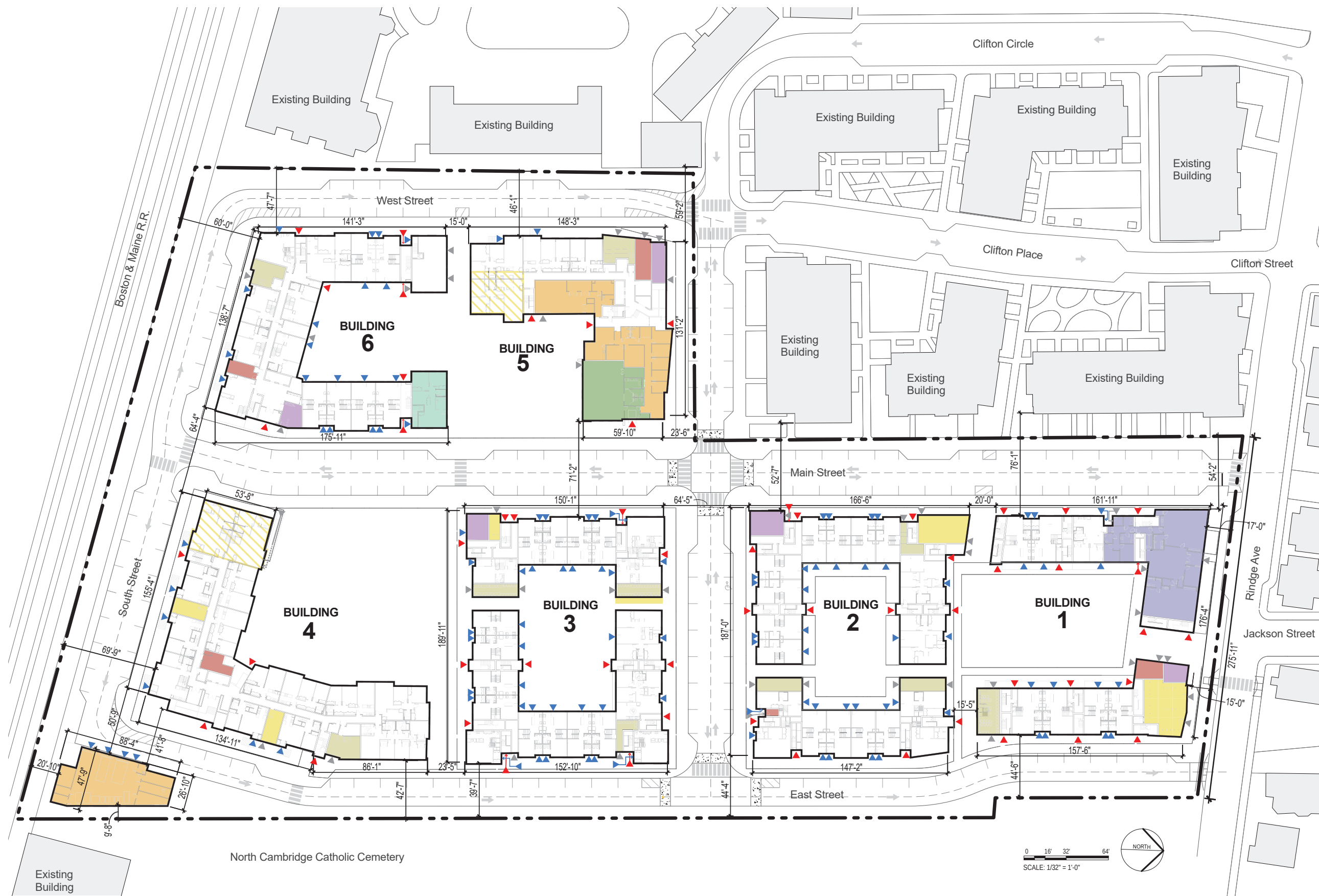


PROPOSED CONDITIONS SITE PLAN

ARCHITECTURAL, LANDSCAPE, MEP, PARKING, AND BIKE PARKING PLANS

PROPOSED CONDITIONS SITE PLAN

SITE PLAN - GROUND FLOOR CONDITIONS



- SITE PLAN INFORMATION**
- Lot boundaries
 - Building footprints with dimensions
 - Entrances/Exits
 - Ground story uses
 - Setbacks
 - Distance to nearest buildings

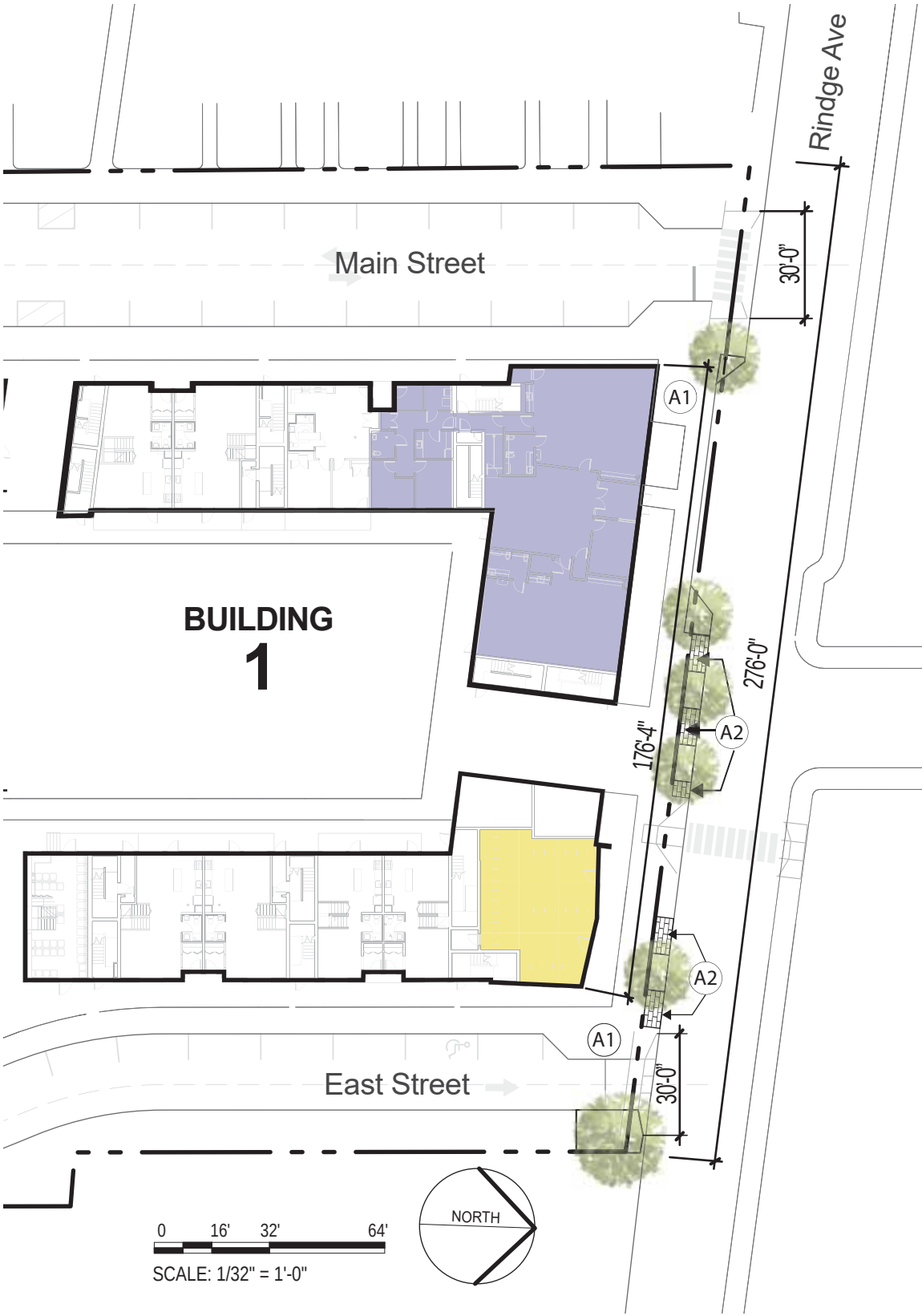
- ▲ COMMON ENTRANCE
- ▲ PRIVATE UNIT ENTRANCE
- ▲ NON-RESIDENTIAL ENTRANCE

- TRANSFORMER VAULT
- TRASH
- ELECTRICAL
- MECHANICAL ROOM
- BIKE ROOM
- BIKE ROOM IN BASEMENT
- MANGEMENT/MAINTENANCE
- COMMUNITY ROOM
- HEADSTART



PROPOSED CONDITIONS SITE PLAN

SITE PLAN - CONDITION AT BUILDING 1



Compliance with CZO 11.207.7.2.a

Main St curb cut width: 30'
 East St. curb cut width: 30'
 Total curb cut width for site: 60'
 Total lot frontage: 276'-0"
 $60 / 276 = 0.22$

Curb cuts comply with 11.207.7.2.a; ratio is less than 0.3

Compliance with CZO 11.207.7.2.c

Total building length on Rindge Ave: 176'-4"

Building is less than 250'; 11.207.7.2.c does not apply.

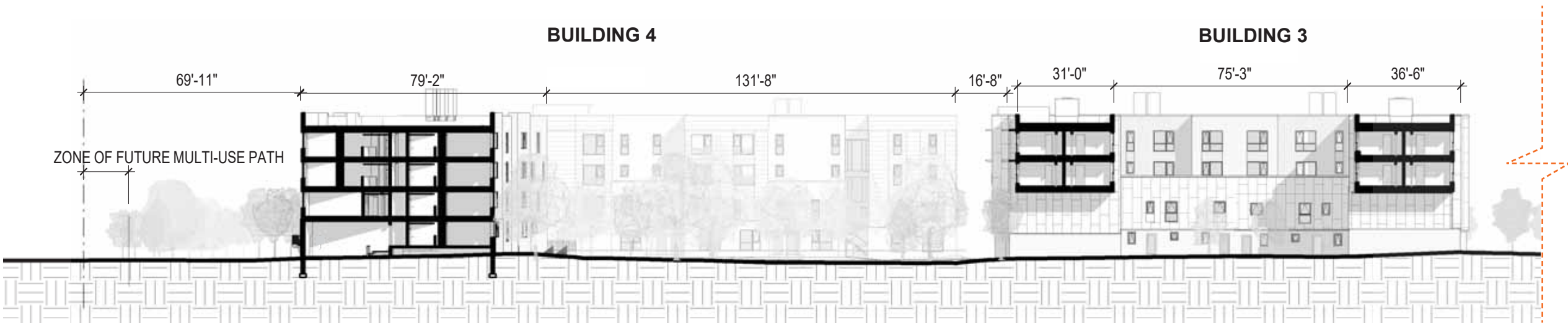
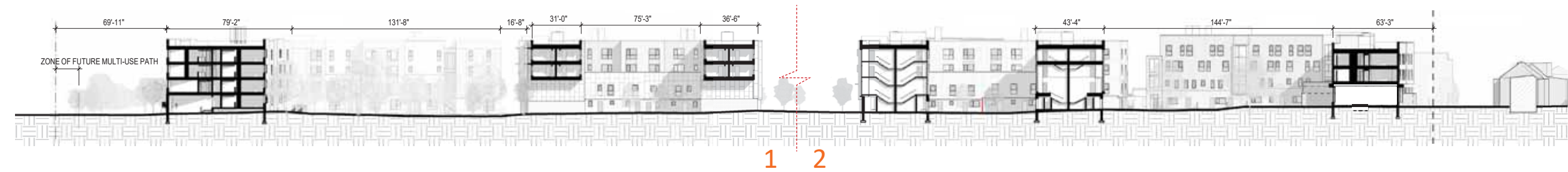
BIKE ROOM

