



Plan Comparison

| <u>Original Submission</u> | | <u>2020 Submission</u> | |
|---|---------|---|---------|
| Areas | | Areas | |
| Total Site Area | 590,607 | Total Site Area | 590,607 |
| Total Building Floor Areas | 102,774 | Total Building Floor Areas | 84,996 |
| Building Porches/Decks/Patios | 16,909 | Porches/Decks/Patios/Mechanical | 35,217 |
| Paved Roads/Parking/Sidewalks | 143,849 | Paved Roads/Parking/Sidewalks | 162,028 |
| Residential Driveways (semi-pervious) | 20,920 | Residential Driveways (semi-pervious) | 0 |
| Total Impervious/Semi-pervious | 284,452 | Total Impervious/Semi-pervious | 282,241 |
| *Unusable Open Space (Perimeter buffer areas) | 31,090 | *Unusable Open Space (Perimeter buffer areas) | 56,151 |
| *Usable Open Space (Yard areas) | 275,065 | *Usable Open Space (Yard areas) | 252,215 |
| Vegetated Areas (Includes lawns, landscaping and perimeter buffer areas) | 306,155 | Vegetated Areas (Includes lawns, landscaping and perimeter buffer areas) | 308,366 |

**Category per page 10 of original application*

Plan Comparison

| <u>Original Submission</u> | | <u>2020 Submission</u> | |
|---|------------------------|---|------------------------|
| Bedroom Count | # Bedrooms | Bedroom Count | # Bedrooms |
| Units | | Units | |
| (8) 12-Unit Condo Buildings | | (18) Condo Buildings | |
| (24) Studio Units | 24 | (19) Studio Units | 19 |
| (42) 1 Bedroom Units | 42 | (46) 1 Bedroom Units | 46 |
| (18) 2 Bedroom Units | 36 | (55) 2 Bedroom Units | 110 |
| (12) 3 Bedroom Units | 36 | (36) 3 Bedroom Units | 108 |
| (60) Single Family Dwellings | | | |
| (8) 3-Bedroom Dwellings | 24 | | |
| (33) 4-Bedroom Dwellings | 132 | | |
| (19) 5-Bedroom Dwellings | 95 | | |
| Total | 389 | Total | 283 |
| Sewage Flows | Gallons per Day | Sewage Flows | Gallons per Day |
| 138 Condo Bedrooms @ 110 GPD per bedroom | 15,180 | 283 Condo Bedrooms @ 110 GPD per bedroom | 31,130 |
| 251 Single Family Bedrooms @ 110 GPD per bedroom | 27,610 | Community Building 142 s.f. office @ 75 GPD per 1,000 s.f. | 200 (min.) |
| Total | 42,790 | Total | 31,330 |
| Parking | Provided | Parking | Provided |
| 138 Condo Bedrooms @ 1 space per bedroom | 138 | 283 Condo Bedrooms @ 1 space per bedroom | 299 |
| (60) Single Family Dwellings @ 2 spaces per dwelling | 120 | | |
| Overflow/Additional Parking | 8 | Community Building | 10 |
| Total Provided | 266 | Total Provided | 299 |
| Spaces per Bedroom | 0.68 | Spaces per Bedroom | 1.06 |



SOUTH SHORE ROAD



0 35 70 140

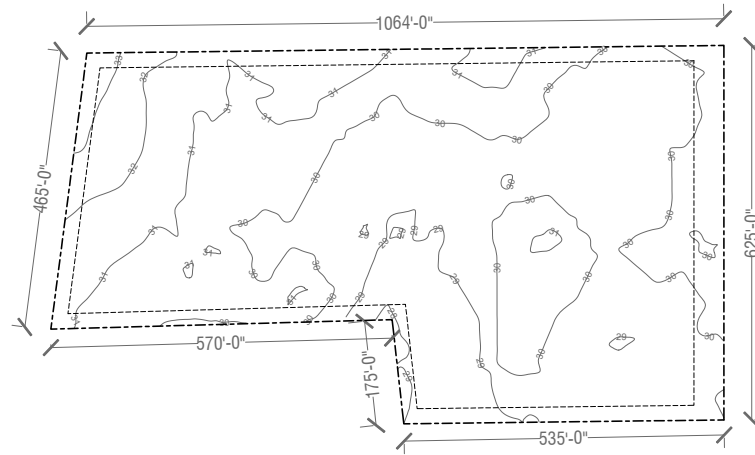
SITE PLAN

UNIT MIX & BUILDING TYPES

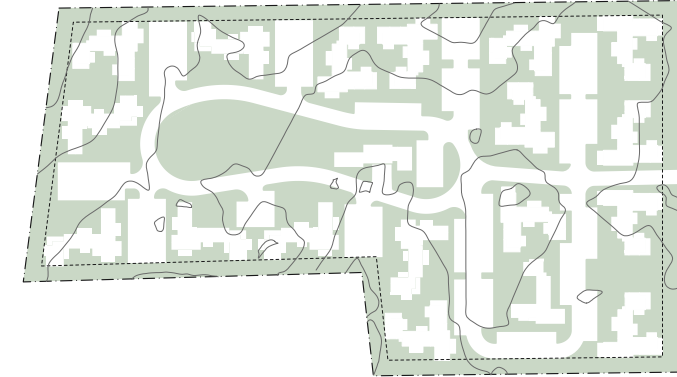
3 BR: x36
 2 BR: x61
 1 BR: x40
 STUDIO: x19

TOTAL # UNITS: 156
 TOTAL # BEDROOMS: 283

OPEN SPACE



COMBINED LOT: 588,060 SF

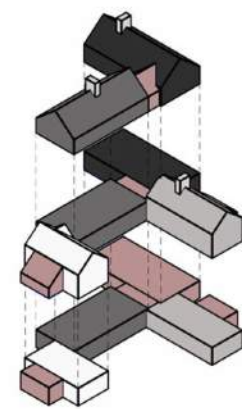
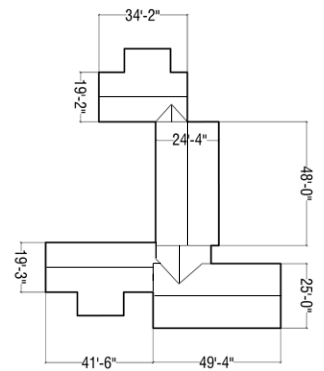
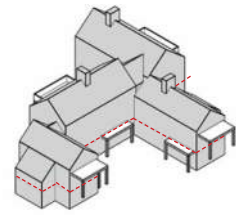


OPEN SPACE AREA: 306,747 SF
 52% OF TOTAL LOT AREA

AMENITIES: 5,745 SF
 COMMUNITY BUILDING + POOL

TYPE A.1 (x7)

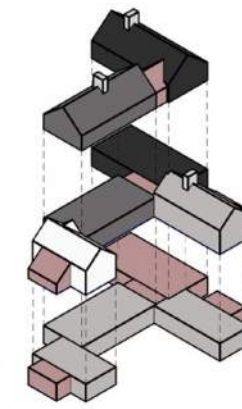
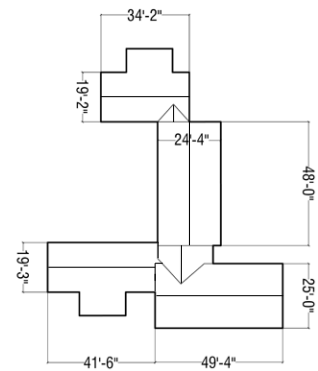
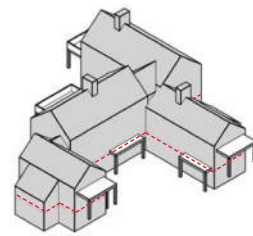
TOTAL # UNITS: 9
 TOTAL # PARKING SPACES (x1per rm): 16



