



- PROPOSED LEGEND**
- PROPERTY LINE
 - - - ZONING DISTRICT LINE
 - - - 100' WETLAND BUFFER
 - - - 150' WETLAND BUFFER
 - - - LEASE LINE
 - UNDERGROUND ELECTRIC LINE
 - GAS LINE
 - WATER LINE
 - SEWER LINE
 - STORM LINE
 - CATCHBASIN
 - ⊙ SEWER MANHOLE
 - ⊙ DRAIN MANHOLE
 - ▨ SUBSURFACE INFILTRATION SYSTEM


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| Revised | By | Appr. | Date |
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Project
RESIDENCES OF SOUTH BROOKLINE
 BROOKLINE, MA

Client
CHESTNUT HILL REALTY
 300 INDEPENDENCE DR.
 CHESTNUT HILL, MA 02137

Drawing Title
UTILITY PLAN - EAST

Project No.
 210810271

Drawing No.
L-5

Project Information

The massing and height of the proposed buildings are consistent with the materials and design vocabulary of the surrounding residential neighborhood. All buildings will feature a combination of brick and siding to fit in with the surrounding apartment buildings and single-family homes. The three-story buildings are sited near the neighboring single-family houses. The compatible residential scale of these buildings is reinforced by the inclusion of sloped roofs incorporating a mixture of gables, dormers and front entrance porches that enrich the façades. The larger five-story apartment building is located a more comfortable distance away from the abutting properties in order to respect the scale of the existing neighborhood residences. All of the proposed buildings will be appointed with finely detailed exterior trim, cornices and casing to tie them into the existing fabric of the neighborhood. The resulting appearance is of distinct and identifiable residential buildings with scale, proportions and materials that fit with the existing buildings on the site and the surrounding neighborhood. We have included perspective sketches indicating views of the project from adjacent properties or public ways and elevations as well as floor plans and building sections.

Size of Development:

Total Number of Units: 271

Number of Buildings: 12

Number of Handicapped Accessible Units As required by code:

The 11 three-story buildings contain 36 Group 1 units and 6 Group 2A units;

The five-story building contains 138 Group 1 units and 7 Group 2A units.

Number of Stories:

11 three-story buildings; and

1 five-story building

Number of Commercial Units: None

Total Gross Square Footage of Building Space: 331,900 SF of Residential Building

The 11 three-story buildings contain 165,550 SF.

The five-story apartment building contains 166,350 SF for the residential part of the apartment building. The parking garage (56,652 SF) and resident community space (8,054 SF) add an additional 64,706 SF.

Total Gross Square Footage of Commercial Space: None

Project Type: New Construction

Construction Type (if applicable, indicate number of each): The eleven 3 story buildings are approximately 43 feet in height and Construction Type VB. The 5 story apartment

building is a mid-rise building (between 35-70 feet). The Construction Type for the apartment building is IIIB and the construction type for the parking garage is Type IA.

Fire Code Type: Wood Frame (Fire treated framing required for five story building)

Type Fuel: Gas

Parking Spaces:

Below-Grade/Partially Below-Grade: 144

Surface: 309

Total: 446

Area median income: \$97,800 based upon HUD's FY 2012 Median Family Income data for Boston-Cambridge-Quincy, MA-NH HMFA

Statistical Metropolitan Area is: Boston – Cambridge – Quincy; MA – NH MSA



Perspective of Apartment Building from Point 2 on Illustrative Site Plan



Perspective of Apartment Building from Point 1 on Illustrative Site Plan