



Town of Brookline Massachusetts

PLANNING BOARD

Linda K. Hamlin, Chairman
Steven Heikin, Clerk
Robert Cook
Blair Hines
Sergio Modigliani
Matthew Oudens
Mark Zarrillo

Town Hall, Third Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: July 28, 2016
Subject: **Demolish two-family and construct a seven unit residential building**
Location: 36 Longwood Avenue
Block: 159 Zoning: M-2.0
Lot: 12 Lot Area (sf): ± 9,625 sf
Board of Appeals Hearing: August 11, 2016 at 7:15 pm

BACKGROUND

December of 2014 – The applicant applied for a demolition permit. The demolition delay expired in December of 2015, and the demolition permit was issued in May of this year.

SITE AND NEIGHBORHOOD

Currently, there is a 2 ½ story single family home on the lot. To the left of the site is a 50' tall brick residential structure with four residential levels and a level of parking. To the right of the site is a three story brick apartment building constructed in 1925. Directly to the rear are a 2 ½ story wood two family house and a carriage house that was converted to a single family. Across the street are a row of four, 3 ½ story brick townhouses and a 9 story brick and concrete residential structure built in 1968. The immediate neighborhood is a mix of residential styles and is adjacent to the Coolidge Corner Business District.

APPLICANT'S PROPOSAL

The applicant is proposing to demolish a two family house and construct a five story, seven unit residential building with underground parking for 15 cars. The façade will be brick and have traditional wood clad double hung windows and a number of bays. The top floor façade of the project will change from brick to fiber cement siding and have a cornice line at the transition from the 4th floor to the top floor. Four of the units will have two bedrooms, and three of the units three bedrooms. The proposed FAR is 1.83 and an FAR of 2 is allowed.

FINDINGS

Section 4.08: Affordable Housing Requirements

A special permit is required for all residential developments of six or more dwelling units. A cash payment is allowed if a project is under 16 units.

Section 5.09.2.d: Design Review

4. Community and Environmental Impact and Design Standards

Multiple dwellings with four or more units require a special permit subject to the design review standards listed under *Section 5.09.4(a-1)*. The relevant sections of the design review standards are described below:

a. Preservation of Trees and Landscape

There are a number of mature trees on the site, primarily along the side lot lines and along the rear lot line. After careful review with the landscape architect it was determined that four trees on the left lot line and 4 small trees along the rear lot line can be saved. The applicant proposes to plant a replacement tree in the rear right hand corner of the lot and another two 5" caliber lacebark Elms in the front yard. All street trees will remain. The portions of the underground structure not directly under the main building will be landscaped. The grades along the front of the building will be largely retained and the 15' front yard will be landscaped.

b. Relation of Buildings to Environment

The height of the building is similar to the building to the immediate left. The front of the building faces south so it does not cast shadows on the public ways. It does however cast shadows to either side and to the rear. [See attached shadow studies.] The owner has been holding a series of meetings with the abutters and has made several modifications including increasing the proposed rear yard setback from 22' to 24'-6". The required rear yard setback is 30' and the applicant is requesting a special permit.

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

The building heights in this immediate area vary greatly from 2 ½ story wooden houses up to the twin 11 story towers of 50-60 Longwood Ave. The proposed project is essentially the same height as the building at 30 Longwood Ave to the immediate left. All of the neighboring buildings that are three stories or higher are brick buildings and brick is proposed for this building. The architectural styles vary from Art Deco (to the immediate right) to Victorian (across the street) to Modern (1960s, across the street) to "Transitional" (30 Longwood Ave). The proposed building could be classified as "Transitional" in that it combines brick with traditional wood clad double hung windows and has a number of bays. The top floor of the project is articulated as an attic level with a material change from brick to fiber cement siding and a cornice line at the transition from the 4th floor to the top floor.

d. Open Space

Abutters requested a view corridor between 30 Longwood and the left hand wall. The goal was to make this view corridor as wide as could be accommodated, and several bays in this space were eliminated. The trees along the edge of this corridor were preserved by limiting the underground garage footprint. The proposed building has a 38% ratio of building footprint to lot area compared to 48% at 30 Longwood Ave (to the left) and 49% at 42-46 Longwood Ave (to the right).

e. Circulation

The proposed 15' deep landscaped front yard provides a buffer between the sidewalk and the building. The front door and front porch overlook the steps and walk to the public way. The land slopes down from the left hand side to the right hand side. This has been utilized to minimize the length of the handicap ramp up to the front door on the left and to minimize the length of the ramp down to the garage on the right. The driveway curb cut is new, and the existing curb cut will be closed. The garage door is approximately 75' from the front lot line and below grade, limiting conflicts with pedestrians in this heavily pedestrian area. There is ample bike storage in the basement. The parking layout accommodates the required number of parking spaces, including a handicap van and two guest spaces.

f. Stormwater Drainage

The proposed stormwater management system will be designed to reduce the peak rates of runoff and volume so that there is no increase from the existing conditions for the 2, 10, 25 and 100 year design storms. It is anticipated that the proposed stormwater management system will include infiltration structures under the parking garage that will be designed to infiltrate or retain the 25 year, 24 hour event (5.5" of rain). The final size of the infiltration system will be based upon final soil testing results. A potential emergency overflow connection from the subsurface drainage system to the existing drainage system in Longwood Avenue may be included in the final design. This overflow would be set at an elevation above the estimated on site 100 year storage level. The proposed drainage system will also have a Long Term Maintenance and Operations Plan that will include measures to be implemented during construction as well as post construction to ensure that the system operates as designed. Stormwater management will comply with Article 8.25.

g. Utility Service

All utilities to the building will be underground. The applicant is proposing an underground transformer vault in the driveway area between the structure and the front property line subject to approval from Eversource. There will not be a dumpster on site. Trash and recycling will be stored in the trash room, and the property manager will put out the bins and bring them back in on the correct pick up days.

h. Advertising Features

There are no plans at this time to do more than identify the address on the entry of the building.

i. Special Features

Portions of the proposed basement extend beyond the footprint of the building at grade. These areas will accommodate full landscaping over the top.

j. Safety and Security

Guard rails will be installed for sudden grade changes over 18" in the landscape.

l. Microclimate

Roof top condensing units are planned and screening is anticipated for these units. They will meet the Noise Control provisions.

m. Energy Efficiency

Energy efficiency is required the "stretch code" provisions of the building code. This project will meet or exceed these codes. Lighting will be set to operate on motion detectors, and nearly all, if not all lighting, will be LED type. Plumbing fixtures and mechanical equipment will be high efficiency. Building materials will be evaluated on their environmentally friendly basis.

n. Shadow Studies

Comparative shadow studies were done for June 21st, March 21st, September 21st, and December 21st at 9 am, 12 pm, and 3 pm. between the existing building and the proposed building. [See attached shadow studies on SH-1-SH-3.] Also included are shadow studies for the same days and times comparing the proposed project to a similar project that does not require rear yard setback relief. [See attached shadow studies on SH-3 –SH-6.] All these shadow studies have been presented to the abutters who attended the preliminary feedback meetings held by the owner. The consensus was that the difference in shadows regarding the rear yard setback was small, and the rear yard setback relief was preferred to the alternative scenario of making up the lost building space at the rear by increasing the building’s width.

Section 5.43: Exceptions to Yard and Setback Regulations

Section 5.50: Front Yard Requirements

Section 5.70: Rear Yard Requirements

Section 6.04.2.d and e: Design of All Off-Street Parking Facilities

Section 6.04.3: Design of All Off-Street Parking Facilities

Section 6.04.4.c: Design of All Off-Street Parking Facilities

A special permit may allow tandem spaces with a full time attendant. Three stackers are proposed, each with two cars. The remaining 9 cars are not tandem and include one handicap van space.

	Required/Allowed	Proposed	Finding
Front Yard Setback	20'	15'	Special Permit*
Rear Yard Setback	30'	24 ½'	Special Permit*
Driveway Width	20'	18'	Special Permit*
Compact Spaces	3	6	Special Permit*

*Under **Section 5.43**, the Board of Appeals may waive yard and setback requirements if counterbalancing amenities are provided. The applicant is proposing extensive landscaping as the counterbalancing amenity.

PLANNING BOARD COMMENTS

The Planning Board supports this proposal for a seven unit residential building in Coolidge Corner with fifteen underground parking spaces. The relief that is needed is minimal, and the proposed design is attractive. The developer has met several times with neighbors and has changed the design to address their concerns, including eliminating bays on the left side of the building facing 30 Longwood Avenue. The applicant has proposed extensive landscaping as a counterbalancing amenity as required by Section 5.43.

Therefore, the Planning Board recommends approval of the site plan by Hayes Engineering, dated 5/11/16, and the architectural plans by Peter Quinn Architects, dated 7/8/16, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final site plan, floor plans and elevations subject to the review and approval of the Assistant Director of Regulatory Planning after input from the Planning Board.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscape plan indicating all counterbalancing amenities subject to the review and approval of the Assistant Director of Regulatory Planning.
3. In accordance with Section 4.08 of the Zoning By-law and guidelines regarding “Cash Payments in Lieu of Affordable Units,” approved January 7, 2004, and with the choice of the applicant to make cash payment in lieu of providing affordable units, the owner of the property shall make the following payment to the Brookline Housing Trust and provide the following documentation upon the sale of each unit:
A sum equal to 3.75% of the adjusted sales price of the unit (actual sales price, including the cost of all parking, less an exemption deduction of \$125,000) shall be deducted from the net proceeds due the seller for each of the seven units at 36 Longwood, and provided to the Town of Brookline in the form of a bank check, certified check or a check drawn on an Attorney Client's Fund Account, payable to the Brookline Housing Trust.

The check shall be mailed, accompanied by a copy of the HUD settlement statement, signed by the seller and buyer, and a copy of unit deed, by first class mail or hand delivery to:

Director of Planning & Community Development
333 Washington Street - 2nd Floor
Brookline, MA 02445

If any condominium unit(s) is/are to be rented by the owner instead of sold, the cash payments relative to the units being rented shall be immediately due and payable, unless, upon a request by the owner due to a significant change in market conditions, the Director of Planning and Community Development approves a different schedule of payments.

Prior to issuance of a building permit, the owner shall execute a mortgage, escrow agreement, letter of credit or other documentation approved by the Director of Planning and Community Development to secure the cash payments required by this condition.

4. Prior to the issuance of a building permit, the applicant shall submit a construction management plan including indicating where construction vehicle(s) will be parked subject to the review and approval of the Building Commissioner.
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 building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

PERMIT SET FOR 36 LONGWOOD AVE. CONDOMINIUMS

36 LONGWOOD AVENUE, BROOKLINE, MA

7 UNIT BUILDING

4 - 2 BEDROOM
3 - 3 BEDROOM

PREPARED FOR:

OWNER

36 LONGWOOD
OWNER, LLC.

20 PARK PLAZA, SUITE 418
BOSTON, MA 02116
PH (617) 948-2125

PREPARED BY:

ARCHITECT

PETER QUINN
ARCHITECTS LLC

259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354-3989

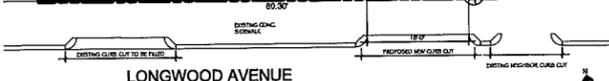
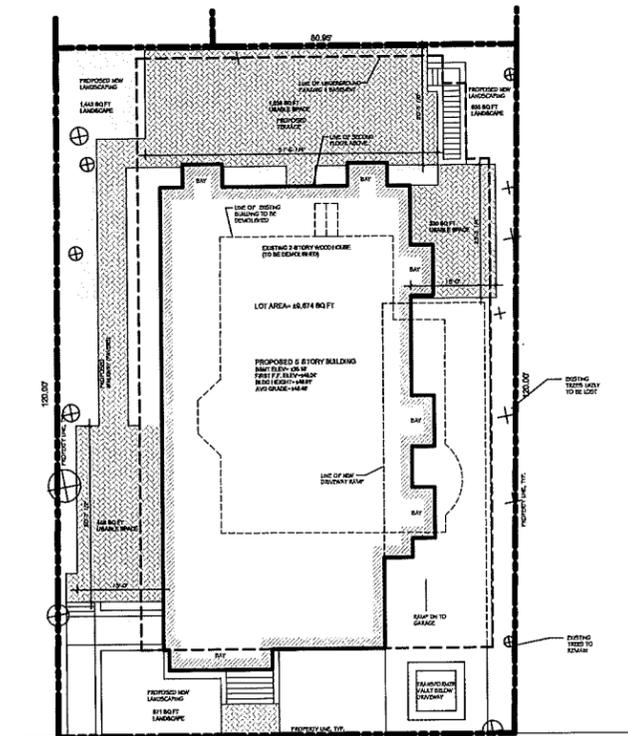
SURVEYOR

HAYES
ENGINEERING, INC.

603 SALEM ST.
WAKEFIELD, MA 01880
PH (781) 246-2800
WILLIAM BERGERON



FRONT ELEVATION



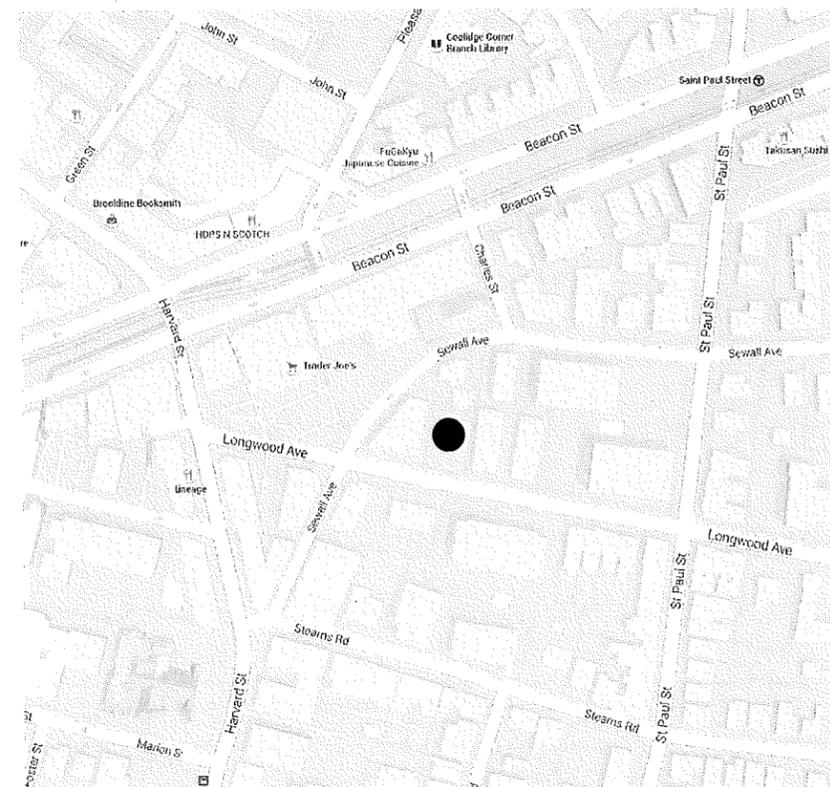
AREA CALCULATIONS:
LANDSCAPE AREA REQUIRED (10% GFA)= 1,781 SQ FT REQUIRED
PROPOSED LANDSCAPE AREA= 871+1,443+635= 2,949 SQ FT PROPOSED
OPEN USABLE SPACE REQUIRED (10% GFA)= 1,781 SQ FT REQUIRED
PROPOSED OPEN USABLE AREA= 459+1,038+330= 1,827 SQ FT PROPOSED

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

LEGEND
LANDSCAPE AREA
OPEN USABLE SPACE

OPEN SPACE DIAGRAM

LIST OF DRAWINGS	
T1.0	TITLE SHEET
SURVEY/SITE EXISTING CONDITIONS PLOT PLAN PROPOSED PLOT PLAN	
LANDSCAPE ILLUSTRATIVE LANDSCAPE PLAN MATERIAL BOARDS	
ARCHITECTURAL	
A0.1	3D STREET VIEWS
A0.2	RENDERED ELEVATIONS
A0.3	STREETSCAPE ELEVATION
AS1.0	ARCHITECTURAL SITE PLAN
A1.1 - A1.4	FLOOR PLANS
A2.1 - A2.4	EXTERIOR ELEVATIONS
SH1 - SH6	SHADOW STUDY



LOCUS PLAN

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
36 LONGWOOD AVE

36 LONGWOOD AVE,
BROOKLINE MA 02446

PREPARED FOR
36
LONGWOOD OWNER,
LLC.

