



FOR ZONING

PREPARED FOR:
verizon
118 FLANDERS ROAD
WESTBOROUGH, MA 01581

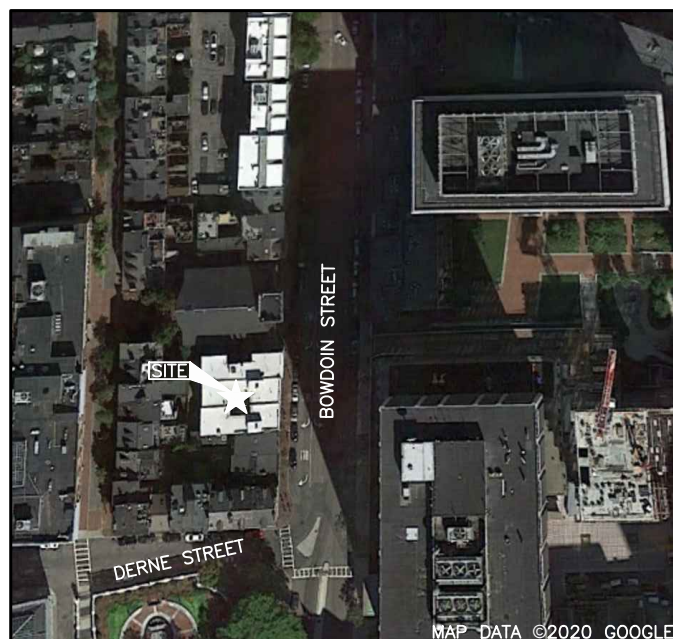
HGD
HUDSON
Design Group LLC
45 BEECHWOOD DRIVE TEL: (978) 557-5553
N. ANDOVER, MA 01845 FAX: (978) 336-5586

ASHBURTON PARK MA

**37-41 BOWDOIN STREET
BOSTON MA, 02114**



Daniel P. Hamon



VICINITY MAP MAP DATA ©2020 GOOGLE SCALE: N.T.S.

DIRECTIONS TO SITE:
GET ON I-90 E IN FRAMINGHAM FROM MA-9 E/BOSTON WORCESTER TURNPIKE, HEAD SOUTHWEST, TURN LEFT ONTO FLANDERS RD, TURN LEFT ONTO WASHINGTON ST, TURN RIGHT ONTO MA-9 E/BOSTON WORCESTER TURNPIKE, USE THE RIGHT LANE TO TAKE THE INTERSTATE 90 E/INTERSTATE 90 W RAMP TO MASSPIKE/SPRINGFIELD/BOSTON, KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR I-90 E/I-95/BOSTON AND MERGE ONTO I-90 E, FOLLOW I-90 E TO STUART ST IN BOSTON. TAKE EXIT 22 FROM I-90 E, MERGE ONTO I-90 E, USE THE RIGHT LANE TO TAKE EXIT 22 TOWARD PRUDENTIAL CENTER/COPLEY SQUARE, KEEP RIGHT AT THE FORK AND MERGE ONTO STUART ST, FOLLOW STUART ST, CHARLES ST S AND BEACON ST TO BOWDOIN ST, MERGE ONTO STUART ST, TURN LEFT ONTO CHARLES ST S, USE THE RIGHT 2 LANES TO TURN SLIGHTLY RIGHT ONTO CHARLES ST, TURN RIGHT ONTO BEACON ST, TURN LEFT ONTO BOWDOIN ST, DESTINATION WILL BE ON THE LEFT.

PROJECT SUMMARY

PROJECT ENGINEER
HUDSON DESIGN GROUP, LLC
45 BEECHWOOD DRIVE
NORTH ANDOVER, MA 01845
TEL: 1-(978)-557-5553
FAX: 1-(978)-336-5586

MEP ENGINEER
HUDSON DESIGN GROUP, LLC
45 BEECHWOOD DRIVE
NORTH ANDOVER, MA 01845
TEL: 1-(978)-557-5553
FAX: 1-(978)-336-5586

SURVEYOR
NORTHEAST SURVEY CONSULTANTS
116 PLEASANT ST., SUITE 302
EASTHAMPTON, MA 01027
TEL: 1-(413)-203-5144

PROJECT SUMMARY

SITE NAME: ASHBURTON PARK MA
SITE ADDRESS: 37-41 BOWDOIN STREET
BOSTON MA, 02114

APPLICANT: VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581

ZONING DISTRICT: BOSTON PROPER/H-2-65
ZONING JURISDICTION: CITY OF BOSTON

LATTITUDE: N42° 21' 35.59"
LONGITUDE: W71° 03' 47.09"

PARCEL ID: 0300041000, 0300042000 &
0300042001
PROPERTY OWNER: BOWDOIN MANOR LLC
1059 TREMENT STREET SUITE #2
BOSTON, MA 02120

SHEET INDEX

SHEET NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	PLOT PLAN
A-1	ROOF PLAN
A-2	EAST ELEVATION
A-3	SOUTH ELEVATION
A-4	WEST ELEVATION
A-5	NORTH ELEVATION
A-6	LOW PROFILE ANTENNA MOUNT DETAILS

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS

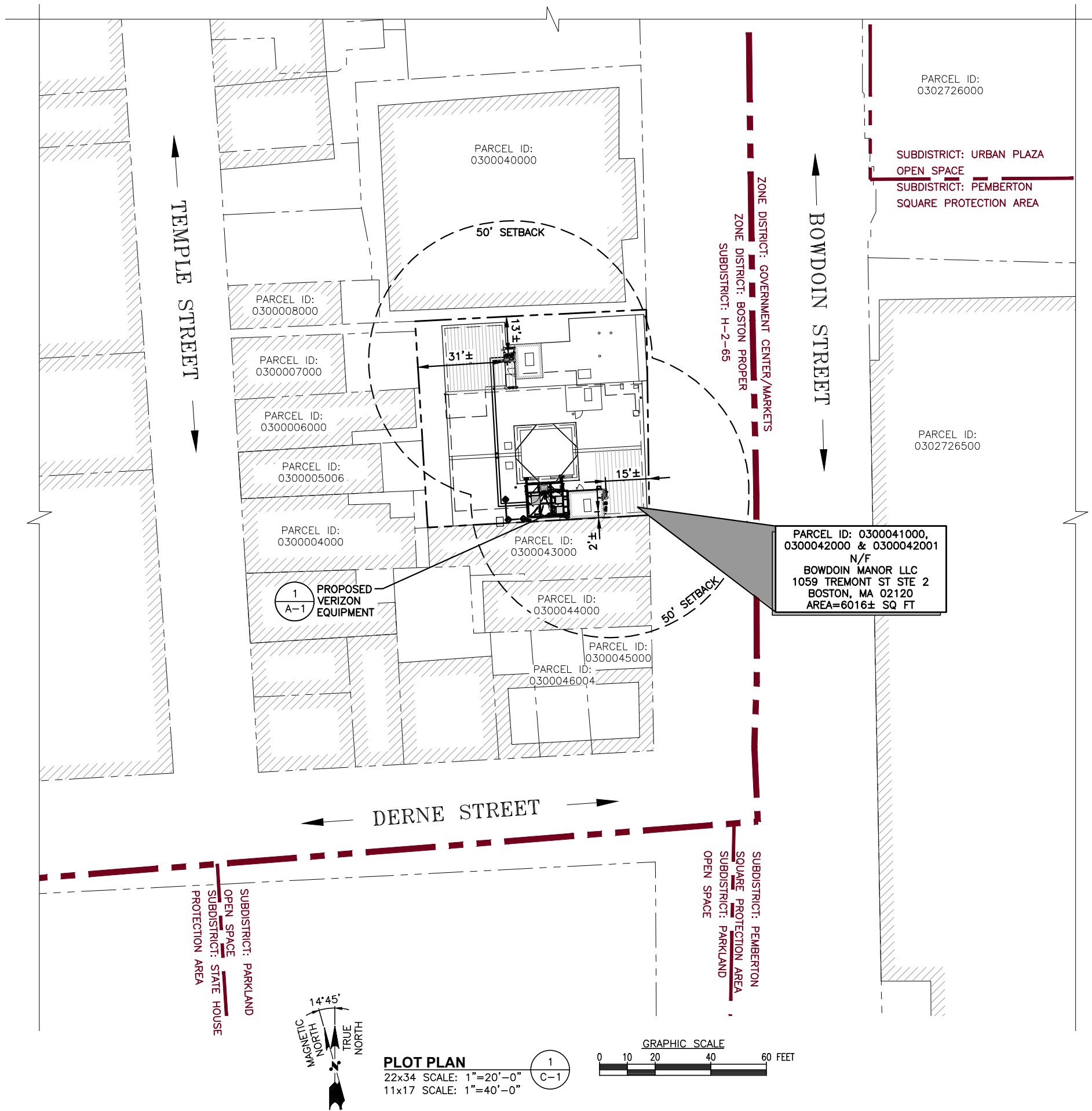
REV.	DATE	DESCRIPTION	BY
3	07/24/20	REMOVE OPT. 1, REV'D RF	JH
2	05/18/20	ADDED DESIGN OPTION 2	SF
1	01/26/17	REVISED EQUIPMENT PLATFORM	HH
0	04/13/16	FOR ZONING	HH

