

Project Summary:

4-story mixed-use building of approx. 29,000 GSF with 4300 sf ground floor retail space, 18 residential units, and 13 enclosed residential parking spaces



DRAWING LIST

Architectural Plans

- A000 - COVER SHEET
- A001 - EXISTING PLAN
- A002 - SITE PLAN
- A003 - SIDE YARD SETBACK WEST
- A004 - SIDE YARD SETBACK NORTH
- A005 - OPEN SPACE
- A011 - EXISTING CONDITIONS PHOTOS
- A100 - BASEMENT PLAN
- A101 - GROUND FLOOR PLAN
- A102 - FLOOR 2 PLAN
- A103 - FLOOR 3 PLAN
- A104 - FLOOR 4 PLAN
- A105 - ROOF PLAN
- A110 - PARKING AND ACCESS PLAN
- A111 - BICYCLE PARKING PLAN
- A112 - ELM ST LOT EXTENSION
- A201 - EXTERIOR ELEVATIONS 1
- A202 - EXTERIOR ELEVATIONS 2
- A203 - BUILDING MATERIAL PALETTE
- A204 - SECTION
- A205 - RAILINGS AND SCREENING
- A301 - PERSPECTIVE VIEWS
- A302 - PERSPECTIVE VIEWS
- A303 - SHADOW STUDY
- A400 - RENDERING - DAY
- A401 - RENDERING - EVENING
- A700 - UNIT PLANS
- A701 - UNIT PLANS
- A702 - UNIT PLANS
- A703 - UNIT PLANS
- A704 - UNIT PLANS

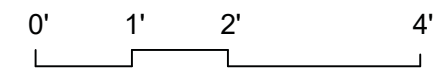
Civil Plans

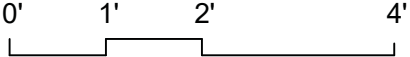
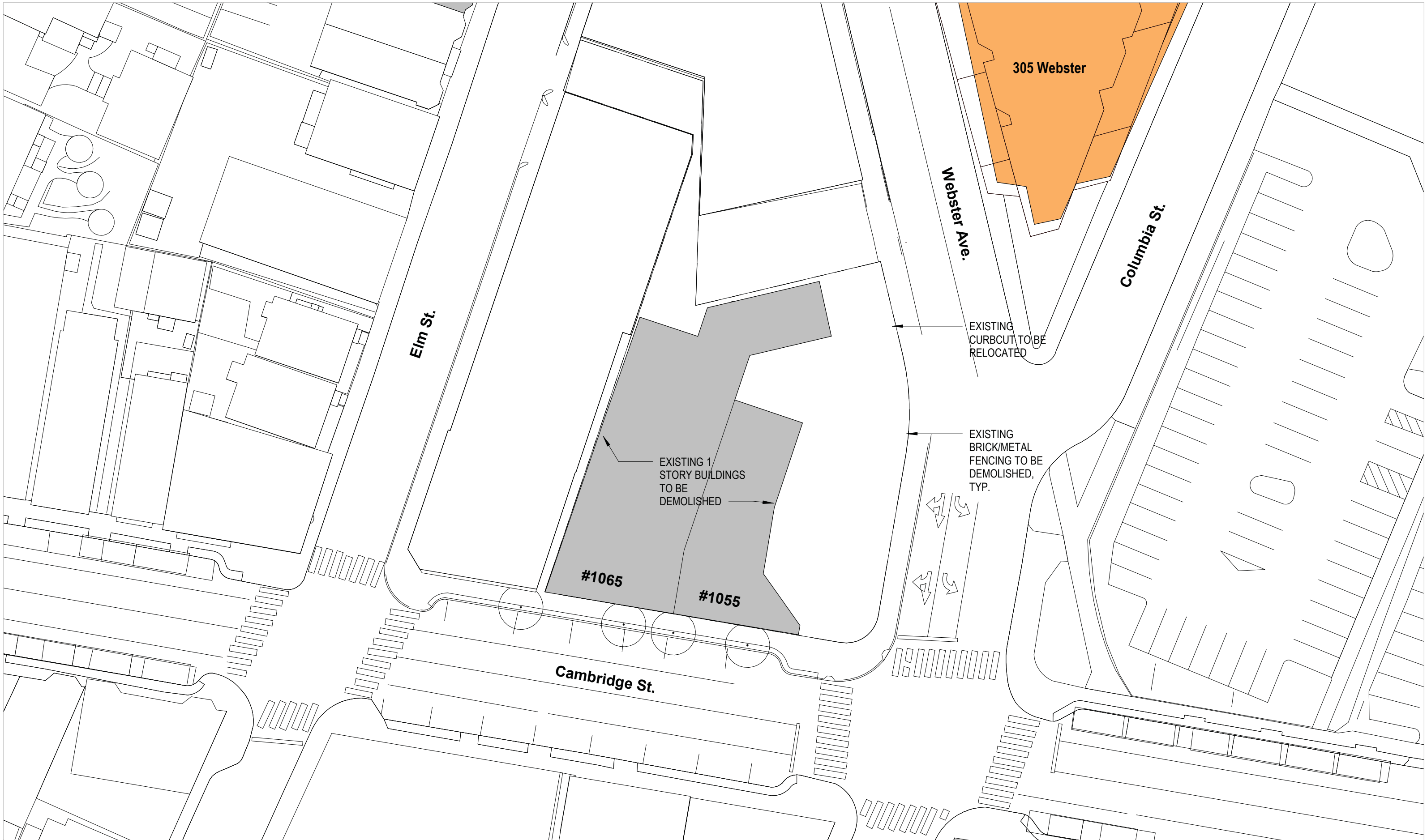
- C1.00 Soil Erosion Control and Utility Preparation Plan
- C2.00 Site Utilities Plan
- C3.00 Layout Plan
- C3.10 Grading Plan
- C4.01 Civil Details
- C4.02 Civil Details

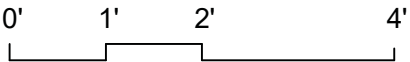
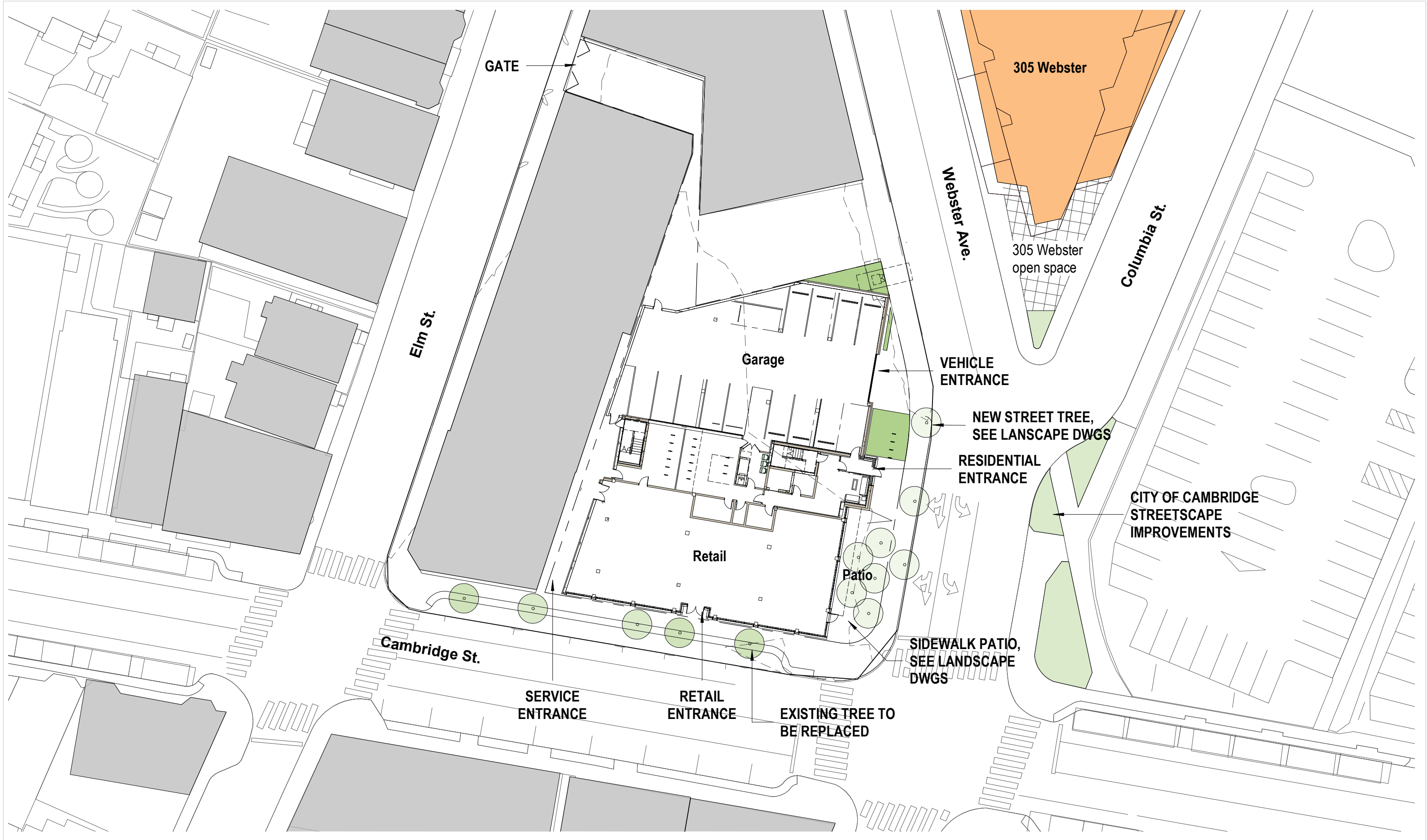
Landscape Plans

- L0.0 Key Plan
- L1.1 Layout and Materials
- L1.2 Layout and Materials
- L1.3 Planting

SPECIAL PERMIT APPLICATION
Volume II: Plans and Drawings
Revised: May 20th 2021







Key

S Setback

FA Facing Area (LxH)

L Length

H Height

5.24.4 Multiple vertical planes calculation

$$(S1 \times FA1) + (S2 \times FA2) \geq ((\text{Single plane } S) \times (\text{Single plane } FA))$$

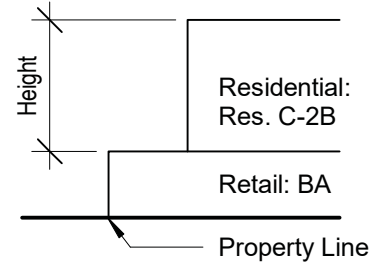
$$(10.65 \times (59.85 \times 30.65)) + (44.49 \times (45.20 \times 30.65)) \geq (28.46 \times (111.65 \times 30.65))$$

$$81,171.95 \geq 97,392.18$$

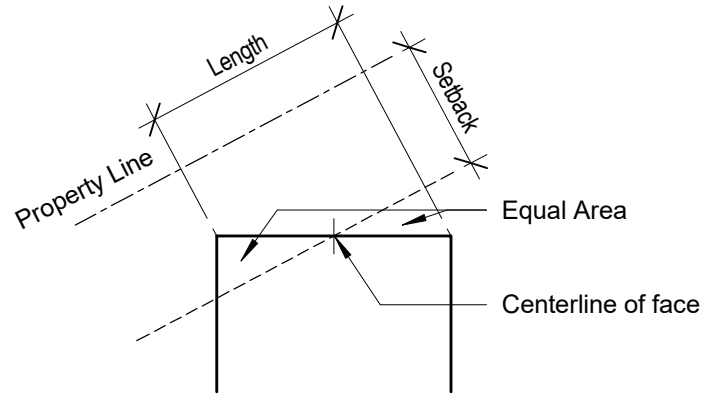
Note:

Setback formula in accordance with 5.24.4

Height + facing area (FA) are calculated from the top of floor 1 to roof (see diagram below)



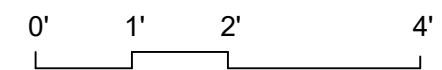
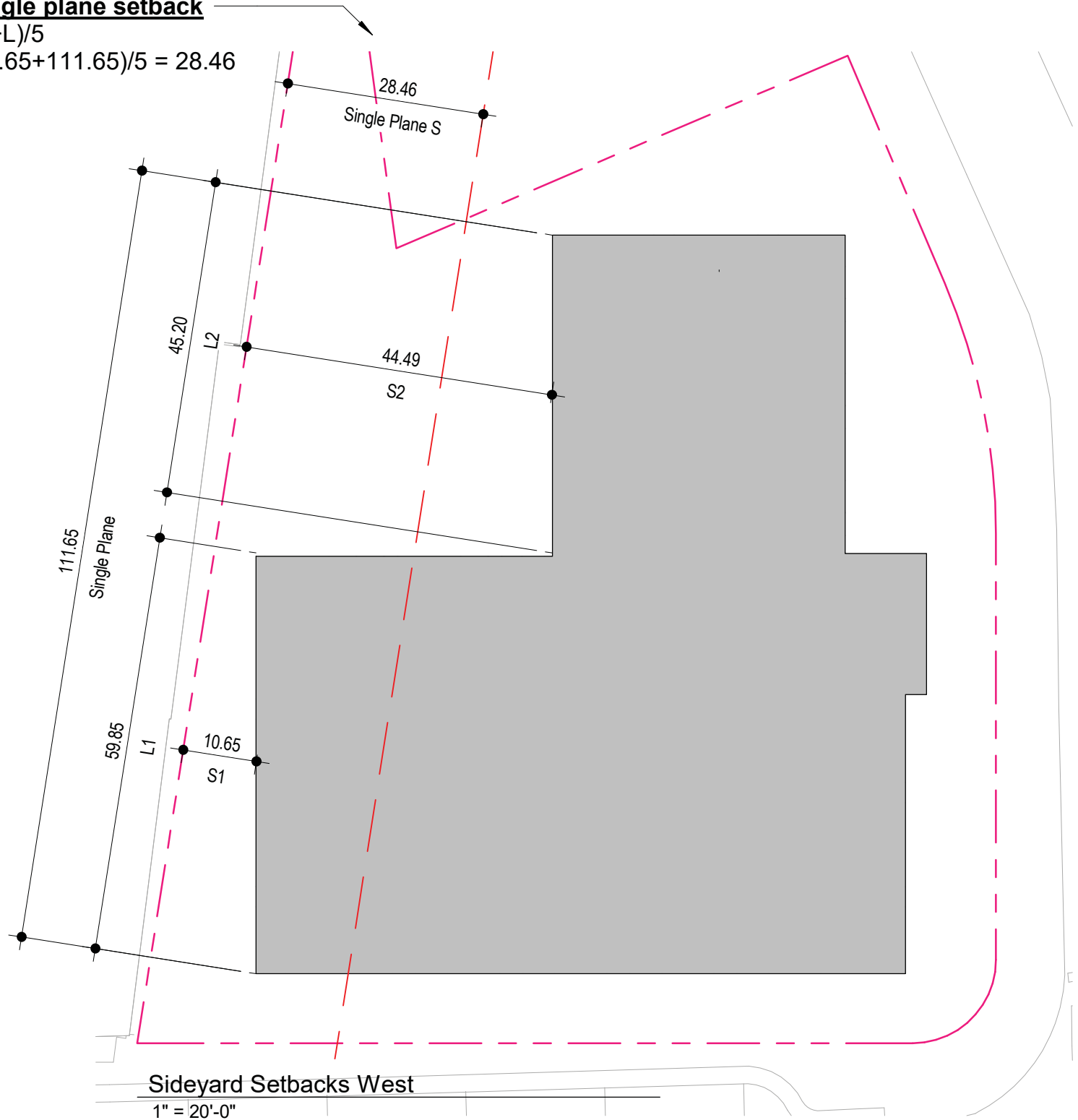
Due to the irregular shape of the site and non-parallel nature of the building faces to the property line: Setback distances are measured to the centerline of facade faces in order to assure equal area is in front/behind the desired setback distance. (see diagram below)



