

**THE RESIDENCES OF SOUTH BROOKLINE  
PROPOSED WAIVER LIST  
December 11, 2014**

Brookline Zoning Bylaws						
Bylaw Section	Requirement	Applicable District(s)	Lot(s) Affected	Requested Waiver(s)	Details of Proposal Requiring Waiver	Waiver No.
§4.04	Limitation of Area of Accessory Uses	S-7; M-0.5	W, E1, E2, E3	Waiver to allow accessory uses (parking) within front and side setback areas.	The Development will include parking within required setback areas.	A
§4.07(6) – <i>Table of Use Regulations</i> and §4.08	Multifamily Uses	S-7	W, E1, E2, E3	Waiver to allow multifamily uses within the S-7 zoning district. Special permit and local affordability requirements inapplicable.	The Development is a multifamily housing development containing 12 buildings and 161 dwelling units, of which 10 “infill” buildings and 48 dwelling units will be located in the S-7 zoning district. <sup>1</sup> The Comprehensive Permit, as may be granted by Zoning Board of Appeals, shall provide all local permits per M.G.L. c. 40B.	B
§4.07(22) and (55) – <i>Table of Use Regulations</i>	Residential Parking Areas	S-7; M-0.5	W, E1, E2, E3	Waivers to allow residential parking areas with more than three spaces as a secondary use for storage of vehicles of residents on other lots in excess of 1,400’ distant.	Except for the parking garage, which will be available to only residents of Building 12, the Development’s parking spaces will be available to all of its residents, regardless of whether such residents live on the same lot, and regardless of the distance between the relevant parking space and lot.	C
§5.03	Spacing of Residential Uses on the Same Lot	S-7	E3	Waiver to allow construction of two or more main residential buildings without providing front, side, and rear yards between each building.	As shown on the Waiver Plan, in one location on the Site, Building 9 will be located approximately 28’ from Building 10, within the required front yard of Building 10.	D
§5.04(1)	Residential Building on Rear of a Lot	S-7	E3	Waiver to allow residential buildings located on the rear of the lots to have less than an 80’ rear yard.	As shown on the Waiver Plan, in one location on the Site, Building 10 will be located approximately 28’ from Building 9, within the required rear yard of Building 9.	E
§5.09	Design Review	S-7; M-0.5	W, E1, E2, E3	Design Review requirements not applicable under M.G.L. c. 40B.	Comprehensive Permit, as may be granted by Zoning Board of Appeals, shall provide all local permits per M.G.L. c. 40B.	F

<sup>1</sup> Building 3 (containing four units) will technically be located within the portion of Lot W located within the M-0.5; however, except as expressly noted herein, for purposes of evaluating zoning compliance, the more restrictive use and dimensional regulations applicable in the S-7 have been applied to Building 3.

§5.10, §5.12, and Table 5.01	Minimum Lot Size, Minimum Lot Area Per Dwelling Unit	M-0.5	E2, W	Waiver from minimum lot size of 3,000 sf for first dwelling unit and 2,000 sf for each additional dwelling unit.	On Lot E2, the Development will have a lot size of approximately 89,266 sf within the M-0.5 District, allowing 44 total units. On Lot W, the Development will have a lot size of approximately 8,270 sf within the M-0.5 District, allowing 3.64 total units. Within the M-0.5 District, the Development will include approximately 109 on Lot E2 and 4 units on Lot W. The entire development will have a lot size of approximately 379,933 sf, allowing a total of 189 units (161 units are proposed).	G
§5.20 and Table 5.01	Maximum FAR	S-7 M-0.5	E1, E2, W	Waiver from maximum ratios of gross floor area to lot area (0.5 in M-0.5 district and 0.35 in the S-7 District).	On Lot E1, the Development will have a FAR of approximately 0.51. On Lot E2, within the M-0.5 District, the Development will have an FAR of approximately 1.44. On Lot W, within the M-0.5 District, the Development will have an FAR of approximately 0.88. The entire Development will have an FAR of approximately 0.57.	H
§5.30-5.32 and Table 5.01	Maximum Height of Buildings	S-7 M-0.5	W, E1, E2	Waiver from maximum building height limitations, as calculated pursuant to Sections 5.30-5.32. <sup>2</sup>	On Lot W, Building 1 will have a height of approximately 206.83', which is approximately 6.2' over the allowed height of 200.63'. Building 2 will have a height of approximately 203.83', which is approximately 3.2' over the allowed height of 200.63'. Building 3 will have a height of approximately 199.83', which is approximately 0.57' over the allowed height of 199.26'. On Lot E1, Building 5 will have a height of approximately 199.33', which is approximately 0.93' over the allowed height of 198.40'. Building 6 will have a height of approximately 206.33', which is approximately 2.13' over the allowed height of 204.20'. Building 7 will have a height of approximately 211.13', which is approximately 7.13' over the allowed height of 204.20'. On Lot E2,	I

<sup>2</sup> See separate "Building Height Calculation Plan" prepared by Stantec dated December 11, 2014. All height measurements provided in this table represent the building's elevation above the Brookline Town Base Elevation.

