



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

ATTACHMENTS:

- 24-34 McKenzie (PDF)

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

ATTACHMENTS:

- Maple_St_110_120_128_Tax_Formal (PDF)
- Maple_St_110_120_128_2025 (PDF)



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.

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

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:

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_2025 (8476 : 110 Maple Street, 120 Maple Street & 128 Maple Street)

ARCHITECT:
DAN DINGLE, AIA, NCAR
8 HEALINGWAY ROAD
WILBRUNN, MA 01895
TEL 413-531-0264



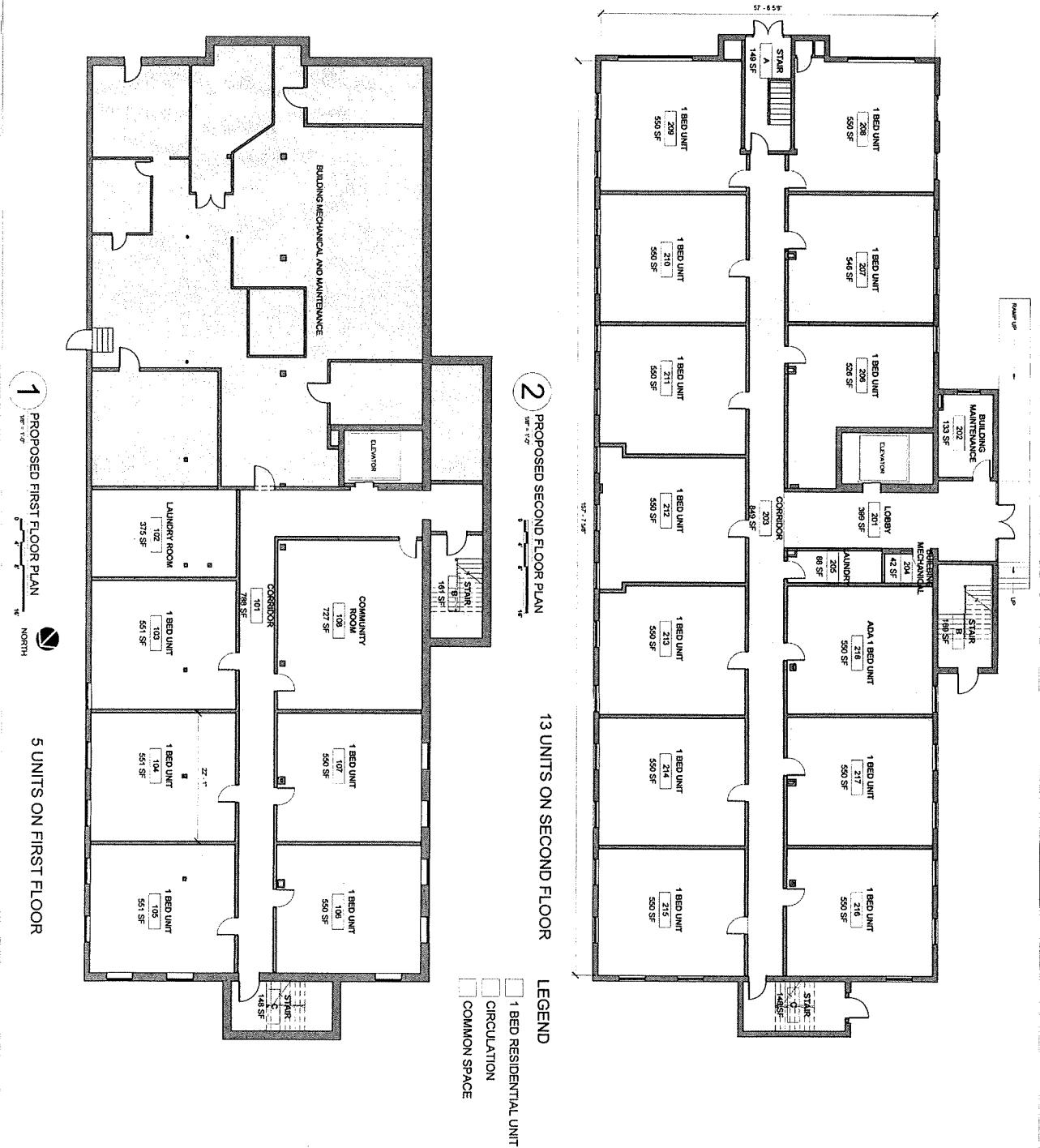
EXISTING
CONDITIONS SITE
PLAN

2/19/2025

110, 120 & 130 MAPLE STREET

128 MAPLE STREET
SPRINGFIELD, MASSACHUSETTS

OWNERSHIP OF DOCUMENTS NOTICE
 DRAWINGS AND SPECIFICATIONS, as submitted or prepared, are the exclusive property of the owner. They are to be used only for the project and site identified on the title block. 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 permission of the owner. The owner warrants that the drawings and specifications are true and correct as of the date of the last revision. The owner warrants that the drawings and specifications are not to be used for any other project or site without the prior written permission of the owner. The owner warrants that the drawings and specifications are not to be used for any other project or site without the prior written permission of the owner.



1/25/2025
 25-01
 A101

PROPOSED
 FLOOR PLANS

No. 1
 Date 1/25/2025
 Sheet Title PROPOSED FLOOR PLANS

DANIEL A. HARRIS
 ARCHITECT
 110 MAPLE STREET
 SPRINGFIELD, MA 01105
 TEL: 413-232-1000

ARCHITECT

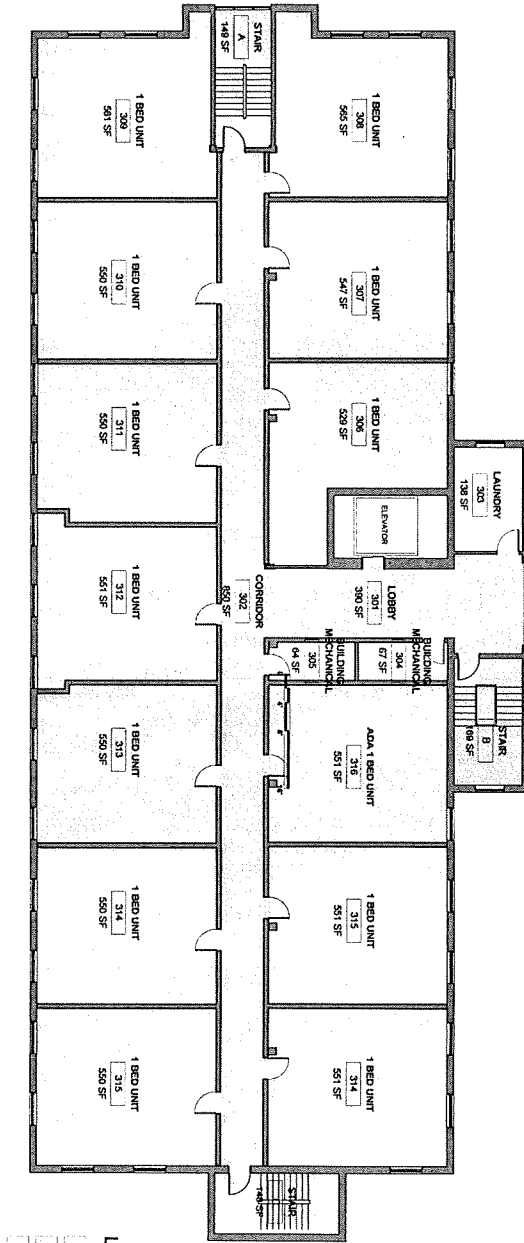
PROPOSED RESIDENTIAL UNITS:

MAPLE ESTEEM, LLC

110 MAPLE STREET
 SPRINGFIELD, MASSACHUSETTS

Proj. # 25-01

OWNERSHIP OF DOCUMENTS NOTICE
