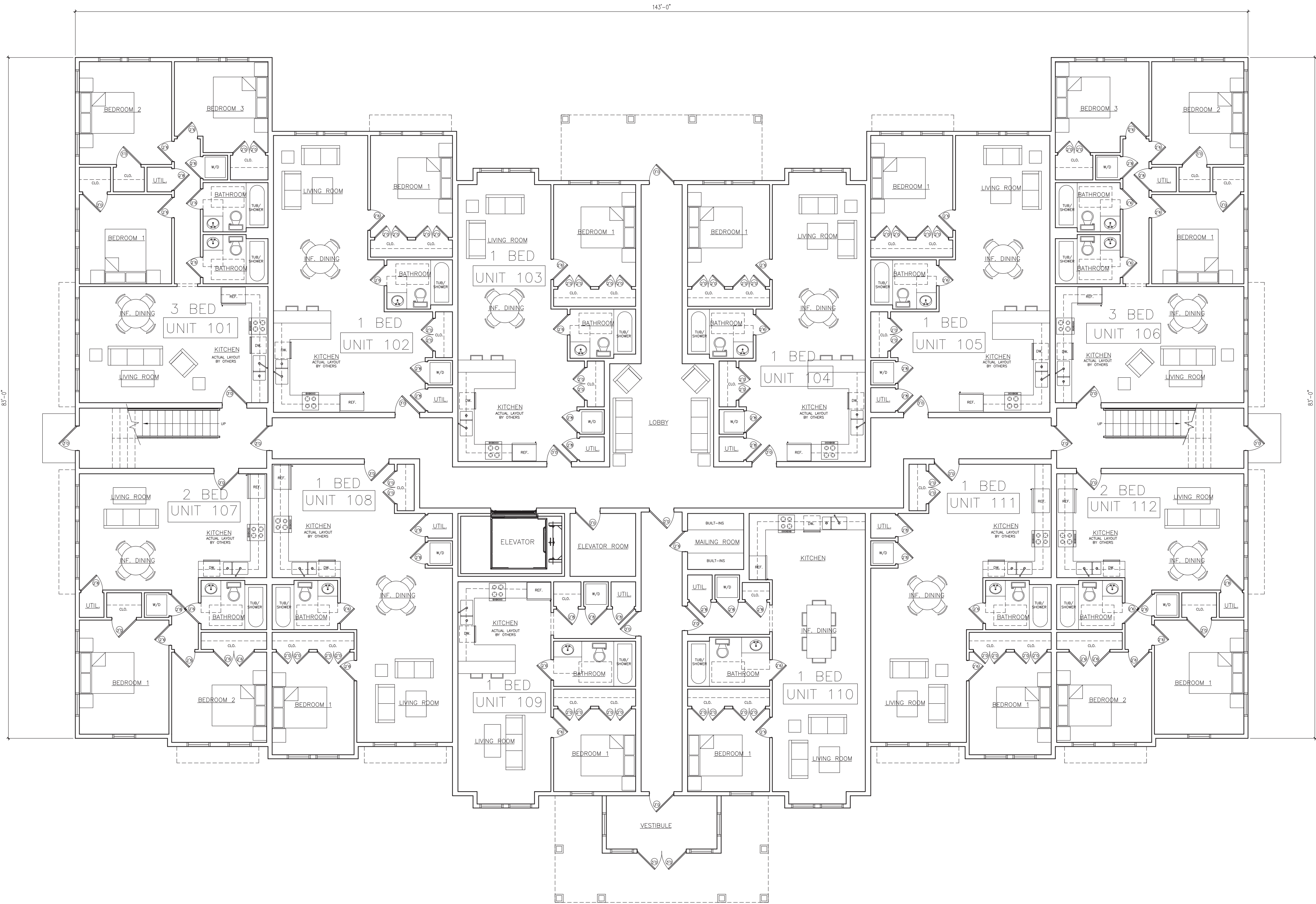




596 NORTH AVENUE APARTMENTS

Wakefield Zoning Board of Appeals

August 17, 2022



FIRST FLOOR
UNIT COUNT

- UNIT 101: 3 BED
- UNIT 102: 1 BED
- UNIT 103: 1 BED
- UNIT 104: 1 BED
- UNIT 105: 1 BED
- UNIT 106: 3 BED
- UNIT 107: 2 BED
- UNIT 108: 1 BED
- UNIT 109: 1 BED
- UNIT 110: 1 BED
- UNIT 111: 1 BED
- UNIT 112: 2 BED

