

ISSUED FOR:
BRA ZONING REVIEW - 05.31.2016

PROJECT DIRECTORY	GENERAL NOTES	CODE	LOCUS MAP																																																																																																																																																																																																																																																																																																																																	
<p>OWNER:</p> <p>545 East Third Street, LLC Boston, MA 02127</p> <p>ATTN: Dave Winick 781.718.6197</p> <p>ARCHITECT:</p> <p>SOUSA design 81 Boylston Street Brookline, MA02445</p> <p>Attn: Stephen Sousa 617.879.9100</p>	<ol style="list-style-type: none"> THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ALL DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS THAT MAY APPLY TO THE CONSTRUCTION OF THE PROJECT. ALL WORK OF THIS PROJECT SHALL COMPLY WITH ACCEPTED BUILDING PRACTICES AND ALL CODES HAVING JURISDICTION OVER THIS PROJECT. REFER TO LIMITS OF WORK DRAWINGS FOR OVERALL DESCRIPTION OF WORK AREAS. 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. 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. 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. THE CONTRACTOR SHALL UTILIZE THE AREAS WITHIN THE SCOPE OF WORK FOR STORAGE OF MATERIALS AND TOOLS. 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. 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. 	<ol style="list-style-type: none"> DIMENSIONS ARE TO CENTER LINES, EXISTING BUILDING GRID LINES OR TO FACE OF FINISHED SURFACE UNLESS OTHERWISE NOTED. ALL GYPSUM WALL BOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS, PRACTICES, STANDARDS AND INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY IN THE GYPSUM CONSTRUCTION HANDBOOK. 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. NO CHANGES OR SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED BY THE ARCHITECT. ANY MODIFICATION OF THESE CONSTRUCTION DOCUMENTS MUST BE APPROVED BY SOUSA DESIGN IN WRITING. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES AND SUBMITTALS FOR ALL ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE PROJECT. IN ALL CASES OF CONFLICT, THE ARCHITECTURAL DRAWINGS GOVERN FOR LAYOUT. ALL CONFLICTS ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT. ALL MATERIALS REQUIRE A SUBMITTAL TO THE ARCHITECT FOR APPROVAL. 	<p>BUILDING SUMMARY:</p> <p>TOTAL AREA: 33,436 SF GROSS FLOOR AREA*: 24,780 SF</p> <p>* GROSS AREA EXCLUDES PARKING GARAGE AND MECHANICAL ROOMS AS PER BOSTON ZONING CODE ARTICLE 2 - DEFINITIONS FOR FLOOR AREA RATIO AND FLOOR AREA, GROSS.</p> <p>USE CATEGORY:</p> <p>Use: R-2 Residential S-2 Garage</p> <p>BUILDING CODE:</p> <p>WORK TO BE COMPLETED IN ACCORDANCE TO:</p> <p>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>																																																																																																																																																																																																																																																																																																																																	
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<p>ARCHITECTURAL:</p> <p>A-0 COVER PAGE</p> <p>SP-1.0 SITE PLAN (EXISTING) SP-1.1 SITE PLAN W/ LOCUS MAP (PROPOSED)</p> <p>A-0.1 EXISTING PHOTOS</p> <p>A-1.0 PROPOSED GROUND FLOOR PLAN A-1.1 PROPOSED SECOND FLOOR PLAN A-1.2 PROPOSED THIRD FLOOR PLAN A-1.3 PROPOSED FOURTH FLOOR PLAN A-1.4 PROPOSED FIFTH FLOOR PLAN</p> <p>A-2.1 PROPOSED ELEVATIONS A-2.2 PROPOSED ELEVATIONS</p> <p>A-3.1 PROPOSED EXTERIOR RENDERING</p>	<table border="0"> <tr> <td></td> <td>ELEVATION REFERENCE</td> <td></td> <td>BLOCKING</td> </tr> <tr> <td></td> <td>BUILDING CROSS SECTION</td> <td></td> <td>CONCRETE</td> </tr> <tr> <td></td> <td>DOOR NUMBER</td> <td></td> <td>EARTH</td> </tr> <tr> <td></td> <td>ROOM NUMBER</td> <td></td> <td>BATT INSULATION</td> </tr> <tr> <td></td> <td>WINDOW NUMBER</td> <td></td> <td>GRAVEL</td> </tr> <tr> <td></td> <td>ELEVATION DESIGNATION</td> <td></td> <td>WOOD</td> </tr> <tr> <td></td> <td>SECTION REFERENCE</td> <td></td> <td>DRYWALL</td> </tr> <tr> <td></td> <td>NEW DOOR TO BE INSTALLED</td> <td></td> <td>TILE</td> </tr> <tr> <td></td> <td>EXISTING DOOR TO REMAIN</td> <td></td> <td>STEEL</td> </tr> <tr> <td></td> <td>PARTITION TYPE</td> <td></td> <td></td> </tr> <tr> <td></td> <td>EXISTING CONSTRUCTION</td> <td></td> <td></td> </tr> <tr> <td></td> <td>NEW CONSTRUCTION</td> <td></td> <td></td> </tr> </table>		ELEVATION REFERENCE		BLOCKING		BUILDING CROSS SECTION		CONCRETE		DOOR NUMBER		EARTH		ROOM NUMBER		BATT INSULATION		WINDOW NUMBER		GRAVEL		ELEVATION DESIGNATION		WOOD		SECTION REFERENCE		DRYWALL		NEW DOOR TO BE INSTALLED		TILE		EXISTING DOOR TO REMAIN		STEEL		PARTITION TYPE				EXISTING CONSTRUCTION				NEW CONSTRUCTION			<table border="0"> <tr> <td>@</td> <td>AT</td> <td>GC</td> <td>GENERAL CONTRACTOR</td> </tr> <tr> <td>AFF</td> <td>ABOVE FINISH FLOOR</td> <td>GL</td> <td>GLASS OR GLAZING</td> </tr> <tr> <td>ATTEN</td> <td>ATTENUATING</td> <td>GWB</td> <td>GYPSUM WALL BOARD</td> </tr> <tr> <td>BLDG</td> <td>BUILDING</td> <td>HC</td> <td>HOLLOW CORE</td> </tr> <tr> <td>CH</td> <td>CEILING HEIGHT</td> <td>HDWR</td> <td>HARDWARE</td> </tr> <tr> <td>CL</td> <td>CENTER LINE</td> <td>HM</td> <td>HOLLOW METAL</td> </tr> <tr> <td>CLR</td> <td>CLEAR</td> <td>HOR</td> <td>HORIZONTAL</td> </tr> <tr> <td>COL</td> <td>COLUMN</td> <td>HT</td> <td>HEIGHT</td> </tr> <tr> <td>CONC</td> <td>CONCRETE</td> <td>HVAC</td> <td>HEATING, VENT, A/C</td> </tr> <tr> <td>CONT</td> <td>CONTINUOUS</td> <td>HWH</td> <td>HOT WATER HEATER</td> </tr> <tr> <td>CPT</td> <td>CARPET</td> <td>INSUL</td> <td>INSULATION</td> </tr> <tr> <td>CT</td> <td>CERAMIC TILE</td> <td>INT</td> <td>INTERIOR</td> </tr> <tr> <td>DIM</td> <td>DIMENSION</td> <td>L</td> <td>LENGTH</td> </tr> <tr> <td>DWG(S)</td> <td>DRAWING(S)</td> <td>LAV</td> <td>LAVATORY</td> </tr> <tr> <td>EA</td> <td>EACH</td> <td>LH</td> <td>LEFT HAND(ED)</td> </tr> <tr> <td>EIFS</td> <td>EXT INSUL. 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ISSUED FOR:
ZONING REVIEW

