

Touloukian Touloukian Inc.

Architecture + Urban Design

151 Pearl Street, 2nd Floor
Boston, Massachusetts 02110

The Residences of South Brookline

Preliminary Peer Review

Brookline Zoning Board of Appeals

23 July 2014



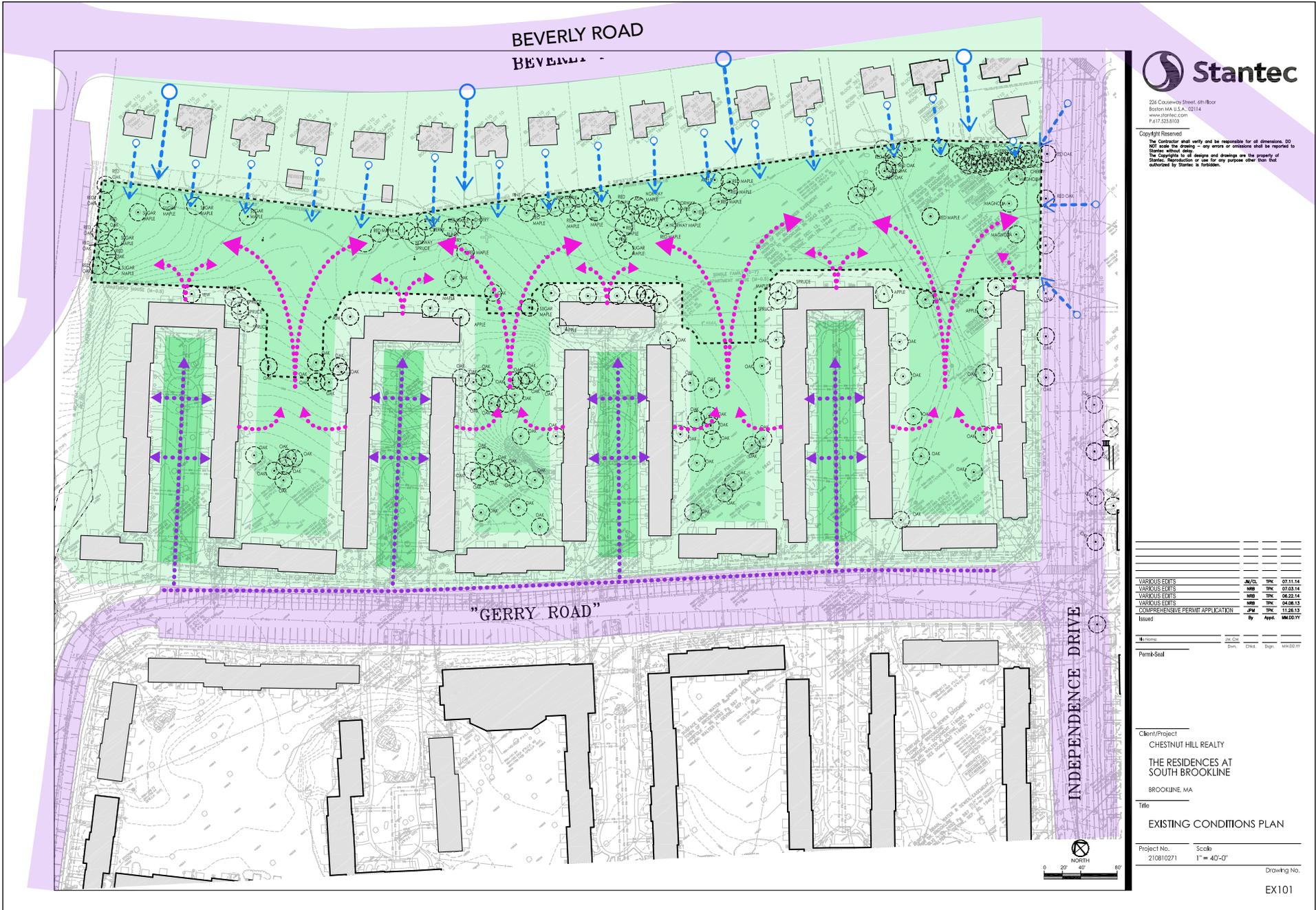












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VARIOUS EDITS	MB	TRK	07.08.14
VARIOUS EDITS	MB	TRK	06.22.14
VARIOUS EDITS	MB	TRK	04.06.13
COMPREHENSIVE PERMIT APPLICATION	CM	TRK	11.29.13
Issued	By	App.	MM/DD/YY
Permit-Seal	Rev.	Chk.	Dgn.

Client/Project
CHESTNUT HILL REALTY
THE RESIDENCES AT
SOUTH BROOKLINE
BROOKLINE, MA

Title
EXISTING CONDITIONS PLAN

Project No. 210810271 Scale 1" = 40'-0"

Drawing No. EX101

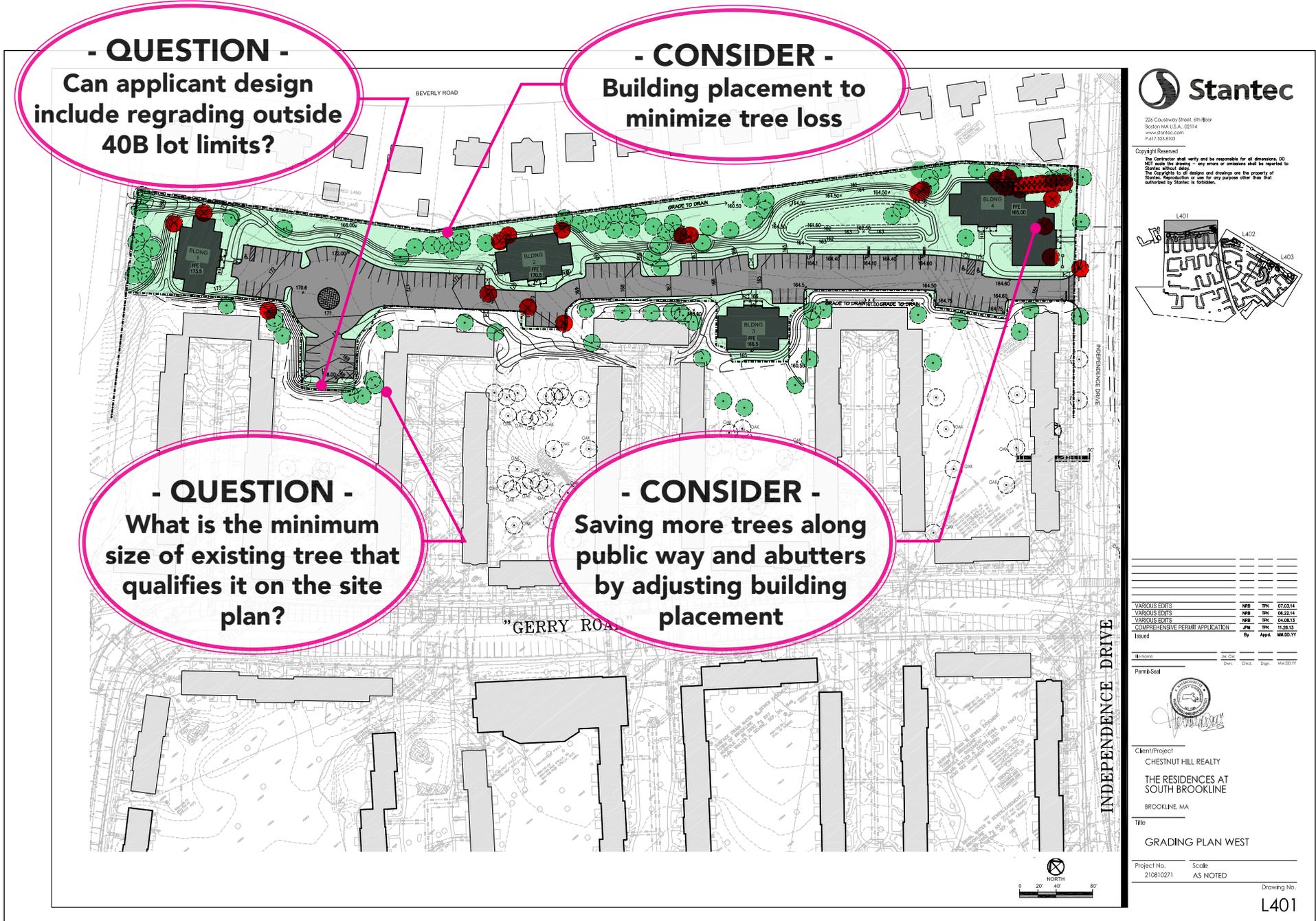






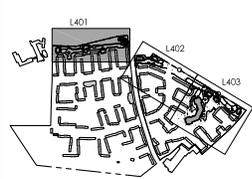
THE RESIDENCES OF SOUTH BROOKLINE - ILLUSTRATIVE SITE PLAN

STANTEC PLANNING AND LANDSCAPE ARCHITECTURE
JULY 11, 2014



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Punch-List: [] Open: [] Close: [] Sign: []

