

COMPREHENSIVE PERMIT SUBMISSION

6 FEBRUARY 2017

PARKSIDE APARTMENTS (BUILDING A)

383-385 WASHINGTON STREET
BRAINTREE, MASSACHUSETTS

DEVELOPER:

383 WASHINGTON STREET, LLC.

THE HOLLAND COMPANIES
519 ALBANY STREET, SUITE 200
BOSTON, MASSACHSETTS 02118

ARCHITECT:

VMY ARCHITECTS LLC

188 NEEDHAM STREET, SUITE 260
NEWTON, MASSACHUSETTS 02464

SURVEYOR AND
CIVIL ENGINEER:

DECELLE-BURKE ASSOCIATES

1266 FURNACE BROOK PKWY, SUITE 401
QUINCY, MASSACHUSETTS 02169

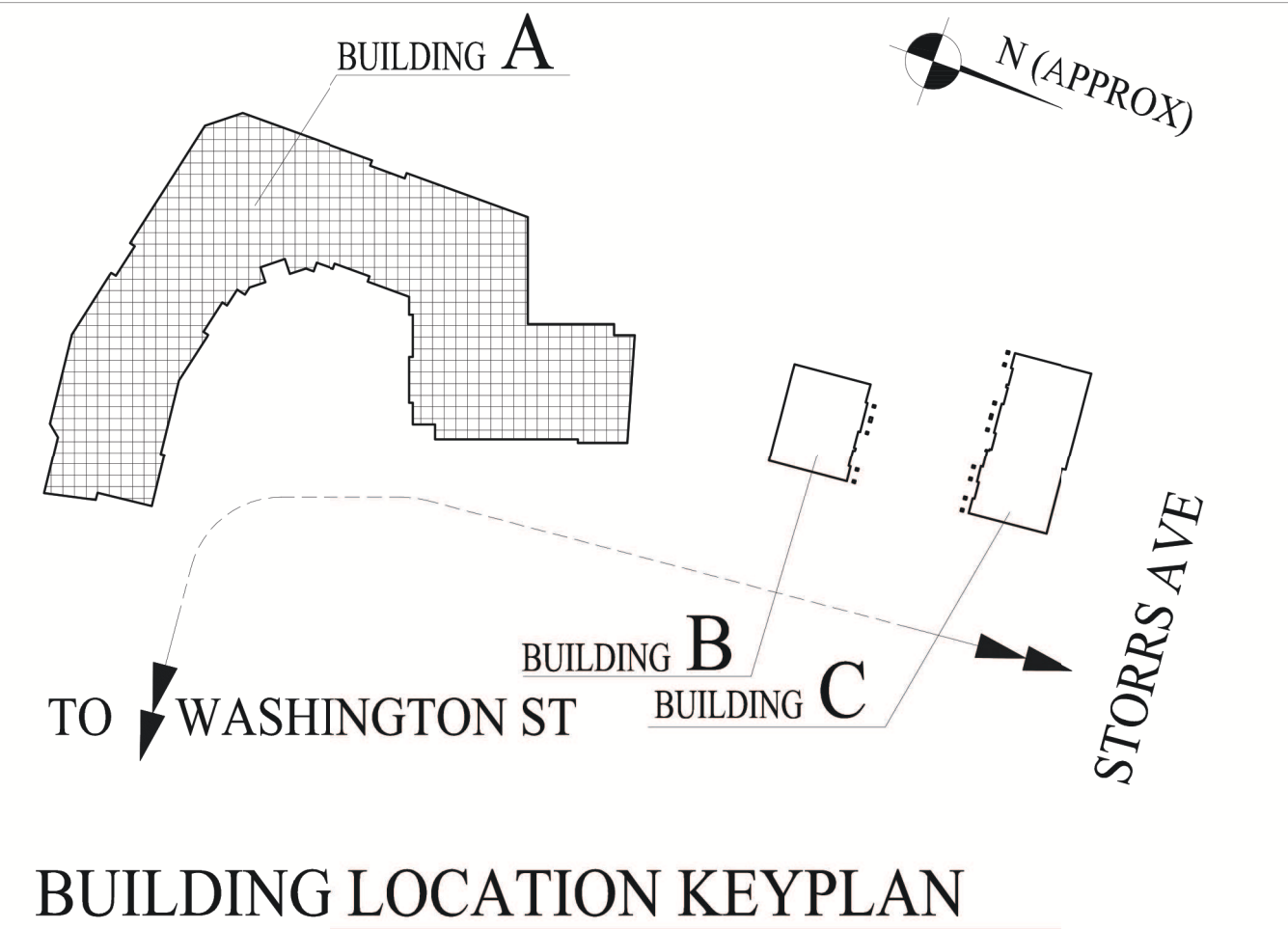
TRAFFIC ENGINEER:

VANASSE & ASSOCIATES, INC.

35 NEW ENGLAND BUSINESS CENTER DR. - SUITE 140
ANDOVER, MASSACHUSETTS 01810-1071

THESE DOCUMENTS ARE PREPARED FOR COMPREHENSIVE MUNICIPAL PERMIT PURSUANT TO PROVISIONS FOR RESIDENTIAL PROJECT UNDER MASS CHAPTER 40B. ALL ITEMS OF ZONING RELIEF, WHERE APPLICABLE, ARE INCLUSIVE IN THE COMPREHENSIVE PERMIT, TO ENABLE CONSTRUCTION OF THE DEVELOPMENT PROJECT AS SHOWN IN THESE DOCUMENTS.

DETAIL ASPECTS OF THE BUILDING DESIGN ARE PRELIMINARY, AND RELATED DIMENSIONS AND AREA FIGURES ARE APPROXIMATE.



LIST OF DRAWINGS

ARCHITECTURAL

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A APT2 PLAN: FIRST FLOOR
A APT3 PLAN: SECOND FLOOR
A APT4 PLAN: THIRD FLOOR
A APT5 ELEVATIONS
A APT6 ELEVATIONS
A APT7 TYPICAL WALL SECTIONS
A APT8 TYPICAL UNIT PLANS

SITE WORK

- 1 COVER SHEET
2 EXISTING CONDITIONS
3 CONSTRCTION MANAGEMENT
4 PROPOSED LOT LAYOUT
5 PROPOSED LAYOUT
6 PROPOSED GRADING
7 PROPOSED UTILITIES
8 PROPOSED UTILITIES
9 CONSTRUCTION DETAILS
10 CONSTRUCTION DETAILS

DEVELOPMENT SUMMARY			
PARCEL AREA	(TOTAL RECORDED AREA)	(SF)	105,420
GROUND COVERAGE	(TOTAL OF 3 BUILDINGS)	(SF)	35,902
BUILDING AREA	(ALL FLOORS, ALL BUILDINGS)	(SF)	133,964
DWELLING UNITS	(ALL FLOORS, ALL BUILDINGS)	(UNITS)	78

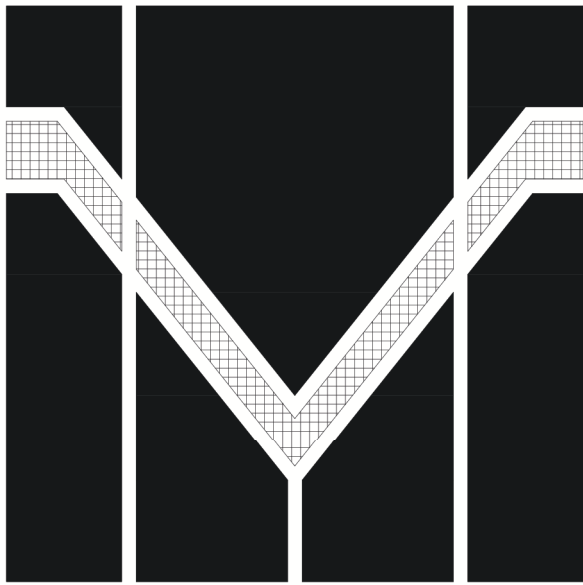
BUILDING A	383 WASHINGTON STREET	70 DWELLING UNITS TOTAL 81 COVERED PARKING SPACES (*) INCLUDING: 2 HP 2 HP (VAN)
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BUILDING AREA (SF)							29,880
BASEMENT							29,690
FLOOR 1							29,690
FLOOR 2							29,690
FLOOR 3							29,030
TOTAL							118,290
DWELLING UNITS							
		SIZE	LOCATION			TL	
		(SF)	FL 1	FL 2	FL 3		
A	1 STUDIO	1 BA 525	1	1	0	2	
A	2 STUDIO-PLUS (**)	1 BA 859			0	2	
B	1 1-BR	1 BA 784	5	6	3	14	
B	ACC 1-BR	1 BA 784	1	1	0	2	
B	A 1-BR + DEN	1 BA 980	0	0	2	2	
B	3 1-BR	1 BA 848	1	1	0	2	
B	4 1-BR + DEN	1 BA 1,044			1	1	
B	5 1-BR	1 BA 940	1	1	0	2	
B	6 1-BR + DEN	1 BA 1,049		1	0	1	
B	7 1-BR	1 BA 916	1	0	0	1	
B	8 1-BR + DEN	1 BA 1,245			1	1	
B	9 1-BR + DEN	1 BA 961	1	1	1	3	
C	1 2-BR	1 BA 1,001	2	2	0	4	
C	2 2-BR	2 BA 1,278	1	1	0	2	
C	3 2-BR	2 BA 1,139	1	1	0	2	
C	4 2-BR	2 BA 1,182	1	1	0	2	
C	5 2-BR	2 BA 1,106	1	1	0	2	
C	6 2-BR	2 BA 1,117	1	1	1	3	
C	7 2-BR	2 BA 1,181	0	2	2	4	
C	8 2-BR	2 BA 1,285	0	0	1	1	
C	9 ACC 2-BR	2 BA 1,099	1	1	0	2	
C	9 ACH 2-BR	2 BA 1,099	0	0	1	1	
C	10 2-BR	2 BA 1,136	1	1	1	3	
C	11 2-BR + DEN	2 BA 1,380	1	1	1	3	
D	1 3-BR	2 BA 1,373	0	1	0	1	
D	ACH 3-BR	2 BA 1,373	1	0	0	1	
D	2 ACC 3-BR	2 BA 1,222	1	0	0	1	
D	3 3-BR	2 BA 1,400	0	0	1	1	
D	4 3-BR	2 BA 1,632	0	0	1	1	
D	5 3-BR	2 BA 1,500	0	0	1	1	
D	6 3-BR	2 BA 1,393	0	0	1	1	
			23	25	22	70	
(**) SEPARATE SLEEPING AREA IN UNIT TYPE A2							
ACC: INDICATES "GROUP 2" ACCESSIBLE UNITS (ALL OTHERS ARE "GROUP 1")							
ACH: INDICATES UNITS W PROVISIONS FOR THE HEARING-IMPAIRED							

BUILDING B	# 16-18-20	3 TOWNHOUSES TOTAL 3 INDIVIDUAL GARAGE SPACES 3 INDIVIDUAL EXTERIOR SPACES
BUILDING AREA (SF)		
	# 16	# 18
	TYPE T2	TYPE T1
	3-BR / 2-BR	3-BR / 2-BR
GROUND FLOOR	781	772
FLOOR 1	700	685
FLOOR 2	480	497
TOTAL	1,961	1,954

BUILDING C	# 22-24-26-28-30	5 TOWNHOUSES TOTAL 5 INDIVIDUAL GARAGE SPACES 5 INDIVIDUAL EXTERIOR SPACES
BUILDING AREA (SF)		
	# 22	# 24
	TYPE T2	TYPE T1
	3-BR / 2-BR	3-BR / 2-BR
GROUND FLOOR	781	772
FLOOR 1	700	685
FLOOR 2	480	497
TOTAL	1,961	1,954

