



CITY COUNCIL

City Clerk's Office 3/19/2025 12:00:00 PM

Hearings Meeting Agenda~

I hereby notify you that the following items of business have been filed with this office and can be acted upon at the meeting of the City Council **Monday March 24, 2025** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on March 24, 2025 at City Hall -- Room 200, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Petitions

- (1.) Honorary Street Sign- Alvin J McKenzie Way

Special Permits

- (2.) For a Special Permit for the Re-Use of an Existing Structure(S) for Residential Units (More Than 26 Dwelling Units), at the Properties Known as 110 Maple Street (08218-0033) (Book#25711/Page#575), 120 Maple Street (08218-0037) (Book#25711/Page#575) and 128 Maple Street (08218-0040) (Book#25711/Page#575), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2.

Request:	See Above
Owner:	Praveen Devineni
By:	Praveen Devineni
Petitioner:	Praveen Devineni
By:	Praveen Devineni



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 8523)

Meeting: 03/24/25 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 8523

Honorary Street Sign- Alvin J McKenzie Way

SPRINGFIELD TRAFFIC COMMISSION MEETING AGENDA

Wednesday, December 4, 2024

Meeting Hour: 10:15 A.M

LOCATION:

Location: 70 Tapley Street, Springfield MA (Conference Room)

This meeting will be held utilizing remote participation technology via ZOOM.

Item:

24-34 Honorary Street Sign - Alvin J. McKenzie Way

Other business that may lawfully come before the Traffic Commission according to the Open Meeting Law

To Provide for Public Comment on this petition in writing before or within five days after the hearing or copies of said petition, texts, and maps may be requested by email or phone or viewed at 70 Tapley Street by appointment. Emails should be directed to hvelez@springfieldcityhall.com or by calling the Traffic Commission at (413) 784-4891

**By: Christopher M. Cignoli,
Secretary, Springfield Traffic Commission**

**City of Springfield
Honorary Street Sign Application**

APPLICANT INFORMATION

***Please print clearly**

Applicant's Name: Amaricko M McKenzie
 Organization/Company: Alvin J McKenzie Scholarship Fund
 Street Address: 320 Paces Dr., Lithia Springs, GA 30122
 Telephone: (678) 859-3303 E-mail: mckbrorealty@gmail.com

HONORARY NAME REQUEST

NAME OF HONOREE:

Alvin J McKenzie Way
 (As it would appear on the Street Name Sign)

LOCATION:

Corner of Marlborough St. & Middlesex St. and the corner of Marlborough St. & Norfolk St.

Criteria for NAME REQUEST

Please complete the following criteria that apply, which are used in the evaluation for each request for an honorary street sign, attach documents or use additional paper if required.

Historical and/ or Cultural Influence to the City:

Please see attached bio.

Clearly Defined Community or Public Contribution Made by the Honoree:

Please see attached bio.

Attachment: 24-34 McKenzie (8523 : Honorary Street Sign- Alvin J McKenzie Way)

Humanitarian Efforts:

Please see attached bio.

Provide Proof of Significant Lineage or Family Ties to the City:

Alvin J. McKenzie lived in Springfield for 30+ years and has been in this community until his passing in January 8th 2007. He worked at King's Dept Store and Baystate Medical Center for over 25+ years.

Establish clear geographical relationship of street to the area of interest of the applicant:

Mr. McKenzie raised his children at the Hill McKnight Area for over 20+ years mainly 32 Marlborough St. Springfield, MA 01109 and 45 Colonial Ave. Springfield as well as purchasing a house for his son at 45 Middlesex St. Springfield living in the same community and being a neighborhood father for all of the kids in the area.

Number of sign (s) required.

Please circle one: 1 or 2

SIGNATURE OF APPLICANT:

My application consists of the following items necessary for a complete application. Please check:

☒ Completed Application Form, plus a \$250 or \$370 fee (make checks payable to "City of Springfield")

☒ A typed recommendation from the Neighborhood Civic Association stating the designee and preferred location.

Signature of Applicant: Alvin J. McKenzie Date: 10/14/2024

Office use only:

Date Sign Installed: _____



Bio of Alvin J. McKenzie: A Legacy of Community and Care in Springfield, MA

Historical and / or Cultural Influence to the city:

Alvin J. McKenzie, a proud Jamaican immigrant, arrived in the United States in 1976, bringing with him the warmth of his island heritage and an unwavering commitment to community. Having lived only in Kingston, Jamaica, and Springfield, Massachusetts, Alvin made a profound impact on the lives of many in his adopted city.

Upon settling in Springfield, he first resided on Maynard Street before purchasing his first home at 45 Colonial Avenue. His dedication to family and community was evident as he not only bought a second home at 32-34 Marlborough Street but also assisted his children acquiring homes on Middlesex Street. For many kids in the Hill McKnight area, Alvin was more than just a neighbor; he was a father figure, guiding them with encouragement to pursue education and steering them away from the pitfalls of the streets.

Alvin devoted 25 of his 30 years in Springfield to Baystate Medical Center, working as a security guard, where he was known for his kindness and vigilance. His commitment to the well-being of others extended beyond his professional life; he was a source of inspiration and support for children in the Marlborough, Suffolk, Middlesex, Bristol, and Norfolk Street neighborhoods. He was affectionately known as 'BIG Daddy' and 'Mack' to those whose lives he affected in the community.

When Alvin passed away, his wish was to be buried in the city he loved so dearly, and he now rests in Hillcrest Cemetery on Parker Road, forever a part of the Springfield community.

Alvin's legacy continues to inspire not only his family but also the countless individuals who were touched by his kindness and guidance. His story is a testament to the power of community, compassion, and the enduring impact of one individual dedicated to making a difference.

Clearly Defined Community or Public Contribution Made by the Honoree & Humanitarian Efforts

Alvin J. McKenzie's journey is a powerful testament to the strength of perseverance and the impact of community. Born and raised in Jamaica, Alvin faced significant educational challenges, leaving school at the age of 11 or 12 without formal qualifications. Yet, he was determined to overcome these obstacles. With the help of friends who shared their lessons, Alvin learned to read and write, demonstrating remarkable ambition and resilience.

Driven by a desire to achieve more, Alvin studied diligently and passed the police exam, embarking on a career that allowed him to serve and protect his community. He became a proud U.S. citizen and never forgot his roots, ensuring that each of his children in Jamaica joined him in America, emphasizing the importance of family and education.