Revisions

NO	DESCRIPTION	DATE
1	BRA COMMENTS	05.31.2016
2	BRA COMMENTS	09.27.2016

**545 EAST
THIRD
STREET**

South Boston, MA
02127

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ISSUED FOR:
ZONING REVIEW

SOUSA design
Architects

81 Boylston St., 2nd Floor
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617.878.9100
www.sousedesign.com

Job # 1604

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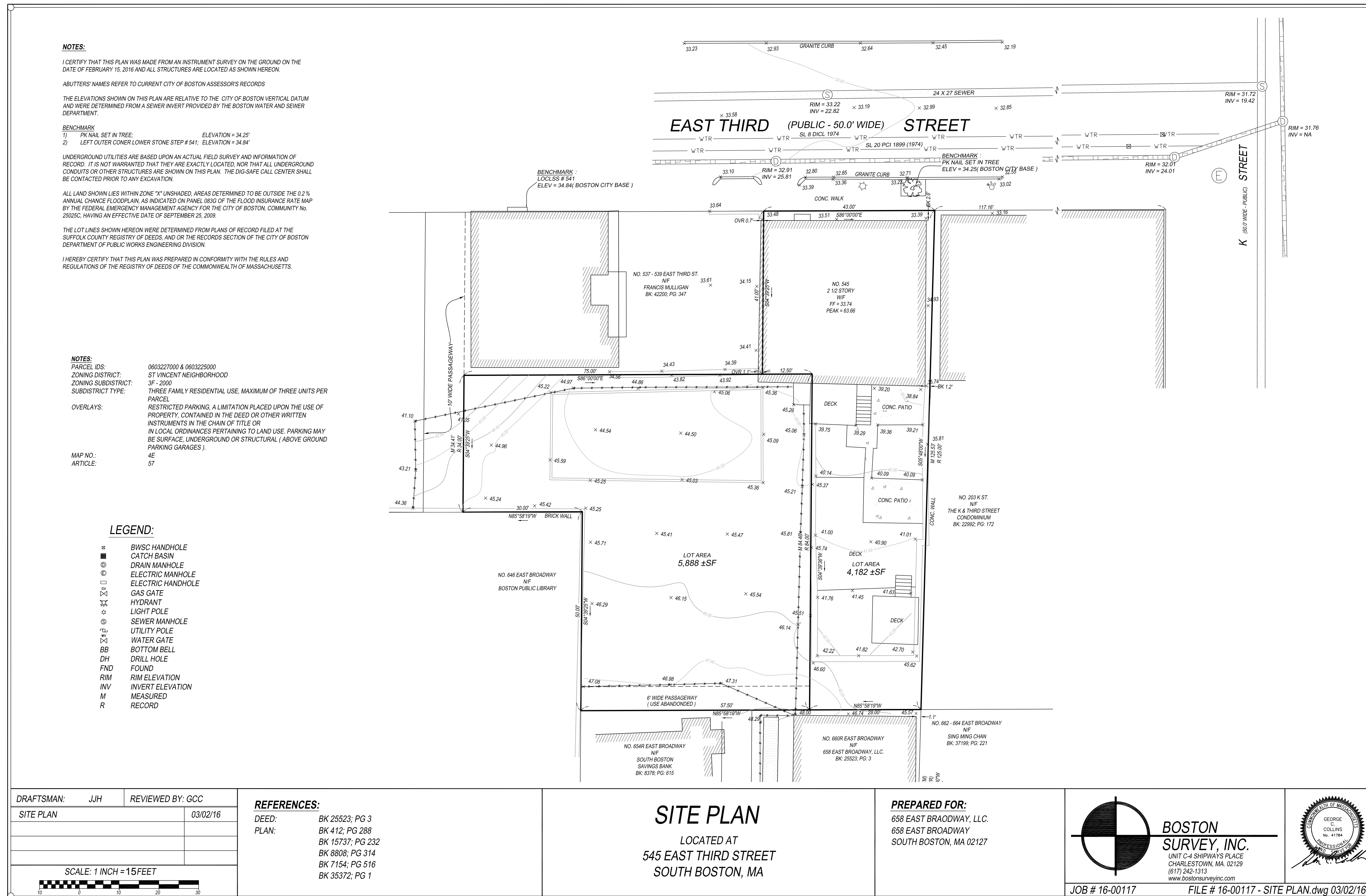
Date 04.12.2016

