

# ASB design group

June 19, 2016

Ms. Aimee Poulos  
59 Hancock Street  
Unit #4  
Boston MA. 02114

Re: **Summary Letter**  
**Roof Deck As-Built**  
**Unit #4**  
**59 Hancock Street**  
**Job No. 2016-35**

Dear Aimee:

**ASB** design group, LLC (ASB) has completed the As-Built drawings for the deck constructed for the exclusive use of Unit #4 (see Appendix A – Condominium Documents). This submittal includes:

- Summary As-Built Letter,
- Appendix A: 59 Hancock House Condominium Documents
- Appendix B: As-Built Plans A100 – A105

## **PROJECT OVERVIEW**

As noted on page 4 of the Condominium Documents (highlighted in yellow) Unit #4 has exclusive rights to “construct a roof deck immediately adjacent to the southerly end of Unit #4”. The Condominium Documents also requires that Unit #4 obtain permission for constructing the deck in accordance with the City of Boston’s laws, rules and regulations (highlighted red).

A building permit was issued for the construction of the deck in 2007. However, the building permit had expired prior to the construction of the deck as shown on A102 - 105.

The City of Boston requested that you provide as-built drawings and elevations for the existing deck as shown on Sheets A100 - 105.

We also requested that the contractor provide an overall description of the materials used to construct the deck and the method of construction, as outlined below.

**ASB** design group

363 boston street, route 1, topsfield, ma 01867  
781.944.5606 [www.asbdesigngroup.com](http://www.asbdesigngroup.com)

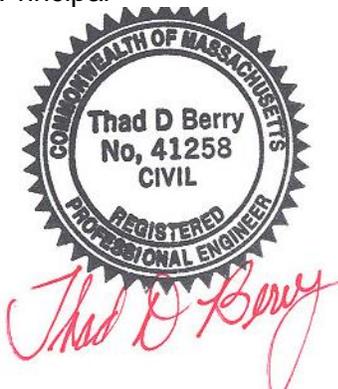
*The deck was built as a freestanding structure approximately 12.5' x 11.5'. The frame was built using 2 x 8 pressure treated stock with joist hangers supporting each joist. The height of the deck is no more than 20 inches from the roof top. 4 x 4 pressure-treated lumber was used as footings and also for the railing posts. The railings were constructed using a pre-built vinyl rail kit by Veranda at a height of approximately 38 inches from the deck boards. Brackets that were supplied by Veranda were attached to the 4 x 4 posts as instructed by the Veranda railing kit. A top railing was added to the main railing kit as well. Each section is approximately 5.5' - 6' wide. Decking material used was Veranda ArmorGuard and were fastened using Veranda ArmorGuard screws and fasteners.*

If you have any questions and or concerns, please feel free to contact me at 978-500-8419

Sincerely,



**ASB** design group, LLC  
Thad D. Berry, P.E.  
Principal



Roof Deck As-Built  
59 Hancock Street  
Boston MA. 02114  
June 19, 2016

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## Condominium Documents

Appendix A: Condominium Documents

9637 180

M  
135  
1/22/81 207

MASTER DEED

OF

59 HANCOCK HOUSE CONDOMINIUM

Frank G. Meza, Trustee of 59 Hancock Trust under a Declaration of Trust dated October 3, 1980 and recorded with the Suffolk County Registry of Deeds at Book 9558, Page 331, of Boston, Suffolk County, Massachusetts, being the sole owner of the premises in Boston, Suffolk County, Massachusetts, hereinafter described, by duly executing and recording this Master Deed, does hereby submit the premises to the provisions of Chapter 183A of the Massachusetts General Laws ("Chapter 183A"), proposes to create, and hereby does create with respect to the premises a condominium to be governed by and subject to the provisions of Chapter 183A, and to that end declares thus:

Section 1. Name. The name of the condominium shall be:

59 HANCOCK HOUSE CONDOMINIUM

Section 2. Description of Land. The land on which the condominium is located is generally known as 59 Hancock Street and 2 Myrtle Street, Boston, Suffolk County, Massachusetts and is described more fully in Exhibit A attached hereto and incorporated herein by this reference.

Section 3. Description of Buildings. There is, on the land described in Exhibit A one 5-story building (the "Buildings"). The Buildings have been divided into a total of 14 condominium units (the "Units"). The buildings are constructed principally of brick and concrete block bearing wall construction with wood stud wall interior partitions, wood joists, plaster and lath and dry wall surfaces, cooper and brass plumbing, tar over composition roof in rear and slate roof in front, and oil fired ~~(to be converted to gas)~~ steam heat.

Section 4. Floor plans; Designations of Units and Their Boundaries. The following plans of the Buildings, showing the layout, location, unit designation and dimensions of the Units, stating that the Buildings have no name on them and bearing the verified statement of a registered land surveyor certifying that the plans fully and accurately depict the same, captioned "59 Hancock House Condominium, 59 Hancock Street, Boston, Mass., December 3, 1980, John J. Curley, Jr., Surveyor" (the "Plans"), are recorded with and as a part of this Master Deed. The Plans consist of 5 sheets as follows:

- Sheet 1 - Site Plan
- Sheet 2 - Subground and ground floor plan
- Sheet 3 - 1st and 2nd floor plan
- Sheet 4 - 3rd and 4th floor plan
- Sheet 5 - Roof Plan.

The Units, their designation, location, approximate area, number and composition of rooms and the immediate common areas to which each has access are as set forth on Exhibit B attached to this Master Deed and incorporated herein by this reference.

The boundaries of each of the Units are as follows:

Floors: The plane of the upper surface of the subflooring.

Ceilings: The plane of the lower surface of the ceiling joists.

Interior building walls: The Plane of the surface of the wall studs facing the Unit of walls between Units and of walls between a Unit and common area.

Exterior building walls: The plane of the interior surface of the studs.

Exterior doors and windows: As to doors leading to common areas, the exterior surface of the doors and the interior unfinished surface of the door frame; as to windows, the exterior surface of the glass and of the sash, (or, in the case of storm windows, the exterior surface of the storm window glass and frame), and the interior unfinished surface of the window frame.

Fireplaces: Fireplace flues serving one Unit shall be part of such Unit; fireplace chimneys shall be the common property of the Units served thereby and shall not be common facilities of the Condominium.

Balconies: As to Unit 6, the entire balcony adjacent thereto shall be a part thereof.