Alvin instilled in his children the values of hard work and education, guiding them to excel academically. His commitment bore fruit: three of his children earned Master's degrees, and one achieved a Bachelor's degree from Hampshire College. Alvin's influence extended beyond his own family; he recognized the transformative power of education and dedicated himself to helping others in his community.

In his 50s, Alvin returned to school to earn his GED, proving that it's never too late to pursue one's goals. He continued his educational career at Springfield Technical Community College, where he earned an Associate's Degree in Human Services in 1988, followed by a Bachelor's Degree in Human Services from Springfield College in 1992.

Alvin's contributions to the Springfield community were profound. His journey from an underprivileged youth in Jamaica to an accomplished professional and dedicated father serves as an inspiration to many. He embodied the belief that education is key to empowerment and success, and his legacy continues to encourage others to pursue their dreams against all odds. Alvin J. McKenzie remains a shining example of how perseverance, ambition, and a commitment to community can create lasting change.

To continue his Legacy, his children started the **"Alvin Joseph McKenzie Scholarship Endowment Fund"** at Springfield College.

<https://springfield.edu/giving-to-springfield-college/alvin-j-mckenzie-fund>

In recognition of his significant contributions and the lasting influence he had on the lives of many, the City Council of Springfield declared April 8th as Alvin Joseph McKenzie Day.

THE CAMPAIGN FOR
Advancing Humanics
 SPRINGFIELD COLLEGE

Agreement of Gift

This Gift Agreement (the "Agreement") is made this 8 day of March, 2023 by and among, **Amarieka McKenzie** (hereinafter referred to as "the Donor"), and **Springfield College** (hereinafter referred to as "the College").

1. **Donor Commitment:** The Donor hereby pledges to the College the sum of \$25,000 which is provided for herein is designated to benefit **The Alvin J. McKenzie '92 Scholarship Endowment** at Springfield College.
2. **Purpose:** It is understood and agreed that the Donor's \$25,000 gift will be used for the following purpose or purposes: to establish **The Alvin J. McKenzie '92 Scholarship Endowment**. This scholarship is hereby established to provide a financial award a deserving undergraduate student(s) annually who demonstrate financial need. Preference is given to a student from an underrepresented population who attended Springfield Public Schools.
3. **Payment:** It is further understood and agreed that the gift will be paid in full on or before April 8, 2025 with the following payment schedule: the first payment of \$15,000 on or before April 8, 2023; second payment of \$5,000 on or before April 8, 2024; and the third payment of \$5,000 on or before April 8, 2025. It is also understood and agreed that the gift funds as received may be invested by the College as it shall best determine pending distribution to the purpose or purposes described herein.
4. **Naming/Approvals:** The proposed naming of any academic program, professorship, center, institute, department, physical structure, or part thereof must be mutually acceptable to the Donor and the Springfield College Board of Trustees and must be approved in writing by both the Donor and an authorized officer of the College. Any naming is and shall be subject to the naming policies and procedures of the College.
5. **Recognition by the College:** To honor the Donor and to express the appreciation of the College, publicly in the form of news announcements, donor listings, and other recognition both internal and external, will be made with the permission of the Donor.
6. **Reporting and Stewardship:** For capital and current use gifts, once the gift has been fully paid and/or employed by the College for the purpose specified in this Agreement, the College will report at least one time (except as the Donor and the College may otherwise mutually agree in writing) on the outcome of the gift. The Donors may also receive regular communication from the school, unit or program to which the gift is designated.



City Council

SCHEDULED

Meeting: 03/24/25 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 8476

2

Special Permit

For a Special Permit for the Re-Use of an Existing Structure(S) for Residential Units (More Than 26 Dwelling Units), at the Properties Known as 110 Maple Street (08218-0033) (Book#25711/Page#575), 120 Maple Street (08218-0037) (Book#25711/Page#575) and 128 Maple Street (08218-0040) (Book#25711/Page#575), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2.

Request:	See Above
Owner:	Praveen Devineni
By:	Praveen Devineni
Petitioner:	Praveen Devineni
By:	Praveen Devineni

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

for a special permit for the re-use of an existing structure(s) for residential units (more than 26 dwelling units), at the properties known as 110 Maple Street (08218-0033) (Book#25711/Page#575), 120 Maple Street (08218-0037) (Book#25711/Page#575) and 128 Maple Street (08218-0040) (Book#25711/Page#575), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2.

Mailing Address:

5 Laurel Ridge Lane
 Shrewsbury, MA 01545

Owner & Petitioner:

Praveen Devineni

I hereby certify that I am the owner and petitioner or acting on behalf of the owner and petitioner.

By: 
Praveen Devineni

Attachment: Maple_St_110_120_128_Tax_Formal (8476 : 110 Maple Street, 120 Maple Street & 128 Maple Street)

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

February 19, 2025

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 110, 120, 128 Maple Street, – (08218-0033, -0037, -0040)

Petitioner: Praveen Devineni
5 Laurel Ridge Lane
Shrewsbury, MA 01545

Property Owner: Same

A handwritten signature in cursive script, reading "Sandra Powell", is written over a horizontal line.

Sandra Powell: Treasurer/Collector (acting)

Attachment: Maple_St_110_120_128_Tax_Formal (8476 : 110 Maple Street, 120 Maple Street & 128 Maple Street)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**110, 120 & 128 MAPLE STREET (08218-0033, 0037 & 0040)
RE-USE OF AN EXISTING STRUCTURE(S) (MORE THAN 26 DWELLING UNITS)**

General Information

Petitioner:	Praveen Devineni
Request:	Redevelopment of existing structures for residential use.
Proposed use of the property:	Project will contain a total of one hundred and sixty-six (166) housing units.
Parcel Size:	Total of 267,337 s.f. (approx.: 6.1 acres)
Compatibility with current planning documents:	The South End Neighborhood Plan show no changes to this area.
Neighborhood council notification:	South End Neighborhood Council: 3-3-25
Tax Status:	SEE ATTACHED
Site Visit:	3-18-25
Urban Renewal Plan:	These sites are not located within an urban renewal plan.
Hearing Date:	3-24-25

Staff Analysis

Neighborhood characteristics:

The parcels are currently spilt zoned between Commercial A and Business B and are located within an area with a mix of commercial and residential uses. The surrounding land uses include:

- To the north are a school and offices zoned Commercial A.
- To the south are an animal hospital and residential uses zoned Business A and Business B.
- To the east is an apartment building zoned Commercial A.
- To the west are apartment buildings zoned Commercial A.

