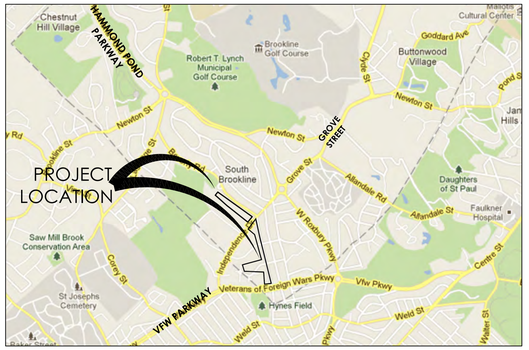
Stantec

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

FIRST ISSUE: NOVEMBER 26, 2013
LATEST REVISION:

DECEMBER 08, 2014



VICINITY MAP
N.T.S

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APPLICANT / OWNER / DEVELOPER

CHESTNUT HILL REALTY
300 INDEPENDENCE DRIVE
CHESTNUT HILL, MA 02467
617.323.2100

LANDSCAPE ARCHITECT / CIVIL ENGINEER

STANTEC PLANNING AND LANDSCAPE ARCHITECTURE P.C.
226 CAUSEWAY STREET
BOSTON, MA 02114
617.523.8103

ARCHITECT

LOWE ASSOCIATES - ARCHITECTS INC.
643 VFW PARKWAY - SUITE 200
CHESTNUT HILL, MA 02467

ORIGINAL SHEET - ARCH D
V:\2108\active\210810271\dwg\0Current\10271_cover.dwg
2014/12/08 10:41 AM By: Lilly, Amanda
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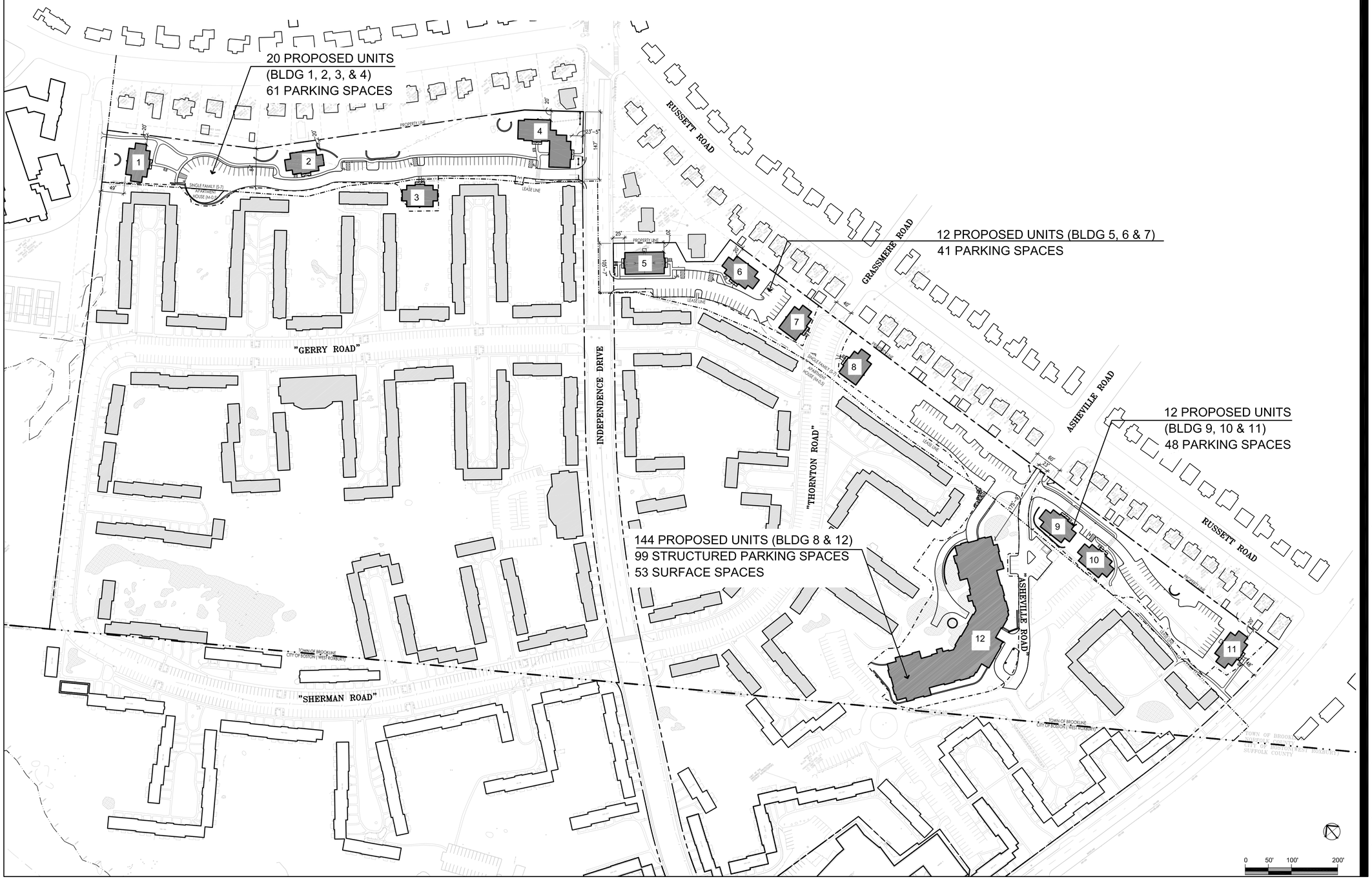
LEGEND

- PROPERTY LINE
- TOWN LINE
- PROPOSED LEASE LINE
- ZONING LINE
- 7.5' PARKING SETBACK
- FRONT, REAR, & SIDE SETBACK



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VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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MASSACHUSETTS
THEODORUS P. KINGSBURY
NO. 1184
REGISTERED LANDSCAPE ARCHITECT

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

OVERALL SITE PLAN

Project No. 210810271

Scale 1" = 100'-0"

Drawing No.

EX100

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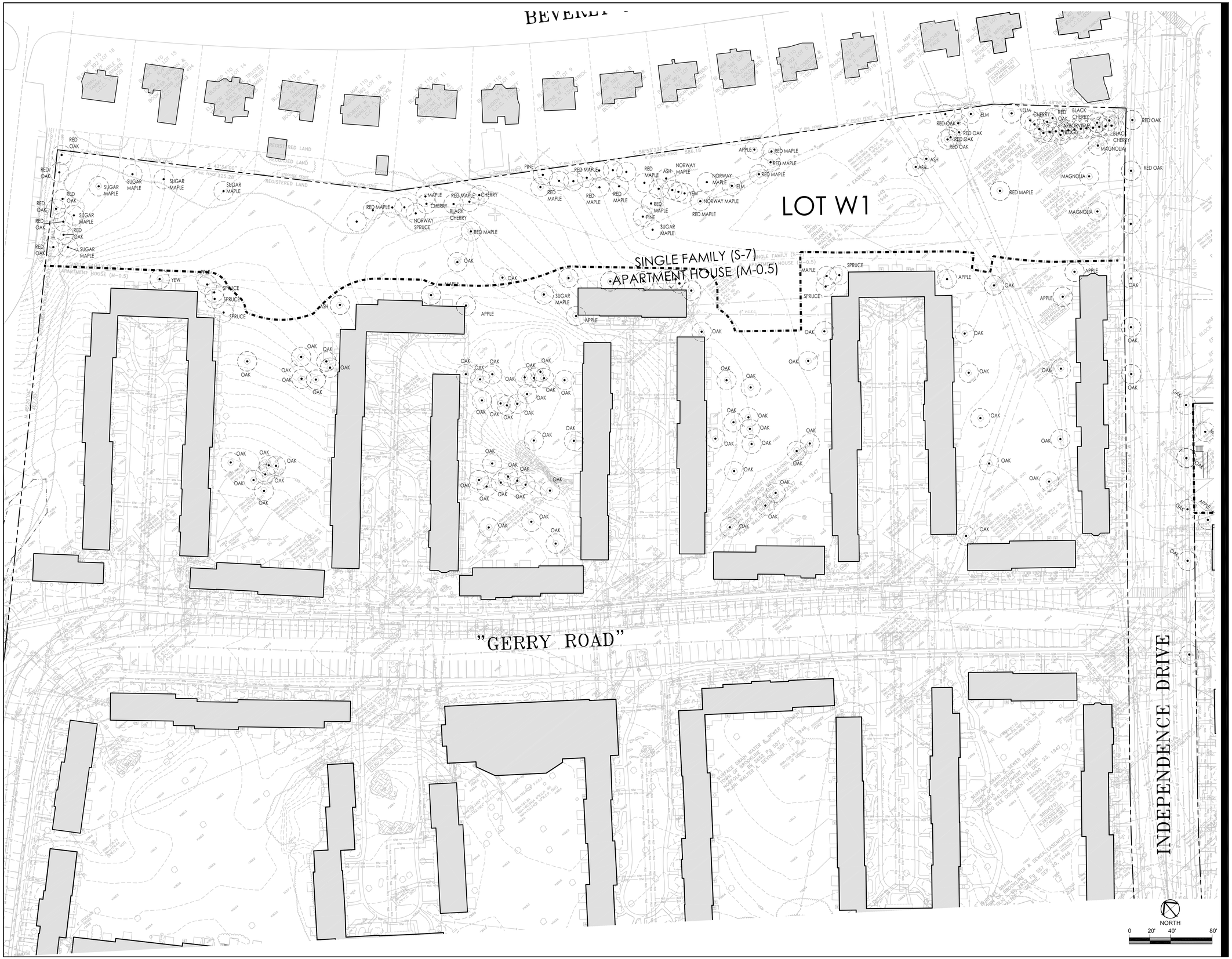

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Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
EXISTING CONDITIONS PLAN

Project No. 210810271

Scale 1" = 40'-0"

Drawing No.
EX101

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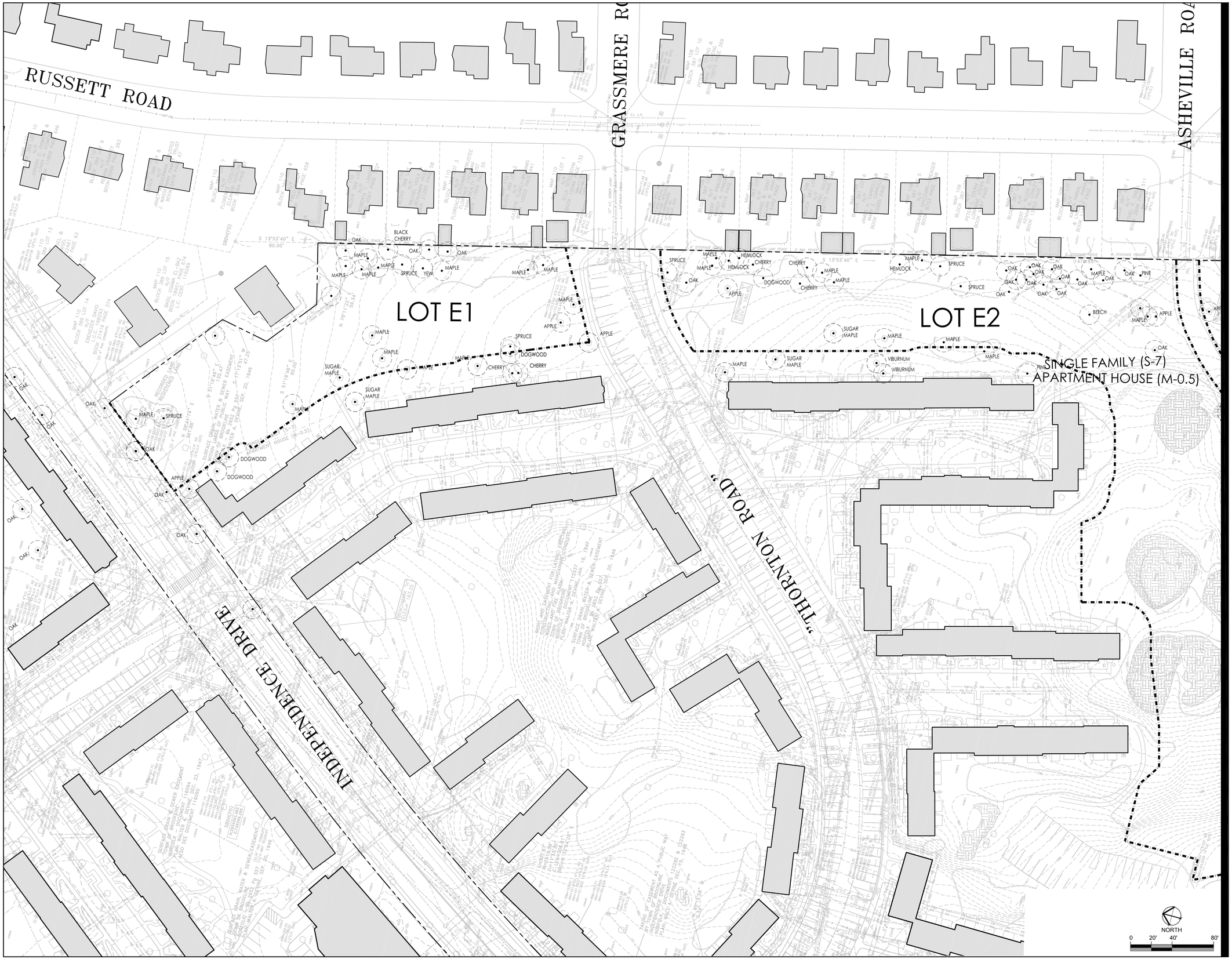

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VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

EXISTING CONDITIONS PLAN

Project No. 210810271

Scale 1" = 40'-0"

Drawing No.

EX102

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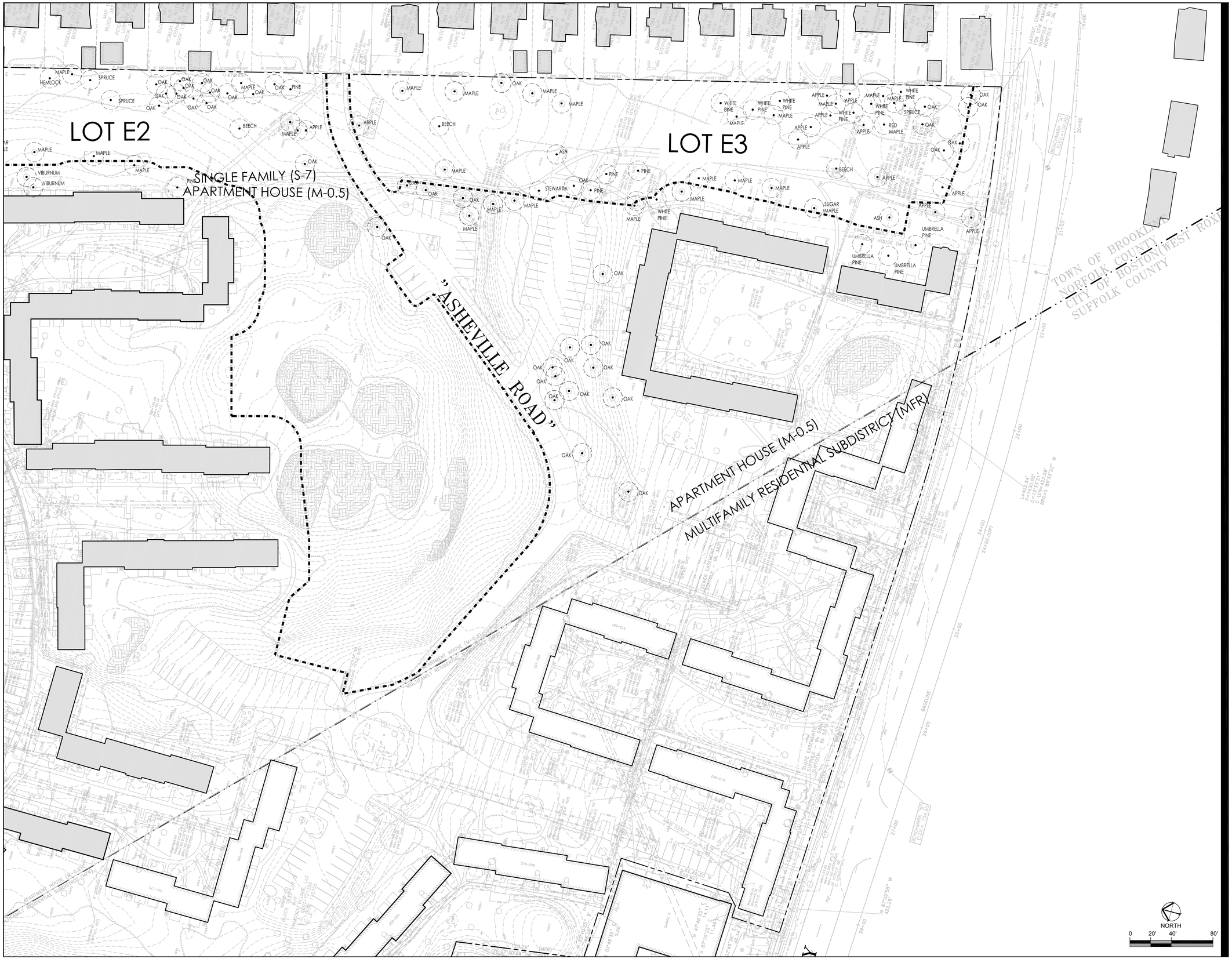

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VARIOUS EDITS	NRB	TPK	04.08.13
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	JM, CM			

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Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

EXISTING CONDITIONS PLAN

Project No. 210810271

Scale 1" = 40'-0"

Drawing No.

EX103

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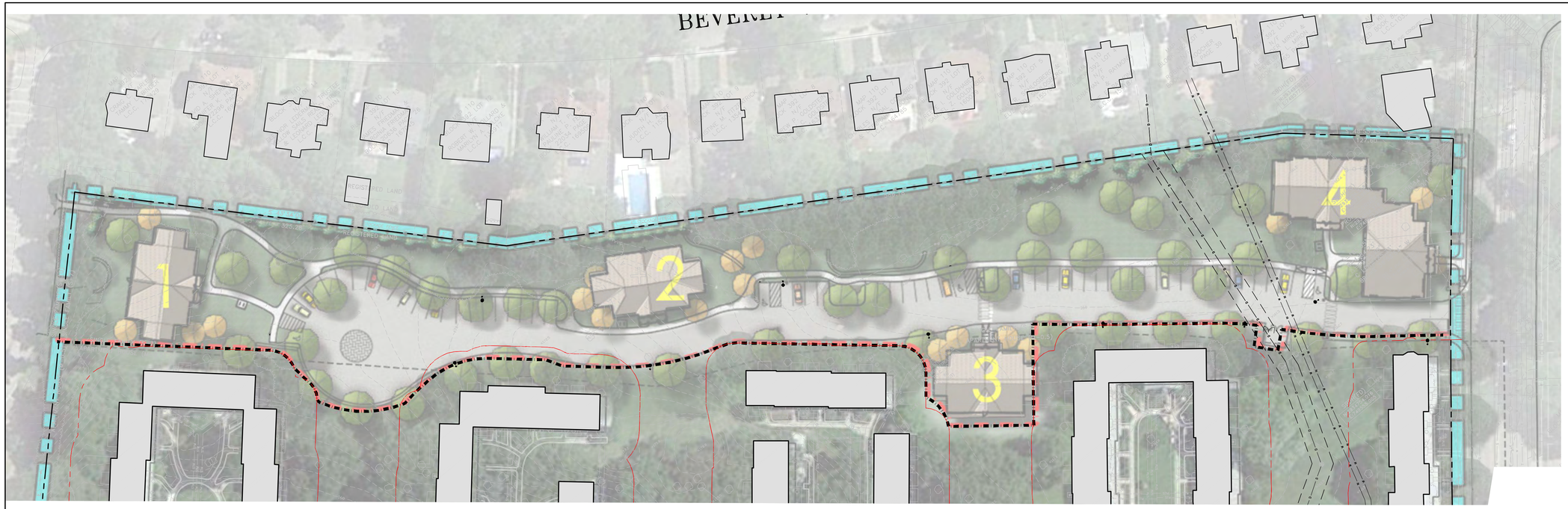
EXHIBIT 1

Planning and Landscape Architecture P.C

Brookline, MA

Proposed Site Plan - DECEMBER 08, 2014



NORTH

0 20' 40' 80'

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CHESTNUT HILL REALTY

THE RESIDENCES OF
SOUTH BROOKLINE

BROOKLINE, MA

Title

RENDERED SITE PLAN
SKETCH OVERLAY - WEST

Project No. 210810271

Scale 1" = 40'-0"

Drawing No.

EX104

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COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF
SOUTH BROOKLINE

BROOKLINE, MA

Title

RENDERED SITE PLAN
SKETCH OVERLAY - NORTHEAST

Project No. 210810271

Scale 1" = 40'-0"

Drawing No.

EX105

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COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM.			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

RENDERED SITE PLAN
SKETCH OVERLAY - SOUTHEAST

Project No. 210810271

Scale 1" = 40'-0"

Drawing No.

EX106

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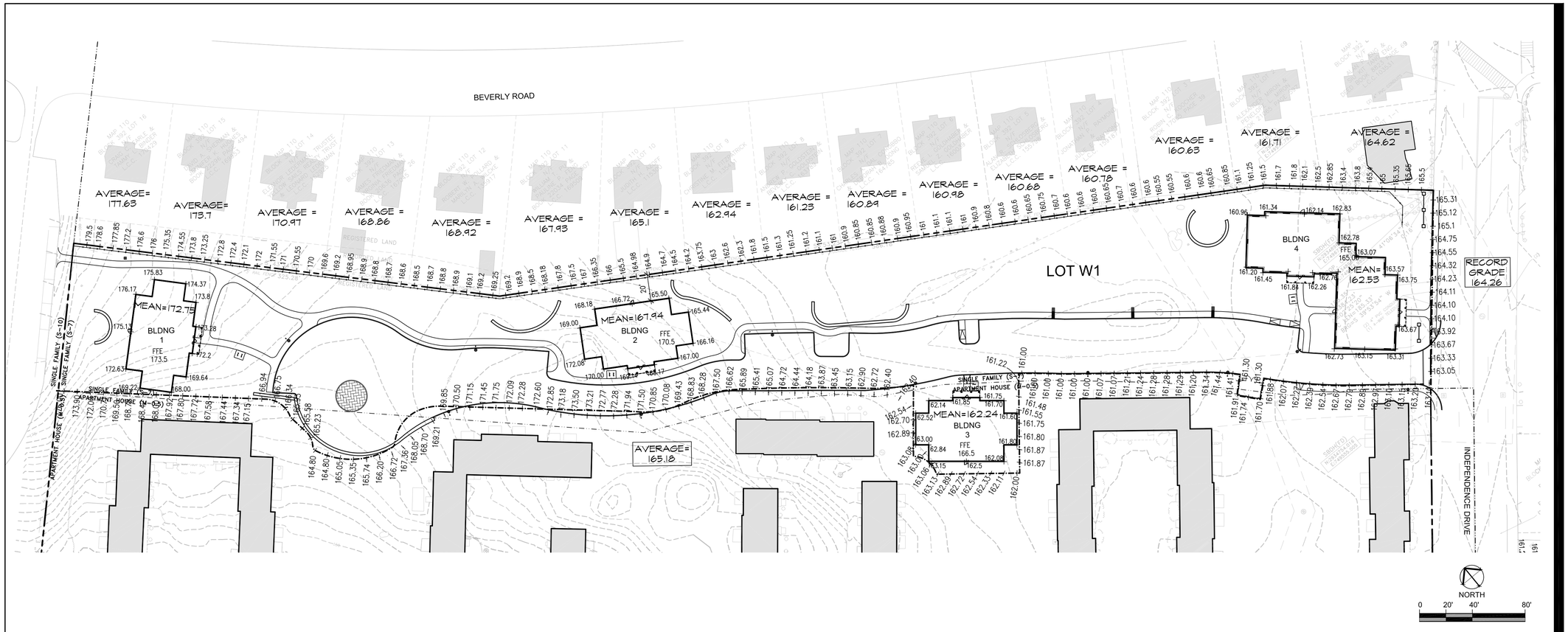


BUILDING HEIGHT CHART WEST

BUILDING #	MEAN NATURAL GRADE AT BUILDING	RECORD GRADE AT STREET FRONTAGE	MEAN NATURAL GRADE OF LOWEST ABUTTING LOT *	DISTANCE TO LOWEST ABUTTING LOT	HEIGHT CALCULATION METHOD	CALCULATION ALLOWED HEIGHT	MAX HEIGHT TO TOP OF BUILDING ALLOWED	PROPOSED FINISH FLOOR ELEVATION	BUILDING HEIGHT TOP OF BUILDING	PROPOSED BUILDING HEIGHT
1	172.75'	164.26'	173.70'	20.00'	B	172.75+35	207.75'	173.50'	33.33'	206.83'
2	167.94'	164.26'	165.10'	20.00'	C	165.10+(20.00*0.25)+35	205.10'	170.50'	33.33'	203.83'
3	162.24'	164.26'	165.18'	1.00'	A	164.26+35	199.26'	166.50'	33.33'	199.83'
4	162.53'	164.26'	161.71'	21.66'	A	164.26+35	199.26'	165.00'	33.33'	198.33'

* GRADE OF NEAREST PROPERTY

HEIGHT CALCULATION METHOD A

WHERE MEAN GRADE IS LOWER THAN THE RECORD GRADE AT THE STREET:

MAX. BUILDING HEIGHT ALLOWANCE = RECORD GRADE AT THE STREET + 35'

HEIGHT CALCULATION METHOD B

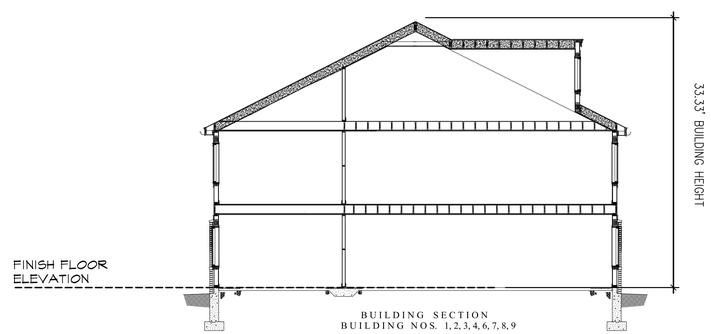
WHERE MEAN GRADE * BUILDING IS HIGHER THAN THE RECORD GRADE AT THE STREET, AND LOWER THAN THE MEAN NATURAL GRADE OF THE LOWEST ABUTTING LOT AT THE LOT LINE:

MAX. BUILDING HEIGHT ALLOWANCE = MEAN GRADE AT BUILDING + 35'

HEIGHT CALCULATION METHOD C

WHERE MEAN GRADE IS HIGHER THAN BOTH THE RECORD GRADE AT THE STREET AND THE MEAN NATURAL GRADE OF THE LOWEST ABUTTING LOT AT THE LOT LINE:

MAX. BUILDING HEIGHT ALLOWANCE = MEAN NATURAL GRADE OF LOWEST ABUTTING LOT + 1/4 OF THE CLOSEST DISTANCE FROM PROPOSED BUILDING TO LOWEST ABUTTING LOT + 35'



HEIGHT CALCULATION DIAGRAM

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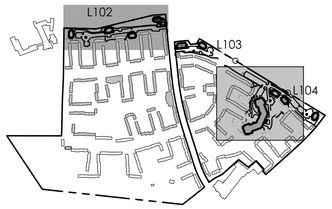

	By	Appd.	
TO BUILDING DEPARTMENT	JPM	TPK	10.23.14
Issued			MM.DD.YY

	Dwn.	Chkd.	Dsgn.	
File Name:	JM			MM.DD.YY

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Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
HEIGHT CALCULATION PLAN WEST

Project No. 210810271
Scale AS NOTED

Drawing No.
L101

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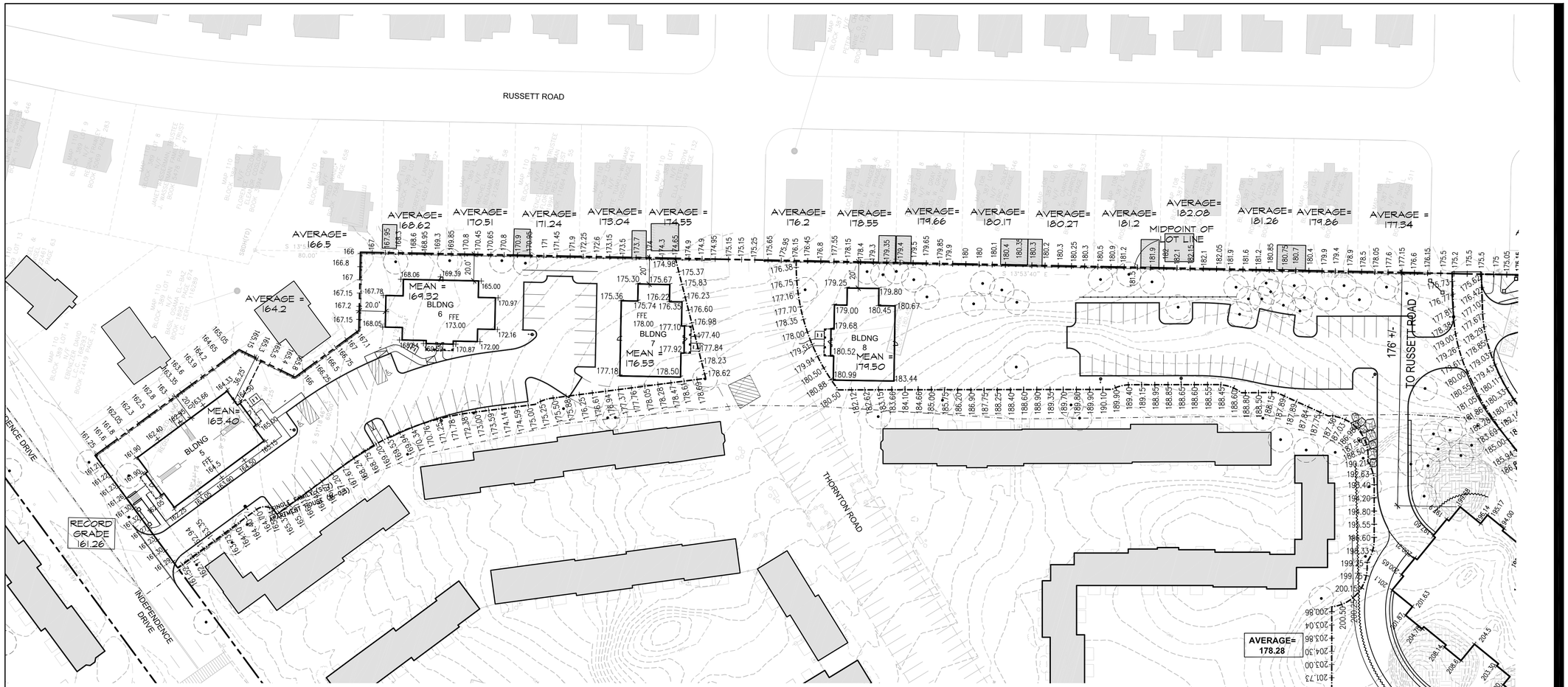


BUILDING HEIGHT CHART NORTHEAST

BUILDING #	MEAN NATURAL GRADE AT BUILDING	RECORD GRADE AT STREET FRONTAGE	MEAN NATURAL GRADE OF LOWEST ABUTTING LOT *	DISTANCE TO LOWEST ABUTTING LOT	HEIGHT CALCULATION METHOD	CALCULATION ALLOWED HEIGHT	MAX HEIGHT TO TOP OF BUILDING ALLOWED	PROPOSED FINISH FLOOR ELEVATION	BUILDING HEIGHT TOP OF BUILDING	PROPOSED BUILDING HEIGHT
5	163.40'	161.26'	164.2'	20.0'	B	163.40+35	198.40'	164.50'	34.83'	199.33'
6	169.32'	161.26'	164.2'	20.0'	C	164.20+(20.00*0.25)+35	204.20'	173.00'	33.33'	206.33'
7	176.53'	161.26'	164.2'	20.0'	C	173.04+(20.00*0.25)+35	213.04'	178.00'	33.33'	211.33'
8	179.50'	176.80'	178.55'	20.0'	C	178.55+(20.00*0.25)+35	218.55'	179.50'	33.33'	212.83'

* GRADE OF NEAREST PROPERTY

HEIGHT CALCULATION METHOD A

WHERE MEAN GRADE IS LOWER THAN THE RECORD GRADE AT THE STREET:

MAX. BUILDING HEIGHT ALLOWANCE = RECORD GRADE AT THE STREET + 35'

HEIGHT CALCULATION METHOD B

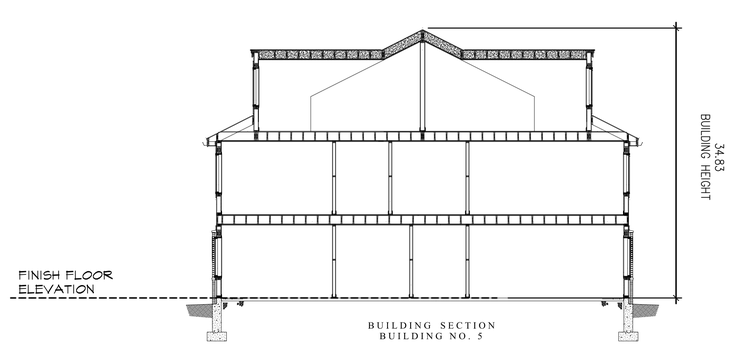
WHERE MEAN GRADE * BUILDING IS HIGHER THAN THE RECORD GRADE AT THE STREET, AND LOWER THAN THE MEAN NATURAL GRADE OF THE LOWEST ABUTTING LOT AT THE LOT LINE:

MAX. BUILDING HEIGHT ALLOWANCE = MEAN GRADE AT BUILDING + 35'

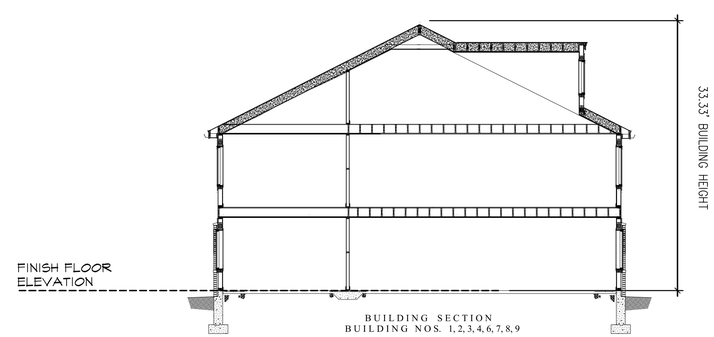
HEIGHT CALCULATION METHOD C

WHERE MEAN GRADE IS HIGHER THAN BOTH THE RECORD GRADE AT THE STREET AND THE MEAN NATURAL GRADE OF THE LOWEST ABUTTING LOT AT THE LOT LINE:

MAX. BUILDING HEIGHT ALLOWANCE = MEAN NATURAL GRADE OF LOWEST ABUTTING LOT + 1/4 OF THE CLOSEST DISTANCE FROM PROPOSED BUILDING TO LOWEST ABUTTING LOT + 35'



BUILDING SECTION
BUILDING NO. 5



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

HEIGHT CALCULATION DIAGRAM

NORTH
0 20' 40' 80'

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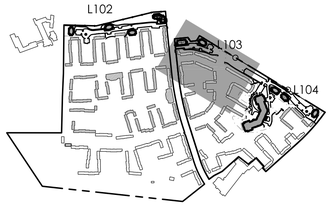

Issued	By	Appd.	MM.DD.YY
TO BUILDING DEPARTMENT	JPM	TPK	12.09.14
TO BUILDING DEPARTMENT	JPM	TPK	10.23.14

File Name:	Dwn.	Chkd.	Dsgn.	MM.DD.YY
	JM			

Permit-Seal

Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
HEIGHT CALCULATION PLAN NORTHEAST

Project No. 210810271
Scale AS NOTED

Drawing No.
L102

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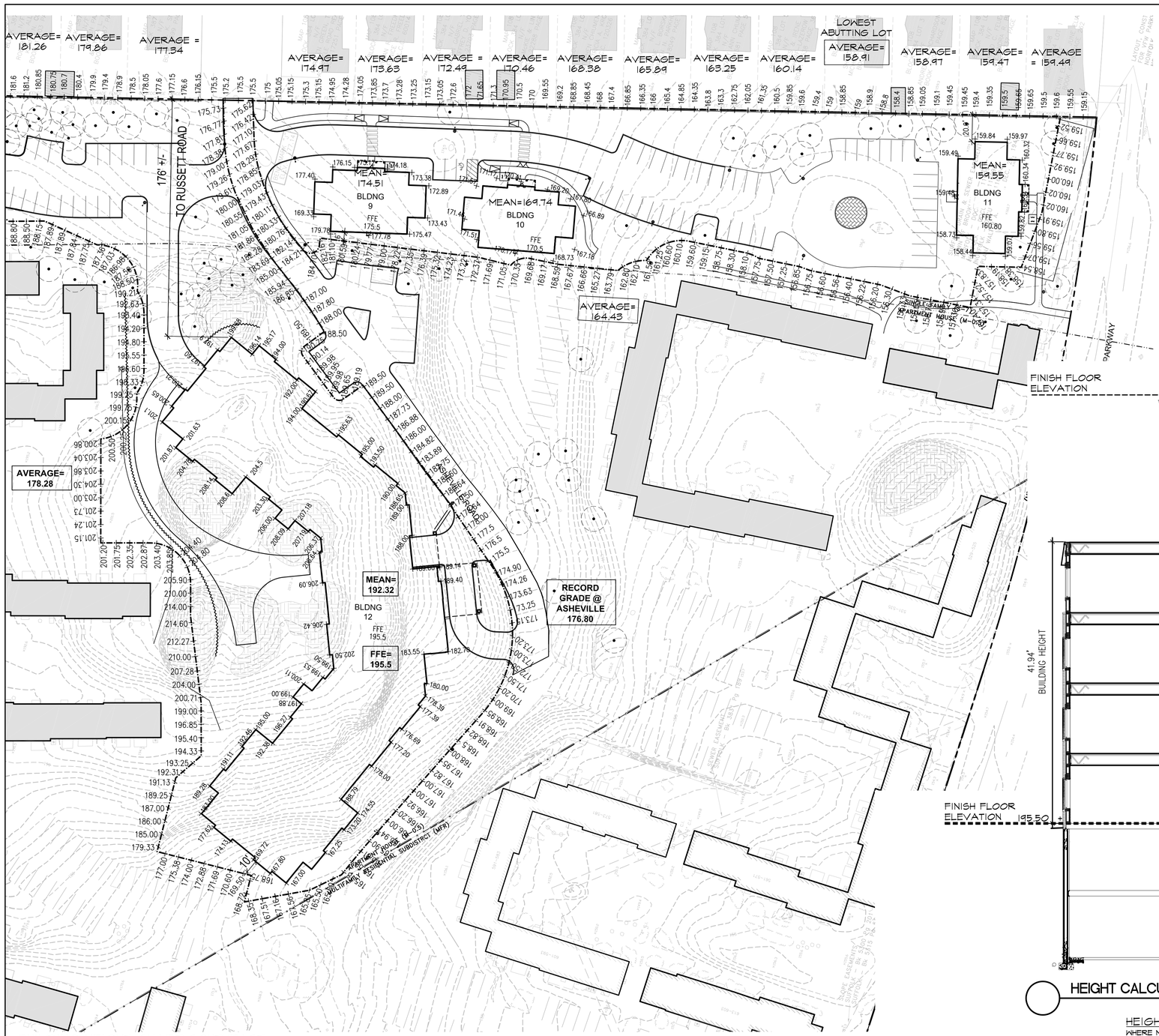
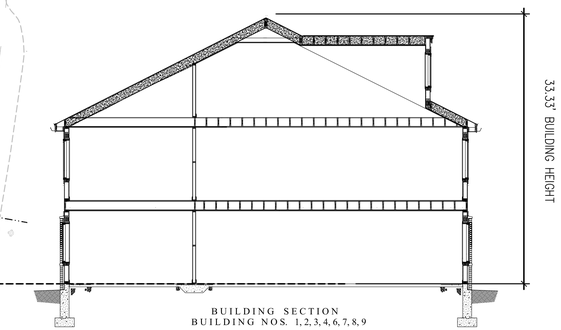
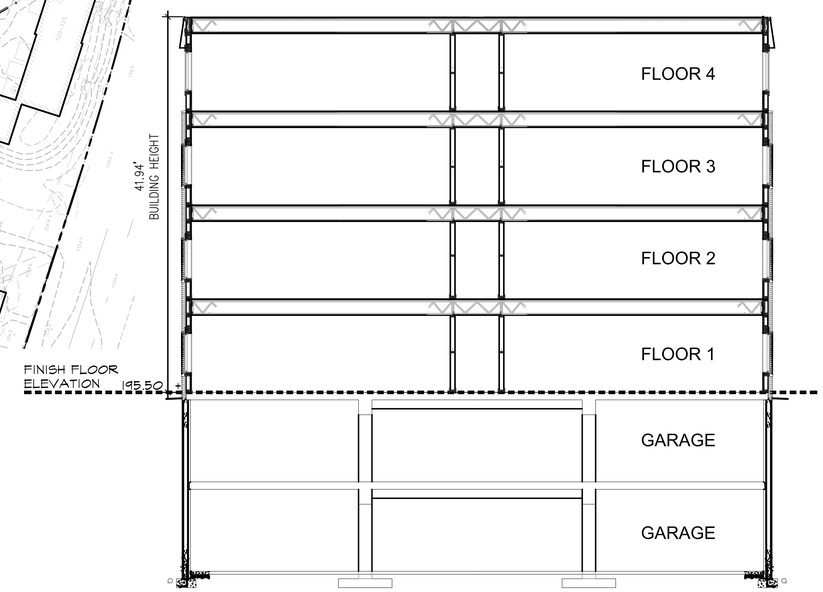




BUILDING SECTION
BUILDING NOS. 1, 2, 3, 4, 6, 7, 8, 9



HEIGHT CALCULATION DIAGRAM

BUILDING HEIGHT CHART SOUTHEAST

BUILDING #	MEAN NATURAL GRADE AT BUILDING	RECORD GRADE AT STREET FRONTAGE	MEAN NATURAL GRADE OF LOWEST ABUTTING LOT	DISTANCE TO LOWEST ABUTTING LOT	HEIGHT CALCULATION METHOD	CALCULATION ALLOWED HEIGHT	MAX HEIGHT TO TOP OF BUILDING ALLOWED	PROPOSED FINISH FLOOR ELEVATION	BUILDING HEIGHT TOP OF BUILDING	PROPOSED BUILDING HEIGHT
9	174.51'	179.23'	164.43'	6'	A	174.51+35	209.51'	175.50'	33.33'	208.83'
10	169.74'	179.23'	164.43'	0'	A	174.57+35	209.57'	170.50'	33.33'	203.83'
11	159.55'	179.23'	159.47'	20'	A	159.55+35	194.55'	160.80'	33.33'	194.13'
12	192.32'	176.80'	178.28'	10'	C	178.28 + (10*.25) + 35	215.78'	195.50'	41.94'	237.44'

