



# *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 K. Hamlin, Chairman  
Steven Heikin, Clerk  
Robert Cook  
Blair Hines  
Sergio Modigliani  
Mathew Oudens  
Mark J. Zarrillo

To: Brookline Building Commissioner  
From: Brookline Planning Board  
Date: April 14, 2016  
Subject: **Convert a three-family to a four-family and construct a three story addition**  
Location: **1248 Beacon Street**

Atlas Sheet: 8	Case #: 2016-0016
Block: 43	Zoning: M-1.5
Lot: 13	Lot Area (s.f.): ± 3,072

Board of Appeals Hearing: April 28, 2016 at 7:00 pm

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### **BACKGROUND**

**March 3, 2016** – the Planning Board continued its meeting so that the applicant could revise the building design and improve the transition of the building to the addition and provide additional information on its relationship to the buildings on James Street.

**August 4, 2010** – The applicant was granted a building permit to expand the first floor unit into the basement to construct three additional bedrooms in the basement and a new exterior door.

**November 10, 2010** – The Planning Board approved the replacement of the basement windows and the installation of a window well on the front facade.

### **SITE AND NEIGHBORHOOD**

1248 Beacon Street is a three story residential building at the intersection of Beacon and James Streets and is attached to the adjacent row-house. This row-house style housing was built in 1882. The building is on a corner lot and has two exterior walls; one which is parallel to Beacon Street, the other which runs diagonally away from James Street. This triangular-shaped building has two bays on the front façade and a new basement level exterior entrance at the basement level. The site is located approximately ¼ mile from the center of Coolidge Corner and is in the Coolidge Corner Design Overlay District.

## **APPLICANT'S PROPOSAL**

The applicant, Alan Berfield, is proposing to convert a three-family to a four-family and construct a three story addition at 1248 Beacon Street. The project consists of a gut renovation and rehabilitation of the existing three-story brick apartment complex at the intersection of Beacon and James Streets. The first lot includes 3,072 square feet, and the second contains 2,317 square feet, for a combined total of 5,389 square feet. The existing building contains three apartments, one that occupies the basement and first floor, and the other two that occupy the second and third floors, respectively. There is also a large mechanical room located in the basement, which will be reclaimed as living space. An existing stair provides access to the roof, which is currently unused. This renovation work will convert each floor, including the basement, into independent condominiums, for a total of four units. The work will also include a new addition on the rear of the building, providing additional living space for each unit. This new addition will include a tower feature located on the southwest corner of the building at the intersection of Beacon and James Streets. The rear portion of the addition, composed of more subdued volumes and windows, will be clad in a neutral colored paneling system, so as not to detract from or clash with the prominence of the existing building. A portion of the rear addition has no first floor and the building cantilevers out over a parking space. This renovation will also provide a new elevator for the building. Parking will be located in the rear directly off of James Street. There will be private decks on the roof for each respective unit. [See 4/7/16 memo for proposed revisions.]

## **FINDINGS**

### **Section 5.05 – Conversions**

When converting a dwelling to create additional dwelling units in an M District, the Board of Appeals may by special permit waive any dimensional requirements except minimum lot size, provided no previously existing nonconformity to such requirements is increased and all other requirements of the By-law for conversions are met.

### **Section 5.09.2.a,d, & j – Design Review**

Exterior alterations on Beacon Street, multiple dwellings greater than four units, and any addition triggering FAR relief requires a *special permit* subject to design review standards listed under *Section 5.09.4(a-l)*. All conditions have been met; the most relevant sections of the design standards are described below:

#### **b. Relation of Buildings to Environment**

The proposal will provide new landscaped space along James Street, and maintain existing plantings and vegetation along Beacon Street. The building will have minimal shadows on both the street and adjacent buildings, as it occupies a corner lot which faces southwest, and provides off street parking at the rear of the lot, creating space between the abutting neighbor to the rear. Due to its sloped topography and unmaintained vegetation, the rear portion of the lot currently tends to collect debris and refuse, and this proposal will reconfigure this area to eliminate this.

#### **c. Relation of Buildings to the Form of the Streetscape and Neighborhood**

The proposal includes a new tower feature located on the southwest corner of the building at the intersection of Beacon and James Streets. The tower will complement the existing building with a similar aesthetic and fenestration pattern. The site will be improved with a more efficient parking configuration, and new landscaped and useable open space. The rear portion of the addition will improve the building's appearance from James Street, as the rear elevation currently is composed of a wooden bay porch addition and a featureless brick wall with minimal windows.

### k. Heritage

The new tower feature will better anchor the building on its corner lot, which currently lacks a defining feature. This tower will be similarly proportioned to the existing round bays located on Beacon Street and will respect the style and fenestration pattern of the existing building. The remaining portion of the addition will be more subdued so as not to detract from the prominence of the existing building and new tower feature.

#### Section 5.22.3.b.2 – Exceptions to Maximum Floor Area Ratio

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

#### Section 5.70 – Rear Yard Requirements

#### Section 5.91 – Minimum Usable Open Space

#### Section 6.02.1.a – Off-Street Parking Space Regulations

#### Section 6.02 – Paragraph 1: Table of Off-Street Parking Space Requirements

#### Section 6.04.5.b – Design of All Off-Street Parking Facilities

	Existing	Proposed	Required/Allowed	Allowed By Sp Permit	Relief
<b>Floor Area Ratio</b>	1.22	1.67	1.5	1.8	SP *
<b>Rear Yard Setback</b>	46 ft. 2 in.	12.65 ft.	30 ft.		SP **
<b>Useable Open Space</b>	261 sq. ft.	936 sq. ft. (roof deck: 675 sf. ft.) (ground: 261 sf. ft.)	1,352.55 sq. ft.		SP ***
<b>Off-Street Parking</b>					
<ul style="list-style-type: none"> <li><b>Number of Spots</b></li> </ul>	3-5 No demarcation	4	9.2	5****	Variance
<ul style="list-style-type: none"> <li><b>Setbacks from lot lines</b></li> </ul>	Rear/side: 0 ft.	Rear/side: 0 ft.	10 ft		SP **
<b>Building Height</b>	33 ft. 7.25 in.	38 ft. 7 in.	45 ft.		Complies

\* Under **Section 5.22.3.b.2** the Board may allow by special permit an interior/exterior addition up to 120% of the permitted gross floor area so long as the maximum allowed FAR of 120% has not been reached.

\*\* Under **Section 5.43**, the Board of Appeals may waive yard and setback requirements if a counterbalancing amenity is provided. The applicants have stated counterbalancing amenities at this location will include new landscaping, screening of waste containers, and betterment of aesthetics on the front façade of the building by finishing the ground floor unit.

\*\*\*Under **Section 5.05**, when converting a dwelling to create additional dwelling units in an M District, the Board of Appeals may by special permit waive any dimensional requirements except minimum lot size, provided no previously existing nonconformity to such requirements is increased and all other requirements of the By-law for conversions are met.

\*\*\*\*Under **Section 6.01.2.a**, the Board of Appeals may waive up to one half of the required parking spaces when a structure is converted for one or more additional dwelling units.

**Section 8.02.2 – Alteration or Extension**

A special permit is required for an alteration or extension of a non-conforming structure.

**PLANNING BOARD RECOMMENDATION**

The Planning Board is supportive of the construction of an addition to this corner building. The addition will improve the streetscape on James Street and help clean up what has become a place for trash to collect. The proposed bay will anchor the corner and the rest of the addition will cover a very plain rear façade. The applicant plans to incorporate design recommendations made at the Planning Board meeting related to façade materials and architectural trim and has agreed to return to the Planning Board for final design review.

Since this residence is on Beacon Street, which has a rapid transit line on it, and is in walking distance to the Coolidge Corner business district, one parking space per dwelling unit should be adequate. The new roof decks will be a nice amenity for the residents and additional landscaping should serve to meet the requirements of Sec. 5.43 for providing counterbalancing benefits.

**Therefore, if the Board of Appeals finds that the statutory requirements for a variance are met, the Planning Board approves the plans by Sousa Design, dated 1/22/16, subject to the following conditions:**

- 1) Prior to the issuance of a building permit, the applicant shall submit final elevations, including façade materials and details, subject to the review and approval of the Planning Board.
- 2) Prior to the issuance of a building permit, the applicant shall submit a final site plan, including parking, landscaping and counterbalancing amenities, and floor plans 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 a final construction management plan, including location of construction vehicle parking, and name and cell number of project manager, subject to the review and approval of the Building Commissioner, with a copy submitted to the Planning Department.
- 4) Prior to 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 and floor plans stamped and signed by a registered architect; and 3) evidence the decision has been recorded at the Registry of Deeds.

