



# Town of Brookline

## Massachusetts

### PLANNING BOARD

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

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

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: January 8, 2015  
Subject: Construct rear additions to two-family and convert into a three-family  
Location: 11 Holden Street

Atlas Sheet:	36	Case #:	2014-0079
Block:	174	Zoning:	G-2.0
Lot:	09-00	Lot Area (s.f.):	±6,152

Board of Appeals Hearing: January 22, 2015, at 7:15 p.m.

---

### **BACKGROUND**

**November 12, 2014** – The Preservation Commission determined the accessory garage structure at 11 Holden Street to be non-significant and cleared it for demolition.

### **SITE AND NEIGHBORHOOD**

11 Holden Street is a two-and-a-half-story two-family dwelling located across from Town Hall on Holden Street between Pierce and Washington Streets. The Italianate structure was built in 1857-58, and the lot is located in the Brookline Village National Register District. A detached single-story two-car garage is located at the rear of the property. Surrounding properties include residential dwellings on either side (a two-family and a three-family), a low-rise commercial strip to the rear with frontage on Harvard Street, and Town Hall across the street.

### **APPLICANT'S PROPOSAL**

The applicant, 11 Holden LLC, wishes to demolish the garage and construct rear additions to the main dwelling, including an addition in substantially the same location as the garage, and have three dwelling units on site.

Additions to the main house would be located above and to the south of already existing single- and two-story rear additions to the main house; the minimal side yard setback on the north would

be retained. At the rear, a large first-floor-level deck and solid-roofed pergola would connect the rear of the main dwelling with a large addition in the same location as the to-be-demolished garage. This addition would be two-and-a-half stories with a cross gable roof and a decorative cupola, and it would serve as a third dwelling unit. The proposal would add a total of 3,040 s.f. to the property, for a total of 6,242 s.f. on site.

Five parking spaces would be provided on site: two tandem spaces in the driveway and three angled parking spaces to the right of the driveway in what is now landscaped space.

## **FINDINGS**

**Section 5.04.1 and 2 – Residential Buildings on Rear of a Lot:** Where a main building for one or two families is to be located to the rear of another main building, each building shall be provided with all required front, side and rear yards and required lot area, and the distance between the buildings shall not be less than twice the required rear yard depth. The Board of Appeals may modify these dimensions by special permit. *However, because the new residential unit will be attached to the main building, it is considered one dwelling structure that is being converted for additional units, and therefore this section does not apply.*

**Section 5.05 – Conversion:** When a dwelling is converted to create additional dwelling units in an F or M District, the Board of Appeals may waive by special permit the dimensional requirements specified in *Section 5.01, Table of Dimensional Requirements*, except for minimum lot size, provided that no previously existing nonconformity is increased. *This property is in a G District, and so this section does not apply. Instead, Section 5.07, Dwellings in Business and Industrial Districts, applies.*

**Section 5.07 – Dwellings in Business and Industrial Districts:** Dwellings in business districts shall conform to the minimum usable open space, side and rear yard requirements of the M district with the same maximum permitted FAR as the business or industrial district in which the dwelling is located – in this case, M-2.0. The Board of Appeals may waive these dimensional requirements by special permit if they find it would promote reasonable development of the site compatible with adjacent buildings and the surrounding area. *Special permit required.*

**Section 5.09.2.a – Design Review:** Any new structure or exterior alterations to existing structures on a lot that is within 100 feet of Washington Street requires a special permit subject to the design review standards listed under *Section 5.09.4(a-1)*. This lot is approximately 92 feet away from Washington Street. All the conditions have been met, and the most relevant sections of the design review standards are described below:

a. **Preservation of Trees and Landscape** – The new additions for the proposal, including the large addition at the rear, are largely located where there is either existing building area or paved surface, minimizing the removal of landscaping. There are not any large trees on the property. However, new parking spaces would be created in a landscaped area in the side yard that is currently grass.

b. **Relation of Buildings to Environment** – The proposal may result in some shadowing on the northernmost neighbor's parking area, as the additions will increase the height of the rear of the building. The large addition at the rear for the third unit would impact primarily only parking areas for commercial buildings on Washington and Harvard Streets.

c. **Relation of Buildings to the Form of the Streetscape and Neighborhood** – The proposed

additions are consistent with the main building's existing architectural style, and retain the structure's existing setbacks. The additions will not exceed the dwelling's current height of just under 31 feet, aside from the decorative cupola on the large rear addition with the same footprint as the current garage.

d. Open Space – The proposed usable open space is at the rear corner of the property, furthest from the street, and landscaped space will be located throughout the lot, particularly in the front yard and screening the parking area.

e. Circulation – The proposal makes use of the existing driveway, and creates new parking spaces to facilitate parking on-site.

k. Heritage – The applicant is seeking to restore the existing building's architectural character and detail, and is keeping changes to the main building minimal with a small dormer to provide sufficient head clearance for a stairway. The Preservation Commission determined the detached garage that is to be demolished with this application non-significant.

#### Section 5.43 – Exceptions to Yard and Setback Regulations

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	2.0 100%	.53 26%	1.02 51%	Complies
Floor Area (s.f.)	12,180	3,202	6,242	

#### Section 5.50 – Front Yard Setback

#### Section 5.60 – Side Yard Setback

#### Section 5.70 – Rear Yard Setback

Dimensional Requirements*	Required	Existing	Proposed	Relief
Front Yard Setback	15'	11' 2.5"	11' 2.5"	Special Permit**
Side Yard Setback	18.2' (10 + L/10)	1' 0.75" (north) 0' (south)	1' 0.75" (north) 0' (south)	Special Permit**
Rear Yard Setback	30'	0' (encroaches on rear abutter)	0'	Special Permit**

\* The dimensional requirements of the M-2.0 district apply (**Section 5.07**).

\*\* Under **Section 5.07**, the Board of Appeals may waive the minimum usable open space, side yard, and rear yard setback requirements for dwellings in business districts to promote reasonable development of the site. Additionally, under **Section 5.43**, the Board of Appeals may waive yard and setback requirements if counterbalancing amenities are provided.

#### Section 6.01.2.a – General Regulations Applying to Required Off-Street Parking Facilities

#### Section 6.02, Paragraph 1, Table of Off-Street Parking Requirements

Parking	Required	Existing	Proposed	Relief
Parking Spaces	7	4	5	Special Permit†

† Under **Section 6.01.2.a**, when a structure is converted for one or more additional dwelling units, the Board of Appeals by special permit may waive not more than half of the parking spaces.

### **Section 8.02.2 – Alteration or Extension**

A special permit is required to alter a pre-existing non-conforming structure or use.

### **PLANNING BOARD COMMENTS**

The Planning Board is supportive of this proposal to construct additions to the existing two-family and convert the dwelling into three units. The additions have been designed to coordinate well with the existing architectural style of the main dwelling structure, and this proposal will also restore much of its character. Even with the additions, the property will remain well below the allowed FAR on site. Finally, five parking spaces should be sufficient for three units with easy access to public transit.

**Therefore, the Planning Board recommends approval of the plans by Sousa Design Architects, dated 12/22/2014, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations, indicating all dimensions and materials, 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 submit a final landscape plan indicating all counterbalancing amenities, including new fencing and screening landscaping along the south side property line, subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

*lkch*



*Views of 11 Holden Street from the front (above) and rear (below).*



*From top to bottom: (1) the garage to be demolished; (2) the landscaped area that will be used for parking; and (3) view of the rear property line and the abutting garage building.*







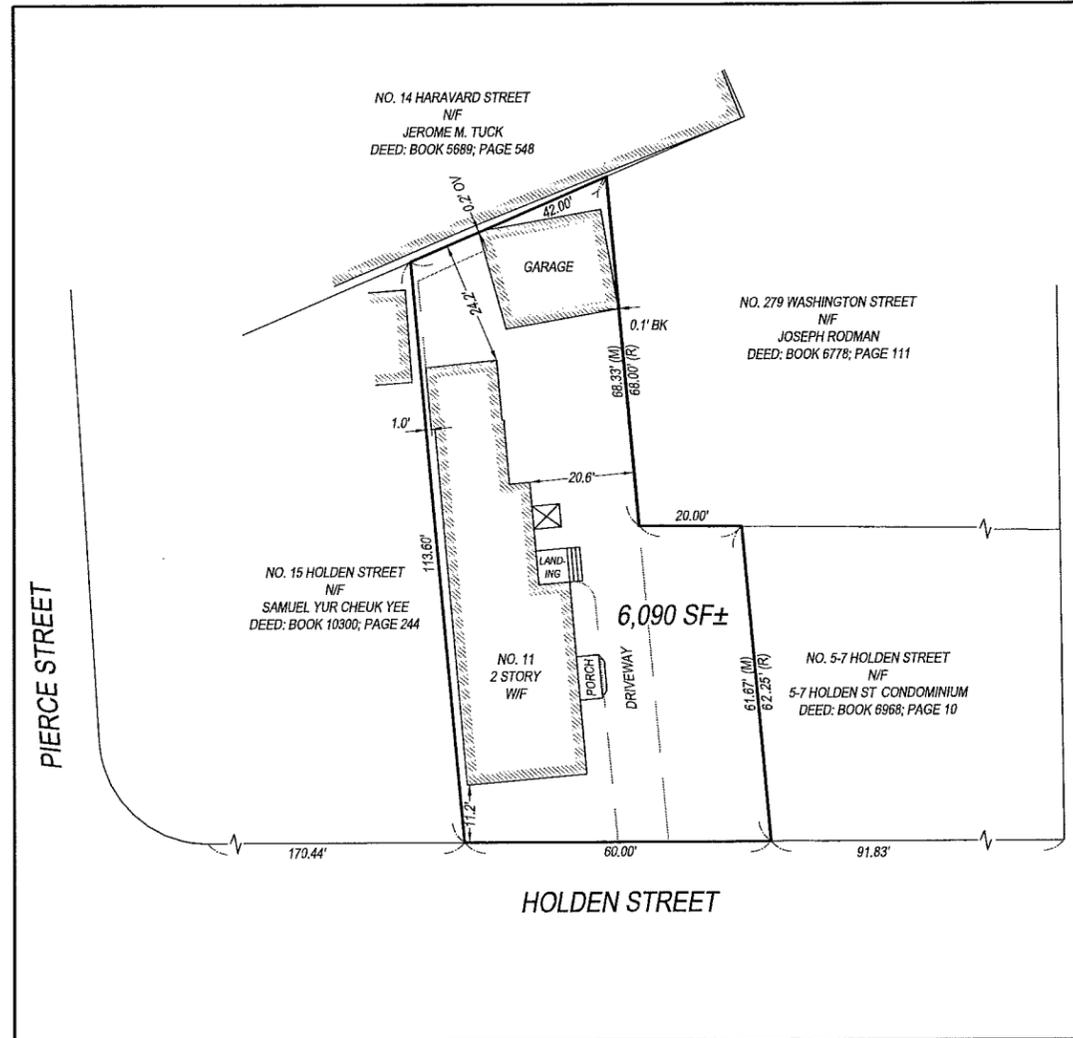
**11 Holden Street**  
 Brookline, MA 02445

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF BROOKLINE AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF BROOKLINE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.



