



# *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  
Sergio Modigliani  
Mark J. Zarrillo  
Blair Hines

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: November 5, 2015  
Subject: Construct a mudroom addition connecting a single-family home to a two-car garage at the rear  
Location: 86 Willard Road

Atlas Sheet:	59	Case #:	2015-0050
Block:	260	Zoning:	S-10
Lots:	06	Lot Area (s.f.):	±11,440

Board of Appeals Hearing: November 12, 2015, at 7:00 p.m.

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### **SITE AND NEIGHBORHOOD**

86 Willard Road is a Tudor style single-family home constructed of brick and slate in 1928. The 4,405 square foot structure sits on a corner lot located at the intersection of Willard Road and Taylor Crossway. The majority of the surrounding S-10 district consists of similarly sized lots with a variety of garage styles (both attached and detached). The Willard Street neighborhood is located directly to the west of Chestnut Hill Avenue.

### **APPLICANT'S PROPOSAL**

The applicant, Peter Sachs, is proposing to construct a single-story mudroom addition totaling 292.97 square feet. The rear mudroom is triangular in shape and will attach the existing home to a currently detached two-car garage. The mudroom will be constructed of brick veneer and metal roofing, and will provide entry from both the exterior of the home (driveway and rear patio) and the garage itself. Portions of the side garage wall and the rear façade of the home will be demolished in order to complete this addition but does not meet the threshold for Preservation

Commission demolition review. An existing bluestone paver patio at the rear of the home will be reconfigured using like materials in order to provide adequate space for the proposed mudroom. Completed work will increase the pre-existing non-conforming gross floor area from 4,405 square feet to 4,698 square feet.

## **FINDINGS**

### **Section 5.22.3.c – Exceptions to Maximum Floor Area Ratio (FAR)**

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

### **Section 5.60 – Side Yard Requirements**

### **Section 5.70 – Rear Yard Requirements**

The existing two-car garage footprint will not expand any closer to side and rear lot lines. Setback relief is required because the garage will be converted from detached to attached, and therefore must comply with setback requirements for a principle structure in the S-10 district.

<b>Dimensional Requirements</b>	<b>Required</b>	<b>Existing (principle structure)</b>	<b>Existing (detached garage)</b>	<b>Proposed</b>	<b>Relief Required</b>
<b>Side-Yard Setback</b>	10 feet	26.9 feet	4.8 feet	4.8 feet	Special Permit*
<b>Rear-Yard Setback</b>	30 feet	20.5 feet	4.6 feet	4.6 feet	Special Permit*
<b>Gross Floor Area</b>	3,432 sf 100%	4,405 sf 128.4%	n/a	4,698 sf 136.8%	Special Permit**

\* Under **Section 5.43**, the Board of Appeals may by special permit waive yard and/or setback requirements if counterbalancing amenity is provided.

\*\* Under **Section 5.22.3.c** the Board of Appeals may by special permit allow a floor area increase of up to 350 square feet if the resulting gross floor area of the building(s) is not more than 150% of the permitted gross floor area.

**Section 5.09.2.j – Design Review:** Any exterior addition for which a special permit is required pursuant to §5.22 is subject to design review standards listed under Section 5.09.4 (a-m). All design review standards have been met, with the most relevant design review sections described below:

- a. **Preservation of Trees and Landscape** – No tree removal is required in order to construct the rear addition and bluestone paver patio. Existing mature hedges and plantings along the side and rear lot lines in question will not be altered and therefore will continue to serve as visual screening for abutting residents. Small-scale plantings located between the existing garage and primary structure will be removed but are minimally visible from surrounding public ways.
- b. **Relation of Buildings to Environment** – The proposal is modest in both size and height and will not generate significant shadows on neighboring properties.

c. Relation of Buildings to the Form of the Streetscape and Neighborhood – The proposed addition is minimally visible from both Willard Road and Taylor Crossway because it is substantially located at the rear of the property. Additionally, the overall design of the mudroom is in keeping with the style of the existing home and neighborhood.

d. Open Space – All minimum usable and landscaped open space requirements are currently satisfied and will be maintained following construction of the proposed mudroom. The majority of this open space is located in front and side yards, which are unaltered by this proposal.

e. Circulation – The current driveway and garage will not be altered by this proposal resulting in identical vehicular circulation on the property.

k. Heritage – Removal and/or disruption of character defining architectural elements is minimized insofar as practical. Proposed mudroom building materials are intended to match the existing home (brick veneer) and update roofing (metal) in a manner that is complementary of the existing home.

#### **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 supports this proposed rear mudroom addition. The design of this addition satisfies relevant design review standards in accordance with Zoning By-Law section 5.09.2.j. Proposed brick veneer matches the existing home and the metal roof material is aesthetically appropriate, albeit uncommon within the immediate neighborhood. Requested FAR relief represents an alteration to pre-existing non-conformity, while the necessary side-yard and rear-yard setback relief is a direct result of attaching the existing garage.

The Petitioner and the Planning Department confirm that 953.26 square feet of existing basement space is indeed unfinished. Additionally, the Planning Board does not anticipate a substantive increase in water runoff as a result of this moderately sized addition. The Petitioner has not proposed specific counterbalancing amenities for the requested setback relief but does intend to reconfigure the rear patio and decorative plantings. The most impacted abutters at 74 Willard Road and 68 Taylor Crossway have also submitted formal letters in support of the Petitioner's proposal. The Planning Board also supports the use of either metal or slate for the mudroom roof. The Planning Board specifically notes that the submitted right elevation (A-8) should be revised to include the mudroom addition.

**Therefore, the Planning Board recommends approval of plans submitted by Peter Sachs, dated 6/30/15 and 7/29/15, and the site plan submitted by John Hamel, dated 8/3/15, subject to the following conditions:**

- 1. Prior to the issuance of a building permit, the applicant shall submit a final site**

**plan, floor plans, and complete elevations elevations, subject to the review and approval of the Assistant Director for Regulatory Planning.**

- 2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan indicating all counterbalancing amenities, subject to the review and approval of the Assistant Director for 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 plans and 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.**

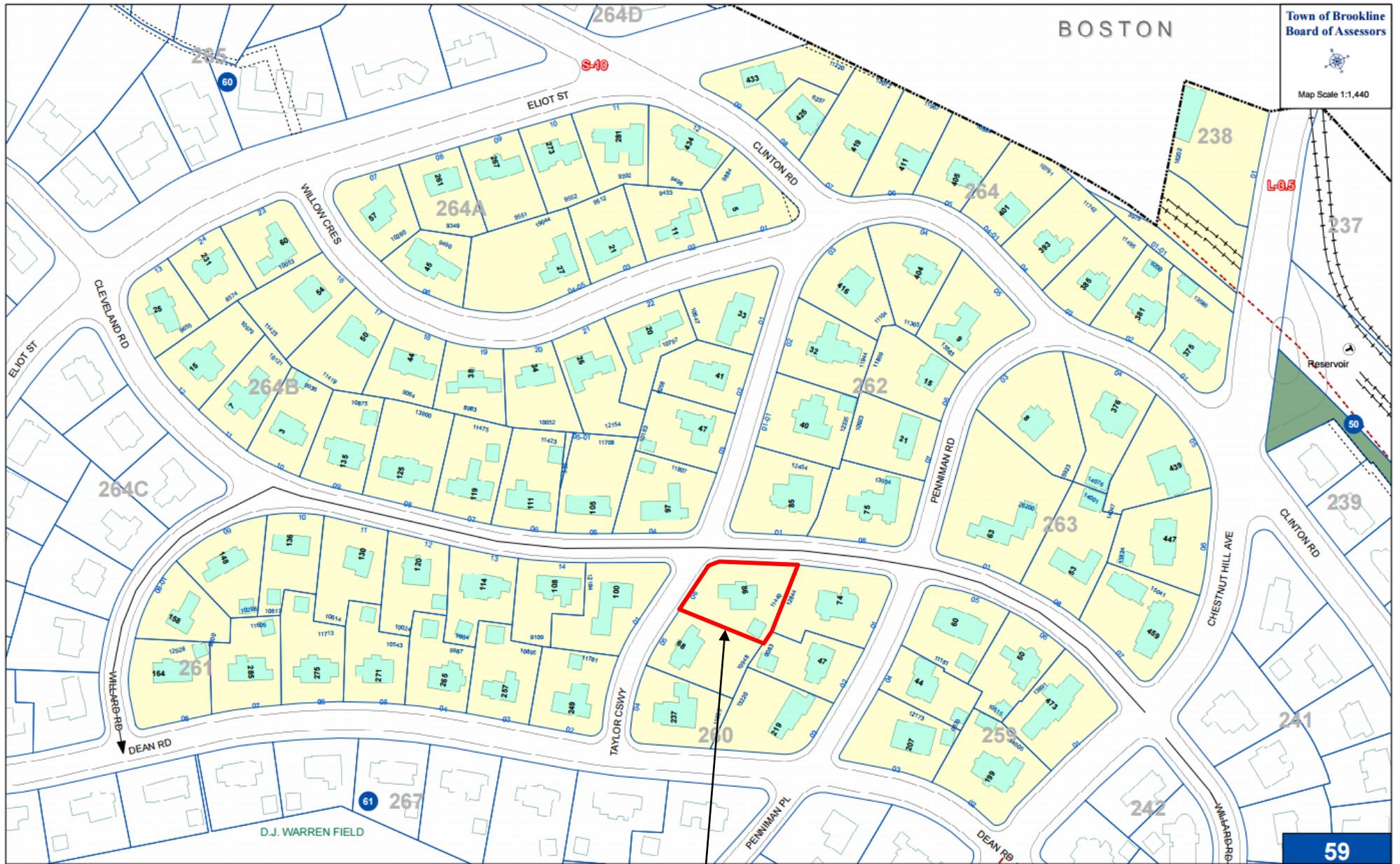
*jr*



86 Willard Road (Garage and single-family dwelling)



86 Willard Road property



86 Willard Road

**SITE PLAN**  
**86 WILLARD ROAD**  
**BROOKLINE, MASSACHUSETTS**

1 INCH = 20 FEET APRIL 24, 2015

SNELLING & HAMEL ASSOCIATES, INC.  
 PROFESSIONAL LAND SURVEYORS & ENGINEERS  
 10 LEWIS STREET P.O. BOX 102  
 LINCOLN, MASSACHUSETTS 01773  
 (781) 259-0071

**OWNERS OF RECORD:**

JEFFREY KALISH  
 &  
 BONNIE J. SHERMAN  
 BK.25809 PG.162

SCALE 1" = 20'



APPROXIMATE NORTH

**BENCHMARKS: (TOWN OF BROOKLINE BASE)**

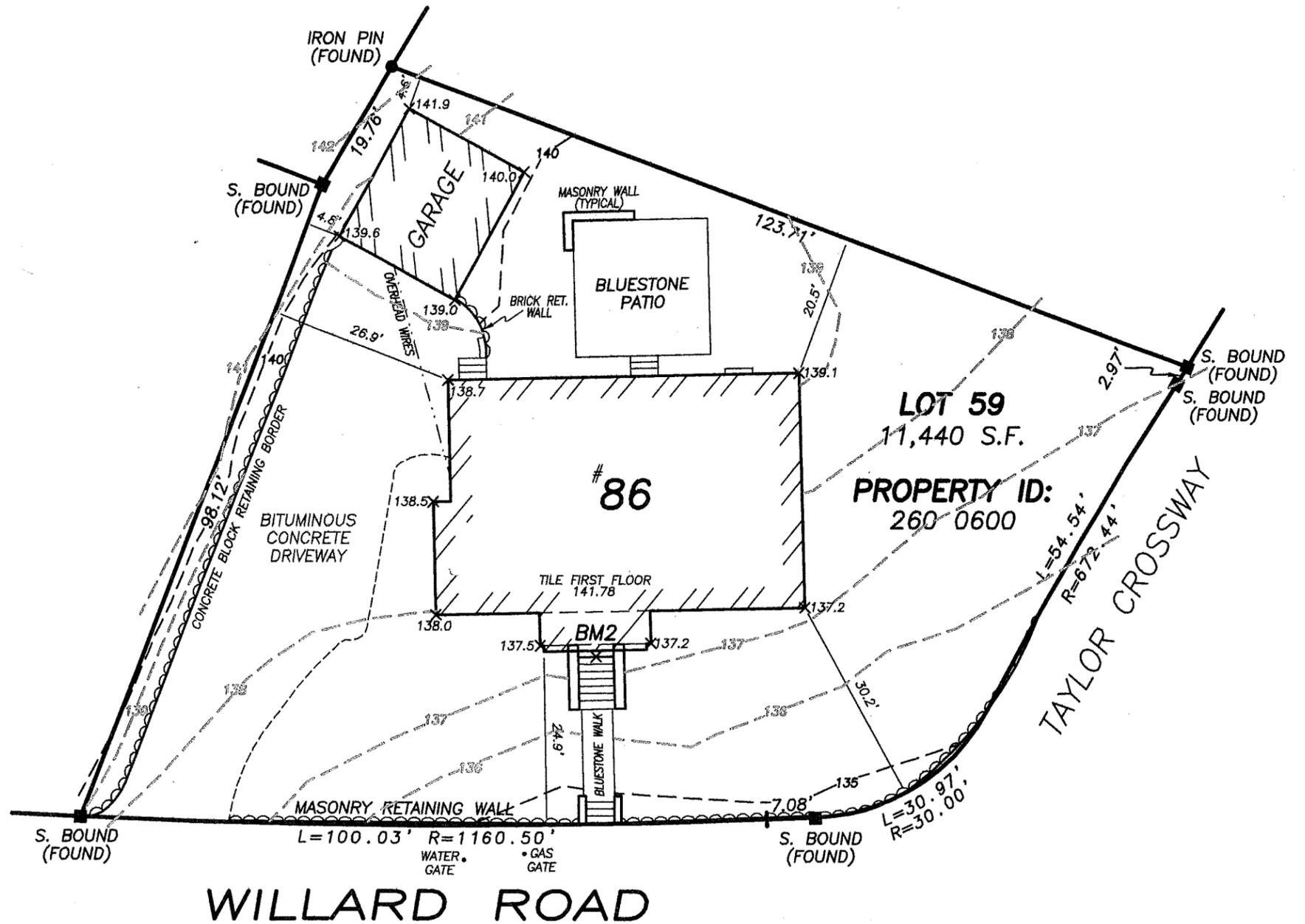
BM1 - SEWER MANHOLE RIM AT THE INTERSECTION OF  
 WILLARD ROAD AND TAYLOR CROSSWAY  
 ELEVATION = 131.80

BM2 - CENTER OF BLUESTONE LANDING AT  
 FRONT ENTRYWAY  
 ELEVATION = 141.50

**PLAN REFERENCES:**

- PLAN BOOK 1791 PAGE 181
- PLAN BOOK 70 PLAN NUMBER 3368
- PLAN BOOK 1515 PAGE 152

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN  
 HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF  
 APRIL 24, 2015, WITH THE USE OF A TOPCON TOTAL STATION.



