



LAKE STREET ELEVATION (LOOKING NORTH)

PREPARED BY:

ARCHITECT
PETER QUINN
ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

CIVIL ENGINEERS & LAND SURVEYOR
DESIGN CONSULTANTS, INC.
120 MIDDLESEX AVE
SOMERVILLE, MA 02145
PH (617) 776 3350

LANDSCAPE
VERDANT LANDSCAPE
ARCHITECTS
318 HARWARD ST, STE 25
BROOKLINE, MA 02446
PH (617) 735 1180

PASSIVE HOUSE CONSULTANT
ZERO ENERGY DESIGN
156 MILK ST, STE 3
BOSTON, MA 02109
PH (617) 720 5002

PROGRAM SUMMARY - PASSIVE HOUSE PROJECT

- 13,951 LOT AREA
 - 56,573-GSF TOTAL BUILDING (INCLUDES STRUCTURED PARKING)
 - 51,271-GSF (GROSS RESIDENTIAL)
 - 15 PARKING SPACES
 - 13 BELOW BUILDING ON GROUND LEVEL
 - 2 OUTSIDE BUILDING
 - 71 BIKE SPACES (65 LONG-TERM, 6 SHORT-TERM)
 - 4 COMMON AMENITIES
 - 1 ROOF DECK & GREEN ROOF
 - 3 COMMON ROOMS @ GROUND FLOOR
 - 59 UNITS (USING 850 SF/UNIT RATIO)
 - 26 STUDIO
 - 24 ONE-BEDROOMS
 - 6 TWO-BEDROOMS
 - 3 THREE-BEDROOMS
- INCLUDING ELEVEN (11) AFFORDABLE UNITS PLUS PAYMENT

THE LOT IS LEGACY KNOWN AS 3-7 HAWKINS ST, 3 LAKE ST.
ASSESSOR'S MAP 75, BLOCK B, LOT 17

DEMOLITION APPROVAL WAS RECEIVED TO REMOVED ALL EXISTING
STRUCTURES FROM SITE

NOTE - THIS APPLICATION IS A REVISION UNDER THE NEW CITY-WIDE
ZONING BY LAW. PREVIOUS APPLICATION (11/25/2019) WAS UNDER
PREVIOUS ZONING BY LAW.

FIRST FLOOR PLAN

4 - ONE BEDROOM UNITS

SECOND FLOOR PLAN

8 - STUDIOS
5 - ONE BEDROOM UNITS
1 - TWO BEDROOM UNIT
1 - THREE BEDROOM UNIT

THIRD FLOOR PLAN

8 - STUDIOS
5 - ONE BEDROOM UNITS
1 - TWO BEDROOM UNIT
1 - THREE BEDROOM UNIT

FOURTH FLOOR PLAN

8 - STUDIOS
5 - ONE BEDROOM UNITS
1 - TWO BEDROOM UNIT
1 - THREE BEDROOM UNIT

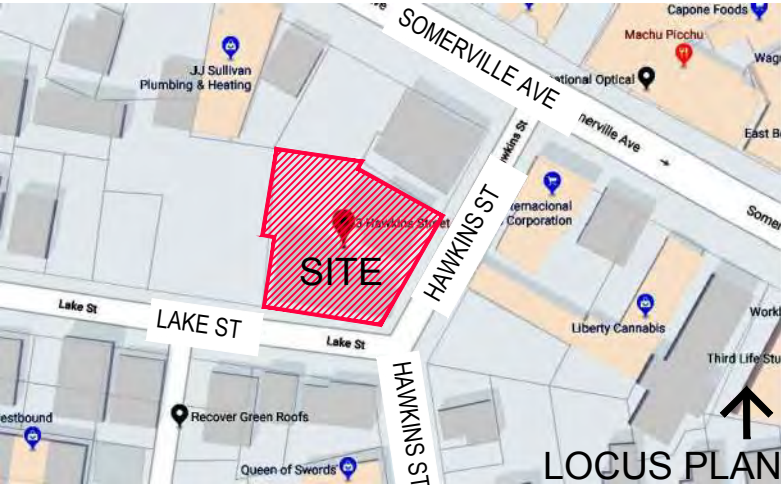
FIFTH FLOOR PLAN

2 - STUDIOS
5 - ONE BEDROOM UNITS
3 - TWO BEDROOM UNITS

REDEVELOPMENT OF 3 HAWKINS ST
A PASSIVE HOUSE PROJECT
SOMERVILLE, MA 02143

LIST OF DRAWINGS	DRA APPL	DRA APPL	DRA APPL	DRA APPL
	14 JUL 2020	REV-1 23 OCT 2020	REV-2 28 JAN 2021	REV-3 08 APR 2021
GENERAL / ZONING				
T1 TITLE SHEET	X	X	X	X
EXISTING PLOT PLAN	X	X	X	X
Z1 ZONING COMPLIANCE (ZONING TABLE)	X	X	X	X
Z2 ZONING COMPLIANCE (DIMENSIONAL SITE PLAN)	X	X	X	X
Z3 ZONING COMPLIANCE (LOT COVERAGE)	X	X	X	X
Z4 ZONING COMPLIANCE (BUILDING AREA)	X	X	X	X
Z5 ZONING COMPLIANCE (BLDG HEIGHT, GROUND STORY ELEV)	X	X	X	X
Z6 ZONING COMPLIANCE (FACADE COMPOSITION)	X	X	X	X
Z7 ZONING COMPLIANCE (OUTDOOR AMENITY SPACE)	X	X	X	X
EC1 EXISTING CONDITIONS PHOTOS	X	X	X	X
ARCHITECTURAL				
A0.1-0.5 3D STREET VIEWS	X	X	X	X
AS-1 SITE PLAN	X	X	X	X
A1 BASEMENT PLAN	X	X	X	X
A2 FIRST FLOOR PLAN	X	X	X	X
A3 SECOND TO FOURTH FLOOR PLAN	X	X	X	X
A4 FIFTH FLOOR PLAN	X	X	X	X
A5 ROOF PLAN	X	X	X	X
A6 LAKE ST ELEVATION	X	X	X	X
A7 HAWKINS ST ELEVATION	X	X	X	X
A8 REAR ELEVATION	X	X	X	X
A9 PARK ELEVATION	X	X	X	X
A10 BUILDING SECTION	X	X	X	X
A11 MAJOR EXTERIOR MATERIALS	X	X	X	X
A12 LIGHTING PLAN	X	X	X	X
SHADOW STUDY (3 SHEETS)	X	X	X	X

NOTE - A LANDSCAPE DESIGN AND GREEN SCORE IS PROVIDED AS A SEPARATE DOCUMENT (PDF)



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COMMUNITY DESIGN

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PH 617-354-3989

SEAL

CONSULTANT

PROJECT

3 HAWKINS ST

3 HAWKINS ST.
SOMERVILLE, MA 02143

PREPARED FOR

HAWKINS
STREET
UNION SQ LLC

7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

TITLE
SHEET

SCALE AS NOTED

REVISION DATE

DRA REV-3 08 APR 2021

DRA REV-2 28 JAN 2021

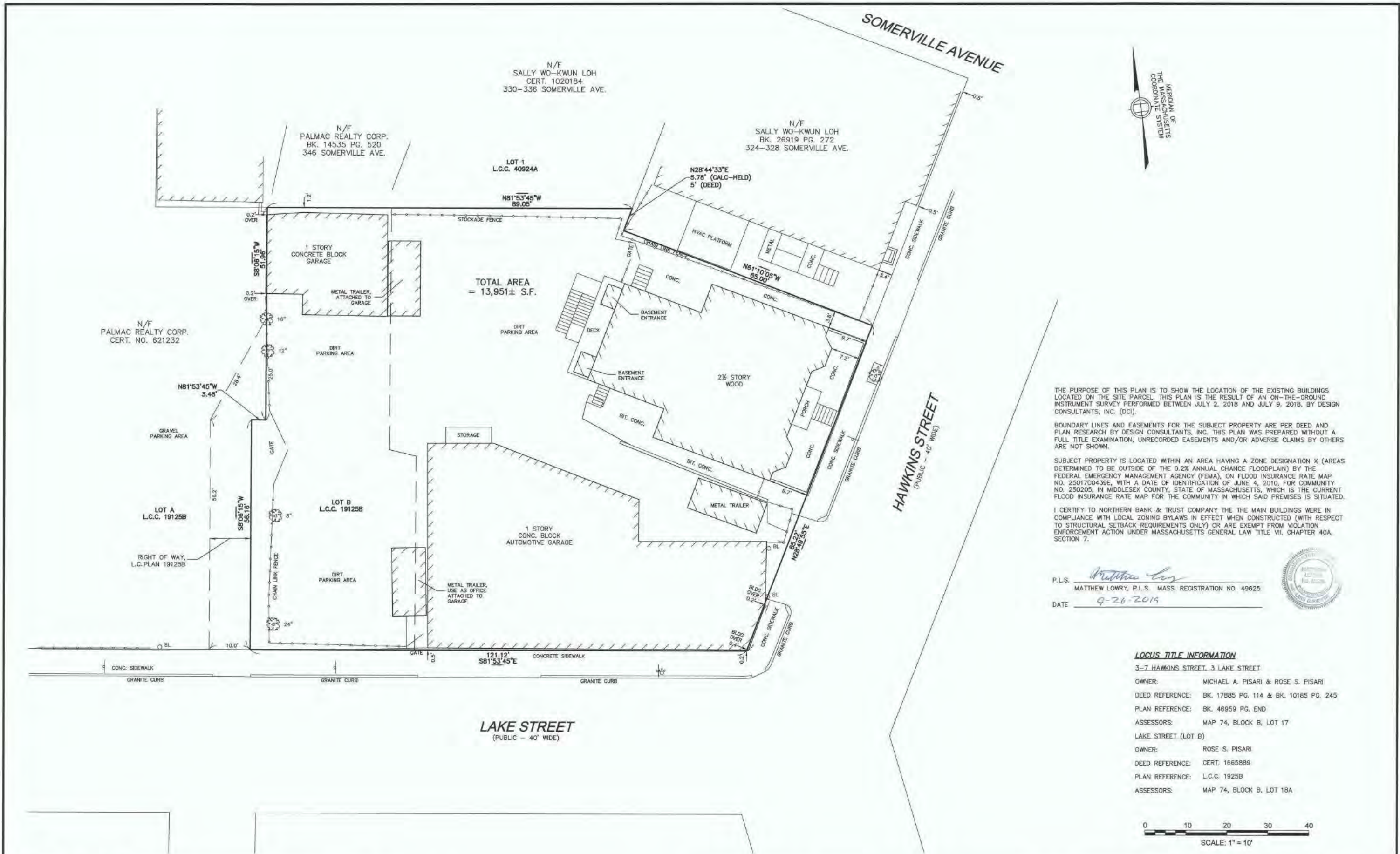
DRA REV-1 23 OCT 2020

DRA APPL 14 JULY 2020

DRAWN BY MN / YC
REVIEWED BY PQ

SHEET

T-1



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Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

SCALE:
HORIZ: 1" = 10'
VERT: _____

NO.	DATE	BY	REVISIONS

FIELD: LG
CALCS: ML
CHECKED: DG
APPROVED: ML

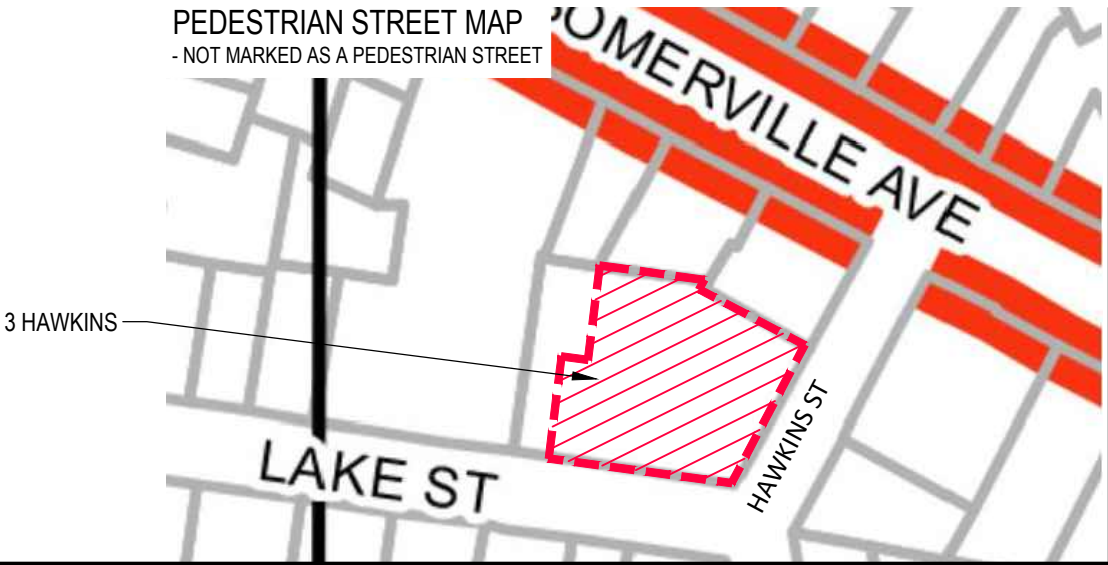
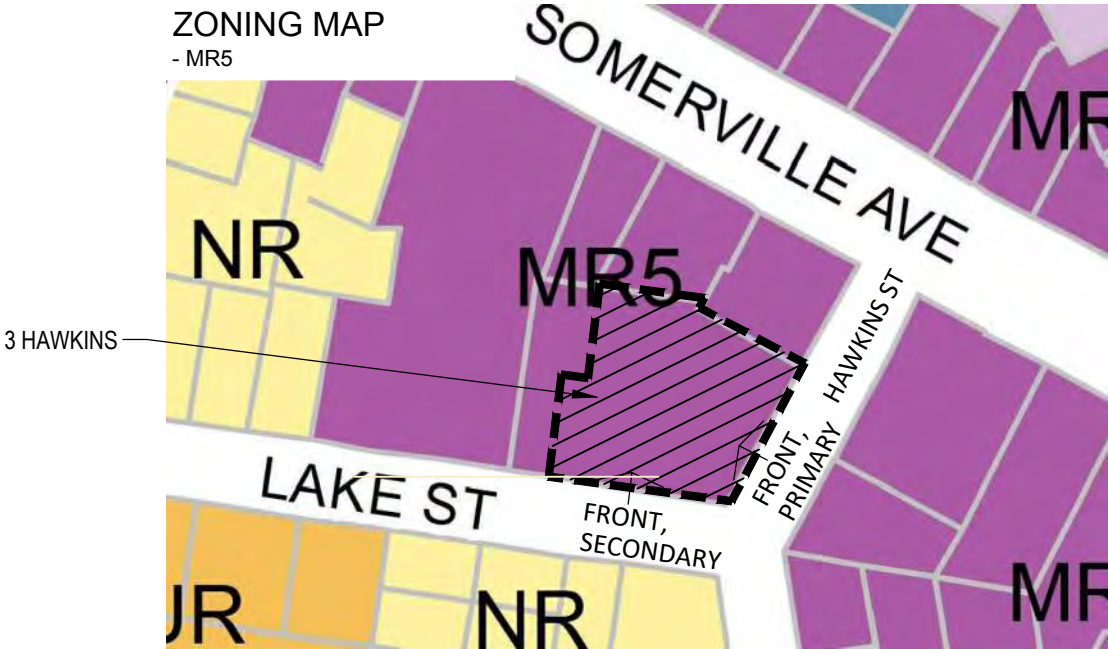
EXISTING CONDITIONS PLAN

3-7 HAWKINS STREET

LAND LOCATED IN
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
NEWMARKET PROPERTIES, LLC

PROJECT NO.
2018-064
DATE: SEPT. 26, 2019
SHEET NO.
1 OF 1

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3 HAWKINS ST, DIMENSIONAL TABLE - MID RISE 5 (MR5) - APARTMENT BUILDING^{1,9}

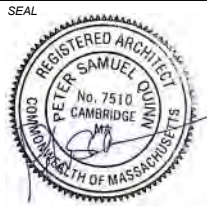
	ITEM	ALLOWED/ REQUIRED	PROPOSED	COMPLIANCE
LOT	BUILDING TYPE	PER 4.3.6 ¹	APARTMENT BLDG	COMPLIES
	LOT AREA (SF)	NONE	13,951	N/A
	LOT WIDTH (FT)	30 min	119.3'	COMPLIES
	LOT COVERAGE (%)	90 max ²	79 78	COMPLIES
	GREEN SCORE	0.2 min ²	0.25 0.23	COMPLIES
	OPEN SPACE (%)	15% min ²	46% 47%	COMPLIES
SETBACKS	FRONT (PRIMARY - HAWKINS) SETBACK (FT)	2 min, 12 max ³	8.5 to sheathing	COMPLIES
	FRONT (SECONDARY - LAKE) SETBACK (FT)	2 min, 12 max ³	7.5 to sheathing	COMPLIES
	SIDE YARD "A" SETBACK (ABUTTING NON-NR) (FT)	0 ³	5.1 to sheathing	COMPLIES
	SIDE YARD "B" SETBACK (ABUTTING NON-NR) (FT)	0 ³	5.5 to sheathing	COMPLIES
BUILDING	BUILDING WIDTH (FT)	200 max ⁴	114.7 to exterior finish	COMPLIES
	FACADE BUILD OUT (PRIMARY) (%)	80 min ⁴	86	COMPLIES
	FACADE BUILD OUT (SECONDARY) (%)	65 min ⁴	95	COMPLIES
	FLOOR PLATE (SF)	20,000 max ⁴	11,273 11,338	COMPLIES
	GROUND STORY ELEVATION (FT)	2 min ⁴	2.3	COMPLIES
	STORY HEIGHT (FT)	10 min ⁴	11	COMPLIES
	NUMBER OF STORIES	3 min, 5 max ⁴	5	COMPLIES
	STEP-BACK, 5TH STORY (FT)	10 min ⁴	10	COMPLIES
	BUILDING HEIGHT (FT)	62 max ⁴	58.63	COMPLIES
	ROOF TYPE	FLAT ⁴	FLAT	COMPLIES
FACADE	GROUND STORY FENESTRATION (%) - PRIMARY - SECONDARY	15 min, 50 max ⁵ 15 min, 50 max ⁵	15 (Hawkins) 23 (Lake)	COMPLIES COMPLIES
	UPPER STORY FENESTRATION (%) - PRIMARY - SECONDARY	15 min, 50 max ⁵ 15 min, 50 max ⁵	18-24 (Hawkins) 21-30 (Lake)	COMPLIES COMPLIES
	BLANK WALL (FT)	20 max ⁵	18.5	COMPLIES
USE & OCCUPANCY	GROSS FLOOR AREA PER DU (NET ZERO READY BUILDING)	850 min / DU ⁵	51,271 / 59 DU = 871	COMPLIES
	OUTDOOR AMENITY SPACE	1/DU or common ⁵	SEE SHEET Z-7	COMPLIES
	NO. OF PARKING	59 max ¹⁰	15	COMPLIES
	NO. OF LONG-TERM BIKE PARKING	59 min ¹⁰	65	COMPLIES
ADUs	NO. OF SHORT-TERM BIKE PARKING	6 min ¹⁰	6	COMPLIES
	4 OR MORE UNITS	11.8 ⁶	11 plus 0.8 payment	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE AND BASED ON PLOT PLAN BY DESIGN CONSULTANTS, INC., 120 MIDDLESEX AVE, SOMERVILLE, MA 02145, DATED 26 SEP 2019. SEE DIMENSIONAL SITE PLAN ON SHEET Z-2 FOR CONFIRMATION OF DIMENSIONS HERE.

FOOTNOTES¹⁻¹¹ - SEE SEPARATE LIST OF ZONING REFERENCES WITH RESPONSES.

