



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

Linda K. Hamlin, Chairman
Steven Heikin, Clerk
Robert Cook
Sergio Modigliani
Jonathan Simpson
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: January 24, 2015
Subject: Convert a single to a two-family dwelling and construct a second driveway
Location: 86 Babcock Street

Atlas Sheet: 10	Case #: 2014-0076
Block: 49	Zoning: T-5
Lot: 13	Lot Area (s.f.): ±6,000

Board of Appeals Hearing: January 29, 2015, at 7:30 p.m.

BACKGROUND

12/18/14 – Planning Board continued the case to convert a single to a two-family and construct a second driveway to allow the applicant to explore revisions to the parking lay-out. **[Revised floor plans, dated 12/24/2014, include a reduction in the total number of bedrooms from 8 to 6, requiring 4 off-street parking spaces for the property.]**

SITE AND NEIGHBORHOOD

86 Babcock Street is a two-and-a-half-story single-family dwelling located immediately across from Dwight Square at the intersection of Babcock and Dwight Streets. Other dwellings in the surrounding area are either single- and two-family dwellings of a similar size and type, or apartment-style buildings with multiple units. To the rear of the subject property are the tennis and basketball courts of Devotion School. The majority of the structures in the area are for residential use.

APPLICANT'S PROPOSAL

The applicant, 86 Babcock Street, LLC, wishes to convert the single-family dwelling into a two-family dwelling, extend the existing driveway, and construct a second driveway on the other side

of the dwelling to provide parking. The applicant is also planning on constructing a rear deck at the second floor, but it does not need zoning relief and details have not been provided.

[Residential Unit 1 (basement and first floor) includes 2 bedrooms, and residential Unit 2 (second and third floor) includes 4 total bedrooms. A revised parking plan, dated 1/8/2015, includes 3 tandem parking spaces in the existing driveway and 1 parking space in the proposed driveway. At the Planning Board meeting on 1/22/2015, the applicant proposed an alternate parking plan, dated 1/12/2015, with two parking spaces in the existing driveway and two parking spaces in the proposed driveway.]

FINDINGS

Section 5.05: Conversion -- When a single-family is converted to a two-family in a T district, the Board of Appeals may by special permit waive the dimensional requirements specified in *Section 5.01* except for minimum lot size, provided that no previously-existing nonconformity is increased.

Section 5.43: Exceptions to Yard and Setback Regulations

Section 5.70: Rear Yard Requirements

Section 6.04.5.c.2: Design of All Off-Street Parking Facilities (parking/driveway setback)

	Required	Existing	Proposed	Finding
Rear Yard Setback – Deck	15' (50% of 30')	24' 7.5"	18' 7.5"	Complies*
Parking Side Yard Setback (existing driveway)	5'	1' or less	1' or less	Special Permit**
Parking Side Yard Setback (new driveway)	5'	N/A	3'	Special Permit**

*Under Section 5.74, uncovered porches or decks may extend into the yard up to fifty percent of the required rear yard setback, but in no case closer than six feet to the property line.

**Under Section 5.43, the Board of Appeals may allow by special permit alternate dimensions for setback and yard requirements if counterbalancing amenities are provided. Should the existing driveway not be extended, as shown in the most recently revised parking plan dated 1/12/2015, setback relief would only be needed for the new driveway.

Section 8.02.2: Alteration or Extension

A special permit is required for an alteration.

PLANNING BOARD COMMENTS

The Planning Board was divided (3-3) about whether or not to support this proposal to convert a single-family dwelling into a two-family due to the proposed second driveway. Three Board members were opposed to establishing a second driveway to accommodate the required parking, believing a single driveway with tandem parking could support the two units; a four-car tandem parking arrangement may be uncomfortable for the residents to manage, but other properties in this neighborhood have similar arrangements and find them workable. The home is located right at the intersection of Babcock and Dwight Streets, and Board members were concerned about establishing

another back-out driveway at this location. The new driveway would be located closer than typically preferred by the Town to a large existing street tree, which could damage the tree, and the Town's Tree Warden has expressed concern that the tree could obstruct sight lines in the future.

However, three other Board members thought a second driveway may be the only feasible solution to allow conversion of the dwelling into two units, and by installing decorative paving for both the new driveway and the front of the existing driveway, as well as screening landscaping and/or fencing along the property line, the second driveway could be an attractive feature.

Therefore, the Planning Board voted (3-3) to recommend denial of the proposed plans, including the floor plans by Embarc, dated 12/24/14, the site plan dated 8/7/14, and the revised landscape plan dated 1/12/15.

Should the Board of Appeals find that the statutory requirements for a special permit are met, the following conditions are recommended:

1. Prior to the issuance of a building permit, the applicant shall submit a final site and landscaping plan, indicating all counterbalancing amenities, including decorative paving for both the new driveway and front of the existing driveway, and screening landscaping and/or fencing, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall obtain approval for creation of a new curb cut from the Department of Public Works, and submit copies of this approval to the Building Department and Department of Planning and Community Development.
3. Prior to issuance of a building permit, the applicant shall submit to the Building Commissioner to ensure conformance to the Board of Appeals decision: 1) final floor plans, stamped and signed by a registered architect; 2) a final site plan, stamped and signed by a registered engineer or land surveyor; and 3) evidence the Board of Appeals decision has been recorded at the Registry of Deeds.

