

THE STONYBROOK

3193 WASHINGTON ST. BOSTON, MA

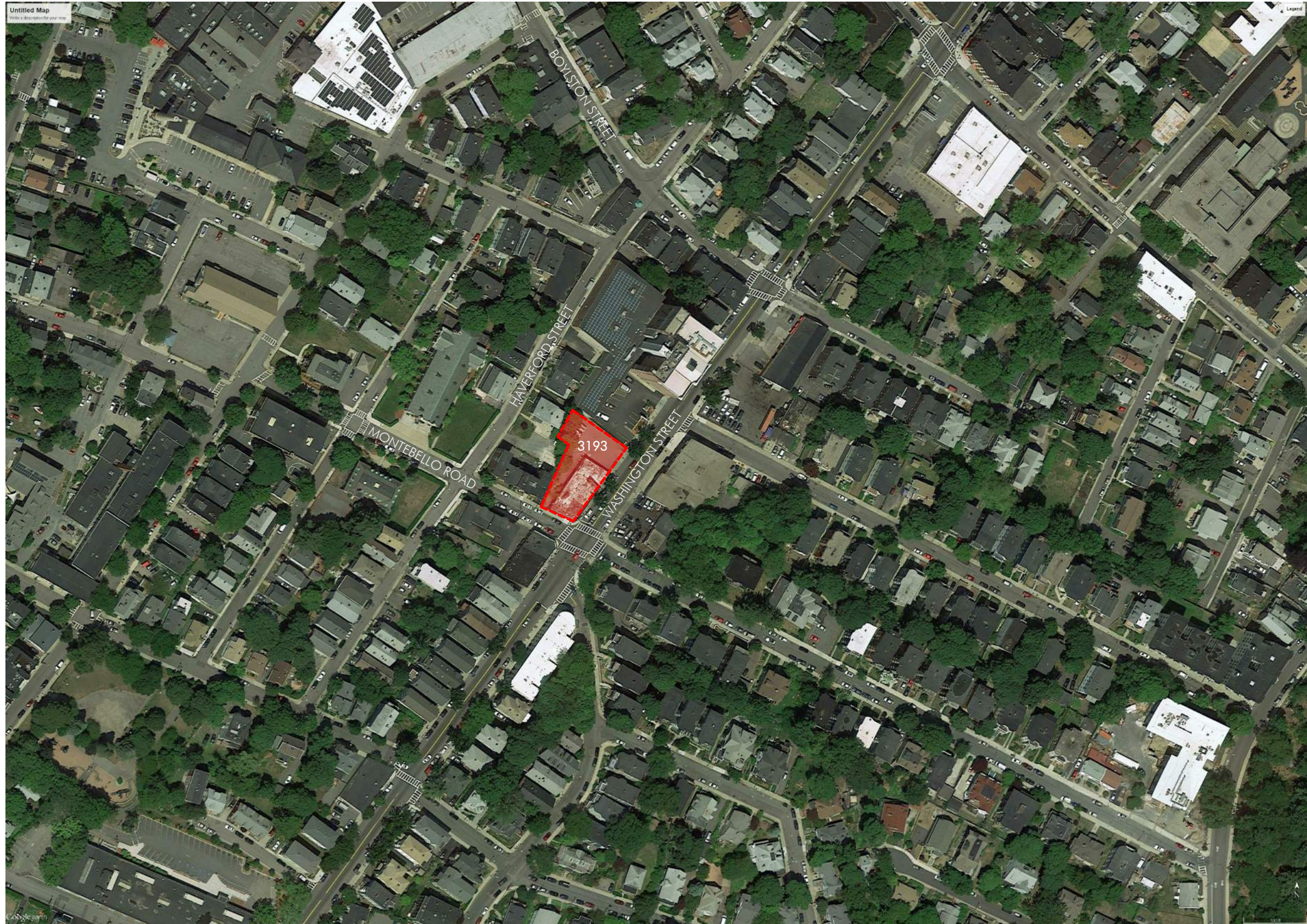
CRM PROPERTY DEVELOPMENT CORP.