20 PARK PLAZA, SUITE 418
BOSTON, MA 02116

DRAWING TITLE
TITLE SHEET

SCALE AS NOTED

REVISION	DATE
SP APPL	08 JUL 2016
PROGRESS	01 JUN 2016
PROGRESS	25 MAY 2016
PROGRESS	17 MAY 2016
PERMIT SET	09 MAY 2016
DRAWN BY KVS	REVIEWED BY PQ

SHEET

T1.0

Topographic Plan in BROOKLINE, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 10'



April 18, 2016

Hayes



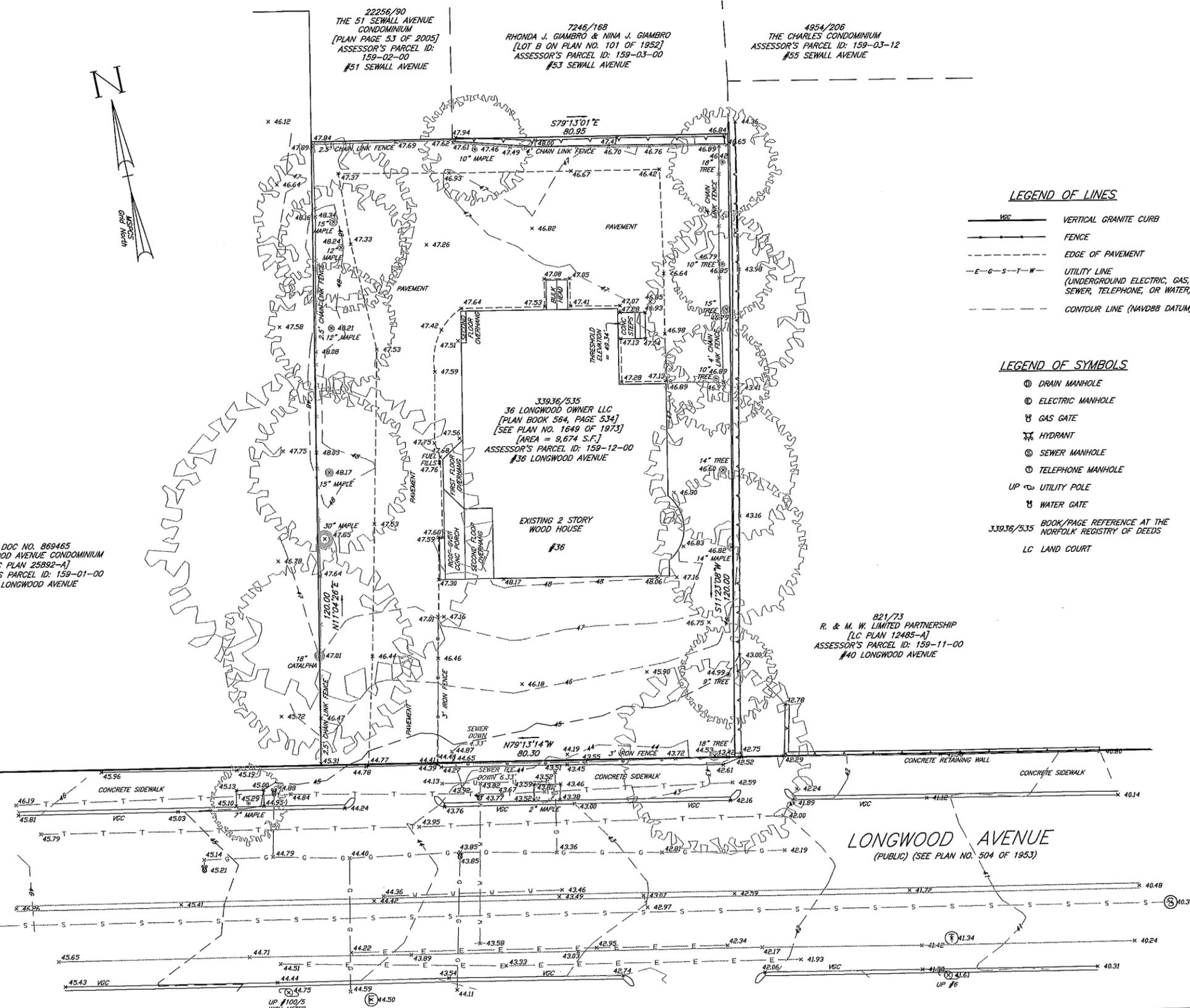
SEWALL AVENUE
(PUBLIC) (SEE PLAN NO. 304 OF 1953)

LC DOC NO. 869465
30 LONGWOOD AVENUE CONDOMINIUM
(LC PLAN 25892-A)
ASSESSOR'S PARCEL ID: 159-01-00
#30 LONGWOOD AVENUE

22256/90
THE 51 SEWALL AVENUE
CONDOMINIUM
(PLAN PAGE 53 OF 2005)
ASSESSOR'S PARCEL ID:
159-02-00
#51 SEWALL AVENUE

7246/168
RHONDA J. GIAMBRO & NINA J. GIAMBRO
[LOT B ON PLAN NO. 101 OF 1952]
ASSESSOR'S PARCEL ID: 159-03-00
#53 SEWALL AVENUE

4954/206
THE CHARLES CONDOMINIUM
ASSESSOR'S PARCEL ID: 159-03-12
#55 SEWALL AVENUE



LEGEND OF LINES

- VERTICAL GRANITE CURB
- FENCE
- EDGE OF PAVEMENT
- UTILITY LINE
(UNDERGROUND ELECTRIC, GAS,
SEWER, TELEPHONE, OR WATER)
- CONTOUR LINE (NAVD88 DATUM)

LEGEND OF SYMBOLS

- DRAIN MANHOLE
- ELECTRIC MANHOLE
- GAS GATE
- HYDRANT
- SEWER MANHOLE
- TELEPHONE MANHOLE
- UTILITY POLE
- WATER GATE
- 33936/535 BOOK/PAGE REFERENCE AT THE
NORFOLK REGISTRY OF DEEDS
- LC LAND COURT

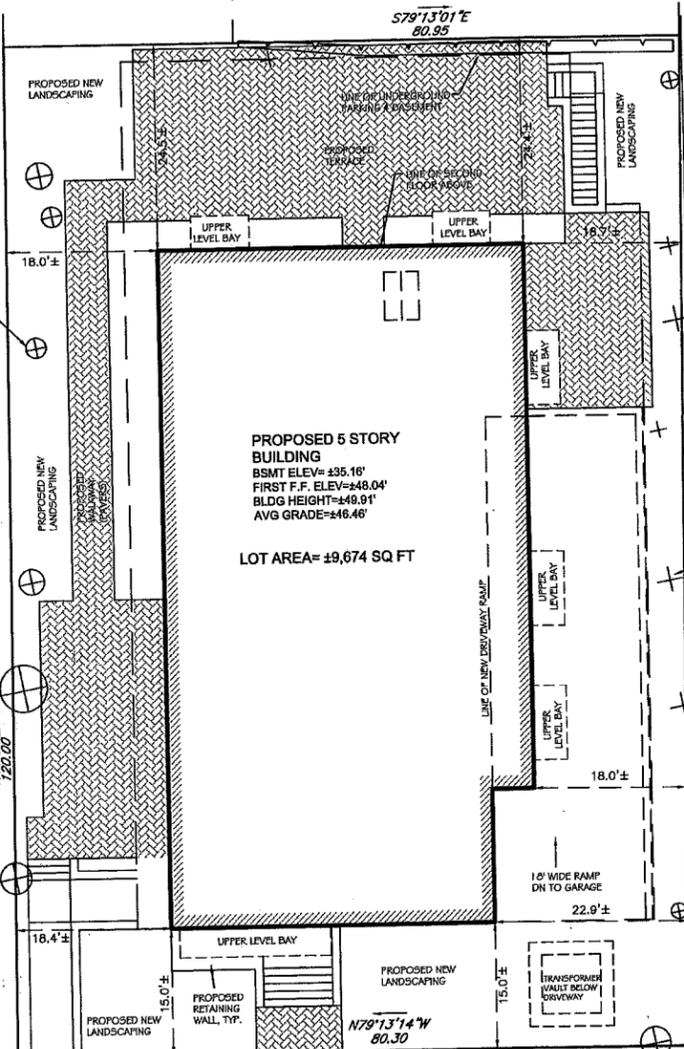
SEWALL AVENUE
(PUBLIC) (SEE PLAN NO. 504 OF 1953)

LC DOC NO. 889465
30 LONGWOOD AVENUE CONDOMINIUM
[L.C. PLAN 25882-A]
ASSESSOR'S PARCEL ID: 159-01-00
#30 LONGWOOD AVENUE

22256/00
THE 51 SEWALL AVENUE
CONDOMINIUM
[PLAN PAGE 53 OF 2005]
ASSESSOR'S PARCEL ID:
159-02-00
#51 SEWALL AVENUE

7246/168
RHONDA J. GAMBRO & NINA J. GAMBRO
[LOT B ON PLAN NO. 101 OF 1952]
ASSESSOR'S PARCEL ID: 159-03-00
#53 SEWALL AVENUE

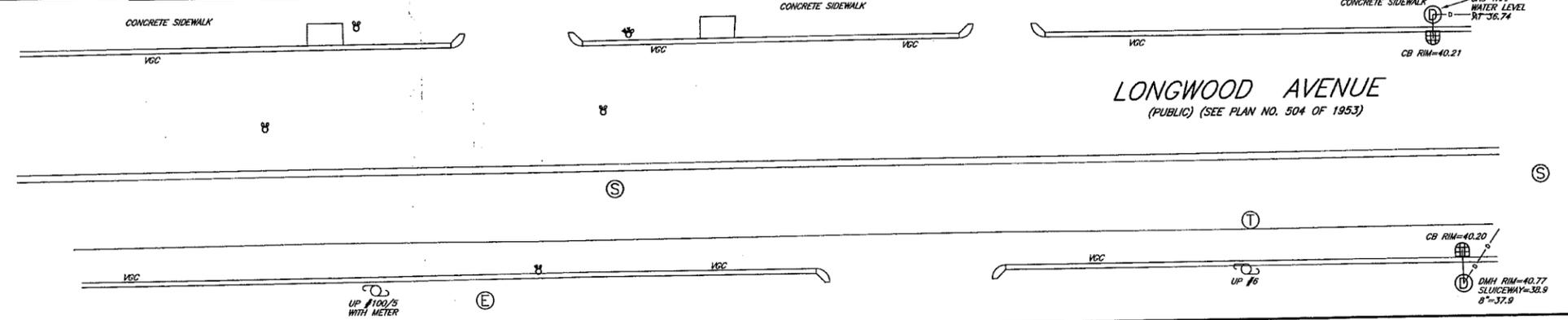
4954/206
THE CHARLES CONDOMINIUM
ASSESSOR'S PARCEL ID: 159-03-12
#55 SEWALL AVENUE



- LEGEND OF LINES**
- VGC — VERTICAL GRANITE CURB
 - FENCE — FENCE
 - - - - - EDGE OF PAVEMENT
 - D - E - G - S - T - W - UTILITY LINE (UNDERGROUND DRAIN, ELECTRIC, GAS, SEWER, TELEPHONE, OR WATER)
 - - - - - CONTOUR LINE (NAVD88 DATUM)

- LEGEND OF SYMBOLS**
- ⊕ DRAIN MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ ELECTRIC MANHOLE
 - ⊕ GAS GATE
 - ⊕ HYDRANT
 - ⊕ SEWER MANHOLE
 - ⊕ TELEPHONE MANHOLE
 - UP UTILITY POLE
 - ⊕ WATER GATE
- 33936/535 BOOK/PAGE REFERENCE AT THE NORFOLK REGISTRY OF DEEDS
- LC LAND COURT

821/73
R. & M. W. LIMITED PARTNERSHIP
[L.C. PLAN 12485-A]
ASSESSOR'S PARCEL ID: 159-11-00
#40 LONGWOOD AVENUE



LONGWOOD AVENUE
(PUBLIC) (SEE PLAN NO. 504 OF 1953)

Prepared For:
Owner / Applicant
Back Bay Development Group, LLC
Back Bay Plaza
Suite 418
Boston, MA 02116

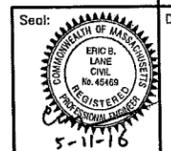
Prepared By:
Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
PH: 781.246.2800
FX: 781.246.7596
www.hayeseng.com

Design By: WRB
Drawn By: EBL
Checked By: WRB
Project File: BRO-0026
Comp. No: BR017
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

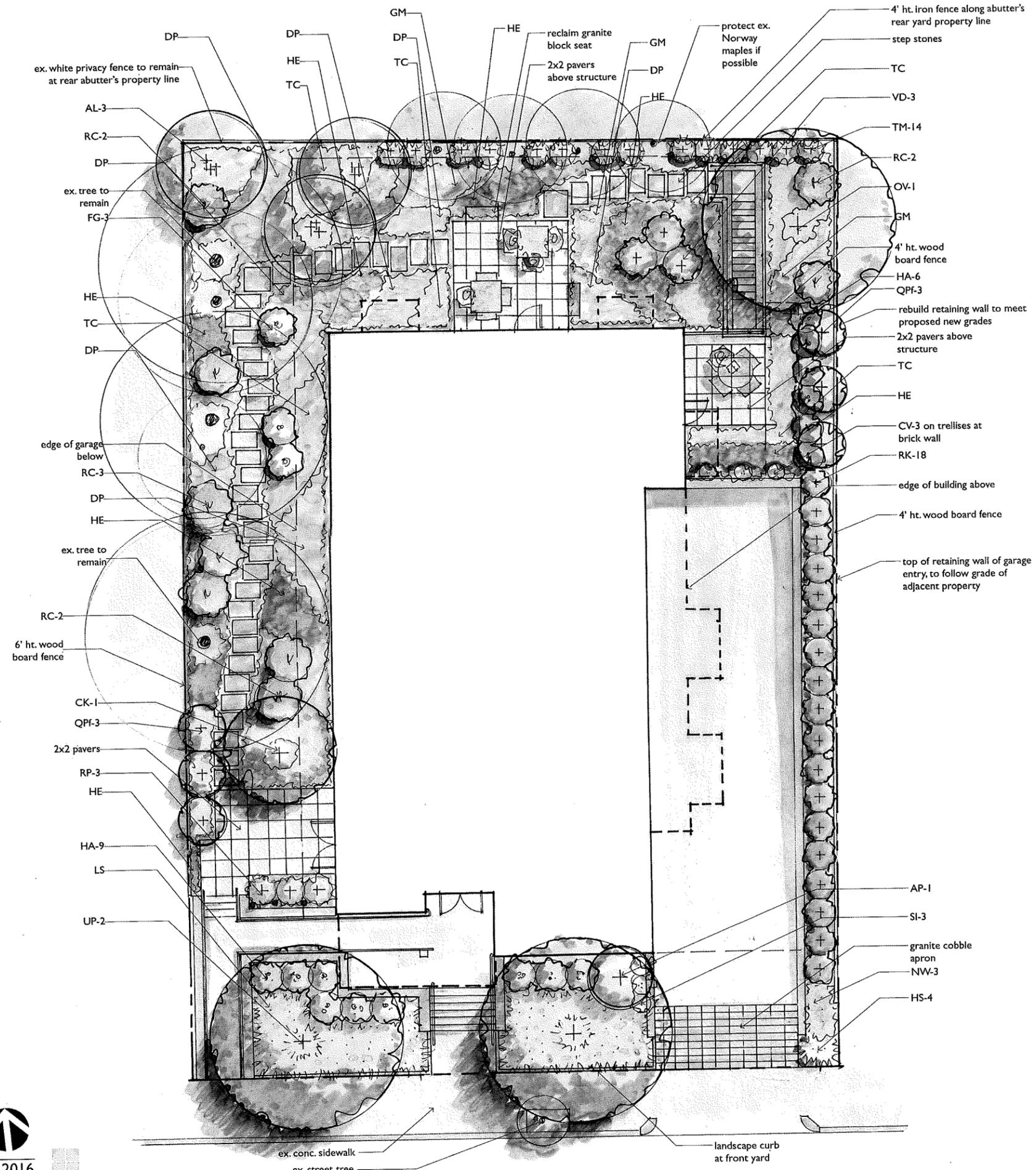
No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

Scale: 1" = 10'
0' 5' 10' 20'
Date: May 11, 2016

Drawing Title:
#36 LONGWOOD AVENUE
BROOKLINE, MASS.