*pss*



**1248 Beacon Street  
Brookline, MA 02446**

**PLANNING BOARD PRESENTATION  
04.14.2016**

**SOUSA design  
Architects**

**81 Boylston St., 2nd Floor  
Brookline, MA. 02445  
617 . 879. 9100**

1248 Beacon

1248 Beacon Street  
Brookline, MA 02446



LOCUS MAP

**SOUSA design**  
Architects

81 Boylston St., 2nd Floor  
Brookline, MA. 02445  
617 . 879. 9100

1248 Beacon

1248 Beacon Street  
Brookline, MA 02446



BEACON STREET ELEVATION



BEACON STREET ELEVATION

EXISTING PHOTOS

**SOUSA design**  
Architects

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JAMES STREET ELEVATION



JAMES STREET ELEVATION

EXISTING PHOTOS

**SOUZA design**  
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APARTMENT BUILDING ACROSS JAMES STREET



APARTMENT BUILDING ACROSS JAMES STREET

EXISTING PHOTOS

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APARTMENT BUILDING ACROSS JAMES STREET



APARTMENT BUILDING ACROSS JAMES STREET

EXISTING PHOTOS

**SUSA design**  
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1248 Beacon Street  
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EXISTING PHOTO OF SLOPED VEGETATION

**SOUSA design**  
Architects

81 Boylston St., 2nd Floor  
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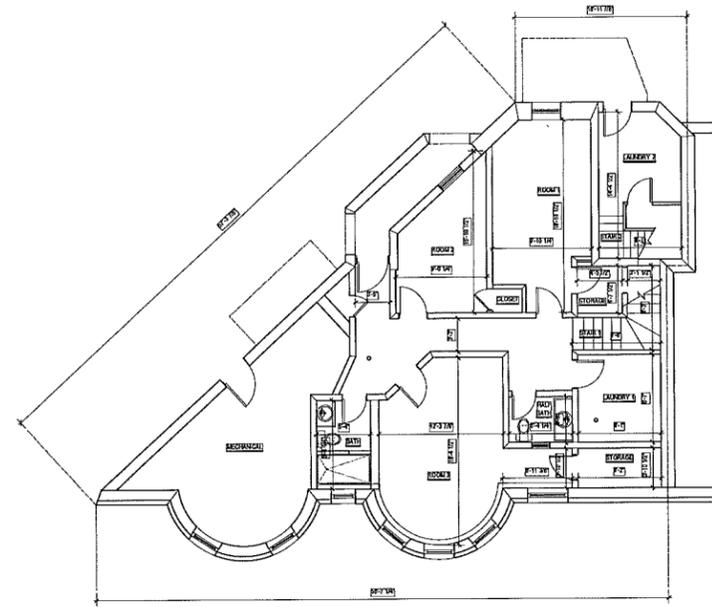


# 1248 Beacon

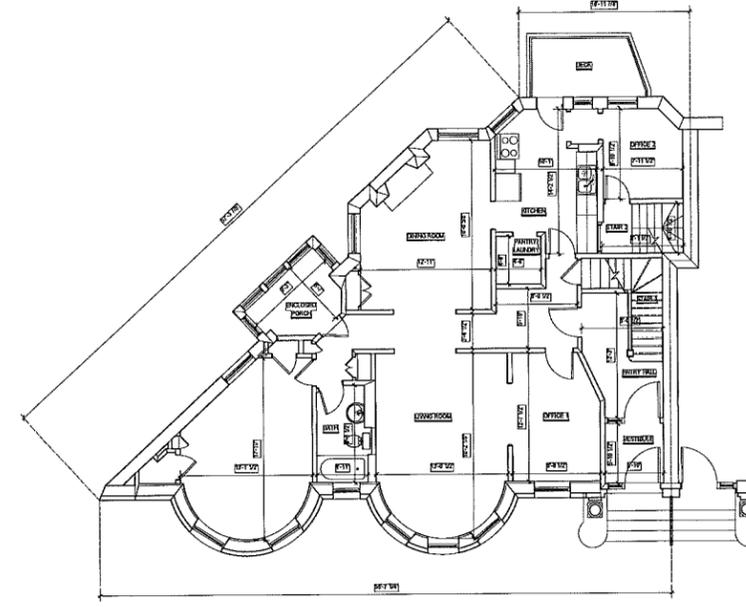
1248 Beacon Street  
Brookline, MA 02446

## EXISTING AREA

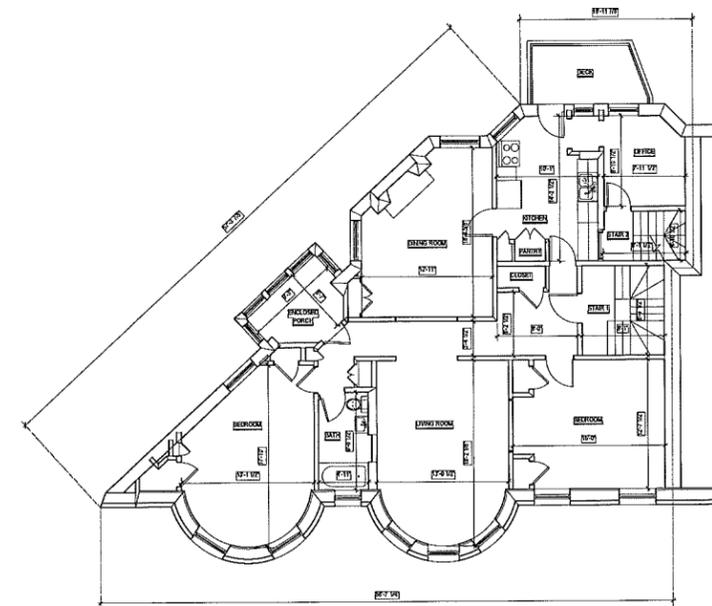
GROUND FLOOR	=	1,562 SF
FIRST FLOOR	=	1,671 SF (INCLUDES ENCLOSED BAY: 42 SF)
SECOND FLOOR	=	1,676 SF (INCLUDES ENCLOSED BAY: 42 SF)
THIRD FLOOR	=	1,676 SF (INCLUDES ENCLOSED BAY: 42 SF)
TOTAL EXISTING	=	6,585 SF
EXISTING FAR	=	1.22



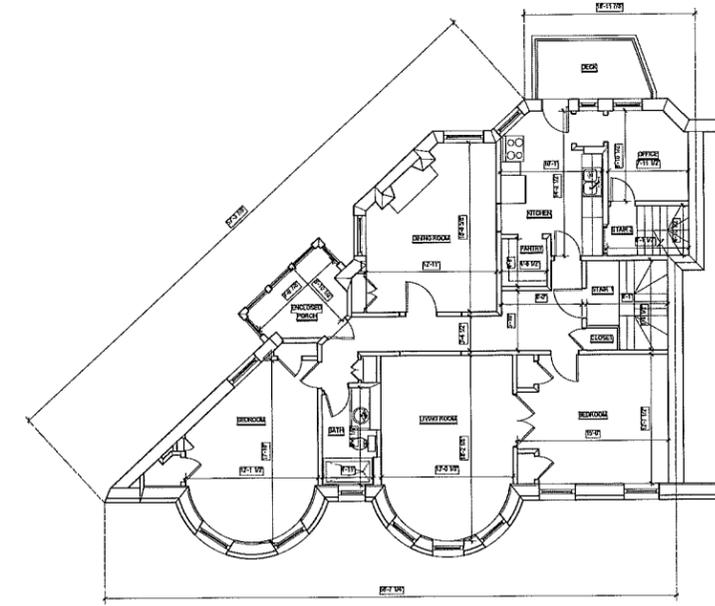
EXISTING GROUND FLOOR PLAN  
Scale: 1/8" = 1'-0"



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



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



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

**SOUZA design**  
Architects

81 Boylston St., 2nd Floor  
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617 . 878. 9100

## 1248 Beacon

1248 Beacon Street  
Brookline, MA 02446



EXTERIOR PERSPECTIVE AT CORNER OF BEACON AND JAMES STREET

**SOUSA design**  
Architects

81 Boylston St., 2nd Floor  
Brookline, MA. 02445  
617 . 879. 9100

## 1248 Beacon

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Brookline, MA 02446



EXTERIOR PERSPECTIVE AT CORNER OF BEACON AND JAMES STREET

**SOUSA design**  
Architects

81 Boylston St., 2nd Floor  
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617.879.9180

# 1248 Beacon

1248 Beacon Street  
Brookline, MA 02446



PERSPECTIVE OF THE PREVIOUS PROPOSED DESIGN AT THE CORNER OF BEACON AND JAMES STREET



PERSPECTIVE OF THE NEW PROPOSED DESIGN AT THE CORNER OF BEACON AND JAMES STREET

**SOUSA design**  
Architects

81 Boylston St., 2nd Floor  
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1248 Beacon

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Brookline, MA 02446



EXTERIOR PERSPECTIVE AT CORNER OF BEACON AND JAMES STREET

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PERSPECTIVE OF THE PREVIOUS PROPOSED DESIGN AT THE CORNER OF BEACON AND JAMES STREET



