384 Harvard Street, Brookline

BROOKLINE, MA

10/28/2016 COMPREHENSIVE PERMIT SUBMISSION

PCA PROJECT #: 14091.00

LOCUS PLAN

DRAWING LIST			
Starred	**Sheet Number**	**Sheet Name**	**Sheet Issue Date**
GEN ERAL			
	A0.00	COVER SHEET	10/28/16
LANDSCAPE			
	L-000	ZONING PLAN	10/28/16
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	L-101	LAYOUT AND MATERIALS	10/28/16
	L-201	GRADING	10/28/16
	L-301	UTILITY PLAN	10/28/16
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	L-502	SITE DETAILS	10/28/16
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	L-701	LIGHTING	10/28/16
ARCHITECTURAL			
	A1.01	FLOOR PLANS	10/28/16
	A1.02	BUILDING ELEVATIONS & SECTION	10/28/16

PCA
PRELLWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors

ARCHITECT:
PRELLWITZ CHILINSKI ASSOCIATES, INC.
221 Hampshire Street
Cambridge, MA 02139
617-547-8120

CLIENT:
JCHE
30 Wallingford Rd.
Brighton, MA 02135

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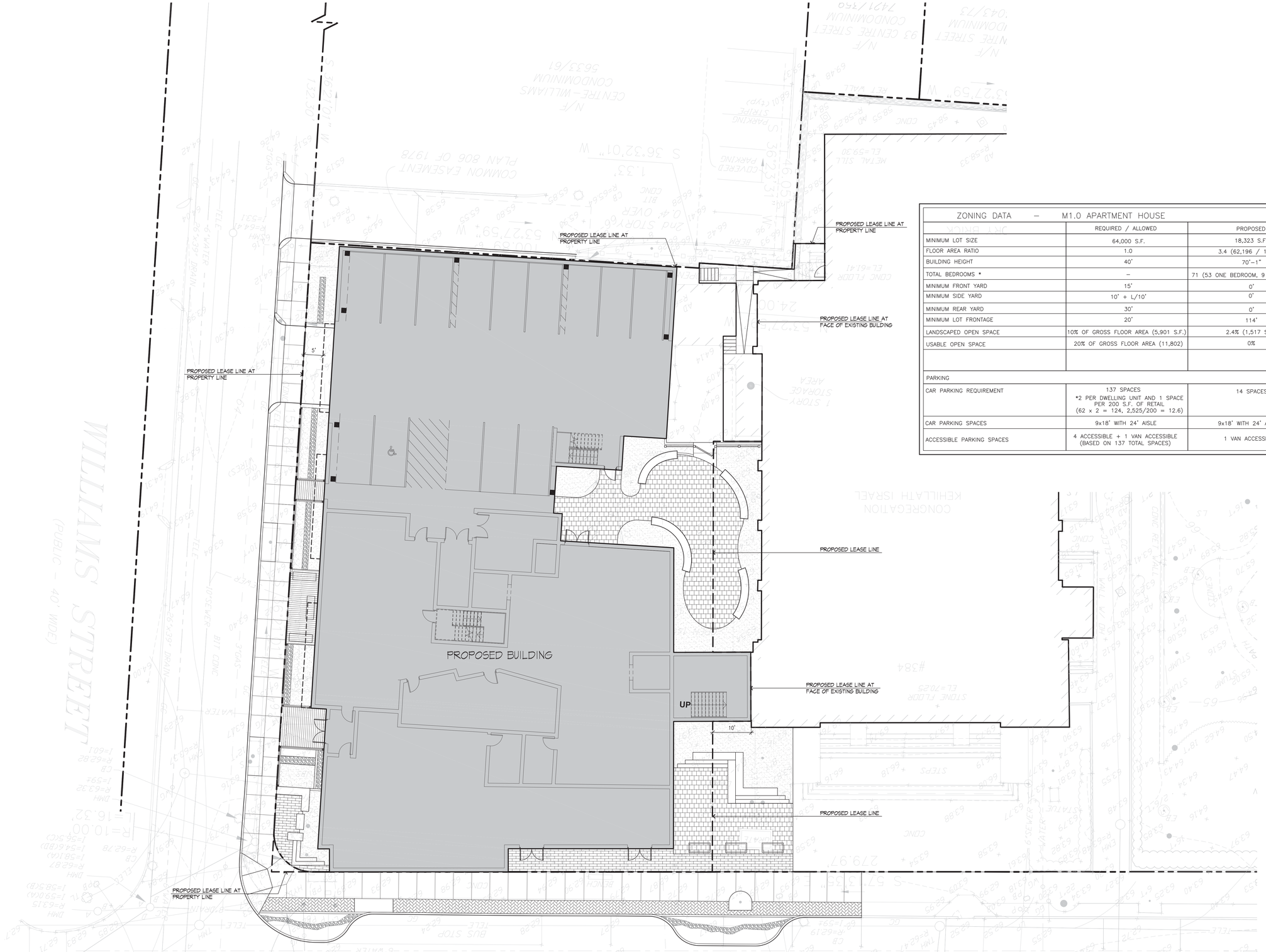
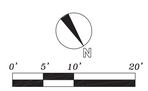


ZONING DATA – M1.0 APARTMENT HOUSE		
	REQUIRED / ALLOWED	PROPOSED
MINIMUM LOT SIZE	64,000 S.F.	18,323 S.F.
FLOOR AREA RATIO	1.0	3.4 (62,196 / 18,323)
BUILDING HEIGHT	40'	70'–1"
TOTAL BEDROOMS *	–	71 (53 ONE BEDROOM, 9 TWO BEDROOM)
MINIMUM FRONT YARD	15'	0'
MINIMUM SIDE YARD	10' + L/10'	0'
MINIMUM REAR YARD	30'	0'
MINIMUM LOT FRONTAGE	20'	114'
LANDSCAPED OPEN SPACE	10% OF GROSS FLOOR AREA (5,901 S.F.)	2.4% (1,517 S.F.)
USABLE OPEN SPACE	20% OF GROSS FLOOR AREA (11,802)	0%
PARKING		
CAR PARKING REQUIREMENT	137 SPACES *2 PER DWELLING UNIT AND 1 SPACE PER 200 S.F. OF RETAIL (62 x 2 = 124, 2,525/200 = 12.6)	14 SPACES
CAR PARKING SPACES	9x18' WITH 24' AISLE	9x18' WITH 24' AISLES
ACCESSIBLE PARKING SPACES	4 ACCESSIBLE + 1 VAN ACCESSIBLE (BASED ON 137 TOTAL SPACES)	1 VAN ACCESSIBLE



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OWNER:
JCHE
30 Wallingford Rd.
Brighton, MA 02135

LANDSCAPE ARCHITECT:
STANTEC
226 Causeway Street
Boston, MA 02114

CIVIL ENGINEER:
STANTEC
226 Causeway Street
Boston, MA 02114

PCA PROJECT #: 14091.00

384 Harvard Street, Brookline, MA

REVISIONS:

COMMONWEALTH OF MASSACHUSETTS
JOSEPH F. GOLDEN, JR.
No. 111
REGISTERED LANDSCAPE ARCHITECT

ORIGINAL ISSUE:
COMPREHENSIVE PERMIT SUBMISSION
10/28/16

SCALE: AS NOTED

ZONING

L-000

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CUT, CAP & ABANDON EXISTING GAS SERVICE
REMOVE AND DISPOSE ASSOCIATED PIPING

CUT, CAP & ABANDON EXISTING GAS SERVICE
REMOVE AND DISPOSE ASSOCIATED PIPING

SEWER LINE FROM RECORD, NOT SURVEY.
CUT, CAP & ABANDON EXISTING SANITARY
SEWER SERVICE.

REMOVE AND DISPOSE EXISTING OHW'S
AND SERVICES TO EXISTING BUILDING

CUT, CAP & ABANDON EXISTING
SANITARY SEWER SERVICE. REMOVE
AND DISPOSE ASSOCIATED PIPING

SEWER LINE FROM RECORD, NOT SURVEY.
CUT, CAP & ABANDON EXISTING SANITARY
SEWER SERVICE.

CUT, CAP & ABANDON EXISTING
WATER SERVICE. REMOVE AND
DISPOSE ASSOCIATED PIPING

PLUG ELECTRIC MANHOLE
REMOVE AND DISPOSE
ASSOCIATED CONDUIT

REMOVE AND DISPOSE OF
EXISTING CB. PROTECT EXISTING
8" DRAIN LINE (TO REMAIN).

