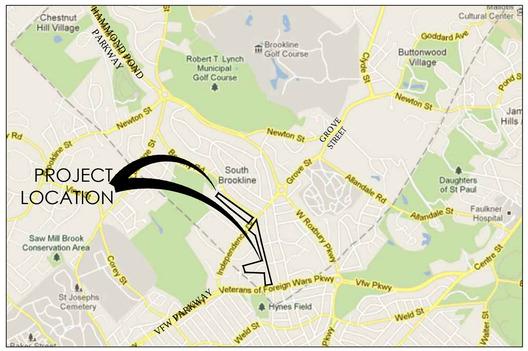
Stantec

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

FIRST ISSUE: NOVEMBER 26, 2013
LATEST REVISION:

JANUARY 5, 2015



VICINITY MAP
N.T.S

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APPLICANT / OWNER / DEVELOPER

APPLICANT: THE RESIDENCES OF SOUTH BROOKLINE, LLC,
A MASSACHUSETTS LIMITED LIABILITY COMPANY
OWNER: HANCOCK VILLAGE I LLC,
A MASSACHUSETTS LIMITED LIABILITY COMPANY
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

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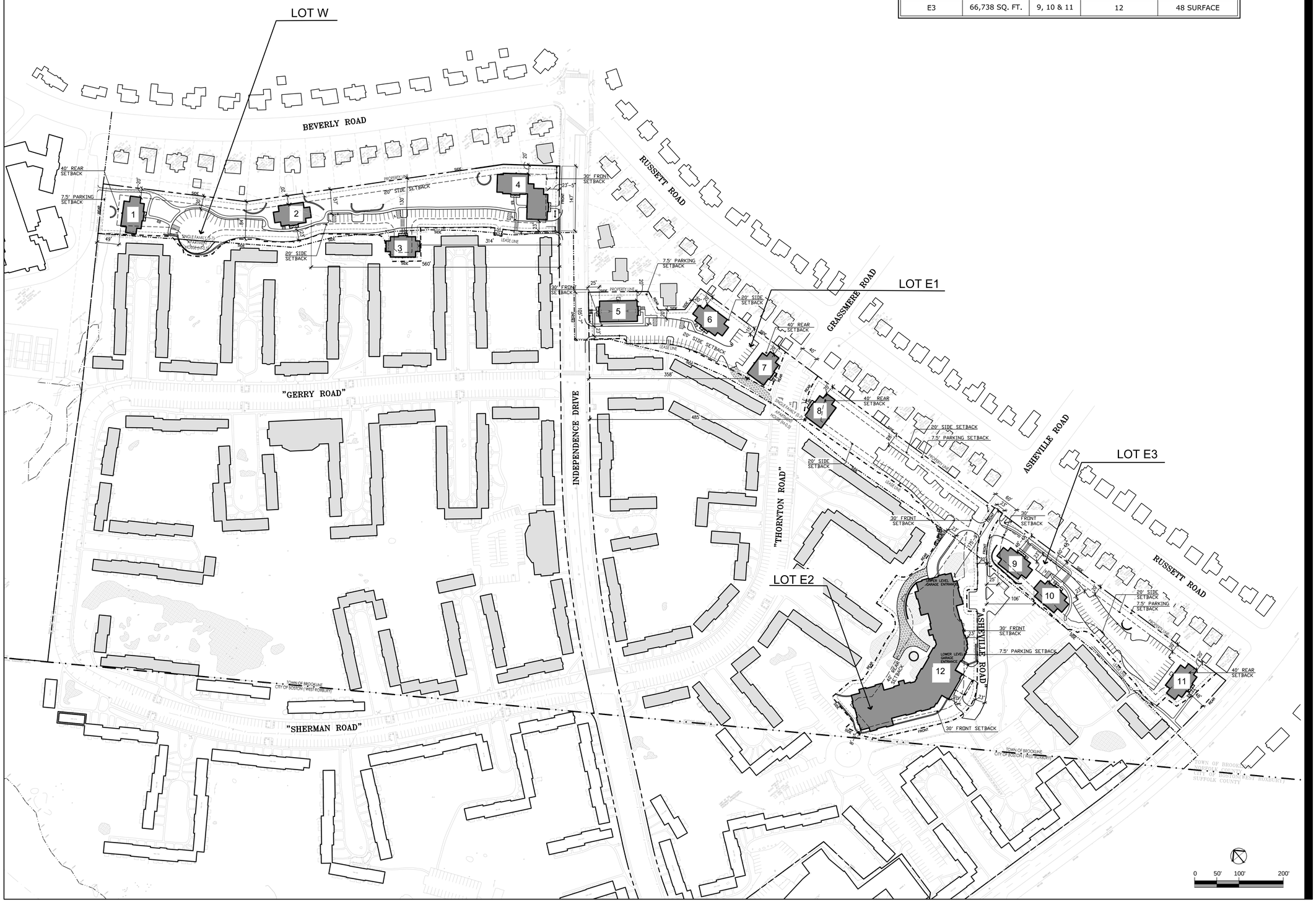
20-Jan-15 10:30 AM By: Canada, Darren, Ben
ORIGINAL SHEET - ARCH D

LEGEND

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

LOT #	SIZE	BUILDINGS	UNITS PROPOSED	PARKING SPACES
W	126,697 SQ. FT.	1, 2, 3 & 4	20	61 SURFACE
E1	48,350 SQ. FT.	5, 6 & 7	16	41 SURFACE
E2	138,148 SQ. FT.	8 & 12	113	99 STRUCTURED, 43 SURFACE
E3	66,738 SQ. FT.	9, 10 & 11	12	48 SURFACE



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COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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

Permit-Seal

MASSACHUSETTS
RODGER P. KINDSKNAPP
REGISTERED LANDSCAPE ARCHITECT
NO. 1193

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

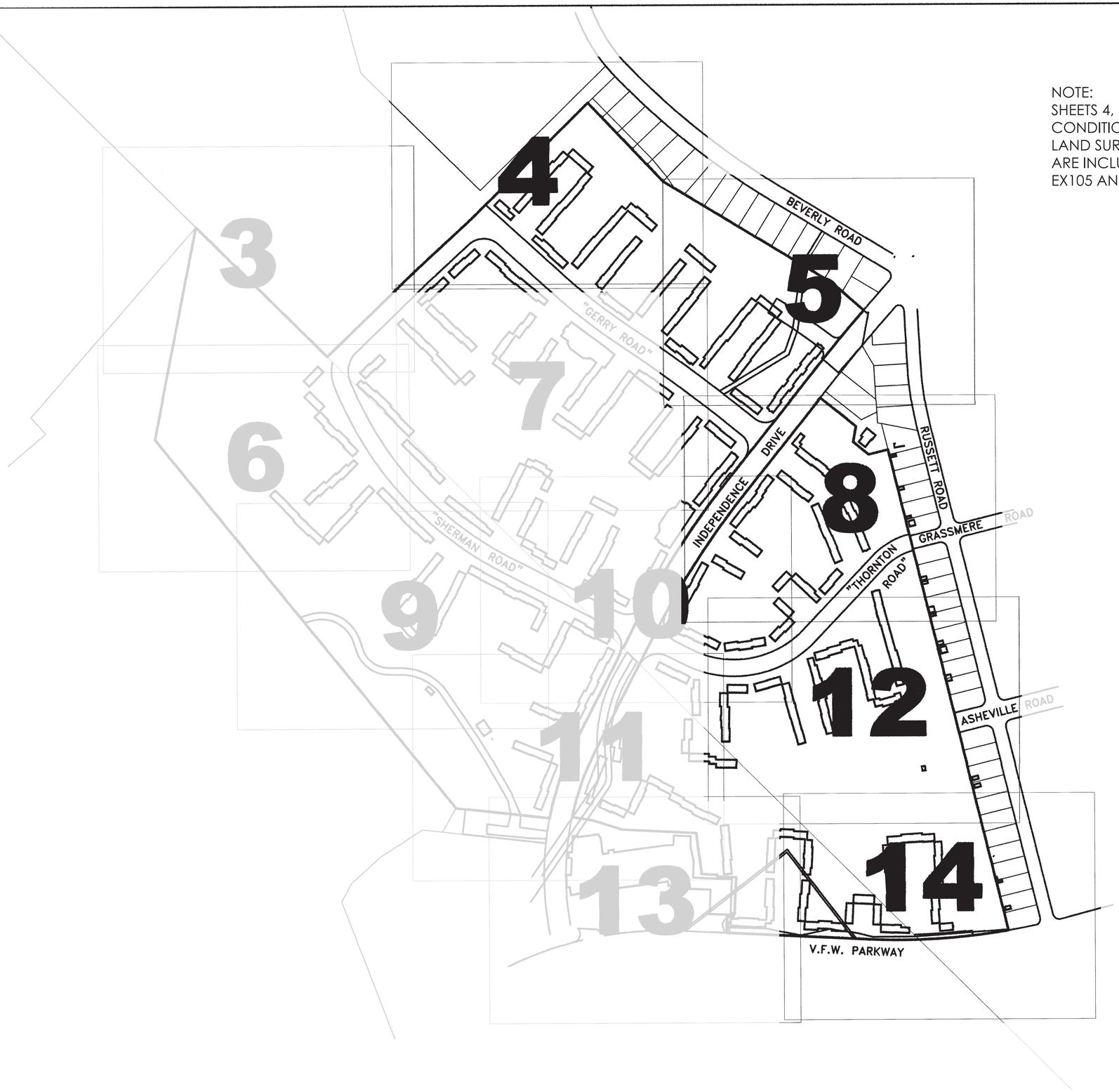
OVERALL SITE PLAN

Project No. 210810271

Scale 1" = 100'-0"

Drawing No.

EX100



NOTE:
SHEETS 4, 5, 8, 12 AND 14 OF THE EXISTING CONDITIONS SURVEY STAMPED BY REED LAND SURVEYING, INC., ON APRIL 4, 2007, ARE INCLUDED ON EX102, EX103, EX104, EX105 AND EX106.

