



**APPLICATION
ARTICLE 85
DEMOLITION DELAY REVIEW**

Deliver or mail to:
Environment Dept
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # _____

RECEIVED _____

SIGNIFICANT _____

HEARING DATE _____

DO NOT RETURN THIS FORM BY FAX OR EMAIL DO NOT STAMP THIS BOX

I. PROPERTY ADDRESS 1135 Harrison Avenue, Boston

NAME of BUSINESS/PROPERTY _____

The names, telephone numbers, postal and e-mail addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicants.

II. APPLICANT 1135 Harrison Avenue, LLC

<u>Phil Hresko</u>	<u>Architect</u>
CONTACT NAME	RELATIONSHIP TO PROPERTY
<u>36 Bromfield Street</u>	<u>Boston</u>
MAILING ADDRESS	CITY
<u>617-331-0058</u>	<u>phil@archusa.com</u>
PHONE	EMAIL

<u>1135 Harrison Avenue, LLC</u>	<u>Klaus Kimel</u>
PROPERTY OWNER	CONTACT NAME
<u>101 Heath Street, Suite 10</u>	<u>Boston</u>
MAILING ADDRESS	CITY
<u>312-485-4166</u>	<u>klauskimel@gmail.com</u>
PHONE	EMAIL

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? Yes. Obtained ZBA approval

IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS ERT1152695/BOA1203463
(If necessary, attach additional pages to provide more information.)

IV. DESCRIPTION OF PROPOSED DEMOLITION:
A BRIEF OUTLINE OF THE PROPOSED WORK *MUST* BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL *NOT* BE ACCEPTED. This description should describe the structure(s) to be demolished and the proposed condition of the site after demolition, including any proposed new construction or site improvements. Additional pages may be attached if necessary to provide more detailed information. See also 4. on page two.

V. **REQUIRED DOCUMENTATION:** The following is a list of documents that **MUST** be submitted with this application. Failure to include adequate documentation will cause a delay in the review process and may result in a rejected application. All documents should be no larger than 11x17.

- 1. **PHOTOGRAPHS:** 3x5 or larger *current color photographs of the property, properties affected by the proposed demolition and surrounding areas must be labeled with addresses and dates.* Major elevations of the building(s) and any deterioration or reason for demolition should be documented. Photographs of the subject property seen from a distance with neighboring properties are required. All photographs must be keyed to a map (see below) to provide a thorough location description. **Images from the internet are not acceptable.**
- 2. **MAP:** A map showing the location of the property affected by the proposed demolition must be submitted with this application. The map must be an 8 1/2 x 11 portion of a street map, such as from a BRA locus map or an internet mapping site.
- 3. **PLOT PLAN:** A plot plan showing the existing building footprint and those of buildings in the immediate vicinity must be submitted with this application. Assessing parcel maps will be accepted, if the footprint of the relevant structure(s) is illustrated.
- 4. **PLANS and ELEVATIONS:** If a new structure is being planned, a site plan, building plans and elevations of the new structure(s) must be submitted. If no new building is planned, submit plans for site improvements and/or describe the proposed use and treatment of parcel. (Parking, landscaping, clear debris, fill excavations, etc.) **Do not submit sheets larger than 11x17.**
- 5. **PROOF OF OWNERSHIP:** Proof of ownership must be submitted with the application. A copy of a property deed, property tax assessment bill, or other official documentation of property ownership is required.

NOTE: Copies of all documentation submitted with this application (photographs, maps, plot plans, etc.) should be retained by the applicant should additional copies be necessary for the commission hearing. Additional materials will be requested if a hearing is required see *Article 85 Demolition Delay Review Regulations and Community Meeting Requirements* on the BLC website.

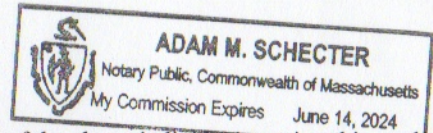
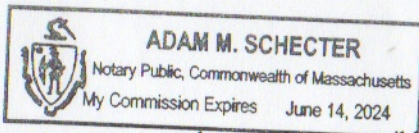
VI. **NOTARIZED SIGNATURES:** Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional ownership, an authorized representative of the organization shall sign as owner.

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT *Philip Hresko* OWNER* *[Signature]*
 PRINT Philip Hresko AIA PRINT KLAUS KIMEL - MANAGER
 *(If building is a condominium or cooperative, the chairman must sign.)

On this 11 day of Mar, 2022, before me, the undersigned Notary Public, personally appeared Philip Hresko (name of document signer), proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence.
[Signature] (official signature and seal of Notary)
 My Commission expires: 6/14/2024

On this 11th day of March, 2022, before me, the undersigned Notary Public, personally appeared Klaus Kimmel (name of document signer), proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence.
[Signature] (official signature and seal of Notary)
 My Commission expires: 6/14/2024



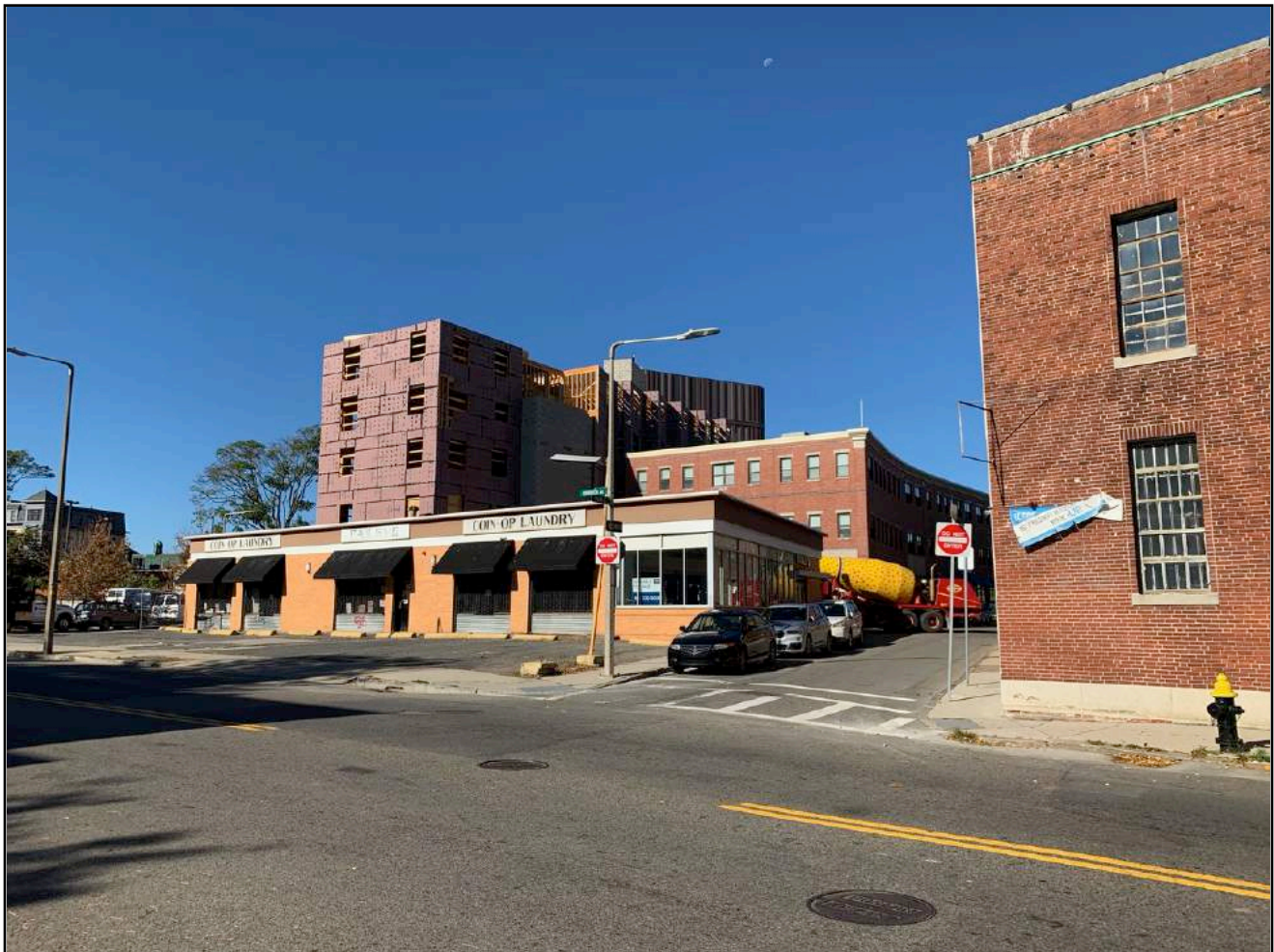
Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

Please review all instructions and documentation requirements carefully before submitting your application. It is your responsibility to ensure the application is complete before submittal. **Incomplete applications will not be accepted.**