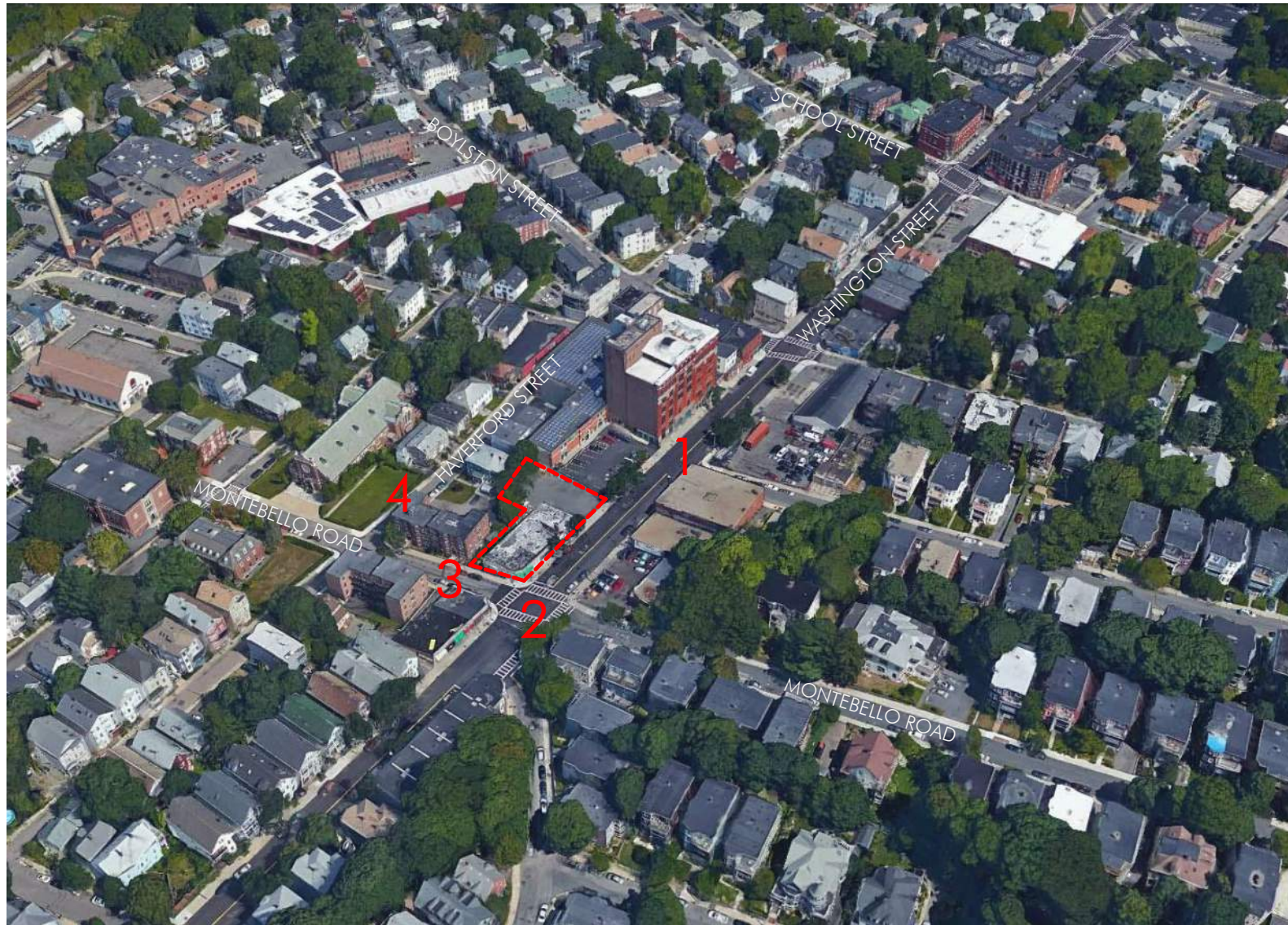
ISSUED FOR CONSTRUCTION

AUGUST 11, 2016



EMBARC STUDIO
ARCHITECTURE + DESIGN





3175 WASHINGTON STREET



3193 WASHINGTON STREET



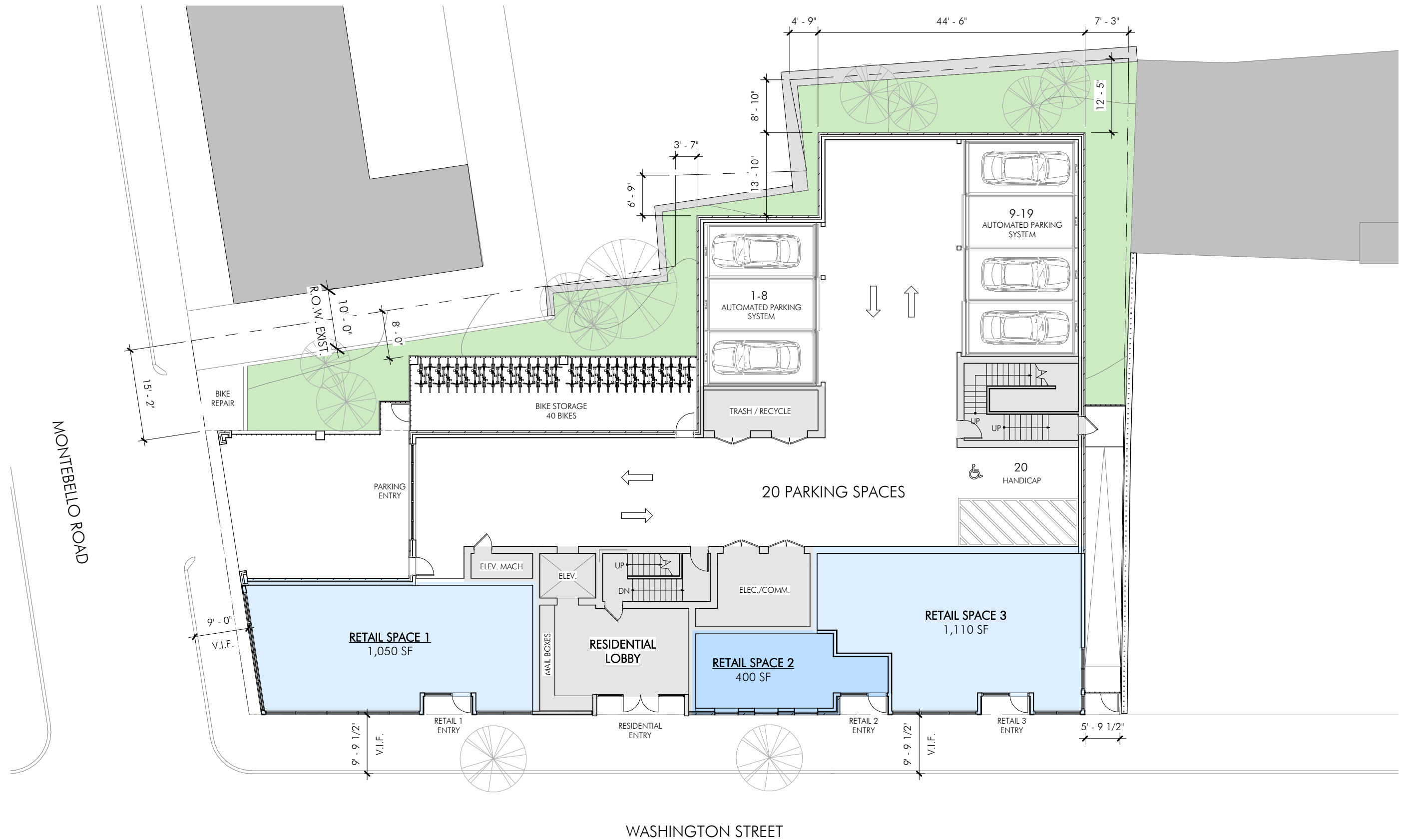
28-30 MONTEBELLO ROAD

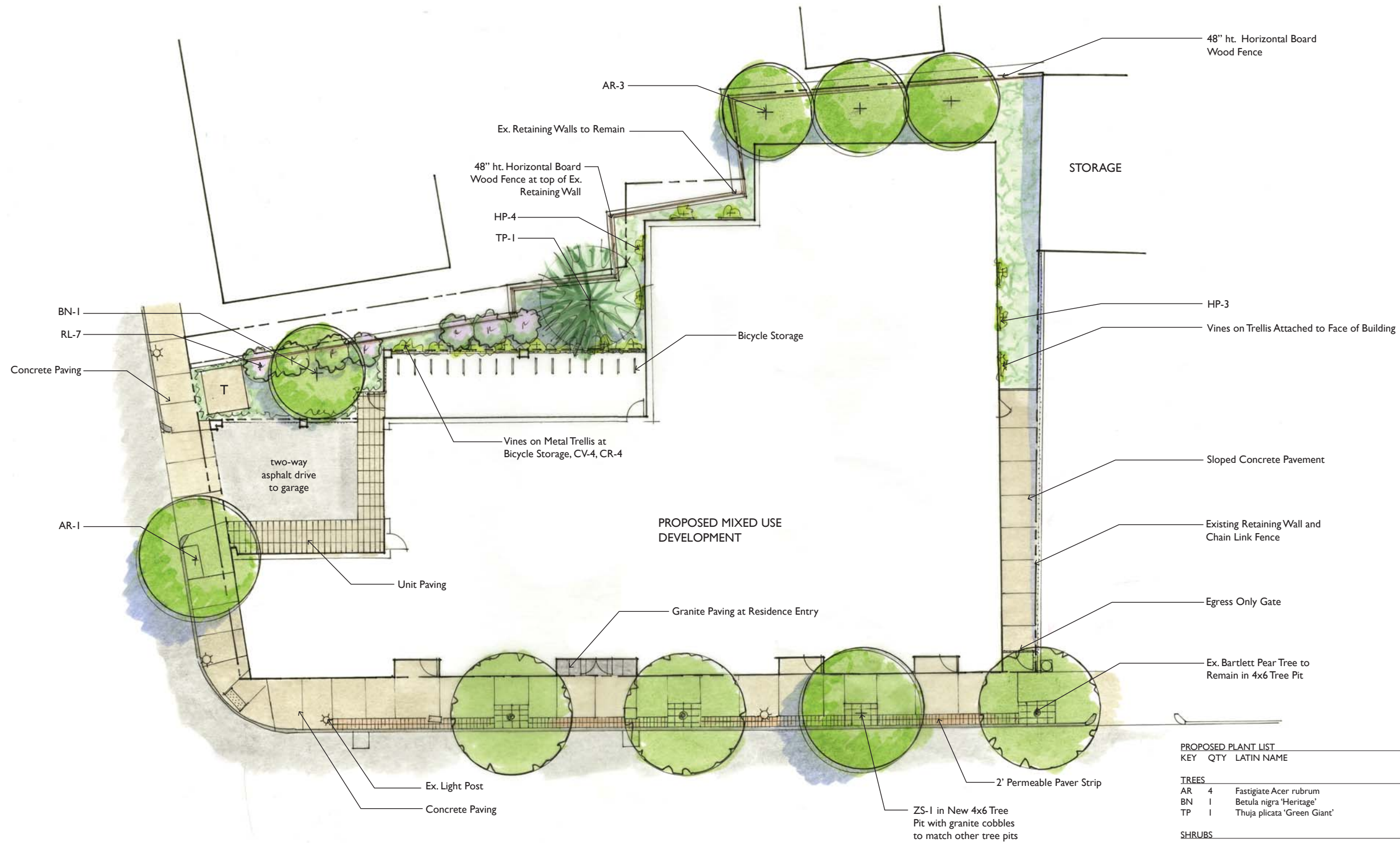


35-37 HAVERFORD STREET









PROPOSED PLANT LIST

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	4	Fastigate Acer rubrum	Fastigate Red Maple	2.5-3" cal.	B&B
BN	1	Betula nigra 'Heritage'	Heritage River Birch	3-3.5" cal.	B&B/single stem
TP	1	Thuja plicata 'Green Giant'	Green Giant Arborvitae	7-8' ht.	B&B
SHRUBS					
RL	7	Rhododendron laetevirens	Wilson Rhododendron	12"/15"	B&B
VINES/PERENNIALS					
CV	11	Clematis virginiana	Virgin Bower's Vine	#3 Pot	