Section 5. Common Areas and Facilities. The common areas and facilities of the Condominium consist of:

- (a) The land described in Exhibit A, together with the benefit of and subject to all rights, easements, restrictions and agreements of record, if any, so far as the same may be in force;
- (b) All portions of the Buildings not included in any Unit by virtue of paragraph 4 above, including, without limitation, the following to the extent such may exist from time to time:

- (1) The foundations, structural members, beams, supports, exterior walls, exterior doors, frames for exterior windows and doors leading from Units to Common areas, roof and entrances and exits of the Buildings, walls between Units or between a Unit and common area within the Buildings and structural walls or other structural components contained entirely within any Unit;
- (2) The main entranceways, steps and stairways, the entrance vestibules, hallways serving more than one Unit, the mailboxes, utility areas and other facilities in such hallways;
- (3) Installations of central services such as heat, electric power, gas, hot and cold water, including all equipment attendant thereto, but not including equipment contained within and servicing a single Unit;
- (4) All conduits, chutes, ducts, plumbing, wiring, flues and other facilities for the furnishing of utility services which are contained in the common portions of the Buildings, and all such facilities contained within any Unit which serve parts of the Buildings (including Units) other than the Unit within which such facilities are contained, together with an easement of access thereto in the Trustees of the Condominium Trust for maintenance, repair, and replacement;

(c) Boiler room in the Buildings; and

(d) Such additional common areas and facilities as may be defined in Chapter 183A.

The owners of each Unit shall be entitled to an undivided interest in the common areas and facilities in the percentages shown on Exhibit B attached to this Master Deed and incorporated herein by this reference. These percentage interests have been computed, conformably with Chapter 183A, upon the approximate relation which the fair market value of each Unit on the date of this Master Deed bears to the aggregate fair market value of all the Units on that date.

The common areas and facilities shall be subject to the provisions of the By-Laws of 59 Hancock House Condominium Trust, recorded herewith (the "Condominium Trust") and any rules and regulations from time to time in effect pursuant thereto.

If any portion of the common areas and facilities of the Condominium shall actually encroach upon any Unit or if any Unit shall actually encroach upon any portion of the common areas or any other Unit, as these are shown on the Plans, there shall be deemed to be

mutual easements in favor of the Unit Owners collectively as owners of the common areas and the respective individual Unit Owners involved to the extent of such encroachments so long as the same shall exist.

Section 5.1. Exclusive Right to Construct and Use Roof Decks.

There is appurtenant to Unit #13 the exclusive right to construct a roof deck on the roof over Unit #13 within the area described and labelled on Sheet 5 of the Plans as "Exclusive Roof Area for Unit #13," and there is appurtenant to Unit #4 the exclusive right to construct a roof deck immediately adjacent to the southerly end of Unit #4 within the area described and labelled on Sheet 3 of the Plans as "Exclusive Roof Area for Unit #4," together with the right to create access to each area respectively and the right to use each roof deck for recreational purposes. Prior to constructing a roof deck, if such roof deck is legally permissible under the laws, rules and regulations of the City of Boston and any governing historical societies, the Unit Owner desiring to construct a roof deck must submit to the Trustees of the Condominium Trust for structural, architectural and aesthetic review and approval (which approval shall not be unreasonably withheld or delayed but may contain such conditions as they deem appropriate, including without limitation restrictions in the manner of performing such work and requirements for builder's risk and liability insurance) plans and specifications for the proposed roof deck, including the proposed access thereto, in scope and detail reasonably satisfactory to the Trustees. \* Such plans and specifications submitted to the Condominium Trustees must also be approved by a roofing contractor selected by said Trustees and such contractor must certify to the Condominium Trustees that such proposed work will not adversely affect the roof. Any such roof deck must also comply with all applicable laws, rules and regulations. All expenses associated with the design, review and construction of the roof deck, including without limitation, expenses incurred (i) in common area, (ii) in obtaining required permits, whether in the Trustees' name or otherwise, (iii) by the Trustees and the roofing contractor in reviewing and approving the plans and specifications; and (iv) in modifying the Plans, if deemed necessary or desirable by the Trustees, shall be borne solely by such Unit Owner. Any and all work with respect to the construction and installation of such roof decks shall be done (at the respective Unit Owner's sole cost, expense and risk) in a good and workmanlike manner using first class materials and in compliance with and pursuant to the approved plans and specifications therefor, the permits and approvals issued with respect thereto and all applicable laws, ordinances and rules and regulations, and in such manner as not to unduly inconvenience or disturb the occupants of the Condominium. The Trustees shall have the right to remove, or require such Unit Owner to remove, any roof deck and associated work, and to restore the common area and such Unit to its former condition, all at the sole expense of such Unit Owner, unless there is recorded with Suffolk County Registry of Deeds an instrument signed by a majority of the Trustees stating their approval of such roof deck. The

Has the roof deck been built

Look at zoning

Full building jacket

If deck built, get a copy of this.

owner of such Unit shall have the obligation (i) to maintain the roof deck in good order and in a clean and safe condition, (ii) to do all maintenance, repair and replacement to the roof deck, (iii) and to do all maintenance, repair and replacement to the roof necessitated by misuse of or neglect to care for the roof deck or caused by the design or construction of the roof deck. In the event of any maintenance, repair or replacement of the roof necessitating maintenance, repair, removal and/or replacement of the roof deck, all costs related to the roof deck shall be borne solely by the such Unit Owner.

*What condition  
is the roof  
in? When  
was it last  
repaired*

Section 5.2. Costs to be Borne by Owners. All costs which, by the terms of Section 5.1-are to be borne by the owners of particular Units, shall, if paid by the Trustees, be assessable to those Units as additional common expenses for collection of which the Trustees shall be entitled to obtain and enforce the lien provided by Chapter 183A for enforcement of common expense obligations.

Section 6. Statement of Purposes; Restrictions on Use. The purposes for which Units and the common areas and facilities therein are intended to be used are as follows:

Units shall be used solely for residential purposes and professional offices accessory thereto, provided the person using such office is occupying the Unit as his principal residence, to the extent permitted by the Zoning Ordinances of the City of Boston, and such other accessory uses permitted from time to time by the Zoning Ordinances of the City of Boston and for no other purpose, except as may be expressly permitted by the Trustees in accordance with the provisions of the 59 Hancock House Condominium Trust.

The Declarant, or any successor(s) to its interest in the Condominium, may, until all of the Units have been sold by the Declarant or such successor(s), lease unsold Units and use unsold Units as models for display for purposes of sale or leasing of Units.

Unless otherwise permitted in a writing executed by a majority of the Trustees of the Condominium Trust pursuant to the provisions thereof:

- (a) No Unit shall be used for any purpose not specified in this Section;
- (b) Except as otherwise provided below with respect to the construction of skylights and/or fireplaces in certain Units, the architectural integrity of the Building and the Units shall be preserved without modification, and to that end, no porch enclosure, awning, screen, antenna, sign, banner or other device and no exterior change, addition, structure, projection, decoration or other feature shall be erected or placed upon or attached to the Building or any Unit or any part of either. This subparagraph (b) shall not restrict the right of Unit Owners to decorate the interiors of their Units as they may desire; and

- (c) No Unit shall be used or maintained in a manner contrary to or inconsistent with the By-Laws of the Condominium Trust and the rules and regulations which may be adopted pursuant thereto.

