

The Residences at 1181-1183 Bennington Street, East Boston



VIEW FROM BENNINGTON STREET

Application for Article 80 Small Project Review
Boston Redevelopment Authority
May 19, 2015

Developer/Proponent:
Architect:
Counsel:

Velkor Realty Trust / Brian J. Hosker
Clinton Design Architects
The Law Offices of Richard C. Lynds
1216 Bennington Street
Boston, Massachusetts 02128
Tel. 617-207-1190

The Residences at 1181-1183 Bennington Street, East Boston

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LAW OFFICES OF
RICHARD C. LYNDSEY

1216 BENNINGTON STREET
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May 15, 2015

VIA IN HAND DELIVERY

Mr. Brian Golden, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

**Re: Project Notification Form
Article 80 Small Project Review Application
1181-1183 Bennington Street, East Boston**

Dear Director Golden:

This office represents the interests of Velkor Realty Trust and Brian J. Hosker (the "Proponent") with respect to the real property located at 1181-1183 Bennington Street, East Boston (Ward 1). On behalf of the proponent, please accept the enclosed application for Small Project Review pursuant to Article 80-E-2 of the Boston Zoning Code.

Situated on approximately 18,000 square feet of land, and within a few hundred yards of both Suffolk Downs and the Orient Heights Blue Line Train Stations, the proposed project contemplates the demolition of an existing auto repair shop and a multifamily dwelling in order to construct a four (4) story, 44 unit residential structure with on site parking for at least 44 vehicles beneath. The existing auto repair and multifamily home have no historic or architectural significance to the surrounding neighborhood. Its presence and appearance actually detracts from the neighborhood.

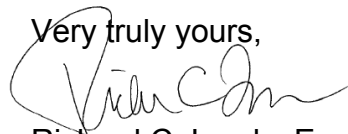
The proposed structure will contain approximately 49,000 square feet of gross floor area, with the 44 residential units located mainly on four levels. Seven (7) of the units will be designated "affordable" (15%) pursuant to the City of Boston's Inclusionary Development Policy. In what will be an important project for the Orient Heights Neighborhood, the building has been designed and modified with input from neighbors and residents of the Orient Heights community through community outreach and over the course of four (4) meetings held to date since

October, 2014 with the Orient Heights Neighborhood Council (OHNC) and abutters. In addition, the proponent has engaged in discussions with the local elected delegation and has had preliminary discussions with BRA staff. The goal of engaging in an early community process and dialogue was to ensure that the proposed development reflects the desires of the immediate community.

Attached to this application is the refusal letter issued by the Inspectional Services Department ("ISD") along with the Proponent's petition to the Board of Appeal requesting zoning relief for this project.

Thank you for your consideration and please do not hesitate to contact me if there are any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Richard C. Lynds", written over a horizontal line.

Richard C. Lynds, Esq.

cc: District One City Councilor Salvatore J. LaMattina
State Senator Anthony Petrucci
State Representative Adrian Madaro
Claudia Correa, Mayor's Office of Neighborhood Services
Orient Heights Neighborhood Council
Phil Cohen, BRA Project Manager

The Residences at 1181-1183 Bennington Street, East Boston

Project Team

Owner-Developer:

Velkor Realty Trust

Brian J. Hosker, Trustee

Legal Counsel:

Law Offices of Richard C. Lynds

1216 Bennington Street

East Boston, MA 02128

Richard C. Lynds, Esq.;

email rclyndsesq@lorcl.com

Tel. 617-207-1190

Fax. 617-207-1195

Architect:

Clinton Design Architects

PO Box 6687

Holliston, MA 01746

Tel. 774-233-0176

Edward F. Clinton, NCARB, LEED AP

Email: efc@clintondesign.com

Civil Engineer - Surveyor:

AGH Engineering

166 Water Street

Stoughton, MA 02072

Tel. 781-344-2386

Antoni Szerszunowicz, PLS

The Residences at 1181-1183 Bennington Street, East Boston

Project Description

Located at 1181-1183 Bennington Street, in the Orient Heights Section of East Boston and just a few hundred feet from Suffolk Downs Train Station (Blue Line), the proposed project contemplates the demolition of an existing auto repair and auto salvage along with a multifamily dwelling in order to construct a four (4) story, 44 unit residential structure with on site parking for at least 44 vehicles beneath. The existing auto body and multifamily dwelling have no historic or architectural significance to the surrounding neighborhood. Their presence and appearance actually detracts from the neighborhood.

The proposed structure will contain approximately 49,000 square feet of gross floor area, with the 44 residential units located mainly on four levels. Seven (7) of the units will be designated affordable (15%) pursuant to the City of Boston's Inclusionary Development Policy. In what will be a substantial improvement for the site in the Orient Heights Neighborhood, the building has been designed and modified with input from neighbors and residents of the Orient Heights community through community outreach and over the course of four (4) meetings held since October 2014 with the Orient Heights Neighborhood Council (OHNC).

The following is a synopsis of the unit square footage and mix of unit types within the proposed building:

Type	Quantity
Market Rate Units - 2 Bedrooms	37
BRA Restricted Affordable Units – 2 Bedrooms	7
Commercial Space	None

Unit Mix

GROSS AREA BY UNIT SCHEDULE					
Level	Name	RESIDENTIAL UNIT	Area	BEDROOMS	Comments
Level 1	COMMON CORRIDOR		1603 SF	0	
Level 1	UNIT 101	1	1018 SF	2	
Level 1	UNIT 102	1	968 SF	2	
Level 1	UNIT 103	1	1013 SF	2	
Level 1	UNIT 104	1	1013 SF	2	
Level 1	UNIT 105	1	955 SF	2	
Level 1	UNIT 106	1	984 SF	2	
Level 1	UNIT 107	1	906 SF	2	
Level 1	UNIT 108	1	1011 SF	2	
Level 1	UNIT 109	1	1062 SF	2	
Level 1	UNIT 110	1	966 SF	2	
Level 1	UNIT 111	1	1134 SF	2	
Level 1: 12		11	12635 SF	22	
Level 2	COMMON CORRIDOR		1268 SF	0	
Level 2	UNIT 201	1	1018 SF	2	
Level 2	UNIT 202	1	968 SF	2	
Level 2	UNIT 203	1	1013 SF	2	
Level 2	UNIT 204	1	1013 SF	2	
Level 2	UNIT 205	1	955 SF	2	
Level 2	UNIT 206	1	984 SF	2	
Level 2	UNIT 207	1	906 SF	2	
Level 2	UNIT 208	1	1011 SF	2	
Level 2	UNIT 209	1	1062 SF	2	
Level 2	UNIT 210	1	966 SF	2	
Level 2	UNIT 211	1	1134 SF	2	
Level 2: 12		11	12300 SF	22	
Level 3	COMMON CORRIDOR		1268 SF	0	
Level 3	UNIT 301	1	1018 SF	2	
Level 3	UNIT 302	1	968 SF	2	
Level 3	UNIT 303	1	1013 SF	2	
Level 3	UNIT 304	1	1013 SF	2	
Level 3	UNIT 305	1	955 SF	2	
Level 3	UNIT 306	1	984 SF	2	
Level 3	UNIT 307	1	906 SF	2	
Level 3	UNIT 308	1	1011 SF	2	
Level 3	UNIT 309	1	1062 SF	2	
Level 3	UNIT 310	1	966 SF	2	
Level 3	UNIT 311	1	1134 SF	2	
Level 3: 12		11	12300 SF	22	
Level 4	COMMON CORRIDOR		1268 SF	0	
Level 4	UNIT 401	1	1018 SF	2	
Level 4	UNIT 402	1	968 SF	2	
Level 4	UNIT 403	1	1013 SF	2	
Level 4	UNIT 404	1	1013 SF	2	
Level 4	UNIT 405	1	955 SF	2	
Level 4	UNIT 406	1	984 SF	2	
Level 4	UNIT 407	1	906 SF	2	
Level 4	UNIT 408	1	1011 SF	2	
Level 4	UNIT 409	1	1062 SF	2	
Level 4	UNIT 410	1	966 SF	2	
Level 4	UNIT 411	1	1134 SF	2	
Level 4: 12		11	12300 SF	22	
Grand total: 48		44	49535 SF	88	

The Residences at 1181-1183 Bennington Street, East Boston

Neighborhood Context

The proposed project will be located at the intersection of Bennington Street and Palermo Street (Private Way) just north of Orient Heights Train Station (Blue Line). There are contains a mix of commercial, residential, and industrial properties in the immediate area, including buildings ranging from one story to four stories.