The undersigned hereby certifies that the drawings and specifications are the property of the undersigned and shall remain the property of the undersigned until payment in full has been received by the undersigned. The undersigned does not warrant that the drawings and specifications are complete or correct. The undersigned shall not be responsible for any errors or omissions in the drawings and specifications. The undersigned shall not be responsible for any damages or injuries resulting from the use of the drawings and specifications. The undersigned shall not be responsible for any costs or expenses incurred by the owner in connection with the use of the drawings and specifications. The undersigned shall not be responsible for any delays or interruptions in the completion of the project. The undersigned shall not be responsible for any changes or modifications to the drawings and specifications. The undersigned shall not be responsible for any claims or lawsuits filed against the undersigned or the undersigned's firm, officers, directors, employees, agents, or representatives. The undersigned shall not be responsible for any claims or lawsuits filed against the owner or the owner's agents, officers, directors, employees, or representatives. The undersigned shall not be responsible for any claims or lawsuits filed against any third party. The undersigned shall not be responsible for any claims or lawsuits filed against the undersigned or the undersigned's firm, officers, directors, employees, agents, or representatives, or against the owner or the owner's agents, officers, directors, employees, or representatives, or against any third party, for any damages or injuries resulting from the use of the drawings and specifications, or for any costs or expenses incurred by the owner in connection with the use of the drawings and specifications, or for any delays or interruptions in the completion of the project, or for any changes or modifications to the drawings and specifications, or for any claims or lawsuits filed against the undersigned or the undersigned's firm, officers, directors, employees, agents, or representatives, or against the owner or the owner's agents, officers, directors, employees, or representatives, or against any third party.



