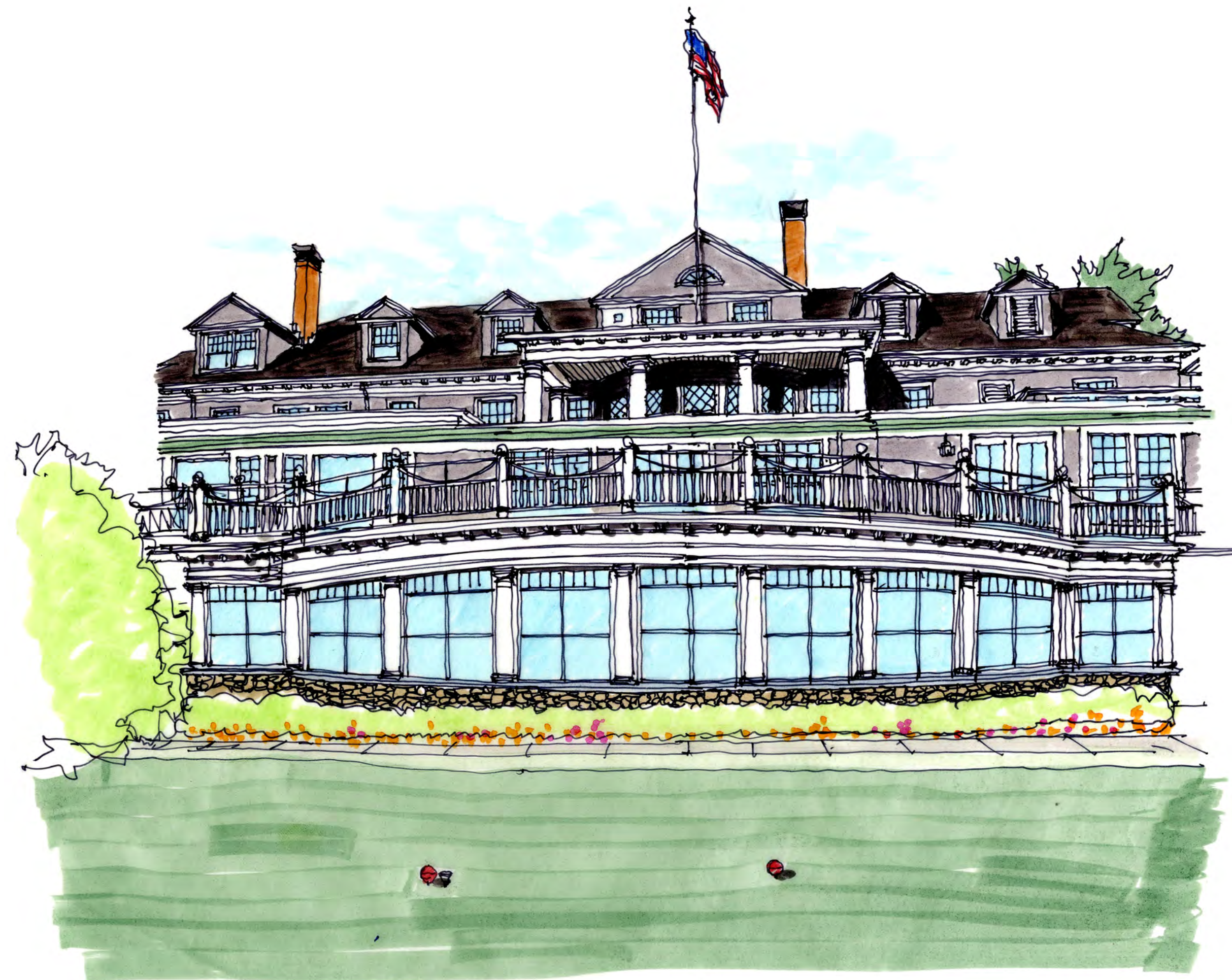


BRAE BURN CC

GRILLE ROOM & LOUNGE RENOVATION

326 FULLER STREET
W. NEWTON, MA 02465



SHEET INDEX

- EX1.0 EXISTING LOWER LEVEL FLOOR PLAN
- A1.4 PROPOSED LOWER LEVEL FLOOR PLAN
- A2.0 PROPOSED & EXISTING BUILDING ELEVATIONS

