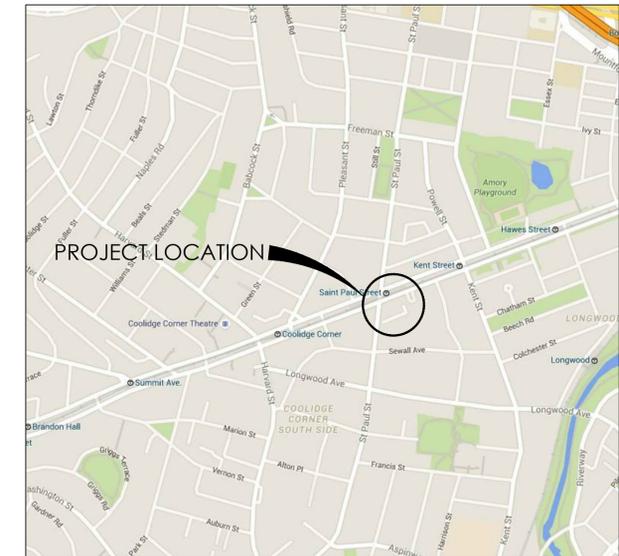




COMPREHENSIVE PERMIT PLAN SET FOR:
 HAMPTON COURT
 1223 BEACON STREET
 BROOKLINE, MA
 JULY 12, 2018



VICINITY MAP
 N.T.S

APPLICANT

HAMPTON COURT BEACON LLC
 C/O CHESTNUT HILL REALTY
 300 INDEPENDENCE DRIVE
 CHESTNUT HILL, MA 02467

LANDSCAPE ARCHITECT / CIVIL ENGINEER

STANTEC PLANNING AND LANDSCAPE ARCHITECTURE P.C.
 226 CAUSEWAY STREET
 BOSTON, MA 02114

ARCHITECT

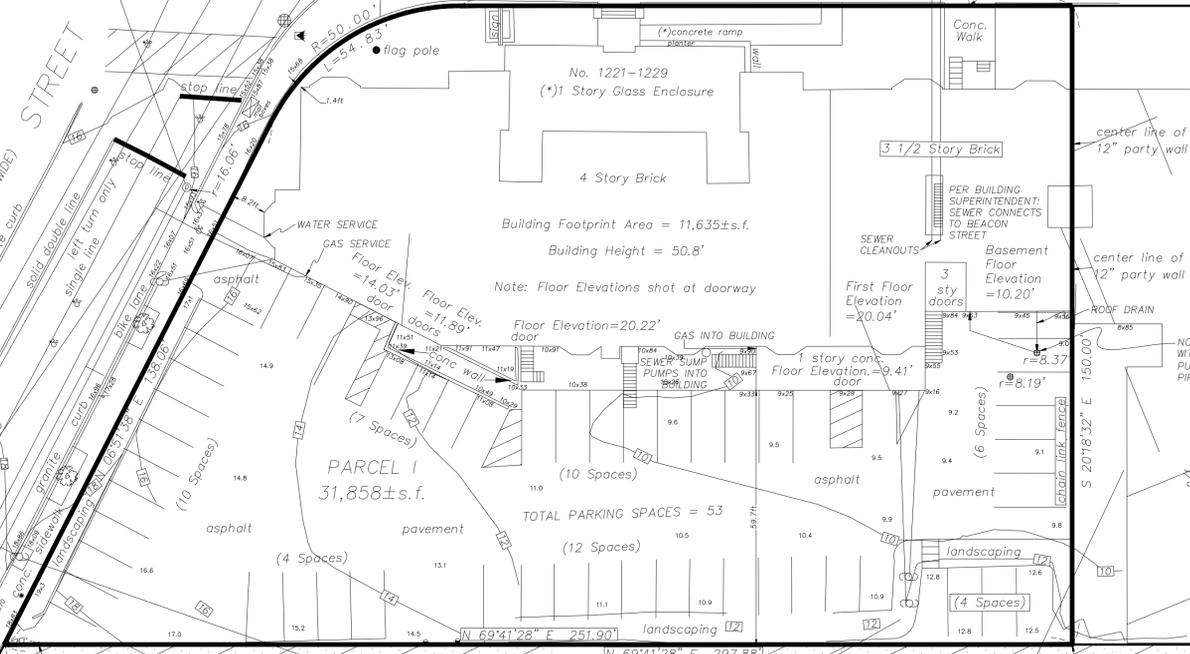
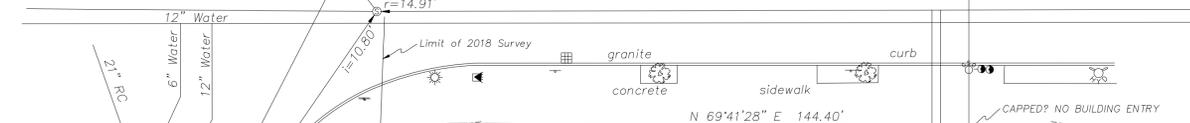
THE ARCHITECTURAL TEAM, INC.
 50 COMMANDANT'S WAY AT ADMIRAL'S HILL
 CHELSEA, MA 02150

INDEX OF SHEETS

SHEET NO.	TITLE
L-000	EXISTING CONDITIONS PLAN
L-100	OVERALL SITE PLAN
L-101	GARAGE UPPER AND LOWER FLOOR PLAN
L-200	LAYOUT AND MATERIALS PLAN
L-300	GRADING PLAN
L-400	UTILITY PLAN
L-500	PLANTING PLAN
L-600	HEIGHT CALCULATION PLAN
L-700	ZONING AND WAIVER PLAN
L-800	SITE DETAILS
L-801	SITE DETAILS II
A1.00	BASEMENT LEVEL PLAN
A1.01	GROUND LEVEL PLAN
A1.02	2ND TO 4TH LEVEL PLAN
A1.03	5TH TO 9TH LEVEL PLAN
A1.04	10TH TO 11TH LEVEL PLAN
A2.01	TYPICAL UNIT PLANS
A4.01	NORTH ELEVATION (BEACON ST.)
A4.02	WEST ELEVATION (ST. PAUL ST.)
A5.01	SCHEMATIC SECTION

BEACON STREET (PUBLIC ~ VARIABLE WIDTH)

G G G G G G G G G

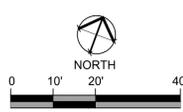


LEGEND

These standard symbols will be found in the drawing.

- STRUCTURE EXISTING
- CONTOUR EXISTING
- PAVEMENT EDGE
- EASEMENT EXISTING
- UTIL SEWER
- UTIL ELECTRIC UNDERGROUND
- OVER HEAD POWER
- UTIL DRAIN
- UTIL GAS
- UTIL WATER
- FENCE CHAIN LINK
- MANHOLE SEWER
- MANHOLE ELECTRIC
- UTILITY POLE
- LIGHT POLE
- TRAFFIC LIGHT
- CATCH BASIN
- GAS GATE
- WATER GATE
- HYDRANT
- TREE
- SIGN EXISTING
- UTIL ELECTRIC
- IRON PIPE FOUND
- MAG-NAIL FOUND
- SPOT ELEVATION (TIN)
- SPOT ELEVATION (FIELD)

BENCHMARKS:
BM1: Mag-nail in u-pole
Elevation=17.07'
BM2: Mag-nail in u-pole
Elevation=14.82'
BM3: Mag-nail in pavement
Elevation=11.21'



V:\210801529\210801529\design\working\document\210801529_survey.dwg
2018/07/16 2:27 PM Mr. Shepard, Genevieve

LEGEND
 - - - - - PROPERTY LINE

Stantec Planning and
 Landscape Architecture P.C.
 226 Causeway St.
 Boston MA 02114 U.S.A.
 Tel. 617.523.8103
 Fax. 617.523.4333
 www.stantec.com

Copyright Reserved
 The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
 The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants

Legend

Notes

Comprehensive Permit Application	SB	TK	07.12.18
Site Eligibility Letter Application	HB	TK	04.20.18
Issued	By	Appd.	MM.DD.YY