APPLICABLE CODES		780 CMR MASSACHUSETTS STATE BUILDING CODE (BY REFERENCE) ICC IRC 2009 (BY REFERENCE) ICC IRC 2009 521 CMR ARCHITECTURAL ACCESS BOARD		
USE AND OCCUPANCY GROUP	BUILDING A	BUILDING B	BUILDING C	BUILDING D
TYPICAL FLOORS	R-2 RESIDENTIAL	TOWNHOUSES	TOWNHOUSES	TOWNHOUSES
BASEMENT	S-2 PARKING GARAGE	N/A	N/A	N/A
MIXED OCCUPANCY SEPARATION	1-BR REQUIRED (R-2 - S-2 PKG GARAGE)	1/2" MIN GWB IN WALLS @ PVT GARAGE SIDE (R-2 - S-2 PKG GARAGE)	5/8" TYPE X CEILING @ PVT GARAGE SIDE	
CONSTRUCTION TYPE	BUILDING A	BUILDING B	BUILDING C	BUILDING D
TYPICAL FLOORS	TYPE V-A	TYPE V-B	TYPE V-B	TYPE V-B
BASEMENT	WOOD-FRAME PROTECTED	WOOD-FRAME UNPROTECTED	WOOD-FRAME UNPROTECTED	WOOD-FRAME UNPROTECTED
W/ AUTOMATIC FIRE SUPPRESSION BASED ON:	TYPE BA STEEL AND CONCRETE PROTECTED NFPA 13	N/A NFPA 13	N/A NFPA 13	N/A NFPA 13



Architect:

VMY Architects LLC

188 Needham Street
Newton, Massachusetts 02464-1560

617-597-1900 PH
617-597-1905 FX

Project:

Parkside Apartments

383-385 Washington Street
Braintree, Massachusetts

Petitioner and Developer:

383 Washington Street, LLC.

The Holland Companies
519 Albany Street, Ste 200
Boston, Massachusetts 02118

Phase:

Comprehensive
Permit Submission

Date:

2017.02.06 --

Revisions:

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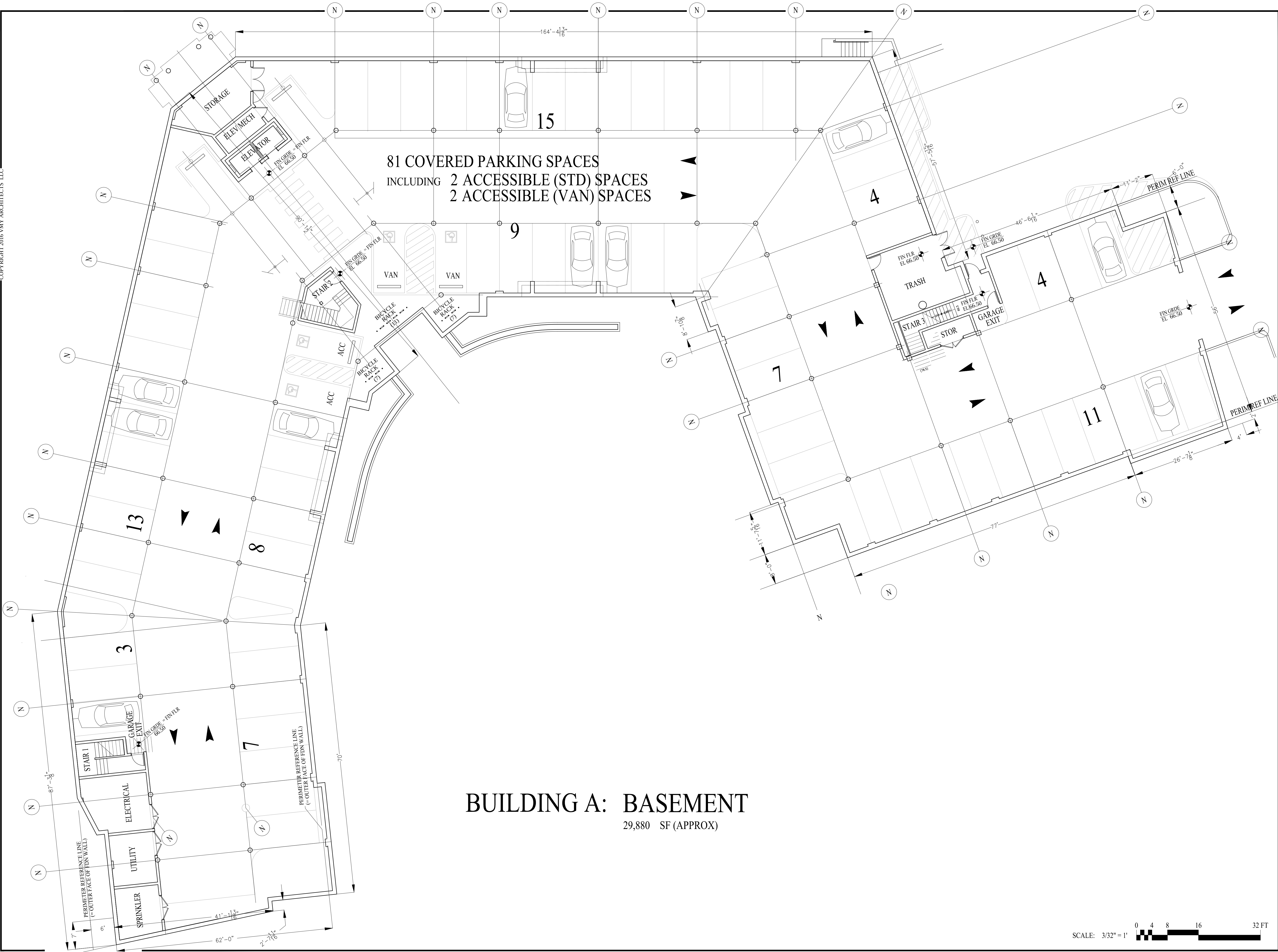
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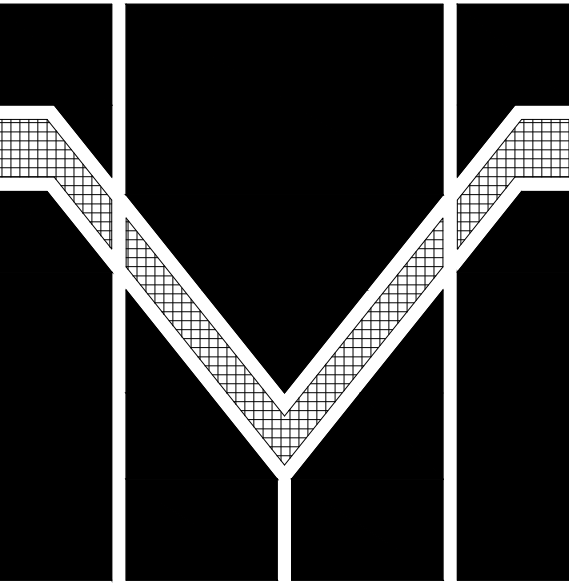
TITLE SHEET

Drawing No.

T APT 1



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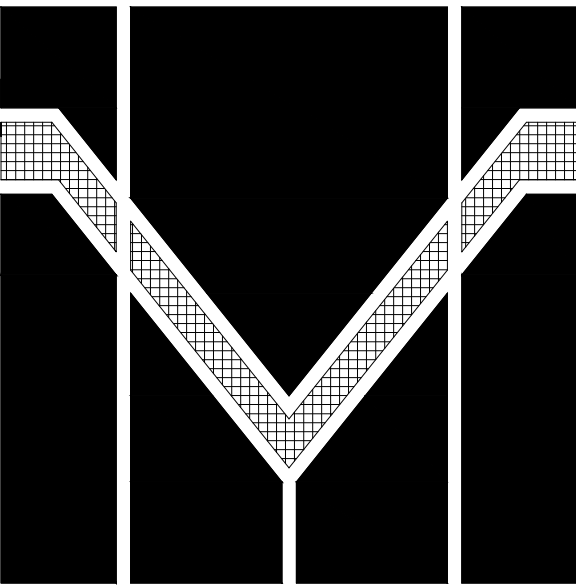
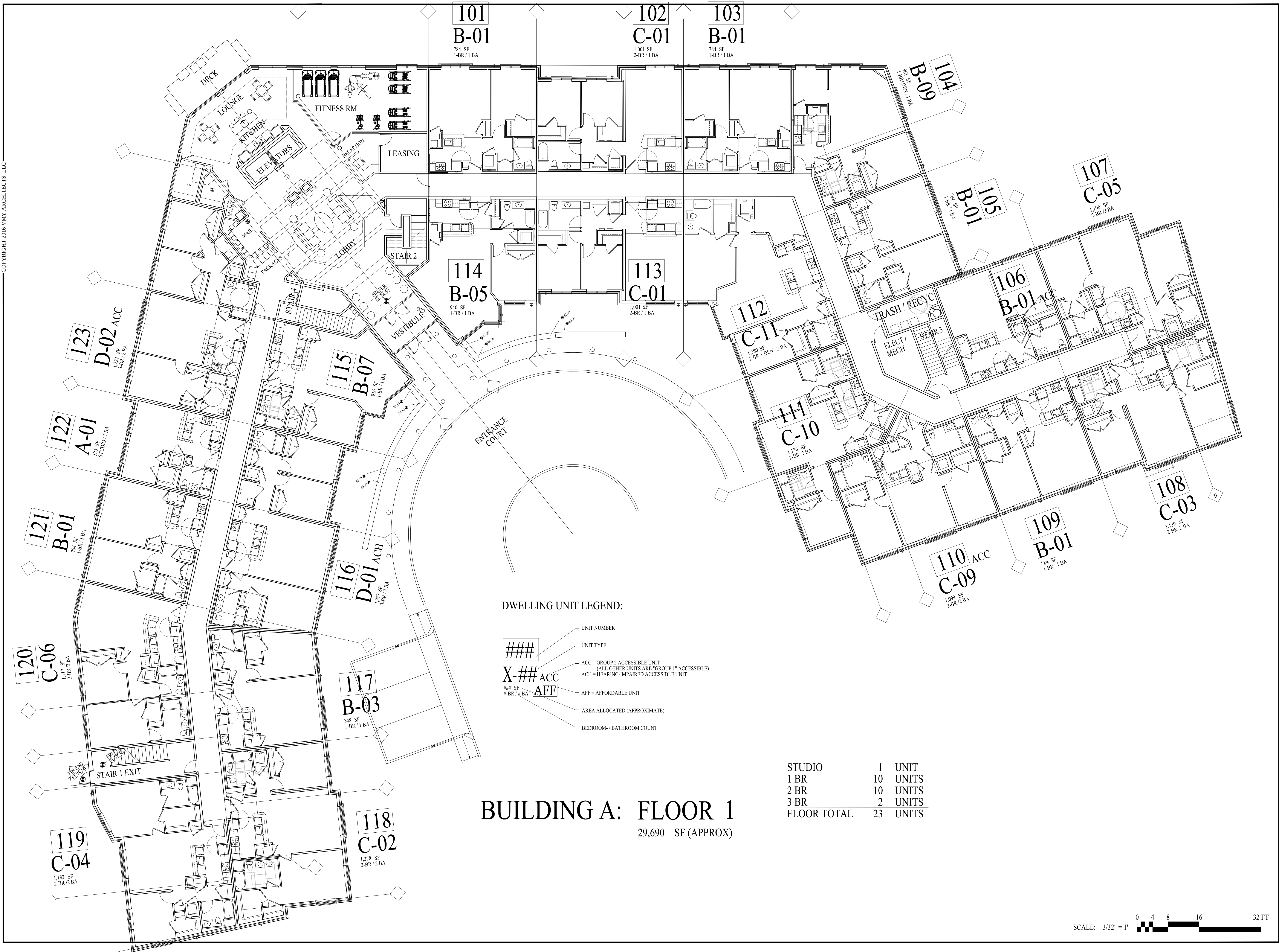
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PLAN:
BASEMENT

Drawing No.