6-4-2012 REVIEW SET

NOT FOR CONSTRUCTION

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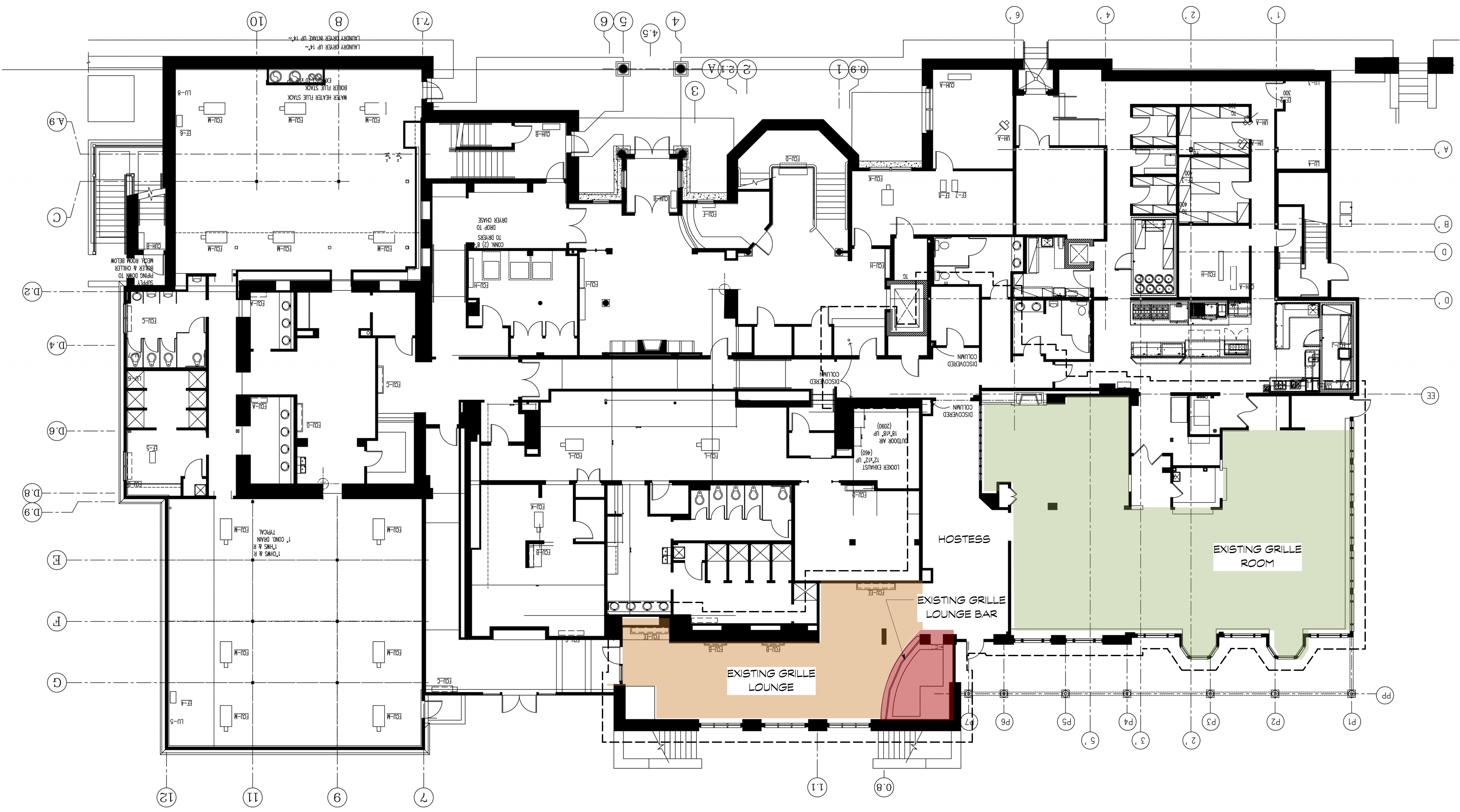
Revision and Release Notes	
No.	Date

PERMIT SET
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Project No.	2015008
Client	BRAE BURN CC
Site	326 FULLER ST.
Date	6-04-2012
Scale	NOTED ON TITLE
Drawn by	JFB
Checked by	SJA

BRAE BURN CC
326 FULLER ST.
W. NEWTON, MA 02465

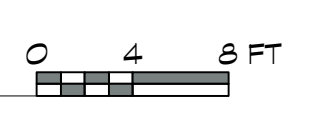
EXISTING LOWER LEVEL FLOOR PLAN



TOTAL HEATED EXISTING GRILLE ROOM, LOUNGE & BAR S.F.: 5,972 +/- S.F.

 EXISTING GRILLE ROOM	120 SEATS
 EXISTING GRILLE LOUNGE	32 SEATS
 EXISTING GRILLE LOUNGE BAR	4 SEATS
TOTAL SEATING :	156 SEATS

1 EXISTING LOWER LEVEL FLOOR PLAN
Scale: 1/8" = 1'-0"



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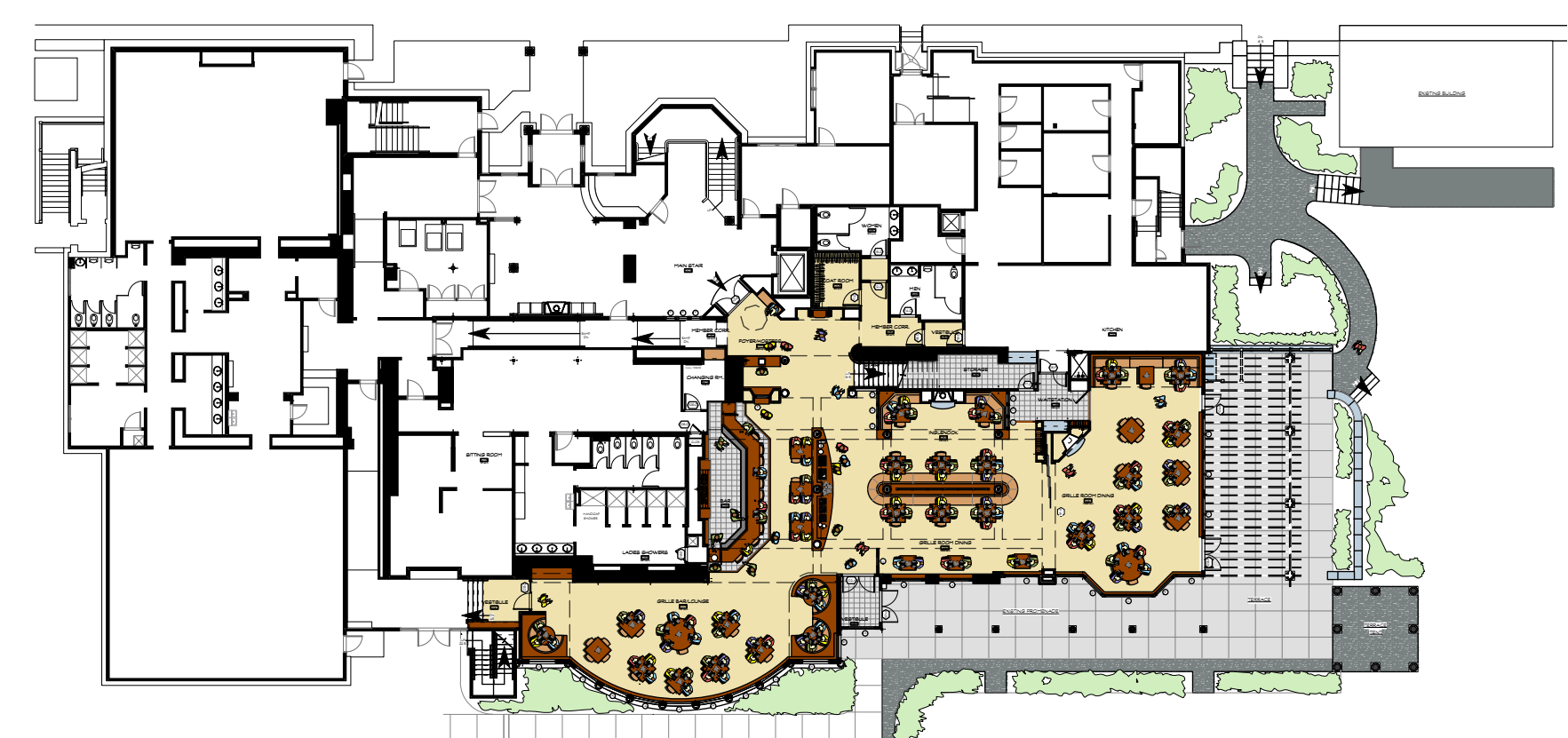
Revision and Reissue Notes		
No.	Date	Issue Notes

