

8 Delanson Circle
Wellesley, MA 02482

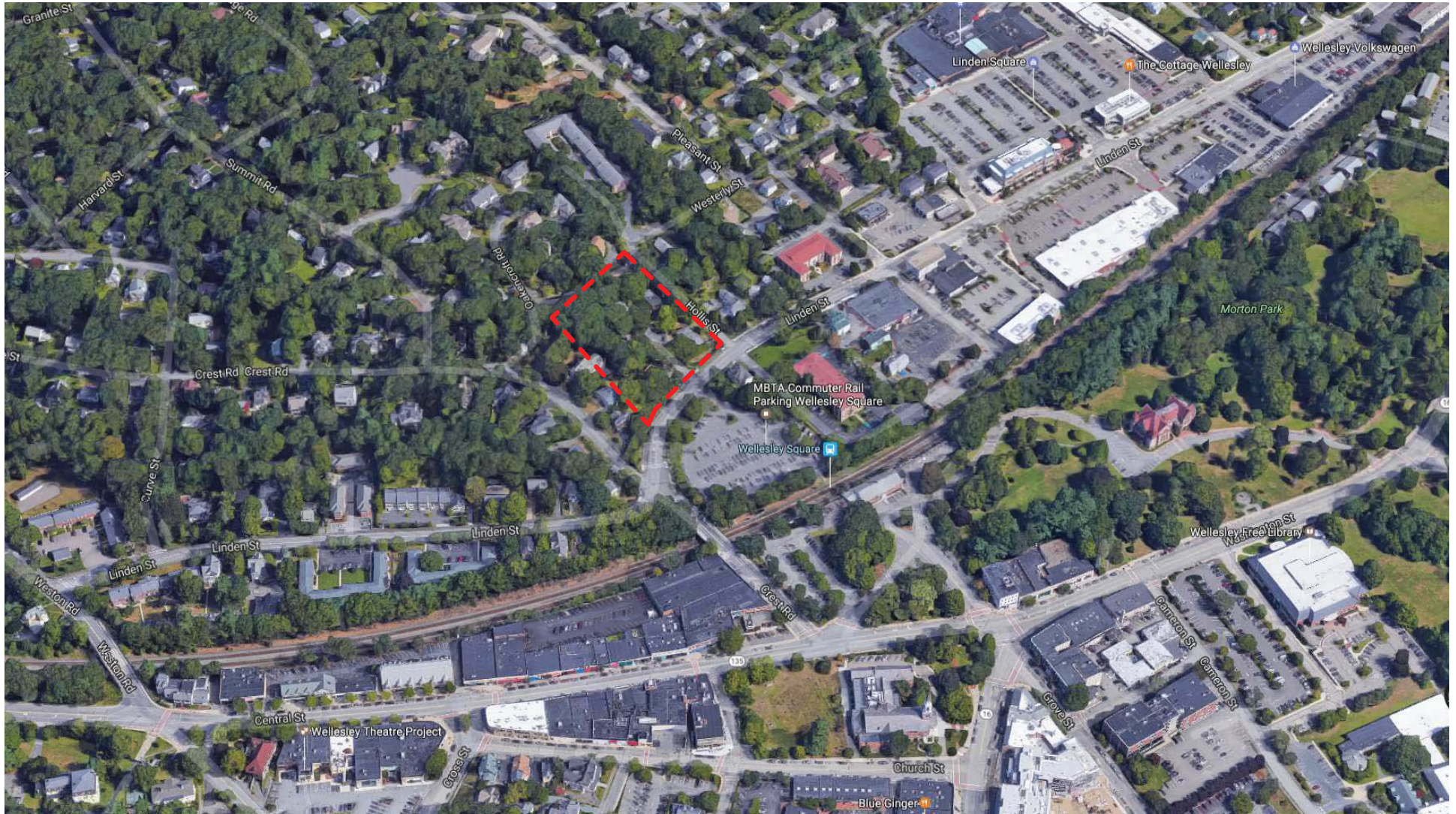
PROJECT NARRATIVE

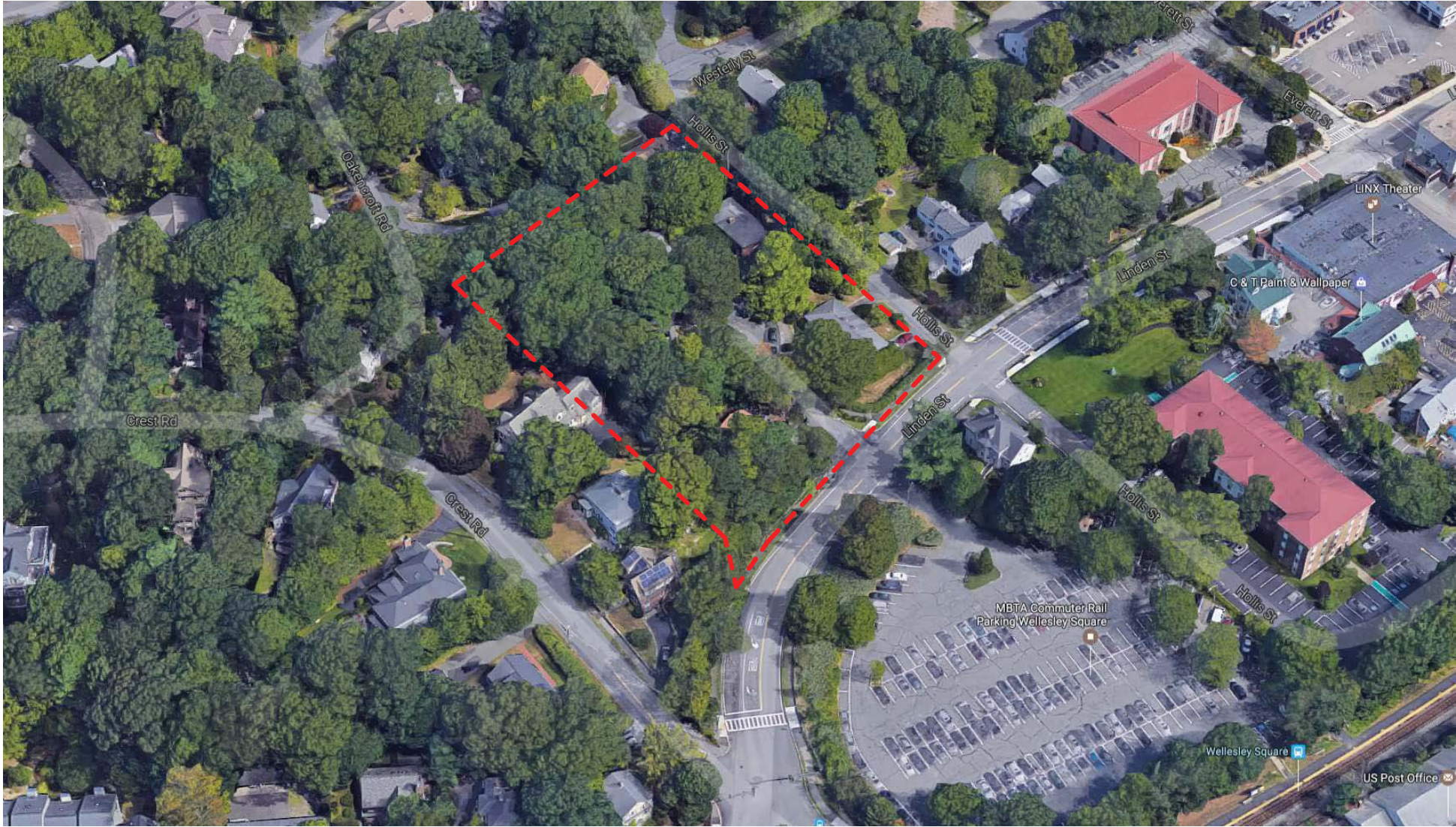
Located in the heart of Wellesley at the intersection of Linden and Hollis Streets, directly across the street from the Wellesley Square MBTA Commuter Rail station and right down the block from the vibrant Wellesley and Linden Squares, the proposed building seeks to take advantage of an underutilized site and create a transit-oriented residential development with easy access to the heart of downtown Boston. The site consists of vacating dead-end Delanson Street and combining five single-family residential plots into a new property of approximately 61,774 SF. The new U-shaped building will be six-stories, with ground floor parking providing 84 spaces accessed off of Hollis Street and 95 residential units spread over five floors above. At the center of the project will be a publicly-accessible courtyard and Community Room on the second floor with direct access from Linden Street via an open-air staircase.