Revisions

1	BRA COMMENTS	05.31.2016
2	BRA COMMENTS	09.27.2016

EXISTING SITE PLAN

SP-1.0





**545 EAST
THIRD
STREET**

South Boston, MA
02127

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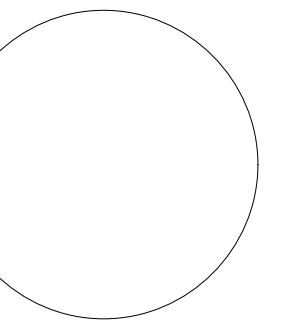
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ISSUED FOR:
ZONING REVIEW

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Architects

81 Boylston St., 2nd Floor
Brookline, MA, 02445
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Date 04.12.2016

Revisions

NO	REVISIONS	DATE
1	BRA COMMENTS	05.31.2016
2	BRA COMMENTS	09.27.2016

EXISTING PHOTOS

A-0.1

1 EXISTING PHOTOS
NTS

**545 EAST
THIRD
STREET**

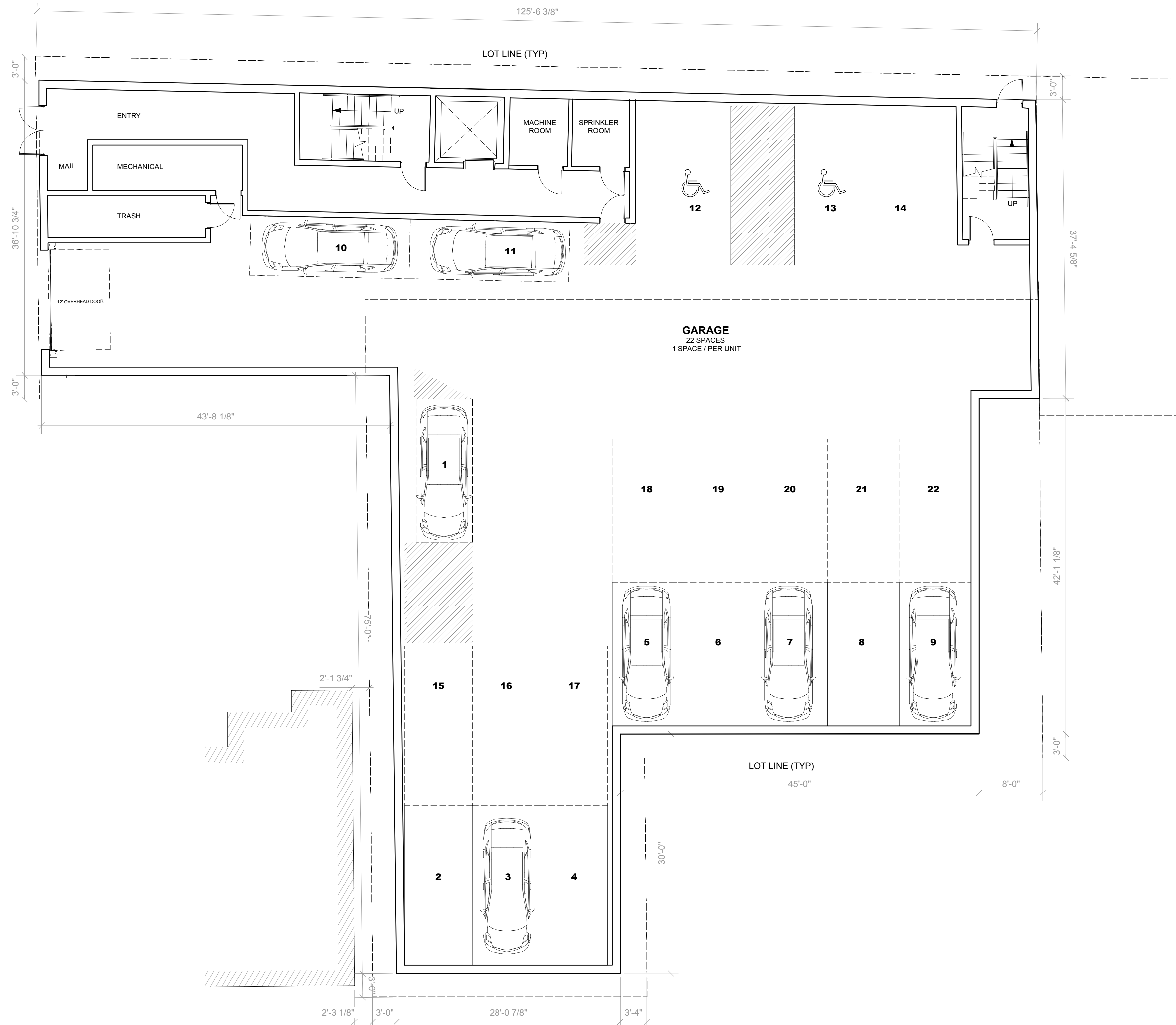
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BUILDING SQUARE FOOTAGE SUMMARY (545 EAST 3RD STREET)	
GROUND FLOOR	8,656 GSF
2ND FLOOR*	6,943 GSF
3RD FLOOR*	6,943 GSF
4TH FLOOR*	5,874 GSF
5TH FLOOR*	5,020 GSF
<hr/>	
BUILDING TOTAL	33,436 GSF
GROSS AREA*	24,780 GSF
LOT SIZE	±10,070 GSF
F.A.R.*	2.46