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3 HAWKINS ST

3 HAWKINS ST.
SOMERVILLE, MA 02143

PREPARED FOR
HAWKINS STREET
UNION SQ LLC
7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE
ZONING
COMPLIANCE
(DIMENSIONAL
TABLE)

SCALE AS NOTED

REVISION DATE

DRA REV-3 8 APR 2021

DRA REV-2 28 JAN 2021

DRA REV-1 23 OCT 2020

DRA APPL 14 JUL 2020

DRAWN BY YC / MY REVIEWED BY PQ

SHEET

Z-1



CONSULTANT

PROJECT
B HAWKINS ST

HAWKINS ST.
SOMERVILLE, MA 02143

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WAKEFIELD, MA 01880

DRAWING TITLE

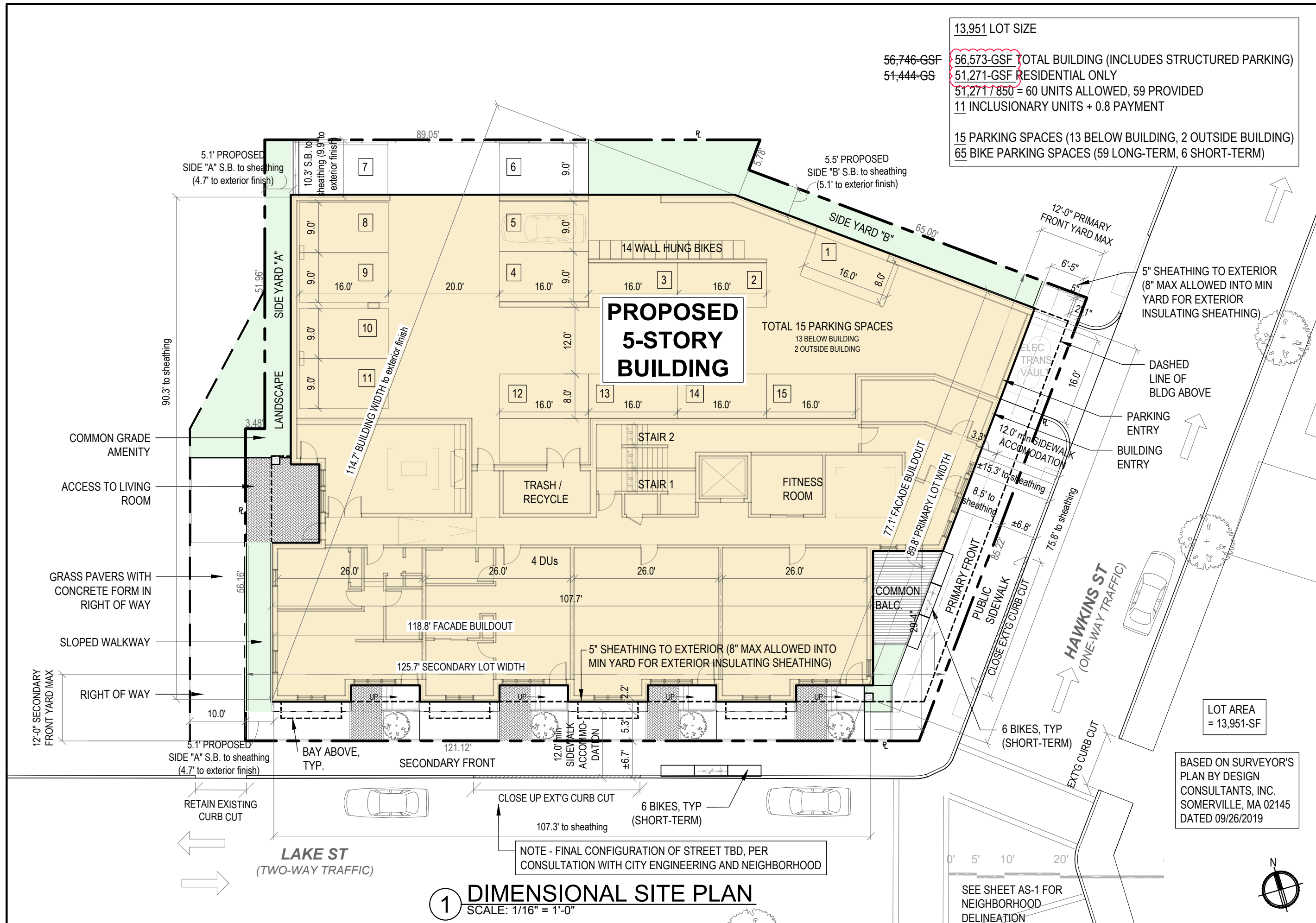
CONCRETE
COMPLIANCE
DIMENSIONAL
(SITE PLAN)

SCALE AS NOTED

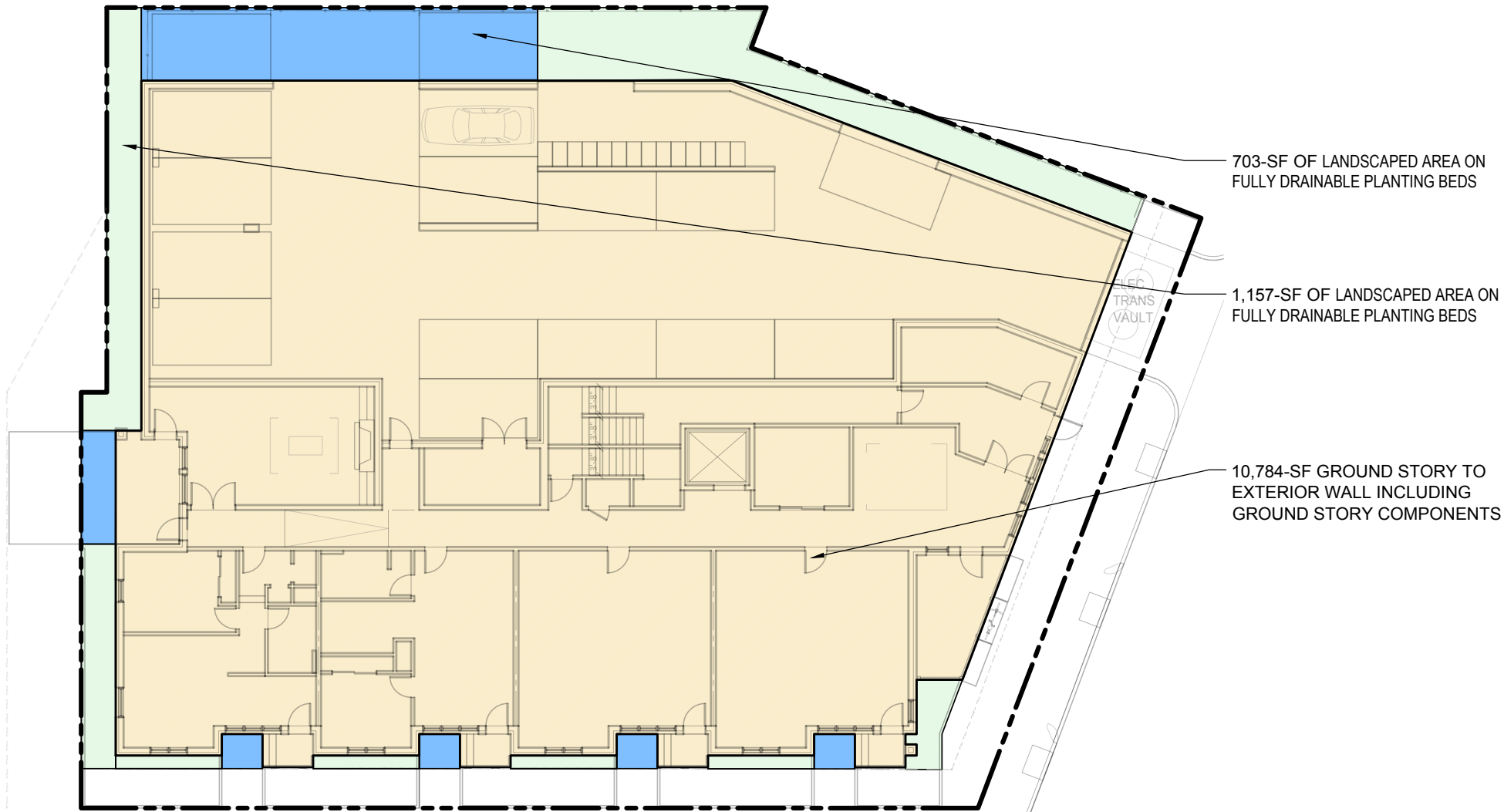
REVISION	DATE
RA REV-3	8 APR 2021
RA REV-2	28 JAN 2021
RA REV-1	23 OCT 2020
RA APPL	14 JUL 2020
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SHEET

Z-2



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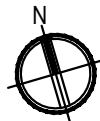


- ITEM
- GROUND STORY TO OUTSIDE OF EXTERIOR WALLS WITH GROUND STORY BUILDING COMPONENTS
 - PERMEABLE PAVERS
 - LANDSCAPED AREA ON FULLY DRAINABLE PLANTING BEDS

ACTUAL SF	X	COEFFICIENT	=	CONTRIBUTING SF
10,784-SF		1.0		10,784-SF
703-SF		0.33		232-SF
1,157-SF		N/A		0-SF
TOTAL:				11,016-SF
11,016-SF / 13,951-SF LOT = 79% LOT COVERAGE				

2 LOT COVERAGE

SCALE: 1/20" = 1'-0"



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DRAWING TITLE

ZONING
COMPLIANCE
(LOT
COVERAGE)

SCALE AS NOTED

REVISION	DATE
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DRA REV-3	8 APR 2021
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DRA REV-2	28 JAN 2021
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DRA REV-1	23 OCT 2020
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DRA APPL	14 JUL 2020
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SHEET

Z-3

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UNION SQ LLC

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WAKEFIELD, MA 01880

DRAWING TITLE

ZONING
COMPLIANCE
(BUILDING
AREA)

SCALE AS NOTED

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DRA REV-2 28 JAN 2021

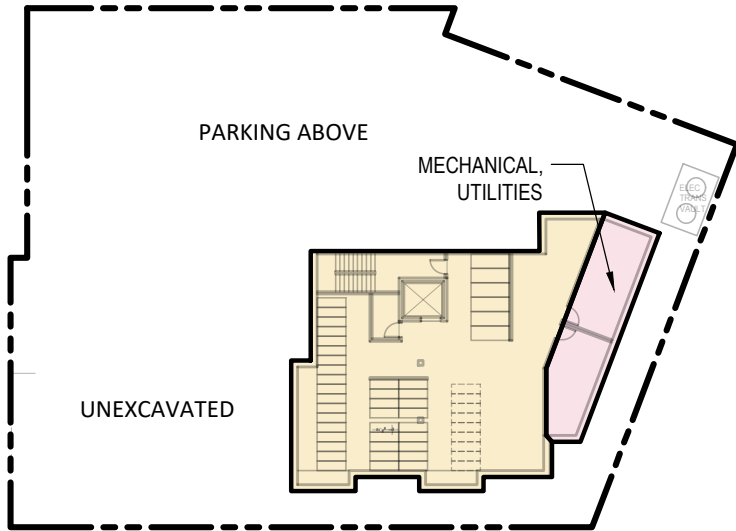
DRA REV-1 23 OCT 2020

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YC REVIEWED BY
PQ

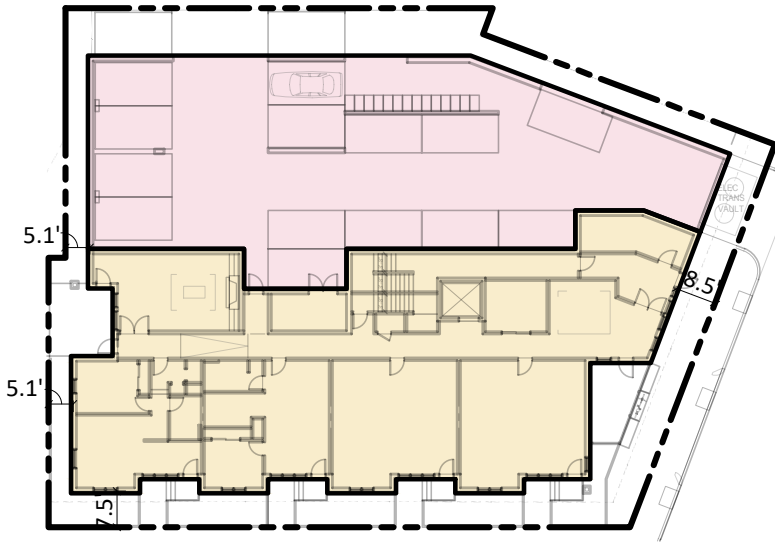
SHEET

Z-4

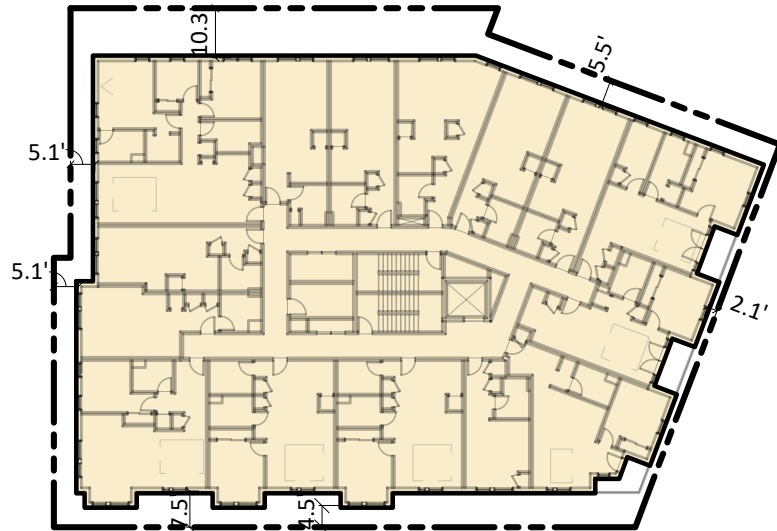


BASEMENT: 3,355-GSF (TOTAL AREA)
2,809-GSF (RESIDENTIAL)
546-GSF (NONRESIDENTIAL)

BASEMENT = 1,624-GSF (NONRESIDENTIAL AREA)

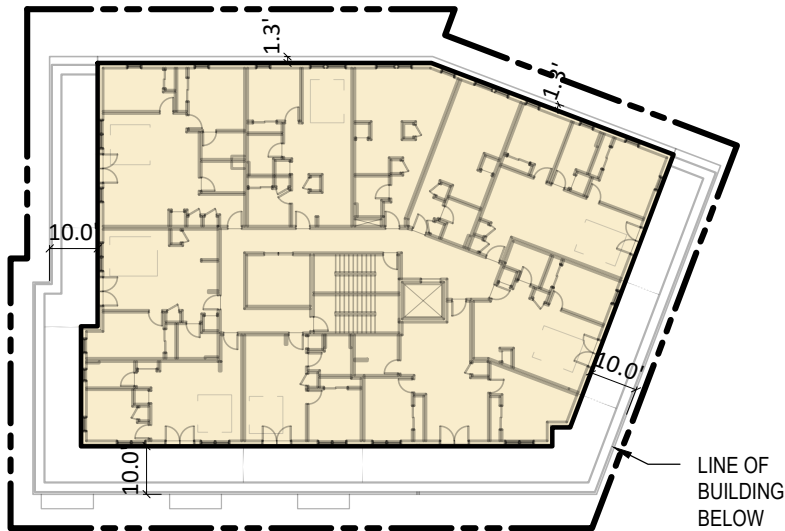


FIRST FLOOR: 10,374-GSF (TOTAL AREA)
4,756-GSF (NONRESIDENTIAL AREA)
5,618-GSF (RESIDENTIAL AREA)



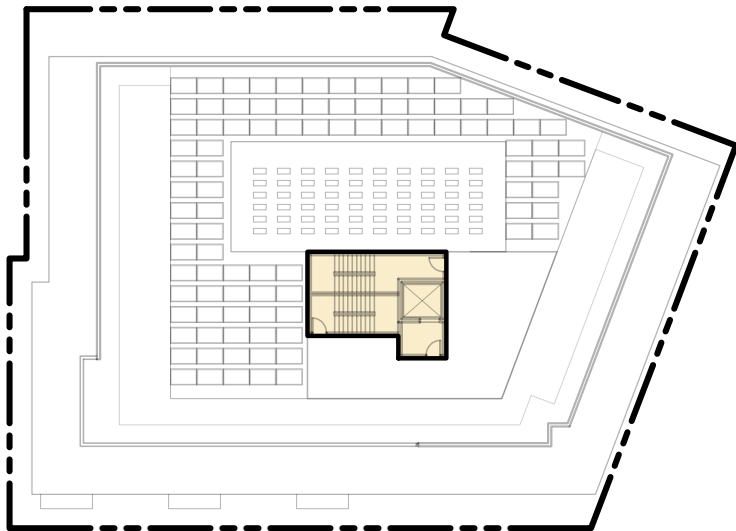
SECOND FLOOR = 11,273-GSF
THIRD FLOOR = 11,273-GSF
FOURTH FLOOR = 11,273-GSF

SECOND FLOOR = 11,338-GSF
THIRD FLOOR = 11,338-GSF
FOURTH FLOOR = 11,338-GSF



FIFTH FLOOR = 8,472-GSF

FIFTH FLOOR = 8,450-GSF



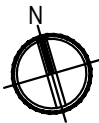
ROOF LEVEL = 553-GSF

GROSS FLOOR AREA *

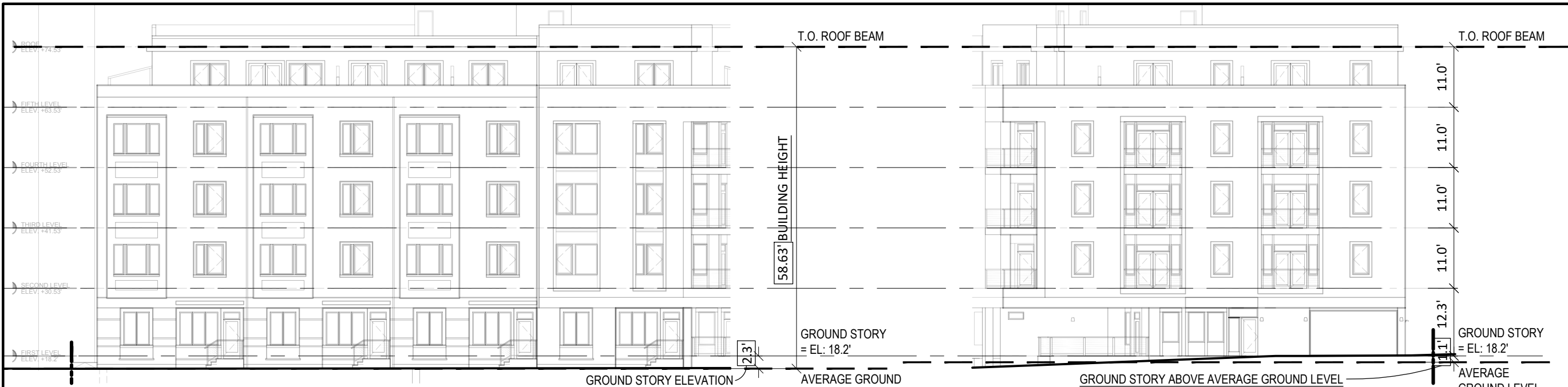
FLOOR	RES GSF	NONRES GSF
BASEMENT	2,809	546
1ST FL	5,618	4,756
2ND FL	11,273	
3RD FL	11,273	
4TH FL	11,273	
5TH FL	8,472	
ROOF	553	
TOTAL	51,271	5,302
GRAND TOTAL GFA	56,573	

* PER ZONING BY-LAW DEFINITION

1 DIMENSIONALLY COMPLIANT FIVE-STORY
PROPOSED GROSS FLOOR AREA
SCALE: 1/40" = 1'-0"

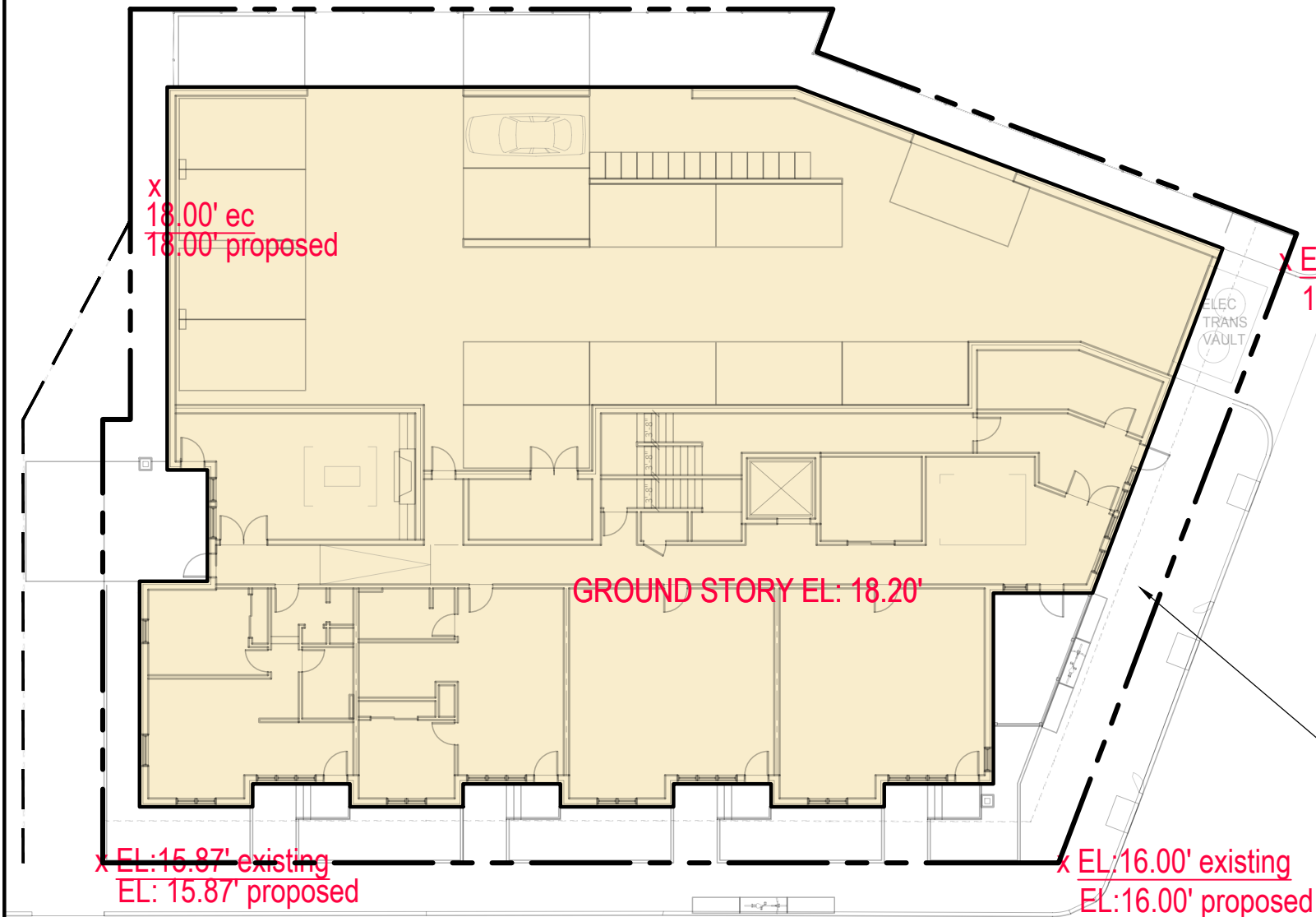


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2b) AVERAGE GROUND LEVEL AT FACADE - LAKE ST
SCALE: 1" = 20'

2a) AVERAGE GROUND LEVEL - ALL BUILDING
SCALE: 1" = 20'



1) AVERAGE GROUND LEVEL DATA POINTS
SCALE: 1/20" = 1'-0"

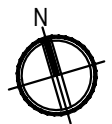
2) AVERAGE GROUND LEVEL CALCULATION
SCALE: 1/20" = 1'-0"

2a) - AVERAGE GROUND LEVEL (ALL BUILDING):
 $(18' + 15.87' + 16' + 18.31') / 4 = 17.05' \text{ EL AVERAGE GROUND LEVEL}$

2b) - AVERAGE GROUND LEVEL ELEVATION AT FACADE:
 $(15.87' + 16') / 2 = 15.9' \text{ EL AVERAGE GROUND LEVEL AT LAKE ST FACADE}$

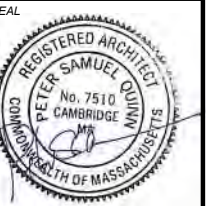
$18.2' \text{ EL GROUND STORY} - 15.9' \text{ EL AGL AT FACADE} = 2.3' \text{ GROUND STORY ELEVATION PROPOSED (2' MIN REQUIRED)}$

Note - The sloped walkway parallel with the existing sidewalk along Hawkins St serves as the access for the minimum 2-ft ground floor above average ground level that is required for apartment buildings.