PERMIT SET
PRINT NOT FOR CONSTRUCTION

Project Manager	SJA
Drawn By	JFB
Scale	NOTED ON TITLE
Date	6-04-2012
Project No.	2012008

BRAE BURN CC
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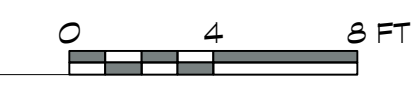
LOWER LEVEL FLOOR PLAN



2 LOWER LEVEL FLOOR KEY PLAN
Scale: 1/32" = 1'-0"



TOTAL ADDED HEATED S.F.:	396 S.F. +/-
TOTAL EXISTING GRILLE ROOM & BAR SEAT COUNT:	156
TOTAL PROPOSED GRILLE ROOM & BAR SEAT COUNT:	156
TOTAL PROPOSED TERRACE SEAT COUNT:	32



1 LOWER LEVEL FLOOR PLAN
Scale: 3/16" = 1'-0"

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Revision and Reissue Notes	
No.	Date

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CONSTRUCTION

Project No.	2015008
Scale	NOTED ON TITLE
Date	6-04-2012
Project Name	BRAE BURN CC

BRAE BURN CC
326 FULLER ST.
W. NEWTON, MA 02465

SOUTH & EAST ELEVATIONS



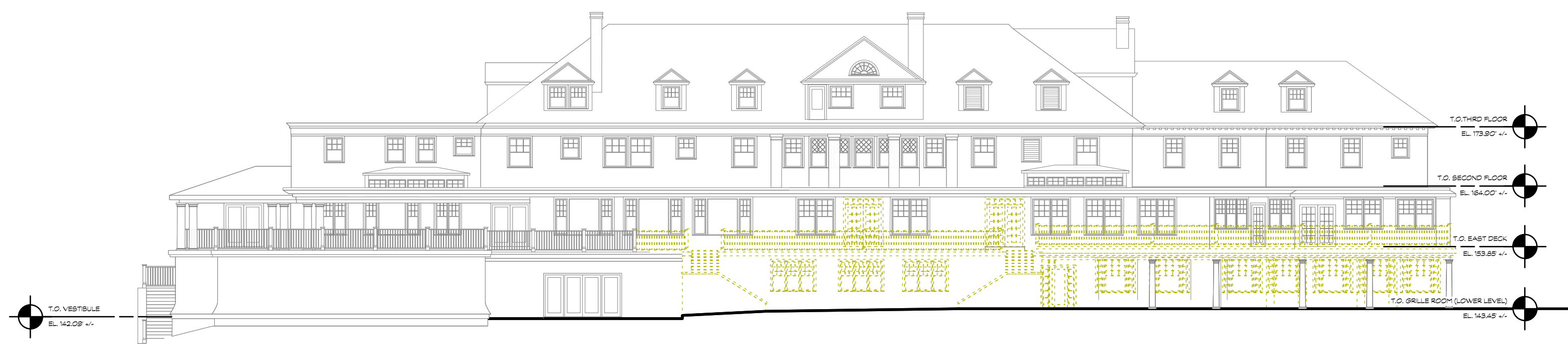
1 SOUTH FACING BUILDING ELEVATION
Scale: 1/8" = 1'-0"



2 EAST FACING BUILDING ELEVATION
Scale: 1/8" = 1'-0"



3 EXISTING BUILDING PHOTOS



4 SOUTH FACING EXISTING/DEMO BUILDING ELEVATION
Scale: 1/16" = 1'-0"



5 EAST FACING EXISTING/DEMO BUILDING ELEVATION
Scale: 1/16" = 1'-0"

6/5/12 4:15:42 PM 2012-05-07-10:00-01-V1-W1P.dwg

PROPOSED GRILLE ROOM RENOVATION BRAE BURN COUNTRY CLUB IN WEST NEWTON, MASSACHUSETTS (Middlesex County)

