



40 MOUNT HOOD
1650 COMMONWEALTH LLC

5.12.2022

ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT COMMISSION

CUBE 3 Studio LLC | 370 Merrimack Street, Suite 337 | Lawrence, MA 01843 | 978.989.9900 | cube3.com

CUBE³

COPYRIGHT(C) 2022 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED

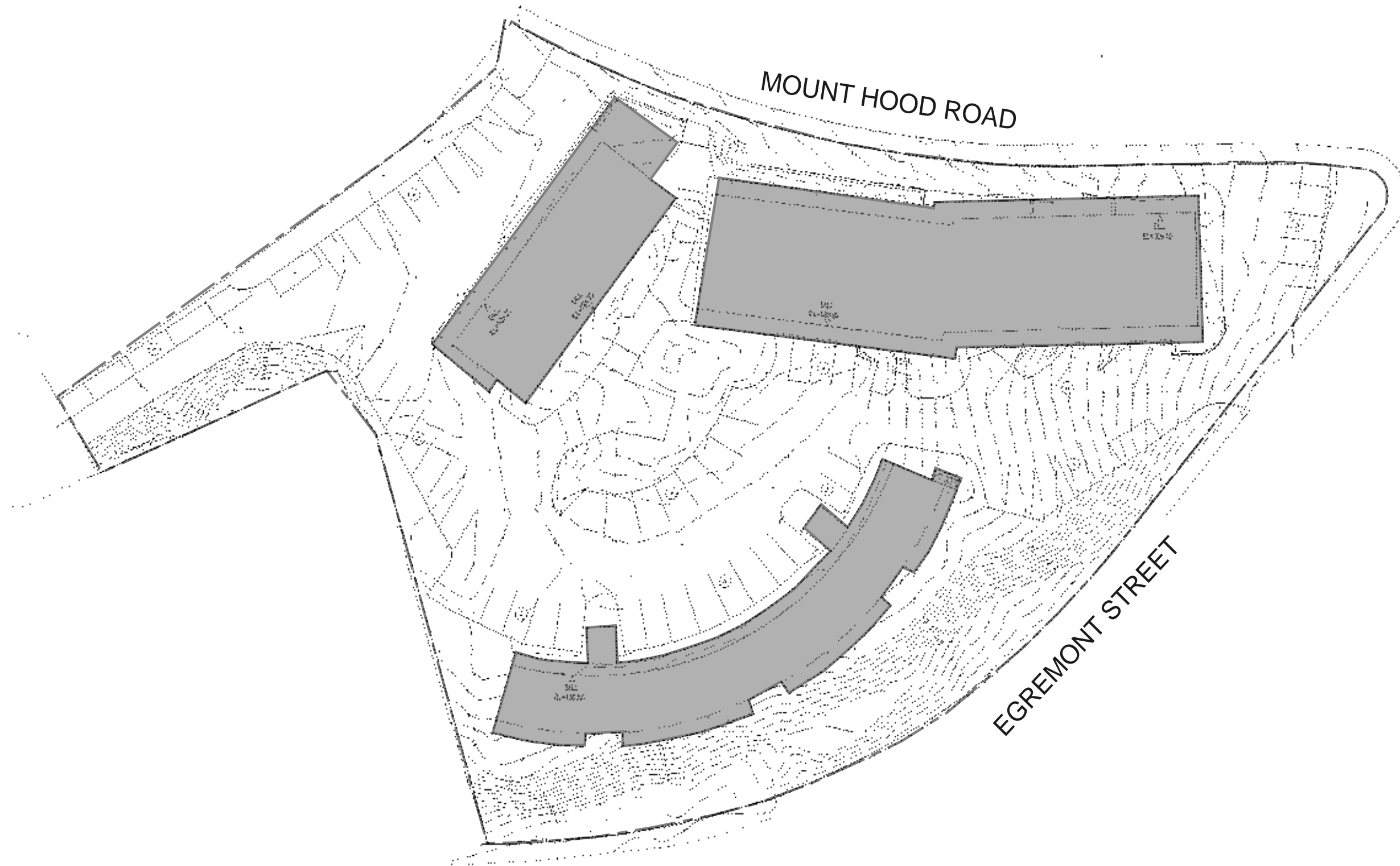


40 MOUNT HOOD
1650 COMMONWEALTH LLC

5.12.2022

EXISTING SITE CONDITIONS
SITE AERIAL VIEW

Existing Site Plan



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



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

Variations 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 variations for the seven dimensional violations of Zoning Code, Article 51, Section 9.