TOTAL - 12 Units

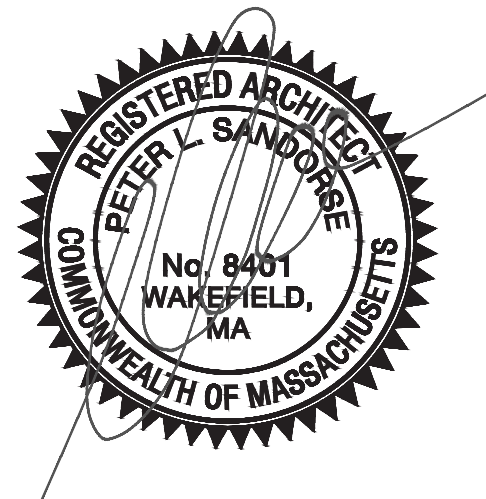
8 (1 BED)

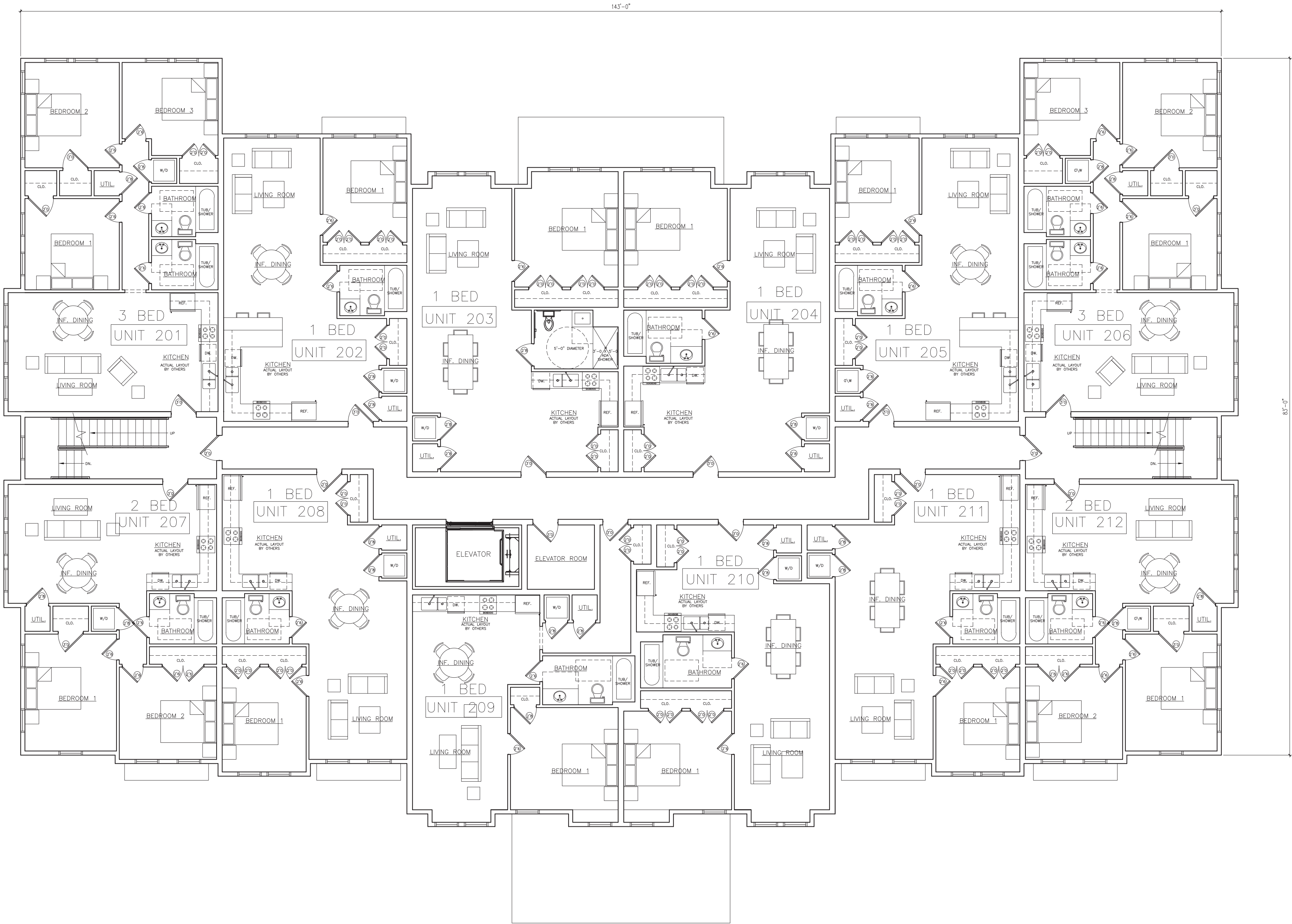
2 (2 BED)