Single plane setback

$$(H+L)/5$$

$$(30.65+111.65)/5 = 28.46$$



Key

S Setback

FA Facing Area (LxH)

L Length

H Height

5.24.4 Multiple vertical planes calculation

$$(S1 \times FA1) + (S2 \times FA2) + (S3 \times FA3) \geq ((\text{Single plane } S) \times (\text{Single plane } FA))$$

$$(15.17 \times (38.70 \times 30.65)) + (28.01 \times (17.95 \times 30.65)) + (40.77 \times (39.18 \times 30.65)) \geq (25.30 \times (95.83 \times 30.65))$$

$$82,363.51 \geq 74,310.89$$

Single plane setback

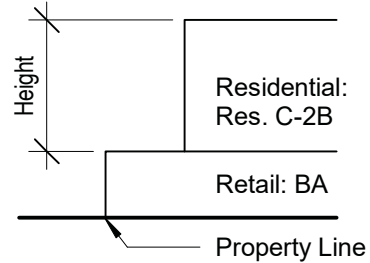
$$(H+L)/5$$

$$(30.65+95.83)/5 = 25.30$$

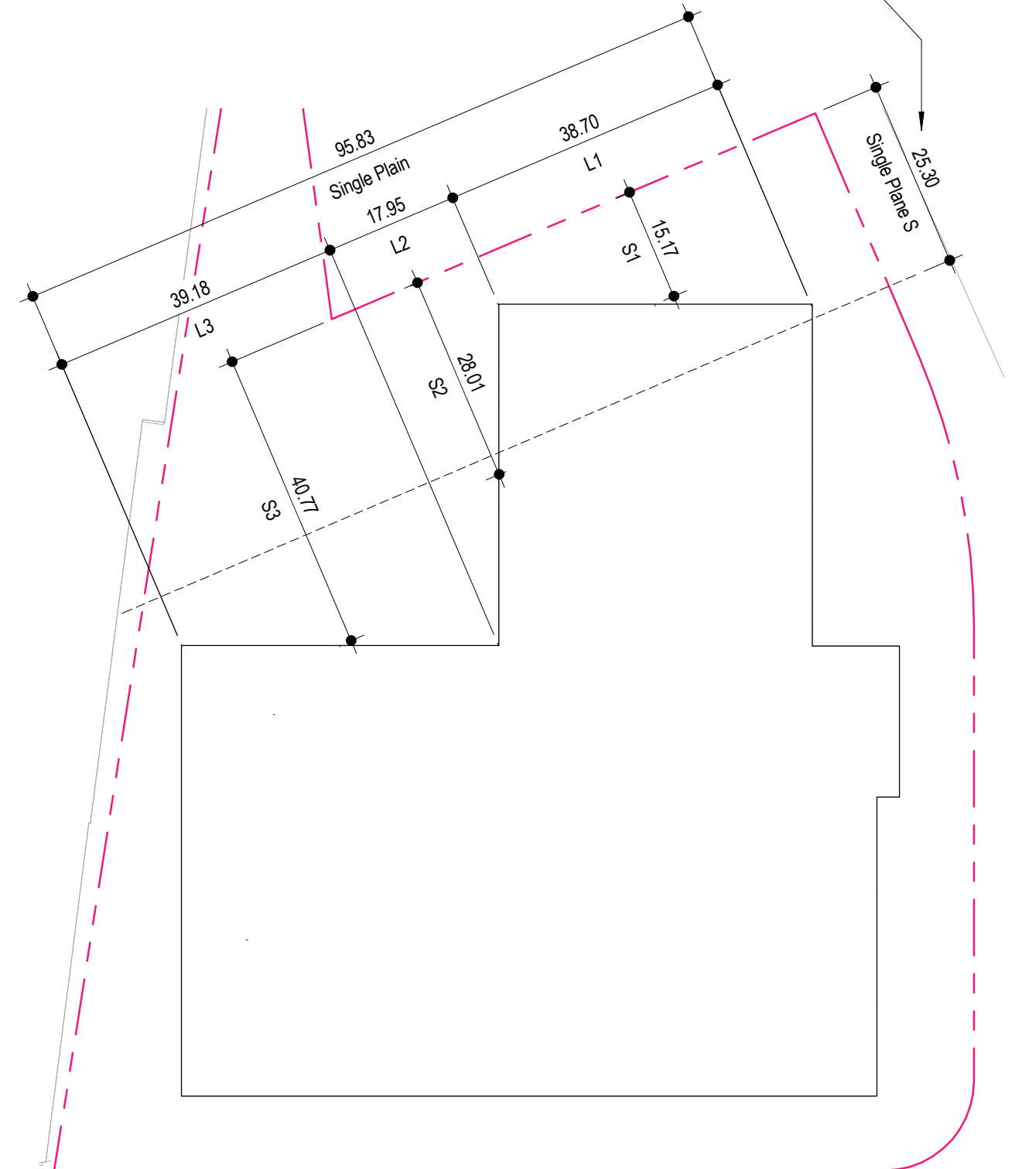
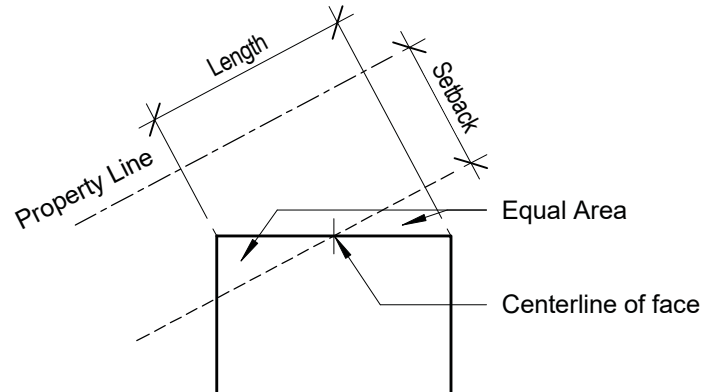
Note:

Setback formula in accordance with 5.24.4

Height + facing area (FA) are calculated from the top of floor 1 to roof (see diagram below)

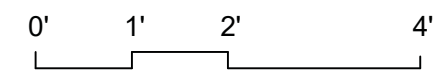


Due to the irregular shape of the site and non-parallel nature of the building faces to the property line:
Setback distances are measured to the centerline of facade faces in order to assure equal area is in front/behind the desired setback distance. (see diagram below)



Sideyard Setbacks North

1" = 20'-0"



Open Space Requirements:

Section 5.22.1

- Open Spaces must measure 15' x 15' minimum, except for balconies
- At least 1/2 of total area must be at ground level or w/in 10' of lowest residential level

Section 5.22.2

- In mixed use buildings, open space for residential buildings shall be calculated in relation to the portion of the lot which the residential floor area is to the total area of the building

Section 5.31

- Residential District C-2B - 15% min of Lot Area to be Private Open space

Total Building Area - 29,256 sf

Total Residential Building Area - 24,892 sf

Residential area as a percentage of total building area - $24,892/29,256 = 85.08\%$

Total Site Area - 15,686 sf

Site Area required for residential open space calculation - $15,686 \times 85\% = 13,333$ sf

Total required private open space - $13,333 \times 15\% = 2,000$ sf

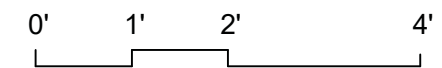
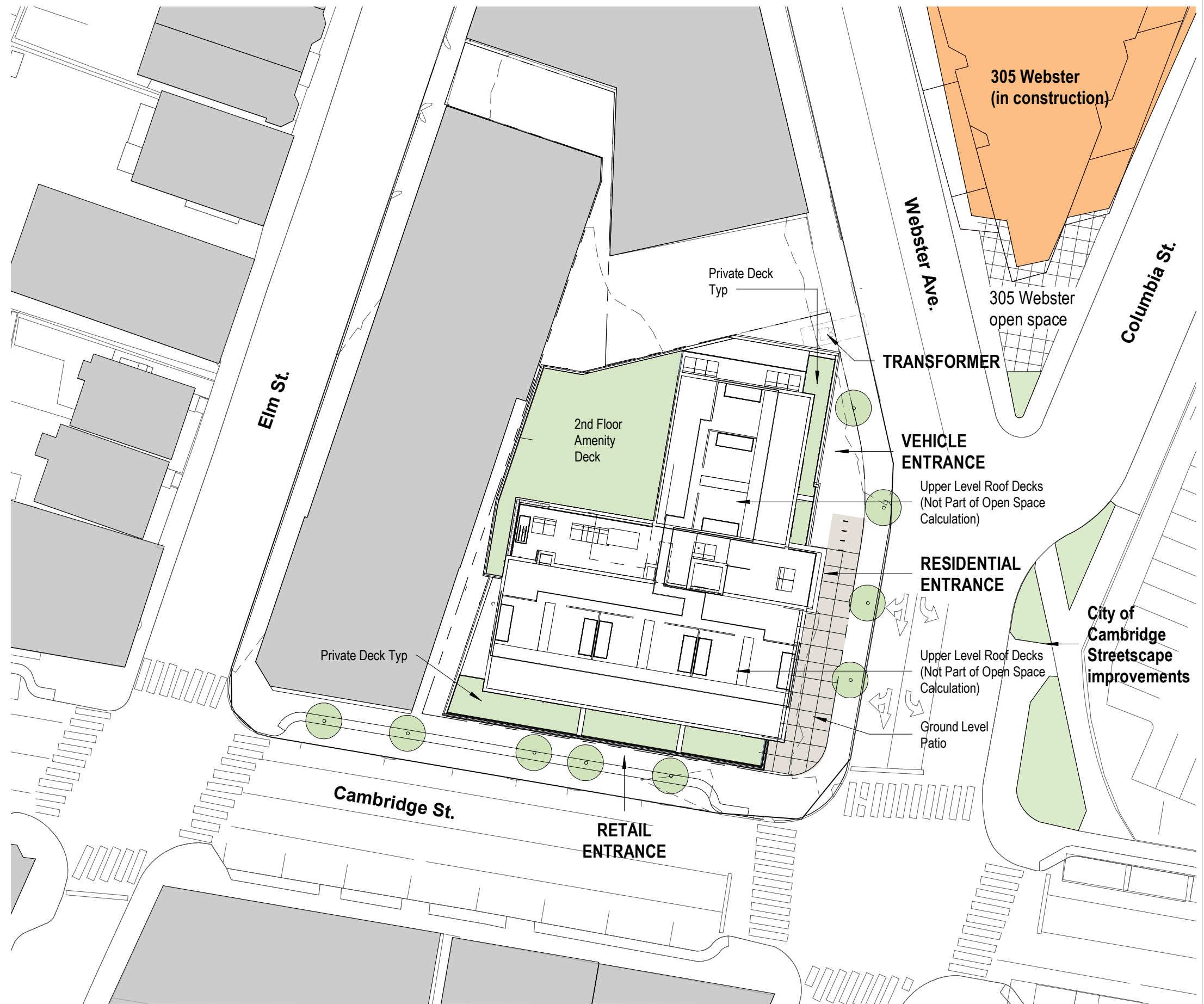
PROPOSED RESIDENTIAL OPEN SPACES

2nd Level Amenity Deck (Accessible to All Tenants) - 2,089 sf

Balconies (Private) - 1,207 sf

Total Area - **3,296 sf**

Total Percentage - $3,296/13,333 = 25\%$





View from Webster Street



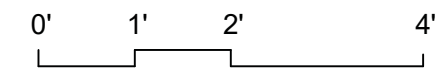
View from Columbia Street

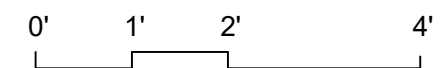
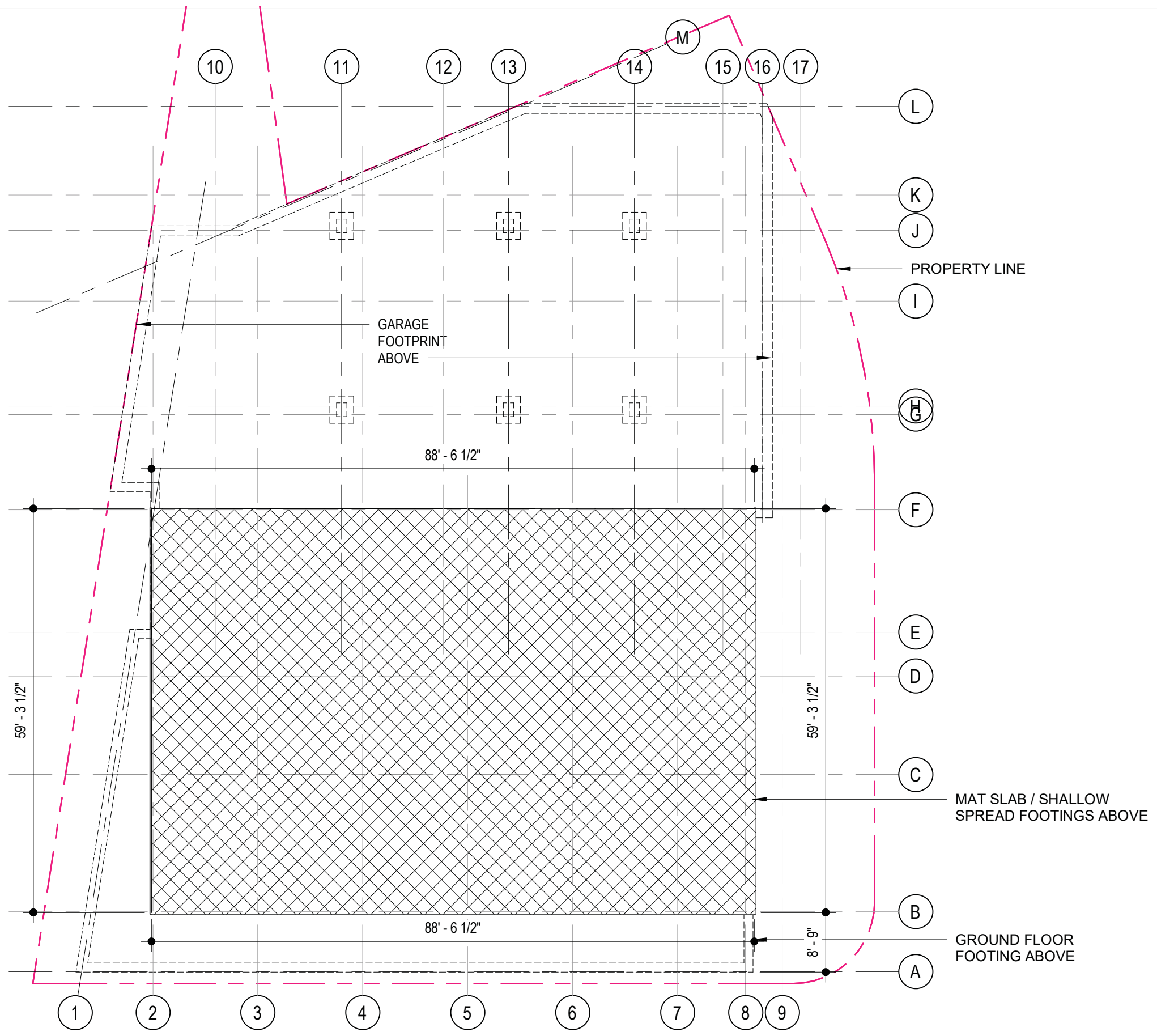


