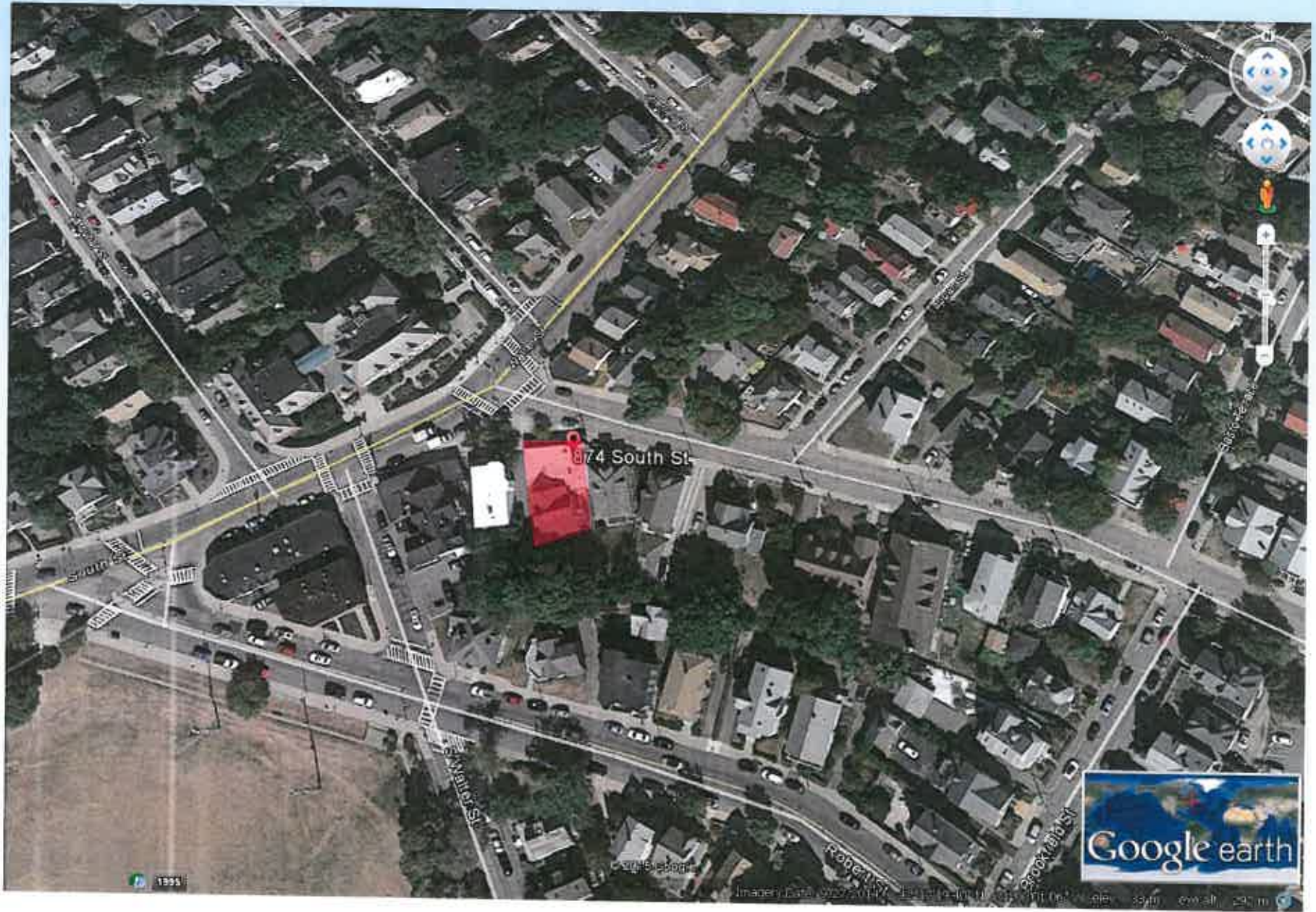




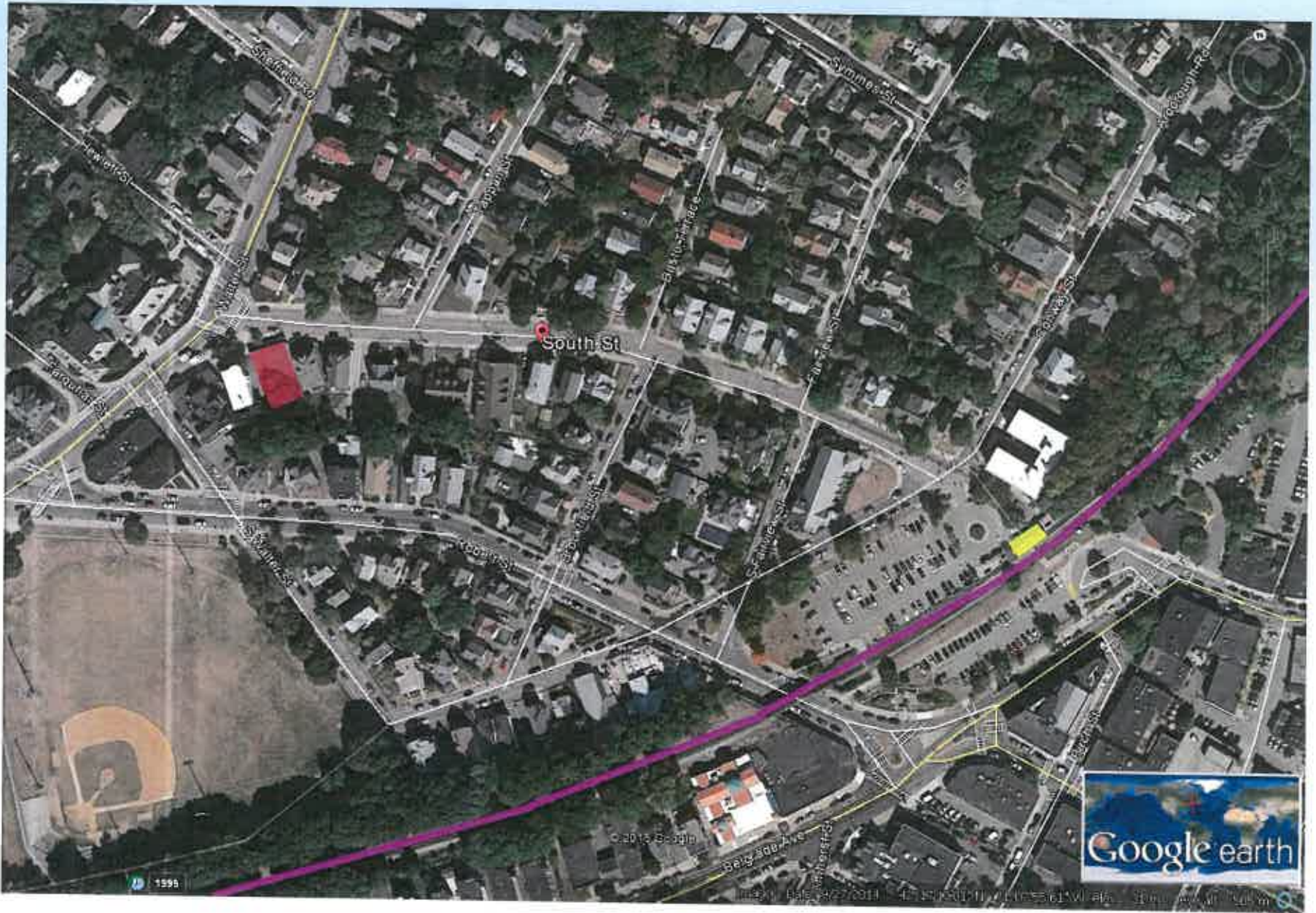
**Residential Building,
874-878 South Street, Roslindale MA**