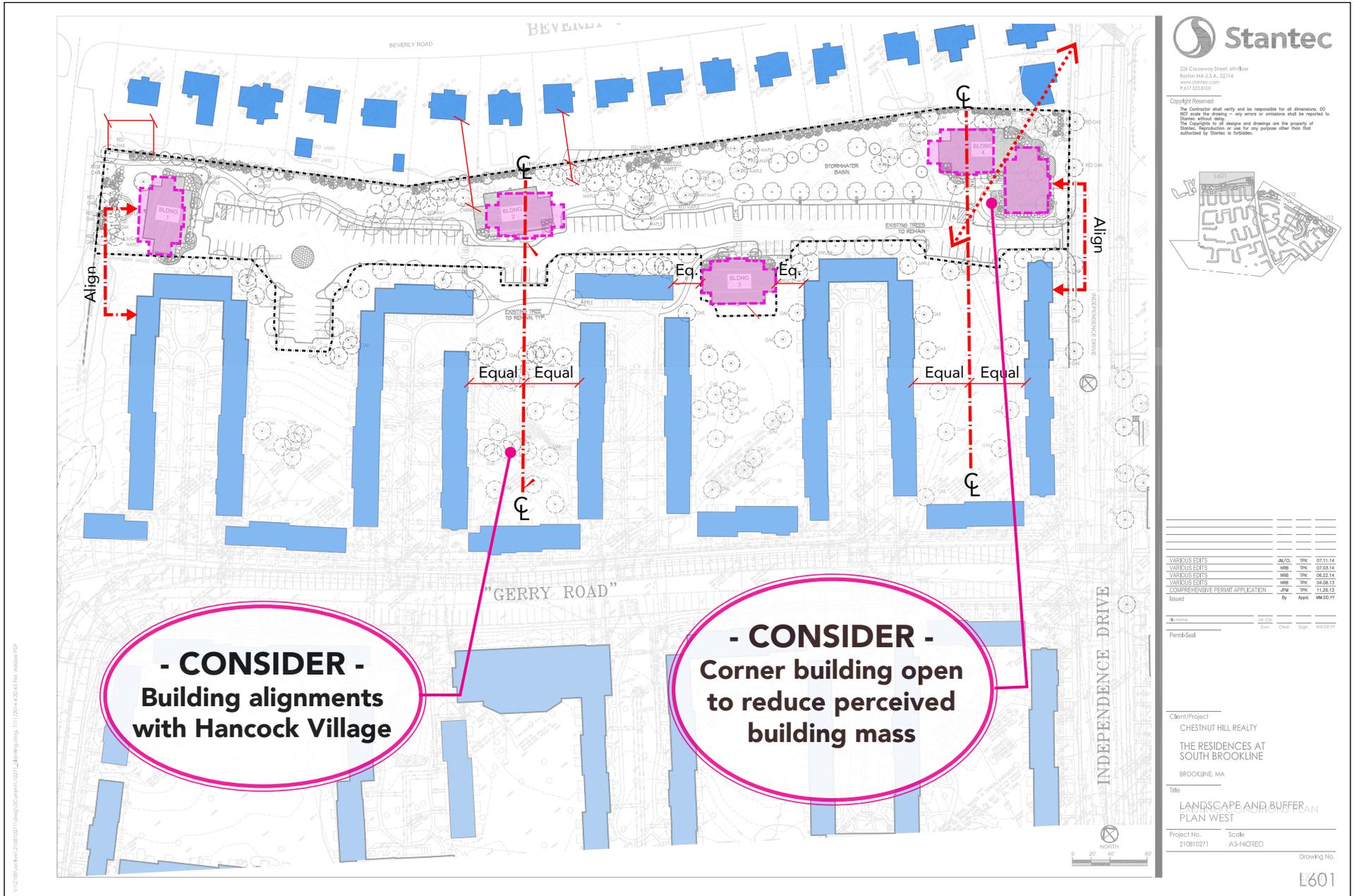


Client/Project
CHESTNUT HILL REALTY
THE RESIDENCES AT SOUTH BROOKLINE
BROOKLINE, MA

Title
GRADING PLAN WEST

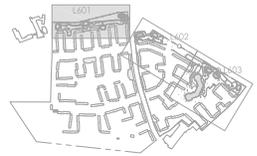
Project No. 210810271 Scale AS NOTED

Drawing No. L401



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Client/Project
CHESTNUT HILL REALTY
THE RESIDENCES AT
SOUTH BROOKLINE
BROOKLINE, MA
Title
LANDSCAPE AND BUFFER PLAN WEST
Project No. 210810271 Scale AS-NOTED
Drawing No. E601

**- CONSIDER -
Building alignments
with Hancock Village**

**- CONSIDER -
Corner building open
to reduce perceived
building mass**



View from Beverly - Present



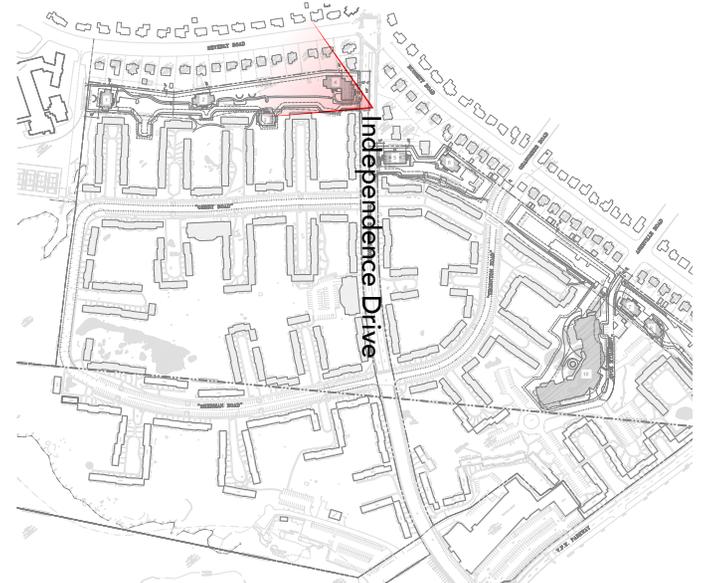
View from Beverly - Proposed development

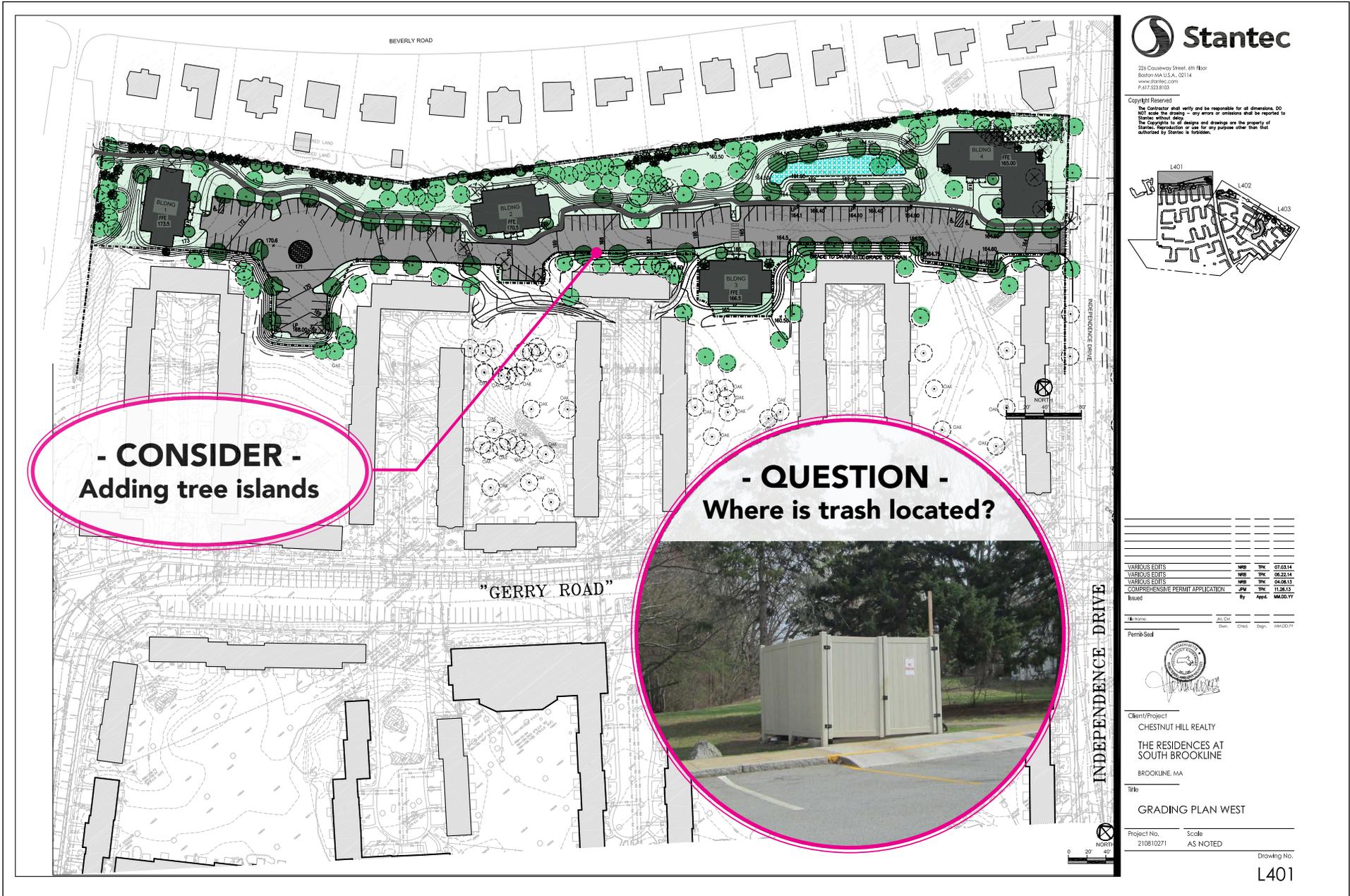


View from Independence Drive - Present



View from Independence Drive - Proposed Development







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Issued	By	Appr	04.03.14

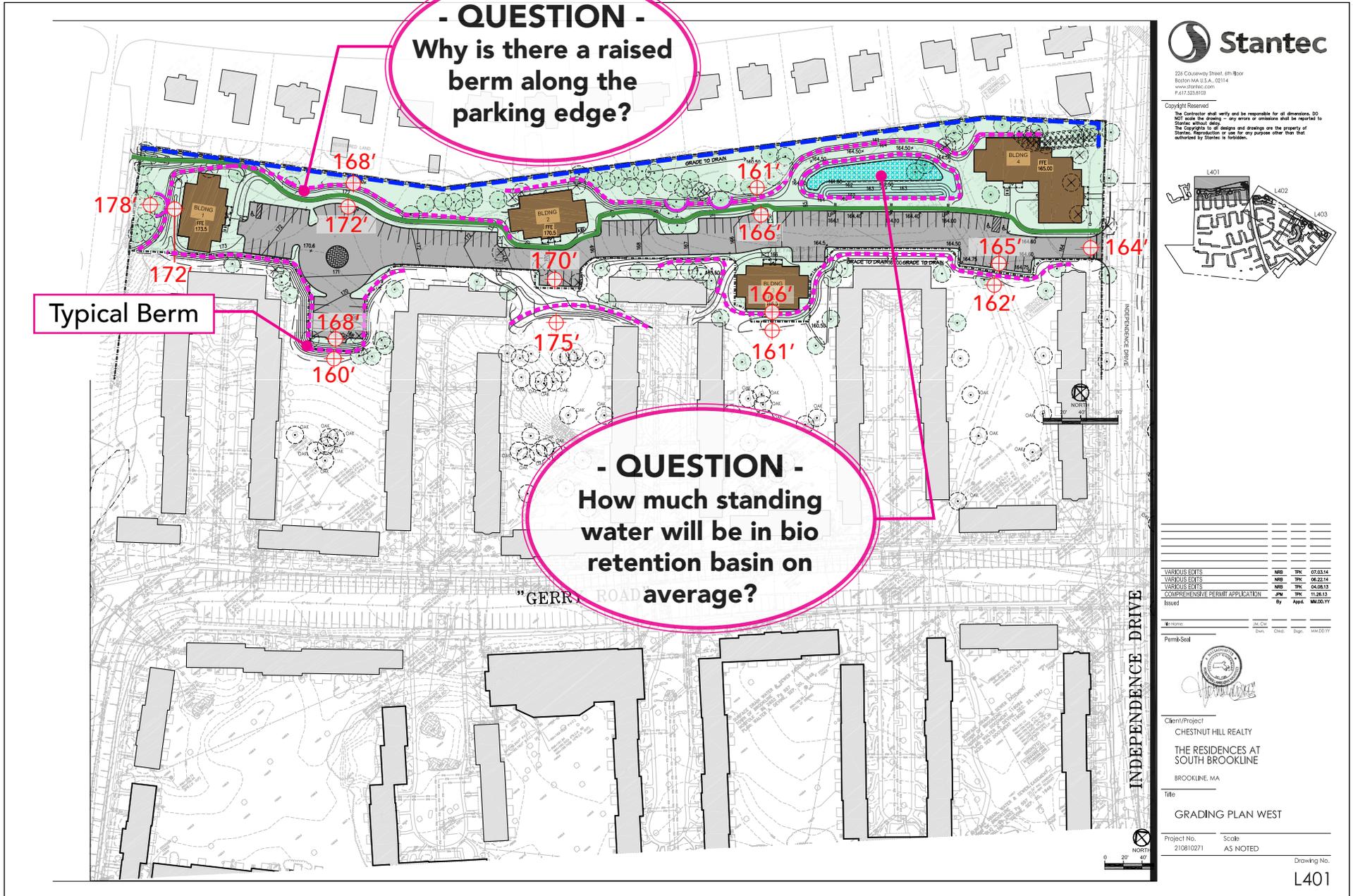
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Project No. 210810271
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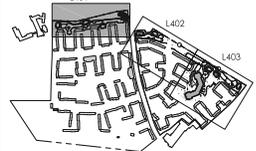
Drawing No. EX101