**REFERENCES:**  
 DEED: BK 5263; PG 230  
 PLAN: NO. 112 OF 1937  
 PLAN: NO. 1427 OF 1957  
 PLAN: NO. 1603 OF 1973  
 PLAN: NO. 140 OF 1977  
 PLAN: PL BK 36; NO. 1672

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
-	-	MO	NPP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF OCTOBER 3, 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 # 25021C0053E  
 EFFECTIVE DATE: 07/17/2012

**PREPARED FOR:**  
 SOUSA DESIGN  
 81 BOYLSTON STREET  
 BROOKLINE, MA 02445

**NOTES:**  
 PARCEL ID: 174-09-00

**CERTIFIED PLOT PLAN**  
 LOCATED AT  
**11 HOLDEN STREET**  
**BROOKLINE, MA**

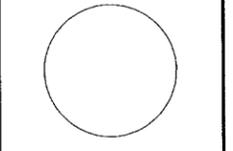
SCALE: 1 INCH = 20 FEET      DATE: OCTOBER 7, 2014

**BOSTON SURVEY, INC.**  
 UNIT C-4 SHIPWAY PLACE  
 CHARLESTOWN, MA 02129  
 (617)242-1313

JOB #14-00792      FILE #14-00792 - 10/07/14

ISSUED FOR:

**SOUSA design**  
 Architects  
 81 Boylston St., 2nd Floor  
 Brookline, MA 02445  
 617.878.9100  
 www.sousadesign.com



Job # 1451  
 Drawn by J.C.J    Ckd by S.A.S.  
 Date 12.22.2014

Revisions

No.	Description

**SITE PLAN**

**SP-1**

**11 Holden Street**

Brookline, MA 02445

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

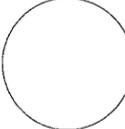
EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF BROOKLINE AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF BROOKLINE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

**ISSUED FOR:**

**SOUSA design Architects**

81 Brookline St, 2nd Floor  
Brookline, MA 02445  
617-879-9100  
www.sousadesign.com



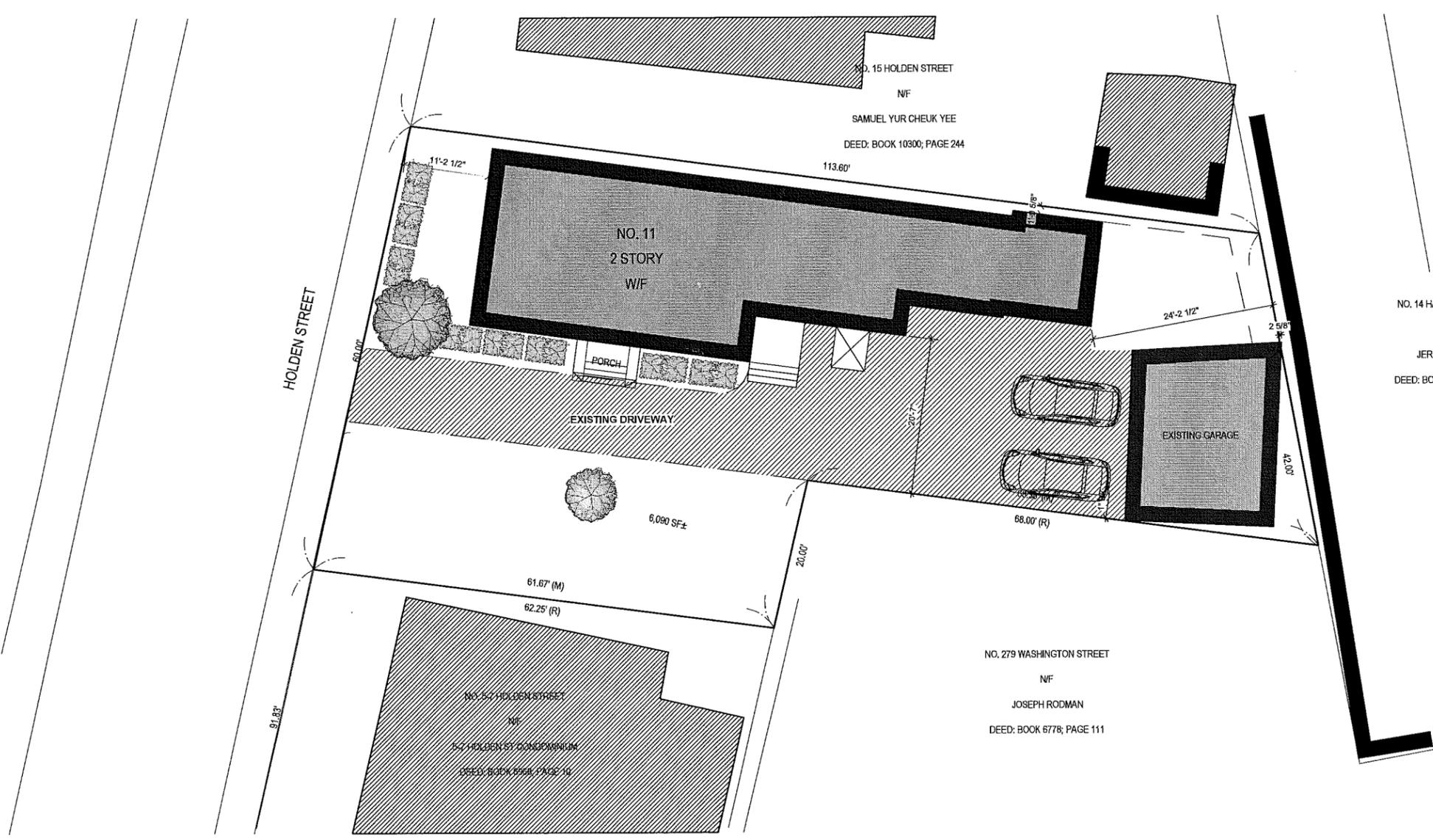
Job # 1431

Drawn by J.C.J. Ckd by S.A.S.

Date 12.22.2014

Revisions


**EXISTING SITE PLAN**



1 EXISTING SITE PLAN  
Scale: 1/8" = 1'-0"

# ZONING REVIEW

WORK XTO BE COMPLETED IN ACCORDANCE TO:

- MASS STATE BUILDING CODE (NINTH EDITION)
- TOWN OF BROOKLINE ZONING ORDINANCES

PER BROOKLINE ZONING BY-LAW ARTICAL 5  
ZONING DISTRICT: **G-2.0**

EXISTING LOT AREA: 6,090 SF  
EXISTING FLOOR AREA: 3,202 SF  
PROPOSED FLOOR AREA: 6,242 SF  
FLOOR AREA MAX PER FAR: 12,180 SF