Trees



Fastigate Red Maple



Lacebark Elm

Shrubs



PJM Rhododendron

Greenscreen

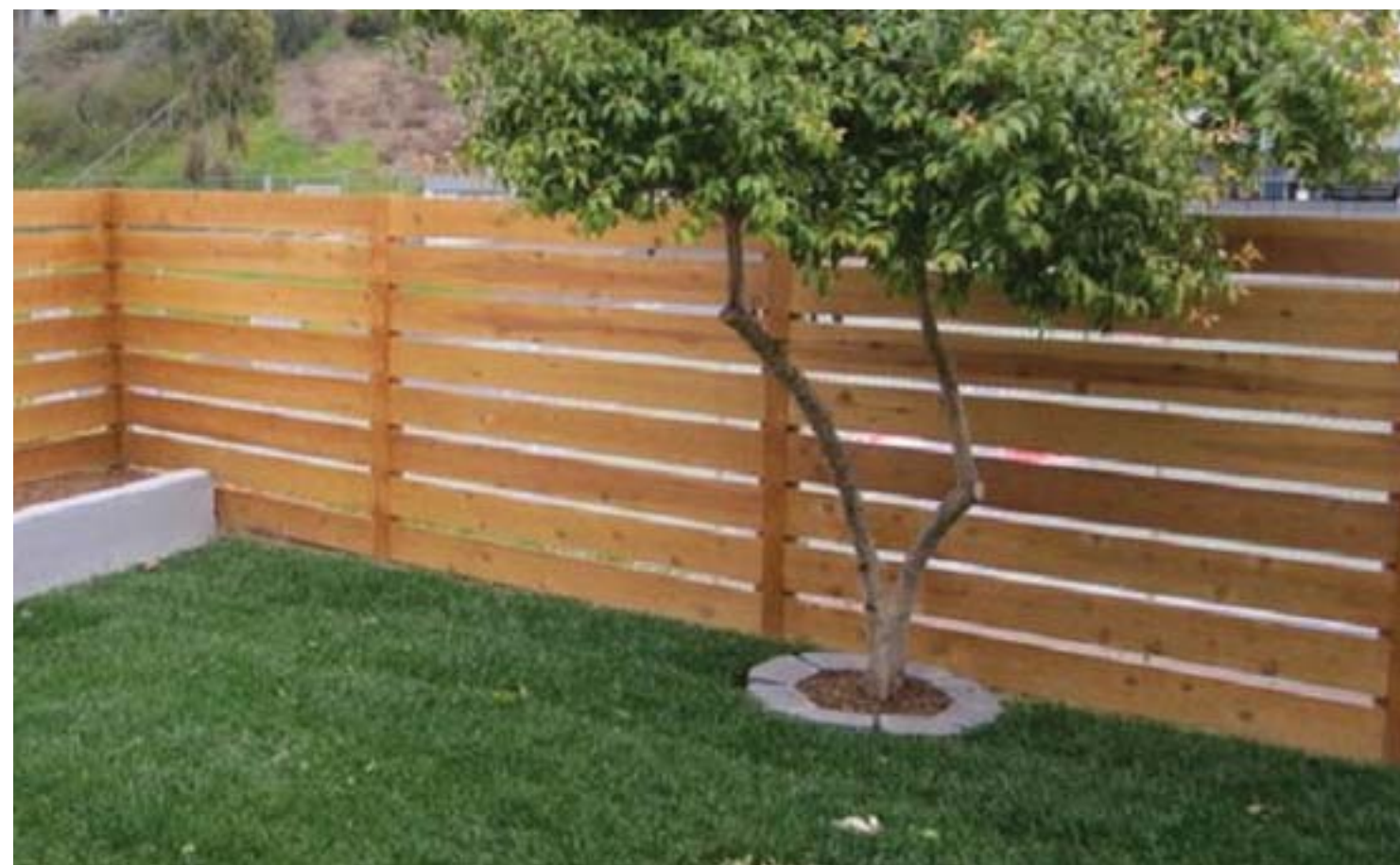


Green Screen + Vines



Green Screen + Vines