Public Benefits: Affordable Housing, Job Creation and Environmental Remediation

Housing in East Boston is at an all time high for demand, resulting in limited inventory and higher rents and purchase costs. The project will eliminate an incompatible industrial use in exchange for much-needed residential housing in a manner that is consistent with and complimentary to the surrounding neighborhood, thereby enhancing the residential nature of the community. The rehabilitation and conversion of this property into much-needed residential housing will also designate seven (7) of the residential units as affordable. The proposed project will continue to build upon the City's long standing goals of creating additional affordable housing.

In addition to the creation of housing and designation of certain affordable units, the proposed project will create a number of construction jobs as well, for which the project proponent is committed to hiring locally.

Lastly, as the site is presently the subject of a Department of Environmental Protection (DEP) Response Action Outcome under the provisions of G. L. c. 21E, the redevelopment of the site will result in remediation of the site to levels consistent with use for residential dwellings.

Traffic, Parking and Vehicular and Pedestrian Access

The proposed project will provide an opportunity for accessible, transit oriented housing which will be located along both an MBTA Bus Route and less than 150 yards from the entrance to the Suffolk Downs Train Station (Blue Line). The site is also located in close proximity to Orient Heights Station. In addition, the project proponent proposes to provide on site parking with at least forty four (44) parking spaces located in a garage beneath the building along with up to spaces for thirty (30) bikes.

The Residences at 1181-1183 Bennington Street, East Boston

Neighborhood Assessor Map



Neighborhood Context (Location Map)



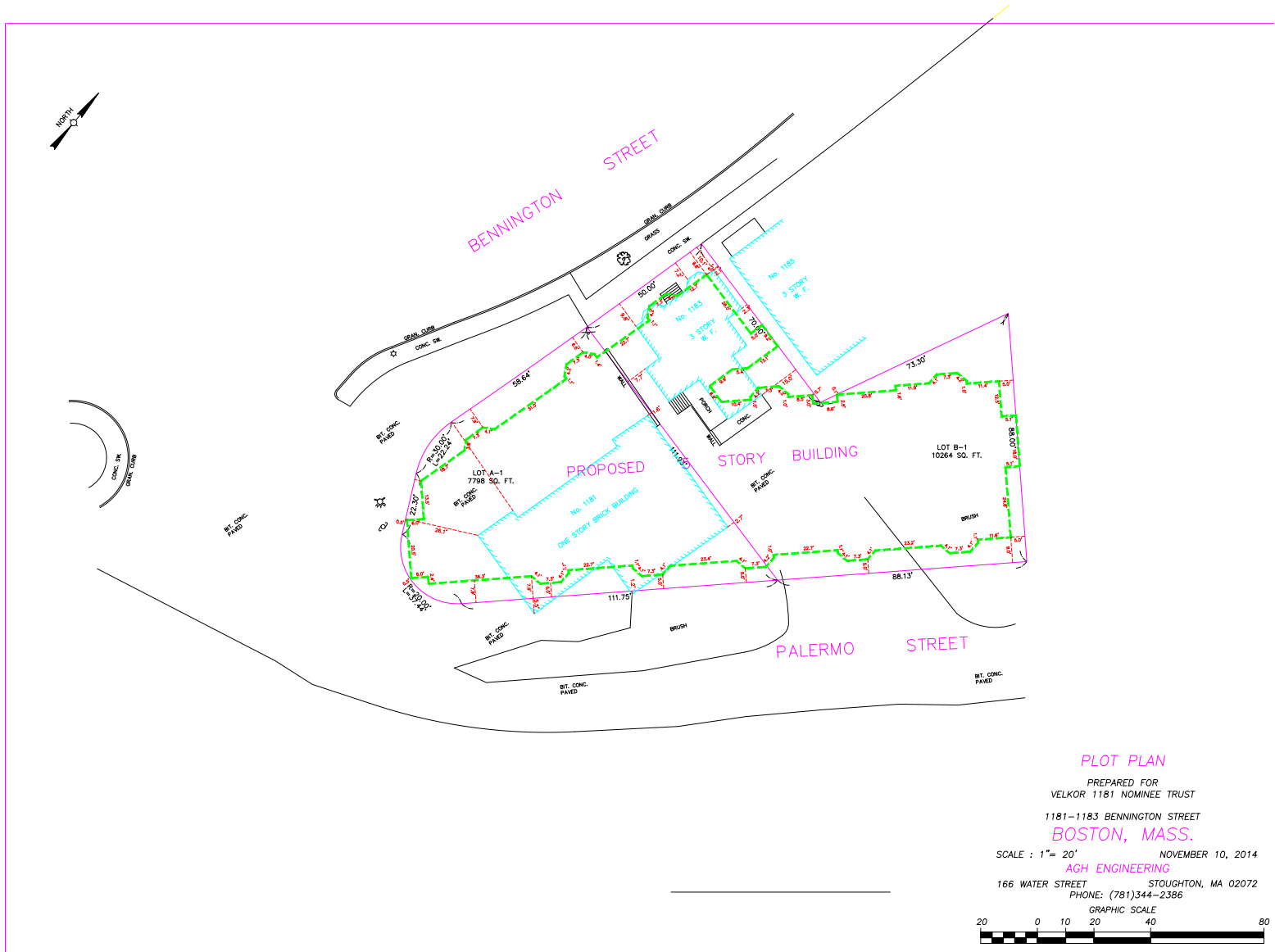
The Residences at 1181-1183 Bennington Street, East Boston

Neighborhood Context (Street View)



The Residences at 1181-1183 Bennington Street, East Boston

Existing Site Plan



Proposed Site Plan



The Residences at 1181-1183 Bennington Street, East Boston

Context Photographs



The Residences at 1181-1183 Bennington Street, East Boston

Neighborhood Photographs (Current Conditions)