JOHN R. HAMEL  
 PROFESSIONAL  
 LAND SURVEYOR

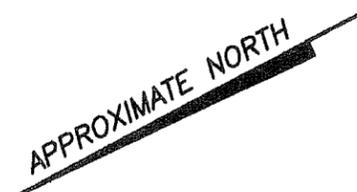
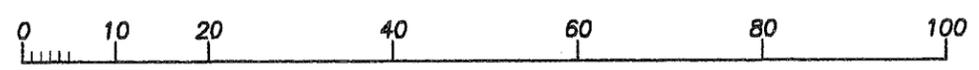
DATE: \_\_\_\_\_

BM1

**SITE PLAN**  
**86 WILLARD ROAD**  
**BROOKLINE, MASSACHUSETTS**  
 1 INCH = 20 FEET AUGUST 3, 2015  
 SNELLING & HAMEL ASSOCIATES, INC.  
 PROFESSIONAL LAND SURVEYORS & ENGINEERS  
 10 LEWIS STREET P.O. BOX 102  
 LINCOLN, MASSACHUSETTS 01773  
 (781) 259-0071

**OWNERS OF RECORD:**  
 JEFFREY KALISH  
 &  
 BONNIE J. SHERMAN  
 BK.25809 PG.162

SCALE 1" = 20'

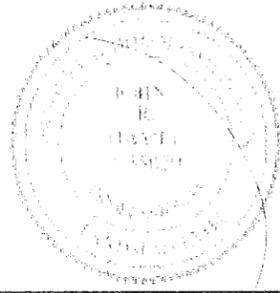


- NOTES:**
- ZONING DISTRICT: S-10
  - GROSS FLOOR AREA PROVIDED BY ARCHITECT
  - GROSS FLOOR AREA = 4,698 S.F.
  - OPEN SPACE, USABLE = 40% (MIN.) OR 1,879 S.F.
  - OPEN SPACE, LANDCAPE = 10% (MIN.) OR 470 S.F.
  - GRADING IN OPEN SPACE AREAS DOES NOT EXCEED 8% FOR MORE THAN 75% OF THE TOTAL SPACE AREAS

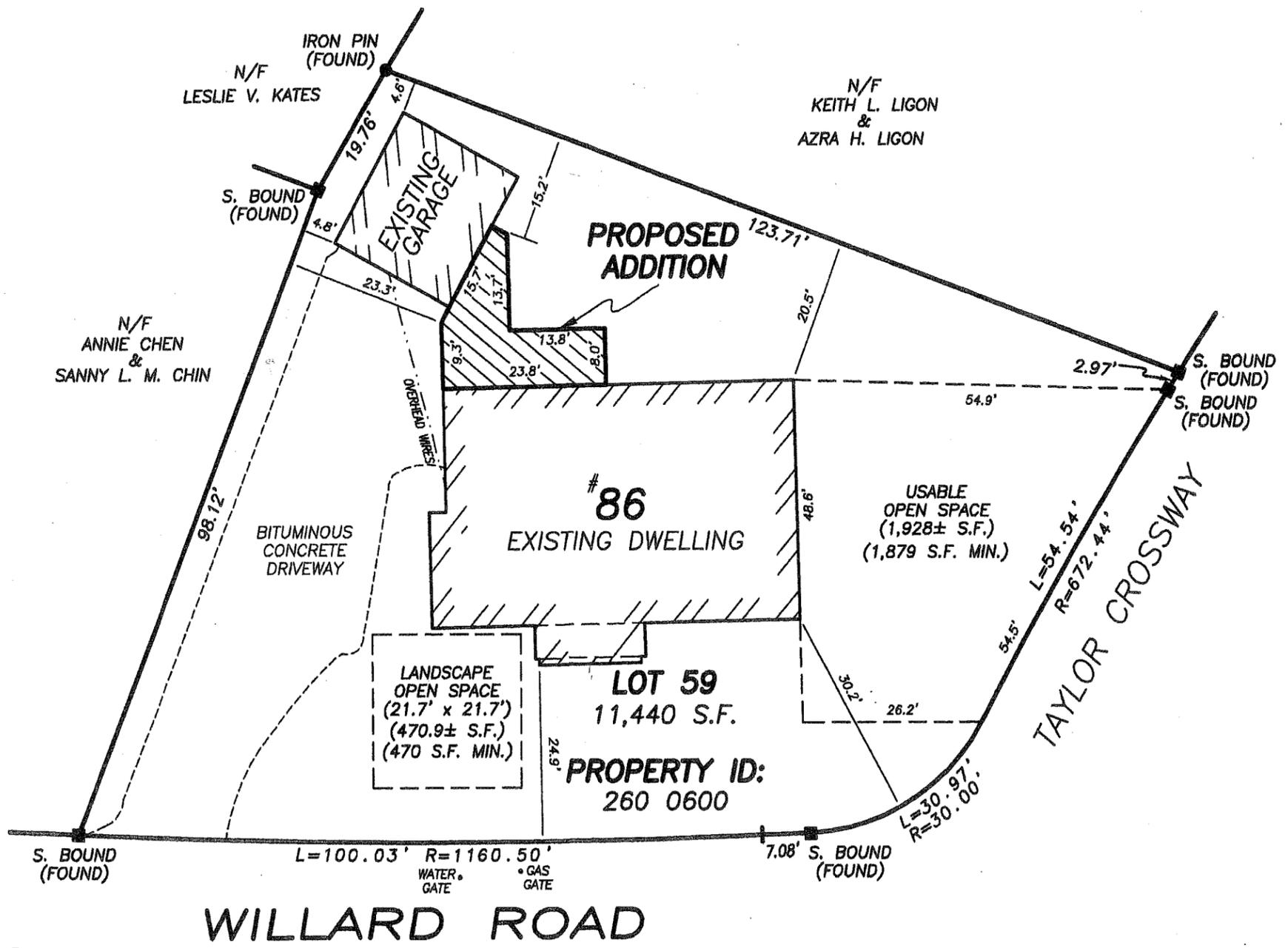
- PLAN REFERENCES:**
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  - PLAN BOOK 1515 PAGE 152

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*John R. Hamel*



JOHN R. HAMEL  
 PROFESSIONAL  
 LAND SURVEYOR.



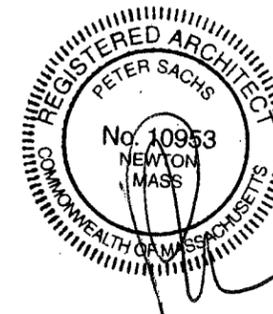
DATE: \_\_\_\_\_

# SHERMAN KALISH RESIDENCE

86 WILLARD ROAD  
BROOKLINE, MA

DRAWING LIST	
SHEET NUMBER	DESCRIPTION
ARCHITECTURAL	
A-0	TITLE SHEET - GENERAL NOTES
D-1	BASEMENT DEMOLITION PLAN
D-2	FIRST FLR DEMOLITION PLAN
A-1	BASEMENT FLOOR PLAN
A-2	FIRST FLOOR PLAN - FULL
A-3	FIRST FLOOR PLAN - ENLARGE
A-4	SECOND FLOOR PLAN (ROOF)
A-5	FRONT ELEVATION
A-6	LEFT SIDE ELEVATION
A-7	BACK ELEVATION
A-8	RIGHT SIDE ELEVATION
A-9	SECTION
EXISTING CONDITIONS	
EX-1	BASEMENT PLAN
EX-2	FIRST FLOOR PLAN
EX-3	SECOND FLOOR PLAN
EX-4	ATTIC FLOOR PLAN
EX-5	ROOF PLAN
EX-6	FRONT ELEVATION
EX-7	LEFT SIDE ELEVATION
EX-8	BACK ELEVATION
EX-9	RIGHT SIDE ELEVATION
STRUCTURAL DRAWINGS	
S-1	NOTES AND DETAILS
S-2	BASEMENT FLOOR STRUCTURAL PLAN
S-3	FIRST FLOOR STRUCTURAL PLAN
S-4	SECOND FLOOR STRUCTURAL PLAN
ELECTRICAL DRAWINGS	
E-1	BASEMENT ELECTRICAL PLAN
E-2	FIRST FLR ELECTRICAL PLAN
E-3	SECOND FLR ELECTRICAL PLAN
E-4	ATTIC FLR ELECTRICAL PLAN

JUNE 30 2015



## General Notes

- Prior to commencing work, the contractor shall become familiar with the intent of the Architectural plans, inspect the site and be fully responsible for reporting to the Architect any discrepancies between the dimensions, elevations and/or locations indicated on the drawings and those that actually exist on the site.
- If in the course of the construction, a condition exists which disagrees with the intention of the plans or disagrees with what is indicated on the plans or in the specifications, the contractor is to stop work and notify the Architect.
- The Contractor shall apply for, obtain and pay for all required permits, inspections and other applicable state and municipal regulations and requirements. No construction work of any kind shall commence without a Building Permit from the municipality of jurisdiction.
- The contractor shall be responsible for the overall coordination and supervision including dimensions, layout and specifications related to his own sub-contractors. The contractor shall require the sub-contractors to visit the site and become familiar with the plans and specifications for their portion of the work.
- The contractor shall coordinate all "as built" surveys required by code.
- The contractor and all sub-contractors shall be solely responsible for compliance with all federal, state, and municipal safety regulations and requirements, including but not limited to the regulations of OSHA, AGC, and ASA, the Massachusetts Building Code; Fuel, Gas Plumbing and Electrical codes of the State of Massachusetts. This includes contacting Dig-Safe prior to any excavation. All workers employed by the General Contractor or by the Owner or by any subcontractors either directly or indirectly shall be covered by a Workman Compensation Policy and General Liability **without exception**. It shall **not** be the responsibility of the Architect to enforce compliance or administer or regulate compliance of this policy.
- The Architect shall **not** be responsible for enforcement specific safety regulations or the enforcement of compliance by the General Contractor to any or all of the requirements of the General Notes section of these drawings.
- The existing conditions indicated are from field measurement. All conditions and dimensions are based on visual observation. The Architect makes no representation as to the structural integrity or code compliance of existing conditions that are not readily visible.
- The contractor shall meet all the "U" value requirements of the State Energy Code for walls, floors, ceilings, windows and doors. Window "U" value of .340
- The contractor shall determine with the assistance of a Mechanical Engineer the required heating and air conditioning equipment and elements necessary for the new and existing spaces.

SHERMAN KALISH RESIDENCE  
86 WILLARD RD, BROOKLINE, MA

TITLE SHEET

Peter Sachs Architect N.C.A.R.B. - A.I.A.  
20 Hunter St.  
Newton, MA 02465

Date & Revision  
01/29/15

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E-Mail: [petersachs@gmail.com](mailto:petersachs@gmail.com)  
[www.petersachsarchitect.com](http://www.petersachsarchitect.com)



A-0



UNFINISHED=  
953.26  
SQ.FT.

FINISHED=  
458  
SQ. FT.

FIRST=  
1,839  
SQ. FT.

SECOND=  
1,578.3  
SQ. FT.

ATTIC=  
530.4  
SQ. FT.

EXISTING 86 WILLARD, BROOKLINE = 4,405 SQ. FT.  
PROPOSED MUDROOM = 293 SQ. FT.  
TOTAL = 4,698 SQ.FT.

ZONING CALCULATION SEC. 522 - (S. 10) 30% ALLOWABLE F.A.R.