A 1
APT

SCALE: 3/32" = 1' 0 4 8 16 32 FT



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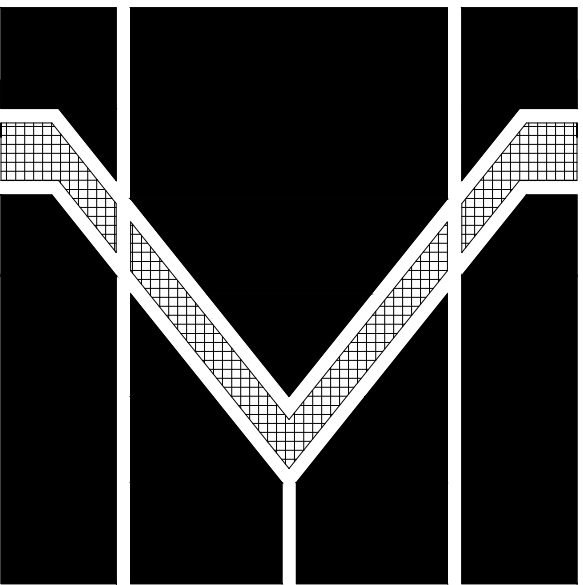
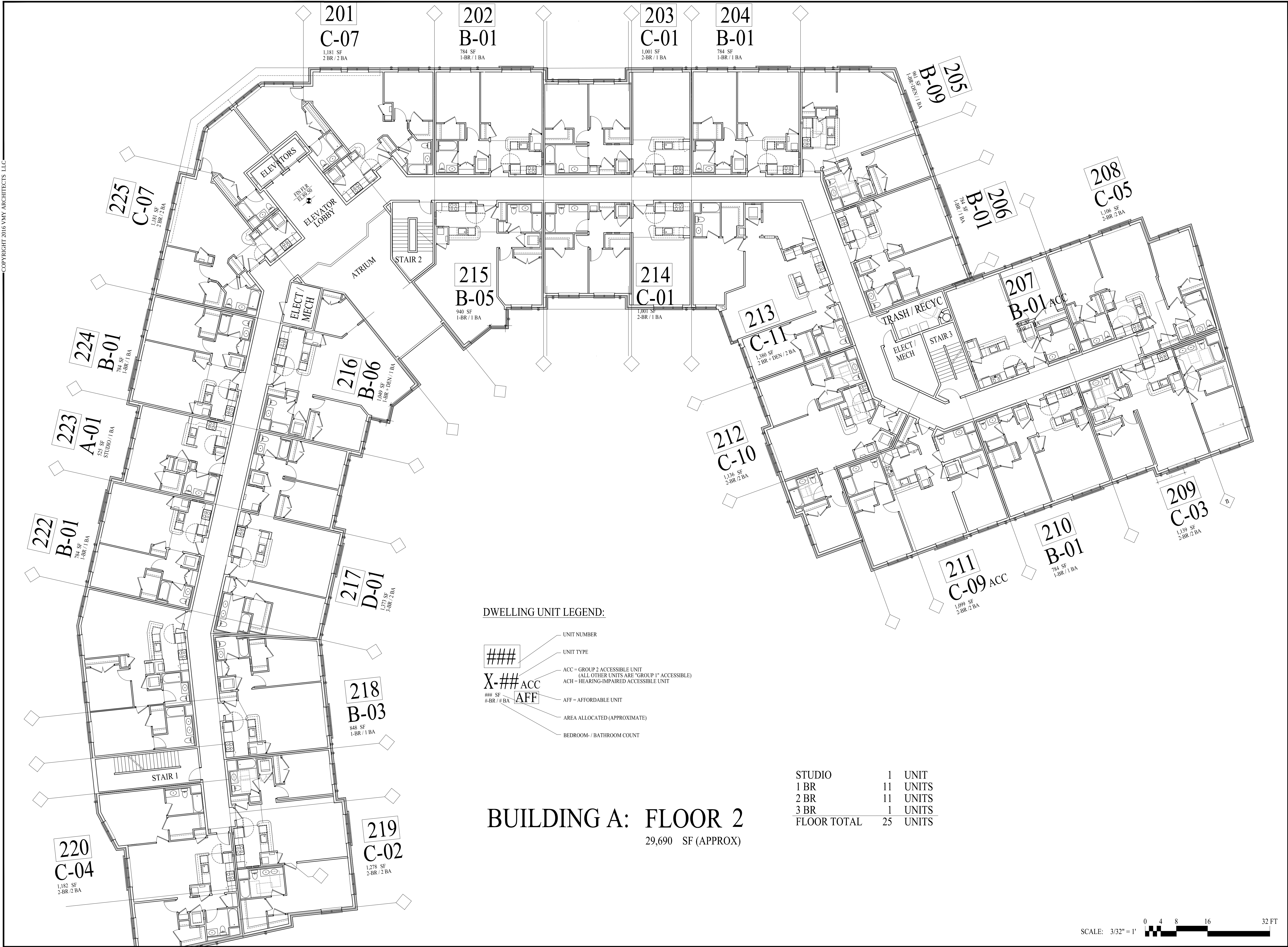
PLAN:

FLOOR 1

Drawing No.

A_{APT} 2

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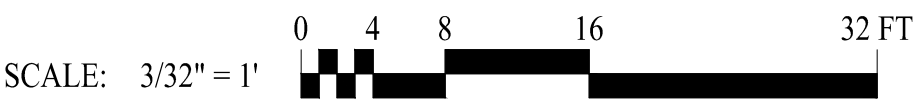
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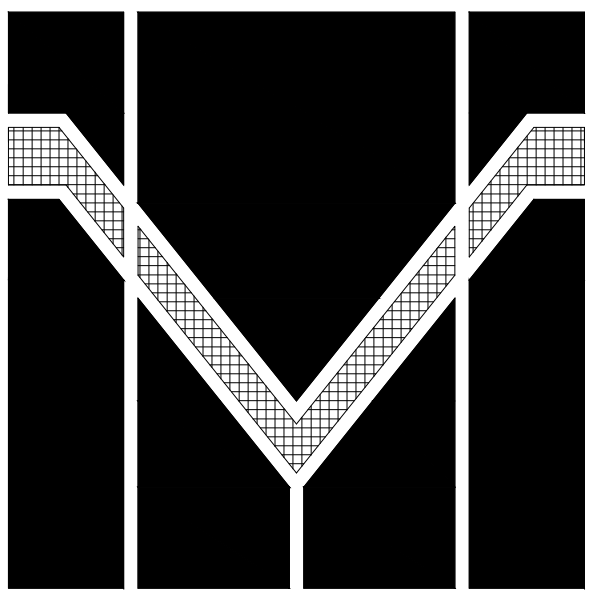
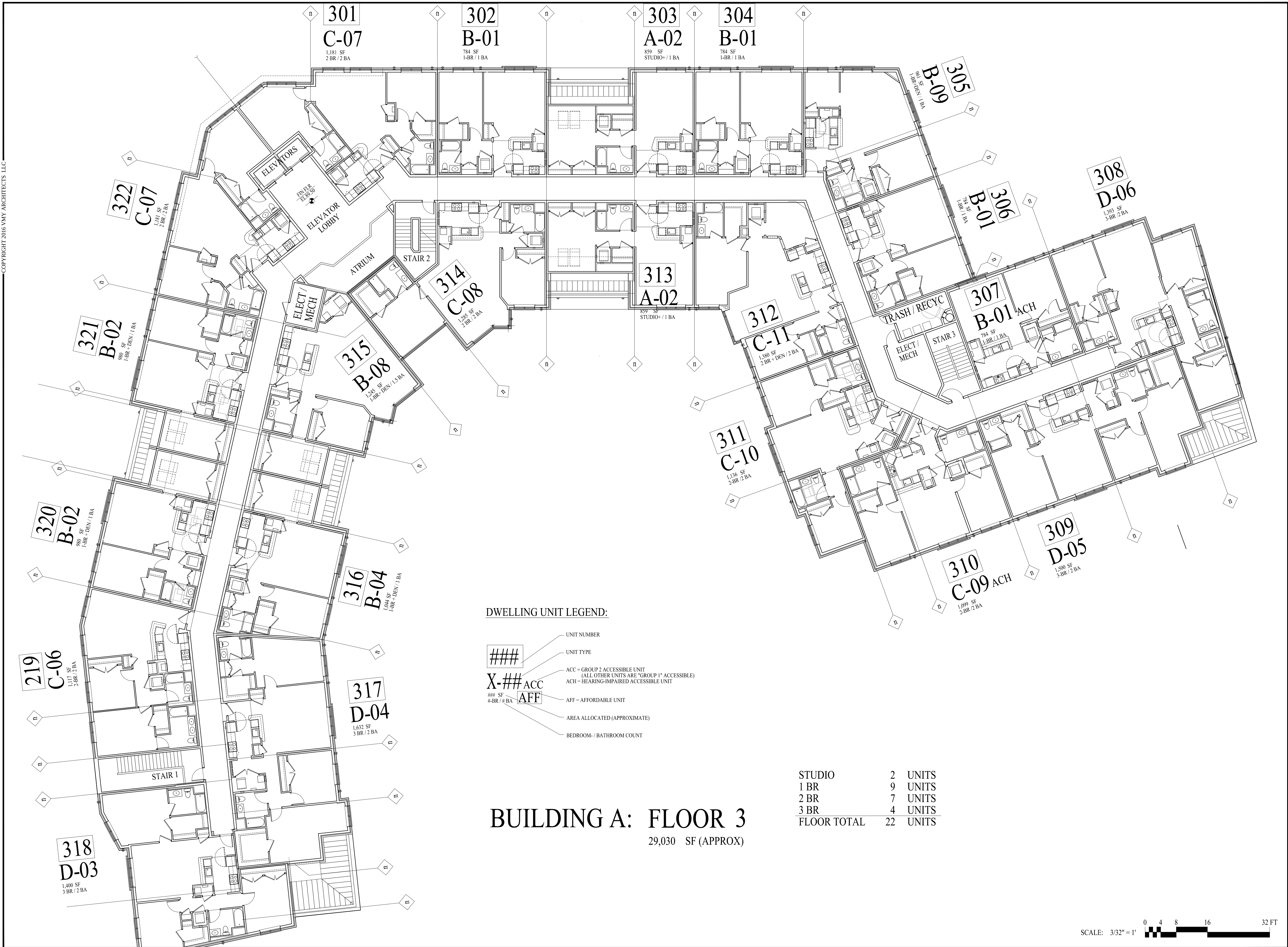
PLAN:
FLOOR 2

Drawing No.