OWNER/APPLICANT

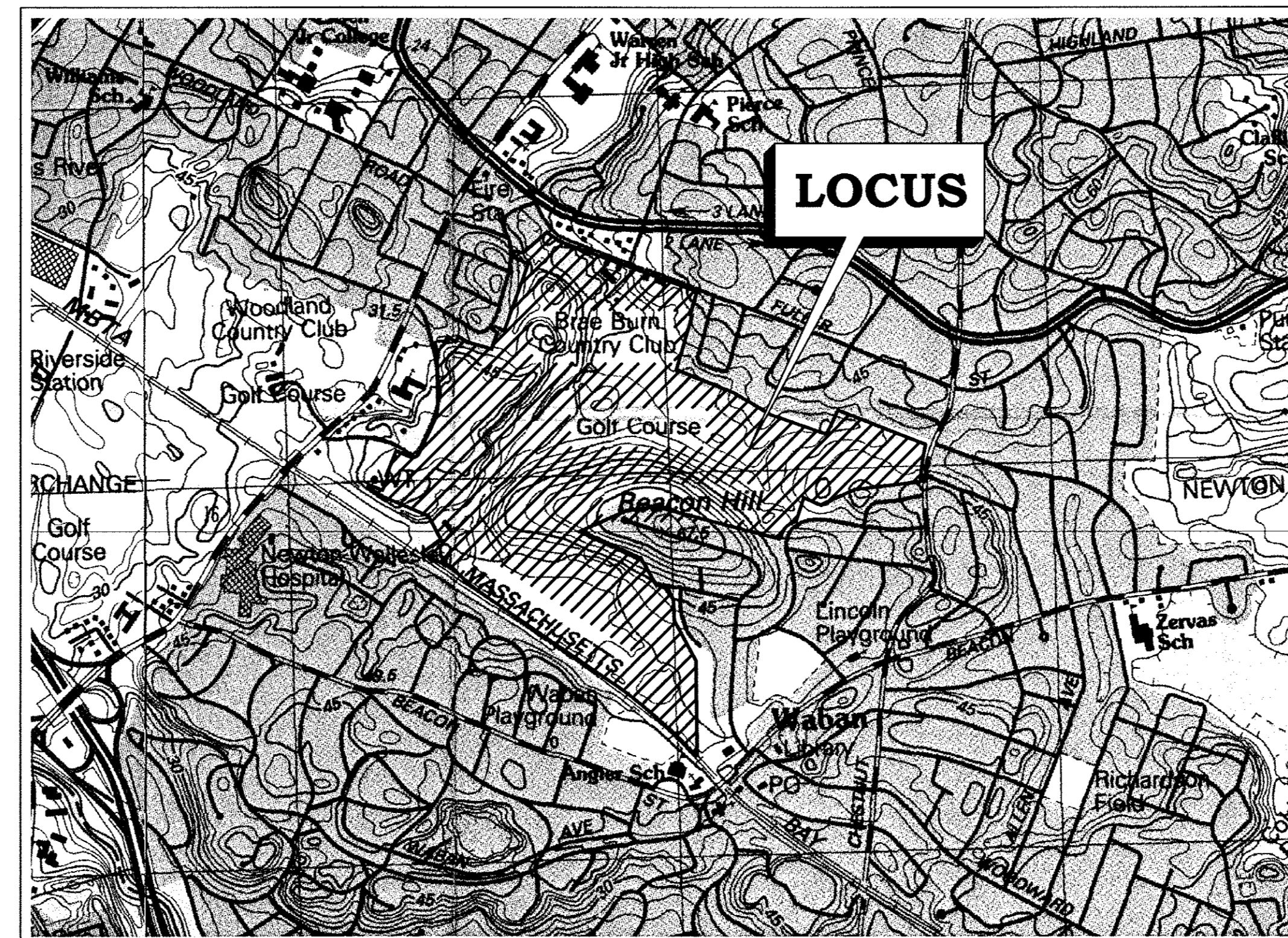
Brae Burn Country Club
326 Fuller Street
Newton, Massachusetts 02465

ARCHITECT

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Portsmouth, New Hampshire

CIVIL ENGINEER/SURVEYOR/ LANDSCAPE ARCHITECT

Beals and Thomas, Inc.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772



Locus Map
Scale: 1" = 1000'

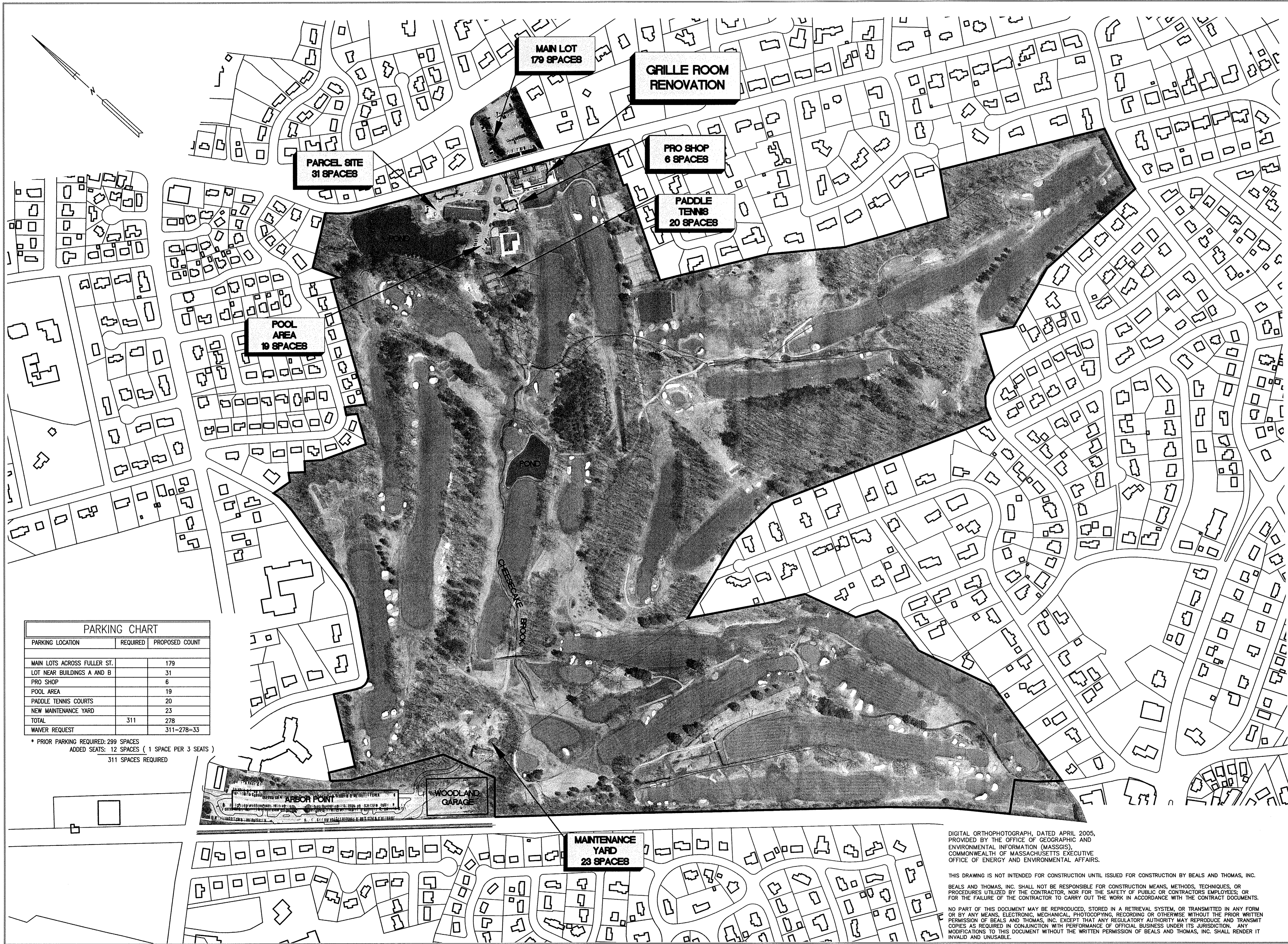


SHEET INDEX

	Cover Sheet
C1.0	Parking Exhibit Plan
C2.0	Site Preparation Plan
C3.0	Site Layout Plan
C4.0	Landscape Plan