ALLOWABLE F.A.R. :  $30 \times 11,440 = 3,432 / 11,440 = 30$

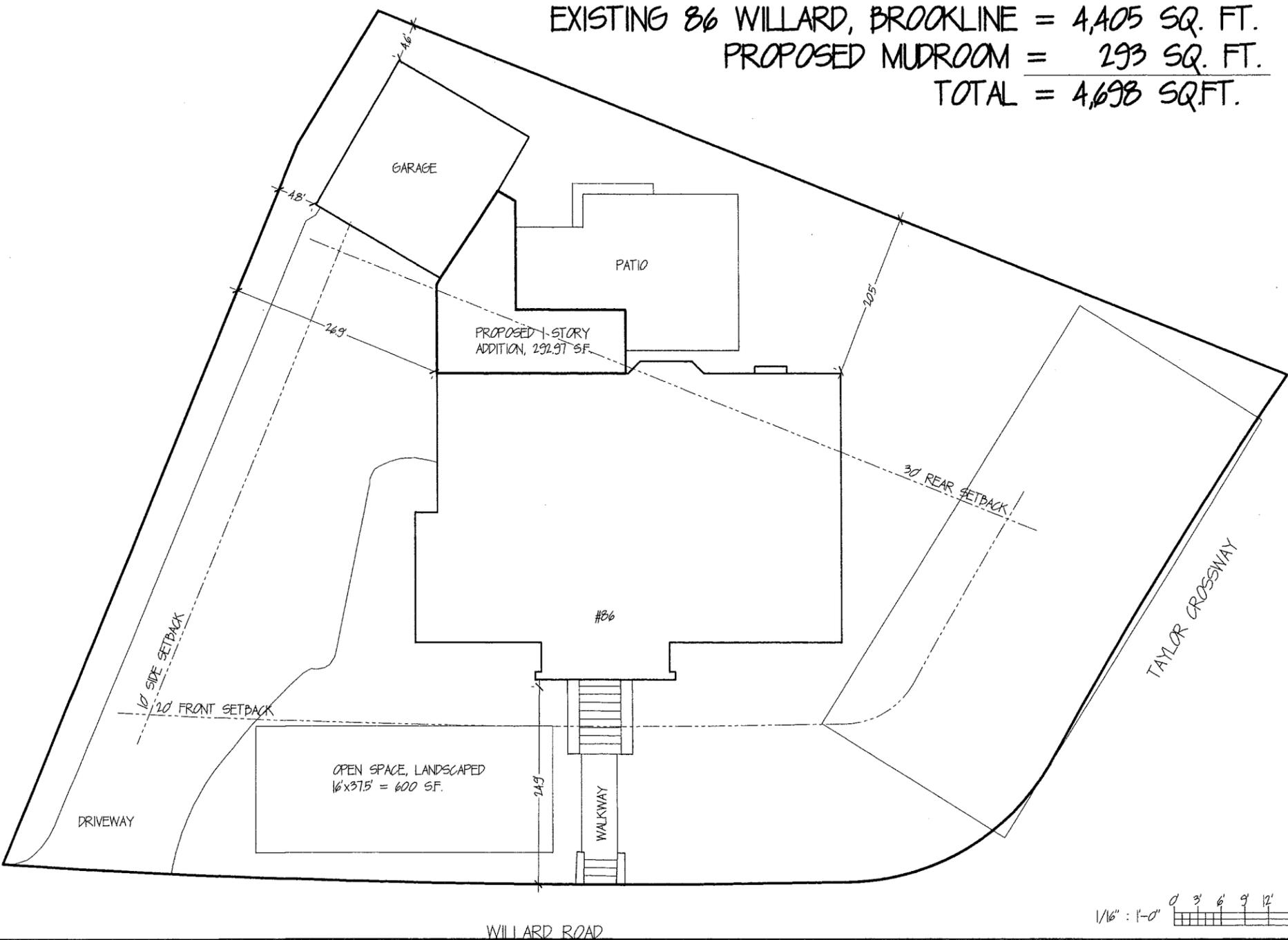
EXISTING F.A.R. : FINISHED SPACE 4,405 / 11,440 = 38

PROPOSED F.A.R. : EXISTING FINISHED AREA 4,405  
+ 293 MUDROOM = 4,698 / 11,440 = 41

ALLOWABLE F.A.R. SEC. 522 (b) (c) 150% x 3,432 =  
5,148 / 11,440 = 45

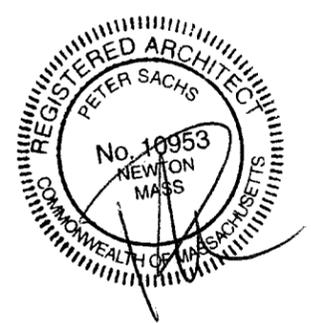
PROPOSED SF. = 4,698 SF. LESS THAN ALLOWABLE 5,148 SF.

F.A.R. PROPOSED 41 LESS THAN 45 ALLOWABLE



ZONING CHART			
BROOKLINE, MASSACHUSETTS			
ZONE: S-10			
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 SF.	11,440 SF.	
LOT FRONTAGE	85		
FRONT SETBACK	10	24.9	
SIDE SETBACK	10	26.9	48'
REAR SETBACK	30	205	46'
BUILDING HEIGHT	35		
OPEN SPACE	40%	2,270.4 SF.	2,367.6 SF.
LANDSCAPE	10%	567.6 SF.	596.9 SF.
F.A.R.	0.30	0.49	
EXISTING GROSS FLOOR AREA: 5,676 SF.			
PROPOSED GROSS FLOOR AREA: 5,969.97 SF.			

F.A.R. CALCULATION	
BASEMENT	458 SF.
1ST FLOOR	1,839 SF.
2ND FLOOR	1,578 SF.
ATTIC	530 SF.
4,405 / 11,440 = 0.38	



SHERMAN KALISH RESIDENCE PROPOSED SITE PLAN  
86 WILLARD RD., BROOKLINE, MA SCALE 1/16" = 1'-0"

Peter Sachs Architect N.C.A.R.B. - A.I.A.  
20 Hunter St.  
Newton, MA 02465

Tel.: 617-527-5777 or Cell 617-312-5045  
E-Mail: [petersachs@gmail.com](mailto:petersachs@gmail.com)  
[www.petersachsarchitect.com](http://www.petersachsarchitect.com)

Date & Revision  
07/29/15

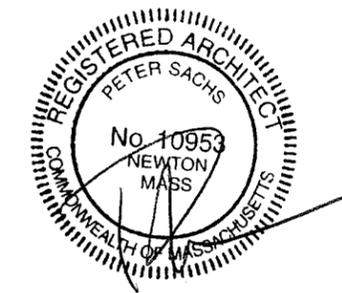
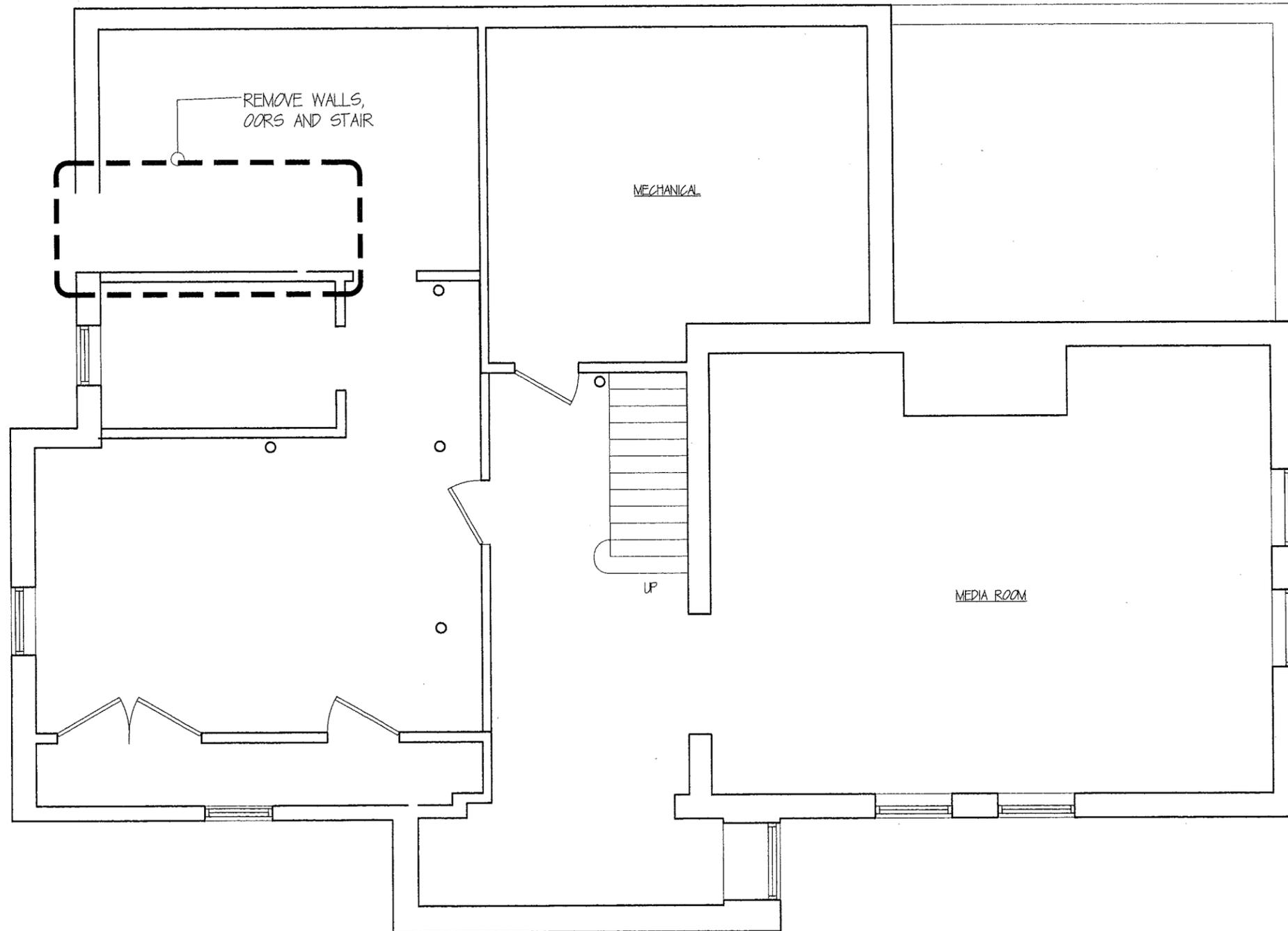
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86 Willard - site.dwg 8/15/2015

August 6, 2015

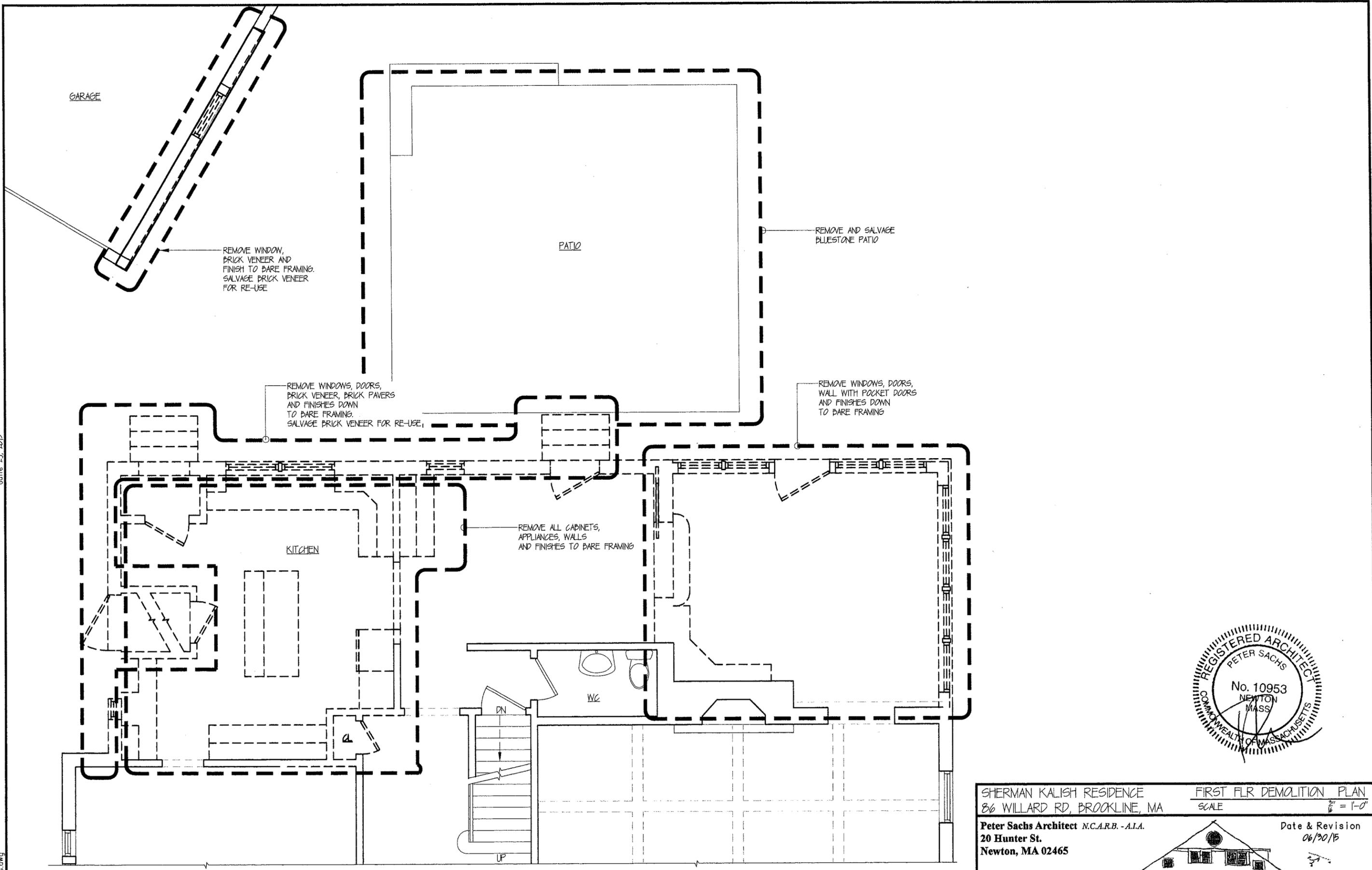
86 Willard - Arch.dwg



SHERMAN KALISH RESIDENCE		BASEMENT DEMOLITION PLAN	
86 WILLARD RD, BROOKLINE, MA		SCALE	$\frac{3/8"}{1"} = 1'-0"$
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		01/29/15	
Newton, MA 02465			
Tel.: 617-527-5777 or Cell 617-312-5045			
E-Mail: <a href="mailto:petersachs@gmail.com">petersachs@gmail.com</a>			
<a href="http://www.petersachsarchitect.com">www.petersachsarchitect.com</a>		D-1	