lkch

Image 1: Aerial View

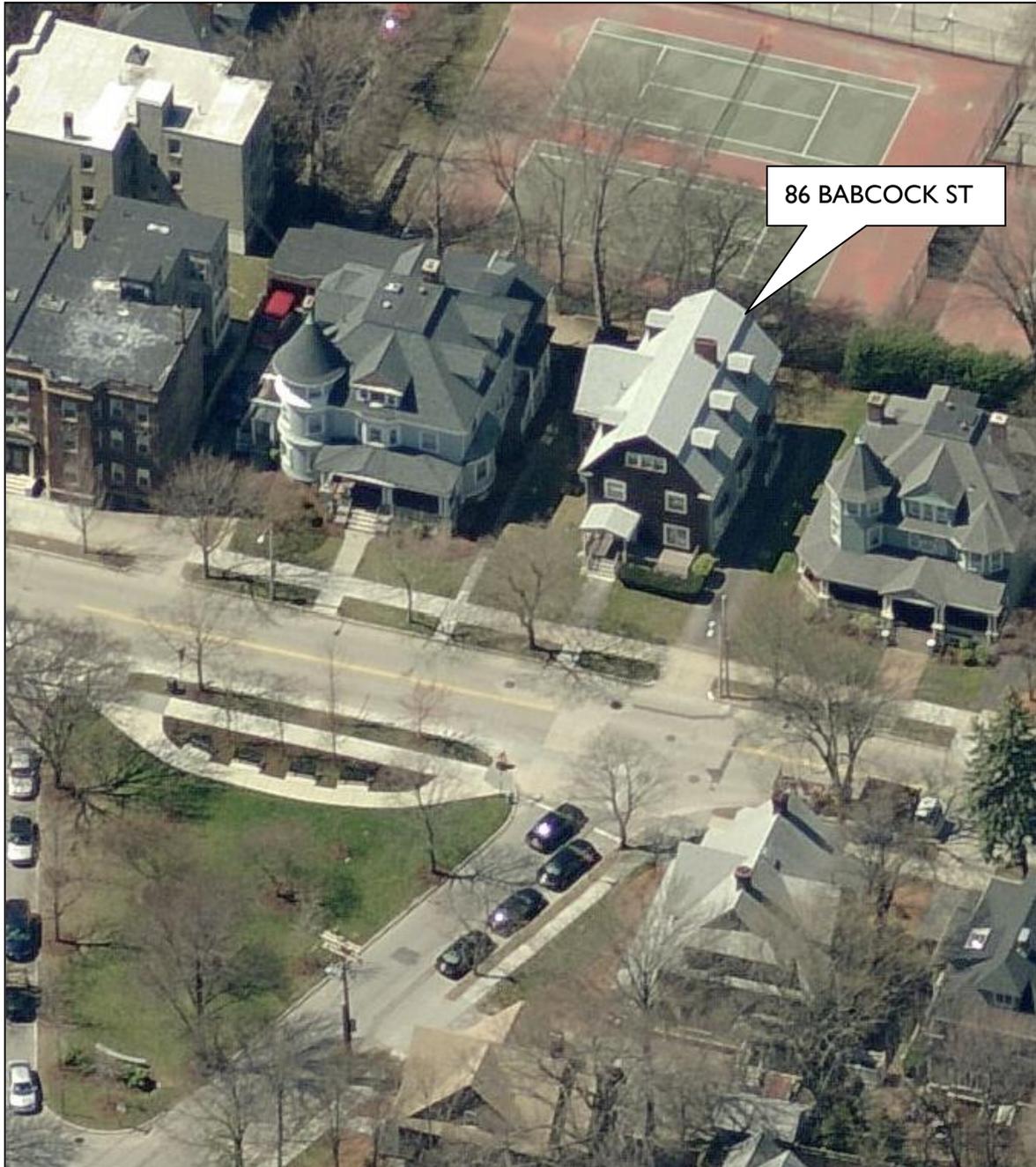
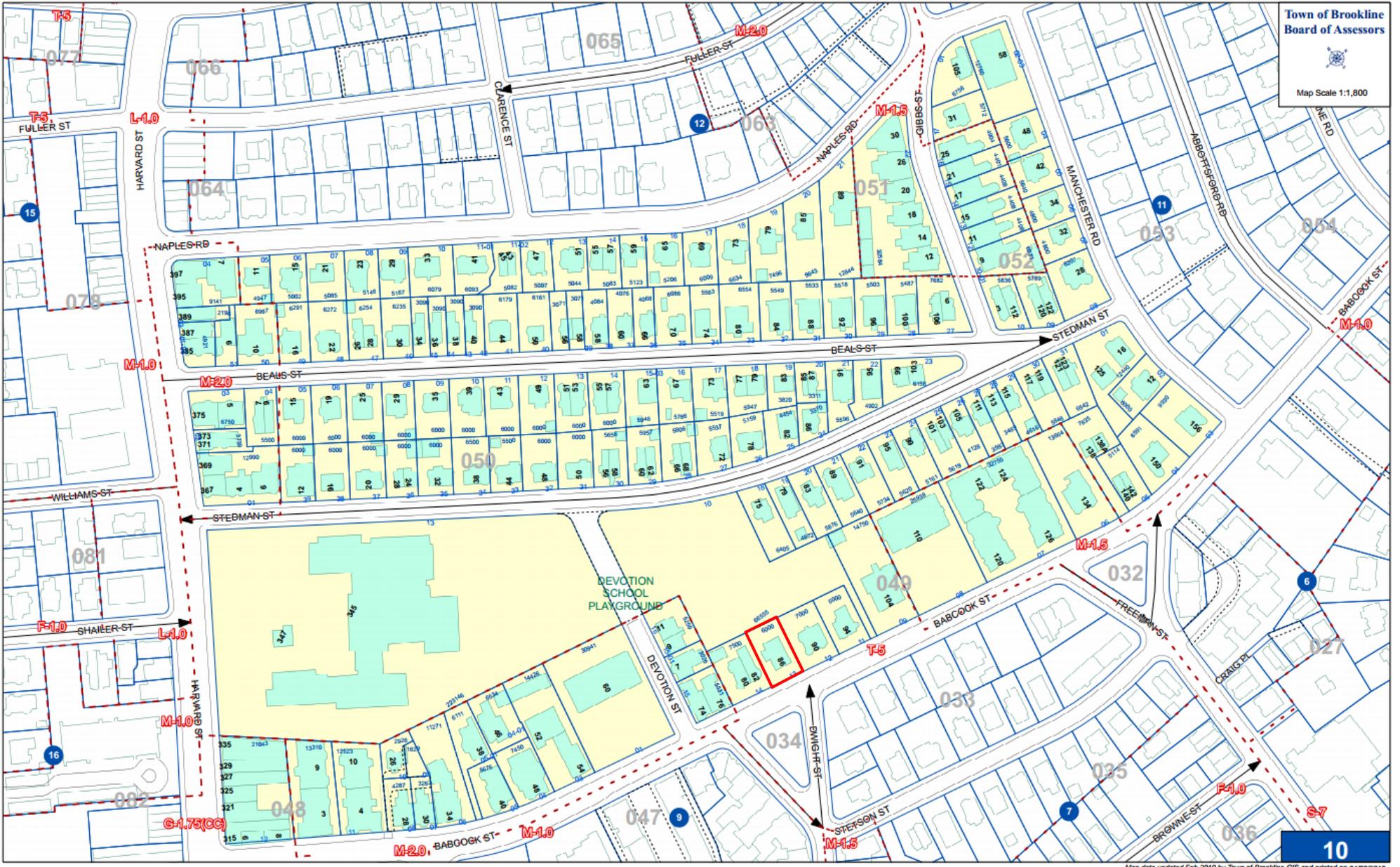
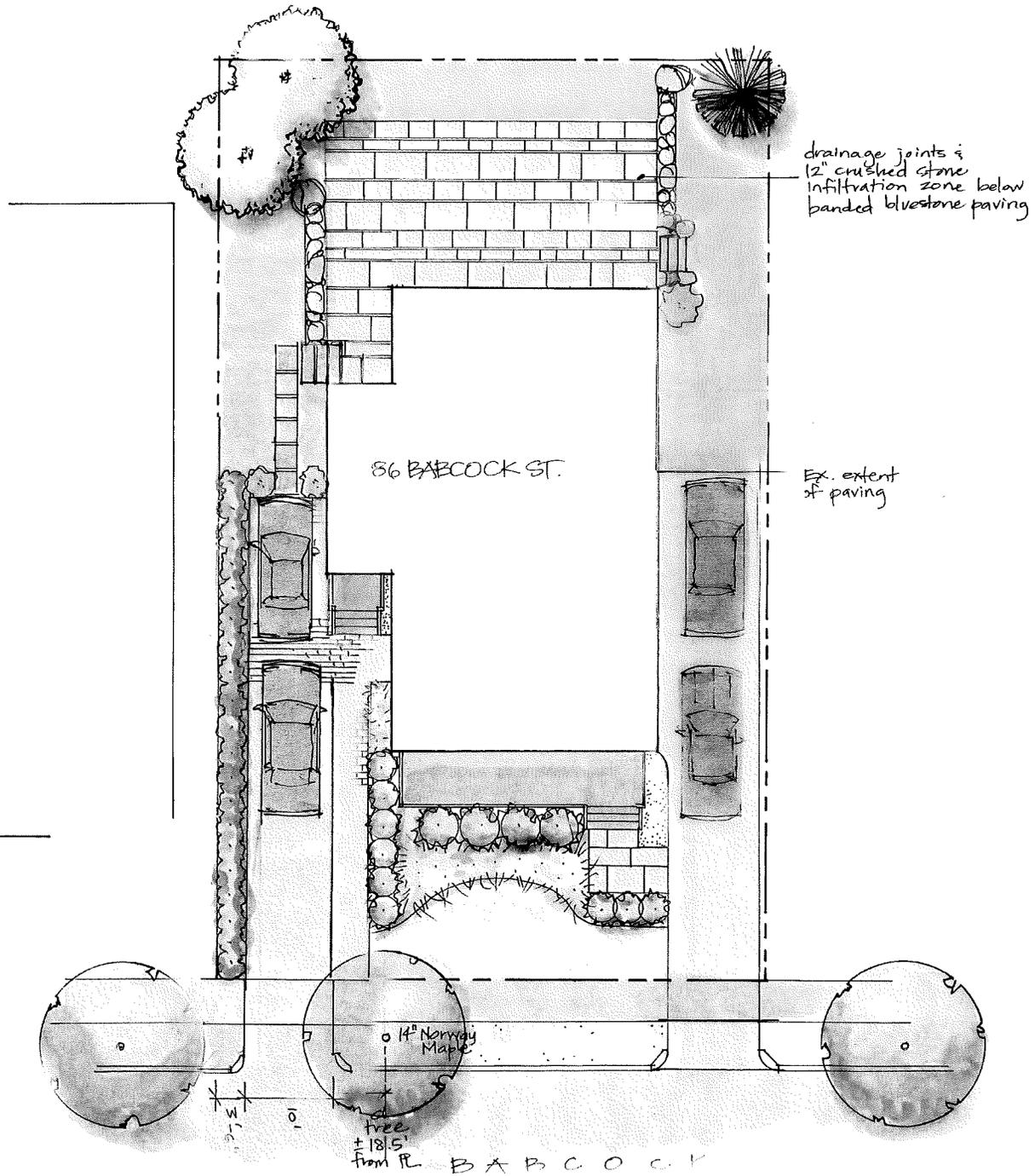




Image 2: Street View





drainage joints &
12" crushed stone
infiltration zone below
banded bluestone paving

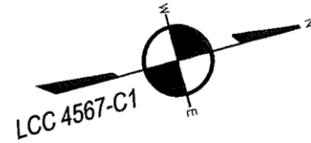
Ex. extent
of paving

86 BARCOCK ST.

14" Norway
Maple
tree
± 18.5'
from R. BARCOCK

January 12, 2015

DEVOTION STREET
 PARCEL ID(S):
 049-10-00
 048-13-00
 N/F
 TOWN OF BROOKLINE



REFERENCES:
 DEED: BK 5272; PG 39
 PLAN: BK 703; PG 201
 BK 783; PG 62
 BK 927; PG 312
 BK 1152; PG 349
 LCC 4567-B
 4567-C1



FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
M22	46	MO/PF	NPP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF AUGUST 4, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2 % ANNUAL CHANCE FLOODPLAIN).
 COMMUNITY-PANEL # 25021C0051E
 EFFECTIVE DATE: 07/17/2012

