

Exhibit 15

Nonantum Village Place Architectural Plans (reduced)

General Site & Layout Plan

Elevations

Floor Plans

Site Photos

A full set of construction drawings is available for the Committee's review upon request. Construction drawings are 95% complete.

LEGEND

- BOUND FOUND
- DRILL HOLE FOUND
- STOCKADE FENCE
- CHAIN LINK FENCE
- SANITARY SEWER
- DRAIN LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- TELEPHONE LINE
- OVERHEAD WIRES
- SANITARY MANHOLE
- DRAIN MANHOLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- CATCH BASINS
- UTILITY POLE
- TRAFFIC SIGNAL
- FIRE ALARM BOX
- FIRE HYDRANT
- WATER GATE
- GAS GATE
- SIGN
- SHRUB
- DRYWELL
- PROP SPOT GRIDE
- C.O.
- CS
- HF
- DV
- ABAND
- ET&C
- PROP CURB STOP
- HANDICAP PARKING
- GAS METER
- ABANDON
- ELECTRICAL TELEPHONE & CABLE

BASELINE DATA

LINE/CURVE	BEARING/RADIUS	LENGTH	TANGENT
STA 0+00 TO STA 0+83.87	N01°56'47"E	83.87	
STA 0+83.87 TO STA 2+78.29	N01°56'06"W	184.42	
STA 2+78.29 TO STA 3+16.85	R=20.00	32.04	21.28
STA 3+16.85 TO STA 3+51.82	S88°02'37"E	40.87	
STA 3+51.82 TO STA 4+24.21	R=23.18	72.40	2817.34'
STA 4+24.21 TO STA 4+53.18	S88°02'37"E	61.28	

GENERAL NOTES

1. PROPOSED DESIGN IS BASED ON THE ASSUMPTION THAT THE DEVELOPMENT OF PARCEL "A" HAS BEEN COMPLETED WITH RESPECT TO THE DRIVEWAY, GRADING, DRAINAGE AND UTILITIES AS SHOWN IN PARCEL "A".
2. ALL DIMENSIONS AND PROPOSED WORK SHOWN WITHIN PARCEL "A" DO NOT PERTAIN TO THIS PROJECT UNLESS SPECIFICALLY NOTED.

N/T
 ROMAN CATHOLIC ARCHBISHOP OF BOSTON CORP.
 PLAN BY SCHOFIELD ENGINEERS, INC. DATED DEC. 30, 1982
 (LOT 1)
 PLAN NO. 1442 OF 1978 (LOT 2 POSITION)
 SEC. 11, BL. 12, LOT 20

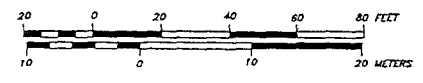
ALLISON STREET

WATERTOWN STREET - ROUTE 16

BUILD FACTOR = 6.24

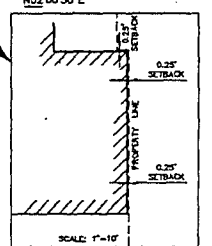
LOT AREA

TOTAL = 30,500 SQ.FT.
 BUILDING COVERAGE = 10,725 SQ.FT. = 35.16%
 PAVEMENT AREA = 10,743 SQ.FT. = 35.22%
 LANDSCAPE AREA = 9,032 SQ.FT. = 29.62%



N/T
 CITY OF NEWTON
 (PLAYGROUND)
 PLAN NO. 1705 OF 1987
 SEC. 11, BL. 14, LOT 7

N/T
 BI AKELY CONDOMINIUM
 BOOK 18744 - PAGE 157
 PLAN NO. 1705 OF 1987
 SEC. 11, BL. 10, LOT 1



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Design Consultants, Inc.
 Consulting Engineers and Surveyors

DESIGN CONSULTANTS BUILDING
 285 MEDFORD STREET
 SOMERVILLE, MA 02143
 (617) 776-3350

NO.	DATE	BY	REVISIONS
1.	9/5/01	SSW	GRADING, CURB LAYOUT, PARKING SPACES, & UTILITIES

DESIGN: B.J.O.
 DRAFTING: C.P.M.
 CHECKED: B.J.O.
 APPROVED: B.J.O.

GENERAL SITE & LAYOUT PLAN

**243 WATERTOWN STREET
 NEWTON, MASSACHUSETTS**

PREPARED FOR
CASCAP

NONANTUM VILLAGE PLACE

245 WATERTOWN STREET

NEWTON, MASSACHUSETTS

Developer: CASCAP INC.
678 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS
(617) 492-5559
FAX 492-6928

Architect: AMERICO ANDRADE & ASSOCS.
ARCHITECTS
1130 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS
(617) 661-8633
FAX 661-2035

Structural Engineer: RENE MUGNIER ASSOCIATES, INC.
66-70 UNION SQUARE, SUITE 204
SOMERVILLE, MA 02143
(617)-666-5566
FAX- 617-666-4115

HVAC/Plumbing Engineer: E.D.E. INC.
440 TOTTEN POND ROAD
WALTHAM, MASSACHUSETTS
(781) 890-4555
FAX (781) 890-1611

Electrical Engineer: VERN NORMAN ASSOCS.
541 MAIN ST.
SO. WEYMOUTH, MA 02190
(781) 335-4200
FAX (781) 335-5737

Contractor: BAKER CONSTRUCTION BY DESIGN
10 NATE WHIPPLE HIGHWAY
CUMBERLAND, RI 02864
(617) 427-5352
(617) 427-5162

Bonding Co.