June 23, 2015

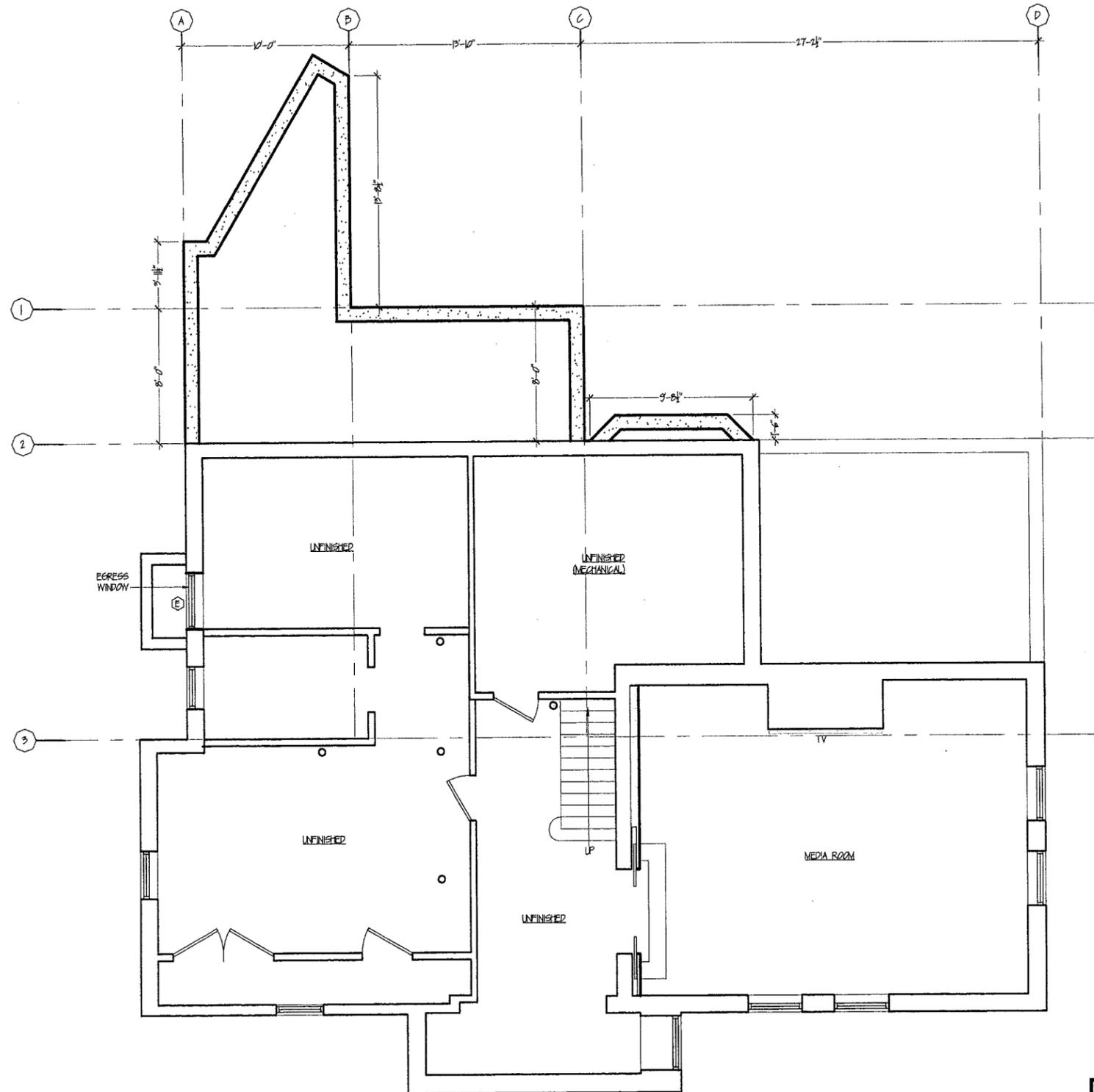
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SHERMAN KALISH RESIDENCE		FIRST FLR DEMOLITION PLAN	
86 WILLARD RD, BROOKLINE, MA		SCALE $\frac{3/8"}{1"} = 1'-0"$	
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		06/30/15	
Newton, MA 02465			
Tel.: 617-527-5777 or Cell 617-312-5045		D-2	
E-Mail: petersachs@gmail.com			
www.petersachsarchitect.com			

August 6, 2015

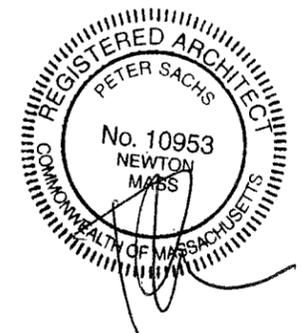
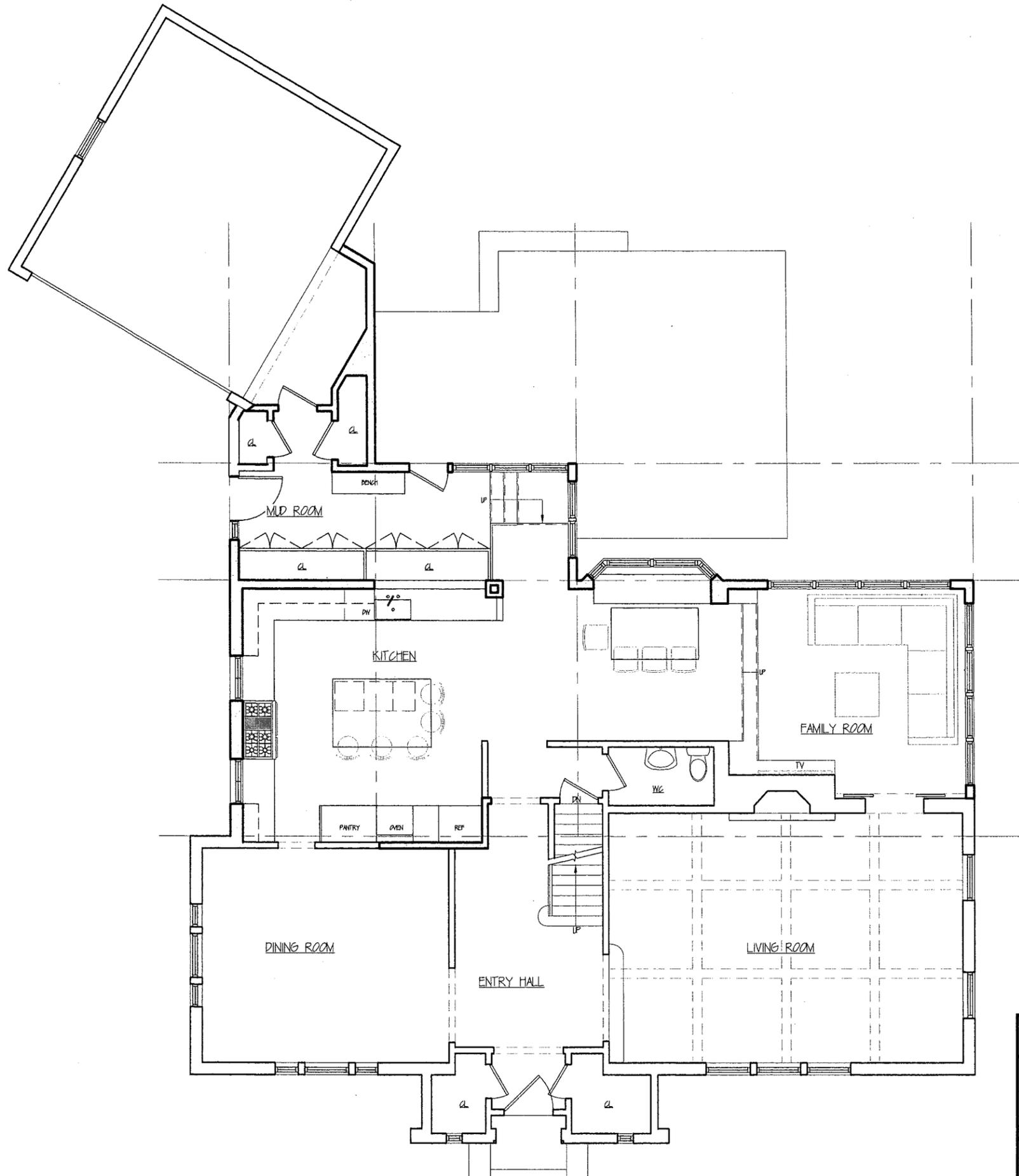
86 Willard + Arch.dwg



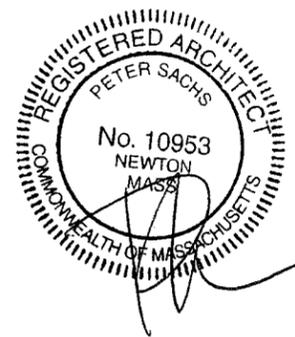
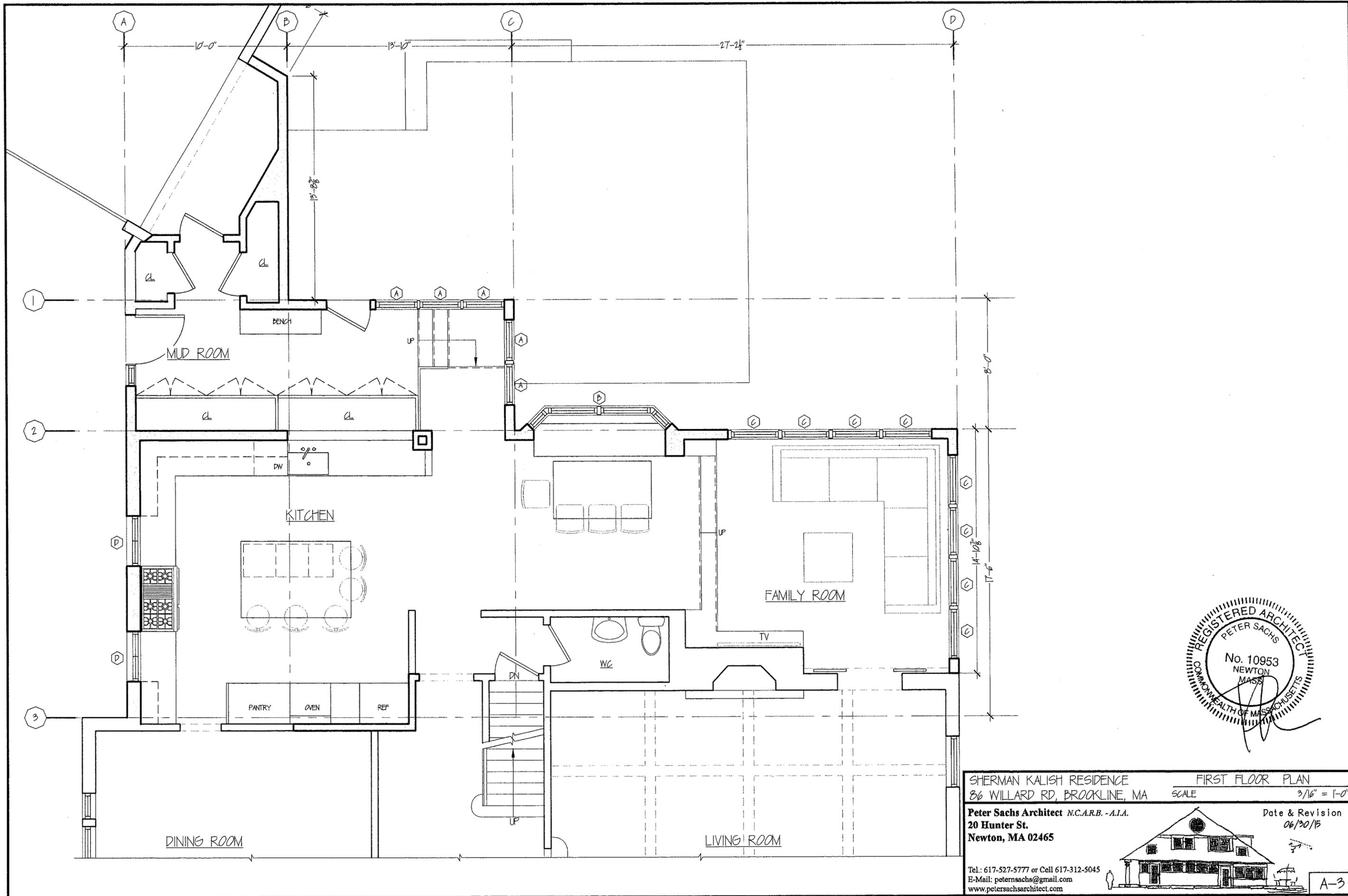
SHERMAN KALISH RESIDENCE		BASEMENT FLOOR PLAN	
86 WILLARD RD, BROOKLINE, MA		SCALE	$\frac{3/8"}{1"} = 1'-0"$
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		01/29/15	
Newton, MA 02465			
Tel.: 617-527-5777 or Cell 617-312-5045		A-1	
E-Mail: petersachs@gmail.com			
www.petersachsarchitect.com			

