



151 Liverpool Street

East Boston, MA 02128

Application for:
Boston Redevelopment Authority
Article 80
Small Project Review

November 13, 2014

Cedarwood Development
151 Liverpool Street
East Boston, MA 02128

Owner

SOUSAdesign
Architects

81 Boylston St Brookline, MA 02210
P: 617.870.9100 www.sousadesign.com

Architect

SOUSAdesign

Architects

November 13, 2014

Brian Golden, Acting Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 151 Liverpool Street, East Boston MA 02128

Notice of Intent to file Project Notification Form under Article 80 Small Projects Review

Dear Mr. Golden,

Sousa Design Architects, on behalf of Cedarwood Development, hereby submits this Notice of Intent to file a Project Notification Form (PNF) under Article 80 for Small Project Review in connection with the proposed project at 151 Liverpool Street in East Boston.

The proposed project site consists of an 8,720 square foot lot occupied by a 2-story brick building. The redevelopment of this building will add energy and vitality to the area by increasing available residential space and revenue for local businesses.

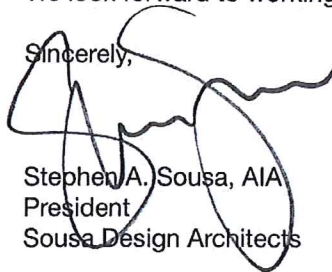
The proposed development project is a 3-story residential building comprised of 18 units total, 2 of which have been designated affordable. The total project area will be approximately 33,150 square feet and will include 20 off-street parking spaces.

Mr. David Winick and Mr. David Matteo of Cedarwood Development will lead a team of experienced professional architects, engineers, consultants and contractors in the development of this project.

I will be the architect for the project. Our team has conducted a pre-file meeting with BRA staff members, and on this date received the approval from Project Manager John Campbell to file the Article 80 Small Project Review application.

We look forward to working with you and your staff.

Sincerely,



Stephen A. Sousa, AIA
President
Sousa Design Architects

architecture

interiors

graphics

81 Boylston St 2nd Floor

Brookline MA 02445

617.426.4142

151 Liverpool Street East Boston

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151 Liverpool Street East Boston

Project Team

Owner:

Cedarwood Development

151 Liverpool Street
East Boston, MA 02128
Contact: David Winick
781.718.6197

Legal Counsel:

Adams & Morancy, P.C.

350 West Broadway
South Boston, MA 02127
Contact: George Morancy, Esq.
617.269.5800

Architect:

Sousa Design Architects

81 Boylston Street, 2nd Floor
Brookline, MA 02445
Contact: Stephen A Sousa
617.879.9100

Structural Engineer:

TBD

Civil Engineer:

TBD

MEP Engineer:

TBD

151 Liverpool Street East Boston

Project Description:

This project is an expansion of an existing two story brick structure. The project will include the renovation of the second floor and addition of approximately 15,500 square feet to the existing building in the form of 16 market rate and 2 affordable residential units. The ground level will house an enclosed garage with 20 parking spaces and building infrastructure/ circulation. The gross square footage of the garage and residential units will total approximately 33,150 square feet.

Project Summary: Renovation / Expansion of existing 2-story brick building
3 Stories, 18 Units
1 Story Parking Garage: 20 off-street spaces

<u>Unit Types</u>	<u>Quantity</u>	<u>Percentage</u>	<u>Unit Sizes</u>
One Bedroom	7	39%	813 sq ft - 1000 sq ft
Two Bedroom	11	61%	995 sq ft - 1050 sq ft

Use Category:

Use: R-2 Residential
S-2 Parking Garage

Work to be completed in accordance with:

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

151 Liverpool Street East Boston

Zoning Analysis:

Project Summary: Renovation/ New construction; 4 stories; 47' to parapet.
 18 dwelling units.
 Enclosed parking garage: 20 spaces.