A 3
APT



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PLAN:

FLOOR 3

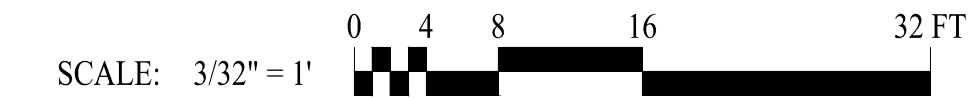
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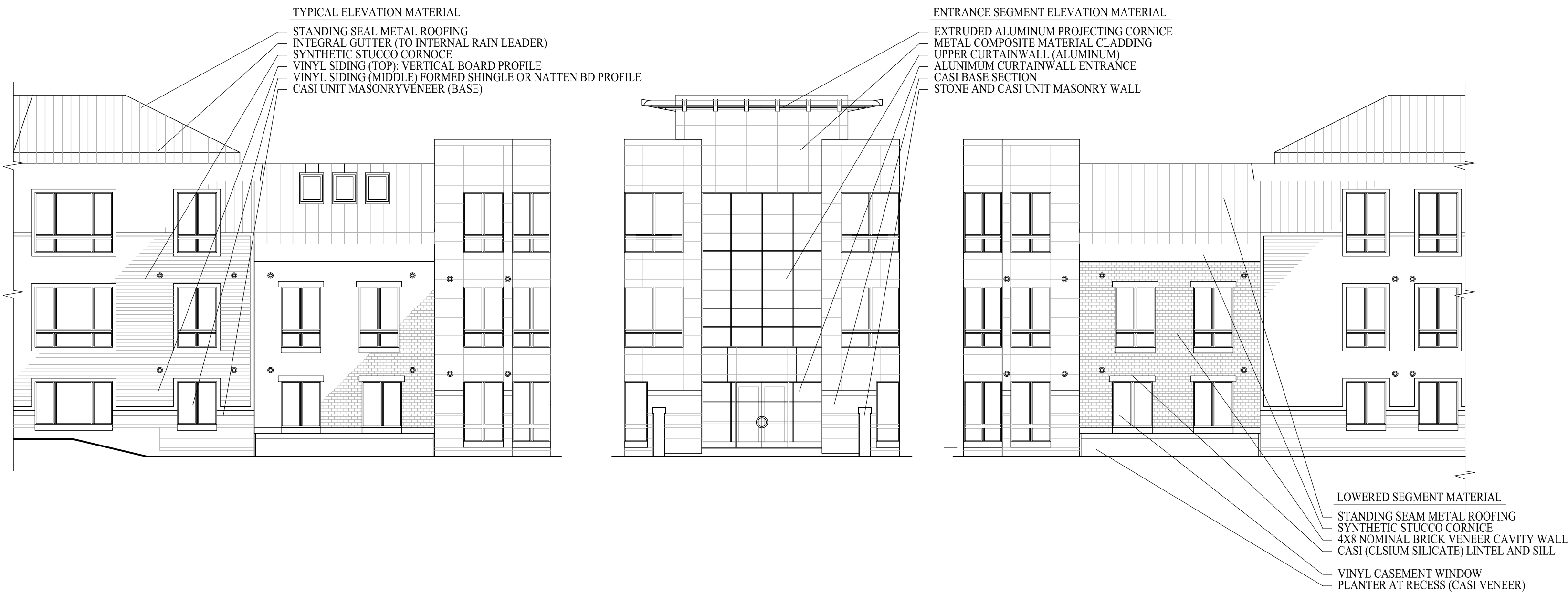
SCALE: 3/32" = 1' 0 4 8 16 32 FT



ELEVATION A
(NORTH-NORTHEAST-EAST - MAIN ENTRANCE COURT)



ELEVATION B
(SOUTH - MAIN ENTRANCE COURT)



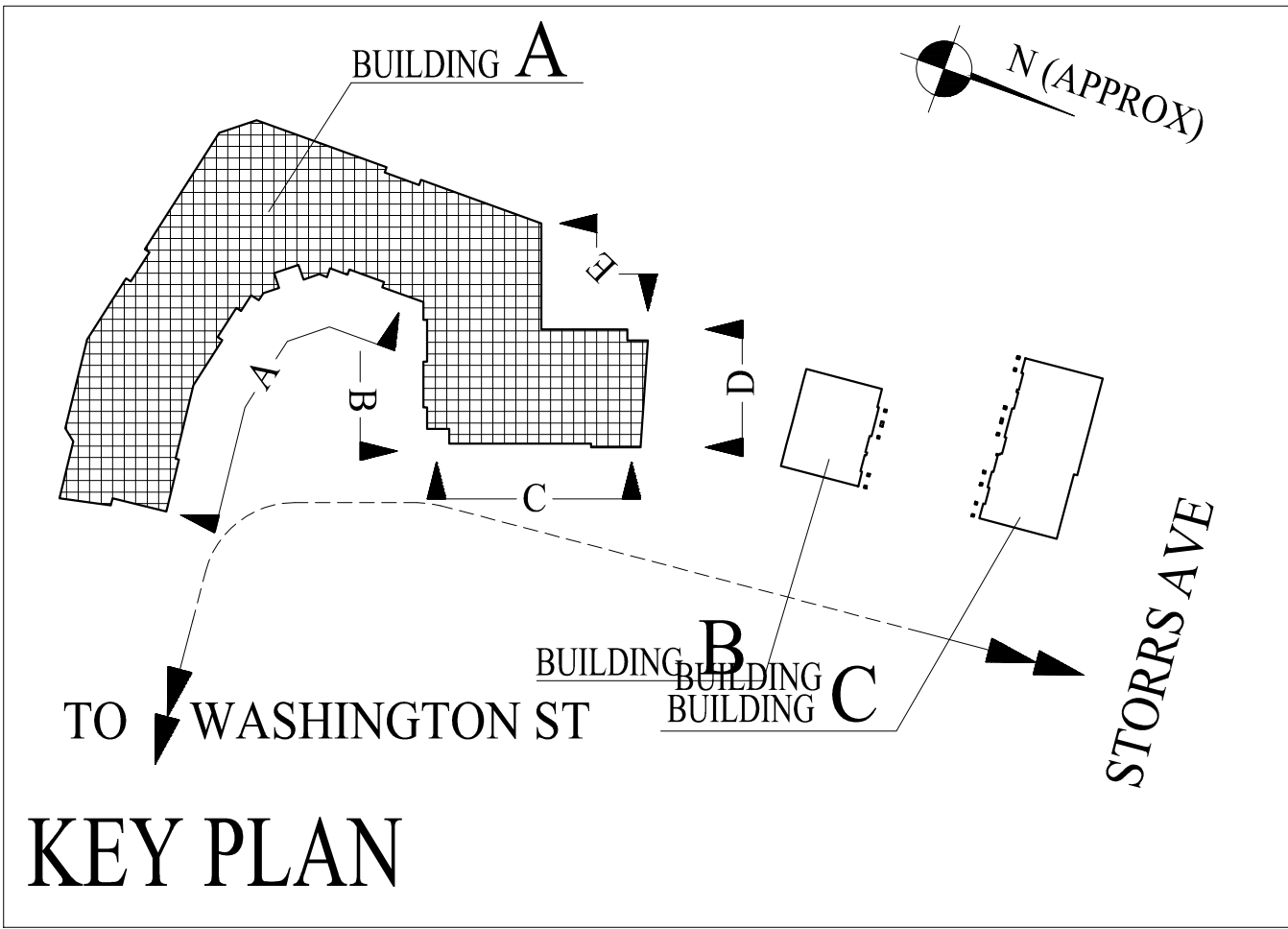
ELEVATION C
(EAST - HOLLAND AVE EXTENSION)



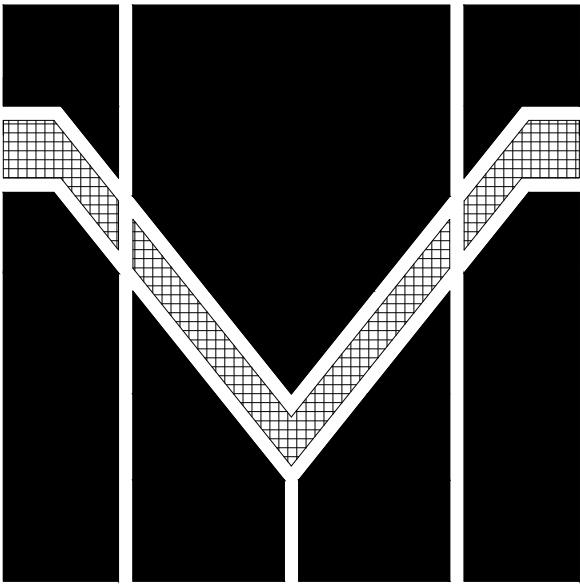
ELEVATION D
(NORTH - GARAGE ENTRANCE)



ELEVATION E
(NORTHWEST - INSIDE CORNER)



KEY PLAN



Architect:

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PROJECT NO.

SCALE

Drawing Title:

ELEVATIONS

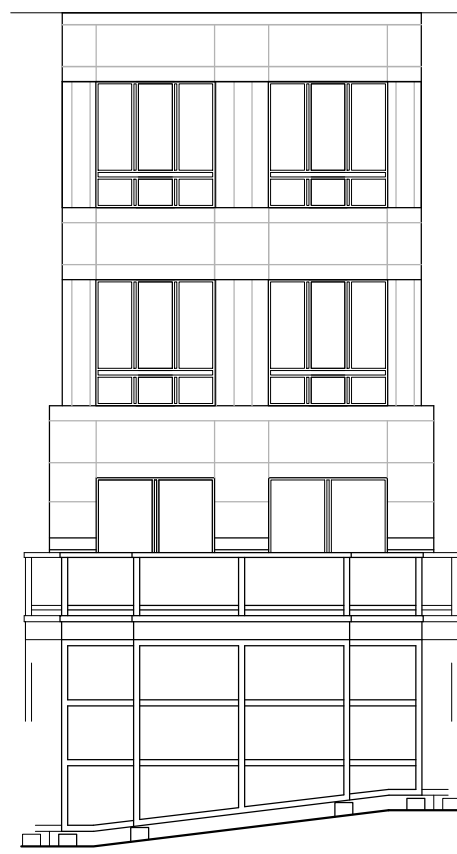
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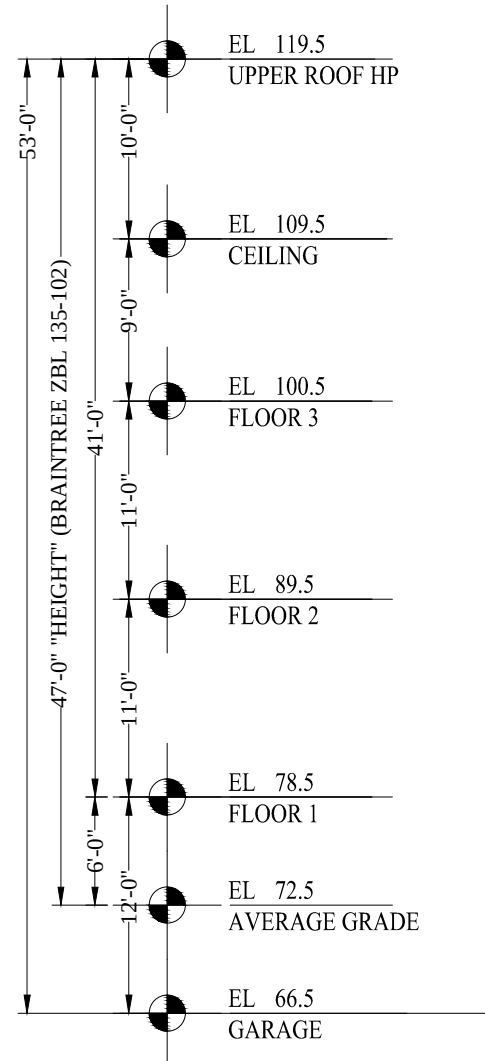
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ELEVATION F (WEST)



