

# **Residences of South Brookline**

Brookline ZBA Meeting

August 13, 2014

# Residences of South Brookline

We've heard many suggestions for refinements to the design of our plan from the Planning staff, ZBA members, the design reviewer and the public. As a result we:

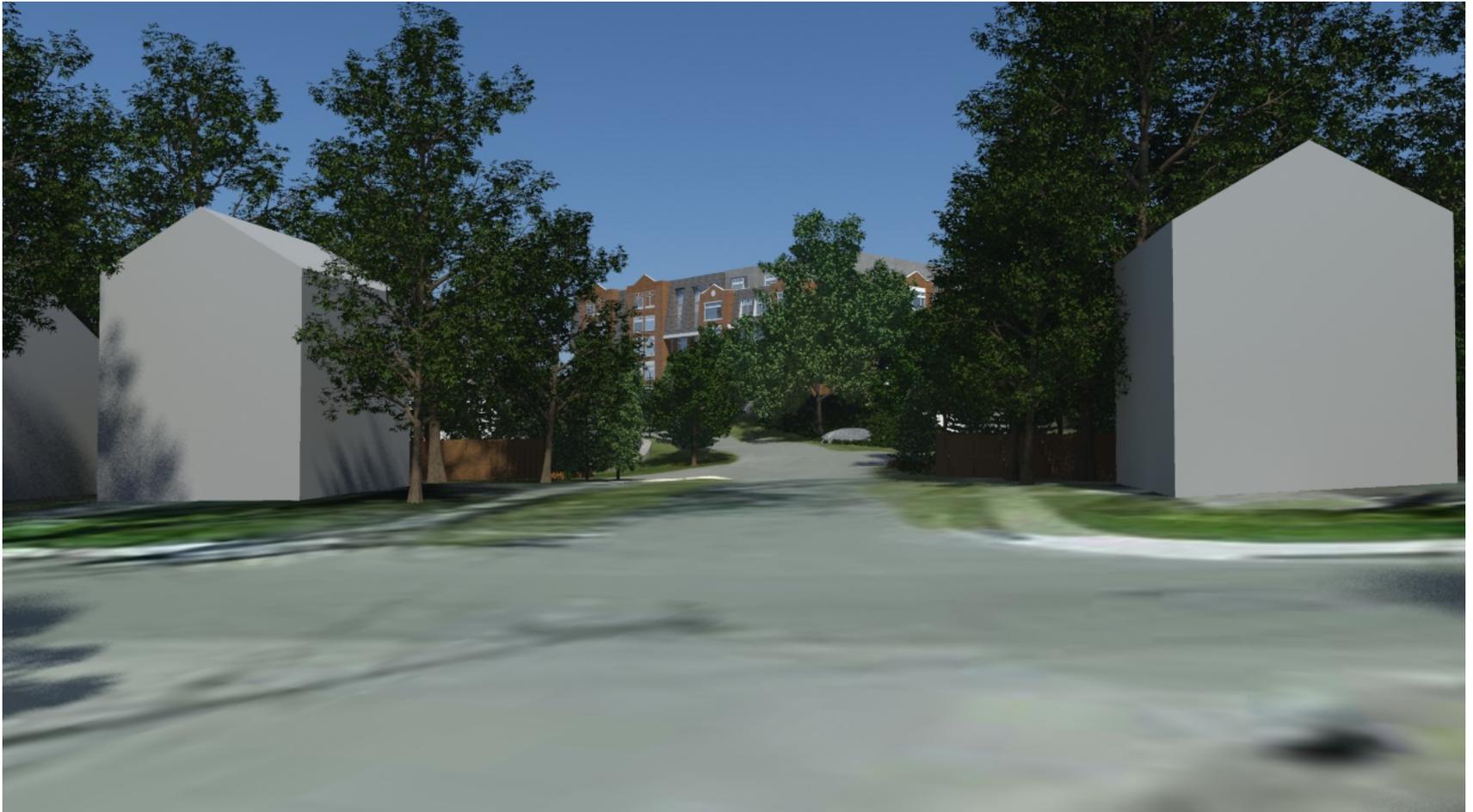
- Shifted the location of the apartment building, which enabled us to preserve more of the large rock outcropping at the east end of the apartment building along with the mature trees located there.
- Refined the design and exterior of the apartment building.
- Modified the exterior of the infill buildings.
- Revised the floor plans of the infill buildings to address egress concerns.
- Reduced the parking by 51 spaces to meet the minimum required by zoning.

# Residences of South Brookline

## Modifications to the Apartment Building - Before



# Residences of South Brookline Modifications to the Apartment Building - After



# Residences of South Brookline Exterior Modification to the Infill Buildings



# Residences of South Brookline

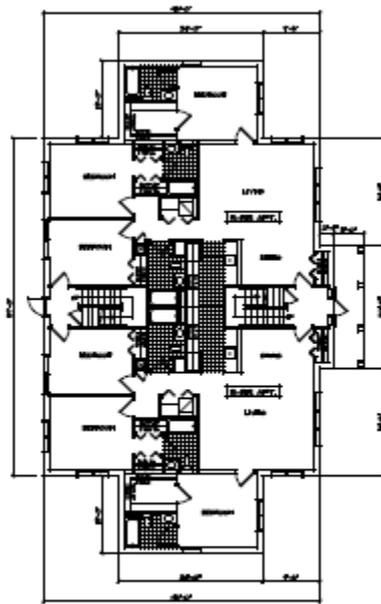
## Exterior Modification to the Infill Buildings



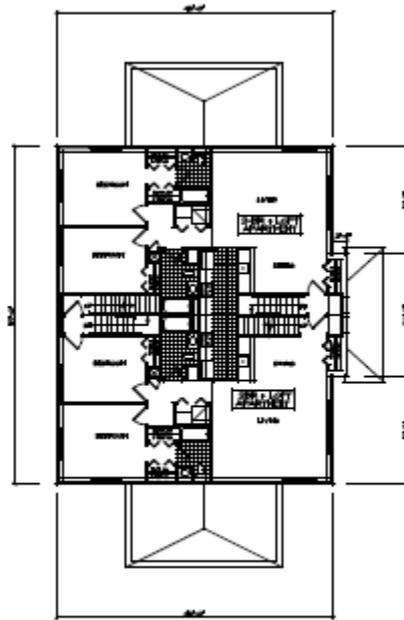
# Residences of South Brookline

## Egress Modification

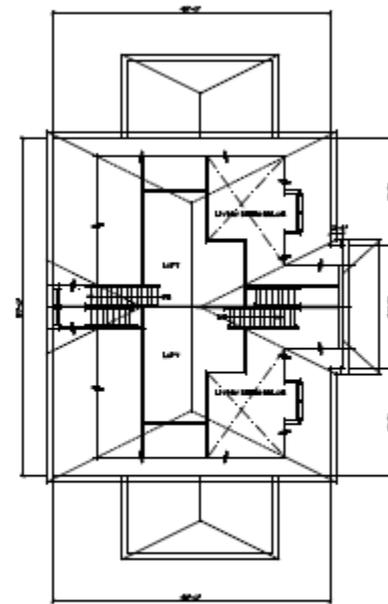
### Four Unit Infill Buildings - Before



FIRST FLOOR PLAN



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

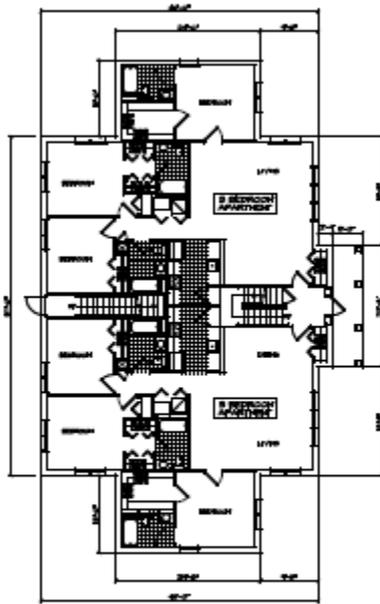


LOFT FLOOR PLAN

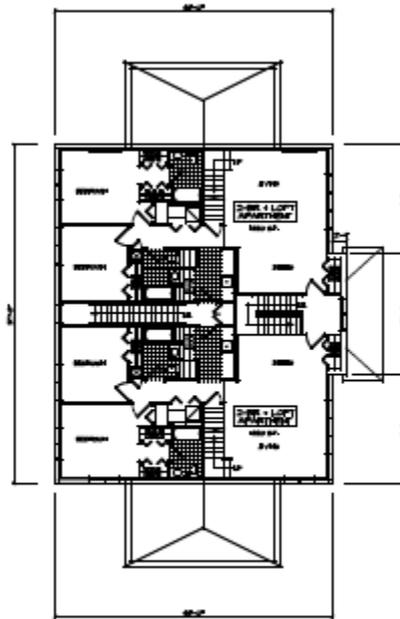
# Residences of South Brookline

## Egress Modifications

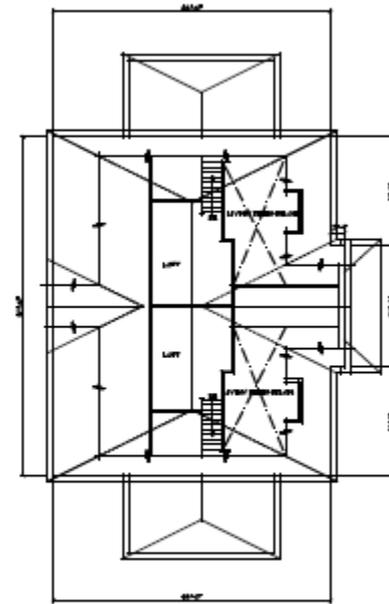
### Four Unit Infill Buildings - After



FIRST FLOOR PLAN



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



LOFT FLOOR PLAN

# Residences of South Brookline

## Egress Modifications

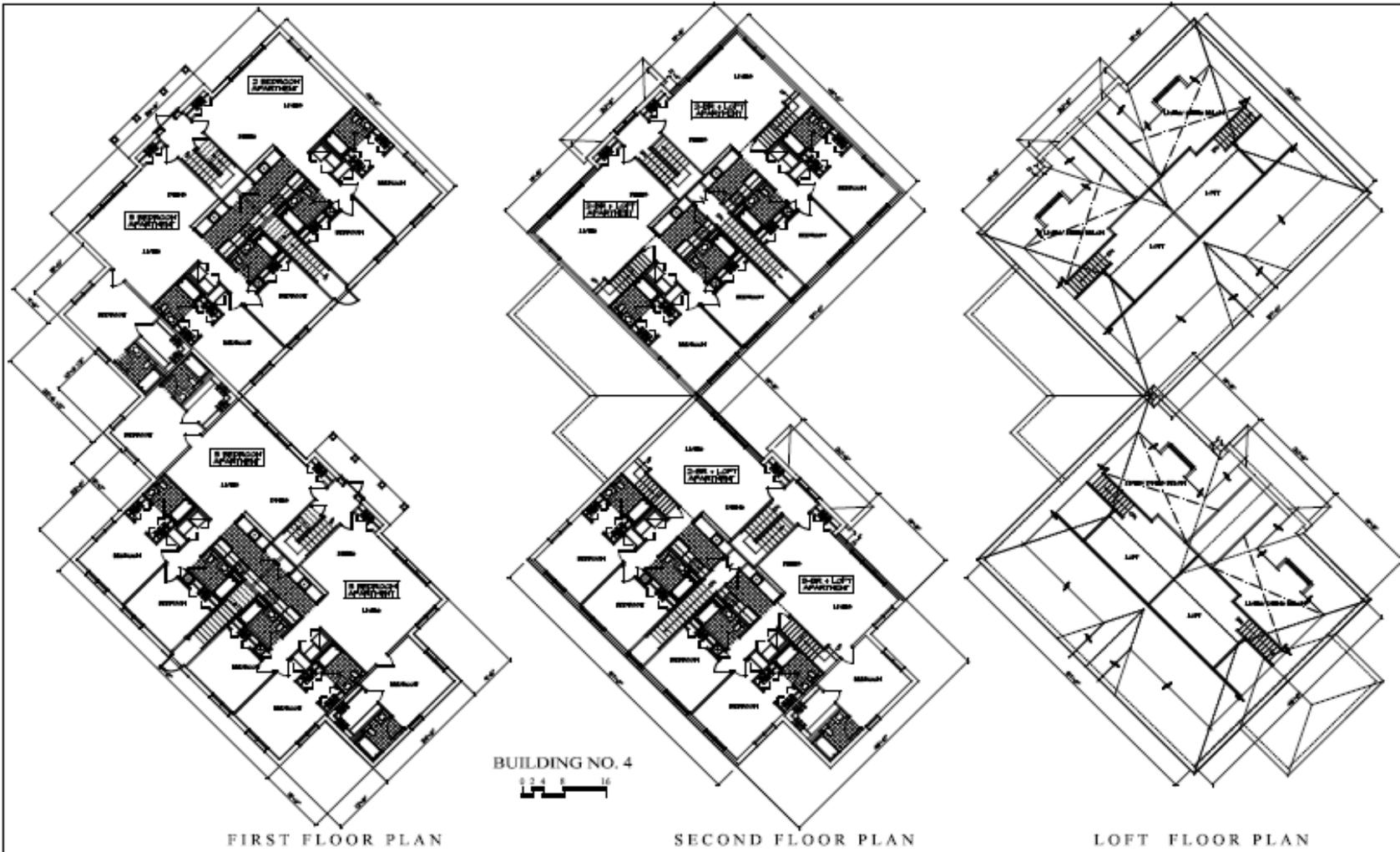
### L-Shaped Infill Building - Before



# Residences of South Brookline

## Egress Modifications

### L Shaped Infill Building - After



# Residences of South Brookline

- Modification to the parking plan
  - Eliminated 51 parking spaces
  - Parking now meets with minimum zoning requirement of 369 parking spaces

# Residences of South Brookline

Parking: East of Independence Drive (Lot E 1)



# Residences of South Brookline

## Parking Analysis

### East of Independence Drive (Lot E 1)

	Housing Units	Parking Space Multiplier	Required Spaces	Available Spaces	Surplus/ (Deficit)
S-7 Infill					
1 bdrm	4	2	8		
1 bdrm + loft	4	2	8		
2 bdrm + loft	2	2	4		
3 bdrm	2	2	4		
Total Required Lot E1			24		
Total Parking Spaces Available E1				44	
<b>East of Independence (Lot E1) Surplus</b>					<b>20</b>

# Residences of South Brookline

Parking: East of Independence Drive (Lot E 2)



# Residences of South Brookline

## Parking Analysis

### East of Independence Drive (Lot E 2)

	Housing Units	Parking Space Multiplier	Required Spaces	Available Spaces	Surplus/ (Deficit)
M.5 Infill					
1 bdrm	57	2	114		
2 bdrm	83	2	166		
Total Required Lot E2			280		
Total Parking Spaces Available E2				196	
<b>East of Independence (Lot E2) Deficit</b>					<b>-84</b>

# Residences of South Brookline

Parking: East of Independence Drive (Lot E 3)



# Residences of South Brookline

## Parking Analysis

### East of Independence Drive (Lot E 3)

	Housing Units	Parking Space Multiplier	Required Spaces	Available Spaces	Surplus/ (Deficit)
S-7 Infill					
2 bdrm + loft	6	2	12		
3 bdrm	6	2	12		
Total Required Lot E3			24		
Total Parking Spaces Available E3				58	
<b>East of Independence (Lot E3) Surplus</b>					<b>34</b>

# Residences of South Brookline

Parking: West of Independence Drive (Lot W 1)



# Residences of South Brookline

## Parking Analysis

### West of Independence Drive (Lot W 1)

	Housing Units	Parking Space Multiplier	Required Spaces	Available Spaces	Surplus/ (Deficit)
S-7 Infill					
2 bdrm	3	2	6		
2 bdrm + loft	5	2	10		
3 bdrm	5	2	10		
3 bdrm + loft	3	2	6		
M.5 infill					
2 bdrm + loft	2	2.3	4.6		
3 bdrm	2	2.3	4.6		
Total Required West Side			41.2		
Total Parking Spaces Available West Side				71	
<b>West of Independence Surplus</b>					<b>30</b>

# Residences of South Brookline

## Parking Analysis - Summary

	Total Required	Total Available	Surplus/Deficit
Lot E1	24	44	20
Lot E2	280	196	-84
Lot E3	24	58	34
Total on East Side	328	298	-30
Total on West Side	41.2	71	30
Total Parking Required	369		
Total Parking Available		369	
Overall Surplus/Deficit			0



BROOKLINE WEST



BROOKLINE EAST



NORTH

**- Question -**  
Can applicant design include regrading outside 40B lot limits?

**- Consider -**  
Building placement to minimize tree loss

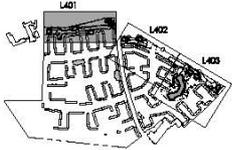
**- Question -**  
What is the minimum size of existing tree that qualifies it on the site plan?