Permit Plan Set - April 09, 2012
Revised - May 08, 2012
Revised - May 24, 2012

Job No.: 0797.22
Plan No.: 0797P041D-001



PARKING CHART		
PARKING LOCATION	REQUIRED	PROPOSED COUNT
MAIN LOTS ACROSS FULLER ST.		179
LOT NEAR BUILDINGS A AND B		31
PRO SHOP		6
POOL AREA		19
PADDLE TENNIS COURTS		20
NEW MAINTENANCE YARD		23
TOTAL	311	278
WAVAR REQUEST		311-278=33

* PRIOR PARKING REQUIRED: 299 SPACES
 ADDED SEATS: 12 SPACES (1 SPACE PER 3 SEATS)
 311 SPACES REQUIRED

PREPARED FOR:

BRAE BURN COUNTRY CLUB
 326 FULLER STREET
 WEST NEWTON, MASSACHUSETTS



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	ISSUE DATE	DESCRIPTION
DES	DWN	CHK'D APP'D

PROJECT:
PROPOSED GRILLE ROOM RENOVATION
BRAE BURN COUNTRY CLUB
 WEST NEWTON, MASSACHUSETTS

SCALE: 1" = 200' DATE: APRIL 04, 2012

PARKING EXHIBIT PLAN

B+T JOB NO. 0797.22

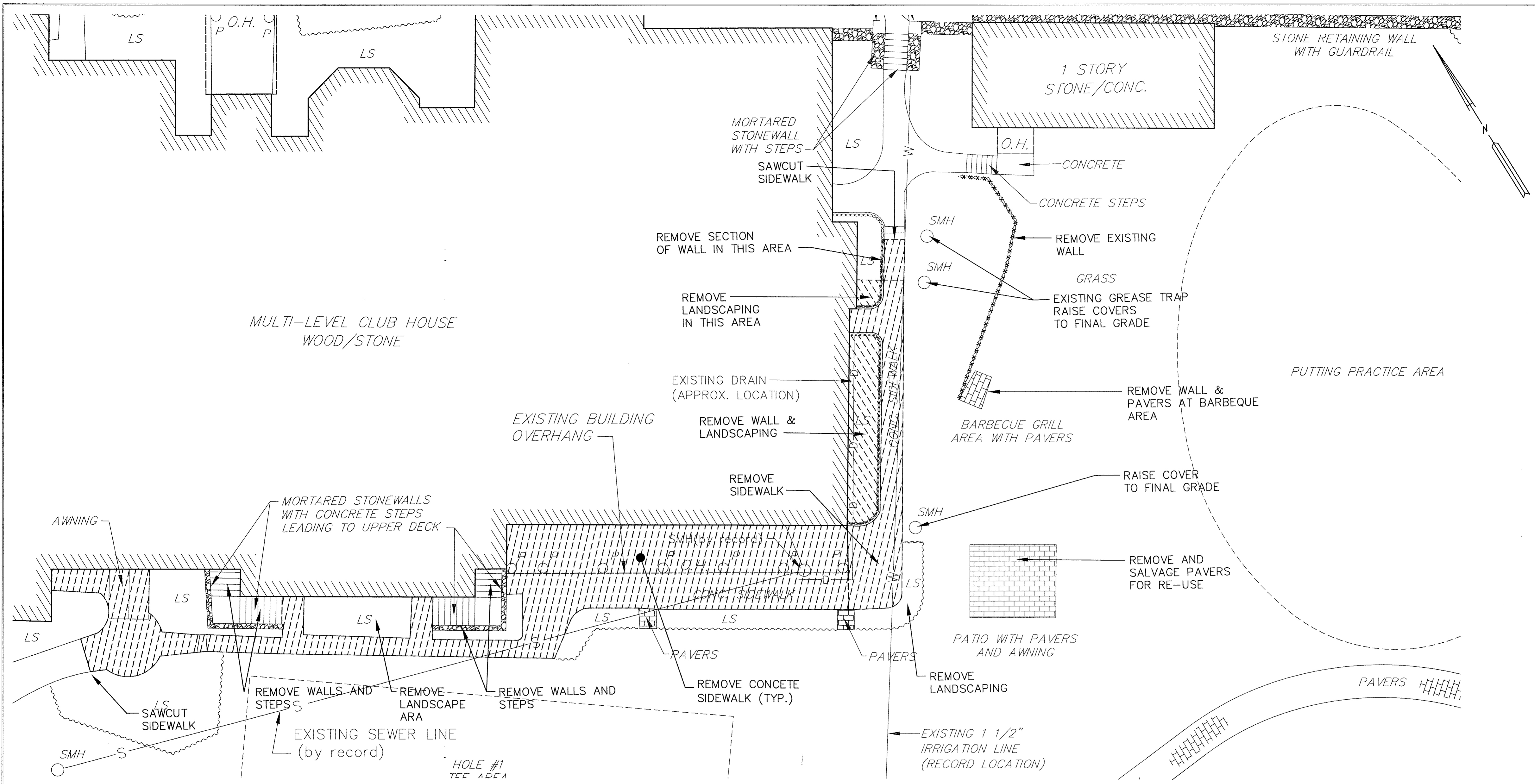
B+T PLAN NO.
 0797P040E-001

C1.0

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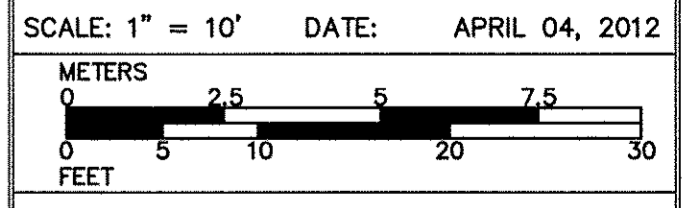
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	ISSUE DATE	DESCRIPTION	
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PROJECT:
PROPOSED GRILLE ROOM RENOVATION
BRAE BURN COUNTRY CLUB
 WEST NEWTON, MASSACHUSETTS



