

HOPSTERS BREWING COMPANY

51 SLEEPER ST.
BOSTON, MA 02108

LOCUS MAP



PROJECT DIRECTORY

CLIENT: LEE COOPER
HOPSTERS
292 CENTRE STREET
NEWTON, MA 02458

ARCHITECT: MCMAHON ARCHITECTS, INC.
535 ALBANY STREET
BOSTON, MA 02118
617.482.5353

MEP ENGINEER: COMMERCIAL CONSTRUCTION
CONSULTING, INC.
313 CONGRESS STREET
BOSTON, MA 02210
617.330.9390


FOODSERVICE CONSULTANT: REALFOOD CONSULTING
103 BLANCHARD ROAD
CAMBRIDGE, MA 02138
617.876.2100

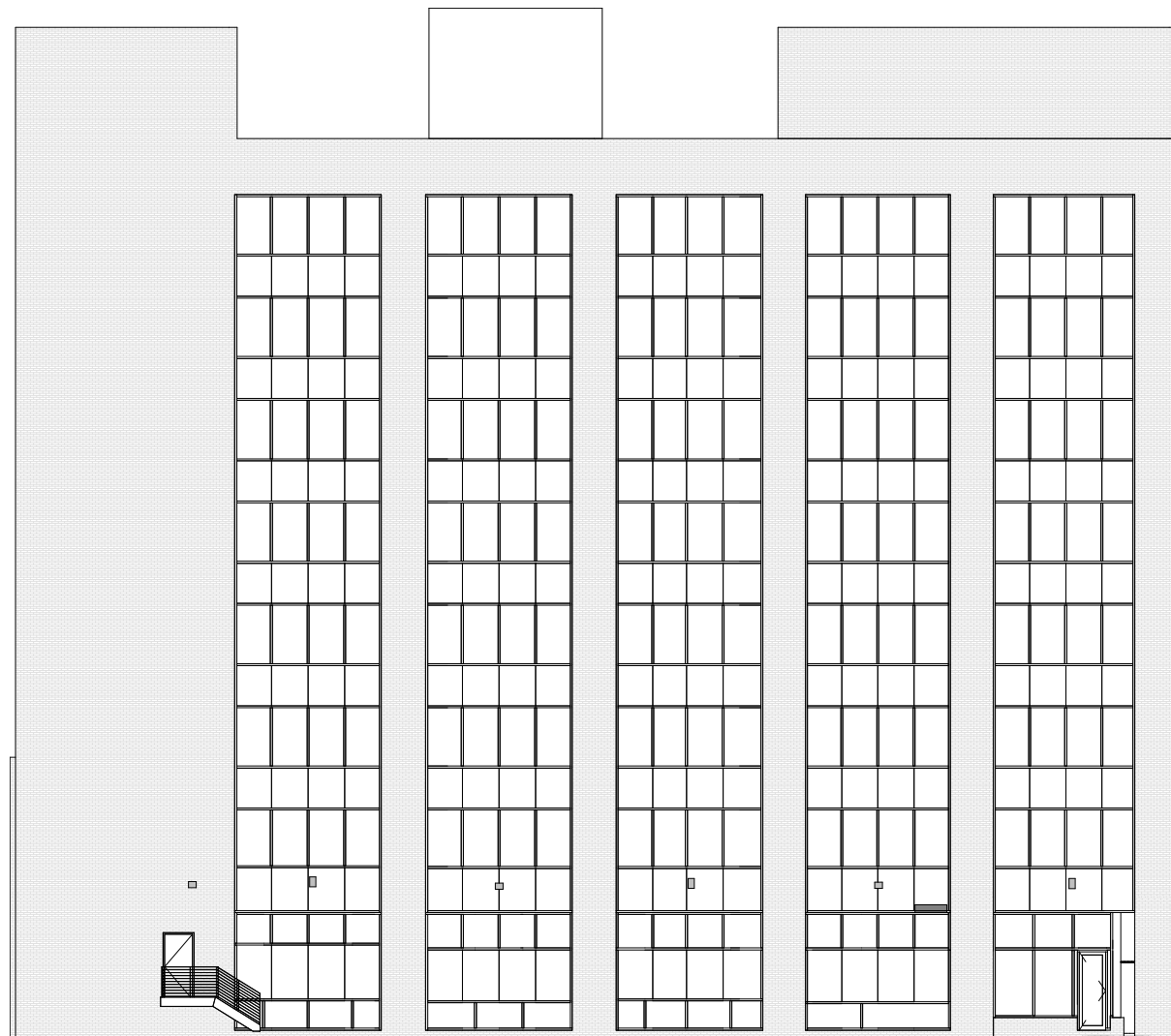
LANDLORD: LINCOLN PROPERTY COMPANY
53 STATE STREET, 8TH FLOOR
BOSTON, MA 02109
781.603.6696