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Client/Project
CHESTNUT HILL REALTY
THE RESIDENCES AT SOUTH BROOKLINE
BROOKLINE, MA

Title
GRADING PLAN WEST

Project No. 210810271 Scale AS NOTED

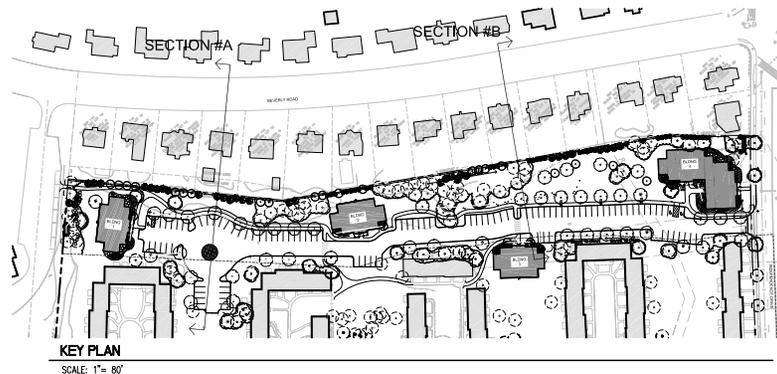
Drawing No. L401





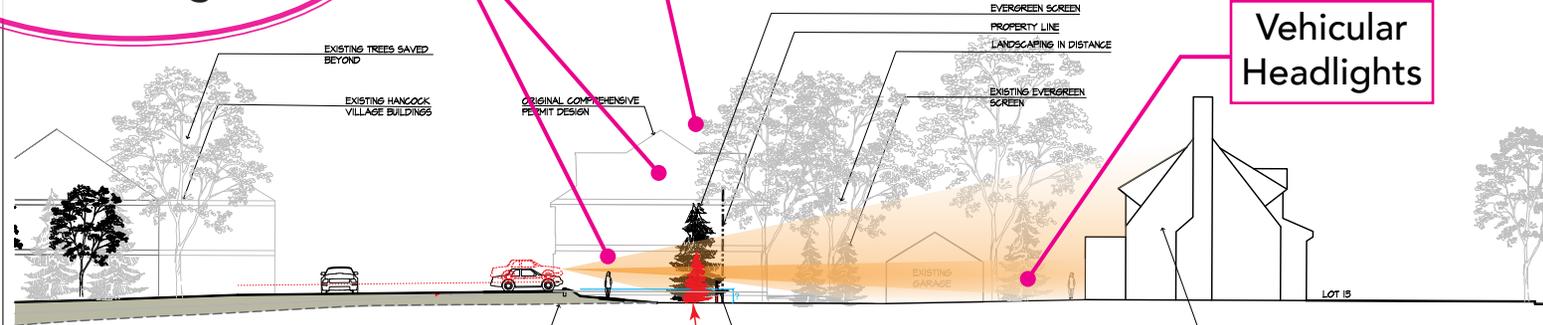
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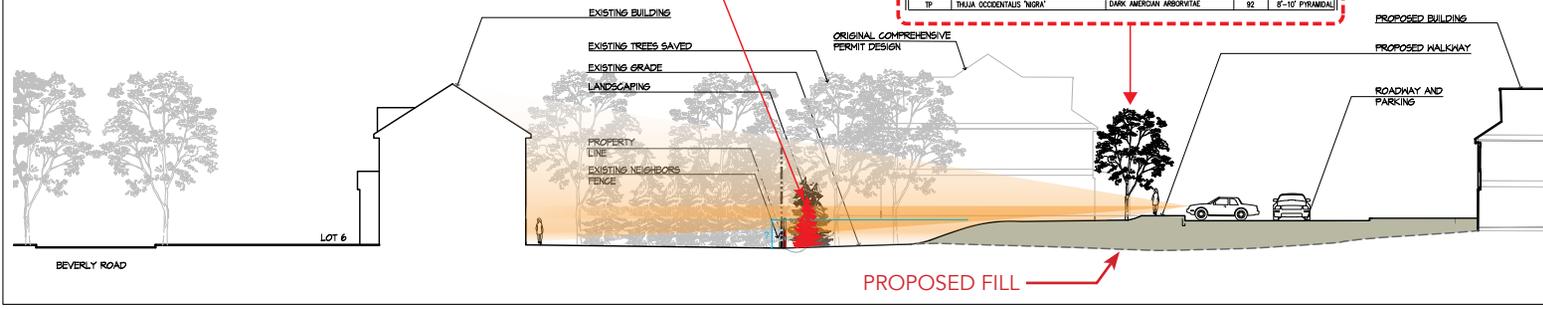
- QUESTION -
Are trees shown at size when planted?

- CONSIDER -
Additional landscape buffering



SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
DECIDUOUS TREES				
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	57	3-3 1/2" CAL
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	38	3-3 1/2" CAL
OP	QUERCUS BOREALIS	RED OAK	33	3-3 1/2" CAL
PC	PIRUS C. CLEVELAND SELECT	CLEVELAND FLOWERING PEAR	32	3-3 1/2" CAL
EVERGREEN TREES				
PA	PIEXA ABIES	NORWAY SPRUCE	57	8'-10" PYRAMIDAL
PS	PRINUS STROBUS 'TASTIGATE'	WHITE PINE	87	8'-10" PYRAMIDAL
TP	TAXUS OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	92	8'-10" PYRAMIDAL

1 SITE SECTION A
SCALE: 3/32" = 1'-0"



2 SITE SECTION B
SCALE: 3/32" = 1'-0"

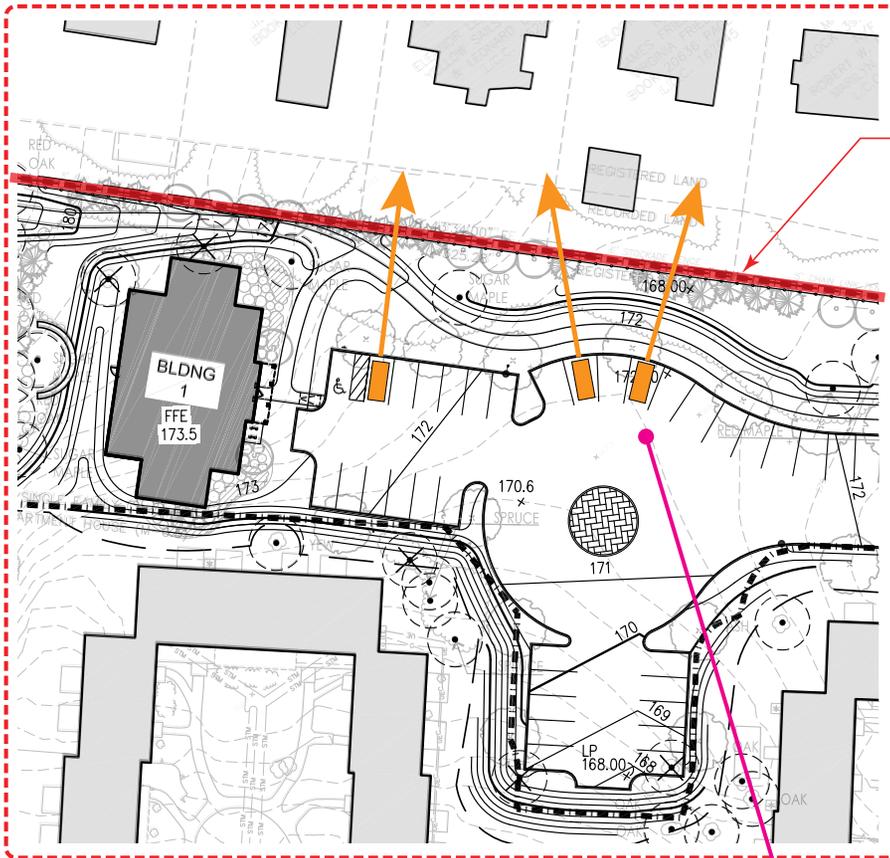
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VARIOUS EDITS	MSB	07.03.14
VARIOUS EDITS	MSB	06.22.14
VARIOUS EDITS	MSB	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JFM	01.28.13
Issued	By	Appr
MS/Name	JM/Date	MS/Name
MS/Date	MS/Date	MS/Date
MS/Date	MS/Date	MS/Date

Client/Project
CHESTNUT HILL REALTY
THE RESIDENCES AT SOUTH BROOKLINE
BROOKLINE, MA

Site Sections
Project No. 210810271
Scale: AS NOTED

Drawing No. L901

P:\210810271\210810271\Working\Current\10071_Landscape.dwg, 7/17/2014, 4:12:52 PM, Andrew Papp