NUNES TRABUCCO ARCHITECTS

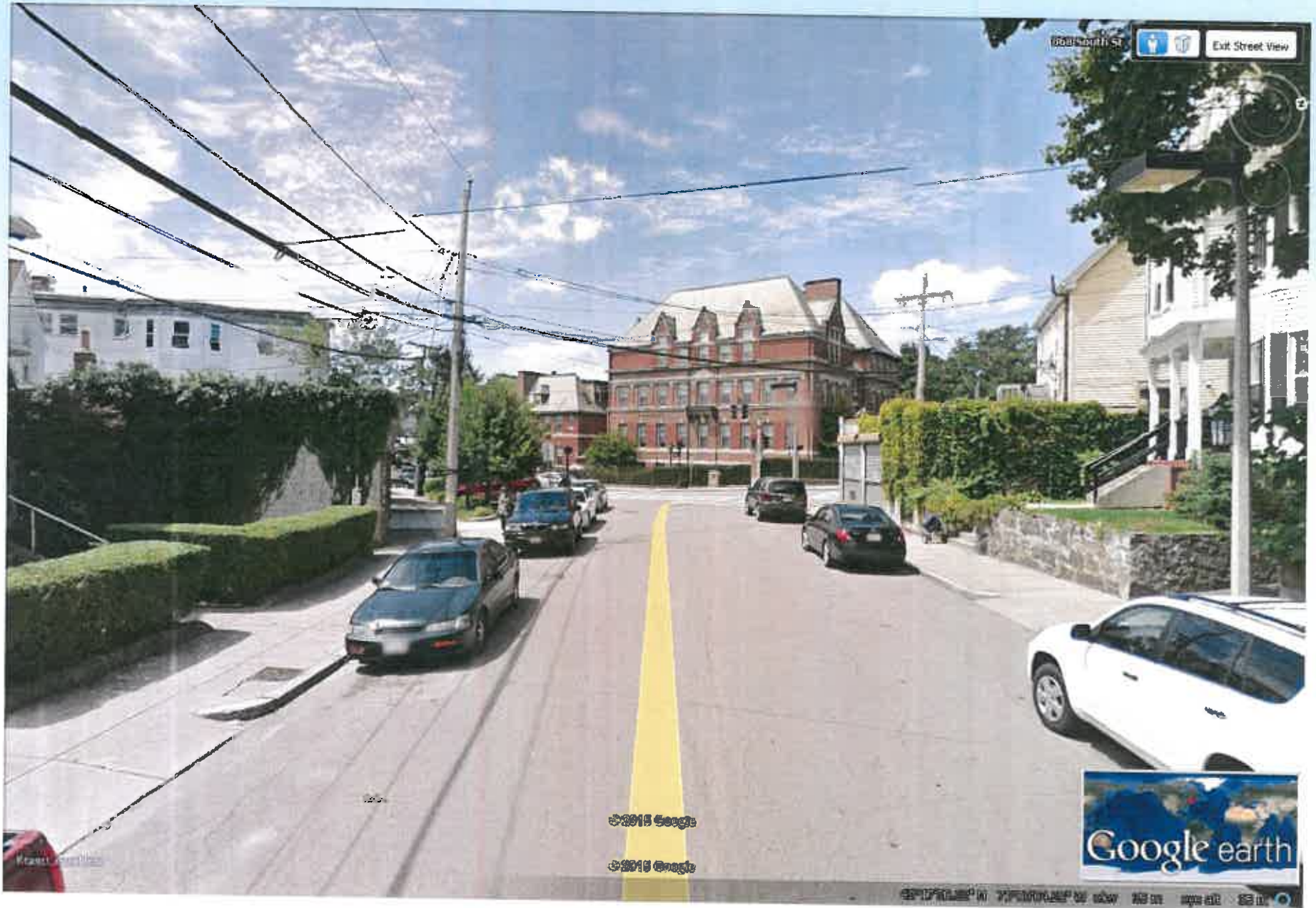
Existing Conditions: Satellite View



Existing Conditions: Satellite View (Public Transit)



View East along South Street



View North from Walter Street



View along Walter Street



View toward site from Hewlett Street





ORIGINAL CONCEPT & PROJECT REVISIONS

Original Concept:

- 15 units with 15 parking spaces at 4 stories/40'-8" with common roof deck
- All were two bedrooms of approx. 1,000 square feet

Significant Project Revisions

- Reduced the number of units from 15 units to 9 units
- Reduced Height: 40'-8" to 34'-11"
- Reduced FAR from 2.13 to 1.44
- Decreased Parking from 18 spaces 2/unit to 13 spaces equaling 1.5/ unit and added a bike rack
- Reduced Building sq. ft. from 16,108 sq. ft. to 10,887 sq. ft.
- Driveway width now 13'-0" wide, previous 10'-0"
