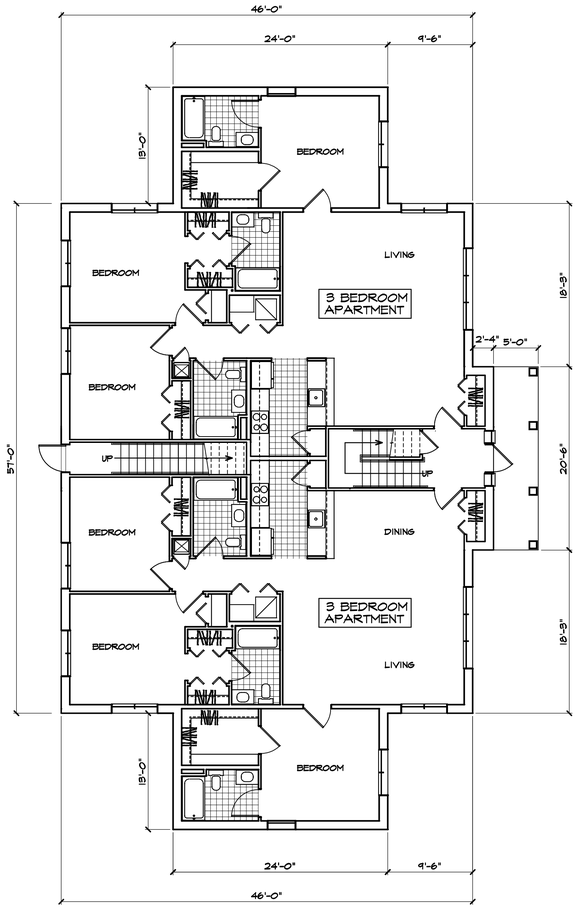
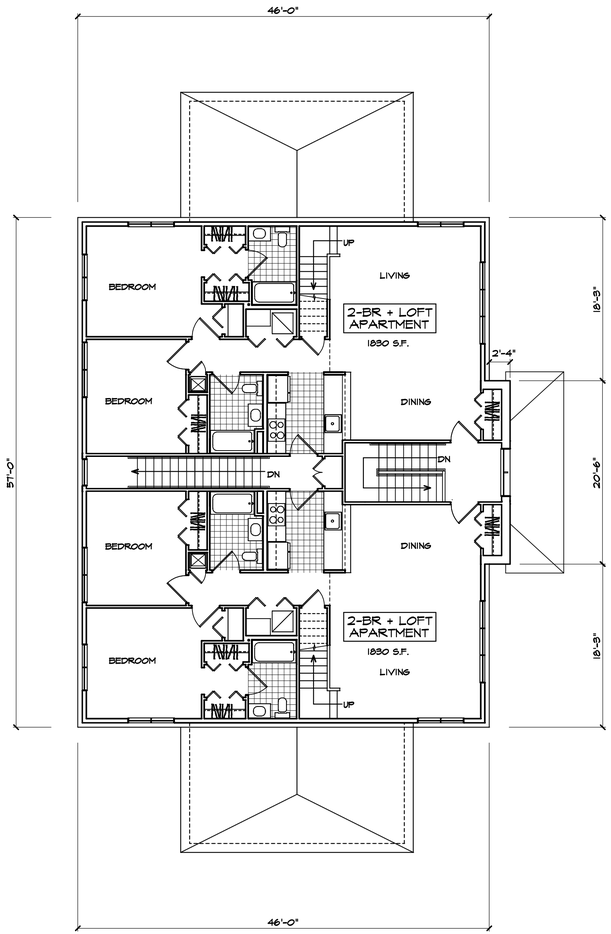
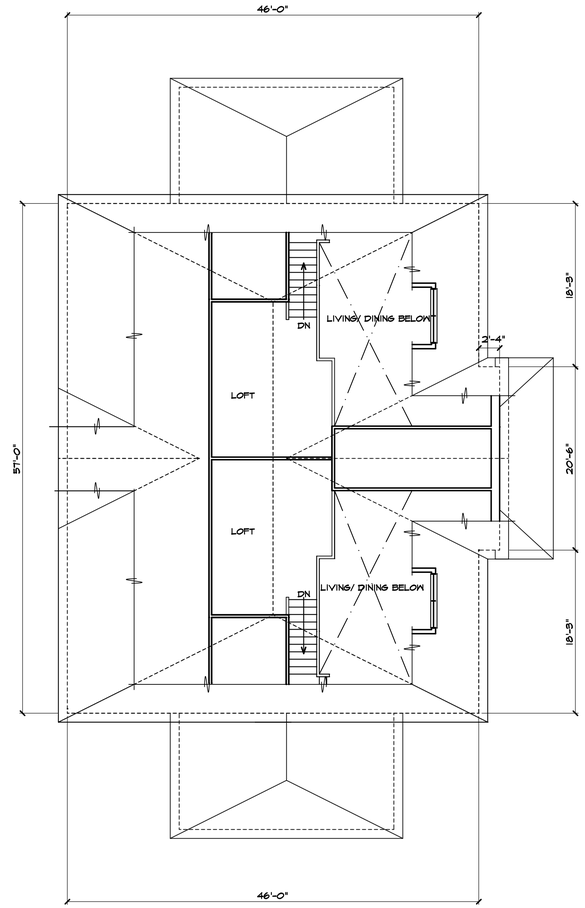