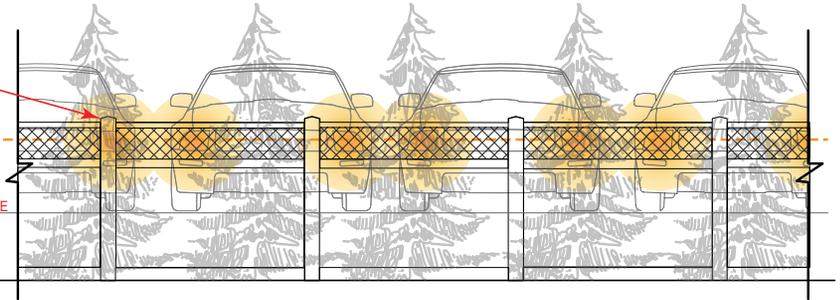


6' FENCE

HEADLIGHT

PROPOSED GRADE AS DRAWN

EXISTING GRADE



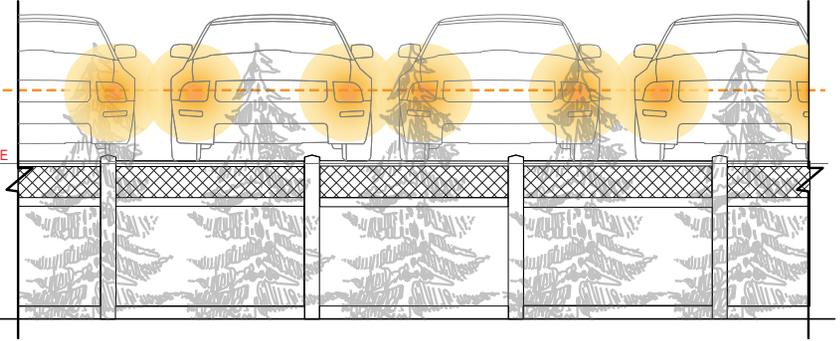
EVERGREEN TREES				
PA	PICEA ABIES	NORWAY SPRUCE	57	8'-10" PYRAMIDAL
PS	PINUS STROBUS 'FASTIGIATE'	WHITE PINE	67	8'-10" PYRAMIDAL
TP	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	92	8'-10" PYRAMIDAL

L601

HEADLIGHT

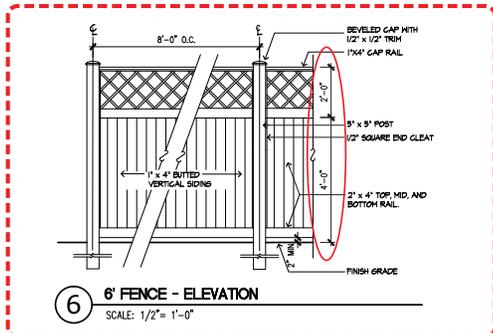
PROPOSED GRADE AS DRAWN

EXISTING GRADE



L401

L601



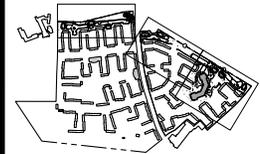
- CONSIDER -
Reversing orientation of parked cars

- CONSIDER -
Additional landscape buffering



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PARKING COUNT 109

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Issued	By	Appr.	MB 02.11

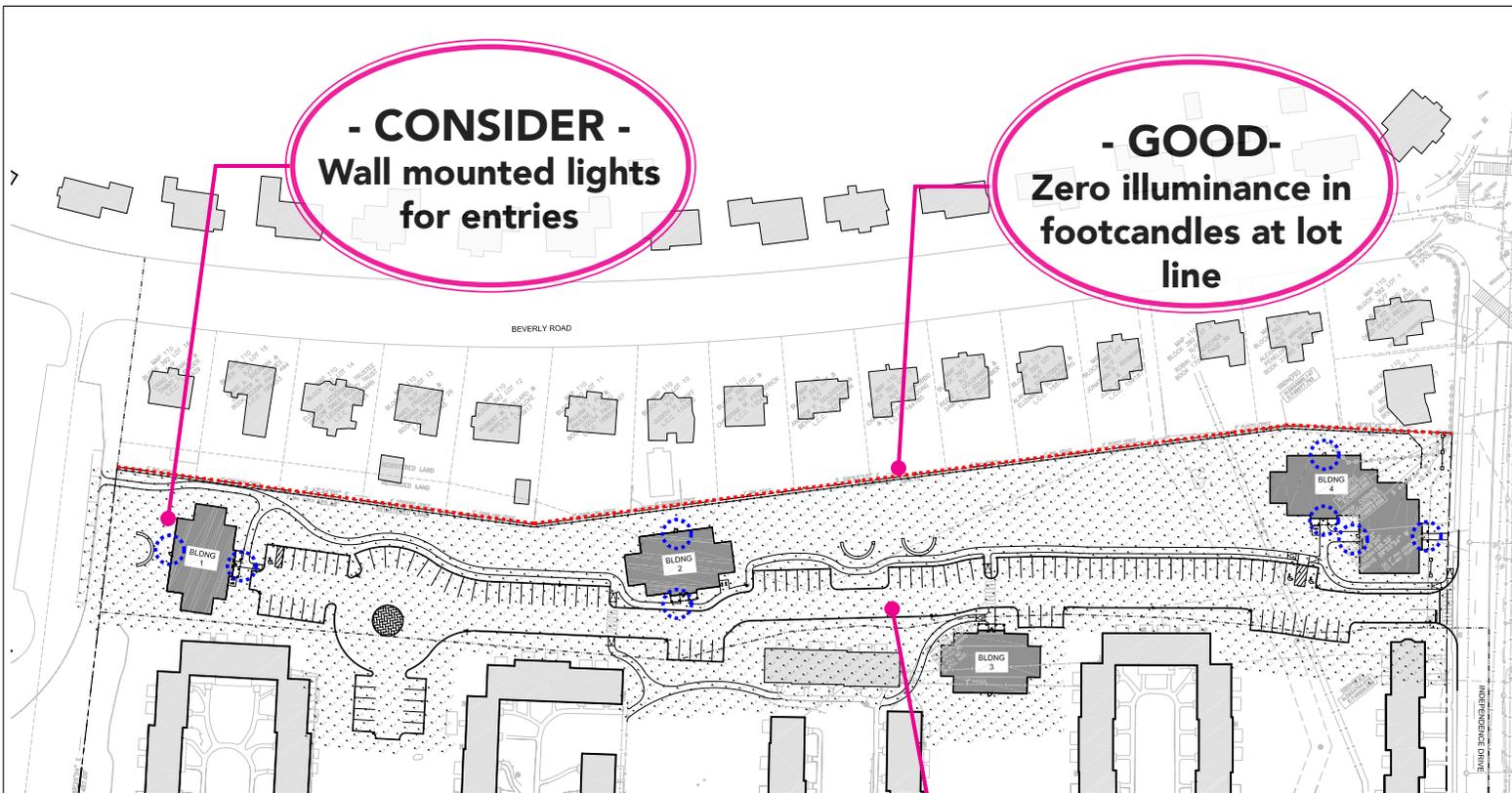
Name	Dr. Chk	Chk	Expn	MB 02.11
Permit-Set				

Client/Project
CHESTNUT HILL REALTY
THE RESIDENCES AT
SOUTH BROOKLINE
BROOKLINE, MA
Title
LIGHTING PLAN WEST

Project No.	Scale
210810271	AS NOTED

Drawing No.

L-701



- CONSIDER -
Wall mounted lights
for entries

- GOOD -
Zero illuminance in
footcandles at lot
line

- GOOD -
Fixture cutoff does not
allow light above 90
degrees

- GOOD -
Contrast ratio at parking
area is within industry
standard

SITE LEGEND

- 10' TALL SITE LIGHT
- PROPERTY LINE
- LIMIT OF WORK

LIGHT LEGEND

LEVEL	FIXTURE DESCRIPTION	MANUFACTURER
1	10' TALL SITE LIGHT	TRV

SOLID STATE AREA LIGHTING
DSS SERIES - LED
SPECIFICATIONS

DSS SERIES - LED

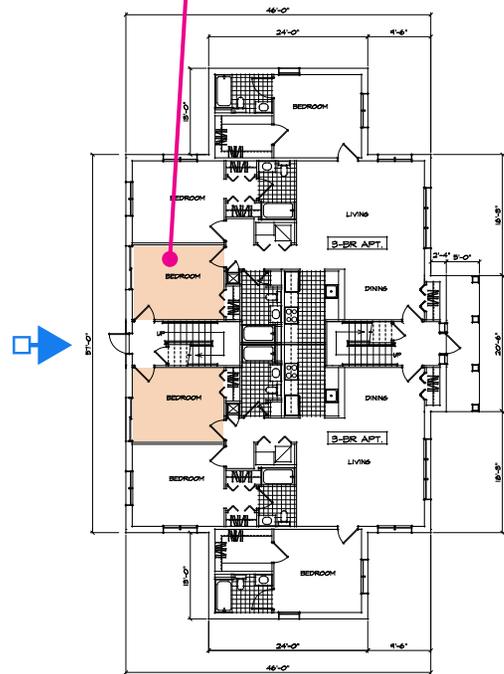
FIXTURE BY TYPE	WALL MOUNT	RECESSED
1	1	1
2	1	1
3	1	1
4	1	1
5	1	1
6	1	1
7	1	1
8	1	1
9	1	1
10	1	1
11	1	1
12	1	1
13	1	1
14	1	1
15	1	1
16	1	1
17	1	1
18	1	1
19	1	1
20	1	1
21	1	1
22	1	1
23	1	1
24	1	1
25	1	1
26	1	1
27	1	1
28	1	1
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37	1	1
38	1	1
39	1	1
40	1	1
41	1	1
42	1	1
43	1	1
44	1	1
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46	1	1
47	1	1
48	1	1
49	1	1
50	1	1

DECORATIVE SITE LIGHTS

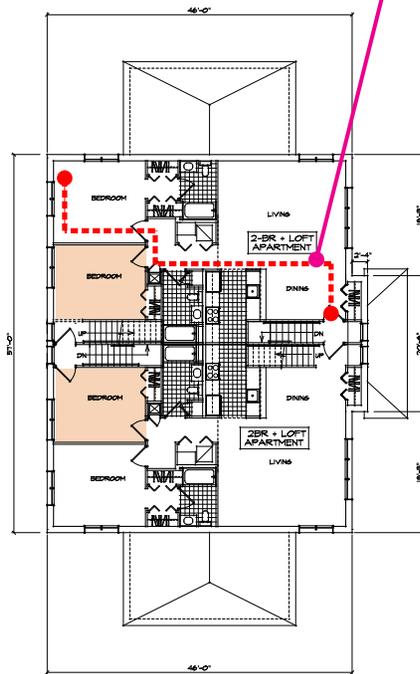


- QUESTION -
Egress through bedroom is not allowed by code. Why is there separate access to bedrooms?