PARKING:
TANDEM AS SHOWN : (22) SPACES - 19 STANDARD SPACES W/ 3 'COMPACT'
* GROSS AREA EXCLUDES PARKING GARAGE AND MECHANICAL ROOMS AS PER BOSTON ZONING CODE ARTICLE 2 - DEFINITIONS FOR FLOOR AREA RATIO AND FLOOR AREA, GROSS.

ISSUED FOR:
ZONING REVIEW

**SOUSA design
Architects**

61 Boylston St., 2nd Floor
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Job # 1604

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Date 04.12.2016

Revisions

Rev	Comments	Date
1	BRA COMMENTS	05.31.2016
2	BRA COMMENTS	09.27.2016

**GROUND LEVEL
FLOOR PLAN**

A-1.0

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

**545 EAST
THIRD
STREET**

South Boston, MA
02127

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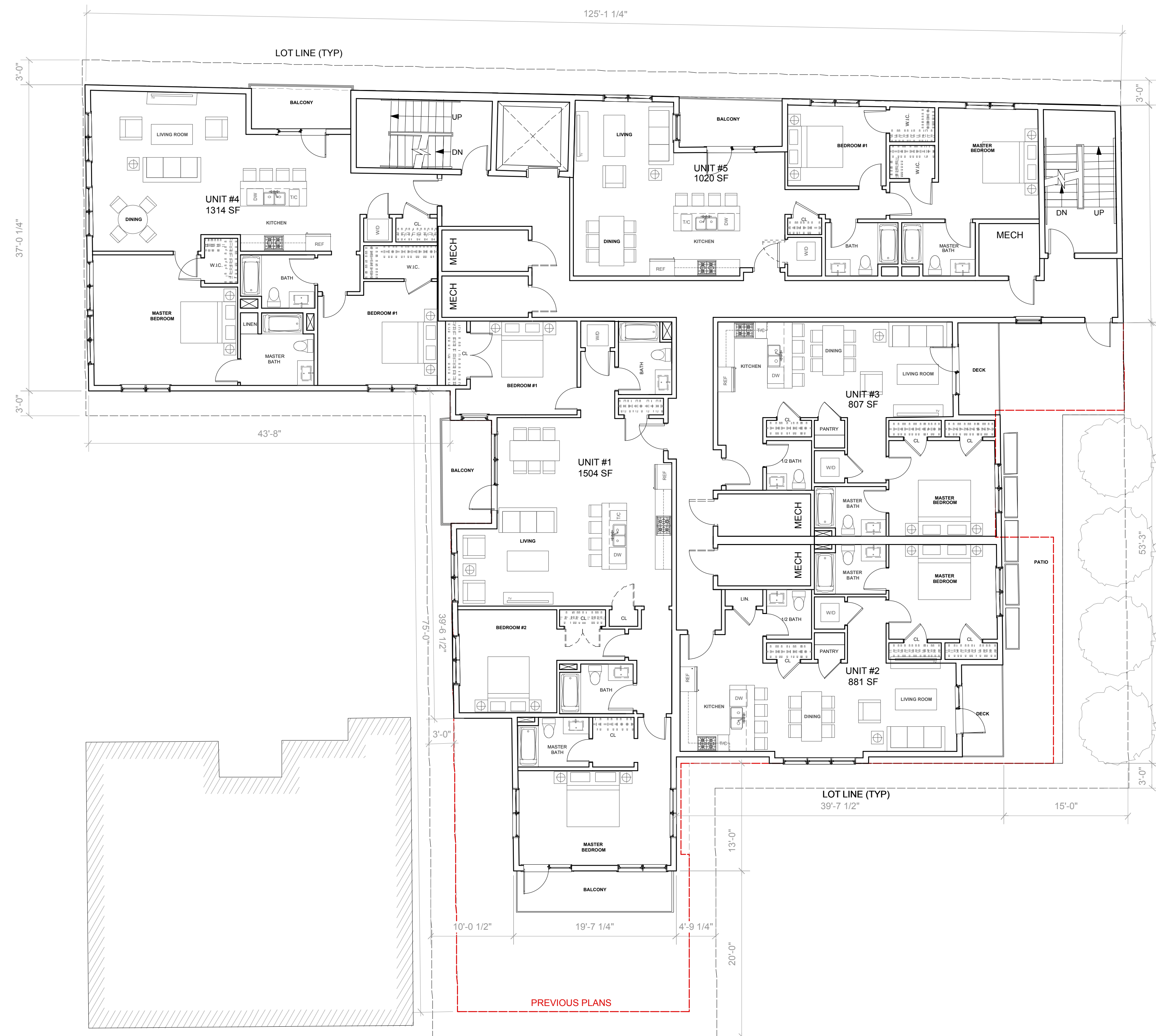
Date 04.12.2016

