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COMPREHENSIVE PERMIT SUBMISSION

6 FEBRUARY 2017

PARKSIDE CONDOMINIUMS (BUILDINGS B AND C)

383-385 WASHINGTON STREET BRAINTREE, MASSACHUSETTS

DEVELOPER:

383 WASHINGTON STREET, LLC.
THE HOLLAND COMPANIES
519 ALBANY STREET, SUITE 200
BOSTON, MASSACHUSETTS 02118

ARCHITECT:

VMY ARCHITECTS LLC
188 NEEDHAM STREET, SUITE 260
NEWTON, MASSACHUSETTS 02464

LIST OF DRAWINGS

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- PROPOSED UTILITIES
- CONSTRUCTION DETAILS
- CONSTRUCTION DETAILS

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.

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)	133,954
DWELLING UNITS	(ALL FLOORS, ALL BUILDINGS)	(UNITS)	78

BUILDING A	383 WASHINGTON STREET	70 DWELLING UNITS TOTAL 81 COVERED PARKING SPACES (*) INCLUDING: 21HP 21HP (VAN)
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BUILDING AREA [SF]	29,880
BASEMENT	29,600
FLOOR 1	29,600
FLOOR 2	29,090
FLOOR 3	118,200
TOTAL	

		SIZE		LOCATION			TL
		[SF]	[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	0	2	2
B 1	1-BR	1 BA	784	5	6	3	14
B 1	ACC 1-BR	1 BA	784	1	1	0	2
B 1	ACH 1-BR	1 BA	784	0	0	1	1
B 2	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	0	0	1	1
B 5	1-BR	1 BA	940	1	1	0	2
B 6	1-BR + DEN	1 BA	1,049	0	1	0	1
B 7	1-BR	1 BA	916	1	0	0	1
B 8	1-BR + DEN	1 BA	1,245	0	0	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 1	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 1 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
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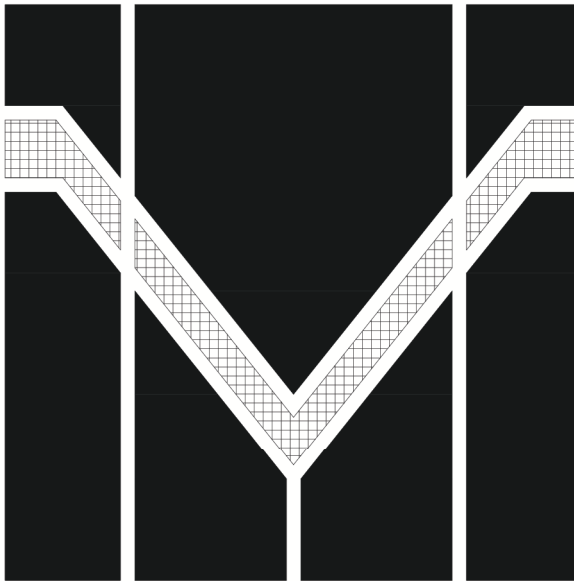
BUILDING AREA [SF]	# 16	#18	#20	TOTAL
	TYPE T2 3-BR / 2-BR	TYPE T1 3-BR / 2-BR	TYPE T3 3-BR / 2-BR	
GROUND FLOOR	781	772	781	2,334
FLOOR 1	700	685	692	2,077
FLOOR 2	480	497	502	1,479
TOTAL	1,961	1,954	1,975	5,890

BUILDING C	# 22-24-26-28-30	5 TOWNHOUSES TOTAL 5 INDIVIDUAL GARAGE SPACES 5 INDIVIDUAL EXTERIOR SPACES
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BUILDING AREA [SF]	# 22	# 24	# 26	#28	#30	TOTAL
	TYPE T2 3-BR / 2-BR	TYPE T1 3-BR / 2-BR	TYPE T1 3-BR / 2-BR	TYPE T1 3-BR / 2-BR	TYPE T2 3-BR / 2-BR	
GROUND FLOOR	781	772	772	772	781	3,878
FLOOR 1	700	685	685	685	700	3,455
FLOOR 2	480	497	497	497	480	2,451
TOTAL	1,961	1,954	1,954	1,954	1,961	9,784

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



Architect:

VMY Architects LLC

188 Needham Street
Newton, Massachusetts 02464-1560
617-597-1900 PH
617-597-1905 FX

Project:

Parkside Condominiums

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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DRAWN :
CHECKED :
PROJECT MGR :
PROJECT NO. :

SCALE : N/A
Drawing Title:

TITLE SHEET

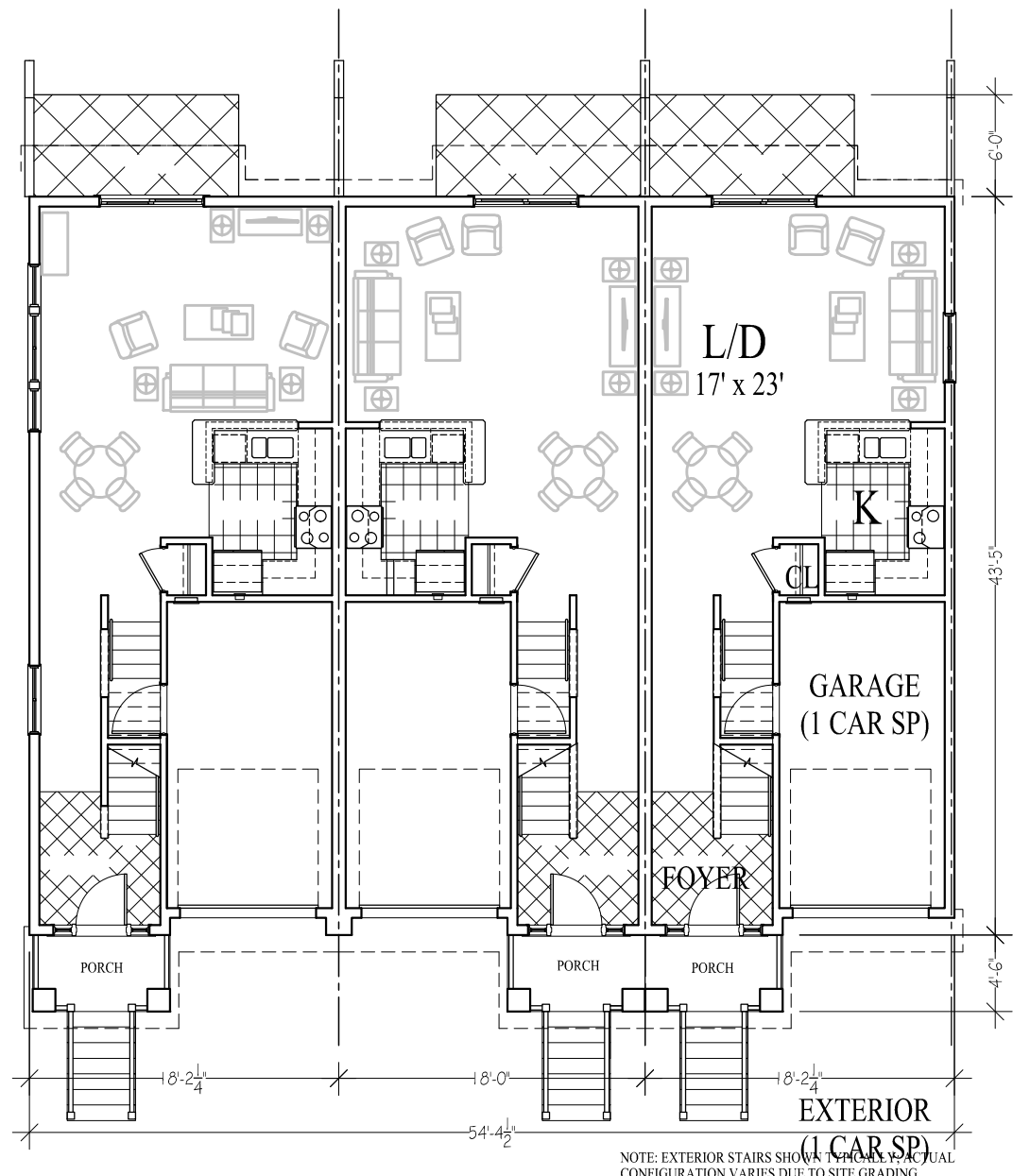
Drawing No.