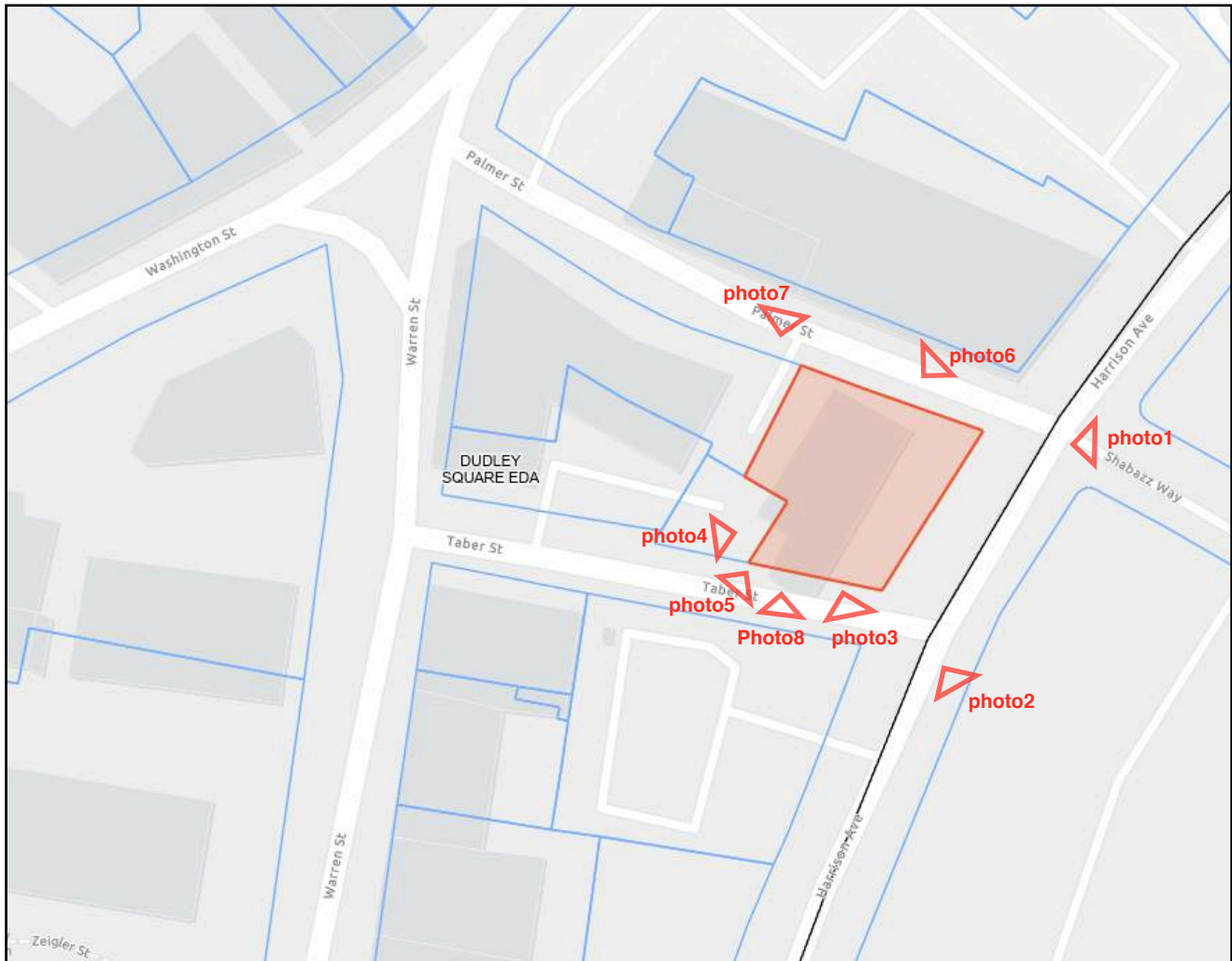
If you have questions or require consultation before submitting your application, please contact the commission staff at 617-635-3850 to make an appointment.

Existing Conditions Photos

Prepared for: Article 85 Application
8 March 2022



1. Existing front facade view from corner of Harrison Avenue and Palmer Street.



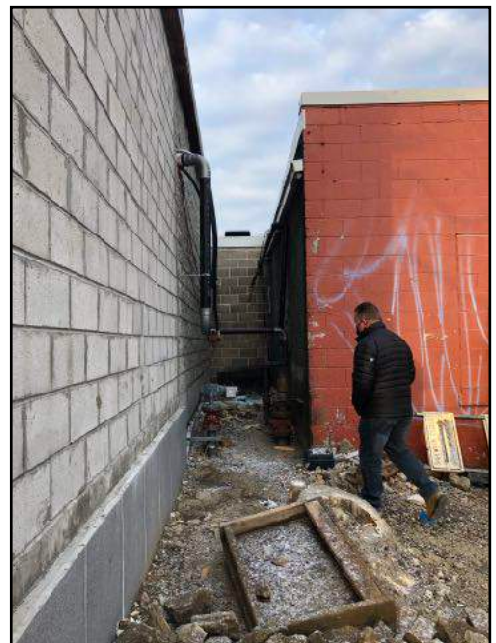
Locus Map.



2. Existing building view from corner of Taber Street and Harrison Avenue.



3. Existing view from Harrison Avenue and Taber Street with the #10 Taber adjacent new building.



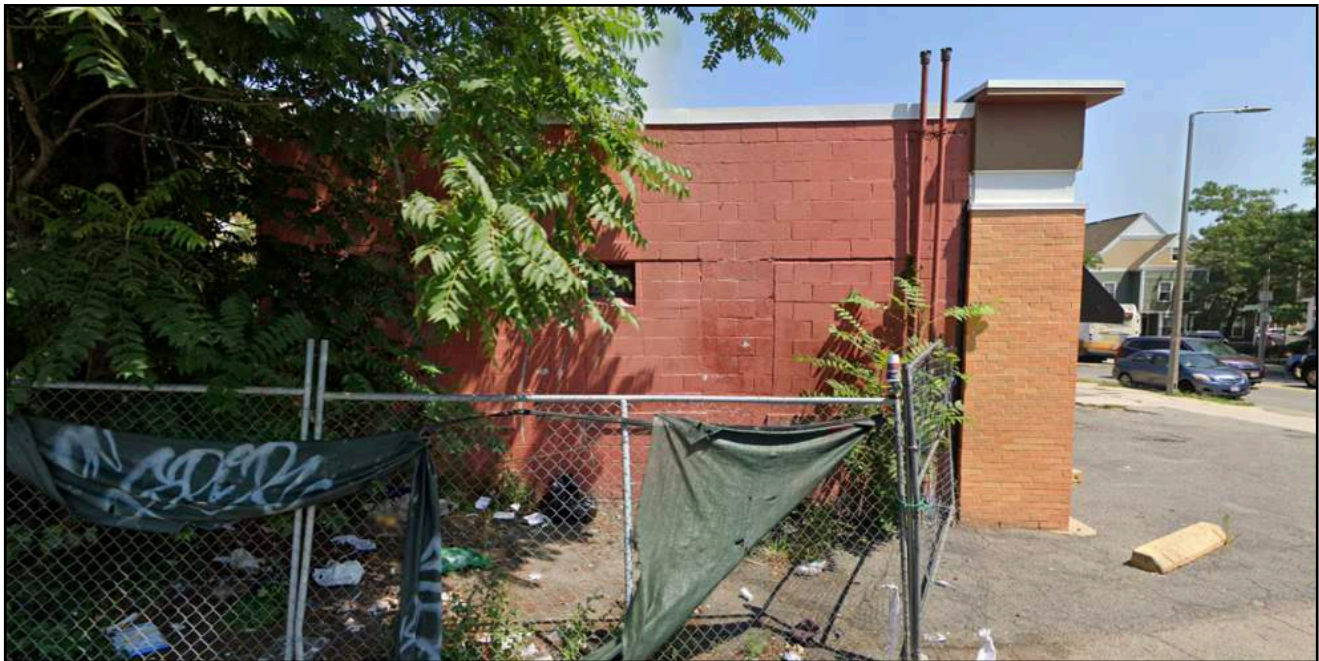
4.5. Existing side views along Taber Street from the existing #10 Taber Street building.



6. Existing side facade view along Palmer Street.



7. View of the existing rear side facade with cmu wall and existing driveway of adjacent building.



8. View of the side elevation south side on Taber Street.

Suffolk County Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number : 107168
Document Type : DED
Recorded Date : December 02, 2020
Recorded Time : 02:07:04 PM

Recorded Book and Page : 64298 / 150
Number of Pages(including cover sheet) : 5
Receipt Number : 861893
Recording Fee (including excise) : \$155.00

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 12/02/2020 02:07 PM
Ctrl# 205287 01767 Doc# 00107168
Fee: \$.00 Cons: \$1,800,000.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

CATS No.: 15-DEA-613931

Prepared by and when recorded return to:

Topouzis & Associates, P.C.
595 Jefferson Blvd.
Warwick, RI 02886
File No. 2019121711

Case No.: 1:15-cr-10147-MLW
Actual Consideration: \$1,800,000.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the **UNITED STATES OF AMERICA**, whose address is: United States Marshals Service, Asset Forfeiture Division, Room 9054, 1215 S. Clark St., Arlington, VA 22202, appearing herein through the United States Marshals Service, the Grantor, who declares and acknowledges that for the price hereinafter expressed, it has sold, conveyed and delivered, and by these presents does grant, bargain, transfer, assign, set over and delivers without general warranties of title, the property herein conveyed, unto:

1135 HARRISON AVE, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, the Grantee, whose tax mailing address is 101 Heath Street, Unit 101, Boston, MA 02130.

