



Perspective of Apartment Building from Point 3 on Illustrative Site Plan

**PROPOSED LEGEND**

- PROPERTY LINE
- - - ZONING DISTRICT LINE
- 100' WETLAND BUFFER
- 150' WETLAND BUFFER
- LEASE LINE

**ZONING WEST**

DISTRICT: S-7

	REQUIRED	PROPOSED
LOT SIZE	7,000 SF	131,139 S.F.
LOT WIDTH	65'	80'
FRONTAGE	25'	149' INDEP. DR.
MIN. YARD		
FRONT	20'	17'
SIDE	7.5'	14'
REAR	30'	12'
MIN. YARD	35' *	35'

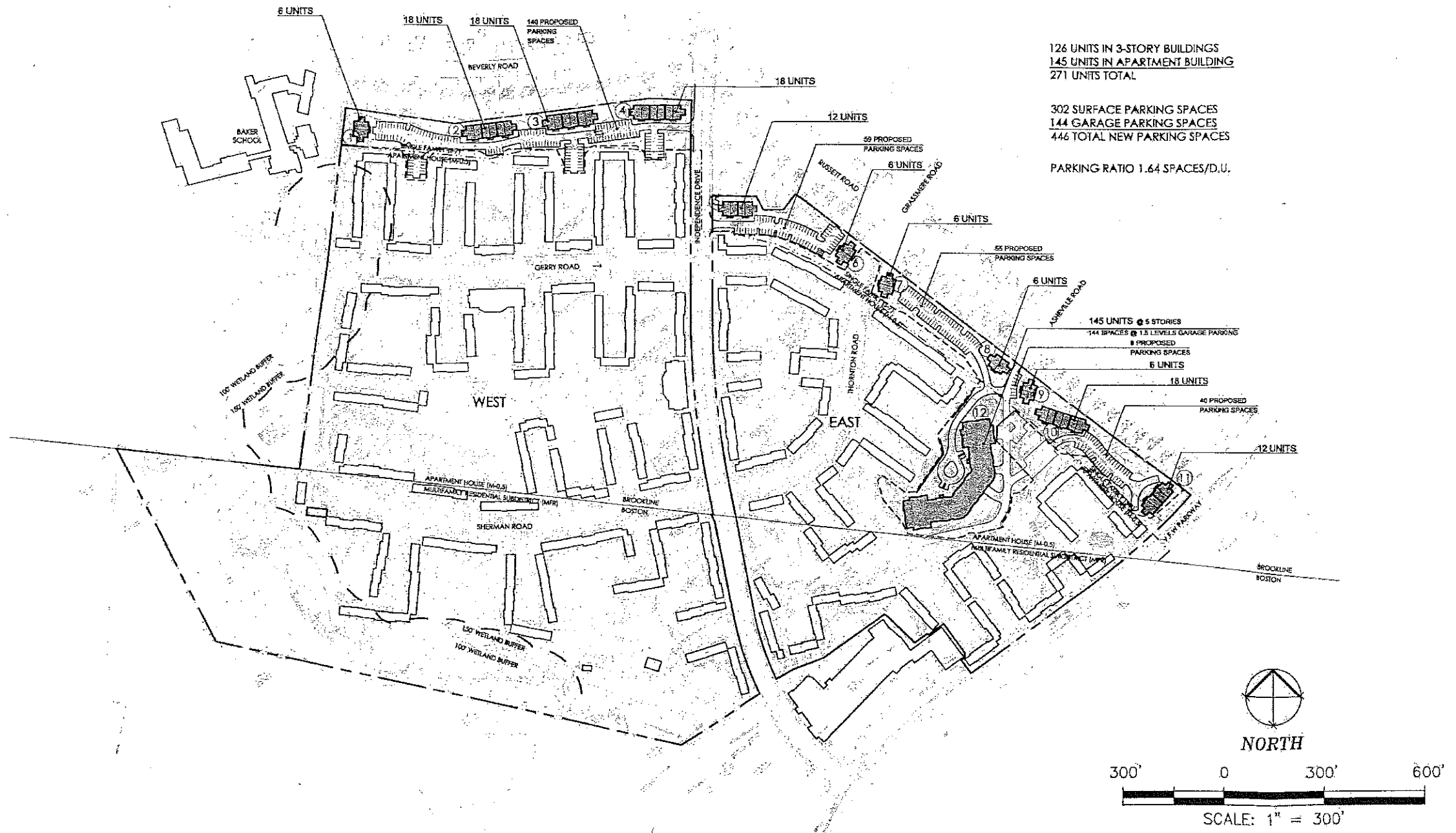
**ZONING EAST**

DISTRICT: M-0.5 & S-7

	REQUIRED M-0.5	PROPOSED	REQUIRED S-7	PROPOSED
LOT SIZE	5,000 SF	106,540 S.F.	7,000 SF	168,110 S.F.
LOT WIDTH	NA	NA	65'	10.5'
FRONTAGE	20'	NA	25'	105.5' INDEP. DR.
MIN. YARD				
FRONT	15'	NA	20'	17'
SIDE	10+L/10	NA	7.5'	4.5'
REAR	30'	NA	30'	5.5'
HEIGHT	35' *	35'	35' *	35'