FIRST FLOOR PLAN



SECOND FLOOR PLAN

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



LOFT FLOOR PLAN

0 2 4 8 16

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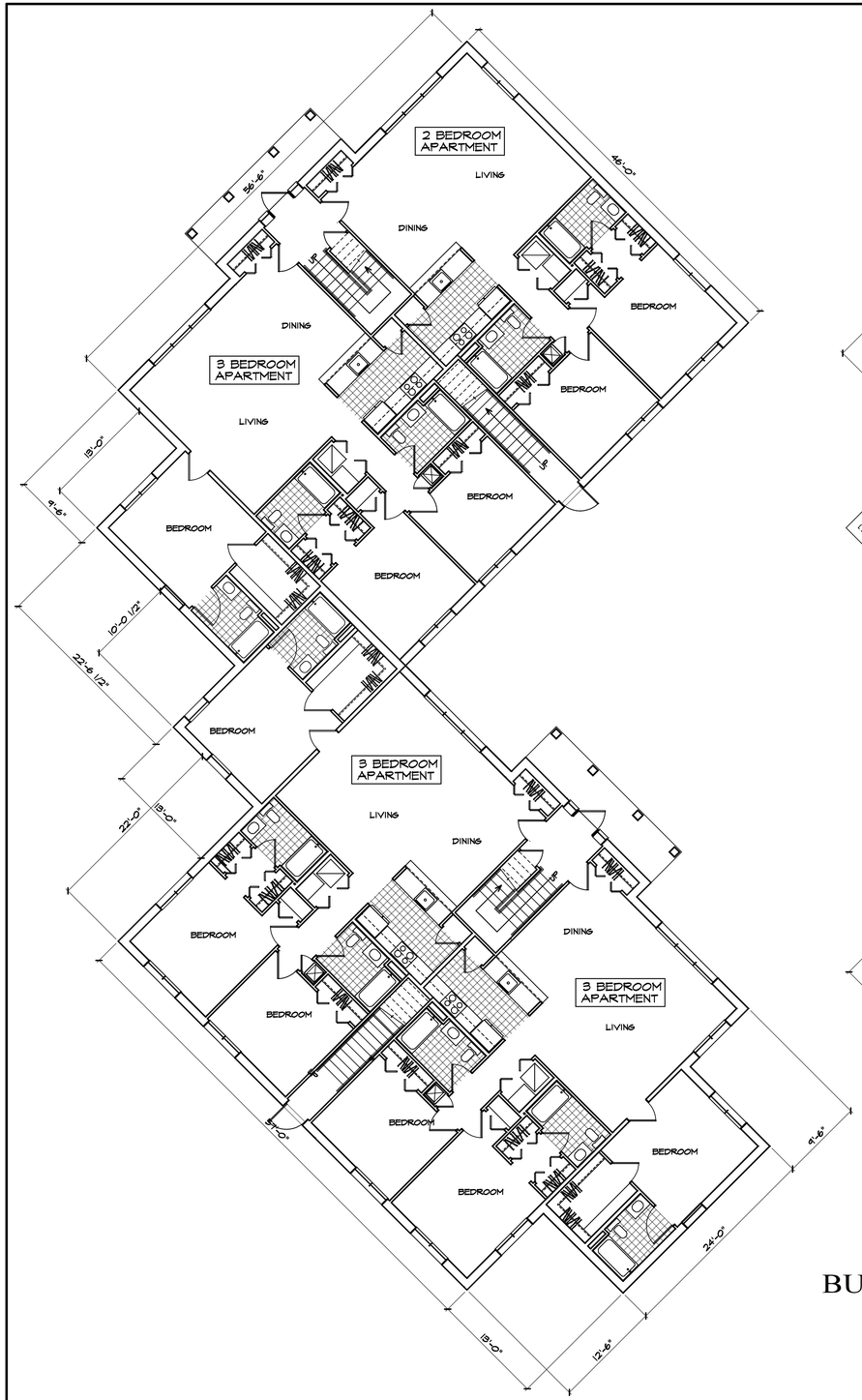
		REVISION NO.	DATE
PROJECT NUMBER			
SCALE	1/8"=1'-0"		
DATE	8/22/2014		
DRAWN BY	NBA		