Does hereby for and consideration of ONE MILLION EIGHT HUNDRED THOUSAND AND 00/100's (\$1,800,000.00) and other good and valuable considerations to said Grantor in hand and paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, its successors and or assigns, the following described property, together with improvements and appurtenances thereunto belonging, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION
OF THE SUBJECT PREMISES BEING CONVEYED**

PROPERTY ADDRESS: 1135 Harrison Avenue, Boston, MA 02119

Parcel No.: 08-02527-000

Being the same property forfeited to the United States of America by Final Order of Forfeiture filed November 4, 2019, and, Amended Final Order of Forfeiture for 1135 Harrison Avenue, Roxbury, MA filed August 6, 2020 in the case styled *United States of America v. Larry Bailey*, Case No. 1:15-cr-10147-MLW, decided in the United States District Court for the District of Massachusetts and recorded on August 12, 2020, in Book 63547, Page 309, of the Suffolk County Registry of Deeds.

SUBJECT TO:


1. Zoning and other governmental rules, regulations and ordinances.
2. Restrictions, covenants, conditions, easements and other matters of record, insofar as the same are still applicable and in effect.

The Grantor covenants to specially warrant the title, with limited warranty covenants only, to the Property hereby conveyed to the Grantee, its, successors and assigns, that the granted premises are free from all encumbrances made by the Grantor, and that it does warrant and defend the same to the Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

TO HAVE AND TO HOLD the above described property unto Grantee, its successors and assigns forever.

Executed by said Grantor on this 20th day of November, 2020.

UNITED STATES OF AMERICA by the
United States Marshals Service

BY: 

Print Name: Wesley C. Newbold

Title: Chief, Asset Management

ACKNOWLEDGEMENT

State of Ohio
County of Warren

On this 20th day of November, 2020, Wesley C. Newbold as the Chief Asset Management for the United States Marshals Service, who is personally known to me, did execute the foregoing instrument and acknowledge before me that they executed the same as their free and voluntarily act for its stated purpose.



Signature of Notary Public – State of Ohio

(Seal)



PAMELA M. STANEK
Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

EXHIBIT "A"

Two parcels of land with the buildings thereon in said Roxbury, bounded and described as follows:

Parcel 1:

Beginning at the Southeasterly corner thereof where the westerly line of Harrison Avenue intersects the Westerly line of Taber Street, thence running Northeasterly on said Harrison Avenue about one hundred (100) feet to Palmer Street; thence Northwesterly almost due West on said Palmer Street about sixty-five (65) feet to land now or late of Carey; thence Southwesterly on said land now or late of Carey, about one hundred ten (110) feet to said Taber Street; and thence Southeasterly almost due East on Taber Street about seventy (70) feet to Harrison Avenue to the point of beginning. Containing about seven thousand (7000) square feet begin said measurements more or less or however otherwise bounded, measured or described; and

Parcel 2:

Beginning at a point, said point being sixty-five and no hundredths (65.00) feet west of the southwesterly intersection of Palmer Street and Harrison Avenue, thence;

S 47° 59' 17" W a distance of seventy-two and thirty hundredths (72.30) feet to a point, thence;
N 44° 01' 12" W a distance of twenty-five and eighty hundredths (25.80) feet to a point, thence;
N 42° 48' 48" E a distance of sixty-six and four hundredths (66.04) feet to a point, thence;
S 55° 10' 45" E a distance of thirty-two and fifty-nine hundredths (32.59) feet to a point, thence to the point of beginning.

Being Parcel B as shown on a "Subdivision and Easement Plan of Land, 19-21 Palmer Street, Boston (Roxbury District), Massachusetts" prepared for New Palmer Street Realty Trust by Design Consultants, Inc. dated Oct. 29, 2003 and revised on Nov. 18, 2004 and having an area of 1998± square feet which plan was recorded in Suffolk County Registry of Deeds on January 6, 2005 as Instrument No. 445, Plan Book 36260, Page 26.

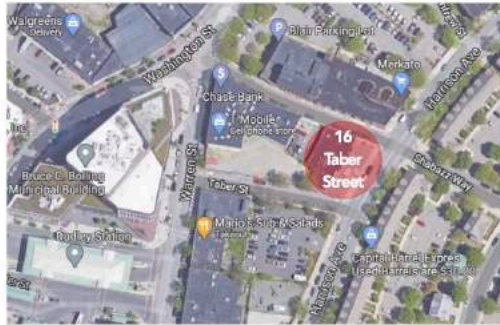
For Title See Deed Recorded in Book 63547, Page 309.

PROPERTY ADDRESS: 1135 Harrison Avenue, Boston, MA 02119

Parcel No.: 08-02527-000

16 Taber Street

Roxbury, Boston, Massachusetts



Symbol Legend

- Drawing Label
- Column Line
- Control Point
- Building Section
- Door Numbers
- Exterior Elevation
- Interior Elevation
- Partition Types
- Room/Space
- Window Types
- Detail Reference

Architect

HRESKO Associates, Inc.
36 Beaconfield Street, Suite 209
Boston, Massachusetts 02108
Tel: 617-358-7676
e-Mail: hresko@hresko.com

H-A Project K38-10

Owner/Developer

1135 Harrison LLC
121 Crowninshield Rd
Brookline, MA 02146
Tel: 312-485-4166
e-Mail: klaus@1135.com

Civil Engineer-Surveyor

Waterfield Design Group
50 Cross Street
Wilmington, MA 01890
Tel: 781-756-0001
e-Mail: jmurray@wdgrp.com

Geotechnical Engineer

McPhail Associates, LLC
2289 Massachusetts Avenue
Cambridge, MA 02140
Tel: 617-868-1420
e-Mail: carlson@mcphailgeo.com

Structural Engineer

BOMBARDIER Structural Engineering
131 Lincoln Street
Arlington, MA 02351
Tel: 508-631-3332
e-Mail: bse25@verizon.net

MEP Engineers

RAV & Associates, Inc.
21 Highland Avenue
Needham, MA 02494
Tel: 781-449-8200
e-Mail: richard@ravassoc.com

Fire Protection Engineer

CSI Engineering
125 Aviation Avenue, Suite 4
Portsmouth, NH 03801
Tel: 603-379-9244
e-Mail: cava@csi-engineers.com

List of Drawings

T-1.00 Title Sheet

Civil

EC-1 Existing Conditions Land Survey

C-1 Proposed Conditions Land Survey

Architectural

- A-1.01 1st Floor Plan
- A-1.02 2nd Floor Plan
- A-1.03 3rd Floor Plan
- A-1.04 4th Floor Plan
- A-1.05 5th Floor Plan
- A-1.06 6th Floor Plan
- A-1.07 Roof Plan
- A-2.01 Taber Street Elevation
- A-2.02 Harrison Ave. Elevation
- A-2.03 Palmer Street Elevation
- A-2.04 Rear Elevation
- A-3.02 Building Section

Rendering Images (for reference only)

ERT1152695 BOA 1203463

ROXBURY NEIGHBORHOOD DISTRICT - EDA- DIMENSIONAL REGULATIONS		
	CODE REQUIREMENT	PROJECT USE
MAXIMUM FLOOR AREA RATIO (FAR)	2.0	4.0
MAXIMUM BUILDING HEIGHT	55'	67'-4"
MINIMUM LOT SIZE	NONE	NONE
MINIMUM USABLE OPEN SPACE	NONE	700 SF
MINIMUM LOT WIDTH	NONE	NONE
MINIMUM LOT FRONTAGE	NONE	NONE
MINIMUM FRONT YARD	NONE	NONE
MINIMUM SIDE YARD	NONE	NONE
MINIMUM REAR YARD	20'	10'

BUILDING OVERVIEW:
SIX (6) STORY MIXED USE BUILDING W/1ST FLOOR COMMERCIAL & ACCESSORY PARKING, UPPER FLOORS (2ND-6TH) RESIDENTIAL, 30 UNITS.
BUILDING GFA: 36,000 +/- (SF)

LOT SIZE:
TOTAL COMBINED LOT AREA: 8,887 (SF)
+ SEE C1 FOR DETAILS

OCCUPANCY CLASSIFICATION:
USE GROUP R-2 (MULTI-FAMILY RESIDENTIAL)
USE GROUP S-2 (ENCLOSED PARKING GARAGE)

TO BE DETERMINED:
USE GROUP M (MERCANTILE)
USE GROUP A-2

BUILDING CODE: 9TH EDITION MASSACHUSETTS STATE BUILDING CODE
IRC - INTERNATIONAL RESIDENTIAL CODE 2015 EDITION

1st Floor	Parking & Retail		
2nd-6th Floor	Residential		
Unit Count	1 BR	2 BR	3 BR
2nd Floor	2	3	1
3rd Floor	2	3	1
4th Floor	2	4	
5th Floor	2	4	
6th Floor	4	2	
Total	30 Units		
Car Parking Spaces:	5 Spaces		
Bike Storage : 42 Spaces	3 Spaces 6.5' x 20' 1 Space 7' x 18' 1 ADA Space 17' x 20'		



Date: 27 October 2021

All work shall be in compliance with State and Local Building Codes.

General Contractor shall be responsible for obtaining all necessary permits, inspections, and paying all related fees.

Contractor shall lay out all work and be responsible for structure, lines, elevation and measurement.

The Contractor shall thoroughly examine the site, the drawings, and the specifications to ensure his/her knowledge of the conditions and requirements of the work.

The Contractor shall report all deviations in the existing conditions, dimensions, and locations, etc. to the architect.

Storage of materials at the site and protection from the elements is the responsibility of each subcontractor. The builder may reject material not properly stored and protected. Damaged material shall not be installed. In no case may a subcontractor store material which interferes with work of other subcontractors or the Owner.

Do not scale these Drawings for quantities, lengths, size or areas, etc. If dimensions are in question, the contractor shall be responsible for obtaining clarification before continuing with construction.