EXISTING STREET TREE TO BE REMOVED

PROTECT EXISTING GAS METER
(TO REMAIN)

STABILIZED CONSTRUCTION ENTRANCE

PROTECT EXISTING ELECTRIC LINE
(TO REMAIN)

6' HT. CONSTRUCTION FENCE AND GATE

CUT, CAP & ABANDON EXISTING
GAS SERVICE. REMOVE AND DISPOSE
ASSOCIATED PIPING

0' 5' 10' 20'

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226 Causeway Street
Boston, MA 02114

CIVIL ENGINEER:
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Boston, MA 02114

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384 Harvard Street, Brookline

Brookline, MA

REVISIONS:

FRANK HOLMES
CIVIL
No. 40203
REGISTERED
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

ORIGINAL ISSUE:
COMPREHENSIVE PERMIT SUBMISSION
10/28/16

SCALE: AS NOTED

SITE PREPARATION AND DEMOLITION

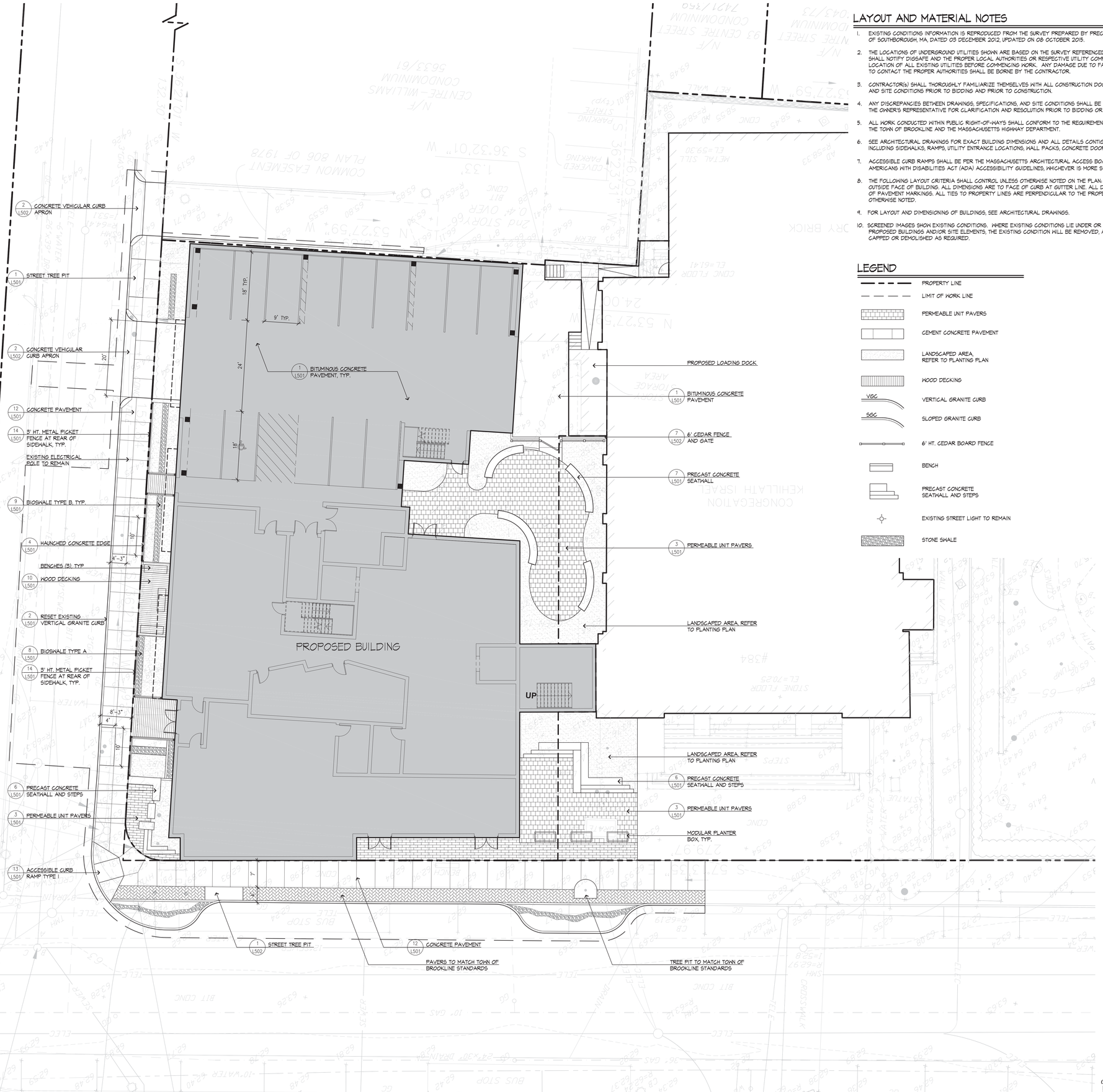
L-100

LAYOUT AND MATERIAL NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY PRECISION LAND SURVEYING INC, OF SOUTHBOROUGH, MA, DATED 03 DECEMBER 2012, UPDATED ON 08 OCTOBER 2015.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR(s) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5. ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF BROOKLINE AND THE MASSACHUSETTS HIGHWAY DEPARTMENT.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
7. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
8. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING. ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
9. FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
10. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

LEGEND

- PROPERTY LINE
- LIMIT OF WORK LINE
- PERMEABLE UNIT PAVERS
- CEMENT CONCRETE PAVEMENT
- LANDSCAPED AREA, REFER TO PLANTING PLAN
- WOOD DECKING
- VGG — VERTICAL GRANITE CURB
- SGG — SLOPED GRANITE CURB
- 6' HT. CEDAR BOARD FENCE
- BENCH
- PRECAST CONCRETE SEATWALL AND STEPS
- EXISTING STREET LIGHT TO REMAIN
- STONE SWALE



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Cambridge, MA 02139
617-547-8120

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JCHE
30 Wallingford Rd.
Brighton, MA 02135

LANDSCAPE ARCHITECT:
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226 Causeway Street
Boston, MA 02114

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226 Causeway Street
Boston, MA 02114

PCA PROJECT #: 14091.00

384 Harvard Street, Brookline

REVISIONS:

COMMONWEALTH OF MASSACHUSETTS — JOSEPH T. GELLER — No. 177 — REGISTERED LANDSCAPE ARCHITECT

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LAYOUT AND MATERIALS

L-101

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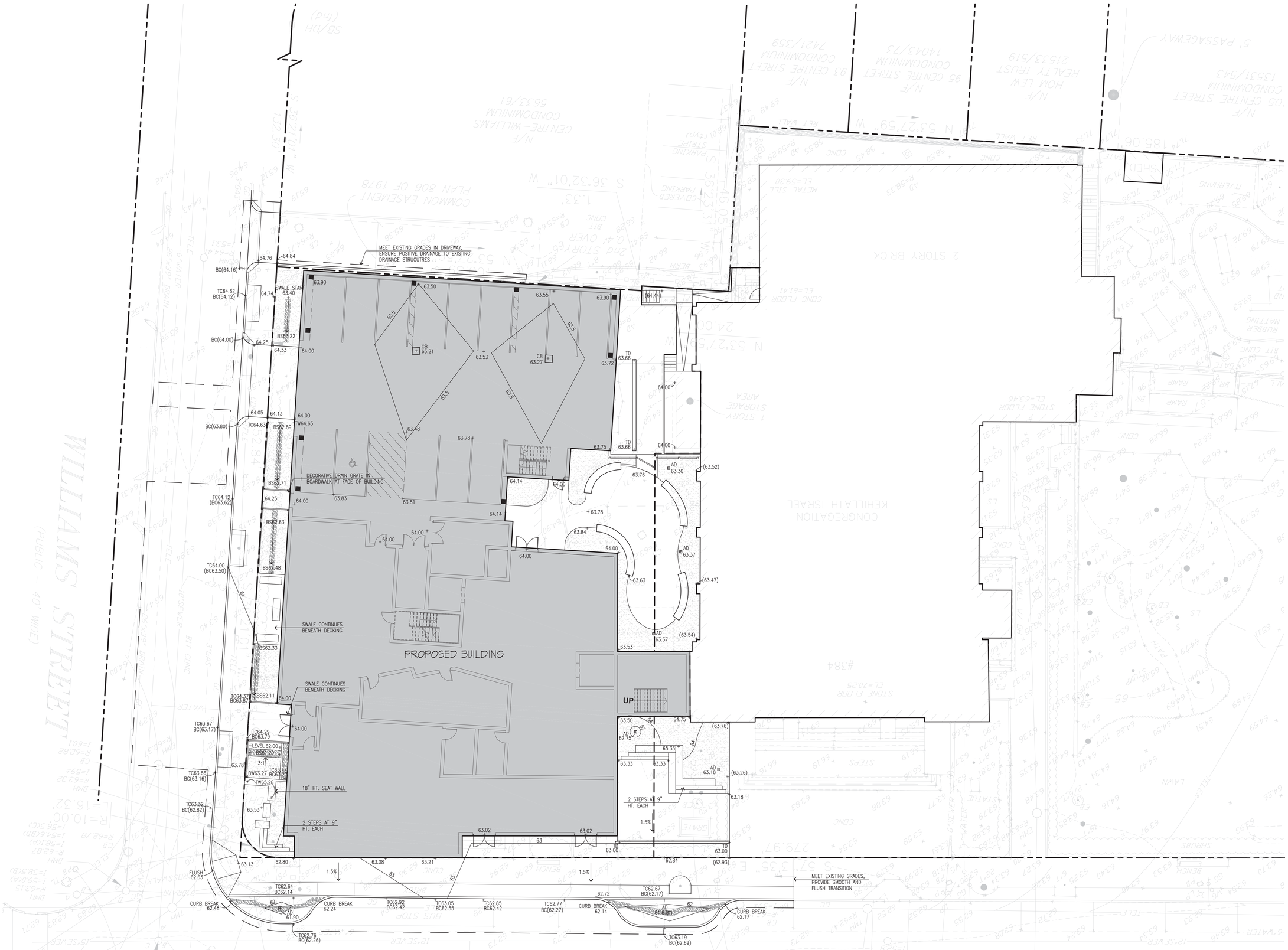