**- CONSIDER -**  
Saving more trees along public way and abutters by adjusting building placement



555 Conventry Street, 6th floor  
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PA 7.2013.0103

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VARIOUS EDITS	REV	DATE	BY
VARIOUS EDITS	REV	DATE	BY
VARIOUS EDITS	REV	DATE	BY
COMPREHENSIVE PERMIT APPLICATION	APP	DATE	BY
Issue	REV	DATE	BY

Prepared by: JAC/CLM  
Checked by: CLM/CLM  
Supervised by: MJC/CLM

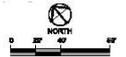
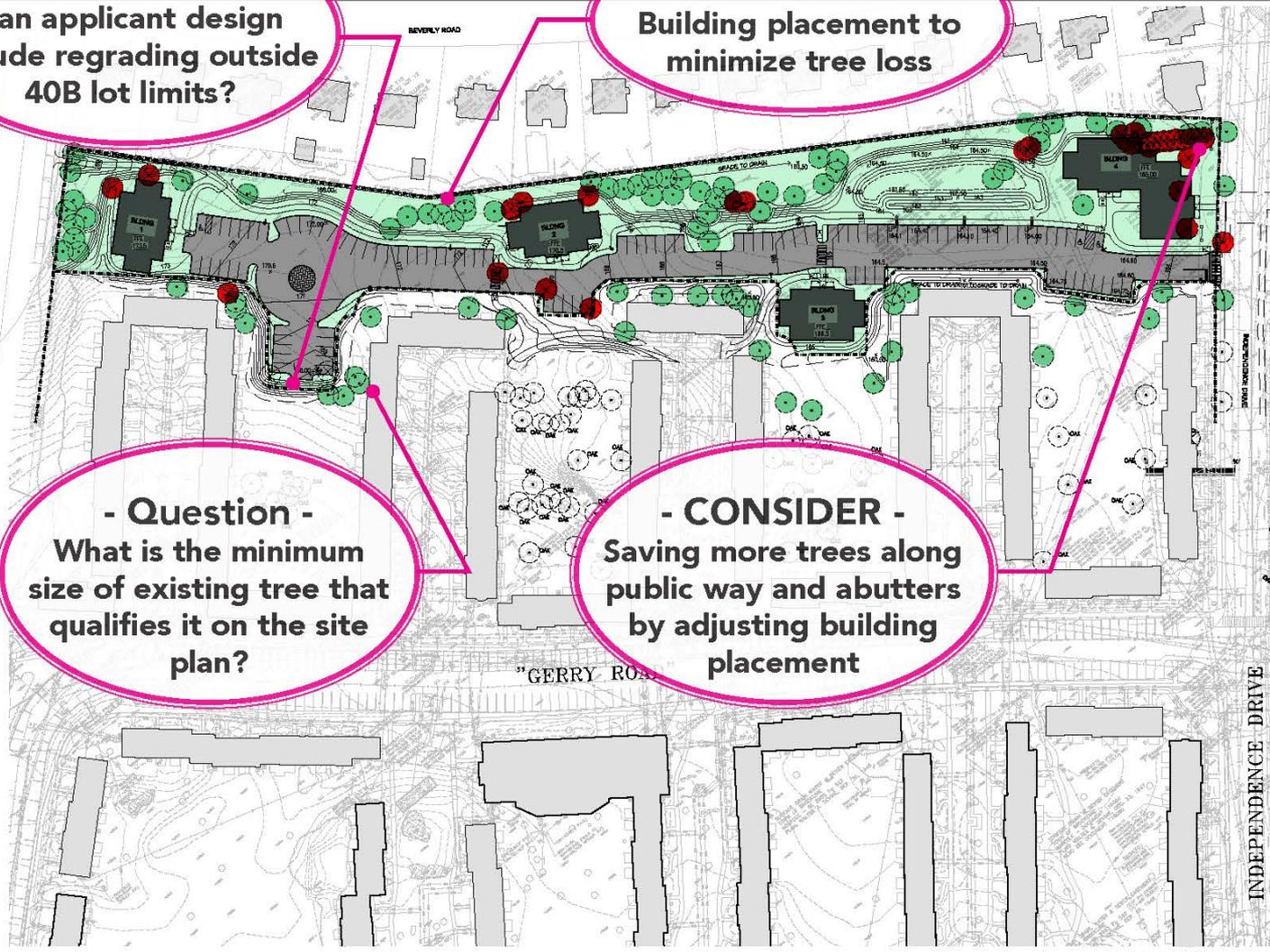


Client/Project:  
CHESTNUT HILL REALTY  
THE RESIDENCES AT SOUTH BROOKLINE  
BROOKLINE, MA

Title:  
GRADING PLAN WEST

Project No.: 210810271  
Scale: AS NOTED

Drawing No.: 401

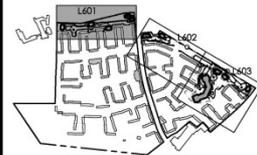


Buildings are placed to minimize impact on trees



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Maximum grade change allowance outside 40B lot is 3 feet

LEGEND  
PROPERTY LINE  
LINE  
OF WORK  
LINE  
H SOLID BOARD FENCE  
ING TREE TO REMAIN  
OUS TREE  
MENTAL TREE  
GREEN TREE

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
<b>DECIDUOUS TREES</b>				
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	38	3-3 1/2" CAL
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	28	3-3 1/2" CAL
QP	QUERCUS BOREALIS	RED OAK	33	3-3 1/2" CAL
PC	PIRUS C. CLEVELAND SELECT	CLEVELAND FLOWERING PEAR	32	3-3 1/2" CAL
<b>EVERGREEN TREES</b>				
PA	PICEA ABIES	NORWAY SPRUCE	57	8"-10" PYRAMIDAL
PS	PINUS STROBUS 'YASTIGATE'	WHITE PINE	67	8"-10" PYRAMIDAL
TP	THUJA OCCIDENTALIS 'NORGA'	DARK AMERICAN ARBORVITAE	105	8"-10" PYRAMIDAL
<b>ORNAMENTAL TREES</b>				
BN	BETULA NIGRA HERITAGE	HERITAGE BIRCH MULTISTEM	15	10-12 MULTI
DK	CORNUS KOUSA	KOUSA DOGWOOD	20	3" CAL
FD	FRAXINUS OXALIS	OXALIS CHERRY	28	3" CAL
ML	MAGNOLIA 'LEONARD MESSELI'	LEONARD MESSELI MAGNOLIA	13	6-7" HT
<b>SHRUBS</b>				
AZ	AZALEA 'KARST'	KARST AZALEA	24	2-2 1/2" HT
BS	BURNING BUSH 'VELVET'	GREEN VELVET BURNING	50	18-24" HT
DC	DEUTZIA GRACIOS 'NIKKO'	NIKKO SLENDER DEUTZIA	24	3 CAL
HI	HIBISCUS SYRIACUS 'LADY STANLEY'	LADY STANLEY ROSE OF SHARON	18	4-4 1/2" HT
HL	HYDRANGEA 'INDLESS SUMMER'	INDLESS SUMMER HYDRANGEA	47	2-2 1/2" HT
IL	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	30	2-2 1/2" HT
ML	ILEX X MESSEYANA 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	24	4-5" PYRAMIDAL
IT	ITEA 'LITTLE HENRY'	LITTLE HENRY TEA	22	2-2 1/2" HT
HC	RHOXODENDRON 'SUNSHINE'S WHITE'	CUNNINGHAM'S WHITE RHOXODENDRON	30	2-2 1/2" HT
RM	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	28	2 CAL
RD	RHOXODENDRON 'OLGA MEZITT'	OLGA MEZITT RHOXODENDRON	32	2 1/2-3" HT
SK	SPREA 'SOLD FLAME'	OLD FLAME SPREA	20	3 CAL
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	15	2 1/2-3" HT
TO	TAXUS 'GREEN WAVE'	GREEN WAVE YEW	45	2-2 1/2" SPR
VT	VIORNIUM 'TULIUM'	CRANBERRY VIBURNUM	28	3-3 1/2" HT

STORMWATER BASIN SEED MIX  
SEED MIX SUPPLIED BY NEW ENGLAND WETLAND PLANTS, INC FROM AMHERST, MA  
SEED MIX SUPPLIED BY NEW ENGLAND WETLAND PLANTS, INC FROM AMHERST, MA

BOTANICAL NAME	COMMON NAME
CAREX VULPIDOEA	FOX SEDGE
CAREX LURIDA	LURID SEDGE
CAREX SCOPARIA	BURLET BROOM SEDGE
VERBENA HASTATA	BLUE VERVAIN
SCORPUS ATROVIRENS	GREEN BULRUSH
CAREX LUPULINA	HOP SEDGE
BODIOS GERANIJA	NODDING BUR MARROLD
CAREX COMOSA	BRISTLY/COMOS SEDGE
CAREX DINITIA	FRINGED SEDGE
JUNCUS EFFRUSUS	SOFT JOSH
SCORPUS CYPHERINUS	WOOL GRASS
GLYCYRRHA GRANDIS	AMERICAN MANNA GRASS
EUPATORIUM MACULATUM	SPOTTED AOE PHE WEED
EUPATORIUM PERFORATUM	BONESET
ALBIS SUBCORIATUM	MUD PLANTAIN
ASTER FANGULUS	PURPLE STEMMED ASTER
GLYCYRRHA CANADENSIS	BATTLESTAR GRASS
SCORPUS VALUOSUS	SOFT STEM BULRUSH
ASCLEPIAS INCARNATA	SWAMP MILKWEED
MMALUS BINOENS	SQUARE STEMMED MONEY FLOWER

RATE: 18 LBS/1 ACR

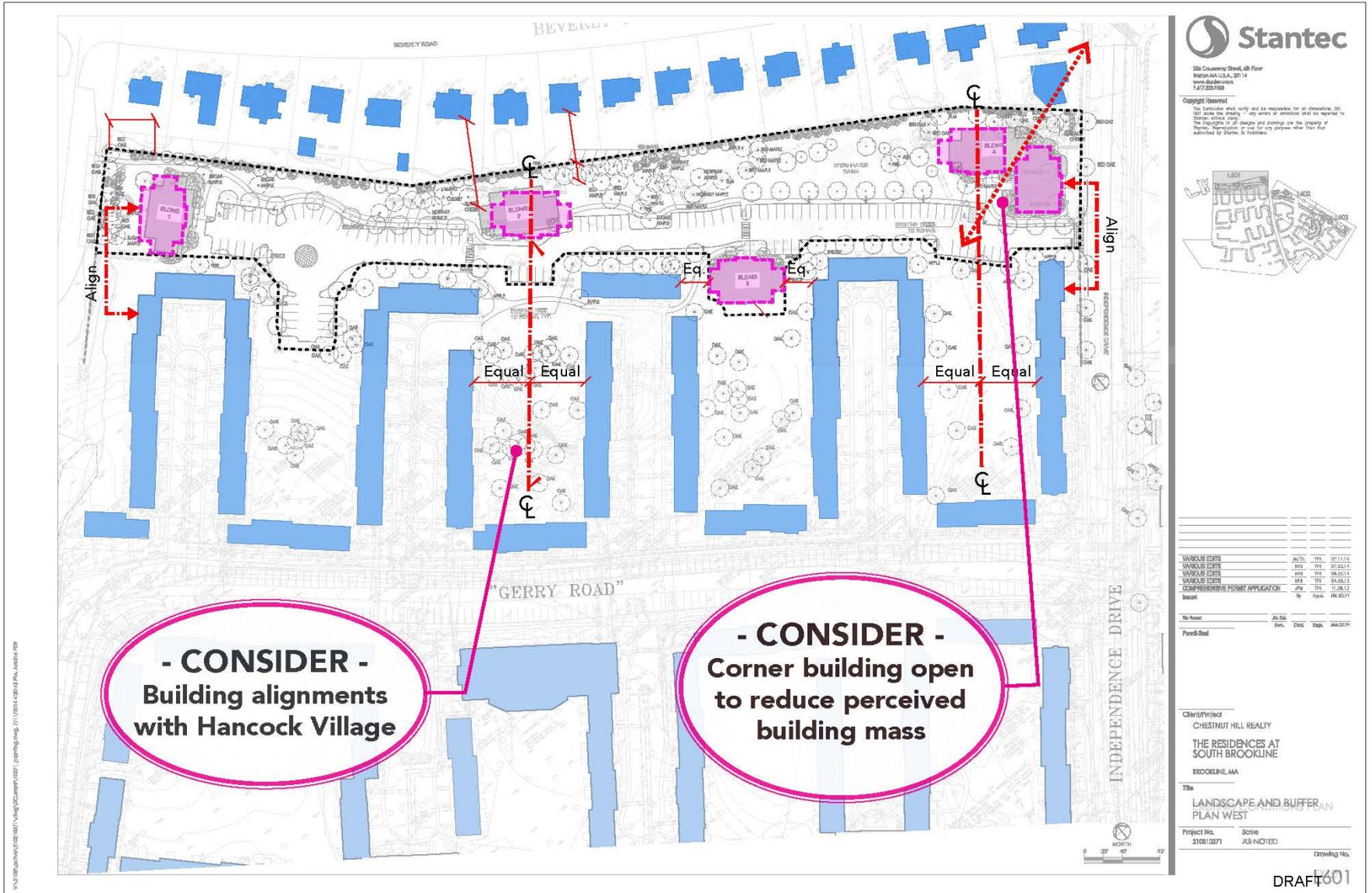
- ALL PLANTS TO BE BARRIED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK. PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF HOOD GUPS, THICKER THAN 1/4" INCH.
- PLANTING SOIL MIX LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 9 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOIL ANALYSIS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE GRADED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
- PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.

VARIOUS EDITS	JAN/CL	TRK	07.11.14
VARIOUS EDITS	MSB	TRK	07.03.14
VARIOUS EDITS	MSB	TRK	08.22.14
VARIOUS EDITS	MSB	TRK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JMK	TRK	11.28.12
Issued	By	Appr.	MM.05.17

File Name: JAN CM Date: CM: Date: Sign: MM.05.17

Permit Seal

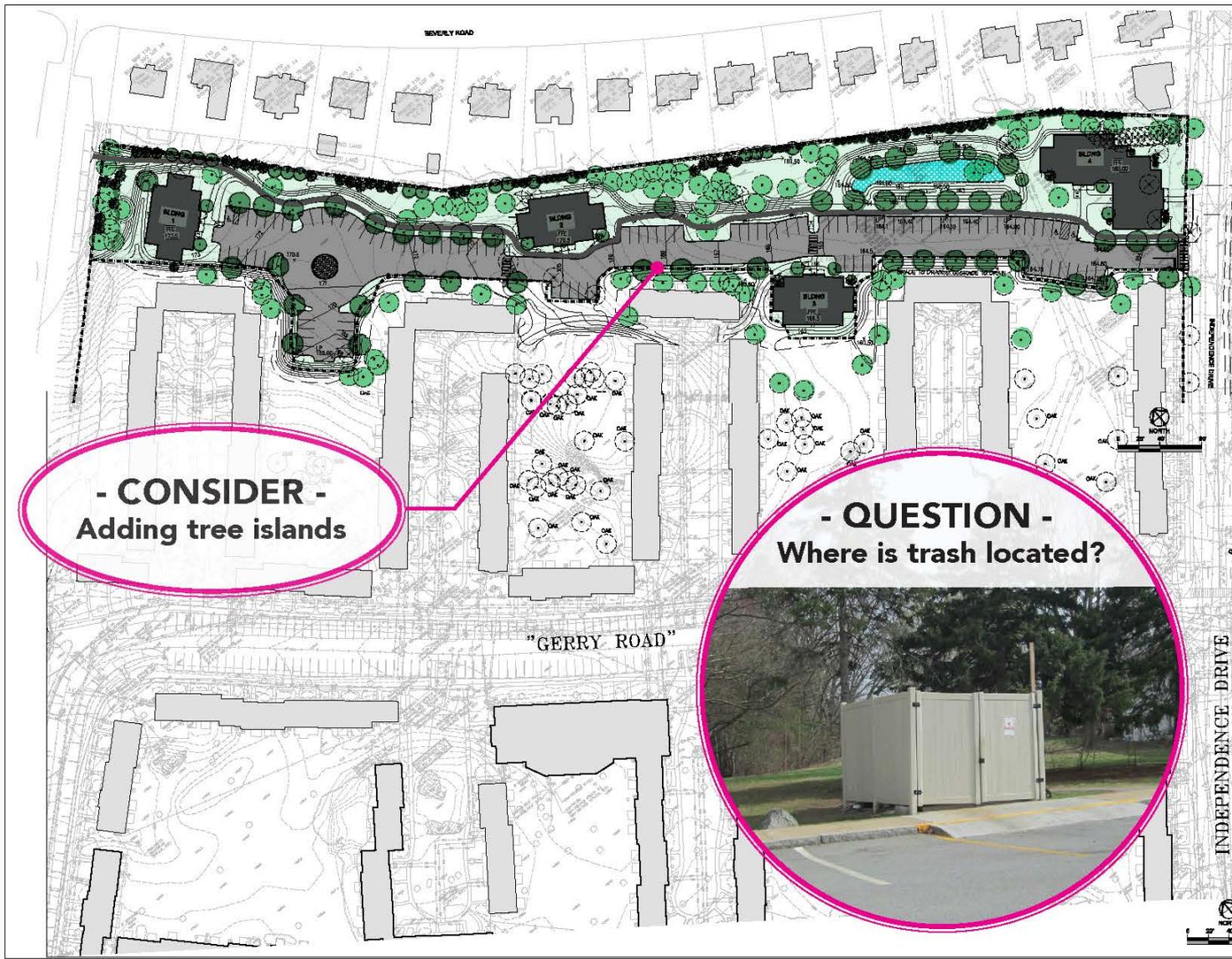
Client/Project  
CHESTNUT HILL REALTY  
THE RESIDENCES AT SOUTH BROOKLINE  
BROOKLINE, MA  
Title  
LANDSCAPE AND BUFFER PLAN WEST