					Building 12 will have a height of approximately 237.44', which is approximately 21.66' over the allowed height of 215.78'.	
§5.50 and Table 5.01	Minimum Front Yard <sup>3</sup>	S-7; M-0.5	W, E1, E2, E3	Waiver from 30' minimum front yard requirement.	Minimum 19'6" setback provided for Building 4. Minimum 22' setback provided for Building 5. Minimum 8' setback provided for Building 12. Minimum 3' setback provided for Building 9.	J
§5.55	Front Yard for Rear Lot	S-7	W	Waiver to allow less than required front yard depth for building located on rear lot.	Building 3 will be set back approximately 1' from lot line parallel to Independence Drive	K
§5.60, §5.62 and Table 5.01	Minimum Side Yard <sup>3</sup>	M-0.5	E2	Waiver from minimum side yard requirement of 10 + L/10 (where "L" is the dimension of that portion of the wall required to be set back from the side lot line).	Minimum 10' setback provided for Building 12.	L
		S-7	W, E1, E2, E3	Waiver from minimum side yard requirement of 20' and to allow retaining walls in excess of 7' in height within required side setback areas.	Minimum 2'4" setback provided for Building 1. Minimum 1' setback provided for Building 3. Minimum 4' provided for Building 7. Minimum 5' provided for Building 8. Minimum 6' setback provided for Building 9. Minimum 7'3" setback provided for Building 10. Minimum 10' setback provided for Building 11. Retaining walls within side yards of Buildings 9 and 12 may exceed 7' in height.	M
§5.70 and Table 5.01	Minimum Rear Yard <sup>3</sup>	M-0.5	E2	Waiver from 30' minimum rear yard requirement.	Minimum 19' setback provided for Building 12.	N
		S-7	E1, E2, E3, W	Waiver from 40' minimum rear yard requirement.	Minimum 1' setback provided for Building 3. Minimum 1' provided for Building 7. Minimum 1' provided for Building 8. Minimum 14' setback provided for Building 11.	O
§5.91 and Table	Minimum	M-0.5	W, E2	Waiver from the requirement	On Lot W, within the M-0.5 District, 0 sf of	P

<sup>3</sup> Section 5.40 of the Zoning Bylaw allows for a less restrictive interpretation of minimum yard requirements where a structure is not parallel to the lot line; for the sake of clarity, all minimum yard requirements have been applied as if the buildings were parallel to lot lines.

5.01	Usable Open Space			that at least 30% of the gross floor area on each lot will be usable open space.	Usable Open Space will be provided. On Lot E2, within the M-0.5 District, 14,361 sf of Usable Open Space will be provided, which is approximately 11% of the gross floor area of the structure on Lot E2 in the M-0.5 District.	
§6.02, Paragraph 1, Table of Off-Street Parking Requirements	Number of Parking Spaces per Dwelling Unit	M-0.5	E2	Waiver from the requirement to provide 2.0 spaces per 1 and 2 bedroom unit and 2.3 per 3-bedroom units.	On Lot E2 in the M-0.5 District, the Development will provide 1.26 parking spaces per 1 or 2-bedroom dwelling unit.	Q
§6.04.5.c.4	Parking area setback	S-7	W, E1, E2, E3	Waiver from the requirement to setback parking spaces from the front lot line a distance equal to the greater of the required building setback (30') or the average of the setbacks of buildings on adjacent lots on either side.	On all lots within the S-7, parking areas will contain more than six spaces, but will be set back less than 30' from front, side, and rear lot lines.	R

<b>Brookline General Bylaws</b>					
<b>Bylaw Section</b>	<b>Requirement</b>	<b>Lot(s) Affected</b>	<b>Requested Waiver or Waiver</b>	<b>Details of Proposal Requiring Waiver</b>	<b>Waiver No.</b>
§5.10.3.d	Neighborhood Conservation District	W, E1, E2, E3	Waiver from conservation district permit requirements and applicable design standards and restrictions.	Comprehensive Permit as may be granted by Zoning Board of Appeals shall provide all local permits per MGL c. 40B.	S

