4 UNIT CONVERSION
1517 BEACON STREET
BROOKLINE, MA

RECEIVED
JUL 25 2016
TOWN OF BROOKLINE
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ARCHITECTURAL STANDARD SYMBOLS

NOTE: NOT ALL ITEMS PERTAIN TO THIS CONTRACT.

- 1ST FLOOR / EL 145.70 — PROPOSED ELEVATION IN ELEVATION OR SECTION
- CENTER LINE
- BREAK LINE
- 0 / A-000 — BUILDING SECTIONS
- X / X.0-# — EXTERIOR ELEVATIONS
- 0 / A-000 — WALL SECTION
- C / A-B — SECTION OR DETAIL; REFERENCE DETAIL; DRAWING WHERE DETAIL IS DRAWN
- 1 / A — COLUMN REFERENCE LINE
- XXX ROOM / XXX — ROOM NUMBER
- XXX — DOOR NUMBER
- X — WINDOW TYPE
- 1 / A5.0 / C / 3 — INTERIOR ELEVATIONS
- 3 — REVISION REFERENCE
- 1 — PARTITION TYPE
- DISCONTINUOUS BLOCKING
- PLYWOOD (LARGE SCALE)
- BATT INSULATION
- RIGID INSULATION

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ALL DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS.

2. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, AND LOCAL REGULATIONS THAT MAY APPLY TO THE CONSTRUCTION OF THE PROJECT.

3. THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE AND ALL SURROUNDING AREAS IN FINAL CLEAR CONDITION INCL. THE REMOVAL OF ALL DEBRIS RESULTING FROM CONSTRUCTION.

4. THE CONTRACTORS SHALL AT ALL TIMES DURING THE PROGRESS OF WORK REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A DUST FREE ENVIRONMENT FOR ALL ADJACENT AREAS.

5. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY THAT ALL CUTTING AND PATCHING REQ. FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IN PROPERLY EXECUTED.

6. ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL OTHERS.
DO NOT SCALE DRAWINGS.
IF THERE IS A QUESTION OR CONFLICT IN DIMENSIONS, NOTIFY THE ARCHITECT FOR CLARIFICATION.

7. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. THE CONTRACT DRAWINGS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. THE CONTRACTORS SHALL COORDINATE ALL PORTIONS OF WORK.

8. EXTERIOR DIMENSIONS ARE TO CENTER LINES OF OPENINGS, EXISTING BUILDING GRID LINES OR FACE OF PANEL UNLESS OTHERWISE NOTED.
INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE IS NOTED.

9. ALL GYPSUM WALL BOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS, PRACTICES, STANDARDS AND INSTRUCTIONS PUBLISHED BY US GYPSUM COMPANY HANDBOOK.

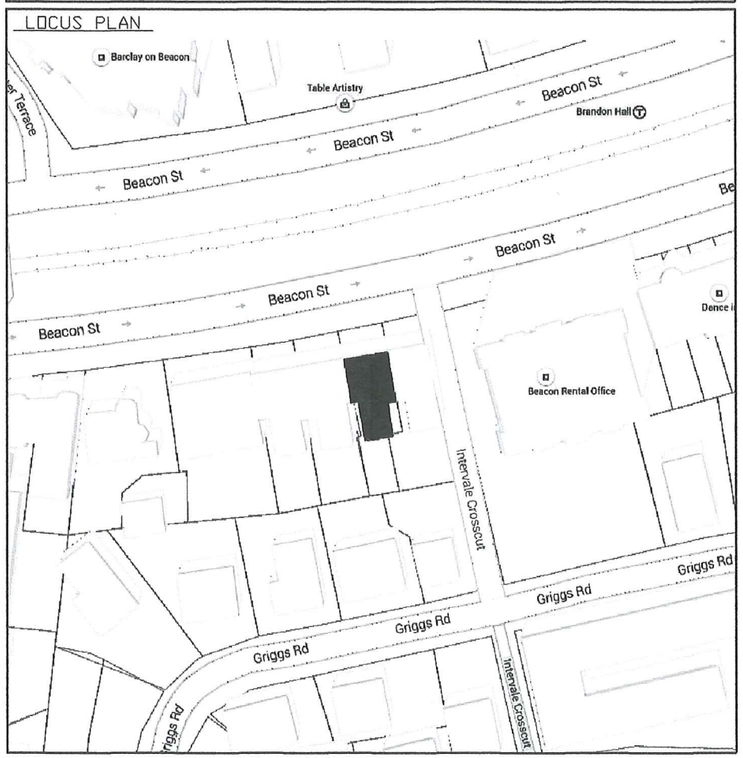
10. ALL FINISHED WORK SHALL BE FREE OF DEFECTS. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP WHICH ARE NOT CONSIDERED TO BE AT THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED.

11. NO CHANGES OR SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED BY THE ARCHITECT.

DRAWING INDEX

Sheet Number	Title
ARCHITECTURAL	
T-1.0	TITLE SHEET
	SITE PLAN
A-1.0	GARAGE PLAN
A-1.1	BASEMENT FLOOR PLAN
A-1.2	FIRST FLOOR PLAN
A-1.3	SECOND FLOOR PLAN
A-1.4	THIRD FLOOR PLAN
A-1.5	ROOF PLAN
A-2.0	FRONT ELEVATION
A-2.1	REAR ELEVATION
A-3.0	BUILDING SECTION

LOCUS PLAN



BUILDING CODE REVIEW

Building Code: 780 CMR 8TH EDITION

USE GROUP

EXISTING	PROPOSED
R-2, S-2 (PARKING GARAGE)	R-2, S-2 (PARKING GARAGE)

CONSTRUCTION CLASSIFICATION

EXISITNG	PROPOSED
3B (R-2), 1A (S-2)	3B (R-2), 1A (S-2)

FIRE SUPPRESSION

AUTOMATIC FIRE PROTECTION SYSTEM PER NFPA 13R

MAXIMUM HEIGHT

ALLOWED: 5 STORIES (WITH FIRE SUPPRESSION SYSTEM)
PROPOSED: 4 STORIES (WITH FIRE SUPPRESSION SYSTEM)

LENGTH OF EXIT ACCESS TRAVEL

PROPOSED MAXIMUM: (S-2) 62 ft — ALLOWED: 400 ft (W/ FIRE PROTECTION)
(R-2) 63 ft — ALLOWED: 250 ft (W/ FIRE PROTECTION)

OCCUPANT LOAD

FLOOR AREA/OCCUPANT: R-2 = 7503 S.F. / 200 gsf = 38 OCC
S-2 = 1404 S.F. / 200 gsf = 7 OCC

45 OCCUPANTS

CAPACITY OF EXITS

EGRESS WIDTHS PROVIDED
36" EXISTING
Doors/Corridors: 36"/53"-72"

EGRESS WIDTH REQUIRED (in inches)
Stairs: 36"
Doors/Corridors: 36"/44"

NUMBER OF EXITS PROVIDED: 2 — NUMBER OF EXITS REQUIRED: 2

ZONING REVIEW DATA

Use Regulations

Multiple Dwelling of 4 Units	Special Permit
Accessory Parking	Allowed

Dimensional Data

SPACE		EXISTING GROSS AREA	NEW GROSS AREA	TOTAL
UNIT-B	BASEMENT		1,601 SF	
UNIT-1	FIRST FLOOR	1,576 SF		
UNIT-2	SECOND FLOOR	1,601 SF		
UNIT-3	THIRD FLOOR	1,601 SF		6,779 SF
	GARAGE		1,328 SF	
	GARAGE MECHANICAL	50 SF		
	BASEMENT MECHANICAL	75 SF		
COMMON AREAS	BASEMENT		331 SF	
	FIRST FLOOR	387 SF		
	SECOND FLOOR	256 SF		
	THIRD FLOOR	256 SF		1,230 SF
GROSS FLOOR AREA				8,009 SF

Dimensional Regulations

Dimensional Element	M-1.5 District ALLOWED	EXISTING	PROPOSED
Maximum Floor Area Ratio	1.5	1.5	1.7 (AS ALLOWED PER SECTION 5.22 PARAGRAPH) 3.b.2)
Maximum Building Height	45-50 feet	36 feet	36 feet
Lot Size	None	4714 SQ.FT	4714 SQ.FT
Minimum Lot Width	None	29.98'	29.98'
Minimum Lot Area Per Dwelling Unit	None	1571 SF	1178 SF
Minimum Lot Frontage	None	38.09'	38.09'
Minimum Open Space, Usable	15% OF NEWLY ADDED SPACE (BASEMENT AREA OF 1,932 SF)	None	30% (580 SF) PROVIDED ON ROOF DECK PER SECTION 5.91 e.
Minimum Open Space, Landscaped	10%	22% (822 SF)	22% (822 SF)
Minimum Front Yard	15'	16.3'	16.3'
Minimum Side Yard	15'	0'	0'
Minimum Rear Yard	30'	24.5'	24.5'

