

69 CENTRE ST. RESIDENTIAL ADDITION: INTRODUCTIONS & PROJECT GOALS

TEAM

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PROJECT GOALS

AGING IN PLACE, INTERGENERATIONAL LIVING

HISTORIC RESTORATION

THOUGHTFUL REGENERATIVE LANDSCAPE DESIGN

CLIMATE RESILIENCY

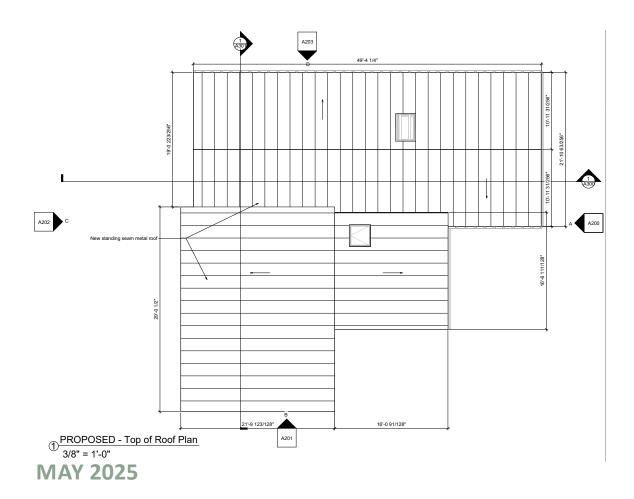
DESIGN EXPLORATIONS/REVISIONS: JUNE 2025