■ 3 BR: x2
 ■ 2 BR: x3
 ■ 1 BR: x2
 □ STUDIO: x2
 ■ ACCESSORY SPACE
 - - GROUND PLANE

TYPE A.2 (x5)

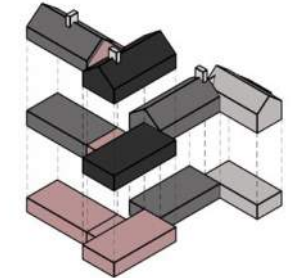
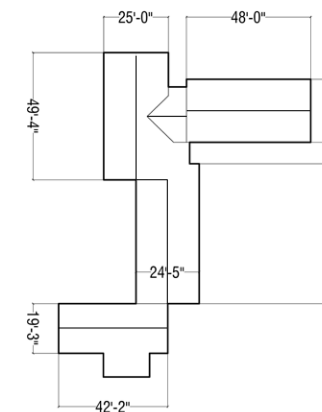
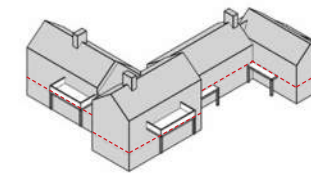
TOTAL # UNITS: 9
 TOTAL # PARKING SPACES (x1per rm): 15



■ 3 BR: x2
 ■ 2 BR: x2
 ■ 1 BR: x4
 □ STUDIO: x1
 ■ ACCESSORY SPACE
 - - GROUND PLANE

TYPE B (x6)

TOTAL # UNITS: 8
 TOTAL # PARKING SPACES (x1per rm): 17



■ 3 BR: x2
 ■ 2 BR: x5
 ■ 1 BR: x1
 ■ ACCESSORY SPACE
 - - GROUND PLANE





FACADE - NATURAL WHITE CEDAR



FACADE - NATURAL BOARD & BATTEN



TRIM, FENCING, PERGOLA - NATURAL WOOD



DOORS & WINDOWS - BLACK



DECKING - MAHOGANY



ROOF OPTION 1
ASPHALT SHINGLE IN LIGHT GRAY



ROOF OPTION 2
ASPHALT SHINGLE IN MEDIUM GRAY



CHIMNEY - PARGED CONCRETE



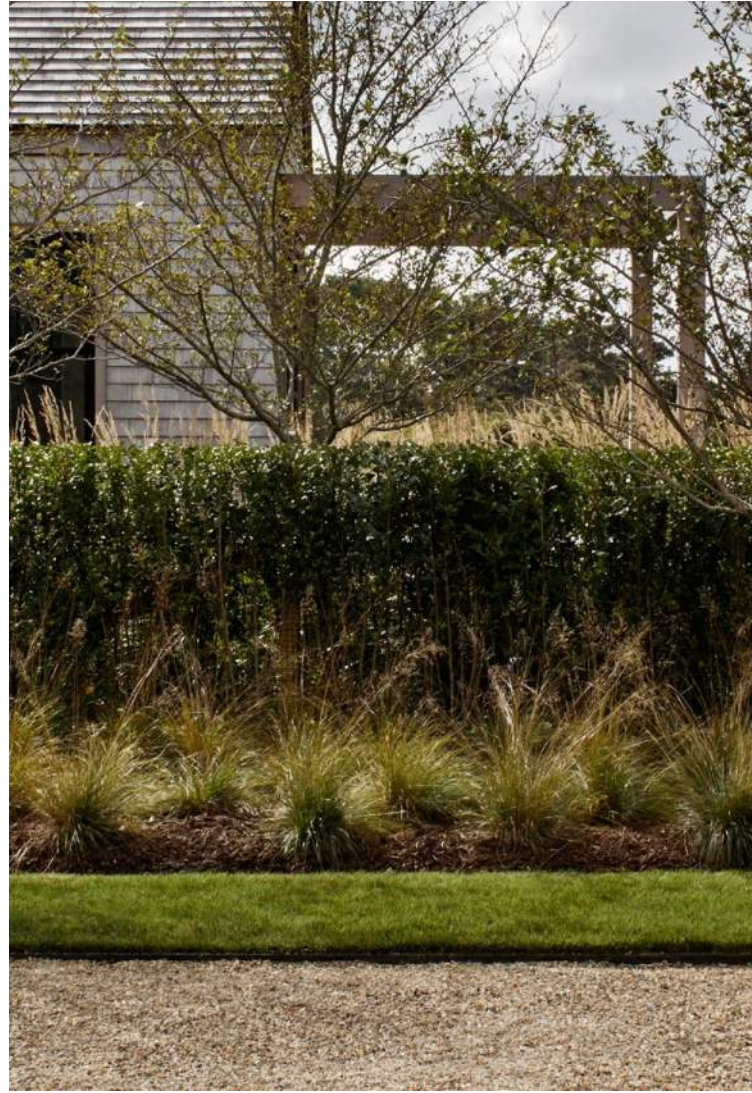
STYLE 1 - 6/1

*REFER TO KEY PLANS FOR FINISH AND WINDOW STYLES



STYLE 2 - 2/2

| | | | | |
|--------------------------|--------------------------------------|------------------------------------|-----------------------------|---------------------------|
| G-1 GLASS - CLEAR | WD-1 SHINGLES - NATURAL CEDAR | SH-1 SHINGLES - LIGHT GRAY | C-1 CONCRETE | MT-3 COPPER GUTTER |
| | WD-2 TRIM - NATURAL WOOD | SH-2 SHINGLES - MEDIUM GRAY | C-2 CONCRETE PARGING | |
| | WD-3 NATURAL BOARD & BATTEN | | | |
| | WD-4 BLACK PAINT | | | |
| | WD-5 DECKING - MAHOGANY | | | |