UNIT #	DISTANCE TO ABUTTING PROPERTY LINE
1	19'
2	12'
3	12'
4	14'
5	12'
6	13'-6"
7	15'
8	15'
9	8'-6"
10	10'
11	8'
12	183'-3"

\* Per Interpretation of Zoning Bylaws Section 5.01, Table of Dimensional Requirements



126 UNITS IN 3-STORY BUILDINGS  
 145 UNITS IN APARTMENT BUILDING  
 271 UNITS TOTAL

302 SURFACE PARKING SPACES  
 144 GARAGE PARKING SPACES  
 446 TOTAL NEW PARKING SPACES

PARKING RATIO 1.64 SPACES/D.U.

**Stantec Planning and Landscape Architecture P.C.**  
 511 Portland Street  
 Boston, MA 02116  
 Tel: 617.552.8100  
 Fax: 617.552.4333  
 www.stantec.com

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DATE	BY	APP'D	REVISION

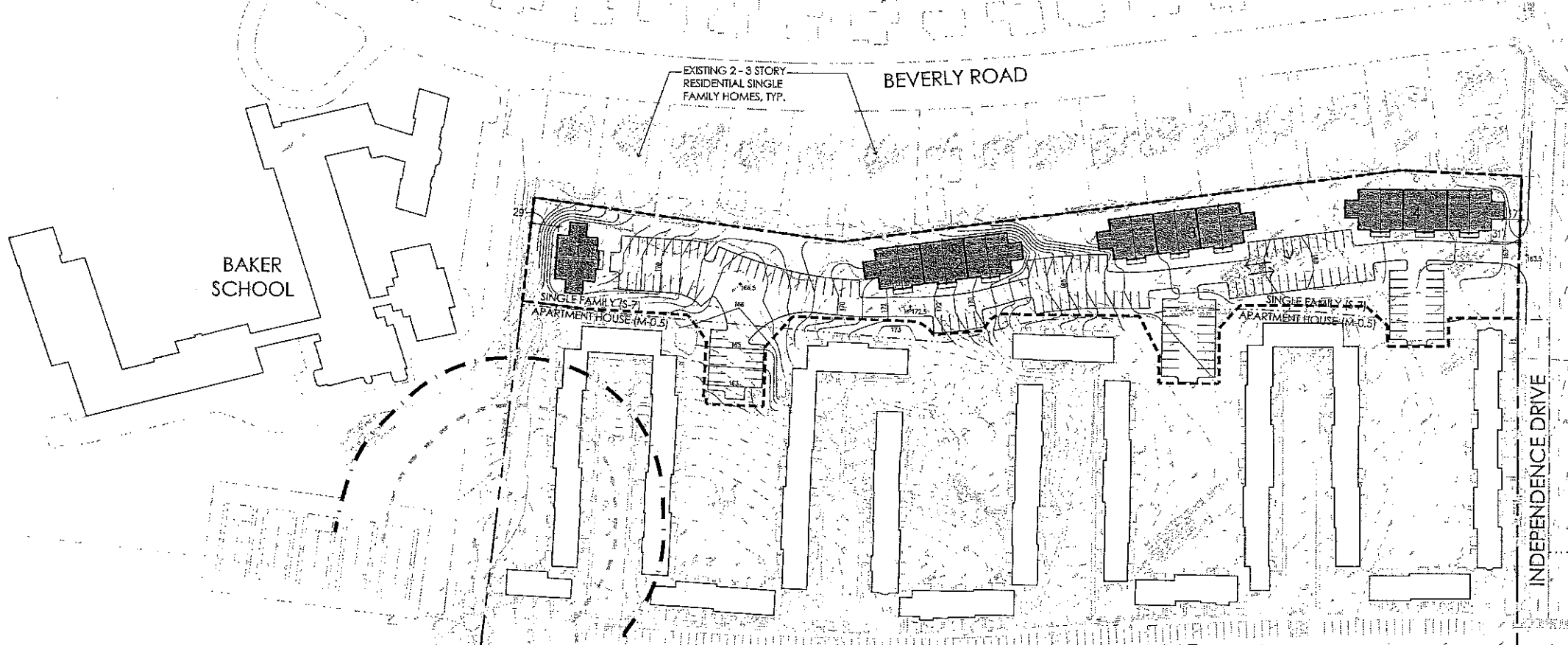
Project: **RESIDENCES OF SOUTH BROOKLINE**  
 BROOKLINE, MA