THE BASIS OF THE BEARINGS FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 83 MAINLAND ZONE.

THE VERTICAL DATUM OF THIS SURVEY IS THE TOWN OF BROOKLINE BASE. TO CONVERT TO BOSTON CITY BASE SUBTRACT 0.13.

EXAMPLE:

163.21 TOWN OF BROOKLINE BASE
0.13 SUBTRACT DIFFERENCE
163.08 BOSTON CITY BASE

KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
GLEN D. REED
#40766
PROFESSIONAL LAND SURVEYOR

GLEN D. REED, P.L.S./ LICENSE NO. 40766
AS AGENT FOR REED LAND SURVEYING, INC.
NOT INDIVIDUALLY

Reed
Land Surveying, Inc.
109 RHODE ISLAND ROAD, SUITE 4A
LAKEVILLE, MASSACHUSETTS 02347
(508) 923-1181 FAX. (508) 923-1191

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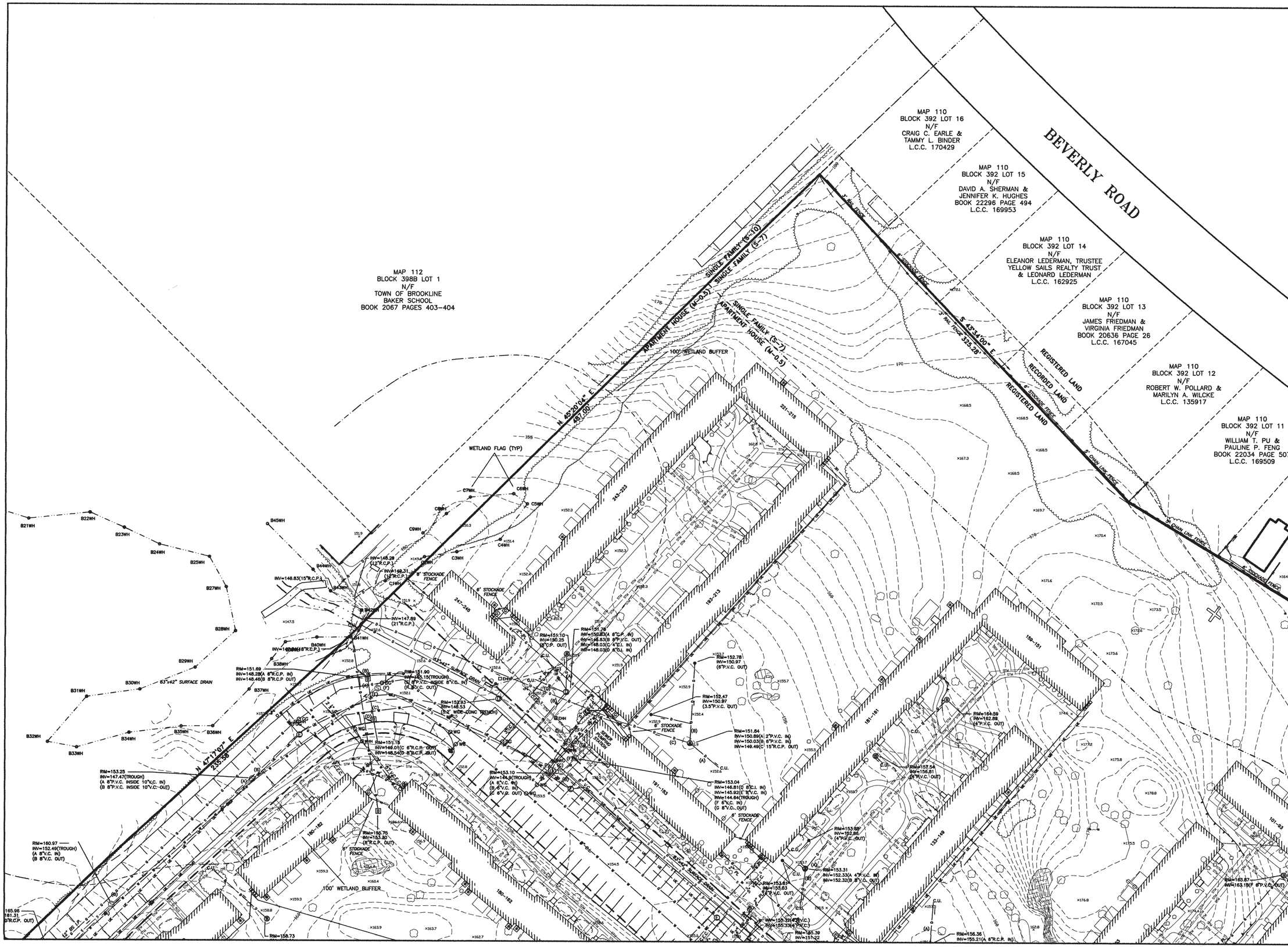
150 0 150 300
SCALE: 1"=150'

EXISTING CONDITIONS SURVEY OF THE
HANCOCK VILLAGE
BROOKLINE AND BOSTON
MASSACHUSETTS
(NORFOLK AND SUFFOLK COUNTY)
PREPARED FOR
CHESTNUT HILL REALTY

FILE: 6031ECS DATE: APRIL 4, 2007

SHEET 1

Drawing No.
EX101



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THE VERTICAL DATUM OF THIS SURVEY IS THE TOWN OF BROOKLINE BASE. TO CONVERT TO BOSTON CITY BASE SUBTRACT 0.13.

EXAMPLE:

163.21 TOWN OF BROOKLINE BASE
0.13 SUBTRACT DIFFERENCE
163.08 BOSTON CITY BASE

EXISTING CONDITIONS SURVEY

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30 0 30 60
SCALE: 1"=30'

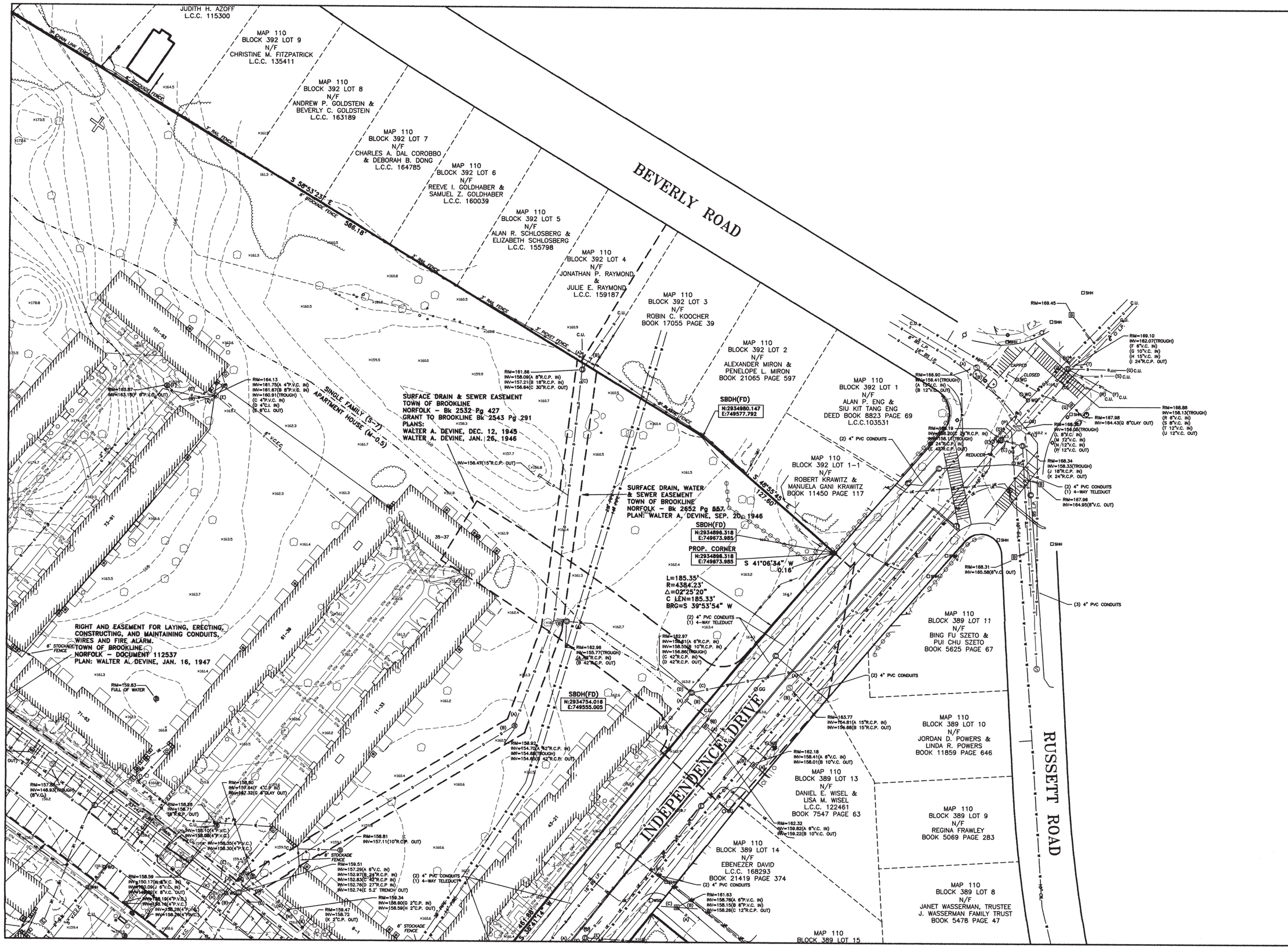
EXISTING CONDITIONS SURVEY OF THE HANCOCK VILLAGE

BROOKLINE AND BOSTON
MASSACHUSETTS
(NORFOLK AND SUFFOLK COUNTY)
PREPARED FOR
CHESTNUT HILL REALTY

FILE: 6031ECS DATE: APRIL 4, 2007

SHEET 4

Drawing No.
EX102



THE BASIS OF THE BEARINGS FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 83 MAINLAND ZONE.

