420 HARVARD ST

BROOKLINE, MA

APRIL 29, 2016

MHP SUBMISSION

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS W/ DISABILITIES ACT
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
A.V.	AUDIO VISUAL
BLDG.	BUILDING
BLKG.	BLOCKING
B.O.	BOTTOM OF
CAB.	CABINET
C.H.	CEILING HEIGHT
CLR.	CLEAR
CL	CENTERLINE
COL.	COLUMN
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
C.J.	CONTROL JOINT
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DWG.	DRAWING
(E)	EXISTING
EL.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
FD.	FLOOR DRAIN
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
GFIC	GROUND FAULT INTERCEPTOR CIRCUIT
GSM.	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
H OR HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
H.B.	HOSE BIB
HM.	HOLLOW METAL
MAX.	MAXIMUM
M.O.	MASONRY OPENING
MECH.	MECHANICAL
MEP	MECHANICAL ELECTRICAL PLUMBING
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P.G.	PAINT GRADE
PLYWD.	PLYWOOD
PTD.	PAINTED
R.D.	ROOF DRAIN
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
S.G.	STAIN GRADE
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
SQ.	SQUARE
SPEC.	SPECIFICATION
S.S.D.	SEE STRUCTURAL DRAWINGS
SSTL.	STAINLESS STEEL
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
T.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THK.
T.O.	TOP OF
T.S.	TUBULAR STEEL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD.	WOOD
WPM.	WATERPROOFING MEMBRANE

SYMBOLS

1 / A201	REFERENCE NUMBER BUILDING SECTION DRAWING SHEET
1 / A201	REFERENCE NUMBER DETAIL DRAWING SHEET
1 / A201	REFERENCE NUMBER DRAWING DRAWING SHEET
1 / A401	REFERENCE NUMBER INTERIOR ELEVATION DRAWING SHEET
1 / A401	REFERENCE NUMBER EXTERIOR ELEVATION DRAWING SHEET
N	NORTH ARROW
A	WINDOW TAG
100	DOOR TAG
W101	WALL TYPE TAG
1	APPLIANCE TAG
	REVISION TAG
CL	CENTER LINE

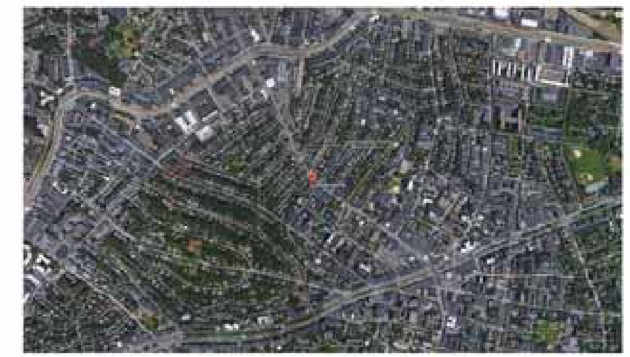
EGRESS PLANS

GENERAL REQUIREMENTS

1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCALS BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
2. CONTRACTOR SHALL EXAMINE THE PREMISES AND SITE SO AS TO COMPARE THEM TO THE CONTRACT DRAWINGS AND WILL BE FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID NUMBER. ALLOWANCES ARE TO BE MADE TO INCLUDE ALL ITEMS OF WORK INCLUDING BOTH LABOR OR MATERIALS FOR ALL NOTES, DETAILS, OR IMPLIED ITEMS REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS AND SPECIFICATIONS.
3. ALL SUBCONTRACTORS SHALL INSPECT THE SITE AND CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE GENERAL CONTRACTOR WHO WILL CONVEY THESE TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OR PERSON DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
5. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING THE SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
6. CONTRACTOR SHALL CONFORM TO ALL NEIGHBORHOOD ASSOCIATION RULES AND GUIDELINES.
7. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD TIME ITEMS AND OF APPROXIMATE DELIVERY DATES.
8. ALL CONSTRUCTION MATERIALS AND SUPPLIES ARE TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
9. IF ERRORS OR OMISSIONS ARE FOUND IN THE CONTRACT DOCUMENTS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
10. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHALL ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
11. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
12. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS.
13. THESE NOTES ARE TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED THAT ARE APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE INDIVIDUAL SUBSECTIONS OF CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.
14. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
15. PROVIDE WEATHERSTRIPPING AT ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHERSTRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF NEW DOORS ARE TO BE WEATHERSTRIPPED INCLUDING THE THRESHOLD.
16. CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR TO A THICKNESS OF 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
17. ALL WINDOWS ARE TO BE OPERABLE FOR CLEANING UNLESS OTHERWISE NOTED.
18. ALL WALL FRAMING SHALL BE 2x4 AT 16" ON CENTER UNLESS OTHERWISE NOTED.
19. ALL GYPSUM BOARD SHALL BE 5/8" THICK UNLESS OTHERWISE NOTED.
20. STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.

DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2009, THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2009, AND THE MASSACHUSETTS BUILDING CODE 2009 AMENDMENTS. CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE SECTIONS.

VICINITY MAP



PROJECT DATA

ZONING REVIEW

DISTRICT L-1.0 (Coolidge Corner Design Overlay)

	EXIST. LOT 1	EXIST. LOT 2	EXIST. LOT COMBINED	PROPOSED	REQUIRED
LOT AREA	6,289 S.F.	4,562 S.F.	10,851 S.F.	10,851 S.F.	None
LOT WIDTH	82 FT	50 FT	132 FT	132 FT	None
LOT FRONTAGE	147 FT	50 FT	197 FT	197 FT	20 FT
FRONT SETBACK	2'	N/A	2'	2'-6"	[illegible]
SIDE SETBACK	0'	N/A		0'	10+L/10'
REAR SETBACK	2'	N/A	2'	1'	10 FT
USABLE OPEN SPACE	0	0		1,220 S.F.	20% of GFA
LANDSCAPED OPEN SPACE	0	1060 S.F.	1060 S.F.	940 S.F.	10% of GFA
HEIGHT	2.5 Stories (30 FT)	0	2.5 Stories (30 FT)	6 Stories (62.12')	40 Max.
FLOOR AREA RATIO	.66 (7,288 S.F.)	0		3.74 (40,590 S.F.)	1 (10,851 S.F.)
PARKING SPACES	9	0	9	28	74
PARKING SPACES PER UNIT				0.8	2

Notes:

[1] Frontage on both Fuller St. and Harvard Ave. are considered Front Yards. The lot line parallel to Fuller St. is considered the rear Lot line as it abuts to the rear lot line of Lot 10 Map 15 Block 77. The lot line parallel to Harvard Ave. is considered the side lot line as it abuts the side yard of Lot 18 Map 15 Block 77.

[2] Per 5.07 - Dwellings in Business and Industrial districts: the minimum usable open space and minimum side and rear yard requirements are based on the L.5.

[3] 5.43 – TRAFFIC VISIBILITY ACROSS CORNERS In any district where a front yard is required, no structure, fence, planting or other structure shall be maintained between a plane two and one half feet above curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner within that part of the lot which is within a triangle bounded by the street lot lines and, a straight line drawn between points on each such lot line 25 feet from the intersection of said lot lines or extension thereof, except if the Director of Transportation determines that ZONING BY-LAW TOWN OF BROOKLINE ARTICLE V, DIMENSIONAL REQUIREMENTS 5-62 no safety hazard will result, such as from a fence or plantings that allows adequate visibility.