3 PROPOSED THIRD & FOURTH FLOOR PLAN
1/8" = 1'-0"

13 UNITS ON THIRD FLOOR
13 UNITS ON FOURTH FLOOR (DUPLICATE LAYOUT)

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

No.	Owner	Date
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PROPOSED FLOOR PLANS

A102

PROPOSED RESIDENTIAL UNITS:

MAPLE ESTEEM, LLC

110 MAPLE STREET
SPRINGFIELD, MASSACHUSETTS

ARCHITECT

DANIELLE LAM HONG
WILLIAM LAM HONG
LTC, ARCHITECTS

CONSULTANT

Proj. # 25-01

120 MAPLE STREET
SPRINGFIELD, MASSACHUSETTS

1 BED RESIDENTIAL UNIT
CIRCULATION
COMMON SPACE

INTRODUCTION

7

1

On

1

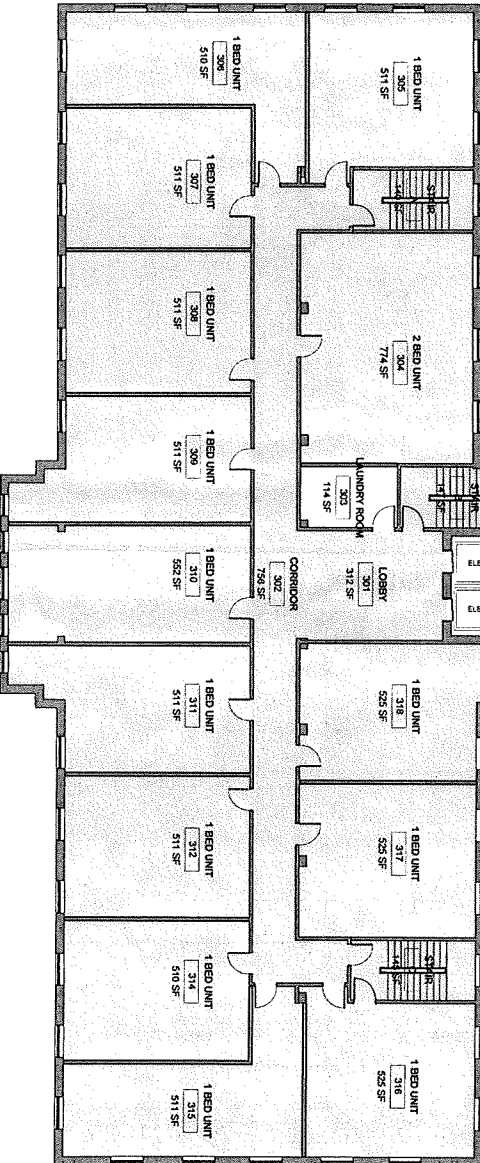


NORTH

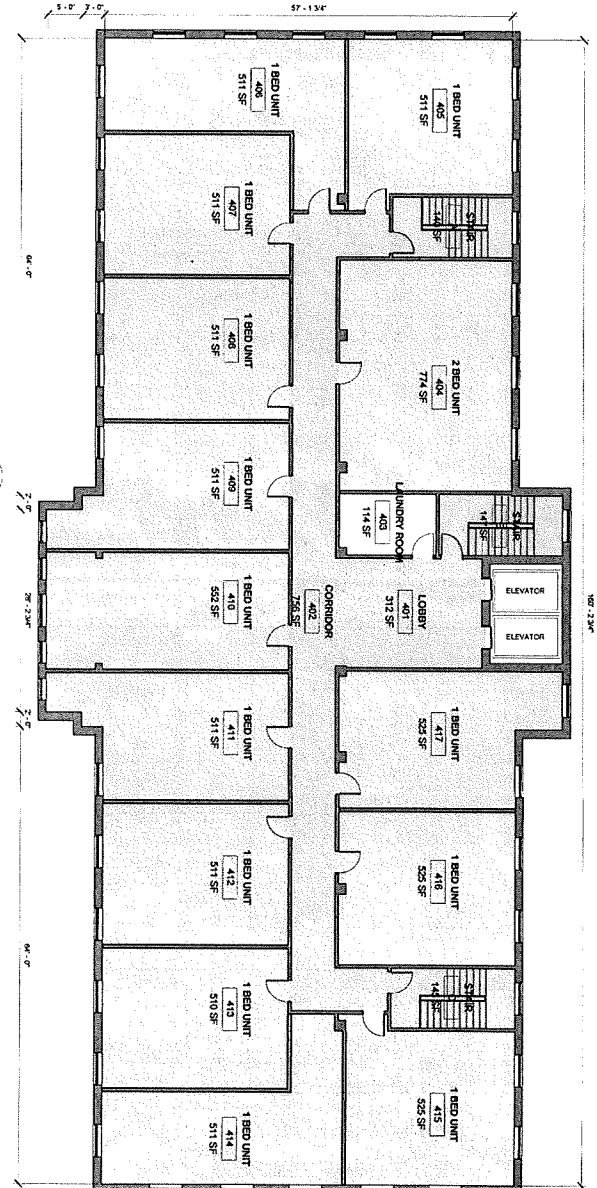
CLAIMS AND SUBCRIPTIONS, as instruments of service, as the exclusive property of the design, whether the project for which they were prepared is executed and constructed or not. These documents are not to be reproduced in any form and they are not to be used by the project owner nor any other entity on any other projects or for any extension or addition or alterations to the original project except by written authorization and permission from and agreement with the designer.