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

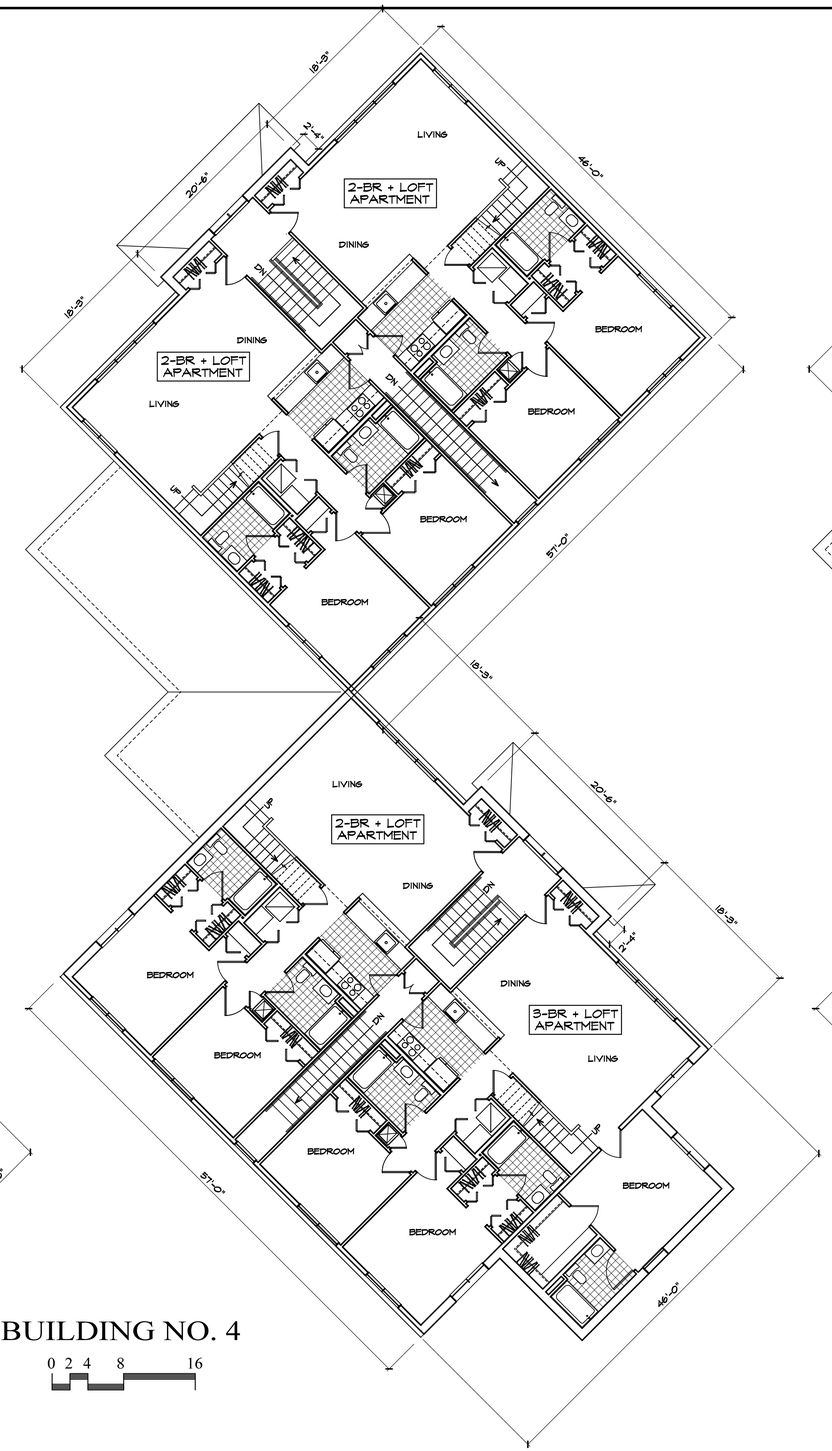
THE RESIDENCES
OF SOUTH BROOKLINE

BROOKLINE, MASSACHUSETTS

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



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LOFT FLOOR PLAN