T_{TH} 1



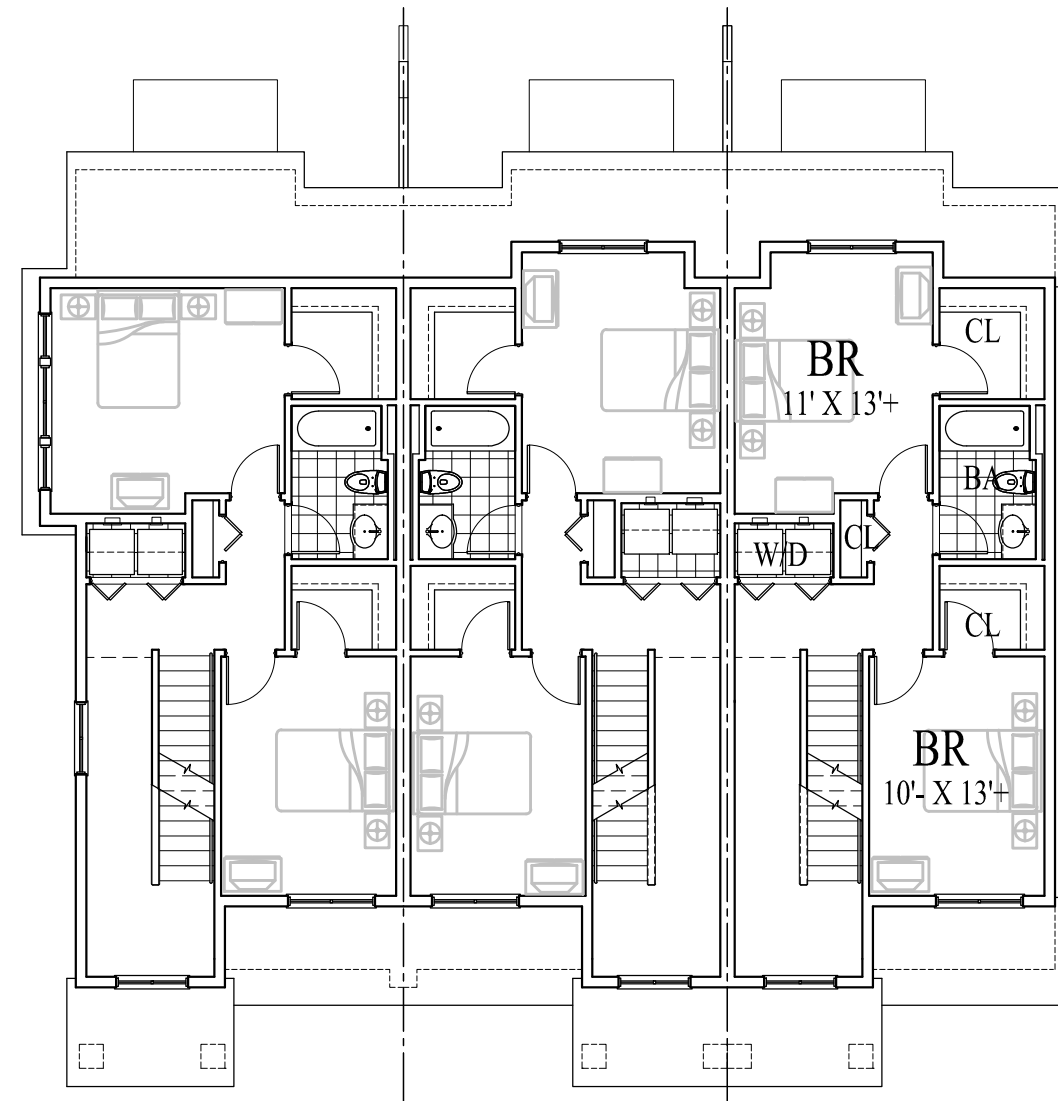
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T-02 T-01 T-03