June 30, 2015

FloorPlans.dwg



SHERMAN KALISH RESIDENCE		FIRST FLOOR PLAN	
86 WILLARD RD, BROOKLINE, MA		SCALE	1/8" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		06/30/15	
Newton, MA 02465			
Tel.: 617-527-5777 or Cell 617-312-5045		A-2	
E-Mail: <a href="mailto:petersachs@gmail.com">petersachs@gmail.com</a>			
<a href="http://www.petersachsarchitect.com">www.petersachsarchitect.com</a>			



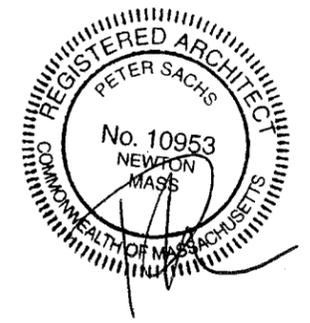
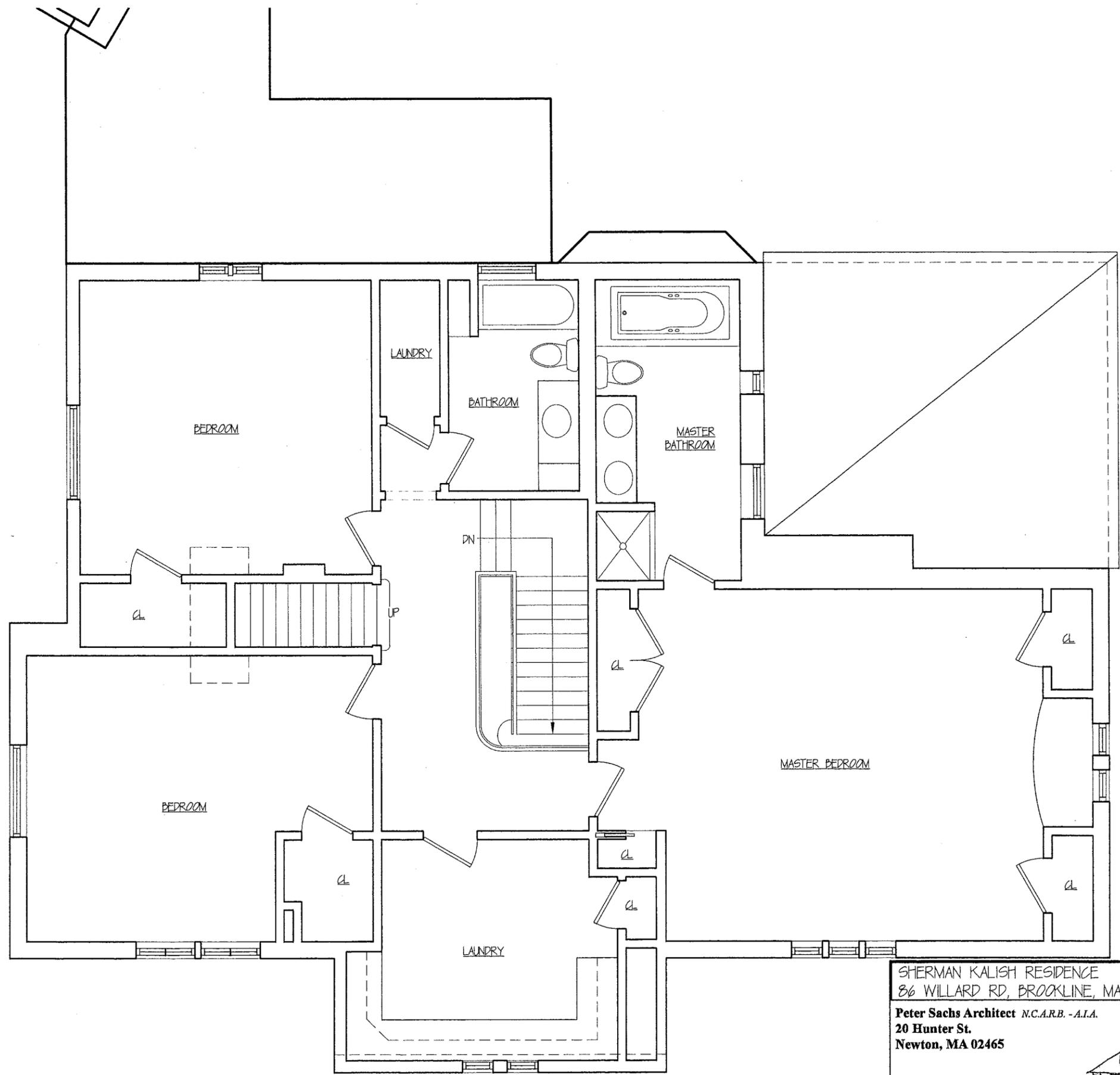
SHERMAN KALISH RESIDENCE FIRST FLOOR PLAN  
 86 WILLARD RD, BROOKLINE, MA SCALE 3/16" = 1'-0"

Peter Sachs Architect N.C.A.R.B. - A.I.A. Date & Revision  
 20 Hunter St. 06/30/15  
 Newton, MA 02465

Tel.: 617-527-5777 or Cell 617-312-5045  
 E-Mail: petersachs@gmail.com  
 www.petersachsarchitect.com

A-3

June 29, 2015



SHERMAN KALISH RESIDENCE  
 86 WILLARD RD, BROOKLINE, MA

SECOND FLR PLAN  
 SCALE  $\frac{3}{8}'' = 1'-0''$

Peter Sachs Architect N.C.A.R.B. - A.I.A.  
 20 Hunter St.  
 Newton, MA 02465

Date & Revision  
 06/30/15

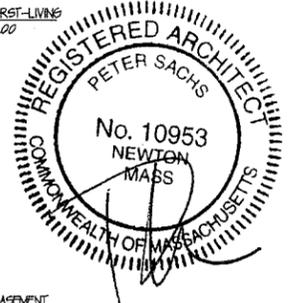
Tel.: 617-527-5777 or Cell 617-312-5045  
 E-Mail: [petersachs@gmail.com](mailto:petersachs@gmail.com)  
[www.petersachsarchitect.com](http://www.petersachsarchitect.com)

A-4

F:\corPlans.dwg

June 29, 2015

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SHERMAN KALISH RESIDENCE  
86 WILLARD RD, BROOKLINE, MA

**Peter Sachs Architect** N.C.A.R.B. - A.I.A.  
20 Hunter St.  
Newton, MA 02465

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E-Mail: [petersachs@gmail.com](mailto:petersachs@gmail.com)  
[www.petersachsarchitect.com](http://www.petersachsarchitect.com)

FRONT ELEVATION  
SCALE  $\frac{3/8" = 1'-0"$

Date & Revision  
06/30/15

A-5

June 29, 2015

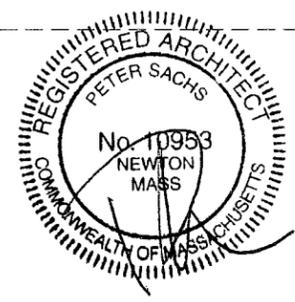
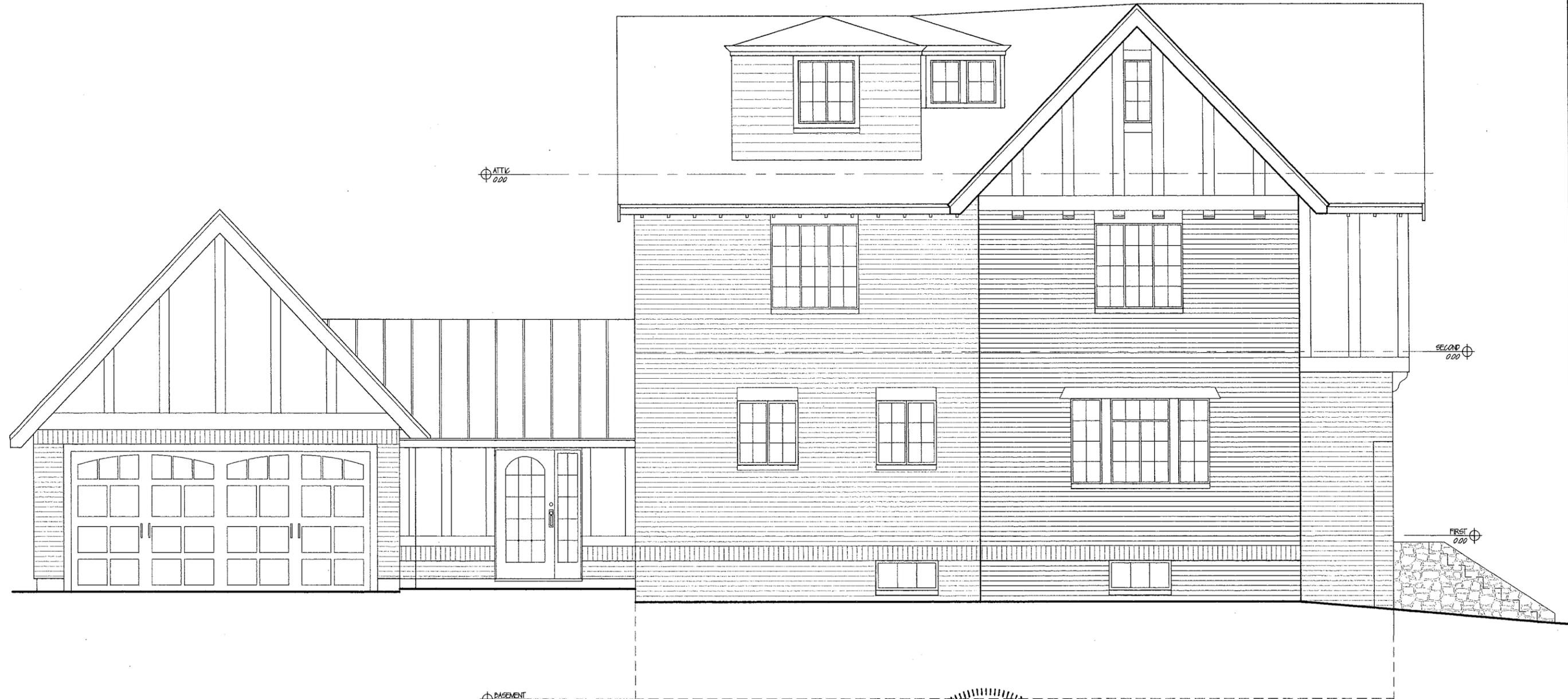
FloorPlans.dwg



SHERMAN KALISH RESIDENCE		BACK ELEVATION
86 WILLARD RD, BROOKLINE, MA		SCALE $\frac{3/8"}{1"} = 1'-0"$
<b>Peter Sachs Architect</b> N.C.A.R.B. - A.I.A.	Date & Revision	
20 Hunter St.	06/30/15	
Newton, MA 02465		
Tel.: 617-527-5777 or Cell 617-312-5045	A-6	
E-Mail: petersachs@gmail.com		
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June 23, 2015

