





358 CHESTNUT HILL AVENUE  
BRIGHTON, MA 02135  
617-232-0001

NOTES:  
ABUTTERS' NAMES REFER TO CURRENT TOWN OF BROOKLINE ASSESSOR'S RECORDS

THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO THE CITY OF BROOKLINE VERTICAL DATUM AND WERE DETERMINED FROM A GPS OBSERVATION AND CONVERTED TO BROOKLINE CITY BASE.

BENCHMARK  
1) MAGNETIC NAIL FOUND ON POWER POLE ACROSS VERNON STREET;  
ELEVATION = 61.0'

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. THE DIG-SAFE CALL CENTER SHALL BE CONTACTED PRIOR TO ANY EXCAVATION.

ALL LAND SHOWN LIES WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON PANEL 081G OF THE FLOOD INSURANCE RATE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF BROOKLINE, COMMUNITY No. 25021C, HAVING AN EFFECTIVE DATE OF JULY 17, 2012.

THE LOT LINES SHOWN HEREON WERE DETERMINED FROM PLANS OF RECORD FILED AT THE NORFOLK COUNTY REGISTRY OF DEEDS, AND OR THE RECORDS SECTION OF THE CITY OF BROOKLINE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION.

LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. A MINIMUM OF 15" VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL UTILITY CROSSINGS. ANY POTENTIAL CROSSINGS LESS THAN THE MINIMUM REQUIRED SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY IN WRITING.

PROPERTY LINES TO BE VERIFIED BY CONTRACTOR.

ALL PROPOSED UTILITY CONNECTIONS TO BE MADE IN ACCORDANCE WITH LOCAL REQUIREMENTS.

BASE MAP & SURVEY BY Cheney Engineering Co., Inc., Needham, MA, Dated October 2, 2018

SEWAGE FLOW- PROPOSED 8 BEDROOMS  
8(BEDROOMS)X110=880GPD

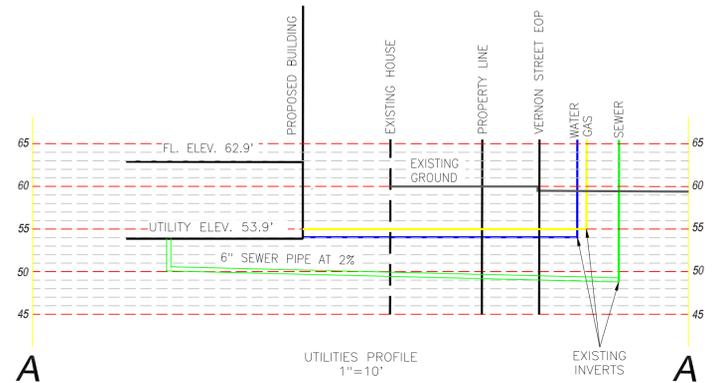
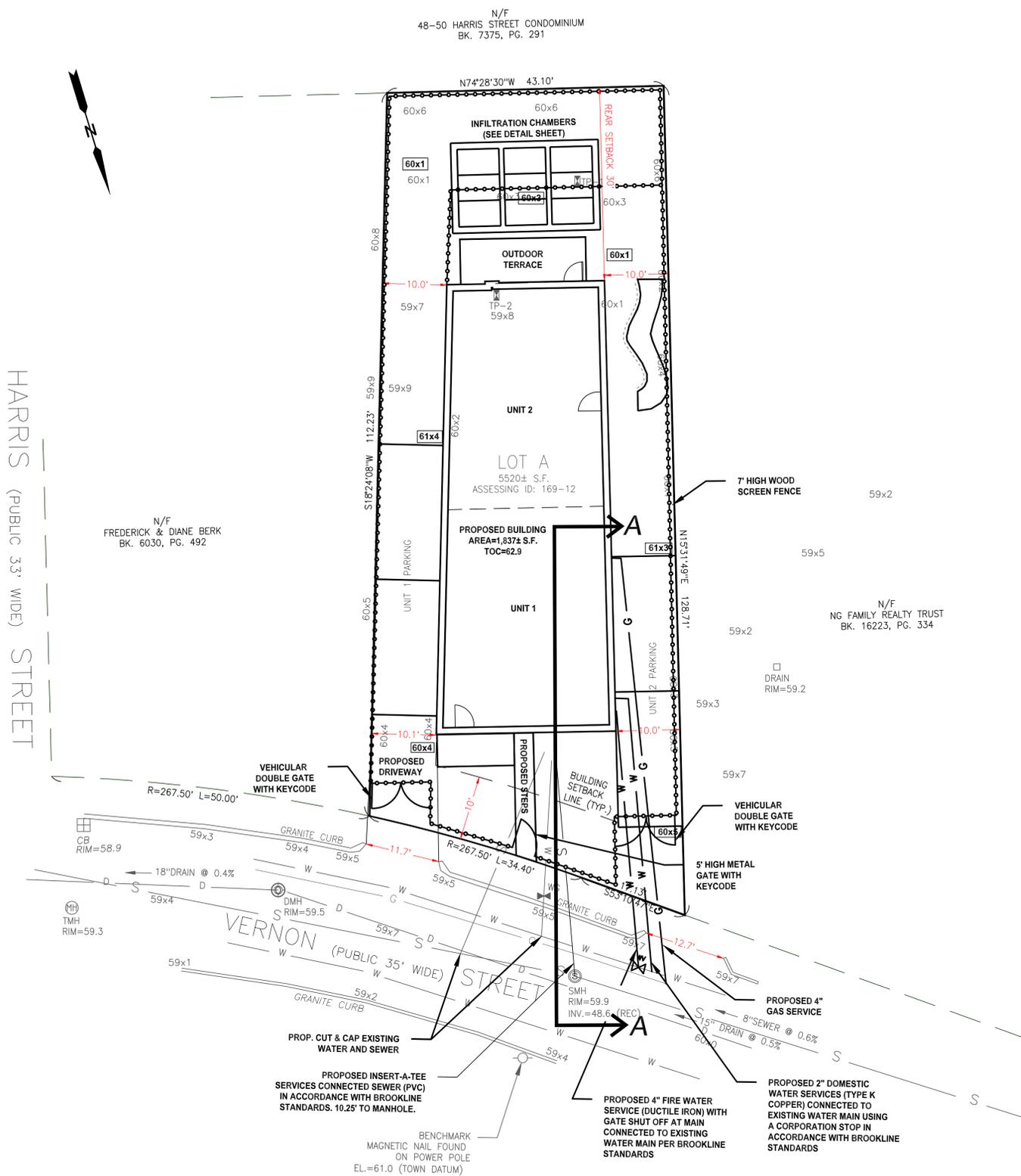
DOMESTIC FLOW-PROPOSED 8 BEDROOMS  
8(BEDROOMS)X110=880GPD

PUBLIC TREES- THERE ARE NO PUBLIC TREES IN FRONT OF THIS PROJECT.

PARCEL ID: 169-12A  
ZONING DISTRICT: M-2.0  
DATUM: NAVD88

ZONING TABLE

	MIN SIZE	MIN WIDTH	MAX HEIGHT	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
REQUIRED:	5,000 S.F.	45'	35'	10'	10'	30'
PROPOSED:	5,520 S.F.	52'	35'	15'	10'	30'



**AS-BUILT PLAN CERTIFICATION**

I certify that these plans were prepared in accordance with the Brookline DPW minimum standards for As-built plans. The undersigned further certifies that the survey measurements, materials, sizes, field conditions and related utility information are based on both a field survey and/or the latest plan of record available.

Engineer's Name, PE/PLS: \_\_\_\_\_ Date: \_\_\_\_\_ P. E. Number: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_

**Construction Timetable**

Actual Construction Start Date: \_\_\_\_\_ Actual Construction Completion Date: \_\_\_\_\_

INSPECTION SIGN-OFF SCHEDULE

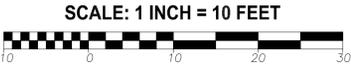
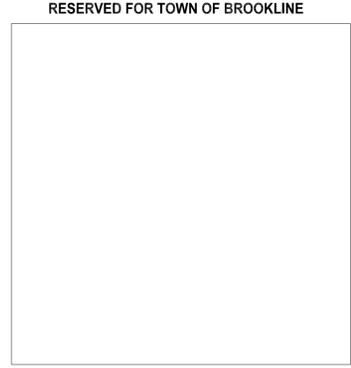
To Be Submitted with As-Built Plans

Item No.	Description of Service	BWP Inspector	Date	Comments
1.	Prop. 2" Domestic water Service			
2.	Prop. 4" Fire Water Service			
3.	Prop. 6" Sanitary Service			
4.	Prop. Infiltration Chambers			

NOTES:  
DESIGN ENGINEER SHALL OVERSEE AND APPROVE INSTALLATION OF ALL DRAINAGE STRUCTURES. CONTRACTOR SHALL PROVIDE 3 DAY NOTICE PRIOR TO INSTALLATIONS.

LEGEND

- ⊠ BWSG HANDHOLE
- ⊡ CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊖ ELECTRIC HANDHOLE
- ⊗ GAS GATE
- ⊘ HYDRANT
- ⊙ LIGHT POLE
- ⊕ SEWER MANHOLE
- ⊖ EXISTING POLE
- ⊗ WATER GATE
- ⊘ BOTTOM BELL
- ⊙ DRILL HOLE
- FND FOUND
- I INVERT
- M MAPLE
- O OAK
- R RIM
- SB STONE BOUND
- VGC VERTICAL GRANITE CURB
- EROSION CONTROL
- PROPOSED ELEVATION
- EXISTING ELEVATIONS



**SITE PLAN**  
**44 VERNON STREET**  
**BROOKLINE, MA 02446**

REVISIONS

NO.	DATE	ISSUE/DESCRIPTION



PROPOSED CONDITIONS

DATE:	9/19/19
DRAWN BY:	BTP
CHECKED BY:	RT
JOB NO:	2018-001
DWG NO:	



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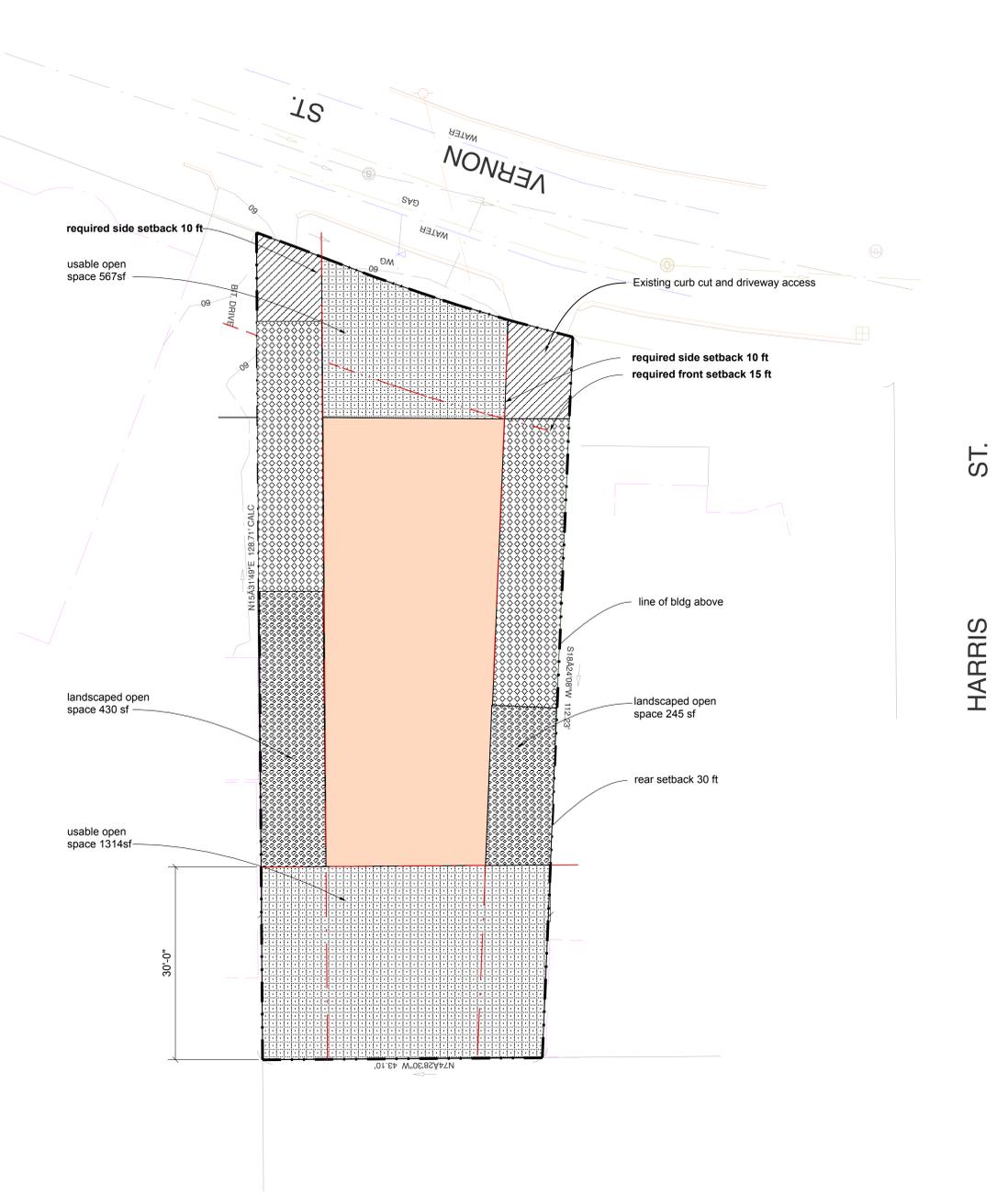
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**2 PARKING PLAN**  
1"=10'-0"



**1 ZONING PLAN**  
1"=10'-0"



Existing Building -  
existing bldg footprint 1425 sf  
existing gross sf 4275sf  
existing usable open space 2460sf  
required existing usable 1282sf  
  
existing front setback is non compliant  
existing right side setback is non compliant



Proposed Bldg Areas -  
FAR allowed - 5520 sf (site area)  
  
Total Floor Gross Square Footages  
(excl. terrace + utility level)  
  
elevator area at utility 59 sf  
first fl. sf + sf common area  
second flr. sf + sf common area  
third flr. sf + sf common area  
total sf + sf common = 5503 sf  
  
total 5503 gross habitable sf - including  
elevator at utility level (59 sf)

**Usable Open Space Calculations:**  
  
min usable open space 30% required  
.3 x 5503 (total gross sf) =  
1651sf usable reqd  
  
usable provided (15ft min)  
  
Front yard 567 sf  
Rear yard 1314 sf  
  
**total usable open space proposed**  
**= 1881 sf - compliant**

**Landscaped Open Space Calculations:**  
  
min landscaped open space 10% required  
.1 x 5503 = 550 sf landscaped reqd  
  
Side Yard 430 sf  
Side Yard 245 sf  
  
**total landscaped open space provided**  
**= 675 sf - compliant**

Project

**44 VERNON ST  
RESIDENCES  
BROOKLINE, MA**

Stamp

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No.	Date	Revisions

Drawing

**ARCHITECTURAL  
SITE PLANS**

Project No. A1715.00  
Date 1 November, 2018  
Scale As Noted  
Sheet

**AS  
100**

**-DRAFT-  
SCHEMATIC DESIGN  
9/18/19**



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No.	Date	Revisions

Drawing

**FIRST THRU THIRD  
FLOOR PLANS**

Project No. A1715.00

Date 8 April, 2018

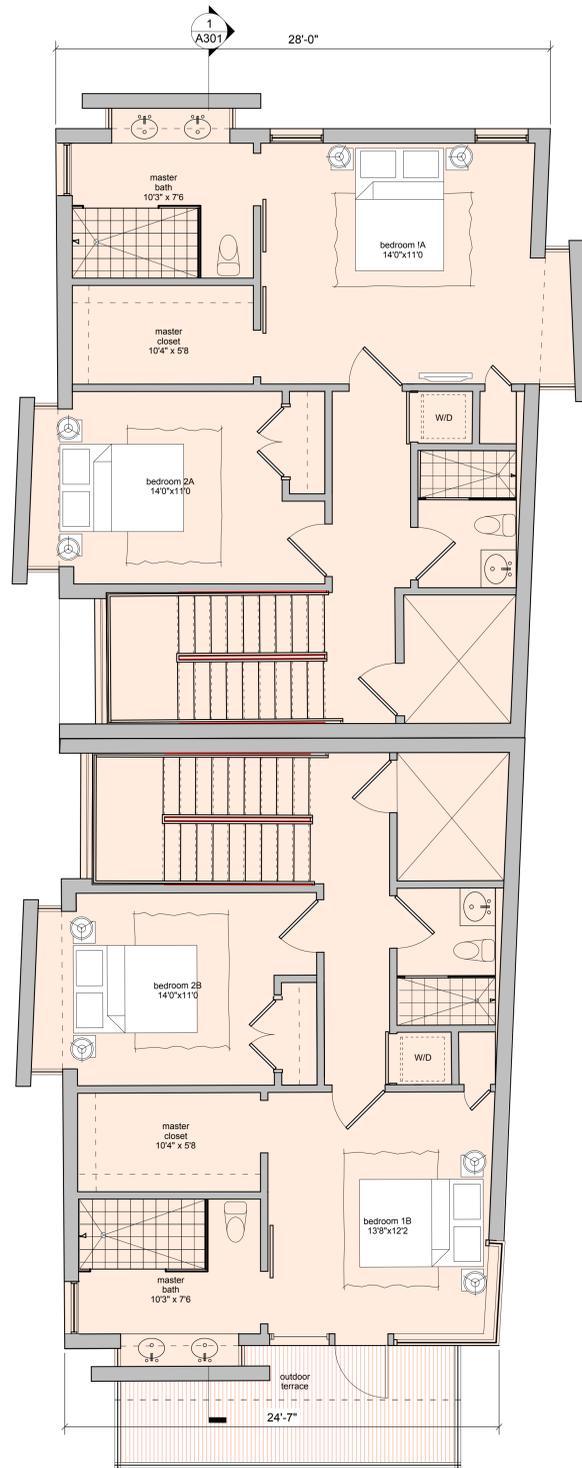
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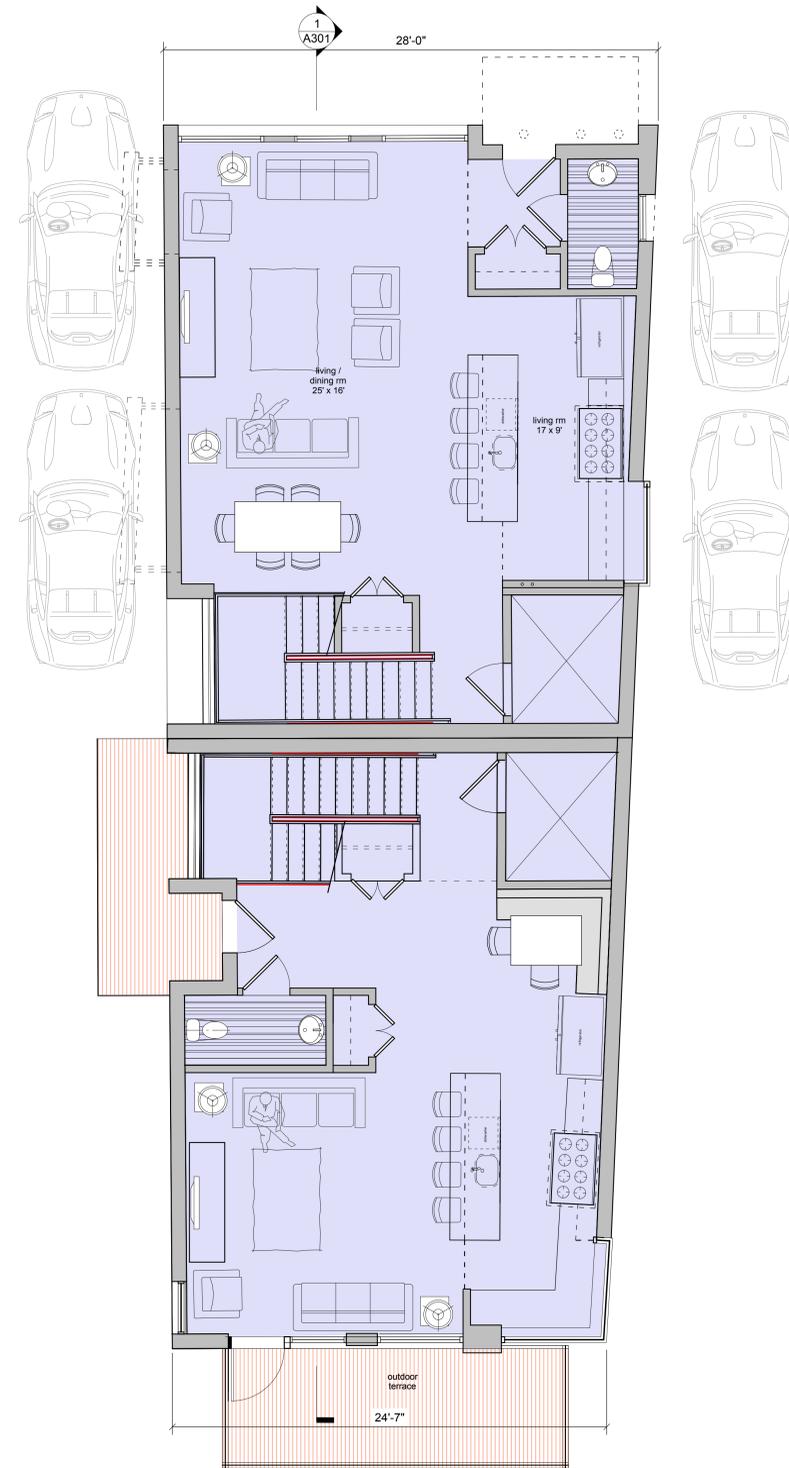
**A100**



**3 THIRD FLOOR PLAN**  
1/4"=1'-0"



**2 SECOND FLOOR PLAN**  
1/4"=1'-0"



**1 FIRST FLOOR PLAN**  
1/4"=1'-0"

**-DRAFT-  
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9/18/19**



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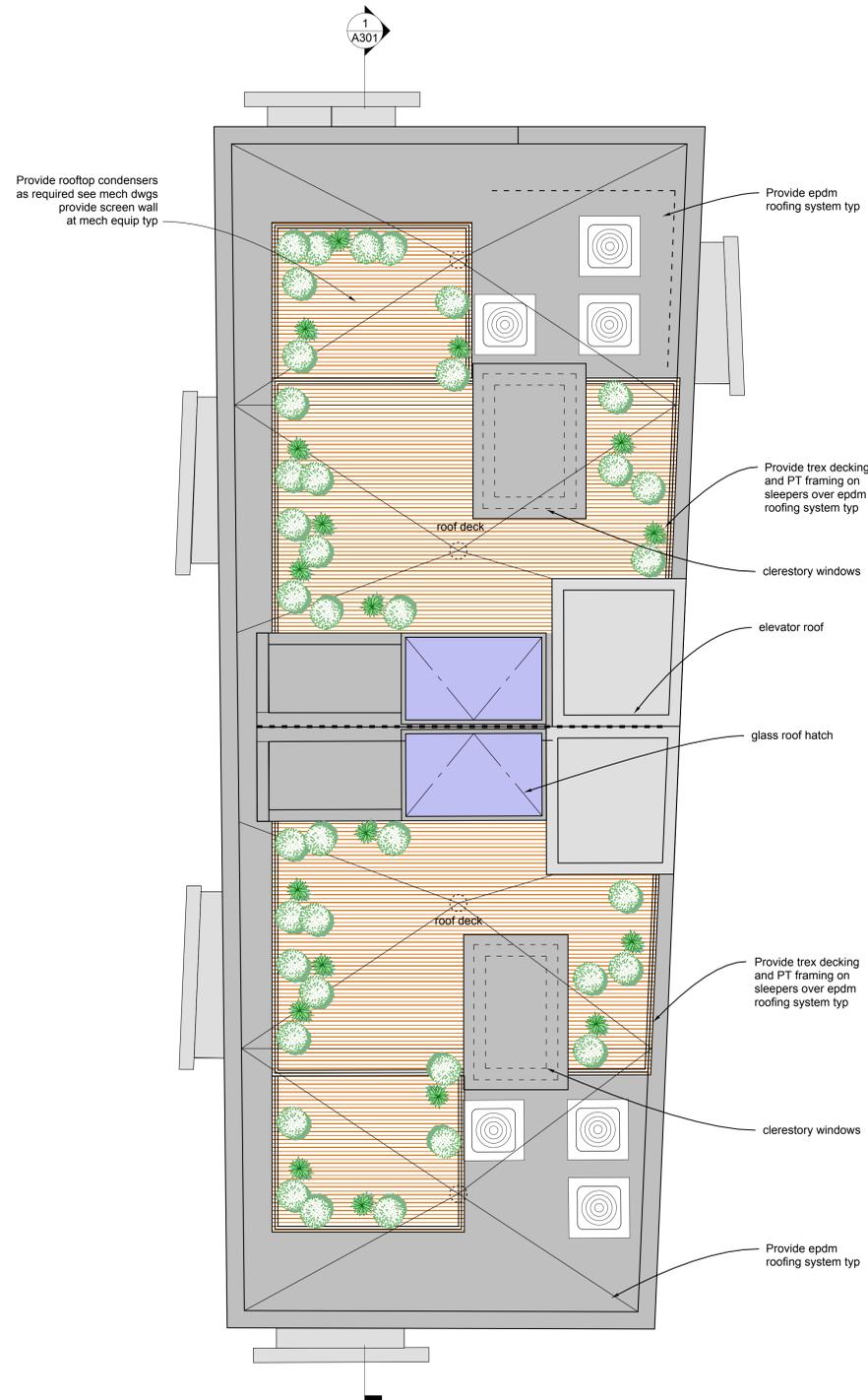
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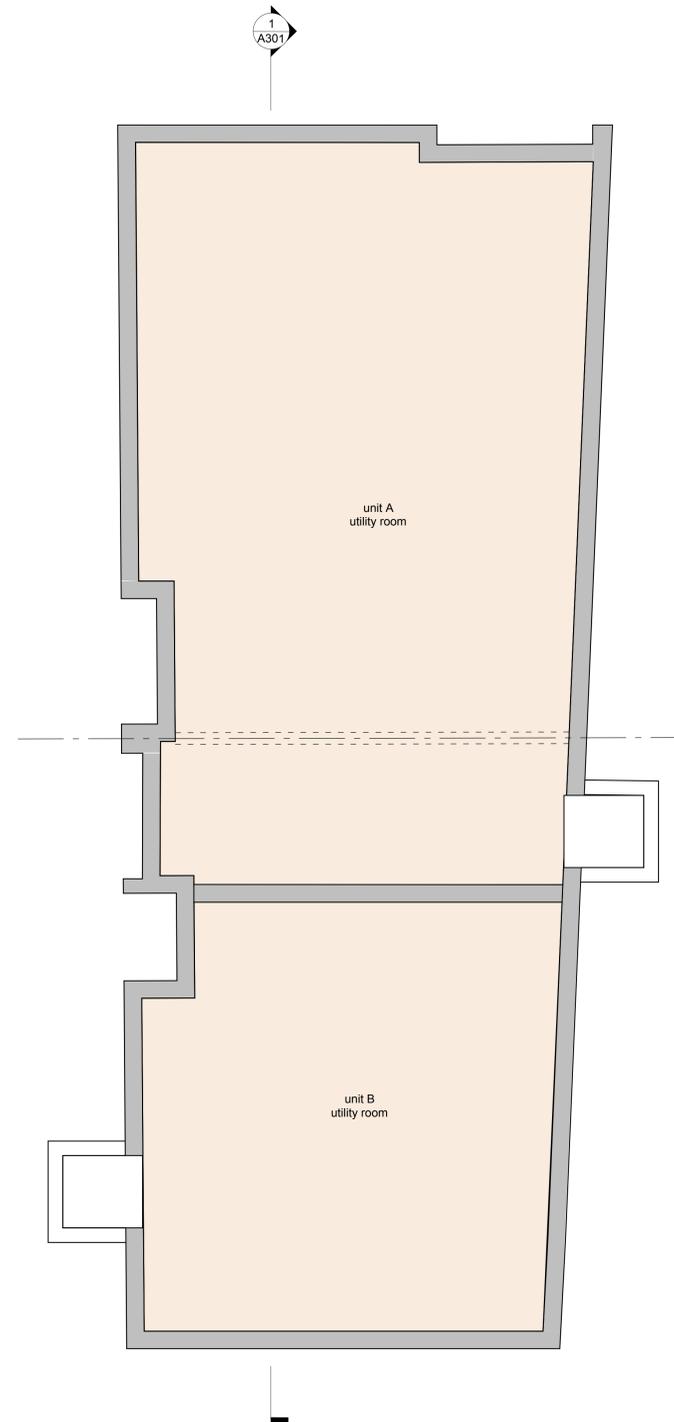
**ROOF & UTILITY  
FLOOR PLANS**

Project No. A1715.00  
Date 8 April, 2018  
Scale As Noted  
Sheet

**A101**



**2 ROOF PLAN**  
1/4"=1'-0"



**1 BASEMENT UTILITY**  
1/4"=1'-0"

**-DRAFT-  
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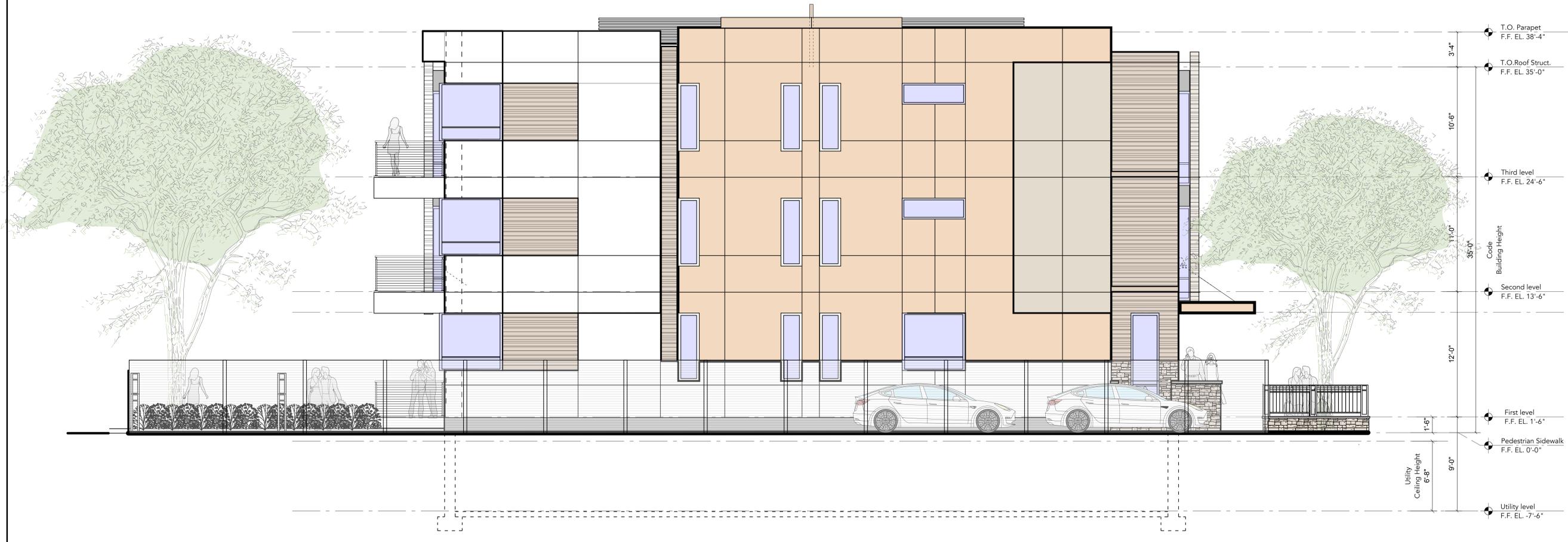
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**1 EAST ELEVATION**  
1/4"=1'-0"

Project  
**44 VERNON ST  
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BROOKLINE, MA**

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Drawing

**EAST  
ELEVATION**

Project No. A1715.00  
Date 1 November 2018  
Scale As Noted  
Sheet

**A201**

**SYMBOLS**

Existing walls	Door number	Detail or section key	Elevation Key
To be demolished	Partition type	Plan detail key	Elevation Key
New construction	Existing Door	Property Boundary	
Lowered Ceiling			
Raised Ceiling			

**-DRAFT-  
SCHEMATIC DESIGN  
9/18/19**



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SYMBOLS			
	Existing walls		Door number
	To be demolished		Partition type
	New construction		Existing Door
	Lowered Ceiling		Plan detail key
	Raised Ceiling		Detail or section key
	Property Boundary		Elevation Key

**-DRAFT-**  
**SCHEMATIC DESIGN**  
**9/18/19**

Project

**44 VERNON ST  
RESIDENCES  
BROOKLINE, MA**

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Drawing

**NORTH & SOUTH  
ELEVATIONS**

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**A202**



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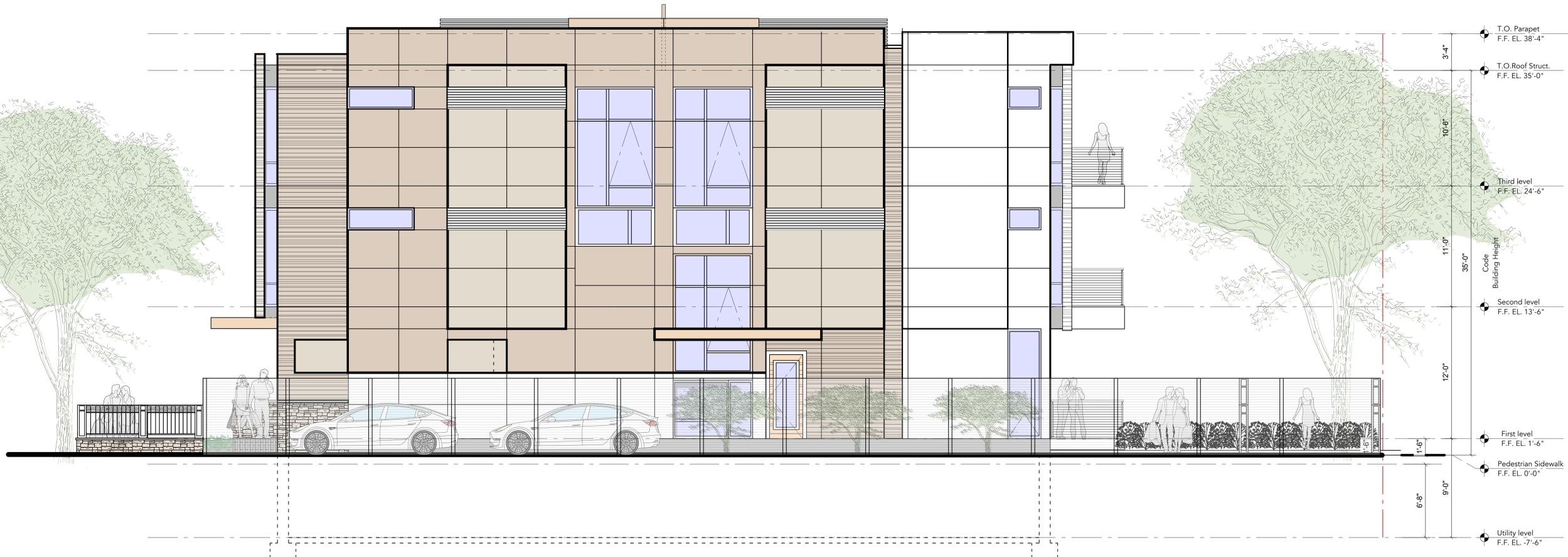
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**1 WEST ELEVATION**  
1/4"=1'-0"