SITE NAME:
ASHBURTON PARK
MA

SITE ADDRESS:
37-41 BOWDOIN STREET
BOSTON MA, 02114

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



PLOT PLAN
 22x34 SCALE: 1"=20'-0"
 11x17 SCALE: 1"=40'-0"

GRAPHIC SCALE
 0 10 20 40 60 FEET

FOR ZONING

PREPARED FOR:

verizon[✓]

118 FLANDERS ROAD
 WESTBOROUGH, MA 01581

HG HUDSON Design Group LLC

45 BEECHWOOD DRIVE N. ANDOVER, MA 01845 TEL: (978) 557-5553 FAX: (978) 336-5586

PROFESSIONAL LAND SURVEYOR APPROVAL

Daniel F. Stasz
 DANIEL F. STASZ PLS #47160

COMMONWEALTH OF MASSACHUSETTS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 47160

APPROXIMATE COORDINATES: LAT: N42° 21' 35.59" LONG: W71° 03' 47.09"

SOURCE:
 CITY OF BOSTON ZONING MAP AND ASSESSING MAP

SITE SPECIFIC NOTES:

1. SITE SURVEY HAS NOT BEEN CONDUCTED BY HUDSON DESIGN GROUP, LLC FOR THIS PROJECT. ALL SETBACKS SHOWN ON THIS PLAN ARE TAKEN FROM TIP OF PROPOSED ANTENNAS TO PROPERTY LINES AND ARE APPROXIMATE.
2. VERIFY AZIMUTHS W/ RF ENGINEER.
3. PROPERTY LINE INFORMATION IS COMPILED FROM ASSESSORS PLAN AND RECORD DOCUMENTS AND IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD BOUNDARY SURVEY, AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. A FULL BOUNDARY SURVEY WAS NOT PERFORMED.

ZONES:

BOSTON PROPER
GOVERNMENT CENTER/MARKETS

LEGEND:

	PROPERTY LINE - SUBJECT PARCEL
	PROPERTY LINE - ABUTTERS
	ZONING BOUNDARY LINE
	EXISTING BUILDING

ZONING INFORMATION:

JURISDICTION:	CITY OF BOSTON	
ZONING DISTRICT TYPE:	BOSTON PROPER/H-2-65	
DIMENSION REQUIREMENTS:	REQUIRED	PROP.±
FRONT YARD SETBACK:	20'	15'±
SIDE YARD SETBACK:	N/A ^{NOTE 1}	2'± & 13'±
REAR YARD SETBACK:	NOTE 2	31'±
MAXIMUM BUILDING HEIGHT:	65'	N/A

1. SEE SECTION 19-4
 2. SEE SECTION 20-4

(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)

CHECKED BY: JX
 APPROVED BY: DPH

SUBMITTALS

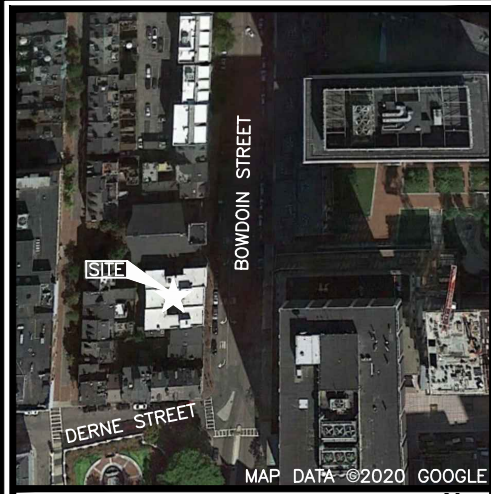
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0	04/13/16	FOR ZONING	HH

SITE NAME:
 ASHBURTON PARK MA

SITE ADDRESS:
 37-41 BOWDOIN STREET
 BOSTON MA, 02114

SHEET TITLE
 PLOT PLAN

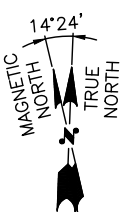
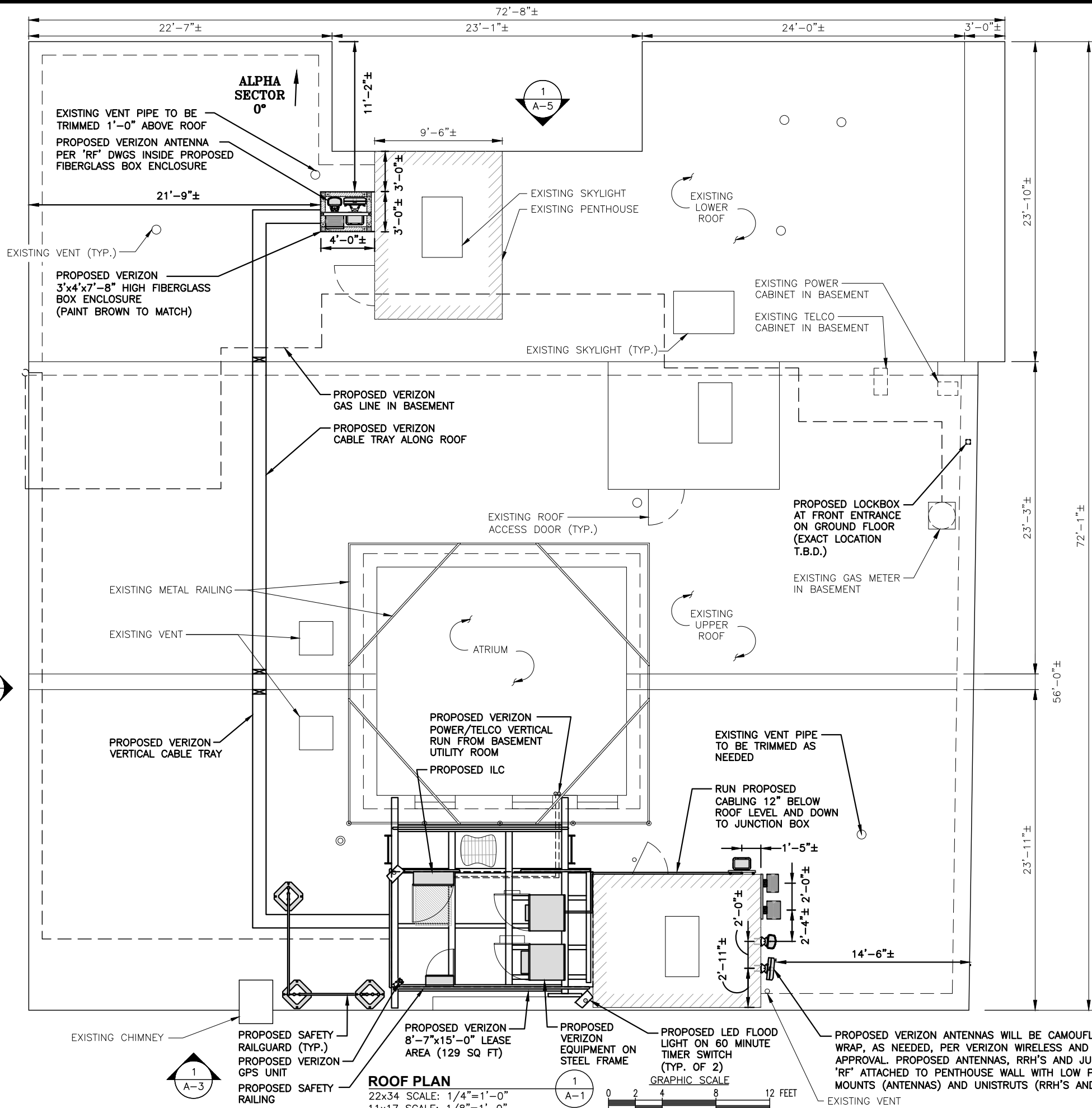
SHEET NUMBER
C-1



VICINITY MAP
SCALE: N.T.S.

