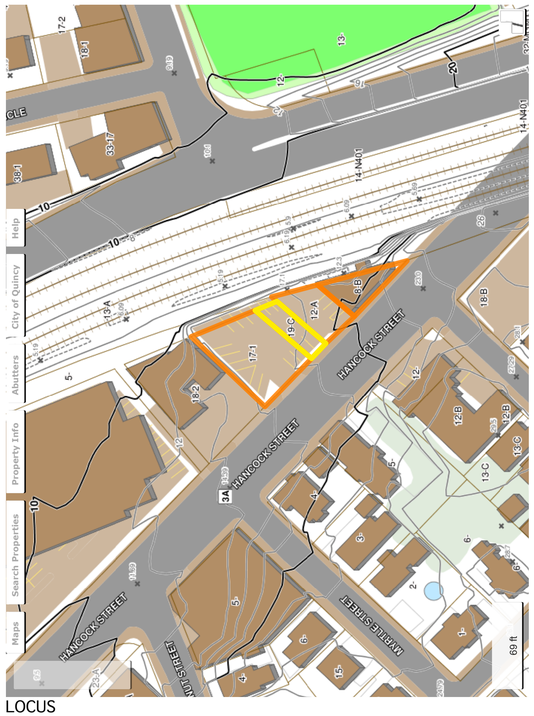

LOCUS

STREET VIEW

PROPOSED 15-UNIT RESIDENTIAL DEVELOPMENT
W/ 17-CAR GARAGE
150 HANCOCK STREET, QUINCY, MA

18-Aug-15

Location: 150 Hancock St., Quincy, MA

Zoning District: Business C

QUINCY ZONING CODE REVIEW

1.) Multi-family dwellings (R-2) are allowed in BUS. C districts by special permit. (Per 17.20.040, note 2)

2.) Proposed 4- story, 15-unit residential building contains 19,256 Net sf +/- of living area.

3.) Lot: 10,083 sf +/-

4.) 17.20.040 Table of Dimensional Requirements: "√" DENOTES ZONING RELIEF REQUIRED

	Item	Zone	Required	Existing	Proposed	Remarks
√	a.) Min. lot size	Bus. C	42,000 sf	10,083 sf	10,083 sf	Note 4
√	b.) Min. lot area/D.U.	"	2,500 sf/unit	N/A	672 sf/unit	Note 1
	c.) Min. lot width/frontage	"	100 ft	194.91 ft +/-	194.91 ft +/-	
	d.) Max. floor area ratio	"	3.5	N/A	1.9	Note 4
	e.) Max. no. of stories	"	6 stories	N/A	4 stories/37'-8"	Mean Grade
√	f.) Green open space/D.U.	"	100 sf/D.U.	N/A	<100 sf/unit	Note 4
√	g.) Front yard min. depth	"	1/4 building hgt.	N/A	< 9.4'	Note 3
√	h.) Side yard min. depth	"	1/4 building hgt.	N/A	< 9.4'(LT) & < 9.4'(RT)	Note 3
√	j.) Rear yard min. depth	"	1/4 building hgt.	N/A	< 9.4'	Note 3
√	k.) Off-street parking: residence	"	1.5 space/unit	N/A	17 spaces or 1.13 sp/D.U.	Note 2
		Bus. C	or 23 spaces			

Note 1: Min. lot area for 15 units: 2,500 x 15 units equals 37,500 sf. Sec. 17.20.040, note 5.

Note 2: 15 dwelling units x 1.5 equals 23 spaces required. Section 5.1.8, Table of Off-street Parking.

Note 3: Proposed bldg. height is 37.67 ft x 25% = 9.4 ft. setback. Section 17.20.040, Note 2.

Note 4: Section 17.20.040, Note 2. See Below.

PARKING SUMMARY

Required: 15 D.U. x 1.5 sp. = 23 spaces

Proposed: 15 D.U. x 1.13 sp. = 17 spaces

Note 1: Of 17 spaces, 1 sp. Is an accessible space. 521 CMR 23.2

Note 2: Van accessible spaces do not have to be separately provided if all required spaces are 11 ft. wide w/5 ft. access aisle. 521 CMR 23.4.7.

Net Square Footage*

Level	GSF	Net SF*
G	7,840.0 sf	0.0 sf
2	7,713.0 sf	6,382.0 sf
3	7,713.0 sf	6,437.0 sf
4	7,713.0 sf	6,437.0 sf
Totals	30,979.0 sf	19,256.0 sf

*NET square footage is measured to ext. face of walls and dimising walls and excludes basement, storage,

Unit Types

Unit #	Type	Net SF
1	2 BR/ 2B	1,334.0
2	2 BR/ 2B	1,276.0
3	2 BR/ 2B	1,214.0
4	2 BR/ 2B	1,281.0
5	2 BR/ 2B	1,277.0
6	2 BR/ 2B	1,334.0
7	2 BR/ 2B	1,276.0
8	2 BR/ 1B	1,214.0
9	2 BR/ 2B	1,281.0
10	2 BR/ 2B	1,332.0
11	2 BR/ 2B	1,334.0
12	2 BR/ 2B	1,276.0
13	2 BR/ 2B	1,214.0
14	2 BR/ 2B	1,281.0
15	2 BR/ 2B	1,332.0
Totals		19,256.0

PROJECT INFO:

Address: 150 Hancock Street, Quincy, MA
Exist. Occupancy: Commercial
Proposed Occupancy: R-2/ S-2

Lot: 10,083 sf ±
Parcel: 6170-8-B
District: Business C
Ward:

SCHEDULE OF DRAWINGS

A00 PROJECT INFORMATION
V01 PERSPECTIVE VIEW: BLACK & WHITE
V02 PERSPECTIVE VIEW: COLOR
L01 LANDSCAPE PLAN
X01 ARCHITECTURAL SITE PLAN
X02 EXISTING CONDITIONS SITE PLAN
X03 SITE PHOTOS
A01 FOUDNATION PLAN
A02 FIRST FLOOR PLAN
A03 SECOND FLOOR PLAN
A04 THIRD FLOOR PLAN
A05 FOURTH FLOOR PLAN
A06 ROOF PLAN
A07 1-1 BUILDING SECTION
A08 SOUTHEAST ELEVATION
A09 EAST ELEVATION
A10 NORTHWEST ELEVATION
C-0 SITE PREPARATION PLAN
C-1 SITE PLAN
C-2 DETAILS SHEET I
C-3 DETAILS SHEET II

REGISTERED ARCHITECT TIMOTHY C. JOHNSON No. 6995 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

FOR CITY USE

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

LAND SURVEYOR:
NEPONSET VALLEY SURVEY ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02169
TEL: 617-472-4867