- No more roof deck

Plant List- (Estimated Quantities Only)

Trees

Key	Qty.	Latin Name	Common Name	Size	Notes
AL	10	Malus	Crabapple	10-12 Feet Ht.	b & b Multistem
GT	10	Gleditsia Triacanthos	Honey Locust		b & b
QP	2	Quercuspalustris "Greenpillar"	Pink Oak	2.5-3" Cal. 2.5-3" Cal.	b & b

Shrubs

CA	5	Clethra Alnifolia	Summersweet	2 Cal.	
GT	17	Gleditsia Triacanthos	Honey Locust	2.5-3" Cal.	b & b
QP	4	Quercuspalustris "Greenpillar"	Pink Oak	2.5-3" Cal.	b & b

Perennial Flowers (PF) - +/- 127 SF

Echinacea Purpurea	Coneflower
Hemerocallis "Happy Returns"	Daylily
Nepeta Racemosa "Walker's Low"	Catmint
Salvia Nemorosa	Woodland Sage

Groundcovers (CG) - +/- 127 SF

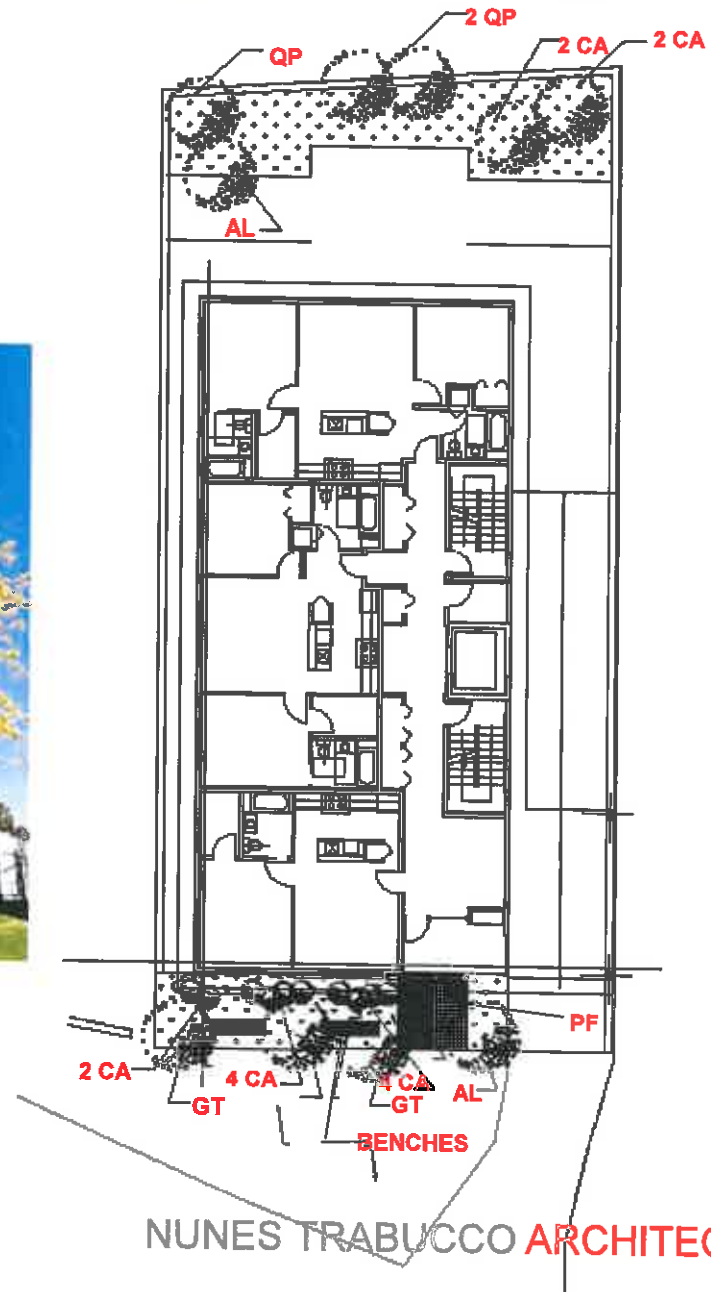
Geranium Macrorrhizum "Bevan's Variety"	Bigroot Geranium
Tiarella Cordifolia	Foamflower
Vinca Minor	Periwinkle