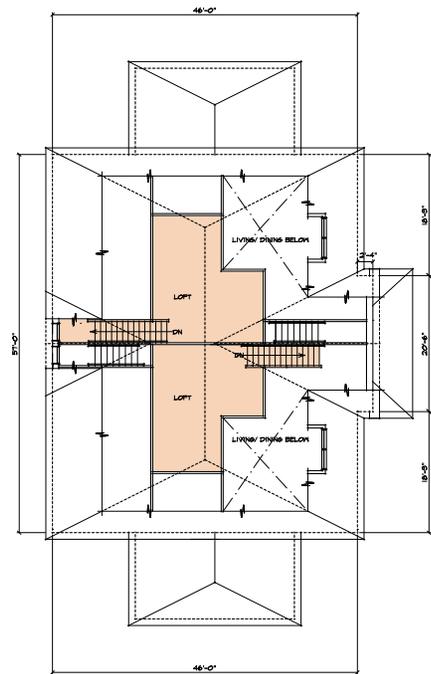
- QUESTION -
Is travel distance greater than allowed by code?



FIRST FLOOR PLAN



SECOND FLOOR PLAN
TYPICAL FOR BUILDING NOS.
1, 2, 3, 6, 7, 8 & 9



LOFT FLOOR PLAN

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	SCALE		
	DATE		
	DRAWN BY		

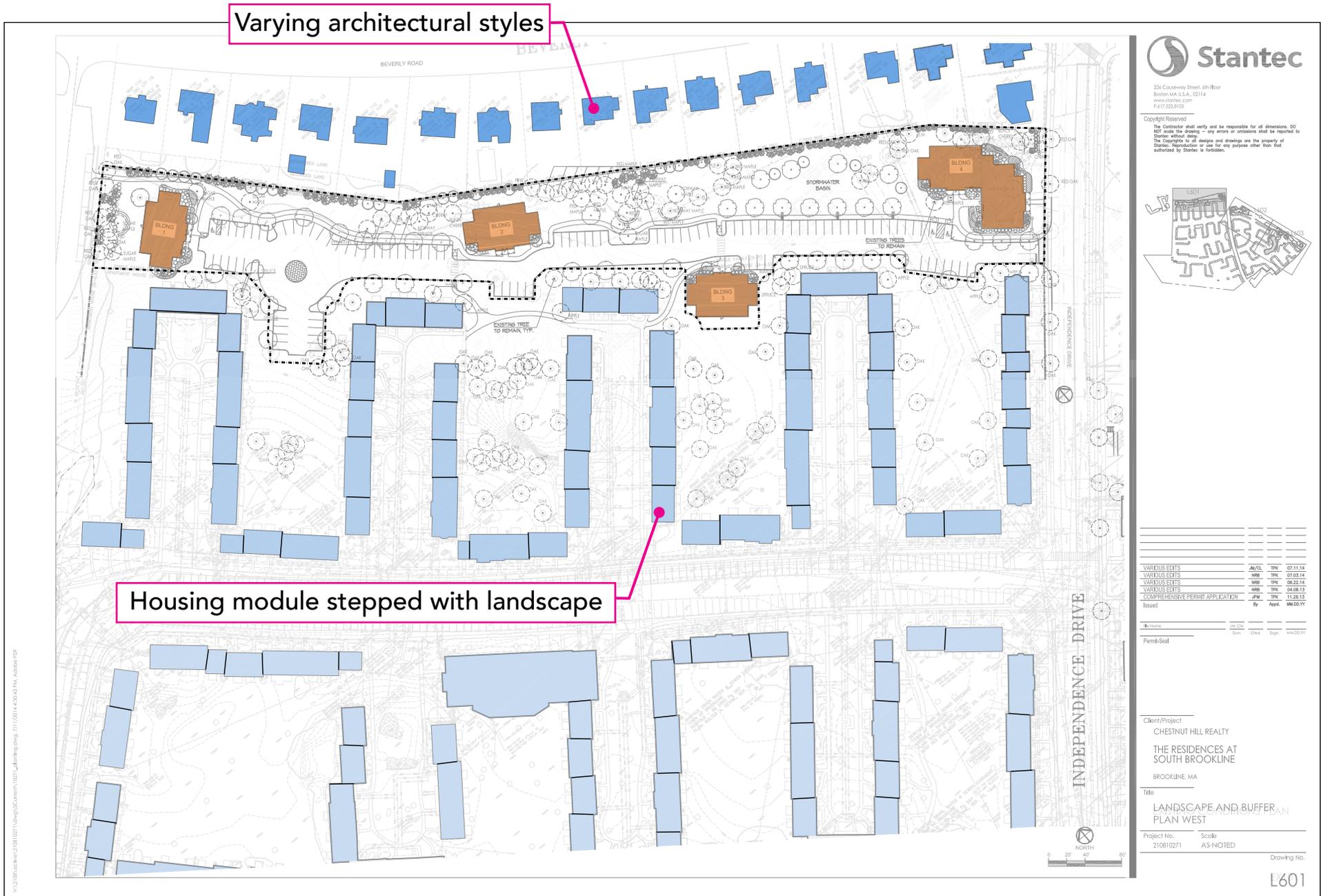
LOWE ASSOCIATES - Architects, Inc.
643 VFW Parkway, Suite 200
Chestnut Hill, Massachusetts 02167
Tel: (617) 323-0078 Fax: (617) 323-8670

THE RESIDENCES
OF SOUTH BROOKLINE
BROOKLINE, MASSACHUSETTS

2 STORY + LOFTS
INFILL BUILDINGS
TYPICAL FOR BUILDING NOS.
1, 2, 3, 6, 7, 8 & 9

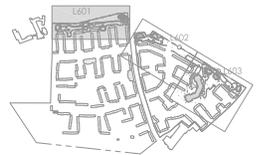






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VARIOUS EDITS	MB	TRK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JFM	TRK	11.28.13
Issued		By	Appx 08.05.14

Permit-Stamp

Client/Project
CHESTNUT HILL REALTY
THE RESIDENCES AT SOUTH BROOKLINE
BROOKLINE, MA

Title
LANDSCAPE AND BUFFER PLAN WEST

Project No. 210810271 Scale: AS-NOTED

Drawing No. E601

P:\210810271\210810271\Working\Documents\0207_Landscape\0207_Landscape.dwg, 1/1/2014 4:30:54 PM, rsood@ptd







NORTHWEST ELEVATION

SOUTHEAST ELEVATION

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	SCALE	1/8"=1'-0"	
	DATE	6/26/2014	
	DRAWN BY	CEL	

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 Tel: (617) 323-0078 Fax: (617) 323-8670

THE RESIDENCES
 OF SOUTH BROOKLINE
 BROOKLINE, MASSACHUSETTS

EXTERIOR ELEVATIONS
 INFIL - **CONSIDER -**
 BUILDING NO. 4
**Less repetition of forms, materials,
 details & roof lines**

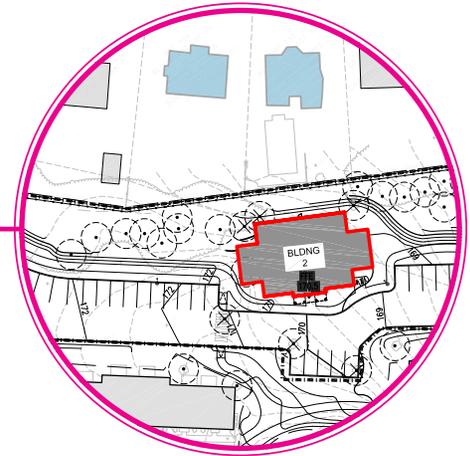
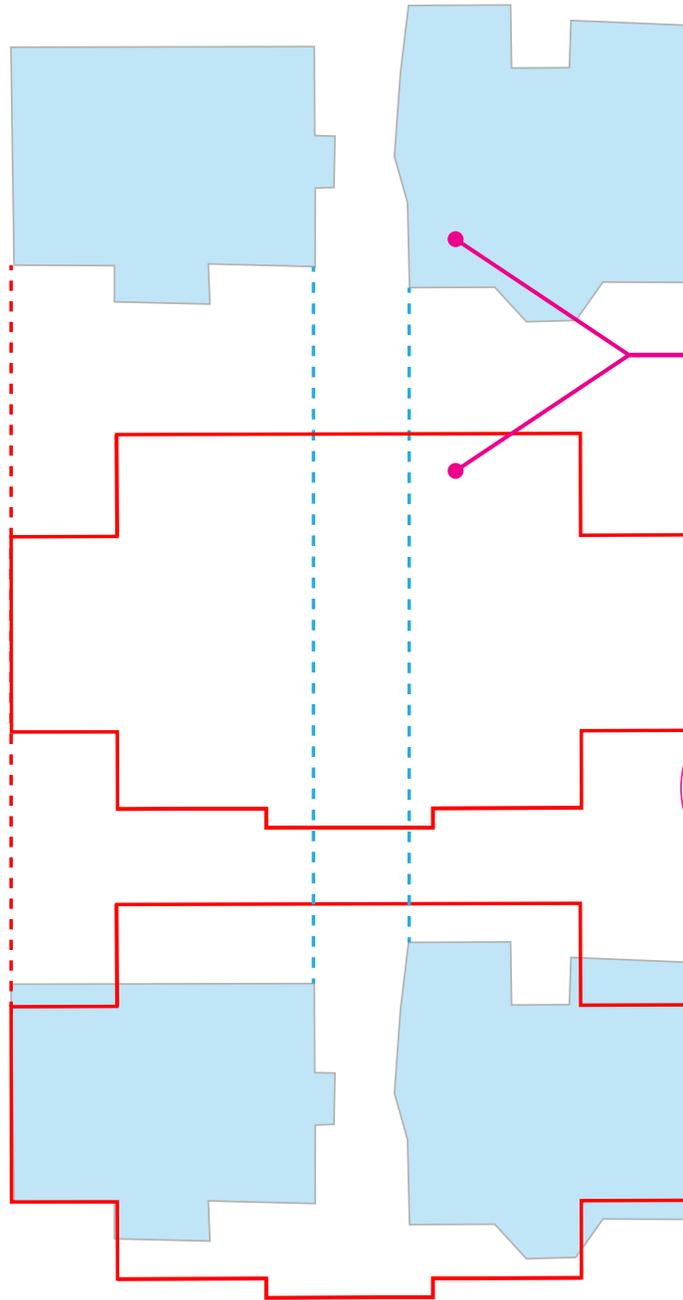