HEADSTART

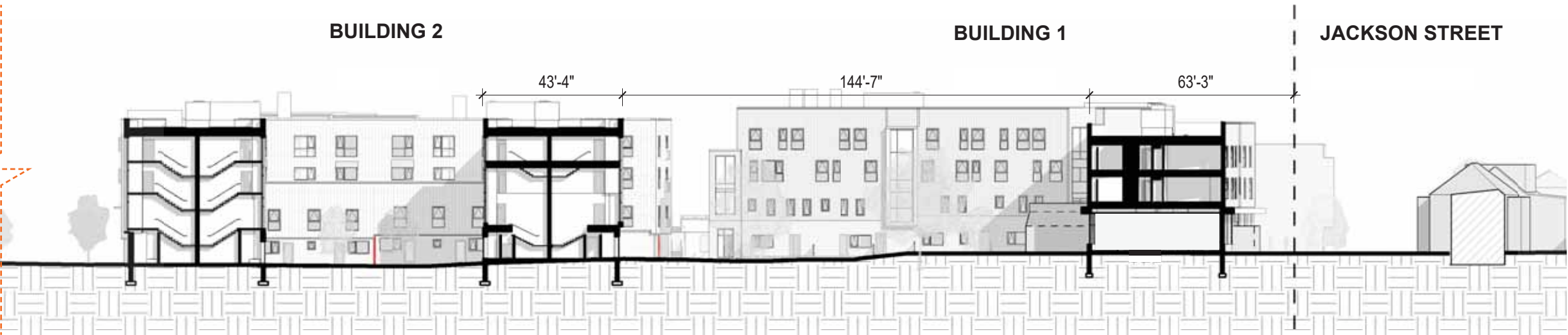
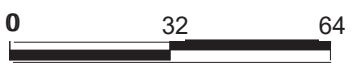
A1 HARDSCAPE - SIDEWALK

A2 HARDSCAPE - PERVIOUS PAVER

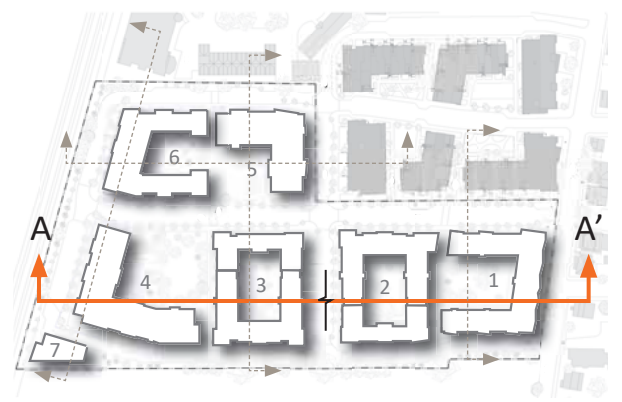
PROPOSED CONDITIONS SITE PLAN
SITE SECTIONS



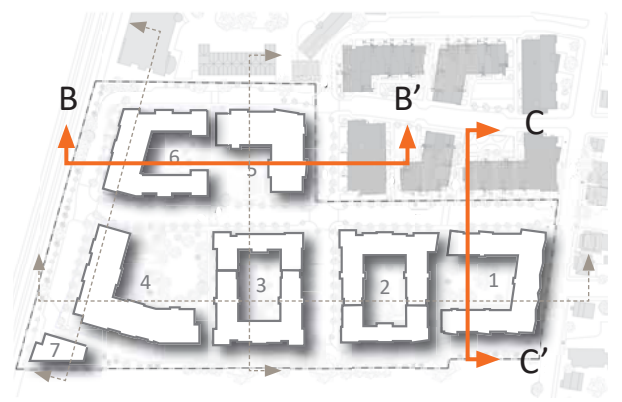
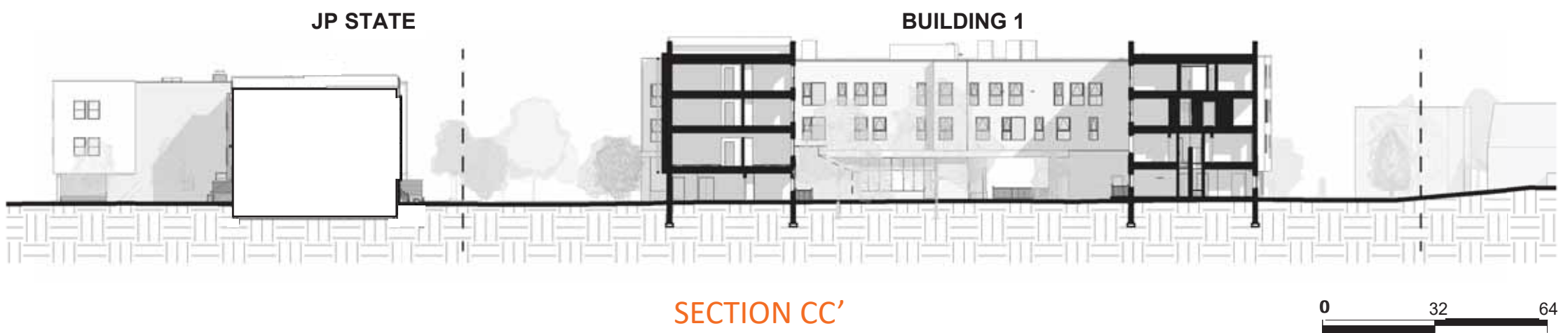
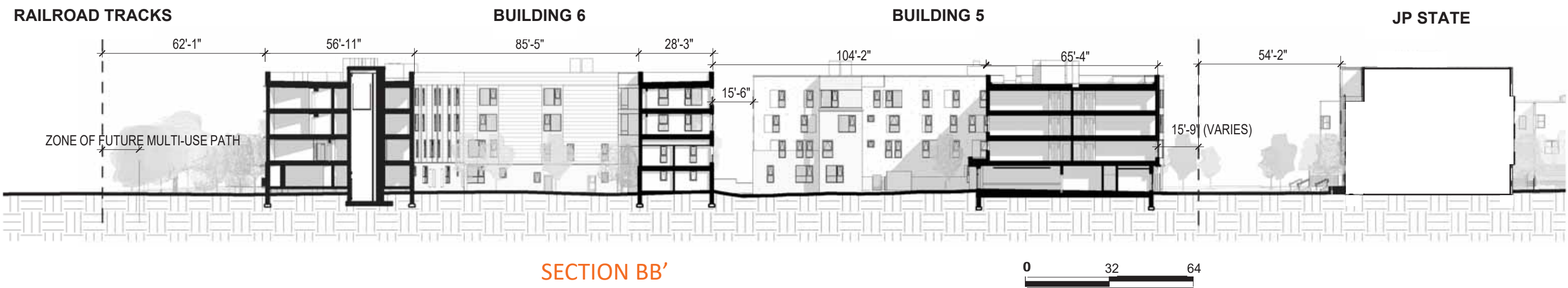
SECTION AA'-1



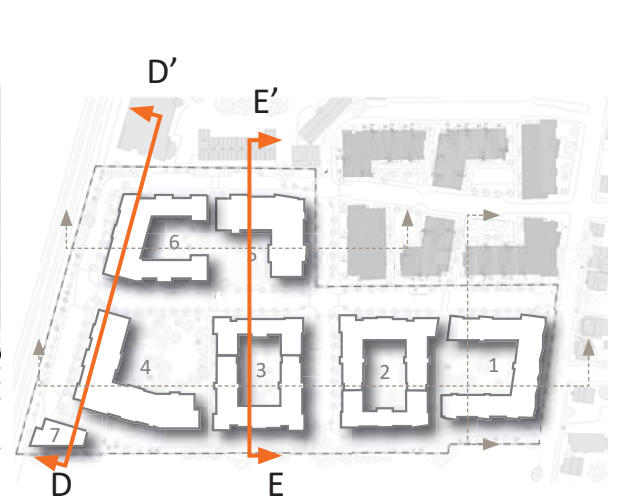
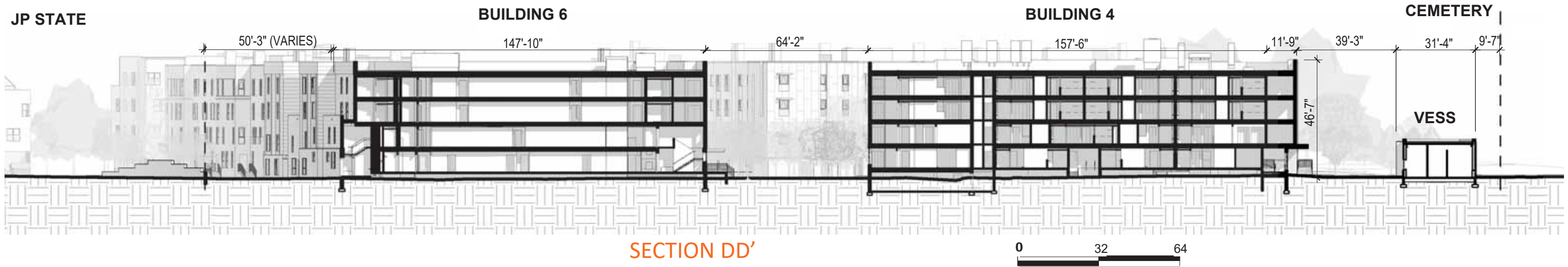
SECTION AA'-2