Notwithstanding the provisions of subparagraph (b) above, however, the owner of Unit #13 shall have the right as appurtenant to the aforesaid Unit (which is intended for the exclusive benefit of the aforesaid Unit Owner) to construct, install, use and maintain a skylight and/or fireplace chimney, such construction and installation to be at the sole expense of the owner of Unit 13, and to make necessary structural changes to the roof to accomplish same, provided, however that such skylight and/or fireplace chimney is legally permissible under the laws, rules and regulations of the City of Boston and any governing historical societies, and that no such work shall be performed until (i) detailed plans and specifications therefor have been submitted to and approved by the Condominium Trustees, which approval shall not be unreasonably withheld or delayed but may contain such conditions as they deem appropriate, including without limitation restrictions in the manner of performing such work and requirements for builder's risk and liability insurance; and (ii) all approvals and permits required by any applicable law, ordinance, by-law, rule or regulation have been obtained by such Unit Owner, and (iii) a roofing contractor selected by said Trustees approves the plans and specifications submitted to the Condominium Trustees and either agrees to do the roofing work or approves a third party to perform such work, and certifies to the Condominium Trustees that such proposed work will not adversely affect the roof. Any and all work with respect to the construction and installation of skylights or fireplace chimneys pursuant to the provisions herein set forth shall be done (at the respective Unit owner's sole cost, expense and risk) in a good and workmanlike manner using first class materials and in compliance with and pursuant to the approved plans and specifications therefor, the permits and approvals issued with respect thereto and all applicable laws, ordinances, and rules and regulations, and in such manner as not to unduly inconvenience or disturb the occupants of the Condominium. The Trustees shall have the right to remove, or require the owner of the Unit to remove, any skylight and/or fireplace chimney, and associated work, and to restore the Common Area and the Unit to its former conditions, all at the sole expense of the owner of such Unit, unless there is recorded with the Suffolk County Registry of Deeds an instrument signed by a majority of the Trustees stating their approval of such skylight and/or fireplace chimney.

These restrictions shall be for the benefit of all Unit Owners and shall be administered on behalf of the Unit Owners by the Trustees of the Condominium Trust and shall be enforceable solely by one or more Unit Owners or Trustees, insofar as permitted by law, and, insofar as permitted by law, shall be perpetual; and to that end may be extended at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. No Unit Owner shall be liable for any breach of the provisions of this paragraph except such as occur during his or her Unit ownership.

Section 7. Amendments. This Master Deed may be amended by an instrument in writing (a) signed by one or more owners of Units entitled to at least 75% of the undivided interest in the common areas and facilities, (b) signed and acknowledged by a majority of the Trustees of the Condominium Trust, and (c) duly recorded with the Suffolk County Registry of Deeds; PROVIDED, HOWEVER, that:

- (a) The date on which any instrument of amendment is first signed by a Unit Owner shall be indicated thereon as the date thereof and no such instrument shall be of any force or effect unless the same has been so recorded within six (6) months after such date;
- (b) No instrument of amendment which alters the dimensions of any Unit shall be of any force or effect unless the same has been signed by the owners of the Unit so altered;
- (c) No instrument of amendment which alters the percentage of the undivided interest to which any Unit is entitled in the common areas and facilities shall be of any force or effect unless the same has been signed by all Unit Owners and said instrument is recorded as an Amended Master Deed;
- (d) No instrument of amendment affecting any Unit in any manner which impairs the security of a first mortgage of record held by a bank or insurance company shall be of any force or effect unless the same has been assented to by the holder of such mortgage; and
- (e) No instrument of amendment which alters this Master Deed in any manner which would render it contrary to or inconsistent with any requirements or provisions of Chapter 183A shall be of any force or effect.

Section 8. F.H.L.M.C. and F.N.M.A. Compliance. Notwithstanding anything to the contrary contained in this Master Deed or the 59 Hancock House Condominium Trust recorded herewith, Declarant and all subsequent Unit owners hereby agree as follows:

*my copy  
wasnt  
recorded*

Section 8.1. That in the event any right of first refusal in case of the sale or lease of a Unit is adopted by the Unit Owners and incorporated in this Master Deed or the 59 Hancock House Condominium Trust, such right of first refusal shall not impair the rights of an institutional first mortgage lender to:

8.1.1. foreclose or take title to a Unit pursuant to the remedies provided in the mortgage; or

8.1.2. accept a deed (or assignment) in lieu of foreclosure in the event of default by a mortgagor; or

8.1.3. sell or lease a Unit acquired by the institutional first mortgage lender through the procedures set forth in Subsections 8.1.1 and 8.1.2 above;

Section 8.2. That any person taking title to a Unit through a foreclosure sale duly conducted by an institutional first mortgage lender shall be exempt from any right of first refusal adopted by the Unit Owners and incorporated in this Master Deed or the Condominium Trust;

Section 8.3. That any institutional first mortgage lender who obtains title to a Unit by foreclosure or pursuant to any other remedies provided in the mortgage or by law will not be liable for such Unit's unpaid common charges or dues which accrued prior to the acquisition of title to such Unit by the mortgagee;

Section 8.4. That unless all of the institutional first mortgage lenders holding mortgages on the individual Units at the Condominium have given their prior written approval, neither the Unit Owners nor the Trustees of the Condominium Trust by amendment to this Master Deed or otherwise, shall be entitled to:

8.4.1 by act or omission, seek to abandon or terminate the condominium except in the event of substantial destruction of the Condominium premises by fire or other casualty or in the case of a substantial taking by condemnation or eminent domain;

8.4.2 change the pro-rata interest or obligations of any individual Unit for the purpose of: (a) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards; or (b) determining the pro-rata share of ownership of each Unit in the common elements;

8.4.3 partition or subdivide any Unit;

8.4.4 by act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer the common elements, provided, however, that the granting of easements for public utilities or for other public purposes consistent with the intended use of the common elements by the Condominium shall not be deemed an action for which any prior approval of a mortgagee shall be required under this Subsection;

8.4.5 use hazard insurance proceeds for losses to any property of the Condominium (whether to Units or to common elements) for other than the repair, replacement or reconstruction of such property of the Condominium, except as provided by statute in case of a taking of or substantial loss to the Units and/or common elements of the Condominium;

Section 8.5. That all taxes, assessments and charges which may become liens prior to a first mortgage under the laws of the Commonwealth of Massachusetts shall relate only to the individual Units and not the Condominium as a whole, except for real estate tax bills based on assessments made prior to the premises being converted to a Condominium;

Section 8.6. That in no case shall any provision of this Master Deed or the Condominium Trust give a Unit Owner or any other party priority over any rights of an institutional first mortgagee of the Unit

pursuant to its mortgage in the case of a distribution to such Unit Owner of insurance proceeds or condemnation awards for losses to or a taking of such Unit and/or the common areas and facilities of the Condominium;

Section 8.7. That an institutional first mortgage lender, upon request to the Trustees of the Condominium Trust will be entitled to:

8.7.1 written notification from the Trustees of the Condominium Trust of any default by its borrower who is an Owner of a Unit with respect to any obligation of such borrower under this Master Deed or the provision of the Condominium Trust which is not cured within sixty (60) days;

8.7.2 inspect the books and records of the Condominium Trust during normal business hours;

8.7.3 receive an audited annual financial statement of the Condominium Trust within ninety (90) days following the end of any fiscal year of the said Condominium Trust;

8.7.4 written notice of all meetings of the Condominium Trust, and be permitted to designate a representative to attend all such meetings; and

8.7.5 prompt written notification from the Trustees of the Condominium Trust of any damage by fire or other casualty to the Unit upon which the institutional lender holds a first mortgage or proposed taking by condemnation or eminent domain of said Unit or the common areas and facilities of the Condominium;

Section 8.8. That no agreement for professional management of the Condominium or any other contract with Declarant may exceed a term of two (2) years, and that any such agreement shall provided for termination by either party without cause and without payment of a termination fee on ninety (90) days' or less written notice.