PREPARED FOR:
 URBANESS, LLC
 2 HARRIS AVENUE
 JAMAICA PLAIN, MA 02130

NOTES:
 PARCEL ID: 049-13-00
 ZONING DISTRICT: T-5

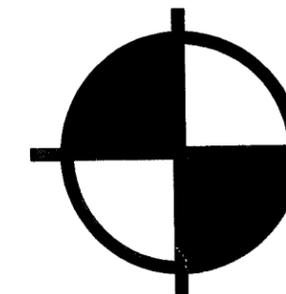
CERTIFIED PLOT PLAN

LOCATED AT

**86 BABCOCK STREET
 BROOKLINE, MA**

SCALE: 1 INCH = 20 FEET

DATE: AUGUST 7, 2014

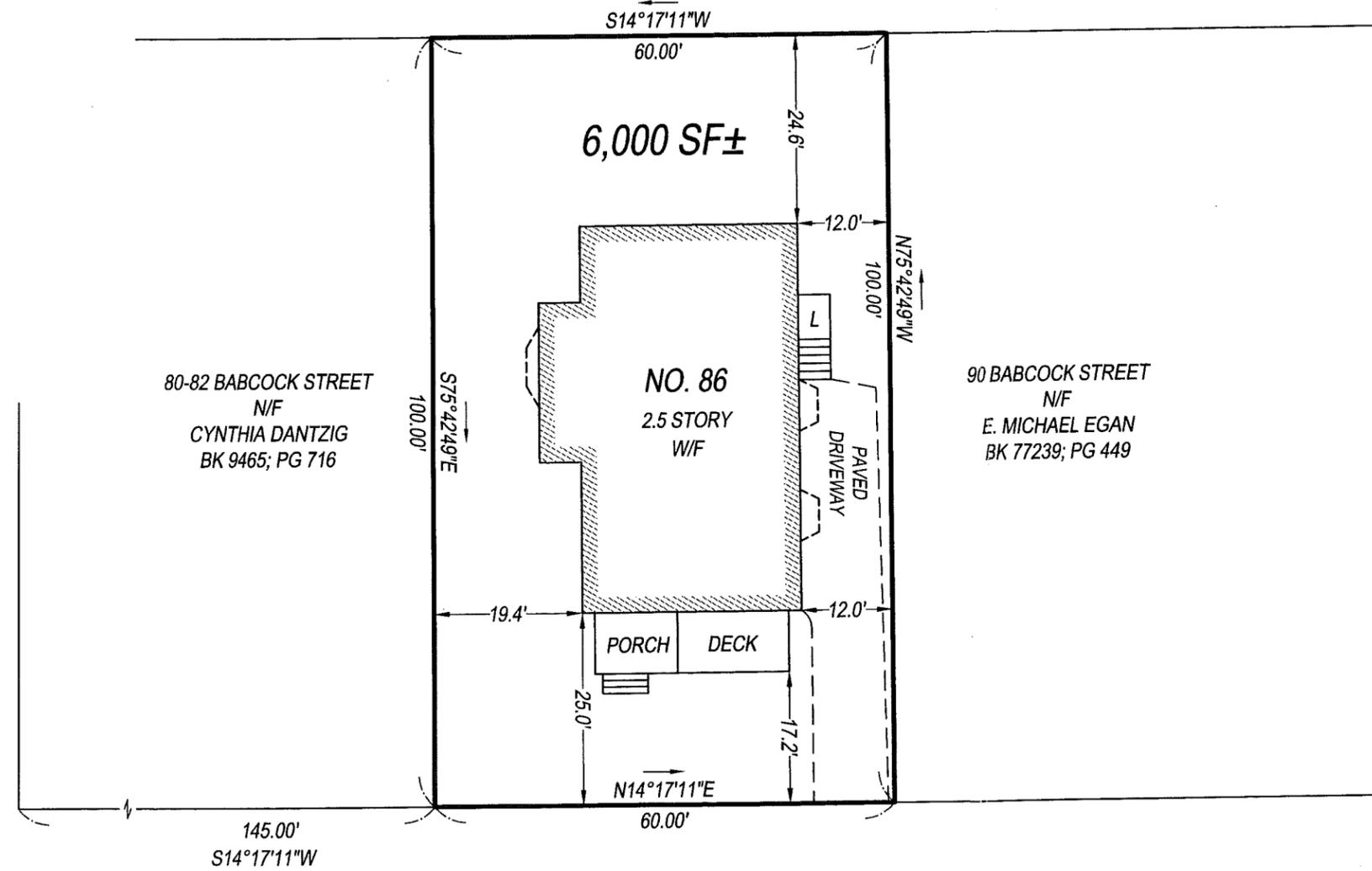


**BOSTON
 SURVEY, INC.**

UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617)242-1313

JOB #14-00633

FILE #14-00633 - 08/07/14



DEVOTION STREET

80-82 BABCOCK STREET
 N/F
 CYNTHIA DANTZIG
 BK 9465; PG 716

90 BABCOCK STREET
 N/F
 E. MICHAEL EGAN
 BK 77239; PG 449

6,000 SF±

NO. 86
 2.5 STORY
 W/F

PORCH DECK

PAVED
 DRIVEWAY

BABCOCK STREET

86 BABCOCK STREET

BROOKLINE, MA

DECEMBER 24, 2014

ISSUED FOR CONSTRUCTION

ARCHITECT
EMBARC
40 K STREET, THIRD FLOOR
BOSTON, MA 02127
617.766.8330
www.embarcstudio.com

OWNER
GLENSHANE PROPERTIES, LLC

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
APPROX	APPROXIMATE
ARCH.	ARCHITECTURAL
AV.	AUDIO VISUAL
BIDG.	BUILDING
BKG.	BLOCKING
B.O.	BOTTOM OF
CAB.	CABINET
C.H.	CEILING HEIGHT
CLR.	CLEAR
CL.	CENTERLINE
COL.	COLUMN
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
C.J.	CONTROL JOINT
DTL.	DETAIL
DM.	DIAMETER
DM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
(E)	EXISTING
EL.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
FD.	FLOOR DRAIN
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
G.F.C.	GROUND FAULT INTERCEPTOR CIRCUIT
GSM.	GALVANIZED SHEET METAL
GWB.	GYPSON WALL BOARD
H OR HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
H.B.	HOSE BIB
HM.	HOLLOW METAL
H.M.	HANDBOOK
H.O.	MASONRY OPENING
MECH.	MECHANICAL
MEP.	MECHANICAL ELECTRICAL PLUMBING
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P.G.	PAINT GRADE
PLYWD.	PLYWOOD
PTD.	PAINTED
R.D.	ROOF DRAIN
REQD.	REQUIRED
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
S.G.	STAIN GRADE
SM.	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
SQ.	SQUARE
SPEC.	SPECIFICATION
S.S.D.	SEE STRUCTURAL DRAWINGS
SSTL.	STAINLESS STEEL
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
T.	TEMPERED
T&G	TONGUE AND GROOVE
TK.	TK
T.O.	TOP OF
T.S.	TUBULAR STEEL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD.	WOOD
WRM.	WATERPROOFING MEMBRANE

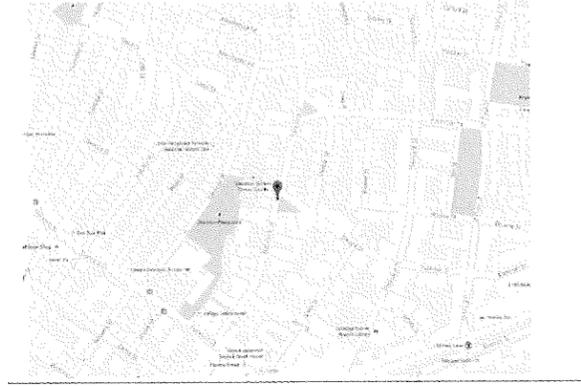
SYMBOLS

	REFERENCE NUMBER BUILDING SECTION DRAWING SHEET
	REFERENCE NUMBER DETAIL DRAWING SHEET
	REFERENCE NUMBER DRAWING DRAWING SHEET
	REFERENCE NUMBER INTERIOR ELEVATION DRAWING SHEET
	REFERENCE NUMBER EXTERIOR ELEVATION DRAWING SHEET
	NORTH ARROW
	WINDOW TAG
	DOOR TAG
	WALL TYPE TAG
	APPLIANCE TAG
	REVISION TAG
	CENTER LINE
	SMOKE DETECTOR
	SMOKE + CO2 DETECTOR

GENERAL REQUIREMENTS

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCALS BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
- CONTRACTOR SHALL EXAMINE THE PREMISES AND SITE SO AS TO COMPARE THEM TO THE CONTRACT DRAWINGS AND WILL BE FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID NUMBER. ALLOWANCES ARE TO BE MADE TO INCLUDE ALL ITEMS OF WORK INCLUDING BOTH LABOR OR MATERIALS FOR ALL NOTED, DETAILS, OR IMPLIED ITEMS REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS AND SPECIFICATIONS.
- ALL SUBCONTRACTORS SHALL INSPECT THE SITE AND CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE GENERAL CONTRACTOR WHO WILL CONVEY THESE TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OR PERSON DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING THE SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL CONFORM TO ALL NEIGHBORHOOD ASSOCIATION RULES AND GUIDELINES.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD TIME ITEMS AND OF APPROXIMATE DELIVERY DATES.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES ARE TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
- IF ERRORS OR OMISSIONS ARE FOUND IN THE CONTRACT DOCUMENTS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHALL ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- ALL DIMENSIONS ARE TO BE TAKEN FROM HUBRIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS.
- THESE NOTES ARE TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED THAT ARE APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE INDIVIDUAL SUBSECTIONS OF CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- PROVIDE WEATHERS TRIPPING AT ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHERSTRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF NEW DOORS ARE TO BE WEATHERSTRIPPED INCLUDING THE THRESHOLD.
- CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR TO A THICKNESS OF 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
- ALL WINDOWS ARE TO BE OPERABLE FOR CLEANING UNLESS OTHERWISE NOTED.
- ALL WALL FRAMING SHALL BE 2x4 AT 16" ON CENTER UNLESS OTHERWISE NOTED.
- ALL GYPSUM BOARD SHALL BE 5/8" THICK UNLESS OTHERWISE NOTED.
- STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.