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DRAWING TITLE
ZONING COMPLIANCE
- BLDG HEIGHT
- GROUND STORY ELEVATION
- STORY HEIGHTS

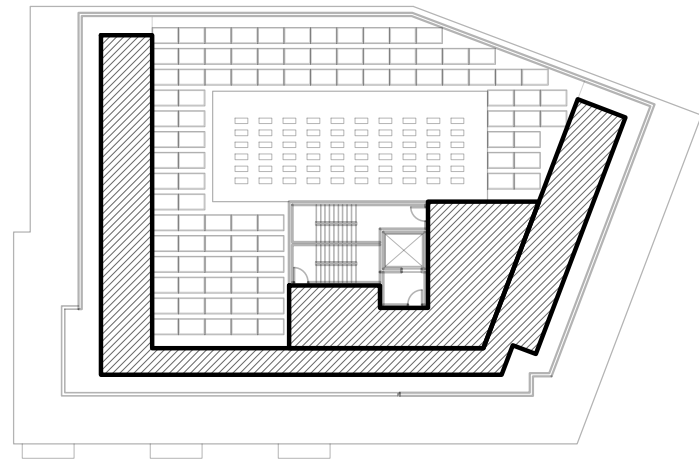
SCALE AS NOTED

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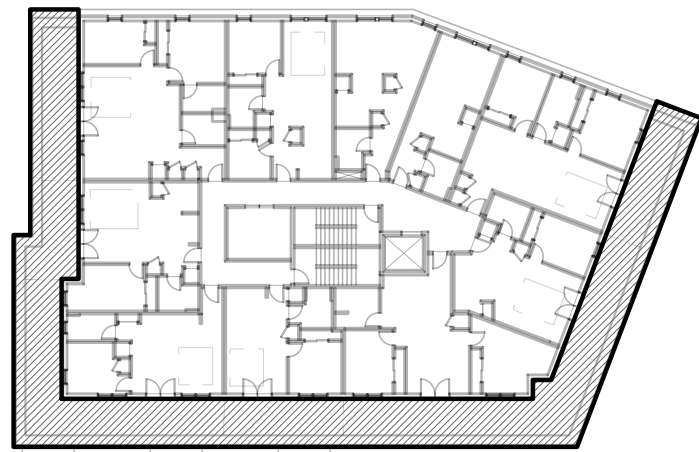
SHEET

Z-5

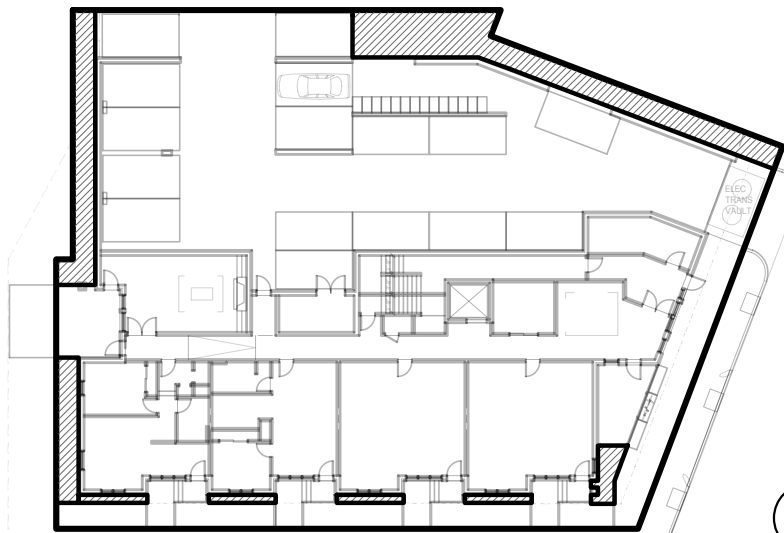
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ROOF: 2,594-SF



FIFTH FLOOR: 2,692-SF
FIFTH FLOOR: 2,714-SF

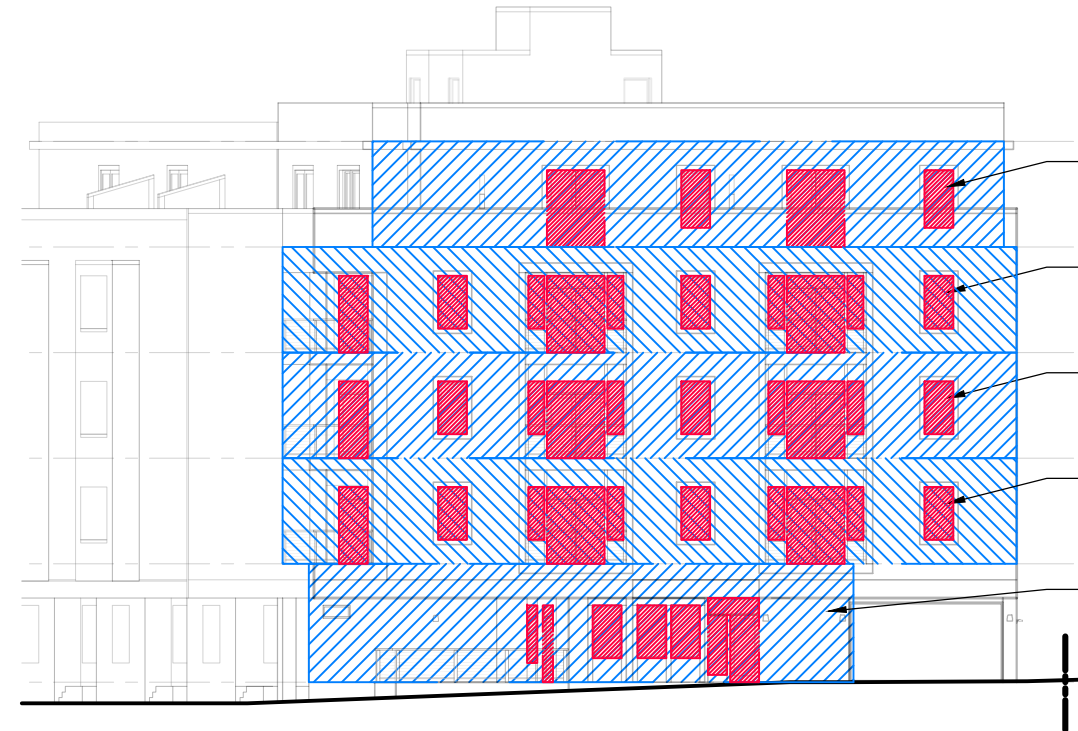


GROUND FLOOR: 1,192-SF
GROUND FLOOR: 1,180-SF

6,488-SF 47%

OPEN SPACE 6,478 SF
LOT AREA 13,951 SF = 46%

3 OPEN SPACE
SCALE: 1/40" = 1'-0"



5TH FLOOR:
132-SF = 18%
723-SF

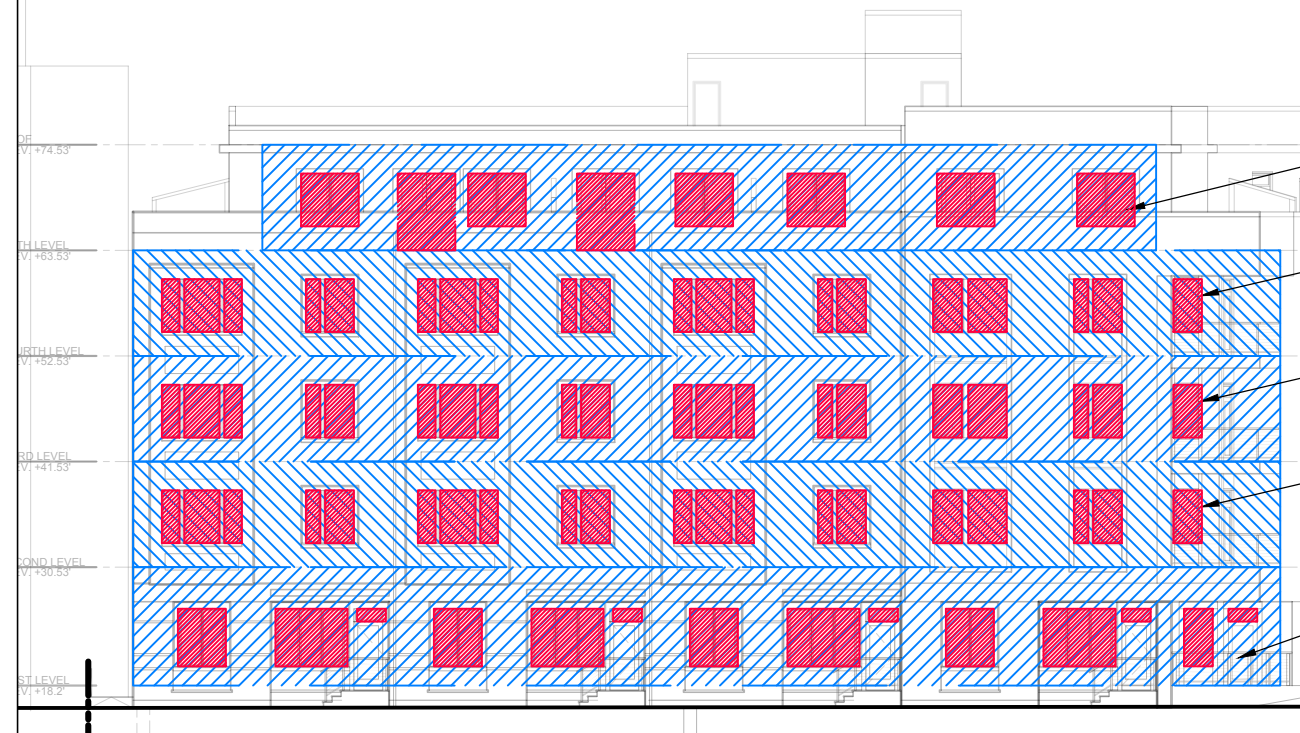
4TH FLOOR:
206-SF = 24%
841-SF

3RD FLOOR:
206-SF = 24%
841-SF

2ND FLOOR:
206-SF = 24%
841-SF

GROUND FLOOR:
107-SF = 15%
700-SF

1 HAWKINS ST FACADE COMPOSITION
SCALE: 1/20" = 1'-0" (PRIMARY FACADE)



5TH FLOOR:
294-SF = 30%
1,024-SF

4TH FLOOR:
275-SF = 21% 20%
1,314-SF

3RD FLOOR:
275-SF = 21% 20%
1,314-SF

2ND FLOOR:
275-SF = 21% 20%
1,314-SF

GROUND FLOOR:
338-SF = 23%
1,474-SF

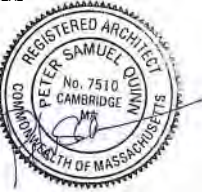
2 LAKE ST FACADE COMPOSITION
SCALE: 1/20" = 1'-0" (SECONDARY FACADE)

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DRAWING TITLE

ZONING
COMPLIANCE
-- FACADE
COMPOSITION

SCALE AS NOTED

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DRA REV-2 28 JAN 2021

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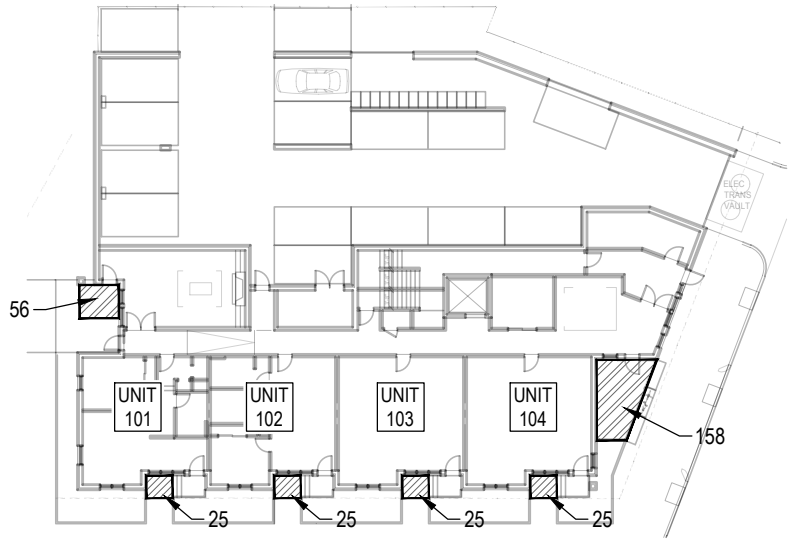
DRA APPL 14 JUL 2020

DRAWN BY YC REVIEWED BY PQ

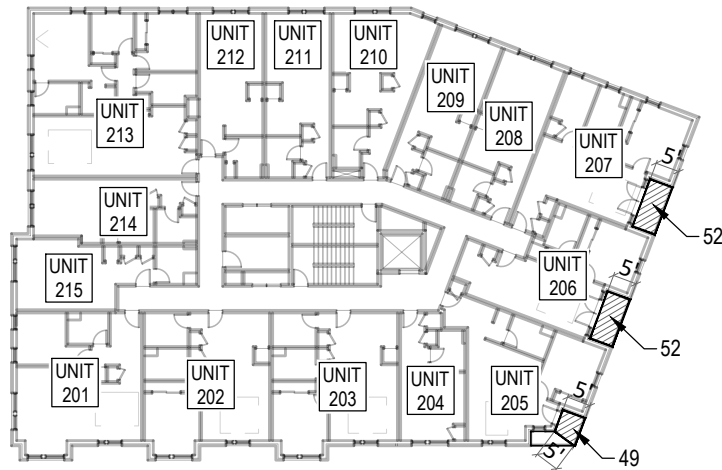
SHEET

Z-6

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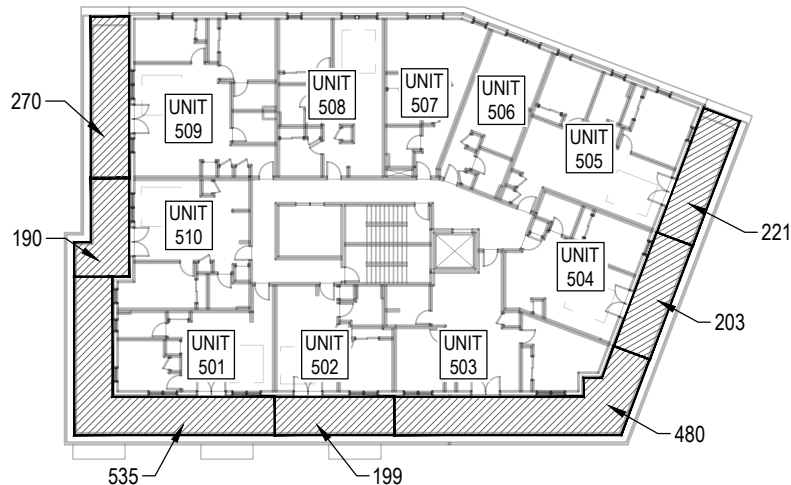


FIRST FLOOR

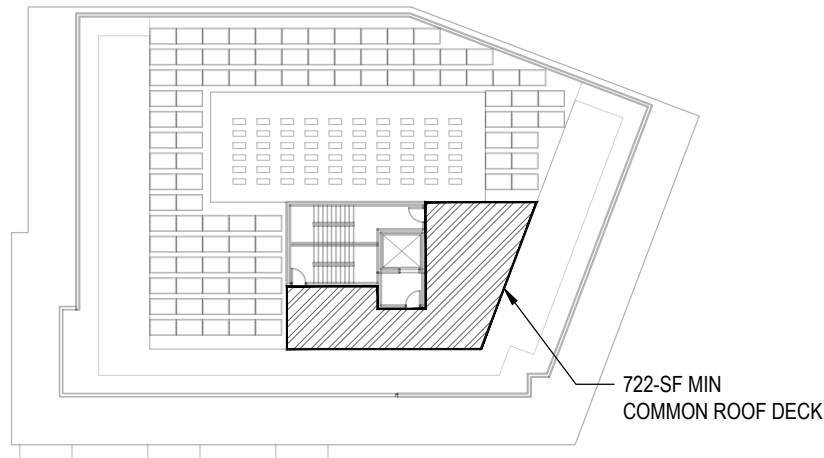


SECOND to FOURTH FLOOR

NOTE - ALL BALCONIES MEET MINIMAL DIMENSIONAL REQUIREMENTS FOR 'BUILDING COMPONENTS: BALCONIES'



FIFTH FLOOR



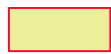
ROOF GARDEN LEVEL

PROVIDED (See Adjacent Table):

480-SF (PRIVATE)
+ 936-SF (COMMON) max to count toward OAS
1,416-SF TOTAL PROVIDED OAS
(Not including surplus provided.)

REQUIRED:

59 UNITS x 24-SF = 1,416-SF MIN OAS



NUMBER OF DWELLING UNITS WITHOUT PRIVATE OAS: 39 DUs.
39 DUs X 24 SF/DU = 936 SF TOTAL REQUIRED IN COMMON OAS.
COMPLIES.