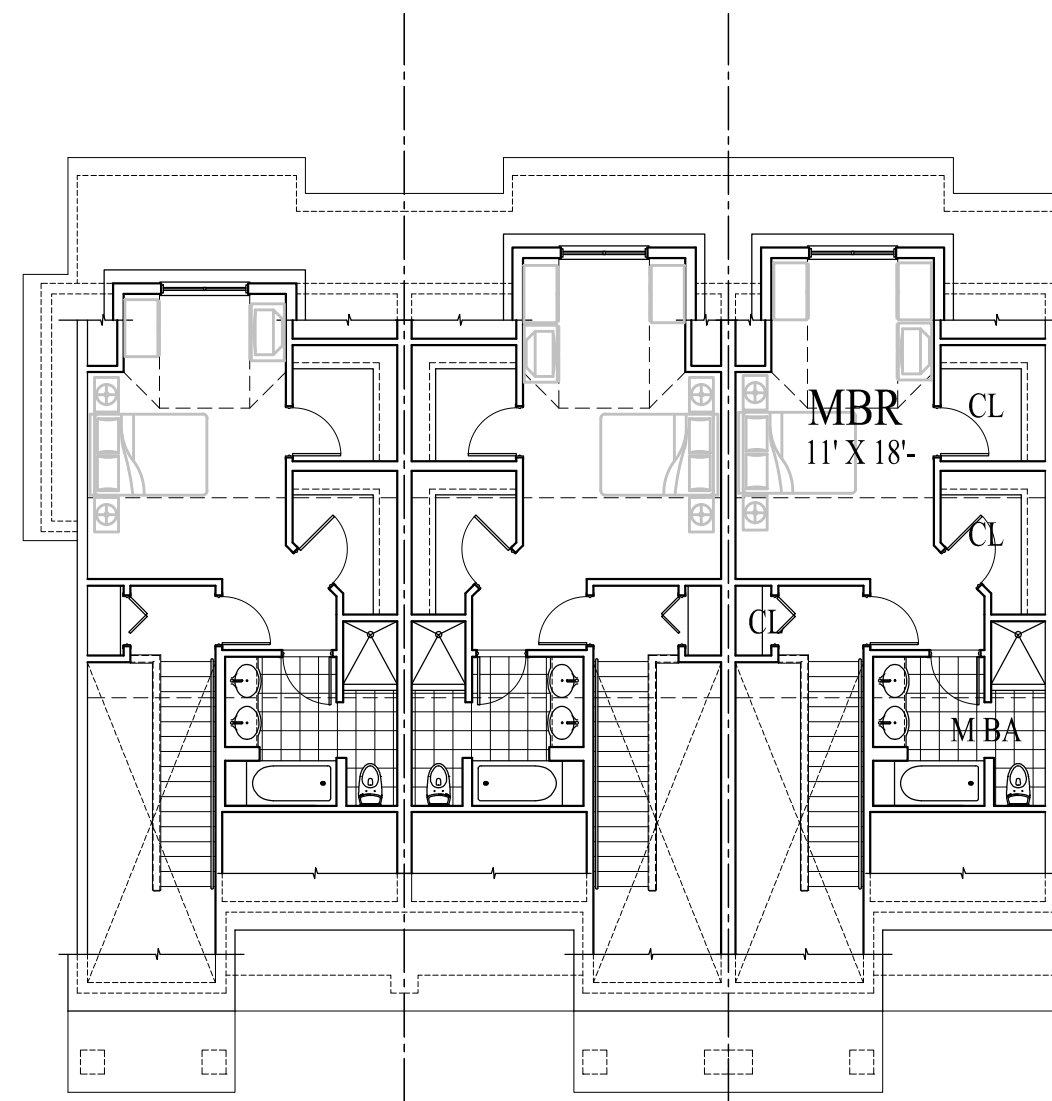
GROUND FLOOR
BUILDING B

T-02 T-01 T-03



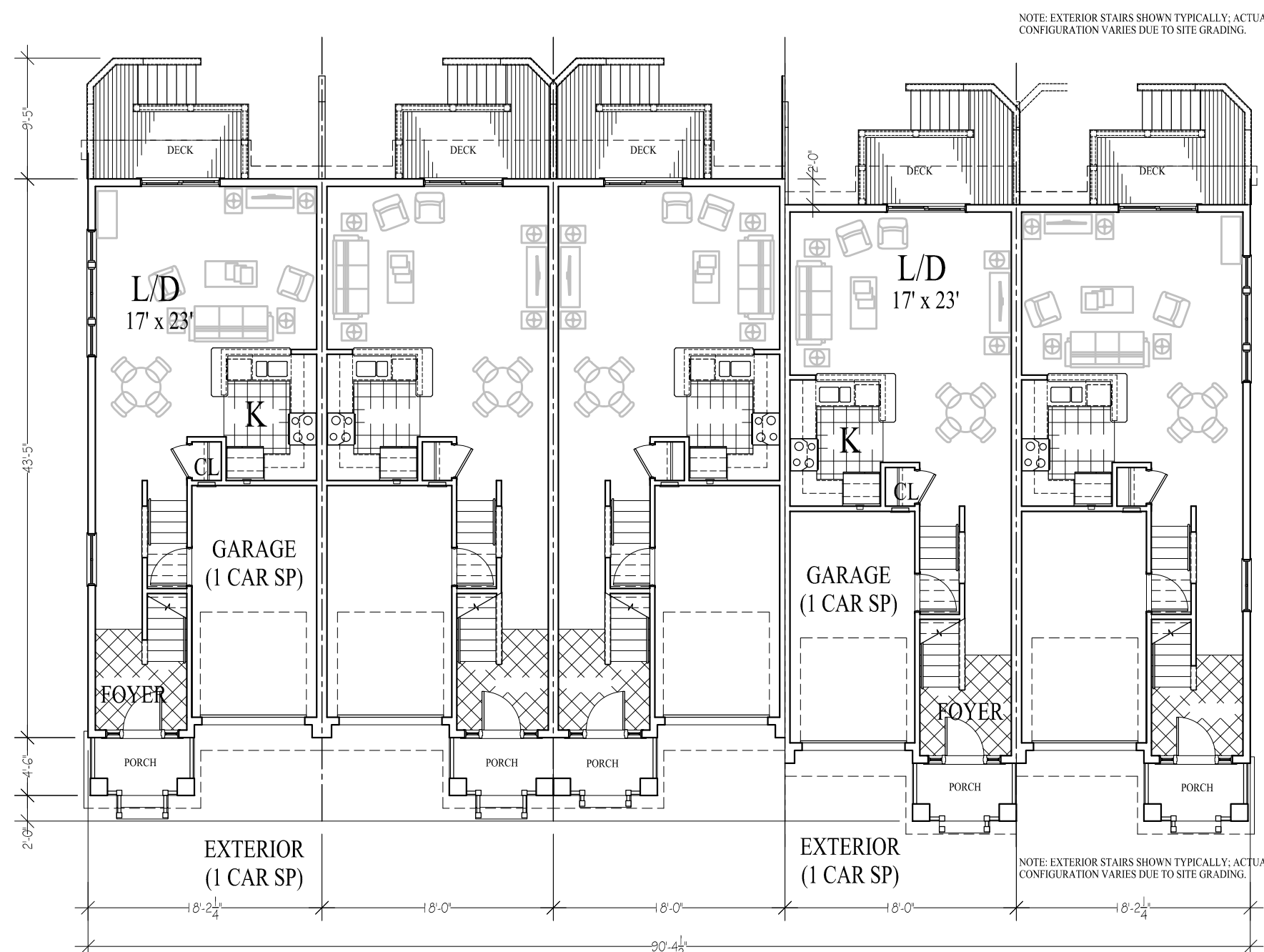
FLOOR 1

T-02 T-01 T-03



