

Law Offices of
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September 19, 2016

VIA IN HAND DELIVERY

Brian Golden, Director
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

Re: 70 Bremen Street, East Boston – Notice of Project Change

Dear Director Golden:

This office represents 70 Bremen Street Development Partners, LLC (the “Proponent”) with respect to the above referenced matter. The Proponent acquired the site and the permits from the original Proponent (70 Bremen Street, LLC) on or about November 17, 2014.

PRIOR APPROVALS AND PROJECT BACKGROUND

On April 17, 2014, the Boston Redevelopment Authority authorized the issuance of a Certificate of Approval for the development pursuant to Article 80E (Small Project Review). A copy of the Board Memorandum and Vote is attached hereto. Pursuant to the Board Memorandum, the project proposed to construct a five (5) story (approximately fifty (50) foot high) 29,700 square foot mixed use building, which included 32 residential units, 2 ground floor commercial spaces, and thirty two (32) parking spaces. As originally approved, the project proposed twelve (12) two bedroom units, sixteen (16) one bedroom units, and four (4) studios. Five of the thirty two units would be designated as affordable pursuant to the City of Boston’s Inclusionary Development Policy (“IDP”).

On or about 23 July 2014, the Boston Zoning Board of Appeal (“ZBA”) (BOA339312) granted the necessary relief and approvals for the project. A copy of

the Zoning Decision is attached. On or about January 22, 2015 the City of Boston Inspectional Services Department issued Building Permit # ERT280574 and construction on the project commenced on or about that time.

NOTICE OF PROJECT CHANGE – SEPTEMBER 2016

The Proponent now proposes changes to the Project, although the changes do not significantly modify the Project as approved by the BRA and ZBA in 2014. The changes are as follows:

Changes to Units Size and Classification

This NPC seeks approval of:		
	Originally Approved	Proposed
Commercial space:		
Number	2	1
Square Feet	703 sf	1,028 sf
Residential Units:		
Number	32	32 (no change)
Square Feet (<i>as shown on plans</i>)	30,950	30,580
Ownership/Rental	Rental	Rental

The proposed changes are the result of the following:

Changes to the Apartment Layouts and Building Length

Reducing the overall length of the building in order to move the building 5 feet away from the property lines on either end of the property to allow windows to be installed on the end walls. Interior layouts were changed to align bearing walls from floor to floor. This allowed for a more efficient foundation system. The number and kind of piles was reduced which lessened the impact on neighboring properties. Balconies at the end and in the middle of the building were relocated as part of the revised layouts. There was no loss of 'open space' with that change.

Changes to Location of Mechanicals and Building Profile

This NPC also seeks approval of the design of the building wherein mechanical equipment originally located in the basement of the building will be moved to the rooftop along with a trash chute. The reason for this change is because the 2009 FEMA *Flood Plain Base Flood Plain Elevation* of **Elevation 9** was raised to **Elevation 16.45** in March 2016 by the new FEMA *Flood Plain Base* maps for that part of East Boston. The new FEMA Flood Plain elevations required that the Mechanical Room and Elevator Machine Room move from the Garage Level to the Roof because of the Flood Plain elevation change. This allowed for the addition of a

Bicycle Storage Room in the former Mechanical Room and the Trash Room in the former Elevator Machine Room space on the first level.

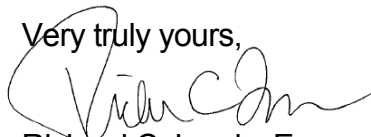
Attached hereto is a summary of the development program, floor plans, roof plan and revised elevation showing the size of the units as proposed by the NPC.

The purpose of this submission is to notify the BRA of the proposed changes to the project and to request that the BRA determine that these modifications do not represent a material change. From this determination of no material change, the proponent requests that the BRA determine that no additional review is required under Article 80E and that the previously submitted Project Notification Form for this Project adequately addressed the project's general information and description.

The proponent intends to present these changes to the community where the project is located and at a hearing before the BRA Board of Directors if the BRA requires.

Thank you for your consideration. If there is any additional material required or if there are any questions, please do not hesitate to contact me.

Very truly yours,



Richard C. Lynds, Esq.

Enclosures

RCL/tbm

cc: 70 Bremen Street Development Partners, LLC
Claudia Correa, ONS
Councilor Salvatore LaMattina
Raul Duverge, BRA

MEMORANDUM

APRIL 17, 2014

TO: BOSTON REDEVELOPMENT AUTHORITY AND
BRIAN GOLDEN, ACTING DIRECTOR

FROM: HEATHER CAMPISANO, CHIEF OF STAFF
DANA WHITESIDE, DEPUTY DIRECTOR FOR COMMUNITY
ECONOMIC DEVELOPMENT
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER
RAUL DUVERGE, PROJECT ASSISTANT

SUBJECT: 70 BREMEN STREET, EAST BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”) authorize the Director to: (1) issue a Certification of Approval for the proposed development located at 70 Bremen Street in East Boston (the “Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); (2) enter into an Affordable Rental Housing Agreement and Restriction in connection with the Proposed Project, (3) take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (4) recommend approval to the Zoning Board of Appeal on Petition BZC-33459 for zoning relief necessary to construct the Proposed Project.

PROJECT SITE

The Proposed Project will be located at 70 Bremen Street in the East Boston neighborhood. The site is currently an overflow parking lot for the Kirby Rapino Funeral Home. The Proposed Project site consists of approximately 9,840 square feet of land with direct vehicular and pedestrian access from Bremen Street (the “Project Site”).

The Project Site is within a short walking distance of MBTA bus service and less than a half mile away from Blue Line subway service (Maverick Station), providing direct access to Downtown and the Greater Boston area.

PROPOSED PROJECT

70 Bremen LLC (the “Developer”) proposes to construct a new five (5) story, 29,700 square foot mixed use building with thirty-two (32) residential rental units, and two (2) ground floor commercial units. A total of thirty two (32) vehicle parking spaces and thirty two (32) bicycle storage spaces will be provided on site.

The Proposed Project will have a five (5) story elevation along Bremen Street. The top of the structure will be approximately fifty (50) feet high from the Bremen Street elevation.

As currently proposed, the thirty-two (32) residential units will be broken down into twelve (12) two bedroom units, sixteen (16) one bedroom units, and four (4) studios.

The Proposed Project will include approximately thirty two (32) vehicle parking spaces, representing a 1 to 1 parking to unit ratio and thirty two (32) bicycle storage spaces, representing a 1 to 1 storage to unit ratio.

The Developer anticipates beginning construction of the Proposed Project by summer 2014 and completing by fall 2015. The estimated total construction cost for the Proposed Project is \$5,500,000.

DEVELOPMENT TEAM

The development team consists of:

Developer: 70 Bremen LLC
Daniel Tauro

Architect: Pisani + Associates Architects
Anthony Pisani
William Paquette

Legal Counsel: McDermott, Quilty & Miller, LLP
Stephen Miller, Esq.
Karen Simao, Esq.

PUBLIC PROCESS

On Tuesday, March 11, 2014, the Proponent filed an Application for Small Project Review with the BRA. The BRA sponsored a public meeting on Monday, March 24, 2014 at 6:30 p.m., at the East Boston Branch of the Boston Public Library, located at 365 Bremen Street in East Boston. The public comment period concluded on Friday, April 11, 2014.

The public meeting was advertised in the *East Boston Times* on March 19, 2014. The Developer has also met with local elected officials and held a community meeting for area residents on Wednesday, March 12, 2014.

AFFORDABLE HOUSING

The Inclusionary Development Program requires that the number of on-site affordable units shall not be less than 15% of the total number of market rate units. Five (5) units within the Proposed Project will be created as affordable housing (the “Affordable Units”). The Proposed Project is subject to the Inclusionary Development Policy, dated September 27, 2007 (“IDP”), which requires that affordable units be made affordable to households earning less than or equal to 70% of the Area Median Income (“AMI”).

Five (5) of the units in the Proposed Project will be affordable to households earning up to 70% of the AMI based upon United States Department of Housing and Urban Development (“HUD”) guidelines.

The sizes, location and rents for the Affordable Units are as follows:

Number of Bedrooms	Approximate Square Footage	Location of Affordable Unit	Percent of Median Income	Approximate Rent
1	700 SF	#503 - 5 th floor	70%	\$1194
1	700 SF	#408 - 4 th floor	70%	\$1194
1	700 SF	#304 - 3 rd floor	70%	\$1194
2	900 SF	#202 - 2 nd floor	70%	\$1365
Studio	450 SF	#205 - 2 nd floor	70%	\$1024

Rental prices and income limits will be adjusted according to HUD at the time of the initial rental of the Affordable Units.

The Affordable Rental Housing Agreement and Restriction (“ARHA”) must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. The Proponent must also submit an Affirmative Marketing Plan (the “Plan”) to the Boston Fair Housing Commission and the BRA. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident; and
- (2) Household size (a minimum of one (1) person per bedroom).

The Affordable Units will not be marketed prior to the submission and approval of the Plan. A deed restriction will be placed on the Affordable Units to maintain affordability

for a total period of fifty (50) years (this includes thirty (30) years with a BRA option to extend for an additional period of twenty (20) years). The household income of any subsequent renter of the Affordable Units during this fifty (50) year period must fall within the applicable income limit for each Affordable Unit.

PUBLIC BENEFIT

The Proposed Project will result in an enhanced use of the site, more in keeping with the residential character of the surrounding area. The new construction proposed for the site will create approximately seventy five (75) construction jobs and five (5) new affordable residential rental units. The Developer will also provide sidewalk and streetscape improvements along Bremen Street.

ZONING

The Project Site is located within the East Boston Neighborhood District and the 3F-2000 Sub District. The Proposed Project will require zoning relief for the following: FAR., building height, use, off-street parking/loading, screening and buffering, open space, front yard, rear yard, and maneuverability.

