



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 Hamlin, Chairman
Steven Heikin, Clerk
Robert Cook
Blair Hines
Sergio Modigliani
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: December 17, 2015
Subject: Convert detached carriage house to a dwelling unit and install a third-story deck at the rear of the primary structure
Location: 78 Powell Street

| | | | |
|--------------|-----|------------------|-----------|
| Atlas Sheet: | 7 | Case #: | 2015-0065 |
| Block: | 039 | Zoning: | SC-7 |
| Lot: | 02 | Lot Area (s.f.): | ±8,329 |

Board of Appeals Hearing: January 14, 2015, at 7:10 p.m.

BACKGROUND

December 8, 2015 – The Preservation Commission supported the proposed exterior modifications to this carriage house, which is located in the Cottage Farm Local Historic District. The renovations will help to maintain the historic character of this structure. The Commission determined that all windows that are visible from public ways should be restored to the greatest extent possible and any replacement should be made in kind with identical materials. The Commission had no objection to the proposed shed dormer (west) but did recommend that the fenestration of the northern façade (panel windows) be maintained.

The Preservation Commission found that a single door, rather than French doors, should be installed to access the proposed third-story deck. The Commission also recommended that the overall width of this exterior deck be reduced from the currently proposed 19 feet.

SITE AND NEIGHBORHOOD

78 Powell Street is a three-story single-family dwelling located within the Cottage Farm Local Historic District. The Shingle Colonial Revival structure was constructed of slate, stone veneer, and cedar shingles in 1896. The property also includes a two-story carriage house that is partially finished (1,351 s.f.). This carriage house is completely detached from the primary

structure and is also constructed of cedar shingles and a slate roof. The surrounding neighborhood consists of large single and converted two-family dwellings along Powell Street and multi-family apartment houses along Freeman Street to the north and Browne Street to the south.

APPLICANT'S PROPOSAL

The Applicant, Daniel Britton, is proposing interior and exterior carriage house renovations in order to convert the structure into a dwelling unit. A portion of the first floor (166.3 s.f.) will be converted into a screened porch and 1,905.2 square feet of both the first and second floors will be used for living space. Finished carriage house space will include four bedrooms, two full bathrooms, a kitchen/dining room, and a living room. A rear-facing shed dormer will be installed to provide adequate clearance for the proposed second-floor bathroom. Various exterior modifications to the carriage house are also proposed to complete this conversion. These modifications include window reconfiguration/installation, garage door replacement (front), garage entry ramp replacement with a wooden porch (front), exhaust vent installation (rear), and chimney replacement in order to accommodate a working gas fireplace. Wood trim, millwork, and shingles will also be repaired and or replaced with like materials as needed.

The Applicant is also proposing to install two elevated paver patios at ground level that will connect the converted carriage house to the rear of the primary structure. These patios extend approximately 1' – 1'-7" above the natural grade and effectively fill a narrow gap that currently exists between the rear of the primary structure and the side of the carriage house. These patios will include radiant heat and also serve as access points to the rear portion of the property. New concrete foundation walls will be cast in place to support these patios. Foundation modifications will also provide a below grade connection between the accessory carriage house and the primary structure.

Lastly, the Applicant is proposing to install a 15' x 15' deck at the third-story of the primary structure. This deck will be installed above an existing flat portion of the roof located at the rear of the structure. The deck covers approximately 225 square feet and will be constructed of 5/4" x 6" mahogany and pressure treated sleepers. A 36" tall painted cedar railing will surround the entirety of this deck.

The Applicant intends to maintain four off-street parking spaces located in the existing driveway. This driveway crosses over the side lot line (east) by deeded easement established in 1952.

FINDINGS

Section 4.07 – Table of Use Regulations, Use #1

A use variance is required to establish two detached single-family dwellings located on the same lot within the SC-7 district. Pursuant to By-Law **Section 9.09**, the Board of Appeals may grant a use variance, provided statutory variance requirements are met, if a structure(s) exists on the lot in question which is either of historical or architectural significance which shall be preserved or restored in a manner sufficient to justify the relief granted herein, and/or contains gross floor area excessive for the use permitted in the district wherein the structure is located, and which can reasonably be maintained as a visual and taxable asset only if a nonconformity of use is permitted. A special permit under **Section 5.09** shall be required in conjunction with a use variance request pursuant to this paragraph.

Section 5.04 – Residential Buildings on Rear of a Lot

1. Where a permitted main building, designed for occupancy by one or more families, is to be located on the same lot with and to the rear of another permitted main building, each such building shall be independently provided with all required front, side, and rear yards, and required lot area; and the distance between such buildings shall not be less than twice the required rear yard depth. The Board of Appeals, however, may by special permit modify the yard dimensions between such buildings intended to remain under the same ownership and management where it is demonstrated that there will result light, air, sunlight, and other amenities of a standard no lower than would result from such requirements. Access to the street shall be provided as specified in **Section 5.14**.
2. Where an existing garage, stable or similar detached structure on the rear of a lot with a permitted main building, is to be converted for the occupancy of one or more families, the provisions of paragraph 1 above shall apply.

Section 5.20 – 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 proposed shed dormer for the carriage house projects into the required rear-yard setback in excess of 4 feet, therefore requiring special permit relief.

Section 5.91 – Minimum Usable Open Space**Section 6.02, Paragraph 1 – Table of Off-Street Parking Space Regulations****Section 6.04.5.c.1 and 2 – Design of All Off-Street Parking Facilities**

| Dimensional Requirements (SC-7 District) | Required | Existing | Proposed | Relief Required |
|--|---------------------|----------------------|----------------------|------------------------|
| Floor Area Ratio (.35) | 2,883.7 s.f. .35 | 8,343.1 s.f. 1.00 | 9,063.7 s.f. 1.08 | Variance |
| Side-Yard Setback (carriage house – front porch) | 7.5' | N/A | 4.8' | Special Permit* |
| Rear-Yard Setback (carriage house – shed dormer) | 30' | N/A | 3.6' | Special Permit* |
| Minimum Usable Open Space | 2,502.9 s.f. 30% | 2,018 s.f. 24.2% | 2,243 s.f. 24.7% | Variance |
| Off-Street Parking Spaces | 4 | 4 | 4 | Complies |
| Front-Yard Setback (parking) | 20' | 3.6' | 3.6' | Pre-existing |
| Side-Yard Setback (parking) | 7.5' | 0' | 0' | Pre-existing |

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

Section 5.09.2.k – Design Review

Any structure for which a variance is requested pursuant to **Section 9.09** is subject to design review standards listed under **Section 5.09.4** (a-m). The most relevant design review standards are described below:

- b. Relation of Buildings to the Environment
- c. Relation of Buildings to the Form of the Streetscape and Neighborhood – Proposed exterior modifications to the carriage house have minimal impact on abutting residents, surrounding natural features, and the area streetscape. The proposed dormer and patios are not easily visible from surrounding public ways and architecturally significant elements are maintained insofar as practicable.

The proposed third-story deck is partially visible from abutting properties, particularly 72 Powell Street and 265 St. Paul Street. Decks of this size, location, and height are not common in the immediate neighborhood.

- d. Open Space – The subject property does not conform to minimum usable open space requirements. All existing open space will be maintained and the carriage house conversion will enhance resident utility of usable open space located in the rear.
- f. Stormwater and Drainage – The Applicant intends to repair existing carriage house gutters and downspouts to alleviate structural damage cause by water runoff. Proposed paver patios with radiant heat are also intended to improve water runoff and resident safety, particularly during winter months.
- g. Utility Service – The carriage house is supplied with electricity directly from a public utility pole located to the rear of the property. The applicant has not indicated if or how additional utilities such as cable or sewage will be provided to the carriage house if not already available. The increased demand for utilities is not anticipated to place undue strain on area services but additional detail should be provided. The Applicant is proposing to install trash and recycling facilities to be shielded from Powell Street by a 42” high wood picket fence.
- k. Heritage – The Applicant is proposing significant renovations to the carriage house that are supported by the Preservation Commission. Deteriorating features like the foundation, windows, shingles, and the chimney will be restored in a manner that is consistent with the existing architectural style of the property. These modifications will also extend the life and use of this historic structure. Additionally, the incorporation of fire rated materials for interior portions of the carriage house will improve the overall safety of both structures.

Section 8.02.2 – Alteration or Extension

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

PLANNING BOARD COMMENTS

The Planning Board supports the design of this converted carriage house. Accessory carriage houses are common in the Cottage Farm neighborhood and there is limited visual evidence that this particular carriage house will be used for residential purposes. The SC-7 district also

permits the conversion of a single-family dwelling to a two-family dwelling. From a purely visual standpoint, the carriage house does appear to be attached to the primary structure.

However, the 8,239 square foot lot is undersized for the creation of two detached single-family dwellings. This conversion generates a significantly more intense use of the subject property that is already non-conforming in terms of setbacks, FAR, and usable open space. Currently unused carriage house basement space could also be easily converted to living space, further exacerbating the non-conforming FAR.

The Planning Board agrees that the restoration of this historic carriage house aligns with Zoning By-Law Section 9.09.d standards for the approval of a use variance. Furthermore the Preservation Commission will review final carriage house and roof deck plans prior to the issuance of a building permit if necessary relief is granted by the Board of Appeals.