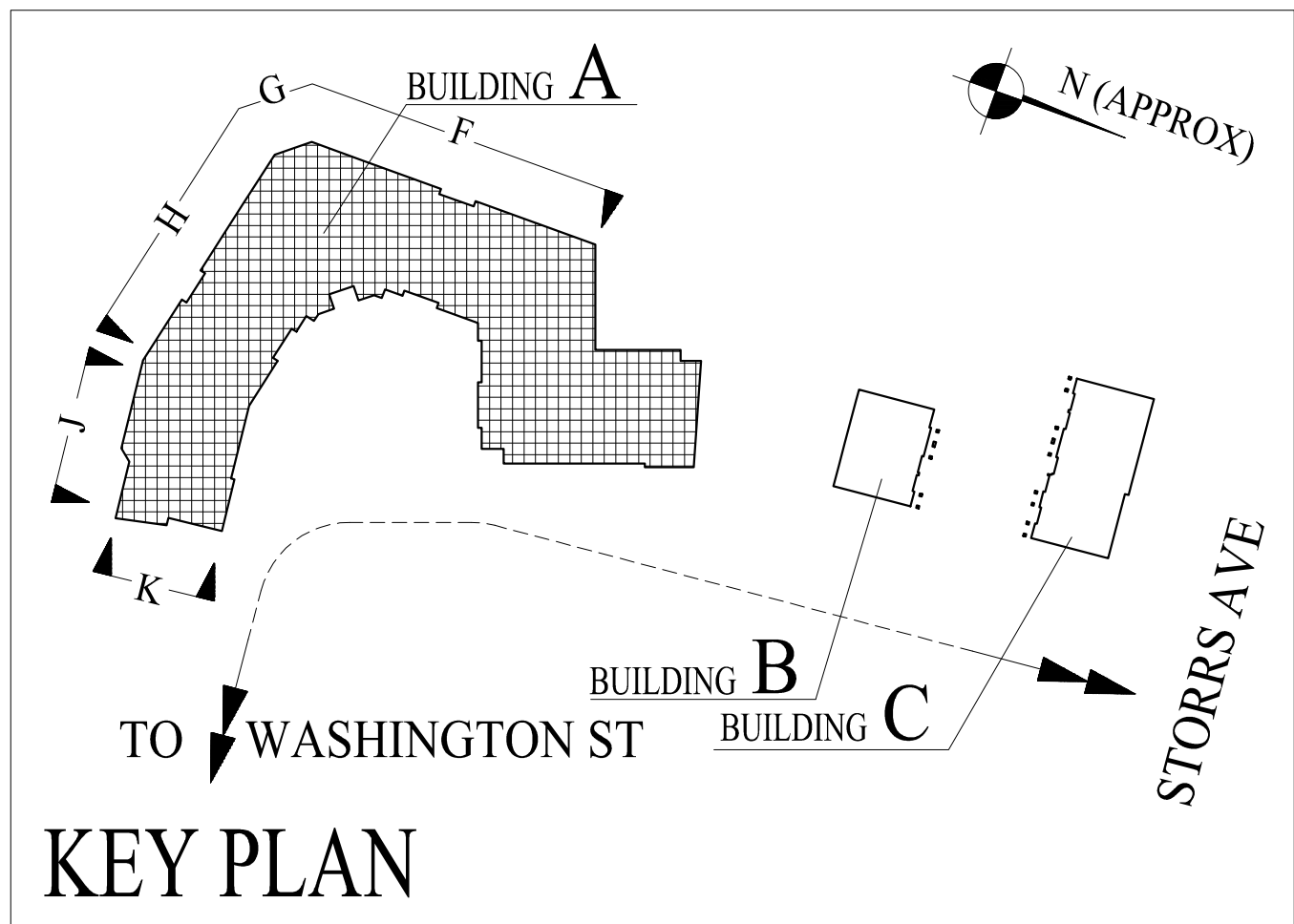
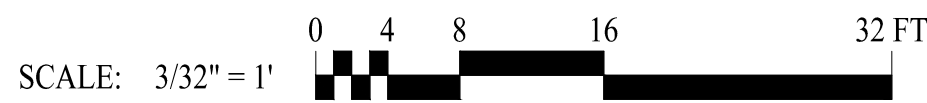
ELEVATION G (SOUTHWEST)



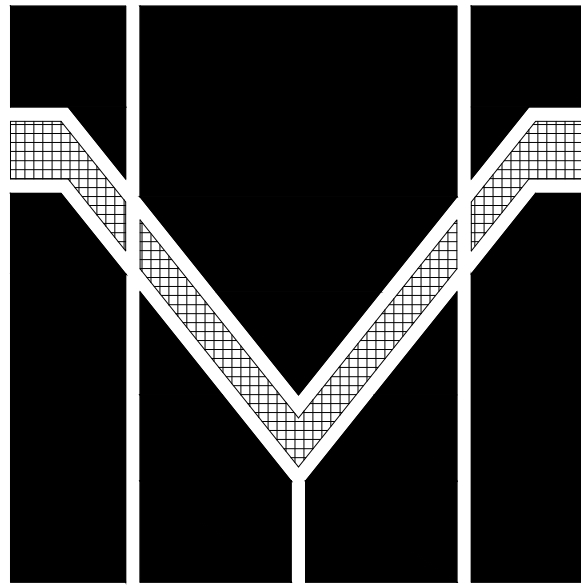
ELEVATION H (SOUTH)



ELEVATION J (SOUTH)



ELEVATION K (EAST)



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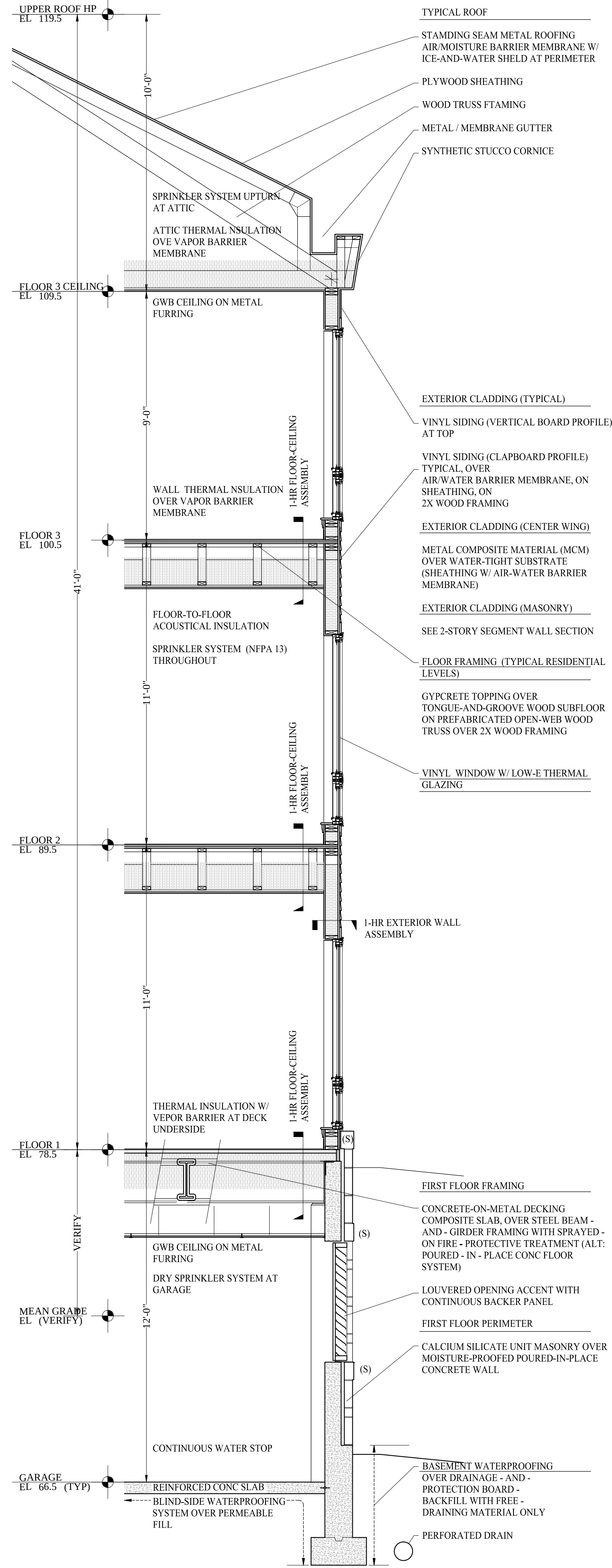
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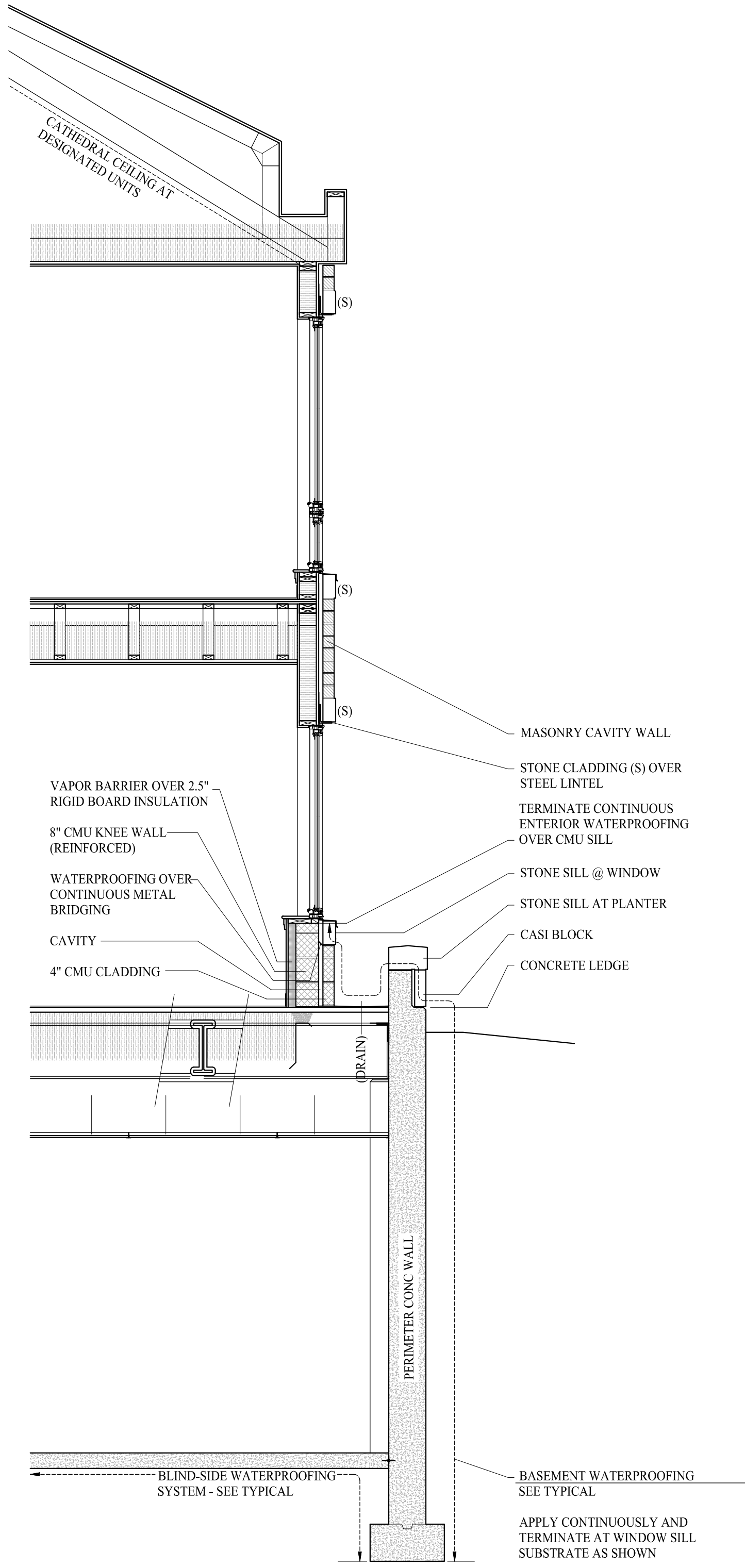
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A_{APT} 6