They are as follows:

- Variance for Lot Area
- Variance for Floor Area Ratio
- Variance for Building Height
- Variance for Usable Open Space
- Variance for Front Yard along Mount Hood Road
- Variance for Front Yard along Egremont Road
- Variance for Rear Yard

Unit Type Per Level

	1 BR	2 BR	3 BR	Total
Level 1	1	1	5	7
Level 2	1	1	5	7
Level 3	24	13	0	37
Level 4	26	14	0	40
Level 5	13	7	0	20
Level 6	10	9	0	19
Level 7	9	6	0	15
	84	51	10	145
	58%	35%	7%	
Total IDP Units	18	4	2	24 (17%)

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
SEVENTH FLOOR GSF	17,359
TOTAL BUILDING GSF	158,619

TOTAL RESIDENTIAL NRSF	134,259
EFFICIENCY*	85%

*(INCLUSIVE OF AMENITY SPACES)

PARKING SUMMARY

FIRST FLOOR PARKING GARAGE

105 PARKING SPOTS (10 TANDEM = T)
 3 ACCESSIBLE NEEDS PARKING = HP
 1 VAN PARKING = VAN
 10 STACKED PARKING = S (Klaus - SingleVario 2061)
119 TOTAL PARKING SPOTS
 -16 EV CHARGING STATION PARKING SPOTS PROVIDED

SECOND FLOOR PARKING GARAGE

79 PARKING SPOTS (6 TANDEM = T)
 3 ACCESSIBLE NEEDS PARKING = HP
 1 VAN PARKING = VAN
83 TOTAL PARKING SPOTS
 -16 EV CHARGING STATION PARKING SPOTS PROVIDED
 (OF THEM 1 HP & 1 VAN EV STATION PROVIDED)

EXTERIOR PARKING: 4 PARKING SPOTS PROVIDED

204 PARKING SPOTS REQUIRED
206 TOTAL PARKING SPOTS PROVIDED

BIKE PARKING SUMMARY

FIRST FLOOR - 121
 SECOND FLOOR - 54

175 TOTAL BIKE PARKING



40 MOUNT HOOD
1650 COMMONWEALTH LLC

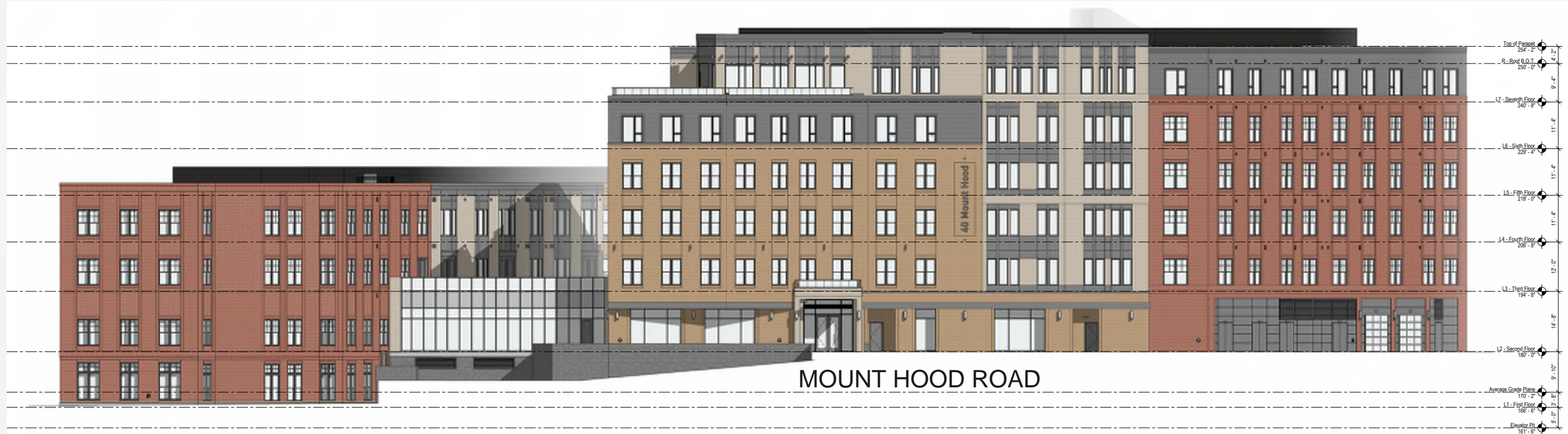
5.12.2022

ILLUSTRATIVE SITE PLAN
W/BUILDING FOOTPRINT

CUBE 3 Studio LLC | 370 Merrimack Street, Suite 337 | Lawrence, MA 01843 | 978.989.9900 | cube3.com



COPYRIGHT(C) 2022 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED



MOUNT HOOD ROAD

Exterior Elevation - East Overall
332' x 1'-0" 2
A-200



ALLEY

Exterior Elevation - North Overall
332' x 1'-0" 1
A-200



RESIDENTIAL NEIGHBOR

Exterior Elevation - West Overall
3/32" = 1'-0"