RECOMMENDATIONS

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, staff recommends that the Director be authorized to: (1) issue a Certification of Approval for the Proposed Project at 70 Bremen Street in East Boston (the "Proposed Project"); (2) enter into an Affordable Rental Housing Agreement and Restriction, (3) take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (4) recommend approval to the Zoning Board of Appeal on Petition BZC-33459 for the zoning relief necessary to construct the Proposed Project.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, approving the development at 70 Bremen Street in East Boston (the "Proposed Project") by 70 Bremen LLC (the "Developer") in accordance with the requirements of Small Project Review, Article 80E, of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction for the creation of five (5) on-site affordable rental units and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue the following recommendation to the City of Boston Zoning Board of Appeal on Petition BZC-33459 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval.



CITY OF BOSTON
BOARD OF APPEAL
OFFICE OF THE BOARD OF APPEAL

May 20, 2014
DATE

Decision of the Board of Appeal on the Appeal of

70 Bremen. LLC

to vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8, at premises:

70 Bremen Street, Ward 1

in the following respect: Variance

Article(s): 53(53-12) 53(53-56) 53(53-54) 53(53-56) 53(53-56(5) 80(80-80E-2) 53(53-8: Professional Office & Retail Store Forbidden in Zone. MFR Forbidden in 3F Zone. Floor Area Ratio & Number of Stories Excessive. Open Space, Front & Rear Yard Insufficient)

Erect a five-story building for thirty-four (34) residential units retail space, office and parking for thirty vehicles.

In his formal appeal, the Appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner, as set forth in papers on file numbered BZC-33459 and made a part of this record.

In conformity with the law, the Board mailed reasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax lists, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

THE BOSTON HERALD on Tuesday, April 29, 2014

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority was sent notice of the appeal by the Building Department and the legal required period of time was allotted to enable the BRA to render a recommendation to the Board, as prescribed in the Code.

After hearing all the facts and evidence presented at the public hearing held on Tuesday, May 20, 2014 in accordance with notice and advertisement aforementioned, the Board finds as follows:

The Appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code, all as per Application for Permit ERT280574 and date August 28, 2013 plans submitted to the Board at its hearing and now on file in the Building Department.

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CITY OF BOSTON BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

Decision of the Board of Appeal on the Appeal of

70 Bremen Street, Ward 01

BZC-33459

Date of Hearing: May 20, 2014

Permit # ERT280574

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This appeal seeks permission to erect a five (5) story multi-use building with thirty-two (32) residential units, two (2) commercial units, and thirty-two (32) interior parking spaces (the "Proposed Project") at the property known as 70 Bremen Street, East Boston, Massachusetts (the "Premises").

The reason for this appeal is to allow the property owner via its developer (hereinafter the "Appellant") to create much-needed residential housing with on-site parking in the East Boston neighborhood by replacing an existing over-flow parking lot that serviced the former Rapino Funeral Home. This appeal is necessary as the requested relief requires a series of Variances under the terms of the Boston Zoning Code (the "Zoning Code") as follows: Article 53, Section 09: Dimensional Regulations in a Residential Sub-District – Insufficient additional lot area for # of units proposed; Article 53, Section 08: Forbidden Use – Professional Office; Article 53, Section 08: Forbidden Use – Retail Store; Article 53, Section 09: Floor Area Ratio; Article 53, Section 12: Height Excessive; Article 53, Section 9: # of Stories Exceeded; Article 53, Section 56: Off-street Parking/Loading Insufficient; Article 53, Section 54: Screening and Buffering; Article 53, Section 08: Forbidden Use – MFR; Article 53, Section 09: Dimensional Regulations in a Residential Sub-District – Insufficient front yard; Article 53, Section 09: Dimensional Regulations in a Residential Sub-District – Insufficient rear yard; Article 53, Section 09: Dimensional Regulations in a Residential Sub-District – Insufficient open space; and Article 53, Section 56(5): Maneuverability – Insufficient space. In this regard, the Appellant seeks and by this decision is hereby granted relief from the Zoning Code violations identified by the Building Commissioner's written denial letter dated February 24, 2014 (the "Denial Letter") as appealed by the Appellant on February 24, 2014.

By way of background, the Denial Letter originally cited thirty-four (34) residential units, one (1) commercial unit, and thirty (30) parking spaces, which was modified through the community outreach process. As set forth in the written and oral testimony submitted to the Board at the public hearing, the Premises is presently a parking lot, which serviced the former Rapino Funeral Home a business that relocated and no longer utilizes the lot. Situated in the Maverick section of the East Boston neighborhood, the Appellant proposes to replace the overflow parking lot with the Proposed Project that will benefit the neighborhood by improving the appearance of the area and providing much needed residential units in a manner complimentary to the surrounding area. Specifically, the Proposed Project will incorporate



CITY OF BOSTON BOARD OF APPEAL

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brick, metal panels, and copper elements in the construction of the Proposed Project which will revitalize the streetscape along Bremen Street.

1) Redevelopment of Housing and Consistency with General Planning Guidelines

There is a significant need in the City of Boston generally and in the East Boston neighborhood in particular for high-quality residential housing. The Proposed Project will help to address this need by creating thirty-two (32) residential units with on-site parking in an appropriately designed structure. The Proposed Project will not be detrimental to the community, rather it is consistent with the housing goals of the City of Boston generally and East Boston's Maverick area in particular.

The Proposed Project is also entirely consistent with long-established planning guidelines for the East Boston neighborhood, in that it provides an architecturally pleasing residential building that blends with and respects the elevations of the current and proposed streetscape. The replacement of the overflow parking lot is appropriate because the Proposed Project will result in a pleasing and appropriately designed building in place of an underutilized parcel. Furthermore, the Proposed Project was subject to the requirements of Article 80 Small Project Review and underwent extensive design review with the staff at the Boston Redevelopment Authority (the "BRA"). Specifically, the Appellant received BRA approval for the Proposed Project at its meeting held on April 17, 2014.

2) Community Involvement/Support for Project

The granting of the requested relief will also result in an appropriate residential re-development that has been thoroughly processed with and favorably received by nearby residents and other interested parties. As part of its community outreach activities, the Appellant met with abutters, nearby residents, and local elected and appointed officials to seek input on and support for the Proposed Project. Specifically, the Appellant held a community meeting for nearby residents on March 12, 2014 to present the Proposed Project for comment. The Appellant also presented the Proposed Project to the community at a separate BRA sponsored meeting on March 24, 2014. Through the community outreach process the project was modified from what was cited in the Denial Letter. The Denial Letter cites the project consisting of a thirty-four (34)



CITY OF BOSTON BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

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70 Bremen Street, Ward 01

BZC-33459

Date of Hearing: May 20, 2014

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unit residential building with one (1) commercial space, and thirty (30) parking spaces. After meeting with the community and hearing their concerns the project was altered to reflect the Proposed Project, i.e. thirty-two (32) residential units, two (2) commercial units, and thirty-two (32) parking spaces. The BRA reviewed the modified project, and voted to approve the Proposed Project on April 17, 2014. The Proposed Project consisting of alterations to the project as referenced in the Denial Letter was reviewed by the Inspectional Services Department ("ISD"), which determined no additional violations were triggered. Additionally, the architect for the Board of Appeals reviewed the Proposed Project and found the changes to the Denial Letter did not result in any additional zoning violations.

As a result of the extensive community outreach, at the hearing before the Board of Appeal, District City Councilor LaMattina, representatives of At-Large City Councilor Murphy, and representatives of the Mayor's Office of Neighborhood Services were recorded in support of the Proposed Project. Also, recorded in support were representatives from the local carpenters' and electrician's union and Attorney Richard Linz who represented ten (10) building owners on Bremen Street spoke on behalf of said owners recording their strong support for the Proposed Project. There was no opposition recorded to the Proposed Project. Thus, the Board of Appeal finds that such overwhelming community support is evidence that the requested relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the Zoning Code, and that the grant of relief is in the public interest.

3) Consistency with Variance Requirements of the Zoning Code

There are circumstances and conditions peculiar to the Premises but not to the neighborhood itself such that literal enforcement of the dimensional regulations would deprive the Appellant of reasonable use of the Premises. Specifically, the Proposed Project's location on Bremen Street, with ready access to the Massachusetts Bay Transportation Authority's ("MBTA") Blue Line subway service at the Maverick Station and bus service within a short-walking distance, make the requested relief appropriate for the reasonable use of the Premises. Additionally, the Proposed Project will further the goals of the City of Boston in creating transit oriented development, which will bring residents to the city while limiting their need to rely on automobiles. Without the requested relief, a substantial hardship will be created which will



CITY OF BOSTON BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

Decision of the Board of Appeal on the Appeal of

70 Bremen Street, Ward 01

BZC-33459

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prevent the successful development and use of the Premises. The Proposed Project will also enhance the residential vibrancy of the surrounding area, in keeping with the general spirit and intent of the Zoning Code, by providing thirty-two (32) appropriately designed residential units, five (5) of which are affordable housing units.

The Board of Appeal finds that all of the following conditions are met:

- (a) That there are special circumstances or conditions, fully described in the findings, applying to the land or structure for which the variance is sought (including, but not limited to, the exceptional narrowness, shallowness or shape of the lot, or exceptional topographical conditions thereof), which circumstances or conditions are peculiar to such land or structure but not the neighborhood, and that said circumstances or conditions are such that the application of the provisions of this Code would deprive the Appellant of the reasonable use of such land or structure; and
- (b) That for reasons of practical difficulty and demonstrable and substantial hardship fully described in the findings, the granting of the variance is necessary for the reasonable use of the land or structure and that the variance as granted by the Board is the minimum variance that will accomplish this purpose; and
- (c) That the granting of the variance will be in harmony with the general purposes and intent of this Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

In determining its findings, the Board of Appeal has taken into account: (1) the number of persons residing or working upon such land or in such structure; (2) the character and use of adjoining lots and those in the neighborhood; and (3) traffic conditions in the neighborhood.

