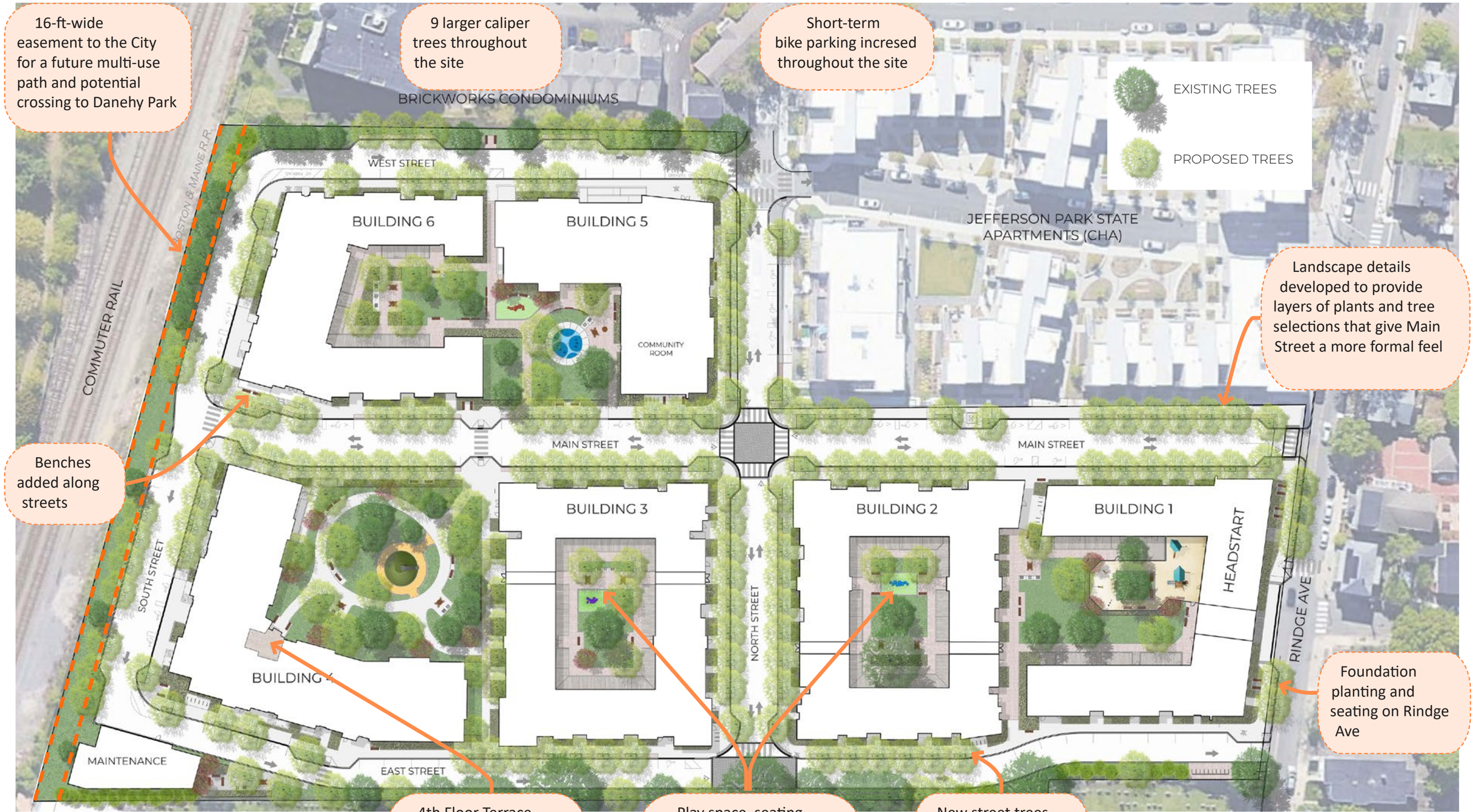
VOLUME 2: GRAPHICS

LANDSCAPE, OPEN SPACE, AND AMENITIES

LANDSCAPE PLANS, SITE SECTIONS, PERSPECTIVES, AND FLOOR PLANS

ILLUSTRATIVE LANDSCAPE PLAN

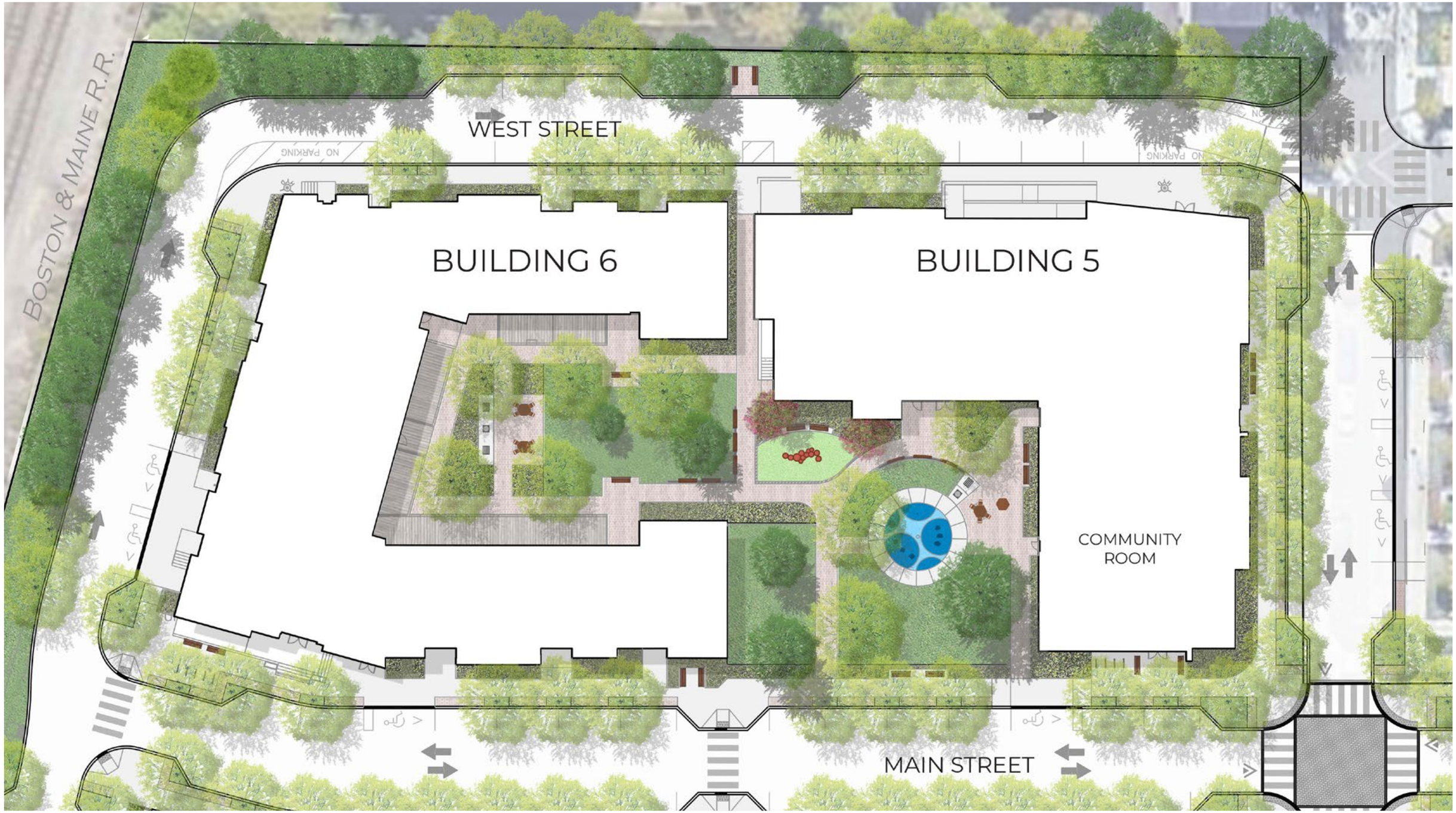
NOTE: PROPOSED TRESS SHOWN AT 10 YEAR MATURITY.



NOTE: PROPOSED TRESS SHOWN AT 10 YEAR MATURITY.

EXISTING TREES PROPOSED TREES

ILLUSTRATIVE LANDSCAPE PLAN



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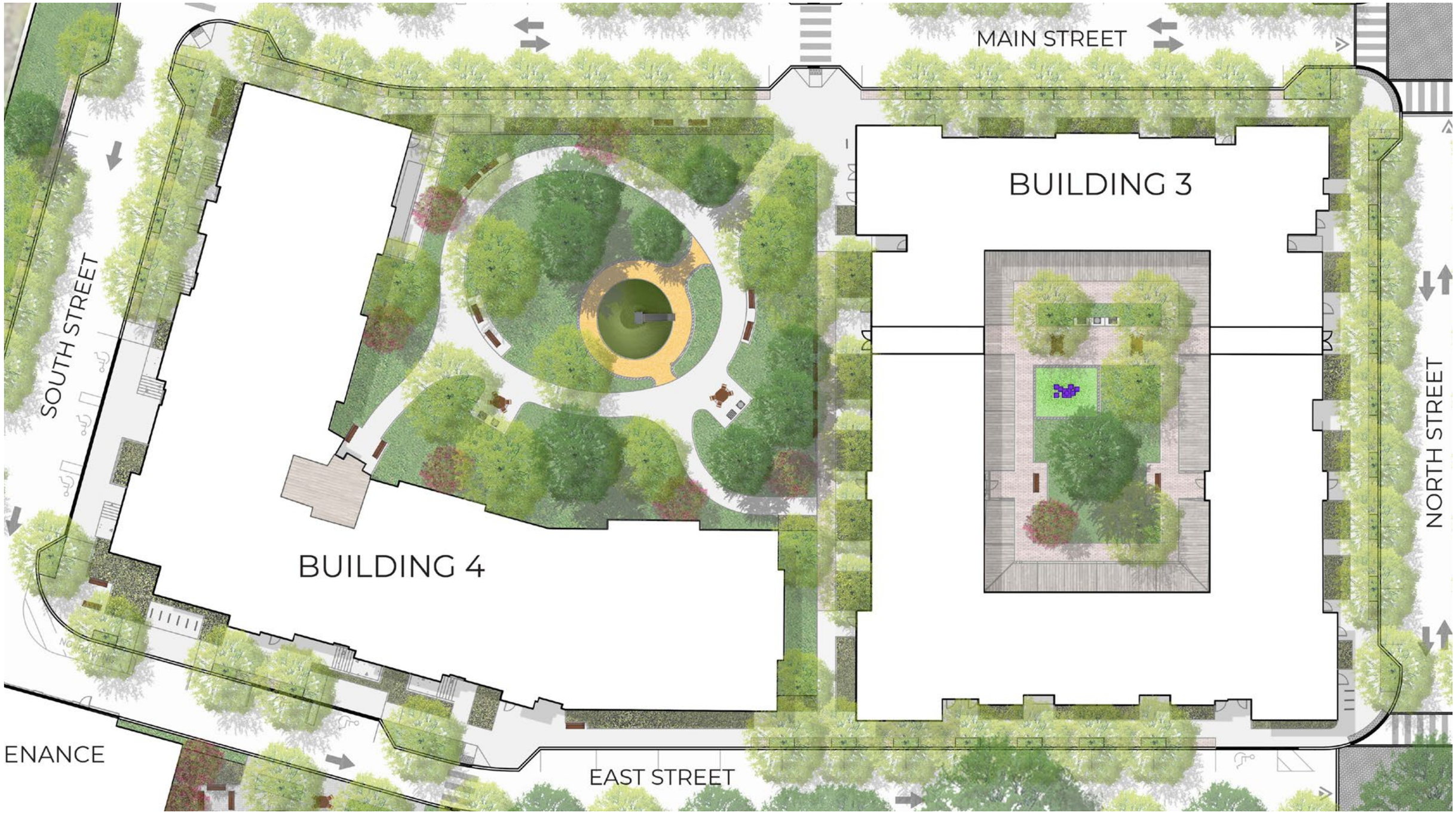
EXISTING TREES PROPOSED TREES

ILLUSTRATIVE LANDSCAPE PLAN



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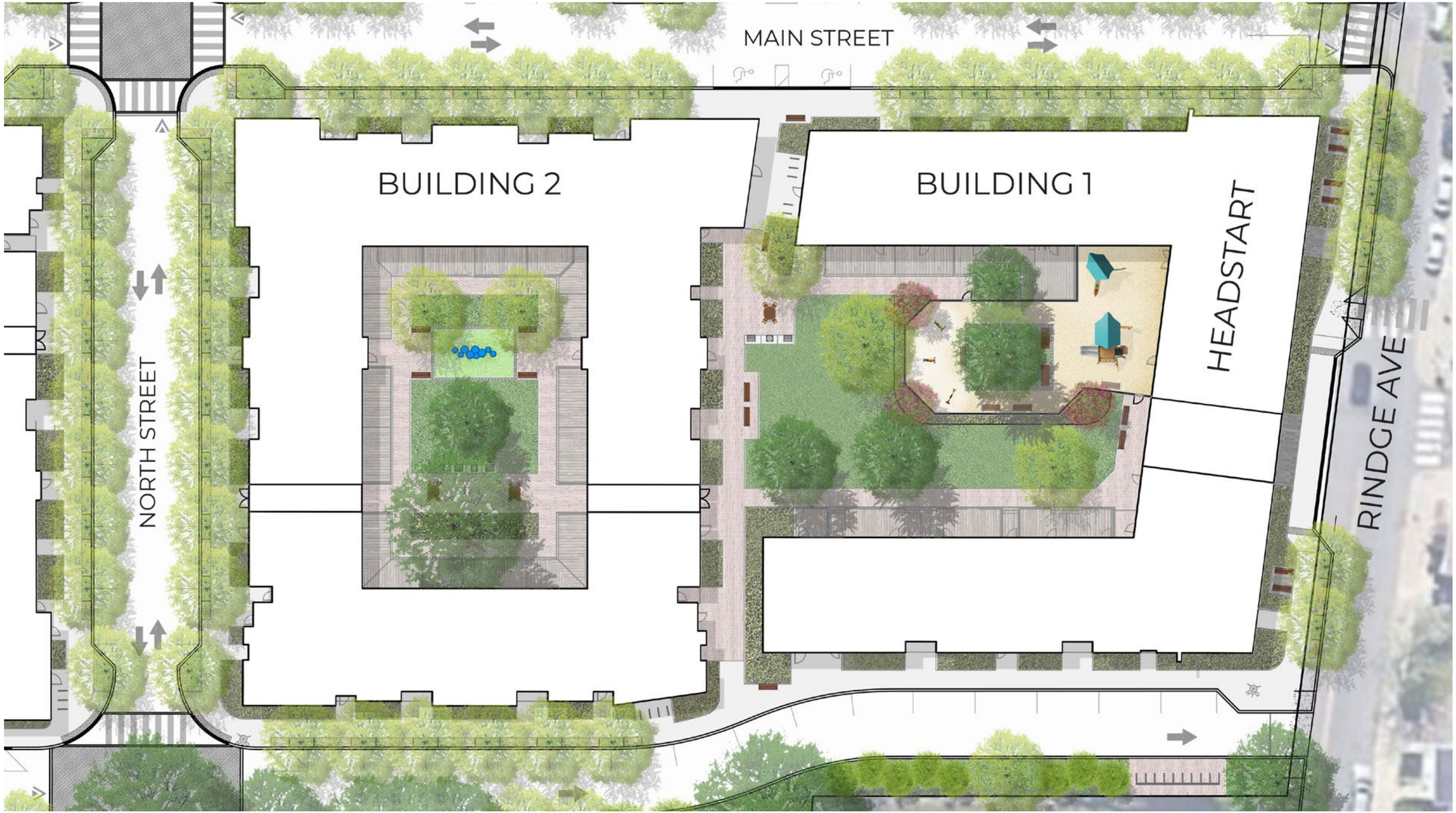
EXISTING TREES PROPOSED TREES

ILLUSTRATIVE LANDSCAPE PLAN



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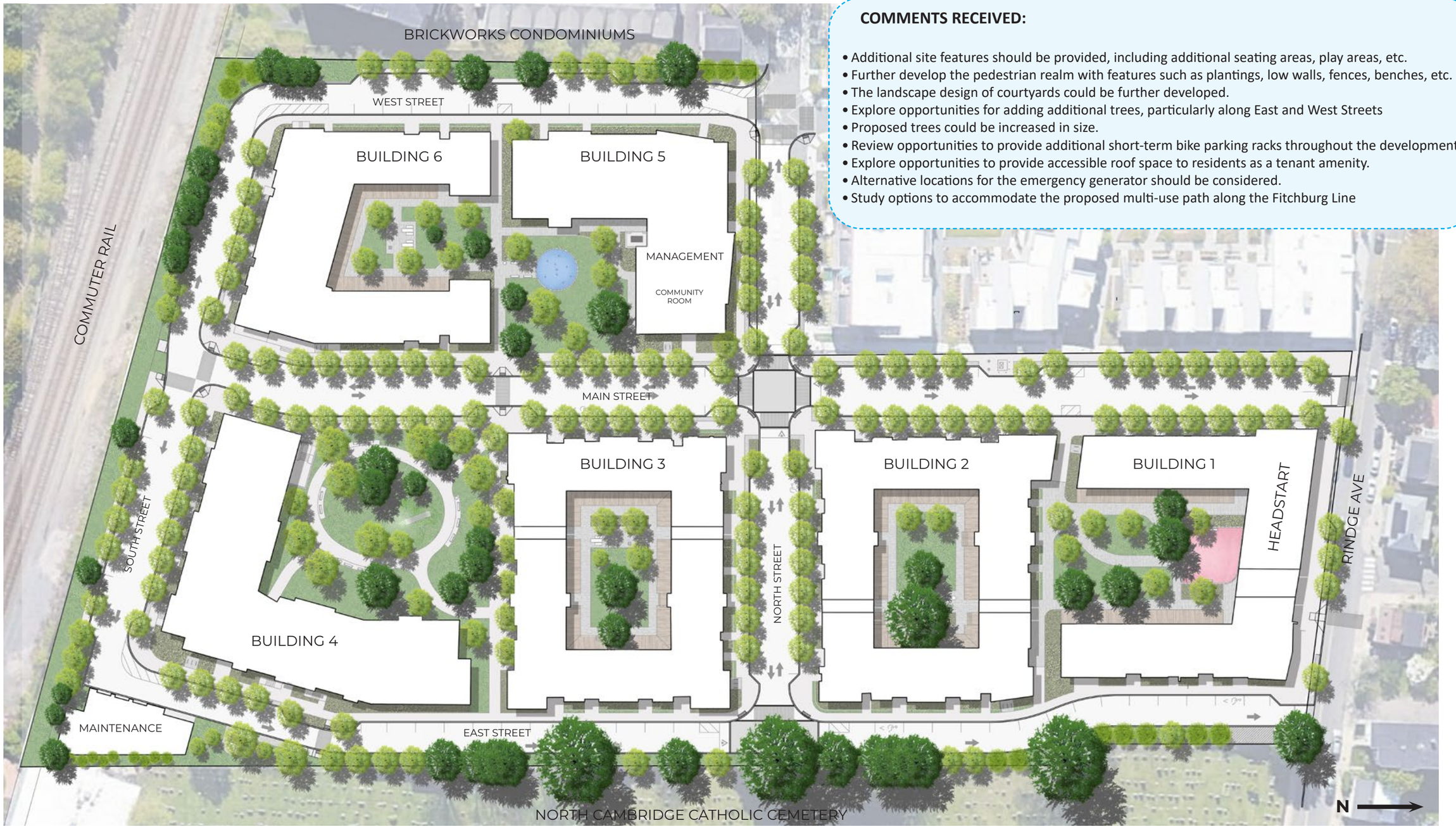
EXISTING TREES PROPOSED TREES