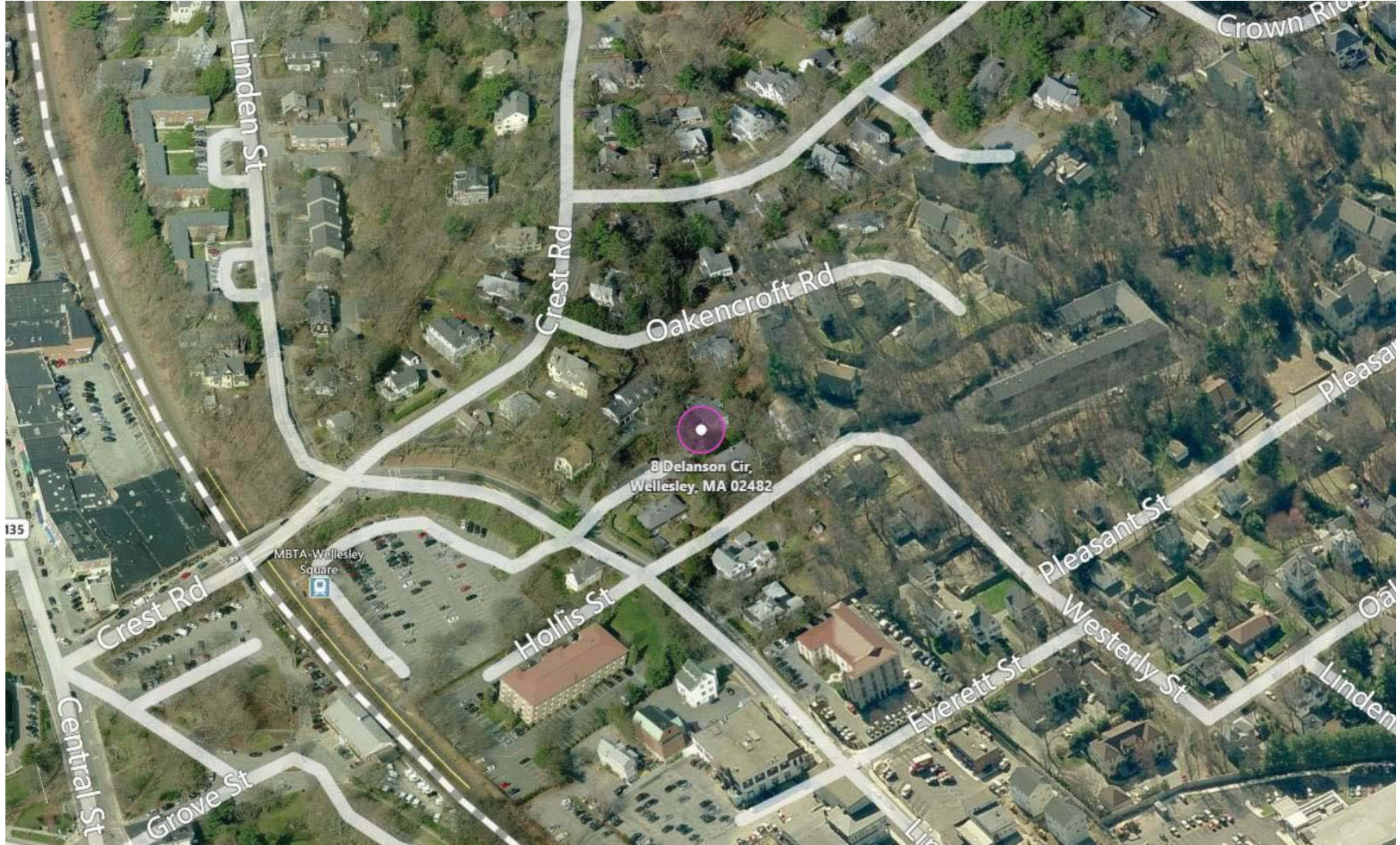
At 8 Delanson Circle, the ground floor (at grade with Linden Street) contains the lower residential lobby, leasing office, utilities and bike storage along with the parking for the building. A 20 foot wide stair directly adjacent to the residential lobby leads from Linden up into the courtyard. The second floor (at grade with the northeast corner on Hollis Street) is comprised of the upper residential lobby, fitness area for residents, and community room while the remaining building area will be dedicated to residential units. The courtyard is designed in a way to maximize functionality and can accommodate public access as well as private space for resident use. There will also be a fire lane off of Hollis Street with direct access to the courtyard in the case of an emergency.