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

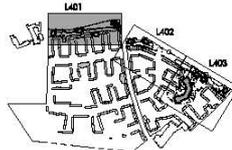
**- CONSIDER -  
Corner building open  
to reduce perceived  
building mass**





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**- CONSIDER -  
 Adding tree islands**



**- QUESTION -  
 Where is trash located?**

VARIOUS EITS	MS	TR	07.2014
VARIOUS EITS	MS	TR	08.2014
VARIOUS EITS	MS	TR	08.2013
COMPREHENSIVE PERMIT APPLICATION	MS	TR	08.2013
REVISION	TR	MS	08.2013



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  
**DRAFT**



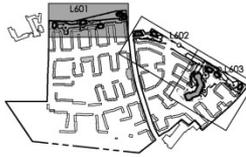
Tree islands have been added

Trash enclosure



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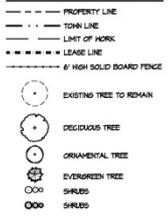
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**PLANTING NOTES**

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM A SURVEY PREPARED BY REED LAND SURVEYING OF LAKEVILLE MASSACHUSETTS, DATED LINE 8, 2008.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTING SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS ORIGINAL GRADES BEFORE DIGGING.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE APPLIED FINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF HOODS, THICKER THAN 1/4" IN THICK.
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**PLANTING LEGEND**



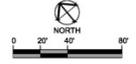
**PLANT SCHEDULE**

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TO	TRILEURIS OXANE	ORANGE CHERRY	28	3" CAL
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<b>SHRUBS</b>				
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HI	HIBISCUS SYRIACUS 'LADY STANLEY'	LADY STANLEY ROSE OF SHARON	18	4-4 1/2" HT
HL	HYDRANGEA 'TENDRIS SUMMER'	ENDLESS SUMMER HYDRANGEA	47	2-2 1/2" HT
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HC	RHOXODENDRON 'CUNNINGHAM WHITE'	CUNNINGHAM WHITE RHOXODENDRON	30	2-2 1/2" HT
RM	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	28	2 DAL
RR	RHOXODENDRON 'OLGA MEZITT'	OLGA MEZITT RHOXODENDRON	32	2 1/2-3" HT
SK	SPINEA 'SOLD FLAME'	OLD FLAME SPINEA	20	3 DAL
SP	SYRINGA 'PATULA MISS KIM'	MISS KIM LILAC	15	2 1/2-3" HT
TO	TAXUS 'GREEN WAVE'	GREEN WAVE YEW	45	2-2 1/2" SPR
VT	VIBURNUM 'TRILBUM'	CRANBERRY VIBURNUM	28	3-3 1/2" HT

**STORM-WATER BASIN SEED MIX**  
SEED MIX NEW ENGLAND WETLAND (NETLAND SEED MIX)  
SEED MIX SUPPLIED BY NEW ENGLAND WETLAND PLANTS, INC FROM AMHERST, MA

BOTANICAL NAME	COMMON NAME
CAREX VULPINOIDEA	FOX SEDGE
CAREX LURIDA	LURID SEDGE
CAREX SCORPABA	BURLET BROOM SEDGE
VERBENA HASTATA	BLUE VERVAIN
SCORPUS ATROVIRENS	GREEN BURJUSH
CAREX LUPULINA	HOP SEDGE
BODIOS GIBBERNA	NOODING BUR MARROLD
CAREX COMOSA	BRISTLY/COMOS SEDGE
CAREX ORNITA	FRINGED SEDGE
JUNCUS EFFUSUS	SOFT JOSH
SCORPUS CYPRIENSIS	WIG GRASS
GLYCYRRHA GRANDIS	AMERICAN MANNA GRASS
EUPATORIUM MACULATUM	SPOTTED JOE PEE WEEB
EUPATORIUM PERFORLATUM	BONESET
ALBIS SUBCORIATUM	MUD PLANTAIN
ASTER FANGULUS	PURPLE STEMMED ASTER
GLYCYRRHA CANADENSIS	BATTLESHAW GRASS
SCORPUS VALLIDUS	SOFT STEM BURJUSH
ASCLEPIAS INCARNATA	SWAMP MILKWEED
IMPATIENS BENSOND	SQUARE STEMMED MONEY FLOWER

RATE: 18 LBS/5 ACRS

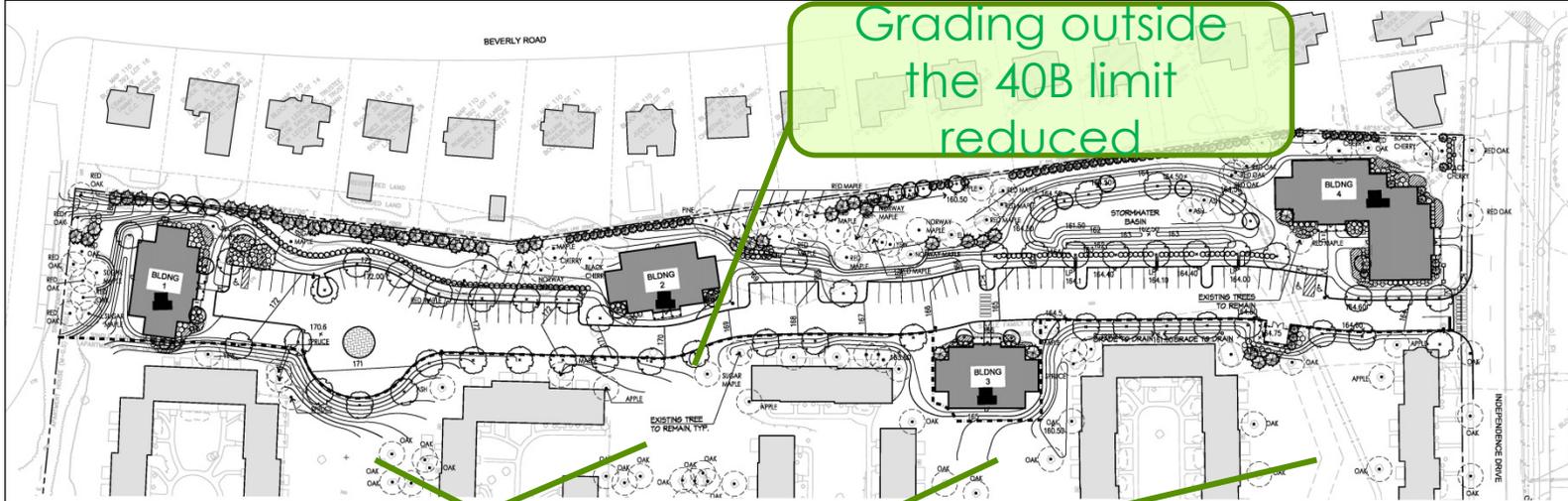


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VARIOUS EDITS	MSB	TRK	07.03.14
VARIOUS EDITS	MSB	TRK	08.22.14
VARIOUS EDITS	MSB	TRK	04.08.13
VARIOUS EDITS	JPM	TRK	11.28.12
COMPREHENSIVE PERMIT APPLICATION	By	Appr.	04.03.17

File Name: JAN 21 2017  
DWG: CHSTN Hill West  
PentB Seal

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





Grading outside the 40B limit reduced

Currently no pathways in rear courtyards

**PLANTING NOTES**

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM A SURVEY PREPARED BY REED & PHASGASSETT CONSULTANTS INC. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED BY THE SURVEYOR.
- THE LOCATIONS OF UNDERGROUND UTILITIES REFERENCED ABOVE, THE LOCAL AUTHORITIES OR NEW INFORMATION RECEIVED BY THE CONTRACTOR SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL MAINTAIN ACCESS IMMEDIATELY AFTER PLANTING TO CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- CONTRACTOR SHALL VERIFY ALL PLANTING MATERIALS ARE AVAILABLE AT THE TIME OF PLANTING.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTING SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS ORIGINAL GRADES BEFORE DIGGING.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF HOOD SPIRES THICKER THAN 1/4" IN SIZE.
- PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 9 CY TO 1 CY OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOIL ANALYSIS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE GRADED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
- PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY, PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.

**PLANTING LEGEND**



**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
BT	BURKWOOD TREE	BURKWOOD TREE	1	10-12' MULTY
BT	SUNSET	RED SUNSET MAPLE	38	3-3 1/2" CAL
BT	PEREA	RED OAK	28	3-3 1/2" CAL
BT	PEREA	RED OAK	33	3-3 1/2" CAL
BT	PEREA	RED OAK	32	3-3 1/2" CAL
BT	NORWAY SPRUCE	NORWAY SPRUCE	57	8-10" PYRAMIDAL
BT	WHITE PINE	WHITE PINE	67	8-10" PYRAMIDAL
BT	DARK AMERICAN ARBORVITAE	DARK AMERICAN ARBORVITAE	105	8-10" PYRAMIDAL
BT	HERITAGE BRICH MULTISTEM	HERITAGE BRICH MULTISTEM	15	10-12' MULTY
BT	KOLSA DOORWOOD	KOLSA DOORWOOD	20	3" CAL
BT	SHADE CHERRY	SHADE CHERRY	28	3" CAL
BT	LEONARD WESSELL MAGNOLIA	LEONARD WESSELL MAGNOLIA	13	6-7' HT
BT	BEULIA NERA HERITAGE	BEULIA NERA HERITAGE	24	2-2 1/2" HT
BT	GREEN WINKLET BOWWOOD	GREEN WINKLET BOWWOOD	50	18-24" HT
BT	NIKKO SLENDER DEUTIDA	NIKKO SLENDER DEUTIDA	24	3 CAL
BT	LADY STANLEY ROSE OF SHARON	LADY STANLEY ROSE OF SHARON	18	4-4 1/2" HT
BT	ENDLESS SUMMER HYDRANGEA	ENDLESS SUMMER HYDRANGEA	47	2-2 1/2" HT
BT	SHAMROCK INNSBERY	SHAMROCK INNSBERY	30	2-2 1/2" HT
BT	BLUE PRINCESS HOLLY	BLUE PRINCESS HOLLY	24	4-5" PYRAMIDAL
BT	LITTLE HENRY TEA	LITTLE HENRY TEA	22	2-2 1/2" HT
BT	CUNNINGHAM WHITE RHODODENDRON	CUNNINGHAM WHITE RHODODENDRON	30	2-2 1/2" HT
BT	KNOCKOUT ROSE	KNOCKOUT ROSE	28	2 CAL
BT	OLGA WEITZ RHODODENDRON	OLGA WEITZ RHODODENDRON	32	2 1/2-3" HT
BT	OLD FLAME SPINKA	OLD FLAME SPINKA	20	3 CAL
BT	MISS KIM LILAC	MISS KIM LILAC	15	2 1/2-3" HT
BT	GREEN WAVE YEW	GREEN WAVE YEW	45	2-2 1/2" SPR
BT	GRANDBERRY VIBURNUM	GRANDBERRY VIBURNUM	28	3-3 1/2" HT

**STORMWATER BASIN SEED MIX**  
 SEED MIX SUPPLIED BY NEW ENGLAND WETLAND PLANTS, INC FROM AMHERST, MA  
 SEED MIX SUPPLIED BY NEW ENGLAND WETLAND PLANTS, INC FROM AMHERST, MA

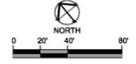
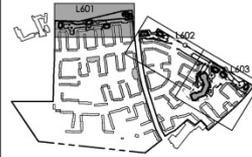
BOTANICAL NAME	COMMON NAME
CAREX VILLOIDEA	FOX SEDGE
CAREX LURIDA	LURID SEDGE
CAREX SCOPARIA	BULKT BROOM SEDGE
VERBENA HASTATA	BLUE VERVAIN
SCORPUS ATROVIRENS	GREEN BULRUSH
CAREX LUPULINA	HOP SEDGE
BODIOS GERANIUM	NOODING BAR MARIGOLD
CAREX COMOSA	BRISTLY CORN SEDGE
CAREX DINITIA	FRINGED SEDGE
JUNCUS EFFRUSUS	SOFT FISH
SCORPUS CYPHERINUS	WOLF GRASS
GLYCYRRHIZA GRANDIS	AMERICAN MANNA GRASS
EUPATORIUM MACULATUM	SPOTTED JOE PEE WEEED
EUPATORIUM PERFORATUM	BONESET
ALBISUBCORPOTATUM	MUD PLANTAIN
ASTER FANGULOSUS	PURPLE STEMMED ASTER
GLYCYRRHIZA CANADENSIS	BATTLESHAW GRASS
SCORPUS VALUOSUS	SOFT STEM BULRUSH
ASCLEPIAS INCARNATA	SWAMP MILKWEED
IMPATIENS BIFIDA	SQUARE STEMMED MONEY FLOWER

RATE: 18 LBS/1 ACR



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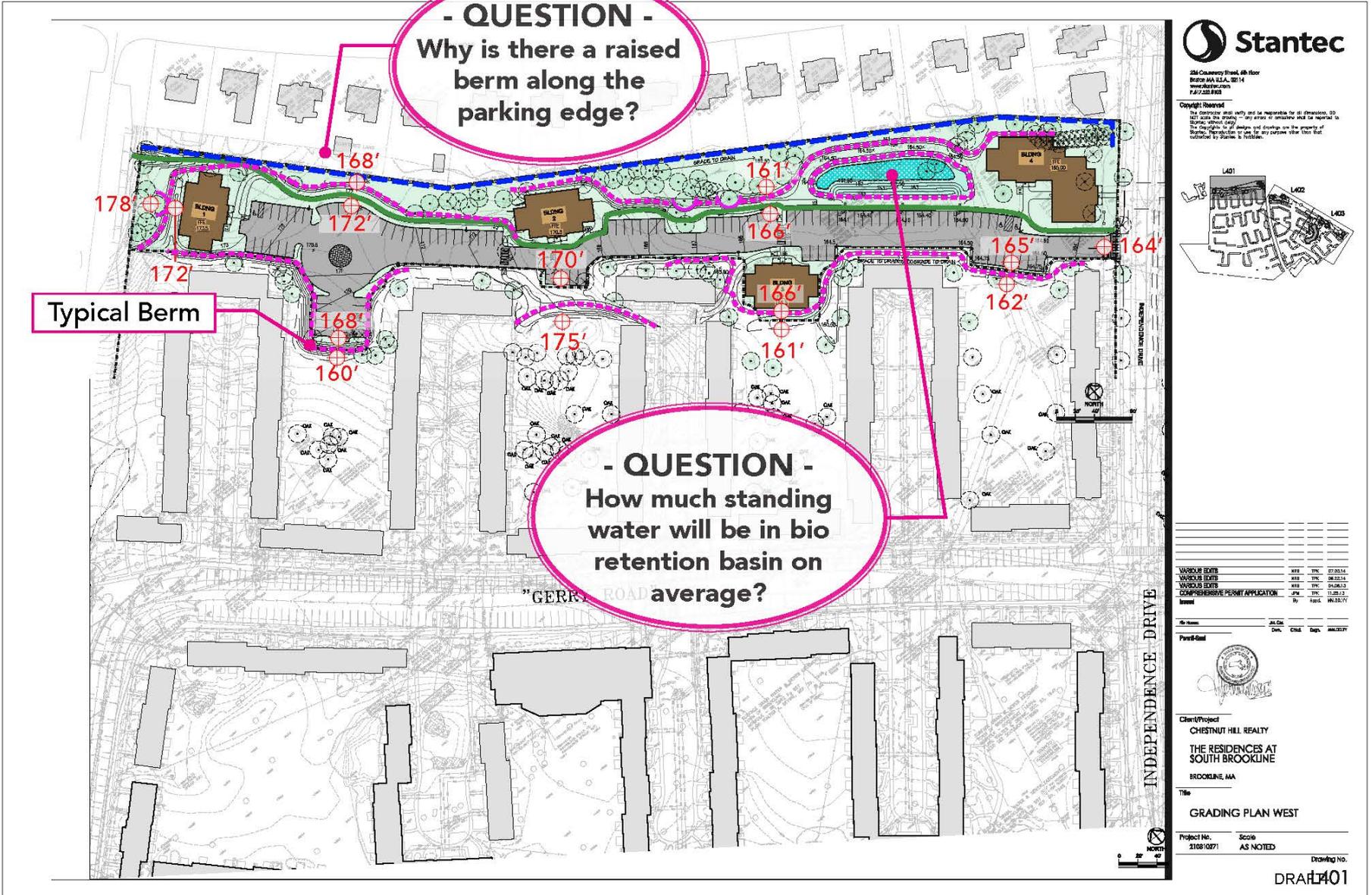


