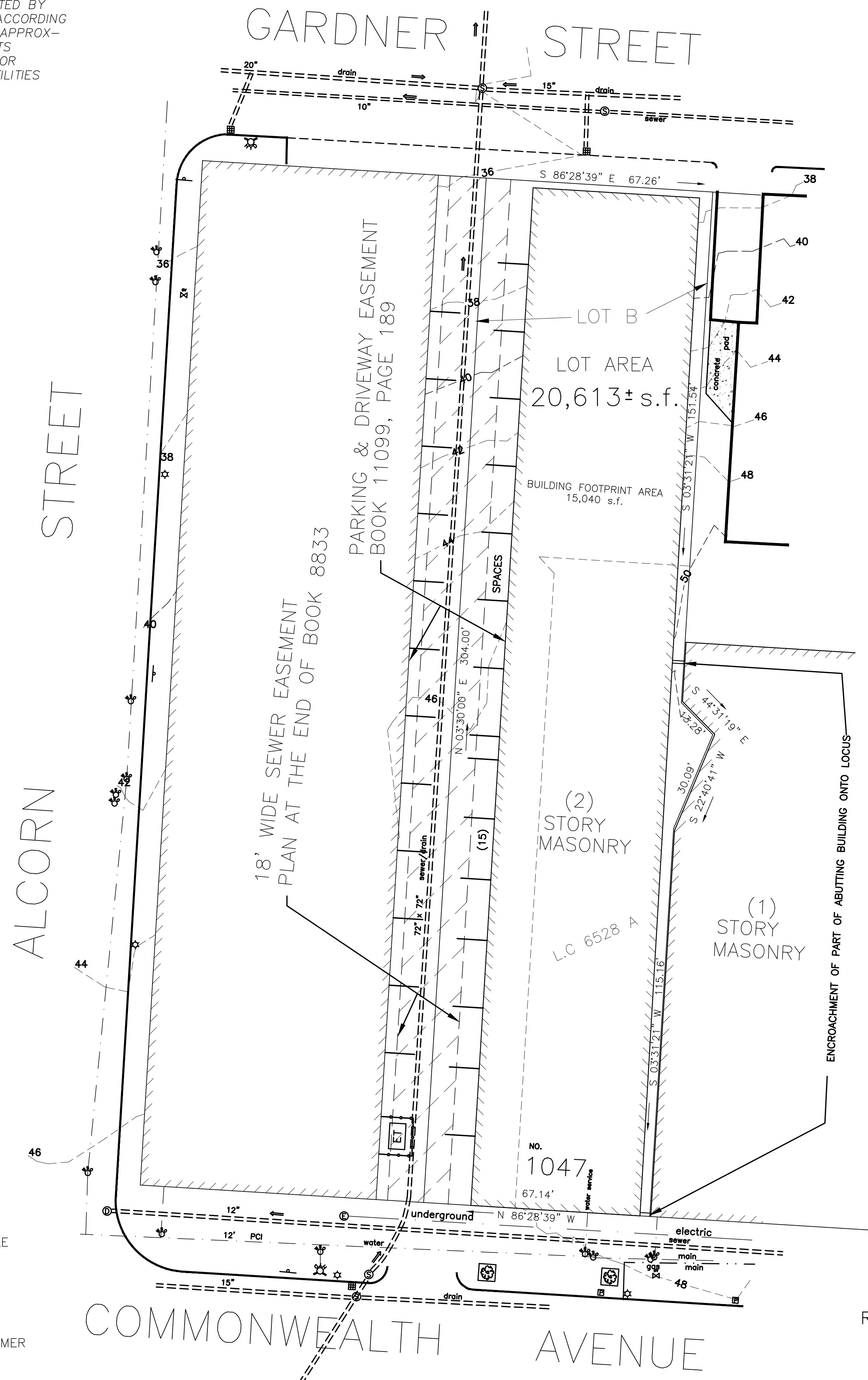
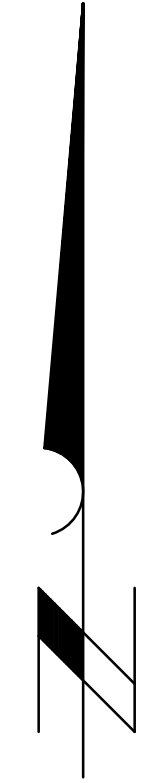
Gross square Footage			
1047 Commonwealth Ave			
Level	Commercial	Residential	Utility
Ground			8286
First Floor	4010	10990	
Second Floor		15000	
Third Floor		15000	
Fourth floor		15000	
Fifth Floor		15000	
Sixth Floor		15000	
Total	4010	85990	8286
Total GSF	98286		

Level	Units		
	Type A	Type B	Type HC
First Floor	13	12	1
Second Floor	19	18	1
Third Floor	19	19	1
Fourth Floor	19	19	1
Fifth Floor	19	19	1
Sixth Floor	19	19	1
Total	108	106	6
sqft / unit	340	240	316
	36720	25440	1896
net residential	64056		
average unit size		291.1636	
Total Units in the building	220 @ 1 BR		
Total beds	220		

LOCUS PLAN



ALL UTILITIES SHOWN WERE EITHER LOCATED BY TRANSIT-STADIA METHOD OR COMPILED ACCORDING TO AVAILABLE RECORD PLANS AND ARE APPROXIMATE ONLY. OTTE & DWYER, INC. AND ITS SURVEYOR ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.



- GENERAL LEGEND:**
- SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - WATER GATE
 - HYDRANT
 - SPRINKLER VALVE
 - GAS GATE
 - GAS METER
 - LIGHT
 - FIRE ALARM BOX
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - SIGN
 - UTILITY POLE
 - TRAFFIC SIGNAL
 - TELEPHONE BOOTH
 - POST
 - ELECTRIC TRANSFORMER
 - DUMPSTER
 - CHAIN LINK FENCE
 - WOOD FENCE
 - WIRE FENCE
 - GUARD RAIL
 - STONE RETAINING WALL
 - CONCRETE WALL
 - CURBING
 - EDGE OF PAVEMENT

The undersigned, being a Registered Professional Land Surveyor in the Commonwealth of Massachusetts certifies to Chicago Title Insurance Company, and 1047 Commonwealth LLC and each of their respective assigns, as follows:

1. This map or plan and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1999 and this survey meets the requirements for an Urban Survey as defined therein.
 2. The survey was made on the ground between June 29, 2001 and updated to April 28, 2003 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matter situated on the subject property.
 3. Except as shown on the survey, there are no visible easements or rights-of-way of which the undersigned has been advised.
 4. Except as shown on the survey (*), there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
 5. The location of each easement, right-of-way, servitude, and other matter affecting the subject property and listed in the title insurance policy No. 2051-25378 dated July 27, 2001 issued by Chicago Title Insurance Company with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title policy. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title policy.
 6. The subject property has access to and from a duly dedicated and accepted public street or highway.
 7. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
 8. The record description of the subject property forms a mathematically closed figure.
 9. No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for Community No. 250286-0010 C, dated April 1, 1982, in which the subject property is located.
- The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

APRIL 28, 2003

MASS. NO. 30748

Professional Land Surveyor
for Otte & Dwyer, Inc.