2 (3 BED)

PROPOSED FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"





SECOND FLOOR
UNIT COUNT

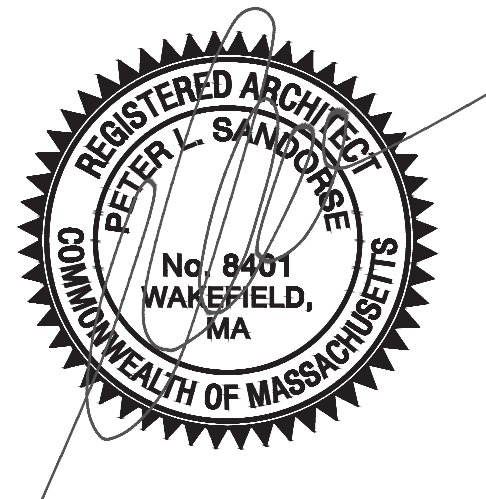
- UNIT 201: 3 BED
- UNIT 202: 1 BED
- UNIT 203: 1 BED ADA
- UNIT 204: 1 BED
- UNIT 205: 1 BED
- UNIT 206: 3 BED
- UNIT 207: 2 BED
- UNIT 208: 1 BED
- UNIT 209: 1 BED
- UNIT 210: 1 BED
- UNIT 211: 1 BED
- UNIT 212: 2 BED