BUILDING MASSING (ROOF)
SIDING & COLORS
LANDSCAPE/SITE DESIGN



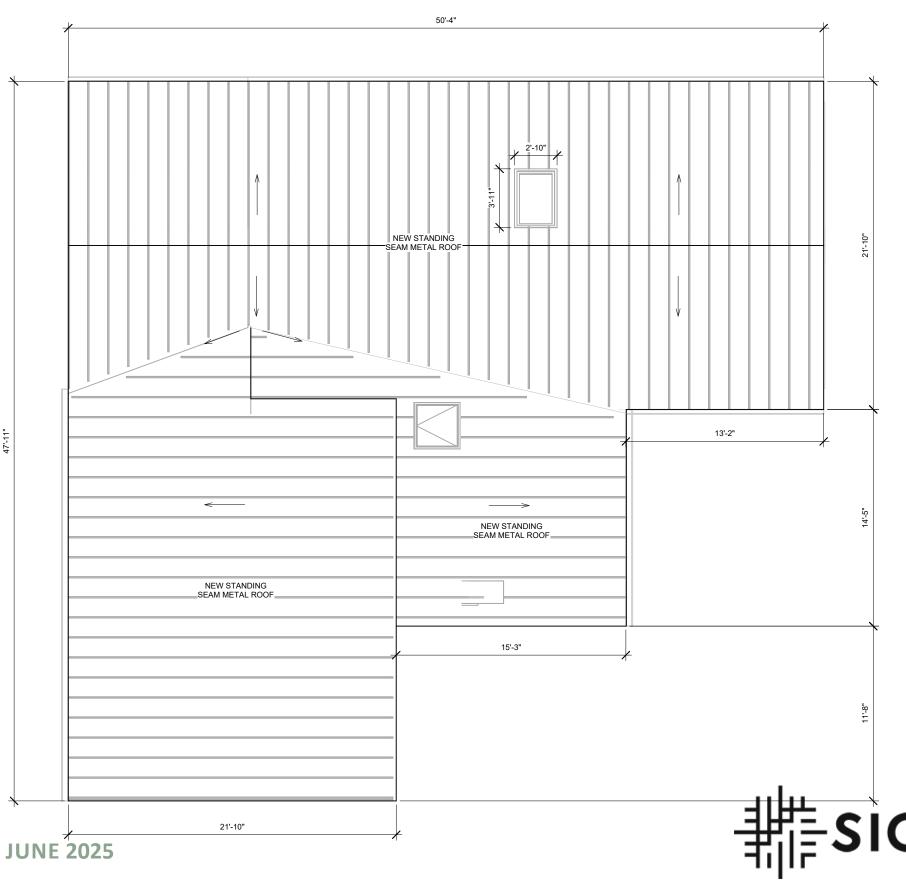
DESIGN EXPLORATINS/REVISIONS: ROOF PLAN

69 CENTRE ST



SUMMARY

- CONNECTED & MORE INTEGRATED SMALLER/LOWER ROOF TO EXISTING ROOF VIA LOW "DORMER" TO IMPROVE WATER RUNOFF
- ALIGNED ALL NEW ROOF EDGES WITH EXISTING ROOF
- TALLER ROOF ON ADDITION TO REMAIN SEPARATED FROM EXISTING BUILDING