ATTORNEY:
WILLIAM H. KEENER, ESQ.
1145E HANCOCK STREET
QUINCY, MA 02169
TEL: 617-786-0281

STRUCTURAL ENGINEER:
WEBB STRUCTURAL SERVICES, INC.
670 MAIN STREET
READING, MA 01867
TEL: 781-779-1330

CIVIL ENGINEER:
JOYCE CONSULTING GROUP, INC.
100 WYMAN ROAD
BRAINTREE, MA 02184
TEL: 781-817-6120

LANDSCAPE ARCHITECT:
CATHERINE ORANCHAK/
LANDSCAPE ARCHITECT
122 SUNSET ROAD
ARLINGTON, MA 02474
TEL: 781-752-8879

PROPOSED 15-UNIT RESIDENTIAL DEVELOPMENT
W/ 17-CAR GARAGE
150 HANCOCK STREET
QUINCY, MA 02171

OWNER:
RENO HOXJALLARI
150 HANCOCK STREET
QUINCY, MA 02171
TEL: 617-599-4837

REVISIONS

1	08/18/15	△	
△		△	
△		△	
△		△	
△		△	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE

PROJECT INFORMATION

DATE: 08/10/15 | SC: N. T. S.

A00

STREET VIEW

PROPOSED 15-UNIT RESIDENTIAL DEVELOPMENT
W/ 17-CAR GARAGE
150 HANCOCK STREET
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REVISIONS

1 08/18/15	△
△	△
△	△
△	△
△	△

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

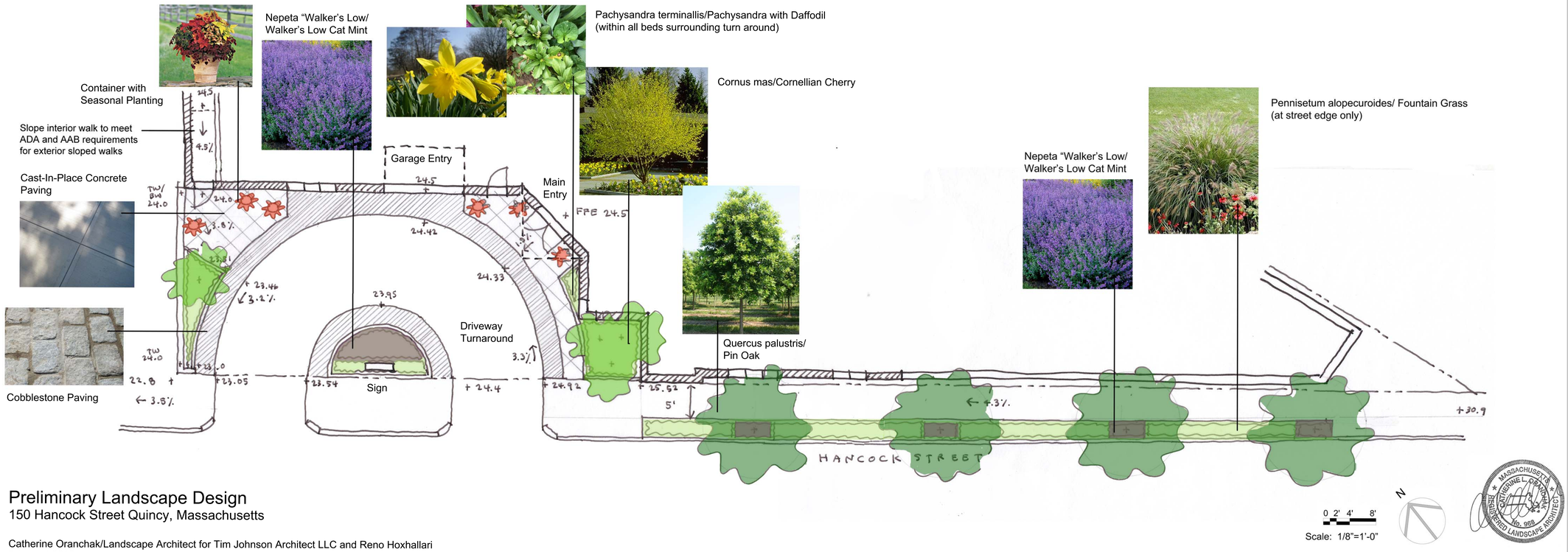
DRAWING TITLE

PERSPECTIVE VIEW: BLACK & WHITE

DATE: 08/10/15 | SC: N. T. S.

V01

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



Preliminary Landscape Design

150 Hancock Street Quincy, Massachusetts

Catherine Oranchak/Landscape Architect for Tim Johnson Architect LLC and Reno Hoxhallari
7 August 2015

ATTORNEY:
WILLIAM H. KEENER, ESQ.
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REVISIONS