PERSPECTIVE OF THE NEW PROPOSED DESIGN AT THE CORNER OF BEACON AND JAMES STREET

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EXTERIOR PERSPECTIVE AT CORNER OF BEACON AND JAMES STREET

**SOUSA design**  
Architects

84 Boylston St., 2nd Floor  
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# 1248 Beacon

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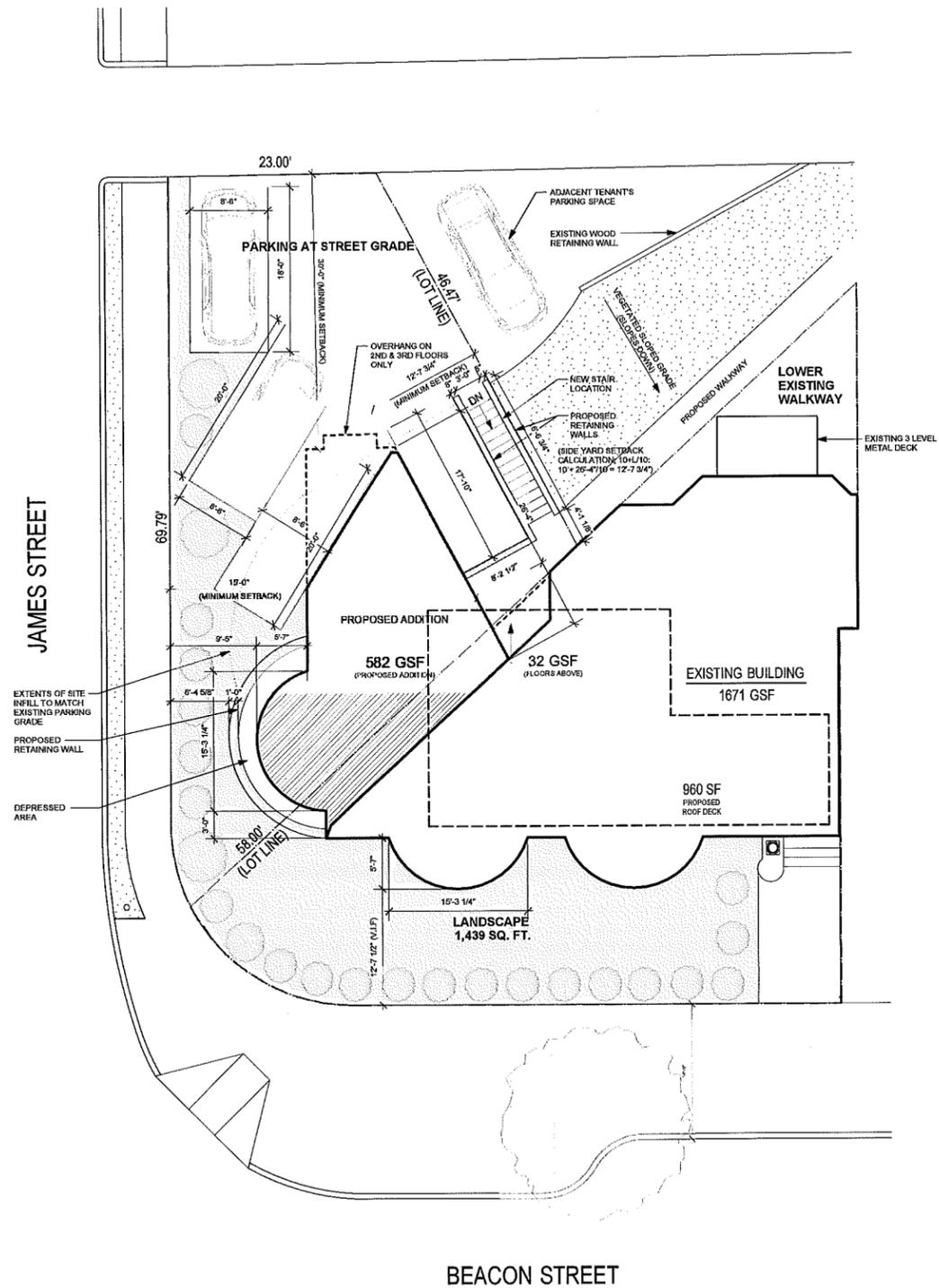


PERSPECTIVE OF THE PREVIOUS PROPOSED DESIGN AT THE CORNER OF BEACON AND JAMES STREET

PERSPECTIVE OF THE NEW PROPOSED DESIGN AT THE CORNER OF BEACON AND JAMES STREET

**SOUSA design**  
Architects

81 Boylston St., 2nd Floor  
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617.879.9100



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

### ZONING SUMMARY

ZONING DISTRICT: M-1.5 (APARTMENT HOUSE) COOLIDGE CORNER DESIGN OVERLAY DISTRICT

LOT SIZE:  
 LOT H1: 3,072 SQ. FT.  
 LOT B-1: 2,317 SQ. FT.  
 TOTAL LOT SIZE: 5,389 SQ. FT.

DIMENSIONAL REGULATIONS - TABLE 5.01

LOT SIZE MINIMUM: 3,000 SQ. FT.  
 FLOOR AREA RATIO MAX: 1.50  
 ALLOWABLE FAR (X1.5): 8,083.5 SQ. FT.  
 LOT WIDTH MINIMUM: NONE  
 HEIGHT MAXIMUM: 45 FT.  
 MINIMUM YARD (FRONT SETBACK): 15 FT.  
 MINIMUM YARD (SIDE): 10' + L/10'  
 MINIMUM YARD (REAR): 30 FT.  
 OPEN SPACE (% OF GROSS FLOOR AREA): 10%  
 LANDSCAPE: 10%  
 USEABLE: 15%  
 PARKING REQUIREMENTS: 2.3 PER UNIT  
 F.A.R (1.50): 2.02.3 PER DWELLING UNIT\*\* (SECTION 6.02, PARAGRAPH 1, TABLE OF OFF-STREET PARKING SPACE REQUIREMENTS)

EXISTING AREA

GROUND FLOOR	=	1,562 SF
FIRST FLOOR	=	1,671 SF (INCLUDES ENCLOSED BAY: 42 SF)
SECOND FLOOR	=	1,676 SF (INCLUDES ENCLOSED BAY: 42 SF)
THIRD FLOOR	=	1,676 SF (INCLUDES ENCLOSED BAY: 42 SF)
TOTAL EXISTING	=	6,585 SF
EXISTING FAR	=	1.22

PROPOSED AREA

GROUND FLOOR	=	2,144 SF
FIRST FLOOR	=	2,211 SF
SECOND FLOOR	=	2,331 SF
THIRD FLOOR	=	2,331 SF
TOTAL PROPOSED AREA	=	9,017 SF