Revisions

1	BRA COMMENTS	05.31.2016
2	BRA COMMENTS	09.27.2016

SECOND FLOOR PLAN

A-1.1



PROPOSED UNIT SUMMARY

Living Area	GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR
UNIT #1	--	1504 SF (3)	--	--	--
UNIT #2	--	792 SF (1)	--	--	--
UNIT #3	--	736 SF (1)	--	--	--
UNIT #4	--	1314 SF (2)	--	--	--
UNIT #5	--	1020 SF (2)	--	--	--
UNIT #6	--	--	1504 SF (3)	--	--
UNIT #7	--	--	792 SF (1)	--	--
UNIT #8	--	--	736 SF (1)	--	--
UNIT #9	--	--	1324 SF (2)	--	--
UNIT #10	--	--	1022 SF (2)	--	--
UNIT #11	--	--	--	1216 SF (3)	--
UNIT #12	--	--	--	792 SF (1)	--
UNIT #13	--	--	--	736 SF (1)	--
UNIT #14	--	--	--	621 SF (1)	--
UNIT #15	--	--	--	1022 SF (2)	--
UNIT #16	--	--	--	--	1134 SF (2)
UNIT #17	--	--	--	--	1137 SF (2)
UNIT #18	--	--	--	--	1027 SF (2)
GYM	--	--	--	--	332 SF
Living Area - Subtotal	--	5,366 SF	5,376 SF	4,387 SF	3,630 SF

TOTAL LIVING AREA 18,759 SF

One Bedroom Units: 7
Two Bedroom Units: 8
Three Bedroom Units: 3

Total Units: 18

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

**545 EAST
THIRD
STREET**

South Boston, MA
02127

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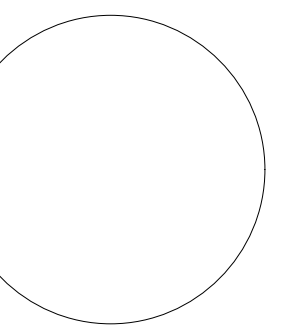
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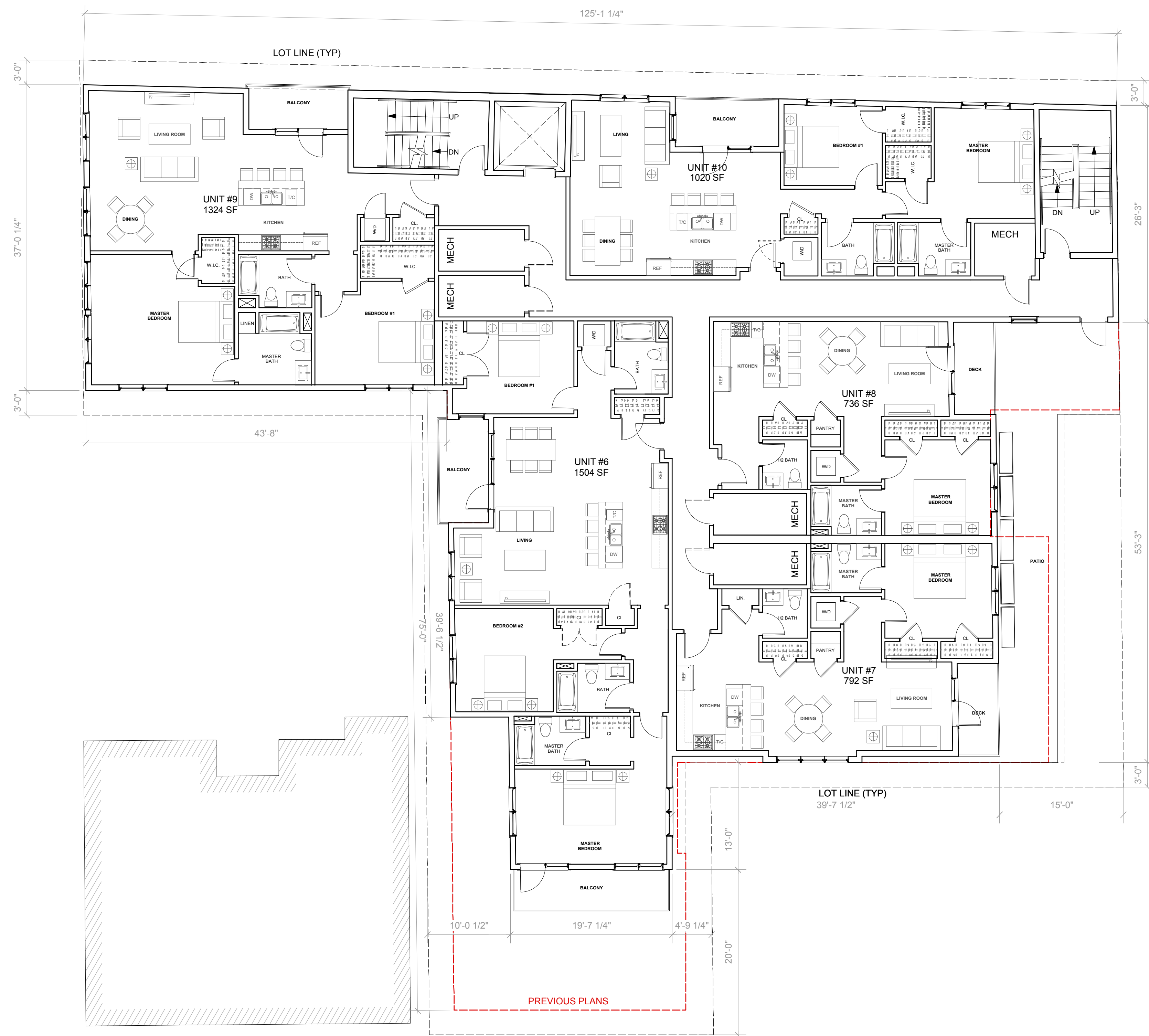
Date 04.12.2016