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Boston, MA 02114

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Boston, MA 02114

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384 Harvard Street, Brookline

Brookline, MA

REVISIONS:

ROBERT T. GOGAN
No. 771
REGISTERED LANDSCAPE ARCHITECT

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10/28/16

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GRADING

L-201

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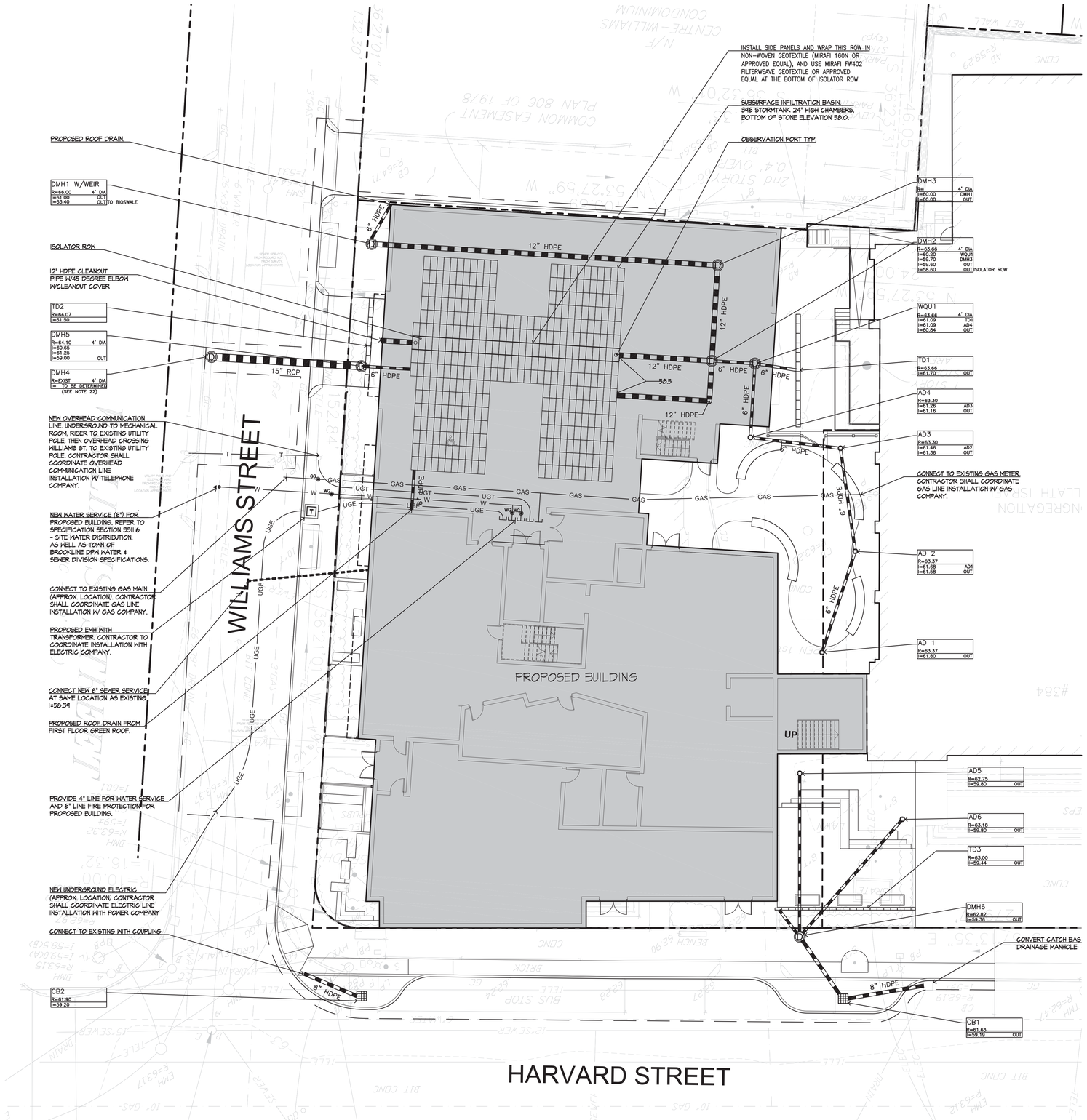

UTILITY NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY PRECISION LAND SURVEYING INC, OF SOUTHBOROUGH, MA, DATED 03 DECEMBER 2012, UPDATED ON 08 OCTOBER 2015.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE (AND RECORD UTILITY INFORMATION WHERE NOTED). THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
3. CONTRACTOR TO ADJUST UTILITY ELEMENTS MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS,UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
4. ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF BROOKLINE AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
5. NEW SEWER AND DRAIN CONNECTIONS MUST BE CORED AND ATTACHED WITH AN INSERT-A-TEE, OR APPROVED EQUAL IF FACTORY WYE IS NOT AVAILABLE OR DAMAGED.
6. THE CONTRACTOR SHALL TV/VIDEO INSPECT THE EXISTING SEWER AND DRAIN SERVICES TO REMAIN.
7. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
8. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
9. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES, AND BOXES TO THE PROPOSED FINISH SURFACE GRADE
10. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
11. CONTRACTOR SHALL MAINTAIN, OR ADJUST TO NEW FINISH GRADE, AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS, LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS, UNLESS OTHERWISE NOTED OR DIRECTED BY OWNER'S REPRESENTATIVE.
12. ALL SEWER PIPES SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1784 WITH RUBBER GASKET JOINTS.
13. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
14. REFER TO ARCHITECTURAL PLANS FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRICAL, ETC)
15. FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
16. ALL CEMENT LINED DUCTILE IRON JOINTS AT FITTINGS (CLASS 52) VALVES, AND HYDRANT LATERALS SHALL BE MECHANICAL JOINT WITH NEOPRENE GASKETS. JOINTS AT OTHER LOCATIONS SHALL BE PUSH-ON TYPE WITH NEOPRENE OR SYNTHETIC RUBBER GASKETS.
17. ALL WATER GATES SHALL OPEN AS PER TOWN OF BROOKLINE REQUIREMENTS. HYDRANTS AND VALVES SHALL OPEN RIGHT.
18. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.0 FEET OF GROUND COVER AND A MINIMUM OF 10 FOOT SEPARATION FROM THE SEWER SYSTEM. AT WATER AND SEWER CROSSINGS, THE WATER LINE SHALL BE ENCASED IN SIX INCHES OF CONCRETE FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING PROTECT AND MAINTAIN EXISTING ON-SITE UTILITY STRUCTURES AND PIPES UNLESS OTHERWISE NOTED.
19. CONTRACTOR SHALL PROTECT ALL STORMWATER INFRASTRUCTURE FROM EROSION AND SEDIMENT UNTIL THE PROJECT SITE HAS REACHED PERMANENT STABILIZATION BY THE OWNERS REPRESENTATIVE. IN THE EVENT SEDIMENT DOES ENTER THE STORMWATER SYSTEM THE CONTRACTOR SHALL CLEAN AND REMOVE ALL SEDIMENT.
20. ROOF DRAIN TIE-INS, TRENCH DRAIN TIE-INS, DRAIN LINES, AND SANITARY SEWER LINES WILL BE INSPECTED PRIOR TO BACKFILLING AND PAVING
21. PLANS SHALL COMPLY WITH TOWN OF BROOKLINE MINIMUM REQUIREMENTS.
22. THE CONTRACTOR SHALL FIELD VERIFY ALL INVERTS OF EXISTING UTILITIES TO BE REUSED. THE CONTRACTOR SHALL PROVIDE FIELD VERIFICATION TO THE ENGINEER FOR REVIEW. THE CONTRACTOR SHALL NOT ORDER ANY UTILITY STRUCTURES UNTIL EXISTING INVERTS ARE FIELD VERIFIED AND REVIEWED BY THE ENGINEER. THE CONTRACTOR SHALL CLEAN ALL EXISTING UTILITIES TO BE REUSED, INCLUDING ALL DRAINAGE PIPING AND STRUCTURES.
23. CONTRACTOR SHALL PROVIDE ALL CCTV VIDEOS TO TOWN OF BROOKLINE.