ILLUSTRATIVE LANDSCAPE PLAN

PREVIOUS VERSION PRESENTED ON 11/09/2021



COMMENTS RECEIVED:

- Additional site features should be provided, including additional seating areas, play areas, etc.
- Further develop the pedestrian realm with features such as plantings, low walls, fences, benches, etc.
- The landscape design of courtyards could be further developed.
- Explore opportunities for adding additional trees, particularly along East and West Streets
- Proposed trees could be increased in size.
- Review opportunities to provide additional short-term bike parking racks throughout the development.
- Explore opportunities to provide accessible roof space to residents as a tenant amenity.
- Alternative locations for the emergency generator should be considered.
- Study options to accommodate the proposed multi-use path along the Fitchburg Line

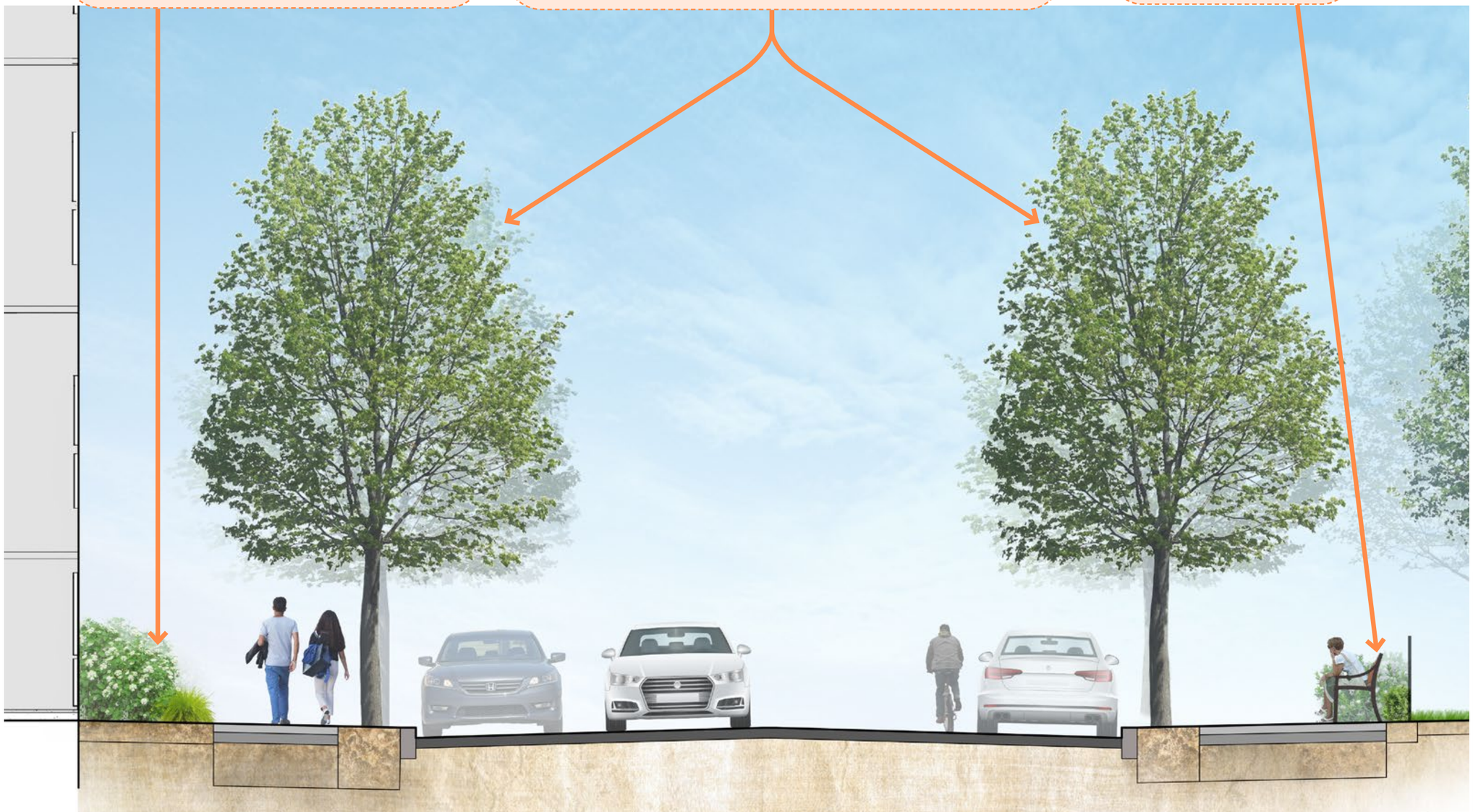
SITE SECTIONS

TYPICAL CONDITION ON MAIN ST

Layered facade shrub and perennial planting where space allows. Larger, low-maintenance, and spread species to provide buffer between first floor unit and street.

Diverse tree selection to maintain 10%-20%-30% forest resiliency goal. On Main St, tree selections will match both sides of the street between intersections and pedestrian crossings to give Main St greater design emphasis than secondary streets.

Seating along Main St.



Residential Unit - *Building 3*	2.5'-6.5' Depth Facade Planting Bed	6' Wide Sidewalk *with Structural Soil*	3'x8' Street Tree Pit	Main Street 2 Lane Street with Parking on both sides	3'x8' Street Tree Pit	6' Wide Sidewalk *with Structural Soil*	3' Depth, Bench Seating	Community Play Area - Building 5

STREET TREES
Autumn Gold Ginkgo
Greenspire Linden
Green Vase Japanese Zelkova

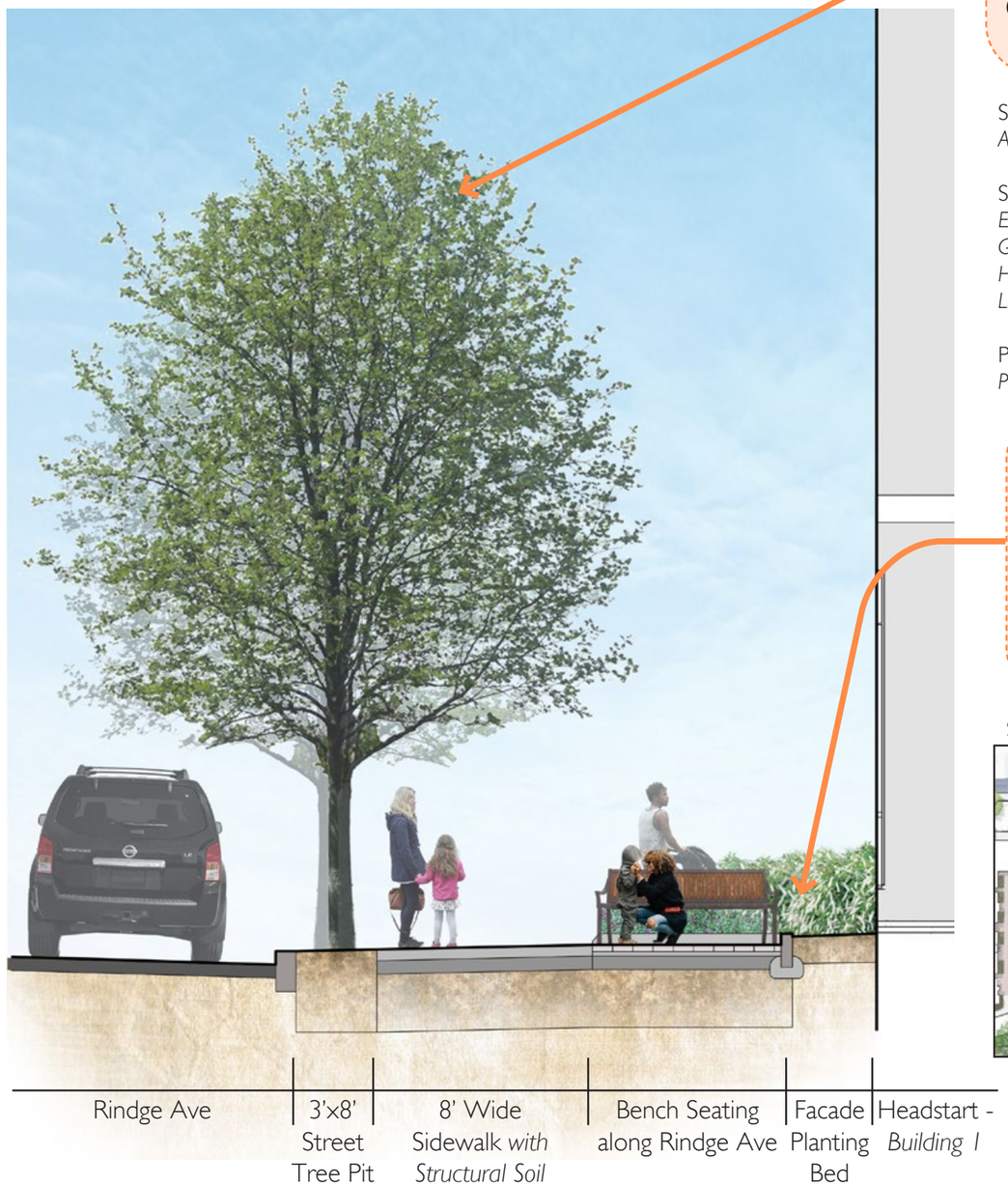
SHRUBS
Blue Kazoo Spiraea
Blue Shadow Fothergilla
Compact Korean Azalea
Cunningham's White Rhododendron
Delaware Valley White Azalea
Ivory Halo Dogwood
Scintillation Rhododendron
Shamrock Inkberry
Yuki Cherry Blossom Deutzia

PERENNIALS
All Gold Hakone Grass
Blue Star
Bowles Variety Periwinkle
Ingwersen's Variety Geranium
Pink Pewter Deadnettle
Rozanne Geranium
Thriller Lady's Mantle

SITE PLAN

SITE SECTIONS

RINDGE AVE AT HEADSTART



Species selected are tolerant of urban conditions and follow the City's species distribution recommendations.

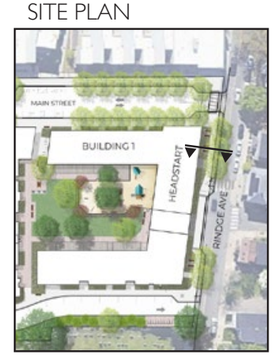
STREET TREES
Autumn Gold Gingko

SHRUBS
Everlow Yew
Greenwave Yew
Hummingbird Summersweet
Little Henry Sweetspire

PERENNIALS
Pink Pewter Deadnettle

Layered foundation planting along Rindge Ave with benches in front of Head Start. Shade tolerant species selected given location on north side of Building 1.

SITE PLAN

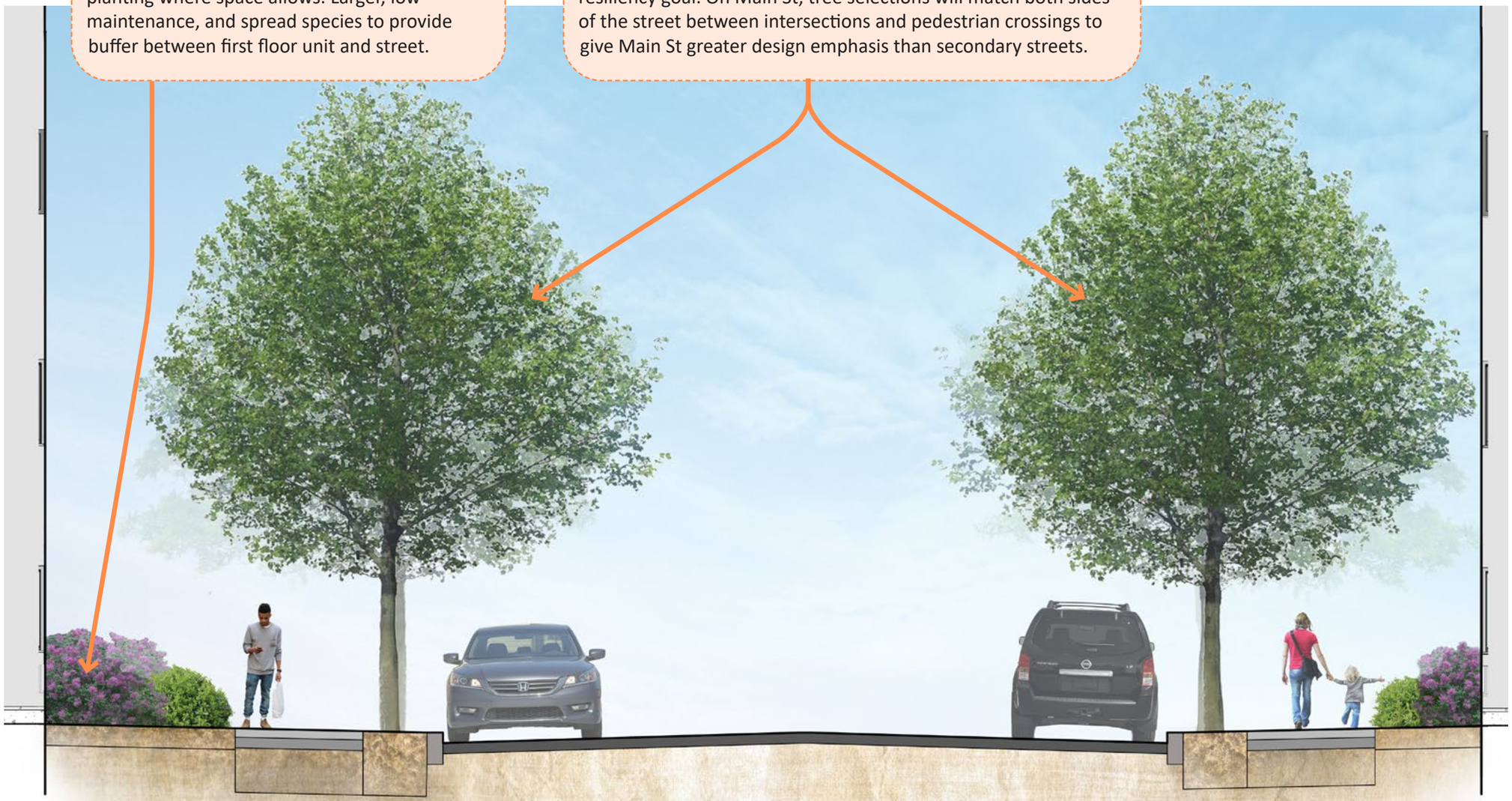


SITE SECTIONS

TYPICAL SIDE STREET CONDITION (NORTH STREET SHOWN)

Layered facade shrub and perennial planting where space allows. Larger, low-maintenance, and spread species to provide buffer between first floor unit and street.

Diverse tree selection to maintain 10%-20%-30% forest resiliency goal. On Main St, tree selections will match both sides of the street between intersections and pedestrian crossings to give Main St greater design emphasis than secondary streets.



Facade Planting Bed — Residential Unit - *Building 3*

6' Wide Sidewalk *with Structural Soil*

3'x8' Street Tree Pit

2 Lane Street with Parking on both sides

3'x8' Street Tree Pit

6' Wide Sidewalk *with Structural Soil*

Facade Planting Bed

Residential Unit - *Building 2*

American Linden
Autumn Gold Ginkgo
Emerald City Tulip Tree
Green Gable Black Gum
Happidaze Sweetgum
Magnifica Hackberry
Millstone Japanese Pagoda Tree
Green Vase Japanese Zelkova

SHRUBS
Blue Kazoo Spiraea
Boomerang Dwarf Purple Lilac
Cunningham's White Rhododendron
Gem Box Holly
Greenwave Yew
Purple Beautyberry
Shamrock Inkberry
Scintillation Rhododendron
Summer Snowflake Viburnum
Yuki Cherry Blossom Deutzia

SITE PLAN

SITE SECTIONS

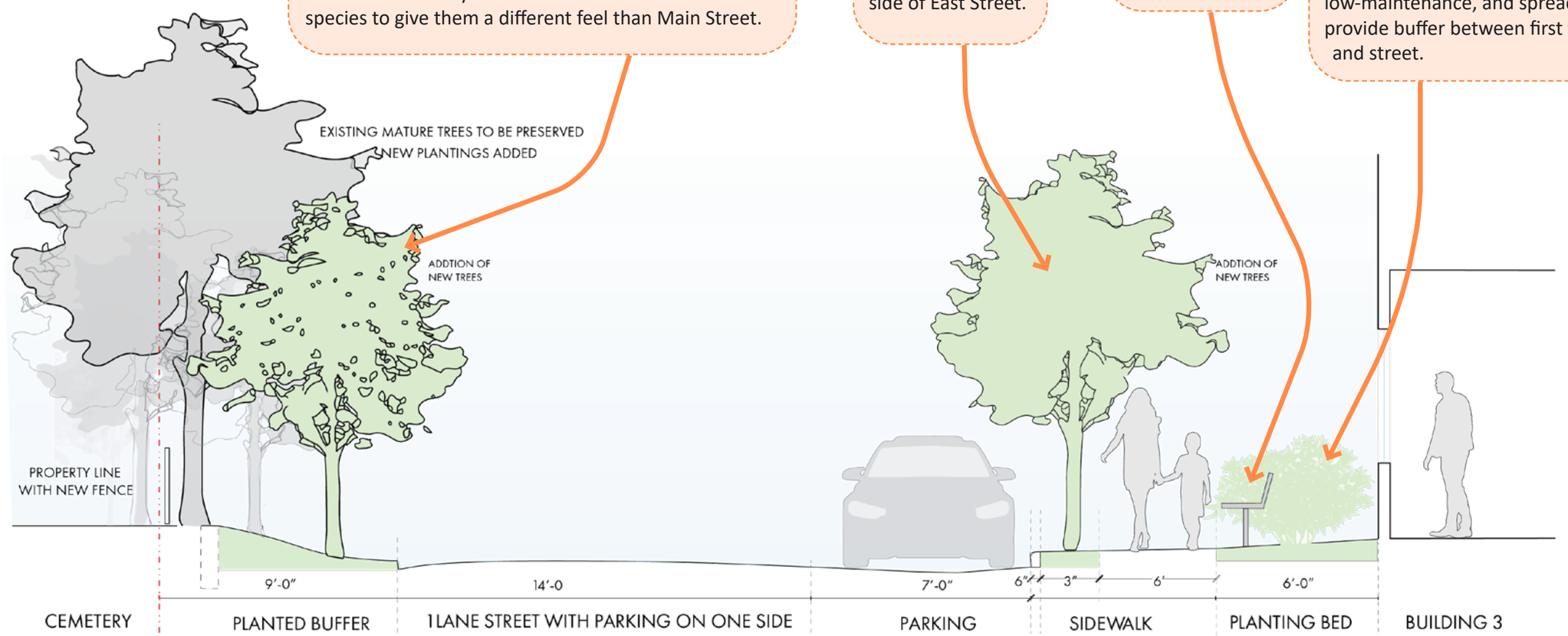
EAST STREET

Diverse species selection to maintain the City's 30-20-10 species distribution goal. On secondary streets, tree selections vary within each block has its own species to give them a different feel than Main Street.