1 08/18/15	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

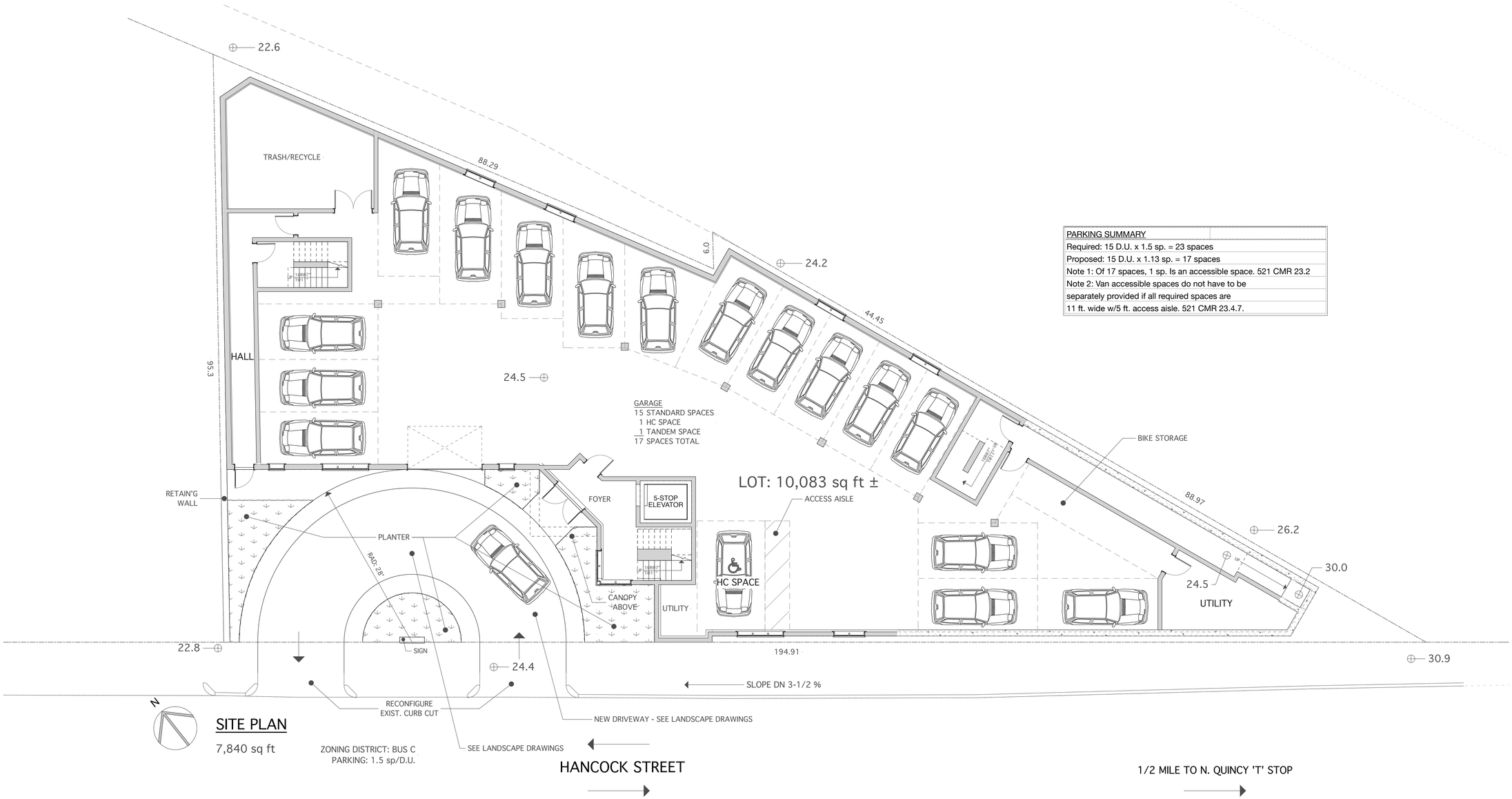
DRAWING TITLE

LANDSCAPE PLAN

DATE: 08/10/15

SC: 1' = 1'-0"

L01



SITE PLAN

7,840 sq ft

ZONING DISTRICT: BUS C
PARKING: 1.5 sp/D.U.

PARKING SUMMARY
Required: 15 D.U. x 1.5 sp. = 23 spaces
Proposed: 15 D.U. x 1.13 sp. = 17 spaces
Note 1: Of 17 spaces, 1 sp. Is an accessible space. 521 CMR 23.2
Note 2: Van accessible spaces do not have to be
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REVISIONS

1 08/18/15	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

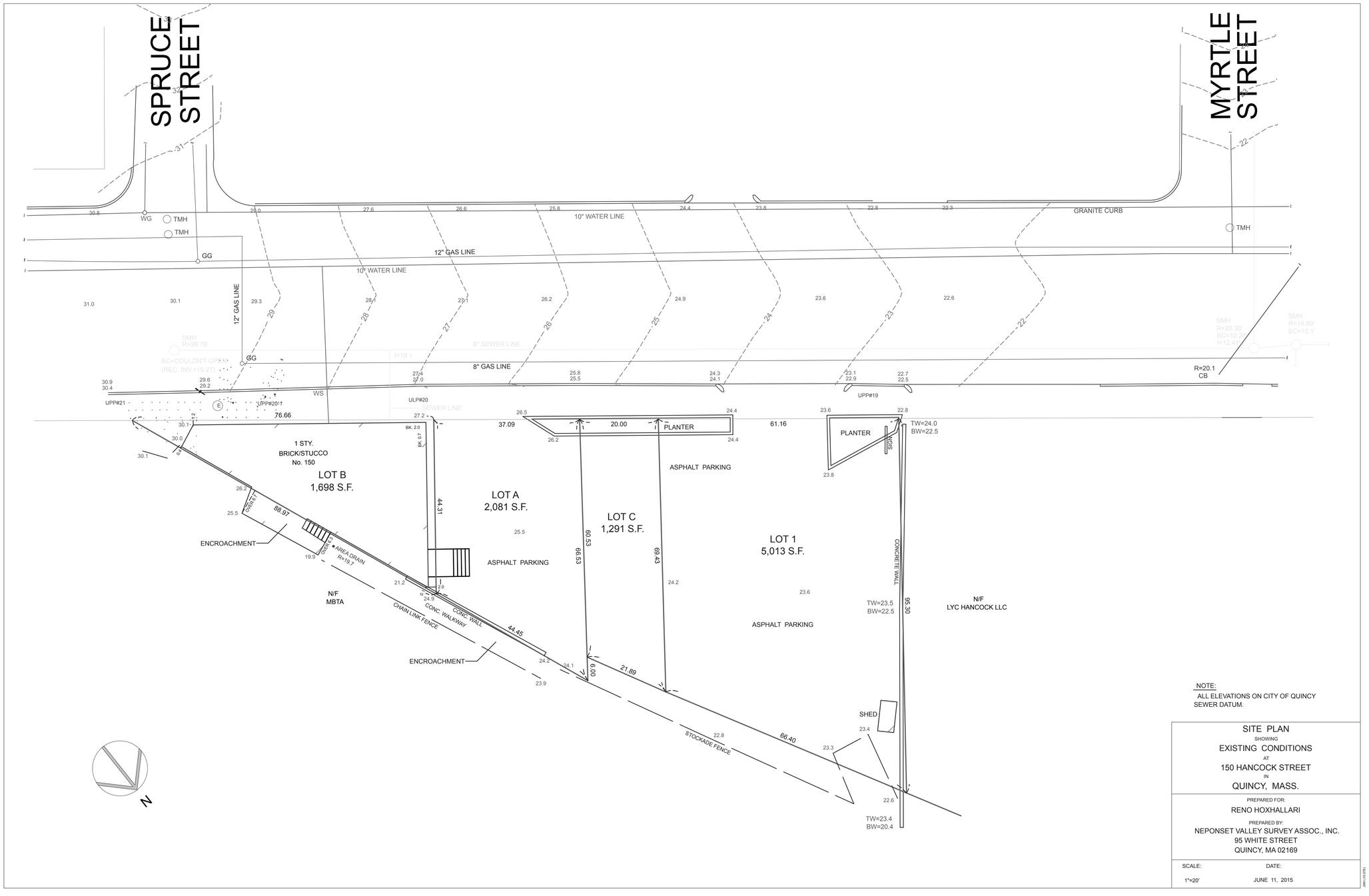
DRAWING TITLE

ARCHITECTURAL SITE PLAN

DATE: 08/10/15 | SC: 1/8" = 1'-0"

X01

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



NOTE:
ALL ELEVATIONS ON CITY OF QUINCY SEWER DATUM.