BUILDING NO. 4

0 2 4 8 16

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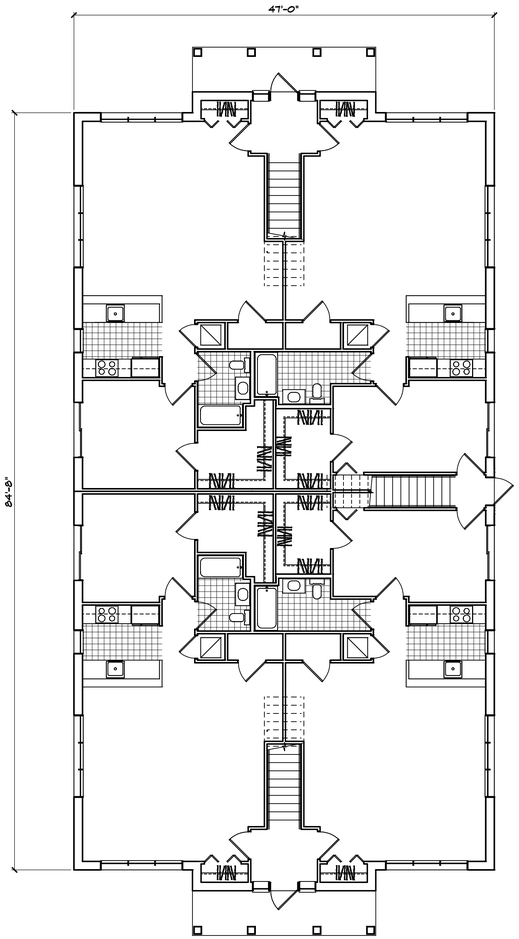
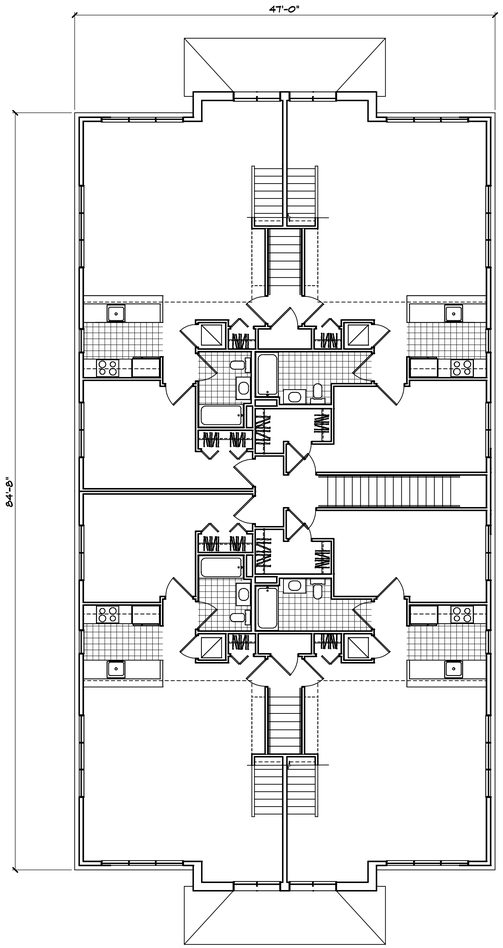
THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MASSACHUSETTS