LANDMARKS DRAWING LIST

SHEET TITLE	
ARCHITECTURAL DRAWINGS	
EXTERIOR 1	EXISTING EXTERIOR ELEVATIONS
EXTERIOR 2	PROPOSED EXTERIOR ELEVATIONS
EXTERIOR 3a	ENLARGED EXTERIOR ELEVATIONS
EXTERIOR 3b	ENLARGED EXTERIOR ELEVATIONS
EXTERIOR 4	PROPOSED EXTERIOR ELEVATIONS - RENDERED
EXTERIOR 5	ENLARGED PROPOSED EXTERIOR ELEVATIONS - RENDERED
EXTERIOR 6	EXISTING CONDITION PHOTOS
EXTERIOR 7	EXTERIOR PLAN AND MATERIALS
EXTERIOR 8	EXTERIOR LOGO AND SIGNAGE EXAMPLES
EXTERIOR 9	EXTERIOR DETAILS
EXTERIOR 10	EXTERIOR PERSPECTIVES
TITLE	TITLE SHEET



 <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE:	HOPSTERS BREWING COMPANY		DRAWING NUMBER:	TITLE	
	LOCATION:	51 SLEEPER ST. BOSTON, MA 02108	DATE:	8/28/2017	SCALE:	
	DRAWING TITLE:	TITLE SHEET	JOB NUMBER:	16-3033	DRAWN:	GL
	REVISION:				CHECK:	LC



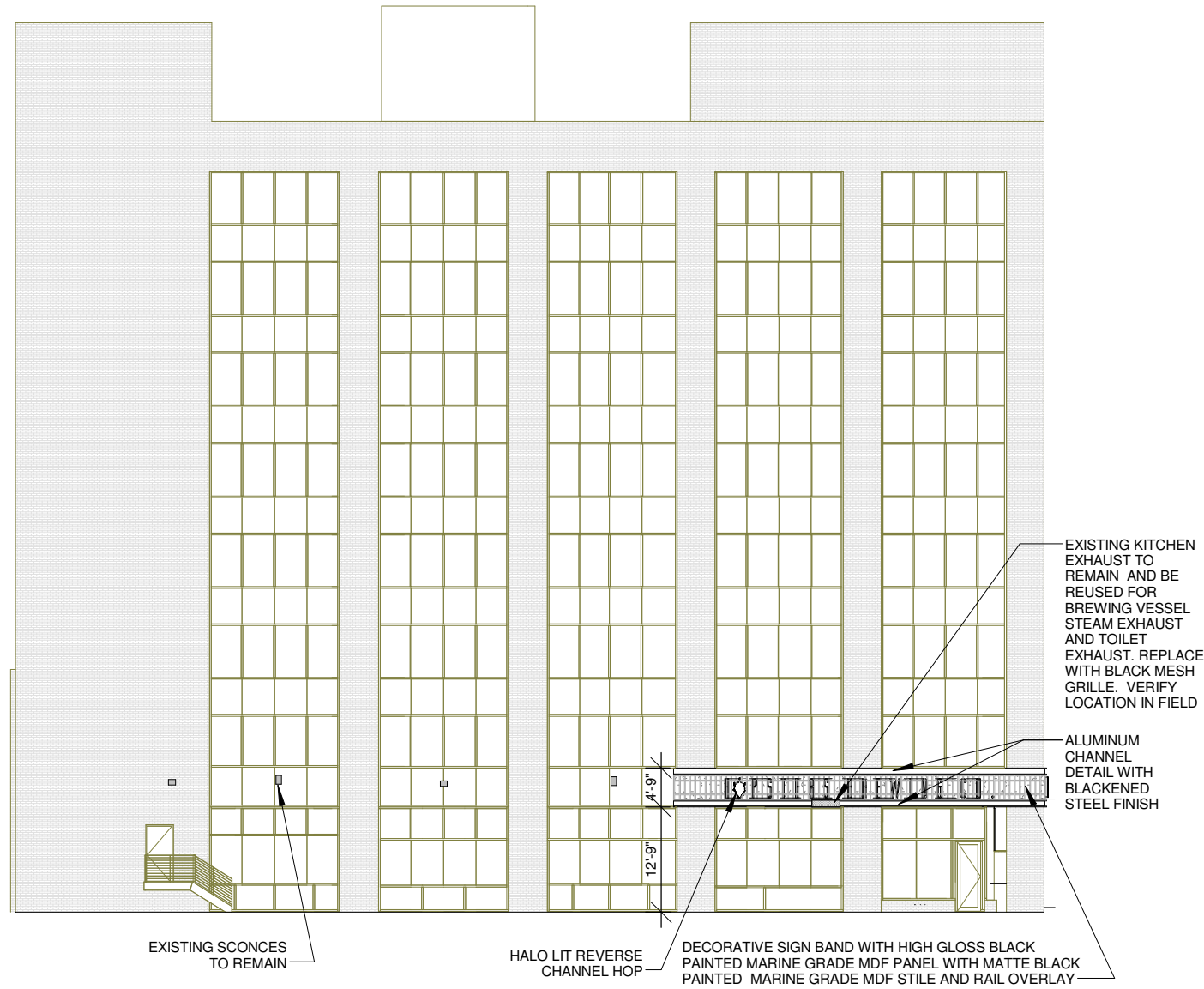
2 EXTERIOR EXISTING SIDE FACADE
SCALE: 1" = 20'-0"