BY: _____

DATE: _____

BY: _____

DATE: _____

BY: _____

DATE: _____

BY: _____

DATE: _____

INDEX OF DRAWINGS:

- AP (1) TITLE SHEET
- AI (2) SITE PLAN/PLAT PLAN/LANDSCAPE PLAN
- A2 (3) BASEMENT PLAN
- A3 (4) FIRST FLOOR PLAN
- A4 (5) SECOND FLOOR PLAN
- AA (6) THIRD FLOOR PLAN
- AB (7) ROOF PLAN
- AC (8) 1/4" PLAN "A"
- AD (9) 1/4" PLAN "B"
- AE (10) ELEVATIONS
- AH (11) SECTIONS
- AI (12) WALL DETAILS
- AJ (13) WINDOW SCHEDULE
- AK (14) PARTITION DETAILS
- AL (15) DOOR SCHEDULE
- AM (16) DOOR SCHEDULE
- AN (17) WINDOW SCHEDULE DOOR AND WINDOW DETAILS
- AO (18) FLOOR ELEVATIONS
- AP (19) BATHROOM ELEVATIONS
- AQ (20) STAIR SECTIONS, DETAILS
- AR (21) STAIR SECTIONS, DETAILS
- AS (22) STAIR SECTIONS, DETAILS

MATERIALS SYMBOLS:

- EARTH
- CLEAR TILE
- GRAVEL
- STONE
- BRICK
- PLYWOOD
- GYPSUM BOARD
- FINISH FLOOR
- CONTINGENCY MARKING OR DIMENSIONAL LUMBER
- FIBERGLASS BATT INSULATION

PROJECT DATA:

BUILDING TYPE: WOOD FRAME, CLAD WITH WOOD SHIP LAP, METAL, 1000 CLAPBOARDS, BRICK AND GLASS BLOCK.

TOTAL NUMBER OF UNITS: 35 - 1 BEDROOM UNITS (INCLUDING 7 ONE BEDROOM FULLY HANDICAPPED ACCESSIBLE)

LOT SQUARE FOOTAGE: 30,500 SF.
F.A.R. .78 (23,713 S.F. - BUILDING S.F./30,500 S.F. - SITE S.F.)

GROSS SQUARE FOOTAGES:
24-1 BEDROOM UNITS @ 490 S.F. EACH AND 1-1 BEDROOM UNIT @ 523 S.F.

GROSS AREA PER FLOOR:
BASEMENT/MECHANICAL FLOOR: 894 S.F.
FIRST FLOOR: 18,300 S.F.
SECOND FLOOR: 9,840 S.F.
THIRD FLOOR: 4,373 S.F.

TOTAL FLOOR AREA W/O BASEMENT: 23,713 S.F.
TOTAL FLOOR AREA W/ BASEMENT: 24,607 S.F.
TOTAL OFFICE AREAS (1ST & 2ND FLRS): 218 S.F.
TOTAL ON-SITE PARKG. SPACES: 12

ABBREVIATIONS:

- ABV. - ABOVE
- ADJ. - ADJACENT
- A.F.F. - ABOVE FINISHED FLOOR
- ALT. - ALTERNATE
- ALUM. - ALUMINUM
- APPROX. - APPROXIMATELY
- BD. - BOARD
- NET. - NET
- BIT. - BITUMINOUS
- W.D.G. - BUILDING
- BW. - BEAM
- C.L. - CENTERLINE
- CLOS. - CLOSET
- CLG. - CEILING
- CONC. - CONCRETE
- CONSTR. - CONSTRUCTION
- CONTR. - CONTRACTOR
- CPT. - CARPET
- C.T. - CERAMIC TILE
- CTR. - COUNTER
- DBL. - DOUBLE
- DEMO. - DEMOLISH
- DIMS. - DIMENSIONS
- DIR. - DIRECTION
- D.W. - DISH WASHER
- DR. - DRAIN
- EACH - EACH
- ELEC. - ELECTRICAL
- EQU. - EQUIPMENT
- EXIST. - EXISTING
- F.P. - FLOOR PLAN
- FSM. - FOUNDATION
- FIN. - FINISHED
- FLR. - FLOOR
- F.H.R. - FLOOR HEAT REGISTER
- GALV. - GALVANIZED
- G.F.B. - GYPSUM WALL BOARD
- H.C. - HANDICAPPED
- IND. - INSIDE
- I.D. - INSIDE DIAMETER
- MECH. - MECHANICAL
- MAN. - MANUFACTURER
- MIN. - MINIMUM
- MTL. - METAL
- NO. - NUMBER
- N.T.S. - NOT TO SCALE
- O.C. - ON CENTER
- OPC. - OPENING
- PLTRD. - PLASTER
- PTO. - PAINTED
- P.V.C. - POLY VINYL CHLORIDE
- Q.T. - QUARRY TILE
- SECT. - SECTION
- SIM. - SIMILAR
- SPECS. - SPECIFICATIONS
- STRUCT. - STRUCTURAL
- S.F.D. - SINGLE FLOOR
- SYST. - SYSTEM
- T.A.G. - TONGUE AND GROOVE
- TEMP. GL. - TEMPERED GLASS
- TEST. - TEST
- TYP. - TYPICAL
- VEN. - VENEER
- VEN. PL. - VENEER PLASTER
- W/ OR # - WITH OR #
- W.D. - WINDOW DIMENSION
- WOOD - WOOD
- INSUL. - INSULATION
- R.H.R. - RAIL HEAD REGISTER

DRAFTING REFERENCE SYMBOLS:

- INTERIOR ELEVATION - DRAWING NUMBER - SHEET NUMBER
- DETAIL SECTION - DRAWING NUMBER - SHEET NUMBER
- BUILDING SECTION - DRAWING NUMBER - SHEET NUMBER
- DRAWING TITLE - DRAWING NUMBER
- WINDOW NUMBER
- DOOR NUMBER
- WALL TYPE
- ELEVATION HEIGHT

Americo Andrade & Assoc.
 Architects
 1130 Mass. Ave.
 Cambridge
 MA 02138
 Tel: 617/881 8433
 Fax: 617/881 2825

NONANTUM VILLAGE
 PLACE

245 WATERTOWN ST.
 NEWTON, MA

CASCAP, INC.

