SOUSA design
A r c h i t e c t s

367 Neponset Avenue

DORCHESTER, MA 02122

ISSUED FOR:
BRA ZONING REVIEW - 10.15.14

PROJECT DIRECTORY

OWNER:

HC Neponset, LLC
& PA Neponset, LLC
316 W. Broadway
South Boston, MA 02167

Attn: Paul Adamson
617.592.5323

ARCHITECT:

SOUSA design
319 A Street, Suite 4B
Boston, MA 02210

Attn: Stephen A. Sousa
617-426-4142

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ALL DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS.

2. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS THAT MAY APPLY TO THE CONSTRUCTION OF THE PROJECT.

3. ALL WORK OF THIS PROJECT SHALL COMPLY WITH ACCEPTED BUILDING PRACTICES AND ALL CODES HAVING JURISDICTION OVER THIS PROJECT.

4. REFER TO LIMITS OF WORK DRAWINGS FOR OVERALL DESCRIPTION OF WORK AREAS.

5. THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE AND ALL SURROUNDING AREAS IN FINAL CLEAR CONDITION INCLUDING THE REMOVAL OF ALL DEBRIS RESULTING FROM CONSTRUCTION.

6. THE CONTRACTOR SHALL AT ALL TIMES DURING THE PROGRESS OF THE WORK REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A DUST FREE ENVIRONMENT FOR ALL ADJACENT AREAS.

7. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY THAT ALL CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IS PROPERLY EXECUTED.

8. THE CONTRACTOR SHALL UTILIZE THE AREAS WITHIN THE SCOPE OF WORK FOR STORAGE OF MATERIALS AND TOOLS.

9. ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL OTHERS. DO NOT SCALE DRAWINGS. IF THERE IS A QUESTION OR CONFLICT IN DIMENSIONS, NOTIFY THE ARCHITECT FOR CLARIFICATION.

10. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. THE CONTRACT DRAWINGS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK.

11. DIMENSIONS ARE TO CENTER LINES, EXISTING BUILDING GRID LINES OR TO FACE OF FINISHED SURFACE UNLESS OTHERWISE NOTED.

12. ALL GYPSUM WALL BOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS, PRACTICES, STANDARDS AND INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY IN THE GYPSUM CONSTRUCTION HANDBOOK.

13. ALL FINISHED WORK SHALL BE FREE OF DEFECTS. THE OWNER RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP WHICH ARE NOT CONSIDERED TO BE AT THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED.

14. NO CHANGES OR SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED BY THE ARCHITECT.

15. ANY MODIFICATION OF THESE CONSTRUCTION DOCUMENTS MUST BE APPROVED BY SOUSA DESIGN IN WRITING.

16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES AND SUBMITTALS FOR ALL ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE PROJECT.

17. IN ALL CASES OF CONFLICT, THE ARCHITECTURAL DRAWINGS GOVERN. FOR LAYOUT, ALL CONFLICTS ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT.

18. ALL MATERIALS REQUIRE A SUBMITTAL TO THE ARCHITECT FOR APPROVAL.

CODE

BUILDING SUMMARY:

TOTAL AREA: 31,500 SF

USE CATEGORY:

Use: R-2 Residential
S-2 Garage
A-2 Restaurant

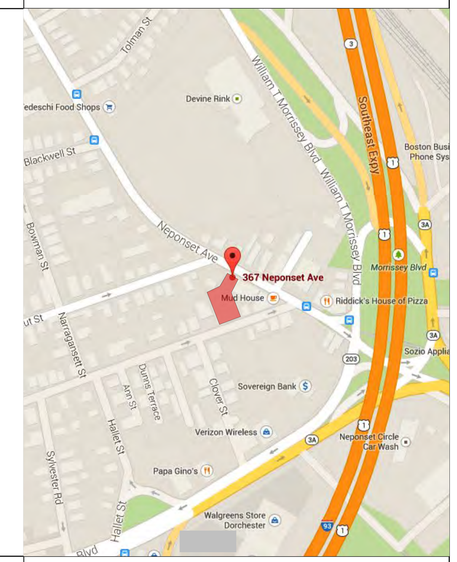
BUILDING CODE:

WORK TO BE COMPLETED IN ACCORDANCE TO:

IBC - International Building Code 2009
IEBC - International Existing Building Code 2009
IECC - International Energy Conservation Code 2009
IMC - International Mechanical Code 2009
IFC - International Fire Code 2009
780 CMR - MA Amendments to the IBC
527 CMR - MA fire prevention and electrical regulations
521 CMR - MA accessibility regulations
248 CMR - MA plumbing regulations
524 CMR - MA elevator regulations

Note: Building shall be fully sprinklered.

LOCUS MAP



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GRAPHIC & MATERIAL SYMBOLS

1 A-2.1 — ELEVATION REFERENCE
1 A-3.1 — BUILDING CROSS SECTION
DOOR NUMBER
102 — ROOM NUMBER
B — WINDOW NUMBER
ELEVATION DESIGNATION
1 A-3.1 — SECTION REFERENCE
NEW DOOR TO BE INSTALLED
EXISTING DOOR TO REMAIN
PARTITION TYPE
EXISTING CONSTRUCTION
NEW CONSTRUCTION

BLOCKING
CONCRETE
EARTH
BATT INSULATION
GRAVEL
WOOD
DRYWALL
TILE
STEEL

ABBREVIATIONS

@	AT
AFF	ABOVE FINISH FLOOR
ATTEN	ATTENUATING
BLDG	BUILDING
CH	CEILING HEIGHT
CL	CENTER LINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DIM	DIMENSION
DWG(S)	DRAWING(S)
EA	EACH
EIFS	EXT INSUL. FINISH SYSTEM
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EWC	ELECTRICAL WATER COOLER
EXT	EXTERIOR
FC	FIRE CODE / FIRE CORE
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH
FFL	FLUORESCENT LIGHTING
FOF	FACE OF FINISH
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FRT	FIRE RETARDANT TREATED
GC	GENERAL CONTRACTOR
GL	GLASS OR GLAZING
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HDWR	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENT, A/C
HWH	HOT WATER HEATER
INSUL	INSULATION
INT	INTERIOR
L	LENGTH
LAV	LAVATORY
LH	LEFT HAND(ED)
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MD	MEDIUM DENSITY
MIN	MINIMUM
MO	MASONARY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HANDED
P LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PT	PRESSURE TREATED
PR	PAIR
PT	PAINTED
QT	QUARRY TILE
R	RISER
RAD	RADIUS
REQ	REQUIRED
REF	REFERENCE
REV	REVISION(S)
RH	RIGHT HAND(ED)
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SA	SOUND ATTENTION BATTS
SD	SMOKE DETECTORS
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SQ FT	SQUARE FEET
SS	STAINLESS STEEL
STL	STEEL
STN	STAIN
SV	SHEET VINYL
T	TREAD
THK	THICKNESS
TP	TOILET PAPER DISPENSER
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
W/	WITH
WC	WATER CLOSET
WD	WOOD
X-REF	CROSS REFERENCE

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Brookline, MA. 02445
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www.sousadesign .com

Job # 1416

Drawn by K.L.T. **Ckd by** S.A.S.