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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 permission of the owner. The owner warrants that the drawings and specifications are the property of the owner and 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 permission of the owner. The owner warrants that the drawings and specifications are the property of the owner and 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 permission of the owner.

3 PROPOSED THIRD FLOOR PLAN
 14 UNITS ON THIRD FLOOR



4 PROPOSED FOURTH FLOOR PLAN
 14 UNITS ON FOURTH FLOOR



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

PROPOSED RESIDENTIAL UNITS:

MAPLE LUXURY, LLC

120 MAPLE STREET
 SPRINGFIELD, MASSACHUSETTS

ARCHITECT

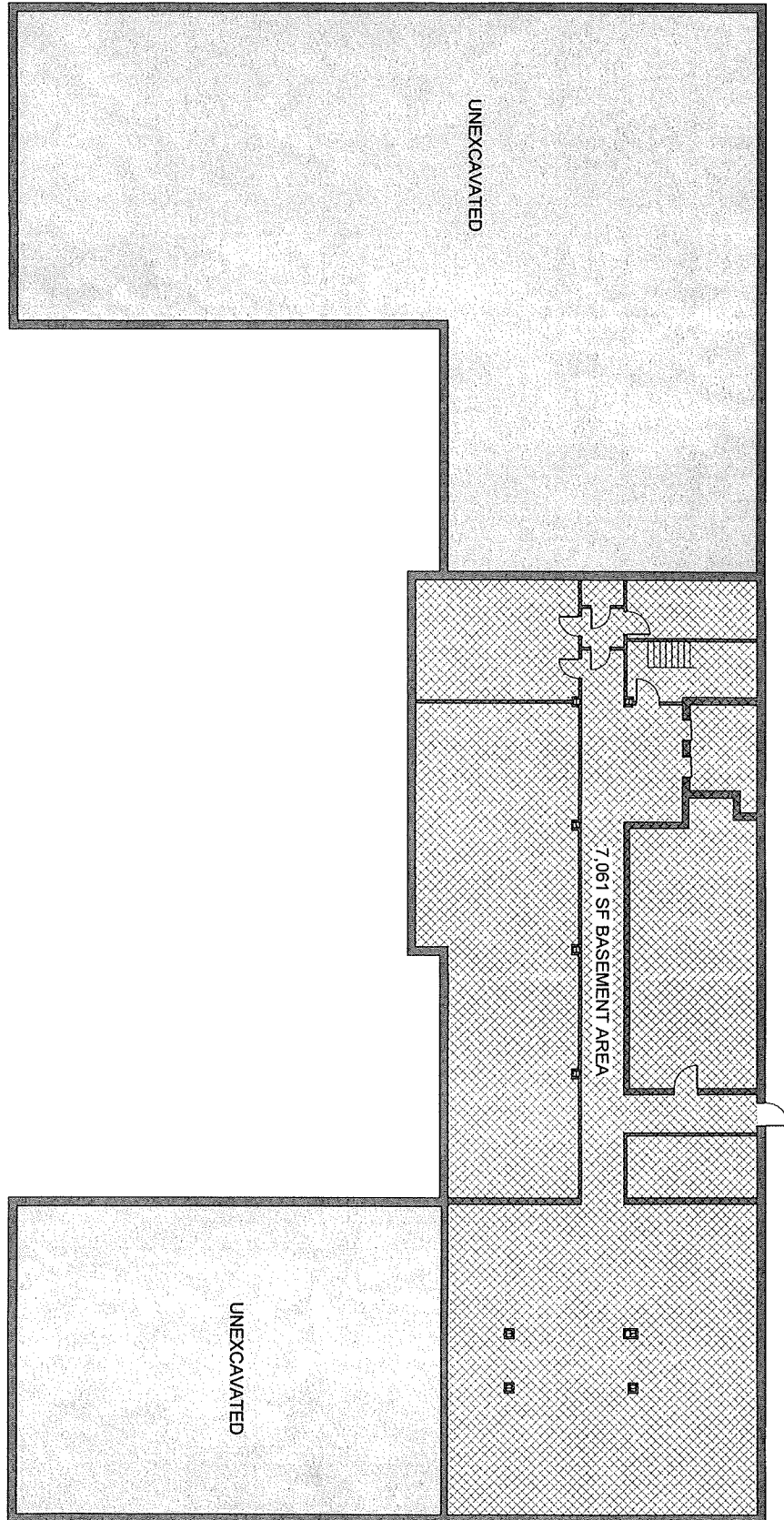
DAVID L. KAY, ARCHITECT
 120 MAPLE STREET
 SPRINGFIELD, MA 01105
 TEL: 413-531-1000
 CONSULTANT