All designs, components, equipment, clearances, sizes and capacities, etc., shall comply with all manufacturers' instructions and recommendations, and shall comply with all applicable federal, state and local codes or ordinances.

Clean up is the responsibility of each subcontractor within a reasonable time and to prevent any hazardous conditions.

It is not intended that these drawings show every cut and/or condition, etc. of the building system, however, the contractor shall furnish a complete product in accordance with the best practice of the trade, to the satisfaction of the Architect, and in strict conformance with all applicable state building code requirements.

All dimensions are to face of stud.

All existing areas disturbed by the new construction are to be patched to match existing and / or new adjacent surfaces.

SITE CONTEXT ANALYSIS



EXISTING BUILDING

WASHINGTON ST



EXISTING BUILDING



PALMER STREET



EXISTING 1 STORY BRICK BUILDING

EXISTING BUILDING

WARREN STREET



EXISTING BUILDING

#10

PROPOSED BUILDING
#16 TABER STREET



TABER STREET

HARRISON AVENUE



EXISTING BUILDING

#22

EXISTING BUS STATION



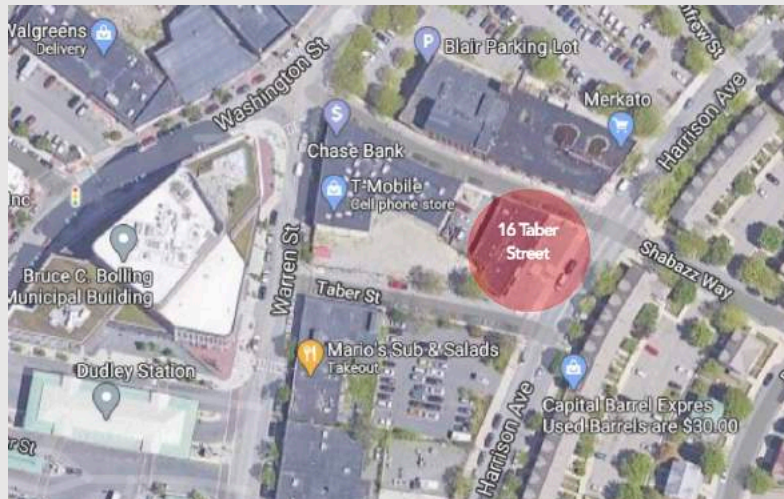
0 5 10 20 50 100



16 Taber Street

Proposed Mixed Use Building:

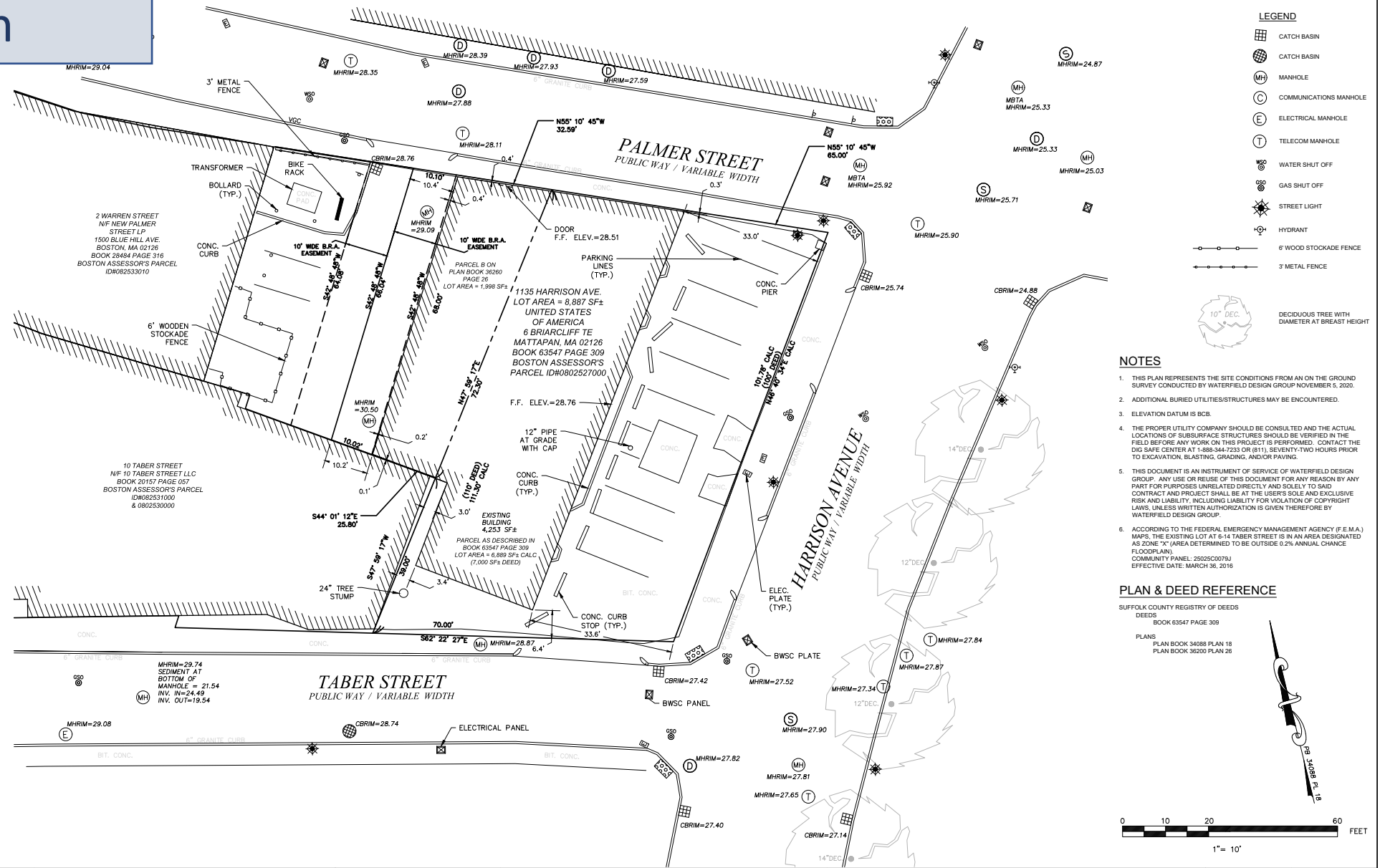
- 6 stories
- 30 units
- 2 Retail/Commercial spaces
- Locker & shower area for retail employees.
- Private parking for 5 cars
- Bike room for 42 bikes



AERIAL VIEW



Existing Site Plan

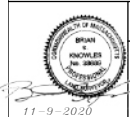


- LEGEND**
- CATCH BASIN
 - CATCH BASIN
 - MANHOLE
 - COMMUNICATIONS MANHOLE
 - ELECTRICAL MANHOLE
 - TELECOM MANHOLE
 - WATER SHUT OFF
 - GAS SHUT OFF
 - STREET LIGHT
 - HYDRANT
 - 6' WOOD STOCKADE FENCE
 - 3' METAL FENCE
 - DECIDUOUS TREE WITH DIAMETER AT BREAST HEIGHT

- NOTES**
1. THIS PLAN REPRESENTS THE SITE CONDITIONS FROM AN ON THE GROUND SURVEY CONDUCTED BY WATERFIELD DESIGN GROUP NOVEMBER 5, 2020.
 2. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
 3. ELEVATION DATUM IS BCG.
 4. THE PROPER UTILITY COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD BEFORE ANY WORK ON THIS PROJECT IS PERFORMED. CONTACT THE DIG SAFE CENTER AT 1-888-344-7233 OR (811) SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BASTING, GRADING, AND/OR PAVING.
 5. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF WATERFIELD DESIGN GROUP. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PART FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT AND PROJECT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN AUTHORIZATION IS GIVEN THEREFORE BY WATERFIELD DESIGN GROUP.
 6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE EXISTING LOT AT 6-14 TABER STREET IS IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN). COMMUNITY PANEL: 25025C0079J EFFECTIVE DATE: MARCH 36, 2016