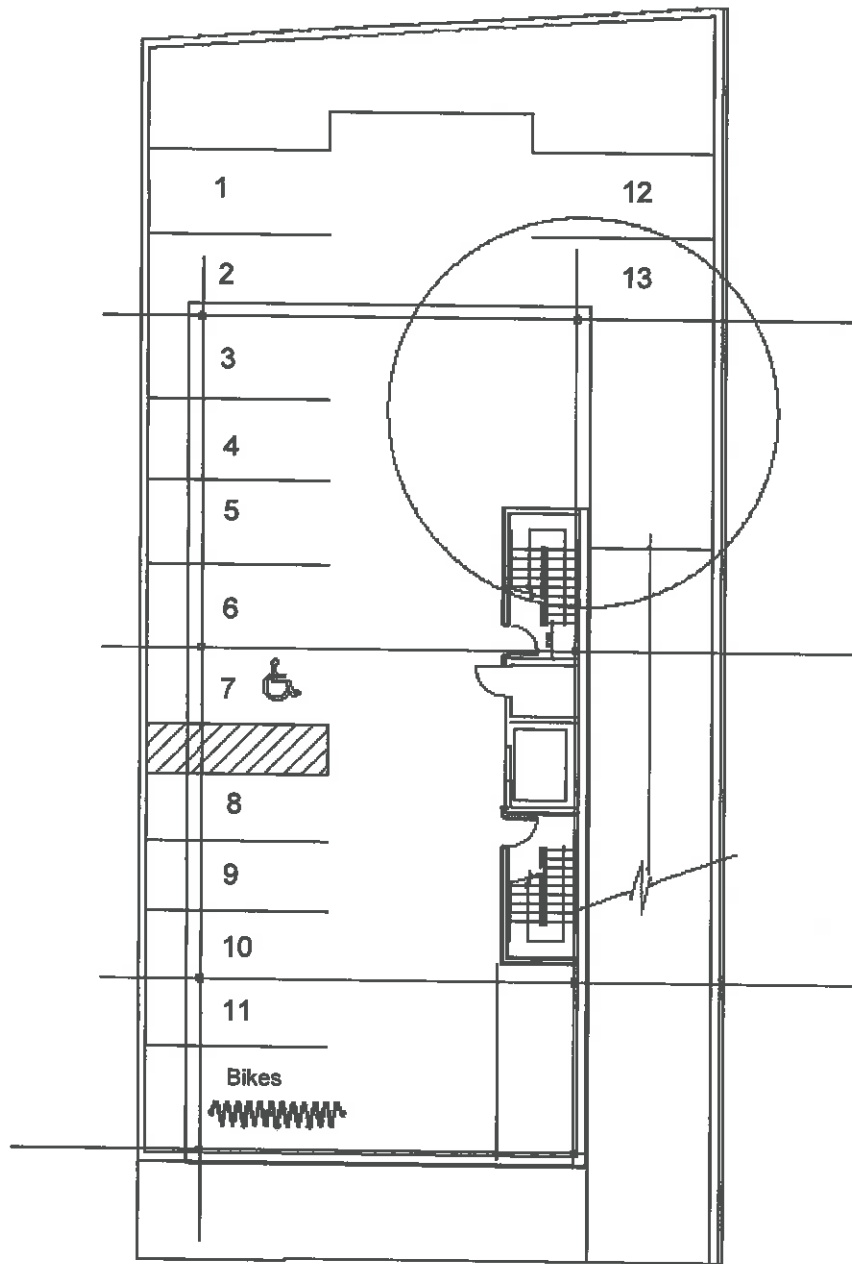
Locust Sunburst



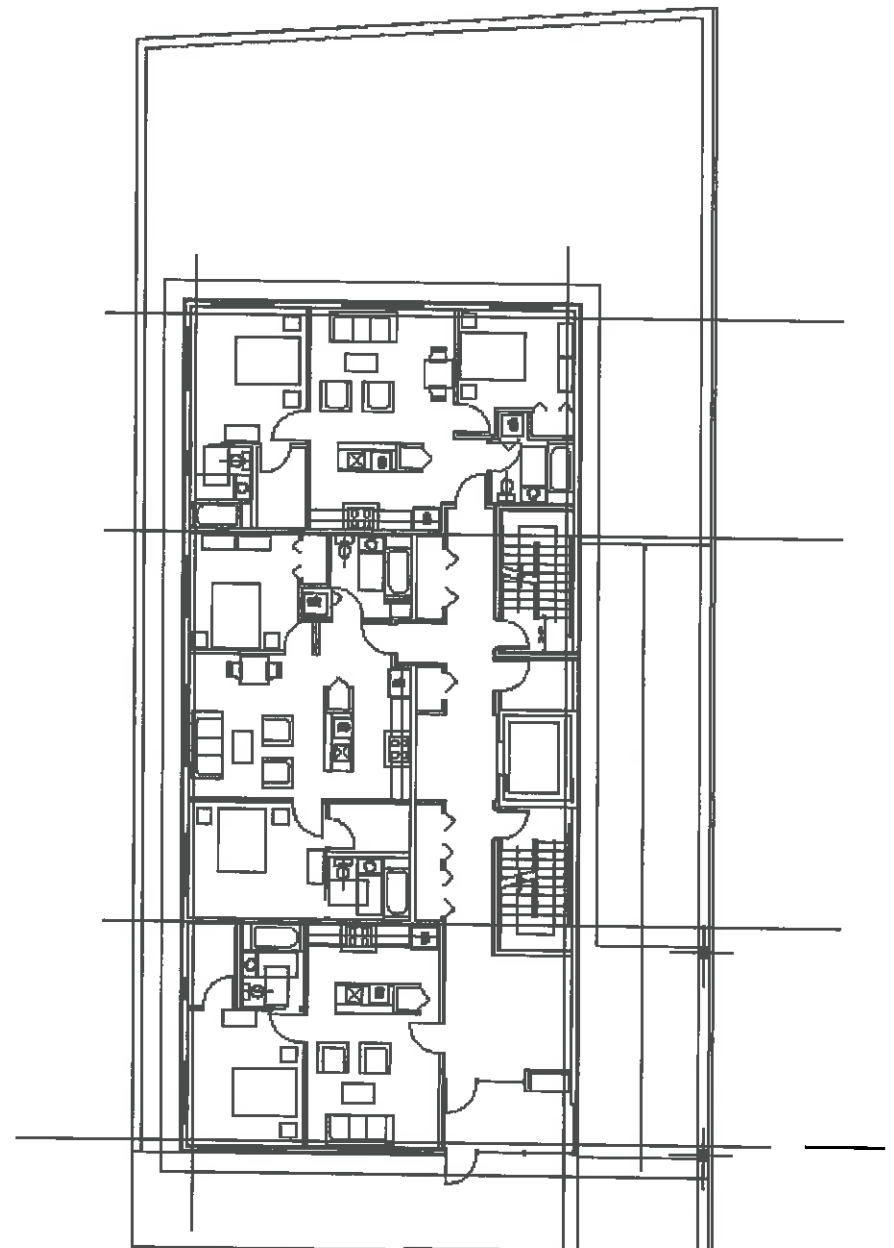
Crabapple