[4] If the entrance to a garage or covered vehicular passageway faces toward the street to which its driveway has access, said entrance shall be at least 20 feet from the street lot line.

[5] At the end of each row or block of one family attached dwellings, a yard shall be provided along the street line or side lot line of at least ten feet plus one foot for each dwelling unit in excess of two. In M and T districts, a building subject to the side yard formula: 10+L/10 may be built to the side lot line: (a) as a matter of right if, on the adjoining lot, a principal building with no setback from that lot line already exists or is proposed to be built concurrently; (b) by special permit if the Board of Appeals finds that reasonable development of the lot necessitates building to the side lot line, such action does not unreasonably infringe upon the light and air of any existing adjoining building, and the party wall is solid and has neither doors nor windows. A building with no side yard shall not have a building wall on the side lot line extending more than 70 feet to the rear of the front yard required by this By-law, except that a building wall may be located along any part of a side lot line on which a principal building on the adjoining lot abuts between the rear yard required by this By-law and the required front yard line. Where building walls more than 70 feet to the rear of the required front yard are not permitted to be built along the side lot line, said walls shall have a side yard setback not less than 10+L/10 the "L" dimension being that portion of the wall required to be set back from the side lot line.

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COVER

DRAWING NUMBER

A001

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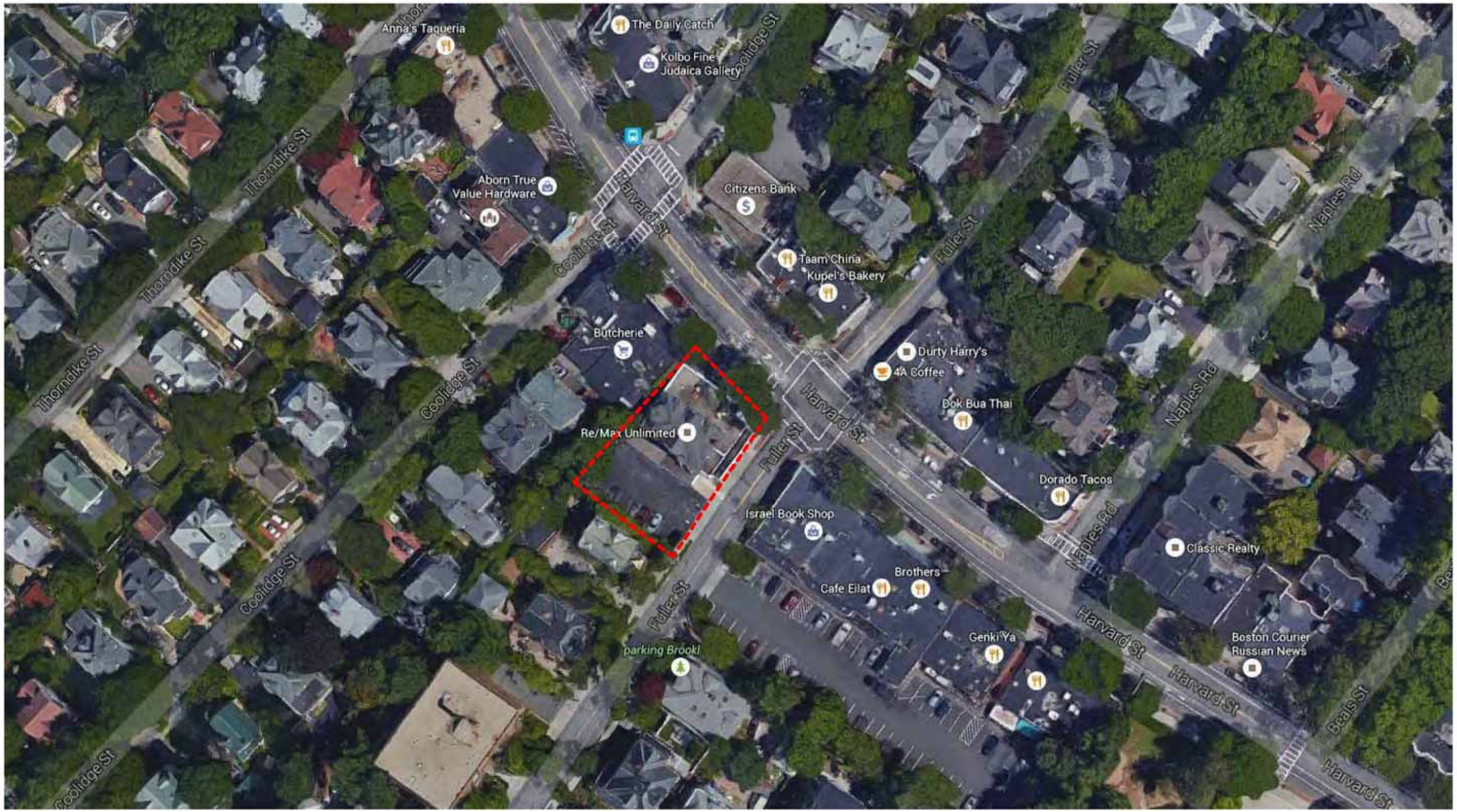

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AERIAL MAP

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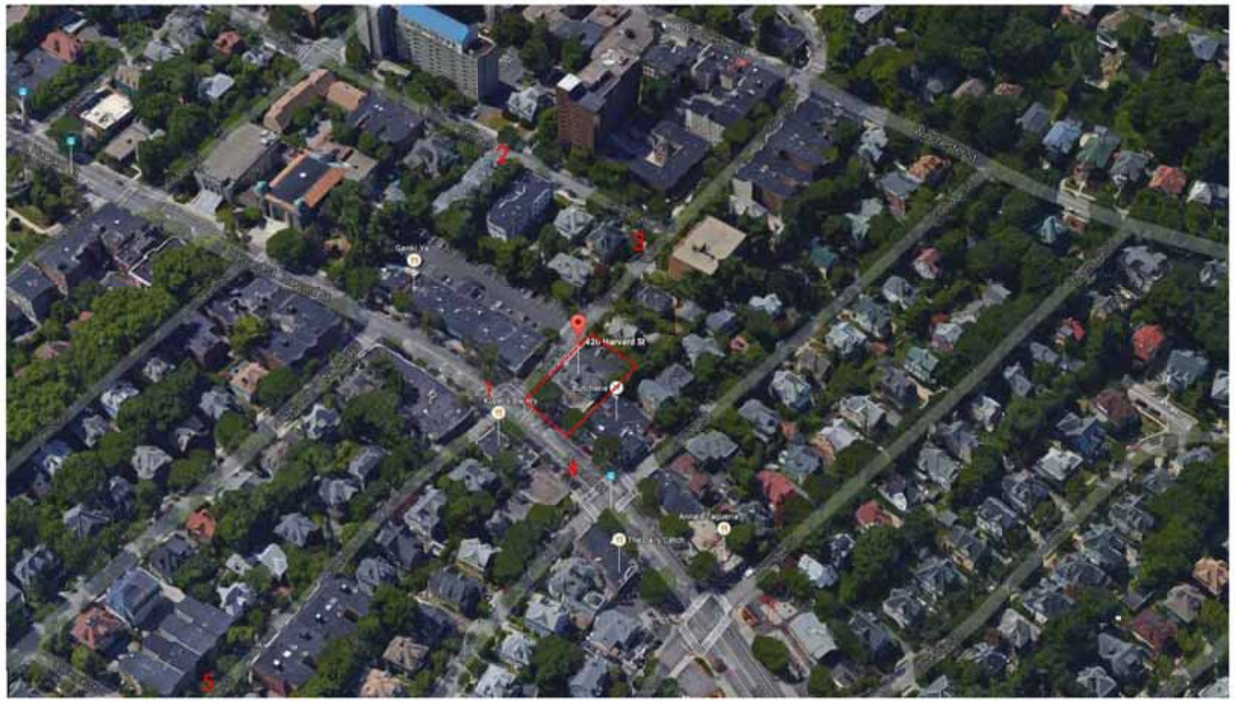