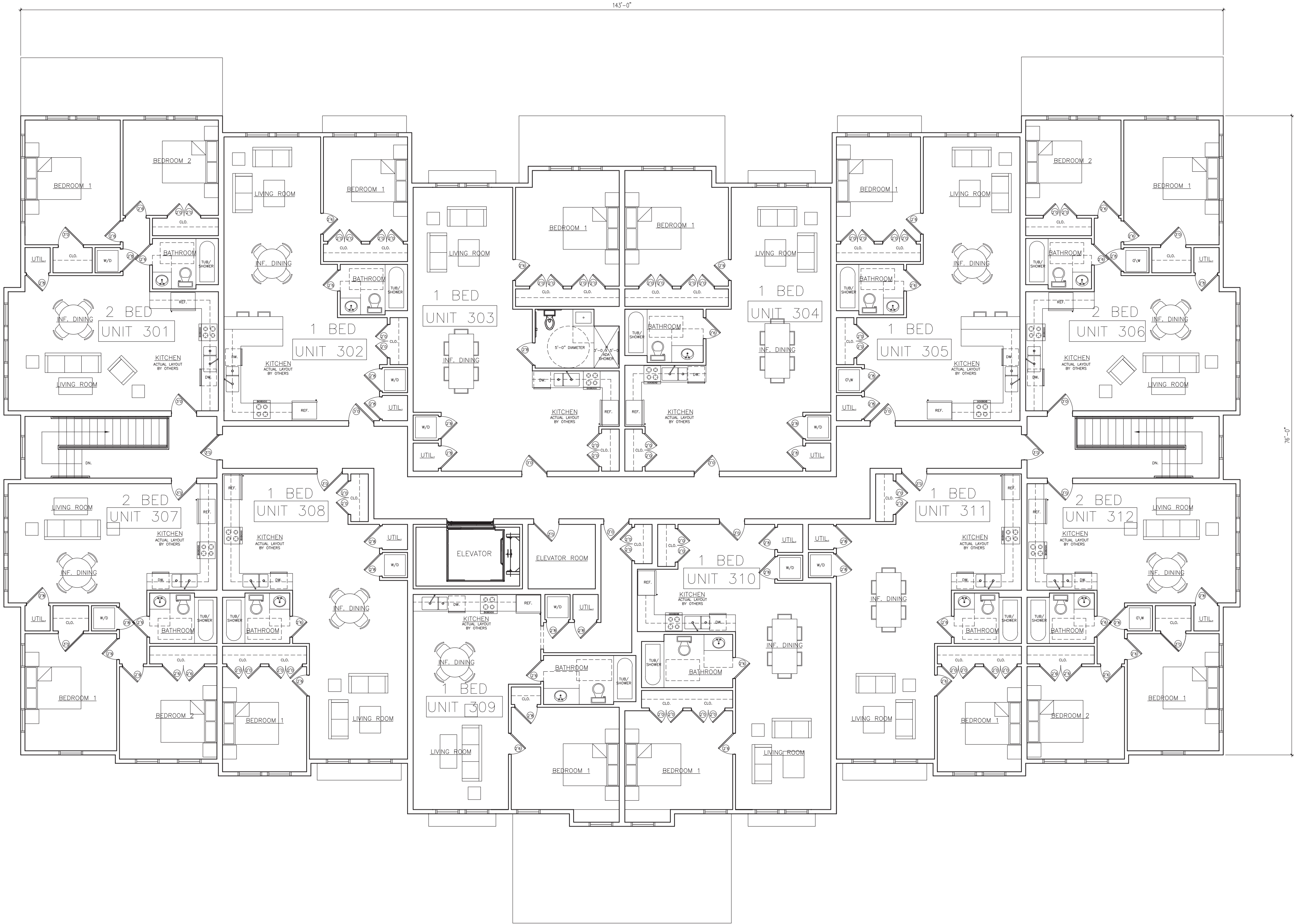
TOTAL - 12 Units

8 (1 BED)	2 (2 BED)	2 (3 BED)
1 (ADA)		

PROPOSED SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"





THIRD FLOOR
UNIT COUNT

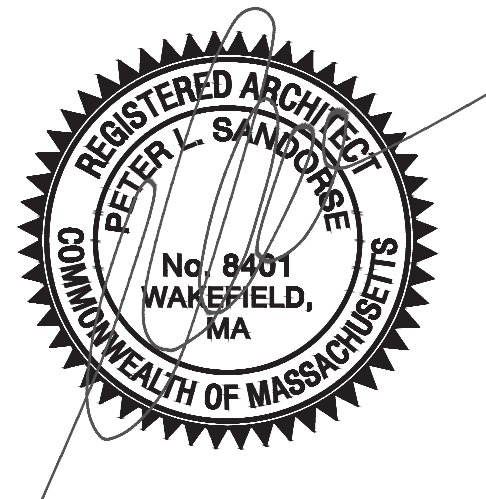
- UNIT 301: 2 BED
- UNIT 302: 1 BED
- UNIT 303: 1 BED ADA
- UNIT 304: 1 BED
- UNIT 305: 1 BED
- UNIT 306: 2 BED
- UNIT 307: 2 BED
- UNIT 308: 1 BED
- UNIT 309: 1 BED
- UNIT 310: 1 BED
- UNIT 311: 1 BED
- UNIT 312: 2 BED

TOTAL - 12 Units

8 (1 BED)	4 (2 BED)
1 (ADA)	

PROPOSED THIRD FLOOR PLAN

Scale: 1/8" = 1'-0"