ROADWAY - BLACK TOP ASPHALT



SIDEWALKS - GRAY CHIPSEAL



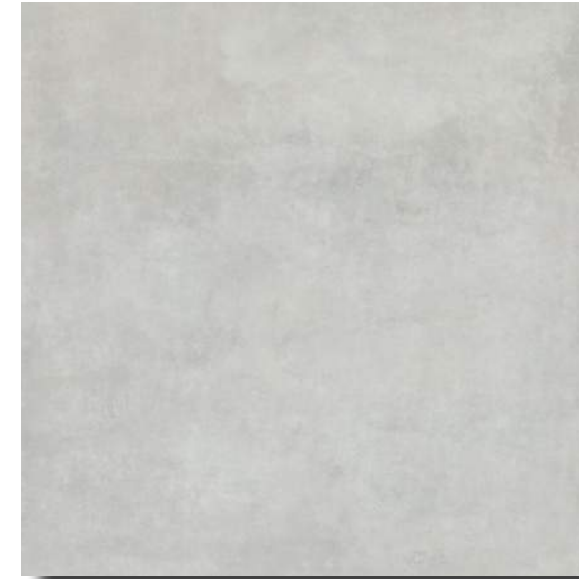
IMPERVIOUS WALKWAYS - TAN CHIPSEAL



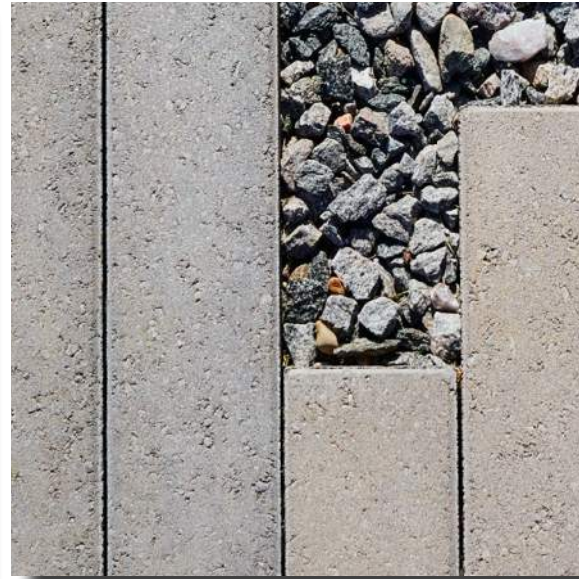
PERVIOUS WALKWAYS - PEA GRAVEL



CAPE COD BERM - BLACK TOP ASPHALT



RETAINING WALLS - PARGED CONCRETE



PATIOS - CONCRETE PAVERS



RISERS - CONCRETE BLOCKS





VIEW LOOKING FROM DRIVEWAY TOWARDS A2 BUILDINGS



VIEW LOOKING FROM MAIN ROAD ROWARDS A2 BUILDINGS



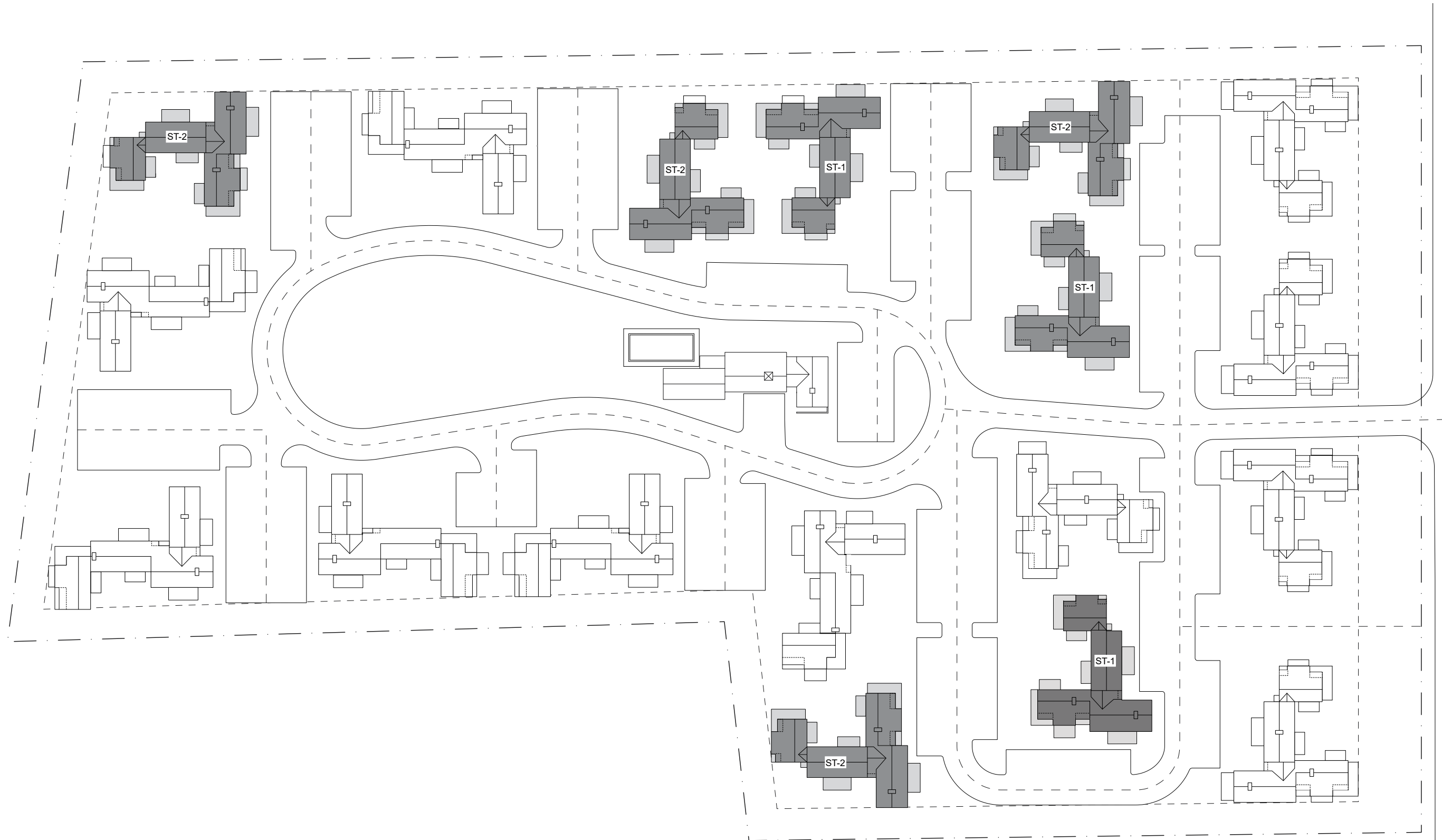
CLOSE UP PERSPECTIVE OF A2 BUILDING



VIEW LOOKING TOWARDS THE SCULPTED LANDSCAPE OF A2 BUILDING



VIEW LOOKING TOWARDS THE COMMUNITY BUILDING ENTRY



SOUTH SHORE ROAD

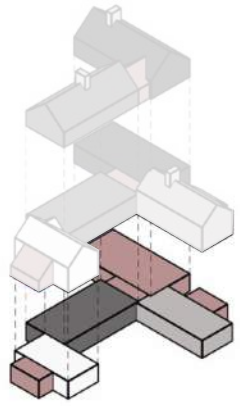


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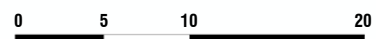
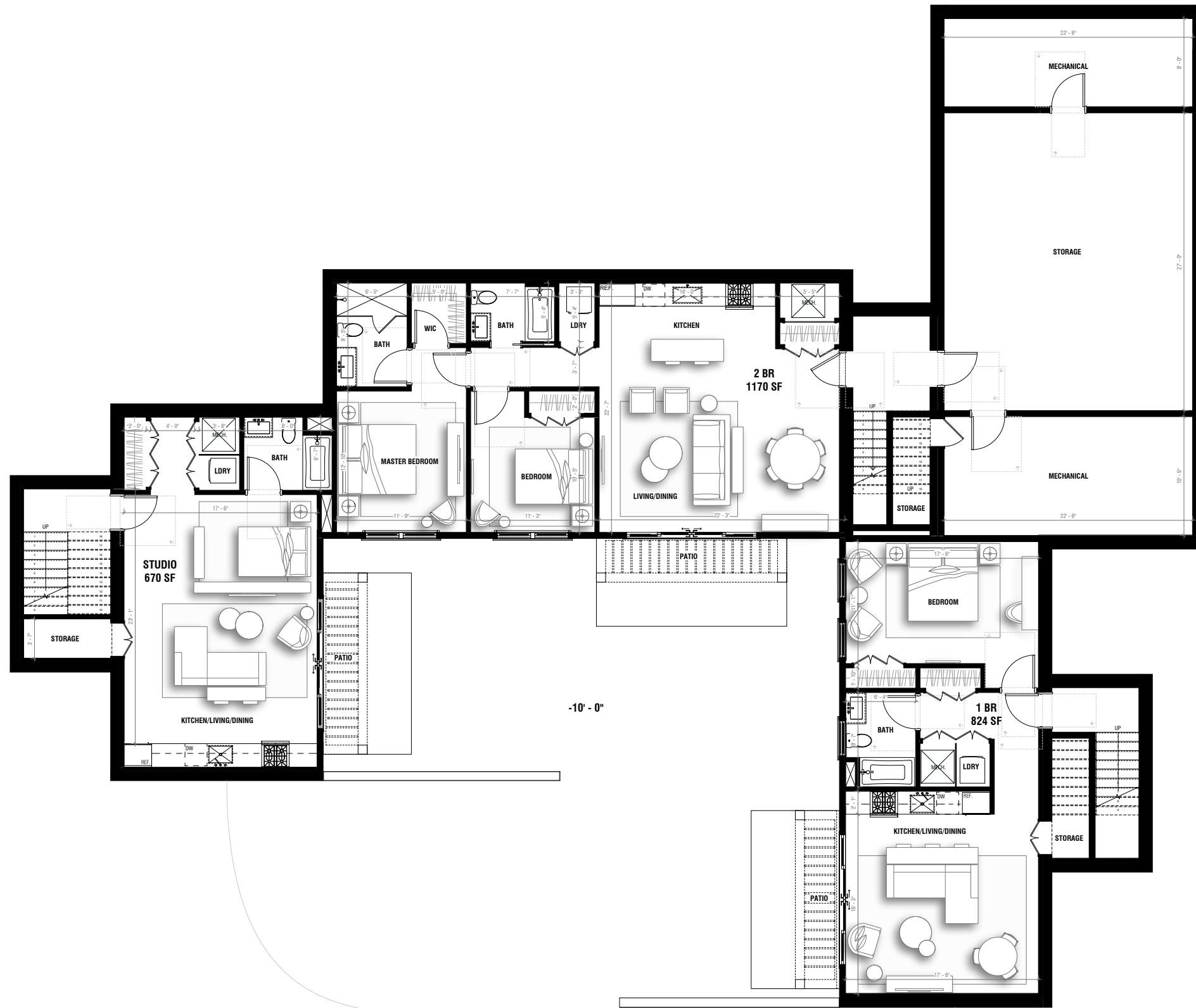


