



PROJECT DESCRIPTION

THE PROJECT ENCOMPASSES THE CONSTRUCTION OF A NEW 3-STORY TWO-FAMILY RESIDENTIAL BUILDING CONTAINING 2 UNITS WITH BASEMENT, AND GARAGE PARKING FOR 2 CARS OFF OF BARTLETT CRESCENT.

THE SITE CONSISTS OF AN EXISTING 3-STORY HOME AND DETACHED GARAGE.

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ZONING SUMMARY

2015 INTERNATIONAL RESIDENTIAL CODE MASSACHUSETTS RESIDENTIAL CODE	
USE:	RESIDENTIAL
ZONING DISTRICT:	T5, TWO FAMILY & ATTACHED SINGLE
LOT AREA:	7824 SF
FAR:	1.0
RECORD GRADE:	115'-7 1/2"
MAX HEIGHT:	35 FT
REQUIRED SETBACKS:	
FRONT (WASH. ST):	15 FT
FRONT (BARTLETT):	15 FT
SIDE:	10 FT
REQUIRED PARKING:	2 SPACES/DWELLING (4 TOTAL)
REQUIRED OPEN SPACE:	
LANDSCAPED:	10% OF 7675 SF = 768 SF
USABLE:	30% OF 7675 SF = 2303 SF
PROPOSED FINISHED AREA:	7813 SF
PROPOSED UNFINISHED AREA:	2135 SF
PROPOSED HEIGHT:	VARIES, 35' AT PEAK
PROPOSED SETBACKS:	
FRONT (WASH. ST):	22 FT
FRONT (BARTLETT):	15 FT
SIDE:	10 FT
PROPOSED PARKING:	4 SPACES
PROPOSED OPEN SPACE:	
LANDSCAPED:	1883 SF
USABLE:	2368 SF

Shin Residence

SCHEMATIC DESIGN

08/09/2019

761 WASHINGTON ST. BROOKLINE
MA

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BOB & LEE SHIN
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① DEMO PLAN
1/8" = 1'-0"



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JOB NO.:	Project Number
SCALE:	1/8" = 1'-0"
DATE:	04/12/19

DRAWING TITLE
DEMO PLAN

SHEET NO.
AD-101

SCHEMATIC DESIGN



① SOUTHWEST ELEVATION-WASHINGTON ST.
3/4" = 1'-0"



④ NORTHEAST ELEVATION-BARTLETT CRESCENT
3/16" = 1'-0"



② SOUTHEAST ELEVATION
1 1/2" = 1'-0"



③ NORTHWEST ELEVATION
1 1/2" = 1'-0"