PROPOSED SOUTH/FRONT ELEVATION

69 CENTRE ST



IMPACT

EXISTING BUILDING BUT LOWERED TO REDUCE VISUAL

SIMPLIFIED WINDOW DESIGN ON ADDITION

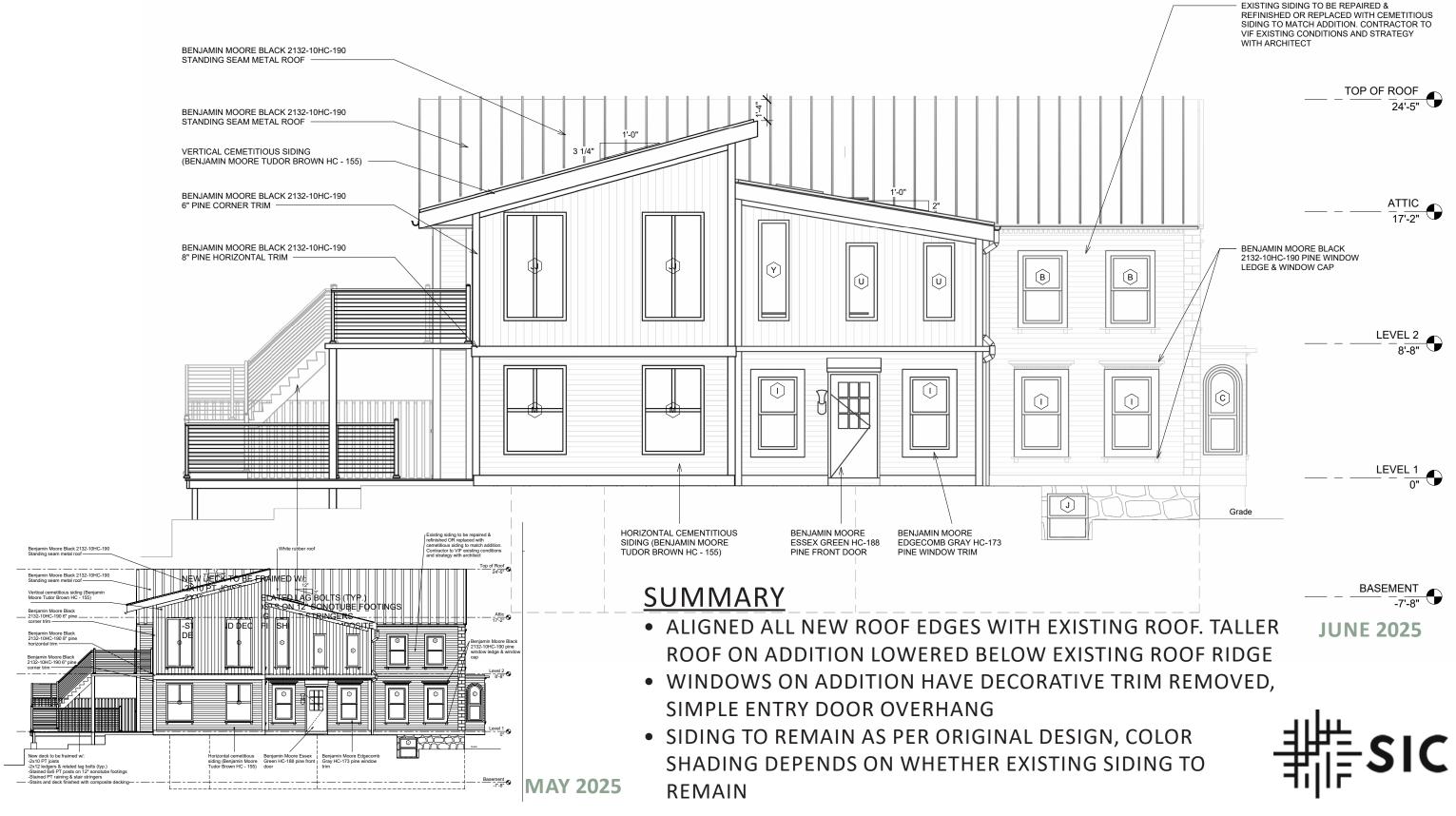


MAY_2025

New dental moulding to match exisiting —

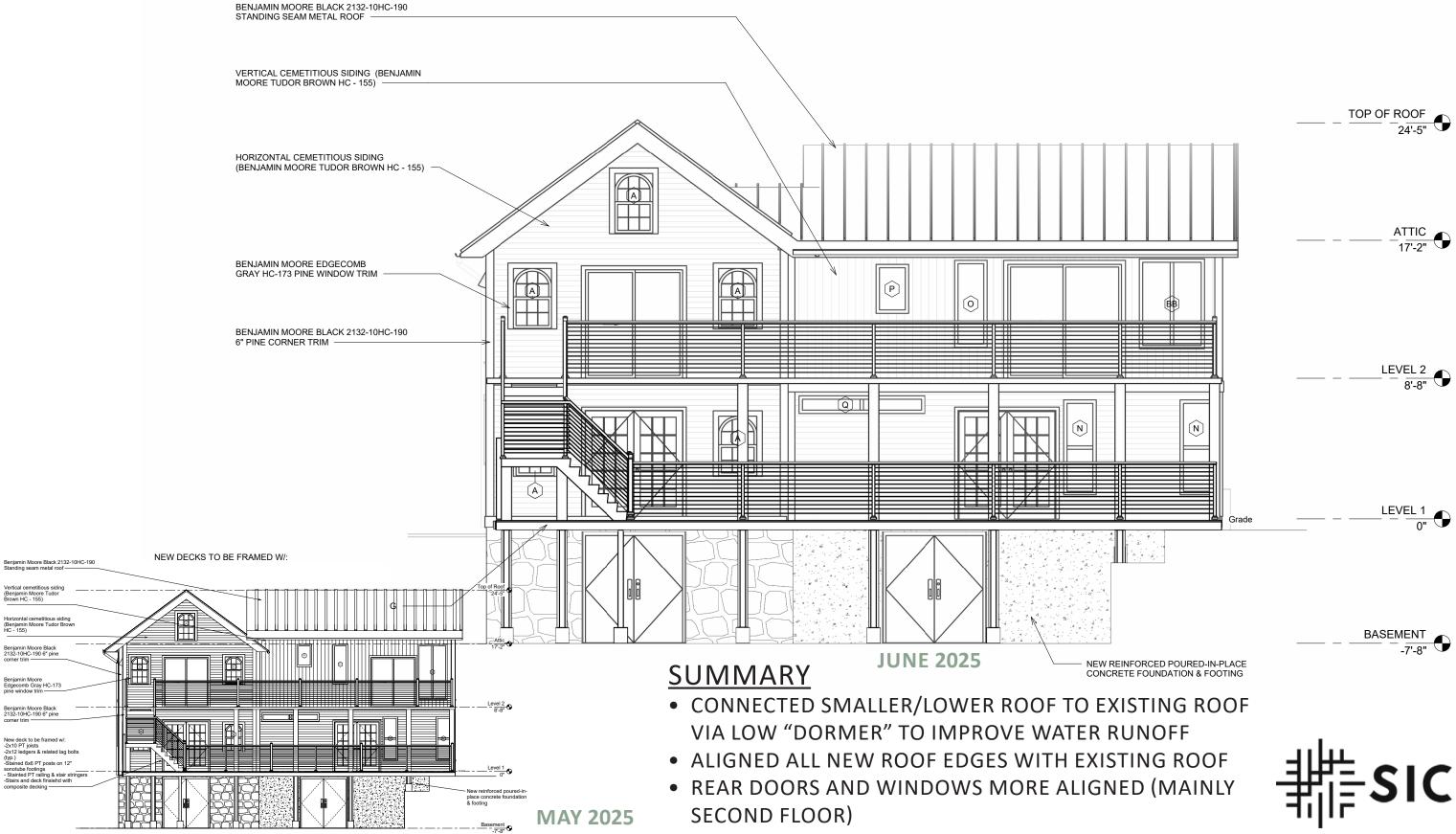
PROPOSED WEST/SIDE ELEVATION

69 CENTRE ST



PROPOSED NORTH/REAR ELEVATION

69 CENTRE ST



PROPOSED EAST/SIDE ELEVATION

69 CENTRE ST

MAY 2025