**THE RESIDENCES OF SOUTH BROOKLINE  
PROPOSED PARKING WAIVER LIST  
December 11, 2014**

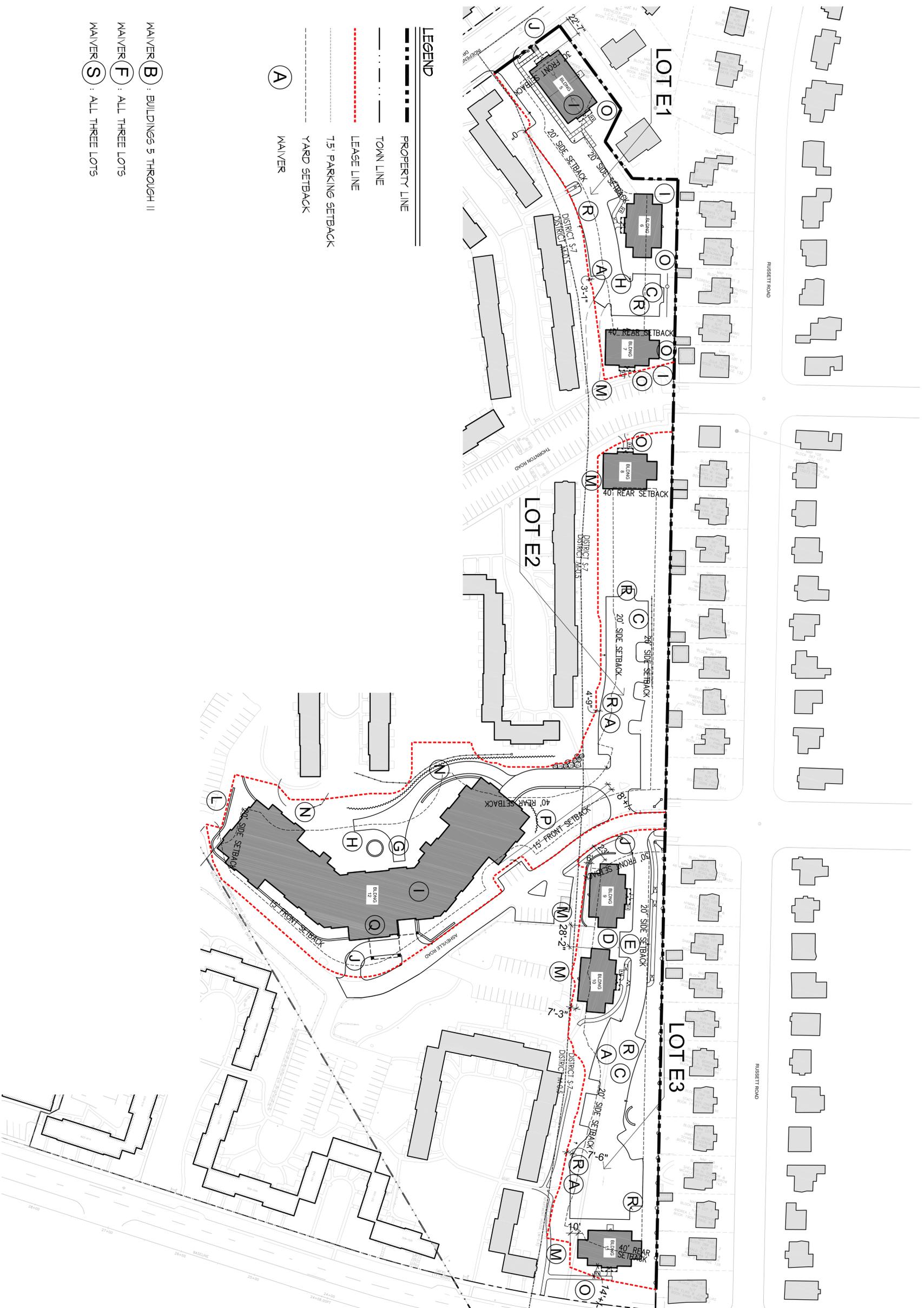
Bylaw Section	Requirement	Applicable District(s)	Requested Waiver(s)	Details of Proposal Requiring Waiver	Waiver No.
<b>LOT W 41 spaces required, 61 provided</b>					
§4.04	Limitation of Area of Accessory Uses	S-7	Waiver to allow accessory uses (parking) within front and side yard setback areas.	Parking spaces will be provided within required setback areas; approximately 4' setback will be provided.	A
§4.07(22) and (55) – <i>Table of Use Regulations</i>	Residential Parking Areas	S-7	Waivers to allow residential parking areas as a secondary use with more than three spaces for storage of cars of residents on other lots and in excess of 1,400' distant.	The lot's parking spaces will be available to all residents within the Development, regardless of whether such residents live on the same lot, and regardless of the distance between the relevant parking space and lot.	C
§6.04.5.c.4	Parking area setback	S-7	Waiver from the requirement to setback parking spaces from the front lot line a distance equal to the greater of the required building setback (30') or the average of the setbacks of buildings on adjacent lots on either side.	The lot's parking areas will contain more than six spaces, but will be set back less than 30' feet from front, side, and rear lot lines.	R
<b>LOT E1 32 spaces required, 41 provided</b>					
§4.04	Limitation of Area of Accessory Uses	S-7	Waiver to allow accessory uses (parking) within front and side yard setback areas.	Parking spaces will be provided within required setback areas; approximately 0' setback will be provided.	A
§4.07(22) and (55) – <i>Table of Use Regulations</i>	Residential Parking Areas	S-7	Waivers to allow residential parking areas as a secondary use with more than three spaces for storage of cars of residents on other lots and in excess of 1,400' distant.	The lot's parking spaces will be available to all residents within the Development, regardless of whether such residents live on the same lot, and regardless of the distance between the relevant parking space and lot.	C
§6.04.5.c.4	Parking area setback	S-7	Waiver from the requirement to setback parking spaces from the front lot line a distance equal to the greater of the required building setback (30') or the average of the setbacks of buildings on adjacent lots on either side.	The lot's parking areas will contain more than six spaces, but will be set back less than 30' feet from front, side, and rear lot lines.	R

<b>LOT E2</b>					
<b>226 spaces required, 142 provided (99 garage, 43 surface spaces)</b>					
§4.04	Limitation of Area of Accessory Uses	S-7	Waiver to allow accessory uses (parking) within front and side yard setback areas.	Parking spaces will be provided within required setback areas; approximately 4' setback will be provided.	A
§4.07(22) and (55) – <i>Table of Use Regulations</i>	Residential Parking Areas	S-7; M-0.5	Waivers to allow residential parking areas as a secondary use with more than three spaces for storage of cars of residents on other lots and in excess of 1,400' distant.	Except for the garage spaces, which will be limited to the residents of Building 12, the lot's parking spaces will be available to all residents within the Development, regardless of whether such residents live on the same lot, and regardless of the distance between the relevant parking space and lot.	C
§6.02, Paragraph 1, Table of Off-Street Parking Requirements	Number of Parking Spaces per Dwelling Unit	M-0.5	Waiver from the requirement to provide 2.0 spaces per 1 and 2 bedroom unit and 2.3 per 3-bedroom units.	On Lot E2, the Development will provide 1.26 parking spaces per dwelling unit. <sup>1</sup>	Q
§6.04.5.c.4	Parking area setback	S-7	Waiver from the requirement to setback parking spaces from the front lot line a distance equal to the greater of the required building setback (30') or the average of the setbacks of buildings on adjacent lots on either side.	The lot's parking areas will contain more than six spaces, but will be set back less than 30' feet from front, side, and rear lot lines.	R
<b>LOT E3</b>					
<b>24 spaces required, 48 provided</b>					
§4.04	Limitation of Area of Accessory Uses	S-7	Waiver to allow accessory uses (parking) within front and side yard setback areas.	Parking spaces will be provided within required setback areas; approximately 4' setback will be provided.	A
§4.07(22) and (55) – <i>Table of Use Regulations</i>	Residential Parking Areas	S-7	Waivers to allow residential parking areas as a secondary use with more than three spaces for storage of cars of residents on other lots and in excess of	The lot's parking spaces will be available to all residents within the Development, regardless of whether such residents live on the same lot, and regardless of the distance between the relevant	C

<sup>1</sup> The Applicant requests waivers from §4.07(22) and (55) to allow the Applicant to provide the required number of parking spaces on other lots within the Development, which would, if granted, render this request unnecessary.