Street trees added along west side of East Street.

Seating along East Street.

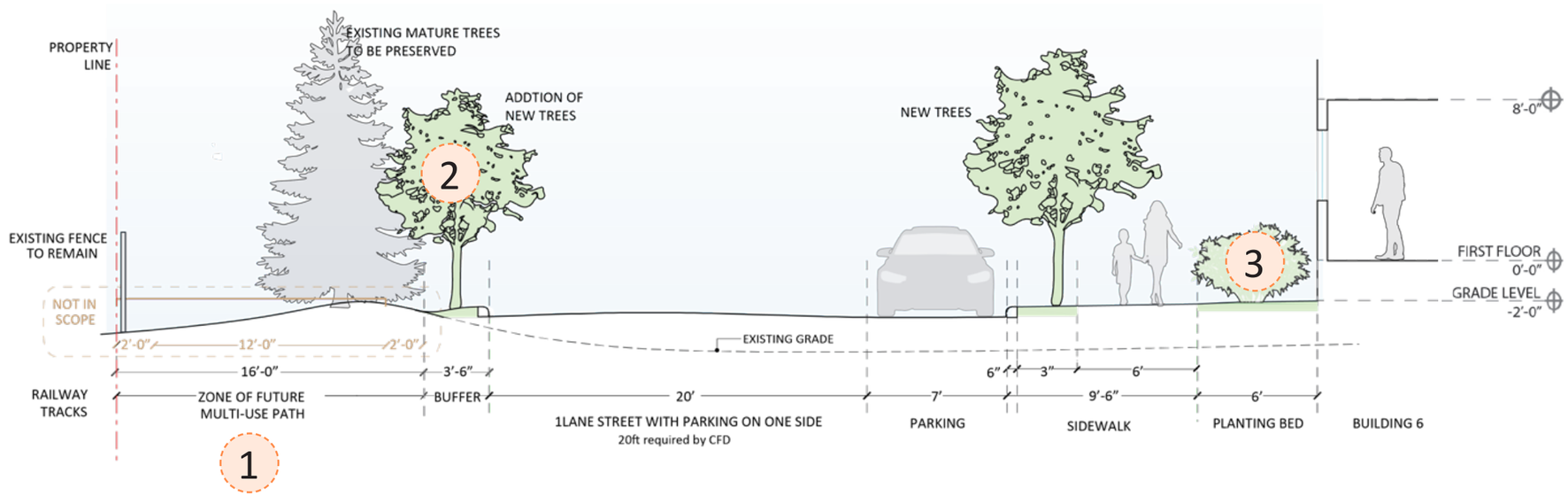
Layered facade shrub and perennial planting where space allows. Larger, low-maintenance, and spread species to provide buffer between first floor unit and street.



EAST STREET AT BUILDING 3

SITE SECTIONS

SOUTH STREET

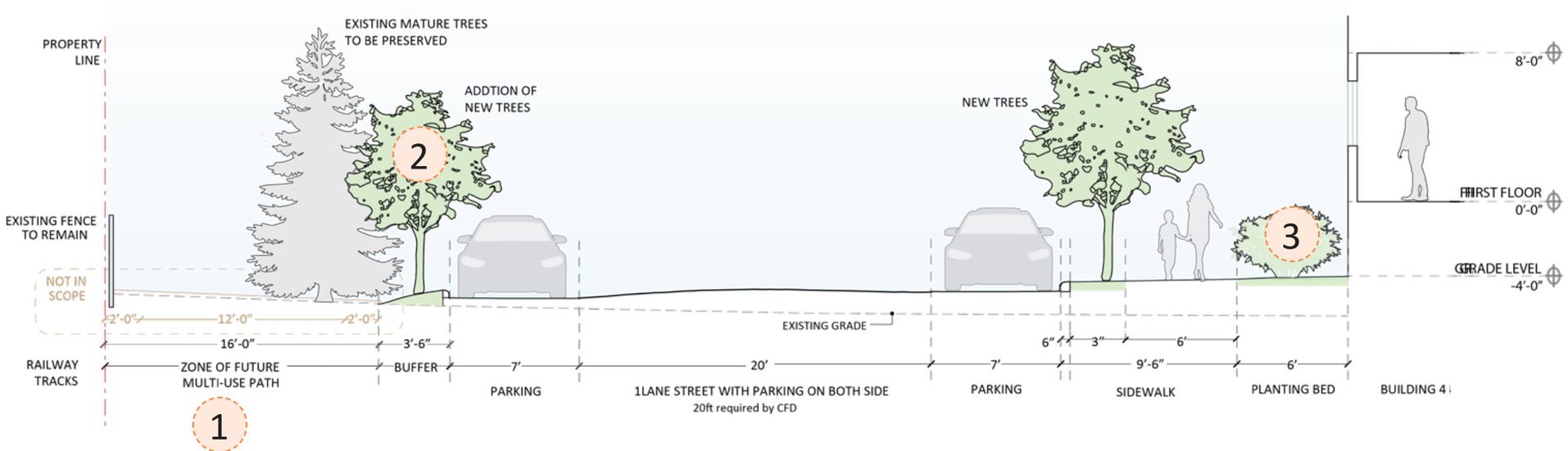


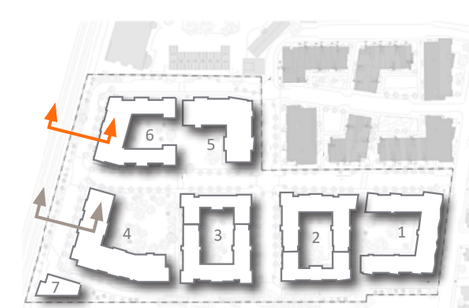
SOUTH STREET AT BUILDING 6

1 16 ft easement to the City along the railroad for a future multi-use path and potential rail crossing to Danehy Park.

2 Diverse species selection to maintain the City's 30-20-10 species distribution goal. On secondary streets, tree selections vary within each block to give them a different feel than Main Street.

3 Layered facade shrub and perennial planting where space allows. Larger, low-maintenance, and spread species to provide buffer between first floor unit and street.





SOUTH STREET AT BUILDING 4

Furnishings

Cordia Bench
Forms+Surfaces
Solid cast aluminum frame with Jatoba hardwood and central armrest
Length = 6 feet

Port
mmcite
Solid cast aluminum frame with Jatoba hardwood with backrest and central armrest
Length = 6 feet

Tangent Table
Forms+Surfaces
Wheelchair accessible table with cast aluminum frame and Ipe hardwood seats (no umbrella)
Table Length = 4 feet

Grill Assembly
DuMor
Grill finished w/heat resistant black enamel
Length = 20 3/8 inch

Bike Hitch
Dero
Steel with Powder Coat finish
2 bike spaces per bike rack

Brown, Richardson + Rowe Landscape Architects and Planners & Schreiber Associates

MATERIALS BOARD

Pavers and Turf

Permeable Boardwalk Clay Paver
Whitacre Greer
Size = 2-1/4”x9”x3”
Color = Ivory

PlayBound™ Poured-in-Place Safety Surfacing
Surface America
Dual-layer poured rubber
Option for multi-colored surface pattern

Aquaflex Splashpad Surfacing
Surface America
Poured rubber
Option for multi-colored surface pattern

Promenade Plank Paver
Unilock
Size = 4”x16”x4”
Color = Granite Blend

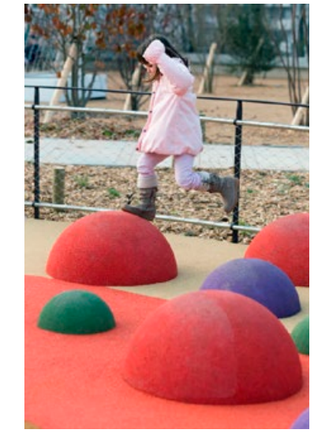
PlayBound™ TurfTop™
Surface America
Synthetic turf fully adhered over a poured rubber basemat

Brown, Richardson + Rowe Landscape Architects and Planners & Schreiber Associates

Playground Equipment

Theater & Music Cottage
Kompan
Age group: 2-5, play capacity = 15
Dimensions = 12’3”x9’3”x8’5”

Sunflower Toddler Swing
Kompan
Age group: 6m-2, play capacity = 1
Dimensions = 4’1”x1’3”x1’6”



Stepping Balls and Cubes
Goric
Age group: 2-12
Dimensions = varies

Dolphin Springer
Kompan
Age group: 2-12, play capacity = 1
Dimensions = 3’3”x1’7”x2’3”

The Wizard’s Hideaway
Kompan
Age group: 2-5, play capacity = 11
Dimensions = 10’6”x14’11”x10’9”

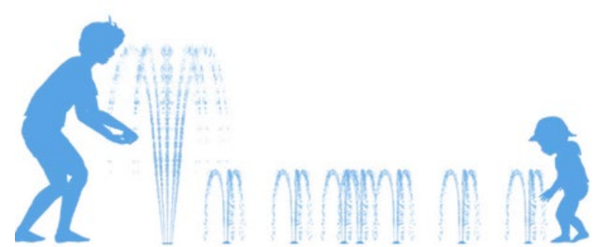
Embankment Slide with Climbing Rope
Kompan
Age group: 5-12, play capacity = 3
Dimensions = 13’3”x3’11”x2’8”

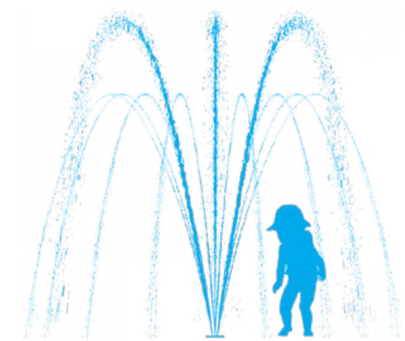
Brown, Richardson + Rowe Landscape Architects and Planners & Schreiber Associates

MATERIALS BOARD

Splashpad Equipment

Current Splashpad specs:
Area = 380sf
Capacity = 15 kids
Play Features = 3
No electrical connection required





VOR 0604 & VOR 0605 Push Button Activator
Vortex
No control box or electricity required
Dimensions = 38”x25”x25”

VOR 7134 Hop N2
Vortex
Dimensions = 1”x14”x47”
Inground

VOR 7640 Team Spray N1
Vortex
Dimensions = 11”x44”x93”
Inground

VOR 0329 Waterblom N2
Vortex
Inground

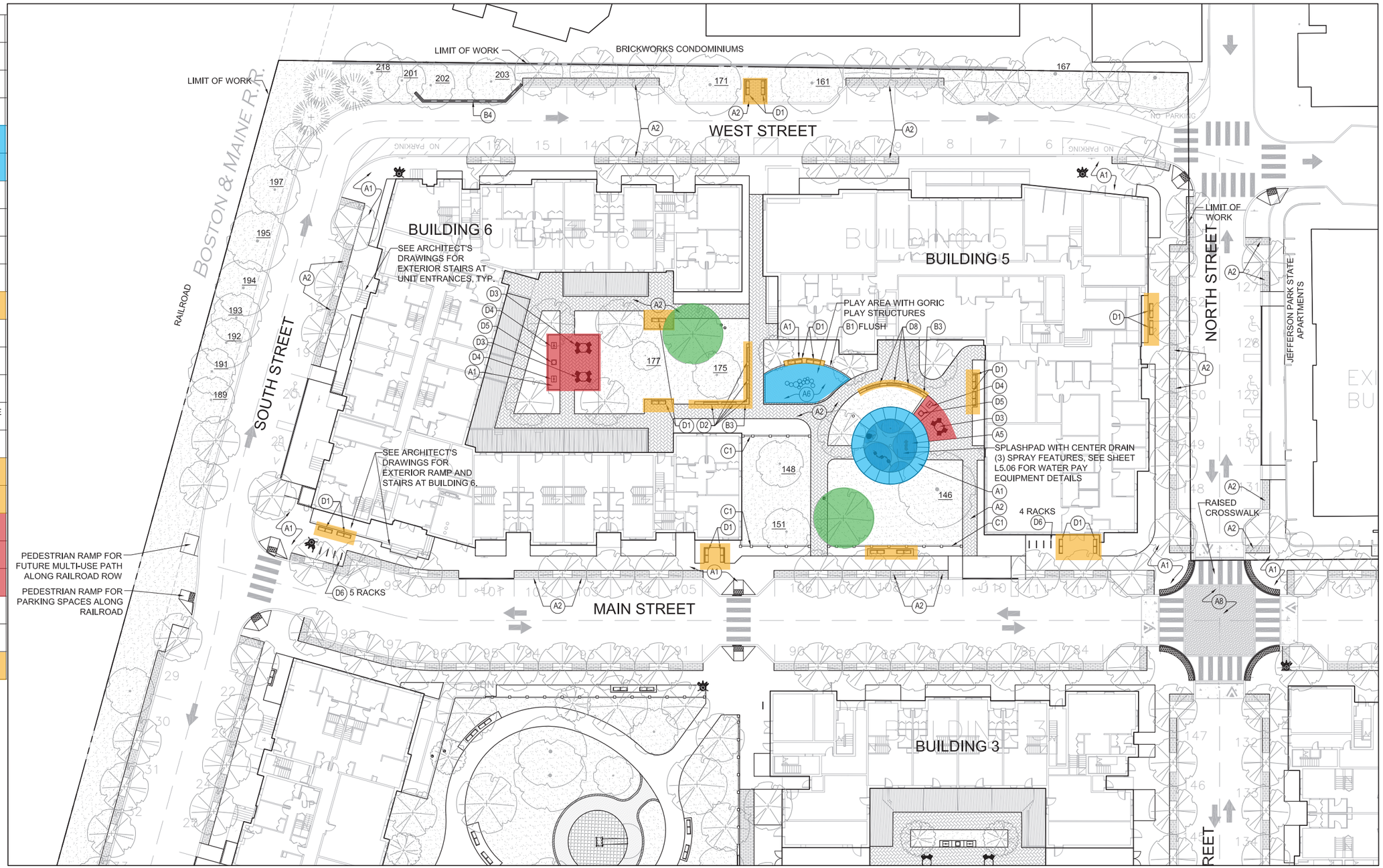
MATERIALS PLAN

MATERIALS PLAN

Grills and Picnic Tables | Bench Seating | Play Areas | 5-6" Caliper Trees

MATERIAL LEGEND:

A1	PEDESTRIAN CONCRETE PAVING
A2	PERMEABLE BOARDWALK CLAY PAVERS
A3	PRECAST CONCRETE BOARDWALK PAVERS
A4	COMPOSITE DECKING - SEE ARCHITECT'S DRAWINGS
A5	POURED IN PLACE SPLASH PAD SURFACING
A6	PLAY AREA POURED IN PLACE RUBBERIZED SAFETY SURFACING
A7	SYNTHETIC SAFETY TURF
A8	RED PRECAST 'OPTILOCK CONCRETE PAVER', SEE ENGINEER'S DWGS
B1	8" WIDE CIP STEEL REINFORCED CONCRETE CURB
B2	5" LANDSCAPE CURB
B3	CIP SEATWALL
B4	CIP CONC. RETAINING WALL W/ VEH. GUARD RAIL, SEE ENGINEER'S DWGS
C1	4' HT. ALUMINUM LANDSCAPE FENCE
C2	6' HT. ALUMINUM LANDSCAPE FENCE WITH 3' DOUBLE GATES
C3	4' HT. ALUMINUM PLAYGROUND FENCE WITH SWING GATES
C4	6' HT. HEAVY DUTY ALUMINUM PICKET CEMETERY FENCE
D1	BENCH
D2	WALL-MOUNTED BENCH WITH BACK
D3	ACCESSIBLE PICNIC TABLE
D4	GRILL
D5	COAL ASH RECEPTACLE
D6	BIKE RACK
D7	BOLLARD
D8	CURVED WALL-MOUNTED BENCH



MATERIALS PLAN

Grills and Picnic Tables | Bench Seating | Play Areas | 5-6" Caliper Trees

MATERIAL LEGEND:

A1	PEDESTRIAN CONCRETE PAVING
A2	PERMEABLE BOARDWALK CLAY PAVERS
A3	PRECAST CONCRETE BOARDWALK PAVERS
A4	COMPOSITE DECKING - SEE ARCHITECT'S DRAWINGS
A5	POURED IN PLACE SPLASH PAD SURFACING
A6	PLAY AREA POURED IN PLACE RUBBERIZED SAFETY SURFACING
A7	SYNTHETIC SAFETY TURF
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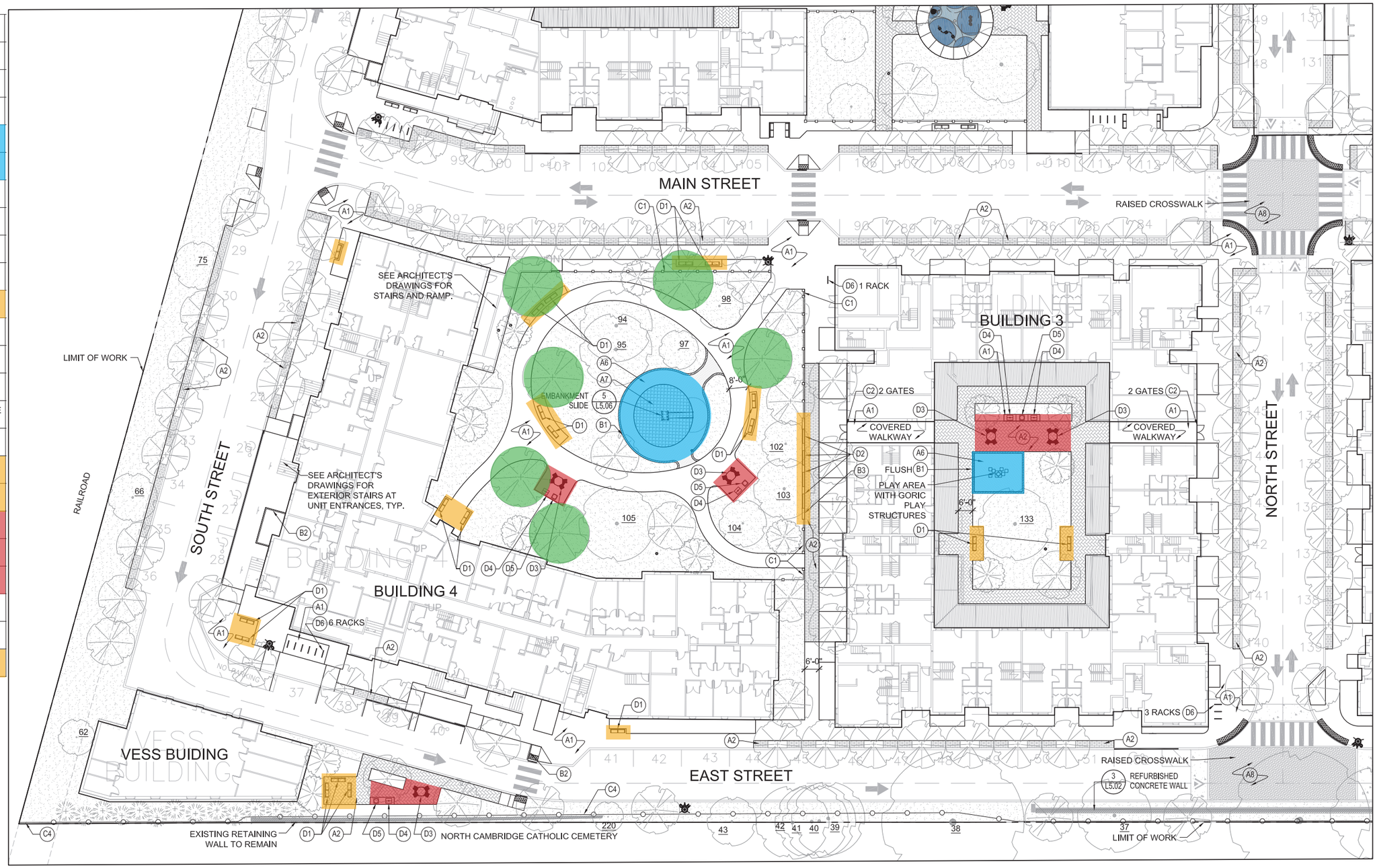
D3	ACCESSIBLE PICNIC TABLE
D4	GRILL
D5	COAL ASH RECEPTACLE
D6	BIKE RACK
D7	BOLLARD
D8	CURVED WALL-MOUNTED BENCH