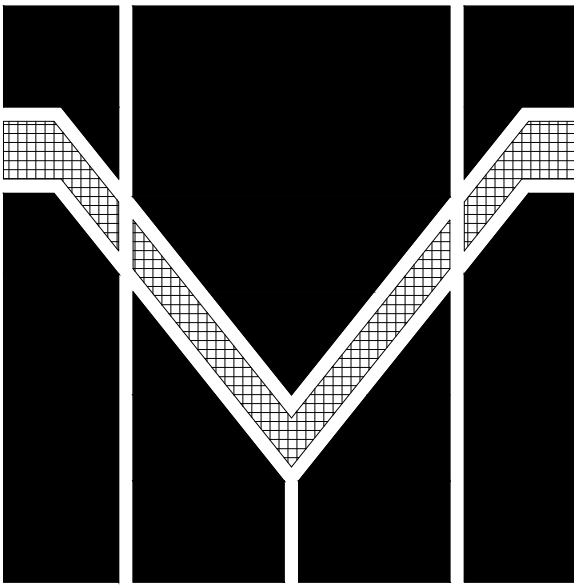
WALL SECTION
(TYPICAL)

SCALE: 3/8" = 1'



WALL SECTION
2-STORY SEGMENT

SCALE: 3/8" = 1'



Architect:

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SCALE :

N/A

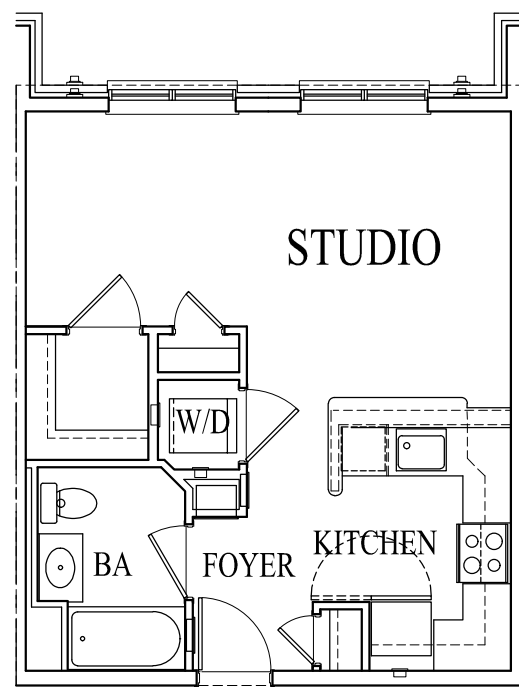
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TYPICAL
WALL SECTIONS

Drawing No.

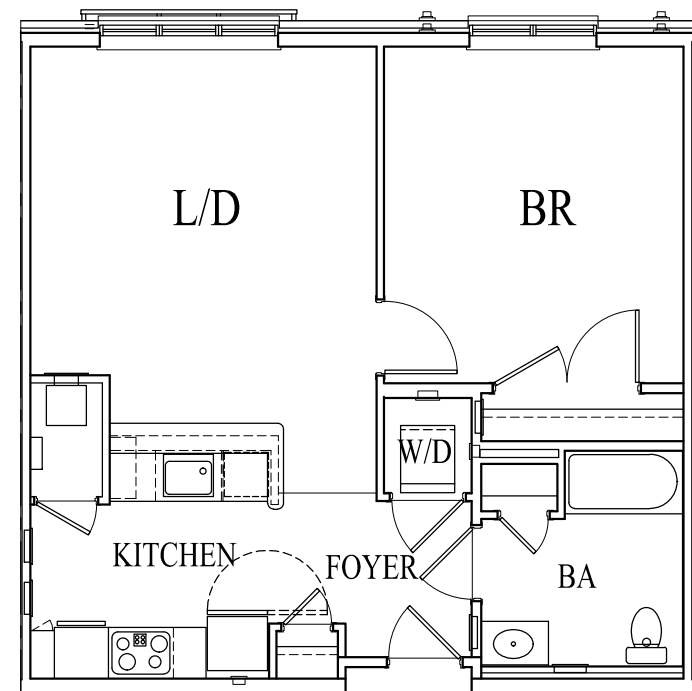
A APT 7

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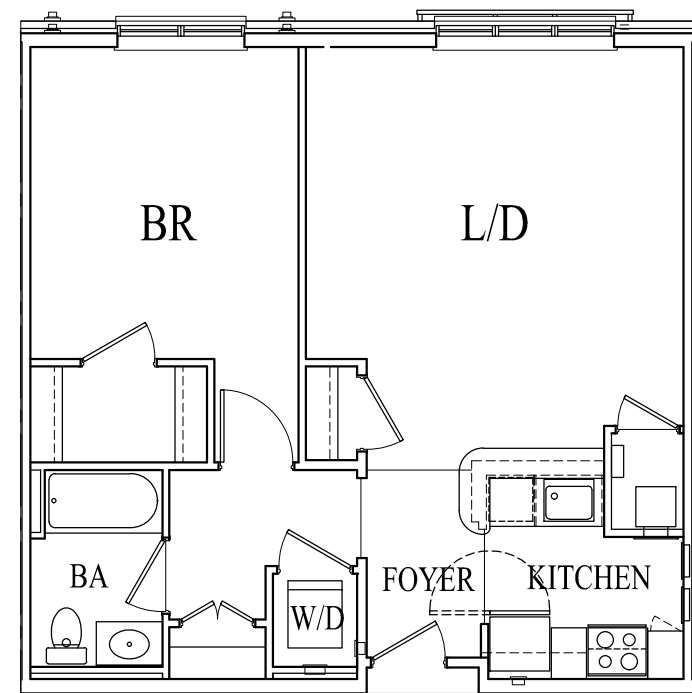


UNIT TYPE **A01** STUDIO / 1 BA
525 SF (*)

STUDIO UNIT (TYPICAL) SCALE: 1/8" = 1'

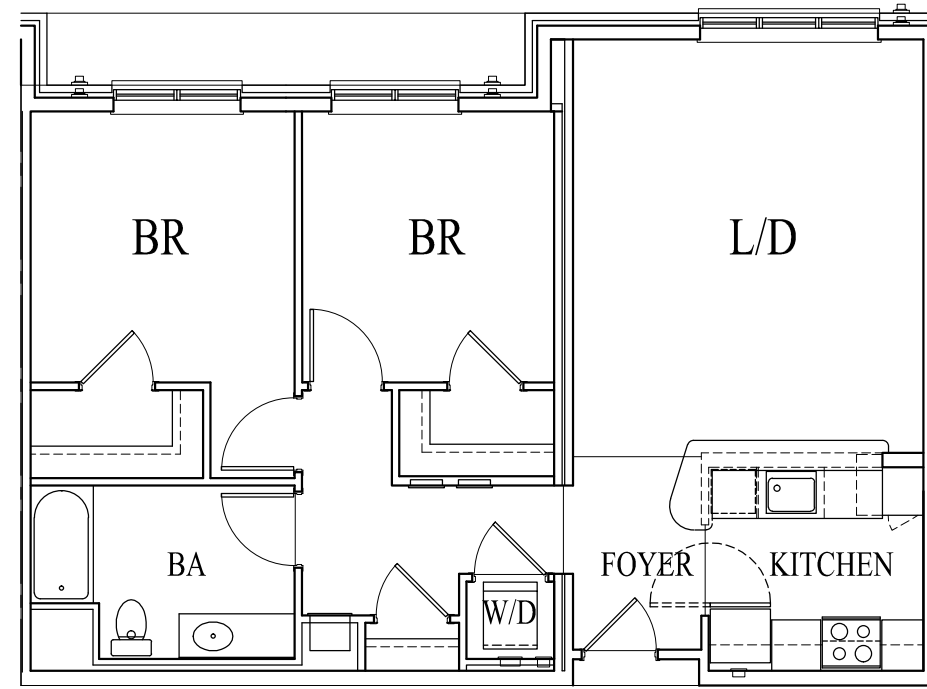


UNIT TYPE **B01** ACC 1 BR / 1 BA
784 SF (*)
(ACC: 521 CMR "GROUP 2" ACCESSIBLE UNIT)

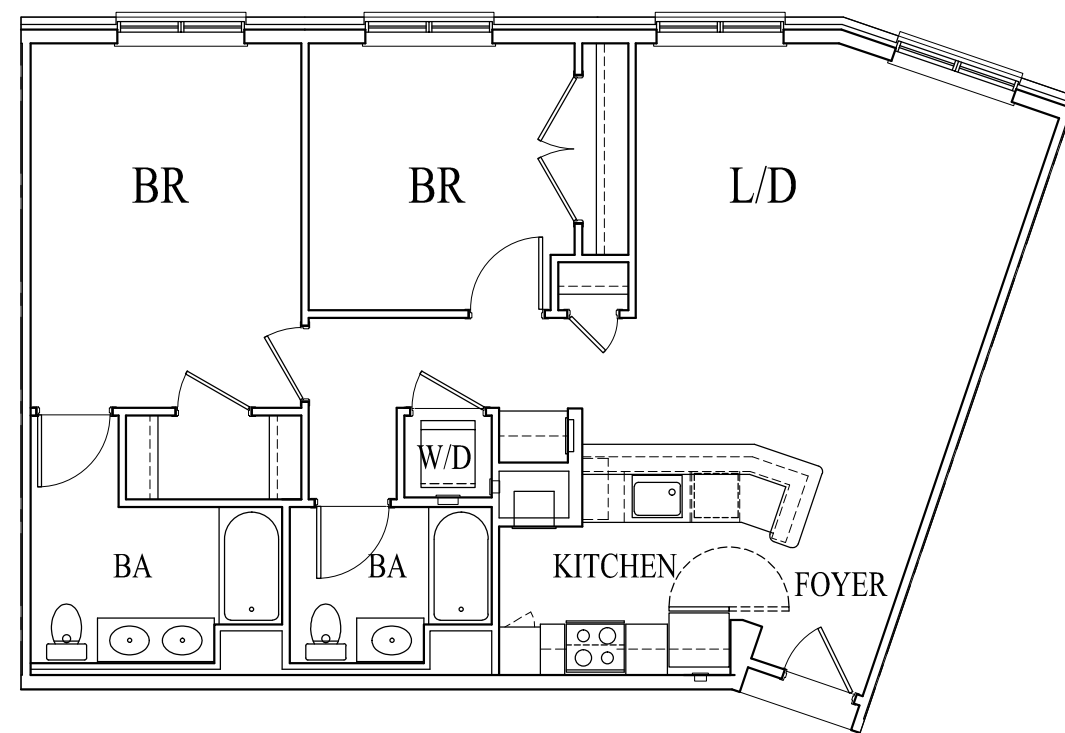


UNIT TYPE **B01** 1 BR / 1 BA
784 SF (*)

1-BEDROOM UNITS (TYPICAL) SCALE: 1/8" = 1'