Revisions

1	BRA COMMENTS	05.31.2016
2	BRA COMMENTS	09.27.2016

THIRD FLOOR PLAN

A-1.2



PROPOSED UNIT SUMMARY

Living Area	GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR
UNIT #1	--	1504 SF (3)	--	--	--
UNIT #2	--	792 SF (1)	--	--	--
UNIT #3	--	736 SF (1)	--	--	--
UNIT #4	--	1314 SF (2)	--	--	--
UNIT #5	--	1020 SF (2)	--	--	--
UNIT #6	--	--	1504 SF (3)	--	--
UNIT #7	--	--	792 SF (1)	--	--
UNIT #8	--	--	736 SF (1)	--	--
UNIT #9	--	--	1324 SF (2)	--	--
UNIT #10	--	--	1020 SF (2)	--	--
UNIT #11	--	--	--	1216 SF (3)	--
UNIT #12	--	--	--	792 SF (1)	--
UNIT #13	--	--	--	736 SF (1)	--
UNIT #14	--	--	--	621 SF (1)	--
UNIT #15	--	--	--	1022 SF (2)	--
UNIT #16	--	--	--	--	1134 SF (2)
UNIT #17	--	--	--	--	1137 SF (2)
UNIT #18	--	--	--	--	1027 SF (2)
GYM	--	--	--	--	332 SF
Living Area - Subtotal	--	5,366 SF	5,376 SF	4,387 SF	3,630 SF

TOTAL LIVING AREA 18,759 SF

One Bedroom Units: 7
Two Bedroom Units: 8
Three Bedroom Units: 3

Total Units: 18

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

**545 EAST
THIRD
STREET**

South Boston, MA
02127

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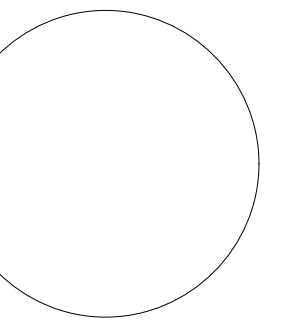
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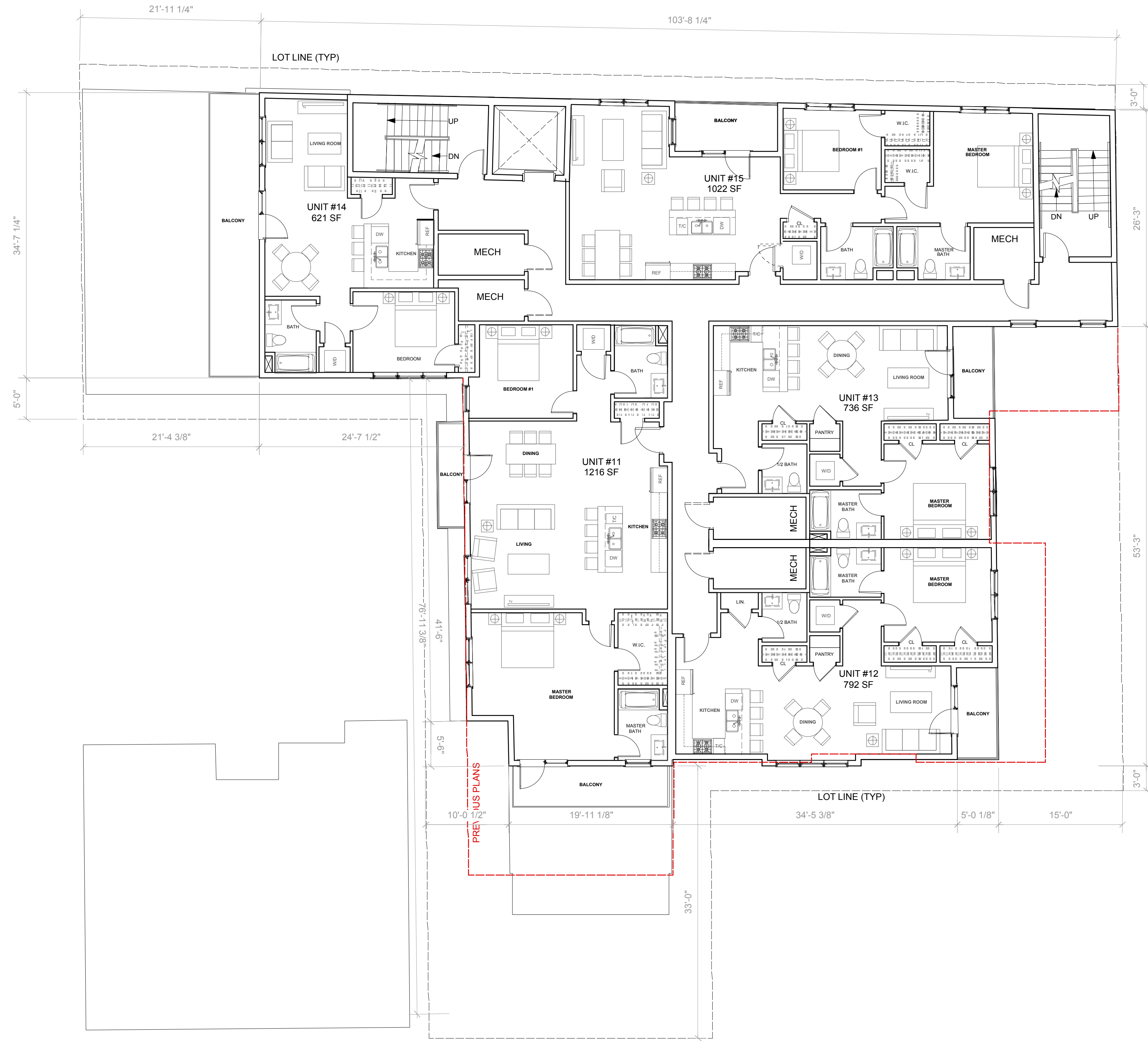
Date 04.12.2016