PROPOSED ADDITION AREA

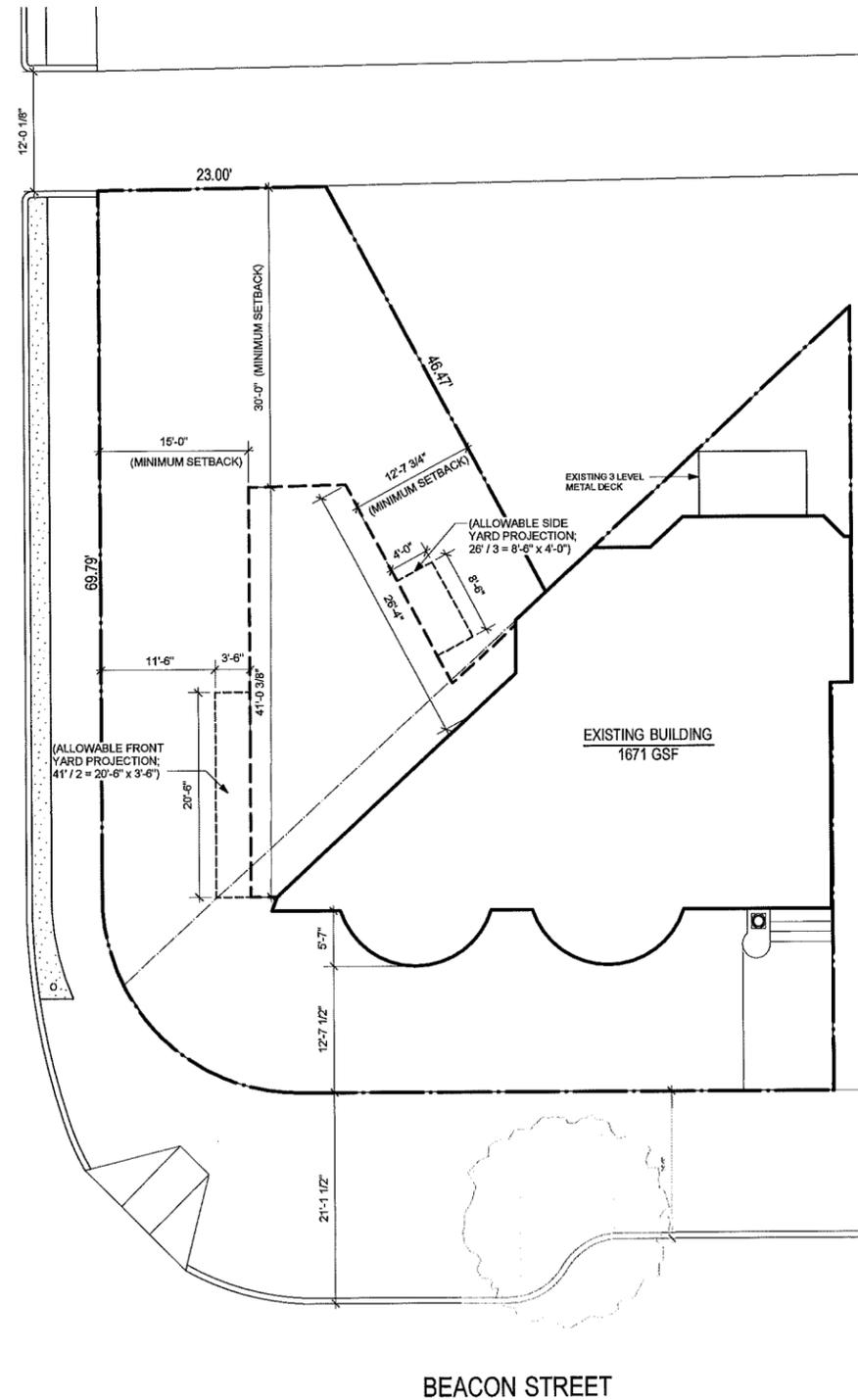
GROUND FLOOR ADDITION	=	582 SF
1ST FLOOR ADDITION	=	582 SF
2ND FLOOR ADDITION	=	698 SF
3RD FLOOR ADDITION	=	698 SF
TOTAL FLOOR AREA RATIO	=	1.87 (9,017)
PROPOSED HEIGHT	=	38'-7"

PROPOSED LANDSCAPE	MINIMUM	PROPOSED
10% (9,017)	901.7 SF	1,439 SF

PROPOSED USABLE	MINIMUM	PROPOSED
15% (9,017)	1,352.55 SF	936 SF

\* 'L' = LENGTH OF A WALL PARALLEL (OR LESS THAN 45 DEGREES OF PARALLEL) TO THE LOT LINE, MEASURED PARALLEL TO THE LOT LINE, SUBJECT TO THE PROVISIONS OF SECTION 5.41 FOR BUILDING OF UNEVEN ALIGNMENT OR HEIGHT.  
 \*\* THE GREATER REQUIREMENT SHALL BE PROVIDED FOR EACH DWELLING UNIT CONTAINING MORE THAN TWO BEDROOMS AND FOR EACH ATTACHED SINGLE-FAMILY DWELLING CONTAINING TWO OR MORE BEDROOMS. BEDROOMS SHALL INCLUDE ANY HABITABLE ROOM CONTAINING AT LEAST 100 SQUARE FEET OF AREA, WHICH COULD BE CONVERTED TO A BEDROOM OTHER THAN A BATHROOM, KITCHEN, OR LIVING ROOM.  
 \*\*\* SECTION 6.01-PARAGRAPH 2A: IN F, M, L, OR G DISTRICTS, WHEN A STRUCTURE IS CONVERTED FOR ONE OR MORE ADDITIONAL DWELLING UNITS AND THE CONVERSION RESULTS IN AN INCREASED PARKING REQUIREMENT, PARKING REQUIREMENTS FOR THE ENTIRE STRUCTURE SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF 6.02 AND 6.05. HOWEVER, THE BOARD OF APPEALS BY SPECIAL PERMIT UNDER ARTICLE IX MAY WAIVE NOT MORE THAN ONE-HALF THE NUMBER OF PARKING SPACES REQUIRED UNDER 6.02 AND 6.05.

JAMES STREET



2 EXISTING SITE PLAN WITH ALLOWABLE SETBACKS  
Scale: 1/8" = 1'-0"

**ZONING SUMMARY**

ZONING DISTRICT: M-1.5 (APARTMENT HOUSE)  
COOLIDGE CORNER DESIGN  
OVERLAY DISTRICT

**LOT SIZE:**

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FLOOR AREA RATIO MAX: 1.50  
ALLOWABLE 5,389 (x1.5): 8,083.5 SQ. FT.  
LOT WIDTH MINIMUM: NONE  
HEIGHT MAXIMUM: 45 FT.  
MINIMUM YARD (FRONT SETBACK): 15 FT.  
MINIMUM YARD (SIDE): 10 + L/10\*  
MINIMUM YARD (REAR): 10 + 28'-4 7/10" = 12'-7 3/4"  
OPEN SPACE (% OF GROSS FLOOR AREA)  
LANDSCAPE: 10%  
USEABLE: 15%  
PARKING REQUIREMENTS: 2.3 PER UNIT  
F.A.R (1.50): 2.023 PER DWELLING UNIT\*\* (SECTION 6.02,  
PARAGRAPH 1, TABLE OF OFF-STREET  
PARKING SPACE REQUIREMENTS)

**EXISTING AREA**

GROUND FLOOR = 1,569 SF  
FIRST FLOOR = 1,671 SF (INCLUDES ENCLOSED BAY: 42 SF)  
SECOND FLOOR = 1,676 SF (INCLUDES ENCLOSED BAY: 42 SF)  
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TOTAL EXISTING = 6,585 SF  
EXISTING FAR = 1.22

**PROPOSED AREA**

GROUND FLOOR = 2,144 SF  
FIRST FLOOR = 2,211 SF  
SECOND FLOOR = 2,331 SF  
THIRD FLOOR = 2,331 SF  
TOTAL PROPOSED AREA = 9,017 SF

**PROPOSED ADDITION AREA**

GROUND FLOOR ADDITION = 582 SF  
1ST FLOOR ADDITION = 582 SF  
2ND FLOOR ADDITION = 698 SF  
3RD FLOOR ADDITION = 698 SF

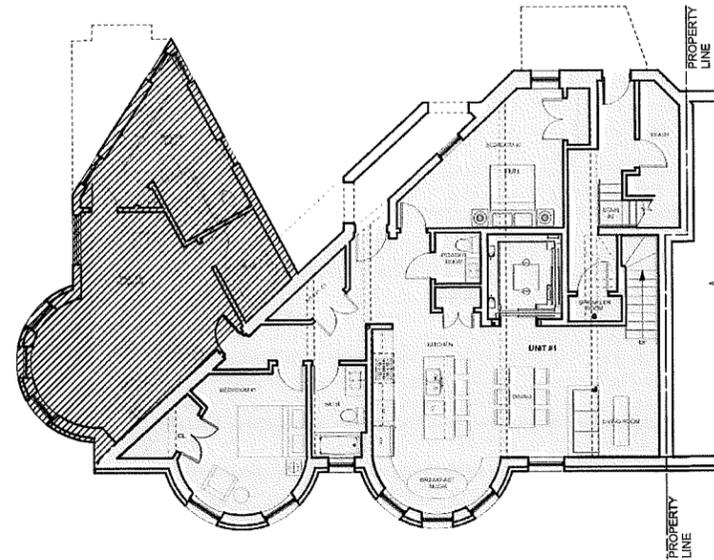
TOTAL FLOOR AREA RATIO = 1.67 (9,017)

PROPOSED HEIGHT = 38'-7"