Project  
**44 VERNON ST  
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BROOKLINE, MA**

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Drawing

**WEST  
ELEVATION**

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**A203**

**SYMBOLS**

Existing walls	Door number	Detail or section key	Elevation Key
To be demolished	Partition type	Plan detail key	Elevation Key
New construction	Existing Door	Property Boundary	
Lowered Ceiling			
Raised Ceiling			

**-DRAFT-  
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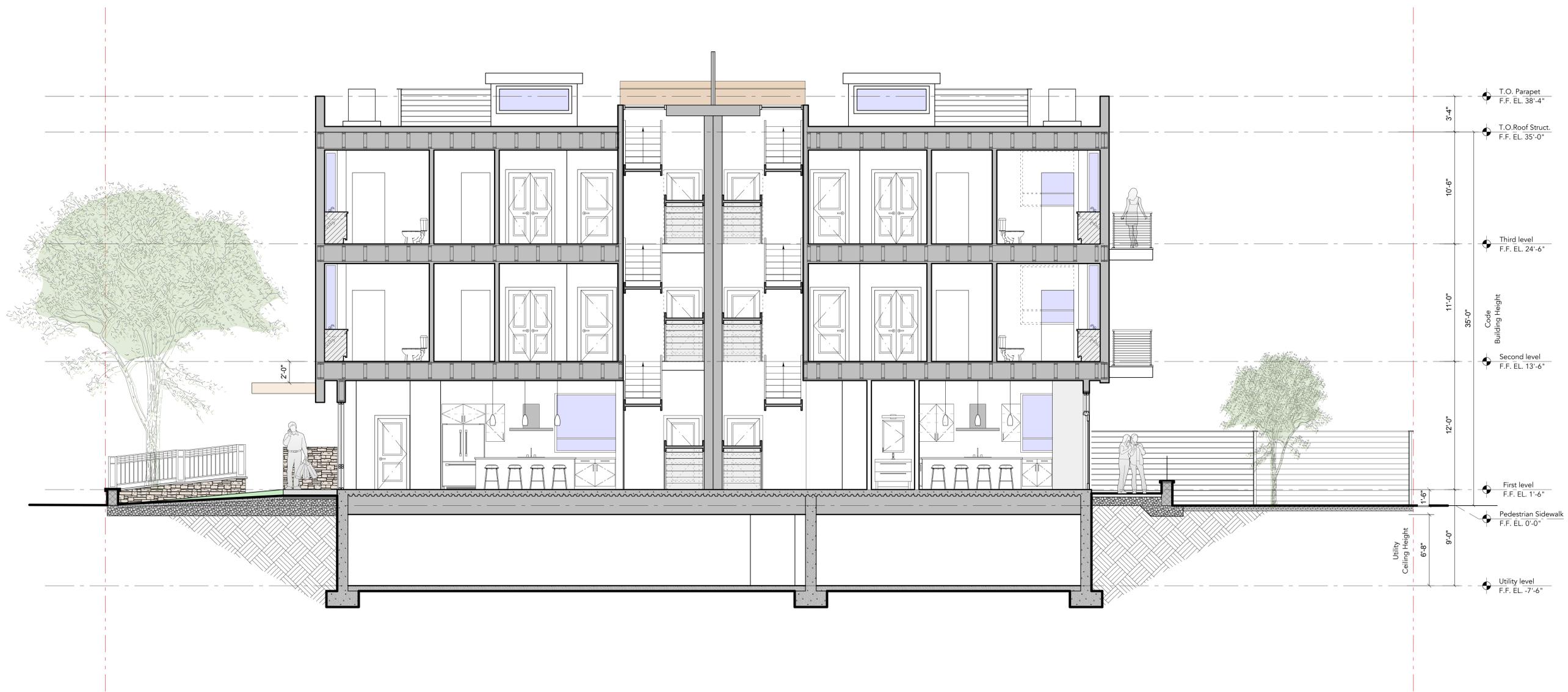
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**1 LONGITUDINAL SECTION**  
1/4"=1'-0"

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**44 VERNON ST  
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Drawing

**LONGITUDINAL SECTION**

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Scale As Noted  
Sheet

**A301**

**SYMBOLS**

Existing walls	Door number	Detail or section key	Elevation Key
To be demolished	Partition type	Plan detail key	
New construction	Existing Door		
Lowered Ceiling	Property Boundary		
Raised Ceiling			

**-DRAFT-  
SCHEMATIC DESIGN  
9/18/19**