NORTHWEST & SOUTHEAST ELEVATIONS



SOUTHWEST ELEVATION





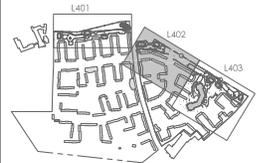
- CONSIDER -
Varying architectural
detail consistent with
single family homes

- CONSIDER -
Massing appropriate
with the scale of the
single family home
context



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Drawn	CHK	DRG	MM.00.YY

Client/Project
CHESTNUT HILL REALTY
THE RESIDENCES AT
SOUTH BROOKLINE
BROOKLINE, MA

Title
GRADING PLAN NORTHEAST

Project No. 210810271 Scale AS NOTED

Drawing No.
L402



View A



View B

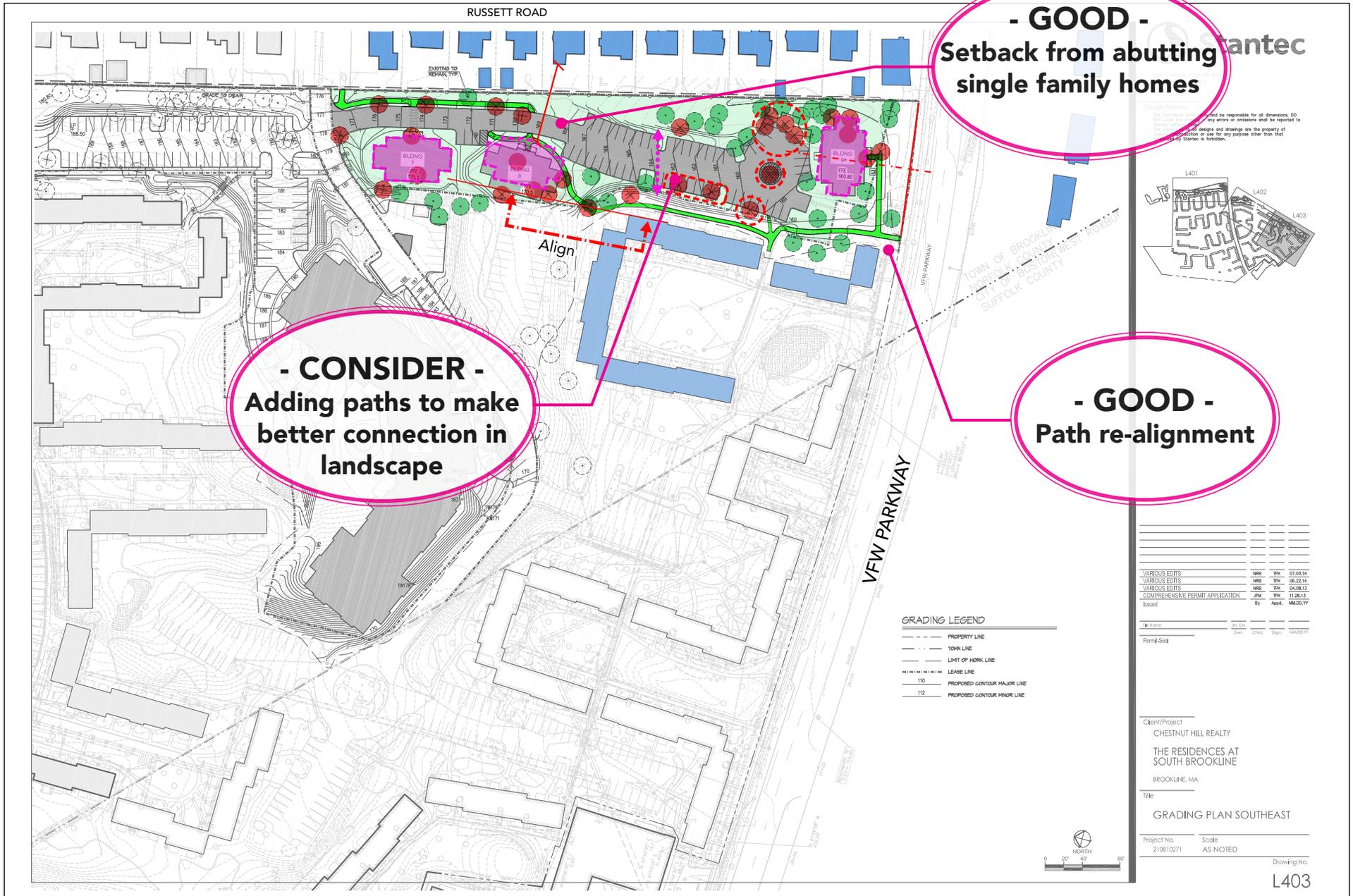


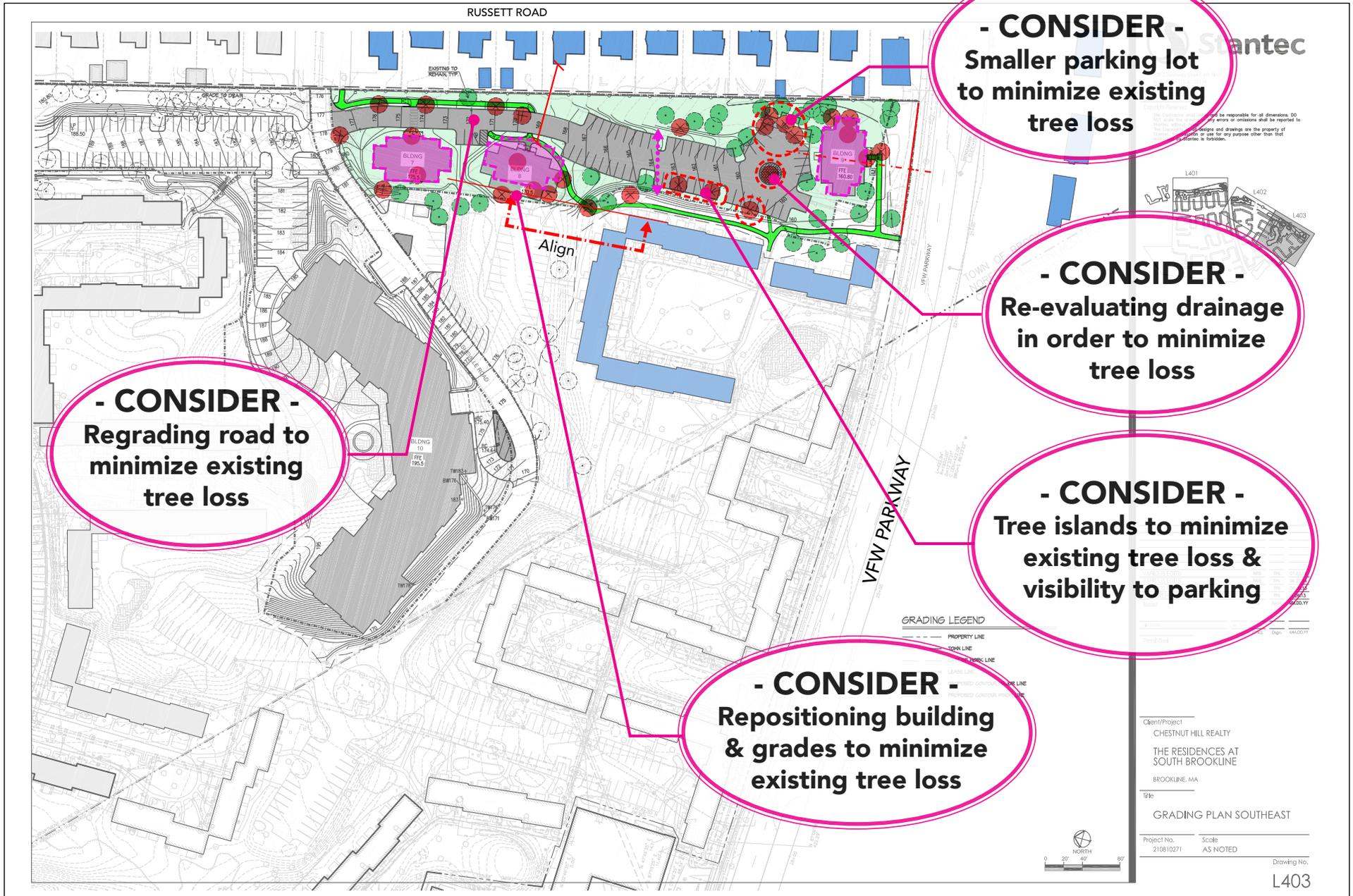








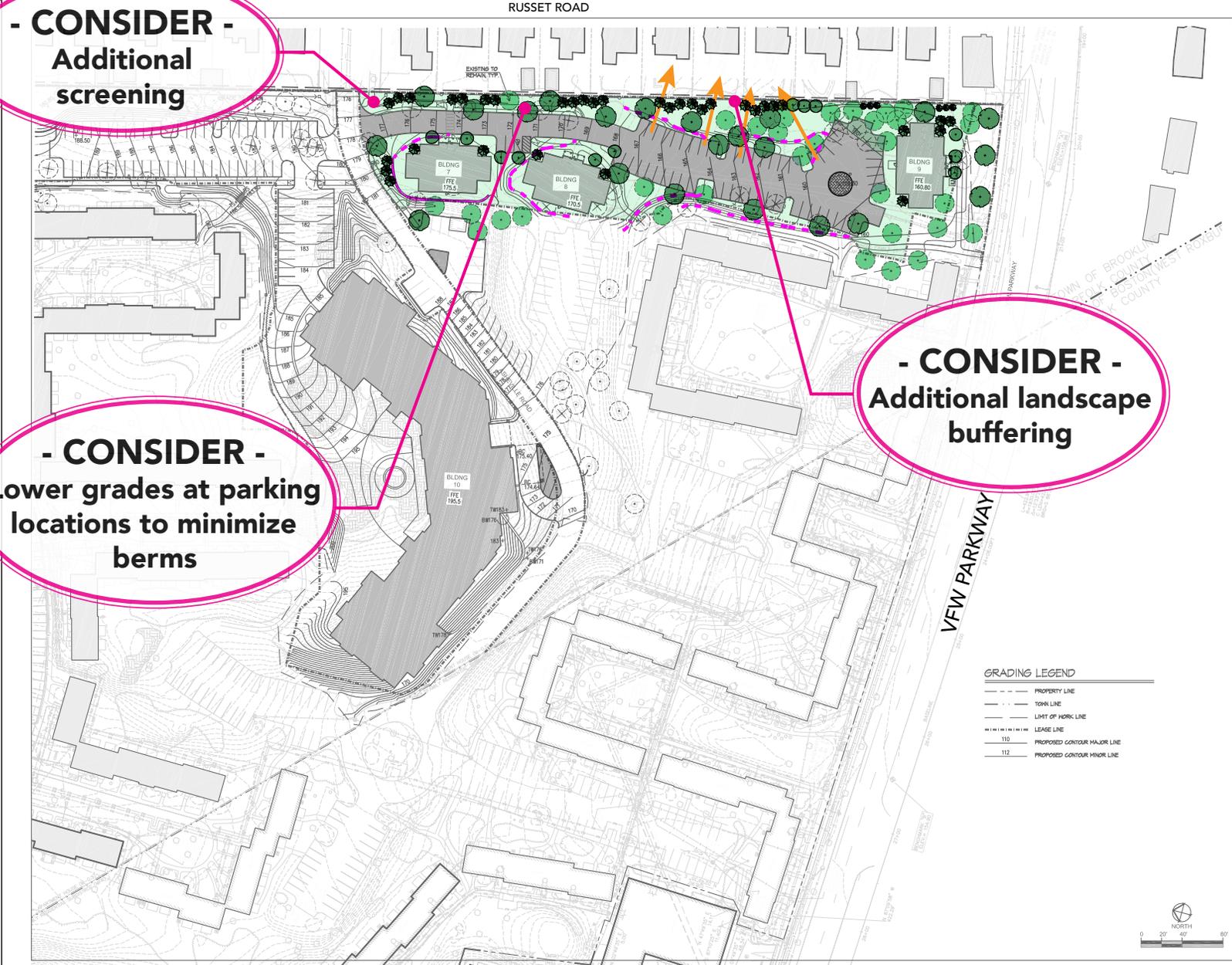




**- CONSIDER -
Additional
screening**

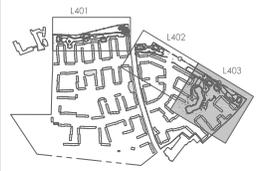
**- CONSIDER -
Lower grades at parking
locations to minimize