SITE PLAN
SHOWING
EXISTING CONDITIONS
AT
150 HANCOCK STREET
IN
QUINCY, MASS.

PREPARED FOR:
RENO HOXHALLARI

PREPARED BY:
NEPONSET VALLEY SURVEY ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02169

SCALE:	DATE:
1"=20'	JUNE 11, 2015

ATTORNEY:
WILLIAM H. KEENER, ESQ.
1145E HANCOCK STREET
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TEL: 617-786-0281

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QUINCY, MA 02171

OWNER:
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REVISIONS

1 08/18/15	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE
EXISTING CONDITIONS SITE PLAN

DATE: 08/10/15 SC: N. T. S.

X02

150-1

150-2

150-3

150-4

150-5

150-6

150-7

PHOTO DESCRIPTIONS:

150-1 VIEW LOOKING SOUTHEAST UP HANCOCK STREET
150-2 VIEW LOOKING SOUTH ACROSS HANCOCK STREET
150-3 VIEW LOOKING WEST ACROSS HANCOCK STREET
150-4 VIEW LOOKING NORTH ACROSS HANCOCK STREET
150-5 VIEW LOOKING WEST ACROSS SHEA BOULEVARD TOWARD SITE
150-6 VIEW LOOKING WEST ACROSS MBTA TRACKS TOWARD SITE
150-7 VIEW LOOKING WEST ACROSS MBTA TRACKS TOWARD SITE
150-8 VIEW LOOKING AT NORTHEAST CORNER OF SITE

150-8

TIMOTHY C. JOHNSON REGISTERED ARCHITECT No. 6995 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

PROPOSED 15-UNIT RESIDENTIAL DEVELOPMENT W/ 17-CAR GARAGE
150 HANCOCK STREET
QUINCY, MA

OWNER:
RENO HOXJALLARI
150 HANCOCK STREET
QUINCY, MA 02171
TEL: 617-599-4837

PROJECT ARCHITECT:
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LANDSCAPE ARCHITECT:
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TEL: 781-752-8879

REVISIONS

1 08/18/15	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

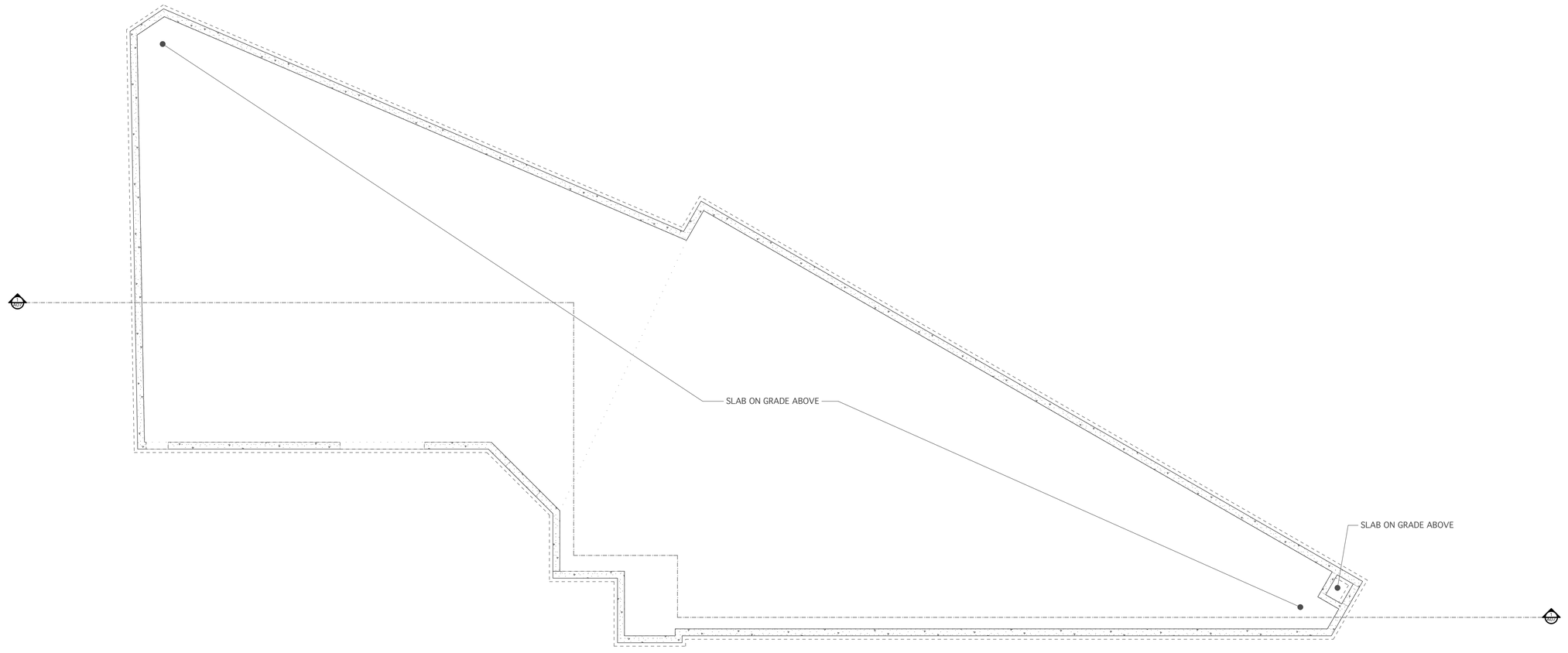
PRELIMINARY DWG. SET

DRAWING TITLE

SITE PHOTOS

DATE: 08/10/15 SC: N. T. S.