PROPOSED CONDITIONS SITE PLAN
SITE SECTIONS

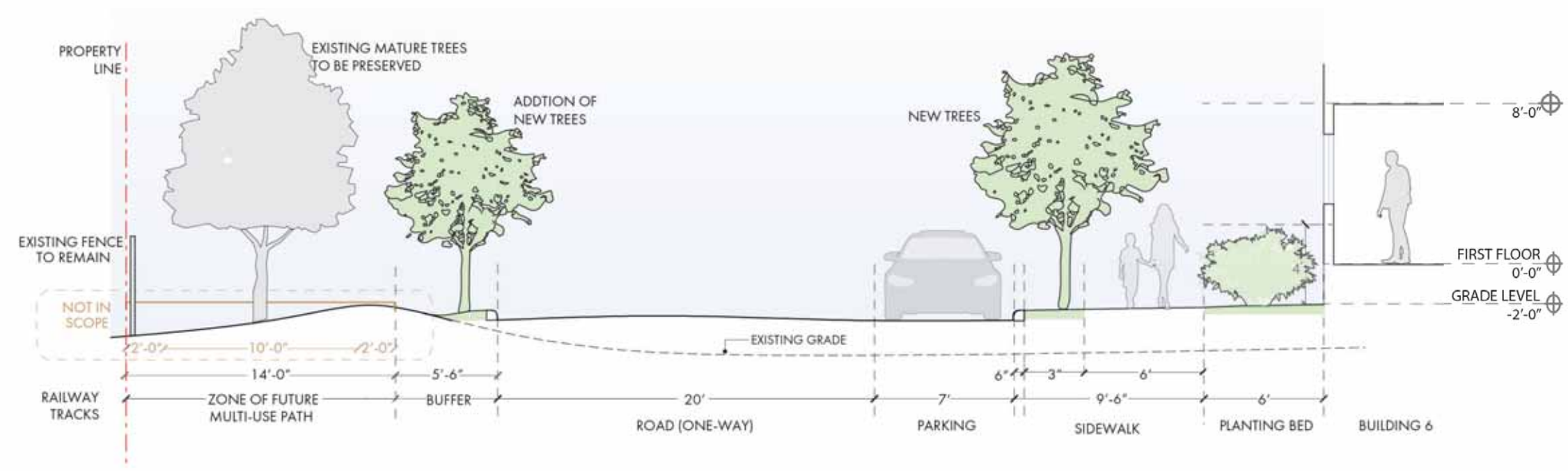


PROPOSED CONDITIONS SITE PLAN
SITE SECTIONS

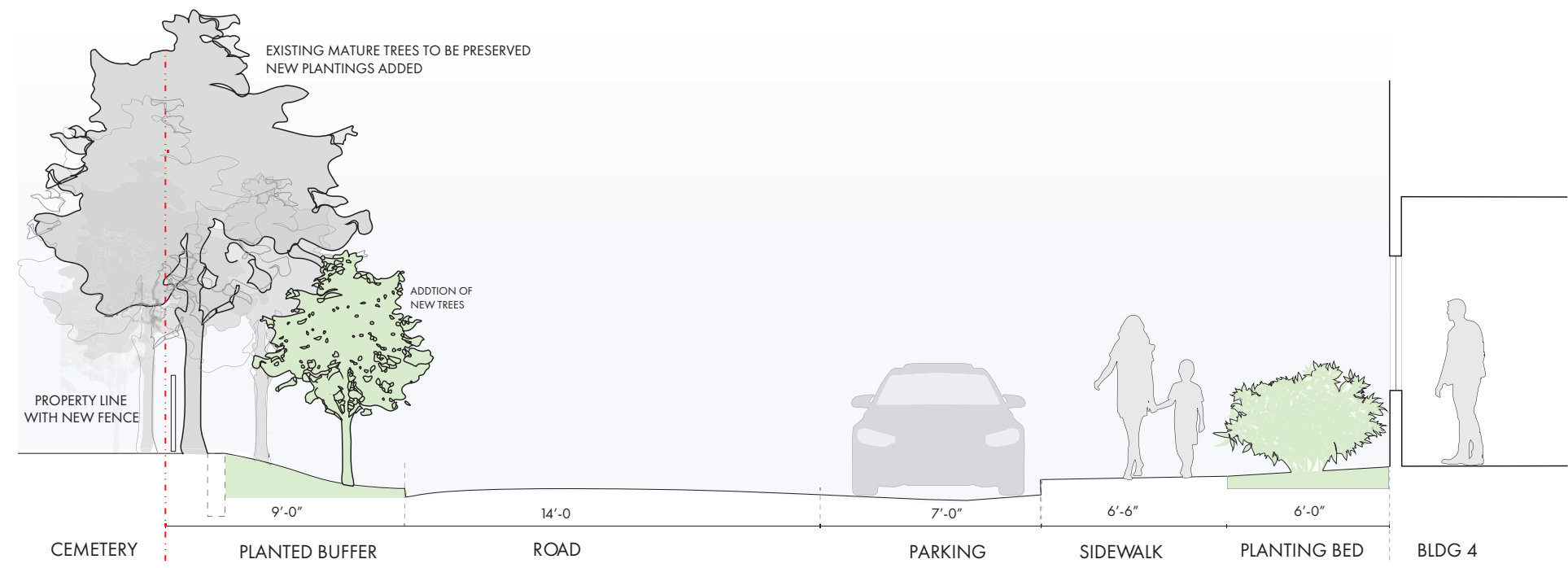


PROPOSED CONDITIONS SITE PLAN

SITE SECTIONS



TYPICAL CONDITION - AT SOUTH STREET



TYPICAL CONDITION - ALONG CEMETERY

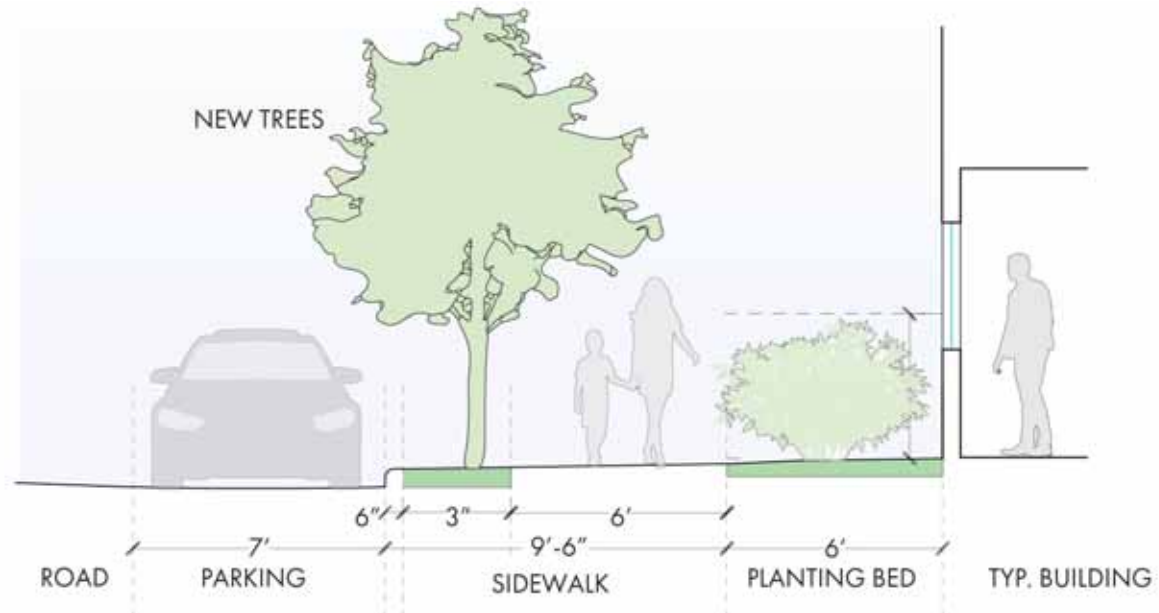


PROPOSED CONDITIONS SITE PLAN

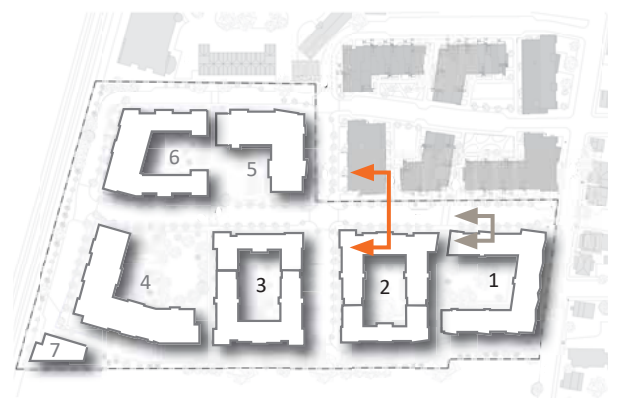
SITE SECTIONS



TYPICAL CONDITION - ALONG MAIN ST.



TYPICAL CONDITION - AT B1, B2, B3



ILLUSTRATIVE LANDSCAPE PLAN



MATERIAL LEGEND:

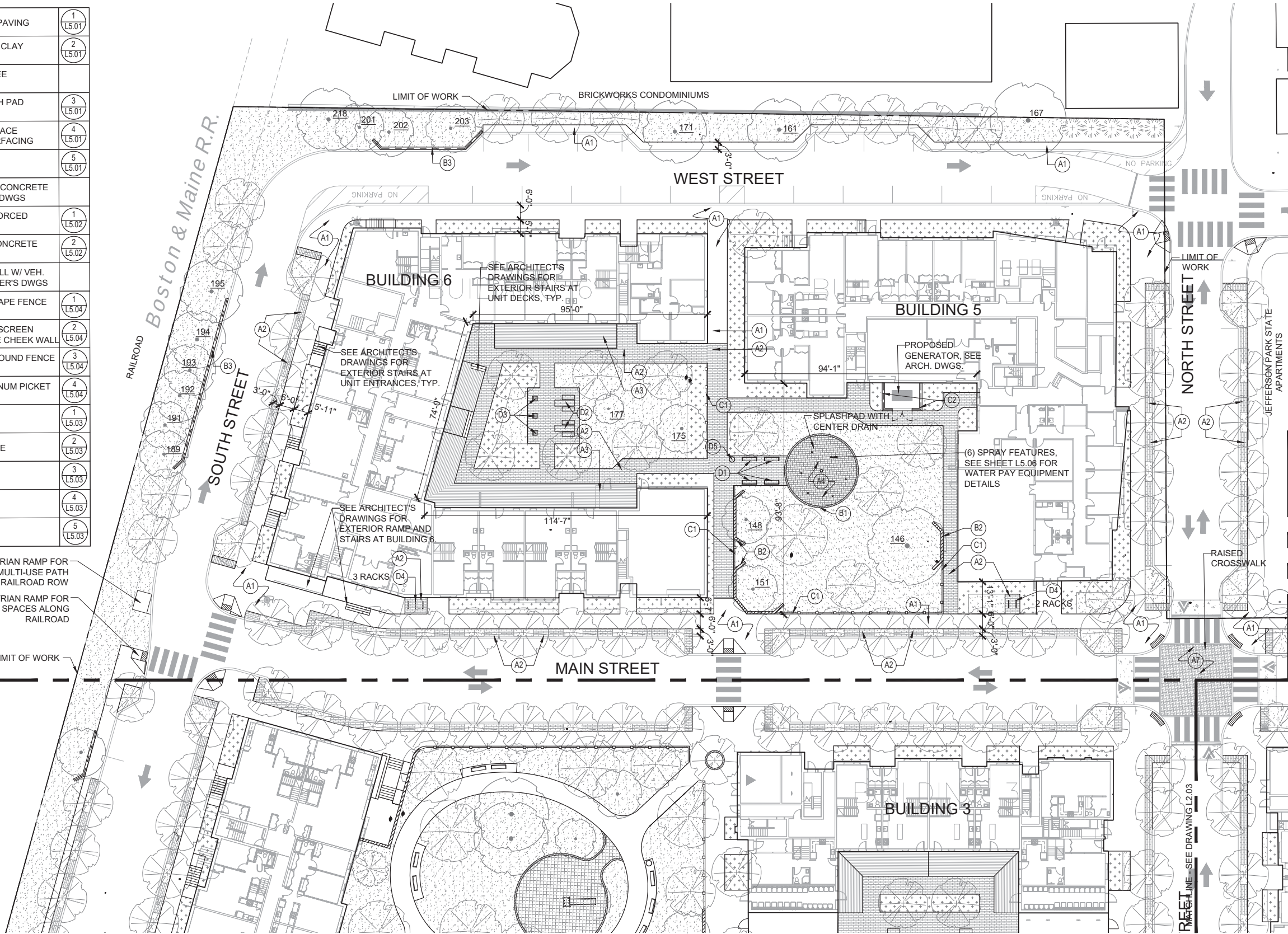
(A1)		PEDESTRIAN CONCRETE PAVING	(1)
(A2)		PERMEABLE BOARDWALK CLAY PAVERS	(2)
(A3)		COMPOSITE DECKING - SEE ARCHITECT'S DRAWINGS	
(A4)		POURED IN PLACE SPLASH PAD SURFACING	(3)
(A5)		PLAY AREA POURED IN PLACE RUBBERIZED SAFETY SURFACING	(4)
(A6)		SYNTHETIC SAFETY TURF	(5)
(A7)		RED PRECAST 'OPTILOCK CONCRETE PAVER', SEE ENGINEER'S DWGS	
(B1)		8" WIDE CIP STEEL REINFORCED CONCRETE CURB	(1)
(B2)		SEGMENTED PRECAST CONCRETE UNIT WALL	(2)
(B3)		CIP CONC. RETAINING WALL W/ VEH. GUARD RAIL, SEE ENGINEER'S DWGS	
(C1)		4' HT. ALUMINUM LANDSCAPE FENCE WITH SWING GATES	(1)
(C2)		6' HT. ALUMINUM UTILITY SCREEN FENCE ON CIP CONCRETE CHEEK WALL	(2)
(C3)		4' HT. ALUMINUM PLAYGROUND FENCE WITH SWING GATES	(3)
(C4)		6' HT. HEAVY DUTY ALUMINUM PICKET CEMETERY FENCE	(4)
(D1)		BENCH	(1)
(D2)		ACCESSIBLE PICNIC TABLE	(2)
(D3)		GRILL	(3)
(D4)		BIKE RACK	(4)
(D5)		TRASH RECEPTACLE	(5)