Date 10.15.2014

Revisions

COVER PAGE

A-0

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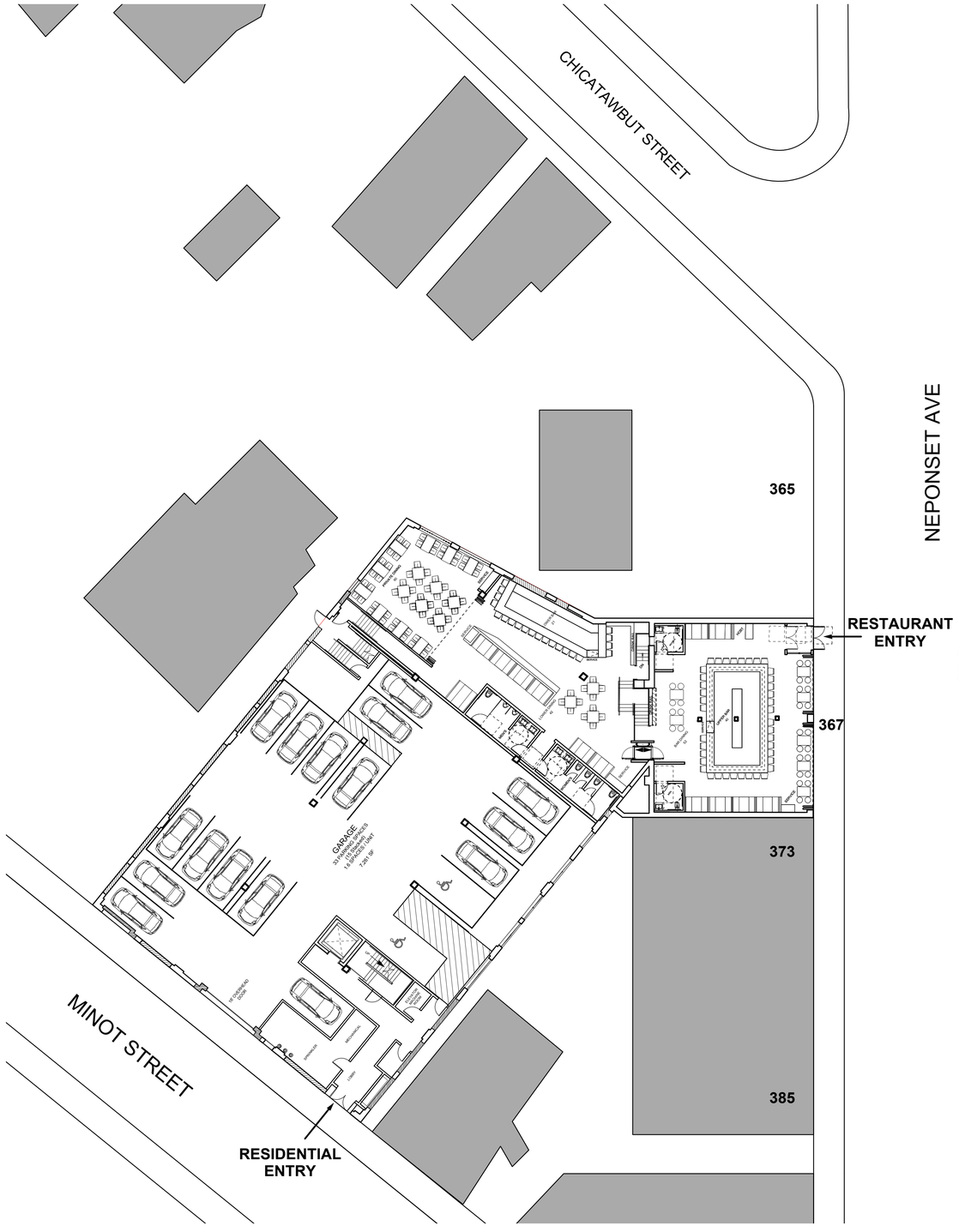

