



PROJECT DIRECTORY		
Property Owner David Lapidus Octagon Property Management Corp. P.O. Box 1997 Brookline, MA 02446 Contact: David Lapidus Email: david@octagonproperties.net Mobile: (617) 236-5687	Architect Derek Rubinoff, Architect 82 Spring St. West Roxbury, MA 02132-4316 Contact: Dror Amitay , Associate Senior Project Manager Email: damitay@derekrubinoff.com Mobile: (617) 283-0802	CONTRACTOR:

CODE SUMMARY			
APPLICABLE CODES		BOSTON, MASSACHUSETTS	
1. BUILDING : 780 CMR 9th EDITION			
DESCRIPTION	CODE REFERENCE	REQUIREMENT	PROPOSED
GENERAL			
CONSTRUCTION TYPE		III B	III B

LOCATION MAP

PROJECT SITE

[Signature]

85 Sutherland Canopy Alteration

10/26/2020 Approvals Set for Aberdeen Architectural Conservation District

85 Sutherland Road
Brighton, MA 02135

Scope:

The scope of work is to renovate the front entrance of an existing four-storey apartment building. The scope includes demolishing and replacing the existing canopy as well as adding a mail room on one side of the entrance. The scope includes replacing the signage and adding a few light fixtures. The scope includes replacing the front entrance door. No interior work proposed.

Sheet Number	Sheet Name	Current Revision	Current Revision Date
A 0.0	Cover		
A 0.1	Reference Plan & Zoning Summary		
A 0.2	Existing Photos		
A 1.0	Demolition Plan		
A 1.1	Demo Roof Plan		
A 1.2	Demo Elevation		
A 2.0	Proposed Plan		
A 2.1	Proposed Landscape Planting Plan		
A 2.2	Proposed RCP & Lighting Schedule		
A 2.3	Proposed Roof Plan		
A 2.4	Proposed Elevations		
A 3.0	Schedules, 3D Views, Finishes		
A 3.1	Siding Materials		

Landmarks Set

A 0.0	Cover		
A 0.1	Reference Plan & Zoning Summary		
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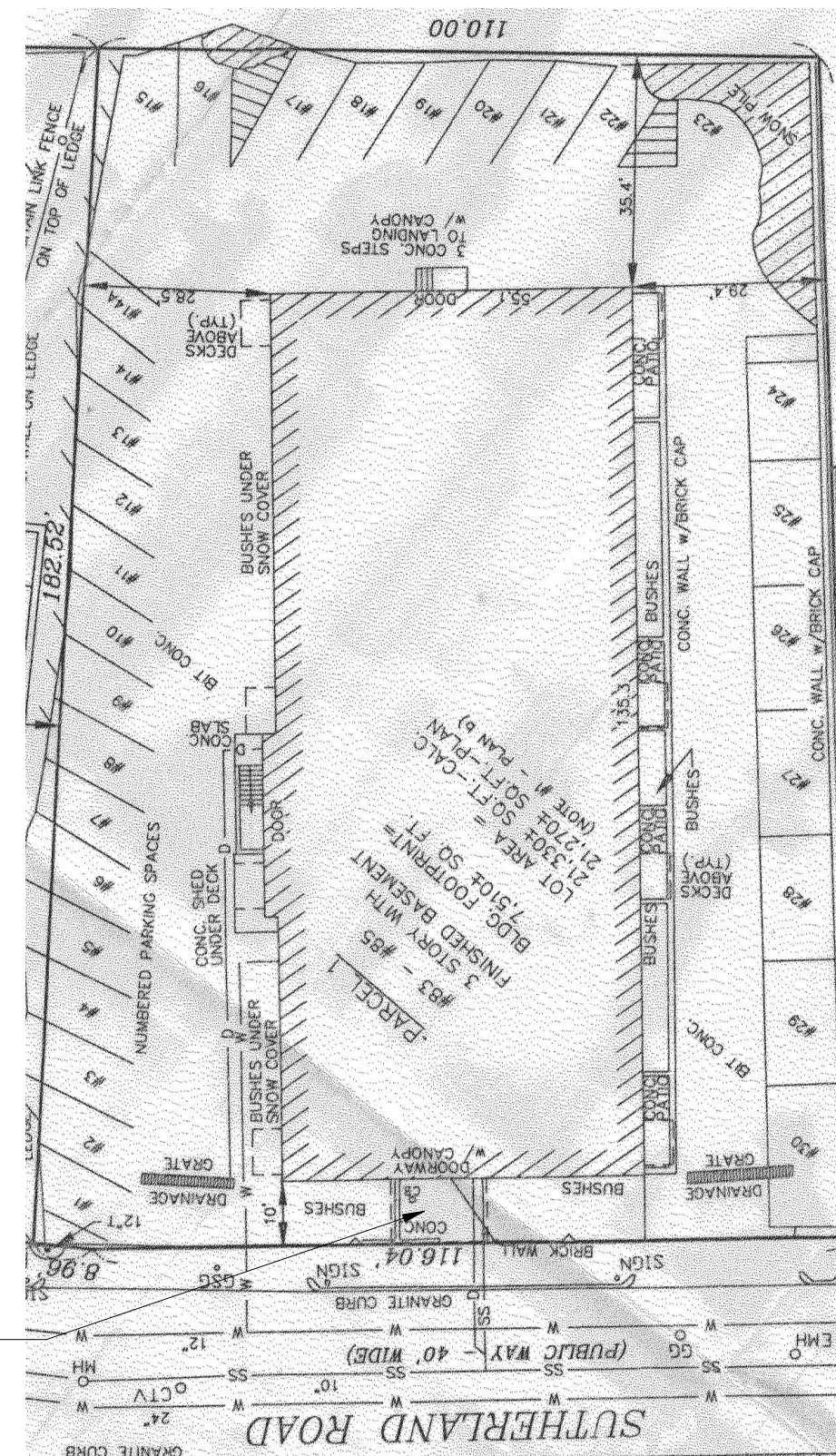
EXISTING CANOPY

DEREK RUBINOFF ARCHITECT 82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubinoff.com	Cover	A 0.0
	85 Sutherland Canopy Alteration 85 Sutherland Rd. Brighton, MA 02135	

ZONING SUMMARY

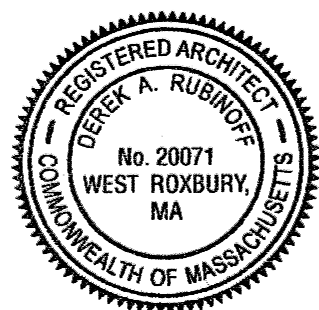
Zoning District: Allston/Brighton Neighborhood
 Sub District: MFR-1
 Subdistrict Type: Multifamily Residential
 Overlays: None
 Historic District: Aberdeen Architectural Conservation District
 Map: 7A-7D

DESCRIPTION	CODE REFERENCE	REQUIRED/ALLOWED	EXISTING	PROPOSED
GENERAL				
USE	§51 TABLE A	MULTI-FAMILY DWELLING - ALLOWED	MULTI-FAMILY DWELLING	NO CHANGE
LOT AREA	PARCEL 2102115000	4,000 FOR FIRST 3 UNITS	21,270 SF (BOSTON PARCEL VIEWER)	NO CHANGE
MIN. LOT AREA PER ADDITIONAL DWELLING UNIT	§51 TABLE D	1,000	NOT REVIEWED	NO CHANGE
BUILDING HEIGHT	§51 TABLE D	35'	35' ± (GOOGLE EARTH)	NO CHANGE
MIN. USABLE OPEN SPACE (SF PER DWELLING UNITS)	§51 TABLE D	400	NOT REVIEWED	NO CHANGE
MIN. LOT WIDTH	§51 TABLE D	40'	NOT REVIEWED	NO CHANGE
MIN. LOT FRONTAGE	§51 TABLE D	40'	NOT REVIEWED	NO CHANGE
MIN. FRONT YARD	§51-57 (2) TABLE D	20'	10'	NO CHANGE
MIN. SIDE YARD	§51 TABLE D	10'	29.4' (FROM LAND SURVEY)	NO CHANGE
PARKING	§51 TABLE J	2 PARKING SPACES PER DWELLING	NOT REVIEWED	NO CHANGE



LOCATION OF PROPOSED WORK

REFERENCE PLAN



DEREK RUBINOFF ARCHITECT

82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubino.com

Reference Plan & Zoning Summary

85 Sutherland Canopy Alteration
 85 Sutherland Rd. Brighton, MA 02135

JOB #:	2030
SCALE:	12" = 1'-0"
DATE:	2020-10-26
DWN BY:	Author
CROSS REF:	

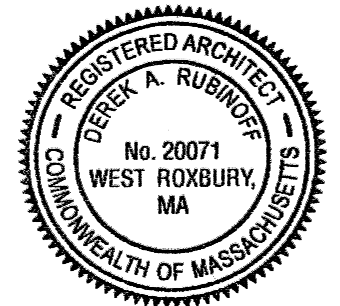
A 0.1



EXISTING
CANOPY



EXISTING
ENTRY DOOR

DEREK RUBINOFF ARCHITECT

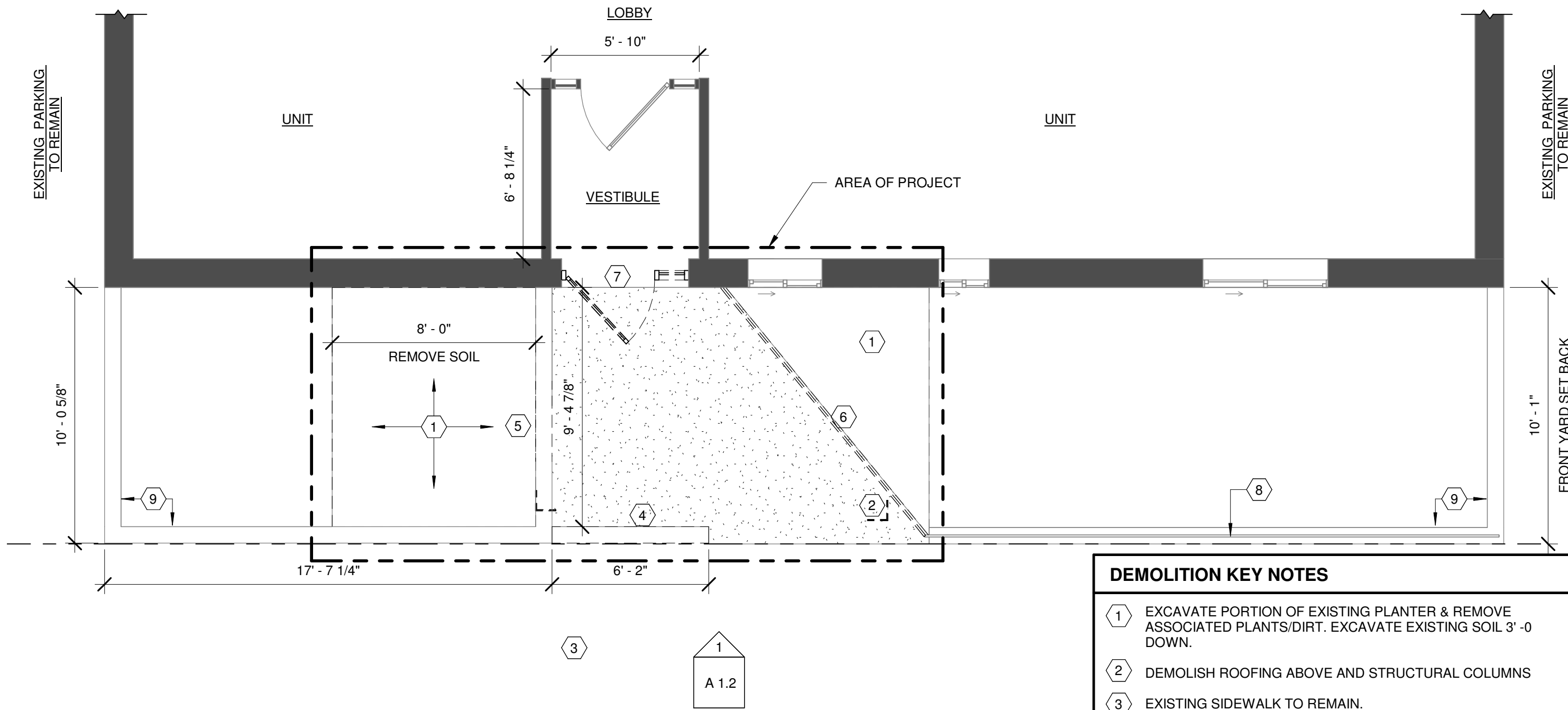
82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubino.com

Existing Photos

85 Sutherland Canopy Alteration
85 Sutherland Rd. Brighton, MA 02135

JOB #:	2030
SCALE:	
DATE:	2020-10-26
DWN BY:	Author
CROSS REF:	

A 0.2

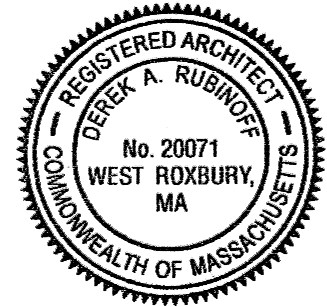


DEMOLITION KEY NOTES	
1	EXCAVATE PORTION OF EXISTING PLANTER & REMOVE ASSOCIATED PLANTS/DIRT. EXCAVATE EXISTING SOIL 3' -0 DOWN.
2	DEMOLISH ROOFING ABOVE AND STRUCTURAL COLUMNS
3	EXISTING SIDEWALK TO REMAIN.
4	REMOVE PORTION OF WALL, SEE ELEVATIONS
5	DEMO PORTION OF WALL IN PREPARATION FOR NEW DOOR
6	DEMOLISH EXISTING RAILING
7	DEMOLISH EXISTING STOREFRONT DOOR
8	EXISTING RAILING TO REMAIN
9	EXISTING PLANTER WALLS TO REMAIN

1 Demolition Plan - Landmarks
 1/4" = 1'-0"



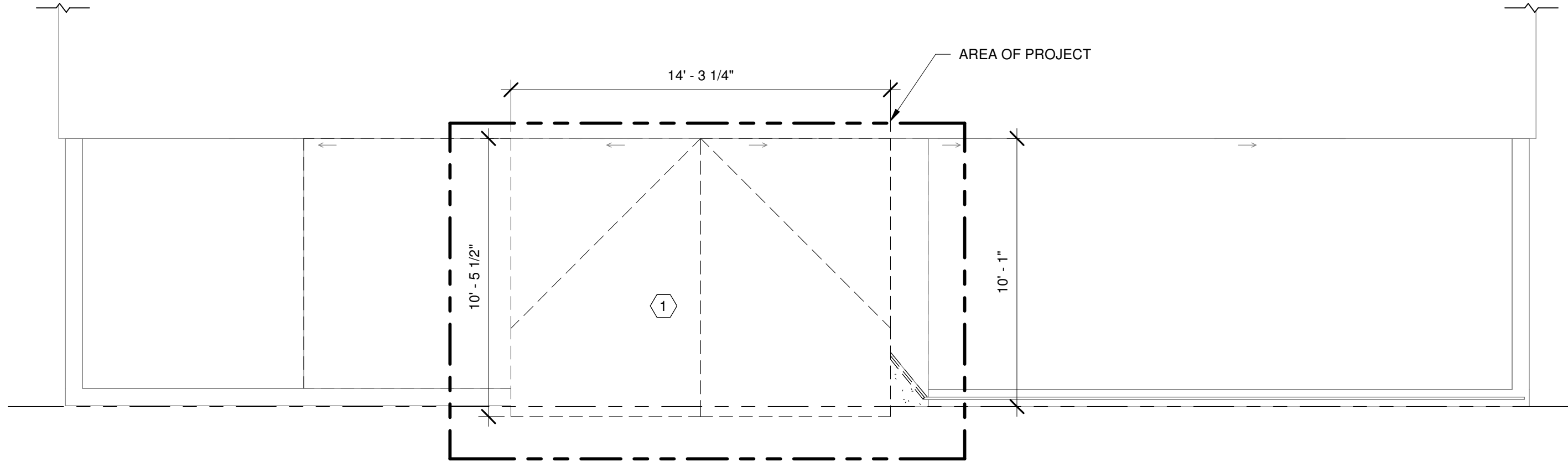
PLAN LEGEND	
	EXISTING PARTITION
	DEMOLISHED PARTITION
	NEW PARTITION



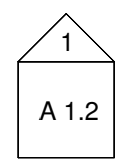
DEREK RUBINOFF ARCHITECT
 82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubino.com

Demolition Plan	
85 Sutherland Canopy Alteration	
85 Sutherland Rd. Brighton, MA 02135	
JOB #:	2030
SCALE:	As indicated
DATE:	2020-10-26
DWN BY:	Author
CROSS REF:	

A 1.0



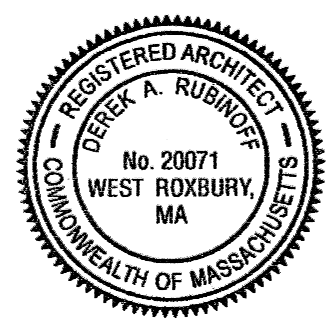
1 Demolition Roof Plan - Landmarks
1/4" = 1'-0"



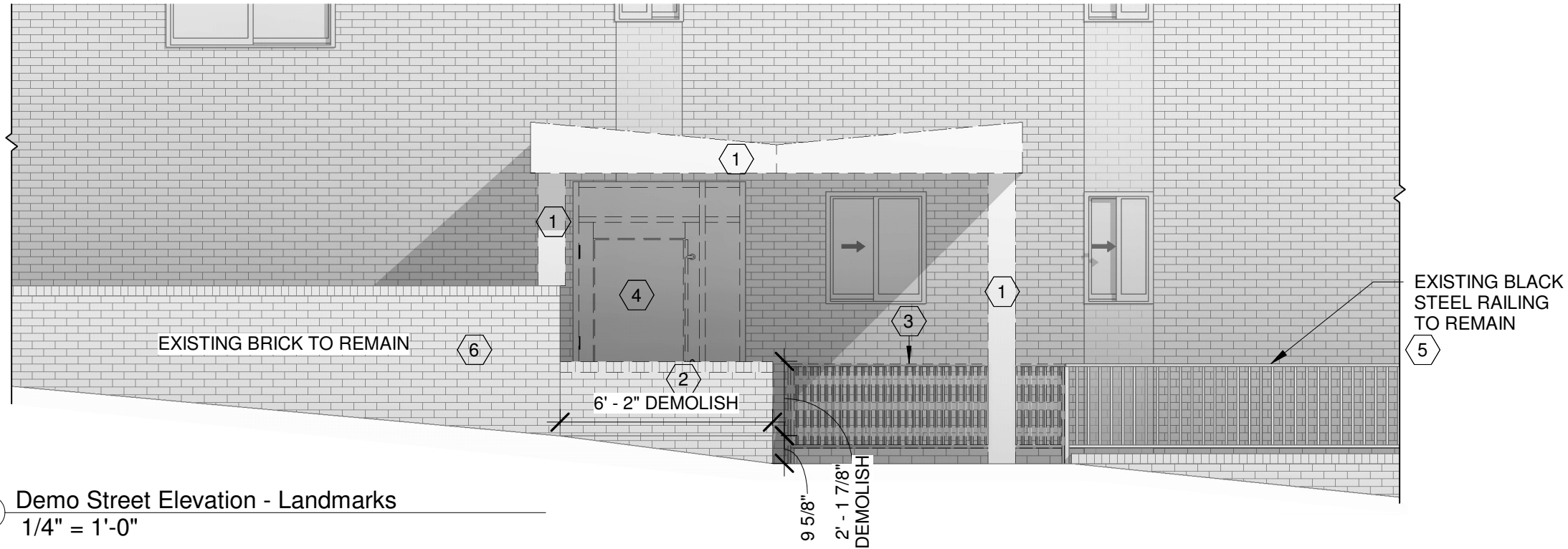
DEMO ROOF PLAN KEY NOTES	
①	DEMOLISH CANOPY AND STRUCTURAL ELEMENTS



PLAN LEGEND	
	EXISTING PARTITION
	DEMOLISHED PARTITION
	NEW PARTITION



DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubino.com</small>	Demo Roof Plan 85 Sutherland Canopy Alteration 85 Sutherland Rd. Brighton, MA 02135	JOB #: 2030 SCALE: As indicated DATE: 2020-10-26 DWN BY: Author CROSS REF:	A 1.1
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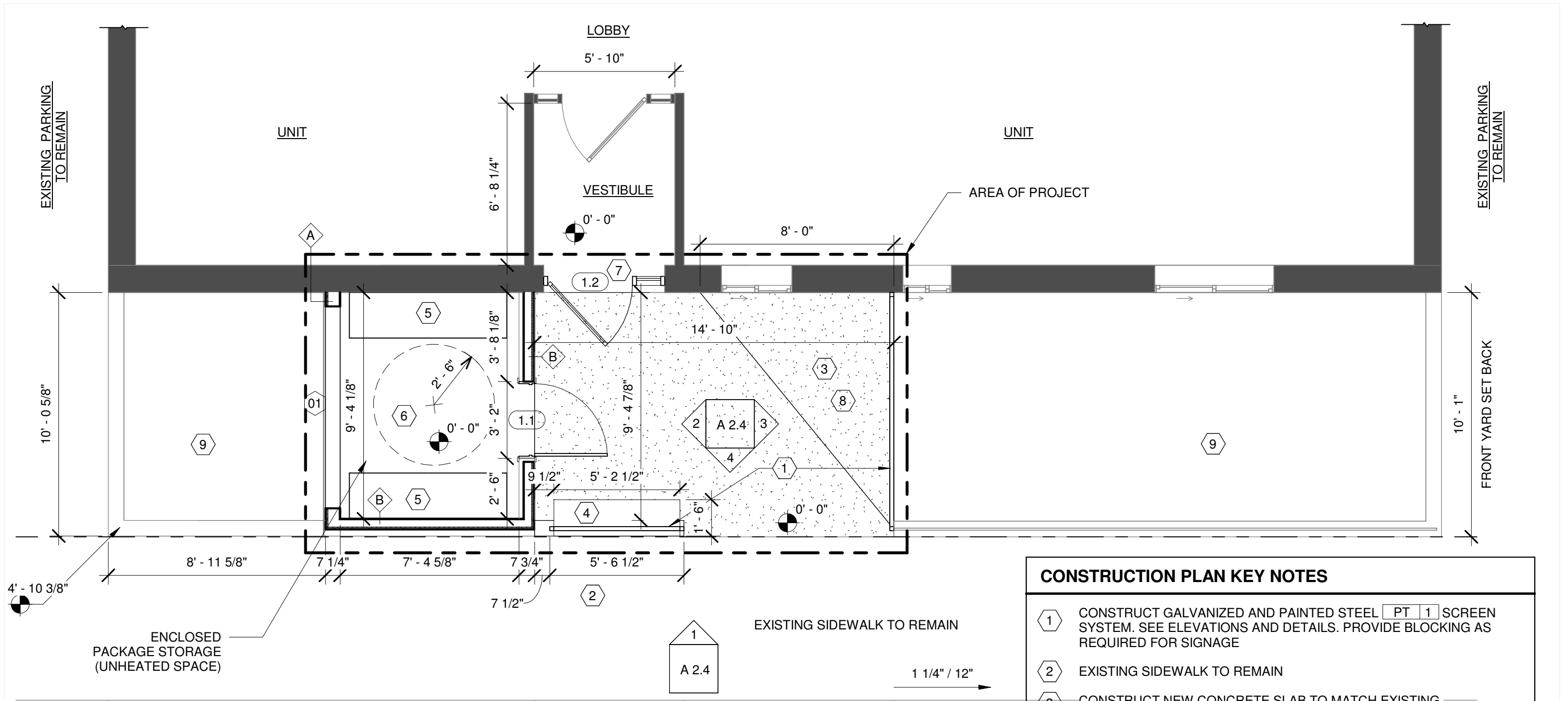


1 Demo Street Elevation - Landmarks
1/4" = 1'-0"

DEMOLITION KEY NOTES	
1	DEMOLISH ROOFING AND STRUCTURAL COLUMNS
2	REMOVE PORTION OF WALL
3	DEMOLISH EXISTING RAILING
4	DEMOLISH EXISTING STOREFRONT DOOR
5	EXISTING RAILING TO REMAIN
6	EXISTING PLANTER WALLS TO REMAIN

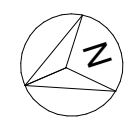


DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubino.com</small>	Demo Elevation 85 Sutherland Canopy Alteration 85 Sutherland Rd. Brighton, MA 02135	JOB #: 2030 SCALE: As indicated DATE: 2020-10-26 DWN BY: Author CROSS REF:	A 1.2
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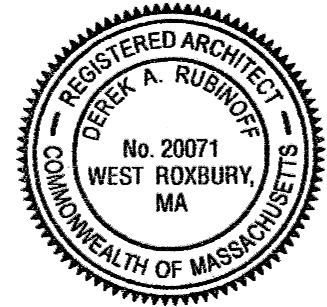


CONSTRUCTION PLAN KEY NOTES	
①	CONSTRUCT GALVANIZED AND PAINTED STEEL <input type="checkbox"/> PT <input type="checkbox"/> 1 SCREEN SYSTEM. SEE ELEVATIONS AND DETAILS. PROVIDE BLOCKING AS REQUIRED FOR SIGNAGE
②	EXISTING SIDEWALK TO REMAIN
③	CONSTRUCT NEW CONCRETE SLAB TO MATCH EXISTING.
④	INSTALL CEDAR BENCH
⑤	INSTALL MAILBOXES
⑥	INSTALL MAILROOM ENCLOSURE
⑦	INSTALL NEW STOREFRONT DOOR & SIDELITE
⑧	POUR A NEW CONCRETE SLAB TO MATCH EXISTING
⑨	EXISTING PLANTER, TO BE REPLANTED (SEE LANDSCAPE PLAN)

① Proposed Plan - Landmarks
1/4" = 1'-0"



PLAN LEGEND	
	EXISTING PARTITION
	DEMOLISHED PARTITION
	NEW PARTITION



DEREK RUBINOFF ARCHITECT
 82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubinoff.com

Proposed Plan	
85 Sutherland Canopy Alteration	JOB #: 2030
85 Sutherland Rd. Brighton, MA 02135	SCALE: As indicated
	DATE: 2020-10-26
	DWN BY: Author
	CROSS REF:

A 2.0



RED DRAGON JAPANESE MAPLE
6'-8' HEIGHT 8'-10' WIDTH



KARL FOERSTER GRASS
1'-3' WIDTH, 3'-6' HEIGHT.
SPACE 1'-3' APART



ANDROMEDA 'COMPACTA'
5'-6' WIDTH & HEIGHT



DWARF JAPANESE GARDEN JUNIPER,
1' HEIGHT 5'-6' WIDTH. SPACE 5' APART

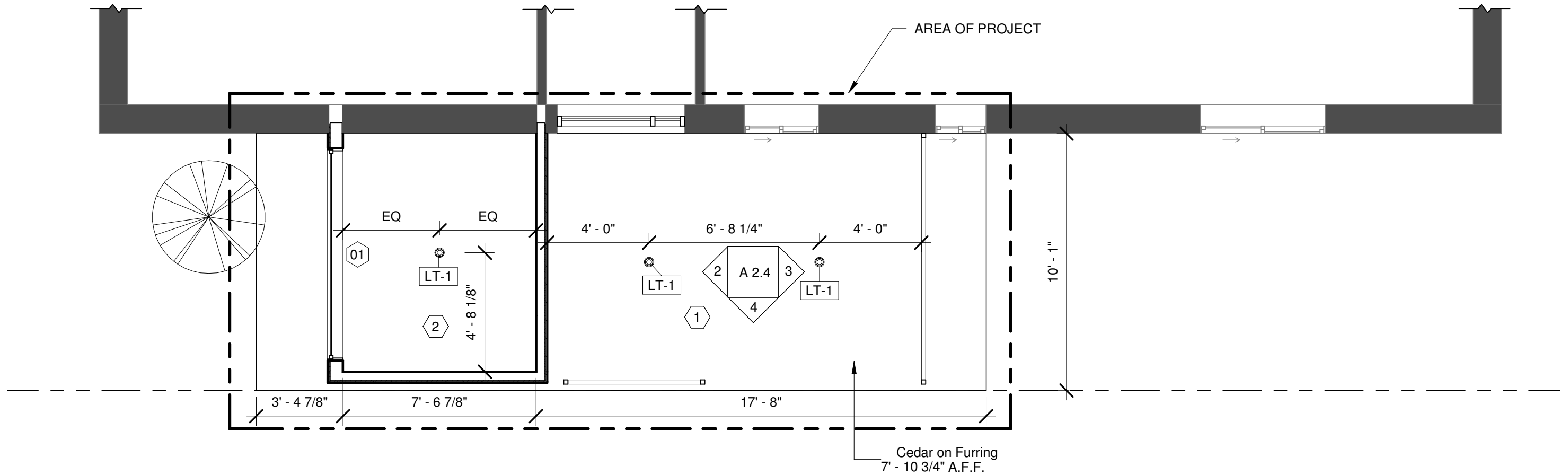
PENNISETUM ALOPECUROIDES DESERT PLAINS,
3' HEIGHT & WIDTH. SPACE 3' APART



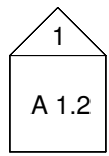
4' - 10 3/8"

0' - 0"

1 1/4" / 12"



1 Proposed RCP - Landmarks
1/4" = 1'-0"

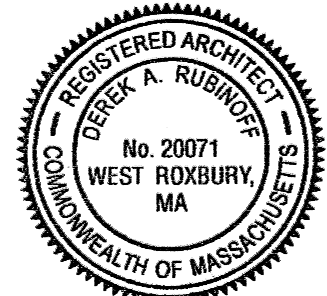


REFLECTED CEILING PLAN KEY NOTES	
1	PROVIDE T & G CEDAR EXTERIOR CEILING UNDER RECONSTRUCTED CANOPY
2	PTD GWB CEILING

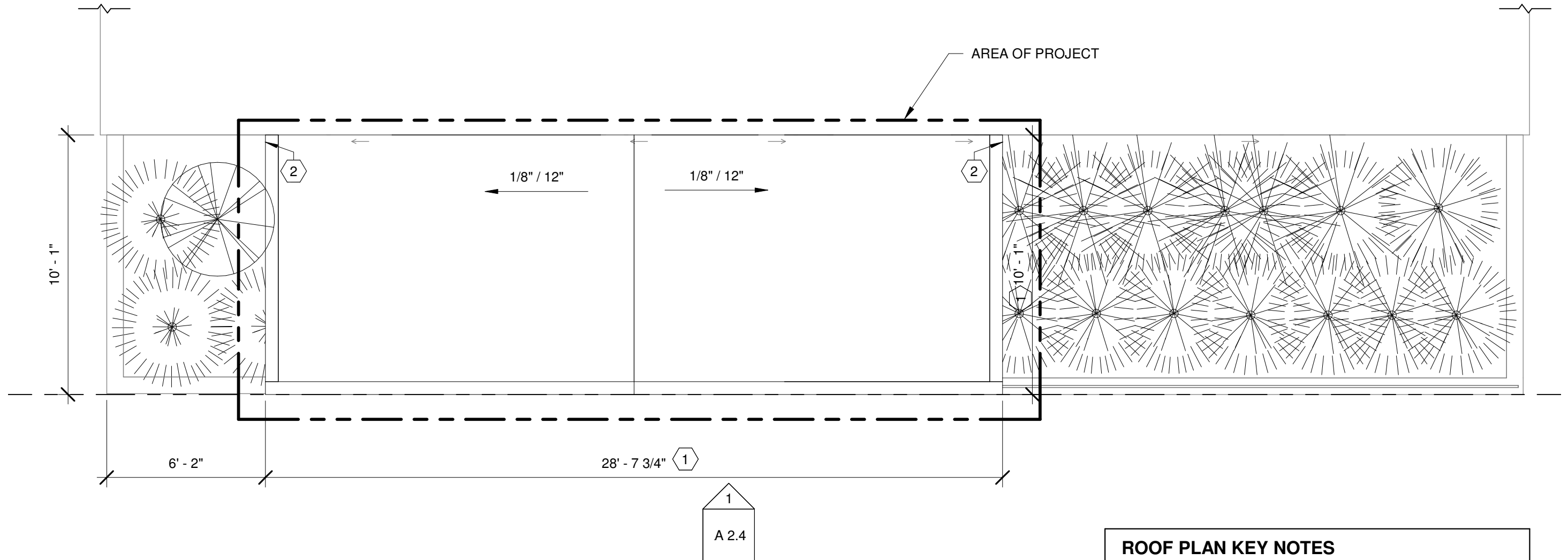
Lighting Fixture Schedule								
Type Mark	Count	Description	Manufacturer	Model	Lamp	Watt/LF	Initial Color Temperature	Comments
LT-1	3	Recessed LED Downlighting	Lithonia	EVO4 27/LUMENS AR MWD LSS MVOLT GZ1 TRW	LED	.	2700 K	Wet Listed (WL) for Outdoor Location



PLAN LEGEND	
	EXISTING PARTITION
	DEMOLISHED PARTITION
	NEW PARTITION

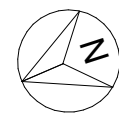


DEREK RUBINOFF ARCHITECT 82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubinoff.com	Proposed RCP & Lighting Schedule 85 Sutherland Canopy Alteration 85 Sutherland Rd. Brighton, MA 02135	JOB #: 2030 SCALE: As indicated DATE: 2020-10-26 DWN BY: Author CROSS REF:	A 2.2
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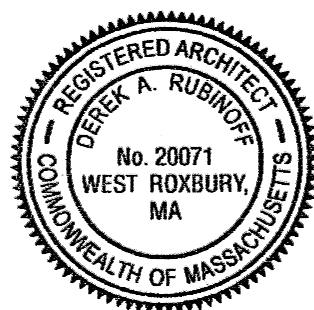


1 Proposed Roof Plan - Landmarks
 1/4" = 1'-0"

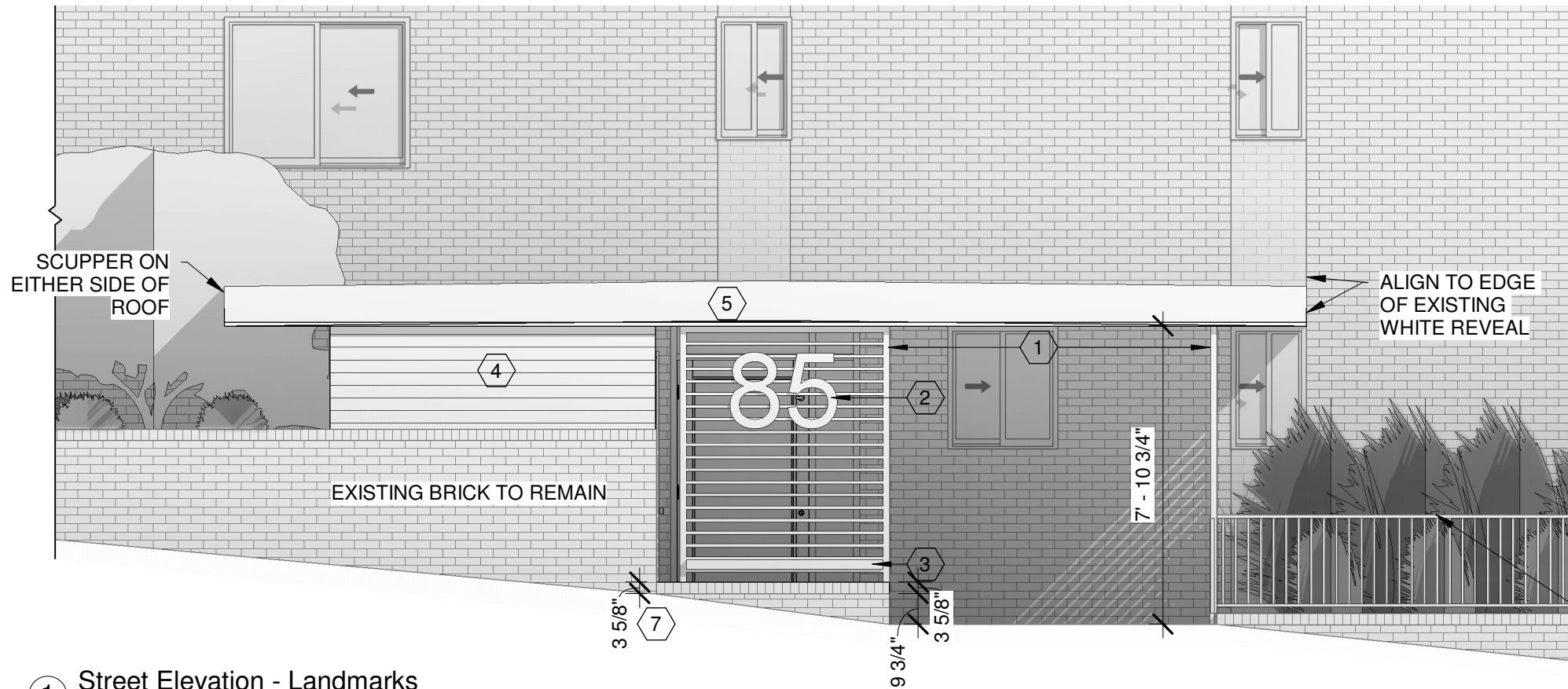
ROOF PLAN KEY NOTES	
1	PROVIDE EPDM ROOF OVER TAPERED INSULATION (FOR DRAINAGE)
2	ADD SCUPPER



PLAN LEGEND	
	EXISTING PARTITION
	DEMOLISHED PARTITION
	NEW PARTITION



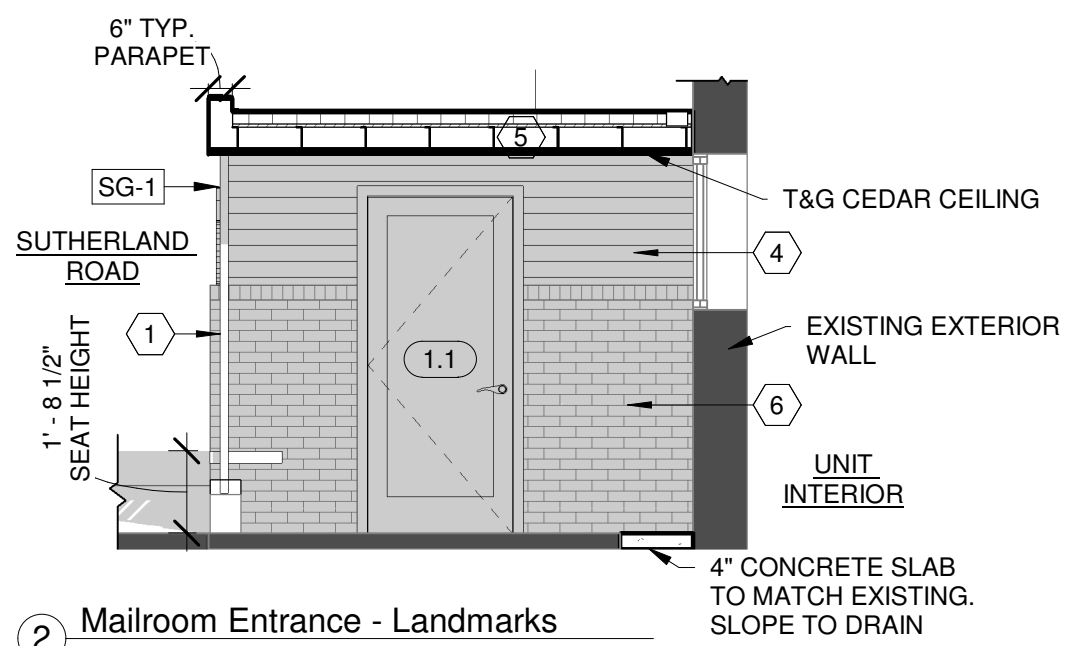
DEREK RUBINOFF ARCHITECT 82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubinoff.com	Proposed Roof Plan 85 Sutherland Canopy Alteration 85 Sutherland Rd. Brighton, MA 02135	JOB #: 2030 SCALE: As indicated DATE: 2020-10-26 DWN BY: Author CROSS REF:	A 2.3
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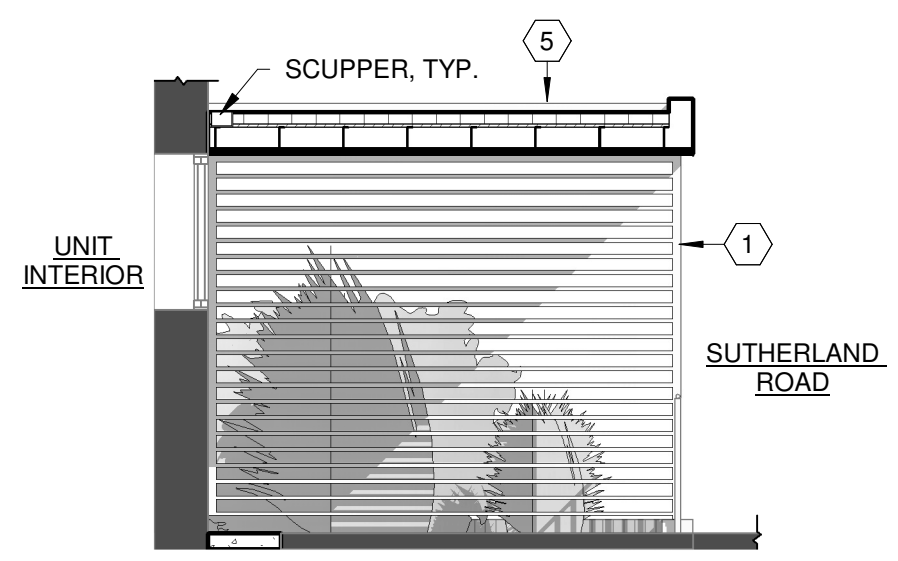
- ### ELEVATION KEY NOTES
- ① CONSTRUCT PTD. STRUCTURAL STEEL SCREEN SYSTEM. WELD ALL CONNECTIONS AND GRIND WELDS SMOOTH. 2" X 2" STEEL FRAME. 1" X 2" HORIZONTAL MEMBRANE. PROVIDE ATTACHMENTS AS REQUIRED FOR NUMERICAL SIGNAGE
 - ② PROVIDE SS STREET NUMBERS
 - ③ CONSTRUCT CEDAR BENCH
 - ④ CONSTRUCT MAILROOM ENCLOSURE. CLAD WITH HARDIE ARTISAN LAP SIDING. 4" EXPOSURE, MITRED CORNERS.
 - ⑤ BLACK ALUMINUM FASCIA ON RECONSTRUCTED CANOPY
 - ⑥ REUSE EXISTING TYPICAL RED BRICK TO REPLACE WHITE BRICK AT THIS LOCATION.
 - ⑦ ADD BRICK CAP @ TOP TO MATCH EXISTING. MAINTAIN 3 5/8" MIN. ABOVE SIDEWALK

EXISTING BLACK STEEL RAILING TO REMAIN

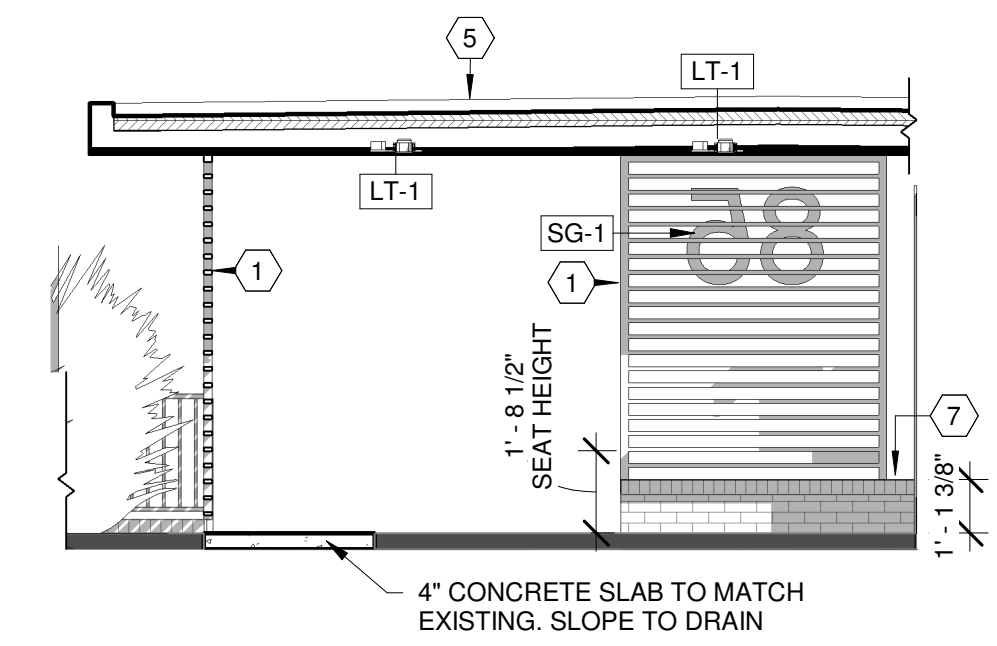
① Street Elevation - Landmarks
1/4" = 1'-0"



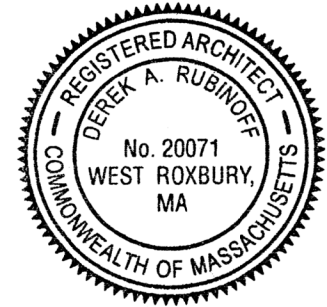
② Mailroom Entrance - Landmarks
1/4" = 1'-0"



③ Slat Wall - Landmarks
1/4" = 1'-0"



④ Elevation Towards Street - Landmarks
1/4" = 1'-0"



DEREK RUBINOFF ARCHITECT
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Proposed Elevations	
85 Sutherland Canopy Alteration	JOB #: 2030
85 Sutherland Rd. Brighton, MA 02135	SCALE: As indicated
	DATE: 2020-10-26
	DWN BY: Author
	CROSS REF:

A 2.4

Window Schedule

Type Mark	R.O.		Type	Manufacturer	Model	Material	Finish	Head	Jamb	Sill	Glazing		Head Height	Comments
	Width	Height									Thickness	Type		

01	8' - 4"	1' - 4"	Fixed with Trim										7' - 10 1/8"	
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1

Door Schedule

Door Number	Type	Door			Door Style	Door		Fire Rating	Hardware	Frame				Comments
		Width	Height	Thickness		Material	Finish			Material	Finish	Jamb	Head	

1.1	1	3' - 0"	7' - 0"	0' - 1 3/8"										
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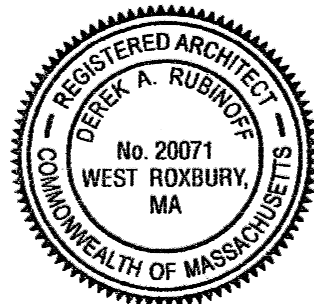
1.2	1	3' - 6"	7' - 0"	0' - 1 3/4"										
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LEFT FRONT PERSPECTIVE



RIGHT FRONT PERSPECTIVE



DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubino.com</small>	Schedules, 3D Views, Finishes 85 Sutherland Canopy Alteration 85 Sutherland Rd. Brighton, MA 02135	JOB #: 2030 SCALE: DATE: 2020-10-26 DWN BY: Author CROSS REF:	A 3.0



JAMES HARDIE, ARTISAN
LAP SIDING, 4' EXPOSURE

ADDITION SIDING MATERIALS BEING CONSIDERED:
HARDIE ARTISAN SHIPLAP SIDING (ABOVE) IN OFF-WHITE,
OR HARDIE ARTISAN SQUARE CHANNEL SIDING (RIGHT) IN OFF-WHITE.



JAMES HARDIE, ARTISAN SQUARE CHANNEL
SIDING, 9" EXPOSURE