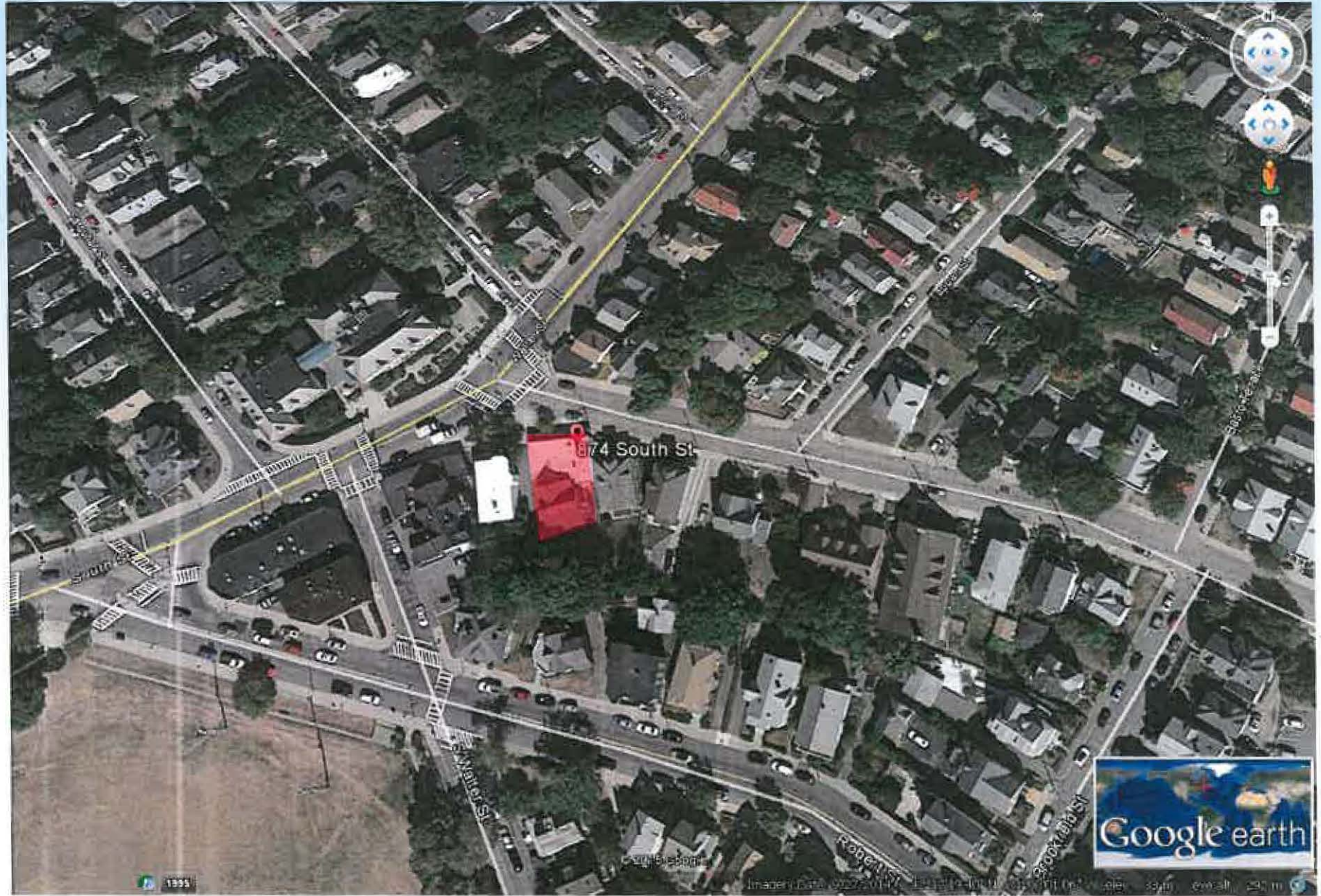




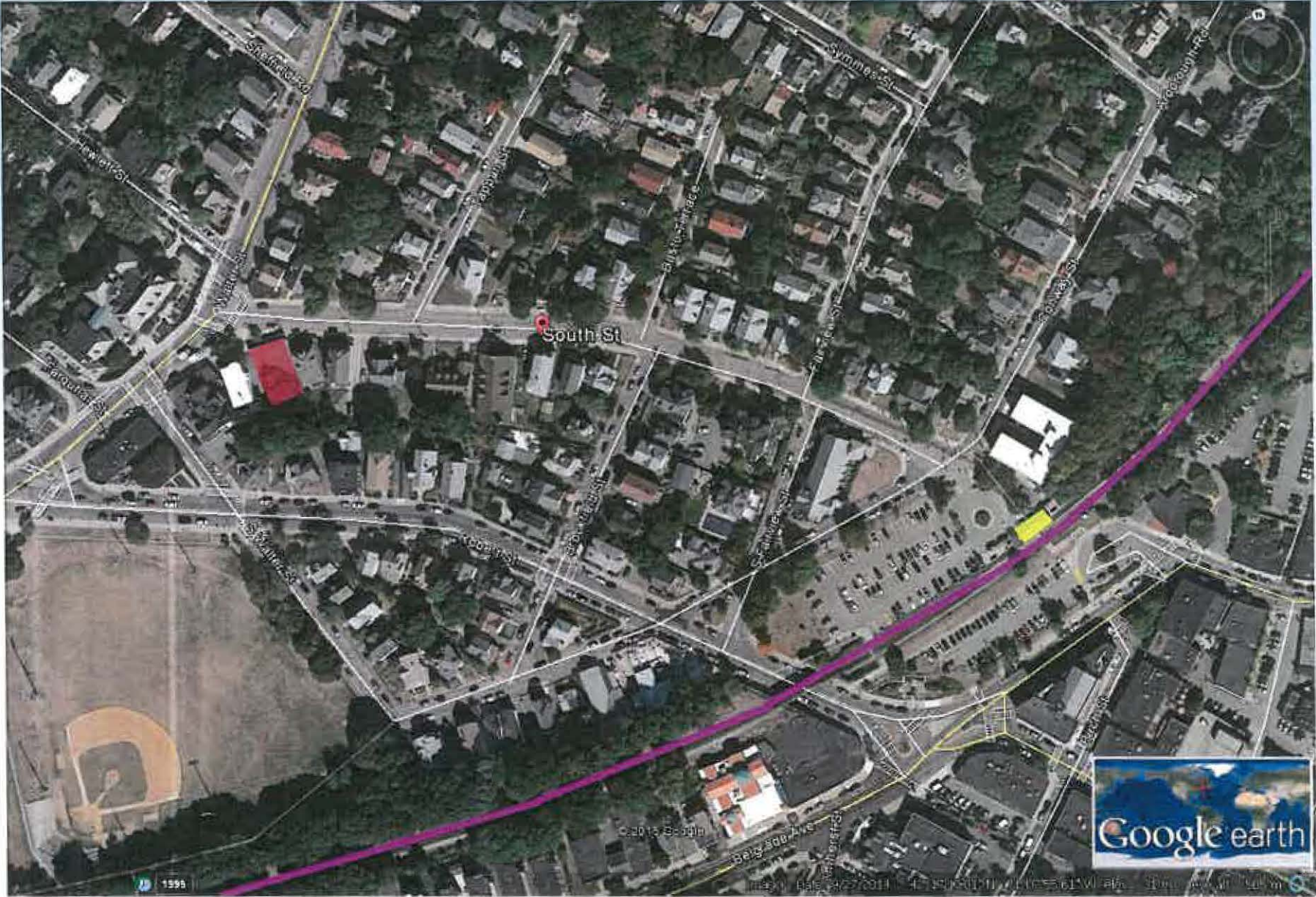
**Residential Building,
874-878 South Street, Roslindale MA**