BUILDING TYPE A1

BASEMENT LEVEL



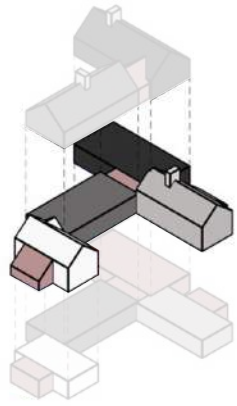
- 3 BR: x2
- 2 BR: x3
- 1 BR: x2
- STUDIO: x2
- ACCESSORY SPACE



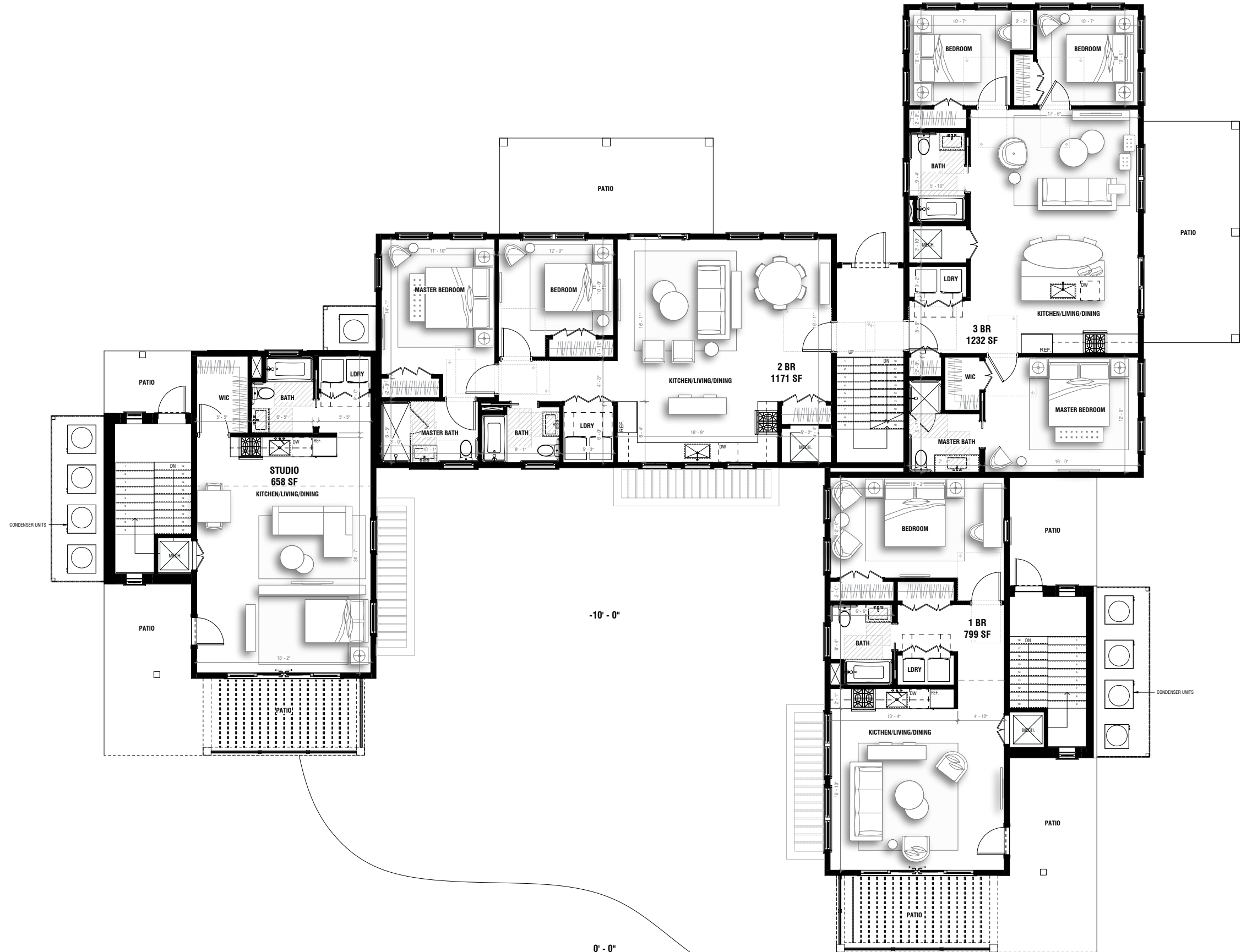


BUILDING TYPE A1

1ST FLOOR



- 3 BR: x2
- 2 BR: x3
- 1 BR: x2
- STUDIO: x2
- ACCESSORY SPACE

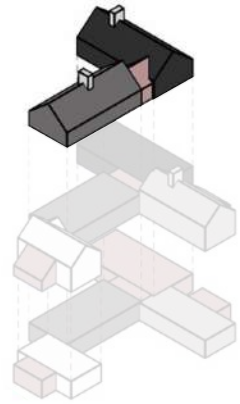


0 5 10 20



BUILDING TYPE A1

2ND FLOOR



- 3 BR: x2
- 2 BR: x3
- 1 BR: x2
- STUDIO: x2
- ACCESSORY SPACE



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BUILDING TYPE A1



NORTH ELEVATION



SOUTH ELEVATION



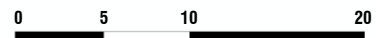
BUILDING TYPE A1



EAST ELEVATION



EAST ELEVATION