Client: **CHESTNUT HILL REALTY**  
 300 INDEPENDENCE DR.  
 CHESTNUT HILL, MASSACHUSETTS

Drawing Title: **OVERALL SITE PLAN**

Project No: 210810271

Drawing No: **L-1**



BAKER SCHOOL

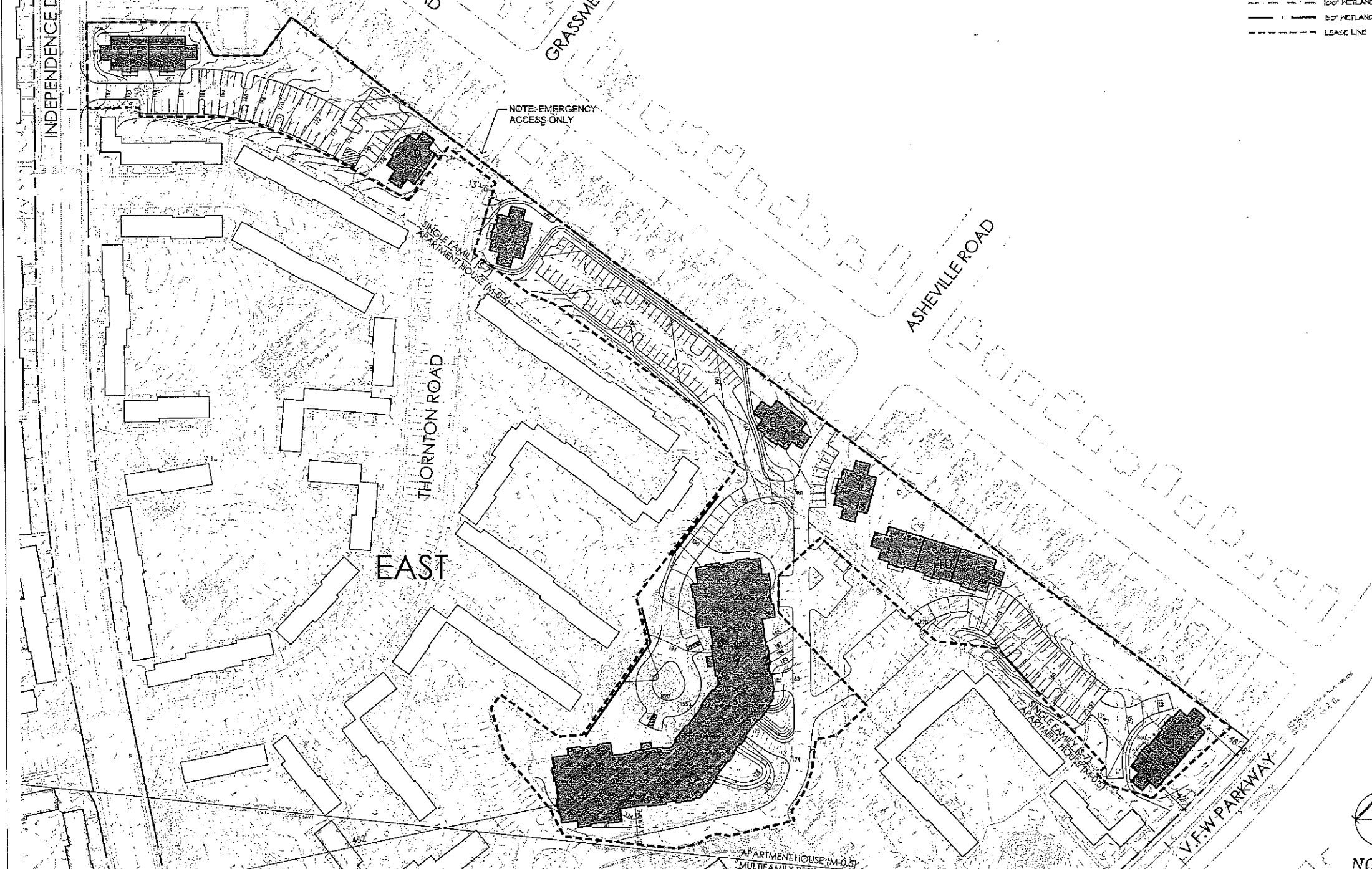
EXISTING 2-3 STORY  
RESIDENTIAL SINGLE  
FAMILY HOMES, TYP.