NUNES TRABUCCO ARCHITECTS

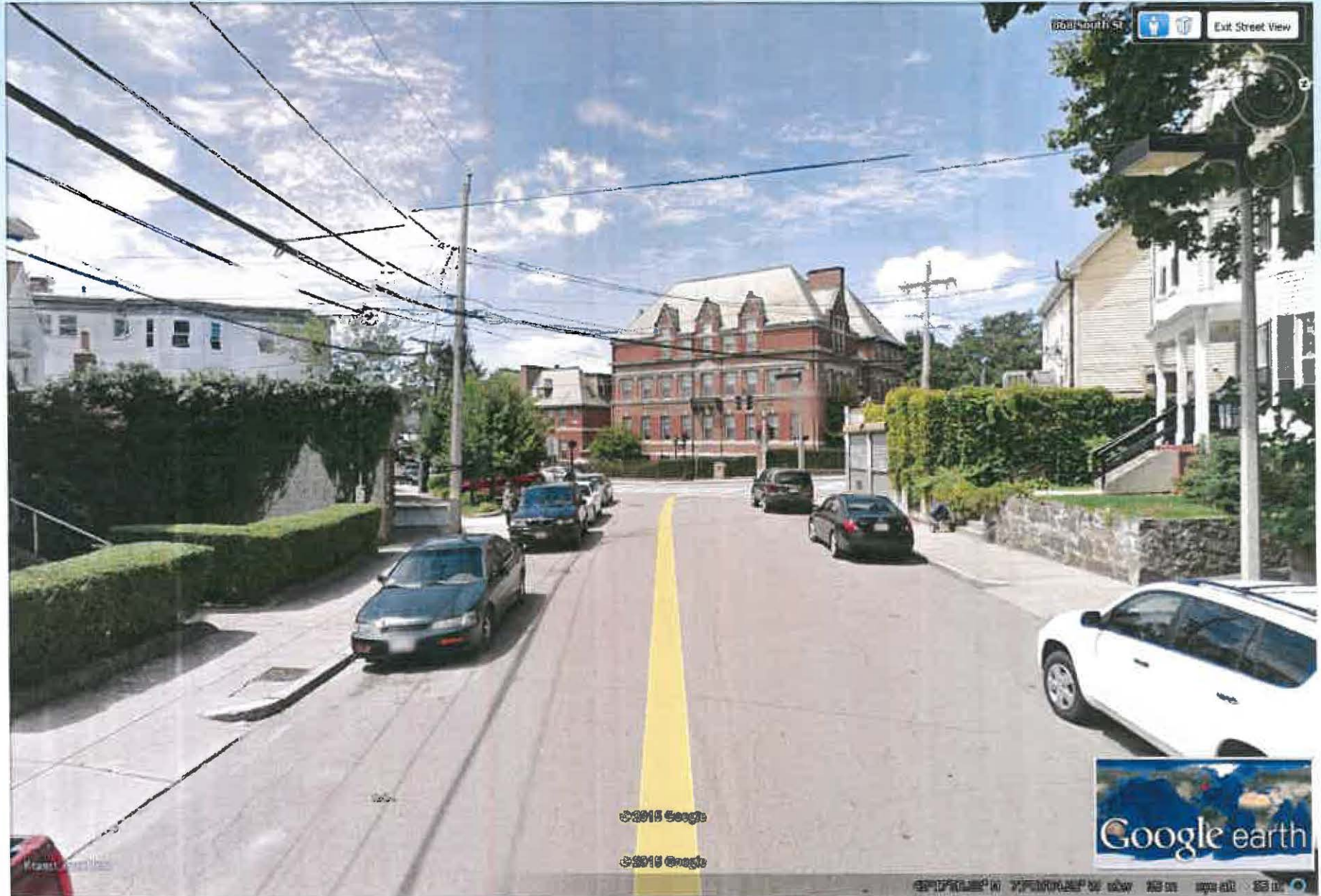
Existing Conditions: Satellite View



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