EXISTING CONDITIONS SITE PLAN

B+T JOB NO. 0797.22
 B+T PLAN NO. 0797P041D-002
C2.0

LEGEND

	SEWER MANHOLE
	DRAIN MANHOLE
	GAS GATE
	WATER GATE
	LIGHT POLE
	CHAIN LINK FENCE
	GUARDRAIL/GUIDERAIL
	CONCRETE CURB
	VERTICAL GRANITE CURB
	POST
	SIGN
	TREE
	LANSCAPED AREA
	STONE WALL
	BUILDING
	BITUMINOUS CONCRETE
	CONCRETE
	BUILDING OVERHANG

NOTES

- UNDERGROUND UTILITIES ARE NOT SHOWN.
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING A ZEISS ELTA TOTAL STATION ON MAY 28, 2010.
- THIS PLAN IS NOT INTENDED TO BE USED FOR PROPERTY LINE PURPOSES.
- EASEMENTS OF RECORD ARE NOT SHOWN.

PROPOSED LEGEND

	PROPOSED RETAINING WALL
	PROPOSED DRAIN LINE
	PROPOSED AREA DRAIN
	AREA OF REMOVAL
	PROPOSED PAVERS
	PROPOSED CONCRETE PATIO

ZONING SUMMARY TABLE - BRAE BURN COUNTRY CLUB, WEST NEWTON, MA

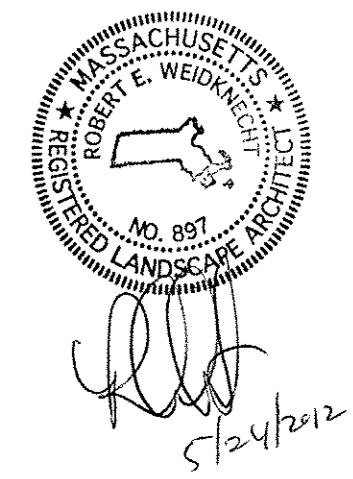
ZONING DISTRICT	SINGLE RESIDENCE 1		
OVERLAY ZONING DISTRICT	FLOODPLAIN / WETLANDS PROTECTION DISTRICT		
ASSESSORS MAP# AND LOT#	MAP 43, BLOCK 45, LOT 27; MAP 53, BLOCK 40, LOT 13; MAP 32, BLOCK 27, LOT 1		
	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	15,000 S.F.	8,275,967 S.F.	8,275,967 S.F.
LOT FRONTAGE	100'	340'	340'
MINIMUM FRONT YARD SETBACK	25'	UNCHANGED	UNCHANGED
MINIMUM SIDE YARD SETBACK	12.5'	UNCHANGED	UNCHANGED
MINIMUM REAR YARD SETBACK	25'	90'	90'
MAXIMUM BUILDING HEIGHT	30 FT OR 2 1/2 STORIES	UNCHANGED	UNCHANGED
TOTAL FAR	0.25	0.011	UNCHANGED
MAXIMUM BUILDING LOT COVERAGE	20%	0.7%	UNCHANGED
MINIMUM OPEN SPACE	65%	97.6%	97.5% ±
NUMBER OF PARKING SPACES	SEE PARKING PLAN		
* EXISTING CART BARN DOES NOT MEET MINIMUM FRONT SETBACK			
** EXISTING 3-STORY CLUBHOUSE EXCEEDS MAXIMUM BUILDING HEIGHT			

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PREPARED FOR:

BRAE BURN COUNTRY CLUB

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WEST NEWTON, MASSACHUSETTS



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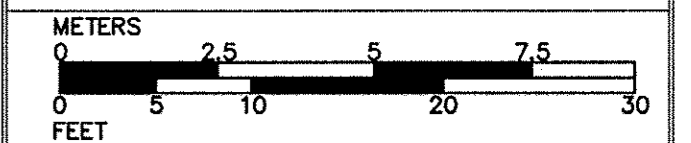


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Southborough, Massachusetts 01772-2104
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PROJECT:
PROPOSED GRILLE ROOM RENOVATION
BRAE BURN COUNTRY CLUB
WEST NEWTON, MASSACHUSETTS