The Board is of the opinion that all conditions required for the granting of a variance under Article 7, Section 7-3 of the Zoning Code have been met, and that the varying the terms of the Zoning Code as outlined above will not conflict with the intent and spirit of the Zoning Code.



**City of Boston
Board of Appeal**

Inspectional Services Department
1010 Massachusetts Avenue, 4th Floor
Boston, MA 02118
617-635-4775

NOTICE OF DECISION

CASE NO. BZC 33459

PERMIT # ERT280574

APPEAL SUSTAINED

WITH PROVISOS

Members

Christine Araujo - *Secretary*

Bruce Bickerstaff

Mark Fortune

Peter Chin

Michael Monahan

Anthony Pisani, AIA

Robert Shortsleeve - *Chairman*

In reference to appeal of

70 Breman LLC

concerning premises

70 Bremen Street, Ward 1

to vary the application of the Zoning Act, Ch. 665, Acts of 1956, as amended,
in this specific case, I beg to advise that the petition has been granted.

Decision has been filed in the office of the Commissioner of the Inspectional
Services Department, 1010 Massachusetts Avenue, fifth floor, Boston, MA 02118,
and is open for public inspection. Date of entry of decision in the Inspectional
Services Department was **July 23, 2014**

FOR THE BOARD OF APPEAL

Derric Small

Principal Administrative Assistant



**City of Boston
Board of Appeal**

Inspectional Services Department
1010 Massachusetts Avenue, 4th Floor
Boston, MA 02118
617-635-4775

Members

Christine Araujo - *Secretary*
Bruce Bickerstaff
Mark Fortune
Peter Chin
Michael Monahan
Anthony Pisani, AIA
Robert Shortsleeve - *Chairman*

**NOTICE OF DECISION
CASE NO. BZC 33459
PERMIT # ERT280574
APPEAL SUSTAINED
WITH PROVISOS**

In reference to appeal of

70 Bremen LLC

concerning premises

70 Bremen Street, Ward 1

to vary the application of the Zoning Act. Ch. 665, Acts of 1956, as amended,
in this specific case, I beg to advise the petition has been granted.

Decision has been filed in the office of the Commissioner of the Inspectional
Services Department, 1010 Massachusetts Avenue, fifth floor, Boston, MA
02118, and is open for public inspection. Date of entry of this decision in the
Inspectional Services Department was 7/23/2014

FOR THE BOARD OF APPEAL

Derric Small
DN

**Derric Small
Principal Administrative Assistant**



CITY OF BOSTON
BOARD OF APPEAL
OFFICE OF THE BOARD OF APPEAL

Decision of the Board of Appeal on the Appeal of

70 Bremen Street, Ward 01

BZC-33459

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Therefore, acting under its discretionary power, the Board (the members and substitute member(s) sitting on this appeal) unanimously voted to grant the requested Variances as described above, annuls the refusal of the Building Commissioner and orders him to grant a permit in accordance with this decision with the following provisos which if not complied shall render this decision null and void.

APPROVED AS TO FORM:

PROVISO:

1) BRA design review.

Catherine Lyette

Assistant Corporation Counsel

SIGNED JUL 01 2014

Christine Arago
CHRISTINE ARAJO SECRETARY

Mark Fortune
MARK FORTUNE

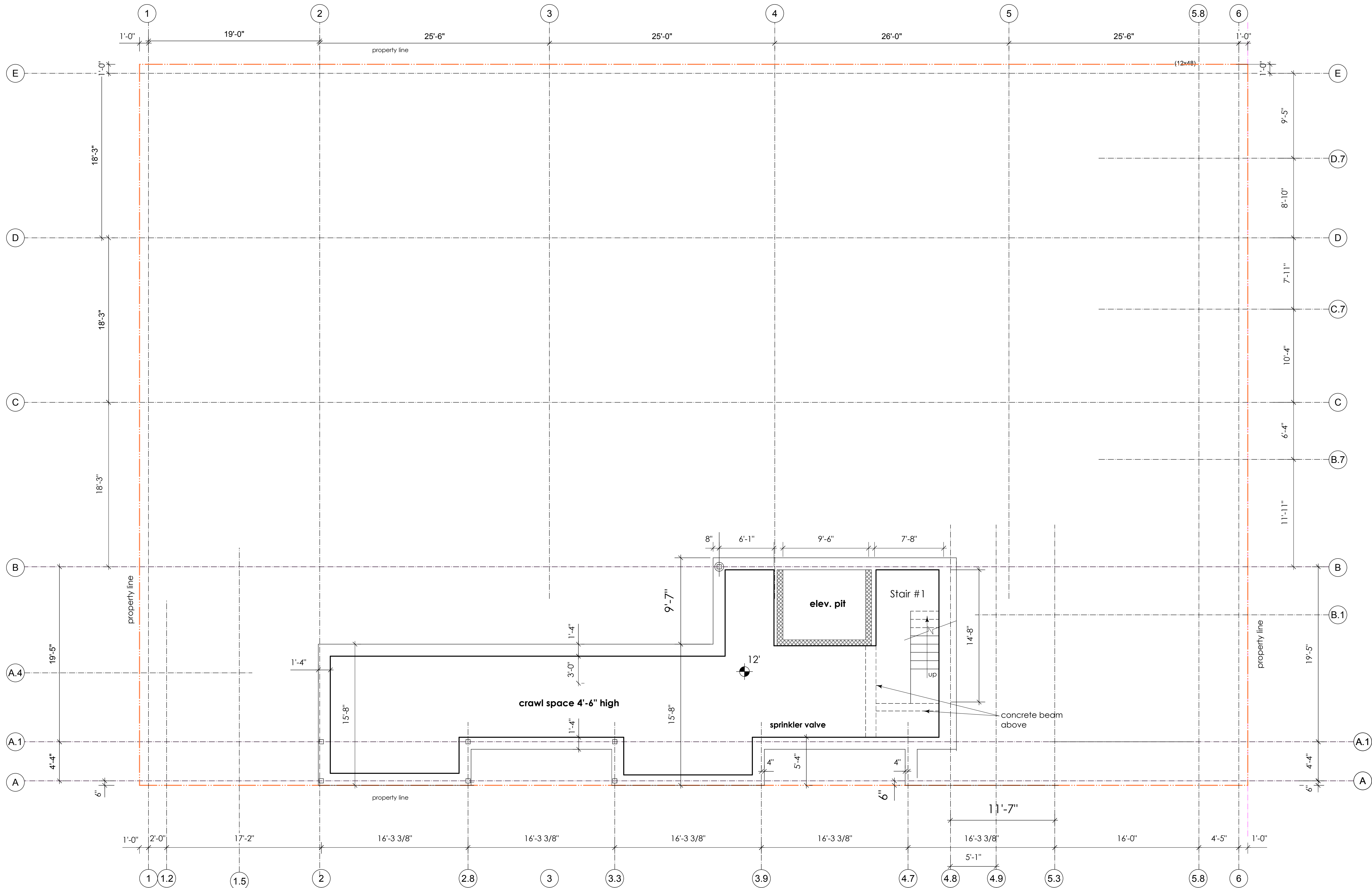
Peter Chin
PETER CHIN

Bruce Bickerstaff
BRUCE BICKERSTAFF

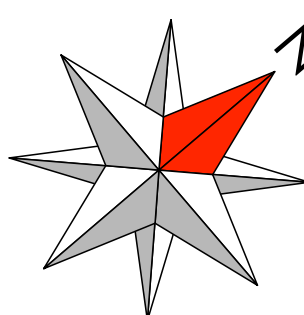
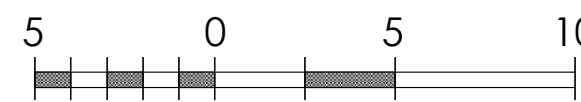
Mark Fortune
MARK FORTUNE

Anthony Bisanti
ANTHONY BISANTI

Robert Shortsleeve
ROBERT SHORTSLEEVE-CHAIRMAN



Amendment Drawings
10 August 2016



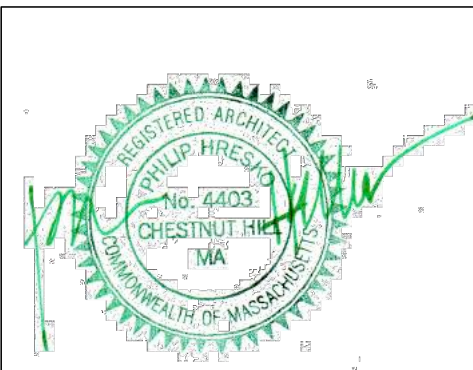
70 Bremen

70
Bremen Street
Boston,
Massachusetts



Hresko Associates, Inc.
Architect
Landscape Architect

110 Broad Street
Boston, MA 02110
617-350-7666
eMail: hresko@ArchUSA.com
www.ArchUSA.com



N.	REVISION DATE	REMARKS
	21 OCT. 15	*Sprinkler & Water Room
	04 Dec. 15 08 Dec. 15	
	29 Dec. 15	

Sub Basement

Date:
30 July 2015
9 March 2016
10 August 2016

Scale:
3/16"=1'-0"

#32-31

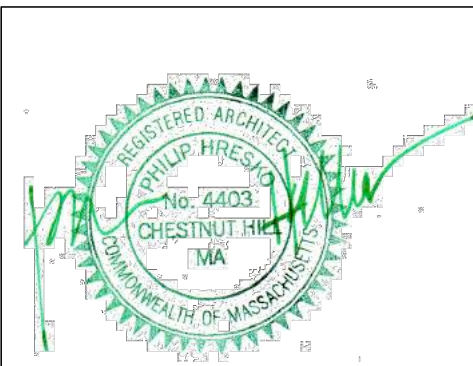
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1.00