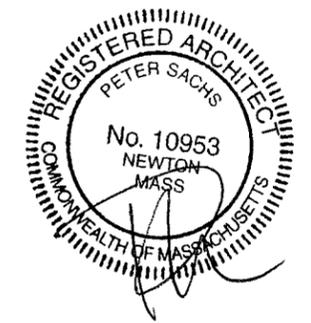
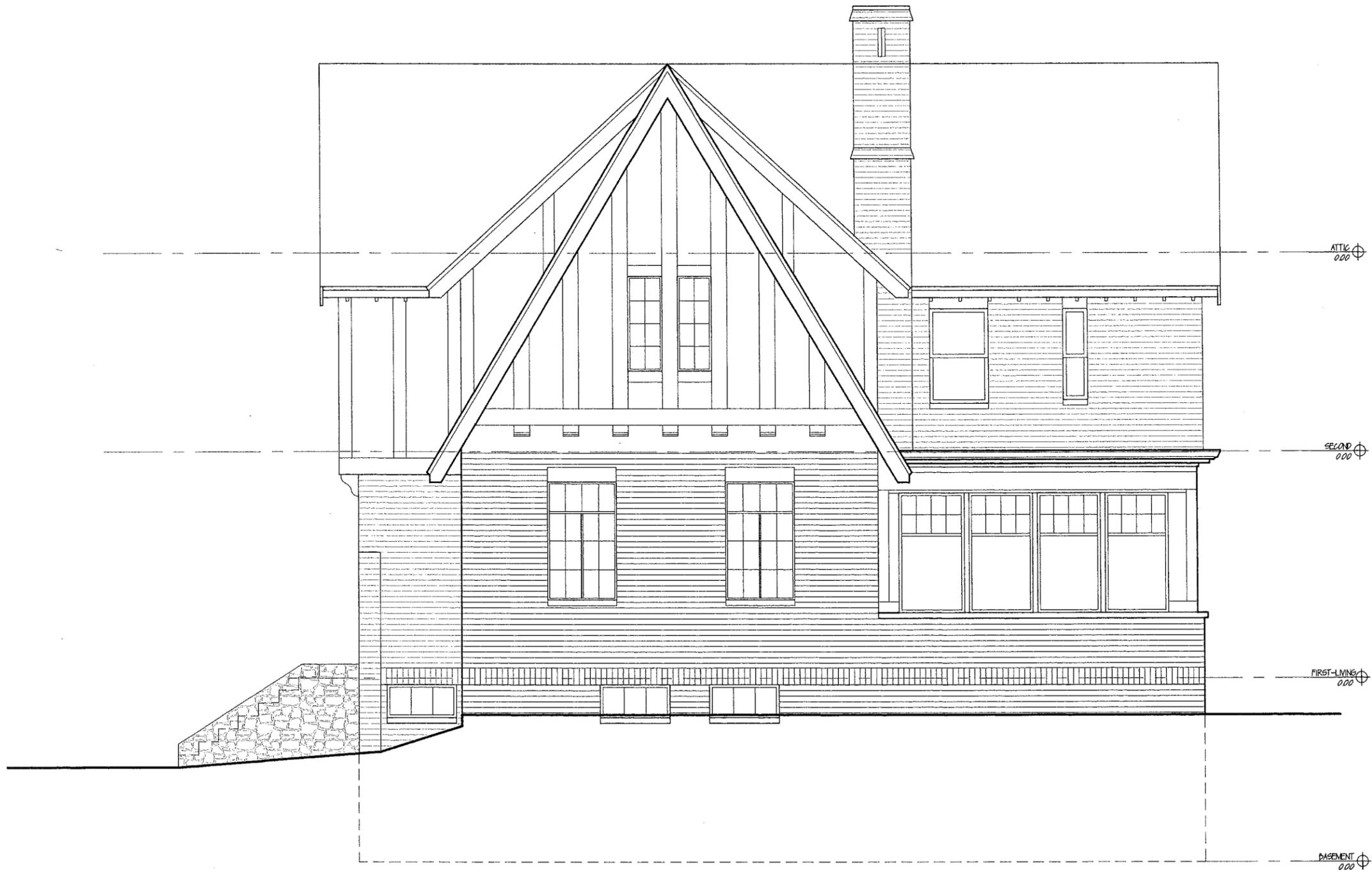
FloorPlans.dwg



SHERMAN KALISH RESIDENCE		LEFT ELEVATION
86 WILLARD RD, BROOKLINE, MA		SCALE $\frac{3/8"}{1"} = 1'-0"$
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 06/30/15
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: <a href="mailto:petersachs@gmail.com">petersachs@gmail.com</a> <a href="http://www.petersachsarchitect.com">www.petersachsarchitect.com</a>		
		A-7

June 29, 2015

F:\FloorPlans.dwg



SHERMAN KALISH RESIDENCE		RIGHT ELEVATION
86 WILLARD RD, BROOKLINE, MA		SCALE $\frac{3}{8}'' = 1'-0''$
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 06/30/15
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: <a href="mailto:petersachs@gmail.com">petersachs@gmail.com</a> www.petersachsarchitect.com		
		A-8

**General Structural Notes**

**A. General notes**

1. The Contractor must notify the Architect and the Engineer immediately if there are any changes or substitutions to the structural documents.
2. If shoring is required, the Contractor must submit shoring plans and specifications prior to commencing any construction. In addition, the Contractor must employ the services of a Registered Structural Engineer, other than the Structural Engineer of record, for all shoring related diagrams and calculations.
3. All materials, means and methods of construction must conform to the Building Code of the State of Massachusetts.
4. No construction shall begin unless the Architect's Structural Engineer stamps the plans. There shall be no other substitutions. Under no circumstances shall these plans be utilized for the purposes of obtaining a construction permit without the knowledge and permission of the Architect and/or Engineer.
5. **Under no circumstances** shall any concrete be poured for footings or foundation walls without first arranging an inspection by the Architect or the Engineer of the layout and concrete elevations, formwork and reinforcing bars. In addition, the concrete subcontractor shall work only under the direct site supervision of the General Contractor. This is the same requirement for structural steel work, welding or wood framing. The Architect reserves the right without penalty to stop work if these conditions are not observed.
6. The Contractor shall provide all subcontractors with plans and specifications prior to and during construction. Under no circumstances shall the Contractor give the approved building dept. drawings to a subcontractor.
7. The Contractor shall notify the local building inspectors, in a timely fashion of any required inspections. All required permits and inspection certificates shall be obtained, paid for and made available to the owner at the completion of the work.
8. All steel, concrete or structural wood framing requires an inspection by the Engineer of record. When structural work of any kind is complete, the contractor shall notify the Engineer, in a timely fashion, that the work is ready for final inspection and meet the Engineer at the site. In addition, the Contractor, upon completion of the foundation work, shall immediately notify the Surveyor in order to complete the "as built survey".
9. Prior to pouring the footings or the foundation walls, the Contractor shall locate all survey data. With the assistance of the Surveyor of record, the contractor shall locate the footing depths, footing corner locations, the foundation wall heights, finish grades and elevations of finish slabs. These elevations shall be established with the use of a transit.
10. The Contractor shall be solely responsible for providing the subcontractors with Division 1 General Conditions of the specification and the appropriate division of the specification pertaining to the sub trade.
11. The Architect and the Engineer cannot determine prior to excavation the exact nature of the sub-surface conditions. For the purpose of these drawings, it is assumed that the soil conditions are "normal" and do not require blasting or rock splitting.

**B. General Concrete Notes**

1. Compressive strength of concrete at 28 days: footings-3000 psi, walls and slabs- 4000 psi.
2. Connections between new and existing concrete walls and footings: Provide # 5 dowels @ 12" vertically, anchored to a depth of 6" with epoxy cement at all points of connection between new and existing concrete footings and foundation walls.
3. Footings: Provide 2 continuous # 5 bars 2" from the bottom of the footing in all footings unless otherwise noted. Unless otherwise noted all footing are 2'-0" wide and 12" deep with vertical # 4 bars tying the footing to the foundation wall.
4. Frost walls (foundations and foundation walls to a depth of 4'-0" below grade): Provide continuous # 4 bars top and bottom of the foundation wall.
5. Piers and Column pads: Unless otherwise noted piers and pads are to be reinforced. See structural drawings.
6. Footings shall bear on soil with a safe bearing capacity no less than 2 tons per sq. ft. Field verify.

**C. General Structural Steel Notes**

1. All steel shall be ASTM A 36: beams, plates, clips, columns and angles.
2. Pipe columns shall be Schedule 40, A 501 or A53 type E or S, grade B.
3. Steel bolts shall be ASTM A325.
4. Anchor bolts 8" long x 1/2" dia. (1" hook min.) shall be ASTM A307. Install all anchor bolts for sill plates @ 32" O.C.
5. Rebar shall be ASTM A 615 Grade 60.
6. All metal framing connectors shall be capable of equaling or exceeding all loading requirements of the State building code.
7. If necessary and for the purposes of certification, the Contractor shall be responsible for producing receipts demonstrating that steel meets the ASTM standards noted above.
8. All welding must be performed by a licensed or certified shop or field welder. Under no circumstance shall there be any deviation from this standard.
9. All bearing plates shall be 1/2" steel anchored with 1/2" x 8" long bolts and mounted with non-shrink grout unless otherwise noted.

**D. Lumber**

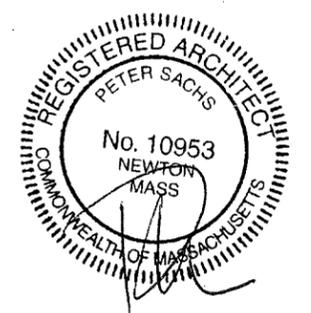
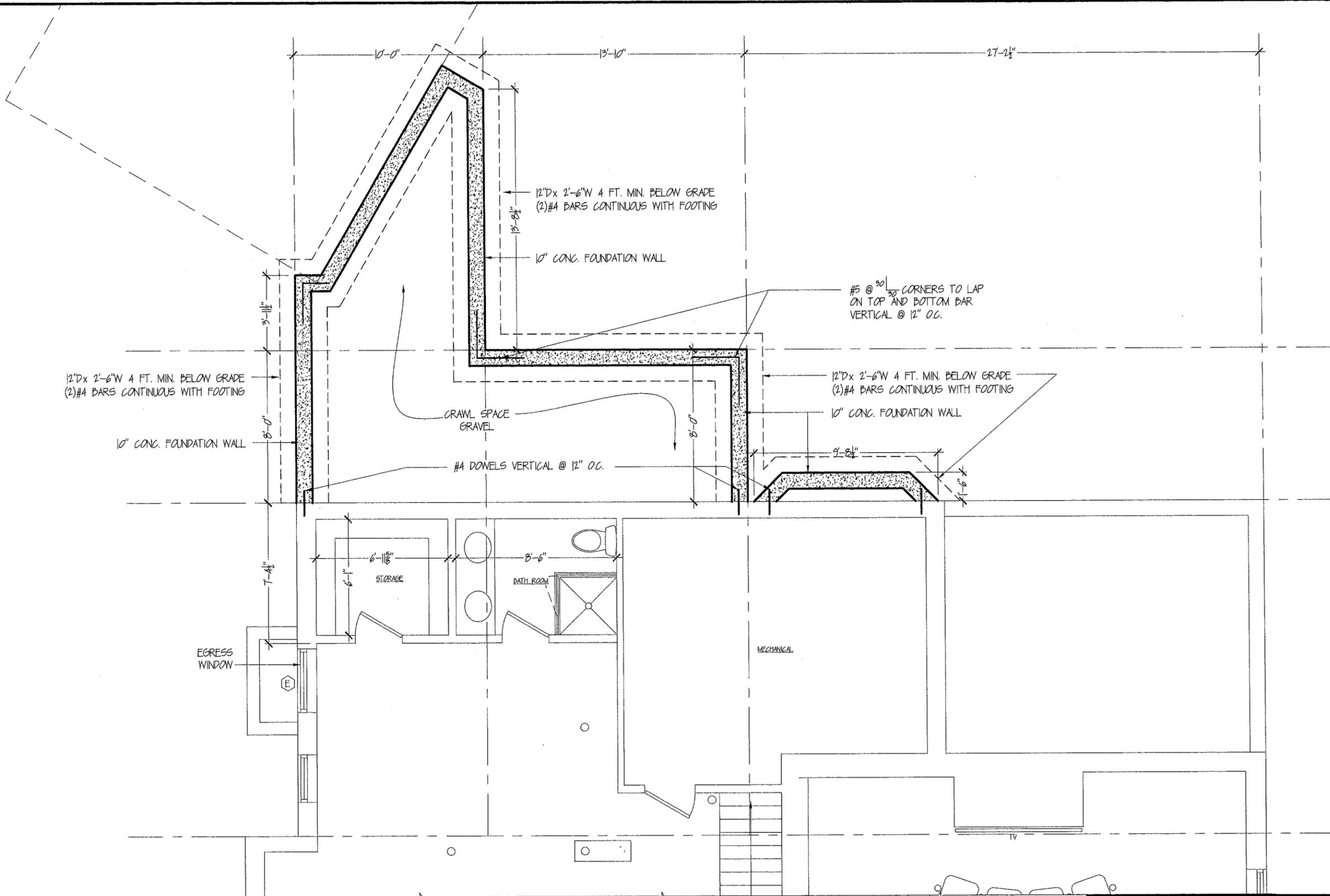
1. Consult the structural drawings for reaction (R) values when selecting joist hangers, beam hangers, post caps and bases. Adhere to all manufacturers' instructions when using selected products.
2. LVL lumber: F =2800psi, E = 285 psi, E= 2 x 10 psi. Nailing or bolting multiply LVL beams together shall be in accordance with the manufacturer's instructions.
3. Dimensional Lumber: wood posts shall be SPF # 1. / #2 and composed of solid wood (built up posts are not acceptable). Joists built up posts and beams, wall framing, window and door headers and window jamb posts shall be SPF #1. / #2. and have design values of F = 875 psi, F = 70 psi, F = 1,100 psi, E= 1.4 x 10
4. TJI's (see structural drawings and specifications)
5. PSL posts and beams: F =2800 psi, F =295 psi, E= 2x10 psi
7. All nailing shall conform to the Massachusetts State Building Code.