VICINITY MAP



PROJECT DATA

RENOVATION GROSS SQUARE FOOTAGES:

	UNIT 1	UNIT 2	TOTAL
BASEMENT:	1,560 SF	0 SF	1,560 GSF
1ST FLOOR:	1,406 SF	206 SF	1,612 GSF
2ND FLOOR:	0 SF	1,612 SF	1,612 GSF
3RD FLOOR:	0 SF	1,172 SF	1,172 GSF
	2,966 GSF	2,990 SF	5,956 GSF

NOTE:

- NO CHANGE IN OVERALL SQUARE FOOTAGE OR F.A.R. IS BEING PROPOSED.
- THE ABOVE GROSS SQUARE FOOTAGE SHALL BE CONFIRMED AT DEMOLITION AND INCLUDES THE ENTIRE EXTERIOR WALL AND MAKES NO DEDUCTIONS FOR MECHANICAL SPACE, STORAGE, OR STAIRWELLS.

DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2009, THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2009, THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2009, AND THE MASSACHUSETTS BUILDING CODE 2009 AMENDMENTS. CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE SECTIONS.

PARTITION NOTES

PARTITION TYPE DETAILS SHOW ONLY PRINCIPLE COMPONENTS AND REQUIREMENTS; RATED PARTITIONS WITH U.L. DESIGN NUMBERS MAY HAVE ADDITIONAL COMPONENTS AND REQUIREMENTS; REFER TO U.L. FIRE RESISTANCE DIRECTORY.

RATED PARTITIONS SHALL HAVE U.L. HEAD DESIGNS, SEALANT, AND FILL MATERIAL OF THE SAME RATING.

ALL THROUGH-WALL PENETRATIONS MUST BE COMPLETED TO PREVENT DIRECT CONTACT WITH FRAMING MEMBERS AND SHALL BE ACOUSTICALLY SEALED WITH A RESILIENT, NON-HARDENING CALK. IF THE PENETRATION IS THROUGH A FIRE-RATED PARTITION, AN ACOUSTICAL FIRE-RATED CALK SHALL BE USED.

SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS FOR REINFORCING, BRACING AND OTHER SPECIAL REQUIREMENTS.

PROVIDE LATERAL BRACING AND CROSS-BRIDGING AS RECOMMENDED BY STUD MANUFACTURER FOR EACH CONDITION.

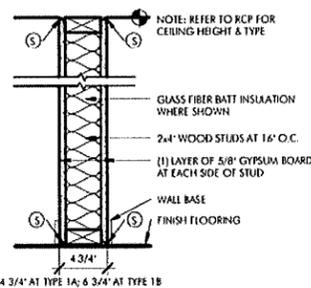
COORDINATE FINISHES APPLIED TO PARTITIONS AS INDICATED IN THE FINISH SCHEDULE, INTERIOR ELEVATIONS AND ELSEWHERE IN THE CONTRACT DOCUMENTS.

PROVIDE BLOCKING AT LOCATIONS INCLUDING BUT NOT LIMITED TO CASEWORK, SHELVING, COUNTERTOPS, CABINETS, DOOR STOPS, HORIZONTAL BRACKETS, TELEVISION LOCATIONS, BATHROOM ACCESSORIES, ETC. WHERE INDICATED, SPECIFIED OR REQUIRED TO PROVIDE A SOLID BASE.

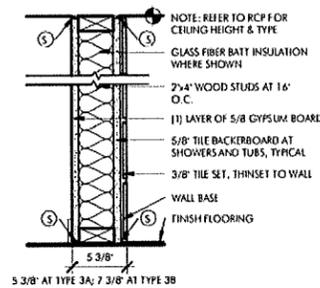
SUBSTITUTE MOISTURE-RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND LAUNDRY ROOMS.

WHERE TWO OR MORE LAYERS OF GYPSUM BOARD ARE USED, BOTH HORIZONTAL AND VERTICAL JOINTS SHALL BE STAGGERED.

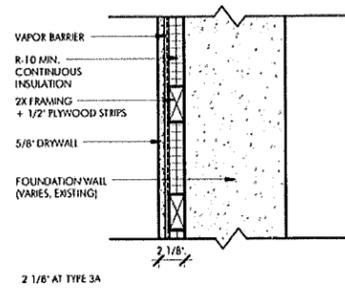
GLASS FIBER INSULATION SHOULD BE UN-FACED AND SECURED TO STRUCTURE TO PREVENT SAGGING.



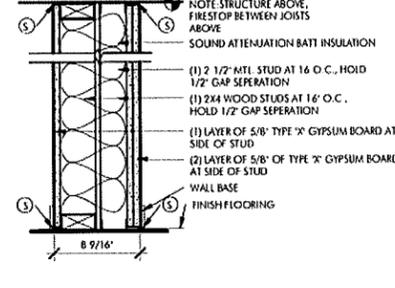
TYPE 1A: TYPICAL PARTITION
TYPE 1B: TYPICAL PARTITION WITH 6\"/>



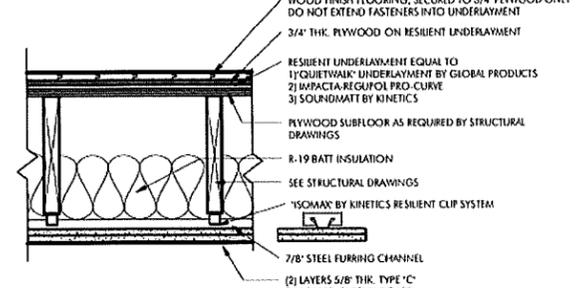
TYPE 2A: TYPICAL PARTITION AT WET WALL
TYPE 2B: TYPICAL PARTITION AT WET WALL WITH 6\"/>



TYPE 3A: TYPICAL PARTITION AT BASEMENT WALL



TYPE 4A: DEMISING WALL PARTITION



DEMISING FLOOR:

1 HOUR RATING PER L-583 U.L. DESIGN

SHEET INDEX

- A000 - COVER SHEET
- D101 - BASEMENT & FIRST FLOOR DEMOLITION PLANS
- D102 - 2ND & 3RD FLOOR DEMOLITION PLANS
- A001 - SITE PLAN
- A101 - BASEMENT & FIRST FLOOR PLANS
- A102 - SECOND & THIRD FLOOR PLANS
- A201 - EXTERIOR ELEVATIONS
- A300 - WINDOW SCHEDULE

86 BABCOCK STREET
 BROOKLINE, MA
ISSUED FOR CONSTRUCTION
 DECEMBER 24, 2014

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
DATE:	DECEMBER 24, 2014
PROJECT #:	1444
DRAWN BY:	OT
SCALE:	As Indicated

DRAWING TITLE

COVER

DRAWING NUMBER

A000

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ARCHITECT
EMBARC
 319 A STREET, SUITE 5B
 BOSTON, MA 02210
 617.426.6000
 www.embarcstudio.com

OWNER
 PATRICK MCKENNA
 OLENSHANE PROPERTIES, LLC
 448 WASHINGTON STREET
 BRIGHTON, MA 02135
 617.787.6289

86 BABCOCK STREET
 BROOKLINE, MA
ISSUED FOR CONSTRUCTION
 DECEMBER 24, 2014

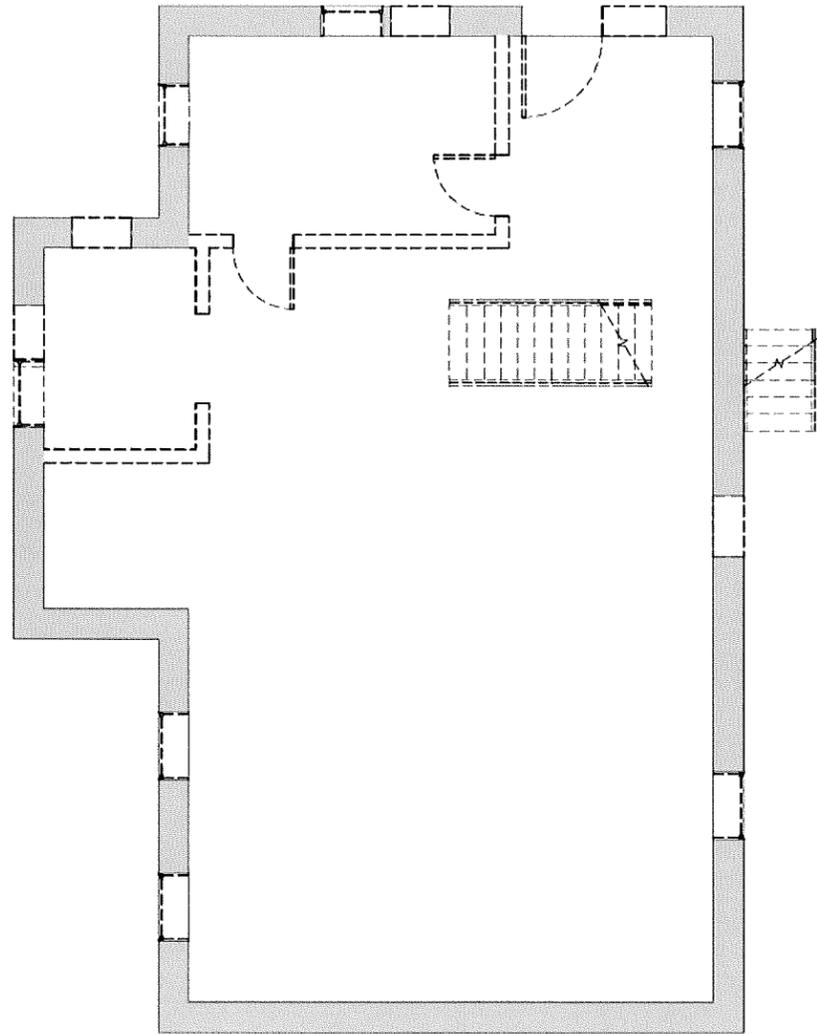
REVISIONS

DRAWING INFORMATION
 ISSUE ISSUED FOR CONSTRUCTION
 PROJECT # 1444
 DRAWN BY: OT
 SCALE 1/8" = 1'-0"