X03



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FOUNDATION PLAN

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

LAND SURVEYOR:
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ATTORNEY:
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PROPOSED 15-UNIT
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W/ 17-CAR GARAGE
150 HANCOCK STREET
QUINCY, MA 02171

OWNER:
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150 HANCOCK STREET
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TEL: 617-599-4837

REVISIONS

1 08/18/15	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE

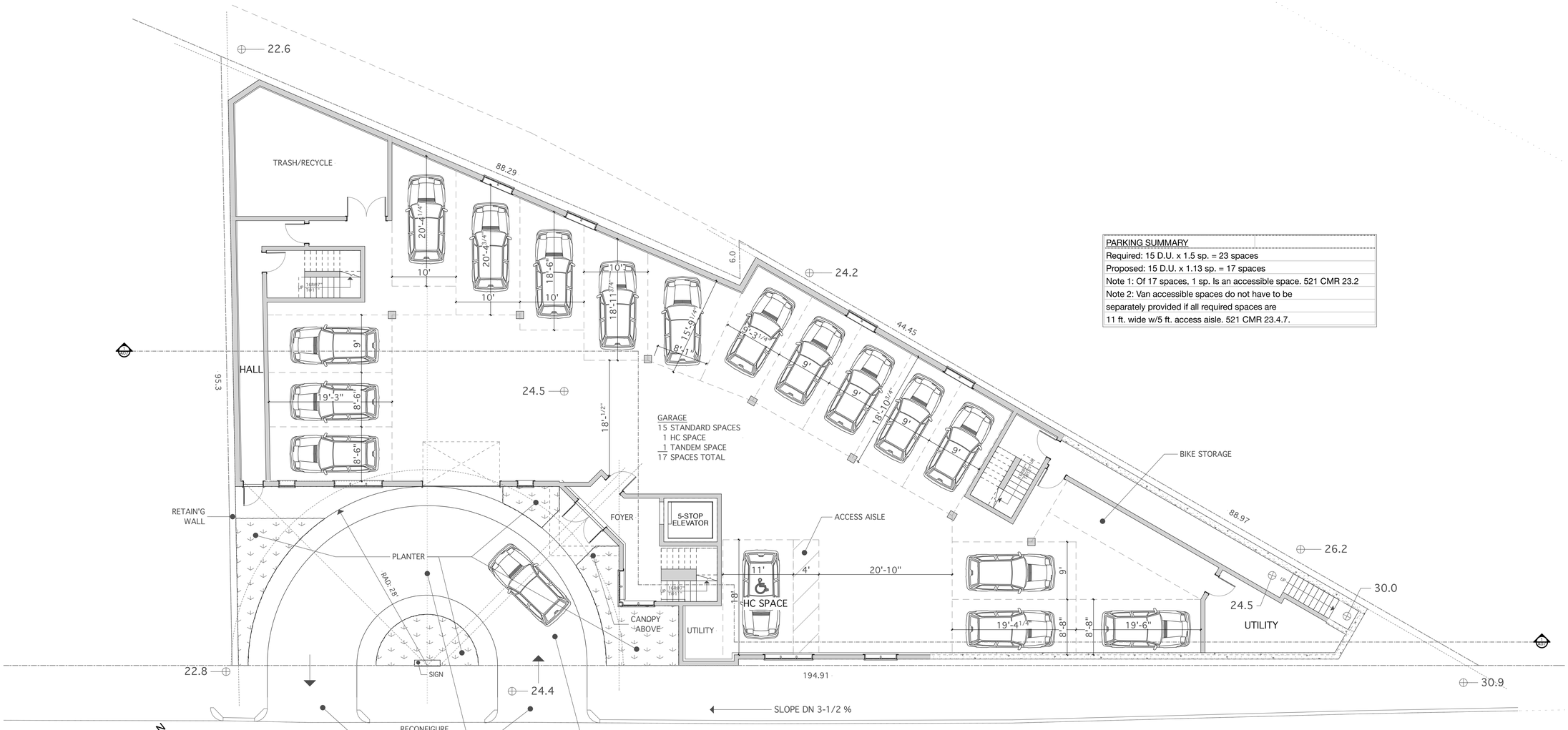
FOUDNATION PLAN

DATE: 08/10/15

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

A01

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



PARKING SUMMARY
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Note 2: Van accessible spaces do not have to be
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11 ft. wide w/5 ft. access aisle. 521 CMR 23.4.7.

FIRST FLOOR PLAN

7,840 sq ft

ZONING DISTRICT: BUS C
PARKING: 1.5 sp/D.U.

PROPOSED 15-UNIT RESIDENTIAL DEVELOPMENT
W/ 17-CAR GARAGE
150 HANCOCK STREET
QUINCY, MA 02171

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REVISIONS

1 08/18/15	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE

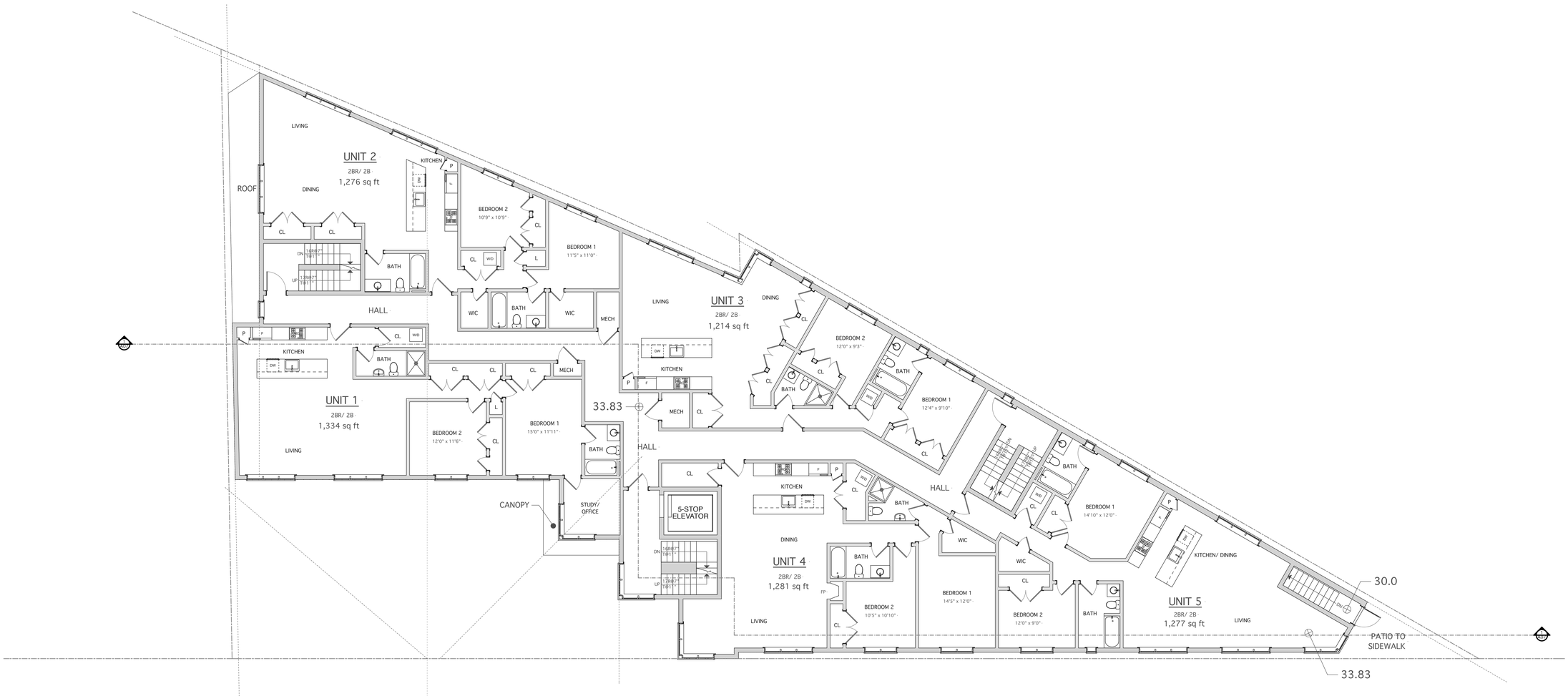
FIRST FLOOR PLAN

DATE: 08/10/15

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

A02

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



N

SECOND FLOOR PLAN

7,713 sq ft

0 2' 4' 8'