PEDESTRIAN RAMP FOR FUTURE MULTI-USE PATH ALONG RAILROAD ROW

PEDESTRIAN RAMP FOR PARKING SPACES ALONG RAILROAD

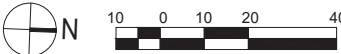
MATCHLINE - SEE DRAWING L2.02

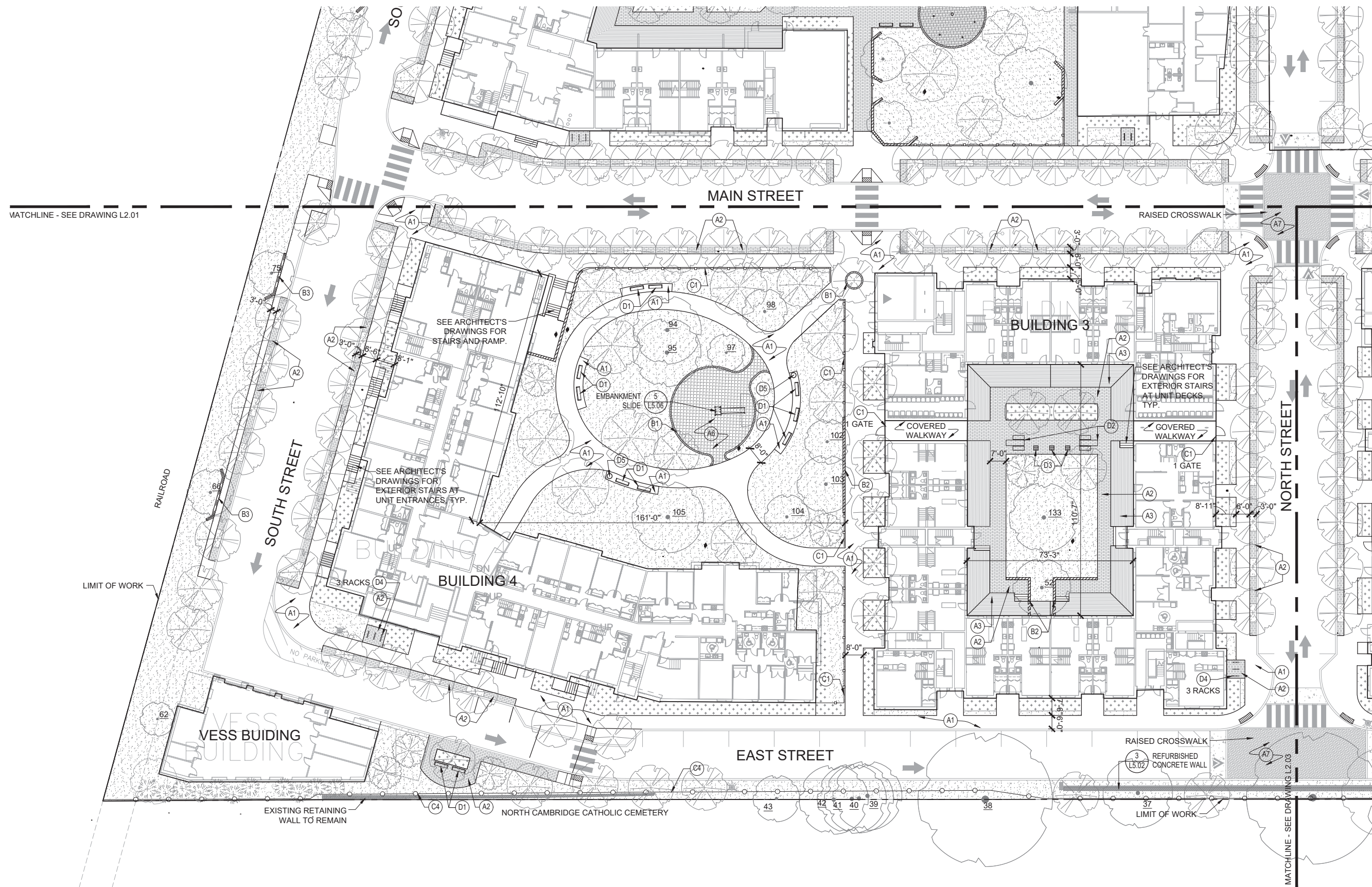
LIMIT OF WORK



SEE DRAWING L2.03 FOR NOTES.

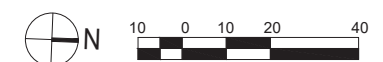
SCALE: 1" = 20'

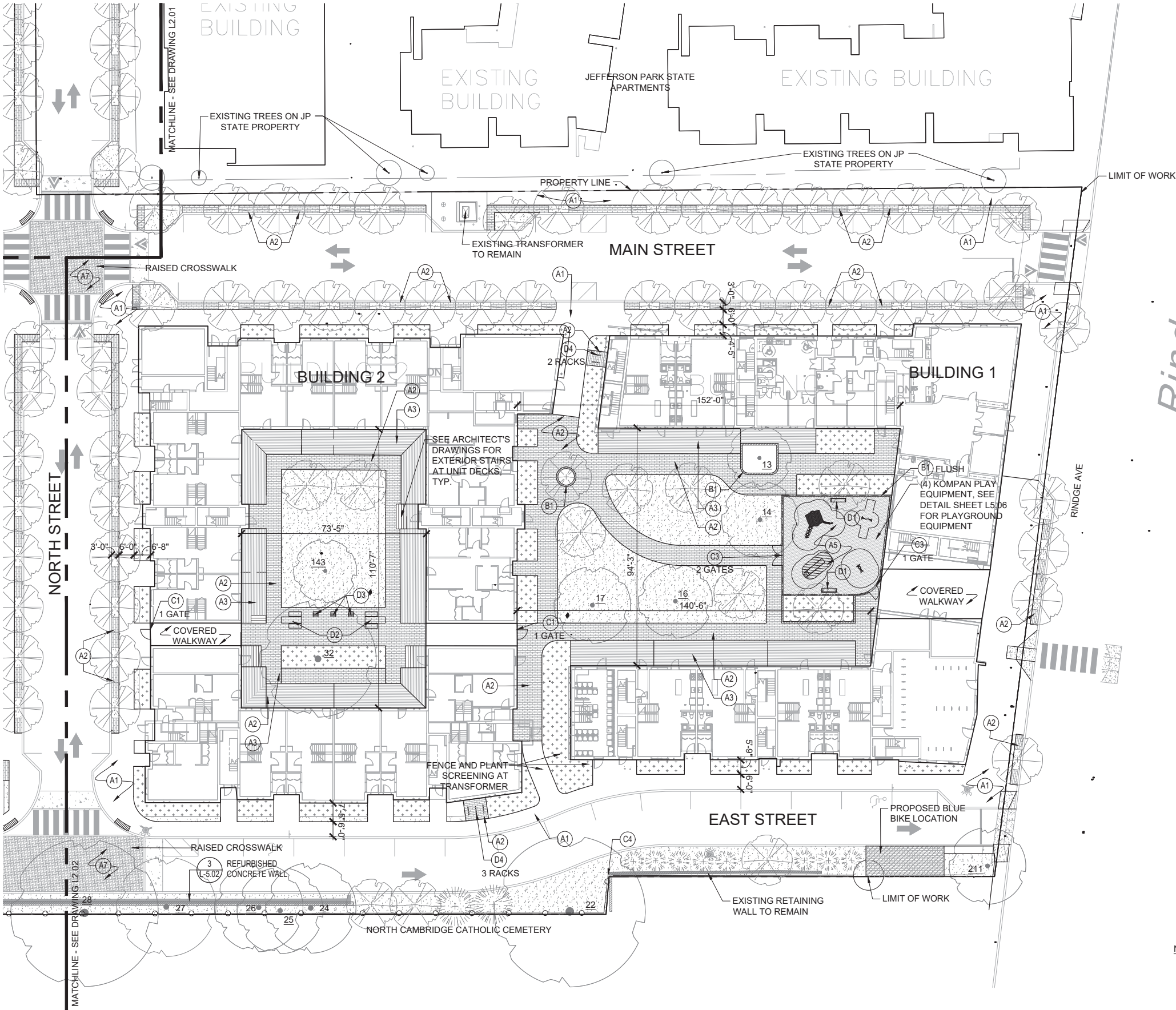




SEE DRAWING L2.01 FOR MATERIALS LEGEND
AND DRAWING L2.03 FOR NOTES.

SCALE: 1" = 20'



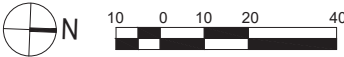


Rindge Avenue
(PUBLIC - VARIABLE WIDTH)

- NOTES:
1. REFER TO ARCHITECT'S DRAWINGS FOR COMPOSITE DECKS AND STAIRS IN COURTYARDS.
 2. ALL SIDEWALKS HAVE A MINIMUM 6'-0" CLEARANCE FROM BUILDINGS, PLANTING BEDS, AND ROADWAY CURBS UNLESS OTHERWISE NOTED.
 3. SEE SHEET L5.06 FOR PLAYGROUND AND WATER PLAY EQUIPMENT DETAILS.