Therefore, the Planning Board recommends approval of plans by architect Kent Duckham, dated 11/20/2015 and revised 1/7/2016, and the site plan by land surveyor Bruce Bradford, dated 12/8/2015. Should the Board of Appeals find that the statutory requirements for a variance are met, the Planning Board recommends the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit a final site plan indicating all structural and parking space setbacks, as well as carriage house floor plans and elevations, subject to review and approval by the Assistant Director for Regulatory Planning and a Preservation Planner.**
- 2. The carriage house basement space shall remain unfinished, unless otherwise approved by the Board of Appeals.**
- 3. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan indicating all counterbalancing amenities, subject to review and approval by the Assistant Director for Regulatory Planning.**
- 4. The two dwelling units shall remain in one ownership.**
- 5. 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 floor plans and elevations stamped and signed by a registered architect; 3) a Certificate of Appropriateness issued by the Preservation Commission; and 4) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.**

jr



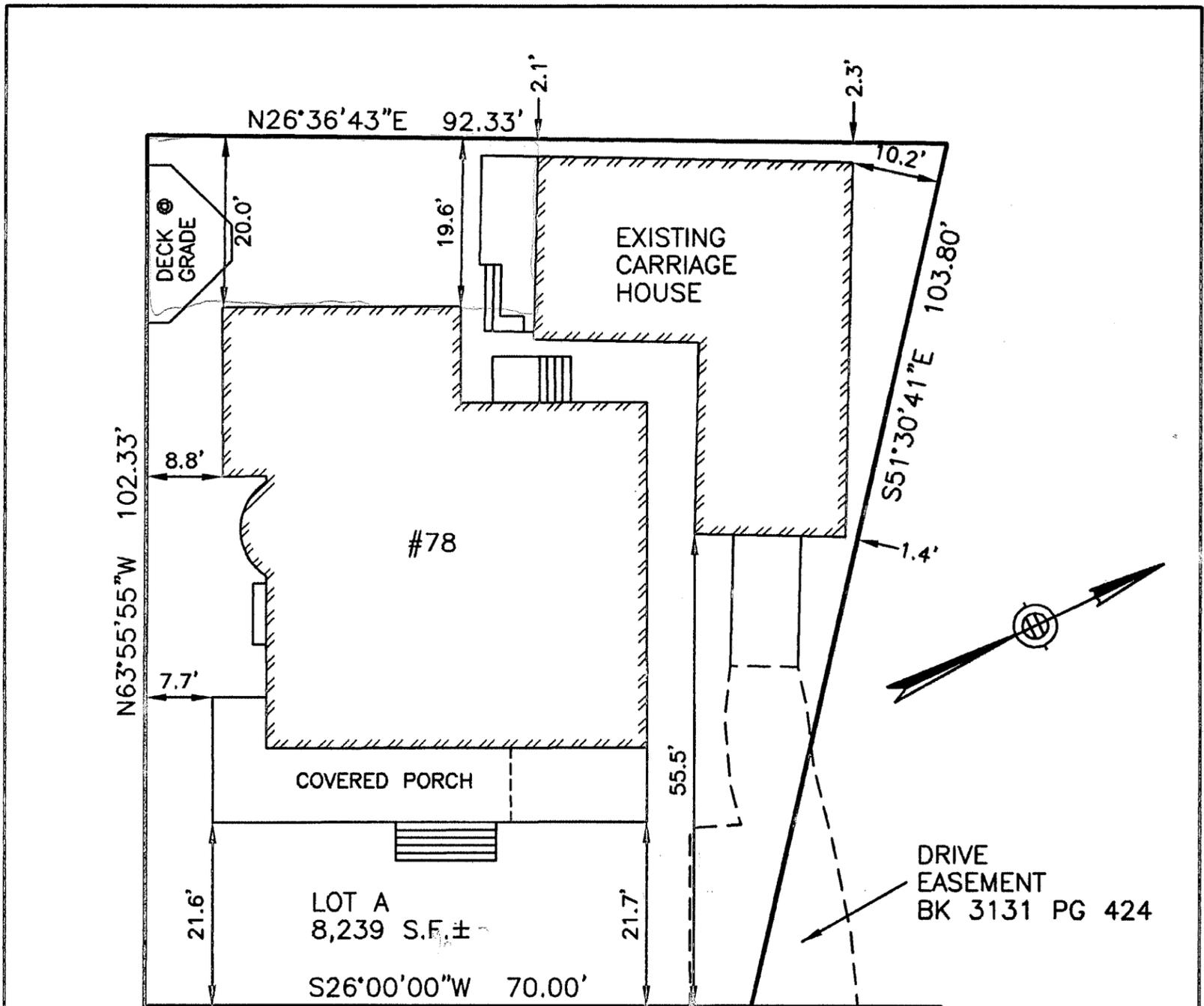
Carriage House Façade (east)



Carriage House Façade (south)



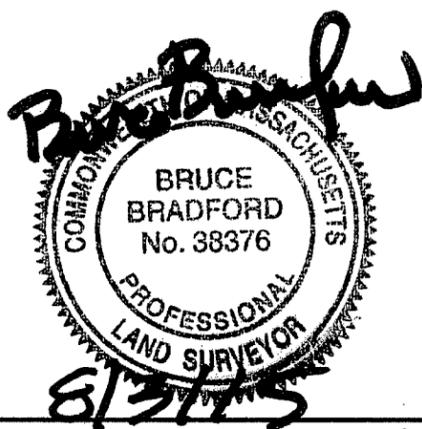
Current Separation Between Carriage House and Primary Structure



POWELL STREET

DEED REFERENCE:
BK 11024 PG 325
PLAN REFERENCE:
BK 743 PG 33

ESTABLISHED 1916
EMTB
EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750
(617) 332-1578 FAX
info@everettbrooks.com

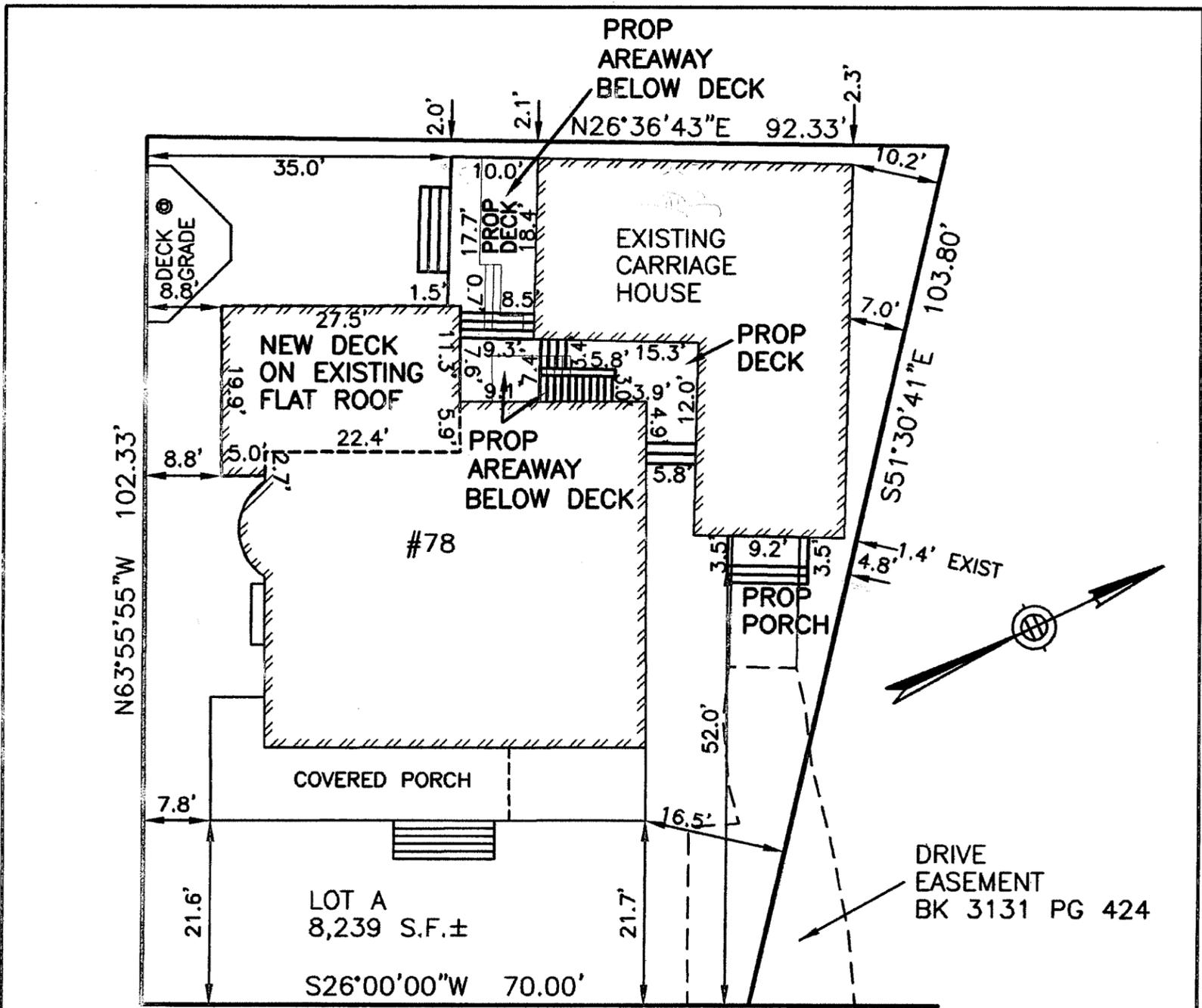


**PLAN OF LAND IN
BROOKLINE, MA**

78 POWELL STREET
EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.
DATE: AUGUST 3, 2015
DRAWN: SM
CHECK: BB

PROJECT NO. 24720

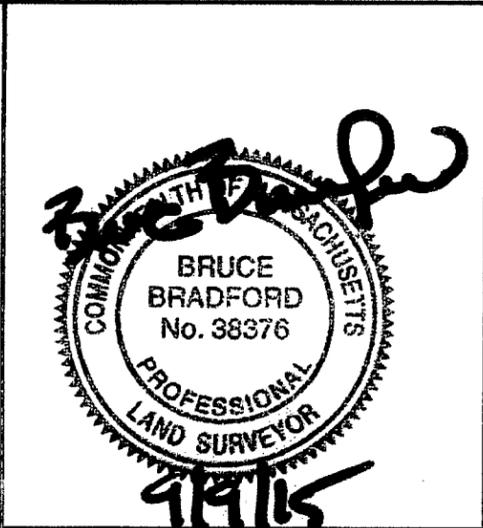


POWELL STREET

DEED REFERENCE:
BK 11024 PG 325
PLAN REFERENCE:
BK 743 PG 33

ESTABLISHED 1916
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info@everettbrooks.com



**PLAN OF LAND IN
BROOKLINE, MA**
78 POWELL STREET
PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.
DATE: SEPTEMBER 9, 2015
DRAWN: MF
CHECK:

PROJECT NO. 24720

78 POWELL STREET TRUST

RENOVATION & RESTORATION

78 Powell Street - Brookline, Massachusetts

ZONING REVIEW - January 7, 2016

ENERGY COMPLIANCE

ALL CONSTRUCTION WILL BE IN COMPLIANCE WITH THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE. ALL INSULATION WILL MATCH ENERGY COMPLIANCE CERTIFICATE SUPPLIED BY ARCHITECT. ALL WALLS TO BE MIN. R-20, ALL CEILINGS, ROOFS & CEILING TO BE MIN. R-38, ALL FLOORS TO BE MIN. R-30, ALL GLAZING TO BE MIN. U-0.32. HOUSEWRAP WILL BE INSTALLED PER MANUFACTURERS INSTRUCTION. ALL OPENINGS WILL BE SEALED IN COMPLIANCE WITH THE 2012 IECC.