Zoning District: East Boston Neighborhood District CC, Article 53

Lot Size: 8,720 Square Feet

	Required	Proposed	Variance
Use (Community Commercial)	Multifamily dwelling: Allowed	Multifamily Dwelling	No
Maximum Floor Area Ratio	1.0	2.8	Yes
Maximum Building Height	35'	47'	Yes
Minimum Lot Size	None	8,720	No
Minimum Usable Open Space Per Dwelling Unit	50 Square Feet	100 Square Feet	No
Minimum Lot Width	None	Existing	No
Minimum Lot Frontage	None	Existing	No
Minimum Front Yard	None	Existing	No
Minimum Side Yard	None	Existing	No
Minimum Rear Yard	20'	Existing	No
Off-Street Parking Requirements	10+ Units: 2 spaces/unit	1.3 spaces/unit	Yes

151 Liverpool Street East Boston

Public Review:

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comment and community process.

The table below lists the public permits and approvals which are anticipated for this project. This list is not conclusive and subject to amendments.

Agency	Approval
Boston Redevelopment Authority	Article 80 Small Project Review Application
Boston Transportation Department	Construction Management Plan (If required)
Boston Water and Sewer Commission	Site plan approval for water and sewer connections
Inspectional Services Department	Review / Compliance with State Building Code Building Construction Permit

Construction Impact:

No negative impact is anticipated on the site or surrounding area. All staging, construction materials, storage and parking for workers can be accommodated on site. Site access will be provided from Liverpool Street. The site will have a secure perimeter for the duration of the project.

Project Financing, Developer Pro Forma and Disclosure of Beneficial Interest:

The applicant has successfully developed numerous projects in the City of Boston and has a strong working relationship with several major lenders, a record of proven financial security, and intends to finance the project construction and development using traditional institutional lender financing. An initial financing commitment has been received from Beverly Bank, current holder of a first mortgage on the property from the applicant, who purchased the property in November of 2014.

Total Development Cost (soft/hard costs): \$5,250,000.00

Construction Cost (hard cost): \$5,000,000.00

Disclosure of Beneficial Interest in the Project

— David B. Winick: 50%
167 Athens Street
South Boston, MA 02127

— David C Matteo: 50%
202 West Broadway
South Boston, MA 02127

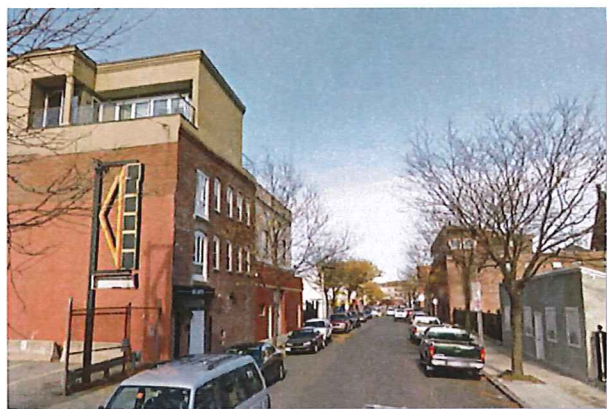
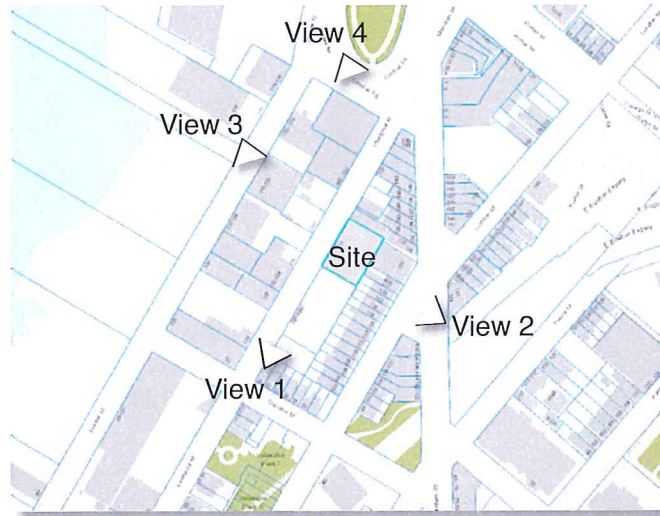
151 Liverpool Street East Boston