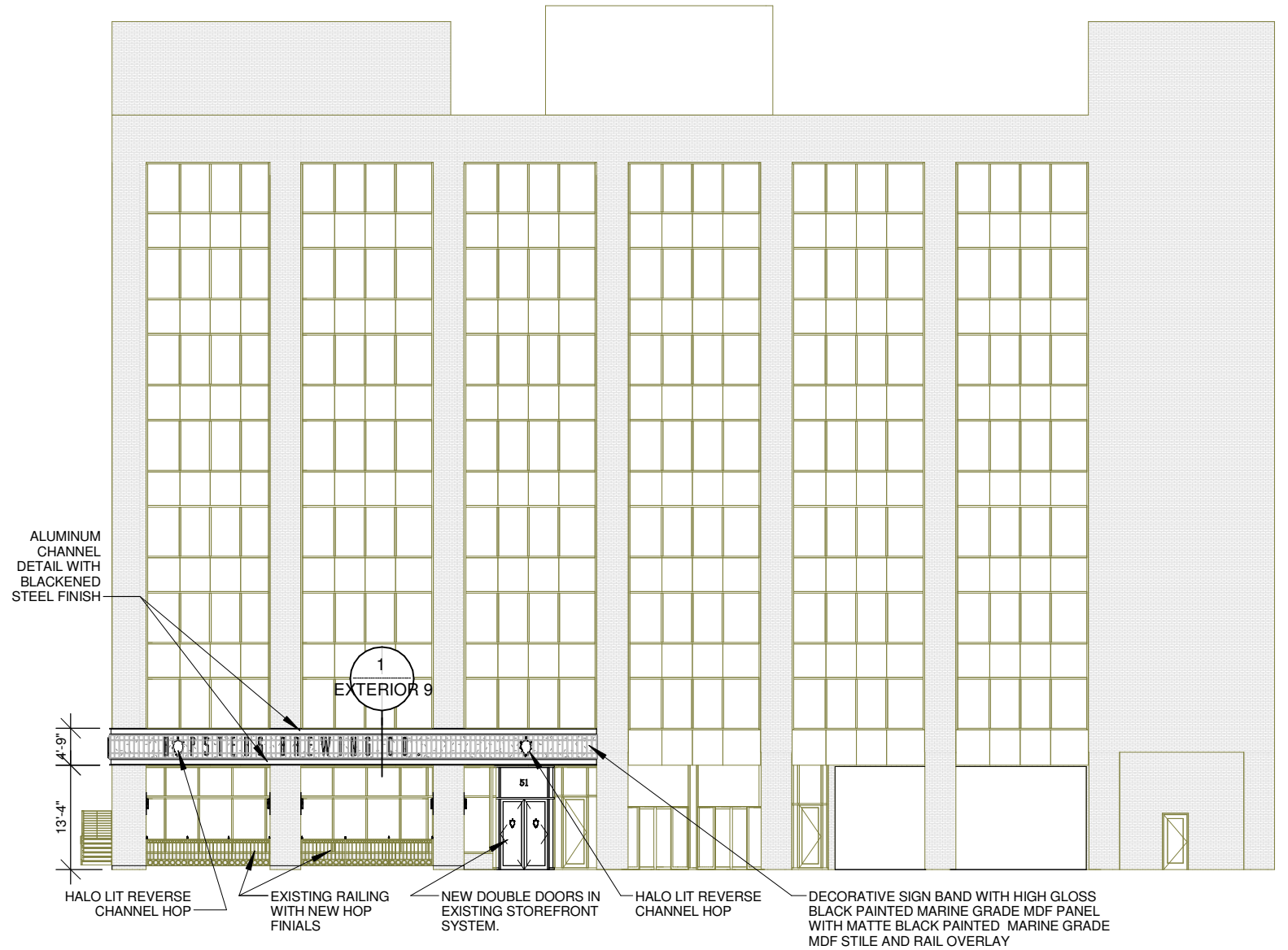
1 EXTERIOR EXISTING FRONT FACADE
SCALE: 1" = 20'-0"




JOB TITLE: HOPSTERS BREWING COMPANY		DRAWING NUMBER: EXTERIOR 1	
LOCATION: 51 SLEEPER ST. BOSTON, MA 02108		DATE: 8/28/2017	SCALE: AS INDICATED
DRAWING TITLE: EXISTING EXTERIOR ELEVATIONS		JOB NUMBER: 16-3033	DRAWN: GL
REVISION:			CHECK: LC