* GRADE OF NEAREST PROPERTY

ALTERNATE CALCULATION

12	192.32'	176.80'	177.34'	176.00'	C	177.34 + (176*.25) + 35	256.34'	195.50'	41.94'	237.44'

HEIGHT CALCULATION METHOD A

WHERE MEAN GRADE IS LOWER THAN THE RECORD GRADE AT THE STREET:

MAX. BUILDING HEIGHT ALLOWANCE = RECORD GRADE AT THE STREET + 35'

HEIGHT CALCULATION METHOD B

WHERE MEAN GRADE * BUILDING IS HIGHER THAN THE RECORD GRADE AT THE STREET, AND LOWER THAN THE MEAN NATURAL GRADE OF THE LOWEST ABUTTING LOT AT THE LOT LINE:

MAX. BUILDING HEIGHT ALLOWANCE = MEAN GRADE AT BUILDING + 35'

HEIGHT CALCULATION METHOD C

WHERE MEAN GRADE IS HIGHER THAN BOTH THE RECORD GRADE AT THE STREET AND THE MEAN NATURAL GRADE OF THE LOWEST ABUTTING LOT AT THE LOT LINE:

MAX. BUILDING HEIGHT ALLOWANCE = MEAN NATURAL GRADE OF LOWEST ABUTTING LOT + 1/4 OF THE CLOSEST DISTANCE FROM PROPOSED BUILDING TO LOWEST ABUTTING LOT + 35'

NORTH
0 20' 40' 80'

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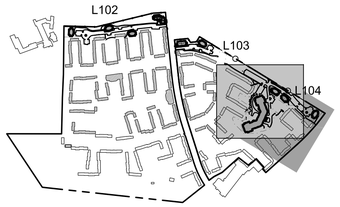

TO BUILDING DEPARTMENT	JPM	TPK	10.23.14
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	Dwn.	Chkd.	Dsgn. MM.DD.YY

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Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
HEIGHT CALCULATION PLAN SOUTHEAST

Project No. 210810271
Scale AS NOTED

Drawing No.
L103

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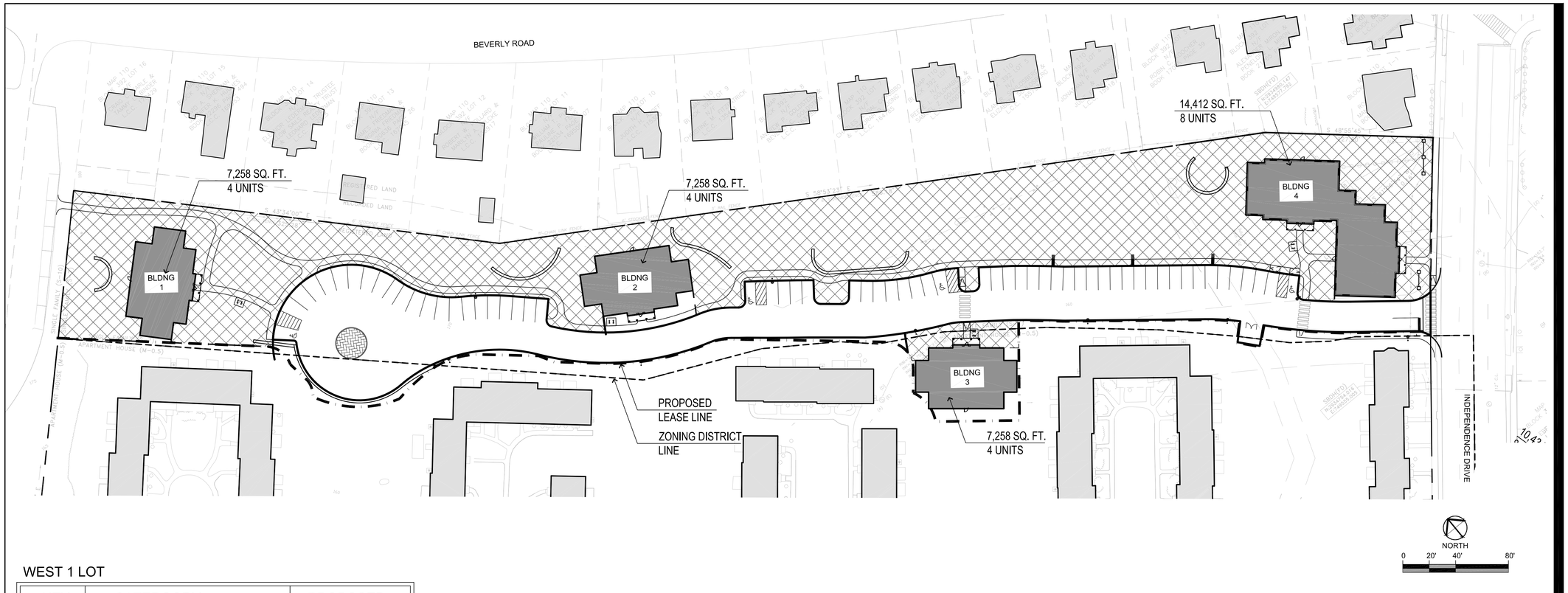

WEST 1 LOT

KEY	CATERGORY	PROPOSED
	SQ. FT. LOT SIZE	126,697 SQ.FT.
	G.S.F BUILDINGS	36,186 SQ.FT.
	UNITS	20
	LANDSCAPED OPEN SPACE	70,563 SQ. FT.
	PARKING SPACES	61
	F.A.R	0.29

*LANDSCAPED OPEN SPACE DEFINITION AND REQUIREMENTS TAKEN FROM TOWN OF BROOKLINE, MASSACHUSETTS ZONING BY-LAW, SECTION 5.91

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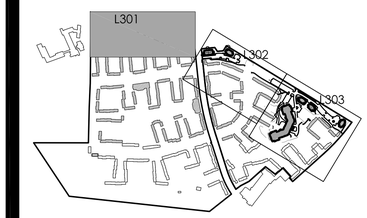

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VARIOUS EDITS	JM/AL	TPK	11.26.14
VARIOUS EDITS	CEL	TPK	08.22.14
VARIOUS EDITS	JM/CL	TPK	07.11.14
VARIOUS EDITS	NRB	TPK	07.03.14
VARIOUS EDITS	NRB	TPK	06.22.14
VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

Permit-Seal

Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
WAIVER CALCULATION PLAN WEST

Project No. 210810271
Scale AS NOTED

Drawing No.
L104

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EAST 1 LOT

KEY	CATERGORY	PROPOSED
	SQ. FT. LOT SIZE	48,350 SQ.FT.
	G.S.F BUILDINGS	24,638 SQ.FT.
	UNITS	16
	LANDSCAPED OPEN SPACE	17,373 SQ. FT.
	PARKING SPACES	41
	F.A.R	0.51

*LANDSCAPED OPEN SPACE DEFINITION AND REQUIREMENTS TAKEN FROM TOWN OF BROOKLINE, MASSACHUSETTS ZONING BY-LAW, SECTION 5.91

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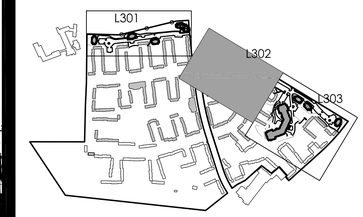

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VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name: JM, CM

Dwn.	Chkd.	Dsgn.	MM.DD.YY

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MASSACHUSETTS THEODORUS P. KINDERMANS NO. 1184 REGISTERED LANDSCAPE ARCHITECT

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

WAIVER CALCULATION PLAN NORTHEAST

Project No. 210810271

Scale AS NOTED

Drawing No.

L105

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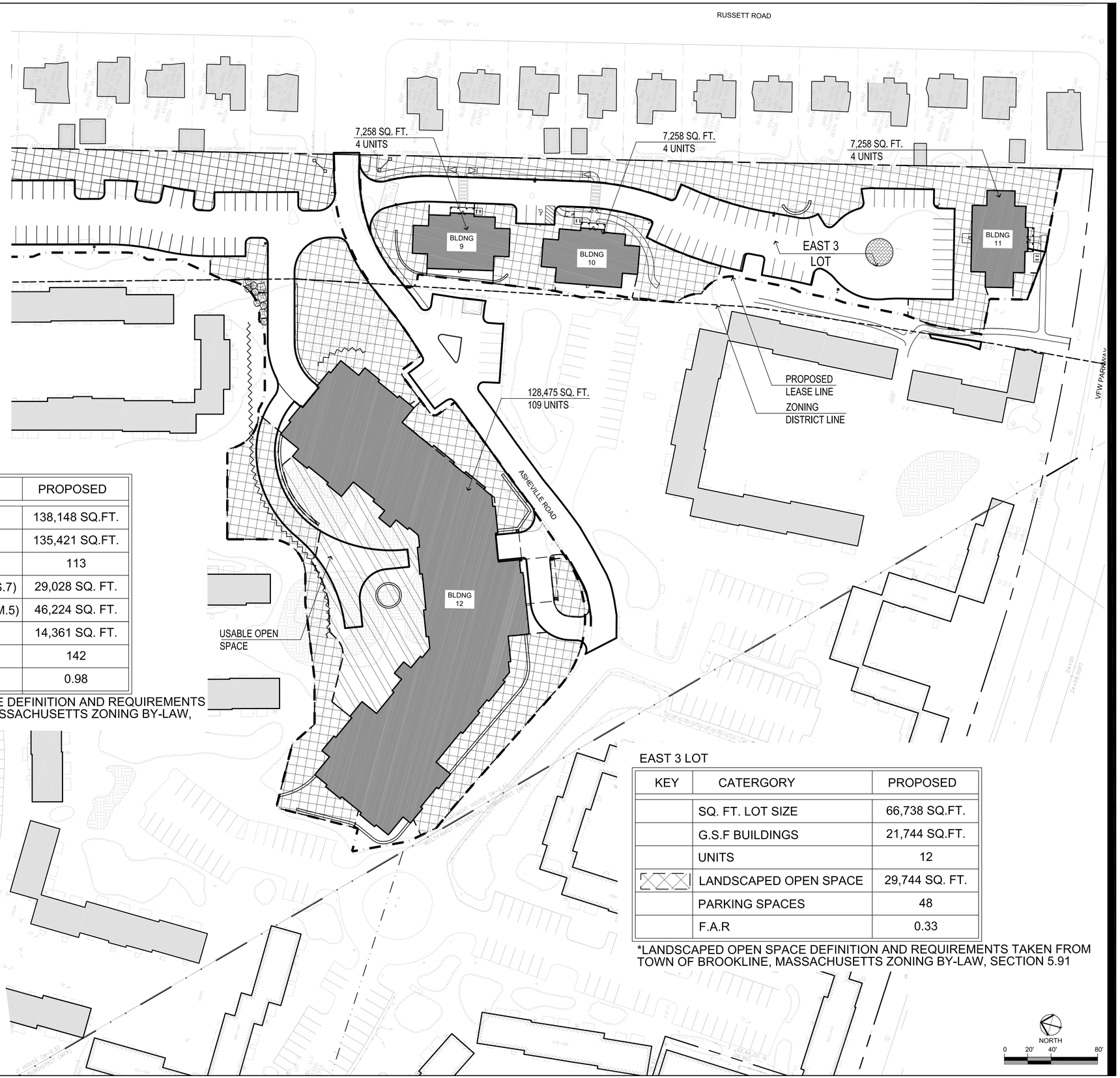

EAST 2 LOT

KEY	CATERGORY	PROPOSED
	SQ. FT. LOT SIZE	138,148 SQ.FT.
	G.S.F BUILDINGS	135,421 SQ.FT.
	UNITS	113
	LANDSCAPED OPEN SPACE (S.7)	29,028 SQ. FT.
	LANDSCAPED OPEN SPACE (M.5)	46,224 SQ. FT.
	USABLE OPEN SPACE (M.5)	14,361 SQ. FT.
	PARKING SPACES	142
	F.A.R	0.98

*LANDSCAPED AND USABLE OPEN SPACE DEFINITION AND REQUIREMENTS TAKEN FROM TOWN OF BROOKLINE, MASSACHUSETTS ZONING BY-LAW, SECTION 5.91

EAST 3 LOT

KEY	CATERGORY	PROPOSED
	SQ. FT. LOT SIZE	66,738 SQ.FT.
	G.S.F BUILDINGS	21,744 SQ.FT.
	UNITS	12
	LANDSCAPED OPEN SPACE	29,744 SQ. FT.
	PARKING SPACES	48
	F.A.R	0.33

*LANDSCAPED OPEN SPACE DEFINITION AND REQUIREMENTS TAKEN FROM TOWN OF BROOKLINE, MASSACHUSETTS ZONING BY-LAW, SECTION 5.91

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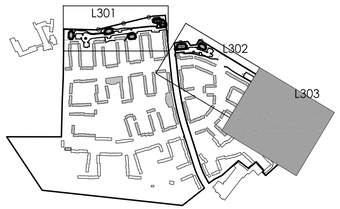

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VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name: JM, CM
Dwn. Chkd. Dsgn. MM.DD.YY

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MASSACHUSETTS THEODORUS P. KINDERMANS NO. 1184 REGISTERED LANDSCAPE ARCHITECT

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

Title
WAIVER CALCULATION PLAN SOUTHEAST

Project No. 210810271
Scale AS NOTED

Drawing No.
L106

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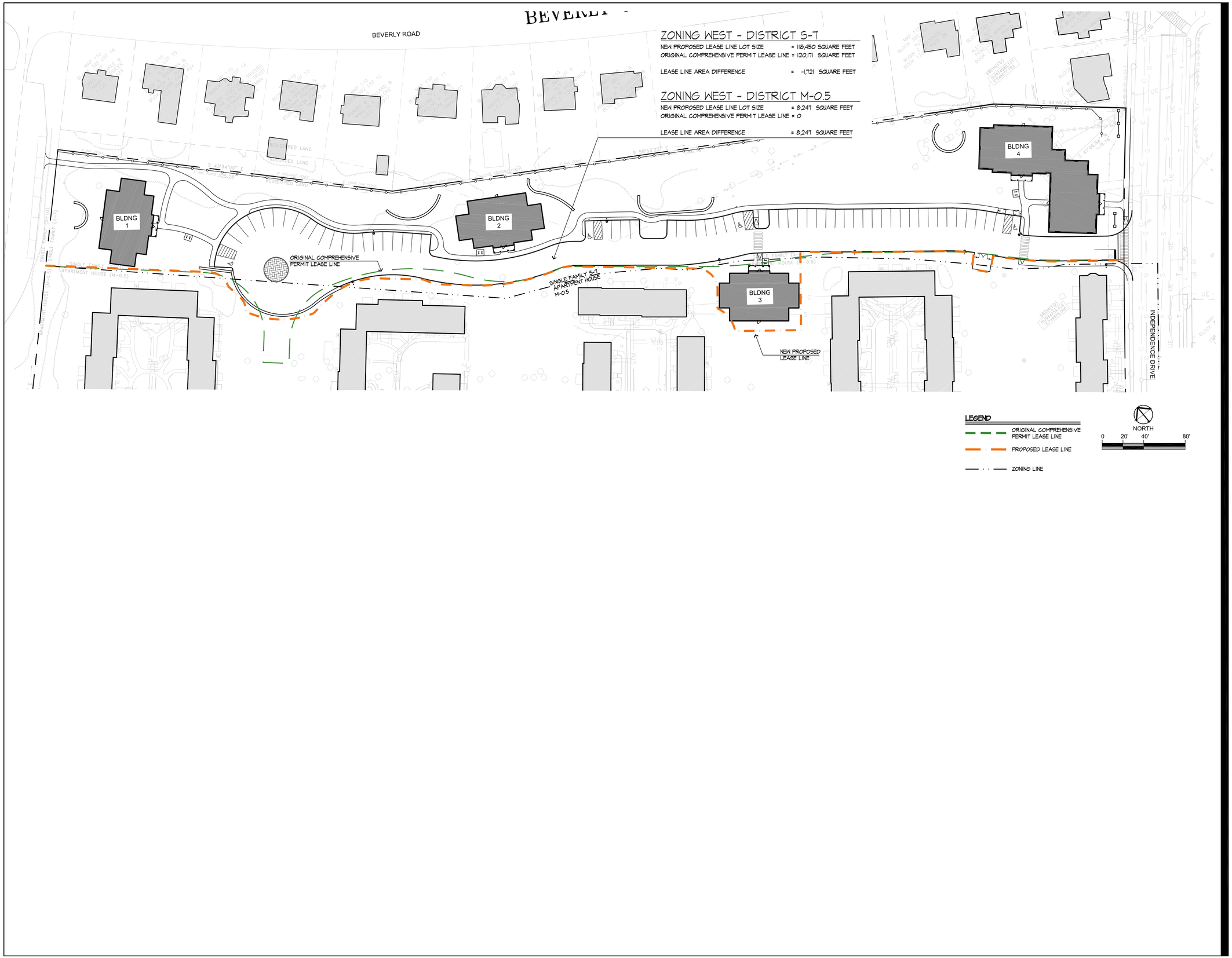

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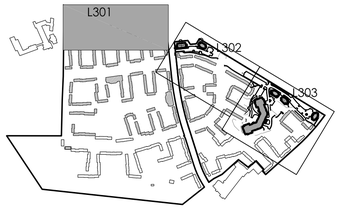

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VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
LEASE LINE COMPARISON PLAN WEST

Project No. 210810271
Scale AS NOTED

Drawing No.
L107

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ZONING EAST - DISTRICT S-7

NEW PROPOSED LEASE LINE LOT SIZE =163,910 SQUARE FEET
ORIGINAL COMPREHENSIVE PERMIT LEASE LINE = 165,910 SQUARE FEET

LEASE LINE AREA DIFFERENCE = -2,000 SQUARE FEET

ZONING EAST - DISTRICT M-0.5

NEW PROPOSED LEASE LINE LOT SIZE = 89,266 SQUARE FEET
ORIGINAL COMPREHENSIVE PERMIT LEASE LINE = 119,187 SQUARE FEET

LEASE LINE AREA DIFFERENCE = -29,821 SQUARE FEET

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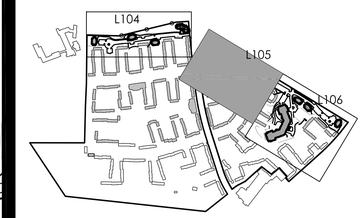

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COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	Dwn.	Chkd.	Dsgn.	MM.DD.YY
	JM, CM			

Permit-Seal

MASSACHUSETTS THEODORUS P. KINGSBURY NO. 1184 REGISTERED LANDSCAPE ARCHITECT

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

LEASE LINE COMPARISON PLAN NORTHEAST

Project No. 210810271

Scale AS NOTED

Drawing No.

L108

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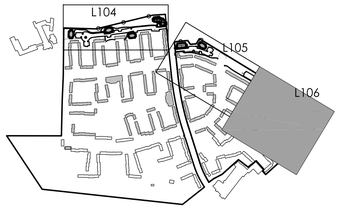

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COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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MASSACHUSETTS THEODORUS P KINDERMANS NO. 1104 REGISTERED LANDSCAPE ARCHITECT

Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
LEASE LINE COMPARISON PLAN SOUTHEAST

Project No. 210810271
Scale AS NOTED

Drawing No.
L109

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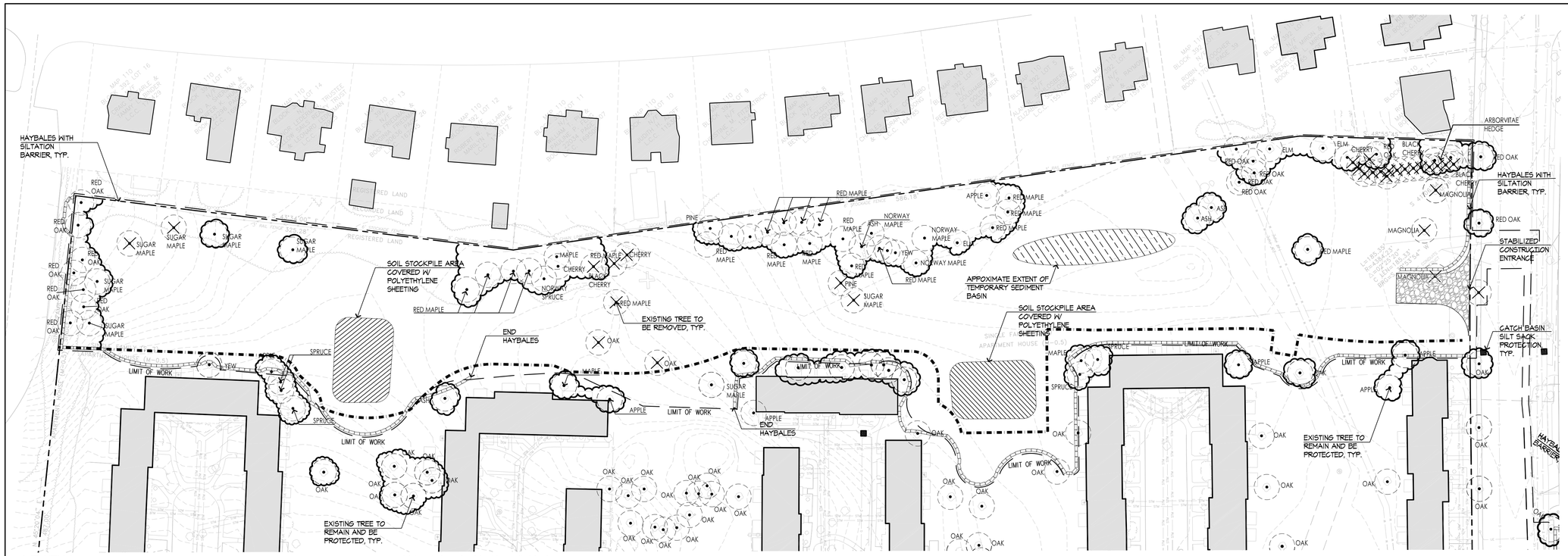


LEGEND

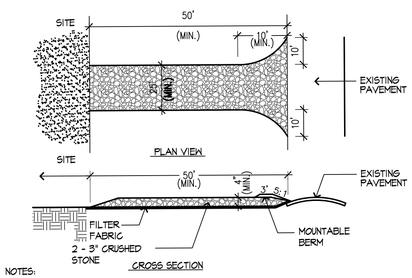
- PROPERTY LINE
- TOWN LINE
- LIMIT OF WORK LINE
- LEASE LINE
- HAYBALES WITH SILTATION BARRIER
- EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- EXISTING TREE TO BE REMOVED
- CATCH BASIN SILT SACK PROTECTION

CONSTRUCTION SEQUENCE

1. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES. EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY EARTHMOVING.
2. ALL PERMANENT DITCHES AND SWALES ARE TO BE STABILIZED WITH VEGETATION OR RIP-RAP PRIOR TO DIRECTING RUNOFF TO THEM.
3. CLEAR CUT, DEMOLISH, AND DISPOSE OF EXISTING SITE ELEMENTS NOT TO REMAIN.
4. GRADE AND GRAVEL ALL PAVED AREAS. ALL PROPOSED PAVED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
5. BEGIN ALL PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
6. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES; MULCH AND SEED AS REQUIRED.
7. FINISH PAVING ALL HARD SURFACE AREAS.
8. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
9. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
10. REMOVE TEMPORARY EROSION CONTROL MEASURES.
11. THE CONSTRUCTION SEQUENCE SHALL BE CONFINED TO THE LIMIT OF GRADING AS SHOWN ON THE DRAWINGS.
12. UPON COMPLETION OF CONSTRUCTION THE OWNER SHALL AGREE TO MAINTAIN AND CLEAN ALL DRAINAGE STRUCTURES ON A YEARLY BASIS.

EROSION CONTROL MEASURES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. SEDIMENT TRAPS SHALL BE INSTALLED AT ALL DRAINAGE STRUCTURES. HAY BALE BARRIERS AND SILTATION FENCES ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE BEEN STABILIZED.
3. SEDIMENT BARRIERS SHALL BE INSPECTED AND APPROVED BY THE CONSERVATION COMISSION AND / OR STAFF BEFORE CONSTRUCTION CAN START.
4. HAY BALES AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE OF NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY WHEN INSTALLED.
5. THE UNDERSIDE OF HAYBALES SHOULD BE KEPT IN CLOSE CONTACT WITH THE EARTH AND RESET AS NECESSARY.
6. STABILIZE SLOPES GREATER THAN 3:1 (HORIZONTAL:VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, SPRAYED COMPOST BLANKET, OR RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.
7. CLEAN OUT CATCH BASINS, DRAIN MANHOLES, STORM DRAIN PIPES, AND DETENTION BASINS AFTER COMPLETION OF CONSTRUCTION.
8. ALL COLLECTED SEDIMENT AND DISCARDED TEMPORARY EROSION CONTROL MATERIALS SHALL BE DISPOSED OF PROPERLY TO AN APPROVED LOCATION.
9. THE BOTTOM OF SEDIMENTATION BASINS SHALL BE PERIODICALLY CLEANED PER THE DIRECTION OF THE OWNER'S REPRESENTATIVE. DISPOSE OF SEDIMENT PROPERLY.
10. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, CONTRACTOR TO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE OWNER'S REPRESENTATIVES DIRECTION.
11. AFTER THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES, CONTRACTOR TO GRADE AND SEED AREA OF TEMPORARY EROSION CONTROL MEASURE.
12. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
13. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR DAILY INSPECTIONS, MAINTENANCE, AND REPAIR ACTIVITIES.

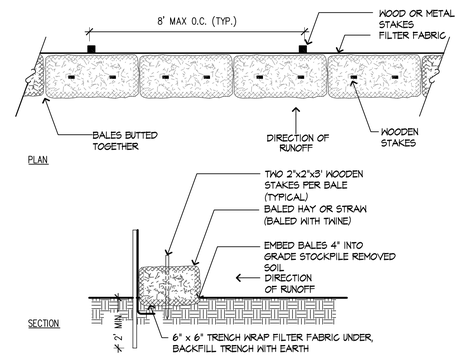


NOTES:

1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

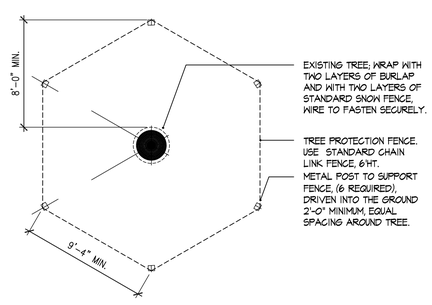
1 STABILIZED CONSTRUCTION ENTRANCE

SCALE: 3/8"= 1'-0"



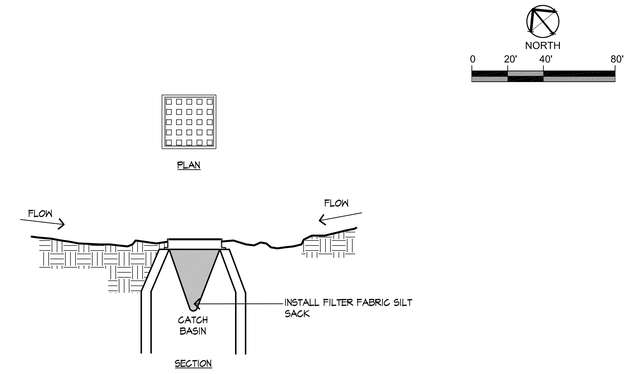
2 HAYBALE WITH SILTATION BARRIER

SCALE: 3/8"= 1'-0"



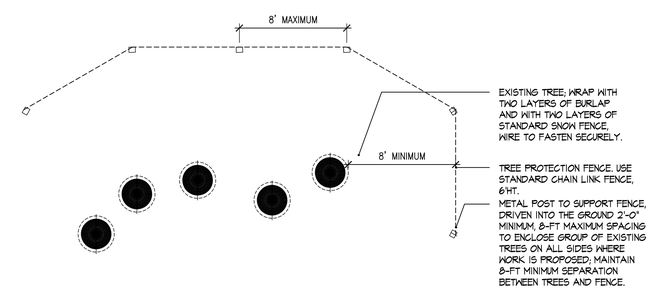
3 EXISTING TREE PROTECTION

SCALE: 3/16"= 1'-0"



4 CATCHBASIN WITH SILTSACK PROTECTION

SCALE: 3/8"= 1'-0"



5 GROUPED EXISTING TREE PROTECTION

SCALE: 3/16"= 1'-0"

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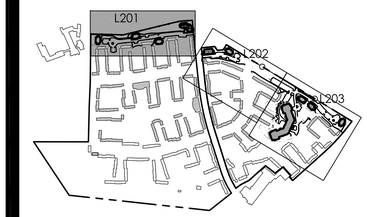

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VARIOUS EDITS	NRB	TPK	07.03.14
VARIOUS EDITS	NRB	TPK	06.22.14
VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

Permit-Seal

MASSACHUSETTS THEODORUS P. KINGSMANN NO. 1184 REGISTERED LANDSCAPE ARCHITECT

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

EROSION CONTROL PLAN WEST

Project No. 210810271

Scale AS NOTED

Drawing No.

L201

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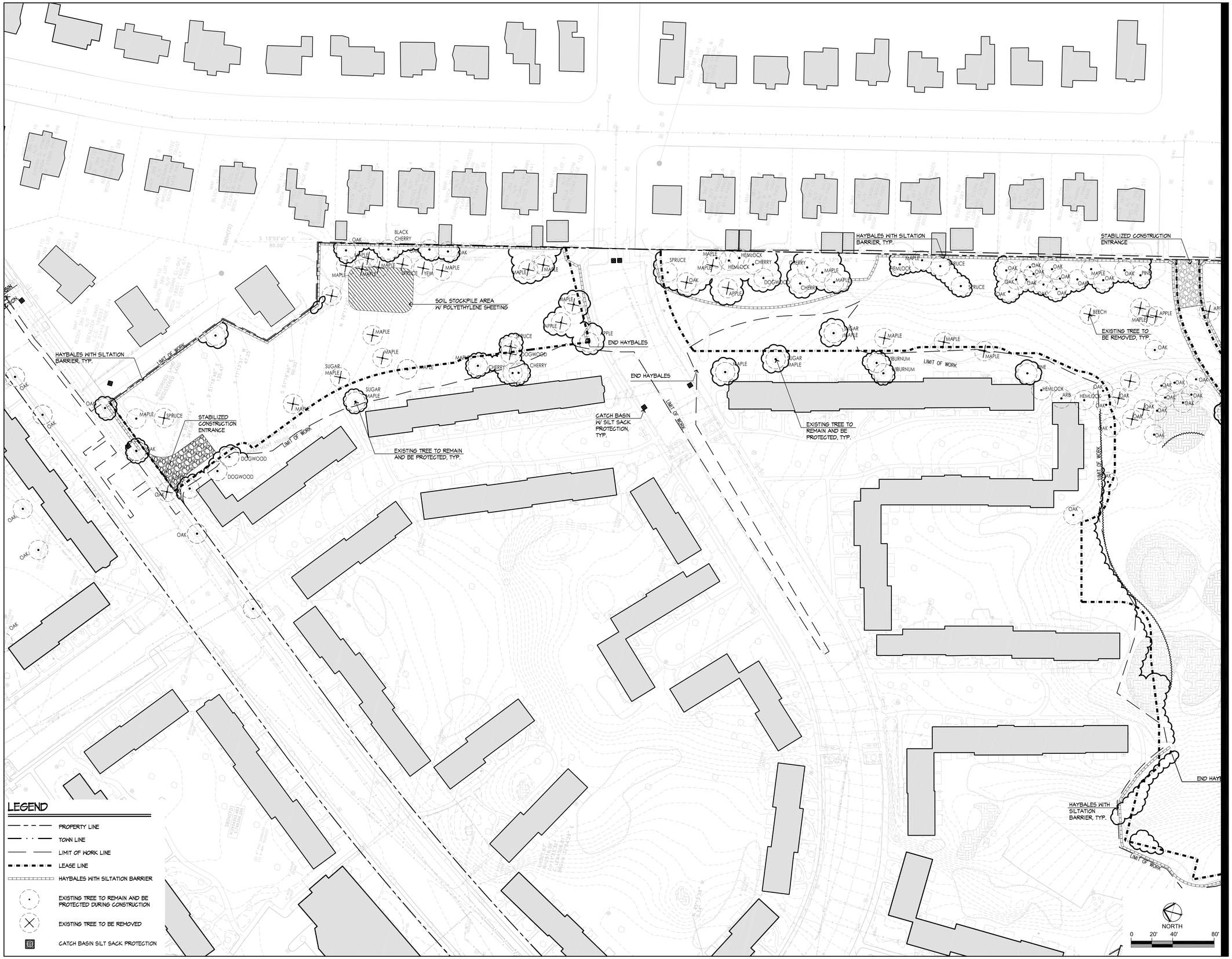

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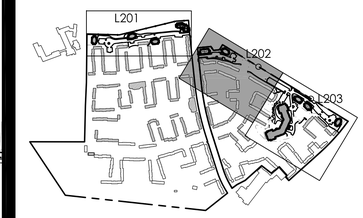

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VARIOUS EDITS	NRB	TPK	06.22.14
VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

Permit-Seal

MASSACHUSETTS THEODORUS P KINGERMANS NO. 1184 REGISTERED LANDSCAPE ARCHITECT

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

EROSION CONTROL PLAN NORTHEAST

Project No. 210810271

Scale AS NOTED

Drawing No.

L202

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HAYBALES WITH SILTATION BARRIER, TYP.

STABILIZED CONSTRUCTION ENTRANCE

EXISTING TREE TO REMAIN AND BE PROTECTED, TYP.

SOIL STOCKPILE AREA COVERED W/ POLYETHYLENE SHEETING

LIMIT OF WORK

HAYBALES WITH SILTATION BARRIER, TYP.

EXISTING TREE TO BE REMOVED, TYP.

LIMIT OF WORK

CATCH BASIN W/ SILT SACK PROTECTION, TYP.

END HAYBALES

LIMIT OF WORK

SOIL STOCKPILE AREA COVERED W/ POLYETHYLENE SHEETING

END HAYBALES

HAYBALES WITH SILTATION BARRIER, TYP.

LIMIT OF WORK

LIMIT OF WORK

TOWN OF BROOKLINE
NORFOLK COUNTY
CITY OF BOSTON/WEST ROXBURY
SUFFOLK COUNTY

LEGEND

- PROPERTY LINE
- TOWN LINE
- LIMIT OF WORK LINE
- LEASE LINE
- HAYBALES WITH SILTATION BARRIER
- EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- EXISTING TREE TO BE REMOVED
- CATCH BASIN SILT SACK PROTECTION

NORTH

0 20' 40' 80'

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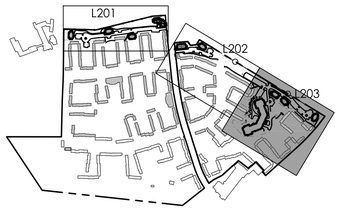

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VARIOUS EDITS	NRB	TPK	06.22.14
VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

Permit-Seal

MASSACHUSETTS
THEODORUS P. KINDERMANS
NO. 1184
REGISTERED LANDSCAPE ARCHITECT

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

EROSION CONTROL PLAN SOUTHEAST

Project No. 210810271

Scale AS NOTED

Drawing No.

L203

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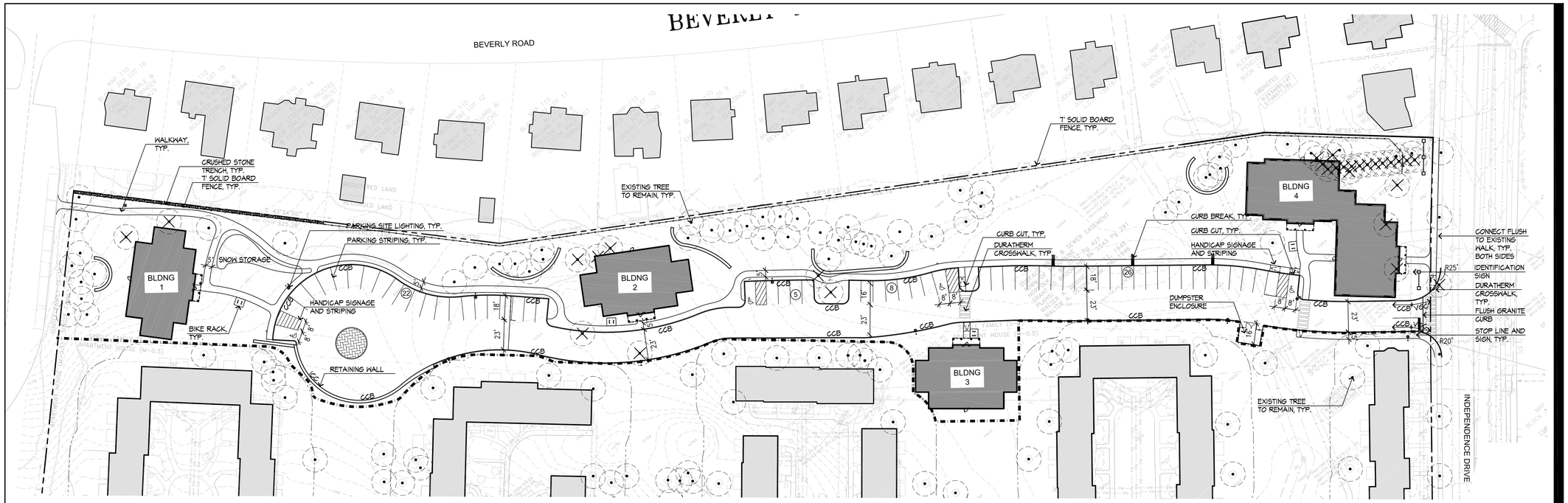

LAYOUT AND MATERIALS NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM A SURVEY PREPARED BY REED LAND SURVEYING OF LAKEVILLE, MASSACHUSETTS; DATED JUNE 8, 2008.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY 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(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5. ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF BROOKLINE AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
7. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
8. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN: ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING. ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

   FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
9. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
10. ALL CURB RADII TO BE 5' UNLESS OTHERWISE NOTED

LAYOUT AND MATERIALS LEGEND

— — — —	PROPERTY LINE
— · · —	TOWN LINE
▪ ▪ ▪ ▪ ▪ ▪	LEASE LINE
	PARKING SITE LIGHTING
	BITUMINOUS CONCRETE PAVEMENT
VGC	VERTICAL GRANITE CURB
CCB	CAPE COD BERM
1	PARKING SPACE COUNT
	RETAINING WALL
	SIGN WALL, SIMILAR TO EXISTING
	EXISTING TREE TO BE SAVED
	EXISTING TREE TO BE REMOVED
	6' HIGH SCREEN FENCE
11	BIKE RACK
	ROCK FACE

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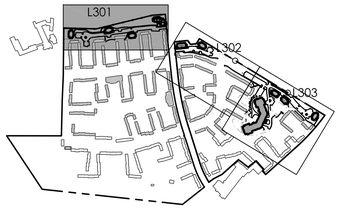

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VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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MASSACHUSETTS THEODORE P. KINDERMANN NO. 1184 REGISTERED LANDSCAPE ARCHITECT

Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
LAYOUT PLAN WEST

Project No. 210810271
Scale AS NOTED

Drawing No.
L301

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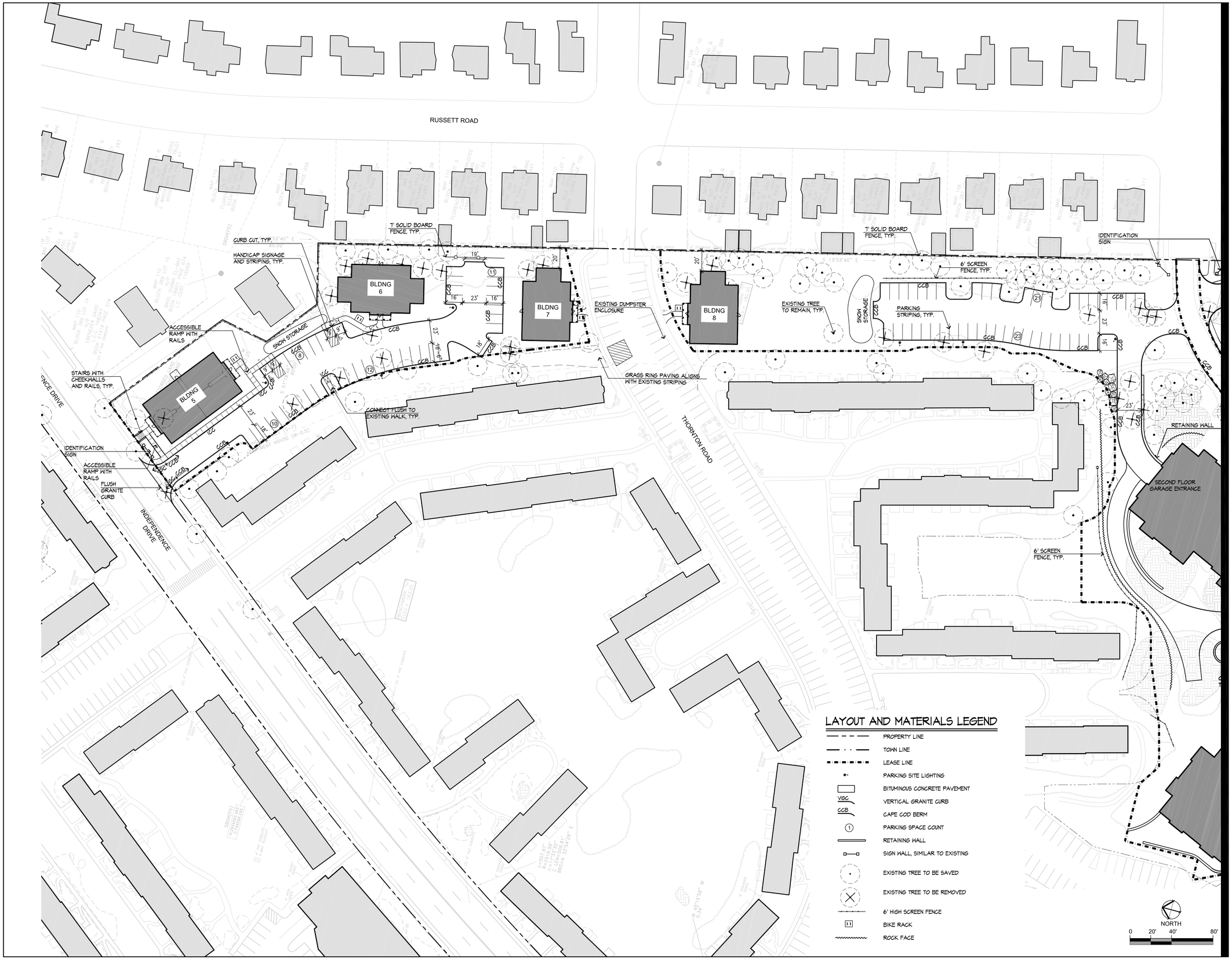

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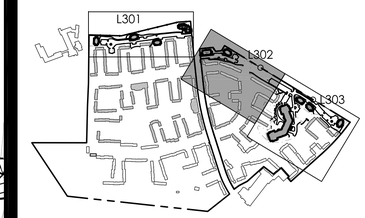

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VARIOUS EDITS	NRB	TPK	07.03.14
VARIOUS EDITS	NRB	TPK	06.22.14
VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
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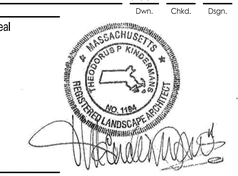

Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
LAYOUT PLAN NORTHEAST

Project No. 210810271
Scale AS NOTED

Drawing No.
L302

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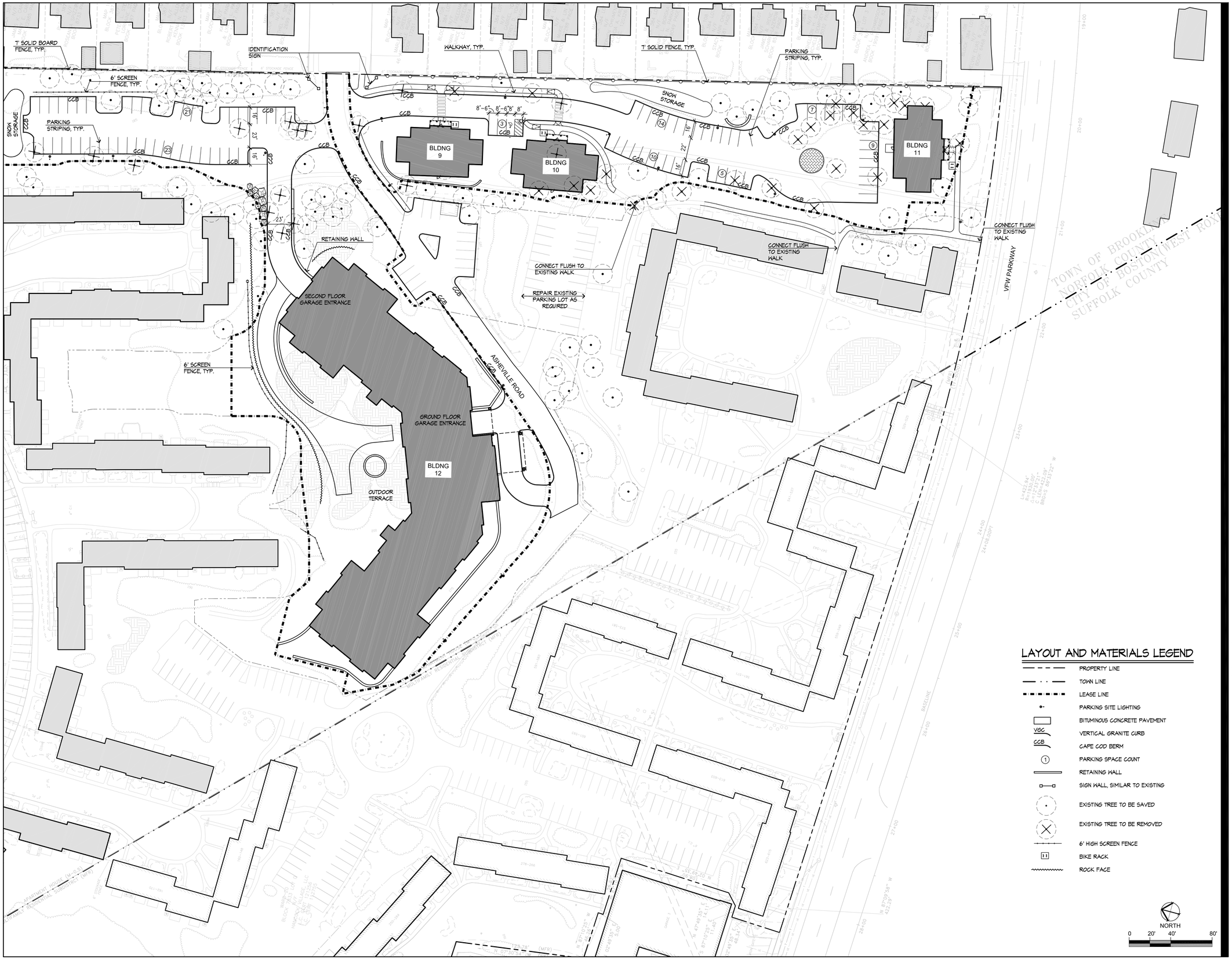

LAYOUT AND MATERIALS LEGEND

- PROPERTY LINE
- TOWN LINE
- LEASE LINE
- PARKING SITE LIGHTING
- BITUMINOUS CONCRETE PAVEMENT
- VGC — VERTICAL GRANITE CURB
- CCB — CAPE COD BERM
- PARKING SPACE COUNT
- RETAINING WALL
- SIGN WALL, SIMILAR TO EXISTING
- EXISTING TREE TO BE SAVED
- EXISTING TREE TO BE REMOVED
- 6' HIGH SCREEN FENCE
- BIKE RACK
- ROCK FACE

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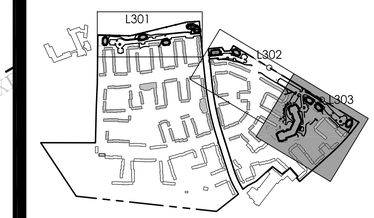

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VARIOUS EDITS	NRB	TPK	06.22.14
VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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MASSACHUSETTS
THEODORUS P. KINDERMANS
NO. 1184
REGISTERED LANDSCAPE ARCHITECT

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

LAYOUT PLAN SOUTHEAST

Project No. 210810271

Scale AS NOTED

Drawing No.

