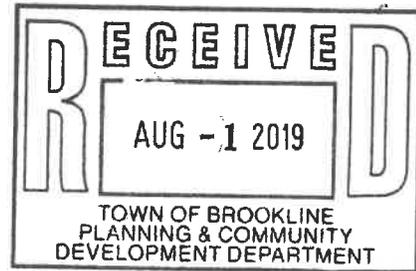


From the Desk of:
Robert L. Allen, Jr., Esq.
ballen@boballenlaw.com

August 1, 2019

VIA HAND DELIVERY

Attn: Polly Selkoe & Charlotte Leis
Planning Department
Brookline Town Hall
333 Washington Street
Brookline, MA 02445



Re: Zoning Appeal
80 Heath Street (495 Warren Street) Brookline, MA

Dear Polly & Charlotte:

I write on behalf of my clients, Isabelle and Ian Loring, owners of and applicants for the property located at 495 Warren Street, located between 80 Heath Street and 489 Warren Street, Brookline, Massachusetts. Enclosed please find the following documents related to this zoning appeal:

- **Zoning Application (original and 1 copy);**
- **Denial Letter (2 copies);**
- **Support Letter of 70 Heath Street (2 copies);**
- **Impact Statement (16 copies);**
- **Zoning Chart (16 copies);**
- **Proposed Floor Plans and Elevations (16 copies);**
- **Existing and Proposed Site Plan (16 copies);**
- **Proposed Landscape Plan (16 copies);**
- **Proposed Subdivision Plan (16 copies); and**
- **Filing Fee (\$700.00 Town of Brookline; \$21.00 Brookline TAB).**

Kindly notify my office once the application has been deemed complete pursuant to Section 9.04.4 of the Zoning By-Law in order to schedule the Planning Board and Board of Appeals hearings.

Thank you for your attention to this matter. If you have any questions or if any further information is required, please be in touch at my above-listed telephone number.

Very Truly Yours,

Robert L. Allen, Jr.
Robert L. Allen, Jr. 

BA/slg
Enclosures

EXHIBIT A

**TOWN OF BROOKLINE BOARD OF APPEALS
APPLICATION FOR SPECIAL PERMITS AND/OR VARIANCES
(See MGL c. 40A s. 9 &10, BOA Rules and Regulations, and Zoning By-laws § 9)**

Date: 8 / 1 / 2019

Address of Premises: 80 Heath Street (495 Warren Street)* **Brookline, MA**

*Proposed subdivided lot (plan included): 495 Warren Street will be located between 489 Warren St and 80 Heath St, both owned by the Loring.

Applicant(s): Isabelle & Ian Loring **Address:** 5 Polo Field Lane
Dedham, MA 02026

Owner(s) of Record: c/o Law Office of Robert L. Allen Jr., LLP 300 Washington Street, Brookline, MA 02445
Same **Address:** Same

Deed recorded in Registry of Deeds, Book 36566** **Page** 417

or registered in the Land Registration Office under Certificate No. _____

Tax Assessor's Property ID No.:** **Map:** 85 **Block:** 337 **Lot:** 18-19

**NOTE: Information above provided for 80 Heath Street

1. Is the applicant applying for special permits x and/or variances ? Please list Zoning By-law sections under which special permits and/or variances are requested. (Refer to Denial Letter.)

Sections 5.09.2.N - Design Review; 5.20 - Floor Area Ratio; 5.91.2.b. - minimum usable open space; 6.04.5.E. - Design of all off-street parking and any other relief the Board deems necessary.

2. Provide a description of your proposal including proposed use, size, location on the site, etc.

Construct new single-family home

3. Present use of property (No. of dwelling units, if any).

Land

4. Proposed use of property (description of all buildings and facilities, hours of operation, number of employees, visits by clients or pupils, amount of off-street parking, square footage of proposed additions or structures, etc.)

Single-family dwelling with 7,196 s.f. of gross floor area

5. Why does the applicant believe that the proposed use or building will meet the conditions for a special permit under Sec. 9.05 of the Brookline Zoning By-Law and will be in harmony with the purpose and intent of the Bylaw?

The proposed location is appropriate for the proposed single-family dwelling. The proposal will not adversely affect the neighborhood. The proposal will not cause a nuisance or serious hazard to vehicles or pedestrians as ample parking and an appropriate driveway will be provided for the proposed use and anticipated circulation. Adequate facilities will be provided or the operation of a single-family dwelling.

6. (IF APPLICABLE) Why does the applicant believe that the proposed use or building will meet the conditions for a variance under MGL c. 40A, Sec. 10, i.e. what are the special circumstances relating to soil conditions, shape, or topography of such land or structures, which do not generally affect other land or structures in the same zoning district, so that a literal enforcement of the by-law would involve substantial hardship, financial or otherwise, and that relief may be granted without substantial detriment to the public good and without substantially derogating from the intent or purpose of the By-law?

N/A



TOWN of BROOKLINE
Massachusetts
BUILDING DEPARTMENT

Daniel Bennett
Building Commissioner

Tuesday, July 23, 2019

Robert L. Allen, Jr.
300 Washington Street
Brookline, MA 02445

Subject: 80 HEATH STREET, BROOKLINE, MA 02445

Dear Robert L. Allen, Jr.,

Your request to:

Construct new home

at 80 HEATH STREET, BROOKLINE, MA 02445 is denied.

The subject premises is located in a(n) S-40 SINGLE-FAMILY District.

The site plan by DGT Associates dated June 18, 2019 and architectural plans by Shope Reno Wharton dated June 18, 2019 do not conform to the following requirements of the Town of Brookline Zoning By-Law:

§5.09.2.N – DESIGN REVIEW

§5.20 - FLOOR AREA RATIO

§5.91.2.b - MINIMUM USABLE OPEN SPACE

§6.04.5.E – DESIGN OF ALL OFF-STREET PARKING FACILITIES

ANY OTHER RELIEF THE BOARD MAY FIND NECESSARY

In accordance with the provisions of the Zoning By-Law, you may apply to the Board of Appeals for the above noted relief within thirty (30) days of receipt of this letter.

Respectfully,

Joseph Braga

Joseph Braga
Deputy Building Commissioner
617-730-2104

TO: Zoning Board of Appeals
RE: 495 Warren Street, Brookline, MA

Please be advised that I am an (circle one: immediate abutter / neighbor) of the above referenced property and hereby support the proposal to construct a new single family home. I have reviewed the plans and think the impact is minimal and do not object, nor do I feel that this will be a nuisance or have any adverse effect on the neighborhood. I support the issuance of a variance or special permit, or any relief that may be necessary.

Signed this 26 day of JULY, 2019

Samantha/JAMES DAVID
Name

70 HEARN ST BROOKLINE MA 10022
Address

SHOPE RENO WHARTON LLC

ARCHITECTURE



1981

JULY 30, 2019

Attn: Polly Selkoe
Planning Department
Brookline Town Hall
333 Washington Street
Brookline, MA 02445

RE: Impact Statement
495 Warren Street (currently part of 80 Heath Street)
Brookline, MA 02445

Dear Polly,

In regard to the Special Permit Application recently filed for the above referenced property, we respectfully submit the following Impact Statement pursuant to section 5.09.4 of the Zoning By-Law:

5.09 (4) Community and Environmental Impact and Design Standards

a. **Preservation of Trees and Landscape**

#495 Warren Street is located between Warren Street and Lowell Lane. The property previously contained a single-family residence which has since been demolished. The existing landscape includes remnants of the previous home including a portion of the driveway, fencing, stone walls, and piers. The property is a mixture of open lawn and trees of various sizes and ages.

The majority of trees on the property are norway maples (*Acer platanoides*). Norway maple is an invasive species and is on the Department of Agriculture's "Massachusetts Prohibited Plant List." Other species of trees located on the property include, elm, white/scarlet/red/pin oaks, white pine, sugar maple, sycamore maple (also classified as invasive), black/pin cherries, beech, katsura, and dogwood. It should also be noted that there are hemlocks on the property that are infested with Woolly Adelgid. Several hemlocks have already succumbed to the pests and the others are likely to suffer the same fate. Invasive species, dead, and diseased trees account for roughly 70% of the total trees proposed to be removed at #495.

It is the goal of the homeowner to remove all trees that are diseased or damaged and all invasive tree species that are not of value for screening or scale (as advised by the project landscape architect). The landscape architect has designed the landscape to minimize the extent of site disturbance in order to limit the removal of mature trees to only those necessary to allow for the desired site programming. The planting design focuses on the use of a mix of ornamental and native species to provide an aesthetic that fits with the character of this Brookline neighborhood. The planting plans also aim to provide privacy and screening to benefit both the homeowners at #495 and their abutters.

The homeowner along with the landscape architect has designed the landscape for their active family life. This includes large lawns for ball playing, gardens, large trees, and a swimming pool.

18 MARSHALL STREET SOUTH NORWALK CT 06854

shoprenowharton.com

1 203 852-7250

Patios and stepping stones will be a natural stone material. The driveway and auto courts are to be asphalt with stone accents. The property will also have subtle landscape lighting for safety and to enhance nighttime aesthetic. Care has been taken to locate utilities in areas that are out of view and can be adequately screened from abutters. The homeowner intends to retain the existing stone wall and piers that add character to the streetscape of Warren Street. They will repair these items as necessary and under the advisement to the landscape architect.

b. Relation of Buildings to Environment

The proposed new home has been carefully designed to integrate harmoniously with the terrain, trees, landscape and natural features of the property and the surrounding vicinity. The roof height of the main wing in the center of the home is designed to be only 33' above finish grade, and the rooflines of the surrounding parts of the home are lower. Additionally, all rooflines around the perimeter of the home slope down the top of the first floor walls. Shadows from the home will not affect abutting properties or the public street. The home will be built to exceed all code-required standards for efficiency, insulation, glass/glazing performance, and stormwater retention. Exterior materials for the home have been selected to integrate visually with the surrounding environment as well.

c. Relation of Buildings to the Form of the Streetscape and Neighborhood

The architecture of the proposed home was carefully crafted to minimize bulk and volume, and several design techniques were employed to reduce the visual scale of the building:

- Rooflines slope down to the first floor level. By this, we mean that the building does not have two-story high exterior walls, except at gable faces or in the center of the home. (Please see comments on building height in part "b" above.)
- The building was designed to have a main central wing, with lower wings on each side, lower porch roofs and a number of smaller roof elements, like dormers, gables, and first floor bays, comprising the building form. These elements create a graceful composition of smaller elements, instead of one large building mass
- Natural materials have been selected to allow the house to harmonize with the natural character of the surroundings. The roofing will be red cedar shakes which will age to a light brown color. Gutters and leader pipes will be red copper, and there will also be red copper in some smaller roof areas which will age to a brown patina. All wall shingles including, gables and dormers will be red cedar with a natural brown stain. Walls at the two lower wings will be stone, set in a random rectangular pattern comprised of a blend of tan, gray, and brown granites. Doors, Windows, and painted wood trim will be a warm medium gray color.

d. Open Space

All open space (both landscaped and usable) has been designed to add to the visual amenities of the vicinity, and to supplement the natural qualities for the property to the benefit of anyone passing the site, or overlooking it from neighboring properties. The design for the property's open space specifically encourages social interaction and outdoor use. It has been designed to maximize utility and facilitate maintenance. All landscaped open space shall be continuously maintained.

e. Circulation

Vehicular circulation utilizes the existing driveway entrance from Warren Street, located in the southernmost corner of the property, as well as a new driveway entrance further west (also on Warren Street.) Both entrances are a safe distance from the nearest intersection, and provide clear site lines for safety. A large parking court has been avoided by creating two smaller parking areas internal to the property. The smaller of these is close to the front entrance and will serve as short-term parking for visitors. Daily family parking will occur in the 2-car garage and in the garage court. This arrangement allows vehicles to enter and exit the property smoothly and safely, and keeps vehicles off the public street where they are screened from view.

Pedestrian circulation throughout the property is accommodated by graceful pathways, landscape steps and lawn areas.

f. Stormwater Drainage

Stormwater management will comply with Article 8.25 and meet stormwater management standards. Special attention will be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. All surface water shall be removed from roofed and paved areas and carried away in an underground drainage system. Surface water shall be collected continuously from paved areas so that it will not create puddles or obstruct the flow of vehicular or pedestrian traffic.

Sub-surface drainage galleys will be located underground in the front portion of the property, beneath the front lawn and driveway areas. Additional underground drainage structures will be located in the rear lawn areas west of the pool if needed.

g. Utility Service

All utilities services including electric, telephone, cable TV, water, gas and sanitary sewer will be routed underground from Warren Street to the basement mechanical areas of the proposed home. Electric service will be routed underground from the main house to the pool house. Water, gas and sanitary sewer service for the pool house will be routed underground directly from the existing utility locations on Warren street.

h. Advertising Features

No advertising features are proposed for this project.

i. Special Features

This standard is not applicable.

j. Safety and Security

All open and enclosed spaces have been designed to facilitate building evacuation and maximum accessibility by fire, police, and other emergency personnel and equipment. A sophisticated fire/burglary alarm system shall be incorporated to minimize the fear and probability of personal harm or injury resulting from of any accident or attempted criminal acts.

k. Heritage

This standard is not applicable to this property.

l. Microclimate

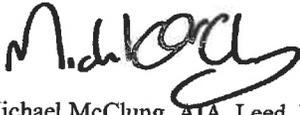
This project will not create any adverse effects on the localized climatic characteristics of its given area. All aspects of the project, including any outdoor mechanical equipment will comply with the provisions of the Noise Control By-Law.

m. Energy Efficiency

The proposed project will incorporate best practices in current energy efficiency technology. Sprayed urethane foam insulation will exceed R-values required by code. Windows and doors will utilize high quality insulated glass with low emissivity treatment, and broad overhangs and porch roofs protect windows from unnecessary heat gain. When air is exhausted from the home to bring in fresh air, the heat energy in the exhaust air will be captured and re-used with energy recovery ventilators. Piping, ductwork and condensate lines will be properly insulated to prevent energy loss during distribution. All mechanical equipment will be selected based on high SEER ratings and efficiency.

Thank you very much for your kind consideration.

Warm Regards,

A handwritten signature in black ink, appearing to read "M. McClung", with a stylized flourish at the end.

Michael McClung, AIA, LEED, Principal
Shope Reno Wharton LLC
18 Marshall Street
Norwalk, Connecticut 06854
Ph: (203) 852-7250
Email: m.mcclung@srwol.com

SHOPE RENO WHARTON

ARCHITECTURE



1981

JULY 26, 2019

Loring Residence : 495 Warren Street Brookline, Mass.

	Allowed:	Proposed:
PROJECT ZONING SUMMARY: Zoning District / S-40 from table 5.01 / Parcel ID 337-18-19 See Survey by DGT Engineers		
Minimum Lot Size:	40,000 sf	48,008 sf
Floor Area Ratio (max.)	0.15(7,201.2sf)	0.149(7,196sf)
Proposed floor area with future basement finish c/g ht 10' with 'Special Permit' = 130% allowable FAR = 9,362sf	0.195(9,362sf)	0.190(9,146sf)
Min. Lot Width:	150'	159.45'
Max. Building Height:	35'-0"	33'-0"
Min. Front Yard Depth: (Warren Street) See survey by DGT Engineers for yards.	30 ft.	52.8' see DGT C3
Min. Front Yard Depth: (Lowell Street to Pool House) See survey by DGT Engineers for yards.	30 ft.	30.8' see DGT C3
Min. Side Yard Depth: (west) See survey by DGT Engineers for yards.	20 ft.	21.7' see DGT C3
Min. Side Yard Depth: (east) See survey by DGT Engineers for yards.	20 ft.	28.3' see DGT C3
See survey by DGT Associates Engineers for yards.		
Open Space min: Landscape:	10% (720sf)	(19,791sf)
Open Space min: Usable:	100% (7,201sf)	(16,671sf)

End

18 MARSHALL STREET, SOUTH NORWALK CT 06854

shoperenowharton.com

T.203.852.7250

Loring Residence

495 Warren Street, Brookline, Massachusetts.



JOB NAME
**LORING
RESIDENCE**

495 WARREN STREET
BROOKLINE, MASSACHUSETTS

JOB NUMBER **1830**

18 MARSHALL STREET, 6TH FLOOR, NEWTON, MA 02459
SHOPE RENO WHARTON LLC
shopenwharton.com Tel: 617.552.7130

ORIENTATION SEAL



THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR IF ANY OTHER PART OF THESE DOCUMENTS IS ALTERED OR MODIFIED WITHOUT THE WRITTEN AUTHORIZATION OF SHOPE RENO WHARTON ASSOCIATES.

ISSUE DATES
Issued for Town Submission **2019.06.18**

SHEET TITLE

TITLE SHEET

2019-06-18
'Issued for Town submission'

SHEET NUMBER

A 001

Project Directory:

SHOPE RENO WHARTON
Architecture
18 Marshall Street
South Norwalk, Connecticut 06854
203.852.7250 Tel.
203.852.4250 Fax

DESTEFANO & CHAMBERLAIN, INC.
Structural and Architectural Engineering
50 Thorpe Street
Fairfield, Ct. 06824
203.254.7131 Tel.
kevinc@dststructural.com

VICTORIA HAGAN INTERIORS.
Interior Designer
5 Columbus Circle
New York, NY.
10019
212.888.1178 Tel.
info@VictoriaHagan.com

DGT Associates, Surveying & Engineering
Land surveyor and Civil Engineering
803 Summer Street.
Boston Ma 857. 524.1405 Tel.
mclifford@dgtassociates.com

MATTHEW CUNNINGHAM
LANDSCAPE DESIGN LLC
Landscape Architecture
411 Main Street.
Stoneham, Mass. 02180
617. 905.2246 Tel.
matthew@matthew-cunningham.com

KVC BUILDERS
General Contractor
11 Fox Road
Walham, Mass. 02451
781.890.5599 Tel.

Index Of Drawings:

ARCHITECTURAL

Sheet: Title:
A-001 Title Sheet
A-002 Zoning Compliance Drawing
A-205 Basement Floor Plan
A-210 First Floor Plan
A-220 Second Floor Plan
A-230 Attic Plan
A-240 Roof Plan
A-250 Pool House Plan & Elevations
A-300 South Elevation (Warren Street)
A-301 East Elevation
A-302 North Elevation (Lowell Lane)
A-303 West Elevation (Leath Street)
A-304 Building Hidden Elevations.
A-305 Rendered Elevations
A-306 Rendered Elevations
A-307 Rendered Perspective Views.

DGT Associates Surveying & Engineering

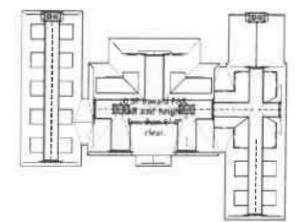
SRV1 Existing Survey
SRV2 Subdivision Plan
C1 Height Calculation Plan
C2 Open Space Calculation Plan
C3 Proposed Layout

Matthew Cunningham Landscape Design LLC.

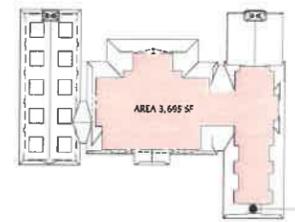
L-0.0 Illustrative Landscape Master Plan
L-0.1 Illustrative Landscape Plan
L-0.2 Tree removal plan

PROJECT AREAS AND F.A.R.

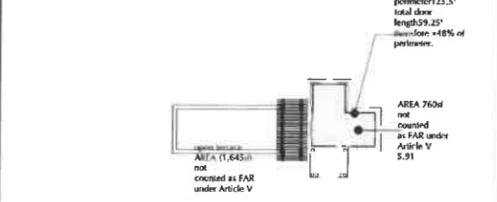
Lot Area of (44,010 sf) multiplied by Floor Area Ratio of (0.15) = (6,601.5 gsf) Allowed	7,201 gsf Allowed
Proposed Gross Floor Area as per diagrams below =	7,196.0 gsf
7,196.0 gsf Proposed < 7,201.0 gsf allowed. (7,201.0 gsf allowed) - (7,196.0 gsf Proposed) = 5.0 gsf	Complies



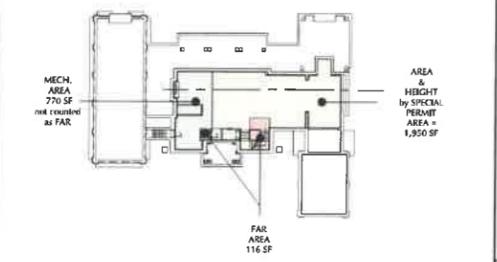
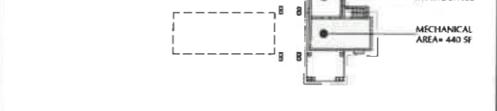
ATTIC FLOOR PLAN - DIAGRAM
Proposed total Gross Floor Attic Area = 0sf (no attic space over 6'-0")



SECOND FLOOR PLAN - DIAGRAM
Proposed total Gross Floor Area 3,699sf



FIRST FLOOR PLAN - DIAGRAM
Proposed total Gross Floor Area 3,385sf

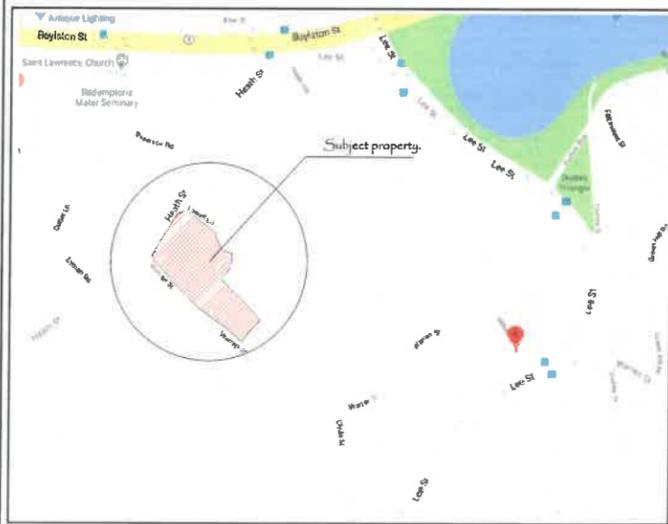


BASEMENT FLOOR PLAN - DIAGRAM
Proposed total Gross Floor Area 116sf

2 HOUSE GROSS FLOOR AREA DIAGRAM
1/32" = 1'-0"



1 PROPOSED SITE PLAN
All survey information taken from Acuris provided by DGT ENGINEERS. 1" = 32'-0"



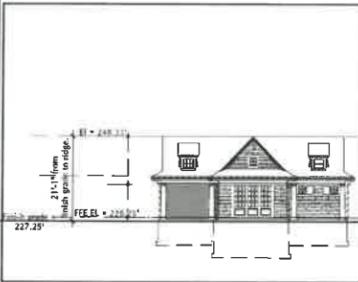
LOCATION MAP

GRADE AND HEIGHT CALCULATIONS

Zone S-40: House	Allowed	Proposed
Mean Proposed Grade at face of house:	226.0'	225.1' (see DGT for calc)
Mean Natural Grade: (see DGT calcs)		
Max. Ridge Elevation allowed: (see DGT drawing C1)	265.00'	
Proposed Ridge Elevation:	259.1' (35.0')	
Zone S-40: Pool House		
Mean Proposed Grade at face of pool house: (see DGT calcs)	227.25' (see DGT C1)	230.92' (see DGT C1)
Mean Natural Grade: (see DGT calcs)		
Max. Ridge Elevation allowed: (abv Record Grade + 35')	289.25'	
Proposed Ridge Elevation: (abv. record Grade)	248.35' (21.08')	

PROJECT ZONING SUMMARY:
Zoning District / S-40 from table 5.01 / Parcel ID 337-18-19
See Survey by DGT Engineers

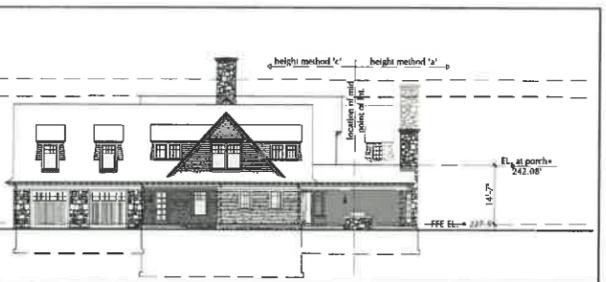
	Allowed	Proposed
Minimum Lot Size:	40,000 sf	48,008 sf
Floor Area Ratio (max.):	0.15	7.196sf
Proposed floor area with future basement finish c/g ht 10' with 'Special Permit' = 130% allowable FAR = 9,362sf	0.195	9,146sf
Min. Lot Width:	150'	159.45'
Max. Building Height:	35'-0"	33'-0"
Min. Front Yard Depth: (Women Street) See survey by DGT Engineers for yards.	50 ft.	52.8' see DGT C1
Min. Front Yard Depth: (Lowell Street to Pool House) See survey by DGT Engineers for yards.	50 ft.	50.8' see DGT C1
Min. Side Yard Depth: (east) See survey by DGT Engineers for yards.	20 ft.	21.7' see DGT C1
Min. Side Yard Depth: (west) See survey by DGT Engineers for yards.	20 ft.	28.5' see DGT C1
Open Space min: Landscapes:	10% (720sf)	(19,791sf)
Open Space min: Usable:	100% (7,201sf)	(16,671sf)



3 POOL HOUSE - BUILDING HEIGHT
See DGT drawing C1 1/16" = 1'-0"



4 SOUTH ELEVATION - BUILDING HEIGHT
See DGT drawing C1 1/16" = 1'-0"



5 EAST ELEVATION - BUILDING HEIGHT
See DGT drawing C1. 1/16" = 1'-0"

JOB NAME
LORING RESIDENCE
495 WARRICK STREET
BROOKLINE, MASSACHUSETTS

JOB NUMBER 1830

18 MARSHALL STREET, SOUTH BROOKLINE, MA 02464
SHOPE RENO WHARTON LLC
shopenrwharton.com 781.851.2510

ORIENTATION **SEAL**

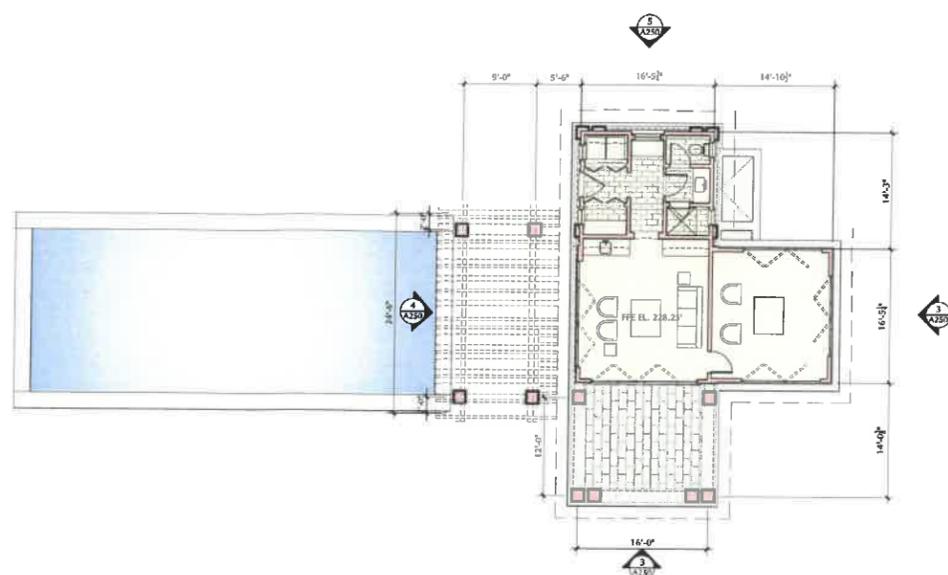
ISSUE DATES
Issued for Town Submission 2019.06.18

SHEET TITLE
Zoning Compliance Diagrams

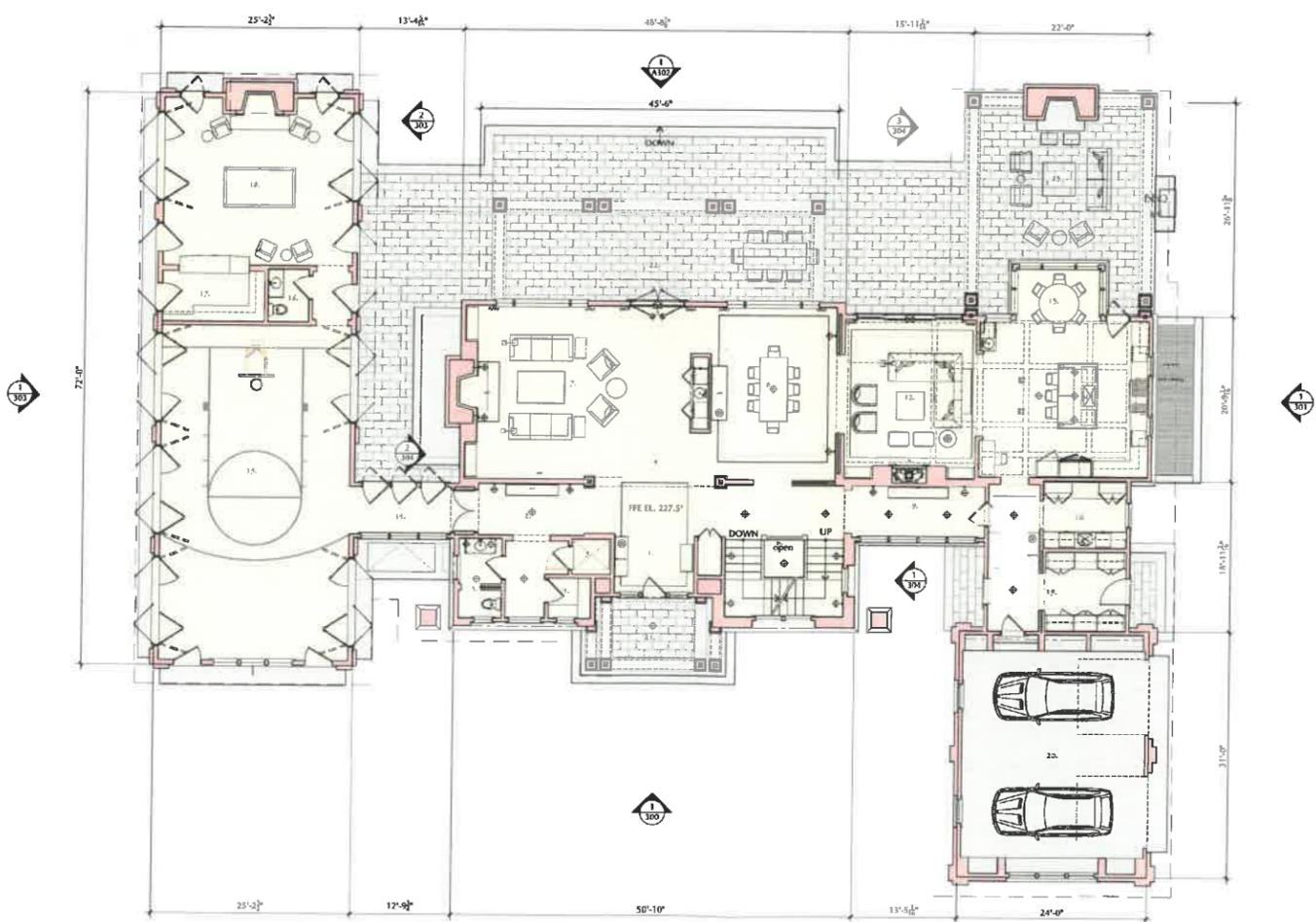
2019-06-18
Issued for Town submission

SHEET NUMBER
A 002

PROCESS SET NOT FOR CONSTRUCTION



2 POOL HOUSE - FIRST FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"



JOB NAME
LORING RESIDENCE
495 WARREN STREET
BROOKLINE, MASSACHUSETTS

JOB NUMBER **1830**

- FIRST FLOOR ROOM LEGEND**
1. Entry Foyer
 2. West Gallery
 3. Powder Room
 4. Coat Closet
 5. Elevator (6x6, 5x5, 4x4)
 6. Study Hall
 7. Living Room
 8. Dining Room
 9. East Gallery
 10. Bar/ Butler's Pantry
 11. Kitchen
 12. Family Room
 13. Breakfast Room
 14. Hallway/Basketball court
 15. Basketball
 16. Powder Room
 17. Bar
 18. Recreation Room
 19. Bedroom
 20. Two-Car Garage
 21. Entry Foyer
 22. Living Foyer
 23. Family Foyer



495 WARREN STREET, SOUTH BROOKLINE, MA 02134
SHOPE RENO WHARTON LLC
shopenr.com • 781.531.7330

ORIENTATION	SEAL

DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF PROFESSIONAL ENGINEERS AND ARCHITECTS. THESE ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF ANY OTHER PROJECT OR PROJECTS, OR ANY OTHER MATERIALS, SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE PROFESSIONAL ENGINEER OR ARCHITECT.

ISSUE DATES	
Issued for Town Submission	2019.06.18

SHEET TITLE
FIRST FLOOR PLAN

2019-06-18
Issued for Town submission

SHEET NUMBER
A 210

JOB NAME
LORING RESIDENCE

491 WARREN STREET
MIDDLEBURY, MASSACHUSETTS

JOB NUMBER **1830**

SECOND FLOOR ROOM LEGEND

1. Main Stair & Gallery
2. Sitting Rm / Office
3. Upper Gallery
4. Elevator (sh 34'x41')
5. Master Vnshbk
6. Master Bedroom
7. Master Bathroom
8. Master Toilet Room
9. Master Shower
10. Her Dressing
11. His Dressing
12. Linen Closet
13. Guest Bedroom #1
14. Guest Bath #1
15. Guest Bedroom #2
16. Guest Bedroom #2
17. Hall
18. Guest Bedroom #3
19. Guest Bath #3
20. Laundry Room
21. Porous Room
22. Master Closet
23. Storage Storage
24. Mechanical closet



17 MARSHALL STREET, SOUTH BOROUGH, CT 06488
SHOPE RENO WHARTON LLC
shopenewhite.com Phone: 860.231.2147



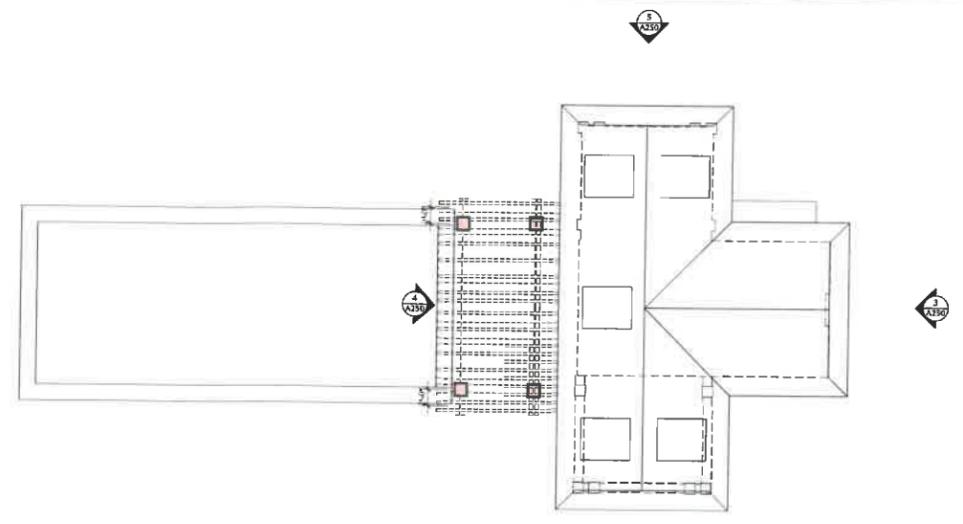
DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR PURPOSE, OR IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF SHOPE RENO WHARTON LLC.

ISSUE DATES
Issued for Town Submission: **2019.06.18**

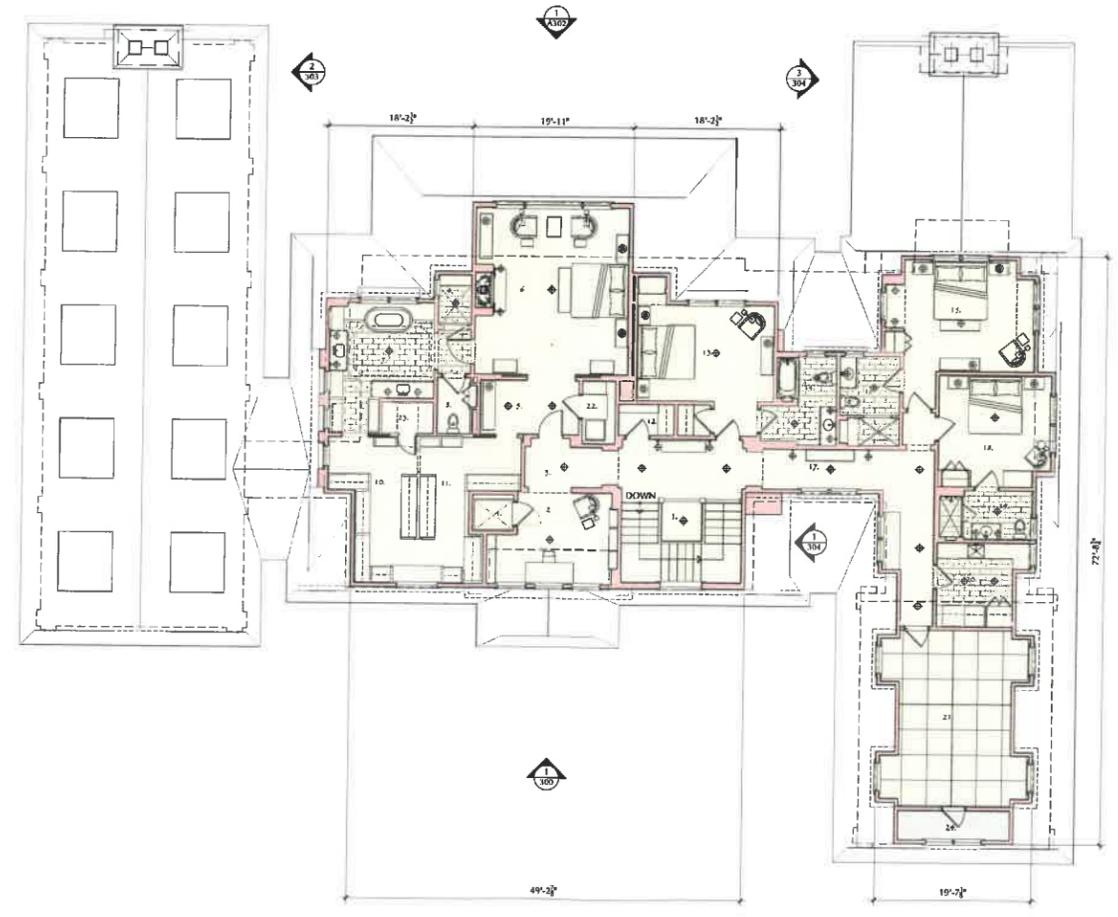
SHEET TITLE
SECOND FLOOR PLAN

2019-06-18
'Issued for Town submission'

SHEET NUMBER
A 220

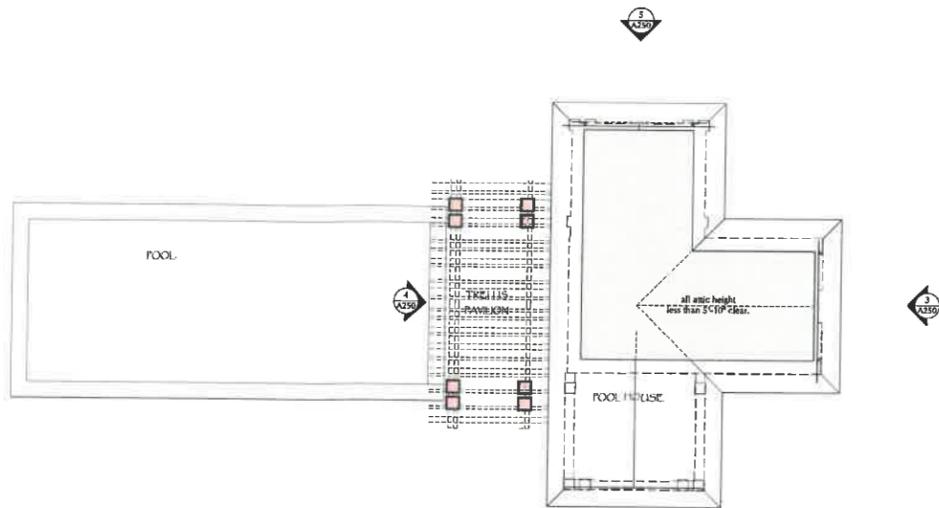


2 POOL HOUSE - ROOF PLAN
A220 1/8" = 1'-0"

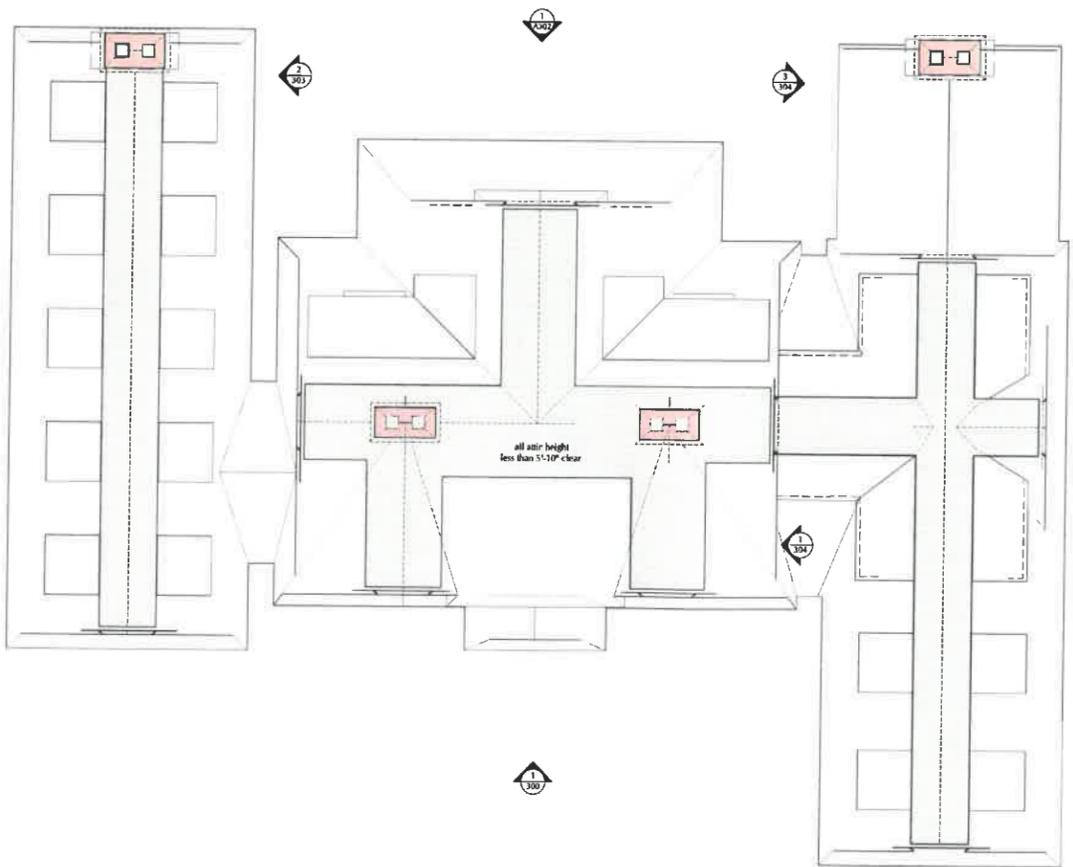


1 SECOND FLOOR PLAN
A220 1/8" = 1'-0"





2 POOL HOUSE - ATTIC PLAN
A230 1/8" = 1'-0"



1 ATTIC PLAN
A230 1/8" = 1'-0"



JOB NAME
**LORING
RESIDENCE**

401 WARRIN STREET
BROOKFIELD, MASSACHUSETTS

JOB NUMBER **1830**

18 MARSHALL STREET, SOUTH BORDEN, CT 06824
SHOPE RENO WHARTON LLC
shopenrwharton.com 7.063.834.2340

ORIENTATION

SEAL



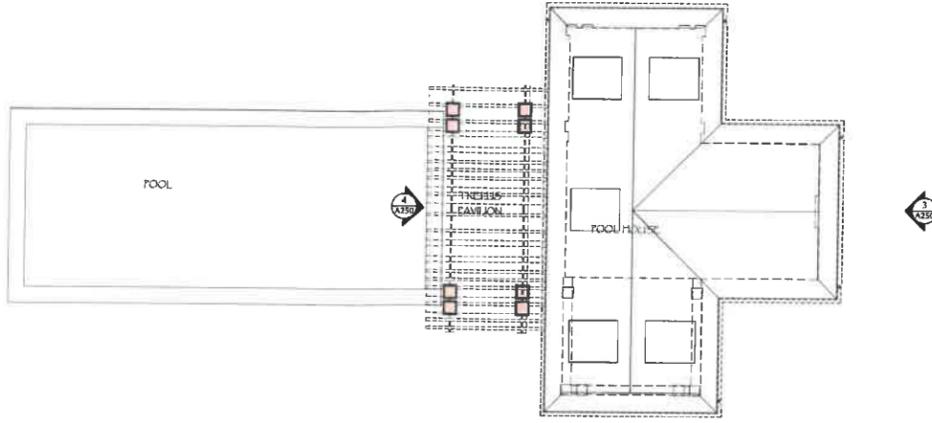
DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY LOSS OR DAMAGE TO ANY OTHER PROJECTS OR PERSONS, OR FOR ANY COSTS INCURRED BY ANY THIRD PARTY AS A RESULT OF CONTRACTING WITH THE ARCHITECT WITHOUT APPROVAL OF THE ARCHITECT'S ASSOCIATION.

ISSUE DATES
Issued for Town Submission **2019.06.18**

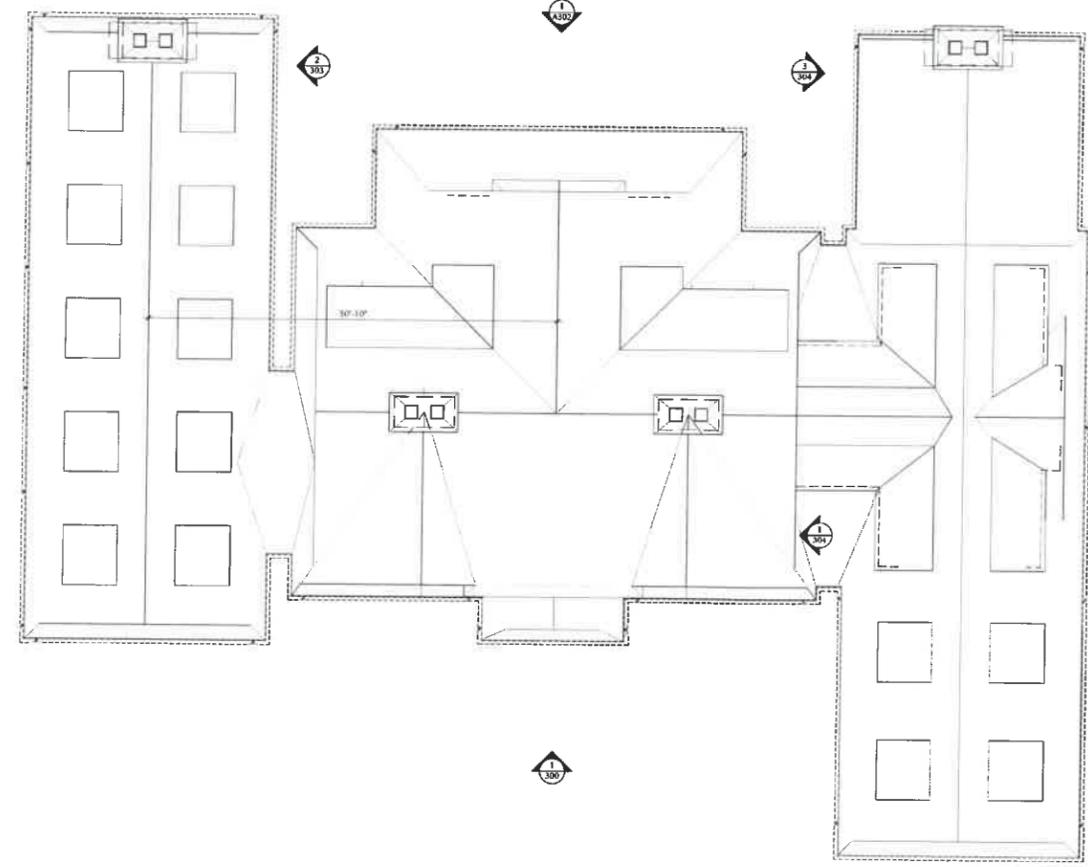
SHEET TITLE
ATTIC PLAN

2019-06-18
'Issued for Town submission'

SHEET NUMBER
A 230



2 POOL HOUSE - ROOF PLAN
 A340 1/8" = 1'-0"



1 HOUSE ROOF PLAN
 A340 1/8" = 1'-0"



JOB NAME

LORING RESIDENCE

495 WARREN STREET
 BROOKLINE, MASSACHUSETTS

JOB NUMBER **1830**

47 MARSHALL STREET, SOUTH BOSTON, MA 02126
SHOPE RENO WHARTON LLC
 shopenewh.com 7.001.511.7210

ORIENTATION	SEAL

DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL BE THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SHOPE RENO WHARTON ARCHITECTS.

ISSUE DATES
 Issued for Town Submission **2019.06.18**

SHEET TITLE

ROOF PLAN

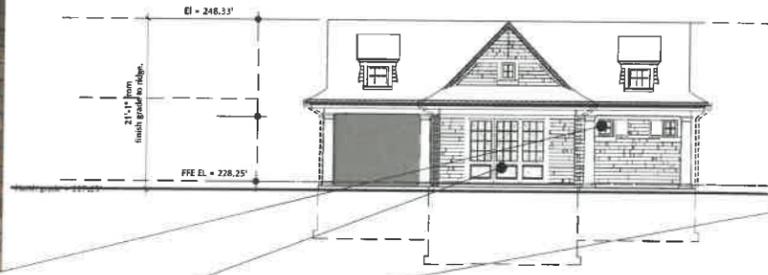
2019-06-18
 'Issued for Town submission'

SHEET NUMBER

A 240



1. Western Red Cedar shingle roofing:



2 POOL HOUSE - EAST ELEVATION
A250 1/8" = 1'-0"



3 POOL HOUSE - SOUTH ELEVATION
A250 1/8" = 1'-0"



2. Exterior painted trim and columns:



3. Doors: Operable multi panel door openings:



4 POOL HOUSE - WEST ELEVATION
A250 1/8" = 1'-0"



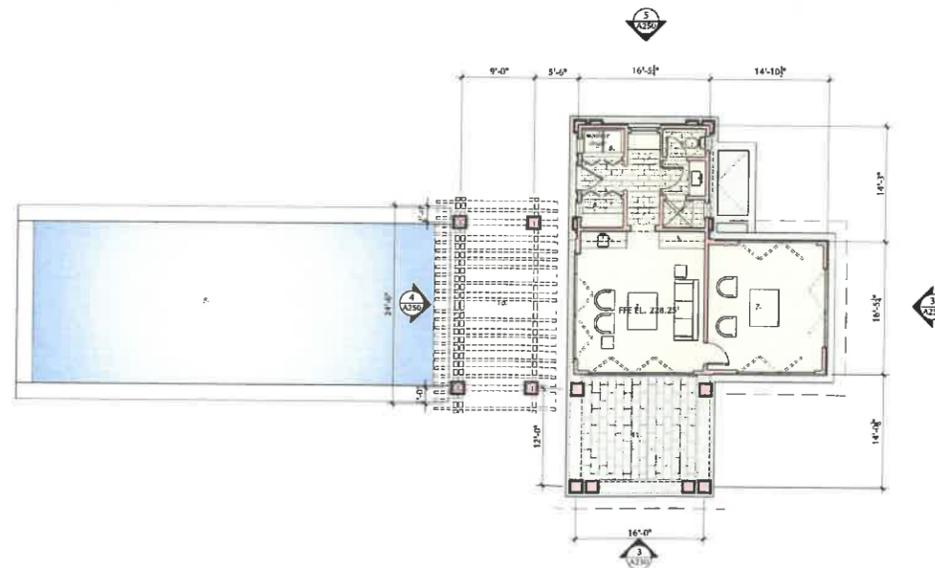
5 POOL HOUSE - NORTH ELEVATION
A250 1/8" = 1'-0"



4. Exterior door and window:

20 :: POOL HOUSE - ELEVATIONS :: 19

1/8" = 1'-0"



1 POOL HOUSE - FLOOR PLAN
A250 1/8" = 1'-0"



JOB NAME

LORING RESIDENCE

401 WABURN STREET
BROOKLINE, MASSACHUSETTS

JOB NUMBER 1830

POOL HOUSE ROOM LEGEND

- 1. Entry / Changing Room
- 2. Recreation Room
- 3. Shower counter
- 4. Toilet Room
- 5. Shower
- 6. Vanity
- 7. Yoga Studio
- 8. Closet
- 9. Pool
- 10. Pool Terrace
- 11. Covered Porch

18 MARSHALL STREET, SOUTH BROOKFIELD, CT 06854
SHOPE RENO WHARTON LLC
shoprenewharton.com 783.852.2210

ORIENTATION



SEAL



DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT OR ANY PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN AUTHORIZATION OF SHOPE RENO WHARTON ASSOCIATES.

ISSUE DATES

Issued for Town Submission 2019.06.18

SHEET TITLE

POOL HOUSE

2019-06-18
Issued for Town submission

SHEET NUMBER

A 250



1. Painted traditional style garage doors



2. Western Red Cedar Shingle Roof:



3. Native granite veneer and cut sill material:



4. Western Red Cedar Shingle wall material & painted trim:



5. Red Copper Gutter and leaders:



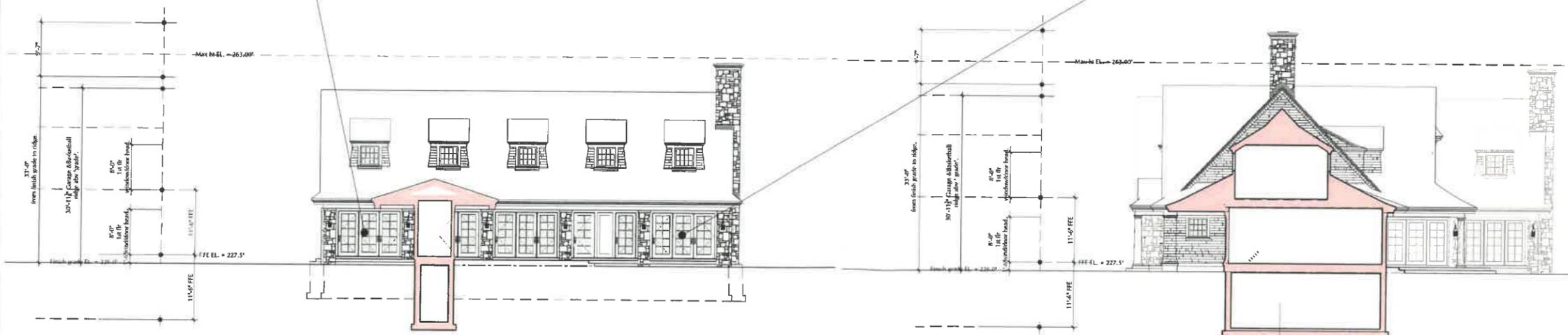
6. multi panel operable doors- view from interior.



7. Multi panel Operable doors viewed from exterior :



1 EAST ELEVATION
1/8" = 1'-0"



2 EAST HIDDEN ELEVATION
1/8" = 1'-0"

3 EAST PARTIAL HIDDEN ELEVATION
1/8" = 1'-0"

JOB NAME

**LORING
RESIDENCE**

401 MASSIE STREET
BROOKLINE, MASSACHUSETTS

JOB NUMBER 1830

18 MARSHALL STREET, SOUTH BOROUGH, CT 06484
SHOPE RENO WHARTON LLC
shoprenowharton.com 1.973.812.3250

ORIENTATION

SEAL



ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF SHOPE RENO WHARTON LLC. NO PART OF THIS DRAWING OR SPECIFICATION IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SHOPE RENO WHARTON LLC.

ISSUE DATES
Issued for Town Submission 2019.06.18

SHEET TITLE

ELEVATIONS

2019-06-18
'Issued for Town submission'

SHEET NUMBER

A

301



1. Western Red Cedar shingle roofing:



2. Native granite stone veneer:



4. Western Red Cedar wall shingle:

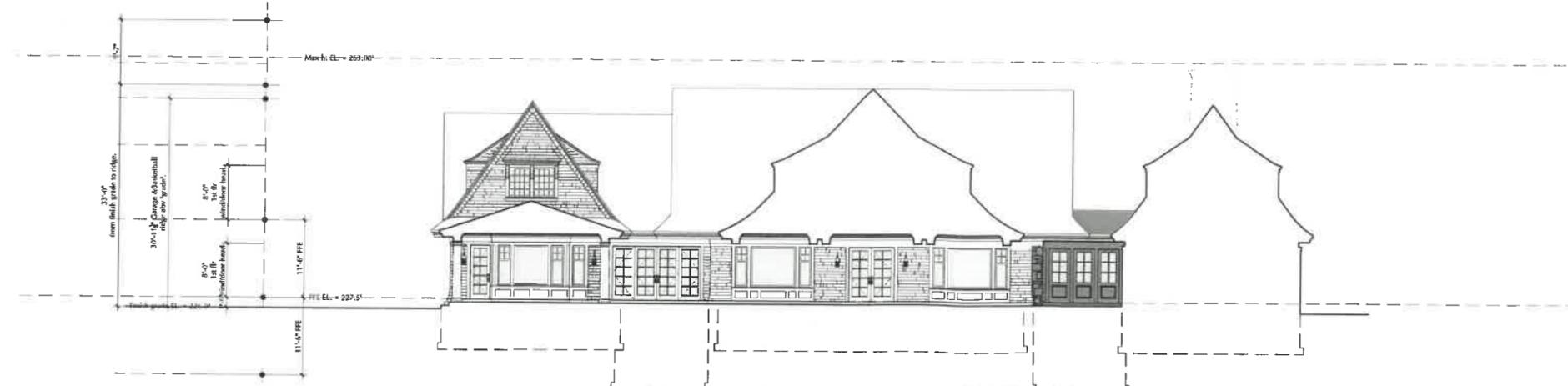


5. Exterior painted trim:



1 NORTH ELEVATION (Low Lane)

A302 1/8" = 1'-0"



2 NORTH ELEVATION (hidden elevation)

A302 1/8" = 1'-0"

JOB NAME

LORING RESIDENCE

457 WARREN STREET
BROOKLINE, MASSACHUSETTS

JOB NUMBER 1830

47 MAIN STREET, SUITE 200, BURLINGTON, VT 05401
SHOPE RENO WHARTON LLC
 Architecture.com 7.000.821.7254

ORIENTATION	SEAL

DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF PROFESSIONAL SERVICES AND SHALL REMAIN THE PROPERTY OF SRW. ANY REUSE OR OTHER PRODUCTION FOR OTHER THAN THE PROJECT FOR WHICH THESE DRAWINGS WERE PREPARED WITHOUT THE WRITTEN AUTHORIZATION OF SRW IS STRICTLY PROHIBITED.

ISSUE DATE
 Issued for Town Submission 2019.06.18

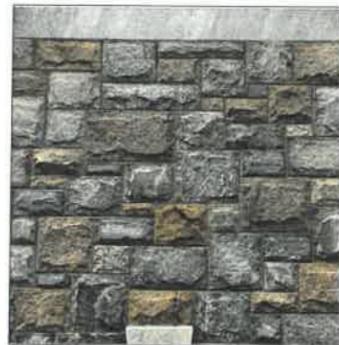
SHEET TITLE
 ELEVATIONS

2019-06-18
 'Issued for Town submission'

SHEET NUMBER
A 302



1. 3 panel door at Basketball Court & Rec Rm:



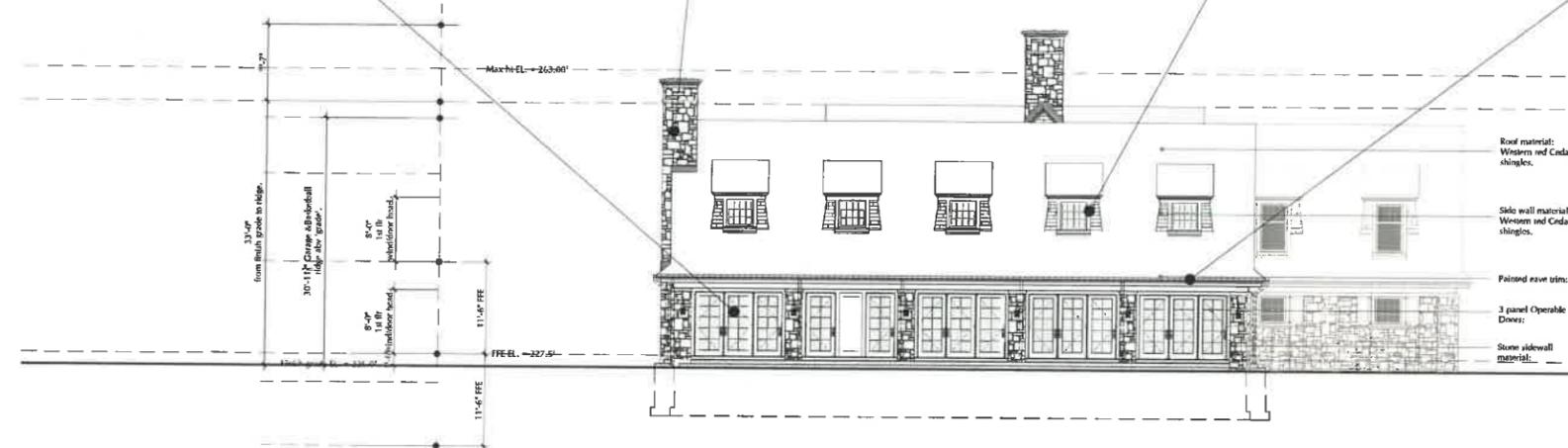
2. Native granite stone veneer:



4. Western Red Cedar wall shingle:



5. Exterior painted trim:



1 WEST ELEVATION (Heath Street)
1/8" = 1'-0"



2 EAST ELEVATION (Hidden at Rec court)
1/8" = 1'-0"

JOB NAME

LORING RESIDENCE

451 WABSON STREET
BROOKLINE, MASSACHUSETTS

JOB NUMBER 1830

18 WABSON STREET, SOUTH BROOKLINE, CT 08534
SHOPE RENO WHARTON LLC
shopenwharton.com 781.851.7154

ORIENTATION

SEAL



OR DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL BE KEPT AT THE OFFICE OF THE ARCHITECT. THIS OFFICE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC INTEREST AND SHALL NOT BE HELD RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PARTS OF THE PROJECT. AUTHORIZED BY CONTRACT WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION OF SHOPE RENO WHARTON ASSOCIATES.

ISSUE DATES
Issued for Town Submission 2019.06.18

SHEET TITLE

ELEVATIONS

2019-06-18
'Issued for Town submission'

SHEET NUMBER

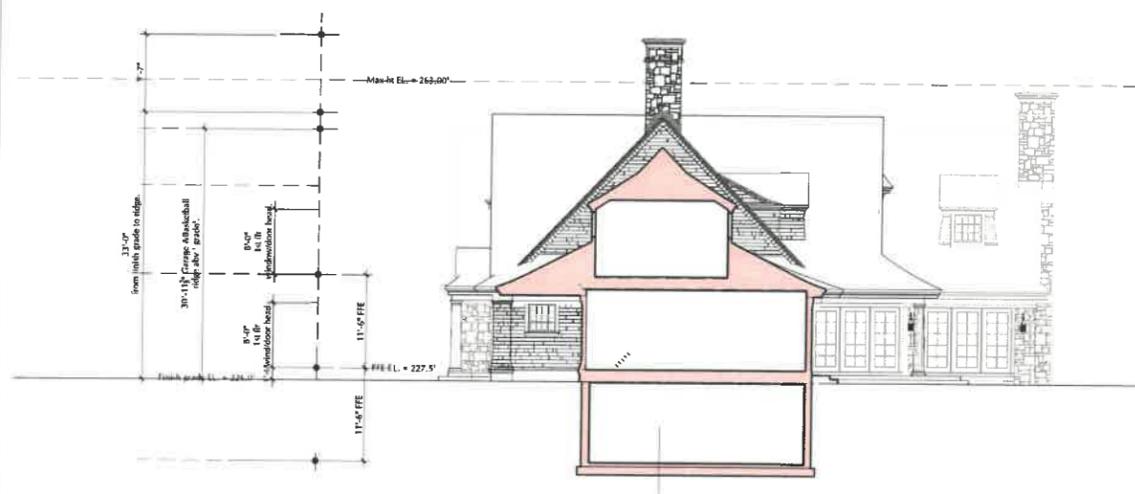
A

303

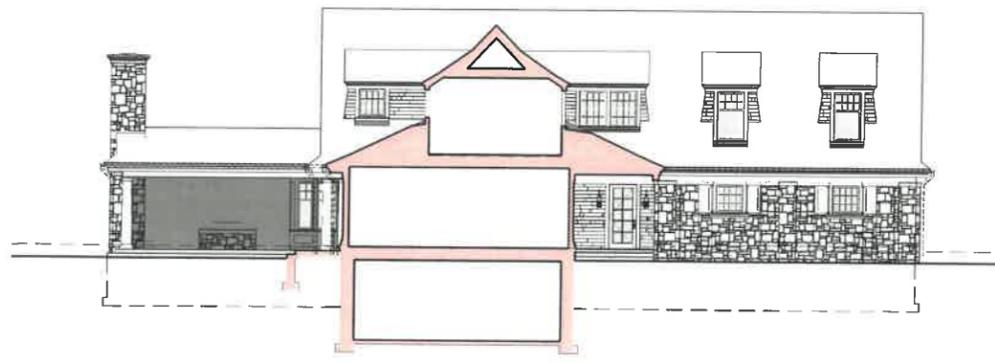
JOB NAME
**LORING
RESIDENCE**

405 WARREN STREET
BROOKFIELD, MASSACHUSETTS

JOB NUMBER **1830**



1 BUILDING SECTION - PARTIAL EAST HIDDEN ELEVATION
A304 1/8" = 1'-0"



3 BUILDING SECTION - PARTIAL WEST HIDDEN ELEVATION @ GARAGE
A304 1/8" = 1'-0"



2 BUILDING SECTION - PARTIAL WEST HIDDEN ELEVATION
A304 1/8" = 1'-0"

18 MARSHALL ROAD, SOUTH DORSET, VT 05824
SHOPE RENO WHARTON LLC
shopenrwharton.com 1-802-851-2150



DESIGNING AND EXECUTING DRAWINGS ARE INDICATORS OF PROFESSIONAL SERVICE AND MUST BE SEEN IN THE PRESENCE OF THE ARCHITECT. THESE PROJECTS OR PORTIONS OF ANY OTHER PARTIAL, FULL-TIME PROJECTS ATTRIBUTED TO COMPANY WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF SHOPPE RENO WHARTON ASSOCIATES.

ISSUE DATES
Issued for Town Submission **2019.06.18**

SHEET TITLE
BUILDING SECTIONS

2019-06-18
'Issued for Town submission'

SHEET NUMBER
A 304



1 RENDERED SOUTH ELEVATION (Warren Street)
A305 N.T.S.



2 RENDERED EAST PERSPECTIVE
A305 N.T.S.

JOB NAME

**LORING
RESIDENCE**

45 WARREN STREET
BROOKLINE, MASSACHUSETTS

JOB NUMBER **1830**

18 MARSHALL STREET, SOUTH BROOKFIELD, CT 06754

SHOPE RENO WHARTON LLC

shopenrwharton.com P. 951.851.2210

ORIENTATION

SEAL



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ISSUE DATES

Issued for Town Submission 2019.06.18

SHEET TITLE

RENDERED ELEVATIONS

2019-06-18
'Issued for Town submission'

SHEET NUMBER

A

305

JOB NAME

LORING RESIDENCE

495 WARRIN STREET
WILMINGTON, MASSACHUSETTS

JOB NUMBER 1830



1 RENDERED NORTH ELEVATION (Lowell Lane)
A306 N.T.S.



2 RENDERED WEST ELEVATION (Heath Street)
A306 N.T.S.

18 BARNHILL FERRY, NORTH BARNHILL, CT 06824
SHOPE RENO WHARTON LLC
shopenwharton.com 860.251.2148

ORIENTATION

SEAL



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ISSUE DATES

Issued for Town Submission 2019.06.18

SHEET TITLE

RENDERED ELEVATIONS

2019-06-18
'Issued for Town submission'

SHEET NUMBER

A

306



1 RENDERED SIDE PERSPECTIVE
A307 N.T.S.



2 RENDERED SIDE PERSPECTIVE
A307 N.T.S.



3 RENDERED POOL HOUSE PERSPECTIVE
A307 N.T.S.

JOB NAME

**LORING
RESIDENCE**

451 WARDEN STREET
BROOKLINE, MASSACHUSETTS

JOB NUMBER **1830**

18 MARSHALL STREET, NORTH BEVERLY, MA 01924

SHOPE RENO WHARTON LLC

shopenrw.com 781.831.2750

ORIENTATION

SEAL



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ISSUE DATES

Issued for Town Submission **2019.06.18**

SHEET TITLE

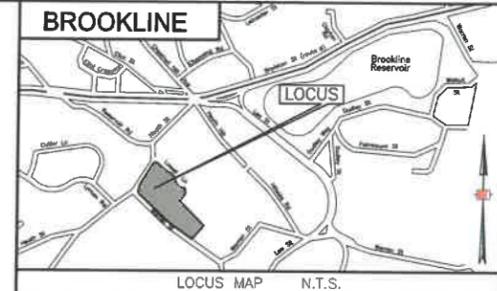
RENDERED PERSPECTIVE VIEWS

2019-06-18
'Issued for Town submission'

SHEET NUMBER

A

307



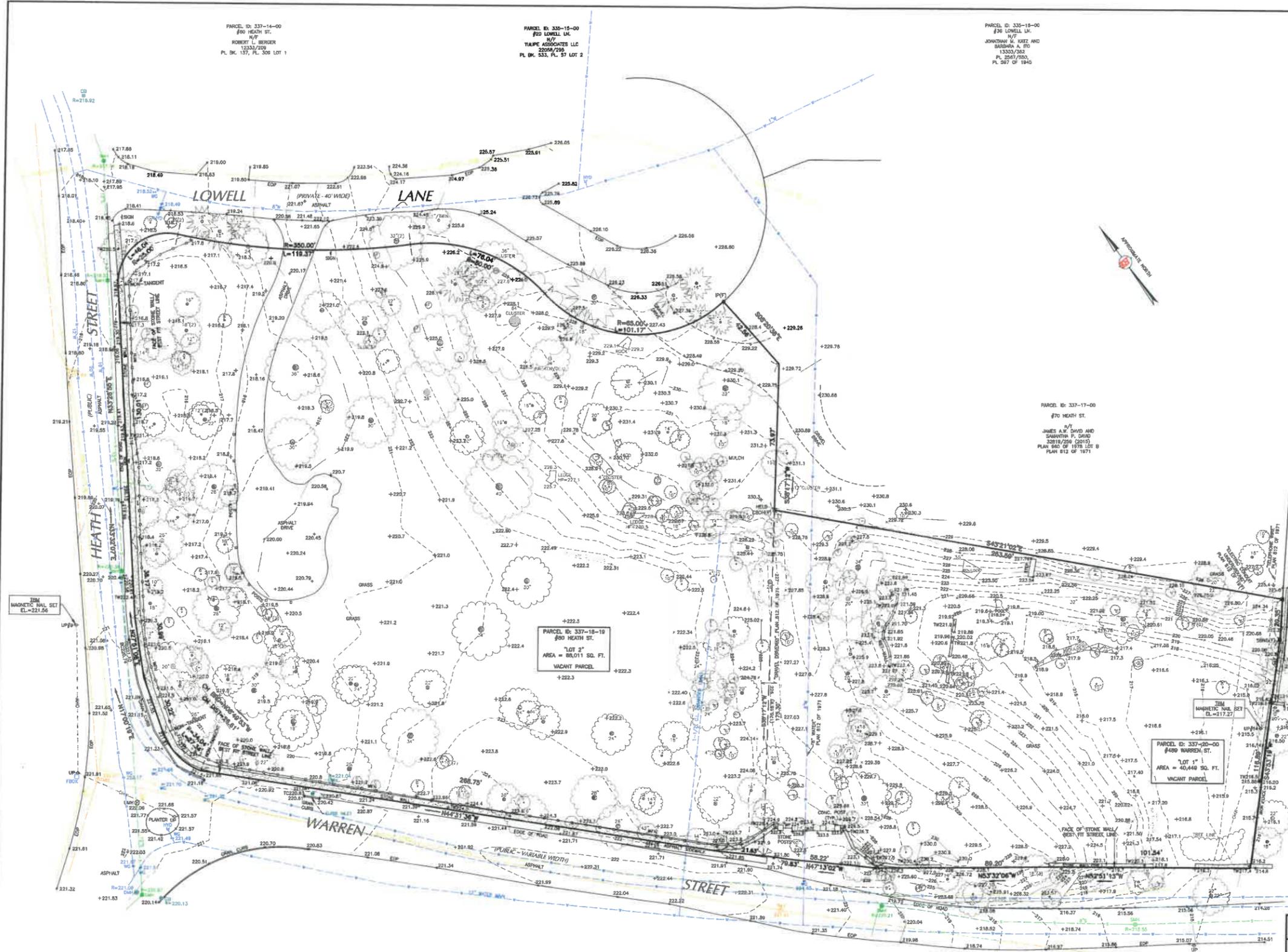
PARCEL ID: 337-14-00
 #80 HEATH ST.
 ROBERT L. BERGER
 12233/209
 PL. BK. 137, PL. 308 LOT 1

PARCEL ID: 330-10-00
 #20 LOWELL LN.
 TALPC ASSOCIATES LLC
 2209/298
 PL. BK. 533, PL. 57 LOT 2

PARCEL ID: 335-10-00
 #36 LOWELL LN.
 JONATHAN M. KATZ AND
 SARAH A. KATZ
 13303/300
 PL. 2547/300,
 PL. 267 OF 1940

PARCEL ID: 337-17-00
 #70 HEATH ST.
 JAMES W. DAVID AND
 SARANTHA P. DAVID
 32819/298 (2015)
 PLAN 842 OF 1978 LOT B
 PLAN 812 OF 1971

PARCEL ID: 337-30-00
 #488 WARREN ST.
 LOT 1
 AREA = 40,448 SQ. FT.
 VACANT PARCEL



LEGEND:

BC	BOTTOM OF CURB	CSO(H)	CONCRETE BOUND DRILL HOLE FOUND
CB	CATCH BASIN	IP(F)	IRON PIPE FOUND
CLP	CHAIN LINK FENCE	RECORD	RECORD
CONC.	CONCRETE	SEND(F)	STONE BOUND NO DRILL FOUND
DWH	DRAIN MANHOLE	TOP	TYPICAL
EDP	EDGE OF PAVEMENT	(TP)	
FIBOX	FIBER BOX	OT	THREE-DIAMETER AT BREAST HEIGHT
GRAN.	GRANITE		
HYD	HYDRANT		
OHV	OVERHEAD WIRE		
RM	RIM ELEVATION		
RET.	RETAINING		
SMH	SEWER MANHOLE		
TC	TOP OF CURB		
TMH	TELEPHONE MANHOLE		
TH	TOP OF WALL		
UP	UTILITY POLE		
WPF	WOOD FENCE		
WG	WATER GATE		

- UTILITY REFERENCES:**
- BROOKLINE ENGINEERING DEPARTMENT - WATER, SEWER PLANS.
 - NATIONAL GRID - GAS PLANS.
 - VARIOUS PLANS, BRO175 AND BRO321 "HEATH AND WARREN ST."

UTILITY NOTES:

ALL UNDERGROUND UTILITIES SHOWN ARE QUALITY LEVEL "D" PER ASCE STANDARD 28-22 DESIGNATION, UNLESS NOTED. THEY ARE APPROXIMATE ONLY AND WERE COMPILED ACCORDING TO AVAILABLE RECORDS FROM THE VARIOUS COMPANIES AND PUBLIC AGENCIES. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE RESTORATION, EXCAVATING, INSTALLING, BACKFILLING, GRADING, PAVEMENT OR OTHER CONSTRUCTION. ALL UTILITY COMPANIES MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 37D, ACTS OF 1983, MASSACHUSETTS, CALL "DIG SAFE" AT 1-888-384-7233 OR 848-911. THE DGT ASSOCIATES ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS MUST BE CONSULTED.

SCALE: 1" = 20'

ZONING
 EXISTING ZONING DESIGNATION: "S-40"

USE	LOT SIZE MIN. (SQ)	FAR MAX.	LOT WIDTH MIN. (FT)	MAX. HEIGHT (FT)	MINIMUM SETBACK			OPEN SPACES (% OF GROSS FLOOR AREA)	
					FRONT	SIDE	REAR	LANDSC.	USABLE
1-FAMILY DETACHED DWELLING SUBJECT TO SECTION 5.11(a) CLUSTER	20,000	0.20	110	35	30	20	50	10%	80%
1-FAMILY DETACHED DWELLING NOT SUBJECT TO SECTION 5.11	40,000	0.15	150	35	30	20	50	10%	100%
ANY OTHER STRUCTURE OR PRINCIPAL USE	40,000	0.15	150	35	40	30	60	100%	NONE

FLOOD ZONE:
 THE PARCEL SHOWN HEREON IS SITUATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY GRAPHIC SCALING OF THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 34 OF 430, MAP NO. 25021C0034E EFFECTIVE DATE JULY 17, 2012.

REFERENCE:

OWNER OF RECORD: n/i THE 80 HEATH STREET REALTY TRUST
 28008/101 (2016) DEED
 PARCEL ID: 337-1819 AND 337-2000
 LOCUS AREA = 128,460 SQ. FT. OR 2.949 ACRES

PLAN REFERENCES:
 NORFOLK COUNTY REGISTRY OF DEEDS
 PLAN 812 OF 1971
 PLAN 308 OF 1946

SURVEY NOTES:

- FIELD SURVEY PERFORMED: MAY 9-10, 21 DECEMBER 27, 2018 AND JANUARY 2, AND 14, 2019.
 - STREET LINES FOR HEATH AND WARREN STREETS ARE UNDEFINED.
 - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND AGREEMENTS OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE. REFERENCE IS MADE TO ADJUTER RIGHTS IN DEED 4778/531 (1971).
 - ELEVATIONS SHOWN REFER TO BROOKLINE TOWN DATUM.
- CITY BENCHMARK USED:**
 HIGH POINT ON STONE BOUND DRILL HOLE OPPOSITE 43 HEATH STREET, ELEV.=206.28
 HEAD STONE CENTER OF CATCH BASIN OPPOSITE 60 HEATH STREET, ELEV.=217.28

PROFESSIONAL LAND SURVEYOR
 DATE

BY: DESCRIPTION: DATE: REV: 0
 DRAWING NO.: S-1384_01TP.DWG

SRV-1 EXISTING CONDITIONS PLAN

**80 HEATH STREET AND
 489 WARREN STREET**

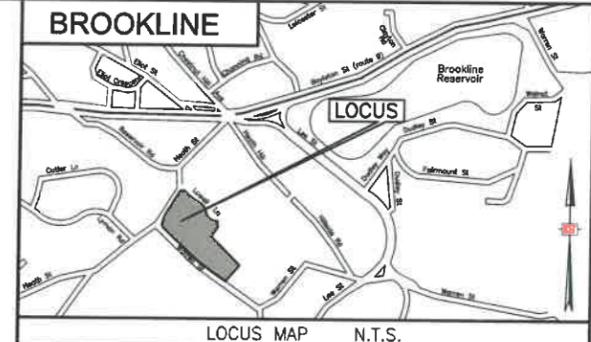
**TOPOGRAPHIC PLAN OF LAND
 IN
 BROOKLINE, MASSACHUSETTS
 NORFOLK COUNTY**

PREPARED FOR:
LORING

PREPARED BY:
**DGT Associates
 Surveying &
 Engineering**

617.275.0541 www.DGTAssociates.com
 803 SUMMER STREET, 1ST FLOOR, BOSTON, MA 02127

RESEARCH: D. CLIFFORD
FIELD: MTC/BC/KG
CALCULATION: B. TALEB
DRAFTING: V. HIEN
CHECK: MAC, PLS.
PROJ. MANAGER: B. TALEB
DATE: 14-JAN-2019
JOB NO. S-1384.01
CRD FILE S-1384-ALL.CRD
SHEET NO. 1 OF 1



LOCUS MAP N.T.S.

LEGEND:
 CONC. CONCRETE CBOD(F) CONCRETE BOUND DRILL HOLE FOUND
 GRAN. GRANITE (P/F) IRON PIPE FOUND
 OHW OVERHEAD WIRE SBD(F) STONE BOUND NO DRILL FOUND
 W WATER (TYP.) TYPICAL

REFERENCE:
 OWNER OF RECORD: n/1 THE 80 HEATH STREET REALTY TRUST
 28008/101 (2010) DEED
 PARCEL ID: 337-1819 AND 337-2000
 LOCUS AREA = 128,480 SQ. FT. OR 2.949 ACRES

PLAN REFERENCES:
 NORFOLK COUNTY REGISTRY OF DEEDS
 PLAN 812 OF 1971
 PLAN 308 OF 1846

SURVEY NOTES:
 1) FIELD SURVEY PERFORMED: MAY 9-10, 21 DECEMBER 27, 2018 AND JANUARY 2, AND 14, 2019.
 2) SELECT SITE DETAIL ONLY SHOWN.
 3) STREET LINES FOR HEATH AND WARREN STREETS ARE UNDEFINED.
 4) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND AGREEMENTS OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE. REFERENCE IS MADE TO ABUTTER RIGHTS IN DEED 4778/531 (1971).

FLOOD ZONE:
 THE PARCEL SHOWN HEREON IS SITUATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY GRAPHIC SCALING OF THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 34 OF 430, MAP NO. 2502150034E EFFECTIVE DATE JULY 17, 2012.

I HEREBY CERTIFY THAT:
 THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
 THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR
 DATE 18-JUN-2019

SCALE: 1" = 30'
 0 15 30 60

SRV-2 PROPOSED SUBDIVISION OF LAND

80 HEATH STREET AND 489 WARREN STREET		RESEARCH: D. CLIFFORD
SUBDIVISION WORKSHEET		FIELD: MTC/BC/KG
IN BROOKLINE, MASSACHUSETTS		CALCULATION: B. TALEB
NORFOLK COUNTY		DRAFTING: V. VIEN
PREPARED FOR: LORING		CHECK: MAC, PLS.
PREPARED BY: DGT Associates Surveying & Engineering		PROJ. MANAGER: B. TALEB
761.275.0541 www.DGTassociates.com		DATE: XX-APR-2019
803 SUMMER STREET, 1ST FLOOR, BOSTON, MA 02127		JOB NO. S-1384.01
		CRD FILE S-1384-ALL.CRD
		SHEET NO. 1 OF 1

PARCEL ID: 337-14-00 #80 HEATH ST. n/1 ROBERT L. BENDER 12235/209 PL BK. 137, PL. 309 LOT 1

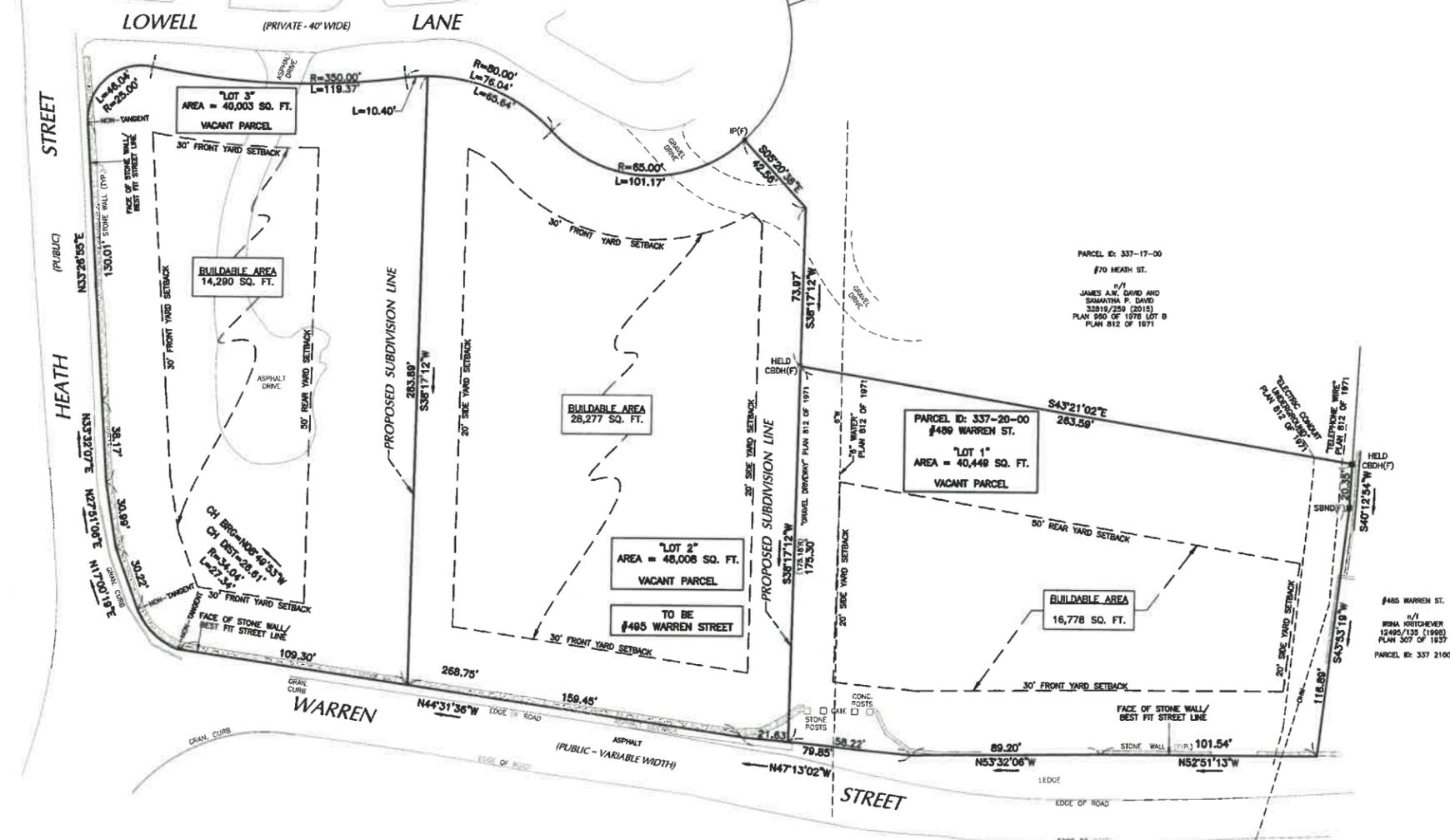
PARCEL ID: 335-15-00 #20 LOWELL LN. n/1 TULPE ASSOCIATES LLC 22208/295 PL BK. 533, PL. 57 LOT 2

PARCEL ID: 335-16-00 #36 LOWELL LN. n/1 JONATHAN W. KATZ AND BARBARA A. ITO 13363/382 PL. 259/250 PL. 597 OF 1845

PARCEL ID: 337-17-00 #70 HEATH ST. n/1 JAMES A.W. DAVID AND SAMANTHA P. DAVID 32816/259 (2013) PLAN 890 OF 1978 LOT B PLAN 812 OF 1971

PARCEL ID: 337-20-00 #489 WARREN ST. n/1 LOT 1" AREA = 40,448 SQ. FT. VACANT PARCEL

#485 WARREN ST. n/1 IRMA HROTCHEVER 12480/130 (1988) PLAN 207 OF 1837 PARCEL ID: 337 2100



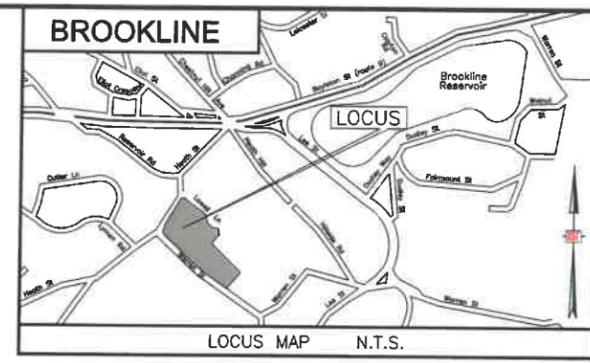
ZONING
 EXISTING ZONING DESIGNATION: "S-40"

USE	LOT SIZE MIN. (SF)	FAR MAX.	LOT WIDTH MIN. (FT)	MAX. HEIGHT (FT)	MINIMUM SETBACK			OPEN SPACES (% OF GROSS FLOOR AREA)	
					FRONT	SIDE	REAR	LANDSC.	USABLE
1-FAMILY DETACHED DWELLING NOT SUBJECT TO SECTION 5.11	40,000	0.15	150	35	30	20	50	10%	100%

TOWN OF BROOKLINE PLANNING BOARD
 PLANNING BOARD ENDORSEMENT DOES NOT IMPLY CONFORMITY WITH THE BROOKLINE ZONING BY-LAW
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE _____ SIGNATURE _____

BY: _____ DESCRIPTION: _____ DATE: _____ REV: 0
 DRAWING NO.: S-1384_01SD.DWG

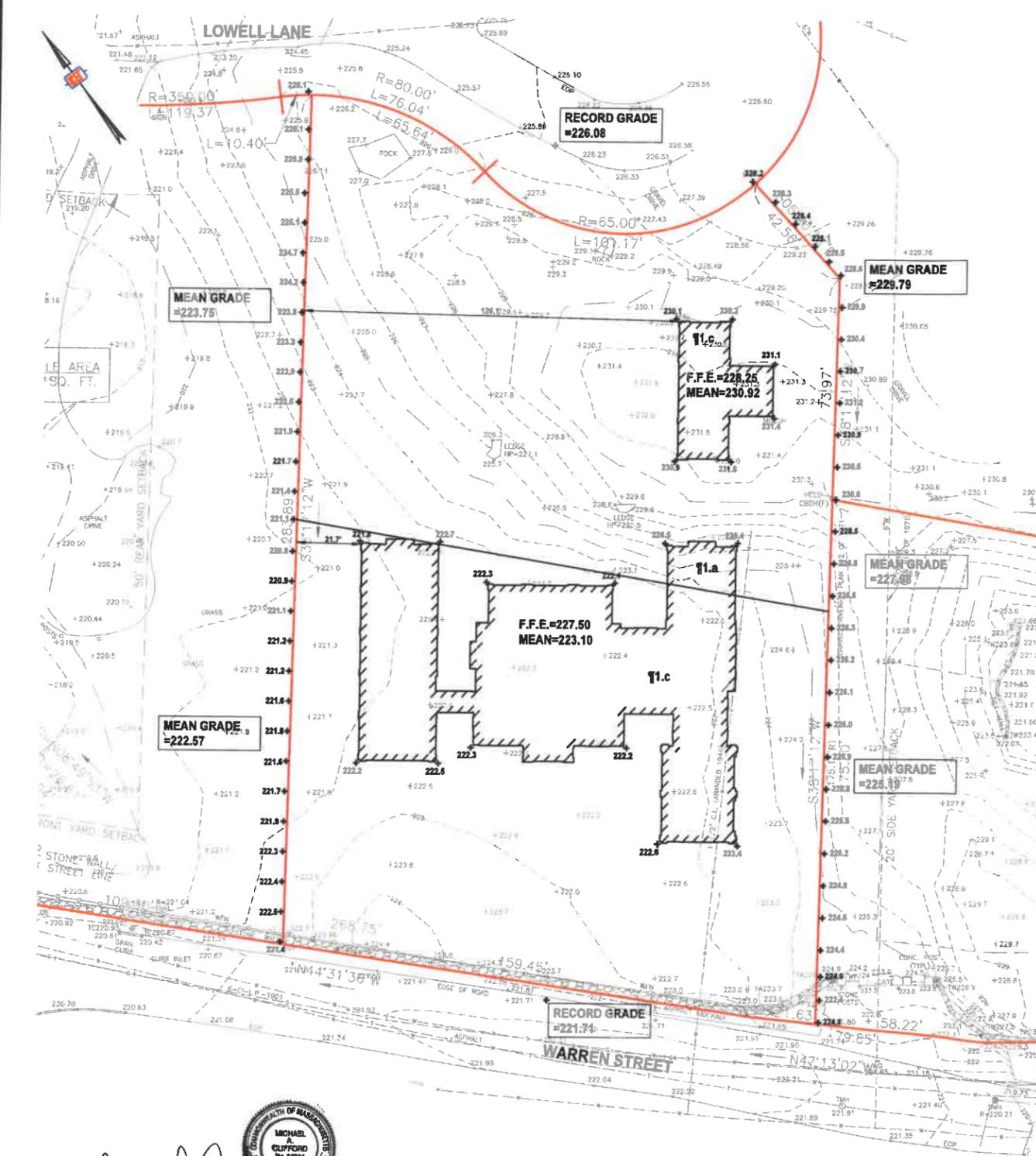


DGT Associates
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**Framingham
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1071 Worcester Road
 Framingham, MA 01701
 508-879-0030

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FOLLOWING §5.30, PARAGRAPH 3	MAIN HOUSE ADJACENT TO WARREN ST	MAIN HOUSE ADJACENT TO LOWELL LANE
MEAN NATURAL GRADE	223.1	223.1
RECORD GRADE AT STREET	221.71	226.08
MEAN NATURAL GRADE OF LOWEST ABUTTING LOT	222.57	223.75
DISTANCE BETWEEN THE BUILDING AND LOWEST ABUTTING LOT LINE	21.7	N/A
MAX. BUILDING HEIGHT ALLOWANCE (ELEVATION)	222.57+(21.7*0.25)+35 = 263.00 (PARAGRAPH 1.c.)	226.08+35=261.08 (PARAGRAPH 1.a.)
PROPOSED FINISHED FLOOR ELEVATION	227.5	227.5
PROPOSED BUILDING HEIGHT	33.00'	33.00'
PROPOSED BUILDING HEIGHT (ELEVATION)	259.00	259.00

FOLLOWING §5.30, PARAGRAPH 3	POOL BUILDING CALCULATED FROM LOWELL LANE
MEAN NATURAL GRADE	230.9
RECORD GRADE AT STREET	226.08
MEAN NATURAL GRADE OF LOWEST ABUTTING LOT	223.75
DISTANCE BETWEEN THE BUILDING AND LOWEST ABUTTING LOT LINE	126.1
MAX. BUILDING HEIGHT ALLOWANCE (ELEVATION)	223.75+(126.1*0.25)+35 = 289.23 (PARAGRAPH 1.c.)
PROPOSED FINISHED FLOOR ELEVATION	228.25
PROPOSED BUILDING HEIGHT	21.08'
PROPOSED BUILDING HEIGHT (ELEVATION)	248.33

§5.30, PARAGRAPH 1.a. HEIGHT SHALL BE MEASURED FROM THE RECORD GRADE OF THE STREET OPPOSITE THE MIDDPOINT OF THE STREET FRONTAGE OF THE LOT, OR, IF A CORNER LOT, OF THE STREET FRONTAGE HAVING THE LOWER GRADE.

§5.30, PARAGRAPH 1.b. WHERE THE GRADE OF THE NATURAL GROUND CONTIGUOUS TO THE BUILDING IS HIGHER THAN SAID RECORD GRADE, HEIGHT MAY BE MEASURED FROM THE MEAN GRADE OF SAID NATURAL GRADE, EXCEPT IF SAID MEAN GRADE IS HIGHER THAN THE MEAN NATURAL GRADE OF ANY ABUTTING LOT AT THE LOT LINE.

§5.30, PARAGRAPH 1.c. WHERE THE MEAN GRADE OF THE NATURAL GROUND CONTIGUOUS TO THE BUILDING IS HIGHER THAN BOTH THE RECORD GRADE OF THE STREET AND THE MEAN NATURAL GRADE OF ANY ABUTTING LOT AT THE LOT LINE, HEIGHT SHALL BE MEASURED FROM A LEVEL NOT EXCEEDING THE MEAN GRADE OF THE LOWEST OF ANY LOT BY MORE THAN ONE-FOURTH OF THE DISTANCE BETWEEN THE BUILDING AND SAID ABUTTING LOT LINE.

§5.30, PARAGRAPH 3. WHERE THE LOT FRONTS ON TWO STREETS, MAXIMUM HEIGHT SHALL BE CALCULATED AS PROVIDED IN PARAGRAPHS 1. AND 2. OF THIS SECTION, WHICHEVER IS APPROPRIATE, INTERPRETING "LOTS TO THE REAR" AS LOTS ACROSS THE STREET. IN SUCH CASES, A LINE DRAWN HALFWAY BETWEEN THE TWO STREETS WHICH THE LOT ADJOINS, MAXIMUM HEIGHT SHALL BE MEASURED FROM THE RECORD GRADE OF EACH STREET SEPARATELY, AND THE MAXIMUM HEIGHT SO MEASURED SHALL APPLY ON EACH SIDE TO THAT PORTION OF THE LOT WHICH LIES BETWEEN THE LINE AND EACH STREET. MAXIMUM HEIGHT FOR CORNER LOTS SHALL BE CALCULATED AS PROVIDED IN PARAGRAPHS 1. AND 2. OF THIS SECTION.

REFERENCES:
 NORFOLK COUNTY REGISTRY OF DEEDS
 BOOK: 38866
 PAGE: 417
 RECORD OWNER: IAN LORING AND ISABELLE LORING



NO.	APP	DATE	DESCRIPTION

DATE: JUNE 18, 2019

SCALE: 1" = 20'

DRAFTED: TMM/FJS
 CHECKED: BEC
 APPROVED:

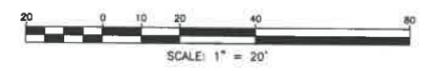
LORING RESIDENCE

495 WARREN STREET
 BROOKLINE, MASSACHUSETTS 02445

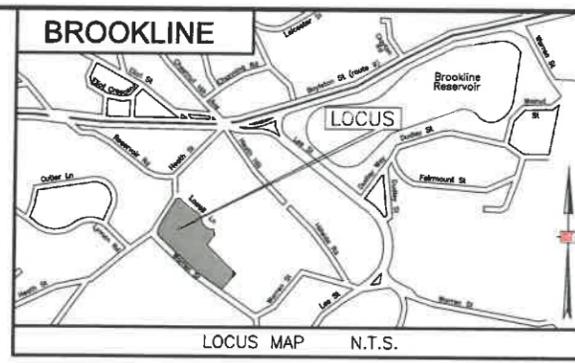
SHEET TITLE:
HEIGHT CALCULATION PLAN

SHEET: 1 OF 3
 PROJECT NO.: 25484
C-1

PROFESSIONAL LAND SURVEYOR
 DATE: 12-30-2019



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DGT Associates
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 1071 Worcester Road
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	REQUIRED	PROVIDED
LOT AREA	40,000 SF	48,008 SF
BUILDINGS (GSF)	7,201 SF (MAX)	7,196 SF
LANDSCAPED OPEN SPACE	720 SF	19,791 SF
USABLE OPEN SPACE (TOTAL)	7,201 SF	16,671 SF
USABLE OPEN SPACE		13,961 SF
OPEN SPACE PER §5.91.2.B.		2,710 SF

§ 5.91 - MINIMUM USABLE OPEN SPACE

- WHERE A MINIMUM USABLE OPEN SPACE IS REQUIRED IN ADDITION TO LANDSCAPED OPEN SPACE, THERE SHALL BE INCLUDED IN EVERY LOT USED IN WHOLE OR IN PART FOR DWELLING UNITS INTENDED FOR FAMILY OCCUPANCY AN AREA OF USABLE OPEN SPACE PROVIDED AT THE RATE SPECIFIED IN TABLE 6.01. THE PERCENTAGE SPECIFIED IN TABLE 6.01 SHALL BE THE PERCENTAGE OF GROSS FLOOR AREA OF ALL BUILDINGS ON THE LOT. IN S, SC, T, AND F DISTRICTS, A RESIDENTIAL USE WITH MORE DWELLING UNITS THAN ARE PERMITTED AS OF RIGHT SHALL PROVIDE AS MUCH USABLE OPEN SPACE AS REQUIRED FOR THE DWELLINGS PERMITTED AS OF RIGHT IN THAT DISTRICT.
- IN ADDITION TO THE REQUIREMENTS OF SECTION 2.16, PARAGRAPH 3., OPEN SPACE SHALL BE DEEMED USABLE ONLY IF:
 - AT LEAST 75 PERCENT OF THE AREA HAS A GRADE OF LESS THAN EIGHT PERCENT;
 - AT LEAST 75 PERCENT OF THE AREA IS OPEN TO THE SKY, EXCEPT THAT ROOFED SPACE SEPARATED FROM OUTDOOR UNROOFED OPEN SPACE BY DOORS AND WINDOWS CONSTRUCTED OF TRANSPARENT MATERIAL WHICH CAN BE OPENED IN GOOD WEATHER TO THE EXTENT OF 40 PERCENT OF INTERVENING WALL AREA MAY BE COUNTED TOWARD THE 25 PERCENT OF USABLE OPEN SPACE NOT OPEN TO THE SKY PROVIDED SUCH SPACE IS DESIGNED AND MAINTAINED FOR RECREATIONAL USE;
 - EACH DIMENSION OF SUCH SPACE IS AT LEAST 15 FEET;
 - SUCH SPACE IS AT LEAST 10 FEET FROM THE FRONT LOT LINE IF IT IS REQUIRED TO SERVE A MULTIPLE DWELLING; AND
 - IF SUCH SPACE IS ABOVE GROUND LEVEL ON A ROOF, TERRACE, OR THE LIKE, AND IS DESIGNED AND MAINTAINED FOR RECREATIONAL USE, IT MAY BE COUNTED UP TO 50 PERCENT OF THE USABLE OPEN SPACE REQUIREMENT, PROVIDED THAT FOR EVERY TWO PERCENT COUNTED TOWARD THAT REQUIREMENT AN ADDITIONAL ONE PERCENT OF LANDSCAPED OPEN SPACE, BEYOND THAT REQUIRED BY TABLE 6.01, SHALL BE PROVIDED AT GROUND LEVEL.

§2.16 - "O" DEFINITIONS

- OPEN SPACE, LANDSCAPED - THE PARTS OR PARTS OF A LOT AT GROUND LEVEL DESIGNATED AND DEVELOPED FOR PLEASANT APPEARANCE IN TREES, SHRUBS, GROUND COVERS AND GRASS, INCLUDING OTHER LANDSCAPED ELEMENTS SUCH AS NATURAL FEATURES OF THE SITE, WALKS AND TERRACES. SUCH SPACE MAY NOT INCLUDE LOT AREA USED FOR PARKING, ACCESS DRIVES OR OTHER HARD SURFACED AREAS, EXCEPT WALKS, AND TERRACES AS NOTED ABOVE, DESIGNED AND INTENDED FOR NON-VEHICULAR USE. SUCH HARD SURFACED WALKS AND TERRACES MAY NOT EXCEED 30 PERCENT OF THE TOTAL REQUIRED LANDSCAPED OPEN SPACE.
- OPEN SPACE, USABLE - THE PART OR PARTS OF A LOT AND CERTAIN ROOF OR TERRACE AREAS DESIGNATED AND DEVELOPED FOR OUTDOOR USE BY THE OCCUPANTS OF THE LOT FOR RECREATION INCLUDING SWIMMING POOLS, TENNIS COURTS, OR SIMILAR FACILITIES, FOR GARDENS, OR FOR HOUSEHOLD SERVICE ACTIVITIES SUCH AS CLOTHES DRYING, AND NOT USED FOR AUTOMOTIVE CIRCULATION OR PARKING. IN ADDITION TO THESE REQUIREMENTS, OPEN SPACE SHALL BE DEEMED USABLE ONLY IF IT SATISFIES THE REQUIREMENTS OF SECTION 6.91.

REFERENCES:
 NORFOLK COUNTY REGISTRY OF DEEDS
 BOOK 36568
 PAGE 417
 RECORD OWNER: LAM LORING AND ISABELLE LORING



NO.	APP.	DATE	DESCRIPTION
		JUNE 18, 2019	

SCALE: 1" = 20'

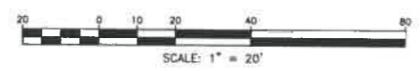
DRAFTED: TMMF:JS CHECKED: BEC APPROVED:

PROJECT TITLE:
LORING RESIDENCE
 495 WARREN STREET
 BROOKLINE, MASSACHUSETTS 02445

SHEET TITLE:
OPEN SPACE CALCULATION PLAN

SHEET:
2 OF 3
 PROJECT NO.:
25484
C-2

PROFESSIONAL LAND SURVEYOR
 DATE
 MICHAEL A. CLIFFORD
 No. 36304
 18-JUN-2019



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**NOT FOR
CONSTRUCTION**



Loring Residence

495 Warren Street
Brookline MA

General Notes:

1. Existing conditions and topographic data are from a site plan of land dated 14 January 2019; prepared by DTG Associates Surveying & Engineering, 803 Summer Street, 1st Floor, Boston MA 02127 - Tel: (617) 275-0541
2. Existing conditions supplemented from data collected by Matthew Cunningham Landscape Design LLC, 411 Main Street, Somerville, MA 02160 - Tel: (617) 905-2246
3. True and correct conditions may differ from those indicated on the plan. Contractor shall verify true conditions in the field prior to construction and notify landscape designer of significant discrepancies.
4. Contractor shall verify location of any existing utilities and services and provide protection during construction. Contractor shall directly coordinate with DIG Safe. Unless damaged during construction shall be repaired at contractor's expense.
5. Contractor shall contact and inform cited and landscape designer in any unforeseen conditions which may affect the intended design as set forth in the drawings.
6. Contractor shall secure any necessary permits required for the work from any state or local agencies, departments, utility companies or other authorities having jurisdiction and affected by the work.
7. All work shall be in accordance with the Massachusetts State Building Code.
8. Contractor shall leave site clean and orderly during all phases of the construction process. Remove from site all excess materials, waste, debris and equipment. Store materials only in an approved location.
9. Do not scale drawings.
10. All angles are assumed to be 90 degrees unless otherwise noted.



**MATTHEW
CUNNINGHAM
LANDSCAPE
DESIGN LLC**
matthewcunningham.com

411 Main Street, Somerville, MA 02160
617.905.2246 p | 617.321.4014 f

REVISIONS:	R:	DATE:	DESCRIPTION:
1	20190728		REVISION FOR SUBMISSION

SCALE: 1"=20'-0" DATE: 2019-06-18

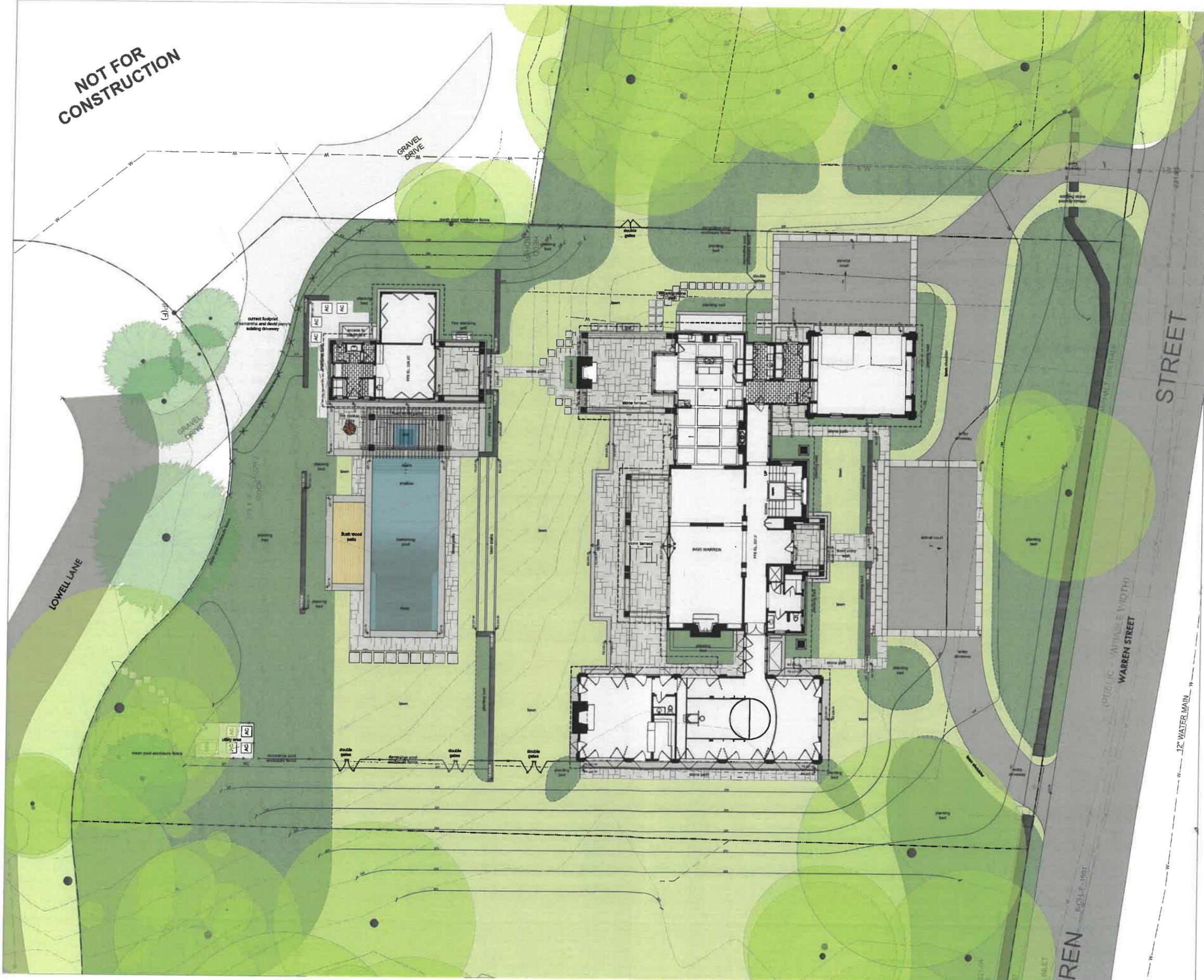


**Illustrative
Landscape Master
Plan**

SHEET NUMBER:
L-0.0

ISSUED FOR TOWN SUBMISSION

**NOT FOR
CONSTRUCTION**



Loring Residence

495 Warren Street
Brookline, MA

General Notes:

1. Existing conditions and topographic data are from a site plan of land dated 13 January 2019, prepared by DCJ Associates Survey & Engineering, 503 Summer Street, 1st Floor, Boston MA 02127-146 (617) 275-0541
2. Existing conditions supplemented from data collected by Matthew Cunningham Landscape Design LLC, 411 Main Street, Somerville, MA 02150-146 (617) 905-2244
3. True and current conditions may differ from those indicated on the plan. Contractor shall verify true conditions in the field prior to construction and notify landscape designer of significant discrepancies.
4. Contractor shall verify location of any existing utilities and services and provide protection during construction. Contractor shall identify coordinates with DGS file. Utilities damaged during construction shall be repaired at contractor's expense.
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**MATTHEW
CUNNINGHAM
LANDSCAPE
DESIGN LLC**
matthewcunningham.com

411 Main Street, Somerville, MA 02180
617.905.2244 p | 617.321.4014 f

#	DATE	DESCRIPTION
1	20190730	REVISION FOR SUBMISSION

SCALE: 1"=10'-0" DATE: 2019/06/18



SHEET TITLE:
**Illustrative
Landscape Master
Plan**

SHEET NUMBER:
L-0.1
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