EXISTING CONDITIONS:
- Site Frontage on Mount Hood Road & Egremont Street
- Site Area of 1.7 acres (75,074 sqft)
- Extreme grade change of nearly 20' from north to south
- Combining three adjacent parcels
- Existing three building motel complex with 74 rooms
- Mid-century architecture that is an intrusion to the character of the historic neighborhood district
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- Site Area of 1.7 acres (75,074 sqft)
- Extreme grade change of nearly 20’ from north to south
- Combining three adjacent parcels
- Existing three building motel complex with 74 rooms
- Mid-century architecture that is an intrusion to the character of the historic neighborhood district
PROJECT SUMMARY:
- Site Area = 75,074 sqft
- New Building Area = 158,619 sqft
- 145 Home Ownership Units
- FAR = 2.11
- 17% Affordable Units
- 206 On-Site Parking Spots
- 175 Total Bike Parking

Variances Granted:
Per the February 5, 2019 public hearing, the Mayor's Office of Neighborhood Services, the City Council, and the Mount Hood Condominium Association all expressed their support for the project. The project was granted variances for the seven dimensional violations of Zoning Code, Article 51, Section 9.

They are as follows:
(a) Variance for Lot Area
(b) Variance for Floor Area Ratio
(c) Variance for Building Height
(d) Variance for Usable Open Space
(e) Variance for Front Yard along Mount Hood Road
(f) Variance for Front Yard along Egremont Road
(g) Variance for Rear Yard

RESIDENTIAL / AMENITY SUMMARY
SECOND FLOOR AMENITY 5,236
THIRD FLOOR AMENITY 2,407
SEVENTH FLOOR AMENITY 2,212
TOTAL AMENITY 9,855
FIRST FLOOR GSF 11,682
SECOND FLOOR GSF 11,584
THIRD FLOOR GSF 36,765
FOURTH FLOOR GSF 39,159
FIFTH & SIXTH FLOORS GSF (PER FLOOR) 21,035
SEVENTHFLOOR GSF 17,359
TOTAL BUILDING GSF 158,619

TOTAL RESIDENTIAL NRSF 134,259
EFFICIENCY* 85%
*(INCLUSIVE OF AMENITY SPACES)
40 MOUNT HOOD
1650 COMMONWEALTH LLC
5.12.2022

BUILDING ELEVATIONS
SOUTH & WEST ELEVATIONS

RESIDENTIAL NEIGHBOR

EGREMONT STREET

3/32" = 1'-0" A-201

1Exterior Elevation - South Overall
2Exterior Elevation - West Overall
40 MOUNT HOOD
BOSTON, MA
5.12.2022

VIEW ALONG MOUNT HOOD
MAIN ENTRANCE
FORMED METAL SURROUND. PAINT TO MATCH STOREFRONT COLOR.
TUBE STEEL (GALV.) CANOPY SUPPORT. REFER TO STRUCTURAL.
FINISH TO MATCH STOREFRONT COLOR.
CANOPY FRAMING MEMBER, FINISH TO MATCH STOREFRONT.
TEMPERED GLASS CANOPY ROOF.
CANOPY SIGNAGE, BY OTHERS SIDEWALK, SEE CIVIL / LANDSCAPE.
EXTERIOR MATERIALS
3 MATERIAL LANGUAGES

COPING & FLASHING:
SHEET METAL - DARK GRAY

HORIZONTAL SIDING & PANELS:
FIBER CEMENT - DARK GRAY

BRICK SCHEME 3: WHITE
REVERE PEWTER VELOUR

BRICK MORTAR: WHITE
WATER TABLE: LIMESTONE
STONE BASE: CITADEL - INFINITY W/ ONYX

COPING & FLASHING:
SHEET METAL - DARK GRAY

HORIZONTAL SIDING & PANELS:
FIBER CEMENT - DARK GRAY

BRICK SCHEME 1: RED
NAPA VALLEY VELOUR

BRICK MORTAR: GRAY
WATER TABLE: LIMESTONE
STONE BASE: CITADEL - INFINITY W/ ONYX

COPING & FLASHING:
SHEET METAL - DARK GRAY

HORIZONTAL SIDING & PANELS:
FIBER CEMENT - DARK GRAY

BRICK SCHEME 2: ORANGE (MIXED)
SANDSTONE, SADDLE & WALNUT VELOUR

BRICK MORTAR: GRAY
WATER TABLE: LIMESTONE
STONE BASE: CITADEL - INFINITY W/ ONYX

WINDOW & DOORS: BLACK
### SITE PLAN AND PLANT LIST

#### Street Trees

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Qty</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>GA</td>
<td>9</td>
<td>Zelkova - Street Trees Along Mt. Hood Road</td>
<td>Zelkova</td>
<td>5&quot;-6&quot; calb.</td>
<td>TBD, Matched Specimen, Centre Leader</td>
</tr>
<tr>
<td>IG</td>
<td>3</td>
<td>Poplar - Street Trees Along Egremont Street</td>
<td>Poplar</td>
<td>2&quot;-3&quot; calb.</td>
<td>TBD, Matched Specimen, Centre Leader</td>
</tr>
<tr>
<td>KA</td>
<td>3</td>
<td>Ash - Street Trees Along Egremont Street</td>
<td>Ash</td>
<td>1&quot;-2&quot; calb.</td>
<td>TBD, Matched Specimen, Centre Leader</td>
</tr>
<tr>
<td>JG</td>
<td>2</td>
<td>Cherry - Street Trees Along Egremont Street</td>
<td>Cherry</td>
<td>1&quot;-2&quot; calb.</td>
<td>TBD, Matched Specimen, Centre Leader</td>
</tr>
<tr>
<td>PK</td>
<td>5</td>
<td>Pohon payo - Eastern White Pine</td>
<td>Pohon payo</td>
<td>5&quot;-6&quot; calb.</td>
<td>TBD, Matched Specimen, Centre Leader</td>
</tr>
</tbody>
</table>