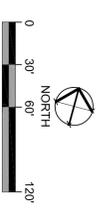
			1,400' distant.	parking space and lot.	
§6.04.5.c.4	Parking area setback	S-7	Waiver from the requirement to setback parking spaces from the front lot line a distance equal to the greater of the required building setback (30') or the average of the setbacks of buildings on adjacent lots on either side.	The lot's parking areas will contain more than six spaces, but will be set back less than 30' feet from front, side, and rear lot lines.	R





- (B)** : BUILDINGS 5 THROUGH 11  
**(F)** : ALL THREE LOTS  
**(S)** : ALL THREE LOTS

- LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - TOWN LINE  
 - - - - - LEASE LINE  
 - - - - - 7.5' PARKING SETBACK  
 - - - - - YARD SETBACK  
**(A)** WAIVER



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Issued	By	Appd	MMDDYY
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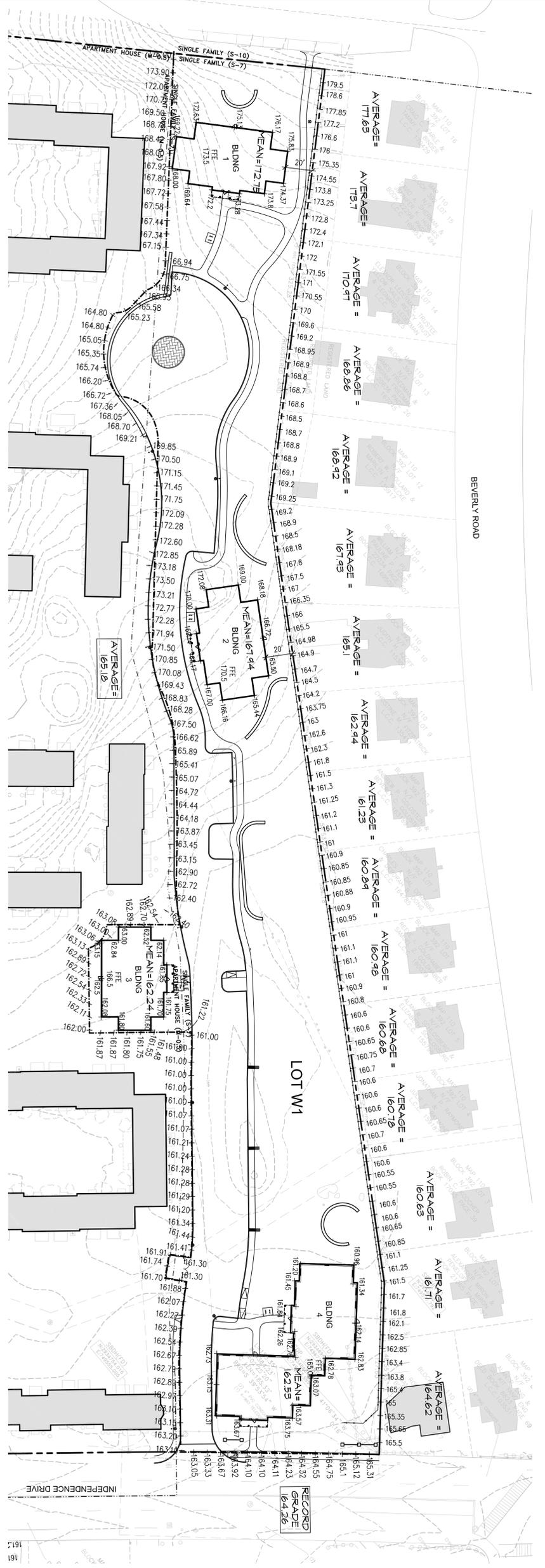
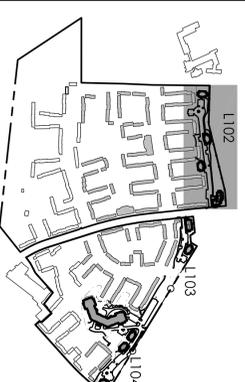
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Client/Project  
 CHESTNUT HILL REALTY  
 THE RESIDENCES OF  
 SOUTH BROOKLINE  
 BROOKLINE, MA

Title  
 WAIVER PLAN NORTHEAST

Project No. 210810271  
 Scale AS NOTED

Drawing No. W102



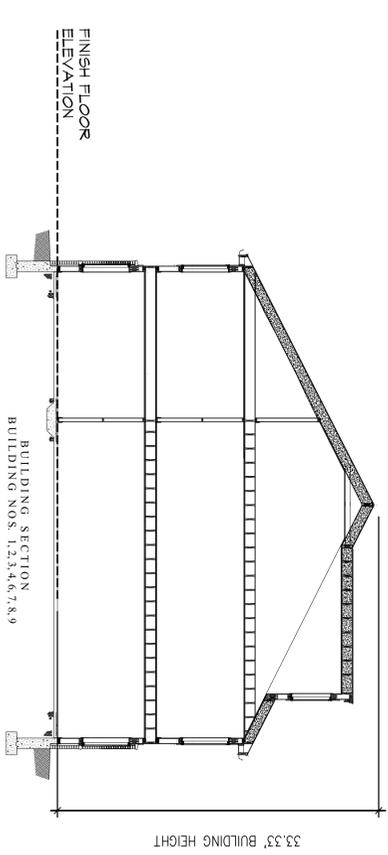
**BUILDING HEIGHT CHART WEST**

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	PROPOSED BUILDING HEIGHT
1	172.75'	164.26'	160.63'	20.00'	C	160.63+(20.00*0.25)+35	200.63'	173.50'	33.33'	206.83'
2	167.94'	164.26'	160.63'	20.00'	C	160.63+(20.00*0.25)+35	200.63'	170.50'	33.33'	203.83'
3	162.24'	164.26'	160.63'	1.00'	A	164.26+35	199.26'	166.50'	33.33'	199.83'
4	162.53'	164.26'	160.63'	20.00'	A	164.26+35	199.26'	165.00'	33.33'	198.33'