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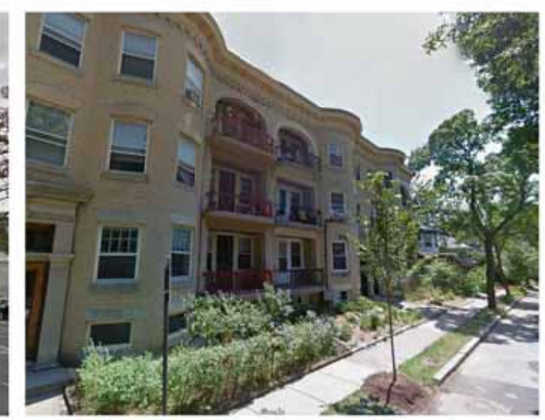
2

3

4



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NEIGHBORHOOD CONTEXT

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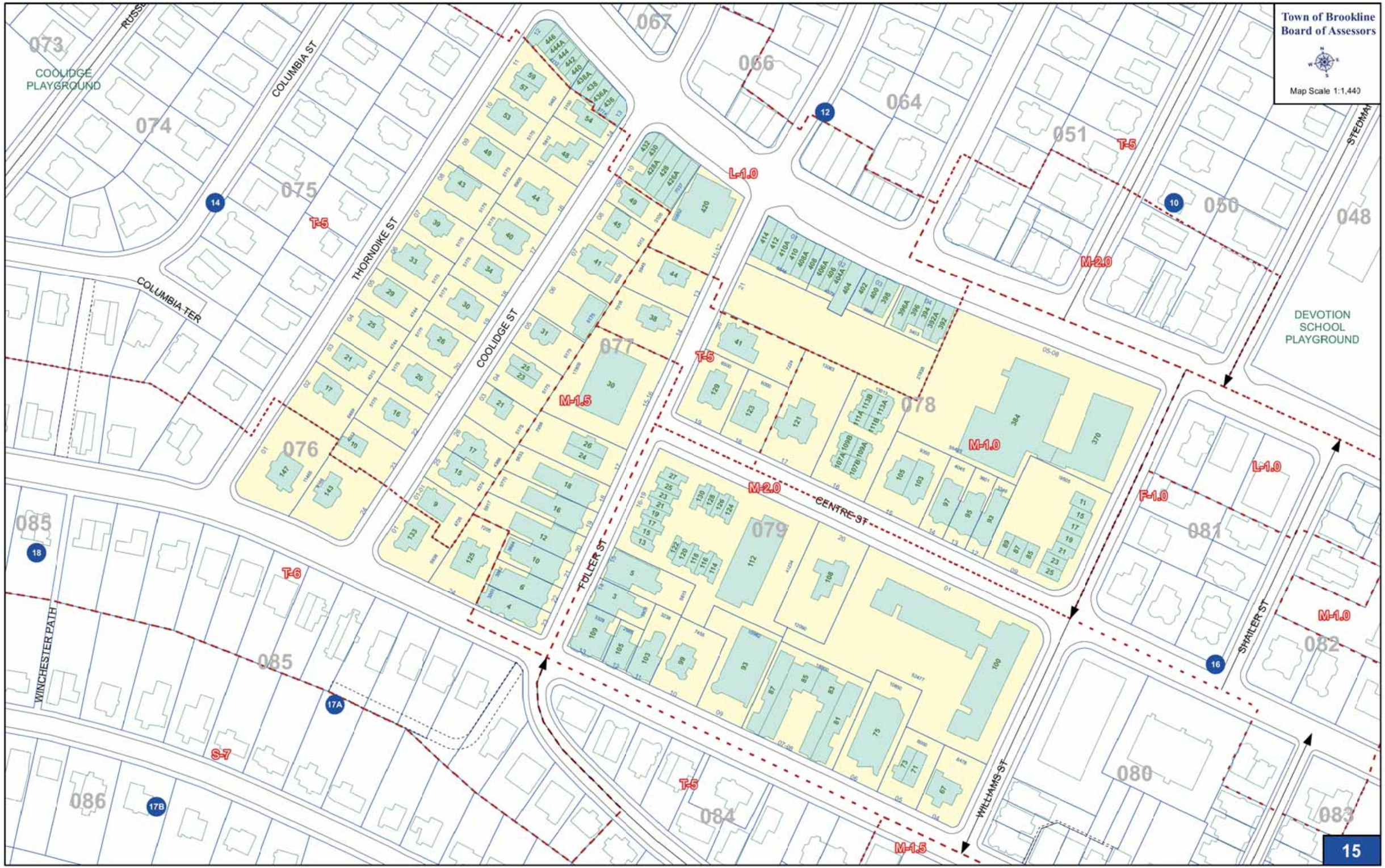

Town of Brookline
Board of Assessors
Map Scale 1:1,440
COOLIDGE PLAYGROUND
DEVOTION SCHOOL PLAYGROUND
COLUMBIA ST
COLUMBIA TER
THORNDIKE ST
COOLIDGE ST
CENTRE ST
FULLER ST
WILLIAMS ST
SHAILER ST
WINCHESTER PATH
STEDMAN
073
074
075
076
077
078
079
080
081
082
083
084
085
086
048
050
051
064
066
067
T-5
T-6
S-7
L-1.0
M-1.5
M-2.0
M-1.0
F-1.0
14
12
10
18
17A
17B
16
15

Neighborhood Context

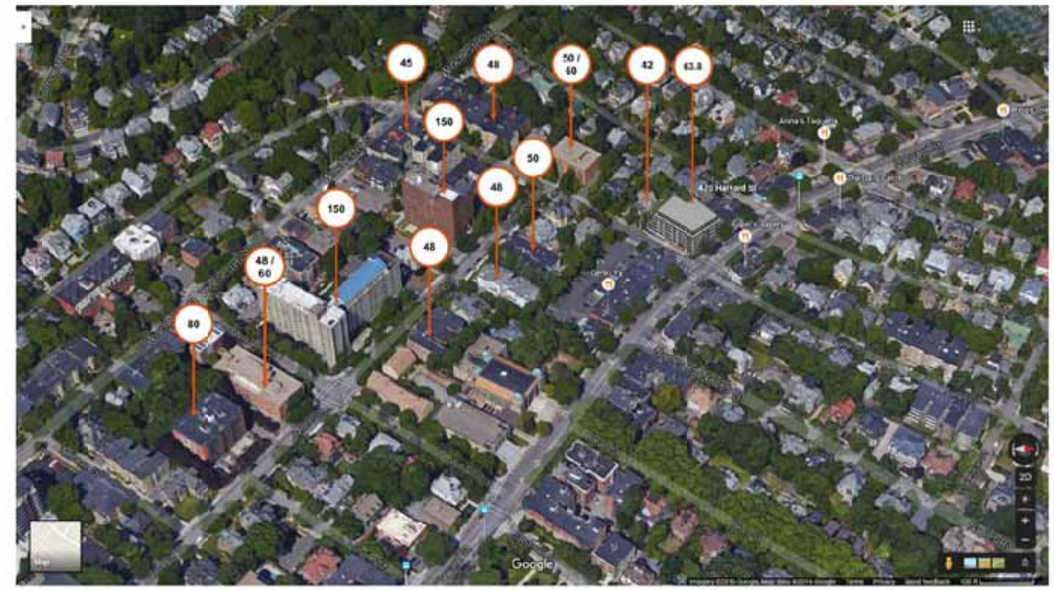
FULLER STREET

3-5 Fuller
~ 45 FT

4-18 Fuller
~ 48 FT

30 Fuller
~ 50 / 60 FT

44 Fuller
~ 42 FT



CENTRE STREET

CENTRE STREET

121 Centre
~ 48 FT

107-113 Center
~ 48 FT

103-105 Centre
~ 45 FT

93-97 Centre
~ 48 FT

70 Centre
~ 80 FT

40 Williams
~ 48 / 60 FT

100 Centre
~ 150 FT

112 Centre
~ 150 FT

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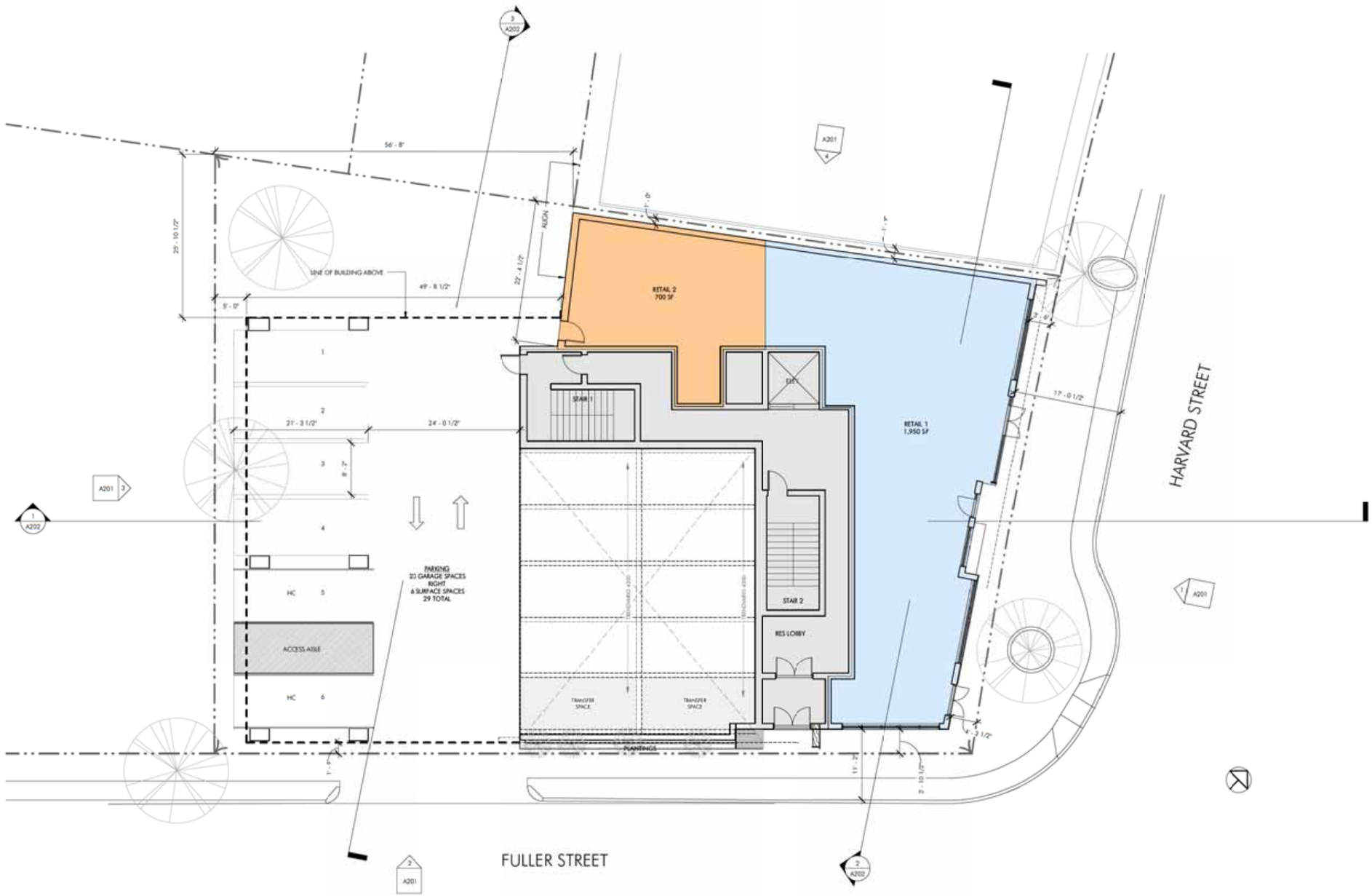

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GROUND FLOOR PLAN

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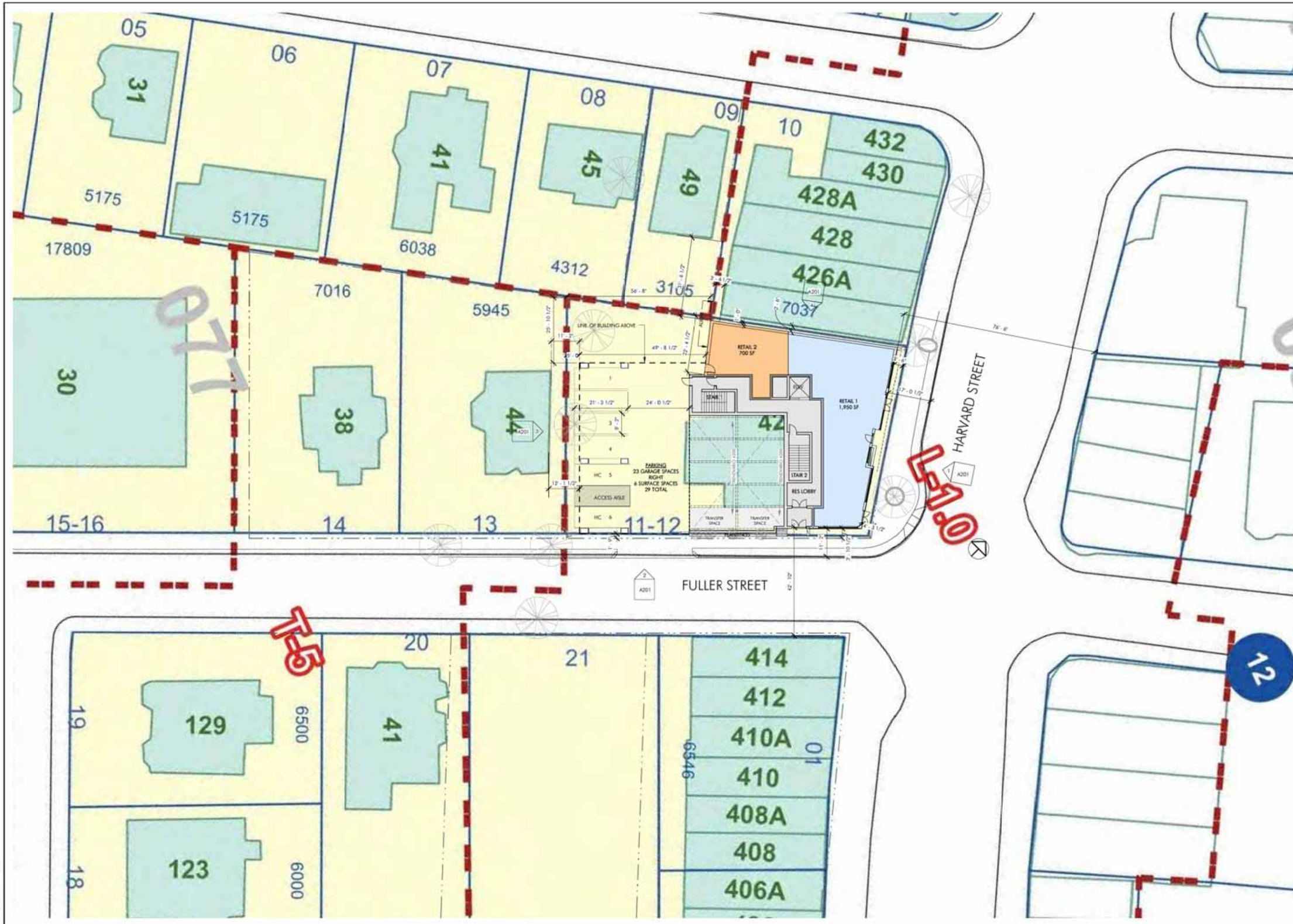

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SITE PLAN DIM. TO ADJACENT BUILDINGS

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FLOOR PLAN
LEVEL 2

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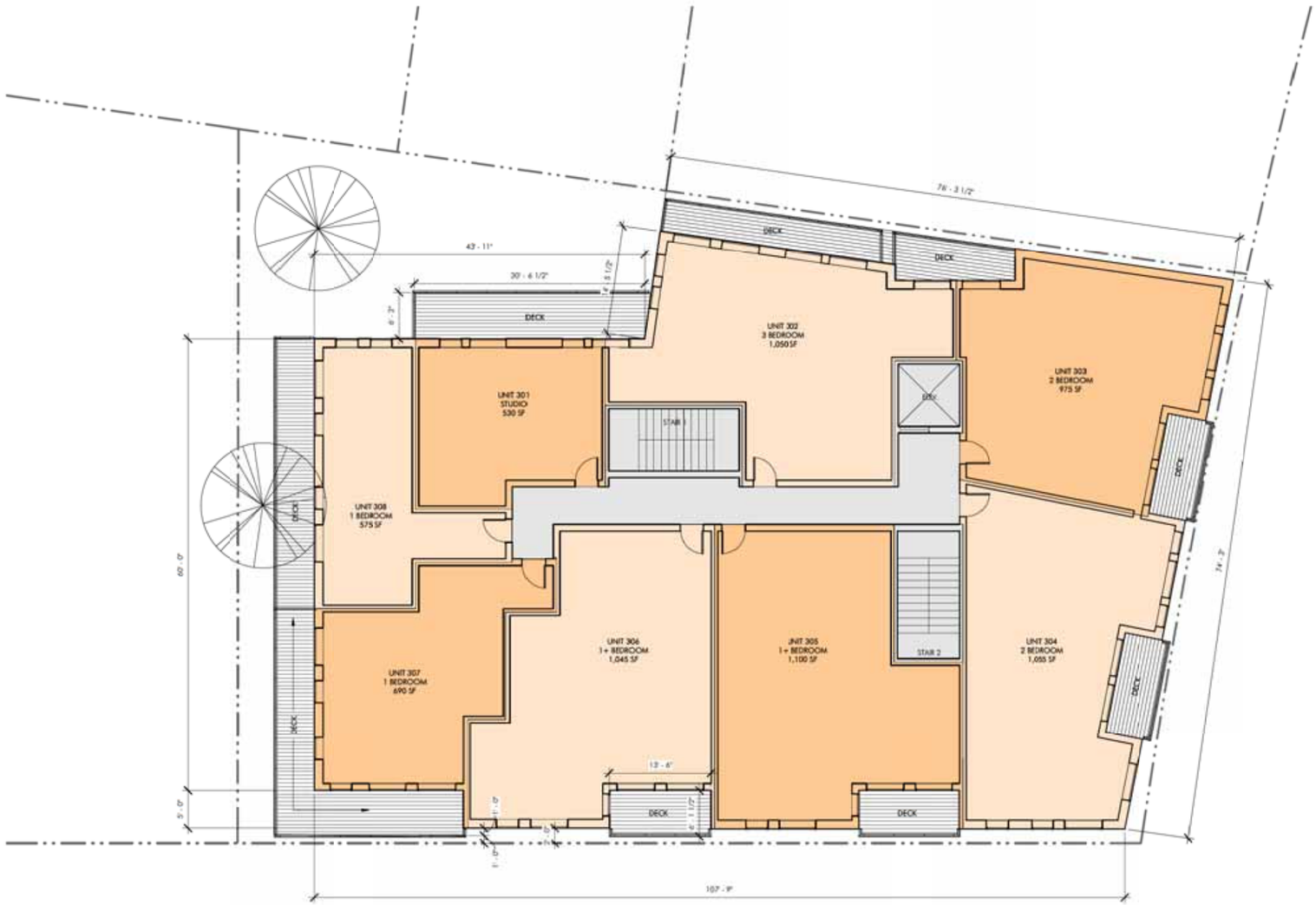

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FLOOR PLAN
LEVEL 3

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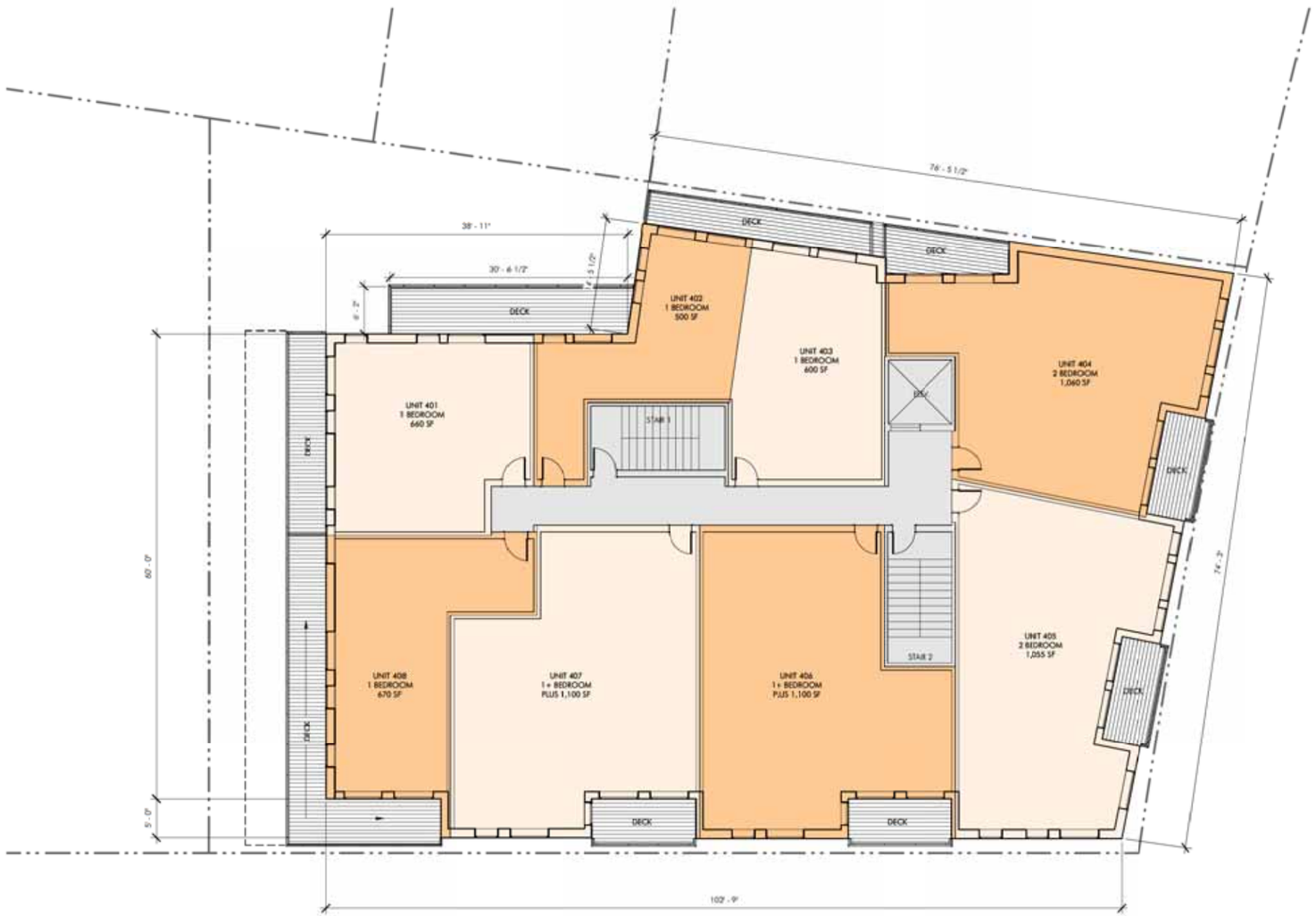

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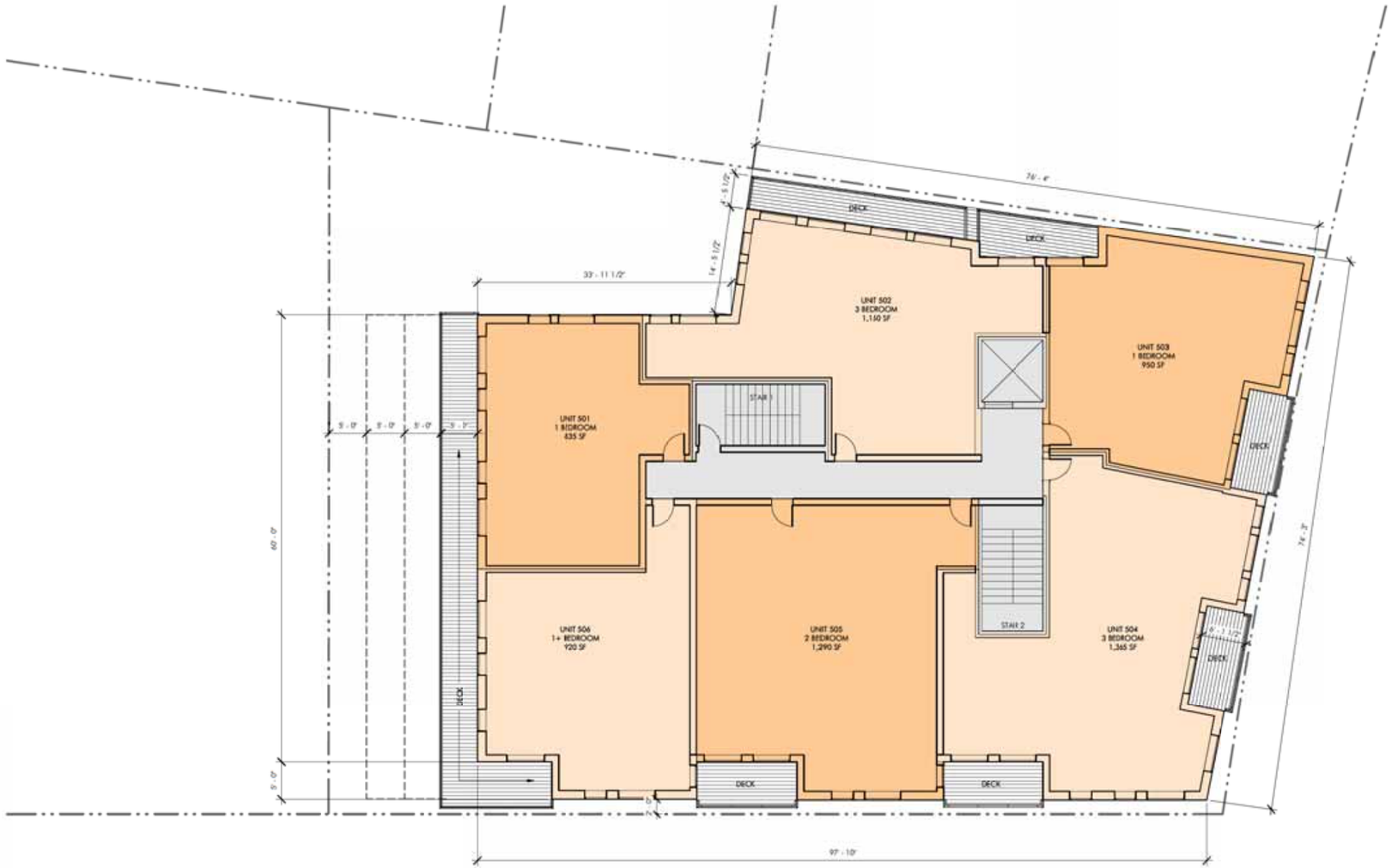

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FLOOR PLAN
LEVEL 5

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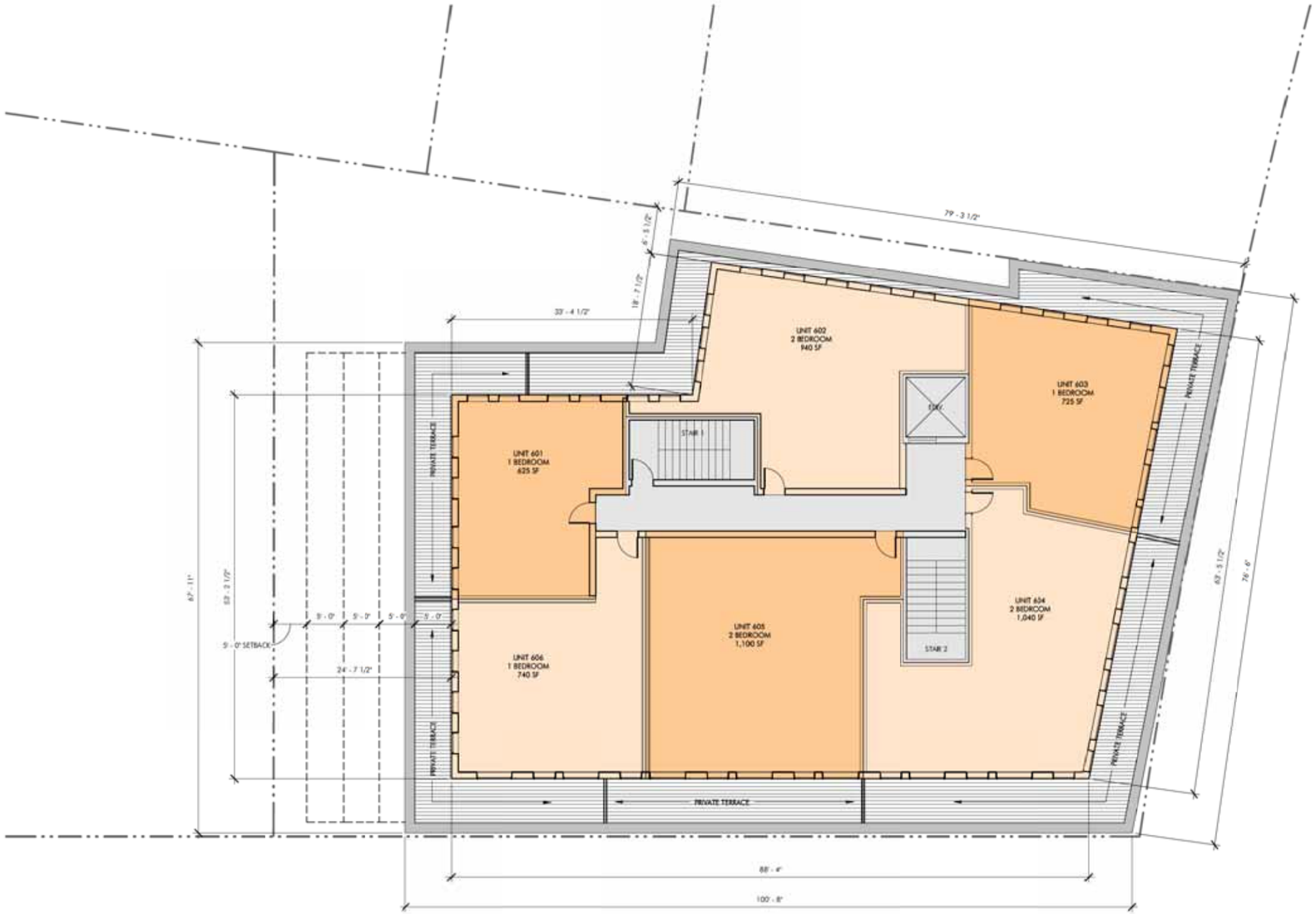

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PENTHOUSE FLOOR PLAN

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A106

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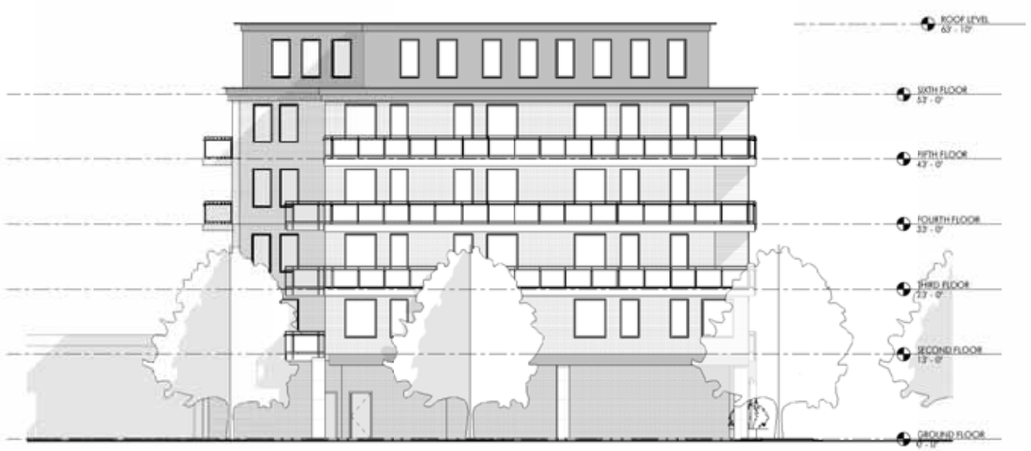
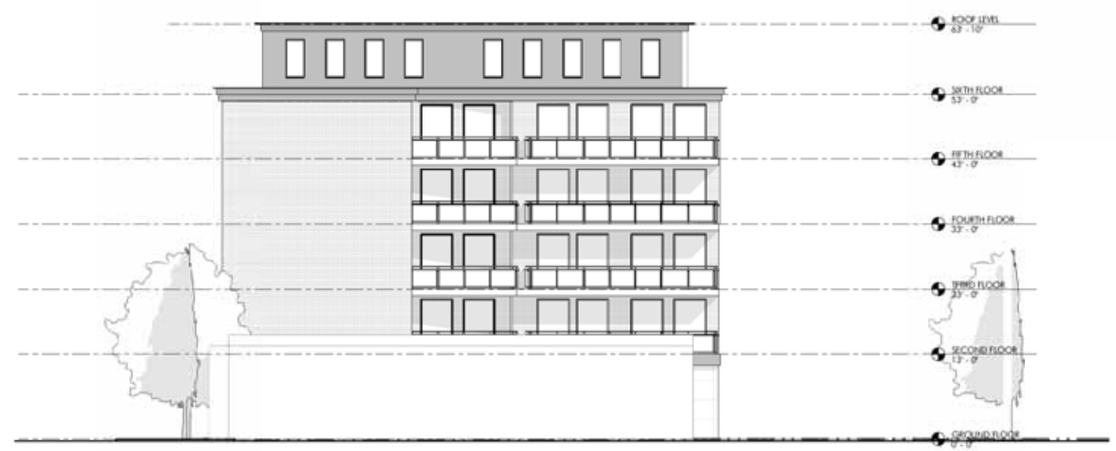
1 HARVARD STREET ELEVATION
3/32" = 1'-0"

2 FULLER ST ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"



4 WEST ELEVATION
3/32" = 1'-0"

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SCALE:	3/32" = 1'-0"

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EXTERIOR ELEVATIONS

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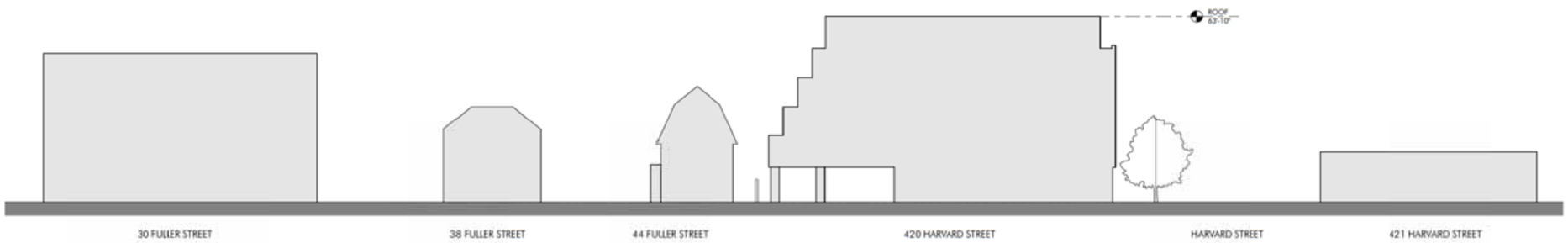
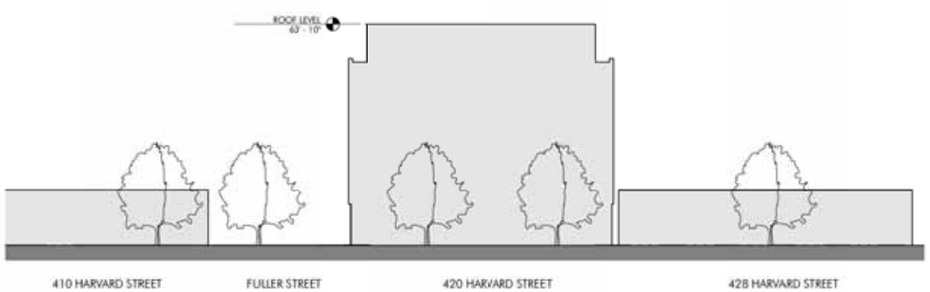