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VARIOUS EDITS	MSB	TRK	08.22.14
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COMPREHENSIVE PERMIT APPLICATION	JPM	TRK	11.28.13
Issued	By	Appr.	MSB/07

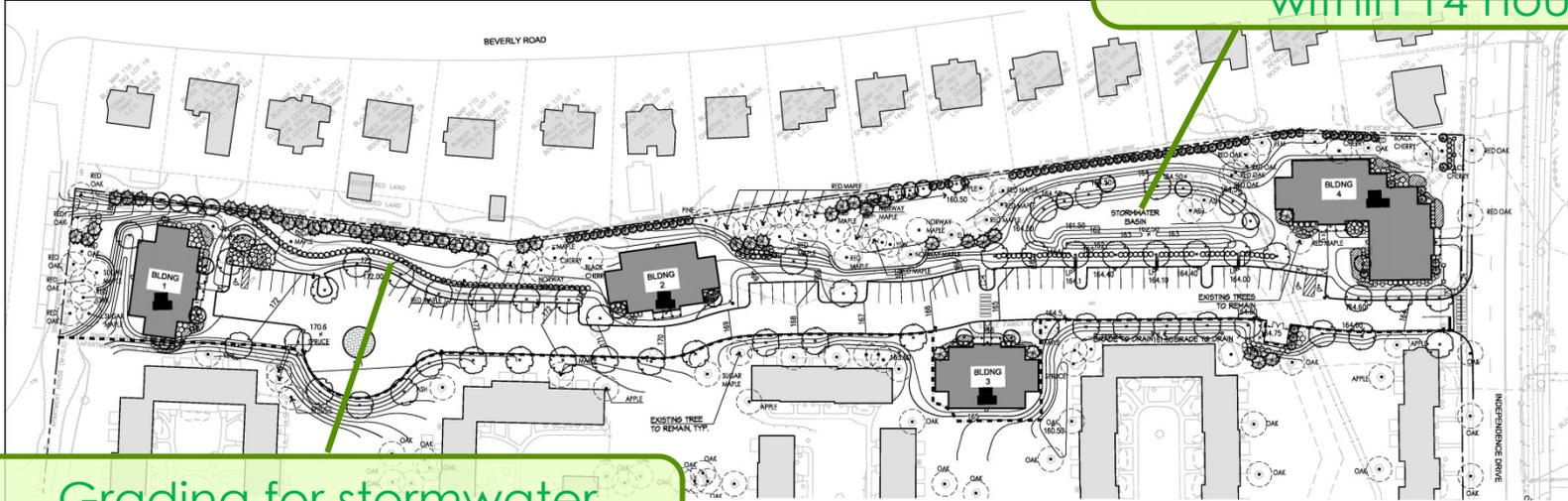
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Client/Project  
 CHESTNUT HILL REALTY  
 THE RESIDENCES AT  
 SOUTH BROOKLINE  
 BROOKLINE, MA  
 Title  
 LANDSCAPE AND BUFFER  
 PLAN WEST



After a 100-year storm basin will drain empty within 14 hours



Grading for stormwater management purposes

- 2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- 3. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- 4. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
- 5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- 6. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- 7. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTING SHOWN ON THIS DRAWING.
- 8. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- 9. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS ORIGINAL GRADED BEFORE DIGGING.
- 10. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- 11. MULCH FOR PLANTED AREAS TO BE AGED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF HOOD SPIRES THICKER THAN 1/4 INCH.
- 12. PLANTING SOIL MIX LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 9 CY TO 1 CY OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOLID ANALYSIS.
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- 16. PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.

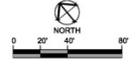
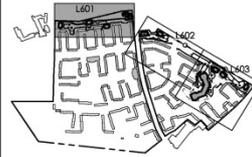
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
<b>DECIDUOUS TREES</b>				
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	38	3-3 1/2" CAL
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	28	3-3 1/2" CAL
QP	QUERCUS BOREALIS	RED OAK	33	3-3 1/2" CAL
PC	PIRUS E. CLEVELAND SELECT	CLEVELAND FLOWERING PEAR	32	3-3 1/2" CAL
<b>EVERGREEN TREES</b>				
PA	PICEA ABIES	NORWAY SPRUCE	57	8"-10" PYRAMIDAL
PS	PINUS STROBUS 'YASTIGATE'	WHITE PINE	67	8"-10" PYRAMIDAL
TP	TAXUS OCCIDENTALIS 'NORGA'	DARK AMERICAN ABSORBITAE	105	8"-10" PYRAMIDAL
<b>ORNAMENTAL TREES</b>				
BN	BEULIA NERA HERITAGE	HERITAGE BIRCH MULTISTEM	15	10-12' MULTI
DK	CORNUS KOUSA	KOUSA DOGWOOD	20	3" CAL
IO	IRIS SIBIRICA	ORANGE CHERRY	28	3" CAL
ML	MAGNOLIA 'LEONARD MESSILL'	LEONARD MESSILL MAGNOLIA	13	6-7' HT
<b>SHRUBS</b>				
AZ	AZALEA 'KARST'	KARST AZALEA	24	2-2 1/2" HT
BS	BURNING BUSH 'NINE'	GREEN WICKET BURNWOOD	60	18-24" HT
DC	DEUTZIA GRACILIS 'NIKKO'	NIKKO SLENDER DEUTZIA	24	3 DAL
HI	HIBISCUS SYRIACUS 'LADY STANLEY'	LADY STANLEY ROSE OF SHARON	18	4-4 1/2" HT
HL	HYDRANGEA 'INDIGLO SUMMER'	INDIGLO SUMMER HYDRANGEA	47	2-2 1/2" HT
IR	IRIS 'ALEX QUARRA SHAMROCK'	SHAMROCK IRISBERRY	30	2-2 1/2" HT
ML	MILEX X MESSEYAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	24	4-5" PYRAMIDAL
IT	IRIS 'LITTLE HENRY'	LITTLE HENRY IRIS	22	2-2 1/2" HT
HC	RHOXODENDRON 'SUNSHINEAS WHITE'	CUNNINGHAM WHITE RHOXODENDRON	30	2-2 1/2" HT
RM	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	28	2 DAL
RD	RHOXODENDRON 'OLGA MEZITT'	OLGA MEZITT RHOXODENDRON	32	2 1/2-3" HT
SK	SPREA 'SOLD FLAME'	OLD FLAME SPREA	20	3 DAL
SP	SPRING PATULA 'MISS KIM'	MISS KIM LIAC	15	2 1/2-3" HT
TO	TAXUS 'GREEN WAVE'	GREEN WAVE YEW	45	2-2 1/2" SPR
VT	VIBURNUM 'TRILBUM'	CRANBERRY VIBURNUM	28	3-3 1/2" HT

STORMWATER BASIN SEED MIX	
SEED MIX NEW ENGLAND WETLAND (NETLAND SEED MIX)	
SEED MIX SUPPLIED BY NEW ENGLAND WETLAND PLANTS, INC FROM AMHERST, MA	
BOTANICAL NAME	COMMON NAME
CAREX VULPINOIDEA	FOX SEDGE
CAREX LURIDA	LURID SEDGE
CAREX SCOPARIA	BULM BROOM SEDGE
VERBENA HASTATA	BLUE VERVAIN
SCORPUS ATROVIRENS	GREEN BULRUSH
CAREX LUPULINA	HOP SEDGE
BODIOS GERMINA	NODDING BAR MARROLD
CAREX COMOSA	BRISTLY/COSMOS SEDGE
CAREX ORNITA	FRINGED SEDGE
LANCEOLUS EPITRIUS	SOFT FISH
SCORPUS CYPHERINUS	WOOD GRASS
GLYCYRRHA GRANDIS	AMERICAN MANNA GRASS
EPILATORUM MACULATUM	SPOTTED AXE PINE WED
EPILATORUM PERFORLATUM	BONESET
ALFIMA SUBCORIATUM	MUD PLANTAIN
ASTER FANGULOSUS	PURPLE STEMMED ASTER
GLYCYRRHA CANADENSIS	BATTLESTAR GRASS
SCORPUS VALUOSUS	SOFT STEM BULRUSH
ASCLEPIAS INCARNATA	SWAMP MILKWEED
IMPATIENS BIFIDA	SQUARE STEMMED MONEY FLOWER



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VARIOUS EDITS	MSB	TRK	07.03.14
VARIOUS EDITS	MSB	TRK	08.22.14
VARIOUS EDITS	MSB	TRK	04.08.13
VARIOUS EDITS	JPM	TRK	11.28.13
COMPREHENSIVE PERMIT APPLICATION	By	Appr.	04.03.07

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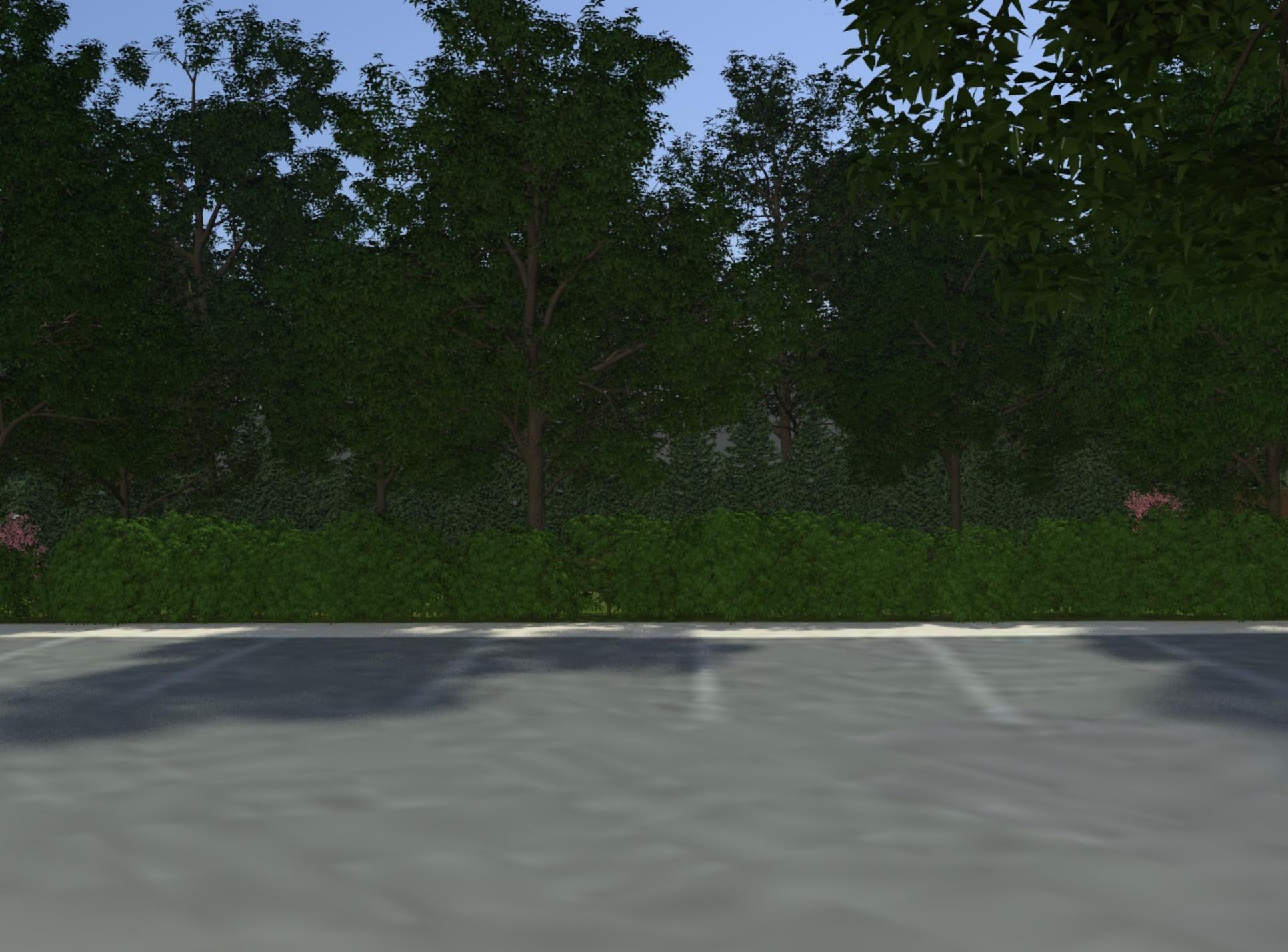
Permit Seal

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



**- QUESTION -**  
What is the impact of the raised  
berm to abutting single family  
homes?

DRAFT



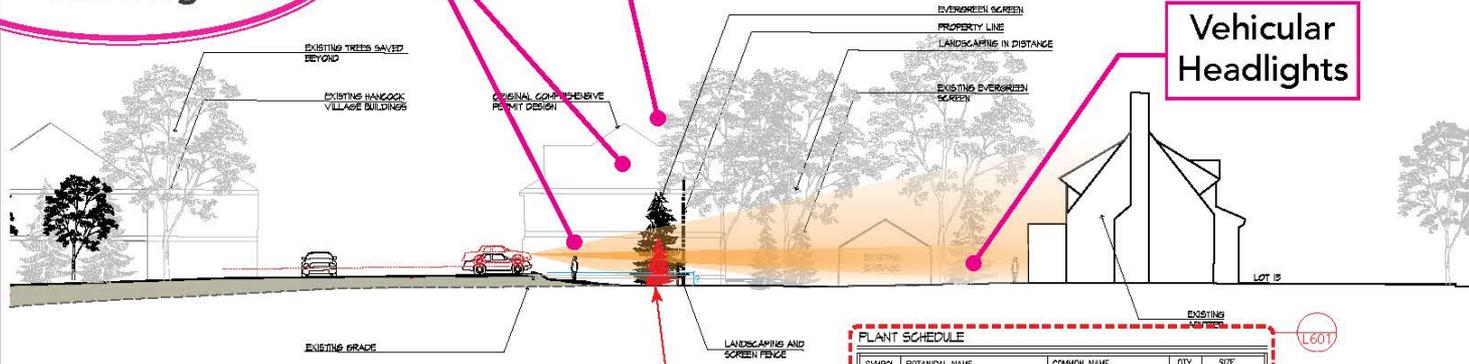
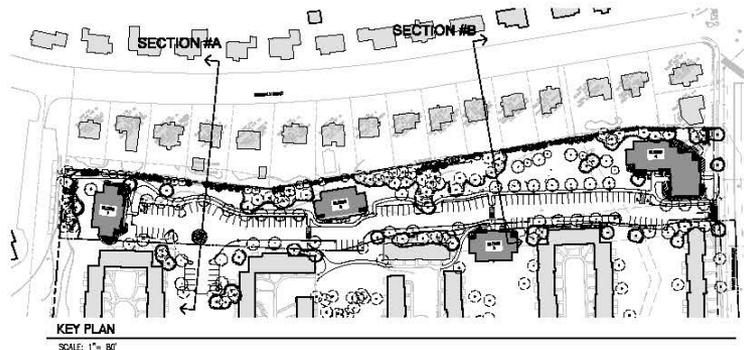


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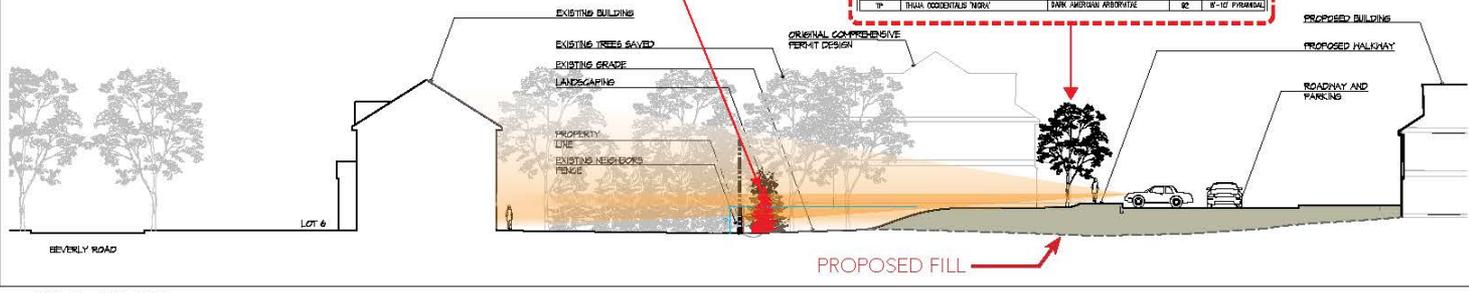
**- QUESTION -**  
Are trees shown at size when planted?