BEVERLY ROAD

SINGLE FAMILY (7S-7)  
APARTMENT HOUSE (M-O.5)

SINGLE FAMILY (7S-7)  
APARTMENT HOUSE (M-O.5)

INDEPENDENCE DRIVE



INDEPENDENCE

GRASSME

NOTE-EMERGENCY ACCESS ONLY

SINGLE FAMILY APARTMENT HOUSE (M-2.5)

THORNTON ROAD

EAST

ASHEVILLE ROAD

SINGLE FAMILY APARTMENT HOUSE (M-2.5)

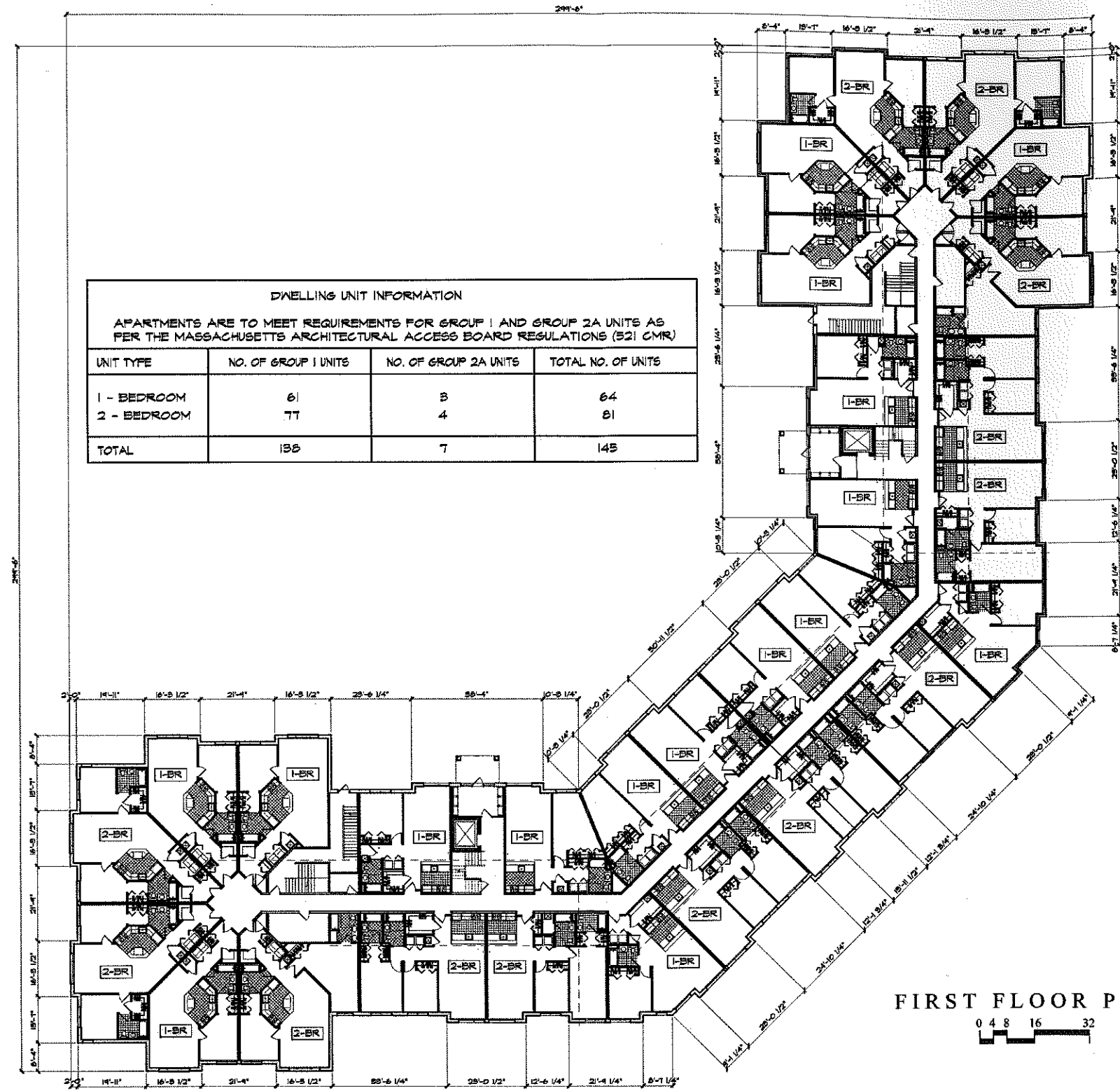
APARTMENT HOUSE (M-0.5)  
MULTI-FAMILY RES.