File Name: 210801529_overall_site_plan.dwg
 Dwn. Chkd. Dsgn. MM.DD.YY

Permit-Seal



Client/Project
 CHESTNUT HILL REALTY

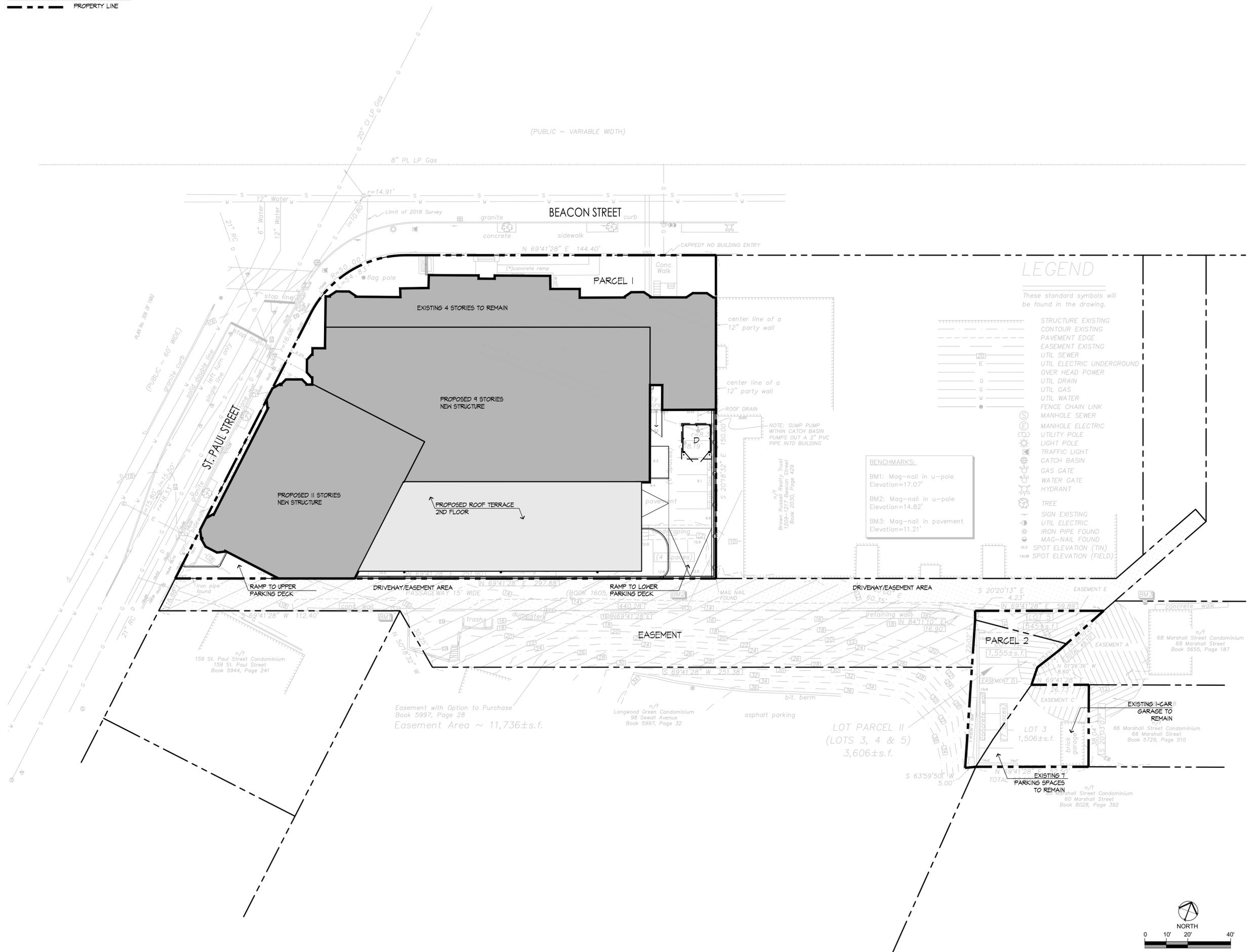
1223 BEACON STREET

BROOKLINE, MA

Title
 OVERALL SITE PLAN

Project No. 210801529
 Scale AS SHOWN

Sheet Drawing No. L-100

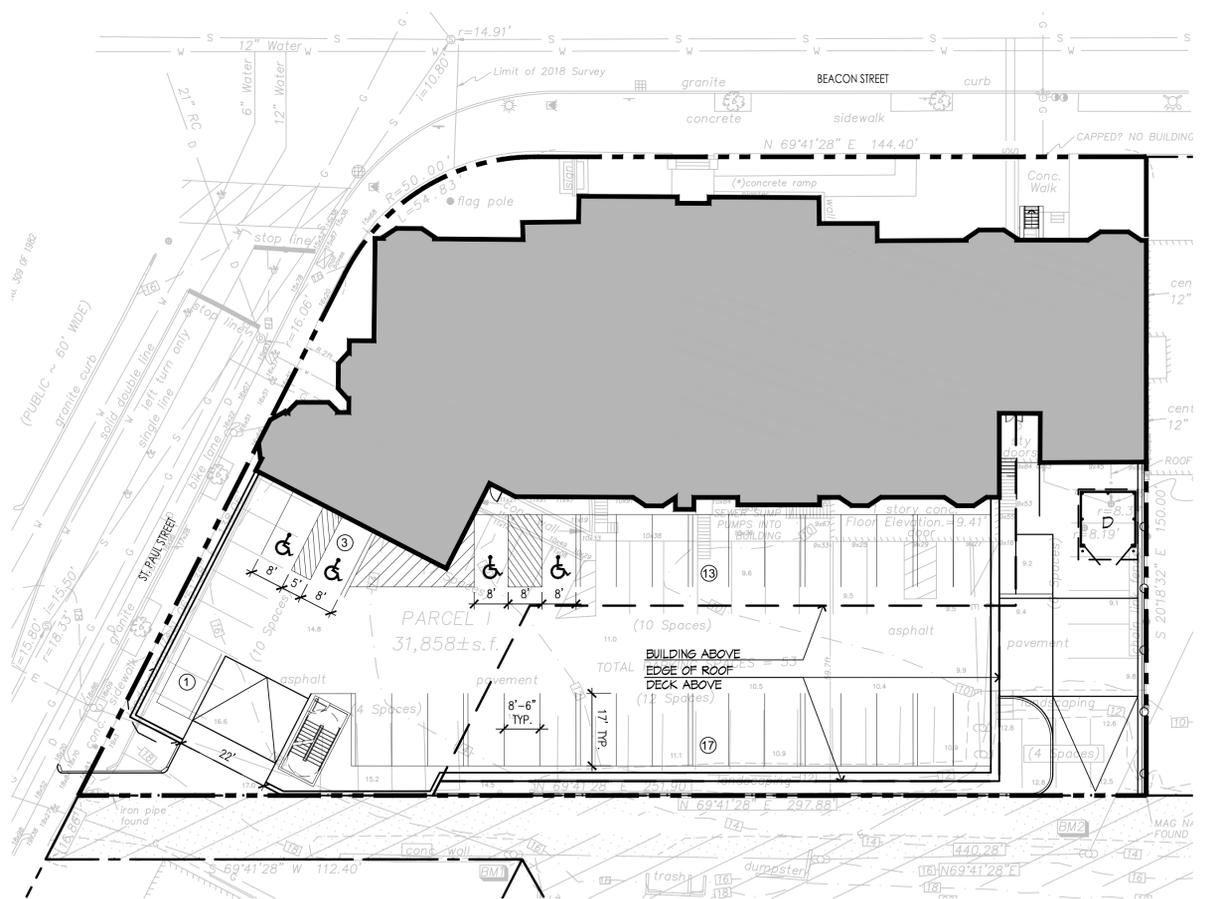


V:\210801529\active\210801529\design\working\document\210801529_overall_site_plan.dwg
 2018/07/16 4:43 PM by: Sheppard, Catherine

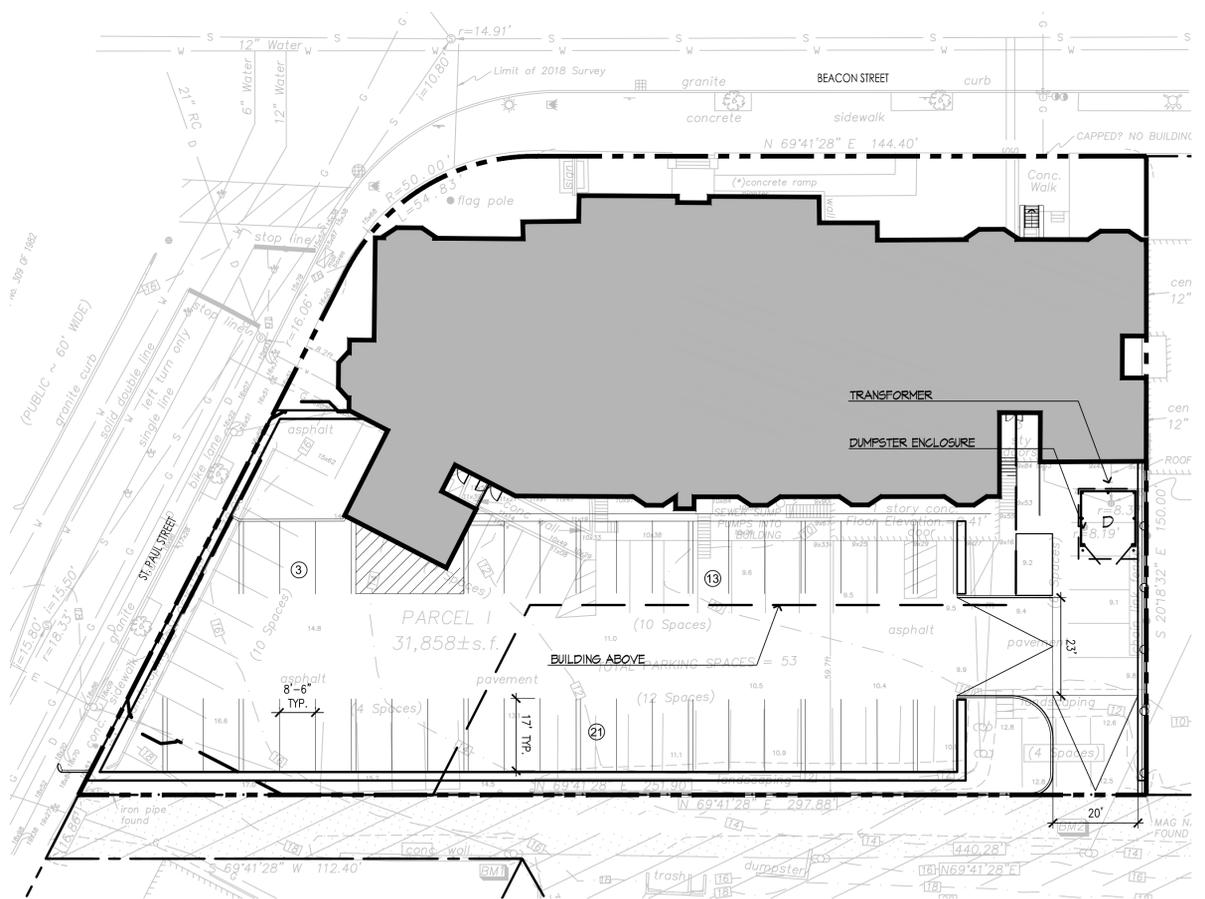
Consultants

Legend

Notes

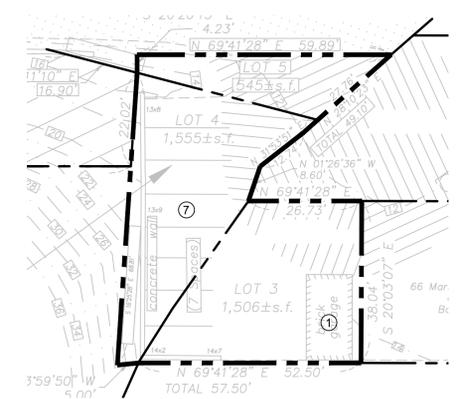


UPPER PARKING LEVEL:
34 PARKING SPACES



LOWER PARKING LEVEL:
37 PARKING SPACES

TOTAL 79 PARKING SPACES



SURFACE PARKING:
8 PARKING SPACES

COMPREHENSIVE PERMIT APPLICATION
Issued

File Name: 210801529_parking_plan.dwg
Dwn. Chkd. Dsgn. MM.DD.YY

Permit-Seal



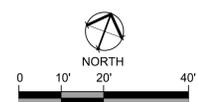
Client/Project
CHESTNUT HILL REALTY

1223 BEACON STREET
BROOKLINE, MA

Title
PARKING PLAN

Project No. 210801529
Scale AS SHOWN

Sheet Drawing No. L-101



LAYOUT AND MATERIAL NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY OTTE & DWYER, INC. LAND SURVEYORS OF SAUGUS, MASSACHUSETTS AND IS DATED JANUARY 23, 2018.
- 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.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- 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.
- ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF BROOKLINE AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
- 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.
- 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.
- 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.

FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
- 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
- VERTICAL CURB



Stantec Planning and Landscape Architecture P.C.
226 Causeway St.
Boston MA 02114 U.S.A.
Tel. 617.523.8103
Fax. 617.523.4333
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants

Legend

Notes

Comprehensive Permit Application	SB	TK	07.12.18
Site Eligibility Letter Application	HB	TK	04.20.18
Issued	By	Appd.	MM.DD.YY