**- CONSIDER -**  
Additional landscape buffering



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

PLANT SCHEDULE				
SYMBOL	BUTANICAL NAME	COMMON NAME	QTY	SIZE
<b>DECIDUOUS TREES</b>				
AR	ACER FRAXINUM 'RED SUNSET'	RED SUNSET MAPLE	37	3-3 1/2" CAL.
LI	LIRIODENDRON ALBIFLORA	YELLOW POPLAR	26	3-3 1/2" CAL.
OP	QUERCUS SERRATA	RED OAK	33	3-3 1/2" CAL.
PC	PERSEA C. CLEVELAND SELECT	CLEVELAND FLOWERING PEAR	32	3-3 1/2" CAL.
<b>EVERGREEN TREES</b>				
PA	PRUNUS ABRUS	KORWAIK SPRUCE	67	8'-10" PRIFORMAL
PS	PRUNUS SPINOSA 'VANDERKAT'	WHITE FINE	67	8'-10" PRIFORMAL
TP	TAXUS COCCINEA 'NORFOLK'	PAVING NORFOLK ARBORVITAE	62	8'-10" PRIFORMAL



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

DATE	DESCRIPTION	BY	CHKD
	VARIOUS EDITS	JW/EL	TRK
	VARIOUS EDITS	MSD	TRK
	VARIOUS EDITS	MSD	TRK
	VARIOUS EDITS	MSD	TRK
	COMPREHENSIVE PERMIT APPLICATION	JW/EL	TRK
	ISSUED	TRK	MSD/EL

REV	DATE	DESCRIPTION	BY	CHKD

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

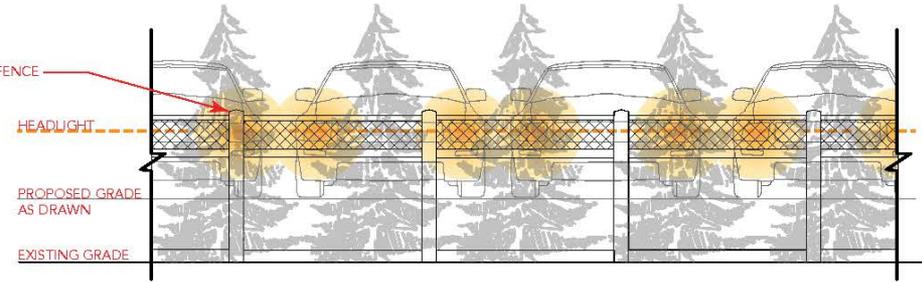
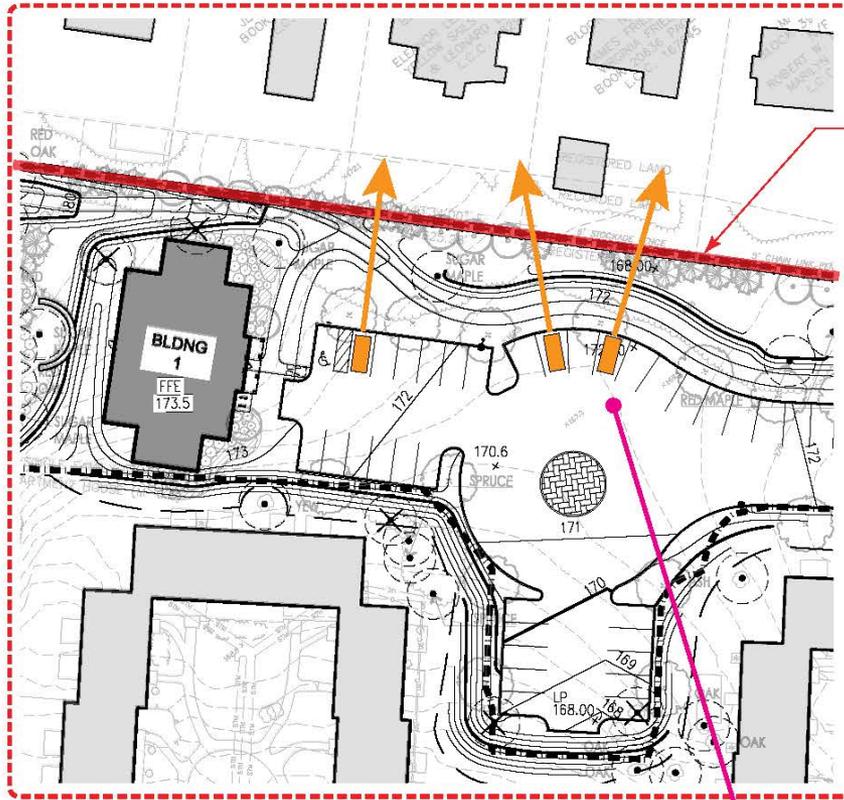
Title  
SITE SECTIONS

Project No. 21081/0271  
Scale AS NOTED

Drawing No. DRAFT 901

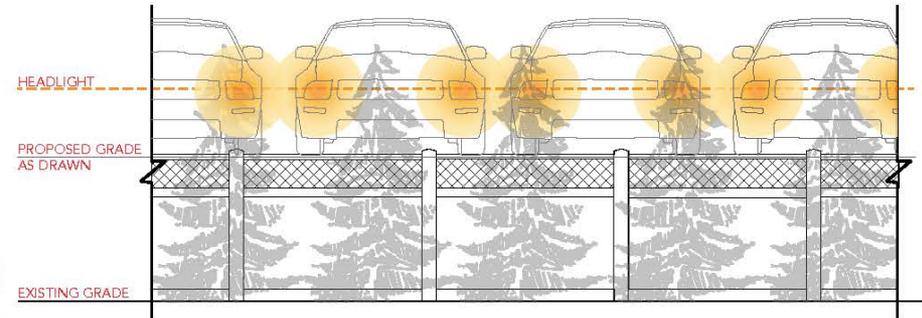
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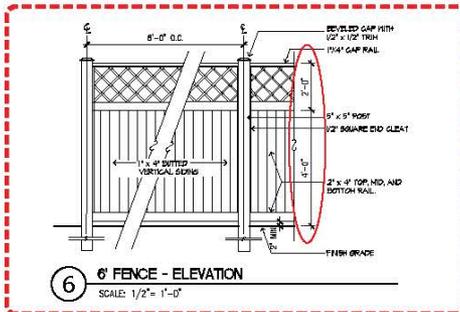
EVERGREEN TREES		NORWAY SPRUCE	
PA	PRICA ABIES	07	8'-10" PYRAMIDAL
PS	PRINUS STROBUS 'FASTIGIATA'	07	8'-10" PYRAMIDAL
TP	THUJA OCCIDENTALIS 'NODOSA'	08	8'-10" PYRAMIDAL

L601



L401

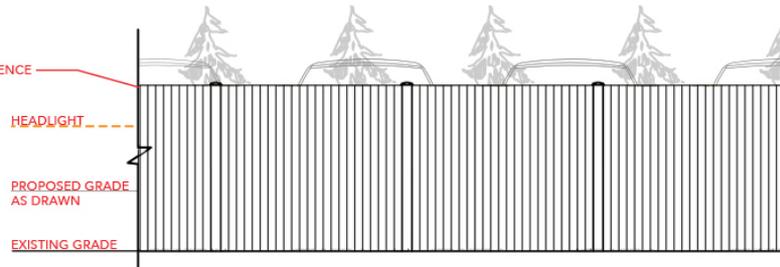
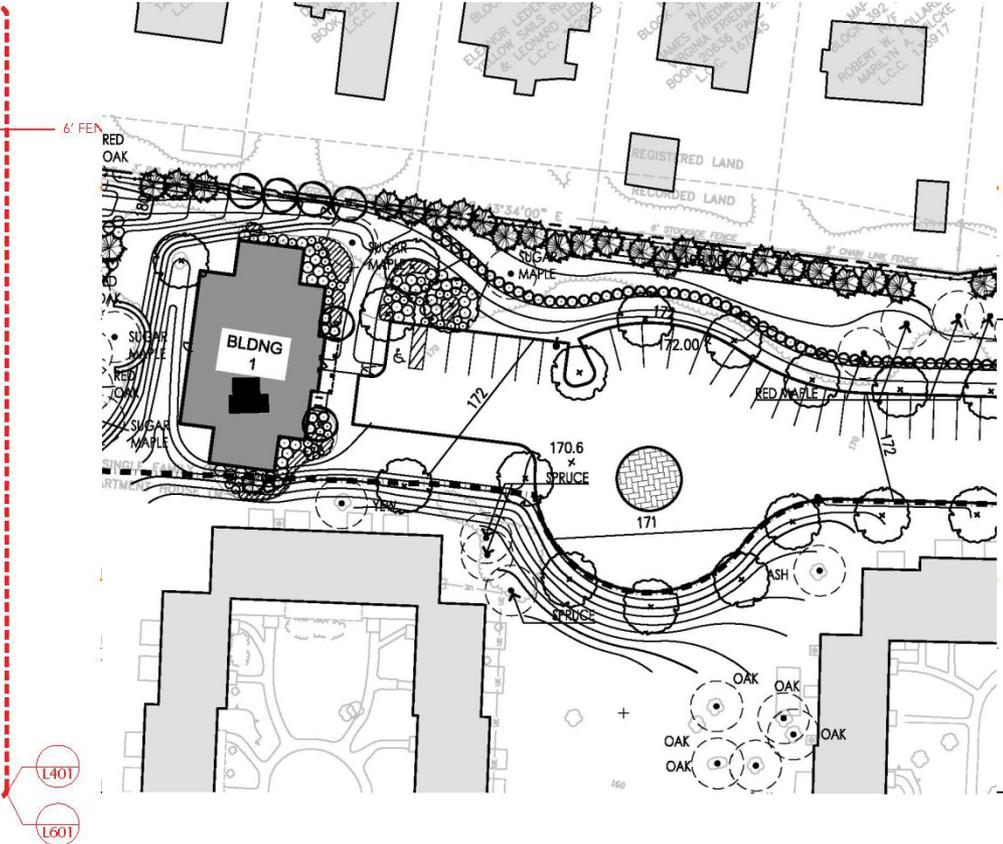
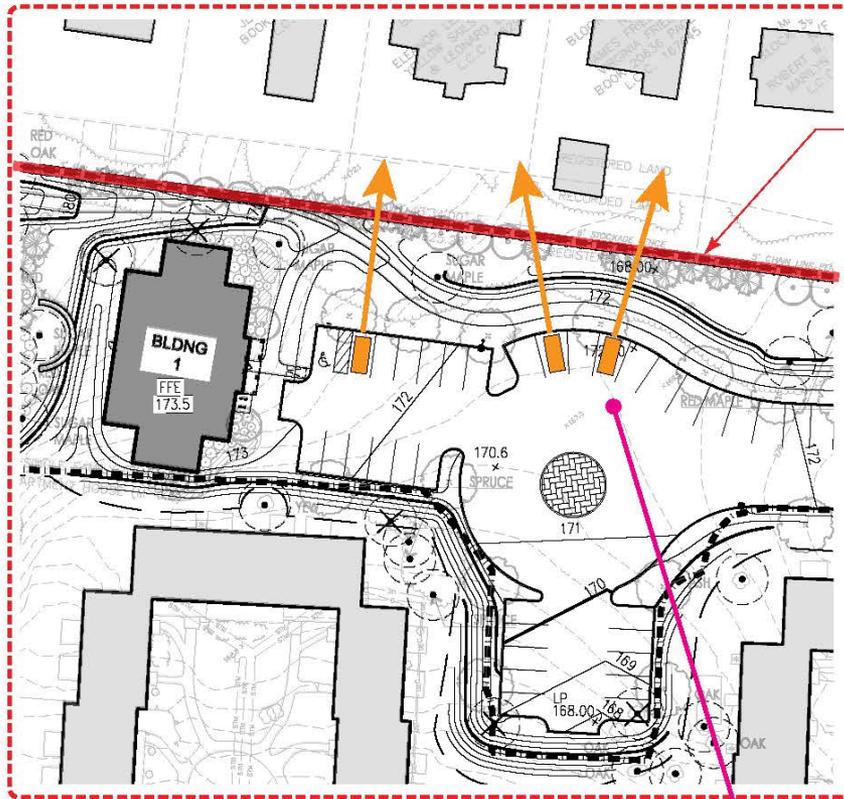
L601



**- CONSIDER -**  
 Reversing orientation of parked cars

**- CONSIDER -**  
 Additional landscape buffering

DRAFT



- Changed fence height and opacity
- Added more evergreen tree screening
- Added evergreen hedge



**HEADLIGHT STUDY** - Standing on Beverly Road





- Tree wells are combined, no guardrail is needed
- Trees that have more than 12" of cover around trunk are indicated to be removed

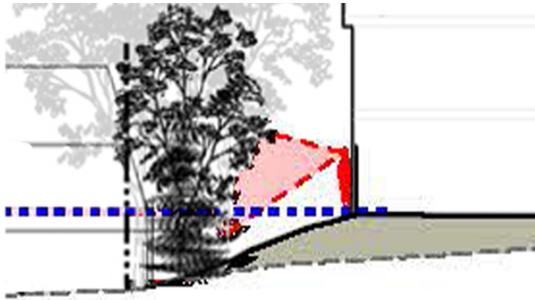




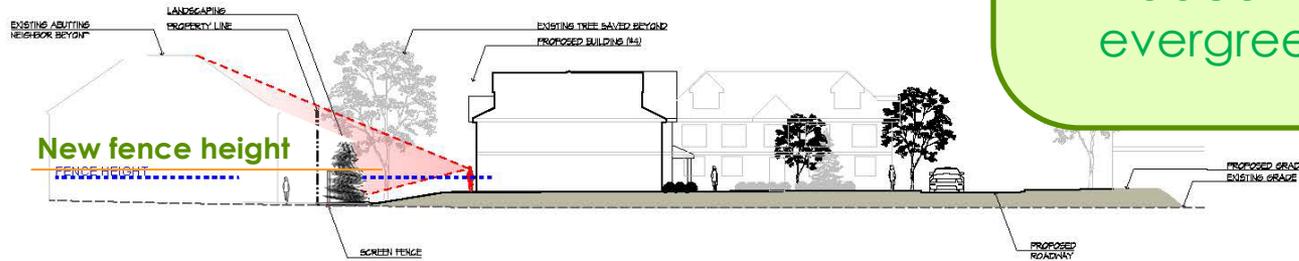


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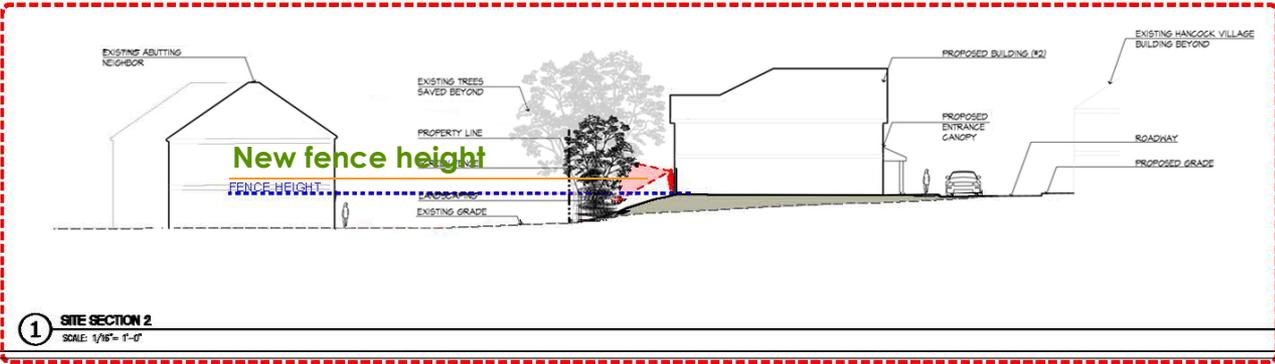


- Increased height and opacity of fence
- Added more evergreens



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

1 L904



1 SITE SECTION 2  
SCALE: 1/16" = 1'-0"

VARIOUS SETS	JWG/L	TRK	03.11.14
VARIOUS SETS	JWB	TRK	03.26.14
VARIOUS SETS	JWB	TRK	03.27.14
VARIOUS SETS	JWB	TRK	04.28.14
COMPREHENSIVE PERMIT APPLICATION	JWB	TRK	11.29.13
Issued	BY	REV.	04.03.14