Existing Conditions

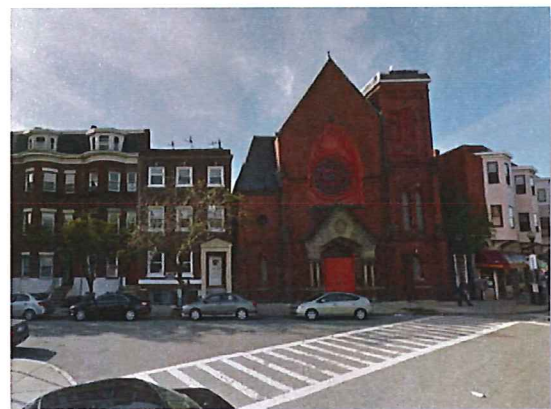


151 Liverpool Street East Boston

Neighborhood Context



1 - Liverpool Street



2 - Rear Abutters



3 - Border St. (Project Bread Building) 4 - Central Sq. (Community Center)



151 Liverpool Street East Boston

Traffic & Parking

The proposed project will include on-site parking for 20 vehicles in order to mitigate potential parking and traffic issues. Residential parking will be directly accessible from Liverpool Street and will utilize existing curb cuts. The project is close in proximity to public transportation, including the Massachusetts Bay Transportation Authority (MBTA) subway and bus lines. The abundance of public transportation options will help alleviate any negative impact on parking and traffic caused by the new residents. Additionally, a provision for bicycle storage will be made in the garage.

Public Benefits

The proposed project will result in the transformation of an under-utilized 2-story commercial property into 18 residential units with off-street parking. Two of these units will be designated 'affordable' per the Inclusionary Development Policy.

The project will add an attractive, dense building to the East Boston community, bringing new residents to a portion of the city that can support more people without displacing any existing residents. This will add foot traffic and customers to the surrounding businesses and support a more vibrant economic corridor, while enabling the re-use of an existing building.

The proposed project will create full-time equivalent and part time jobs during the construction period. Construction is expected to start once final approvals are in hand and take approximately 12-15 months to complete. The developer has a proven record of hiring locally and will make best efforts to secure local qualified workers and contractors.

Site Use History and Environmental Conditions

The site consists of a single, three-story 8,720 square foot commercial building. The footprint of the site building covers the entire site. The ground floor of the site building is divided into two units which are occupied by two automotive repair facilities and an auto body facility: Eastern Auto Center and EMB Auto Body and KBT Auto Repair. The second and third floors of the building are currently vacant apartments in various states of repair.

The site was first developed with the construction of the current site building in 1910. The site building was later remodeled in 1982. The site building was utilized as an automobile parking garage from 1910 until the 1970s when the site was used for automobile repair/sales to present. The second floor of the site building was used for women's clothing manufacturing in the 1980s. The second and third floors of the site were apartments for an unknown period of time prior to approximately 2009.

An ASTM Phase I Environmental Site Assessment Report was prepared by Fay, Spofford & Thorndike on or about October 16, 2014. This report indicates that there are no underground storage tanks (USTs) at the site. In July 2014, a 275-gallon waste oil UST was removed from the site. During the removal of the UST, evidence of a release of petroleum and metals to soil was discovered and appropriately remediated consistent with state and federal requirements.

So as to maintain a condition of No Significant Risk at the site, a Notice of Activity and Use Limitation (AUL) was implemented at the site to control future site uses. The notice of AUL was recorded with the Suffolk County Registry of Deeds on October 8, 2014, and restricts use of the site for a single family residence, school, nursery, daycare or recreational area, or for agricultural purposes.

Future redevelopment of the site will take into consideration the possible presence of residual petroleum-impacted soil beneath the site building, which, if in existence, will be remediated consistent with state and federal requirements.