File Name: 210801529_Layout_materials.dwg
Dwn. Chkd. Dsgn. MM.DD.YY

Permit-Seal



Client/Project
CHESTNUT HILL REALTY

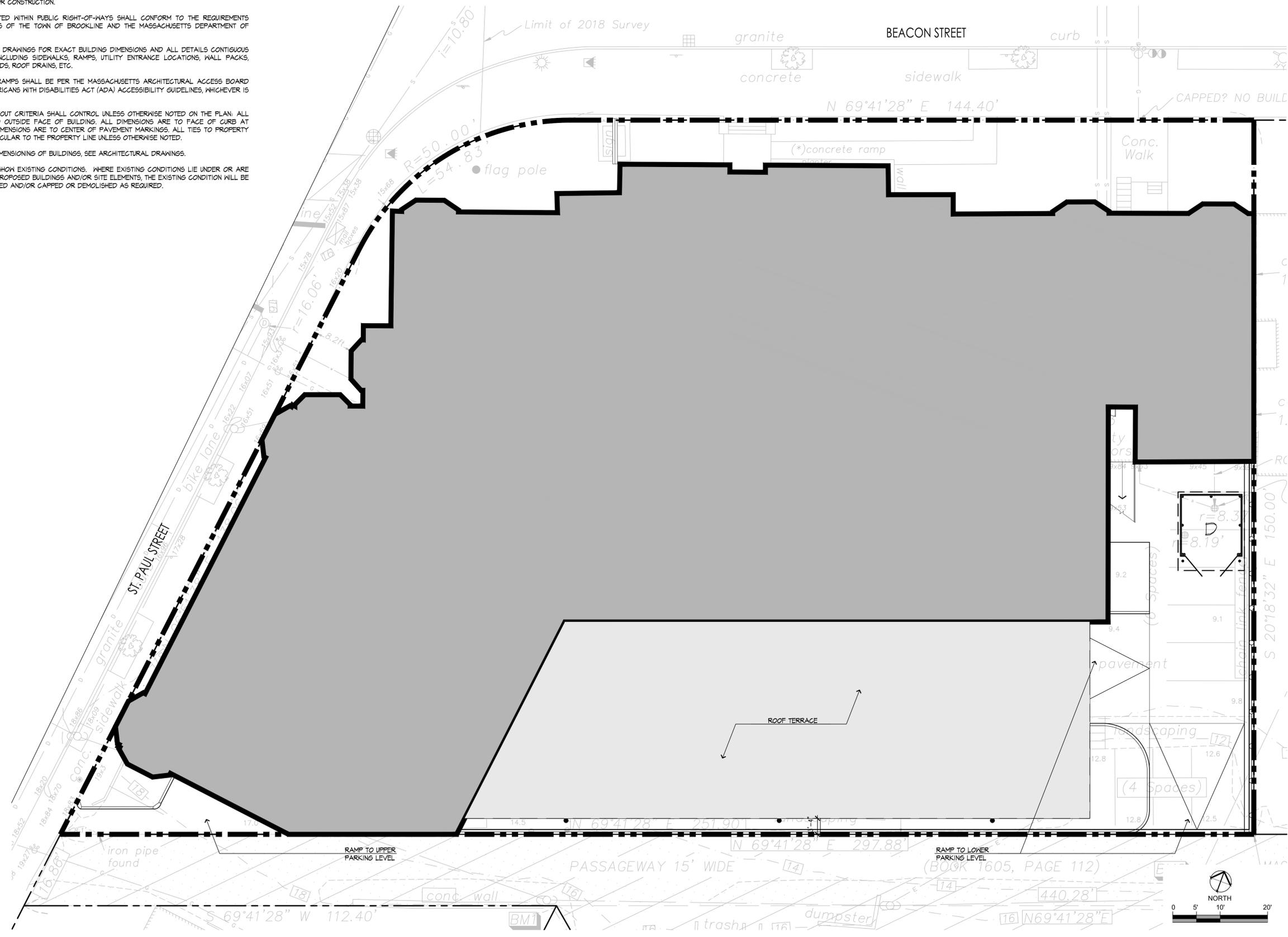
1223 BEACON STREET

BROOKLINE, MA

Title
LAYOUT AND MATERIALS PLAN

Project No. 210801529
Scale AS SHOWN

Sheet Drawing No. L-200

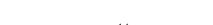


V:\1218\active\210801529\design\working\document\210801529_Layout_materials.dwg
2018/07/16 2:22 PM by: Sheppard, Catherine

GRADING NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY OTTE & DWYER, INC. LAND SURVEYORS OF SAUGUS, MASSACHUSETTS AND IS DATED JANUARY 23, 2018.
- 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.
- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLENDE GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF 521 CMR OF THE ARCHITECTURAL ACCESS BOARD REGULATIONS. ALL GRADES ON WALKWAYS, RAMPS, CURB CUTS AND PARKING AREAS AS DEFINED BY 521 CMR SHALL COMPLY WITH THE MAXIMUM ALLOWABLE GRADES. GRADES SHALL BE MEASURED AT TWO FOOT INTERVALS. CROSS SLOPES ON ALL WALKS, PATHS OF TRAVEL AND ACCESSIBLE ROUTES AS DEFINED IN 521 CMR SHALL NOT EXCEED 1:5%. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF DISCREPANCIES ARISE BETWEEN THE ACTUAL GRADES SHOWN ON THE PLANS AND THE MAXIMUM ALLOWABLE GRADES INDICATED IN 521 CMR.
- ALL WALKWAYS SHALL BE GRADED TO A MAXIMUM 4:5% RUNNING SLOPE (PARALLEL TO THE DIRECTION OF TRAVEL). THE CROSS FITCH OF ALL WALKWAYS, PATHS AND PLAZAS SHALL NOT EXCEED 1:5% (PERPENDICULAR TO THE DIRECTION OF TRAVEL). THE SLOPE OF ALL RAMPS AND SIDE SLOPES OF HANDICAP CURB CUTS AS DEFINED BY SECTION 211 OF 521 CMR SHALL BE CONSTRUCTED AT 1:5% MAXIMUM. RAMPS AS DEFINED IN SECTION 24.1 OF 521 CMR SHALL BE CONSTRUCTED TO A MAXIMUM SLOPE OF 1:5%.
- ENSURE ALL EXISTING (TO REMAIN), AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICED.
- CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH.
- CONTRACTOR TO ADJUST UTILITY ELEMENT 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.
- 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.

GRADING LEGEND

-  PROPERTY LINE
-  10 PROPOSED CONTOUR MAJOR LINE
-  14 PROPOSED CONTOUR MINOR LINE
-  12.00+ SPOTGRADE



Stantec Planning and Landscape Architecture P.C.
 226 Causeway St.
 Boston MA 02114 U.S.A.
 Tel. 617.523.8103
 Fax. 617.523.4333
 www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
 The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants

Legend

Notes

Comprehensive Permit Application	SB	TK	07.12.18
Site Eligibility Letter Application	HB	TK	04.20.18
Issued	By	Appd.	MM.DD.YY

File Name:	210801529_grading.dwg	Dwn.	Chkd.	Dsgn.	MM.DD.YY
------------	-----------------------	------	-------	-------	----------

Permit-Seal



Client/Project
 CHESTNUT HILL REALTY

1223 BEACON STREET

BROOKLINE, MA

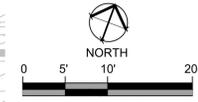
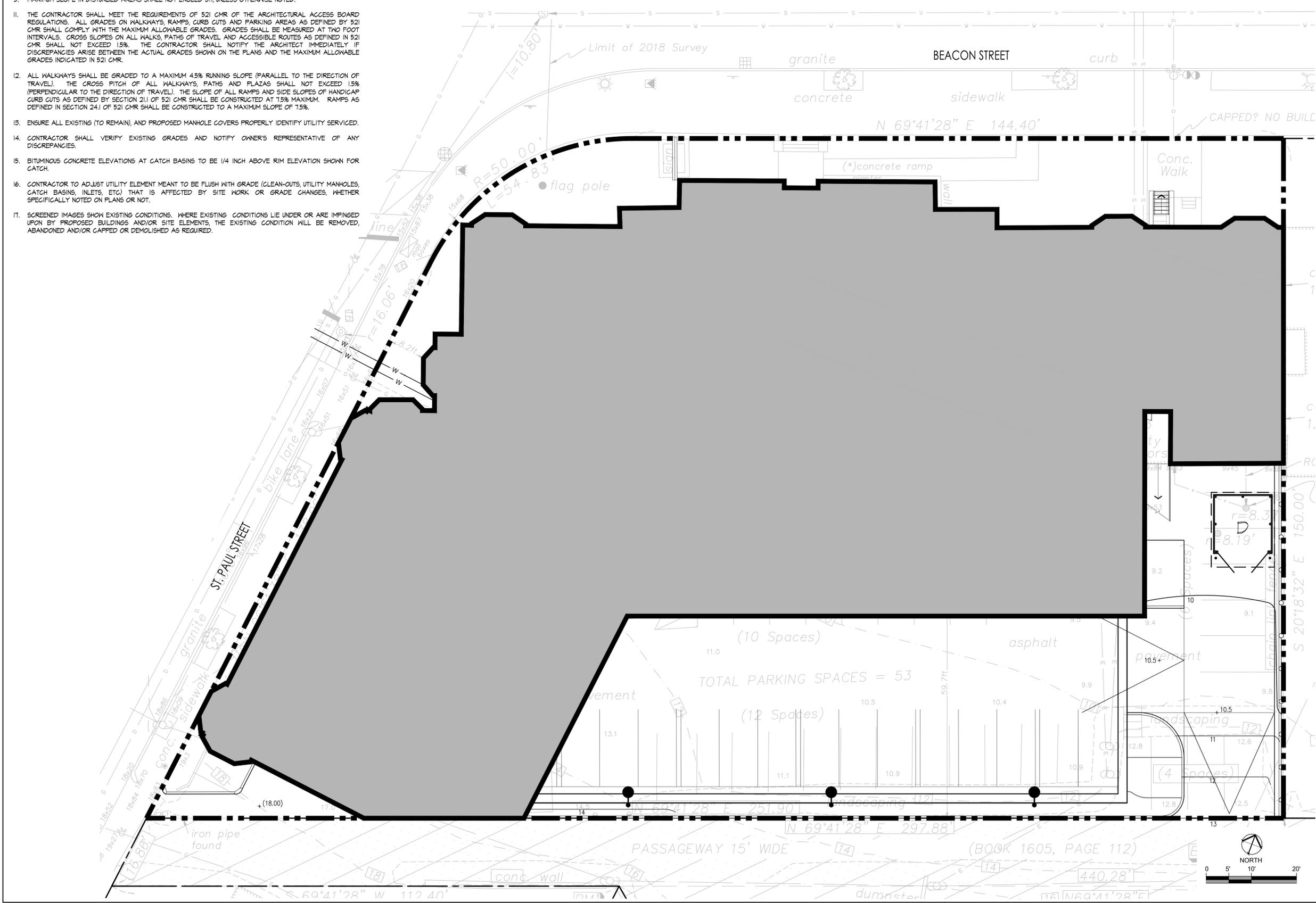
Title

GRADING

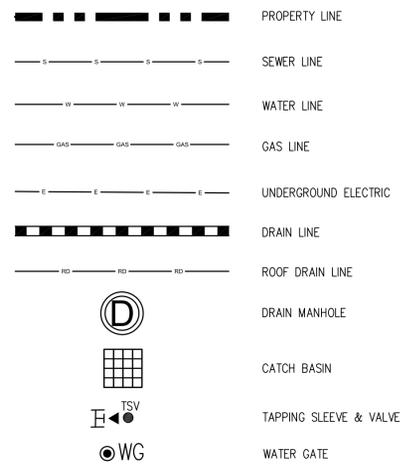
Project No. 210801529
 Scale AS SHOWN

Sheet Drawing No. L-300

V:\210801529\active\210801529_design\working\document\210801529_grading.dwg
 2018/07/16 10:35 AM by: Sheppard_Geometry



UTILITIES LEGEND



UTILITIES NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY OTTE & DWYER, INC. LAND SURVEYORS OF SAUGUS, MASSASHUSETTS AND IS DATED JANUARY 23, 2018.
- 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.
- CONTRACTOR TO ADJUST UTILITY ELEMENT 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.
- ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF BROOKLINE.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL SEWER PIPES SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1784 WITH RUBBER GASKET JOINTS.
- SITE LIGHTING IS SHOWN ON THIS PLAN FOR COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS FOR EXACT TYPE AND LOCATION.
- REFER TO ELECTRICAL PLANS FOR SECTIONS AND DETAILS OF THE UTILITY DUCT BANK.
- 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.
- 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). 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.
- 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. ALL WATER GATES SHALL OPEN AS PER CITY REQUIREMENTS. 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.
- ALL PROPOSED DRAIN LINES SHALL BE 12" HDPE UNLESS OTHERWISE NOTED.