REGISTRATION



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JOB NO.: Project Number

SCALE: As indicated

DATE: 04/12/19

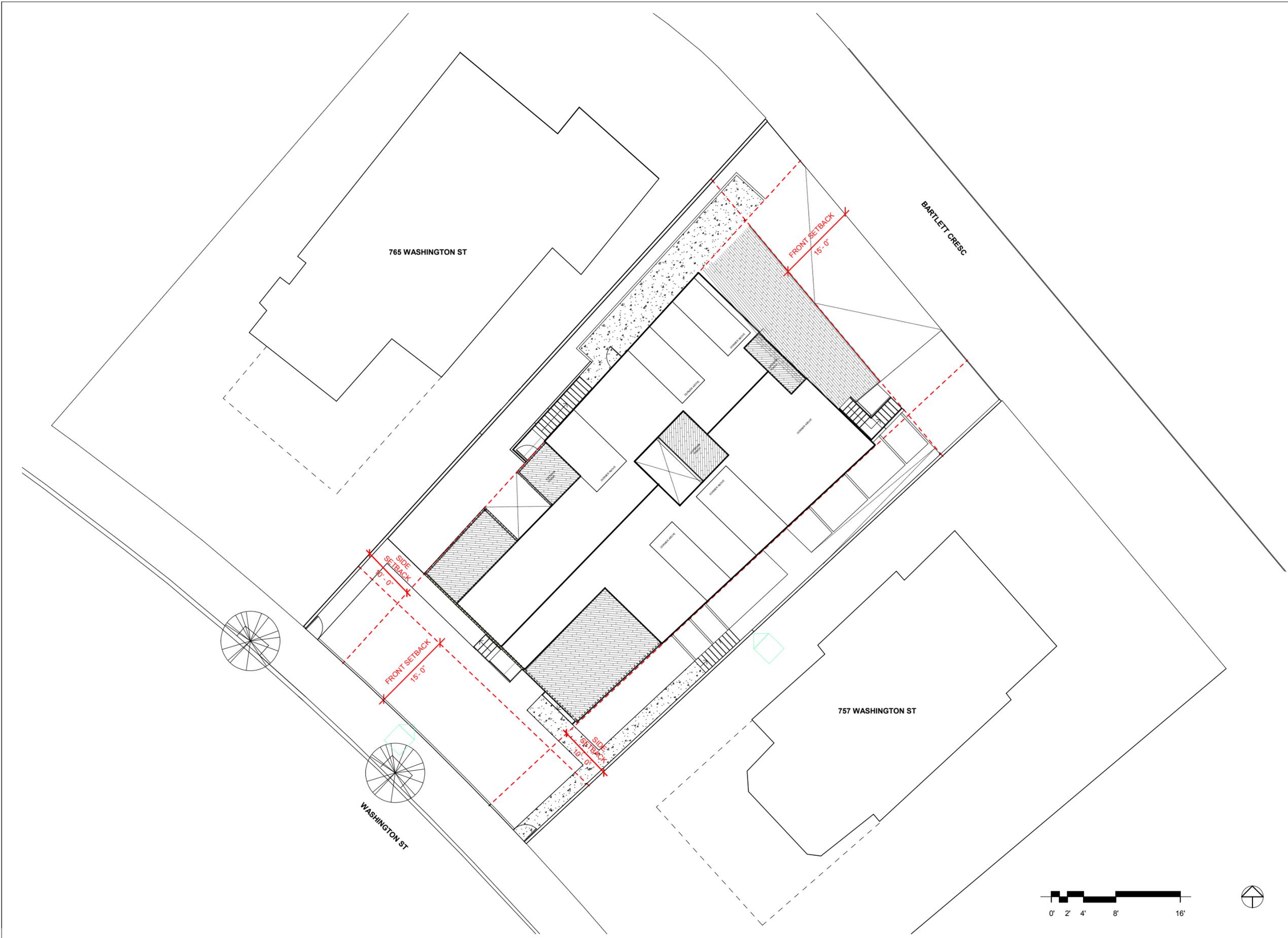
DRAWING TITLE

EXISTING CONDITIONS

SHEET NO.

AD-102

SCHEMATIC DESIGN



① DEMO PLAN
1/8" = 1'-0"