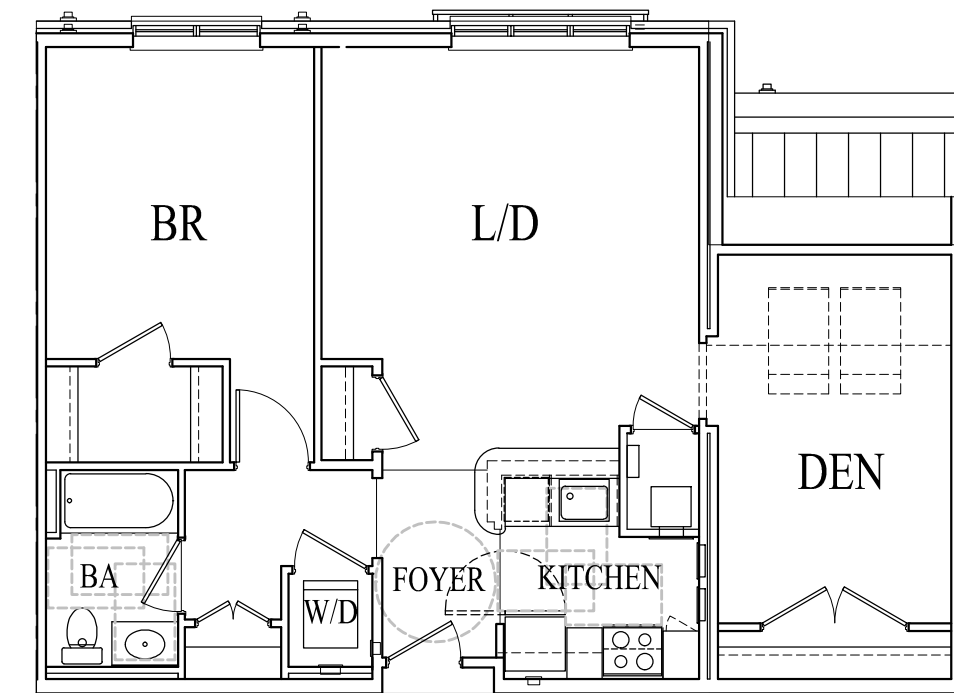


UNIT TYPE **C01** 2 BR / 1 BA
1,001 SF (*)

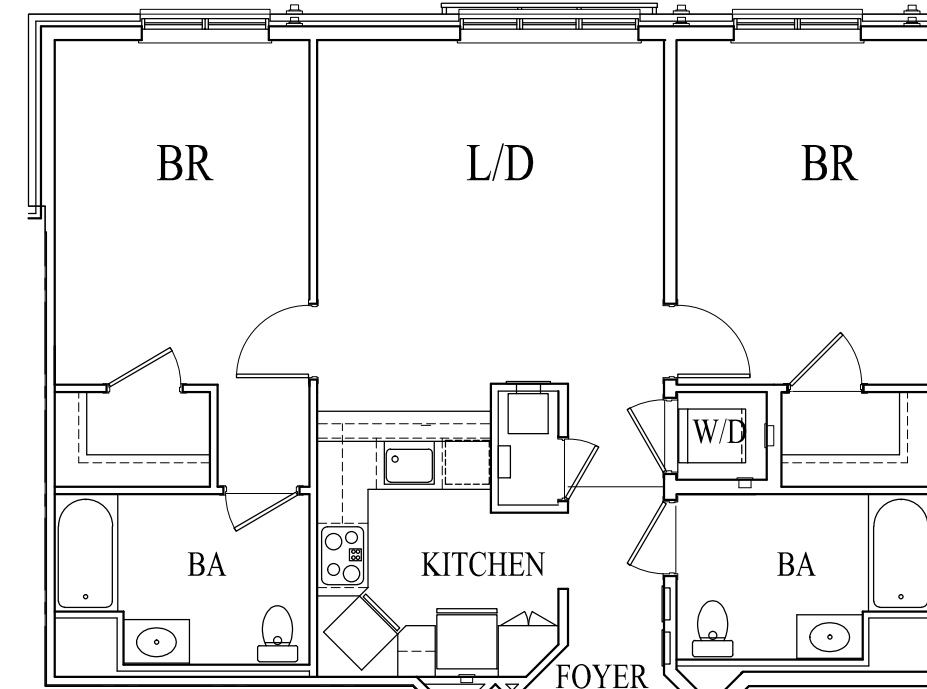


UNIT TYPE **C06** 2 BR / 2 BA
1,117 SF (*)

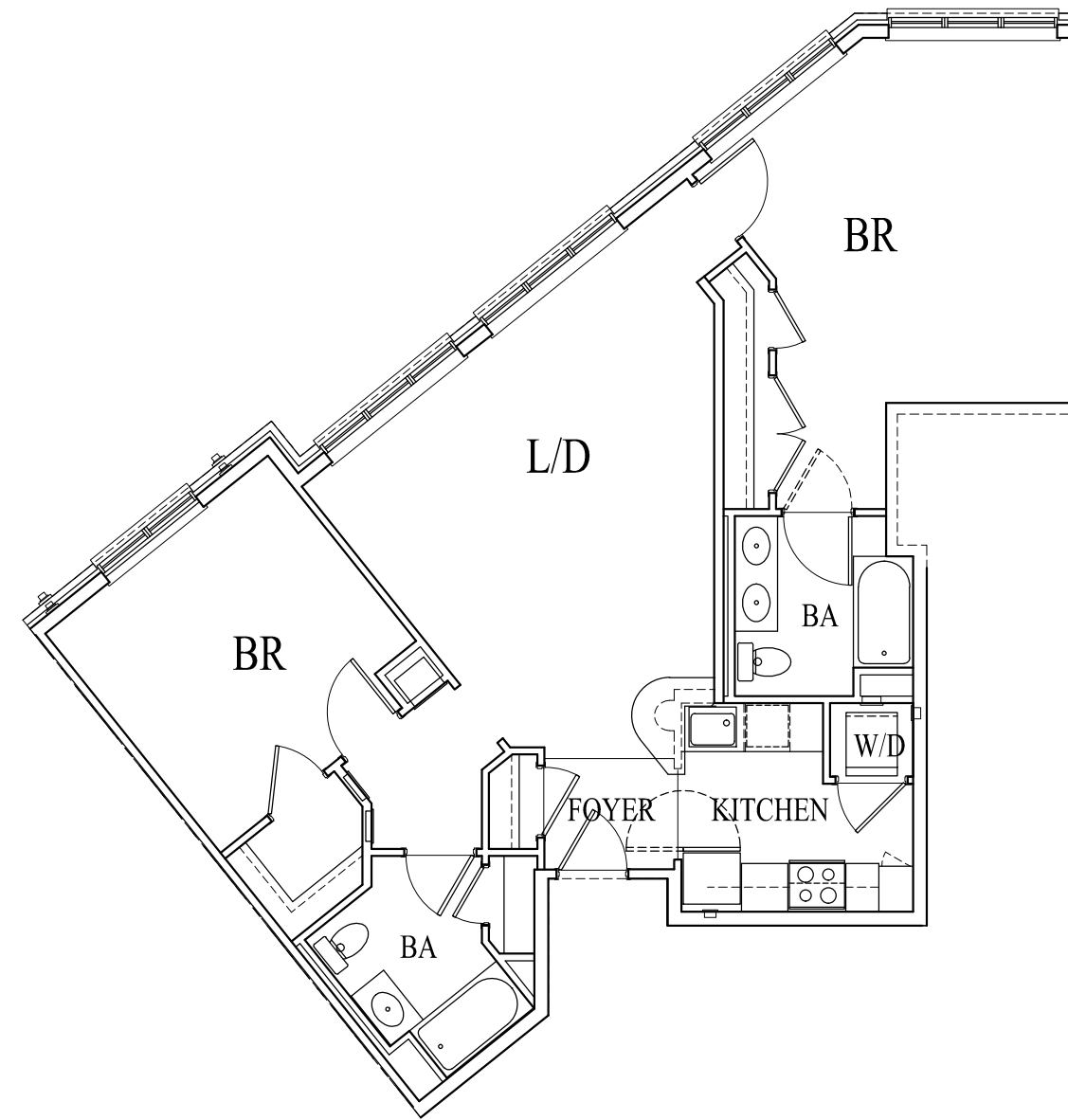
2-BEDROOM UNITS (TYPICAL) SCALE: 1/8" = 1'



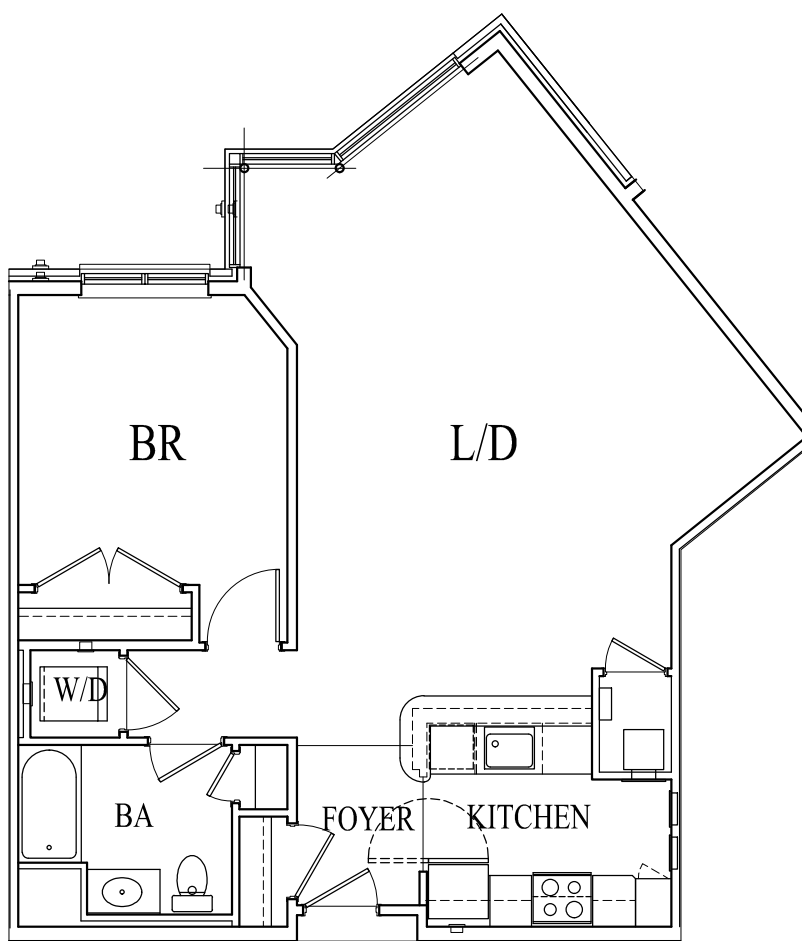
UNIT TYPE **B02** 1 BR + DEN / 1 BA
980 SF (*)