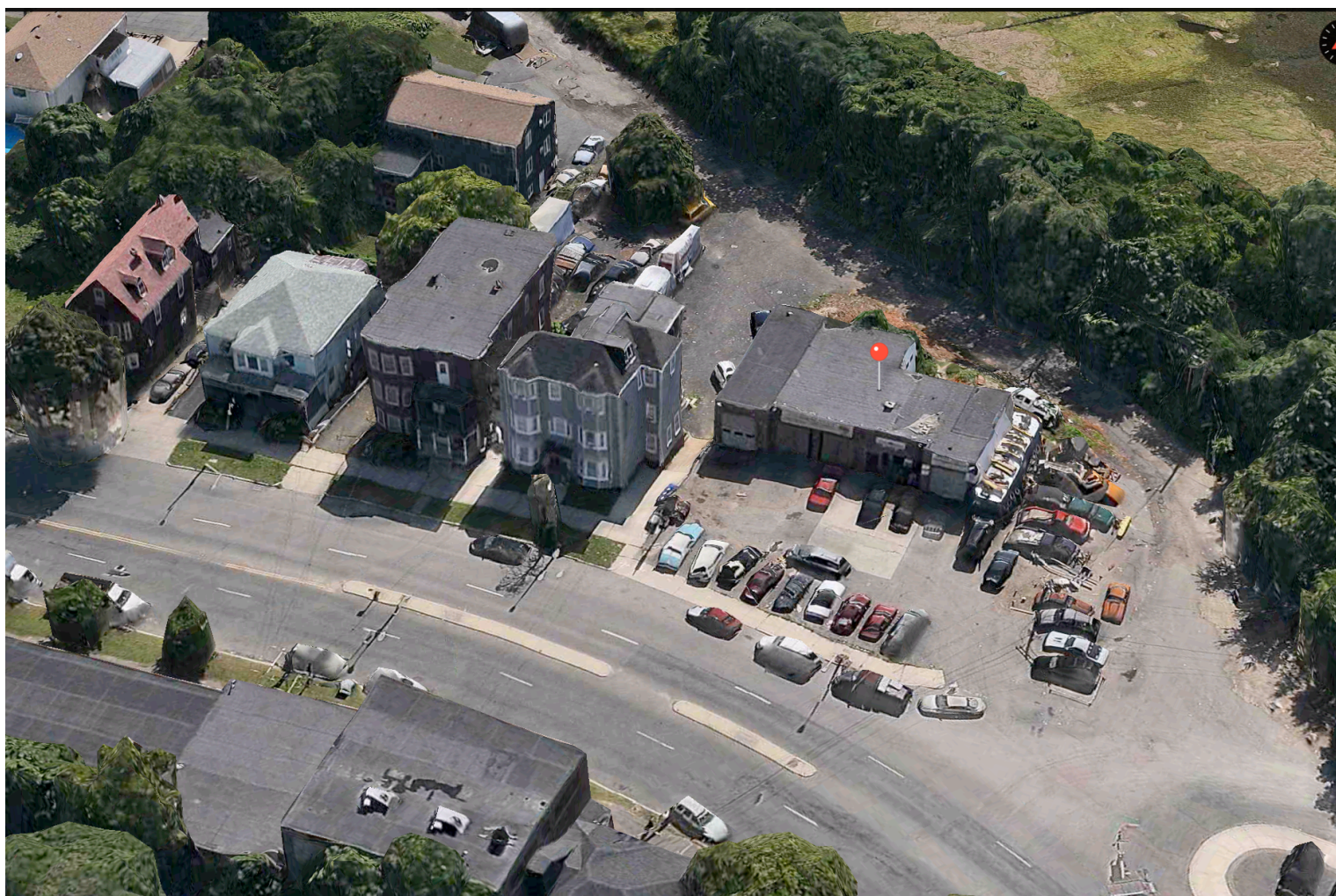
The Residences at 1181-1183 Bennington Street, East Boston

Neighborhood Photographs (ctd)



The Residences at 1181-1183 Bennington Street, East Boston

Neighborhood Photographs (ctd)



The Residences at 1181-1183 Bennington Street, East Boston

Zoning Analysis

District: 3F-2000

Uses Permitted: 1, 2 and 3 Family Dwellings

Frontage and

Setbacks Required:	Frontage	20'
	Front Yard	5' or Modal
	Side Yard	2.5'
	Rear Yard	30 Feet

Proposed Frontage and

Setbacks Provided	Frontage	>20 feet (Bennington);
	Front Yard	Modal
	Side Yard	Varies (Variance Requested)
	Rear Yard	8 feet to >20 feet (Variance Requested)

FAR Allowed: 1.0

Total Site Area: 18,000 sq. ft.

Total Building Area Allowed: 16,000 sq. ft.

Total Building Area Proposed: 49,535 sf

FAR Provided: 2.88 (Variance Requested)

Height Allowed: 35 Ft / 3 Stories

**Height Provided: (Varies) 45 Feet +/- /
4 Stories from grade to top of parapet (Variances Requested);**

Parking spaces Required: 2.0 spaces per unit above 10 units (37 market rate x 2 = 74 spaces)
0.7 spaces per affordable units (7 affordable x 0.7 = 4.9)
Total 79 Spaces required

Parking spaces Provided: 44 parking spaces on site (Variance Requested)

Open Space Required: 300 s.f. per dwelling unit (44 x 300 = 13,200 s.f. of open space)

Open Space Provided: <13,200 s.f. (Variance Requested)

The Residences at 1181-1183 Bennington Street, East Boston

Anticipated Permits and Further Public Review

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comment and community process. Prior to submitting this Article 80 Application, however, the project team has conducted extensive preliminary outreach with local elected officials and has made four (4) presentations to the Orient Heights Neighborhood Council, which abutting land owners were notified of. This application includes the input received in the preliminary outreach process with interested parties.

The table below lists the public permits and approvals that are anticipated to be required for the project.

Anticipated Permits and Approvals

AGENCY	APPROVAL
Boston Redevelopment Authority	Article 80 Small Project Review
Boston Public Works Department	Curb cut improvements
Boston Transportation Department	Construction Management Plan; Signal Improvement
Boston Water and Sewer Commission	Site Plan approval for water and sewer connections
Public Improvement Commission	Specific repair plan approval; Discontinuance;
Zoning Board of Appeals	Variances
Inspectional Services Department	Review/Compliance State Building Code
Boston Landmarks Commission (if required)	Determination of Applicability
Boston Parks Commission	Parks Commission Approval
Boston Conservation Commission	Order of Conditions

The Residences at 1181-1183 Bennington Street, East Boston

**Appendix A: Notice of Intent to File PNF
 (See attached)**

LAW OFFICES OF
RICHARD C. LYND

1216 BENNINGTON STREET
E. BOSTON, MASSACHUSETTS 02128
TEL: 617.207.1190
FAX: 617.207.1195
EMAIL: RCLYNDESQ@LORCL.COM

May 19, 2015

VIA IN HAND DELIVERY

Mr. Brian Golden, Acting Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: NOTICE OF INTENT
Article 80 Small Project Review Application
245 Sumner Street, East Boston

Dear Director Golden:

The purpose of this letter is to notify the Boston Redevelopment Authority ("BRA") of the intent of Velkor Realty Trust, as prospective owner and developer of the parcel located at 1181-1189 Bennington Street, East Boston (the "Property") and defined below as the "Project Proponent" to file a Project Notification Form ("PNF") with the BRA under Article 80 Small Project Review.

Situated on approximately 18,000 square feet of land, and within a few hundred yards of both Suffolk Downs and the Orient Heights Blue Line Train Stations, the proposed project contemplates the demolition of an existing auto repair shop and a multifamily dwelling in order to construct a four (4) story, 44 unit residential structure with on site parking for at least 44 vehicles beneath. The existing auto repair and multifamily home have no historic or architectural significance to the surrounding neighborhood. Its presence and appearance actually detracts from the neighborhood.

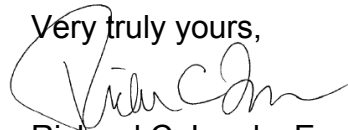
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October, 2014 with the Orient Heights Neighborhood Council (OHNC) and abutters. In addition, the proponent has engaged in discussions with the local elected delegation and has had preliminary discussions with BRA staff. The goal of engaging in an early community process and dialogue was to ensure that the proposed development reflects the desires of the immediate community.

Attached to this application is the refusal letter issued by the Inspectional Services Department ("ISD") along with the Proponent's petition to the Board of Appeal requesting zoning relief for this project.

Please advise at your earliest convenience if there are any questions you may have of the Project Proponent as we prepare to submit.

Very truly yours,

A handwritten signature in black ink, appearing to read "Richard C. Lynds", written over a horizontal line.

Richard C. Lynds, Esq.

cc: District One City Councilor Salvatore J. LaMattina
State Senator Anthony Petrucci
State Representative Adrian Madaro
Claudia Correa, Mayor's Office of Neighborhood Services
Orient Heights Neighborhood Council
Phil Cohen, BRA Project Manager

The Residences at 1181-1183 Bennington Street, East Boston

Appendix B: Permitting Applications and Appeal Petition

ISD Zoning Code Refusal for ALT and Appeal Petition

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



APPEAL

under Boston Zoning Code

Boston, Massachusetts February 19, 2015

To the Board of Appeal in the Inspection Services Department of the City of Boston:

The undersigned, being 1181 Bennington Realty LLC (by Richard C. Lynds, Esq. authorized agent)

1181-1183 Bennington Street

Ward 1 - East Boston

of the lot at
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

Petitioner seeks to combine lots 1516001 and 1516000 and erect a 44 unit Dwelling as per plans (SEE ERT430945). On December 11, 2014 (updated), the Commissioner refused to issue the permit citing Article 53-8, 56, and 57 all as described in the Commissioner's Letter attached hereto and incorporated herein by reference. Petitioner seeks relief in the form of interpretation or in the alternative a conditional use permit and/or variance in accordance with Articles 6 and 7 of the Code.