APPROXIMATE LATITUDE: N42° 21' 35.59"
COORDINATES: LONGITUDE: W71° 03' 47.09"

NOTE:
AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY HUDSON DESIGN GROUP, LLC. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.



1
A-3

ROOF PLAN
22x34 SCALE: 1/4"=1'-0"
11x17 SCALE: 1/8"=1'-0"

1
A-1



PROPOSED VERIZON ANTENNAS WILL BE CAMOUFLAGED WITH 3M WRAP, AS NEEDED, PER VERIZON WIRELESS AND BUILDING OWNER'S APPROVAL. PROPOSED ANTENNAS, RRR'S AND JUNCTION BOX PER 'RF' ATTACHED TO PENTHOUSE WALL WITH LOW PROFILE SWIVEL MOUNTS (ANTENNAS) AND UNISTRUTS (RRR'S AND JUNCTION BOX)

FOR ZONING

1
A-2

BOWDOIN STREET

BETA SECTOR 95°

PREPARED FOR:
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**37-41 BOWDOIN STREET
BOSTON MA, 02114**

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A-1

PROPOSED ANTENNA INFORMATION

SECTOR	STATUS	AZIMUTH	CABLE LENGTH
1	PROPOSED	0°	55'
2	PROPOSED	95°	115'


NOTE: CABLE LENGTH = EXACT LENGTH PLUS 25'.
CONTRACTOR TO VERIFY CABLE LENGTH PRIOR TO ORDERING.

APPROXIMATE COORDINATES: LATITUDE: N42° 21' 35.59"
LONGITUDE: W71° 03' 47.09"

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FAX: (978) 336-5586



DANIEL P. HAMON
REGISTERED PROFESSIONAL ENGINEER
No. 40720

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS

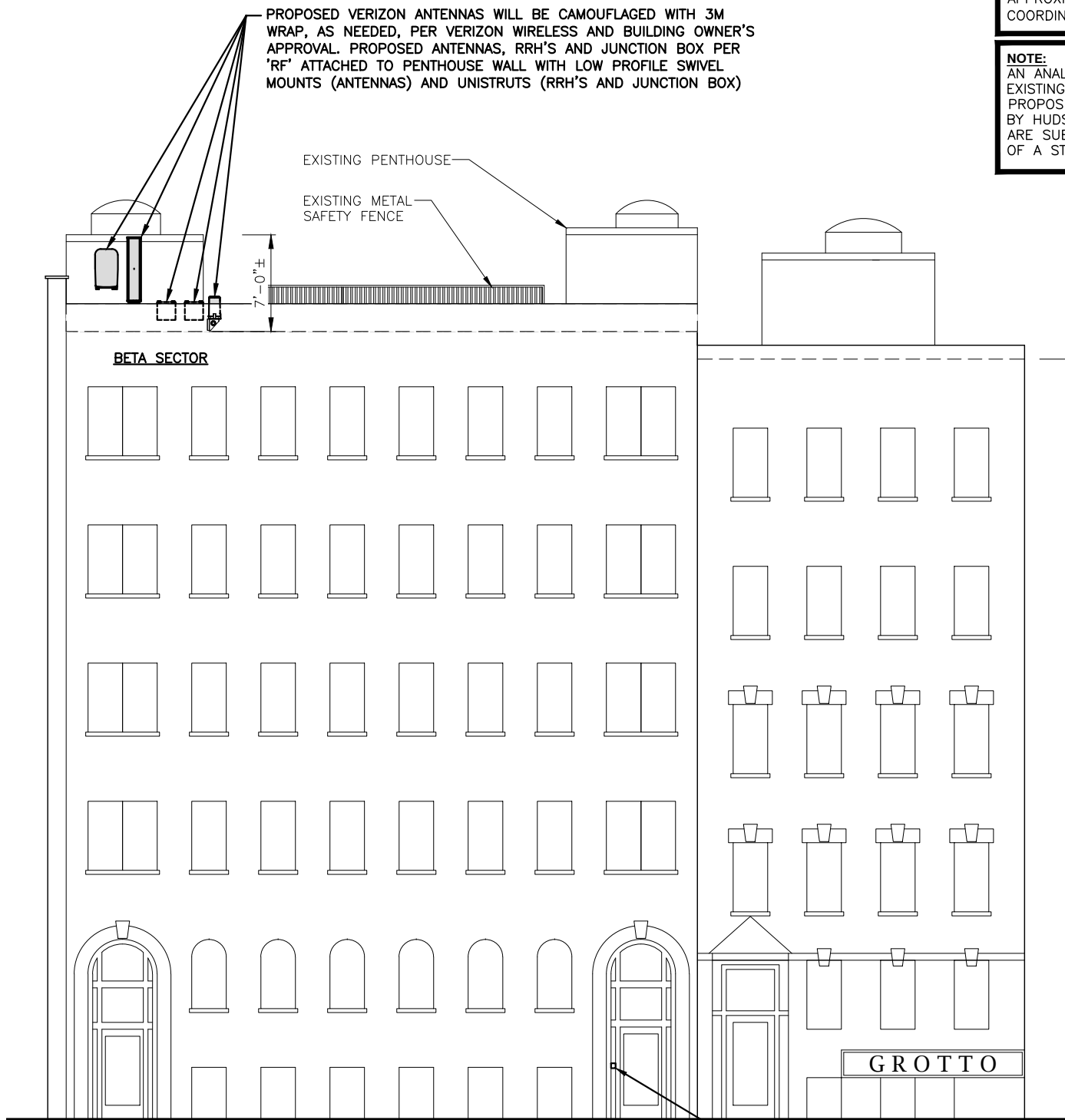
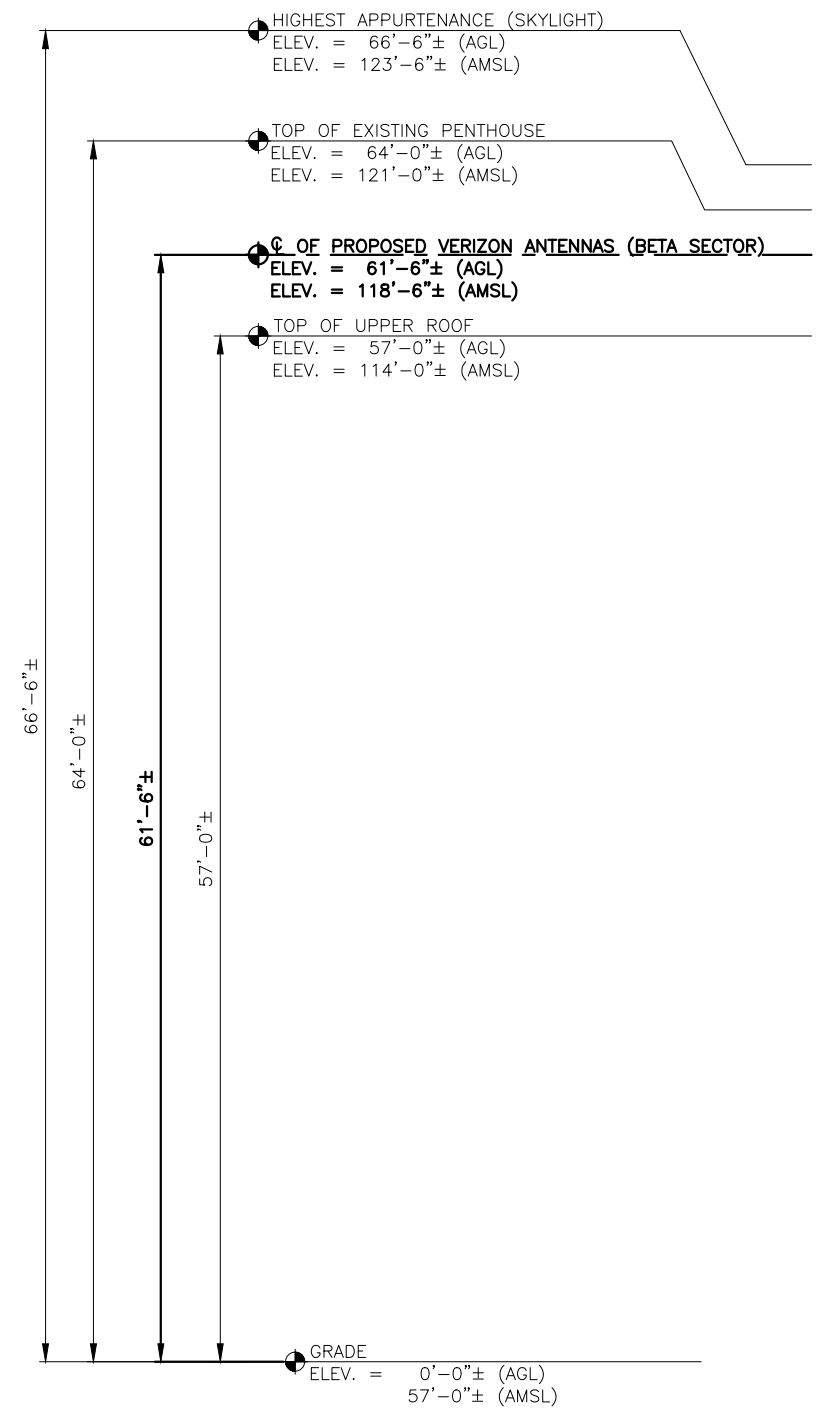
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MA