Drawing No.:
C1
SHEET 1 OF 1



PROPOSED PLANT LIST

Trees:

3	AL	Amelanchier laevis	Serviceberry	10-12' ht.	clump/3 trunks/B&B
1	CK	Cornus kousa 'Celestial'	Celestial Rutgers Dogwood	2-2.5" cal.	B&B
1	OV	Ostrya virginiana	Hophornbeam	1.5-2" cal.	B&B
6	QPF	Quercus palustris 'Green Pillar'	Fastigate Pin Oak	2.5-3" cal.	B&B
2	UP	Ulmus parviflora	Lacebark Elm	5" cal.	B&B

Shrubs:

1	AP	Aesculus parviflora	Bottlebrush Buckeye	36" ht.	B&B
3	FG	Fothergilla gardenii	Fothergilla	30" ht.	
15	HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydr.	5 gal.	Pots
18	RK	Rosa 'radcon'	Knockout Rose	3 gal.	Pots
9	RC	Rhodo catawbiense	Catawba Rhodo	36" ht.	B&B
3	RP	Rhodo PJM	PJM Rhodo	30" ht.	
3	SI	Stephanandra incisa 'Crispii'	Cutleaf Steph.	5 gal.	Pots
14	TM	Taxus media 'Hicksii'	Hicks Yew	36" ht./7 gal.	Pots
3	VD	Viburnum dentatum	Arrowwood/Viburnum	36" ht.	

Blair Hines Design
Associates

LANDSCAPE ARCHITECTS

Perennials:

3	CV	Clematis virginiana	Virgin Bowers Vine	3 gal.	Pots
x	DP	Dennstaedtia punctiloba	Hayscented Fern	2 gal.	Pots
x	GM	Geranium macrorhizum 'Bevan's Variety'	Bigroot Geranium	2 gal.	Pots
x	HE	Heuchera 'Purple Palace'	Purple Palace Coralbells	2 gal.	Pots
4	HS	Hemerocallis spp.	Everblooming Daylily	2 gal.	Pots
x	LS	Liriope spicata	Lilyturf	1 gal.	Pots
3	NW	Nepeta 'Walkers Low'	Catmint	2 gal.	Pots
x	TC	Tiarella cordifolia 'Running Tapestry'	Running Tapestry Foamflower	1 gal.	Pots



Trees



Lacebark Elm



Kousa Dogwood



Serviceberry



Fastigate Pin Oak

Shrubs



PJM Rhododendron



Catawba Rhododendron



Annabelle Hydrangea



Knockout Roses



Azalea 'Karen'





Arrowhead Vibernum



Bottlebrush Buckeye

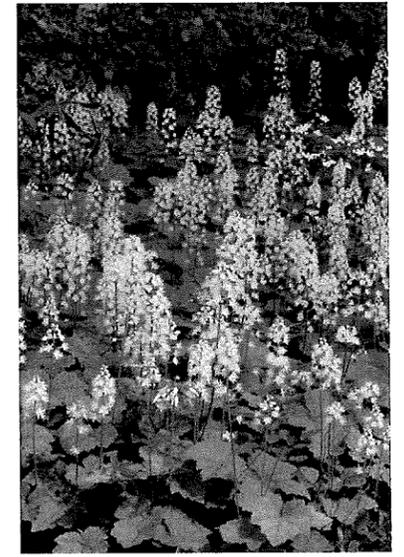


Lace Shrub

Perennials



Hayscented Fern + Heuchera



Oakleaf Foamflower



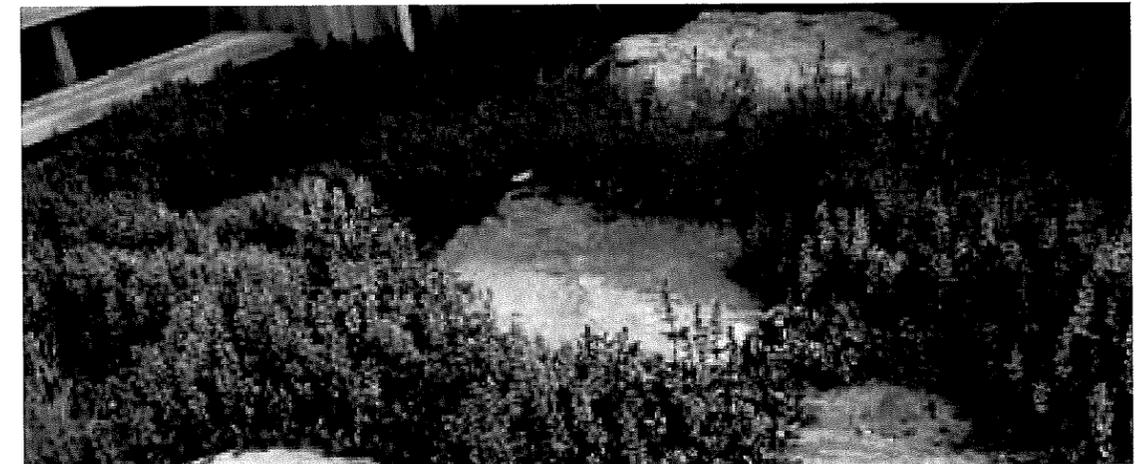
Geranium massing



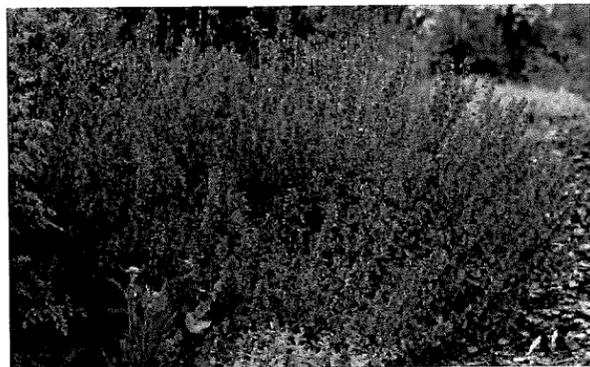
Hosta massing



Liriope massing



Bugleweed between stepping stones



Catmint



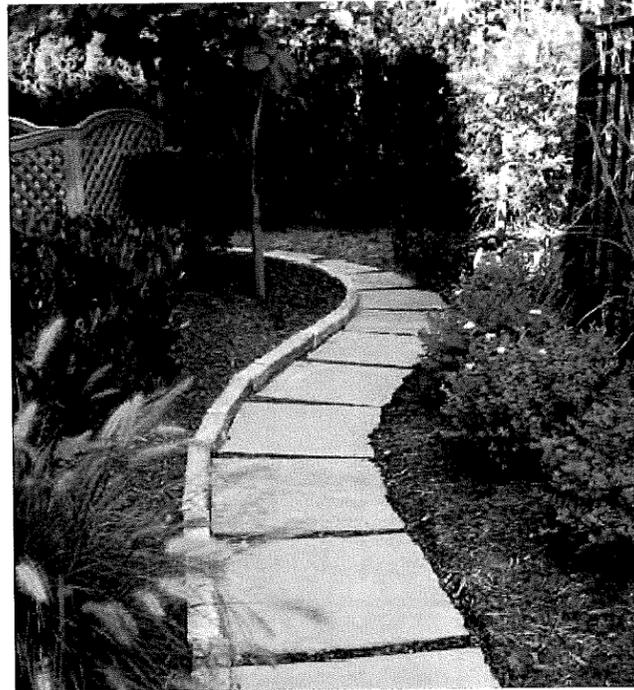
Daylily



Hardscapes



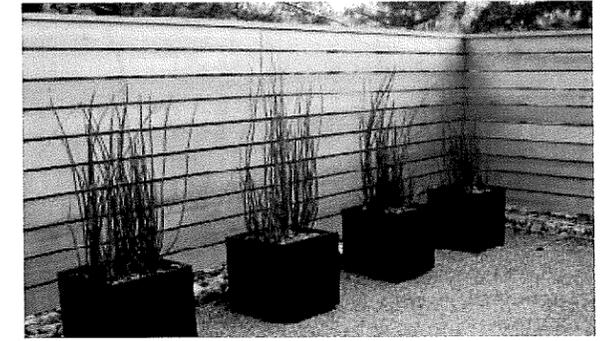
2x2 Hanover pavers



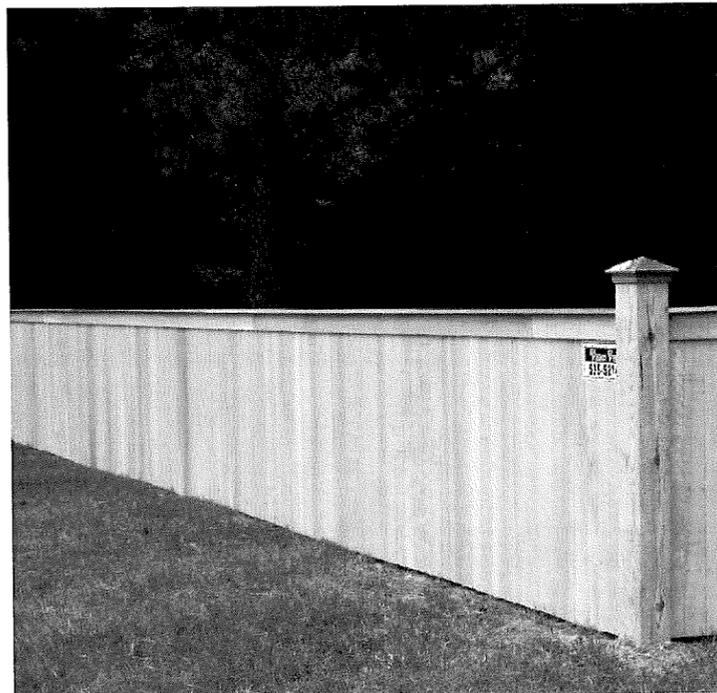
Bluestone stepping stones



Granite cobble drive apron



Horizontal wood fence



6' ht. vertical wood fence



6' ht. vertical wood fence with lattice



6' ht. shadow box top cap privacy fence





VIEW FROM ACROSS LONGWOOD AVE

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
258 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3889

SEAL

CONSULTANT

PROJECT

36 LONGWOOD AVE

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BROOKLINE MA 02446

PREPARED FOR

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LONGWOOD OWNER,
LLC.

20 PARK PLAZA, SUITE 418
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DRAWING TITLE

STREET VIEWS

SCALE AS NOTED

REVISION	DATE
SP APPL	08 JUL 2016
PROGRESS	01 JUN 2016
PROGRESS	25 MAY 2016
PROGRESS	17 MAY 2016
PERMIT SET	09 MAY 2016
DRAWN BY YC	REVIEWED BY PQ

SHEET

A0.1A



LONGWOOD AVE VIEW FROM WEST

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3889

SEAL

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BROOKLINE MA 02446

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20 PARK PLAZA, SUITE 418
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STREET VIEWS

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ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3980

SEAL



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36 LONGWOOD AVE

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BROOKLINE MA 02446

PREPARED FOR

36
LONGWOOD OWNER,
LLC.

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BOSTON, MA 02116

DRAWING TITLE

RENDERED
ELEVATIONS

SCALE AS NOTED

REVISION	DATE
SP APPL	08 JUL 2016
PROGRESS	01 JUN 2016
PROGRESS	25 MAY 2016
PROGRESS	17 MAY 2016
PERMIT SET	09 MAY 2016
DRAWN BY YC	REVIEWED BY PQ

SHEET

A0.2



2 LEFT ELEVATION
SCALE: 1" = 20'-0"



1 FRONT ELEVATION
SCALE: 1" = 20'-0"



4 RIGHT ELEVATION
SCALE: 1" = 20'-0"



3 REAR ELEVATION
SCALE: 1" = 20'-0"

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

36 LONGWOOD AVE

36 LONGWOOD AVE,
BROOKLINE MA 02446

PREPARED FOR

36
LONGWOOD OWNER,
LLC.

20 PARK PLAZA, SUITE 418
BOSTON, MA 02116

DRAWING TITLE

CONTEXT
ELEVATION

SCALE AS NOTED

REVISION	DATE
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PROGRESS	01 JUN 2016
PROGRESS	25 MAY 2016
PROGRESS	17 MAY 2016
PERMIT SET	09 MAY 2016
DRAWN BY HC	REVIEWED BY PQ

SHEET

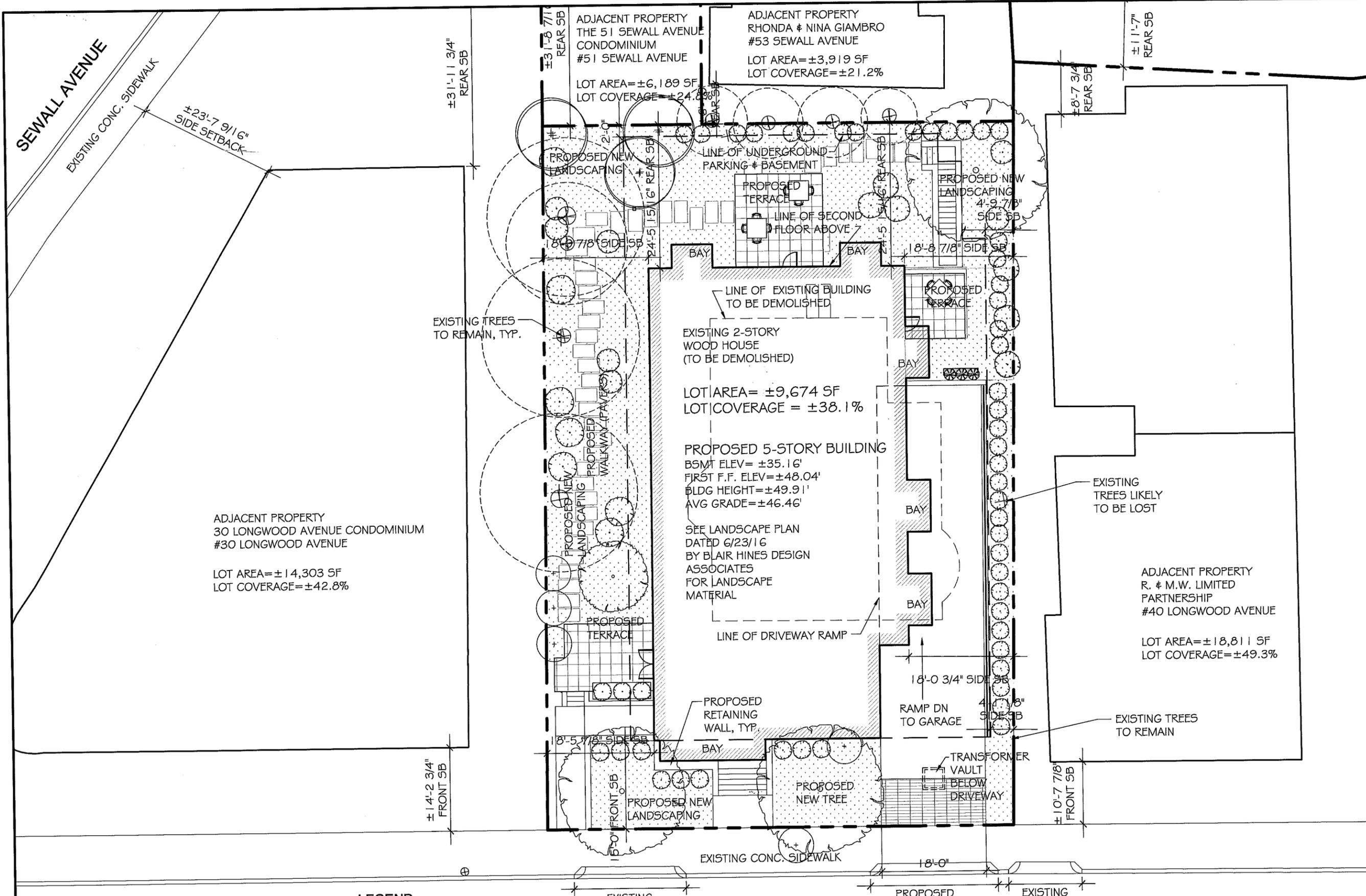
A0.3



1 CONTEXT ELEVATION
SCALE: 1"=20'-0"



1 RENDERED CONTEXT ELEVATION
SCALE: 1/20"=1'-0"



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 COMMUNITY DESIGN
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 PH 617-354-3969



CONSULTANT

PROJECT
36 LONGWOOD AVE
 36 LONGWOOD AVE,
 BROOKLINE MA 02446

PREPARED FOR
36 LONGWOOD OWNER, LLC.
 20 PARK PLAZA, SUITE 418
 BOSTON, MA 02116

DRAWING TITLE
ARCHITECTURAL SITE PLAN

SCALE AS NOTED

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PROGRESS	25 MAY 2016
PROGRESS	17 MAY 2016
PERMIT SET	09 MAY 2016
DRAWN BY KVS	REVIEWED BY PQ