Section 8.9. That the Condominium is not subject to any proposal or plan for additions thereto or expansion thereof.

The Declarant intends that the provisions of this Section 8 comply with the requirements of the Federal Home Loan Mortgage Corporation and Federal National Mortgage Association with respect to condominium mortgage loans and, except as otherwise required by the provisions of Chapter 183A, all questions with respect thereto shall be resolved consistent with that intention.

Section 9. Trust. The Trust through which the Units Owners will manage and regulate the Condominium established hereby is 59 Hancock House Condominium Trust under Declaration of Trust recorded herewith. In accordance with Chapter 183A, the Declaration of Trust enacts By-Laws and establishes a membership organization of which all Unit

Owners shall have a beneficial interest in proportion to the percentage of undivided interest in the common areas and facilities to which they are entitled under this Master Deed.

The name and address of the original and present Trustee of the Condominium Trust, so designated in the Declaration of Trust is as follows:

Frank G. Meza  
 Box 103  
 104 Charles Street  
 Boston, MA 02114

Section 10. Chapter 183A Governs. The Units and the Common areas and facilities, the Unit Owners and the Trustees of the Condominium Trust, shall have the benefit of and be subject to the provisions of Chapter 183A in effect on the date this Master Deed is recorded and as it may hereafter be amended and, in all respects not specified in this Master Deed or in the Condominium Trust and the By-Laws set forth therein, shall be governed by provisions of Chapter 183A in their relation to each other and to provisions thereof with respect to removal of the Condominium premises or any portion thereof from the provisions of Chapter 183A. Should any provision of this Master Deed be in conflict with Chapter 183A, the terms of Chapter 183A shall govern.

Section 11. Definitions. All terms and expressions used in this Master Deed which are defined in Chapter 183A shall have the same meanings here unless the context otherwise requires.

Section 12. Waiver. The provision of this Master Deed shall be waived only in writing by the party charged therewith, and not by conduct, no matter how often repeated.

Section 13. Partial Invalidity. The invalidity of any provision of this Master Deed shall not impair or affect the validity of the remainder of this Master Deed and all valid provisions shall remain enforceable and in effect notwithstanding such invalidity.

IN WITNESS WHEREOF, on this 2<sup>nd</sup> day of January 1981, Frank G. Meza, Trustee of 59 Hancock Trust, has signed this Condominium Master Deed under seal.

  
 Frank G. Meza  
 Trustee of 59 Hancock Trust

K = Kitchen  
 B = Bath

59 HANCOCK HOUSE CONDOMINIUM

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<u>Unit</u>	<u>Percentage Interest in Condominium</u>	<u>Location</u>	<u>Number and Composition of Rooms</u>	<u>Approximate Area in Square Feet</u>	<u>Immediate Common Area to Which Unit Has Access</u>
1	7.589	ground floor	LR, BR, K, B	532	ground floor hallway and stairway
2	4.464	"	LR/BR/K, B	324	"
3	7.143	first floor	LR/BR/K, B	355	first floor hallway and stairway
4	9.821	"	LR, BR, K, B	387	"
5	10.714	"	LR/BR/K, B, L	423 (including loft)	"
6	8.482	second floor	LR/BR/K, B, BAL	360	second floor hallway and stairway
7	8.036	"	LR/BR/K, B	352	"
8	8.036	"	LR/BR/K, B	261	"
9	8.036	third floor	LR/BR/K, B	360	third floor hallway and stairway
10	7.143	"	LR/BR/K, B	352	"
11	7.143	"	LR/BR/K, B	255	"
12	4.464	fourth floor	LR/BR/K, B	257	fourth floor hallway and stairway
13	4.464	"	LR/BR/K, B	314	"
14	4.464	"	LR/BR/K, B	252	"

Roof Deck As-Built  
59 Hancock Street  
Boston MA. 02114  
June 19, 2016

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## As-Built Drawings A100 – A104

Appendix B: As-Built Drawings A100 – A104

project title:

59 HANCOCK STREET  
BOSTON, MA

prepared for:

AIMEE POULOS  
59 HANCOCK STREET  
BOSTON, MA

revisions

no.	date	description
0	06.20.16	ISSUED FOR REVIEW

plan submission

AS-BUILT PLAN

date: 06.20.2016

scale: AS NOTED

job no: 2016-35

DEP no: N/A

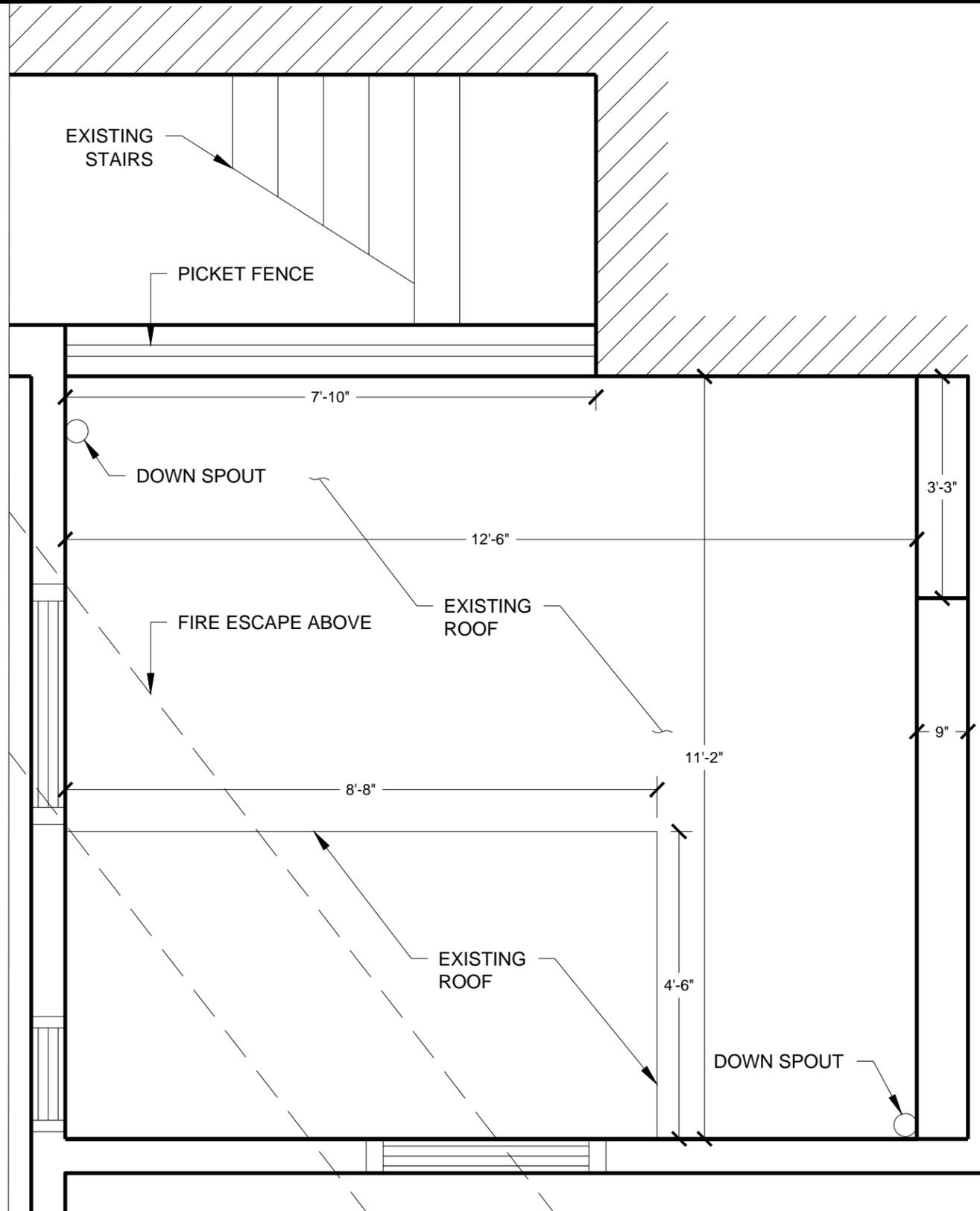


drawing name

EXISTING CONDITIONS  
& GENERAL NOTES

drawing number

## A.100



### LOCATION PLAN

SCALE: 1"=100'

### INDEX OF SHEETS

A.100	SHEET 1 OF 5	EXISTING CONDITIONS & GENERAL NOTES
A.101	SHEET 2 OF 5	AS-BUILT CONDITIONS & ELEVATIONS
A.101	SHEET 3 OF 5	AS-BUILT ELEVATION #1
A.101	SHEET 4 OF 5	AS-BUILT ELEVATION #2
A.101	SHEET 5 OF 5	AS-BUILT ELEVATION #3



PHOTOGRAPH #1

## 1 EXISTING CONDITIONS

1/2" = 1'-0"



project title:

59 HANCOCK STREET  
BOSTON, MA

prepared for:

AIMEE POULOS  
59 HANCOCK STREET  
BOSTON, MA

revisions

no.	date	description
0	06.20.16	ISSUED FOR REVIEW

plan submission

AS-BUILT PLAN

date: 06.20.2016

scale: AS NOTED

job no: 2016-35

DEP no: N/A

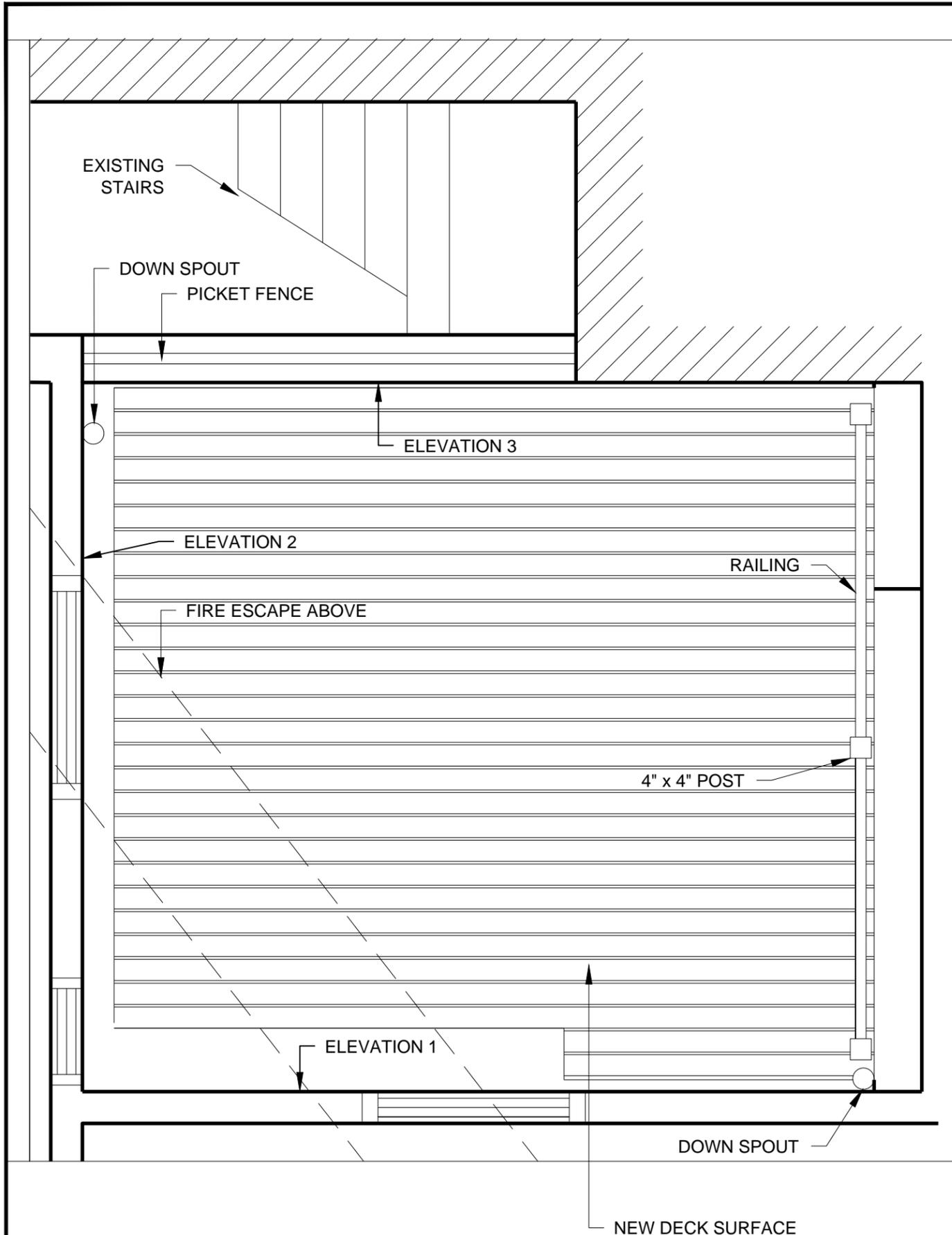


drawing name

AS-BUILT CONDITIONS  
& ELEVATIONS

drawing number

## A.101



DECK FRAMING

PHOTOGRAPH #2



DECK FRAMING

PHOTOGRAPH #3

**1** AS-BUILT CONDITIONS  
1/2" = 1'-0"



project title:

59 HANCOCK STREET  
BOSTON, MA

prepared for:

AIMEE POULOS  
59 HANCOCK STREET  
BOSTON, MA

revisions

no.	date	description
0	06.20.16	ISSUED FOR REVIEW

plan submission

AS-BUILT PLAN

date: 06.20.2016

scale: 1/2"=1'-0"

job no: 2016-35

DEP no: N/A

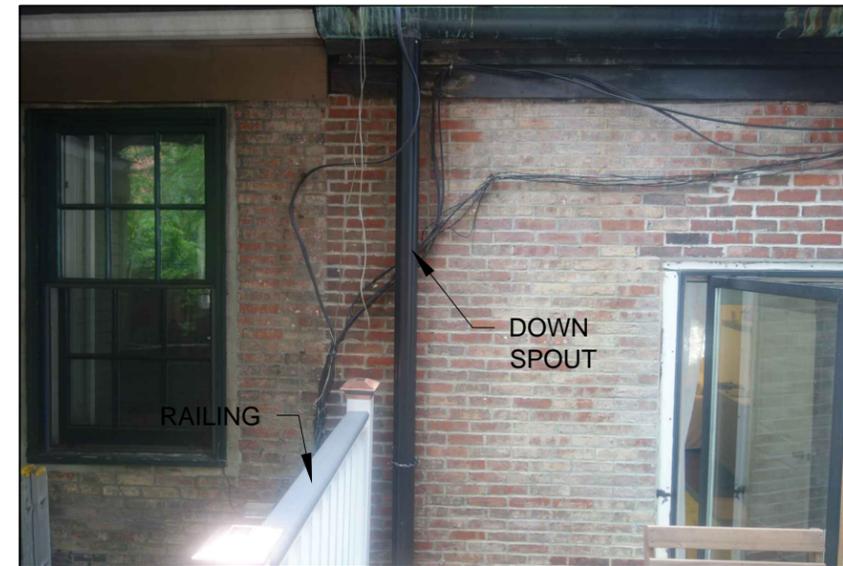
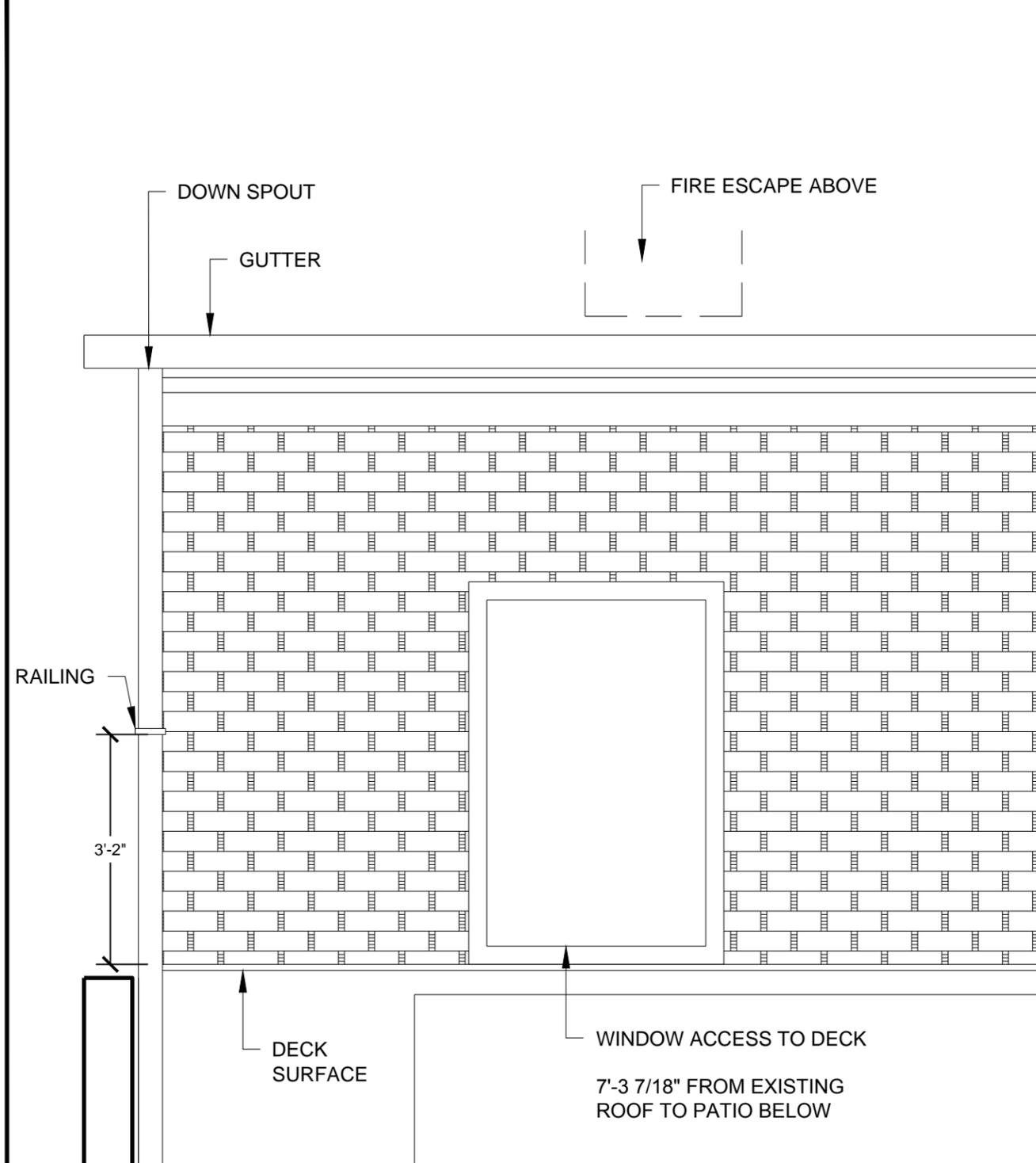


drawing name

AS-BUILT  
ELEVATION #1

drawing number

A.102



PHOTOGRAPH #4



PHOTOGRAPH #5



PHOTOGRAPH #6

**1** AS-BUILT ELEVATION #1  
1/2" = 1'-0"



project title:

59 HANCOCK STREET  
BOSTON, MA

prepared for:

AIMEE POULOS  
59 HANCOCK STREET  
BOSTON, MA

revisions

no.	date	description
0	06.20.16	ISSUED FOR REVIEW

plan submission

AS-BUILT PLAN

date: 06.20.2016

scale: 1/2"=1'-0"

job no: 2016-35

DEP no: N/A

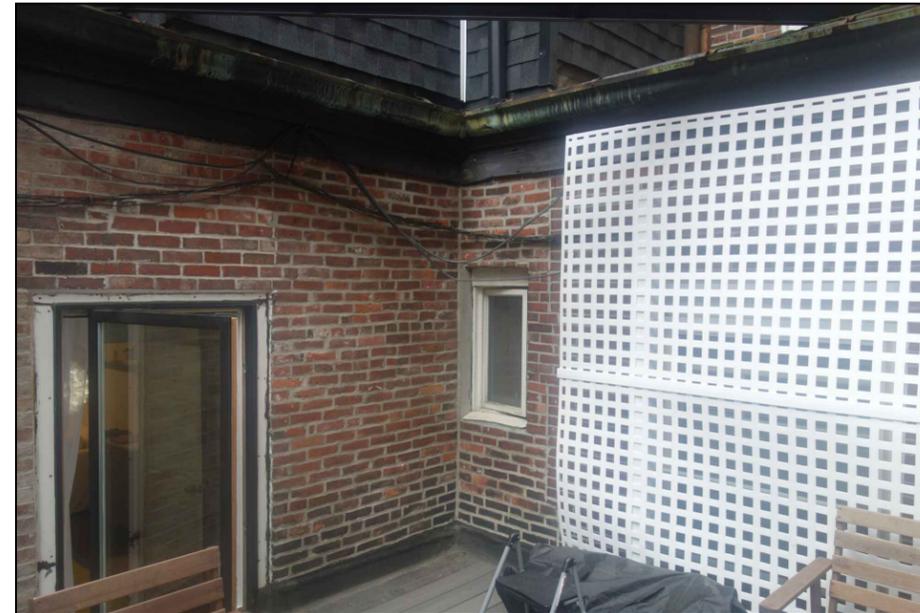
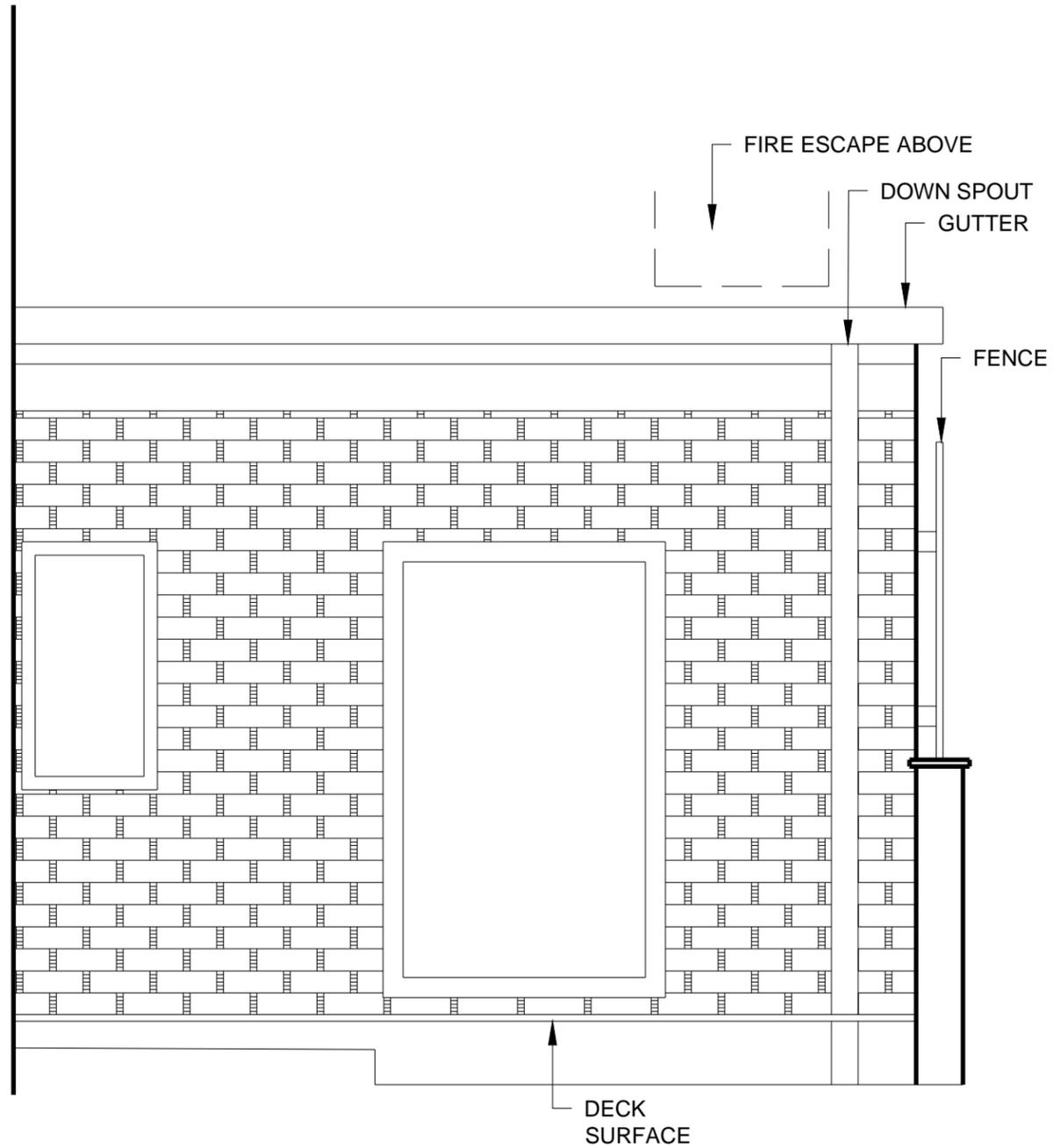


drawing name

AS-BUILT  
ELEVATION #2

drawing number

A.103



PHOTOGRAPH #7



PHOTOGRAPH #8

**1** AS-BUILT ELEVATION #2  
1/2" = 1'-0"



project title:

59 HANCOCK STREET  
BOSTON, MA

prepared for:

AIMEE POULOS  
59 HANCOCK STREET  
BOSTON, MA

revisions

no.	date	description
0	06.20.16	ISSUED FOR REVIEW

plan submission

AS-BUILT PLAN

date: 06.20.2016

scale: 1/2"=1'-0"

