



TOWN OF BROOKLINE

Massachusetts

DEPARTMENT OF PLANNING
AND COMMUNITY DEVELOPMENT

ALISON C. STEINFELD
Planning Director

Case: The Residences of South Brookline
Chapter 40B Comprehensive Permit Application

Date: December 18, 2014

To: Margaret Murphy, Chestnut Hill Realty (Applicant)

Re: Town Staff Review of Site Plans and Architectural Plans

Margaret: Herewith a review of the Site and Architectural plans that the Applicant submitted December 8, 2014, and the Lighting Plans submitted December 11, 2014. Please submit as much of the requested information/materials as possible by December 22, 2014. Thank you.

Reviewed by Town Staff: Peter Ditto, Dan Bennett, Polly Selkoe, Maria Morelli

Index Page

1. Name of Applicant / Owner / Developer is incorrect.
2. The Waivers Packet submitted December 11, 2014, should be included as part of the Site and Architectural Plan set.

The components are: Waivers list, parking waivers per lot, waivers plan for all lots, waivers calculation plan for all lots, height calculation plan for all lots, and waivers calculation chart.

Waivers Plan/Packet should include: boundary line for 20 foot side setback and 7.5 foot parking setback on waivers plan. Include chart listing GFA per floor for each building. Indicate how much of a waiver is needed for retaining walls. Use lot names/numbers consistently in waivers plan and site plans. Note: GFA/FAR for Building 12 should include the Community Space Area.

3. Sheets listed on Index Page that were revised or submitted after December 8, 2014:
 - Drawings L101, L102, L103 (Height Calculation Plans) were revised December 11, 2014 as part of the waivers package and should be re-submitted as an update to the plan set.

- Drawings L104-105-106 titled Waivers Calculation Plan on sheets (titled Open Space Plan on Index Page): (a) Plan should be correctly titled as Open Space Plan with corrections consistent with those indicated on Waivers Calculation Plans that revised December 11, 2014 as part of the Waivers package.
- Noted: Drawings L701-702-703 (Lighting Plans) were submitted December 11, 2014 not December 8, 2014

4. Discrepancies between sheet titles on index page and on actual sheets. Make consistent and as descriptive as possible.

Number / Title on Index Page Reads	Number / Title on Actual Sheet Reads
EX101 Existing Conditions West	EX101 Existing Conditions Plan
EX102 Existing Conditions Northeast	EX102 Existing Conditions Plan
EX103 Existing Conditions Southeast	EX103 Existing Conditions Plan
Exhibit 1 Site Rendering	Exhibit 1 Proposed Site Plan – December 08, 2014
L101 Height Calculations West	L101 Height Calculation Plan West
L102 Height Calculations Northeast	L102 Height Calculation Plan Northeast
L103 Height Calculations Southeast	L103 Height Calculation Plan Southeast
L104 Open Space Plan West	L104 Waiver Calculation Plan West
L105 Open Space Plan Northeast	L105 Waiver Calculation Plan Northeast
L106 Open Space Plan Southeast	L106 Waiver Calculation Plan Southeast
A-1 Floor Plans – 2-1/2 Story Infill Buildings Nos. 1, 2, 3, 6, 9, 10 & 11	A-1. 2-1/2 Story Infill Buildings Typical for Building Nos. 1, 2, 3, 6, 9, 10 & 11
A-2 Floor Plans – 2-1/2 Story Infill Buildings No. 4	A-2. 2-1/2 Story Infill Buildings Building No. 4
A-3 Floor Plans – 2-1/2 Story Infill Buildings No. 5	A-3. 2-1/2 Story Infill Buildings. Building No. 5
A-4 Floor Plans – 2-1/2 Story Infill Buildings Nos. 7 & 8	A-4. 2-1/2 Story Infill Buildings Typical for Building Nos. 7 & 8
A-5 Section - 2-1/2 Story Infill Buildings Nos. 1, 2, 3, 4, 6, 7, 8, 9, 10, & 11	A-5. 2-1/2 Story Infill Bldgs. Building Section Building Nos. 1, 2, 3, 4, 6, 7, 8, 9, 10 & 11
A-6 Section - 2-1/2 Story Infill Building No. 5	A-6. 2-1/2 Story Infill Bldgs. Building Section Building No. 5
A-7 Floor Plan - Apartment Building Lower Level Garage	A-7 Apartment Building Lower Level Garage Plan
A-8 Floor Plan - Apartment Building Upper Level Garage	A-8 Apartment Building Upper Level Garage Plan
A-9 Floor Plan - Apartment Building 1st Floor	A-9 Apartment Building First Floor Plan