SHEET
AS1.0

NOTE: PLAN BASED ON EXISTING CONDITIONS
 PLOT PLAN PREPARED ON APRIL 18, 2016 BY
 HAYES ENGINEERING INC.
 603 SALEM STREET
 WAKEFIELD, MA 01880

LEGEND:
 ⊕ EXISTING TREE TO REMAIN
 ○ NEW TREE

EXISTING CURB CUT TO BE FILLED
 PROPOSED NEW CURB CUT
 EXISTING NEIGHBOR CURB CUT

LONGWOOD AVENUE



1 ARCHITECTURAL SITE PLAN
 SCALE: 1/16" = 1'-0"

SEAL



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36 LONGWOOD AVE

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BROOKLINE MA 02446

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DRAWING TITLE

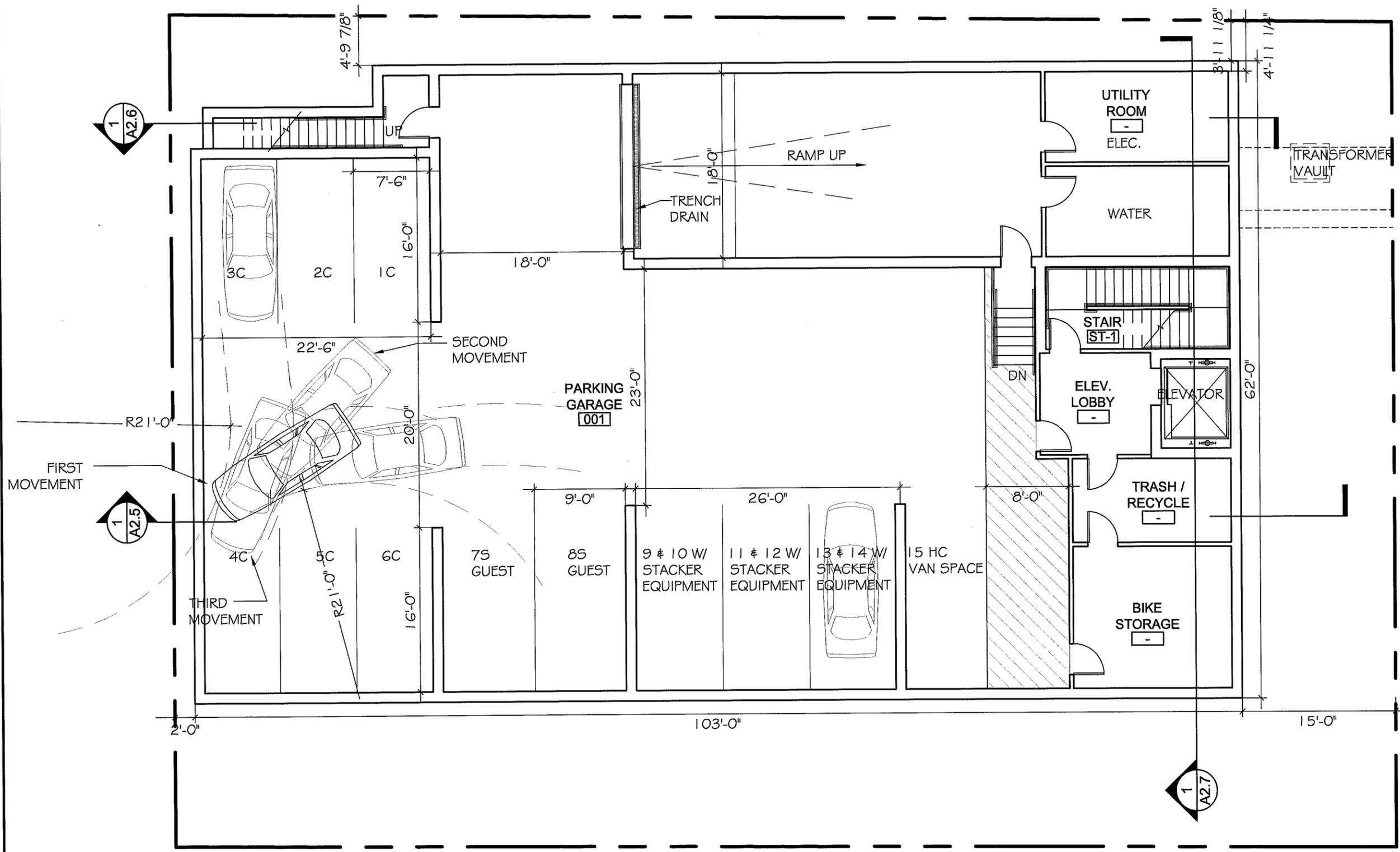
BASEMENT PLAN

SCALE AS NOTED

REVISION	DATE
SP APPL	08 JUL 2016
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PROGRESS	25 MAY 2016
PROGRESS	17 MAY 2016
PERMIT SET	09 MAY 2016
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SHEET

A1.0



1 BASEMENT PLAN
SCALE: 1" = 10'-0"

SEAL



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36 LONGWOOD AVE

36 LONGWOOD AVE,
BROOKLINE MA 02446

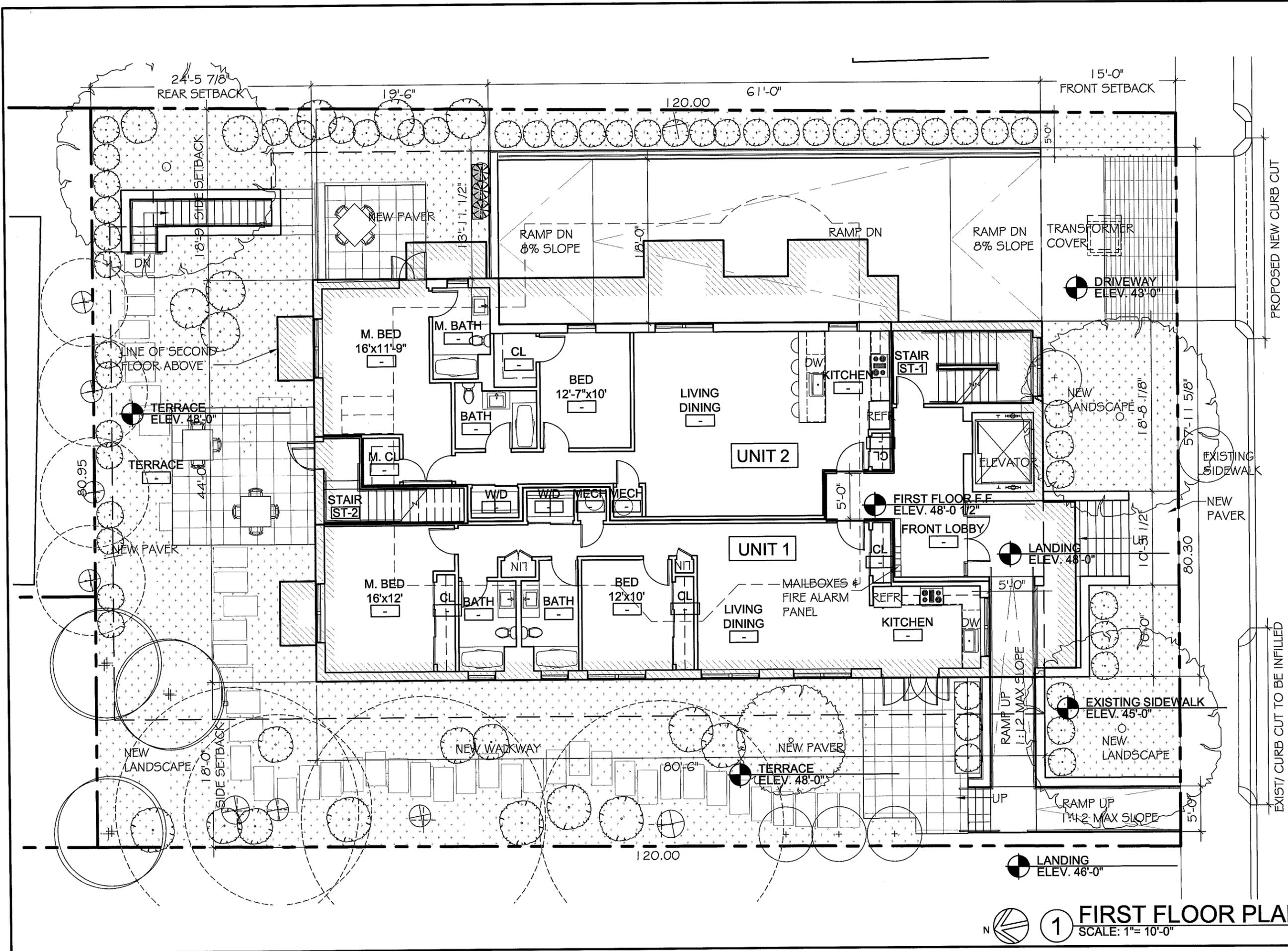
PREPARED FOR
36
LONGWOOD OWNER,
LLC.

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BOSTON, MA 02116

DRAWING TITLE
FIRST
FLOOR PLAN

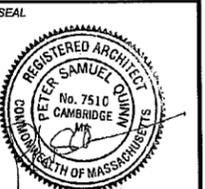
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PROGRESS	17 MAY 2016
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SHEET	



1 FIRST FLOOR PLAN
SCALE: 1" = 10'-0"

A1.1



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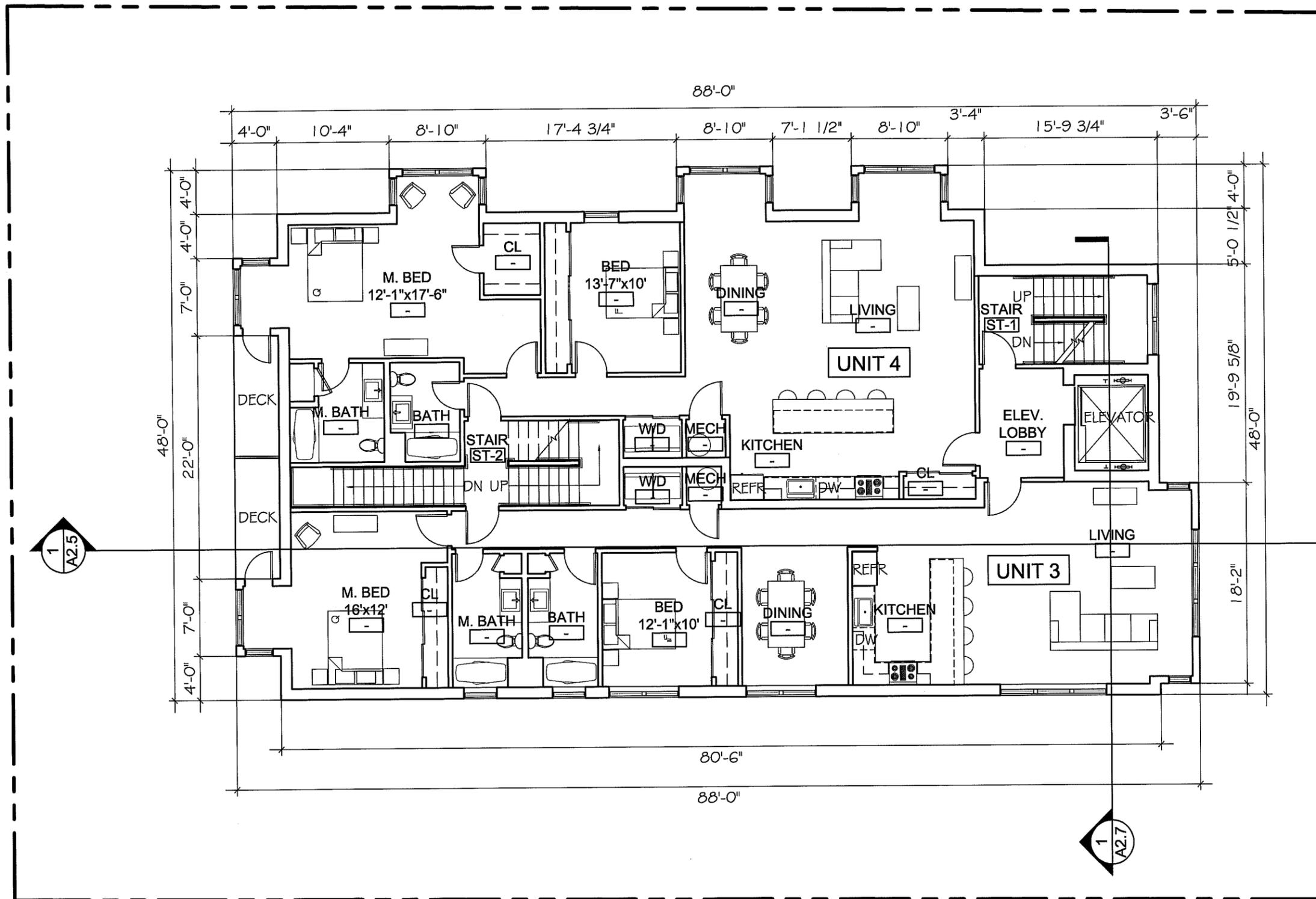
DRAWING TITLE
SECOND
FLOOR PLAN

SCALE AS NOTED

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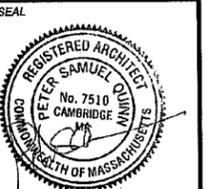
SHEET

A1.2



1

SECOND FLOOR PLAN
SCALE: 1" = 10'-0"



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BOSTON, MA 02116

DRAWING TITLE
**THIRD
TO FIFTH
FLOOR PLAN**

SCALE AS NOTED

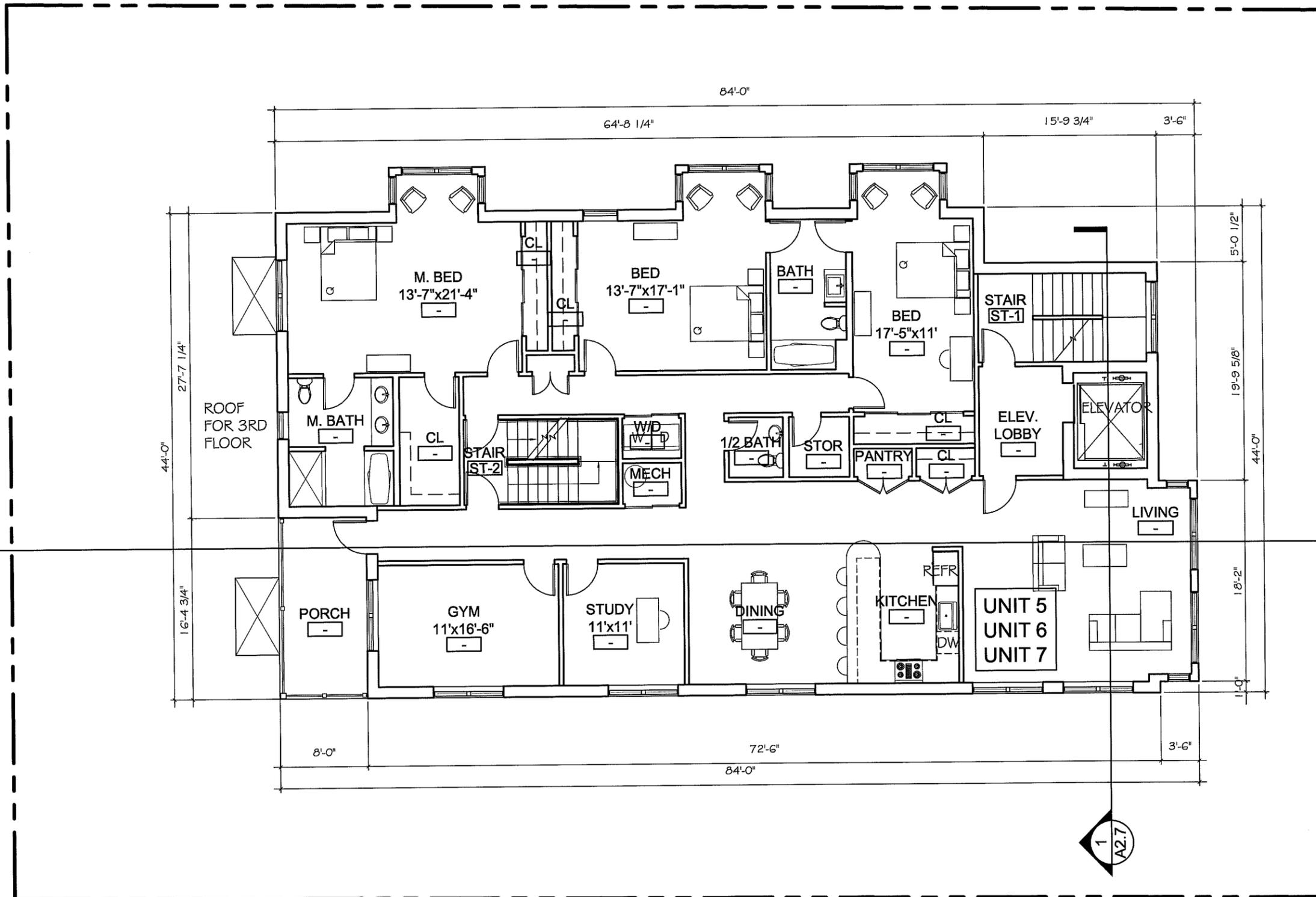
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PERMIT SET	09 MAY 2016

DRAWN BY
KA / KVS

REVIEWED BY
PQ

SHEET

A1.3



1

THIRD TO FIFTH FLOOR PLAN

SCALE: 1" = 10'-0"

PETER QUINN ARCHITECTS

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259 ELM STREET, SUITE 301
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36 LONGWOOD AVE

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PREPARED FOR
36 LONGWOOD OWNER, LLC.