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
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TEL: 617-464-4363

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REVISIONS

1 08/18/15	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE

SECOND FLOOR PLAN

DATE: 08/10/15

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

A03

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

N

THIRD FLOOR PLAN

7,713 sq ft

0 2' 4' 8'

PROJECT ARCHITECT:
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TEL: 781-779-1330

CIVIL ENGINEER:
JOYCE CONSULTING GROUP, INC.
100 WYMAN ROAD
BRAINTREE, MA 02184
TEL: 781-817-6120

LANDSCAPE ARCHITECT:
CATHERINE ORANCHAK/
LANDSCAPE ARCHITECT
122 SUNSET ROAD
ARLINGTON, MA 02474
TEL: 781-752-8879

PROPOSED 15-UNIT
RESIDENTIAL DEVELOPMENT
W/ 17-CAR GARAGE
150 HANCOCK STREET
QUINCY, MA 02171

OWNER:
RENO HOXJALLARI
150 HANCOCK STREET
QUINCY, MA 02171
TEL: 617-599-4837

REVISIONS

1 08/18/15	△
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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE

THIRD FLOOR PLAN

DATE: 08/10/15 | SC: 1/8" = 1'-0"

A04

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

N

FOURTH FLOOR PLAN

7,713 sq ft

0 2' 4' 8'

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

LAND SURVEYOR:
NEPONSET VALLEY SURVEY ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02169
TEL: 617-472-4867

ATTORNEY:
WILLIAM H. KEENER, ESQ.
1145E HANCOCK STREET
QUINCY, MA 02169
TEL: 617-786-0281

STRUCTURAL ENGINEER:
WEBB STRUCTURAL SERVICES, INC.
670 MAIN STREET
READING, MA 01867
TEL: 781-779-1330

CIVIL ENGINEER:
JOYCE CONSULTING GROUP, INC.
100 WYMAN ROAD
BRAINTREE, MA 02184
TEL: 781-817-6120

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LANDSCAPE ARCHITECT
122 SUNSET ROAD
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REVISIONS

1 08/18/15	△
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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

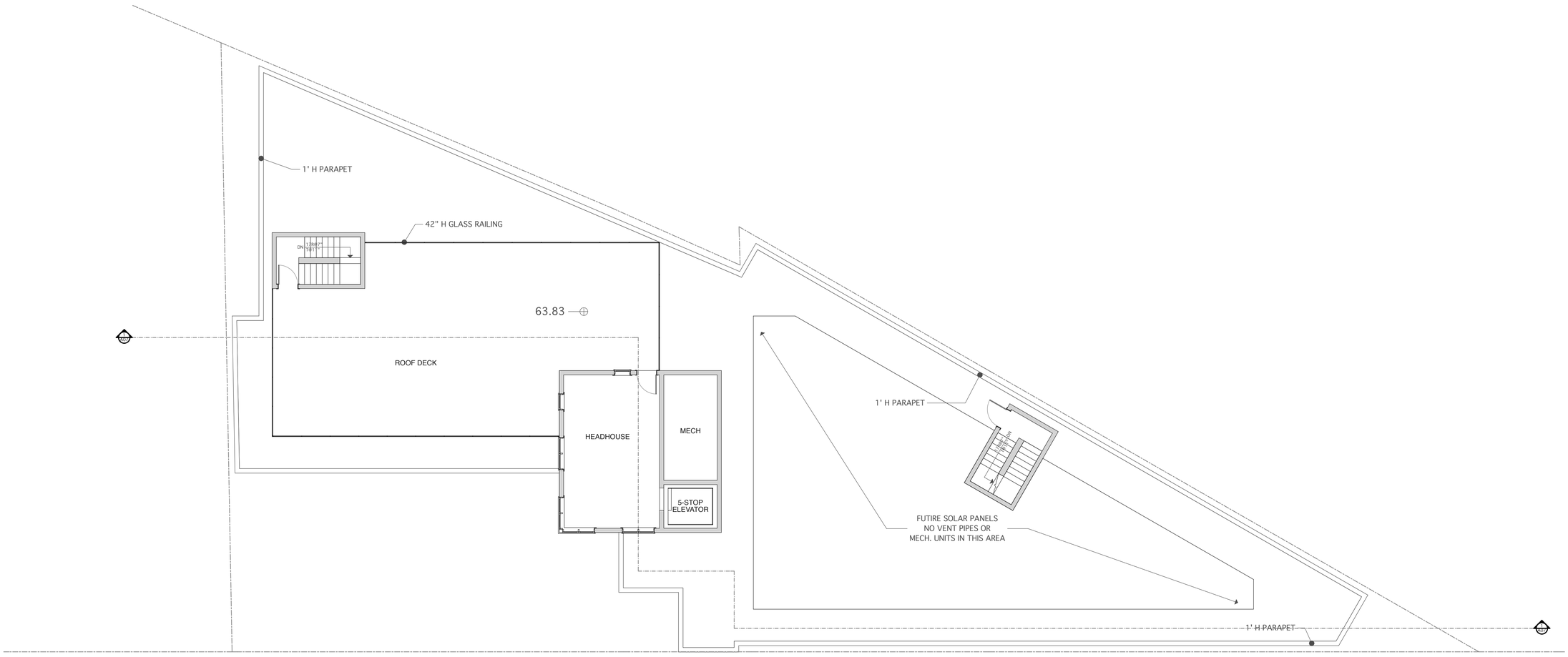
DRAWING TITLE

FOURTH FLOOR PLAN

DATE: 08/10/15 | SC: 1/8" = 1'-0"

A05

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



N

ROOF PLAN

0 2' 4' 8'

LAND SURVEYOR:
NEPONSET VALLEY SURVEY ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02169
TEL: 617-472-4867

ATTORNEY:
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LANDSCAPE ARCHITECT
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ARLINGTON, MA 02474
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REVISIONS