L303

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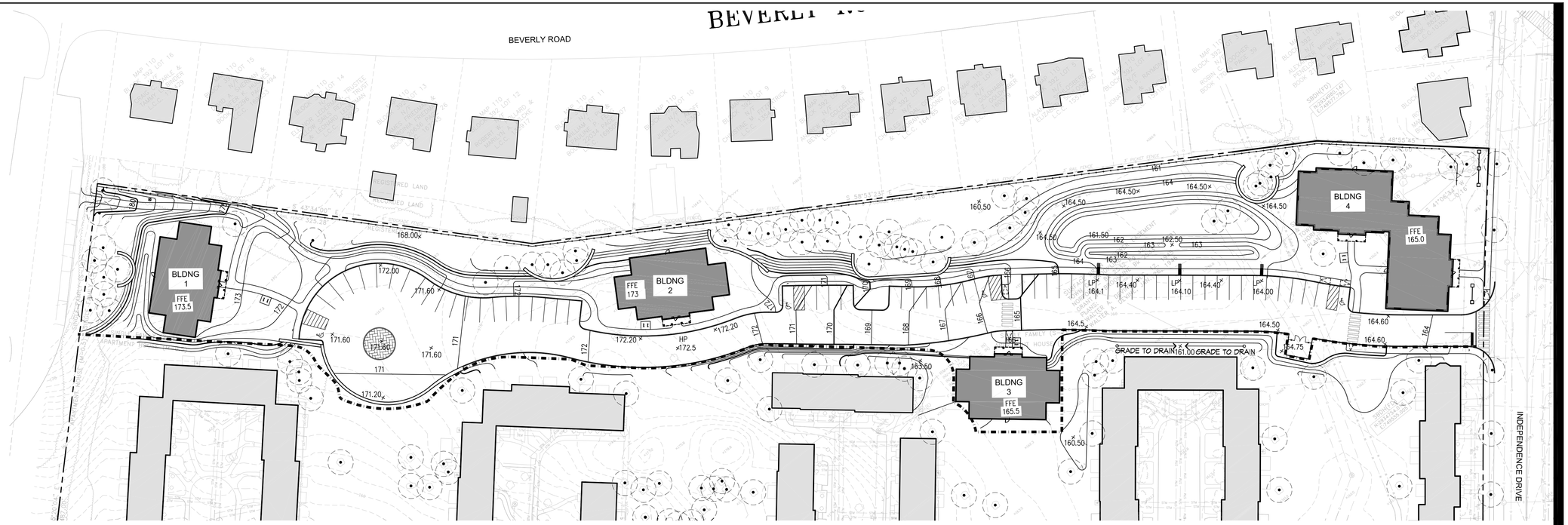

GRADING NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM A SURVEY PREPARED BY REED LAND SURVEYING OF LAKEVILLE, MASSACHUSETTS; DATED JUNE 8, 2008.
2. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
3. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
5. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
6. ENSURE ALL EXISTING (TO REMAIN), AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICED.
7. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
8. BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN ON DRAWINGS.
9. CONTRACTOR TO ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
10. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

GRADING LEGEND

— — — —	PROPERTY LINE
— · · —	TOWN LINE
——— ———	LIMIT OF WORK LINE
▬ ▬ ▬ ▬	LEASE LINE
110	PROPOSED CONTOUR MAJOR LINE
112	PROPOSED CONTOUR MINOR LINE

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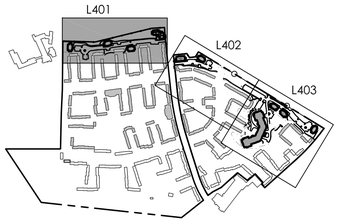

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VARIOUS EDITS	NRB	TPK	07.03.14
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VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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MASSACHUSETTS
FREDERICK P. KINGSBURY
NO. 1184
REGISTERED LANDSCAPE ARCHITECT

Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
GRADING PLAN WEST

Project No. 210810271
Scale AS NOTED

Drawing No.
L401

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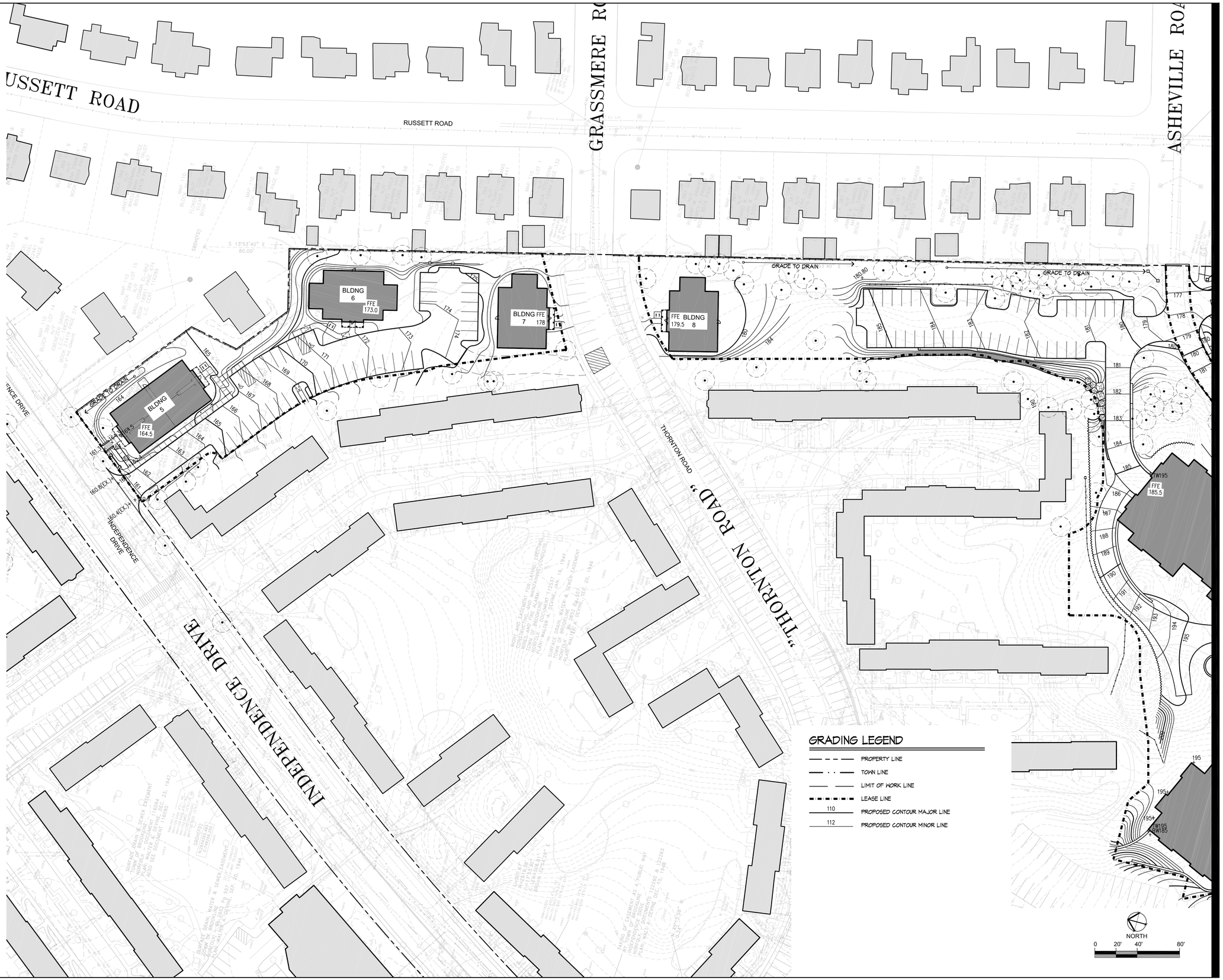

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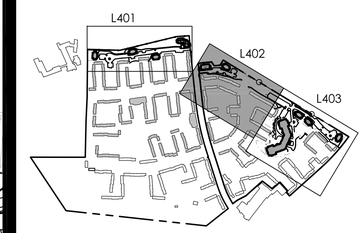

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VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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MASSACHUSETTS THEODORUS P. KINGSMAN REGISTERED LANDSCAPE ARCHITECT NO. 1194

Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
GRADING PLAN NORTHEAST

Project No. 210810271
Scale AS NOTED

Drawing No.
L402

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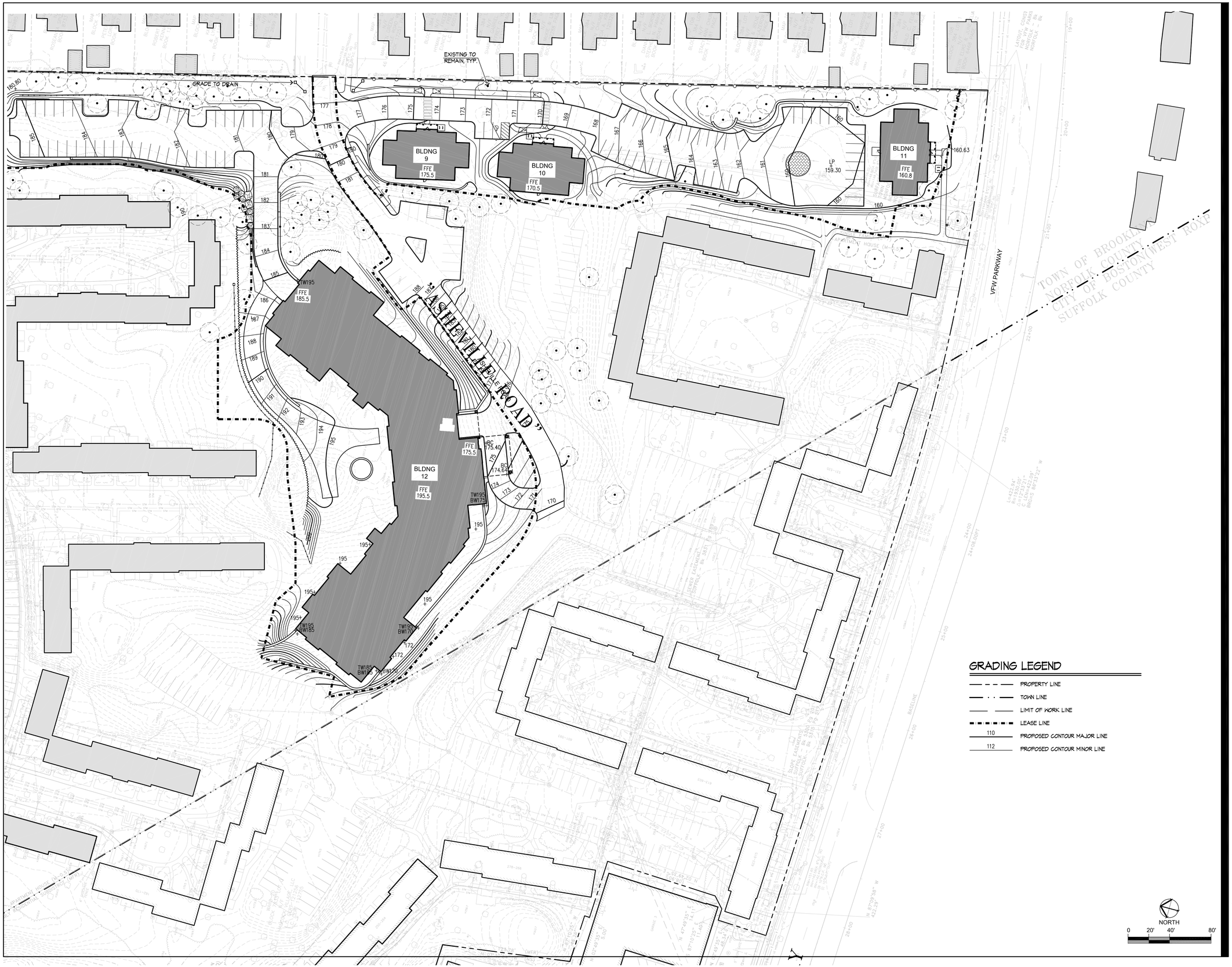

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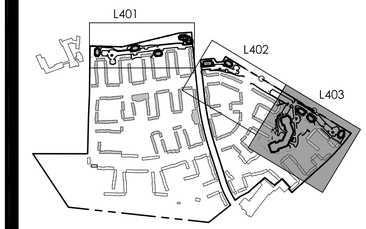

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MASSACHUSETTS THEODORUS P. KINGSMANS NO. 1194 REGISTERED LANDSCAPE ARCHITECT

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

GRADING PLAN SOUTHEAST

Project No. 210810271

Scale AS NOTED

Drawing No.

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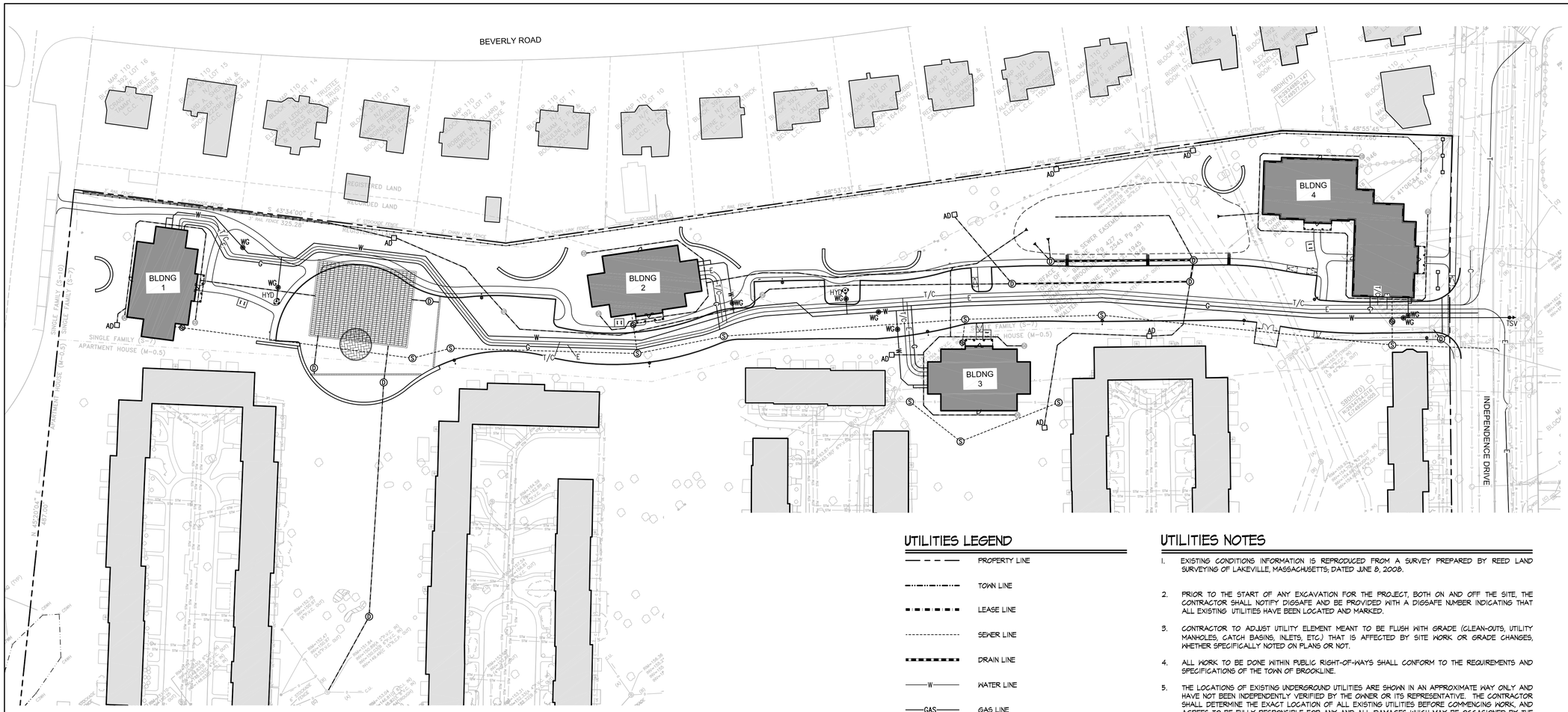

UTILITIES LEGEND

- PROPERTY LINE
- TOWN LINE
- LEASE LINE
- SEWER LINE
- DRAIN LINE
- W — WATER LINE
- GAS — GAS LINE
- E — UNDERGROUND ELECTRIC
- T/C — UNDERGROUND TELEPHONE AND CABLE
- CATCHBASIN
- DOUBLE CATCHBASIN
- AD — AREA DRAIN
- FLARED END SECTION
- DRAIN MANHOLE
- SEWER MANHOLE
- WG — WATER GATE
- HYD — HYDRANT
- TSV — TAPPING SLEEVE AND VALVE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- T — TRANSFORMER
- CLEAN OUT
- DI — DUCTILE IRON
- RD — ROOF DRAIN
- FM — FORCE MAIN
- DRAINAGE FLOW DIRECTION

UTILITIES NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM A SURVEY PREPARED BY REED LAND SURVEYING OF LAKEVILLE, MASSACHUSETTS; DATED JUNE 8, 2008.
2. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
3. CONTRACTOR TO ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
4. ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF BROOKLINE.
5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
6. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
7. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES, AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
8. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
9. CONTRACTOR SHALL MAINTAIN, OR ADJUST TO NEW FINISH GRADE, AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS: LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS, UNLESS OTHERWISE NOTED OR DIRECTED BY OWNER'S REPRESENTATIVE.
10. ALL SEWER PIPES SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1784 WITH RUBBER GASKET JOINTS.
11. SITE LIGHTING IS SHOWN ON THIS PLAN FOR COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS FOR EXACT TYPE AND LOCATION.
12. REFER TO ELECTRICAL PLANS FOR SECTIONS AND DETAILS OF THE UTILITY DUCT BANK.
13. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
14. REFER TO ARCHITECTURAL PLANS FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING.
15. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRICAL.) FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
16. ALL CEMENT LINED DUCTILE IRON JOINTS AT FITTINGS (CLASS 52.) VALVES, AND HYDRANT LATERALS SHALL BE MECHANICAL JOINT WITH NEOPRENE GASKETS. JOINTS AT OTHER LOCATIONS SHALL BE PUSH-ON TYPE WITH NEOPRENE OR SYNTHETIC RUBBER GASKETS. ALL WATER GATES SHALL OPEN AS PER CITY REQUIREMENTS. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.0 FEET OF GROUND COVER AND A MINIMUM OF 10 FOOT SEPARATION FROM THE SEWER SYSTEM. AT WATER AND SEWER CROSSINGS, THE WATER LINE SHALL BE ENCASED IN SIX INCHES OF CONCRETE FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING.
17. PROTECT AND MAINTAIN EXISTING ON-SITE DRAINAGE STRUCTURES AND PIPES UNLESS OTHERWISE NOTED.

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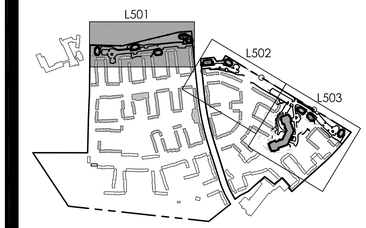

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FRANK HOLMES
CIVIL
No. 40203
REGISTERED PROFESSIONAL ENGINEER

Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
COMPOSITE UTILITY PLAN WEST

Project No. 210810271
Scale AS NOTED

Drawing No.
L501

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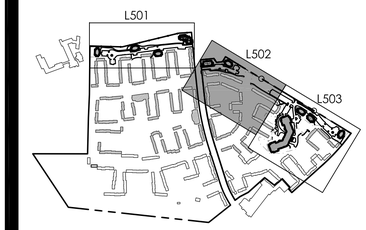

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REGISTERED PROFESSIONAL ENGINEER

Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
COMPOSITE UTILITY PLAN NORTHEAST

Project No. 210810271
Scale AS NOTED

Drawing No.
L502

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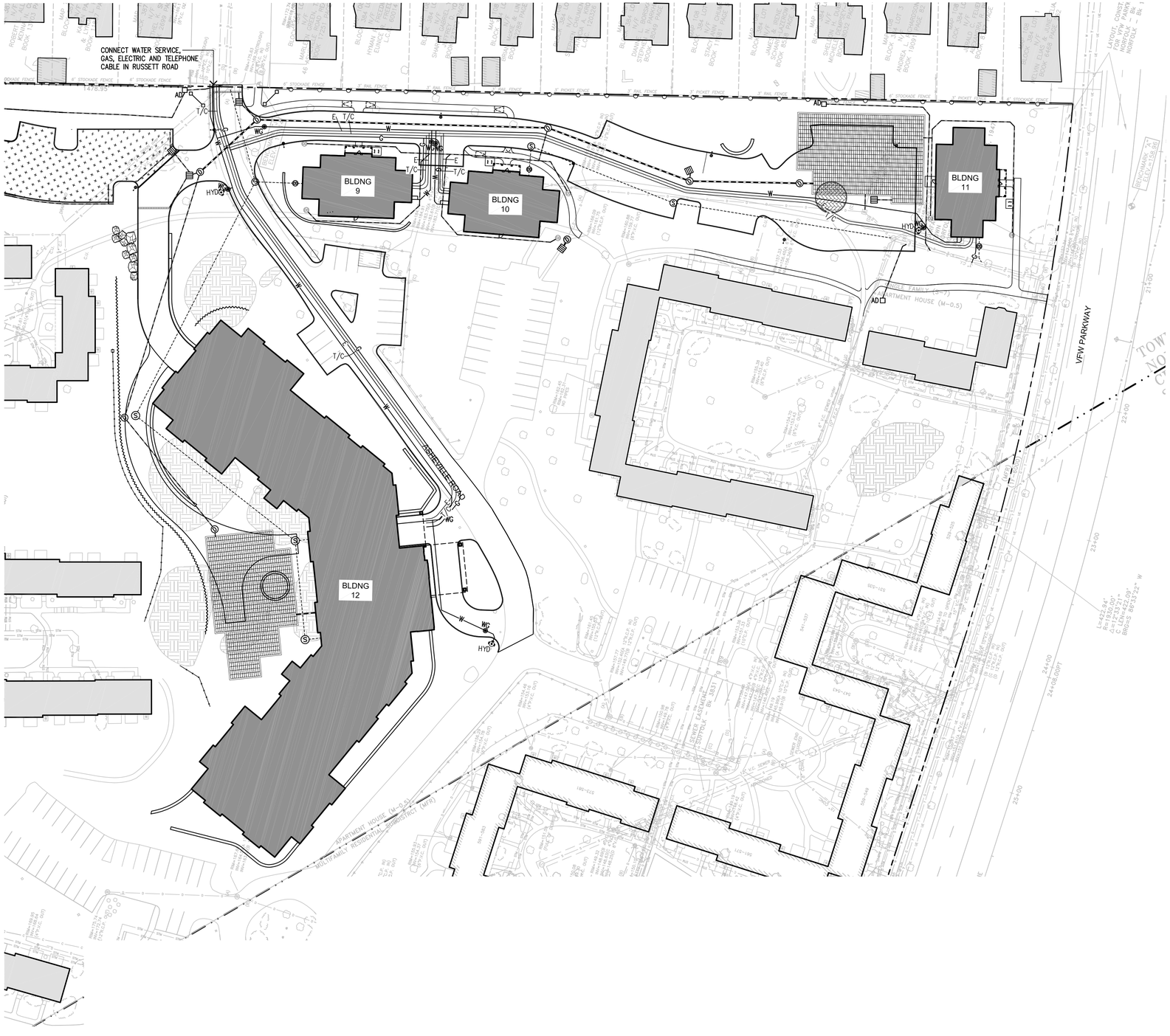

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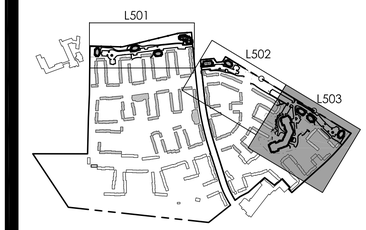

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BROOKLINE, MA

Title

COMPOSITE UTILITY PLAN SOUTHEAST

Project No. 210810271

Scale AS NOTED

Drawing No.

L503

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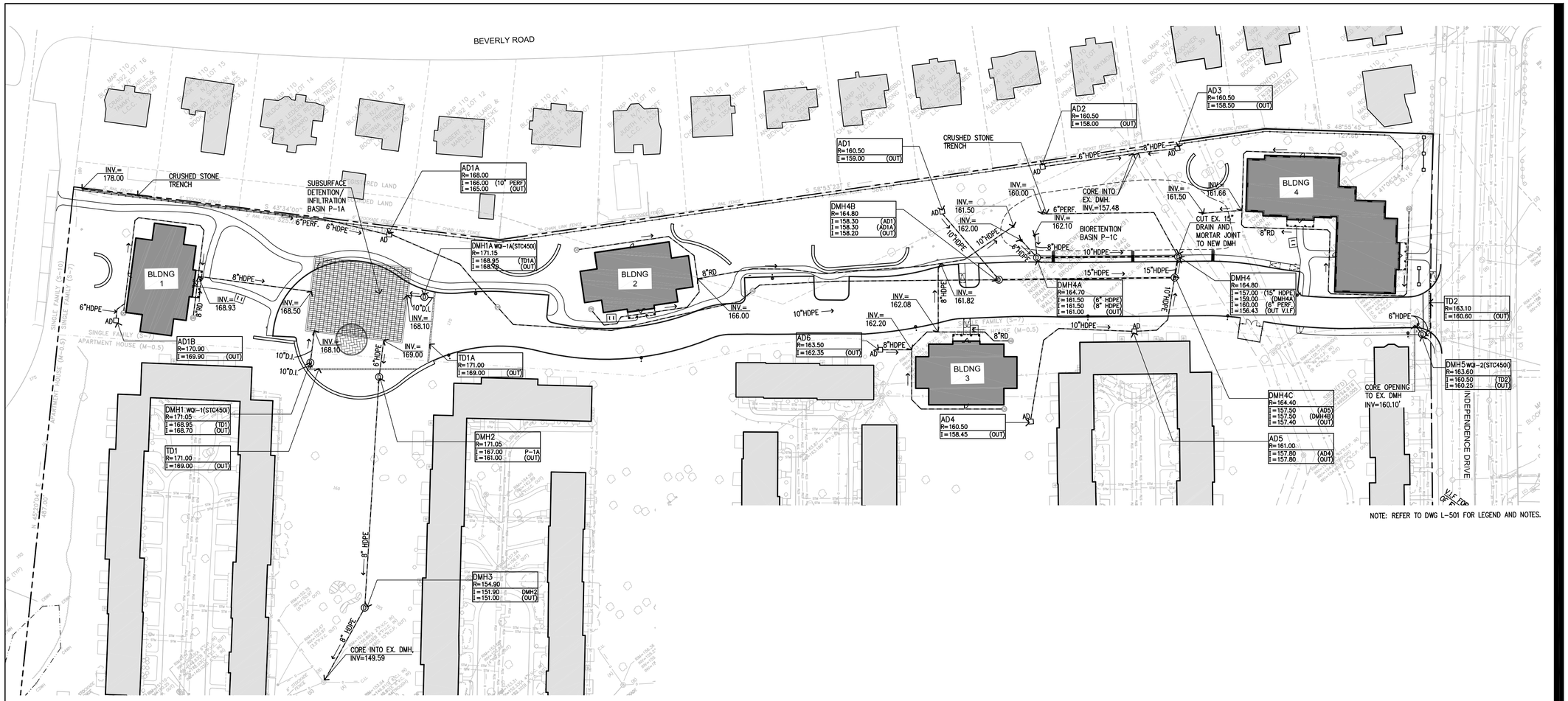

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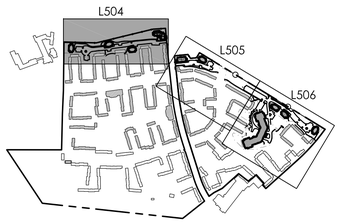

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BROOKLINE, MA

Title

DRAINAGE PLAN WEST

Project No. 210810271

Scale AS NOTED

Drawing No.

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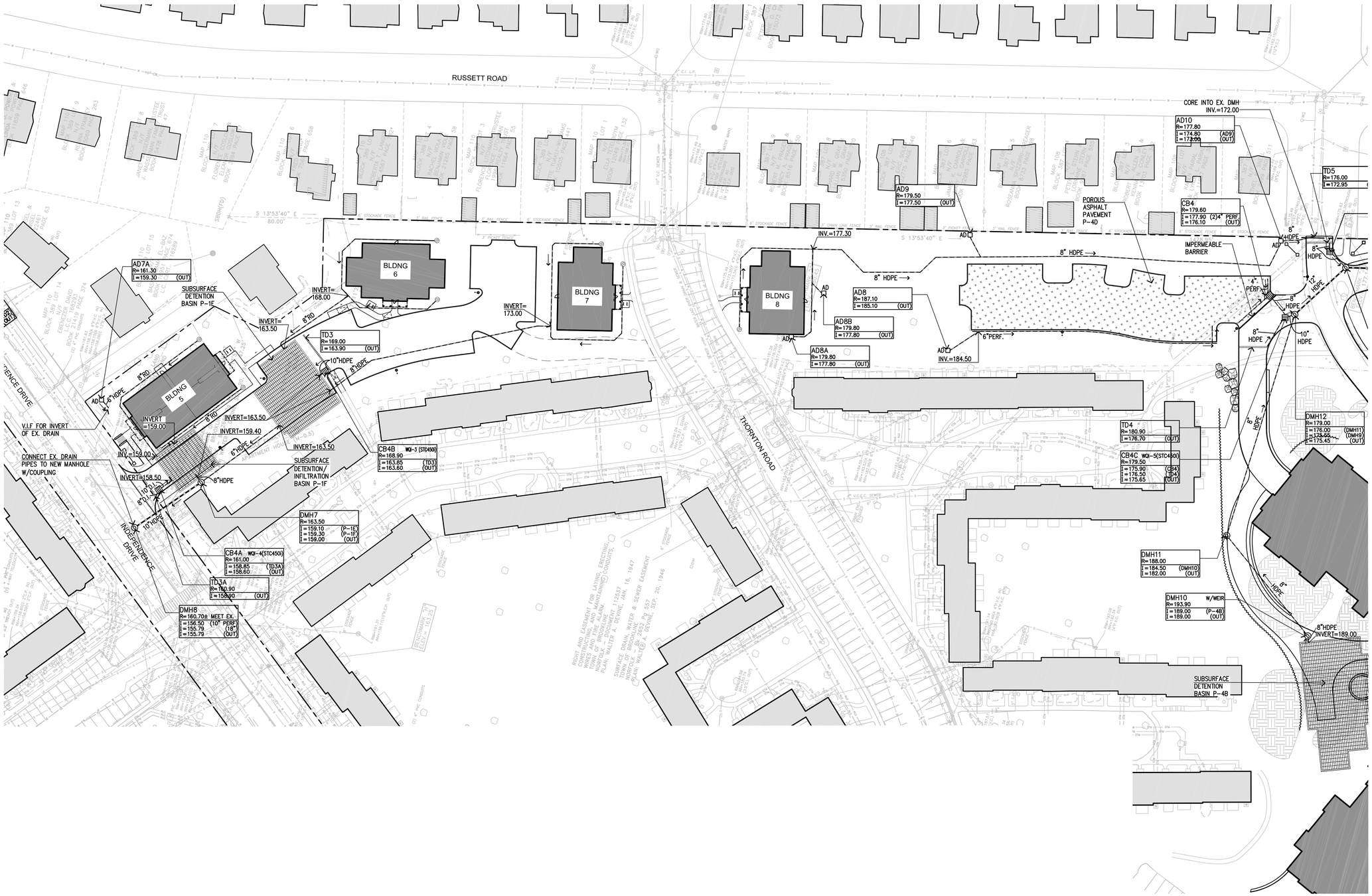

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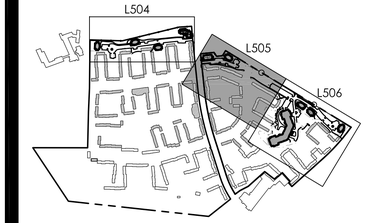

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FRANK HOLMES CIVIL No. 40203 REGISTERED PROFESSIONAL ENGINEER

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

DRAINAGE PLAN NORTHEAST

Project No. 210810271

Scale AS NOTED

Drawing No.

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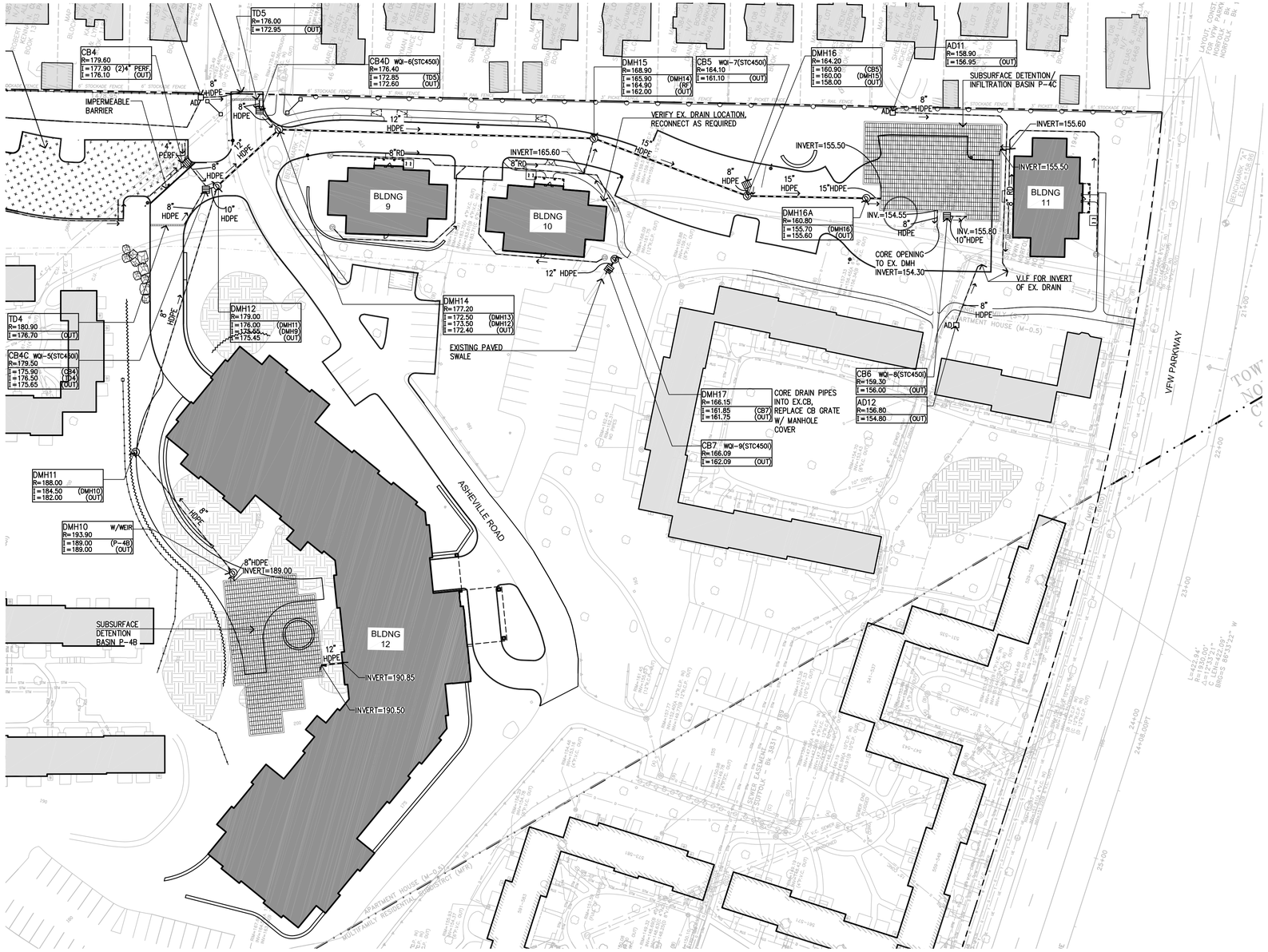

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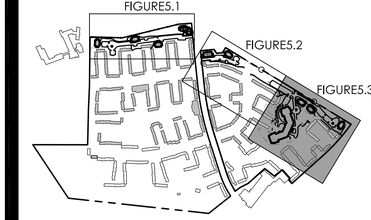

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BROOKLINE, MA

Title

DRAINAGE PLAN SOUTHEAST

Project No. 210810271

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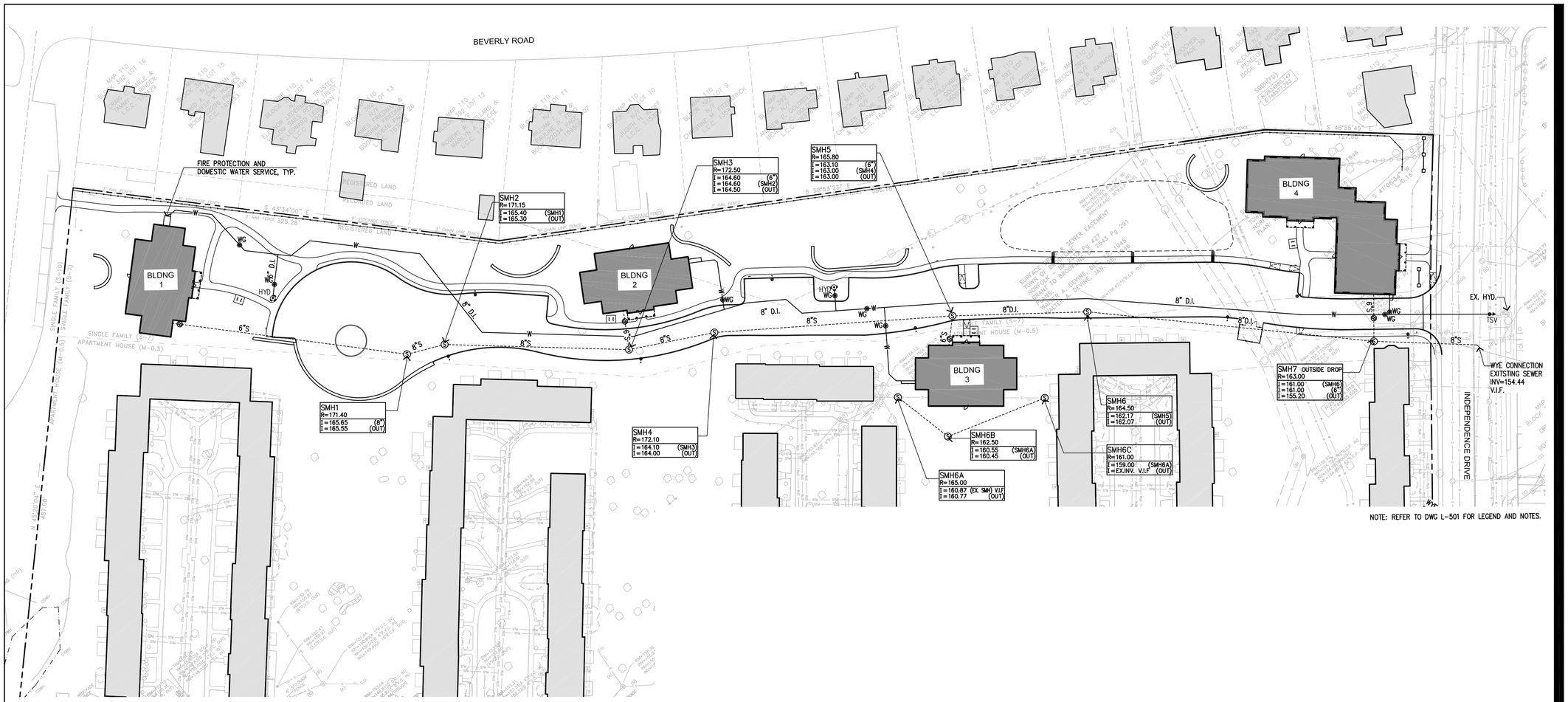

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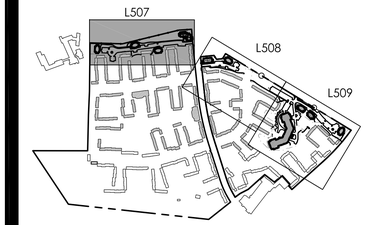

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Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
WATER AND SEWER PLAN WEST

Project No. 210810271

Scale AS NOTED

Drawing No.
L507

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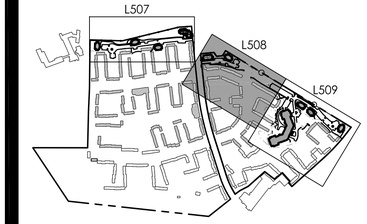
NOTE: REFER TO DWG L-501 FOR LEGEND AND NOTES.