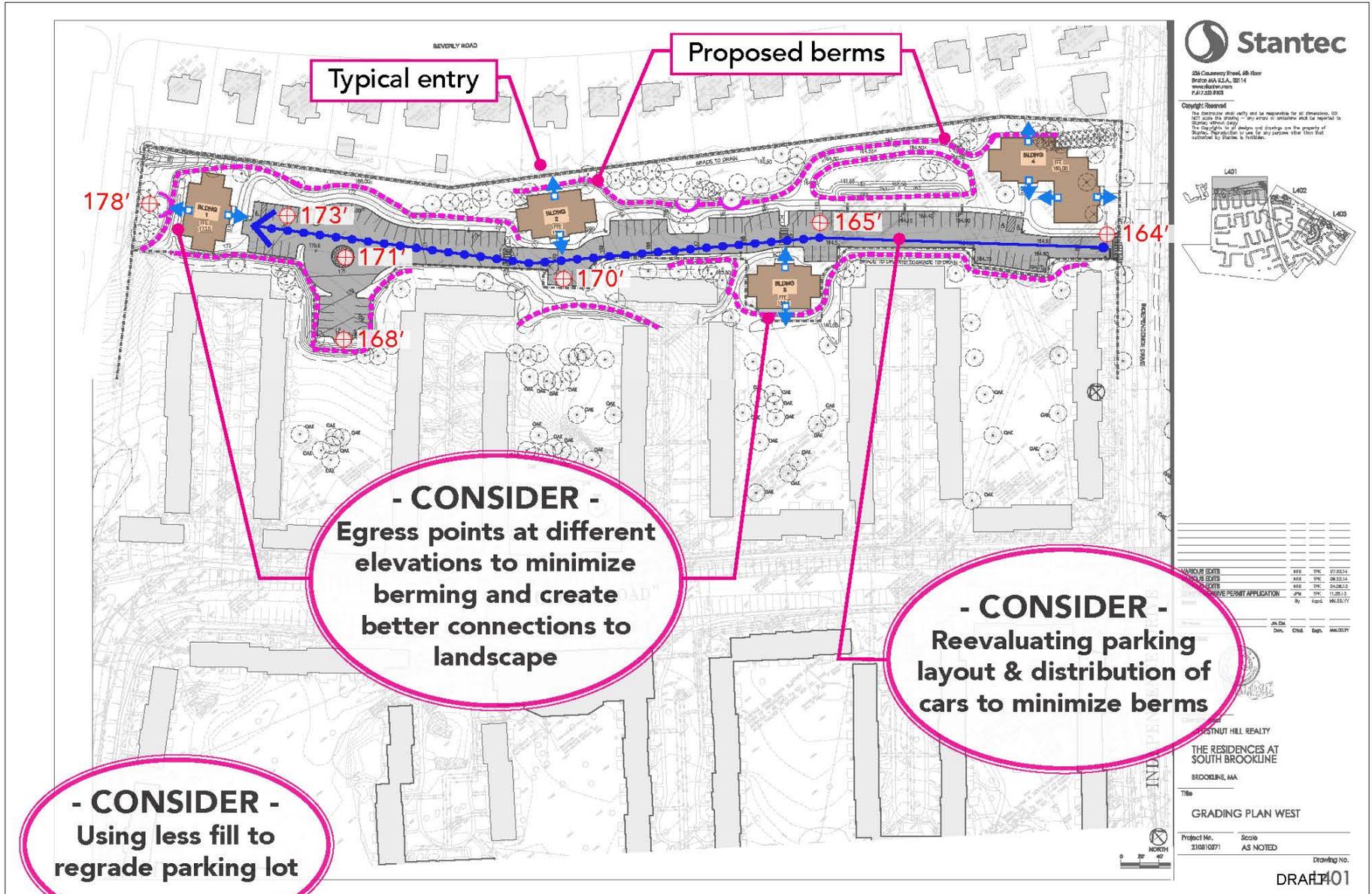
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Permit/Sheet:					

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

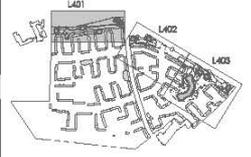
SITE SECTIONS  
Project No. 210610271  
Scale AS NOTED

Drawing No. L905  
DRAFT

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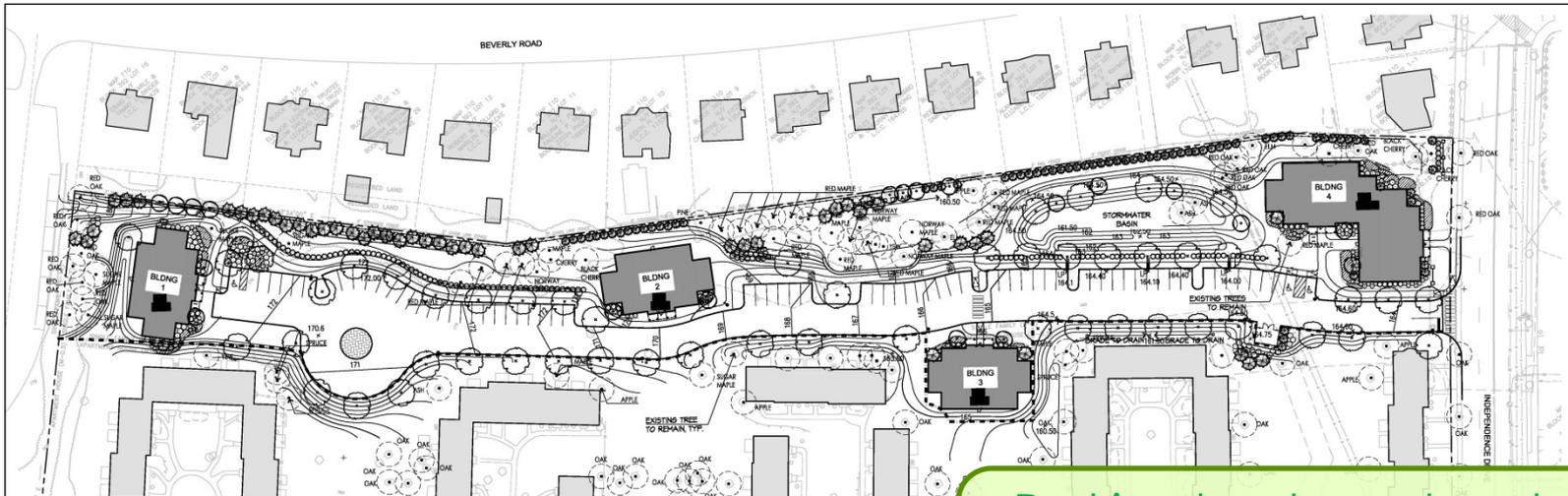
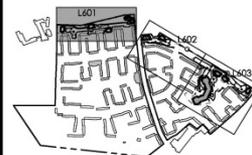


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REVISION	DATE	BY	CHKD	APP'D
REVISION 01	07/23/14	...	...	...
REVISION 02	08/22/14	...	...	...
REVISION 03	08/26/14	...	...	...
REVISION 04	11/28/13	...	...	...
REVISION 05	04/22/11	...	...	...

INDUSTRIAL HILL REALTY  
 THE RESIDENCES AT SOUTH BROOKLINE  
 BROOKLINE, MA  
 Title: GRADING PLAN WEST  
 Project No. 210810071 Scale AS NOTED  
 Drawing No. DRAFT #01



**PLANTING NOTES**

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM A SURVEY PREPARED BY REED LAND SURVEYING OF LAKEVILLE, MASSACHUSETTS, DATED LINE 8, 2008.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- MAXIMUM 6" (6") MINIMUM CLEARANCE AREAS SHALL NOT EXCEED 6" IN THE CONSTRUCTION AREA.

**PLANTING LEGEND**

- PROPERTY LINE
- - - - - TOWN LINE
- LIMIT OF WORK
- - - - - LEASE LINE
- 6" HIGH SOLID BOARD FENCE
- EXISTING TREE TO REMAIN
- DECIDUOUS TREE
- ORNAMENTAL TREE

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
<b>DECIDUOUS TREES</b>				
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	38	3-3 1/2"
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	29	3-3 1/2"
QP	QUERCUS BOREALIS	RED OAK	33	3-3 1/2"
PC	PIRUS E. CLEVELAND SELECT	CLEVELAND FLOWERING PEAR	32	3-3 1/2"
<b>EVERGREEN TREES</b>				
PA	PICEA ABIES	NORWAY SPRUCE	57	8"-10" PYRAMIDAL
PS	PINUS STROBUS 'YASTIGATE'	WHITE PINE	67	8"-10" PYRAMIDAL
TP	THUJA OCCIDENTALIS 'NORGA'	DARK AMERICAN ARBORVITAE	105	8"-10" PYRAMIDAL
<b>ORNAMENTAL TREES</b>				
BN	BETULA NERA HERITAGE	HERITAGE BIRCH MULTISTEM	15	10-12' MULTI
DK	CORNUS KOUSA	KOUSA DOGWOOD	20	3" CAL.

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
<b>STORMWATER BASIN SEED MIX</b>				
CA	CAREX SCOPARIA	BLUNT BROOM SEDGE	100	1.5" - 2.0"
VE	VERBENA HASTATA	BLUE VERVAIN	100	1.5" - 2.0"
SC	SCORPUS ATROVIRENS	GREEN BULRUSH	100	1.5" - 2.0"
CA	CAREX LUPULINA	HOP SEDGE	100	1.5" - 2.0"
BO	BODIOS GERANIUM	NOODING BUR MARIGOLD	100	1.5" - 2.0"
CA	CAREX COMOSA	BRISTLY/COMOS SEDGE	100	1.5" - 2.0"
CA	CAREX DINITIA	FRINGED SEDGE	100	1.5" - 2.0"
CA	CAREX ETRUSCA	SOFT RUSH	100	1.5" - 2.0"
CA	CAREX CYPERINUS	WOOL GRASS	100	1.5" - 2.0"
CA	AMERICAN MANNA GRASS	AMERICAN MANNA GRASS	100	1.5" - 2.0"
CA	SPOTTED AXE PINE WEEED	SPOTTED AXE PINE WEEED	100	1.5" - 2.0"
CA	BONASET	BONASET	100	1.5" - 2.0"
CA	MUD PLANTAIN	MUD PLANTAIN	100	1.5" - 2.0"
CA	PURPLE STEMMED ASTER	PURPLE STEMMED ASTER	100	1.5" - 2.0"
CA	RATTLESHAW GRASS	RATTLESHAW GRASS	100	1.5" - 2.0"
CA	SOFT STEM BULRUSH	SOFT STEM BULRUSH	100	1.5" - 2.0"
CA	SWAMP MILKWEED	SWAMP MILKWEED	100	1.5" - 2.0"
CA	SQUARE STEMMED MONEY FLOWER	SQUARE STEMMED MONEY FLOWER	100	1.5" - 2.0"

Parking has been located to protect as many trees as possible

Grading is dictated by DEP Stormwater Management requirements; Can not use less fill, berms/grading has been softened.

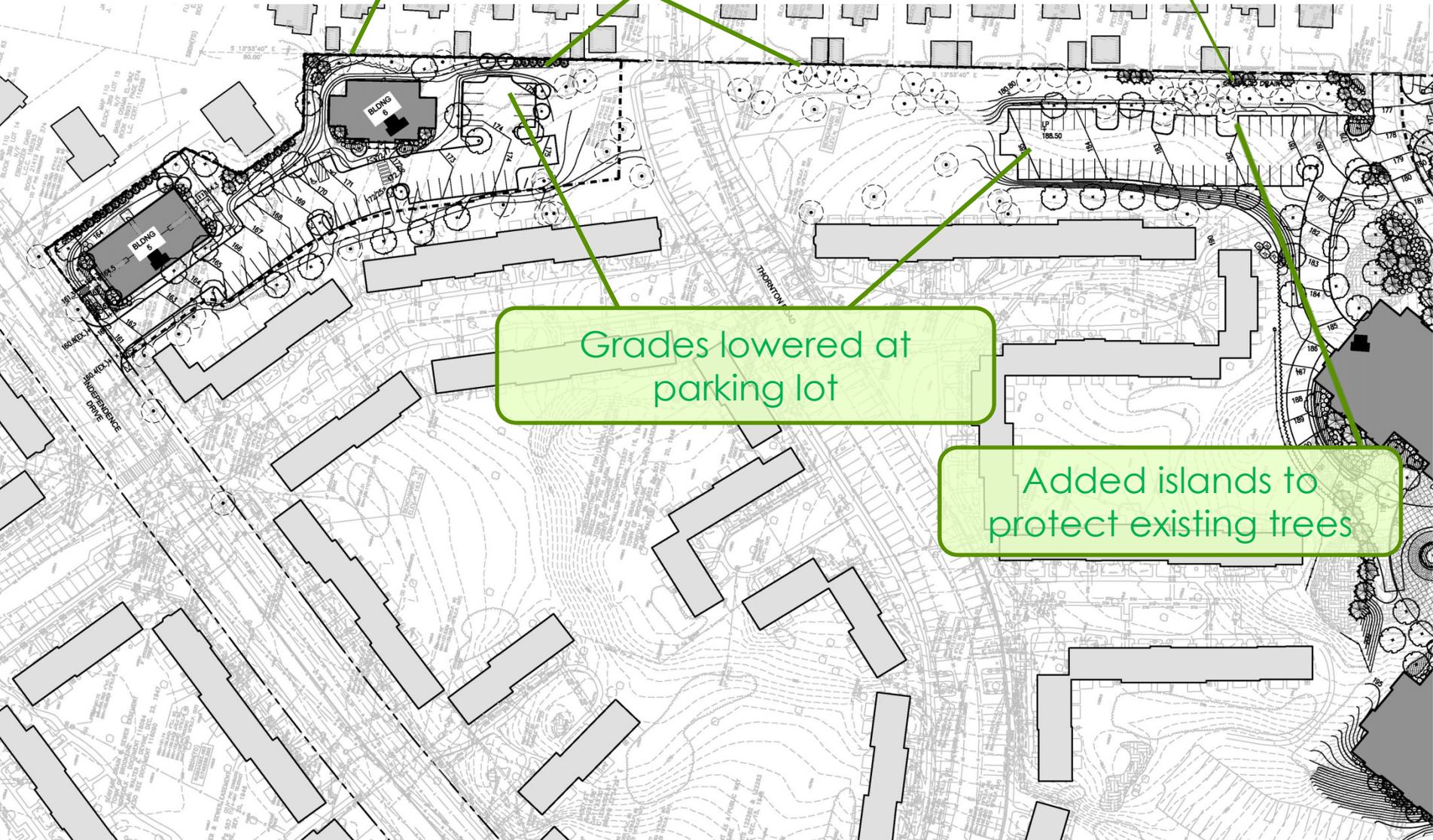


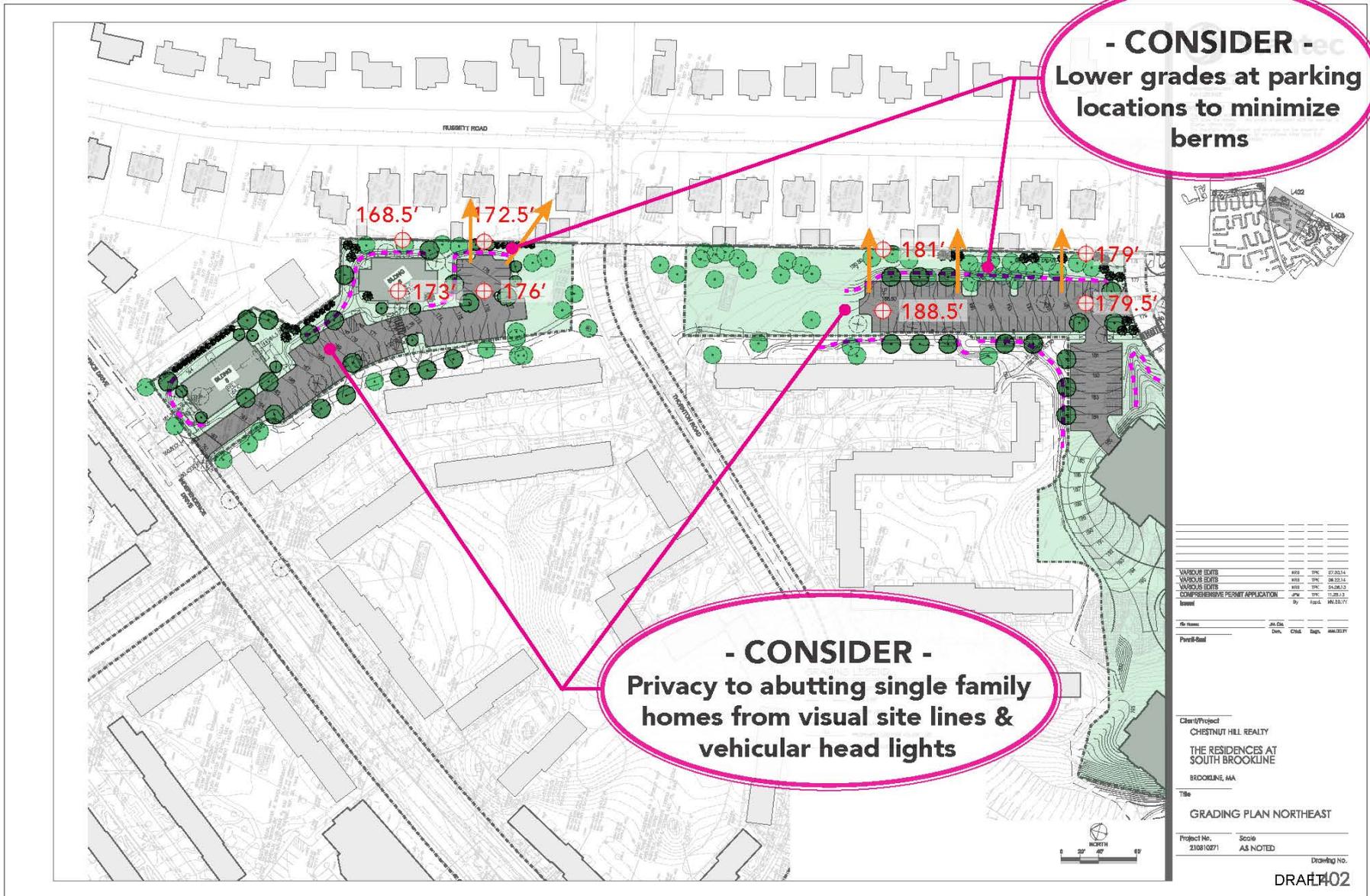
Increased height and opacity of fence

Added additional evergreen trees and shrubs

Grades lowered at parking lot

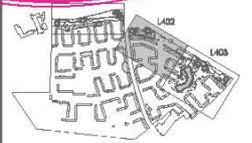
Added islands to protect existing trees





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

**- CONSIDER -**  
 Privacy to abutting single family  
 homes from visual site lines &  
 vehicular head lights



WARDOR SEALS	MS	IPC	07.03.14
WARDOR SEALS	MS	IPC	08.22.14
WARDOR SEALS	MS	IPC	09.08.14
COMPREHENSIVE PERMIT APPLICATION	MS	IPC	11.20.14
Issue	By	Spec	MS/ST

For Names: All, Cdn, Dgn, CNA, Bgn, MS/ST  
 Print/Red

Client/Project  
 CHESTNUT HILL REALTY  
 THE RESIDENCES AT  
 SOUTH BROOKLINE  
 BROOKLINE, MA  
 Title  
 GRADING PLAN NORTHEAST

Project No. 210810271 Scale AS NOTED

Drawing No.