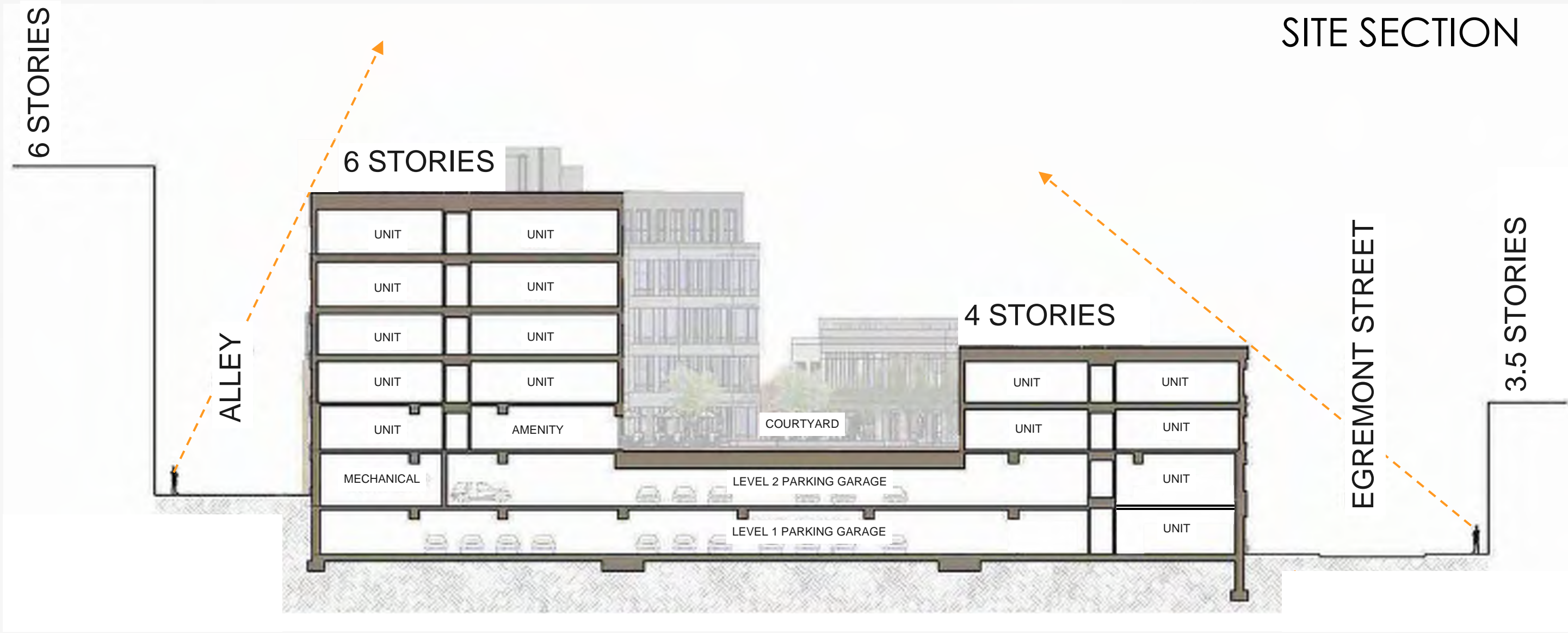
2
A-201



EGREMONT STREET

Exterior Elevation - South Overall
3/32" = 1'-0"

1
A-201





40 MOUNT HOOD
BOSTON, MA

5.12.2022

VIEW ALONG MOUNT HOOD
MAIN ENTRANCE

CUBE 3 Studio LLC | 370 Merrimack Street, Suite 337 | Lawrence, MA 01843 | 978.989.9900 | cube3.com

CUBE³

COPYRIGHT(C) 2022 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED



40 MOUNT HOOD
BOSTON, MA

5.12.2022

VIEW ALONG MOUNT HOOD
STREET SIDE PARK & COURTYARD

CUBE 3 Studio LLC | 370 Merrimack Street, Suite 337 | Lawrence, MA 01843 | 978.989.9900 | cube3.com

CUBE³

COPYRIGHT(C) 2022 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED



40 MOUNT HOOD
BOSTON, MA

5.12.2022

VIEW FROM CORNER
MOUNT HOOD & EGREMONT

CUBE 3 Studio LLC | 370 Merrimack Street, Suite 337 | Lawrence, MA 01843 | 978.989.9900 | cube3.com

CUBE3

COPYRIGHT(C) 2022 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED



40 MOUNT HOOD
BOSTON, MA

5.12.2022

VIEW ALONG EGREMONT

CUBE 3 Studio LLC | 370 Merrimack Street, Suite 337 | Lawrence, MA 01843 | 978.989.9900 | cube3.com