A-10 Floor Plan - Apartment Building 2nd and 3rd Floors	A-10 Apartment Building 2nd and 3rd Floor Plans
A-11 Floor Plan - Apartment Building 4th Floor	A-11 Apartment Building 4th Floor Plan
A-12 Roof Plan – Apartment Building	A-12 Apartment Building Schematic Roof Plan
A-13 Section - Apartment Building	A-13 Apartment Building Building Section
A-14 Elevations – 2-1/2 Story Infill Building Nos. 1, 2, 3 & 10	A-14. 2-1/2 Story Infill Building Typical for Building Nos. 1, 2, 3 & 10
A-15 Elevations – 2-1/2 Story Infill Building Nos. 6 , 9 & 11	A-15. 2-1/2 Story Infill Buildings Typical for Building Nos. 6 , 9 & 11
A-16 Elevations – 2-1/2 Story Infill Building No. 4	A-16. 2-1/2 Story Infill Buildings Building No. 4
A-17 Elevations – 2-1/2 Story Infill Building No. 5	A-17. 2-1/2 Story Infill Buildings Building No. 5
A-18 Elevations – 2-1/2 Story Infill Building Nos. 7 & 8	A-18. 2-1/2 Story Infill Buildings Typical for Building Nos. 7 & 8

Sheet EX100 – Overall Site Plan

Information needed on Overall Site Plan (EX100):

1. Specify lot number/names
2. Specify lot configuration (front, side, rear) on each lot
3. Provide boundary lines for 20-foot side setbacks and 7.5-foot parking setbacks on all lots.
4. Buildings 1, 2, 3, 6, 7, 8, 9, 10, 12: Specify setbacks on at least two consecutive sides (so that Building Department can confirm accuracy of building locations)
5. Label and show dimensions of setbacks from buildings and from parking lots to abutters
6. Specify lot size (sf) of each lot
7. Specify width (label and show dimension) of all driveways on the Site and the private portion of Asheville Road—ok to indicate on another drawing for clarity
8. Need to specify Fire Lanes on lot between Independence and Thornton [Lot E1] and on lot between Thornton and Asheville [Lot E2]
9. Identify upper- and lower-levels of garage entrances at Building 12.
10. Provide a chart on the Overall Site Plan that breaks down per lot: lot number and size (sf), buildings numbers, number of units and parking spaces, affordable units in each building.

Information that must be corrected or clarified on Overall Site Plan (EX100):

1. Lot between Independence and Thornton:
 - Label on plan reads: 12 proposed units among Buildings 5, 6, 7;
 - Should read: 16 proposed units

2. Lot between Thornton and Asheville
 - Label on plan reads: 144 proposed units among Buildings 8 and 12;
 - Should read: 113 proposed units
 - Label on plan reads: 53 surface parking spaces;
 - Plans show: 44 surface parking spaces on schematic
3. Lot between Asheville and VFW Parkway
 - Label on plan reads: 48 parking spaces
 - Plans show: 42 parking spaces on schematic
4. Labels indicating number of proposed units and parking spaces should be listed under a heading of indicating lot number. Use of leader lines can be confusing (for e.g., see Building 9; twelve (12) units are proposed for entire lot not for individual buildings).
5. Verify footprint of Building 12 at front entrance on South elevation: It does not jibe with Exhibit 1, rendered site plan, and Sheet A-9, first floor plan. Update schematic footprint of Building 12 on all pertinent plans so that footprint is consistently drawn (layout plans, lease line comparison, etc.)