PROPOSED FLOOR PLANS

1/23/2025
 25-01
 A102

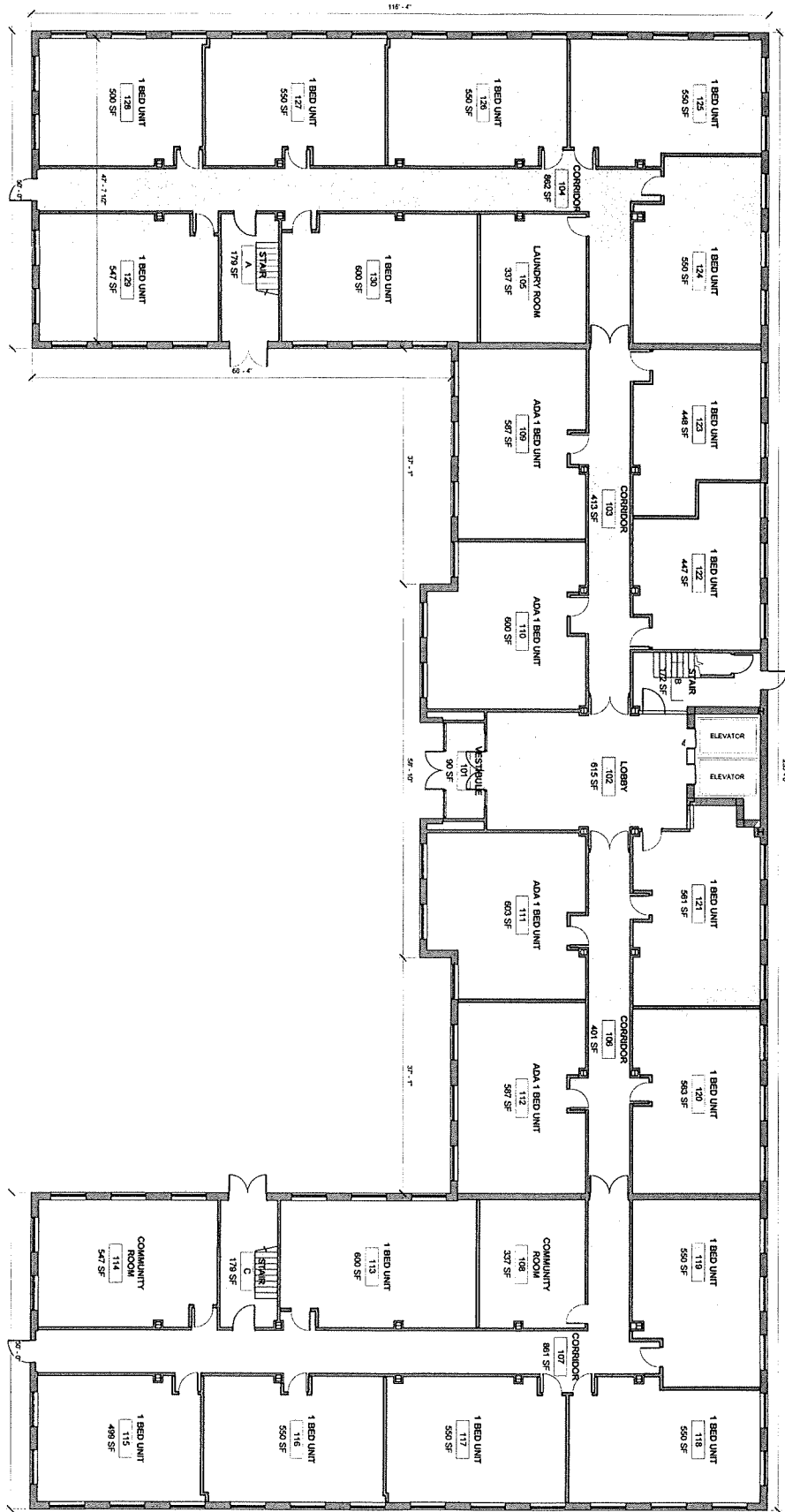
Proj. # 25-01

OWNERSHIP OF DOCUMENTS NOTICE
DRAWINGS AND SPECIFICATIONS, as prepared or revised, are the exclusive property of the consultant and shall remain the property of the consultant. The consultant shall retain the right to use the drawings and specifications for the project and to reproduce them in whole or in part for the project. The consultant shall not be held responsible for the accuracy of the drawings and specifications or for the results of the project. The consultant shall not be held responsible for the results of the project. The consultant shall not be held responsible for the results of the project.



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

PROPOSED RESIDENTIAL UNITS: MAPLE GRAND, LLC 130 MAPLE STREET SPRINGFIELD, MASSACHUSETTS	
ARCHITECT	
DANIELLE M. ACOR REGISTERED ARCHITECT TEL: 781-234-1234	
CONSULTANT	
DATE: 1/20/2025 DRAWN BY: 25-01 CHECKED BY: 00	
PROJECT: A100	
SHEET TITLE: PROPOSED BASEMENT PLAN	
SHEET NO.: 1	
SHEET TOTAL: 1	