**DRAFT 102**

Increased height and opacity of fence

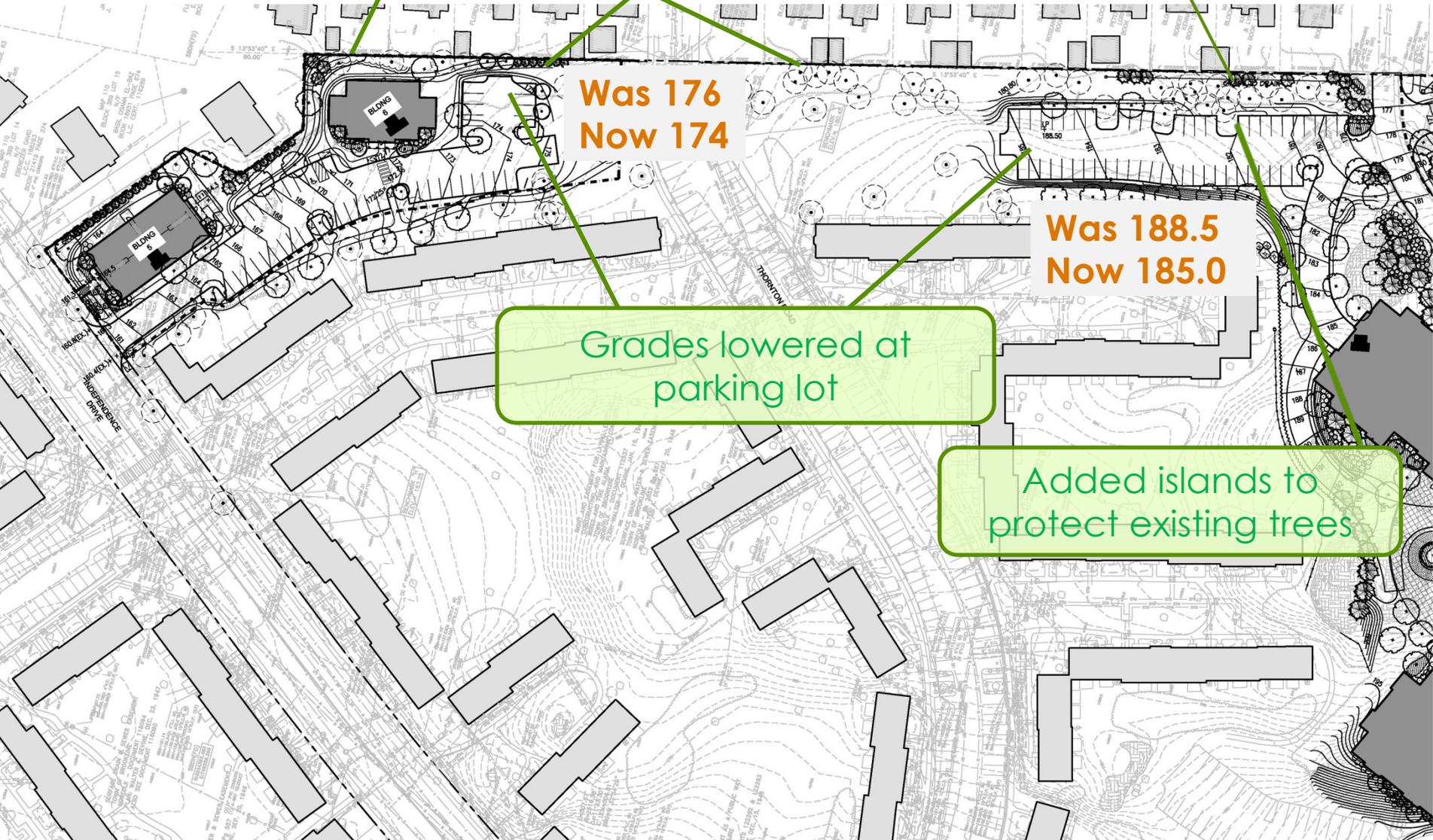
Added additional evergreen trees and shrubs

Was 176  
Now 174

Was 188.5  
Now 185.0

Grades lowered at parking lot

Added islands to protect existing trees



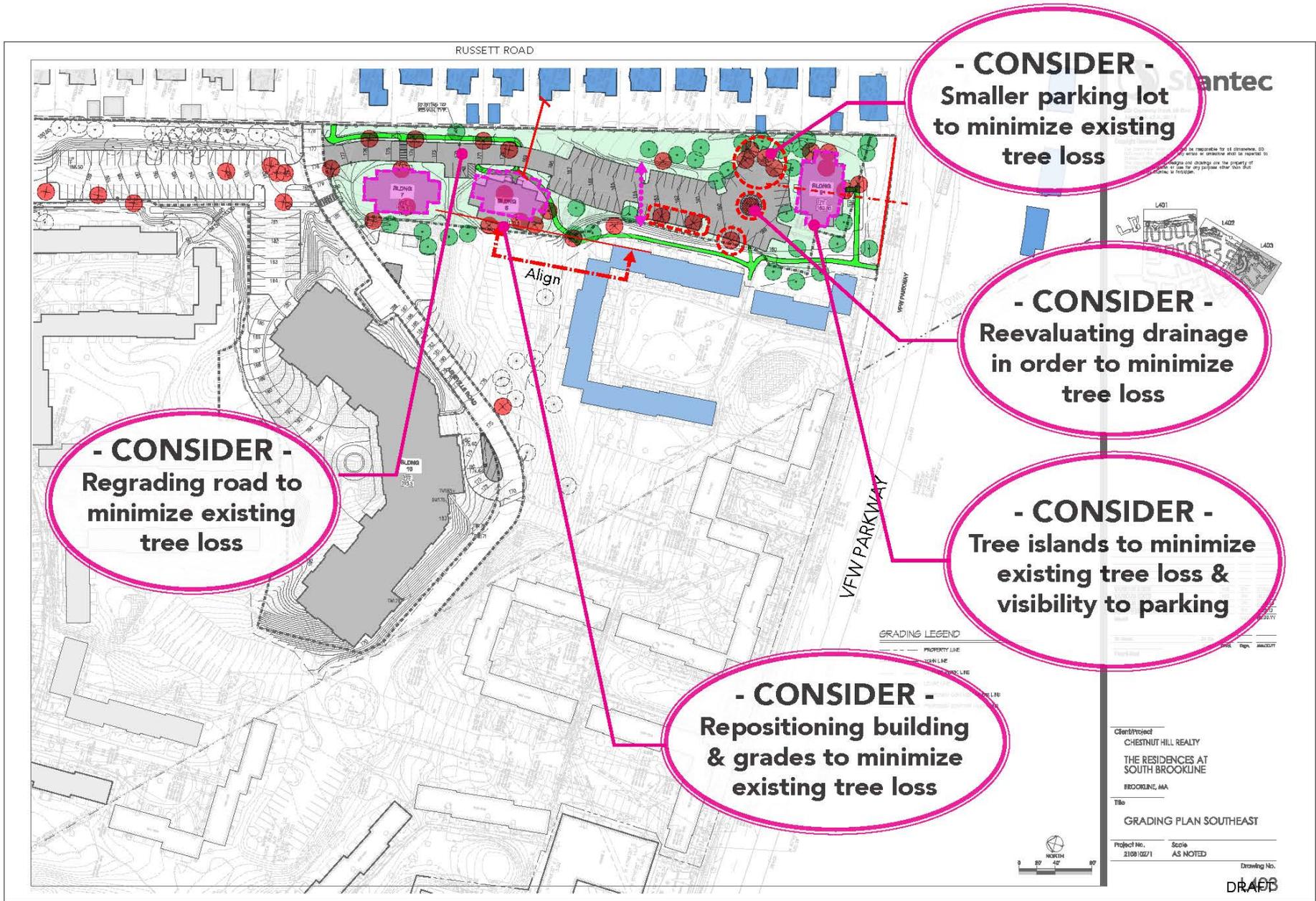


**- CONSIDER -**  
Lowering grade to  
minimize berm

DRAFT







Roadway Relocation not feasible due to grades and tree locations

Parking amount as required by the zoning code

Hammerhead per Fire Chief

Building location on 40B lot minimizes tree loss

Accessible paths not possible

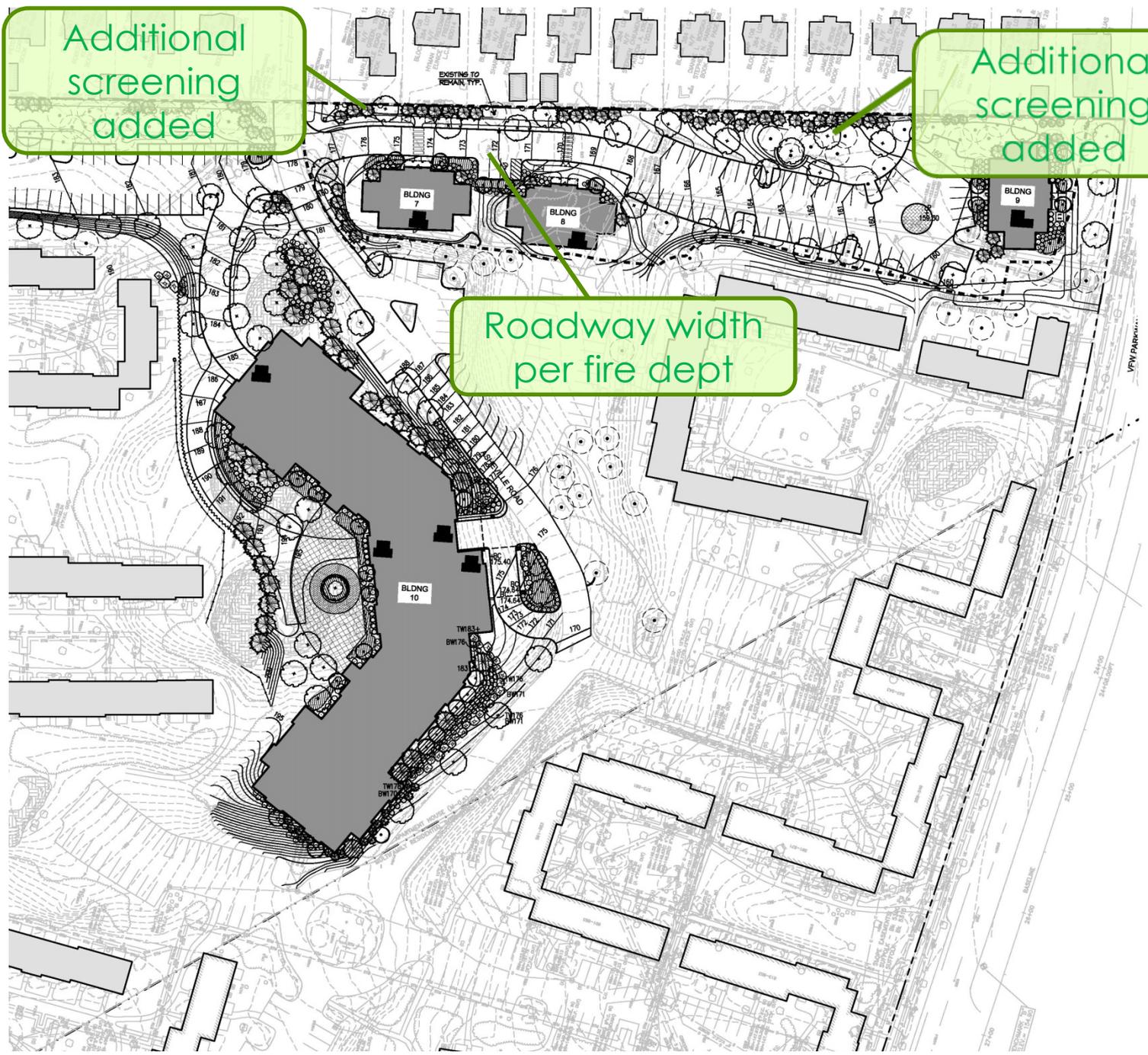




Additional screening added

Additional screening added

Roadway width per fire dept





Abundance of rock outcroppings, trees, other natural resources

- QUESTION -  
Does survey show existing trees?

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VARIOUS EXITS	JUN 05	INC.	07.11.14
VARIOUS EXITS	MAY 05	INC.	07.08.14
VARIOUS EXITS	MAY 05	INC.	08.02.14
VARIOUS EXITS	MAY 05	INC.	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JUN 05	INC.	11.28.13
Issue	By	Appr.	DATE

Permit Set

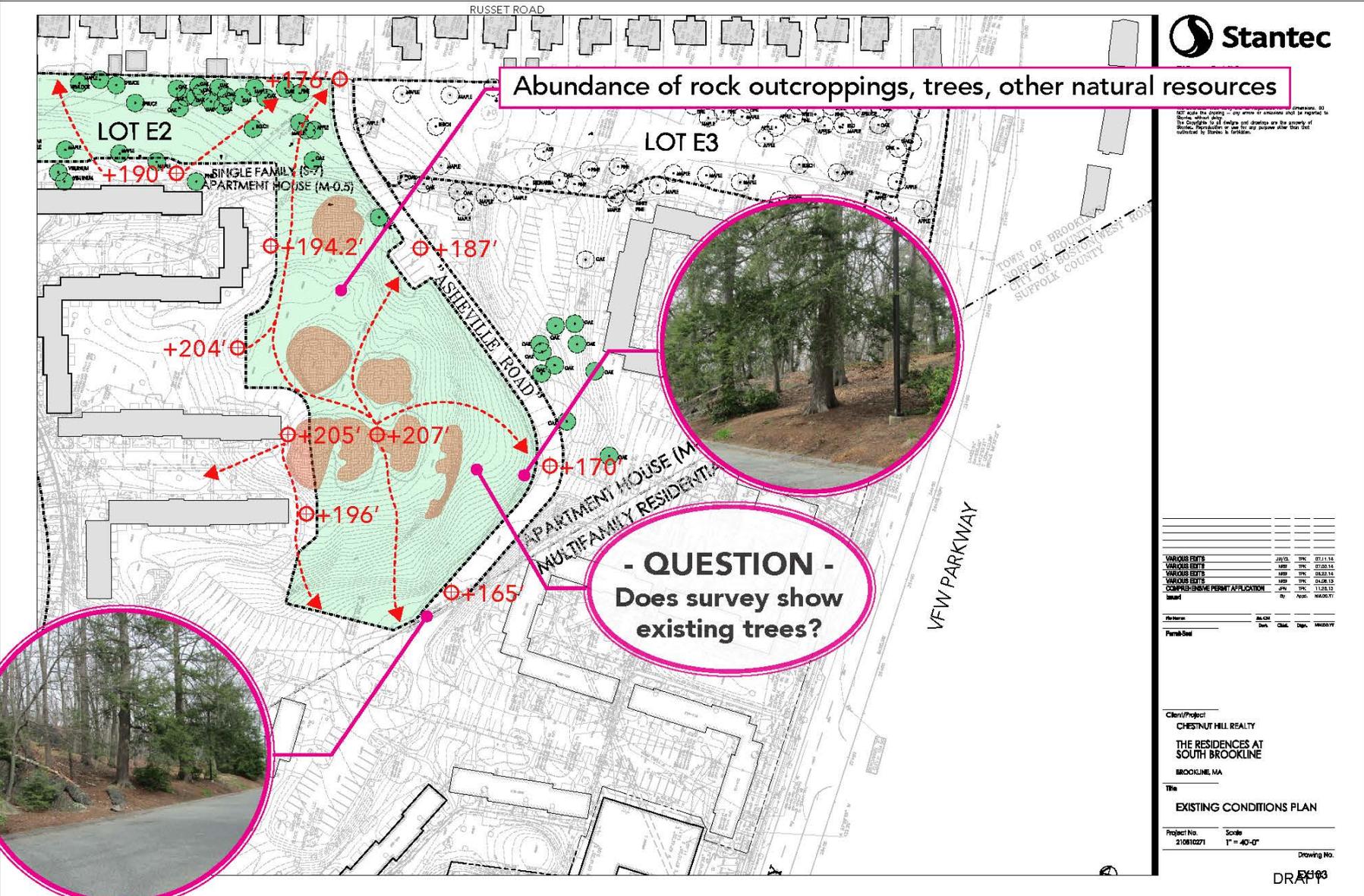
Client/Project  
CHESTNUT HILL REALTY  
THE RESIDENCES AT  
SOUTH BROOKLINE  
BROOKLINE, MA