V.F.W. PARKWAY

100' WETLAND  
150' WETLAND  
LEASE LINE



NO





5-STORY FLATS UNIT COUNT INFORMATION				
NOTE: 5% OF THE TOTAL NUMBER OF APARTMENTS ARE TO MEET REQUIREMENTS FOR GROUP 2A UNITS AS PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS (821 CMR). THE REMAINDER OF THE FIRST FLOOR UNITS ARE TO MEET REQUIREMENTS FOR GROUP 1 UNITS AS PER THE AAB.				
UNIT TYPE	NO. OF GROUP 1 UNITS (FIRST FLOOR)	NO. OF GROUP 2A UNITS (FIRST FLOOR)	NO. OF UPPER FLOOR UNITS	TOTAL NO. OF UNITS
3 - BEDROOM	18	4	0	22
2 - BEDROOM	0	0	22	22
1 - BEDROOM	18	2	20	40
2 - BEDROOM + LOFT	0	0	22	22
1 - BEDROOM + LOFT	0	0	20	20
TOTAL	36	6	84	126

### TYPICAL BUILDING ASSEMBLIES

- 1 TYPICAL EXTERIOR WALL ASSEMBLY IV SIDING  
 FIBER CEMENT CLAPBOARD SIDING  
 TYPAR METROWRAP BUILDING WRAP  
 1/2" CDX PLYWOOD SHEATHING  
 2X6 STUDS @ 16" O.C. (IV POLYETHYLENE FOAM SILL SEALER)  
 5 1/2" FIBERGLASS BATT INSULATION (R-21)  
 7/16" TUFF VAPOR BARRIER  
 1/2" GYPSUM WALLBOARD
- 2 TYPICAL EXTERIOR WALL ASSEMBLY IV BRICK  
 BRICK VENEER 1/4" TIES @ 24" O.C. HORIZ. & VERT.  
 1 1/8" AIR SPACE  
 15# FELT PAPER OR  
 1/2" CDX PLYWOOD SHEATHING  
 2X6 STUDS @ 16" O.C. (IV POLYETHYLENE FOAM SILL SEALER)  
 5 1/2" FIBERGLASS BATT INSULATION (R-21)  
 7/16" TUFF VAPOR BARRIER  
 1/2" GYPSUM WALLBOARD
- 3 TYPICAL INTERIOR WALL ASSEMBLY  
 2X4 OR 2X6 STUDS @ 16" O.C.  
 1/2" GYPSUM WALLBOARD EACH SIDE
- II TYPICAL FLOOR / CEILING ASSEMBLY  
 (1-HOUR ASSEMBLY BASED ON 6A FILE NO. FC 5100)  
 1/2" HEMASOTE 440 SOUND BARRIER  
 (BURROCK CEMENT BD. UNDERLAYER AT TILE LOCATIONS)  
 5/4" PLYWOOD SUBFLOOR (GLUE & NAIL)  
 2X JOISTS @ 16" O.C.  
 5 1/2" SOUND ATTENUATING BATT INSULATION  
 1/2" RESILIENT CHANNELS  
 5/8" TYPE X FIRECODE GYPSUM WALLBOARD
- 2I TYPICAL ROOF / CEILING ASSEMBLY  
 (BASED ON ANSI / UL 289)  
 FIBERGLASS SHINGLES  
 CONT. SELF-ADHESIVE WATERPROOFING MEMBRANE  
 5/8" PLYWOOD CDX SHEATHING  
 12" KYMENE LD-G-80 INSULATION APPLIED DIRECTLY TO UNDERSIDE OF SHEATHING (R-49.2)  
 2 X 12 RAFTERS OR WOOD TRUSSES  
 1/2" RESILIENT CHANNELS  
 5/8" TYPE X FIRECODE GYPSUM WALLBOARD