1 08/18/15	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE

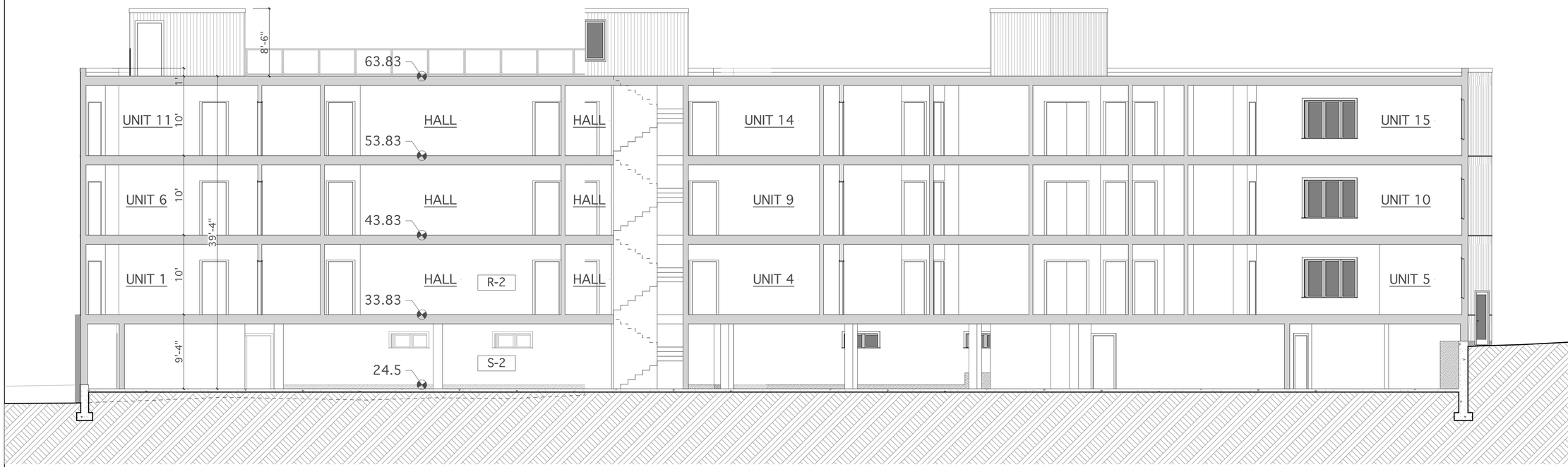
ROOF PLAN

DATE: 08/10/15

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

A06

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



1-1 BUILDING SECTION

0 2' 4' 8'

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

ATTORNEY:
WILLIAM H. KEENER, ESQ.
1145E HANCOCK STREET
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TEL: 617-786-0281

LAND SURVEYOR:
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100 WYMAN ROAD
BRAINTREE, MA 02184
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STRUCTURAL ENGINEER:
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LANDSCAPE ARCHITECT:
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LANDSCAPE ARCHITECT
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ARLINGTON, MA 02474
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150 HANCOCK STREET
QUINCY, MA 02171

OWNER:
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QUINCY, MA 02171
TEL: 617-599-4837

REVISIONS

1 08/18/15	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

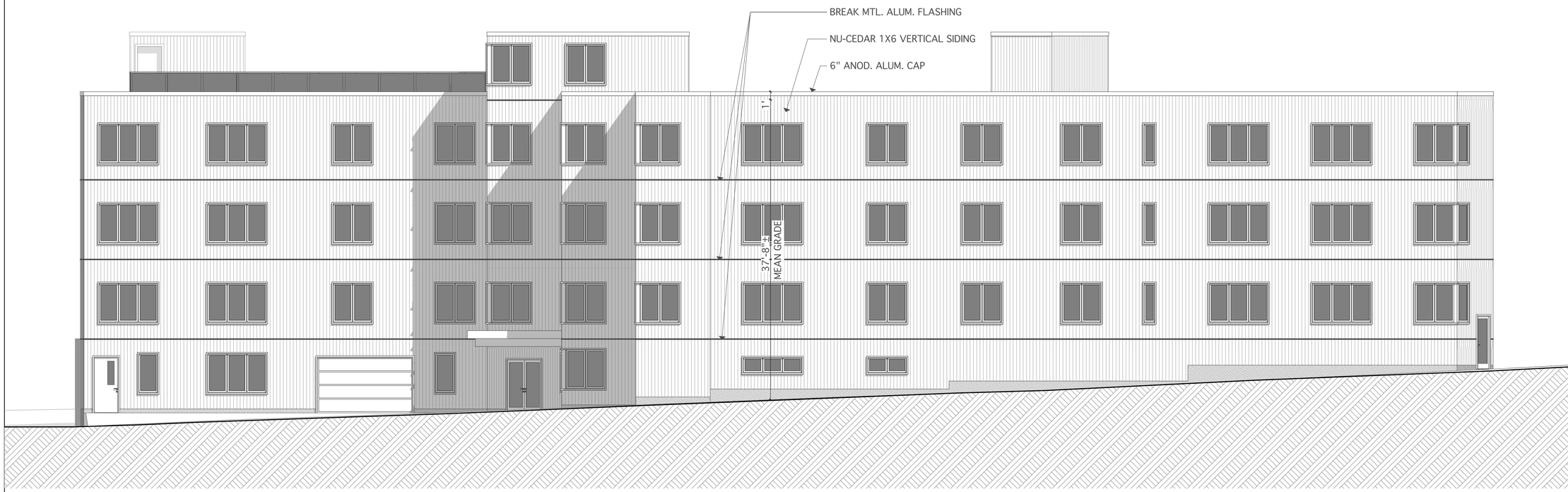
DRAWING TITLE

1-1 BUILDING SECTION

DATE: 08/10/15 | SC: N. T. S.