STATE REASONS FOR THIS PROPOSAL

This proposal involves the construction of a new multifamily dwelling on two parcels containing 18,062 square feet with parking beneath which will provide needed housing and significant investment in the neighborhood. while cleaning a contaminated site.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

The proposal seeks to add market rate housing in a neighborhood that has high demand for residential units due to its proximity to public transportation.. The proposal is consistent with the scope scale, density and size of nearby housing and is located in close proximity to multiple public transportation nodes. In addition the proposed project will provide adequate off street parking. The Board may grant relief without derogating from the purpose or intent of the Code.

COMMENTS

For this and other reasons, which shall be presented to the Board at the Public Hearing, it is respectfully requested that the relief requested herein be granted.

OWNER 1181 Bennington Realty LLC
AUTHORIZED AGENT Richard C. Lynds, Esq.
ADDRESS Law Offices of Richard C. Lynds
1216 Bennington Street
TELEPHONE 617-207-1190
FAX 617-207-1195



Martin J. Walsh
Mayor

Boston Inspectional Services Department Planning and Zoning Division

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

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

RICHARD LYND
1216 BENNINGTON STREET
EAST BOSTON, MA 02128

December 11, 2014

Location: 1181 BENNINGTON ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston
Zoning Subdistrict: 2F-5000
Appl. # : ERT430945
Date Filed: December 01, 2014
Purpose: On combined lots (A-1 with B-1) Construct 44 Unit Multifamily Dwelling with parking beneath as per plans.
Parcel # 0101516001& 0101516000 = 18,062 sf
Anticipate ZBA

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>
Art. 09 Sec. 02	Nonconforming Use Change	Conditional
Art. 53 Sec. 01	Extension of nonconforming use is conditional	
Art. 53 Sec. 09 *	Dimensional Regulations	Side yard set back is insufficient
Art. 53 Sec. 09 *	Dimensional Regulations	Height excessive
Art. 53 Sec. 09 *	Dimensional Regulations	# of stories exceeded
Art. 53 Sec. 09 *	Dimensional Regulations	Rear yard setback is insufficient
Art. 53 Sec. 09 **	Floor Area Ratio Excessive	
Art. 53 Sec. 52	Roof Structure Restrictions	
Art. 53 Sec. 53-57	Appl. of dimensional Req.	Item #3) Traffic visibility across corner
Art. 53 Sec. 54	Screening/Buffering	None proposed
Art. 53 Sec. 56*	Off-St.Parking Requirements	Insufficient # of spaces due to handicap accessibility spots required in accordance with 521 CMR
Art. 53 Sec. 56*	Off-St.Parking Requirements	Design (Parking space size and maneuverability)
Art. 53 Sec. 57	Dimensional Application	Item # 5) Special provisions for corner lots
Art. 53, Section 56 * **	Off-Street Loading Insufficient	None proposed
Art. 80E Sec. 2	App sm proj review	
Notes		Minimal information has been submitted at this time, however, based on the plans submitted, if the design team is looking to obtain variances for: Type of construction, 521 CMR compliance etc.. at this stage of the review, please let us know so that a building code refusal letter may be prepared for you as well.

RICHARD LYND
1216 BENNINGTON STREET
EAST BOSTON, MA 02128

December 11, 2014

Location: 1181 BENNINGTON ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston
Zoning Subdistrict: 2F-5000
Appl. # : ERT430945
Date Filed: December 01, 2014
Purpose: On combined lots (A-1 with B-1) Construct 44 Unit Multifamily Dwelling with parking beneath as per plans.
Parcel # 0101516001 & 0101516000 = 18,062 sf
Anticipate ZBA

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.



Francesco D'Amato

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.

The Residences at 1181-1183 Bennington Street, East Boston

Appendix C: Architectural Plans



P.O. Box 6587
Holliston, MA 01746
V 774-233-0176
www.clintondesign.com

VELKOR 1181 NOMINEE TRUST
1181-1183 BENNINGTON STREET
EAST BOSTON MA

Drawn By:	Author
Checked By:	Checker
Project Name:	1181 H
Revisions:	

3D
Scale:
A98



① 3D View 2

VIEW FROM BENNINGTON STREET.



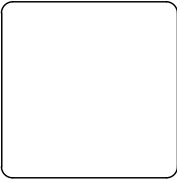
CLINTON
DESIGN
ARCHITECTS

P.O. Box 6587
Holliston, MA 01746
V 774-233-0176
www.clintondesign.com

VELKOR 1181 NOMINEE TRUST

1181-1183 BENNINGTON STREET
EAST BOSTON MA

Drawn By:	Author
Checked By:	Checker
Project Issue:	10/21/14
Revisions:	



RENDERED IMAGE
Scale:
A98.1



VIEW FROM BENNINGTON STREET.



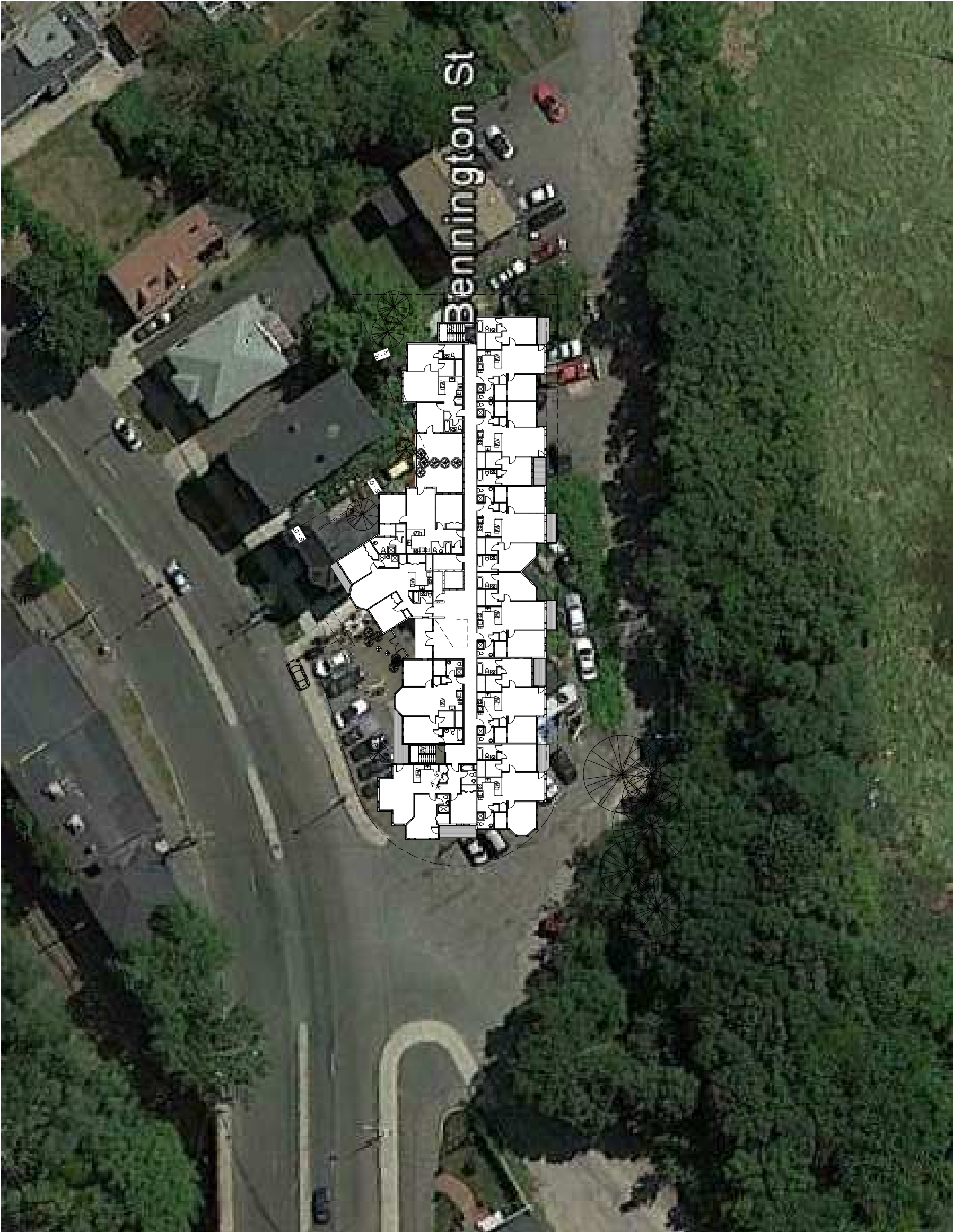
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VELKOR 1181 NOMINEE TRUST