**ALLOWABLE FAR:** 2  
**PROPOSED FAR:** 1.03  
**EXISTING FAR:** .52

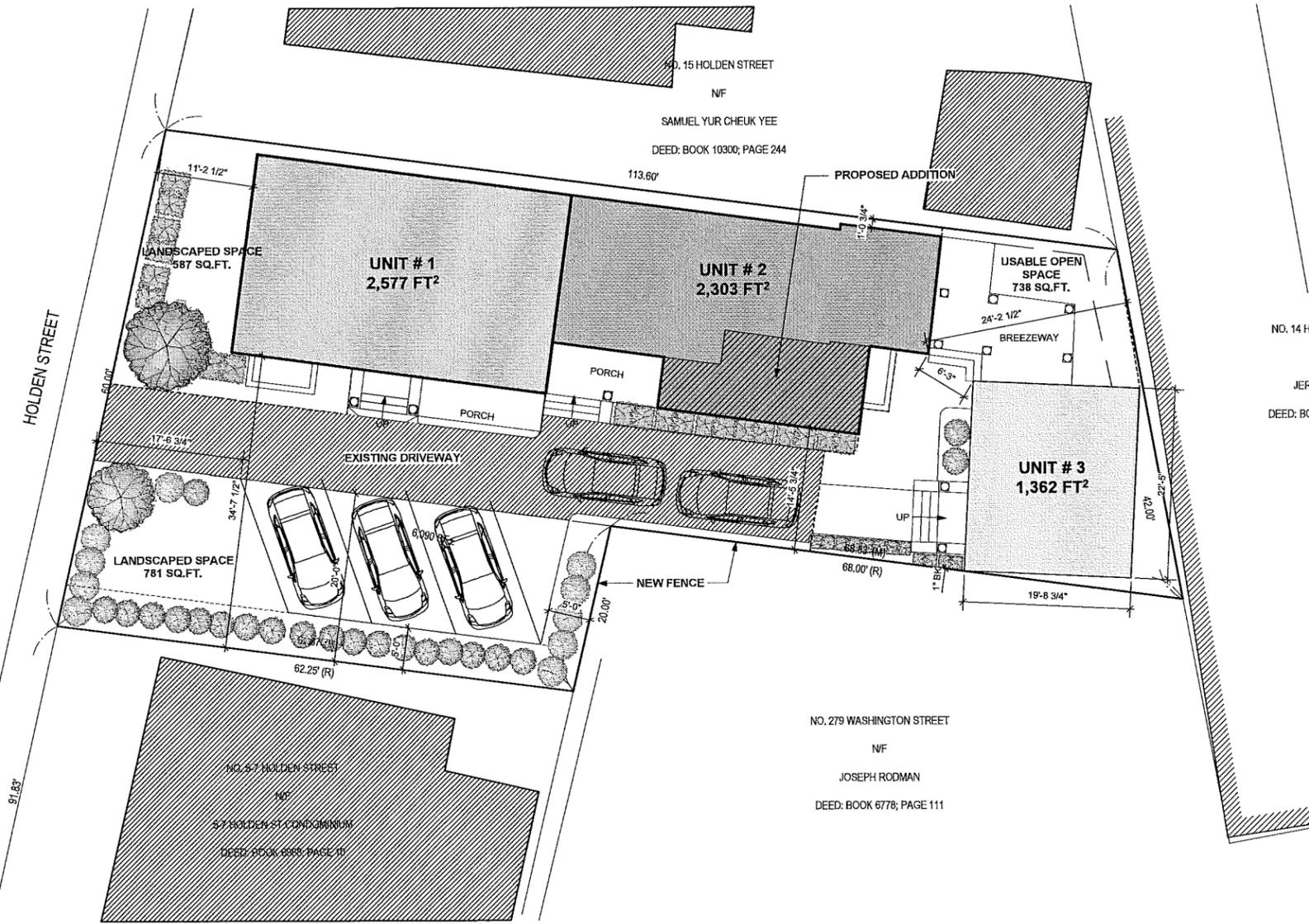
REQUIRED USABLE OPEN SPACE: 10% x 6,242 = 624 SF  
PROPOSED USABLE OPEN SPACE: 738 SF  
REQUIRED LANDSCAPED SPACE: NONE  
PROPOSED LANDSCAPED SPACE: 1468 SF

PER SECTION 5.07 - DWELLINGS IN BUSINESS AND INDUSTRIAL DISTRICTS

## SECTION 5.07 DWELLINGS IN BUSINESS AND INDUSTRIAL DISTRICTS

1. DWELLINGS IN BUSINESS AND INDUSTRIAL DISTRICTS SHALL CONFORM TO THE MINIMUM USABLE OPEN SPACE AND MINIMUM SIDE AND REAR YARD REQUIREMENTS OF THE M DISTRICT WITH THE SAME MAXIMUM PERMITTED FLOOR AREA RATIO AS THE BUSINESS OR INDUSTRIAL DISTRICT IN WHICH THE DWELLING IS LOCATED OR OF THE M-2.0 DISTRICT FOR DWELLINGS IN G-1.75. HOWEVER, IF THE BOARD OF APPEALS FINDS THAT A WAIVER OF SUCH DIMENSIONAL REQUIREMENTS WOULD PROMOTE REASONABLE DEVELOPMENT OF THE SITE COMPATIBLE WITH ADJACENT BUILDINGS AND THE SURROUNDING AREA, THE BOARD MAY WAIVE SUCH REQUIREMENTS BY SPECIAL PERMIT.

LOT SIZE MINIMUM 5,000  
MINIMUM LOT WIDTH NONE  
HEIGHT MAXIMUM 45 FT  
FRONT YARD SETBACK NONE  
SIDE YARD SETBACK 9.18 FT (10+81.8/10)  
REAR YARD SETBACK 30 FT



1 PROPOSED SITE PLAN - ZONING REVIEW  
Scale: 1/8" = 1'-0"

11 Holden Street  
Brookline, MA 02445

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

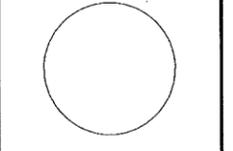
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF BROOKLINE AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF BROOKLINE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:

**SOUSA design**  
Architects  
818 Washington St., 2nd Floor  
Brookline, MA 02445  
617.879.9100  
www.sousadesign.com



Job # 1431  
Drawn by J.C.J. Chd by S.A.S.  
Date 12.22.2014

Revisions		

PROPOSED SITE PLAN



11 Holden Street  
 Brookline, MA 02445

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

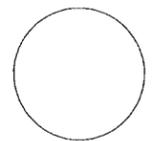
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF BROOKLINE AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF BROOKLINE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:

**SOUSA design**  
 Architects  
 81 Brighton St., 2nd Floor  
 Brookline, MA 02445  
 617.878.9108  
 www.sousadesign.com



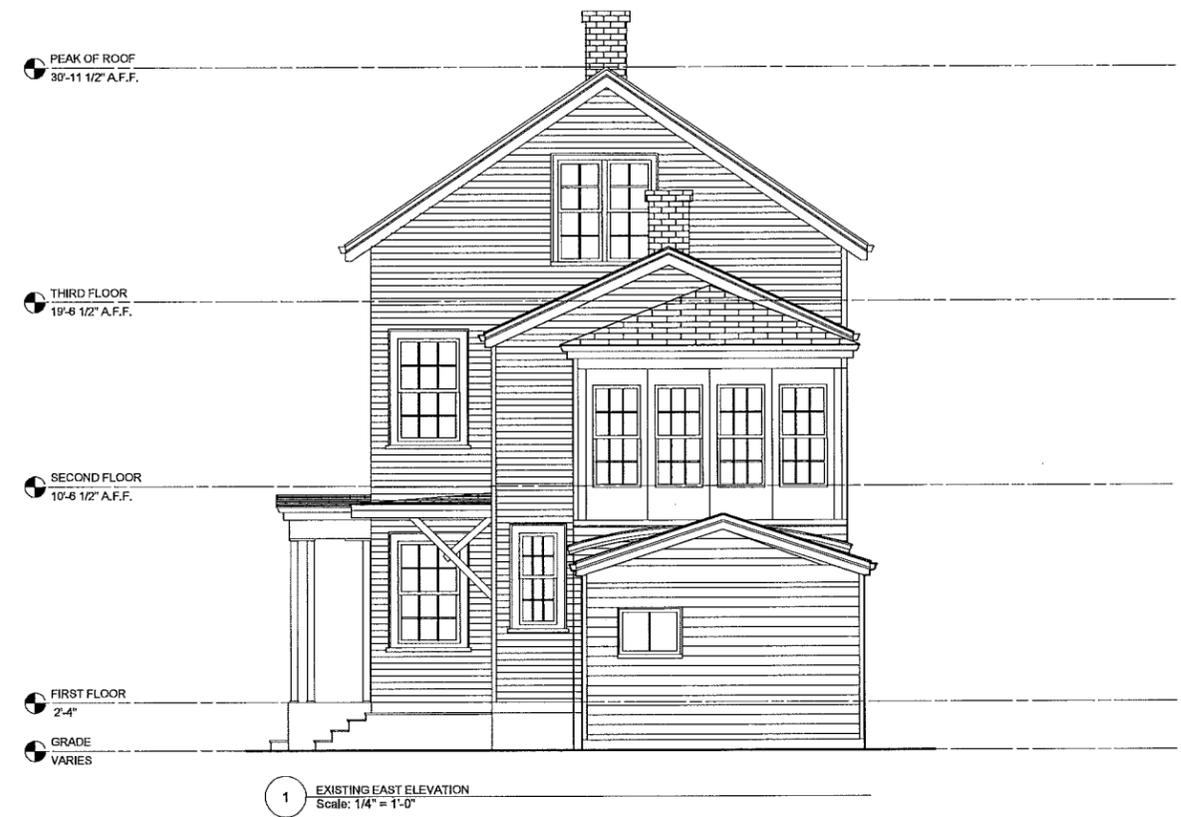
Job # 1431  
 Drawn by J.C.J. Ckd by S.A.S.  
 Date 12.22.2014