HENDREN ASSOCIATES
ARCHITECTS & PLANNERS

PLANNING
ARCHITECTURE
DEVELOPMENT

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 315
BOSTON, MA 02134

T 617 782 6003
F 617 782 6063
architect@hendrenassociates.com

4 UNIT CONVERSION
1517 BEACON STREET
BROOKLINE, MA

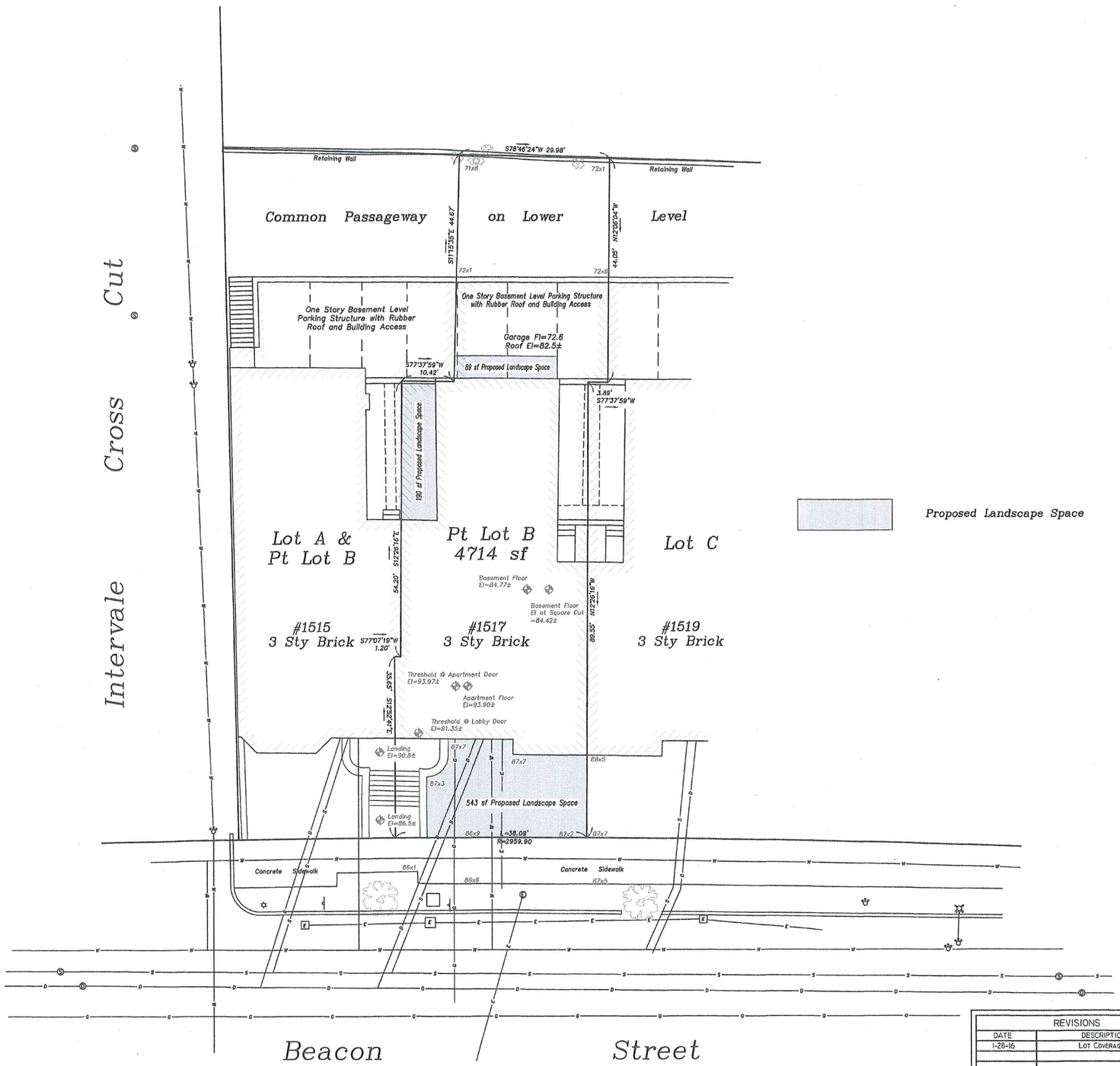
REVISIONS

NO.	DATE	DESC./DESCRIPTION
	05-16-16	ISSUED FOR APPLICATION
	07-22-16	ISSUED FOR REVIEW

SHEET TITLE:
TITTLE SHEET

DATE:
DRAWN BY:
CHKD. BY:
JOB NO.:
DWG. NO.:

T-1.0



Proposed Landscape Space

Dig Safe
•Excavators
Before you dig contact the Dig Safe Center. To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free
Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.

DIG SAFE

Note: Existing utilities shown are from field locations and available plans of record and may or may not be correct. Field verify all locations prior to any excavation.

Notes:

Parcel ID – 214-13-00

Benchmark Used:
- *R.O.C.B Concrete Step Entrance #1589 Beacon Street El=93.083*
- *L.O.C. Conc Landing @ St Ln Entrance #1559 Beacon Street El=104.275*

I certify that the lot corners, dimensions and elevations shown on this plan are from an actual survey on the ground completed October 19, 2015.

10-19-15

REVISIONS	
DATE	DESCRIPTION
1-28-16	LOT COVERAGES

COMMONWEALTH OF MASSACHUSETTS
VERNE T. PORTER JR.
LAND SURVEYOR
37739
REGISTERED PROFESSIONAL LAND SURVEYOR

1517 Beacon Street

Brookline, Massachusetts

Existing Conditions Plan

Scale: 1"=10' November 9, 2015

VERNE T. PORTER Jr., PLS

Land Surveyors – Civil Engineers

354 Elliot Street Newton, Massachusetts 02464

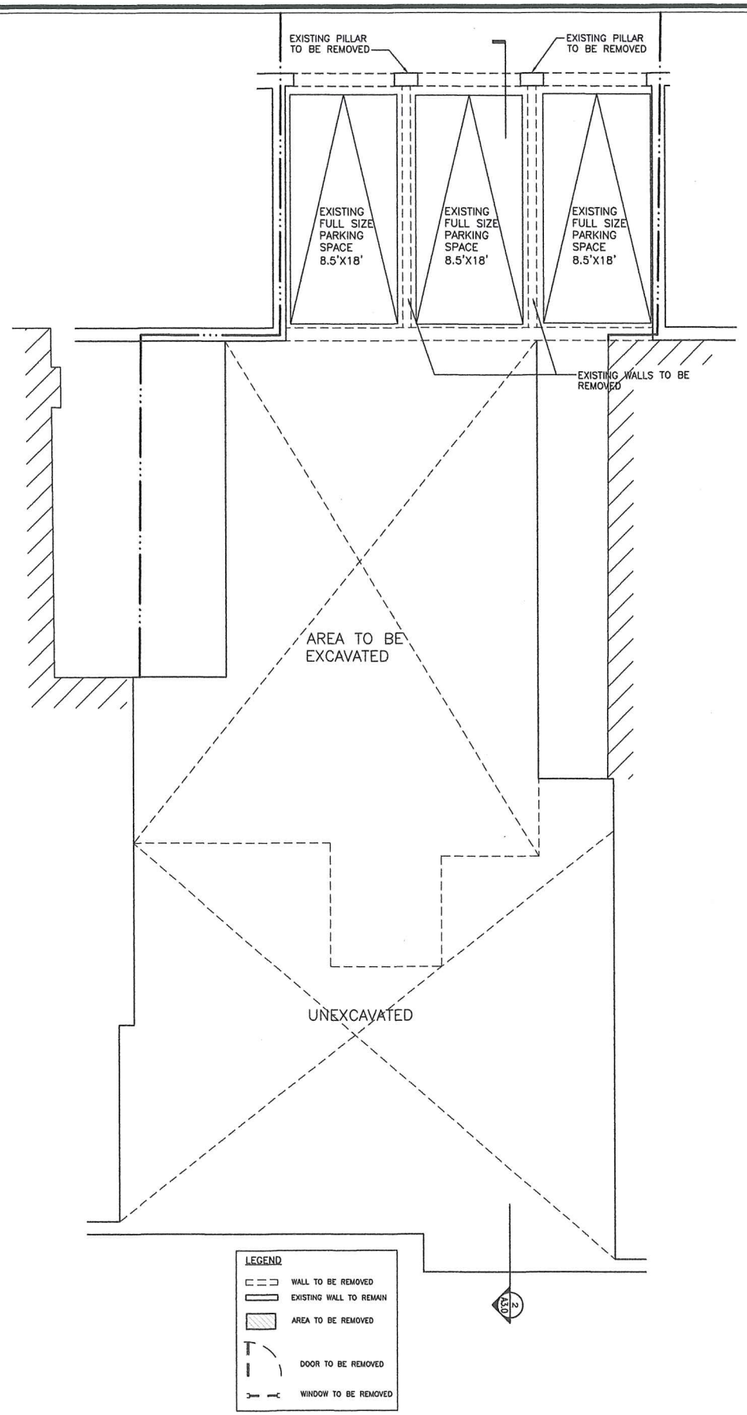
0 10 20 30 40

Sheet 1 of 1

Design By:

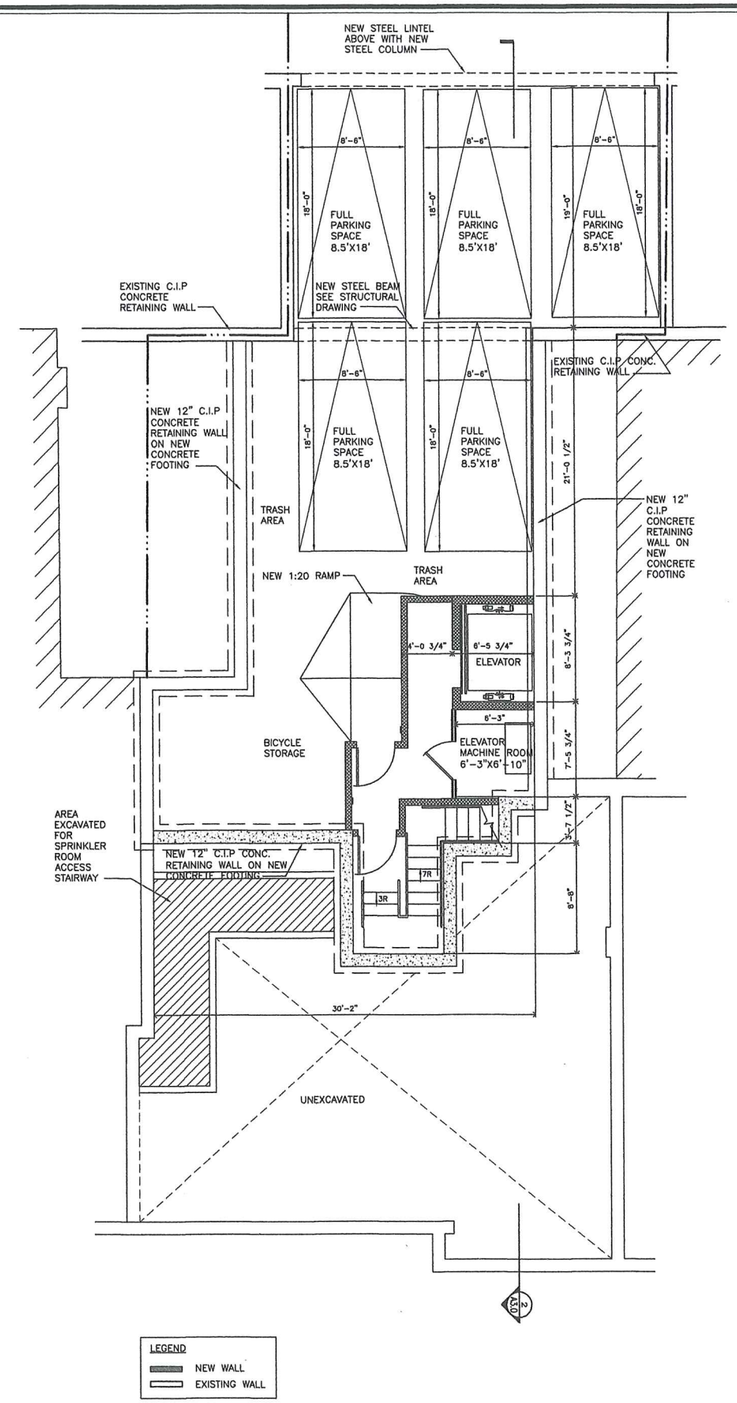
Checked By: V. Porter Jr.

Drawn By: R. Jardine Jr.



1 EXISTING GARAGE PLAN

SCALE: 3/16"=1'-0"



2 PROPOSED GARAGE PLAN

SCALE: 3/16"=1'-0"

HENDREN ASSOCIATES
ARCHITECTS & PLANNERS

PLANNING
ARCHITECTURE
DEVELOPMENT

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 315
BOSTON, MA 02134

T 617 782 6003
F 617 782 6063
architect@hendrenassociates.com

FOUR UNIT CONVERSION
1517 BEACON STREET
BROOKLINE, MA

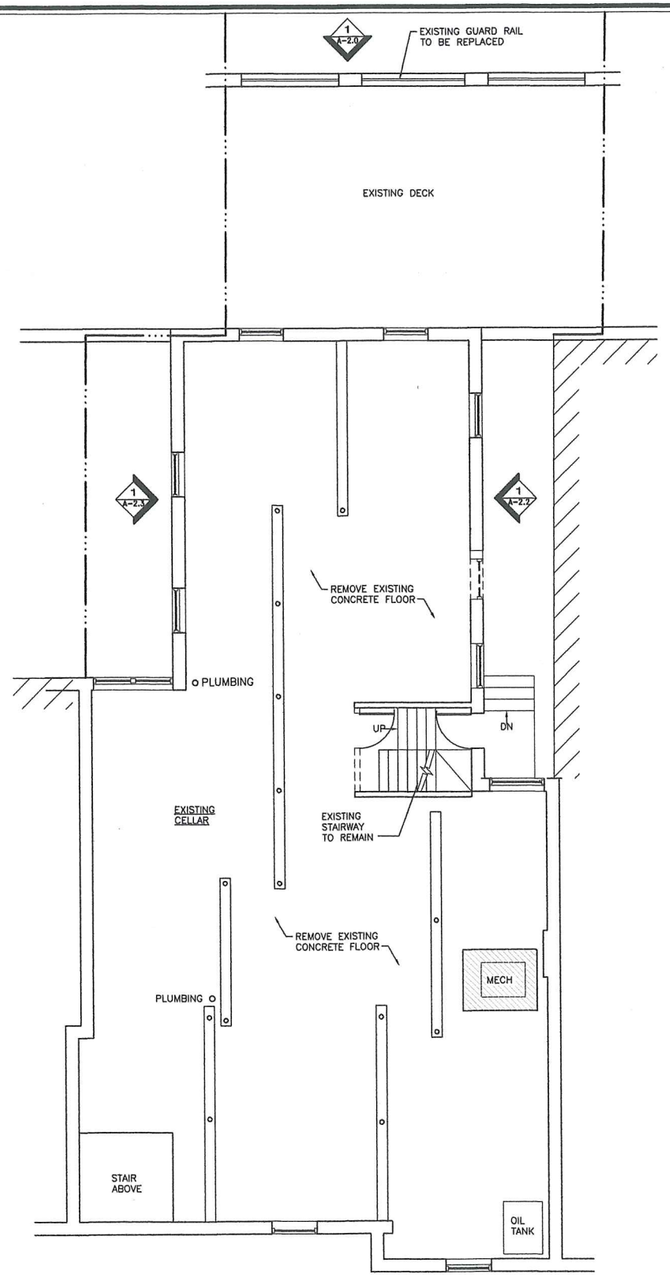
REVISIONS

NO.	DATE	DESCRIPTION
	07-15-16	REVISED PARKING SPACES
	03-18-16	ISSUED FOR APPLICATION
	01-27-16	ISSUED FOR PERMIT

SHEET TITLE:
EXISTING AND PROPOSED GARAGE PLANS

DATE:
DRAWN BY:
CHKD. BY:
JOB NO.:
DWG. NO.:

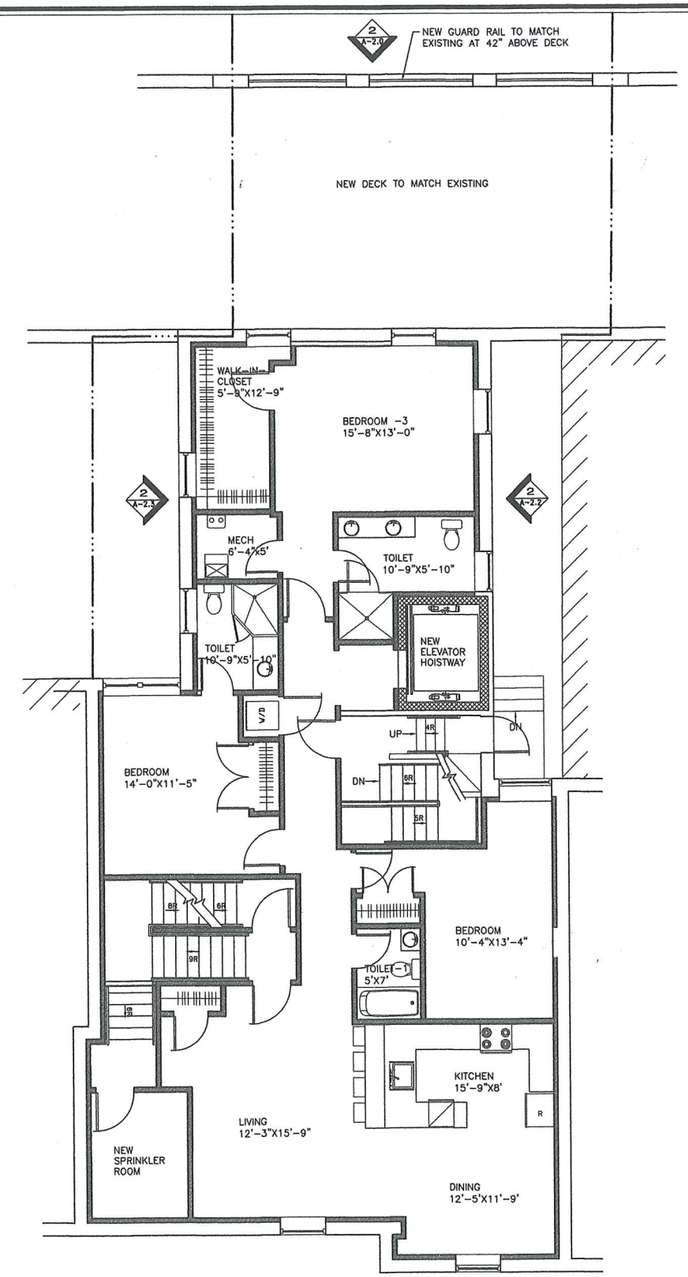
A-1.0



LEGEND

- WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- AREA TO BE REMOVED
- DOOR TO BE REMOVED
- WINDOW TO BE REMOVED

1 EXISTING FIRST FLOOR PLAN — SCALE: 3/16"=1'-0"



LEGEND

- NEW WALL
- EXISTING WALL

2 PROPOSED FIRST FLOOR PLAN — SCALE: 3/16"=1'-0"

HENDREN ASSOCIATES
ARCHITECTS & PLANNERS

PLANNING
ARCHITECTURE
DEVELOPMENT

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 315
BOSTON, MA 02134

T 617 782 6003
F 617 782 6063
architect@hendrenassociates.com

FOUR UNIT CONVERSION
1517 BEACON STREET
BROOKLINE, MA

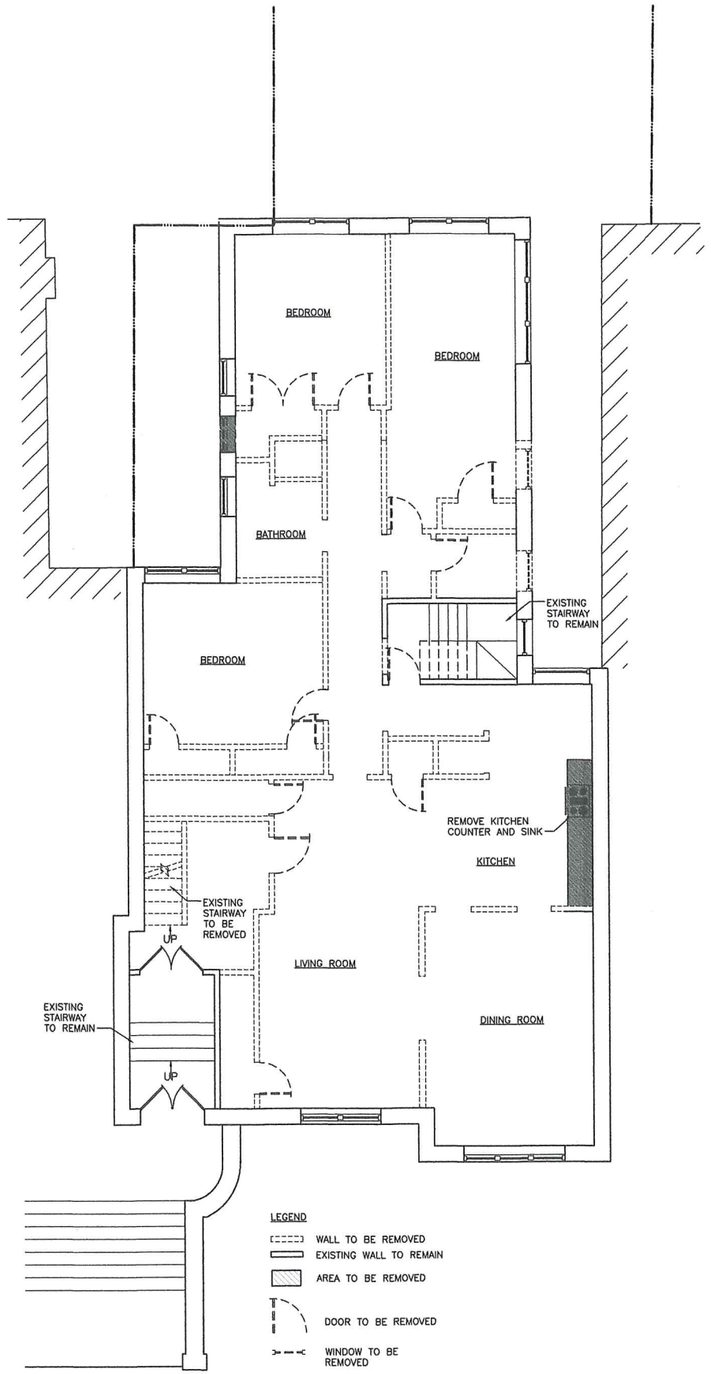
REVISIONS

NO.	DATE	ISSUE/DESCRIPTION
	03-19-16	ISSUED FOR APPLICATION
	01-27-16	ISSUED FOR PERMIT

SHEET TITLE:
EXISTING AND PROPOSED FIRST FLOOR PLANS

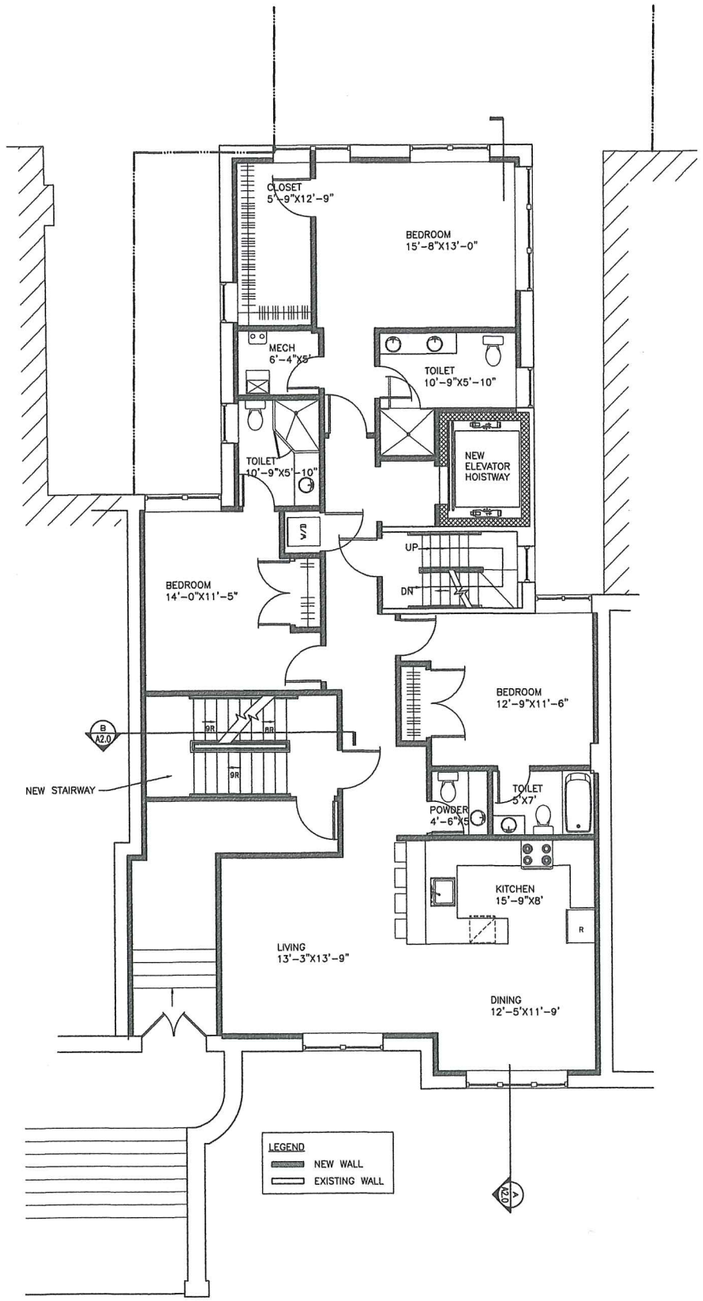
DATE:
DRAWN BY:
CHKD. BY:
JOB NO.:
DWG. NO.:

A-1.1



1 EXISTING SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"



2 PROPOSED SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

HENDREN ASSOCIATES
ARCHITECTS & PLANNERS

PLANNING
ARCHITECTURE
DEVELOPMENT

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 315
BOSTON, MA 02134

T 617 782 6003
F 617 782 6063
architect@hendrenassociates.com

FOUR UNIT CONVERSION
1517 BEACON STREET
BROOKLINE, MA

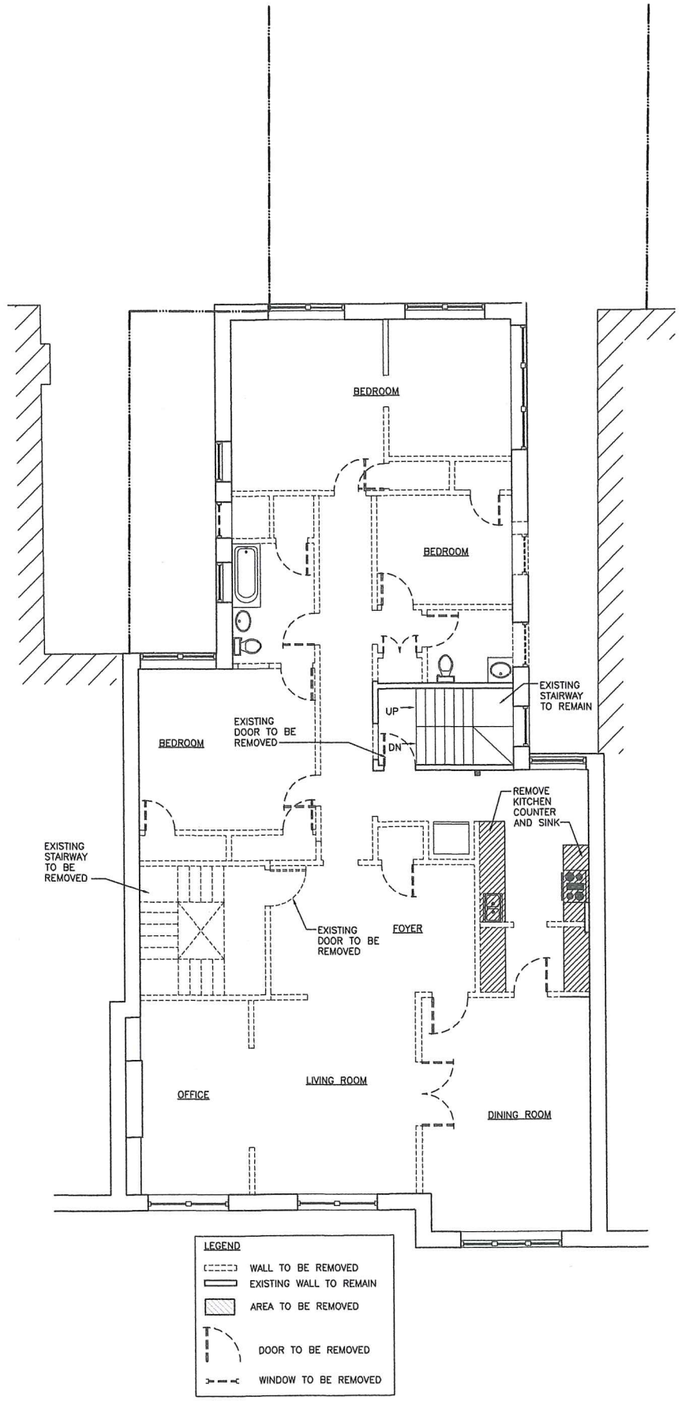
REVISIONS

NO.	DATE	ISSUE/DESCRIPTION
	03-18-16	ISSUED FOR APPLICATION
	01-27-16	ISSUED FOR PERMIT

SHEET TITLE:
EXISTING AND PROPOSED SECOND FLOOR PLANS

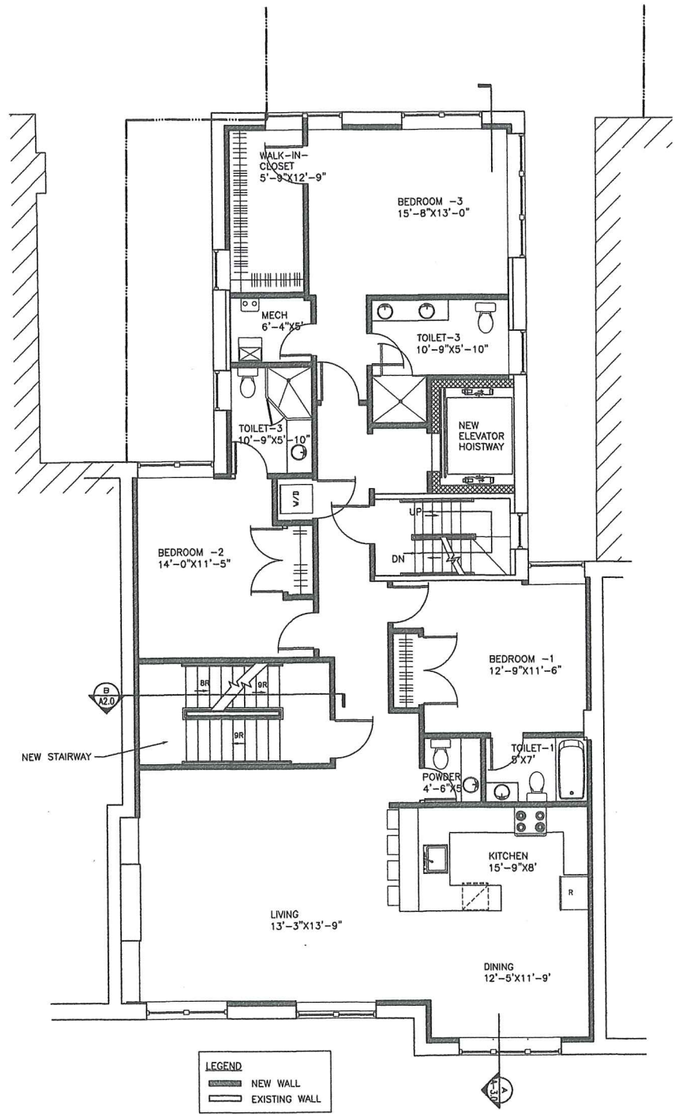
DATE:
DRAWN BY:
CHKD. BY:
JOB NO.:
DWG. NO.:

A-1.2



1 EXISTING THIRD FLOOR PLAN

SCALE: 3/16"=1'-0"



2 PROPOSED THIRD FLOOR PLAN

SCALE: 3/16"=1'-0"

HENDREN ASSOCIATES
ARCHITECTS & PLANNERS

PLANNING
ARCHITECTURE
DEVELOPMENT

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 315
BOSTON, MA 02134

T 617 782 6003
F 617 782 6063
architect@hendrenassociates.com

FOUR UNIT CONVERSION
1517 BEACON STREET
BROOKLINE, MA

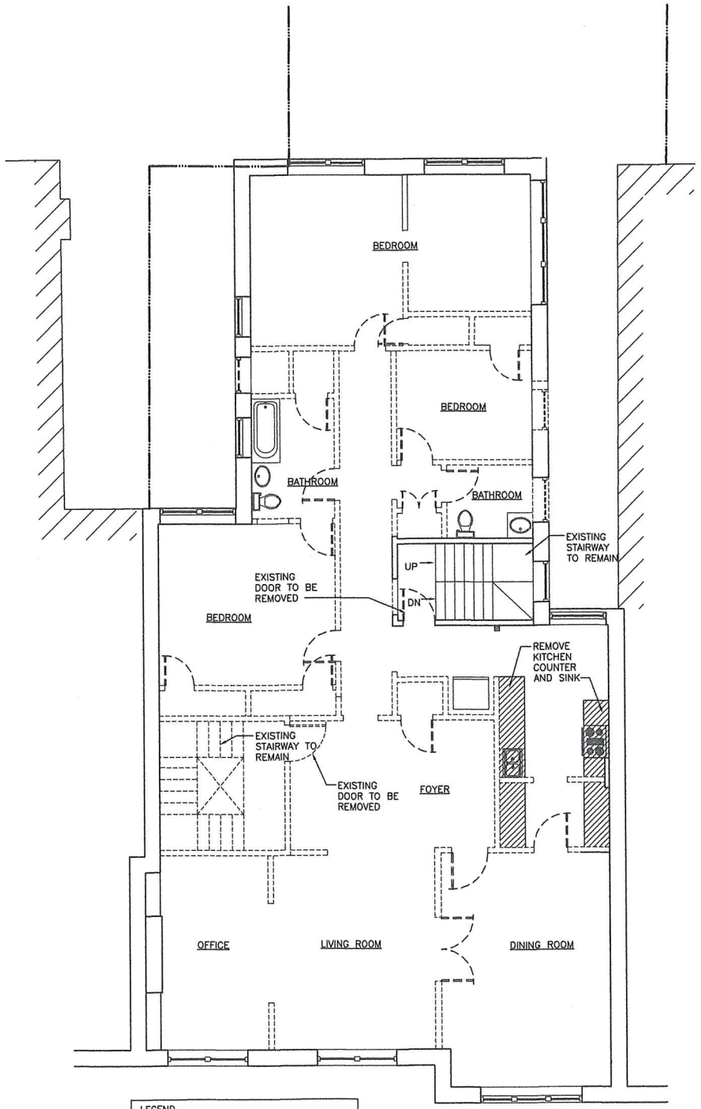
REVISIONS

NO.	DATE	ISSUE/DESCRIPTION
	01-13-16	ISSUED FOR APPLICATION
	01-27-16	ISSUED FOR PERMIT

SHEET TITLE:
EXISTING AND PROPOSED THIRD FLOOR PLANS

DATE:
DRAWN BY:
CHKD. BY:
JOB NO.:
DWG. NO.:

A-1.3

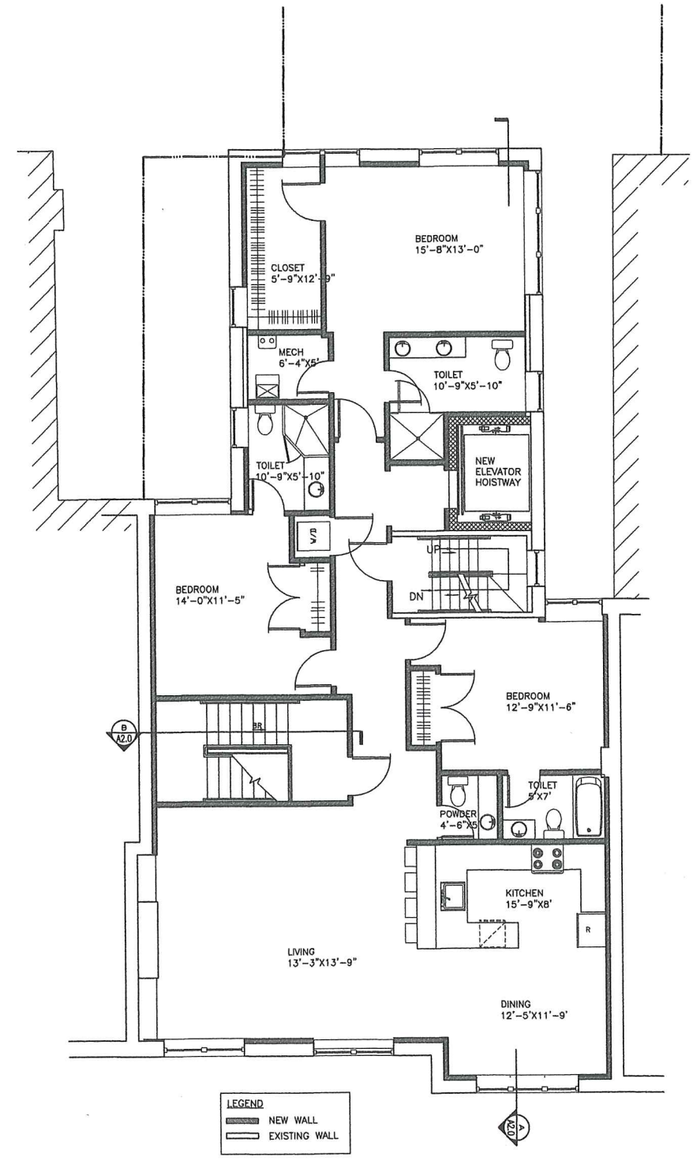


LEGEND

- WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- AREA TO BE REMOVED
- DOOR TO BE REMOVED
- WINDOW TO BE REMOVED

1 EXISTING FOURTH FLOOR PLAN

SCALE: 3/16"=1'-0"



LEGEND

- NEW WALL
- EXISTING WALL

2 PROPOSED FOURTH FLOOR PLAN

SCALE: 3/16"=1'-0"

HENDREN ASSOCIATES
ARCHITECTS & PLANNERS

PLANNING
ARCHITECTURE
DEVELOPMENT

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 315
BOSTON, MA 02134

T 617 782 6003
F 617 782 6063
architect@hendrenassociates.com

FOUR UNIT CONVERSION
1517 BEACON STREET
BROOKLINE, MA

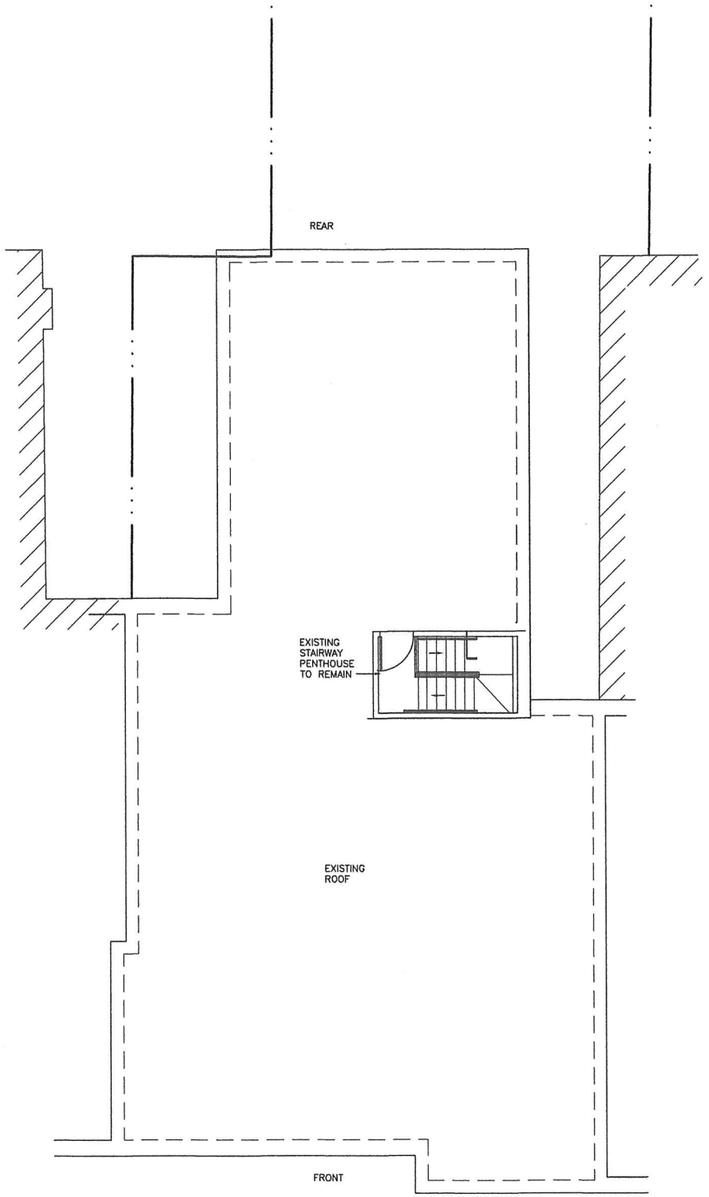
REVISIONS

NO.	DATE	ISSUE/DESCRIPTION
	03-18-16	ISSUED FOR APPLICATION
	01-22-16	ISSUED FOR PERMIT

SHEET TITLE:
EXISTING AND PROPOSED FOURTH FLOOR PLANS

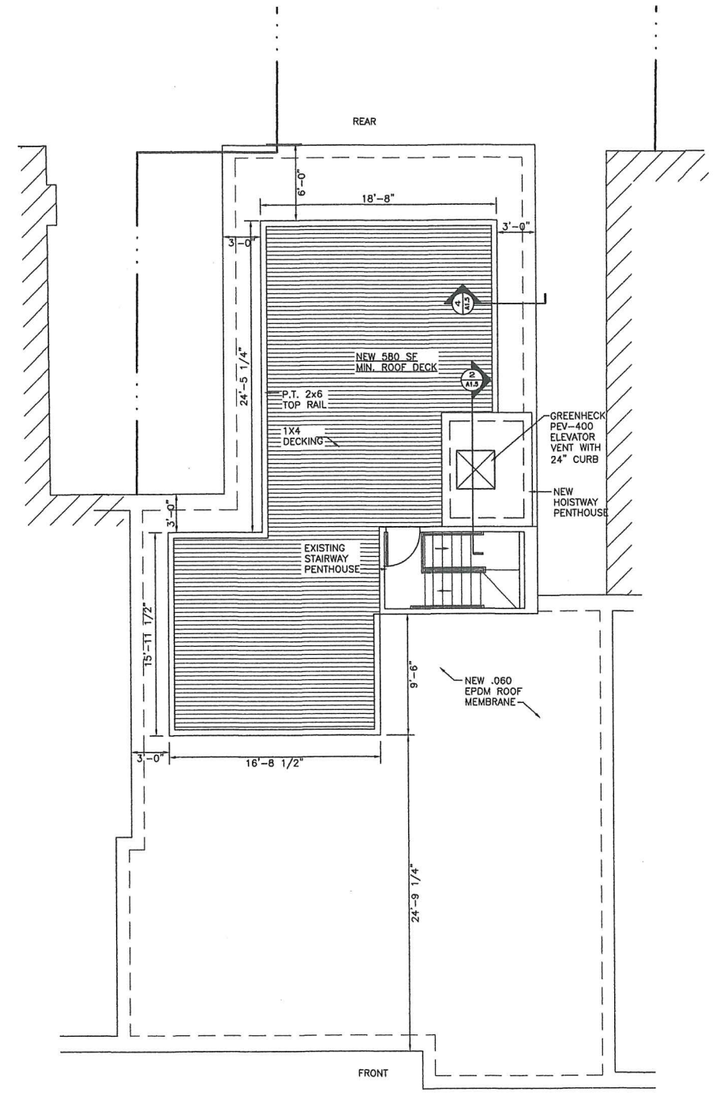
DATE:
DRAWN BY:
CHKD. BY:
JOB NO.:
DWG. NO.:

A-1.4



1 EXISTING ROOF PLAN

SCALE: 3/16"=1'-0"



2 PROPOSED ROOF PLAN

SCALE: 3/16"=1'-0"