70
Bremen

70
Bremen Street
Boston,
Massachusetts



Hresko Associates, Inc.
Architect
Landscape Architect
110 Broad Street
Boston, MA 02110
617-350-7666
eMail: hresko@ArchUSA.com
www.ArchUSA.com



N.	REVISION DATE	REMARKS
	22 OCT. 15	*Pumping chase
	04 Dec. 15	
	08 Dec. 15	
	29 Dec. 15	
	20 April 16	*Commercial Sapce

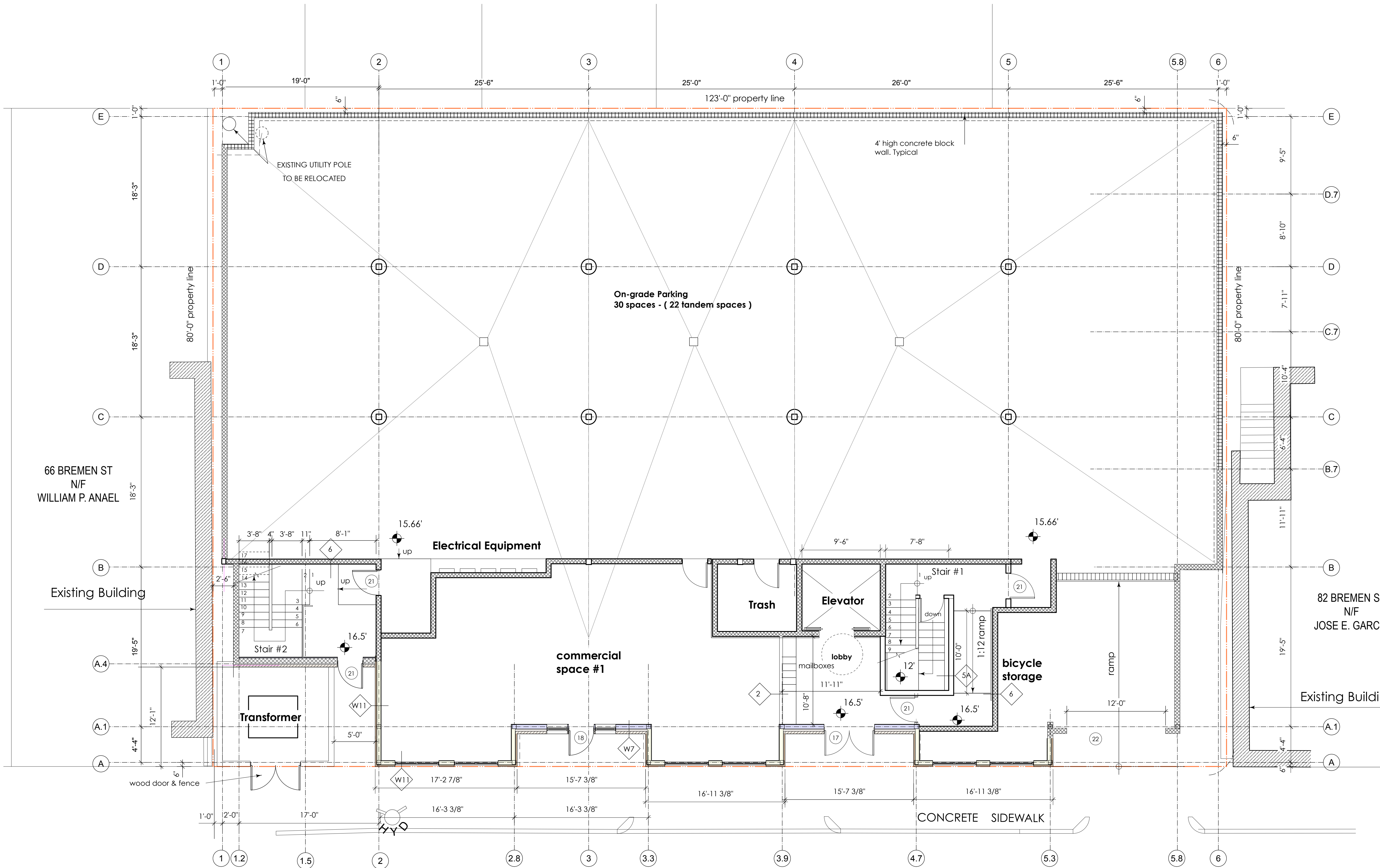
Garage
Level

Date 20 April 2016
30 July 2015
9 March 2016
10 August 2016

Scale:
3/16"=1'-0"

#32-31

A
1.01



BREMEN

(PUBLIC - 50.0' WIDE)

STREET

70 Bremen

70
Bremen Street
Boston,
Massachusetts



Hresko Associates, Inc.
Architect
Landscape Architect

110 Broad Street
Boston, MA 02110
617-350-7666
eMail: hresko@ArchUSA.com
www.ArchUSA.com



N.	REVISION DATE	REMARKS
1	15 OCT. 15	*UNIT #202 w/ 1 bathroom, *trash chute room location.
2	22 OCT. 15 04 Dec. 15	*Pumping chase
3	08 Dec. 15 29 Dec. 15	

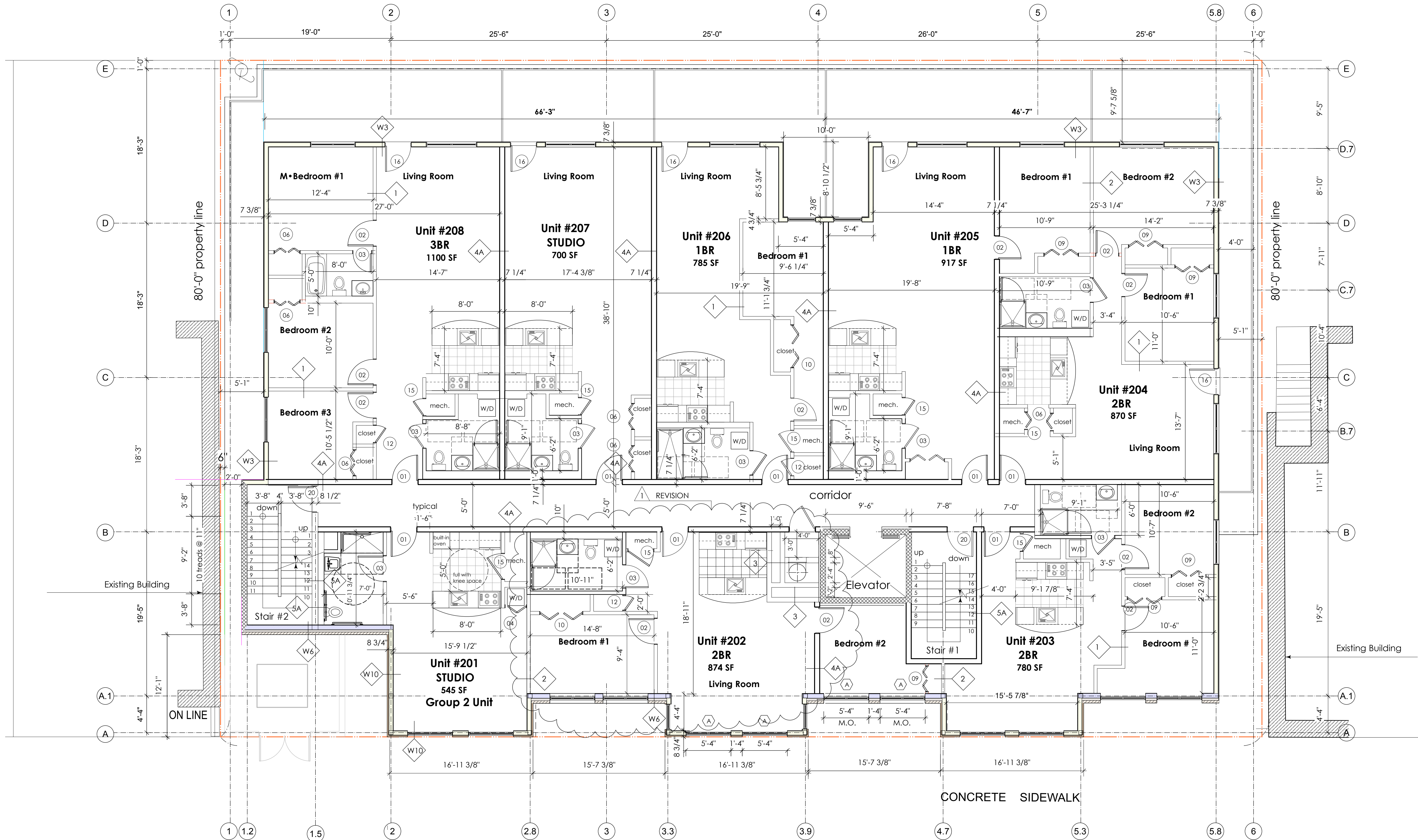
2nd Floor Plan

Date:
30 July 2015
9 March 2016
10 August 2016

Scale:
3/16"=1'-0"

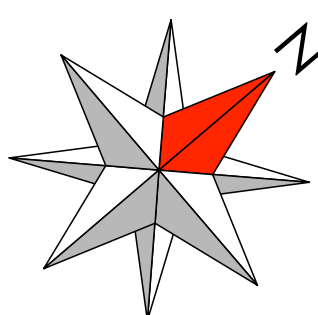
#32-31

A
1.02



2nd Floor Unit Count	
Studio	2
1 Bedroom	2
2 Bedroom	3
3 Bedroom	1
Total	8

Amendment Drawings
10 August 2016



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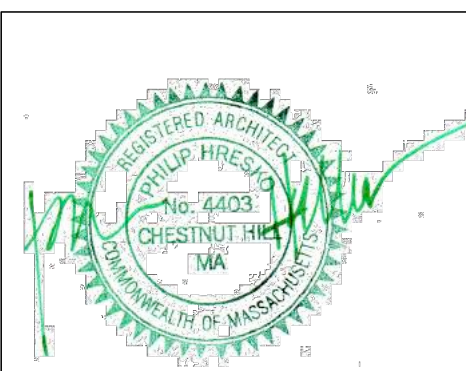
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Massachusetts