Site plan review:

The petitioner has requested a special permit for the re-use of three (3) existing structures for a new residential development. The project includes the properties known as 110 Maple Street, 120 Maple Street and 128 (130) Maple Street. The project will contain a total of one hundred and sixty-six (166) housing units.

These building had been used for offices in the past but have been mostly vacant for the last few years. There is a large surface parking lot located to the rear of the buildings.

In reviewing the submitted plans and visiting the site, the staff does not object to the proposed request. As noted above the project will include the redevelopment of three (3) existing structures. The existing structures all face Maple Street.

The plans submitted show that there will be forty-four (44) units located within 110 Maple Street. These are all proposed to be one-bedroom units. 110 Maple Street will include five (5) units on the first floor and thirteen (13) units on the second, third and fourth floors. The first floor will also include a community room and laundry.

120 Maple Street will contain a total of fifty-four (54) units. These will be a mix of one-bedroom and two-bedroom units. The development will include thirteen (13) units on the first and second floors and fourteen (14) units on the third and fourth floors. A laundry will also be included in this development.

Lastly, 128 (130) Maple Street will contain a total of sixty-eight (68) units. These will all be one-bedroom units. This development will include twenty-two (22) units on the first floor and twenty-three (23) units on the second and third floors. The first floor will also include a community room and laundry.

As noted above and as shown on the attached site plan, there is ample parking for the proposed residential units in the rear of the property. In reviewing the plans submitted, there appears to be over two-hundred (200) spaces. The petitioner has indicated that no changes are being proposed to this parkin area, however, due to the large expanse of pavement, the staff would strongly recommend that the petitioner consider adding some additional landscaping elements to this large parking area as part of this project. The petitioner has also indicated that no changes will be made to the existing facades of the buildings.



Overall, the staff recommends approval of the proposed development. The staff believes that this is a good use for these underutilized buildings and will provide much needed housing options. The staff believes that the redevelopment of these properties will also have a beneficial impact on the surrounding properties as well as the entire neighborhood as a whole.

Recommendation:

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner or its successor's or it assigns.
2. This special permit is granted solely for the re-use of three (3) existing structures, for new residential development, at the properties known as 110 Maple Street (08218-0033), 120 Maple Street (08218-0037) and 128 (130) Maple Street (08218-0040).
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #7.
4. All landscaped areas and rear parking lots, shall be maintained and kept free of all overgrown vegetation, litter and debris.
5. The public sidewalk along Maple Street shall be maintained, including snow removal.
6. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, may be required. This approval, if required, must be obtained prior to the issuance of a Building Permit.
7. Any and all dumpsters shall be located to the rear of the buildings and be completely enclosed.
8. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

February 19, 2025

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

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Petitioner: Praveen Devineni
5 Laurel Ridge Lane
Shrewsbury, MA 01545

Property Owner: Same

A handwritten signature in cursive script, reading "Sandra Powell", is written over a horizontal line.

Sandra Powell: Treasurer/Collector (acting)

Attachment: Maple_St_110_120_128_2025 (8476 : 110 Maple Street, 120 Maple Street & 128 Maple Street)

ownership and the client must not be in violation of the contract. The design propriety of the design project is the project for which they were prepared to be executed and constructed or not. These documents are not to be reproduced in any form and they are not to be used by the project owner nor any other entity on any other projects or for any alterations or additions or alterations in the original project except by written authorization and permission from and agreement with the designer.



SPACES ON PARCEL

SPACES ON PARCEL

NOTE: SURVEY INFORMATION TRANSCRIBED FROM PLAN OF PROPERTY MAPS: STREET SPRINGFIELD MA, BY W.J. LEANDER ENGINEERING - OCTOBER 30, 1972 - AS RECORDED IN THE HAMDEN COUNTY REGISTRY OF DEEDS - NOVEMBER 30, 1972 - BOOK 135, PAGE 120. UPDATED PARCEL INFORMATION FROM CITY OF SPRINGFIELD GIS.