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COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM.			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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COMMONWEALTH OF MASSACHUSETTS
FRANK HOLMES CIVIL No. 42028 REGISTERED PROFESSIONAL ENGINEER

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

WATER AND SEWER PLAN NORTHEAST

Project No. 210810271

Scale AS NOTED

Drawing No.

L508

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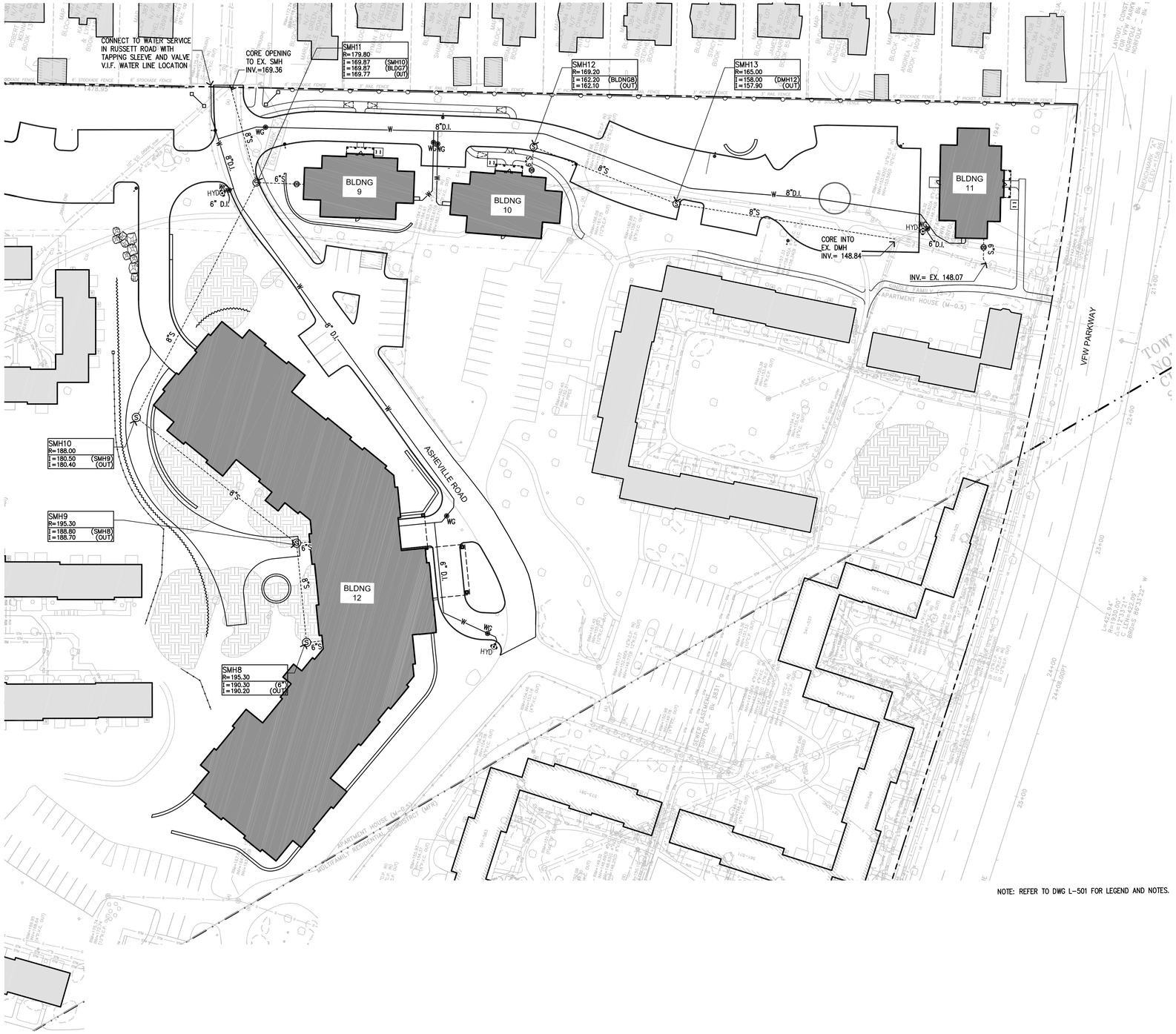

NORTH

0 20' 40' 80'

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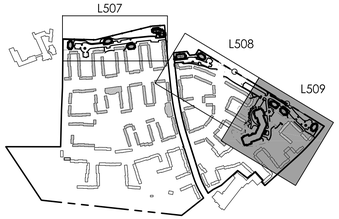

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COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
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COMMONWEALTH OF MASSACHUSETTS
FRANK HOLMES
CIVIL
No. 40203
REGISTERED PROFESSIONAL ENGINEER

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

WATER AND SEWER PLAN SOUTHEAST

Project No. 210810271

Scale AS NOTED

Drawing No.

L509

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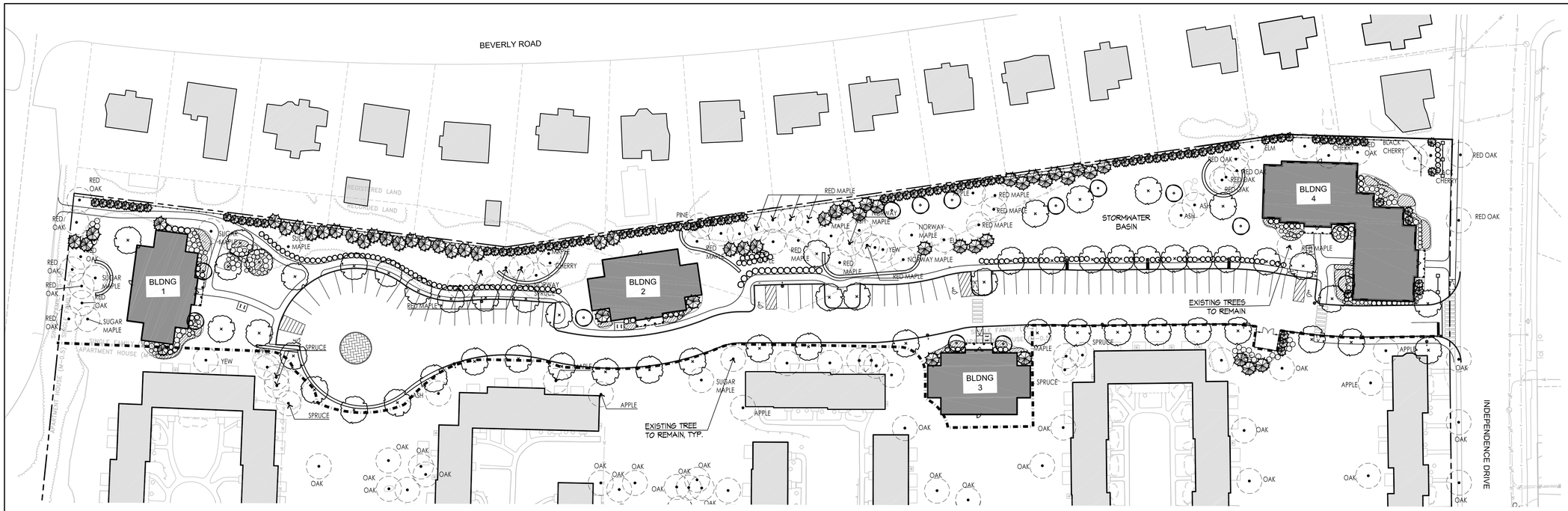

NORTH

0 20' 40' 80'

PLANTING NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM A SURVEY PREPARED BY REED LAND SURVEYING OF LAKEVILLE, MASSACHUSETTS; DATED JUNE 8, 2008.
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 PLANTINGS 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 TO ORIGINAL GRADES 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 WOOD CHIPS THICKER THAN 1/4 INCH.
12. PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
14. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE, AT THE NURSERY, AND AT THE SITE.
15. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
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.

PLANTING LEGEND

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

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
DECIDUOUS TREES				
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	36	3–3 1/2" CAL
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	3–3 1/2" CAL
QP	QUERCUS BOREALIS	RED OAK	33	3–3 1/2" CAL
PC	PYRUS C. CLEVELEND SELECT	CLEVELAND FLOWERING PEAR	32	3–3 1/2" CAL
EVERGREEN TREES				
PA	PICEA ABIES	NORWAY SPRUCE	57	8'–10' PYRAMIDAL
PS	PINUS STROBUS 'FASTIGATE'	WHITE PINE	67	8'–10' PYRAMIDAL
TP	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERCIAN ARBORVITAE	107	8'–10' PYRAMIDAL
ORNAMENTAL TREES				
BN	BETULA NIGRA HERITAGE	HERITAGE BIRCH MULTISTEM	15	10–12 MULTI'
CK	CORNUS KOUSA	KOUSA DOGWOOD	20	3" CAL
PO	PRUNUS OKAME	OKAME CHERRY	26	3" CAL
ML	MAGNOLIA 'LEONARD MESSELL'	LEONARD MESSELL MAGNOLIA	13	6–7' HT
SHRUBS				
AZ	AZALEA 'KAREN'	KAREN AZALEA	24	2–2 1/2' HT
BS	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	50	18–24" HT
DG	DEUTZIA GRACILIS 'NIKKO'	NIKKO SLENDER DEUTZIA	24	3 GAL.
HI	HIBISCUS SYRIACUS 'LADY STANLEY'	LADY STANLEY ROSE OF SHARON	18	4–4 1/2' HT
HL	HYDRANGEA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	47	2–2 1/2' HT
IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	30	2–2 1/2' HT
IM	ILEX X MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	24	4–5' PYRAMIDAL
IT	ITEA 'LITTLE HENRY'	LITTLE HENRY ITEA	22	2–2 1/2'
RC	RHODODENDRON 'CUNNINGHAMS WHITE'	CUNNINGHAMS WHITE RHODODENDRON	36	2–2 1/2' HT
RM	ROSA KNOCKOUT	KNOCKOUT ROSE	28	2 GAL.
RO	RHODODENDRON 'OLGA MEZITT'	OLGA MEZITT RHODODENDRON	32	2 1/2–3' HT
SN	SPIRAEA 'GOLD FLAME'	GOLD FLAME SPIRAEA	20	3 GAL.
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	15	2 1/2–3' HT
TG	TAXUS 'GREEN WAVE'	GREEN WAVE YEW	45	2–2 1/2' SPR
VT	VIBURNUM TRILOBUM	CRANBERRY VIBURNUM	28	3–3 1/2' HT

STORMWATER BASIN SEED MIX
SEED MIX:NEW ENGLAND WETMIX (WETLAND SEED MIX)
SEED MIX SUPPLIED BY NEW ENGLAND WETLAND PLANTS, INC FROM AMHERST, MA

	BOTANICAL NAME	COMMON NAME
RATE: 18 LBS/ ACRE	CAREX VULPINOIDEA	FOX SEDGE
	CAREX LURIDA	LURID SEDGE
	CAREX SCOPARIA	BLUNT BROOM SEDGE
	VERBENA HASTATA	BLUE VERVAIN
	SCIRPUS ATROVIRENS	GREEN BULRUSH
	CAREX LUPULINA	HOP SEDGE
	BIDENS CERNUA	NODDING BUR MARIGOLD
	CAREX COMOSA	BRISTLY/COSMOS SEDGE
	CAREX CRINITA	FRINGED SEDGE
	JUNCUS EFFUSUS	SOFT RUSH
	SCIRPUS CYPERINUS	WOOL GRASS
	GLYCERIA GRANDIS	AMERICAN MANNA GRASS
	EUPATORIUM MACULATUM	SPOTTED JOE PYE WEED
	EUPATORIUM PERFOLIATUM	BONESET
	ALISMA SUBCORDATUM	MUD PLANTAIN
	ASTER PUNICEUS	PURPLE STEMMED ASTER
	GLYCERIA CANADENSIS	RATTLESNAKE GRASS
	SCIRPUS VALIDUS	SOFT STEM BULRUSH
	ASCLEPIAS INCARNATA	SWAMP MILKWEED
	MIMULUS RINGENS	SQUARE STEMMED MONKEY FLOWER

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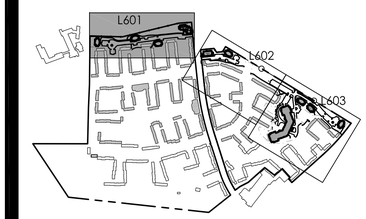

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VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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MASSACHUSETTS REGISTERED LANDSCAPE ARCHITECT NO. 1184 THEODORUS P. KINGSBANK

Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
LANDSCAPE AND BUFFER PLAN WEST

Project No. 210810271
Scale AS NOTED

Drawing No.
L601

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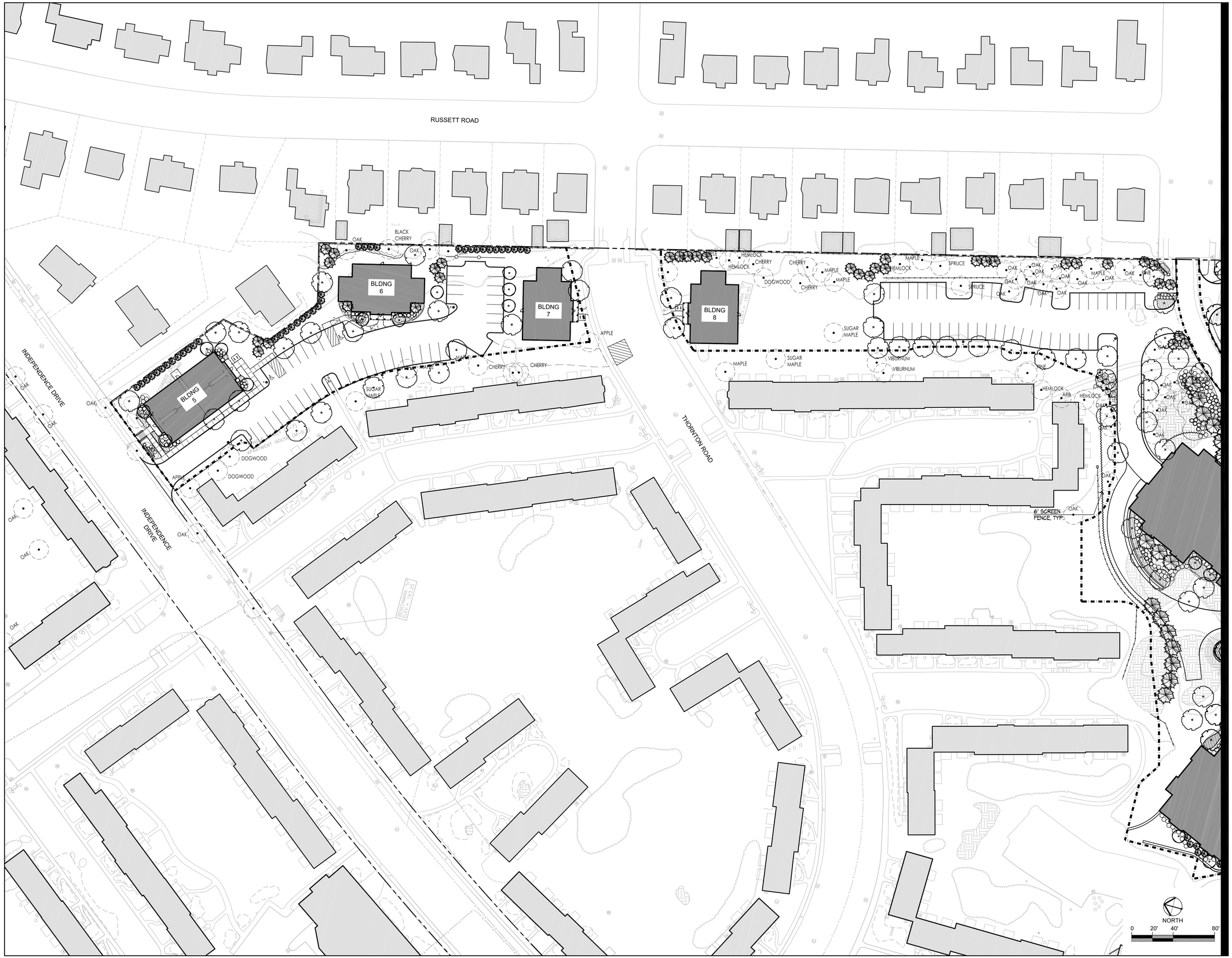

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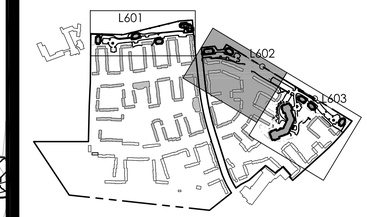

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COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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MASSACHUSETTS THEODORE P. KINDERMARK NO. 1184 REGISTERED LANDSCAPE ARCHITECT

Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
LANDSCAPE AND BUFFER PLAN NORTHEAST

Project No. 210810271
Scale AS NOTED

Drawing No.
L602

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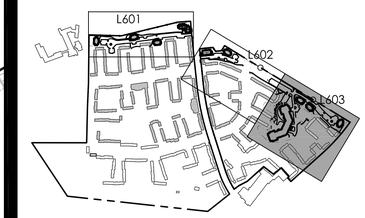

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COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
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THEODORUS P. KINGSBURY
NO. 1184
REGISTERED LANDSCAPE ARCHITECT

Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
LANDSCAPE AND BUFFER PLAN SOUTHEAST

Project No. 210810271
Scale AS NOTED

Drawing No.
L603

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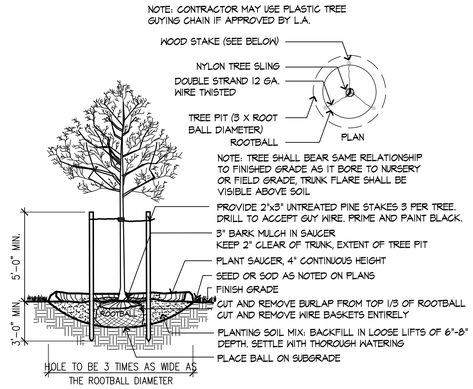
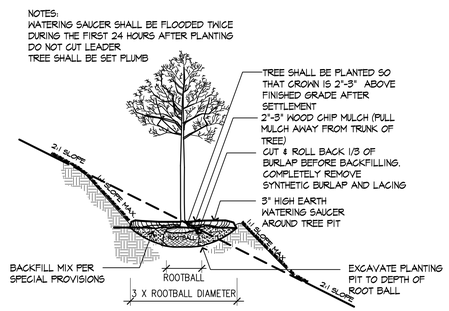


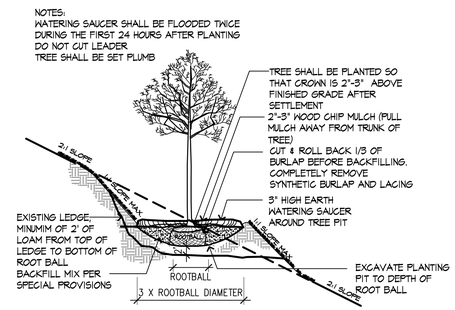
1 DECIDUOUS TREE PLANTING

SCALE: 1/4"= 1'-0"



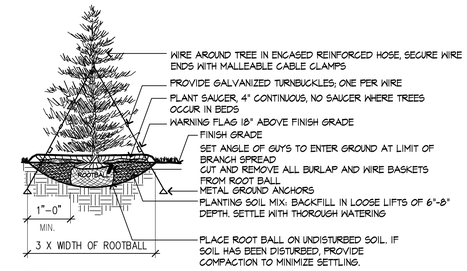
2 TREE PLANTING ON SLOPE

SCALE: 1/16"= 1'-0"



3 TREE PLANTING ON LEDGE

SCALE: 1/16"= 1'-0"

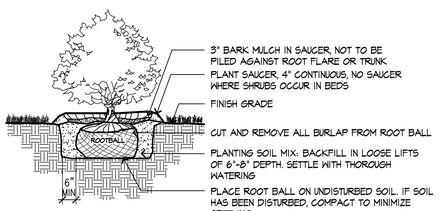


NOTE:

1. TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE
2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL. ATTACH GUYS AT 2/3 HEIGHT OF TREE; USE DOUBLE STRAND GALVANIZED STEEL WIRE

4 EVERGREEN TREE PLANTING

SCALE: 1/8"= 1'-0"

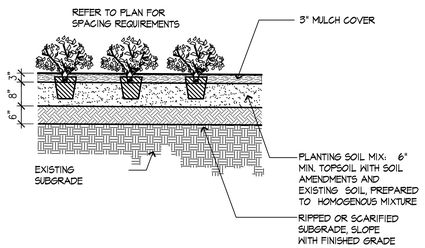


NOTES:

1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE
2. WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE 2 - FOOT DEEP CONTINUOUS LOAM BED.

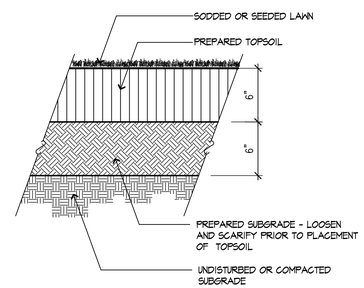
5 SHRUB PLANTING

SCALE: 3/8"= 1'-0"



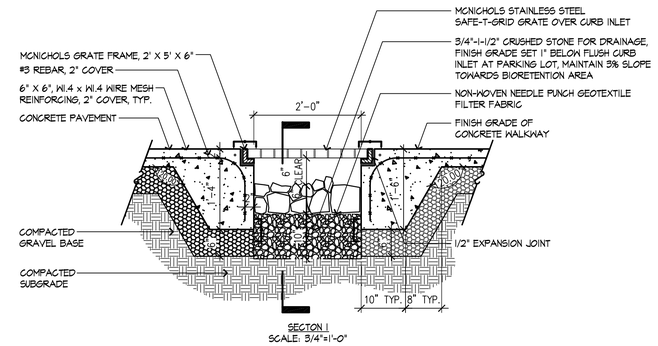
6 GROUNDCOVER/PERNNIAL PLANTING

SCALE: 1/2"= 1'-0"



7 LAWN

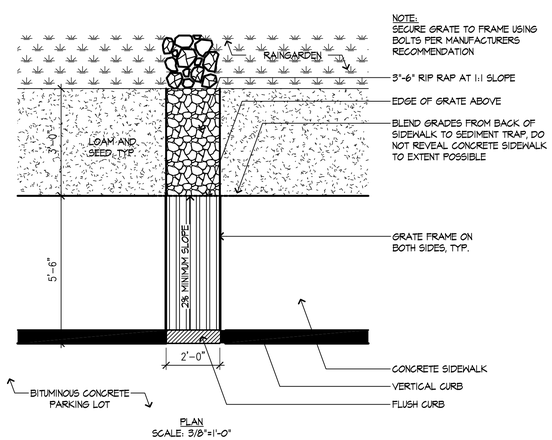
SCALE: 1-1/2"= 1'-0"



SECTON 1
SCALE: 3/4"=1'-0"

8 CURB BREAK FOR BIORETENTION (SECTION)

SCALE: AS NOTED



PLAN
SCALE: 3/8"=1'-0"

9 CURB BREAK FOR BIORETENTION (PLAN)

SCALE: AS NOTED

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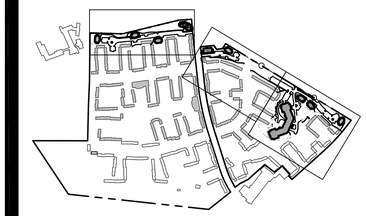

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COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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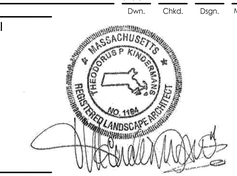


Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

PLANTING DETAILS

Project No. 210810271

Scale AS NOTED

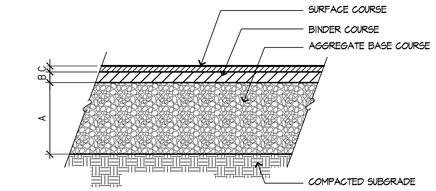
Drawing No.

L604

V:\2108\active\210810271\dwg\0Current\10271_planting.dwg, 12/8/2014 10:57:25 AM, Adobe PDF

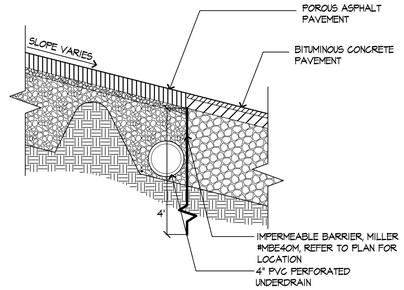
	A	B	C
BIT. CONCRETE WALK	6"	1 1/2"	1"
BIT. CONCRETE DRIVE	12"	2 1/2"	1 1/2"

* PLACED IN TWO LIFTS
** SUBJECT TO FINAL GEOTECHNICAL APPROVAL.



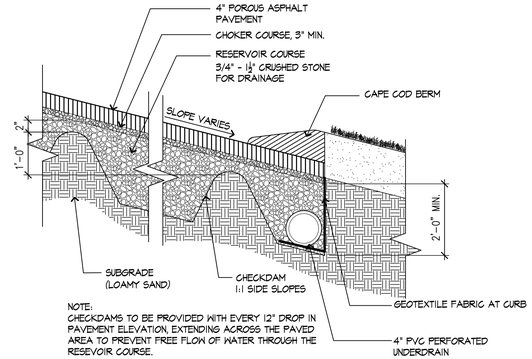
1 BITMINOUS CONCRETE PAVEMENT

SCALE: NTS



2 IMPERMEABLE BARRIER AT INTERSECTION OF POROUS ASPHALT + BITUMINOUS CONCRETE

SCALE: NTS



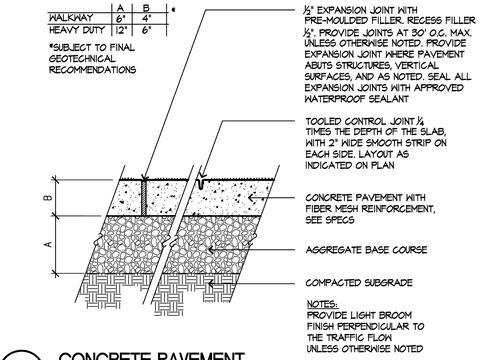
NOTE:
CHECKDAMS TO BE PROVIDED WITH EVERY 12" DROP IN PAVEMENT ELEVATION, EXTENDING ACROSS THE PAVED AREA TO PREVENT FREE FLOW OF WATER THROUGH THE RESEVOIR COURSE.

3 POROUS ASPHALT PAVEMENT

SCALE: NTS

	A	B	*
WALKWAY	6"	4"	
HEAVY DUTY	12"	6"	

*SUBJECT TO FINAL GEOTECHNICAL RECOMMENDATIONS

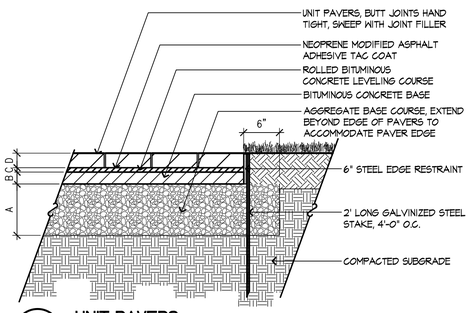


NOTES:
PROVIDE LIGHT BROOM FINISH PERPENDICULAR TO THE TRAFFIC FLOW UNLESS OTHERWISE NOTED

4 CONCRETE PAVEMENT

SCALE: NTS

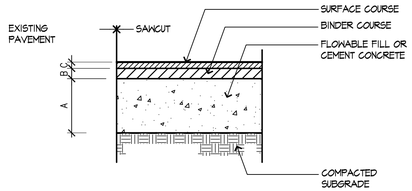
	A	B	C	D
PEDESTRIAN USE	8"	2"	3/4"	2" MIN, SEE SPECS



5 UNIT PAVERS

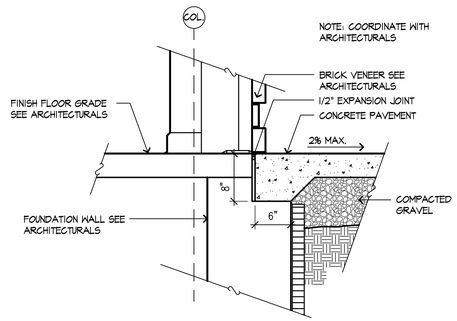
SCALE: NTS

	A	B	C
BIT. CONCRETE WALK	6"	1 1/2"	1"
BIT. CONCRETE ROAD	12"	2"	1"



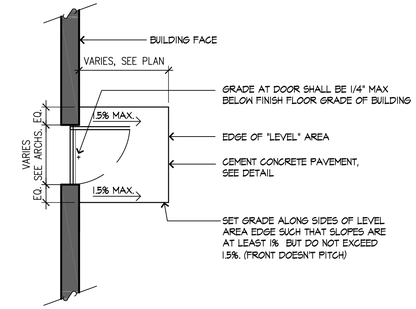
6 BITUMINOUS CONCRETE PATCH

SCALE: NTS



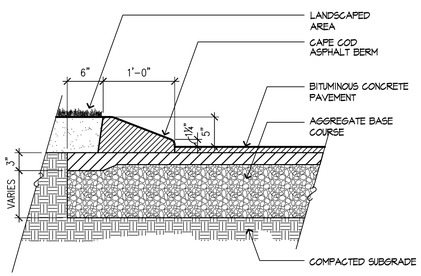
7 PAVEMENT AT THRESHOLD

SCALE: NTS



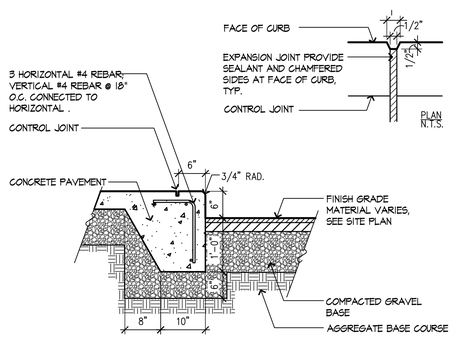
8 LEVEL CONCRETE LANDING

SCALE: NTS



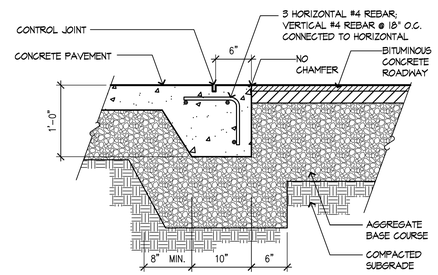
9 CAPE COD BERM (CCB)

SCALE: NTS



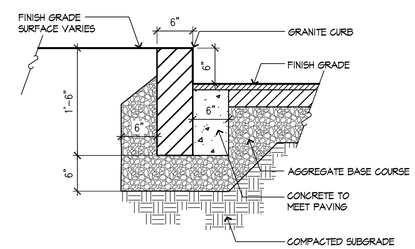
10 INTEGRAL CONCRETE CURB (ICC)

SCALE: NTS



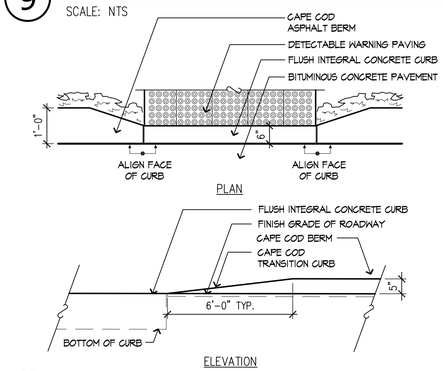
11 FLUSH INTEGRAL CONCRETE CURB

SCALE: NTS



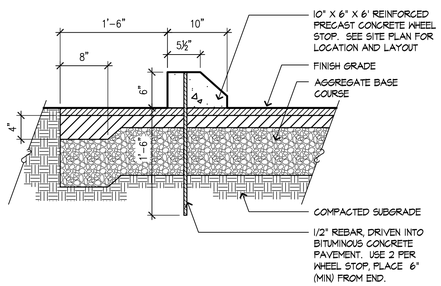
12 VERTICAL GRANITE CURB (VGC)

SCALE: NTS



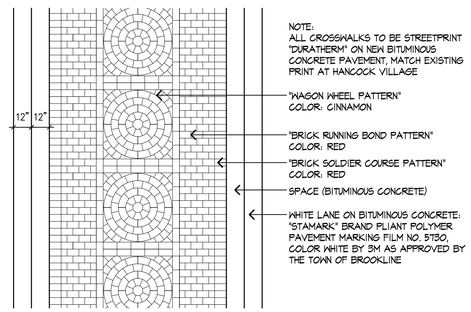
13 TRANSITION - ICC TO CCB

SCALE: NTS



14 PRECAST CONCRETE WHEEL STOP

SCALE: NTS



15 DURATHERM CROSSWALK

SCALE: NTS

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File Name:	JM. CM.			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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Client/Project
CHESTNUT HILL REALTY

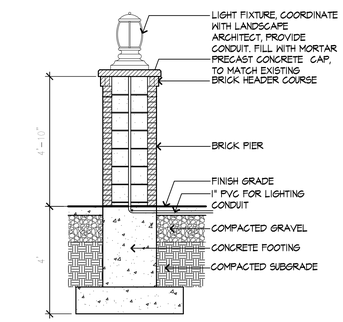
THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
SITE DETAILS 1

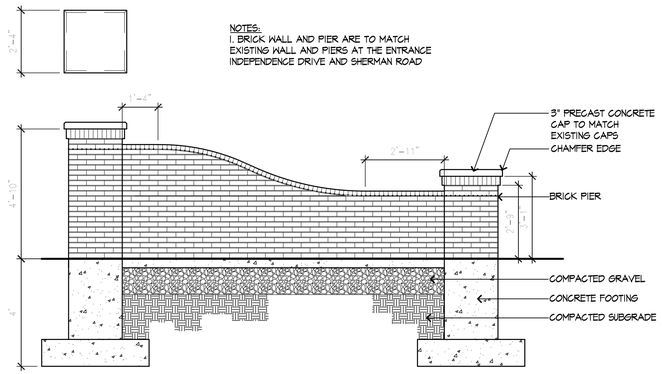
Project No. 210810271
Scale AS NOTED

Drawing No.
L801



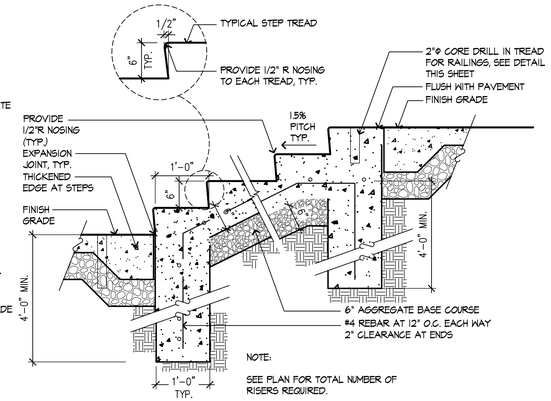
1 BRICK VENEER WALL / PIER

SCALE: 3/8"= 1'-0"



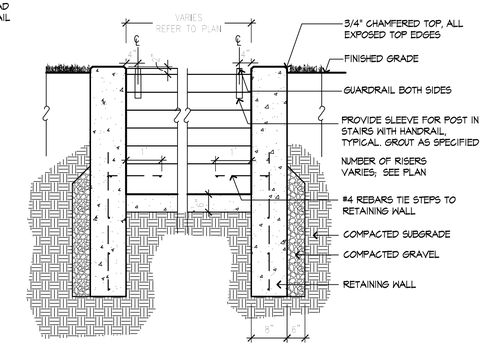
2 SIGN WALL ELEVATION

SCALE: 3/8"= 1'-0"



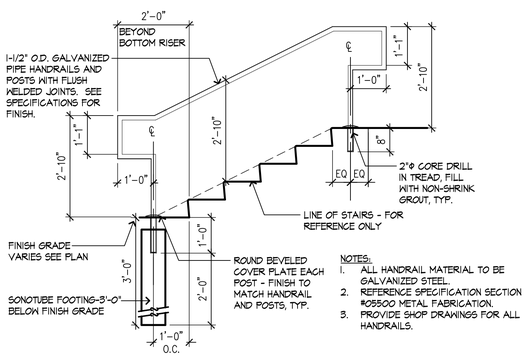
3 CAST IN PLACE CONCRETE STAIRS

SCALE: 3/4"= 1'-0"



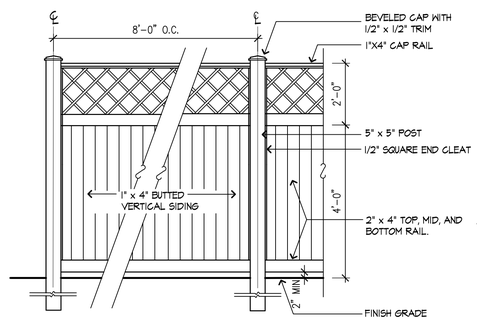
4 CAST IN PLACE CONCRETE CHEEKWALL

SCALE: 1/2"= 1'-0"



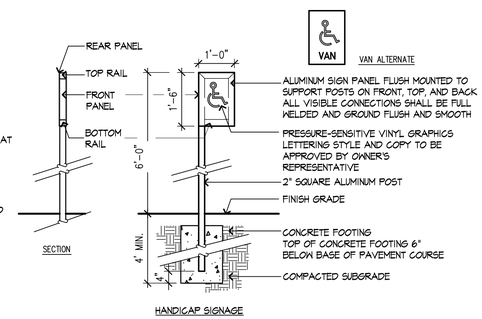
5 RAILINGS AT STAIRS

SCALE: 1/2"= 1'-0"



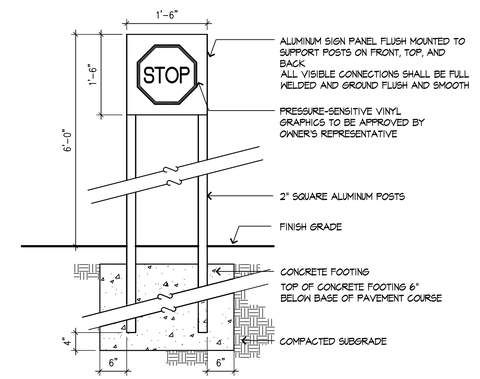
6 6' FENCE - ELEVATION

SCALE: 1/2"= 1'-0"



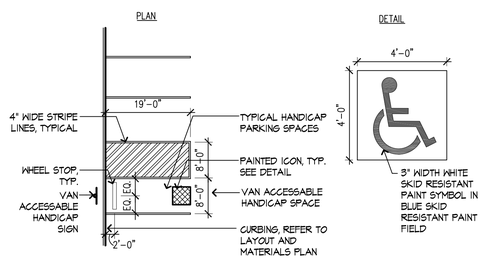
7 HANDICAP PARKING SIGNAGE

N.T.S.



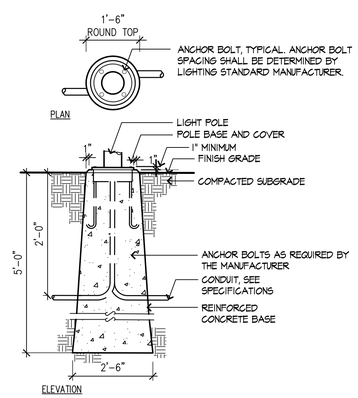
8 STOP SIGN

N.T.S.



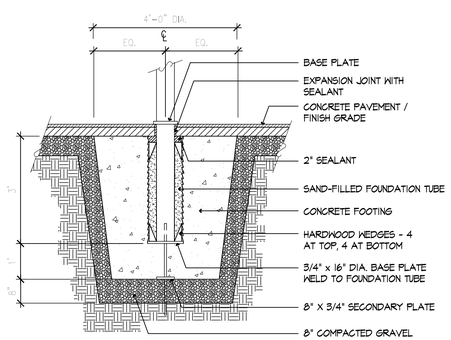
9 HANDICAP STRIPING

SCALE: 1/16" = 1'-0"



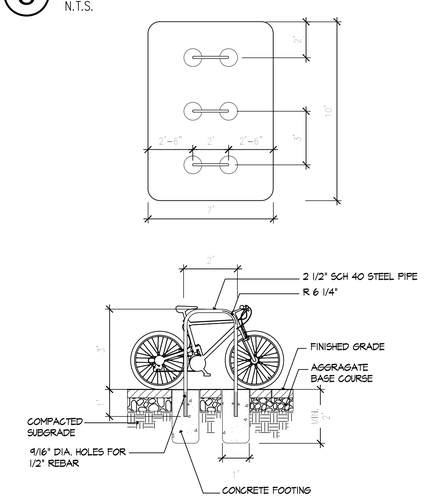
10 PRECAST CONCRETE LIGHT POLE BASE

SCALE: 1/2" = 1'-0"



11 FLAGPOLE BASE

SCALE: 1/2" = 1'-0"



12 BIKE RACK

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Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

SITE DETAILS 2

Project No. 210810271

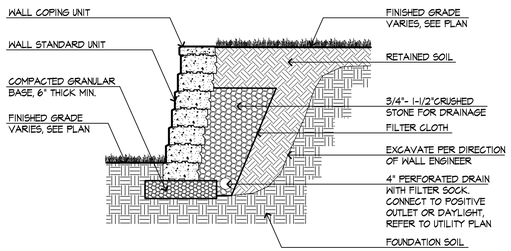
Scale AS NOTED

Drawing No.