Fencing



Horizontal Wood Fence



Horizontal shadowbox wood fence

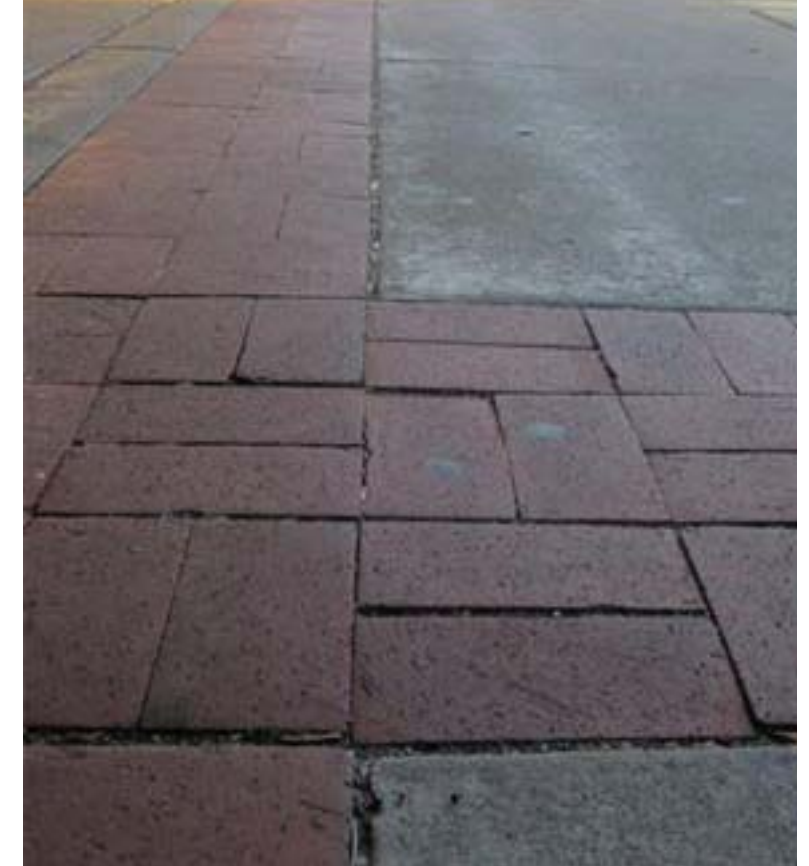
Pavers



Permeable pavers flush with asphalt