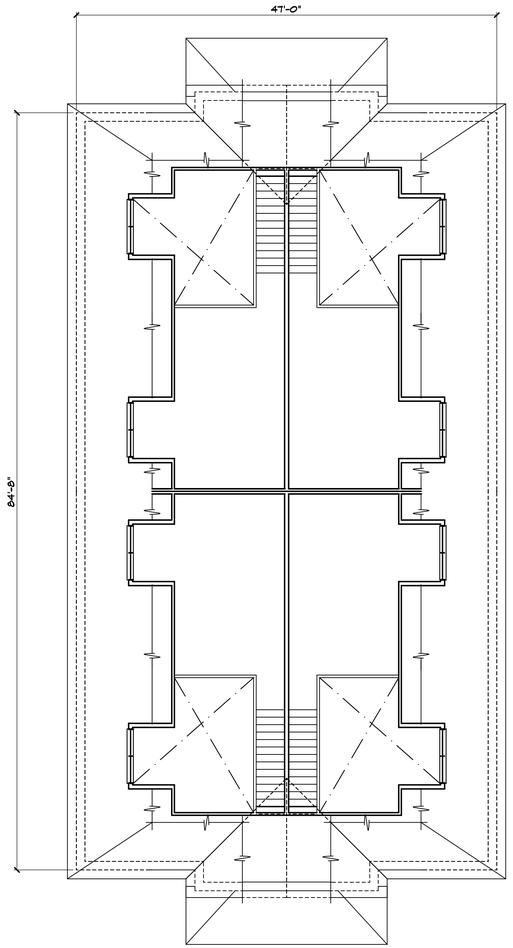
2 STORY + LOFTS INFILL BUILDINGS BUILDING NO. 4



FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOFT PLAN

BUILDING NO. 5

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THE RESIDENCES
OF SOUTH BROOKLINE
BROOKLINE, MASSACHUSETTS

2 STORY + LOFTS
INFILL BUILDINGS
BUILDING NO. 5

TYPICAL BUILDING ASSEMBLIES

1 TYPICAL EXTERIOR WALL ASSEMBLY W/ SIDING

FIBER CEMENT CLAPBOARD SIDING
"TYPAR METROWRAP" BUILDING WRAP
1/2" CDX PLYWOOD SHEATHING
2X6 STUDS @ 16" O.C. (W/ POLYETHYLENE FOAM SILL SEALER)
5 1/2" FIBERGLASS BATT INSULATION (R-21)
VAPOR BARRIER
1/2" GYPSUM WALLBOARD

2 TYPICAL EXTERIOR WALL ASSEMBLY W/ BRICK

BRICK VENEER W/ TIES @ 24" O.C. HORIZ. & VERT.
1 7/8" AIR SPACE
15# FELT PAPER ON
1/2" CDX PLYWOOD SHEATHING
2X6 STUDS @ 16" O.C. (W/ POLYETHYLENE FOAM SILL SEALER)
5 1/2" FIBERGLASS BATT INSULATION (R-21)
VAPOR BARRIER
1/2" GYPSUM WALLBOARD