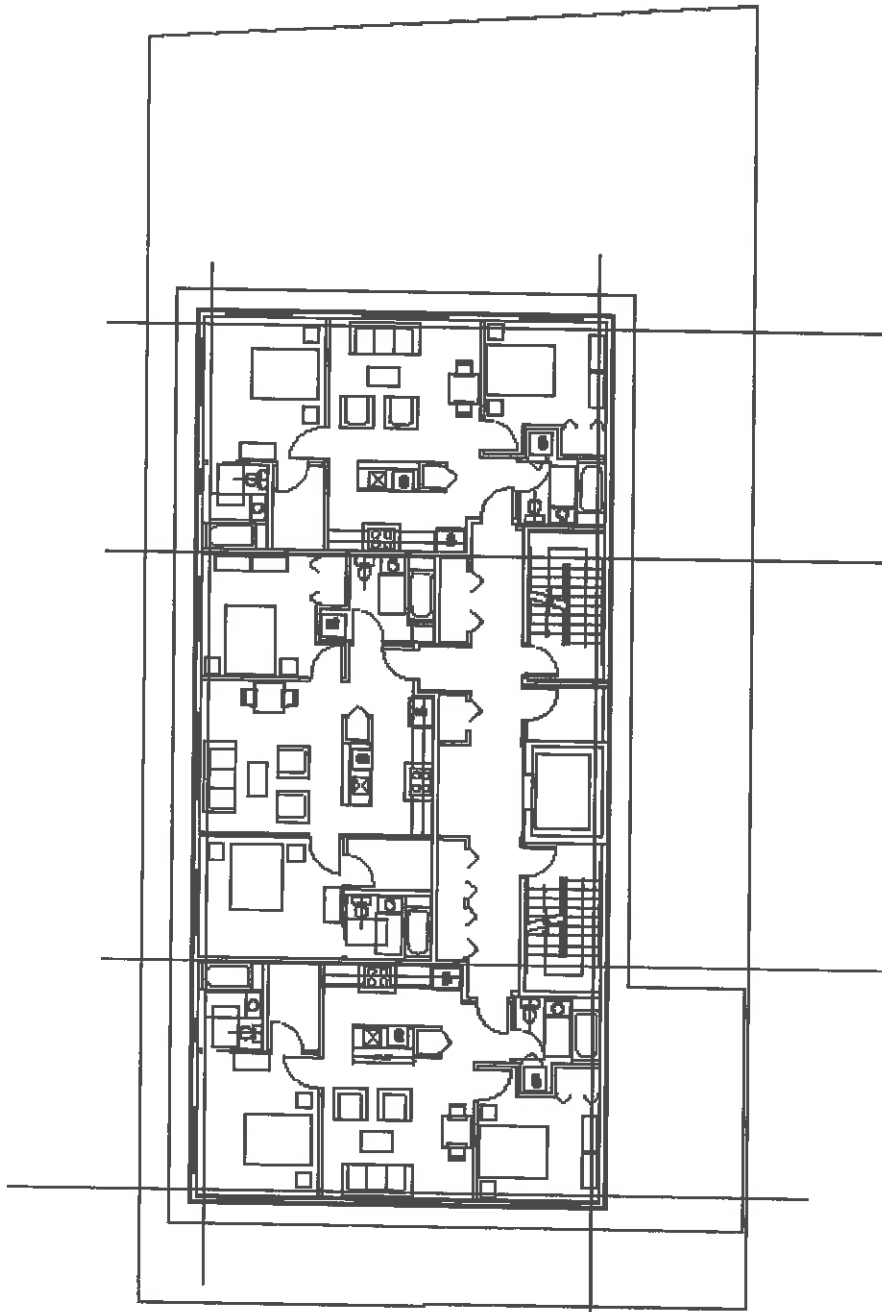
Landscape Plan



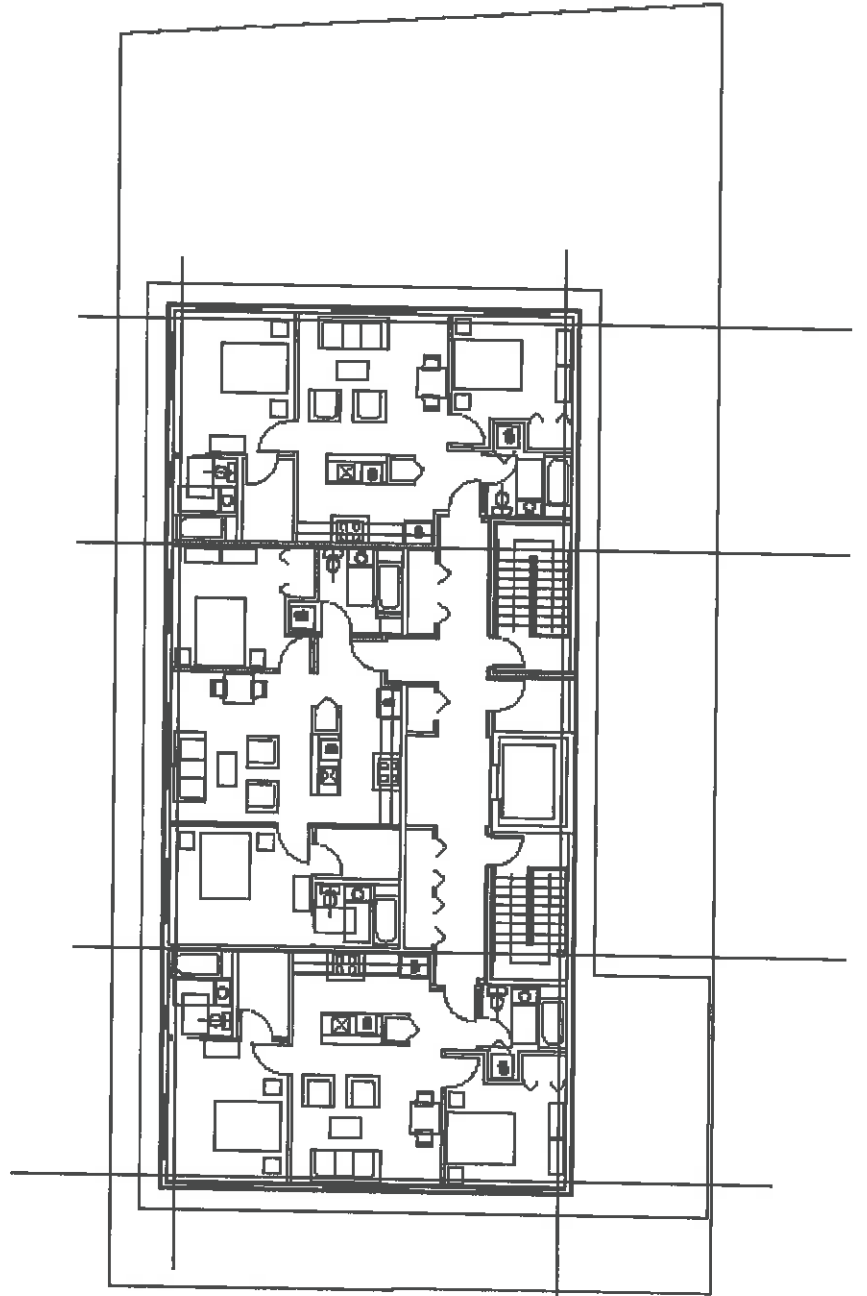
Garage Plan



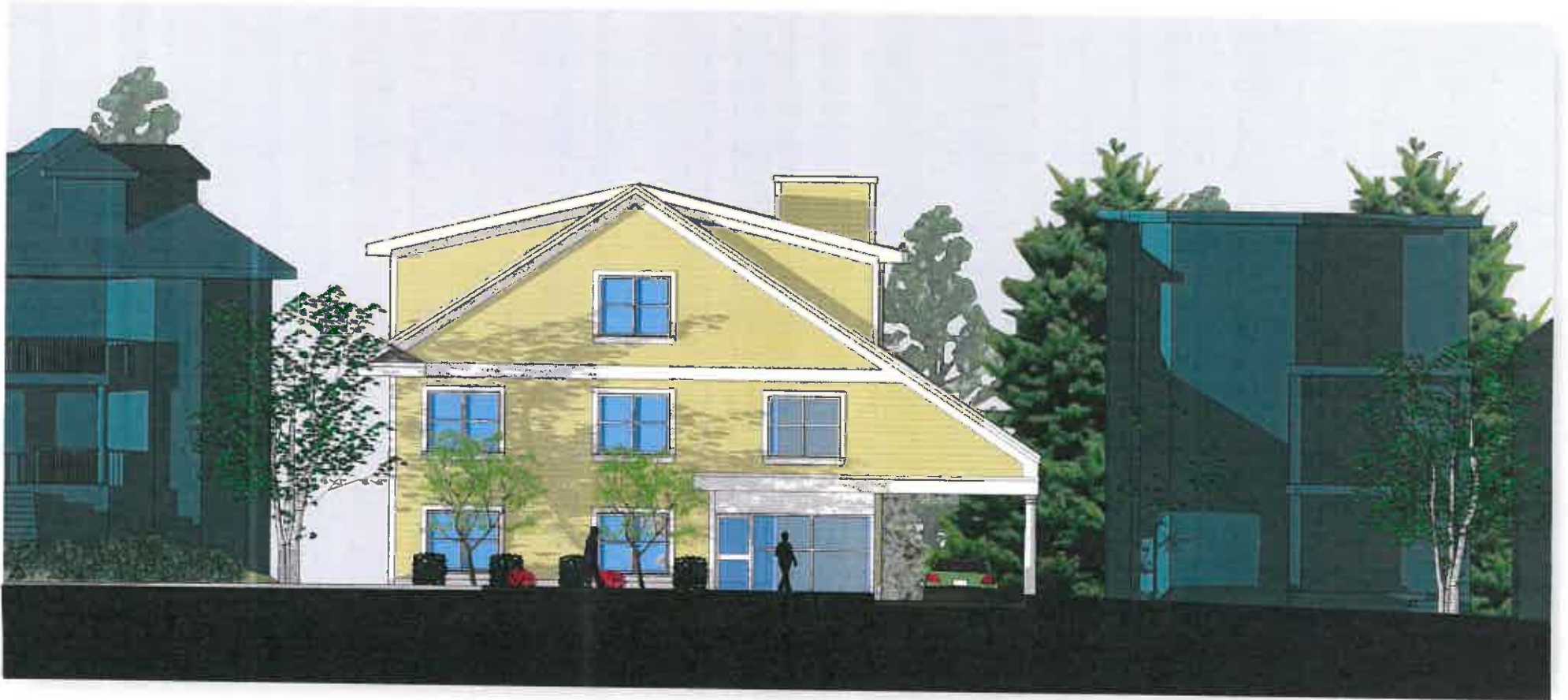