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Boston, MA 02110
617-350-7666
eMail: hresko@ArchUSA.com
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N.	REVISION DATE	REMARKS
1	15 OCT. 15	UNIT #302, 402, 502 w/ 1 bathroom. Trash shoot room location.
	22 OCT. 15 04 Dec. 15	Pumping chase
	08 Dec. 15 29 Dec. 15	

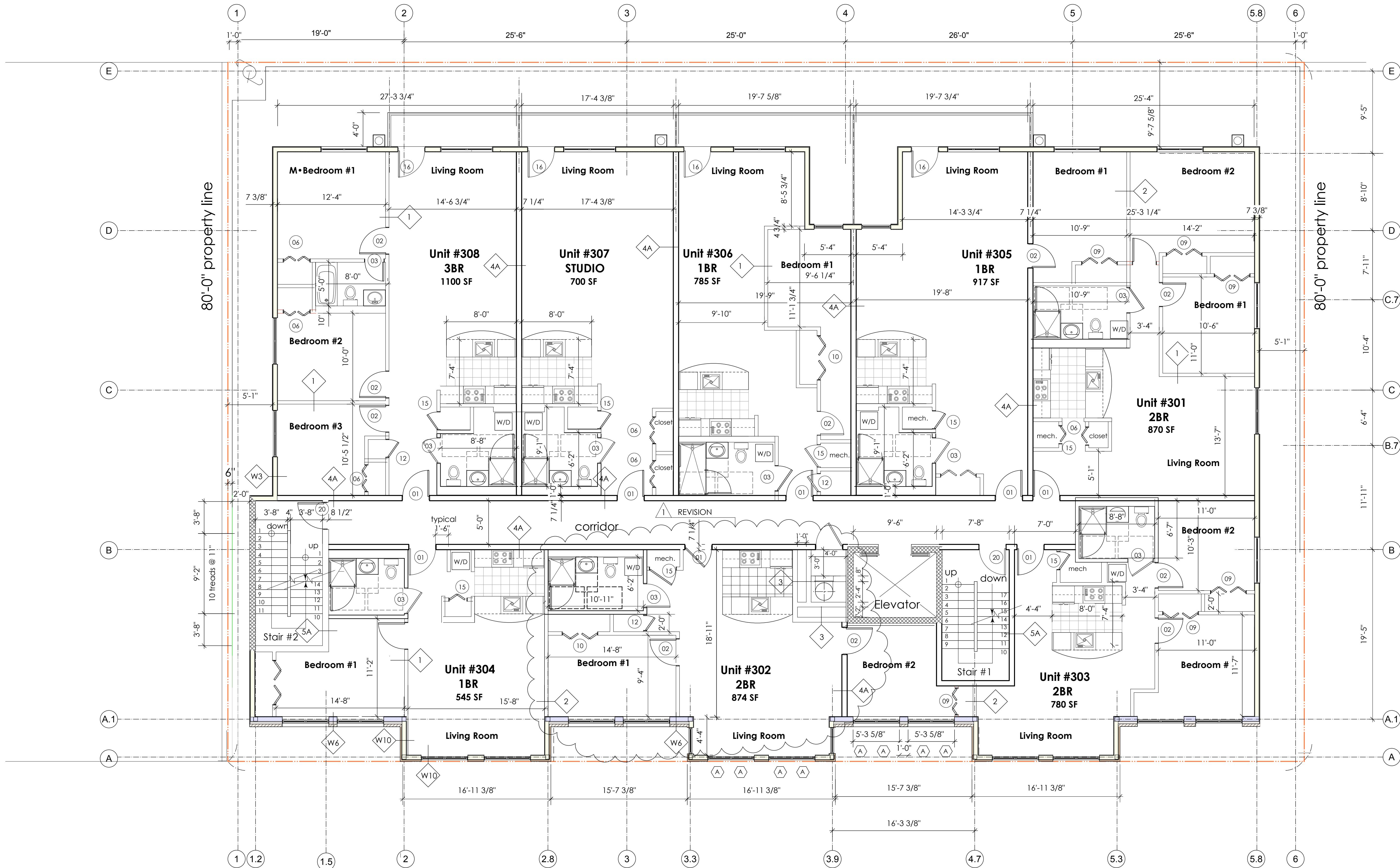
3rd Floor Plan

Date:
30 July 2015
9 March 2016
10 August 2016

Scale:
3/16"=1'-0"

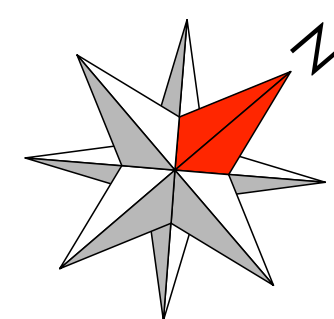
#32-31

A
1.03



3rd Floor Unit Count	
Studio	1
1 Bedroom	3
2 Bedroom	3
3 Bedroom	1
Total	8

Amendment Drawings
10 August 2016



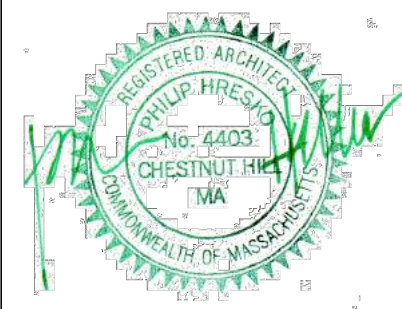
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N.	REVISION DATE	REMARKS
1	15 OCT. 15	UNIT #302, 402, 502 w/ 1 bathroom. Trash shoot room location.
	22 OCT. 15 04 Dec. 15	Pumping chase
	08 Dec. 15 29 Dec. 15	

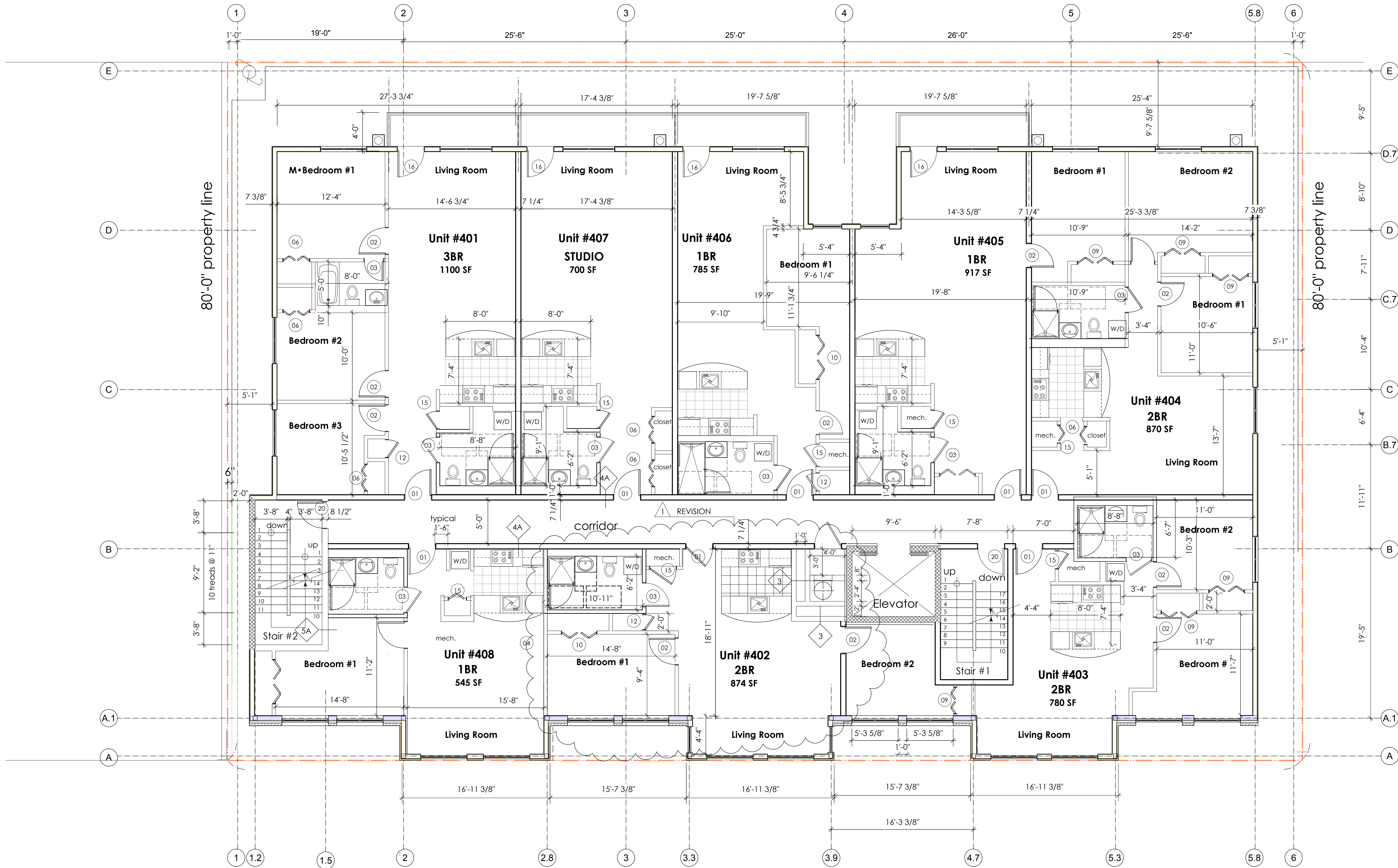
4th Floor Plan

Date:
30 July 2015
9 March 2016
10 August 2016

Scale:
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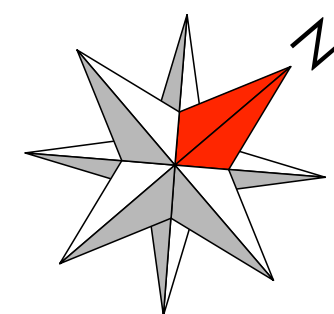
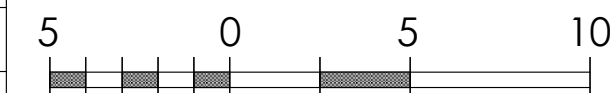
#32-31