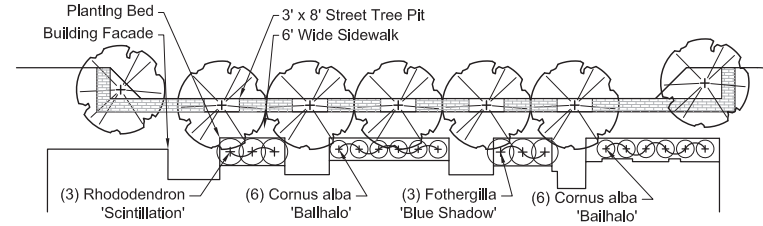
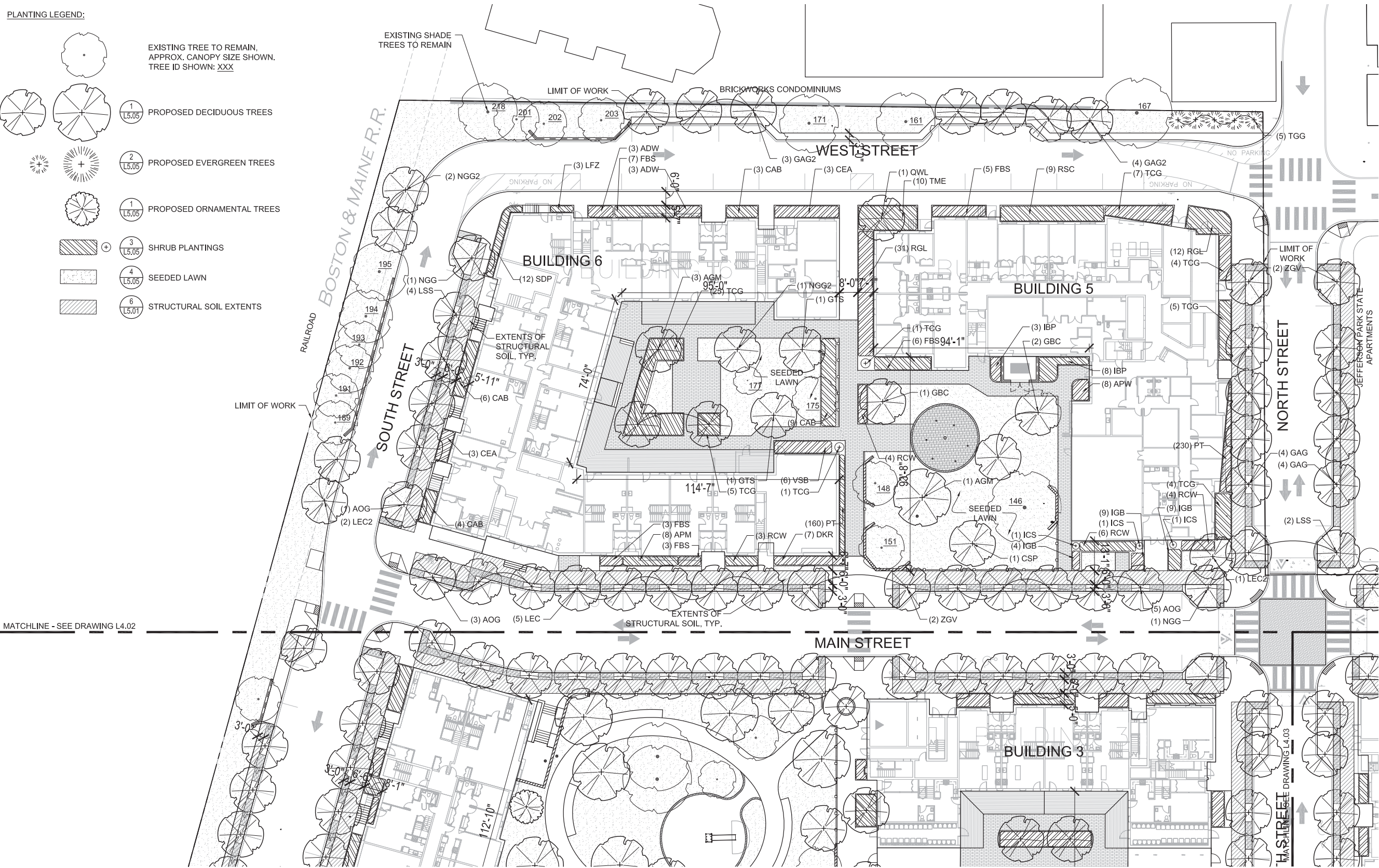
SEE SHEET L2.01 FOR MATERIALS LEGEND.

SCALE: 1" = 20'



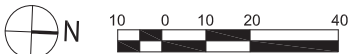
PLANTING LEGEND:

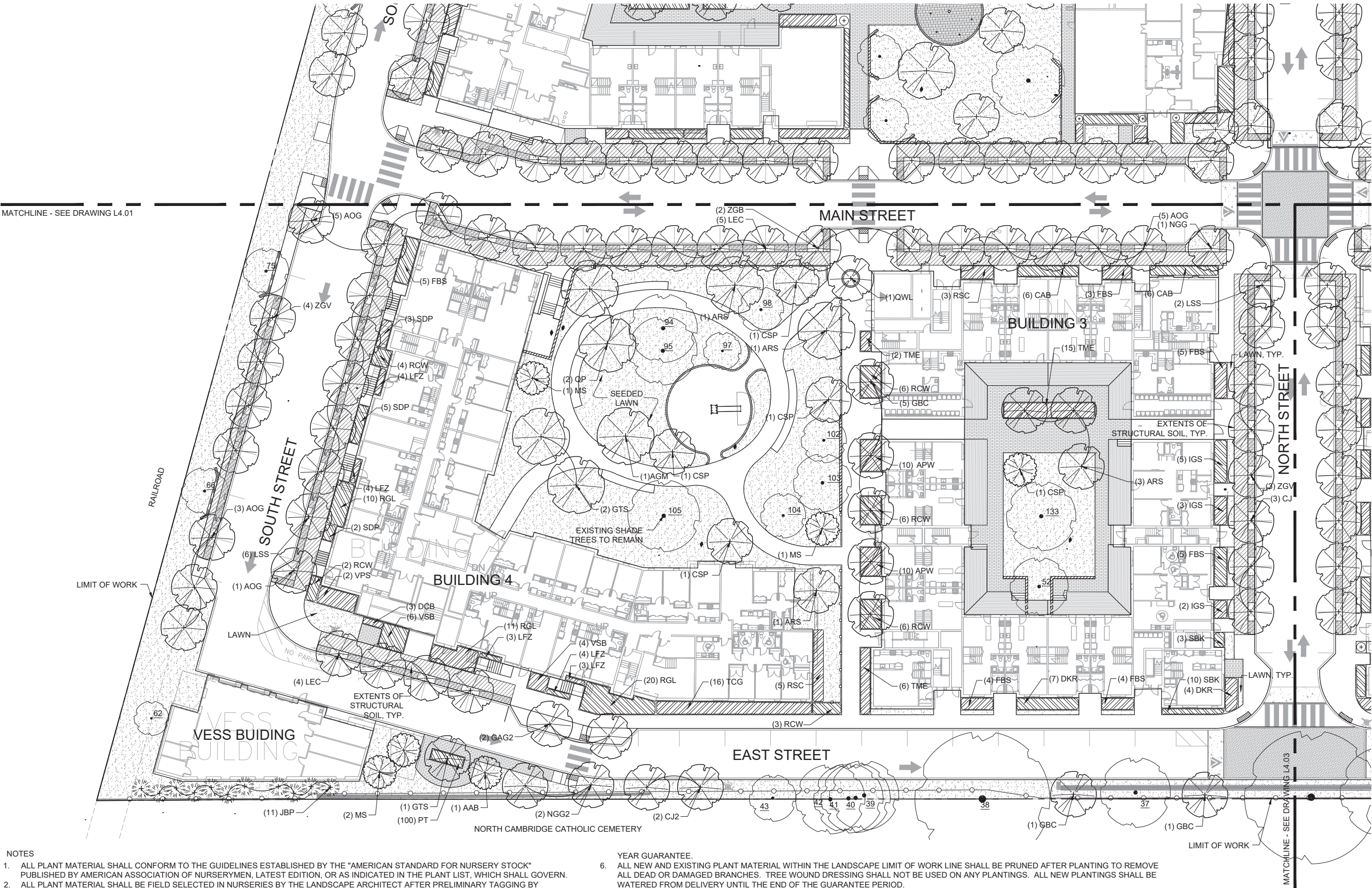
- EXISTING TREE TO REMAIN, APPROX. CANOPY SIZE SHOWN. TREE ID SHOWN: XXX
- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED ORNAMENTAL TREES
- SHRUB PLANTINGS
- SEEDED LAWN
- STRUCTURAL SOIL EXTENTS

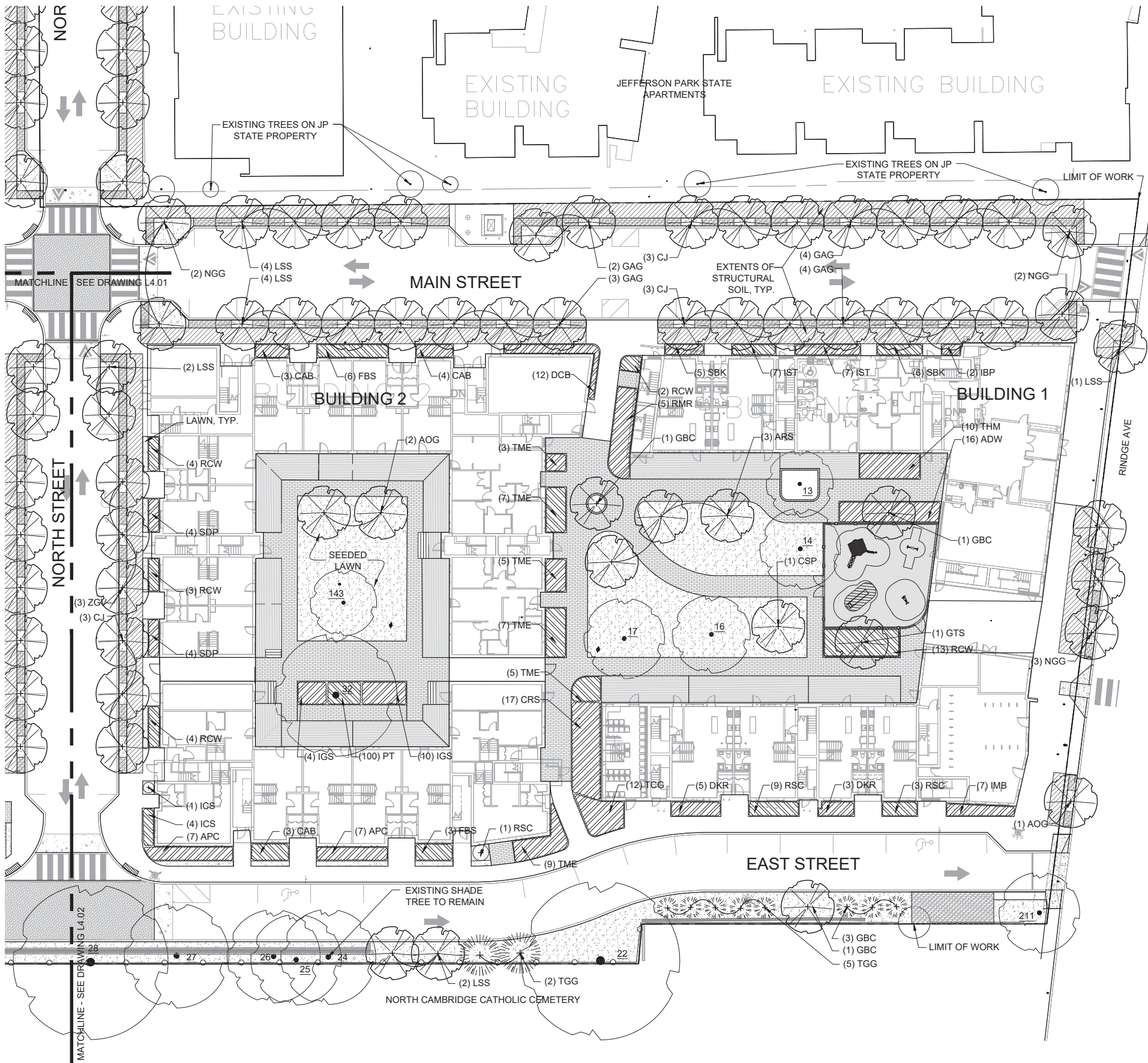


SEE DRAWING L4.02 FOR PLANTING NOTES AND L4.03 FOR PLANTING LIST.