20 PARK PLAZA, SUITE 418
BOSTON, MA 02116

DRAWING TITLE
ROOF PLAN

SCALE AS NOTED

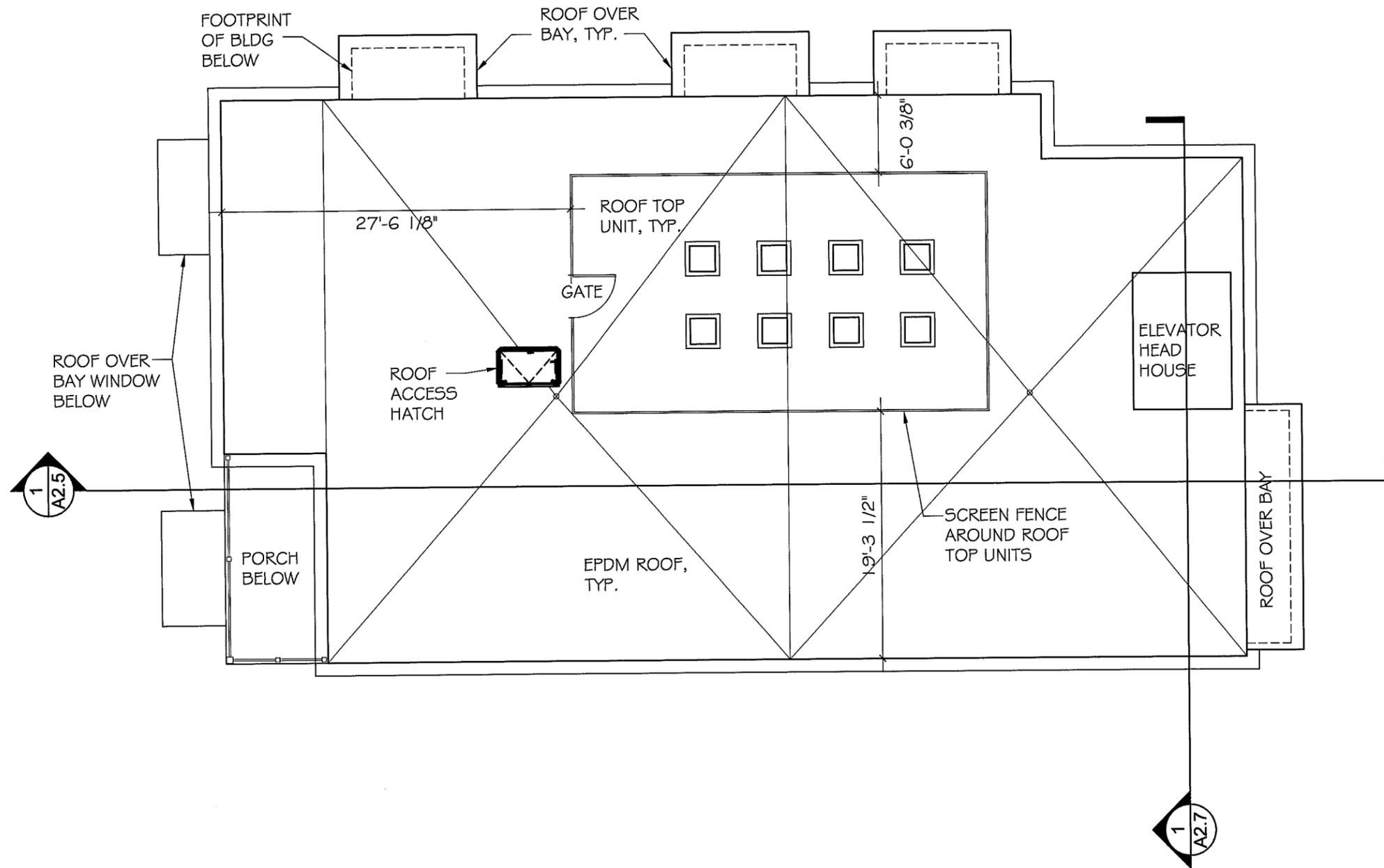
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DRAWN BY
KVS

REVIEWED BY
PQ

SHEET

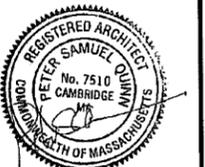
A1.4



1
A2.7

1 ROOF PLAN
SCALE: 1"= 10'-0"

SEAL



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36 LONGWOOD AVE

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DRAWING TITLE

FRONT
ELEVATION

SCALE AS NOTED

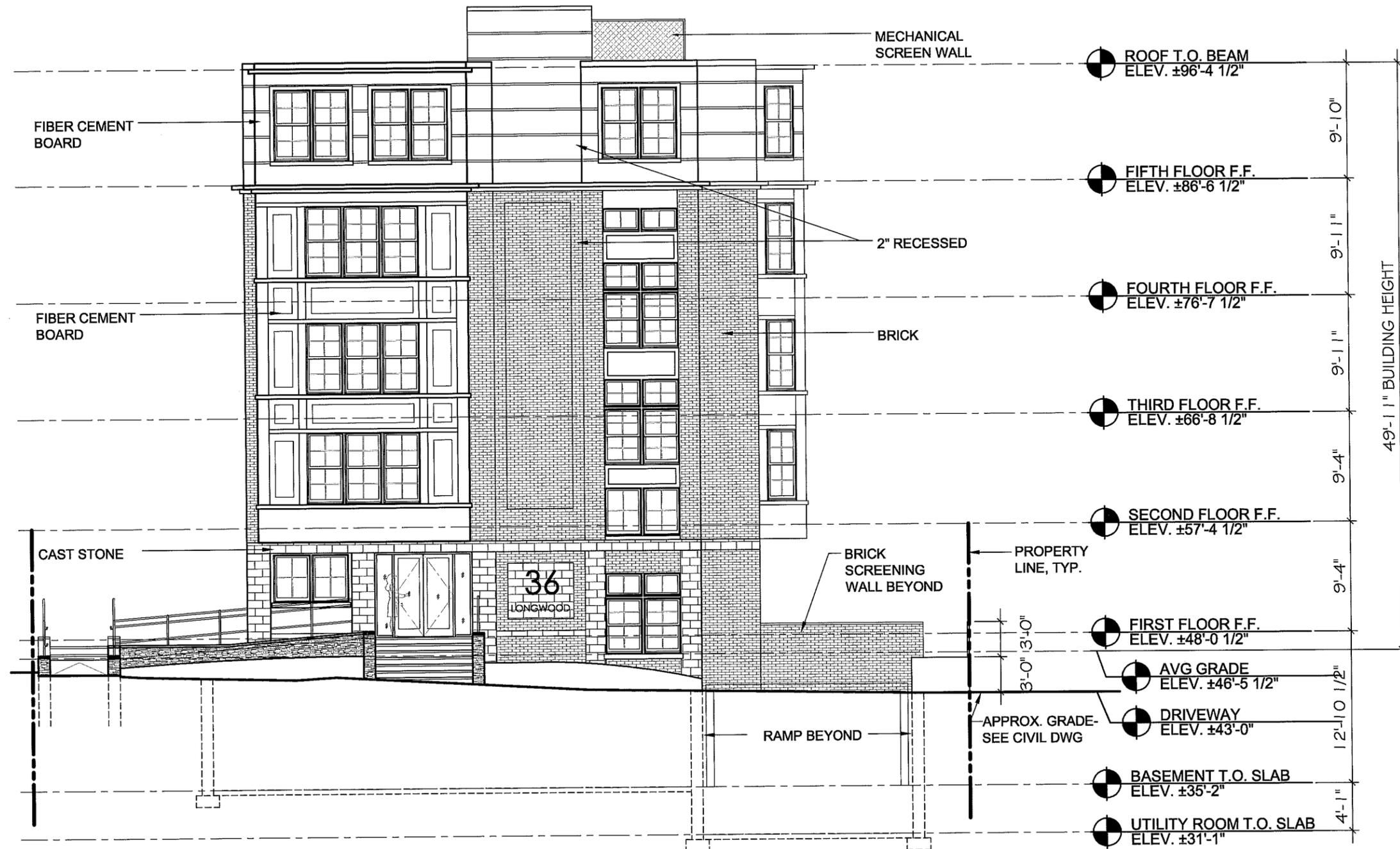
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DRAWN BY
KVS

REVIEWED BY
PQ

SHEET

A2.1



1 FRONT ELEVATION
SCALE: 1" = 10'-0"

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BOSTON, MA 02116

DRAWING TITLE
REAR
ELEVATION

SCALE AS NOTED

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SHEET

A2.2



1 LEFT ELEVATION
SCALE: 1" = 10'-0"



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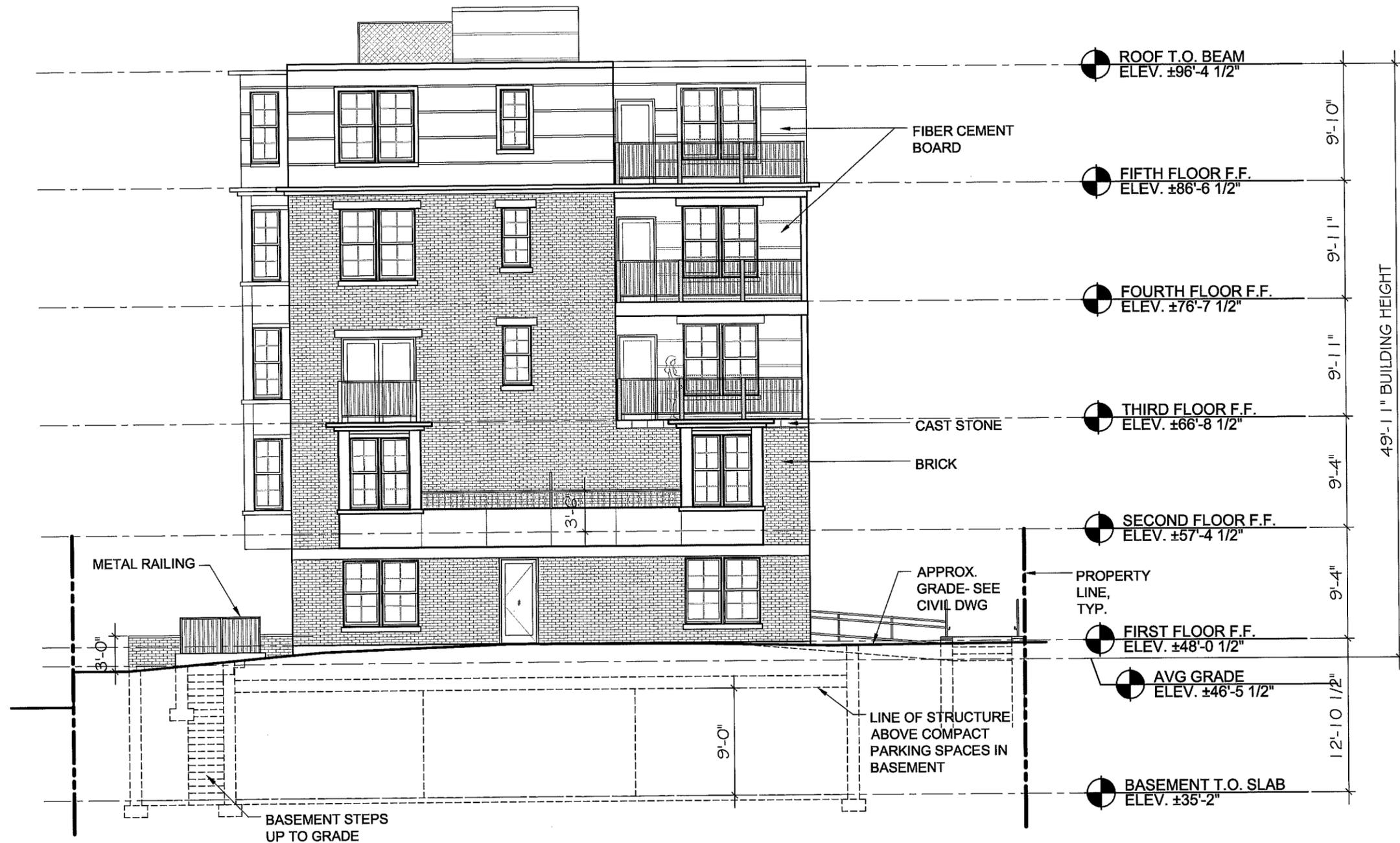
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RIGHT
ELEVATION

SCALE AS NOTED

REVISION	DATE
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SHEET

A2.3



1 REAR ELEVATION
SCALE: 1" = 10'-0"

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DRAWING TITLE
LEFT
ELEVATION

SCALE AS NOTED

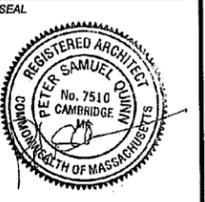
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SHEET

A2.4



1 RIGHT ELEVATION
SCALE: 1" = 10'-0"



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BOSTON, MA 02116

DRAWING TITLE

SHADOW STUDY
MARCH/SEPT

SCALE AS NOTED

REVISION	DATE
SP APPL	08 JUL 2016
PROGRESS	01 JUN 2016
PROGRESS	25 MAY 2016
PROGRESS	17 MAY 2016
PERMIT SET	09 MAY 2016
DRAWN BY HC	REVIEWED BY PQ