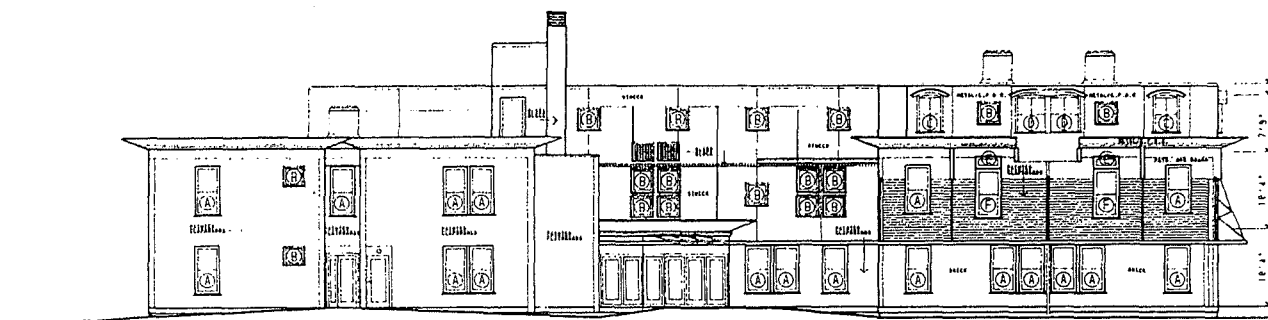
678 Massachusetts Ave.
 10th Floor
 Cambridge, Mass.

GENERAL NOTES:

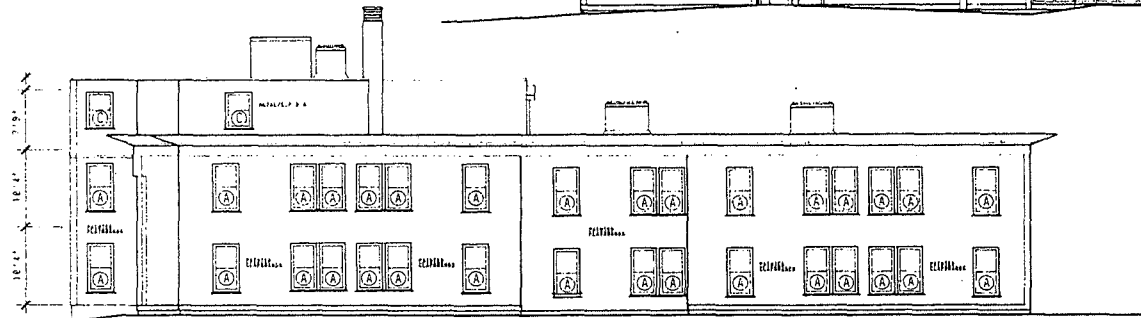
REVISION	NO.	DESCRIPTION	DATE

ELEVATIONS

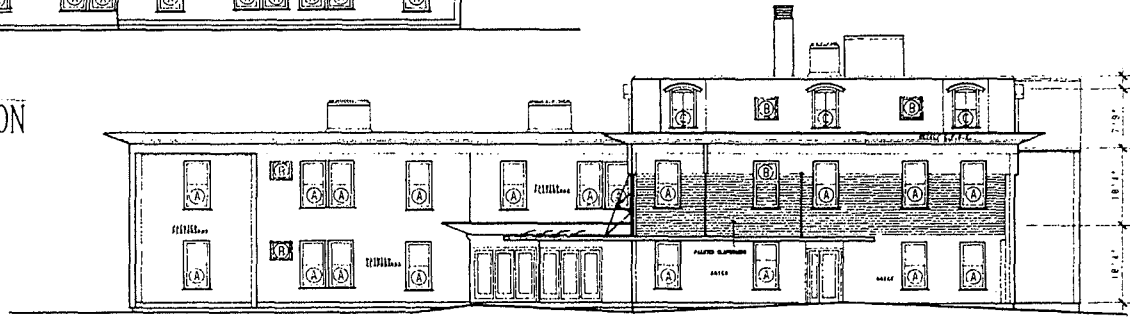
SCALE	DRAWING NUMBER
1/4" = 1'-0"	A9
JOB	PROJECT NUMBER
187-AZ-2002	301-12



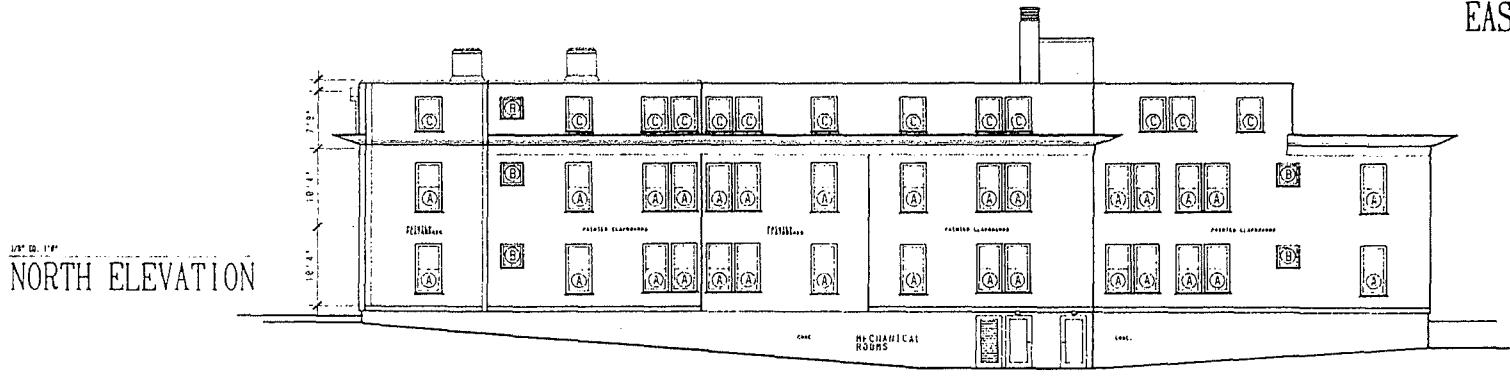
1/4" = 1'-0"
 SOUTH ELEVATION
 (TYPICAL APPROACH TO BUILDING)