ZONING COMPUTATIONS: MAIN HOUSE

| | | | |
|------------------------------|--------------------|------------|-----------------|
| BUILDING ZONE | SC-7 (BUILT: 1885) | | |
| LOT SIZE | 8,239 SQ.FT. | | |
| SQUARE FOOTAGE DISTRIBUTION: | | | |
| FLOOR: | EXISTING: | ADDITIONS: | PROPOSED: |
| BASEMENT (FINISHED) | 1,342.5 | +0 | 1,342.5 |
| FIRST FLOOR | 2,160.9 | +0 | 2,160.9 |
| SECOND FLOOR | 2,160.9 | +0 | 2,160.9 |
| ATTIC FLOOR (FINISHED) | 1,327.9 | +0 | 1,327.9 |
| TOTAL (FINISHED) | 6,892.2 SQ. FT. | +0 SQ. FT. | 6,892.2 SQ. FT. |

NOTE: SUM OF THE GROSS FLOOR AREA NOTED ABOVE HAS BEEN CALCULATED FROM WITHIN THE OUTER PERIMETER OF THE OUTSIDE (EXTERIOR) WALLS WITHOUT DEDUCTION OF HALLWAYS, STAIRS, CLOSETS, THICKNESS OF WALLS & COLUMNS OR OTHER FEATURES. GARAGE SQUARE FOOTAGE AND AREAS WITH A FINISHED CEILING HEIGHT GREATER THAN 12'-0" HAVE BEEN CALCULATED IN COMPLIANCE WITH THE ZONING BY-LAW FOR THE TOWN OF BROOKLINE, MA, ARTICLE II, §2.07

ZONING COMPUTATIONS: CARRIAGE HOUSE

| | | | |
|------------------------------|--------------------|----------------|-----------------|
| BUILDING ZONE | SC-7 (BUILT: 1885) | | |
| LOT SIZE | 8,239 SQ.FT. | | |
| SQUARE FOOTAGE DISTRIBUTION: | | | |
| FLOOR: | EXISTING: | ADDITIONS: | PROPOSED: |
| BASEMENT (UNFINISHED) | 928.6 | +0 | 928.6 |
| FIRST FLOOR | 987.1 | +0 | 987.1 |
| FIRST FLOOR (SCREENED PORCH) | 166.3 | +0 | 166.3 |
| FIRST FLOOR (TOTAL FINISHED) | 1,153.4 | +0 | 1,153.4 |
| SECOND FLOOR (FINISHED) | 197.5 | +720.6 | 918.1 |
| TOTAL (FINISHED) | 1350.9 SQ. FT. | +720.6 SQ. FT. | 2,071.5 SQ. FT. |

NOTE: SUM OF THE GROSS FLOOR AREA NOTED ABOVE HAS BEEN CALCULATED FROM WITHIN THE OUTER PERIMETER OF THE OUTSIDE (EXTERIOR) WALLS WITHOUT DEDUCTION OF HALLWAYS, STAIRS, CLOSETS, THICKNESS OF WALLS & COLUMNS OR OTHER FEATURES. GARAGE SQUARE FOOTAGE AND AREAS WITH A FINISHED CEILING HEIGHT GREATER THAN 12'-0" HAVE BEEN CALCULATED IN COMPLIANCE WITH THE ZONING BY-LAW FOR THE TOWN OF BROOKLINE, MA, ARTICLE II, §2.07

ZONING COMPUTATIONS: TOTAL FINISHED

| | | | |
|------------------------------|--------------------|----------------|-----------------|
| BUILDING ZONE | SC-7 (BUILT: 1885) | | |
| LOT SIZE | 8,239 SQ.FT. | | |
| SQUARE FOOTAGE DISTRIBUTION: | | | |
| FLOOR: | EXISTING: | ADDITIONS: | PROPOSED: |
| BASEMENT (FINISHED) | 1,342.5 | +0 | 1,342.5 |
| FIRST FLOOR | 3,148 | +0 | 3,148 |
| FIRST FLOOR (SCREENED PORCH) | 166.3 | +0 | 166.3 |
| FIRST FLOOR (TOTAL FINISHED) | 3,314.3 | +0 | 3,314.3 |
| SECOND FLOOR (FINISHED) | 2,358.4 | +720.6 | 3,079 |
| TOTAL (FINISHED) | 5,672.7 | +720.6 SQ. FT. | 6,393.3 SQ. FT. |

NOTE: SUM OF THE GROSS FLOOR AREA NOTED ABOVE HAS BEEN CALCULATED FROM WITHIN THE OUTER PERIMETER OF THE OUTSIDE (EXTERIOR) WALLS WITHOUT DEDUCTION OF HALLWAYS, STAIRS, CLOSETS, THICKNESS OF WALLS & COLUMNS OR OTHER FEATURES. GARAGE SQUARE FOOTAGE AND AREAS WITH A FINISHED CEILING HEIGHT GREATER THAN 12'-0" HAVE BEEN CALCULATED IN COMPLIANCE WITH THE ZONING BY-LAW FOR THE TOWN OF BROOKLINE, MA, ARTICLE II, §2.07

PROJECT DIRECTORY

OWNER: 78 Powell Street Trust
Peter Foster, Trustee
78 Powell Street
Brookline, MA 02446
Contact: Daniel Britton

ARCHITECT: Duckham Architecture
53 Central Avenue
Needham, MA 02494
T. (781) 449-4109
Contact: Kent Duckham

CIVIL/SITE SURVEY: Everett H. Brooks Co.
49 Lexington Street
West Newton, MA 02465
T. (617) 527-8750
Contact: Bruce Bradford

GENERAL CONTRACTOR: ABT - Abichaker Building Tech.
151 Stratford Street
West Roxbury, MA
T. (617) 325-3934
Contact: Chuck Abichaker

DRAWING INDEX

CARRIAGE HOUSE COVER SHEET & ZONING

E100 EXISTING FOUNDATION & BASEMENT FLOOR PLAN
E101 EXISTING FIRST FLOOR PLAN
E102 EXISTING SECOND FLOOR PLAN
E103 EXISTING ROOF PLAN

E201 EXISTING FRONT & LEFT ELEVATIONS
E202 EXISTING REAR & RIGHT ELEVATIONS

A100 PROPOSED FOUNDATION & BASEMENT FLOOR PLAN
A101 PROPOSED FIRST FLOOR PLAN
A102 PROPOSED SECOND FLOOR PLAN
A103 PROPOSED ROOF PLAN

A201 PROPOSED FRONT & LEFT ELEVATIONS
A202 PROPOSED REAR & RIGHT ELEVATIONS

MAIN HOUSE COVER SHEET & ZONING

E104 EXISTING ATTIC FLOOR PLAN
E203 EXISTING PARTIAL REAR ELEVATION

A104 PROPOSED ATTIC FLOOR PLAN
A203 PROPOSED PARTIAL REAR ELEVATION

GENERAL NOTES

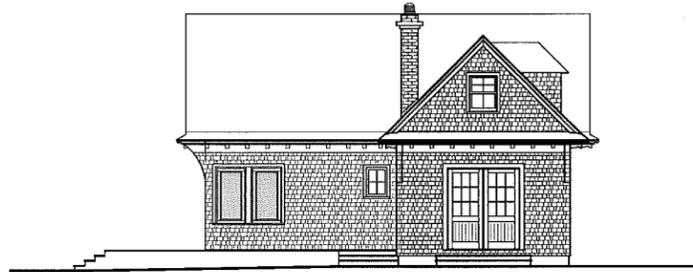
- ALL WORK PERFORMED, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, AND MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE AND THE LATEST REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE AND THE APPLICABLE CITY OR TOWNSHIP, ALL LOCAL AND STATE HANDICAP AND FEDERAL REQUIREMENTS, AND GENERAL CONDITIONS PER AIA DOCUMENT #A205 AND OWNER/CONTRACTOR AGREEMENT DOCUMENT #A105.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE OWNER AND THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH THE INFORMATION SHOWN ON THE DRAWINGS. ANY CONFLICTS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF ANY WORK. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE ARCHITECT FOR ANY ADDITIONAL EXPENSES WHICH ARE INCURRED DUE TO NEGLIGENCE OR WHICH COULD HAVE BEEN REASONABLY FORESEEN BY PRIOR INSPECTION OF EXISTING CONDITIONS.
- PRIOR TO COMMENCING WORK, ORDERING OF MATERIALS AND SHOP FABRICATION OF ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS INDICATED ON THE DRAWINGS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
- DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS. FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECTS FOR CLARIFICATION AND/OR SIMILAR DETAIL.
- THE SCOPE OF WORK INCLUDES ALTERATION TO EXISTING FACILITIES. WORK WHICH IS OR WHICH COULD BE REQUIRED TO BE PERFORMED OR PROVIDE A COMPLETE AND FINISHED PRODUCT WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE CONTRACT DOCUMENTS, SHALL BE PERFORMED BY THE CONTRACTOR AND BE INCLUDED IN THE BID. CONTRACTOR TO INSPECT AT TIME OF DELIVERY ALL FIXTURES PROVIDED BY OWNER TO INSURE PROPER QUANTITY, THAT ITEMS ARE DEFECT FREE, AND MATCH INVOICE. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, WHICH MAY INCLUDE BLOCKING, SHIMMING, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL ITEMS SUPPLIED BY OWNERS VENDORS AND TO VERIFY THAT ALL MATERIALS RECEIVED ARE IN ACCORDANCE WITH THE SPECIFICATIONS. HEREIN. ANY DAMAGED ITEMS OR DISCREPANCIES BETWEEN MATERIALS SPECIFIED AND MATERIALS SHIPPED, SHALL BE REPORTED TO THE ARCHITECT PROMPTLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS MATERIALS AND FINISHES WITH THE PROPOSED CONSTRUCTION AREA AND ALL ADJOINING PROPERTY AFFECTED BY CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING FOR STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. ANY EXISTING MATERIALS AND FINISHES WHICH ARE DAMAGED, SHALL BE REPLACED AS NECESSARY WITH NEW MATCHING MATERIALS AT THE CONTRACTOR'S OWN COST AND EXPENSE.
- THE CONTRACTOR SHALL DO ALL CUTTING, CHASING, CORE DRILLING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL THE WORK THAT MAY BE INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PATCHING SHALL MATCH ADJACENT SYSTEMS, MATERIALS AND FINISHES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY DULY LICENSED PROFESSIONALS AND AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE, (PLUMBING, ELECTRICAL, ETC.), WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGN-OFFS.
- THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.
- CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.
- CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ASSIGNED TO OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR'S EMPLOYEES, SUBCONTRACTOR OR THEIR WORK.
- CONTRACTOR SHALL ASSIST DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS, AND DISPOSE OF ANY RESULTING TRASH.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR/FINISHES FOR ARCHITECT'S APPROVAL ON ANY DEVIATION/SUBSTITUTION FROM CONTRACT DOCUMENTS.
- CONTRACTOR TO VERIFY ALL FIXTURE COUNTS, AS APPLICABLE TO THEIR CONTRACT, WITH OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSURE, PRIOR TO FINAL PAYMENT, INCORPORATING ALL STANDARD GUARANTIES AND WARRANTIES AND ORIGINALS OF ALL APPLICABLE CERTIFICATES OF TESTING, INSPECTION, TEMPORARY FINAL CERTIFICATE OF OCCUPANCY, COORDINATE WITH OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE. ALL EXPOSED HORIZONTAL AND VERTICAL SURFACES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MUST BE VERTICALLY CLEAN AND FREE OF DUST; WALLS, EXPOSED STRUCTURAL MEMBERS, STAIRS AND RAILINGS, CABINETRY. ALL FLOORS MUST BE MOPPED CLEAN.
- CONTRACTOR TO PROVIDE 3 COPIES OF AS BUILT INFORMATION, OPERATION AND MAINTENANCE MANUALS, INCLUDING ALL PRODUCT GUARANTIES AND WARRANTIES.
- CONTRACTOR TO KEEP A SET OF THE MOST CURRENT DRAWINGS ON SITE AT ALL TIMES.