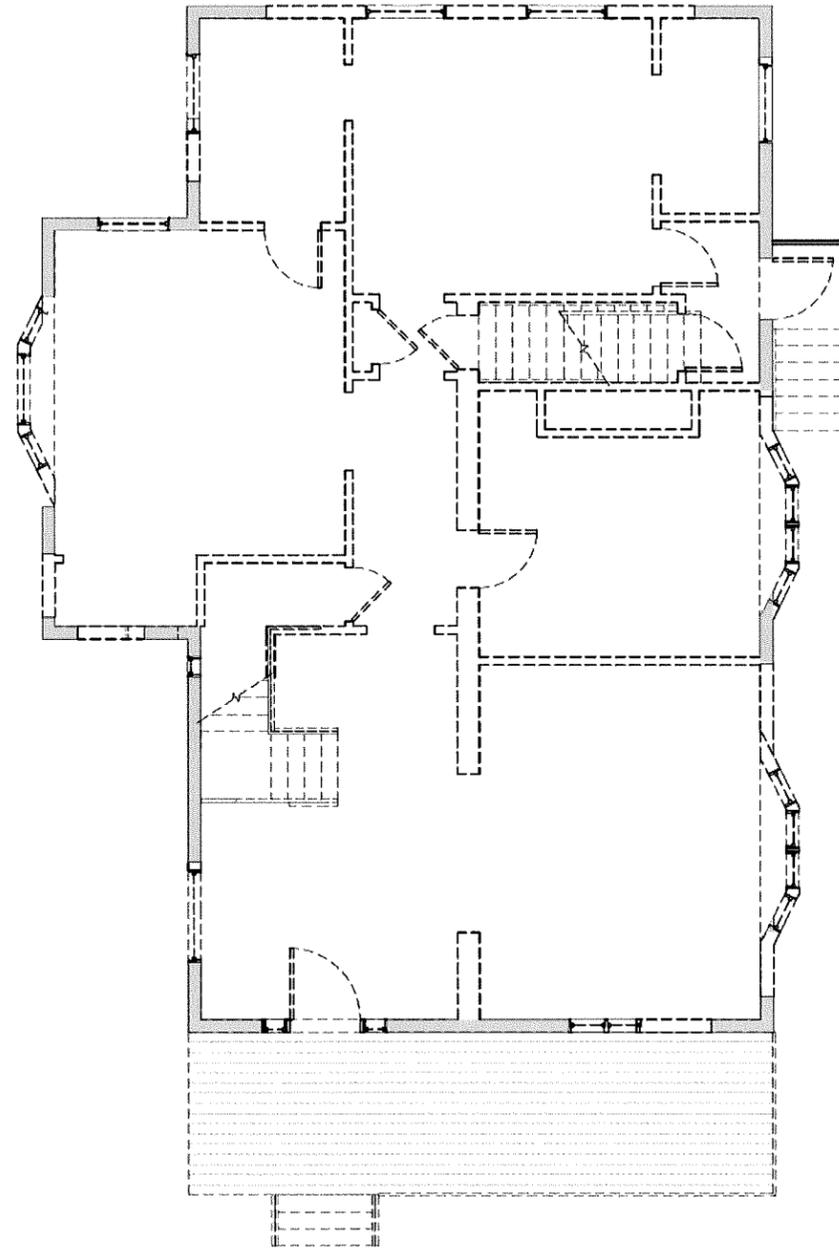
DRAWING TITLE
**BASEMENT & 1ST
 FLOOR
 DEMOLITION**
 DRAWING NUMBER

D101

© copyright EMBARC, Inc. & P.C.



1 **BASEMENT DEMO**
 1/4" = 1'-0"



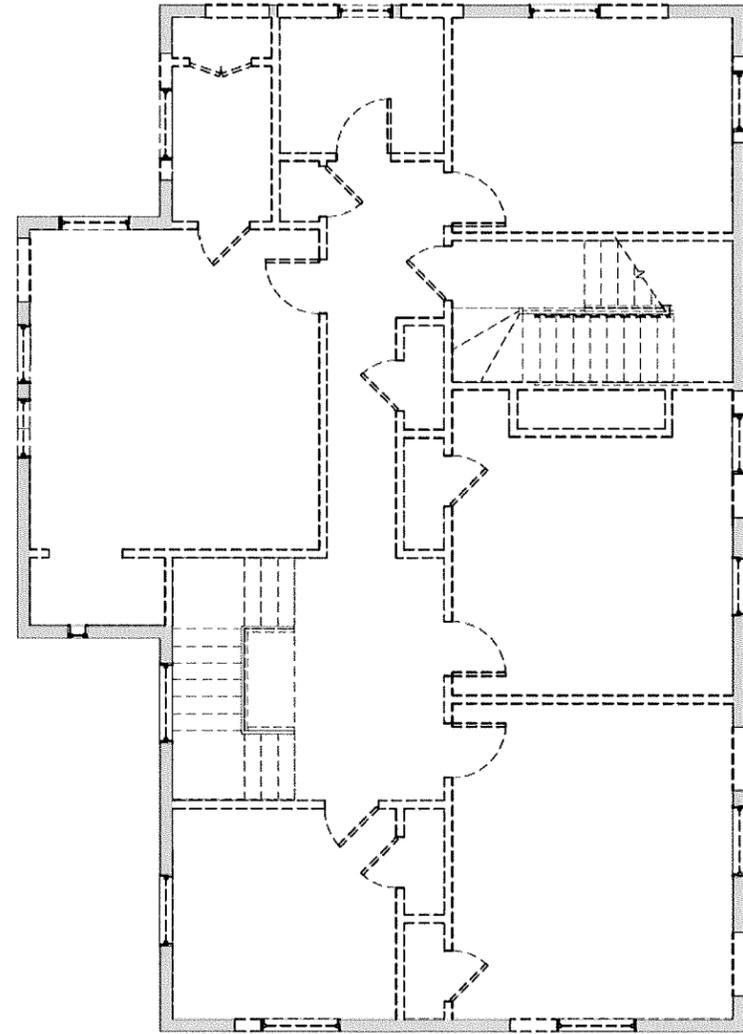
2 **FIRST FLOOR DEMO**
 1/4" = 1'-0"

ARCHITECT
EMBARC

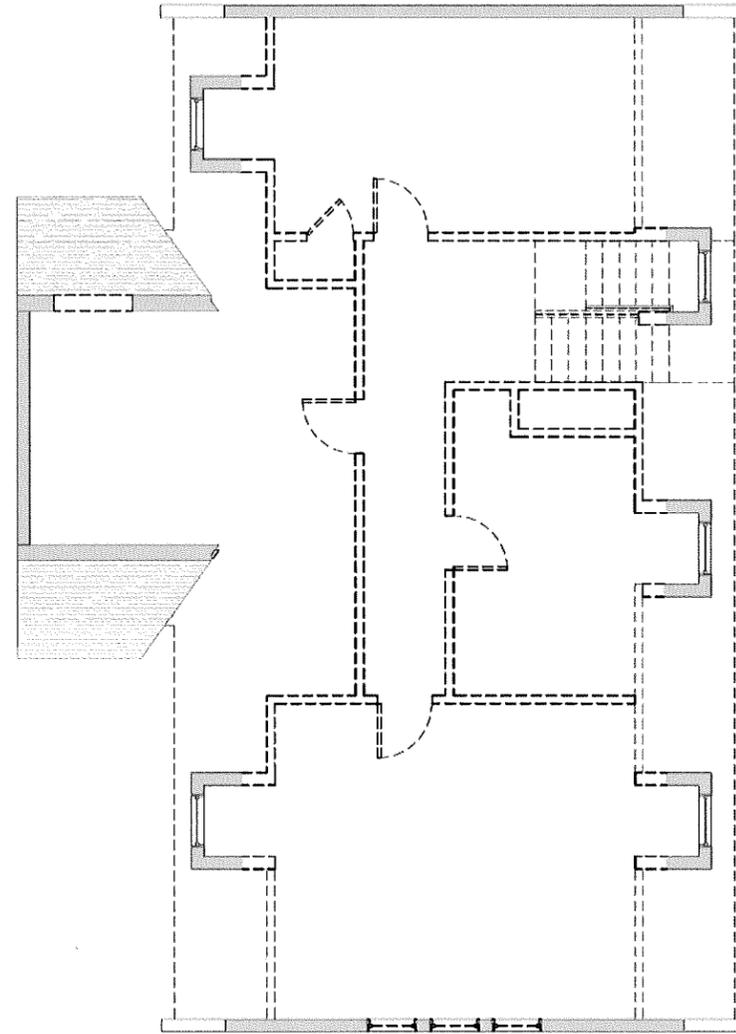
319 A STREET, SUITE 5B
BOSTON, MA 02210
617.426.6800
www.embarcstudio.com

OWNER

PATRICK MCKENNA
CIENSHANE PROPERTIES, LLC
848 WASHINGTON STREET
BRIGHTON, MA 02135
617.782.6289



1 SECOND FLOOR DEMO
1/4" = 1'-0"



2 THIRD FLOOR DEMO
1/4" = 1'-0"

86 BABCOCK STREET
BROOKLINE, MA

ISSUED FOR CONSTRUCTION
DECEMBER 24, 2014

REVISIONS

NO.	DESCRIPTION

DRAWING INFORMATION

ISSUE: ISSUED FOR CONSTRUCTION
PROJECT # 1444
DRAWN BY: OT
SCALE: 1/4" = 1'-0"