Stantec Planning and Landscape Architecture P.C.
226 Causeway St.
Boston MA 02114 U.S.A.
Tel. 617.523.8103
Fax. 617.523.4333
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants

Legend

Notes

Comprehensive Permit Set Issued By Appd. 07.13.18

File Name: 210801529_utilities.dwg Dwn. Chkcd. Dsgn. MM.DD.YY

Permit-Seal



Client/Project
CHESTNUT HILL REALTY

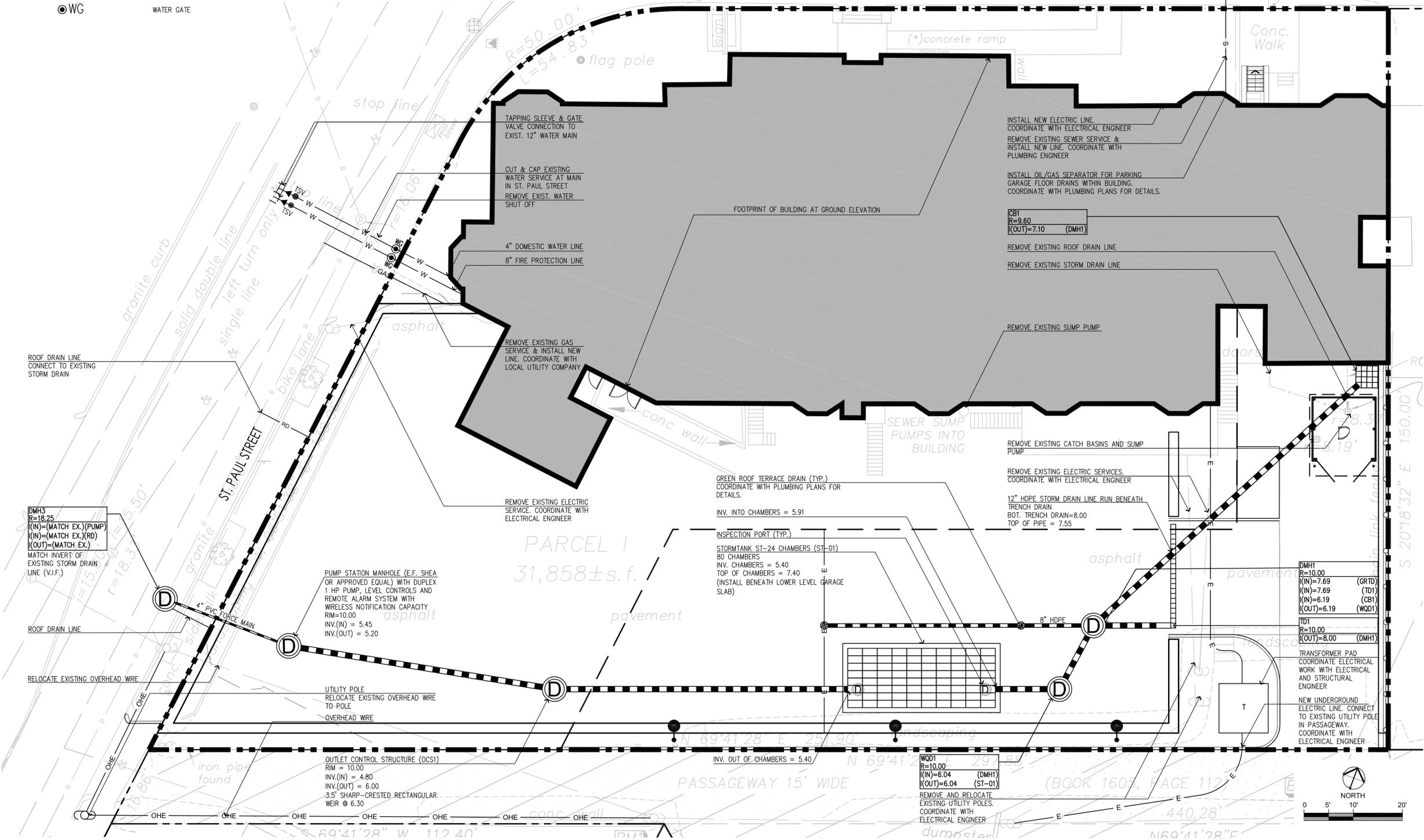
1223 BEACON STREET

BROOKLINE, MA

Title
UTILITY PLAN

Project No. 210801529 Scale AS SHOWN

Sheet Drawing No. L-400



V:\210801529\210801529_utilities.dwg
 2018/07/17 11:37 AM By: B.Bozianec, E.C.

Comprehensive Permit Application	GS	TK	07.12.18
Site Eligibility Letter Application	HB	TK	04.20.18
Issued	By	Appd.	MM.DD.YY

File Name: 210801529_Building Height.dwg
Dwn. Chkd. Dsgn. MM.DD.YY

Permit-Seal



Client/Project
CHESTNUT HILL REALTY

1223 BEACON STREET

BROOKLINE, MA

Title
BUILDING HEIGHT CALCULATION PLAN

Project No. 210801529
Scale AS SHOWN

Sheet Drawing No. L-600

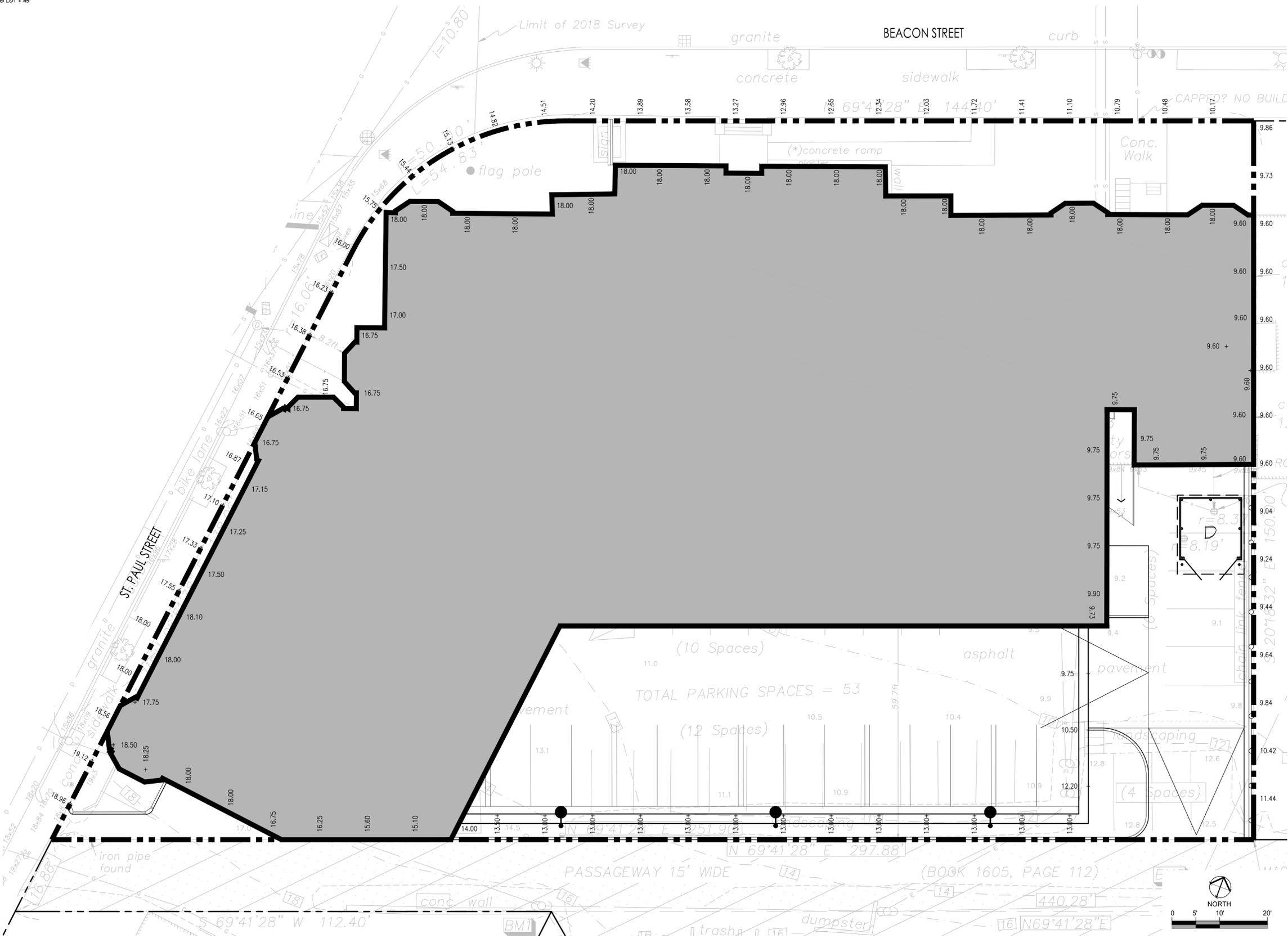
BUILDING HEIGHT CHART

MEAN NATURAL GRADE AT BUILDING	RECORD GRADE AT STREET FRONTAGE	MEAN NATURAL GRADE OF LOWEST ABUTTING LOT	HEIGHT CALCULATION METHOD	CALCULATION ALLOWED HEIGHT	MAX HEIGHT TO TOP OF BUILDING ALLOWED	PROPOSED FINISH FLOOR ELEVATION	BUILDING HEIGHT TOP OF BUILDING	PROPOSED BUILDING HEIGHT
14.79'	12.59'	9.75'	C	9.75' + 0 + 45'	54.75'	8.00'	131'	121.25'

HEIGHT CALCULATION METHOD A
WHERE MEAN GRADE IS LOWER THAN THE RECORD GRADE AT THE STREET.
MAX. BUILDING HEIGHT ALLOWANCE = RECORD GRADE AT THE STREET + 45'

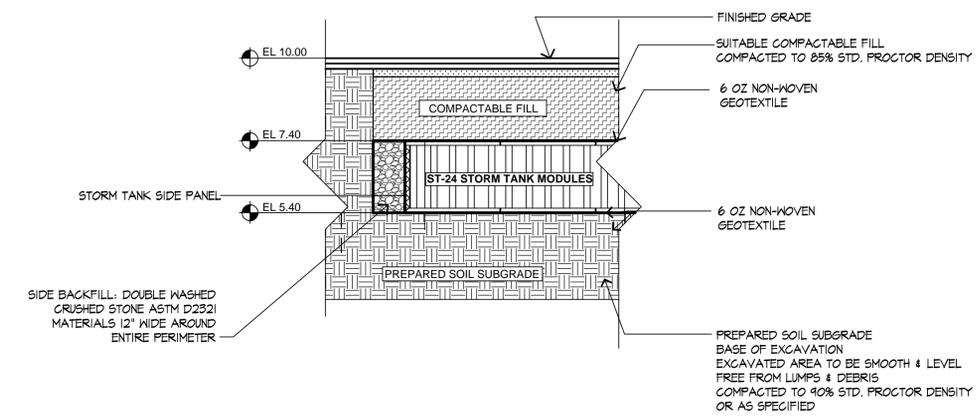
HEIGHT CALCULATION METHOD B
WHERE MEAN GRADE IS HIGHER THAN THE RECORD GRADE AT THE STREET AND LOWER THAN THE MEAN NATURAL GRADE OF THE LOWEST ABUTTING LOT AT THE LOT LINE.
MAX. BUILDING HEIGHT ALLOWANCE = MEAN GRADE + 45'

HEIGHT CALCULATION METHOD C
WHERE MEAN GRADE IS HIGHER THAN BOTH THE RECORD GRADE AT THE STREET AND THE MEAN NATURAL GRADE OF THE LOWEST ABUTTING LOT AT THE LOT LINE.
MAX. BUILDING HEIGHT ALLOWANCE = MEAN NATURAL GRADE OF LOWEST ABUTTING LOT + 1/4 OF THE CLOSEST DISTANCE FROM PROPOSED BUILDING TO LOWEST ABUTTING LOT + 45'

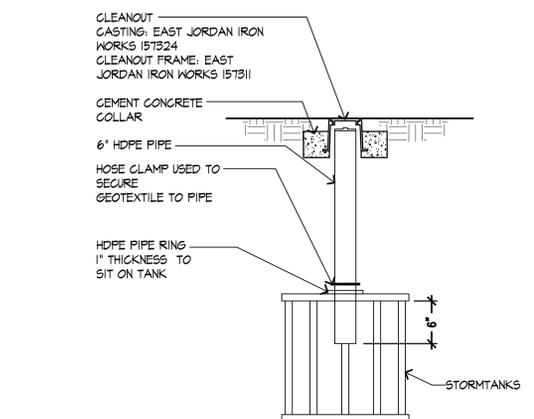




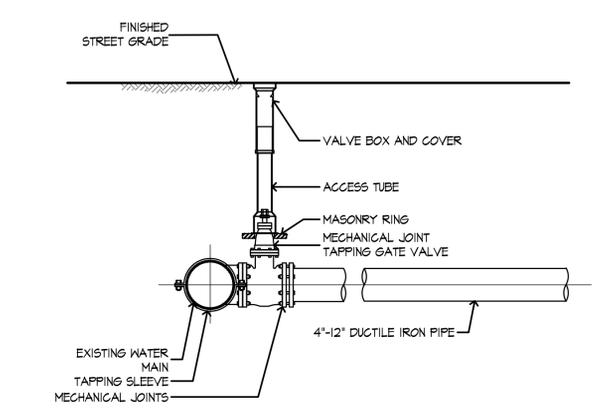
[Signature]