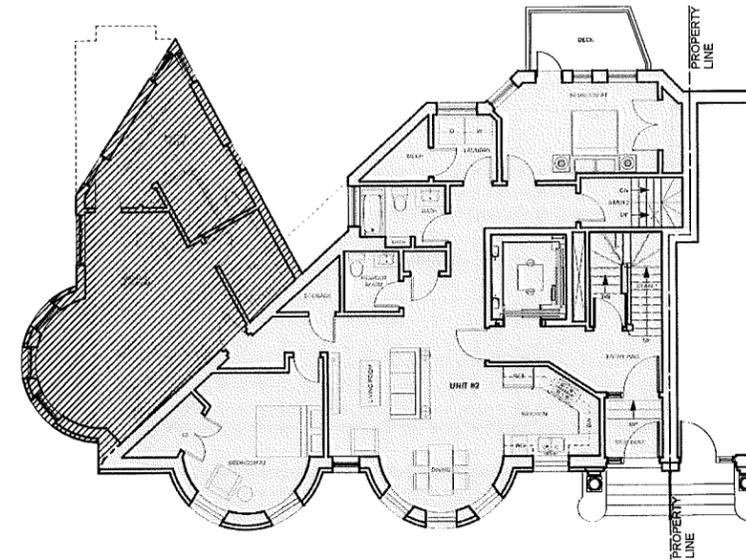
PROPOSED LANDSCAPE	MINIMUM	PROPOSED
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PROPOSED USABLE	MINIMUM	PROPOSED
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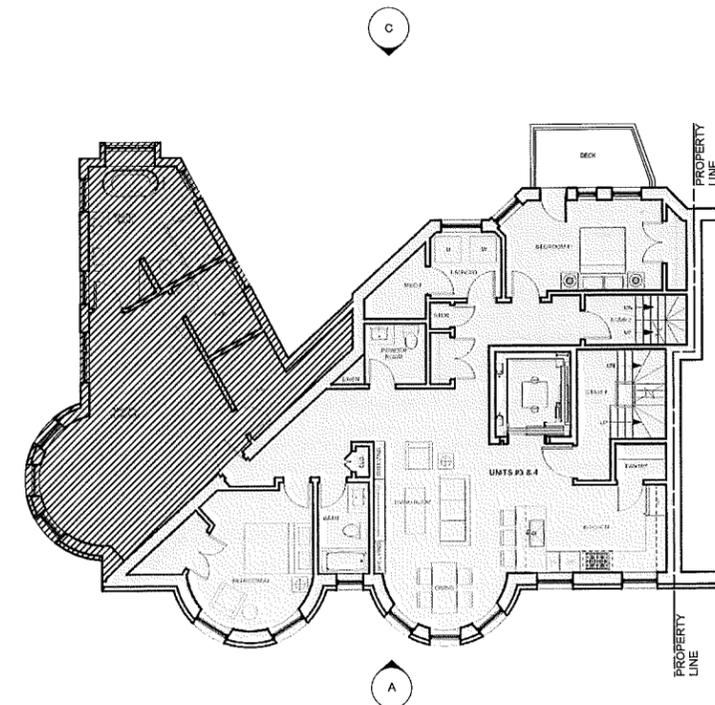
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1 PROPOSED GROUND FLOOR PLAN  
Scale: 1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"



3 PROPOSED TYPICAL SECOND - THIRD FLOOR PLAN  
Scale: 1/8" = 1'-0"

**KEY**

- INDICATES GROSS FLOOR AREA
- INDICATES AREA OF ADDITION
- INDICATES NON-OCCUPIABLE SPACE

# 1248 Beacon

1248 Beacon Street  
Brookline, MA 02446



PROPOSED BEACON STREET ELEVATION

**SOUZA design**  
Architects

81 Boylston St., 2nd Floor  
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BEACON STREET FRONT ELEVATION (EXISTING)

BEACON STREET ELEVATION (W/ PROPOSED ADDITION)

**SOUSA design**  
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PROPOSED BEACON STREET ELEVATION

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BEACON STREET FRONT ELEVATION (EXISTING)

BEACON STREET ELEVATION (W/ PROPOSED ADDITION)

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PROPOSED JAMES STREET ELEVATION

**SOUSA design**  
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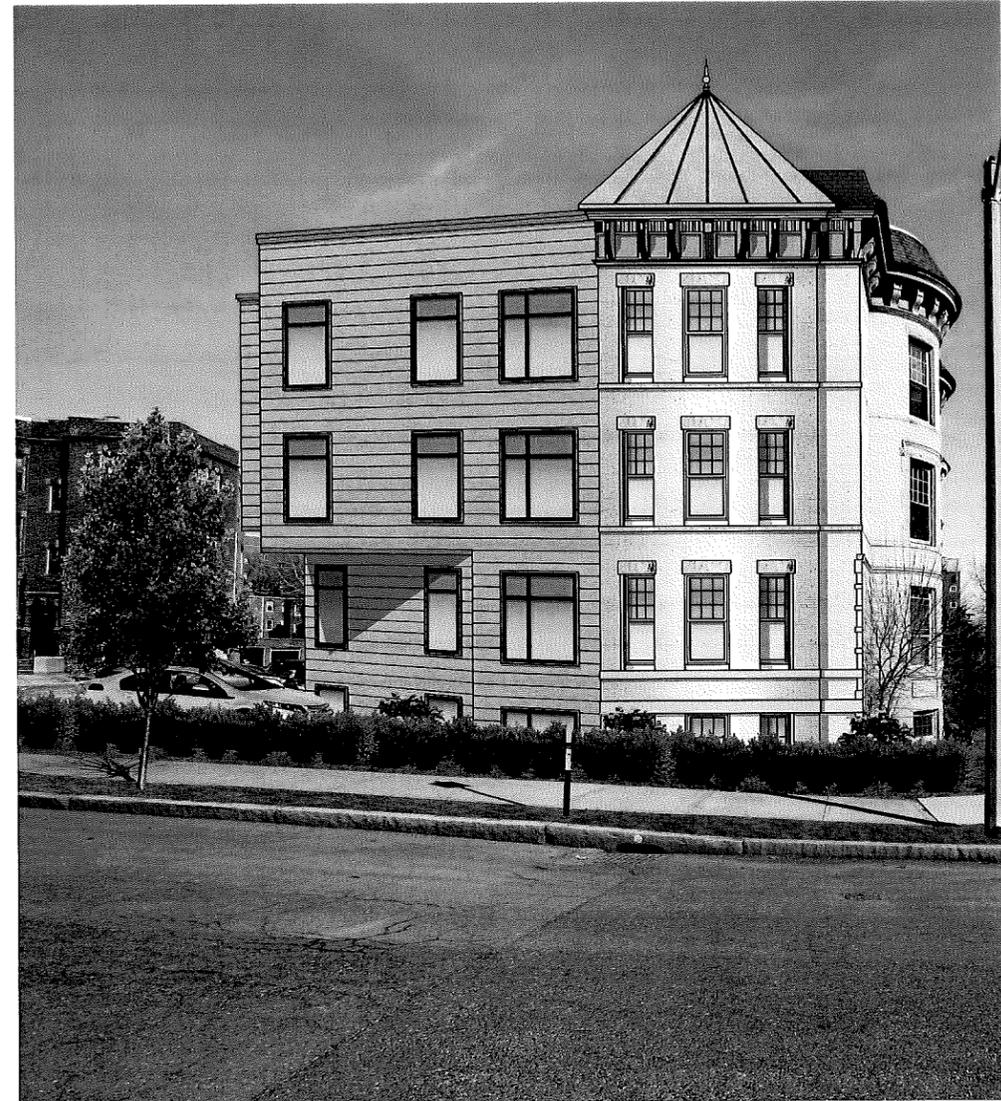
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JAMES STREET ELEVATION (EXISTING)



JAMES STREET ELEVATION (W/ PROPOSED ADDITION)

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# 1248 Beacon

1248 Beacon Street  
Brookline, MA 02446



PROPOSED JAMES STREET ELEVATION

**SOUSA design**  
Architects

81 Boylston St., 2nd Floor  
Brookline, MA, 02445  
617 . 879. 9100

# 1248 Beacon

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Brookline, MA 02446



JAMES STREET ELEVATION (EXISTING)



JAMES STREET ELEVATION (W/ PROPOSED ADDITION)

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JAMES STREET ELEVATION (EXISTING)

JAMES STREET ELEVATION (W/ PROPOSED ADDITION)

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PROPOSED REAR ELEVATION

**SOUZA design**  
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PROPOSED REAR ELEVATION

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REAR ELEVATION (W ADDITION)

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EXISTING PHOTO OF REAR ELEVATION

REAR ELEVATION (W/ ADDITION)

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○ REAR ELEVATION (W/ ADDITION)

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# 1248 Beacon

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Brookline, MA 02446



EXISTING PHOTO OF REAR ELEVATION



REAR ELEVATION (W/ ADDITION)

**SUSA design**  
Architects

81 Boylston St., 2nd Floor  
Brookline, MA. 02445  
617 . 879. 9108

# 1248 Beacon

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Brookline, MA 02446



REAR ELEVATION (W/ ADDITION)

**SOUSA design**  
Architects

81 Boylston St., 2nd Floor  
Brookline, MA. 02445  
617 . 879. 9100

# 1248 Beacon

1248 Beacon Street  
Brookline, MA 02446



EXISTING PHOTO OF REAR ELEVATION

REAR ELEVATION (W/ ADDITION)