COPYRIGHT(C) 2022 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED



40 MOUNT HOOD
BOSTON, MA

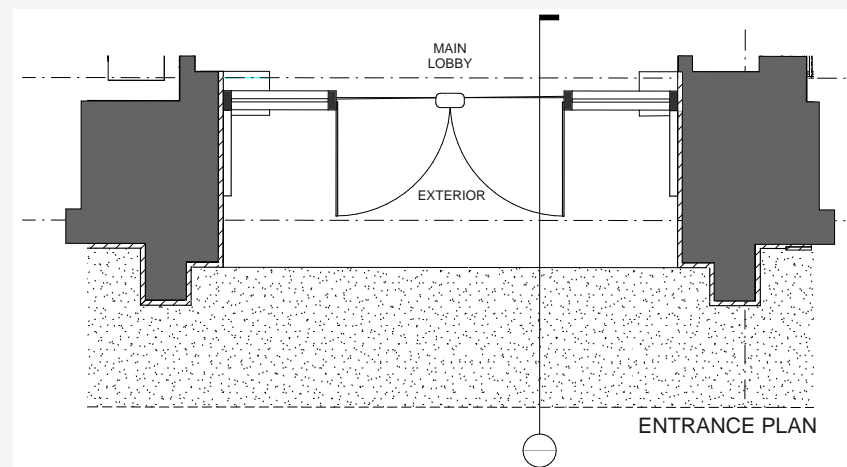
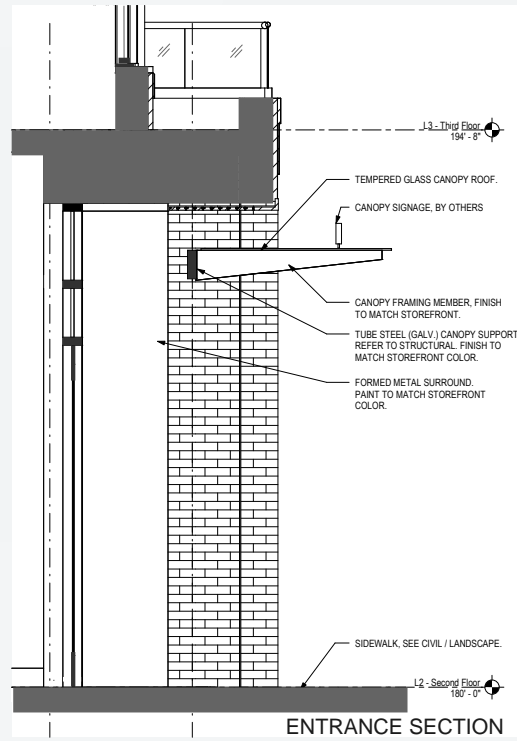
5.12.2022

