

Zoning Analysis

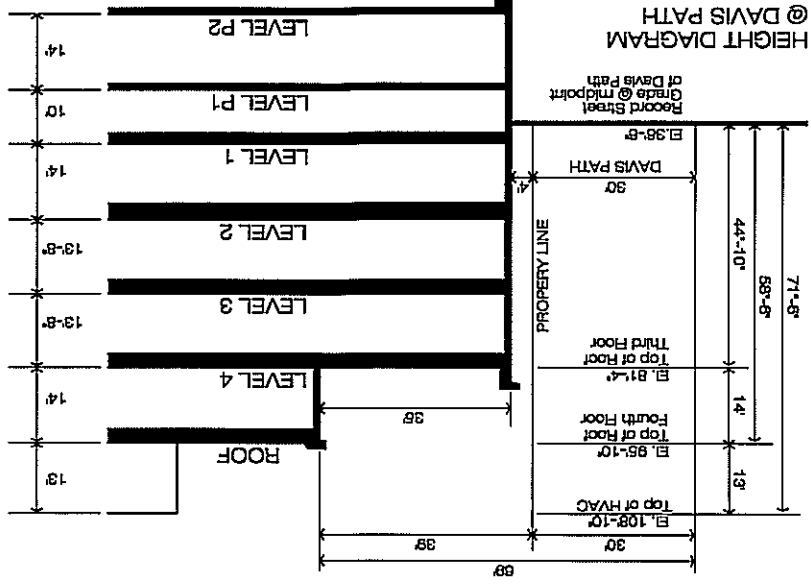
Existing	Allowed/Required	Proposed	Complies
Zoning District G-2.0 - General Business 2.0	Yes	Allowed per table 4.07	Yes
Use - General Office/Professional Office/Printing/retail and other uses allowed in the G district per section 4.07 table of use regulations	Yes	Allowed per table 4.07	Yes
Dimension Regulations - Table 5.01	Yes	Lot Size - 35,318 sq ft	Yes
Lot Area Ratio	Yes	FAR - 8.4 Existing	Yes
Minimum Lot Width	Yes	N/A	Yes
Maximum Height	Yes	45'-0" Proposed	Yes
Minimum Yard Front @ Davis Path	Yes	N/A	Yes
Minimum Yard Front @ Boylston Street	Yes	1' Proposed	Yes
Entrance to Garage / Covered Parking - 20% Max.	Yes	20' Min., 15.01' (Location 1)	Yes
Minimum Yard (SF)	Yes	N/A	Yes
Minimum Yard (SF) @ 10 + L10 = 17'-2"	Yes	8' Proposed (SF per 5.43)	Yes
Open Space	Yes	25% Proposed (8,072 sf)	Yes
Design Review - Section 5.B - 2a and h	Yes	100% Review, Use in Review, District (Greater than 10,000 sq ft)	Yes
Major Impact Project Designation > 25,000 sq ft	Yes	Proposed - Major Impact Project	Yes
Public Health Hazardous - Height - Sect. 5.31	Yes	60'-0" Butler Area	Yes
2 Loading Bays Req'd 12' x 30' x 14'0"	Yes	2 Bays Proposed	Yes
Parking Requirements - See Parking Summary	Yes - (SP)	See Building Summary	Yes - (SP)
HVAC Equipment Height	Yes - (SP)	10' Above max. height	Yes - (SP)
Accessory Underground Structure height above grade	Yes - (SP)	0' - 7' (max)	Yes - (SP)

(SP) - Indicates Special Permit Required for water of Rain Yard Requirements
 (SP) - Indicates Special Permit Required for modification of parking lot design when parking attendant employed, per Section 6.4.
 (SP) - Indicates Special Permit Required for height regulations.
 (SP) - Indicates Special Permit Required per Section 5.44 (Accessory Underground Structure).
 (SP) - Indicates Special Permit Required per Section 5.01, footnote 1

Building Summary

Floor	Space Use Summary	Proposed SF	Building Area Required
First Level	Building Core	1,021 sf	1 per 350 sf
Second Level	Building Core	3,750 sf	1 per 350 sf
Third Level	Building Core	1,224 sf	1 per 350 sf
Fourth Level	Building Core	24,478 sf	1 per 350 sf
Roof	Roof	10.8 Spaces	10.8 Spaces
Medical Office Space	Medical Office Space	24,478 sf	1 per 250 sf
Medical Office Space	Medical Office Space	1,224 sf	1 per 250 sf
Medical Office Space	Medical Office Space	1,224 sf	1 per 250 sf
Medical Office Space	Medical Office Space	11,361 sf	1 per 250 sf
Medical Office Space	Medical Office Space	46.4 Spaces	46.4 Spaces
Total Building Proposed Square Footage		70,636 sf	285 Spaces Provided
Total Building Proposed Square Footage		70,636 sf	285 Spaces Required

Height Diagram



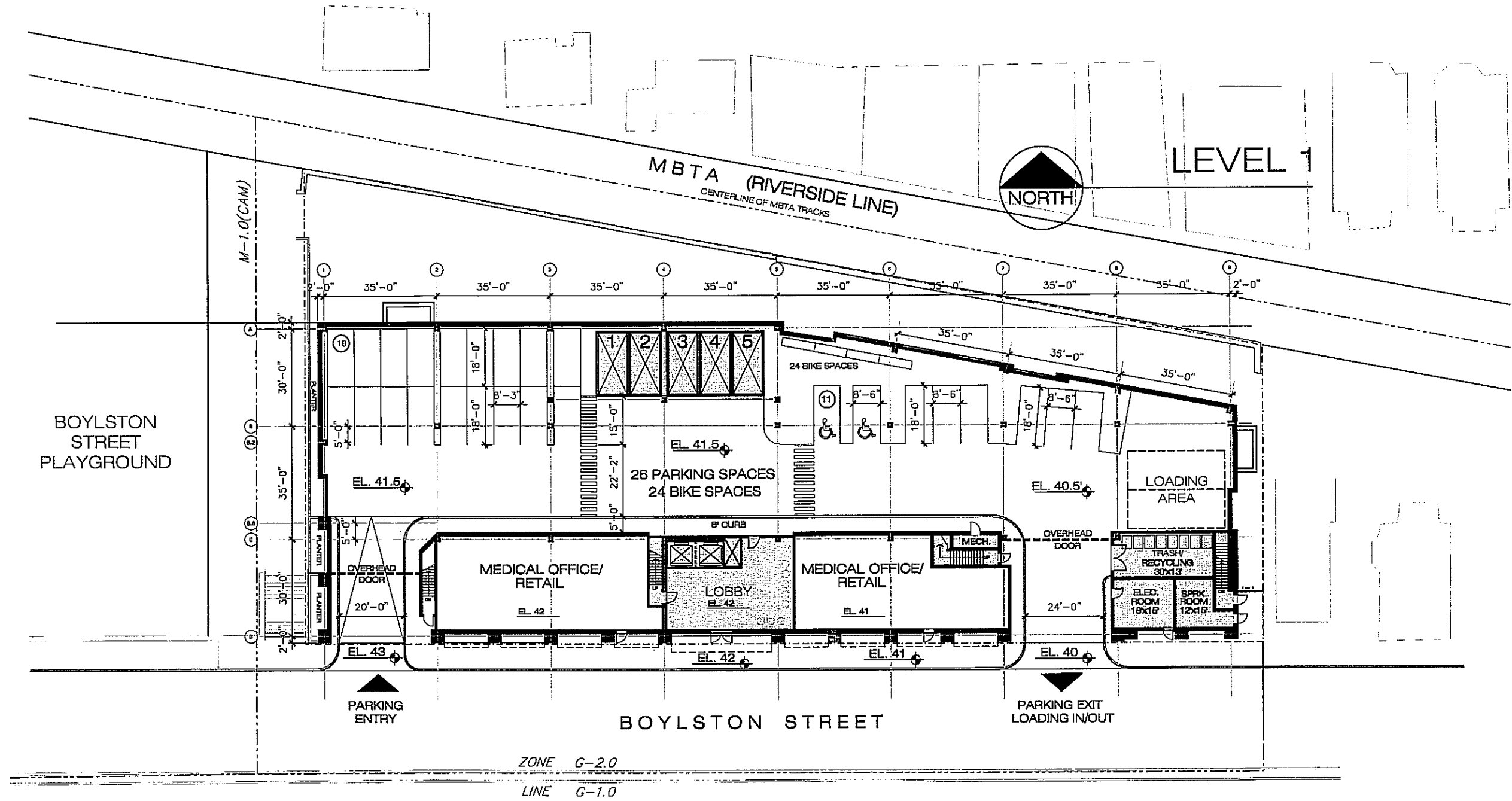
Zoning Diagram

111 Boylston Street

Brookline,
Massachusetts

111 Boylston Street LLC
Owner

Leggat McCall Properties LLC
Development Manager



Level 1 Floor Plan 1

Project: 2298.00
Date: 19 July 2008
Scale: 1/16"

111 Boylston Street

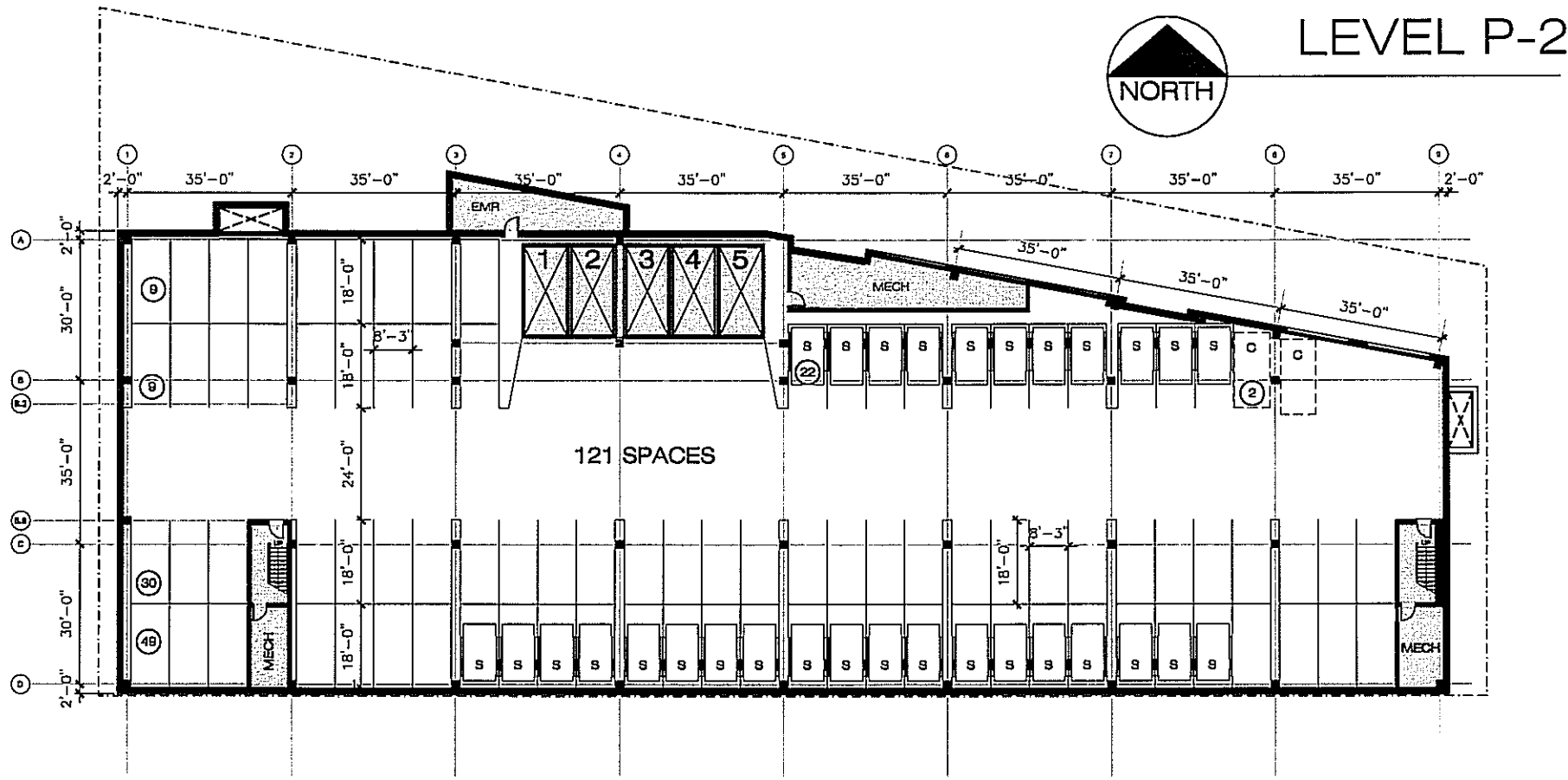
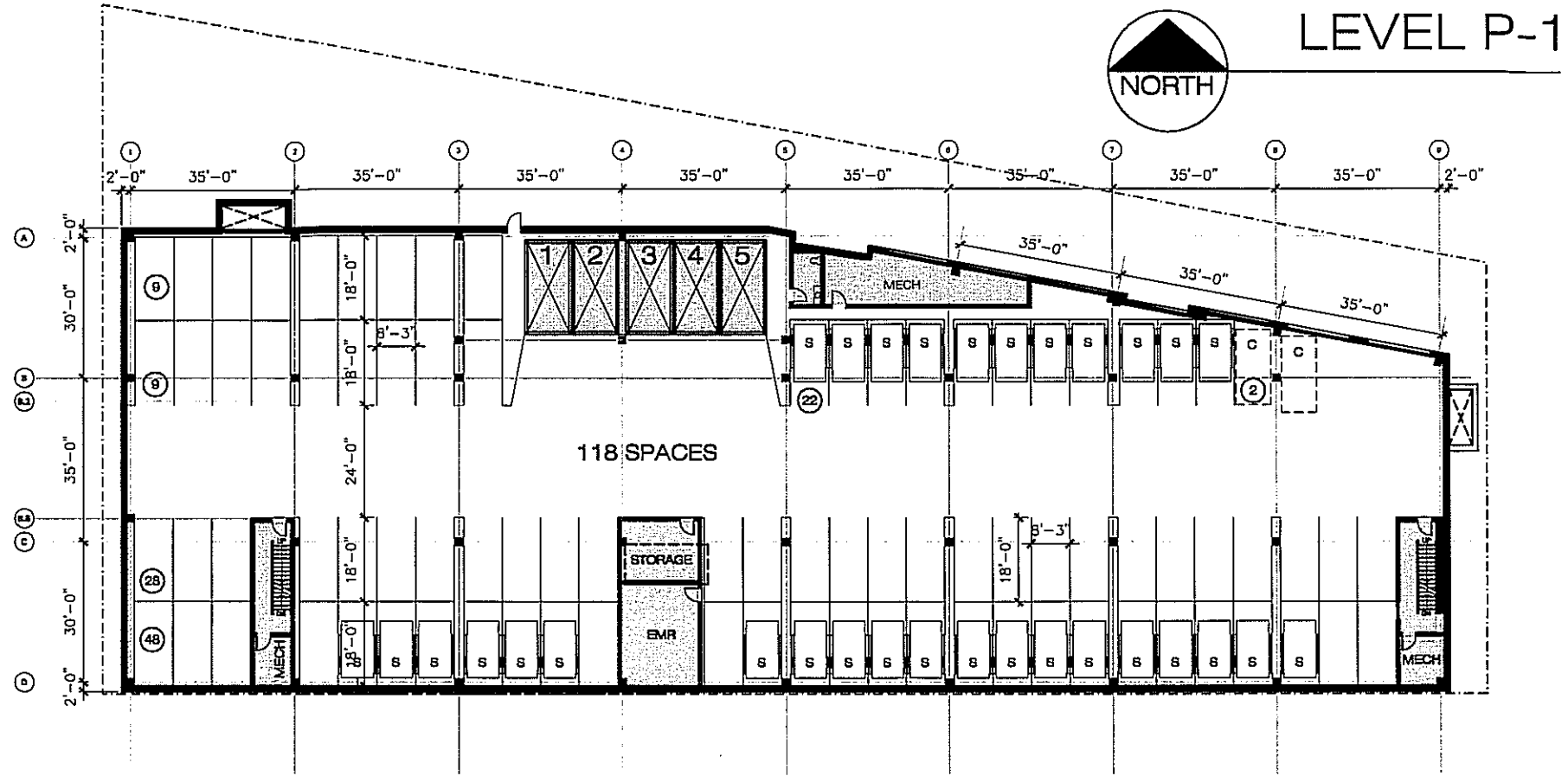
Brookline,
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Level P1 Level P2 Floor Plans 2

Project: 2282.60
Date: 10 July 2008
Scale: 1/16

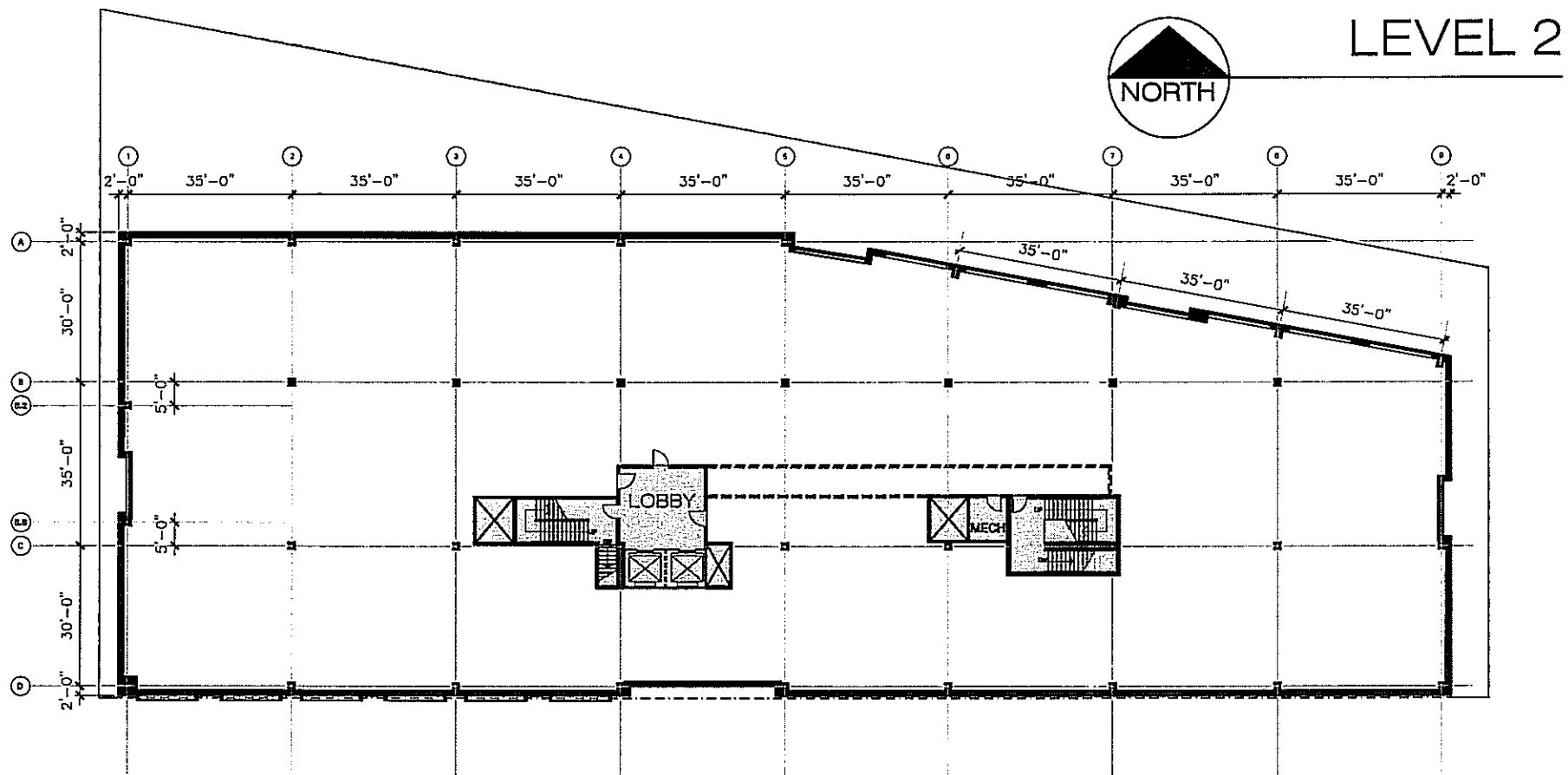
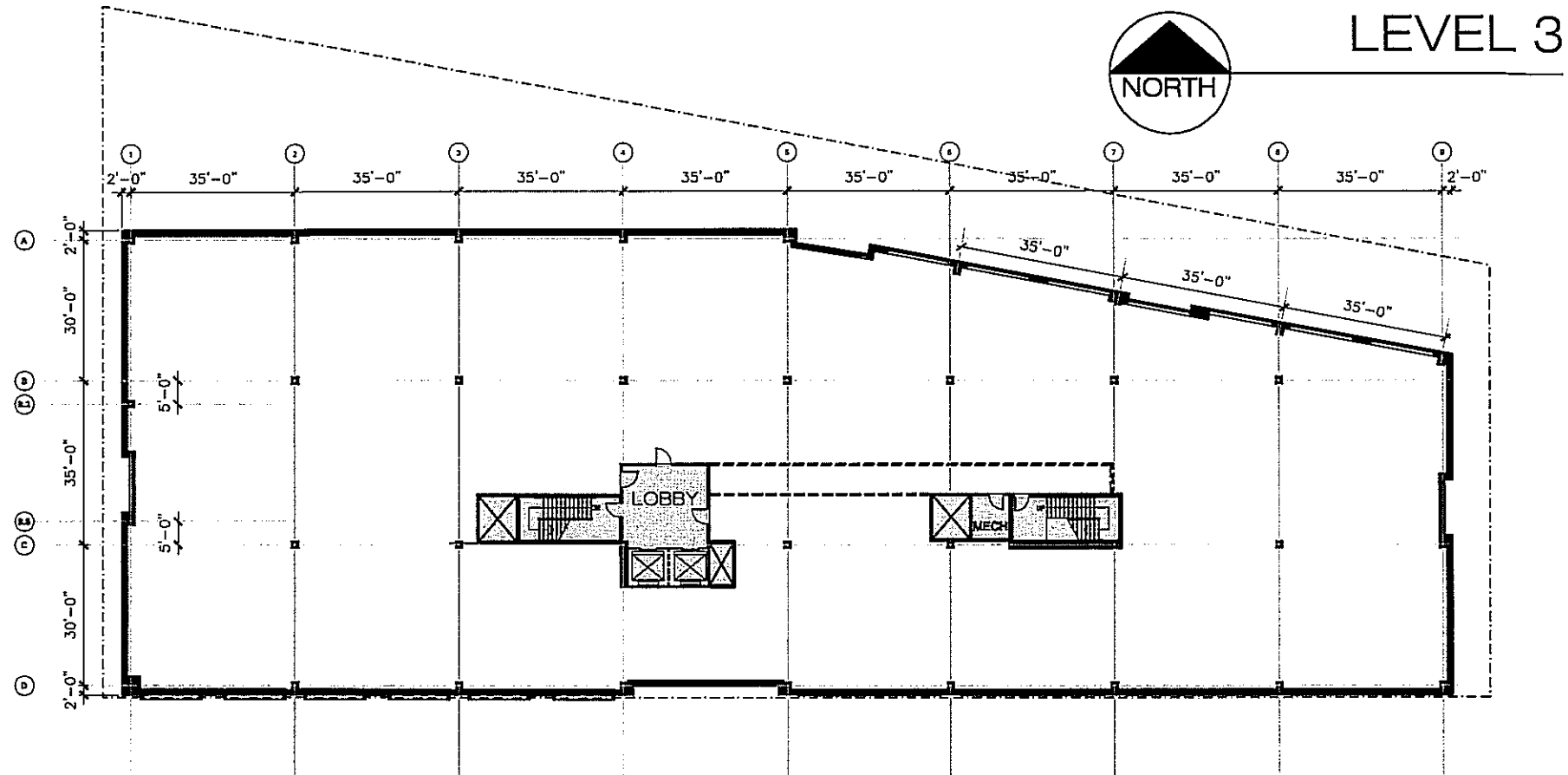


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Level 3 Level 2 Floor Plans 3

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Date: 10 July 2008
Scale: 1/16

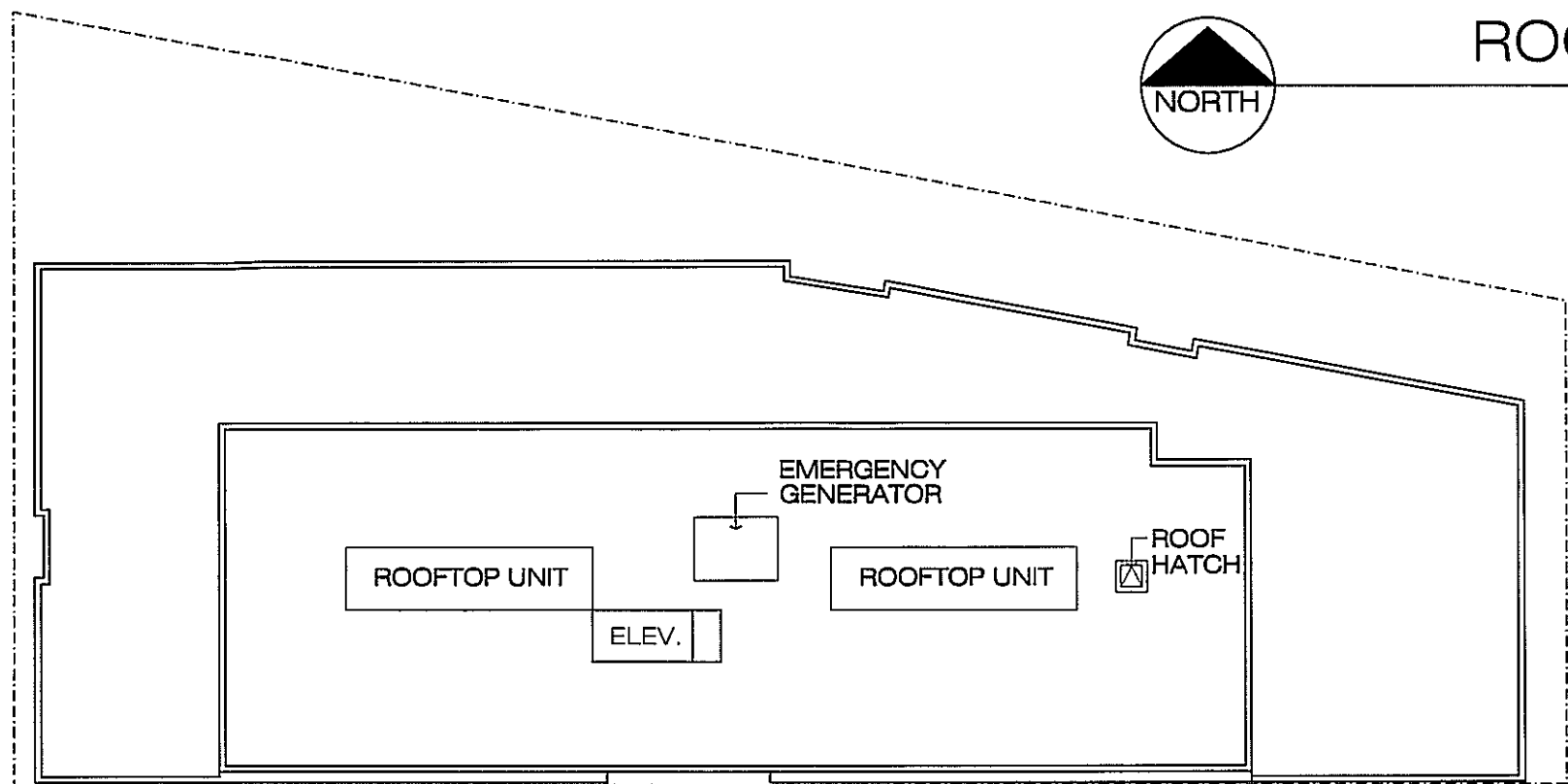
111
Boylston
Street

Brookline,
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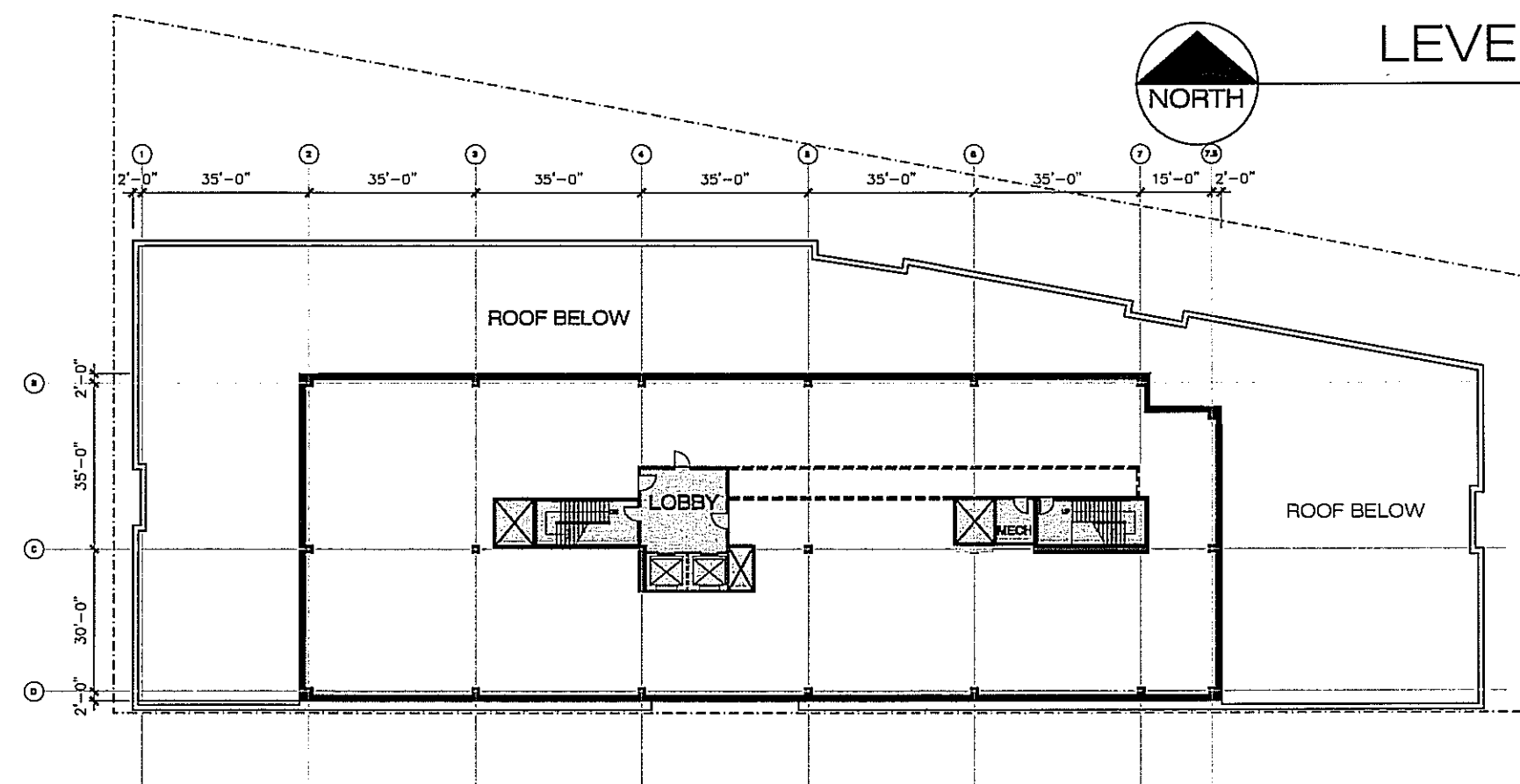
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ROOF



LEVEL 4



Roof Plan
Level 4
4

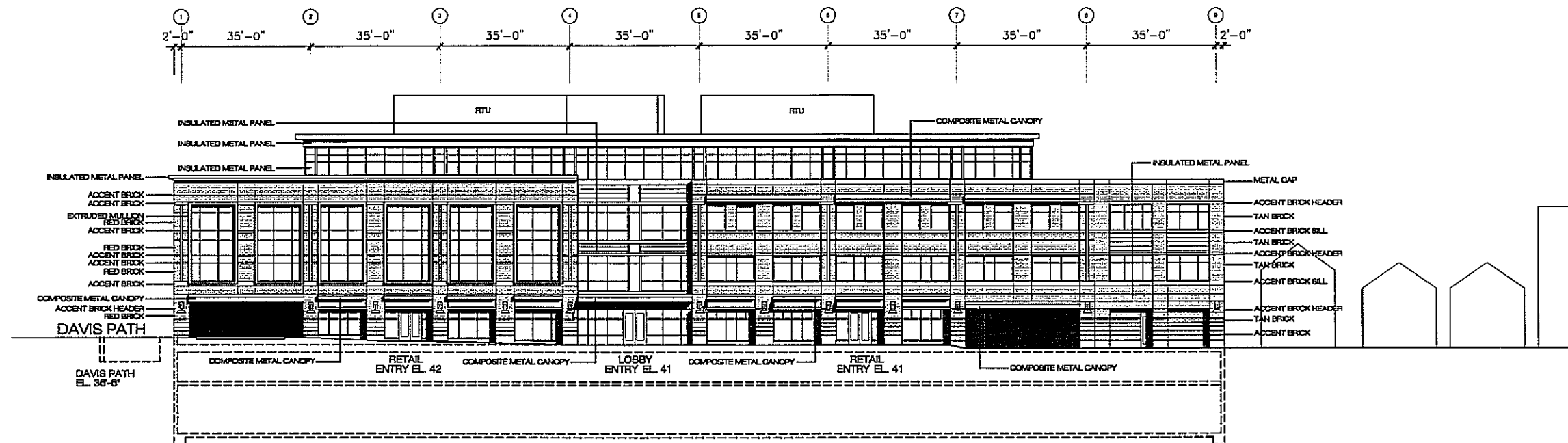
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111 Boylston Street

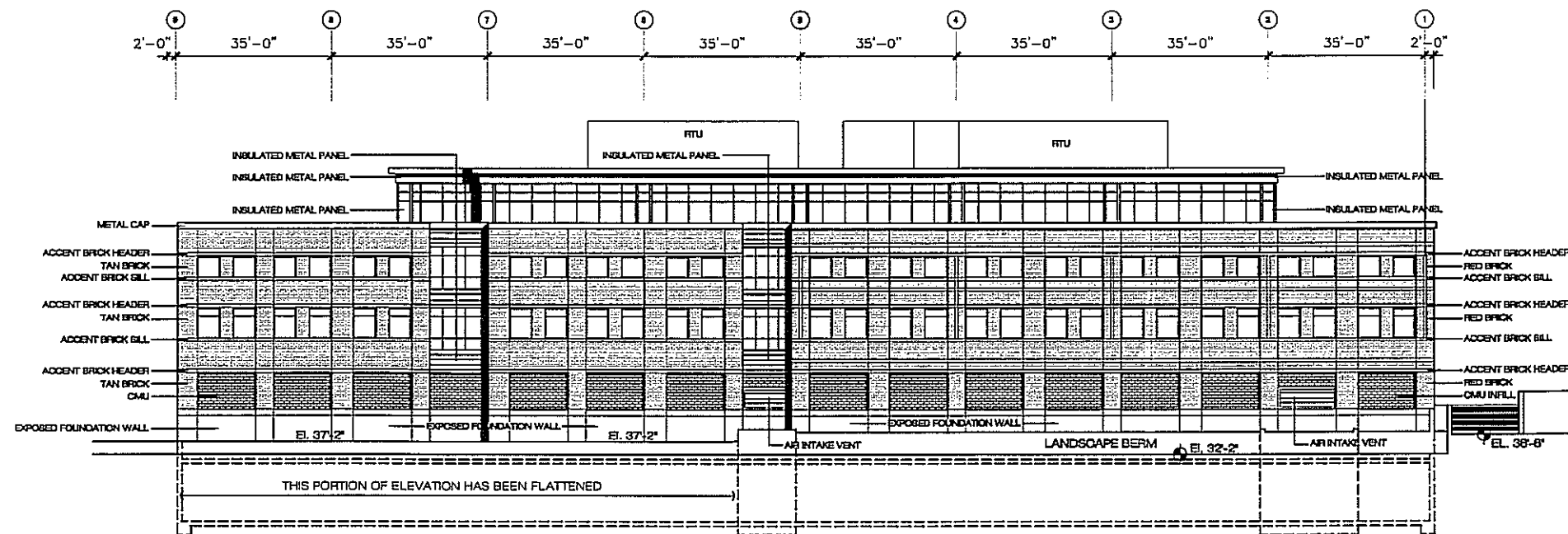
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Boylston Street Elevation (South Elevation)



MBTA-White Place Elevation (North Elevation)
(note: angled portion of facade has been flattened)

Building Elevations 5

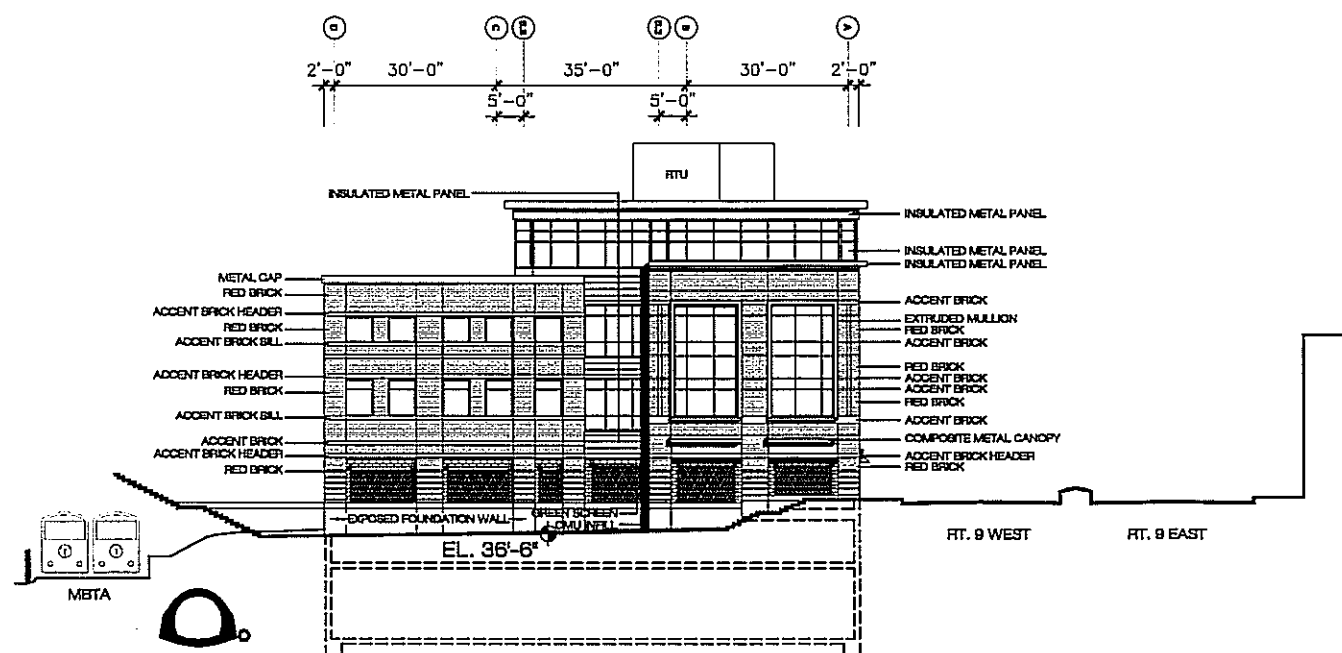
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111 Boylston Street

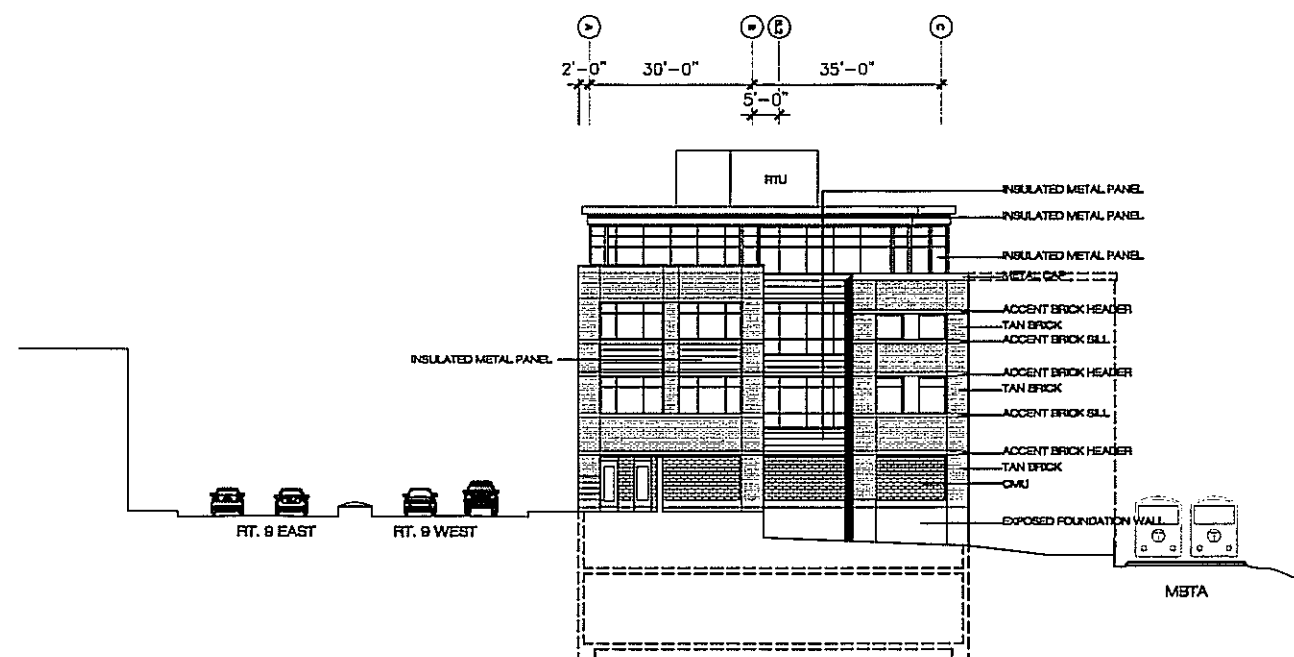
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Davis Path Elevation (West Elevation)



East Elevation

Building Elevations 6

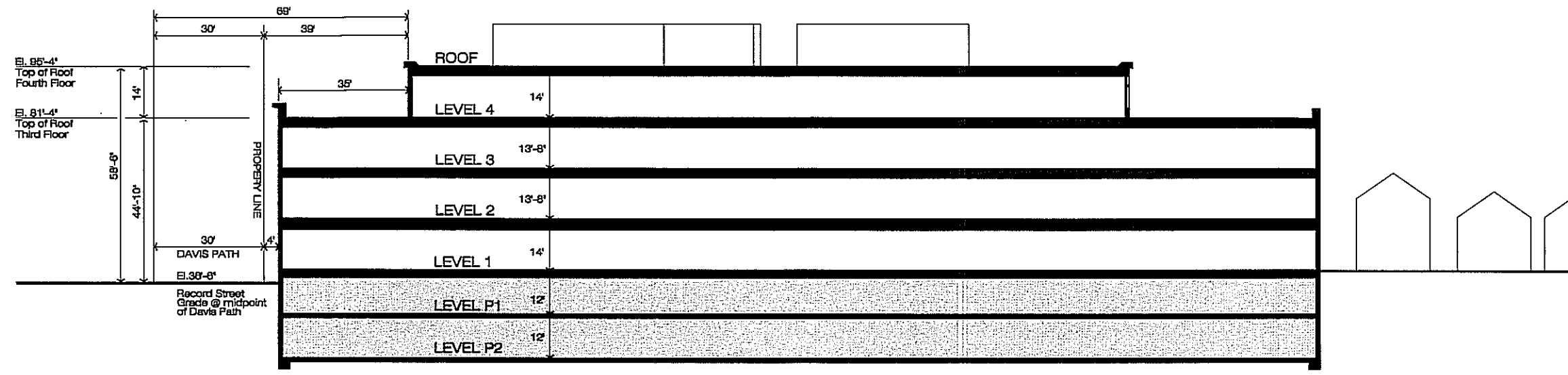
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111 Boylston Street

Brookline,
Massachusetts

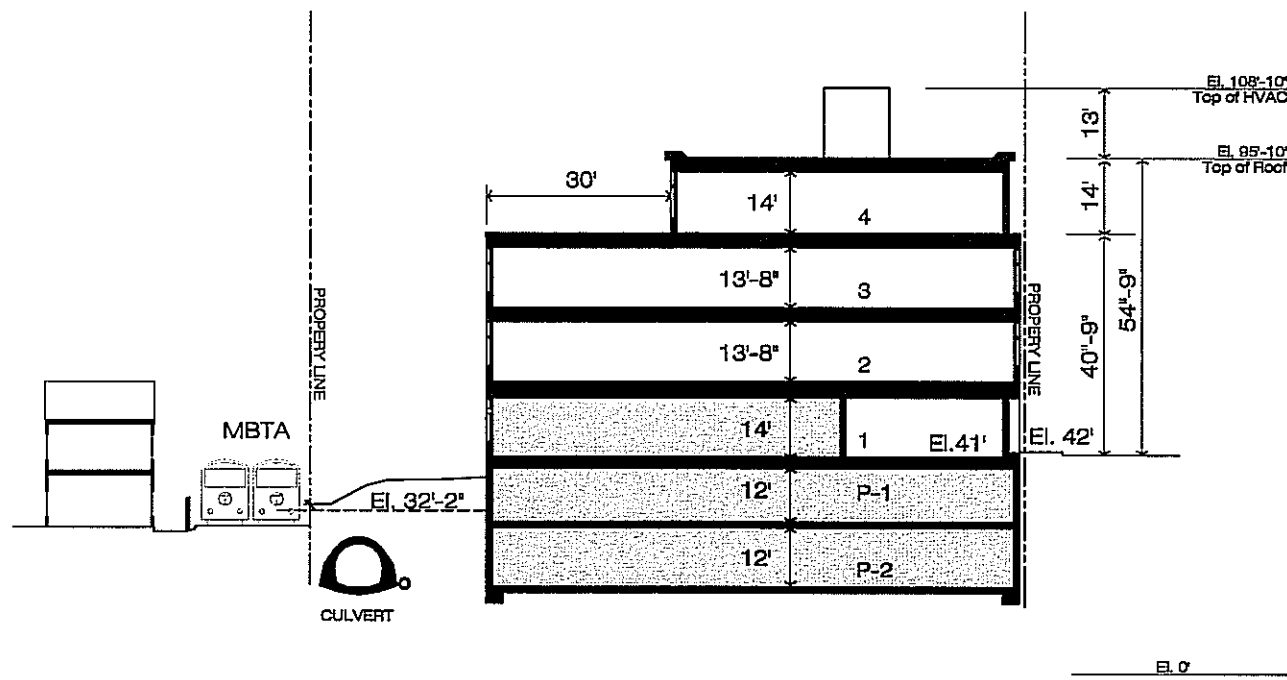
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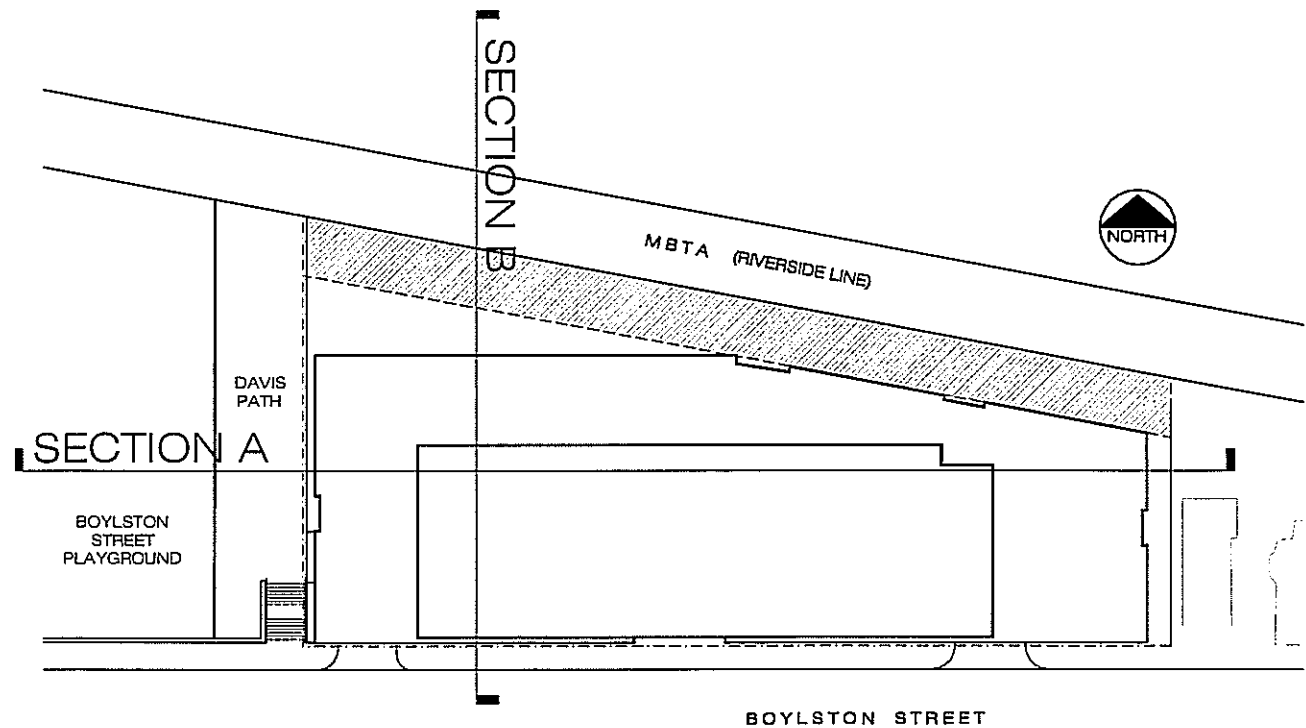


HEIGHT DIAGRAM @ DAVIS PATH

CROSS SECTION A



CROSS SECTION B



KEY PLAN

Section Diagrams

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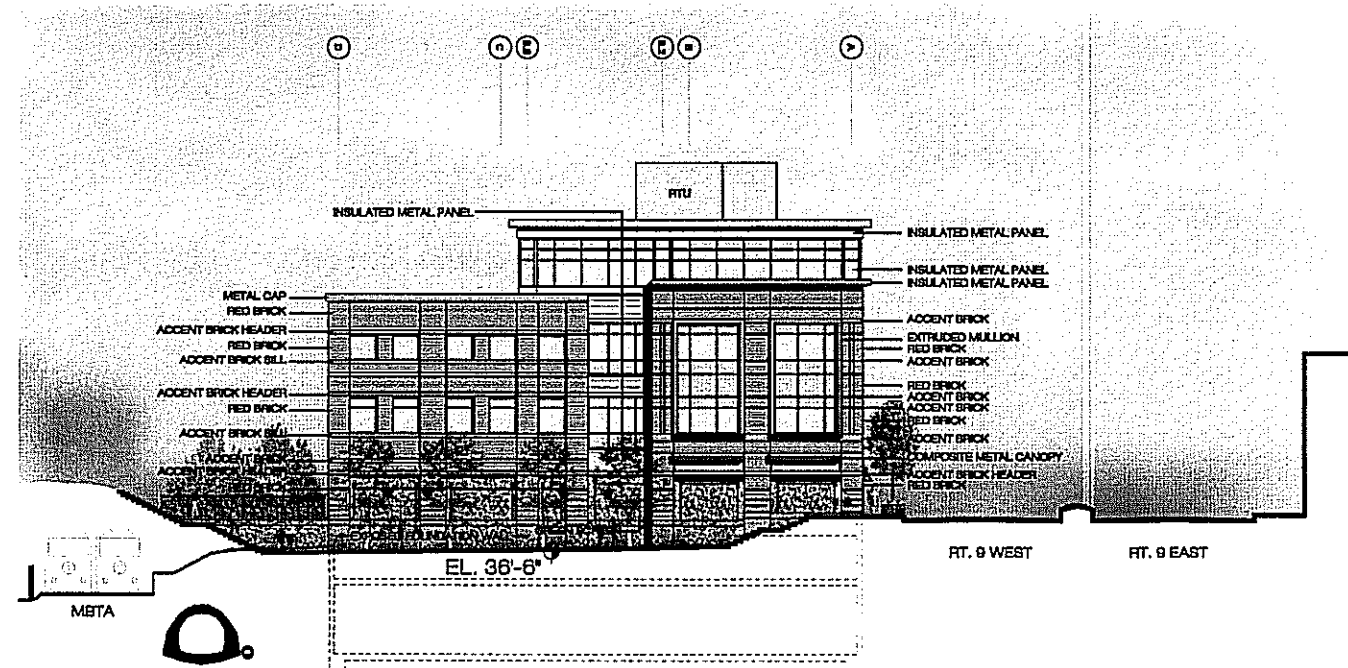
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111 Boylston Street

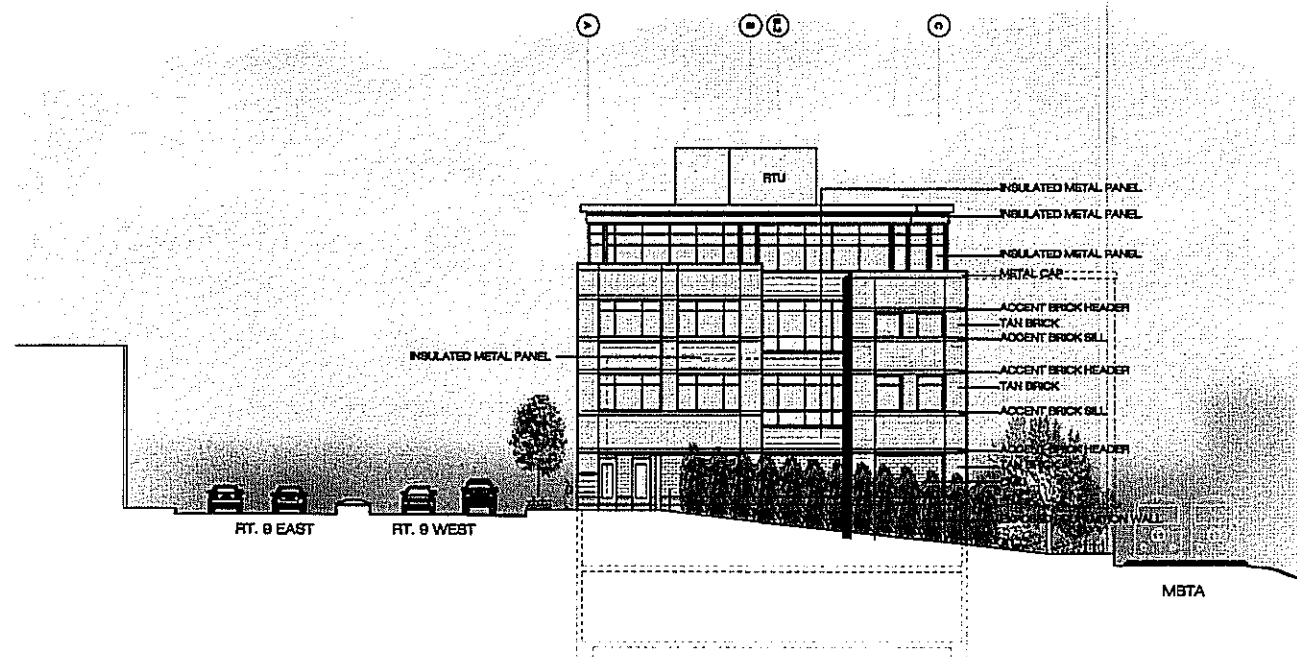
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Davis Path Elevation (West Elevation)



East Elevation

Building Elevations 8

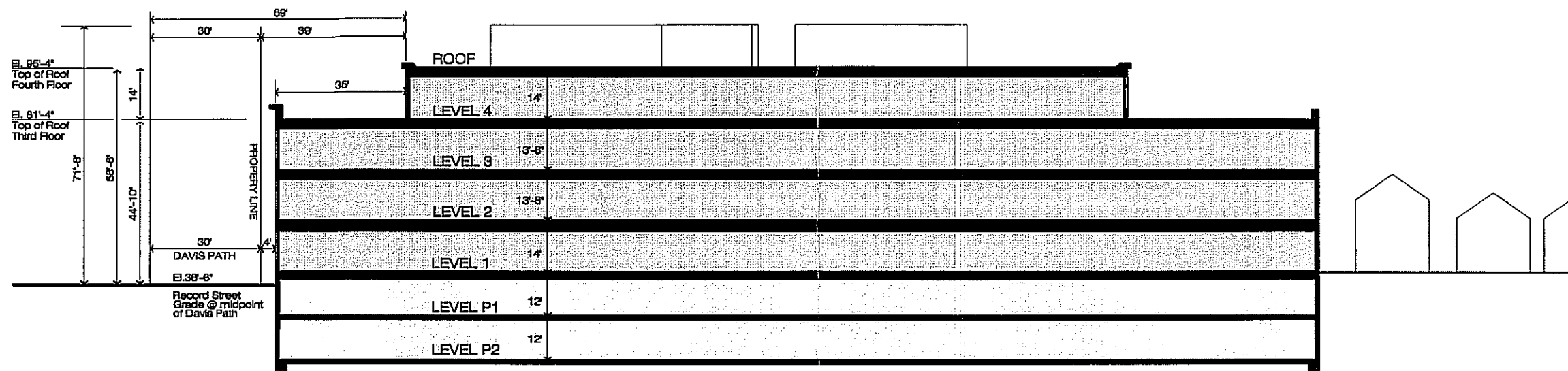
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Scale: 1/4" = 1'-0"

111 Boylston Street

Brookline,
Massachusetts

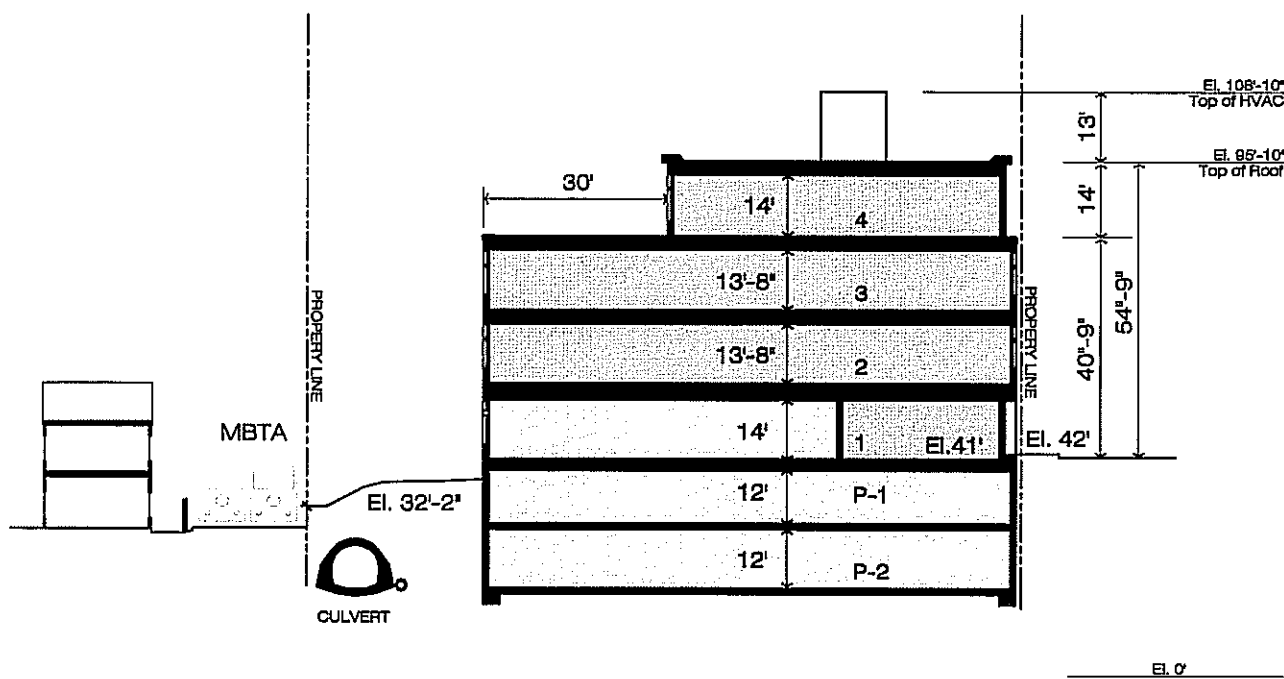
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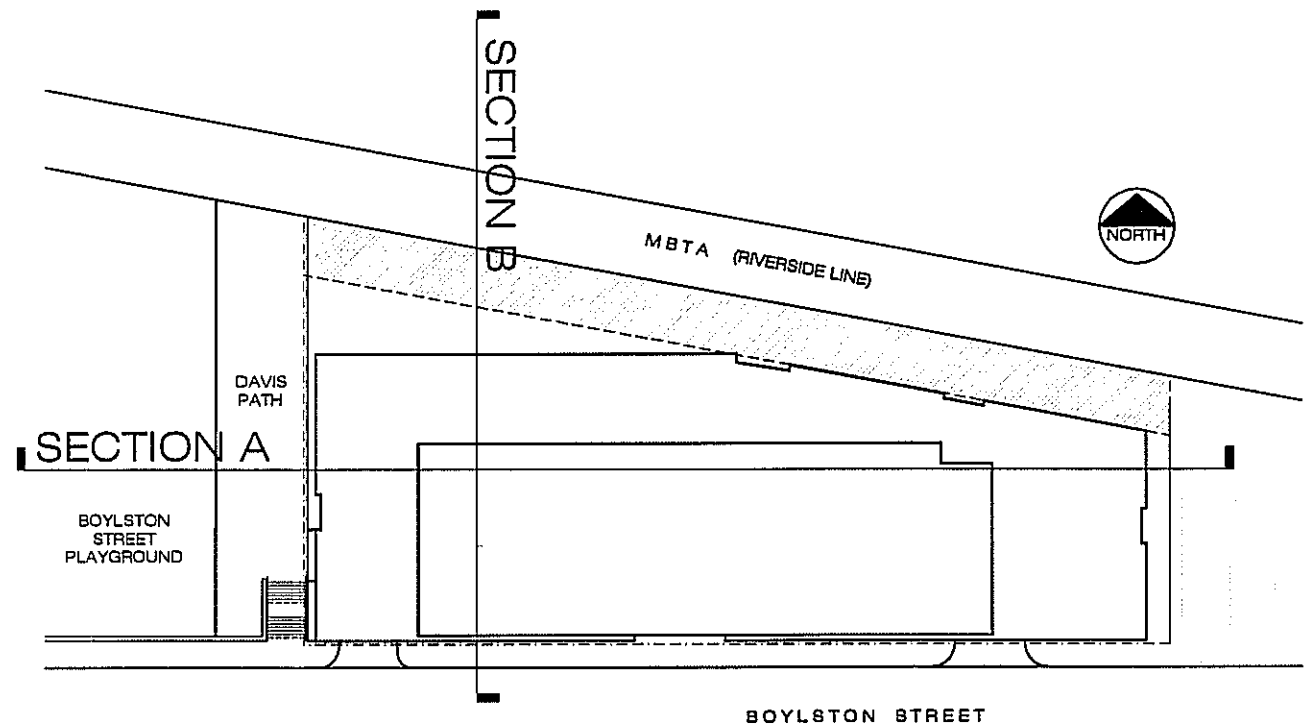


HEIGHT DIAGRAM @ DAVIS PATH

CROSS SECTION A



CROSS SECTION B



KEY PLAN

Section Diagrams

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Project: 2209 BA
 Date: 10/14/2022
 Scale: 1/8" = 1'-0"