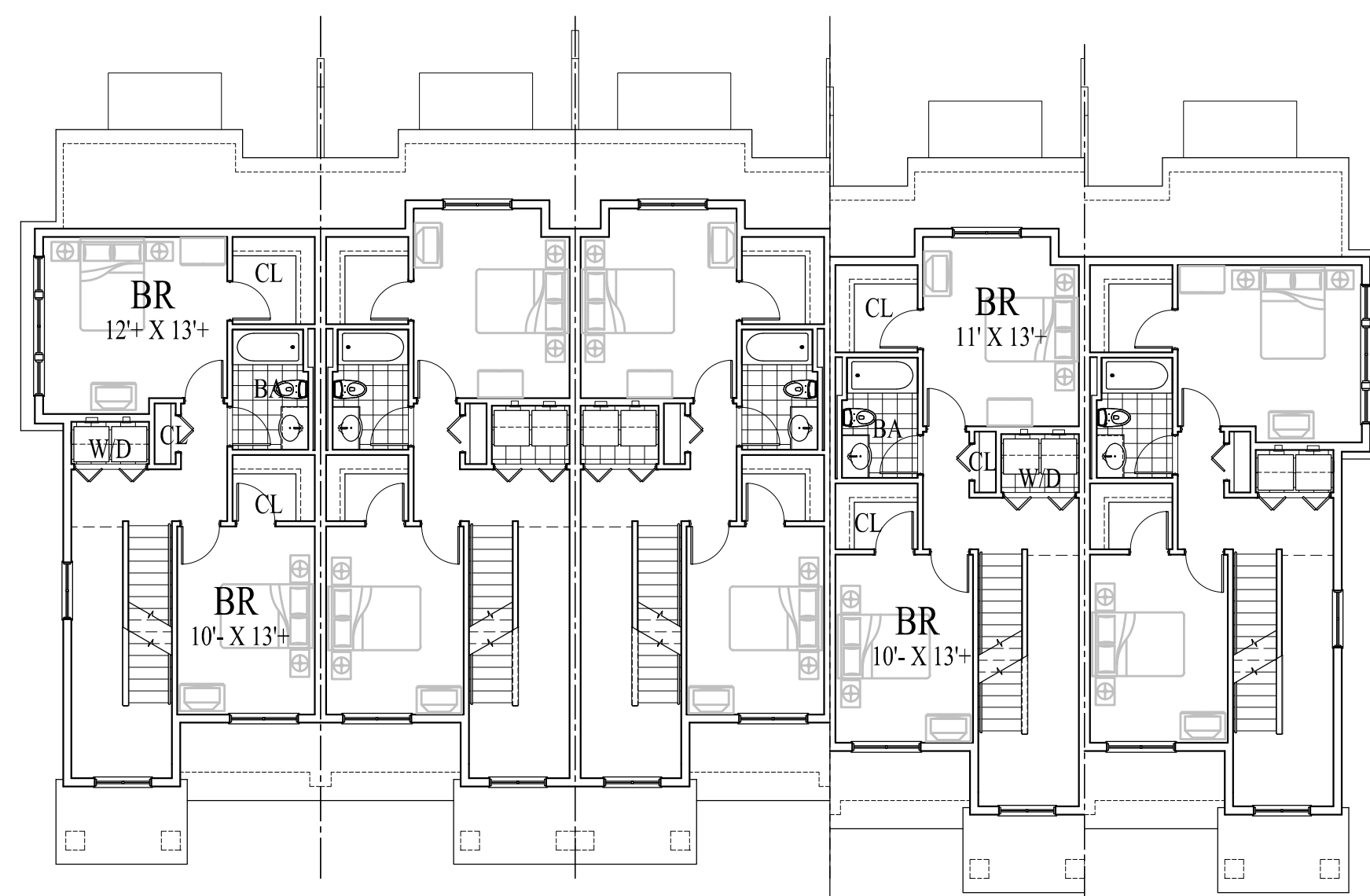
FLOOR 2

T-02 T-01 T-01 T-01 T-02



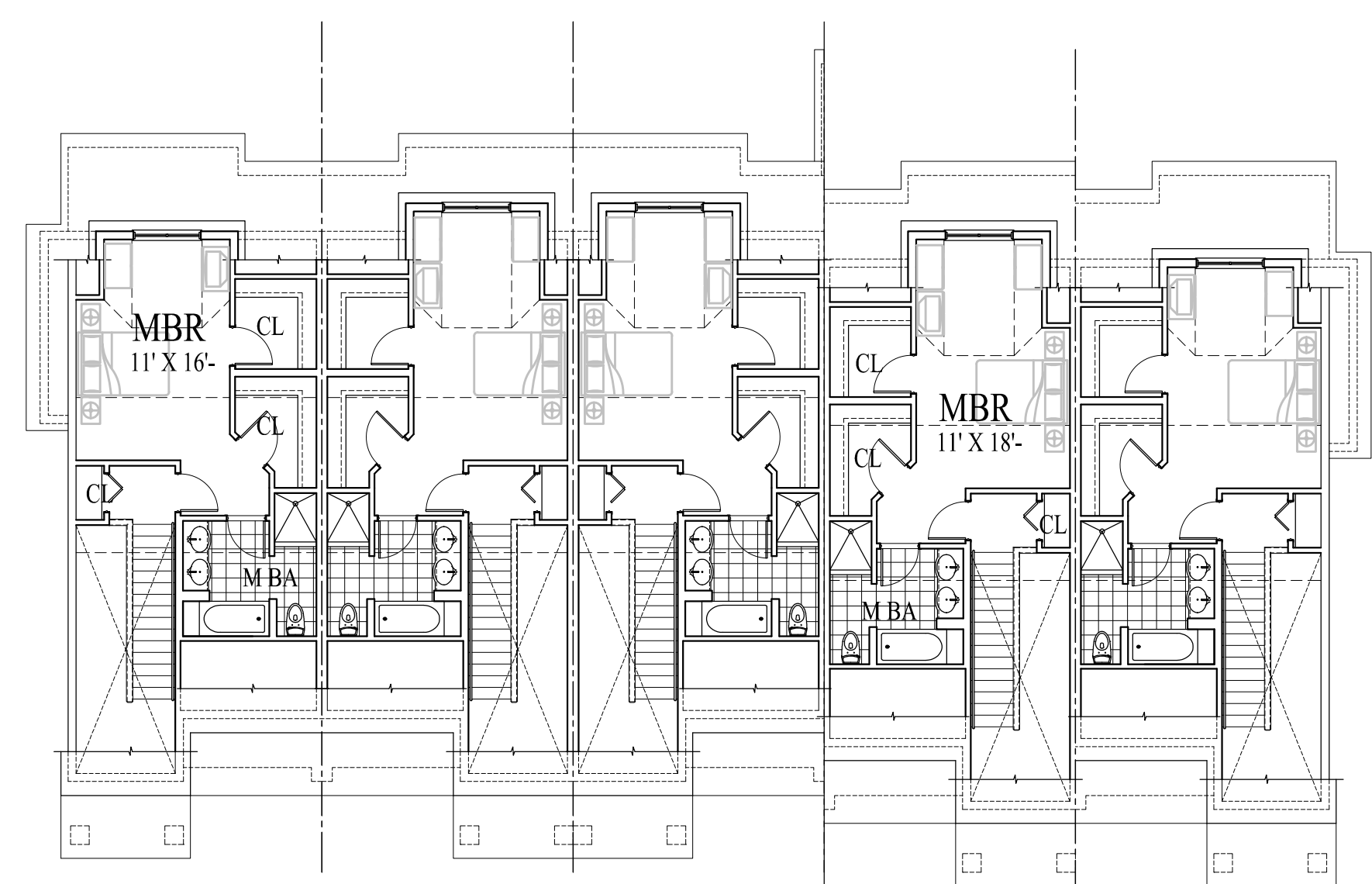
GROUND FLOOR
BUILDING C

T-02 T-01 T-01 T-01 T-02