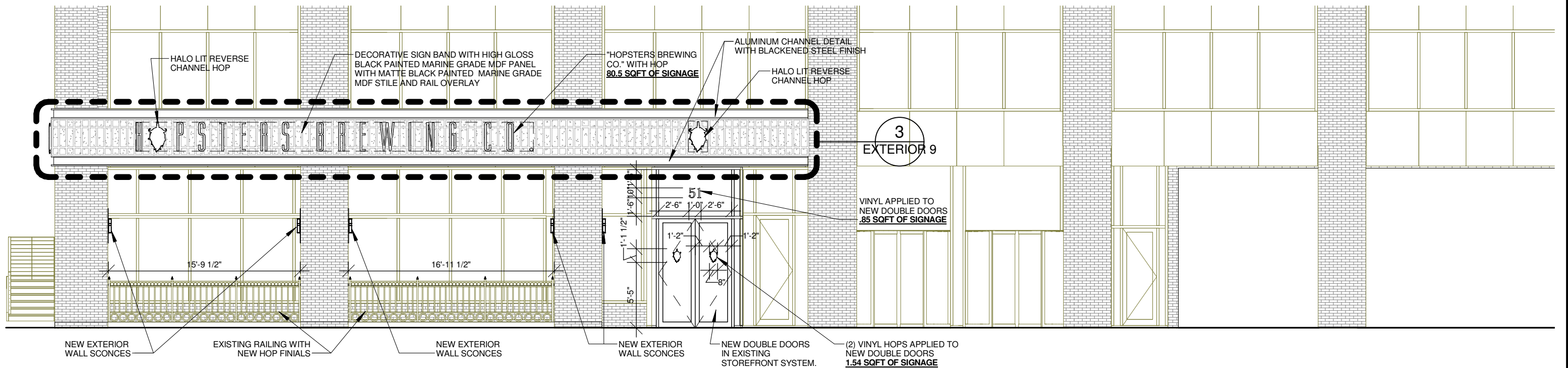


2 EXTERIOR PROPOSED SIDE FACADE
SCALE: 1" = 20'-0"

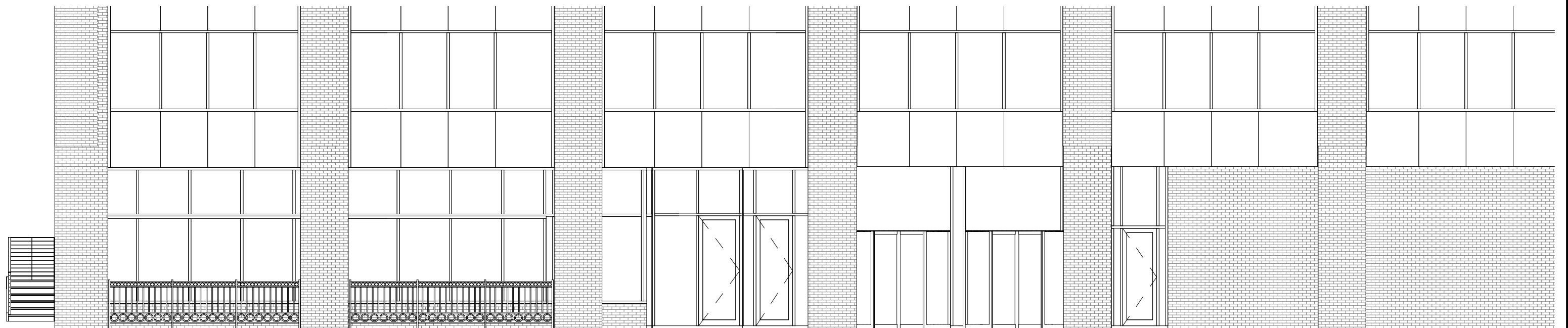


1 EXTERIOR PROPOSED FRONT FACADE
SCALE: 1" = 20'-0"


 <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE: HOPSTERS BREWING COMPANY		DRAWING NUMBER: EXTERIOR 2		
	LOCATION: 51 SLEEPER ST. BOSTON, MA 02108		DATE: 8/28/2017	SCALE: AS INDICATED	
	DRAWING TITLE: PROPOSED EXTERIOR ELEVATIONS		JOB NUMBER: 16-3033	DRAWN: GL	CHECK: LC
	REVISION:				