HENDREN ASSOCIATES
ARCHITECTS & PLANNERS

PLANNING
ARCHITECTURE
DEVELOPMENT

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 315
BOSTON, MA 02134

T 617 782 6003
F 617 782 6063
architect@hendrenassociates.com

FOUR UNIT CONVERSION
1517 BEACON STREET
BROOKLINE, MA

REVISIONS

NO.	DATE	ISSUE/DESCRIPTION
	03-18-16	ISSUED FOR APPLICATION
	01-27-16	ISSUED FOR PERMIT

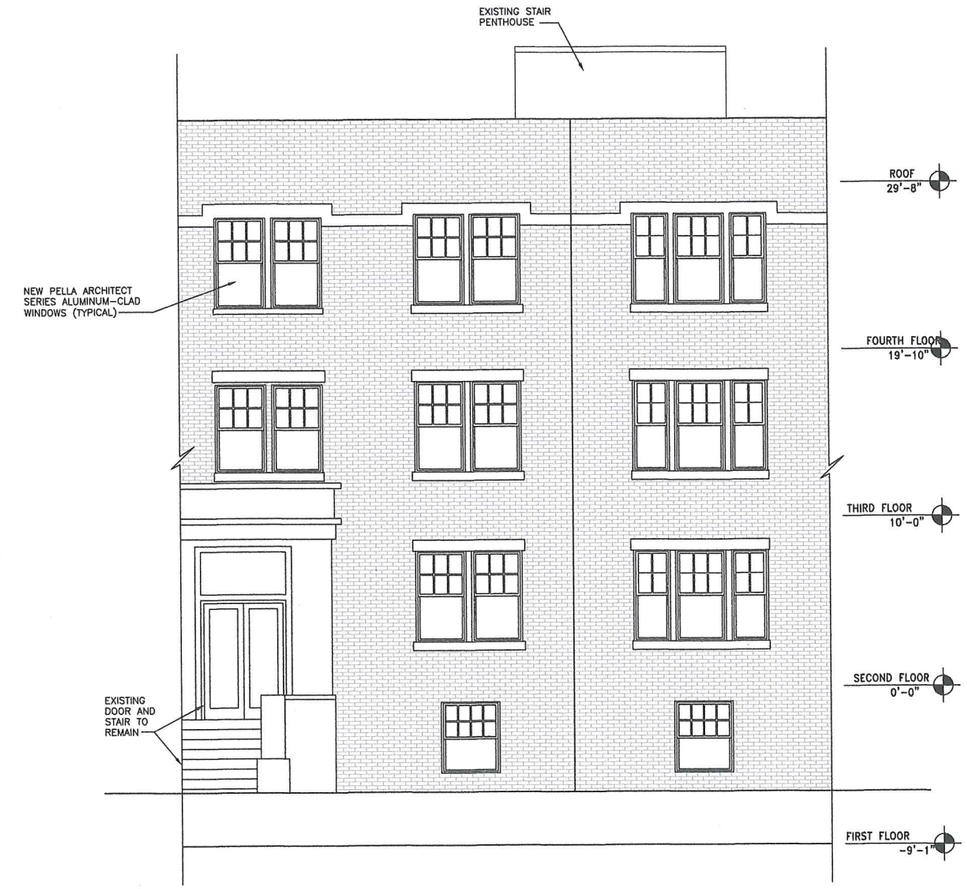
SHEET TITLE:
EXISTING AND PROPOSED ROOF PLANS

DATE:
DRAWN BY:
CHKD. BY:
JOB NO.:
DWG. NO.:

A-1.5

1 EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"



2 PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"

HENDREN ASSOCIATES
ARCHITECTS & PLANNERS

PLANNING
ARCHITECTURE
DEVELOPMENT

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 315
BOSTON, MA 02134

T 617 782 6003
F 617 782 6063
architect@hendrenassociates.com

FOUR UNIT CONVERSION

1517 BEACON STREET
BROOKLINE, MA

REVISIONS

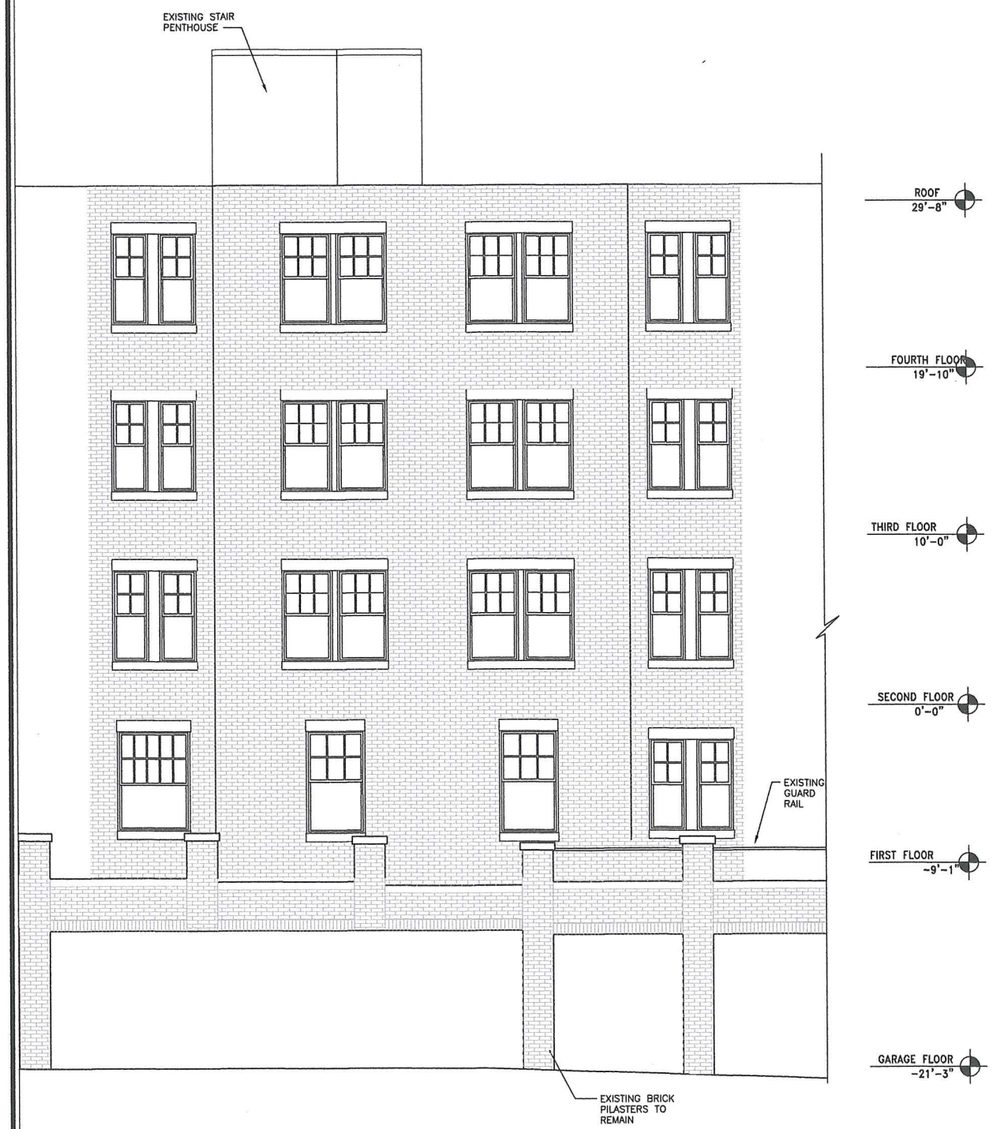
NO.	DATE	ISSUE/DESCRIPTION
	03-18-16	ISSUED FOR APPLICATION
	01-27-16	ISSUED FOR PERMIT

SHEET TITLE:

EXISTING AND PROPOSED FRONT ELEVATION

DATE:
DRAWN BY:
CHKD. BY:
JOB NO.:
DWG. NO.:

A-2.0



1 EXISTING REAR ELEVATION

SCALE: 1/4"=1'-0"

2 PROPOSED REAR ELEVATION

SCALE: 1/4"=1'-0"