**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 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

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

**Title**  
 HEIGHT CALCULATION  
 PLAN WEST

**Project No.**  
 210810271

**Scale**  
 AS NOTED

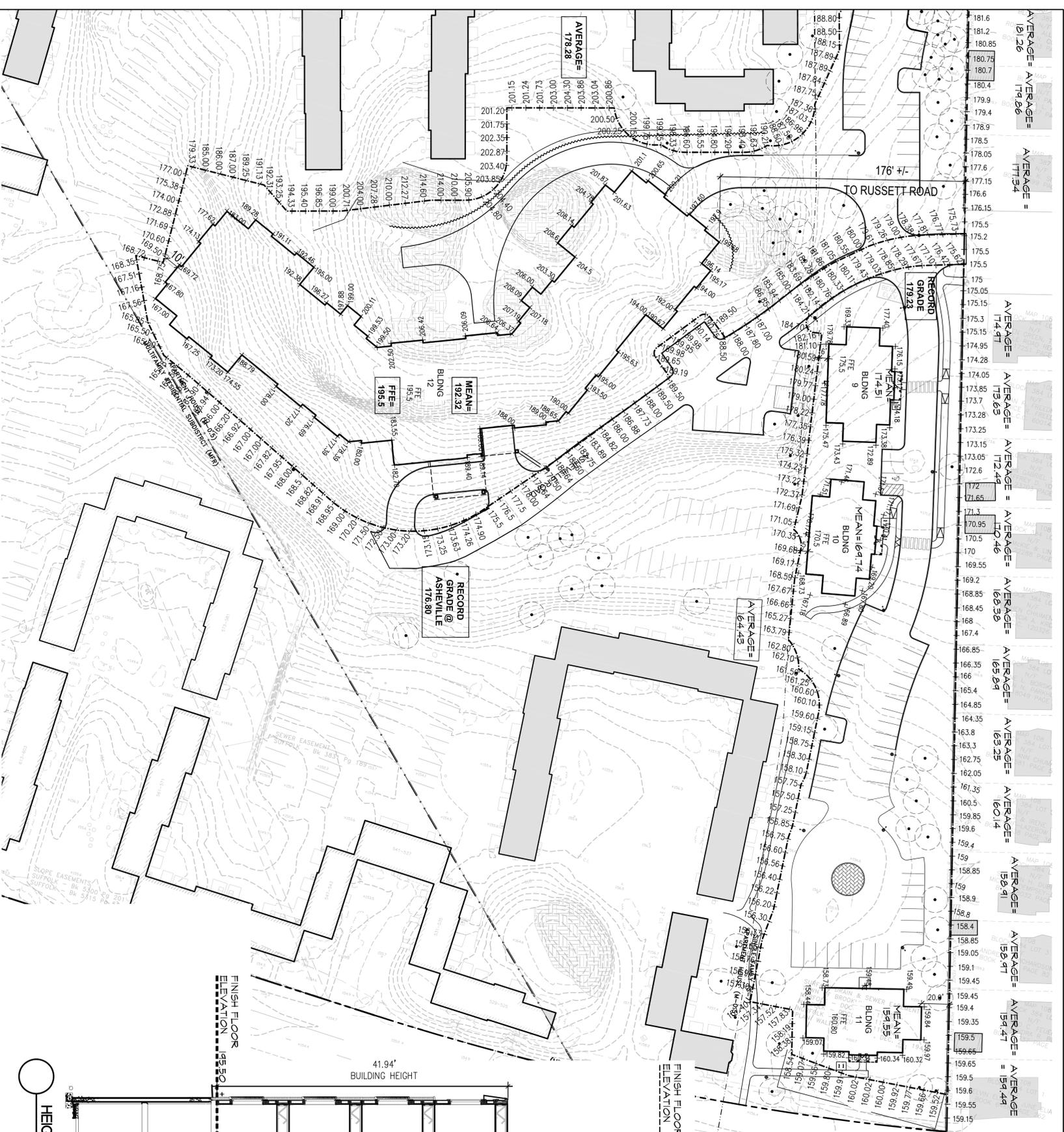
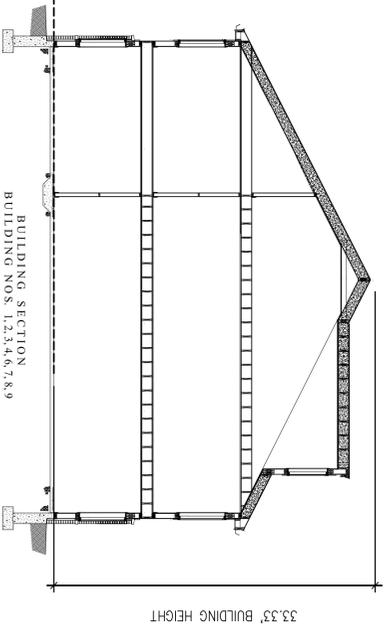
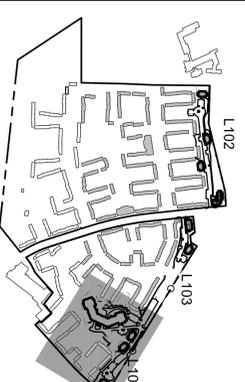
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**TO BUILDING DEPARTMENT**  
 TO BUILDING DEPARTMENT