MATERIALS PLAN

Grills and Picnic Tables | Bench Seating | Play Areas | 5-6" Caliper Trees

MATERIAL LEGEND:

A1	PEDESTRIAN CONCRETE PAVING
A2	PERMEABLE BOARDWALK CLAY PAVERS
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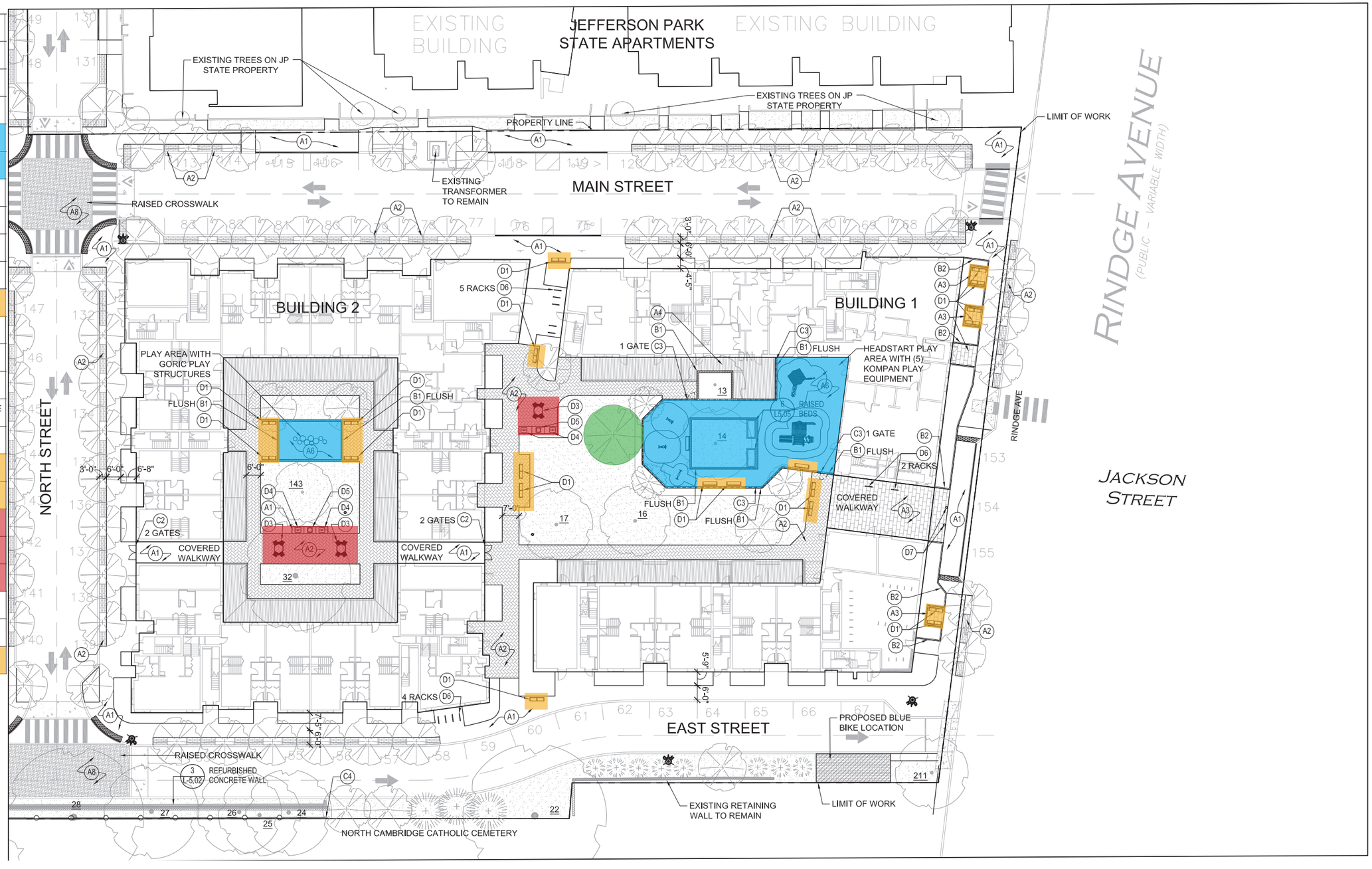


PLANTING PLAN

PLANTING LEGEND:

EXISTING TREE TO REMAIN, APPROX. CANOPY SIZE SHOWN. TREE ID SHOWN: XXX

1 L5.05 PROPOSED DECIDUOUS TREES

2 L5.05 PROPOSED EVERGREEN TREES

1 L5.05 PROPOSED ORNAMENTAL TREES

3 L5.05 SHRUB PLANTINGS

4 L5.05 SEEDED LAWN

6 L5.01 STRUCTURAL SOIL EXTENTS

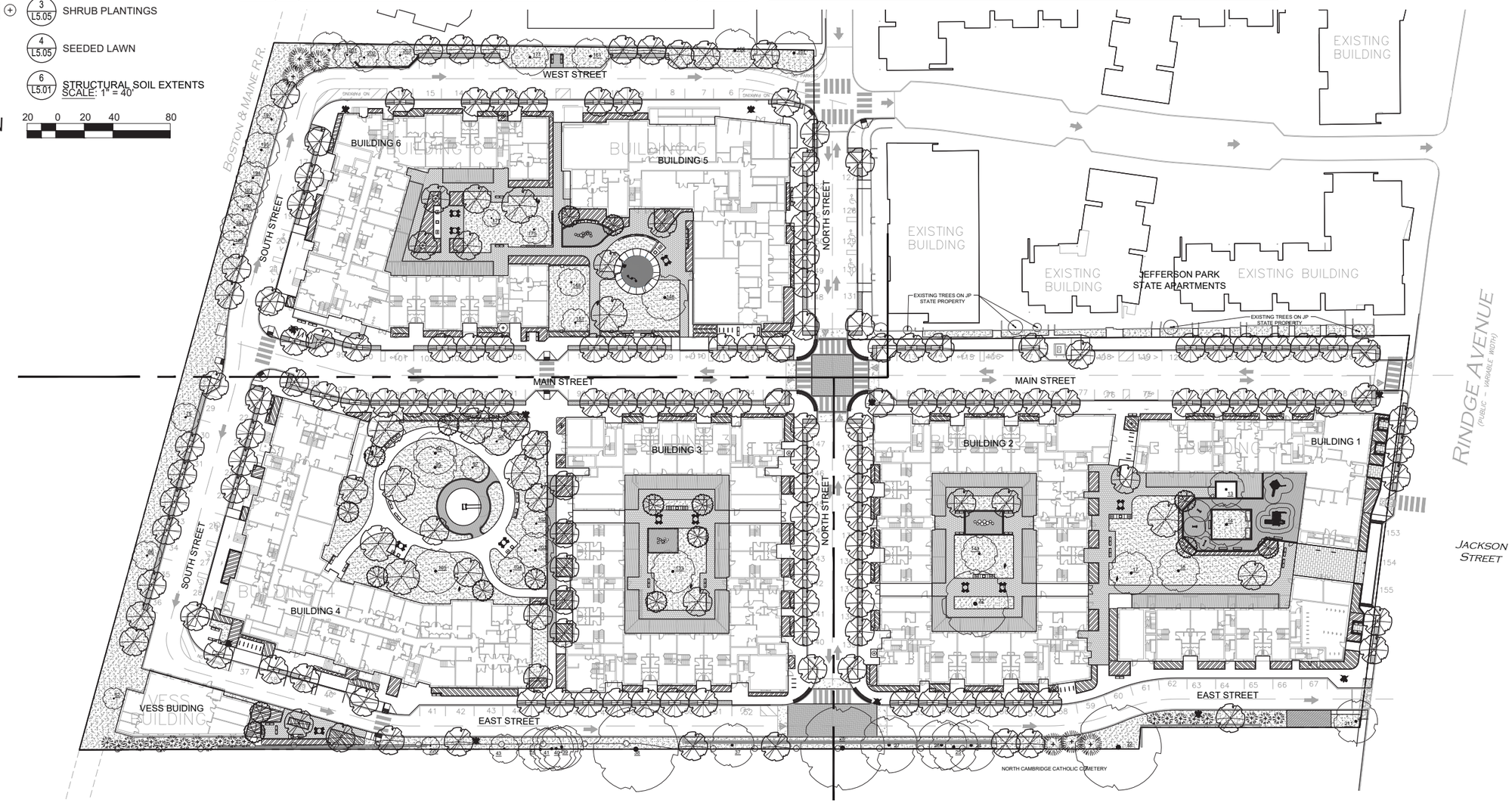
SCALE: 1" = 40'

N

20 0 20 40 80

PROPOSED TREE LIST:

SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	ROOT	SIZE
STREET TREES:					
CM	13	Celtis occidentalis 'Magnifica'	Magnifica Hackberry	B&B	3" Cal.
GAG	27	Gingko biloba 'Autumn Gold'	Autumn Gold Ginkgo	B&B	3" Cal.
LSH	12	Liquidambar styraciflua 'Happidaze'	Happidaze Sweetgum	B&B	3" Cal.
LEC	6	Liriodendron tulipifera 'Emerald City'	Emerald City Tulip Tree	B&B	3" Cal.
NGG	7	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	B&B	3" Cal.
SJH	9	Sophora japonica 'Halka'	Millstone Japanese Pagoda Tree	B&B	3" Cal.
TA	2	Tilia americana	American Linden	B&B	3" Cal.
TG	22	Tilia cordata 'Greenspire'	Greenspire Linden	B&B	3" Cal.
ZGV	28	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	B&B	3" Cal.
DECIDUOUS AND EVERGREEN TREES:					
AAB	9	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Shadblow	B&B	8'-10' HT.
AFB	4	Acer x freemanii 'Autumn Blaze'	Freeman Maple	B&B	5-6" Cal.
AFB2	2	Acer x freemanii 'Autumn Blaze'	Freeman Maple	B&B	3-3.5" Cal.
CA	2	Cornus alternifolia	Pagoda Dogwood	B&B	2-2.5" Cal.
CJ	5	Cercidiphyllum japonicum	Katsura Tree	B&B	3" Cal.
CSP	2	Cornus x rutgan 'Stellar Pink'	Rutgers Hybrid Pink Dogwood	B&B	2.5-3" Cal.
GAG2	2	Gingko biloba 'Autumn Gold'	Autumn Gold Ginkgo	B&B	3-3.5" Cal.
GBC	10	Gingko biloba 'Columnar'	Columnar Ginkgo	B&B	3-3.5" Cal.
GDE	4	Gymnocladus dioicus 'Emedicspresso'	Espresso Kentucky Coffee Tree	B&B	3-3.5" Cal.
LSS	7	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B	3-3.5" Cal.
LEC2	5	Liriodendron tulipifera 'Emerald City'	Emerald City Tulip Tree	B&B	3-3.5" Cal.
MS	2	Malus sargenti	Sargent Crabapple	B&B	1.5-2" Cal.
NGG2	3	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	B&B	3-3.5" Cal.
NGG3	3	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	B&B	3" Cal.
PGD	3	Picea glauca var. densata	Black Hill's Spruce	B&B	7'-8' HT.
PO	3	Picea omorika	Serbian Spruce	B&B	7'-8' HT.
SJH2	2	Sophora japonica 'Halka'	Millstone Japanese Pagoda Tree	B&B	5-6" Cal.
QB	3	Quercus bicolor	Swamp White Oak	B&B	5-6" Cal.
QWL	4	Quercus x warei 'Long'	Regal Prince Oak	B&B	3-3.5" Cal.
TGG	8	Thuja plicata tomentosum 'Green Giant'	Green Giant Arborvitae	B&B	7-8' HT.



BWA ARCHITECTURE

CHA

PLANTING PLAN

PLANTING LEGEND:

EXISTING TREE TO REMAIN, APPROX. CANOPY SIZE SHOWN. TREE ID SHOWN: XXX

1 L5.05 PROPOSED DECIDUOUS TREES

2 L5.05 PROPOSED EVERGREEN TREES

1 L5.05 PROPOSED ORNAMENTAL TREES

3 L5.05 SHRUB PLANTINGS

4 L5.05 SEEDED LAWN

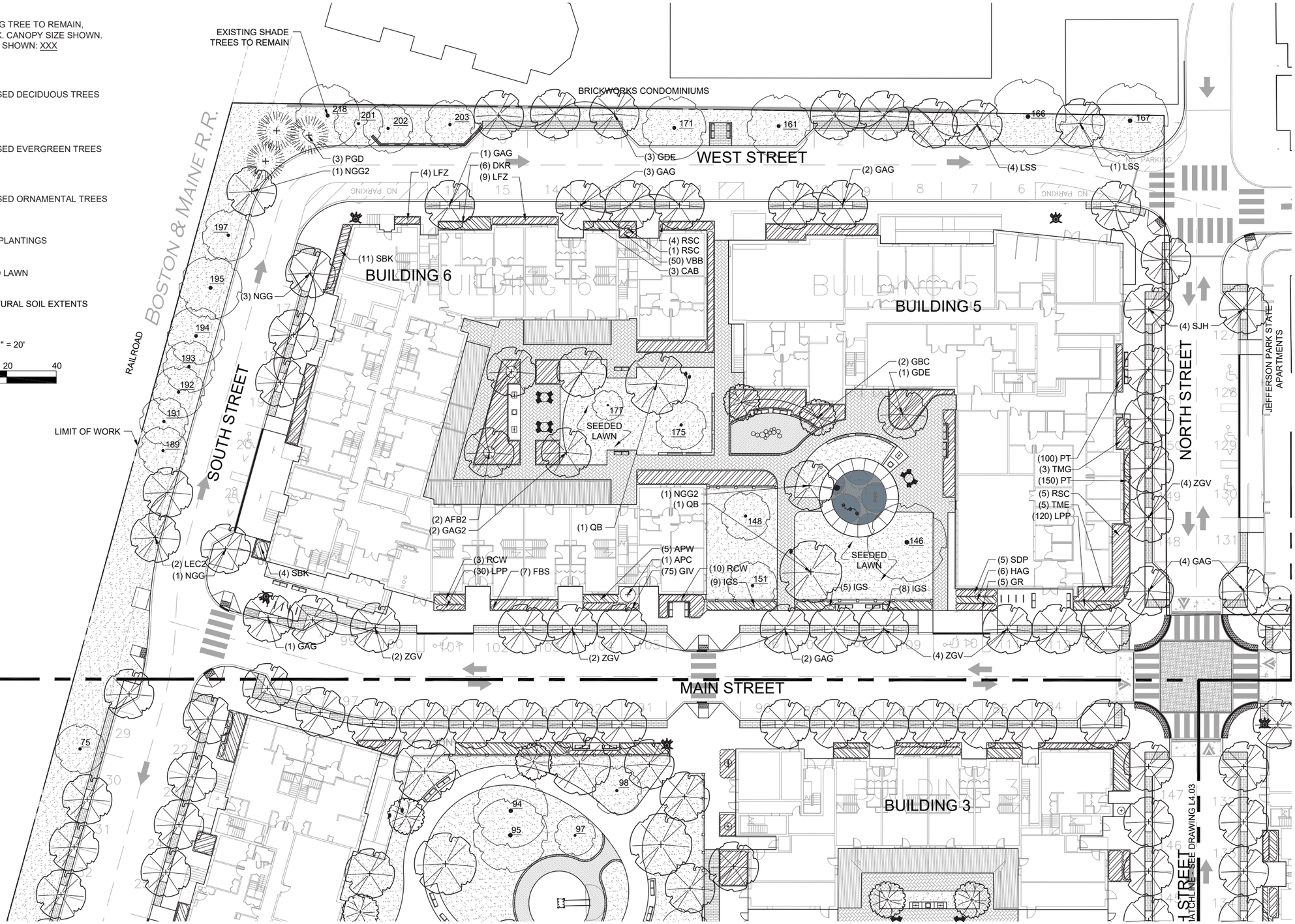
6 L5.01 STRUCTURAL SOIL EXTENTS

AND L4.03 FOR PLANTING LIST.