Permeable pavers flush with asphalt



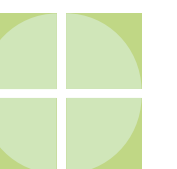
Permeable pavers flush with asphalt

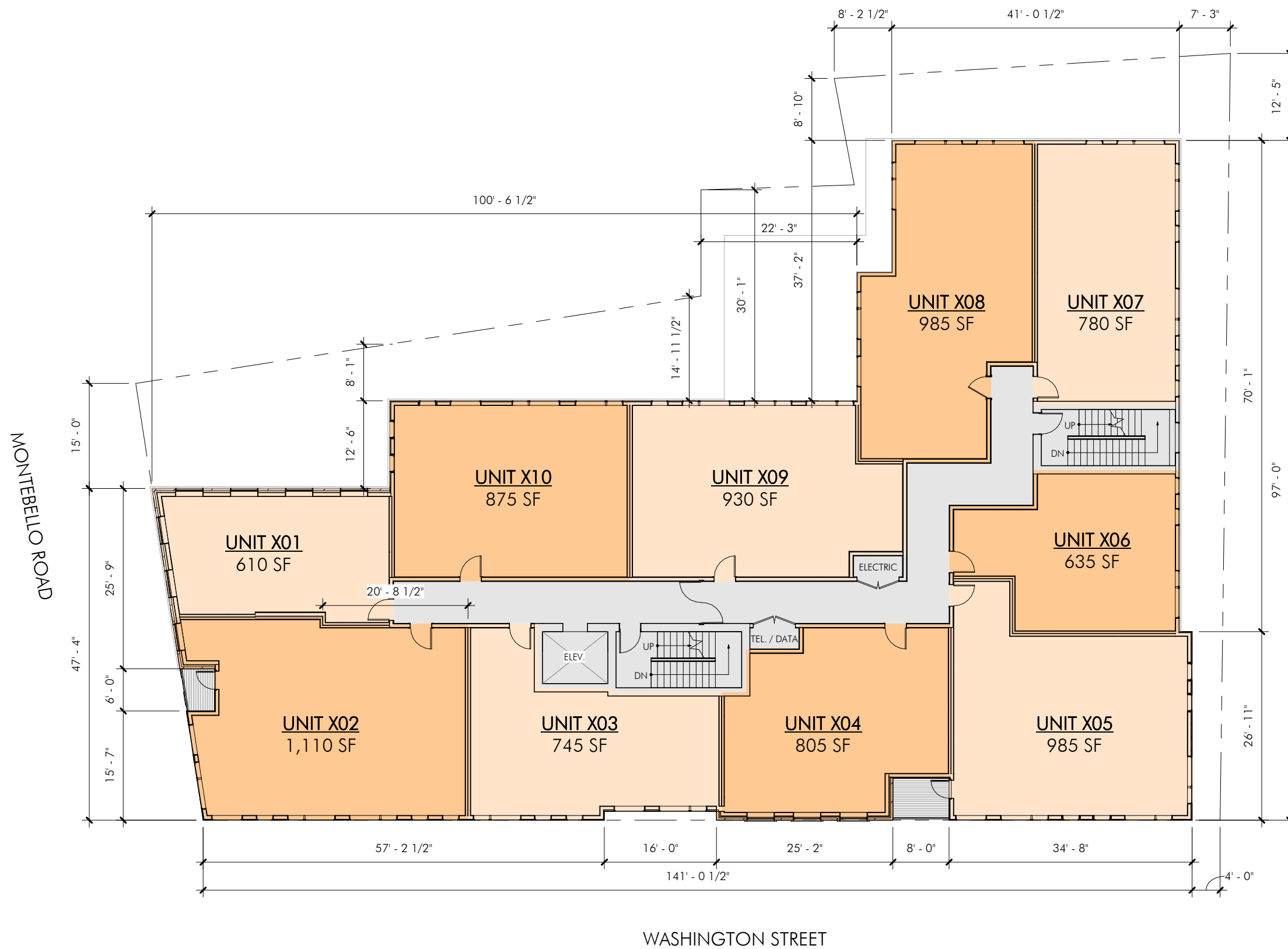