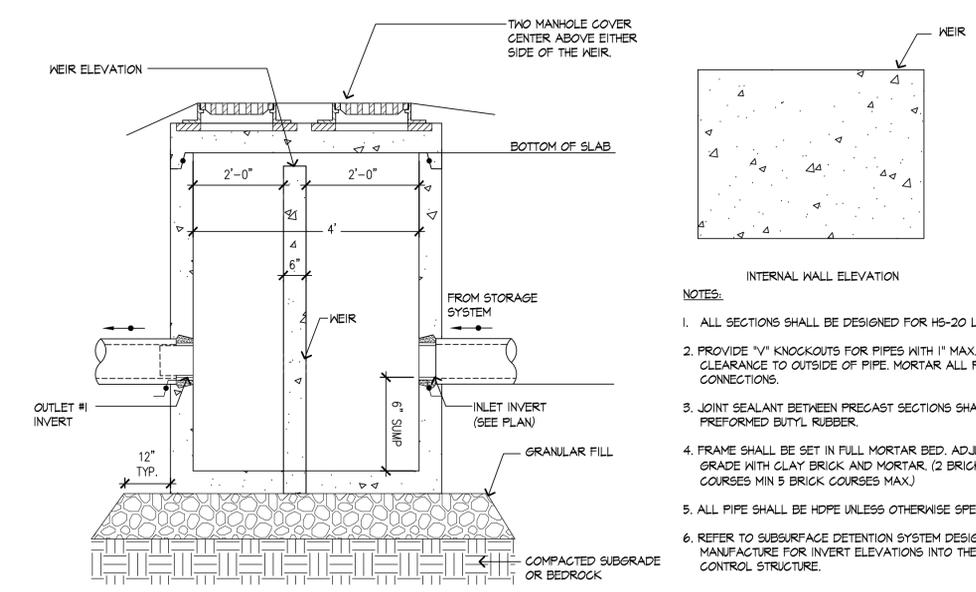
1 STORMTANK ST-24 MODULES (ST-01)
SCALE: NTS



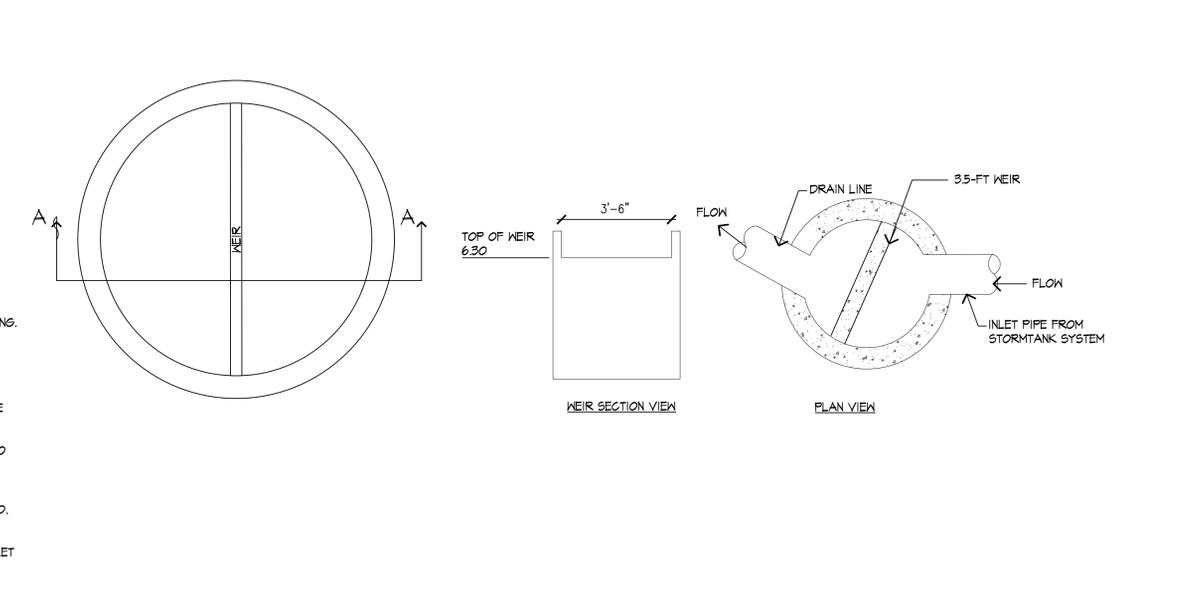
2 INSPECTION PORT
SCALE: NTS



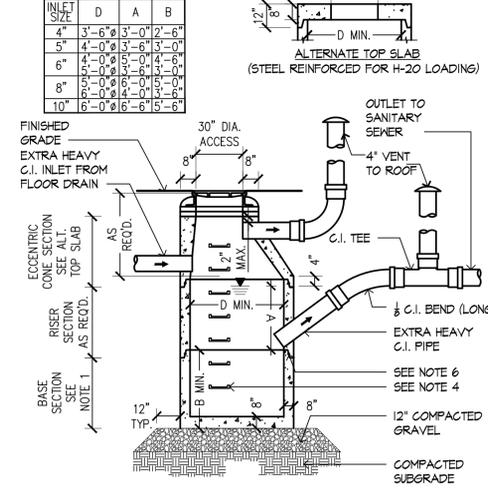
3 TAPPING SLEEVE AND VALVE
N.T.S.



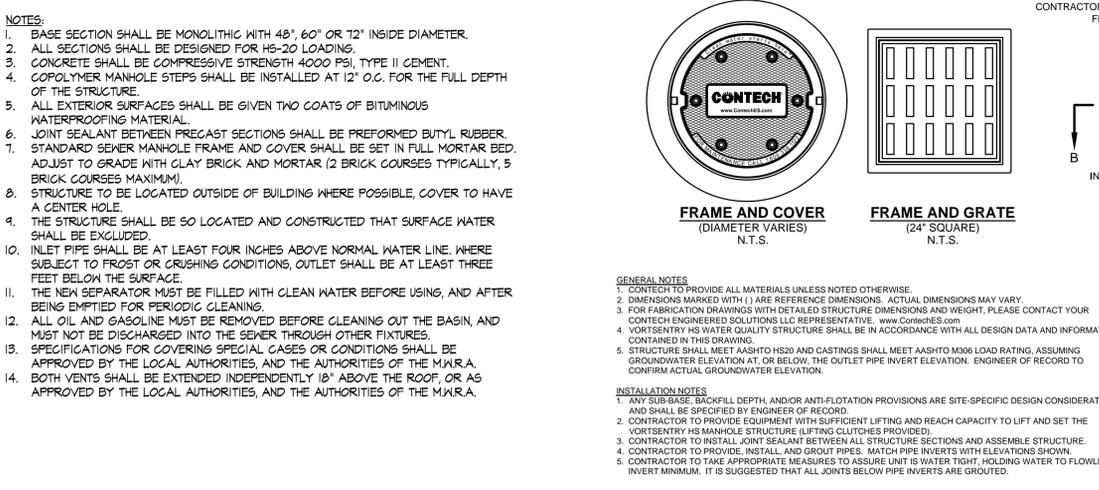
4 OUTLET CONTROL STRUCTURE (OCS)
SCALE: NTS



5 CONTECH VSHS36 WATER QUALITY DEVICE
SCALE: NTS



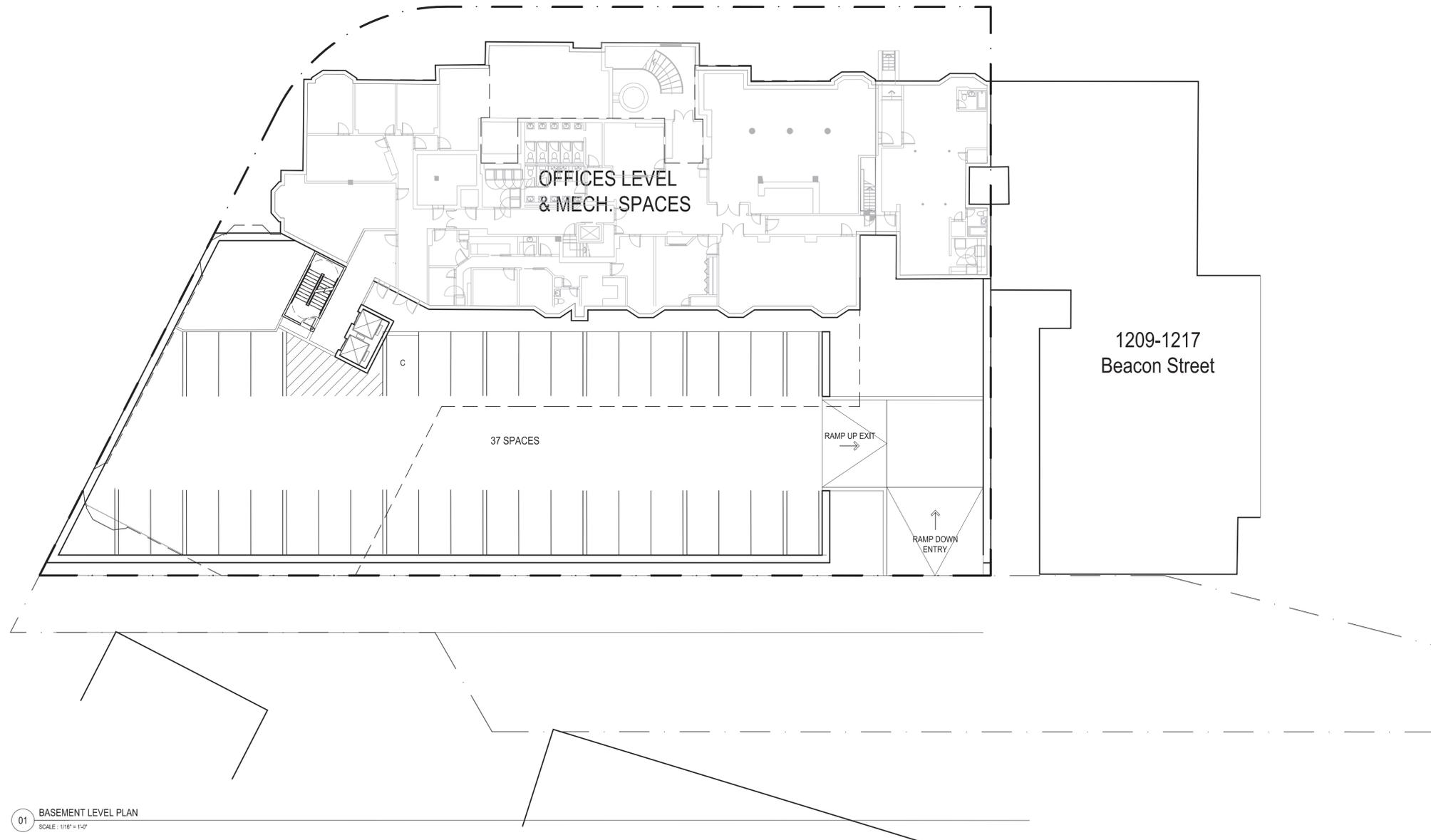
6 OIL AND GAS SEPARATOR
SCALE: NTS



7 CONTECH VSHS36 WATER QUALITY DEVICE
SCALE: NTS

V:\2108\active\210801529\design\working\document\210801529_details.dwg
2018/07/18 8:54 AM by: Sheppard_Generone

Wednesday, April 18, 2018 1:41:02 PM
P:\17149.00 - Chestnut Hill Realty - 1223 Beacon\Drawings\Preliminary\PNF Drawings\1223 Beacon Schematic 2018 0420.dwg



tat |
the architectural team

The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
T 617.889.4402
F 617.884.4329
www.architecturalteam.com
©2011 The Architectural Team, Inc.