BUILDING TYPE A1



WEST ELEVATION



WEST ELEVATION

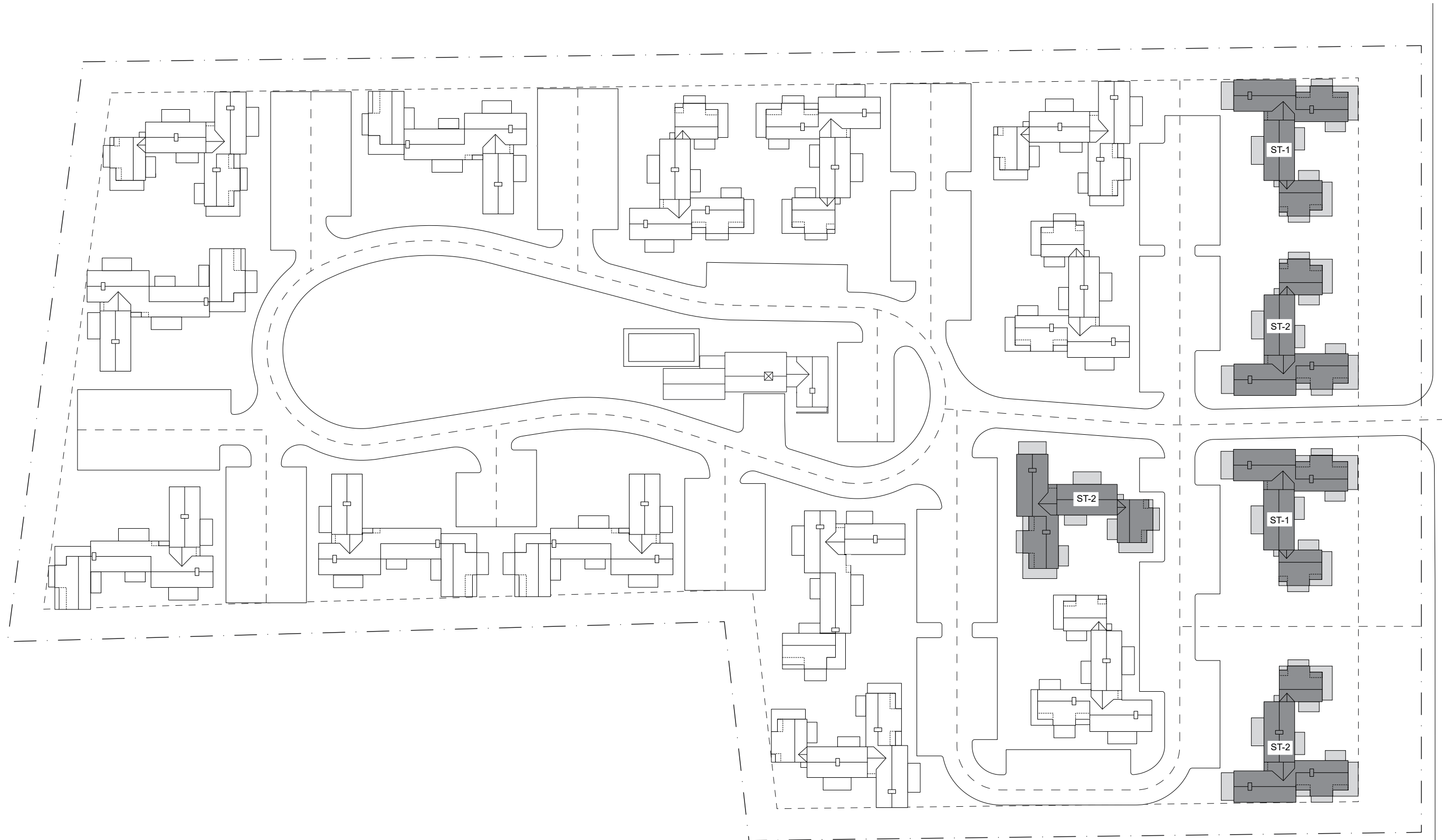












SOUTH SHORE ROAD

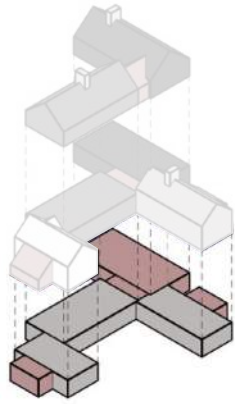


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BUILDING TYPE A2

BASEMENT FLOOR



- 3 BR: x2
- 2 BR: x2
- 1 BR: x4
- STUDIO: x1
- ACCESSORY SPACE

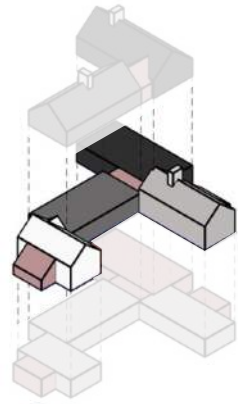


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BUILDING TYPE A2

1ST FLOOR



- 3 BR: x2
- 2 BR: x2
- 1 BR: x4
- STUDIO: x1
- ACCESSORY SPACE

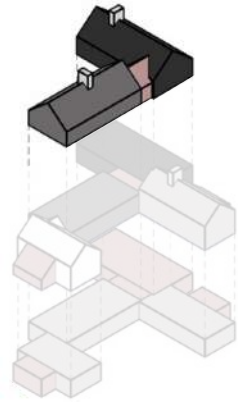


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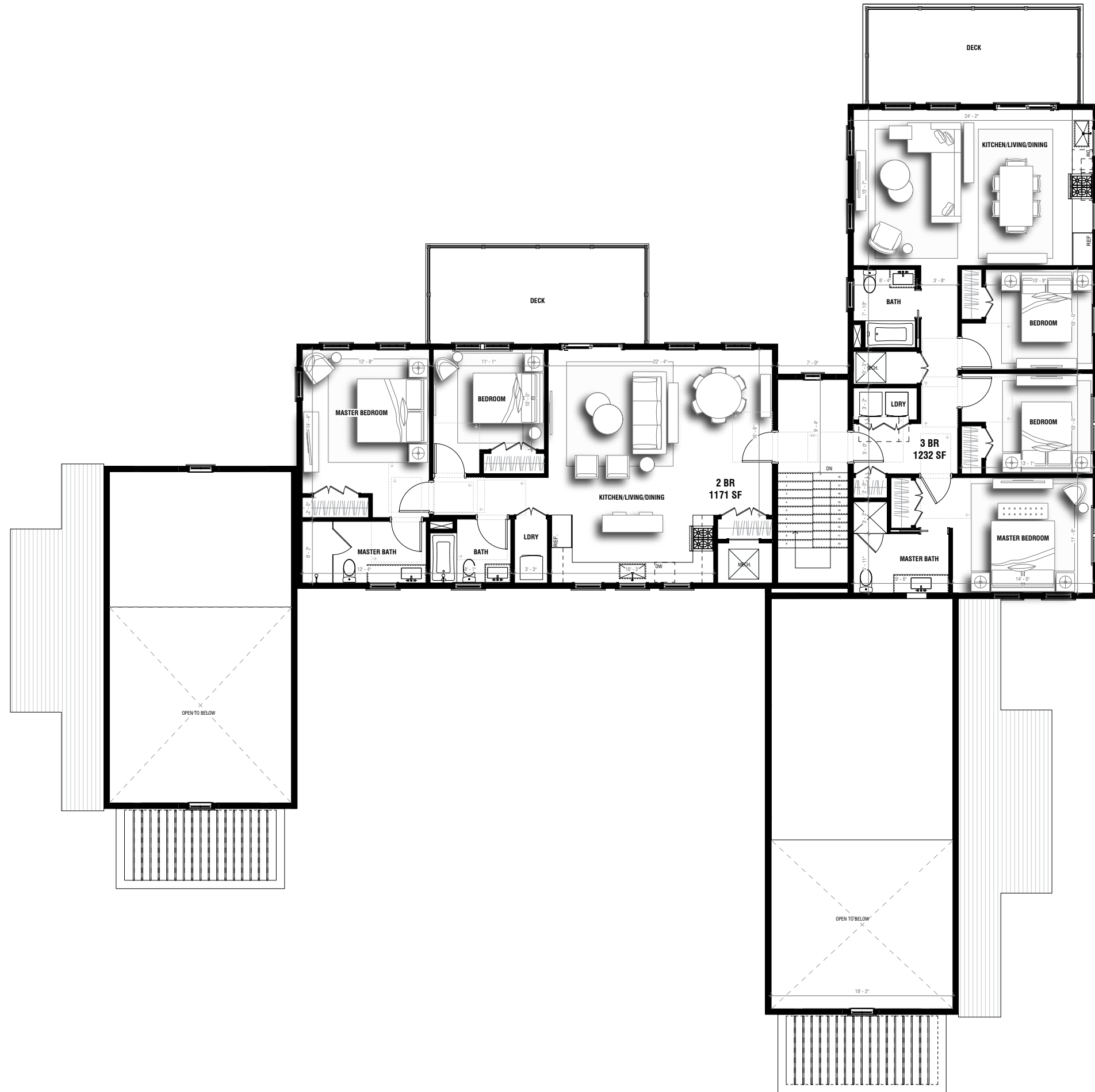