151 Liverpool Street East Boston

Appendix A: Design Documents

(See attached)

ISSUED FOR:
BRA Article 80 Review 11.13.14

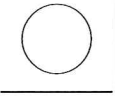
PROJECT DIRECTORY	GENERAL NOTES	CODE	LOCUS MAP	
<p>OWNER: Cedarwood Development 151 Liverpool Street East Boston, MA 02128 Ann DeWitt 617-341-1377</p> <p>ARCHITECT: SOUSA design 81 Bayshore Street Brookline, MA 02445 Ann DeWitt 617-341-1377</p>	<p>1. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS.</p> <p>2. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS THAT APPLY TO THE CONSTRUCTION OF THE PROJECT.</p> <p>3. ALL WORK OF THIS PROJECT SHALL COMPLY WITH ACCEPTED BUILDING PRACTICES AND ALL CODES HAVING JURISDICTION OVER THIS PROJECT.</p> <p>4. REFER TO LIMITS OF WORK DRAWINGS FOR OVERALL DESCRIPTION OF WORK AREAS.</p> <p>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.</p> <p>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.</p> <p>7. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY THAT ALL CUTTING AND REMOVING IS REQUIRED FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IS PROPERLY EXECUTED.</p> <p>8. THE CONTRACTOR SHALL UTILIZE THE AREAS WITHIN THE SCOPE OF WORK FOR STORAGE OF MATERIALS AND TOOLS.</p> <p>9. ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL OTHERS. CONTACT SCALE CHANGES. IF THERE IS A QUESTION OR CONFLICT IN DIMENSIONS, NOTIFY THE ARCHITECT FOR CLARIFICATION.</p> <p>10. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. THE CONTRACTOR SHALL MAKE COMPLIMENTARY AND PAINT IS EQUIPPED BY ONE SHALL BE ENSURED AS REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK.</p>	<p>11. DIMENSIONS ARE TO CENTER LINES EXISTING BUILDING GRID LINES OR TO FACE OF EXISTING SURF UNLESS OTHERWISE NOTED.</p> <p>12. ALL OVERLAP SHALL BEAR CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS, PRACTICES, STANDARDS AND INSTRUCTIONS PROVIDED BY ALL SUPPLIERS COMPANY BY THE GENERAL CONSTRUCTION HANDBOOK.</p> <p>13. ALL FRAMED WORK SHALL BE FREE OF DEFECTS. THE OWNER RESERVES THE RIGHT TO SELECT ANY MATERIALS AND WORKMANSHIP WHICH ARE NOT CONSIDERED TO BE AT THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED.</p> <p>14. NO CHANGES OR SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED BY THE ARCHITECT.</p> <p>15. ANY MODIFICATION OF THESE CONSTRUCTION DOCUMENTS MUST BE APPROVED BY SOUSA DESIGN IN WRITING.</p> <p>16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES AND SUBMITTALS FOR ALL ITEMS OF WORK PRIOR TO THEIR INSTALLATION IN THE PROJECT.</p> <p>17. IN ALL CASES OF CONFLICT, THE ARCHITECTURAL DRAWINGS GOVERN FOR LAYOUT. ALL CONFLICTS ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT.</p> <p>18. ALL MATERIALS REQUIRE A SUBMITTAL TO THE ARCHITECT FOR APPROVAL.</p>	<p>BUILDING SUMMARY: TOTAL AREA: 33,000 SF USE CATEGORY: B-2 Residential S-C Group</p> <p>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</p> <p>Note: Building shall be fully sprinklered.</p>	
DOCUMENT LIST	GRAPHIC & MATERIAL SYMBOLS	ABBREVIATIONS		