PROPOSED UTILITY LEGEND

- PROPERTY LINE
- LIMIT OF WORK LINE
- SEWER LINE
- DRAIN LINE
- FD — FOUNDATION DRAIN
- W — WATER LINE
- GAS — GAS LINE
- UGE — UNDERGROUND ELECTRIC
- T — OVERHEAD COMMUNICATION LINE
- TRENCH DRAIN
- CATCH BASIN OR LEACHING CATCH BASIN/DRY WELL
- AREA DRAIN
- DRAIN MANHOLE OR WATER QUALITY UNIT
- ELECTRIC MANHOLE AND TRANSFORMER
- WG — WATER GATE
- TAPPING SLEEVE AND VALVE
- END CAP/PLUG
- GG — GAS GATE
- HDPE — HIGH DENSITY POLYETHYLENE
- WQU — WATER QUALITY UNIT

0' 5' 10' 20'

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REVISIONS:

FRANK HOLMES CIVIL No. 40203 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

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COMPREHENSIVE PERMIT SUBMISSION
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UTILITY PLAN

L-301

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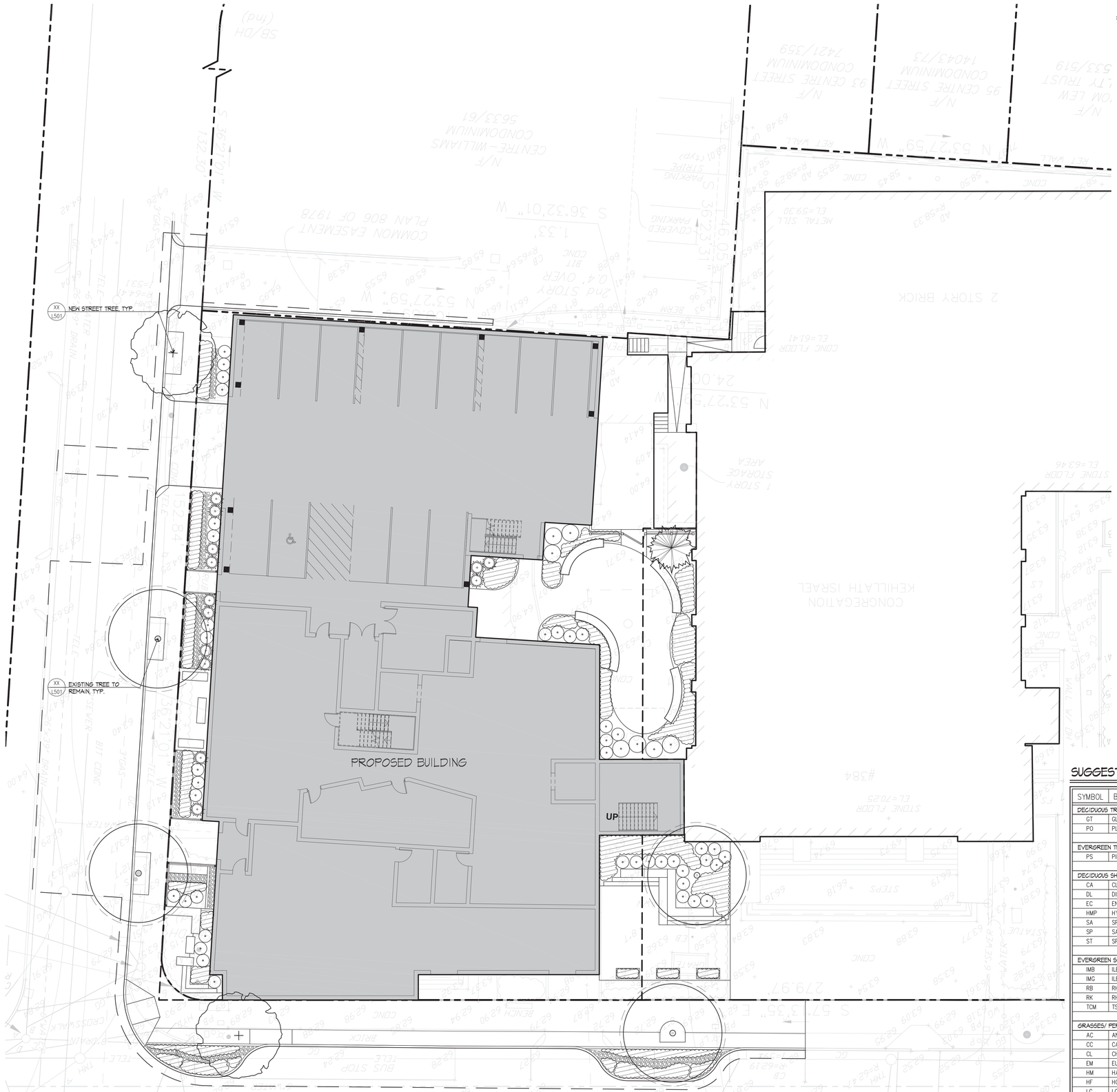

PLANTING NOTES

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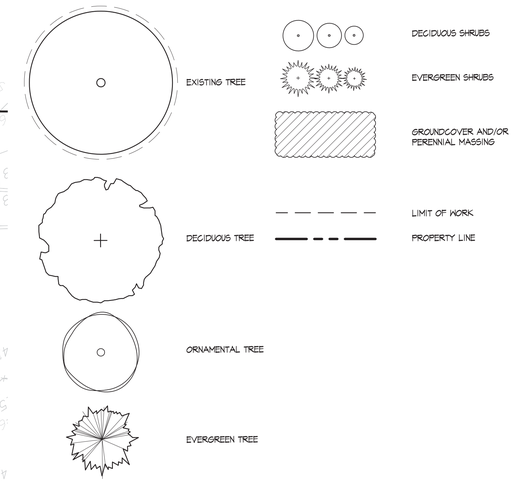
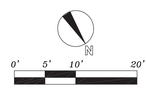
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
4. LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
5. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
7. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
8. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
9. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
11. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
12. MULCH FOR PLANTED AREAS TO BE AGED PINE BARK. PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
13. PLANTING SOIL MIX. LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
14. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
15. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
16. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
17. PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.
18. ALL AREAS WITHIN PROJECT LIMITS SHALL BE DRIP IRRIGATED WITH WATER CONSERVING HIGH EFFICIENCY SYSTEM.

LEGEND



SUGGESTED PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
DECIDUOUS TREES				
GT	GLEDITSIA TRIACANTHOS 'INERMIS'	THORNLESS HONEYLOCUST	3 –3 1/2" CAL.	
PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3 –3 1/2" CAL.	
EVERGREEN TREES				
PS	PINUS STROBUS 'FASTIGIATA'	FASTIGIATE WHITE PINE	6–8' HT.	
DECIDUOUS SHRUBS				
CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SWEET PEPPERBUSH	2–3' HT.	
DL	DIERVILLA LONICERA	LOW BUSH HONEYSUCKLE	2–3' HT.	
EC	ENKIANTHUS CAMPANULATUS 'RED VELVET'	RED VELVET ENKIANTHUS	2–3' HT.	
HMP	HYDRANGEA MACROPHYLLA 'PIA'	PIA HYDRANGEA	2–3" HT.	
SA	SPIRAEA ALBA	MEADOW SWEET	2–3' HT.	
SP	SALIX PURPUREA 'NANA'	BLUE ARTIC WILLOW	2–3' HT.	
ST	SPIRAEA TOMENTOSA	STEEPLEBUSH	2–3' HT.	
EVERGREEN SHRUBS				
IMB	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY HOLLY	2–3' HT.	
IMG	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL HOLLY	2–3' HT.	
RB	RHODODENDRON 'BOULE DE NEIGE'	BOULE DE NEIGE RHODODENDRON	2–3' HT.	
RK	RHODODENDRON 'KEN JANEK'	KEN JANEK RHODODENDRON	2–3' HT.	
TCM	TSUGA CANADENSIS 'MINUTA'	DWARF HEMLOCK	2–3' HT.	
GRASSES/ PERENNIALS				
AC	ANEMONE CANADENSIS	WINDFLOWER	#3 POT	12" SPACING
CC	CAREX CRINITA	CATERPILLER SEDGE	#3 POT	18" SPACING
CL	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	#3 POT	12" SPACING
EM	EUPATORIUM MACULATUM	JOE PYE WEED	#3 POT	18" SPACING
HM	HAKONECHOLA MACRA	GOLDEN JAPANESE FOREST GRASS	#3 POT	18" SPACING
HF	HOSTA FORTUNEI	GOLDEN-EDGED HOSTA	#4 POT	18 SPACING
LC	LOBELIA CARDINALIS	CARDINAL FLOWER	#3 POT	12" SPACING
MV	MERTENSIA VIRGINICA	VIRGINIA BLUEBELLS	#4 POT	12" SPACING
MS	MISCANTHUS SINENSIS 'MORNING LIGHT'	MAIDEN GRASS	#3 POT	2' SPACING



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PRELLWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors

ARCHITECT:
PRELLWITZ CHILINSKI ASSOCIATES, INC.
221 Hampshire Street
Cambridge, MA 02139
617-547-8120

OWNER:
JCHE
30 Wallingford Rd.
Brighton, MA 02135

LANDSCAPE ARCHITECT:
STANTEC
226 Causeway Street
Boston, MA 02114

CIVIL ENGINEER:
STANTEC
226 Causeway Street
Boston, MA 02114

PCA PROJECT #: 14091.00

384 Harvard Street, Brookline, MA

REVISIONS:

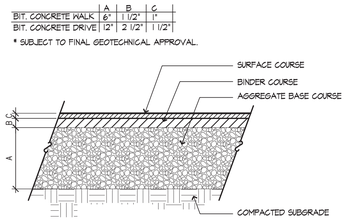
COMMONWEALTH OF MASSACHUSETTS
JOSEPH F. GIBBONS
No. 171
REGISTERED LANDSCAPE ARCHITECT