The exterior of the building has been designed in a way to break down its scale, emphasizing a more horizontal nature through a series of horizontal datums, bays, setbacks and material changes. The ground floor will be light-toned masonry with punched storefront-style openings for the lobby and leasing offices, while the upper floors will contain materials more native to the surrounding neighborhood, using varying cladding textures but maintaining a complimentary color palette. Large windows on the upper floors will be broken down with muntins to give a more traditional feel while also providing plentiful natural light for the residents. The top floor will be set back 6 feet to further reduce the visual height of the building. Given the current steep grading across the site (the southeast corner of Linden and Hollis Streets is approximately 30' lower than the opposite corner to the northwest), the six-story building will be nestled into the landscape using a series of landscaped terraces at the rear to minimize any potential impact on neighboring properties. The cornice of the new building will be level with the top of some of the adjacent homes.

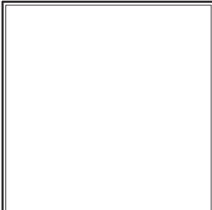
All units throughout the building will be designed to provide layouts that promote open kitchen/living/dining spaces, with comfortably sized bedrooms, bathrooms, laundry, storage areas, juliette balconies and terraces (where possible). Each unit will have individual washer/dryers along with individual heating and cooling systems. The design provides for a range of unit sizes and layouts, coupled with the affordable component that will provide much-needed quality housing that fits well within the immediate context and surrounding neighborhoods of Wellesley.