**SOUSA design**  
Architects

81 Boylston St., 2nd Floor  
Brookline, MA. 02445  
617 . 879. 9199

# 1248 Beacon

1248 Beacon Street  
Brookline, MA 02446



PHOTO OF EXISTING CORNER OF BEACON STREET AND JAMES STREET

EXTERIOR PERSPECTIVE AT CORNER OF BEACON AND JAMES STREET

**SOUZA design**  
Architects

81 Boylston St., 2nd Floor  
Brookline, MA. 02445  
617 . 879. 9100

# 1248 Beacon

1248 Beacon Street  
Brookline, MA 02446



PHOTO OF EXISTING CORNER OF BEACON STREET AND JAMES STREET

EXTERIOR PERSPECTIVE AT CORNER OF BEACON AND JAMES STREET

**SUSA design**  
Architects

81 Boylston St., 2nd Floor  
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617 . 879. 9100

## 1248 Beacon

1248 Beacon Street  
Brookline, MA 02446



PHOTO OF EXISTING CORNER OF BEACON STREET AND JAMES STREET

EXTERIOR PERSPECTIVE AT CORNER OF BEACON AND JAMES STREET

**SOUSA design**  
Architects

81 Boylston St., 2nd Floor  
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# 1248 BEACON STREET

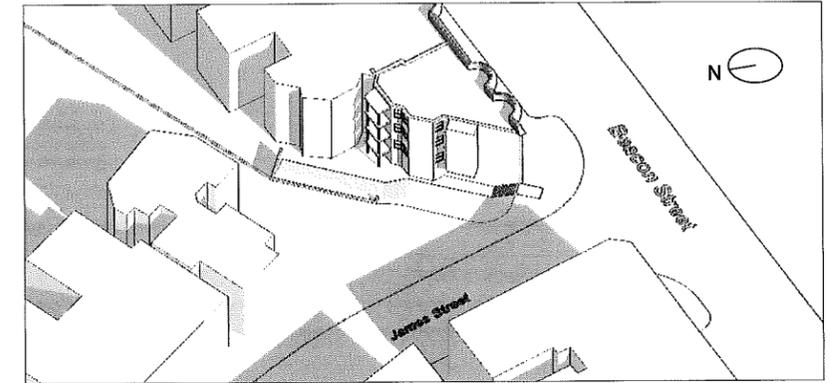
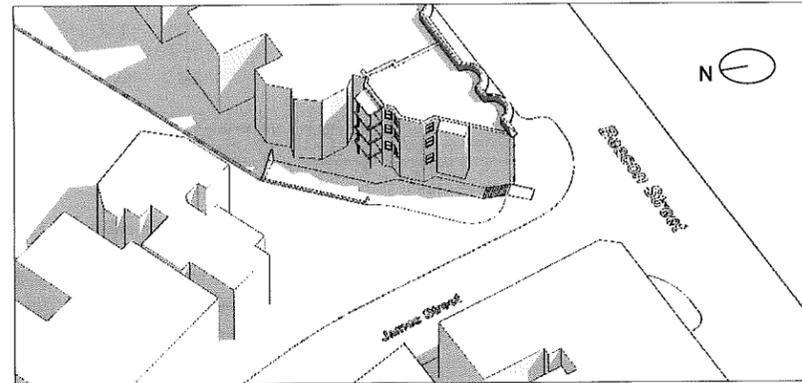
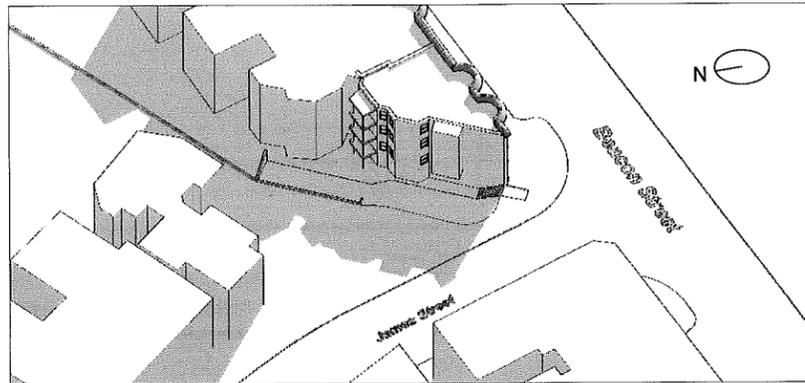
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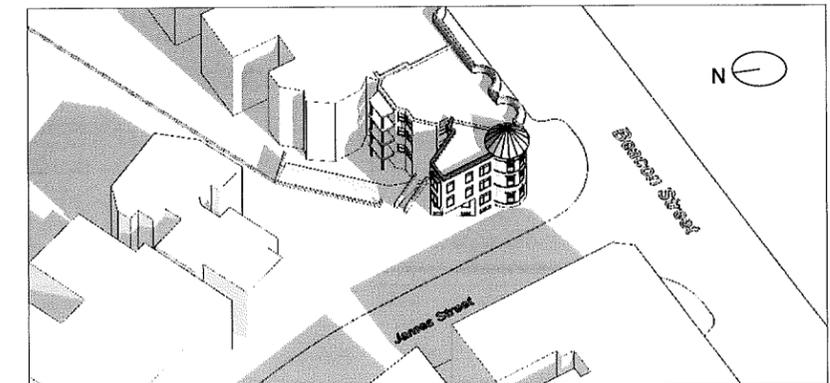
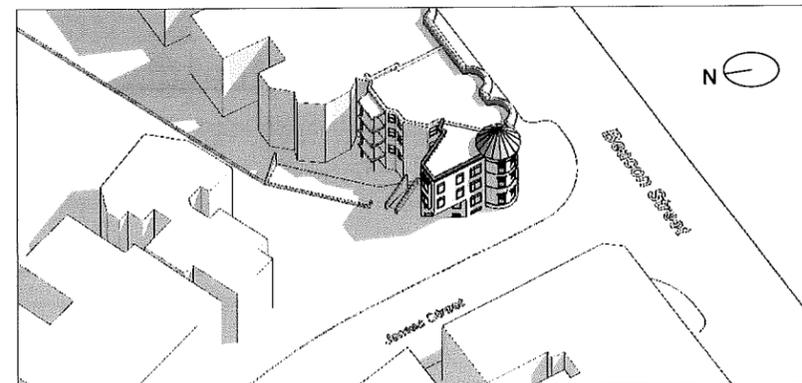
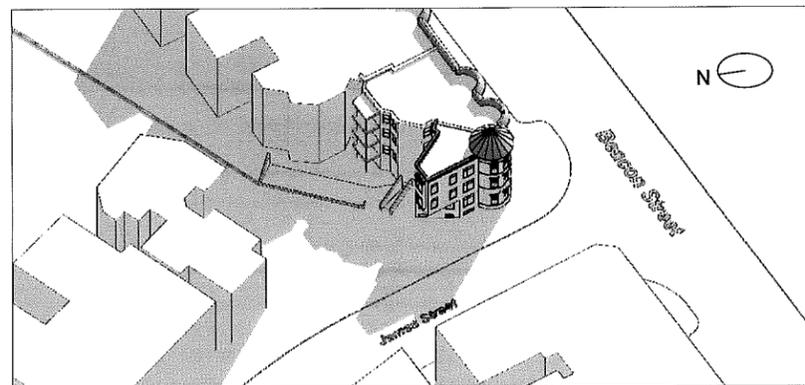
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EXISTING