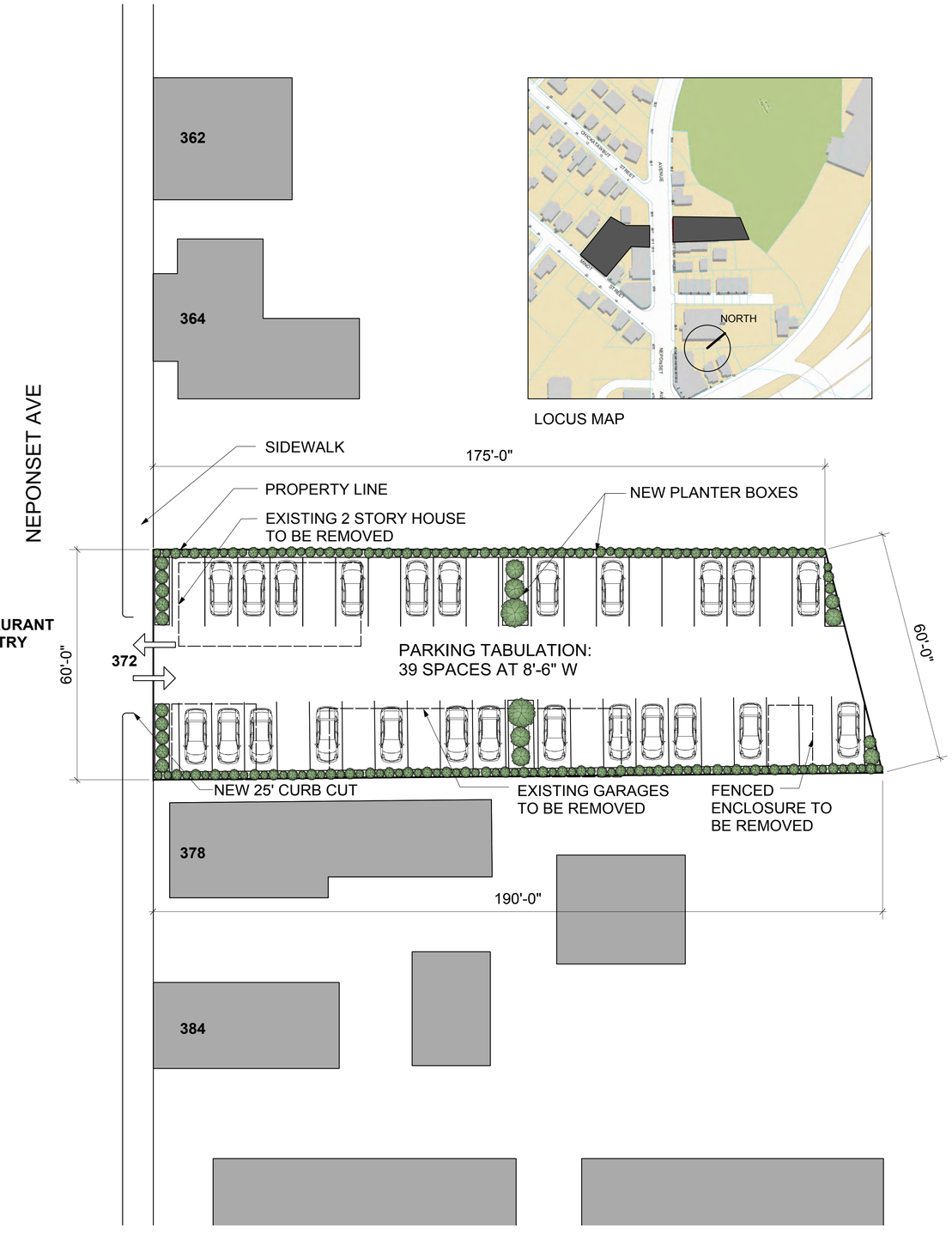

LOCUS MAP

1 PROPOSED SITE / PARKING LAYOUT
Scale: 1/16" = 1'-0"

367 Neponset Avenue

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Job # 1416

Drawn by K.L.T. **Ckd by** S.A.S.