HENDREN ASSOCIATES
ARCHITECTS & PLANNERS

PLANNING
ARCHITECTURE
DEVELOPMENT

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 315
BOSTON, MA 02134

T 617 782 6003
F 617 782 6063
architect@hendrenassociates.com

FOUR UNIT CONVERSION
1517 BEACON STREET
BROOKLINE, MA

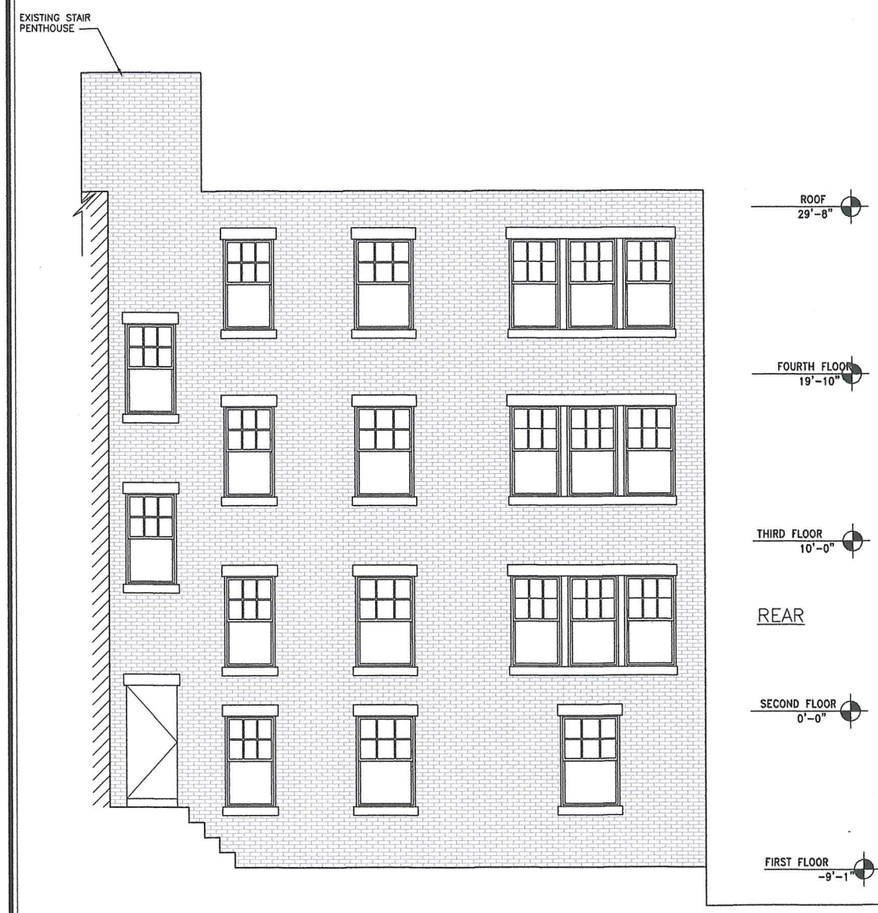
REVISIONS

NO.	DATE	ISSUE/DESCRIPTION
	02-18-16	ISSUED FOR APPLICATION
	01-27-16	ISSUED FOR PERMIT

SHEET TITLE:
EXISTING AND PROPOSED REAR ELEVATIONS

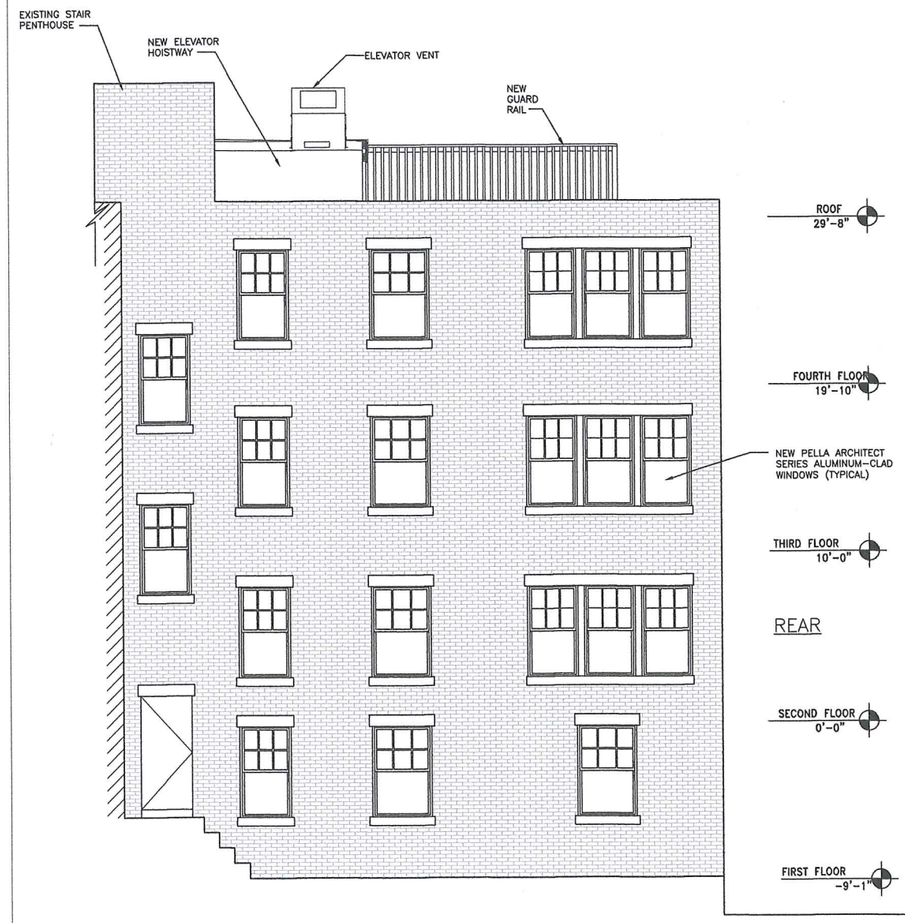
DATE:
DRAWN BY:
CHKD. BY:
JOB NO.:
DWG. NO.:

A-2.1



1 EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"

HENDREN ASSOCIATES
ARCHITECTS & PLANNERS

PLANNING
ARCHITECTURE
DEVELOPMENT

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 315
BOSTON, MA 02134

T 617 782 6003
F 617 782 6063
architect@hendrenassociates.com

FOUR UNIT
CONVERSION

1517 BEACON STREET
BROOKLINE, MA

REVISIONS

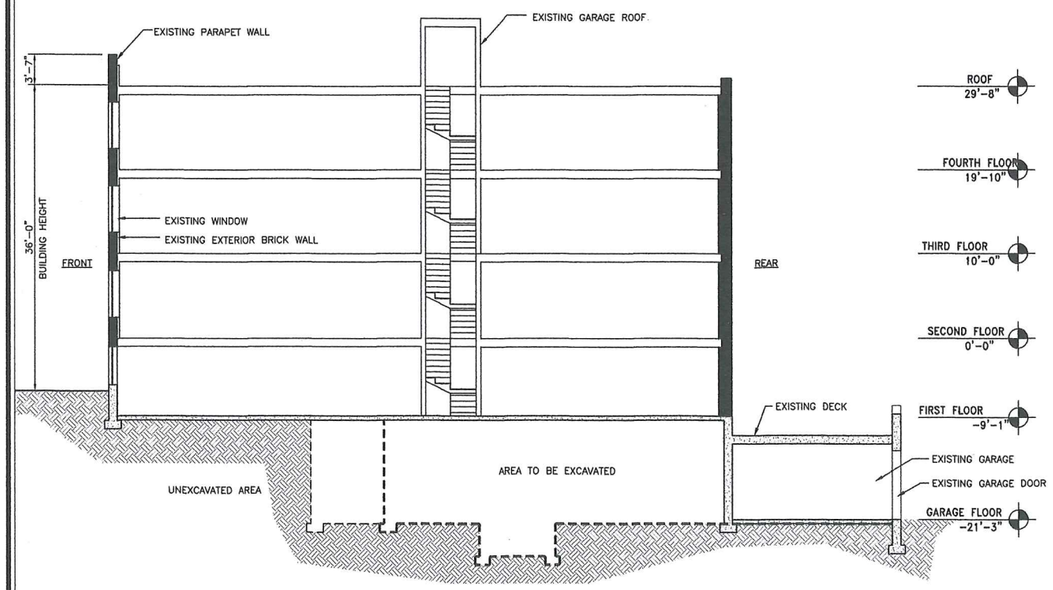
NO.	DATE	ISSUE/DESCRIPTION
	03-18-16	ISSUED FOR APPLICATION
	07-27-16	ISSUED FOR PERMIT

SHEET TITLE:

EXISTING AND PROPOSED WEST ELEVATIONS

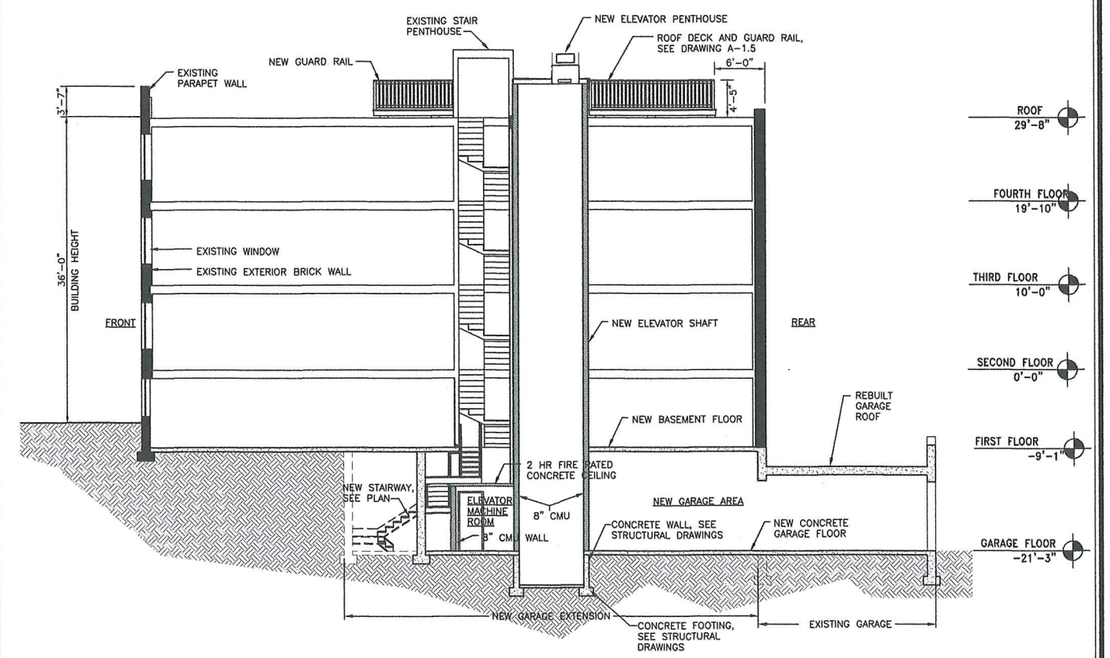
DATE:
DRAWN BY:
CHKD. BY:
JOB NO.:
DWG. NO.:

A-2.2



1 EXISTING SECTION

SCALE: 1/8"=1'-0"



2 PROPOSED SECTION

SCALE: 1/8"=1'-0"

HENDREN ASSOCIATES
ARCHITECTS & PLANNERS

PLANNING
ARCHITECTURE
DEVELOPMENT

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 315
BOSTON, MA 02134

T 617 782 6003
F 617 782 6063
architect@hendrenassociates.com

FOUR UNIT CONVERSION

1517 BEACON STREET
BROOKLINE, MA

REVISIONS

NO.	DATE	ISSUE/DESCRIPTION
	02-18-16	ISSUED FOR APPLICATION
	07-27-16	ISSUED FOR REVIEW

SHEET TITLE:

EXISTING AND PROPOSED SECTIONS

DATE:
DRAWN BY:
CHKD. BY:
JOB NO.:
DWG. NO.:

A-3.0