ORIGINAL ISSUE:
COMPREHENSIVE PERMIT SUBMISSION
10/28/16

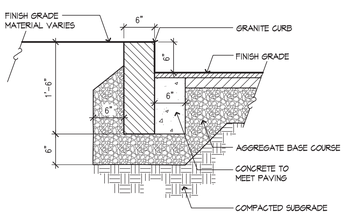
SCALE: AS NOTED

PLANTING

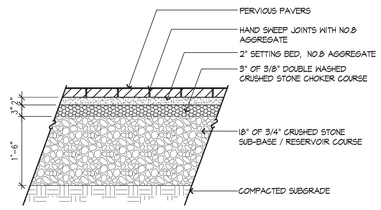
L-401



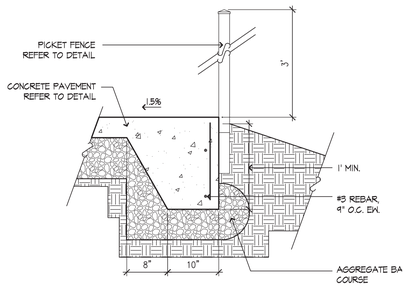
1 BITUMINOUS CONCRETE PAVEMENT
SCALE: NOT TO SCALE



2 VERTICAL GRANITE CURB
SCALE: NOT TO SCALE



3 PERMEABLE UNIT PAVERS
SCALE: NOT TO SCALE



4 HAUNCHED CONCRETE EDGE
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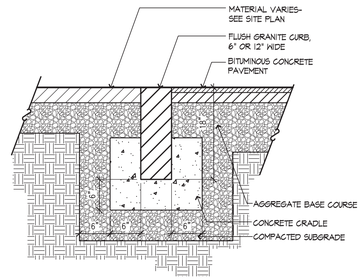
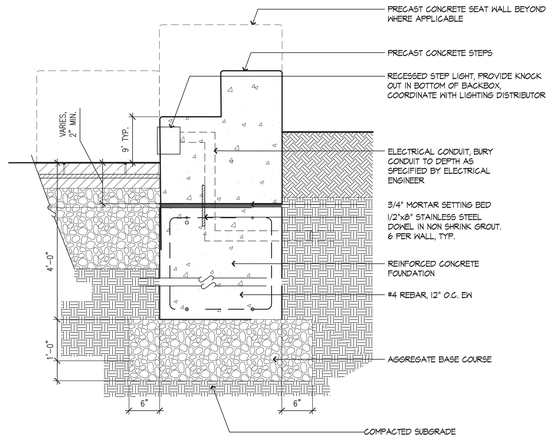
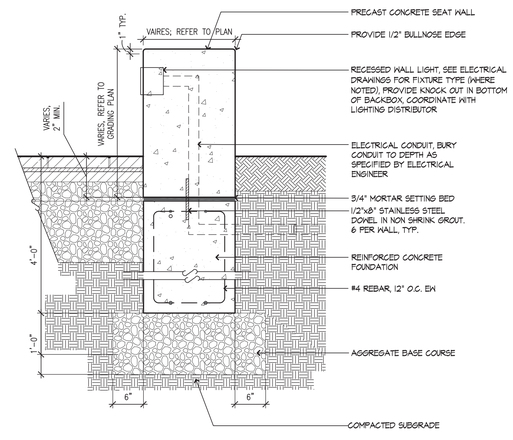


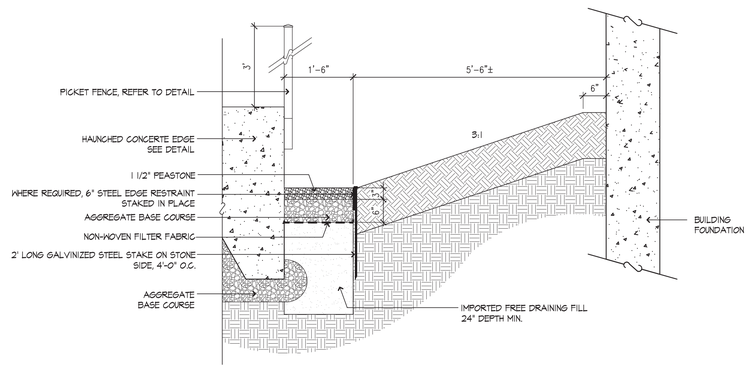
5 FLUSH GRANITE CURB
SCALE: NOT TO SCALE



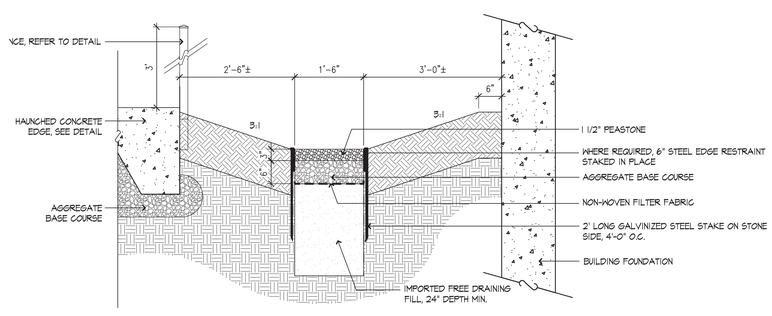
6 PRECAST CONCRETE STEPS
SCALE: NOT TO SCALE



7 PRECAST CONCRETE SEATWALL
SCALE: NOT TO SCALE



8 BIOSWALE TYPE A
SCALE: NOT TO SCALE



9 BIOSWALE TYPE B
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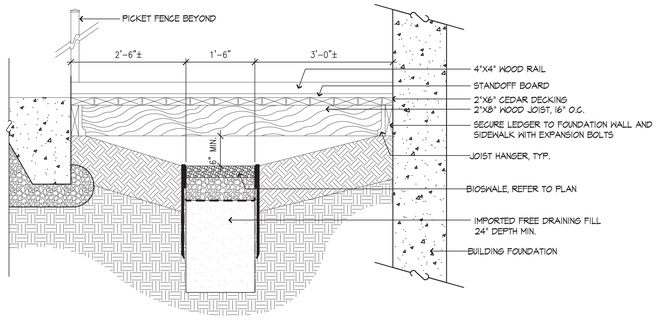
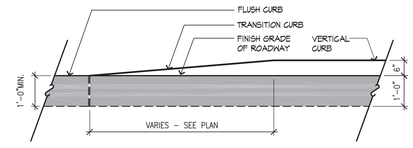
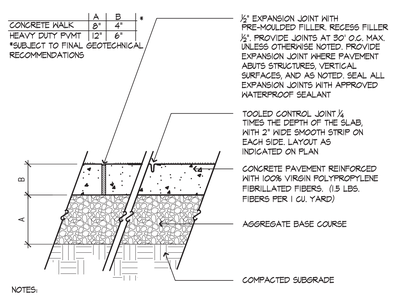


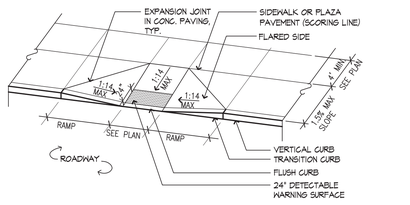
10 WOOD DECKING
SCALE: NOT TO SCALE



11 TRANSITION CURB
SCALE: NOT TO SCALE

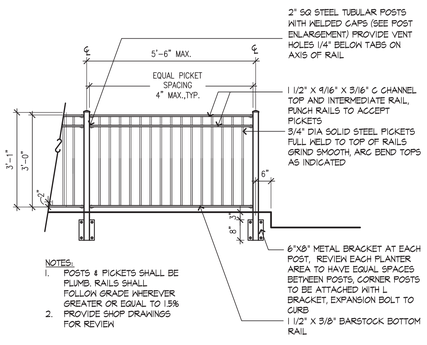


12 CONCRETE PAVEMENT
SCALE: NOT TO SCALE



NOTES:
1. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
2. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH A.D.A. AND MAAB REQUIREMENTS.
3. PROVIDE EXPANSION JOINT AT TOPS OF RAMP AND AT BACK OF WALK AT INTERFACE OF CURB.
4. PROVIDE HEAVY BROOM FINISH ON RAMP AND SIDE SLOPES PERPENDICULAR TO FLOW OF TRAFFIC. MINIMUM WALK DIMENSIONS ARE FROM BACK OF CURB.
5. TRANSITION CURB LENGTH AS REQUIRED TO MEET CODE.
6. FIXED OBJECTS (I.e. UTILITY POLES, HYDRANTS ETC.) MUST NOT ENCROACH ON ANY PART OF A WHEELCHAIR RAMP, INCLUDING TRANSITION SLOPES.
7. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP, EXCLUDING CURB TRANSITIONS, TO BE LOCATED OUTSIDE OF THE CROSSWALK.