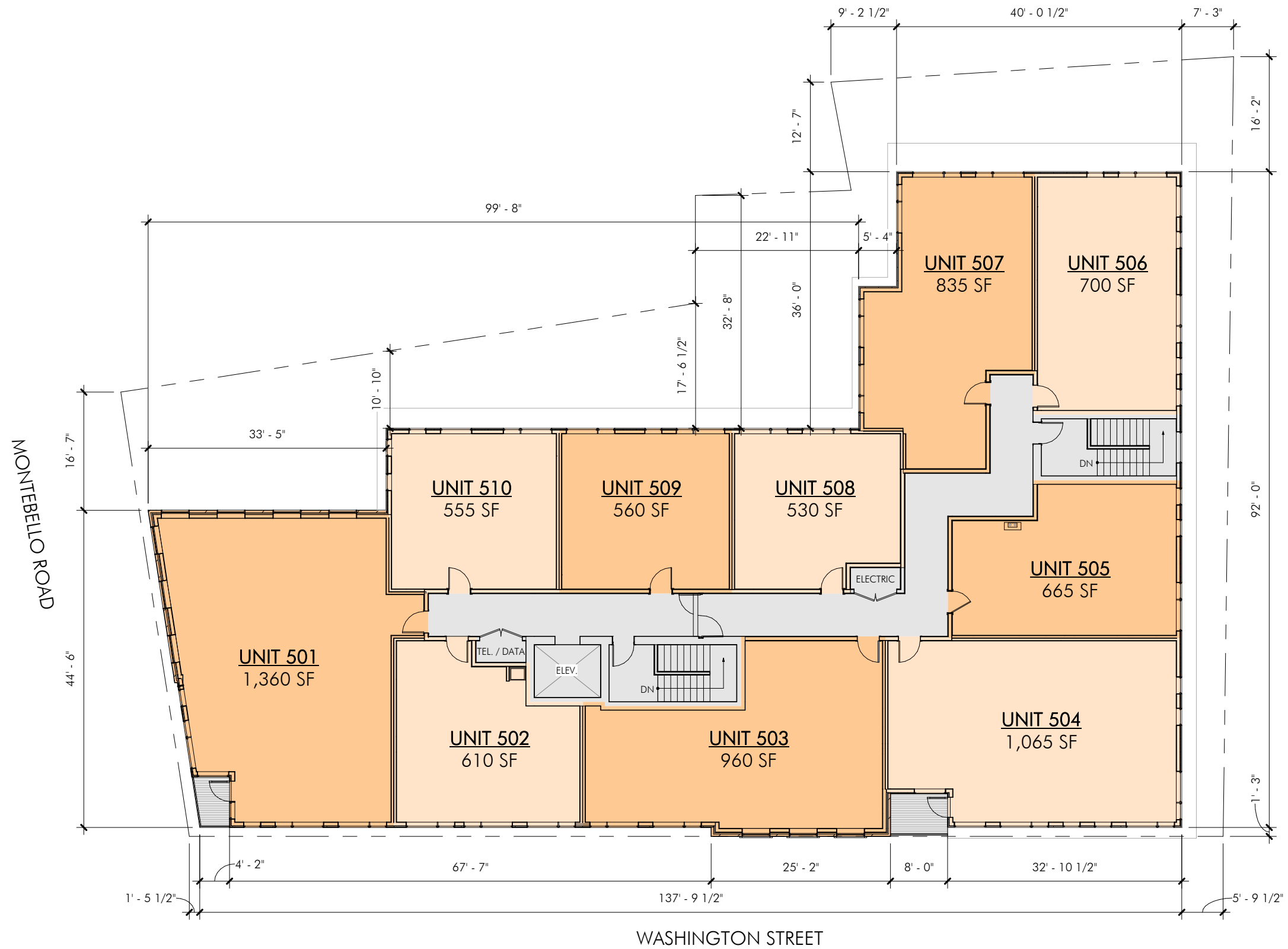
Permeable pavers flush with asphalt



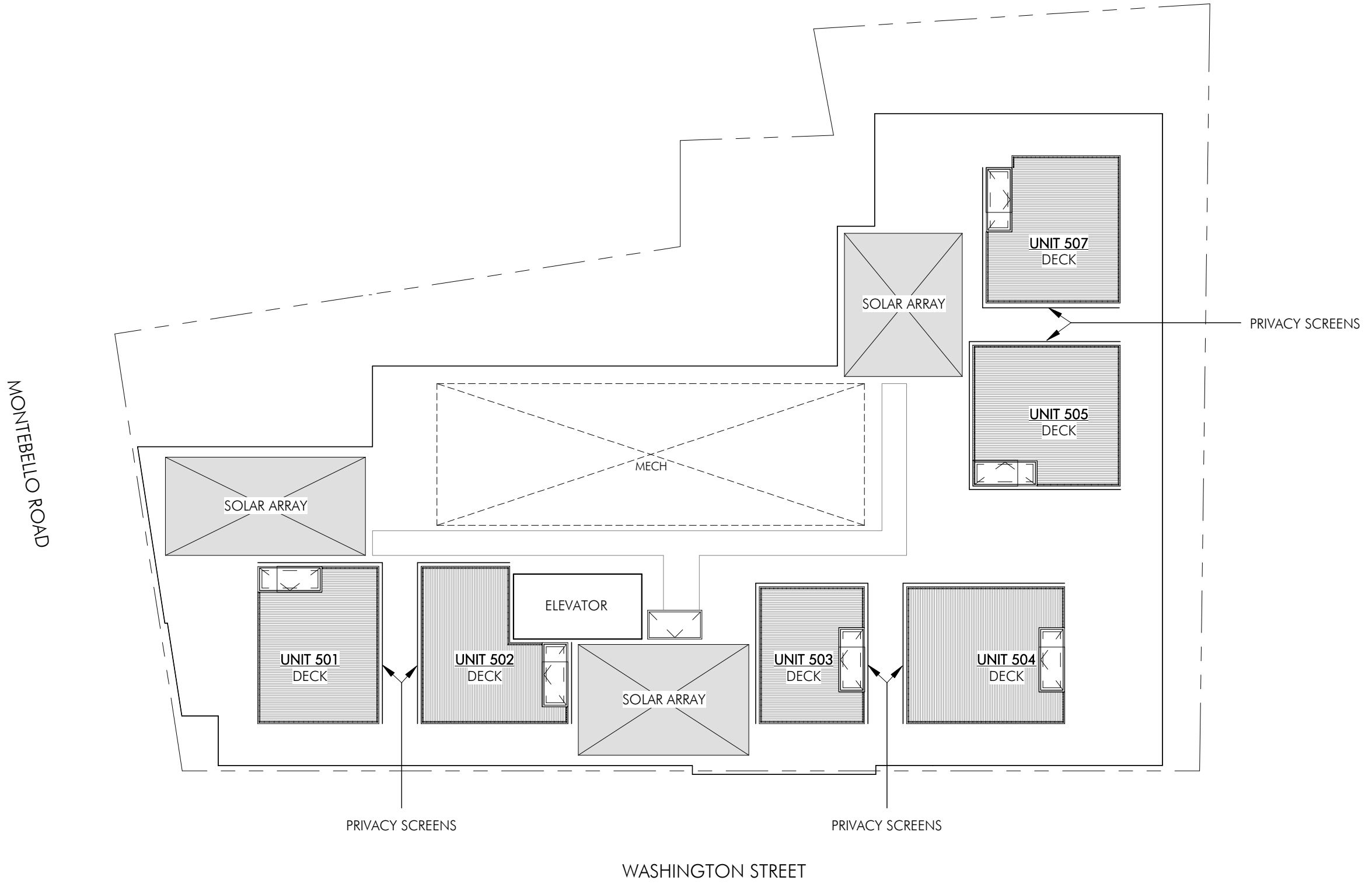
Concrete sidewalk with permeable paver border







1/16" = 1'-0"