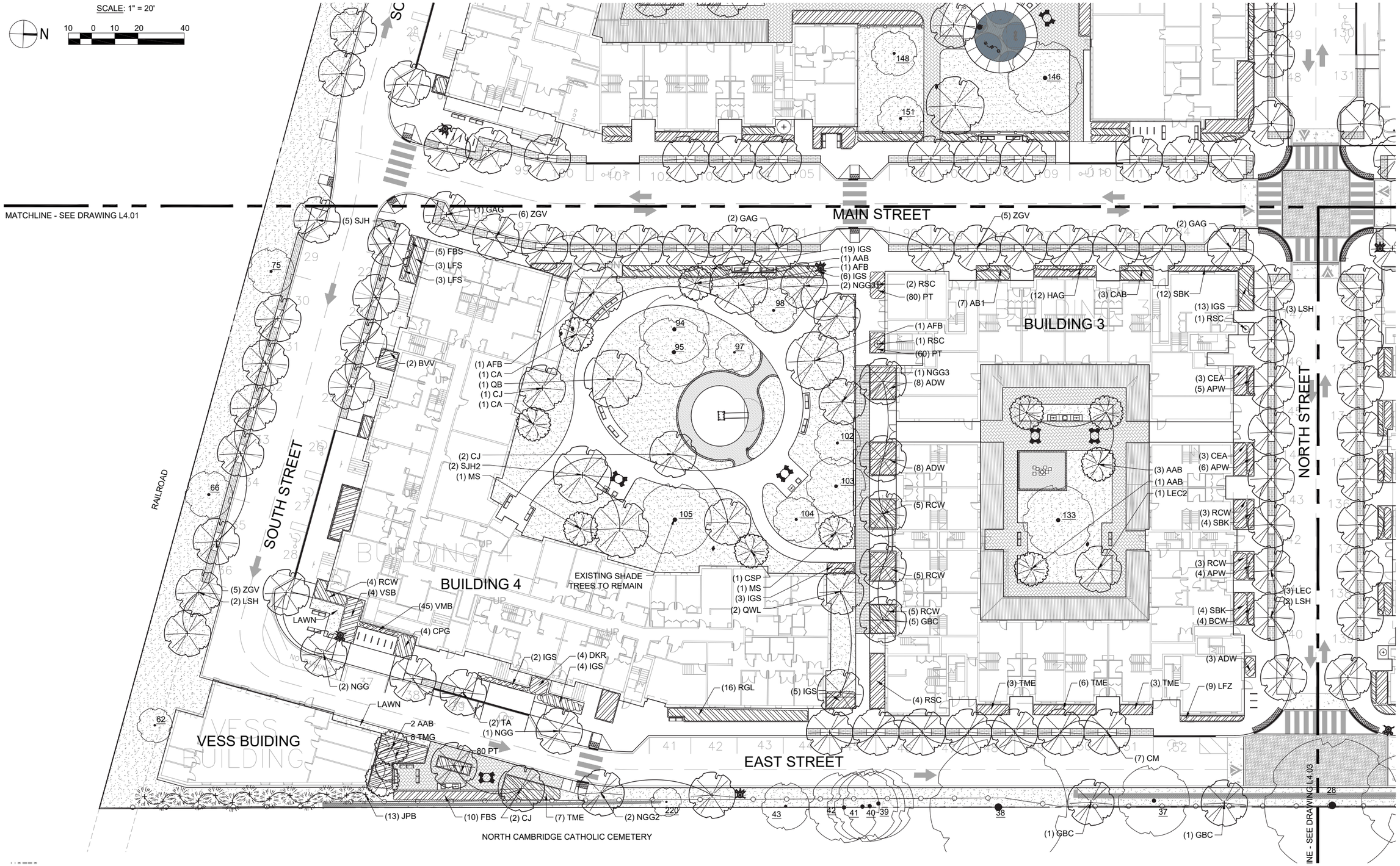
SCALE: 1" = 20'

N

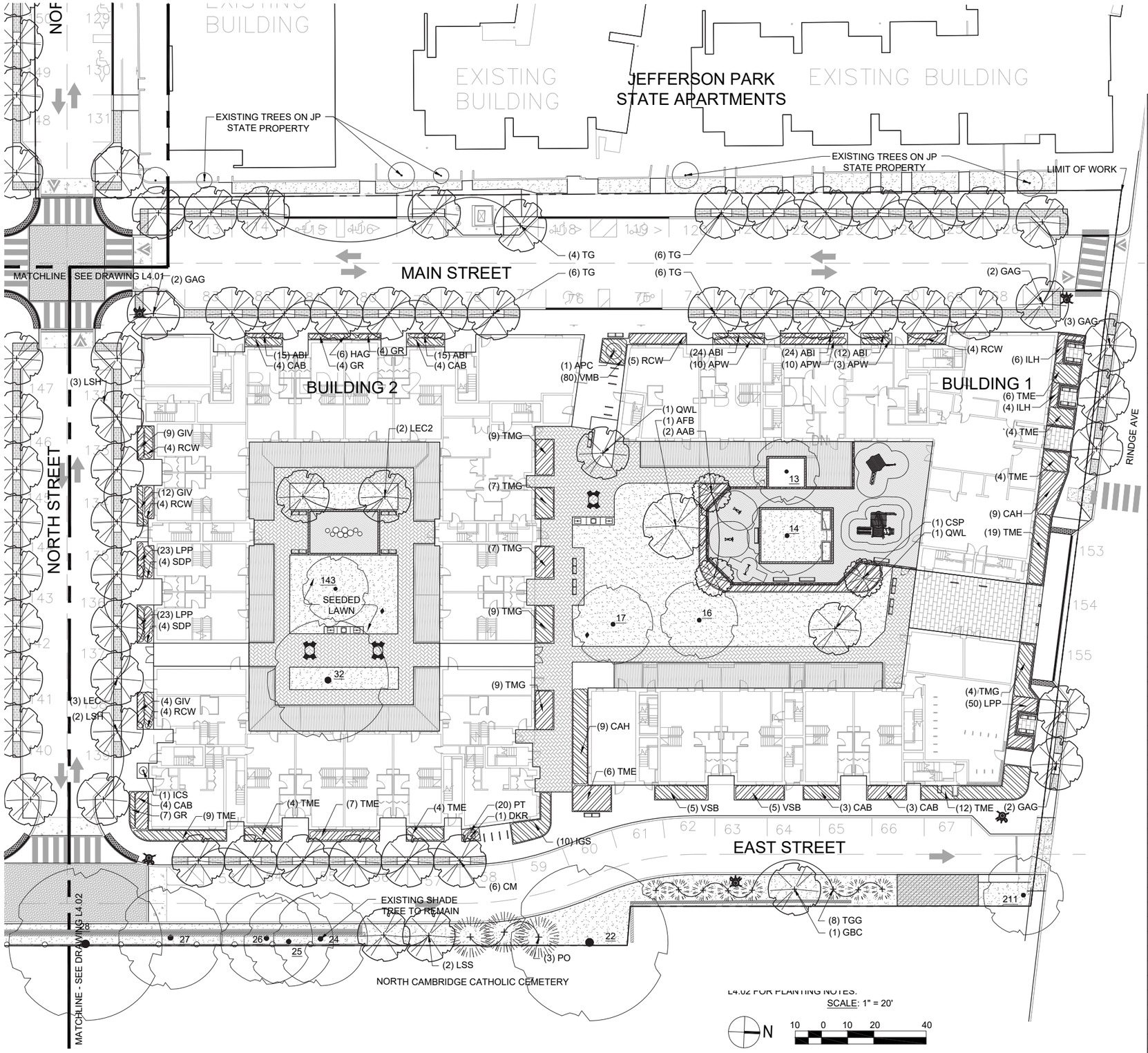
10 0 10 20 40



PLANTING PLAN



PLANTING PLAN



PLANT LIST:

SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	ROOT	SIZE
STREET TREES:					
CM	13	Celtis occidentalis 'Magnifica'	Magnifica Hackberry	B&B	3" Cal.
GAG	27	Gingko biloba 'Autumn Gold'	Autumn Gold Ginkgo	B&B	3" Cal.
LSH	12	Liquidambar styraciflua 'Happidaze'	Happidaze Sweetgum	B&B	3" Cal.
LEC	6	Liriodendron tulipifera 'Emerald City'	Emerald City Tulip Tree	B&B	3" Cal.
NGG	7	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	B&B	3" Cal.
SJH	9	Sophora japonica 'Halka'	Millstone Japanese Pagoda Tree	B&B	3" Cal.
TA	2	Tilia americana	American Linden	B&B	3" Cal.
TG	22	Tilia cordata 'Greenspire'	Greenspire Linden	B&B	3" Cal.
ZGV	28	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	B&B	3" Cal.
DECIDUOUS AND EVERGREEN TREES:					
AAB	9	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Shadblow	B&B	8'-10' HT.
AFB	4	Acer x freemanii 'Autumn Blaze'	Freeman Maple	B&B	5-6" Cal.
AFB2	2	Acer x freemanii 'Autumn Blaze'	Freeman Maple	B&B	3-3.5" Cal.
CA	2	Cornus alternifolia	Pagoda Dogwood	B&B	2-2.5" Cal.
CJ	5	Cercidiphyllum japonicum	Katsura Tree	B&B	3" Cal.
CSP	2	Cornus x rutgan 'Stellar Pink'	Rutgers Hybrid Pink Dogwood	B&B	2.5-3" Cal.
GAG2	2	Gingko biloba 'Autumn Gold'	Autumn Gold Ginkgo	B&B	3-3.5" Cal.
GBC	10	Gingko biloba 'Columnar'	Columnar Ginkgo	B&B	3-3.5" Cal.
GDE	4	Gymnocladus dioicus 'Emedicspresso'	Espresso Kentucky Coffee Tree	B&B	3-3.5" Cal.
LSS	7	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B	3-3.5" Cal.
LEC2	5	Liriodendron tulipifera 'Emerald City'	Emerald City Tulip Tree	B&B	3-3.5" Cal.
MS	2	Malus sargenti	Sargent Crabapple	B&B	1.5-2" Cal.
NGG2	3	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	B&B	3-3.5" Cal.
NGG3	3	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	B&B	3" Cal.
PGD	3	Picea glauca var. densata	Black Hill's Spruce	B&B	7'-8' HT.
PO	3	Picea omorika	Serbian Spruce	B&B	7'-8' HT.
SJH2	2	Sophora japonica 'Halka'	Millstone Japanese Pagoda Tree	B&B	5-6" Cal.
QB	3	Quercus bicolor	Swamp White Oak	B&B	5-6" Cal.
QWL	4	Quercus x warei 'Long'	Regal Prince Oak	B&B	3-3.5" Cal.
TGG	8	Thuja plicata tomentosum 'Green Giant'	Green Giant Arborvitae	B&B	7-8' HT.
SHRUBS:					
ADW		Azalea 'Delaware Valley White'	Delaware Valley White Azalea	Cont.	5 Gal.
APC		Azalea yedoense var. poukahense 'Compacta'	Compact Korean Azalea	Cont.	5 Gal.
CAB		Cornus alba 'Bailhalo'	Ivory Halo Dogwood	Cont.	5 Gal.
CAH		Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	Cont.	5 Gal.
CEA		Callicarpa dichtoma 'Early Amethyst'	Purple Beautyberry	Cont.	5 Gal.
DCB		Deutzia 'Yuki Cherry Blossom'	Yuki Cherry Blossom Deutzia	Cont.	3 Gal.
FBS		Fothergilla gardenii 'Blue Shadow'	Blue Shadow Fothergilla	Cont.	5 Gal.
IGB		Ilex glabra 'Gem Box'	Gem Box Holly	Cont.	3 Gal.
IGS		Ilex glabra 'Shamrock'	Shamrock Inkberry	Cont.	5 Gal.
IBP		Ilex meserveae 'Blue Prince"	Blue Prince Blue Holly	Cont.	5 Gal.
ICS		Ilex crenata 'Steeds'	Steeds Holly	Cont.	5 Gal.
ILH		Itea virginiana 'Little Henry'	Little Henry Sweetspire	Cont.	5 Gal.
JBP		Juniperus chinensis 'Blue Point'	Blue Point Juniper	B&B	4-5' HT.
LFZ		Leucothoe fontanesiana 'Zeblid'	Scarletta Leucothoe	Cont.	3 Gal.
PT		Pachysandra treminalis	Japanese Spurge	Cont.	See notes
RCW		Rhododendron 'Cunningham's White'	Cunningham's White Rhododendron	Cont.	5 Gal.
RMR		Rhododendron maximum 'Roseum'	Roseum Rosebay Rhododendron	Cont.	5 Gal.
RGL		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	Cont.	3 Gal.
RSC		Rhododendron 'Scintillation'	Scintillation Rhododendron	Cont.	5 Gal.
SBK		Spiraea media 'Double Play Blue Kazoo'	Blue Kazoo Spiraea	Cont.	5 Gal.
SDP		Syringa x 'Boomerang Dwarf Purple'	Boomerang Dwarf Purple Lilac	Cont.	5 Gal.
TMG		Taxus cuspidata 'Greenwave'	Greenwave Yew	Cont.	5 Gal.
TME		Taxus x media 'Everlow'	Everlow Yew	Cont.	5 Gal.
VSB		Viburnum carlesii 'Spice Baby'	Spice Baby Viburnum	Cont.	5 Gal.
VPS		Viburnum plicatum 'Summer Snowflake'	Summer Snowflake Viburnum	Cont.	5 Gal.
PERENNIALS:					
AMT		Alchemilla mollis 'Thriller	Thriller Lady's Mantle		
ABI		Amsonia 'Blue Ice'	Blue Star		
GIV		Geranium macrorrhizum 'Ingwersen's Variety	Ingwersen's Variety Geranium		
GR		Geranium 'Rozanne'	Rozanne Geranium		
HAG		Hakonechioa macra 'All Gold'	All Gold Hakone Grass		
LPP		Lamium maculatum ' Pink Pewter'	Pink Pewter Deadnettle		
VM		Vinca minor 'Bowles Variety'	Bowles Variety Periwinkle		

BROWN, RICHARDSON + ROWE
OCTOBER 2021

SCALE: 1" = 30'

15 0 15 30 60

N

OPEN SPACE PLAN

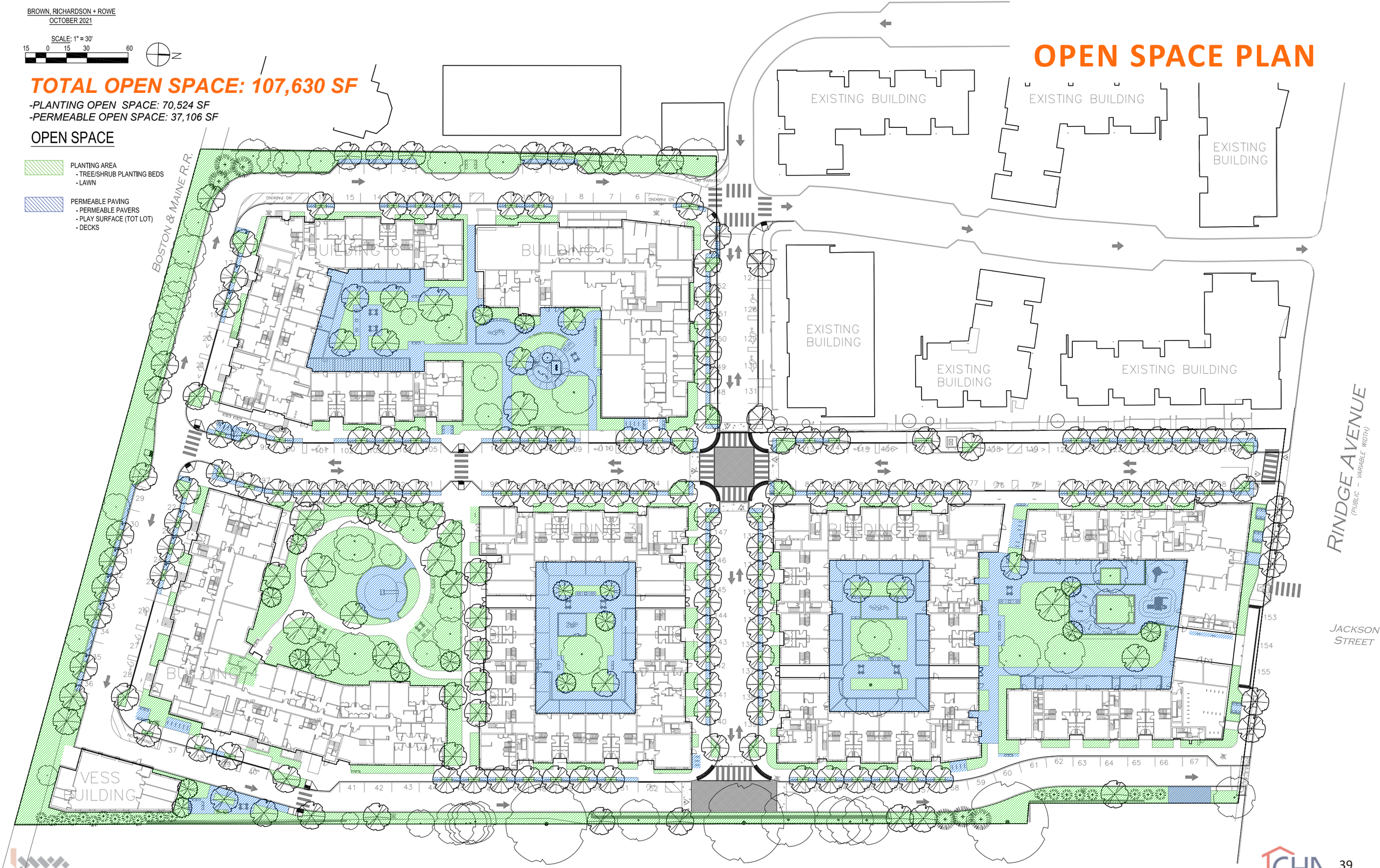
TOTAL OPEN SPACE: 107,630 SF

-PLANTING OPEN SPACE: 70,524 SF
-PERMEABLE OPEN SPACE: 37,106 SF

OPEN SPACE

PLANTING AREA
- TREE/SHRUB PLANTING BEDS
- LAWN

PERMEABLE PAVING
- PERMEABLE PAVERS
- PLAY SURFACE (TOT LOT)
- DECKS



BWA ARCHITECTURE

CHA

RENDERED PERSPECTIVES OF PROPOSED OPEN SPACE

RENDERED PERSPECTIVES OF PROPOSED OPEN SPACE

UPDATE

NEW FEATURES:

- Additional play equipment and benches in every courtyard.
- Existing mature tree to be preserved.

BUILDING 3 COURTYARD

RENDERED PERSPECTIVES OF PROPOSED OPEN SPACE

PREVIOUS 11/09/2021

COMMENTS RECEIVED:

- Additional site features should be provided to residents, including additional seating areas, play areas, etc.
- The landscape design of courtyards could be further developed.

BUILDING 3 COURTYARD

RENDERED PERSPECTIVES OF PROPOSED OPEN SPACE

UPDATE

NEW FEATURES:

- Additional seat wall at park edge.
- Two grill and table areas for residents added in the park.
- Low wall, plantings and benches help develop the pedestrian realm.
- Four 6-in caliper trees to be planted in the park.
- Additional short-term bike racks at park entrance.
- New terrace and fitness room on 4th floor and common room on 1st floor overlooking the park for residents of Building 4.

BUILDING 4 OPEN SPACE

RENDERED PERSPECTIVES OF PROPOSED OPEN SPACE

PREVIOUS 11/09/2021

COMMENTS RECEIVED:

- Additional site features should be provided to residents, including additional seating areas, etc.
- Further develop the pedestrian realm within the site with features such as additional plantings, low walls, fences, benches, etc.
- Proposed trees could be increased in size.
- Review opportunities to provide additional short-term bike parking racks throughout the development.
- Explore opportunities to provide accessible roof space to residents as a tenant amenity.
- Opportunities to increase indoor amenity space should be further explored.

BUILDING 4 OPEN SPACE

RENDERED PERSPECTIVES OF PROPOSED OPEN SPACE

UPDATE

NEW FEATURES:

- New seating around splash pad
- Low wall, plantings and benches help develop the pedestrian realm.
- One grill and table area (2 grills) for residents added in the park.
- Three 6-in caliper trees to be planted in the park.
- Relocated generator from park to roof.
- Additional short-term bike racks at entrance to community room and management office
- New fitness room for residents added next to community room overlooking the park.

BUILDING 5 OPEN SPACE

RENDERED PERSPECTIVES OF PROPOSED OPEN SPACE

PREVIOUS 11/09/2021

COMMENTS RECEIVED:

- Additional site features should be provided to residents, including additional seating areas, etc.
- Further develop the pedestrian realm within the site with features such as additional plantings, low walls, fences, benches, etc.
- Proposed trees could be increased in size.
- Residential units on the second, third, and fourth floors of Building 5 will overlook the emergency generator. Alternative locations should be considered.
- Review opportunities to provide additional short-term bike parking racks throughout the development.
- Opportunities to increase indoor amenity space should be further explored.