SCALE: 1" = 10' DATE: APRIL 04, 2012

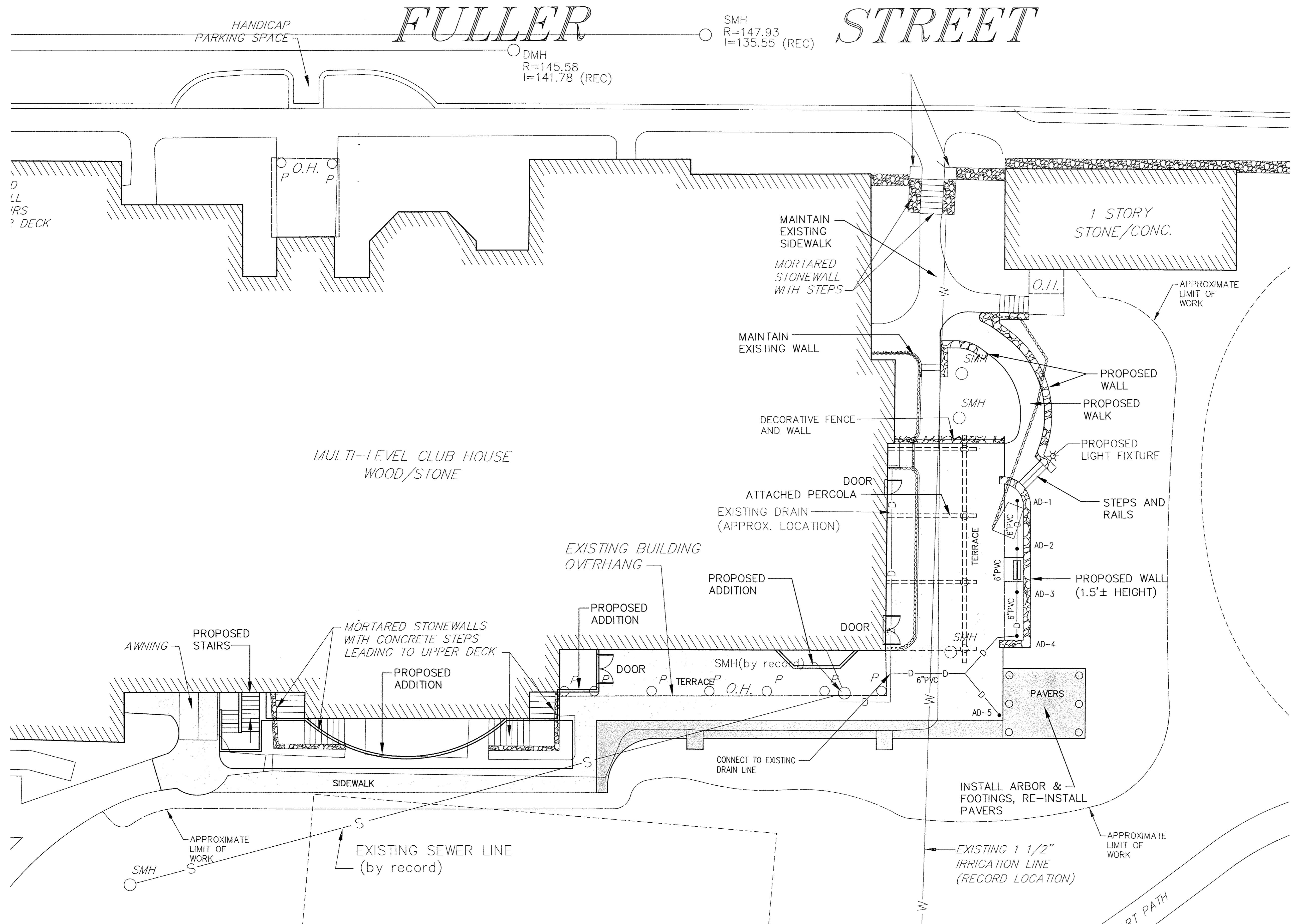


PROPOSED SITE PLAN

B+T JOB NO. 0797.22

B+T PLAN NO. 0797P041D-003

C3.0



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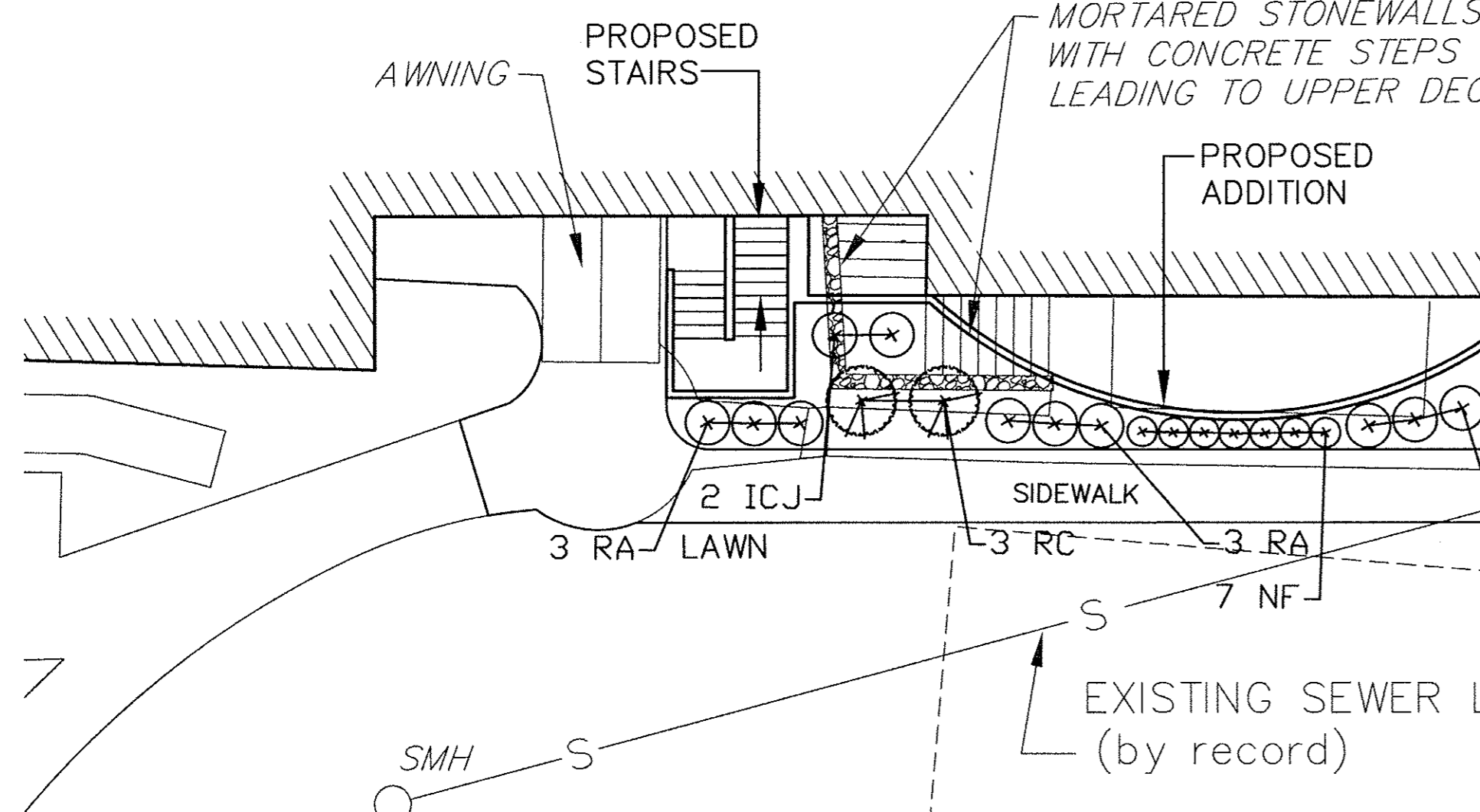
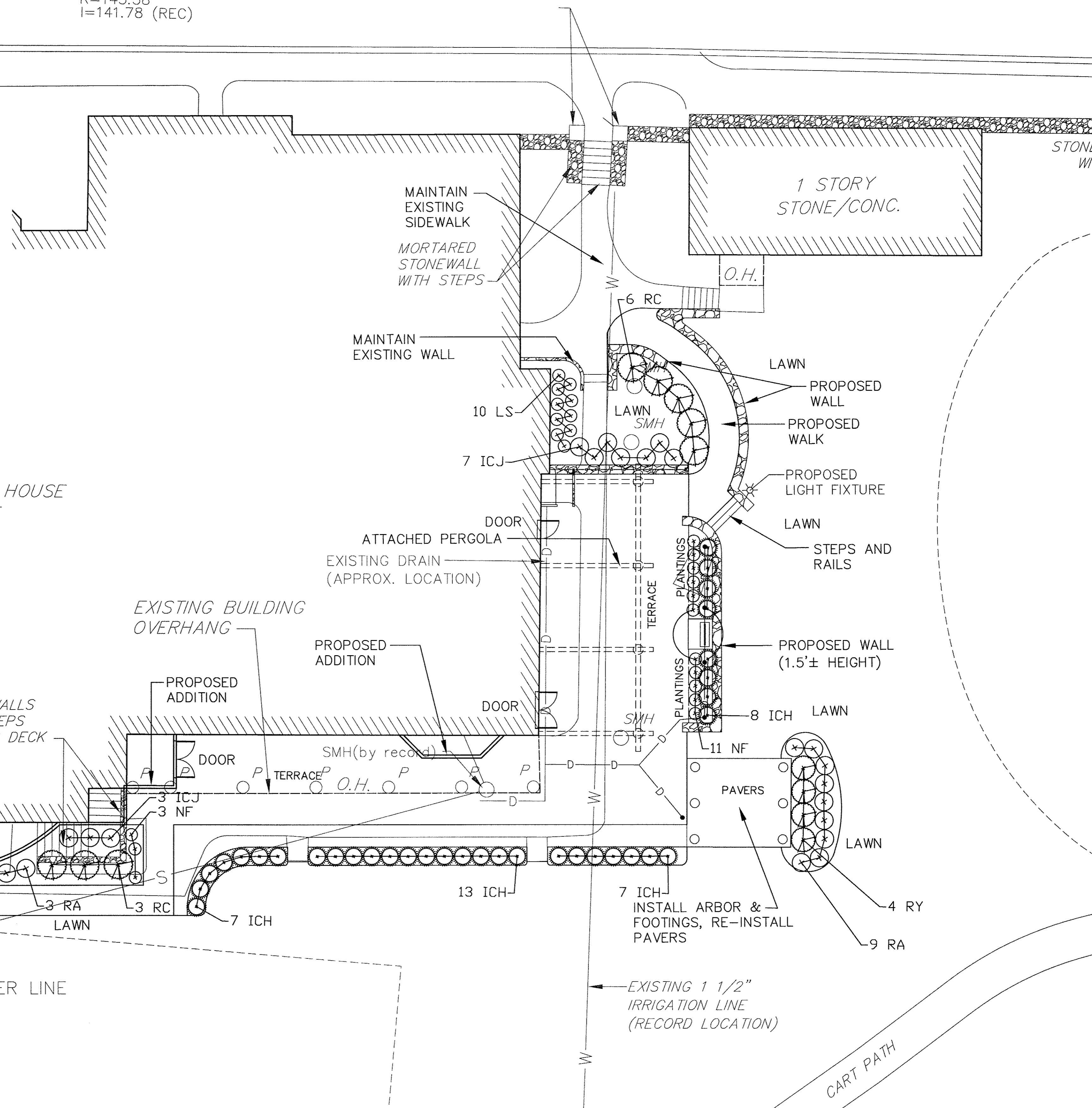
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STREET