PRIVATE OUTDOOR AMENITY SPACE
= 2,663-SF total
(includes area exceeding minimum 24-sf/unit requirement)



COMMON OUTDOOR AMENITY SPACE
= 936-SF total

1 OUTDOOR AMENITY SPACE

SCALE: 1/40" = 1'-0"

UNITS	REQUIRED OAS	REQUIRED OAS PROVIDED	+ EXCESS OAS (>24-SF PER UNIT)	= TOTAL OAS PROVIDED (PRIVATE)
101	24	24	1	25
102	24	24	1	25
103	24	24	1	25
104	24	24	1	25
201	24	0	0	0
202	24	0	0	0
203	24	0	0	0
204	24	0	0	0
205	24	24	25	49
206	24	24	28	52
207	24	24	28	52
208	24	0	0	0
209	24	0	0	0
210	24	0	0	0
211	24	0	0	0
212	24	0	0	0
213	24	0	0	0
214	24	0	0	0
215	24	0	0	0
301	24	0	0	0
302	24	0	0	0
303	24	0	0	0
304	24	0	0	0
305	24	24	25	49
306	24	24	28	52
307	24	24	28	52
308	24	0	0	0
309	24	0	0	0
310	24	0	0	0
311	24	0	0	0
312	24	0	0	0
313	24	0	0	0
314	24	0	0	0
315	24	0	0	0
401	24	0	0	0
402	24	0	0	0
403	24	0	0	0
404	24	0	0	0
405	24	24	25	49
406	24	24	28	52
407	24	24	28	52
408	24	0	0	0
409	24	0	0	0
410	24	0	0	0
411	24	0	0	0
412	24	0	0	0
413	24	0	0	0
414	24	0	0	0
415	24	0	0	0
501	24	24	511	535
502	24	24	175	199
503	24	24	456	480
504	24	24	185	209
505	24	24	197	221
506	24	0	0	0
507	24	0	0	0
508	24	0	0	0
509	24	24	246	270
510	24	24	166	190
TOTAL	1,416	480	2,183	2,663

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PROJECT

3 HAWKINS ST

3 HAWKINS ST.
SOMERVILLE, MA 02143

PREPARED FOR

HAWKINS STREET
UNION SQ LLC

7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

ZONING
COMPLIANCE
(OUTDOOR
AMENITY
SPACE)

SCALE AS NOTED

REVISION DATE

DRA REV-3 8 APR 2021

DRA REV-2 28 JAN 2021

DRA REV-1 23 OCT 2020

DRA APPL 14 JUL 2020

DRAWN BY
YC REVIEWED BY
PQ

SHEET

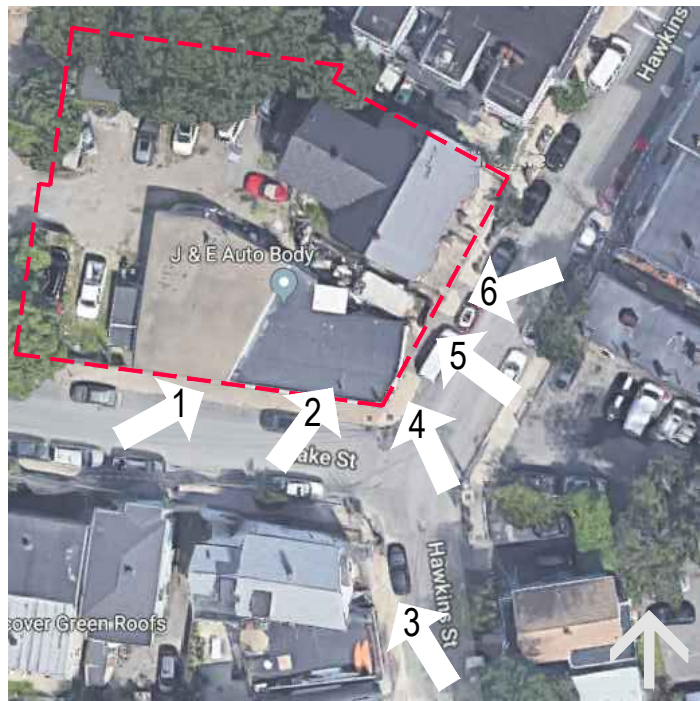
Z-7



1



2



3



4



5

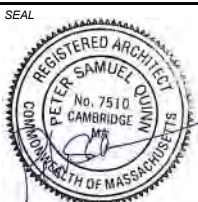


6

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7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE
EXISTING
CONDITIONS
PHOTOS

SCALE AS NOTED

REVISION	DATE
DRA REV-3	08 APR 2021
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

EC-1



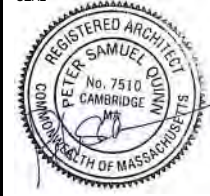
PROPOSED 6-STY @ 346
SOMERVILLE AVE WITH
PROPOSED PARK

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WAKEFIELD, MA 01880

DRAWING TITLE

AERIAL VIEW
FROM WEST

SCALE AS NOTED

REVISION	DATE
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DRA REV-3	08 APR 2021
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DRA REV-2	28 JAN 2021
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DRA REV-1	23 OCT 2020
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DRA APPL	14 JULY 2020
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DRAWN BY YC	REVIEWED BY PQ
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SHEET

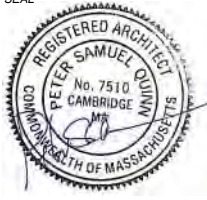
A0.1

PROPOSED 6-STY @ 346
SOMERVILLE AVE WITH
PROPOSED PARK

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DRAWING TITLE

STREET VIEW
@ LAKE ST

SCALE AS NOTED

REVISION	DATE
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DRA REV-3	08 APR 2021
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DRA REV-2	28 JAN 2021
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DRA REV-1	23 OCT 2020
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DRA APPL	14 JULY 2020
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SHEET

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DRAWING TITLE

STREET VIEW
@ HAWKINS
ST CORNER

SCALE AS NOTED

REVISION	DATE
DRA REV-3	08 APR 2021
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
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DRAWING TITLE

STREET VIEW
@ HAWKINS ST

SCALE AS NOTED

REVISION	DATE
DRA REV-3	08 APR 2021
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
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A0.4

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DRAWING TITLE

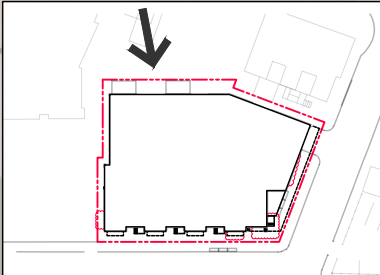
STREET VIEW @ SOMERVILLE AVE

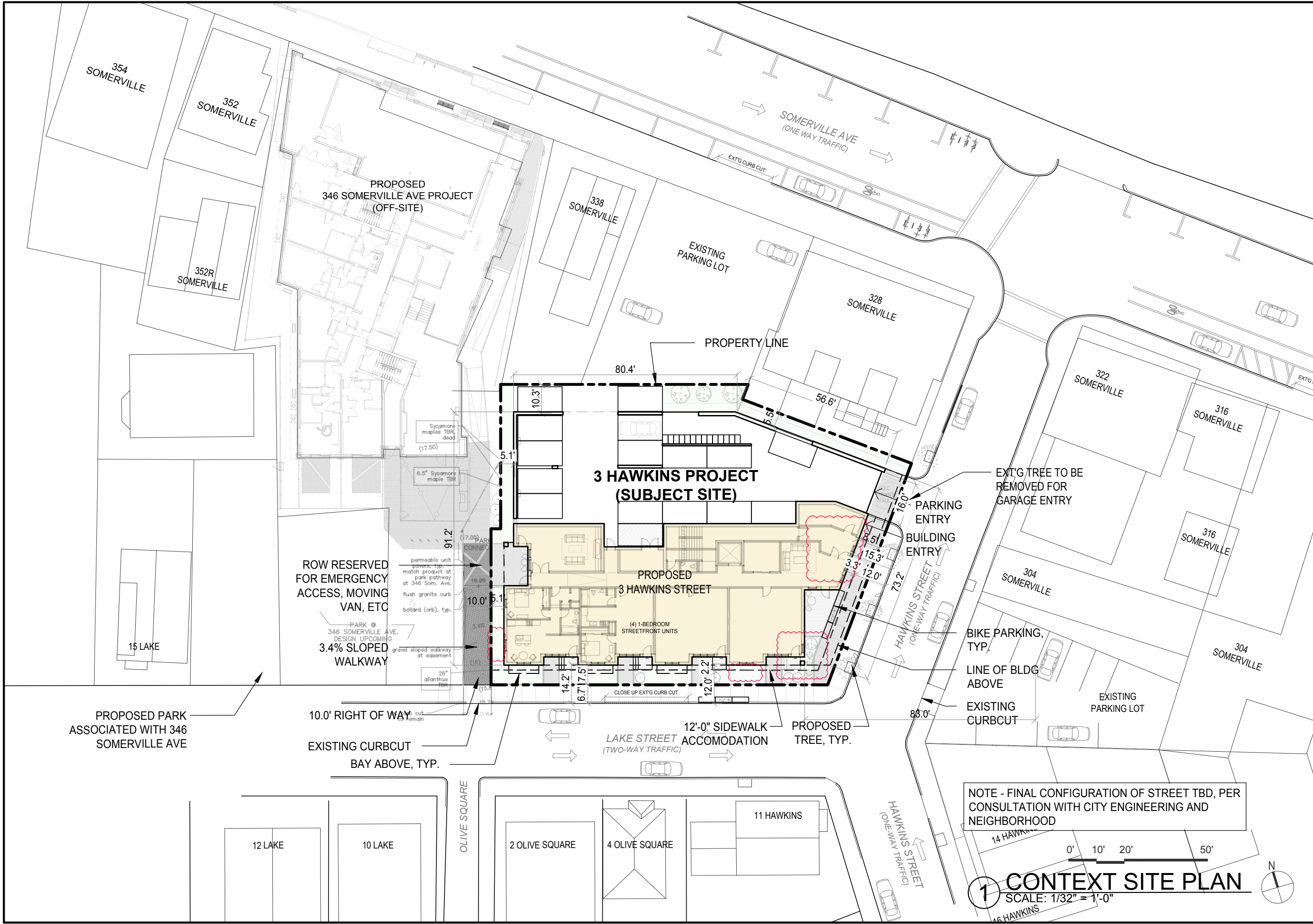
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REVISION	DATE
DRA REV-3	08 APR 2021
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
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SHEET

A0.5





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DRAWING TITLE

CONTEXT SITE PLAN

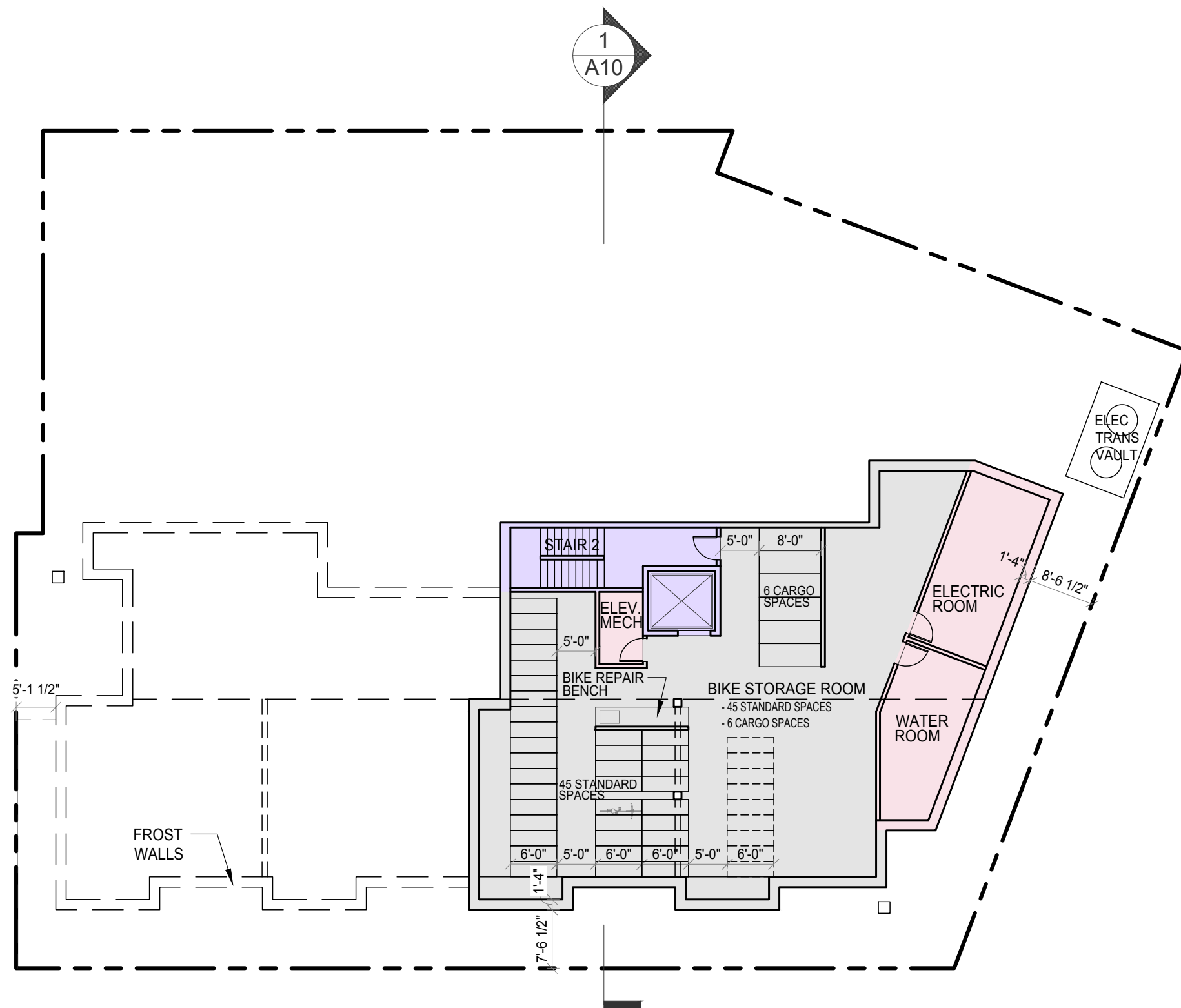
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REVISION	DATE
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DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
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SHEET

AS-1

REVISION	DATE
DRA REV-3	08 APR 2021
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
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1 BASEMENT PLAN

SCALE: 1/16" = 1'-0"



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DRAWING TITLE

SECOND
TO FOURTH
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
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DRA REV-3	08 APR 2021
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DRA REV-2	28 JAN 2021
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DRA REV-1	23 OCT 2020
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DRA APPL	14 JULY 2020
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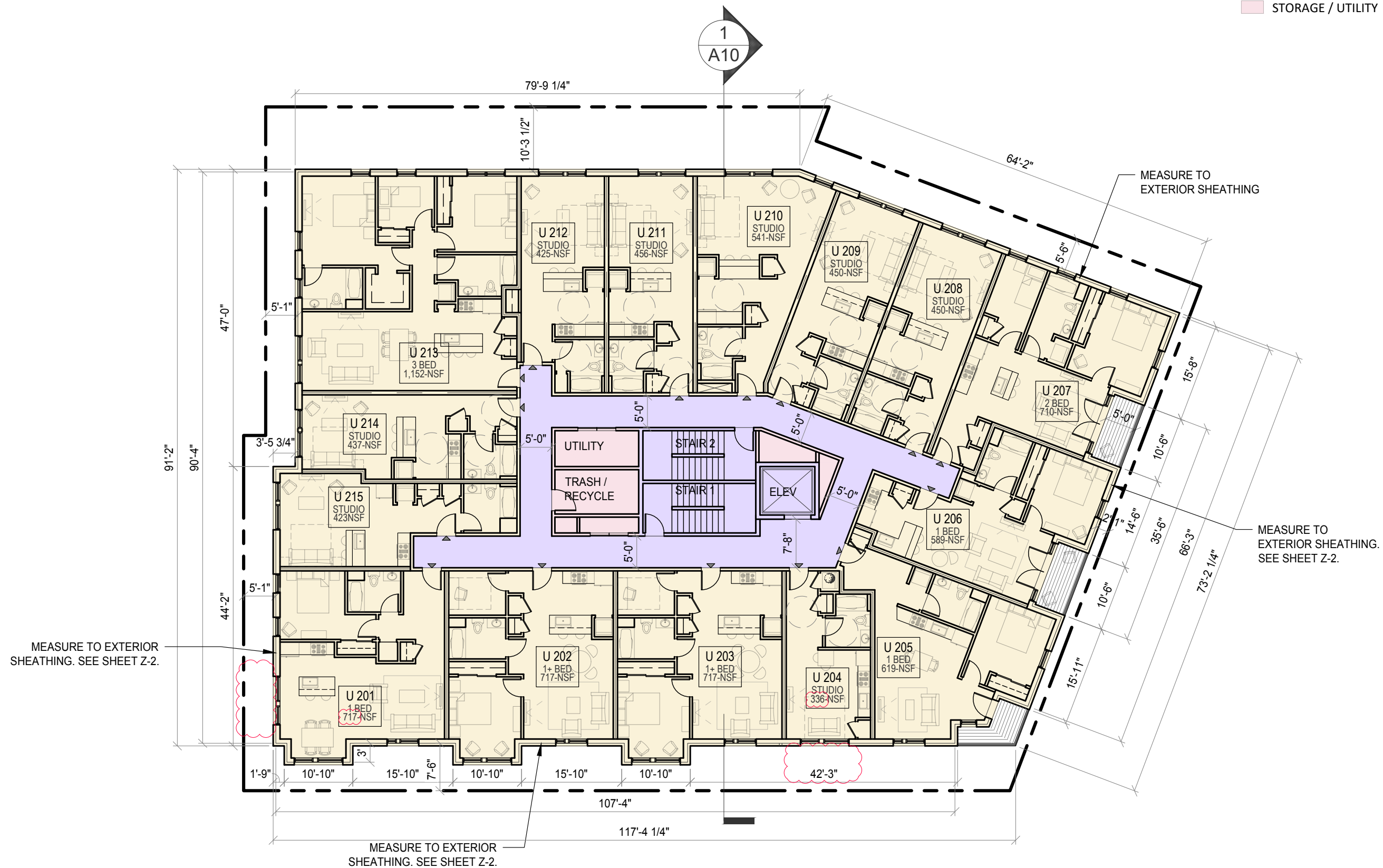
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SHEET

A-3

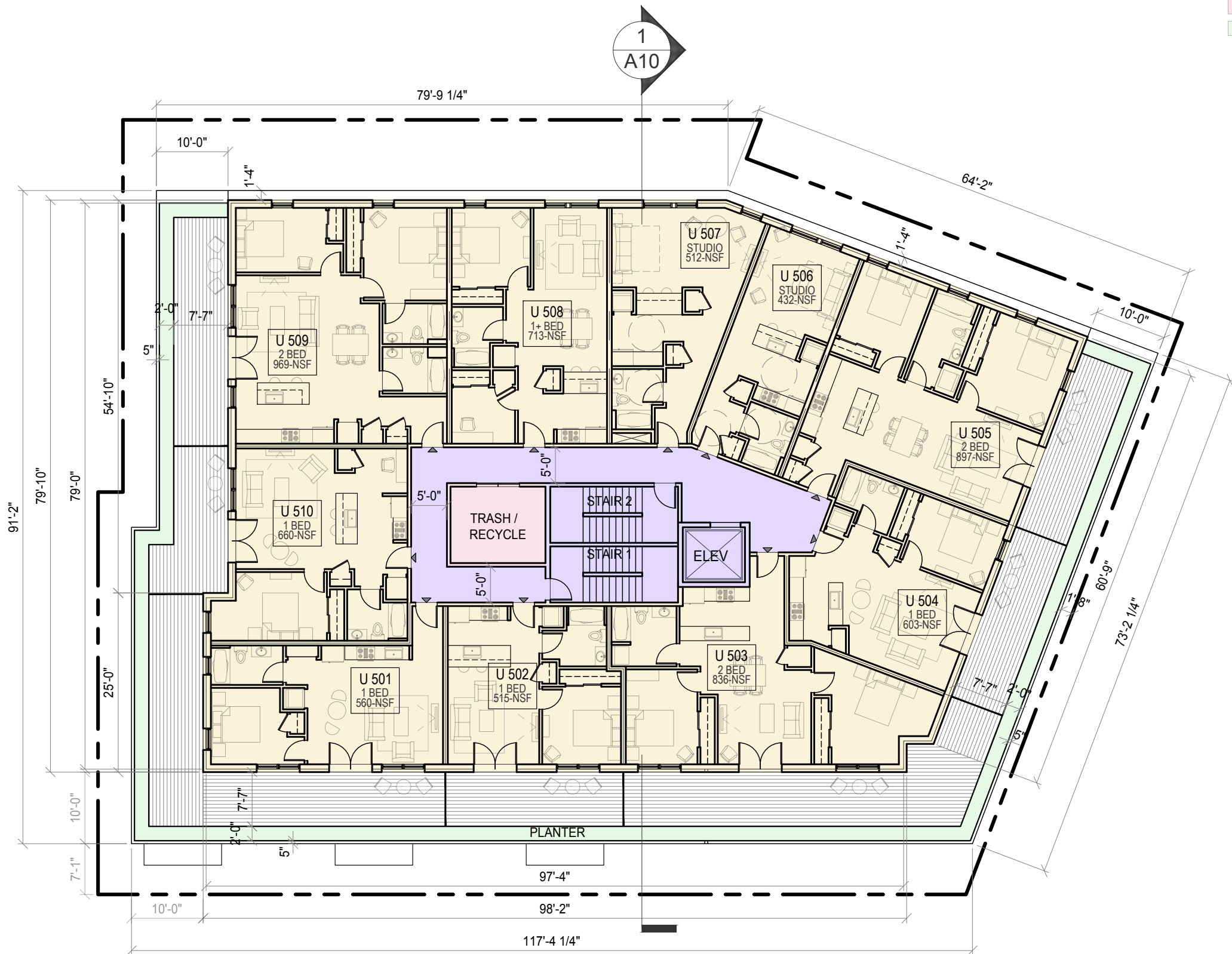
KEY

- CIRCULATION
- RESIDENTIAL
- STORAGE / UTILITY



1 SECOND TO FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

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1 FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