L802

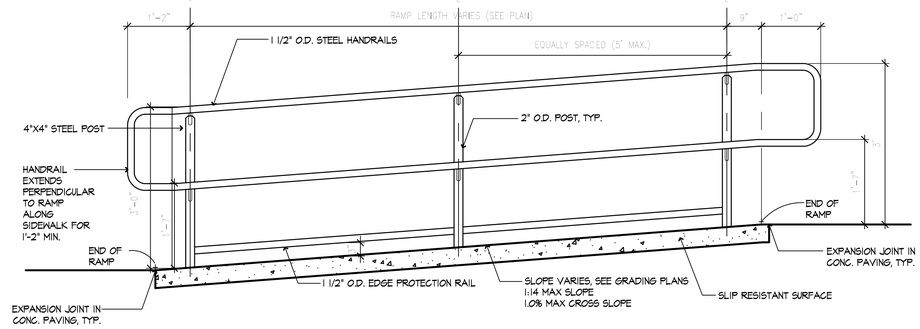
MODULAR BLOCK WALL NOTES:

1. INSTALLATION OF INTERLOCKING RETAINING WALL SHOULD FOLLOW THE MANUFACTURER RECOMMENDATIONS AS SUITED TO EXISTING SITE CONDITIONS
2. CONTRACTOR TO SUBMIT STAMPED, SIGNED SHOP DRAWINGS FROM REGISTERED ENGINEER. THIS IS A TYPICAL DETAIL FOR REFERENCE ONLY.
3. WALL HEIGHT VARIES, REFER TO ELEVATIONS.
4. USE END OR CORNER BLOCK AT ALL ENDS OF WALLS.
5. PRODUCT NAME: QUARRY STONE 200 MM, MANUFACTURED BY:
   TECHO-BLOC CORP.
   852 PENNSYLVANIA AVENUE
   PEN ARGYL, PA 18072
   TOLL-FREE: 877.852.4625
6. COLOR SHALL BE SANDLEWOOD.
7. PATTERN SHALL BE LINEAR PATTERN WITH VERTICAL UNITS.



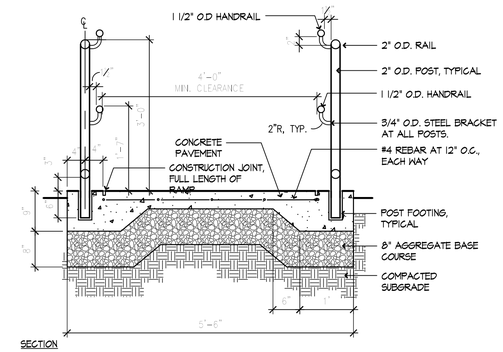
1 MODULAR BLOCK RETAINING WALL

SCALE: 1/2"= 1'-0"

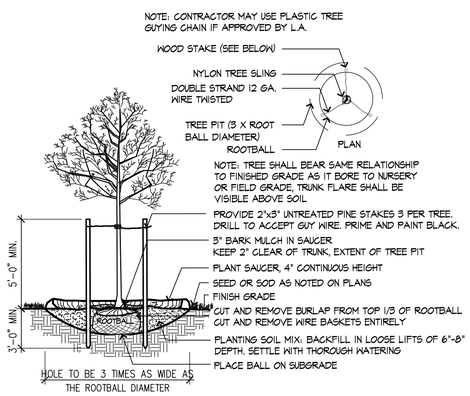


2 ADA-HANDICAP RAMP WITH HANDRAIL

SCALE: 3/4"= 1'-0"

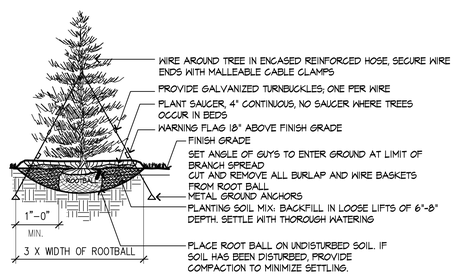


SECTION



3 DECIDUOUS TREE PLANTING

SCALE: 1/4" = 1'-0"

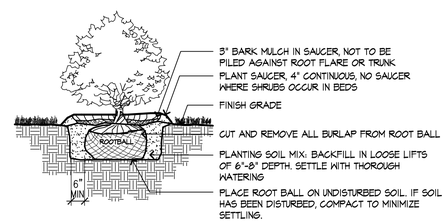


NOTE:

1. TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE
2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL. ATTACH GUYS AT 2/3 HEIGHT OF TREE; USE DOUBLE STRAND GALVANIZED STEEL WIRE

4 EVERGREEN TREE PLANTING

SCALE: 1/8" = 1'-0"

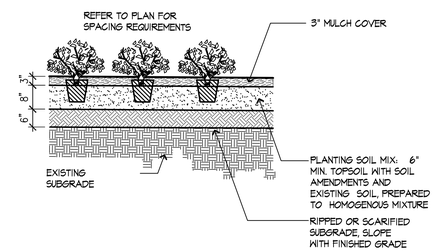


NOTES:

1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE
2. WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE 2 - FOOT DEEP CONTINUOUS LOAM BED.

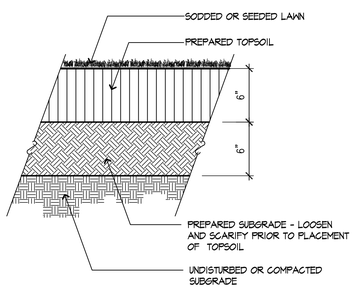
5 SHRUB PLANTING

SCALE: 3/8"= 1'-0"



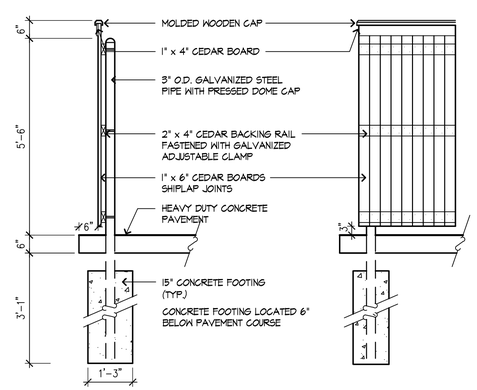
6 PERENNIAL AND GROUNDCOVER PLANTING

SCALE: 1/2"= 1'-0"



7 LAWN

SCALE: 1 1/2"= 1'-0"



8 DUMPSTER ENCLOSURE

SCALE: 1/2" = 1'-0"

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VARIOUS EDITS	NRB	TPK	07.03.14
VARIOUS EDITS	NRB	TPK	06.22.14
VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

Permit-Seal

MASSACHUSETTS
GEORGIOS P. KINDERMAYS
NO. 1184
REGISTERED LANDSCAPE ARCHITECT

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

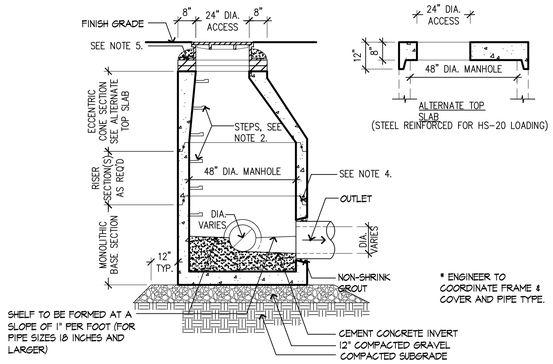
SITE DETAILS 3

Project No. 210810271

Scale AS NOTED

Drawing No.

L803



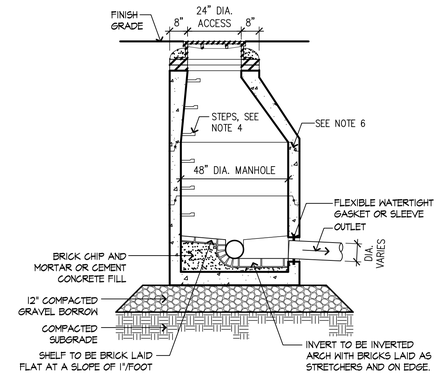
* ENGINEER TO COORDINATE FRAME & COVER AND PIPE TYPE.

NOTES:

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

1 DRAIN MANHOLE

SCALE: NTS

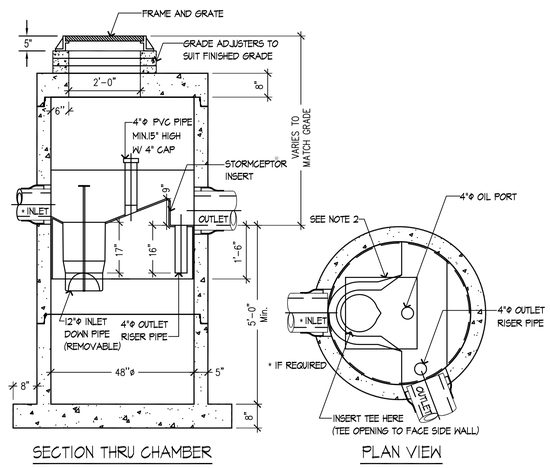


NOTES:

1. BASE SECTION SHALL BE MONOLITHIC WITH A 48" INSIDE DIAMETER.
2. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI TYPE II CEMENT.
4. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
5. ALL EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
7. STANDARD SEWER MANHOLE FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)
8. CONFORM TO TOWN OF FRANKLIN STANDARDS.

2 SEWER MANHOLE

SCALE: NTS

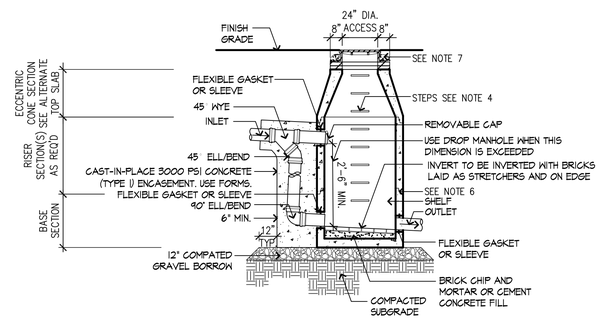


NOTES:

1. THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE INLET DROP PIPE AND THE OIL PORT.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5448331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. CONTACT A CONCRETE PIPE DIVISION REPRESENTATIVE FOR FURTHER DETAILS NOT LISTED ON THIS DRAWING.

3 WATER QUALITY STRUCTURE - STORMCEPTER 450i

SCALE: NTS

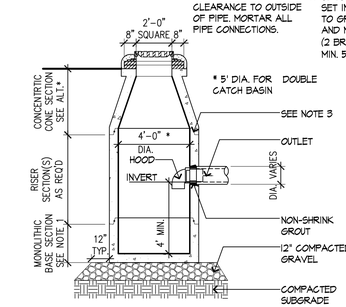


(STEEL REINFORCED FOR HS-20 LOADING)

1. BASE SECTION SHALL BE MONOLITHIC WITH A 48" INSIDE DIAMETER.
2. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
4. MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE
5. ALL EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
7. STANDARD SEWER MANHOLE FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM.)

4 OUTSIDE DROP SEWER MANHOLE

SCALE: NTS

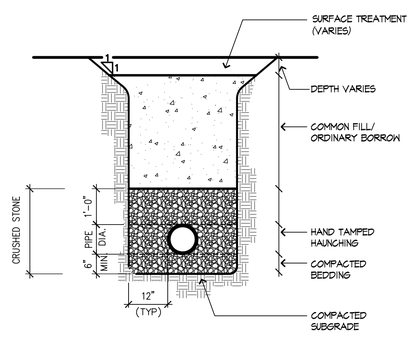


NOTES:

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR. (2 BRICK COURSES MIN. 5 BRICK COURSES MAX.)

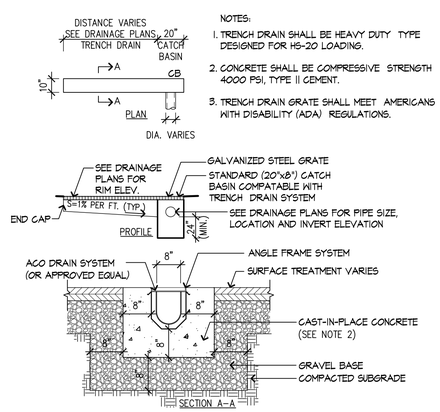
5 CATCH BASIN

SCALE: NTS



6 UTILITY TRENCH

SCALE: NTS

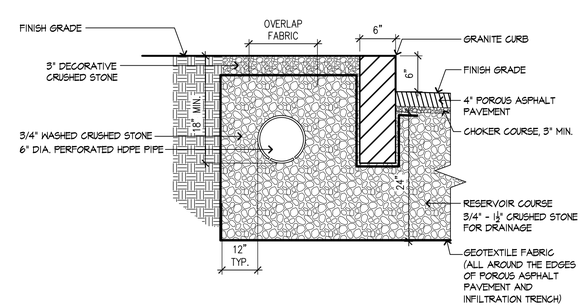


NOTES:

1. TRENCH DRAIN SHALL BE HEAVY DUTY TYPE DESIGNED FOR HS-20 LOADING.
2. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
3. TRENCH DRAIN GRATE SHALL MEET AMERICANS WITH DISABILITY (ADA) REGULATIONS.

7 TRENCH DRAIN

SCALE: NTS



8 INFILTRATION TRENCH AT POROUS ASPHALT PAVEMENT

SCALE: NTS

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VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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COMMONWEALTH OF MASSACHUSETTS
FRANK HOLMES
CIVIL
No. 40203
REGISTERED PROFESSIONAL ENGINEER

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

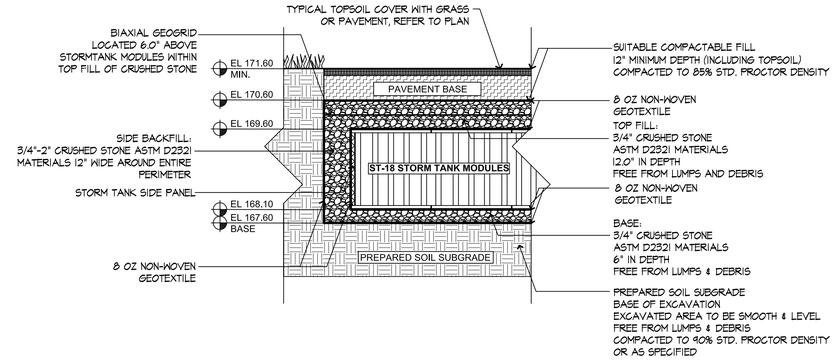
UTILITY DETAILS 1

Project No. 210810271

Scale AS NOTED

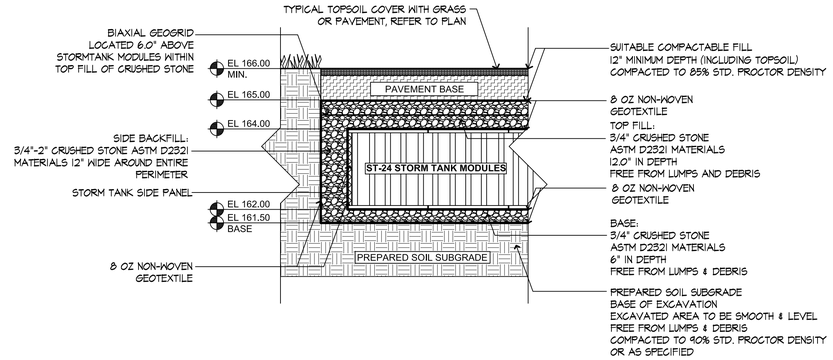
Drawing No.

L804



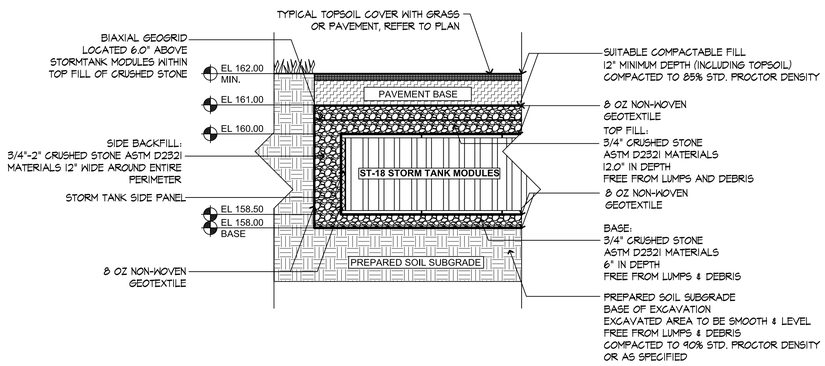
1 STORM TANK AT SUBSURFACE DETENTION/INFILTRATION BASIN P-1A

SCALE: NTS



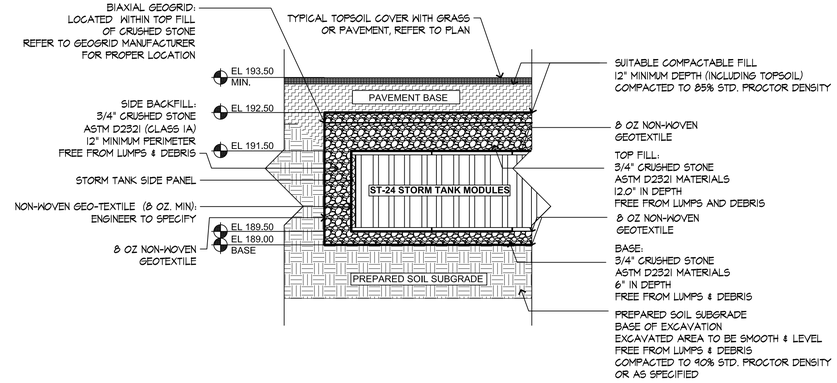
2 STORM TANK AT SUBSURFACE DETENTION BASIN P-1E

SCALE: NTS



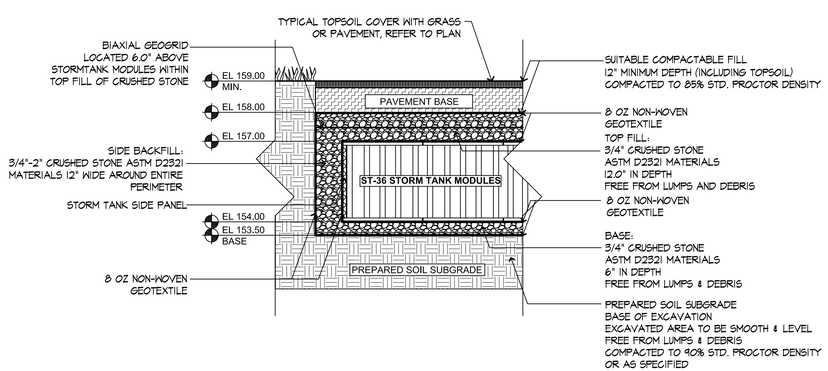
3 STORM TANK AT SUBSURFACE DETENTION/INFILTRATION BASIN P-1F

SCALE: NTS



4 STORM TANK AT SUBSURFACE DETENTION BASIN P-4B

SCALE: NTS



5 STORM TANK AT SUBSURFACE DETENTION/INFILTRATION BASIN P-4C

SCALE: NTS

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VARIOUS EDITS	NRB	TPK	04.08.13
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CIVIL
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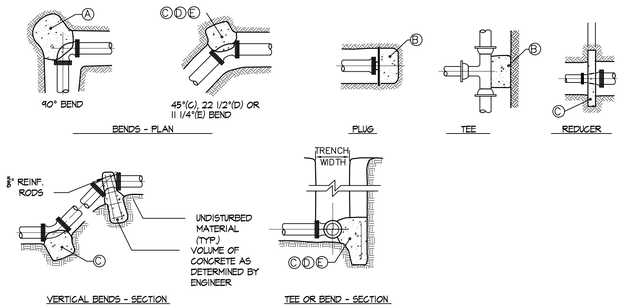
BROOKLINE, MA

Title
UTILITY DETAILS 2

Project No. 210810271
Scale AS NOTED

Drawing No.
L805

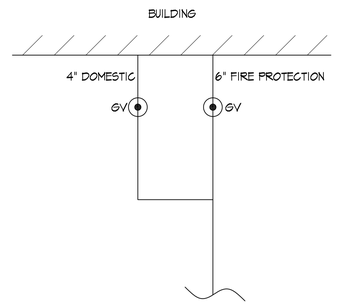


NOTES:
1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE SOLID CONCRETE BLOCKS IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCK.
4. REQUIREMENTS OF THE ABOVE TABLE PRESUME MINIMUM SOIL BEARING OF 1 TON PER SQUARE FOOT, AND MAY BE VARIED BY THE ENGINEER TO MEET OTHER CONDITIONS ENCOUNTERED.
5. MEGA-LUG RETAINER GLANDS ARE REQUIRED FOR ALL MECHANICAL JOINTS. THESE GLANDS DO NOT REDUCE THE REQUIREMENTS FOR THRUST RESTRAINT.
6. ALL FITTINGS SHALL BE WRAPPED IN POLYETHYLENE OR BUILDING PAPER PRIOR TO INSTALLATION OF CONCRETE RESTRAINT.
7. THREADED ROD SHALL BE ANSI A242 FY50 PIPE RESTRAINT NUTS TO MATCH AWWA C111. THREADED RODS AND NUTS TO BE FIELD COATED WITH BITUMINOUS PAINT.
8. THRUST RESTRAINT IS REQUIRED FOR ALL TEES, BENDS, REDUCERS, CAPS, PLUGS, OR CROSSES.
9. INSTALL LIFT HOOKS INTO THRUST BLOCKS AT END CAPS AND PLUGS.

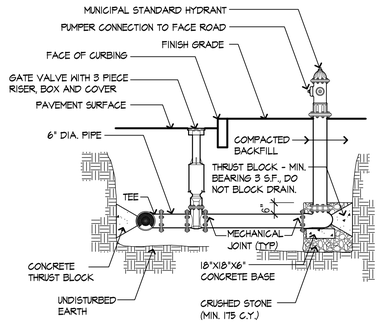
THRUST BLOCK SCHEDULE
SQUARE FEET OF CONCRETE THRUST
BLOCKING BEARING ON UNDISTURBED MATERIAL

REACTION TYPE	PIPE SIZE				
	4"	6"	8"	10"	12"
A	1.78	4.38	7.84	11.14	16.52
B	1.30	3.10	5.52	8.38	12.18
C	0.96	2.38	4.24	6.02	9.32
D	0.50	1.2	2.16	3.08	4.74
E	0.26	0.60	1.08	1.54	2.38
OTHER TEST PRESSURES FOR THE ABOVE REACTIONS	ABOVE DIMENSIONS ARE MINIMUM THRUST BLOCK SIZES. THEY HAVE BEEN CALCULATED USING A PRESSURE OF 200 PSI. TEST PRESSURE TO BE 150 PSI MIN. SQUARE FEET OF CONCRETE THRUST BLOCKING FOR OTHER TEST PRESSURES IS DIRECTLY PROPORTION TO THE ABOVE TABLE. FOR INSTANCE, AT 225 PSI TEST PRESSURE ABOVE NUMBERS SHOULD BE MULTIPLIED BY 1.125 (225 PSI / 200 PSI = 1.125).				

1 THRUST BLOCK
SCALE: NTS

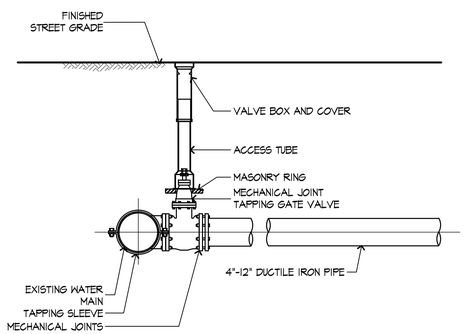


2 FIRE PROTECTION AND DOMESTIC WATER SERVICE, TYP.
SCALE: NTS

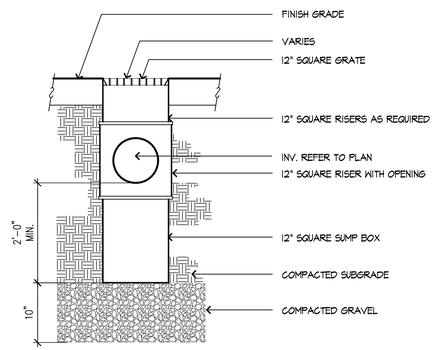


NOTE:
CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.

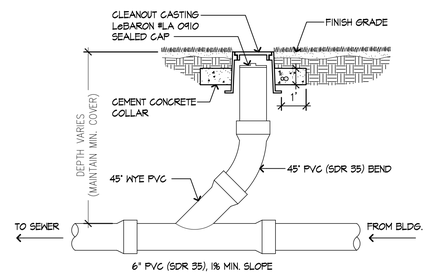
3 HYDRANT
SCALE: NTS



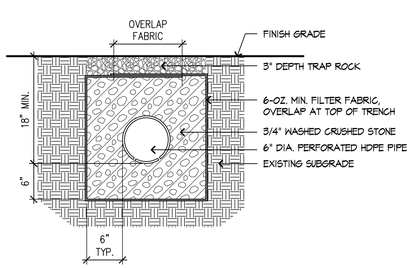
4 TAPPING SLEEVE AND VALVE
SCALE: NTS



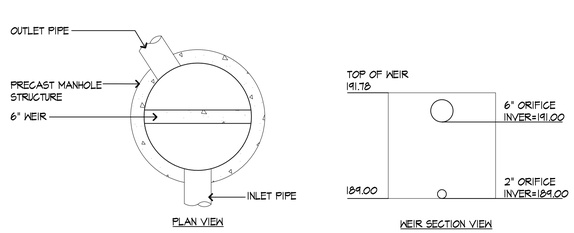
5 AREA DRAIN
SCALE: NTS



6 SEWER CLEANOUT
SCALE: NTS



7 CRUSHED STONE TRENCH
SCALE: NTS



8 DMH10 WITH WEIR
SCALE: NTS

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VARIOUS EDITS	NRB	TPK	04.08.13
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	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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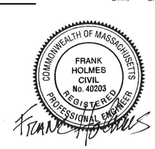

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Project No. 210810271
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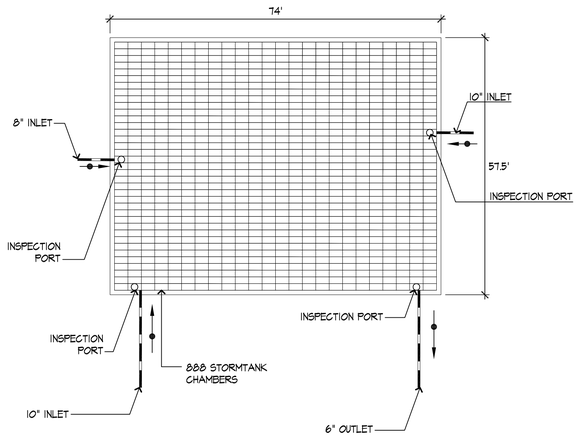
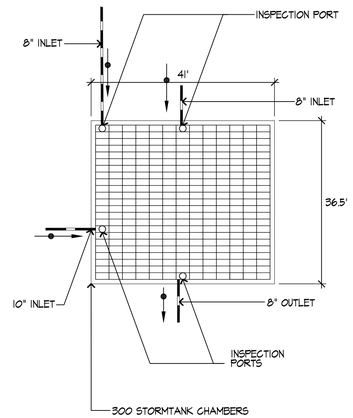
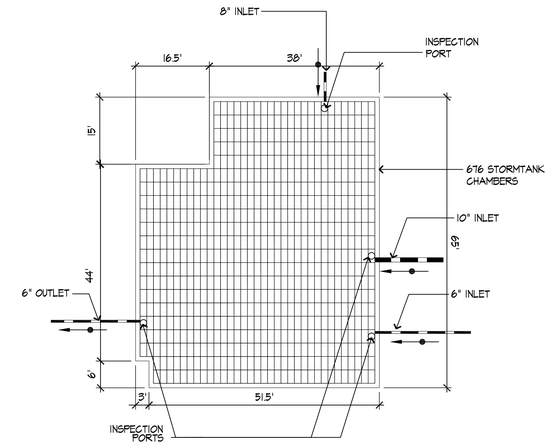


1 P-1A STORMTANK CHAMBERS
SCALE: NTS



2 P-1F STORMTANK CHAMBERS
SCALE: NTS



3 P-1E STORMTANK CHAMBERS
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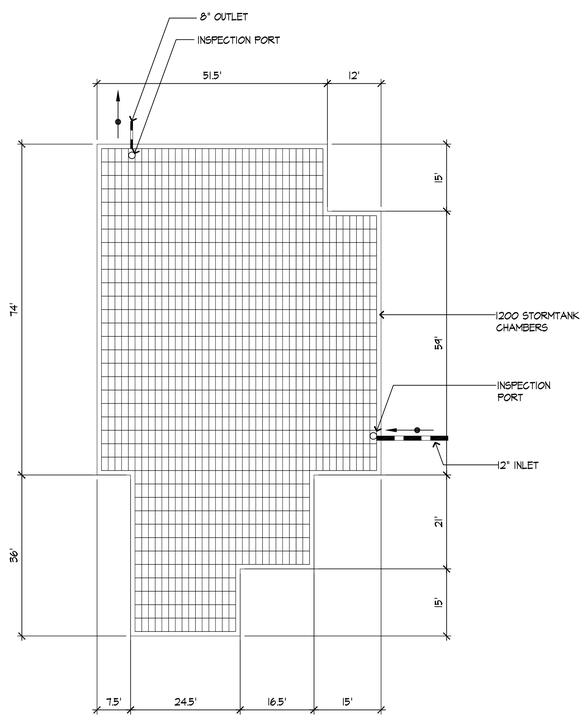
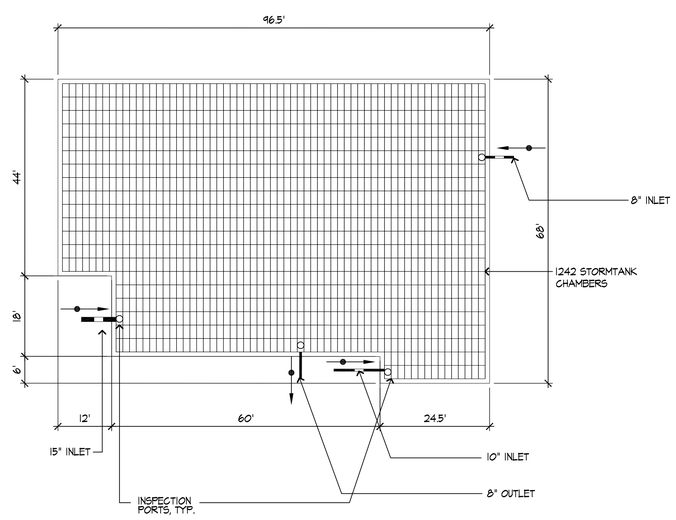


4 P-4B STORMTANK CHAMBERS
SCALE: NTS



5 P-4C STORMTANK CHAMBERS
SCALE: NTS

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VARIOUS EDITS	NRB	TPK	04.08.13
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CIVIL
No. 40203
REGISTERED PROFESSIONAL ENGINEER

Client/Project
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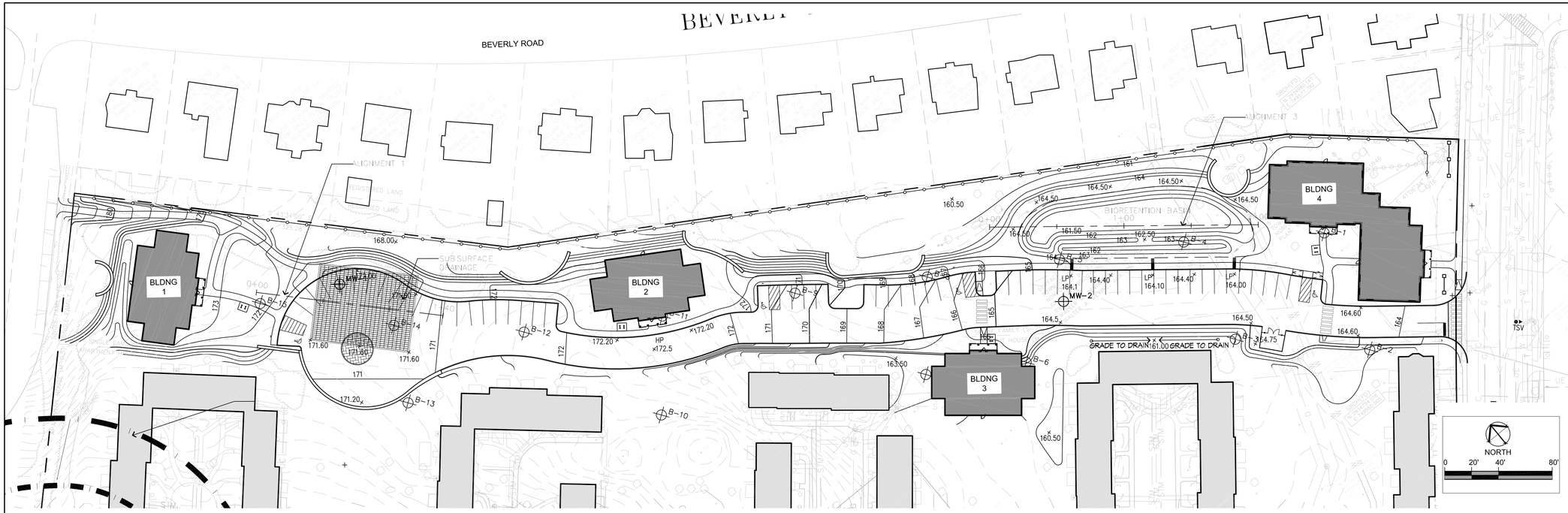
BROOKLINE, MA

Title
UTILITY DETAILS 4

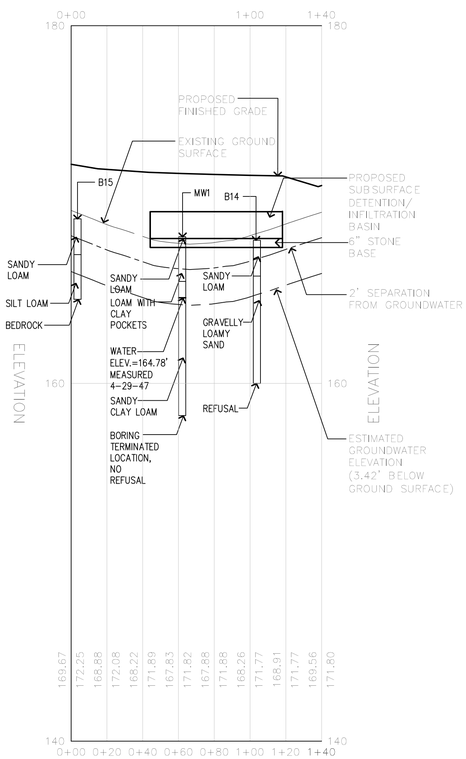
Project No. 210810271
Scale AS NOTED

Drawing No.
L807



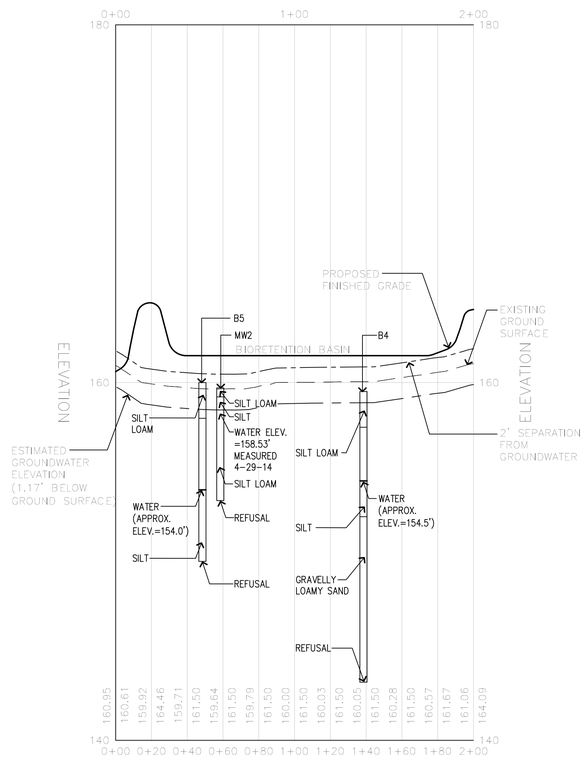
1 INFILTRATION SYSTEM ALIGMENTS 1, 2 AND 3

SCALE: 1"= 40'



2 SUBSURFACE BASIN 1A - ALIGNMENT 1 PROFILE

SCALE: HORIZONTAL 1"=40', VERTICAL 1"=4'



3 BIORETENTION BASIN - ALIGNMENT 3 PROFILE

SCALE: HORIZONTAL 1"=40', VERTICAL 1"=4'

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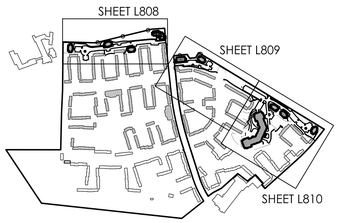

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Title
BASIN PROFILES

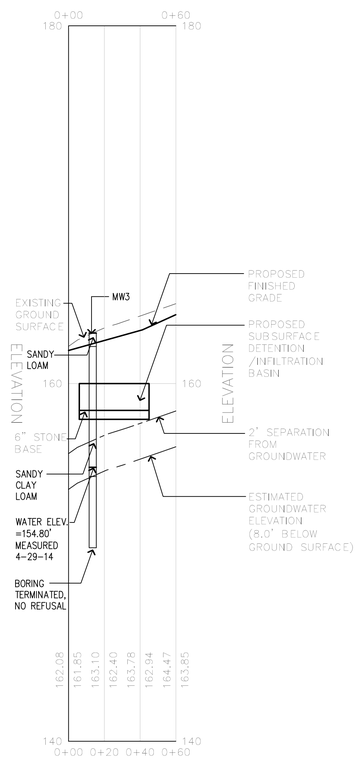
Project No. 210810271

Scale AS NOTED

Drawing No.
L808

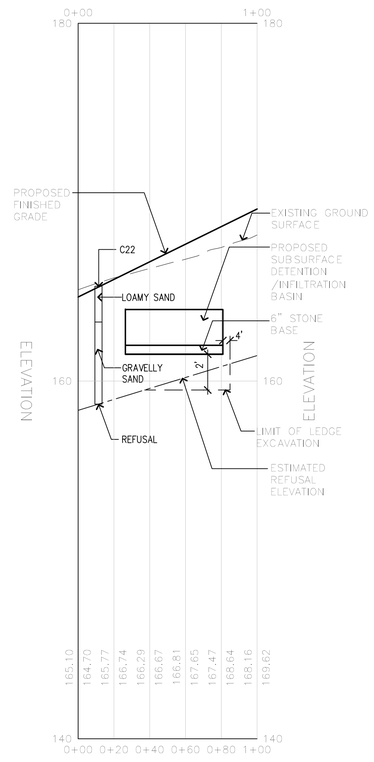
1 SUBSURFACE DRAINAGE ALIGNMENTS 4, 5 AND 6

SCALE: 1"= 40'



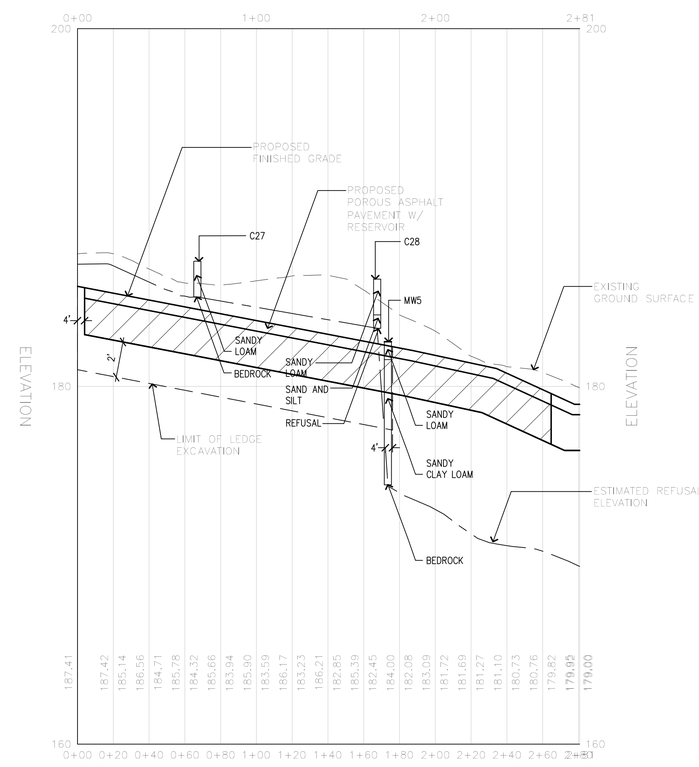
2 SUBSURFACE BASIN 1F PROFILE

SCALE: HORIZONTAL 1"=40', VERTICAL 1"=4'



3 SUBSURFACE BASIN 1E PROFILE

SCALE: HORIZONTAL 1"=40', VERTICAL 1"=4'



4 POROUS ASPHALT PAVEMENT PROFILE

SCALE: HORIZONTAL 1"=40', VERTICAL 1"=4'

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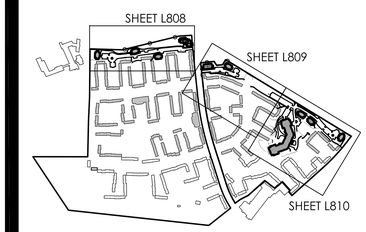

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VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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COMMONWEALTH OF MASSACHUSETTS
FRANK HOLMES
CIVIL
No. 42033
REGISTERED PROFESSIONAL ENGINEER

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

BASIN PROFILES

Project No. 210810271

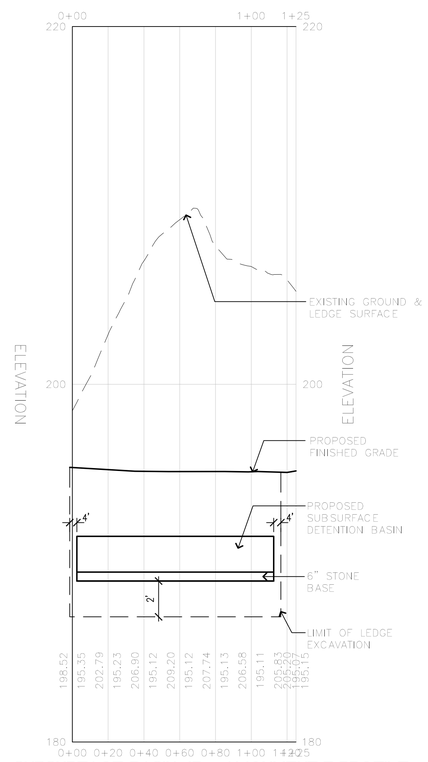
Scale AS NOTED

Drawing No.