#### Shrubs

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Qty</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>GJ</td>
<td>51</td>
<td>Alnus incana (yellow birch)</td>
<td>Yellow Birch</td>
<td>2'-3'</td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>GL</td>
<td>37</td>
<td>Callicarpa dichotoma (highbush)</td>
<td>Highbush</td>
<td>4'-6'</td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>GI</td>
<td>36</td>
<td>Deutzia x hybrida</td>
<td>Deutzia</td>
<td>6'-8'</td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>GP</td>
<td>30</td>
<td>Ilex verticillata</td>
<td>Winterberry</td>
<td>4'-6'</td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>GP</td>
<td>30</td>
<td>Ilex verticillata (wintergreen)</td>
<td>Wintergreen</td>
<td>4'-6'</td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>GJ</td>
<td>34</td>
<td>Fothergilla major</td>
<td>Fothergilla</td>
<td>4'-6'</td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>GS</td>
<td>32</td>
<td>Rhamnus alaternus</td>
<td>Russian Olive</td>
<td>4'-6'</td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>GS</td>
<td>28</td>
<td>Rhamnus alaternus (Russian Olive)</td>
<td>Russian Olive</td>
<td>4'-6'</td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>GK</td>
<td>34</td>
<td>Ilex verticillata (wintergreen)</td>
<td>Wintergreen</td>
<td>4'-6'</td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>GS</td>
<td>11</td>
<td>Ilex verticillata (wintergreen)</td>
<td>Wintergreen</td>
<td>4'-6'</td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>GP</td>
<td>35</td>
<td>Betula nigra (river birch)</td>
<td>River Birch</td>
<td>4'-6'</td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>GS</td>
<td>36</td>
<td>Ilex verticillata (wintergreen)</td>
<td>Wintergreen</td>
<td>4'-6'</td>
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<td>GS</td>
<td>35</td>
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<td>28</td>
<td>Rhamnus alaternus</td>
<td>Russian Olive</td>
<td>4'-6'</td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>GJ</td>
<td>26</td>
<td>Ilex verticillata (wintergreen)</td>
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<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>GJ</td>
<td>35</td>
<td>Ilex verticillata (wintergreen)</td>
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<tr>
<td>GP</td>
<td>35</td>
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<td>TBD, 30 ft.</td>
</tr>
</tbody>
</table>

#### Fences

<table>
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<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG</td>
<td>35</td>
<td>Asparagus setaceus</td>
<td>Asparagus</td>
<td>2'-3'</td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>IG</td>
<td>20</td>
<td>Ulmus americana</td>
<td>American Elm</td>
<td>2'-3'</td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>IG</td>
<td>30</td>
<td>Ulmus americana (American Elm)</td>
<td>American Elm</td>
<td>2'-3'</td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
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<td>20</td>
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#### Paving

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<th>Common Name</th>
<th>Size</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>15</td>
<td>344</td>
<td>Wildflowers</td>
<td>Wildflowers</td>
<td></td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>13</td>
<td>344</td>
<td>Wildflowers</td>
<td>Wildflowers</td>
<td></td>
<td>TBD, 30 ft.</td>
</tr>
<tr>
<td>12</td>
<td>344</td>
<td>Wildflowers</td>
<td>Wildflowers</td>
<td></td>
<td>TBD, 30 ft.</td>
</tr>
</tbody>
</table>

### Existing Tree

- **ZELKOVa - STREET TREES ALONG MT. HOOD ROAD**
- **AMERICAN HORNBEAM - STREET TREES ALONG EGREMONT STREET (OVERHEAD UTILITY LINES)**

### Design Team

- Copley Wolf Design Group
- Landscape Architects & Planners
SHRUBS, GROUNDCOVER AND PERENNIALS

LIMETTA HYDRANGEA
LITTLE LIME HYDRANGEA
ST JOHN'S WART
INKBERRY
CHINA GIRL HOLLY

LITTLE HENRY SWEETSPIRE
GRAY OWL JUNIPER
ELF MOUNTAIN LAUREL
STEEPLEBUSH
TAUNTON YEW

LOWBUSH BLUEBERRY
LIL DITTY VIBURNUM
WINDFLOWER
PURPLE DOME ASTER
KARL FOERSTER FEATHER REED GRASS
GROUNDCOVER AND PERENNIALS

PENNSYLVANIA SEDGE

PINK TICKSEED

PURPLE CONE FLOWER

DAY LILY

HOSTA VARIETIES

CORAL BELLS

LIRIOPE

DWARF MAIDEN GRASS

ROYAL FERN

CASSIAN DWARF FOUNTAIN GRASS

PACHYSANDRA

BLACK EYED SUSAN

AUTUMN JOY SEDUM

BARREN STRAWBERRY

DAFFODILS

PURPLE CONE FLOWER

DAFFODILS