SCALE: 1" = 20'





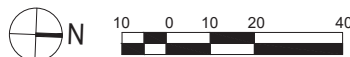


PLANT LIST:

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	ROOT	SIZE
STREET TREES:					
AOG	21	Acer rubrum 'October Glory'	October Glory Red Maple	B&B	3" Cal.
CJ	12	Cercidiphyllum japonicum	Katsura Tree	B&B	3" Cal.
GAG	21	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	B&B	3" Cal.
LEC	14	Liriodendron tulipifera 'Emerald City'	Emerald City Tulip Tree	B&B	3" Cal.
LSS	25	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B	3" Cal.
NGG	10	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	B&B	3" Cal.
ZGV	16	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	B&B	3" Cal.
DECIDUOUS AND EVERGREEN TREES:					
AAB	1	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Shadblow	B&B	8'-10' HT.
AGM	5	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	B&B	3-3.5" Cal.
AOG	5	Acer rubrum 'October Glory'	October Glory Red Maple	B&B	3-3.5" Cal.
ARS	9	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	B&B	3-3.5" Cal.
CSP	7	Cornus x rutgan 'Stellar Pink'	Rutgers Hybrid Pink Dogwood	B&B	2.5-3" Cal.
GAG2	7	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	B&B	3-3.5" Cal.
GBC	13	Ginkgo biloba 'Columnar'	Columnar Ginkgo	B&B	3-3.5" Cal.
GTS	6	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	B&B	3-3.5" Cal.
LEC2	3	Liriodendron tulipifera 'Emerald City'	Emerald City Tulip Tree	B&B	3-3.5" Cal.
LSS	2	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B	3-3.5" Cal.
MS	4	Malus sargentii	Sargent Crabapple	B&B	1.5-2" Cal.
NGG2	5	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	B&B	3-3.5" Cal.
QP	2	Quercus palustris	Pin Oak	B&B	3-3.5" Cal.
QWL	2	Quercus x warei 'Long'	Regal Prince Oak	B&B	3-3.5" Cal.
TGG	15	Thuja plicata tomentosa 'Green Giant'	Green Giant Arborvitae	B&B	7-8' HT.
SHRUBS:					
ADW	22	Azalea 'Delaware Valley White'	Delaware Valley White Azalea	Cont.	5 Gal.
APC	14	Azalea yedoensis var. poukhanensis 'Compacta'	Compact Korean Azalea	Cont.	5 Gal.
APW	36	Azalea x 'Girard's Pleasant White'	Girard's Pleasant White Azalea	Cont.	5 Gal.
CAB	43	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	Cont.	5 Gal.
CEA	9	Callicarpa dichotoma 'Early Amethyst'	Purple Beautyberry	Cont.	5 Gal.
CRS	17	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	Cont.	5 Gal.
DCB	21	Deutzia 'Yuki Cherry Blossom'	Yuki Cherry Blossom Deutzia	Cont.	3 Gal.
DKR	16	Diervilla 'Kodiak Red'	Kodiak Red Diervilla	Cont.	5 Gal.
FBS	53	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Fothergilla	Cont.	5 Gal.
IST	16	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	Cont.	5 Gal.
IGB	22	Ilex glabra 'Gem Box'	Gem Box Holly	Cont.	3 Gal.
IGS	24	Ilex glabra 'Shamrock'	Shamrock Inkberry	Cont.	5 Gal.
IBP	20	Ilex meserveae 'Blue Prince'	Blue Prince Blue Holly	Cont.	5 Gal.
ICS	3	Ilex crenata 'Steeds'	Steeds Holly	Cont.	5 Gal.
JBP	16	Juniperus chinensis 'Blue Point'	Blue Point Juniper	B&B	4-5' HT.
LFZ	21	Leucothoe fontanesiana 'Zebid'	Scarletta Leucothoe	Cont.	3 Gal.
PT	490	Pachysandra terminalis	Japanese Spurge	Cont.	See notes
RCW	60	Rhododendron 'Cunningham's White'	Cunningham's White Rhododendron	Cont.	5 Gal.
RMR	5	Rhododendron maximum 'Roseum'	Roseum Rosebay Rhododendron	Cont.	5 Gal.
RGL	84	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	Cont.	3 Gal.
RSC	26	Rhododendron 'Scintillation'	Scintillation Rhododendron	Cont.	5 Gal.
SBK	37	Spiraea media 'Double Play Blue Kazoo'	Blue Kazoo Spiraea	Cont.	5 Gal.
SDP	30	Syringa x 'Boomerang Dwarf Purple'	Boomerang Dwarf Purple Lilac	Cont.	5 Gal.
TCG	80	Taxus cuspidata 'Greenwave'	Greenwave Yew	Cont.	5 Gal.
TME	84	Taxus x media 'Everlow'	Everlow Yew	Cont.	5 Gal.
VSB	22	Viburnum carlesii 'Spice Baby'	Spice Baby Viburnum	Cont.	5 Gal.
VPS	2	Viburnum plicatum 'Summer Snowflake'	Summer Snowflake Viburnum	Cont.	5 Gal.

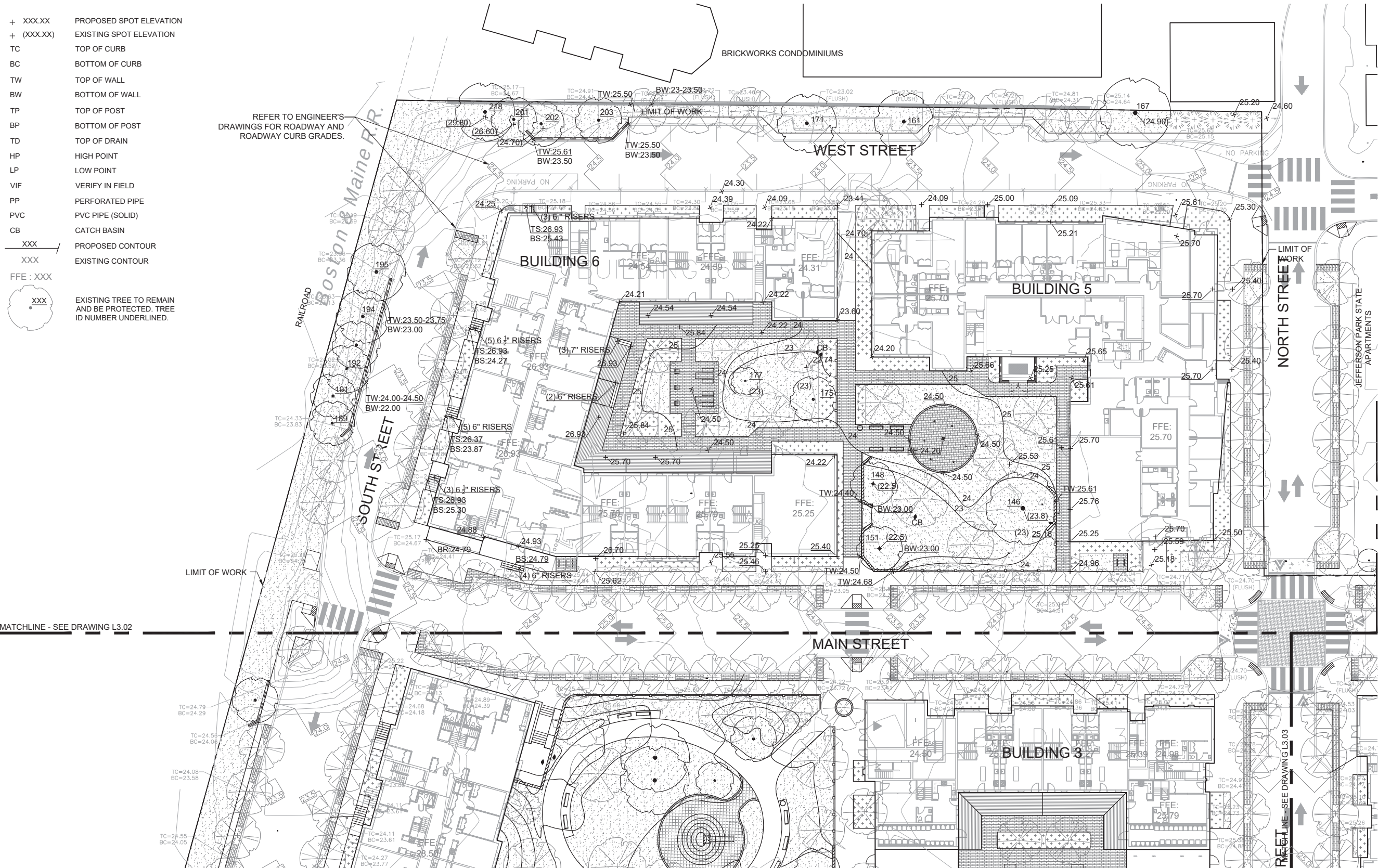
SEE SHEET L4.01 FOR PLANTING LEGEND AND L4.02 FOR PLANTING NOTES.