L809

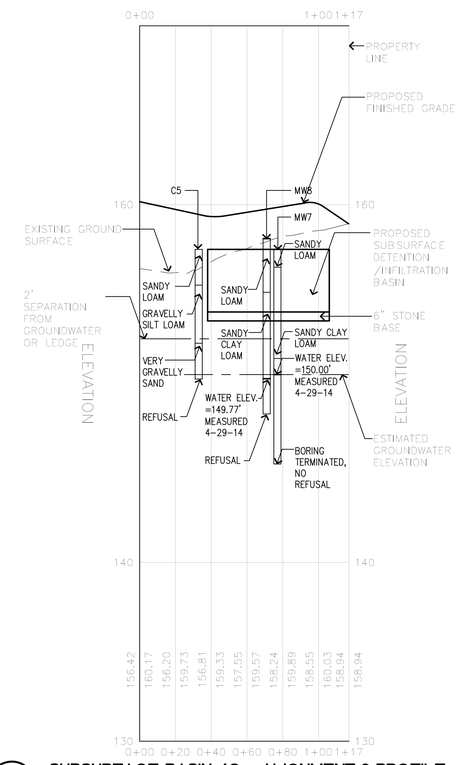
1 SUBSURFACE BASIN ALIGNMENTS 7 AND 8

SCALE: 1"= 40'



2 SUBSURFACE BASIN 4B - ALIGNMENT 7 PROFILE

SCALE: HORIZONTAL 1"=40', VERTICAL 1"=4'



3 SUBSURFACE BASIN 4C - ALIGNMENT 8 PROFILE

SCALE: HORIZONTAL 1"=40', VERTICAL 1"=4'

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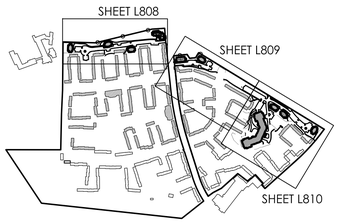

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VARIOUS EDITS	NRB	TPK	06.22.14
VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
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COMMONWEALTH OF MASSACHUSETTS
FRANK HOLMES
CIVIL
No. 40203
REGISTERED PROFESSIONAL ENGINEER

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

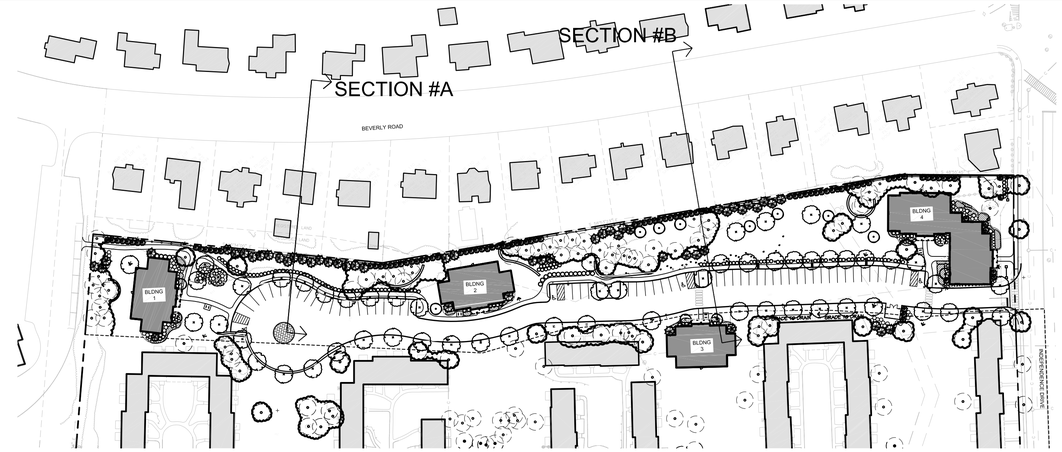
BASIN PROFILES

Project No. 210810271

Scale AS NOTED

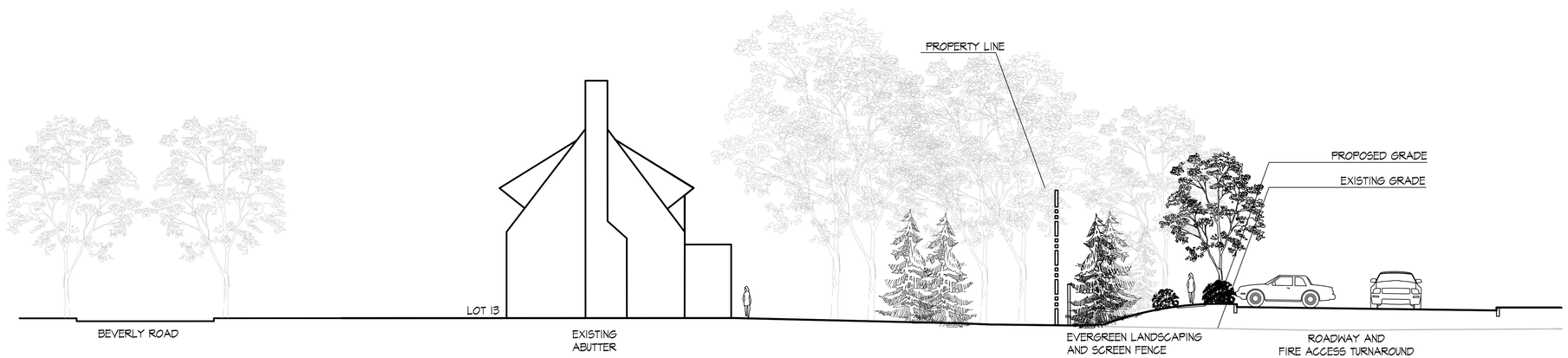
Drawing No.

L810



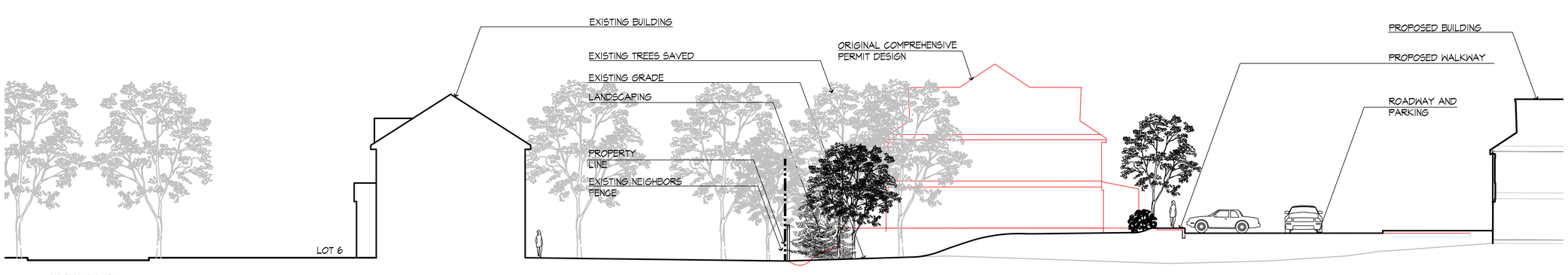
KEY PLAN

SCALE: 1"= 80'



1 SITE SECTION A

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



2 SITE SECTION B

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

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VARIOUS EDITS	NRB	TPK	07.03.14
VARIOUS EDITS	NRB	TPK	06.22.14
VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

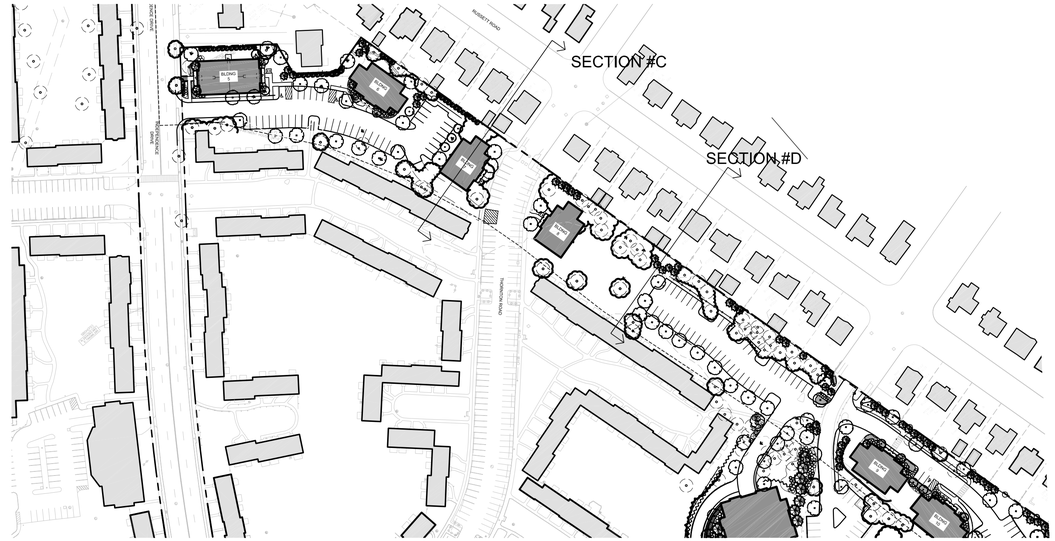
SITE SECTIONS

Project No. 210810271

Scale AS NOTED

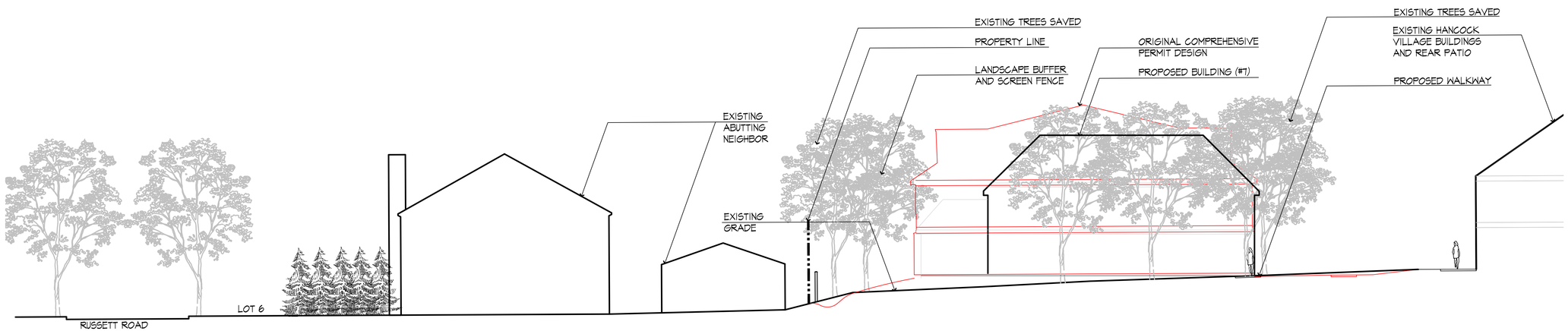
Drawing No.

L901



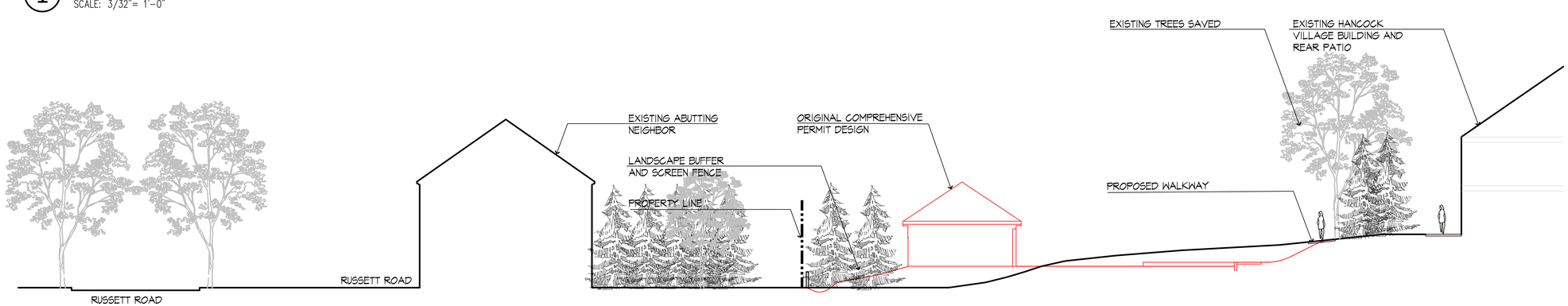
KEY PLAN

SCALE: 1"= 100'



1 SITE SECTION C

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



2 SITE SECTION D

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

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COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

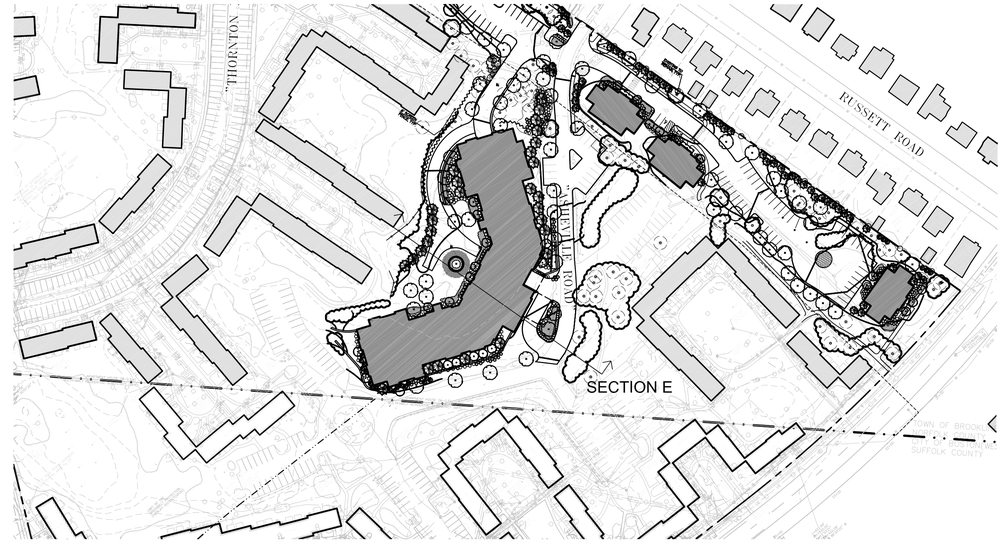
SITE SECTIONS

Project No. 210810271

Scale AS NOTED

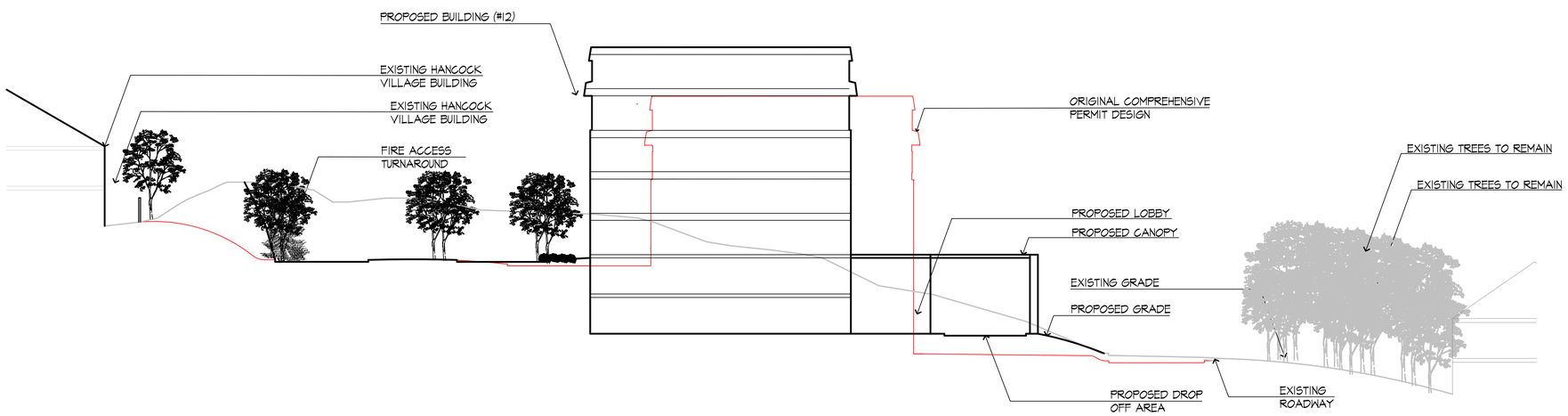
Drawing No.

L902



KEY PLAN

SCALE: 1"= 200'



1 SITE SECTION E

SCALE: 1/16"= 1'-0"

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VARIOUS EDITS	NRB	TPK	07.03.14
VARIOUS EDITS	NRB	TPK	06.22.14
VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	Dwn.	Chkd.	Dsgn.	MM.DD.YY
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MASSACHUSETTS THEODORUS P. KINDERVATER NO. 1184 REGISTERED LANDSCAPE ARCHITECT

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

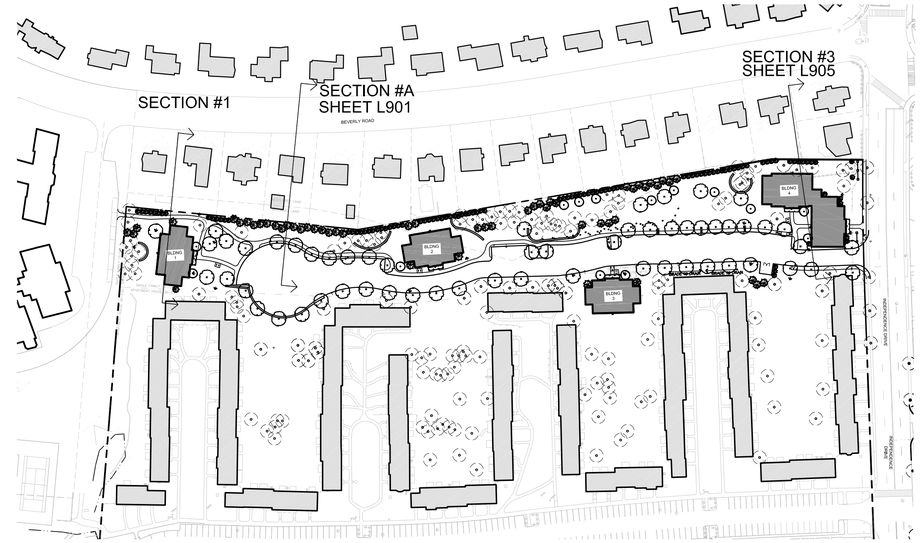
SITE SECTIONS

Project No. 210810271

Scale AS NOTED

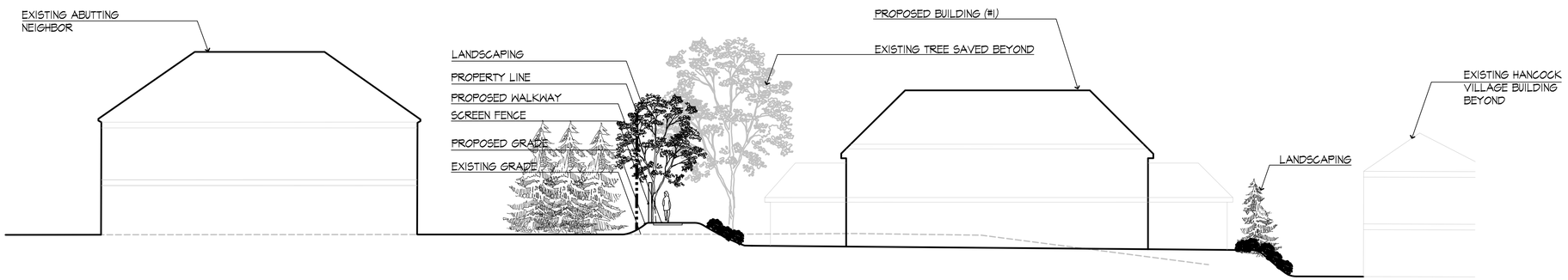
Drawing No.

L903



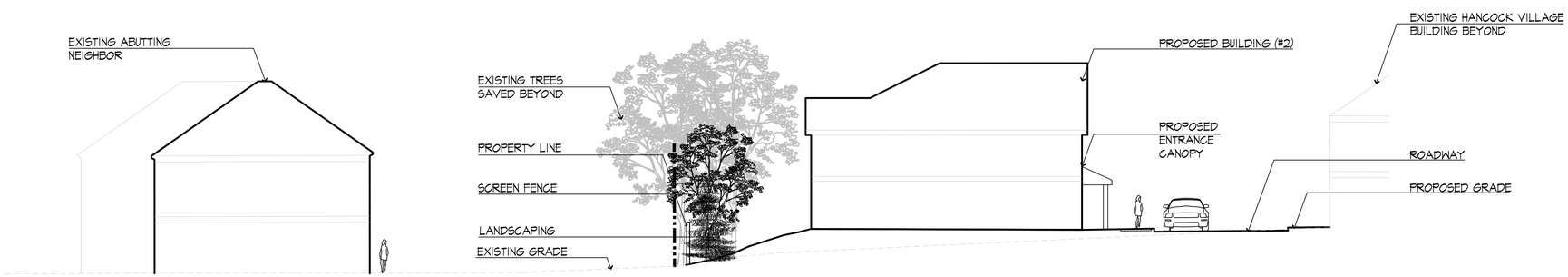
KEY PLAN

SCALE: 1"= 200'



1 SITE SECTION 1

SCALE: 1/16"= 1'-0"



1 SITE SECTION 2

SCALE: 1/16"= 1'-0"

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COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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MASSACHUSETTS THEODORUS P. KINDERMANS REGISTERED LANDSCAPE ARCHITECT NO. 1184

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

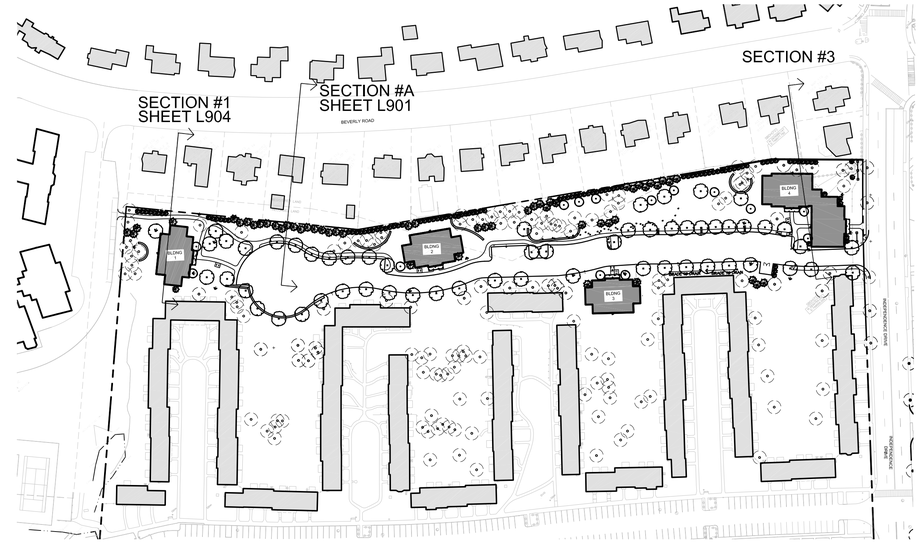
SITE SECTIONS

Project No. 210810271

Scale AS NOTED

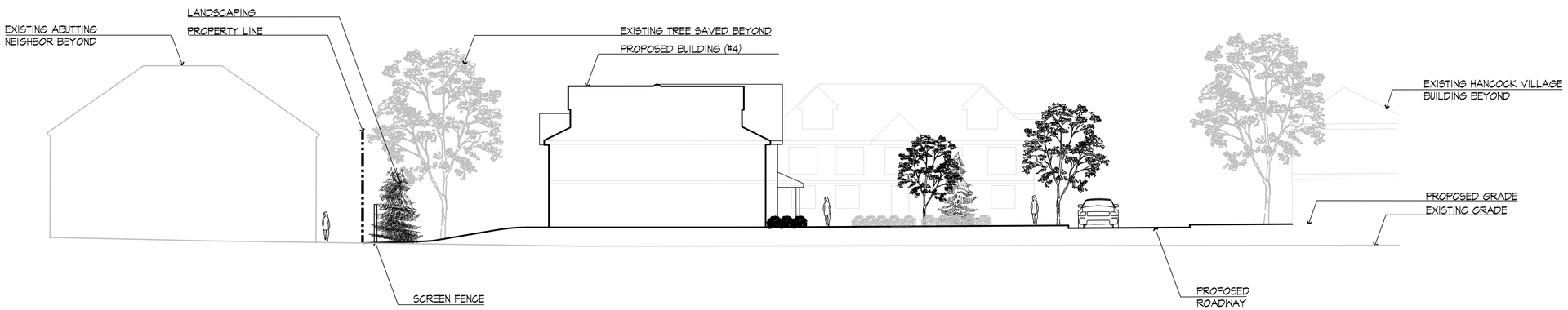
Drawing No.

L904



KEY PLAN

SCALE: 1"= 200'



1 SITE SECTION 3

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

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Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF
SOUTH BROOKLINE

BROOKLINE, MA

Title

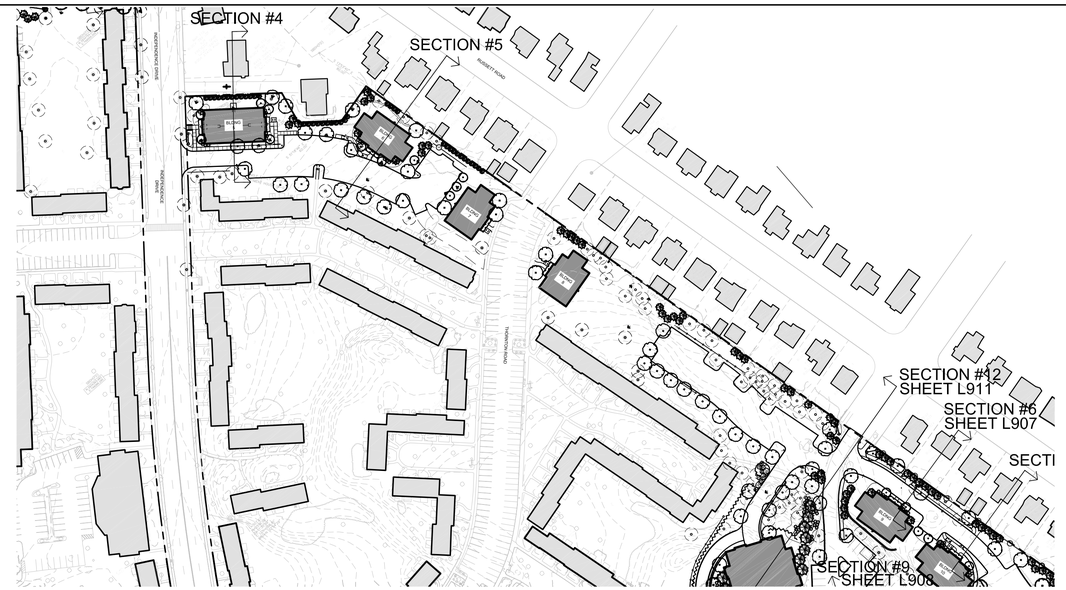
SITE SECTIONS

Project No. 210810271

Scale AS NOTED

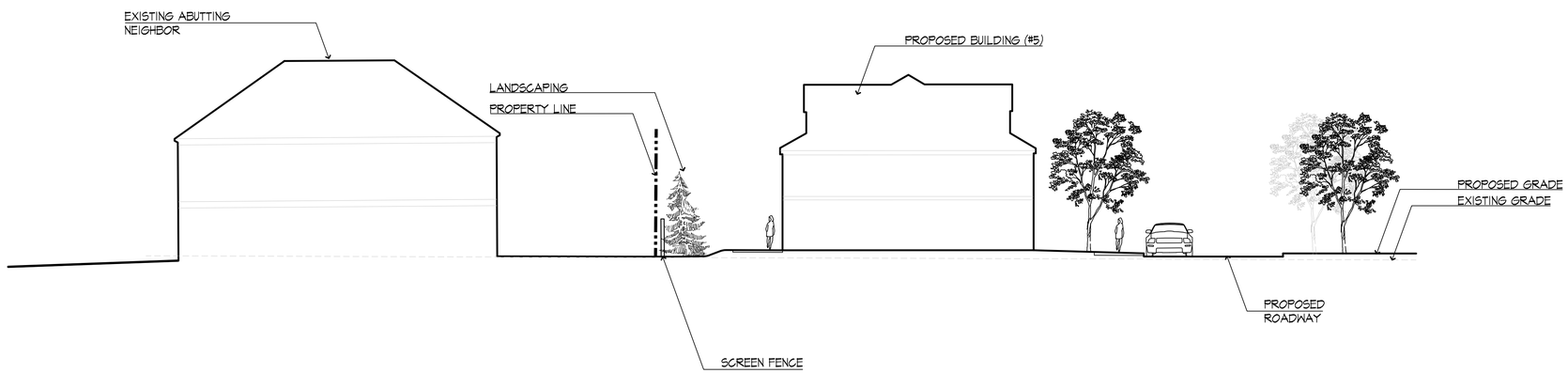
Drawing No.

L905



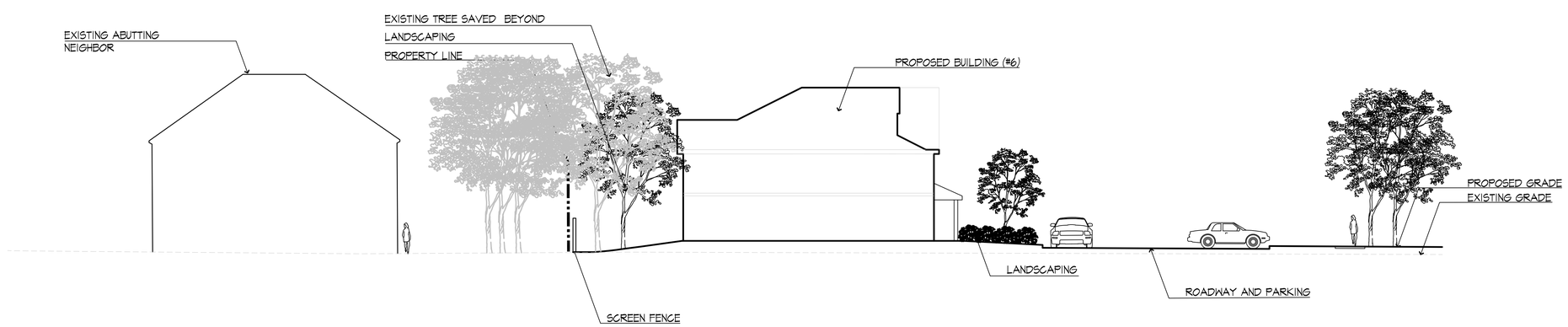
KEY PLAN

SCALE: 1"= 200'



1 SITE SECTION 4

SCALE: 1/16"= 1'-0"



1 SITE SECTION 5

SCALE: 1/16"= 1'-0"

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VARIOUS EDITS	NRB	TPK	06.22.14
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COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

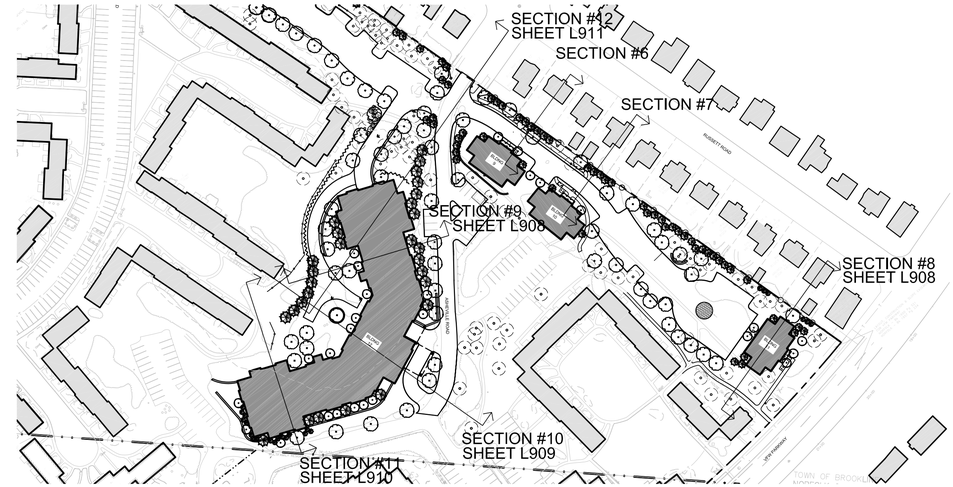
SITE SECTIONS

Project No. 210810271

Scale AS NOTED

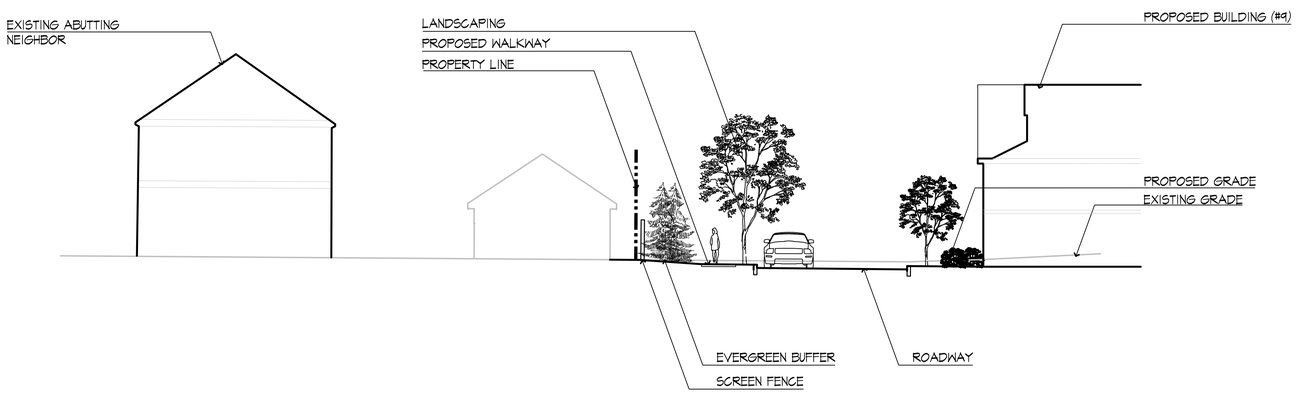
Drawing No.

L906



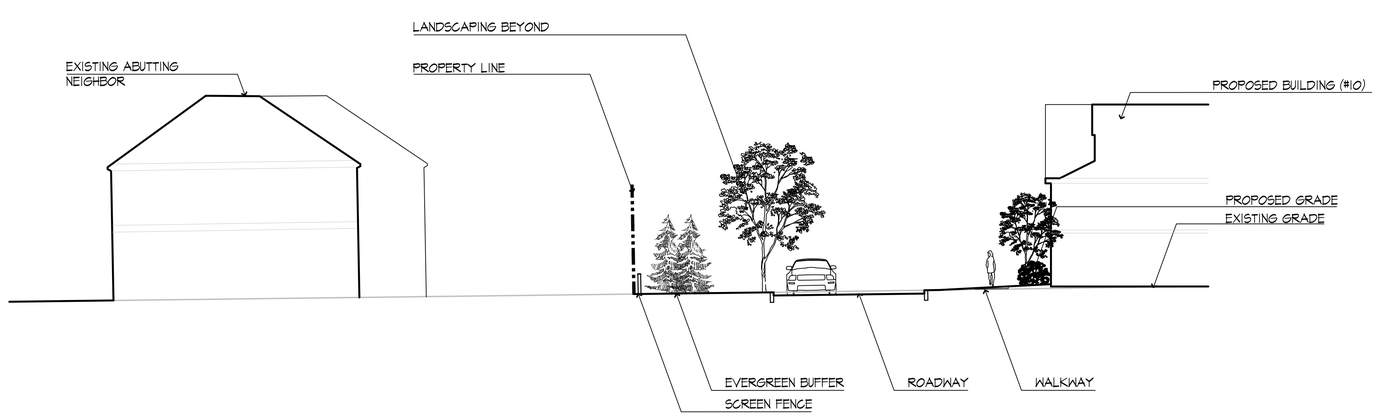
KEY PLAN

SCALE: 1"= 200'



1 SITE SECTION 6

SCALE: 1/16"= 1'-0"



1 SITE SECTION 7

SCALE: 1/16"= 1'-0"

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VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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	JM, CM			

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MASSACHUSETTS THEODORUS P. KINGSMANS NO. 1184 REGISTERED LANDSCAPE ARCHITECT

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

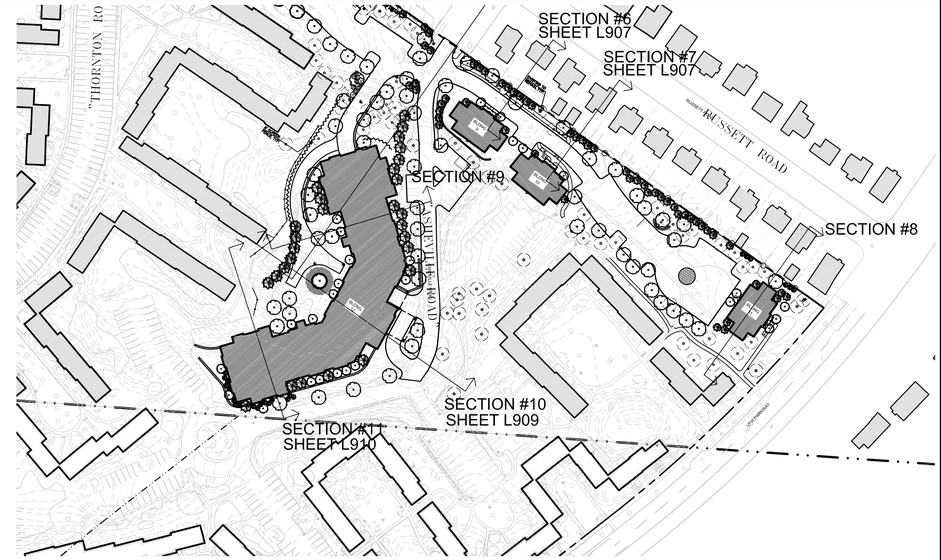
SITE SECTIONS

Project No. 210810271

Scale AS NOTED

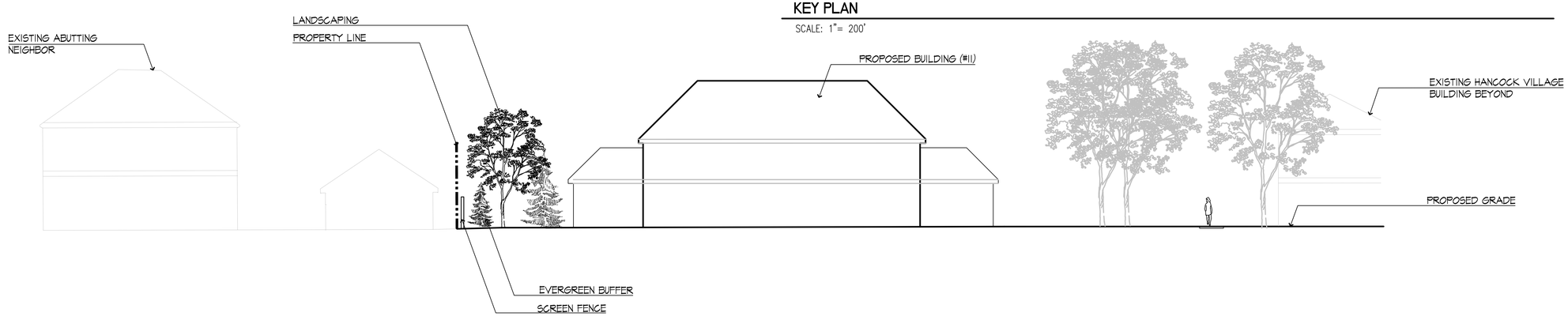
Drawing No.

L907



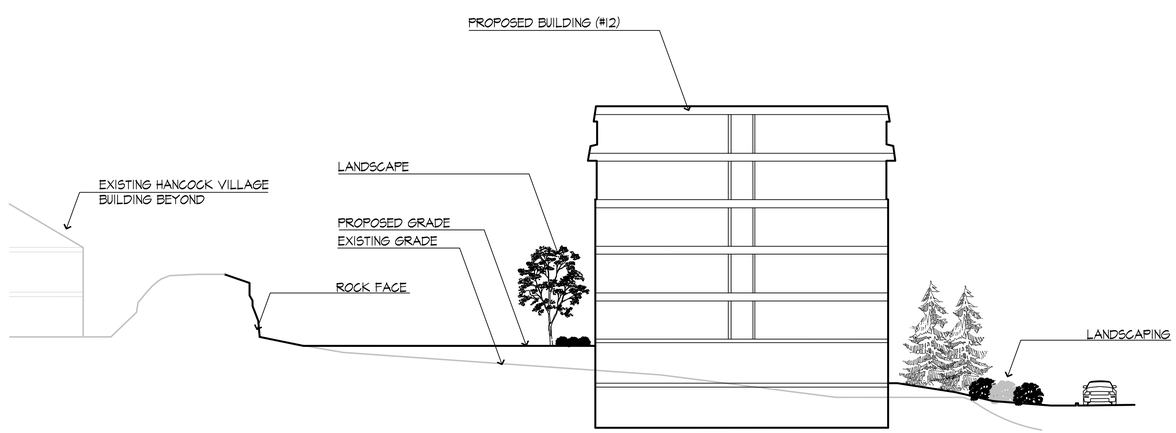
KEY PLAN

SCALE: 1"= 200'



1 SITE SECTION 8

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



1 SITE SECTION 9

SCALE: 1/16"= 1'-0"

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VARIOUS EDITS	JM/AL	TPK	12.08.14
VARIOUS EDITS	JM/AL	TPK	11.26.14
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VARIOUS EDITS	JM/CL	TPK	07.11.14
VARIOUS EDITS	NRB	TPK	07.03.14
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VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	Dwn.	Chkd.	Dsgn.	MM.DD.YY
	JM, CM			

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MASSACHUSETTS THEODORUS P KINGMANS NO. 1184 REGISTERED LANDSCAPE ARCHITECT

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

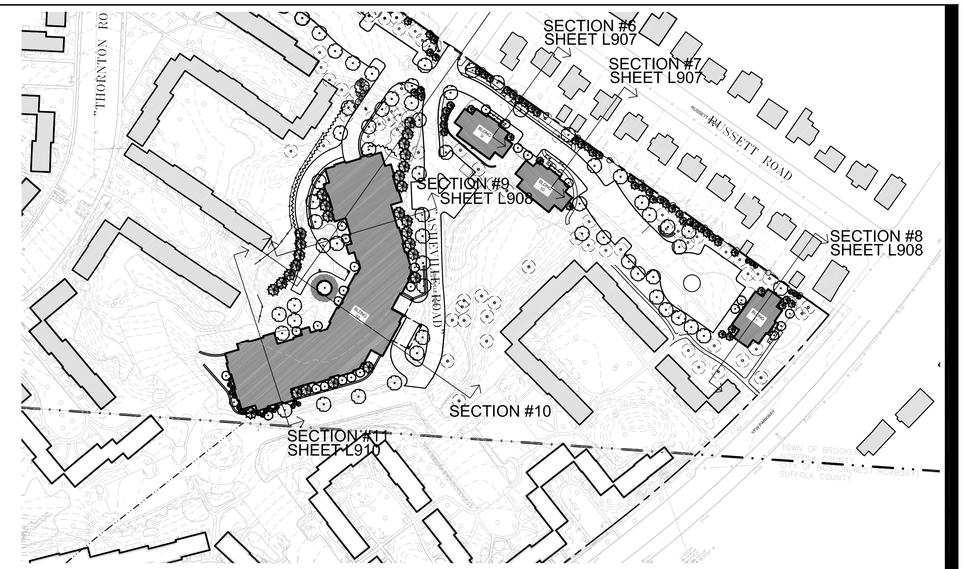
SITE SECTIONS

Project No. 210810271

Scale AS NOTED

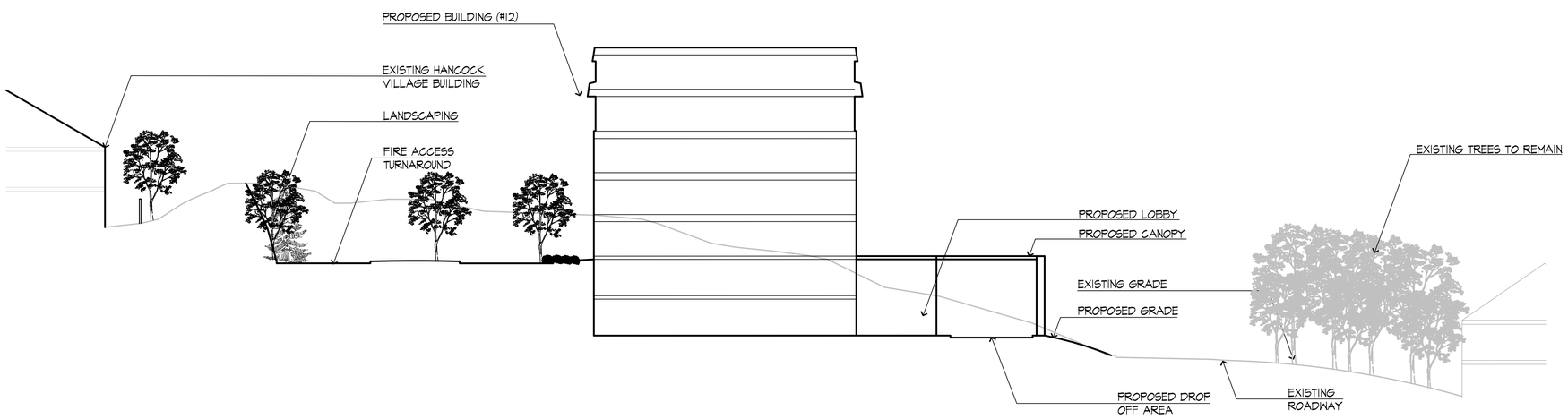
Drawing No.