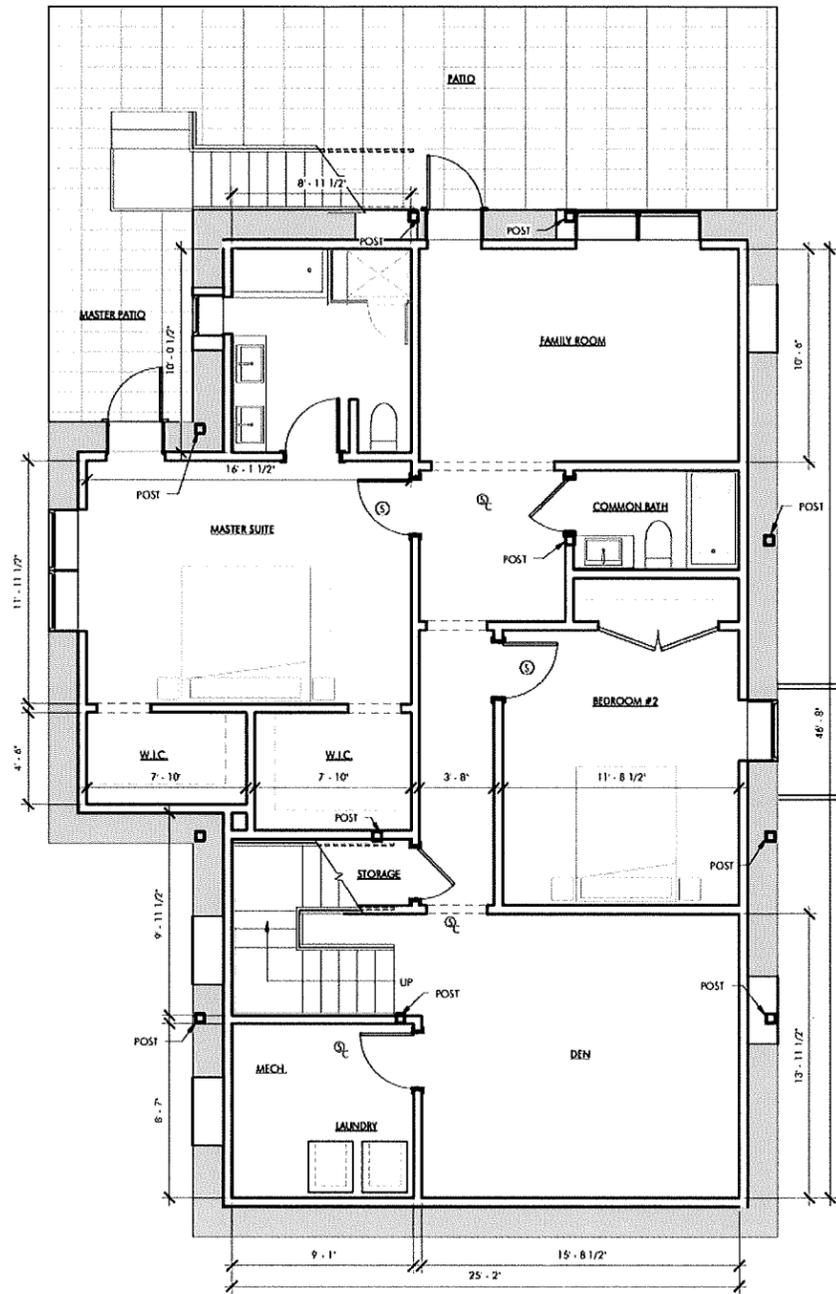
DRAWING TITLE

2ND & 3RD
FLOOR
DEMOLITION

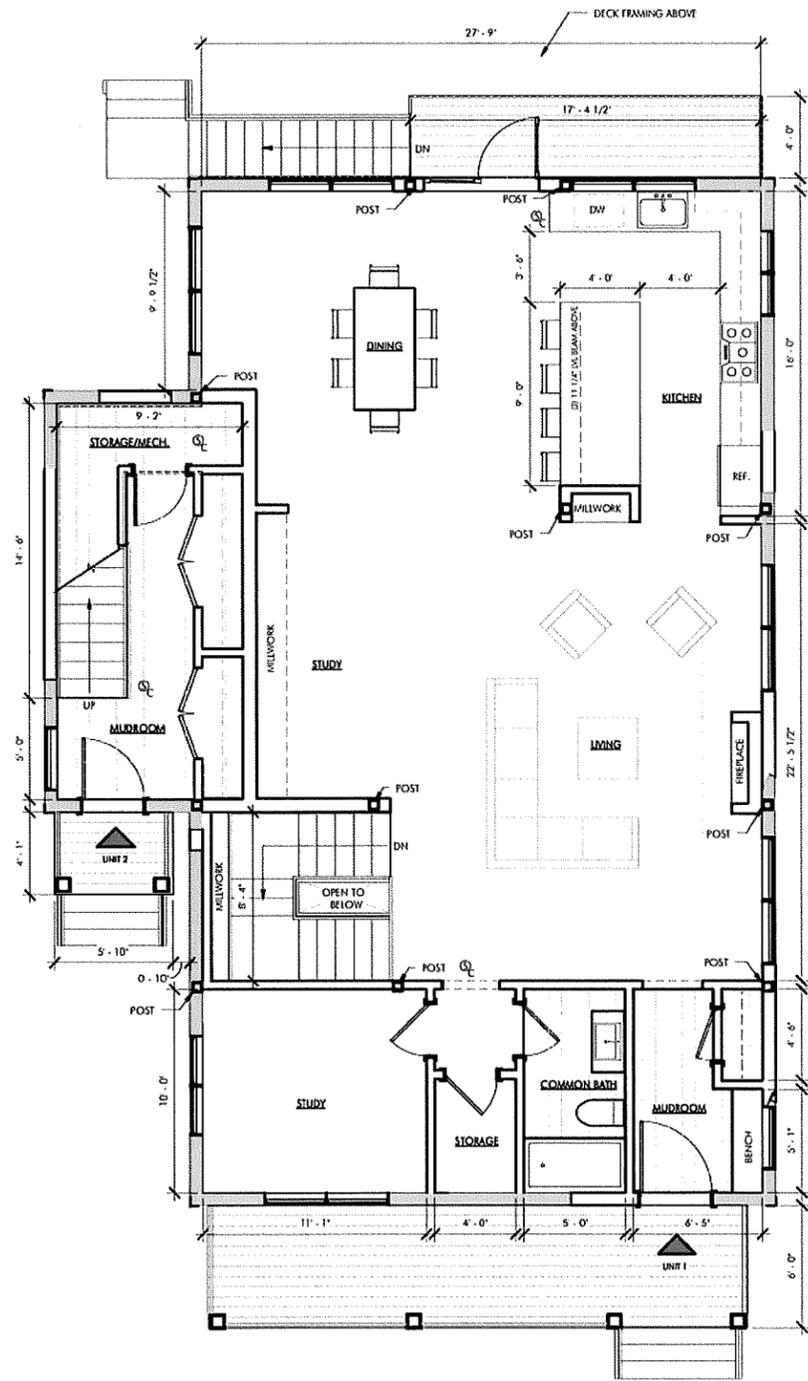
DRAWING NUMBER

D102

© copyright EMBARC Studio, LLC



1 BASEMENT LEVEL PLAN
 1/4" = 1'-0"



2 FIRST LEVEL PLAN
 1/4" = 1'-0"

86 BABCOCK STREET
 BROOKLINE, MA
ISSUED FOR CONSTRUCTION
 DECEMBER 24, 2014

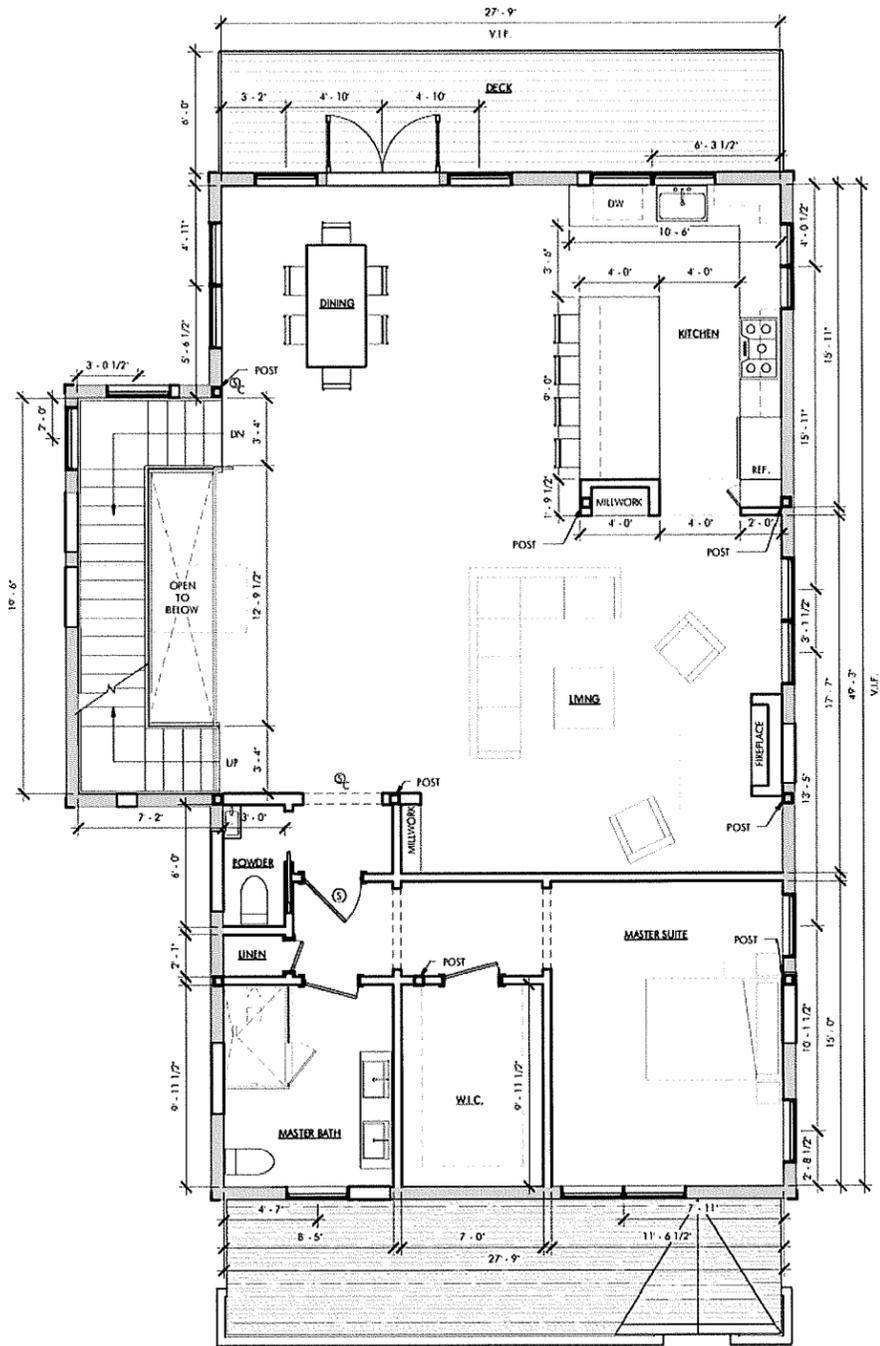
REVISIONS



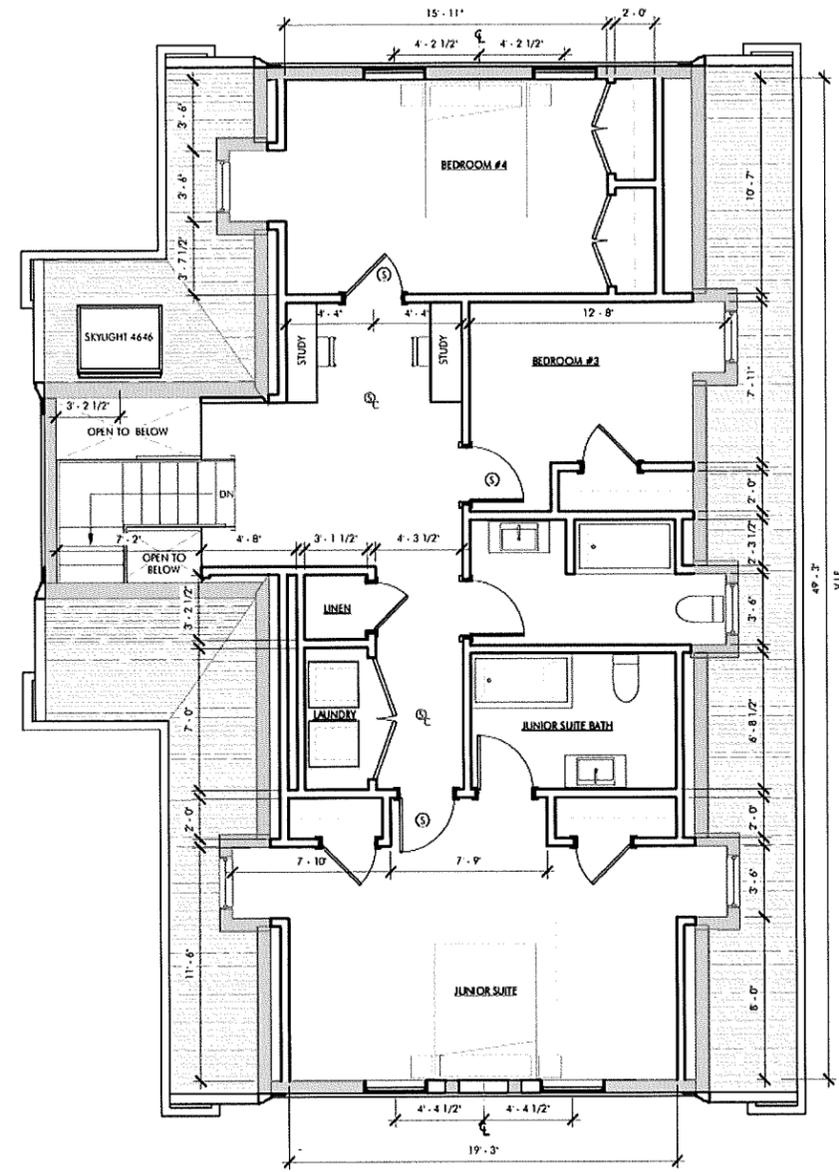
DRAWING INFORMATION
 ISSUE: ISSUED FOR CONSTRUCTION
 PROJECT #: 1444
 DRAWN BY: OT
 SCALE: 1/4" = 1'-0"

DRAWING TITLE
BASEMENT & FIRST FLOOR PLANS
 DRAWING NUMBER

A101



1 SECOND LEVEL PLAN
 1/4" = 1'-0"



2 THIRD LEVEL PLAN
 1/4" = 1'-0"

86 BABCOCK STREET
 BROOKLINE, MA

ISSUED FOR CONSTRUCTION
 DECEMBER 24, 2014

REVISIONS

NO.	DESCRIPTION



DRAWING INFORMATION

ISSUE:	ISSUED FOR CONSTRUCTION
PROJECT #:	1444
DRAWN BY:	CI
SCALE:	1/4" = 1'-0"

DRAWING TITLE
SECOND & THIRD FLOOR PLANS

DRAWING NUMBER
A102

OWNER

86 BABCOCK STREET
 BROOKLINE, MA

ISSUED FOR CONSTRUCTION
 DECEMBER 24, 2014

REVISIONS



DRAWING INFORMATION
 ISSUE: ISSUED FOR CONSTRUCTION
 PROJECT #: 1444
 DRAWN BY: OT
 SCALE: 1/4" = 1'-0"