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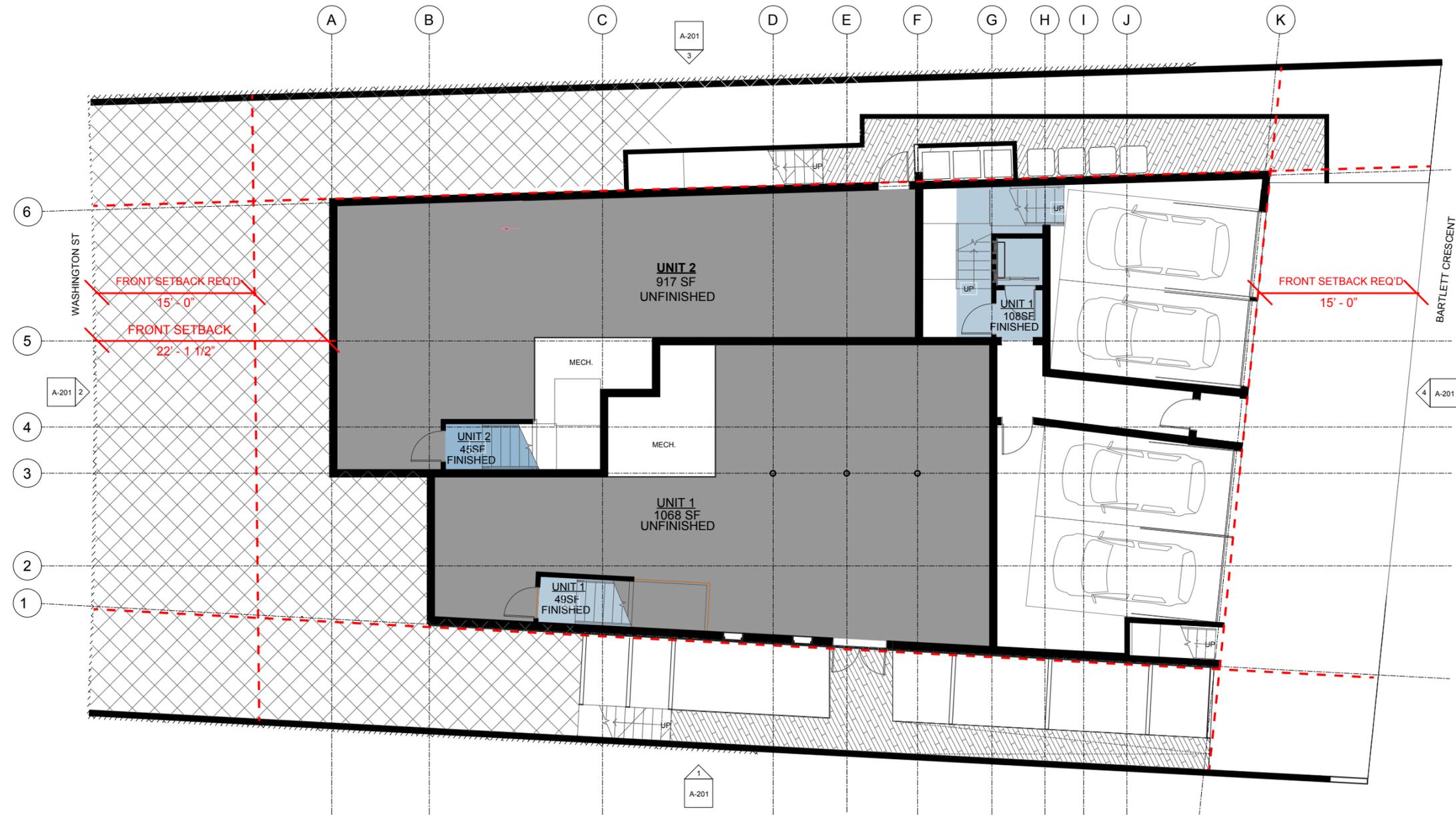
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SCALE:	1/8" = 1'-0"
DATE:	08/09/19

DRAWING TITLE
SITE PLAN

SHEET NO.
A-100
SCHEMATIC DESIGN



Area Plans

- LANDSCAPED-HARD
- LANDSCAPED-SOFT
- UNIT 1
- UNIT 1-ATRIUM
- UNIT 2
- UNIT 2-ATRIUM
- USABLE

AREA SCHEDULE					
Area Type	Comments	Name	Area	Multiplier	Calculated Area
Exterior Area	-	LANDSCAPED-HARD	556 SF	1	557
Exterior Area	-	LANDSCAPED-SOFT	1326 SF	1	1326
Exterior Area	-	USABLE	2077 SF	1	2077
Floor Area	Finished	UNIT 1	5261 SF	1	5261
Floor Area	Finished	UNIT 1-ATRIUM	67 SF	2	134
Floor Area	Finished	UNIT 2	2348 SF	1	2348
Floor Area	Finished	UNIT 2-ATRIUM	35 SF	2	70
Floor Area	Unfinished	UNIT 1	1173 SF	1	1068
Floor Area	Unfinished	UNIT 2	962 SF	1	917

TOTAL LANDSCAPED:
1883 SF

TOTAL FINISHED:
7813 SF



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SCALE: _____

DATE: 08/09/2019

DRAWING TITLE

FLOOR PLAN
LEVEL 0 - BASEMENT

SHEET NO.

A-101

SCHEMATIC DESIGN



Area Plans

- LANDSCAPED-HARD
- LANDSCAPED-SOFT
- UNIT 1
- UNIT 1-ATRIUM
- UNIT 2
- UNIT 2-ATRIUM
- USABLE

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Project Number

SCALE:
DATE: 04/08/19

DRAWING TITLE

FLOOR PLAN
LEVEL 1

SHEET NO.

A-102

SCHEMATIC DESIGN



Area Plans

- LANDSCAPED-HARD
- LANDSCAPED-SOFT
- UNIT 1
- UNIT 1-ATRIUM
- UNIT 2
- UNIT 2-ATRIUM
- USABLE

AREA SCHEDULE					
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DRAWING TITLE

FLOOR PLAN
LEVEL 2

SHEET NO.