Consultant:

Revision:

Architect of Record:



Drawn: T.A.T.
Checked: T.A.T.
Scale: AS NOTED
Key Plan:

Project Name:
**1223 BEACON
STREET
BROOKLINE, MA**

Sheet Name:
**Schematic Floor Plans
Basement Level Plan**

Project Number:
17149
Issue Date:
APR 20, 2018
Sheet Number:

A1.00

Consultant:

Revision:

Architect of Record:



Drawn: T.A.T.

Checked: T.A.T.

Scale: AS NOTED

Key Plan:

Project Name:
**1223 BEACON STREET
BROOKLINE, MA**

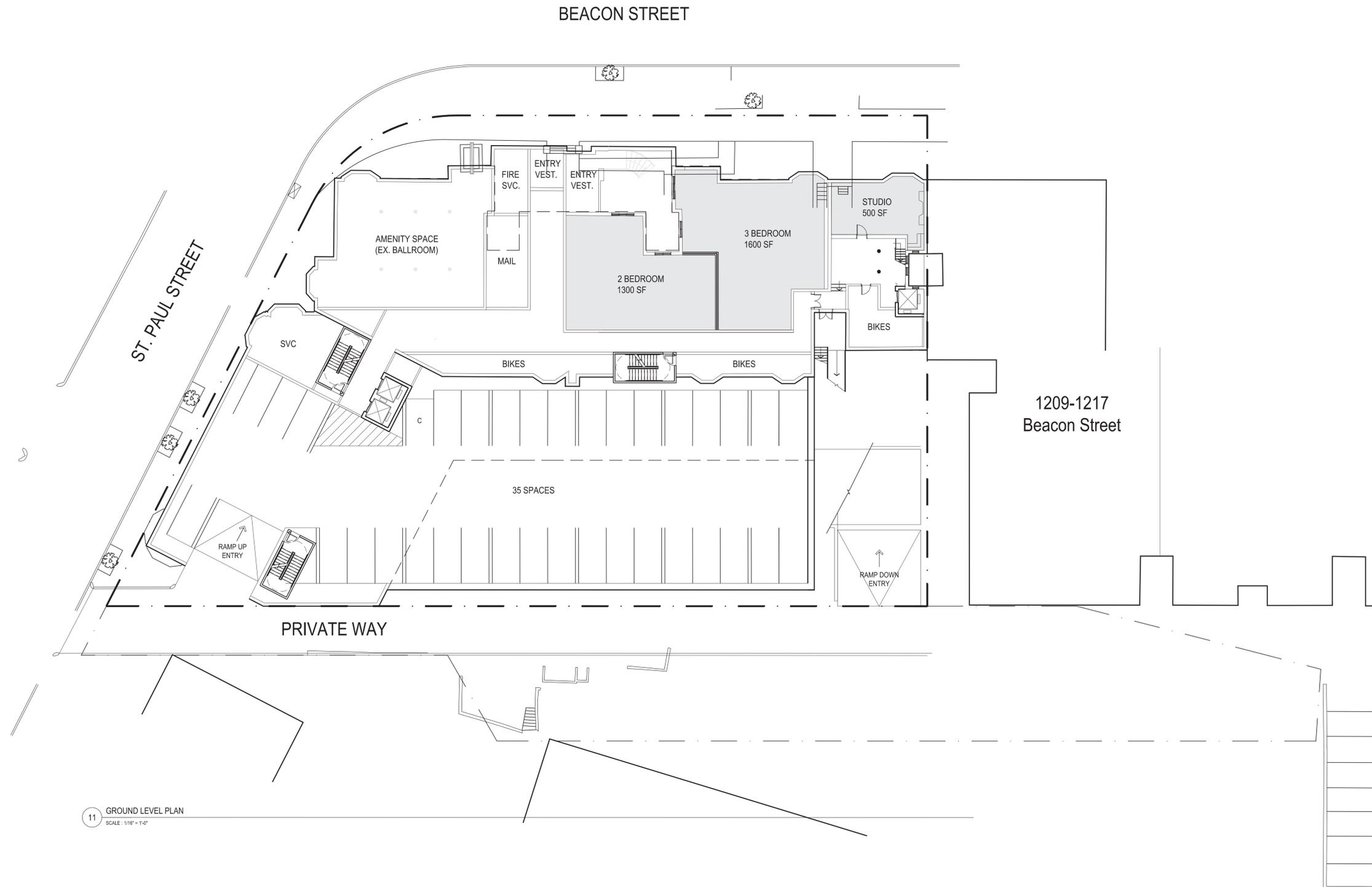
Sheet Name:
**Schematic Floor Plans
Ground Level Plan**

Project Number:
17149

Issue Date:
APR 20, 2018

Sheet Number:

A1.01



11 GROUND LEVEL PLAN
SCALE: 1/16" = 1'-0"

Consultant:

Revision:
Revised 6/4/2018

Architect of Record:



Drawn: T.A.T.

Checked: T.A.T.

Scale: AS NOTED

Key Plan:

Project Name:
**1223 BEACON
STREET
BROOKLINE, MA**

Sheet Name:

Schematic Floor Plans
2nd to 4th Level Plan

Project Number:

17149

Issue Date:

APR 20, 2018

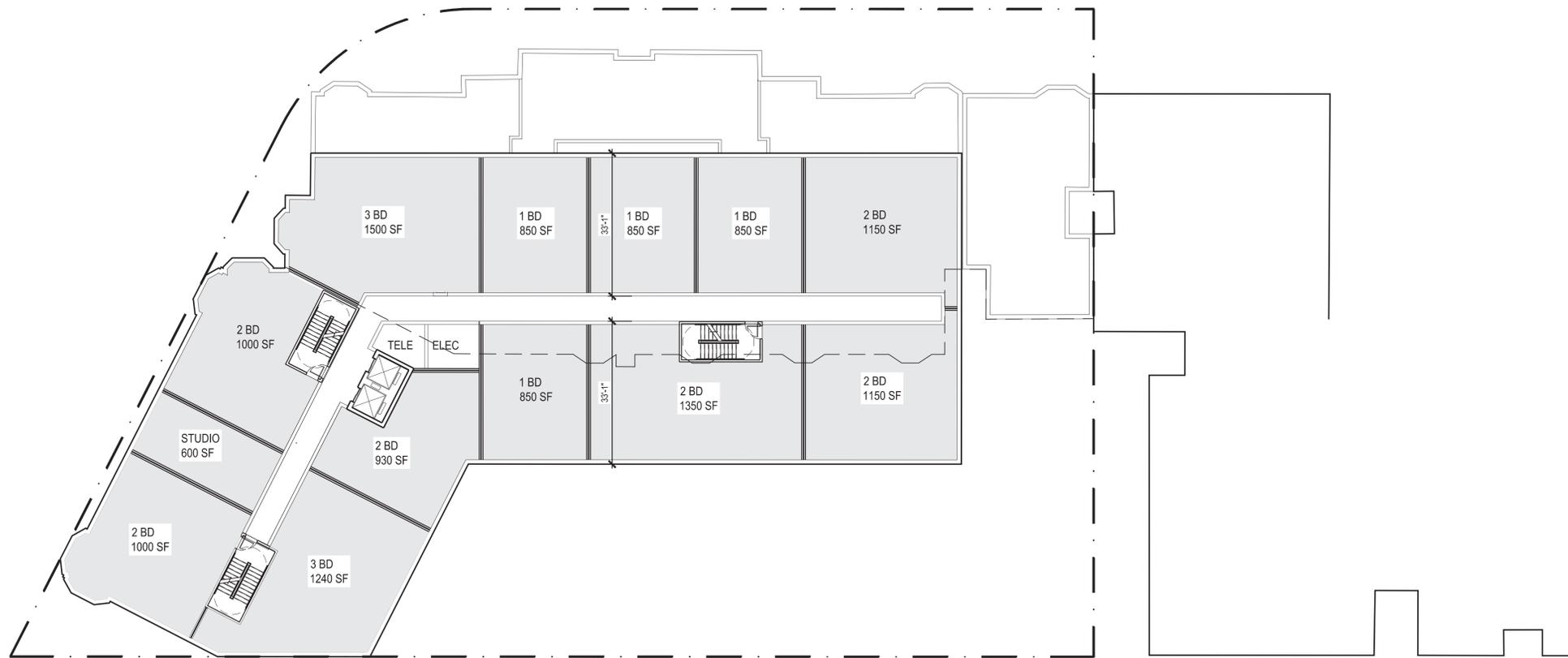
Sheet Number:

A1.02



21 2ND TO 4TH LEVEL PLAN
SCALE: 1/16" = 1'-0"

Wednesday, April 18, 2018 1:41:16 PM
P:\17149.00 - Chestnut Hill Realty - 1223 Beacon\Drawings\Preliminary\PNF Drawings\1223 Beacon Schematic 2018 0420.dwg



31 5TH TO 9TH LEVEL PLAN
SCALE: 1/16" = 1'-0"

tat |
the architectural team

The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
T 617.889.4402
F 617.884.4329
www.architecturalteam.com
©2011 The Architectural Team, Inc.

Consultant:

Revision:

Architect of Record:



Drawn: T.A.T.

Checked: T.A.T.

Scale: AS NOTED

Key Plan:

Project Name:

1223 BEACON
STREET
BROOKLINE, MA

Sheet Name:

Schematic Floor Plans
5th to 9th Level Plan

Project Number:

17149

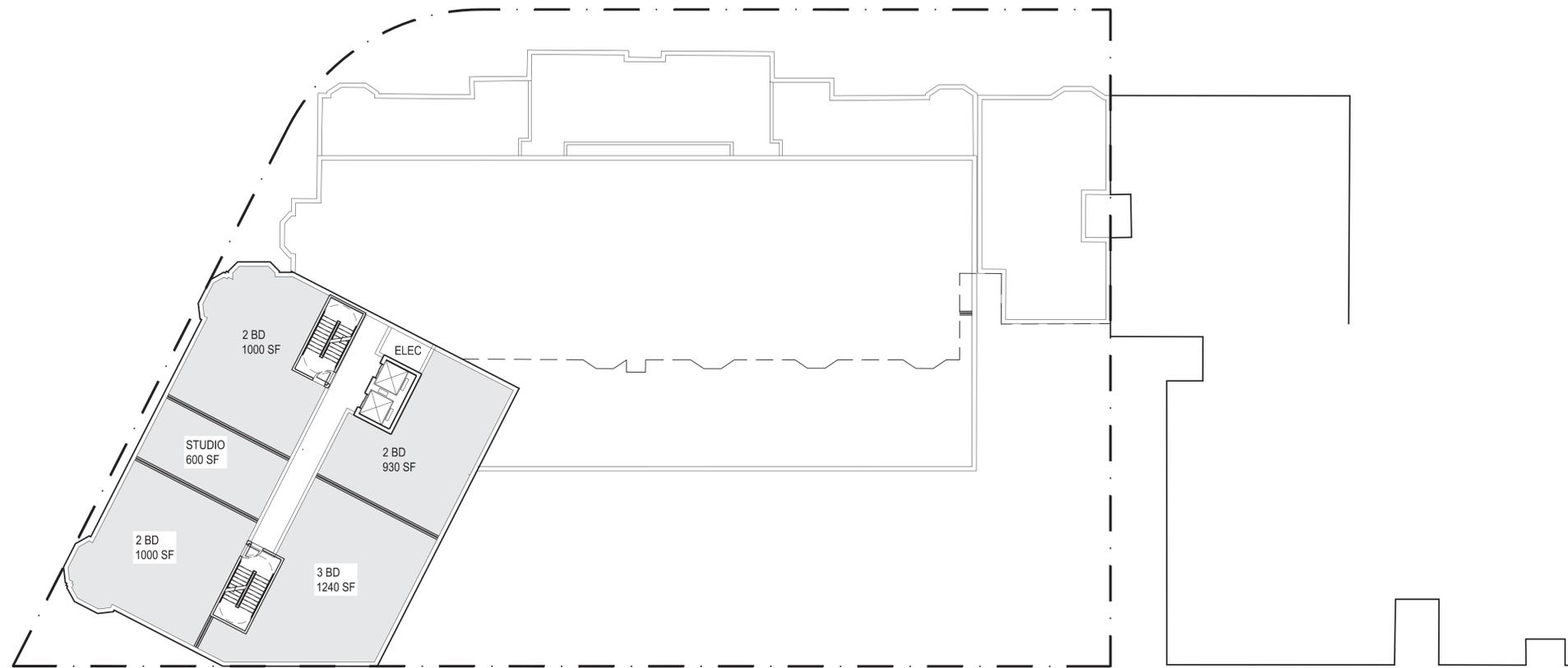
Issue Date:

APR 20, 2018

Sheet Number:

A1.03

Wednesday, April 18, 2018 1:41:23 PM
P:\17149.00 - Chestnut Hill Realty - 1223 Beacon\Drawings\Preliminary\PNF Drawings\1223 Beacon Schematic 2018 0420.dwg



41 10TH TO 11TH LEVEL PLAN
SCALE: 1/16" = 1'-0"

tat |
the architectural team

The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
T 617.889.4402
F 617.884.4329
www.architecturalteam.com
©2011 The Architectural Team, Inc.