Ground Floor Plan



Second Floor Plan



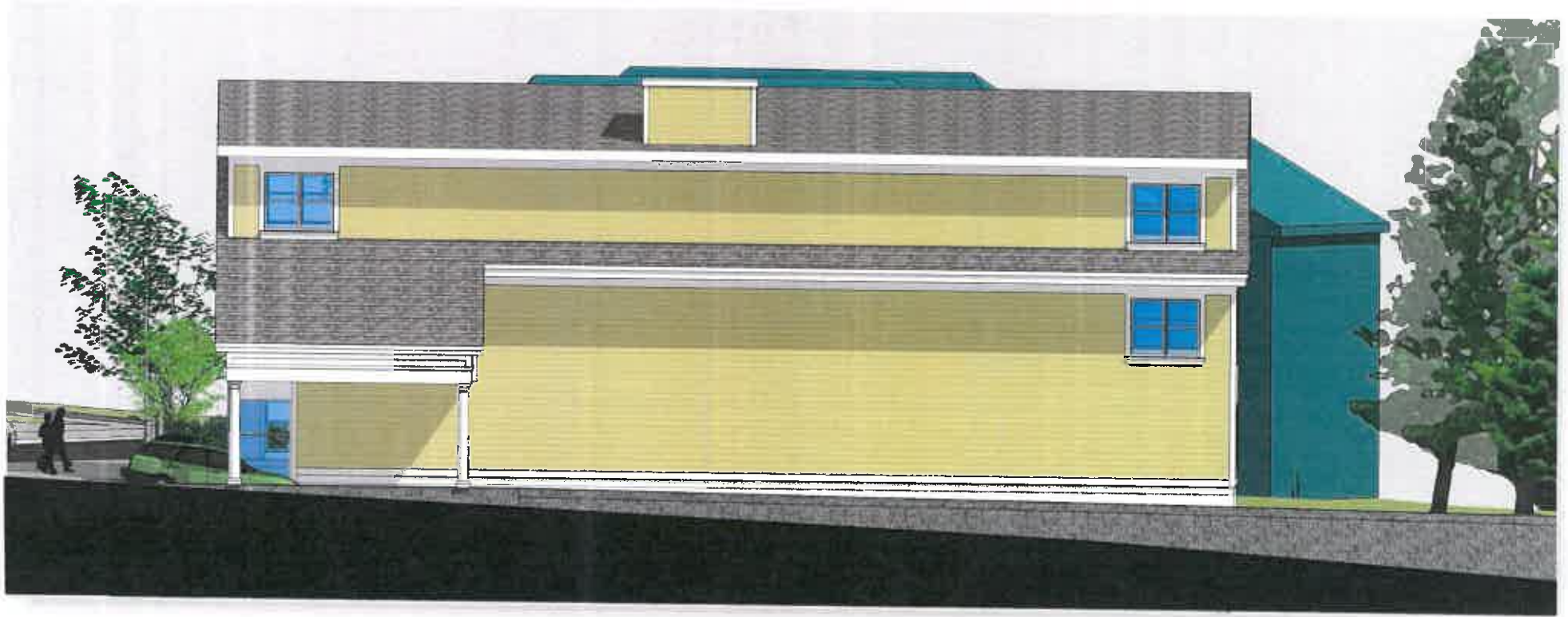
Third & Fourth Floor Plan