L908



KEY PLAN

SCALE: 1"= 200'



1 SITE SECTION 10

SCALE: 1/16"= 1'-0"

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VARIOUS EDITS	JM/AL	TPK	11.26.14
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VARIOUS EDITS	NRB	TPK	06.22.14
VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	Dwn.	Chkd.	Dsgn.	MM.DD.YY
	JM, CM			

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MASSACHUSETTS
THEODORUS P. KINDERMANS
NO. 1184
REGISTERED LANDSCAPE ARCHITECT

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

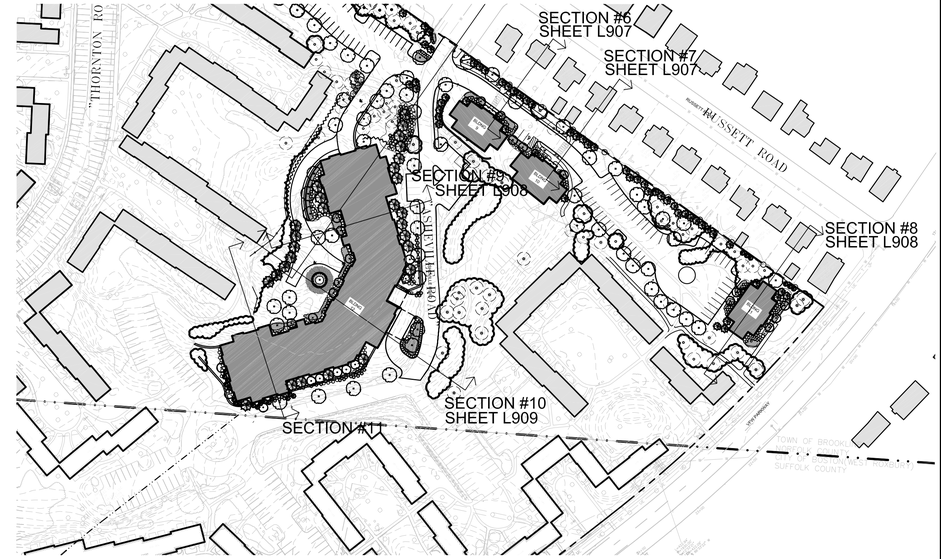
SITE SECTIONS

Project No. 210810271

Scale AS NOTED

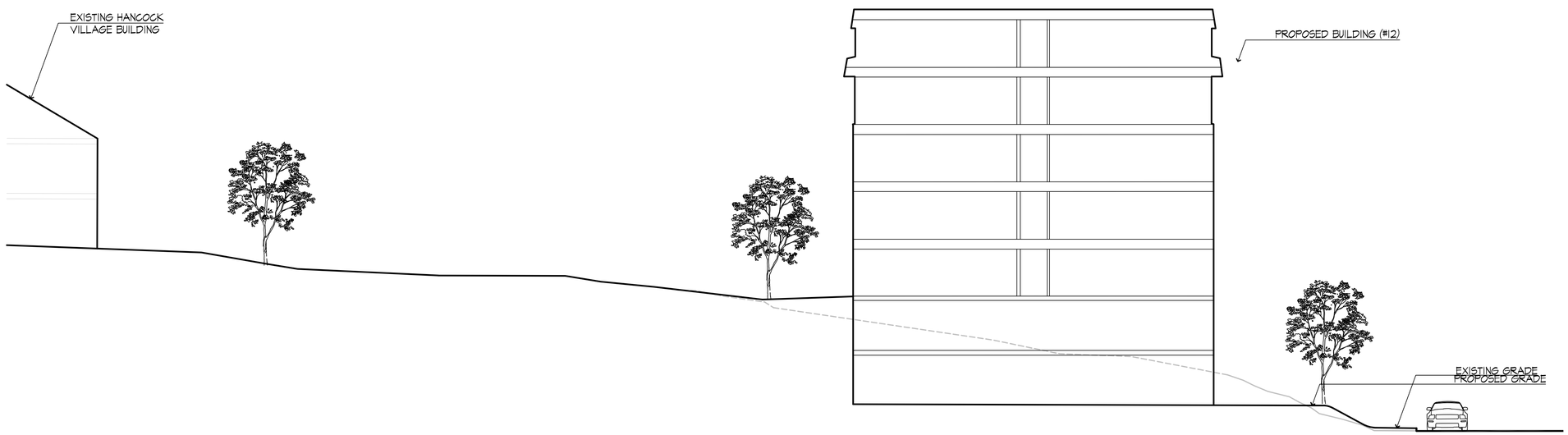
Drawing No.

L909



KEY PLAN

SCALE: 1"= 200'



1 SITE SECTION 11

SCALE: 1/16"= 1'-0"

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VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	Dwn.	Chkd.	Dsgn.	MM.DD.YY
	JM, CM			

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Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

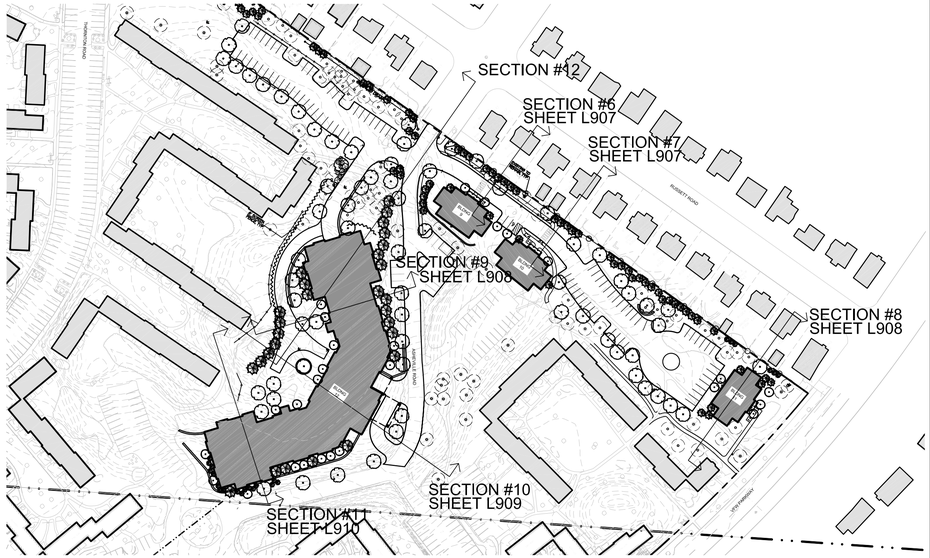
SITE SECTIONS

Project No. 210810271

Scale AS NOTED

Drawing No.

L910



KEY PLAN

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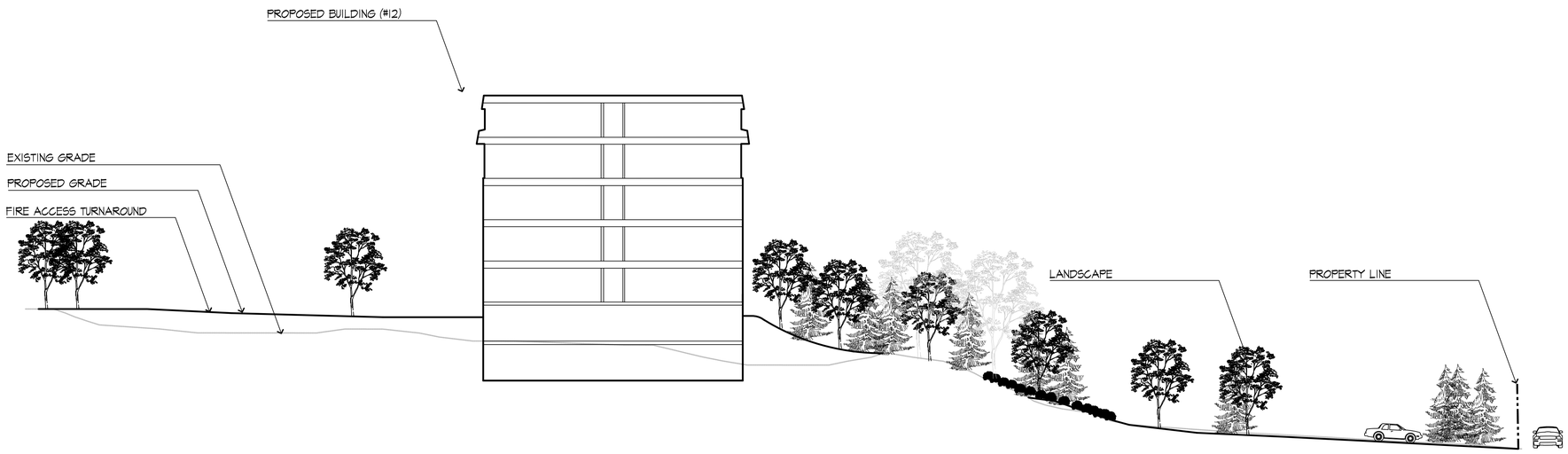

1 SITE SECTION 12

SCALE: 1/16"= 1'-0"

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VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

File Name:	JM, CM			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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MASSACHUSETTS THEODORUS P. KINGSMANN REGISTERED LANDSCAPE ARCHITECT NO. 1184

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

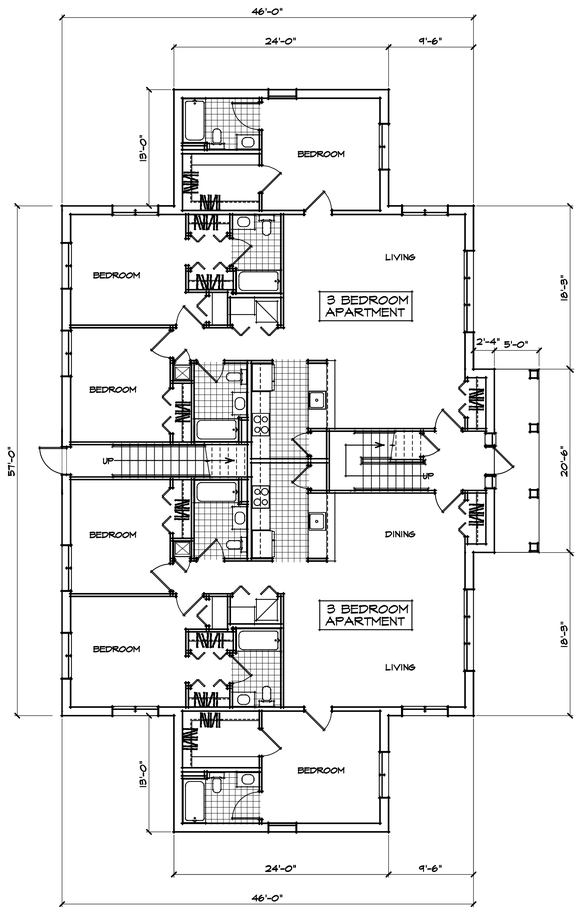
SITE SECTIONS

Project No. 210810271

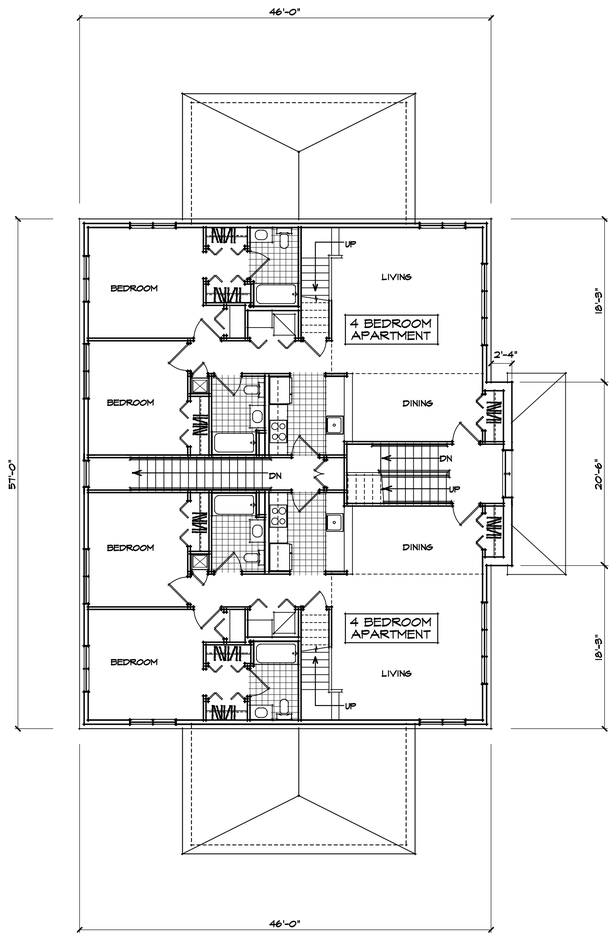
Scale AS NOTED

Drawing No.

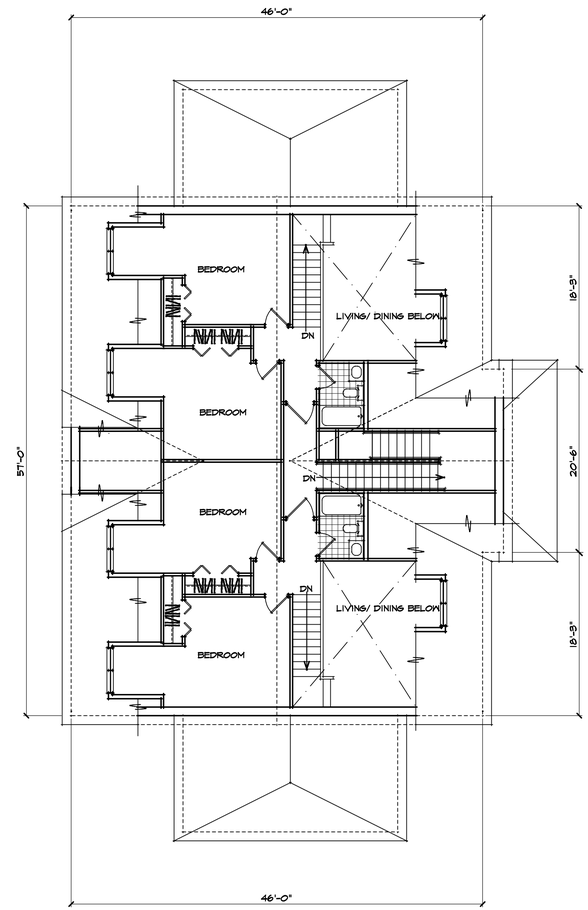
L911



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

TYPICAL FOR BUILDING NOS.
1, 2, 3, 6, 9, 10 & 11

0 2 4 8 16

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DATE	12/5/2014		
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REGISTERED ARCHITECT No. 2558 DUNCAN MACKAY OWEN COMMONWEALTH OF MASSACHUSETTS

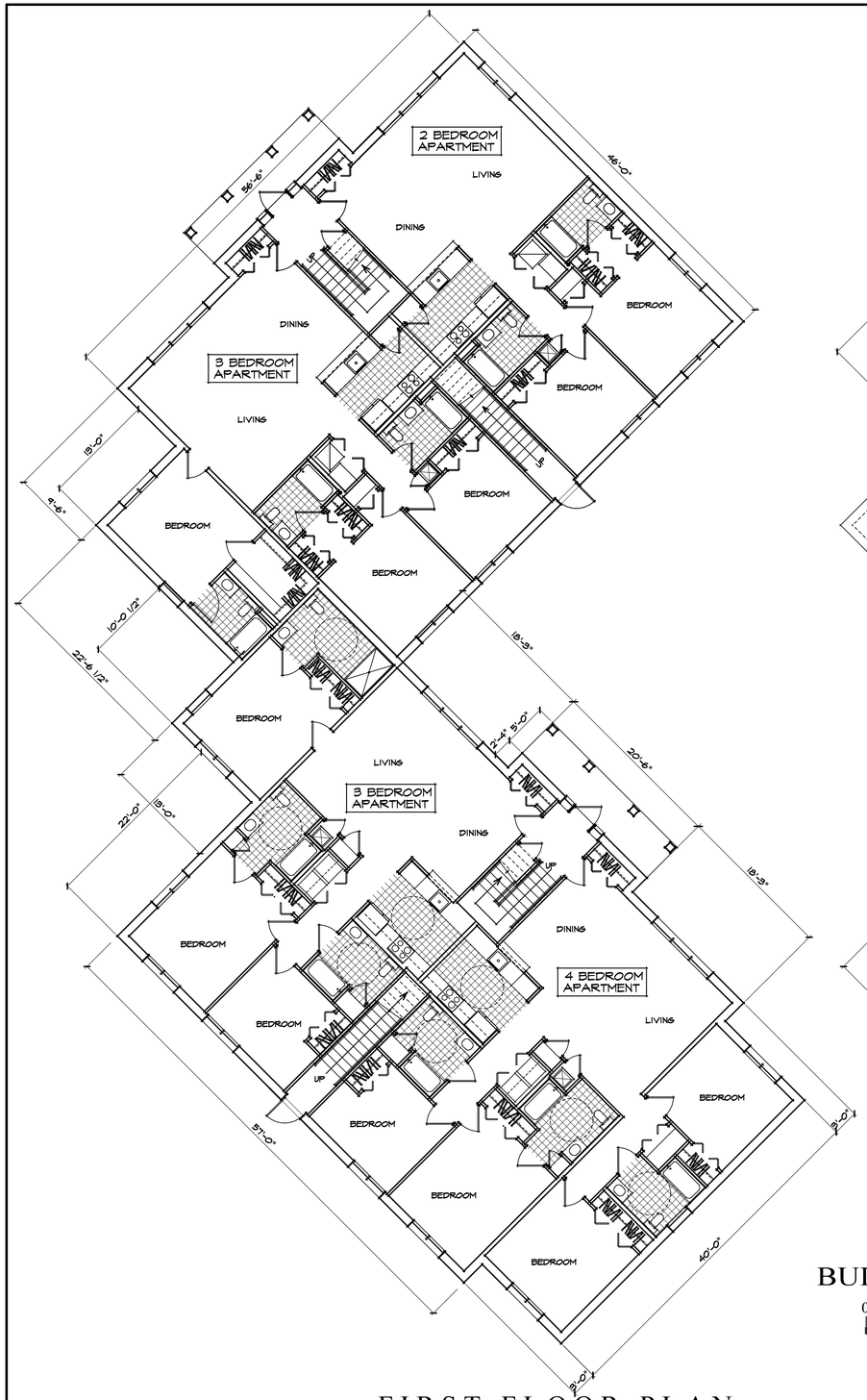
LOWE ASSOCIATES - Architects, Inc.
643 VFW Parkway, Suite 200
Chestnut Hill, Massachusetts 02167
Tel: (617) 323-0078 Fax: (617) 323-8670

THE RESIDENCES
OF SOUTH BROOKLINE

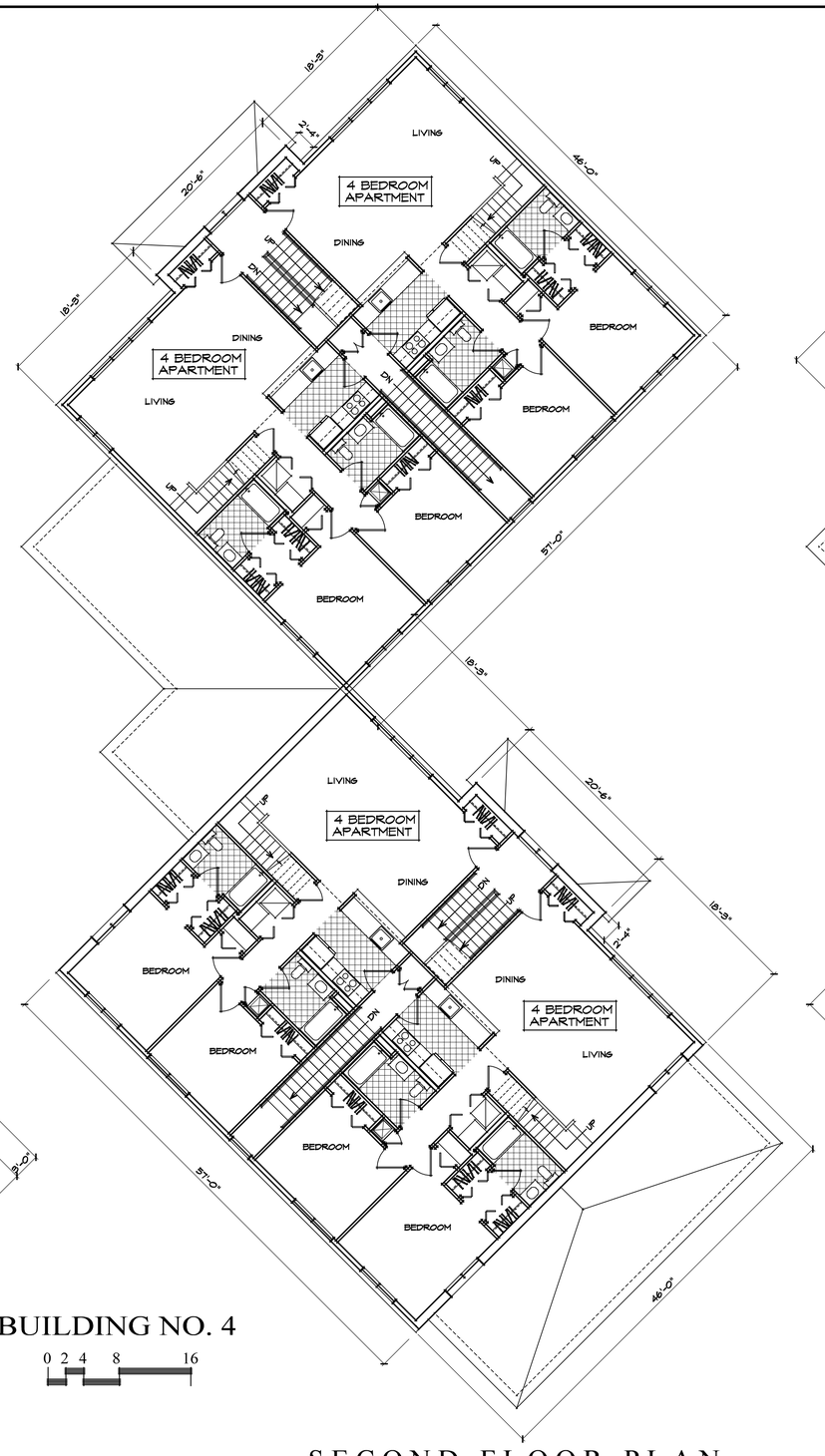
BROOKLINE, MASSACHUSETTS

2 1/2 STORY
INFILL BUILDINGS
TYPICAL FOR BUILDING NOS.
1, 2, 3, 6, 9, 10 & 11

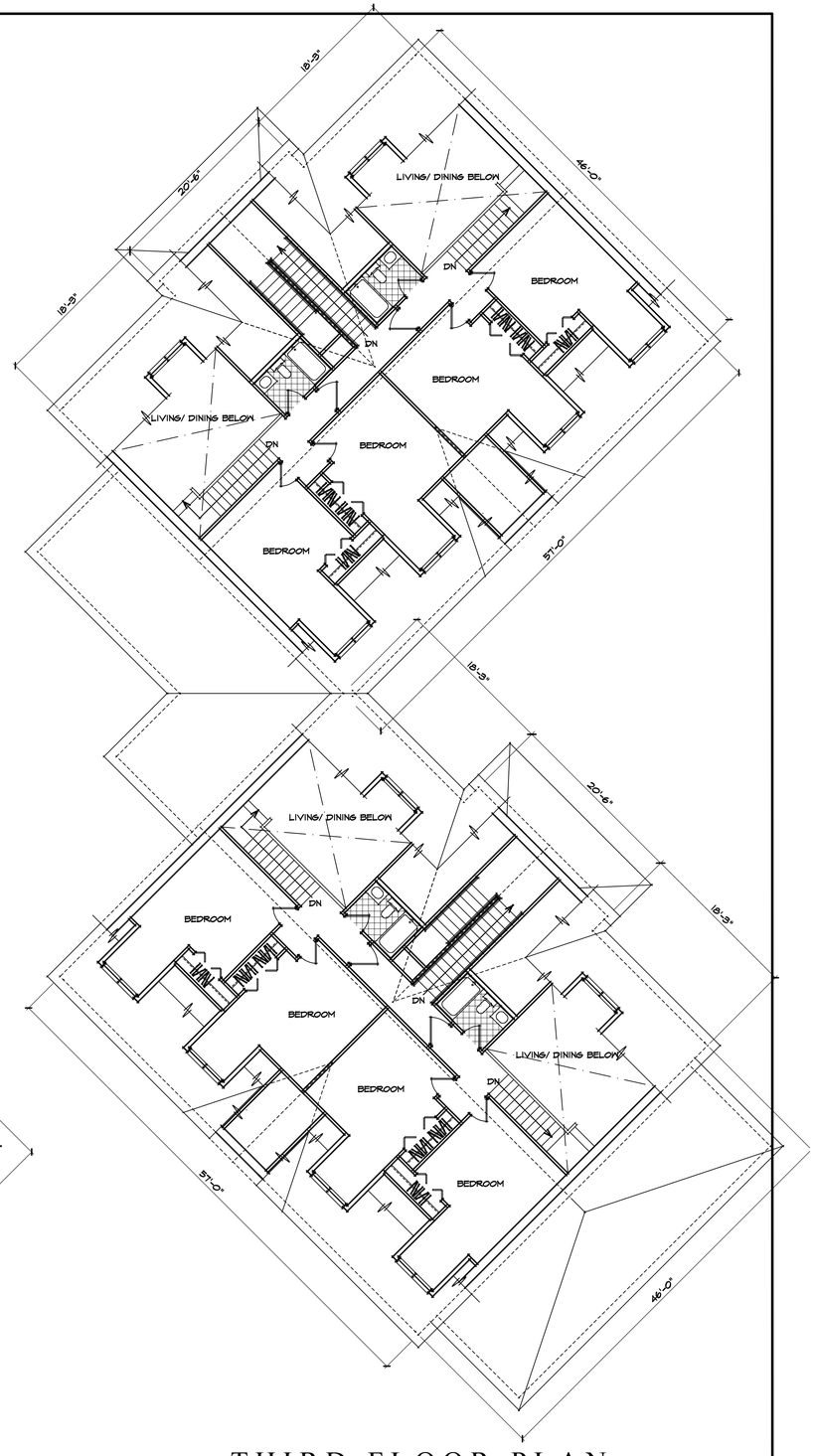
A-1



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

BUILDING NO. 4

0 2 4 8 16

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PROJECT NUMBER		REVISION NO.	DATE
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No. 2558
COMMONWEALTH OF MASSACHUSETTS

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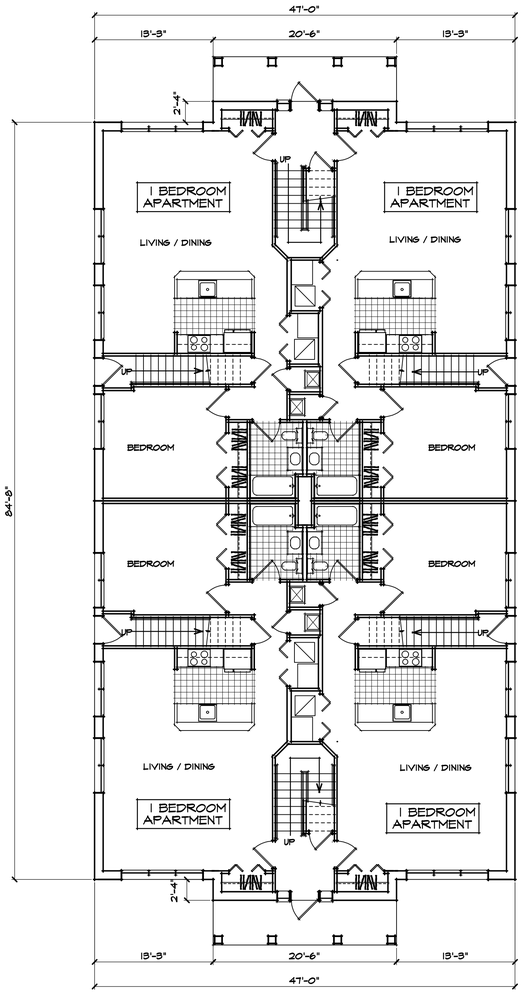
Chestnut Hill, Massachusetts 02167
Tel: (617) 323-0078 Fax: (617) 323-8670

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MASSACHUSETTS

2 1/2 STORY INFILL BUILDINGS BUILDING NO. 4

A-2



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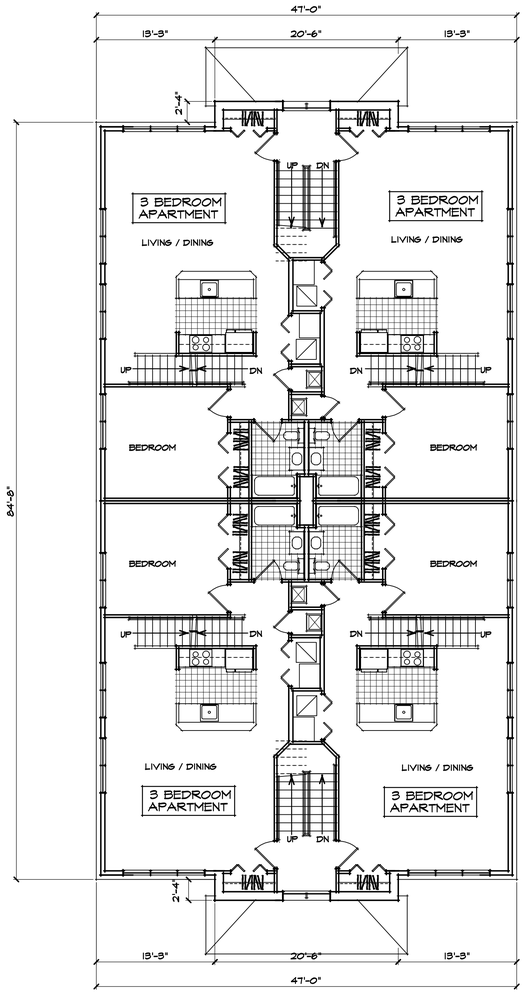
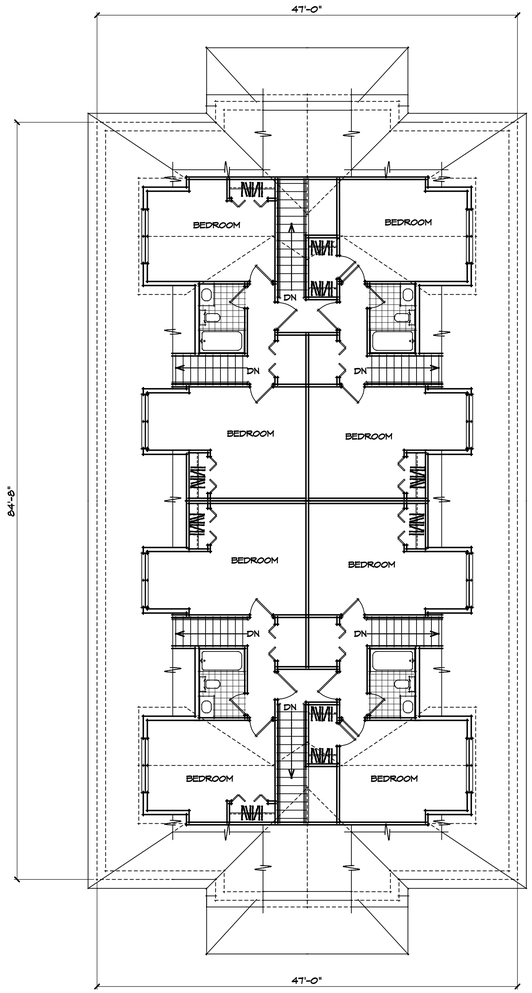


SECOND FLOOR PLAN



THIRD FLOOR PLAN

BUILDING NO. 5

0 2 4 8 16

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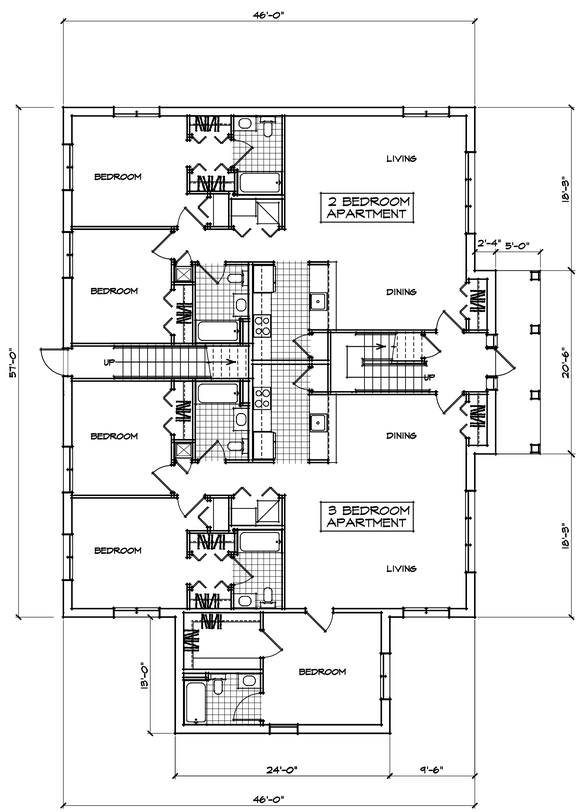
THE RESIDENCES OF SOUTH BROOKLINE

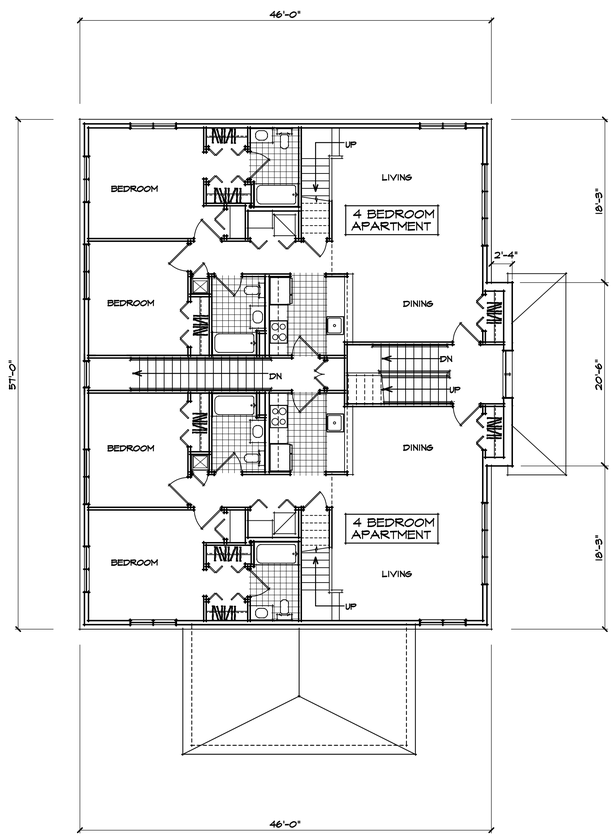
BROOKLINE, MASSACHUSETTS

2 1/2 STORY INFILL BUILDINGS BUILDING NO. 5

A-3



FIRST FLOOR PLAN



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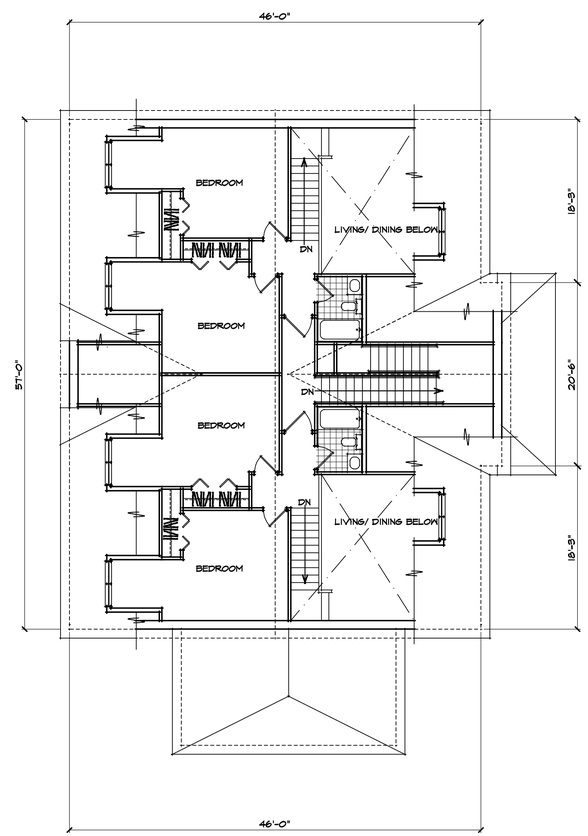

THIRD FLOOR PLAN

TYPICAL FOR BUILDING NOS. 7 & 8
(BLDG. 8 SHOWN, BLDG. 7 IS MIRROR IMAGE)

0 2 4 8 16

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THE RESIDENCES
OF SOUTH BROOKLINE

BROOKLINE, MASSACHUSETTS

2 1/2 STORY
INFILL BUILDINGS
TYPICAL FOR
BUILDING NOS. 7 & 8

A-4

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

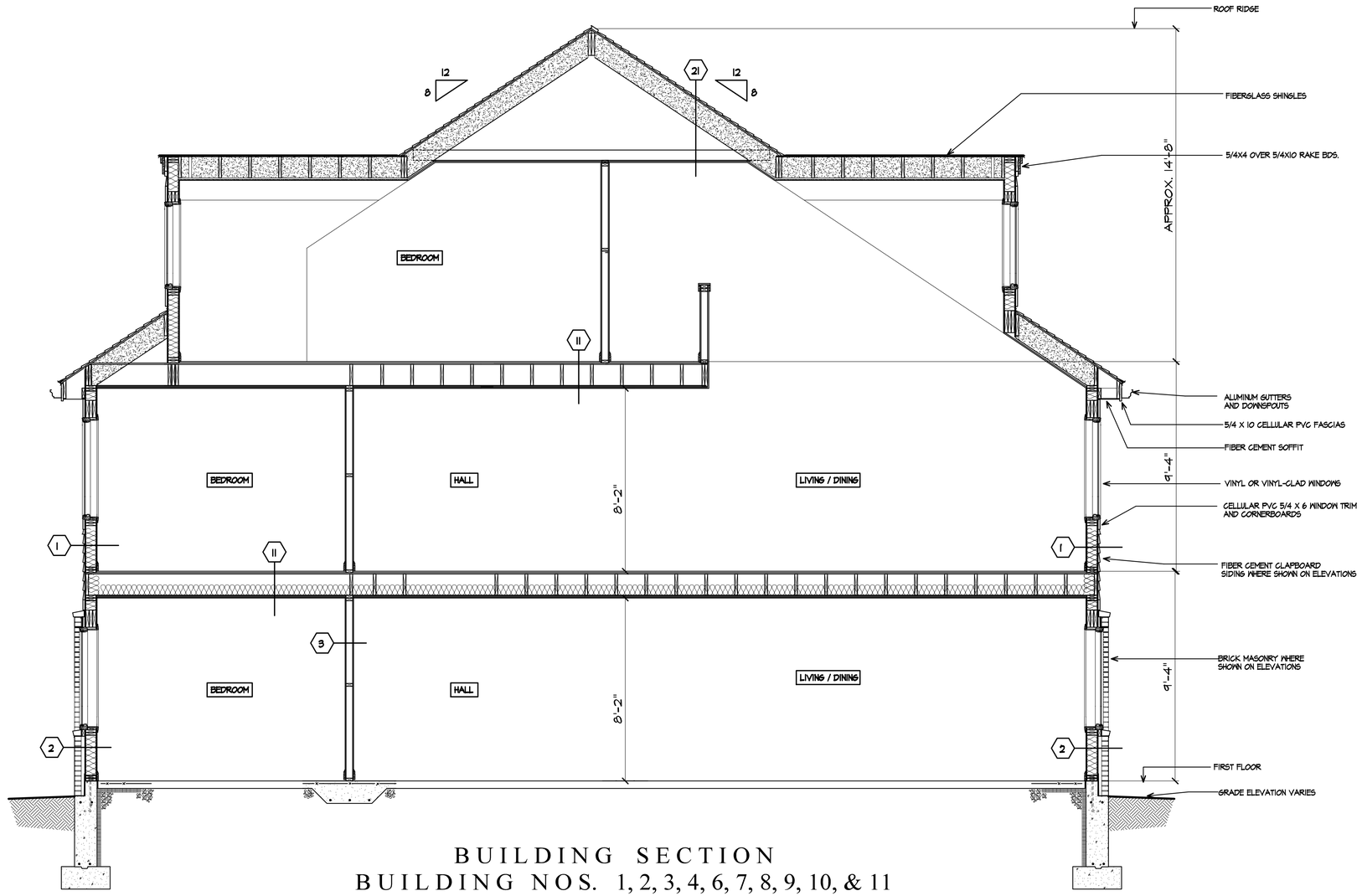
2X4 OR 2X6 STUDS @ 16" O.C.
1/2" GYPSUM WALLBOARD EACH SIDE

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=49.2)
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, 10, & 11

0 1 2 4 8

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PROJECT NUMBER	
SCALE	3/8"=1'-0"
DATE	12/5/2014
DRAWN BY	NBA

REVISION NO.	DATE

REGISTERED ARCHITECT GARY DWAIN LOWE No. 3558 COMMONWEALTH OF MASSACHUSETTS

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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 1/2 STORY INFILL BLDGS.
BUILDING SECTION
BUILDING NOS.
1, 2, 3, 4, 6, 7, 8, 9, 10 & 11

A-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

4 TYPICAL INTERIOR SEPARATION WALL ASSEMBLY

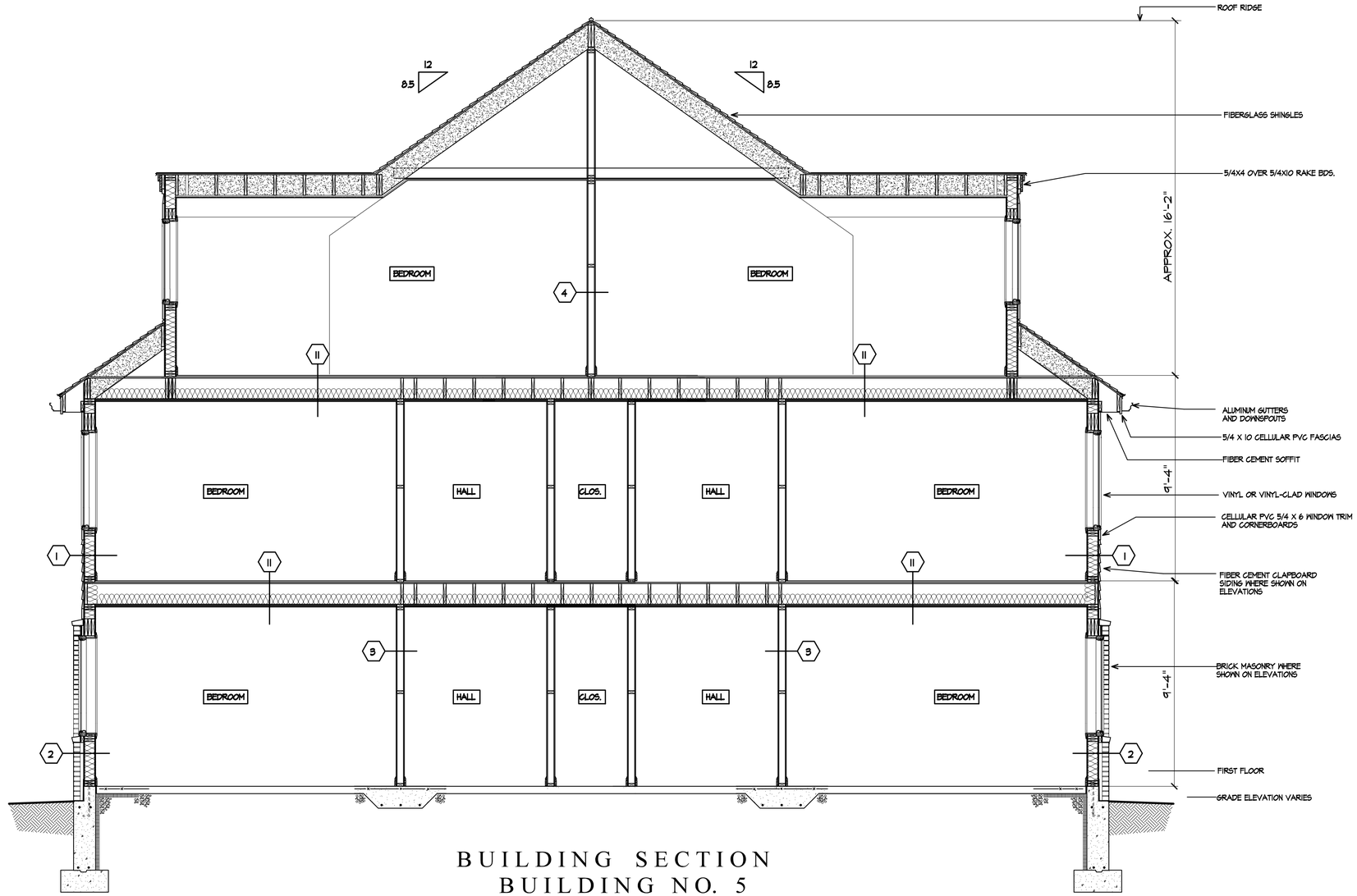
(1-HOUR ASSEMBLY)
2X4 OR 2X6 STUDS @ 16" O.C.
5/8" QUIETROCK EACH SIDE
SOUND ATTENUATING BATT INSUL.