LEGAL DESCRIPTION:

That certain parcel of land, with the buildings thereon, situated in that part of Boston, Suffolk County, Massachusetts, formerly Brighton, shown as Lot B on a plan entitled, "Plan of Land, Boston (Brighton), Mass." dated July 14, 1973, by Joseph Selwyn-Civil Engineer, recorded with Suffolk Registry of Deeds at the end of Book 8833, (the "Plan"), and more particularly bounded and described as follows:

SOUTHERLY	by the northerly line of Commonwealth Avenue, sixty-seven and 14/100 (67.14) feet;
WESTERLY	by Lot A, as shown on said plan, three hundred four (304) feet;
NORTHERLY	by Gardner Street, sixty-seven and 26/100 (67.26) feet;
EASTERLY	by land now or formerly of Johnson Securities Company and land now or formerly of Samuel Altman, one hundred fifty-one and 59/100 (151.59) feet;
NORTHEASTERLY	thirteen and 28/100 (13.28) feet;
SOUTHEASTERLY	thirty and 09/100 (30.09) feet, and
EASTERLY	one hundred fifteen and 15/100 (115.15) feet, by said land now or formerly of Samuel Altman.

Together with the benefit of an eighteen foot Sewer Easement as shown on the Plan.

Together with the benefit of a certain parking and driveway easement as shown on the Plan and as set forth in an Agreement between National Medical Care, Inc. and Charles Hill, Trustee dated July 31, 1984 and recorded with said Deeds in Book 11099, Page 189.

Included with the above described is a parcel of registered land situated in that part of Boston formerly Brighton in the County of Suffolk and Commonwealth of Massachusetts, bounded and described as follows:

SOUTHERLY	by the northerly line of Commonwealth Avenue, forty (40) feet;
WESTERLY	one hundred eighty-eight and 40/100 (188.40) feet;
SOUTHWESTERLY	six and 61/100 (6.61) feet by land now or formerly of Agnes Maguire;
NORTHERLY	by land now or formerly of W. Stanley Tripp, forty-four and 74/100 (44.74) feet;
EASTERLY	forty and 55/100 (40.55) feet;
NORTHEASTERLY	thirteen and 28/100 (13.28) feet;
SOUTHEASTERLY	thirty and 09/100 (30.09) feet; and
EASTERLY	one hundred fifteen and 15/100 (115.15) feet, by land now or formerly of Samuel Altman.

All of said boundaries of said registered land are determined by the Court to be located as shown on a plan drawn by Henry C. Mildram, Surveyor, dated June 23, 1917, as modified and approved by the Court, filed in the Land Registration Office as Plan No. 6528A, a copy of a portion of which is filed with Certificate of Title No. 26236.

NOTE: As hereinafter used "registered/filed" shall mean "registered/filed with the Suffolk County Registry District of the Land Court" and "recorded" shall mean "recorded" with the Suffolk County Registry of Deeds".

ALTA/ACSM LAND TITLE SURVEY PLAN
1047 COMMONWEALTH AVENUE
BOSTON, MASS.

PREPARED FOR
1047 COMMONWEALTH LLC

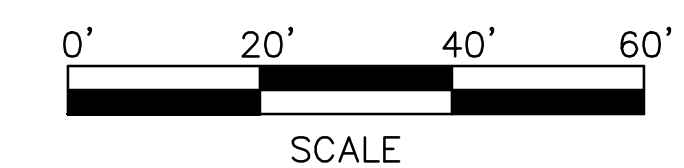
BY
Otte & Dwyer, Inc.

LAND SURVEYORS

196 CENTRAL STREET SAUGUS, MASS.
P.O. BOX 982 (781) 233-8155
SCALE: 1"=20' APRIL 29, 2003

REFERENCE: SUFFOLK REGISTRY OF DEEDS

DEED: BOOK 8839, PAGE 374
BOOK 11088, PAGE 189 (PARKING EASEMENT)
PLAN: BOOK 8833, END
L.C. 6528 A

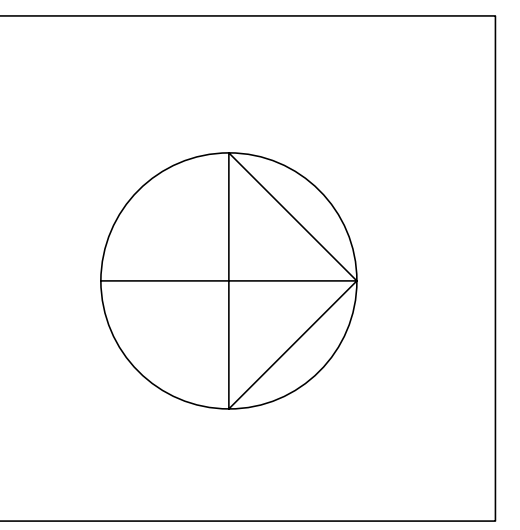


DWG\9173ALTA

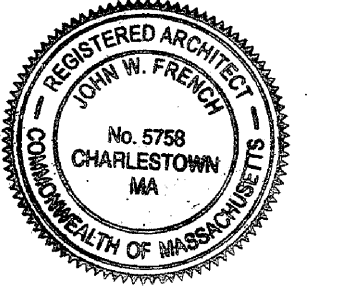
1047

COMMONWEALTH AVENUE

BOSTON, MA



Neshamkin French Architects, Inc.
ARCHITECTS - PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS
5 Monument Square
Charlestown, MA 02155
Tel: 617-242-2432
Fax: 617-242-2434



Stamped By:
Drawn By:
Checked By:
Date: 10/18/2012

Revisions

No.	Description

Project No. 0718

File Name:

Drawing Title:

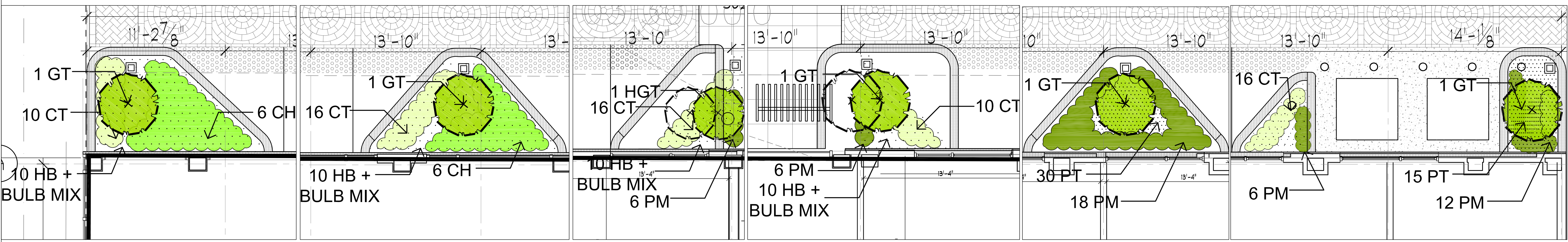
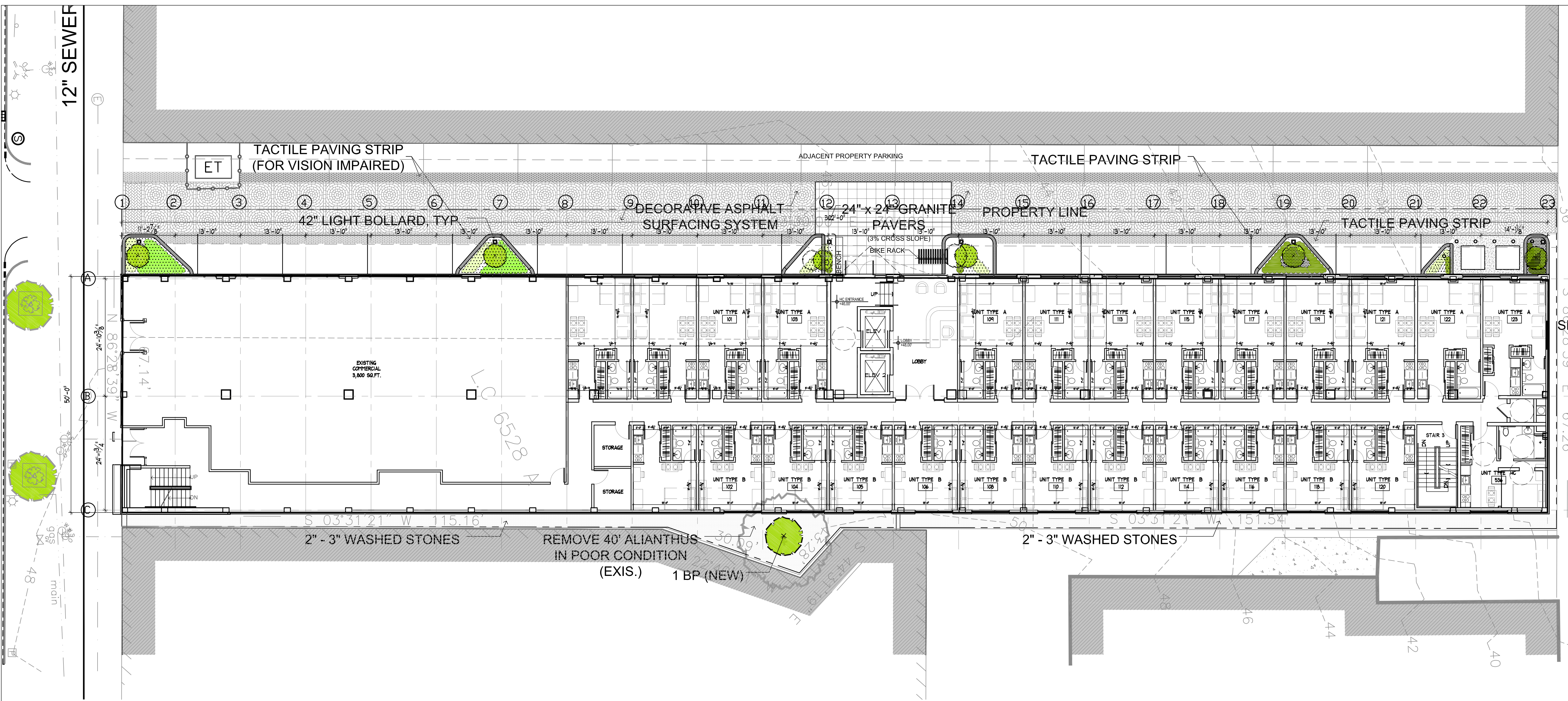
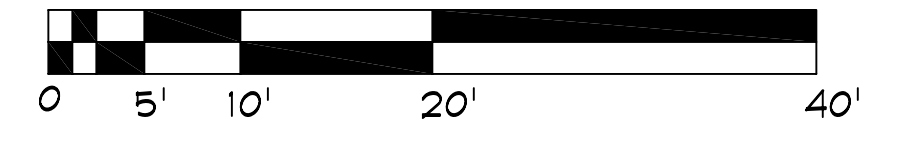
FIRST FLOOR PLAN

A-021

Sheet No.

Scale: 3/32" = 1'-0"

7 ARCHITECTURAL SITE PLAN
3/32" = 1'-0"



6 PLANTER 1
1/4" = 1'-0"

5 PLANTER 2
1/4" = 1'-0"

4 PLANTER 3
1/4" = 1'-0"

3 PLANTER 4
1/4" = 1'-0"

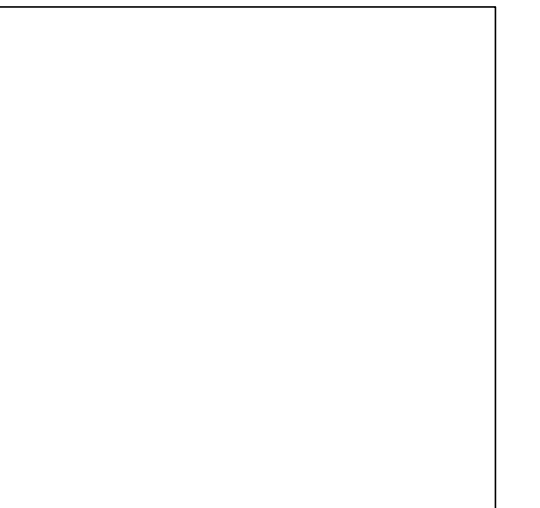
2 PLANTER 5
1/4" = 1'-0"