Benjamin Moore Black 2132-10HC-190 pine window ledge & window

SUMMARY

- DESIGN REMAINS MOSTLY THE SAME; SIMPLIFICATION OF TRIM BETWEEN ORIGINAL HOUSE AND PROPOSED **ADDITION**
- ROOF ALIGNMENT AT REAR REMOVES EXTENDED ROOF LINE AT DIFFERENT HEIGHT

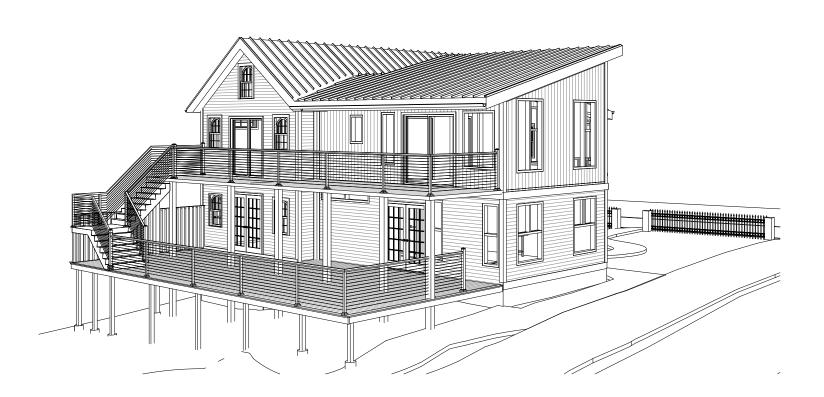


UPDATED 3D VIEWS (NO VEGETATION)

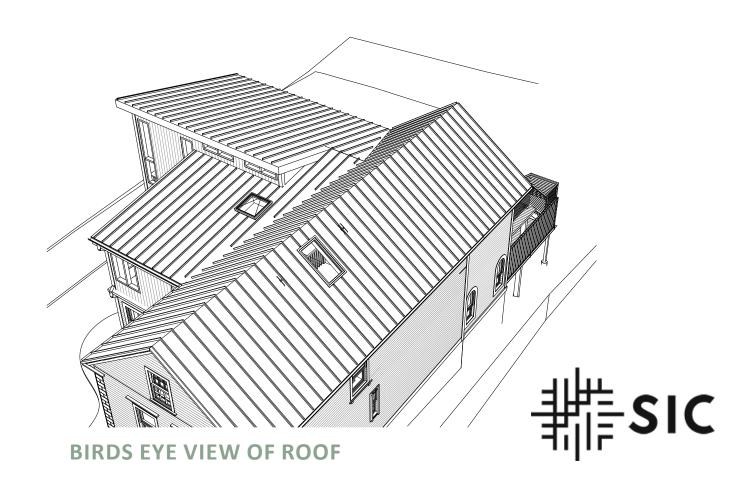




VIEW FROM CENTRE ST.



VIEW FROM CENTRE ST.