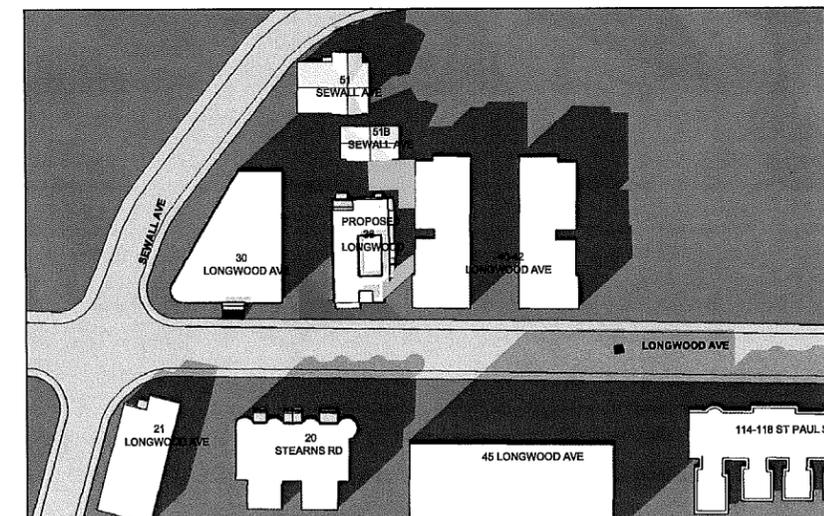
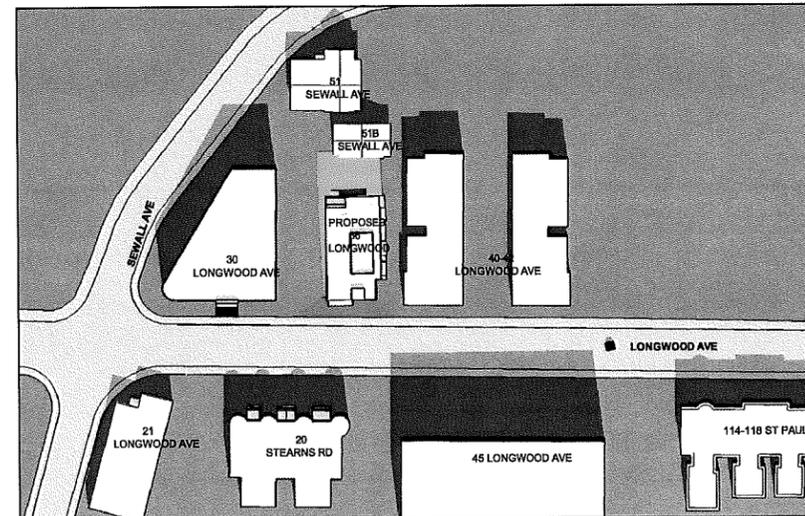
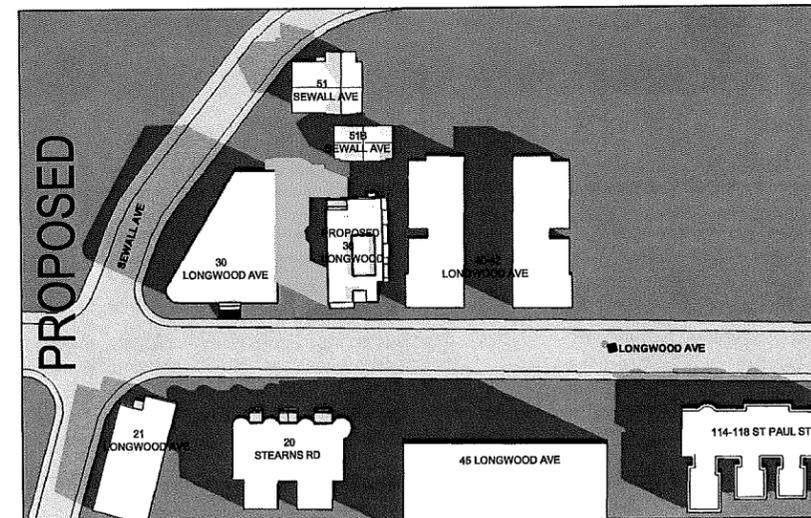
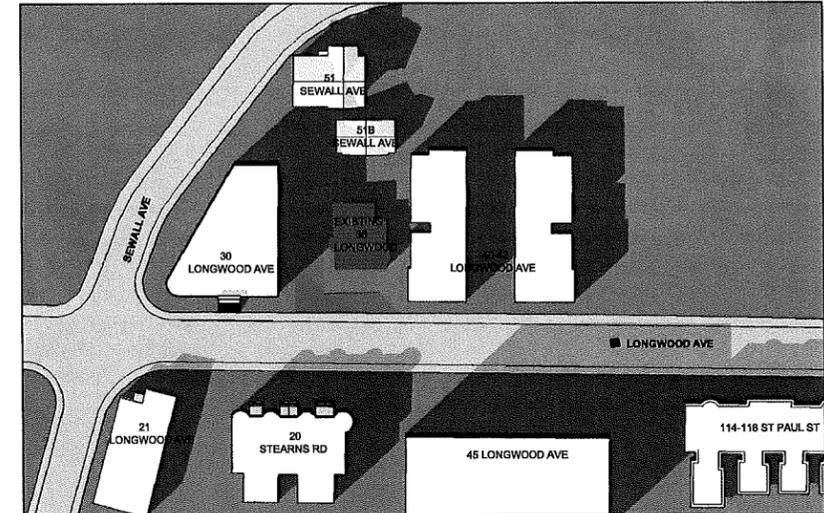
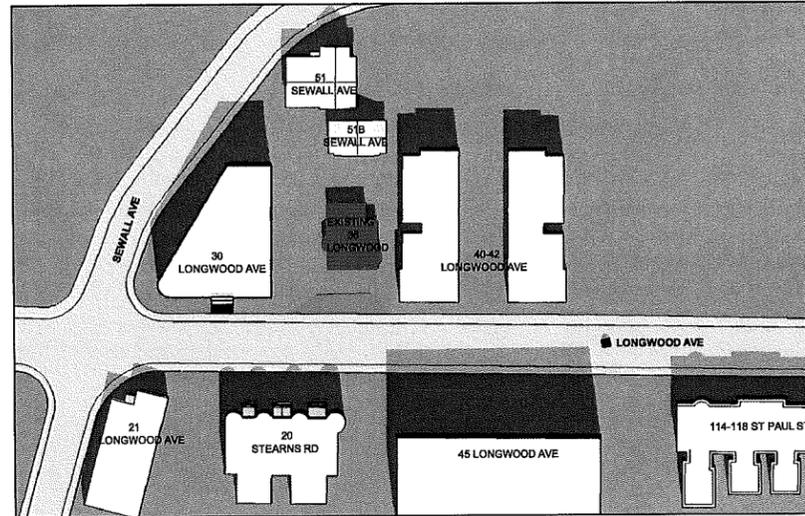
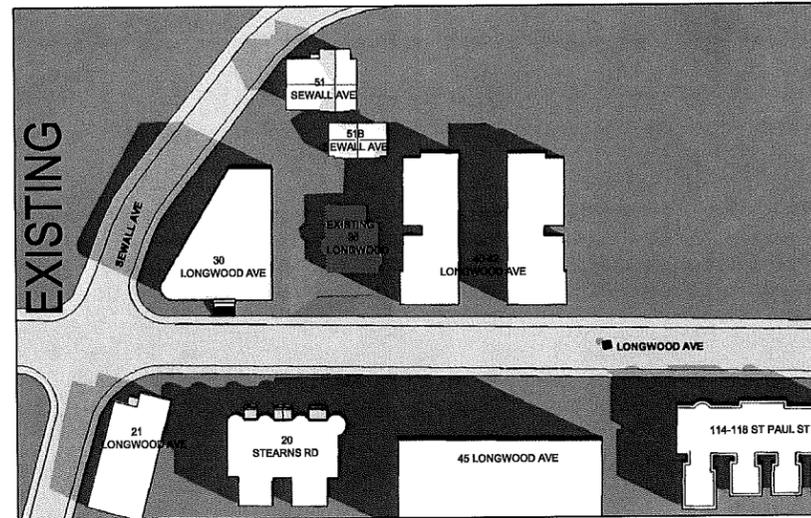
SHEET

SH1

9:00 AM

12:00 PM

3:00 PM



■ ADDITIONAL SHADOW

SHADOW STUDY - MARCH 21 / SEPT 21 EQUINOX



CONSULTANT

PROJECT
36 LONGWOOD AVE

36 LONGWOOD AVE,
BROOKLINE MA 02446

PREPARED FOR

36
LONGWOOD OWNER,
LLC.

20 PARK PLAZA, SUITE 418
BOSTON, MA 02116

DRAWING TITLE

SHADOW STUDY
JUNE

SCALE AS NOTED

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SP APPL	08 JUL 2016
PROGRESS	01 JUN 2016
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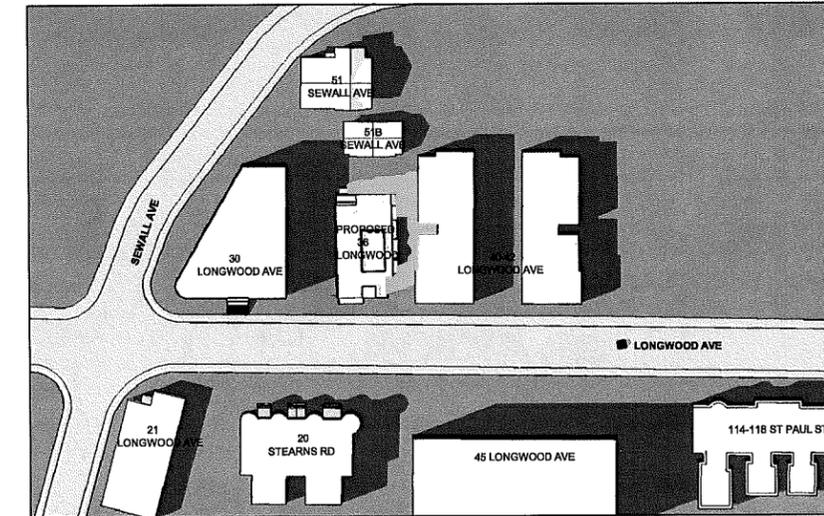
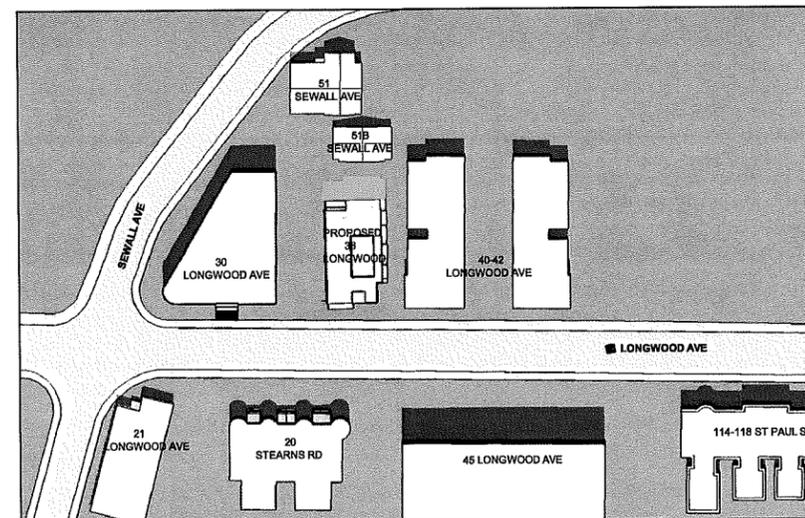
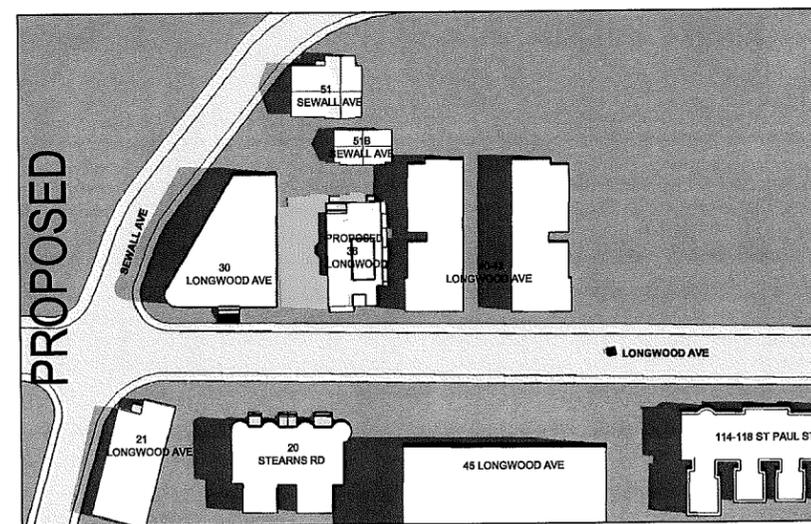
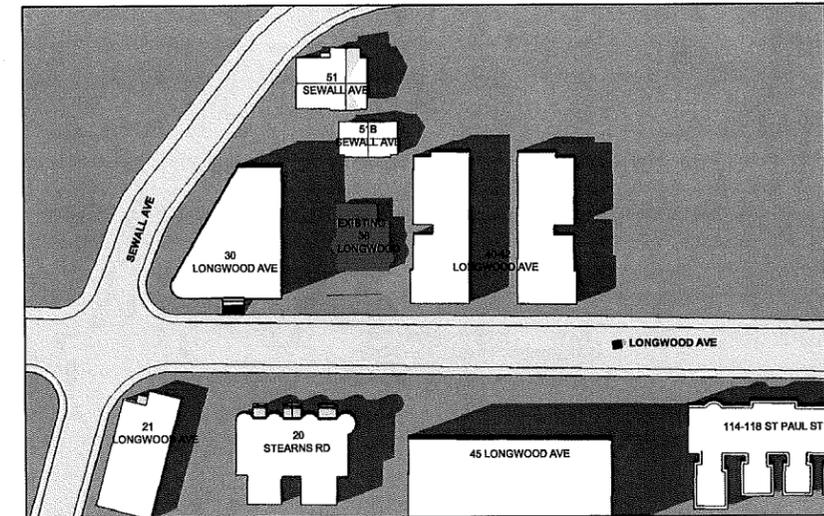
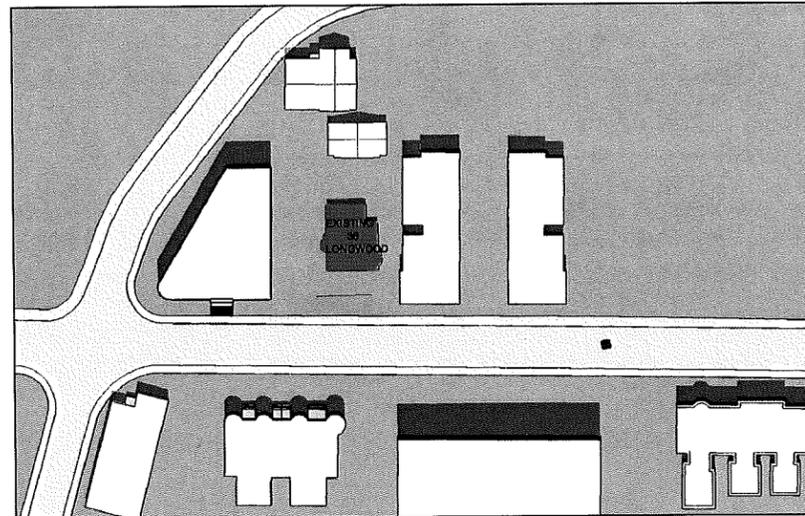
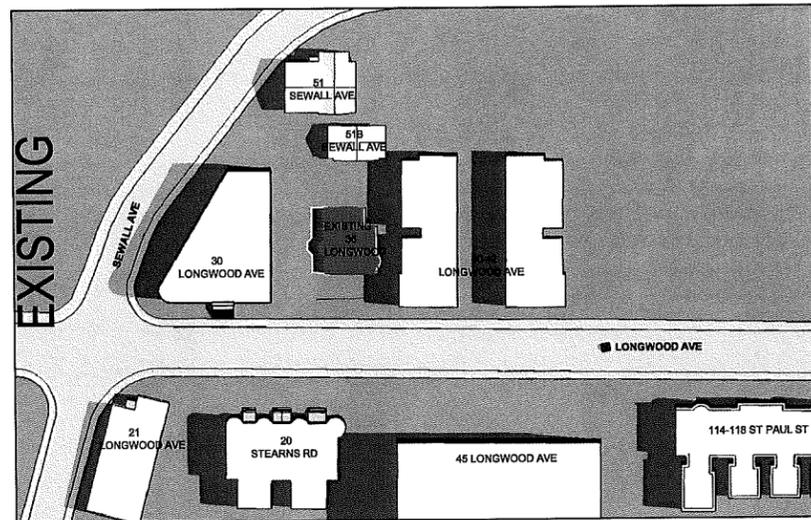
SHEET