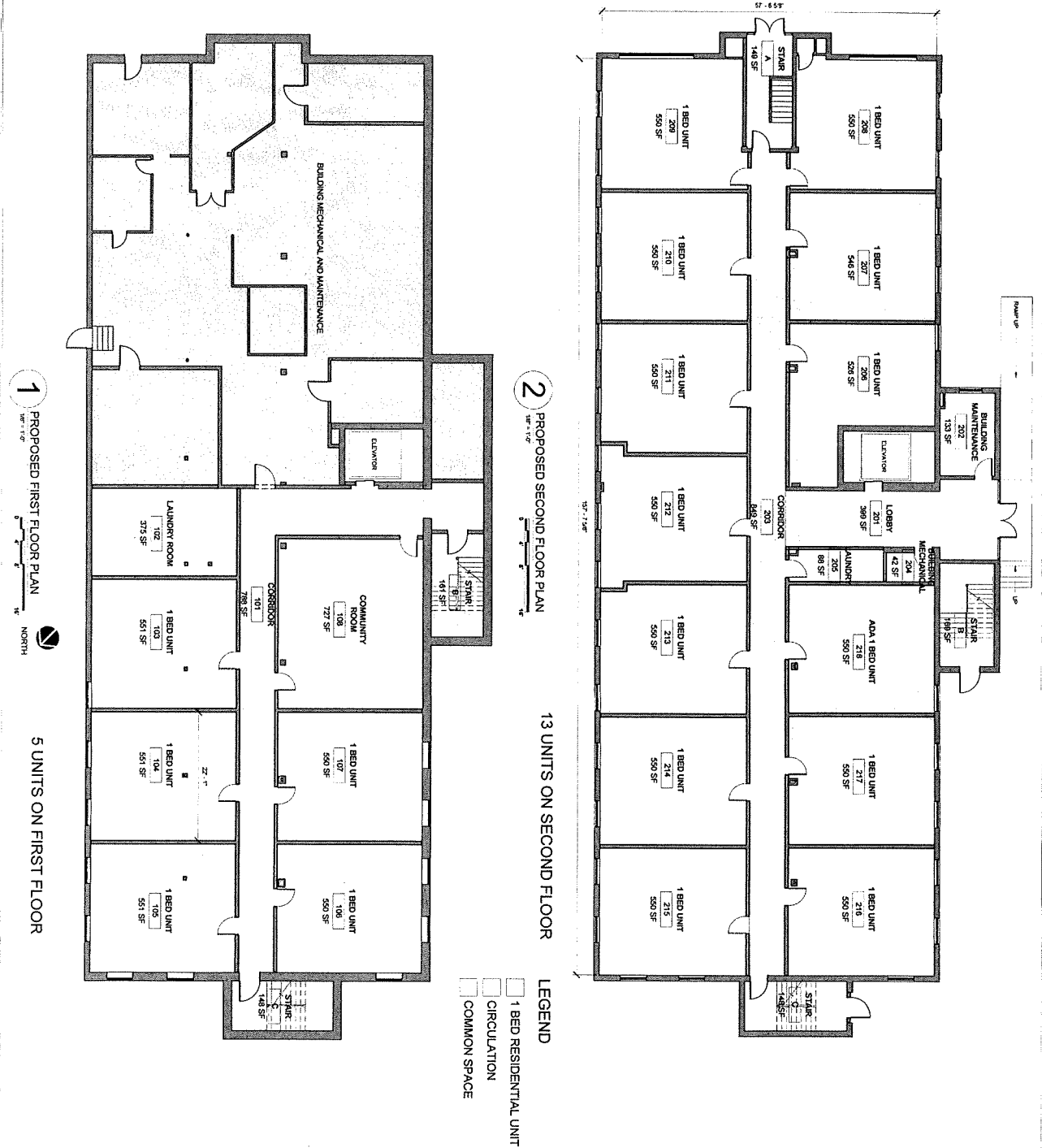


EXISTING
CONDITIONS SITE
PLAN

110, 120 & 130 MAPLE STREET

128 MAPLE STREET
SPRINGFIELD, MASSACHUSETTS

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 The undersigned hereby certifies that the drawings and specifications are the exclusive property of the undersigned and shall remain the property of the undersigned. These documents are not to be reproduced, copied, or otherwise used in whole or in part without the written consent of the undersigned. The undersigned shall not be held responsible for any errors or omissions in these documents or for any consequences or damages of any kind resulting from the use of these documents.



Proj. # 25-01

Packet Pg. 16

PROPOSED RESIDENTIAL UNITS:

MAPLE ESTEEM, LLC110 MAPLE STREET
SPRINGFIELD, MASSACHUSETTS

ARCHITECT

DANIELA AM. HONIG
WILMINGTON, MA 01895
TEL: 413-233-1004
CONSULTANTNo. 125023
Date 25-01
Drawn by
Sheet Title
PROPOSED
FLOOR PLANS125023
25-01
A101
Checked by

No.	Description	Date
	Revisions	

Sheet Title:

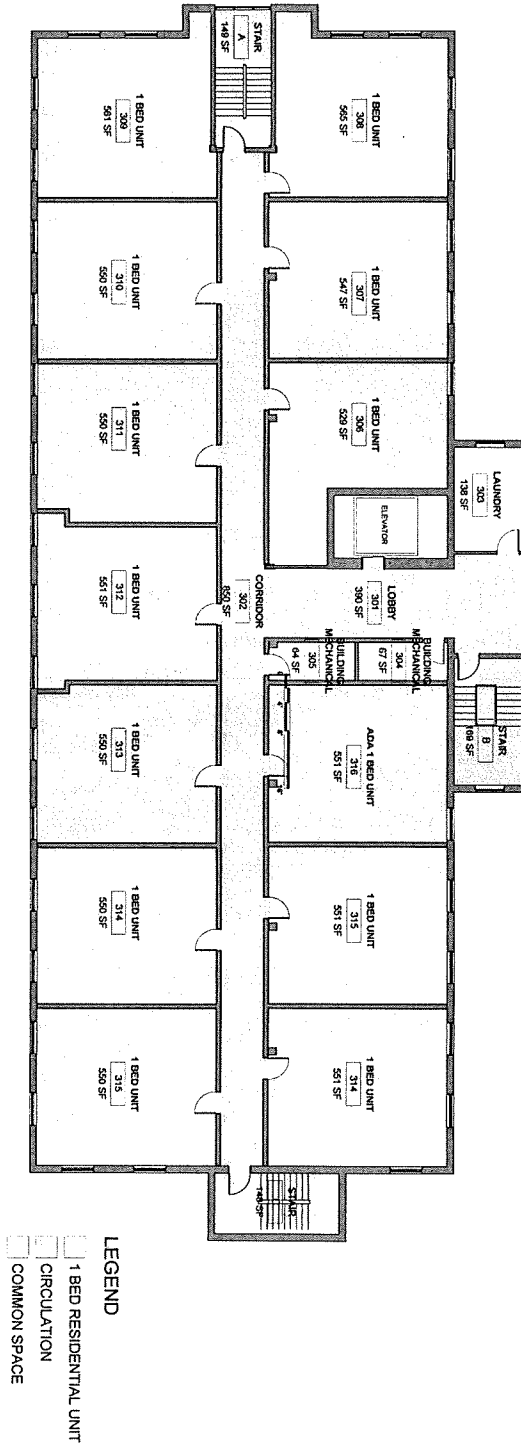
**PROPOSED
FLOOR PLANS**

Date: 1/23/2025
 Project No: 25-01
 Owner: DD
 City: DD

A102

13 UNITS ON THIRD FLOOR

13 UNITS ON FOURTH FLOOR (DUPLICATE LAYOUT)

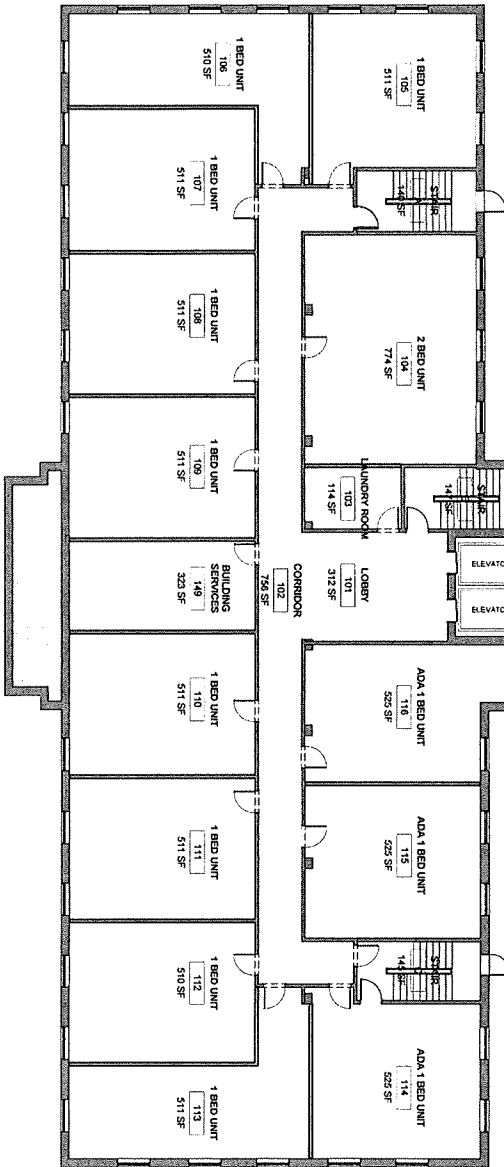


MAPLE ESTEEM, LLC
110 MAPLE STREET
SPRINGFIELD, MASSACHUSETTS

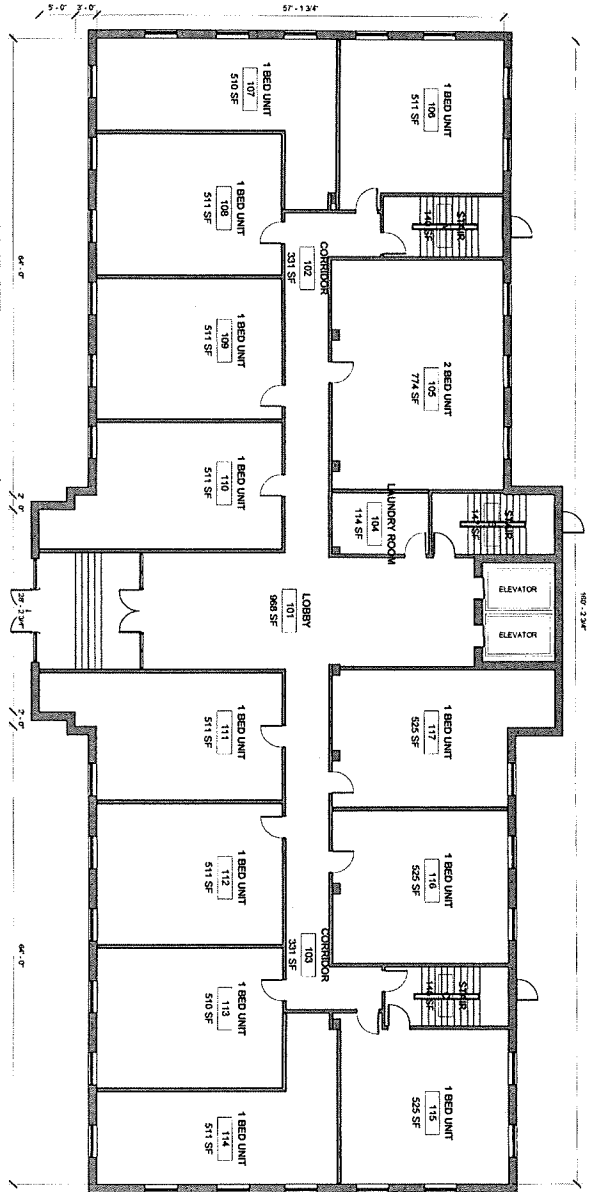
Proj. # 25-01

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1 PROPOSED FIRST FLOOR PLAN
13 UNITS ON FIRST FLOOR



2 PROPOSED SECOND FLOOR PLAN
13 UNITS ON SECOND FLOOR



- LEGEND**
- 1 BED RESIDENTIAL UNIT
 - CIRCULATION
 - COMMON SPACE

PROPOSED RESIDENTIAL UNITS:

MAPLE LUXURY, LLC

120 MAPLE STREET
SPRINGFIELD, MASSACHUSETTS

Proj. # 25-01

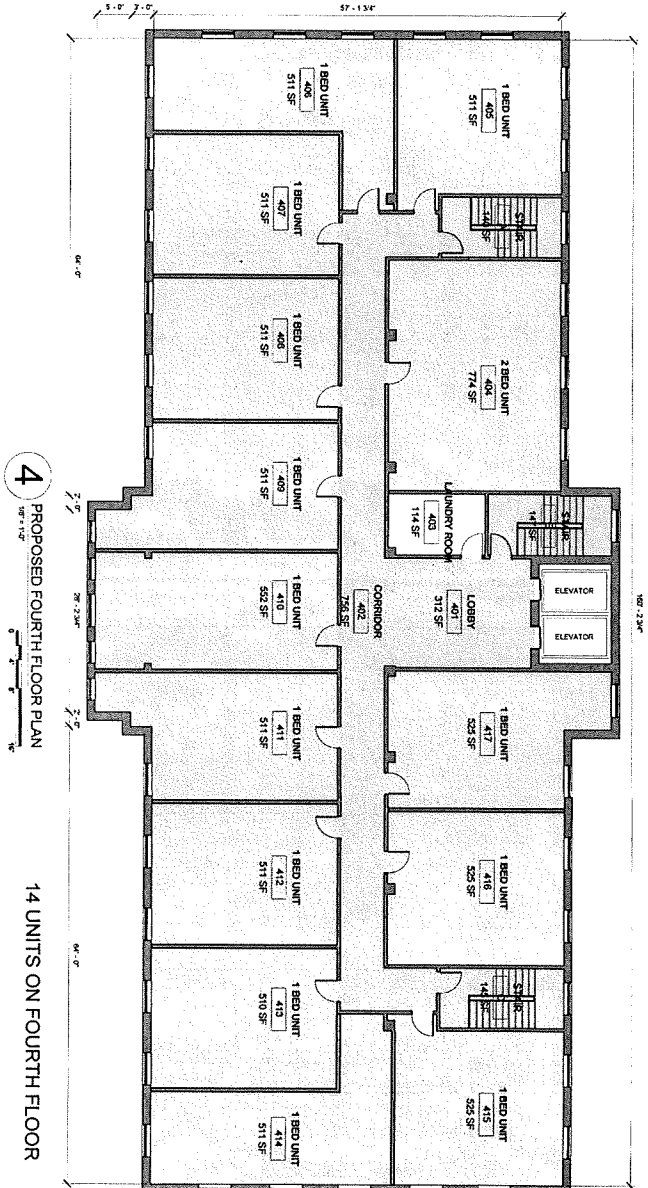
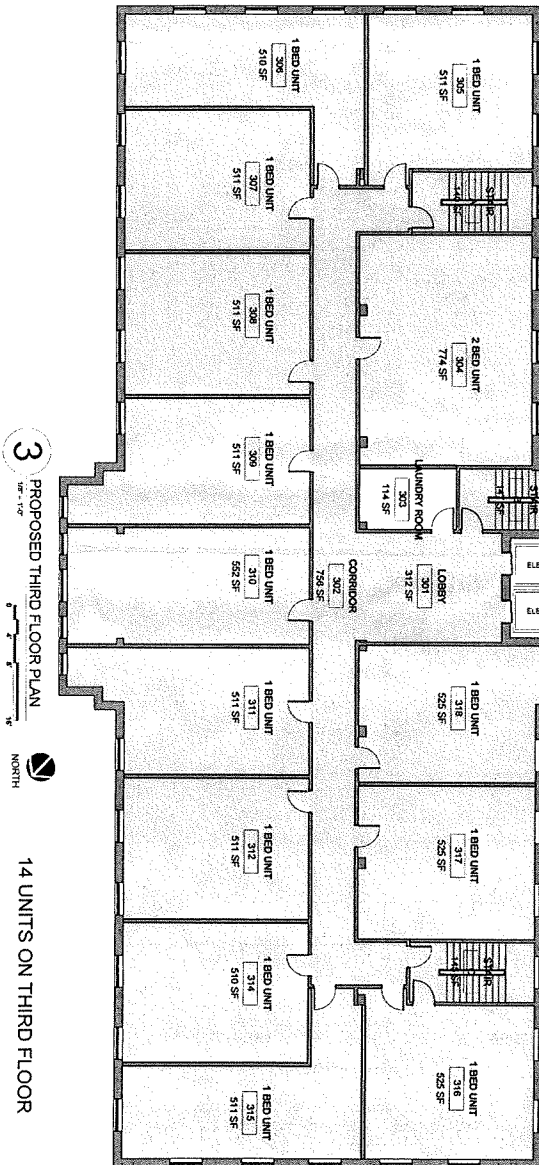
120 MAPLE STREET
SPRINGFIELD, MA 01103
PROJECT NO. 25-01
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

A101

PROPOSED FIRST
FLOOR PLAN

DATE: 12/11/2024
BY: [Name]
FOR: [Name]
CONSULTANT

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 DRAWINGS AND SPECIFICATIONS, as submitted in plans, are the exclusive property of the owner. They are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the owner. The owner warrants that the drawings and specifications are complete and correct as of the date of issuance. The owner shall be responsible for any errors or omissions in the drawings and specifications. The owner shall be responsible for any changes or modifications to the drawings and specifications. The owner shall be responsible for any costs incurred by the architect in connection with the preparation, reproduction, or modification of the drawings and specifications.



LEGEND

- ☐ 1 BED RESIDENTIAL UNIT
- ☐ CIRCULATION
- ☐ COMMON SPACE

PROPOSED RESIDENTIAL UNITS:

MAPLE LUXURY, LLC

120 MAPLE STREET
 SPRINGFIELD, MASSACHUSETTS

ARCHITECT

DANIEL A. KNOX
 WILBRHAM, MA 01095
 TEL: 413-531-0000
 CONSULTANT

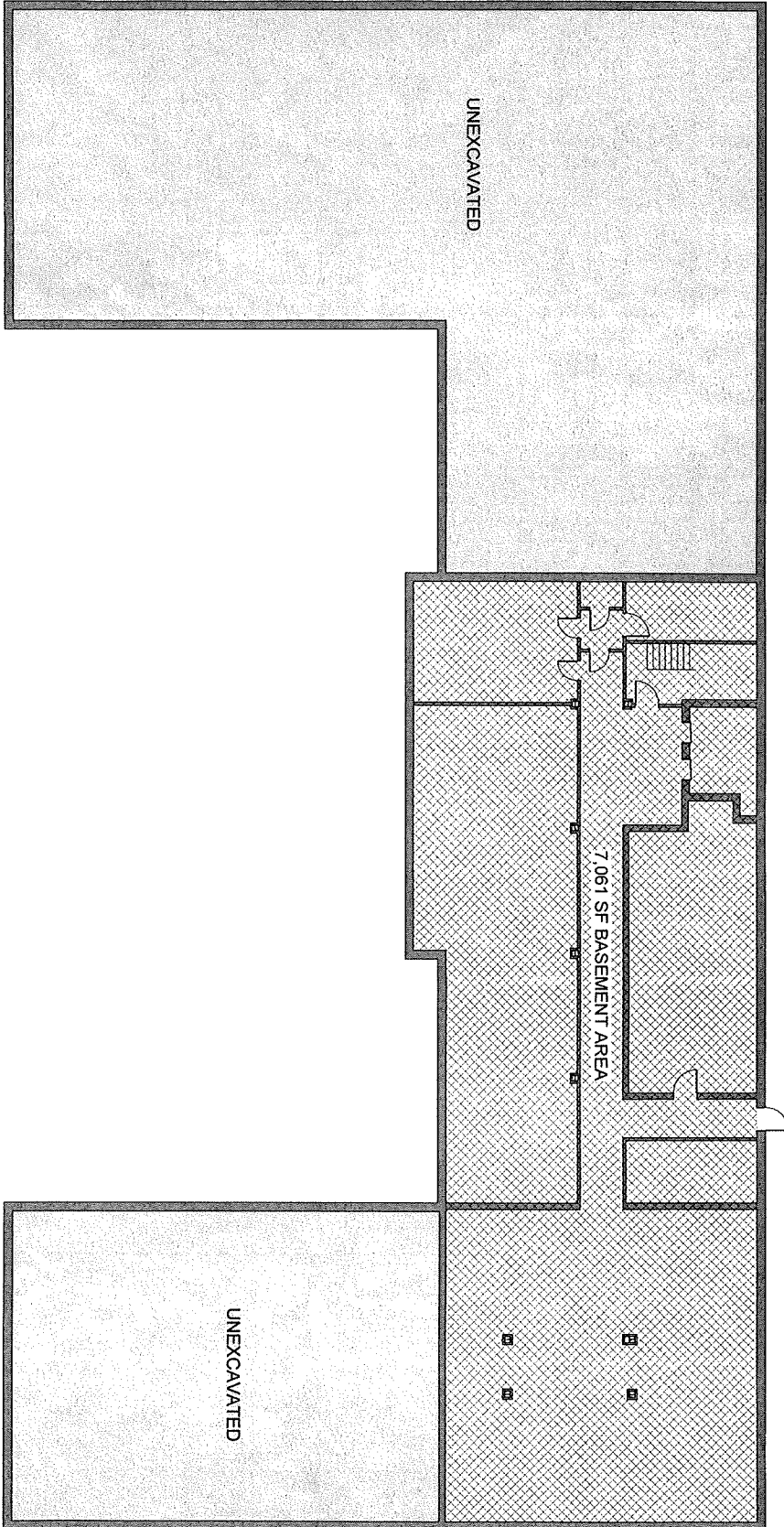
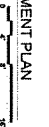
PROPOSED
 FLOOR PLANS