PLAN & DEED REFERENCE

SUFFOLK COUNTY REGISTRY OF DEEDS
 DEEDS
 BOOK 63547 PAGE 309
 PLANS
 PLAN BOOK 34088 PLAN 18
 PLAN BOOK 36200 PLAN 26



DESIGN BY:	EXISTING CONDITIONS		
DRAWN BY: MJC	REV	DATE	BY
CHECK BY: BSK			

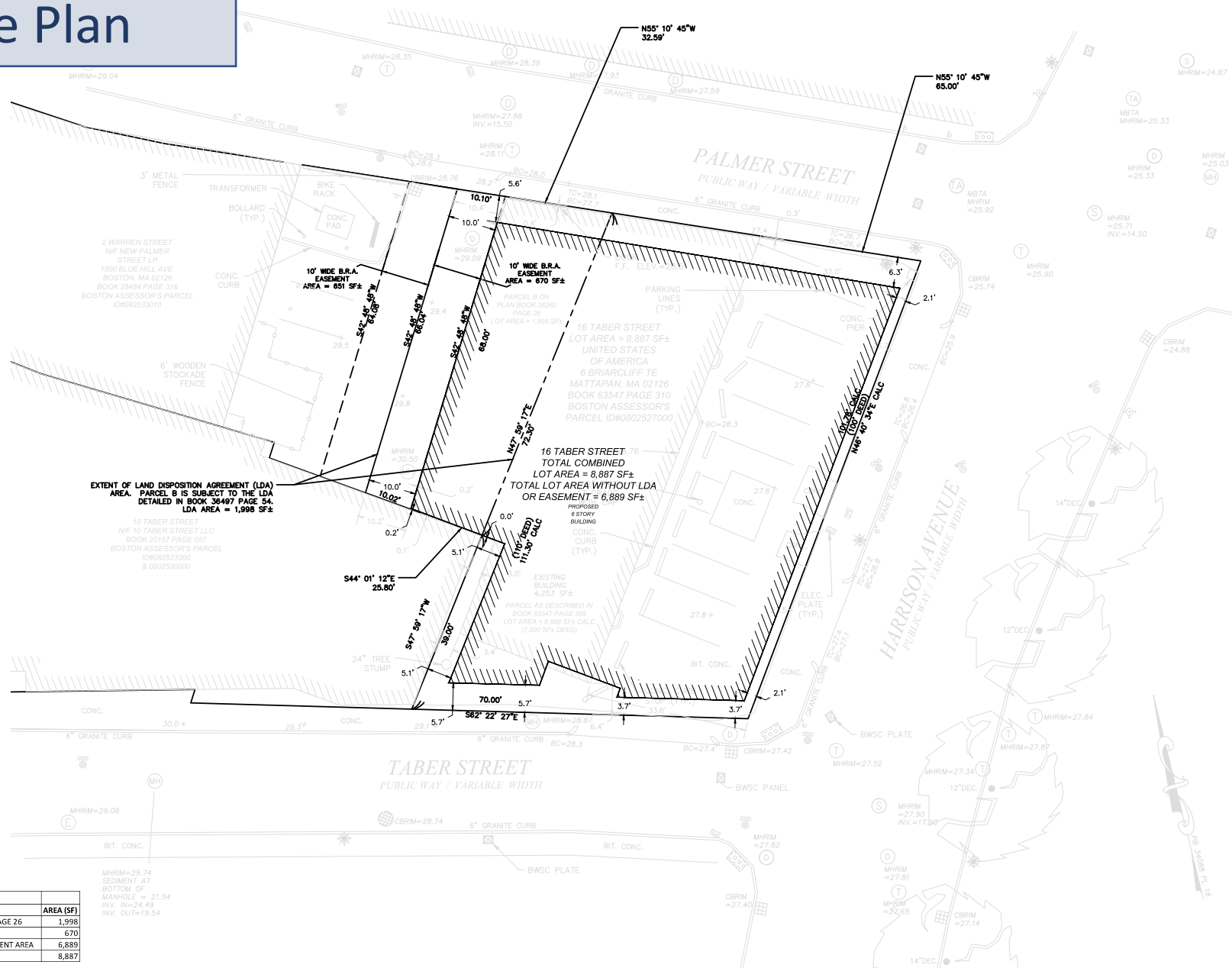
GES, Ltd.
 Brookline, MA 02445

1135 HARRISON AVENUE
EXISTING CONDITIONS LAND SURVEY
 NORTH ROXBURY (BOSTON), MASSACHUSETTS

WDG Waterfield Design Group
 50 Cross Street | Winchester, Massachusetts | 01890
 T 781.756.0001 F 781.756.0007

DRAWING NUMBER:	EC-1
SCALE:	1" = 10'
DATE:	11-9-2020
FILENAME:	W-1615
SHEET 1 OF 2	

Proposed Site Plan



- LEGEND**
- CATCH BASIN
 - CATCH BASIN
 - MANHOLE
 - COMMUNICATIONS MANHOLE
 - ELECTRICAL MANHOLE
 - TELECOM MANHOLE
 - WATER SHUT OFF
 - GAS SHUT OFF
 - STREET LIGHT
 - HYDRANT
 - 6' WOOD STOCKADE FENCE
 - 3' METAL FENCE
 - DECIDUOUS TREE WITH DIAMETER AT BREAST HEIGHT

NOTES

1. SEE SHEET EC-1 BY WATERFIELD DESIGN GROUP, INC. FOR EXISTING CONDITIONS.
2. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
3. ELEVATION DATUM IS BC8.
4. THE PROPER UTILITY COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD BEFORE ANY WORK ON THIS PROJECT IS PERFORMED. CONTACT THE DIG SAFE CENTER AT 1-888-344-7233 OR (811) SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.
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6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE EXISTING LOT AT 6-14 TABER STREET IS IN AN AREA DESIGNATED AS ZONE "X" AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. COMMUNITY PANEL: 2502C0079J EFFECTIVE DATE: MARCH 30, 2016

PLAN & DEED REFERENCE

SUFFOLK COUNTY REGISTRY OF DEEDS
 DEEDS
 BOOK 63547 PAGE 309
 BOOK 36497 PAGE 54 (LDA)

PLANS
 PLAN BOOK 34088 PLAN 18
 PLAN BOOK 36200 PLAN 26

UNRECORDED PLAN BY WATERFIELD DESIGN GROUP, INC. 6-14 TABER STREET
 EXISTING CONDITIONS LAND SURVEY DATED JUNE 22, 2018.

AREA CHART	
LOCATION	AREA (SF)
PARCEL B "LDA" ON PLAN BOOK 36260 PAGE 26	1,998
10' WIDE B.R.A. EASEMENT ON PARCEL B	670
AREA OF LOTS WITHOUT LDA AND EASEMENT AREA	6,889
TOTAL COMBINE LOT AREA	8,887

DESIGN BY: [Signature]

DRAWN BY: MJC

CHECK: [Signature]

PROPOSED CONDITIONS			
REV	DATE	BY	

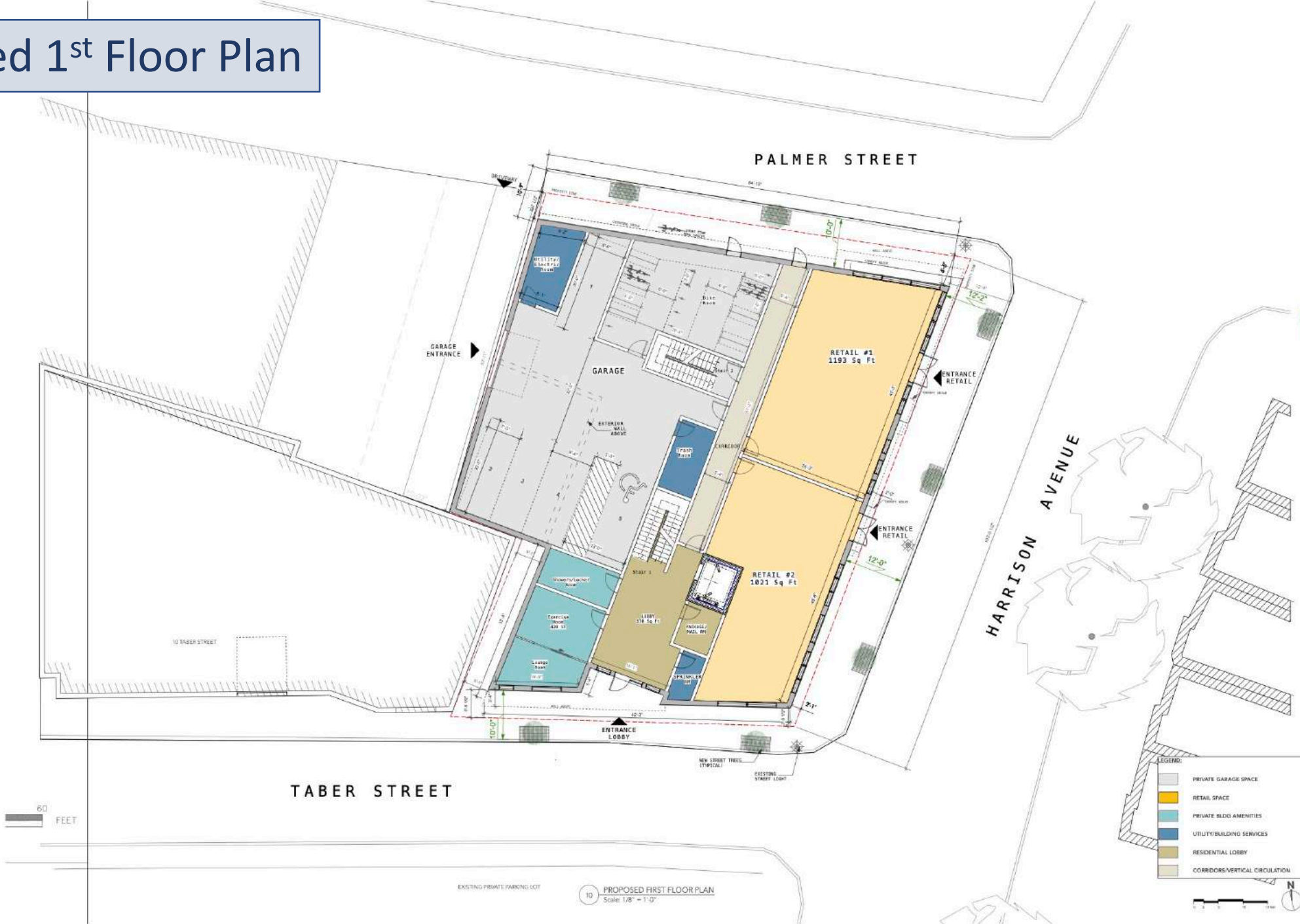
GES, Ltd.
 Brookline, MA 02445

16 Taber Street
 EXISTING CONDITIONS LAND SURVEY
 NORTH ROXBURY (BOSTON), MASSACHUSETTS

WDG | Waterfield Design Group
 50 Cross Street | Winchester, Massachusetts | 01890
 T 781.756.0001 | F 781.756.0007