DMH
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I=141.78 (REC)

SMH
R=147.93
I=135.55 (REC)

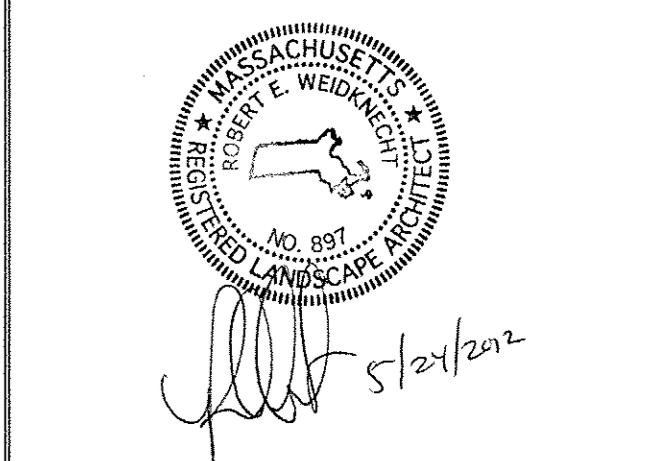
PLANT SCHEDULE					
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
35	ICH	ILEX CRENATA 'HOOGENDORN'	DWARF JAPANESE HOLLY	2 1/2'-3' HT.	CONTAINER
14	ICJ	ILEX CRENATA 'JERSEY PINNACLE'	UPRIGHT JAPANESE HOLLY	4-5' HT.	B&B,
10	LS	LEUCOTHOE 'SCARLETTA'	DROOPING LEUCOTHOE	15-18" HT.	CONTAINER
22	NF	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW PERSIAN CATMINT	#2	CONTAINER
17	RC	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON	3-3 1/2' HT.	B&B,
4	RY	RHODODENDRON 'YAKU PRINCESS'	DWARF RHODODENDRON	2 1/2'-3' HT.	CONTAINER
18	RA	RHUS AROMATICA 'GRO LOW'	GROW LOW SUMAC	15-18"	CONTAINER



PREPARED FOR:

BRAE BURN COUNTRY CLUB

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PROJECT:
**PROPOSED GRILLE ROOM RENOVATION
BRAE BURN COUNTRY CLUB**
WEST NEWTON, MASSACHUSETTS

SCALE: 1" = 10' DATE: MAY 04, 2012

PROPOSED LANDSCAPE PLAN

B+T JOB NO. 0797.22
B+T PLAN NO. 0797P041D-004

C4.0

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