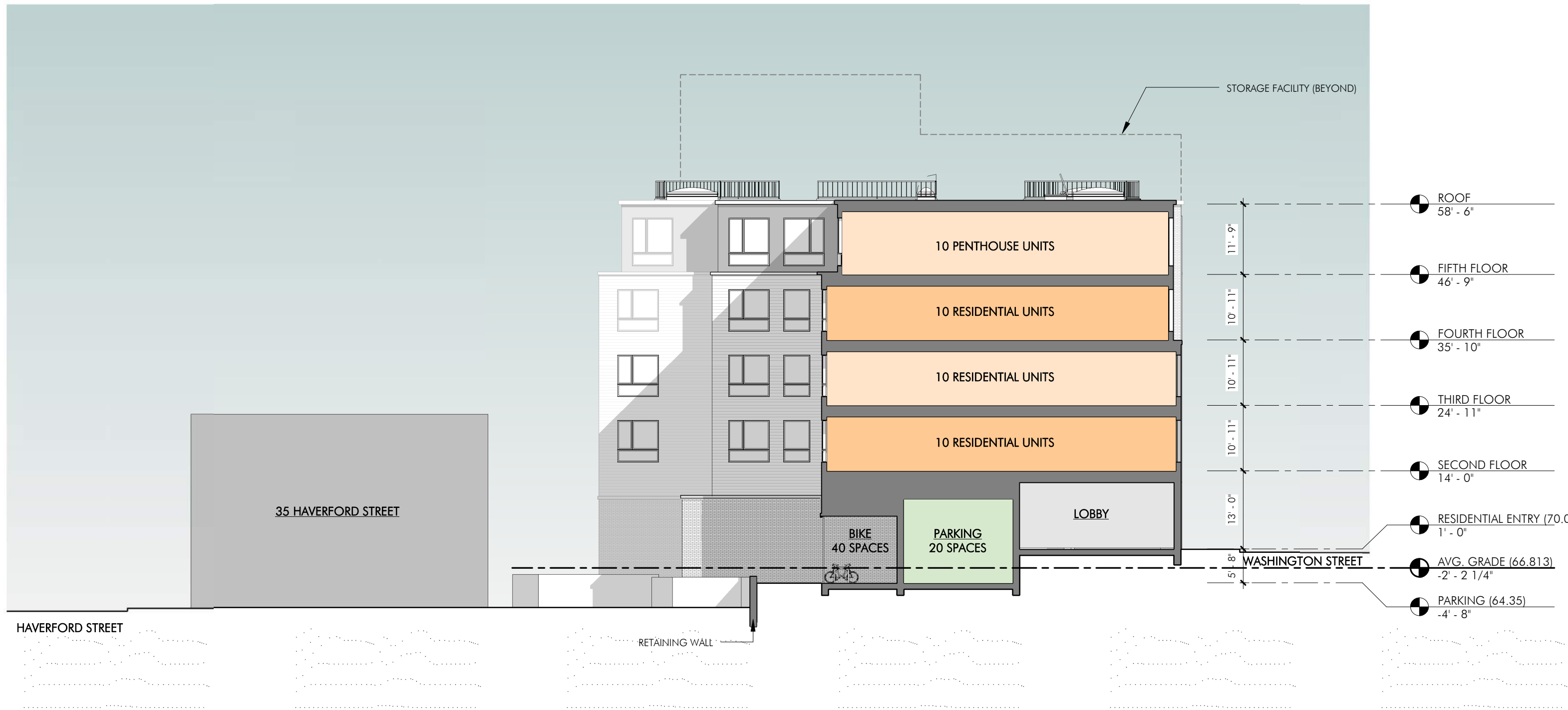


- ROOF
58' - 6"
- FIFTH FLOOR
46' - 9"
- FOURTH FLOOR
35' - 10"
- THIRD FLOOR
24' - 11"
- SECOND FLOOR
14' - 0"
- RESIDENTIAL ENTRY (70.0)
1' - 0"
- AVG. GRADE (66.813)
-2' - 2 1/4"
- PARKING (64.35)
-4' - 8"

1/16" = 1'-0"



1/16" = 1'-0"



3193 WASHINGTON STREET

Unit Breakout
AUGUST 11, 2016

GROSS SQUARE FEET (GSF)					
SELLABLE RENTABLE			COMMON		
		GSF			GSF
GROUND	RETAIL 1	1,050		HALL STAIRS LOBBY	1,040
	RETAIL 2	400		MECH TRASH	500
	RETAIL 3	1,110			
TYPICAL FLOOR PLAN FLOORS 2 & 3	UNIT X01	610	ST	CORRIDOR STAIRS ELEV.	1,265
	UNIT X02	1,110	3 BR		
	UNIT X03	745	2 BR		
	UNIT X04	805	2 BR		
	UNIT X05	985	2 BR		
	UNIT X06	635	1 BR		
	UNIT X07	780	2 BR		
	UNIT X08	985	3 BR		
	UNIT X09	930	2 BR +		
	UNIT X10	880	2 BR		
FLOOR SUBTOTAL		8,465			
FOURTH FLOOR PLAN	UNIT 401	540	ST	CORRIDOR STAIRS ELEV.	1,265
	UNIT 402	1,020	3 BR		
	UNIT 403	720	2 BR		
	UNIT 404	805	2 BR		
	UNIT 405	985	2 BR		
	UNIT 406	635	1 BR		
	UNIT 407	780	2 BR		
	UNIT 408	985	3 BR		
	UNIT 409	930	2 BR +		
	UNIT 410	880	2 BR		
FLOOR SUBTOTAL		8,280			
PENTHOUSE FLOOR 5	UNIT 501	1,360	3 BR	CORRIDOR STAIRS ELEV.	1,225
	UNIT 502	610	1 BR		
	UNIT 503	960	2 BR		
	UNIT 504	1,065	3 BR		
	UNIT 505	665	1 BR		
	UNIT 506	700	2 BR		
	UNIT 507	835	3 BR		
	UNIT 508	530	1 BR		
	UNIT 509	560	1 BR		
	UNIT 510	555	1 BR		
FLOOR SUBTOTAL		7,840			
RESIDENTIAL SELLABLE GSF		34,160		COMMON AREA GSF	6,560
RETAIL GSF		2,560			

BUILDING GSF	
GROUND FLOOR	4,100
SECOND FLOOR	9,730
THIRD FLOOR	9,730
FOURTH FLOOR	9,545
FIFTH FLOOR	9,065
TOTAL BUILDING GSF	42,170
SITE	12,922
FAR	3.26
GRND FLR PARKING	4,645
TOTAL SF PER BRA	46,815

UNIT BREAKDOWN:		AVERAGE SIZE
STUDIO	3	587
1 BED	8	603
2 BED	17	836
2+ BED	3	930
3 BED	9	1,051
TOTAL UNITS	40	826

PARKING SPACES	20
PARKING/UNIT RATIO	0.5

GSF: measured to outside face of exterior walls, centerline of party walls and demising walls
Measurements are based on initial field visit, subject to full set of measurements