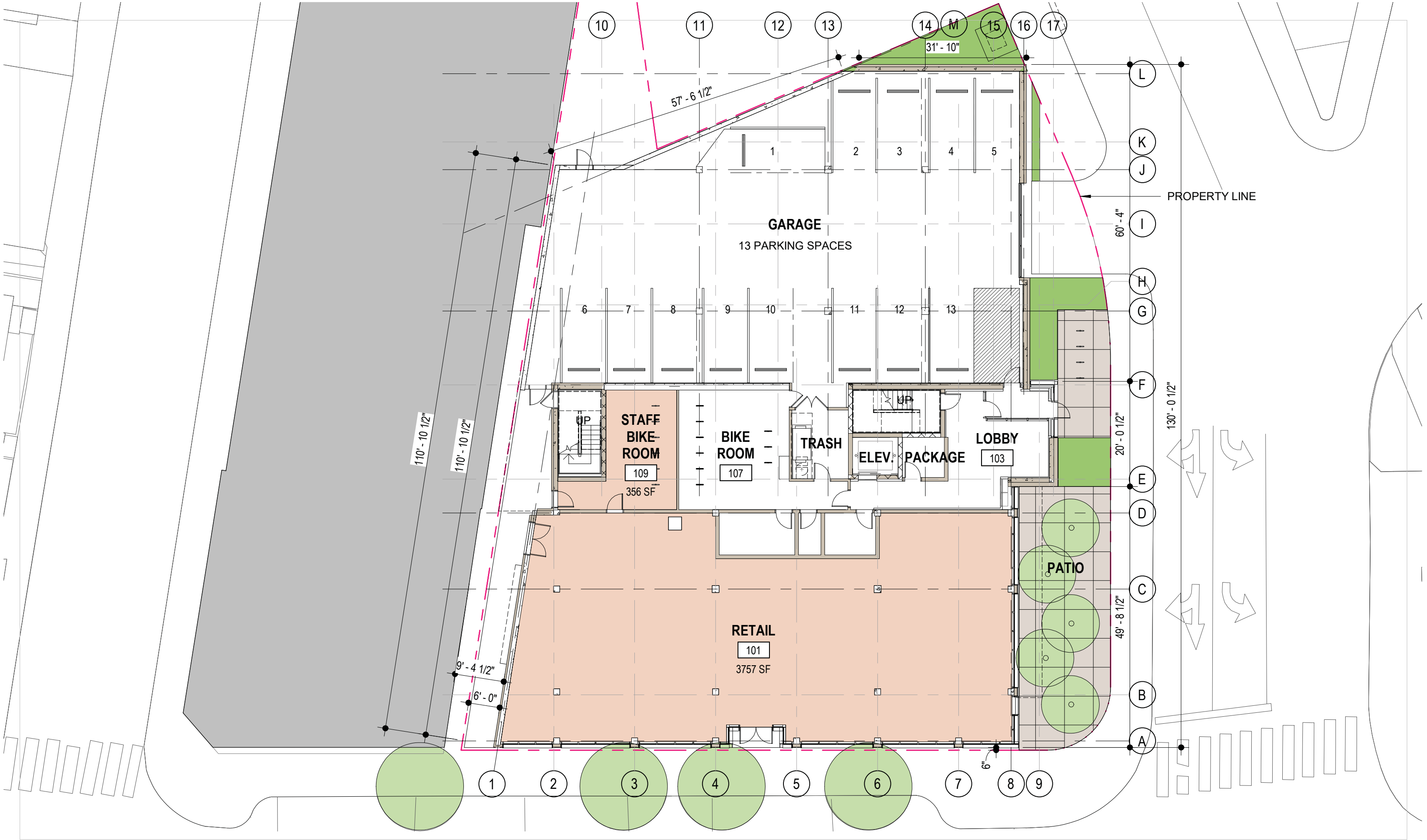
View from Cambridge Street

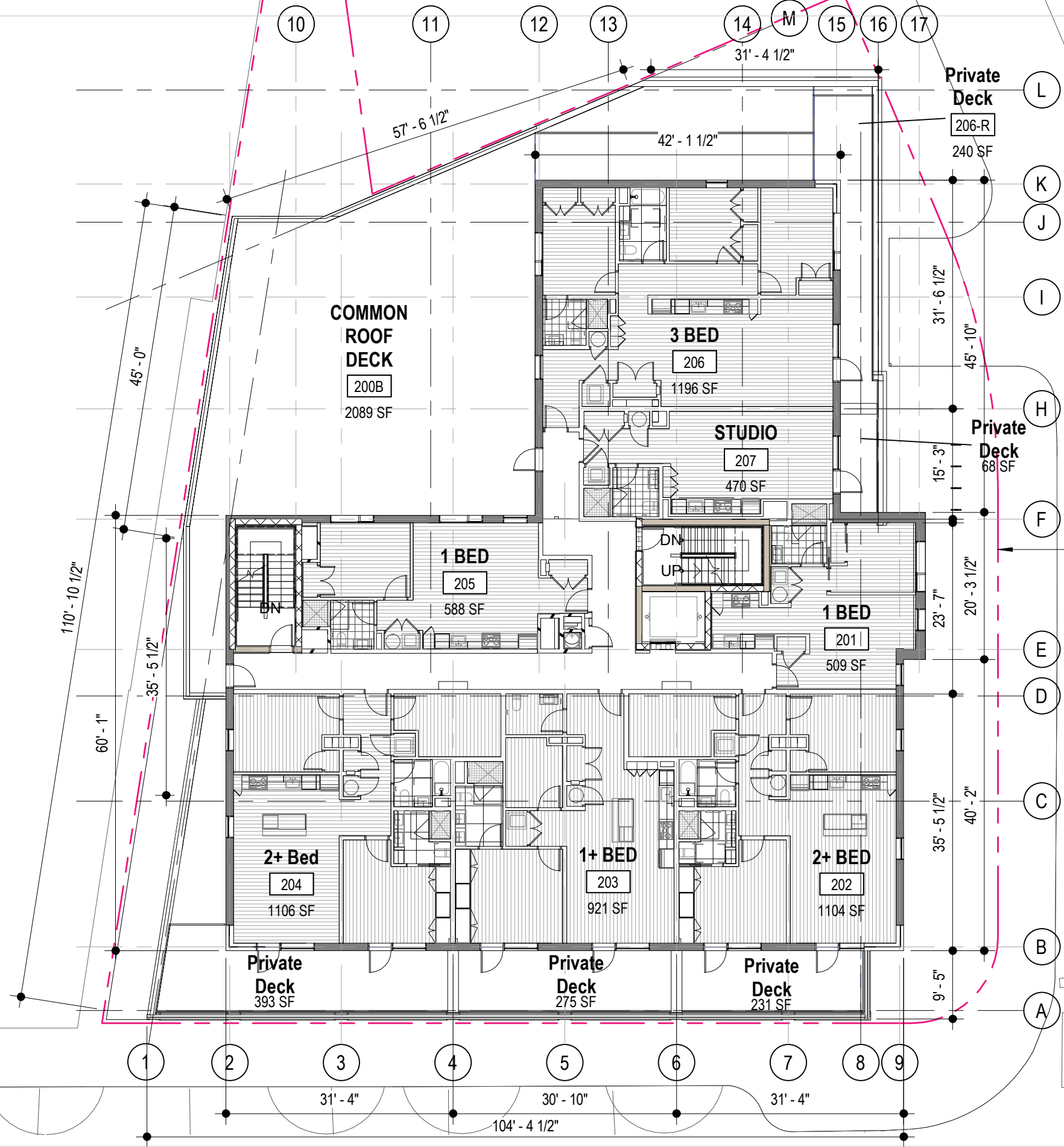


View from Cambridge Street

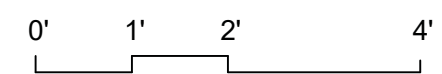


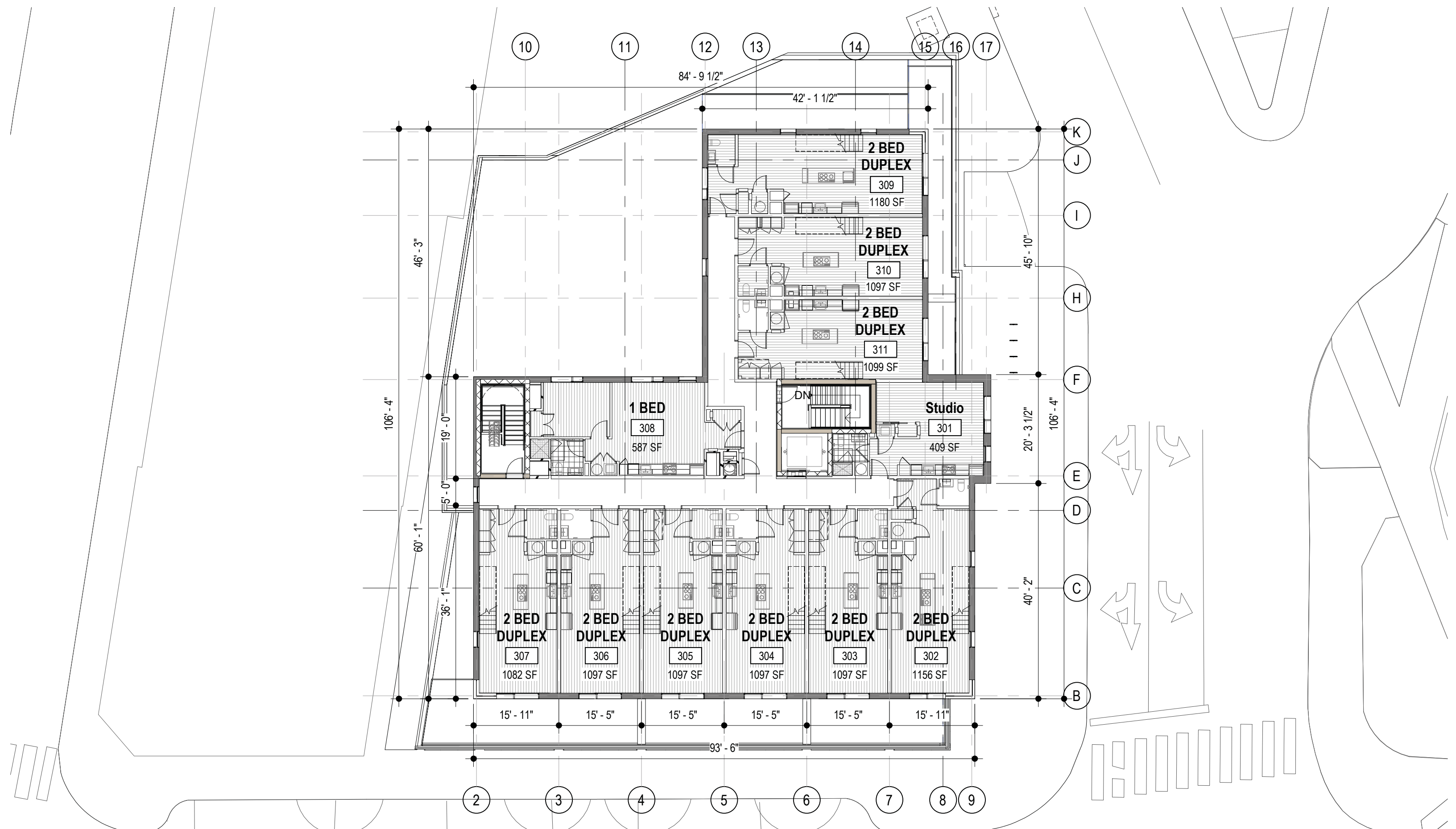