THE VERTICAL DATUM OF THIS SURVEY IS THE TOWN OF BROOKLINE BASE. TO CONVERT TO BOSTON CITY BASE SUBTRACT 0.13.

EXAMPLE:

163.21 TOWN OF BROOKLINE BASE
0.13 SUBTRACT DIFFERENCE
163.08 BOSTON CITY BASE

EXISTING CONDITIONS SURVEY

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30 0 30 60
SCALE: 1"=30'

EXISTING CONDITIONS SURVEY OF THE HANCOCK VILLAGE
BROOKLINE AND BOSTON
MASSACHUSETTS
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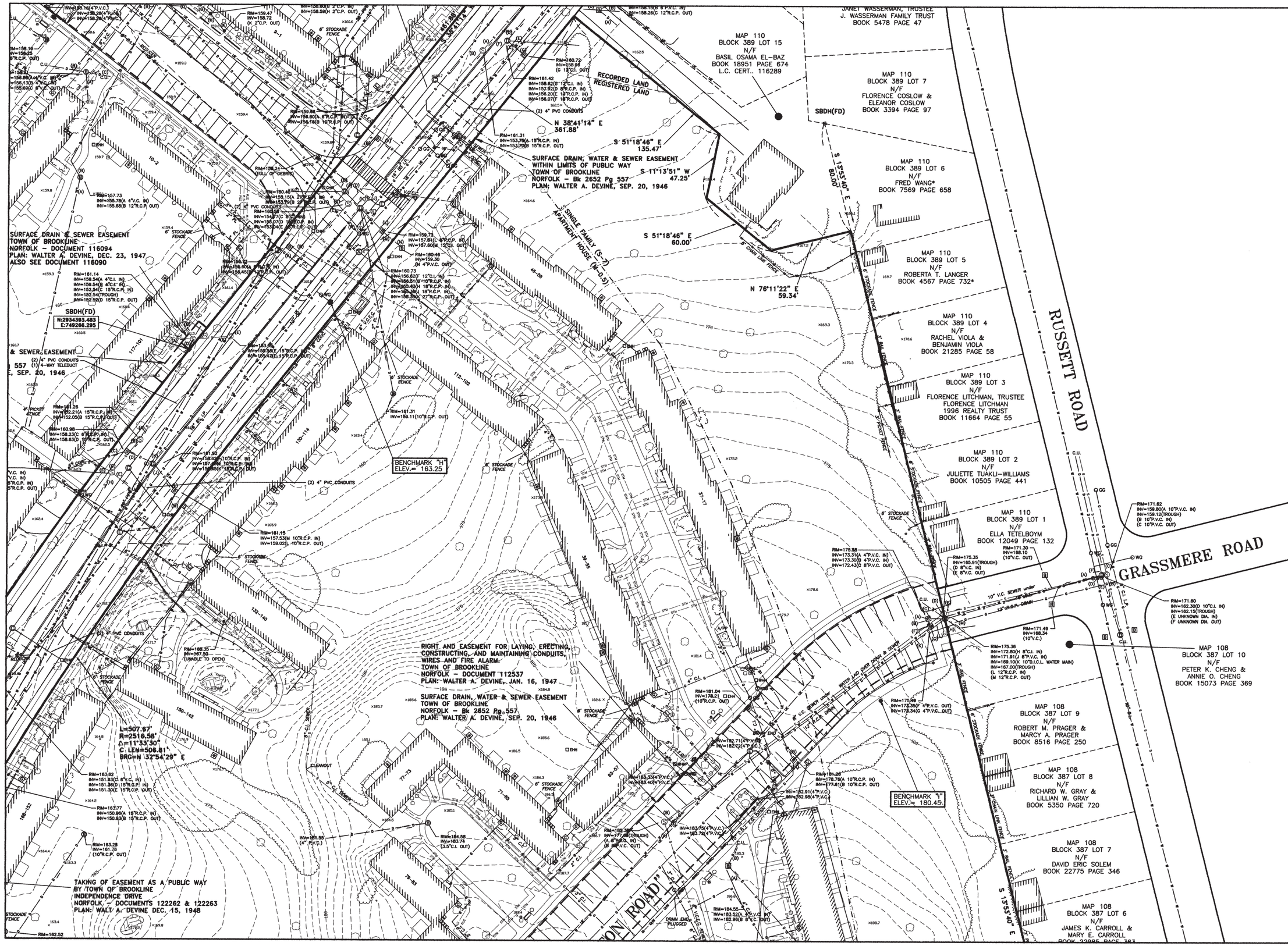
PREPARED FOR
CHESTNUT HILL REALTY

FILE: 6031ECS DATE: APRIL 4, 2007

SHEET 5 Drawing No. EX103



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THE VERTICAL DATUM OF THIS SURVEY IS THE TOWN OF BROOKLINE BASE. TO CONVERT TO BOSTON CITY BASE SUBTRACT 0.13.

EXAMPLE:

163.21 TOWN OF BROOKLINE BASE
0.13 SUBTRACT DIFFERENCE
163.08 BOSTON CITY BASE

EXISTING CONDITIONS SURVEY

COMMONWEALTH OF MASSACHUSETTS
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PROFESSIONAL LAND SURVEYOR

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30 0 30 60
SCALE: 1"=30'

EXISTING CONDITIONS SURVEY OF THE HANCOCK VILLAGE
BROOKLINE AND BOSTON
MASSACHUSETTS
(NORFOLK AND SUFFOLK COUNTY)
PREPARED FOR
CHESTNUT HILL REALTY

FILE: 6031ECS DATE: APRIL 4, 2007

SHEET 8 Drawing No. EX104

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0.13 SUBTRACT DIFFERENCE
163.08 BOSTON CITY BASE

EXISTING CONDITIONS SURVEY

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GLEN D. REED
#40766
PROFESSIONAL LAND SURVEYOR

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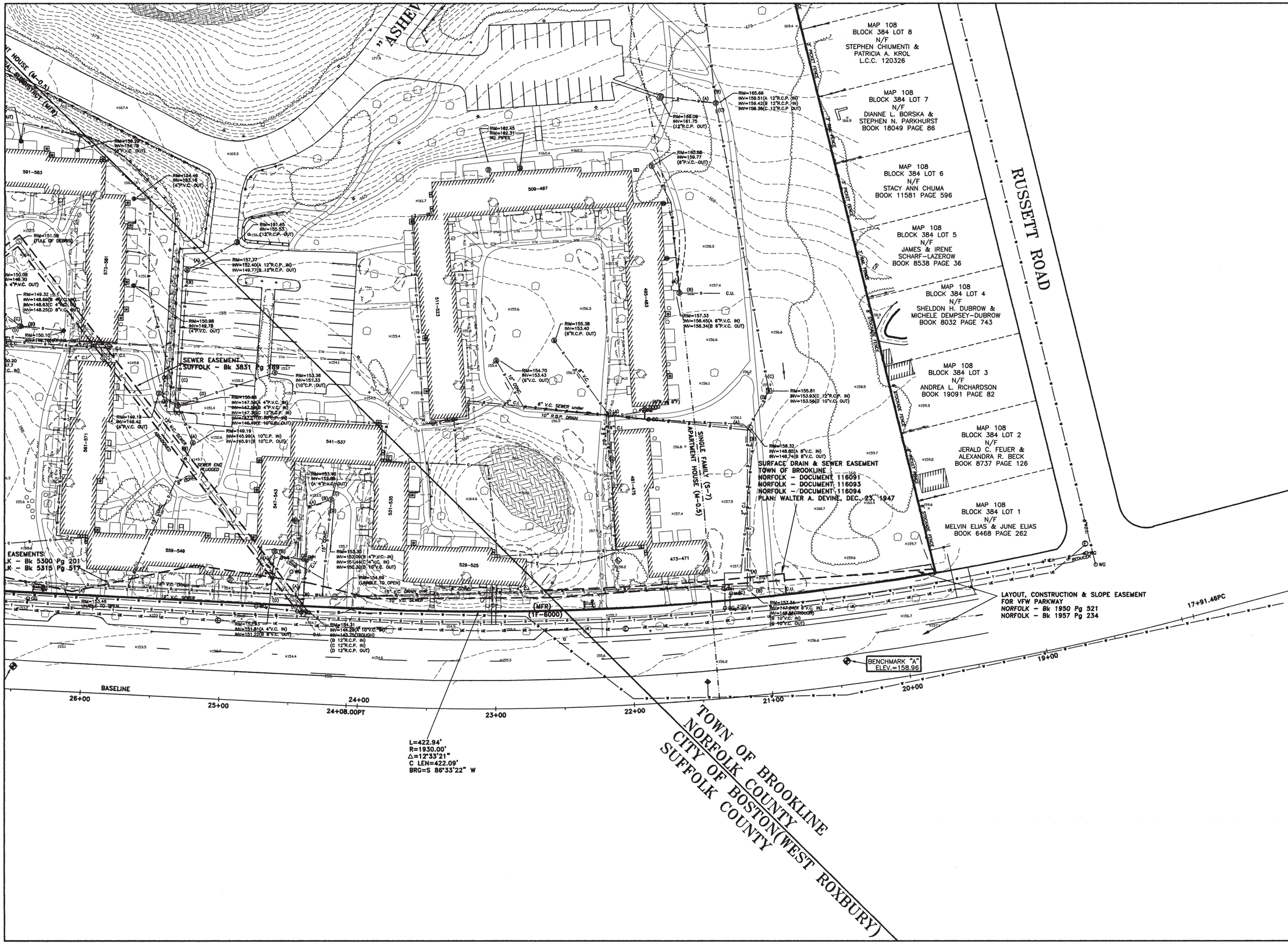
PREPARED FOR
CHESTNUT HILL REALTY