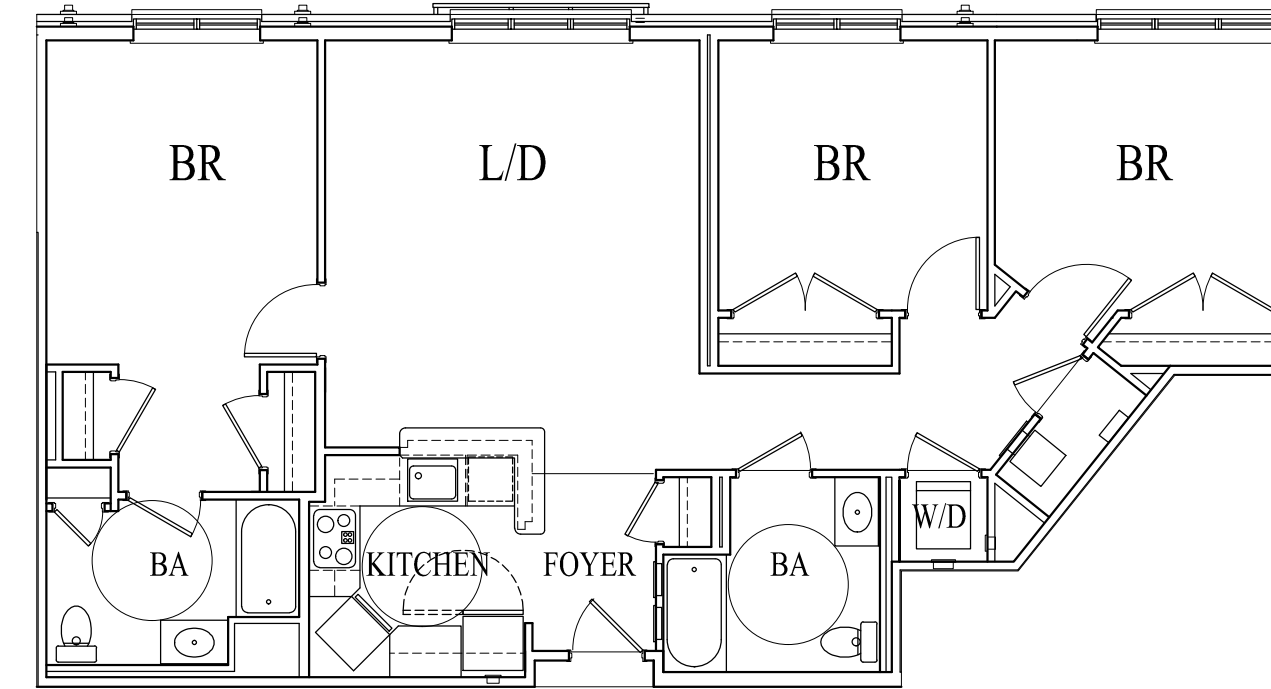
UNIT TYPE **C09** ACC 2 BR / 2 BA
1,099 SF (*)
(ACC: 521 CMR "GROUP 2" ACCESSIBLE UNIT)



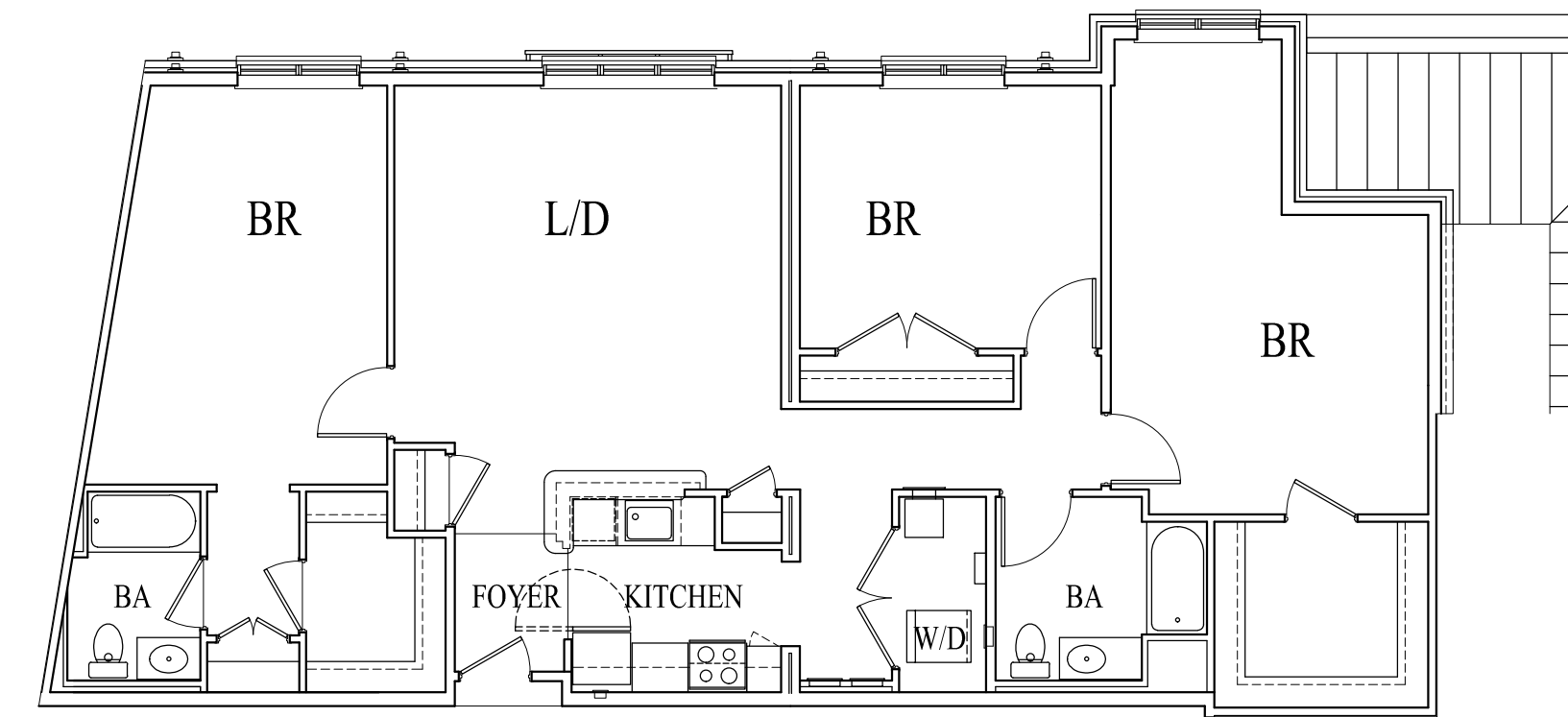
UNIT TYPE **C07** 2 BR / 2 BA
1,181 SF (*)



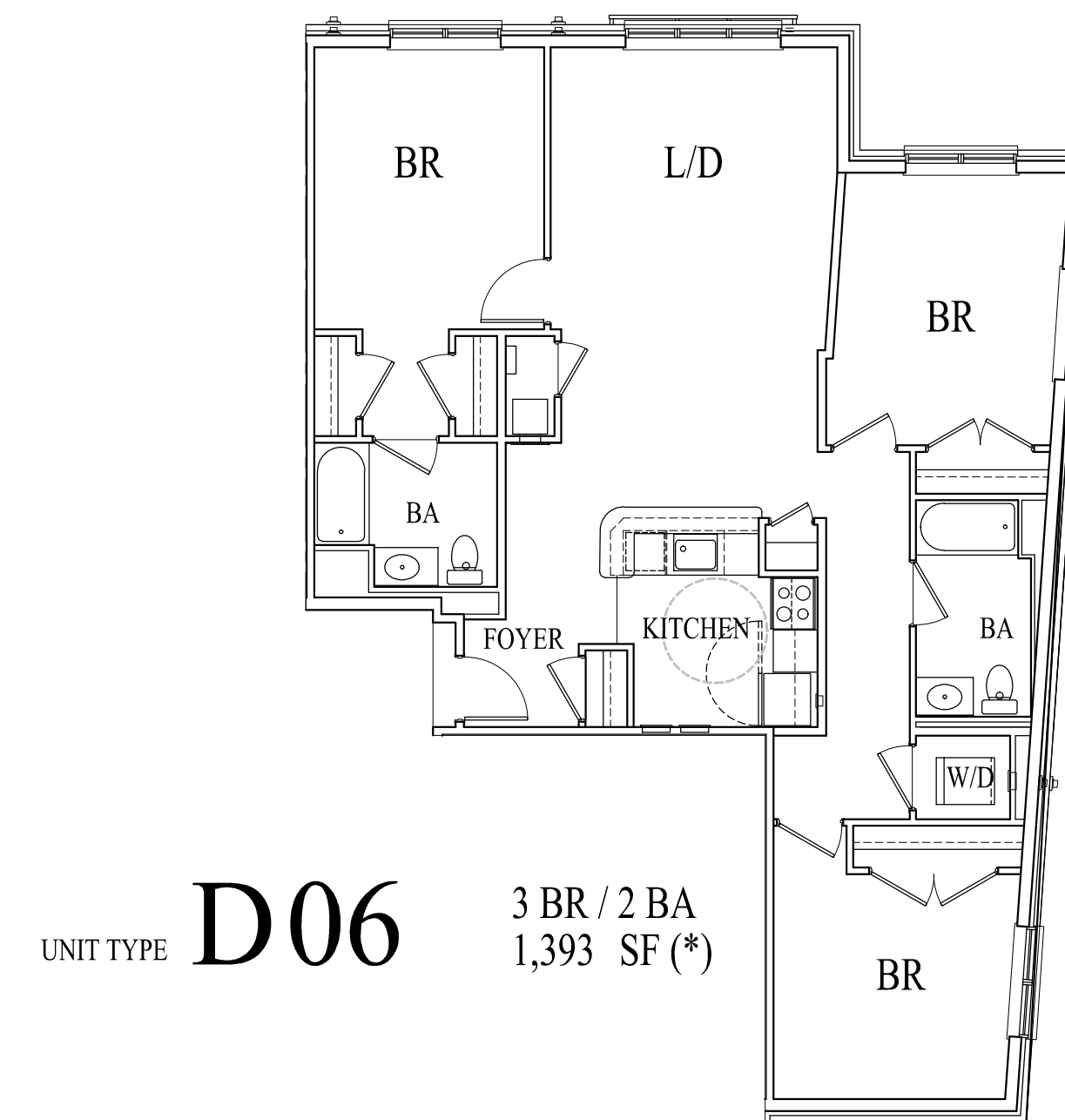
UNIT TYPE **B05** 1 BR / 1 BA
940 SF (*)



UNIT TYPE **D02** ACC 3 BR / 2 BA
1,222 SF (*)
(ACC: 521 CMR "GROUP 2" ACCESSIBLE UNIT)

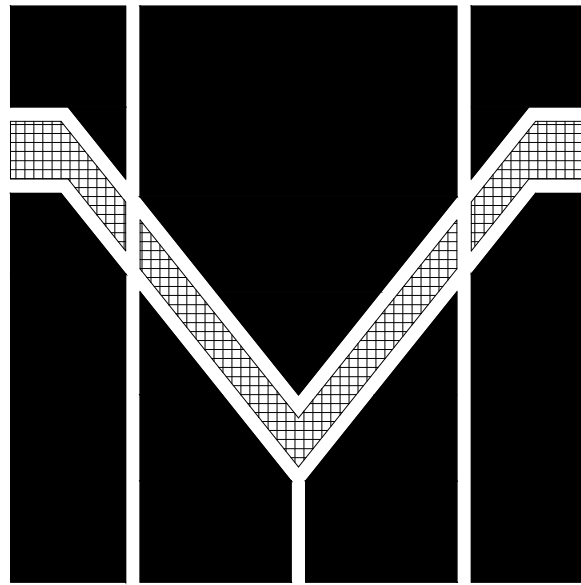


UNIT TYPE **D04** 3 BR / 2 BA
1,632 SF (*)



UNIT TYPE **D06** 3 BR / 2 BA
1,393 SF (*)

3-BEDROOM UNITS (TYPICAL) SCALE: 1/8" = 1'



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PROJECT NO. :

SCALE : N/A

Drawing Title:

TYPICAL UNIT PLANS

Drawing No.

A 8
APT

(*) FOR PLANNING PURPOSES THE UNIT AREA IS MEASURED FROM FACE OF FOUNDATION WALL (= BRICK) TO FACE OF CORRIDOR WALL, AND BETWEEN UNIT DEMISING LINES.