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1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"



NORTH

22 UNITS ON FIRST FLOOR

MAPLE STREET

LEGEND

☐ 1 BED RESIDENTIAL UNIT

☐ CIRCULATION

☐ COMMON SPACE

PROPOSED RESIDENTIAL UNITS:

MAPLE GRAND, LLC

130 MAPLE STREET
SPRINGFIELD, MASSACHUSETTS

ARCHITECT

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

CONSULTANT

Proj: # 25-01

No.	Description	Date
1	PROPOSED FIRST FLOOR PLAN	12/20/2025
2	2D	12/20/2025
3	3D	12/20/2025
4	4D	12/20/2025
5	5D	12/20/2025
6	6D	12/20/2025
7	7D	12/20/2025
8	8D	12/20/2025
9	9D	12/20/2025
10	10D	12/20/2025
11	11D	12/20/2025
12	12D	12/20/2025
13	13D	12/20/2025
14	14D	12/20/2025
15	15D	12/20/2025
16	16D	12/20/2025
17	17D	12/20/2025
18	18D	12/20/2025
19	19D	12/20/2025
20	20D	12/20/2025
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22	22D	12/20/2025
23	23D	12/20/2025
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98	98D	12/20/2025
99	99D	12/20/2025
100	100D	12/20/2025

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Proj. # 25-01

PROPOSED RESIDENTIAL UNITS:

MAPLE GRAND, LLC

130 MAPLE STREET
SPRINGFIELD, MASSACHUSETTS

ARCHITECT

DANIEL AN NOBIS
VETERAN 18 01995
TEL: 413-234-1234
CONSULTANT

NO.	DATE	REVISIONS
1	12/20/25	PROPOSED SECOND FLOOR PLAN
2	12/20/25	PROPOSED SECOND FLOOR PLAN
3	12/20/25	PROPOSED SECOND FLOOR PLAN
4	12/20/25	PROPOSED SECOND FLOOR PLAN
5	12/20/25	PROPOSED SECOND FLOOR PLAN
6	12/20/25	PROPOSED SECOND FLOOR PLAN
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97	12/20/25	PROPOSED SECOND FLOOR PLAN
98	12/20/25	PROPOSED SECOND FLOOR PLAN
99	12/20/25	PROPOSED SECOND FLOOR PLAN
100	12/20/25	PROPOSED SECOND FLOOR PLAN

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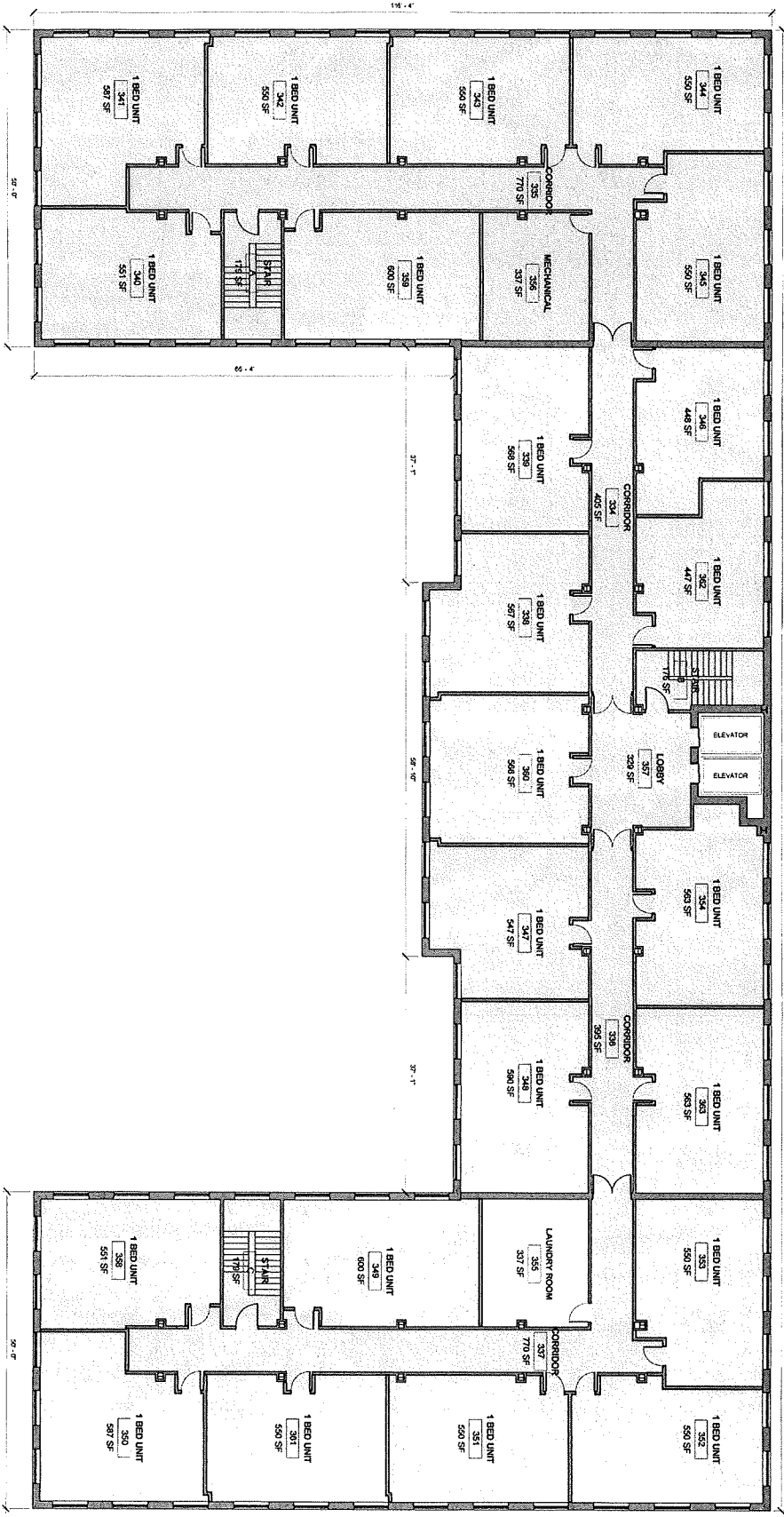
PROPOSED SECOND FLOOR PLAN