PROPOSED



**SOUSA design**  
Architects

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# 1248 BEACON STREET

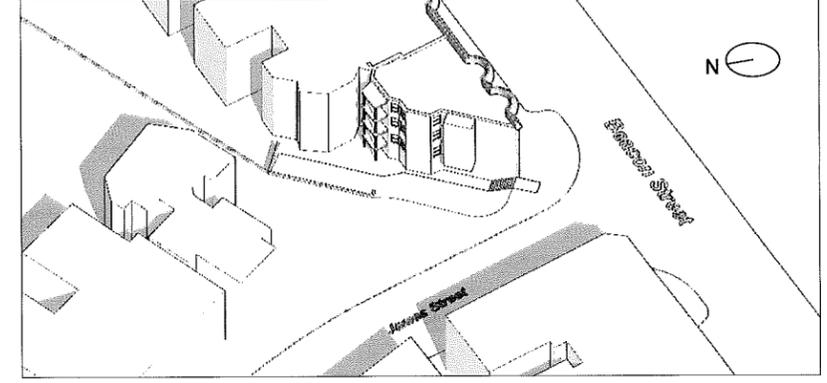
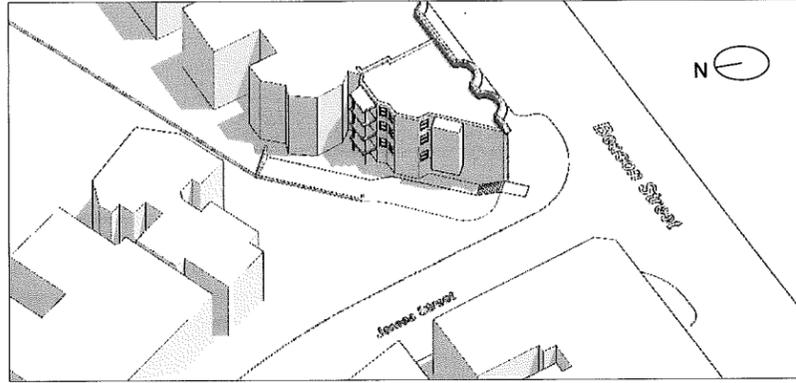
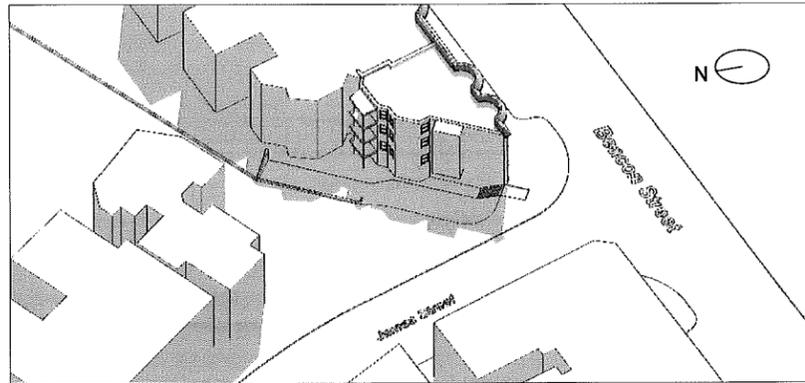
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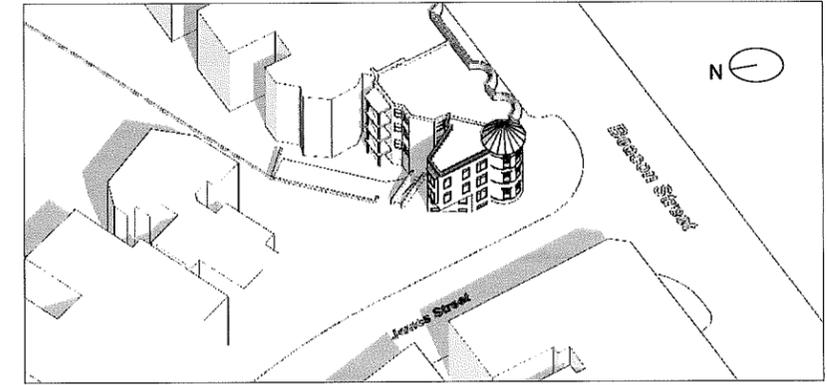
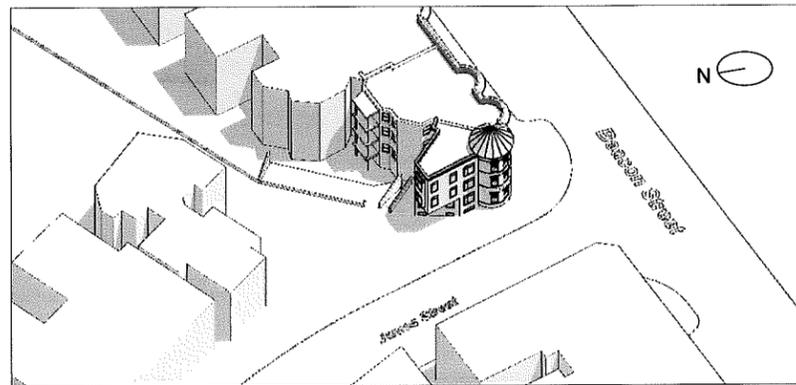
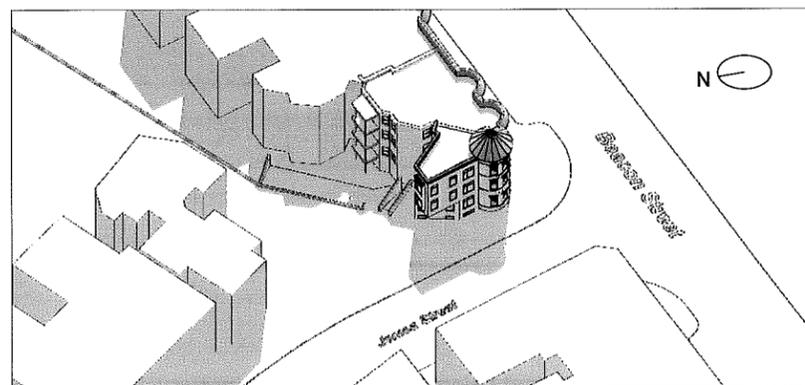
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EXISTING



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**SOUSA design**  
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# 1248 BEACON STREET

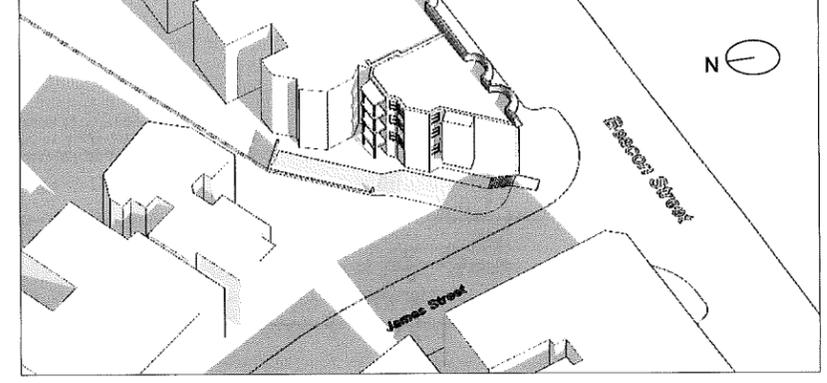
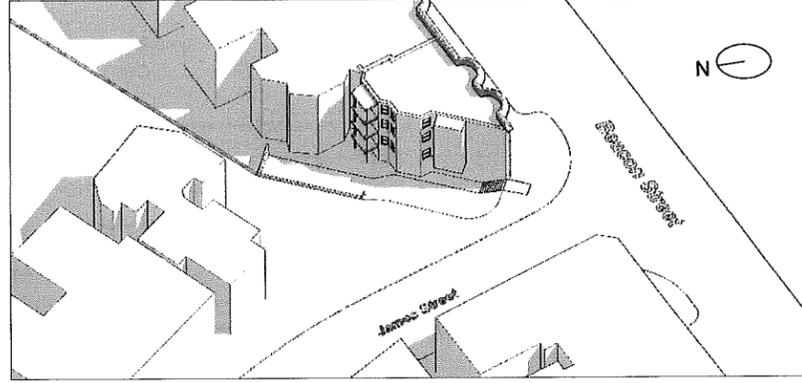
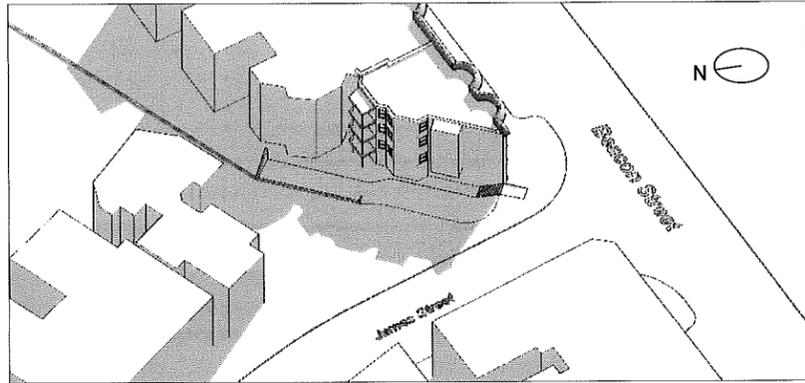
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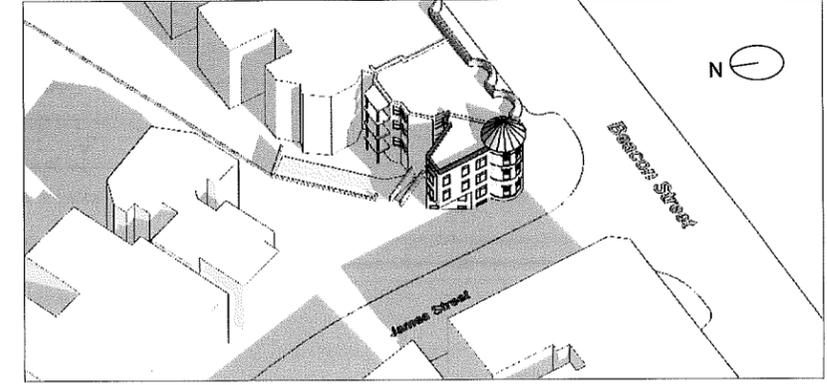
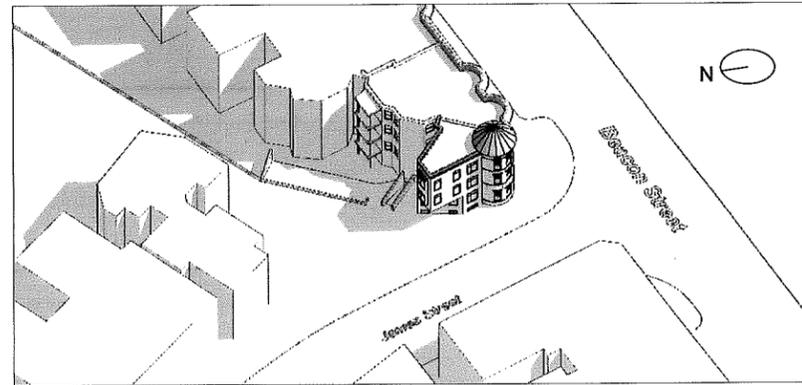
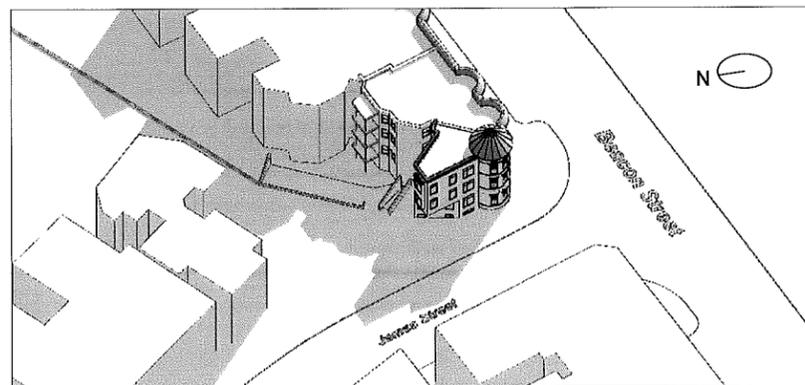
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**SOUSA design**  
Architects