SITE ADDRESS:
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BOSTON MA, 02114

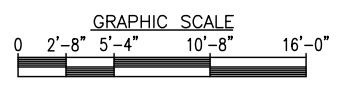
SHEET TITLE
EAST ELEVATION

SHEET NUMBER
A-2



EAST ELEVATION
22x34 SCALE: 3/16"=1'-0"
11x17 SCALE: 3/32"=1'-0"

1
A-2



APPROXIMATE LATITUDE: N42° 21' 35.59"
 COORDINATES: LONGITUDE: W71° 03' 47.09"

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PROPOSED ANTENNA INFORMATION

SECTOR	STATUS	AZIMUTH	CABLE LENGTH
1	PROPOSED	0°	55'
2	PROPOSED	95°	115'

NOTE: CABLE LENGTH = EXACT LENGTH PLUS 25'.
 CONTRACTOR TO VERIFY CABLE LENGTH PRIOR TO ORDERING.

FOR ZONING

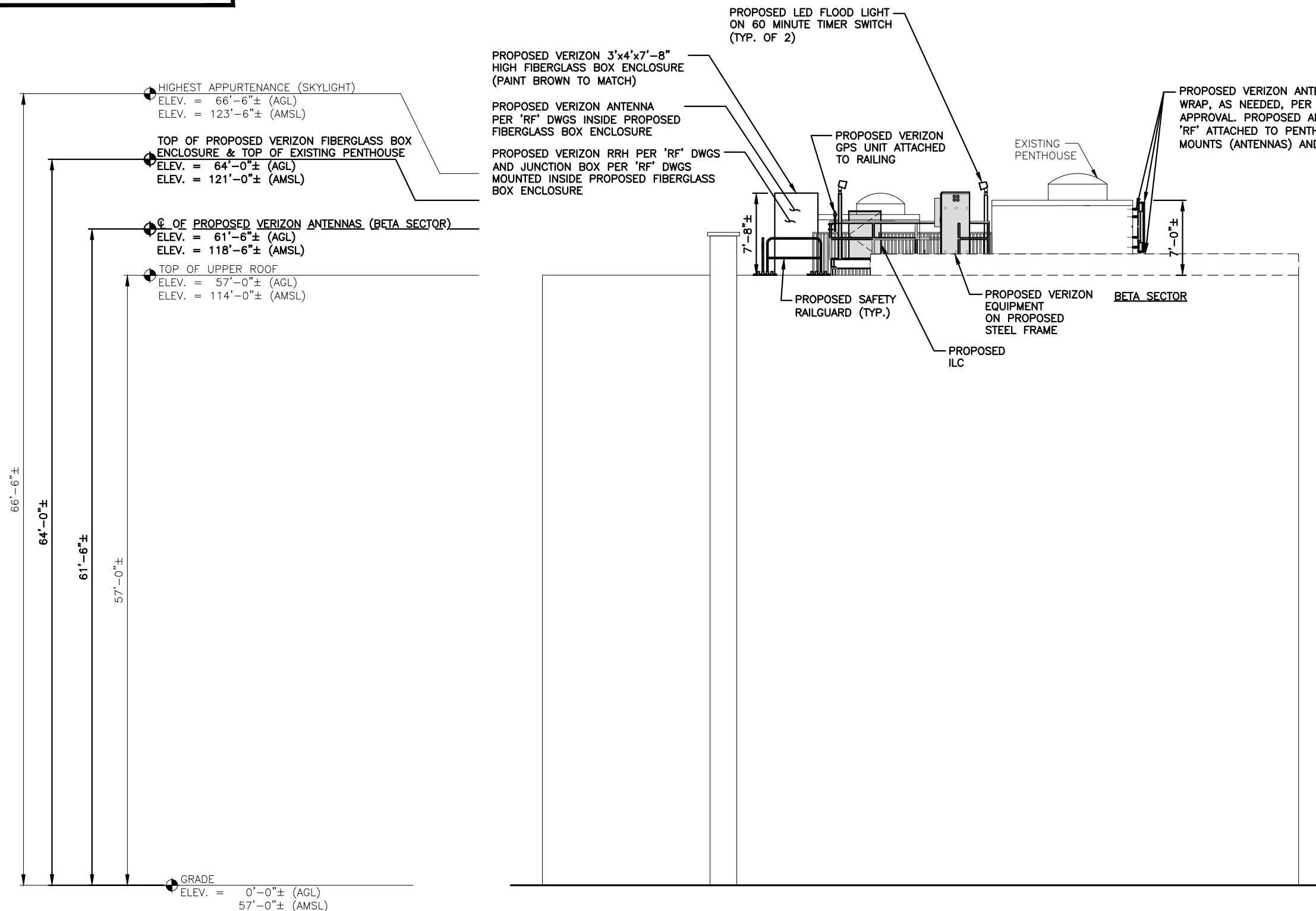
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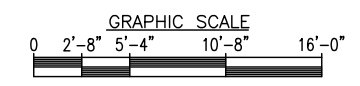
SITE NAME:
 ASHBURTON PARK
 MA

SITE ADDRESS:
 37-41 BOWDOIN STREET
 BOSTON MA, 02114

SHEET TITLE
 SOUTH ELEVATION

SHEET NUMBER
A-3

SOUTH ELEVATION
 22x34 SCALE: 3/16"=1'-0"
 11x17 SCALE: 3/32"=1'-0"



APPROXIMATE LATITUDE: N42° 21' 35.59"
 COORDINATES: LONGITUDE: W71° 03' 47.09"

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NOTE: CABLE LENGTH = EXACT LENGTH PLUS 25'. CONTRACTOR TO VERIFY CABLE LENGTH PRIOR TO ORDERING.