1181-1183 BENNINGTON STREET
EAST BOSTON MA

Drawn By:	Author
Checked By:	Checker
Project Name:	1181-1183
Revisions:	

SITE IMAGE
Scale: 1" = 20'-0"
A99



Area Schedule (Gross Building)		
Level		Area
Level 1		12434 SF
Level 2		12434 SF
Level 3		12434 SF
Level 4		12434 SF
Grand total	4	49737 SF



P.O. Box 6587
Holliston, MA 01746
V. 774-233-0176
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VELKOR 1181 NOMINEE TRUST

1181-1183 BENNINGTON STREET

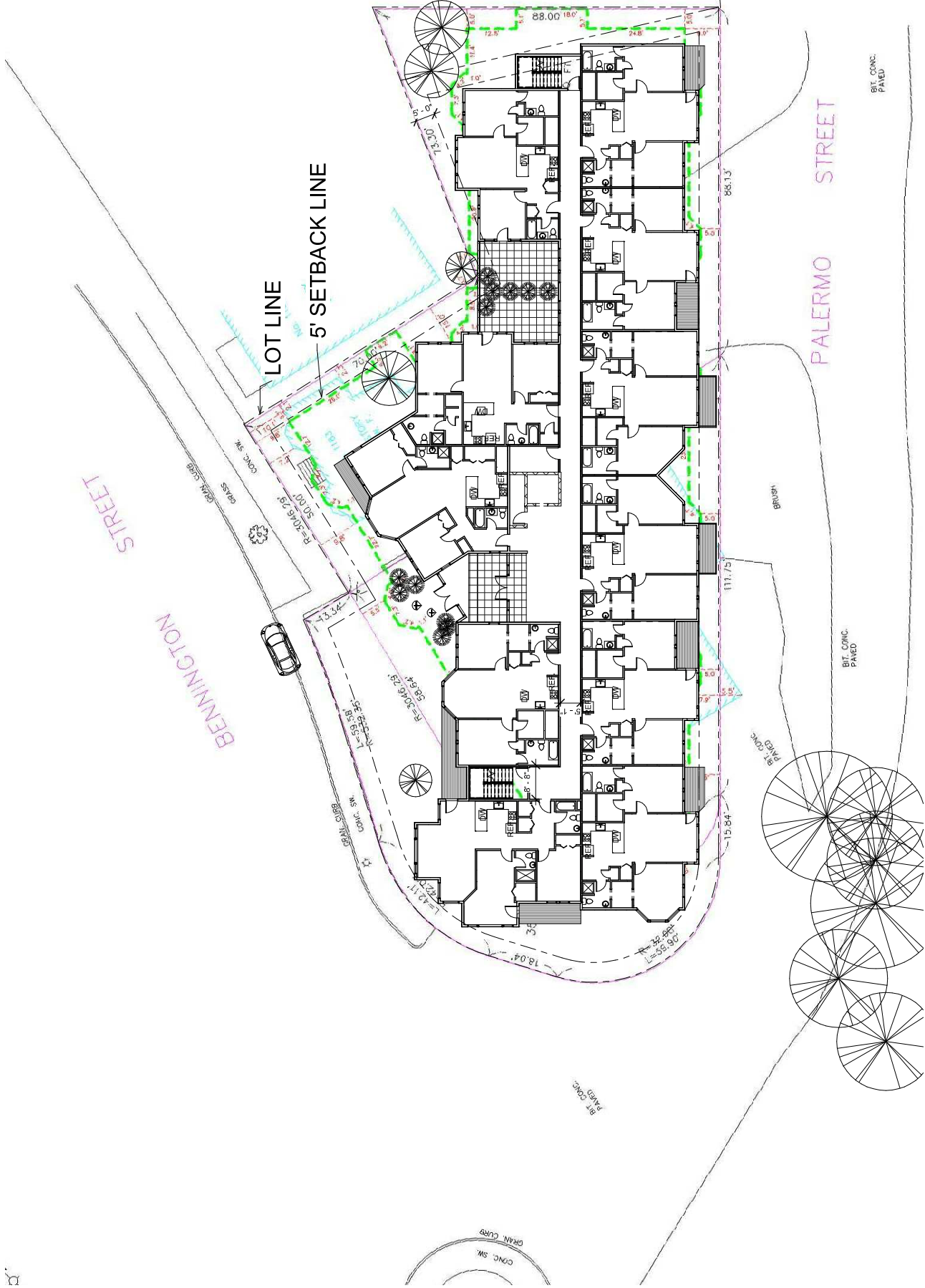
EAST BOSTON MA

Drawn By:	Author
Checked By:	Checker
Project Issue:	11/21/14
Revisions:	

SITE PLAN

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

A99.1



1 Copy of Level 1
1/16" = 1'-0"

Area Schedule (Gross Building)		
Level		Area

Level 1	12434 SF
Level 2	12434 SF
Level 3	12434 SF
Level 4	12434 SF
Grand total: 4	49737 SF