FILE: 6031ECS DATE: APRIL 4, 2007

SHEET 12 Drawing No. EX105



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EXISTING CONDITIONS SURVEY

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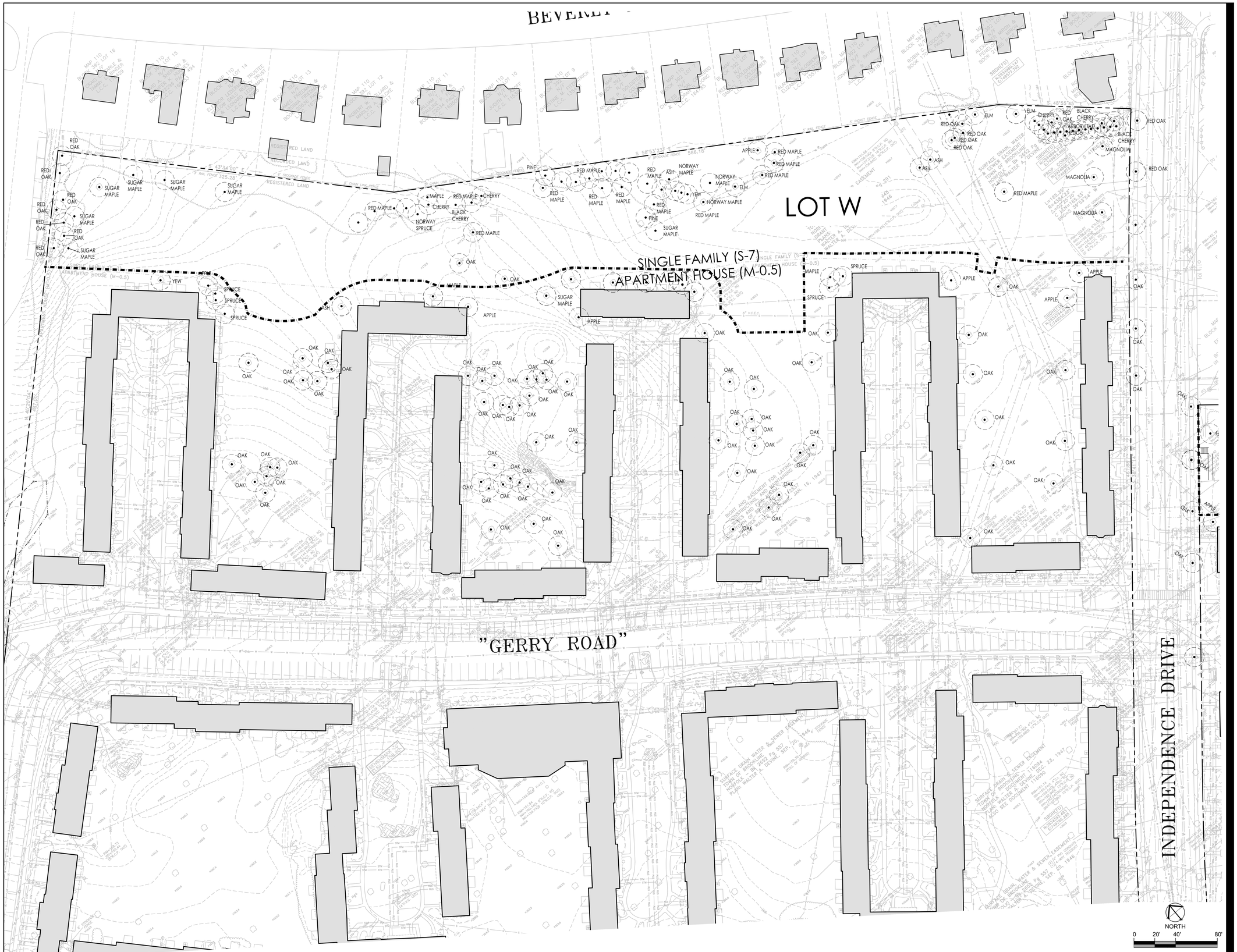
PREPARED FOR
CHESTNUT HILL REALTY

FILE: 6031ECS DATE: APRIL 4, 2007

SHEET 14 Drawing No. EX106



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VARIOUS EDITS	JM/AL	TPK	11.26.14
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VARIOUS EDITS	NRB	TPK	06.22.14
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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

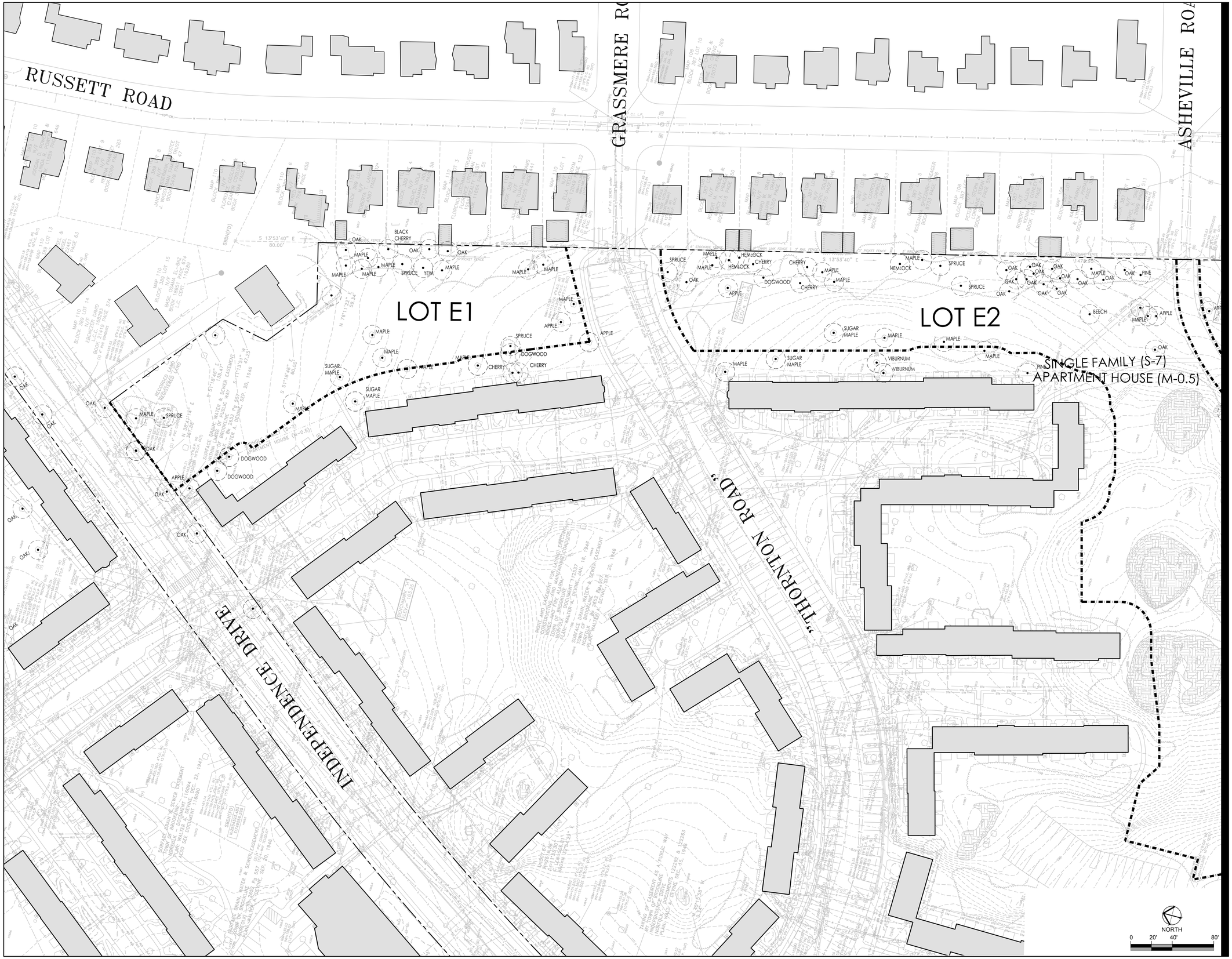
EXISTING CONDITIONS PLAN

Project No. 210810271

Scale 1" = 40'-0"

Drawing No.

EX107



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CIVIL
No. 40203
REGISTERED PROFESSIONAL ENGINEER