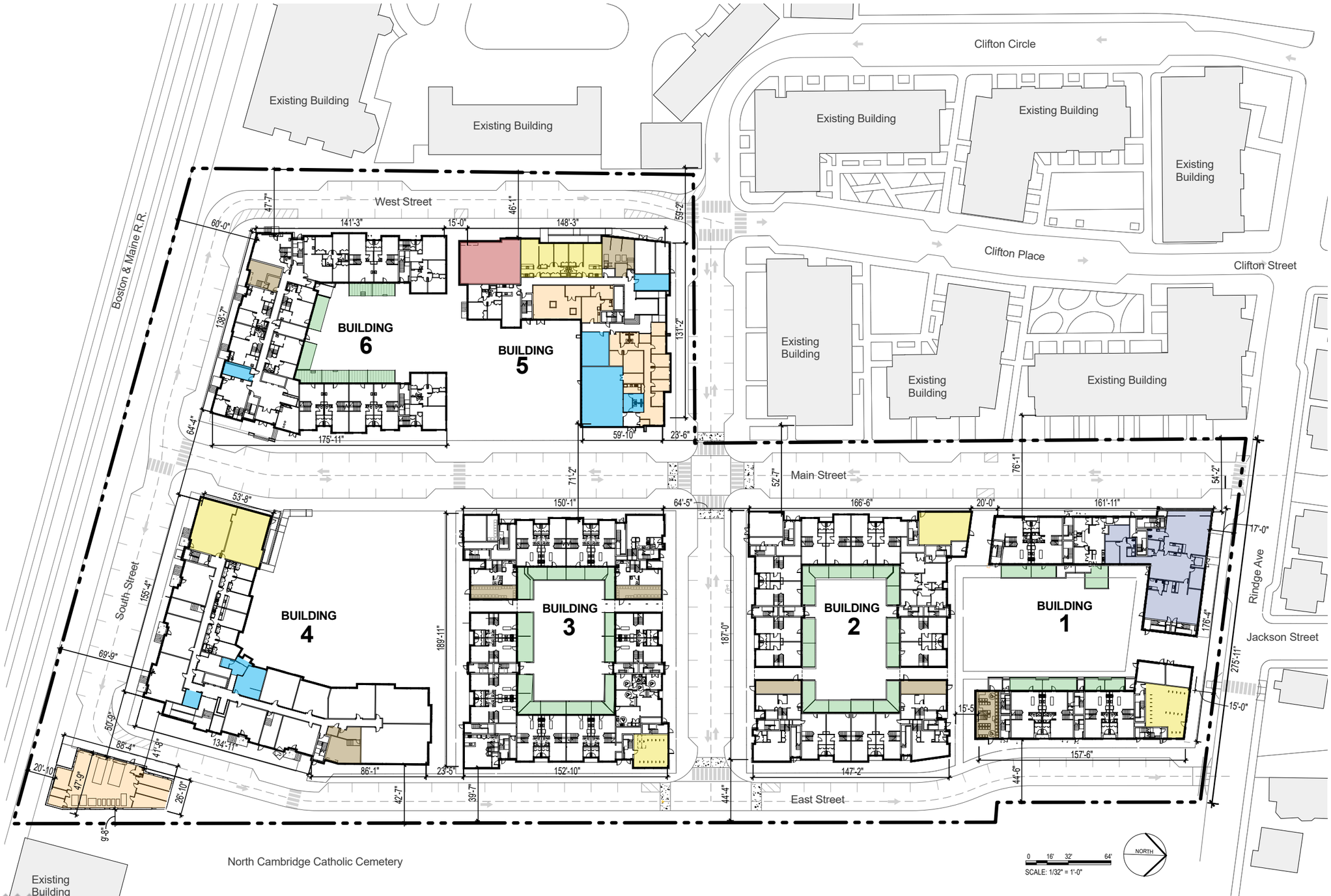
BUILDING 5 OPEN SPACE

ARCHITECTURAL FLOOR PLANS

GROUND FLOOR SITE PLAN AND ARCHITECTURAL FLOOR PLANS

ARCHITECTURAL FLOOR PLANS

SITE PLAN - GROUND FLOOR CONDITIONS



- RESIDENTIAL SPACE
- RESIDENT COMMON SPACES
- PRIVATE DECKS
- BIKE ROOM
- TRASH/COMPACTOR ROOM
- MANAGEMENT/MAINTENANCE SPACES
- HEADSTART
- TRANSFORMER VAULT

BWA ARCHITECTURE

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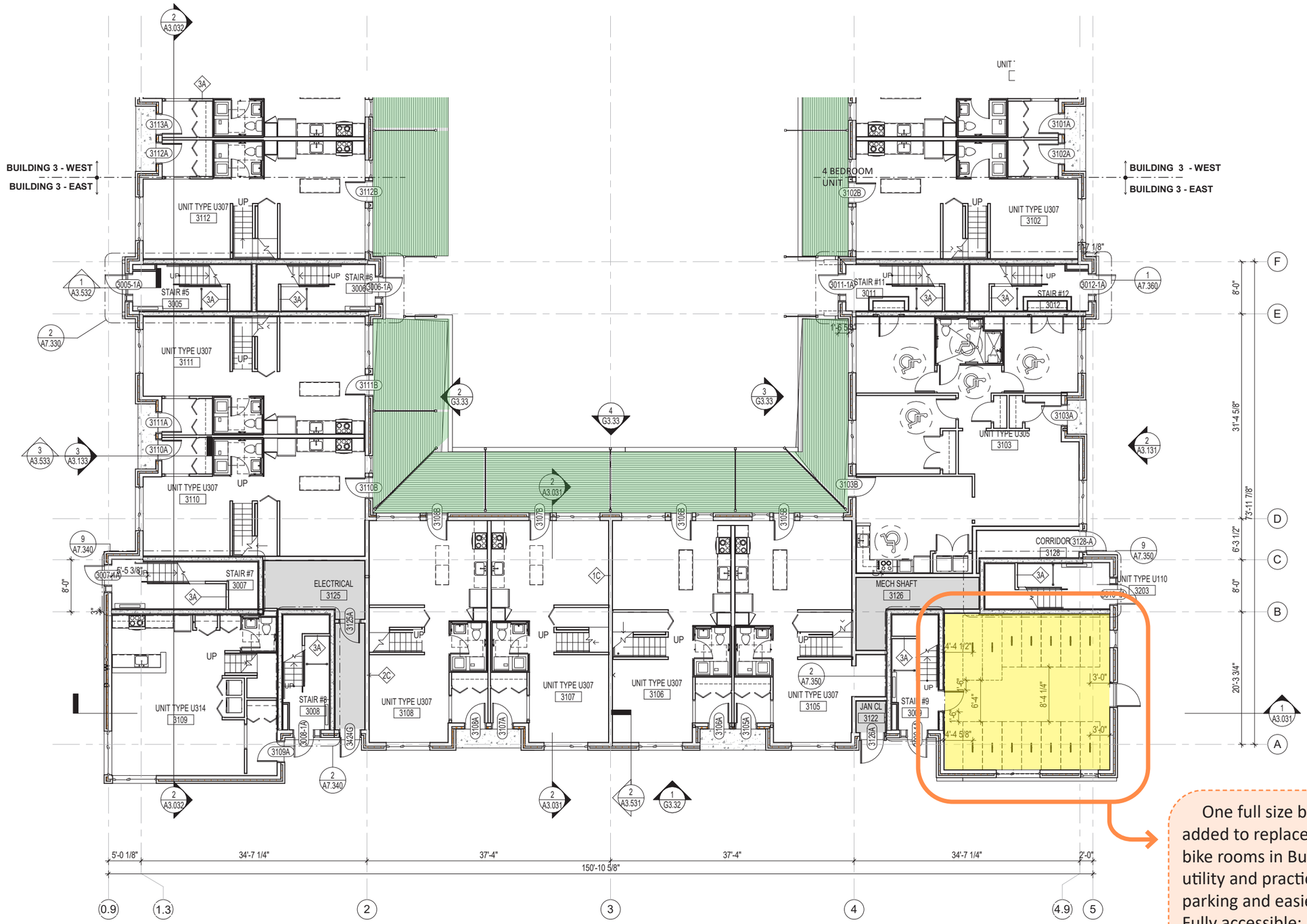
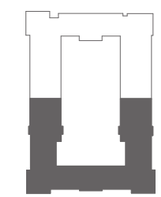
ARCHITECTURAL FLOOR PLANS

BUILDING 3 - BIKE ROOM



- RESIDENTIAL SPACE
- COMMON SPACES
- PRIVATE DECKS
- BIKE ROOM
- MANAGEMENT SPACES
- TRASH/COMPACTOR ROOM
- NON-RESIDENTIAL SPACE



FIRST FLOOR PLAN - EAST

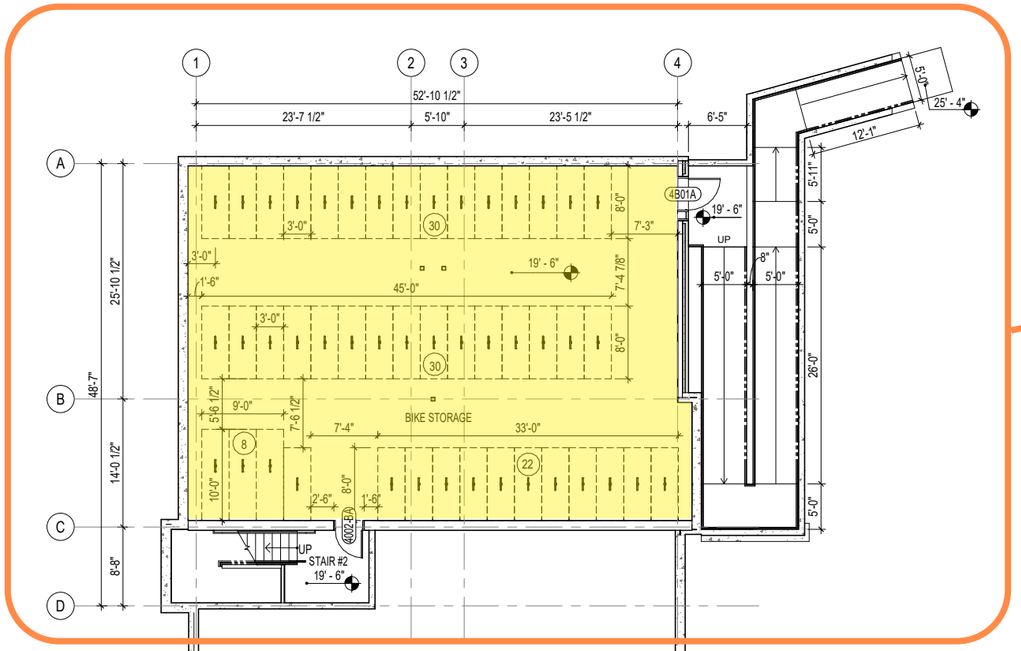
NORTH

0' 4' 8' 16'

One full size bike room added to replace small first-floor bike rooms in Building 4. Greater utility and practicality; more parking and easier maneuvering. Fully accessible; meets CZO design standards. See appendix pg 209 for more detail

ARCHITECTURAL FLOOR PLANS

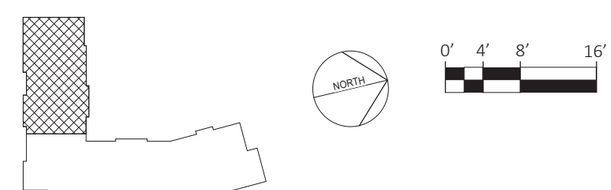
BUILDING 4 - BIKE ROOM



Made ramp accessible and added spaces for tandem bikes. See appendix (pg 210) for detailed plan. See elevations (pg 131) for views of the ramp from the park and street.

- RESIDENTIAL SPACE
- COMMON SPACES
- PRIVATE DECKS
- BIKE ROOM
- MANAGEMENT SPACES
- TRASH/COMPACTOR ROOM
- NON-RESIDENTIAL SPACE

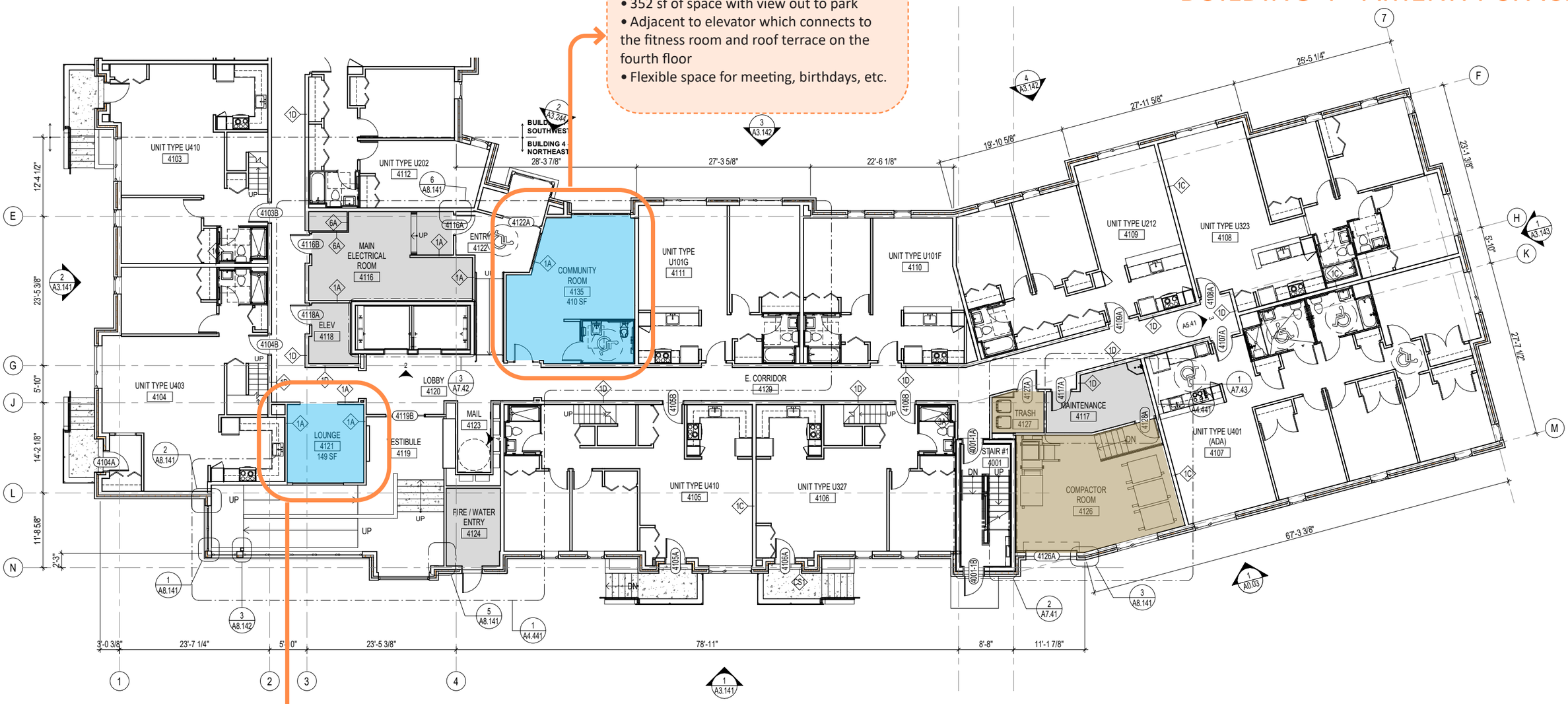
SOUTHWEST- BASEMENT PLAN



ARCHITECTURAL FLOOR PLANS

BUILDING 4 - AMENITY SPACE

NEW COMMUNITY ROOM
- 352 sf of space with view out to park
- Adjacent to elevator which connects to the fitness room and roof terrace on the fourth floor
- Flexible space for meeting, birthdays, etc.



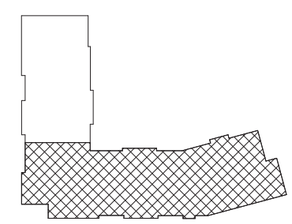
NEW RESIDENT LOUNGE
- 150 sf of space with view of East Street
- Interior space to wait for a ride or read

NORTH EAST - FIRST FLOOR PLAN

NORTH

0' 4' 8' 16'

- RESIDENTIAL SPACE
- COMMON SPACES
- PRIVATE DECKS
- BIKE ROOM
- MANAGEMENT SPACES
- TRASH/COMPACTOR ROOM
- NON-RESIDENTIAL SPACE