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VELKOR 1181 NOMINEE TRUST

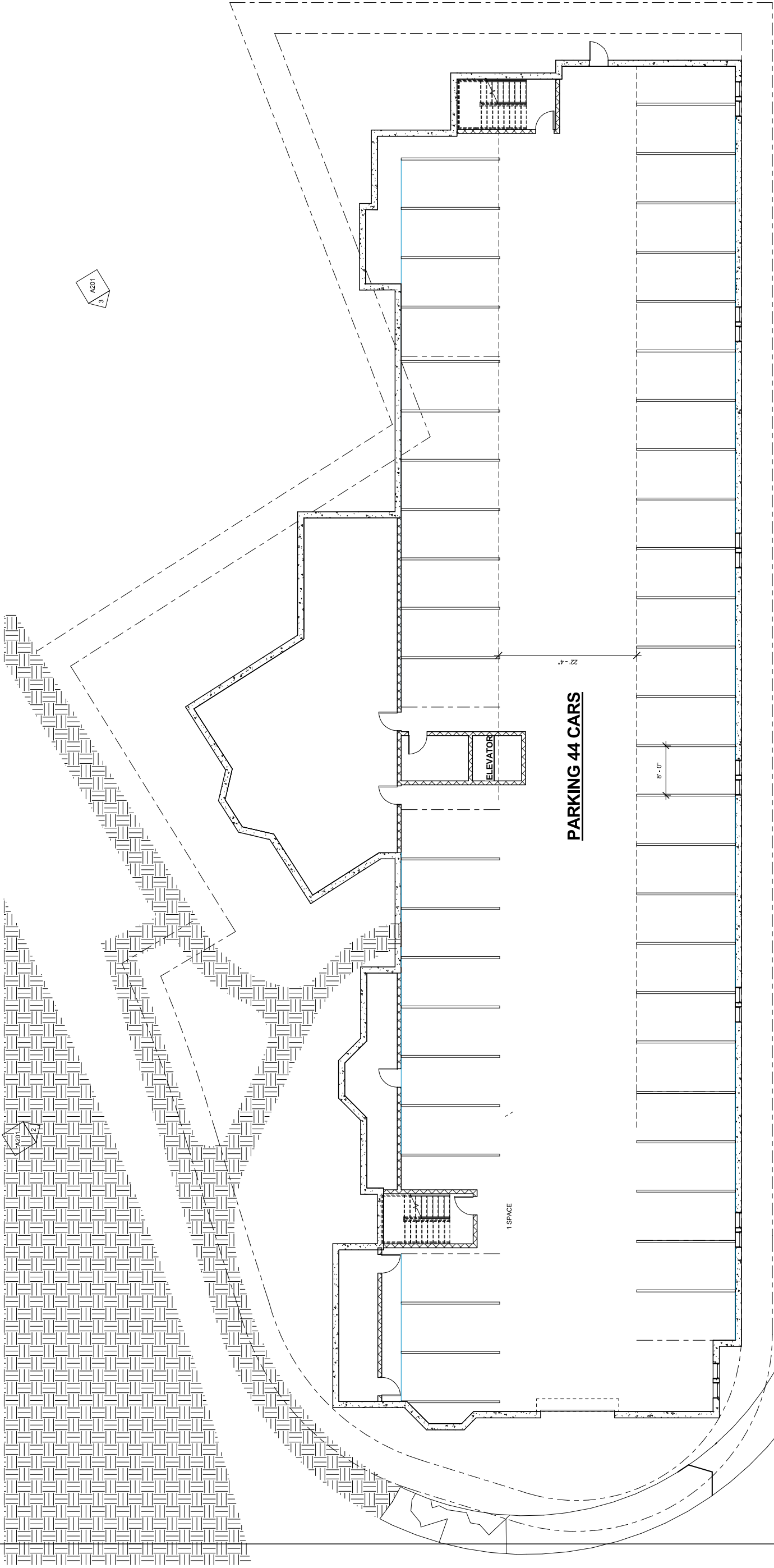
1181-1183 BENNINGTON STREET
EAST BOSTON MA

Drawn By:	Author
Checked By:	Checker
Project Name:	1181-1183
Revisions:	

PARKING LEVEL PLAN

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

A100



44 TOTAL PARKING SPACES

1 PARKING LEVEL
1/8" = 1'-0"

Area Schedule (Gross Building)	
Level	Area

Level 1	12434 SF
Level 2	12434 SF
Level 3	12434 SF
Level 4	12434 SF
Grand total: 4	49737 SF



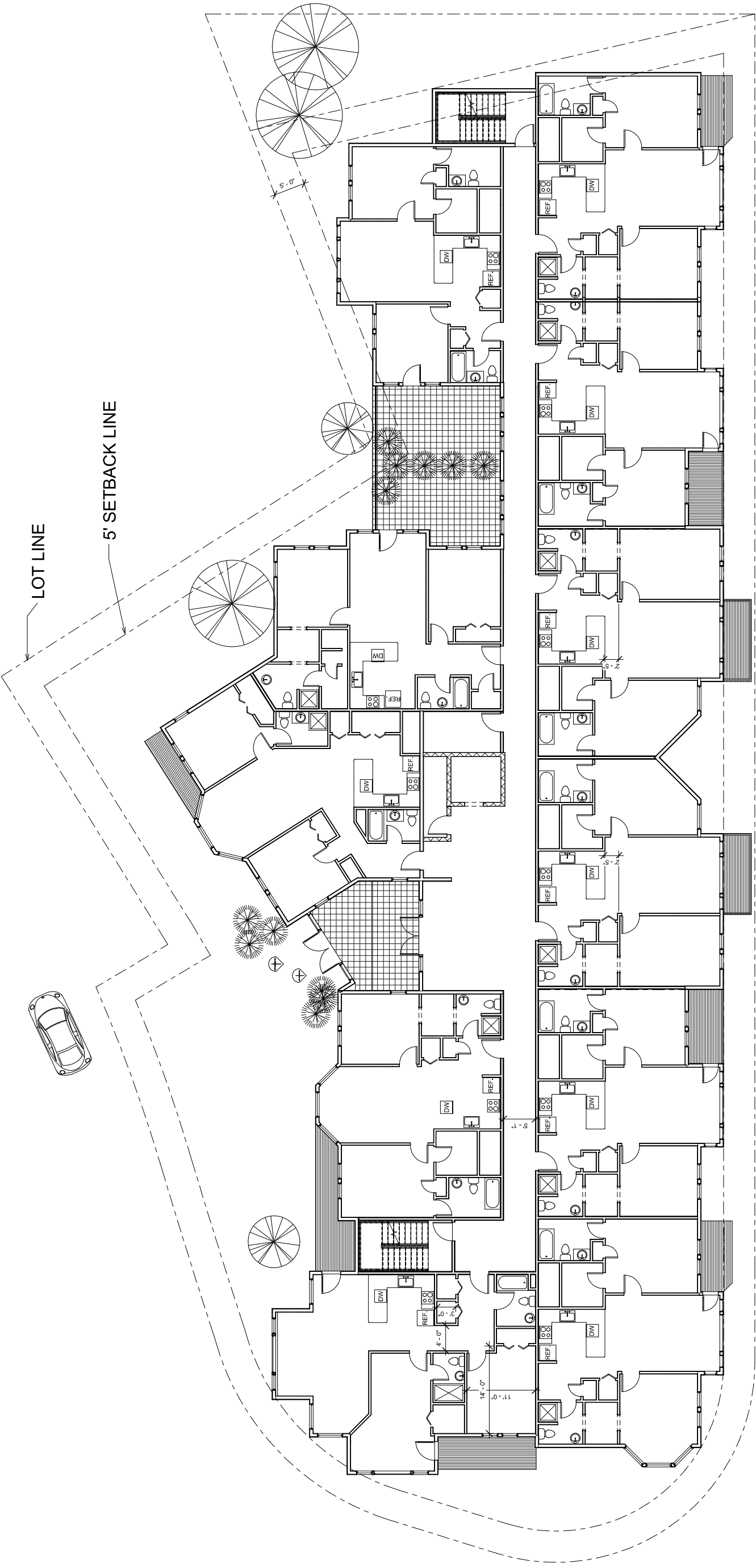
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VELKOR 1181 NOMINEE TRUST

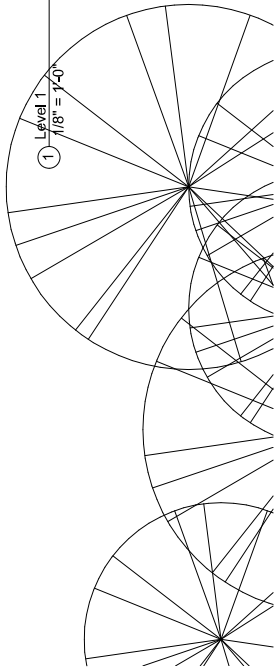
1181-1183 BENNINGTON STREET
EAST BOSTON MA

Drawn By:	Author
Checked By:	Checker
Project Issue:	10/20/14
Revisions:	

FIRST FLOOR PLAN	
Scale:	1/8" = 1'-0"
A101	



Area Schedule (Gross Building)		
Level	Area	
Level 1	12434 SF	
Level 2	12434 SF	
Level 3	12434 SF	
Level 4	12434 SF	
Grand total: 4	49737 SF	