**Issued**  
 JPM TRK 12.11.14  
 JPM TRK 10.23.14  
 WMD00YY

**Permit-Stamp**  
 DATE: 12/11/2014  
 TIME: 10:23:14  
 BY: WMD00YY





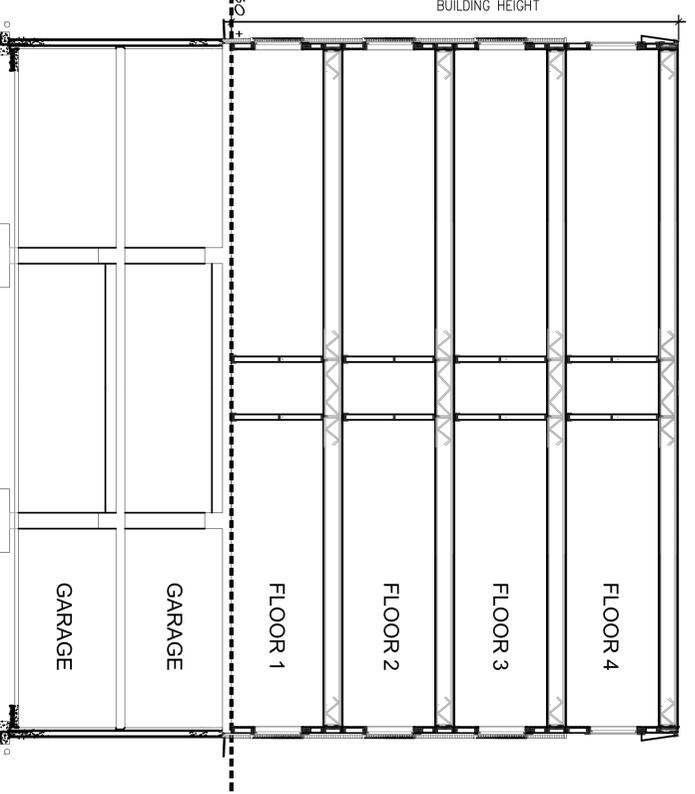
**BUILDING HEIGHT CHART SOUTHEAST**

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	ALLOWED HEIGHT	MAY HEIGHT TO TOP OF BUILDING ALLOWED	PROPOSED FINISH FLOOR ELEVATION	BUILDING HEIGHT TOP OF BUILDING	PROPOSED BUILDING HEIGHT
9	174.51'	179.23'	158.91'	6.00'	A	179.23+35	214.23'	175.50'	33.33'	208.83'
10	169.74'	179.23'	158.91'	5.00'	A	179.23+35	214.23'	170.50'	33.33'	203.83'
11	159.55'	179.23'	158.91'	7.00'	A	179.23+35	214.23'	160.80'	33.33'	194.13'
12	192.32'	176.80'	178.28'	10.00'	C	178.28 + (10.00 * .25) + 35	215.78'	195.50'	41.94'	237.44'

**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'
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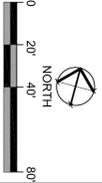
**HEIGHT CALCULATION DIAGRAM**



**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 IS HIGHER THAN 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 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'



Client/Project  
CHESTNUT HILL REALTY

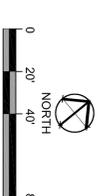
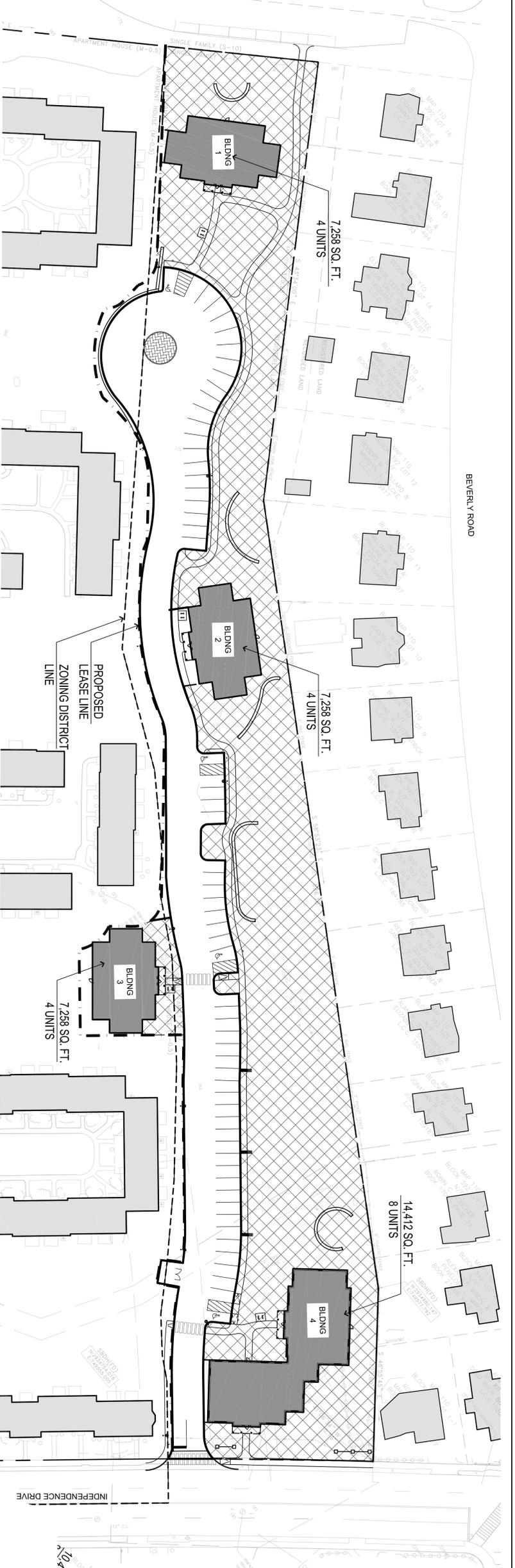
Title  
THE RESIDENCES OF SOUTH BROOKLINE  
BROOKLINE, MA