78 POWELL STREET TRUST

CARRIAGE HOUSE RENOVATION & RESTORATION

78 Powell Street - Brookline, Massachusetts

ZONING REVIEW - January 7, 2016



| ZONING COMPUTATIONS: | | | |
|------------------------------|--------------------|----------------|-----------------|
| BUILDING ZONE | SC-7 (BUILT: 1885) | | |
| LOT SIZE | 8,239 SQ. FT. | | |
| SQUARE FOOTAGE DISTRIBUTION: | | | |
| FLOOR: | EXISTING: | ADDITIONS: | PROPOSED: |
| BASEMENT (UNFINISHED) | 928.6 | +0 | 928.6 |
| FIRST FLOOR | 987.1 | +0 | 987.1 |
| FIRST FLOOR (SCREENED PORCH) | 166.3 | +0 | 166.3 |
| FIRST FLOOR (TOTAL FINISHED) | 1,153.4 | +0 | 1,153.4 |
| SECOND FLOOR (FINISHED) | 197.5 | +720.6 | 918.1 |
| TOTAL (FINISHED) | 1,350.9 SQ. FT. | +720.6 SQ. FT. | 2,071.5 SQ. FT. |

NOTE: SUM OF THE GROSS FLOOR AREA NOTED ABOVE HAS BEEN CALCULATED FROM WITHIN THE OUTER PERIMETER OF THE OUTSIDE (EXTERIOR) WALLS WITHOUT DEDUCTION OF HALLWAYS, STAIRS, CLOSETS, THICKNESS OF WALLS & COLUMNS OR OTHER FEATURES. GARAGE SQUARE FOOTAGE AND AREAS WITH A FINISHED CEILING HEIGHT GREATER THAN 12'-0" HAVE BEEN CALCULATED IN COMPLIANCE WITH THE ZONING BY-LAW FOR THE TOWN OF BROOKLINE, MA, ARTICLE II, §2.07

ENERGY COMPLIANCE

ALL CONSTRUCTION WILL BE IN COMPLIANCE WITH THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE. ALL INSULATION WILL MATCH ENERGY COMPLIANCE CERTIFICATE SUPPLIED BY ARCHITECT. ALL WALLS TO BE MIN. R-20; ALL CEILINGS, ROOFS & CEILINGS TO BE MIN. R-38; ALL FLOORS TO BE MIN. R-30; ALL GLAZING TO BE MIN. U-0.32. HOUSEWRAP WILL BE INSTALLED PER MANUFACTURERS INSTRUCTION. ALL OPENINGS WILL BE SEALED IN COMPLIANCE WITH THE 2012 IECC.

PROJECT DIRECTORY

OWNER:
78 Powell Street Trust
Peter Foster, Trustee
78 Powell Street
Brookline, MA 02446
Contact: Daniel Britton

ARCHITECT:
Duckham Architecture
53 Central Avenue
Needham, MA 02494
T. (781) 449-4109
Contact: Kent Duckham

CIVIL/SITE SURVEY:
Everett M. Brooks Co.
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West Newton, MA 02465
T. (617) 527-8750
Contact: Bruce Bradford

GENERAL CONTRACTOR:
ABT - Abichaker Building Tech.
151 Stratford Street
West Roxbury, MA
T. (617) 325-3934
Contact: Chuck Abichaker

DRAWING INDEX

E100 EXISTING FOUNDATION & BASEMENT FLOOR PLAN
E101 EXISTING FIRST FLOOR PLAN
E102 EXISTING SECOND FLOOR PLAN
E103 EXISTING ROOF PLAN

E201 EXISTING FRONT & LEFT ELEVATIONS
E202 EXISTING REAR & RIGHT ELEVATIONS

A100 PROPOSED FOUNDATION & BASEMENT FLOOR PLAN
A101 PROPOSED FIRST FLOOR PLAN
A102 PROPOSED SECOND FLOOR PLAN
A103 PROPOSED ROOF PLAN

A201 PROPOSED FRONT & LEFT ELEVATIONS
A202 PROPOSED REAR & RIGHT ELEVATIONS

GENERAL NOTES

- ALL WORK PERFORMED, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, AND MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE AND THE LATEST REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE AND THE APPLICABLE CITY OR TOWNSHIP, ALL LOCAL AND STATE HANDICAP AND FEDERAL REQUIREMENTS, AND GENERAL CONDITIONS PER AIA DOCUMENT #A205 AND OWNER/CONTRACTOR AGREEMENT DOCUMENT #A105.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE OWNER AND THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH THE INFORMATION SHOWN ON THE DRAWINGS. ANY CONFLICTS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF ANY WORK. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE ARCHITECT FOR ANY ADDITIONAL EXPENSES WHICH ARE INCURRED DUE TO NEGLECT OR WHICH COULD HAVE BEEN REASONABLY FORESEEN BY PRIOR INSPECTION OF EXISTING CONDITIONS.
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- THE SCOPE OF WORK INCLUDES ALTERATION TO EXISTING FACILITIES. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED OR PROVIDE A COMPLETE AND FINISHED PRODUCT WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE CONTRACT DOCUMENTS, SHALL BE PERFORMED BY THE CONTRACTOR AND BE INCLUDED IN THE BID. CONTRACTOR TO INSPECT AT TIME OF DELIVERY ALL FIXTURES PROVIDED BY OWNER TO INSURE PROPER QUANTITY, THAT ITEMS ARE DEFECT FREE, AND MATCH INVOICE. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, WHICH MAY INCLUDE BLOCKING, SHIMMING, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL ITEMS SUPPLIED BY OWNERS VENDORS AND TO VERIFY THAT ALL MATERIALS RECEIVED ARE IN ACCORDANCE WITH THE SPECIFICATIONS, HEREIN. ANY DAMAGED ITEMS OR DISCREPANCIES BETWEEN MATERIALS SPECIFIED AND MATERIALS SHIPPED, SHALL BE REPORTED TO THE ARCHITECT PROMPTLY.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS MATERIALS AND FINISHES WITH THE PROPOSED CONSTRUCTION AREA AND ALL ADJOINING PROPERTY AFFECTED BY CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING FOR STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. ANY EXISTING MATERIALS AND FINISHES WHICH ARE DAMAGED, SHALL BE REPLACED AS NECESSARY WITH NEW MATCHING MATERIALS AT THE CONTRACTORS OWN COST AND EXPENSE.
- THE CONTRACTOR SHALL DO ALL CUTTING, CHASING, CORE DRILLING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL THE WORK THAT MAY BE INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PATCHING SHALL MATCH ADJACENT SYSTEMS, MATERIALS AND FINISHES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY DULY LICENSED PROFESSIONALS AND AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE, (PLUMBING, ELECTRICAL, ETC.), WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGN-OFFS.
- THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.
- CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURERS WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.

- CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ASSIGNED TO OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTORS EMPLOYEES, SUBCONTRACTOR OR THEIR WORK.
- CONTRACTOR SHALL ASSIST DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS, AND DISPOSE OF ANY RESULTING TRASH.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR/FINISHES FOR ARCHITECTS APPROVAL ON ANY DEVIATION/SUBSTITUTION FROM CONTRACT DOCUMENTS.
- CONTRACTOR TO VERIFY ALL FIXTURE COUNTS, AS APPLICABLE TO THEIR CONTRACT, WITH OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSURE, PRIOR TO FINAL PAYMENT, INCORPORATING ALL STANDARD GUARANTIES AND WARRANTIES AND ORIGINALS OF ALL APPLICABLE CERTIFICATES OF TESTING, INSPECTION, TEMPORARY FINAL CERTIFICATE OF OCCUPANCY, COORDINATE WITH OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE. ALL EXPOSED HORIZONTAL AND VERTICAL SURFACES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MUST BE WIPED CLEAN AND FREE OF DUST; WALLS, EXPOSED STRUCTURAL MEMBERS, STAIRS AND RAILINGS, CABINETRY. ALL FLOORS MUST BE MOPPED CLEAN.
- CONTRACTOR TO PROVIDE 3 COPIES OF AS BUILT INFORMATION, OPERATION AND MAINTENANCE MANUALS, INCLUDING ALL PRODUCT GUARANTIES AND WARRANTIES.
- CONTRACTOR TO KEEP A SET OF THE MOST CURRENT DRAWINGS ON SITE AT ALL TIMES.