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# 1248 BEACON STREET

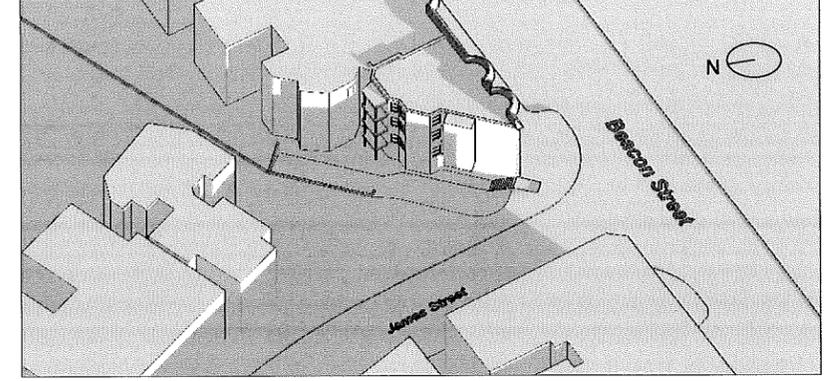
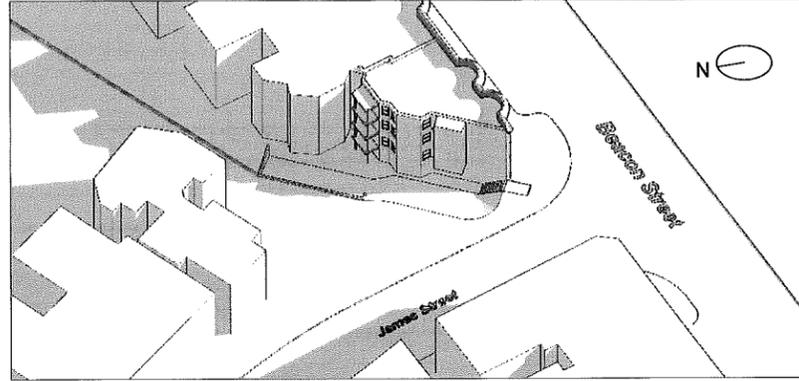
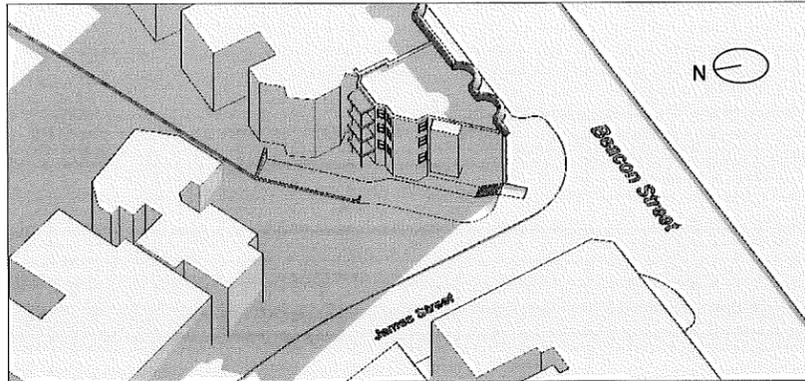
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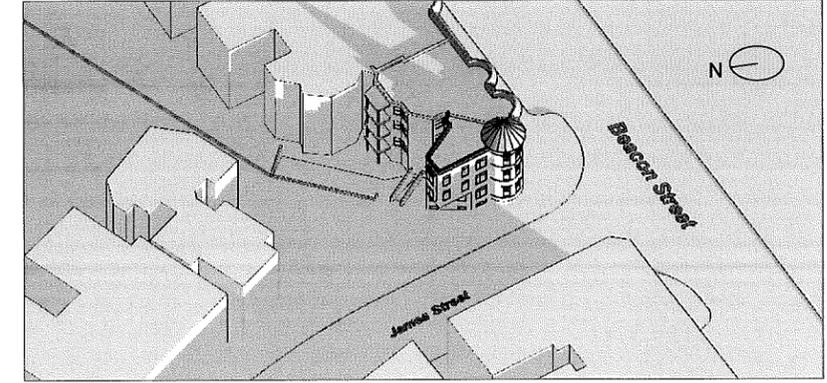
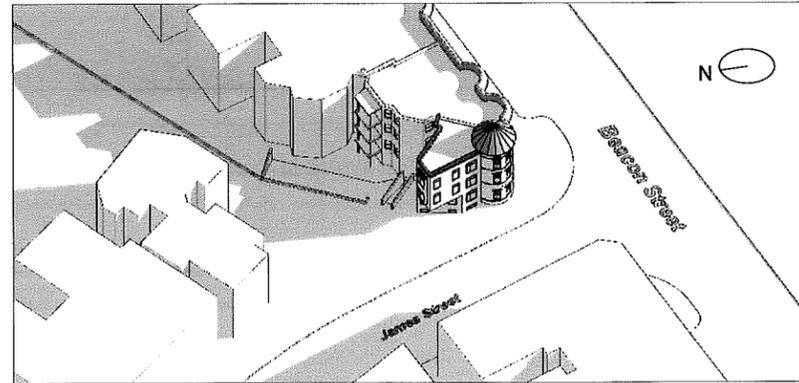
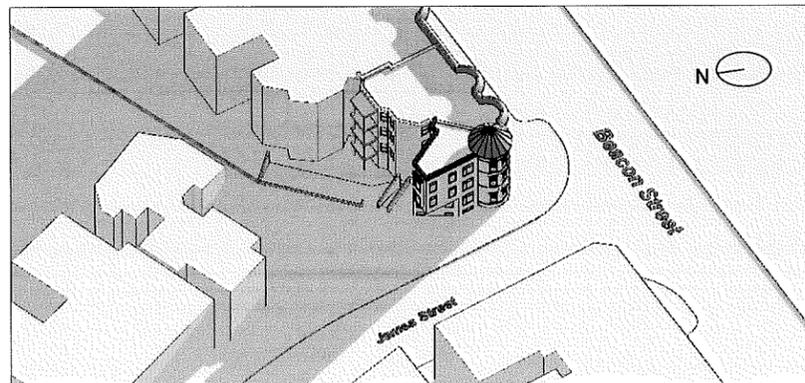
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EXISTING



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