A-103

SCHEMATIC DESIGN



Area Plans

- LANDSCAPED-HARD
- LANDSCAPED-SOFT
- UNIT 1
- UNIT 1-ATRIUM
- UNIT 2
- UNIT 2-ATRIUM
- USABLE

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SCALE:
DATE: 08/09/19

DRAWING TITLE
FLOOR PLAN
LEVEL 3

SHEET NO.
A-104

SCHEMATIC DESIGN



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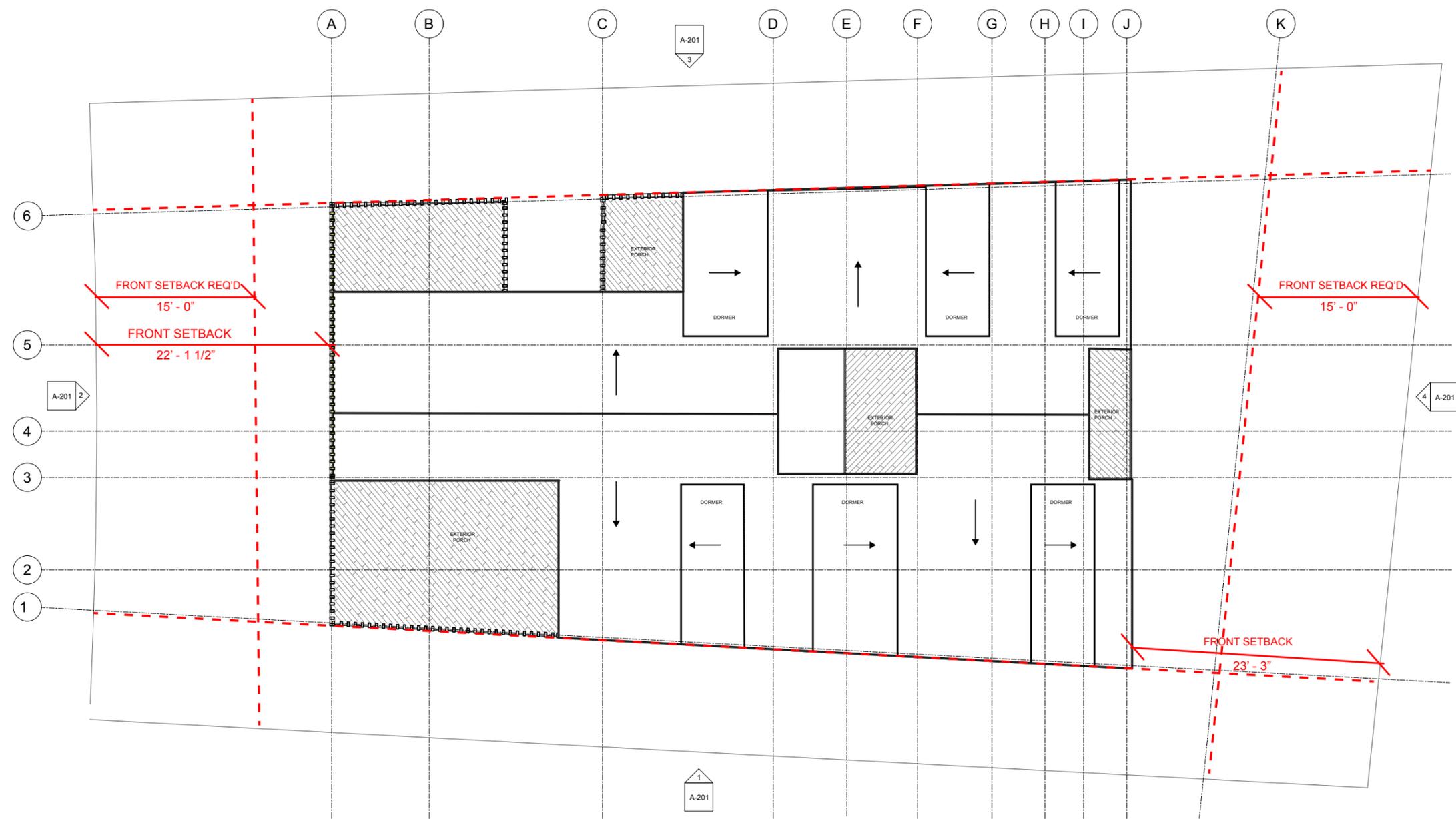
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DRAWING TITLE
ROOF PLAN

SHEET NO.
A-105
SCHEMATIC DESIGN



Area Plans

- LANDSCAPED-HARD
- LANDSCAPED-SOFT
- UNIT 1
- UNIT 1-ATRIUM
- UNIT 2
- UNIT 2-ATRIUM
- USABLE

AREA SCHEDULE					
Area Type	Comments	Name	Area	Multiplier	Calculated Area
Exterior Area	-	LANDSCAPED-HARD	556 SF	1	557
Exterior Area	-	LANDSCAPED-SOFT	1326 SF	1	1326
Exterior Area	-	USABLE	2077 SF	1	2077

TOTAL LANDSCAPED:
1883 SF

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TOTAL FINISHED:
7813 SF

Floor Area	Unfinished	UNIT 1	1173 SF	1	1068
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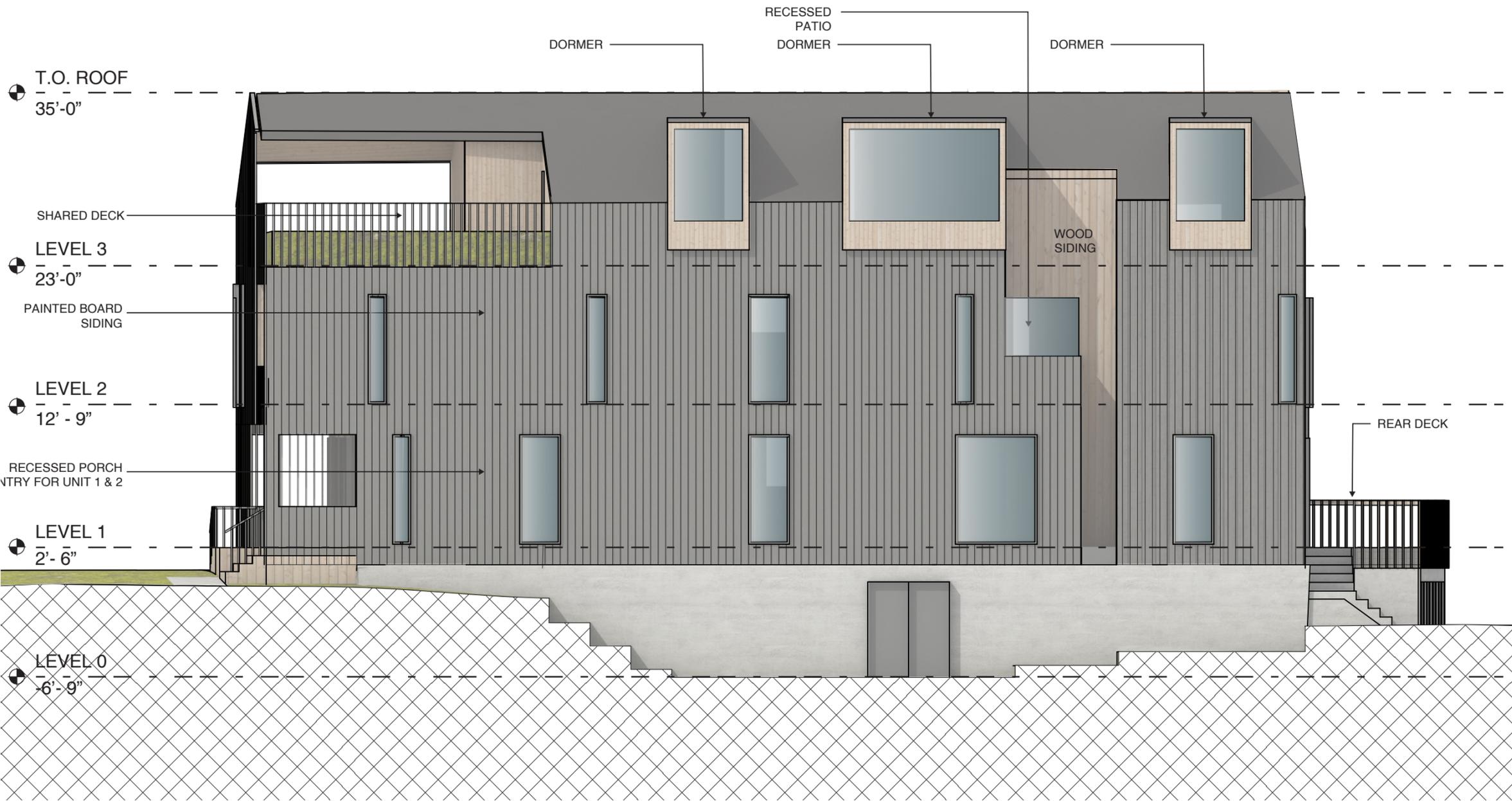
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SCALE:	1/8" = 1'-0"
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DRAWING TITLE
SOUTH ELEVATION

SHEET NO.
A-106
SCHEMATIC DESIGN



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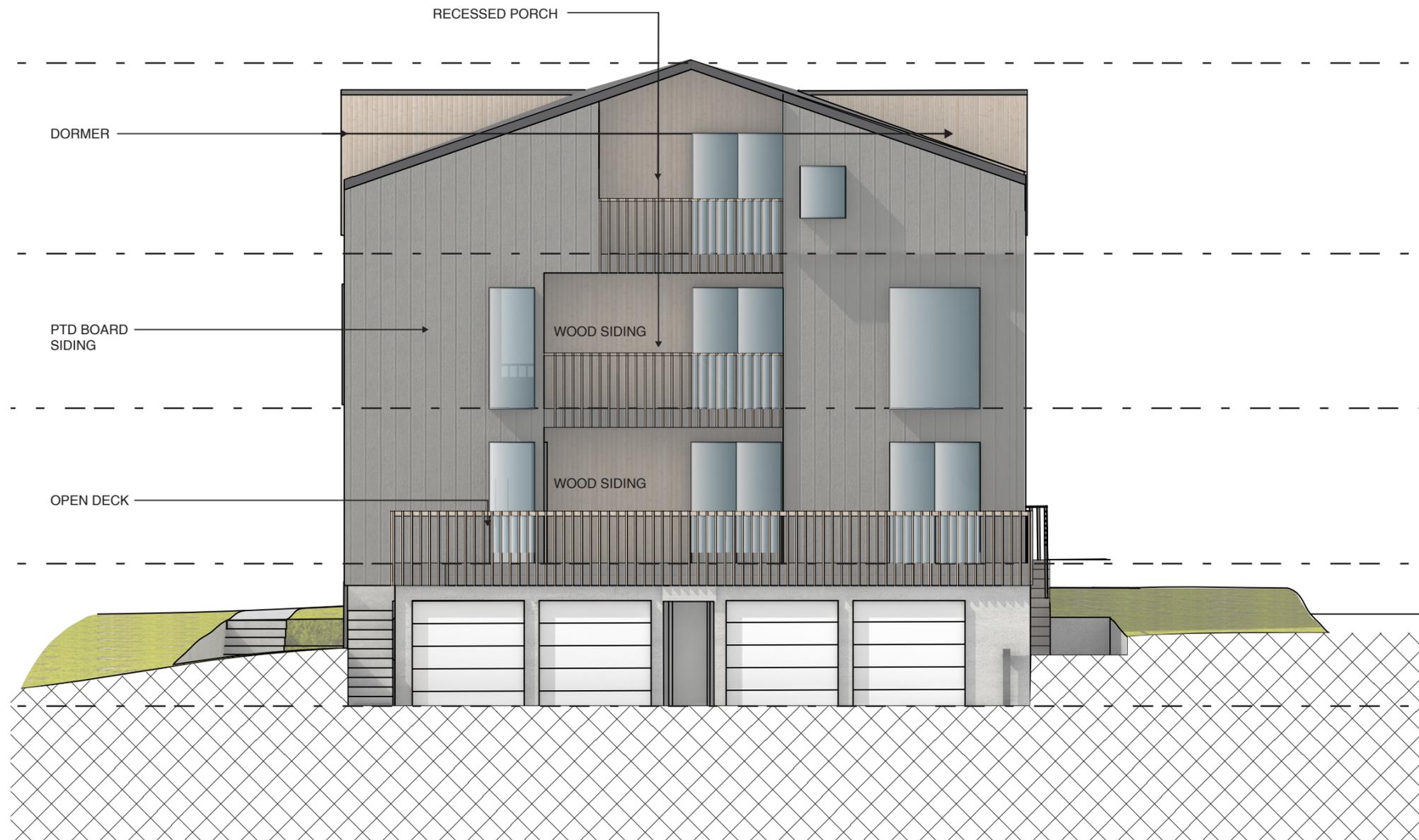
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SCALE: 1/8" = 1'-0"
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DRAWING TITLE
WEST ELEVATION

