420 HARVARD ST.
PROJECT EVOLUTION
SEPTEMBER 13, 2016

A PRESENTATION BY:
420 HARVARD ASSOCIATES, LLC.
+

EMBARC
ARCHITECTURE + DESIGN
PROJECT MEETING HISTORY

DECEMBER: PRELIMINARY MEETING WITH PLANNING BOARD
FEBRUARY 25: SITE ELIGIBILITY APPLICATION SUBMISSION TO MHP
MARCH 10: MEETING WITH NEIGHBORS
MARCH 15: BOARD OF SELECTMEN PUBLIC HEARING
MARCH 25: BOARD OF SELECTMEN ISSUE PROJECT ELIGIBILITY RESPONSE LETTER TO MHP
MAY 17: SITE ELIGIBILITY LETTER ISSUANCE BY MHP
MAY 31: COMP PERMIT SUBMISSION
JUNE 27: ZBA HEARING
JULY 6: ZBA SITE VISIT
JULY 7: MEETING WITH TRAFFIC ENGINEERING DEPARTMENT
JULY 25: ZBA HEARING
AUGUST 1: MEETING WITH PLANNING STAFF
AUGUST 2: MEETING WITH 45 COOLIDGE OWNERS
AUGUST 10: ZBA HEARING
AUGUST 11: DESIGN REVIEW SITE VIST/MEETING
AUGUST 30: ZBA HEARING
SEPTEMBER 1: DESIGN REVIEW WORKSHOP
SEPTEMBER 7: DESIGN REVIEW WORKSHOP
SEPTEMBER 13: ZBA HEARING
# PROJECT EVOLUTION SUMMARY

<table>
<thead>
<tr>
<th></th>
<th>December 2015</th>
<th>August 30</th>
<th>September 1</th>
<th>Change:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Units:</strong></td>
<td>36</td>
<td>36</td>
<td>21 + 3</td>
<td>Reduced by 33%</td>
</tr>
<tr>
<td><strong>Parking Spaces:</strong></td>
<td>34</td>
<td>40</td>
<td>28</td>
<td>Reduced by 30%</td>
</tr>
<tr>
<td><strong>Parking Ratio:</strong></td>
<td>.94</td>
<td>1.11</td>
<td>1.16</td>
<td>Increased by 5%</td>
</tr>
<tr>
<td><strong>Parking Type:</strong></td>
<td>Automated</td>
<td>Automated</td>
<td><strong>Standard</strong></td>
<td>Deleted Stackers</td>
</tr>
<tr>
<td><strong>Building Stories:</strong></td>
<td>6</td>
<td>6</td>
<td>5 (4.5)</td>
<td>Reduced 1 Story</td>
</tr>
<tr>
<td><strong>Building Height:</strong></td>
<td>72′-0”</td>
<td>64′-0”</td>
<td>56′-10”</td>
<td>Reduced 15′-10” and</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Eliminated Stair and</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Elevator Overrun</td>
</tr>
<tr>
<td><strong>Curb Length:</strong></td>
<td>24′</td>
<td>44′</td>
<td>38′-10”</td>
<td>Reduced to One</td>
</tr>
<tr>
<td><strong>Total GSF:</strong></td>
<td>47,720 GSF</td>
<td>44,850 GSF</td>
<td>33,450 GSF</td>
<td>Reduced by 30%</td>
</tr>
<tr>
<td>(Excluding Parking)</td>
<td></td>
<td></td>
<td>2,949 GSF</td>
<td>Added 49 Coolidge</td>
</tr>
</tbody>
</table>
**GROUND FLOOR PLAN**

- **420 Harvard St**
- **Brookline, MA**
- **ZBA Hearing**

**CAUTION**

**Vehicle Exiting**

**WARNING LIGHTS**

- At column (both sides)

**Main Features**

- **Retail Space** 4,815 GSF (subdivisible)
- **Lobby**
- **Building Stair #1**
- **Building Stair #2**
- **Bike Storage**
- **Mail Loading Zone** 12' clear height
- **Load**
- **Service**
- **0' Elev.**
- **Setback** 1' - 11/2" (adjacent)
- **Line of Building Above**
- **Existing Home**
- **Fenced Landscaped Courtyard**
- **44 Fuller**
- **45 Coolidge**
- **428 Harvard**
- **Fuller Street**
- **Harvard Street**

**Dimensions**

- **420 Harvard St**
  - 4,815 GSF (subdivisible)
  - Lobby
  - Bike Storage: 30 bikes
  - Mail Loading Zone: 12' clear height
  - Building Stairs: 30' - 0"
  - Ramp Down: 36' - 0"
  - Fence: Tandem (3) Existing (1) New
  - Planter: 12' - 0"
  - Warning Lights: At column (both sides)

**Architect**

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**Drawing Information**

- **Drawing Title**: 420 Harvard St_Schematic_DESIGN DEVELOPMENT
- **Drawing Number**: A100
- **Date**: September 9, 2016
- **Scale**: 1" = 10'-0"
PARKING DESIGN OUTLINE

8.5' x 18'  STANDARD CAR
7.5' x 16'  COMPACT CAR

AISLE = 23' STANDARD @ 90 DEG.
20' COMPACT @ 90 DEG.
SUMMER SOLSTICE

EXISTING SHADOW

PROPOSED SHADOW

9AM

12PM

3PM

6PM
WINTER SOLSTICE

EXISTING SHADOW

PROPOSED SHADOW

9AM

12PM

3PM

6PM - NO SHADOW ADDED