ZONING REVIEW SET

TOWN OF BROOKLINE
ZONING BOARD OF APPEALS
JANUARY 07, 2016



Issues
Number Date Description

Revisions
Number Date Description

Checked by:

Drawn by:

78 Powell Street Trust
Brookline, MA
Peter Foster, Trustee

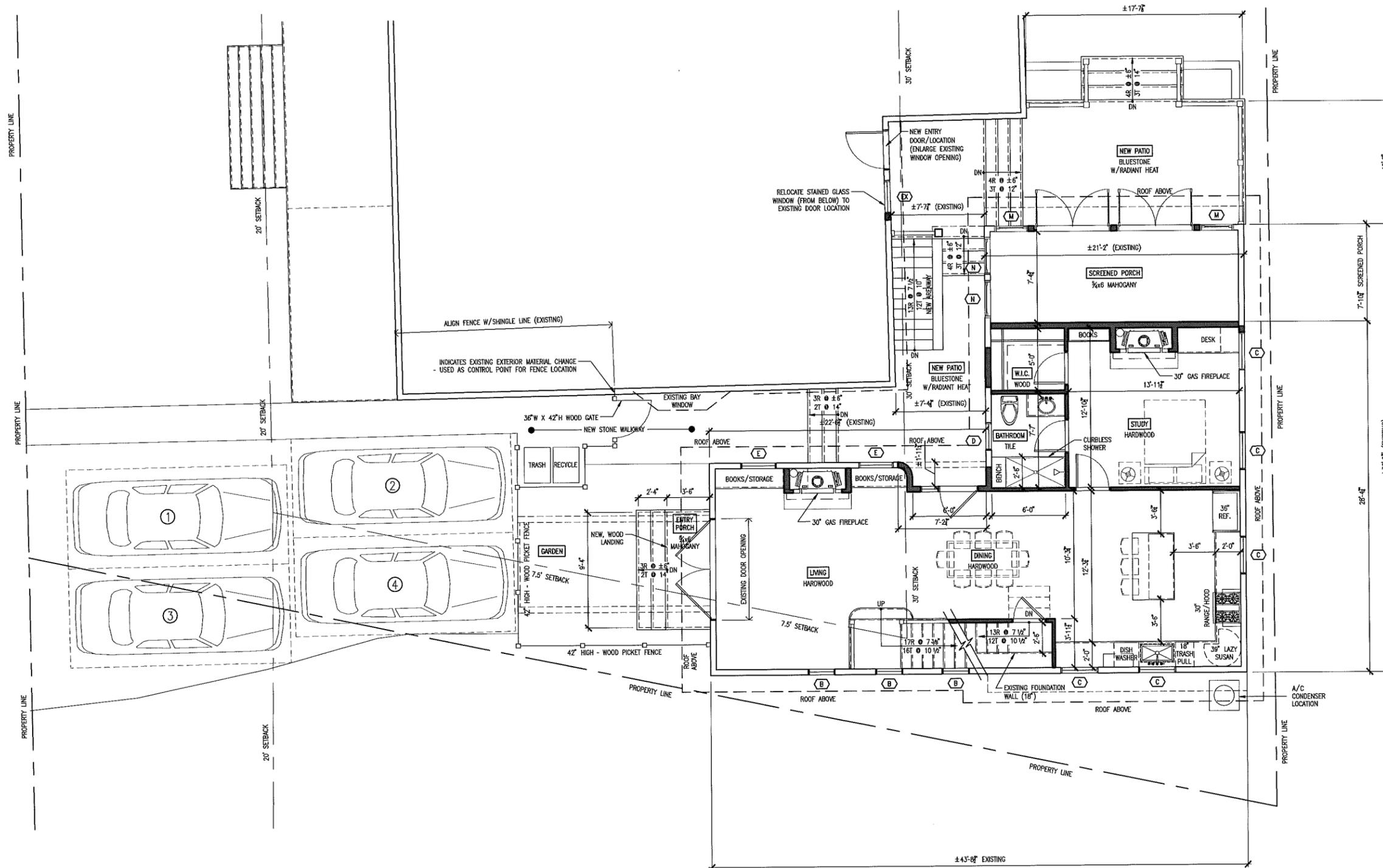
CARRIAGE HOUSE
PROPOSED FIRST FLOOR PLAN

Drawing Scale:
1/4" = 1'-0"
(Reduced +/- 50% to fit 11x17 Presentation)

Project Number:
201513

Date Issued:
01.07.2016

A101



WALL HATCH LEGEND:

- INDICATES EXISTING CONSTRUCTION TO REMAIN; PROTECT DURING CONSTRUCTION.
- INDICATES NEW STUD WALL CONSTRUCTION; MATCH STUD WIDTH AT EXISTING WALLS.
- INDICATES AREAS TO BE REMOVED.

BRITTON RESIDENCE-CARRIAGE HOUSE - 78 POWELL STREET
SQUARE FOOTAGE CALCULATIONS

| FLOOR : | EXISTING : | PROPOSED : |
|-------------------------|--------------------------|--------------------------|
| BASEMENT (UNFINISHED) : | 928.6 SQ. FT. | 928.6 SQ. FT. |
| FIRST FLOOR : | 987.1 SQ. FT. | 987.1 SQ. FT. |
| SCREENED PORCH : | 166.3 SQ. FT. | 166.3 SQ. FT. |
| SECOND FLOOR : | 197.5 SQ. FT. (FINISHED) | 918.1 SQ. FT. (FINISHED) |
| TOTAL (FINISHED) : | 1,350.9 SQ. FT. | 2,071.5 SQ. FT. |

ZONING REVIEW SET

TOWN OF BROOKLINE
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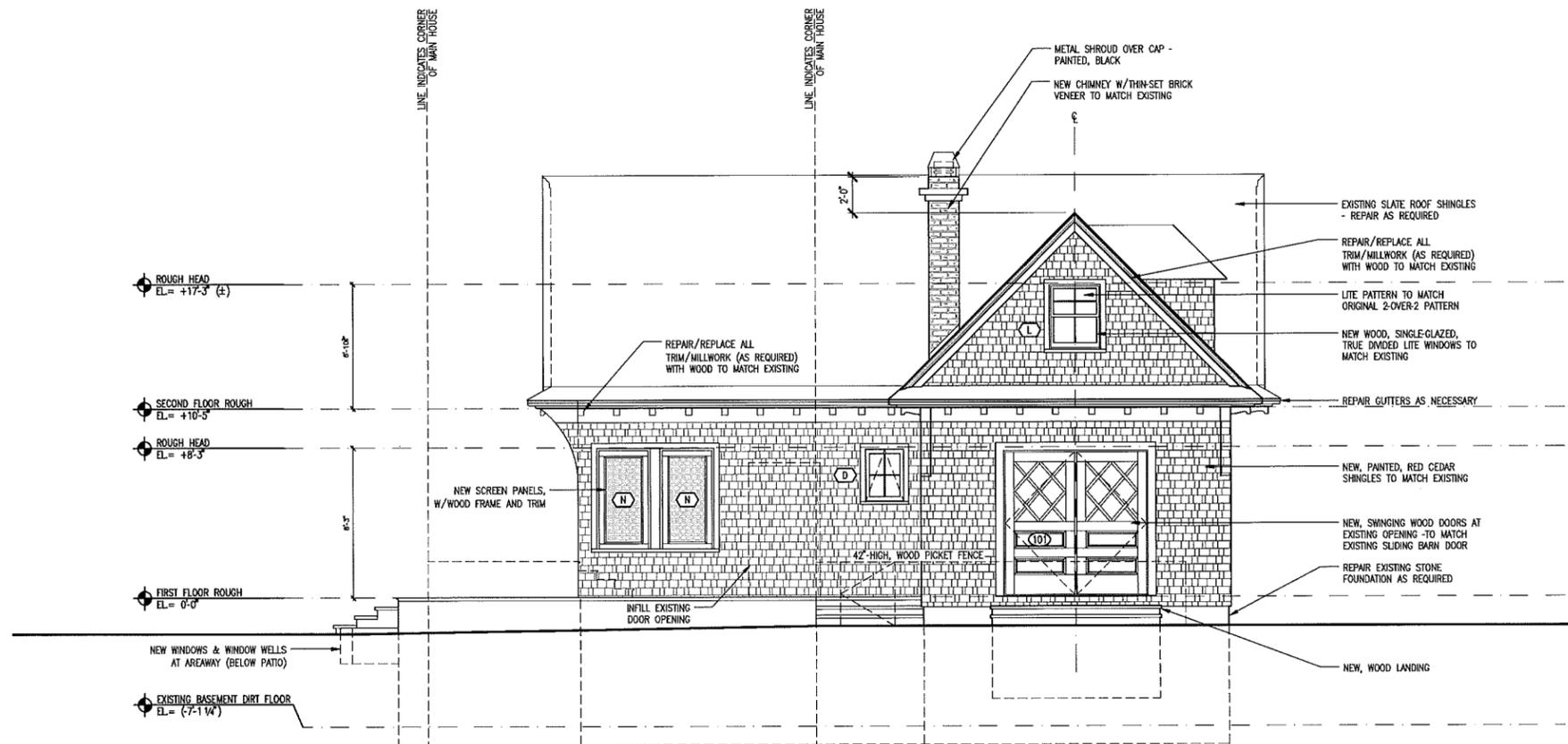
CARRIAGE HOUSE
PROPOSED FRONT &
LEFT ELEVATIONS

Drawing Scale:
1/4" = 1'-0"
(Reduced 1/4" = 1'-0" to fit 11x17 Presentation)