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

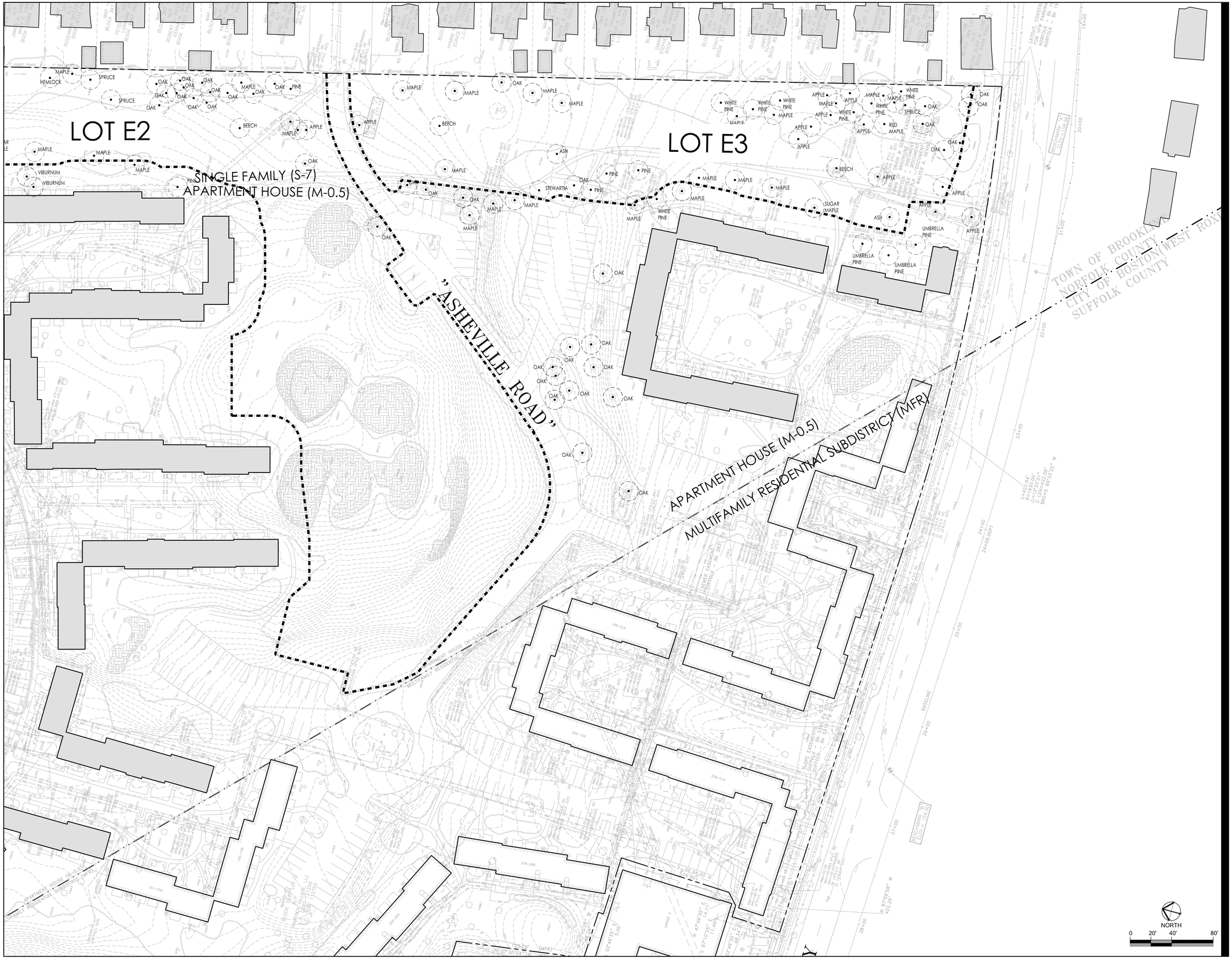
EXISTING CONDITIONS PLAN

Project No. 210810271

Scale 1" = 40'-0"

Drawing No.

EX108



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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.

EX109

LEGEND

- PROPERTY LINE
- TOWN LINE
- LIMIT OF WORK LINE WHERE DIFFERENT THAN PROPERTY LINE
- LEASE LINE
  HATBALES WITH SILTATION BARRIER
- EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

NORTH

0 20' 40' 80'

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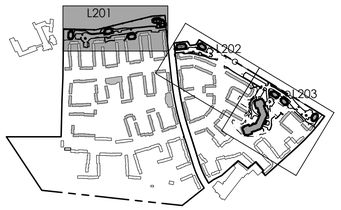

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VARIOUS EDITS	JM/EG	TPK	01.05.2015
VARIOUS EDITS	JM/EG	TPK	12.23.14

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

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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

NO DISTURB ZONE WEST

Project No. 210810271

Scale AS NOTED

Drawing No.

EX110

LOT E1

LOT E2

LIMIT OF WORK

EXISTING TREE TO REMAIN AND BE PROTECTED, TYP.

EXISTING TREE TO REMAIN AND BE PROTECTED, TYP.

EXISTING LEDGE TO PRESERVE

LEGEND

- PROPERTY LINE
- TOWN LINE
- LIMIT OF WORK LINE WHERE DIFFERENT THAN PROPERTY LINE
- LEASE LINE
  HAYBALLS WITH SILTATION BARRIER
- EXISTING TREE TO REMAIN AND BE PROTECTED DURIN CONSTRUCTION

NORTH

0 20' 40' 80'

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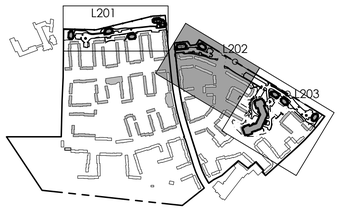

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VARIOUS EDITS	JM/EG	TPK	12.23.14

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MASSACHUSETTS
THEODORUS P. KINGSBURY
REGISTERED LANDSCAPE ARCHITECT
NO. 1184

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

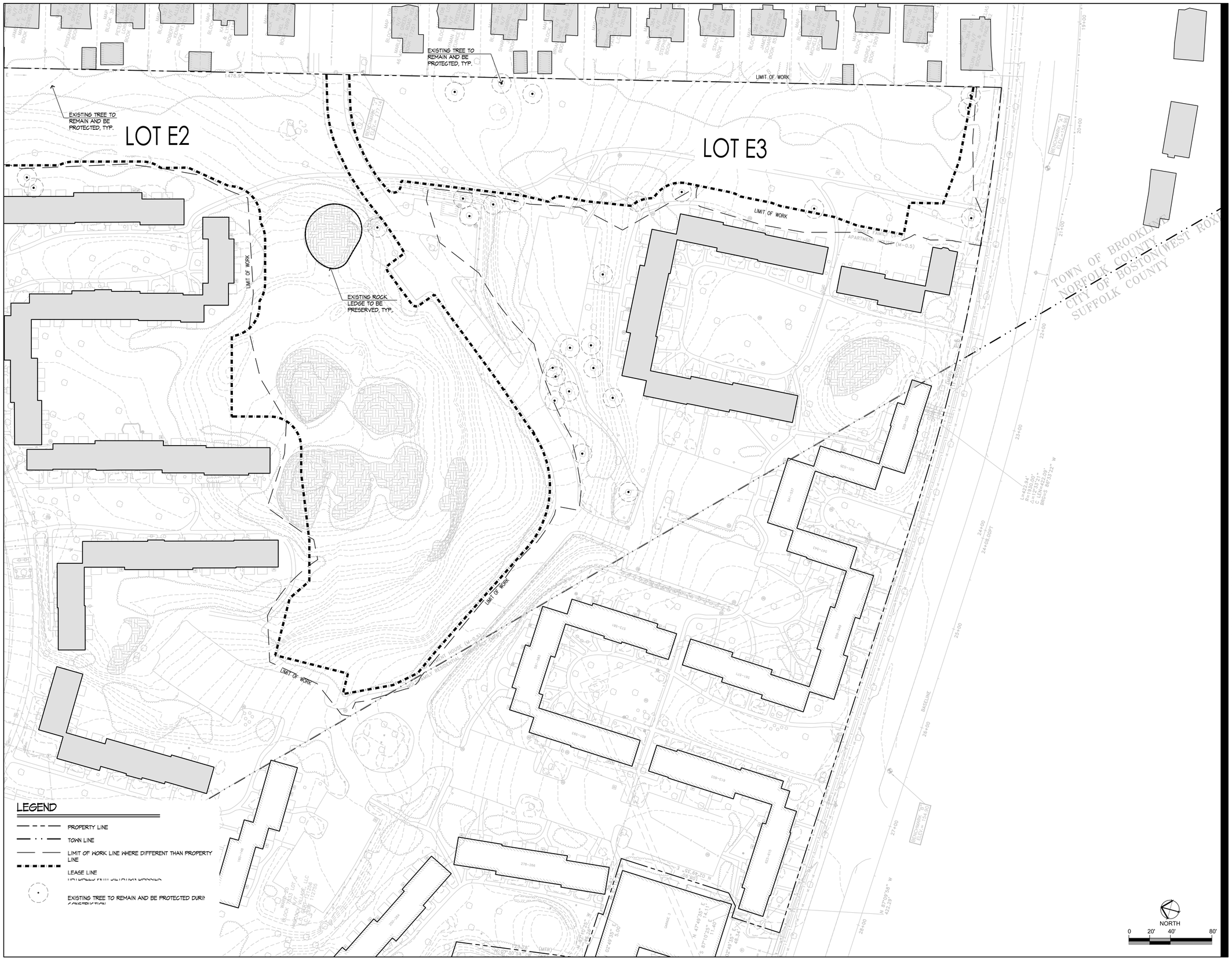
NO DISTURB ZONE NORTHEAST

Project No. 210810271

Scale AS NOTED

Drawing No.

EX111



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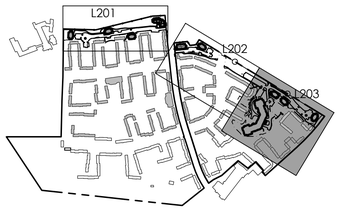