1 PLANTER 6
1/4" = 1'-0"

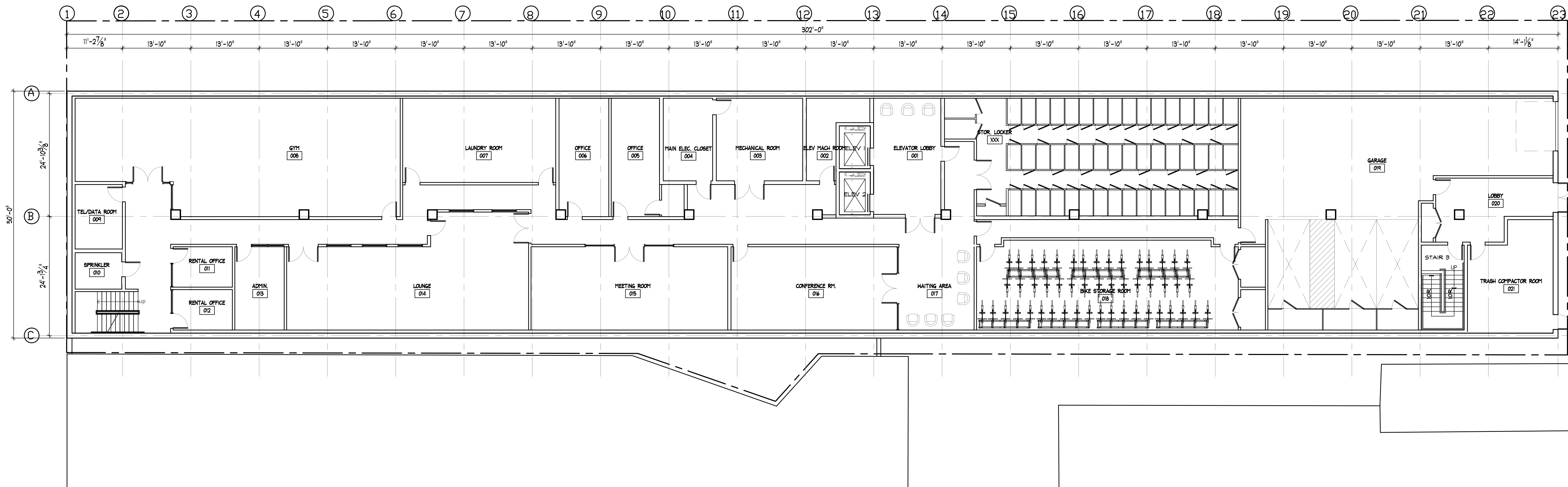
1047

COMMONWEALTH AVENUE

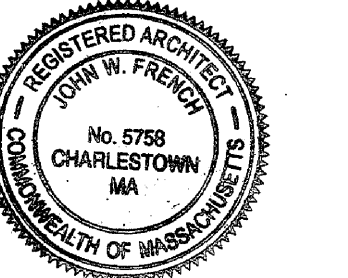
BOSTON, MA



Neshamkin French Architects, Inc.
ARCHITECTS - PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS
5 Monument Square
Charlestown, MA 02129
Tel: 617-242-2422
Fax: 617-242-2424



1 GROUND FLOOR PLAN
3/32" = 1'-0"



Stamped By:
Drawn By:
Checked By:
Date: 10/18/2012

Revisions

No.	Description

Project No. 0718
File Name:
Drawing Title:
GROUND FLOOR PLAN

Sheet No. A-100
Scale: 3/32" = 1'-0"

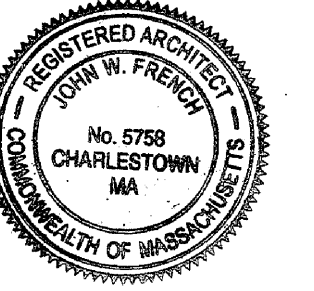
1047

COMMONWEALTH AVENUE

BOSTON, MA



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



Stamped By:

Drawn By:

Checked By:

Date: 10/18/2012

Revisions

Project No. 0718

File Name:

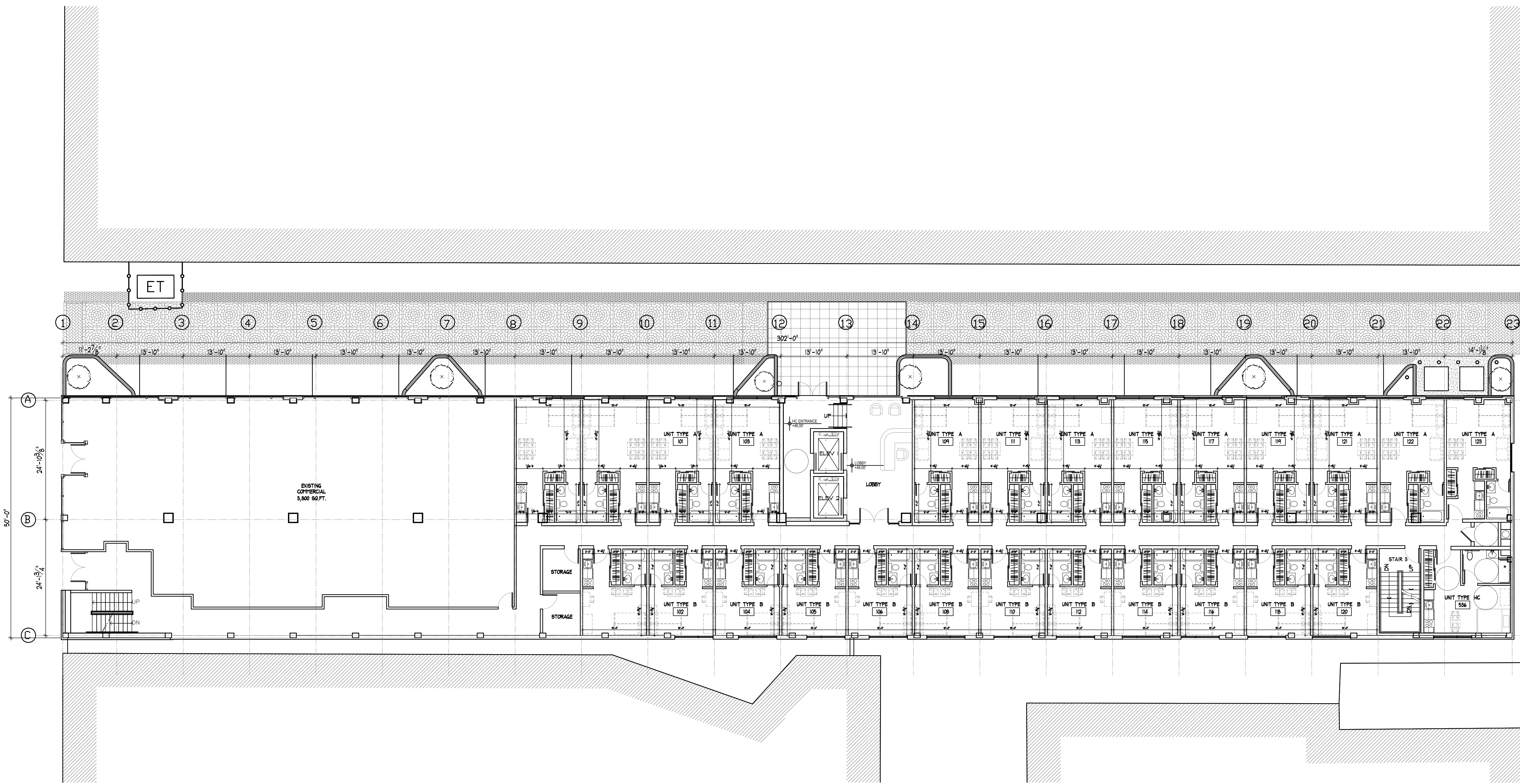
Drawing Title:

FIRST FLOOR PLAN

Sheet No. A-101

Scale:

3/32" = 1'-0"



1 FIRST FLOOR PLAN
3/32" = 1'-0"

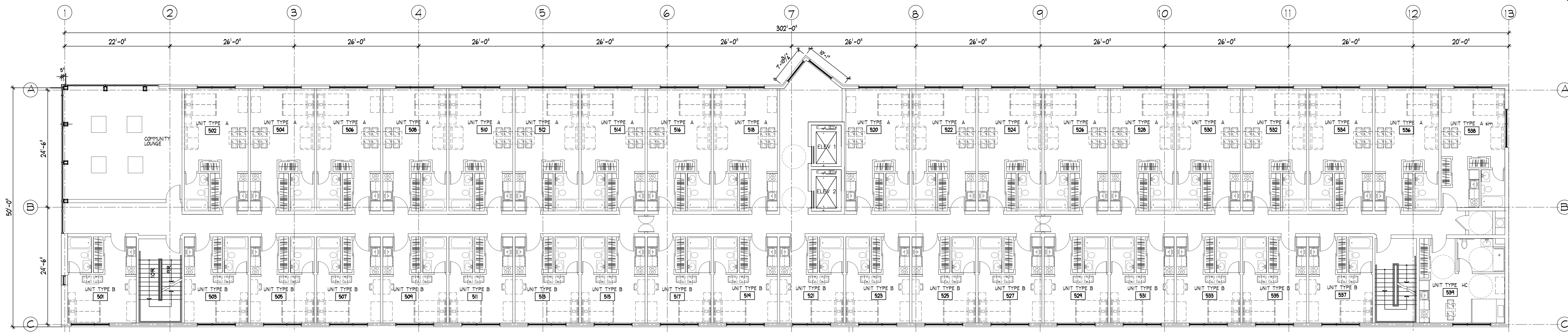
1047

COMMONWEALTH AVENUE

BOSTON, MA

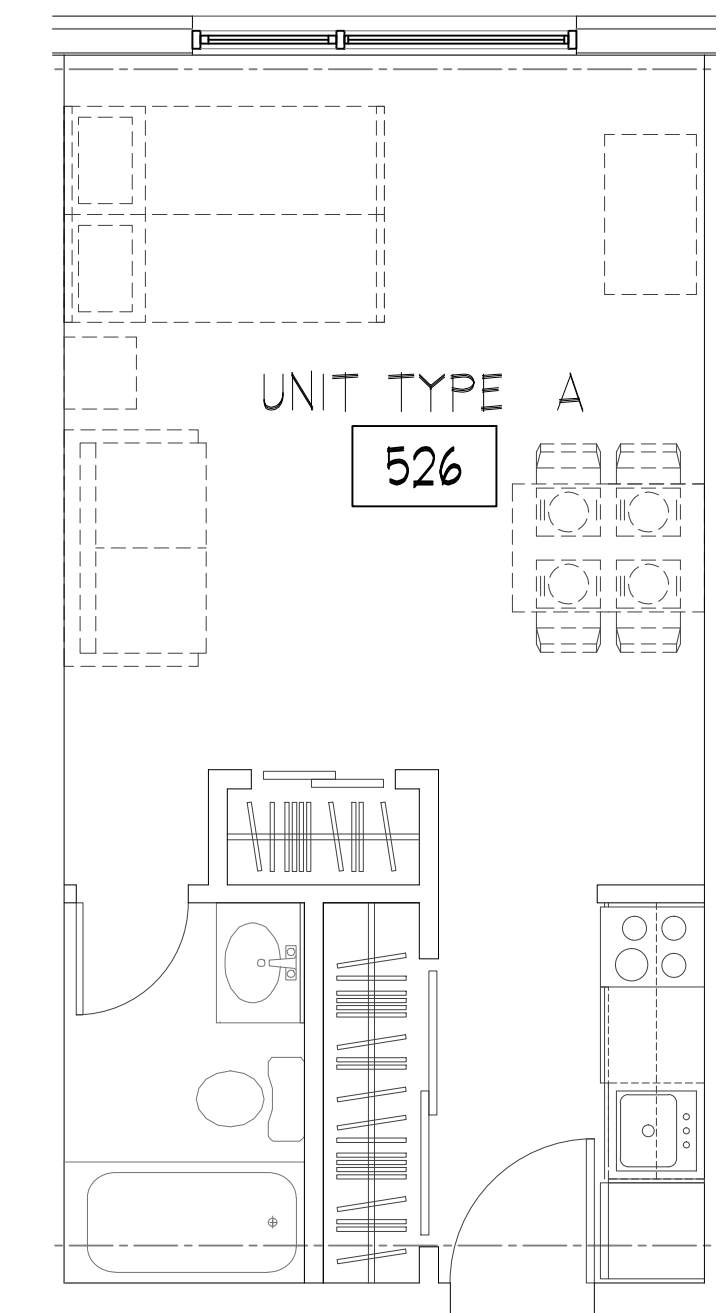


Neshamkin French Architects, Inc.
ARCHITECTS - PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS
5 Monument Square, Charlestown, MA 02129 Tel: 617.242.2432 Fax: 617.242.2434