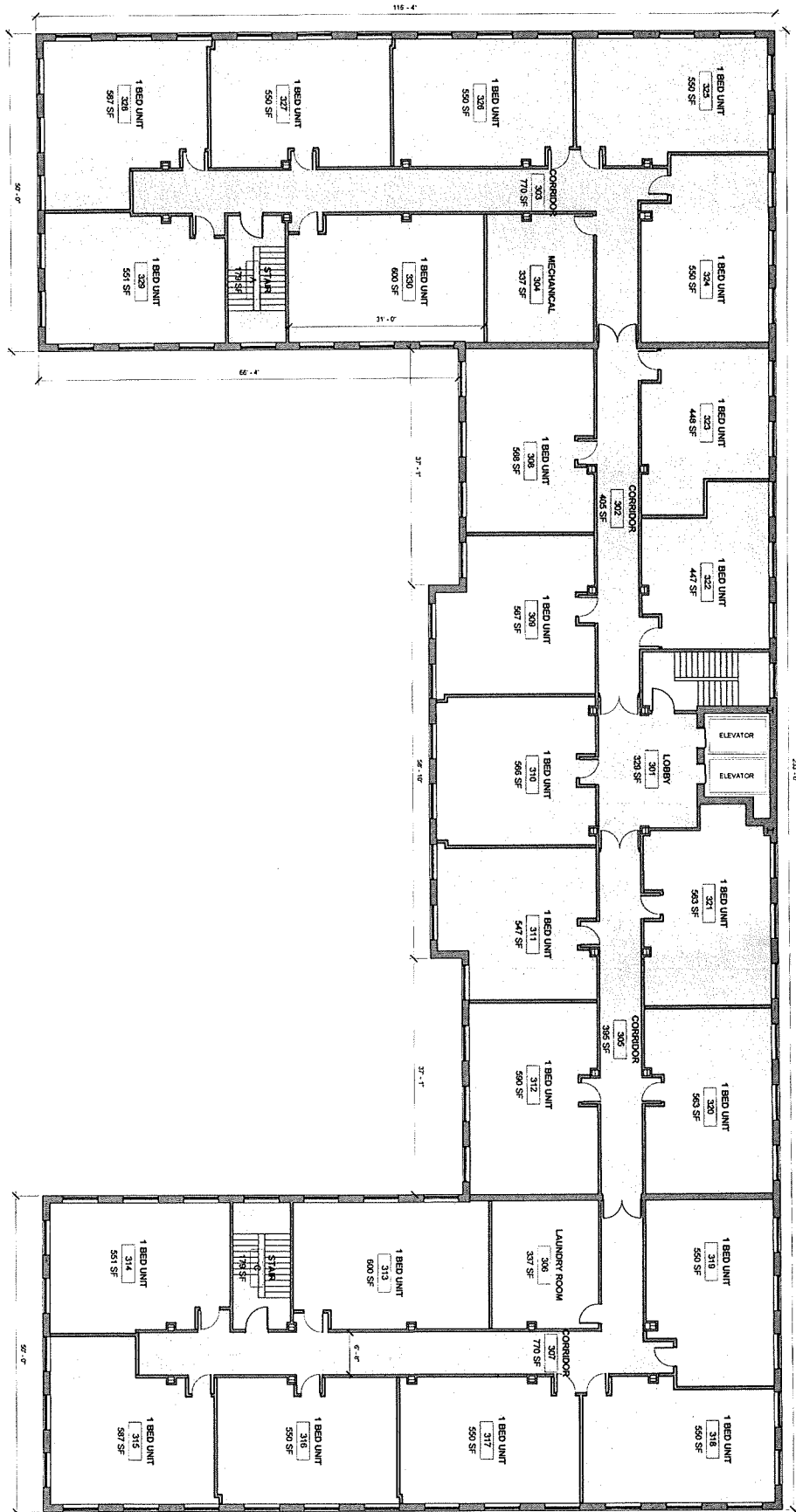
- LEGEND**
- 1 BED RESIDENTIAL UNIT
 - CIRCULATION
 - COMMON SPACE



1 PROPOSED SECOND FLOOR PLAN
23 UNITS ON SECOND FLOOR

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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

DATE: 12/20/2025
BY: [Signature]
FOR: [Signature]
PROJECT: [Signature]
CONSULTANT

DATE: 12/20/2025
BY: [Signature]
FOR: [Signature]
PROJECT: [Signature]
CONSULTANT

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Proj # 25

