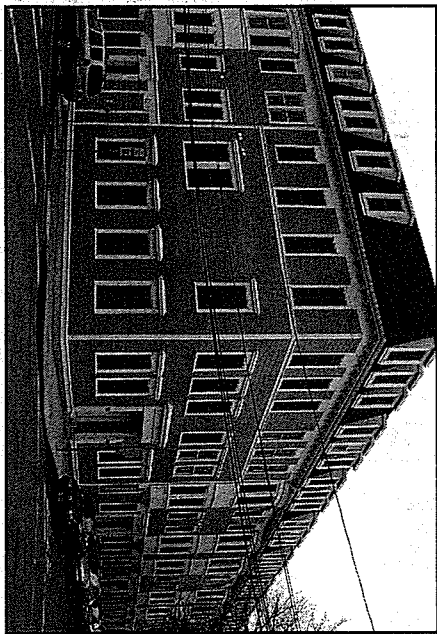


High-Profile Feature: Residences at Second Street

Hamilton Construction Management Corp Completes Duplex Project

Cambridge, MA – Hamilton Construction Management Corp recently completed the design-build construction of twenty-nine residences at 110 Second Street in Cambridge for Charles Passage, LLC. This four story wood frame building is designed as a series of stacked townhouse style duplex units, each with two bedrooms and two and one-half baths. All units have private entrances directly from the outdoors, on either the ground level or the third floor. Duplex units on the first level have private entrances from both the street side or the



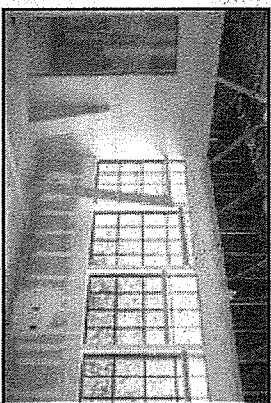
parking court and the upper level duplex units are accessed by a common exterior walkway on the third floor. The resulting design is very efficient, yielding about a 90 percent sellable area. Because of the stacked duplex design, the only common areas required are two common stairwells, an electric room, the single outdoor corridor, and a two-stop elevator which serves the entire four story building. The design of the project was collaboration between Hamilton Construction Management Corp. and Jonathan Leavitt, AIA of Leavitt Associates, Inc.

The project originally called for a larger number of units with a single level underground parking garage. However, during preconstruction planning, the project team determined that it would be far more cost effective to eliminate the garage and decrease the number of units sufficiently to

allow for surface parking in back of the building. It was at this time that the design evolved into the stacked duplex design. Four years ago, Hamilton utilized a similar design on a larger project on East Berkeley Street in Boston, designed by Hacin & Associates. (Lofts At 160 East Berkeley Street. – Featured in May-June 2003 issue of *High Profile Monthly*)

Although the design of 110 Second Street is very different, the concept of a single common corridor serving more than one level is similar to the East Berkeley Street project and yielded the same positive results.

Hamilton Construction Management Corp averages about \$30,000,000 in volume annually. In addition to 110 Second Street, other recent projects include new mixed-use developments at 164 Harvard Street in Brookline, 40 Boylston Street in Boston, 146 Front Street in Scituate, several large residential projects on Chestnut Hill Avenue in Brighton, and luxury condominium projects in the Back Bay. Hamilton also regularly performs retail, restaurant, and corporate fit-up work. Hamilton Construction is a member of the AGC, BTEA, and US Green Building Council. For more information contact:



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