SH2

9:00 AM

12:00 PM

3:00 PM



■ ADDITIONAL SHADOW

SHADOW STUDY - JUNE 21

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3889



CONSULTANT

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36 LONGWOOD AVE

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BROOKLINE MA 02446

PREPARED FOR

36 LONGWOOD OWNER, LLC.

20 PARK PLAZA, SUITE 418
BOSTON, MA 02116

DRAWING TITLE

SHADOW STUDY
DECEMBER

SCALE AS NOTED

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PROGRESS	01 JUN 2016
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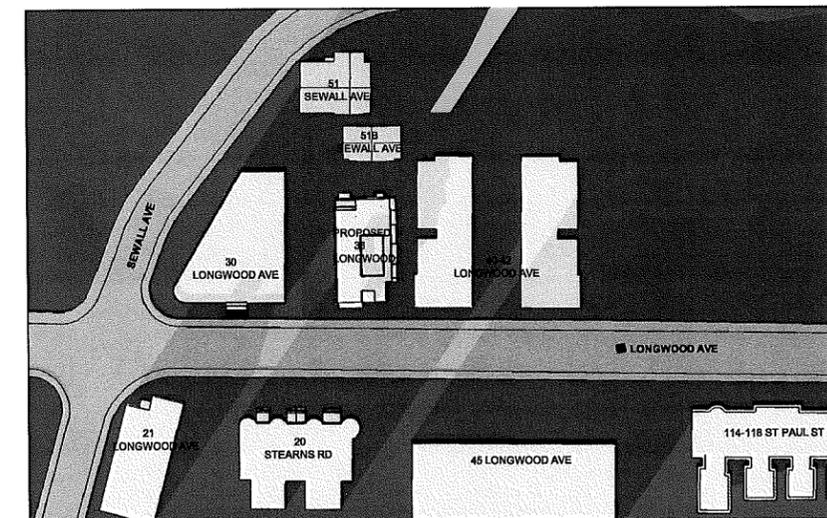
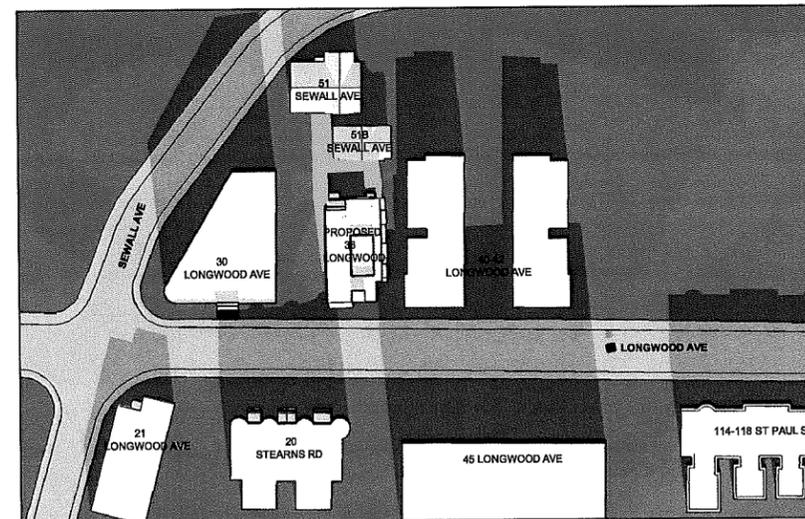
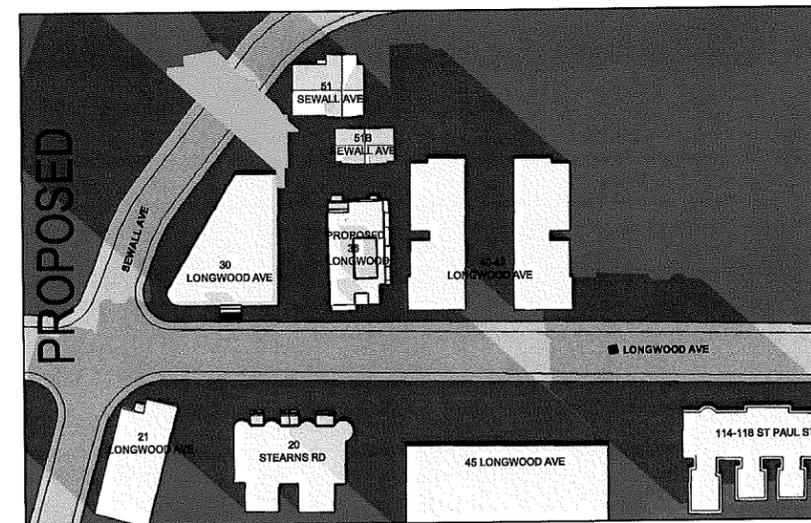
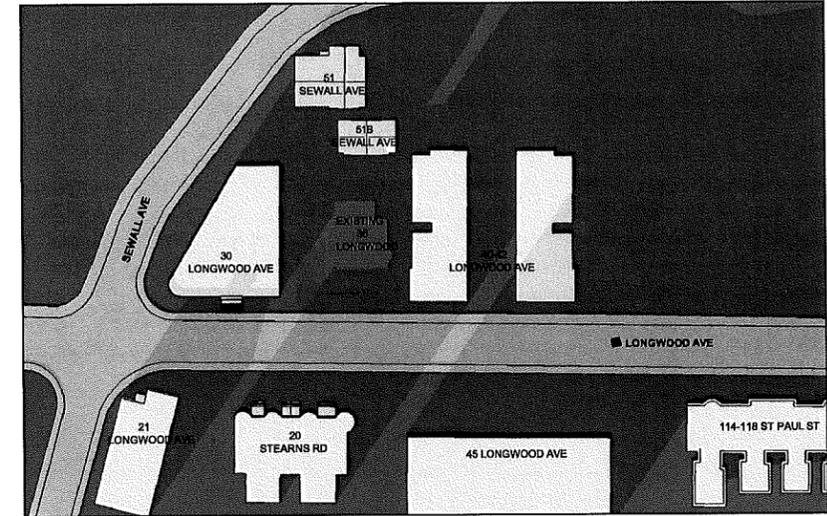
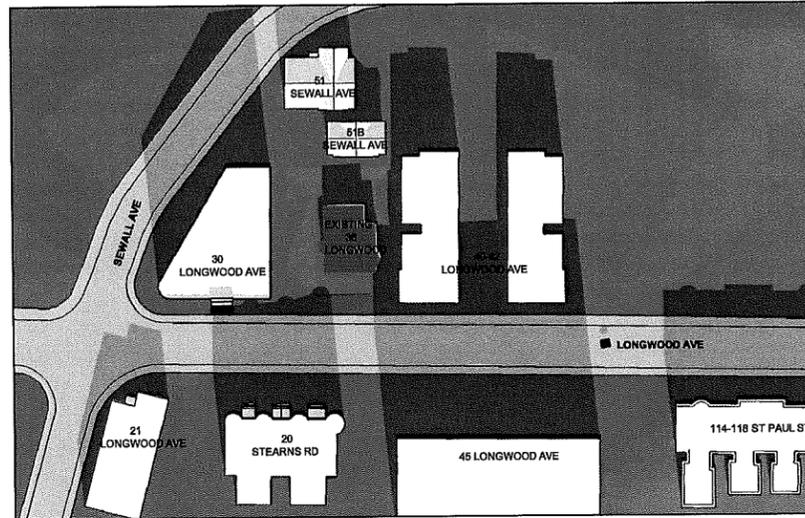
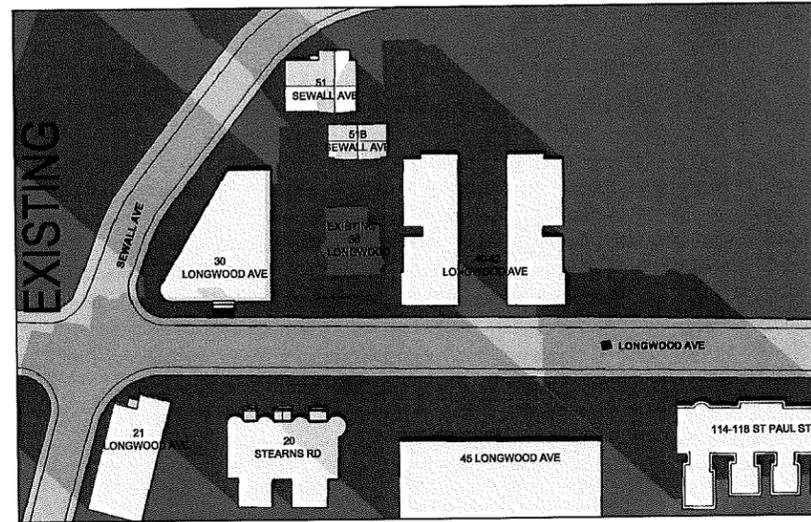
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SH3

9:00 AM

12:00 PM

3:00 PM



■ ADDITIONAL SHADOW

SHADOW STUDY - DECEMBER 21

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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BOSTON, MA 02116

DRAWING TITLE
SHADOW STUDY
MARCH/SEPT

SCALE AS NOTED

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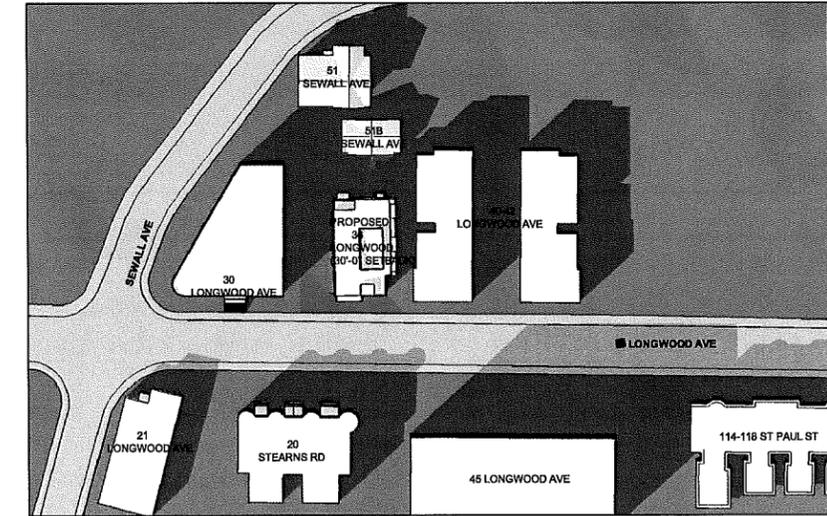
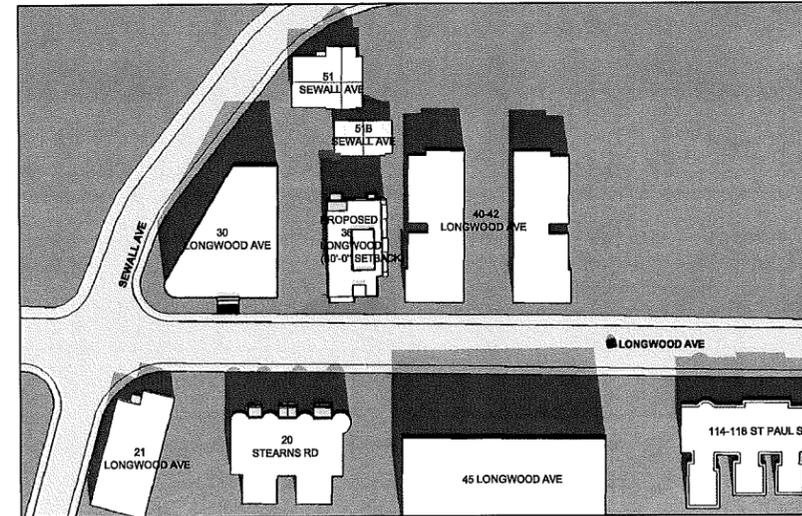
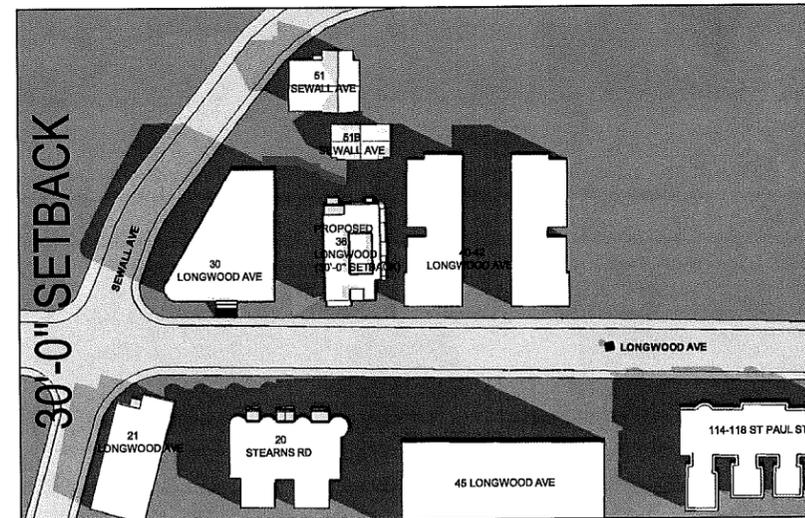
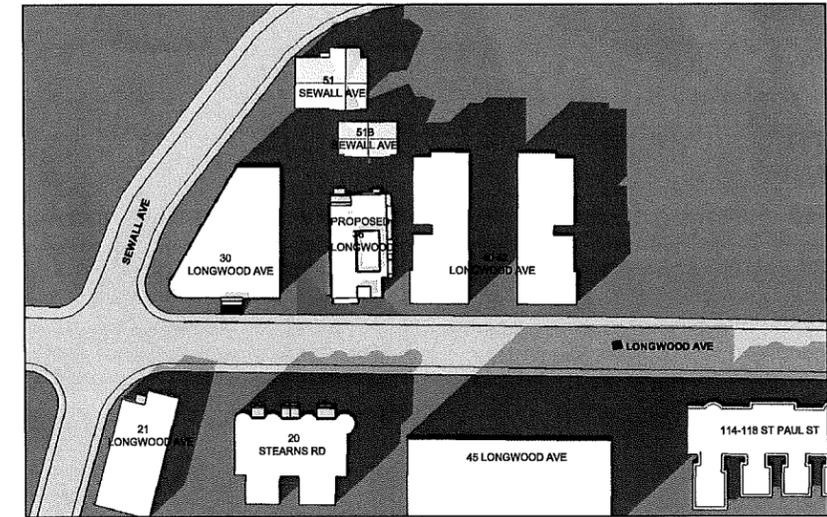
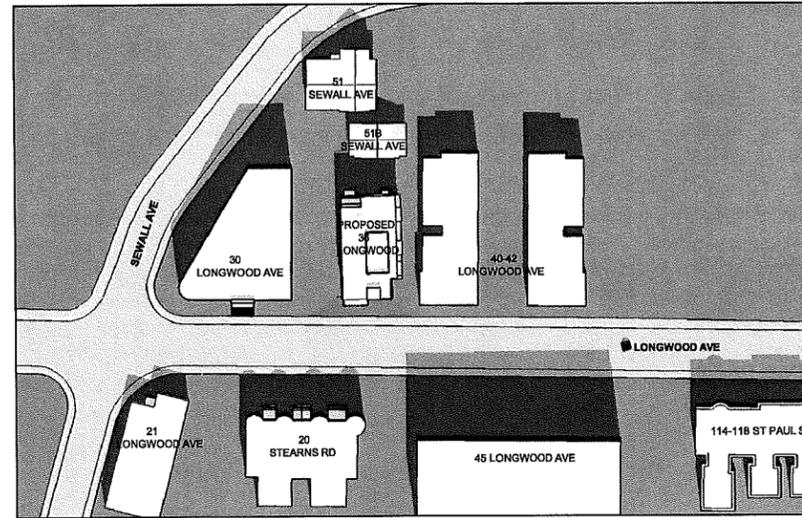
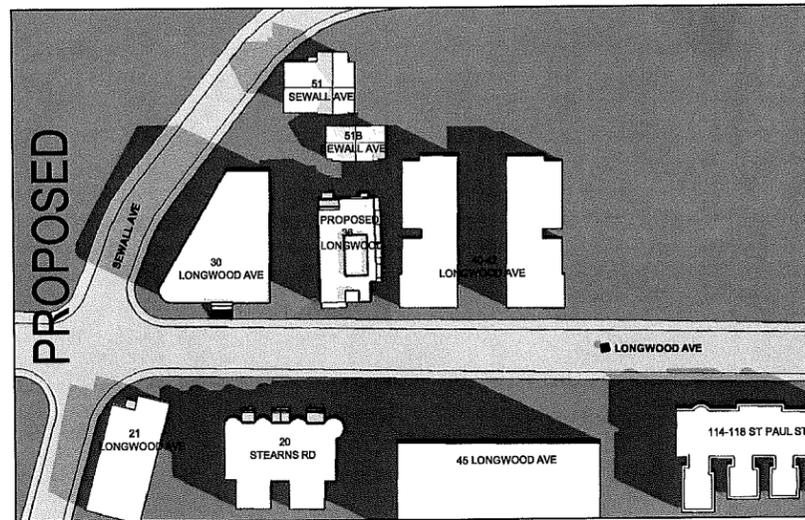
SHEET

SH4

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12:00 PM

3:00 PM



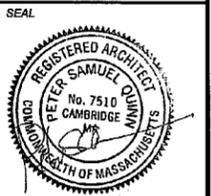
■ REDUCED SHADOW

SHADOW STUDY - MARCH 21 / SEPT 21 EQUINOX

PETER QUINN ARCHITECTS

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PLANNING
COMMUNITY DESIGN

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BROOKLINE MA 02446

PREPARED FOR
36 LONGWOOD OWNER, LLC.