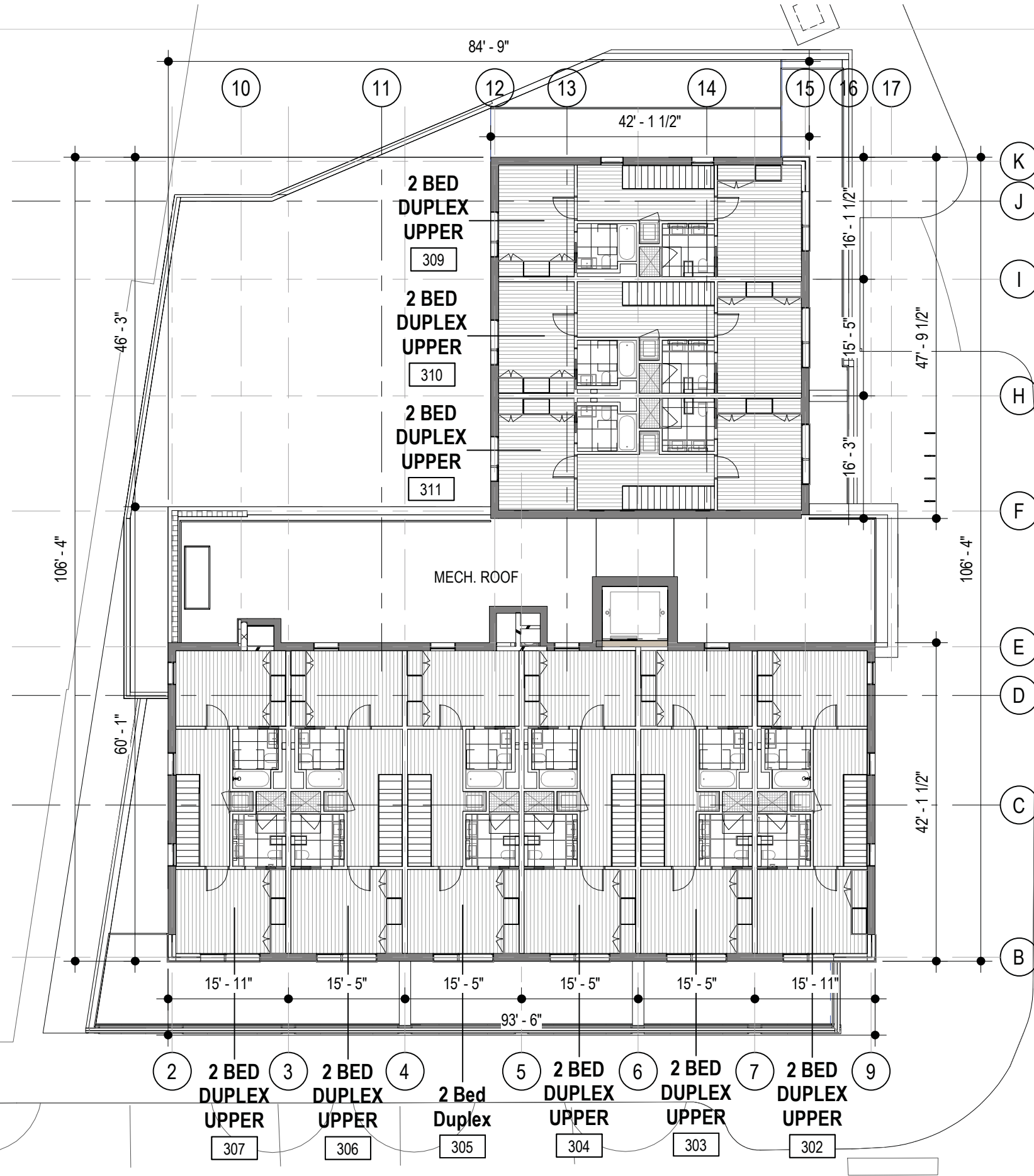


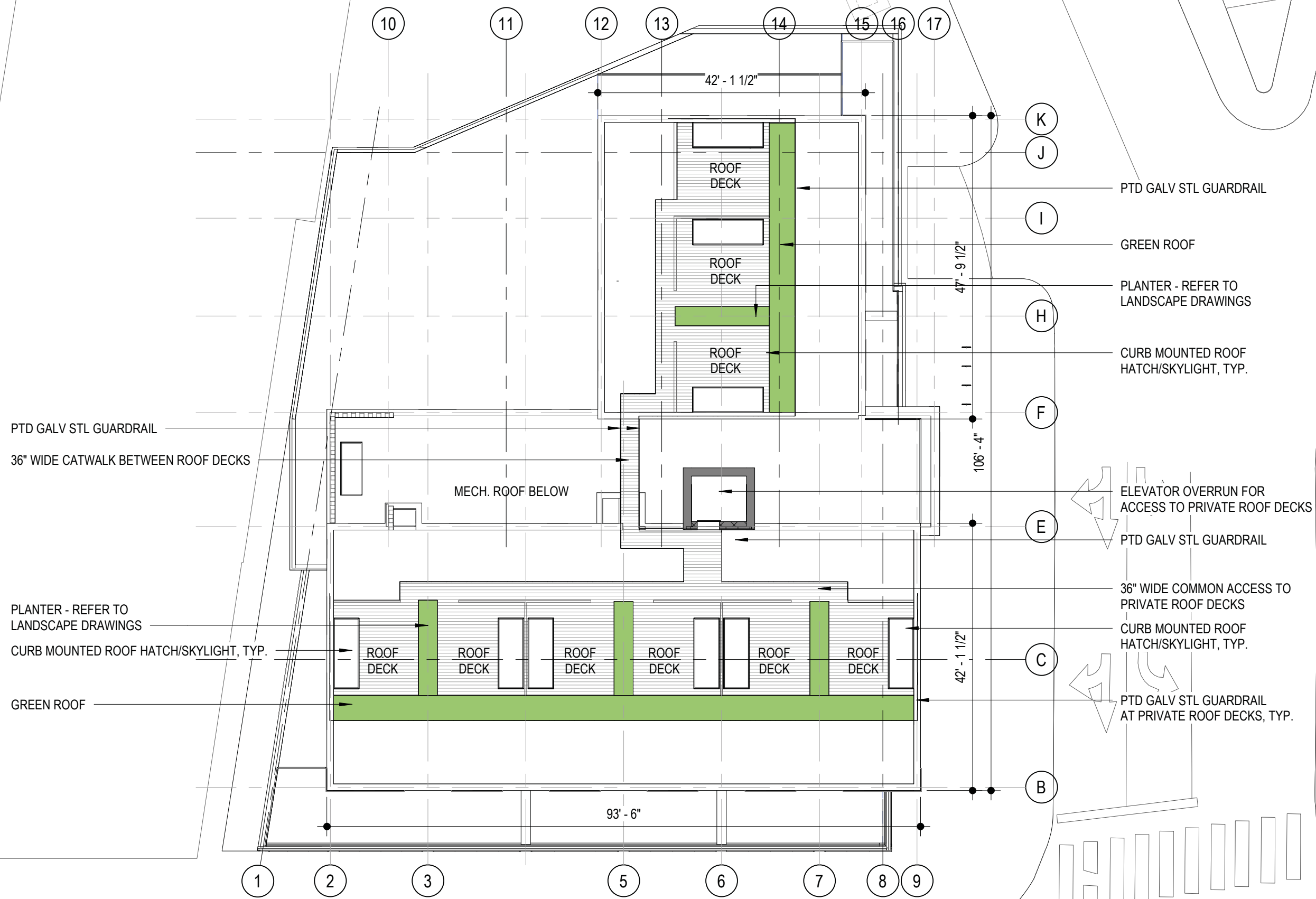


PROPERTY LINE

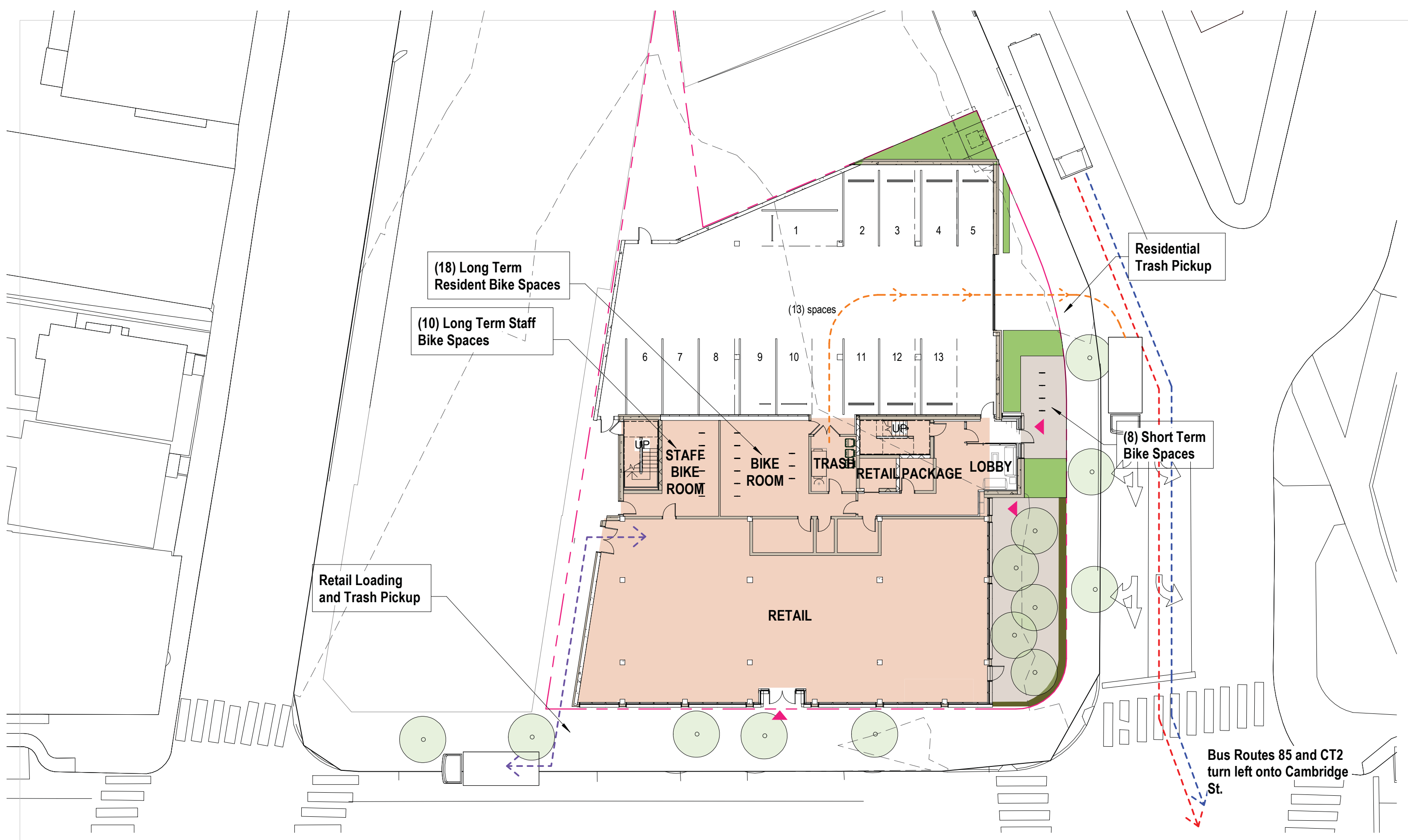


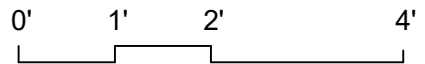
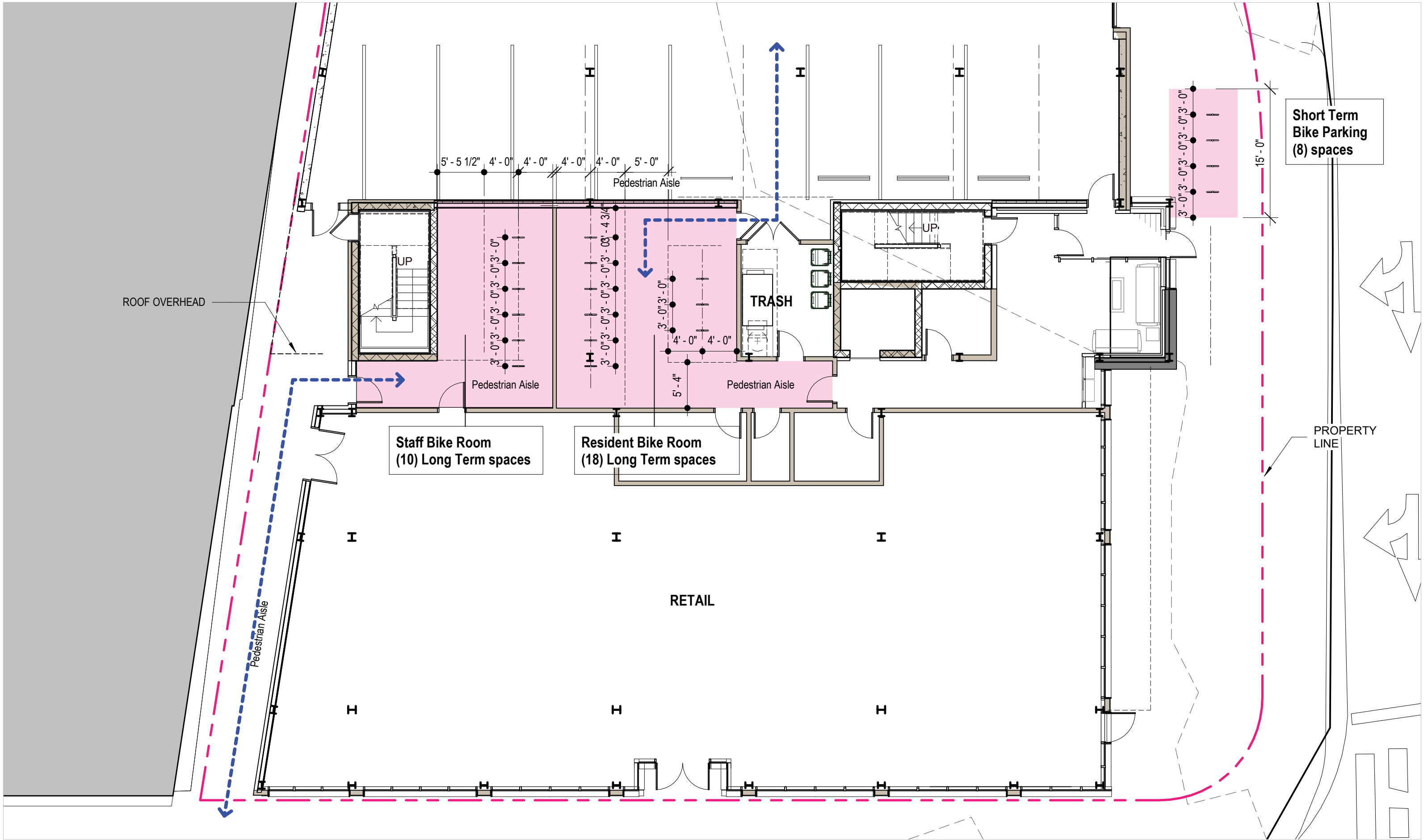






Roof Plan
 1/16" = 1'-0"