- KEY
- CIRCULATION
 - RESIDENTIAL
 - STORAGE / UTILITY
 - LANDSCAPE

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FIFTH
FLOOR PLAN

SCALE AS NOTED

REVISION DATE

DRA REV-3 08 APR 2021

DRA REV-2 28 JAN 2021

DRA REV-1 23 OCT 2020

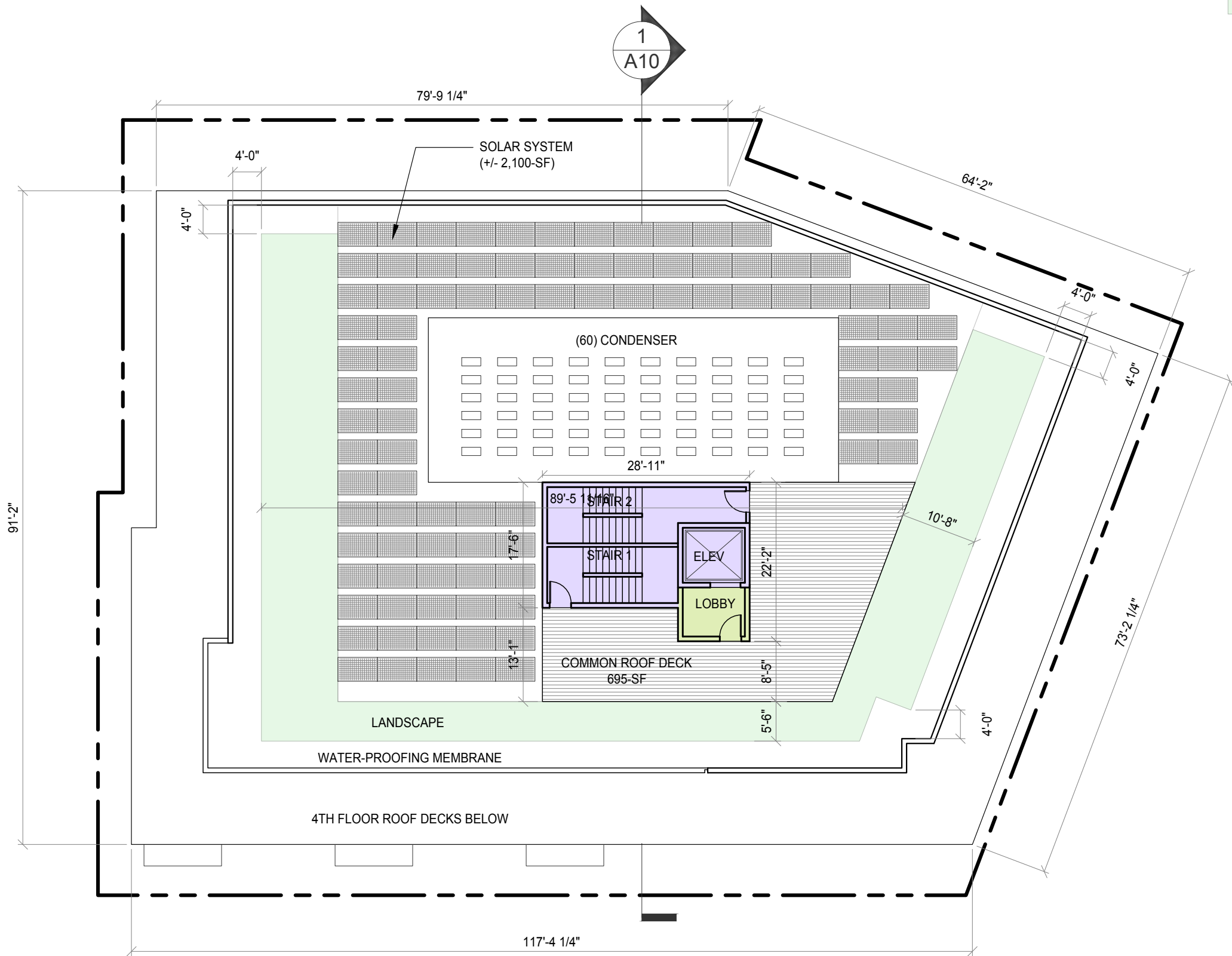
DRA APPL 14 JULY 2020

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SHEET

A-4

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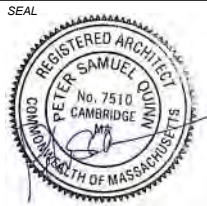


1 ROOF PLAN
SCALE: 1/16" = 1'-0"

- KEY
- CIRCULATION
 - LOBBY
 - LANDSCAPE

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DRAWING TITLE
ROOF PLAN

SCALE AS NOTED	
REVISION	DATE
DRA REV-3	08 APR 2021
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
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SHEET
A-5

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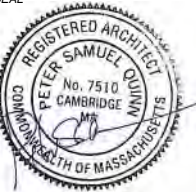
1 LAKE ST ELEVATION
SCALE: 3/32" = 1'-0"

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DRAWING TITLE

LAKE ST
ELEVATION

SCALE AS NOTED

REVISION	DATE
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DRA REV-3	08 APR 2021
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DRA REV-2	28 JAN 2021
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DRA REV-1	23 OCT 2020
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DRA APPL	14 JULY 2020
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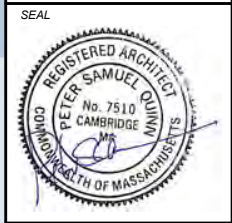
SHEET

A-6



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DRAWING TITLE
HAWKINS ST ELEVATION

SCALE AS NOTED	
REVISION	DATE
DRA REV-3	08 APR 2021
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
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SHEET	

1 HAWKINS ST ELEVATION
SCALE: 3/32" = 1'-0"

A-7

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DRAWING TITLE

REAR
ELEVATION

SCALE AS NOTED

REVISION	DATE
DRA REV-3	08 APR 2021
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020

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SHEET

A-8

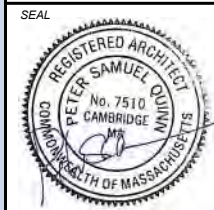
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1 PARK ELEVATION
SCALE: 3/32" = 1'-0"

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DRAWING TITLE
PARK
ELEVATION

SCALE AS NOTED

REVISION	DATE
DRA REV-3	08 APR 2021
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
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SHEET

A-9

SEAL



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DRAWING TITLE

BUILDING
SECTION

SCALE AS NOTED

REVISION	DATE
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DRA REV-3	08 APR 2021
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DRA REV-2	28 JAN 2021
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DRA REV-1	23 OCT 2020
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DRA APPL	14 JULY 2020
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SHEET

A-10



1 BUILDING SECTION
SCALE: 1/10" = 1'-0"



1 TYPICAL EXTERIOR MATERIALS
SCALE: 1/10" = 1'-0"



1 FIBER CEMENT TRIM
- SMOOTH, PAINTED



2 FIBER CEMENT LAP SIDING
- 5" EXPOSURE
- SMOOTH, PAINTED



3 ROOF DECK PLANTERS



4 FIBER CEMENT LAP SIDING
- 11" EXPOSURE
- SMOOTH, PAINTED



5 METAL CORNER TRIM
- PAINTED



6 FIBER CEMENT PANELS
- SMOOTH, PAINTED



7 CASEMENT WINDOWS



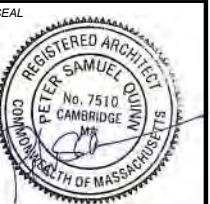
8 FULL-BED BRICK #1
W COLORED MORTAR



9 FULL-BED BRICK #2
W COLORED MORTAR



10 FIBER CEMENT LAP SIDING
- 4.5" EXPOSURE
- SMOOTH, PAINTED



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DRAWING TITLE

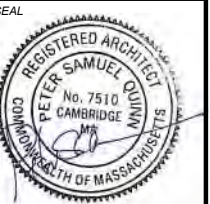
TYPICAL EXTERIOR MATERIALS

SCALE AS NOTED

REVISION	DATE
DRA REV-3	08 APR 2021
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
DRAWN BY MN/ YC	REVIEWED BY PQ

SHEET

A-11



CONSULTANT

PROJECT
3 HAWKINS ST

3 HAWKINS ST.
SOMERVILLE, MA 02143

PREPARED FOR
HAWKINS
STREET
UNION SQ LLC

7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

EXTERIOR
LIGHTING
PLAN

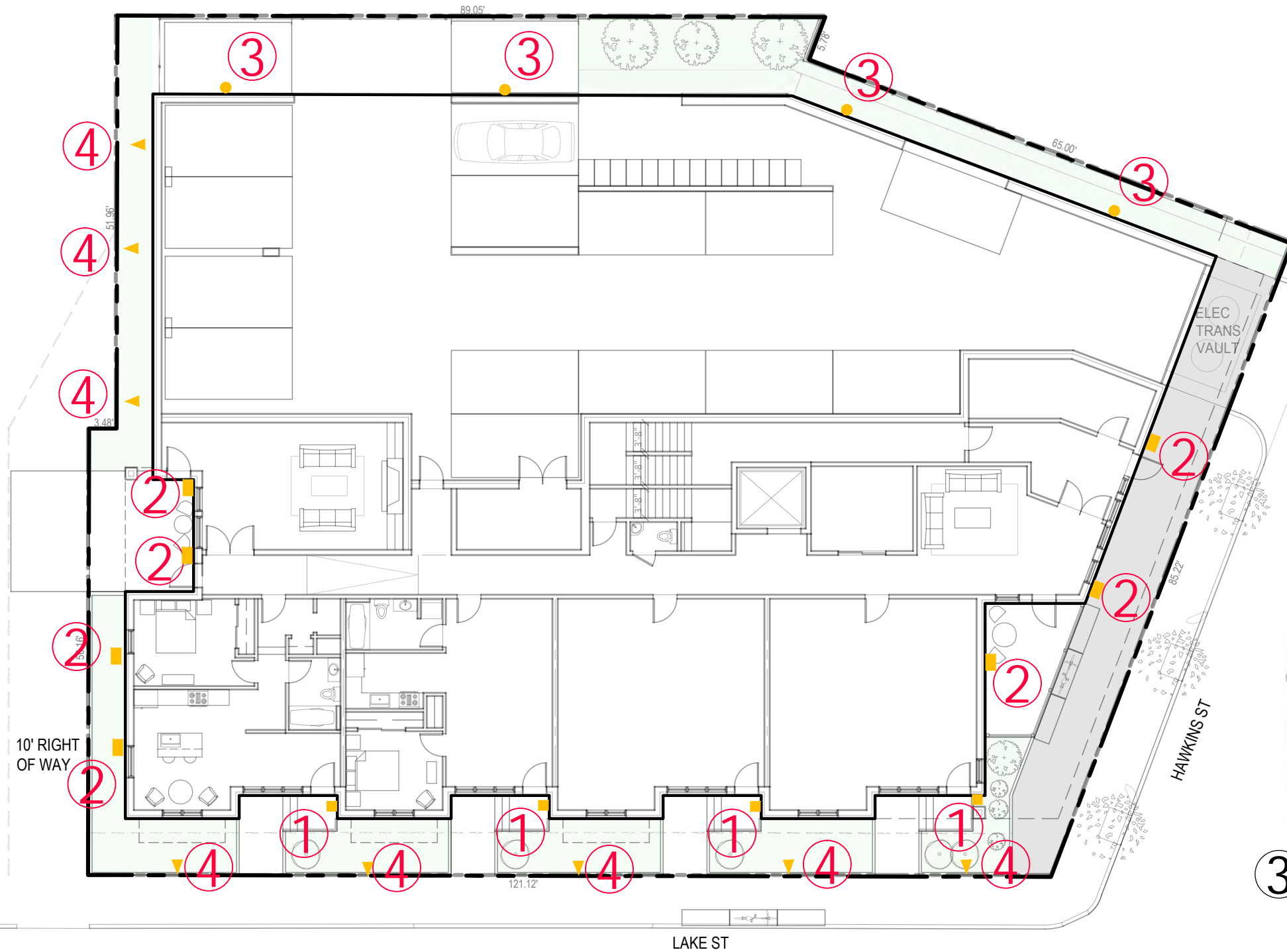
SCALE AS NOTED

REVISION	DATE
DRA REV-3	08 APR 2021
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
DRAWN BY YC	REVIEWED BY PQ

SHEET

A-12

1 EXTERIOR LIGHTING PLAN
SCALE: 1/16" = 1'-0"



1 WALL SCONCE ON PRIVATE
ENTRIES (WS-W15912-BK):
- 7' ABOVE FINISHED FLOOR
- DARK SKY FRIENDLY



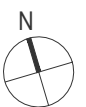
2 WALL SCONCE ON COMMON
AREAS (WP-LED1, BRONZE):
- 7' ABOVE FINISHED FLOOR
- MULTI-FUNCTION DIMMING



3 SPOT LIGHT AT PARKING
AREA (WP-LED2):
- 9' ABOVE FINISHED FLOOR
- MULTI-FUNCTION DIMMING



4 SPOT LIGHT ON LANDSCAPE
(ACCENT 5012):
- ON GRADE, ADJUSTABLE &
LOCKABLE BEAM ANGLE
- INTEGRAL DIMMER



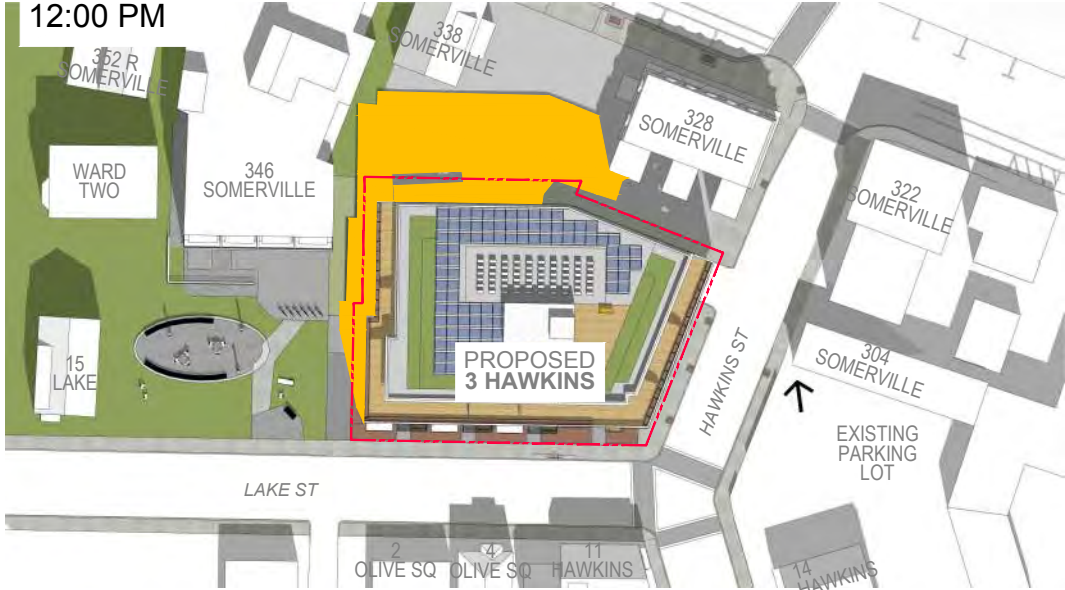
3 HAWKINS - SHADOW STUDY

SOMERVILLE, MASSACHUSETTS

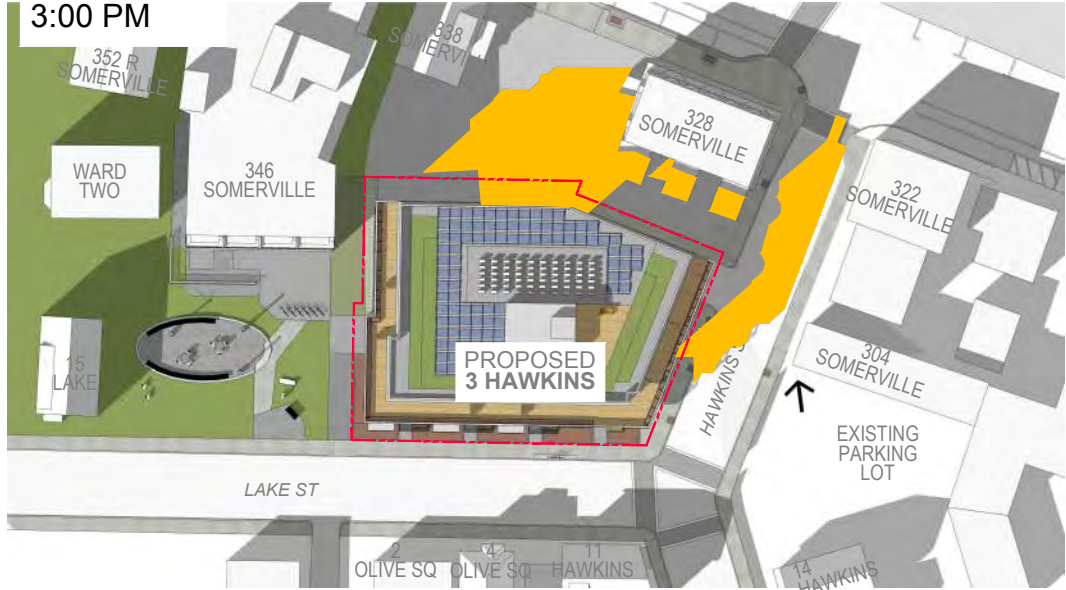
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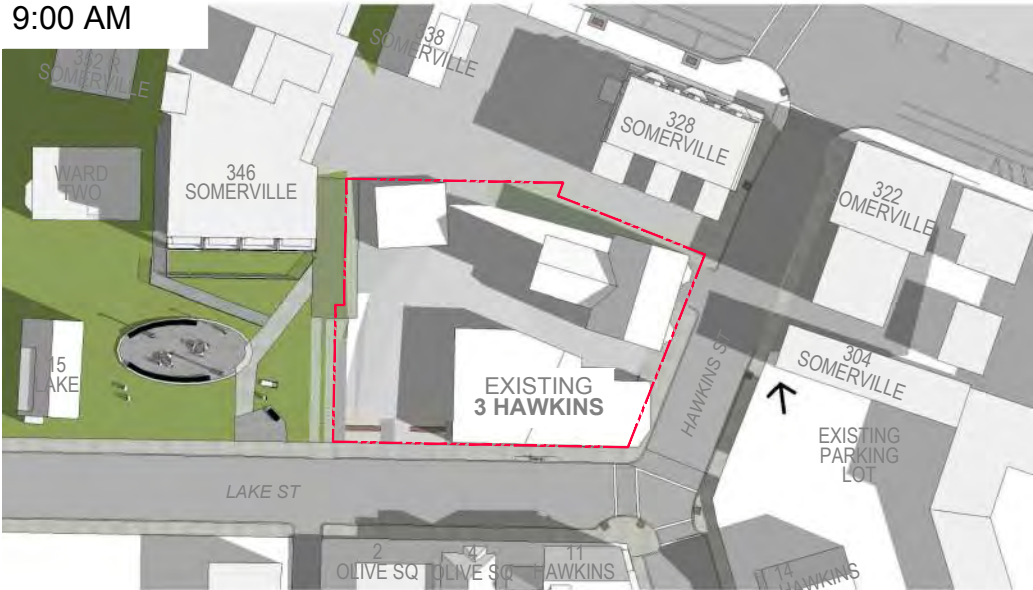
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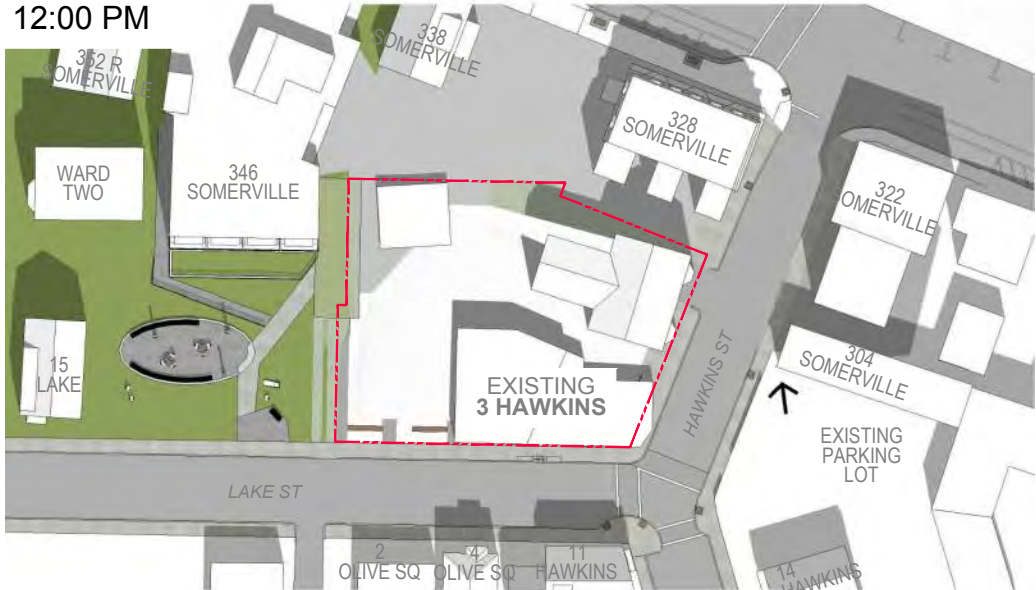
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EXISTING
9:00 AM