DROPOSED FRONT ELEVATION

Scale: 3/16" = 1'-0"



DROPOSED LEFT ELEVATION

Scale: 3/16" = 1'-0"





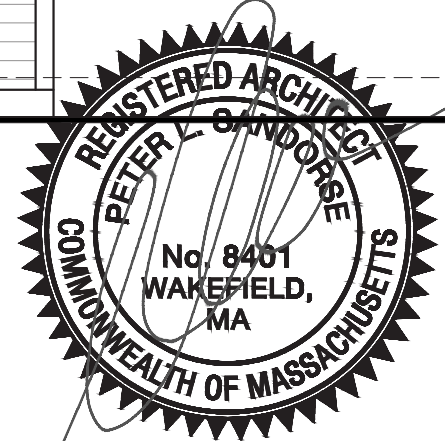
DROPOSED RIGHT ELEVATION

Scale: 3/16" = 1'-0"



DROPOSED REAR ELEVATION

Scale: 3/16" = 1'-0"





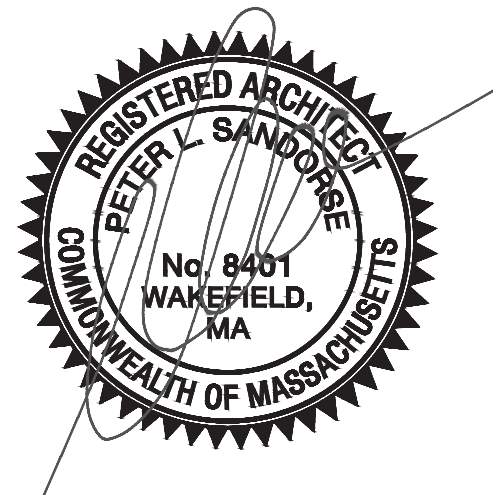
596 NORTH AVE, WAKEFIELD, MA

8.17.22



DROPOSED STREETSCAPE B

24 (1 BED) 8 (2 BED) 4 (3 BED) 36 (TOTAL)



596 NORTH AVE, WAKEFIELD, MA

8.17.22



DROPOSED STREETSCAPE C

24 (1 BED) 8 (2 BED) 4 (3 BED) 36 (TOTAL)



MATERIALS

Vertical Siding: Navajo Beige HardiePanel Vertical Siding
Horizontal Siding: Pearl Gray HardieLap Siding



PROPOSED COLOR SCHEME A

24 (1 BED) 8 (2 BED) 4 (3 BED) 36 (TOTAL)



MATERIALS

Vertical Siding: Cobblestone HardiePanel Vertical Siding
Horizontal Siding: Arctic White HardieLap Siding



PROPOSED COLOR SCHEME B

24 (1 BED) 8 (2 BED) 4 (3 BED) 36 (TOTAL)