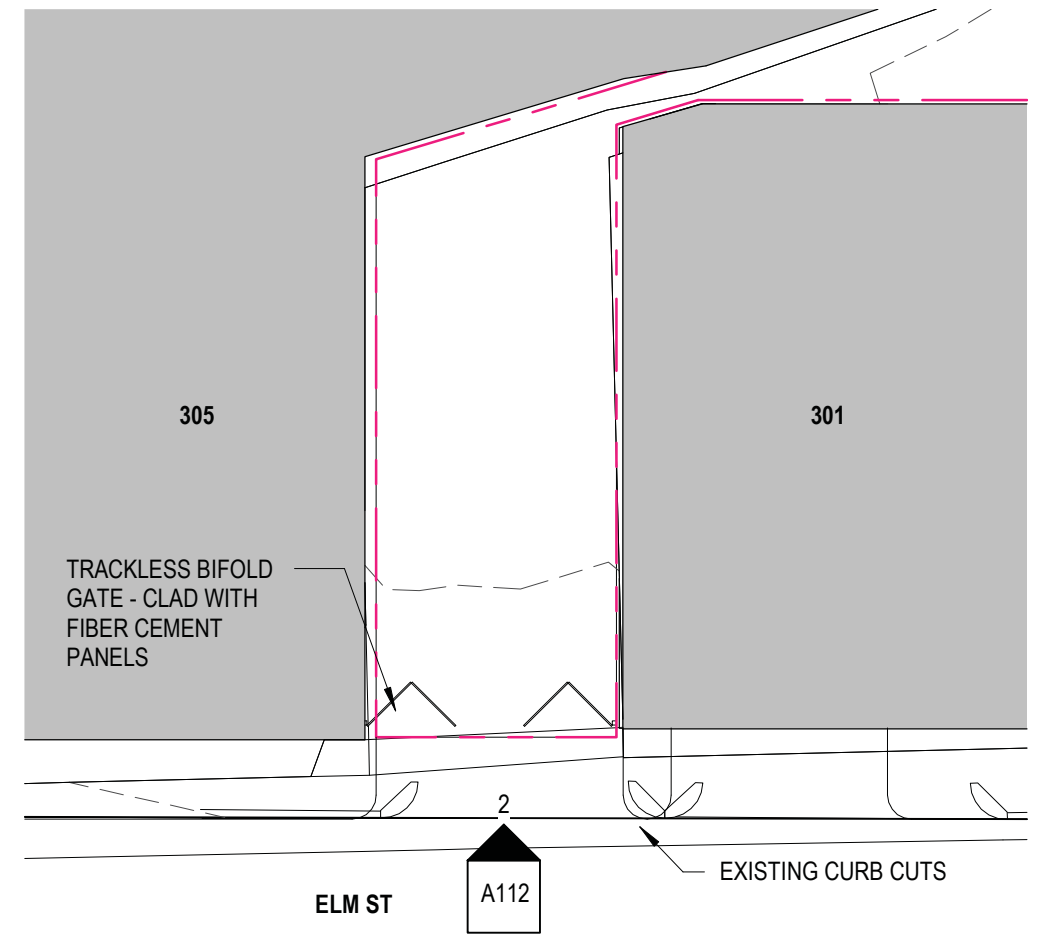




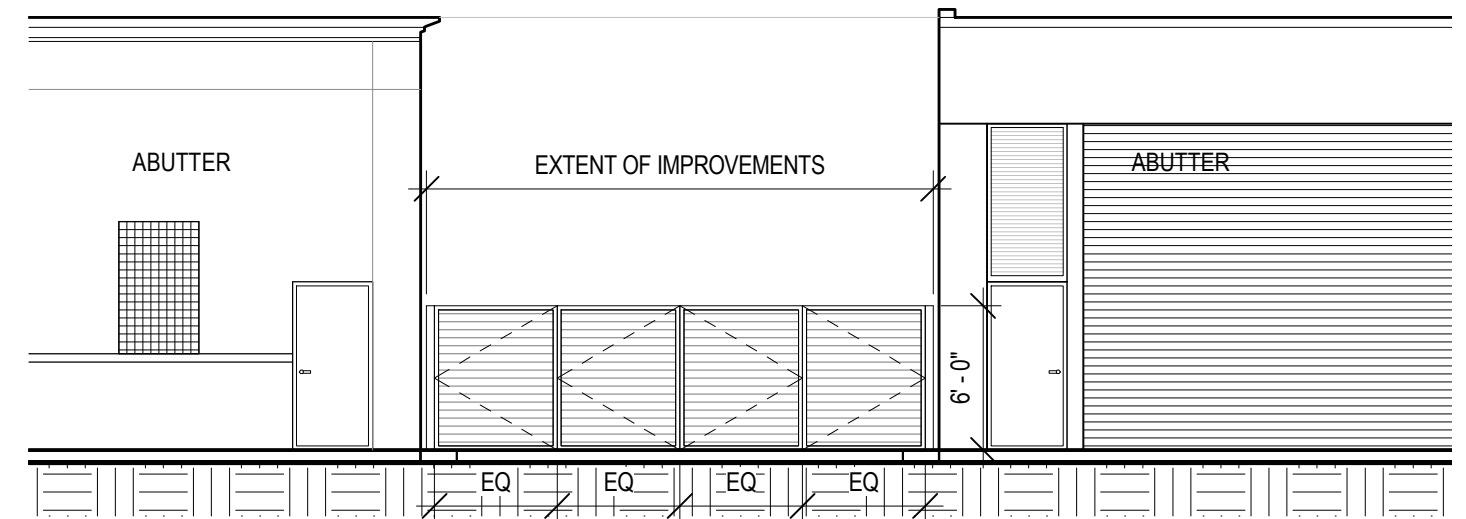
Perspective - Exist. Conditions at Elm St Lot



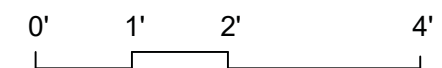
Perspective - Proposed Gate at Elm St lot



1 Enlarged Plan at Elm St Parking Zone
1/16" = 1'-0"



2 Elevation at Elm St Gate
1/8" = 1'-0"





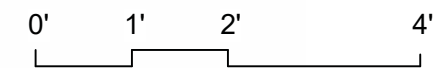
SOUTH ELEVATION - Presentation

1/16" = 1'-0"



EAST ELEVATION - Presentation

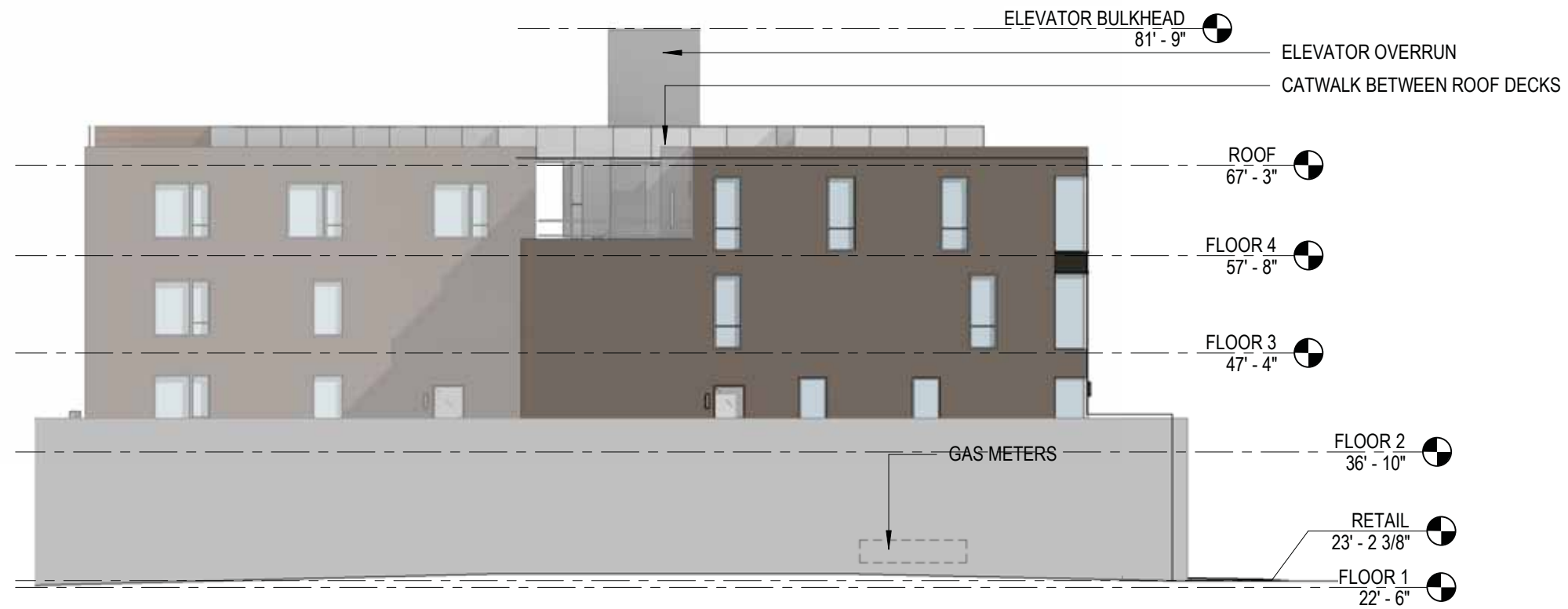
1/16" = 1'-0"





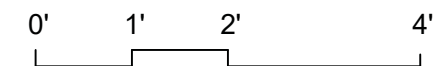
NORTH ELEVATION - Presentation

1/16" = 1'-0"



WEST ELEVATION - Presentation

1/16" = 1'-0"





1. Fiber-Reinforced Concrete Panel



2. Dark Metal Panel System



3. Painted Aluminum Window System



4. Cast-In-Place Concrete



5. Ground Face CMU



6. Frosted Glass Garage Door System



7. Fiber Cement Clad Planters



8. Perforated/ Opaque Metal Railing

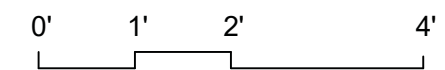


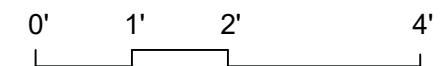
9. Aluminum Storefront System



EAST ELEVATION - Materials Palette

1/8" = 1'-0"