SHERMAN KALISH RESIDENCE		STRUCTURAL NOTES AND DETAILS	
86 WILLARD RD., BROOKLINE, MA			
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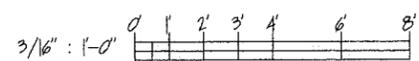
STRUCTURAL Floor Plans.dwg



SHERMAN KALISH RESIDENCE BASEMENT FLR STRUCTURAL PLAN  
 86 WILLARD RD., BROOKLINE, MA SCALE 2" = 1'-0"

Peter Sachs Architect N.C.A.R.B. - A.I.A.  
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 Newton, MA 02465

Date & Revision  
 01/06/15

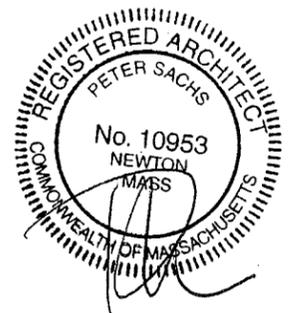
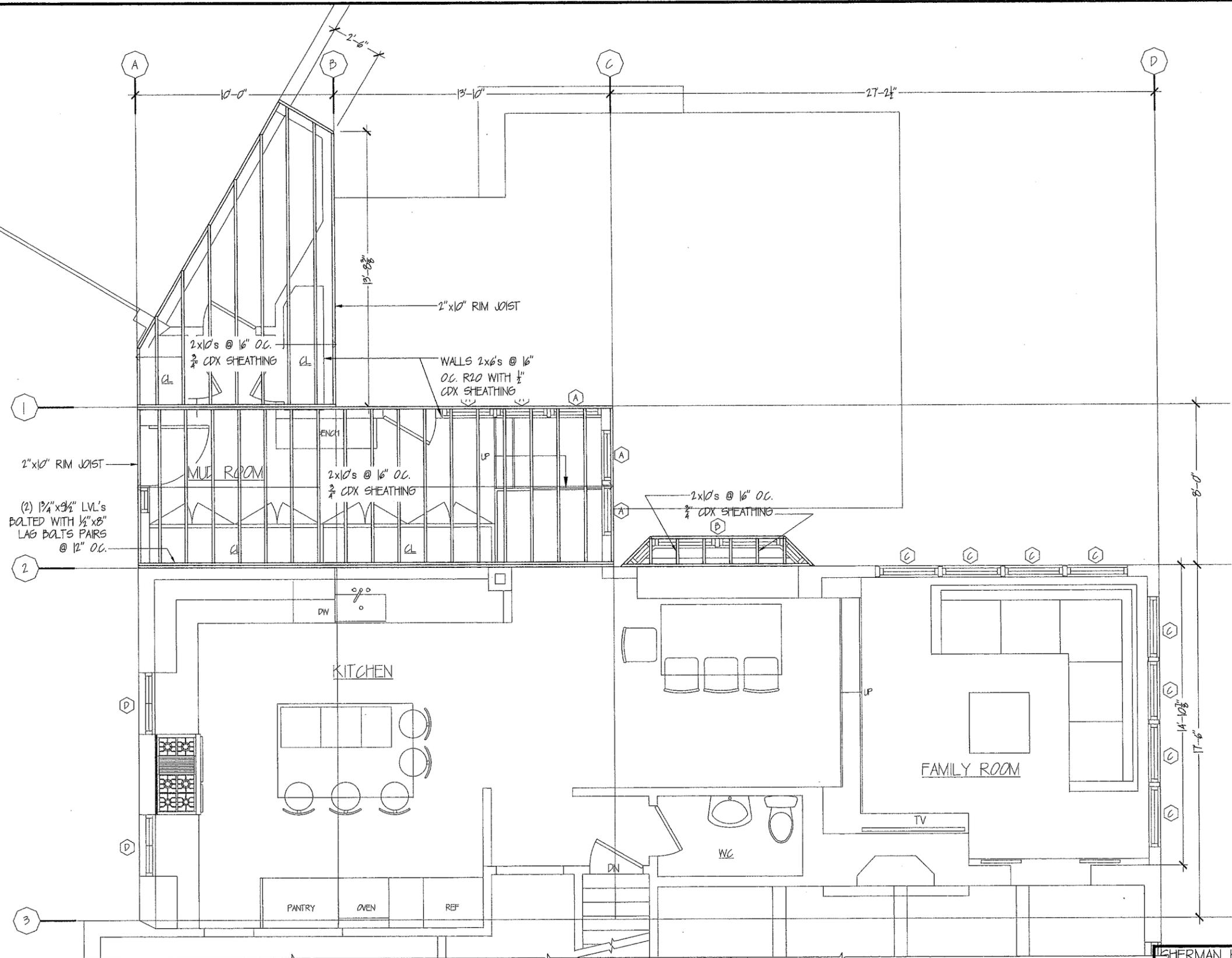


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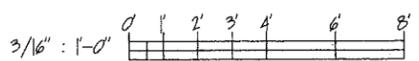
STRUCTURAL floorPlans.dwg



SHERMAN KALISH RESIDENCE FIRST FLR STRUCTURAL PLAN  
 86 WILLARD RD., BROOKLINE, MA SCALE 1/8" = 1'-0"

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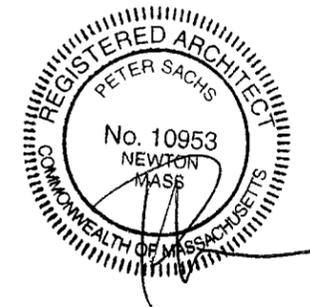
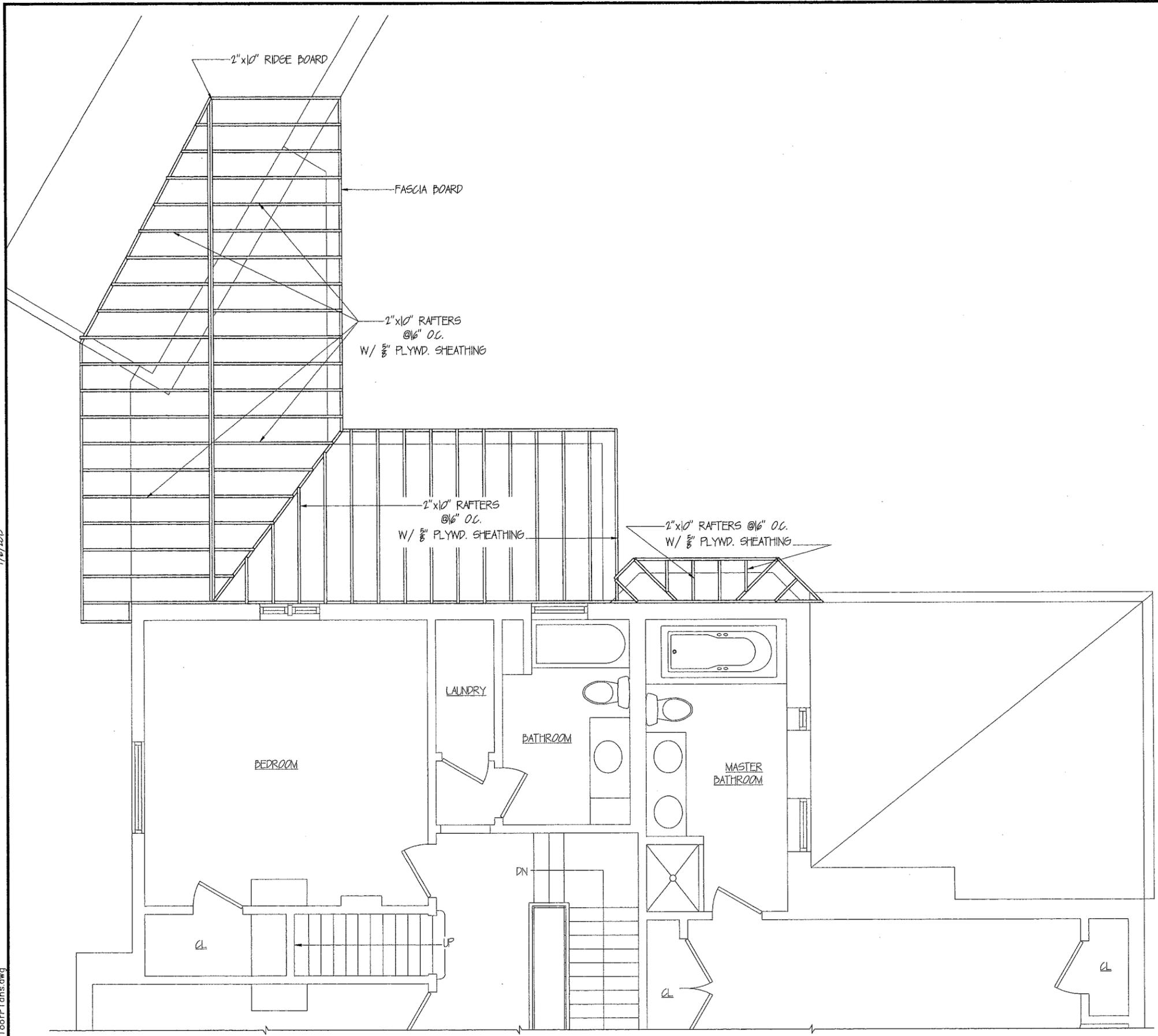


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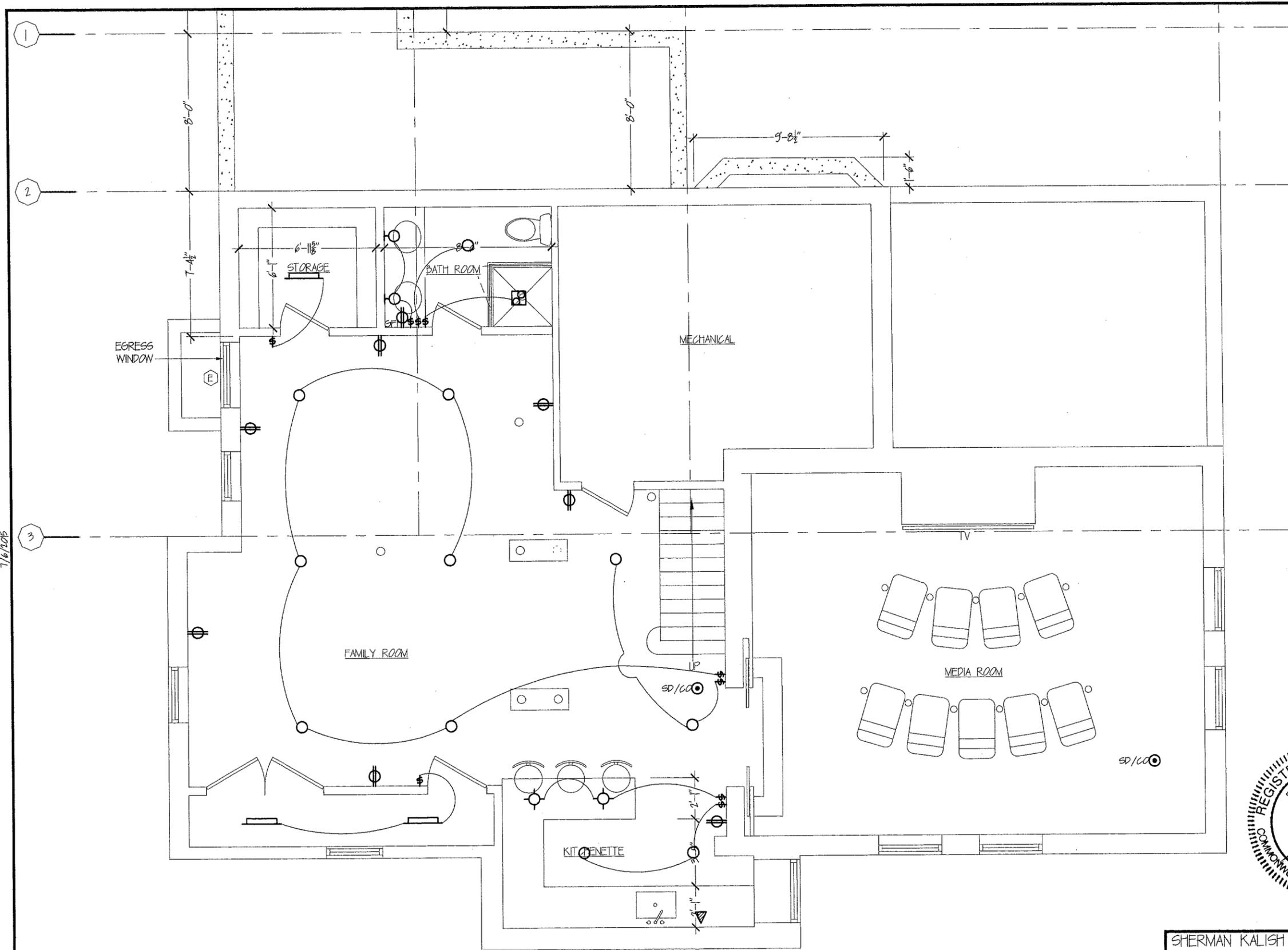


SHERMAN KALISH RESIDENCE		SECOND FLR STRUCTURAL PLAN
86 WILLARD RD., BROOKLINE, MA		SCALE 1/8" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 01/06/15
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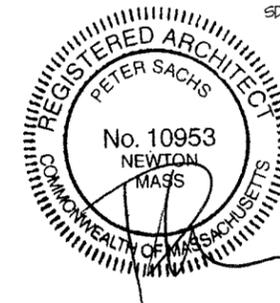
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ELECTRICAL floor Plans.dwg



**ELECTRICAL LEGEND**

- RECESSED LIGHT
- EX ○ RECESSED EXTERIOR LIGHT
- WALL MOUNTED LIGHT
- EX ○ WALL MOUNTED EXTERIOR LIGHT
- CEILING MOUNTED LIGHT
- ⊕ CEILING FAN
- ⊕ CEILING FAN LIGHT
- EX ○ CEILING MOUNTED EXTERIOR LIGHT
- ▭ UNDER CABINET LIGHT
- ▭ FLUORESCENT LIGHT
- ⊕ FAN/LIGHT
- ⊕ OUTLET
- GFI ⊕ GFI OUTLET (GROUND FAULT)
- ⊕ SWITCHED OUTLET
- EX ⊕ EXTERIOR OUTLET
- △ APPLIANCE
- SD ⊕ SMOKE DETECTOR
- SD/CO ⊕ SMOKE/CARBON MONOXIDE DETECTOR
- ▭ NEW ELECTRICAL PANEL
- H HEAT DETECTOR
- LV LOW VOLTAGE EXTERIOR LIGHT
- G GARAGE DOOR MOTOR
- R 220V RADIANT HEAT
- ⊕ SWITCH