BUILDING TYPE A2

2ND FLOOR



- 3 BR: x2
- 2 BR: x2
- 1 BR: x4
- STUDIO: x1
- ACCESSORY SPACE



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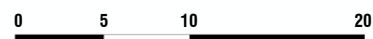
BUILDING TYPE A2



NORTH ELEVATION



SOUTH ELEVATION



BUILDING TYPE A2



EAST ELEVATION



WEST ELEVATION

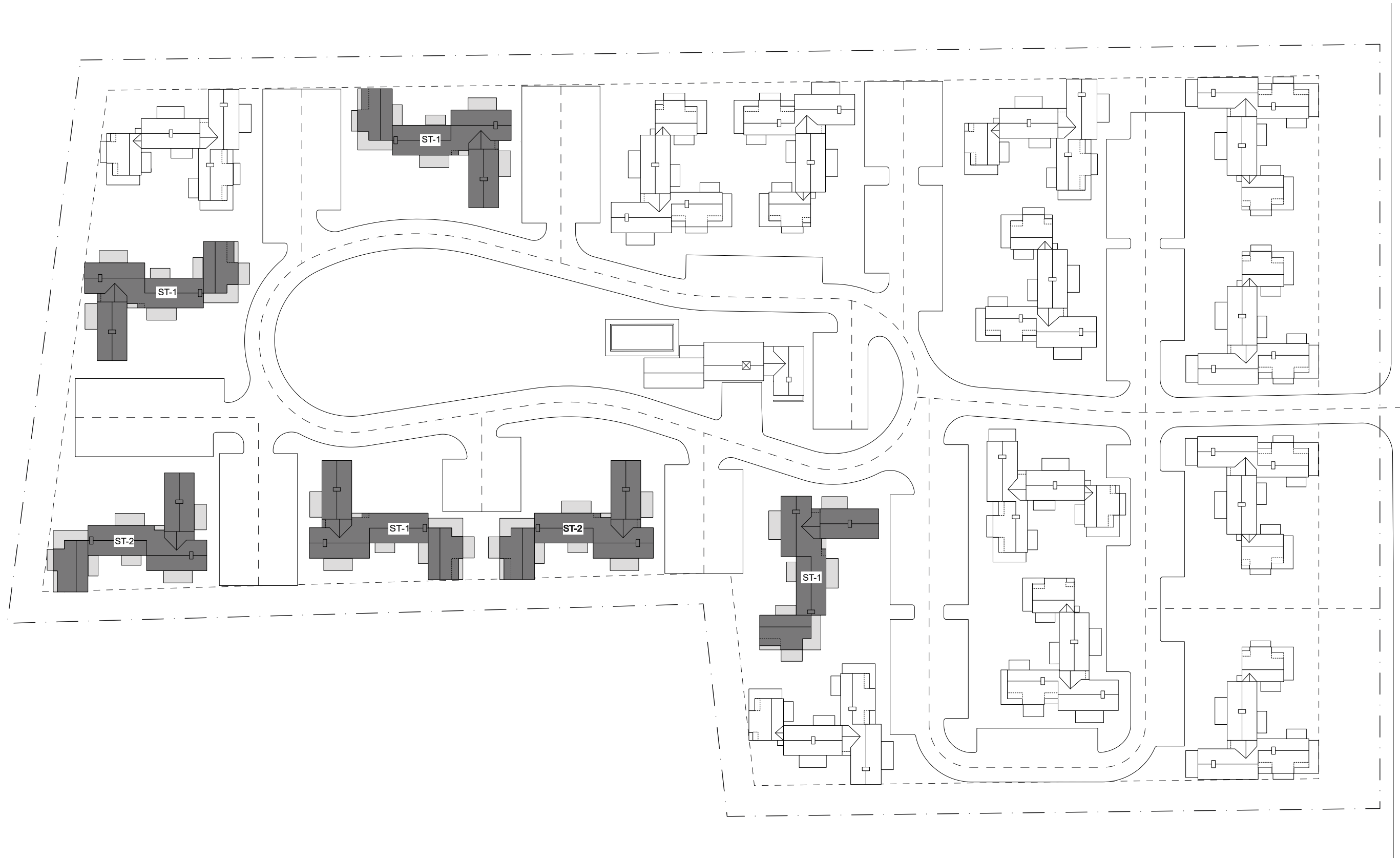










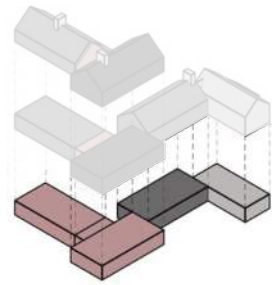


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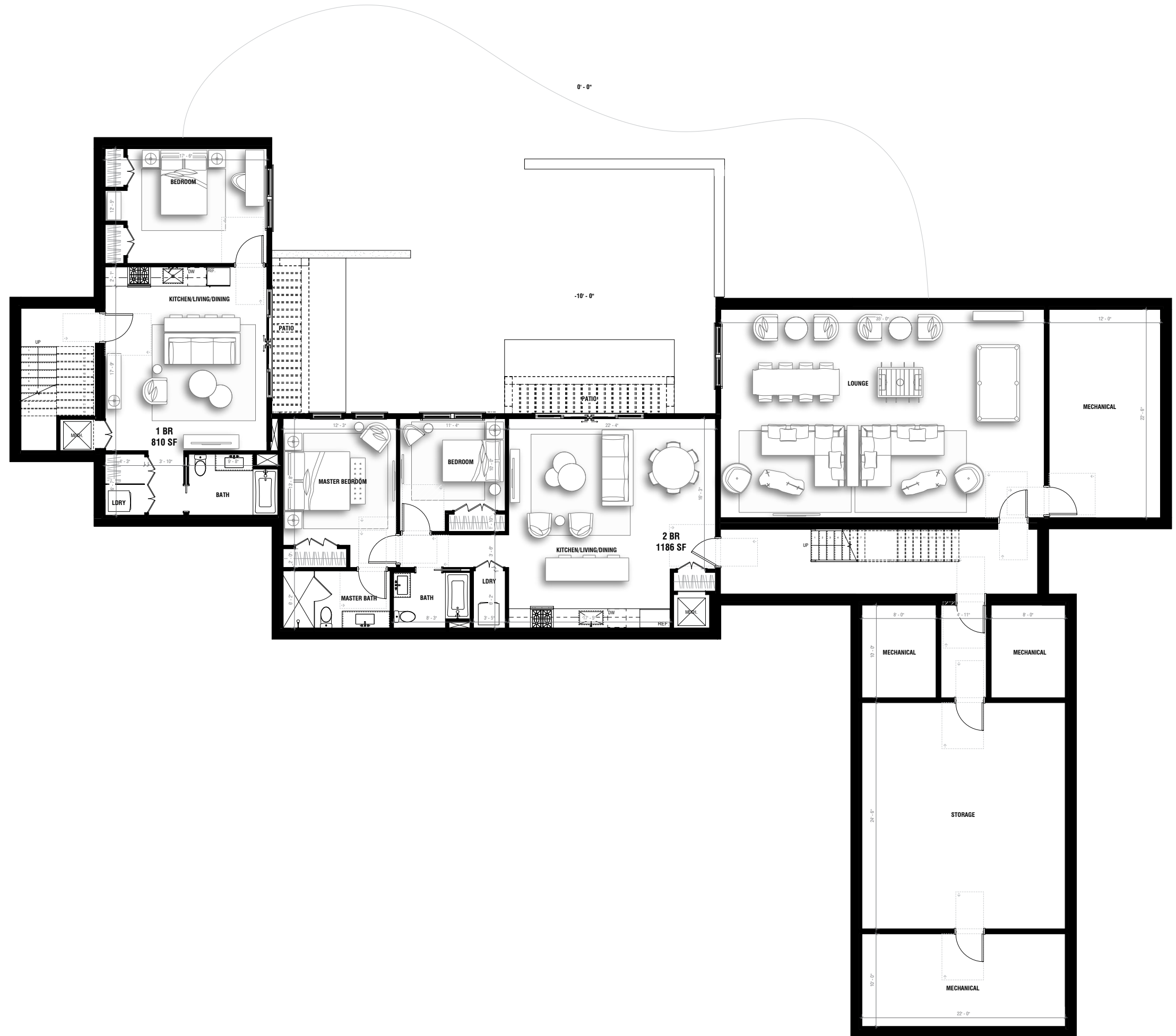