SCALE: 1" = 10'
 DATE: 10-22-2021
 FILENAME:
 DRAWING NUMBER: **C-1**

Proposed 1st Floor Plan



16
Taber Street

Boston, Massachusetts



Hresko Associates, Inc.
 Architects
 Landscape Architects
 30 Brimfield Street
 Suite 209
 Boston, MA 02108
 617-552-7200
 a@a.hreskoassociates.com
 www.hresko.com

Owner/Developer

Civil Engineer

Geotechnical Engineer

Structural Engineer

MEP Engineers

Fire Protection

**PROPOSED
 1ST FLOOR
 PLAN**

DATE: 9 OCTOBER 2021

A
1.01

- LEGEND:
- PRIVATE GARAGE SPACE
 - RETAIL SPACE
 - PRIVATE BLDG AMENITIES
 - UTILITY/BUILDING SERVICES
 - RESIDENTIAL LOBBY
 - CORRIDORS/VERTICAL CIRCULATION

10 PROPOSED FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"

Proposed 2nd Floor Plan



TABER STREET

PALMER STREET

HARRISON AVENUE

16
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Civil Engineer
Geotechnical Engineer
Structural Engineer
MEP Engineers
Fire Protection

PROPOSED 2ND FLOOR PLAN

DATE: 9 OCTOBER 2021

20-10
A
1.02

NOTE: UNIT SQUARE FEET CALCULATION NET AREA.

(1)	3 BEDROOM UNIT
(3)	2 BEDROOM UNIT
(2)	1 BEDROOM UNIT

10 PROPOSED SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

EXISTING PRIVATE PARKING LOT

EXISTING BUILDING 10 TABER

GARAGE ENTRANCE

PRIVATE TERRACE

PRIVATE TERRACE

PRIVATE TERRACE

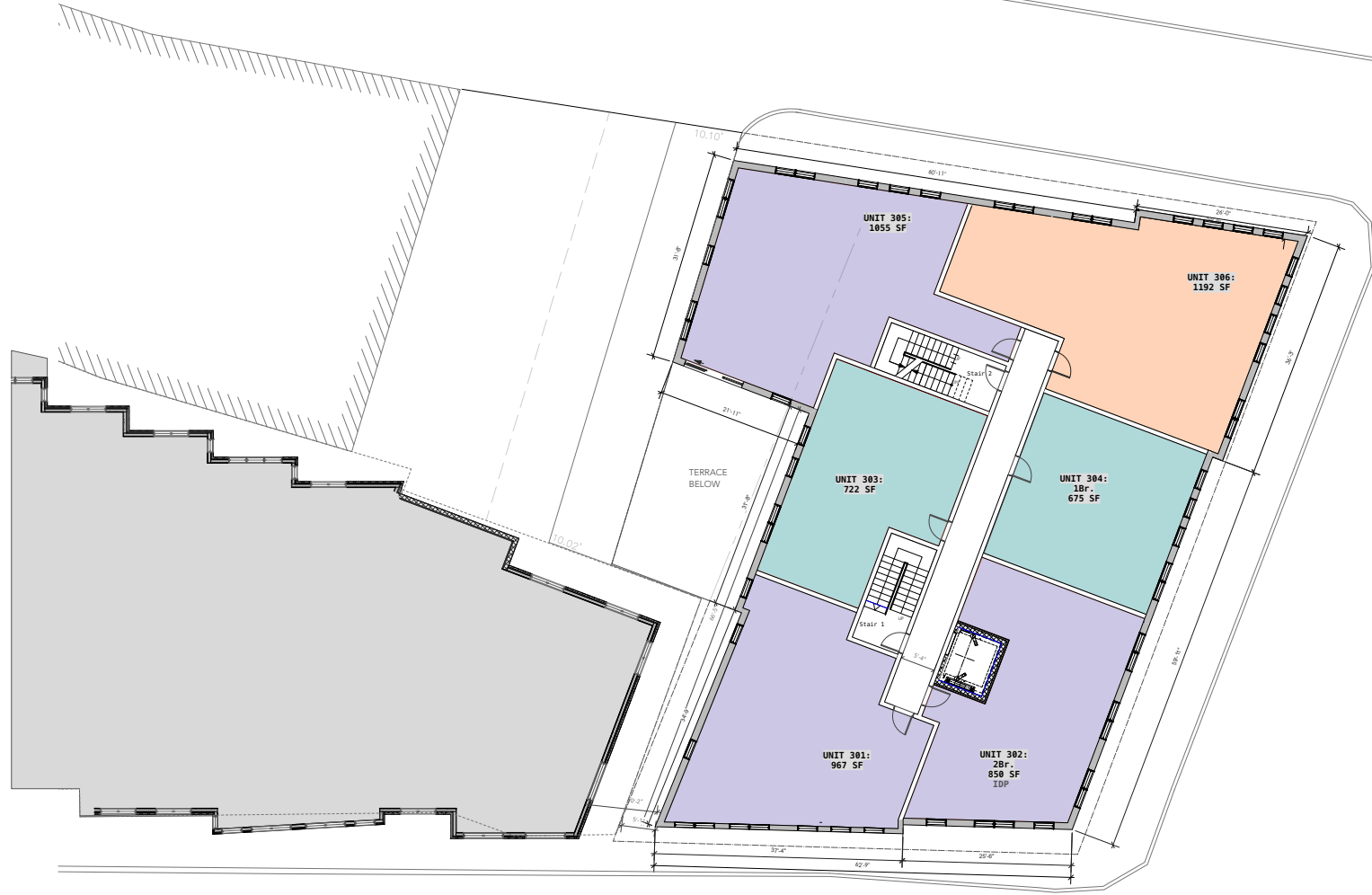
EXISTING BALCONY

EXISTING BALCONY

NEW STREET TREES (TYPICAL)

EXISTING STREET LIGHT

Proposed 3rd Floor Plan



10 PROPOSED THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"

NOTE: UNIT SQUARE FEET CALCULATION NET AREA.

(1)	3 BEDROOM UNIT
(2)	2 BEDROOM UNIT
(3)	1 BEDROOM UNIT

0 5 10 15 Feet

N

16

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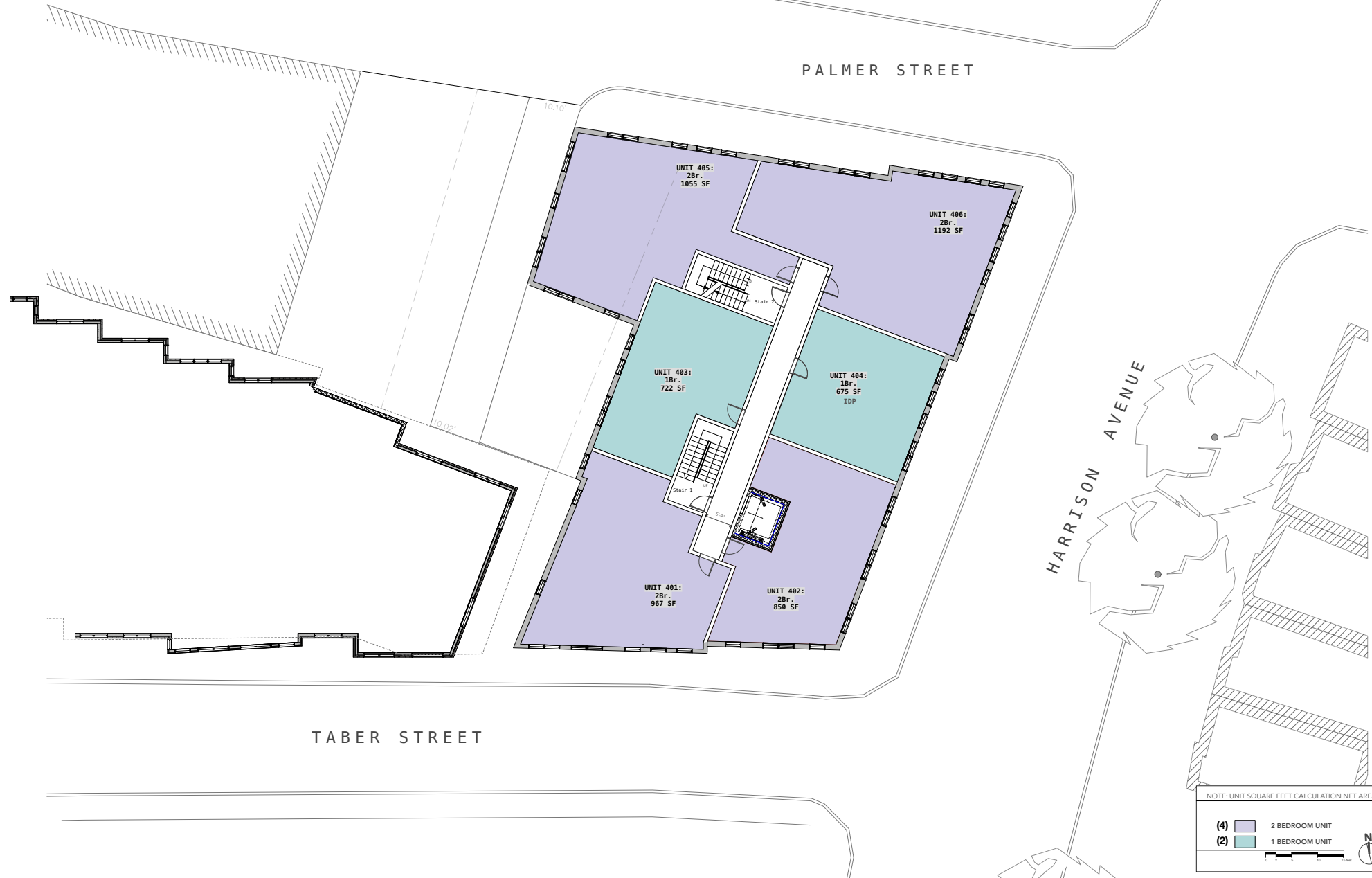
Fire Protection

**PROPOSED
3RD FLOOR
PLAN**

DATE: 9 OCTOBER 2021

1.03

Proposed 4th Floor Plan



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MEP Engineers

Fire Protection

**PROPOSED
 4TH FLOOR
 PLAN**

DATE: 9 OCTOBER 2021

NOTE: UNIT SQUARE FEET CALCULATION NET AREA.