job no: 2016-35

DEP no: N/A

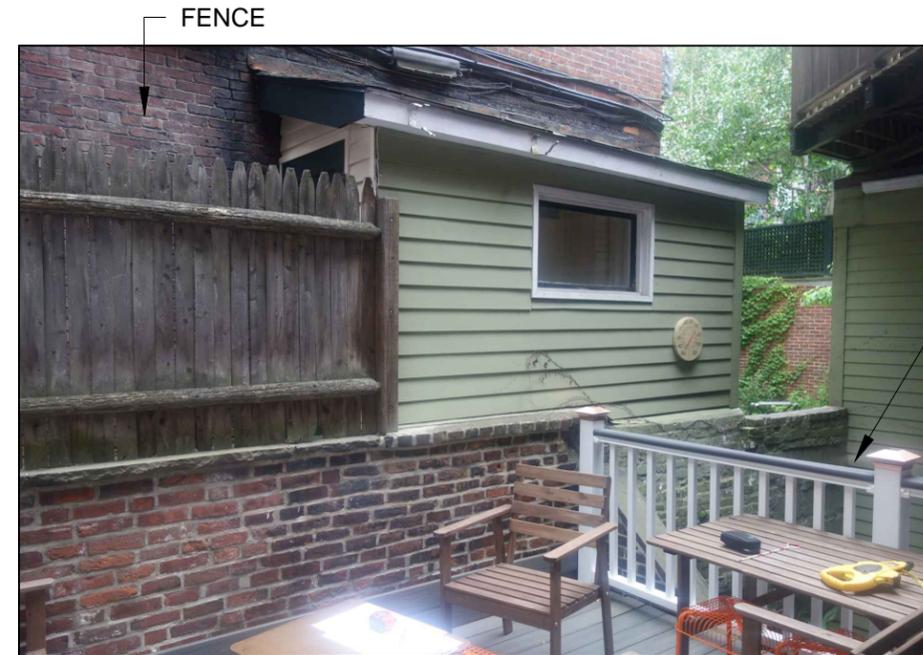
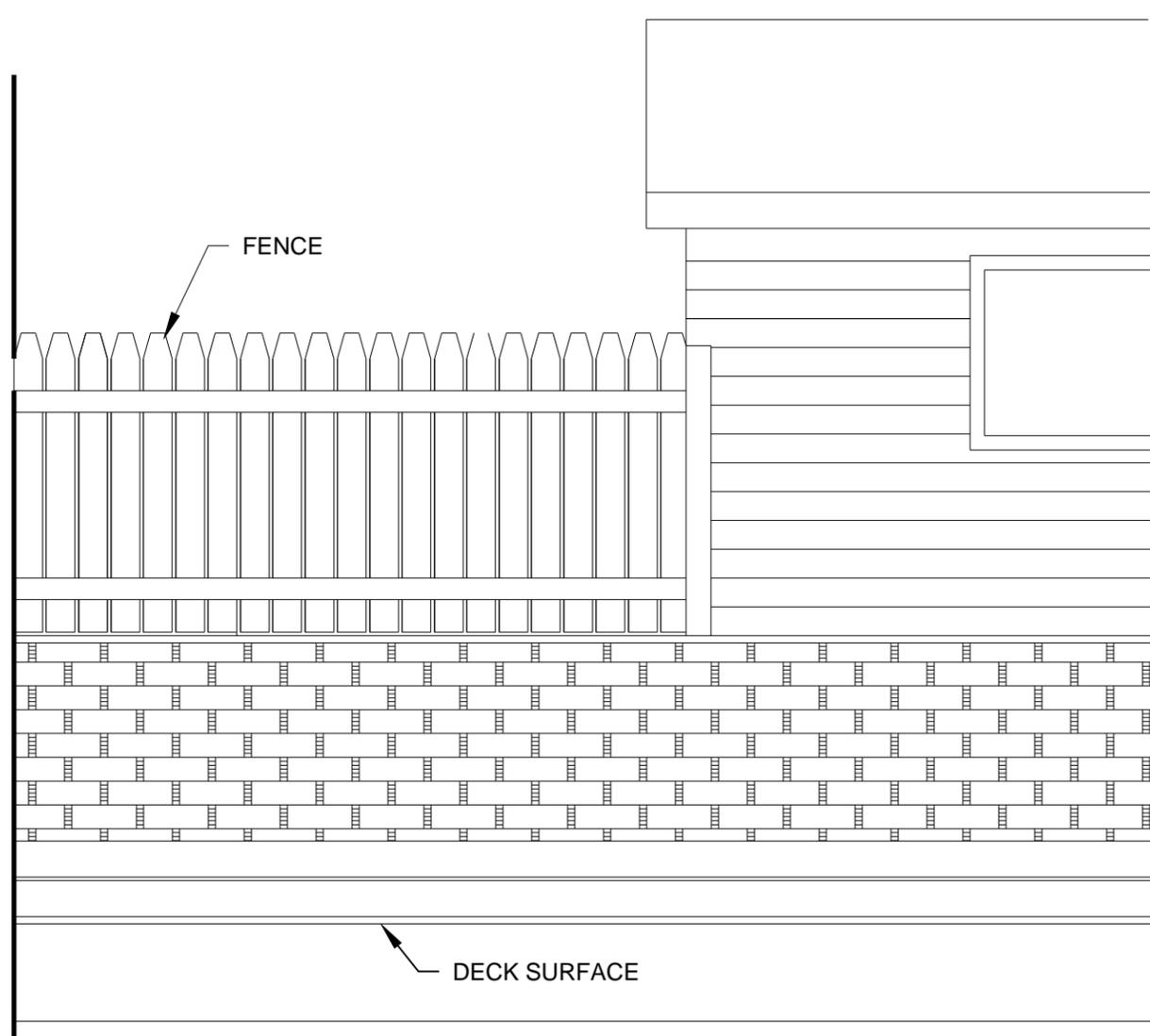


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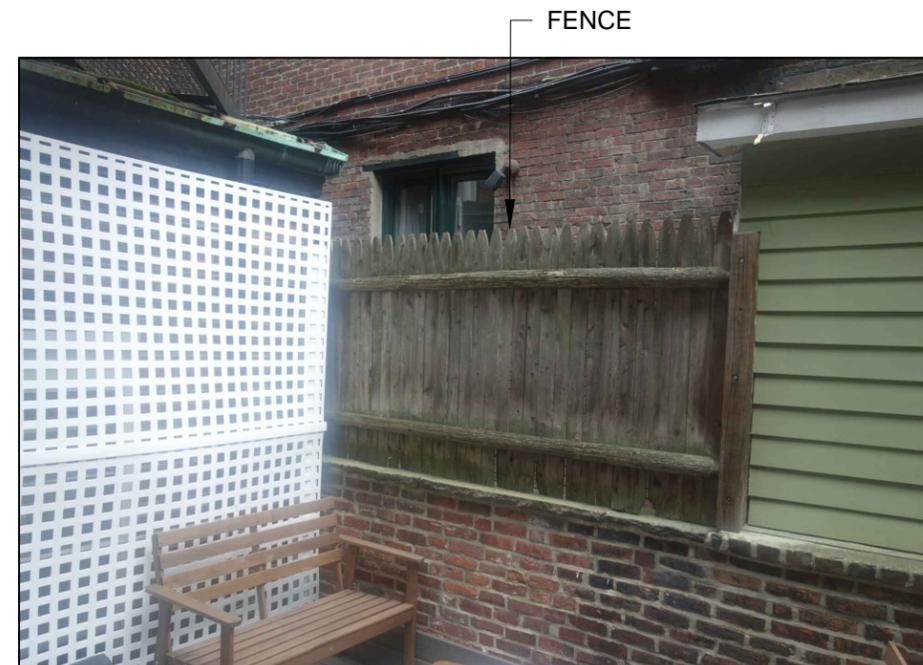
AS-BUILT  
ELEVATION #3

drawing number

A.104



PHOTOGRAPH #9



PHOTOGRAPH #10

**1** AS-BUILT ELEVATION #3  
1/2" = 1'-0"