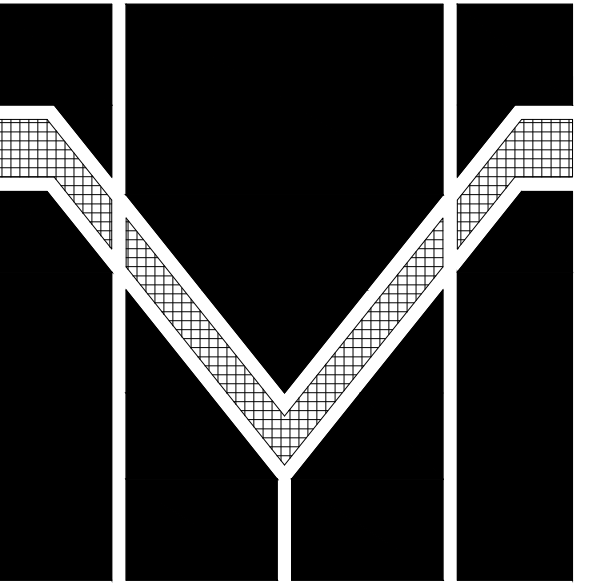


FLOOR 1

T-02 T-01 T-01 T-01 T-02



FLOOR 2



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DRAWN :

CHECKED :

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SCALE : AS NOTED

Drawing Title:

PLANS

Drawing No.

A_{TH} 1

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