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VELKOR 1181 NOMINEE TRUST

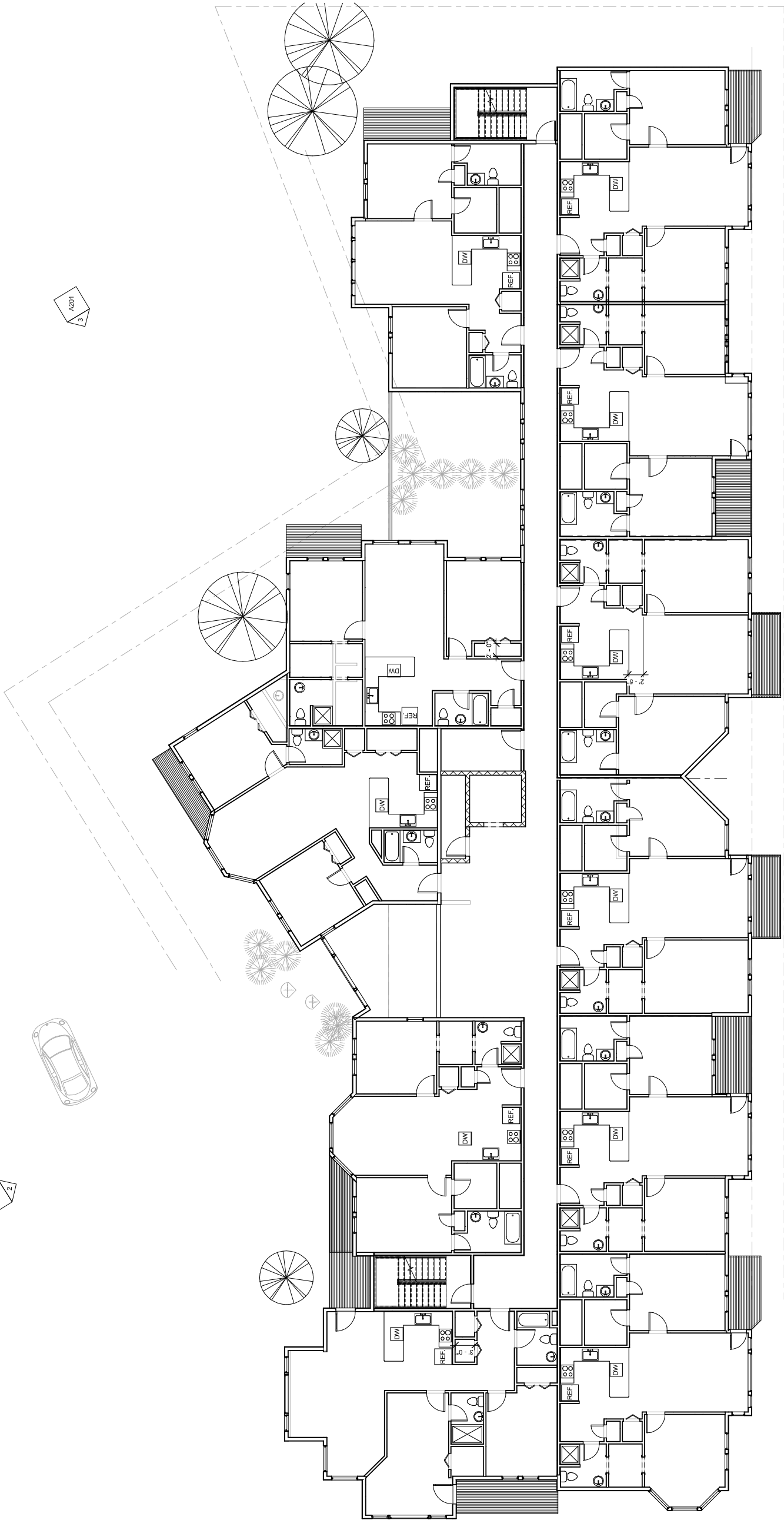
1181-1183 BENNINGTON STREET
EAST BOSTON MA

Drawn By:	Author
Checked By:	Checker
Project Issue:	1/21/14
Revisions:	

SECOND FLOOR PLAN

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

A102



1 Level 2
1/8" = 1'-0"



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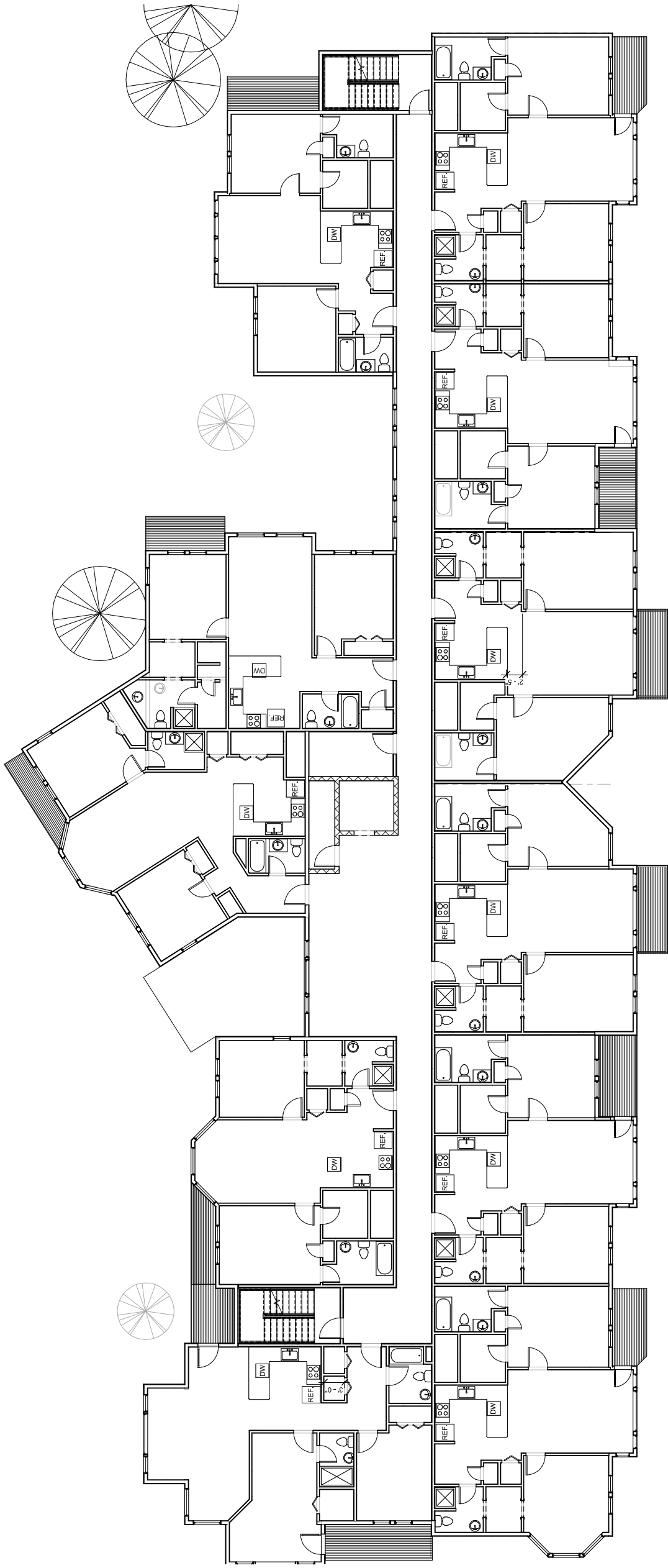
VELKOR 1181 NOMINEE TRUST
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THIRD FLOOR PLAN

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

A103



① Level 3
1/8" = 1'-0"