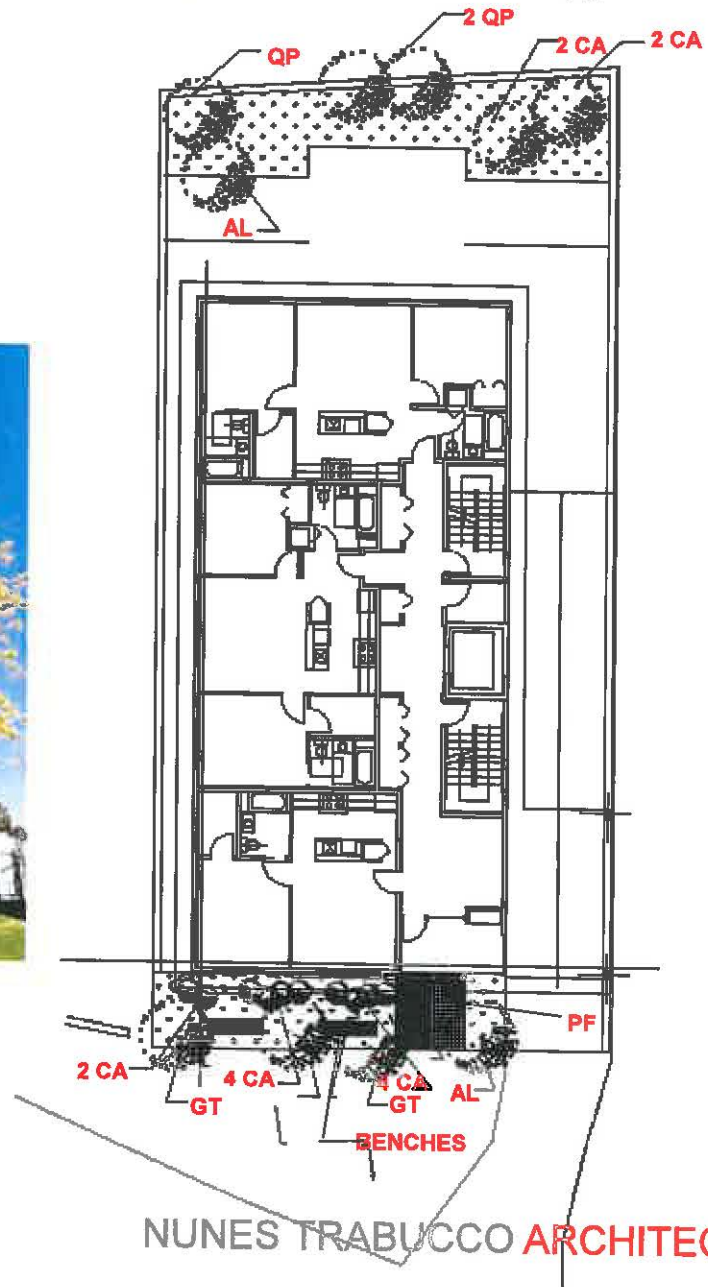
Groundcovers (CG) - +/- 127 SF



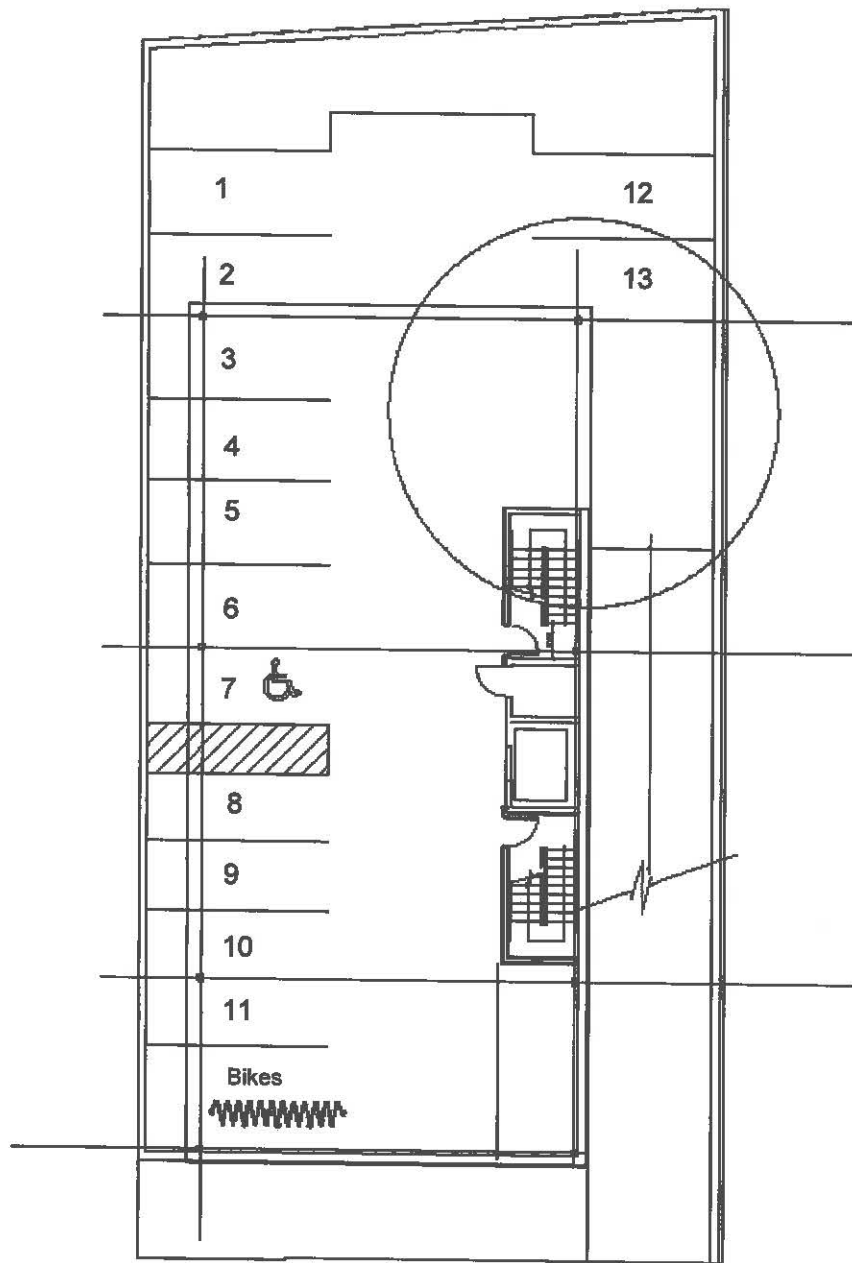