SHEET NO.
A-107
SCHEMATIC DESIGN



REGISTRATION



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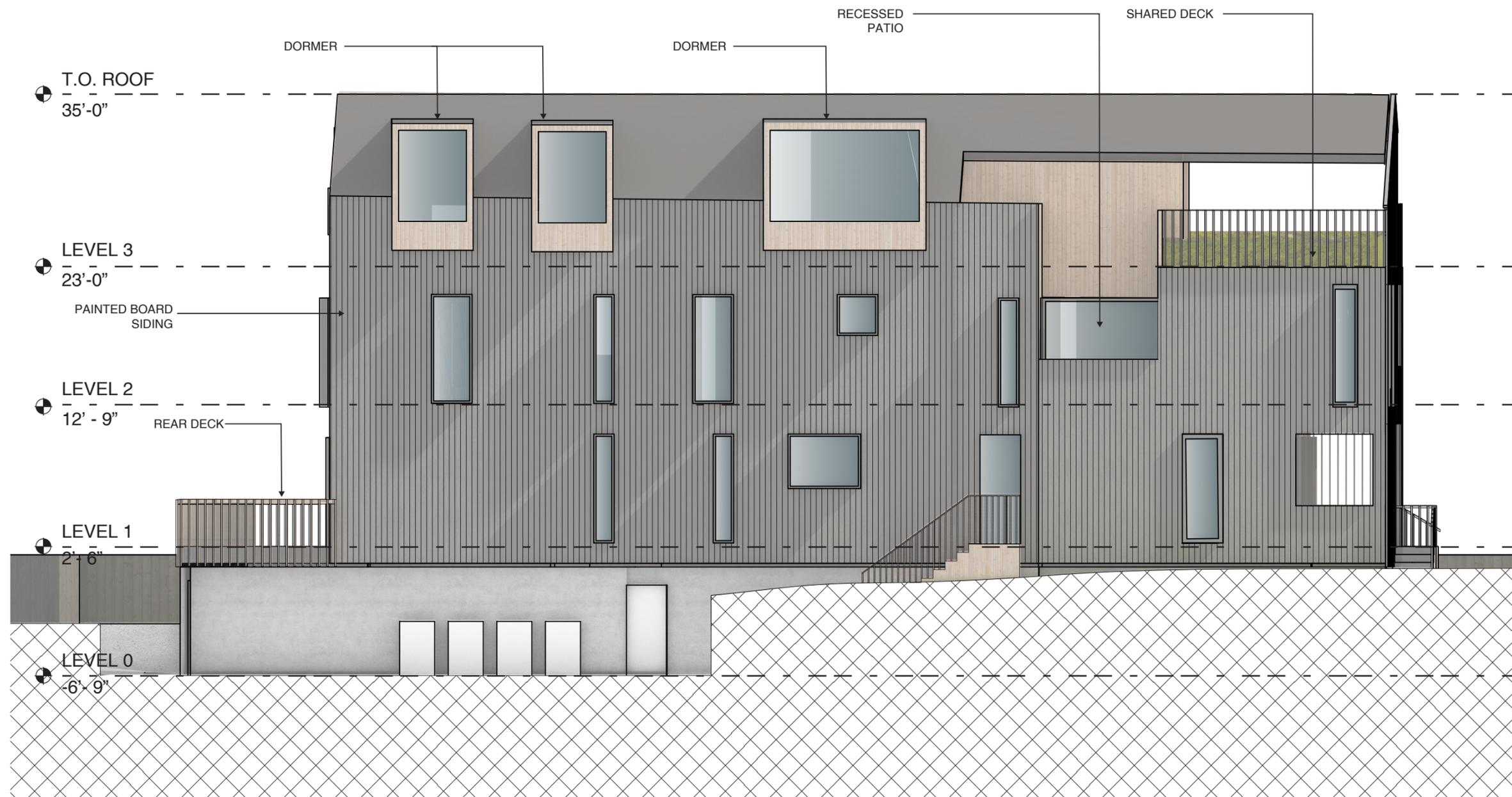
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**NORTH
ELEVATION**

SHEET NO.

A-108

SCHEMATIC DESIGN



REGISTRATION



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DRAWING TITLE

EAST ELEVATION

SHEET NO.

A-109

SCHEMATIC DESIGN