berms**

**- CONSIDER -
Additional landscape
buffering**



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GRADING LEGEND

- PROPERTY LINE
- TOWN LINE
- - - LIMIT OF WORK LINE
- LEASE LINE
- 110 PROPOSED CONTOUR MAJOR LINE
- 112 PROPOSED CONTOUR MINOR LINE

VARIOUS EDITS	NBS	TRK	07.03.14
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CHESTNUT HILL REALTY
THE RESIDENCES AT SOUTH BROOKLINE
BROOKLINE, MA

Title
GRADING PLAN SOUTHEAST

Project No. 210810271 Scale AS NOTED

Drawing No. L403

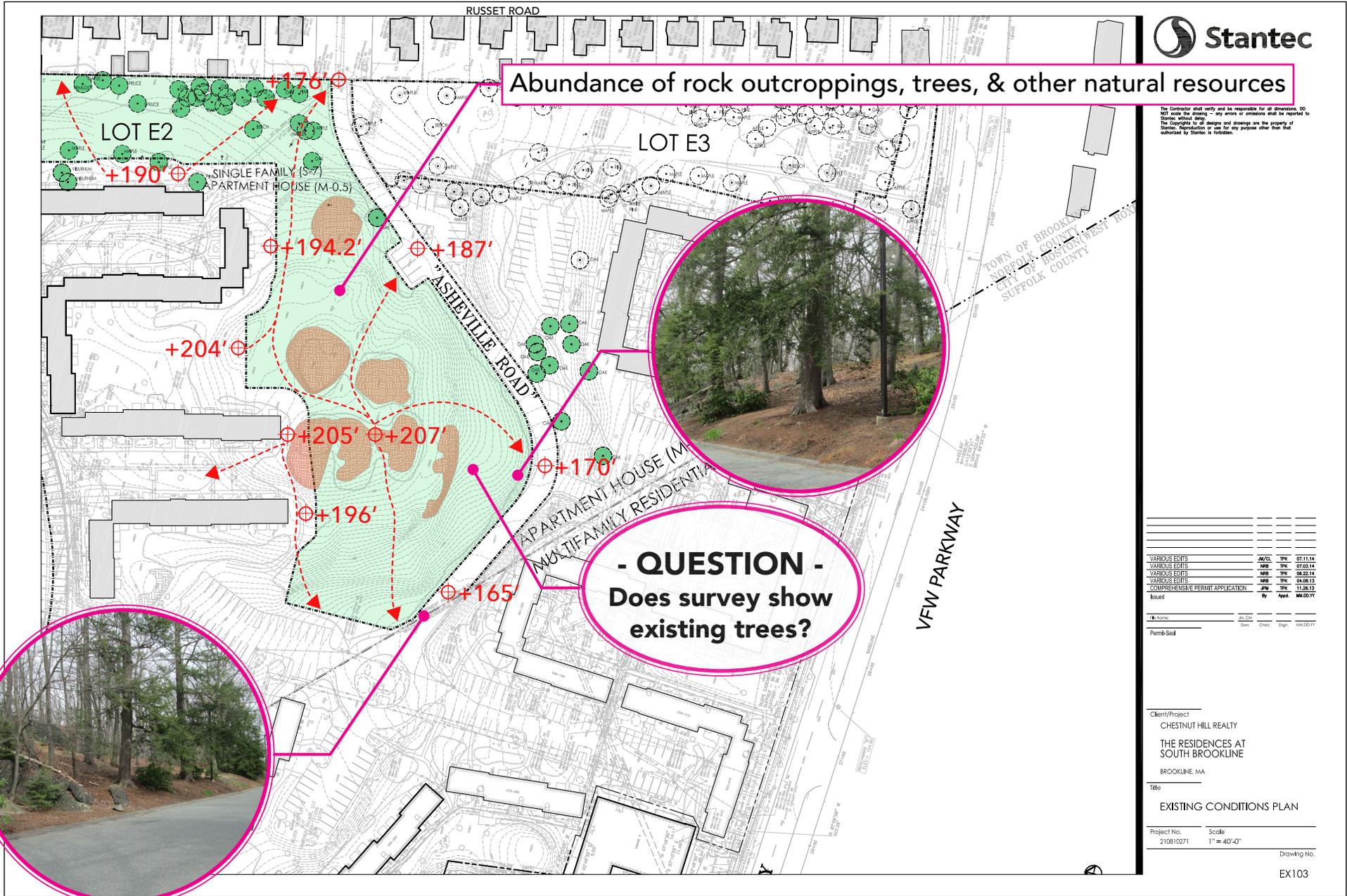






Abundance of rock outcroppings, trees, & other natural resources

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Issued	By	Appt.	06.05.14

Client/Project
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 THE RESIDENCES AT
 SOUTH BROOKLINE
 BROOKLINE, MA