Locust Sunburst



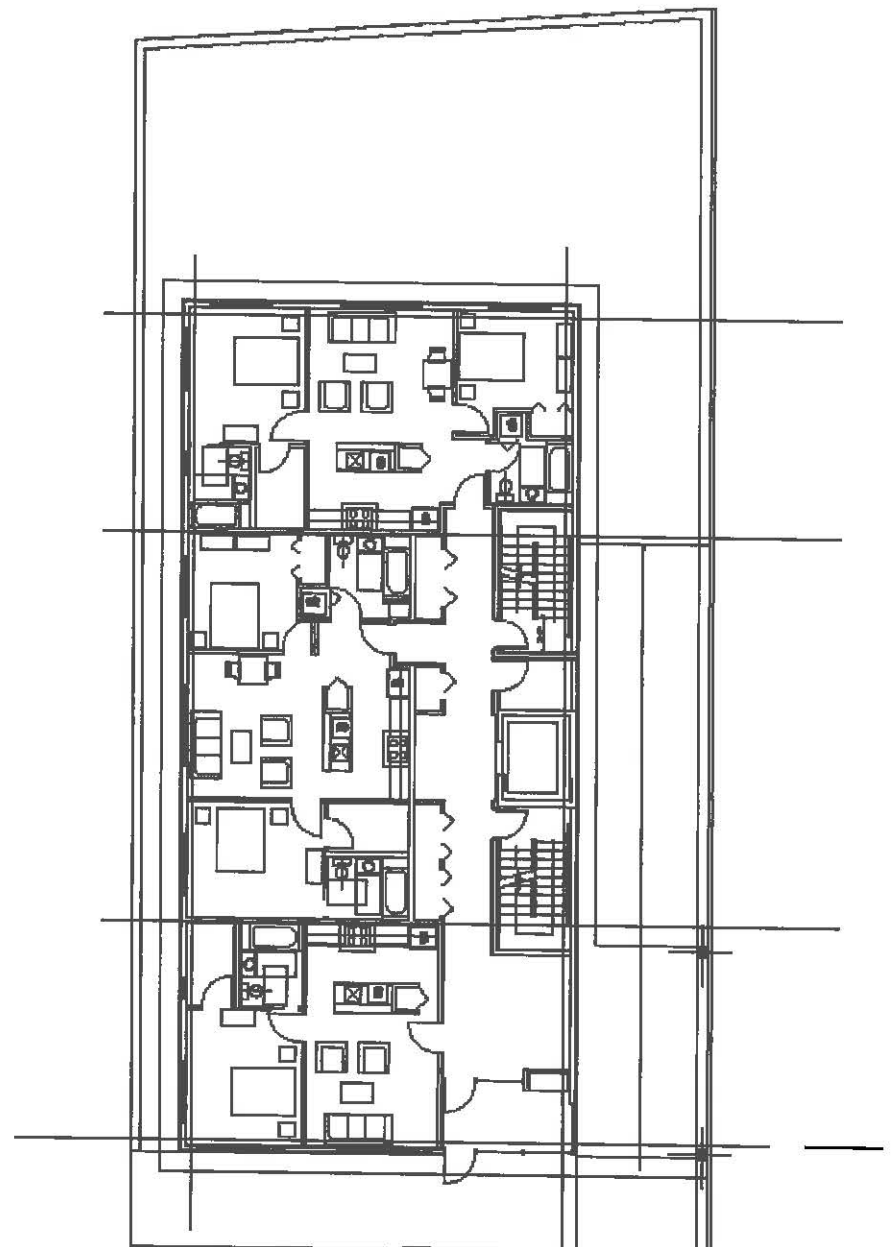
Crabapple



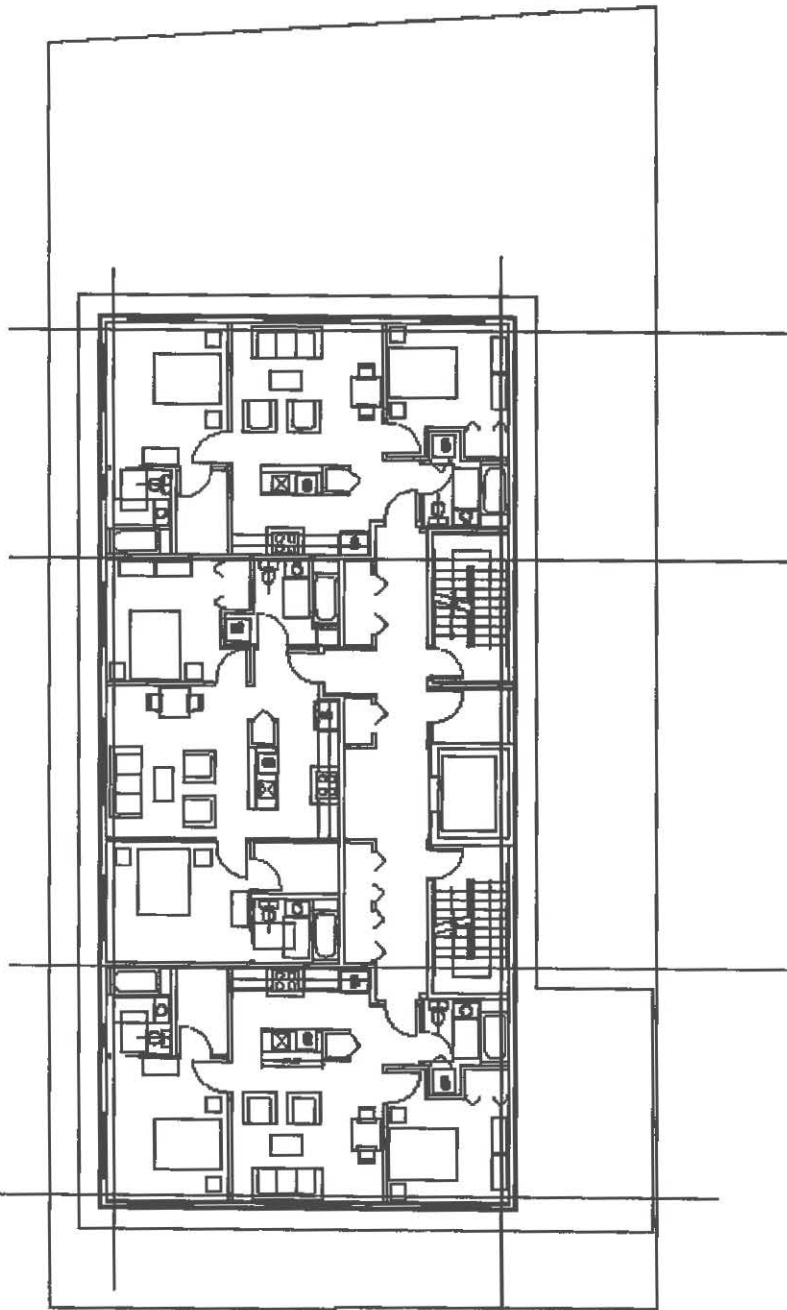
Landscape Plan