Date 10.15.2014

Revisions

PROPOSED SITE & PARKING LAYOUT

S-1

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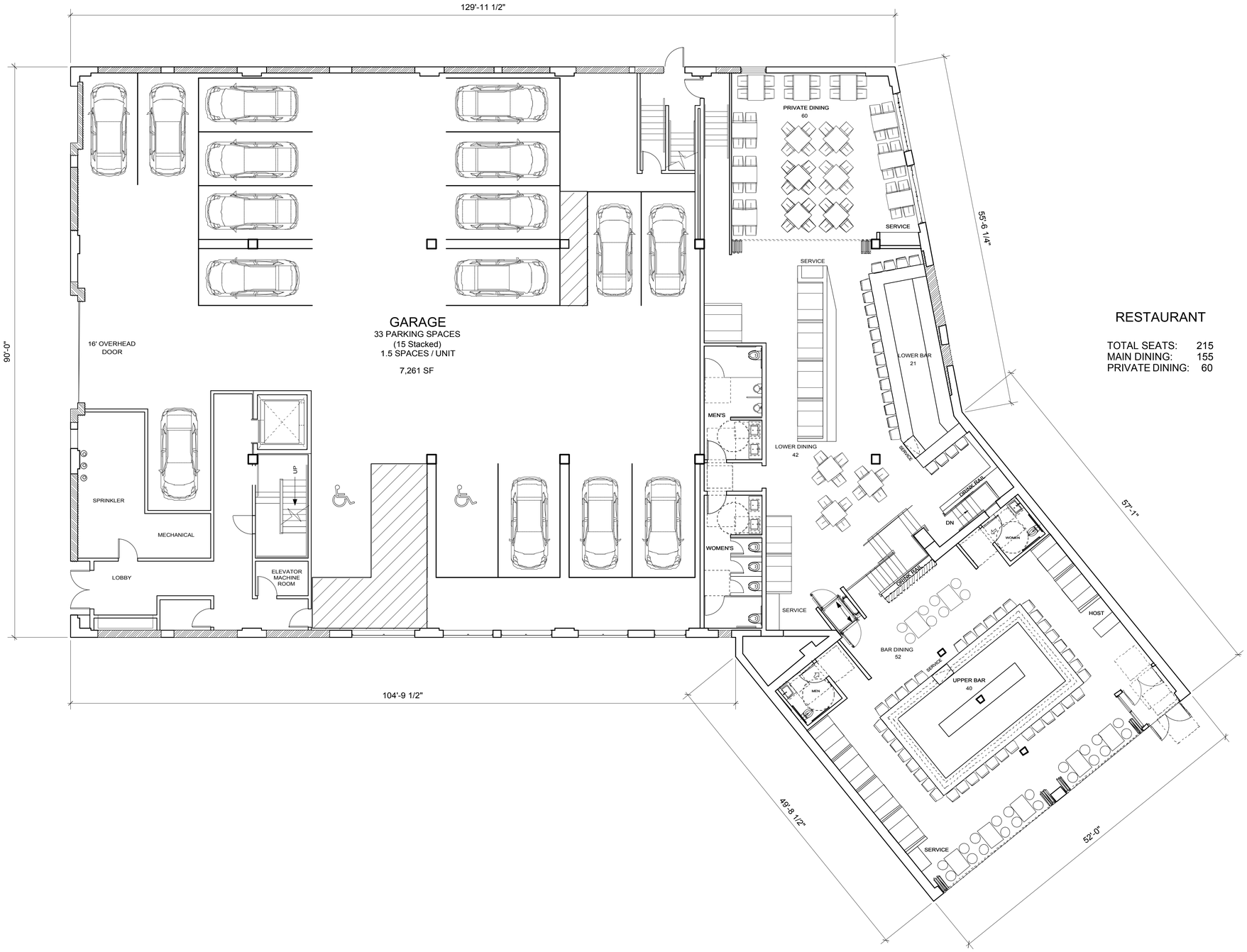

RESTAURANT

TOTAL SEATS:	215
MAIN DINING:	155
PRIVATE DINING:	60

1 PROPOSED GROUND LEVEL FLOOR PLAN
Scale: 1/8" = 1'-0"

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PROPOSED GROUND LEVEL FLOOR PLAN