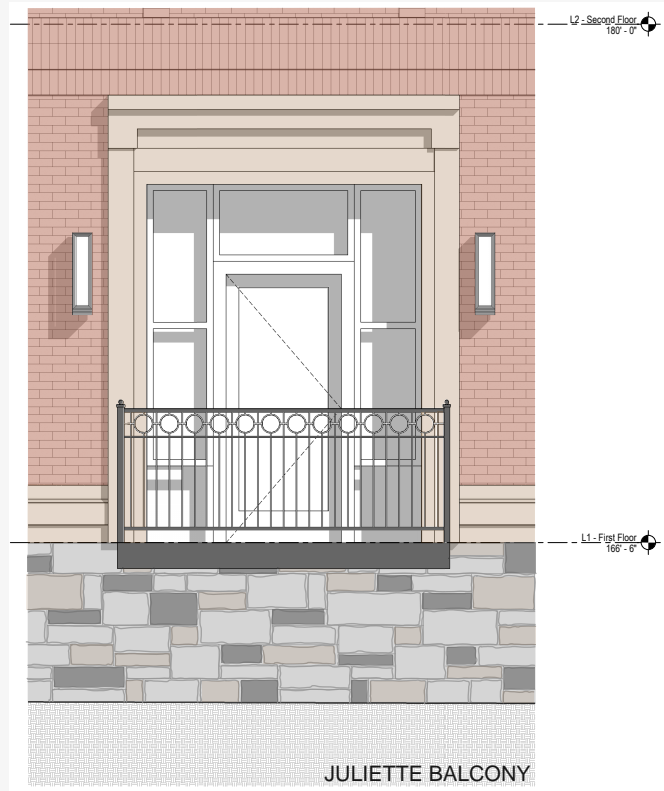
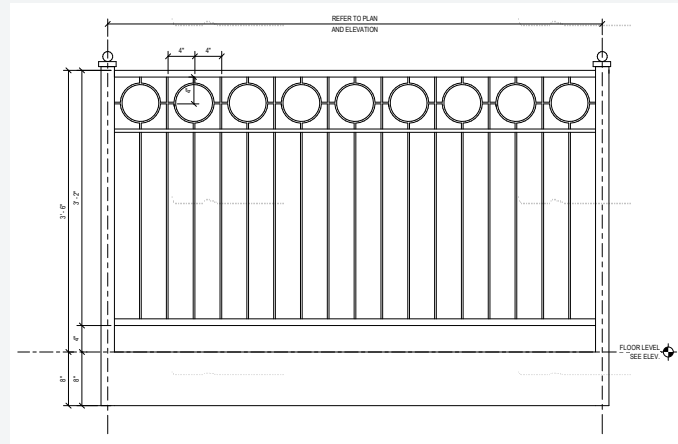
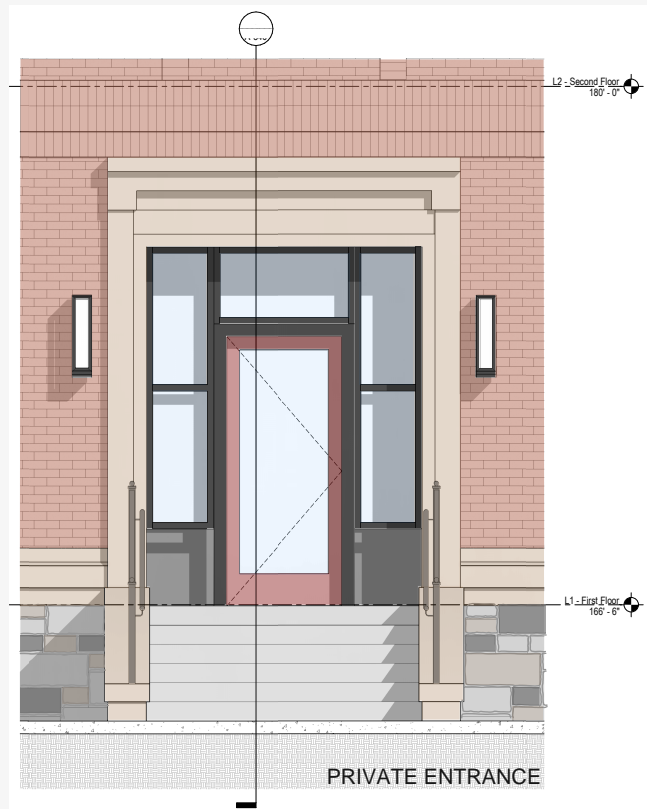
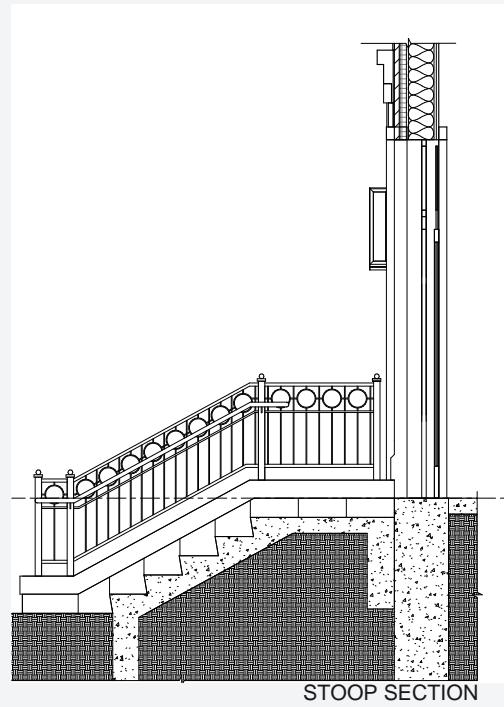
VIEW ALONG EGREMONT