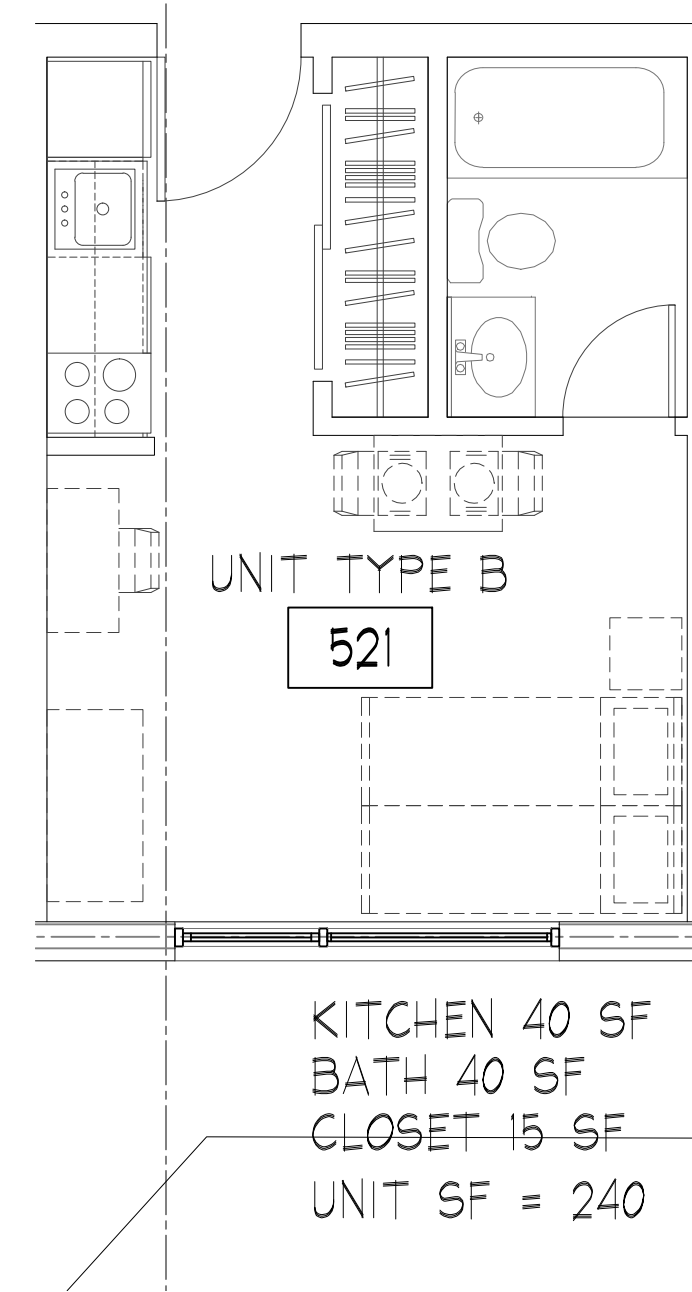


1 TYPICAL FLOOR PLAN
3/32" = 1'-0"

KITCHEN 40 SF
BATH 39 SF
CLOSET 25 SF
UNIT SF = 340



2 TYPICAL UNIT A
1/4" = 1'-0"



3 TYPICAL UNIT B
1/4" = 1'-0"

KITCHEN 40 SF
BATH 40 SF
CLOSET 15 SF
UNIT SF = 240

Level	Units		
	Type A	Type B	Type HC
First Floor	13	12	1
Second Floor	19	18	1
Third Floor	19	19	1
Fourth Floor	19	19	1
Fifth Floor	19	19	1
Sixth Floor	19	19	1
Total	108	106	6
sqft / unit	340	240	316
	36720	25440	1896
net residential	64056		
average unit size	291		
Total Units in the building	220 @ 1 BR		
Total beds	220		



Stamped By:

Drawn By:

Checked By:

Date: 10/18/2012

Revisions

Project No. 0718

File Name:

Drawing Title:

TYPICAL UNITS
TYPICAL FLOOR PLAN

A-102

Sheet No.

Scale: 3/32" = 1'

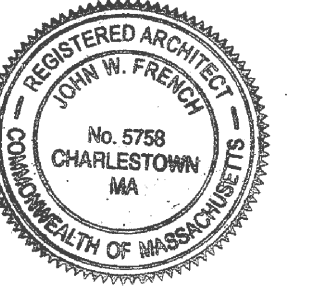
1047

COMMONWEALTH AVENUE

BOSTON, MA



Neshamkin French Architects, Inc.
ARCHITECTS - PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS
5 Monument Square
Charlestown, MA 02159
Tel: 617-243-2432
Fax: 617-243-2434



Stamped By:

Drawn By:

Checked By:

Date: 10/18/2012

Revisions

No.	Description

Project No. 0718

File Name:

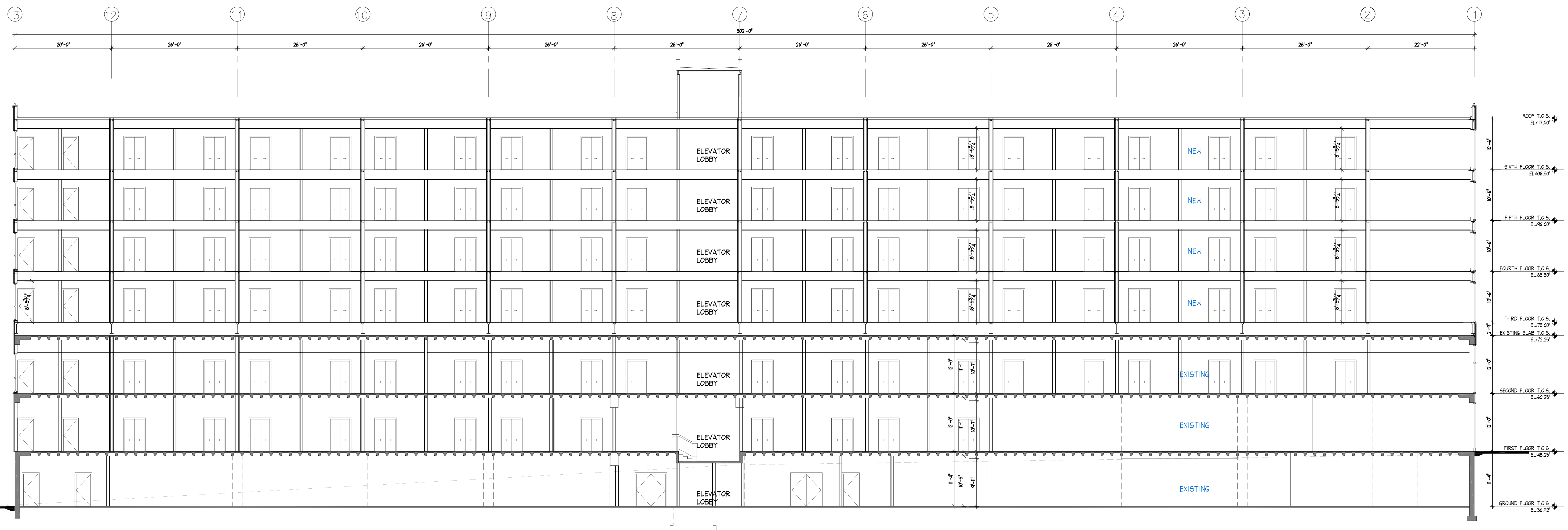
Drawing Title:

LONGITUDINAL SECTION

A-301

Sheet No.