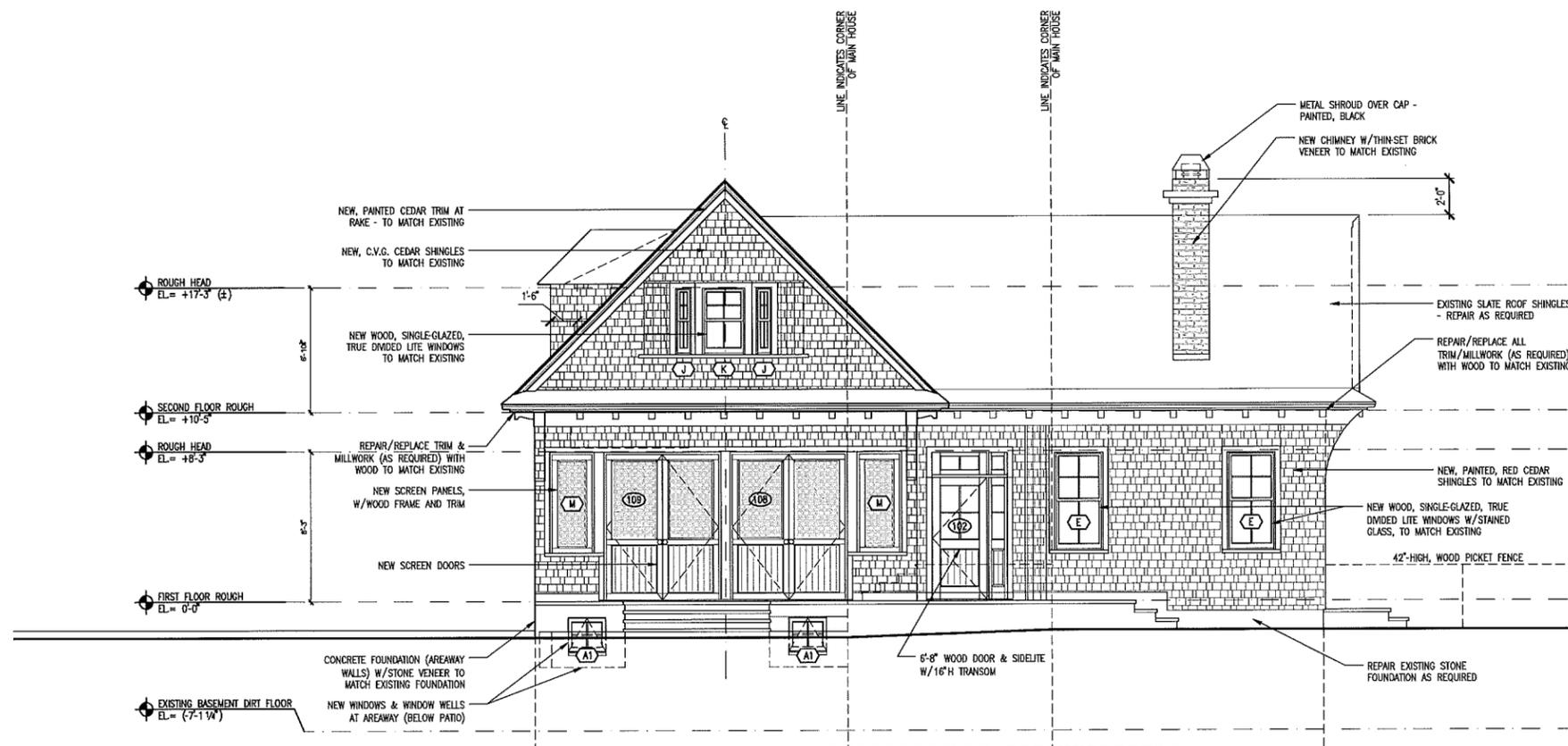
Project Number:
201513

Date Issued:
01.07.2016

A201



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



2 PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"

ZONING REVIEW SET

TOWN OF BROOKLINE
ZONING BOARD OF APPEALS
JANUARY 07, 2016



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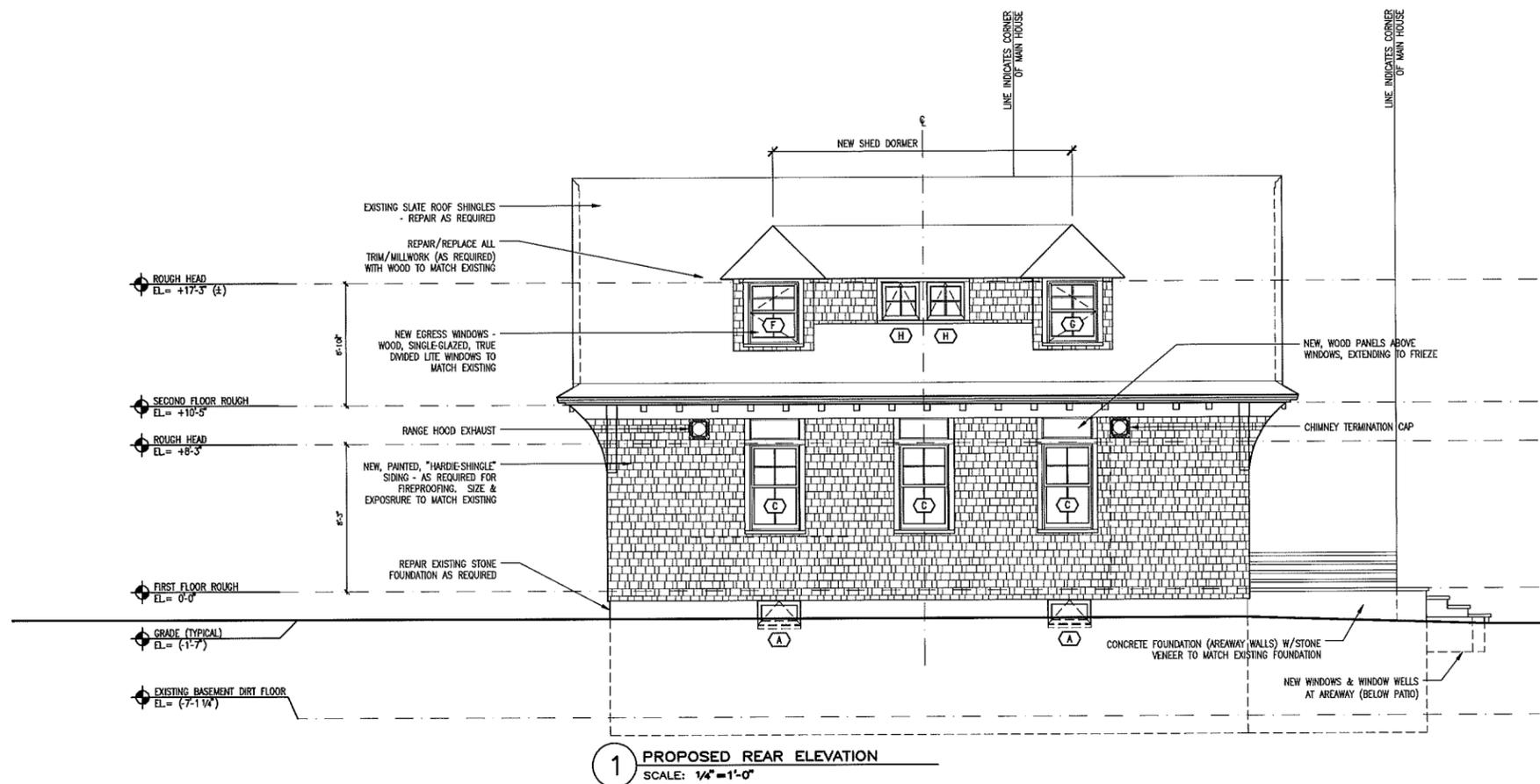
78 Powell Street Trust
Brookline, MA
Peter Foster, Trustee

CARRIAGE HOUSE
PROPOSED REAR &
RIGHT ELEVATIONS

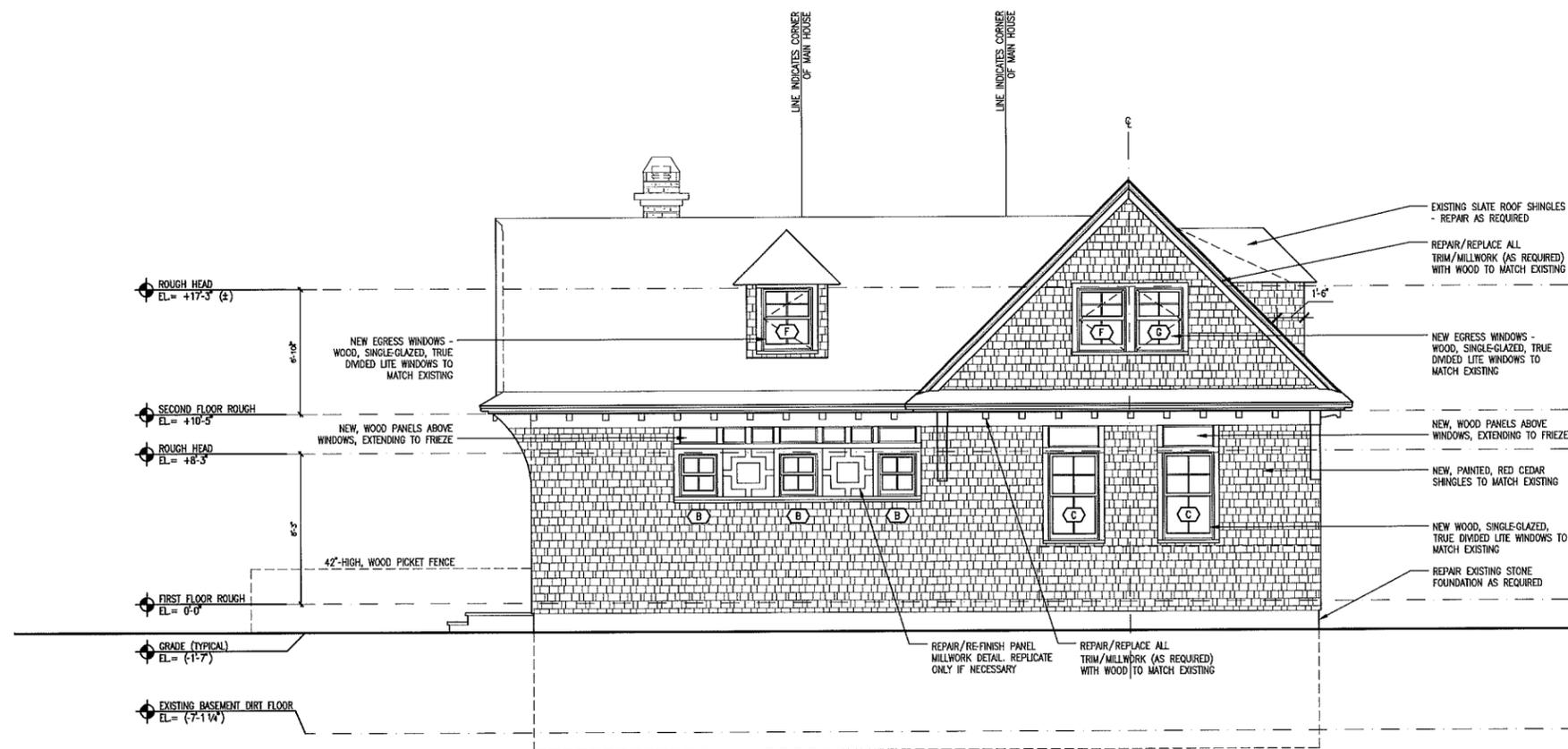
Drawing Scale:
1/4" = 1'-0"
(Reduced +/- 50% to fit 11x17 Presentation)
Project Number:
201513