Revisions

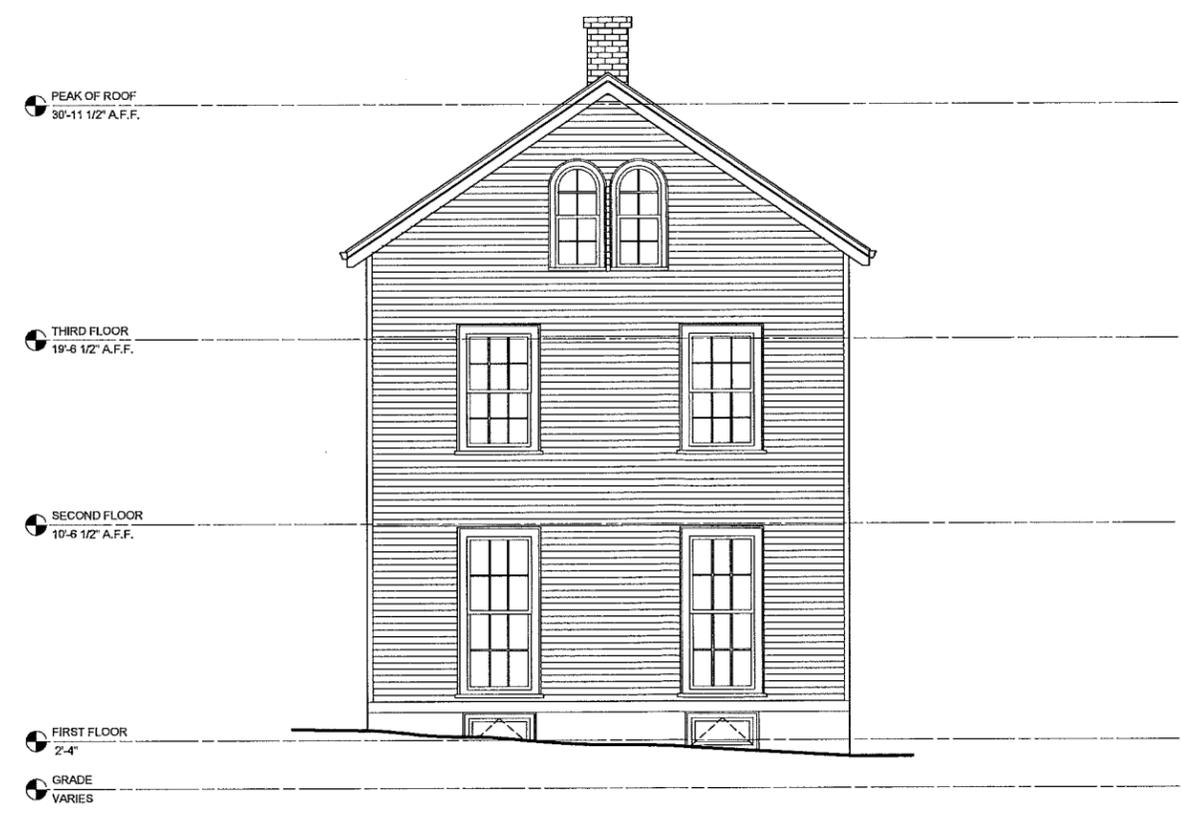
No.	Description

EXISTING  
 EXTERIOR  
 ELEVATIONS

**EX-2.2**



1 EXISTING EAST ELEVATION  
 Scale: 1/4" = 1'-0"



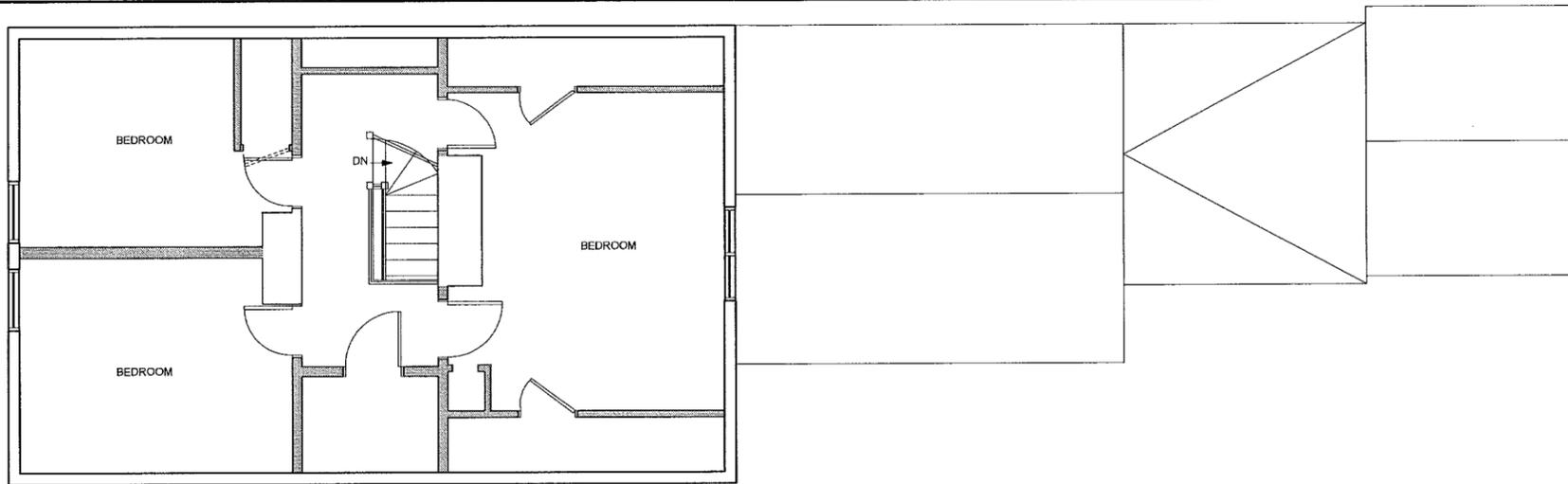
2 EXISTING WEST ELEVATION  
 Scale: 1/4" = 1'-0"

**KEY :**

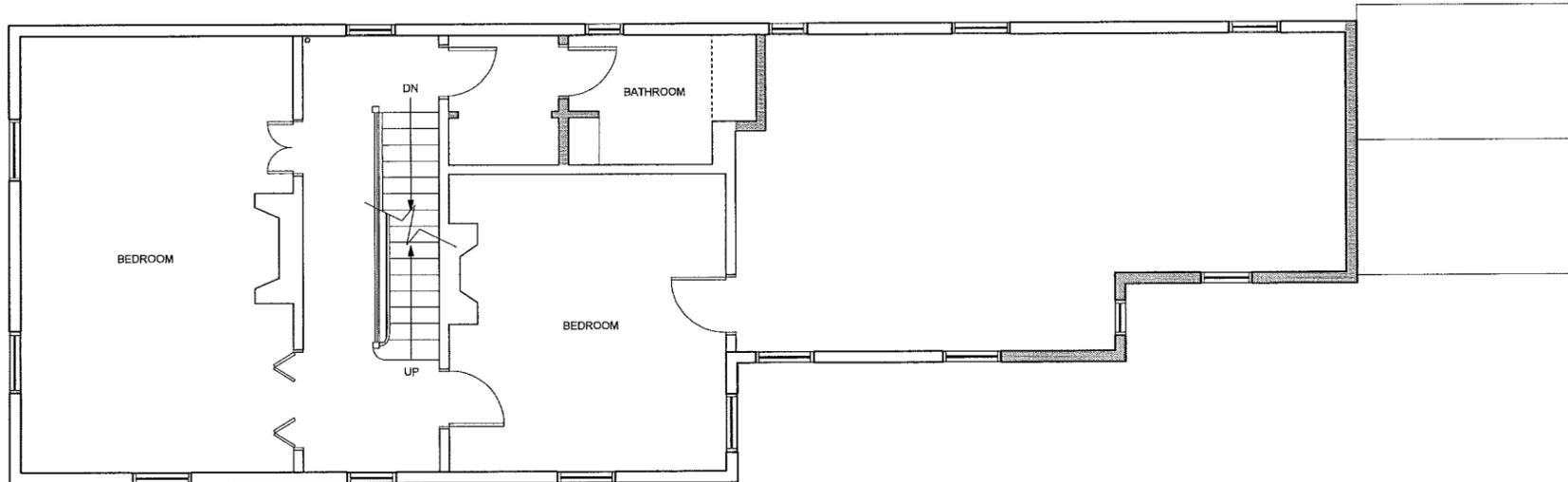
-  INDICATES "TO BE REMOVED"
-  INDICATES "TO REMAIN"

**DEMOLITION NOTES :**

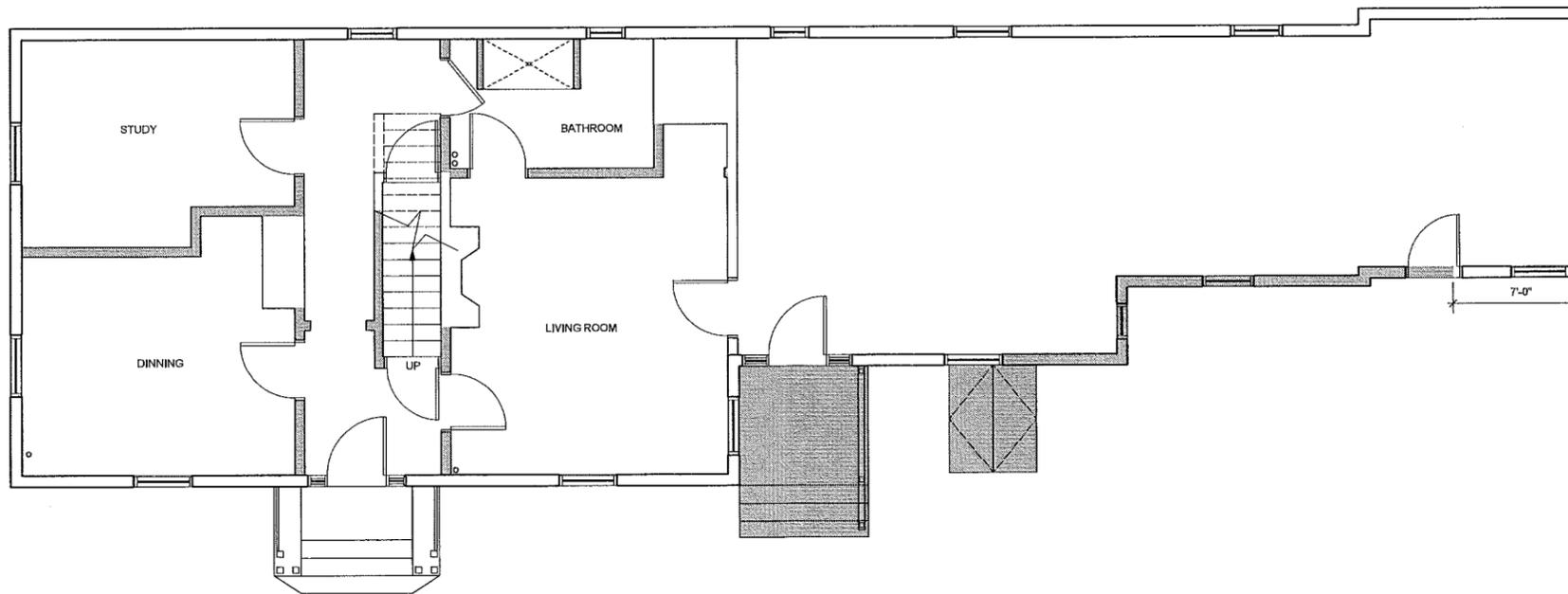
1. THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL DISPOSAL OF ALL REFUSE GENERATED BY THE SCOPE OF WORK.
2. THE CONTRACTOR SHALL NOT REMOVE, ALTER OR DISTURB ANY STRUCTURAL ELEMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.
3. ALL FURNITURE, LIGHT FIXTURES AND FLOOR FINISHES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.