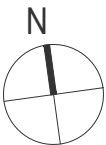
EXISTING
12:00 PM



EXISTING
3:00 PM



ADDITIONAL SHADOW



SPRING / FALL - MARCH 21 / SEPTEMBER 21
EQUINOX

3 HAWKINS - SHADOW STUDY

SOMERVILLE, MASSACHUSETTS

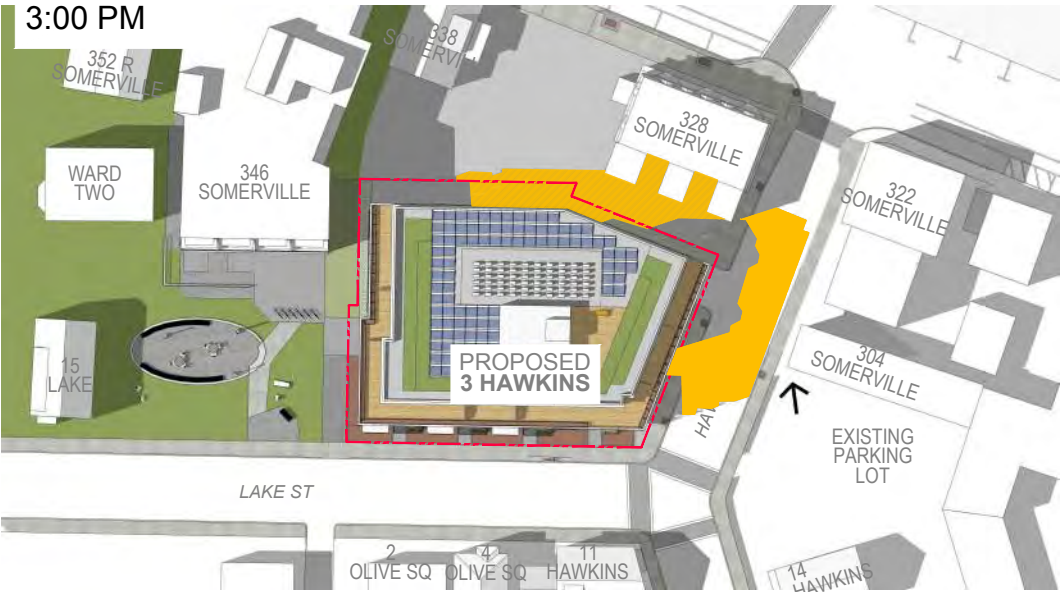
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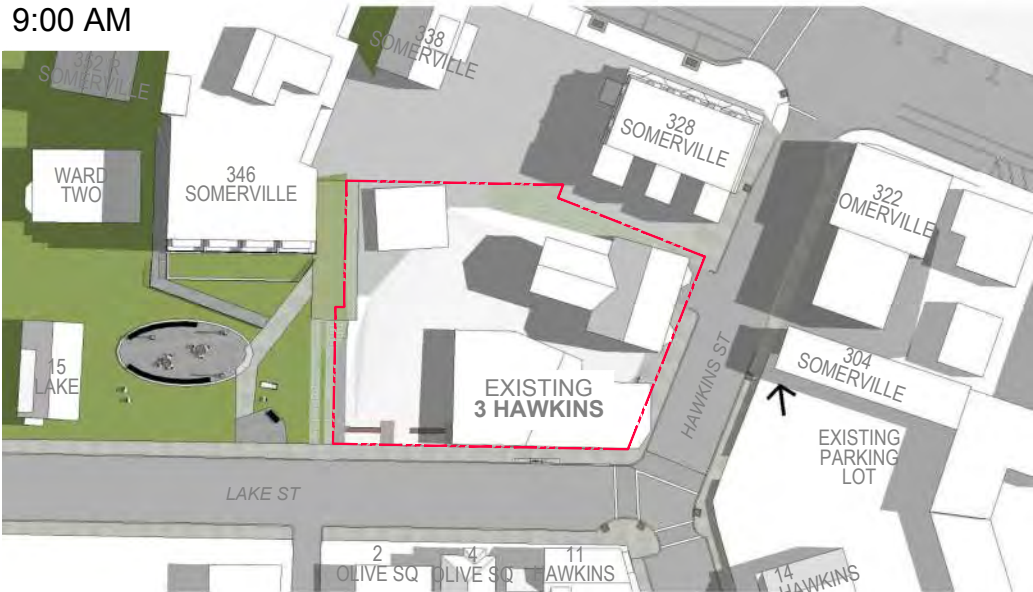
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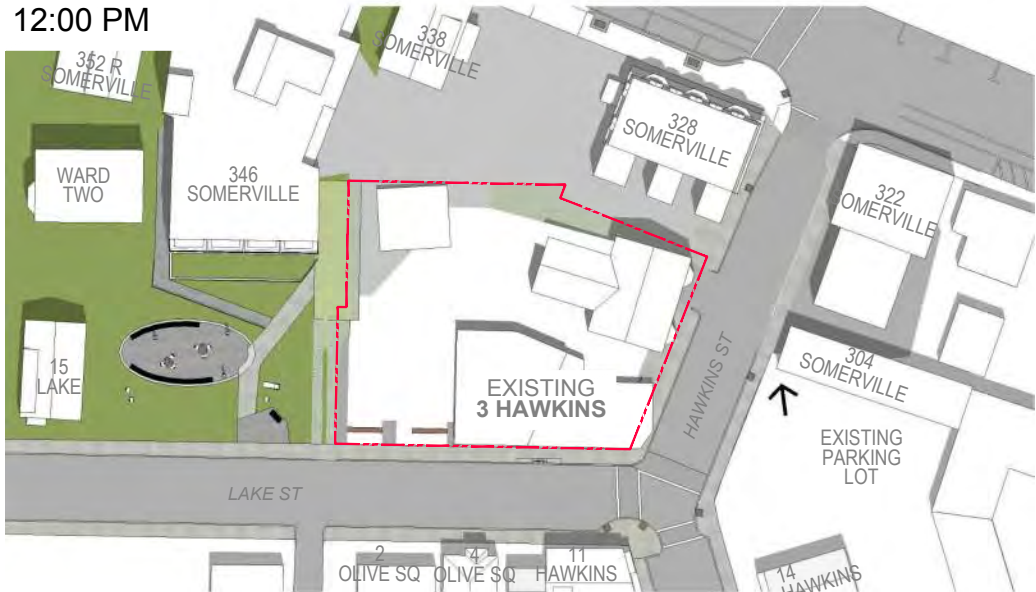
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EXISTING
9:00 AM



EXISTING
12:00 PM

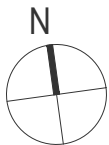


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ADDITIONAL SHADOW

SUMMER - JUNE 21



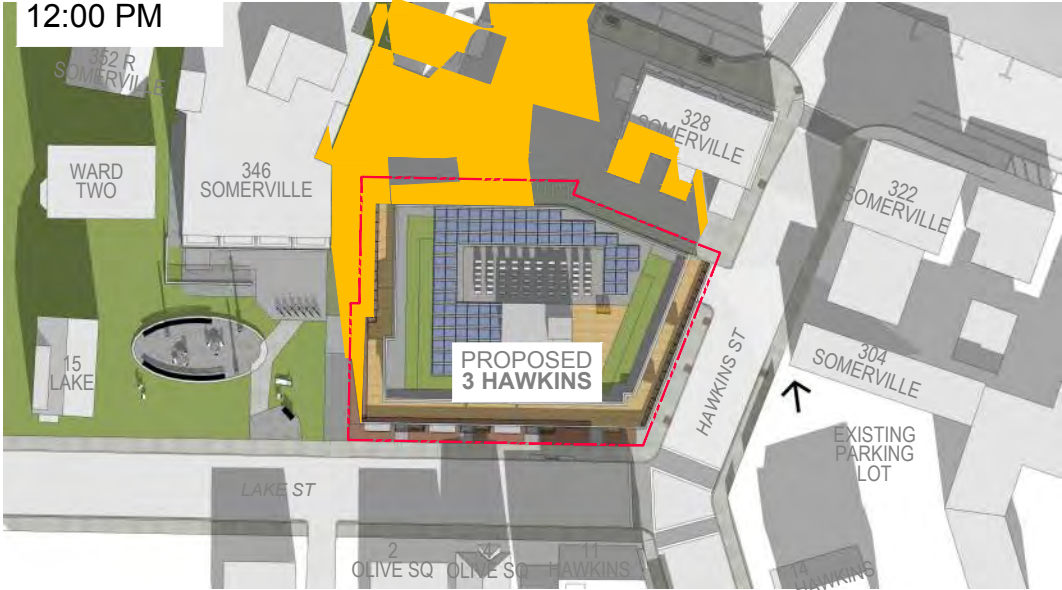
3 HAWKINS - SHADOW STUDY

SOMERVILLE, MASSACHUSETTS

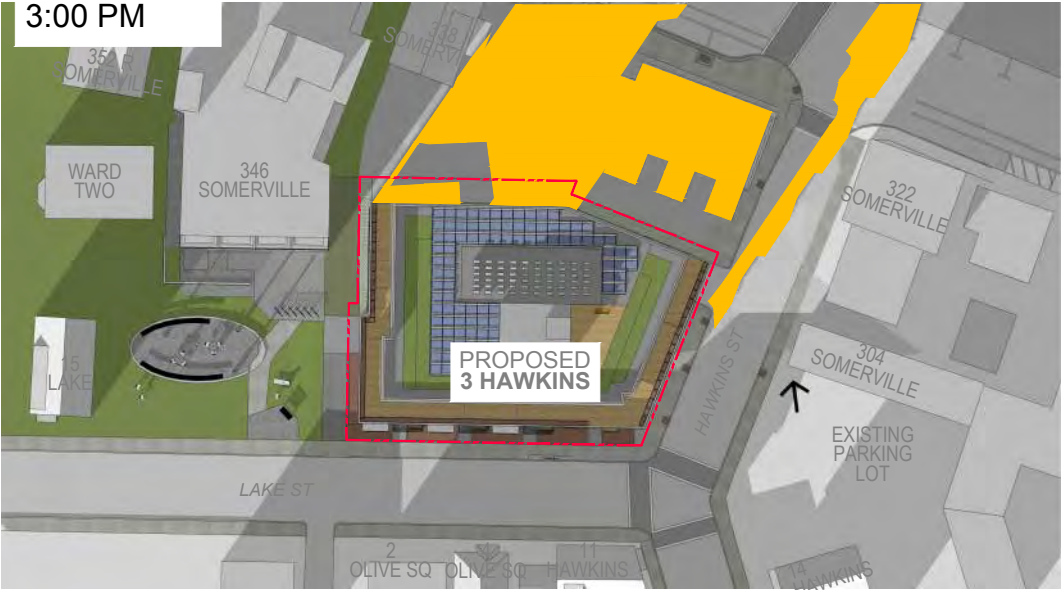
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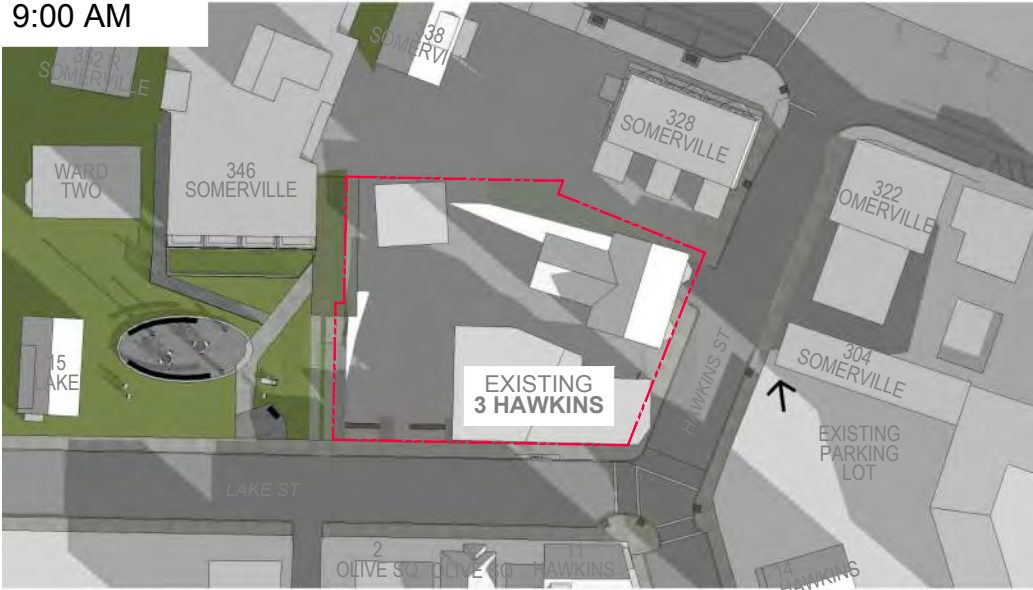
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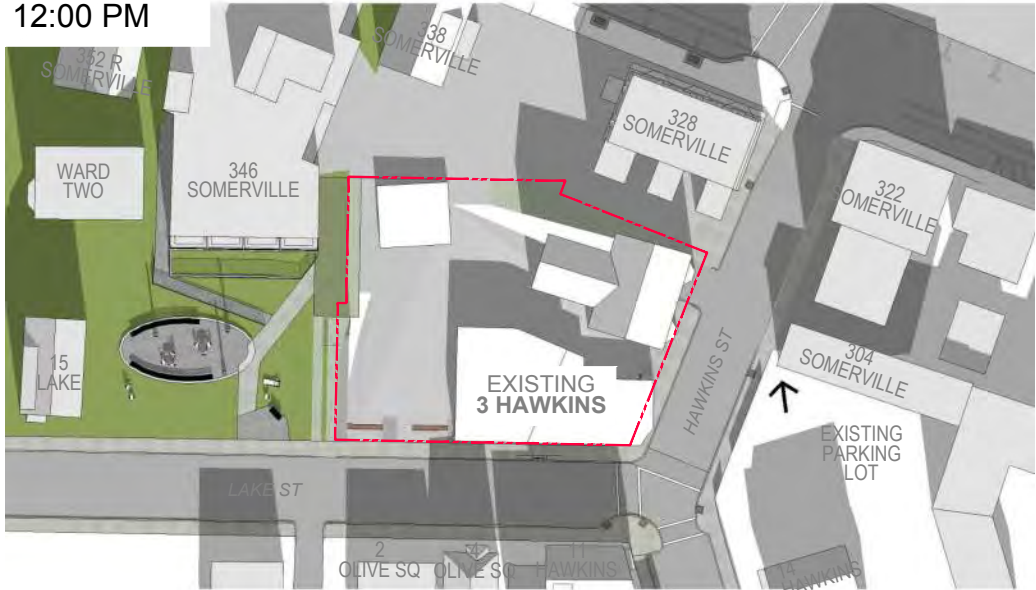
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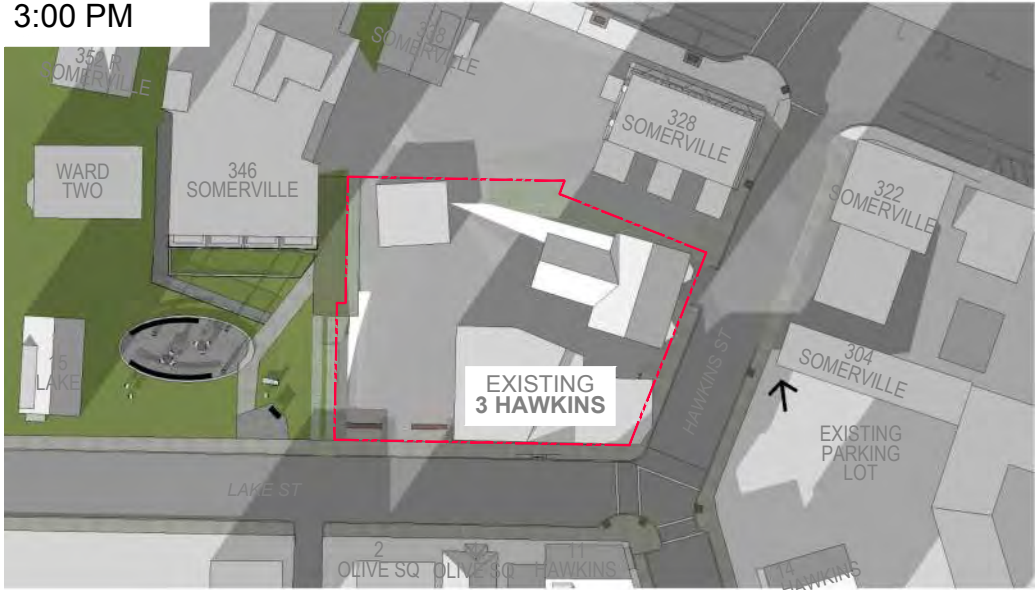
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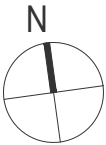
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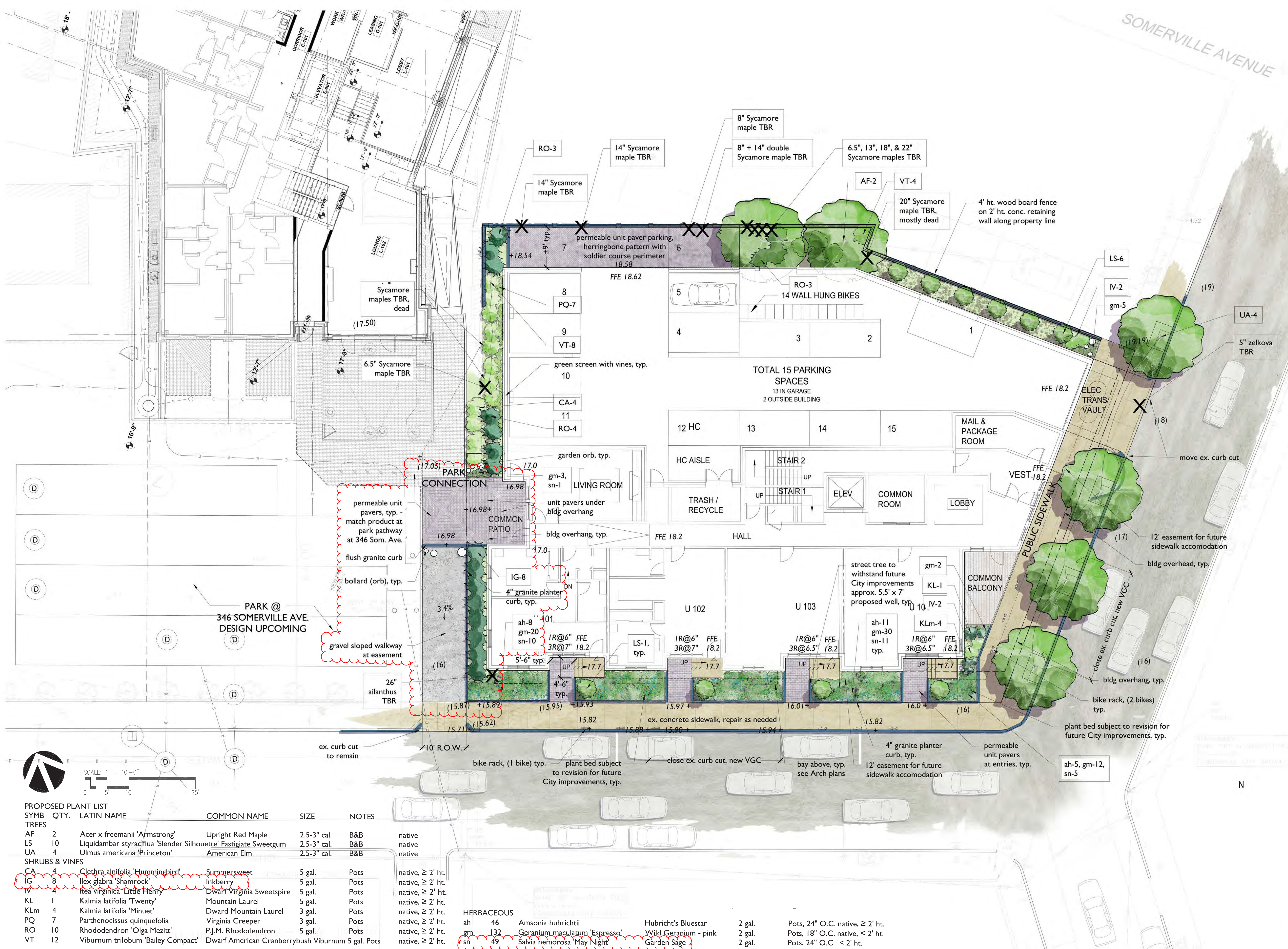
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ADDITIONAL SHADOW



WINTER - DECEMBER 21



PROPOSED PLANT LIST					
SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AF	2	Acer x freemanii 'Armstrong'	Upright Red Maple	2.5-3" cal.	B&B native
LS	10	Liquidambar styraciflua 'Slender Silhouette'	Fastigiate Sweetgum	2.5-3" cal.	B&B native
UA	4	Ulmus americana 'Princeton'	American Elm	2.5-3" cal.	B&B native
SHRUBS & VINES					
CA	4	Clethra alnifolia 'Hummingbird'	Summersweet	5 gal.	Pots native, ≥ 2' ht.
IG	8	Ilex glabra 'Shamrock'	Inkberry	5 gal.	Pots native, ≥ 2' ht.
IV	4	Itea virginica 'Little Henry'	Dwarf Virginia Sweetspire	5 gal.	Pots native, ≥ 2' ht.
KL	1	Kalmia latifolia 'Twenty'	Mountain Laurel	5 gal.	Pots native, ≥ 2' ht.
KLm	4	Kalmia latifolia 'Minuet'	Dward Mountain Laurel	3 gal.	Pots native, ≥ 2' ht.
PQ	7	Parthenocissus quinquefolia	Virginia Creeper	3 gal.	Pots native, ≥ 2' ht.
RO	10	Rhododendron 'Olga Mezitt'	P.J.M. Rhododendron	5 gal.	Pots native, ≥ 2' ht.
VT	12	Viburnum trilobum 'Bailey Compact'	Dwarf American Cranberrybush	5 gal. Pots	native, ≥ 2' ht.