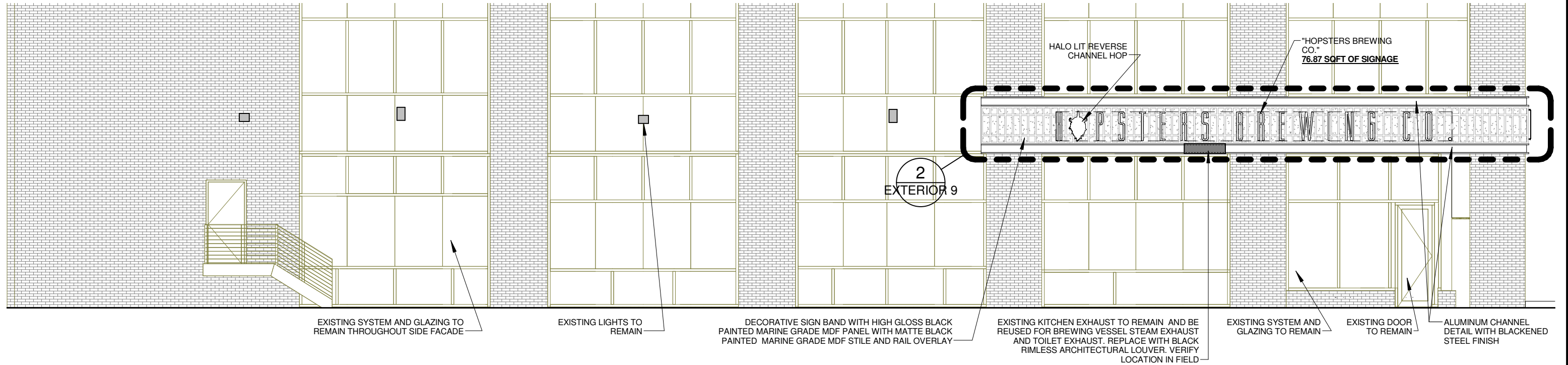


1 EXTERIOR PROPOSED FRONT FACADE - ENLARGED
 SCALE: 1/8" = 1'-0"

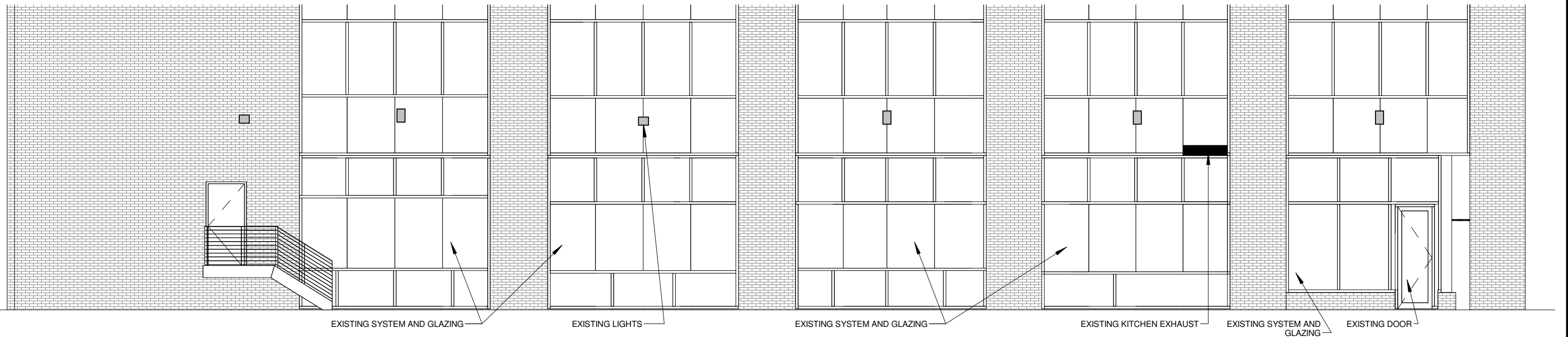


2 EXTERIOR EXISTING FRONT FACADE - ENLARGED
 SCALE: 1/8" = 1'-0"


 <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE: HOPSTERS BREWING COMPANY	DRAWING NUMBER: EXTERIOR 3a	
	LOCATION: 51 SLEEPER ST. BOSTON, MA 02108	DATE: 8/28/2017	SCALE: AS INDICATED
	DRAWING TITLE: ENLARGED EXTERIOR ELEVATIONS	JOB NUMBER: 16-3033	DRAWN: GL
	REVISION:		CHECK: LC



1 EXTERIOR PROPOSED SIDE FACADE - ENLARGED
SCALE: 1/8" = 1'-0"



2 EXTERIOR EXISTING SIDE FACADE - ENLARGED
SCALE: 1/8" = 1'-0"


 <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE: HOPSTERS BREWING COMPANY		DRAWING NUMBER: EXTERIOR 3b		
	LOCATION: 51 SLEEPER ST. BOSTON, MA 02108		DATE: 08/31/17	SCALE:	
	DRAWING TITLE: ENLARGED EXTERIOR ELEVATIONS		JOB NUMBER: 16-3033	DRAWN: Author	CHECK: Checker
	REVISION:				