A-1.0

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

PROPOSED UNIT SUMMARY

Living Area	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
UNIT 101 (1 BR) (affordable)	1016 SF	--	--
UNIT 102 (2 BR)	1149 SF	--	--
UNIT 103 (2 BR)	1082 SF	--	--
UNIT 104 (2 BR)	1128 SF	--	--
UNIT 105 (1 BR)	915 SF	--	--
UNIT 106 (2 BR)	1280 SF	--	--
UNIT 107 (2 BR)	1045 SF	--	--
UNIT 108 (2 BR)	1193 SF	--	--
UNIT 201 (1 BR)	--	1025 SF	--
UNIT 202 (2 BR)	--	1153 SF	--
UNIT 203 (2 BR)	--	1085 SF	--
UNIT 204 (2 BR)	--	1076 SF	--
UNIT 205 (1 BR) (affordable)	--	940 SF	--
UNIT 206 (2 BR)	--	1258 SF	--
UNIT 207 (1 BR)	--	991 SF	--
UNIT 208 (2 BR)	--	1139 SF	--
UNIT 301 (1 BR) (affordable)	--	--	813 SF
UNIT 302 (1 BR)	--	--	792 SF
UNIT 303 (2 BR)	--	--	1030 SF
UNIT 304 (2 BR)	--	--	1244 SF
UNIT 305 (2 BR)	--	--	1114 SF
UNIT 306 (2 BR)	--	--	995 SF
Circulation - Subtotal	**860 SF**	**860 SF**	**882 SF**
Circulation - Total			**2,602 SF**
Living Area - Subtotal	**8,808 SF**	**8,667 SF**	**5,988 SF**
Living Area - Total			**23,463 SF**
TOTAL AREA			**26,065 SF**

One Bedroom Units: 7
Two Bedroom Units: 15

TOTAL UNITS: 22

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PROPOSED FIRST FLOOR PLAN

A-1.1

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1 PROPOSED SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

PROPOSED UNIT SUMMARY

Living Area	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
UNIT 101 (1 BR) (affordable)	1016 SF	--	--
UNIT 102 (2 BR)	1149 SF	--	--
UNIT 103 (2 BR)	1082 SF	--	--
UNIT 104 (2 BR)	1128 SF	--	--
UNIT 105 (1 BR)	915 SF	--	--
UNIT 106 (2 BR)	1280 SF	--	--
UNIT 107 (2 BR)	1045 SF	--	--
UNIT 108 (2 BR)	1193 SF	--	--
UNIT 201 (1 BR)	--	1025 SF	--
UNIT 202 (2 BR)	--	1153 SF	--
UNIT 203 (2 BR)	--	1085 SF	--
UNIT 204 (2 BR)	--	1076 SF	--
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UNIT 206 (2 BR)	--	1258 SF	--
UNIT 207 (1 BR)	--	991 SF	--
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UNIT 302 (1 BR)	--	--	792 SF
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PROPOSED SECOND FLOOR PLAN

A-1.2

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1 PROPOSED THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"

PROPOSED UNIT SUMMARY

Living Area	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
UNIT 101 (1 BR) (affordable)	1016 SF	--	--
UNIT 102 (2 BR)	1149 SF	--	--
UNIT 103 (2 BR)	1082 SF	--	--
UNIT 104 (2 BR)	1128 SF	--	--
UNIT 105 (1 BR)	915 SF	--	--
UNIT 106 (2 BR)	1280 SF	--	--
UNIT 107 (2 BR)	1045 SF	--	--
UNIT 108 (2 BR)	1193 SF	--	--
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ISSUED FOR:

BRA ZONING REVIEW

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Architects

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Brookline, MA. 02445
617.879.9100
www.sousadesign.com

Job # 1416

Drawn by K.L.T. **Ckd by** S.A.S.

Date 10.15.2014

Revisions

PROPOSED THIRD FLOOR PLAN

A-1.3

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1 PROPOSED MINOT STREET ELEVATION
Scale: 1/8" = 1'-0"

2 PROPOSED MINOT STREET SECTION ELEVATION
Scale: 1/8" = 1'-0"

367 Neponset Avenue

Dorchester, MA 02122

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Revisions

EXTERIOR ELEVATIONS

A-3.1

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1 PROPOSED NEOPONSET AVENUE ELEVATION
Scale: 1/8" = 1'-0"

367 Neponset Avenue

Dorchester, MA 02122

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Revisions

EXTERIOR ELEVATIONS

A-3.2

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Scale: 1/8" = 1'-0"

2 MINOT STREET SIDE ELEVATION
Scale: 1/8" = 1'-0"

367 Neponset Avenue

Dorchester, MA 02122

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Scale: 1/8" = 1'-0"

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Scale: 1/8" = 1'-0"

3 MINOT STREET SIDE ELEVATION
Scale: 1/8" = 1'-0"

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PROPOSED MINOT STREET RENDERING

A-3.5

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