SHERMAN KALISH RESIDENCE BASEMENT FLR ELECTRICAL PLAN  
 86 WILLARD RD., BROOKLINE, MA SCALE 3/16" = 1'-0"

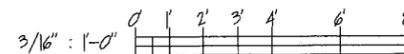
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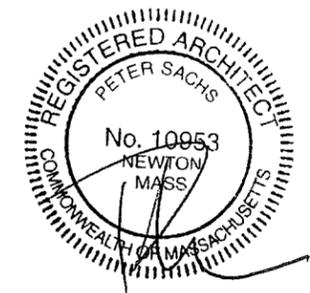
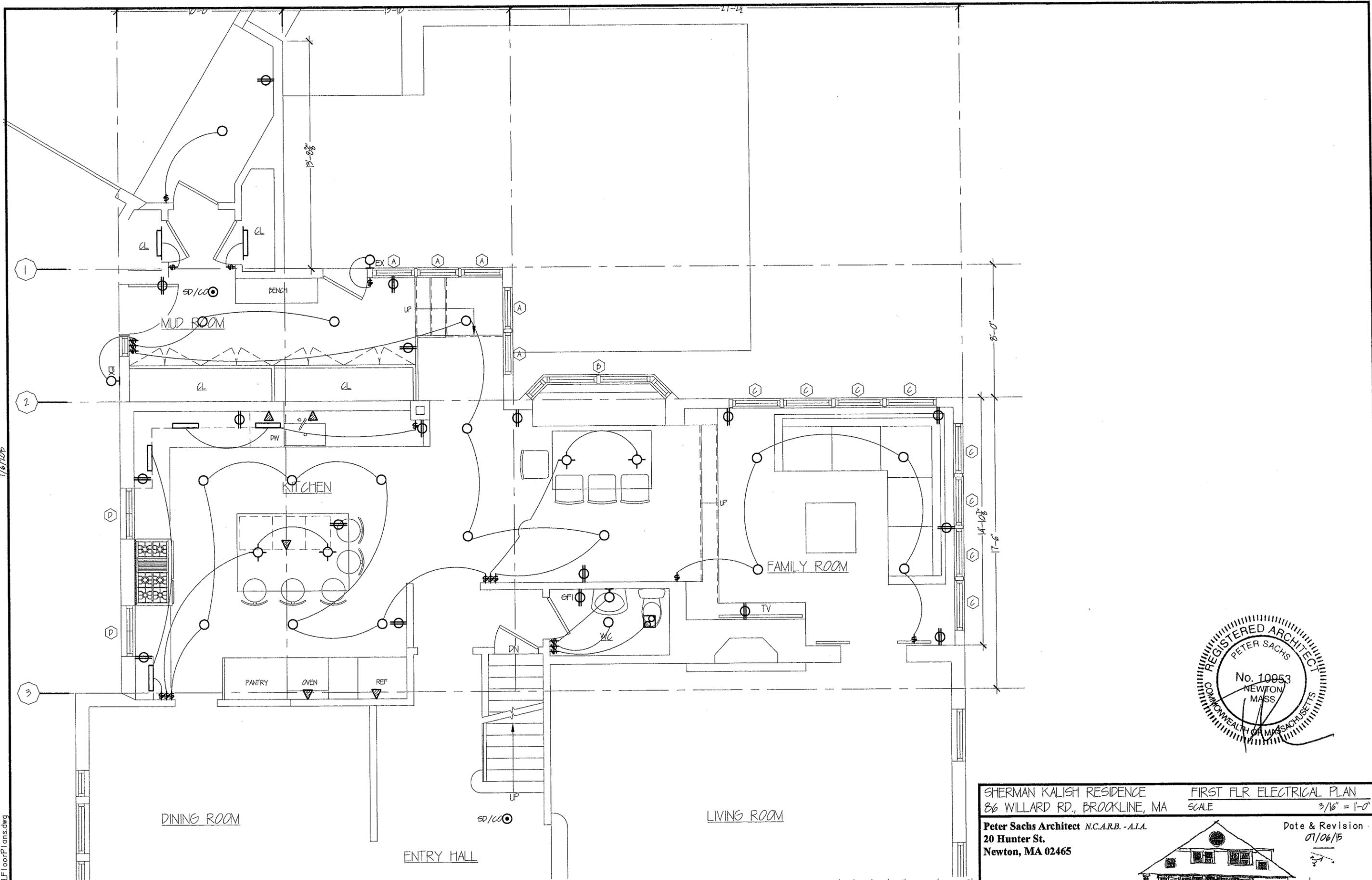


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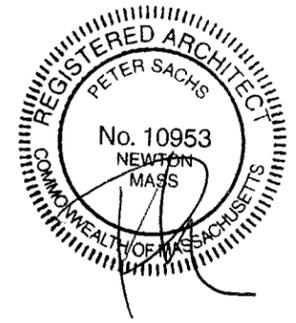
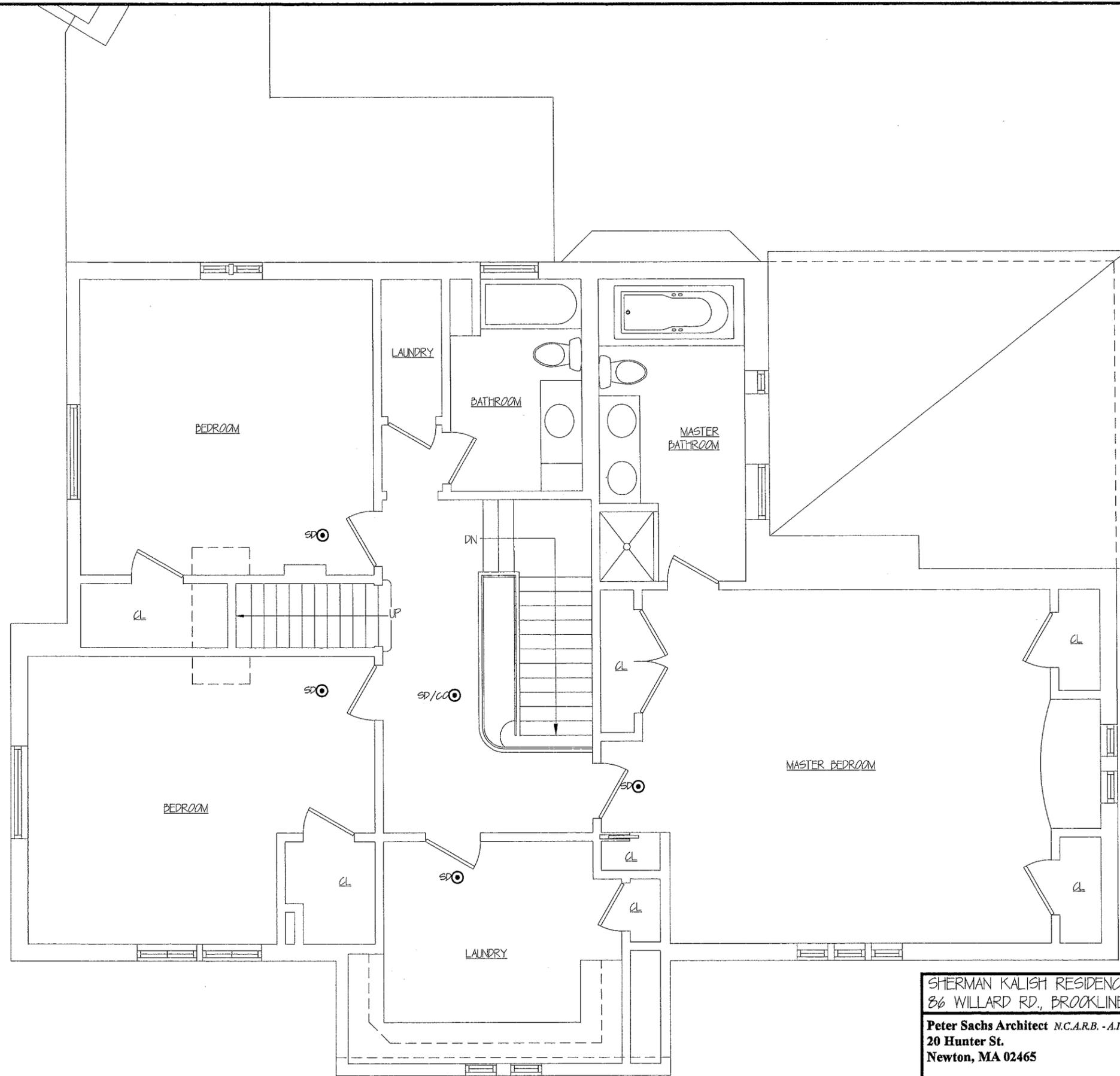
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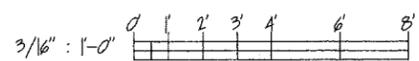
SHERMAN KALISH RESIDENCE 86 WILLARD RD., BROOKLINE, MA		FIRST FLR ELECTRICAL PLAN SCALE 3/16" = 1'-0"	
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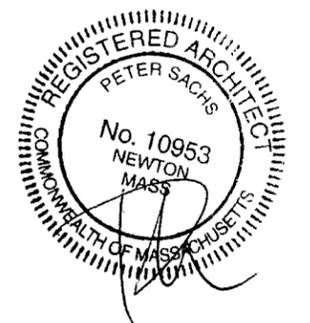
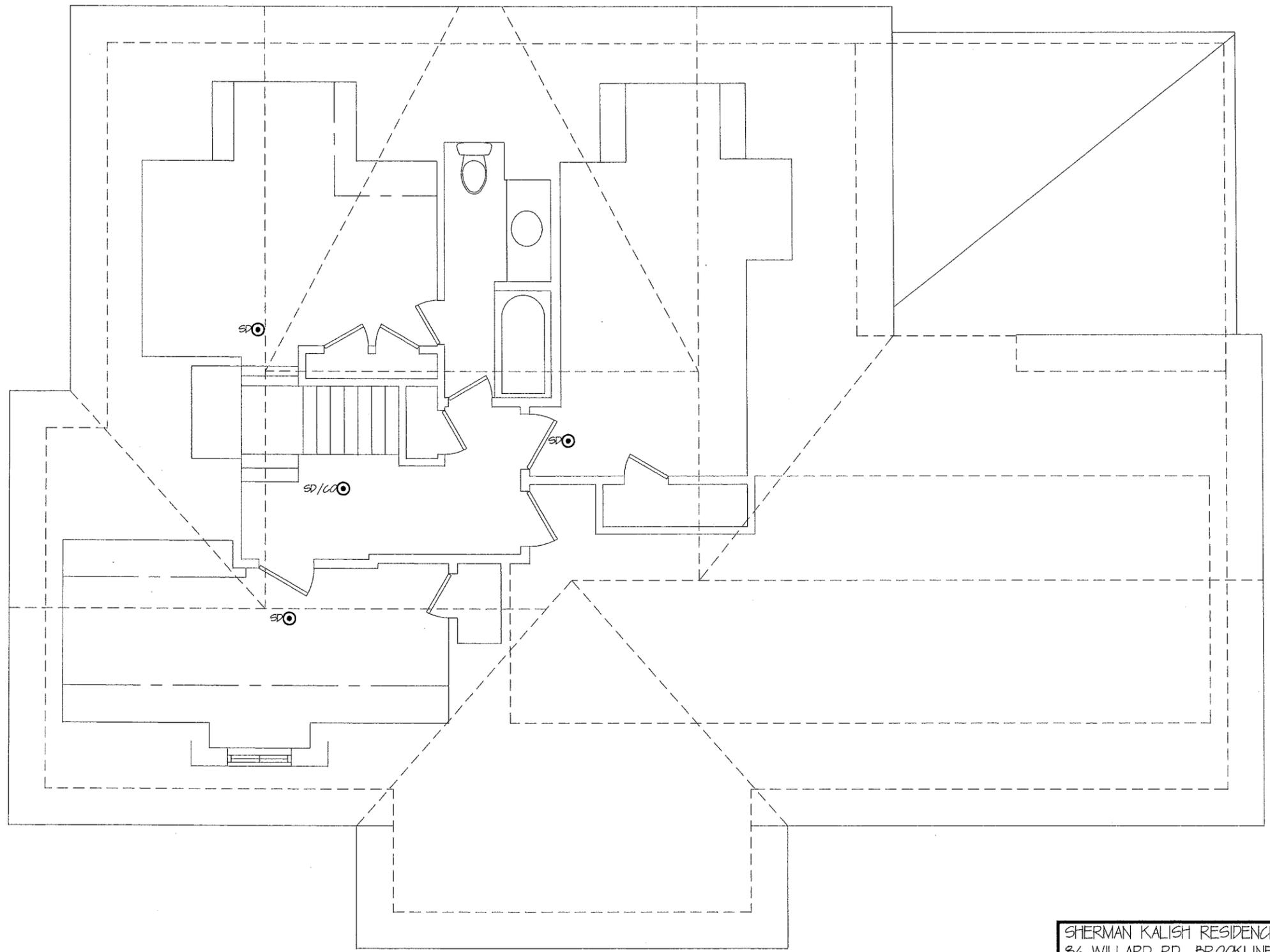


SHERMAN KALISH RESIDENCE 86 WILLARD RD., BROOKLINE, MA		SECOND FLR ELECTRICAL PLAN SCALE 3/16" = 1'-0"
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8/16/2015

86 Willard - Elec.dwg



SHERMAN KALISH RESIDENCE		ATTIC FLR ELECTRICAL PLAN
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