1/23/2025
 25-01
 A102

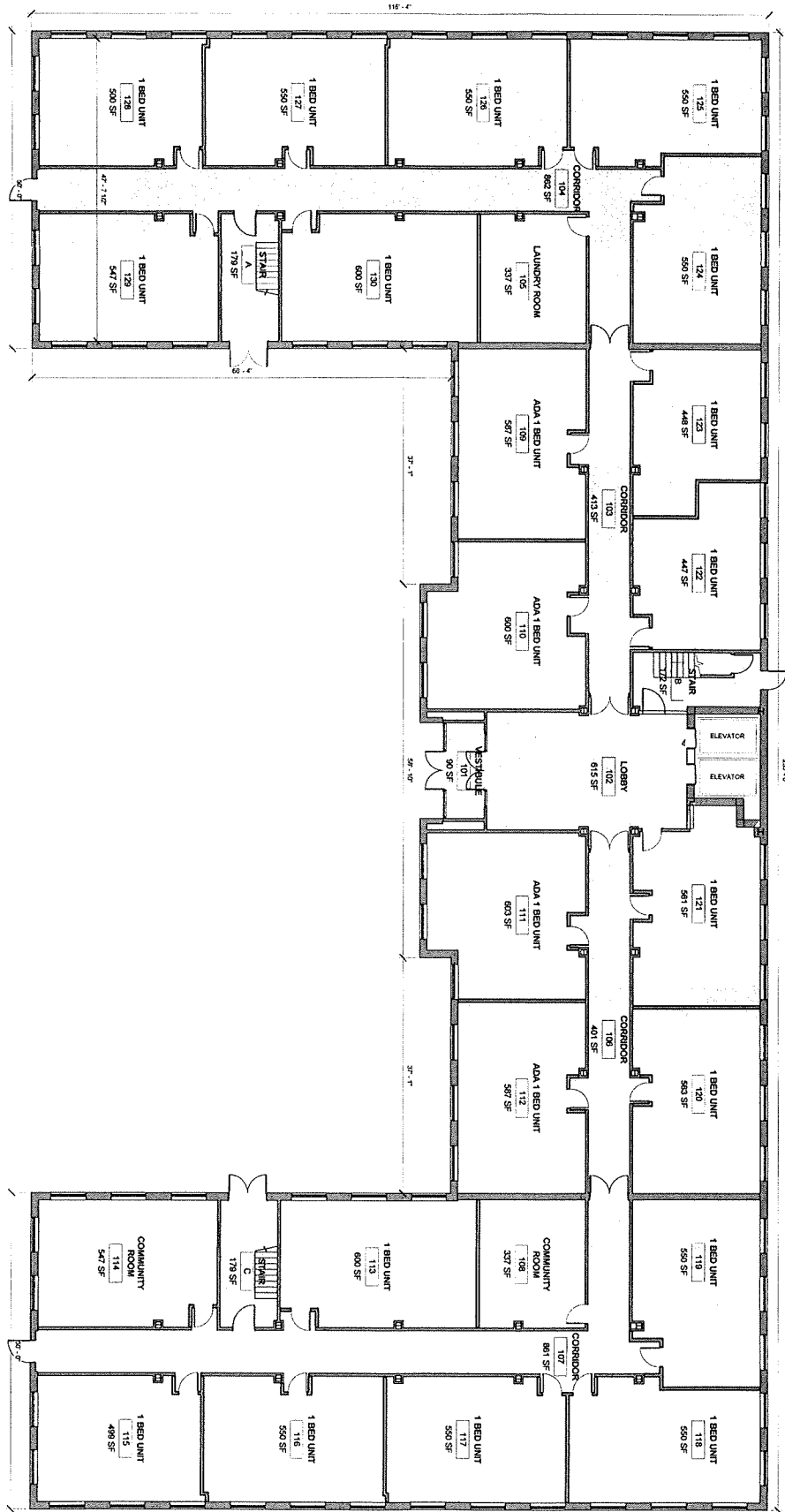
Proj. # 25-01

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DRAWINGS AND SPECIFICATIONS, as prepared or revised, are the exclusive property of the owner and are not to be used for any other project without the written consent of the owner. The owner agrees to indemnify and hold the architect harmless from and against all claims, damages, costs and expenses, including reasonable attorney's fees, arising out of or from the use of the drawings and specifications for any other project without the written consent of the owner.

1 PROPOSED BASEMENT PLAN
1/2" = 1'-0"



DATE: 1/23/2025 DRAWN BY: [Signature] CHECKED BY: [Signature]		PROJECT: PROPOSED BASEMENT PLAN		SHEET TITLE: PROPOSED BASEMENT PLAN		SHEET NO: 00	
ARCHITECT: DANIELLE MA ACORN 130 MAPLE STREET SPRINGFIELD, MASSACHUSETTS TEL: 781-234-1234		CONSULTANT		PROPOSED RESIDENTIAL UNITS: MAPLE GRAND, LLC 130 MAPLE STREET SPRINGFIELD, MASSACHUSETTS		Proj. # 25-01	



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 DRAWINGS AND SPECIFICATIONS, as supplemented by addenda and the addendum, are the property of the Architect. They shall remain the property of the Architect and shall not be used for any other project without the written consent of the Architect. The Architect shall not be responsible for any errors or omissions in the drawings and specifications, or for any consequences arising therefrom, whether or not such errors or omissions are caused by negligence or otherwise.