1 SECTION ALONG FULLER STREET
1" = 20'-0"



2 SECTION ALONG HARVARD STREET
1" = 20'-0"

3 SECTION THROUGH COOLIDGE STREET
1" = 20'-0"

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SITE SECTIONS

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1 AERIAL FROM WEST

2 AERIAL AT CORNER OF HARVARD AND FULLER

3 BIRD'S EYE PERSPECTIVE

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AXON VIEWS

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SUMMER SOLSTICE
JUNE 21ST

FALL/SPRING EQUINOX
SEPTEMBER 22ND/MARCH 20TH

WINTER SOLSTICE
DECEMBER 21ST

EXISTING

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SHADOW STUDIES - EXISTING
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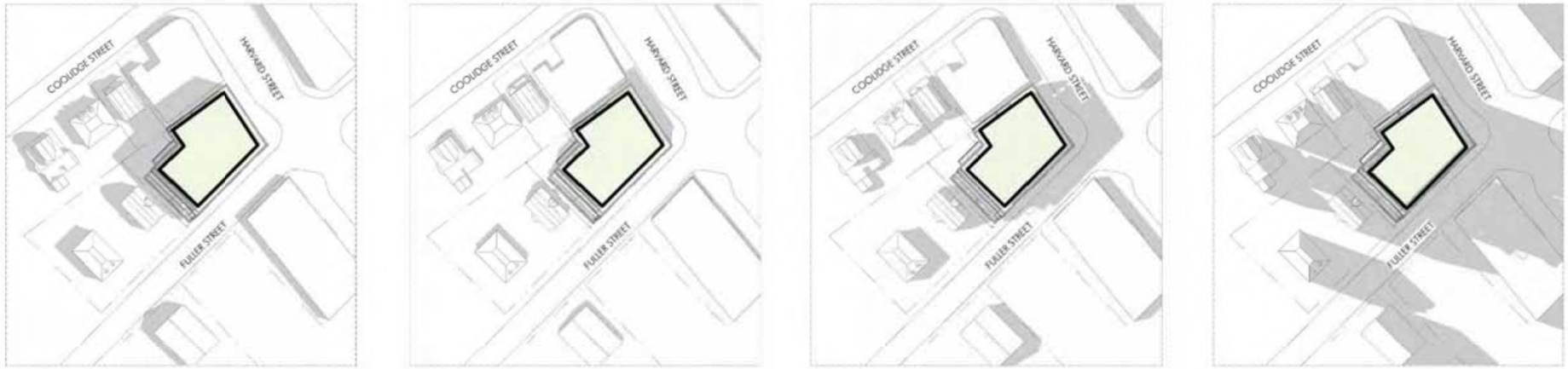
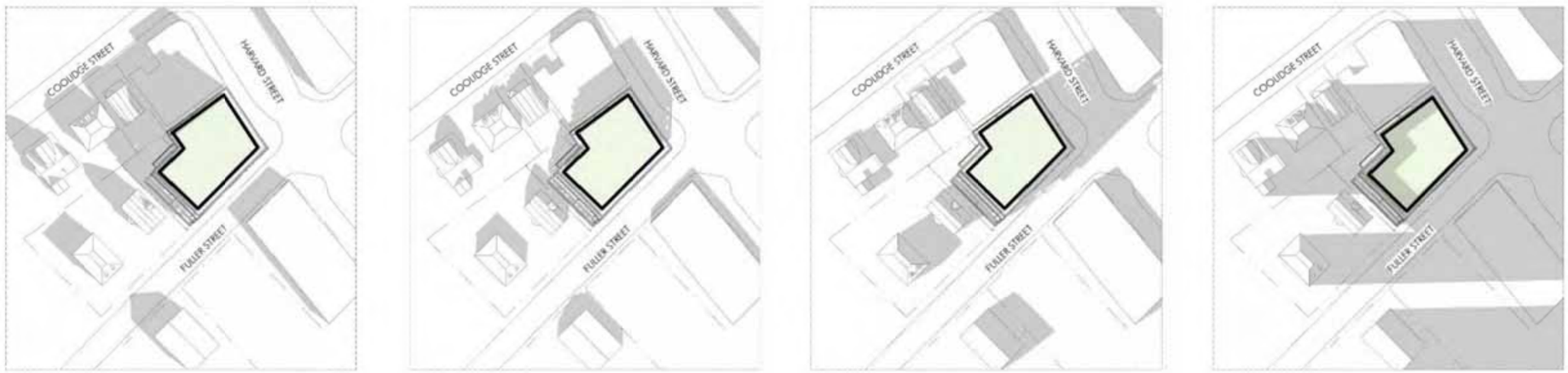
SUMMER SOLSTICE

JUNE 21ST



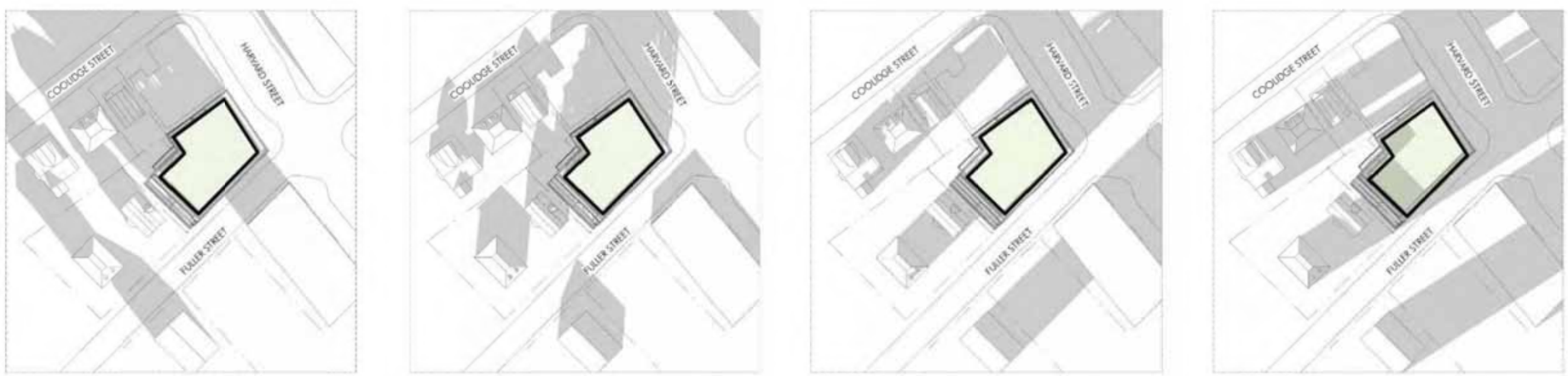
FALL/SPRING EQUINOX

SEPTEMBER 22ND/MARCH 20TH



WINTER SOLSTICE

DECEMBER 21ST



STEPPED OPTION

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SHADOW STUDIES - PROPOSED

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