

## Harold Simansky Simansky Residence Condominiums Brookline, Massachusetts

Mr. Harold Simansky renovated a historic 1890 Victorian house located at 99 Winchester Street in Brookline, Massachusetts.

ESS Group, Inc. assisted Mr. Simansky with civil/site engineering services required for the relocation of the Victorian house, the development of four adjacent condominium units, and the completion of the underground parking garage. ESS provided stormwater management, site layout, and projected vehicle movement.

ESS coordinated with the owner, the architects, the plumbing engineers, electrical engineers, Brookline Town officials, Massachusetts Water Resource Authority (MWRA) personnel, and the construction contractor. The relocation of the existing house began in November of 2006. Construction was completed in May 2008.

ESS completed a Phase I Environmental Site Assessment in accordance with the American Society for Testing and Materials (ASTM) Publication E-1527-05. The purpose of the assessment was to identify Recognized Environmental Conditions (REC) on the property through a review of both current and historic Federal, State, and local files and interviews with relevant site contacts.

The five-unit luxury residential property was featured in *Banker & Tradesman*, *Design New England Magazine*, and on *Chronicle* as the first Leadership in Energy and Environmental Design (LEED)-certified condominium development in Brookline, Massachusetts.



### Relevant Services Include:

- Soil Evaluations
- Zoning Review
- Conceptual Design Plans
- Turning Movement and Accessibility
- Department of Public Works Permitting
- Construction Document Preparation
- Erosion and Sedimentation Control
- Stormwater Assessment and Management
- Phase I Environmental Site Assessment