Scale: 3/32" = 1'-0"



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

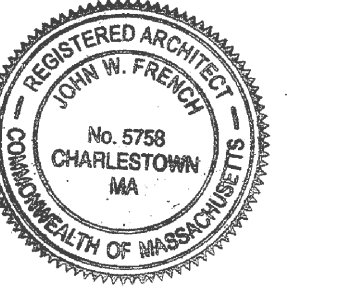
1047

COMMONWEALTH AVENUE

BOSTON, MA



Neshamkin French Architects, Inc.
ARCHITECTS - PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS
5 Monument Square
Charlestown, MA 02129
Tel: 617-242-2422
Fax: 617-242-2424



Stamped By:

Drawn By:

Checked By:

Date: 10/18/2012

Revisions

No.	Description

Project No. 0718

File Name:

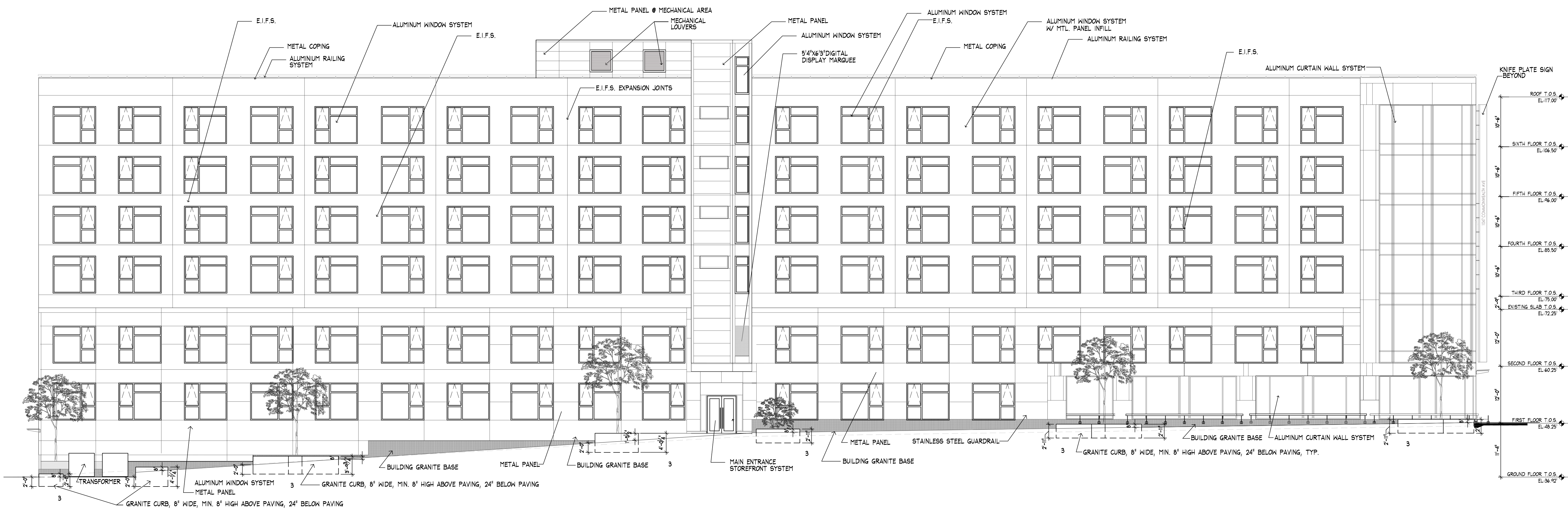
Drawing Title:

WEST ELEVATION

A-401

Sheet No.

Scale: 3/32" = 1'-0"

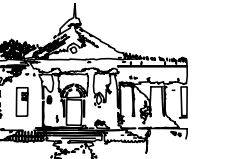
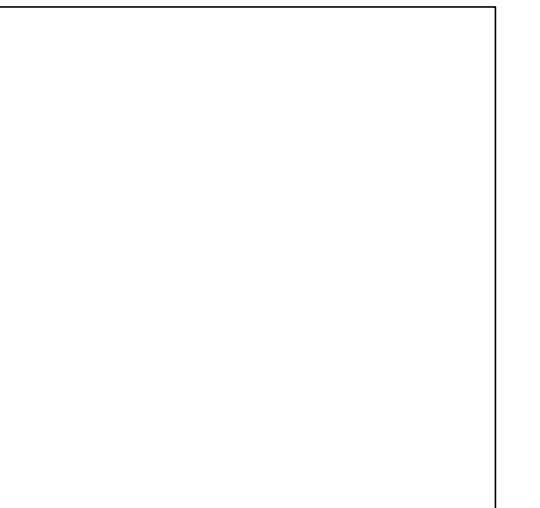


1 WEST ELEVATION
3/32" = 1'-0"

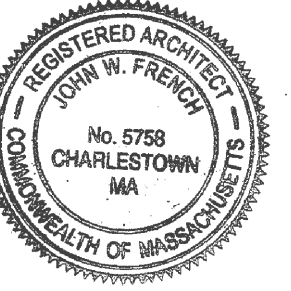
1047

COMMONWEALTH AVENUE

BOSTON, MA



Neshamkin French Architects, Inc.
ARCHITECTS - PRESERVATION PLANNERS/DEVELOPMENT CONSULTANTS
5 Monument Square
Charlestown, MA 02129
Tel: 617-242-2422
Fax: 617-242-2424



Stamped By:
Drawn By:
Checked By:
Date: 10/18/2012

Revisions table with columns for description and date.