Consultant:

Revision:

Architect of Record:



Drawn: T.A.T.

Checked: T.A.T.

Scale: AS NOTED

Key Plan:

Project Name:
**1223 BEACON
STREET
BROOKLINE, MA**

Sheet Name:
**Schematic Floor Plans
10th to 11th Level Plan**

Project Number:
17149

Issue Date:
APR 20, 2018

Sheet Number:

A1.04

Consultant:

Revision:

Architect of Record:



Drawn: T.A.T.

Checked: T.A.T.

Scale: AS NOTED

Key Plan:

Project Name:

**1223 BEACON
STREET
BROOKLINE, MA**

Sheet Name:

**Schematic Plans
Typical Unit Plans**

Project Number:

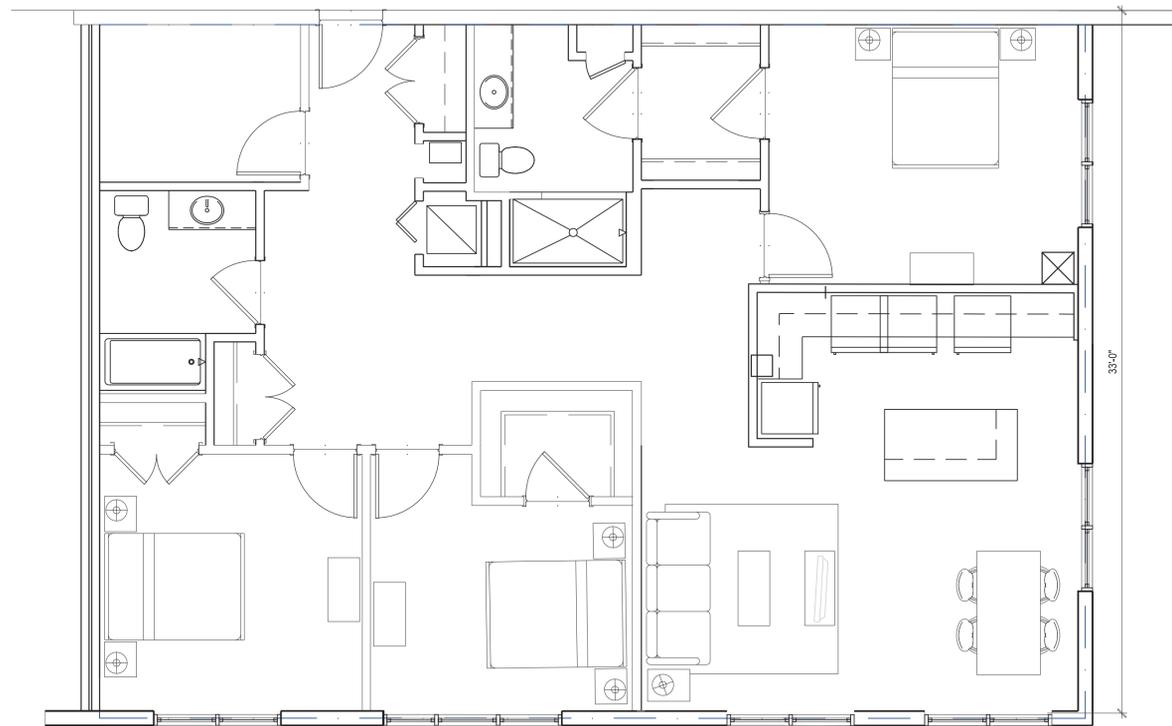
17149

Issue Date:

APR 20, 2018

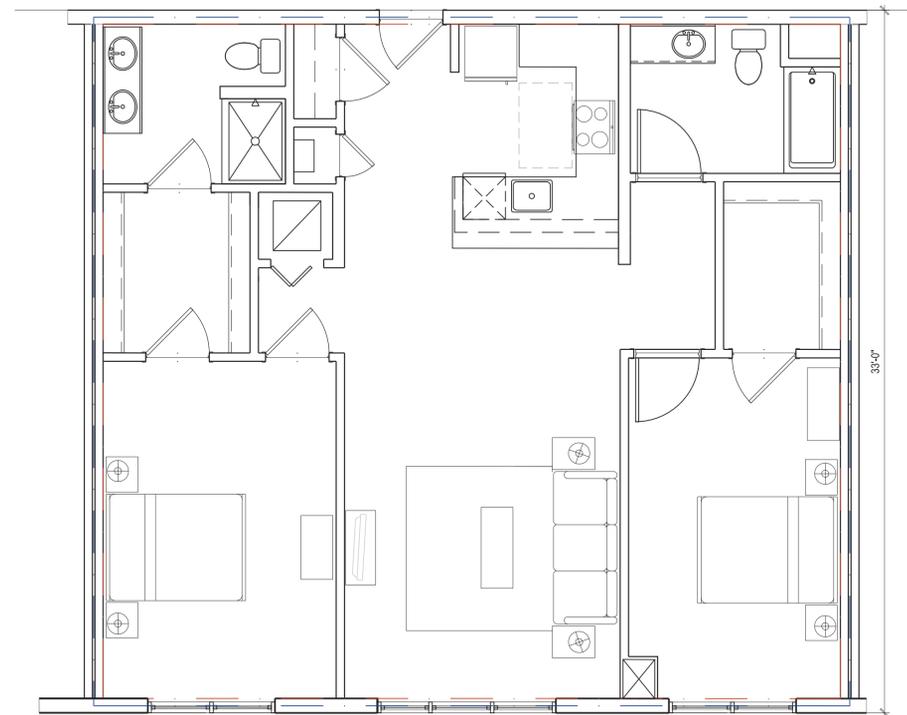
Sheet Number:

A2.01



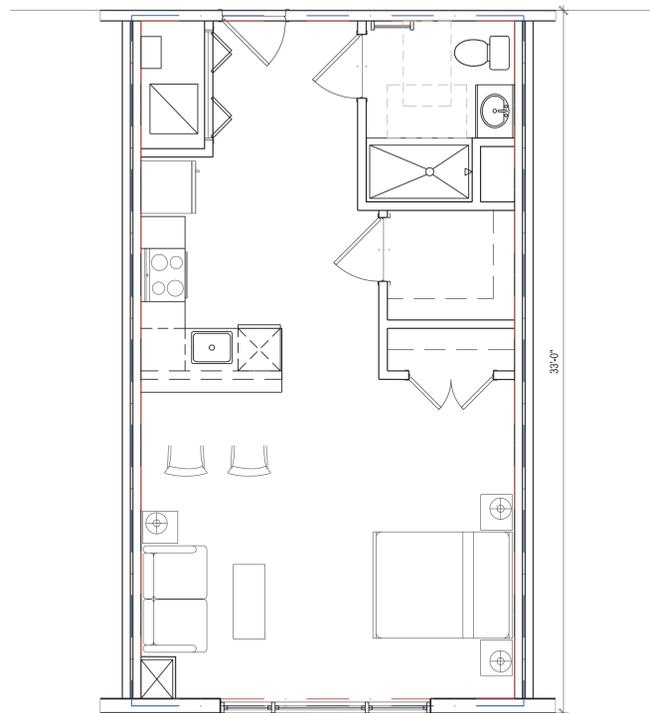
22 TYPICAL THREE-BEDROOM PLAN

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



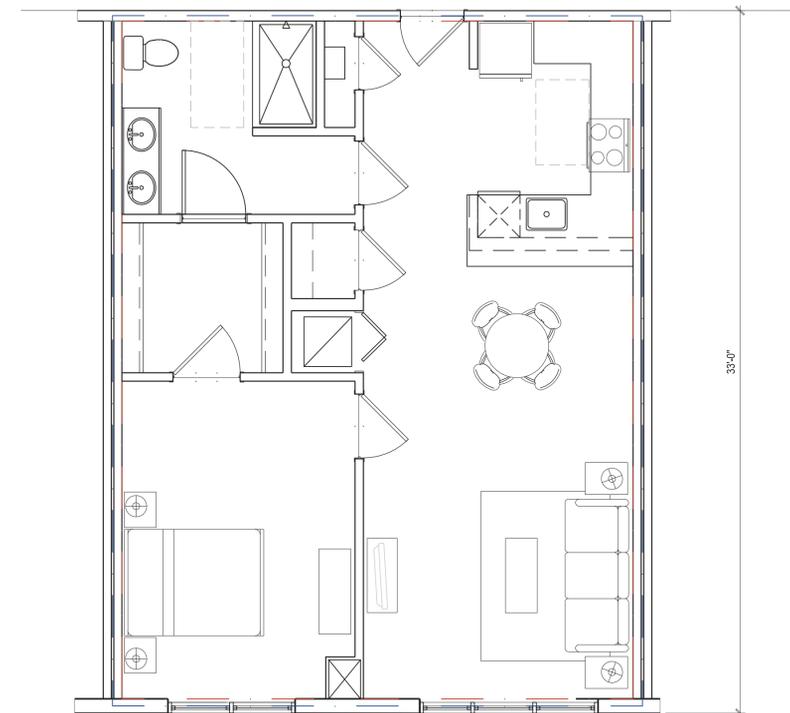
21 TYPICAL TWO-BEDROOM PLAN

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



11 TYPICAL STUDIO PLAN

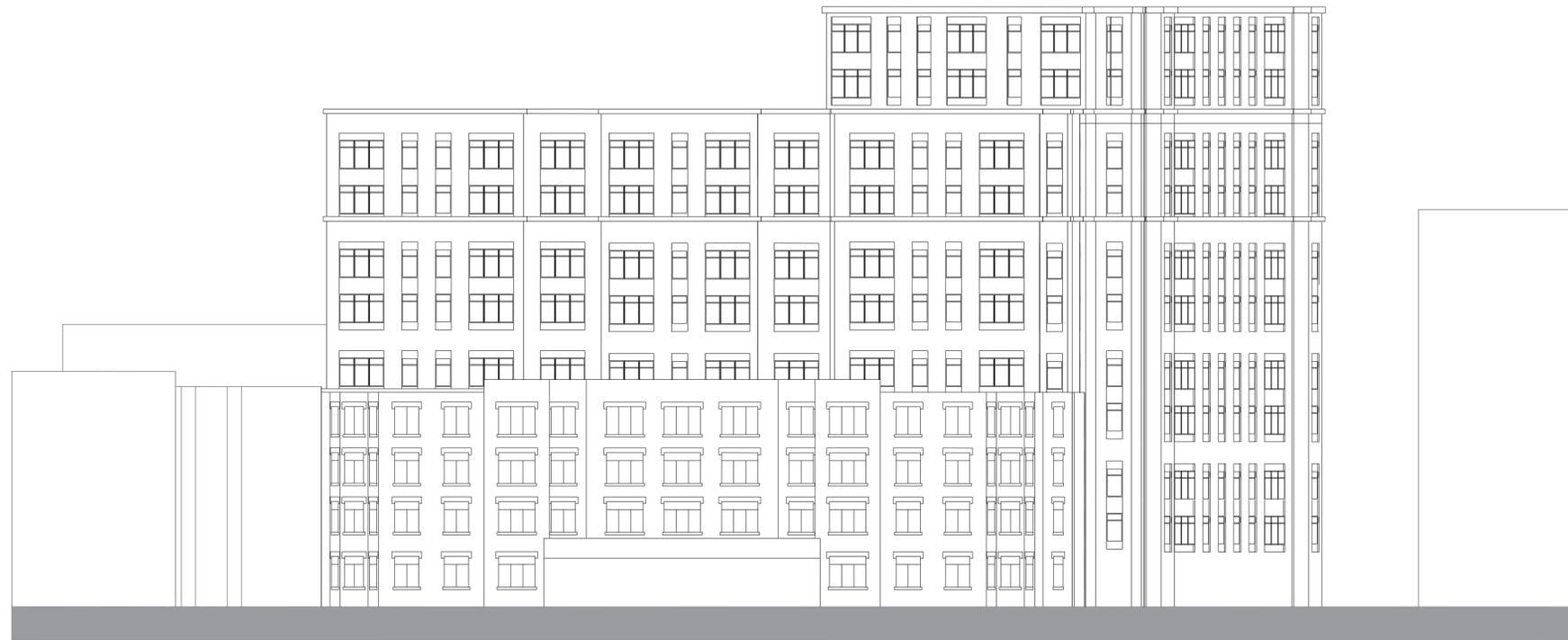
SCALE: 1/4" = 1'-0"



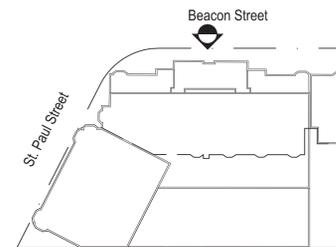
12 TYPICAL ONE-BEDROOM PLAN

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

Wednesday, April 18, 2018 1:41:35 PM
P:\17149.00 - Chestnut Hill Realty - 1223 Beacon\Drawings\Preliminary\PNF Drawings\1223 Beacon Schematic 2018 0420.dwg



21 NORTH BUILDING ELEVATION (BEACON STREET)
SCALE: 1/16" = 1'-0"



tat |
the architectural team

The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
T 617.889.4402
F 617.884.4329
www.architecturalteam.com
©2011 The Architectural Team, Inc.

Consultant:

Revision:

Architect of Record:



Drawn: T.A.T.

Checked: T.A.T.

Scale: AS NOTED

Key Plan:

Project Name:
**1223 BEACON
STREET
BROOKLINE, MA**

Sheet Name:

**Schematic Elevations
North Elevation (Beacon St.)**

Project Number:

17149

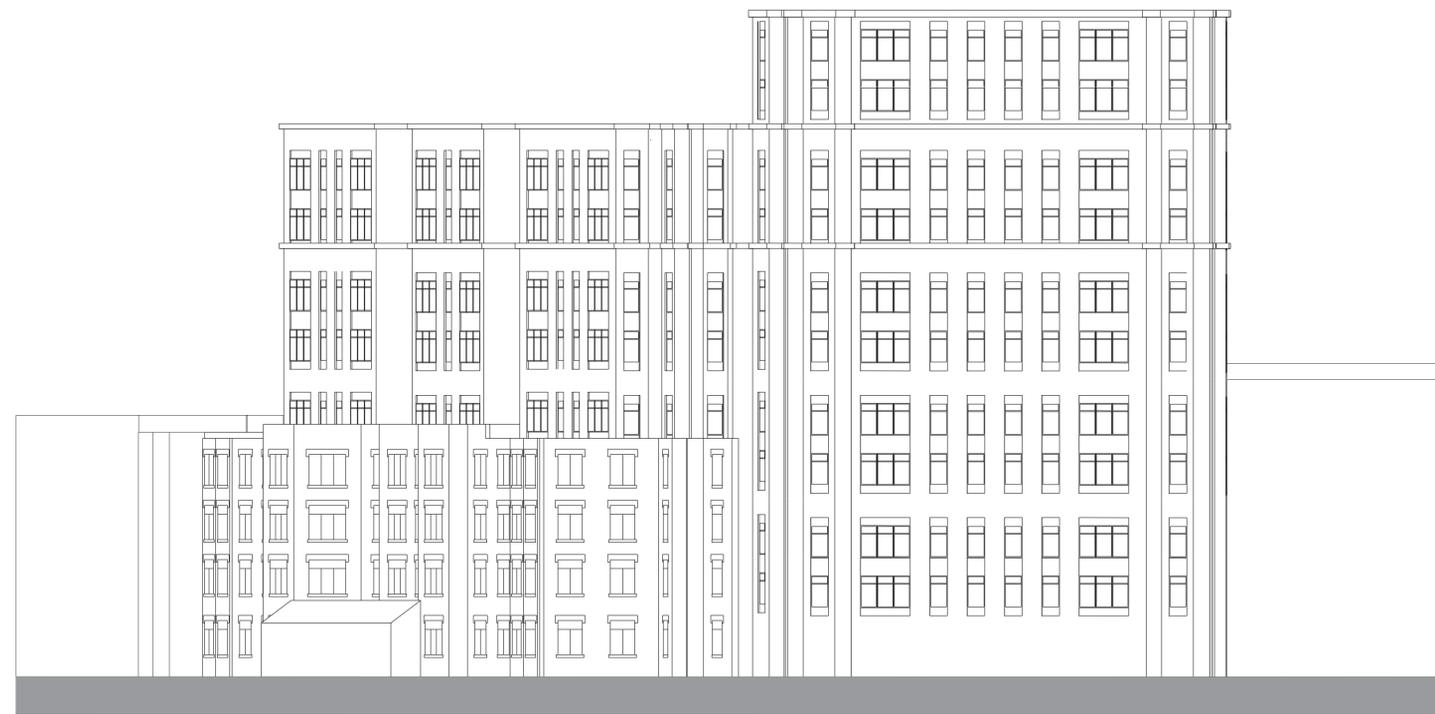
Issue Date:

APR 20, 2018

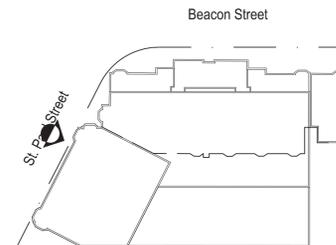
Sheet Number:

A4.01

Wednesday, April 18, 2018 1:41:44 PM
P:\17149.00 - Chestnut Hill Realty - 1223 Beacon\Drawings\Preliminary\PNF Drawings\1223 Beacon Schematic 2018 0420.dwg



31 WEST BUILDING ELEVATION (ST. PAUL STREET)
SCALE: 1/16" = 1'-0"



tat |
the architectural team

The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
T 617.889.4402
F 617.884.4329
www.architecturalteam.com
©2011 The Architectural Team, Inc.

Consultant:

Revision:

Architect of Record:



Drawn: T.A.T.

Checked: T.A.T.

Scale: AS NOTED

Key Plan:

Project Name:

1223 BEACON
STREET
BROOKLINE, MA

Sheet Name:

Schematic Elevations
West Elevation (St. Paul St.)

Project Number:

17149

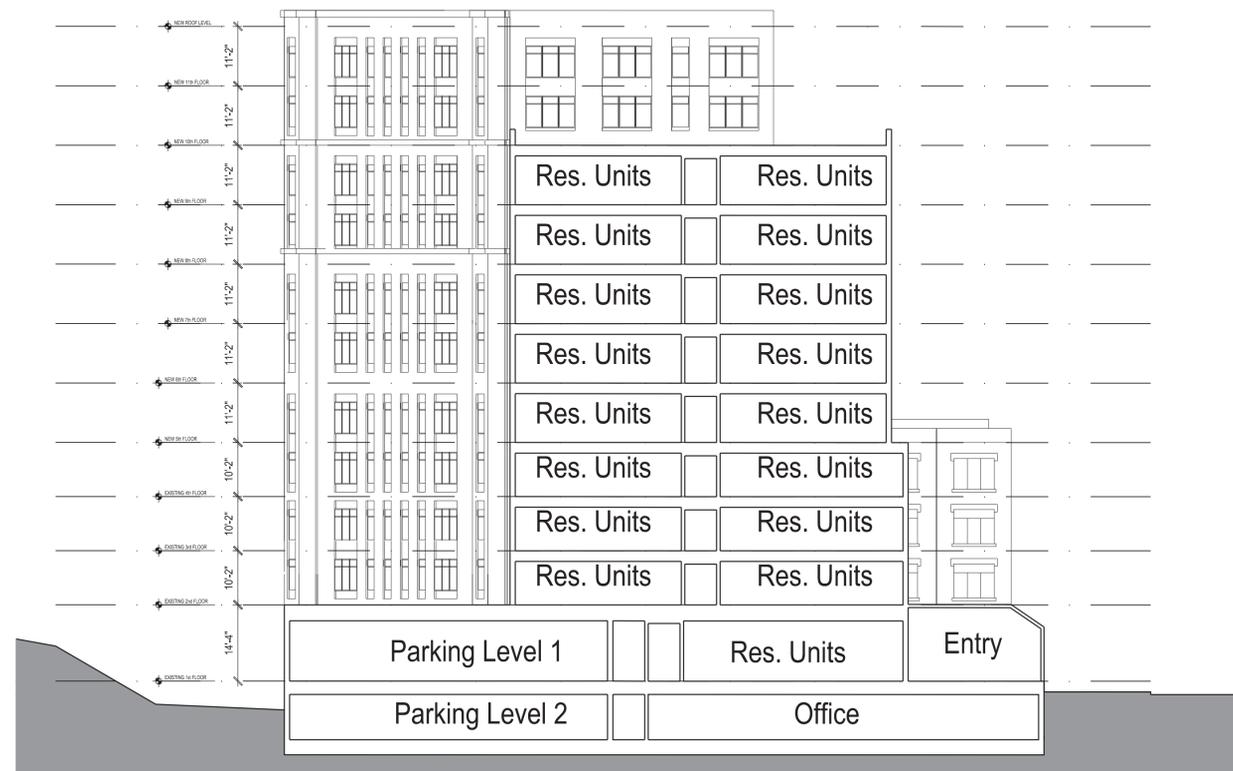
Issue Date:

APR 20, 2018

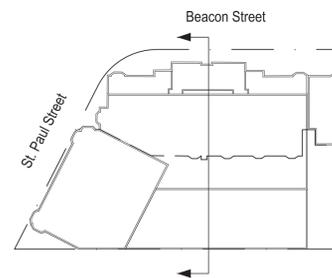
Sheet Number:

A4.02

Thursday, May 24, 2018 2:49:26 PM
 P:\17149.00 - Chestnut Hill Realty - 1223 Beacon\Drawings\Preliminary\PNF Drawings\1223 Beacon Schematic 2018 0420.dwg



11 BUILDING SECTION @ 'A'
 SCALE: 1/16" = 1'-0"



tat |
 the architectural team

The Architectural Team, Inc.
 50 Commandant's Way at Admiral's Hill
 Chelsea MA 02150
 T 617.889.4402
 F 617.884.4329
 www.architecturalteam.com
 ©2011 The Architectural Team, Inc.

Consultant:

Revision:

Architect of Record:



Drawn: T.A.T.

Checked: T.A.T.

Scale: AS NOTED

Key Plan:

Project Name:
 1223 BEACON
 STREET
 BROOKLINE, MA

Sheet Name:

Schematic Section

Project Number:

17149

Issue Date:

APR 20, 2018

Sheet Number:

A5.01