13 ACCESSIBLE CURB RAMP TYPE 1
SCALE: NOT TO SCALE



NOTES:
1. POSTS & PICKETS SHALL BE PLUMB. RAILS SHALL FOLLOW GRADE WHEREVER GREATER OR EQUAL TO 1.5%
2. PROVIDE SHOP DRAWINGS FOR REVIEW

14 METAL PICKET FENCE
SCALE: NOT TO SCALE

PCA
PRELLWITZ CHILINSKI ASSOCIATES
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221 Hampshire Street
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226 Causeway Street
Boston, MA 02114

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STANTEC
226 Causeway Street
Boston, MA 02114

PCA PROJECT #: 14091.00

384 Harvard Street, Brookline

REVISIONS:

COMMONWEALTH OF MASSACHUSETTS JOSEPH T. GRECO NO. 771 REGISTERED LANDSCAPE ARCHITECT

ORIGINAL ISSUE:
COMPREHENSIVE PERMIT SUBMISSION
10/28/16

SCALE: AS NOTED

SITE DETAILS

L-501

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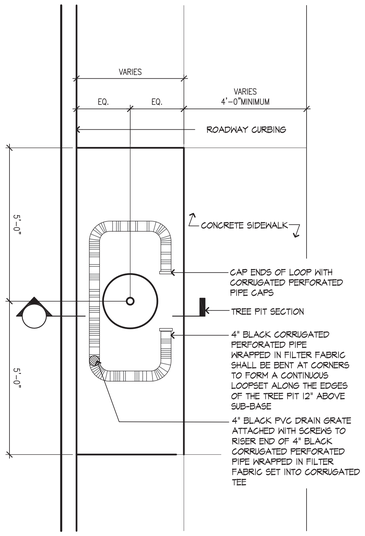
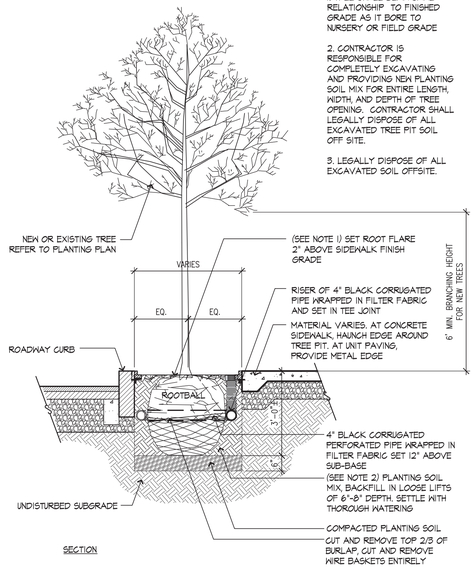
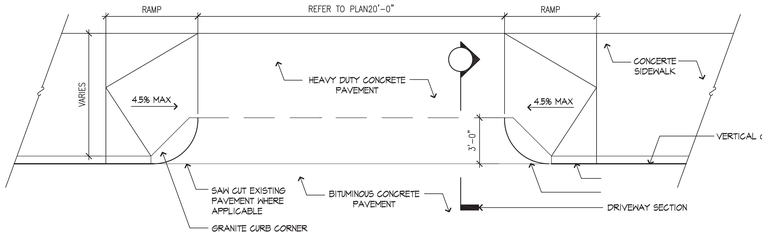
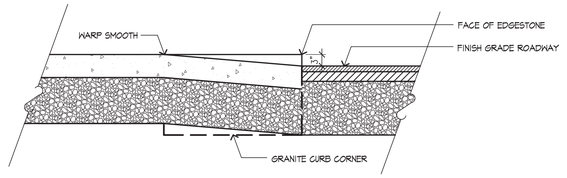




1 STREET TREE PIT

SCALE: NOT TO SCALE





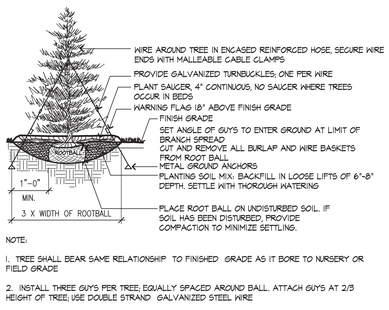
2 CONCRETE VEHICULAR CURB APRON

SCALE: NOT TO SCALE

NOTE:
SUBMIT CEDAR POST CAP PRODUCT CUT SHEETS FOR APPROVAL BY LANDSCAPE ARCHITECT

3 CEDAR FENCE

SCALE: NOT TO SCALE

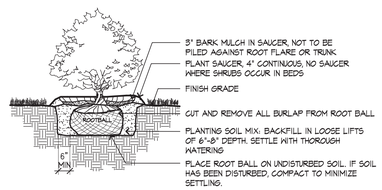


NOTE:

1. TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE
2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL. ATTACH GUYS AT 2/3 HEIGHT OF TREE; USE DOUBLE STRAND GALVANIZED STEEL WIRE

4 EVERGREEN TREE PLANTING

SCALE: NOT TO SCALE

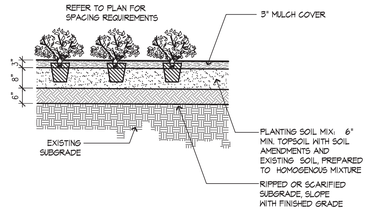


NOTES:

1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE
2. WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE 2 - FOOT DEEP CONTINUOUS LOAM BED.

5 SHRUB PLANTING

SCALE: NOT TO SCALE



6 GROUNDCOVER PLANTING

SCALE: NOT TO SCALE

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PRELLWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors

ARCHITECT:
PRELLWITZ CHILINSKI ASSOCIATES, INC.
221 Hampshire Street
Cambridge, MA 02139
617-547-8120

OWNER:
JCHE
30 Wallingford Rd.
Brighton, MA 02135

LANDSCAPE ARCHITECT:
STANTEC
226 Causeway Street
Boston, MA 02114

CIVIL ENGINEER:
STANTEC
226 Causeway Street
Boston, MA 02114

PCA PROJECT #: 14091.00

384 Harvard Street, Brookline, MA

REVISIONS:

COMMONWEALTH OF MASSACHUSETTS
JOSEPH T. GERMAN
No. 771
REGISTERED LANDSCAPE ARCHITECT

ORIGINAL ISSUE:
COMPREHENSIVE PERMIT SUBMISSION
10/28/16

SCALE: AS NOTED

SITE DETAILS

L-502

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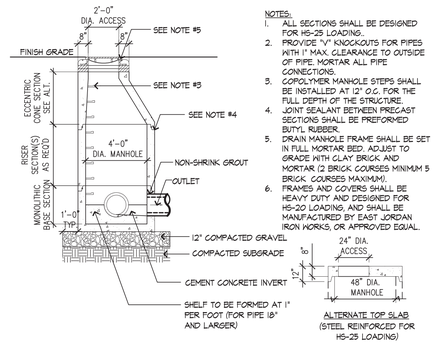
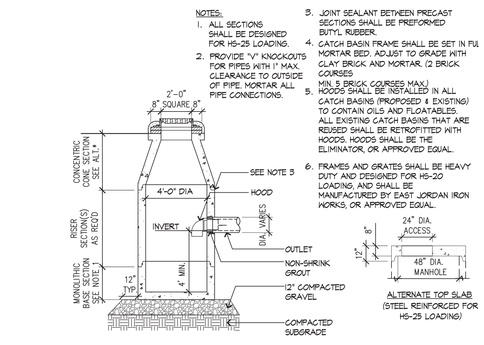


NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-25 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES MINIMUM 5 BRICK COURSES MAXIMUM).
6. FRAMES AND COVERS SHALL BE HEAVY DUTY AND DESIGNED FOR HS-20 LOADING, AND SHALL BE MANUFACTURED BY EAST JORDAN IRON WORKS, OR APPROVED EQUAL.

1 DRAIN MANHOLE (TYP.)
NOT TO SCALE

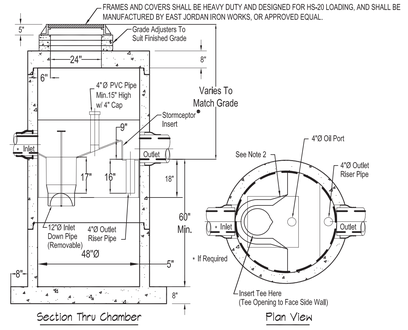


NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-25 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR. (2 BRICK COURSES MIN. 5 BRICK COURSES MAX.)
5. HOODS SHALL BE INSTALLED IN ALL CATCH BASINS (PROPOSED & EXISTING) TO CONTAIN OILS AND FLOATABLES. ALL EXISTING CATCH BASINS THAT ARE REUSED SHALL BE RETROFITTED WITH HOODS. HOODS SHALL BE THE ELIMINATOR, OR APPROVED EQUAL.
6. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR HS-20 LOADING, AND SHALL BE MANUFACTURED BY EAST JORDAN IRON WORKS, OR APPROVED EQUAL.