Date Issued:
01.07.2016

A202



1 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

78 POWELL STREET TRUST

MAIN HOUSE - ATTIC RENOVATION

78 Powell Street - Brookline, Massachusetts

ZONING REVIEW - January 7, 2016

ZONING COMPUTATIONS:

| | | | |
|------------------------------|--------------------|------------|----------------|
| BUILDING ZONE | SC-7 (BUILT: 1885) | | |
| LOT SIZE | 8,239 SQ.FT. | | |
| SQUARE FOOTAGE DISTRIBUTION: | | | |
| FLOOR: | EXISTING: | ADDITIONS: | PROPOSED: |
| BASEMENT (FINISHED) | 1,342.5 | +0 | 1,342.5 |
| FIRST FLOOR | 2,160.9 | +0 | 2,160.9 |
| SECOND FLOOR | 2,160.9 | +0 | 2,160.9 |
| ATTIC FLOOR (FINISHED) | 1,327.9 | +0 | 1,327.9 |
| TOTAL (FINISHED) | 6,992.25Q. FT. | +0 SQ. FT. | 6,992.25Q. FT. |

NOTE: SUM OF THE GROSS FLOOR AREA NOTED ABOVE HAS BEEN CALCULATED FROM WITHIN THE OUTER PERIMETER OF THE OUTSIDE (EXTERIOR) WALLS WITHOUT DEDUCTION OF HALLWAYS, STAIRS, CLOSETS, THICKNESS OF WALLS & COLUMNS OR OTHER FEATURES. GARAGE SQUARE FOOTAGE AND AREAS WITH A FINISHED CEILING HEIGHT GREATER THAN 12'-0" HAVE BEEN CALCULATED IN COMPLIANCE WITH THE ZONING BY-LAW FOR THE TOWN OF BROOKLINE, MA, ARTICLE II, §2.07

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PROJECT DIRECTORY

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Contact: Daniel Britton

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DRAWING INDEX

E104 EXISTING ATTIC FLOOR PLAN
E203 EXISTING PARTIAL REAR ELEVATION
A104 PROPOSED ATTIC FLOOR PLAN
A203 PROPOSED PARTIAL REAR ELEVATION

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- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR/FINISHES FOR ARCHITECT'S APPROVAL ON ANY DEVIATION/SUBSTITUTION FROM CONTRACT DOCUMENTS.
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- CONTRACTOR TO KEEP A SET OF THE MOST CURRENT DRAWINGS ON SITE AT ALL TIMES.

ZONING REVIEW SET

TOWN OF BROOKLINE
ZONING BOARD OF APPEALS
JANUARY 07, 2016



Issues
Number Date Description

Revisions
Number Date Description

Checked by:

Drawn by:

78 Powell Street Trust
Brookline, MA
Peter Foster, Trustee

MAIN HOUSE
PROPOSED ATTIC FLOOR PLAN

Drawing Scale:
1/4" = 1'-0"
(Reduced +/- 50% to fit 11x17 Presentation)

Project Number:
201513

Date Issued:
01.07.2016

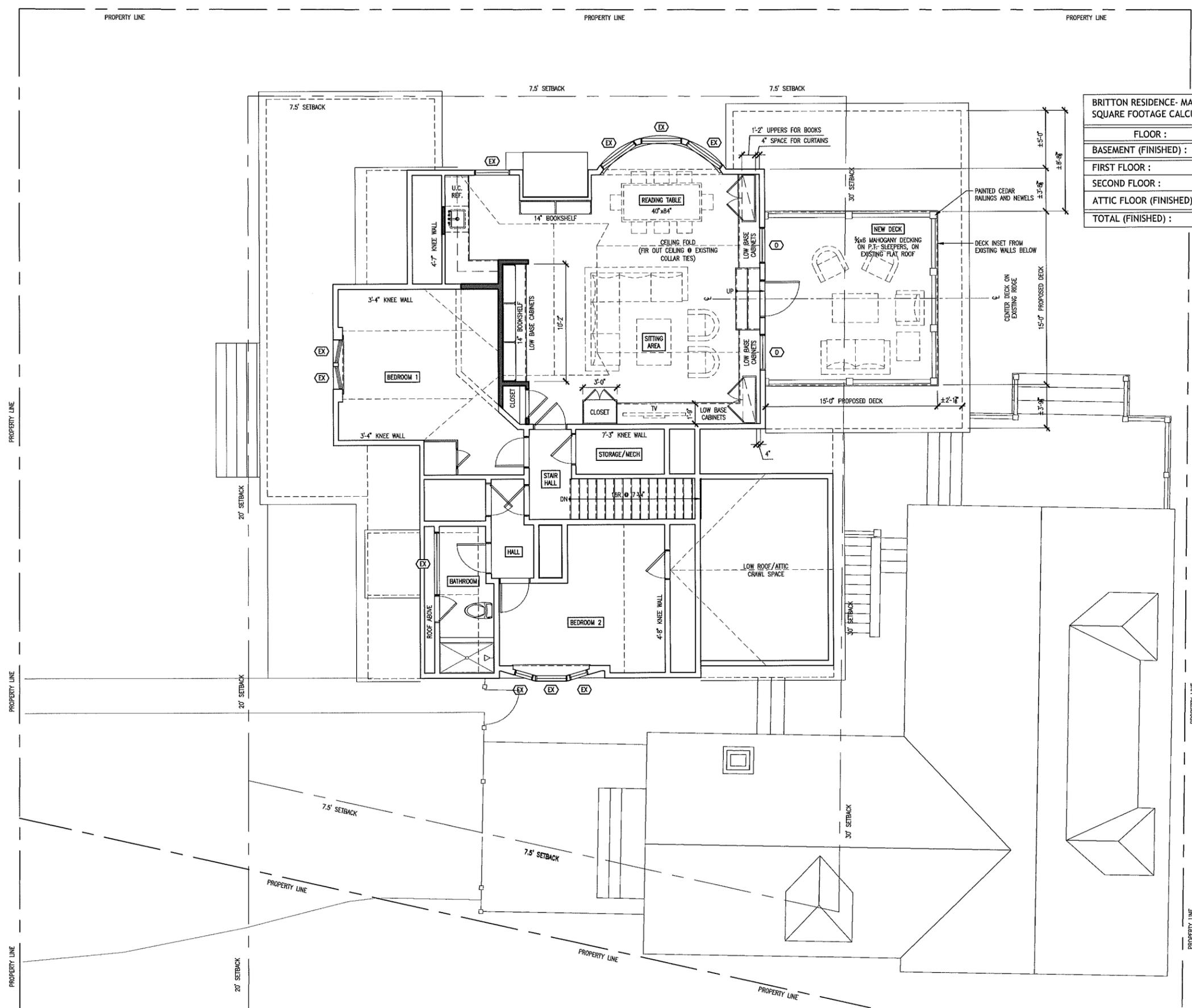
A104

BRITTON RESIDENCE- MAIN HOUSE - 78 POWELL STREET
SQUARE FOOTAGE CALCULATIONS

| FLOOR : | EXISTING : | PROPOSED : |
|--------------------------|-----------------|-----------------|
| BASEMENT (FINISHED) : | 1,342.5 SQ. FT. | 1,342.5 SQ. FT. |
| FIRST FLOOR : | 2,160.9 SQ. FT. | 2,160.9 SQ. FT. |
| SECOND FLOOR : | 2,160.9 SQ. FT. | 2,160.9 SQ. FT. |
| ATTIC FLOOR (FINISHED) : | 1,327.9 SQ. FT. | 1,327.9 SQ. FT. |
| TOTAL (FINISHED) : | 6,992.2 SQ. FT. | 6,992.2 SQ. FT. |

WALL HATCH LEGEND:

- INDICATES EXISTING CONSTRUCTION TO REMAIN; PROTECT DURING CONSTRUCTION.
- INDICATES NEW STUD WALL CONSTRUCTION; HATCH STUD WIDTH AT EXISTING WALLS.
- INDICATES AREAS TO BE REMOVED.



