

Residences of South Brookline

Presentation to ZBA

11-24-2014

Residences of South Brookline Site Plan



Residences of South Brookline View from Asheville at Russett -Model



Residences of South Brookline View from Asheville at Russett - Winter



Residences of South Brookline View from Asheville at Russett -Summer



Residences of South Brookline

View from Asheville at Property Line- Model



Residences of South Brookline

View from Asheville at Property Line - Winter



Residences of South Brookline

View from Asheville at Property Line-Summer



Residences of South Brookline Abutter View -Model



Residences of South Brookline Abutter View - Winter



Residences of South Brookline Abutter View - Summer



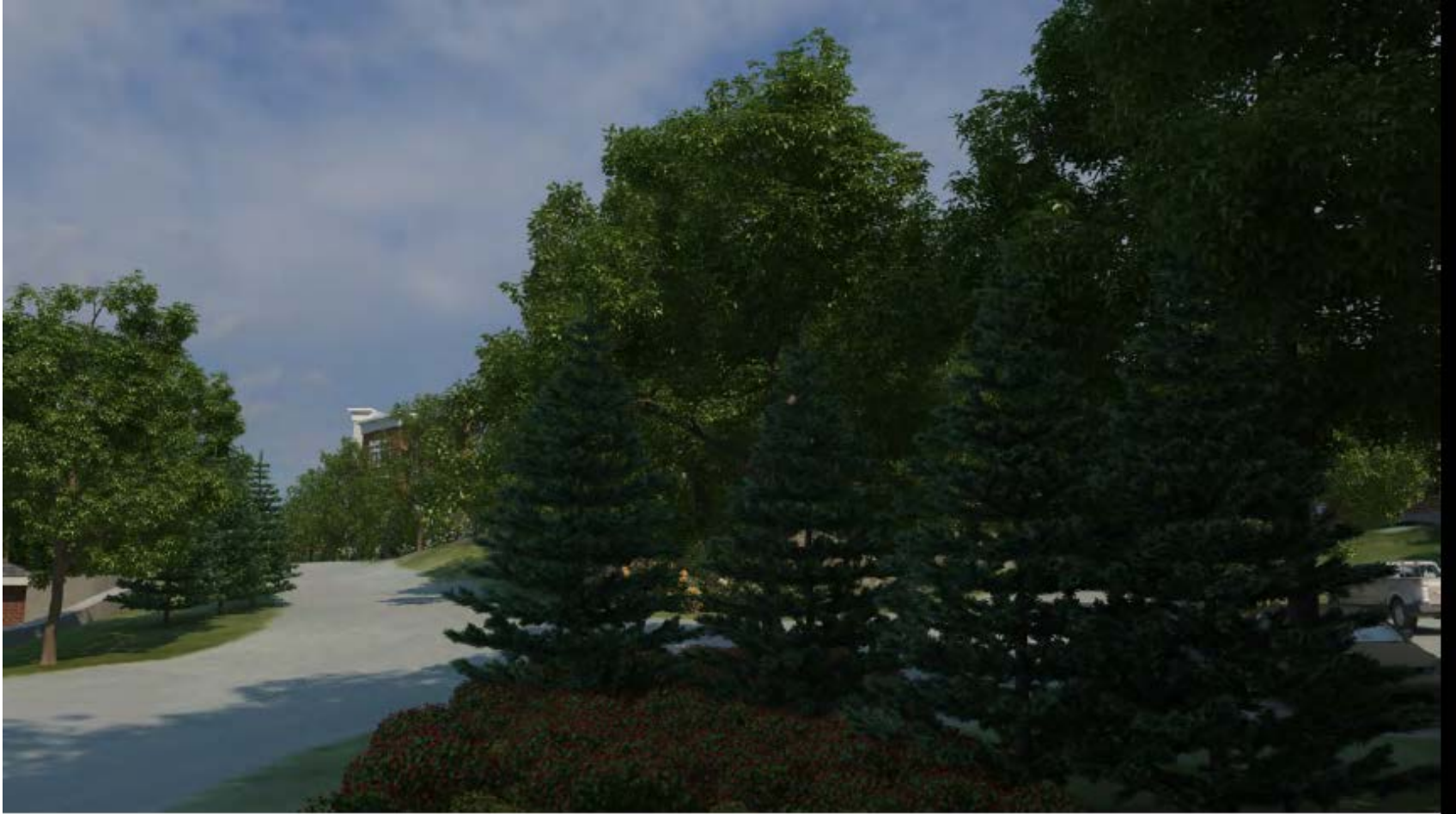
Residences of South Brookline Abutter View -Model