A07

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



SOUTHEAST (HANCOCK STREET) ELEVATION 0 2' 4' 8'

PROPOSED 15-UNIT RESIDENTIAL DEVELOPMENT W/ 17-CAR GARAGE
150 HANCOCK STREET
QUINCY, MA 02171

OWNER:
RENO HOXJALLARI
150 HANCOCK STREET
QUINCY, MA 02171
TEL: 617-599-4837

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

STRUCTURAL ENGINEER:
WEBB STRUCTURAL SERVICES, INC.
670 MAIN STREET
READING, MA 01867
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ARLINGTON, MA 02474
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REVISIONS

1 08/18/15	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

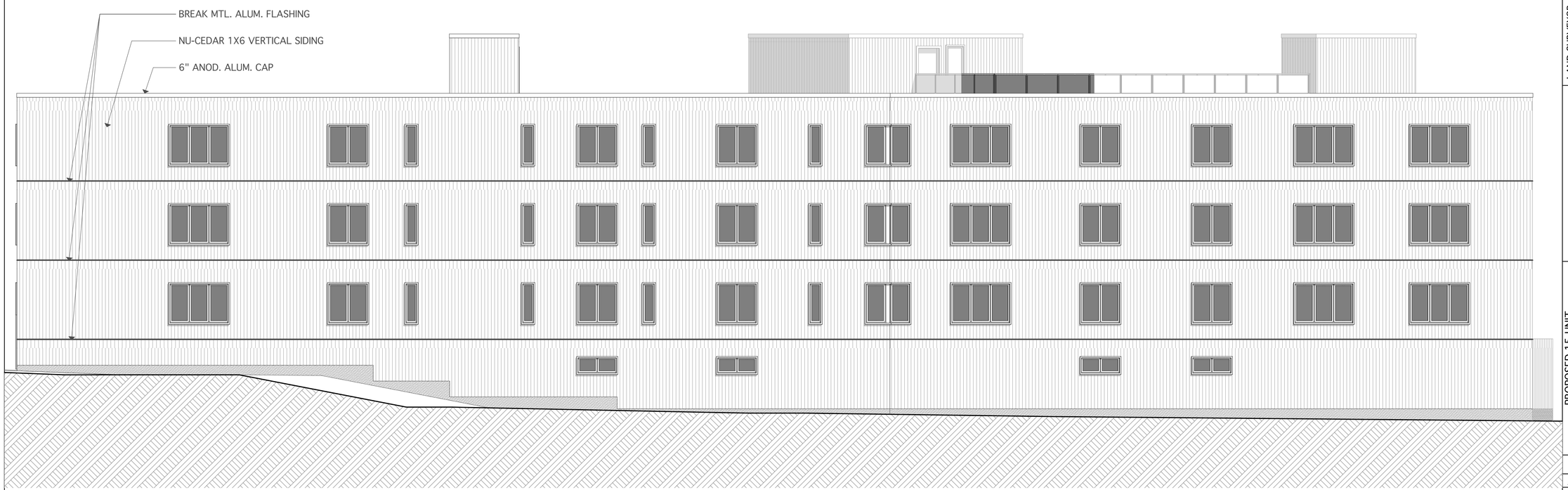
DRAWING TITLE

SOUTHEAST ELEVATION

DATE: 08/10/15 SC: N. T. S.

A08

REGISTERED ARCHITECT TIMOTHY C. JOHNSON No. 6995 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS



EAST ELEVATION

0 2' 4' 8'

ATTORNEY:
WILLIAM H. KEENER, ESQ.
1145E HANCOCK STREET
QUINCY, MA 02169
TEL: 617-786-0281

LAND SURVEYOR:
NEPONSET VALLEY SURVEY
ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02169
TEL: 617-472-4867

LANDSCAPE ARCHITECT:
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LANDSCAPE ARCHITECT
122 SUNSET ROAD
ARLINGTON, MA 02474
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REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

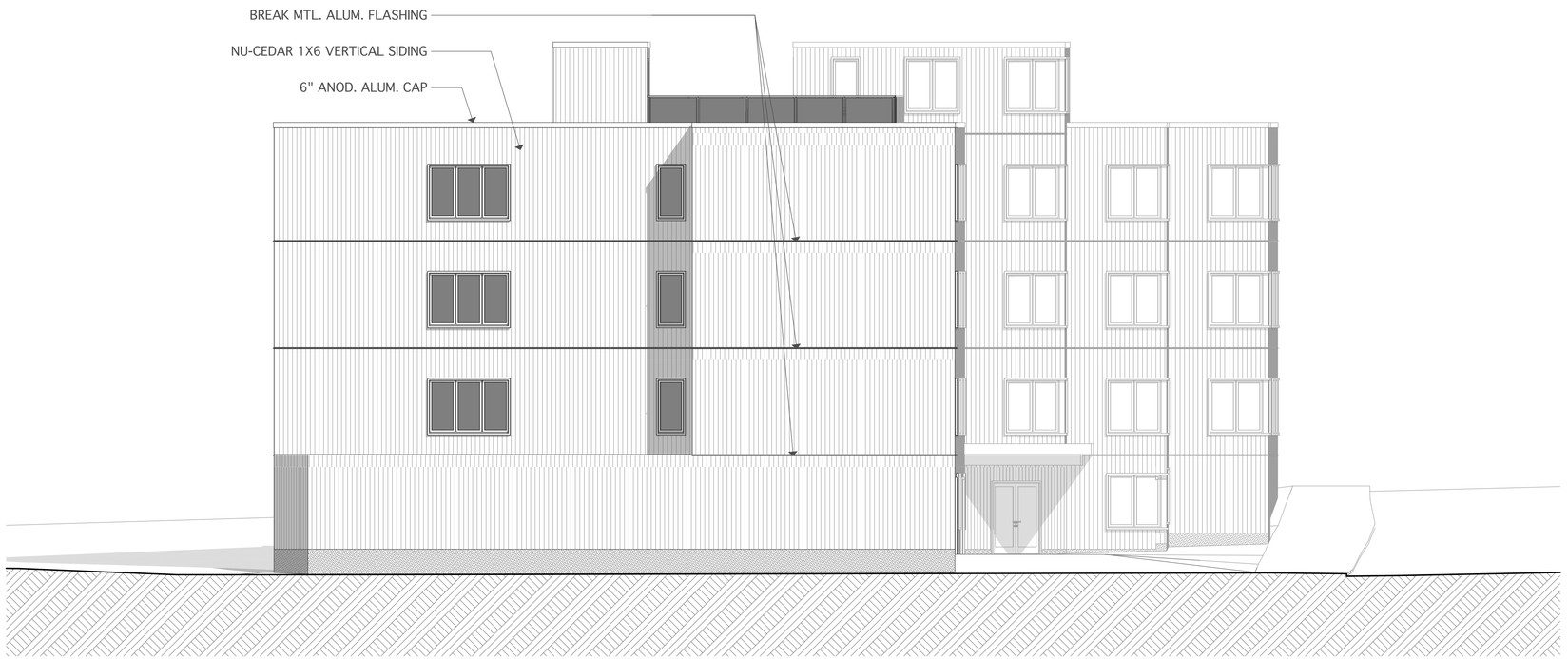
DRAWING TITLE

EAST ELEVATION

DATE: 08/10/15 | SC: N. T. S.

A09

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



NORTHWEST ELEVATION

0 2' 4' 8'

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

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REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE

NORTHWEST ELEVATION

DATE: 08/10/15 SC: N. T. S.

A10

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS