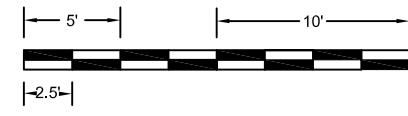
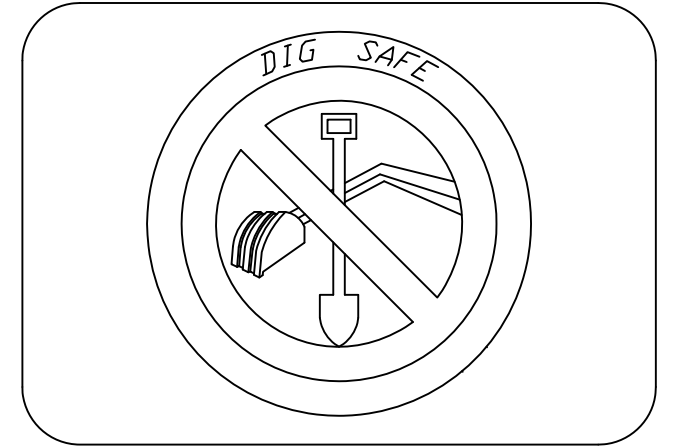


SITE PLAN
1"=10'
11-13-2023



DIG SAFE

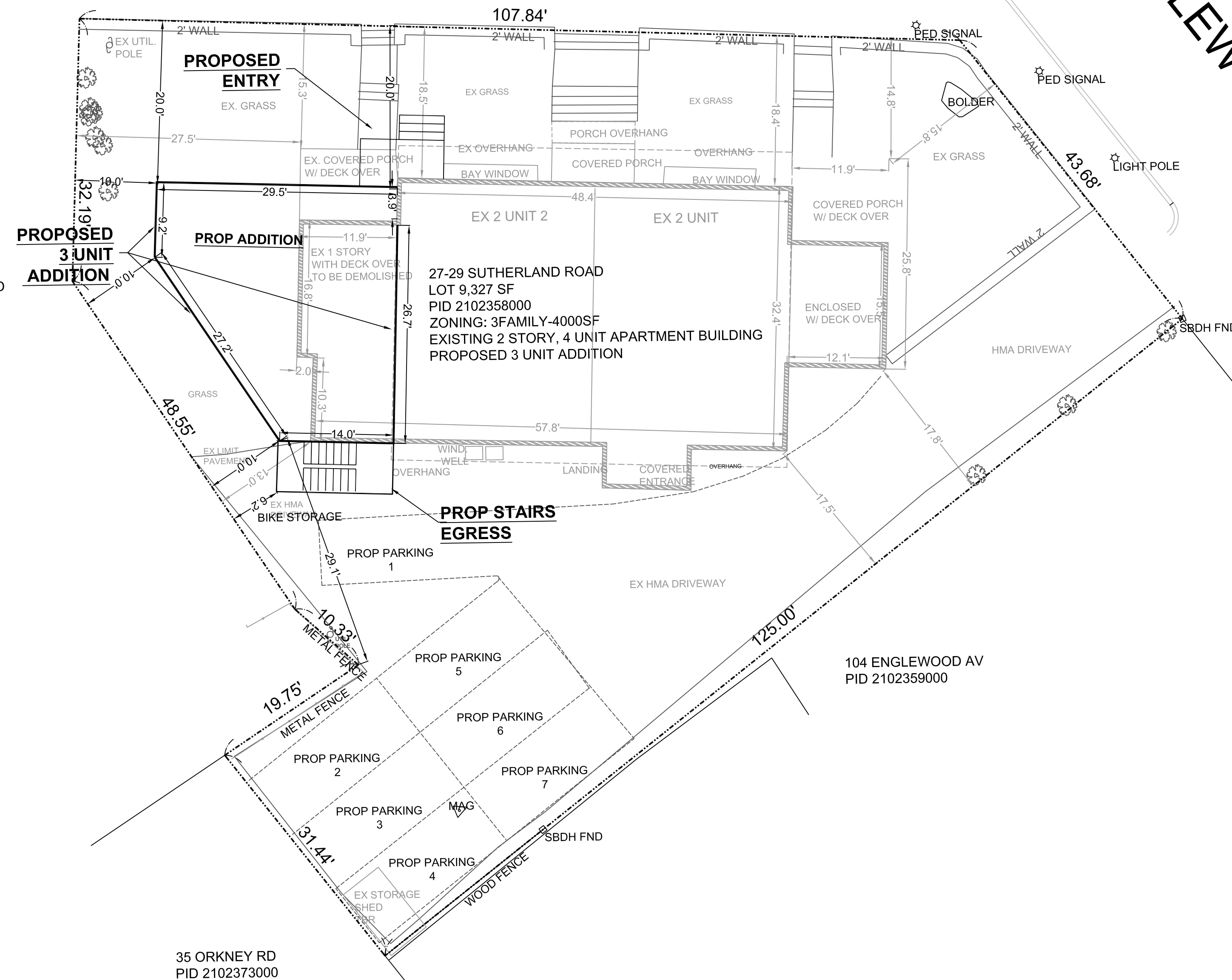
EXCAVATORS
 BEFORE YOU DIG CONTACT THE DIG SAFE
 CENTER TO PREVENT DAMAGE TO TELEPHONE,
 GAS OR ELECTRIC UNDERGROUND FACILITIES
 OF MEMBER UTILITIES, CALL TOLL FREE
 1-888-322-4844. MASSACHUSETTS STATE
 LAW REQUIRES NOTIFICATION AT LEAST THREE
 BUSINESS DAYS BEFORE YOU START DIGGING
 OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY



SUTHERLAND ROAD

ENGLEWOOD AVE.

21 SUTHERLAND RD
 PID 2102378044



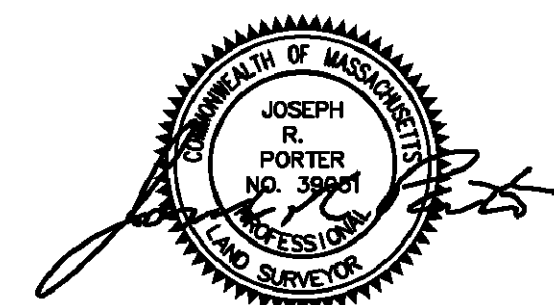
35 ORKNEY RD
 PID 2102373000

104 ENGLEWOOD AV
 PID 2102359000

ZONING CHART			
BOSTON (ALLSTON-BRIGHTON), MASSACHUSETTS			
ZONE: 3 FAMILY 4000 SF			
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	4,000s.f.	9,327±s.f.	9,327±s.f.
LOT FRONTAGE	25.0'	107.84'	107.84'
FRONT SETBACK	20.0'	18.4'	18.4'
SIDE SETBACK	10.0'	13.0'	10.0'
REAR SETBACK	40.0'		
BUILDING HEIGHT	35.0'	33.79'	33.79'

ENGINEER NOTES:

1. ALL LOCATIONS ARE FROM A PHYSICAL INSTRUMENT LAND SURVEY OF SURFACE UTILITIES, AND BEST ENGINEERING ESTIMATED LOCATIONS FROM RECORD DRAWINGS. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR ASSUMES THE RESPONSIBILITY FOR REPAIRING ANY DAMAGED UTILITIES.
3. CONTRACTOR TO CALL DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION, 1-888-DIG-SAFE, AND ALL OTHER APPLICABLE UTILITY COMPANIES NOT MEMBERS OF THE DIGS-SAFE SYSTEM
4. ALL CONSTRUCTION TO MEET OR EXCEED CITY OF BOSTON (INSPECTIONAL SERVICES, DPW), MASS. PLUMBING CODE, MASS. FIRE PROTECTION CODE, AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA, CONSTRUCTION SPECIFICATIONS.



SURVEYED BY: MARC BESIO, P.E., S.I.T.

DRAWN BY: MARC BESIO, P.E., S.I.T.

DESIGNED BY: MARC BESIO, P.E., S.I.T.

REVISIONS:
 RECORD RESEARCH, FEMA FLOOD MAP, CITY OF BOSTON DRW.,
 ENGINEERING, REGISTRY OF DEEDS, ACCESSORS 7/1/2020
 SURVEYED 7/15/2020
 PLAN AND DETAILS 9/24/2020
 REVISE FOOTPRINT 11/13/2023

LEGEND:

MARC BESIO & ASSOCIATES
 CIVIL ENGINEERING,
 LAND SURVEYING
 1373 CENTRE STREET
 WEST ROXBURY MA, 02132
 TELEPHONE: (617) 904-8638
 engineer.marc@yahoo.com

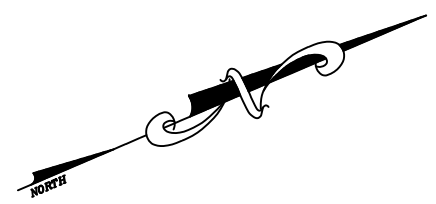
OWNER:
 27-29 SUTHERLAND ROAD, LLC
 UNIT 1, 669 WASHINGTON ST
 BROOKLINE, MA 02446

SHEET NAME: **SITE PLAN FOR**
PROPOSED 3 UNIT ADDITION TO
 EXISTING 4 UNIT APARTMENT BUILDING
 PROPOSED 7 UNITS TOTAL
 27-29 SUTHERLAND ROAD
 BOSTON, MA 02135

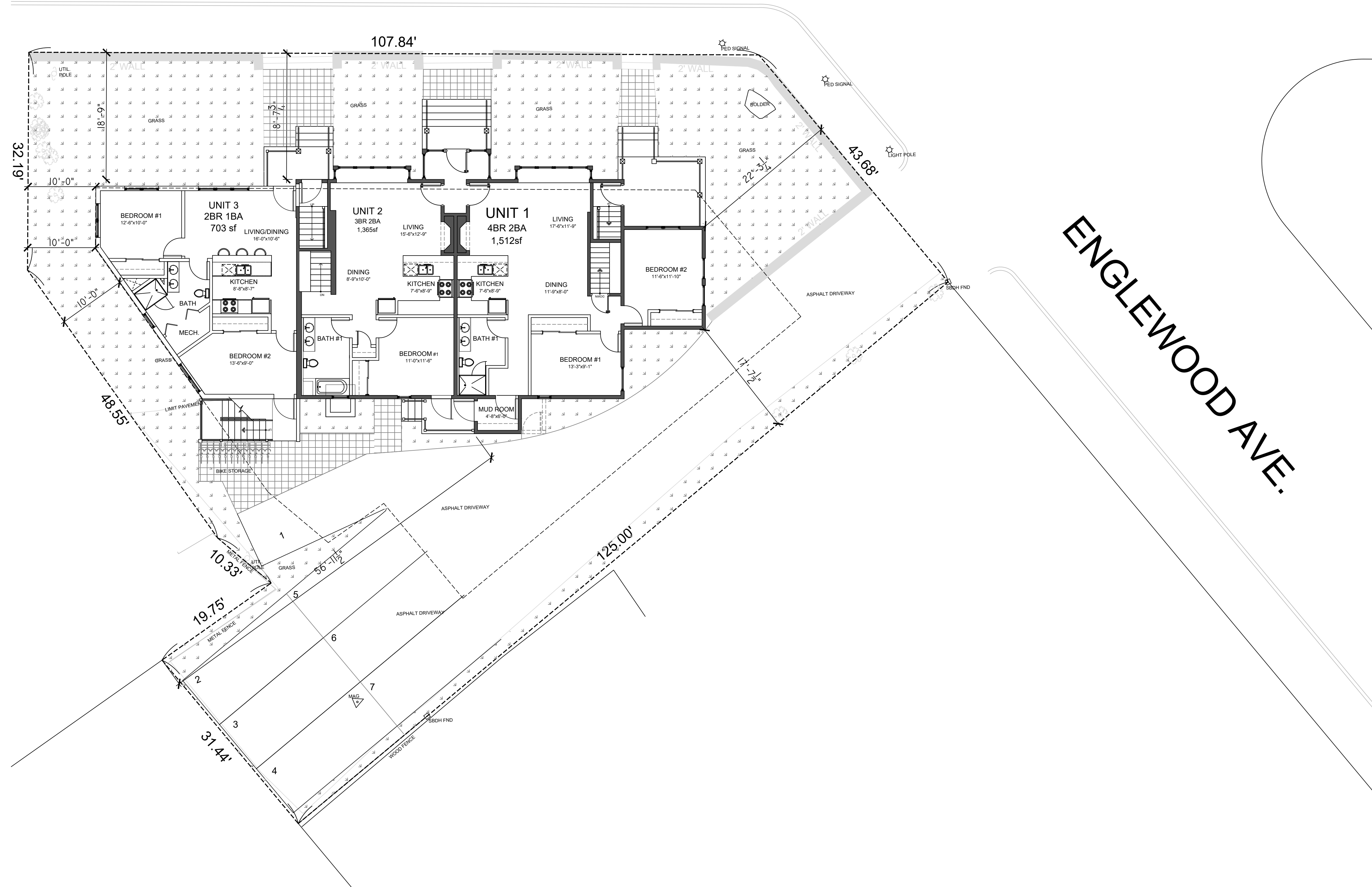
SHEET NUMBER

1
 OF
1

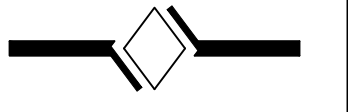
PLAN SCALE 1"=10'
DETAILS N.T.S.



SUTHERLAND ROAD



ENGLEWOOD AVE.

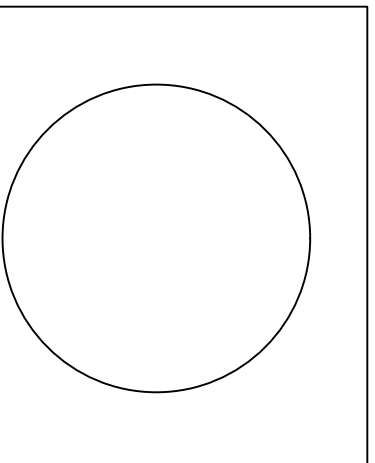


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ARCHITECTS + PLANNERS

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ARCHITECT

119 BRAINTREE STREET
SUITE 209
BOSTON, MA 02134

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



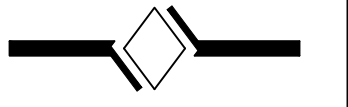
29 SUTHERLAND ROAD BOSTON, MA

REVISIONS		ISSUE/DESCRIPTION
NO.	DATE	ISSUE/DESCRIPTION
1		

SHEET TITLE:
**PROPOSED
SITE PLAN**

DATE: 05/25/2021
DRAWN BY: J.Y.
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-0.1

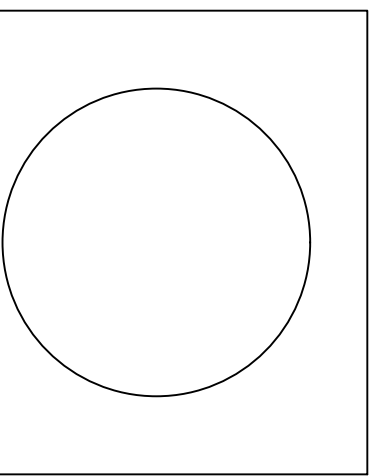


HENDREN ASSOCIATES
ARCHITECTS + PLANNERS

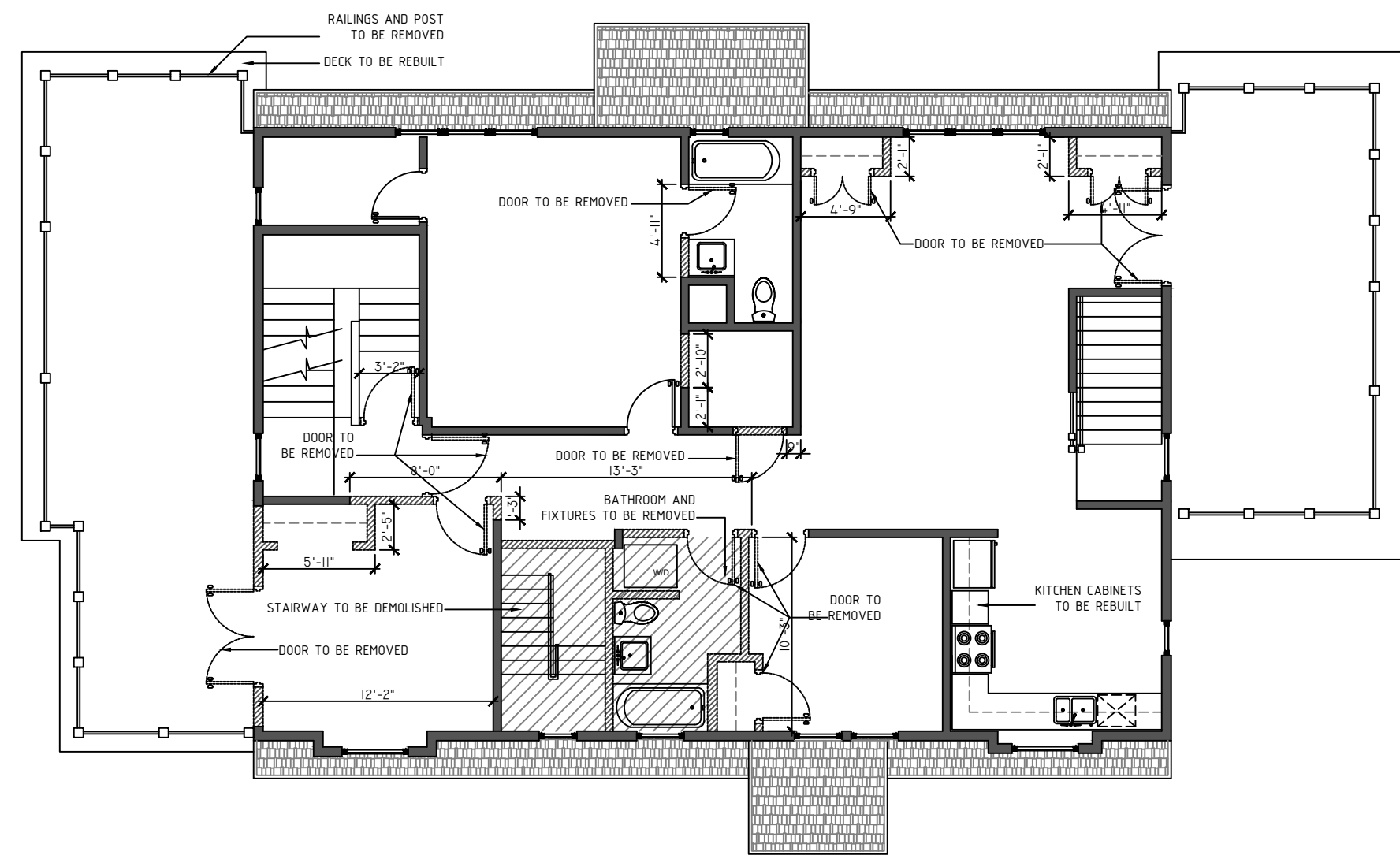
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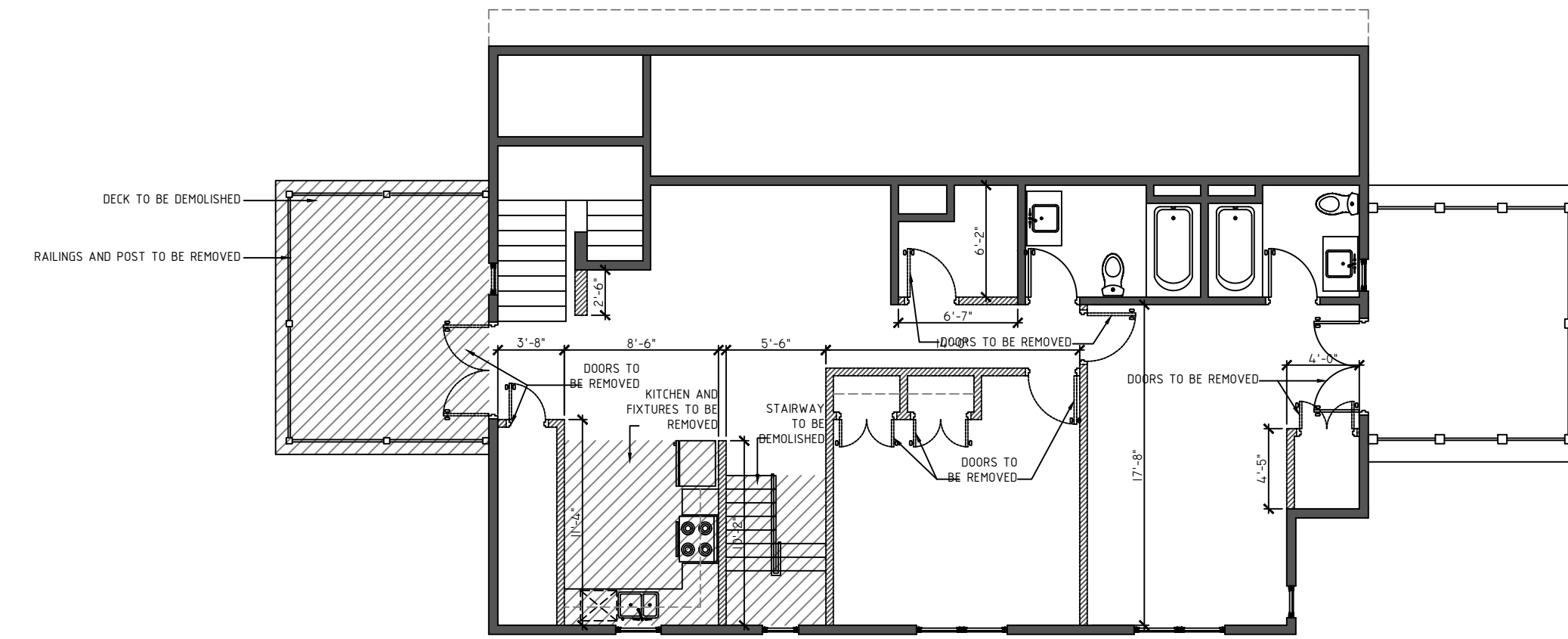


29 SUTHERLAND ROAD
BOSTON, MA



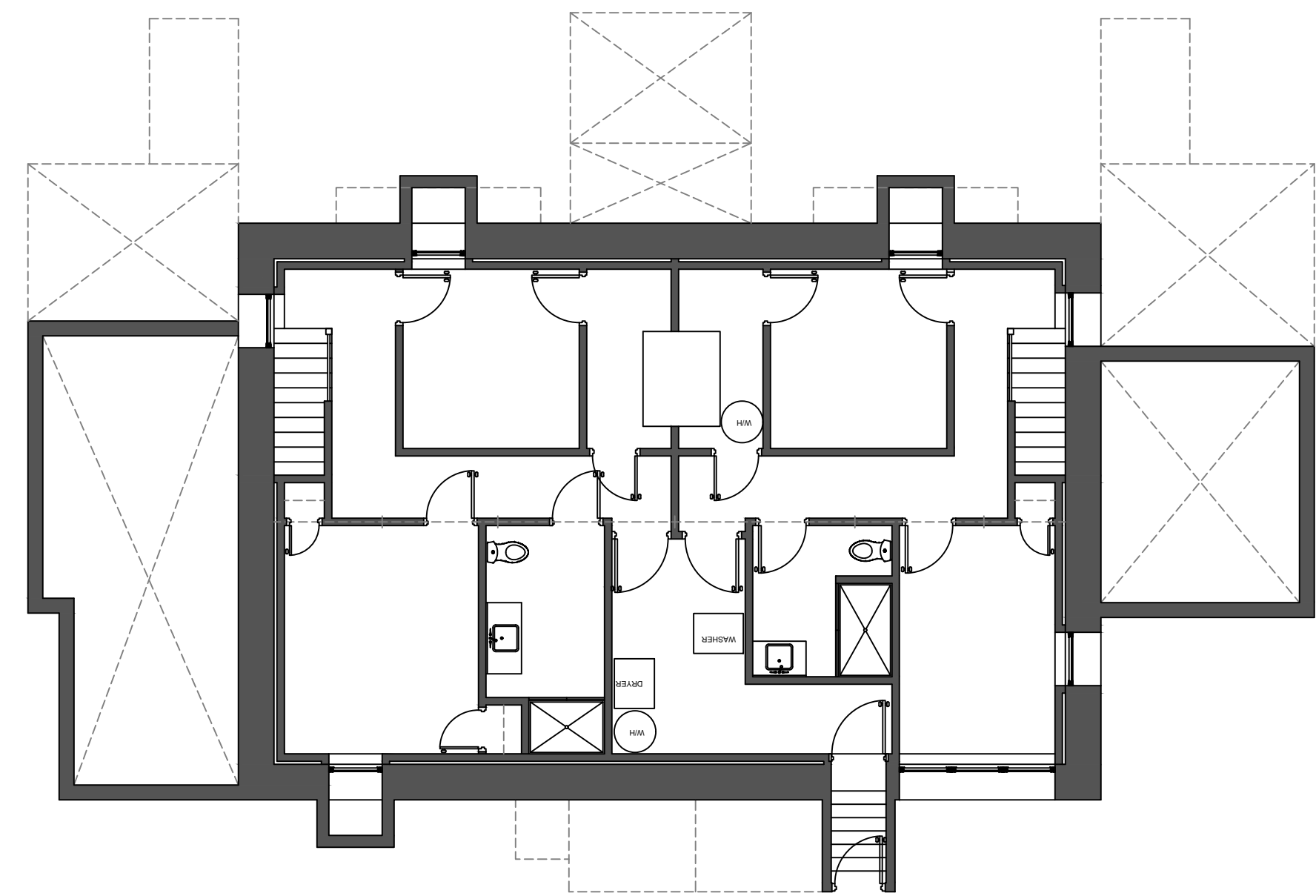
3 EXISTING SECOND FLOOR PLAN

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



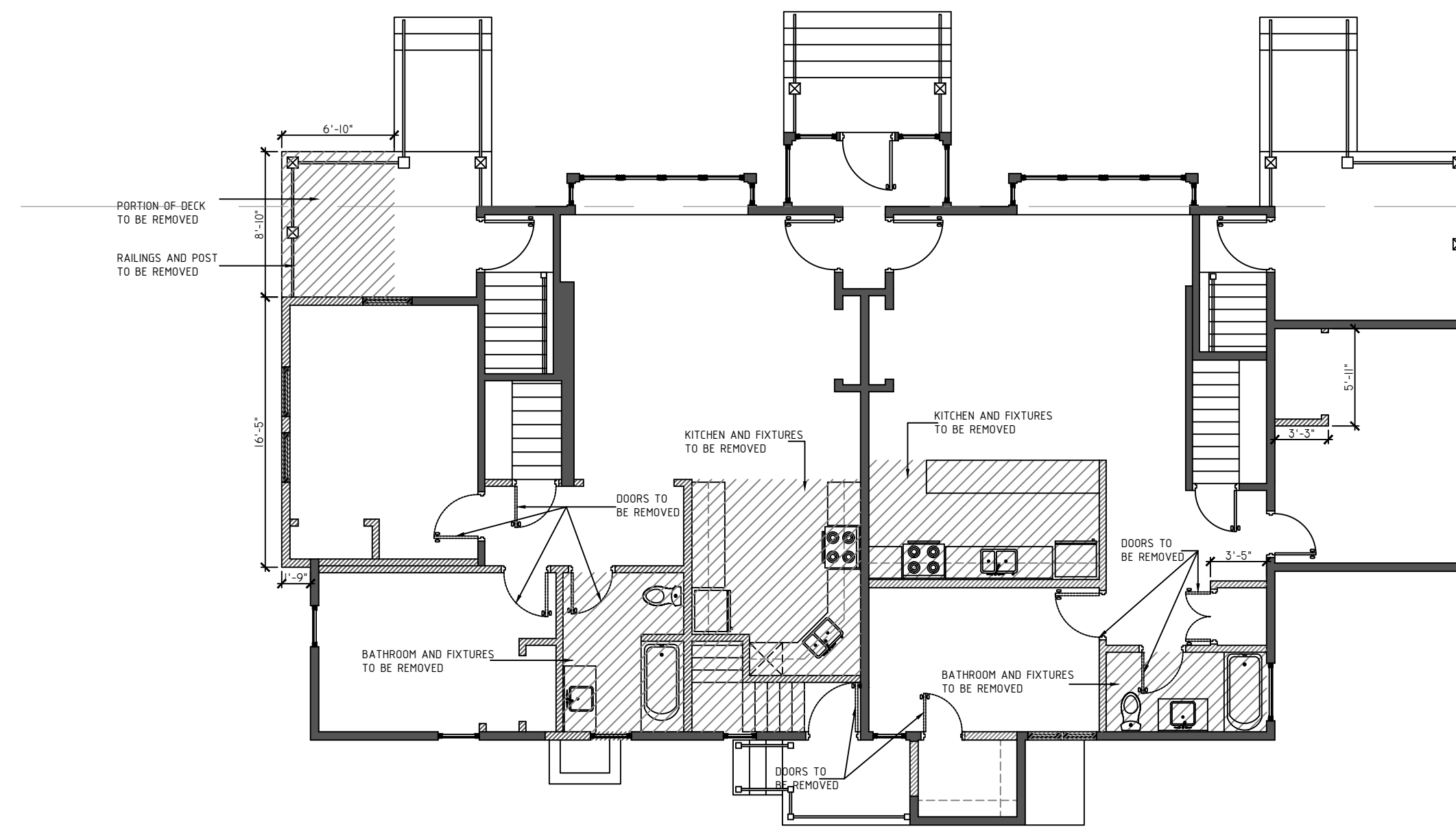
4 EXISTING THIRD FLOOR PLAN

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



1 EXISTING BASEMENT PLAN

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



2 EXISTING FIRST FLOOR PLAN

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

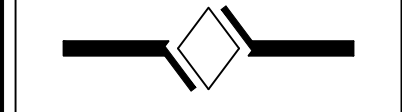
WALL SCHEDULE	
	EXISTING WALL
	WALLS TO BE DEMOLISHED

R E V I S I O N S			
NO.	DATE	ISSUE/DESCRIPTION	ISSUE/DESCRIPTION
1			

SHEET TITLE:
EXISTING FLOOR PLANS

DATE: 05/25/2021
 DRAWN BY: J.Y.
 CHKD. BY: GARY W. HENDREN
 JOB NO.:
 DWG. NO.:

A-1.0

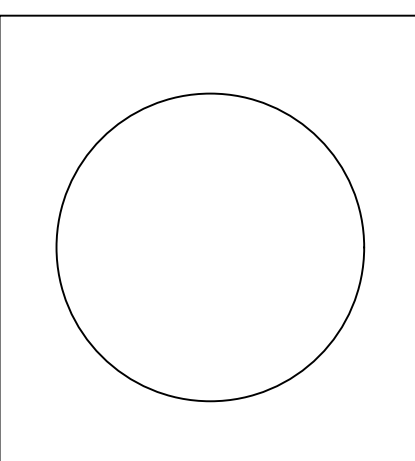


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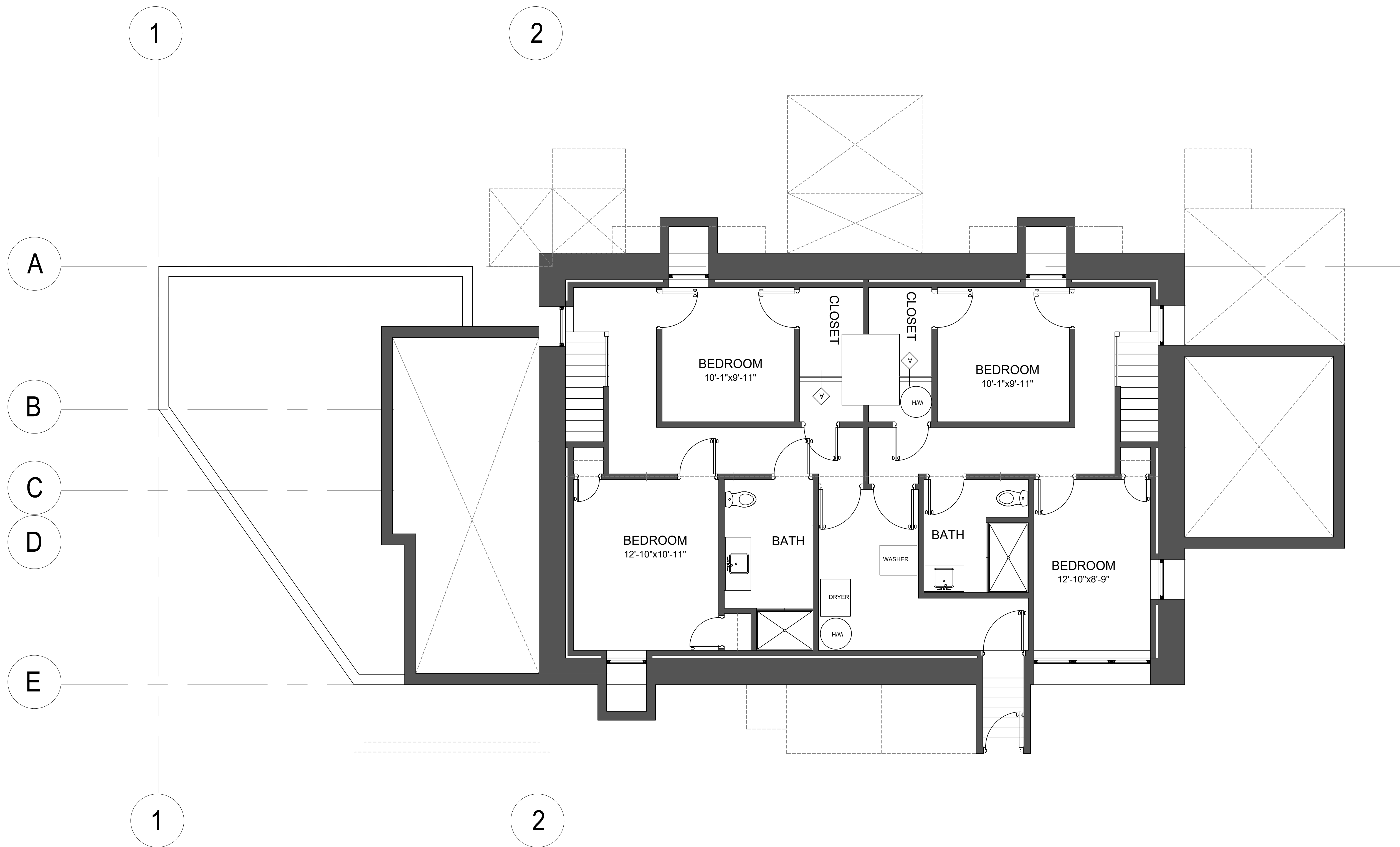
29 SUTHERLAND ROAD
BOSTON, MA

R E V I S I O N S	
NO.	DATE
1	

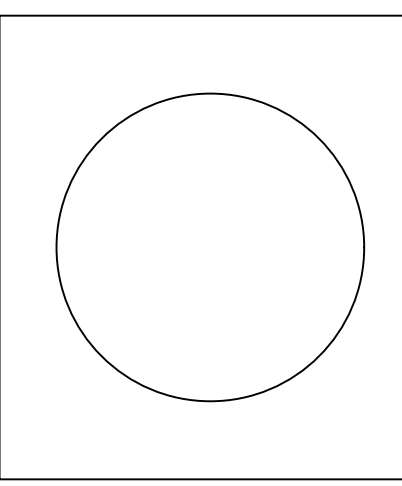
SHEET TITLE:
**PROPOSED
BASEMENT
PLAN**

DATE: 05/25/2021
DRAWN BY: J.Y.
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-1.1



WALL SCHEDULE	
	EXISTING WALL
	PROPOSED WALLS
	WALLS TO BE DEMOLISHED



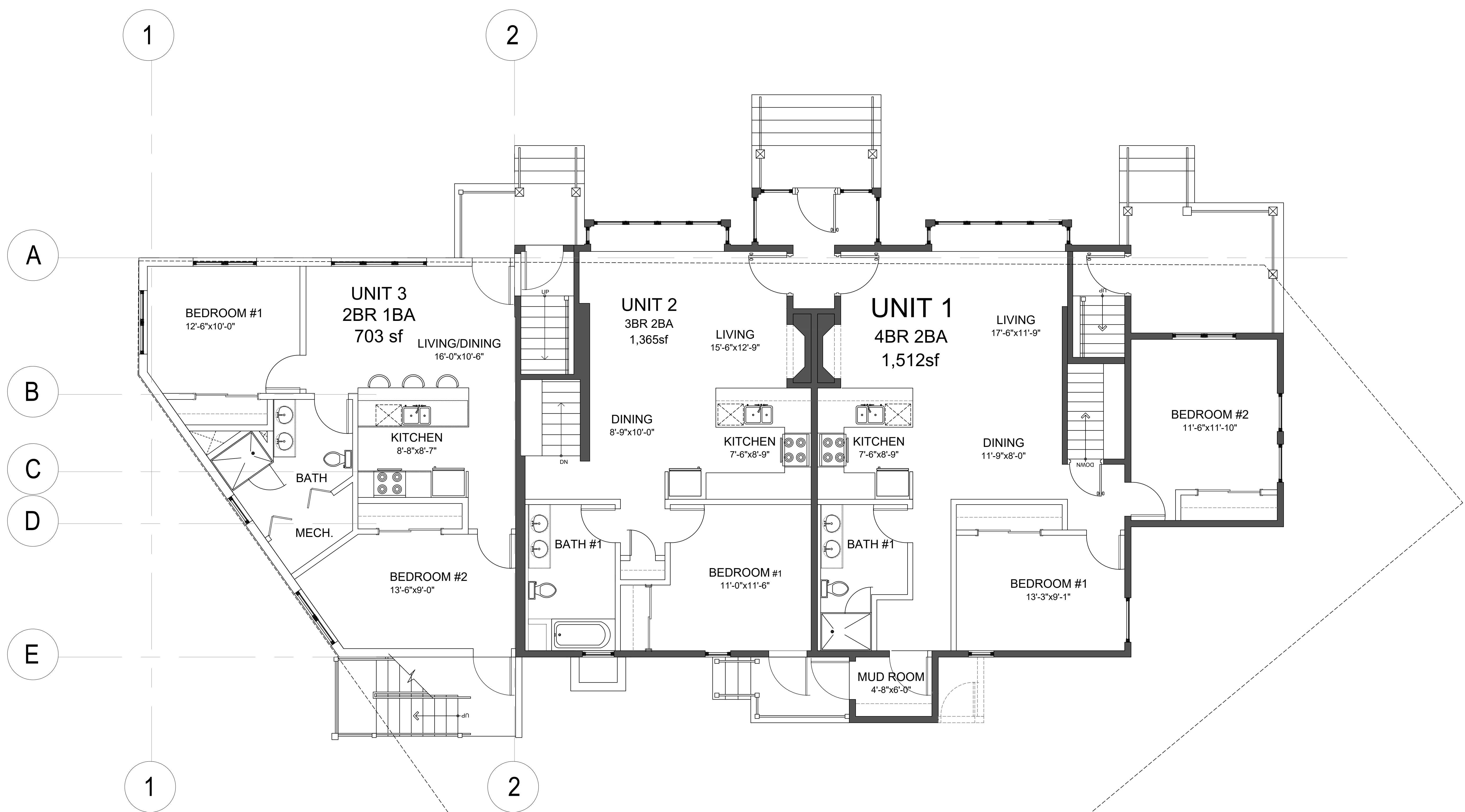
29 SUTHERLAND ROAD
BOSTON, MA

REVIEWS	
NO.	DATE
1	

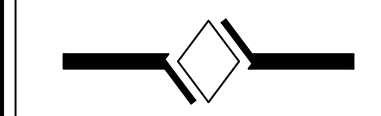
SHEET TITLE:
**PROPOSED
FIRST FLOOR
PLAN**

DATE: 05/25/2021
DRAWN BY: J.Y.
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-1.2



WALL SCHEDULE	
	EXISTING WALL
	WALLS TO BE DEMOLISHED
	PROPOSED WALLS

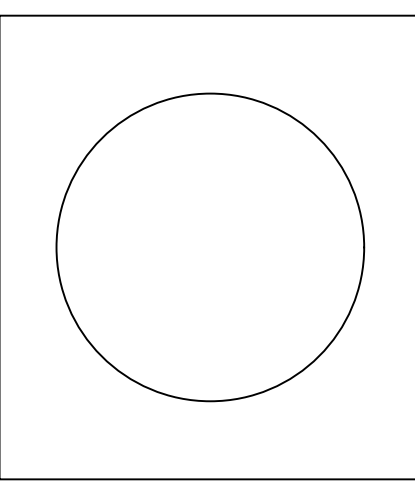


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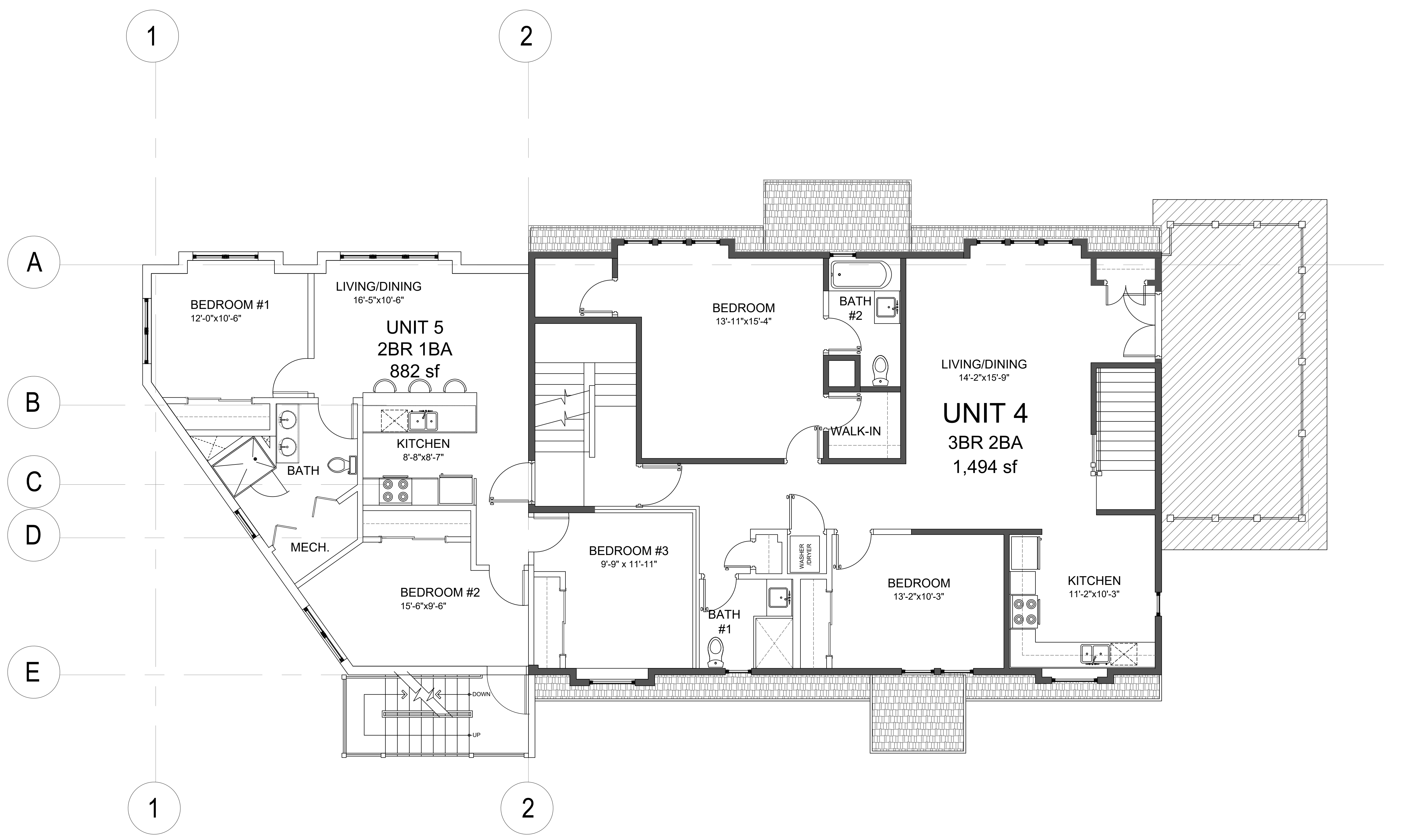
29 SUTHERLAND ROAD
BOSTON, MA

REVISONS	
NO.	ISSUE/DESCRIPTION
1	

SHEET TITLE:
**PROPOSED
SECOND
FLOOR PLAN**

DATE: 05/25/2021
DRAWN BY: J.Y.
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-1.3



WALL SCHEDULE	
	EXISTING WALL
	WALLS TO BE DEMOLISHED
	PROPOSED WALLS

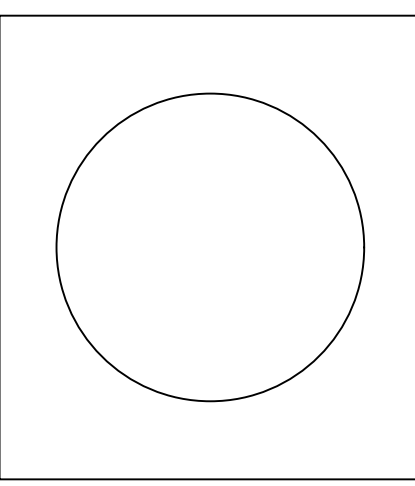


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29 SUTHERLAND ROAD
BOSTON, MA

R E V I S I O N S		I S S U E / D E S C R I P T I O N	
NO.	DATE	NO.	DATE
1			

SHEET TITLE:
EXISTING
ELEVATIONS

DATE: 05/25/2021
DRAWN BY: J.Y.
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-2.0



SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"

2 EXISTING NORTH ELEVATION (ENGLEWOOD AVE)



1 EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0"



2 EXISTING SOUTH ELEVATION

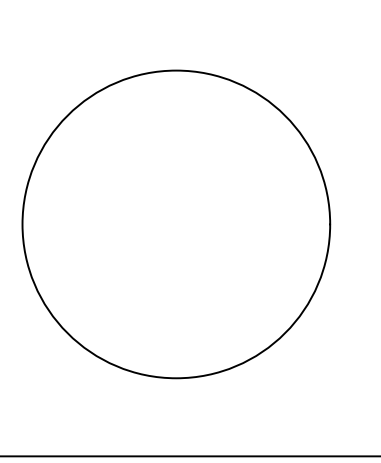
SCALE: 1/4"=1'-0"

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29 SUTHERLAND ROAD
BOSTON, MA

R E V I S I O N S		ISSUE/DESCRIPTION	
NO.	DATE	NO.	DATE
1			

SHEET TITLE:
EXISTING ELEVATIONS

DATE: 05/25/2021
DRAWN BY: J.Y.
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-2.1



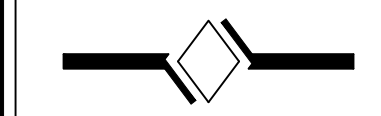
1 PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"

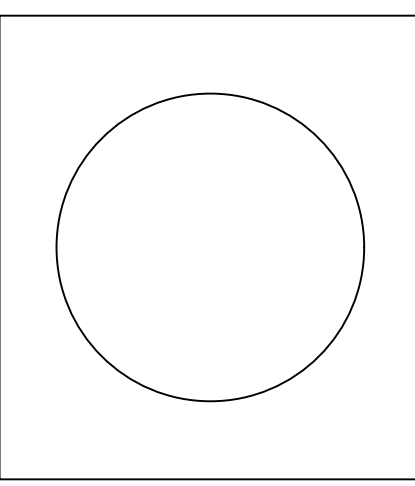


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29 SUTHERLAND ROAD
BOSTON, MA

R E V I S I O N S		ISSUE/DESCRIPTION	DATE	NO.

SHEET TITLE:
**PROPOSED
ELEVATIONS**

DATE: 05/25/2021
DRAWN BY: J.Y.
CHKD. BY: GARY W. HENDREN
JOB NO.:
DWG. NO.:

A-2.3