Revisions

NO.	DESCRIPTION	DATE
1	BRA COMMENTS	05.31.2016
2	BRA COMMENTS	09.27.2016

FOURTH FLOOR PLAN

A-1.3



PROPOSED UNIT SUMMARY

Living Area	GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR
UNIT #1	--	1504 SF (3)	--	--	--
UNIT #2	--	792 SF (1)	--	--	--
UNIT #3	--	736 SF (1)	--	--	--
UNIT #4	--	1314 SF (2)	--	--	--
UNIT #5	--	1020 SF (2)	--	--	--
UNIT #6	--	--	1504 SF (3)	--	--
UNIT #7	--	--	792 SF (1)	--	--
UNIT #8	--	--	736 SF (1)	--	--
UNIT #9	--	--	1324 SF (2)	--	--
UNIT #10	--	--	1020 SF (2)	--	--
UNIT #11	--	--	--	1216 SF (3)	--
UNIT #12	--	--	--	792 SF (1)	--
UNIT #13	--	--	--	736 SF (1)	--
UNIT #14	--	--	--	621 SF (1)	--
UNIT #15	--	--	--	1022 SF (2)	--
UNIT #16	--	--	--	--	1134 SF (2)
UNIT #17	--	--	--	--	1137 SF (2)
UNIT #18	--	--	--	--	1027 SF (2)
GYM	--	--	--	--	332 SF
Living Area - Subtotal	--	5,366 SF	5,376 SF	4,387 SF	3,630 SF