FIBER CEMENT CLADDING



FIBER CEMENT CLAD PLANTERS



OPAQUE METAL RAILING



PERFORATED METAL RAILING



Looking East on Cambridge St



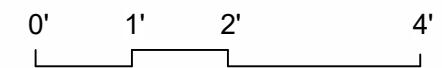
Building Entrance and Patio



Looking Southwest on Webster

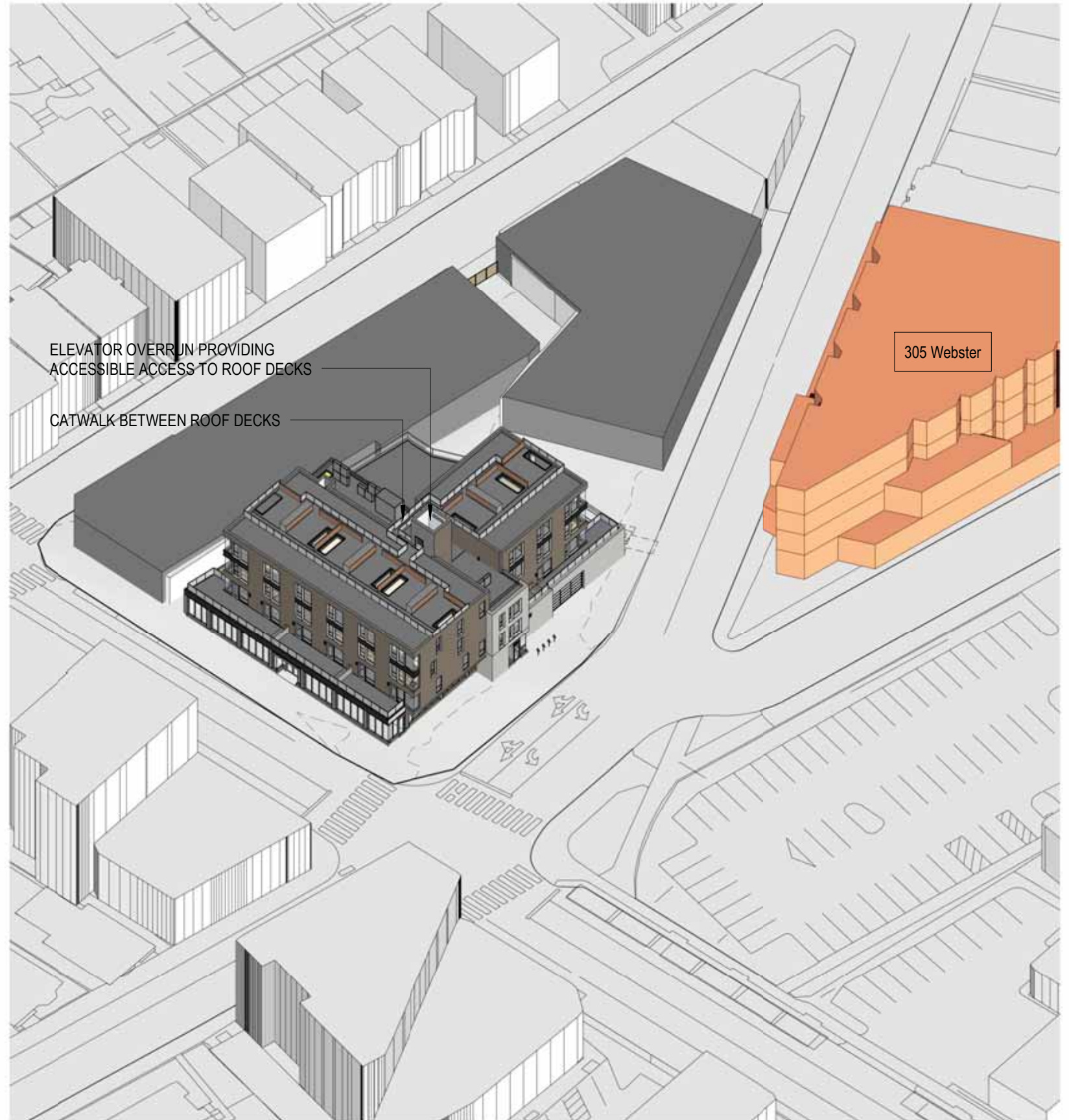


Looking North Across Cambridge St





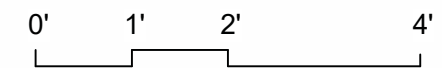
Looking North from Columbia Street

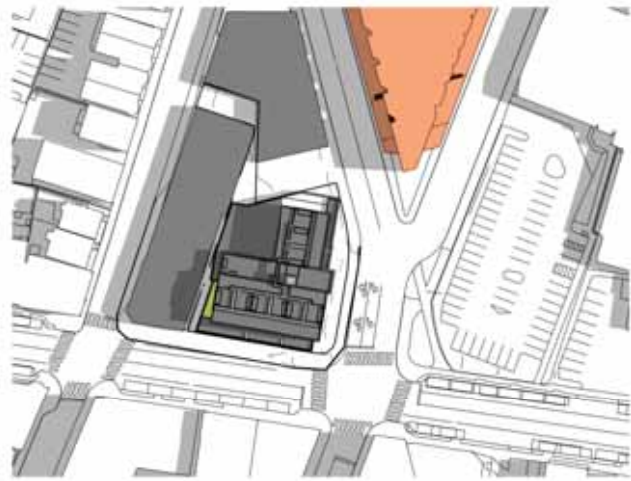


Aerial View



Looking West from Cambridge Street

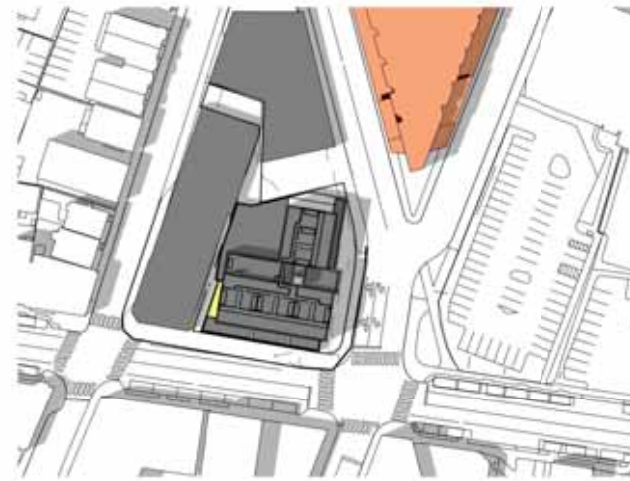




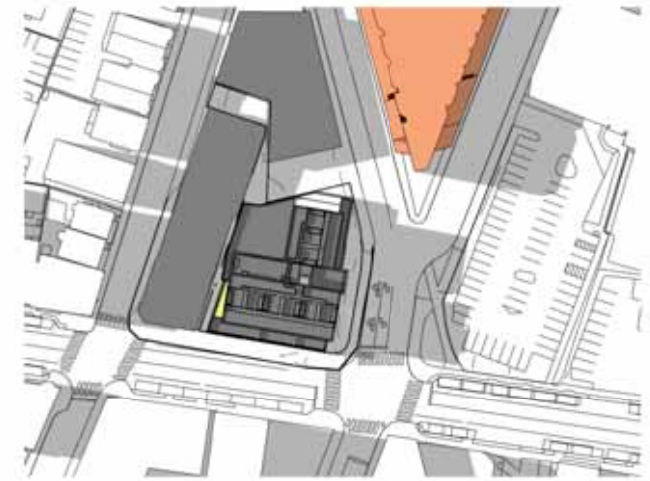
Summer Solstice - 9am



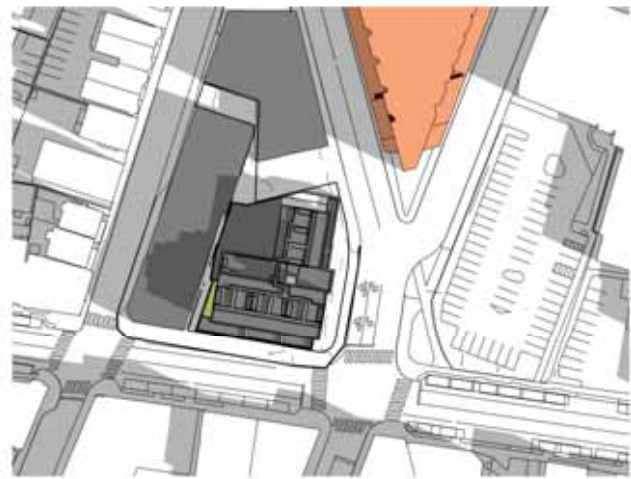
Summer Solstice - 12pm



Summer Solstice - 3pm



Summer Solstice - 6pm



Fall/Spring Equinox - 9am



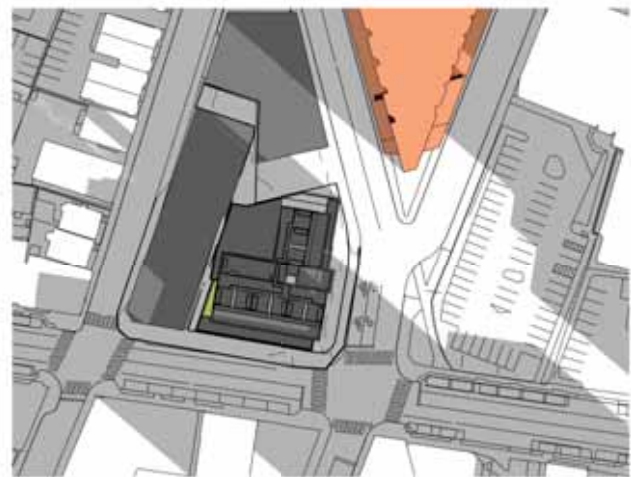
Fall/Spring Equinox - 12pm



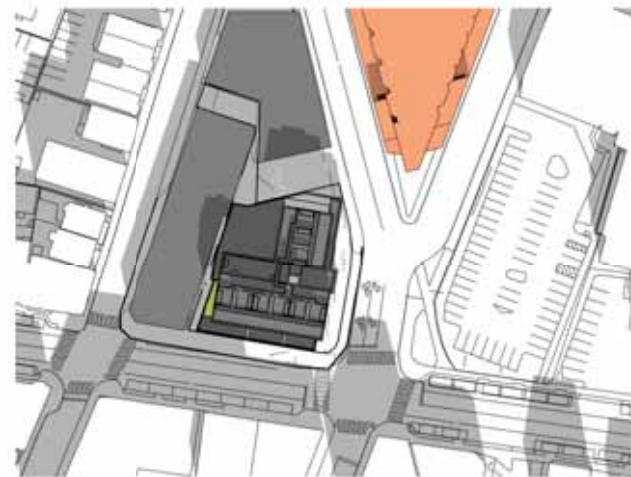
Fall/Spring Equinox - 3pm



Fall/Spring Equinox - 6pm



Winter Solstice - 9am



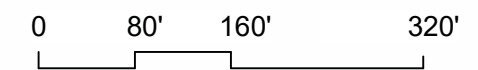
Winter Solstice - 12pm



Winter Solstice - 3pm

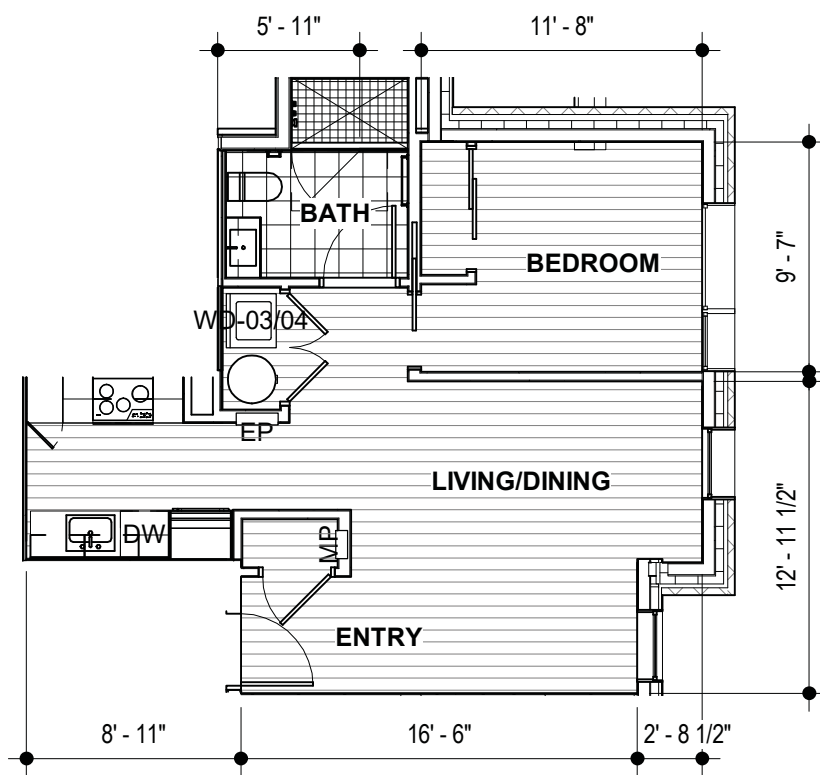


Winter Solstice - 6pm

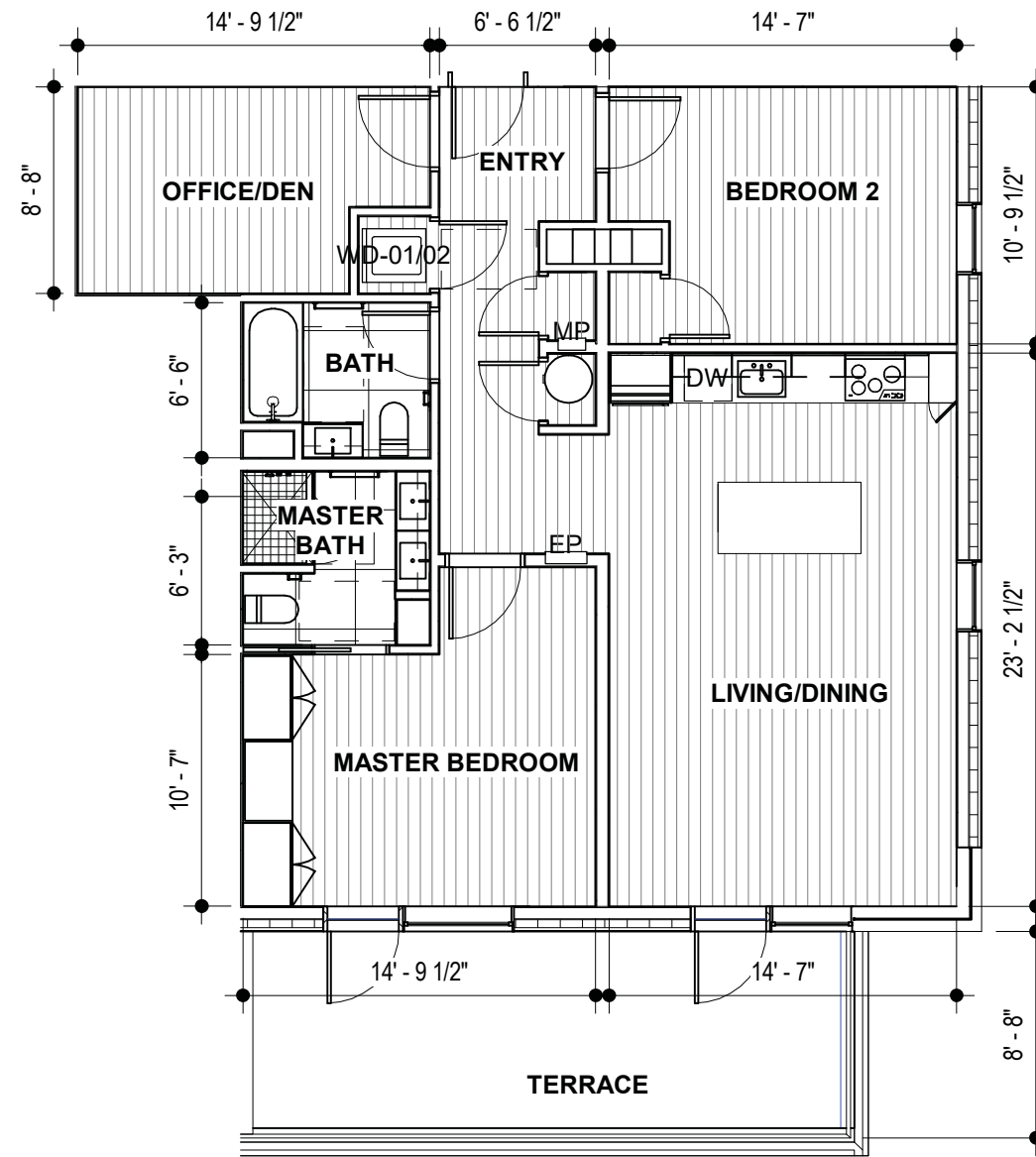




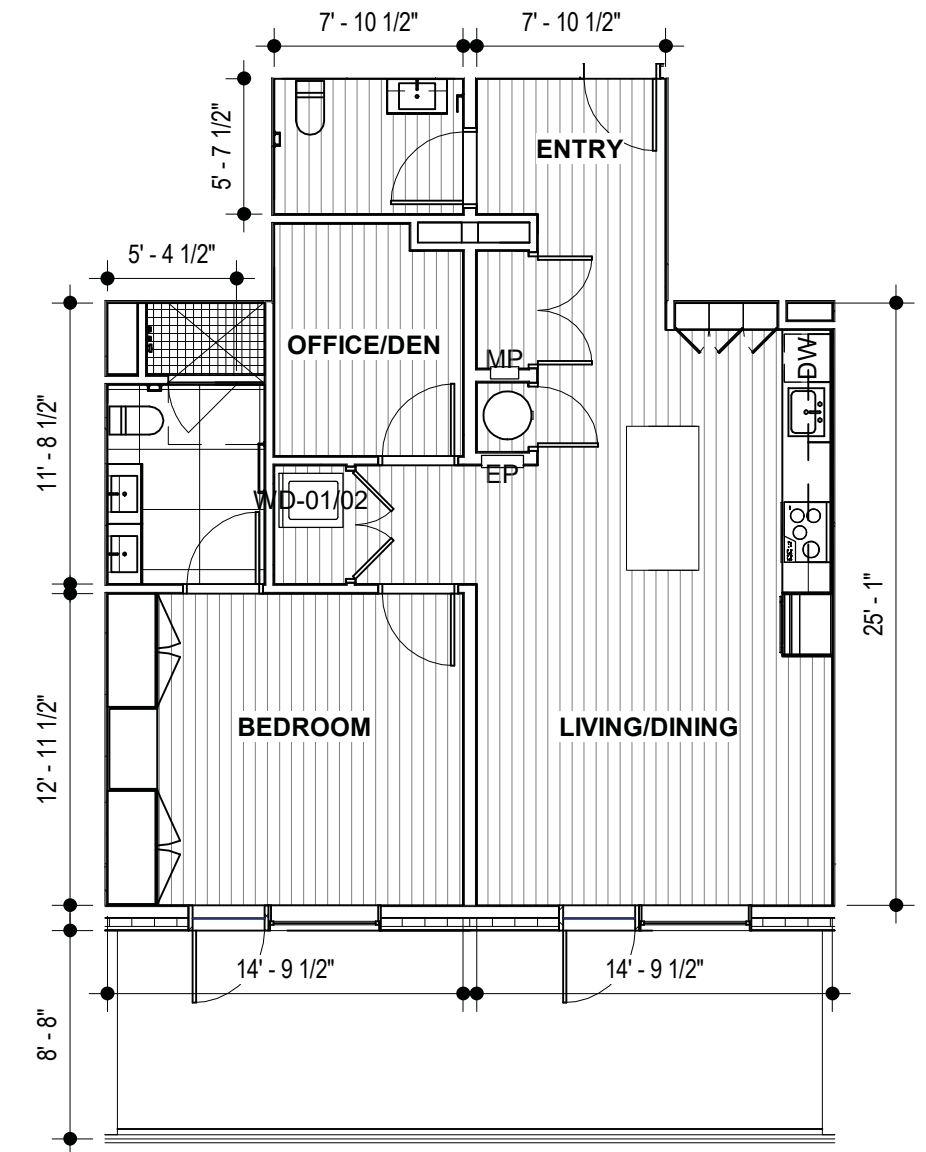




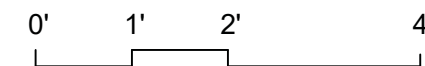
1 PLAN - UNIT 201
1/8" = 1'-0"