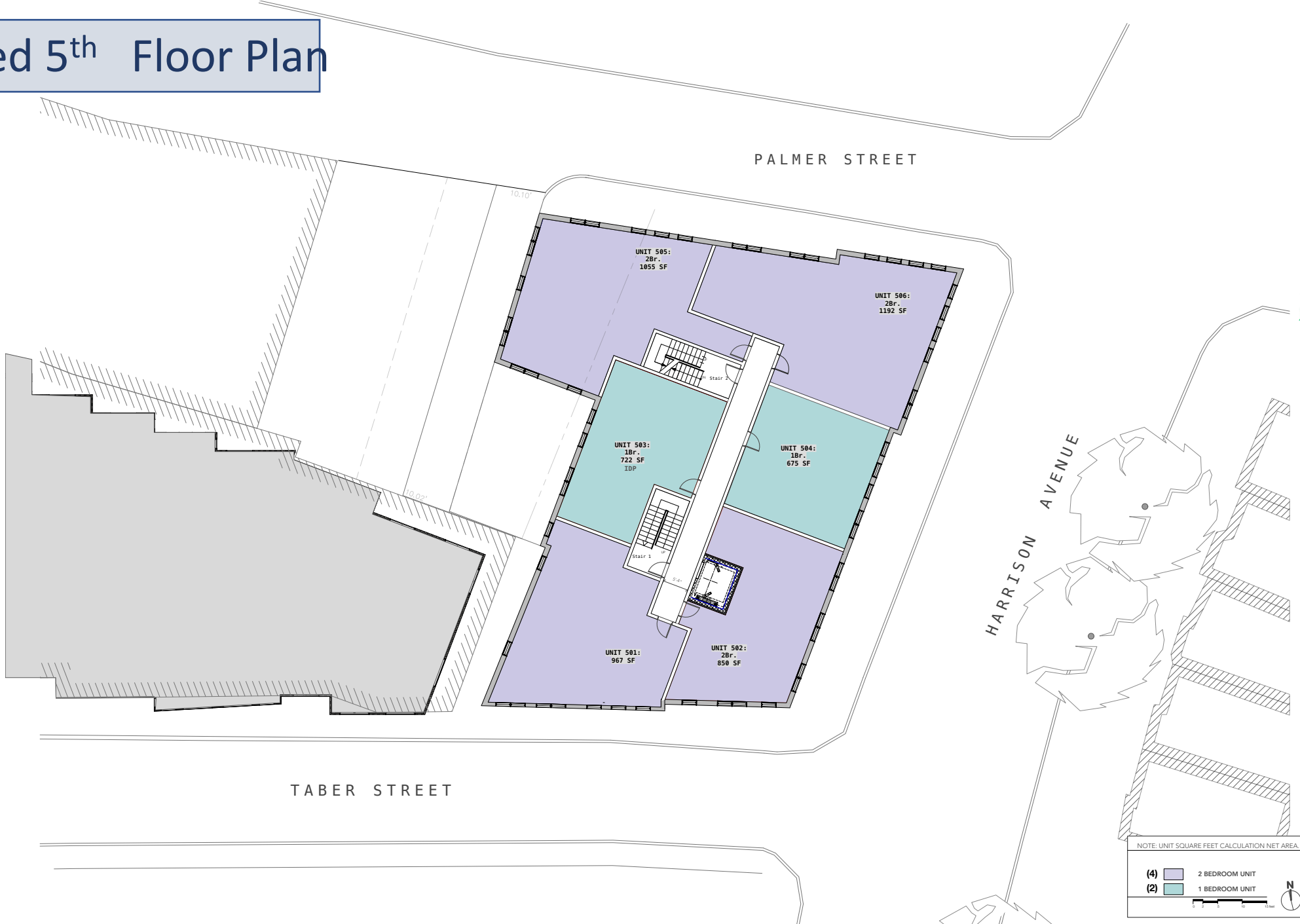
(4) 2 BEDROOM UNIT
 (2) 1 BEDROOM UNIT

1" = 10'-0"

N

**A
 1.04**

Proposed 5th Floor Plan



16

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Owner/Developer

Civil Engineer

Geotechnical Engineer

Structural Engineer

MEP Engineers

Fire Protection

**PROPOSED
5TH FLOOR
PLAN**

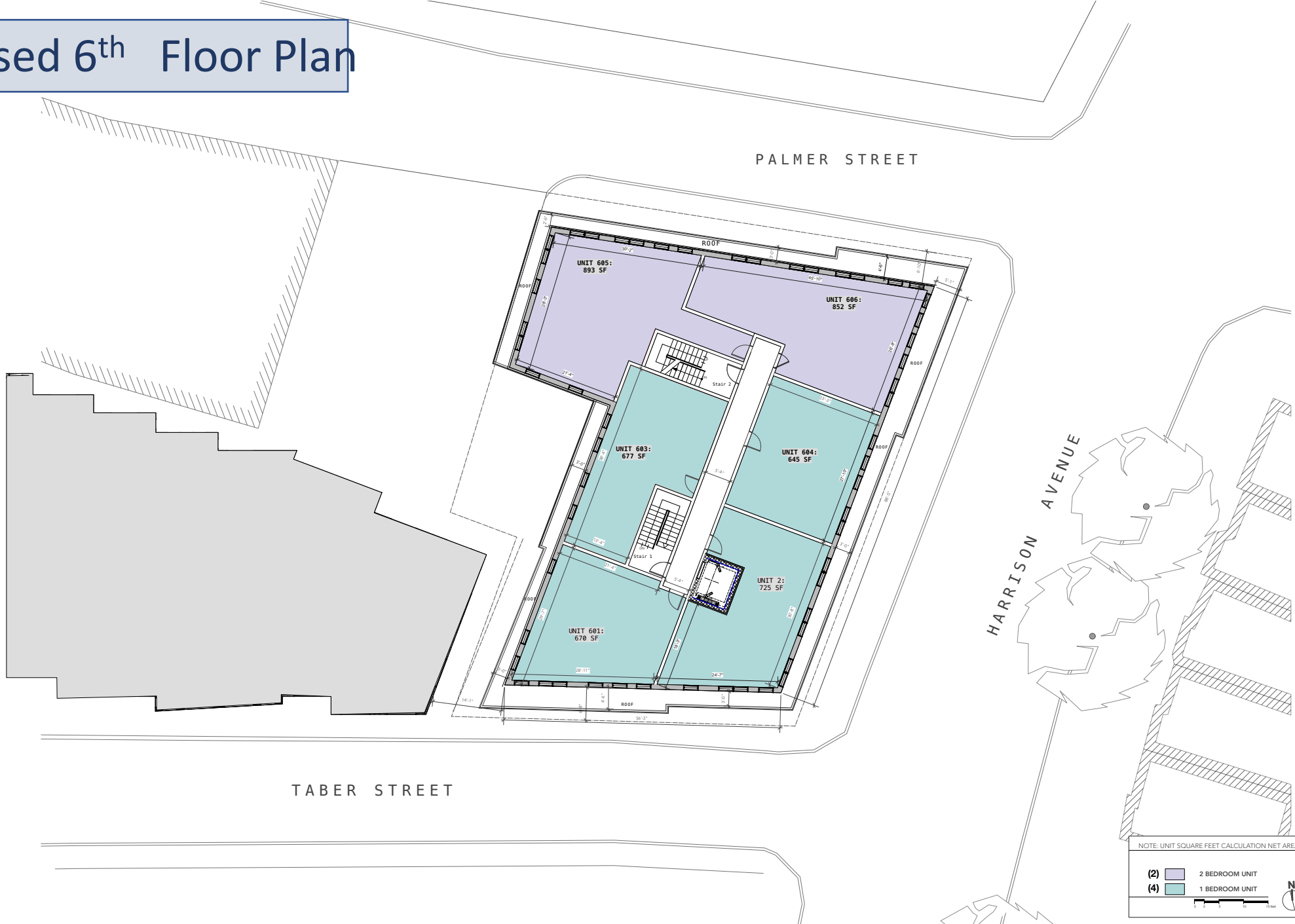
DATE: 9 OCTOBER 2021

NOTE: UNIT SQUARE FEET CALCULATION NET AREA.