1/4" = 1'-0"
 WEST ELEVATION



1/4" = 1'-0"
 EAST ELEVATION



1/4" = 1'-0"
 NORTH ELEVATION

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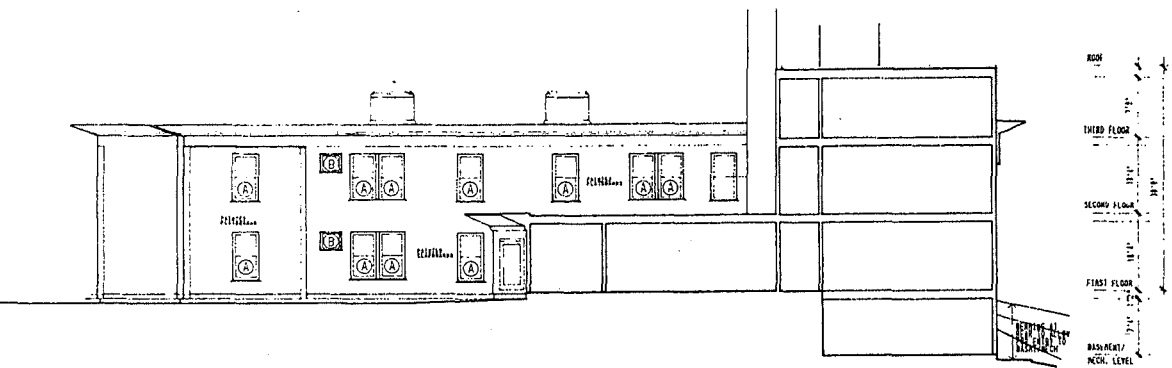
Tel: 617/661 8632
Fax: 617/661 2432

NONANTUM VILLAGE
PLACE

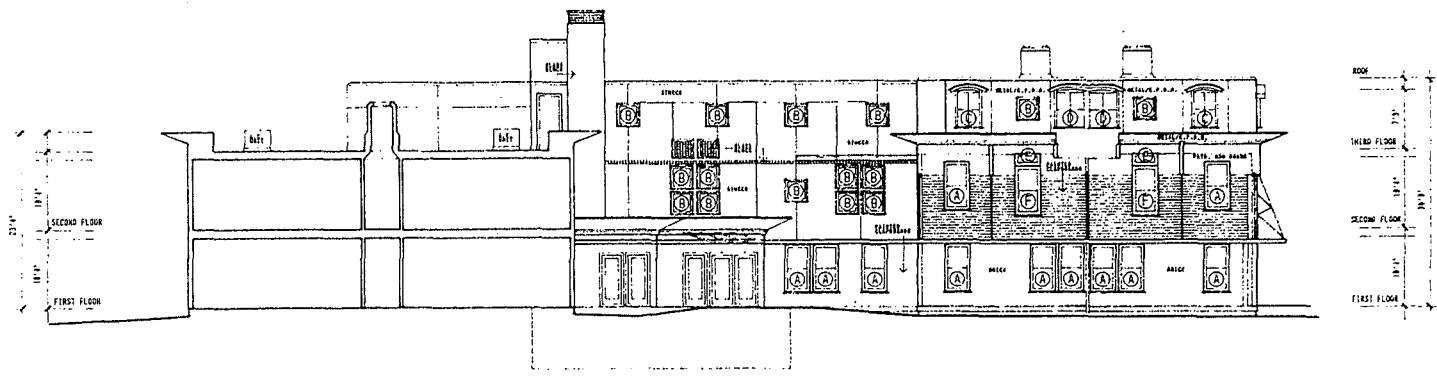
245 WATERTOWN ST.
NEWTON, MA

CASCAP, INC.
678 Massachusetts Ave.
10th Floor
Cambridge, Mass.

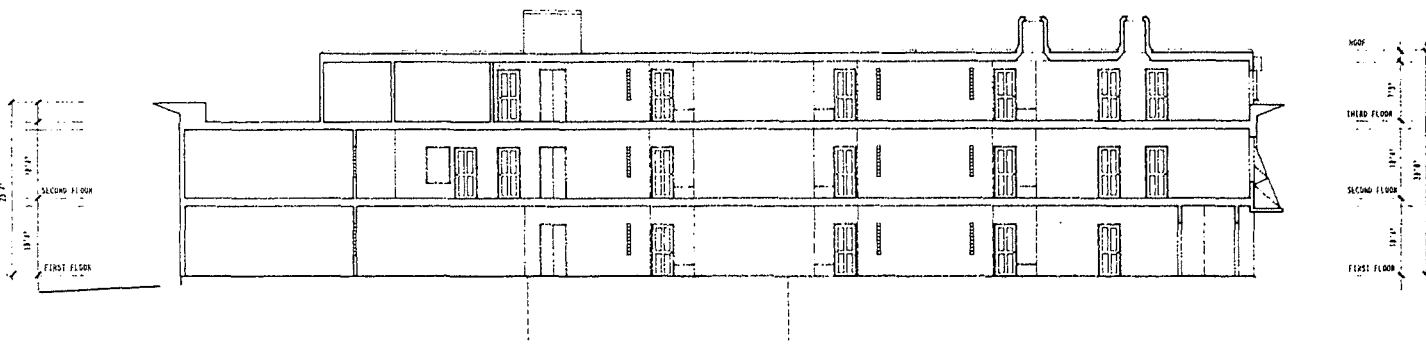
GENERAL NOTES:



1/8" = 1'-0"
SECTION AA'



1/8" = 1'-0"
SECTION BB'

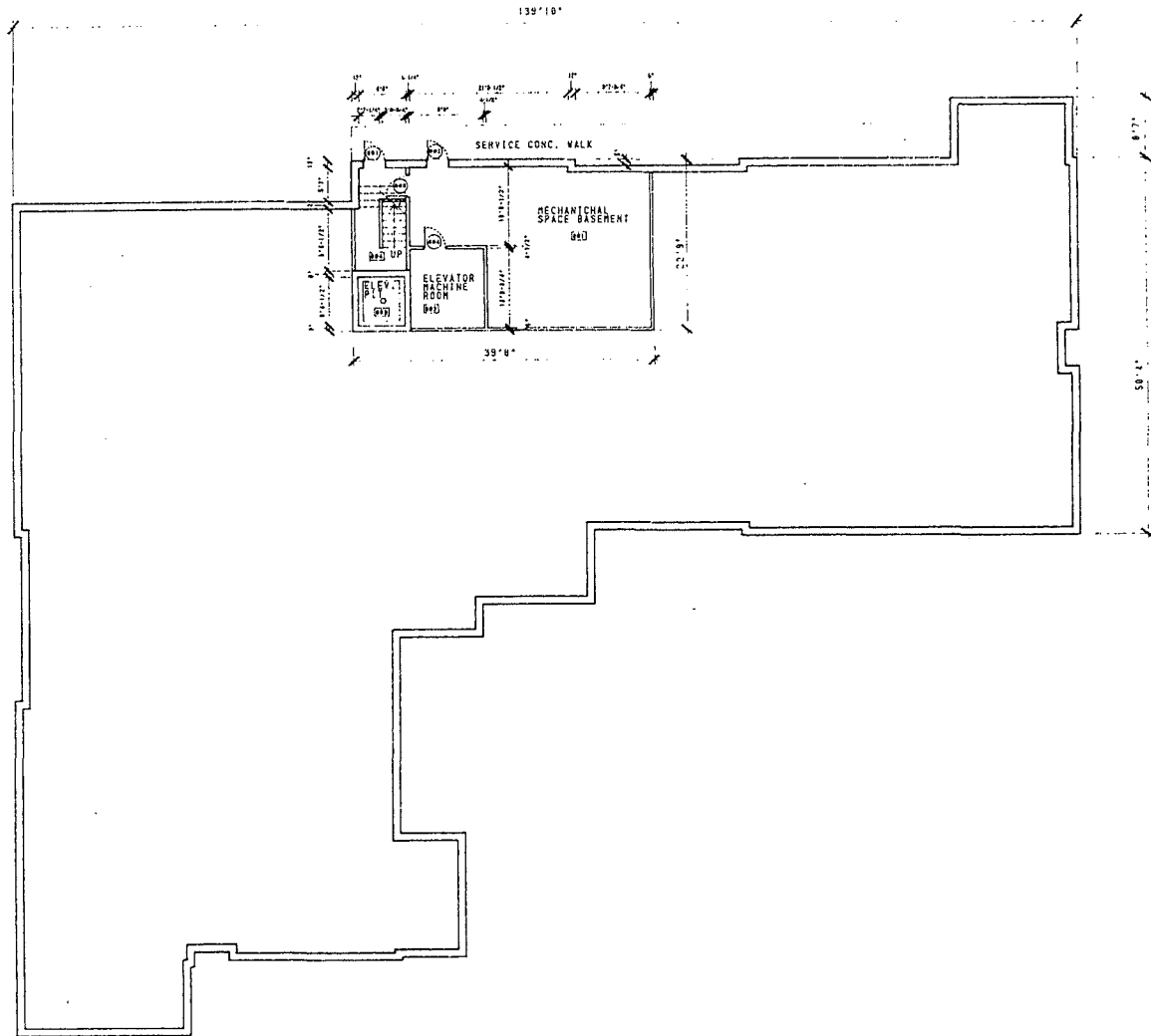


1/8" = 1'-0"
SECTION CC'

REVISION NO.	DESCRIPTION

SECTIONS

DATE: 1/17/11
DWG. NO.: 18/A1/2002
PROJECT NAME: A10



SCALE: 1/8" EQ. 1'0"