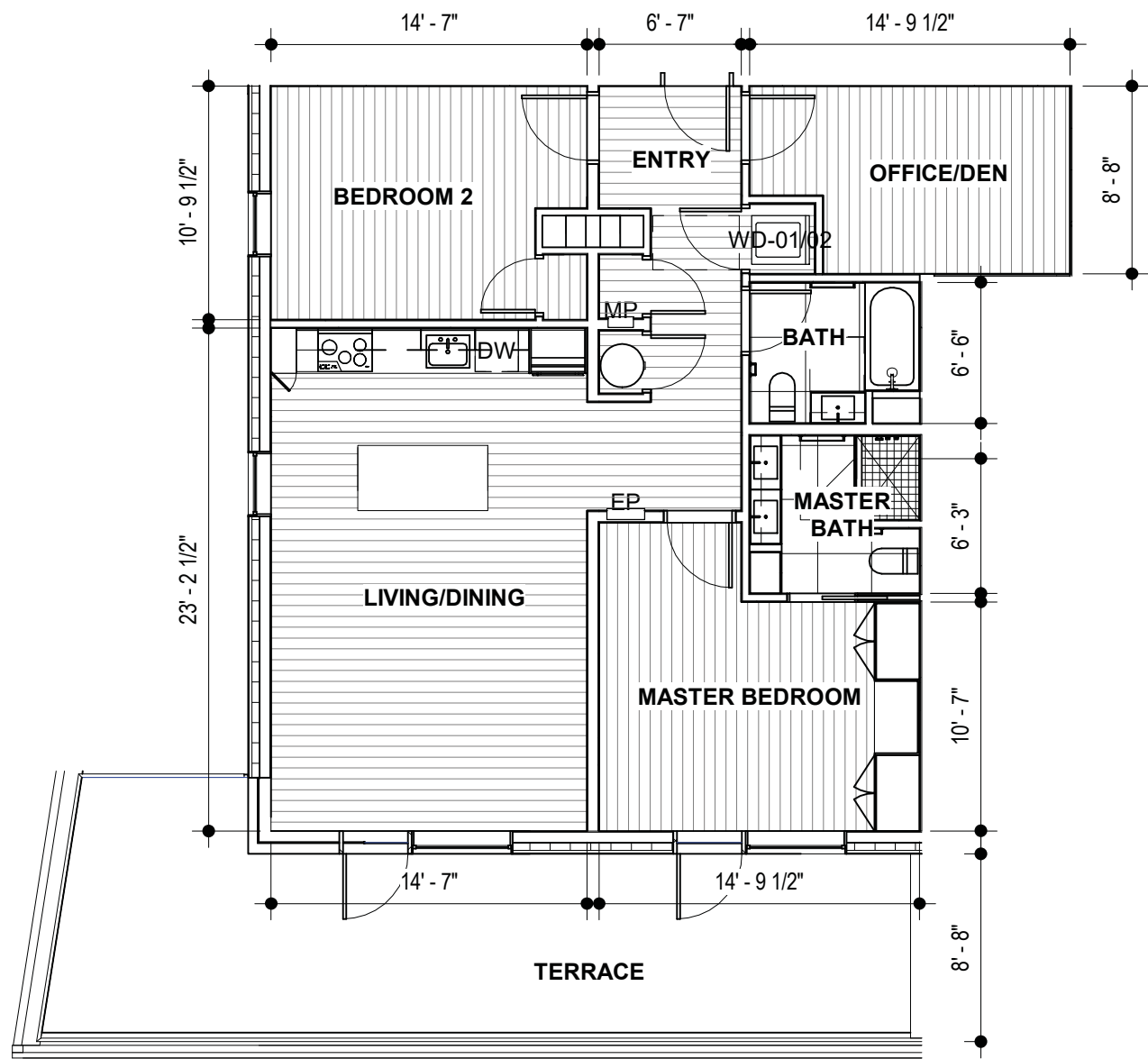


2 PLAN - UNIT 202
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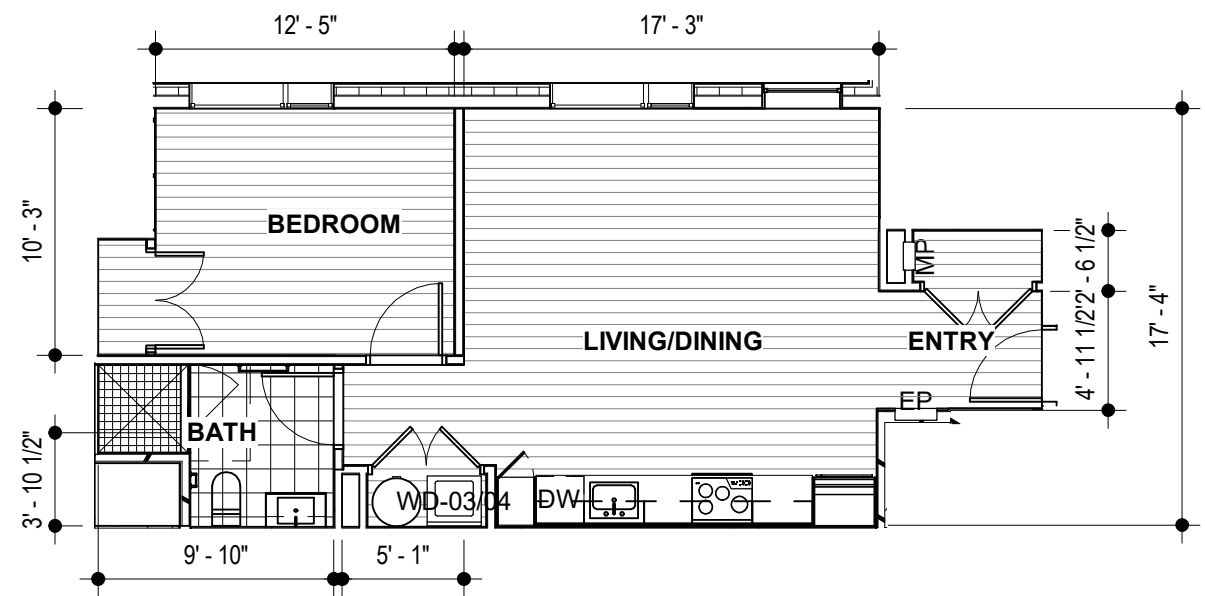


3 PLAN - UNIT 203
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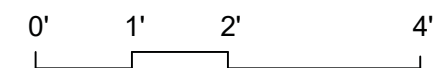


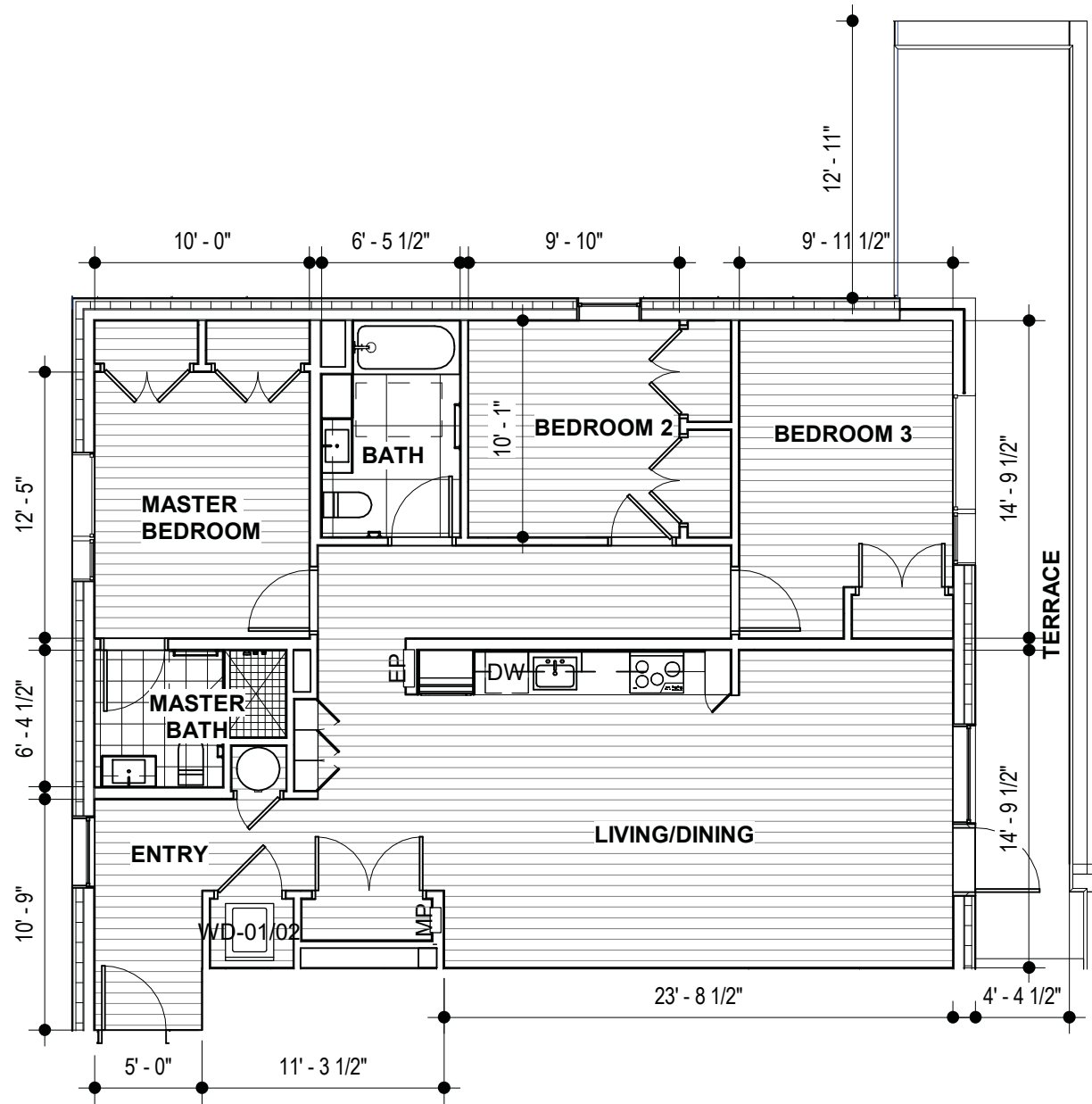


1 PLAN - UNIT 204
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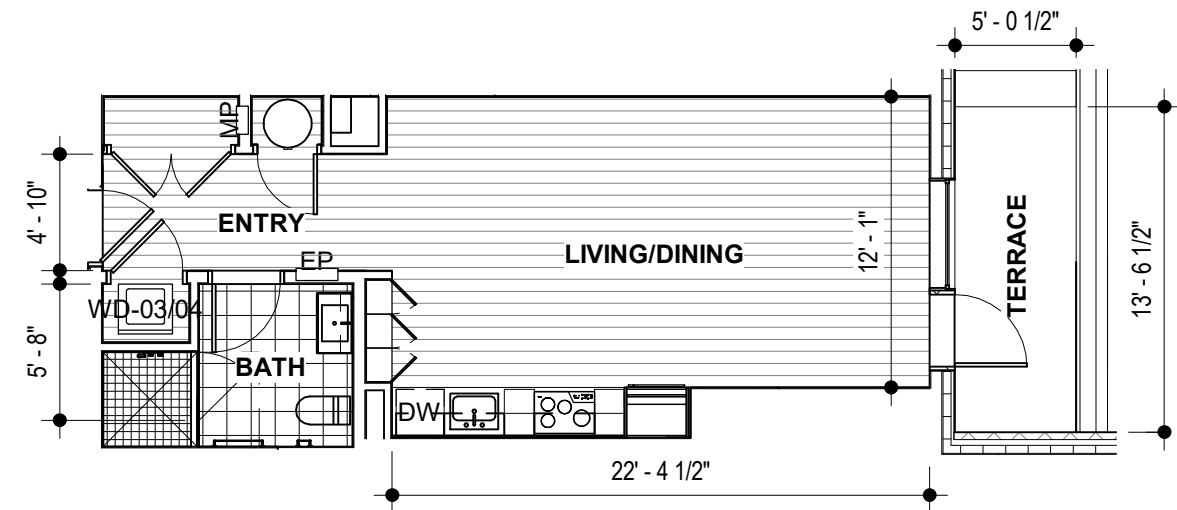


2 PLAN - UNIT 205, 308
1/8" = 1'-0"

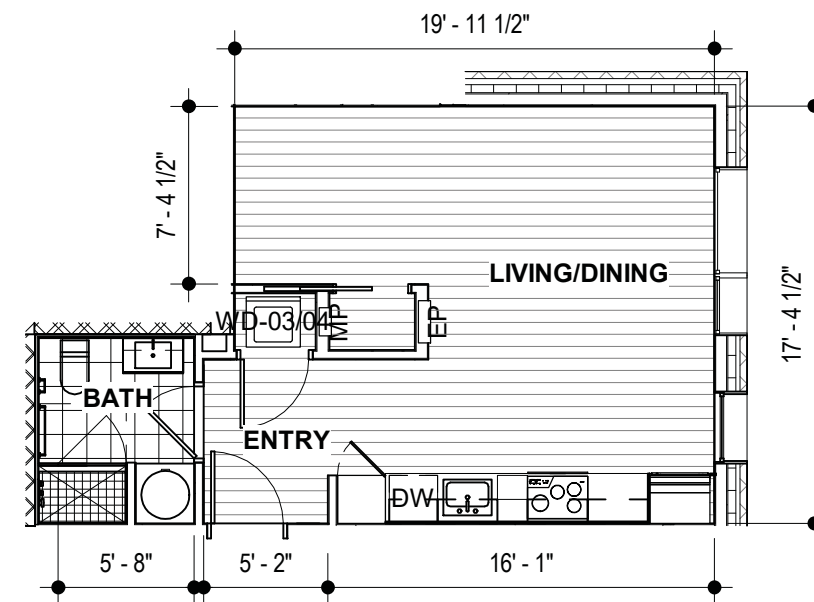




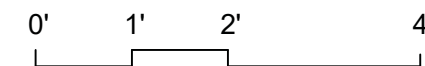
1 PLAN - UNIT 206
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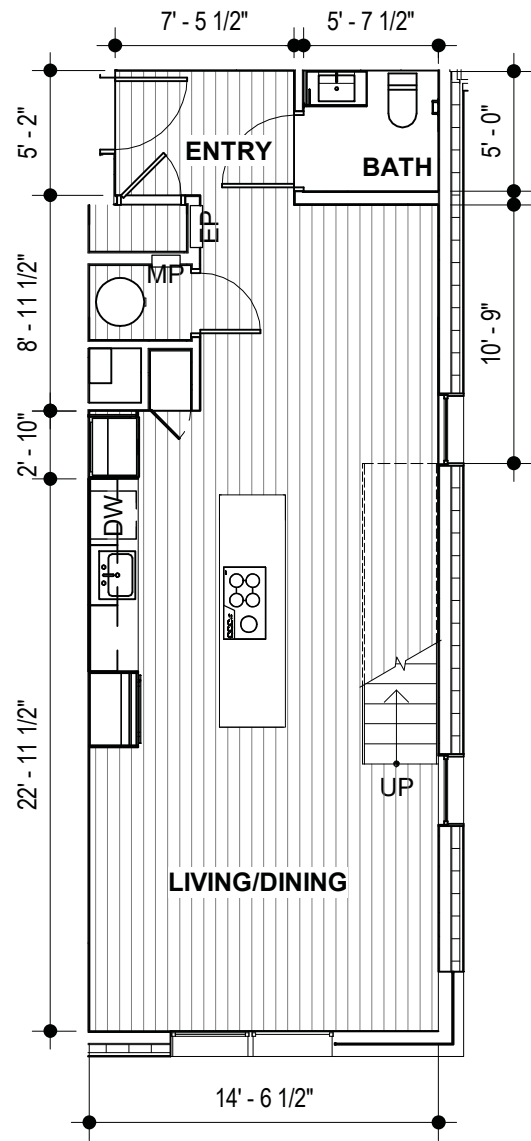


2 PLAN - UNIT 207
1/8" = 1'-0"

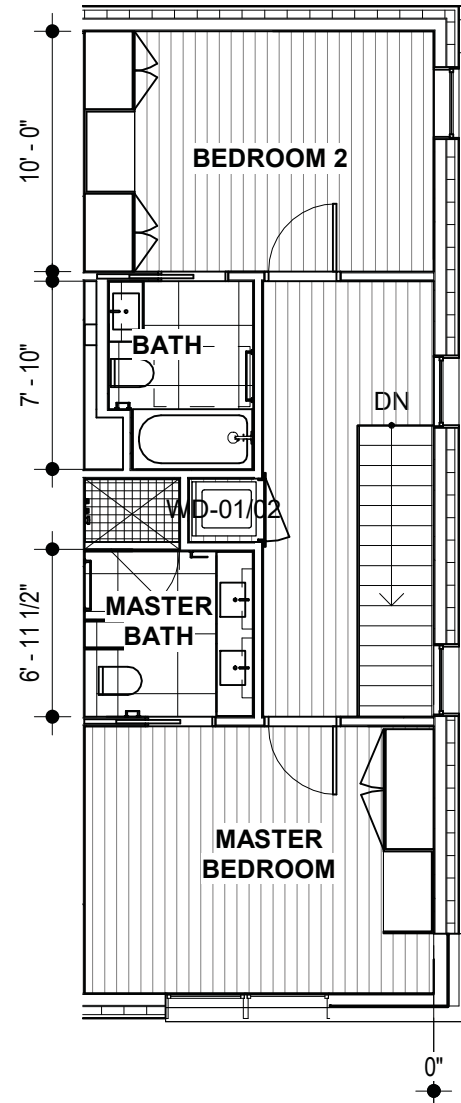