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Permit-Seal

MASSACHUSETTS THEODORE P. KINDERMANN REGISTERED LANDSCAPE ARCHITECT NO. 4184

Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
NO DISTURB ZONE SOUTHEAST

Project No. 210810271
Scale AS NOTED

Drawing No.
EX112

Stantec

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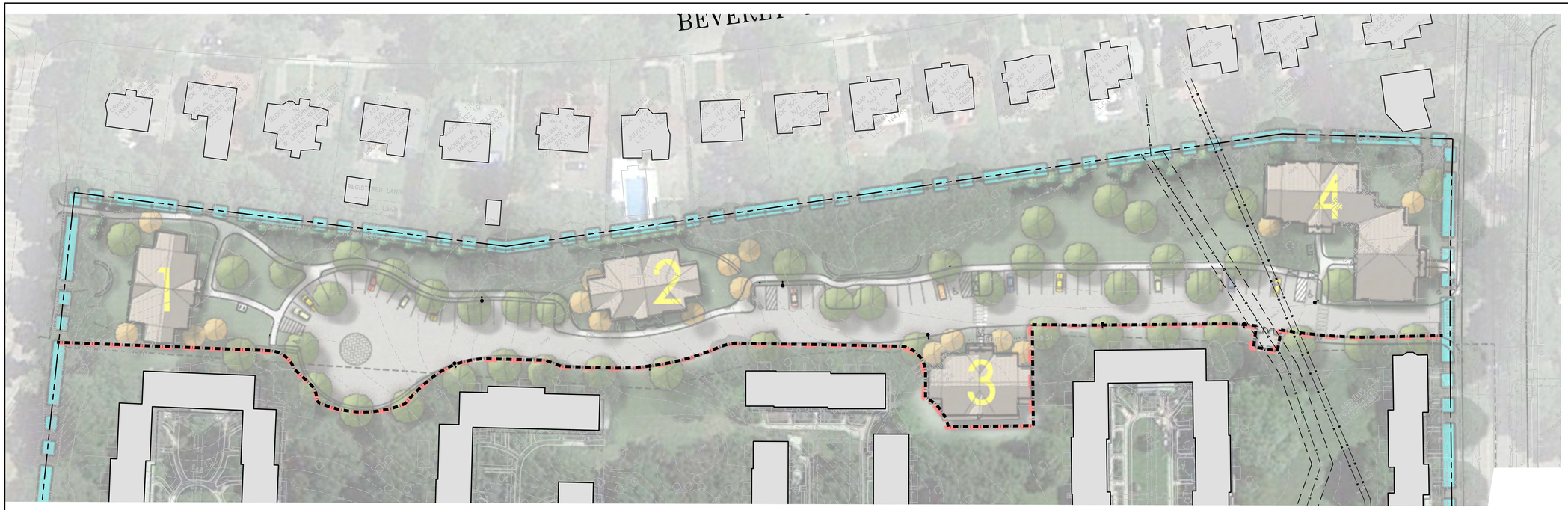
EXHIBIT 1

Planning and Landscape Architecture P.C

Brookline, MA

Proposed Site Plan - DECEMBER 08, 2014



NORTH

0 20' 40' 80'

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VARIOUS EDITS	CEL	TPK	08.22.14
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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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	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

RENDERED SITE PLAN
SKETCH OVERLAY - WEST

Project No.
210810271

Scale
1" = 40'-0"

Drawing No.

EX113

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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

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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

RENDERED SITE PLAN
SKETCH OVERLAY - NORTHEAST

Project No. 210810271

Scale 1" = 40'-0"

Drawing No.

EX114

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COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF
SOUTH BROOKLINE

BROOKLINE, MA

Title

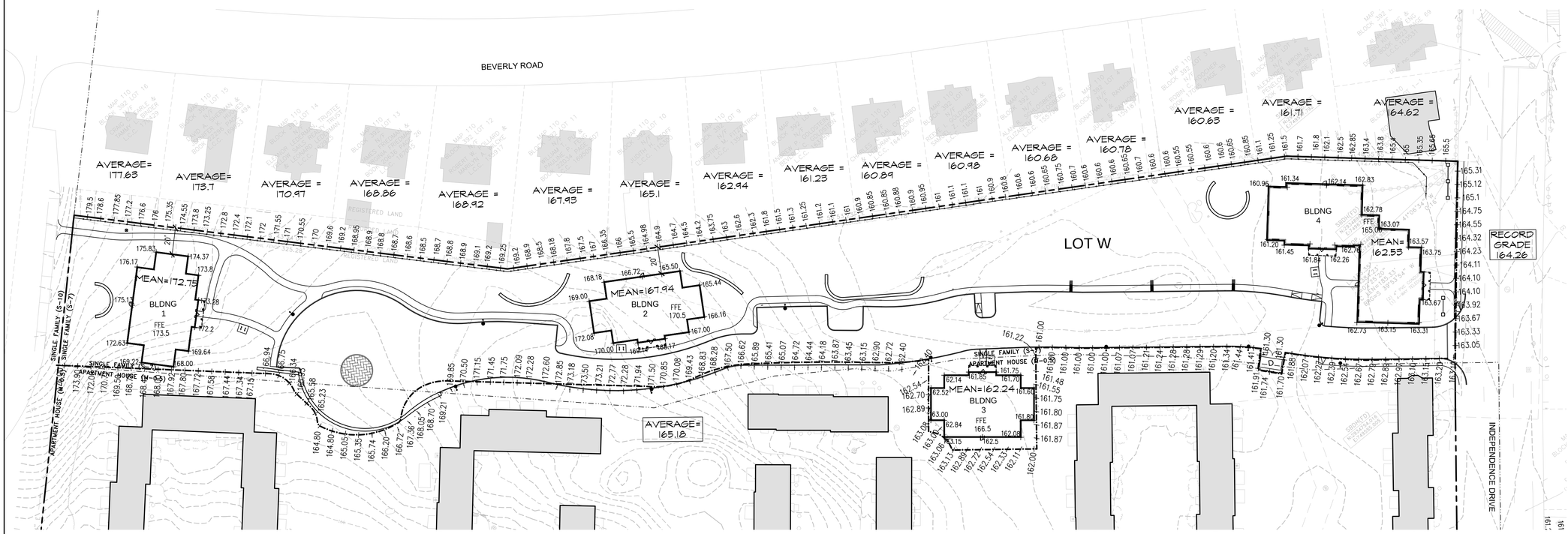
RENDERED SITE PLAN
SKETCH OVERLAY - SOUTHEAST

Project No. 210810271

Scale 1" = 40'-0"

Drawing No.

EX115



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'	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 * 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'

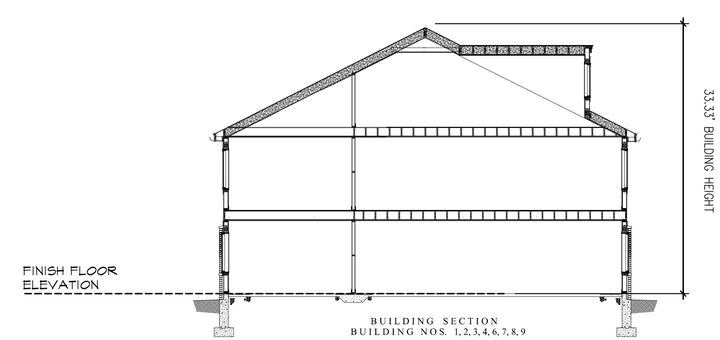
HEIGHT CALCULATION METHOD C

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'

NOTE:

HEIGHT CALCULATION PLANS REFER TO LIST OF WAIVERS, SUBMITTED DECEMBER 11, 2014.



HEIGHT CALCULATION DIAGRAM

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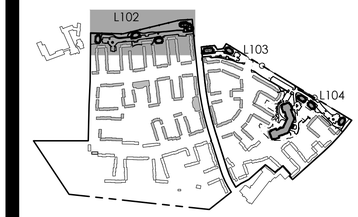

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MASSACHUSETTS THEODORUS P. KINDERMANS NO. 1184 REGISTERED LANDSCAPE ARCHITECT

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

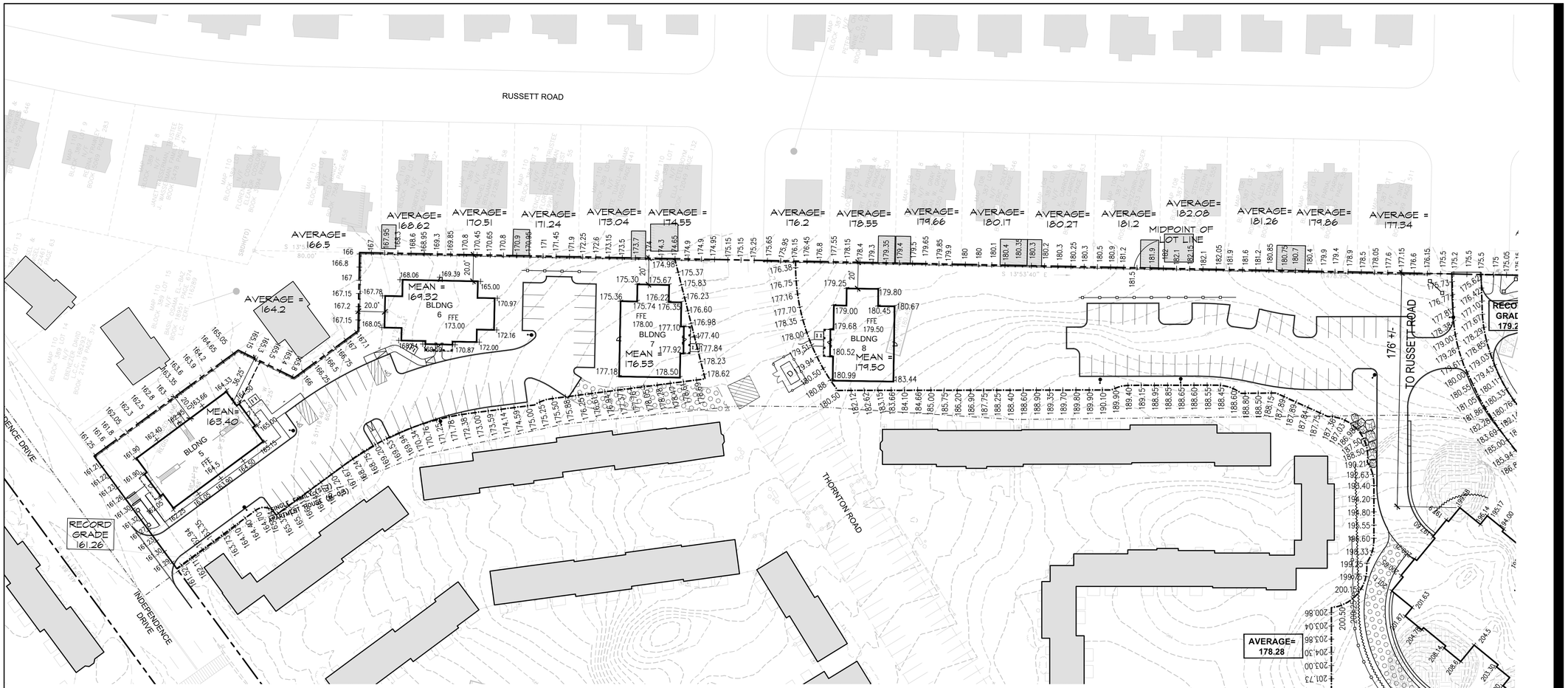
HEIGHT CALCULATION PLAN WEST

Project No. 210810271

Scale AS NOTED

Drawing No.