BUILDING TYPE B

BASEMENT FLOOR



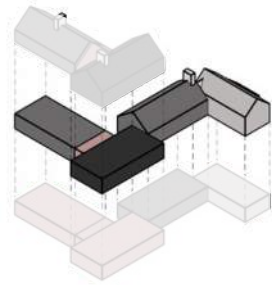
- 3 BR: x2
- 2 BR: x5
- 1 BR: x1
- ACCESSORY SPACE



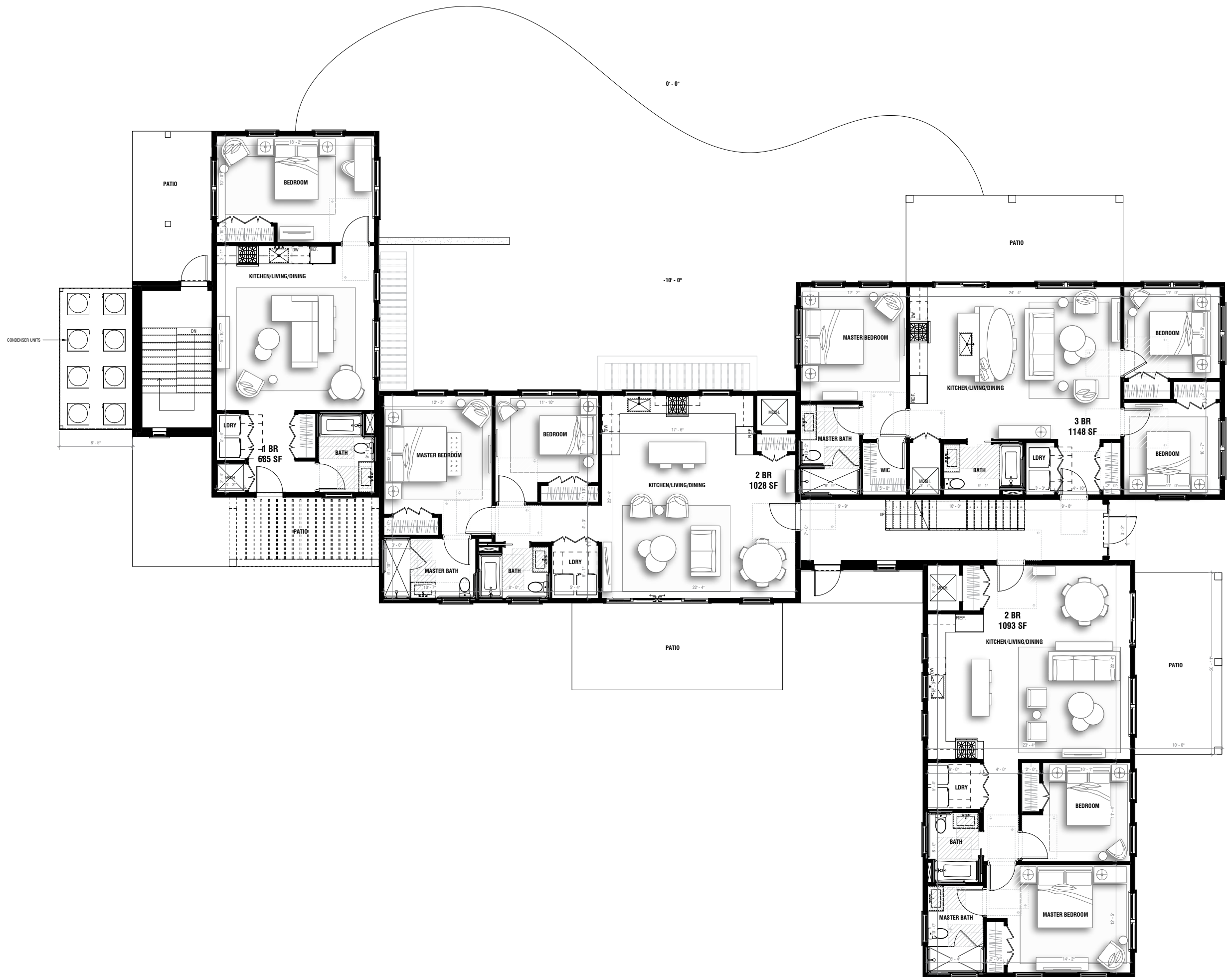


BUILDING TYPE B

1ST FLOOR



- 3 BR: x2
- 2 BR: x5
- 1 BR: x1
- ACCESSORY SPACE

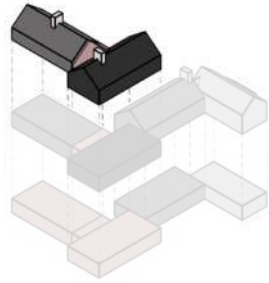


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BUILDING TYPE B

2ND FLOOR



- 3 BR: x2
- 2 BR: x5
- 1 BR: x1
- ACCESSORY SPACE



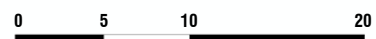
BUILDING TYPE B



NORTH ELEVATION



SOUTH ELEVATION





BUILDING TYPE B



EAST ELEVATION



EAST ELEVATION



BUILDING TYPE B