BASEMENT FLOOR PLAN

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NONANTUM VILLAGE
PLACE

245 WATERTOWN ST.
NEWTON, MA

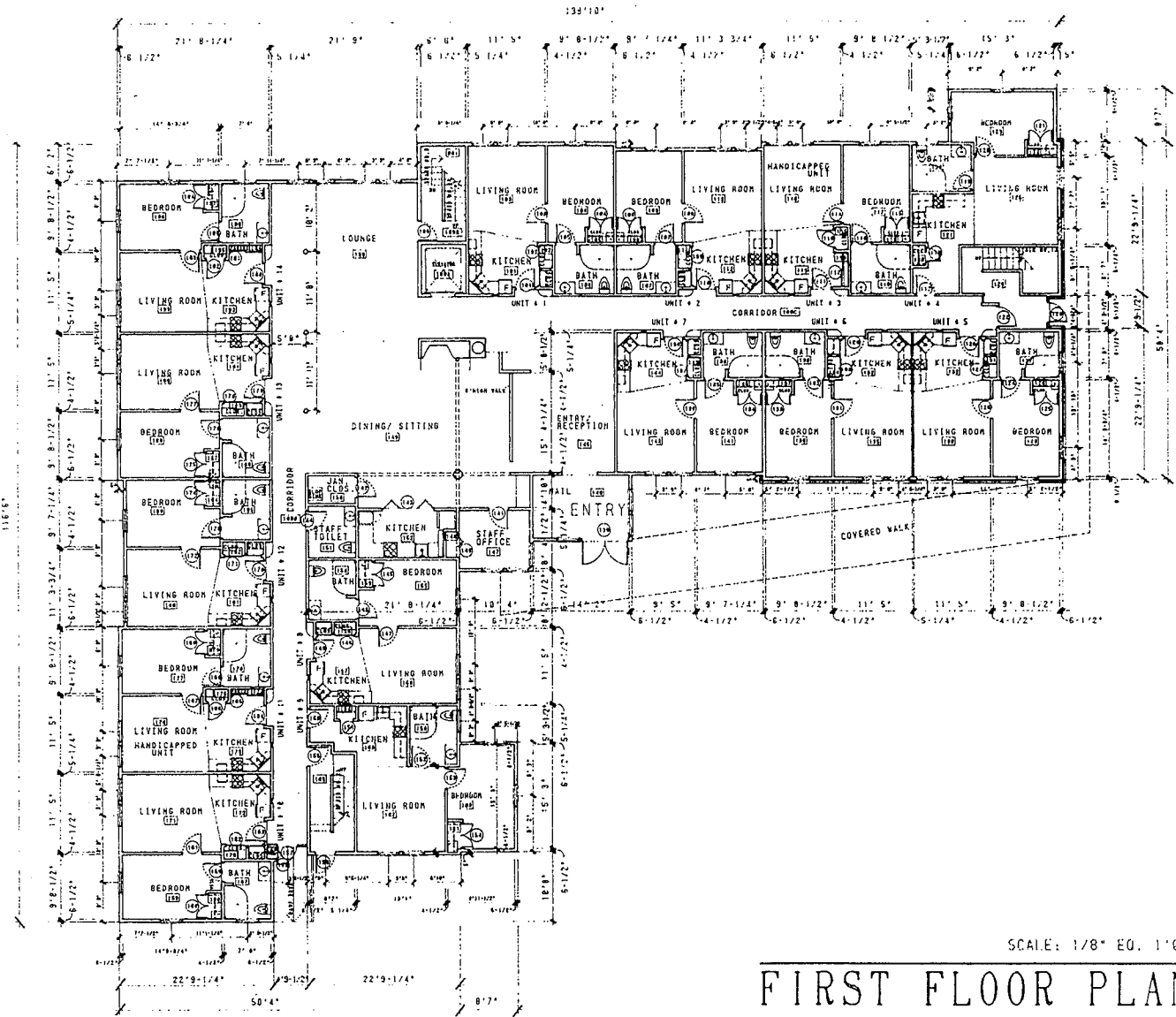
CASCAP, INC.
678 Massachusetts Ave.
10th Floor
Cambridge, Mass.

GENERAL NOTES:

REVISION NO.	DESCRIPTION	DATE

BASEMENT
FLOOR
PLAN

SCALE 1/8" = 1'-0"	DRAWING NUMBER A2
DATE 1/12/82	PROJECT NUMBER 3013



SCALE: 1/8" EQ. 1'0"
FIRST FLOOR PLAN

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 1130 Mass. Ave.
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 Tel: 617/461 8033
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NONANTUM VILLAGE PLACE

245 WATERTOWN ST.
 NEWTON, MA

CASCAP, INC.

678 Massachusetts Ave.
 10th Floor
 Cambridge, Mass.

GENERAL NOTES:
 TOTAL NO. UNITS: 35

UNIT TYPES:
 34-1 BRN 630 S.F.
 1-1 BRN 623 S.F.

TOTAL PARKING: 12
 LOT AREA (REAR):
 32,078 SQ. FT.