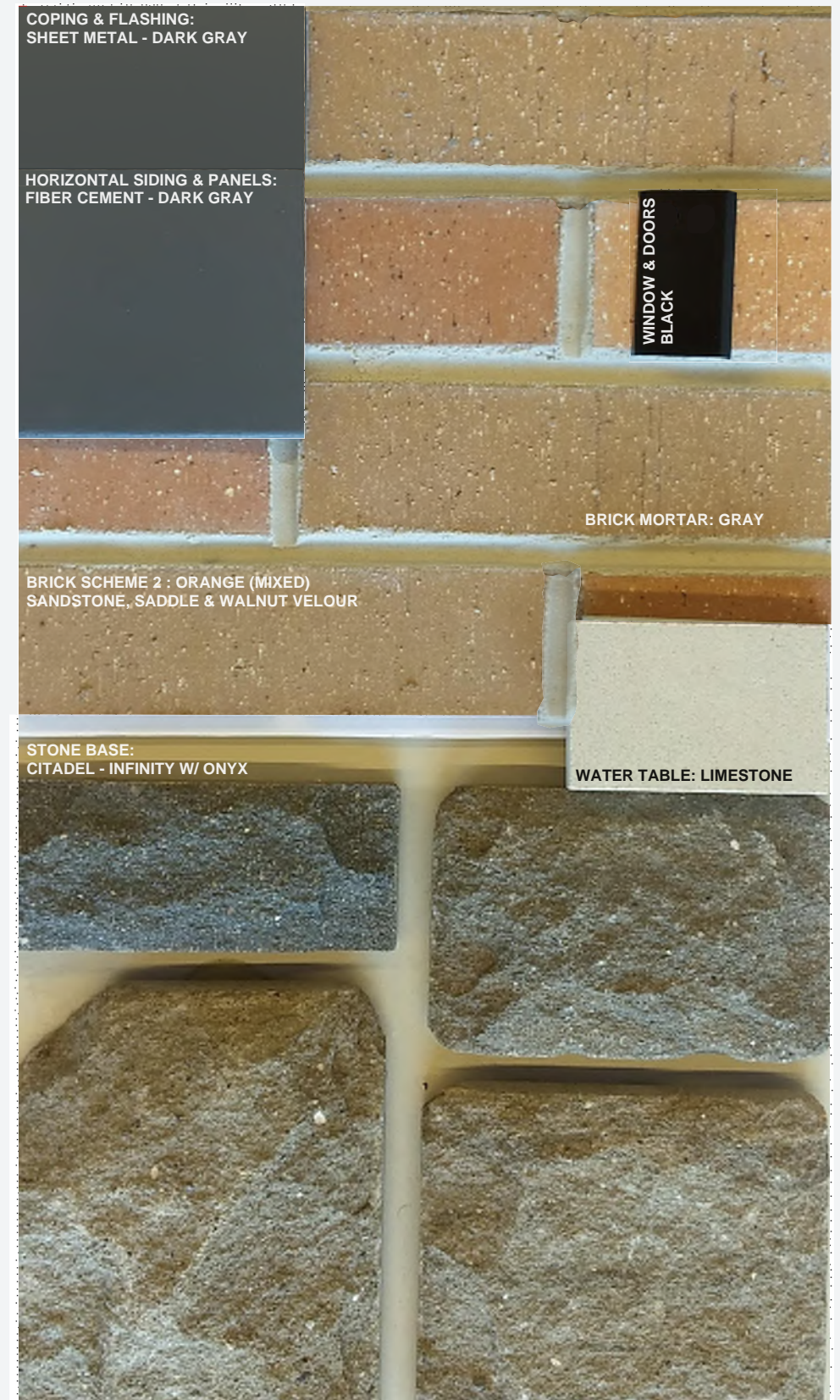
CUBE 3 Studio LLC | 370 Merrimack Street, Suite 337 | Lawrence, MA 01843 | 978.989.9900 | cube3.com