3 TYPICAL INTERIOR WALL ASSEMBLY

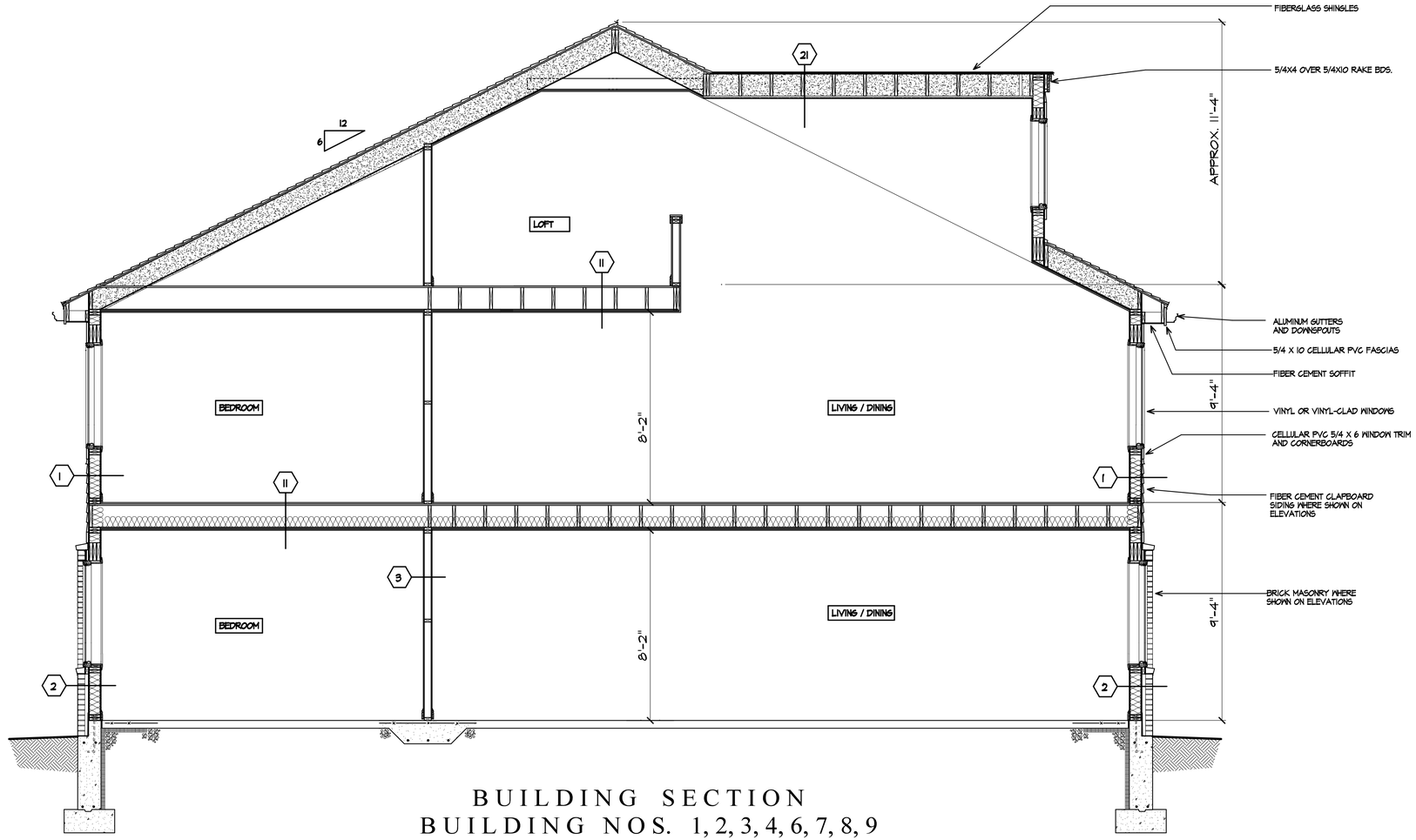
2X4 OR 2X6 STUDS @ 16" O.C.
1/2" GYPSUM WALLBOARD EACH SIDE

11 TYPICAL FLOOR / CEILING ASSEMBLY

(1-HOUR ASSEMBLY BASED ON GA FILE NO. FC 5120)
1/2" HOMASOTE 440 SOUND BARRIER
(DUROCK CEMENT BD. UNDERLAYMENT AT TILE LOCATIONS)
3/4" PLYWOOD SUBFLOOR (GLUE & NAIL)
ENGINEERED WOOD JOISTS @ 16" O.C.
5 1/2" SOUND ATTENUATING BATT INSULATION
1/2" RESILIENT CHANNELS
5/8" TYPE X FIRECODE GYPSUM WALLBOARD