-FIRST FLOOR
 GROSS AREA:
 10,300 S.F.
 -BSMT/MECH
 GROSS AREA:
 894 S.F.
 -FIRST FLOOR
 NUMBER OF
 UNITS: 14 - 1 BEDRM

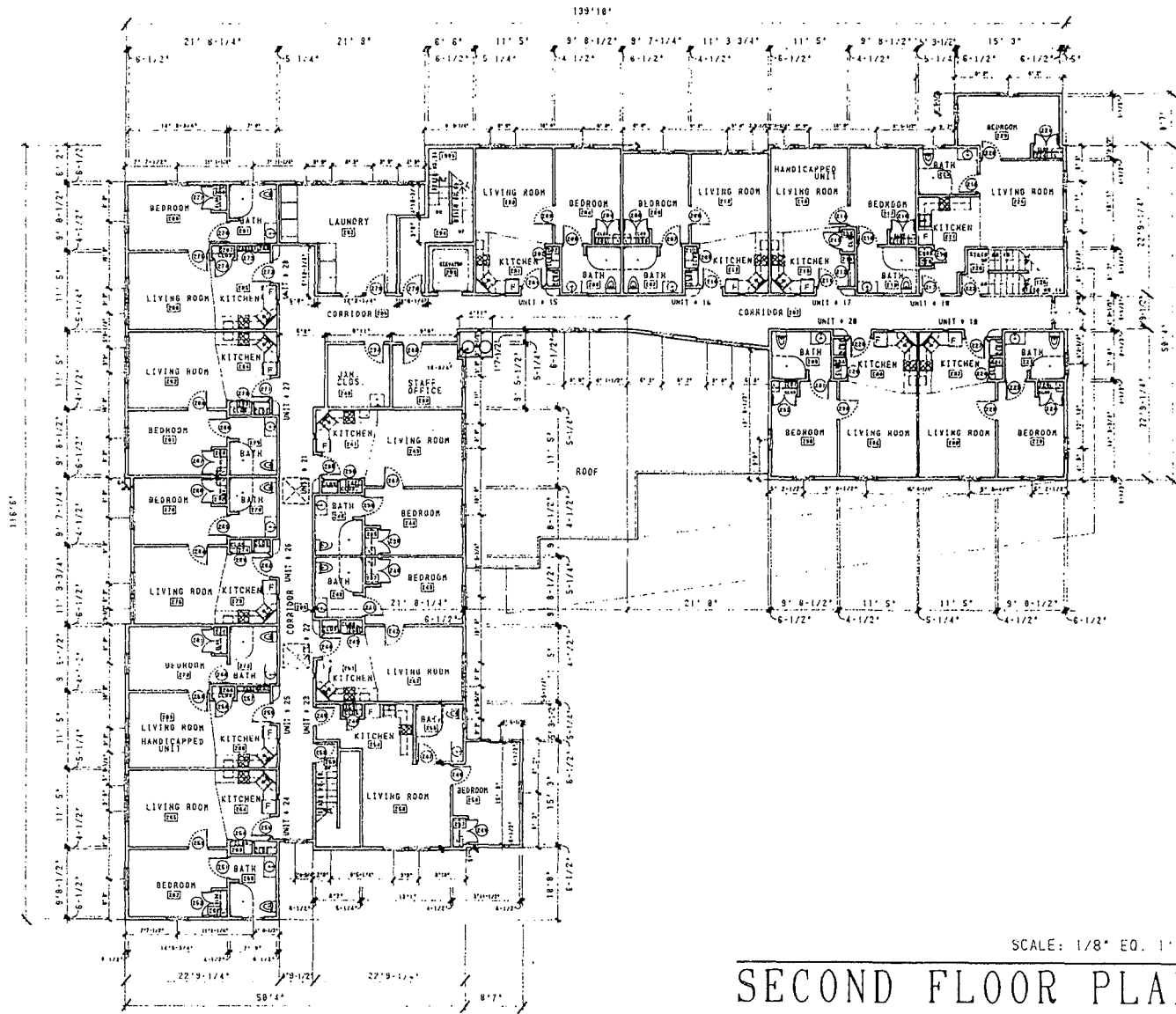
FIRST FLOOR
 OFFICE AREA: 104 S.F.

WINDOW
 ARRANGEMENTS/
 LOCATIONS IN
 PLANS ARE
 APPROXIMATE ONLY.

REVISION NO.	DESCRIPTION	DATE

FIRST FLOOR PLAN

SCALE: 1/8" EQ. 1'0"
 DATE: 10/22/2002
 PROJECT NUMBER: **A3**
 SHEET: 302-1



SCALE: 1/8" EQ. 1'-0"
SECOND FLOOR PLAN

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 1130 Mass. Ave.
 Cambridge
 MA 02138

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 Fax: 617/661 2935

NONANTUM VILLAGE
 PLACE

245 WATERTOWN ST.
 NEWTON, MA

CASCAP, INC.

678 Massachusetts Ave.
 10th Floor
 Cambridge, Mass.

GENERAL NOTES:

SECOND FLOOR NUMBER
 OF UNITS: 14-1 BEDROOM

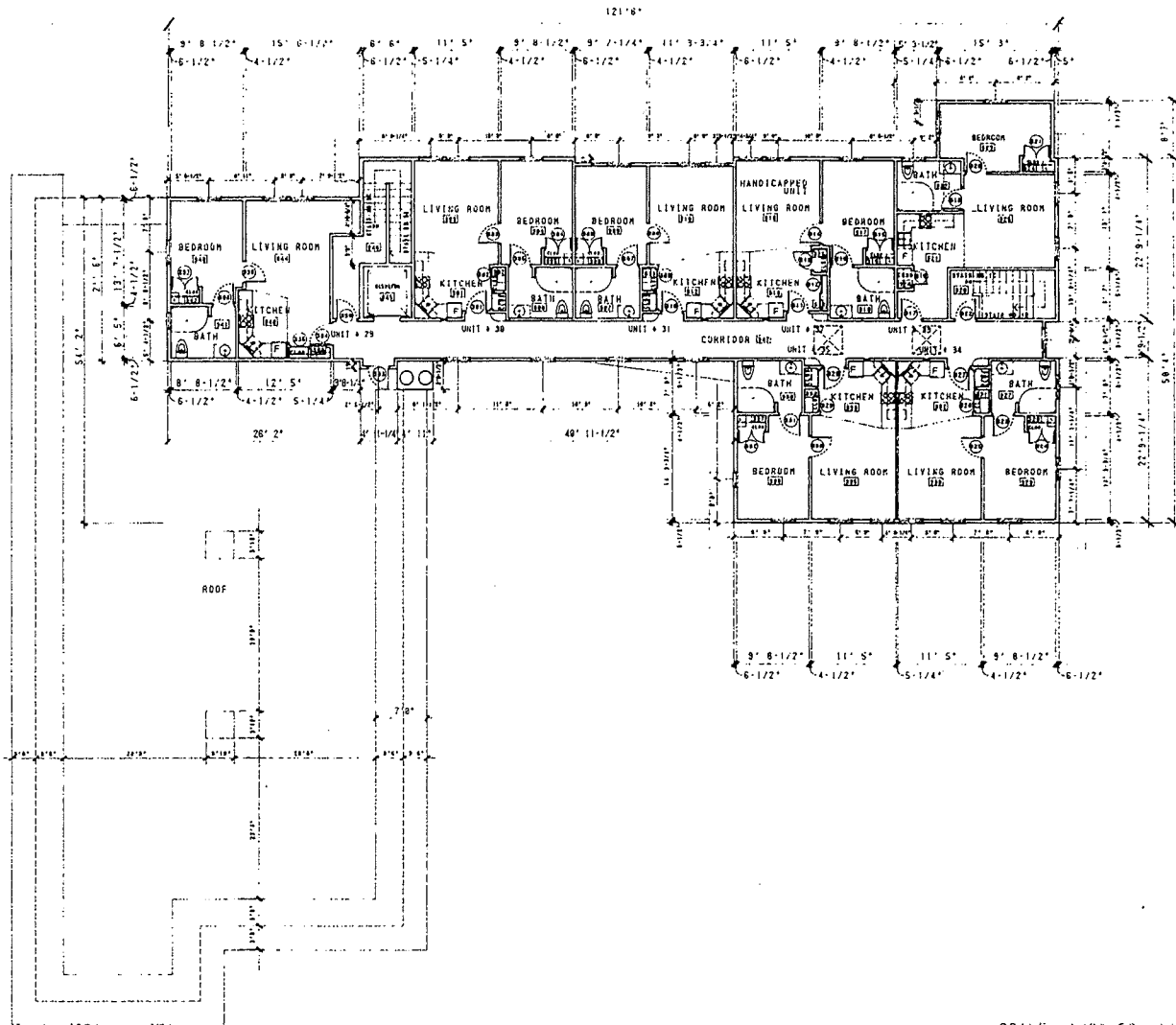
TOTAL SECOND FLOOR
 GROSS AREA: 9,848 S.F.