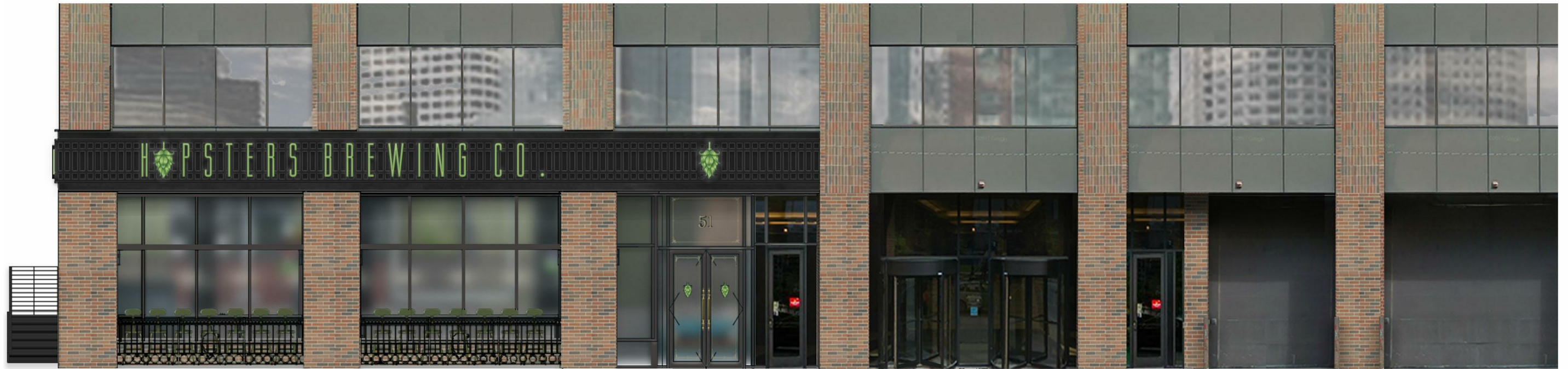


① EXTERIOR PROPOSED RENDERED SIDE FACADE

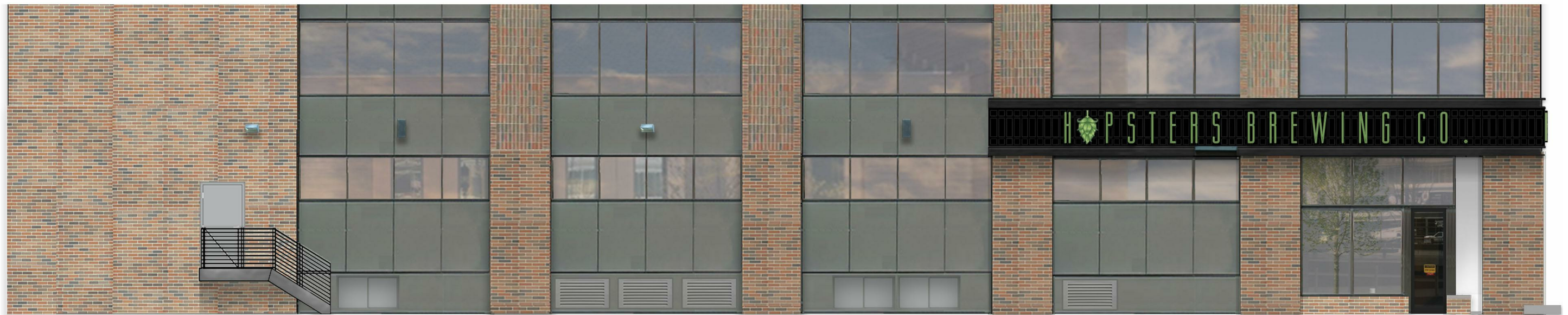


② EXTERIOR PROPOSED RENDERED FRONT FACADE


 <p>McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE: HOPSTERS BREWING COMPANY		DRAWING NUMBER: EXTERIOR 4		
	LOCATION: 51 SLEEPER ST. BOSTON, MA 02108		DATE: 8/28/2017	SCALE: NOT TO SCALE	
	DRAWING TITLE: PROPOSED EXTERIOR ELEVATIONS - RENDERED		JOB NUMBER: 16-3033	DRAWN: GL	CHECK: LC
	REVISION:				

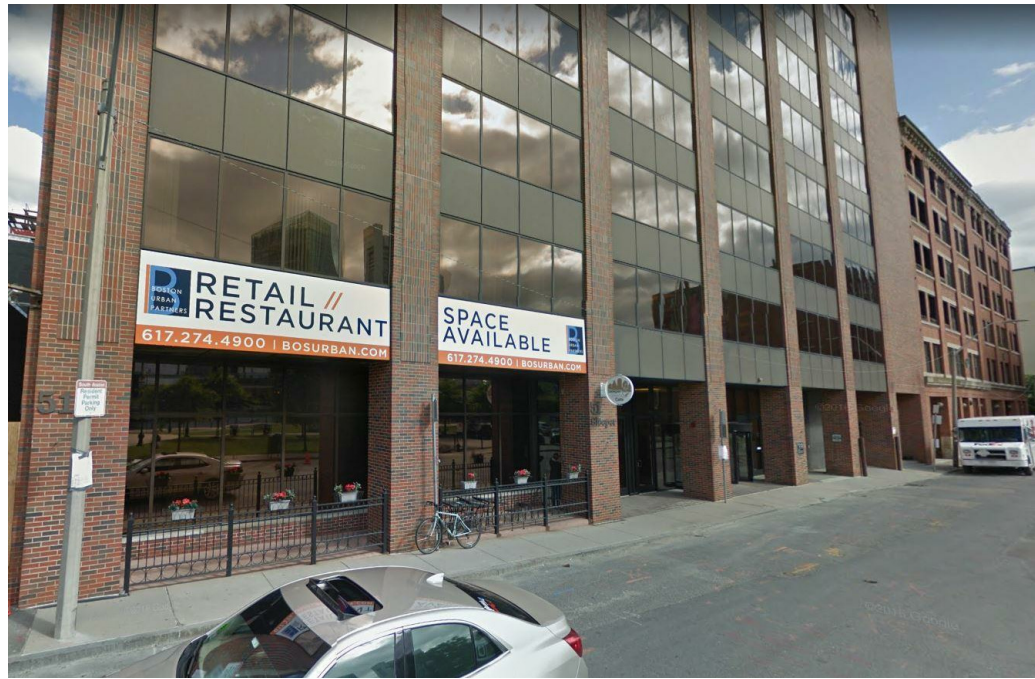


① EXTERIOR PROPOSED RENDERED FRONT FACADE
ENLARGED



② EXTERIOR PROPOSED RENDERED SIDE FACADE
ENLARGED

 <p>McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE: HOPSTERS BREWING COMPANY		DRAWING NUMBER: EXTERIOR 5		
	LOCATION: 51 SLEEPER ST. BOSTON, MA 02108		DATE: 8/28/2017	SCALE: NOT TO SCALE	
	DRAWING TITLE: ENLARGED PROPOSED EXTERIOR ELEVATIONS - RENDERED		JOB NUMBER: 16-3033	DRAWN: GL	CHECK: LC
	REVISION:				



① EXISTING CONDITIONS - FRONT VIEW



② EXISTING CONDITIONS - CORNER VIEW



③ EXISTING CONDITIONS - SIDE VIEW



④ EXISTING CONDITIONS - SIDE VIEW



⑤ EXISTING CONDITIONS - PATIO



⑥ EXISTING CONDITIONS - PATIO



⑦ EXISTING CONDITIONS - PATIO

<p>McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE: HOPSTERS BREWING COMPANY		DRAWING NUMBER: EXTERIOR 6		
	LOCATION: 51 SLEEPER ST. BOSTON, MA 02108		DATE: 8/28/2017	SCALE: NOT TO SCALE	
	DRAWING TITLE: EXISTING CONDITION PHOTOS		JOB NUMBER: 16-3033	DRAWN: GL	CHECK: LC
	REVISION:				