<p>ARCHITECTURAL: A0 COVER PAGE S1 SITE PLAN A1B PROPOSED FLOOR PLANS A20 PROPOSED ELEVATIONS A10 PROPOSED FRONT ELEVATION</p>	<p>ELEVATION REFERENCE: [Symbol]</p> <p>BUILDING CROSS SECTION: [Symbol]</p> <p>DOOR NUMBER: [Symbol]</p> <p>ROOM NUMBER: [Symbol]</p> <p>WINDOW NUMBER: [Symbol]</p> <p>ELEVATION DESIGNATION: [Symbol]</p> <p>SECTION REFERENCE: [Symbol]</p> <p>NEW DOOR TO BE INSTALLED: [Symbol]</p> <p>EXISTING DOOR TO REMAIN: [Symbol]</p> <p>PARTITION TYPE: [Symbol]</p> <p>EXISTING CONSTRUCTION: [Symbol]</p> <p>NEW CONSTRUCTION: [Symbol]</p> <p>BLOCKING: [Symbol]</p> <p>CONCRETE: [Symbol]</p> <p>EARTH: [Symbol]</p> <p>BATT INSULATION: [Symbol]</p> <p>GRAVEL: [Symbol]</p> <p>WOOD: [Symbol]</p> <p>DRYWALL: [Symbol]</p> <p>TILE: [Symbol]</p> <p>STEEL: [Symbol]</p>	<p>AC ACUTE FRESH FLOOR</p> <p>ATTN ATTENTION</p> <p>BLDG BUILDING</p> <p>CH CHASE/ING HOLE</p> <p>CL CENTERLINE</p> <p>CLR CLEAR</p> <p>COL COLLAR</p> <p>CONC CONCRETE</p> <p>CONF CONFERENCE</p> <p>CPT CUP</p> <p>CT CENTERLINE</p> <p>DM DIMENSION (DRAWINGS)</p> <p>EA EACH</p> <p>EPS EPS INSUL, FRESH SYSTEM</p> <p>ELEC ELECTRICAL</p> <p>ELV ELEVATION</p> <p>EQ EQUAL</p> <p>EW ELECTRIC WATER COOLER</p> <p>EXT EXTERIOR</p> <p>FC FINE CODE / FINE COPE FLOORBOUN</p> <p>FEC FINE EXTRUDABLE CASNET</p> <p>FF FINISHED FLOOR</p> <p>FFE FINISHED FLOOR ELEVATION</p> <p>FR FRAM</p> <p>FFL FLUORESCENT LIGHTING</p> <p>FRF FACE OF FRIGH</p> <p>FOC FACE OF CONCRETE</p> <p>FOS FACE OF STAD</p> <p>FFT FINE RETAINMENT TREATED</p> <p>GC GENERAL CONTRACTOR</p> <p>GL GLASS OR GLAZING</p> <p>GS Gypsum WALL BOARD</p> <p>HOLLOW COPE</p> <p>HOLDLINE</p> <p>HM HOLLOW METAL</p> <p>HOR HORIZONTAL</p> <p>HT HEIGHT</p> <p>HVC HEATING VENT, & C</p> <p>HWH HOT WATER HEATER</p> <p>INS INSULATION</p> <p>INT INTERIOR</p> <p>L LENGTH</p> <p>LAV LAVATORY</p> <p>LH LEFT HAND SIDE</p> <p>MAX MAXIMUM</p> <p>MECH MECHANICAL</p> <p>MAN MANUFACTURER</p> <p>MD MEDIUM DENSITY FIBER</p> <p>MD MASONRY CHIMNEY</p> <p>MTL METAL</p> <p>INC NOT IN CONTRACT</p> <p>HL LIGHT</p> <p>HOM HOME</p> <p>INT NOT TO SCALE</p> <p>OC OR CENTER</p> <p>OD OUTSIDE DIAMETER</p> <p>OH OFFSHORE HANDED</p> <p>PLM PLASTER/ L ANIMATE</p> <p>PLYWOOD</p> <p>PT PRESURIZED TREATED</p> <p>PAF PART</p> <p>QT QUANTITY</p> <p>QTY QUANTITY</p> <p>R RISE</p> <p>RAD RADUS</p> <p>REQ REQUIRED</p> <p>REF REFERENCE</p> <p>RES (IND)</p> <p>RH (ROOF HANGING)</p> <p>RO ROUGH OPENING</p> <p>RTU ROOF THROUGH UNIT</p> <p>SA SQUARE ATTENTION EMENTS</p> <p>SD SMOKE DETECTOR</p> <p>SM SILENCE</p> <p>SPEC SPECIFICATION</p> <p>SQ SQUARE</p> <p>SQFT SQUARE FEET</p> <p>SS STAINLESS STEEL</p> <p>SSL STEEL</p> <p>STN STAIN</p> <p>SU SHEET WALL</p> <p>T TREAD</p> <p>THK THICKNESS</p> <p>TP TOILET PAPER DISPENSER</p> <p>TYP TYPICAL</p> <p>UAD UNLESS NOTED OTHERWISE</p> <p>VCT VENT THROUGH TILE</p> <p>VF VERIFY IN FIELD</p> <p>VTR VENT THROUGH ROOF</p> <p>W WITH</p> <p>WC WATER CLOSET</p> <p>WD WOOD</p> <p>W-REF CROSS REFERENCE</p>		