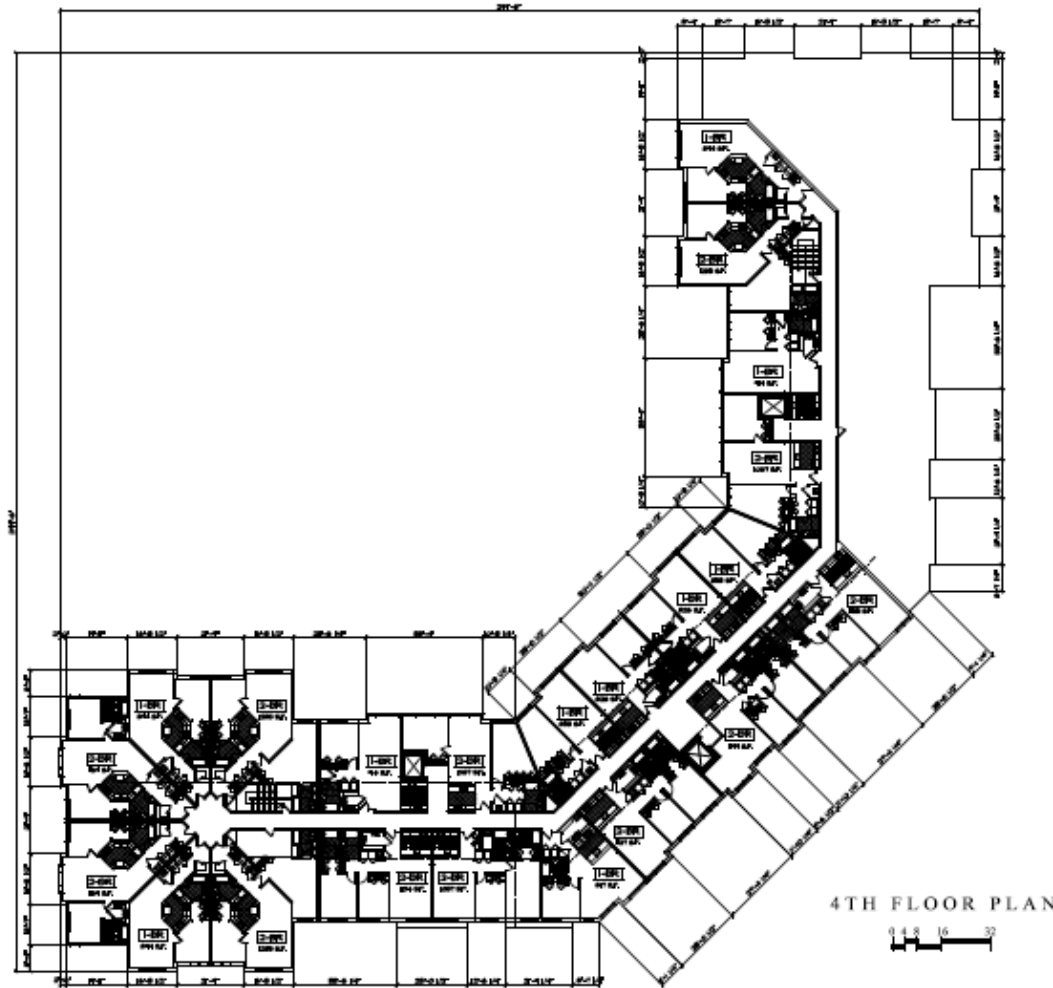
Residences of South Brookline Abutter View - Winter



Residences of South Brookline Abutter View - Summer



Residences of South Brookline Apartment Building 4th Floor Plan



DATE OF SUBMITTAL
PROJECT NAME
OWNER
ARCHITECT
SCALE
DATE
DRAWN BY
CHECKED BY
DESIGNED BY
PROJECT NO.