Sheets EX101, EX102, EX103 – Existing Conditions

1. Drawings should be stamped.
2. EX102: Do not break Lot E2 across two sheets (throughout)
3. Delineate all No Disturb Zones (trees and rock outcroppings to be preserved)

Sheets L104, L105, L106 – Waivers Calculation Plan [Open Space Plan]

These sheets are titled “Open Space Plan” on Index page
Revision Date: December 11, 2014 (reviewed)—Provide latest drawings.

L104: Waivers Calculation Plan West

1. Use consistent lot labels on all pertinent plans. Is it West 1 Lot (see Chart on this sheet) or Lot W1 (See label on Existing Conditions)?
2. Verify calculation of lot size: It is specified as 126,697 sf here, but as 125,749 sf on August 13, 2014 overall site plan—how has delineation of lot changed since August?

L105: Waivers Calculation Plan Northeast

1. Use consistent lot labels on all pertinent plans. Is it East 1 Lot or Lot E1? See label on Existing Conditions.
2. Do not divide [Lot E2] across separate sheets.

L106: Waivers Calculation Plan Southeast

1. Use consistent lot labels on all pertinent plans. Is it East 2 Lot or Lot E2? East 3 Lot or Lot E3? See labels on Existing Conditions.
2. Do not divide [Lot E2] across separate sheets.
3. Number of parking spaces listed in East 2 and East 3 chart calculations, and drawn on this sheet, do not match the number of those drawn on Overall Site Plan.

Sheets L107, L108, L109 – Lease Line Comparison

L107: Lease Line Comparison Plan West

1. Label lot.
2. Annotation Text at top of sheet: West lot did extend into M-0.5 zoning district on November 2013 plan, as comparison shows on L107 dated December 8, 2014; therefore, lease-lot area is not 0 sf. Correct the calculation for difference in lease-lot areas (it will be less than 8,247 sf).
3. Verify the calculation for lease-lot area that is in the S-7 zoning district. It might erroneously include area within M0-5 zoning district.

L108: Lease Line Comparison Plan Northeast

1. Label lots.
2. Would prefer that [Lot E2] not be divided across separate sheets.

L109: Lease Line Comparison Plan Southeast

1. Label lots.
2. Do not divide [Lot E2] across separate sheets.
3. Annotation “Zoning East Lot Size Calculations – Refer to Sheet 108” does not pertain to December 8, 2014, plan.

Sheets L201, L202, L203 – Erosion Control Plans

General

Darken existing conditions, per Director of Transportation and Engineering.

Sheets L301, L302, L303 – Layout Plans

General

1. Retaining walls are shown on layout plans, but heights of all walls are not indicated on any sheets, elevations, and site details in the plans. What are the heights of retaining walls on all lots? Provide a table listing heights for all retaining walls/tree wells.
2. Use separate legends for 6-foot high screen fence and 7-foot high solid fence (labels alone are insufficient). Also, specify “opaque” rather than “solid” for the 7-foot fence.
3. Dumpster spaces should be drawn as such and not as parking spaces (throughout).

L301: Layout Plan West

1. Is “Identification Sign” at Building 4 on Independence Drive a permanent sign? What are the dimensions? Sheet L802 “Site Detail 2 Sheet (detail 2) perhaps refers to this as Sign Wall. Labels on layout plan and site detail sheets should be consistent (throughout).

L302: Layout Plan Northeast

1. Is “Identification Sign” at Building 5 on Independence Drive a permanent sign? What are the dimensions? Sheet L802 “Site Detail 2 Sheet (detail 2) perhaps refers to this as Sign Wall.
2. Indicate Fire Lanes (restricted use). Also, specify where grass concrete/ring paving or other material will be used. Note that grass concrete paving was specified in December 1, 2014 Stantec ZBA Presentation and grass ring paving on Sheet L302—are both porous? What about maintenance?