ALL WORK SHALL BE SUBJECT TO THE LOCAL, STATE, AND FEDERAL REGULATIONS THAT APPLY TO THE CONSTRUCTION OF THE PROJECT.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS THAT APPLY TO THE CONSTRUCTION OF THE PROJECT.

ISSUED FOR:
BRA REVIEW 11.13.14

SOUSA design
Architects



Ann DeWitt
Principal Architect
11/13/14

Revisions

No.	Description	Date

COVER PAGE

151 Liverpool Street
East Boston, MA 02128

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS OF THE MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER'S ACT AND THE MASSACHUSETTS REGISTERED PROFESSIONAL SURVEYOR'S ACT. THE ENGINEER OR SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT AND FOR THE ACCURACY OF HIS OWN WORK. THE ENGINEER OR SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHER PROFESSIONALS OR FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT IF SUCH INFORMATION IS NOT OBTAINED FROM A REPUTABLE SOURCE. THE ENGINEER OR SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT IF SUCH INFORMATION IS NOT OBTAINED FROM A REPUTABLE SOURCE. THE ENGINEER OR SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT IF SUCH INFORMATION IS NOT OBTAINED FROM A REPUTABLE SOURCE.

ISSUED FOR:
BARA REVIEW 11.13.14
SOSA design
ARCHITECTS

DATE: 11/13/14
SCALE: 1/8" = 1'-0"

DATE	DESCRIPTION

SITE PLAN

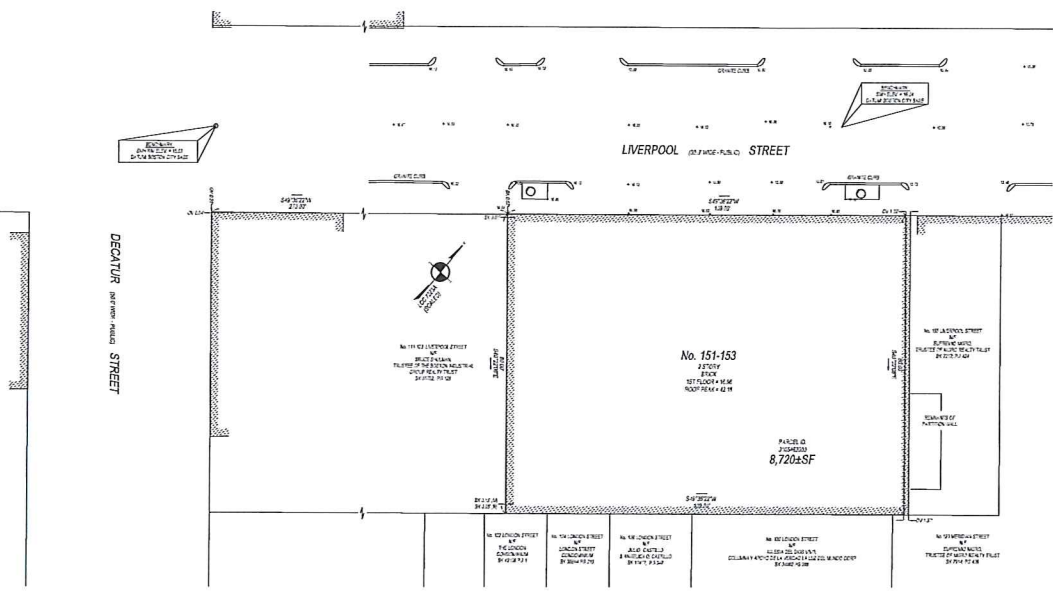
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VERIFY THAT THE PLAN AND DATA FROM AN INSTRUMENT SURVEY OF THE PROPERTY IS ACCURATE AND THAT THE PLAN IS IN ACCORDANCE WITH THE RECORDS OF THE CITY OF BOSTON.

ACCORDING TO THE TERMS & CONDITIONS OF THE INSTRUMENT SURVEY, ALL INFORMATION CONTAINED HEREIN IS UNWARRANTED AND THE ENGINEER OR SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT IF SUCH INFORMATION IS NOT OBTAINED FROM A REPUTABLE SOURCE.