A
1.04



4th Floor Unit Count	
Studio	1
1 Bedroom	3
2 Bedroom	3
3 Bedroom	1
Total	8

Amendment Drawings
10 August 2016



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N.	REVISION DATE	REMARKS
1	15 OCT. 15	UNIT #302, 402, 502 w/ 1 bathroom. Trash shoot room location.
	22 OCT. 15	Pumping chase
	04 Dec. 15	
	08 Dec. 15	
	29 Dec. 15	

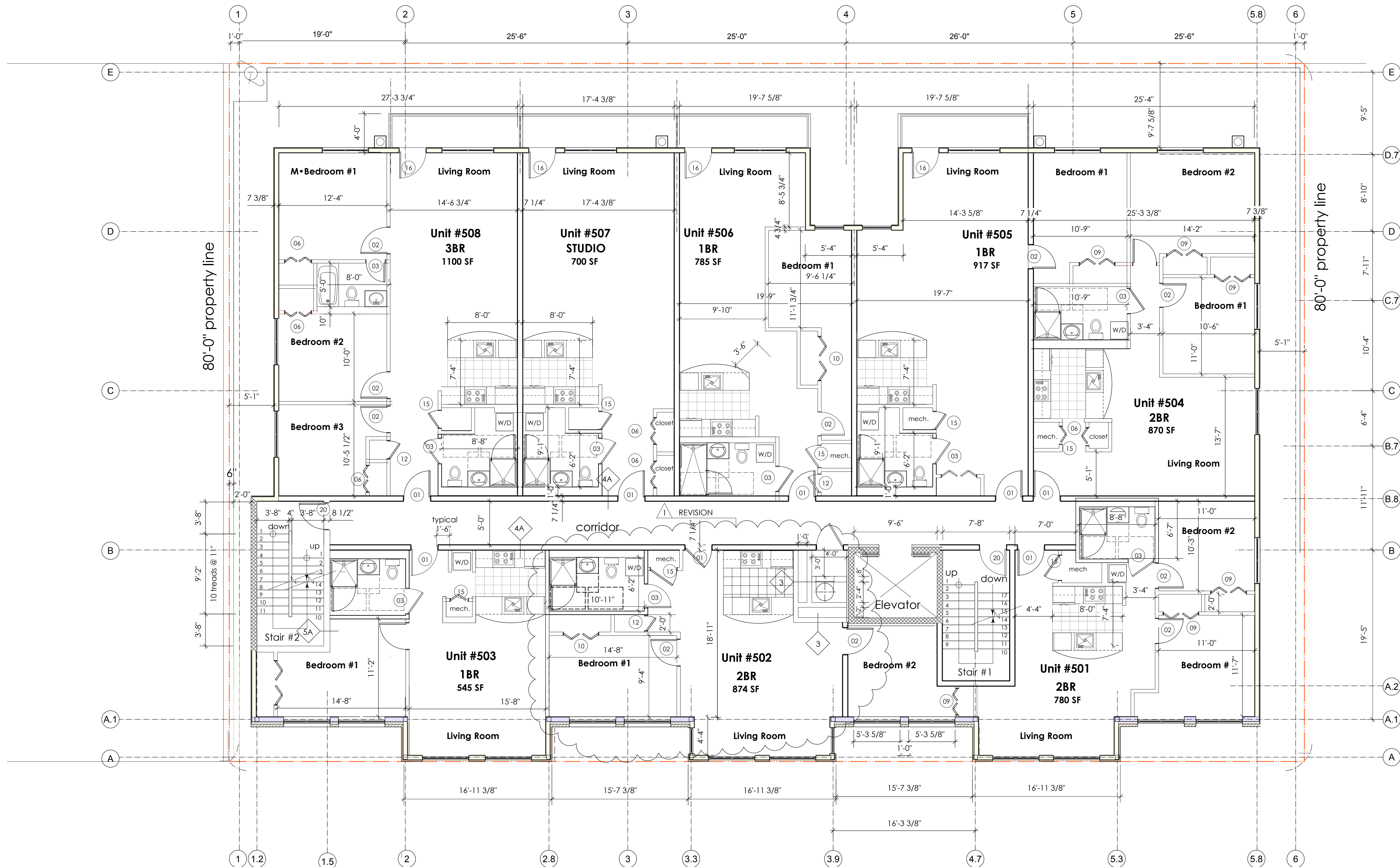
5th Floor Plan

Date:
30 July 2015
9 March 2016
10 August 2016

Scale:
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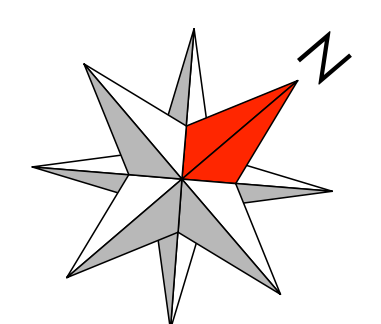
#32-31

A
1.05



5th Floor Unit Count	
Studio	1
1 Bedroom	3
2 Bedroom	3
3 Bedroom	1
Total	8

Amendment Drawings
10 August 2016



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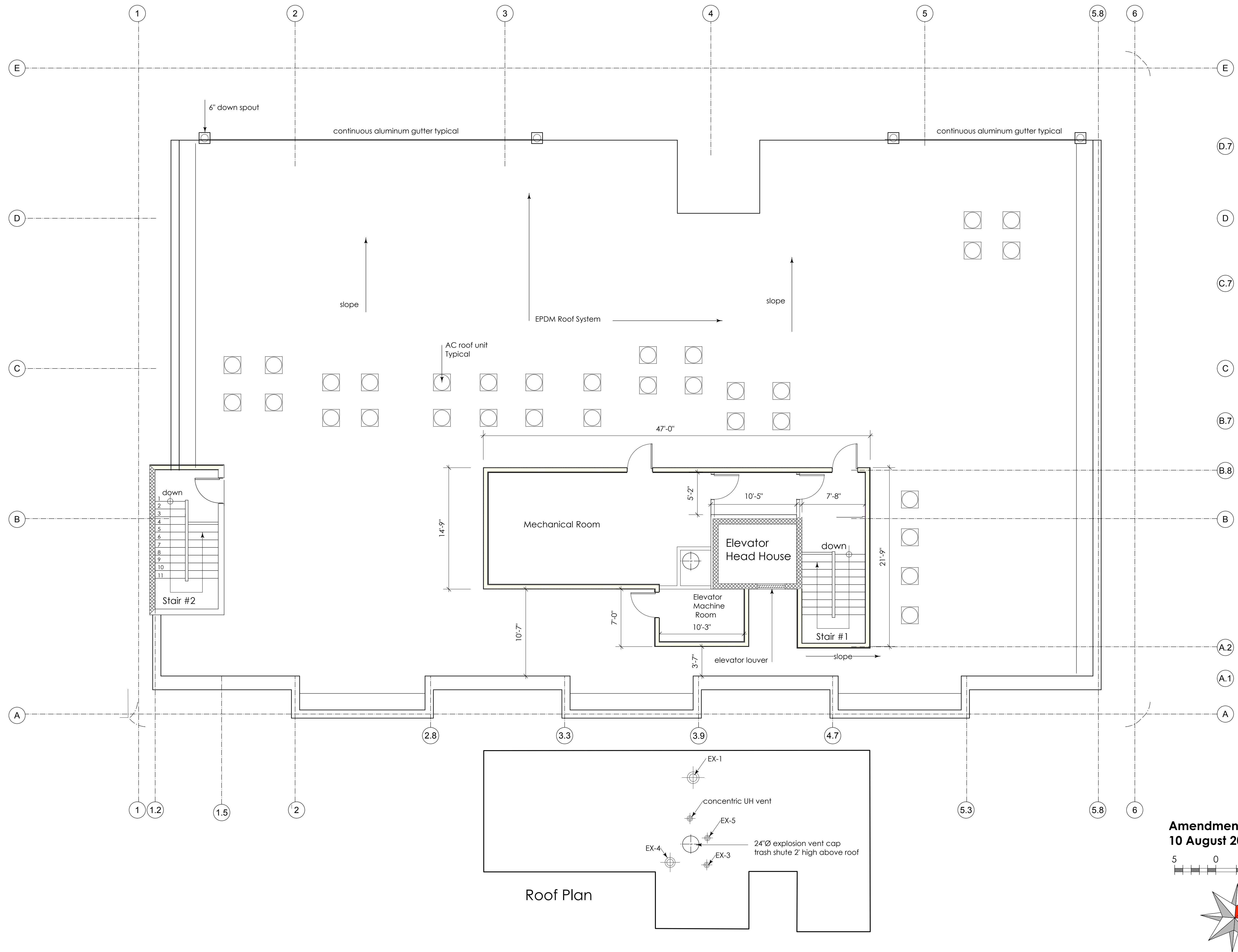
N.	REVISION DATE	REMARKS
	22 OCT. 15	
	01 Dec. 15	
	04 Dec. 15	
	08 Dec. 15	
	10 August 16	New Roof Layout

Date:
30 July 2015
9 March 2016
10 August 2016
14 Sept. 2016

Scale:
3/16"=1'-0"