WEST ELEVATION



WEST ELEVATION

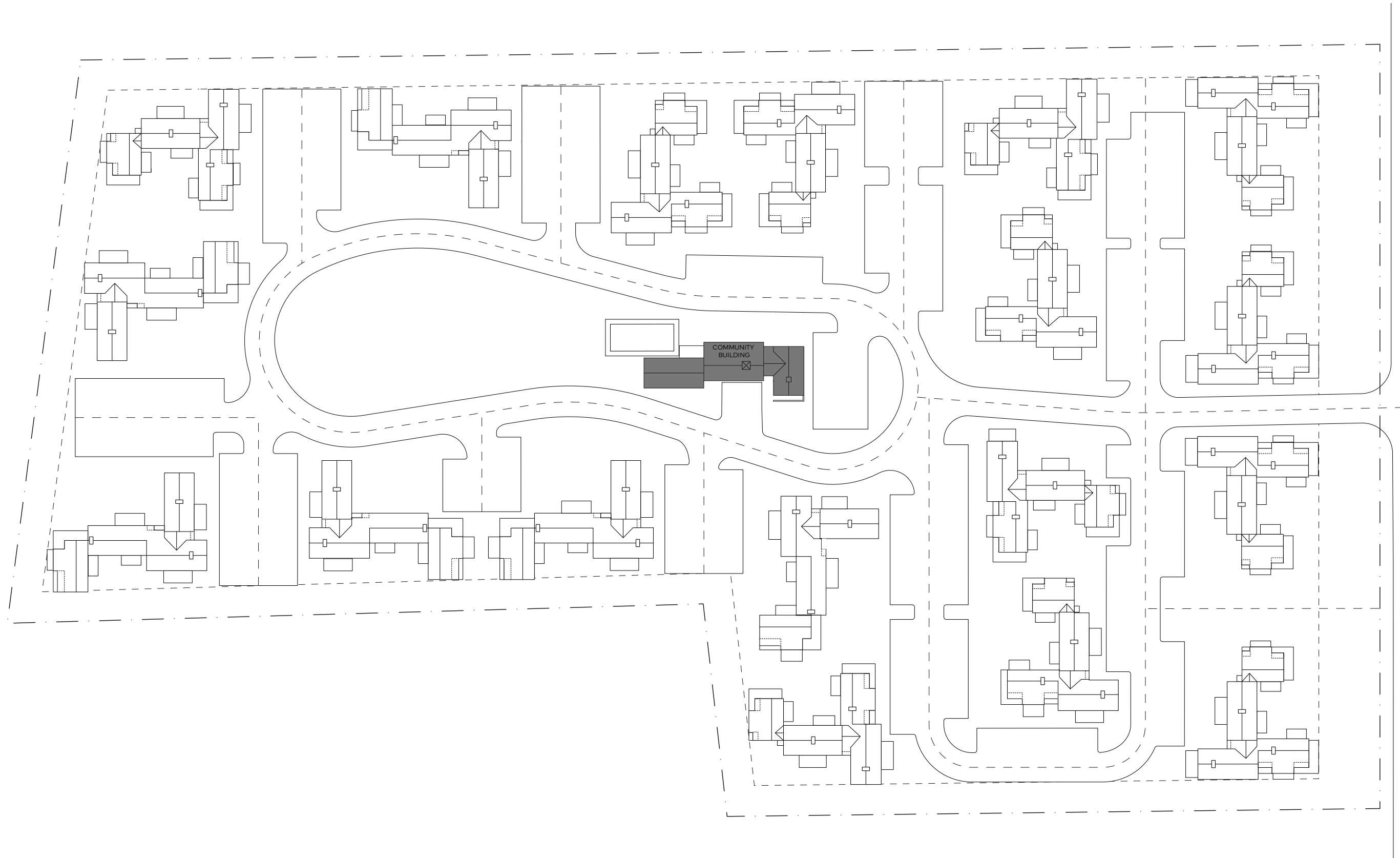












SOUTH SHORE ROAD

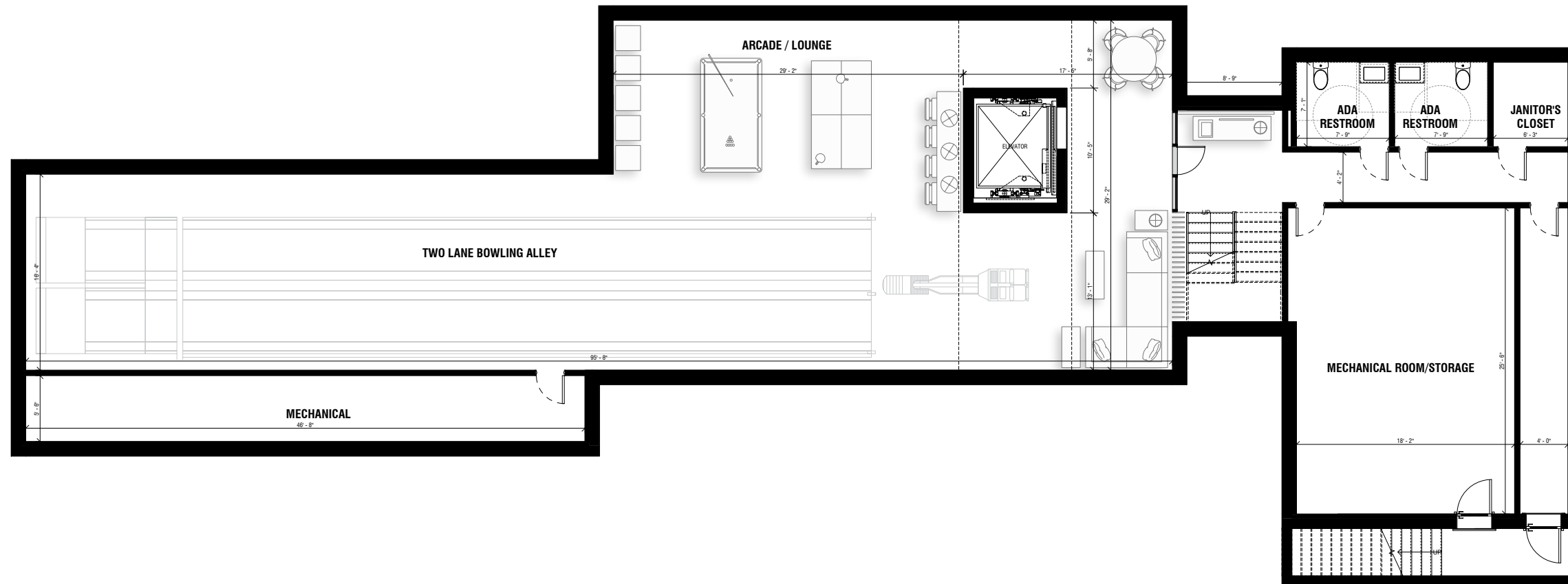


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COMMUNITY BUILDING

BASEMENT FLOOR (3,475 SF)



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COMMUNITY BUILDING

1ST FLOOR (3,729 SF)

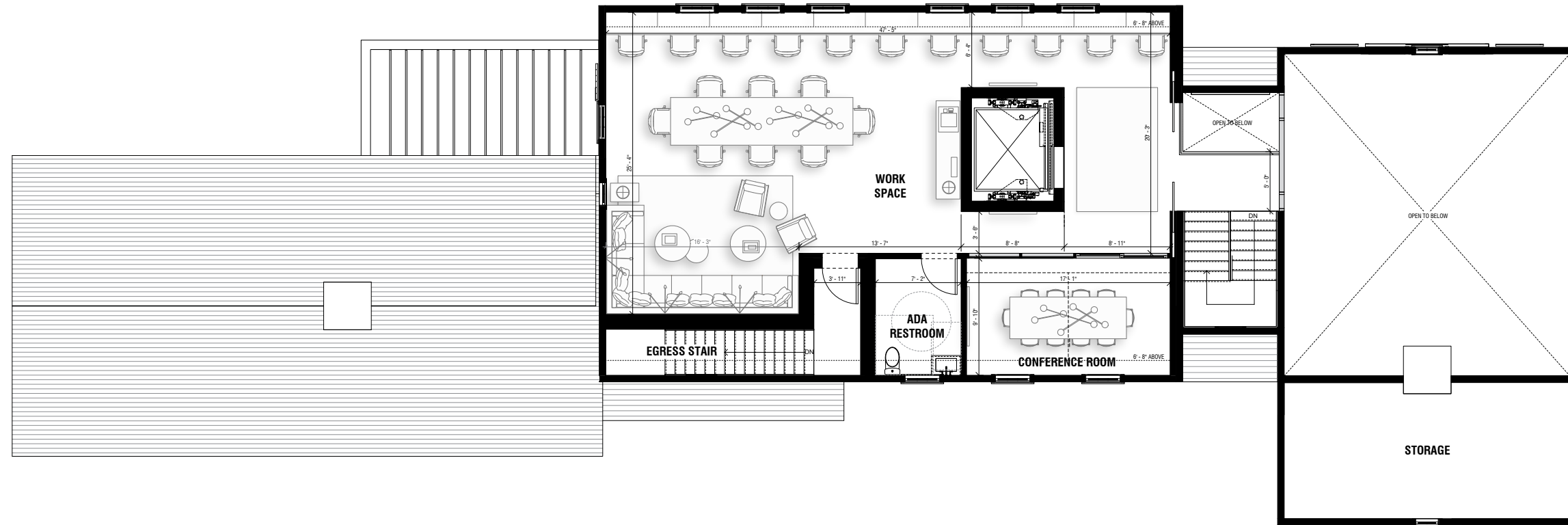


0 5 10 20



COMMUNITY BUILDING

2ND FLOOR (1,524 SF)



COMMUNITY BUILDING - ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION



COMMUNITY BUILDING - ELEVATIONS



EAST ELEVATION



WEST ELEVATION