21 TYPICAL ROOF / CEILING ASSEMBLY

(BASED ON ANSI / UL 263)
FIBERGLASS SHINGLES
CONT. SELF-ADHESIVE WATERPROOFING MEMBRANE
5/8" PLYWOOD CDX SHEATHING
12" ICYNENE LD-C-50 INSULATION APPLIED DIRECTLY TO UNDERSIDE OF SHEATHING (R=43.2)
WOOD RAFTERS AND WOOD TRUSSES
1/2" RESILIENT CHANNELS
5/8" TYPE X FIRECODE GYPSUM WALLBOARD



BUILDING SECTION
BUILDING NOS. 1, 2, 3, 4, 6, 7, 8, 9

0 1 2 4 8

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THE RESIDENCES OF SOUTH BROOKLINE
BROOKLINE, MASSACHUSETTS

2 STORY + LOFTS INFILL BUILDINGS
BUILDING SECTION
BUILDING NOS. 1, 2, 3, 4, 6, 7, 8, 9

4A

TYPICAL BUILDING ASSEMBLIES

1 TYPICAL EXTERIOR WALL ASSEMBLY W/ SIDING

FIBER CEMENT CLAPBOARD SIDING
"TYPAR METRONRAP" BUILDING WRAP
1/2" CDX PLYWOOD SHEATHING
2X6 STUDS @ 16" O.C. (W/ POLYETHYLENE FOAM SILL SEALER)
5 1/2" FIBERGLASS BATT INSULATION (R-21)
VAPOR BARRIER
1/2" GYPSUM WALLBOARD

2 TYPICAL EXTERIOR WALL ASSEMBLY W/ BRICK

BRICK VENEER W/ TIES @ 24" O.C. HORIZ. & VERT.
1 7/8" AIR SPACE
15# FELT PAPER ON
1/2" CDX PLYWOOD SHEATHING
2X6 STUDS @ 16" O.C. (W/ POLYETHYLENE FOAM SILL SEALER)
5 1/2" FIBERGLASS BATT INSULATION (R-21)
VAPOR BARRIER
1/2" GYPSUM WALLBOARD