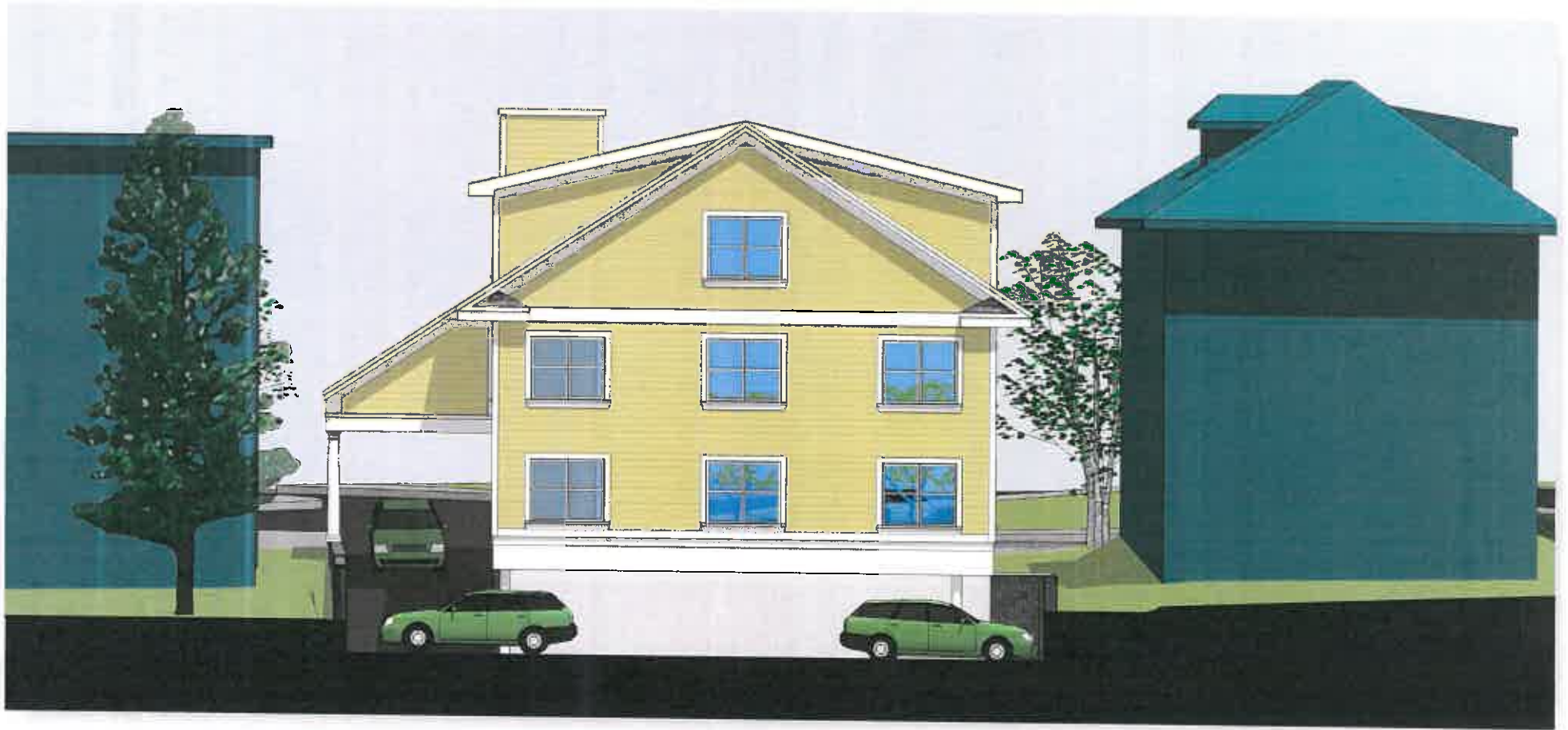
Front Elevation



Left Side Elevation



Right Side Elevation



Rear Elevation

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Perspective View 1



Perspective View 2



Perspective View 3



Perspective View 4



Thank you