H101



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'	164.20'	20.00'	B	163.40+35	198.40'	164.50'	34.83'	199.33'
6	169.32'	161.26'	164.20'	20.00'	C	164.20+(20.00*0.25)+35	204.20'	173.00'	33.33'	206.33'
7	176.53'	161.26'	164.20'	20.00'	C	164.20+(20.00*0.25)+35	204.20'	178.00'	33.33'	211.33'
8	179.50'	176.80'	176.20'	20.00'	C	176.20+(20.00*0.25)+35	216.20'	179.50'	33.33'	212.83'

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'

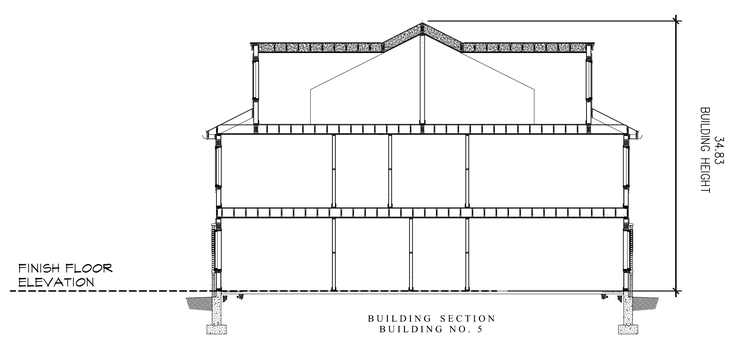
HEIGHT CALCULATION METHOD C

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:

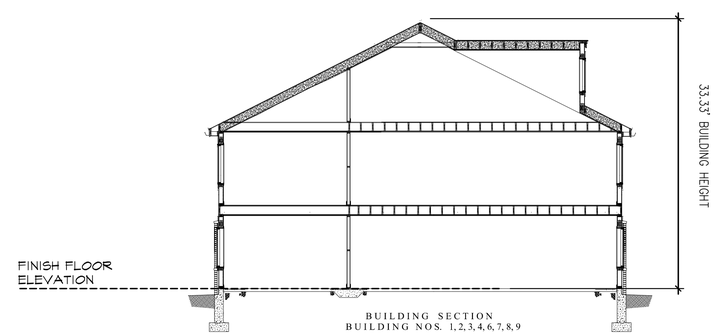
MAX. BUILDING HEIGHT ALLOWANCE = MEAN NATURAL GRADE OF LOWEST ABUTTING LOT + 1/4 OF THE CLOSEST DISTANCE FROM PROPOSED BUILDING TO LOWEST ABUTTING LOT + 35'

NOTE:

HEIGHT CALCULATION PLANS REFER TO LIST OF WAIVERS, SUBMITTED DECEMBER 11, 2014.



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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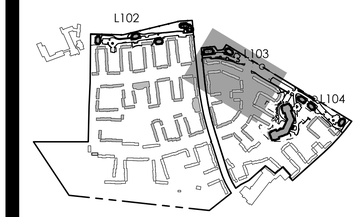

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MASSACHUSETTS FREDERICK P. KINDERMANN NO. 1184 REGISTERED LANDSCAPE ARCHITECT

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

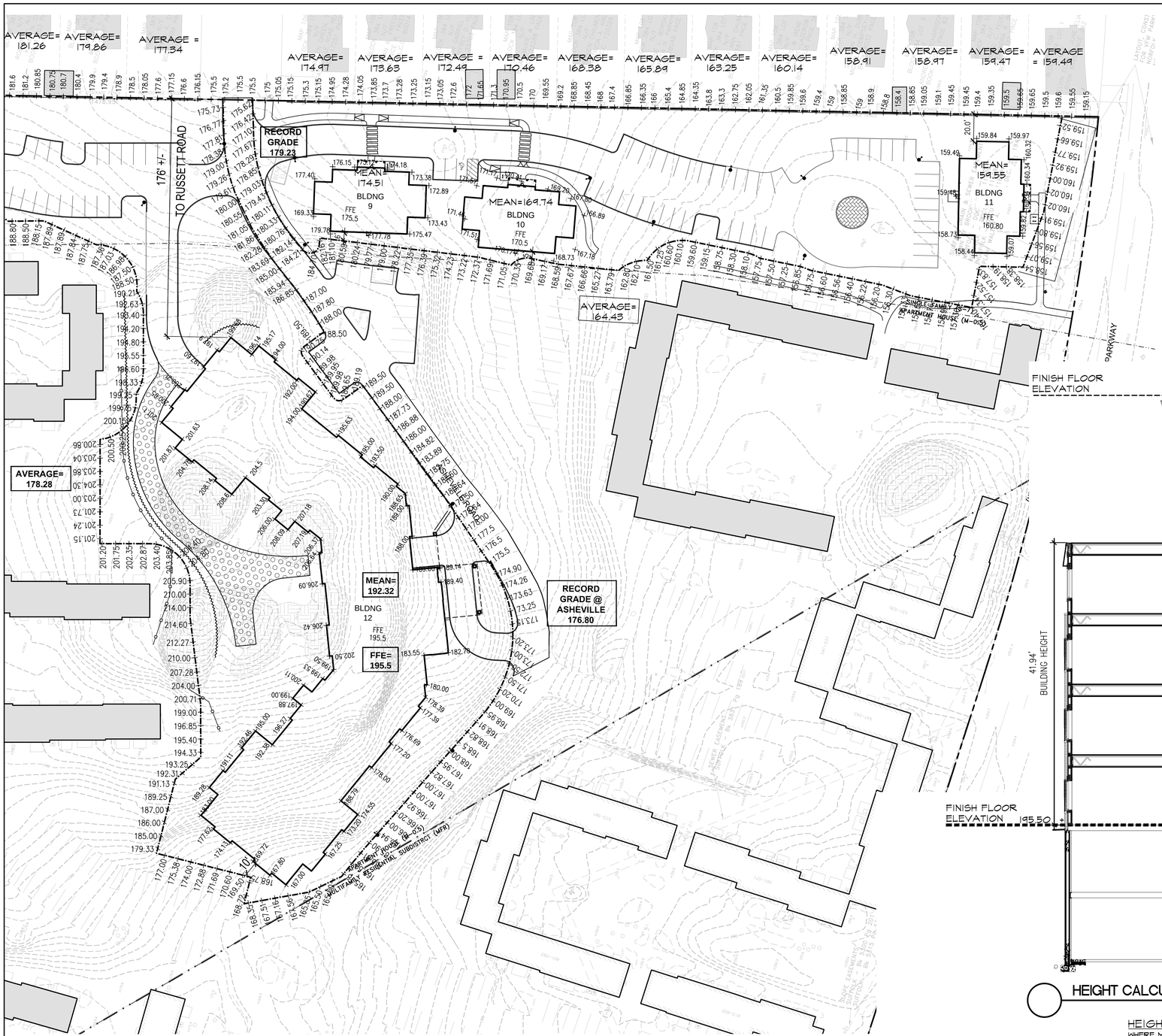
HEIGHT CALCULATION PLAN NORTHEAST

Project No. 210810271

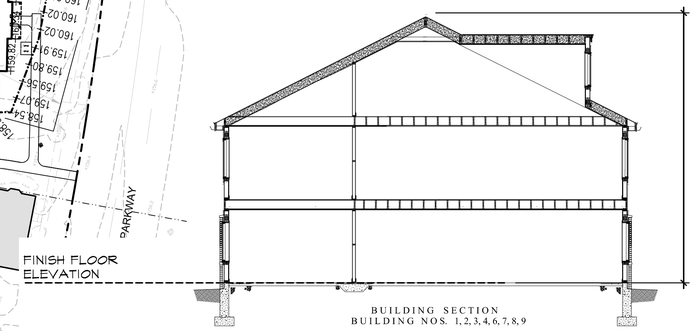
Scale AS NOTED

Drawing No.

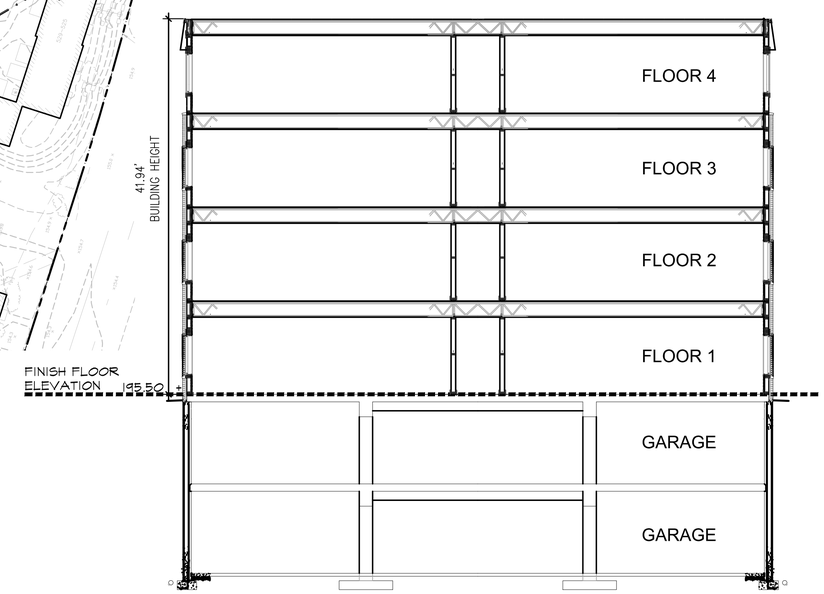
H102



NOTE:
HEIGHT CALCULATION PLANS REFER TO LIST OF WAIVERS, SUBMITTED DECEMBER 11, 2014.