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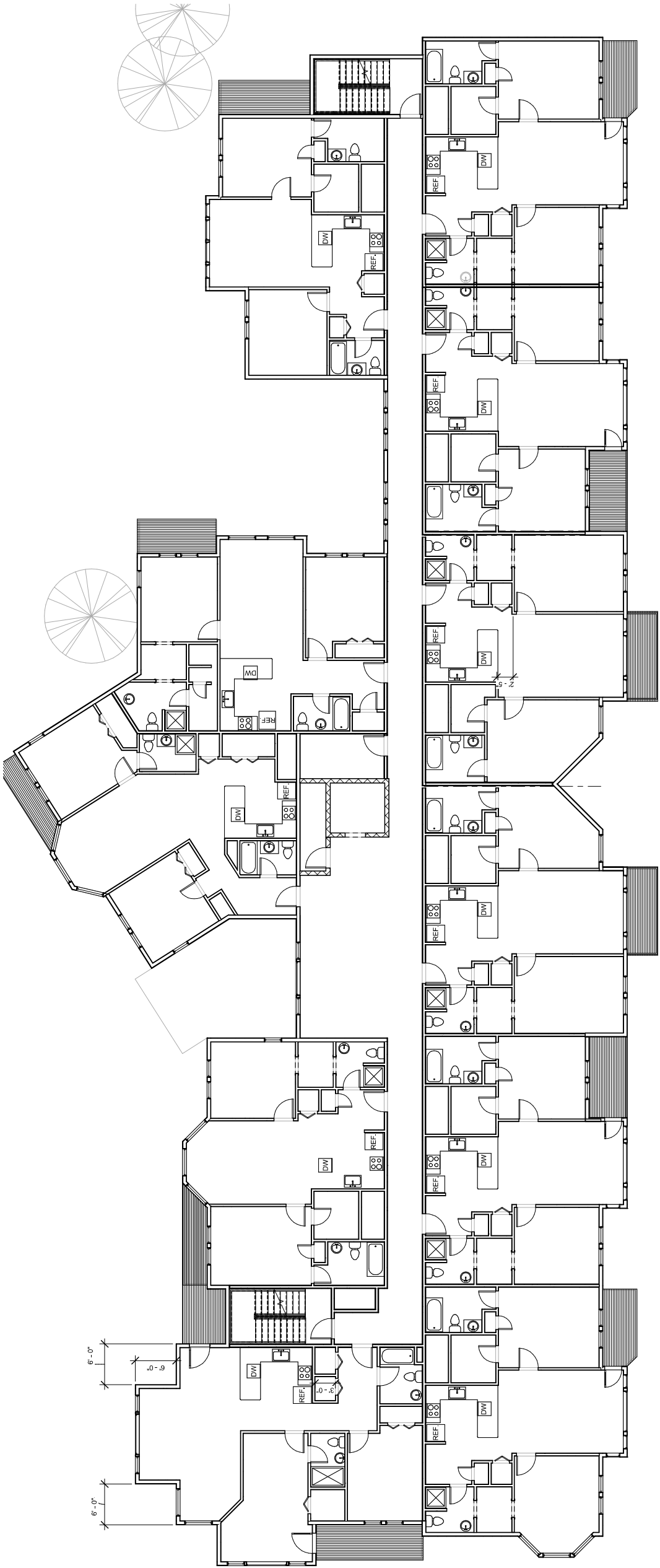
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Drawn By:	Author
Checked By:	Checker
Project Issue:	1/21/14
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FOURTH FLOOR PLAN
Scale: 1/8" = 1'-0"
A104

A201
2

A201
3



1 Level 4
1/8" = 1'-0"



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Revisions:	

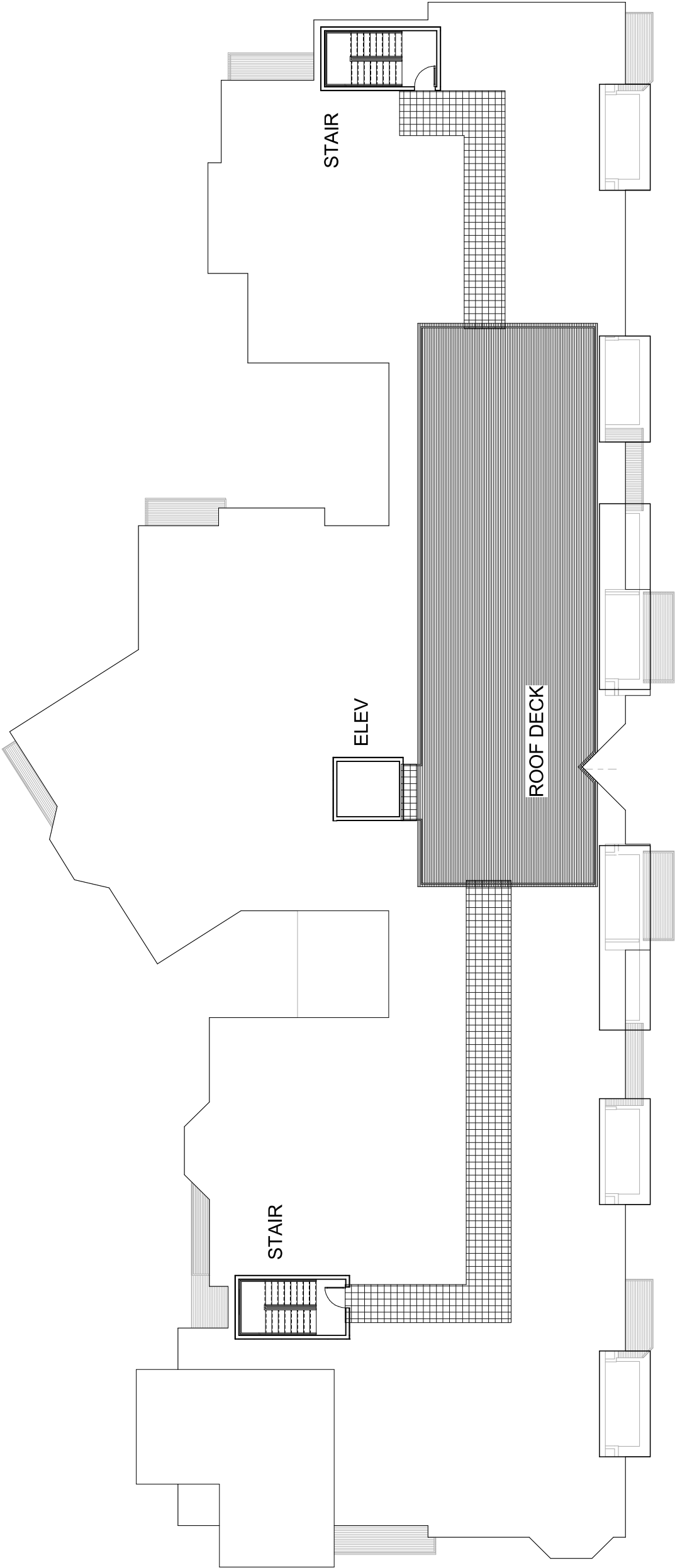
COMMON ROOF GARDEN PLAN

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

A105

A201
2

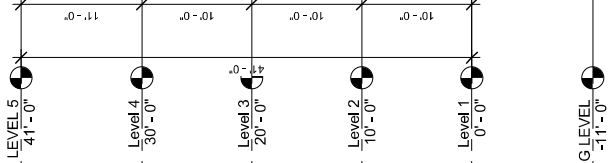
A201
2



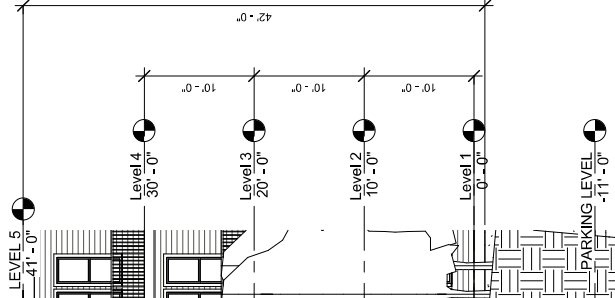
① ROOF PLAN
1/8" = 1'-0"

Drawn By	Author
Checked By	Checker
Project Issue	9/2/14
Revisions	

ELEVATIONS
Scale: 1/8" = 1'-0"
A201



3 FRONT BUTTER ELEVATION
1/8" = 1'-0"



① REAR ABUTTER ELEVATION
① $1/8" = 1'-0"$



② BENNINGTON ST. ELEVATION
1/8" = 1'-0"



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Project Issue:	10/21/14
Revisions:	

ELEVATIONS

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

A202



① PALERMO ST. ELEVATION
1/8" = 1'-0"



② BENNINGTON PALERMO CORNER END
1/8" = 1'-0"