SEAT CHART

AREA & QUANTITY	TOTAL
UNCONCENTRATED (LOOSE) SEATING	57
CONCENTRATED (FIXED) SEATING	58
BAR	14
TOTAL INTERIOR:	130
EMPLOYEES	24
PATIO (SEASONAL)	14
GRAND TOTAL:	168

1 FURNITURE/EQUIPMENT PLAN
SCALE: 1/16" = 1'-0"

2 EXTERIOR WALL SCONCE
QTY. 5

3 EXTERIOR BARSTOOL
QTY. 14



<p>McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE: HOPSTERS BREWING COMPANY		DRAWING NUMBER: EXTERIOR 7		
	LOCATION: 51 SLEEPER ST. BOSTON, MA 02108		DATE: 8/28/2017	SCALE: AS INDICATED	
	DRAWING TITLE: EXTERIOR PLAN AND MATERIALS		JOB NUMBER: 16-3033	DRAWN: GL	CHECK: LC
	REVISION:				



1 EXISTING HOPSTERS LOCATION SIGNAGE



4 SIGNAGE, & FURNITURE, & LIGHTING EXAMPLE



7 SIGNAGE, & FURNITURE EXAMPLE



5 SIGNAGE, & STOREFRONT EXAMPLE

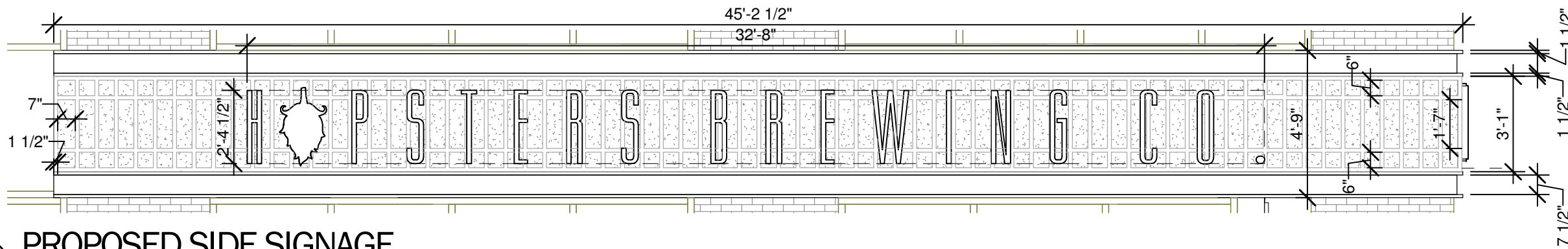


8 FURNITURE & SIGNAGE EXAMPLE



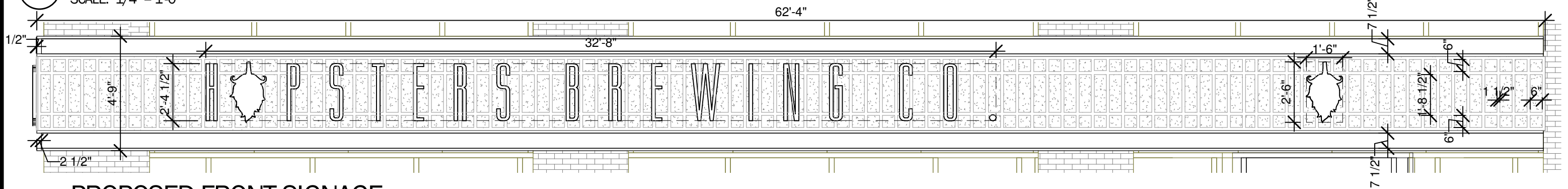
6 FURNITURE EXAMPLE

<p>M McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE: HOPSTERS BREWING COMPANY		DRAWING NUMBER: EXTERIOR 8		
	LOCATION: 51 SLEEPER ST. BOSTON, MA 02108		DATE: 8/28/2017	SCALE: AS INDICATED	
	DRAWING TITLE: EXTERIOR LOGO AND SIGNAGE EXAMPLES		JOB NUMBER: 16-3033	DRAWN: GL	CHECK: LC
	REVISION:				