ZONING REVIEW SET

TOWN OF BROOKLINE
ZONING BOARD OF APPEALS
JANUARY 07, 2016



Issues
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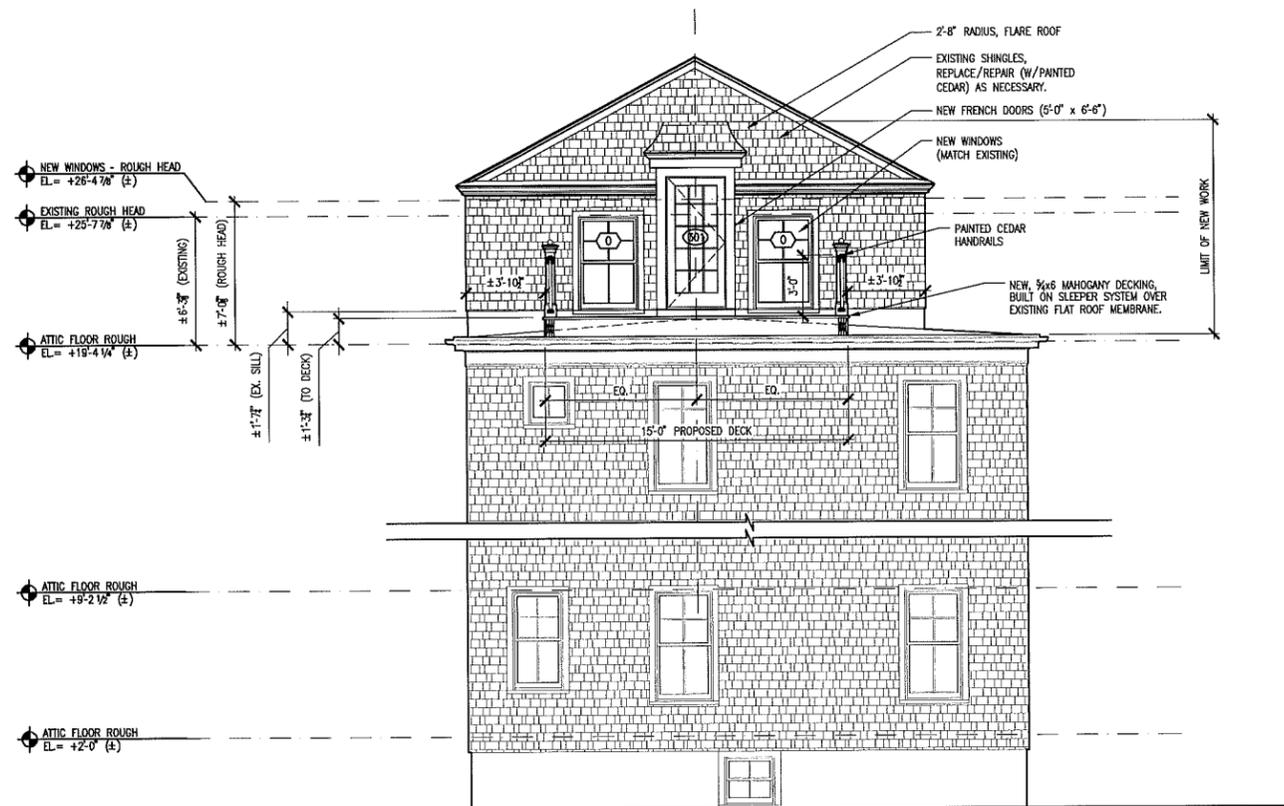
78 Powell Street Trust
Brookline, MA
Peter Foster, Trustee

MAIN HOUSE
PROPOSED PARTIAL REAR
ELEVATION & SECTION

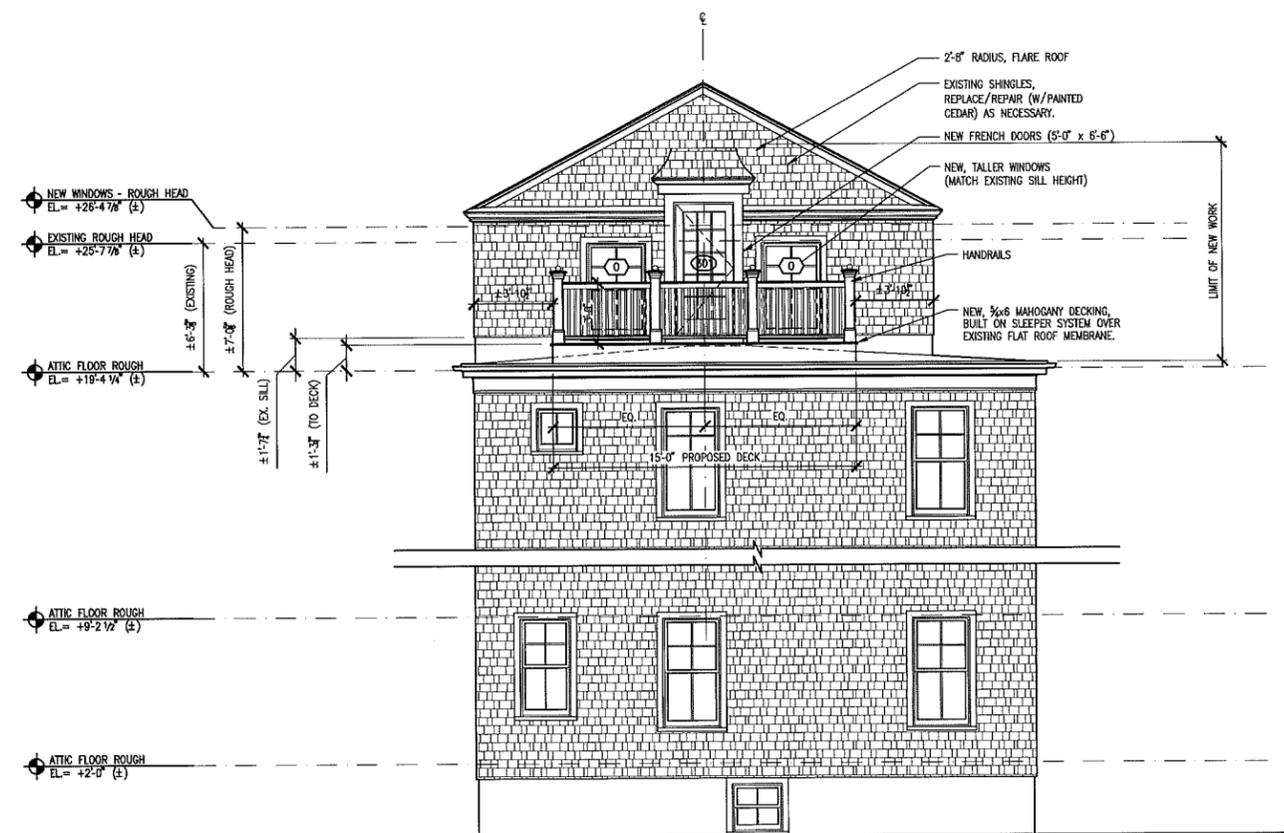
Drawing Scale:
1/4" = 1'-0"
(Reduced +/- 50% to fit 11x17 Presentation)
Project Number:
201513

Date Issued:
01.07.2016

A203

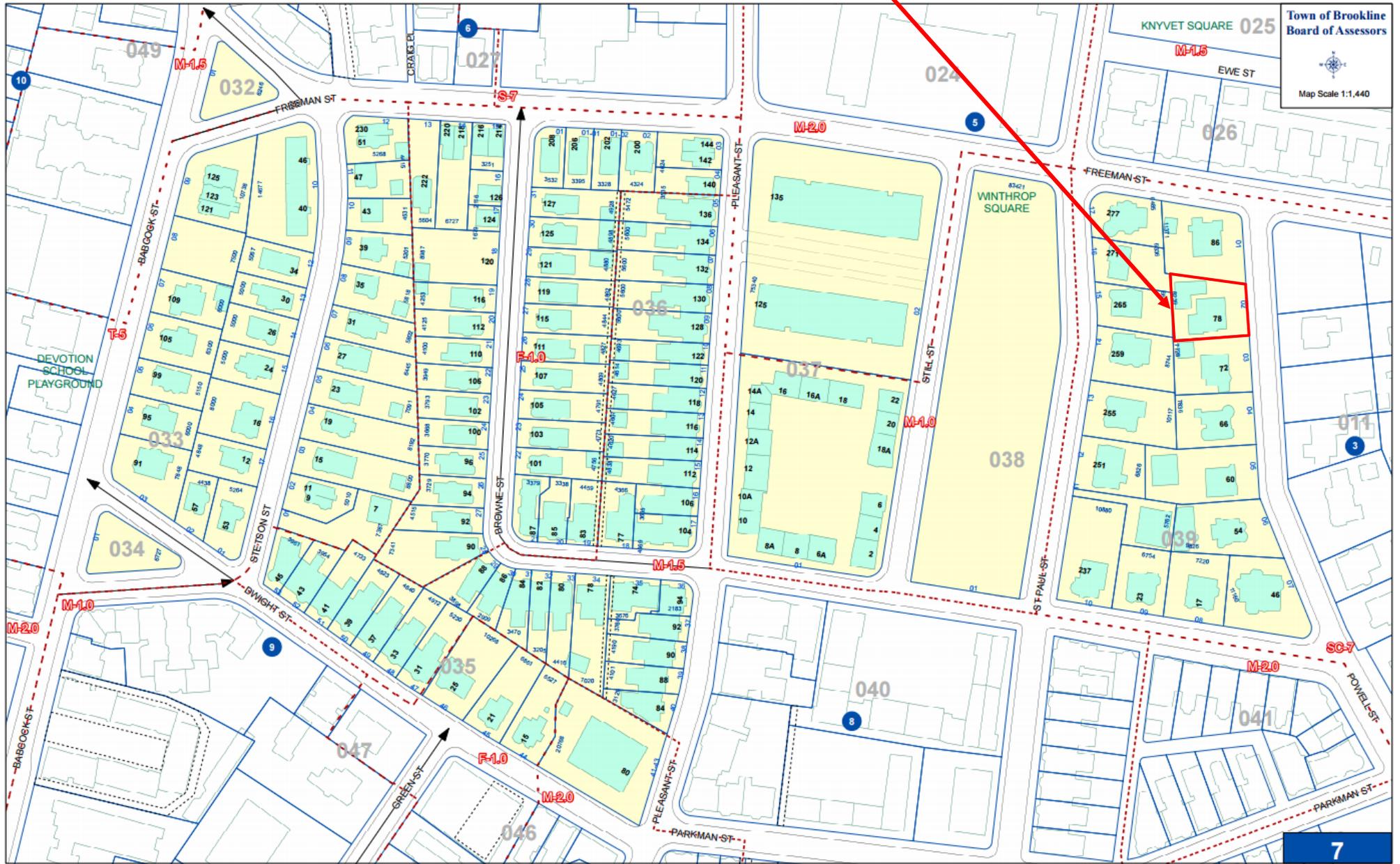


1 PROPOSED PARTIAL REAR ELEVATION/SECTION
SCALE: 1/4" = 1'-0"



2 PROPOSED PARTIAL REAR ELEVATION
SCALE: 1/4" = 1'-0"

78 Powell Street



Town of Brookline
Board of Assessors
Map Scale 1:1,440