MAPLE STREET
1 PROPOSED FIRST FLOOR PLAN
 22 UNITS ON FIRST FLOOR



LEGEND
☐ 1 BED RESIDENTIAL UNIT
☐ CIRCULATION
☐ COMMON SPACE

PROPOSED RESIDENTIAL UNITS:

MAPLE GRAND, LLC

130 MAPLE STREET
 SPRINGFIELD, MASSACHUSETTS

ARCHITECT

DANIELLE ANN COBB
 ARCHITECT
 100 N. MAIN STREET
 SPRINGFIELD, MA 01103

CONSULTANT

Proj: # 25-01

Date: 12/20/2025
 Sheet Title: PROPOSED FIRST FLOOR PLAN
 Sheet No: A101
 Drawing No: 00



NORTH

No.	Description	Date
	Revisions	

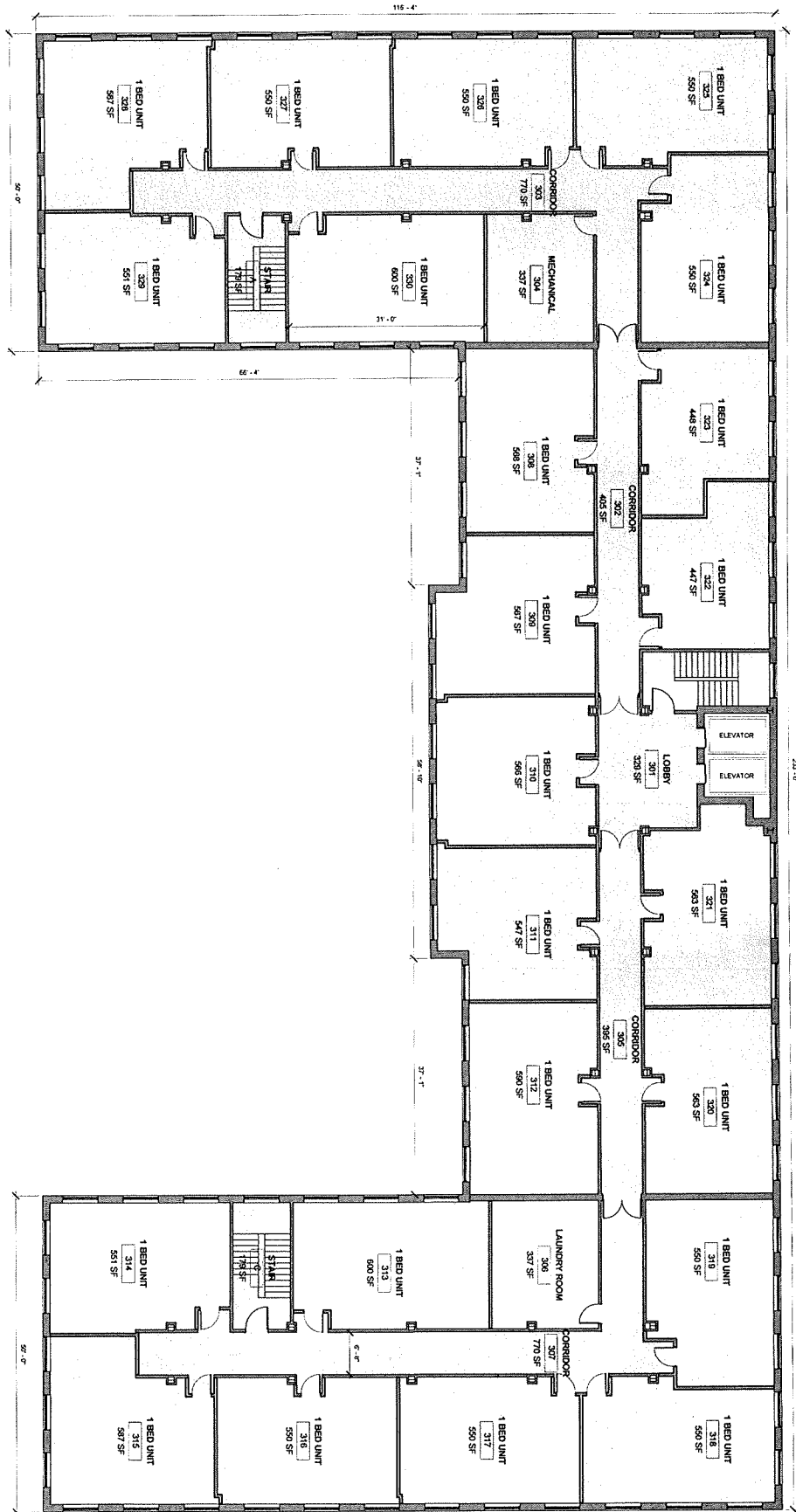
Sheet Title: **PROPOSED
SECOND FLOOR
PLAN**

Date	1/23/2025
Prepared by	25-01
Drawn by	DD
Checked by	DD

A102

130 MAPLE STREET
SPRINGFIELD, MASSACHUSETTS

Packet Pg. 22



OWNERSHIP OF DOCUMENTS NOTICE

Drawings and specifications, as a part of a contract, are the property of the architect and are to be used only for the project and site identified herein. They are not to be reproduced, stored in a retrieval system, or used for any other project or site without the written consent of the architect. The architect assumes no responsibility for the accuracy or completeness of the information provided by the owner or any other party. The architect is not responsible for the accuracy or completeness of the information provided by the owner or any other party. The architect is not responsible for the accuracy or completeness of the information provided by the owner or any other party.

PROPOSED THIRD FLOOR PLAN

1
23 UNITS ON THIRD FLOOR



LEGEND

- ☐ 1 BED RESIDENTIAL UNIT
- ☐ CIRCULATION
- ☐ COMMON SPACE

PROPOSED RESIDENTIAL UNITS:

MAPLE GRAND, LLC

130 MAPLE STREET
SPRINGFIELD, MASSACHUSETTS

ARCHITECT

DANIEL E. MA
610 MAPLE STREET
SPRINGFIELD, MA 01104
TEL: 413-231-1000

CONSULTANT

Date: 10/26/2025
Sheet Title: PROPOSED THIRD FLOOR PLAN
Drawing: 25-01
Owner: DD
A103

Proj # 25