L303: Layout Plan Southeast

1. Is “Identification Sign” at Asheville Road a permanent sign? What are the dimensions? Sheet L802 “Site Detail 2 Sheet (detail 2) perhaps refers to this as Sign Wall.
2. Number of parking spaces drawn on Lot E3/East 3 Lot differs from those drawn on Overall Site Plan.
3. Label and show dimensions of proposed width of Asheville Road.
4. Indicate Fire Lanes (restricted use). Also, specify where grass concrete/ring paving or other material will be used.

5. Clarify entrance for upper-level garage (the current label, “second” floor, could be misconstrued (for e.g., P2 is considered a lower level than P1 in underground garages). Labels should be consistent with labels used on floor plans.

Sheets L401-L402-L403

General

Darken existing conditions, per Director of Transportation and Engineering.

Sheets L501-L502-L503-L504-L505-L506-L507-L508-L509

General

Darken existing conditions, per Director of Transportation and Engineering.

Sheets L601, L602, L603 – Landscape and Buffer Plan

General

1. Specify use of grass concrete paving (see December 1, 2014 Stantec ZBA Presentation) or **grass ring paving** (see annotation on Sheet L302)—confirm where impervious or porous and provide manufacturer’s specifications for maintenance.
2. Indicate on plans all areas where grass concrete/ring paving is intended for emergency access; identify areas restricted use for Fire Lanes; delineate entire areas on plan (use boundary lines not merely use leader lines).
3. Indicate “No Disturb Zone” with boundary lines for trees to be saved and rock outcroppings to be preserved—*ok to indicate on Existing Condition sheets*.
4. Include chart on plans breaking down the number of (a) existing trees, (b) trees to be saved, and (c) new plantings through Site. See December 12, 2014, email from Margaret Murphy. Also, provide chart for M-0.5 site of Building 12.
5. Clarify in chart that heights provided are that of new trees when first planted.

Sheets L701, L702, L703 – Lighting Plans

General

1. 16-foot tall site lights are proposed for all four lots. *Note:* Log configurations are not identified on any plans, so we cannot confirm which lighting poles are in front, side, and rear yards.

Violations

- a. Poles are 16 foot high instead max limit of 15 feet high per regulations, see Sec 5.63 and 5.72. Is Applicant willing to reduce height to 15 feet per regulations?
 - b. Light pole at Building 5 (**Sheet L702**): Light pole is located within 75 feet of Independence Drive—see Sec. 5.63. Can move pole back another 15 feet to eliminate violation.
2. Indicate all exterior lighting that will be mounted on buildings along with specification sheets.

Sheets L801, L802, L803 - Site Details

1. Need site detail for grass concrete/ring paving and specific brand recommended.
2. Need site detail for 7-foot high opaque fence.

Sheets L804, L805, L806, L807 - Utility Details

General

Darken existing conditions, per Director of Transportation and Engineering.

Sheets L901, L902, L903, L904, L905, L906, L907, L908, L909, L910, L911 – Site Sections

1. Scale for some sheets is off; especially see drawings where scale is specified as 1/16” = 1’0”
2. Mark and label height dimensions (mark from first floor to ridge line).

Roof Plans

Need roof plan and pitch for infill buildings.

Elevations

General

Mark and label width and height dimensions (mark from first floor to ridge line).

A-19 Apartment Building Elevations

1. Need architect’s stamp
2. Need scale
3. Need correct date; November 26, 2014 date is not the latest

4. Details of elevations are too small. Provide a separate adequately sized elevation that shows materials, doors, windows, etc., as they should be without grading drawn.
5. For North and South elevation, show elevation unfolded with breakpoints.
6. Note that guide for A/A'-B/B'-C/C' segments are flopped when compared with corresponding elevations.

Submitted,
Maria Morelli
Planning Consultant