Title  
EXISTING CONDITIONS PLAN

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

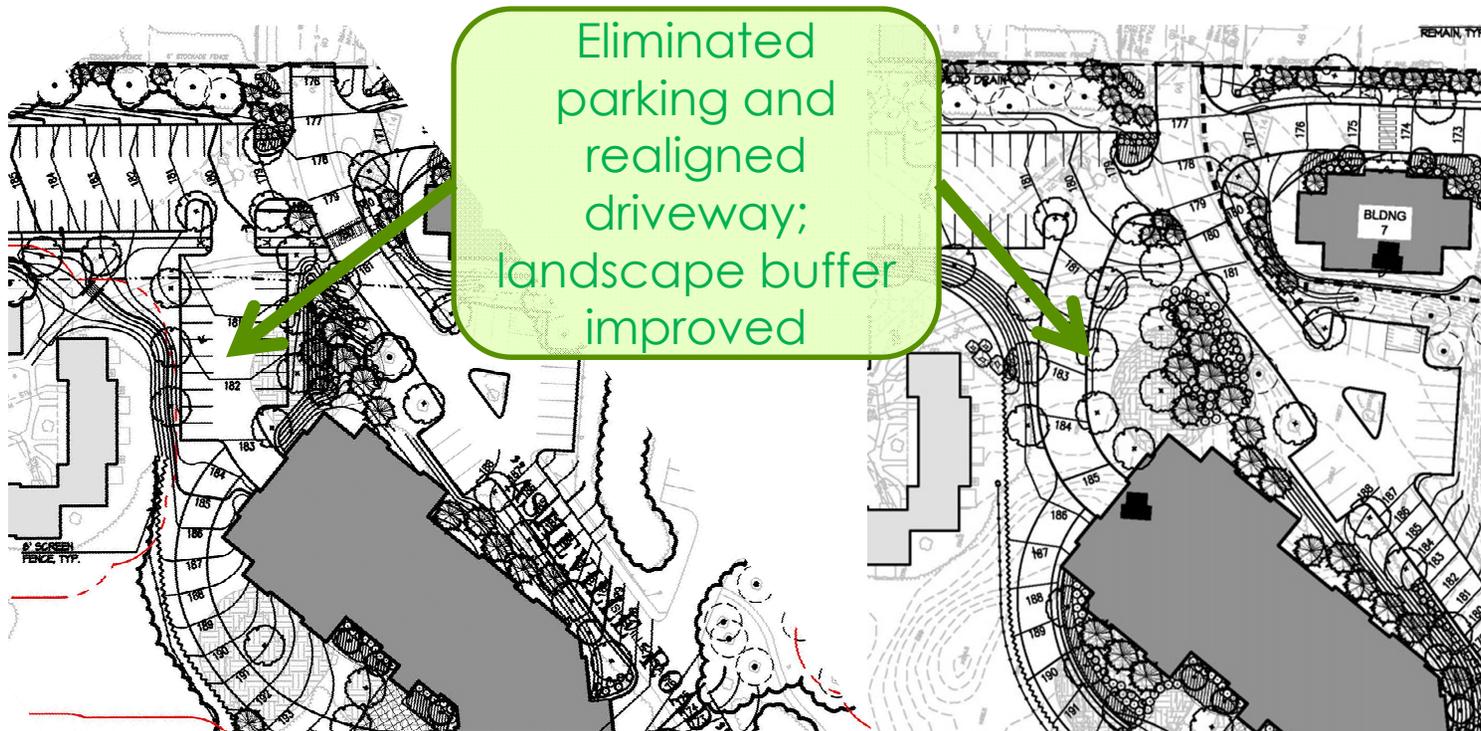
Drawing No.

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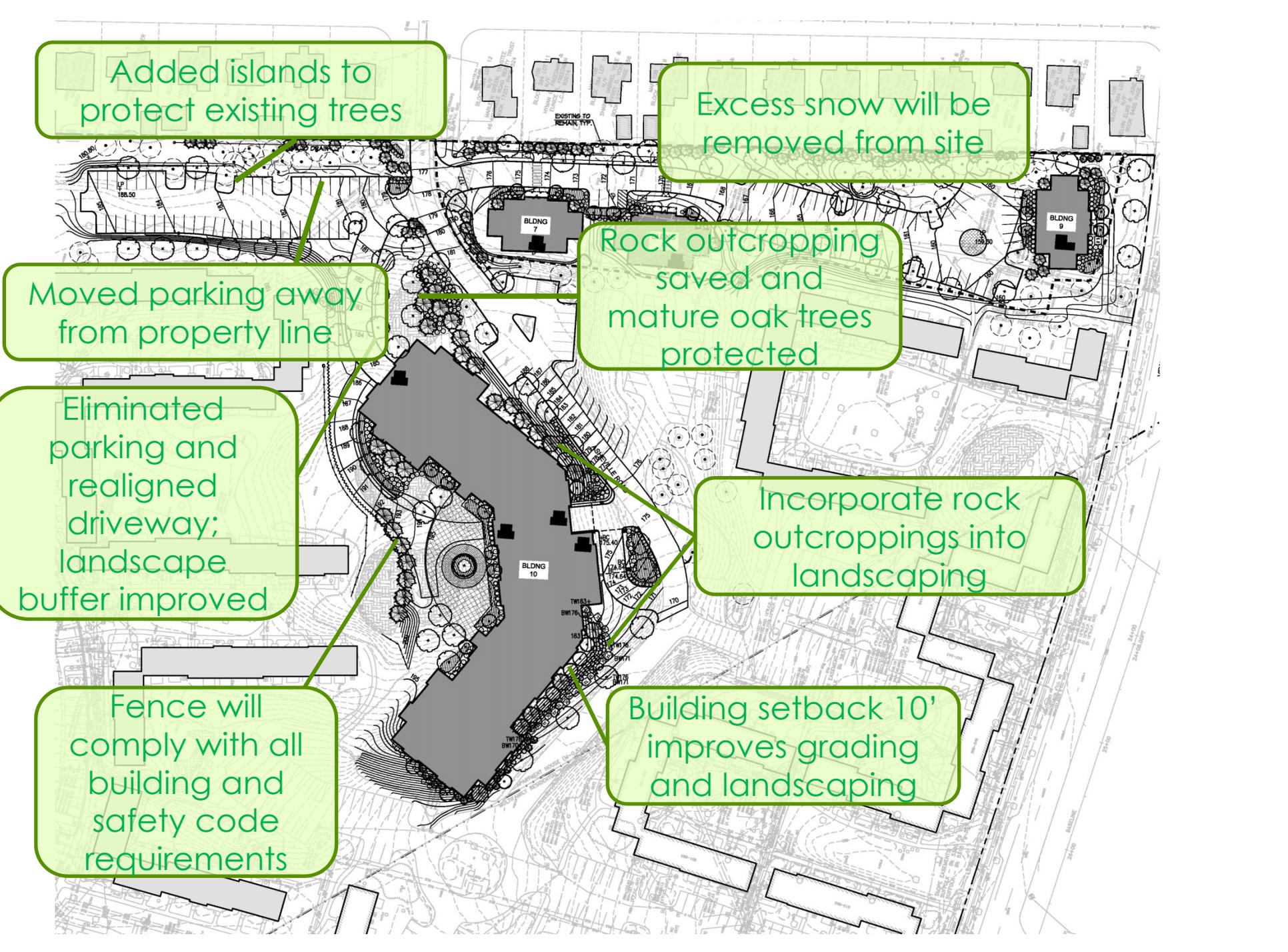








Eliminated parking and realigned driveway; landscape buffer improved

A detailed site plan diagram showing building footprints, parking lots, and landscaping. Buildings are labeled BLDNG 7, BLDNG 9, and BLDNG 10. The plan includes various annotations such as 'EXISTING TO REMAIN TYP', 'TW 183', 'BW 176', 'TW 174', 'TW 173', 'TW 172', 'TW 171', 'TW 170', 'TW 169', 'TW 168', 'TW 167', 'TW 166', 'TW 165', 'TW 164', 'TW 163', 'TW 162', 'TW 161', 'TW 160', 'TW 159', 'TW 158', 'TW 157', 'TW 156', 'TW 155', 'TW 154', 'TW 153', 'TW 152', 'TW 151', 'TW 150', 'TW 149', 'TW 148', 'TW 147', 'TW 146', 'TW 145', 'TW 144', 'TW 143', 'TW 142', 'TW 141', 'TW 140', 'TW 139', 'TW 138', 'TW 137', 'TW 136', 'TW 135', 'TW 134', 'TW 133', 'TW 132', 'TW 131', 'TW 130', 'TW 129', 'TW 128', 'TW 127', 'TW 126', 'TW 125', 'TW 124', 'TW 123', 'TW 122', 'TW 121', 'TW 120', 'TW 119', 'TW 118', 'TW 117', 'TW 116', 'TW 115', 'TW 114', 'TW 113', 'TW 112', 'TW 111', 'TW 110', 'TW 109', 'TW 108', 'TW 107', 'TW 106', 'TW 105', 'TW 104', 'TW 103', 'TW 102', 'TW 101', 'TW 100', 'TW 99', 'TW 98', 'TW 97', 'TW 96', 'TW 95', 'TW 94', 'TW 93', 'TW 92', 'TW 91', 'TW 90', 'TW 89', 'TW 88', 'TW 87', 'TW 86', 'TW 85', 'TW 84', 'TW 83', 'TW 82', 'TW 81', 'TW 80', 'TW 79', 'TW 78', 'TW 77', 'TW 76', 'TW 75', 'TW 74', 'TW 73', 'TW 72', 'TW 71', 'TW 70', 'TW 69', 'TW 68', 'TW 67', 'TW 66', 'TW 65', 'TW 64', 'TW 63', 'TW 62', 'TW 61', 'TW 60', 'TW 59', 'TW 58', 'TW 57', 'TW 56', 'TW 55', 'TW 54', 'TW 53', 'TW 52', 'TW 51', 'TW 50', 'TW 49', 'TW 48', 'TW 47', 'TW 46', 'TW 45', 'TW 44', 'TW 43', 'TW 42', 'TW 41', 'TW 40', 'TW 39', 'TW 38', 'TW 37', 'TW 36', 'TW 35', 'TW 34', 'TW 33', 'TW 32', 'TW 31', 'TW 30', 'TW 29', 'TW 28', 'TW 27', 'TW 26', 'TW 25', 'TW 24', 'TW 23', 'TW 22', 'TW 21', 'TW 20', 'TW 19', 'TW 18', 'TW 17', 'TW 16', 'TW 15', 'TW 14', 'TW 13', 'TW 12', 'TW 11', 'TW 10', 'TW 9', 'TW 8', 'TW 7', 'TW 6', 'TW 5', 'TW 4', 'TW 3', 'TW 2', 'TW 1'.

Added islands to protect existing trees

Excess snow will be removed from site

Moved parking away from property line

Rock outcropping saved and mature oak trees protected

Eliminated parking and realigned driveway; landscape buffer improved

Incorporate rock outcroppings into landscaping

Fence will comply with all building and safety code requirements

Building setback 10' improves grading and landscaping

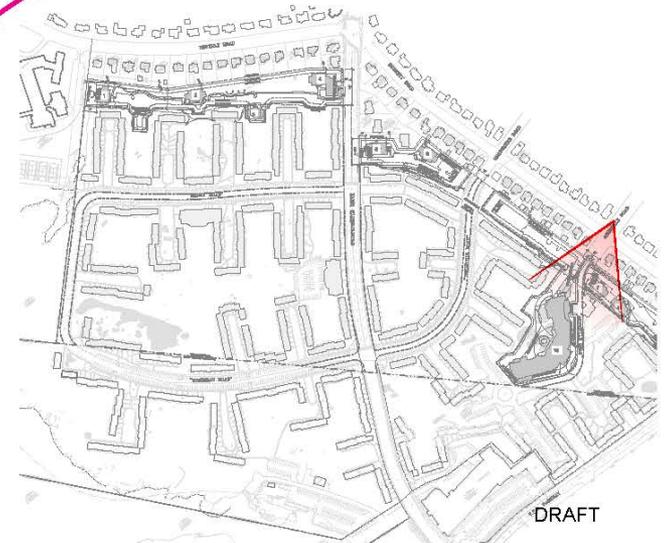






**- CONSIDER -**  
stepping building with  
sloping grade

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





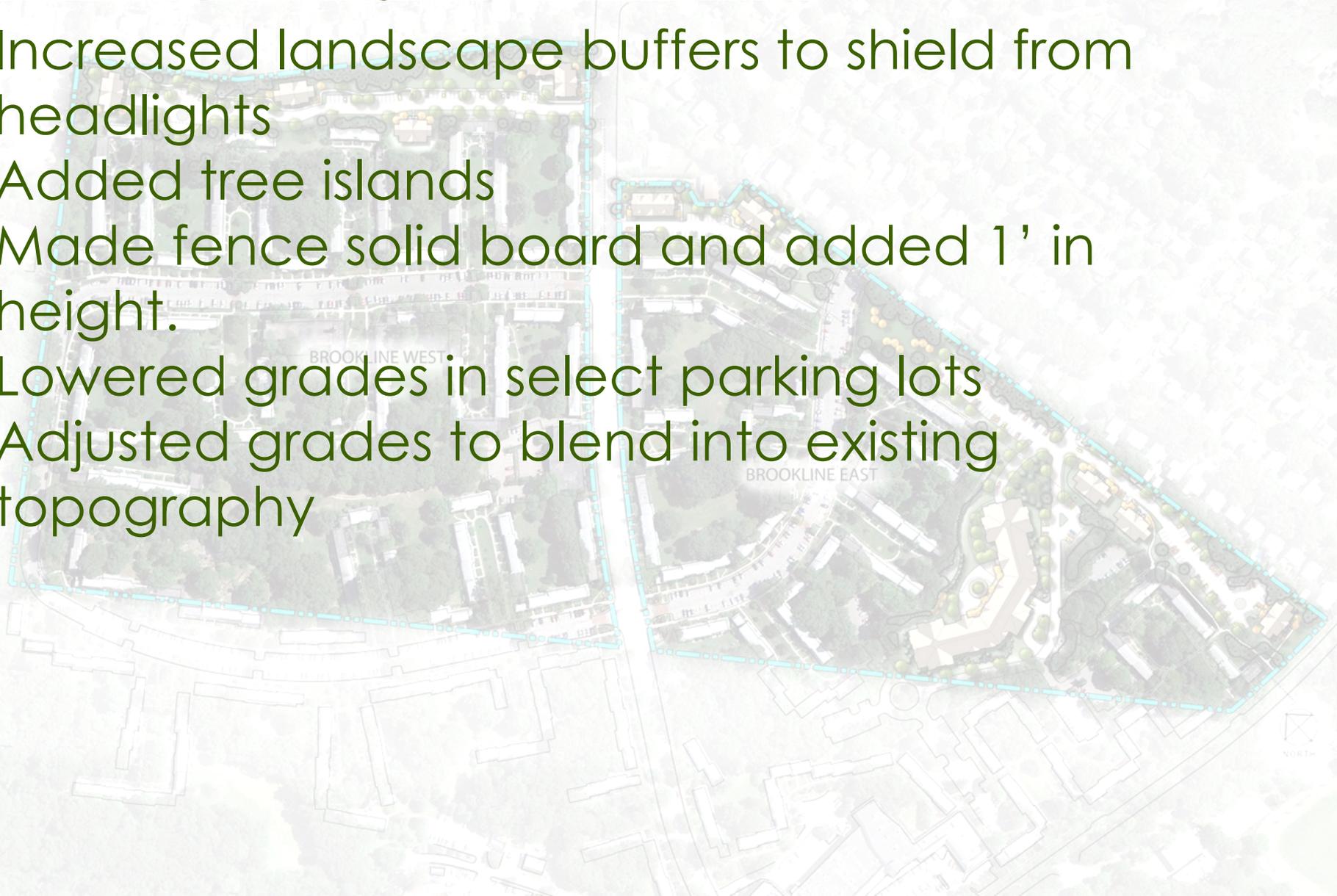
- Stepped building
- Moved building back
- Saved more mature trees

## Summary of adjustments made:

- Shifted the location of the apartment building, which enabled us to preserve more of the large rock outcropping at the east end of the apartment building along with the mature trees located there.
- Refined the design and exterior of the apartment building.
- Modified the exterior of the infill buildings.
- Revised the floor plans of the infill buildings to address egress concerns.
- Reduced the parking by 51 spaces to meet the minimum required by zoning.

## Summary of adjustments made:

- Increased landscape buffers to shield from headlights
- Added tree islands
- Made fence solid board and added 1' in height.
- Lowered grades in select parking lots
- Adjusted grades to blend into existing topography





BROOKLINE WEST



BROOKLINE EAST



NORTH