REVISION	DATE	BY	CHKD

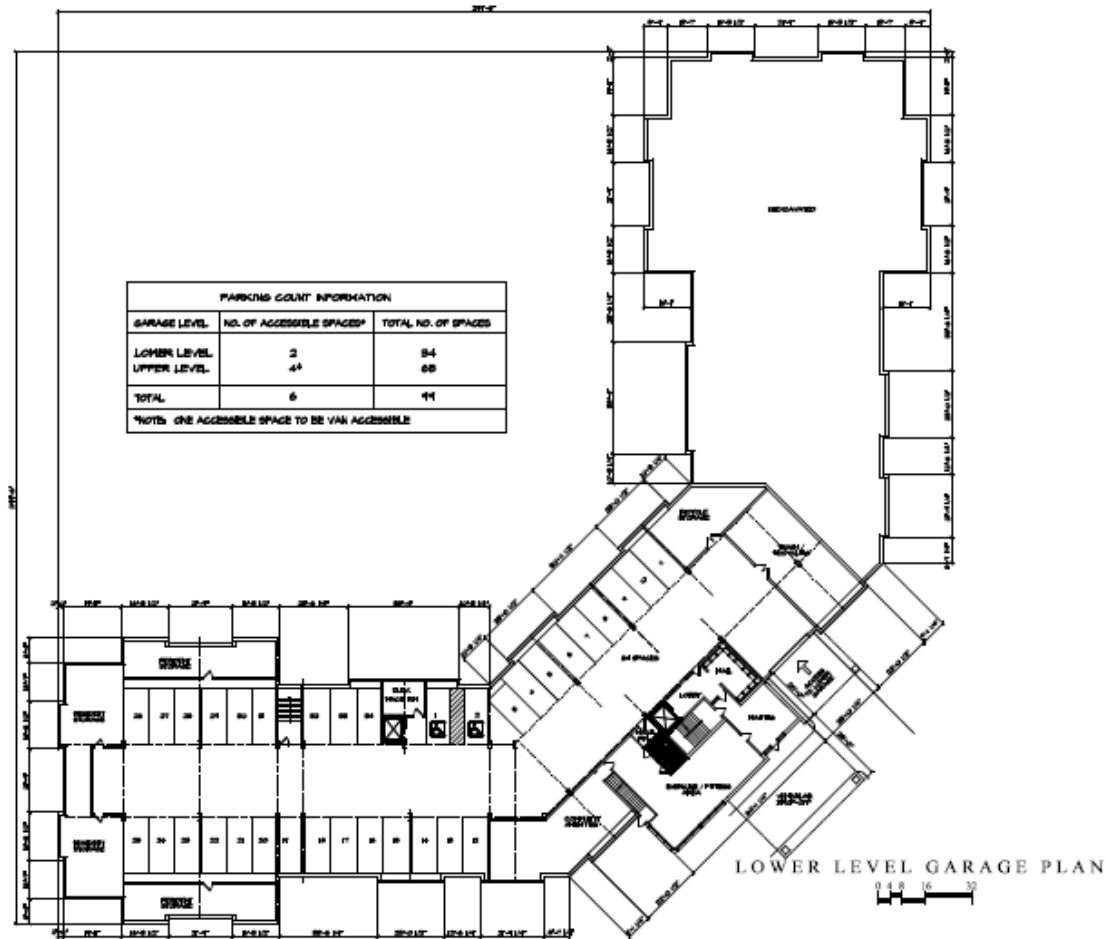
LOWE ASSOCIATES - Architects, Inc.
643 VFW Parkway, Suite 200
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THE RESIDENCES
OF SOUTH BROOKLINE
BROOKLINE, MASSACHUSETTS

APARTMENT BUILDING
4TH FLOOR PLAN

Residences of South Brookline

Apartment Building Garage Plan-Lower Level



BY ORDER OF ARCHITECT
 PROJECT NO. 100-100-100-100
 DATE: 10/10/10
 SCALE: AS SHOWN
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 TITLE: LOWER LEVEL GARAGE PLAN

NO.	DATE	DESCRIPTION

LOWE ASSOCIATES - Architects, Inc.