DRAWING TITLE
ELEVATIONS

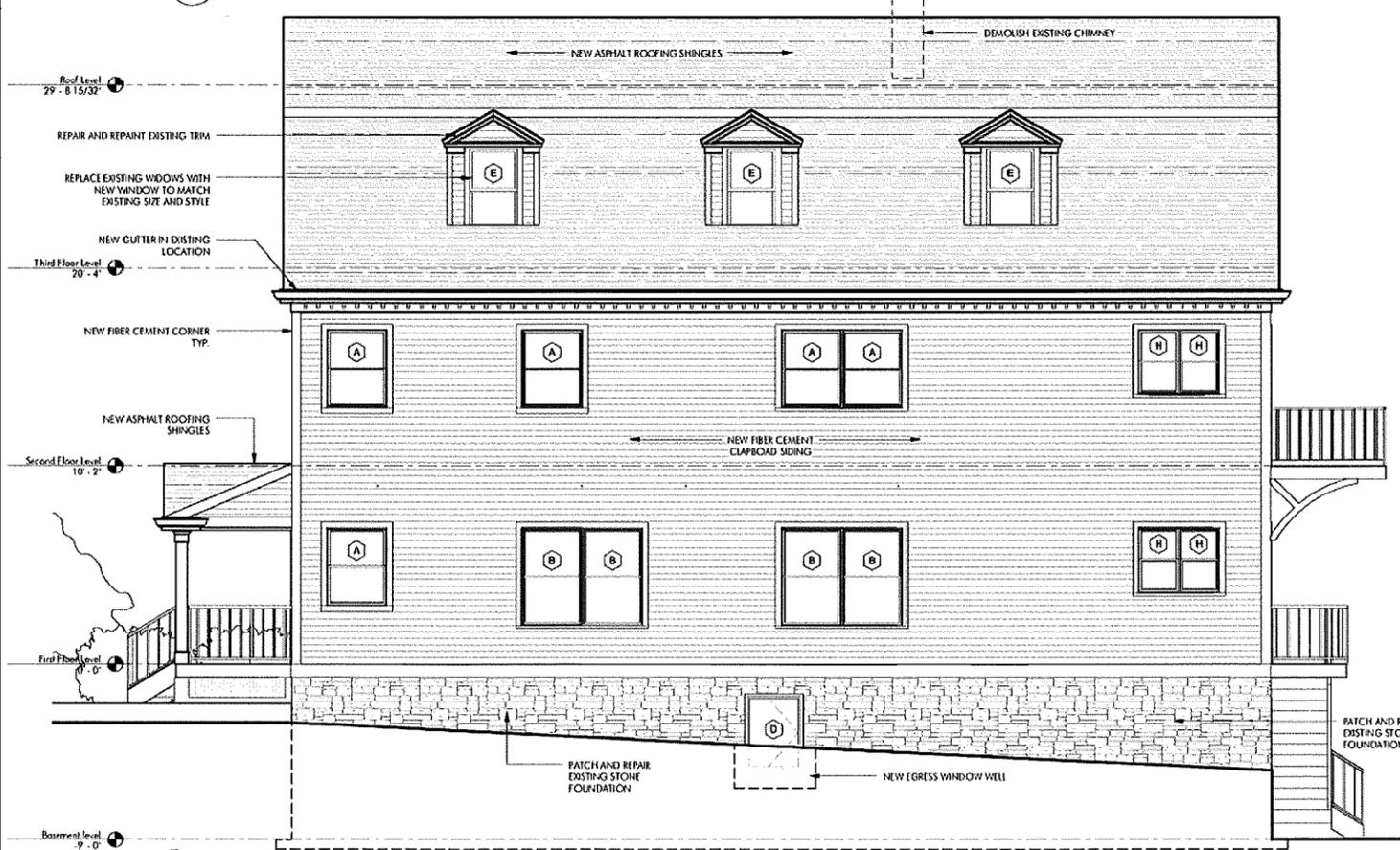
DRAWING NUMBER
A201

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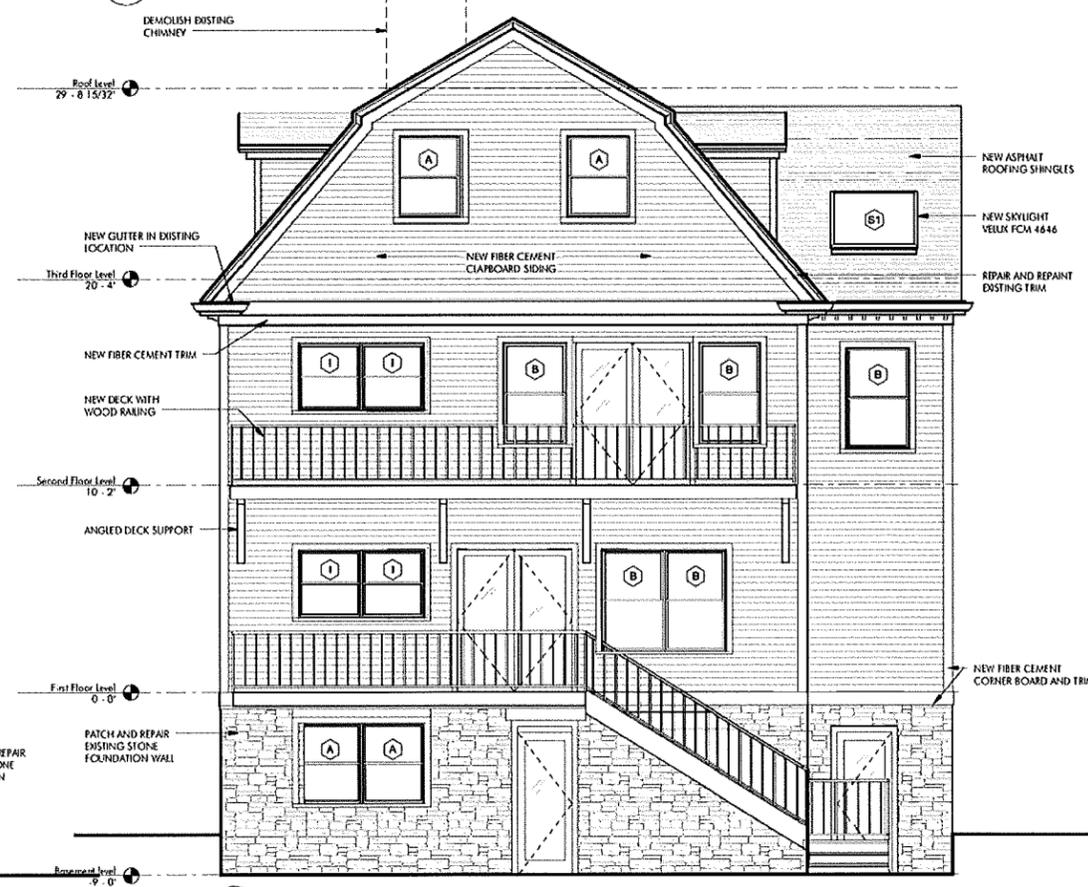


1 FRONT ELEVATION
 1/4" = 1'-0"

2 SOUTHERN ELEVATION
 1/4" = 1'-0"



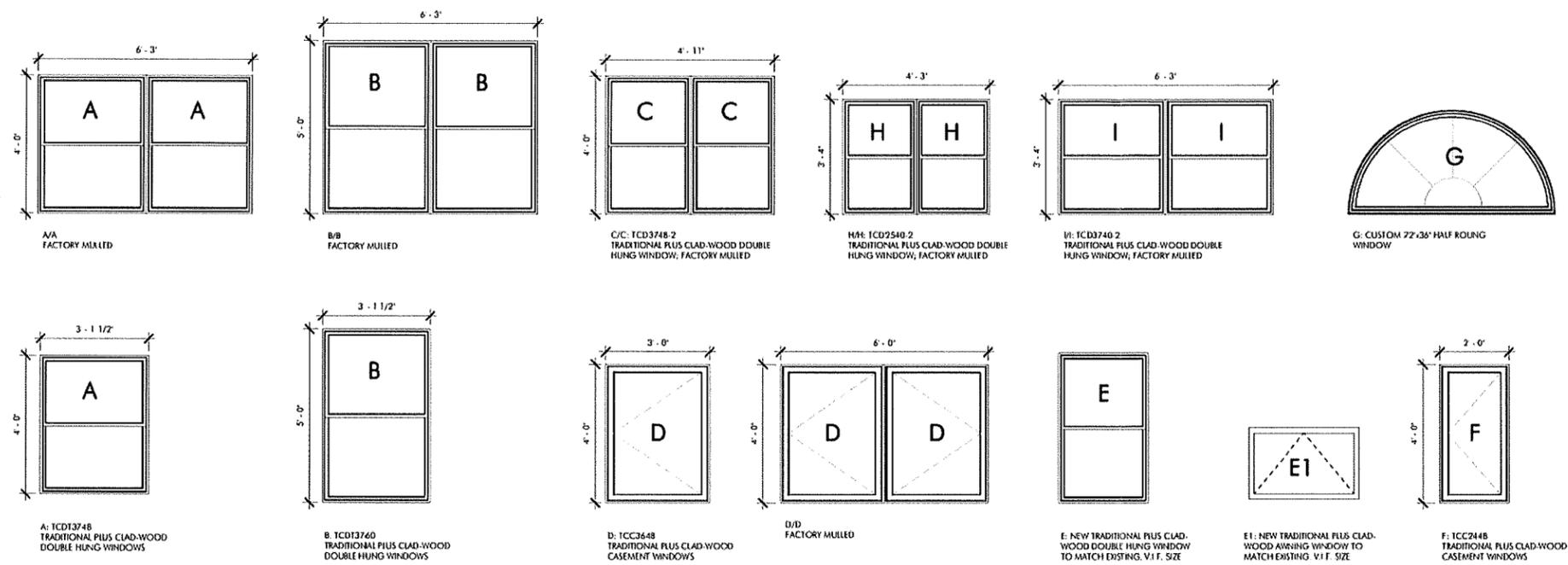
3 NORTHERN ELEVATION
 1/4" = 1'-0"



4 REAR ELEVATION
 1/4" = 1'-0"

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 OT

OWNER



WINDOW SCHEDULE						
Key Name	MANUFACTURER	UNIT WIDTH	UNIT HEIGHT	OPERATION	COUNT	COMMENTS
A	JELD-WEN	3' - 1 3/8"	4' - 0"	DOUBLE HUNG	16	
B	JELD-WEN	3' - 1 3/8"	5' - 0"	DOUBLE HUNG	17	
C	JELD-WEN	2' - 5 3/8"	4' - 0"	DOUBLE HUNG	2	
D	JELD-WEN	3' - 0"	4' - 0"	CASEMENT	2	
E	JELD-WEN	2' - 7"	4' - 4"	DOUBLE HUNG		NEW WINDOW TO MATCH EXISTING; V.I.F. SIZE
E-1	JELD-WEN	3' - 4"	2' - 2"	AWNING		NEW WINDOW TO MATCH EXISTING; V.I.F. SIZE
F	JELD-WEN	2' - 0"	4' - 0"	CASEMENT	1	
G	CUSTOM	6' - 0"	3' - 0"	FIXED	1	CUSTOM HALF ROUND WINDOW
H	JELD-WEN	2' - 1 3/8"	3' - 4"	DOUBLE HUNG	4	
I	JELD-WEN	3' - 1 3/8"	3' - 4"	DOUBLE HUNG	4	

WINDOW NOTES:

1. ALL WINDOWS R AND U VALUES ARE TO MEET STRETCH CODE.
2. ALL GLASS IS TO BE TEMPERED IN UNITS ADJACENT TO OUTSWINGING DOORS.
3. UNIT/FRAME WIDTHS NOTED ABOVE. CONTRACTOR TO COORDINATE R.O. MEASUREMENTS WITH MANUFACTURERS SIZING CHART.
4. ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD FRAME TRADITIONAL PLUS CLAD UNLESS NOTED OTHERWISE.
5. DIMENSIONS ABOVE ON FACTORY MULLED ASSEMBLIES ARE APPROX. CONTRACTOR TO ENSURE VERTICAL AND HORIZONTAL ALIGNMENT OF ALL FACTORY MULLED ASSEMBLIES.
6. ROOF WINDOWS ARE NOT LISTED IN WINDOW SCHEDULE. REFER TO BUILDING ELEVATIONS TO TYPE AND SIZE. CONTRACTOR TO COORDINATE R.O. WITH MANUFACTURERS SIZING CHART.

86 BABCOCK STREET
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DRAWING TITLE
WINDOW SCHEDULE

DRAWING NUMBER

A300