HERBACEOUS					
ah	46	Amsonia hubrichtii	Hubricht's Bluestar	2 gal.	Pots, 24" O.C. native, ≥ 2' ht.
gm	132	Geranium maculatum 'Espresso'	Wild Geranium - pink	2 gal.	Pots, 18" O.C. native, < 2' ht.
sn	49	Salvia nemorosa 'May Night'	Garden Sage	2 gal.	Pots, 24" O.C. < 2' ht.



Concrete Garden Orbs - to match 346 Somerville Ave.



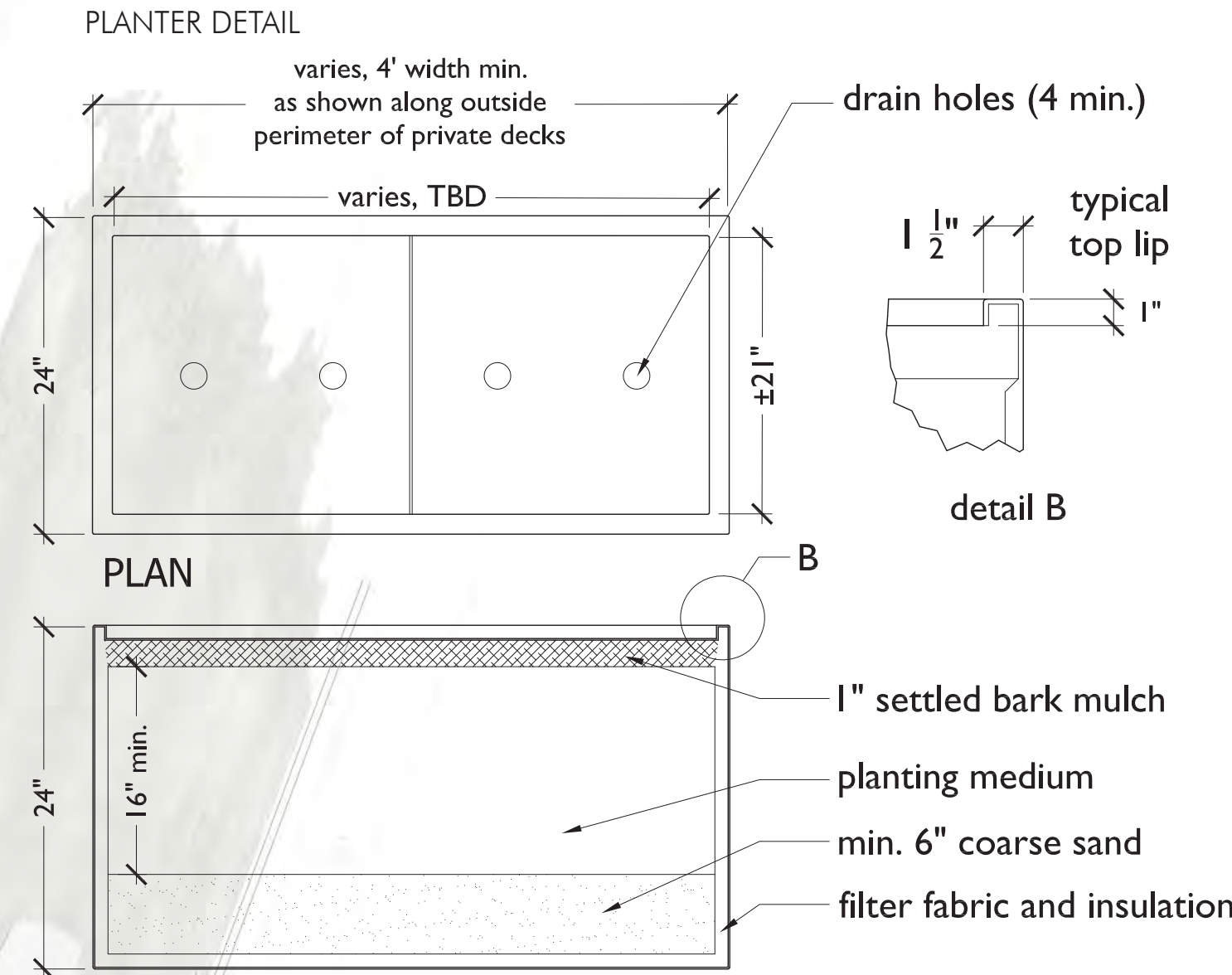
Permeable Unit Pavers Eco-Priora by Unilock

TREES TO BE REMOVED		
Species	DBH	Health
Ailanthus	26"	good
Sycamore maple	6.5"	good
Sycamore maple	14"	fair
Sycamore maple	14"	fair
Sycamore maple	8"	fair
Sycamore maple	8" + 14"	fair
Sycamore maple	6.5"	fair
Sycamore maple	13"	fair
Sycamore maple	18"	fair
Sycamore maple	22"	fair
Sycamore maple	20"	poor
zelkova	5"	good

- PLANTING NOTES
- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
 - All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
 - No substitution of plant species will be allowed without the approval of the Landscape Architect.
 - The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
 - All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
 - No planting shall be installed before acceptance of rough grading of topsoil.
 - The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3" greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
 - The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
 - All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
 - 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
 - All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
 - All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

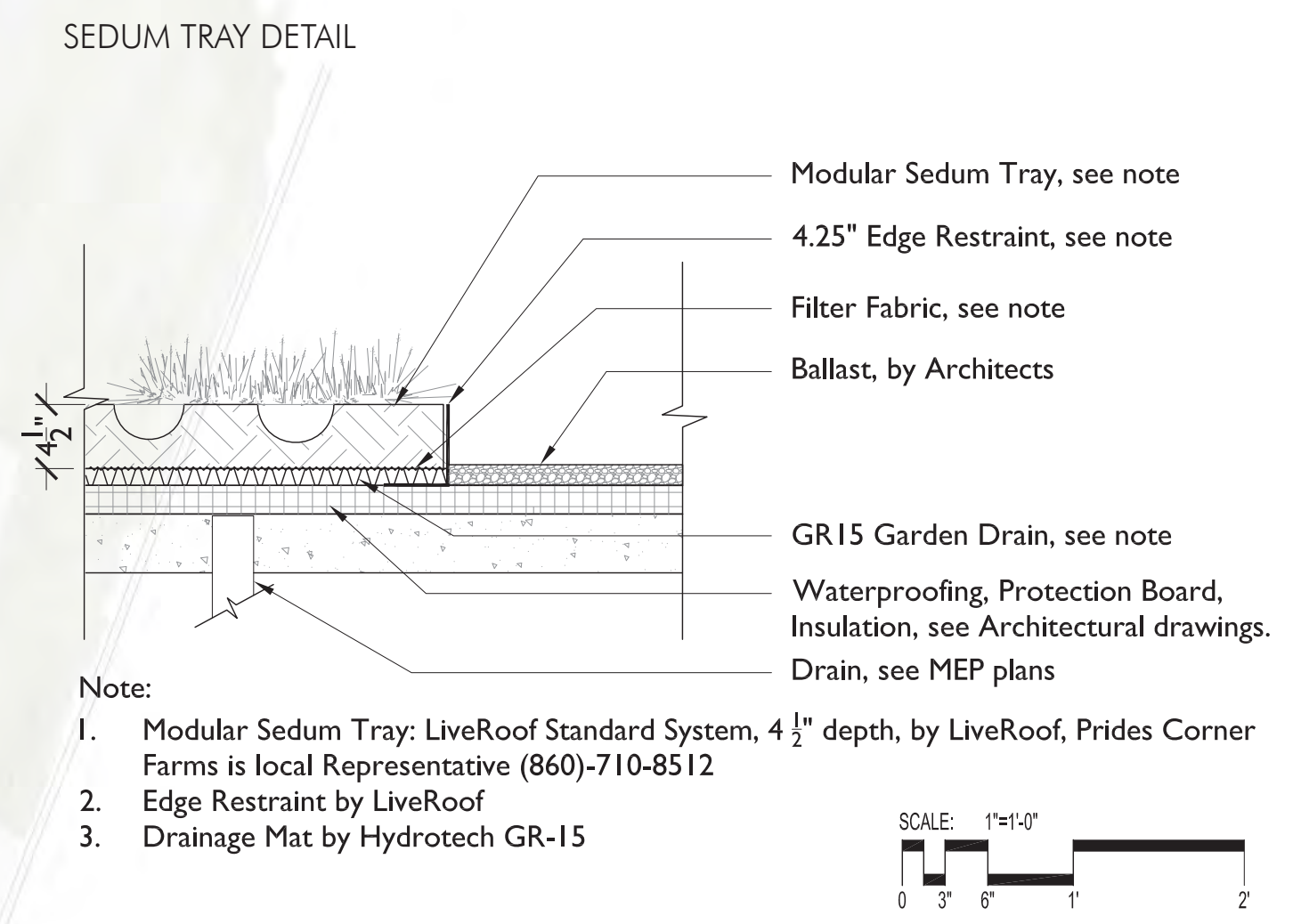
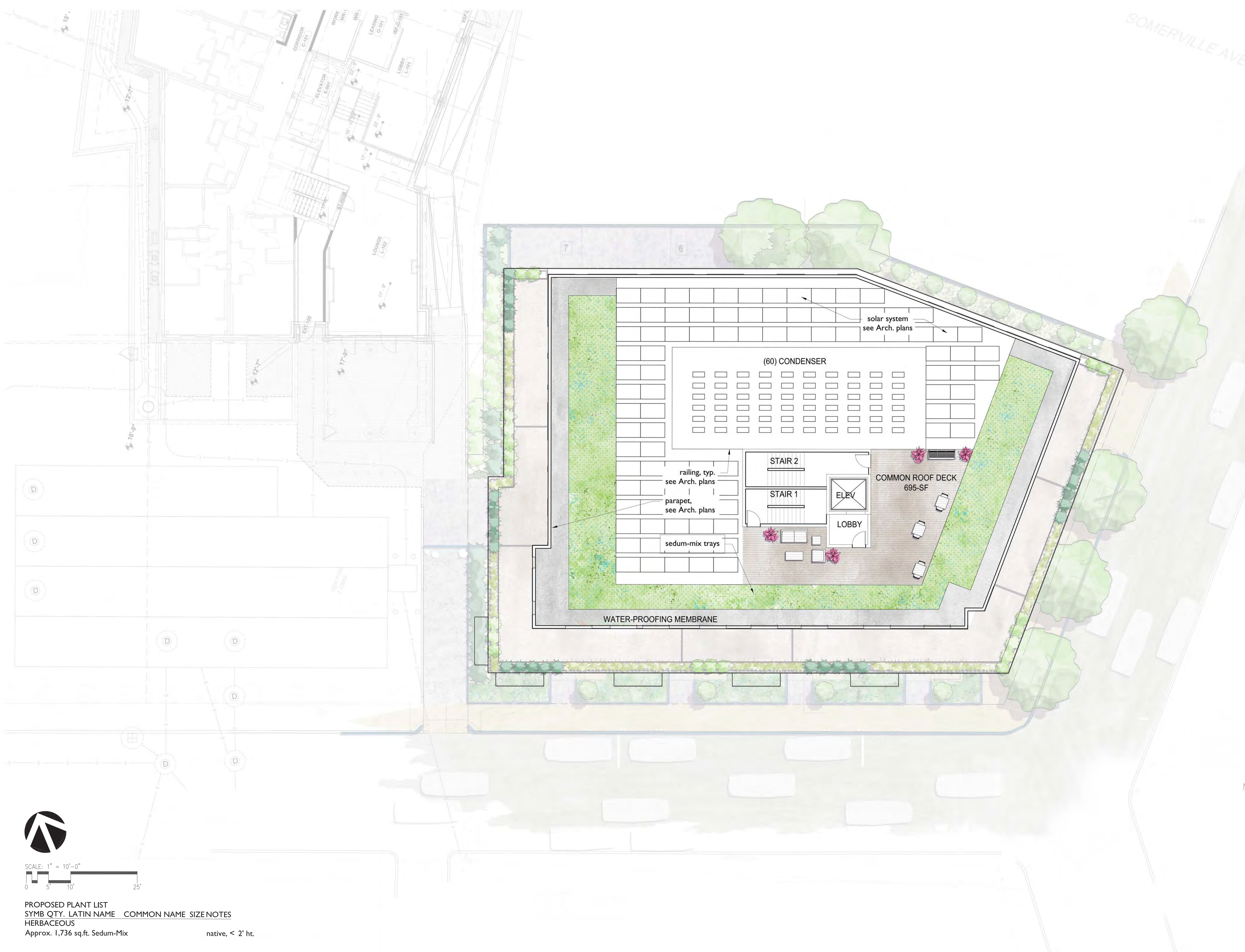


PROPOSED PLANT LIST					
SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
SHRUBS					
CS	20	Cornus sericea 'Arctic Fire'	Dwarf Redtwig Dogwood	3 gal.	Pots native, ≥ 2' ht.
JS	26	Juniperus squamata 'Blue Star'	Flaky Juniper	3 gal.	Pots ≥ 2' ht.
HERBACEOUS					
ms	51	Miscanthus sinensis 'Little Kitten'	Dwarf Maiden Grass	2 gal.	Pots ≥ 2' ht.



- Note:
1. Wilshire Planter by Tournesol
 2. Provide 4 drain holes.
 3. Provide 1" flexible ffoil insulation on interior walls and bottom (with drain holes). Align holes for clear drainage.
 4. Filter fabric shall extend to -2" from top lip.
 5. Color and texture shall be approved by LA
 6. See Specification
- SCALE: 3/4"=1'-0"

- PLANTING NOTES
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 7. The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
 8. The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
 9. All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
 10. 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
 11. All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
 12. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.



- PLANTING NOTES
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 12. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

PROPOSED PLANT LIST

SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
HERBACEOUS					
Approx. 1,736 sq.ft.		Sedum-Mix			native, < 2' ht.



ROOF DECKS - ROOF
3 HAWKINS STREET
SOMERVILLE, MA
REVISED APRIL 8, 2021

L3



Acer x freemanii 'Armstrong'
Upright Red Maple



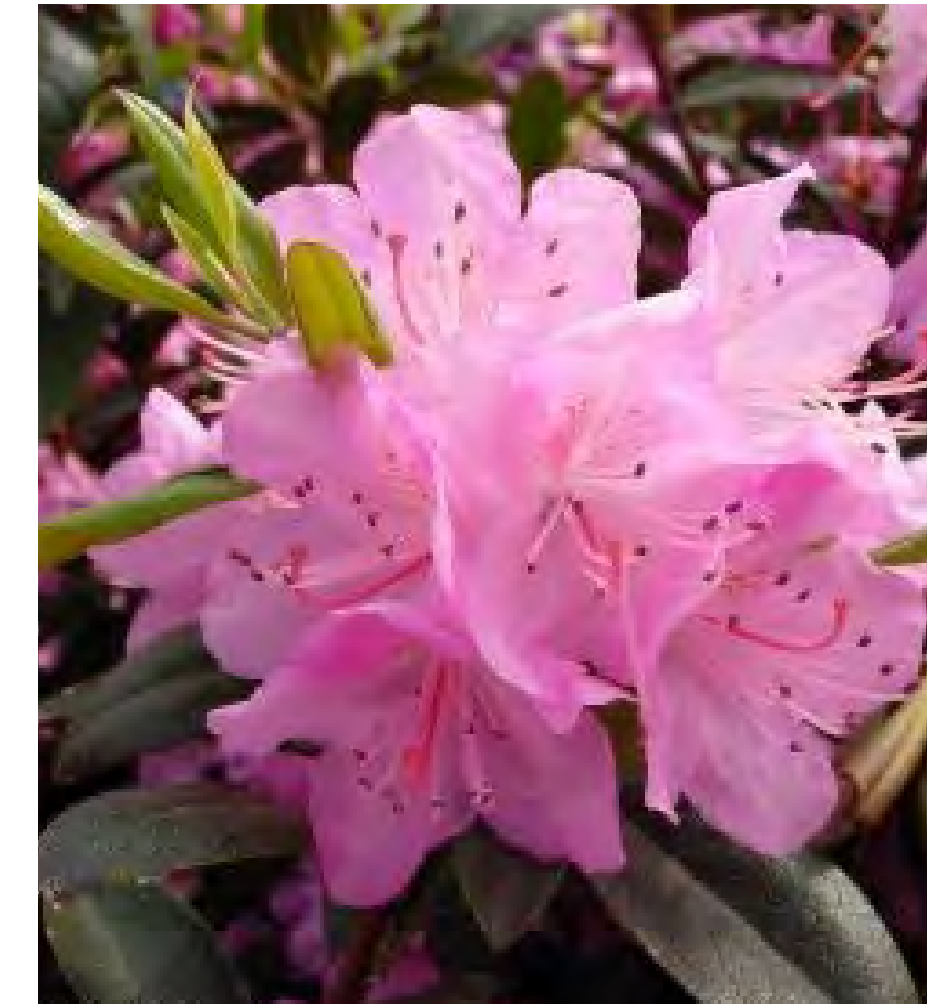
Liquidambar styraciflua 'Slender Silhouette'
Fastigate Sweetgum



Ulmus americana 'Princeton'
American Elm



Viburnum trilobum 'Bailey Compact'
Dwarf American Cranberrybush Viburnum



Rhododendron 'Olga Mezitt'
P.J.M. Rhododendron



Itea virginica 'Little Henry'
Dwarf Virginia Sweetspire



Kalmia latifolia 'Twenty'
Mountain Laurel



Kalmia latifolia 'Minuet'
Mountain Laurel



Rhus aromatica 'Gro-Low'
Fragrant Sumac



Clethra alnifolia 'Hummingbird'
Summersweet



Parthenocissus quinquefolia
Virginia Creeper



Thymus pseudolanuginosus
Woolly Thyme



Amsonia hubrichtii
Hubricht's Bluestar



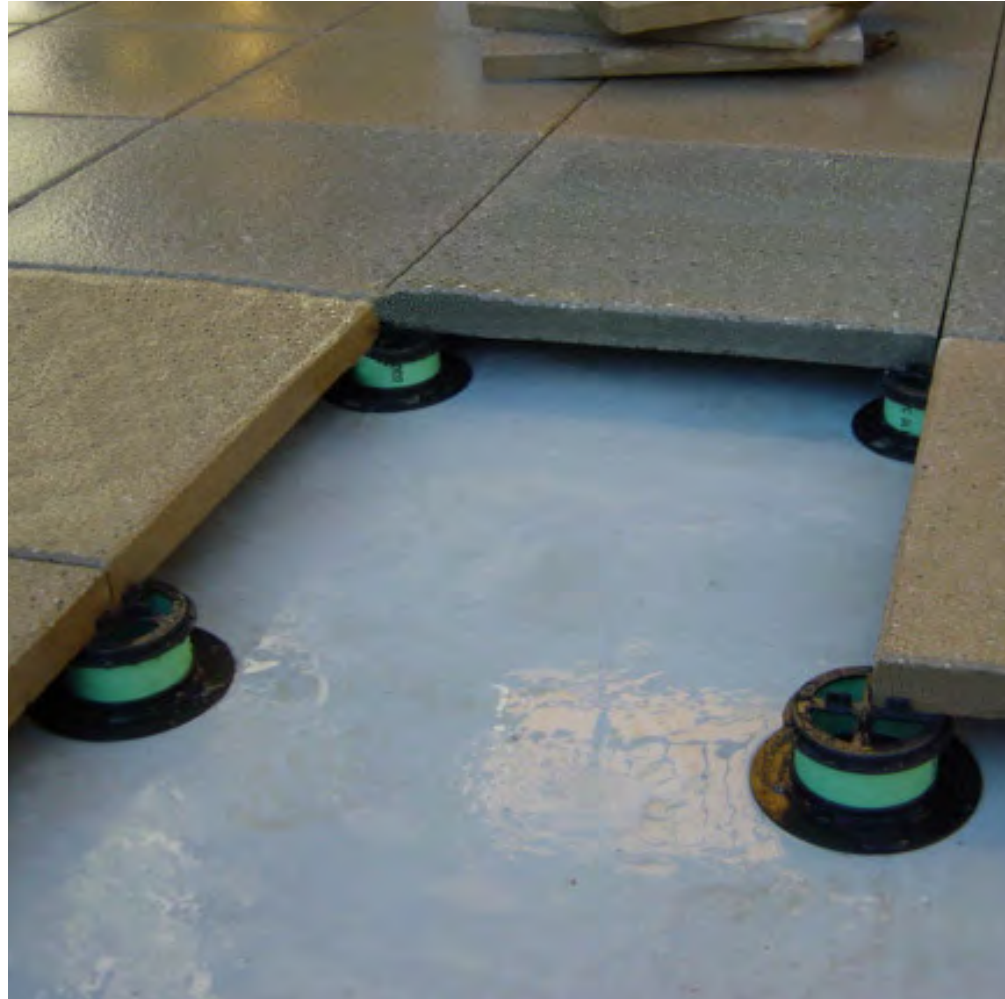
Geranium maculatum 'Espresso'
Wild Geranium