(4) 2 BEDROOM UNIT
(2) 1 BEDROOM UNIT

9.28.21
A
1.05

Proposed 6th Floor Plan



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**PROPOSED
 6TH FLOOR
 PLAN**

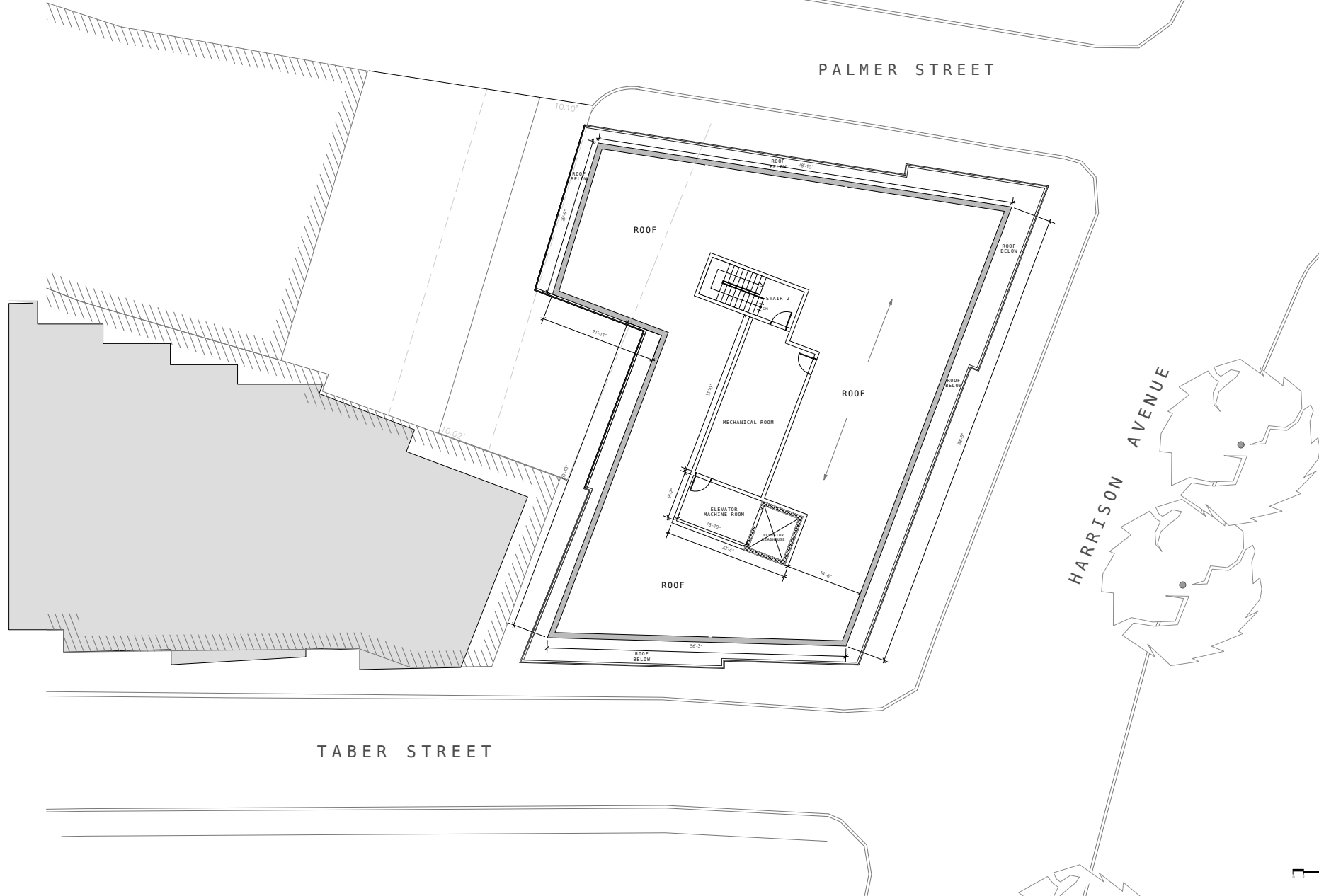
DATE: 9 OCTOBER 2021

NOTE: UNIT SQUARE FEET CALCULATION NET AREA.

(2) 2 BEDROOM UNIT
 (4) 1 BEDROOM UNIT

2010
A
1.06

Proposed Roof Plan



16

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Structural Engineer

MEP Engineers

Fire Protection

PROPOSED ROOF PLAN

DATE: 9 OCTOBER 2021

38-10
A
1.07

Taber Street Facade



10 Taber Street Elevation
Scale: 1/8" = 1'-0"

16

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Structural Engineer

MEP Engineers

Fire Protection

Proposed
Taber Street
Elevation

Date: 9 October 2021

A-2.01

Harrison Ave. Facade

16

Taber Street

Boston, Massachusetts



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Structural Engineer

MEP Engineers

Fire Protection

Proposed
Harrison
Avenue
Elevation

Date: 9 October 2021

PNB

A-2.02



10 Harrison Avenue Elevation
Scale: 1/4" = 1'-0"

Palmer Street Facade



16

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Fire Protection

Proposed Palmer Street Elevation

Date: 9 October 2021

P 20 21

A-2.03

10 Palmer Street Elevation
Scale: 1/4" = 1'-0"

Rear Facade



16
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MEP Engineers

Fire Protection

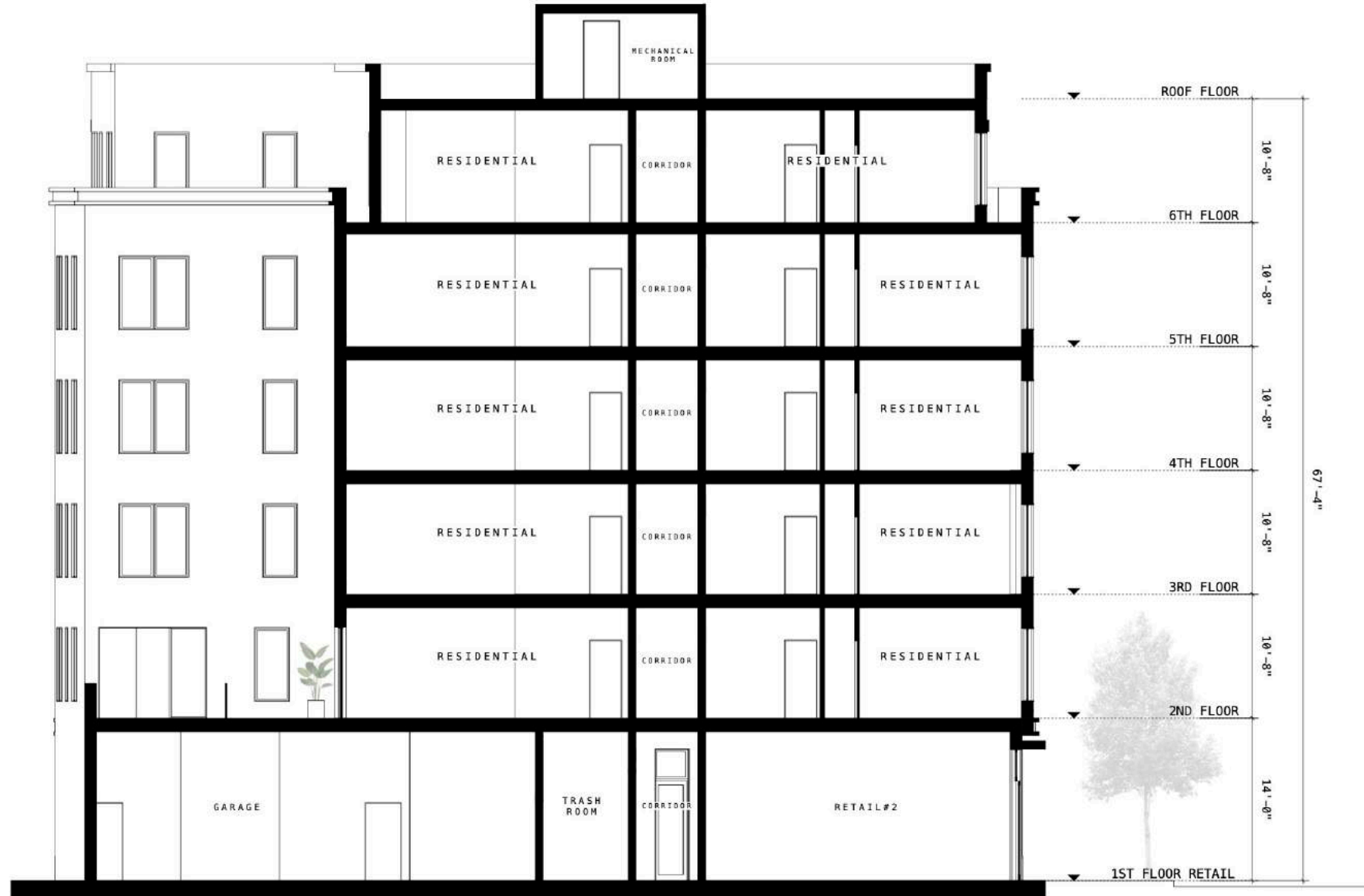
PROPOSED REAR ELEVATION

Date: 9 October 2021

FILE
A-2.04

10 Rear Elevation
 Scale: 1/4" = 1'-0"

Building Section



16

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Structural Engineer

MEP Engineers

Fire Protection

Section
B-B'

Revisions:
April 14
Date: 12 March 2021
Scale: 1/4"=1'-0"

A-3.02



MODEL VIEW OF HARRISSON AVENUE



VIEW FROM SHABAZZ WAY TOWARDS HARRISSON AVENUE

• RENDER STUDY VIEWS



RESIDENTIAL ENTRANCE VIEW



VIEW OF TABER STREET

• RENDER STUDY VIEWS

16 Taber
Street