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'	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'

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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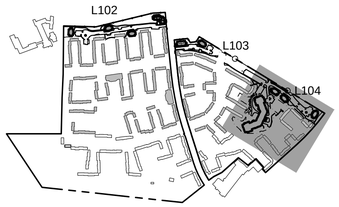

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TO BUILDING DEPARTMENT	JPM	TPK	10.23.14

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	JM			

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MASSACHUSETTS THEODORUS P. KINGSMAN REGISTERED LANDSCAPE ARCHITECT NO. 1184

Client/Project
CHESTNUT HILL REALTY

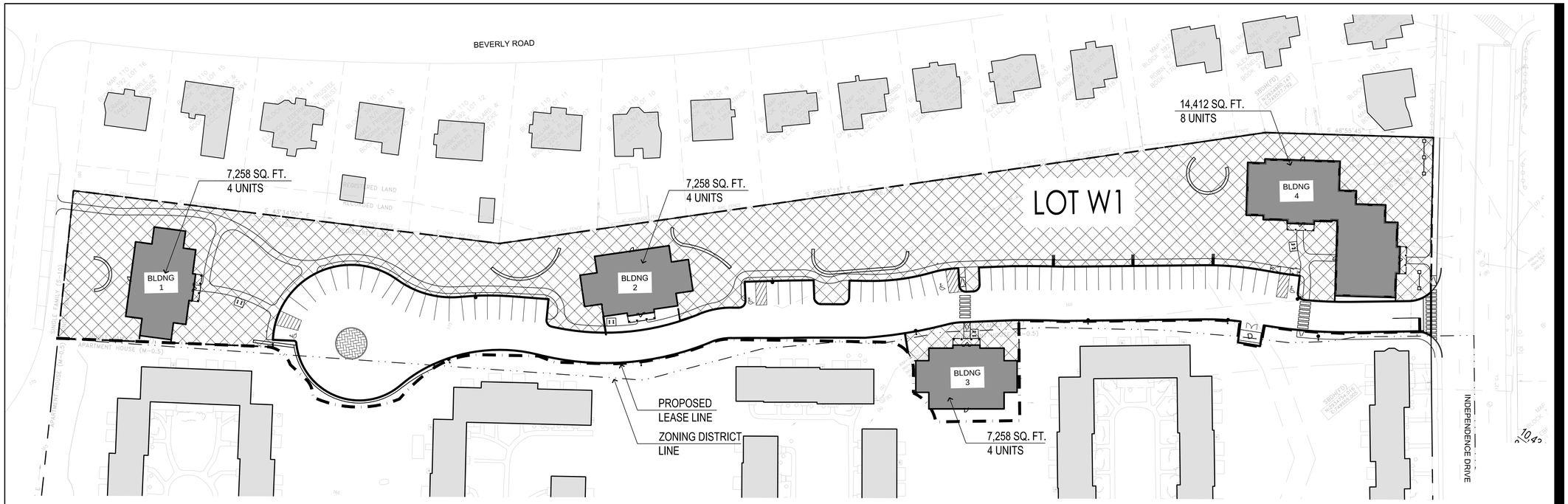
THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
HEIGHT CALCULATION PLAN SOUTHEAST

Project No. 210810271
Scale AS NOTED

Drawing No.
H103



NORTH

0 20' 40' 80'

LOT W1

KEY	CATERGORY	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

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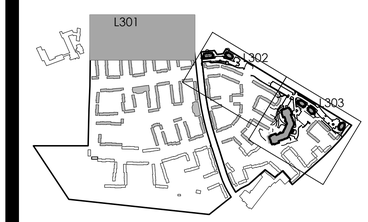

Issued	By	Appd.	MM.DD.YY
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VARIOUS EDITS	JM/EG	TPK	12.22.14
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VARIOUS EDITS	NRB	TPK	07.03.14
VARIOUS EDITS	NRB	TPK	06.22.14
VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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	Dwn.	Chkd.	Dsgn.	MM.DD.YY

Permit-Seal

MASSACHUSETTS FRED CORTUS P KINDERMANN NO. 1129 REGISTERED LANDSCAPE ARCHITECT

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

OPEN SPACE PLAN WEST

Project No. 210810271

Scale AS NOTED

Drawing No.

L104

LOT E1

KEY	CATERGORY	PROPOSED
	SQ. FT. LOT SIZE	48,350 SQ.FT.
	G.S.F BUILDINGS	24,638 SQ.FT.
	UNITS	16
	LANDSCAPED OPEN SPACE	17,828 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

NORTH

0 20' 40' 80'

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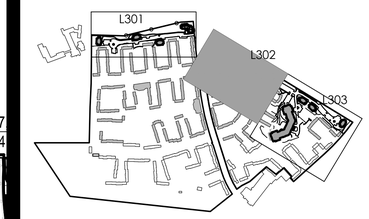

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VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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

Permit-Seal

MASSACHUSETTS THEODORUS P. KINGERSKI REGISTERED LANDSCAPE ARCHITECT NO. 1184

Client/Project

CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title

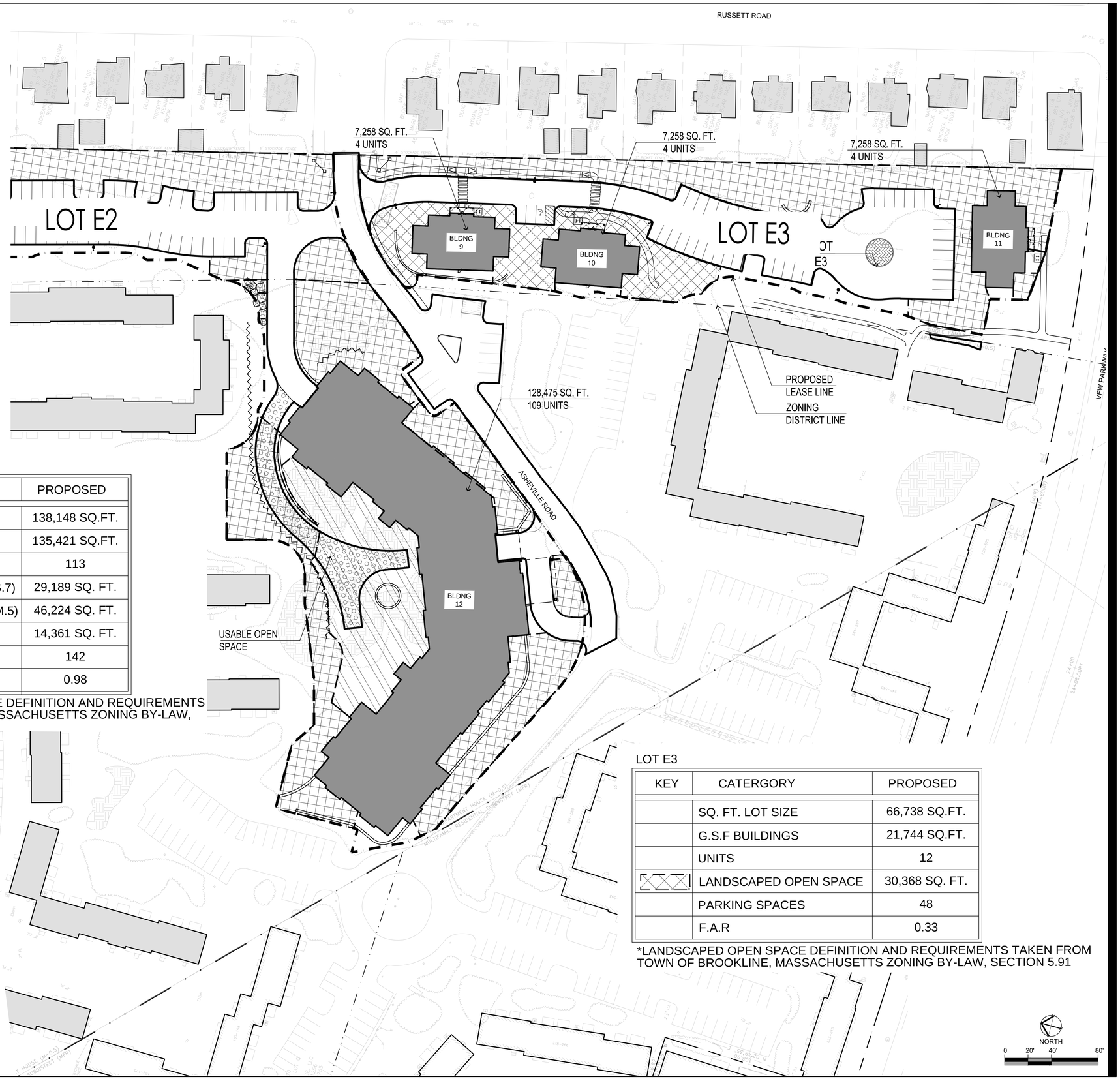
OPEN SPACE PLAN NORTHEAST

Project No. 210810271

Scale AS NOTED

Drawing No.

L105



LOT E2

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)	29,189 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

LOT E3

KEY	CATERGORY	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

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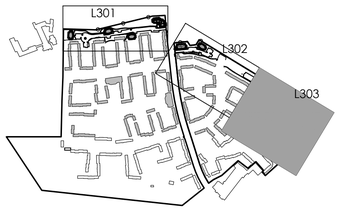

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VARIOUS EDITS	NRB	TPK	06.22.14
VARIOUS EDITS	NRB	TPK	04.08.13
COMPREHENSIVE PERMIT APPLICATION	JPM	TPK	11.26.13

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

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MASSACHUSETTS LEONIDAS P. KINDERMANS REGISTERED LANDSCAPE ARCHITECT NO. 1195

Client/Project
CHESTNUT HILL REALTY

THE RESIDENCES OF SOUTH BROOKLINE

BROOKLINE, MA

Title
OPEN SPACE PLAN SOUTHEAST

Project No. 210810271
Scale AS NOTED

Drawing No.
L106