CUBE3

COPYRIGHT(C) 2022 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED







SITE PLAN AND PLANT LIST

Symbol	Qty	Botanical Name	Common Name	Size	Comments
Shade Trees					
CJ	6	<i>Caroidiphylum japonicum</i>	Katsura	3.5"-4" cal.	B&B, Matched Specimen, Central Leader
CC	10	<i>Carpinus caroliniana</i>	American Hornbeam	8-10' ht.	B&B, Matched Specimen, Central Leader
ZS	8	<i>Zelkova serrata</i>	Zelkova	3.5"-4" cal.	B&B, Matched Specimen, Central Leader
Ornamental Trees					
AG	3	<i>Acer griseum</i>	Paperbark Maple	3.5"-4" cal.	B&B, Specimen, Central Leader
BN	5	<i>Betula nigra</i> 'Little King'	Little King River Birch	10' ht.	Multi-Stem, B&B, Matched Specimen
CK	2	<i>Cornus kousa</i>	Chinese Dogwood	10' ht.	Multi-Stem, B&B, Matched Specimen
Evergreen Trees					
PG	2	<i>Picea glauca</i>	White Spruce	8-10' ht.	B&B
PP	2	<i>Picea pungens</i>	Colorado Blue Spruce	8-10' ht.	B&B
PS	5	<i>Pinus strobus</i>	Eastern White Pine	8-10' ht.	B&B
Shrubs					
AM	51	<i>Aronia melanocarpa</i> 'Ground Hog'	Ground Hog Aronia	18-24" ht.	18" o.c.
CH	97	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	18-24" ht.	30" o.c.
CA	15	<i>Ceanothus americanus</i>	New Jersey Tea	18-24" ht.	24" o.c.
CS	36	<i>Comus sericea</i> 'Kelsey'	Dwarf Red Twig Dogwood	18-24" ht.	30" o.c.
FG	32	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	18-24" ht.	30" o.c.
HAI	30	<i>Hydrangea arborescens</i> 'Invincibelle Ruby'	Invincibelle Hydrangea	30-36" ht.	36" o.c.
HAL	20	<i>Hydrangea arborescens</i> 'Limetta'	Limetta Hydrangea	36-48" ht.	36" o.c.
HPJ	4	<i>Hydrangea paniculata</i> 'Jane'	Little Lime Hydrangea	36-48" ht.	48" o.c.
HYH	32	<i>Hypericum</i> 'Hidcote'	St. John's Wart	18-24" ht.	24" o.c.
IGG	87	<i>Ilex glabra</i> 'Gem Box'	Gem Box Holly	18-24" ht.	24" o.c.
IGS	24	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	30-36" ht.	36" o.c.
IMS	3	<i>Ilex x meserveae</i> 'China Boy'	China Boy Holly	30-36" ht.	36" o.c.
IMC	11	<i>Ilex x meserveae</i> 'China Girl'	China Girl Holly	30-36" ht.	36" o.c.
IV	36	<i>Itea virginica</i> 'Little Henry'	Little Henry Sweetspire	30-36" ht.	24" o.c.
JV	26	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	24-32" ht.	36" o.c.
KL	48	<i>Kalmia latifolia</i> 'Elf'	Elf Mountain Laurel	12-18" ht.	24" o.c.
ST	60	<i>Spiraea tomentosa</i>	Steplebush	18-24" ht.	24" o.c.
TM	15	<i>Taxus media</i> 'Tauntonii'	Taunton Yew	36-48" ht.	36" o.c.
VA	152	<i>Vaccinium angustifolium</i>	Lowbush Blueberry	12-18" ht.	12" o.c.
VC	38	<i>Viburnum cassinoides</i> 'Lil Ditty'	Witherod Viburnum	18-24" ht.	30" o.c.
Perennials / Ornamental Grasses / Groundcover					
ACS	22	<i>Anemone canadensis</i>	Windflower	1 GAL	24" o.c.
ANP	128	<i>Aster novae-angliae</i> 'Purple Dome'	Purple Dome Aster	1 GAL	15" o.c.
CAK	136	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	1 GAL	18" o.c.
CFA	234	<i>Carex flacca</i>	Blue Green Sedge	1 GAL	12" o.c.
CPX	279	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	1 GAL	9" o.c.
CVA	84	<i>Clematis virginiana</i>	Wild Clematis	1 GAL	9" o.c.
GRO	56	<i>Coreopsis rosea</i>	Pink Tickseed	1 GAL	15" o.c.
DMS	127	<i>Dryopteris marginalis</i>	Eastern Wood Fern	1 GAL	18" o.c.
EPM	29	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	1 GAL	15" o.c.
HMA	76	<i>Hakonechloa macra</i> 'Aureola'	Hakone Grass	1 GAL	15" o.c.
HYM	119	<i>Hemerocallis</i> 'Yellow Mammoth'	Yellow Mammoth Daylily	1 GAL	12" o.c.
HPR	80	<i>Hosta plantaginea</i> 'Royal Standard'	Fragrant Plantain Lily	1 GAL	24" o.c.
HBM	61	<i>Hosta</i> 'Blue Mouse Ears'	Blue Mouse Ears Hosta	1 GAL	24" o.c.
HHY	93	<i>Hosta</i> 'Halcyon'	Halcyon Hosta	1 GAL	24" o.c.
HRS	94	<i>Hosta</i> 'Regal Splendor'	Regal Splendor Hosta	1 GAL	24" o.c.
HSS	59	<i>Hosta</i> 'Sum and Substance'	Sum and Substance Hosta	1 GAL	24" o.c.
HBC	100	<i>Heuchera x brizoides</i> 'Chatterbox'	Coral Bells	1 GAL	12" o.c.
LSP	128	<i>Liriope spicata</i>	Liriope	1 GAL	12" o.c.
MSL	54	<i>Miscanthus sinensis</i> 'Little Kitten'	Dwarf Maiden Grass	1 GAL	15" o.c.
NJS	2210	<i>Narcissus</i> 'Jack Snipe'	Cyclamineus Daffodil	1 GAL	6" o.c.
NMH	2210	<i>Narcissus</i> 'Mount Hood'	Mount Hood Trumpet Daffodil	1 GAL	6" o.c.
OSR	189	<i>Osmunda regalis</i>	Royal Fern	1 GAL	18" o.c.
PAC	76	<i>Pennisetum alopecuroides</i> 'Cassian'	Dwarf Fountain Grass	1 GAL	18" o.c.
PTS	189	<i>Pachysandra terminalis</i>	Japanese Pachysandra	1 GAL	9" o.c.
RFG	25	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Black-Eyed-Susan	1 GAL	18" o.c.
SAJ	27	<i>Sedum autumn joy</i>	Autumn Joy Sedum	1 GAL	18" o.c.
SBS	52	<i>Stachys Byzantina</i> 'Silver Carpet'	Silver Carpet Lamb's Ear	1 GAL	15" o.c.
SSC	81	<i>Schizachyrium scoparium</i>	Little Bluestem	1 GAL	18" o.c.
WFS	384	<i>Waldsteinia fragaroides</i>	Barren Strawberry	1 GAL	9" o.c.
XSA	195	<i>Xanthoriza simplicissima</i>	Yellowroot	1 GAL	12" o.c.