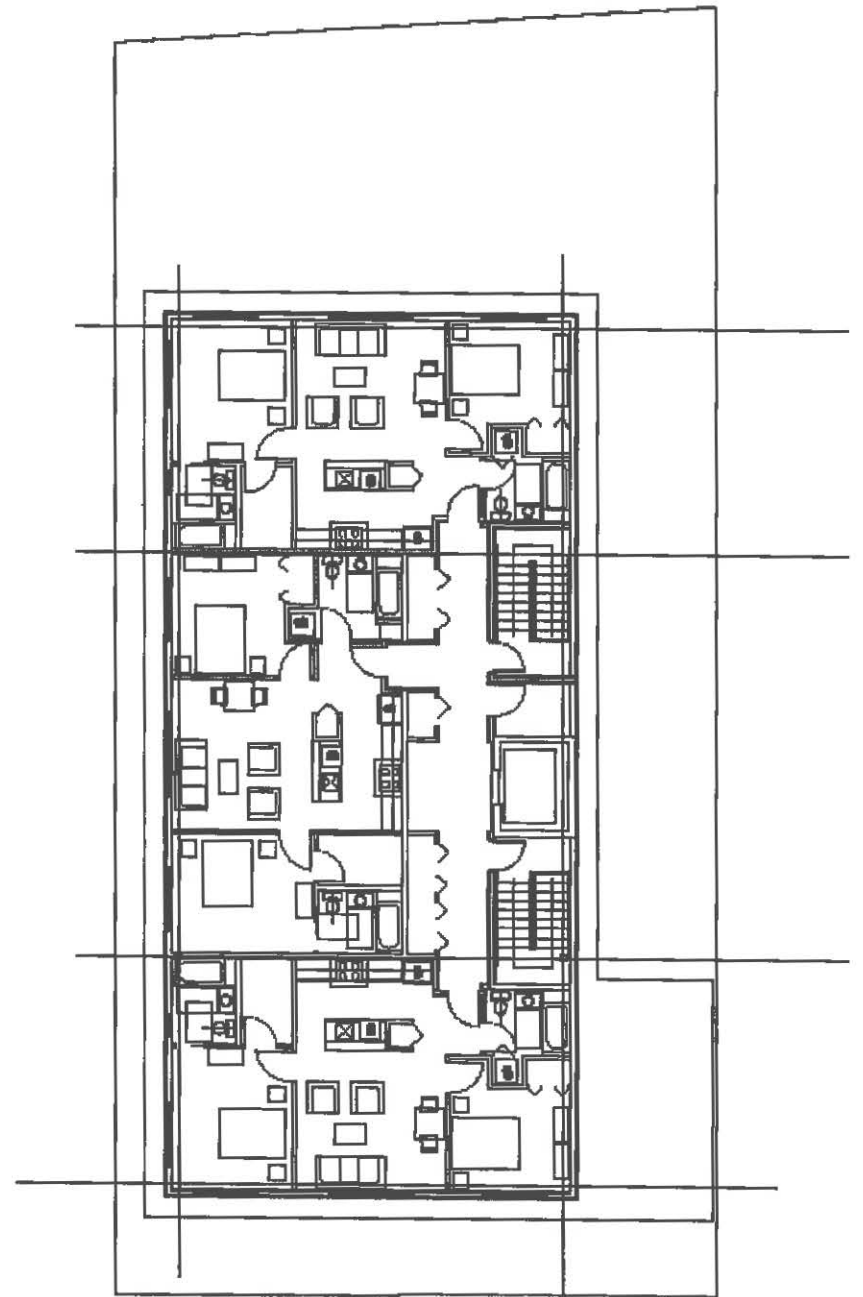
Garage Plan



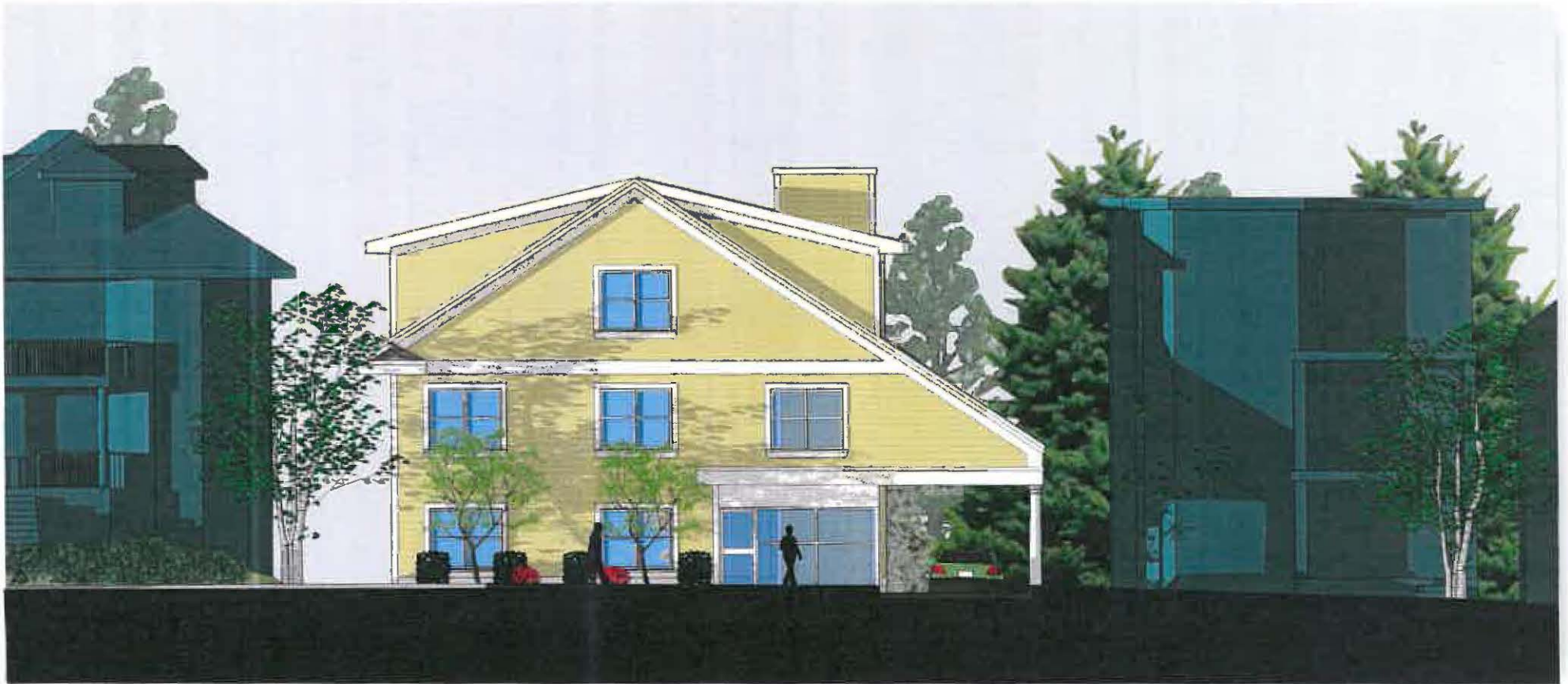
Ground Floor Plan



Second Floor Plan