PLAN
PROPOSED
EXISTING
SUBJECT
ADJACENT

- LEGEND:**
- R BASIC MANHOLE
 - C CATCH BASIN
 - D DRAIN MANHOLE
 - E ELECTRIC MANHOLE
 - F ELECTRIC MANHOLE
 - G GAS MANHOLE
 - H HYDRANT
 - I LIGHT POLE
 - J SEWER MANHOLE
 - K UTILITY POLE
 - L WATER GATE
 - M SEWER MANHOLE
 - N DRAIN MANHOLE
 - O FLOOR MANHOLE
 - P FLOOR MANHOLE
 - Q MANHOLE
 - R DIRT
 - S R/W
 - T SETBACK LINE
 - VCC VERTICAL GRANITE CURB



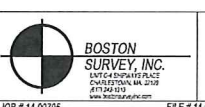
DRAFTSMAN: SAP	REVIEWED BY: GCC
SITE PLAN	09/22/14

REFERENCES:

DEED: BK 40781, PG 213	CITY OF BOSTON
PLAN: BK 441, PG 210	FB 729, PGS 116-111
LCC: 7223-A	FB 822, PGS 116-111
	FB 794, PGS 43-44
	FB 528, PGS 114-115, 124-127

SITE PLAN OF LAND
LOCATED AT
151 LIVERPOOL
EAST BOSTON, MA

PREPARED FOR:
CEDARWOOD DEVELOPMENT, LLC
212 W BROADWAY
SOUTH BOSTON, MA 02127

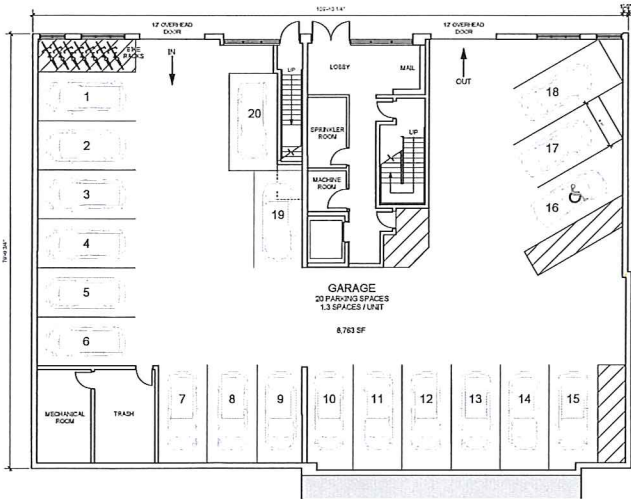


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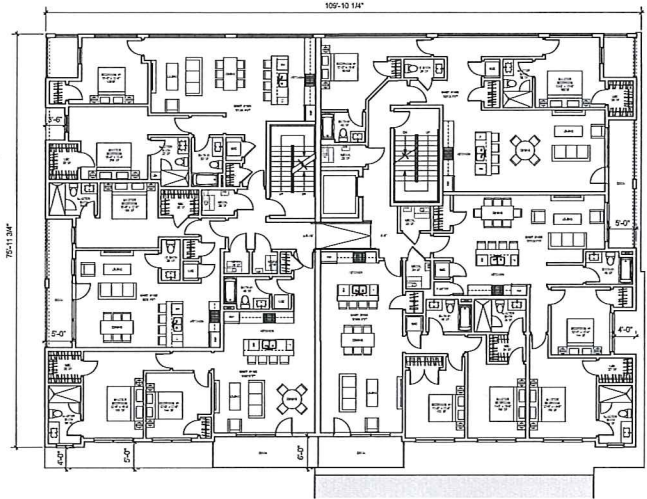
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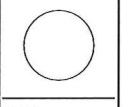
ALL DIMENSIONS SPECIFIED THROUGHOUT THESE DRAWINGS ARE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSTON AND THE STATE OF MASSACHUSETTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSTON AND THE STATE OF MASSACHUSETTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSTON AND THE STATE OF MASSACHUSETTS.