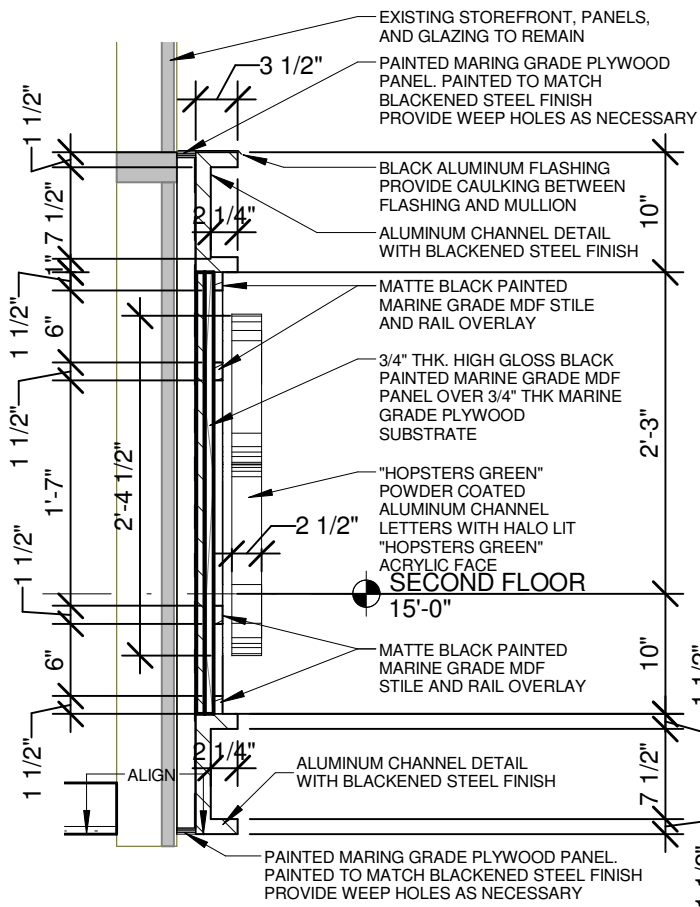


SIGNAGE CALCULATION	
ALLOWED: 1SQFT OF SIGNAGE FOR EVERY LINEAR FOOT OF STOREFRONT	
TOTAL LINEAR FEET:	171'-7"
TOTAL SIGNAGE ESTIMATED:	159.76 SQFT

2 PROPOSED SIDE SIGNAGE
SCALE: 1/4" = 1'-0"



3 PROPOSED FRONT SIGNAGE
SCALE: 1/4" = 1'-0"



1 SIGNAGE DETAIL
SCALE: 3/4" = 1'-0"

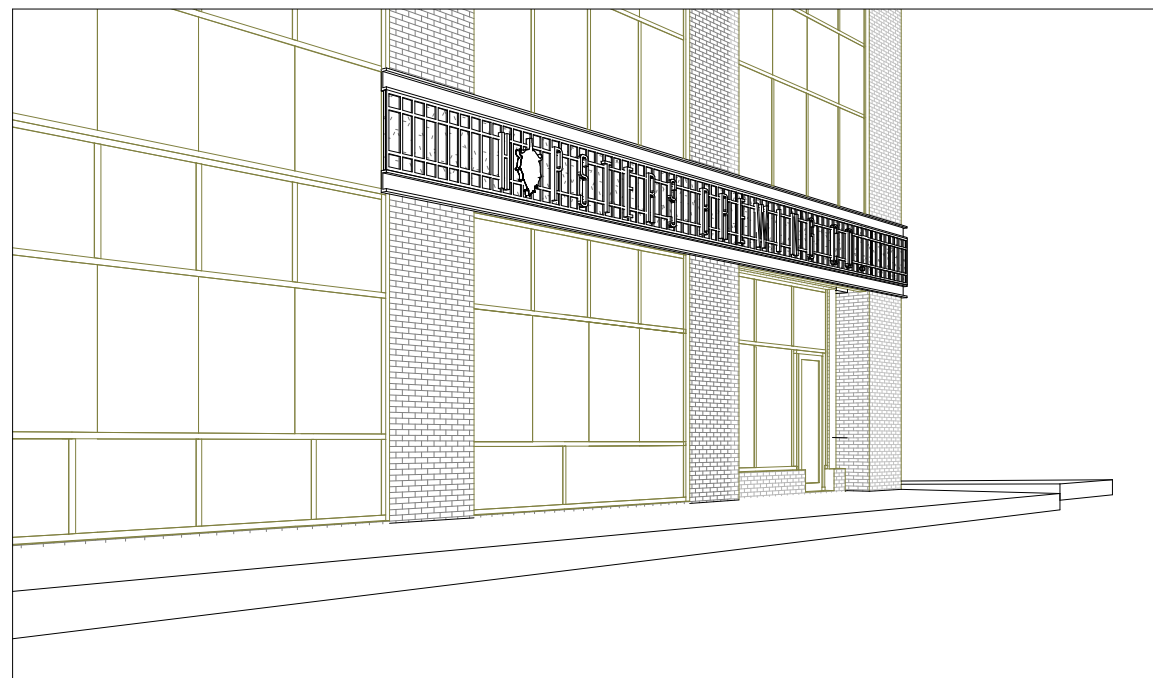
<p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE: HOPSTERS BREWING COMPANY		DRAWING NUMBER: EXTERIOR 9		
	LOCATION: 51 SLEEPER ST. BOSTON, MA 02108		DATE: 8/28/2017	SCALE: AS INDICATED	
	DRAWING TITLE: EXTERIOR DETAILS		JOB NUMBER: 16-3033	DRAWN: GL	CHECK: LC
	REVISION:				




1 3D VIEW - CORNER SIGNAGE
SCALE: NTS



2 3D VIEW - FRONT FACADE SIGNAGE
SCALE: NTS



3 3D VIEW - SIDE FACADE SIGNAGE
SCALE: NTS

 <p>McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE: HOPSTERS BREWING COMPANY		DRAWING NUMBER: EXTERIOR 10		
	LOCATION: 51 SLEEPER ST. BOSTON, MA 02108		DATE: 8/28/2017	SCALE: NOT TO SCALE	
	DRAWING TITLE: EXTERIOR PERSPECTIVES		JOB NUMBER: 16-3033	DRAWN: GL	CHECK: LC
	REVISION:				