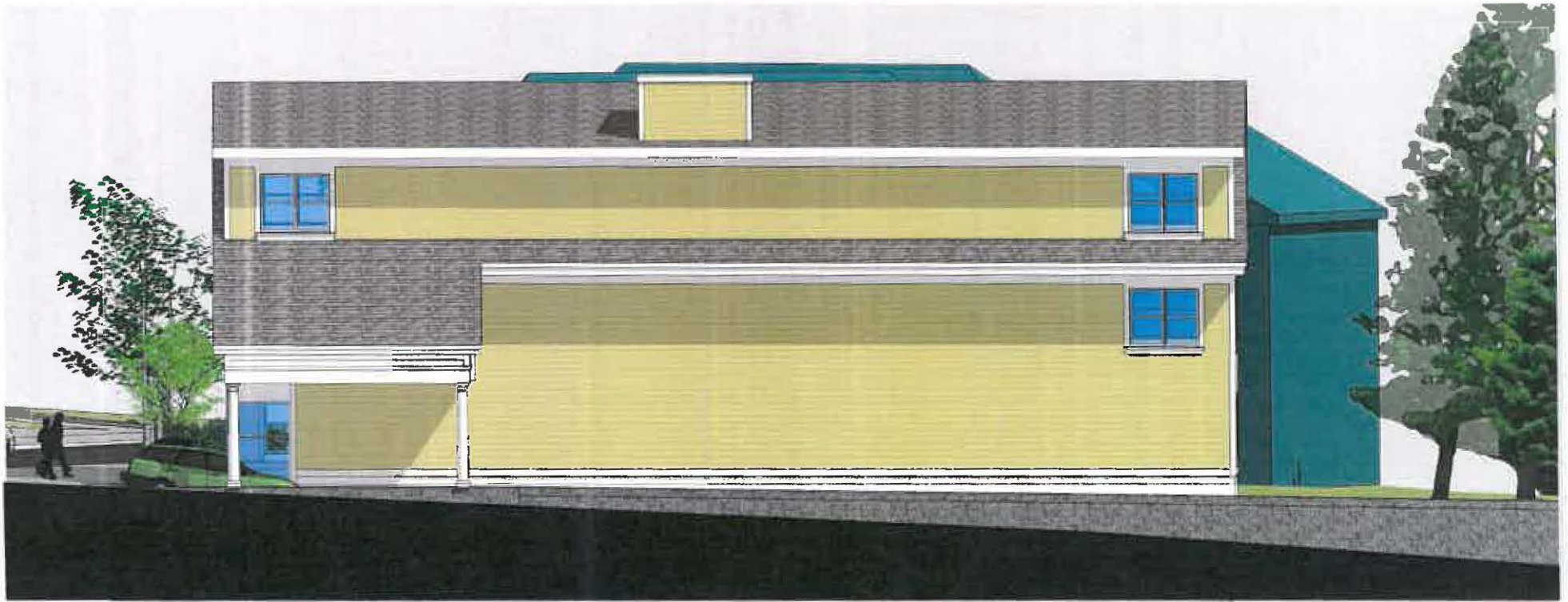
Third & Fourth Floor Plan



Front Elevation



Left Side Elevation



Right Side Elevation



Rear Elevation

NUNES TRABUCCO ARCHITECTS



Perspective View 1



Perspective View 2



Perspective View 3



Perspective View 4



Thank you