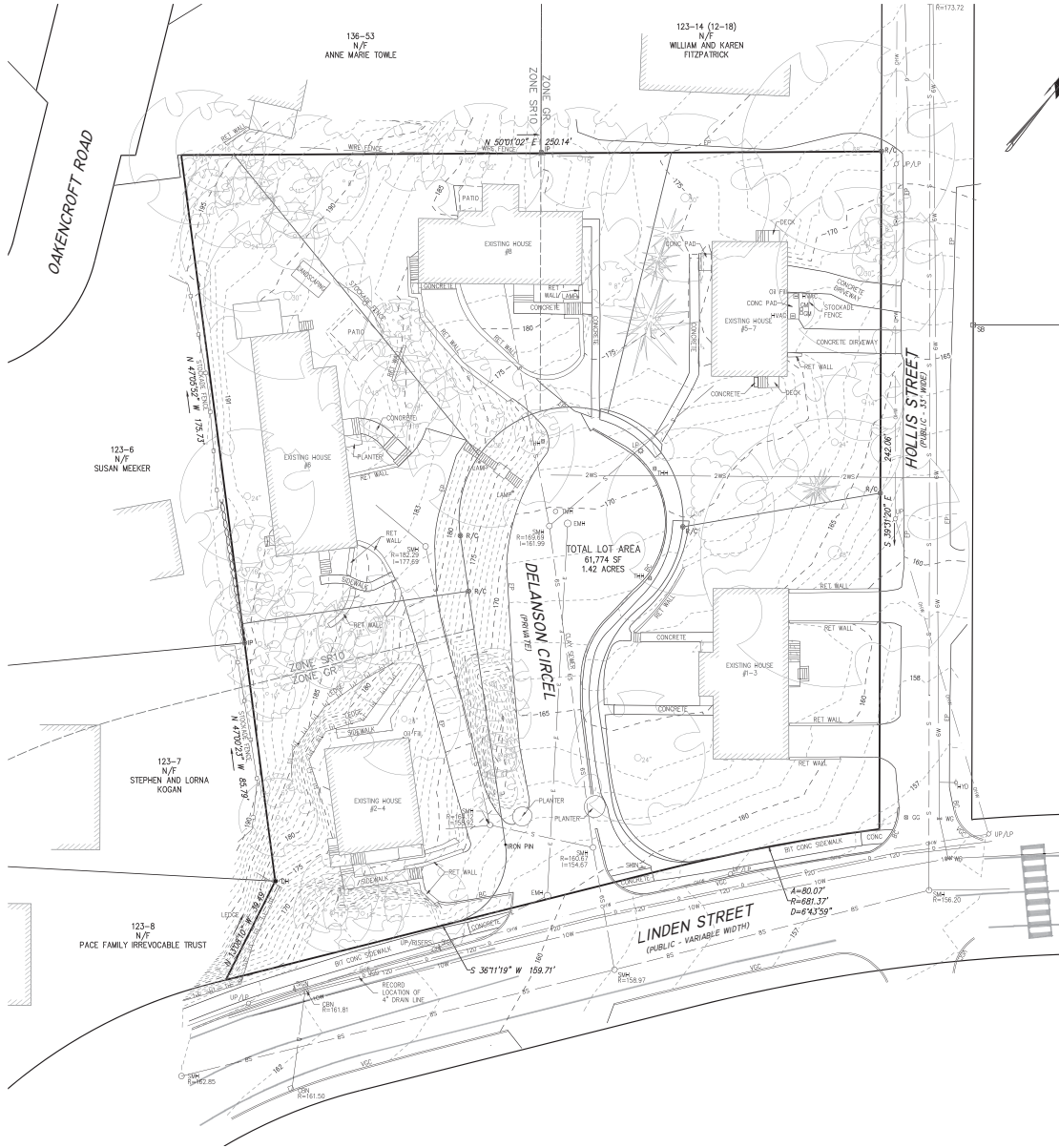








LOCUS MAP
Not to Scale



ABBREVIATIONS
ITE FIRST FLOOR ELEVATION
BT CONC BITUMINOUS CONCRETE PAVEMENT
EP EDGE OF PAVEMENT
BC BITUMINOUS CONCRETE CURB
RET WALL RETAINING WALL
CONC CONCRETE
SGN VERTICAL GRANITE CURB
VCC VERTICAL CONCRETE CURB

LEGEND

SURVEY SYMBOLS

- IRON PIN
- R/C REBAR WITH CAP
- CONC/CM CONCRETE BOUND WITH DRILL HOLE
- SB STONE BOUND
- SB/CM STONE BOUND

UTILITY SYMBOLS

- ELECTRIC MAND HOLE
- TELE/COMM MAND HOLE
- GUY POLE
- GUY WIRE
- MVAC UNIT
- YARD LAMP
- TRANSFORMER
- WATER GATE
- ELECTRIC MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- TELEPHONE MANHOLE
- DRAINAGE CATCH BASIN
- HYDRANT
- UTILITY POLE
- SON



LINE DESIGNATORS

- WATER MAIN
- OVERHEAD WIRES
- GAS LINE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- STORM DRAIN LINE
- SANITARY SEWER LINE
- CHAIN LINK FENCE

SURVEY NOTES:

- PLAN REFERENCES:
 - PLAN NO 1446 OF 1955 IN BOOK 3421, PAGE 100 (RECORD PLAN)
 - LAYOUT OF A WIDENING OF LINDEN STREET IN WELLESLEY, MASS: DATED January 12, 1953 BY GLEASON ENGINEERING COMPANY FOR THE TOWN ENGINEER
 - "UTILITY EASEMENT PLAN OF OAKENCROFT ROAD" RECORDED AS PLAN NO. 768 OF 1997 IN PLAN BOOK 452
 - PLAN IN BOOK 1738, PAGE 407
 - LC PLAN NO 15563
- THIS SURVEY WAS MADE ON THE GROUND IN JANUARY OF 2017 BY MCKENZIE ENGINEERING GROUP, INC.
- ELEVATIONS SHOWN ARE REFERENCED TO THE TOWN OF WELLESLEY VERTICAL DATUM BASE
- WETLAND RESOURCE AREAS WERE NOT ENCOUNTERED DURING THE FIELD SURVEY.
- MINIMUM SETBACK REQUIREMENTS:

ZONING DISTRICT GENERAL RESIDENCE (CAT A)

FRONT YARD 35'

SIDE YARD 35' (ABUTTING SR) 25' (OTHER)

REAR YARD 35' (ABUTTING SR) 25' (OTHER)

SINGLE RESIDENCE (10,000 SF)

FRONT YARD 30'

SIDE YARD 20'

REAR YARD 10'
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25021C0016E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012
- THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A DEP ZONE 2 AND TOWN OF WELLESLEY AQUIFER PROTECTION DISTRICT ZONE.
- UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.



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EXISTING CONDITIONS PLAN
DELANSON CIRCLE
(ASSESSOR'S PARCELS 123-9-13)
WELLESLEY, MASSACHUSETTS

PROFESSIONAL SURVEYOR:

OWNER:
DELANSON CIRCLE HOLDING, LLC
888 WORCESTER STREET
WELLESLEY, MASSACHUSETTS 02462
DEEDS: BK 2724, PG 65, 66 AND 68
BK 28011 PG 473 AND 477

DRAWN BY: DLA
DESIGNED BY: --
CHECKED BY: --
APPROVED BY: DLA
DATE: JANUARY 12, 2017
SCALE: 1"=20'
PROJECT NO.: 216-194
DWG. TITLE:
EXISTING
CONDITIONS
PLAN

DWG. NO.: EX-1

PROGRESS PRINT