SCALE: 1" = 20'



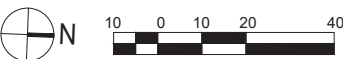
SYMBOL LEGEND

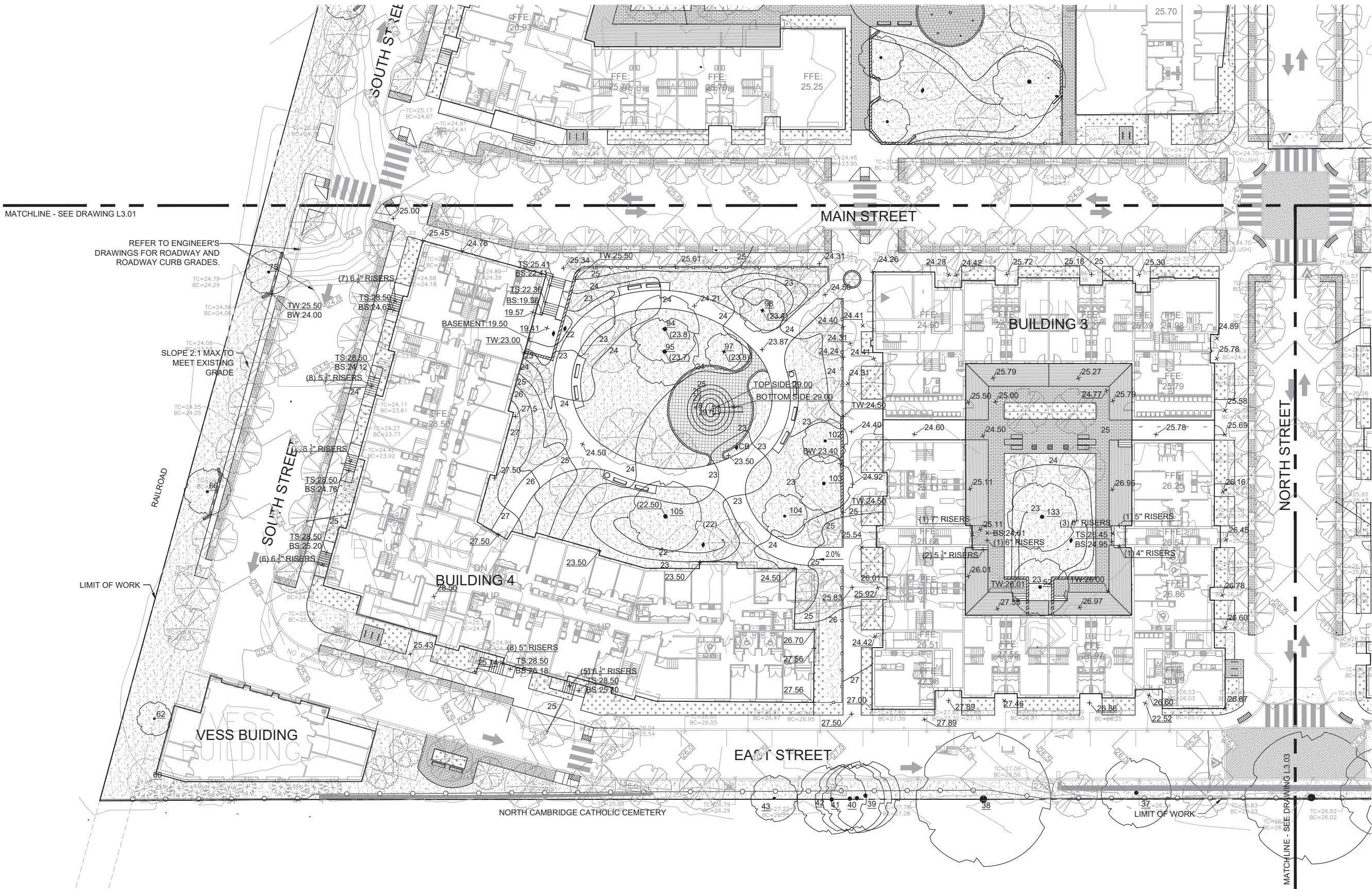
- + XXX.XX PROPOSED SPOT ELEVATION
- + (XXX.XX) EXISTING SPOT ELEVATION
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TP TOP OF POST
- BP BOTTOM OF POST
- TD TOP OF DRAIN
- HP HIGH POINT
- LP LOW POINT
- VIF VERIFY IN FIELD
- PP PERFORATED PIPE
- PVC PVC PIPE (SOLID)
- CB CATCH BASIN
- XXX PROPOSED CONTOUR
- XXX EXISTING CONTOUR
- FFE : XXX
- XXX EXISTING TREE TO REMAIN AND BE PROTECTED. TREE ID NUMBER UNDERLINED.



SEE DRAWING L3.03 FOR NOTES.

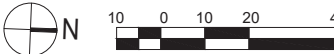
SCALE: 1" = 20'

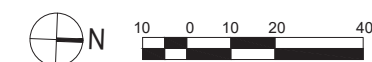




SEE DRAWING L3.01 FOR GRADING LEGEND
AND DRAWING L3.03 FOR NOTES.

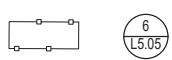
SCALE: 1" = 20'



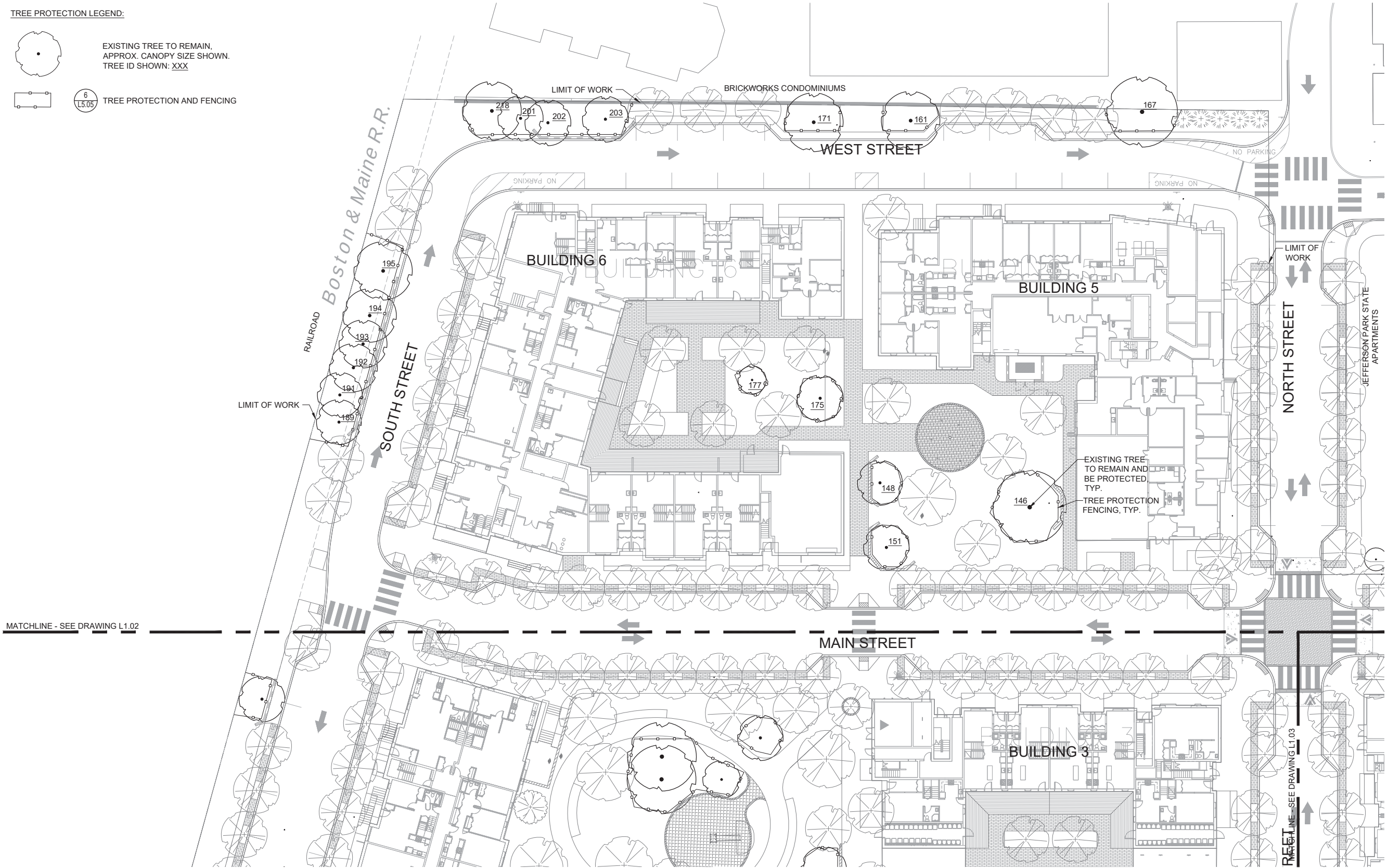


TREE PROTECTION LEGEND:

- 

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

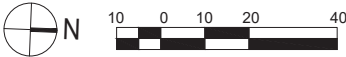
TREE PROTECTION AND FENCING

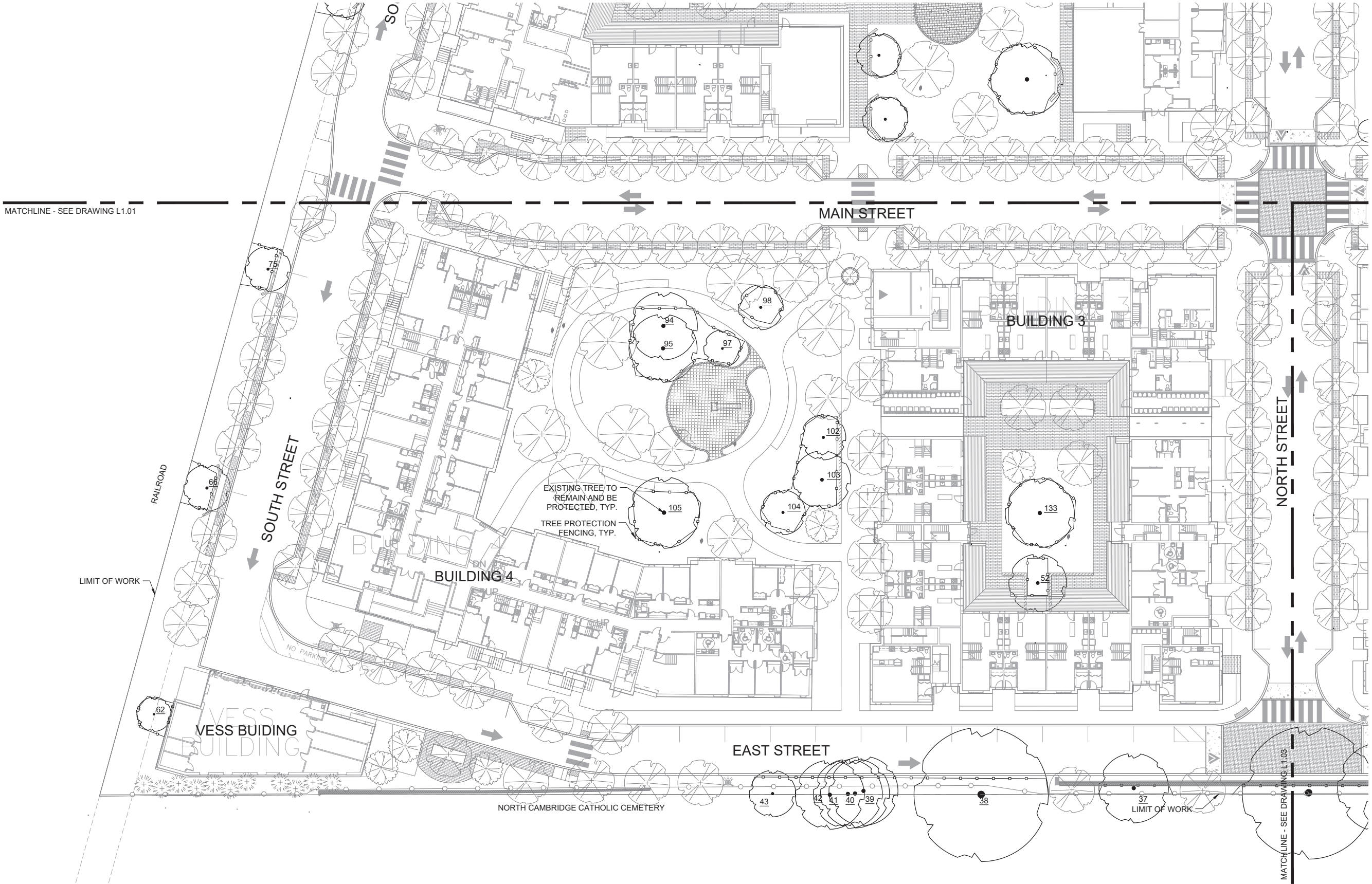


MATCHLINE - SEE DRAWING L1.02

SEE DRAWING L1.03 FOR NOTES.