SECOND FLOOR
 OFFICE AREA: 214 S.F.

NO.	REVISION	DESCRIPTION	DATE

**SECOND FLOOR
 PLAN**

SCALE 1/8" EQ. 1'-0"	DRAWING NUMBER A4
DATE 10/16/22	PROJECT NUMBER 3015



SCALE: 1/8" EQ. 1'0"

THIRD FLOOR PLAN

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1130 Mass. Ave.
Cambridge
MA 02138
Tel: 617/461 8632
Fax: 617/461 2835

NONANTUM VILLAGE
PLACE

245 WATERTOWN ST.
NEWTON, MA

CASCAP, INC.

678 Massachusetts Ave.
10th Floor
Cambridge, Mass.

GENERAL NOTES:

THIRD FLOOR GROSS
SQUARE FOOTAGE:
4,375 S.F.

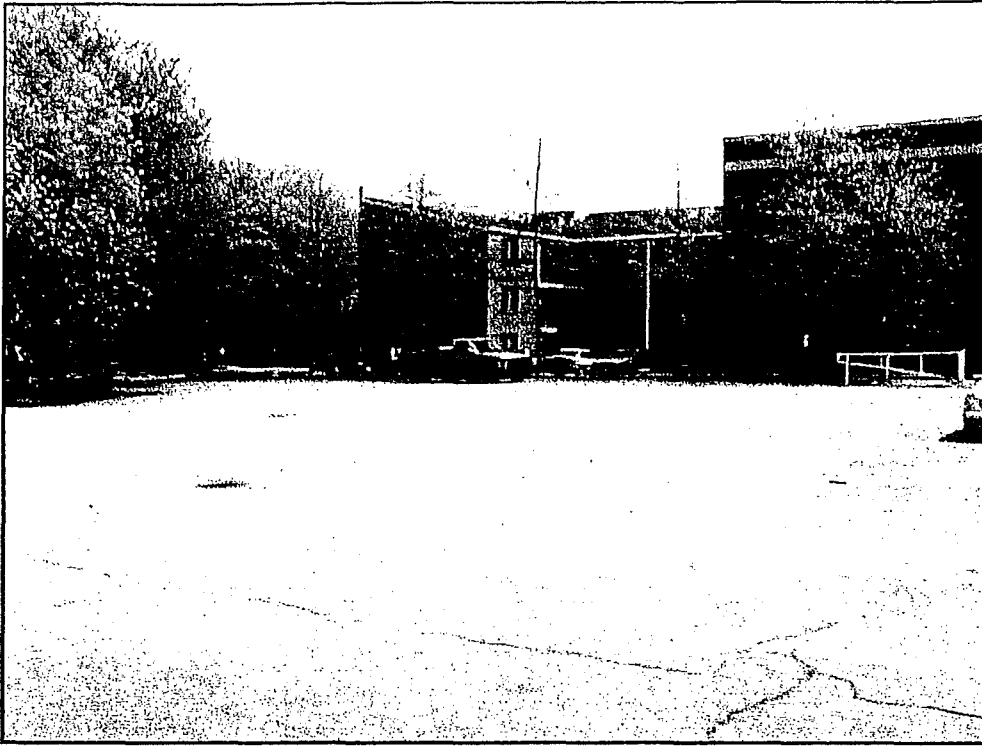
THIRD FLOOR
NUMBER OF UNITS:
7-1 BEDROOM UNITS

REVISION NO.	DESCRIPTION	DATE

THIRD FLOOR PLAN

SCALE 1/8" EQ 1'-0"	DRAWING NUMBER A5
DATE 10/22/2002	PROJECT NUMBER 3014

Nonantum Village Place



241 Watertown Street, view from the site facing the existing Newton Housing Authority property called Nonantum Village. The NHA currently has 22 units here of elderly housing that will provide an existing community for the new project.



241 Watertown Street, view from the site facing the former St. Jean's Rectory building and Sterns Park.



241 Watertown Street, view from the site facing the rear of the site. There is a steep slope at the back of site that currently contains trees and shrubs.



241 Watertown Street, view of the site from Watertown Street down the newly developed access road to the site. This photo shows the Emerald Development market rate condos.