HEIGHT CALCULATION  
PLAN SOUTHEAST

Project No. 210810271  
Scale AS NOTED

TO BUILDING DEPARTMENT  
TO BUILDING DEPARTMENT  
Issued By: JPM, TRK, JPM, TRK, WMD, JY  
Date: 12.11.14, 10.23.14, WMD, JY

Permit/Seal: JPM, TRK, WMD, JY



KEY	CATEGORY	PROPOSED
	SQ. FT. LOT SIZE	126,697 SQ.FT.
	G.S.F BUILDINGS	36,186 SQ.FT.
	UNITS	20
	LANDSCAPED OPEN SPACE (S.7)	69,182 SQ. FT.
	LANDSCAPED OPEN SPACE (M.5)	1,745 SQ. FT.
	USABLE OPEN SPACE (M.5)	0 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

WEST 1 LOT

VARIOUS EDITS	JPM	TRK	12.11.14
VARIOUS EDITS	JM/AL	TRK	12.08.14
VARIOUS EDITS	JM/AL	TRK	11.26.14
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VARIOUS EDITS	JM/CL	TRK	07.11.14
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VARIOUS EDITS	NBB	TRK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TRK	11.26.13
Issued			MMDDYY

THE NUMBER	JM/CL	CHL	MMDDYY
PERMIT/SEAL	DM	DRG	MMDDYY

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

Title  
 WAIVER CALCULATION  
 PLAN WEST

Project No. 210810271  
 Scale AS NOTED

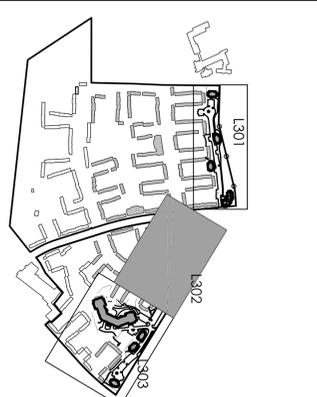
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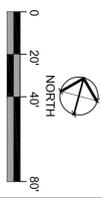
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VARIOUS EDITS	JPM	TRK	04.08.13
VARIOUS EDITS	NBB	TRK	11.26.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TRK	11.26.13
Issued			MM/DD/YY

T&E NUMBER	JAL/CL	CHAD	MM/DD/YY
Permit/Seal	DWN	DRGN	MM/DD/YY

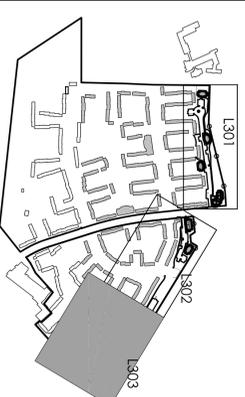
Client/Project  
CHESTNUT HILL REALTY  
THE RESIDENCES OF  
SOUTH BROOKLINE  
BROOKLINE, MA

**WAIVER CALCULATION  
PLAN NORTHEAST**

Project No. 210810271  
Scale AS NOTED



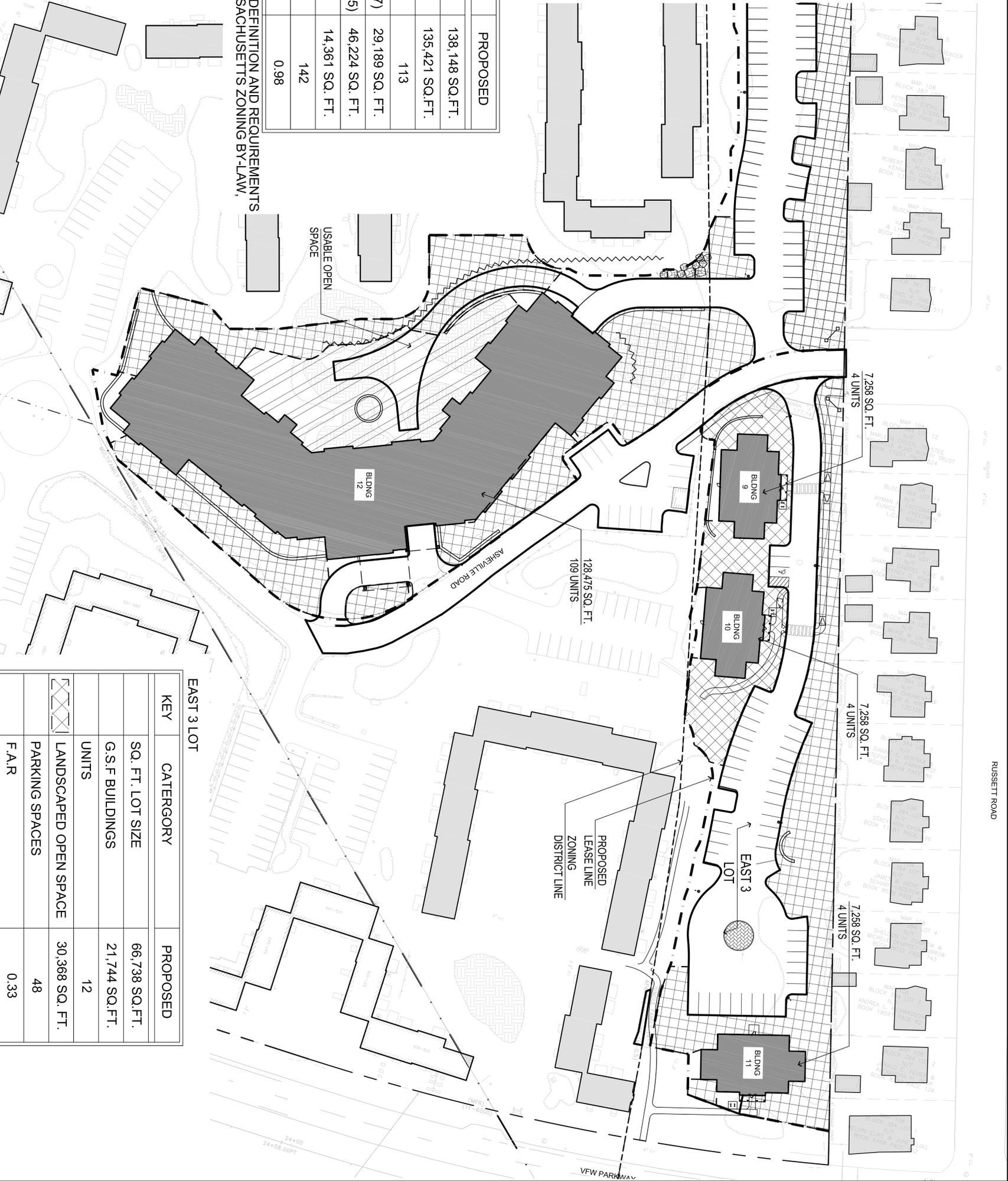
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The Contractor shall verify and be responsible for all dimensions. Do not scale. Without delay, any errors or omissions shall be reported to the Designer. The Designer shall be responsible for the accuracy of the information. The Designer shall be responsible for the accuracy of the information. The Designer shall be responsible for the accuracy of the information.