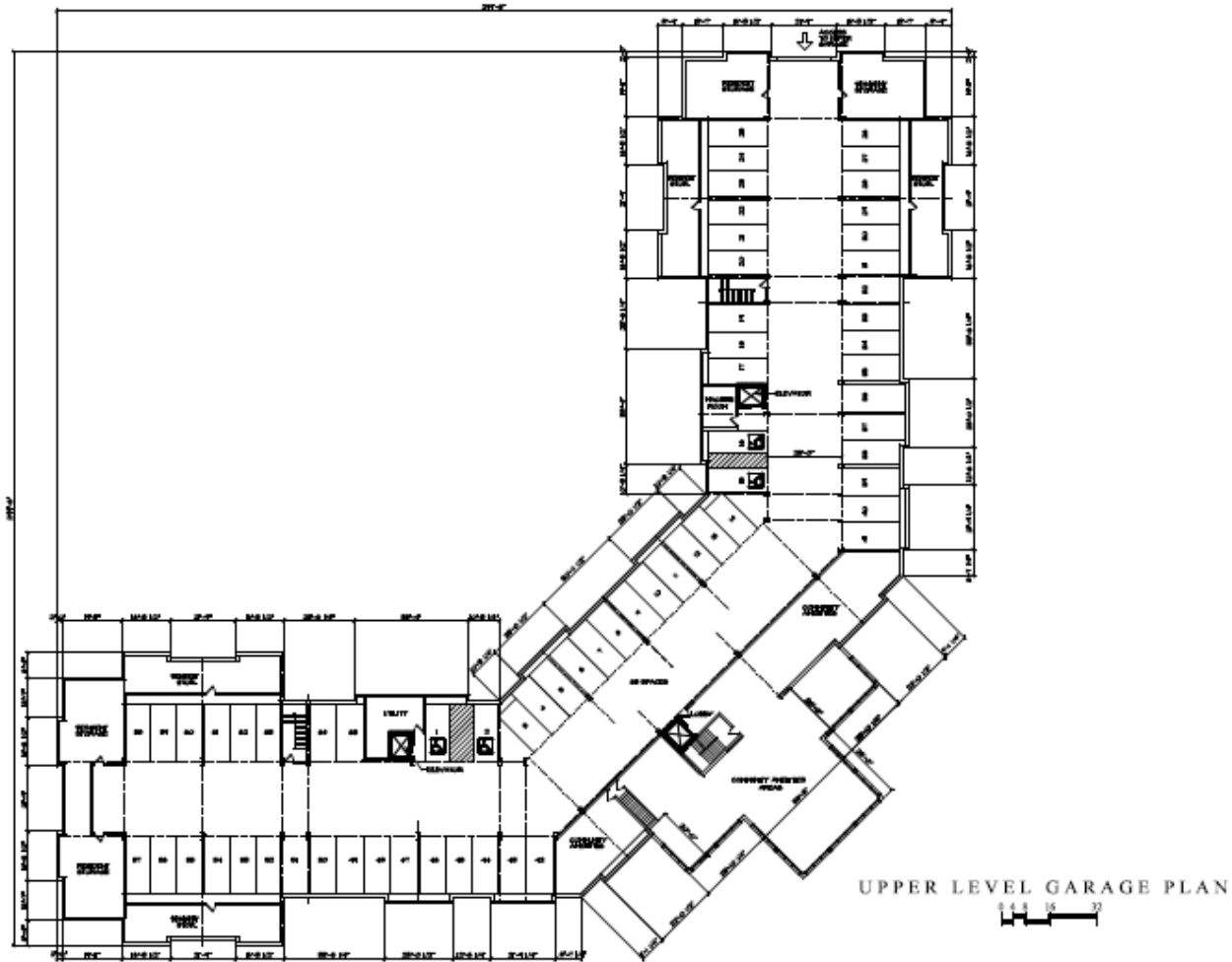
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 BROOKLINE, MASSACHUSETTS

APARTMENT BUILDING
 LOWER LEVEL
 GARAGE PLAN

Residences of South Brookline

Apartment Building Garage Plan-Upper Level



NO.	DESCRIPTION	REVISION	DATE

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THE RESIDENCES
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 BROOKLINE, MASSACHUSETTS

APARTMENT BUILDING
 UPPER LEVEL
 GARAGE PLAN

Residences of South Brookline Chart

	Comp Permit Application	Current Plan	Revised Option C	Change from Comp Permit App
Apartment Building	4 Story	5 Story	3/4 Story	
Gross SF	132,424	166,965	128,475	-3,949
Infill Buildings	12 Buildings	9 Buildings	11 Buildings	
Gross SF	115,850	68,220	89,544	-26,306
Total Gross SF	248,274	235,185	218,019	-30,255
Total Units in Apartment Building	116	140	109	-7
Total Bedrooms in Apartment Building	176	223	165	-11
Total Units in In-fill Buildings	76	44	52	-24
Total Bedrooms in In-fill Buildings	226	98	168	-58
Total # Units	192	184	161	-31
Total Bedrooms	402	321	333	-69
Total # Lofts	0	22	0	
Total Functional Useable Open Space	less than 5,000	139,117	134,237	129,237
Parking				
Surface	201	225	224	
Garage	144	144	99	
Total Parking Available	345	369	323	-22
Total Parking Required by Zoning	384	369	323	

Residences of South Brookline

Summary of Changes from November 2013 Plan

- Reduction of the size and number of infill buildings
- Reduction in 31 units (*was 192 units - now 161 units*)
- Reduction of 69 bedrooms (*was 402 bedrooms – now 333 bedrooms*)
- Elimination of the garages
- Removal of the retaining walls adjacent to the property lines
- Increase of almost three acres of usable open space
- Elimination of most of the impervious pavement
- Improved landscaping, many more trees saved and many more new trees planted
- Preserved the rock outcropping next to the apartment building
- Improved architecture
- Height of apartment building decreased to three stories near Asheville Road
- Improved traffic flow and safety including “Complete Street” on Independence Drive

Residences of South Brookline Site Plan