3 EXISTING THIRD FLOOR PLAN  
Scale: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"

11 Holden Street  
Brookline, MA 02445

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

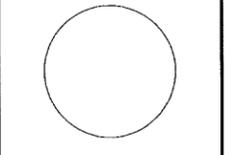
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF BROOKLINE AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF BROOKLINE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:

**SOUSA design**  
Architects  
91 Brighton St., 2nd Floor  
Brookline, MA 02445  
617-878-9100  
www.sousadesign.com



Job # 1431  
Drawn by J.C.J. Ckd by S.A.S.  
Date 12.22.2014

Revisions		

**DEMOLITION PLANS**

**D-1.0**

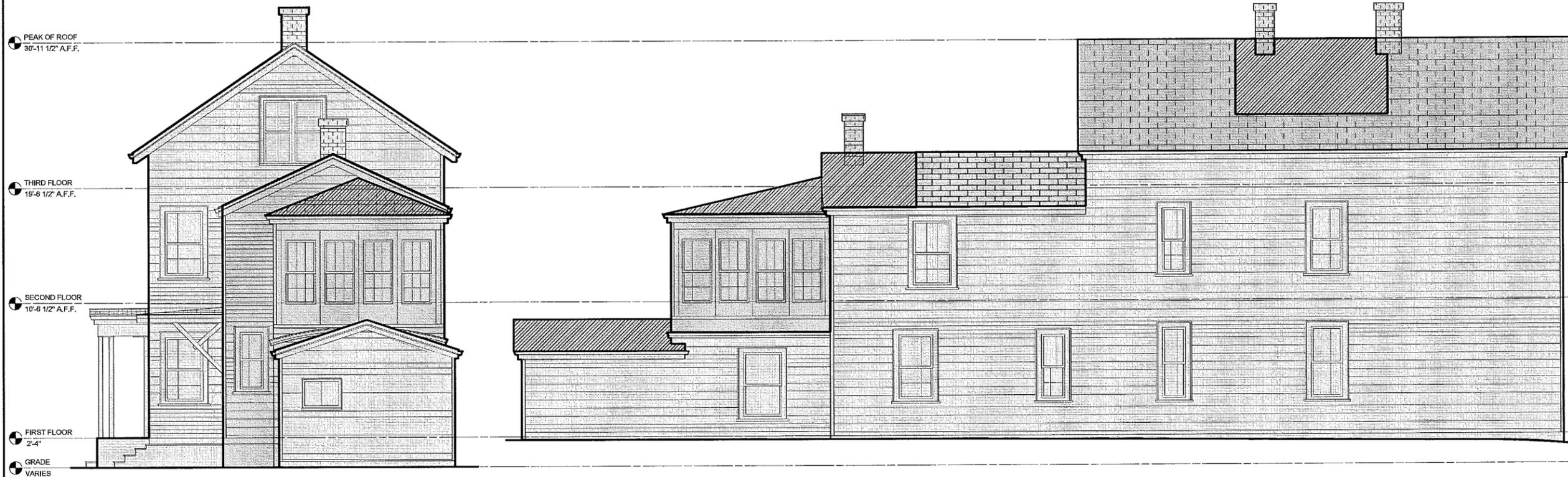
**11 Holden Street**  
Brookline, MA 02445

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF BROOKLINE AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF BROOKLINE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.



1 EXISTING EAST ELEVATION  
Scale: 1/4" = 1'-0"

2 EXISTING NORTH ELEVATION  
Scale: 1/4" = 1'-0"

- WALL AREA TO REMAIN = 3,814 SQ.FT.
- ROOF AREA TO REMAIN = 1,216 SQ.FT.
- WALL AREA TO BE REMOVED = 798 SQ.FT.
- ROOF AREA TO BE REMOVED = 774 SQ.FT.

TOTAL AREA TO REMAIN = 5,030 SQ.FT.  
TOTAL AREA TO BE REMOVED = 1,572 SQ.FT.  
23.8% DEMOLITION

ISSUED FOR:

**SOUSA design**  
Architects  
91 Brighton St., 2nd Floor  
Brookline, MA 02445  
617.878.9100  
www.sousadesign.com

Job # 1451  
Drawn by J.C.J. Chd by S.A.S.  
Date 12.22.2014

Revisions		



3 EXISTING WEST ELEVATION  
Scale: 1/4" = 1'-0"

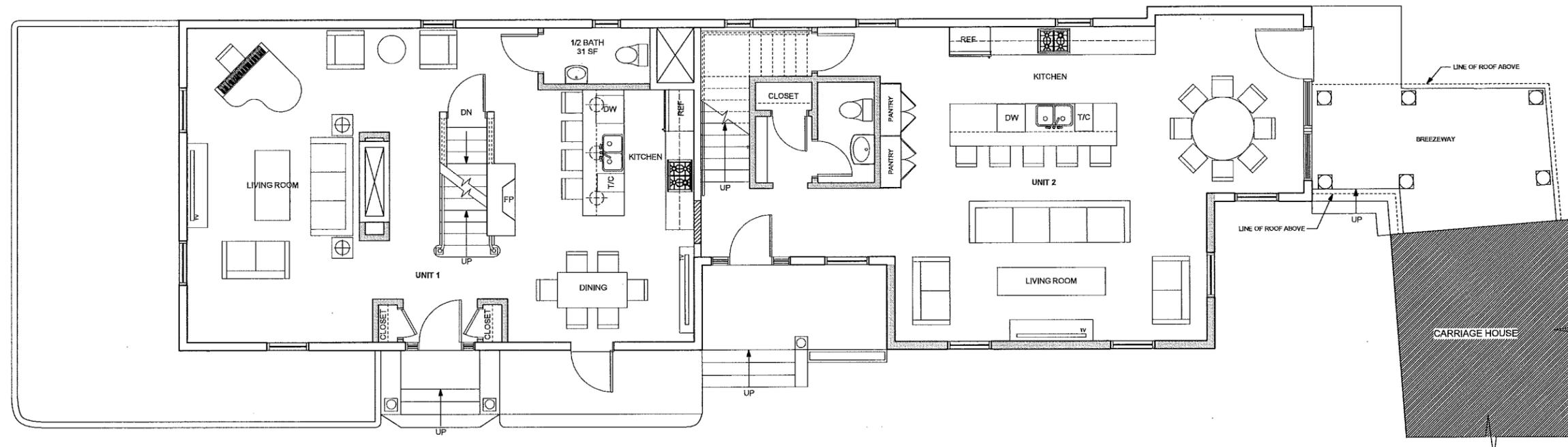
4 EXISTING SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

**DEMOLITION ELEVATIONS**

**D-2.0**

**KEY:**

-  INDICATES 'NEW WALL CONSTRUCTION'
-  INDICATES 'EXISTING WALL CONSTRUCTION'



1 Scale: 1/4" = 1'-0"  
PROPOSED FIRST FLOOR PLAN

**UNITS SUMMARY:**

UNIT #1	2,306 FT <sup>2</sup>
BASEMENT	600 FT <sup>2</sup>
UNIT #2	2,036 FT <sup>2</sup>
BASEMENT	600 FT <sup>2</sup>

11 Holden Street  
Brookline, MA 02445

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

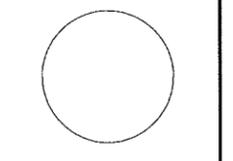
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXERCISE FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF BROOKLINE AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF BROOKLINE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:

**SOUSA design**  
Architects  
81 Brookline St., 2nd Fl.  
Brookline, MA 02445  
617.878.9108  
www.sousadesign.com



Job # 1431  
Drawn by J.C.J. Ckd by S.A.S.  
Date 12.22.2014

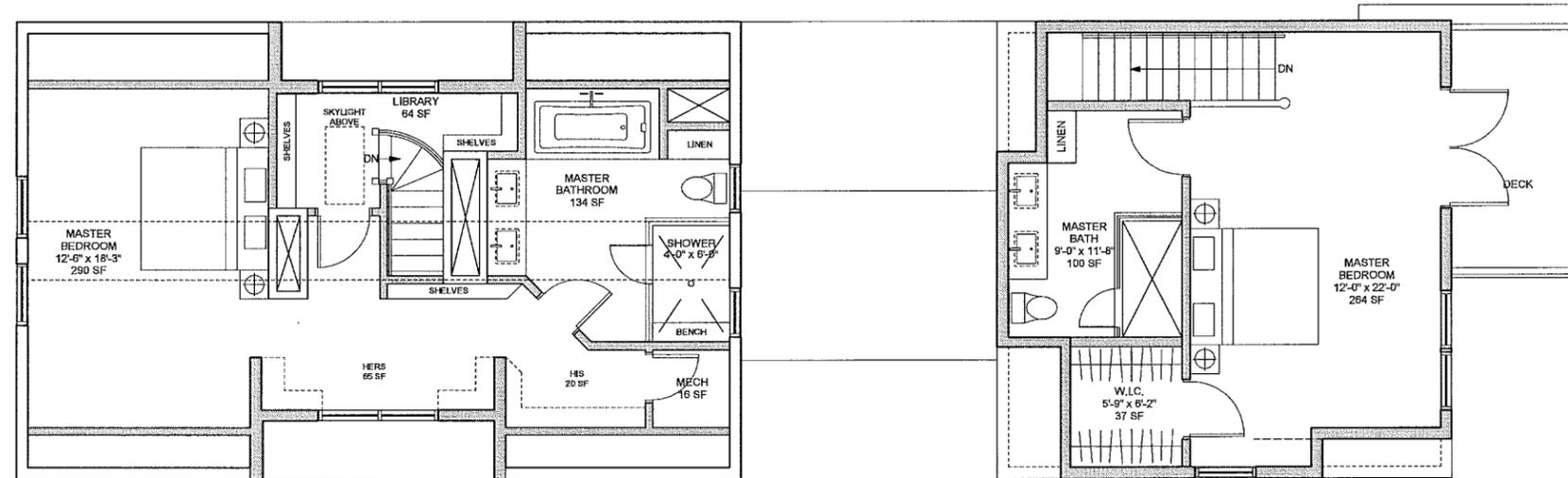
Revisions


**PROPOSED FIRST FLOOR PLAN**

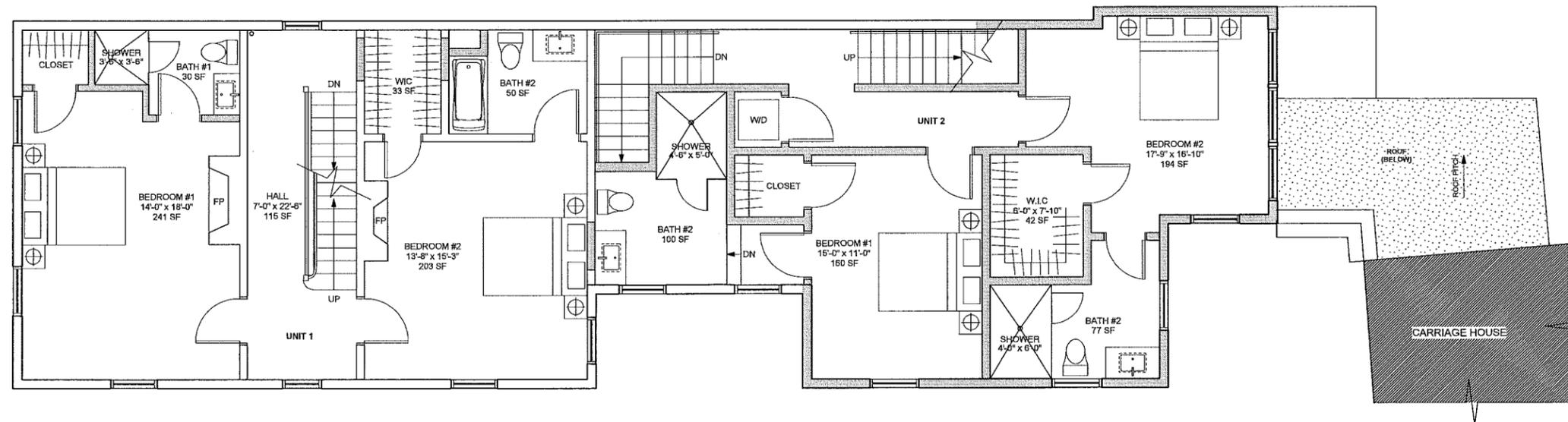
**A-1.1**

**KEY:**

- INDICATES 'NEW WALL CONSTRUCTION'
- INDICATES 'EXISTING WALL CONSTRUCTION'



2 PROPOSED THIRD FLOOR PLAN  
Scale: 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"

**UNITS SUMMARY:**

UNIT #1	2,306 FT <sup>2</sup>
BASEMENT	600 FT <sup>2</sup>
UNIT #2	2,036 FT <sup>2</sup>
BASEMENT	600 FT <sup>2</sup>

11 Holden Street  
Brookline, MA 02445

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF BROOKLINE AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF BROOKLINE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:

**SOUSA design**  
Architects

81 Brookline St., 2nd Floor  
Brookline, MA 02445  
617-878-9108  
www.sousadesign.com

Job # 1431

Drawn by J.C.J. Ckd by S.A.S.

Date 12.22.2014

Revisions

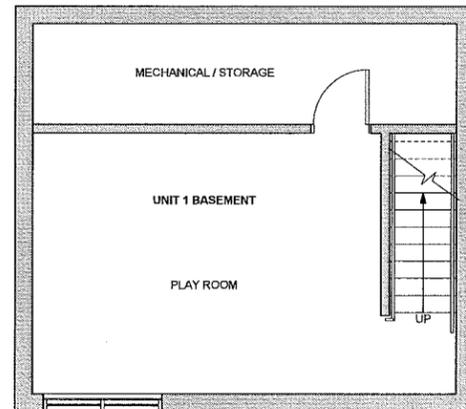
NO.	DESCRIPTION	DATE

**PROPOSED  
SECOND AND  
THIRD FLOOR  
PLANS**

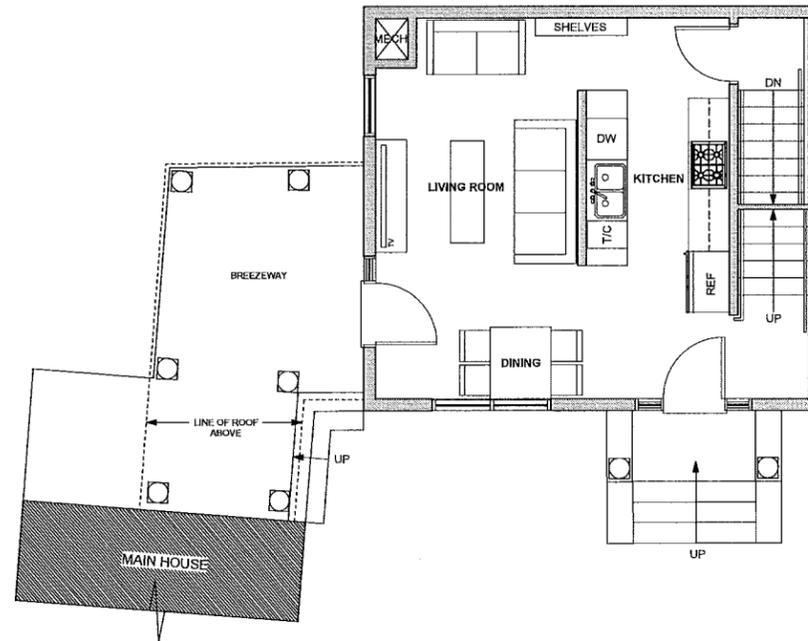
**A-1.2**

**KEY:**

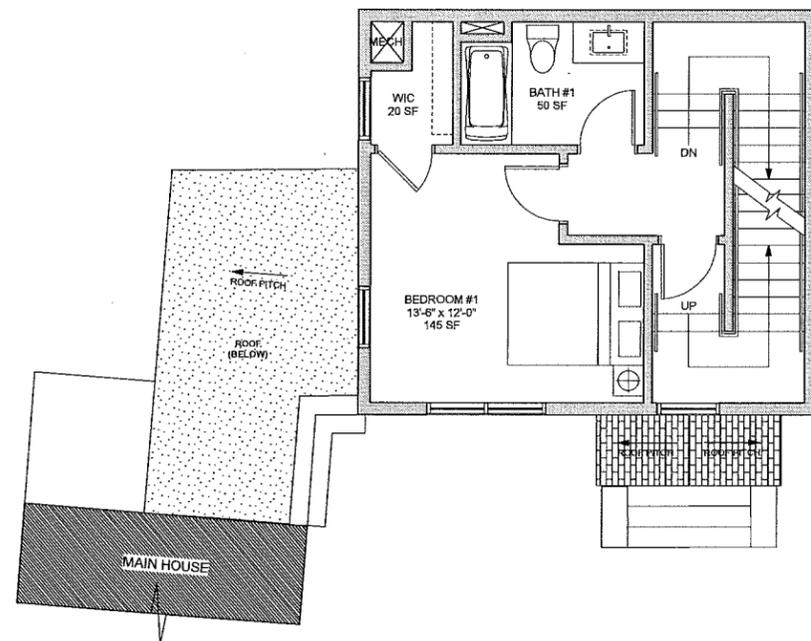
-  INDICATES 'NEW WALL CONSTRUCTION'
-  INDICATES 'EXISTING WALL CONSTRUCTION'



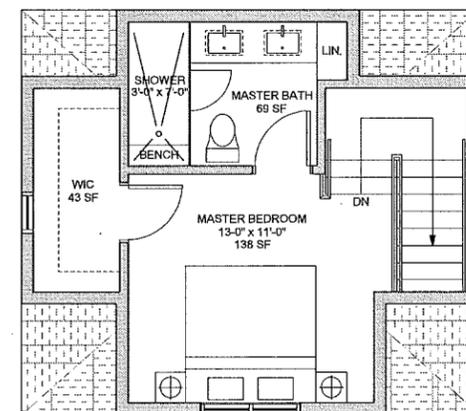
1 PROPOSED BASEMENT PLAN  
Scale: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



4 PROPOSED THIRD FLOOR PLAN  
Scale: 1/4" = 1'-0"

11 Holden Street  
Brookline, MA 02445

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

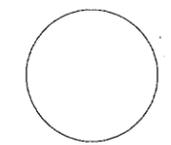
EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF BROOKLINE AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF BROOKLINE AND MA STATE BUILDING CODES, DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:

**SOUSA design**  
Architects

41 Bayshore St., 2nd Fl.  
Brookline, MA 02445  
617-878-9100  
www.sousadesign.com



Job # 1431

Drawn by J.C.J. Ckd by S.A.S.