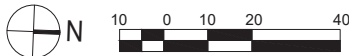
SCALE: 1" = 20'

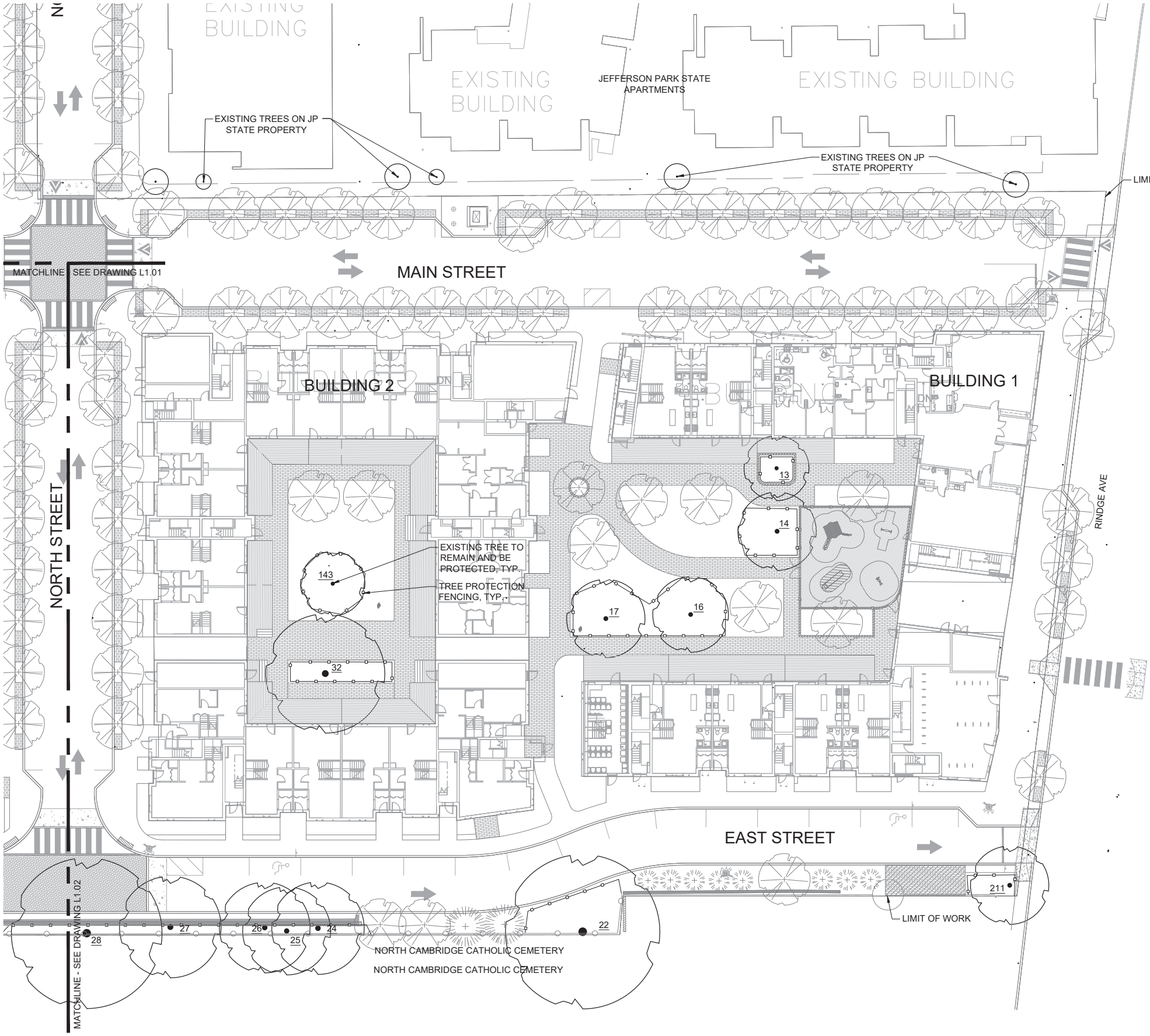




SEE DRAWING L1.01 FOR TREE PROTECTION
LEGEND AND DRAWING L1.03 FOR NOTES.

SCALE: 1" = 20'

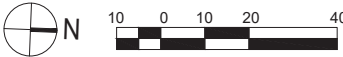




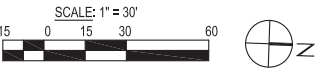
- NOTES:
1. REFER TO SPECIFICATIONS FOR TREE PROTECTION AND FENCING REQUIREMENTS.
 2. RELOCATE TREE PROTECTION FENCE AS REQUIRED TO FACILITATE INSTALLATION OF SITE IMPROVEMENTS.
 3. TREE ID NUMBERS UNDERLINED AND REFERENCE TREE INVENTORY.

SEE SHEET L1.01 FOR TREE PROTECTION LEGEND.

SCALE: 1" = 20'

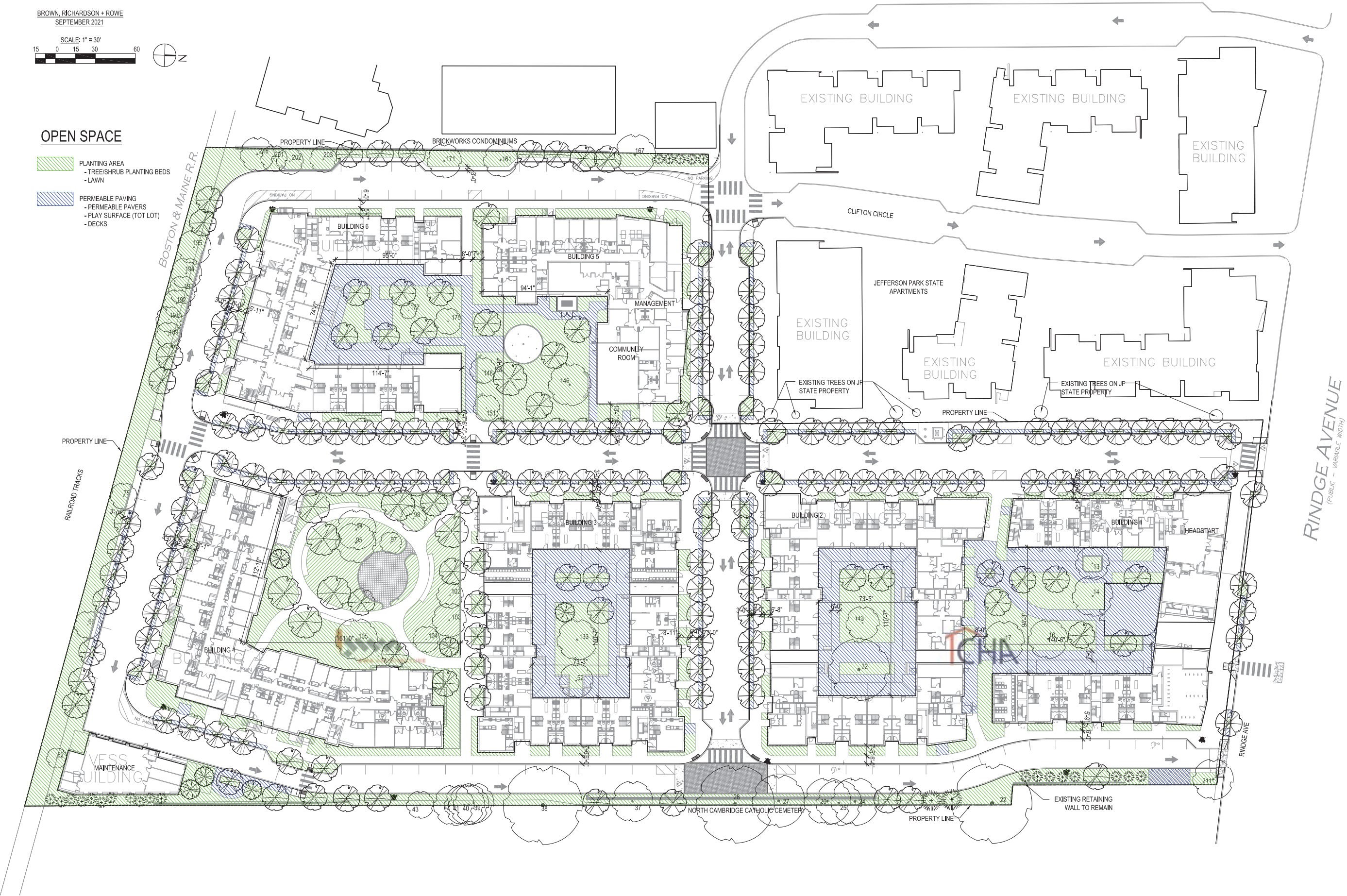


BROWN, RICHARDSON + ROWE
SEPTEMBER 2021



OPEN SPACE

- PLANTING AREA
 - TREE/SHRUB PLANTING BEDS
 - LAWN
- PERMEABLE PAVING
 - PERMEABLE PAVERS
 - PLAY SURFACE (TOT LOT)
 - DECKS



Jackson Place Open Space Calculations

Sept. 2021

Surface	Area	Unit
Total Site Area	328,125	sf
30% open Space Requirement	98,438	sf
Blue Bike Station (permeable pavers)	375	sf
Permeable Areas		
Decks		
Building 1	1,934	sf
Building 2	2,832	sf
Building 3	2,815	sf
Building 6	1,787	sf
Façade Planting Beds	14,558	sf
Permeable Pavers		
Temporary Bike Parking	367	sf
At Street Trees	6,648	sf
Building 1	4,877	sf
Building 2	2,472	sf
Building 3	2,487	sf
Building 4	0	sf
Building 5	2,282	sf
Building 6	2,344	sf
Cemetery Seating area	560	sf
Tot Lot	1,530	
Planted Space (Courtyard planting beds, lawn)		
Building 1	5,068	sf
Building 2	2,619	sf
Building 3	2,584	sf
Building 4	13,852	sf
Building 5	5,980	sf
Building 6	3,043	sf
Site Edges	20,989	sf
Street Tree Pits	4,160	sf
Total Open Space	106,163	sf
Required = 30%	32.35%	PASS
Min. Open Space Required	98,438	sf
Open Space Margin	7,726	sf