1618 BEACON STREET
BROOKLINE, MA

HENDREN ASSOCIATES
ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

T 617 782 6003

REGISTERED ARCHITECT
GARY W HENDREN
No. 5926
JAMAICA PLAIN
MASS

1618 BEACON STREET
BROOKLINE, MA

REVISIONS

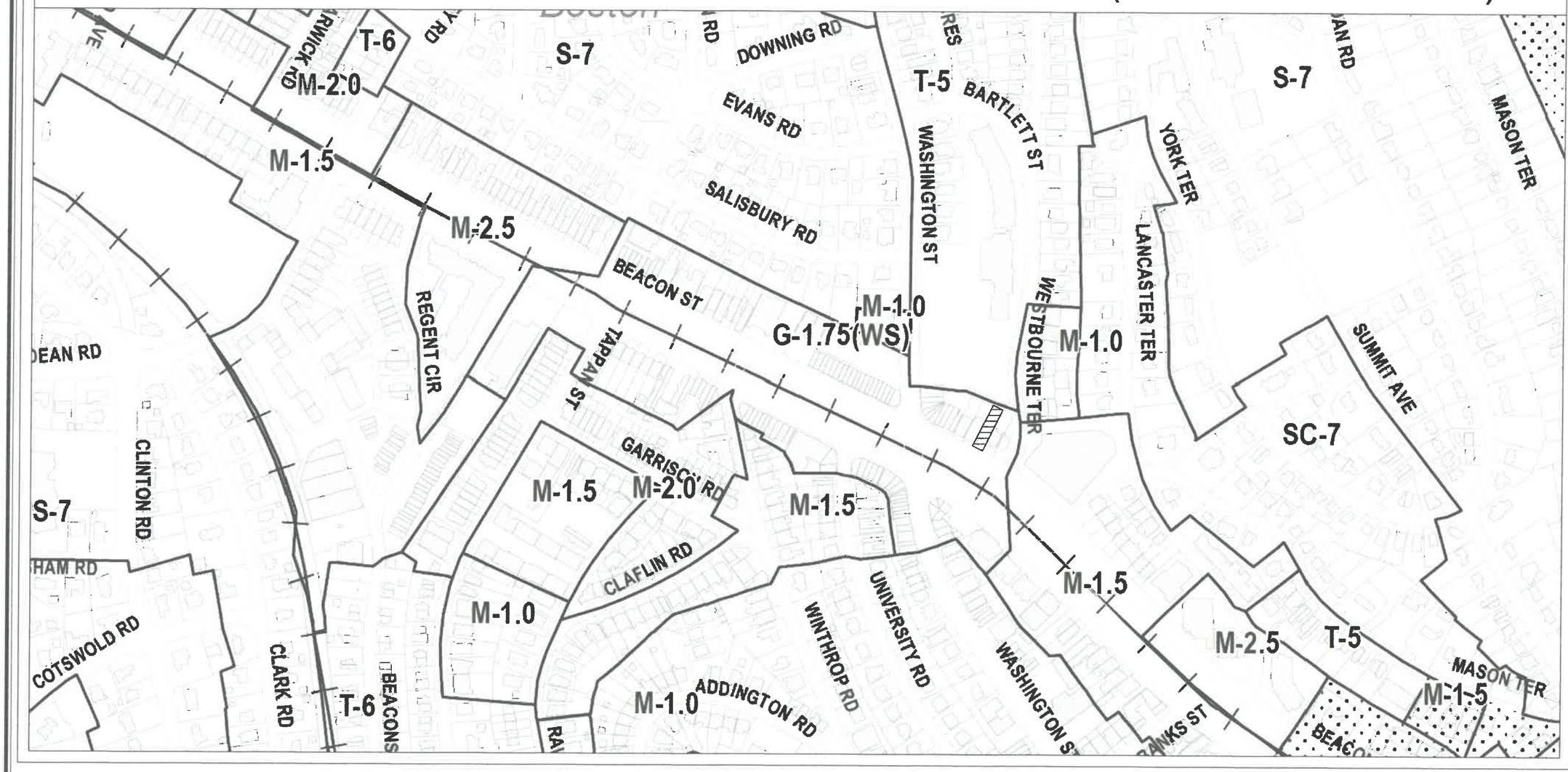
NO.	DATE	ISSUE/DESCRIPTION

SHEET TITLE:
TITLE SHEET

DATE: OCTOBER 24, 2019
DRAWN BY: ERIC M. RAMSAY
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-1

LOCUS PLAN: BROOKLINE, MA - ZONING MAP 10-AA (ADOPTED 5/29/2014)



LOCUS PLAN

SCALE: NOT TO SCALE

HENDREN ASSOCIATES
ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

T 617 782 [illegible]

REGISTERED ARCHITECT
GARY W. HENDREN
No. 5926
JAMAICA PLAIN
MASS.

1618 BEACON STREET
BROOKLINE, MA

REVISIONS		
NO.	DATE	ISSUE/DESCRIPTION

SHEET TITLE:
LOCUS PLAN

DATE: OCTOBER 24, 2019
DRAWN BY: ERIC M. RAMSAY
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-2

AERIAL PLAN

SCALE: NOT TO SCALE

HENDREN ASSOCIATES
ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

REGISTERED ARCHITECT
GARY W. HENDREN
No. 5926
JAMAICA PLAIN
MASS.

1618 BEACON STREET
BROOKLINE, MA

REVISIONS

NO.	DATE	ISSUE/DESCRIPTION

SHEET TITLE:
AERIAL PLAN

DATE: OCTOBER 24, 2019
DRAWN BY: ERIC M. RAMSAY
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-3

EXISTING BEACON STREET ELEVATION

SCALE: NOT TO SCALE

HENDREN ASSOCIATES
ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

T 617 782 6003

REGISTERED ARCHITECT
GARY W. HENDREN
No. 5926
JAMAICA PLAIN
MASS.

1618 BEACON STREET
BROOKLINE, MA

REVISIONS

NO.	DATE	ISSUE/DESCRIPTION

SHEET TITLE:

BEACON ELEVATION

DATE: OCTOBER 24, 2019
DRAWN BY: ERIC M. RAMSAY
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-4

EXISTING REAR ELEVATION

SCALE: NOT TO SCALE

HENDREN ASSOCIATES

ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

T: 617 782-[illegible]

REGISTERED ARCHITECT
GARY W. HENDREN
No. 5926
JAMAICA PLAIN
MASS.

1618 BEACON STREET
BROOKLINE, MA

REVISIONS

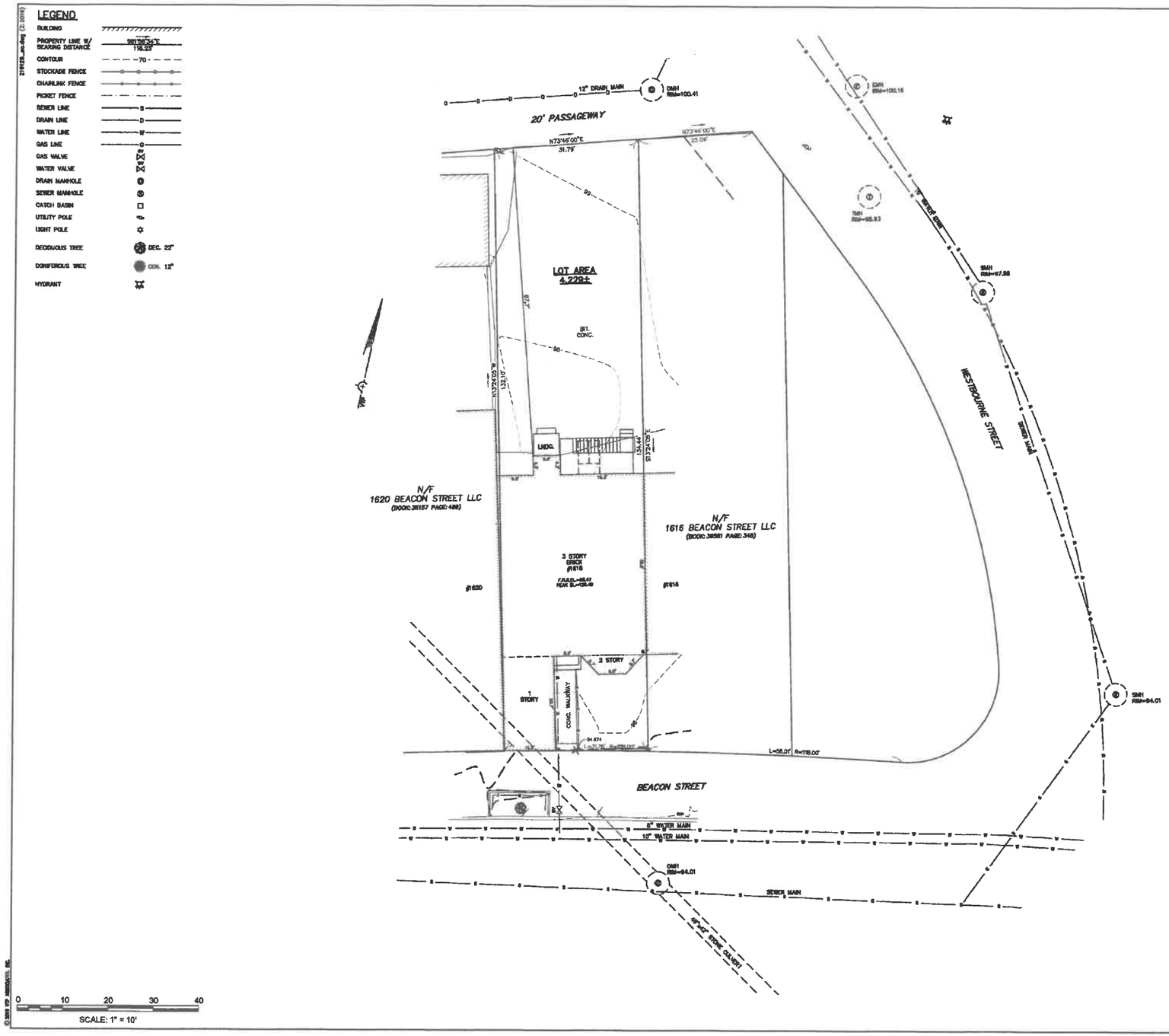
NO.	DATE	ISSUE/DESCRIPTION

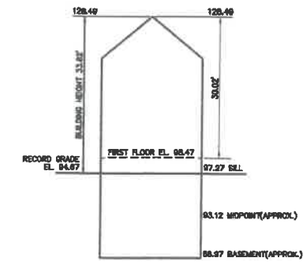
SHEET TITLE:

REAR ELEVATION

DATE: OCTOBER 24, 2019
DRAWN BY: ERIC M. RAMSAY
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-5





EXISTING BUILDING HEIGHT
NOT TO SCALE

ZONING CHART		
BROOKLINE, MASSACHUSETTS		
ZONE: G-1.75(WS)	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
LOT AREA	–	4,229±s.f.
LOT WIDTH	–	31.75'
FRONT SETBACK	–	0.0'
SIDE SETBACK	–	0.0'
REAR SETBACK	10+(L/10)	67.7'
BUILDING HEIGHT	45.0'	33.82'
OPEN SPACE (USABLE)	–	0.0%
OPEN SPACE (UNDSC.)	–	6.6%

TOPOGRAPHIC SITE PLAN
BROOKLINE, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#1618 BEACON STREET
SCALE: 1in.=10ft. DATE: JUNE 21, 2019
PROJECT: 219129

VTP ASSOCIATES INC.
LAND SURVEYORS – CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271
SHEET 1 OF 1

EXISTING SITE PLAN - BY OTHERS

SCALE: NOT TO SCALE

HENDREN ASSOCIATES
ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

REGISTERED ARCHITECT
GARY W. HENDREN
No. 5926
JAMAICA PLAIN
MASS.

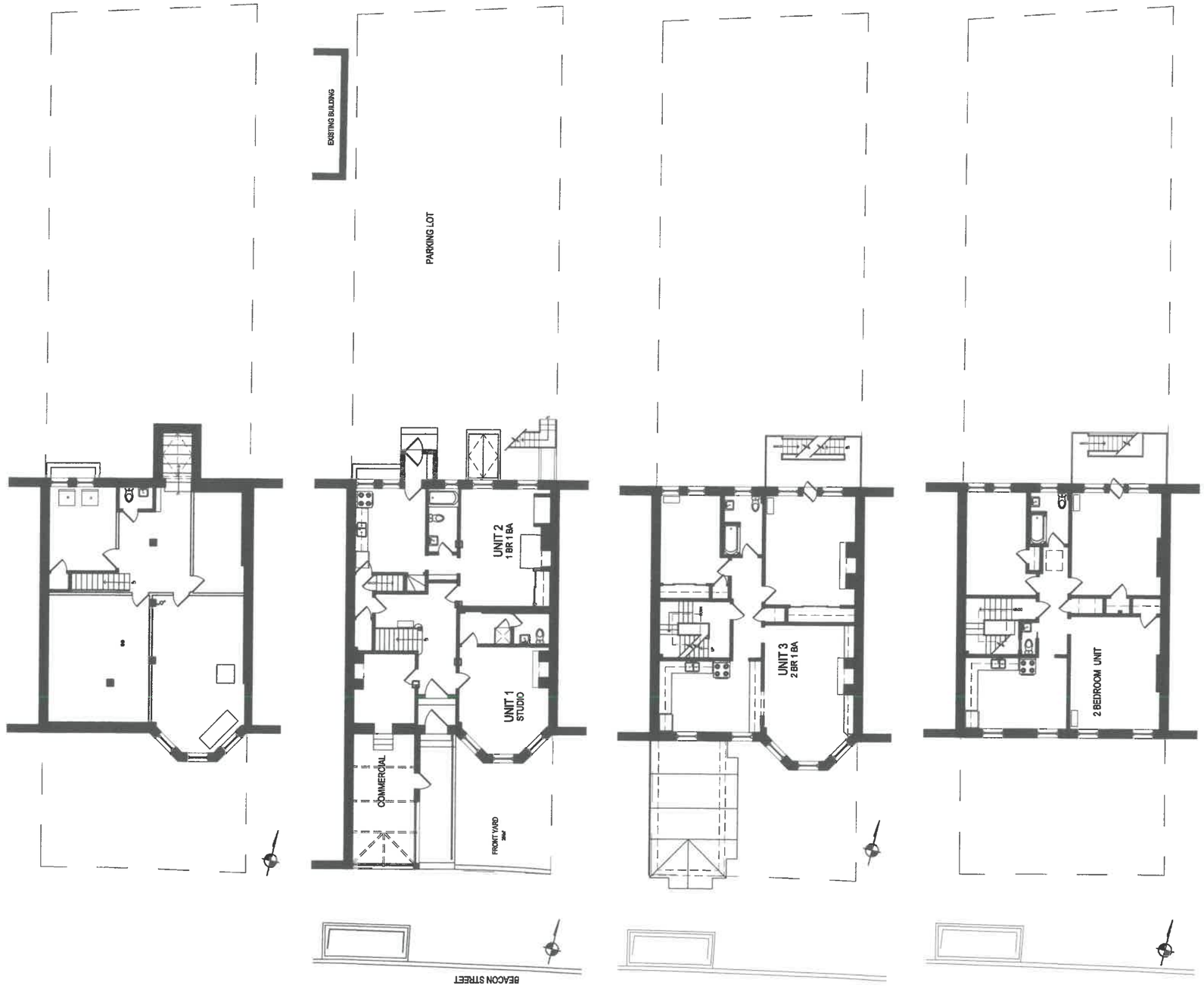
1618 BEACON STREET
BROOKLINE, MA

REVISIONS		
NO.	DATE	ISSUE/DESCRIPTION

SHEET TITLE:
EXISTING SITE

DATE: OCTOBER 24, 2019
DRAWN BY: ERIC M. RAMSAY
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-6



EXISTING BASEMENT
SCALE: NOT TO SCALE

EXISTING FIRST
SCALE: NOT TO SCALE

EXISTING SECOND
SCALE: NOT TO SCALE

EXISTING THIRD
SCALE: NOT TO SCALE

HENDREN ASSOCIATES
ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

REGISTERED ARCHITECT
GARY W HENDREN
No. 5926
JAMAICA PLAIN
MASS.

1618 BEACON STREET
BROOKLINE, MA

REVISIONS

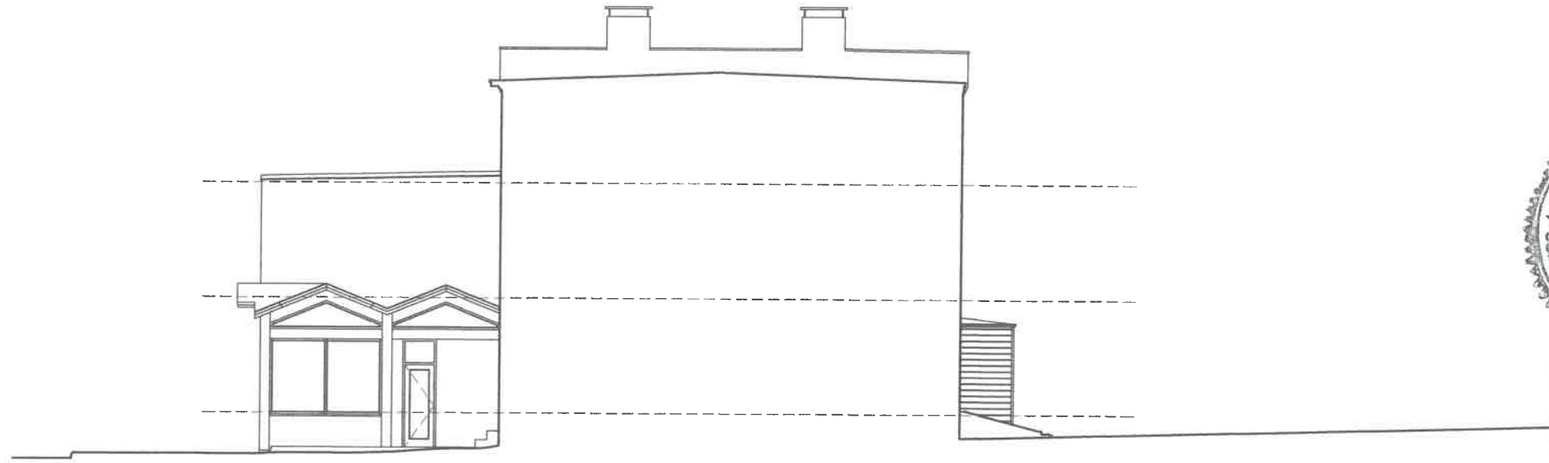
NO.	DATE	ISSUE/DESCRIPTION

SHEET TITLE:
EXISTING PLANS

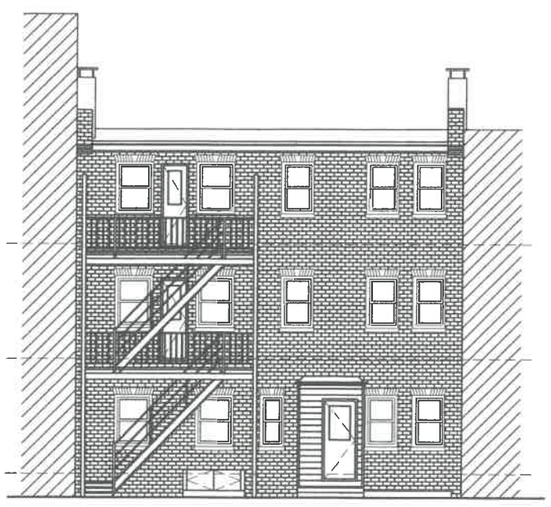
DATE: OCTOBER 24, 2019
DRAWN BY: ERIC M. RAMSAY
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-7

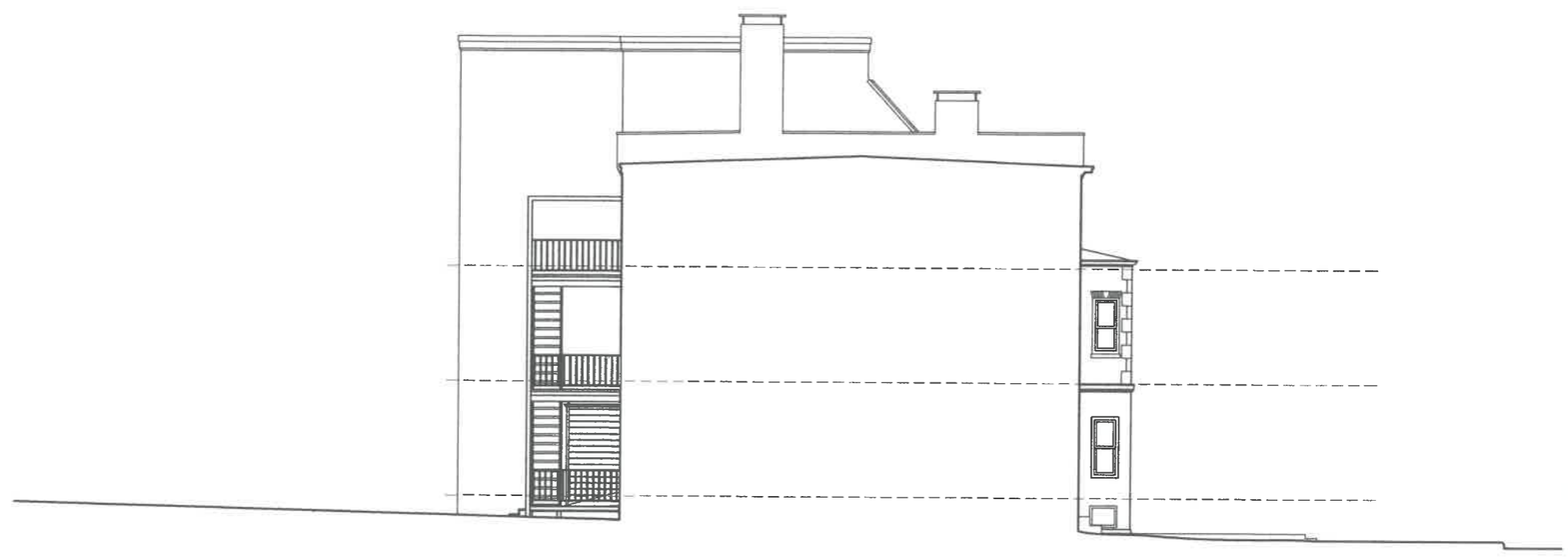
EXISTING SOUTH ELEVATION
SCALE: NOT TO SCALE



EXISTING EAST ELEVATION
SCALE: NOT TO SCALE



EXISTING NORTH ELEVATION
SCALE: NOT TO SCALE



EXISTING WEST ELEVATION
SCALE: NOT TO SCALE

HENDREN ASSOCIATES
ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

REGISTERED ARCHITECT
GARY W. HENDREN
No. 5926
JAMAICA PLAIN
MASS
COMMONWEALTH OF MASSACHUSETTS

1618 BEACON STREET
BROOKLINE, MA

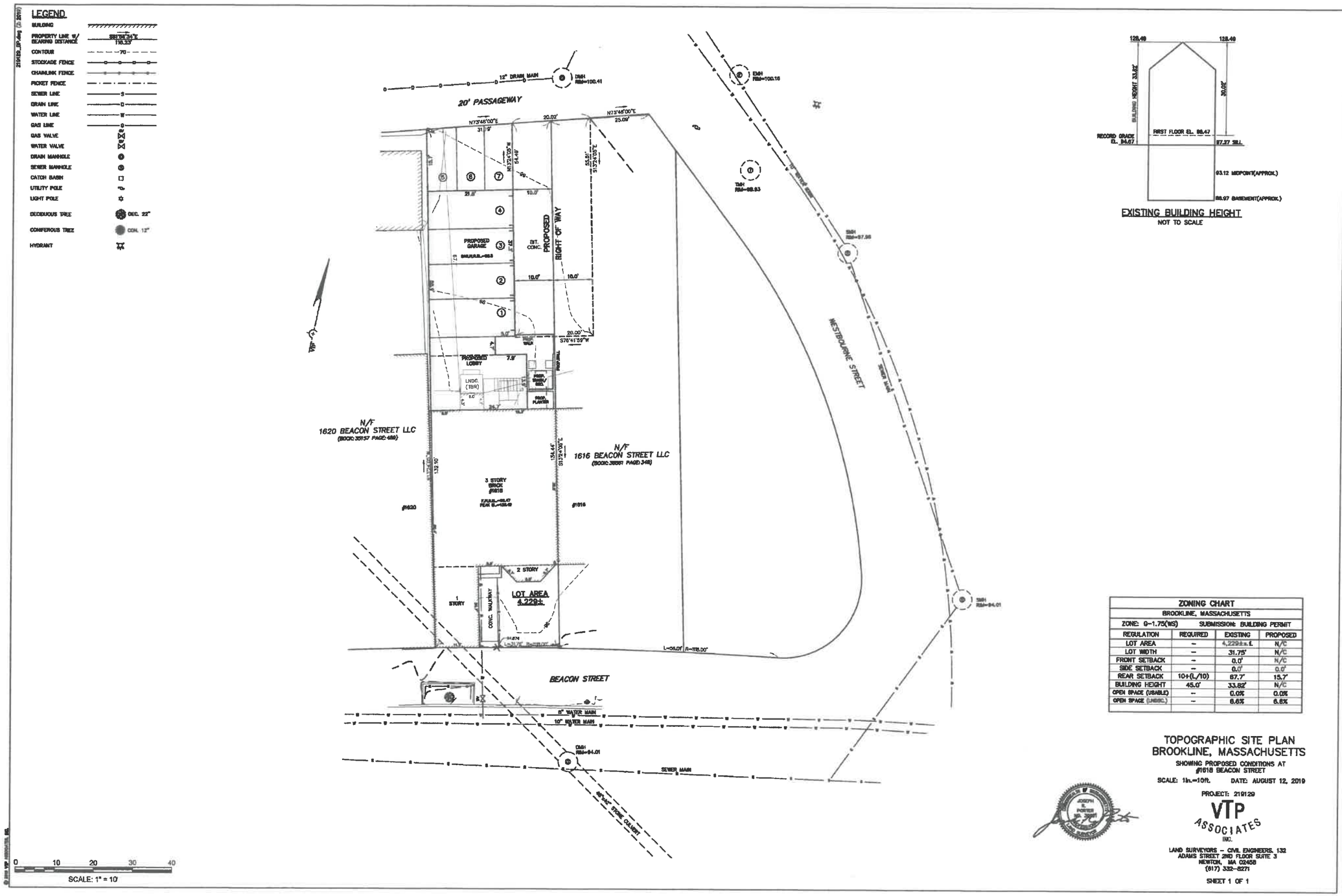
REVISIONS

NO.	DATE	ISSUE/DESCRIPTION

SHEET TITLE:
EXISTING ELEVATIONS

DATE: OCTOBER 24, 2010
DRAWN BY: ERIC M. RAMSAY
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-8



ZONING CHART			
BROOKLINE, MASSACHUSETTS			
ZONE: G-1.75(WS)	SUBMISSION: BUILDING PERMIT		
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	--	4,229±s.f.	N/C
LOT WIDTH	--	31.75'	N/C
FRONT SETBACK	--	0.0'	N/C
SIDE SETBACK	--	0.0'	0.0'
REAR SETBACK	10+(L/10)	67.7'	15.7'
BUILDING HEIGHT	45.0'	33.82'	N/C
OPEN SPACE (USABLE)	--	0.0%	0.0%
OPEN SPACE (LNDSC.)	--	6.6%	6.6%

TOPOGRAPHIC SITE PLAN
BROOKLINE, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#1618 BEACON STREET
SCALE: 1in.=10ft. DATE: AUGUST 12, 2019
PROJECT: 219129

VTP ASSOCIATES INC.
LAND SURVEYORS – CIVIL ENGINEERS, 132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

SHEET 1 OF 1

PROPOSED SITE PLAN - BY OTHERS

SCALE: NOT TO SCALE

HENDREN ASSOCIATES
ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

T 617 782 6003

REGISTERED ARCHITECT
GARY W. HENDREN
No. 5926
JAMAICA PLAIN
MASS.

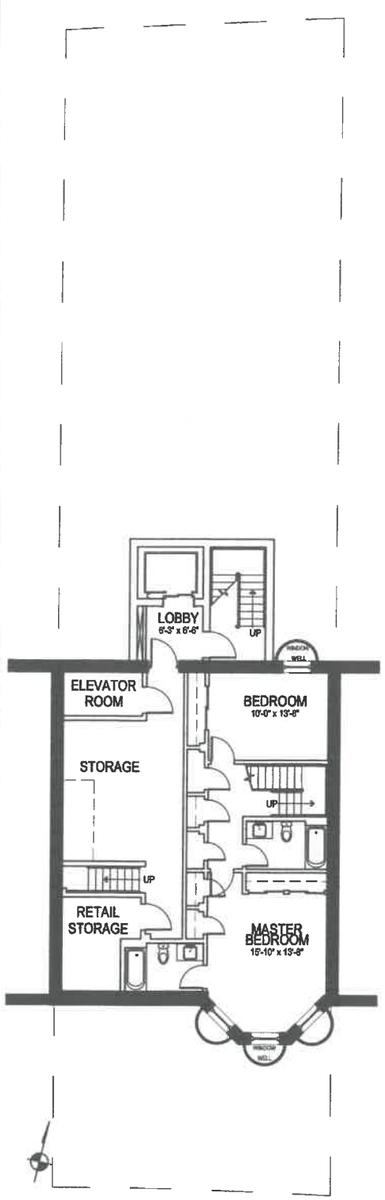
1618 BEACON STREET
BROOKLINE, MA

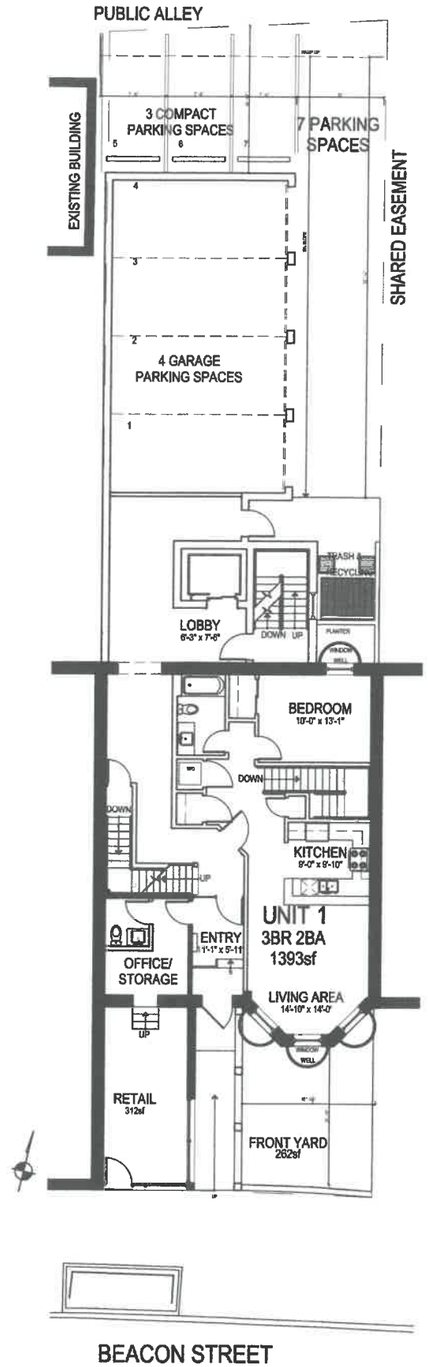
REVISIONS		
NO.	DATE	ISSUE/DESCRIPTION

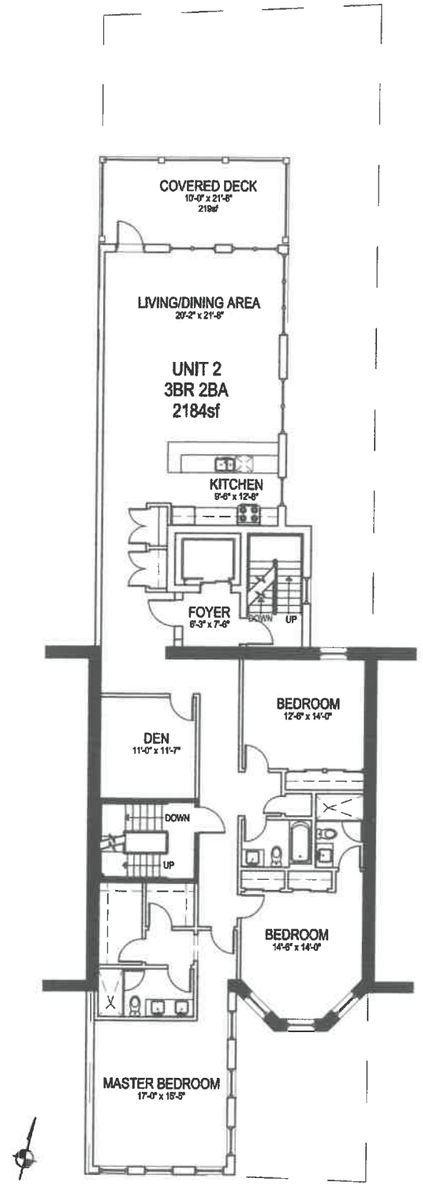
SHEET TITLE:
PROPOSED SITE

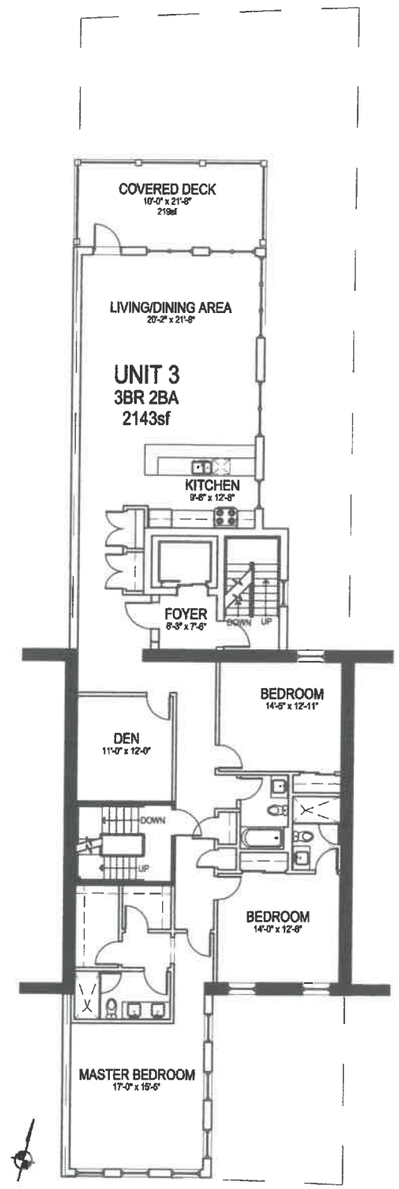
DATE: OCTOBER 24, 2019
DRAWN BY: ERIC M. RAMSAY
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

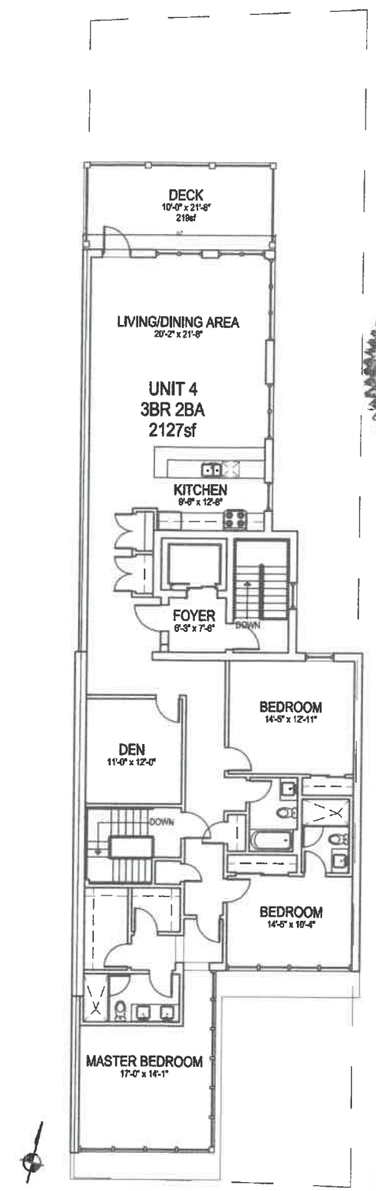
A-9











PROPOSED BASEMENT
SCALE: NOT TO SCALE

PROPOSED FIRST
SCALE: NOT TO SCALE

PROPOSED SECOND
SCALE: NOT TO SCALE

PROPOSED THIRD
SCALE: NOT TO SCALE

PROPOSED FOURTH
SCALE: NOT TO SCALE

VERSION ONE - 4 UNITS

HENDREN ASSOCIATES
ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

REGISTERED ARCHITECT
GARY W. HENDREN
No. 5926
JAMAICA PLAIN
MASS.
COMMONWEALTH OF MASSACHUSETTS

1618 BEACON STREET
BROOKLINE, MA

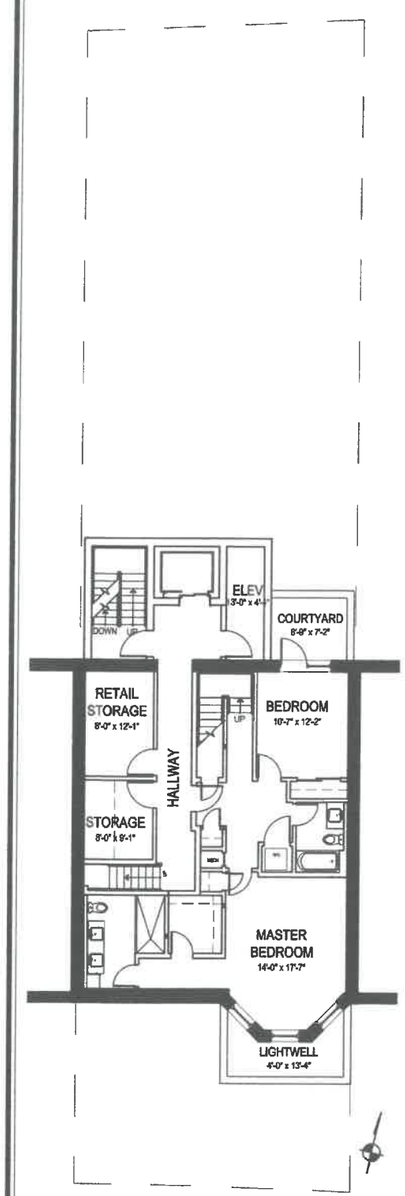
REVISIONS

NO.	DATE	ISSUE/DESCRIPTION

SHEET TITLE:
PROPOSED PLANS VERSION ONE 4 UNITS

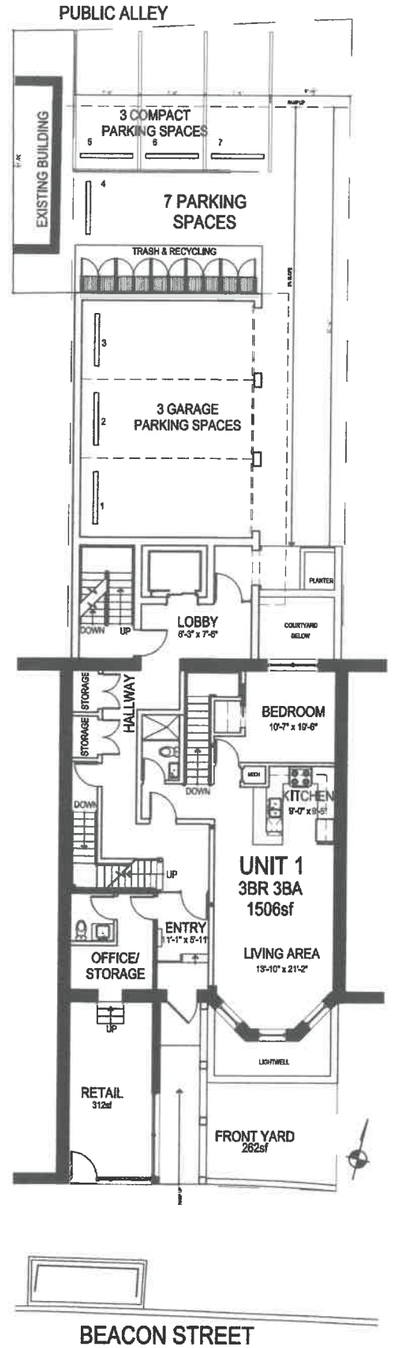
DATE: OCTOBER 24, 2010
DRAWN BY: ERIC M. RAMSAY
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-10



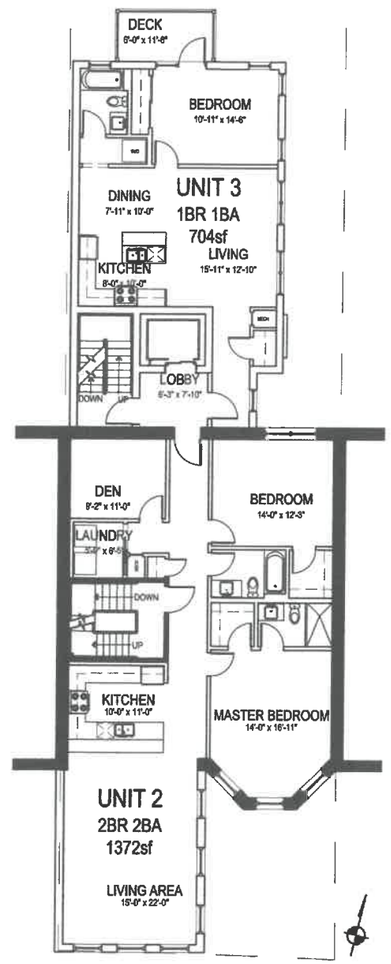
PROPOSED BASEMENT

SCALE: NOT TO SCALE



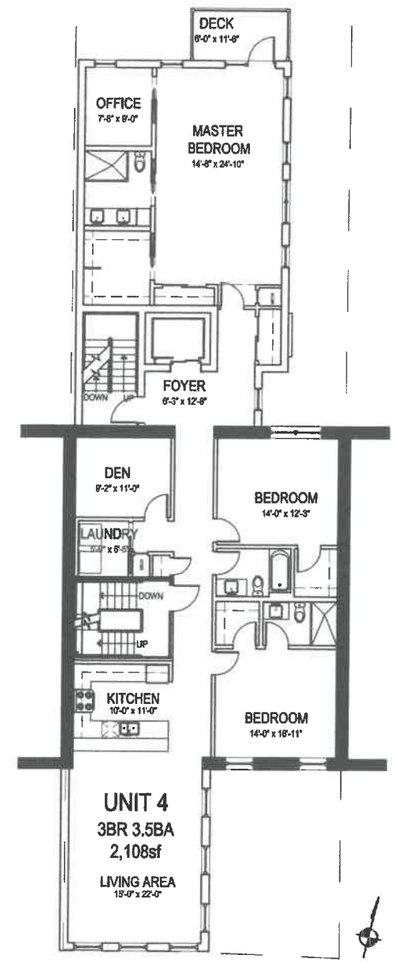
PROPOSED FIRST

SCALE: NOT TO SCALE



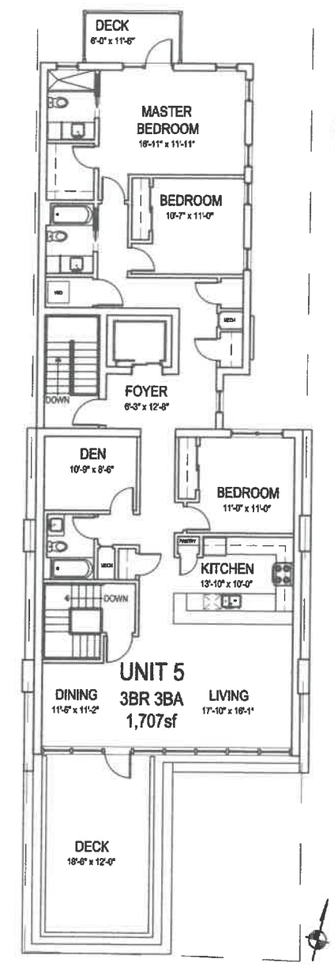
PROPOSED SECOND

SCALE: NOT TO SCALE



PROPOSED THIRD

SCALE: NOT TO SCALE



PROPOSED FOURTH

SCALE: NOT TO SCALE

VERSION TWO - 5 UNITS

HENDREN ASSOCIATES
ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

REGISTERED ARCHITECT
GARY W. HENDREN
No. 5926
JAMAICA PLAIN
MASS.
COMMONWEALTH OF MASSACHUSETTS

1618 BEACON STREET
BROOKLINE, MA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE:
PROPOSED PLANS VERSION TWO 5 UNITS

DATE: OCTOBER 24, 2019
DRAWN BY: ERIC M. RAMSAY
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-11

PROPOSED SOUTH ELEVATION

SCALE: NOT TO SCALE

PROPOSED NORTH ELEVATION

SCALE: NOT TO SCALE

PROPOSED EAST ELEVATION

SCALE: NOT TO SCALE

HENDREN ASSOCIATES
ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

REGISTERED ARCHITECT
GARY W. HENDREN
No. 5926
JAMAICA PLAIN
MASS.
COMMONWEALTH OF MASSACHUSETTS

1618 BEACON STREET
BROOKLINE, MA

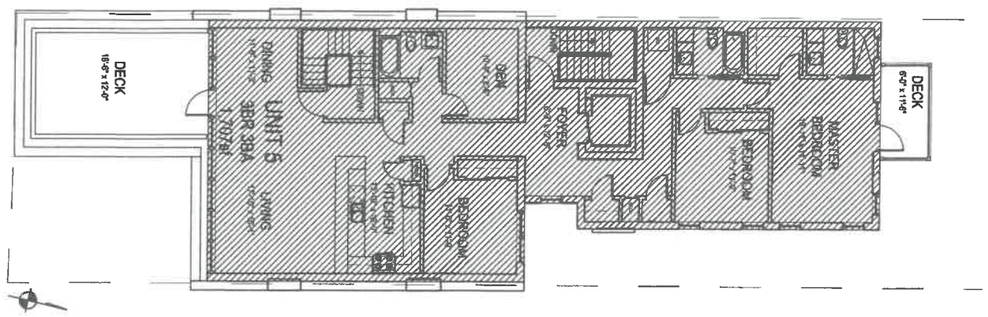
REVISIONS		
NO.	DATE	ISSUE/DESCRIPTION

SHEET TITLE:

PROPOSED ELEVATIONS

DATE: OCTOBER 24, 2019
DRAWN BY: ERIC M. RAMSAY
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-12



PROPOSED FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

Proposed Fourth Floor: 2,159sf

EXISTING AREA

PROPOSED AREA

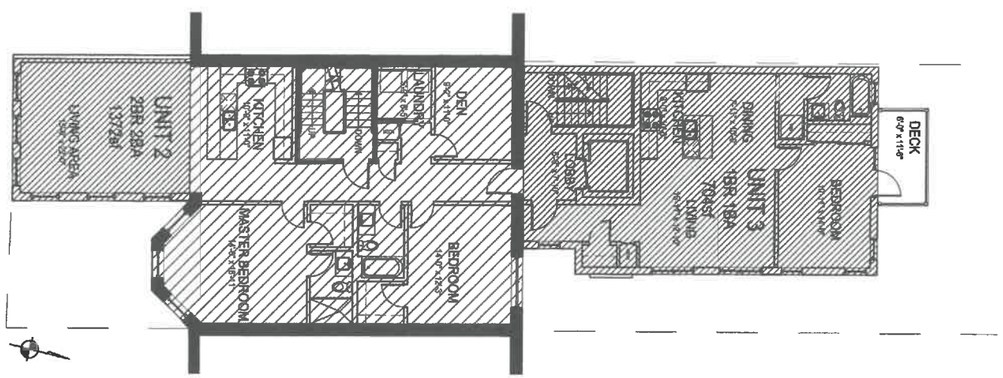
FAR SUMMARY

Lot Size: 4,229sf
Allowable FAR: 1.75 (7,400sf)

Existing Basement: 921sf
Existing First Floor: 1,550sf
Existing Second Floor: 1,295sf
Existing Third Floor: 1,249sf
Existing Total: 5,015sf
Existing FAR: 1.19sf

Proposed Basement: 1,595sf
Proposed First Floor: 1,823sf
Proposed Second Floor: 2,652sf
Proposed Third Floor: 2,606sf
Proposed Fourth Floor: 2,159sf
Proposed Total: 10,835sf
Proposed FAR: 2.56
Proposed FAR Increase Over Allowable: 0.81

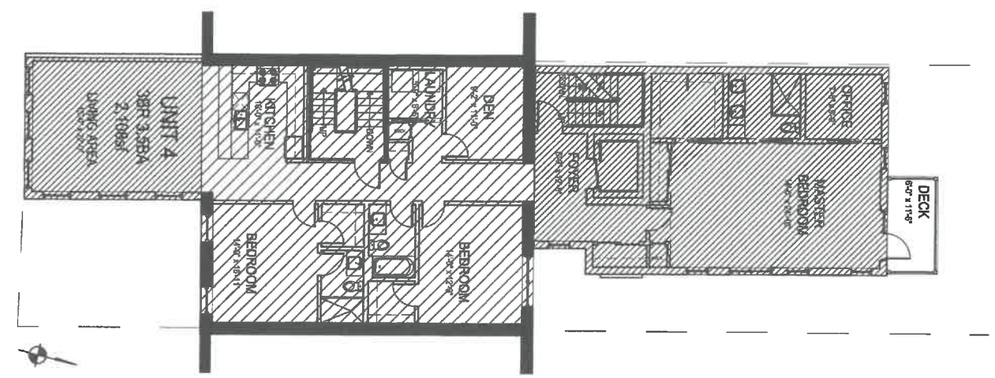
ZONING REVIEW DATA			
ZONE G – 1.75			
Use Regulations			
		Existing	Proposed
Multi-Family Dwelling		3 APTS	5 APTS
General or Local Retail Business		Local Retail	Local Retail
Accessory Parking			
Dimensional Regulations			
Dimensional Element	Allowed	Existing	Proposed
Maximum Floor Area Ratio	1.75	1.19	2.56
Maximum Building Height	45'–0"	31'–0"	43'–0"
Minimum Lot Size	NONE	4,229 SF	4,229 SF
Minimum Lot Width	NONE	31'–0"	31'–0"
Minimum Lot Area Per Dwelling Unit	NA	NA	–
Minimum Lot Frontage	NA	NA	–
Minimum Usable Open Space (Square Feet Per Dwelling Unit)	10%	5%	2%
Minimum Front Yard	15'–0"	NONE	NONE
Minimum Side Yard	16'–0"	NONE	NONE
Minimum Rear Yard	30'–0"	64'–4"	30'–0"
Parking	9	7	7



PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

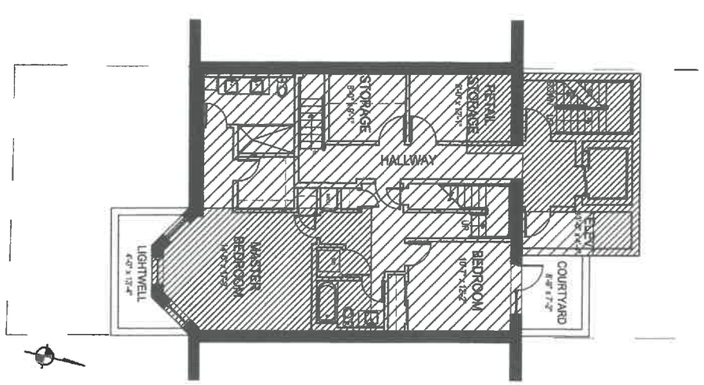
Existing Second Floor: 1,295sf
Additional Second Floor: 1,357sf
Total Second Floor: 2,652sf



PROPOSED THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

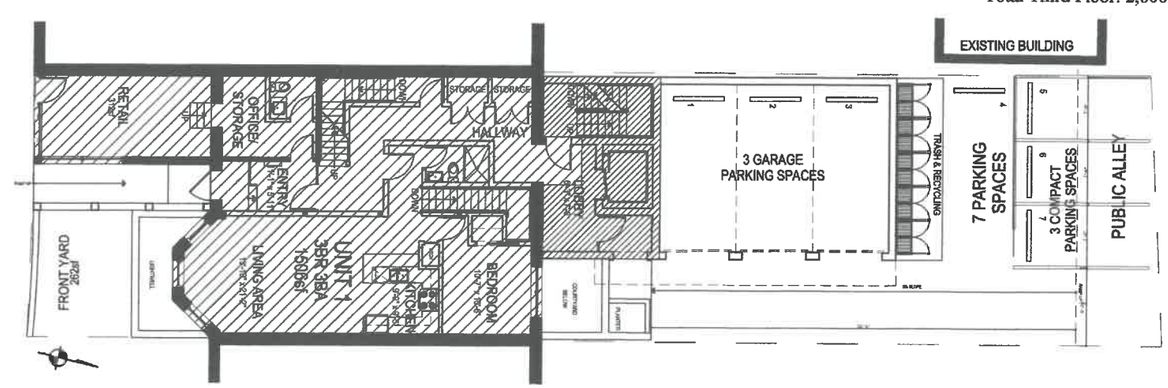
Existing Third Floor: 1,249sf
Additional Third Floor: 1,357sf
Total Third Floor: 2,606 sf



PROPOSED BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

Existing Basement: 921sf
Proposed Basement: 674sf
Total Basement: 1,595sf



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

Existing First Floor: 1,550sf
Proposed First Floor: 273sf
Total First Floor: 1,823sf

HENDREN ASSOCIATES
ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

T 617 782 6003
F 617 782 6063

REGISTERED ARCHITECT
GARY W HENDREN
No. 5926
JAMAICA PLAIN
MASS.
COMMONWEALTH OF MASSACHUSETTS

1618 BEACON STREET
BROOKLINE, MA

REVISIONS

NO.	DATE	ISSUE/DESCRIPTION

SHEET TITLE:
PROPOSED FAR & ZONING ANALYSIS

DATE: AUGUST 28, 2019
DRAWN BY: ERIC M. RAMSAY
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-13

EXISTING CONDITIONS - FROM BEACON STREET

SCALE: NOT TO SCALE

PROPOSED RENDERING - FROM BEACON STREET

SCALE: NOT TO SCALE

HENDREN ASSOCIATES
ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

T 617 782 6003
F 617 782 6063

REGISTERED ARCHITECT
GARY W HENDREN
No. 5926
JAMAICA PLAIN
MASS.
COMMONWEALTH OF MASSACHUSETTS

1618 BEACON STREET
BROOKLINE, MA

REVISIONS		
NO.	DATE	DESC/DESCRIPTION

SHEET TITLE:
PROPOSED RENDERING

DATE: AUGUST 28, 2019
DRAWN BY: ERIC M. RAMSAY
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-14

EXISTING CONDITIONS - FROM BEACON STREET

SCALE: NOT TO SCALE

PROPOSED RENDERING - FROM BEACON STREET

SCALE: NOT TO SCALE

HENDREN ASSOCIATES
ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

T 617 782 6003
F 617 782 6069

REGISTERED ARCHITECT
GARY W. HENDREN
No. 5923
JAMAICA PLAIN
MASS

1618 BEACON STREET
BROOKLINE, MA

REVISIONS

NO.	DATE	ISSUE/DESCRIPTION

SHEET TITLE:
PROPOSED RENDERING

DATE: AUGUST 28, 2019
DRAWN BY: ERIC M. RAMSAY
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-15

EXISTING CONDITIONS - FROM ALLEY

SCALE: NOT TO SCALE

PROPOSED RENDERING - FROM ALLEY

SCALE: NOT TO SCALE

HENDREN ASSOCIATES

ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA

ARCHITECT

119 BRAINTREE STREET

SUITE 209

BOSTON, MA 02134

T 617 782 6003

F 617 782 6063

REGISTERED ARCHITECT

GARY W HENDREN

No. 5926

JAMAICA PLAIN

1618 BEACON STREET

BROOKLINE, MA

REVISIONS

NO.	DATE	ISSUE/DESCRIPTION

SHEET TITLE:

PROPOSED RENDERING

DATE: AUGUST 28, 2019

DRAWN BY: ERIC M. RAMSAY

CHKD. BY: GARY W. HENDREN

JOB NO.:

DWG. NO.:

A-16

EXISTING CONDITIONS - FROM NEIGHBOR'S ROOF DECK

SCALE: NOT TO SCALE

PROPOSED RENDERING - FROM NEIGHBORS ROOF DECK

SCALE: NOT TO SCALE

HENDREN ASSOCIATES

ARCHITECTS + PLANNERS

GARY W. HENDREN, AIA
ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

T 617 782 6003
F 617 782 6063
ARCHITECT@HENDRENASSOCIATES.COM

1618 BEACON STREET
BROOKLINE, MA

REVISIONS

NO.	DATE	ISSUE/DESCRIPTION

SHEET TITLE:
PROPOSED RENDERING

DATE: AUGUST 28, 2019
DRAWN BY: ERIC M. RAMSAY
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-17