Project No. 0718
File Name:
Drawing Title:

EAST ELEVATION

A-402

Sheet No.
Scale: 3/32" = 1'-0"

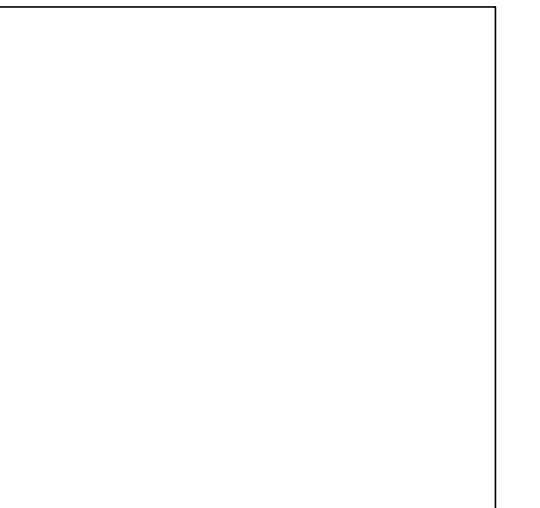


2 EAST ELEVATION
3/32" = 1'-0"

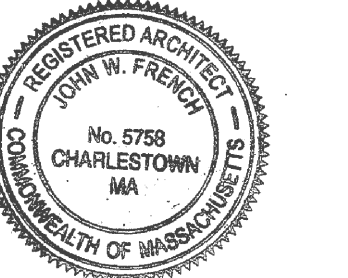
1047

COMMONWEALTH AVENUE

BOSTON, MA



Neshamkin French Architects, Inc.
ARCHITECTS - PRESERVATION PLANNING/DEVELOPMENT CONSULTANTS
5 Monument Square
Charlestown, MA 02129
Tel: 617-242-2422
Fax: 617-242-2424



Stamped By:

Drawn By:

Checked By:

Date: 10/18/2012

Revisions

Project No. 0718

File Name:

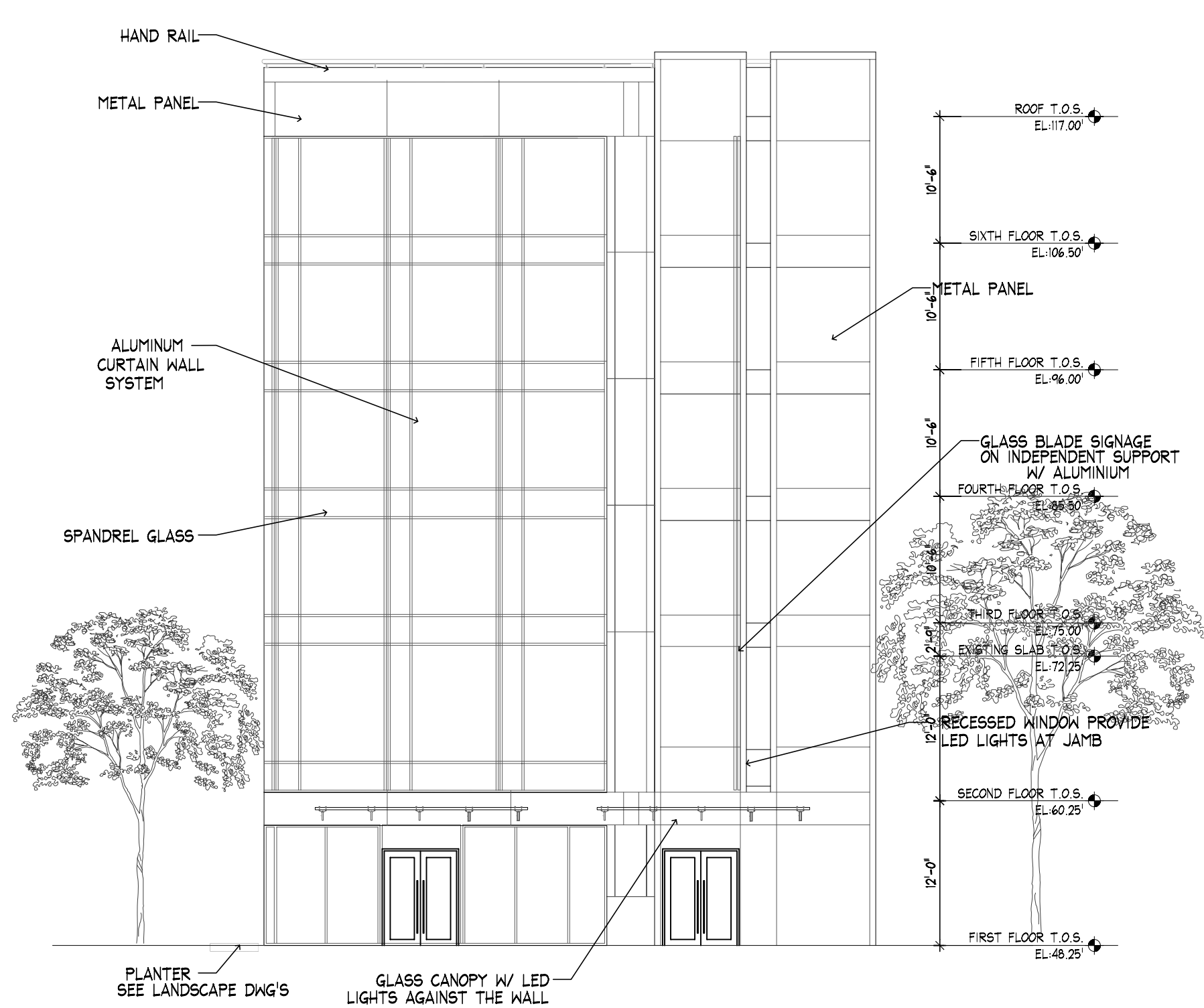
Drawing Title:

NORTH ELEVATION
SOUTH ELEVATION

A-403

Sheet No.

Scale: 3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

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

BD 531

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

(1) USE ITEM: ARTICLE 8

Proposed use: Commercial at 1st floor/ Lodging House (Conditionaional)

1047 Commonwealth Ave

(2) DIMENSIONAL REQUIREMENTS: ARTICLE 13-1

ZONE: CC-2 (greenbelt) protection overlay district)

0718

ZONE	ARTICLE AND SECTION												
	14-1	14-2	14-1 PLUS 14-2	14-3 4	14-4	ART 15	ART 16	ART 17	ART 18	ART 19	ART 20	ART 21	ART 22
	MIN. LOT SIZE	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	NONE	N/A	NONE	2.00	45'	50.00	NONE	NONE	20'-0"	N/A	0.25	
EXISTING CONDITION	N/A	N/A	20613.00	30.00	2.19	24'	N/A	NONE	3'-0"	NONE	N/A	N/A	
PROPOSED CONDITION	NA	NA	20613.00	30.00	5.11	69.00	0.00	NONE	3'-0"	NONE	N/A	N/A	

GROSS FLOOR AREA: SECTION 2-1 (21) F.A.R. =

GROSS FLOOR AREA
LOT AREA

105280
20613

= 5.11

Basement	--	15,040
First Floor	--	15,040
Second Floor	--	15,040
Third Floor	--	15,040
Fourth Floor	--	15,040
Fifth Floor	--	15,040
Sixth Floor	--	15,040
Total	--	105280

* Lodging House is conditional use se

(3) OFF-STREET PARKING: ARTICLE 23

.5 x 220= 110

13 provided

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

or

Floor Area/factor = spaces (for offices, stores, factories, etc.)

(4) OFF STREET LOADING: ARTICLE 24

NONE

(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