3 PLAN - UNIT 301
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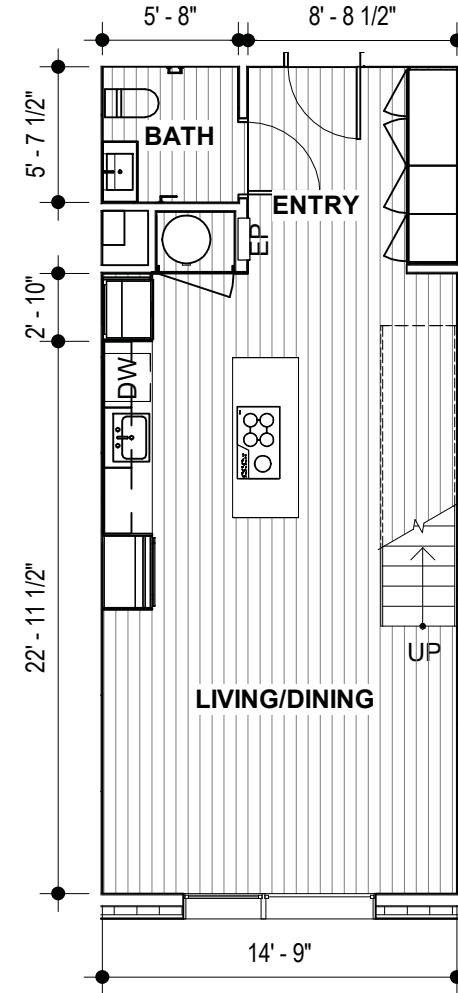




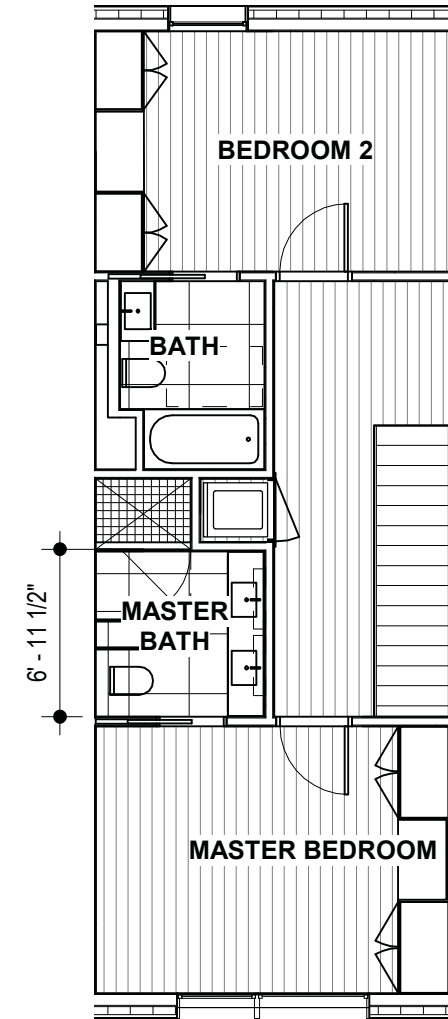
1 PLAN - UNIT 302 LOWER
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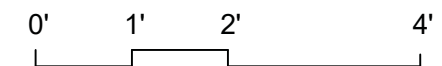
2 PLAN - UNIT 302 UPPER
1/8" = 1'-0"

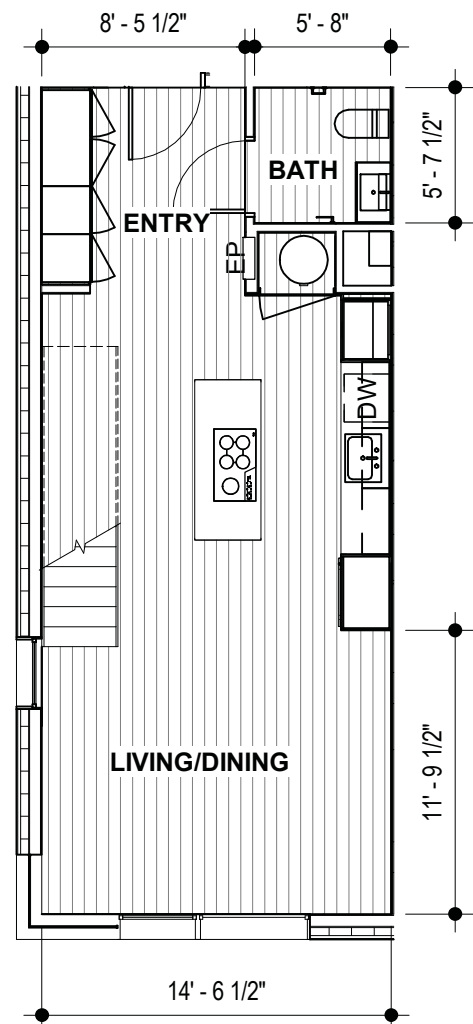


3 PLAN - TYPICAL DUPLEX LOWER
1/8" = 1'-0"

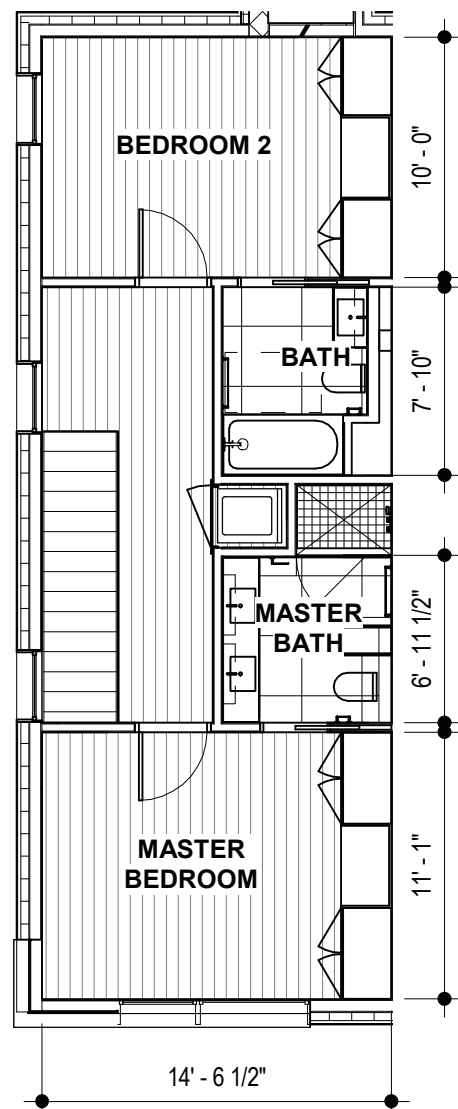


4 PLAN - TYPICAL DUPLEX UPPER
1/8" = 1'-0"

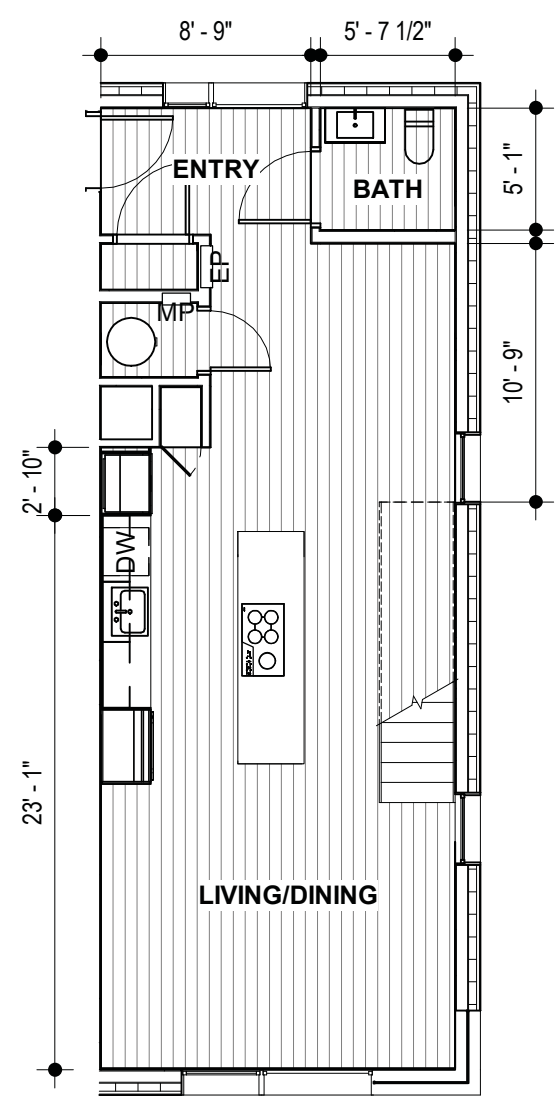




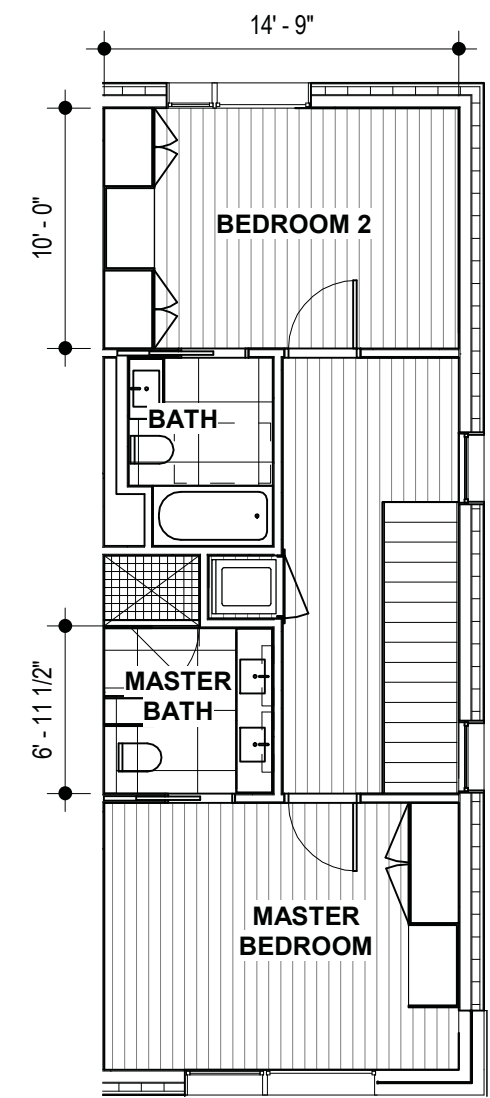
1 PLAN - UNIT 307 LOWER
1/8" = 1'-0"



2 PLAN - UNIT 307 UPPER
1/8" = 1'-0"



3 PLAN - UNIT 309 LOWER
1/8" = 1'-0"



4 PLAN - UNIT 309 UPPER
1/8" = 1'-0"