Date 12.22.2014

Revisions

NO.	DESCRIPTION

**CARRIAGE HOUSE FLOOR PLANS**

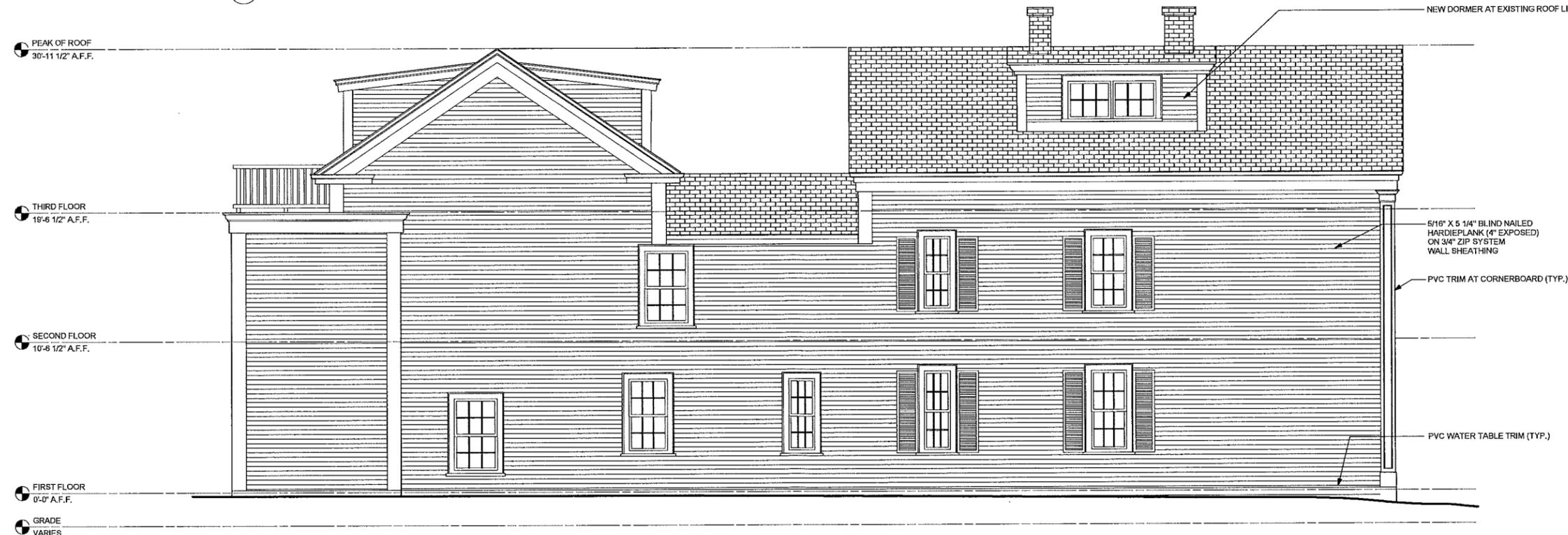
**CARRIAGE HOUSE SUMMARY:**

FIRST FLOOR	394 FT <sup>2</sup>
SECOND FLOOR	310 FT <sup>2</sup>
THIRD FLOOR	310 FT <sup>2</sup>
TOTAL	1,098 FT <sup>2</sup>
BASEMENT	264 FT <sup>2</sup>

**A-1.3**



1 PROPOSED SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION  
Scale: 1/4" = 1'-0"

11 Holden Street  
Brookline, MA 02445

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SET OF DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF BROOKLINE AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF BROOKLINE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:

**SOUSA design**  
Architects  
87 Bayshore St., 2nd Floor  
Brookline, MA 02445  
617.879.9100  
www.sousedesign.com

Job # 1431  
Drawn by J.C.J. Ckd by S.A.S.  
Date 12.22.2014

Revisions

PROPOSED  
EXTERIOR  
ELEVATIONS

11 Holden Street  
Brookline, MA 02445

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF BROOKLINE AND SHALL HAVE AN ASTM OR UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF BROOKLINE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:

**SOUSA design**  
Architects

81 Bayline St., 2nd Floor  
Brookline, MA 02445  
617-879-9106  
www.sousadesign.com

Job # 1431

Drawn by J.C.J Ckd by S.A.S.

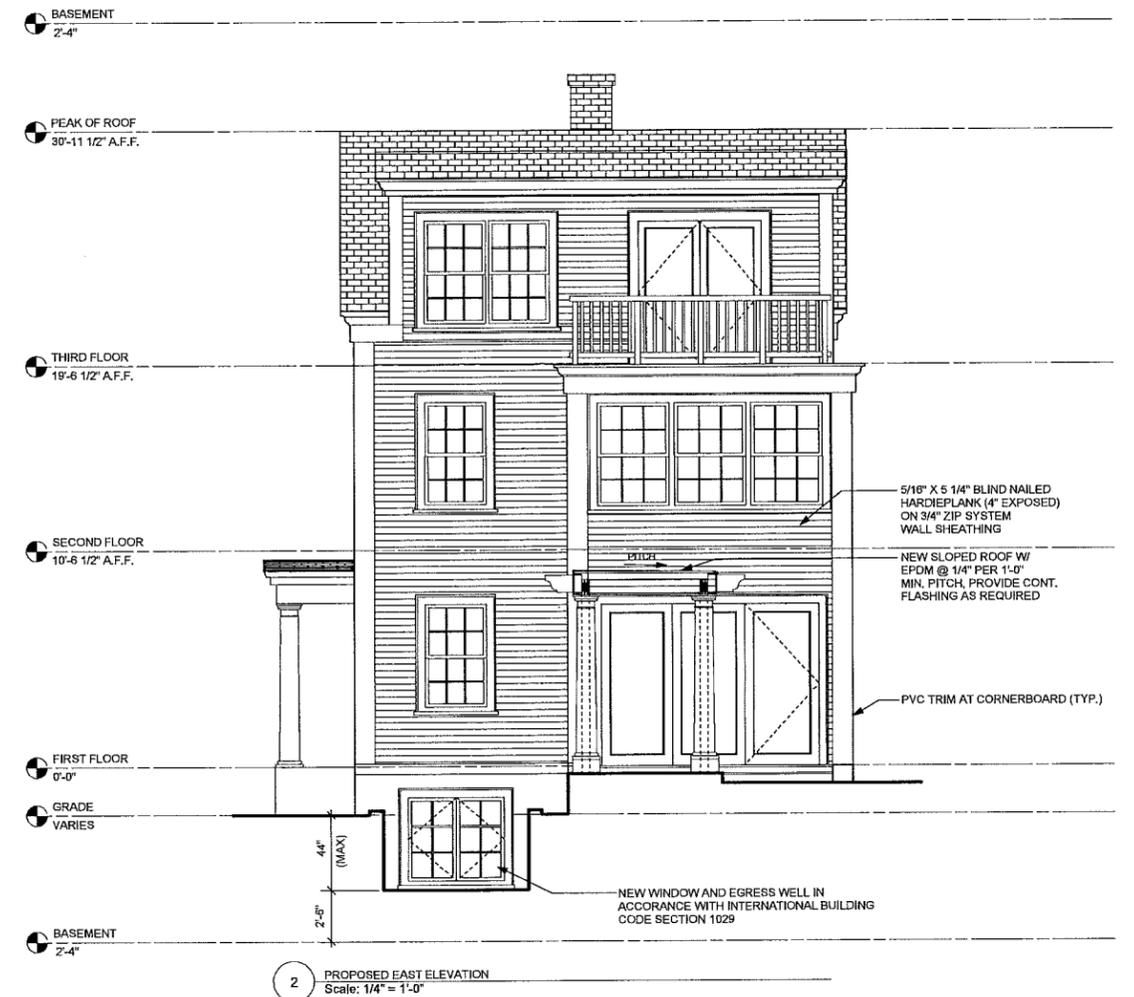
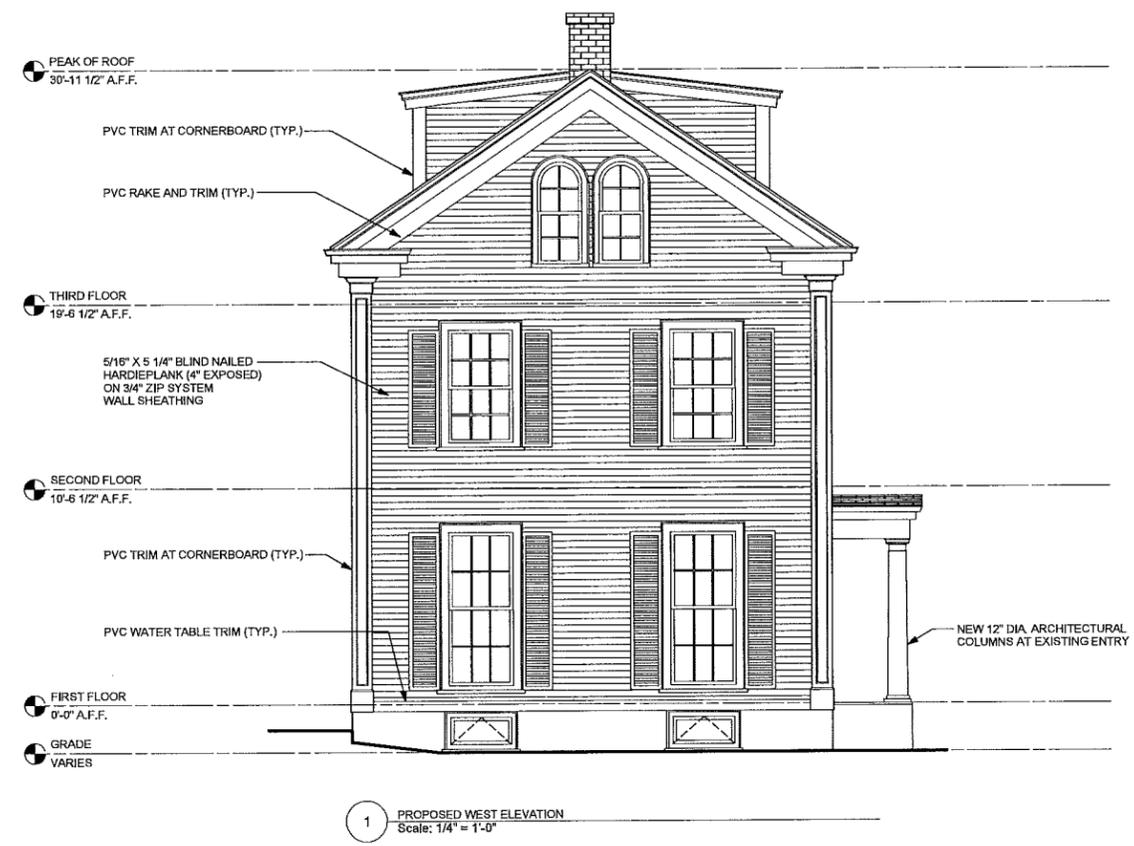
Date 12.22.2014