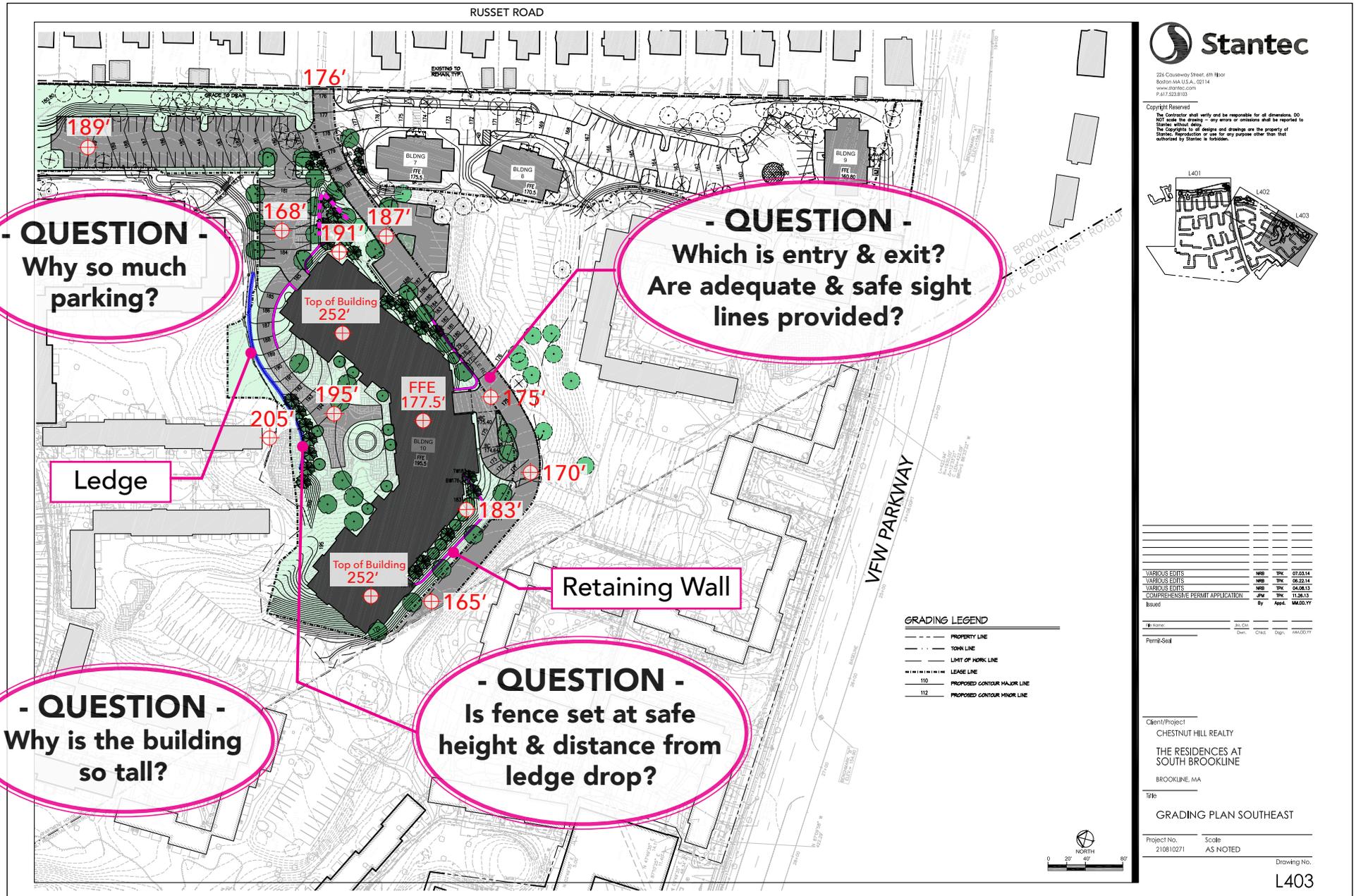
Title
 EXISTING CONDITIONS PLAN

Project No. 210810271 Scale 1" = 40'-0"
 Drawing No. EX103



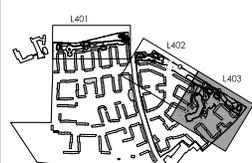






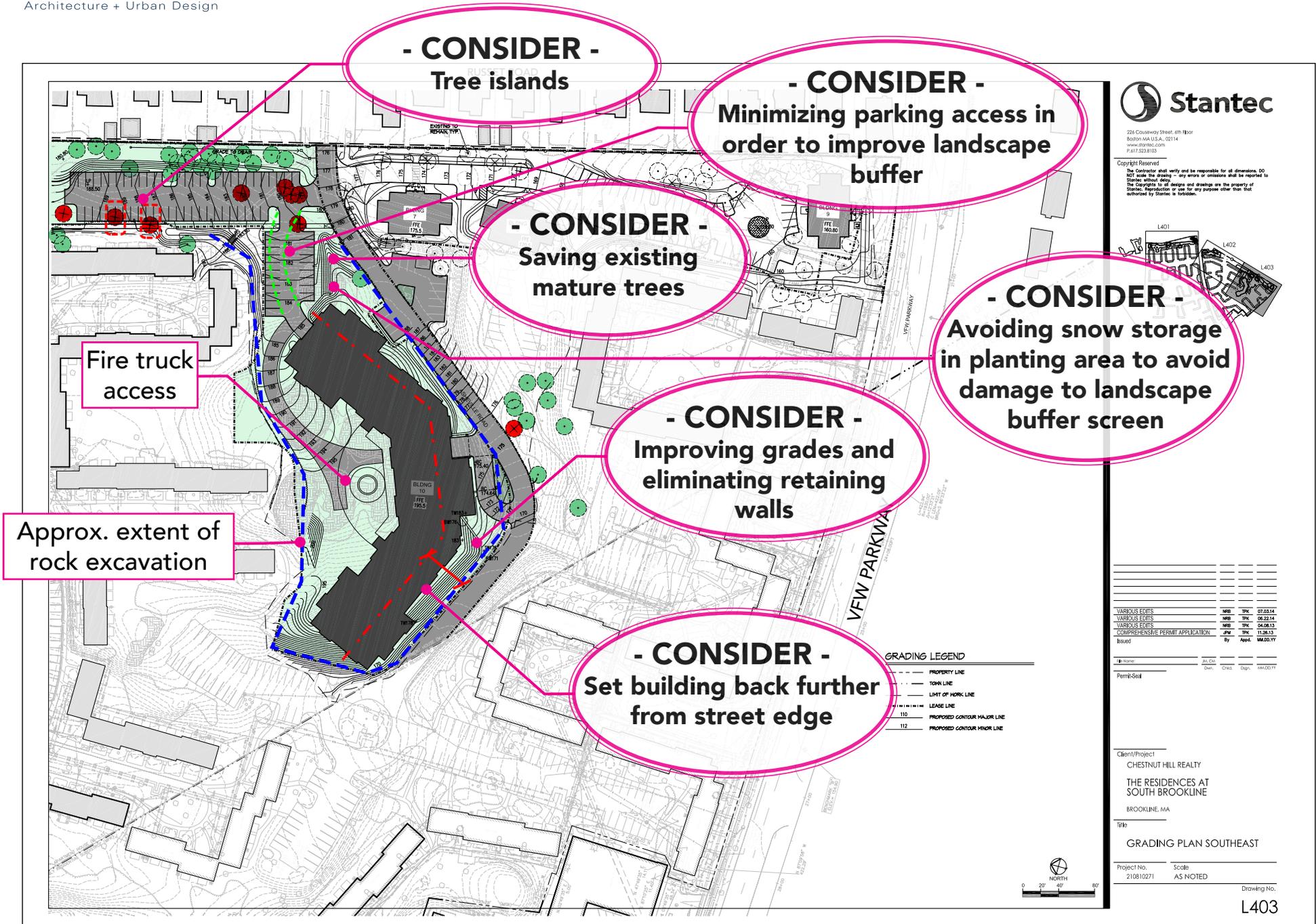
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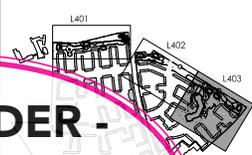


Issue	By	App'd	DATE
VARIOUS EDITS	NBS	TPK	07.03.14
VARIOUS EDITS	NBS	TPK	08.22.14
VARIOUS EDITS	NBS	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13
Issued			04.03.14

Permit/Seal



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- CONSIDER -
Avoiding snow storage
in planting area to avoid
damage to landscape
buffer screen

- CONSIDER -
Improving grades and
eliminating retaining
walls

- CONSIDER -
Saving existing
mature trees

- CONSIDER -
Minimizing parking access
in order to improve landscape
buffer

- CONSIDER -
Tree islands

- CONSIDER -
Set building back further
from street edge

Fire truck
access

Approx. extent of
rock excavation

GRADING LEGEND

---	PROPERTY LINE
---	TOWN LINE
---	LIMIT OF WORK LINE
---	LEASE LINE
---	PROPOSED CONTOUR MAJOR LINE
---	PROPOSED CONTOUR MINOR LINE

VARIOUS EDITS	NBS	TPK	07.03.14
VARIOUS EDITS	NBS	TPK	08.22.14
VARIOUS EDITS	NBS	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13
Issued	By	App'd	04.03.14

Permit/Seal

Client/Project
CHESTNUT HILL REALTY
THE RESIDENCES AT
SOUTH BROOKLINE
BROOKLINE, MA

Title
GRADING PLAN SOUTHEAST

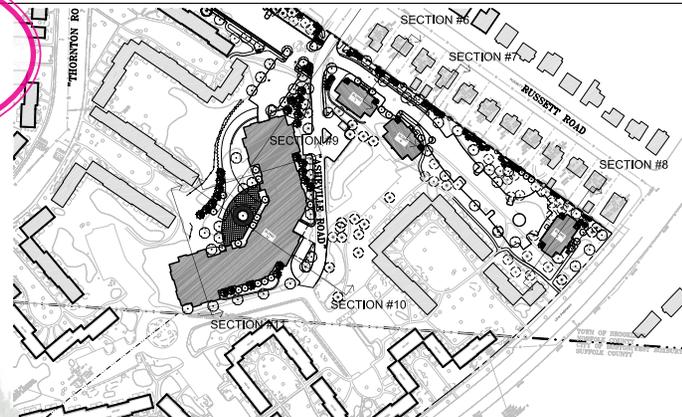
Project No. 210810271 Scale AS NOTED

Drawing No. L403



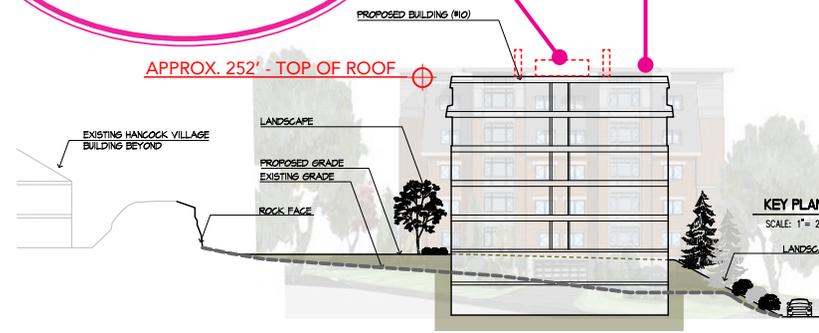


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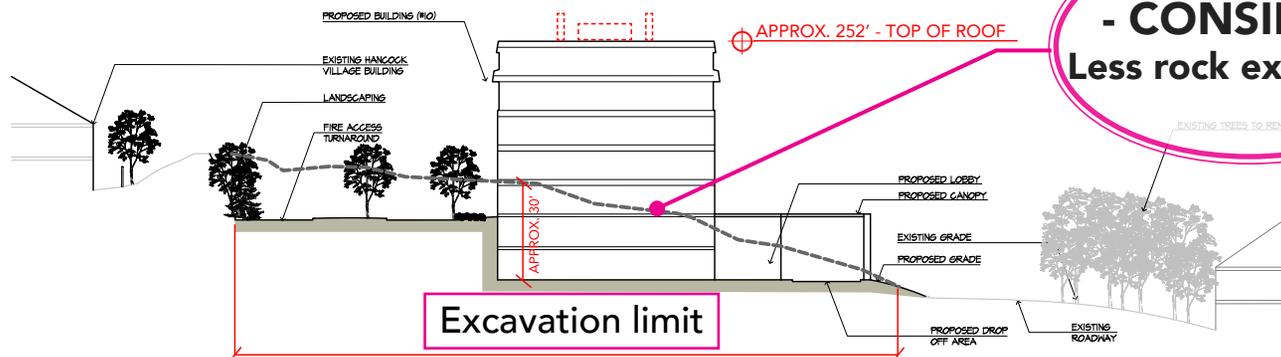
- QUESTION -
How are mechanical systems screened?

- QUESTION -
Clarify building height



1 SITE SECTION 9
SCALE: 1/16" = 1'-0"

- CONSIDER -
Less rock excavation



1 SITE SECTION 10
SCALE: 1/16" = 1'-0"

VARIOUS EDITS	JWZL	TKP	07.11.14
VARIOUS EDITS	MSB	TKP	07.03.14
VARIOUS EDITS	MSB	TKP	06.22.14
VARIOUS EDITS	MSB	TKP	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TKP	11.26.13
Issued	By	Appl.	MSB/TKP

Permit Seal

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BROOKLINE, MA

SITE SECTIONS

Project No. 210810271 Scale AS NOTED

Drawing No.

L909

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- CONSIDER -
 Different window sizes to minimize repetition

- CONSIDER -
 Breaking up length into multiple smaller buildings

- CONSIDER -
 Different material for base



- QUESTION -
 What is grade at street elevation?

- CONSIDER -
 Different materials for apartment building from residential low rise buildings



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PROJECT NUMBER	REVISION NO.	DATE

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THE RESIDENCES OF SOUTH BROOKLINE
 BROOKLINE MASSACHUSETTS

APARTMENT BUILDING ELEVATIONS

A.7







View from VFW Parkway - Present



View from VFW Parkway - Proposed Development





View from Asheville Road - Present



View from Asheville Road - Proposed Development

**- CONSIDER -
Stepping building with
sloping grade**

**- CONSIDER -
More mature trees for
increased landscape
buffer**