EAST 2 LOT

KEY	CATEGORY	PROPOSED
	SQ. FT. LOT SIZE	138,148 SQ.FT.
	G.S.F BUILDINGS	135,421 SQ.FT.
	UNITS	113
▣	LANDSCAPED OPEN SPACE (S.T)	29,189 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

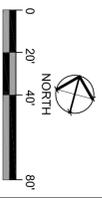
\*LANDSCAPED AND USABLE OPEN SPACE DEFINITION AND REQUIREMENTS TAKEN FROM TOWN OF BROOKLINE, MASSACHUSETTS ZONING BY-LAW, SECTION 5.91



EAST 3 LOT

KEY	CATEGORY	PROPOSED
	SQ. FT. LOT SIZE	66,738 SQ.FT.
	G.S.F BUILDINGS	21,744 SQ.FT.
	UNITS	12
▣	LANDSCAPED OPEN SPACE	30,368 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



REVISIONS	DATE	BY	APP'D
VARIOUS EDITS	12.11.14	JPM	TRK
VARIOUS EDITS	12.08.14	JM/AL	TRK
VARIOUS EDITS	11.26.14	CEL	TRK
VARIOUS EDITS	08.22.14	JM/CL	TRK
VARIOUS EDITS	07.11.14	NBB	TRK
VARIOUS EDITS	06.22.14	NBB	TRK
VARIOUS EDITS	04.08.13	JPM	TRK
COMPREHENSIVE PERMIT APPLICATION	11.26.13	JPM	TRK
Issued			MMDDYY

PERMITS	DATE	BY	APP'D
Permit-Stamp			

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

WAIVER CALCULATION  
PLAN SOUTHEAST

Project No. 210810271  
Scale AS NOTED  
Drawing No. L106

Overall Site Information	
Measurement	Provided
Lot Area	379,933 sf
Gross Floor Area	235,185
Floor Area Ratio	2.11
Dwelling Units	161
	292
Parking	(2 spaces per 1 or 2-bedroom unit and 2.3 per 3-bedroom unit, waiver required)

	Lot size	GFA	FAR	Units	Lot area required*	Landscaped Open Space			Usable Open Space			Parking	
						Required	Required	Provided	Required	Required	Provided	Required	Provided
Lot W	126,697	36,186	0.29	20	41,000	30%	10,856	70,563	-	-	-	41	61
Lot E1	48,350	24,638	0.51	16	33,000	30%	7,391	17,828	-	-	-	32	41
Lot E2	138,148	135,421	0.98	113	227,000	30%	40,626	75,413	-	-	-	226	142
Lot E3	66,738	21,774	0.33	12	25,000	30%	6,532	30,368	-	-	-	24	48
Total	379,933	218,019	0.57	161	323,000			194,172				323	292
Lot W S-7 district only	118,427	28,928	0.24	16	33,000	30%	8,678	69,182	-	-	-		
Lot W M-0.5 district only	8,270	7,258	0.88	4	9,000	10%	726	1,745	30%	2,177	0		
Lot E2 S-7 district only	48,882	6,946	0.14	4	9,000	30%	2,084	29,189	-	-	-		
Lot E2 M-0.5 district only	89,266	128,475	1.44	109	218,000	10%	12,848	46,224	30%	38,543	14,361		

\* Lot area required is 3000 sf for first unit, 2000 sf for every one thereafter

Building 1	7,258 GSF
Building 2	7,258 GSF
Building 3	7,258 GSF
Building 4	14,412 GSF
Building 5	10,434 GSF
Building 6	7,258 GSF
Building 7	6,946 GSF
Building 8	6,946 GSF
Building 9	7,258 GSF
Building 10	7,258 GSF
Building 11	7,258 GSF
Building 12	128,475 GSF