Revisions

NO.	DESCRIPTION

**PROPOSED  
EXTERIOR  
ELEVATIONS**

**A-2.2**



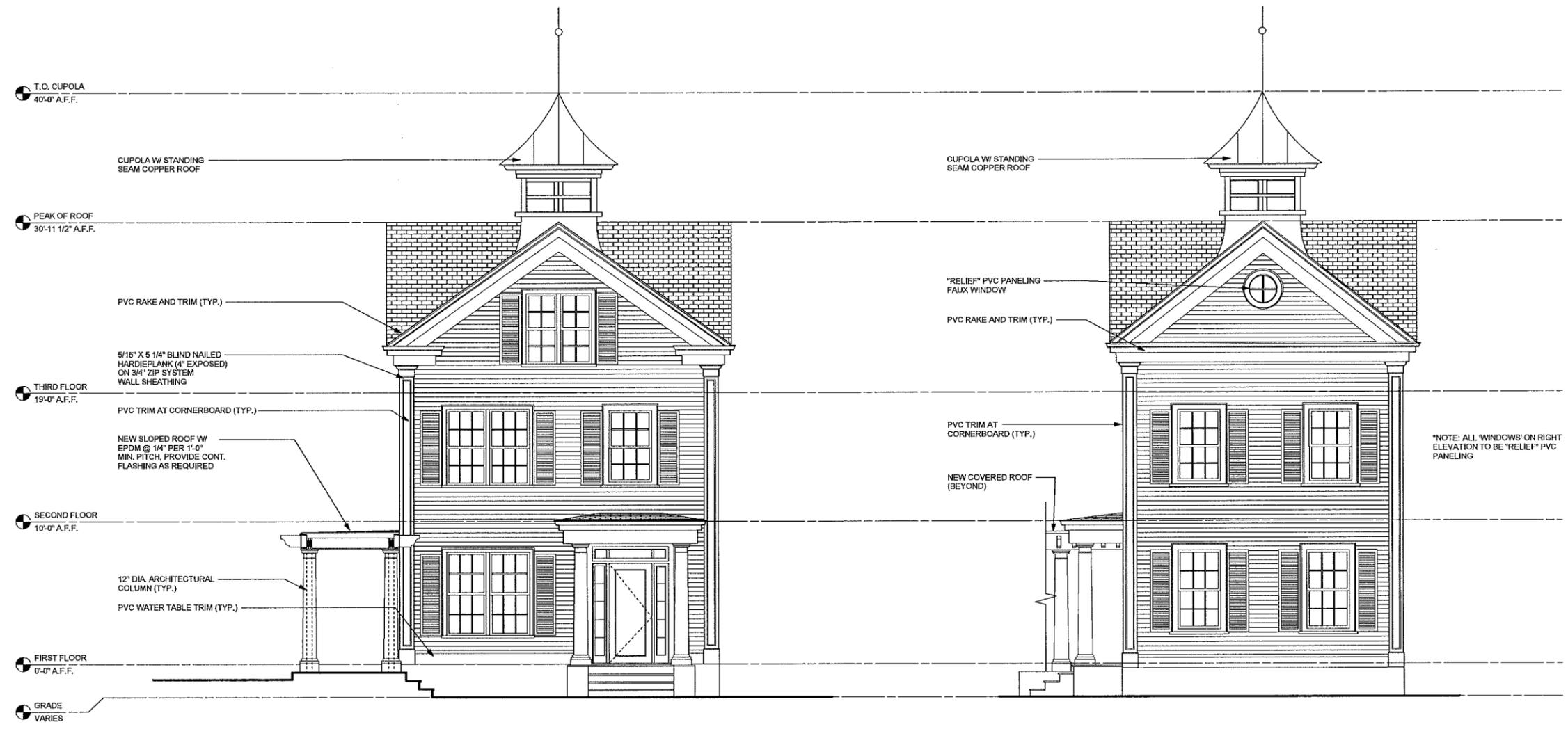
11 Holden Street  
Brookline, MA 02445

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF BROOKLINE AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF BROOKLINE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

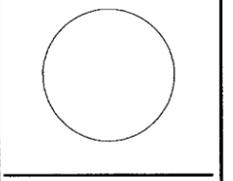


1 PROPOSED CARRIAGE HOUSE FRONT ELEVATION  
Scale: 1/4" = 1'-0"

2 PROPOSED CARRIAGE HOUSE RIGHT ELEVATION  
Scale: 1/4" = 1'-0"

ISSUED FOR:

**SOUSA design**  
Architects  
81 Brookline St., 2nd Floor  
Brookline, MA 02445  
617.878.8108  
www.sousedesign.com



Job # 1431  
Drawn by J.C.J. Ckd by S.A.S.  
Date 12.22.2014

Revisions	

**CARRIAGE HOUSE  
EXTERIOR  
ELEVATIONS**

**A-2.3**

11 Holden Street  
 Brookline, MA 02445

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL ACCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

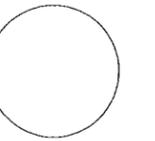
EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF BROOKLINE AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF BROOKLINE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:

**SOUSA design**  
 Architects

81 South St., 2nd Floor  
 Brookline, MA 02445  
 617.879.9106  
 www.sousadesign.com



Job # 1431

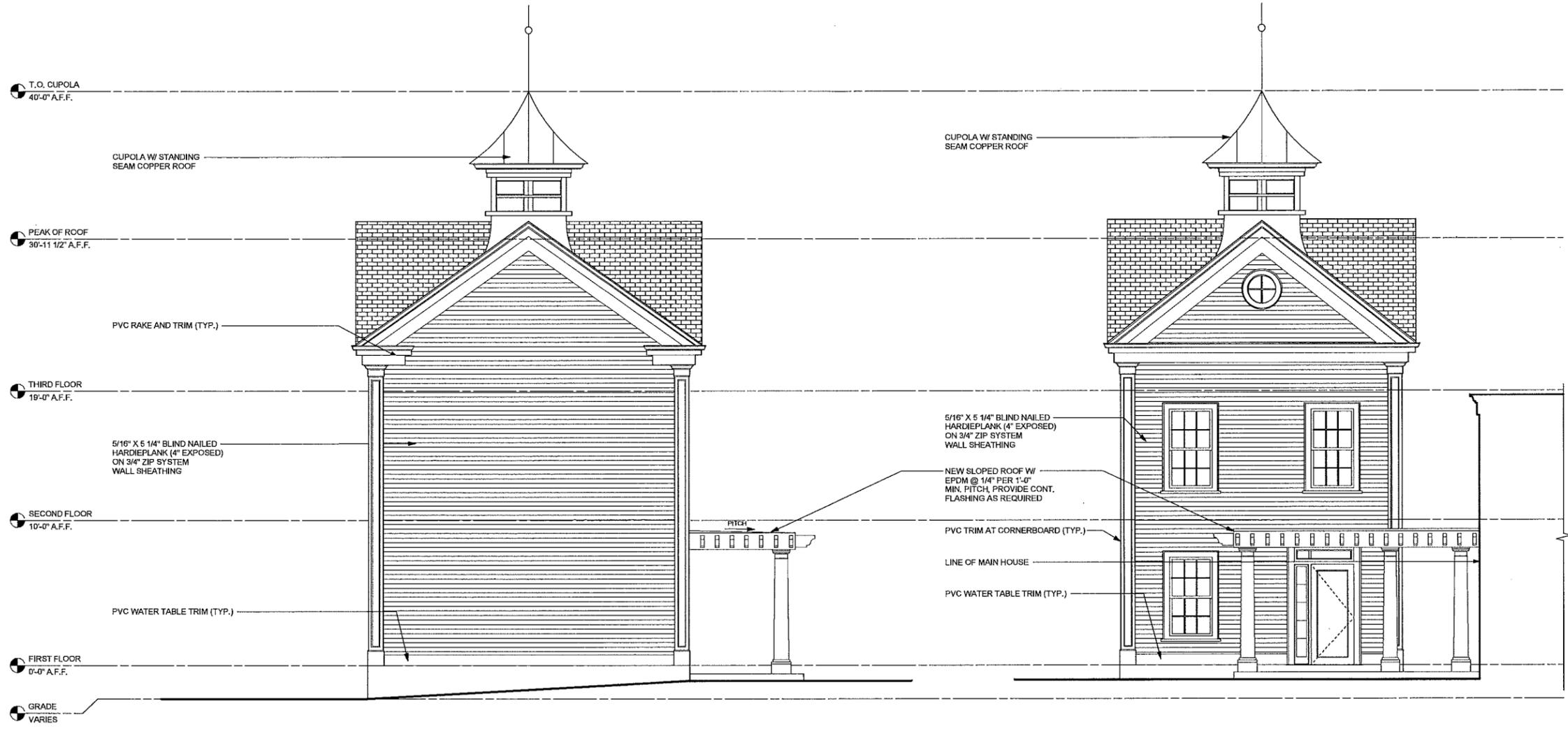
Drawn by J.C.J. Chd by S.A.S.

Date 12.22.2014

Revisions		

**CARRIAGE HOUSE**  
**EXTERIOR**  
**ELEVATIONS**

**A-2.4**



1 PROPOSED CARRIAGE HOUSE REAR ELEVATION  
 Scale: 1/4" = 1'-0"

2 PROPOSED CARRIAGE HOUSE LEFT ELEVATION  
 Scale: 1/4" = 1'-0"

**11 Holden Street**

Brookline, MA 02445

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

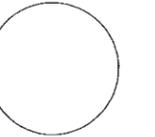
EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF BROOKLINE AND SHALL HAVE AN ASTM AND U.I. NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF BROOKLINE AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:

**SOUSA design Architects**

818 Brighton St., 2nd Floor  
Brookline, MA 02445  
877.878.8108  
www.sousadesign.com



Job # 1431

Drawn by J.C.J. Ckd by S.A.S.

Date 12.22.2014

Revisions	

**FULL LENGTH ELEVATION**

**A-2.5**

PEAK OF ROOF  
30'-11 1/2" A.F.F.

THIRD FLOOR  
19'-6 1/2" A.F.F.

SECOND FLOOR  
10'-6 1/2" A.F.F.

FIRST FLOOR  
0'-0" A.F.F.

GRADE  
VARIES

1 PROPOSED SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