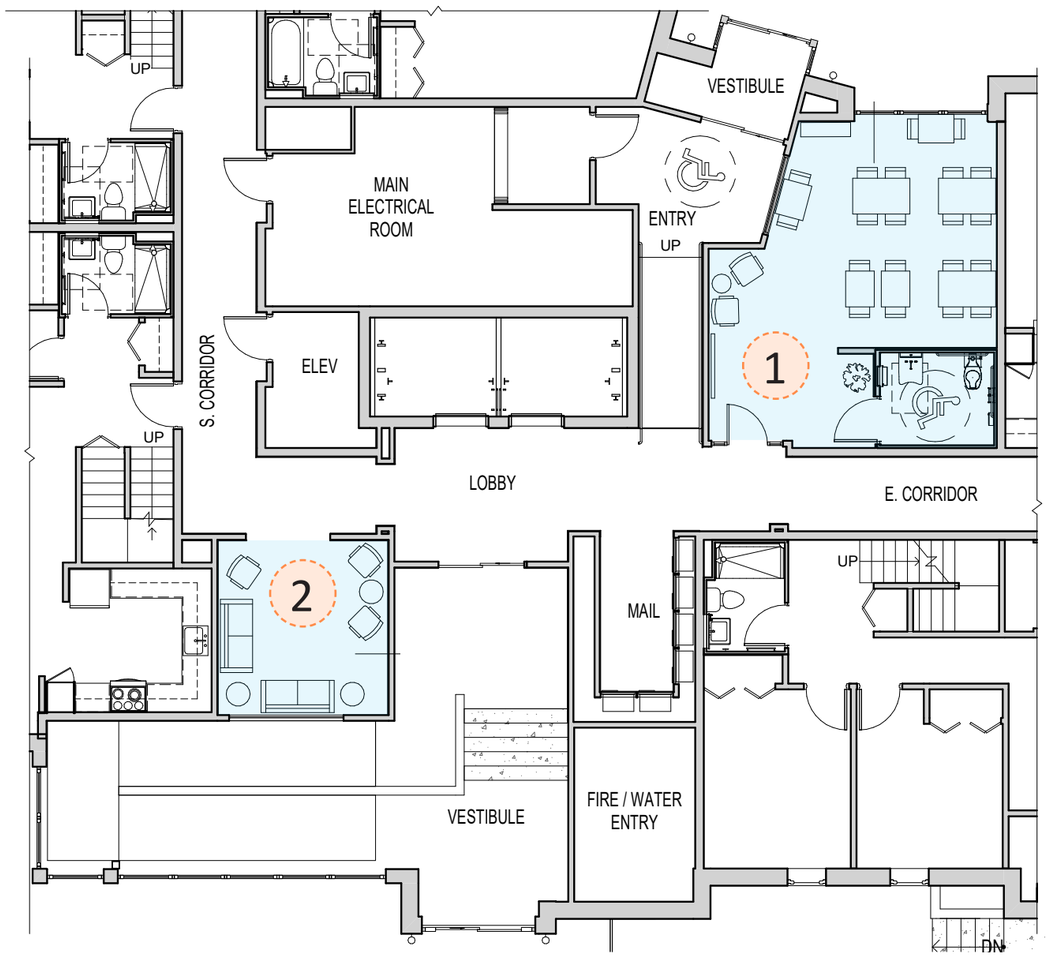


ARCHITECTURAL FLOOR PLANS

BUILDING 4 - AMENITY SPACE

1 COMMUNITY ROOM
- 32 occupants max
- 352 sf

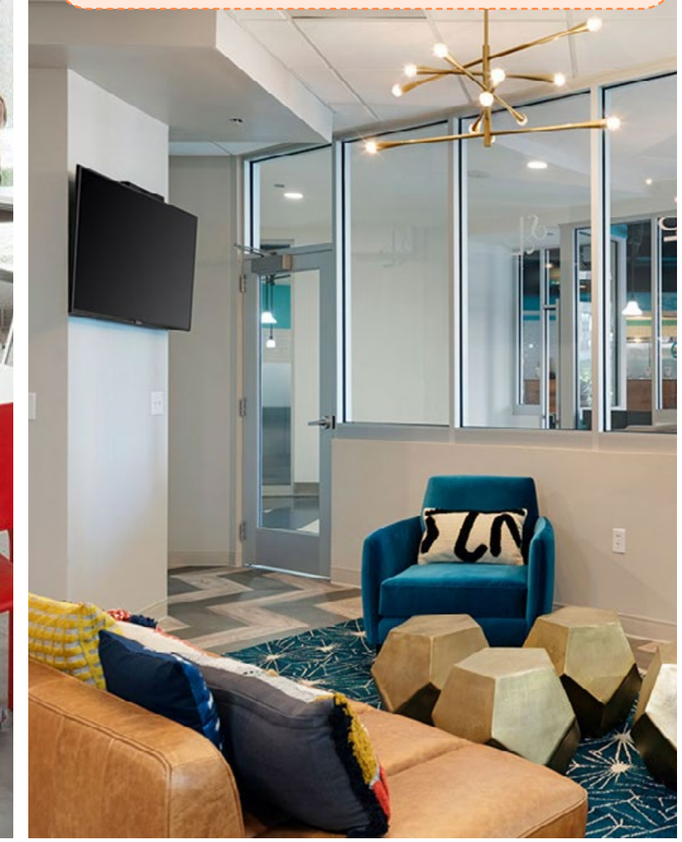
2 RESIDENT LOUNGE
- 9 occupants max
- 149 sf

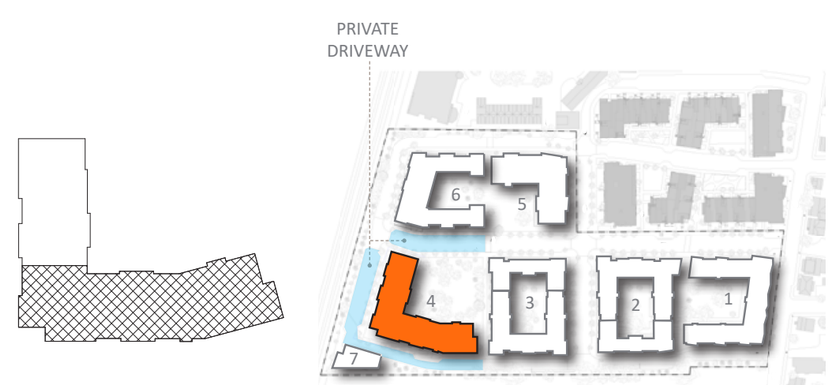


NORTH EAST -
FIRST FLOOR PLAN

1 PRECEDENT IMAGE FOR COMMUNITY ROOM

2 PRECEDENT IMAGE FOR RESIDENT LOUNGE



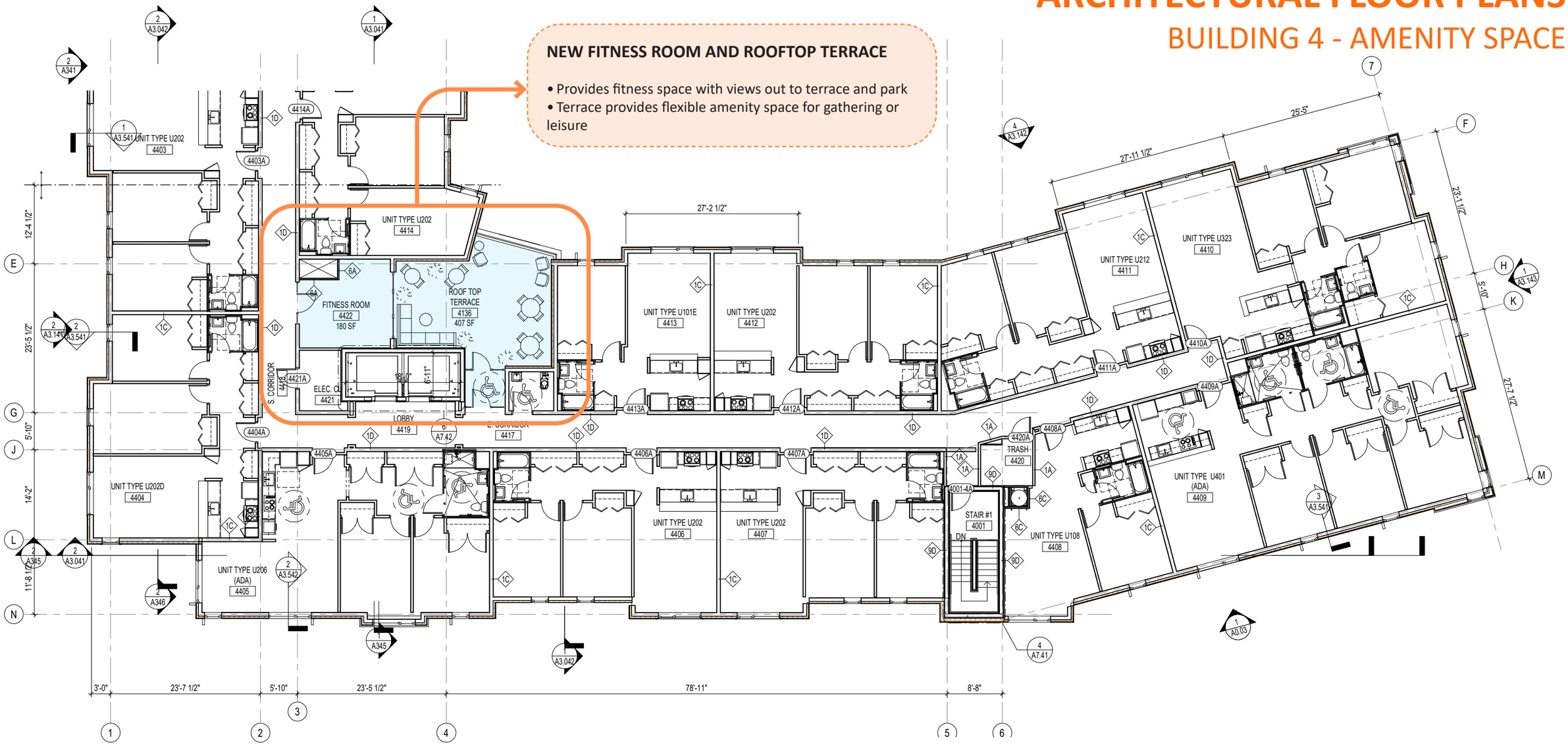


ARCHITECTURAL FLOOR PLANS

BUILDING 4 - AMENITY SPACE

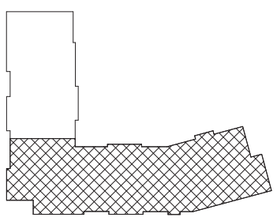
NEW FITNESS ROOM AND ROOFTOP TERRACE

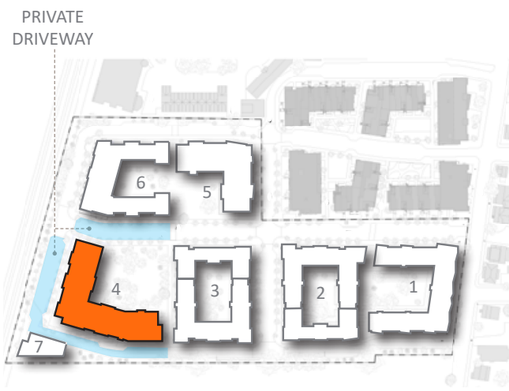
- Provides fitness space with views out to terrace and park
- Terrace provides flexible amenity space for gathering or leisure



NORTH EAST - FOURTH FLOOR PLAN

- RESIDENTIAL SPACE
- COMMON SPACES
- PRIVATE DECKS
- BIKE ROOM
- MANAGEMENT SPACES
- TRASH/COMPACTOR ROOM
- NON-RESIDENTIAL SPACE



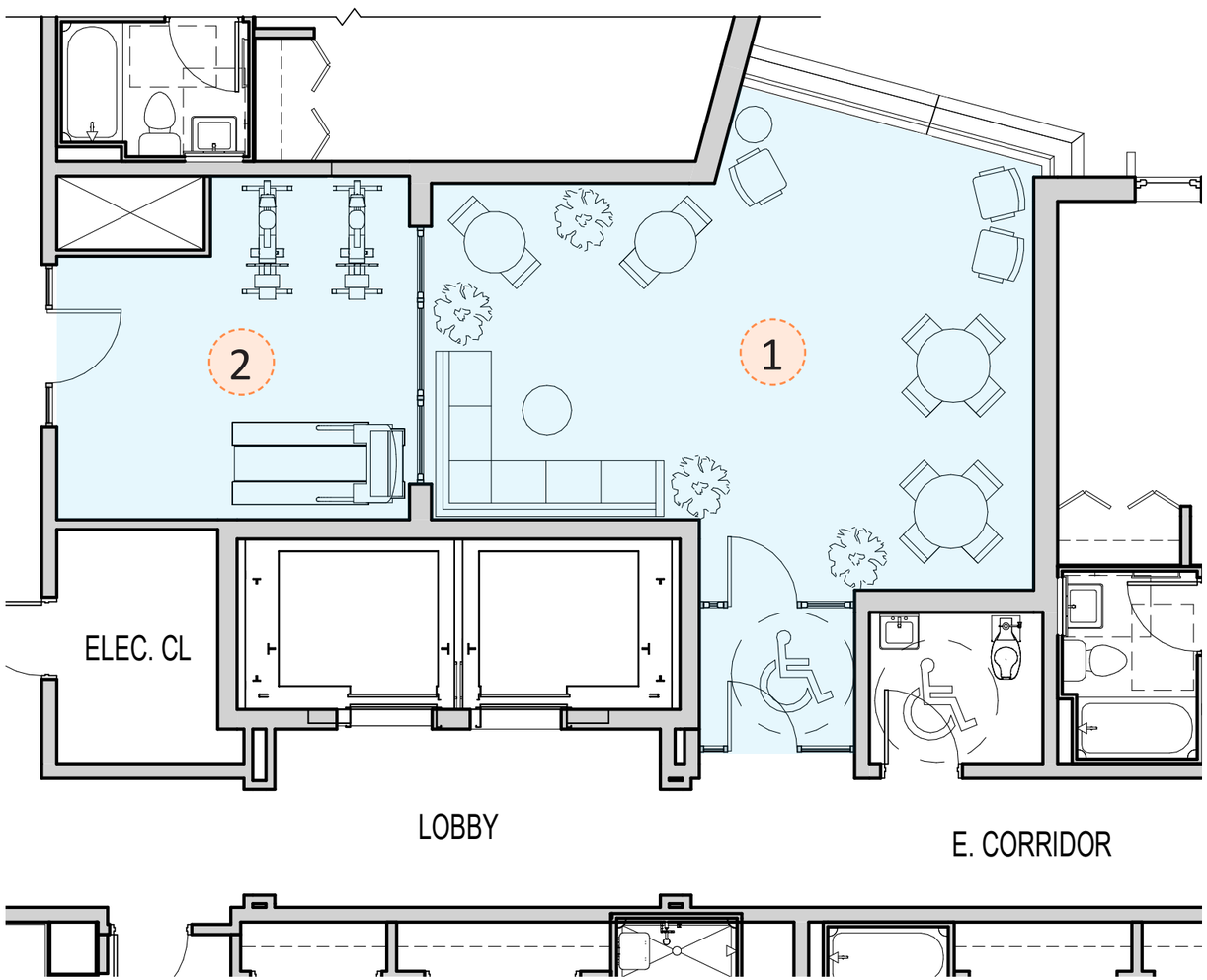


ARCHITECTURAL FLOOR PLANS

BUILDING 4 - AMENITY SPACE

1 ROOFTOP TERRACE
- 407 sf
- 27 occupants max

2 FITNESS ROOM
- 180sf
- 3 pieces of equipment



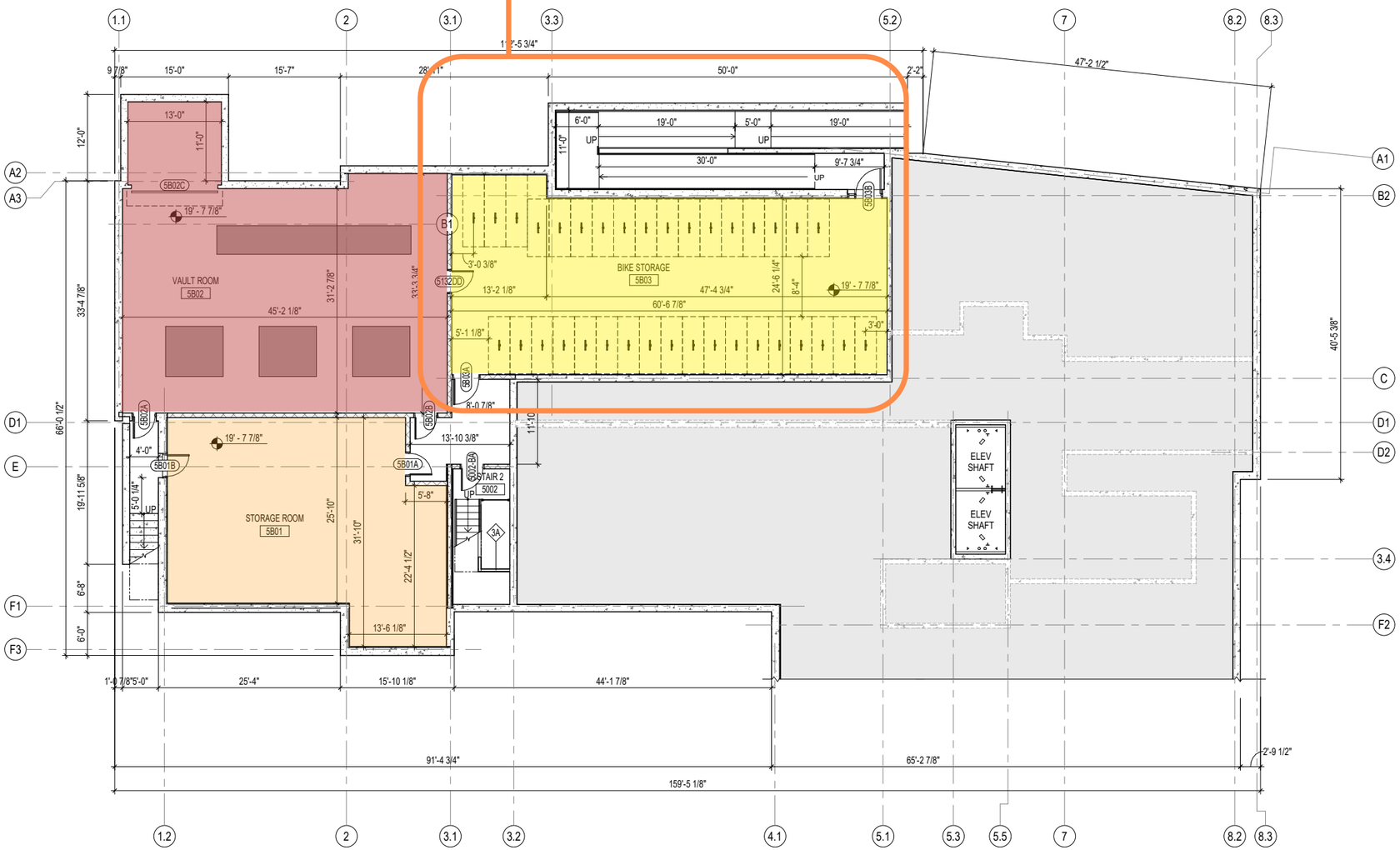
ARCHITECTURAL FLOOR PLANS

BUILDING 4 - AMENITY SPACE

ARCHITECTURAL FLOOR PLANS

BUILDING 5 - BIKE ROOM

Made ramp accessible and added spaces for tandem bikes. See appendix (pg 210) for detailed plan. See elevations (pg 146) for views of the ramp from the park and street.