20 PARK PLAZA, SUITE 418
BOSTON, MA 02116

DRAWING TITLE
SHADOW STUDY
JUNE

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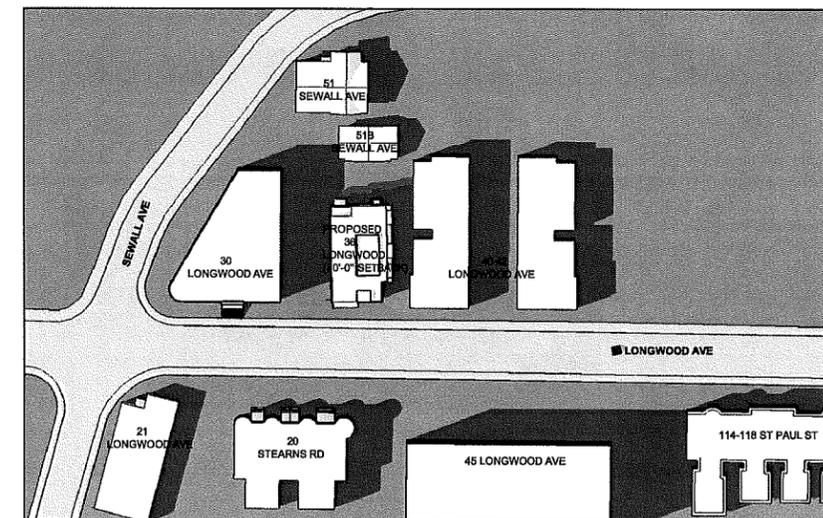
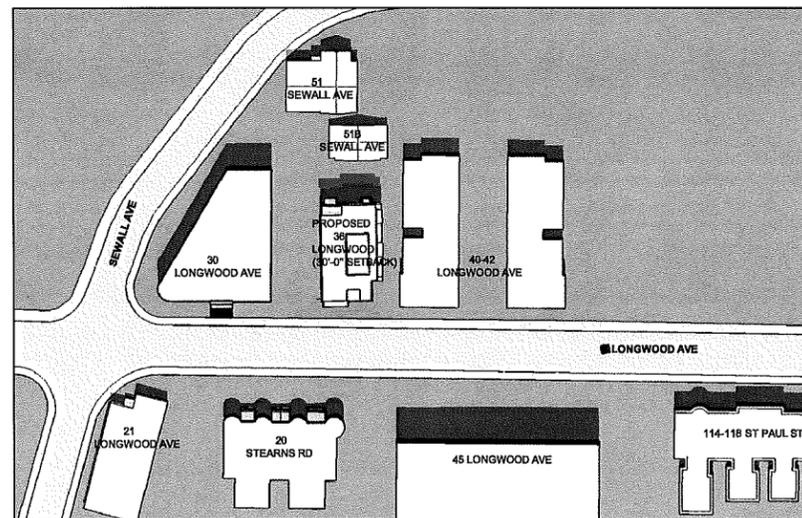
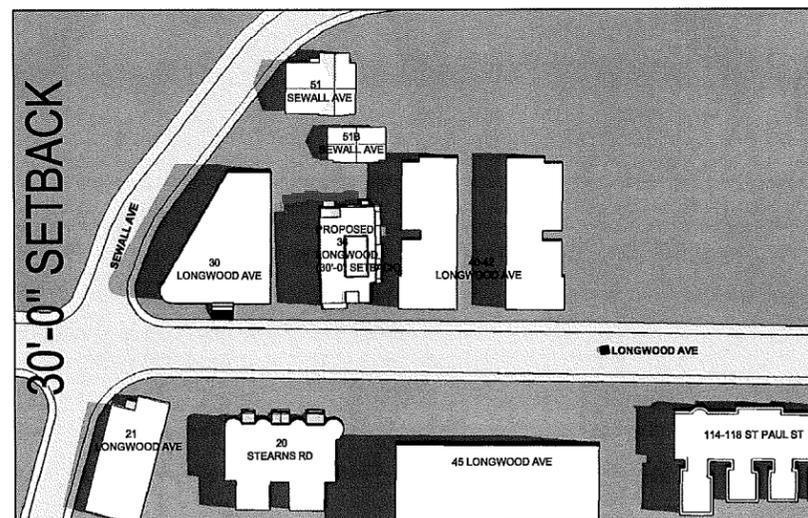
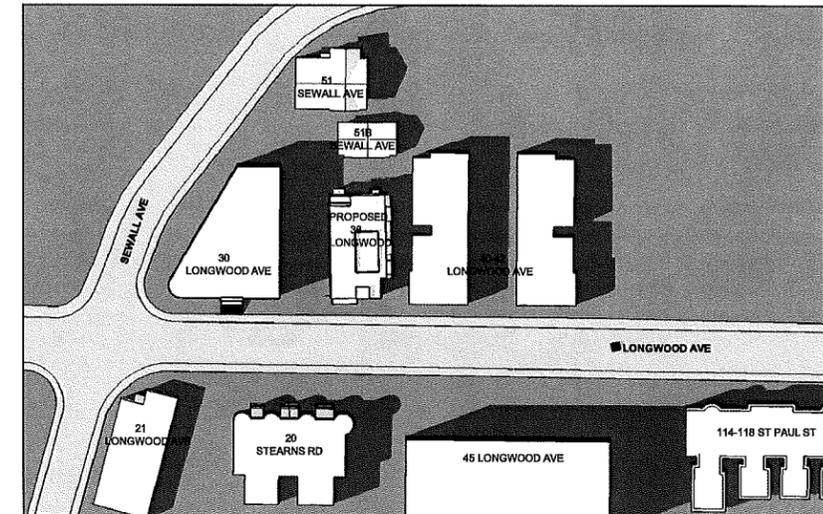
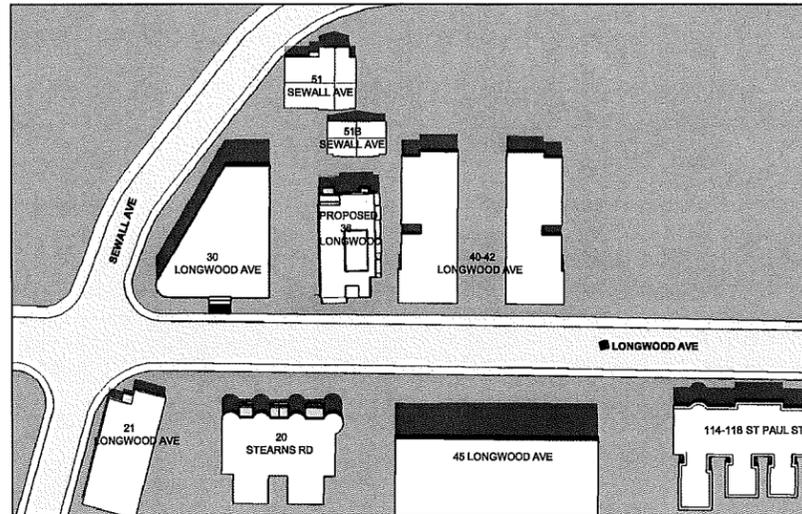
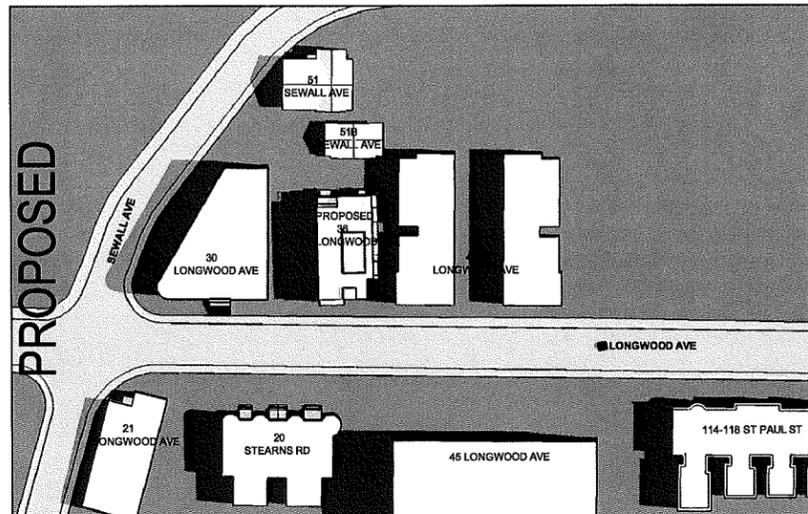
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SH5

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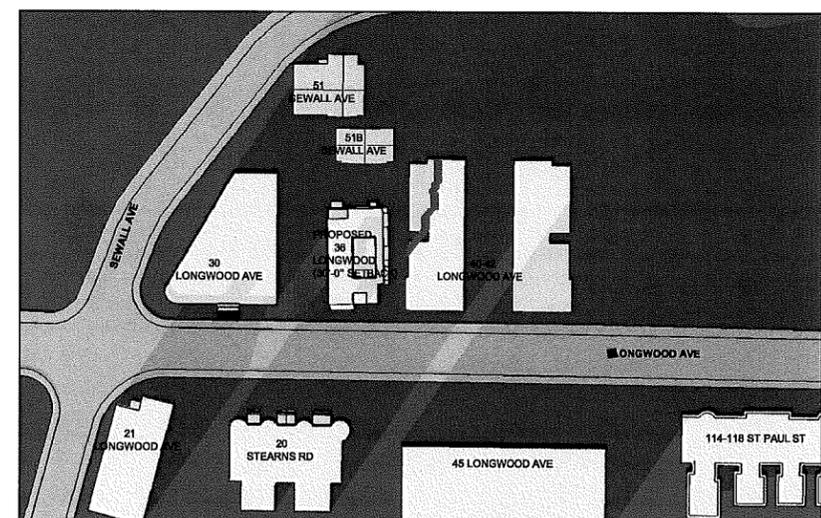
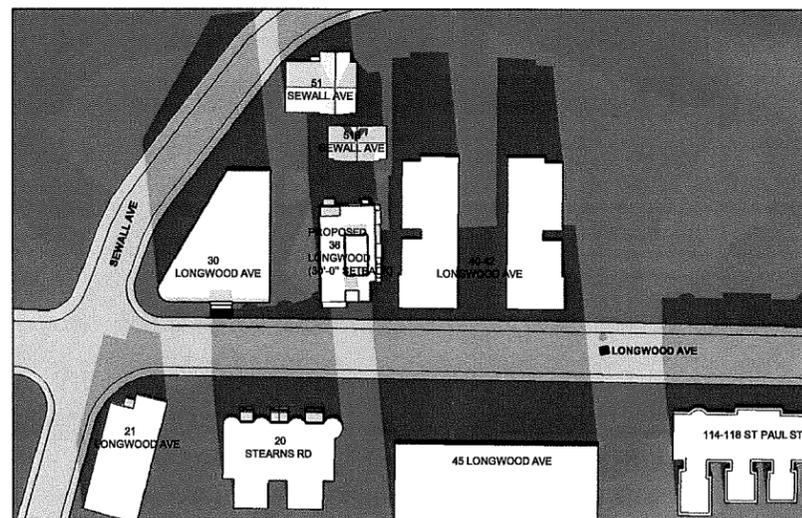
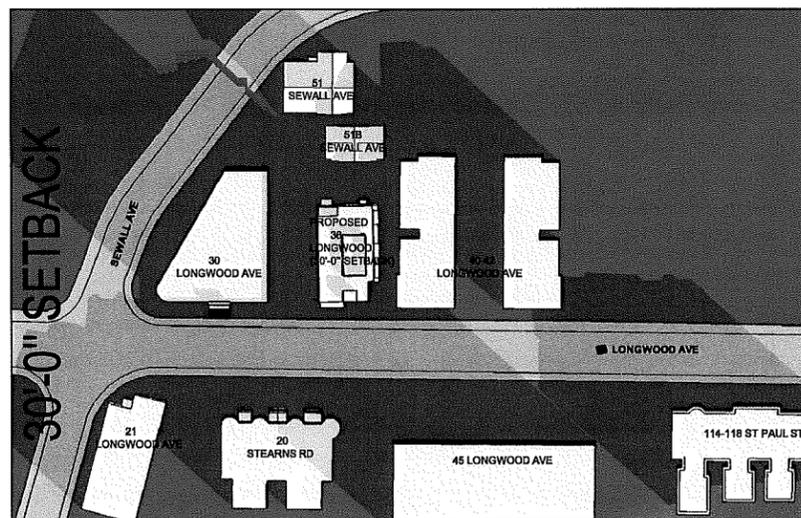
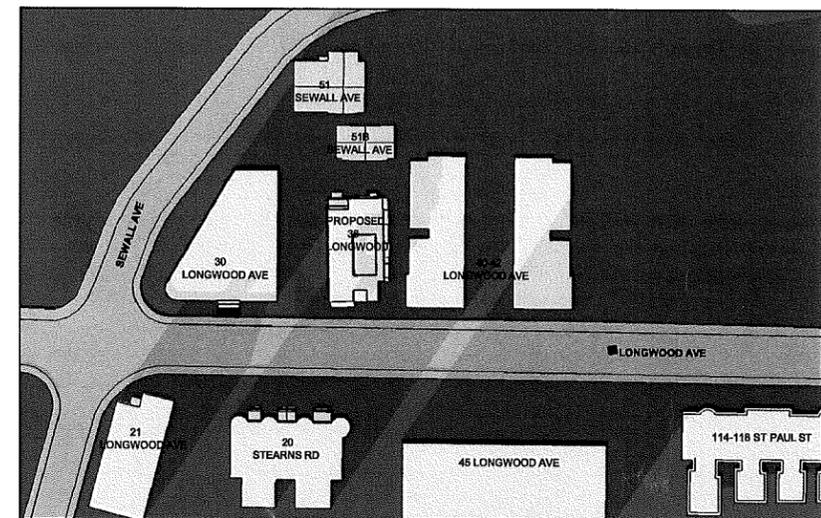
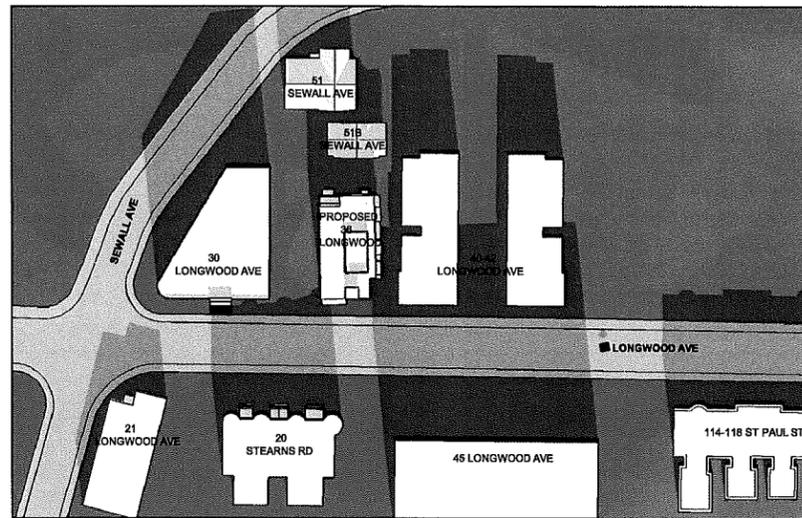
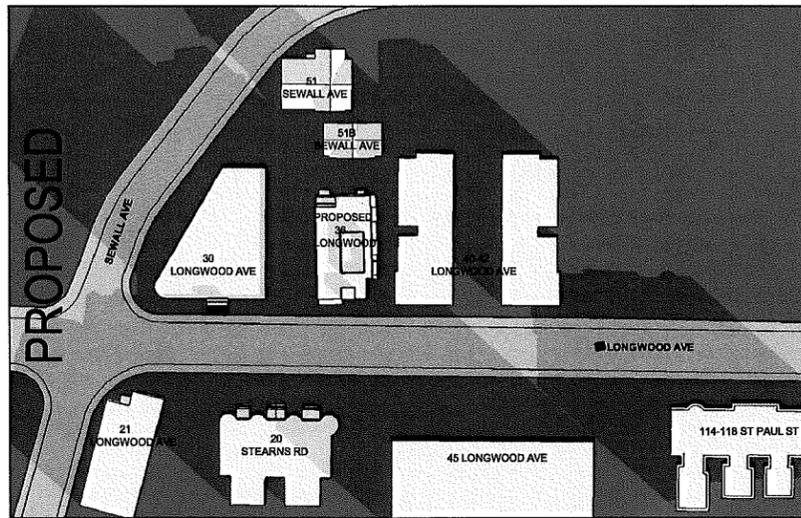
■ REDUCED SHADOW

SHADOW STUDY - JUNE 21

9:00 AM

12:00 PM

3:00 PM



■ REDUCED SHADOW

SHADOW STUDY - DECEMBER 21

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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CONSULTANT

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DRAWING TITLE

SHADOW STUDY
DECEMBER

SCALE AS NOTED

REVISION	DATE
SP APPL	08 JUL 2016
PROGRESS	01 JUN 2016
PROGRESS	25 MAY 2016
PROGRESS	17 MAY 2016
PERMIT SET	09 MAY 2016
DRAWN BY HC	REVIEWED BY PQ

SHEET

SH6