Nepeta racemosa 'Blue Wonder'
Catmint



Salvia nemerosa 'May Night'
Garden Sage



Concrete Pedestal Pavers



Wood Pedestal Pavers by Bison



Planter & Pedestal Paver System



Fiberglass Planters by ORE



Cornus sericea 'Arctic Fire'
Dwarf Redtwig Dogwood



Juniperus squamata 'Blue Star'
Flaky Juniper

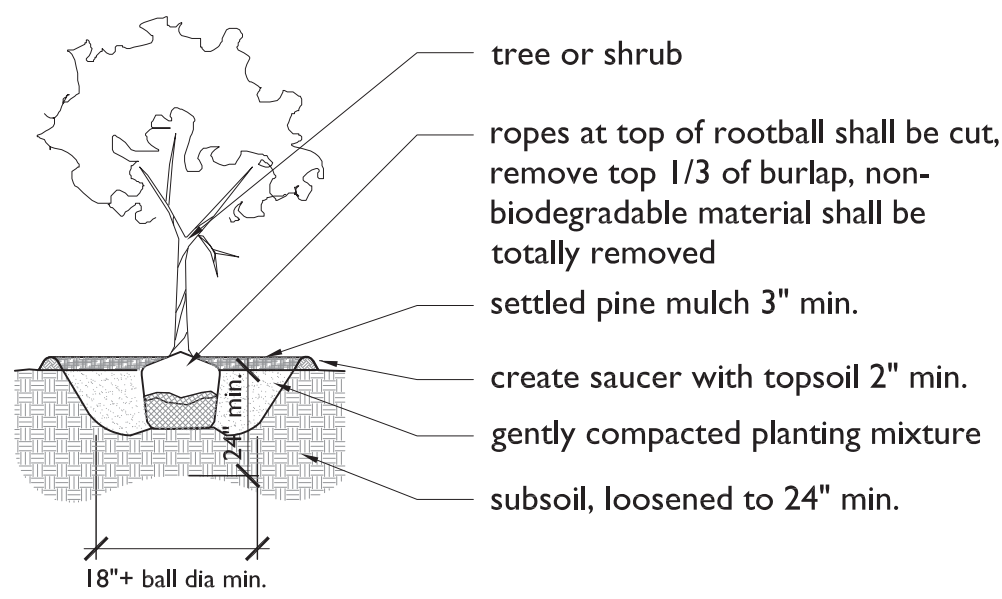


Miscanthus sinensis 'Little Kitten'
Dwarf Maiden Grass

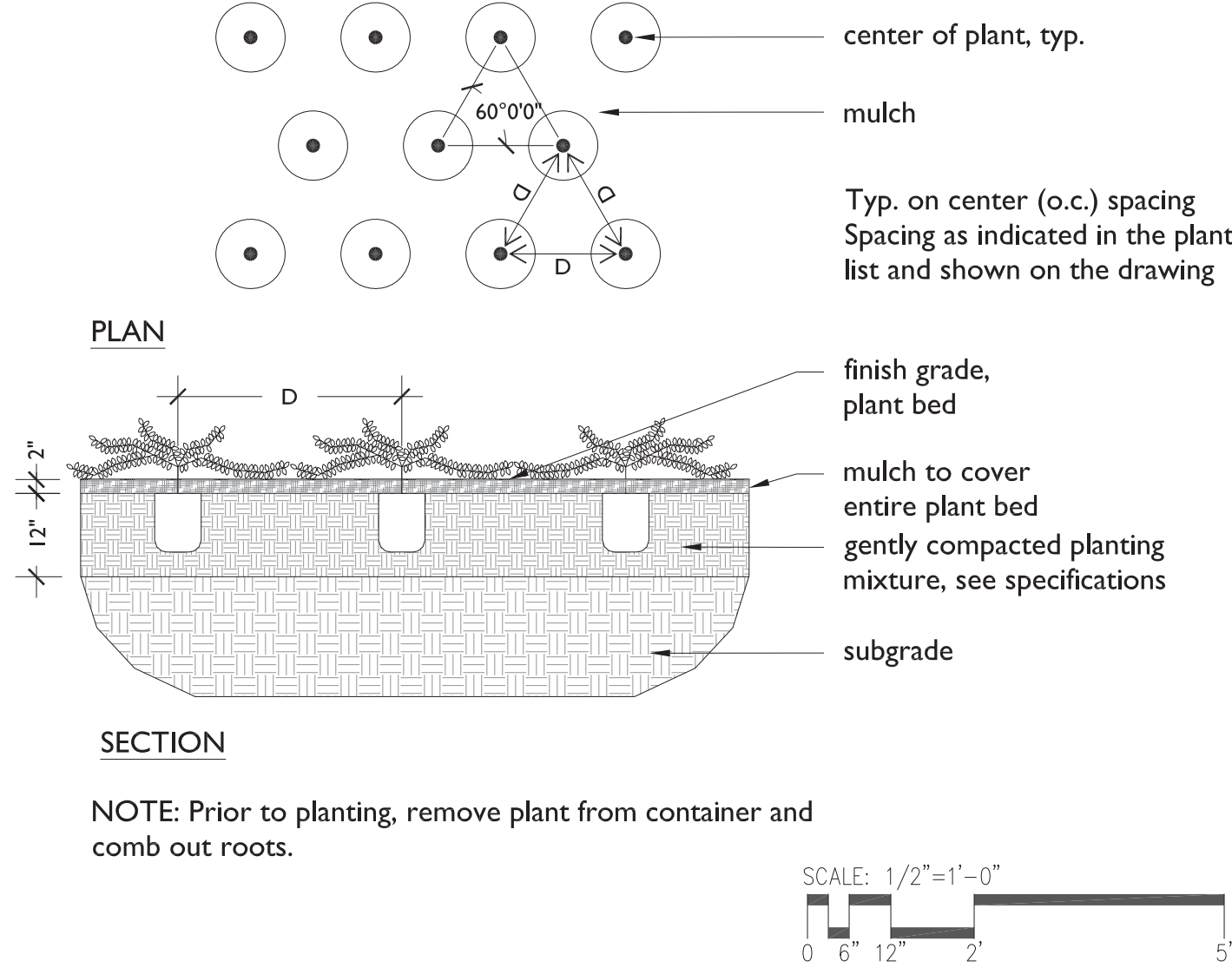


Sedum Mix Mat by Sempergreen

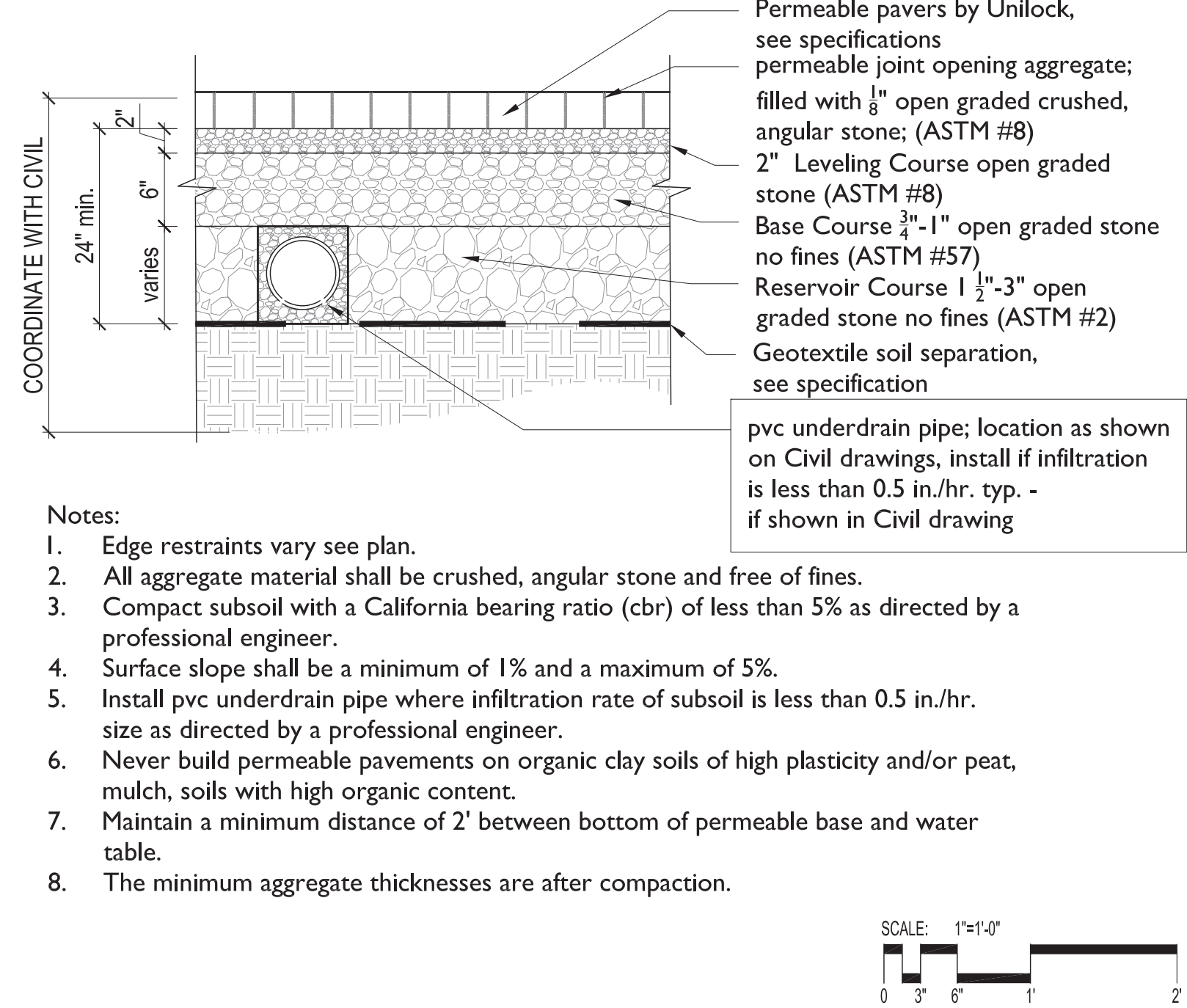
TYPICAL PLANT (TREE OR SHRUB) DETAIL



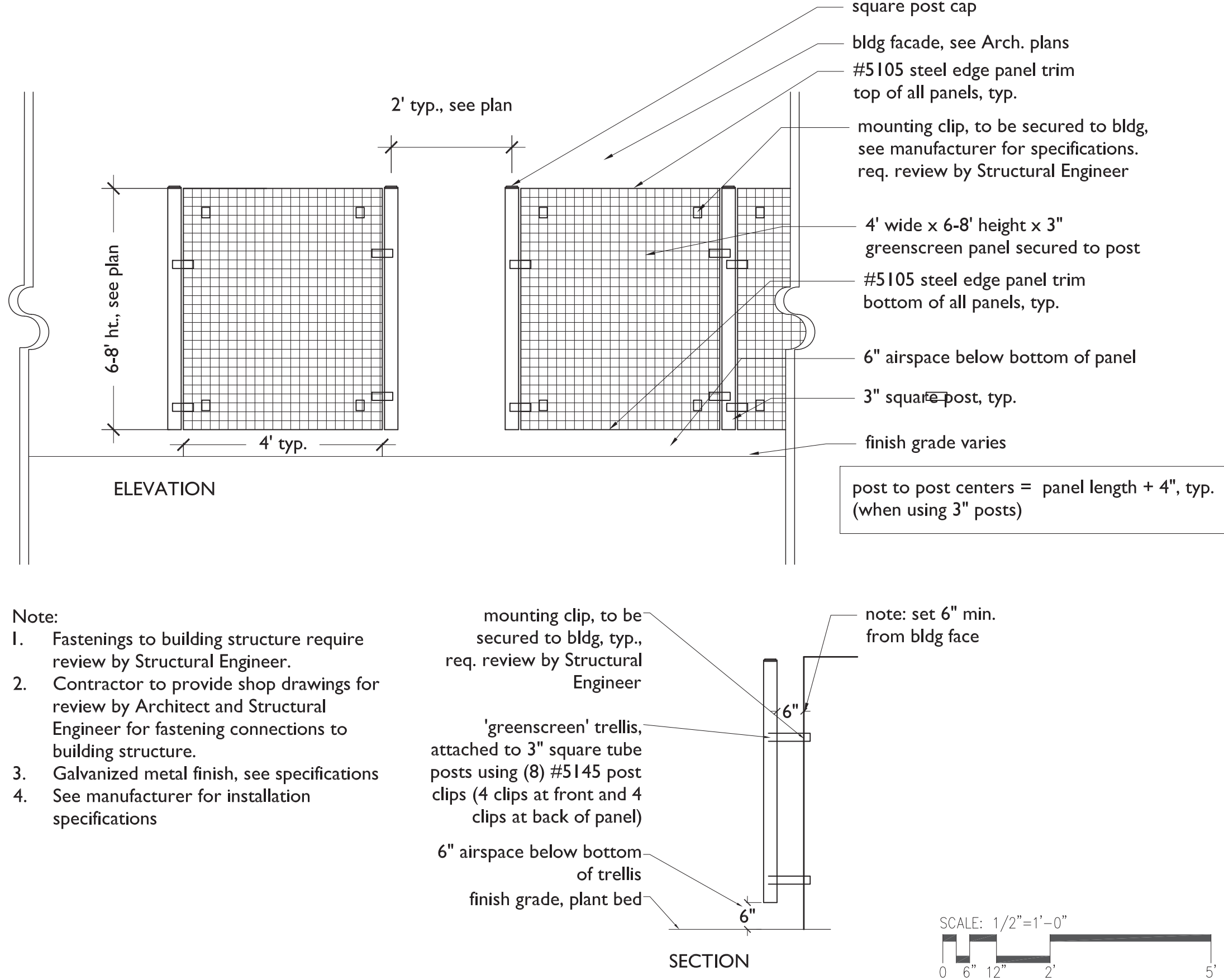
TYPICAL PERENNIAL DETAIL



PERMEABLE UNIT PAVER DETAIL



GREEN SCREEN DETAIL



10. DEVELOPMENT STANDARDS
Green Score

Table 10.4.1 Green Score Calculation

	Credit	Multiplier
Soils		
Landscaped area with a soil depth < 24 inches	actual sf	0.3
Landscaped area with a soil depth => 24 inches	actual sf	0.6
Pervious Paving with 6 to 24 inches of subsurface soil or gravel	actual sf	0.2
Pervious Paving with more than 24 inches of subsurface soil or gravel	actual sf	0.5
Groundcovers		
Turfgrass, mulch, and inorganic surfacing materials	actual sf	0.1
Plants		
Vegetation less than two (2) feet tall at maturity	actual sf	0.2
Vegetation at least two (2) feet tall at maturity	12 sf.	0.3
Trees		
SMALL TREE	50 sf.	0.6
LARGE TREE	450 sf.	0.6
Preserved Tree	65 sf.	0.8
Engineered Landscape		
Vegetated Wall	actual sf	0.1
Rain gardens, bioswales, and stormwater PLANTERS.	actual sf	1.0
Green Roof with up to 6" of growth medium	actual sf	0.1
Green Roof with 6"-10" of growth medium	actual sf	0.4
Green Roof of 10"-24" growth medium	actual sf	0.6
Green Roof of over 24" growth medium	--	per individual landscape elements

Green Score is a performance-based environmental landscape standard measured as a ratio of the weighted value of all landscape elements to the total land area of a lot.

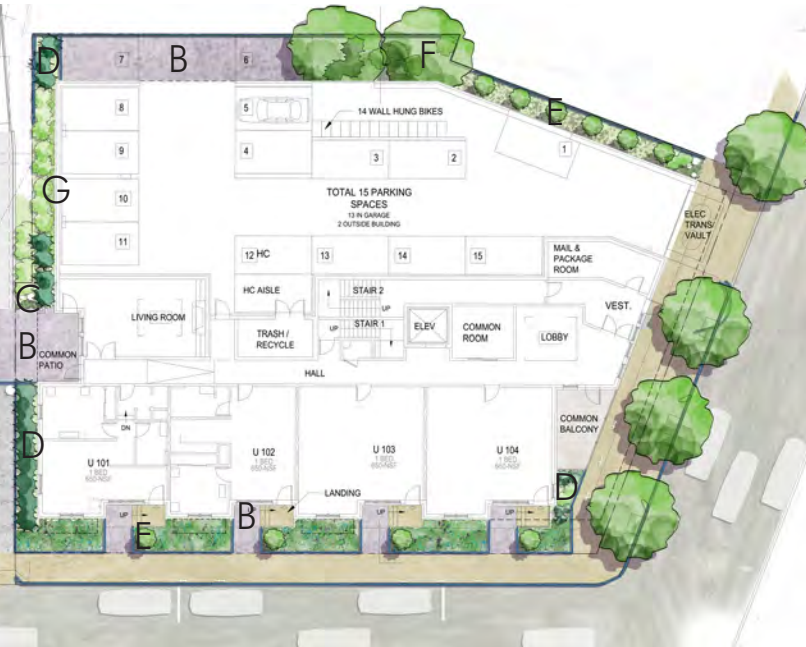
3 Hawkins Street 13,950.6 SF Total

Key		Multiplier	Bonus	Credit	
A	Soils Landscaped Area with a soil depth => 24 inches	.6		1,076.4	645.8
B	Soils Pervious Paving with more than 24 inches of subsurface soil or gravel	.5		426.9	213.5
C	Plants Vegetation less than two feet tall at maturity	.2	PV .1	18.1	5.4
D	Plants Vegetation at least two feet tall at maturity	.3	NS .1	(197)12	945.6
E	Trees Small Tree	.6	NS .1	(10)50	350
F	Trees Large Tree	.6	NS .1	(2)450	630
G	Engineered Landscape Vegetated Wall	.1	NS .1	200	40
H	Engineered Landscape Green Roof with up to 6" of growth medium	.1	NS .1	1735.7	347.1
I	Engineered Landscape Green Roof of 10"-24" growth medium	.6		577.3	346.4
	Total				3,523.8
	Green Score Bonus Publicly Visible Landscape = PV = .1 Native Species = NS = .1				

Table 10.4.2 Green Score Bonuses

	Credit	Multiplier
Bonus Credits		
Publicly visible landscape	--	0.1
Native species	--	0.1
High value species	--	0.1
50% of irrigation is harvested rainwater	--	0.1
Food cultivation	--	0.1
De-paved LOT AREA	--	0.1

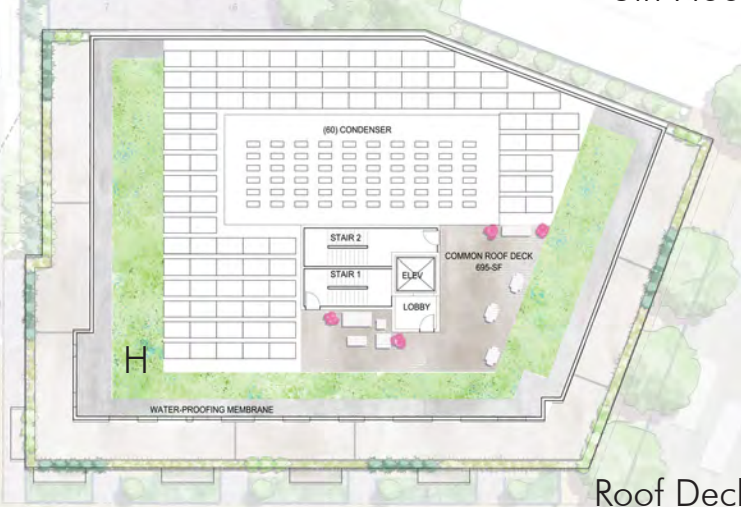
3,523.8 / 13,950.6 = .25 Green Score
minimum .20 required



Ground Level



5th Floor



Roof Deck