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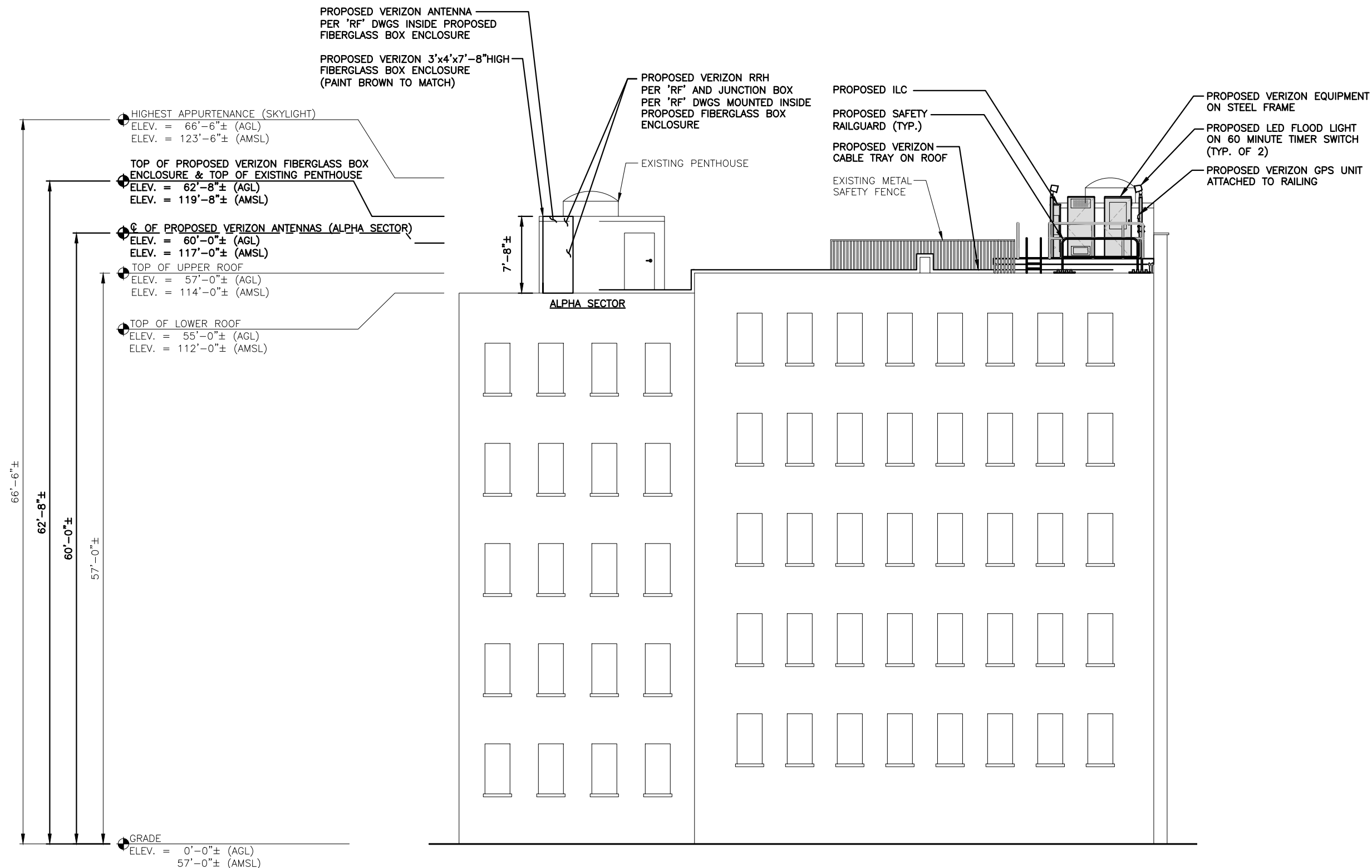
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118 FLANDERS ROAD
 WESTBOROUGH, MA 01581



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Daniel P. Haman



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 ASHBURTON PARK
 MA

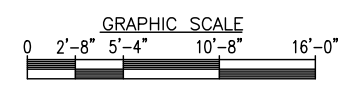
SITE ADDRESS:
 37-41 BOWDOIN STREET
 BOSTON MA, 02114

SHEET TITLE
 WEST ELEVATION

SHEET NUMBER
A-4

WEST ELEVATION
 22x34 SCALE: 3/16"=1'-0"
 11x17 SCALE: 3/32"=1'-0"

1
 A-4



APPROXIMATE COORDINATES: LATITUDE: N42° 21' 35.59"
LONGITUDE: W71° 03' 47.09"

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PROPOSED ANTENNA INFORMATION

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2	PROPOSED	95°	115'

NOTE: CABLE LENGTH = EXACT LENGTH PLUS 25'. CONTRACTOR TO VERIFY CABLE LENGTH PRIOR TO ORDERING.

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PREPARED FOR:

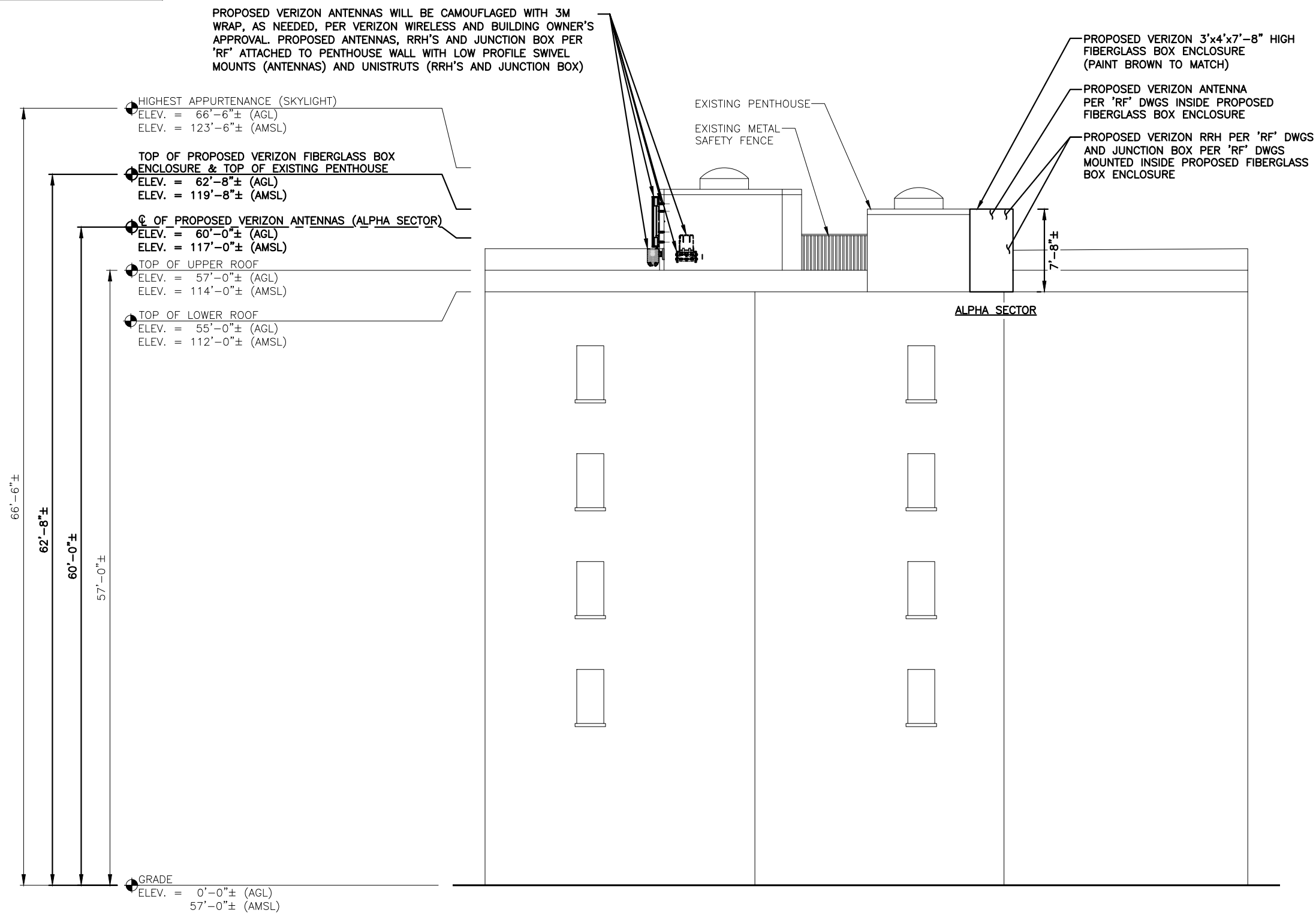


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ASHBURTON PARK
MA

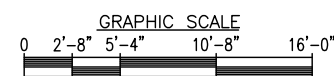
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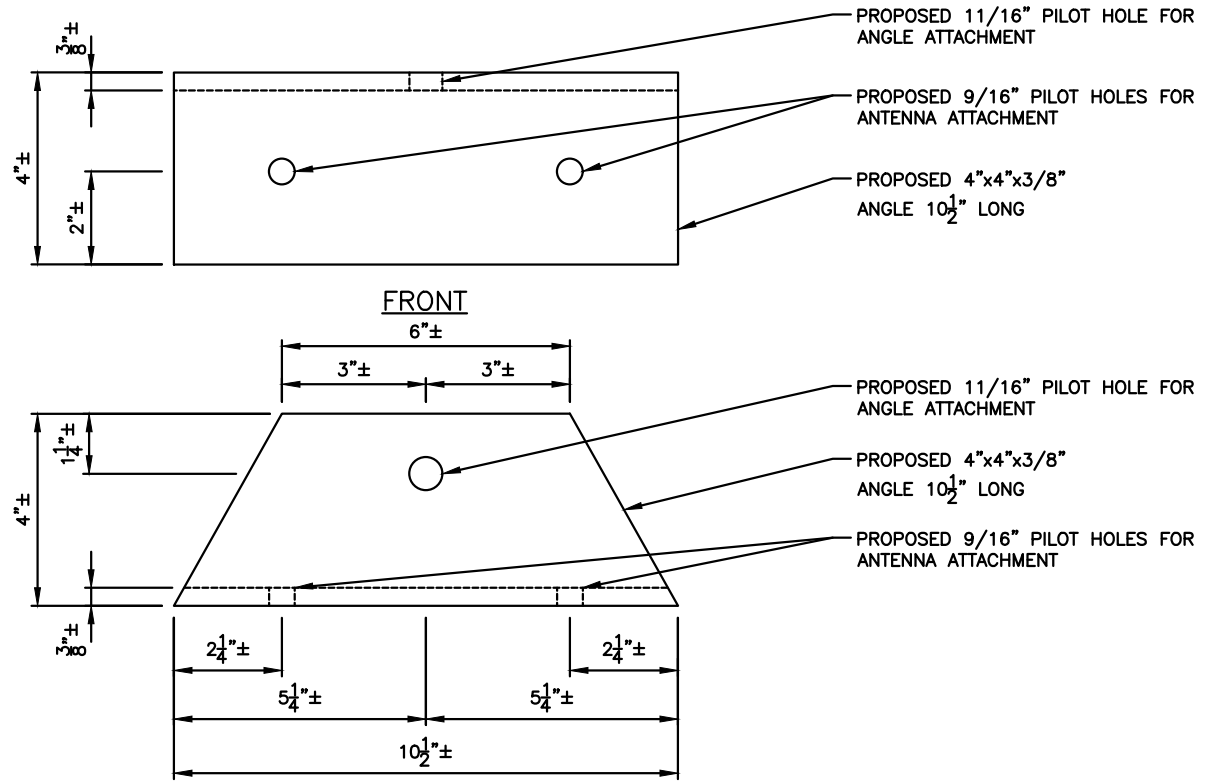
SHEET TITLE
NORTH ELEVATION

SHEET NUMBER
A-5

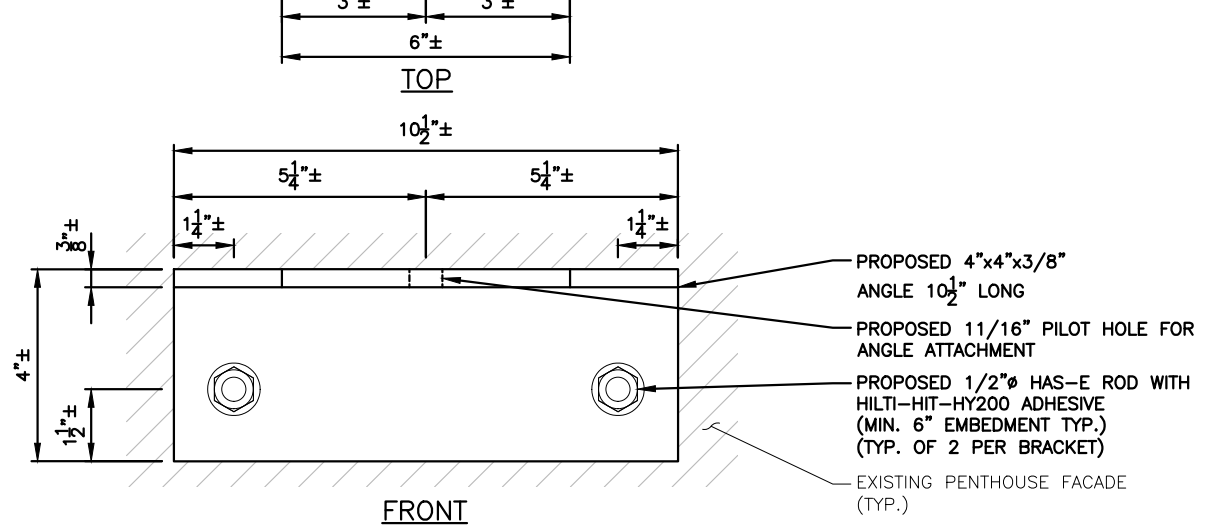
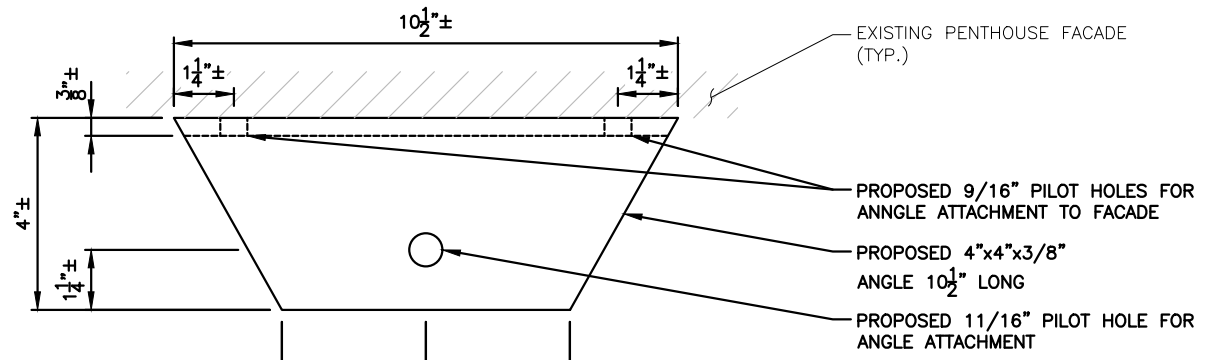
NORTH ELEVATION
22x34 SCALE: 3/16"=1'-0"
11x17 SCALE: 3/32"=1'-0"

1
A-5

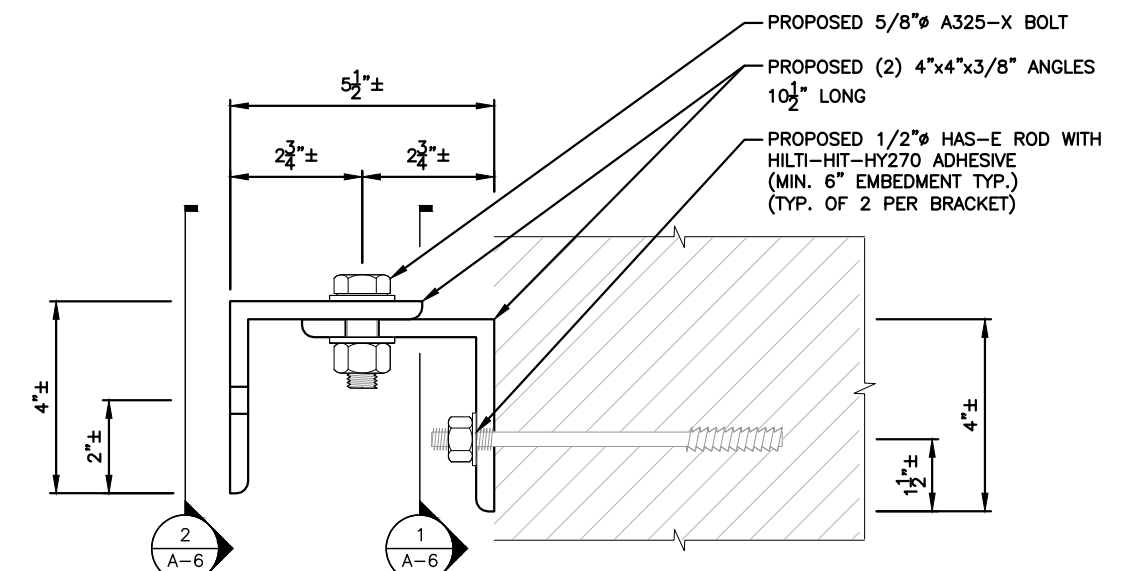




ANTENNA MOUNT ANGLE DETAIL 2
A-6
22x34 SCALE: 3"=1'-0"
11x17 SCALE: 1-1/2"=1'-0"