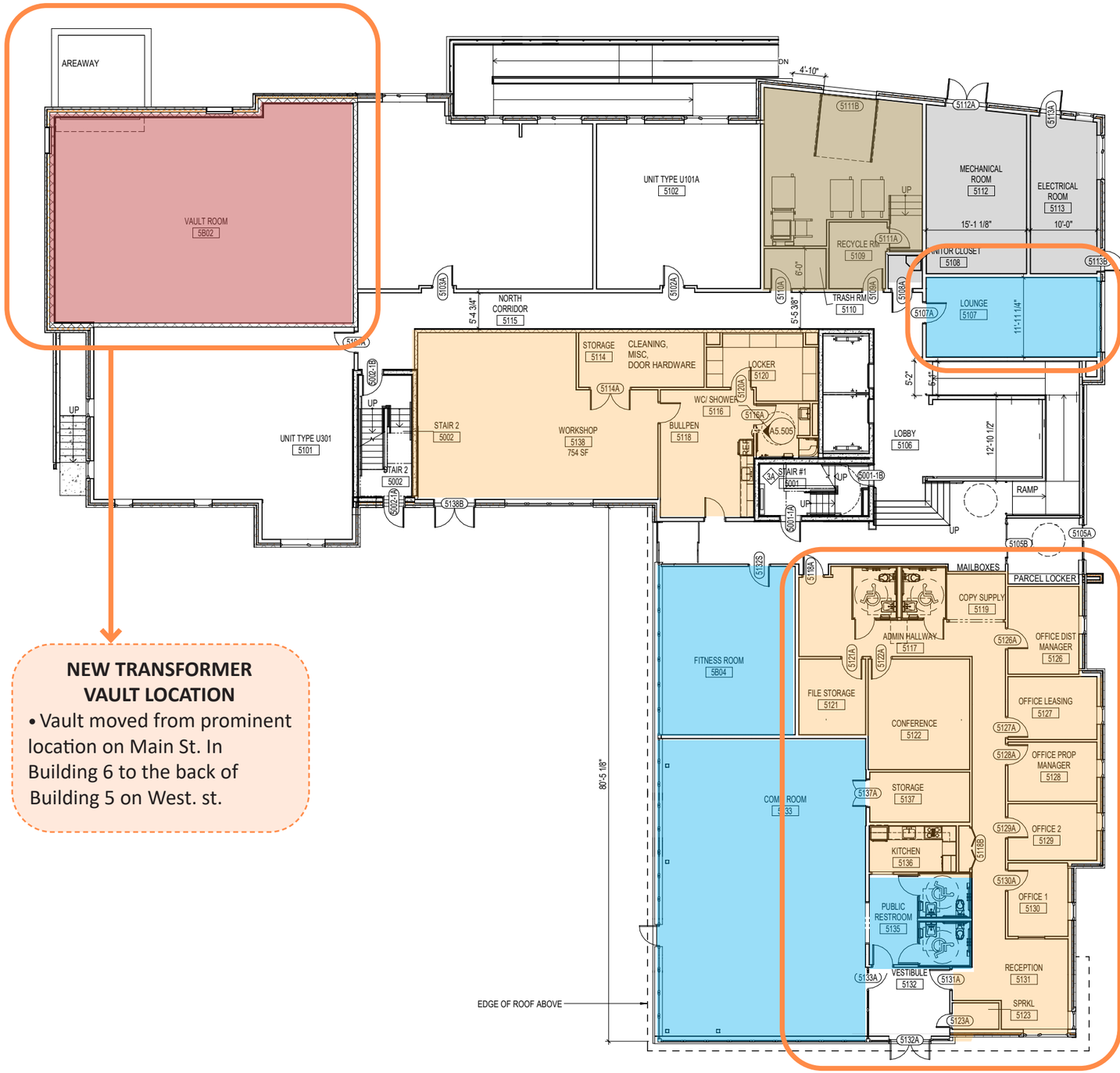


- RESIDENTIAL SPACE
- COMMON SPACES
- PRIVATE DECKS
- BIKE ROOM
- MANAGEMENT SPACES
- TRASH/COMPACTOR ROOM
- NON-RESIDENTIAL SPACE
- TRANSFORMER VAULT

BASEMENT PLAN

ARCHITECTURAL FLOOR PLANS

BUILDING 5 - VAULT & AMENITY SPACE



NEW TRANSFORMER VAULT LOCATION

- Vault moved from prominent location on Main St. In Building 6 to the back of Building 5 on West. st.

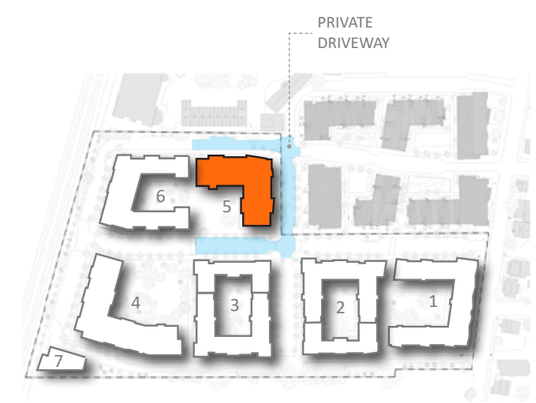
RESIDENT LOUNGE

- 308 sf of space with view of North Street.
- Interior space to wait for a ride or read.

MANAGEMENT & MAINTENANCE OFFICE

- District hub serving CHA's North Cambridge properties.

- RESIDENTIAL SPACE
- COMMON SPACES
- PRIVATE DECKS
- BIKE ROOM
- MANAGEMENT SPACES
- TRASH/COMPACTOR ROOM
- NON-RESIDENTIAL SPACE
- TRANSFORMER VAULT



FIRST FLOOR PLAN

NORTH

0' 4' 8' 16'

ARCHITECTURAL FLOOR PLANS

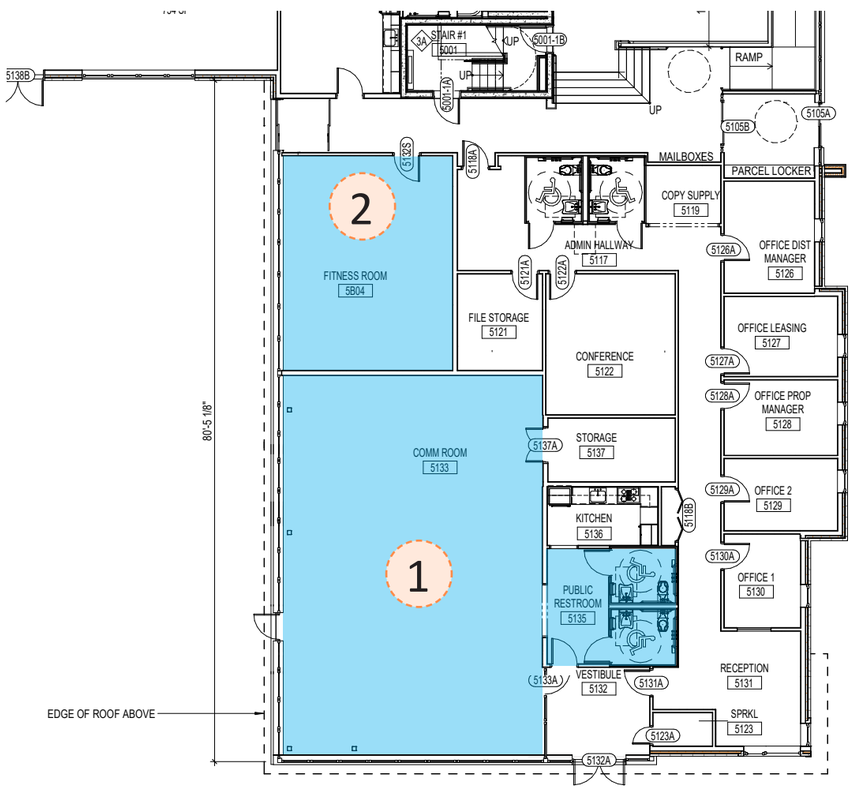
BUILDING 5 - AMENITY SPACE

1 COMMUNITY ROOM

- 1,424 sf
- Flexible space for meeting, birthdays, etc.
- Computers

2 FITNESS ROOM

- 506 sf
- Fitness space open to all JP resident with views onto park



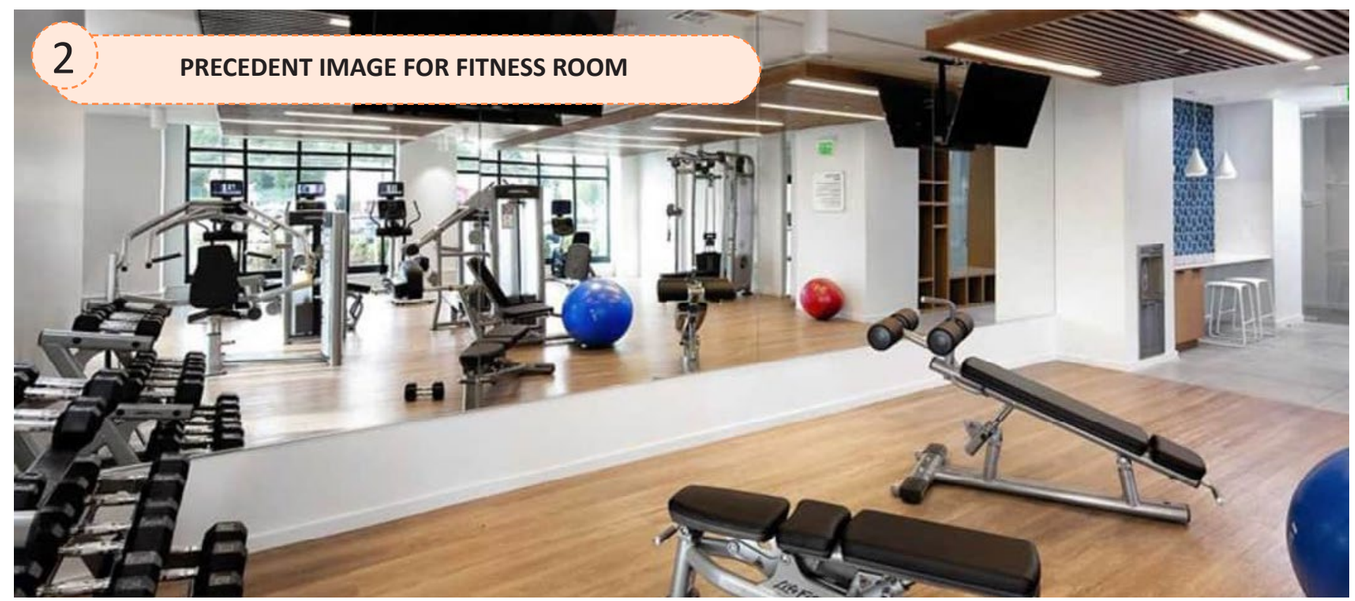
FIRST FLOOR PLAN

NORTH

0' 4' 8' 16'

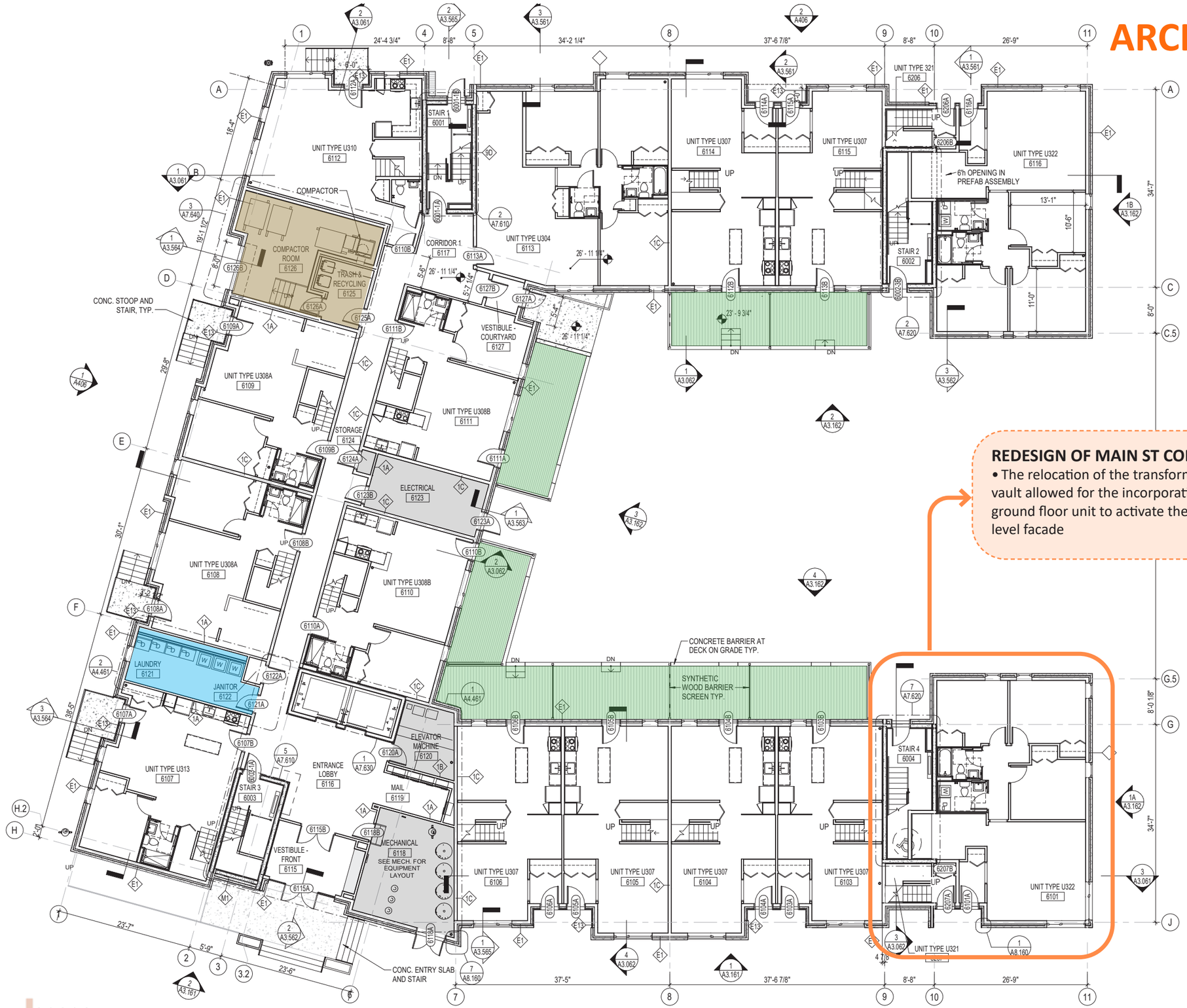
1 PRECEDENT IMAGE FOR COMMUNITY ROOM

2 PRECEDENT IMAGE FOR FITNESS ROOM



ARCHITECTURAL FLOOR PLANS

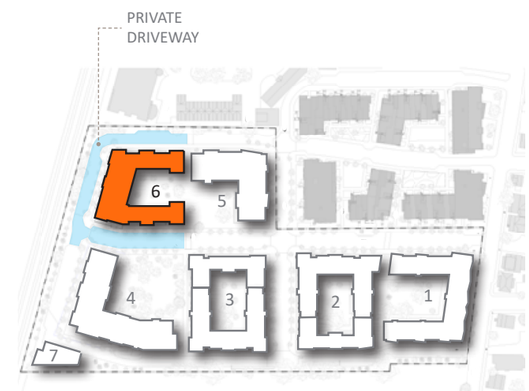
BUILDING 6 - MAIN ST CORNER



REDESIGN OF MAIN ST CORNER

- The relocation of the transformer vault allowed for the incorporation of a ground floor unit to activate the street level facade

- RESIDENTIAL SPACE
- COMMON SPACES
- PRIVATE DECKS
- BIKE ROOM
- MANAGEMENT SPACES
- TRASH/COMPACTOR ROOM
- NON-RESIDENTIAL SPACE
- TRANSFORMER VAULT



FIRST FLOOR PLAN

NORTH

0' 4' 8' 16'

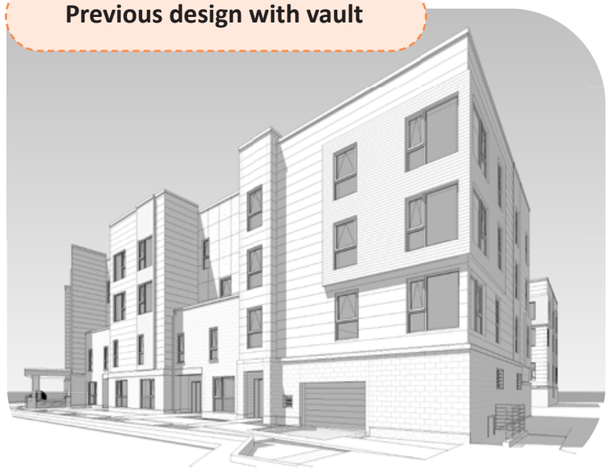
BWA ARCHITECTURE

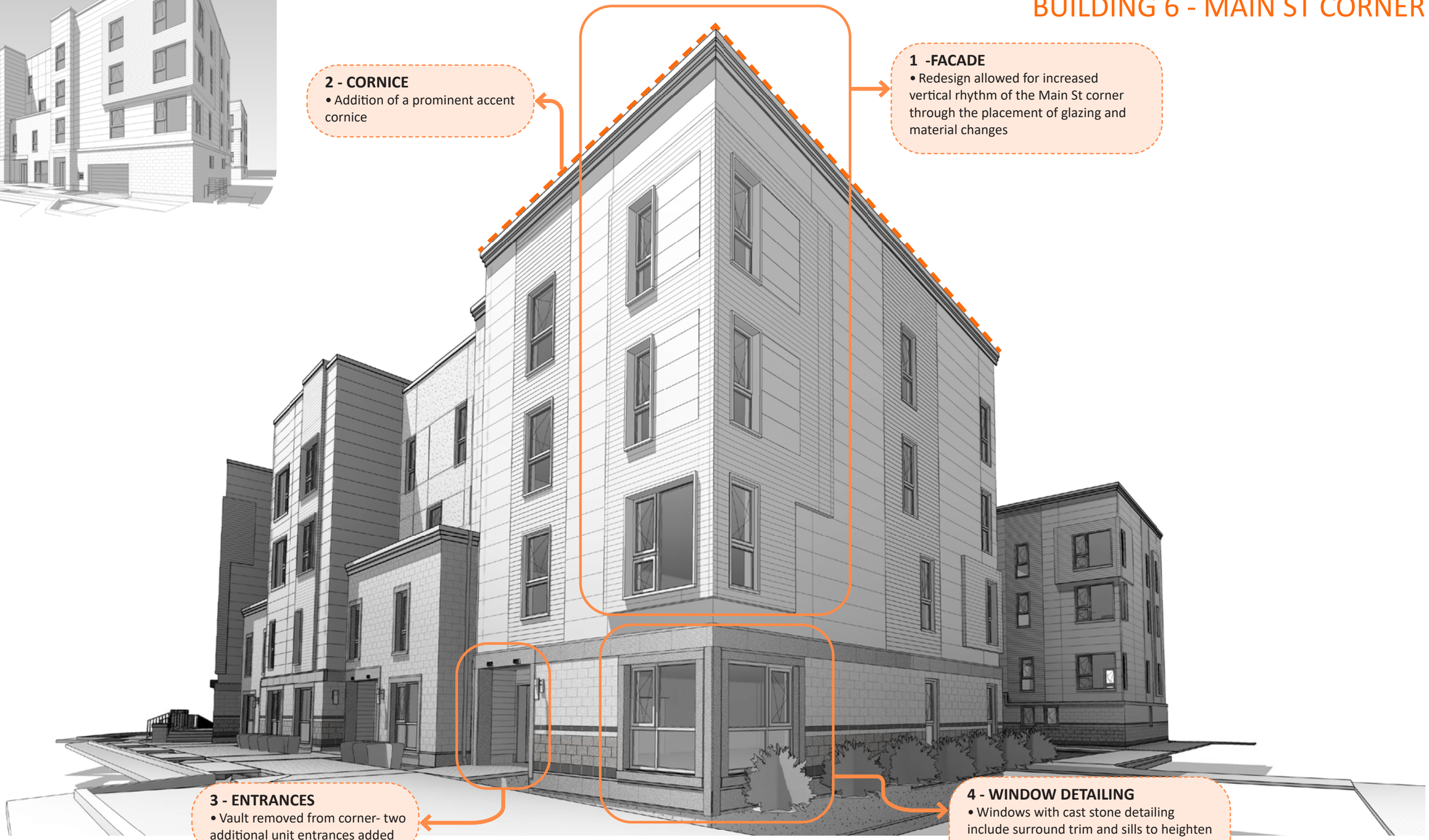
CHA

ARCHITECTURAL FLOOR PLANS

BUILDING 6 - MAIN ST CORNER

Previous design with vault





2 - CORNICE
- Addition of a prominent accent cornice

1 -FACADE
- Redesign allowed for increased vertical rhythm of the Main St corner through the placement of glazing and material changes

3 - ENTRANCES
- Vault removed from corner- two additional unit entrances added

4 - WINDOW DETAILING
- Windows with cast stone detailing include surround trim and sills to heighten corner distinction on Main St.