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



ISSUED FOR:
 BARR REVIEW 11.13.14
SOUSA design
 ARCHITECTS



DATE: 11.13.14

NO.	REVISION

PROPOSED FLOOR PLANS

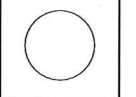
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These drawings and specifications are the property and copyright of SOUSA design Architects and shall not be used in whole or in part, or shall be assigned to a third party, without the express written permission of SOUSA design Architects. Contractor to verify all dimensions and elevations in the field prior to start of construction and to notify SOUSA design Architects of any discrepancies.

151 Liverpool Street
East Boston, MA 02128

ALL OF THESE SPECIFICATIONS AND CONDITIONS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL BE KEPT IN THE POSSESSION OF THE ARCHITECT. THE CONTRACTOR SHALL CHECK, REEVALUATE AND VERIFY ALL CONDITIONS AND MATERIALS TO BE USED IN THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSTON AND THE STATE OF MASSACHUSETTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSTON AND THE STATE OF MASSACHUSETTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSTON AND THE STATE OF MASSACHUSETTS.

ISSUED FOR:
BURA REVIEW 11.13.14
SOUSA design
ARCHITECTS



JULY 14, 2014
SHEET NO. 001 OF 014
DATE 11.13.14

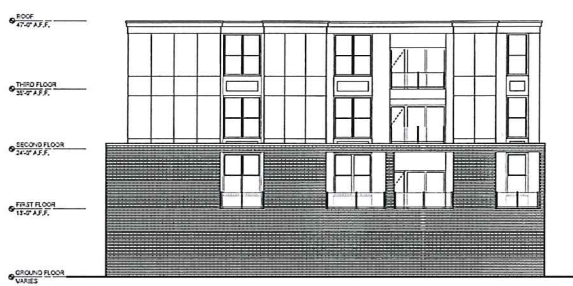
NO.	REVISION	DATE

PROPOSED ELEVATIONS

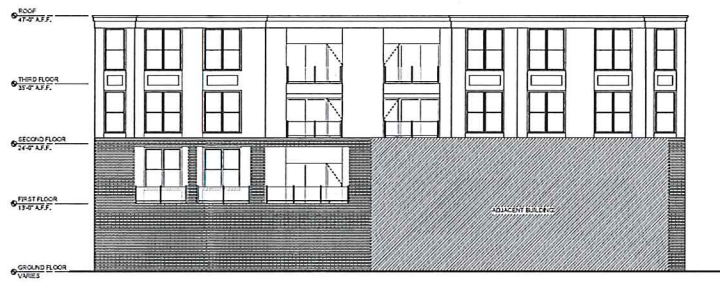
A-2.0



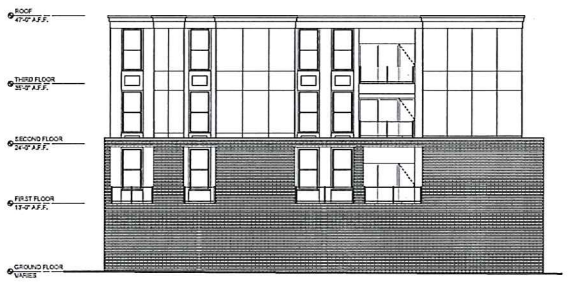
1 LIVERPOOL STREET ELEVATION
Scale: 1/8" = 1'-0"



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



3 REAR ELEVATION
Scale: 1/8" = 1'-0"



4 RIGHT SIDE ELEVATION
Scale: 1/8" = 1'-0"

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Contractor to verify all information and dimensions in the field prior to start of construction and to notify SOUSA Design Architects of any discrepancies.

151 Liverpool Street
 East Boston, MA 02128



1 RENDERED FRONT ELEVATION
 Scale: 1/8" = 1'-0"

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THE QUALITY OF WORKMANSHIP AND MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

ISSUED FOR:
 ERA REVIEW 11.13.14
SOUSA design
 ARCHITECTS
 400 Beacon St., Suite 200
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DATE: 11/13/14
 DRAWN BY: J.D. SOUSA, AIA
 DATE: 11/13/14

REVISIONS	DATE	BY	DESCRIPTION

PROPOSED FRONT ELEVATION

A-3.0