WALL MOUNT ANGLE DETAIL 1
A-6
22x34 SCALE: 3"=1'-0"
11x17 SCALE: 1-1/2"=1'-0"



ANTENNA/WALL MOUNT SECTION 3
A-6
22x34 SCALE: 3"=1'-0"
11x17 SCALE: 1-1/2"=1'-0"

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ASHBURTON PARK
MA

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37-41 BOWDOIN STREET
BOSTON MA, 02114

SHEET TITLE
LOW PROFILE
ANTENNA MOUNT
DETAILS

SHEET NUMBER
A-6

Prepared For:
VERIZON WIRELESS
 Site Name:
ASHBURTON PARK MA
 37-41 BOWDOIN STREET
 BOSTON, MA 02114



SITE NAME: ASHBURTON PARK MA

ADDRESS: 37-41 BOWDOIN STREET
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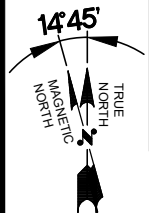
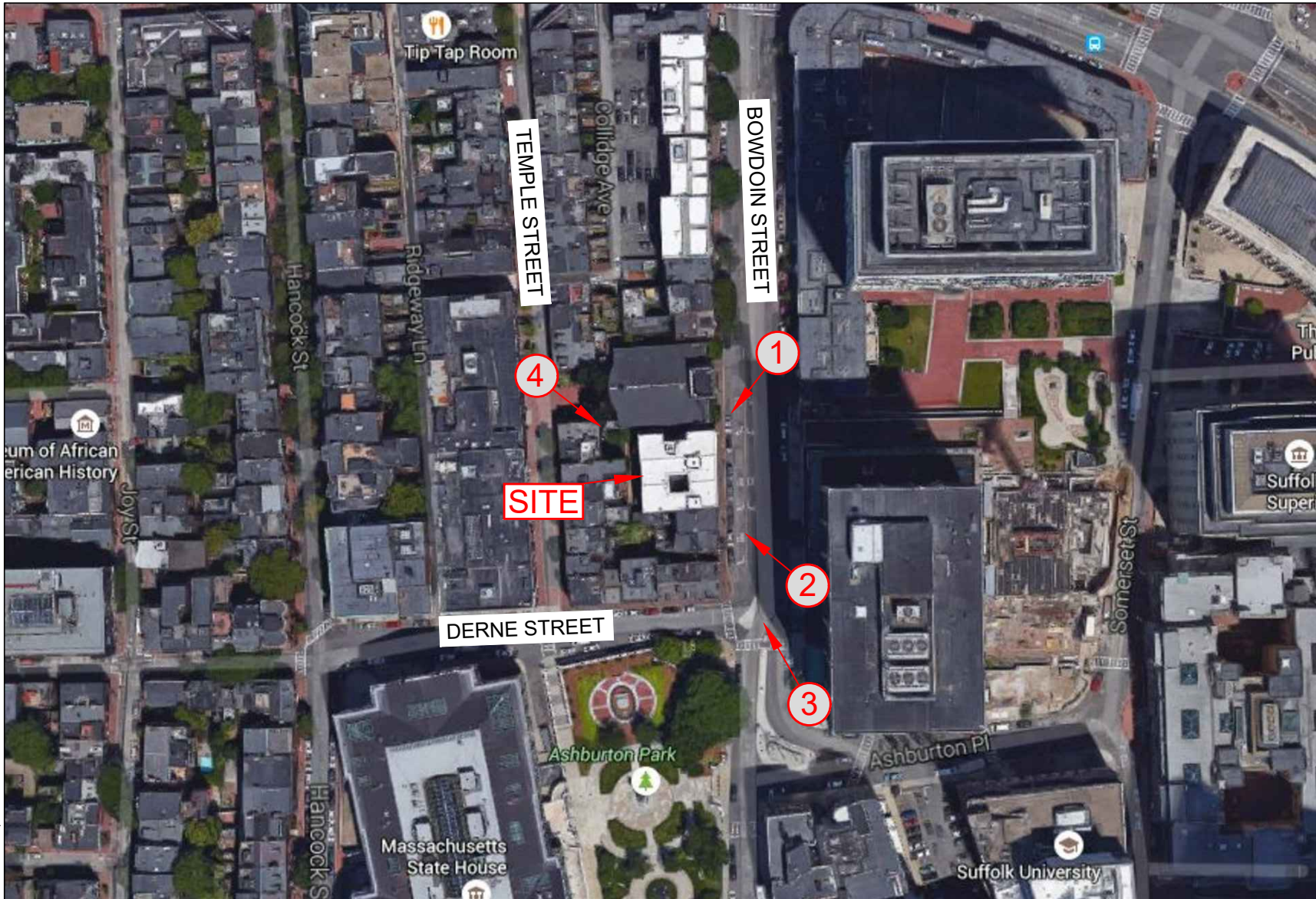
SITE TYPE: ROOFTOP

DATE: 07/29/2020 **REV:** 6

DRAWN BY: VP

SCALE: N.T.S.

THIS STUDY DOES NOT CLAIM IN ANY WAY TO SHOW THE ONLY AREAS OF VISIBILITY. IT IS MEANT TO SHOW A BROAD REPRESENTATION OF AREAS WHERE THE PROPOSED INSTALLATION MAY BE VISIBLE BASED UPON THE BEST INFORMATION FOR TOPOGRAPHY AND VEGETATION LOCATIONS AVAILABLE TO DATE.



LEGEND: ← DIRECTION OF VIEW (#) PHOTO LOCATION

SITE NAME: ASHBURTON PARK MA
ADDRESS: 37-41 BOWDOIN STREET
 BOSTON, MA 02114

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VIEW SOUTHWEST FROM BOWDOIN STREET
(EQUIPMENT NOT VISIBLE)

SITE NAME: ASHBURTON PARK MA

ADDRESS: 37-41 BOWDOIN STREET
BOSTON, MA 02114

PREPARED FOR:

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DETAIL OF EQUIPMENT

VIEW NORTHWEST FROM INTERSECTION OF DERNE STREET AND BOWDOIN STREET

SITE NAME: ASHBURTON PARK MA

ADDRESS: 37-41 BOWDOIN STREET
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verizon

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DRAWN BY: VP

SCALE: N.T.S.

THIS STUDY DOES NOT CLAIM IN ANY WAY TO SHOW THE ONLY AREAS OF VISIBILITY. IT IS MEANT TO SHOW A BROAD REPRESENTATION OF AREAS WHERE THE PROPOSED INSTALLATION MAY BE VISIBLE BASED UPON THE BEST INFORMATION FOR TOPOGRAPHY AND VEGETATION LOCATIONS AVAILABLE TO DATE.



DETAIL OF EQUIPMENT

VIEW NORTHWEST FROM INTERSECTION OF DERNE STREET AND BOWDOIN STREET

SITE NAME: ASHBURTON PARK MA

ADDRESS: 37-41 BOWDOIN STREET
BOSTON, MA 02114

PREPARED FOR:

verizon

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

HG
HUDSON
Design Group LLC

45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845

TEL: (978) 557-5553
FAX: (978) 336-5586

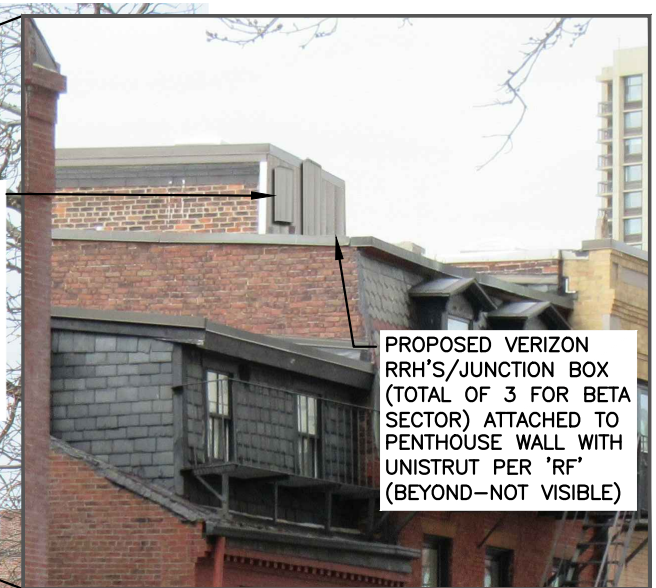
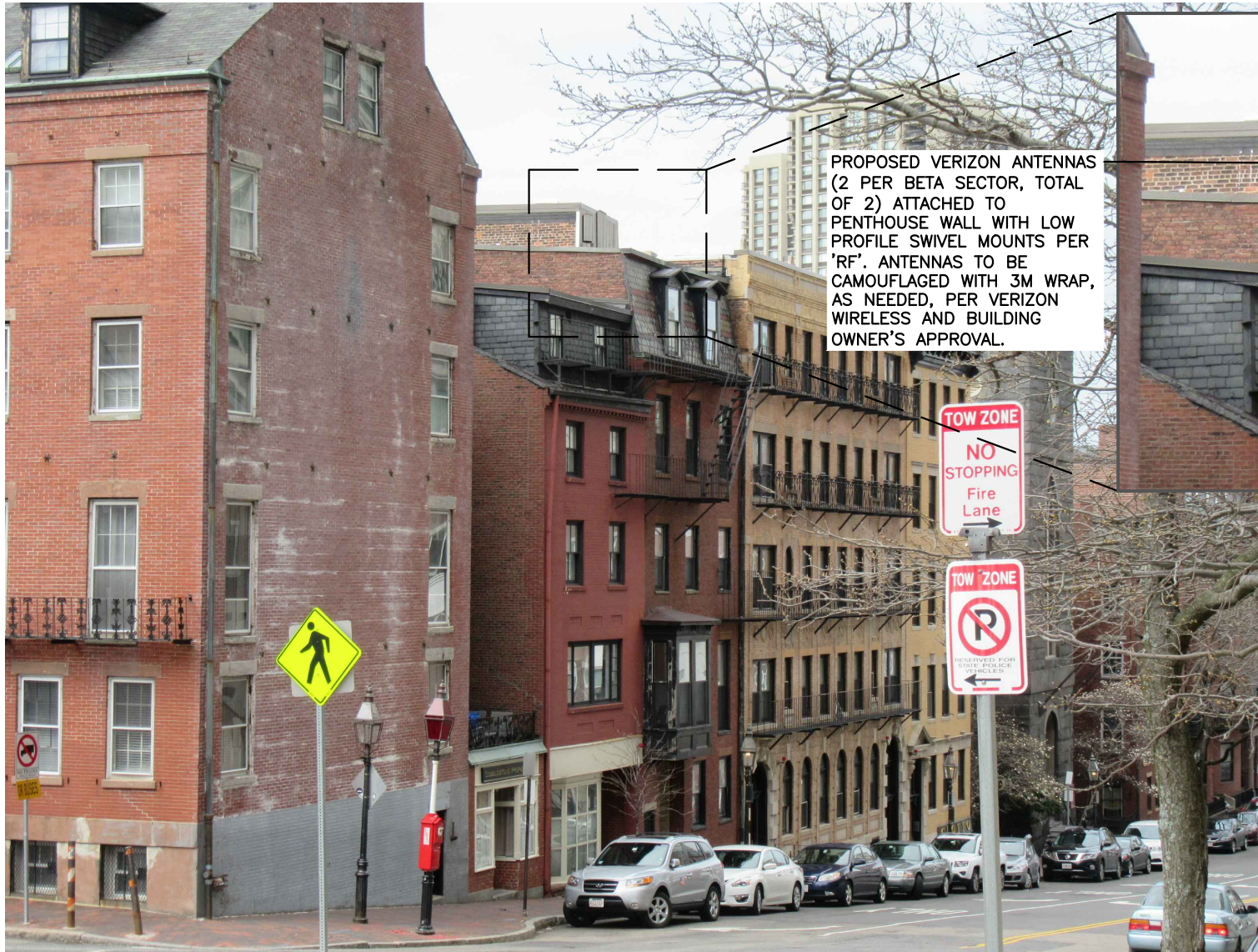
SITE TYPE: ROOFTOP

DATE: 07/29/2020 **REV:** 6

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DETAIL OF EQUIPMENT

VIEW NORTHWEST FROM INTERSECTION OF BOWDOIN STREET AND ASHBURTON PLACE

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BOSTON, MA 02114

PREPARED FOR:

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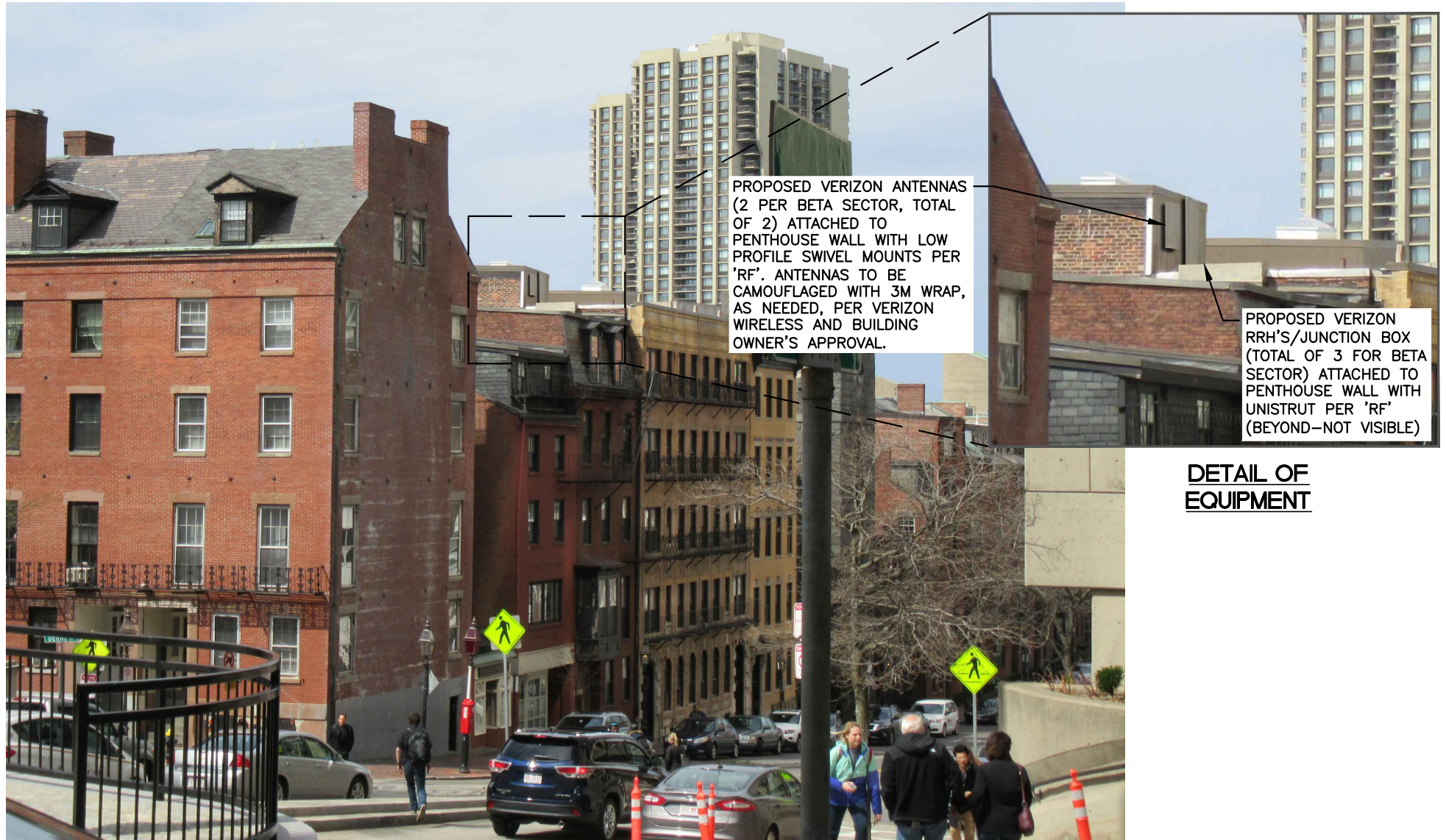
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VIEW NORTHWEST FROM INTERSECTION OF BOWDOIN STREET AND ASHBURTON PLACE

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BOSTON, MA 02114

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VIEW SOUTHEAST FROM TEMPLE STREET (EQUIPMENT NOT VISIBLE)

SITE NAME: ASHBURTON PARK MA

ADDRESS: 37-41 BOWDOIN STREET
BOSTON, MA 02114

PREPARED FOR:

verizon✓

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

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