TREES AND SHRUBS



KATSURA



AMERICAN HORNBEAM



ZELKOVA



PAPERBARK MAPLE



LITTLE KING RIVER BIRCH



KOUSA DOGWOOD



WHITE SPRUCE



COLORADO BLUE SPRUCE



EASTERN WHITE PINE



GROUND HOG ARONIA



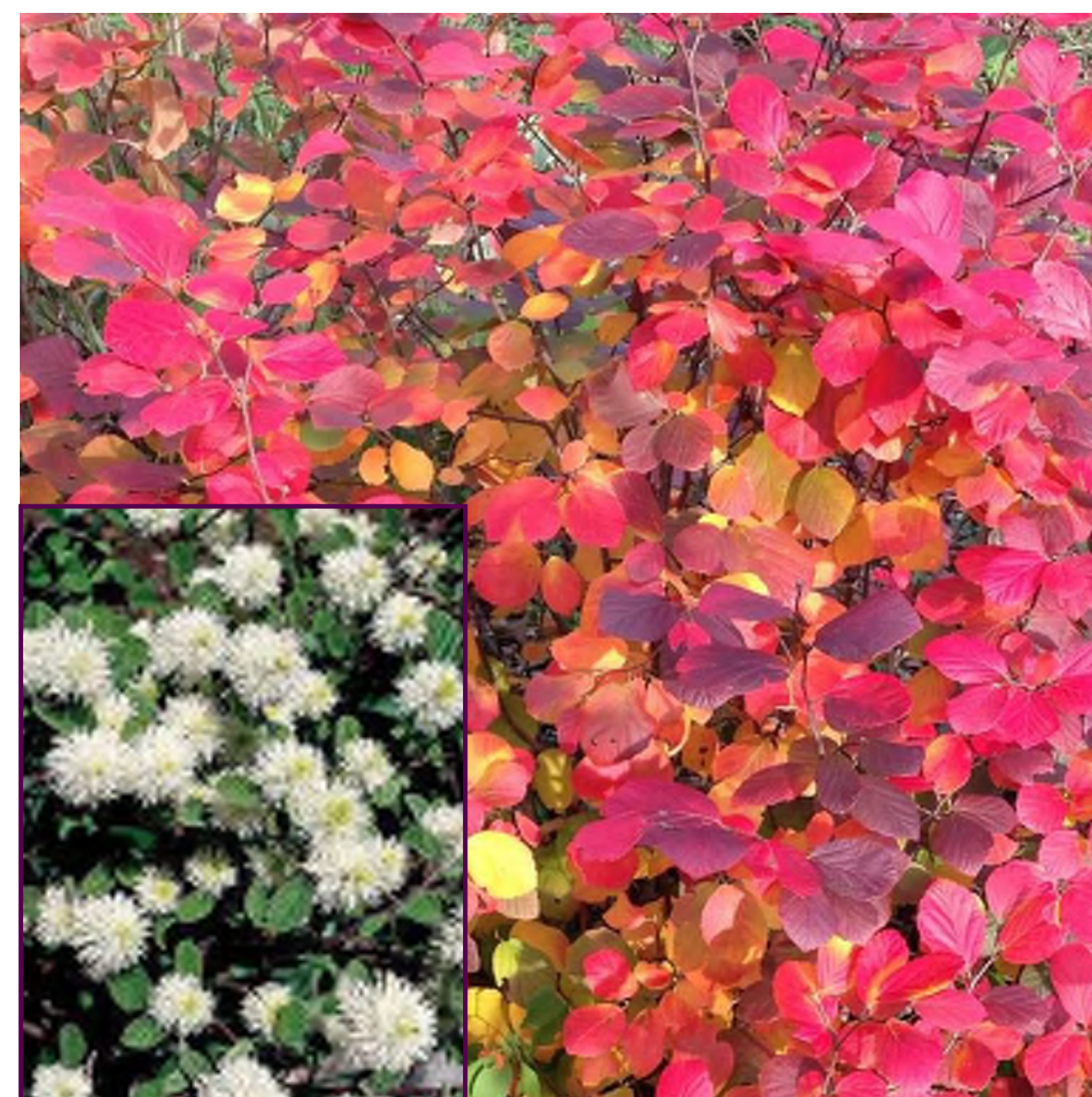
HUMMINGBIRD SUMMERSWEET



NEW JERSEY TEA



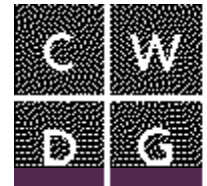
RED TWIG DOGWOOD



DWARF FOTHERGILLA



INVINCIBELLE RUBY HYDRANGEA



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