3 TYPICAL INTERIOR WALL ASSEMBLY

2X4 OR 2X6 STUDS @ 16" O.C.
1/2" GYPSUM WALLBOARD EACH SIDE

3 TYPICAL INTERIOR SEPARATION WALL ASSEMBLY

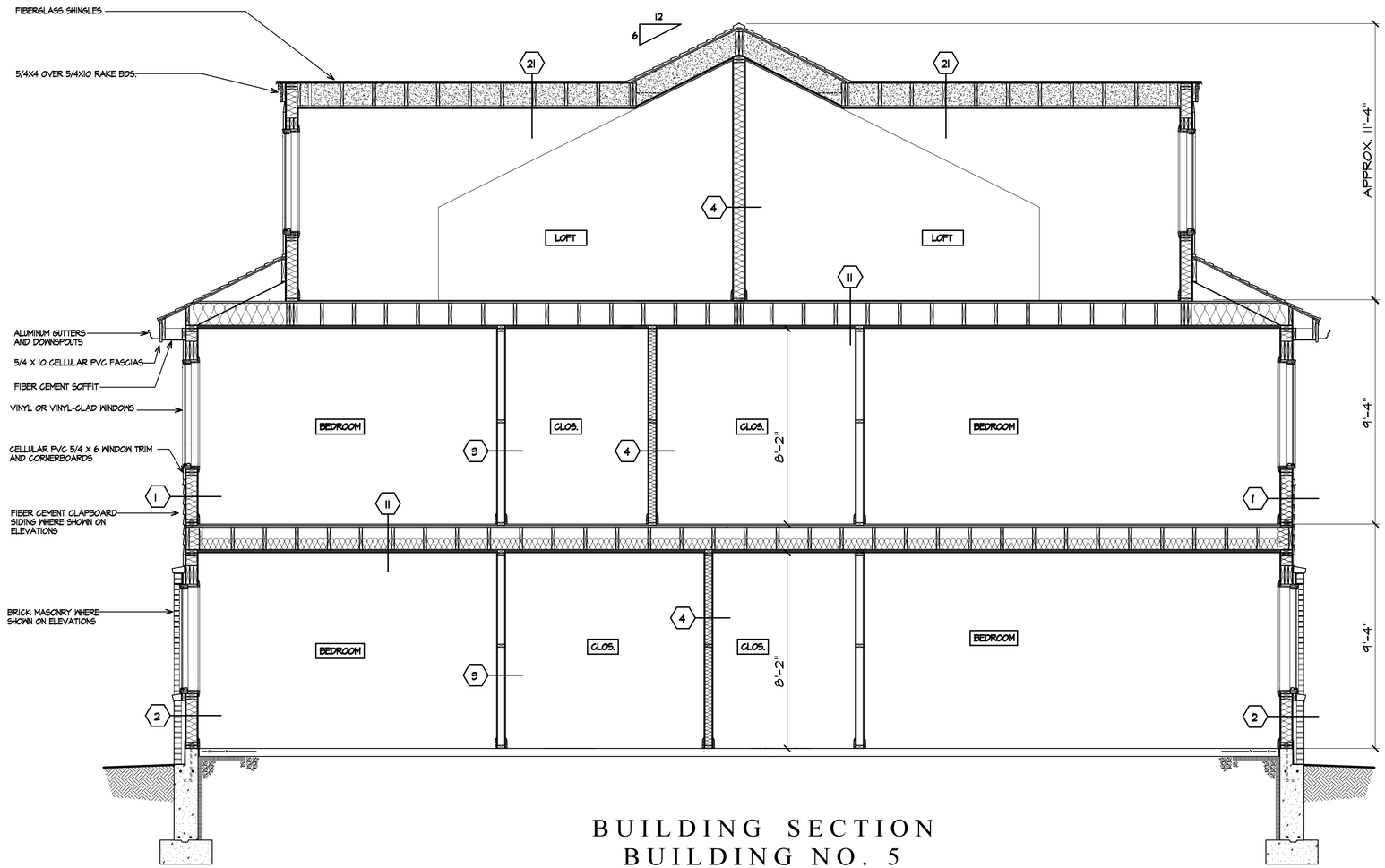
(1-HOUR ASSEMBLY)
2X4 OR 2X6 STUDS @ 16" O.C.
5/8" QUIETROCK EACH SIDE
SOUND ATTENUATING BATT INSUL.

11 TYPICAL FLOOR / CEILING ASSEMBLY

(1-HOUR ASSEMBLY BASED ON GA FILE NO. FC 5120)
1/2" HOMASOTE 440 SOUND BARRIER
(DUROCK CEMENT BD. UNDERLAYMENT AT TILE LOCATIONS)
3/4" PLYWOOD SUBFLOOR (GLUE & NAIL)
ENGINEERED WOOD JOISTS @ 16" O.C.
5 1/2" SOUND ATTENUATING BATT INSULATION
1/2" RESILIENT CHANNELS
5/8" TYPE X FIRECODE GYPSUM WALLBOARD

21 TYPICAL ROOF / CEILING ASSEMBLY

(BASED ON ANSI / UL 263)
FIBERGLASS SHINGLES
CONT. SELF-ADHESIVE WATERPROOFING MEMBRANE
5/8" PLYWOOD CDX SHEATHING
12" ICYNENE LD-C-50 INSULATION APPLIED DIRECTLY TO UNDERSIDE OF SHEATHING (R=49.2)
WOOD RAFTERS AND WOOD TRUSSES
1/2" RESILIENT CHANNELS
5/8" TYPE X FIRECODE GYPSUM WALLBOARD



BUILDING SECTION
BUILDING NO. 5

0 1 2 4 8

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THE RESIDENCES
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BROOKLINE, MASSACHUSETTS

2 STORY + LOFTS
INFILL BUILDINGS
BUILDING SECTION
BUILDING NO. 5

4B