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

PROJECT NUMBER		REVISION NO.	DATE
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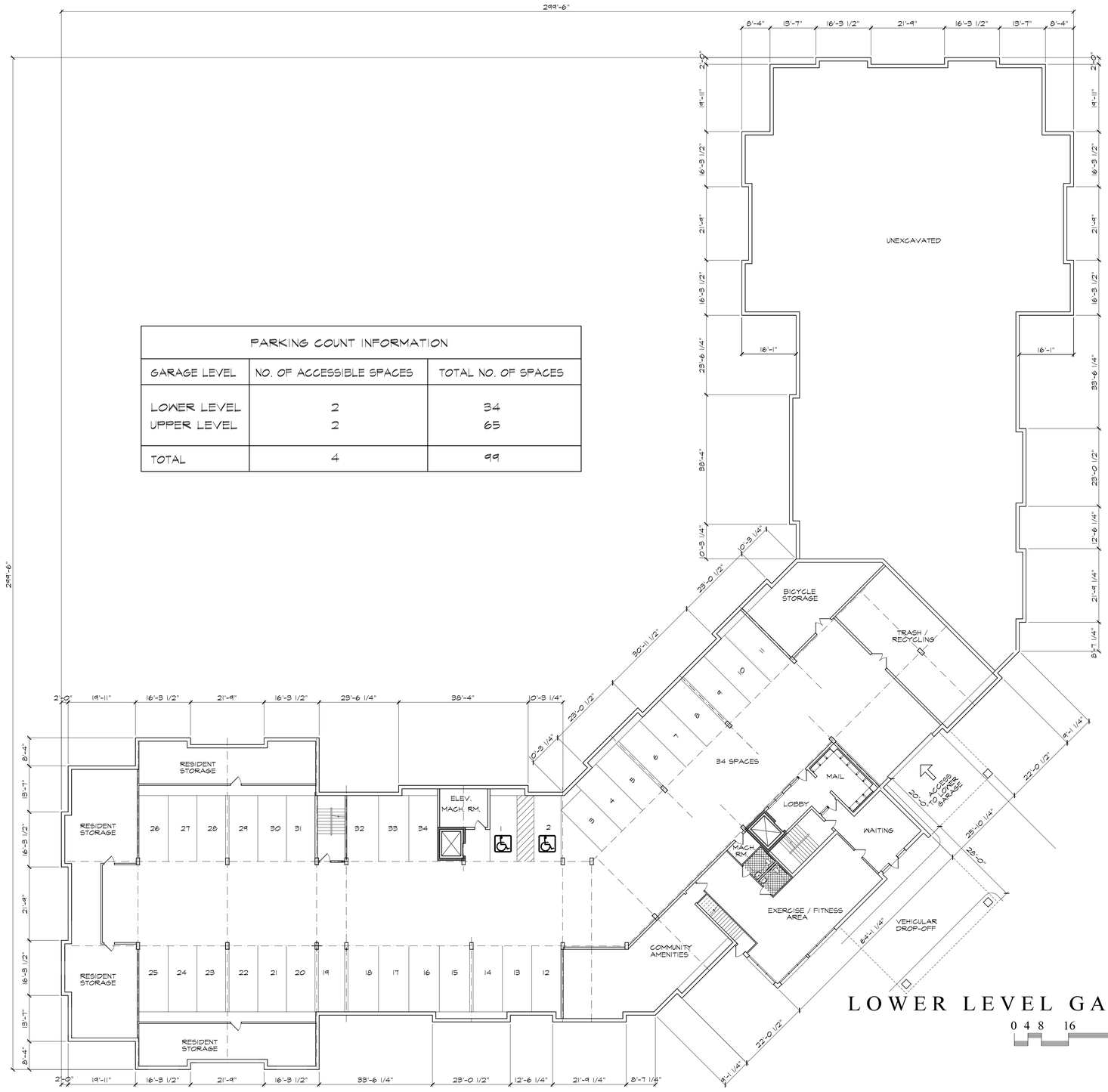
Chestnut Hill, Massachusetts 02167
Tel: (617) 323-0078 Fax: (617) 323-8670

THE RESIDENCES
OF SOUTH BROOKLINE
BROOKLINE, MASSACHUSETTS

2 1/2 STORY INFILL BLDGS.
BUILDING SECTION
BUILDING NO. 5

A-6

PARKING COUNT INFORMATION		
GARAGE LEVEL	NO. OF ACCESSIBLE SPACES	TOTAL NO. OF SPACES
LOWER LEVEL UPPER LEVEL	2 2	34 65
TOTAL	4	99



LOWER LEVEL GARAGE PLAN

0 4 8 16 32

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PROJECT NUMBER	
SCALE	1/16"=1'-0"
DATE	12/5/2014
DRAWN BY	NBA

REVISION NO.	DATE

REGISTERED ARCHITECT JAY DWAIN LOWE No. 2550 COMMONWEALTH OF MASSACHUSETTS

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

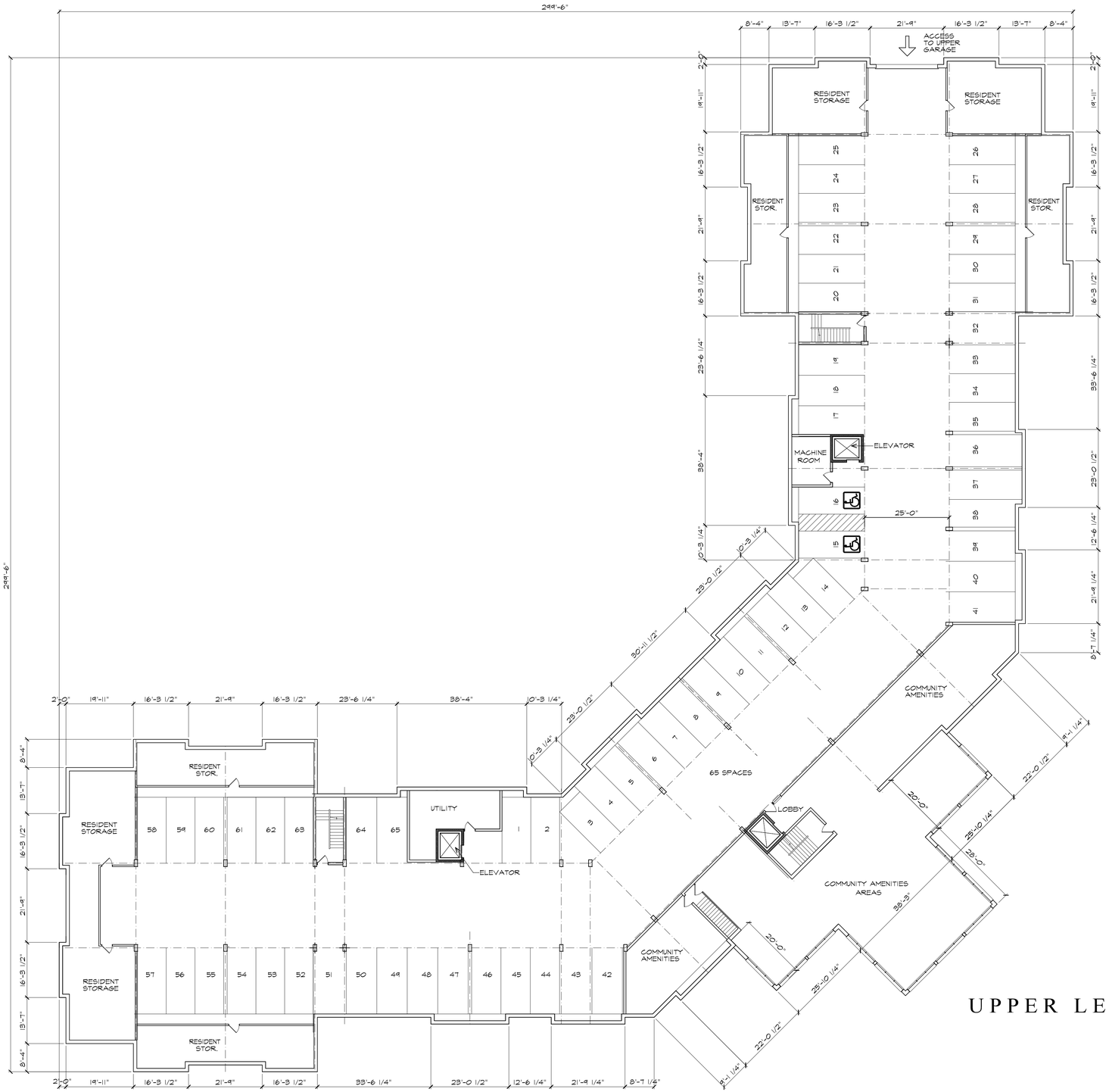
THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MASSACHUSETTS

APARTMENT BUILDING

LOWER LEVEL GARAGE PLAN

A-7



UPPER LEVEL GARAGE PLAN

0 4 8 16 32

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PROJECT NUMBER	
SCALE	1/16"=1'-0"
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LOWE ASSOCIATES - Architects, Inc.
643 VFW Parkway, Suite 200
Chestnut Hill, Massachusetts 02167
Tel: (617) 323-0078 Fax: (617) 323-8670

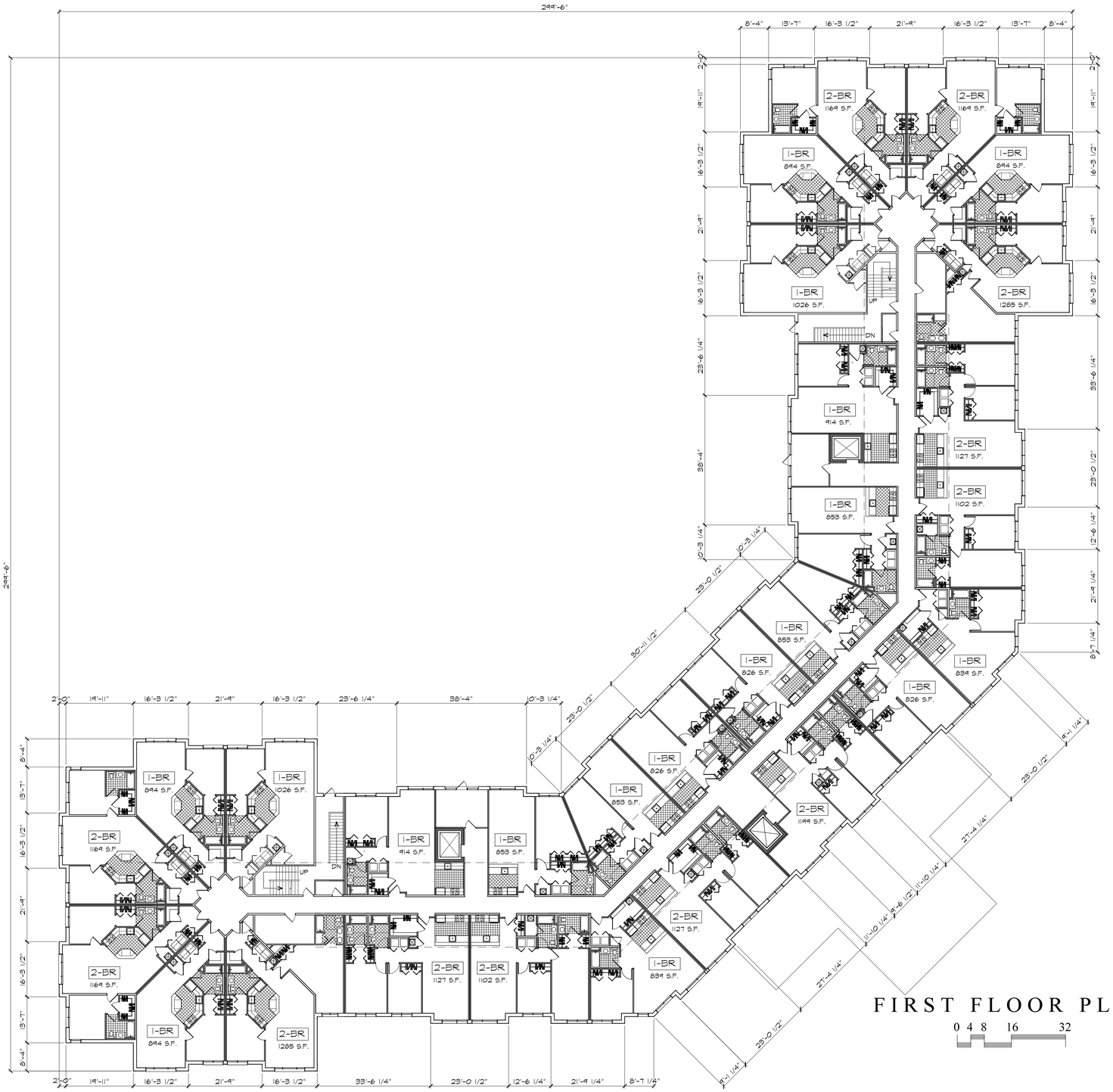
THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MASSACHUSETTS

APARTMENT BUILDING

UPPER LEVEL GARAGE PLAN

A-8



FIRST FLOOR PLAN

0 4 8 16 32

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PROJECT NUMBER			
SCALE	1/16"=1'-0"		
DATE	12/5/2014		
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LOWE ASSOCIATES - Architects, Inc.

643 VFW Parkway, Suite 200
Chestnut Hill, Massachusetts 02167

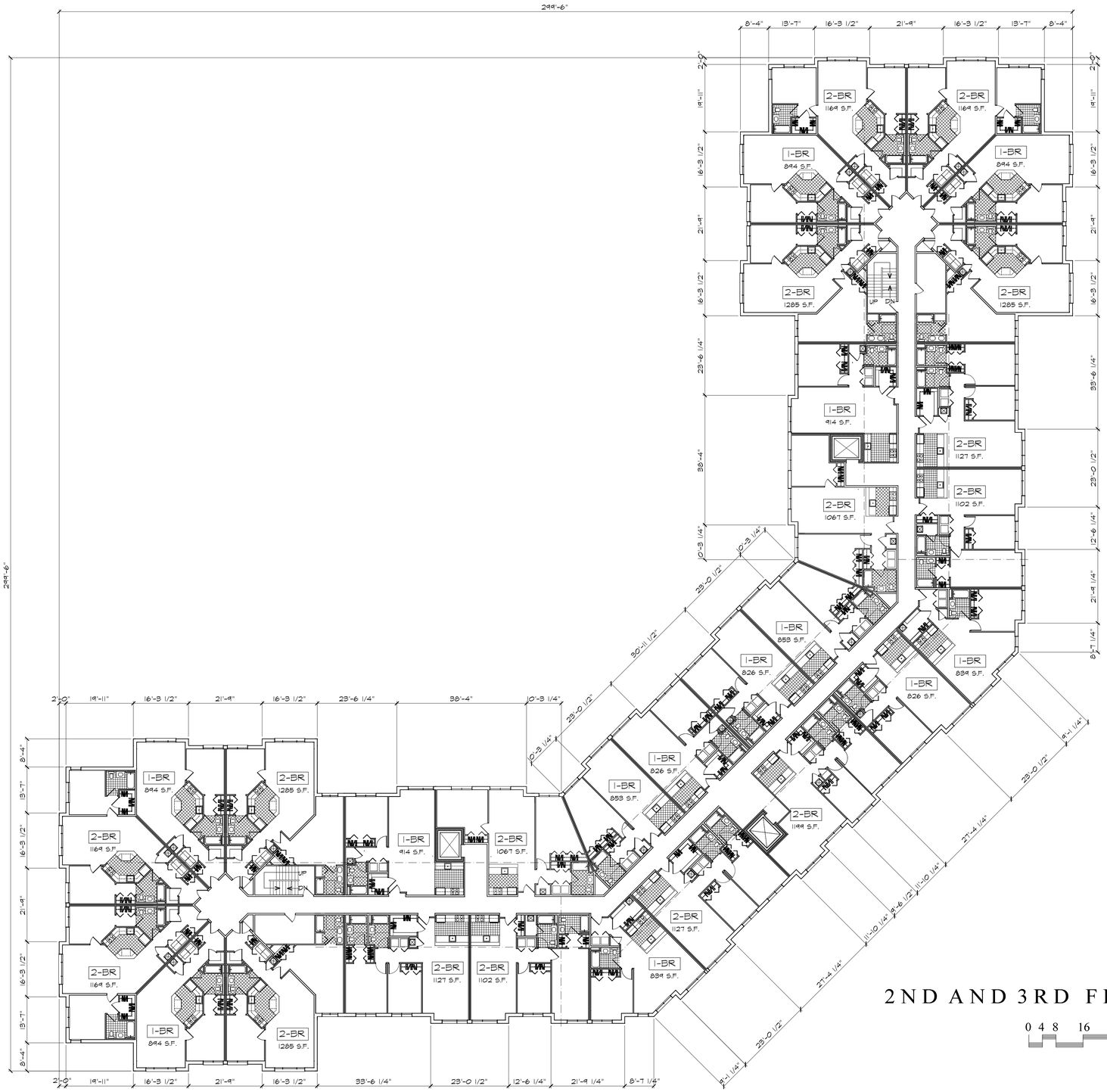
Tel: (617) 323-0078 Fax: (617) 323-8670

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MASSACHUSETTS

APARTMENT BUILDING
FIRST FLOOR PLAN

A-9



2ND AND 3RD FLOOR PLANS

0 4 8 16 32

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SCALE	1/16"=1'-0"
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REGISTERED ARCHITECT GARY DWAIN LOWE No. 2550 COMMONWEALTH OF MASSACHUSETTS

LOWE ASSOCIATES - Architects, Inc.

643 VFW Parkway, Suite 200
Chestnut Hill, Massachusetts 02167

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

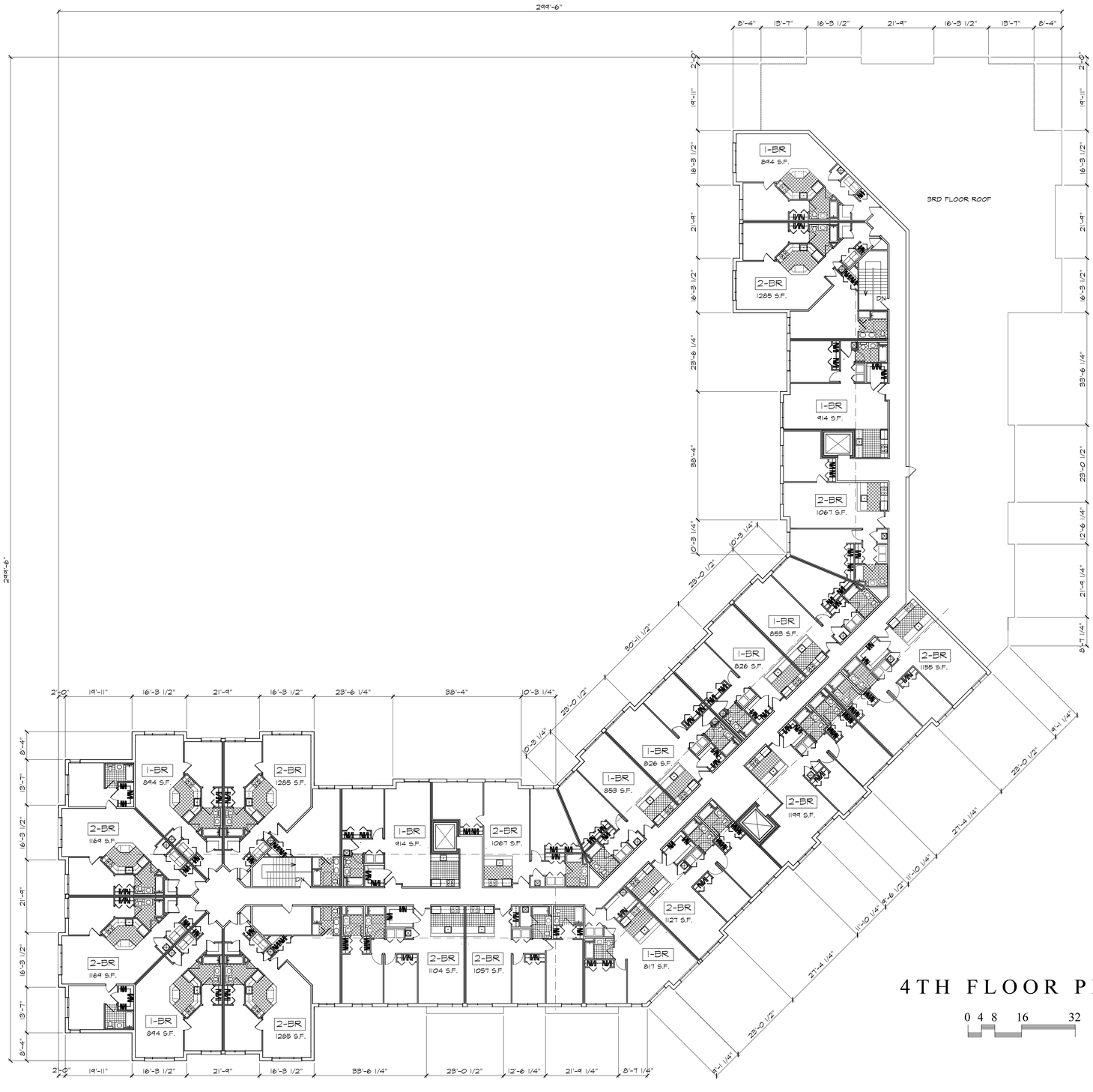
THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MASSACHUSETTS

APARTMENT BUILDING

2ND & 3RD FLOOR PLANS

A-10



4TH FLOOR PLAN

0 4 8 16 32

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PROJECT NUMBER	
SCALE	1/16"=1'-0"
DATE	12/5/2014
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REVISION NO.	DATE

REGISTERED ARCHITECT DAVID A. LOWE No. 2558 COMMONWEALTH OF MASSACHUSETTS

LOWE ASSOCIATES - Architects, Inc.

643 VFW Parkway, Suite 200
Chestnut Hill, Massachusetts 02167

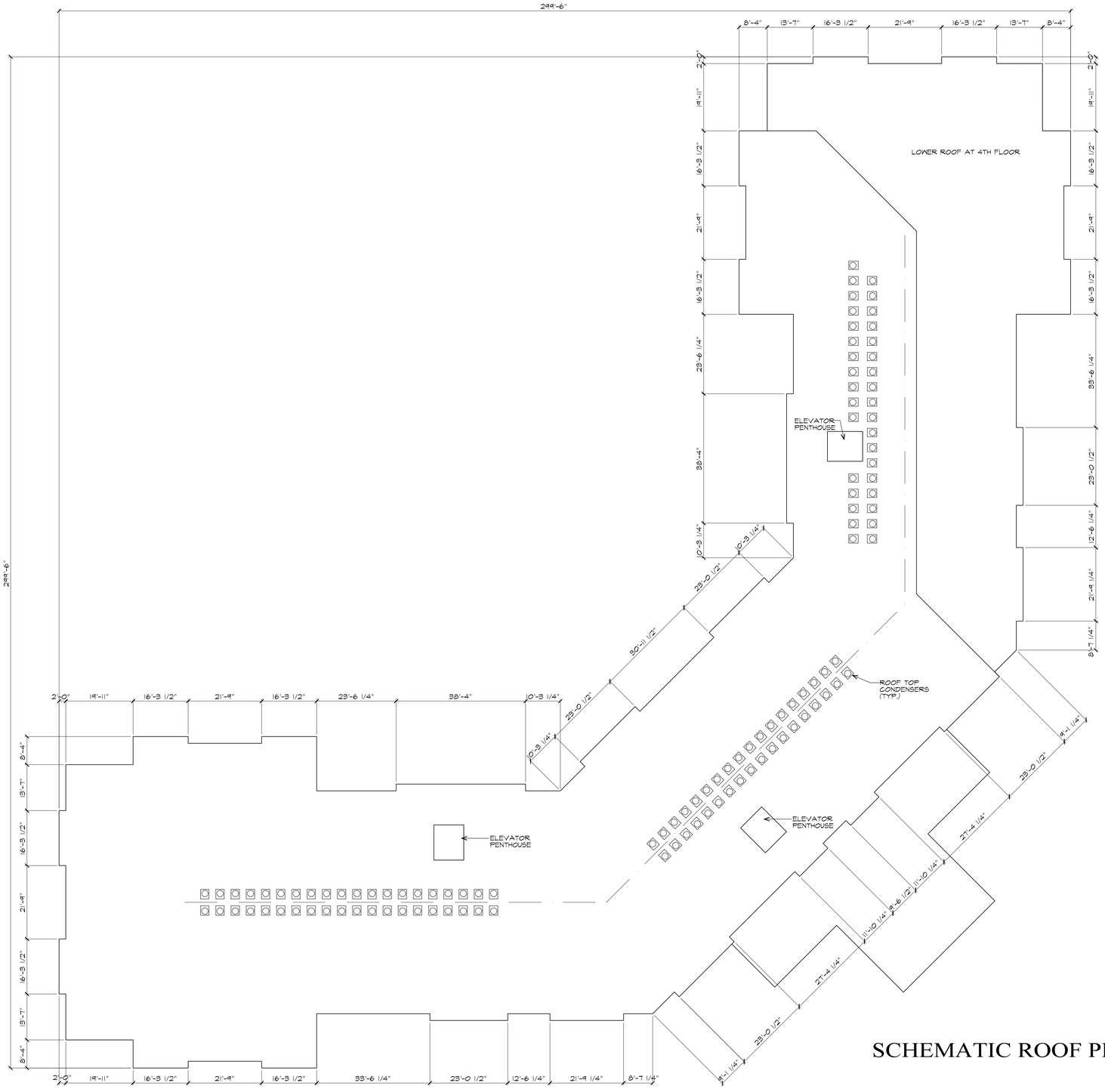
Tel: (617) 323-0078 Fax: (617) 323-8670

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MASSACHUSETTS

APARTMENT BUILDING
4TH FLOOR PLAN

A-11



SCHEMATIC ROOF PLAN

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REGISTERED ARCHITECT No. 2558 COMMONWEALTH OF MASSACHUSETTS

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

APARTMENT BUILDING

SCHEMATIC ROOF PLAN

A-12

TYPICAL BUILDING ASSEMBLIES

1 TYPICAL EXTERIOR WALL ASSEMBLY

MASONRY VENEER (OR AS OTHERWISE SHOWN ON ELEVATIONS)
1 7/8" AIR SPACE
15# FELT PAPER ON
1/2" PLYWOOD SHEATHING
2X6 STUDS @ 16" O.C.
5 1/2" FIBERGLASS BATT INSULATION (R-21)
"TU TUFF" VAPOR BARRIER
5/8" TYPE X GYPSUM WALLBOARD

3 TYPICAL INTERIOR BEARING WALL ASSEMBLY

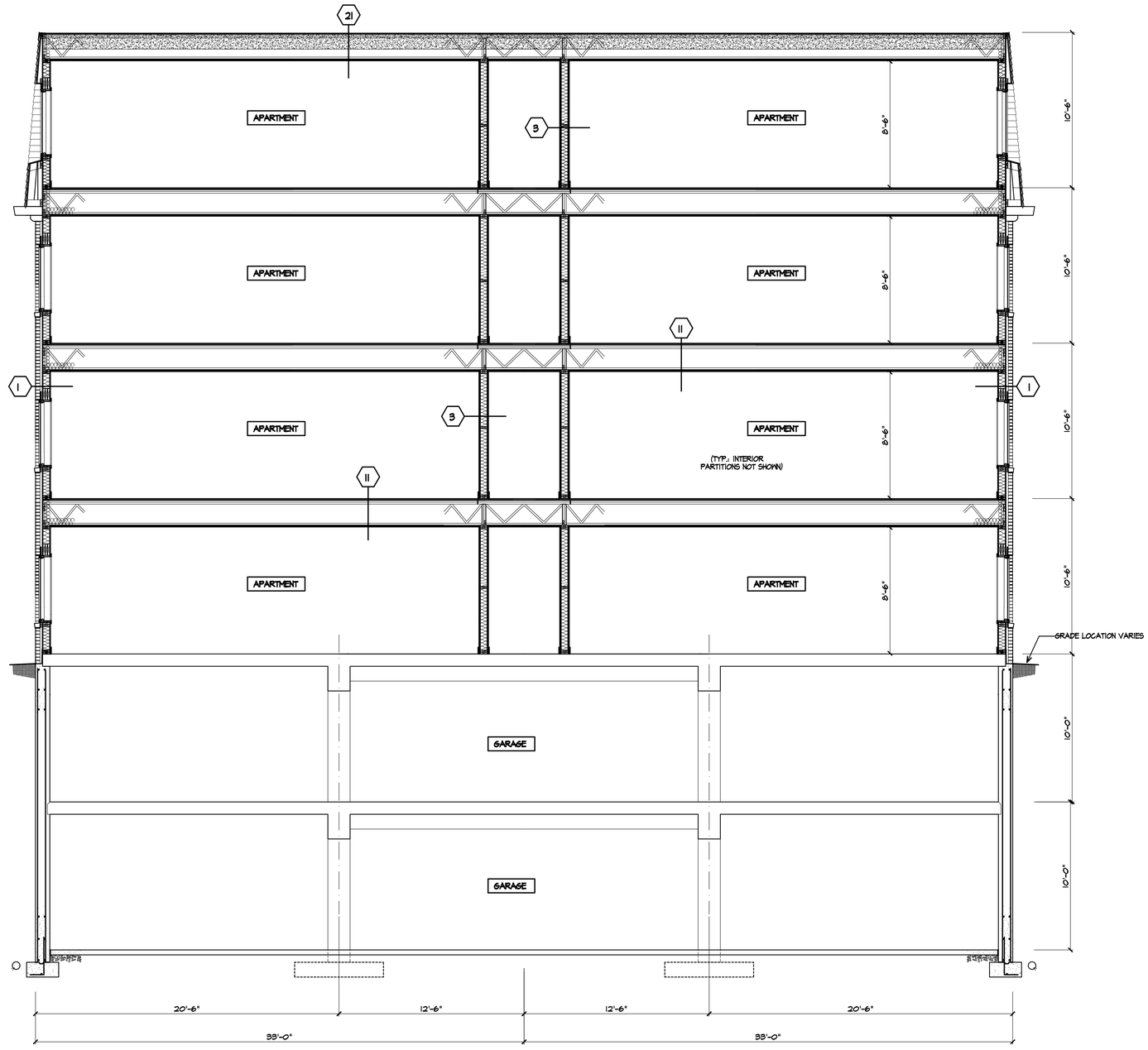
2X4 OR 2X6 STUDS @ 16" O.C.
5/8" TYPE X GYPSUM WALLBOARD EACH SIDE

11 TYPICAL FLOOR / CEILING ASSEMBLY

1/2" HOMASOTE 440 SOUND BARRIER
(DUROCK CEMENT BD. UNDERLAYMENT AT TILE LOCATIONS)
3/4" PLYWOOD SUBFLOOR (GLUE & NAIL)
WOOD FLOOR TRUSSES
5 1/2" SOUND ATTENUATING BATT INSULATION
1/2" RESILIENT CHANNELS
2 LAYERS 5/8" TYPE X FIRECODE GYPSUM WALLBOARD

21 TYPICAL ROOF / CEILING ASSEMBLY

MEMBRANE ROOFING SYSTEM
3/4" PLYWOOD CDX SHEATHING
12" ICYNENE LD-C-50 INSULATION APPLIED DIRECTLY TO UNDERSIDE OF SHEATHING (R=43.2)
WOOD TRUSSES
1/2" RESILIENT CHANNELS @ 16" O.C.
2 LAYERS 5/8" TYPE X FIRECODE GYPSUM WALLBOARD



BUILDING SECTION

0 1 2 4 8

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PROJECT NUMBER	
SCALE	1/4"=1'-0"
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REGISTERED ARCHITECT
N. DWAIN LOWE
No. 2558
COMMONWEALTH OF MASSACHUSETTS

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

APARTMENT BUILDING
BUILDING SECTION

A-13

SIDE ELEVATION

(OPPOSITE SIDE ELEVATION IS A MIRROR IMAGE)

FRONT ELEVATION

REAR ELEVATION

TYPICAL FOR BUILDING NOS.
1, 2, 3, & 10

0 2 4 8 16

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GARY DWAIN LOWE
No. 2558
COMMONWEALTH OF MASSACHUSETTS

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 1/2 STORY
INFILL BUILDINGS
TYPICAL FOR BUILDING NOS.
1, 2, 3 &10

A-14

SIDE ELEVATION

(OPPOSITE SIDE ELEVATION IS A MIRROR IMAGE)

FRONT ELEVATION

REAR ELEVATION

TYPICAL FOR BUILDING NOS.
6, 9 & 11

0 2 4 8 16

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GARY DWAIN LOWE
No. 2558
COMMONWEALTH OF MASSACHUSETTS

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

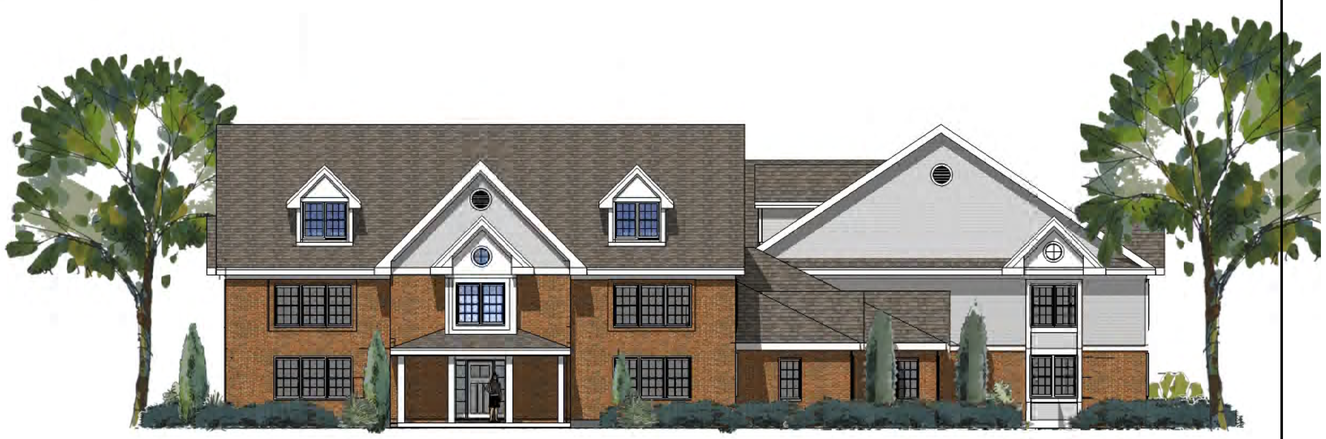
2 1/2 STORY
INFILL BUILDINGS
TYPICAL FOR BUILDING NOS.
6, 9 & 11

A-15

SOUTHWEST ELEVATION

NORTHEAST ELEVATION

NORTHWEST ELEVATION



SOUTHEAST ELEVATION

BUILDING NO. 4

0 2 4 8 16

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PROJECT NUMBER		REVISION NO.	DATE
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REGISTERED ARCHITECT JAY DWAIN LOWE No. 2588 COMMONWEALTH OF MASSACHUSETTS

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 1/2 STORY INFILL BUILDINGS BUILDING NO. 4

A-16

TYPICAL END ELEVATION

(OPPOSITE SIDE IS IDENTICAL)

SIDE ELEVATION

(OPPOSITE SIDE IS IDENTICAL)

BUILDING NO. 5

0 2 4 8 16

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LOWE ASSOCIATES - Architects, Inc.

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Chestnut Hill, Massachusetts 02167

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

THE RESIDENCES
OF SOUTH BROOKLINE

BROOKLINE, MASSACHUSETTS

2 1/2 STORY
INFILL BUILDINGS
BUILDING NO. 5

A-17

REAR ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

TYPICAL FOR BUILDING NOS. 7 & 8
(BLDG. 7 SHOWN, BLDG. 8 IS MIRROR IMAGE)

0 2 4 8 16

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REGISTERED ARCHITECT
GARY DWAIN LOWE
No. 2558
COMMONWEALTH OF MASSACHUSETTS

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

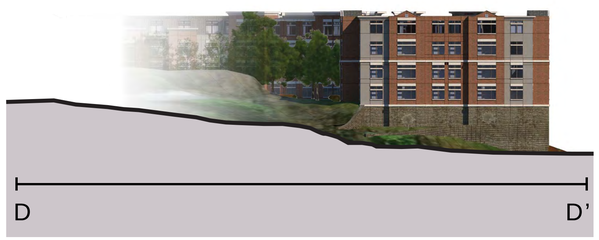
2 1/2 STORY
INFILL BUILDINGS
TYPICAL FOR
BUILDING NOS. 7 & 8

A-18

SOUTH EAST

SOUTH

SOUTH WEST



WEST

NORTH WEST

NORTH

NORTH EAST

EAST

EXTERIOR MATERIALS

ASPHALT STYLE SHINGLE

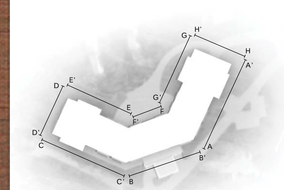
BRICK MASONRY

VINYL CLAD OR
VINYL WINDOWS

FIBER CEMENT PANELS

CULTURED STONE
VENEER

MATERIALS



LEGEND

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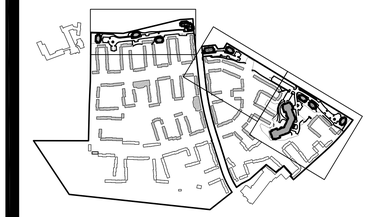

Issued	By	Appd.	MM.DD.YY
VARIOUS EDITS	JM/AL	TPK	11.26.14
VARIOUS EDITS	CEL	TPK	08.22.14
VARIOUS EDITS	JM/CL	TPK	07.11.14
VARIOUS EDITS	NRB	TPK	07.03.14
VARIOUS EDITS	NRB	TPK	06.22.14
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COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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	JM, CM	TPK	TPK	10.21.13

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Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF
SOUTH BROOKLINE

BROOKLINE, MA

Title

ELEVATIONS
APARTMENT BUILDING

Project No.
210810271

Scale

Drawing No.
A-19

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