TOTAL LIVING AREA 18,759 SF

One Bedroom Units: 7
Two Bedroom Units: 8
Three Bedroom Units: 3

Total Units: 18

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

**545 EAST
THIRD
STREET**

South Boston, MA
02127

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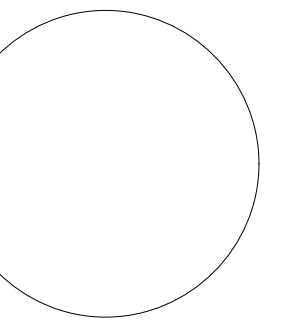
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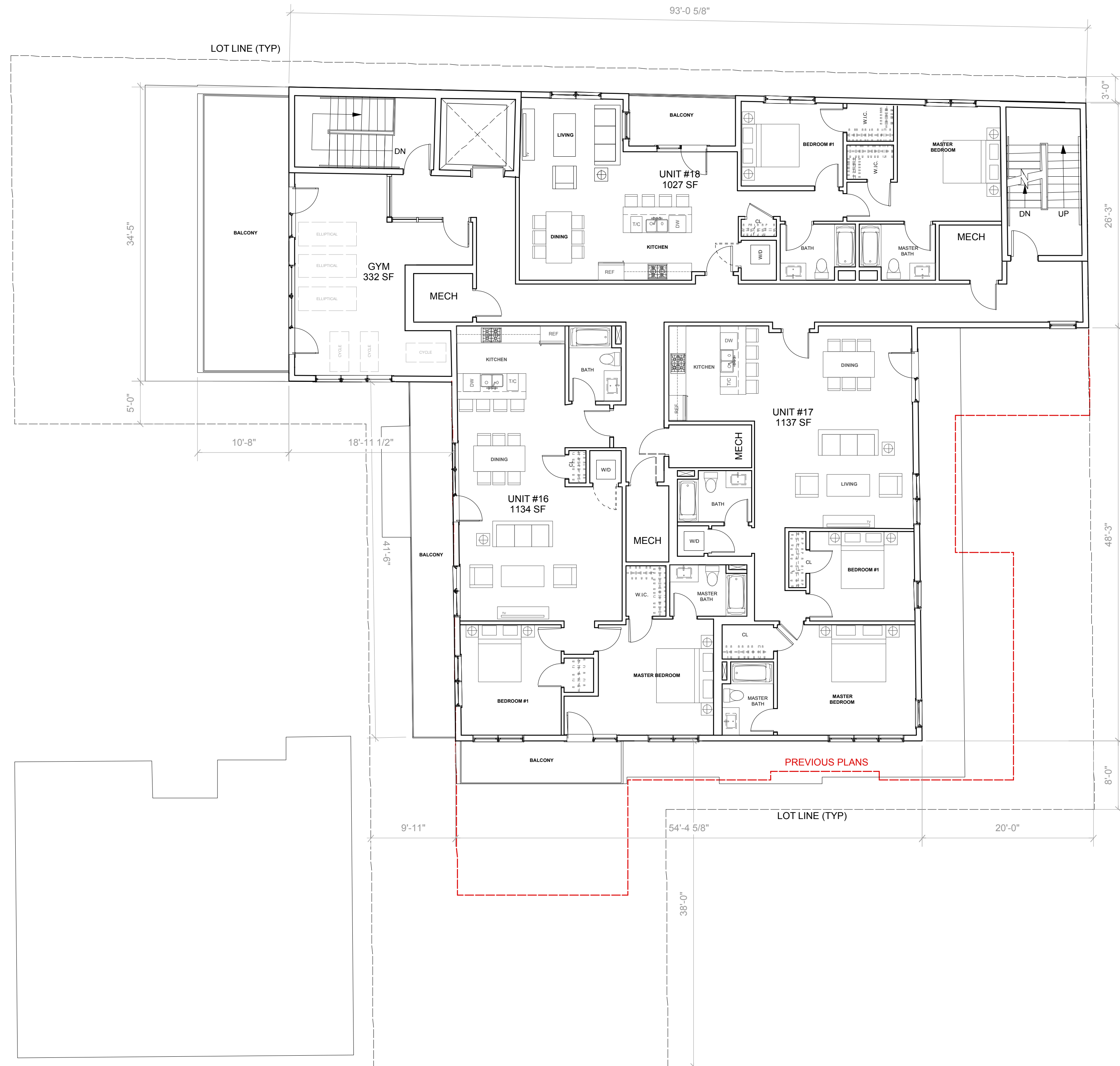
Date 04.12.2016

Revisions

1	BRA COMMENTS	05.31.2016
2	BRA COMMENTS	09.27.2016

FIFTH FLOOR PLAN

A-1.1



PROPOSED UNIT SUMMARY

Living Area	GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR
UNIT #1	--	1504 SF (3)	--	--	--
UNIT #2	--	792 SF (1)	--	--	--
UNIT #3	--	728 SF (1)	--	--	--
UNIT #4	--	1314 SF (2)	--	--	--
UNIT #5	--	1020 SF (2)	--	--	--
UNIT #6	--	--	1504 SF (3)	--	--
UNIT #7	--	--	792 SF (1)	--	--
UNIT #8	--	--	736 SF (1)	--	--
UNIT #9	--	--	1324 SF (2)	--	--
UNIT #10	--	--	1020 SF (2)	--	--
UNIT #11	--	--	--	1216 SF (3)	--
UNIT #12	--	--	--	792 SF (1)	--
UNIT #13	--	--	--	736 SF (1)	--
UNIT #14	--	--	--	621 SF (1)	--
UNIT #15	--	--	--	1022 SF (2)	--
UNIT #16	--	--	--	--	1134 SF (2)
UNIT #17	--	--	--	--	1137 SF (2)
UNIT #18	--	--	--	--	1027 SF (2)
GYM	--	--	--	--	332 SF
Living Area - Subtotal	--	5,366 SF	5,376 SF	4,387 SF	3,630 SF

TOTAL LIVING AREA 18,759 SF

One Bedroom Units: 7
Two Bedroom Units: 8
Three Bedroom Units: 3

Total Units: 18

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

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

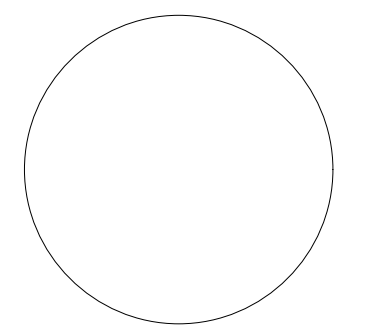


2 SIDE EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"

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Date 04.12.2016

Revisions

Rev	Comments	Date
1	BRA COMMENTS	05.31.2016
2	BRA COMMENTS	09.27.2016

EXTERIOR ELEVATIONS

A-2.1

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



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

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Date 04.12.2016

Revisions

NO.	REVISION	DATE
1	BRA COMMENTS	05.31.2016
2	BRA COMMENTS	09.27.2016

EXTERIOR ELEVATIONS

A-2.2

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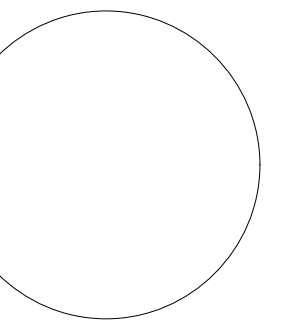
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Revisions

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**PROPOSED EXTERIOR
RENDERING**

A-3.1



1 PROPOSED EXTERIOR RENDERING
NTS