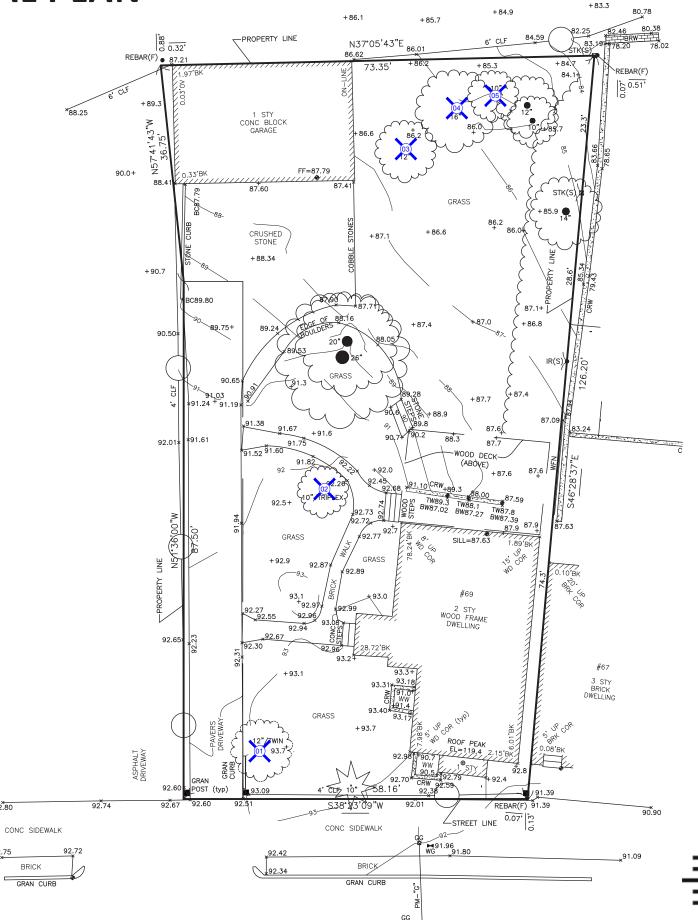
BIRDS EYE VIEW FROM REAR CORNER

UPDATED SITE DESIGN: TREE REMOVAL PLAN

69 CENTRE ST

TREE REMOVAL & MOVING

- REMOVAL OF FIVE TREES, ALL INVASIVE NORWAY MAPLES
- CAREFULLY REMOVE & KEEP EXISTING PAGODA DOGWOOD & MAGNOLIA TREE FOR REPLANTING
- CONSTRUCTION MANAGEMENT
 PLAN FOR LANDSCAPING UNDER
 DEVELOPMENT FOCUSED MAINLY ON
 ROOT CARE OF TREES REMAINING IN
 PLACE (KEEPING SOILS FROM BECOMING
 COMPACTED)
- GRADING & DRAINAGE PLAN UNDER DEVELOPMENT FOR UNIVERSAL WALKWAYS, RAIN GARDENS, OVERALL LANDSCAPING





UPDATED SITE DESIGN: NATIVE & POLLINATOR LANDSCAPING



LEGEND		
	TREE SPECIES N	EW OR RELOCATED ON-SITE
<u>01</u>	STRIPED MAPLE	NEW
<u>02</u>	MAGNOLIA	RELOCATED
03	WHITE KOUSA DOGWOO	OD NEW
04)	WHITE KOUSA DOGWOO	OD NEW
05)	PAGODA DOGWOOD	RELOCATED
06)	STRIPED MAPLE	NEW
07	EASTERN REDBUD	NEW
08)	SILVER BELL	NEW



(02) MAGNOLIA



07 EASTERN REDBUD



) (06) STRIPED MAPLE



03 04 WHITE KOUSA DOGWOOD



(08) SILVER BELL

LANDSCAPING

- PLANTING OF SIX NEW NATIVE TREES
- RE-PLANT EXISTING PAGODA DOGWOOD & MAGNOLIA TREES
- RAIN GARDENS WITH LOCAL POLLINATOR PLANTS WHILE ALSO IDEAL FOR RAIN EVENTS
- NATIVE MEADOW
 & UNDERSTORY
 LANDSCAPE DESIGN
- FISH POND & STREAM FOR OWNER USE, SOUND, & WILDLIFE CORRIDOR SUPPORT
- NO ASPHALT OR CONCRETE ON SITE, ALL VARIOUS FORMS OF PAVERS & CRUSHED STONE ON GRADE





THANK YOU!

Michael Chavez, NCARB, NOMA, AIA, LEED AP

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