2 NEW/PROPOSED CATCH BASIN
NOT TO SCALE

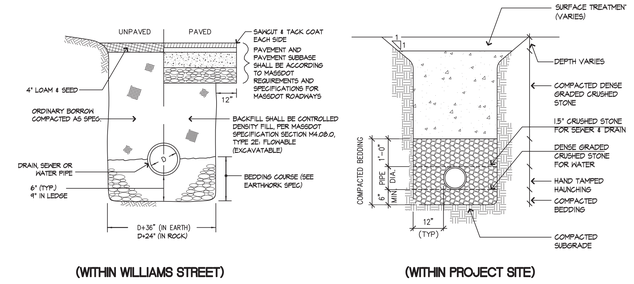
Rinker MATERIALS
Concrete Pipe Division

STC 450i Precast Concrete Stormceptor®
(450 U.S. Gallon Capacity)

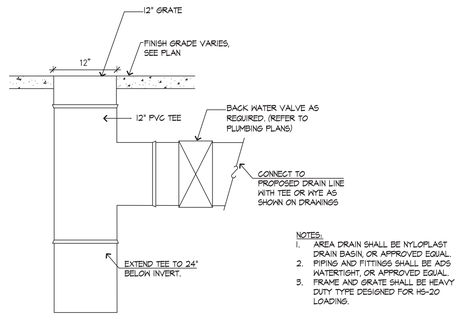


Notes:
1. The Use Of Flexible Connection Is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4485148, #5498331, #5125760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

3 STORMCEPTOR STC-450
SCALE: N.T.S.

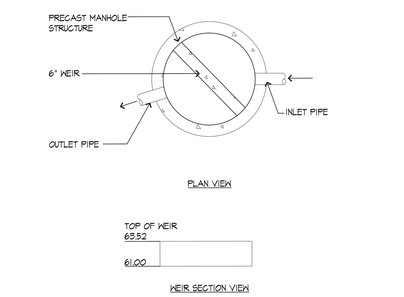


4 UTILITY TRENCH
SCALE: N.T.S.

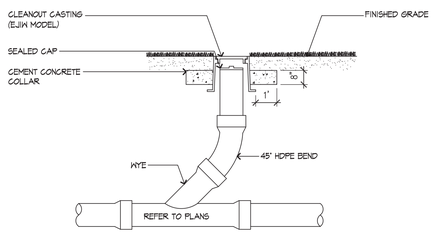


NOTES:
1. AREA DRAIN SHALL BE NYLOPLAST DRAIN BASIN, OR APPROVED EQUAL.
2. PIPING AND FITTINGS SHALL BE ADS WATERTIGHT, OR APPROVED EQUAL.
3. FRAME AND GRATE SHALL BE HEAVY DUTY TYPE DESIGNED FOR HS-20 LOADING.

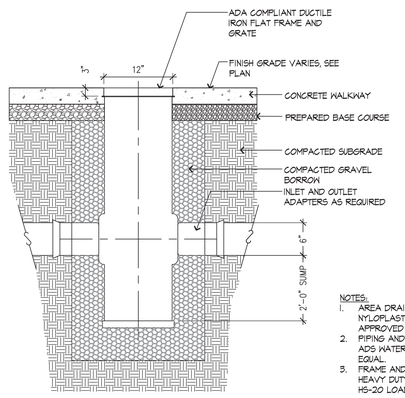
5 AREA DRAIN CONNECTION
SCALE: N.T.S.



6 DMH1 WITH WEIR
SCALE: N.T.S.

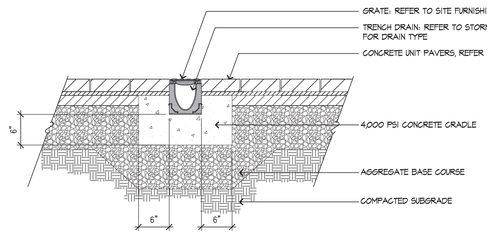


7 DRAINAGE CLEANOUT
SCALE: N.T.S.



NOTES:
1. AREA DRAIN SHALL BE NYLOPLAST DRAIN BASIN, OR APPROVED EQUAL.
2. PIPING AND FITTINGS SHALL BE ADS WATERTIGHT, OR APPROVED EQUAL.
3. FRAME AND GRATE SHALL BE HEAVY DUTY TYPE DESIGNED FOR HS-20 LOADING.

8 AREA DRAIN
SCALE: N.T.S.



1. TRENCH DRAIN SHALL BE HEAVY DUTY TYPE DESIGNED FOR HS-20 LOADING.
2. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
3. TRENCH DRAIN GRATE SHALL MEET AMERICANS WITH DISABILITY (ADA) REGULATIONS.
4. TRENCH DRAINS SHALL BE INSTALLED AT DOORWAY ENTRANCES ALONG BOYLSTON STREET, AND PIPING FROM TRENCH DRAINS SHALL BE CONNECTED TO NEAREST STORMWATER STRUCTURE, AS SHOWN ON THE UTILITY PLAN (SHEET L-301).

9 TRENCH DRAIN
SCALE: N.T.S.

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ARCHITECT:
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221 Hampshire Street
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226 Causeway Street
Boston, MA 02114

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PCA PROJECT #: 14091.00

REVISIONS:

COMMONWEALTH OF MASSACHUSETTS
FRANK HOLMES
CIVIL
No. 40203
REGISTERED PROFESSIONAL ENGINEER

ORIGINAL ISSUE:
COMPREHENSIVE PERMIT SUBMISSION
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UTILITY DETAILS

L-601

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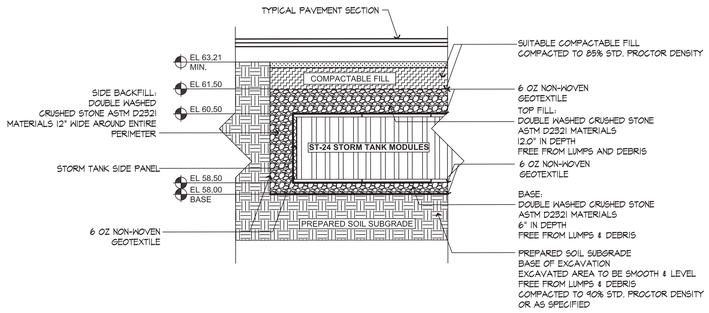
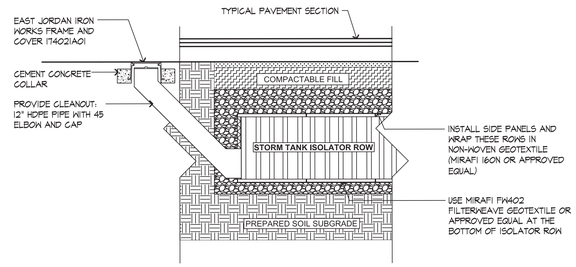


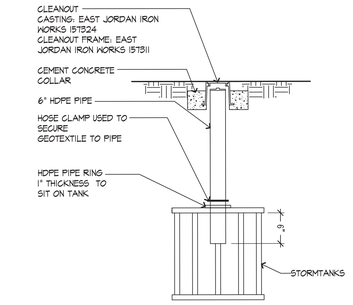
1 SUBSURFACE INFILTRATION BASIN

SCALE: NTS



2 ISOLATOR ROW

SCALE: NTS



3 OBSERVATION PORT

SCALE: NTS

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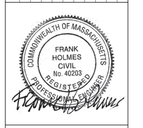
384 Harvard Street, Brookline, MA

REVISIONS:

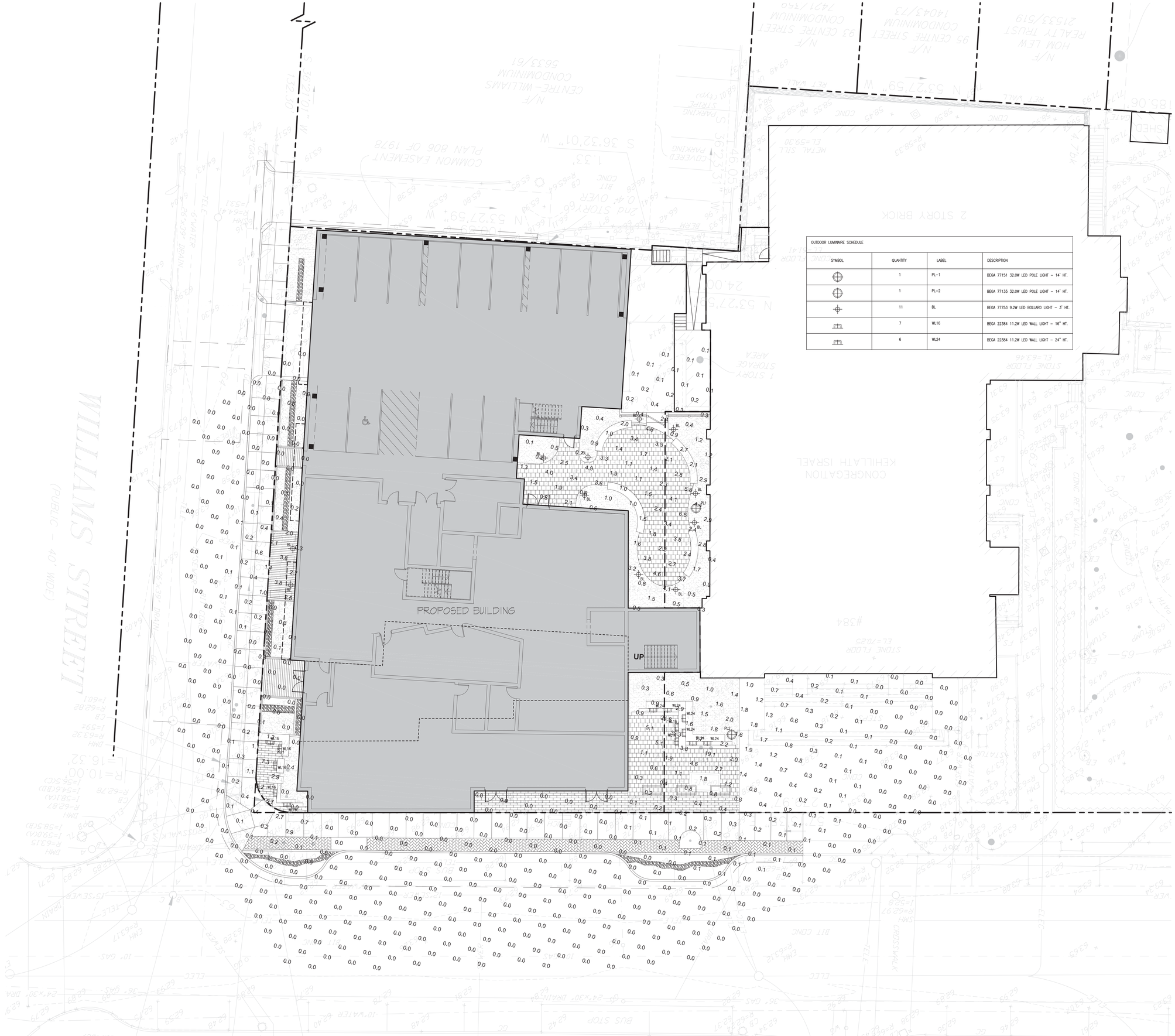


ORIGINAL ISSUE:
COMPREHENSIVE PERMIT
SUBMISSION
10/28/16

SCALE: AS NOTED

UTILITY
DETAILS

L-602



OUTDOOR LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	DESCRIPTION
	1	PL-1	BEGA 77151 32.0W LED POLE LIGHT – 14' HT.
	1	PL-2	BEGA 77135 32.0W LED POLE LIGHT – 14' HT.
	11	BL	BEGA 77753 9.2W LED BOLLARD LIGHT – 3' HT.
	7	WL16	BEGA 22384 11.2W LED WALL LIGHT – 16" HT.
	6	WL24	BEGA 22384 11.2W LED WALL LIGHT – 24" HT.

0' 5' 10' 20'

PCA
PRELLWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors

ARCHITECT:
PRELLWITZ CHILINSKI ASSOCIATES, INC.
221 Hampshire Street
Cambridge, MA 02139
617-547-8120

OWNER:
JCHE
30 Wallingford Rd.
Brighton, MA 02135

LANDSCAPE ARCHITECT:
STANTEC
226 Causeway Street
Boston, MA 02114

CIVIL ENGINEER:
STANTEC
226 Causeway Street
Boston, MA 02114

PCA PROJECT #: 14091.00

384 Harvard Street, Brookline

Brookline, MA

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LIGHTING

L-701

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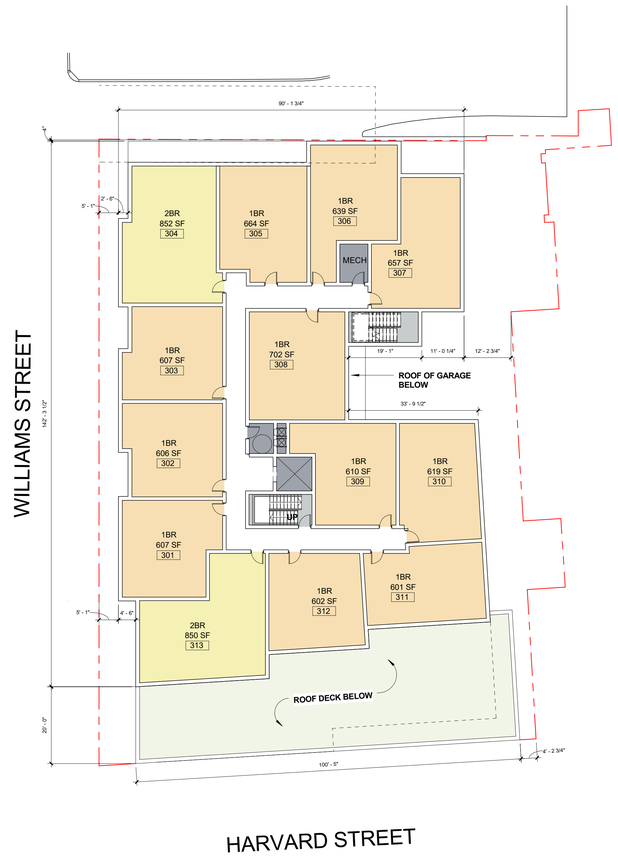
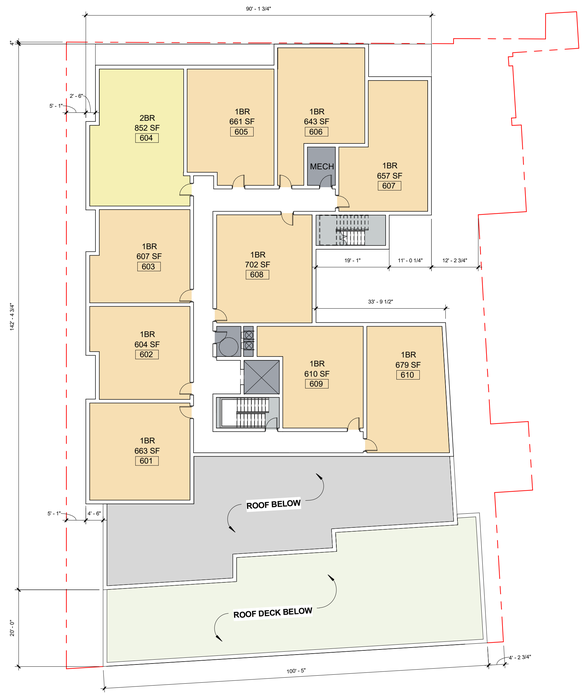
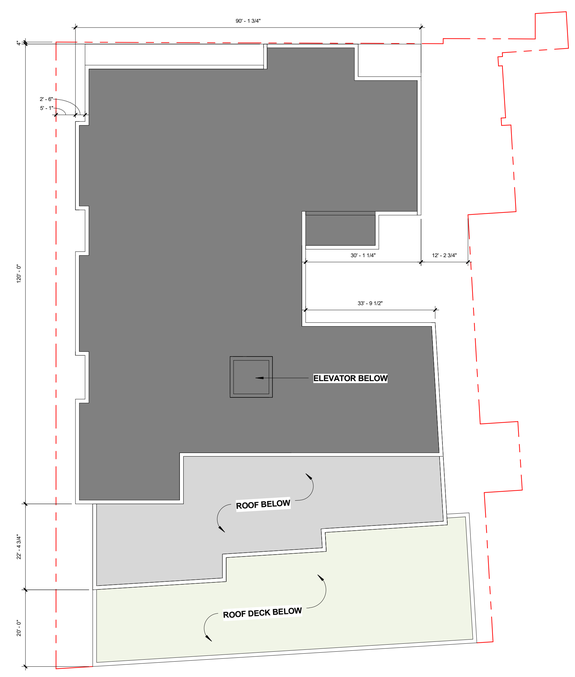
1 LEVEL 1 PLAN
1/16" = 1'-0"



2 TYPICAL UPPER LEVEL PLAN
1/16" = 1'-0"



3 LEVEL 6 PLAN
1/16" = 1'-0"



4 ROOF PLAN
1/16" = 1'-0"

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JCHE
30 Wallingford Rd.
Brighton, MA 02135

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FLOOR PLANS

A1.01

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NORTH ELEVATION

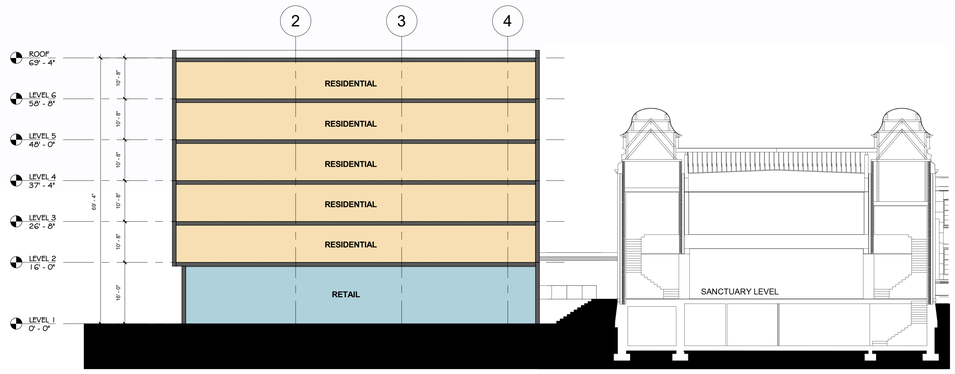
EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

EXTERIOR MATERIALS LEGEND

1	NICHIHA VINTAGE WOOD	5	FIBERGLASS WINDOWS
2	NICHIHA RIBBED PANEL	6	GROUND FACE CMU
3	FIBER CEMENT SIDING	7	SWISSPEARL FIBER CEMENT PANEL
4	ALUMINUM CURTAIN WALL	8	COMPOSITE METAL PANEL



1 TYPICAL BUILDING SECTION
1/16" = 1'-0"

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PRELLWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors

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Cambridge, MA 02139
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BUILDING ELEVATIONS & SECTION

A1.02