#32-31

A
1.06



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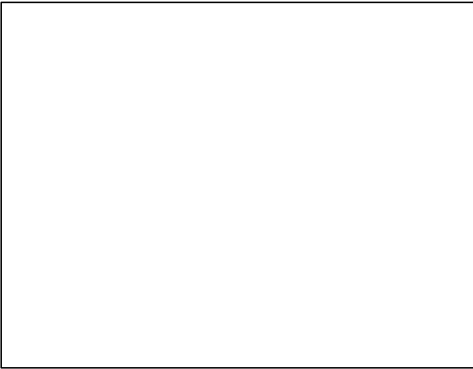
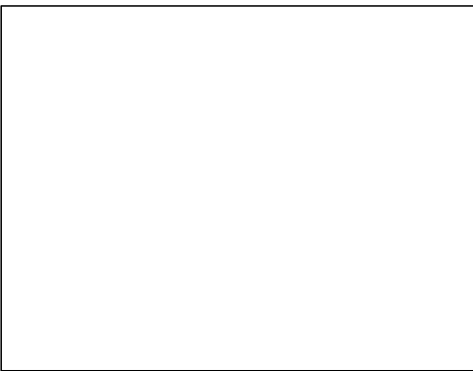
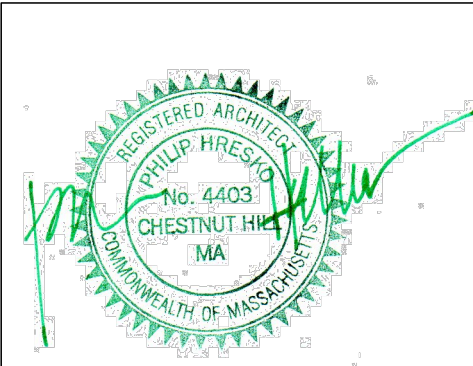
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Front
Bremen St
Elevation

Date:
14 September 2016

Scale:
3/16"=1'-0"

#32-31

A
2.01



Amendment Drawings
10 August 2016



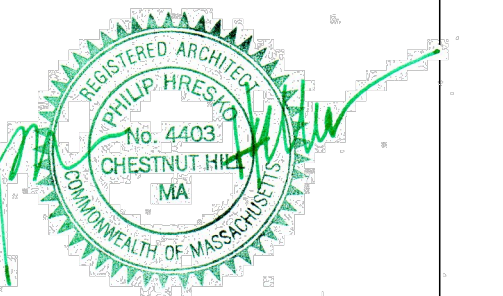
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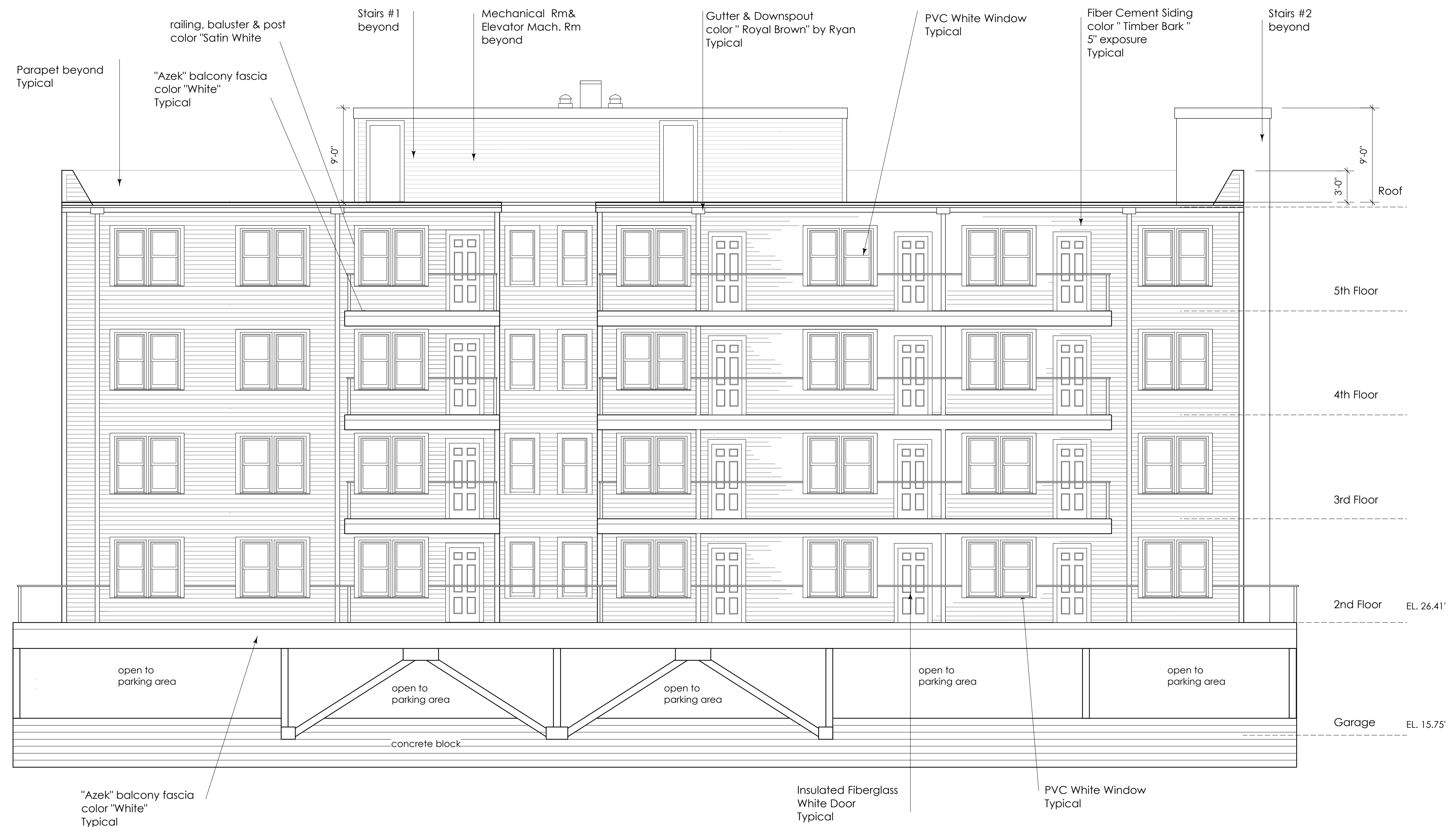
Rear Elevation

Date:
14 September 2016

Scale:
3/16"=1'-0"

#32-31

**A
2.02**



**Amendment Drawings
10 August 2016**



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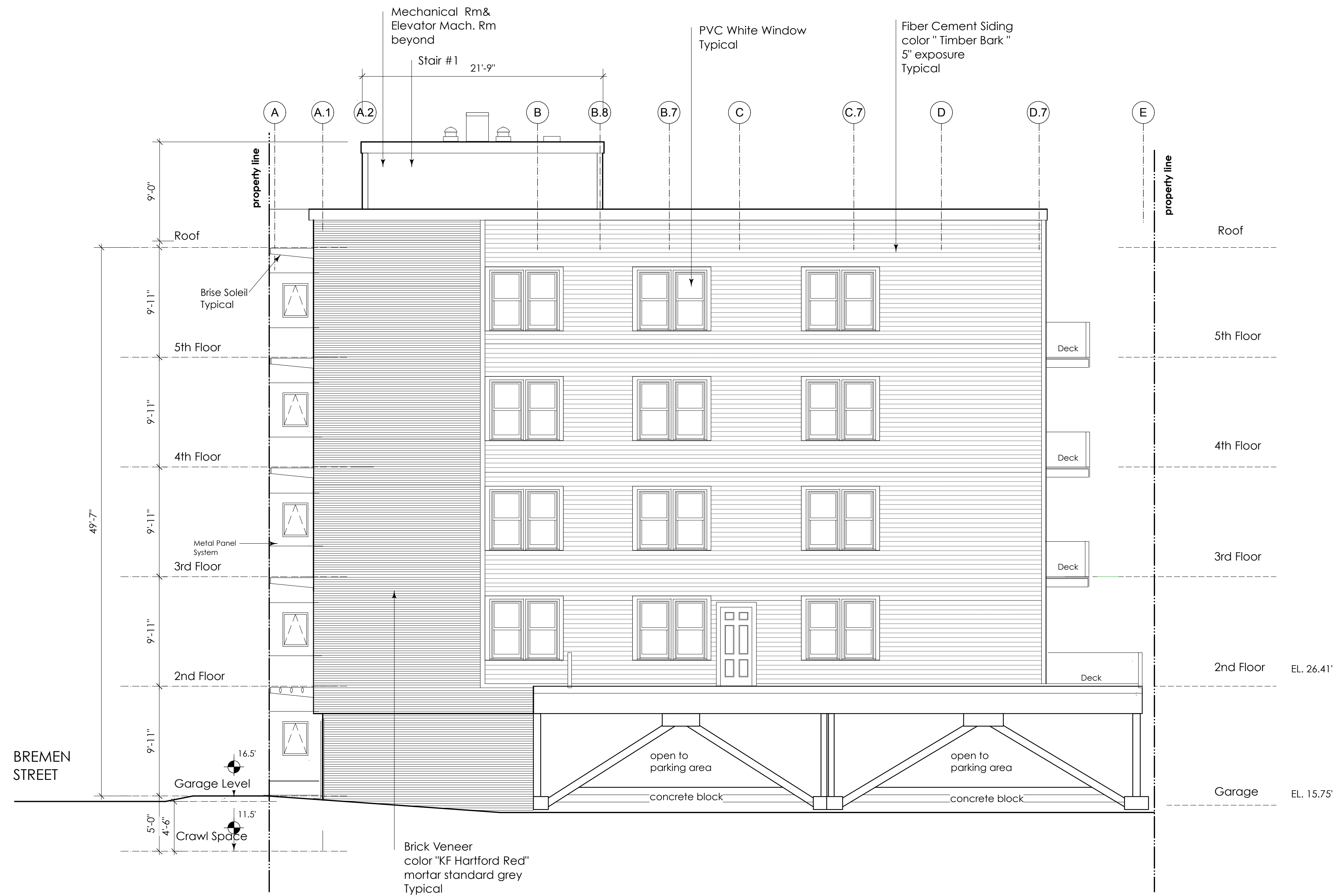
Right Side Elevation

Date:
14 September 2016

Scale:
3/16"=1'-0"

#32-31

A
2.03



Amendment Drawings
10 August 2016



70
Bremen

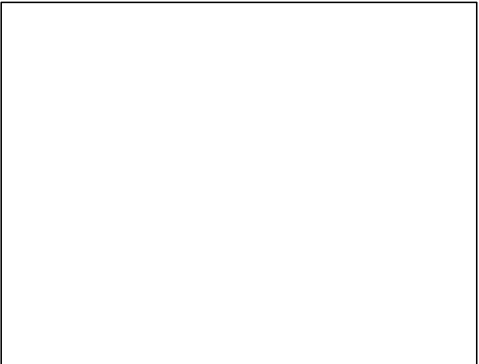
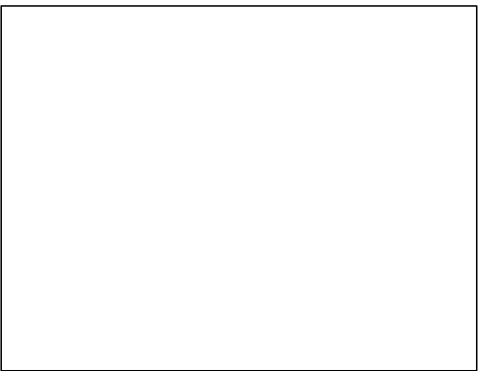
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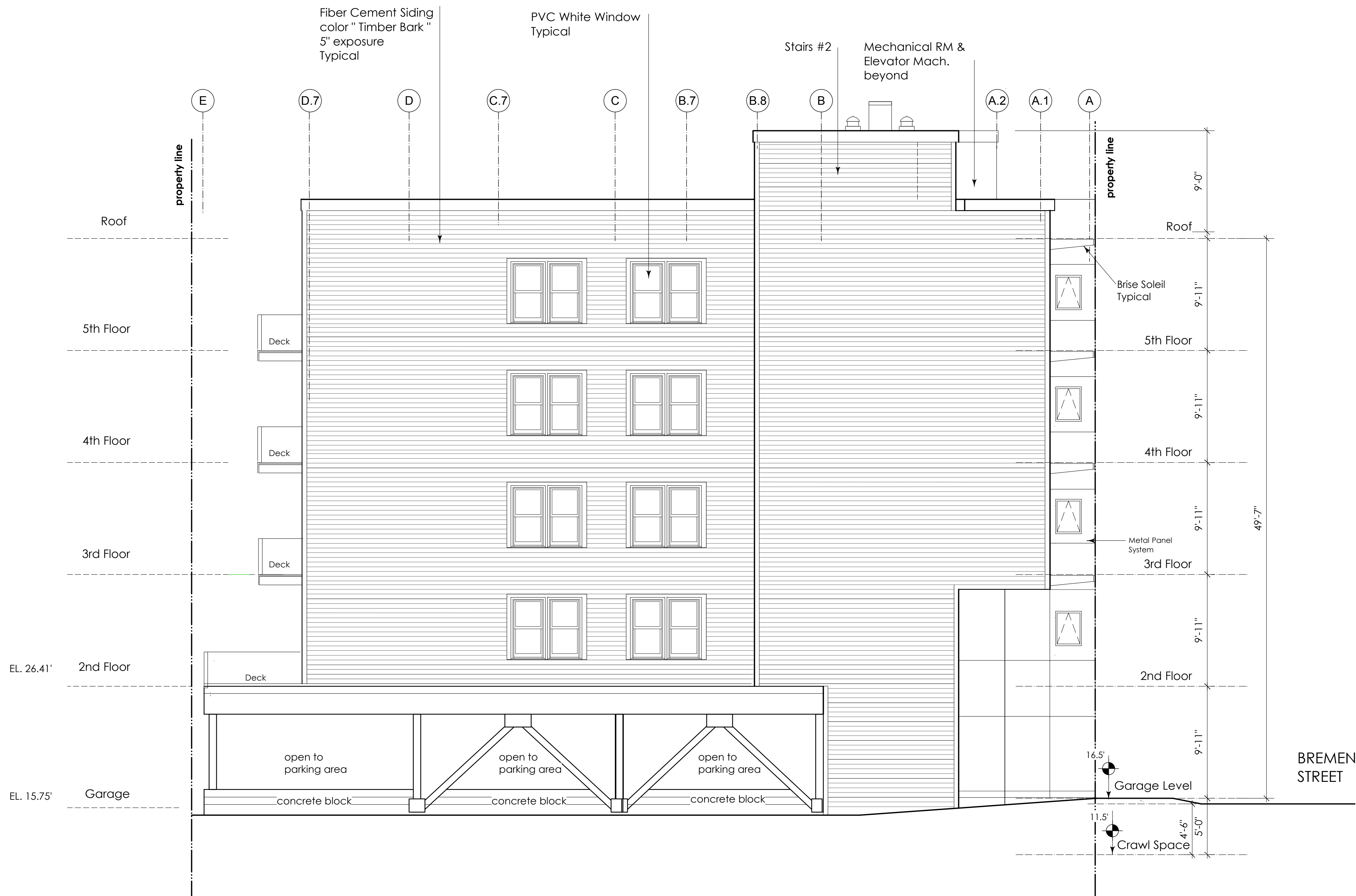
Left
Side
Elevation

Date:
14 September 2016

Scale:
3/16"=1'-0"

#32-31

A
2.04



Amendment Drawings
10 August 2016



A
3.01



Amendment Drawings

10 August 2016

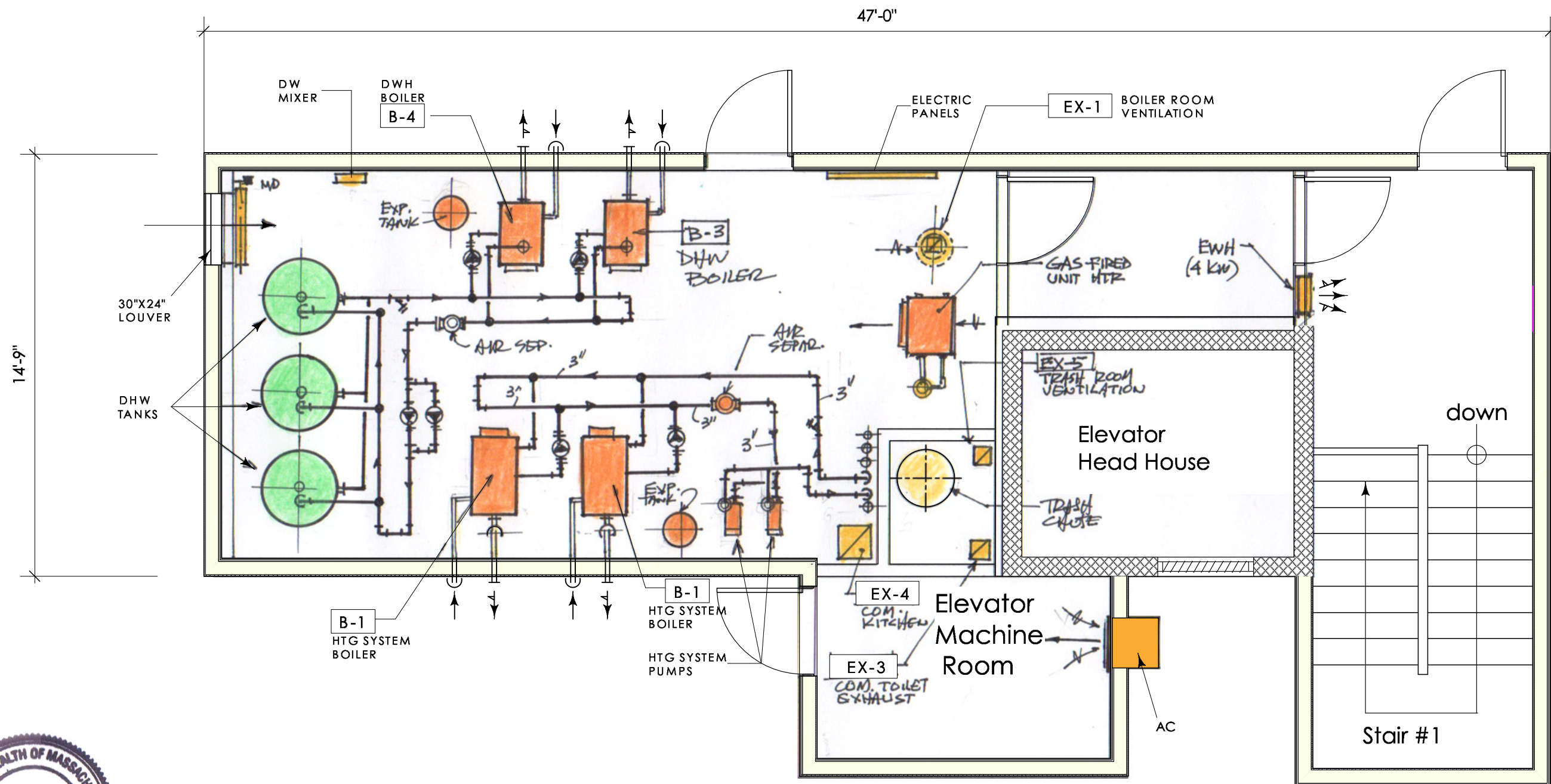
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Mechanical Layout

Date:
14 Sept. 2016

Scale:
1/4"=1'-0"

#32-31

**SKM
1.01**