MATERIALS

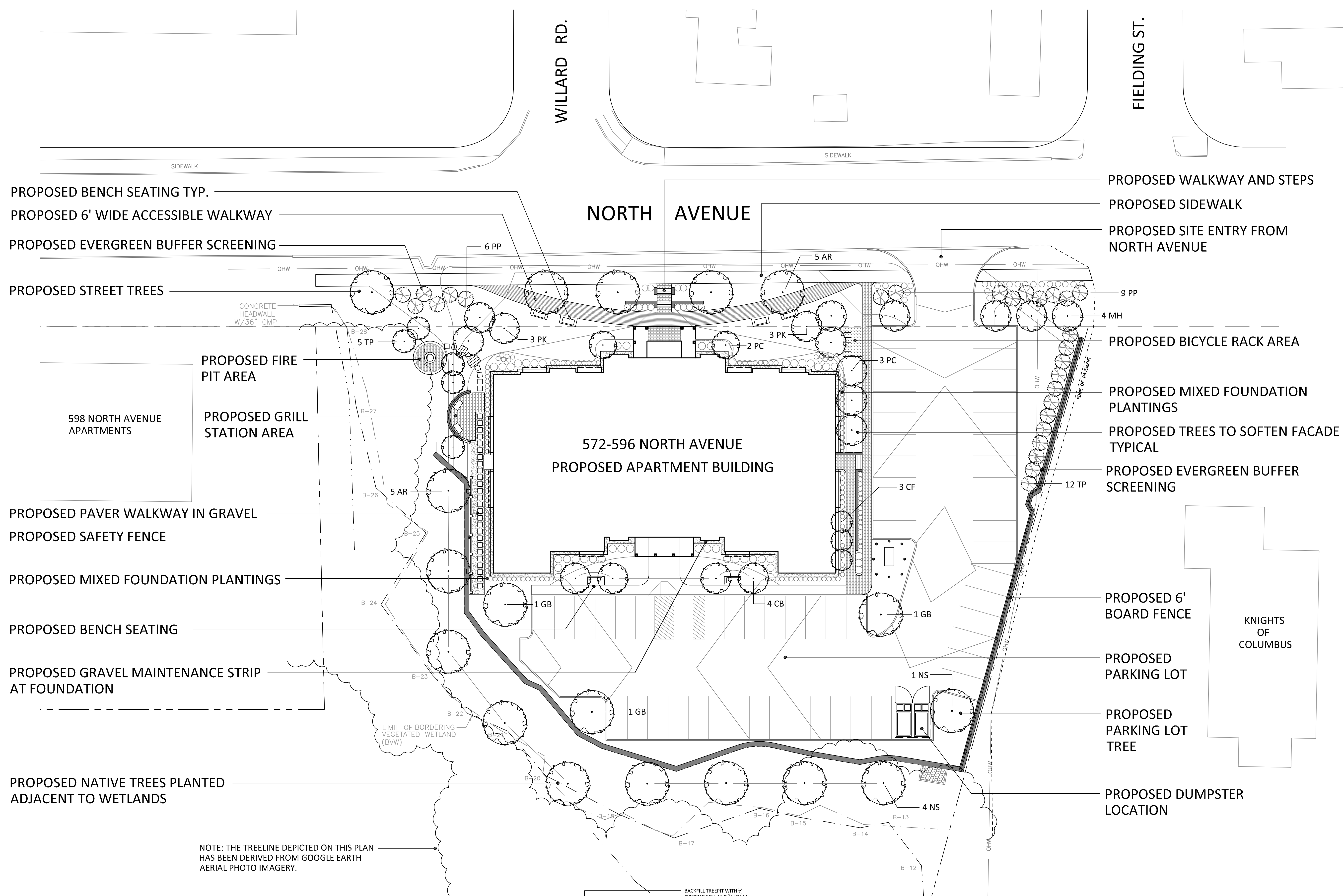
Vertical Siding: Arctic White HardiePanel Vertical Siding
Horizontal Siding: Gray Slate HardieLap Siding



PROPOSED COLOR SCHEME C

24 (1 BED) 8 (2 BED) 4 (3 BED) 36 (TOTAL)





PROPOSED BENCH SEATING TYP.
PROPOSED 6' WIDE ACCESSIBLE WALKWAY
PROPOSED EVERGREEN BUFFER SCREENING

PROPOSED STREET TREES

PROPOSED FIRE PIT AREA
PROPOSED GRILL STATION AREA

PROPOSED PAVER WALKWAY IN GRAVEL
PROPOSED SAFETY FENCE

PROPOSED MIXED FOUNDATION PLANTINGS

PROPOSED BENCH SEATING

PROPOSED GRAVEL MAINTENANCE STRIP AT FOUNDATION

PROPOSED NATIVE TREES PLANTED ADJACENT TO WETLANDS

NOTE: THE TREELINE DEPICTED ON THIS PLAN HAS BEEN DERIVED FROM GOOGLE EARTH AERIAL PHOTO IMAGERY.

WILLARD RD.

NORTH AVENUE

FIELDING ST.

572-596 NORTH AVENUE
PROPOSED APARTMENT BUILDING

PROPOSED WALKWAY AND STEPS
PROPOSED SIDEWALK
PROPOSED SITE ENTRY FROM NORTH AVENUE

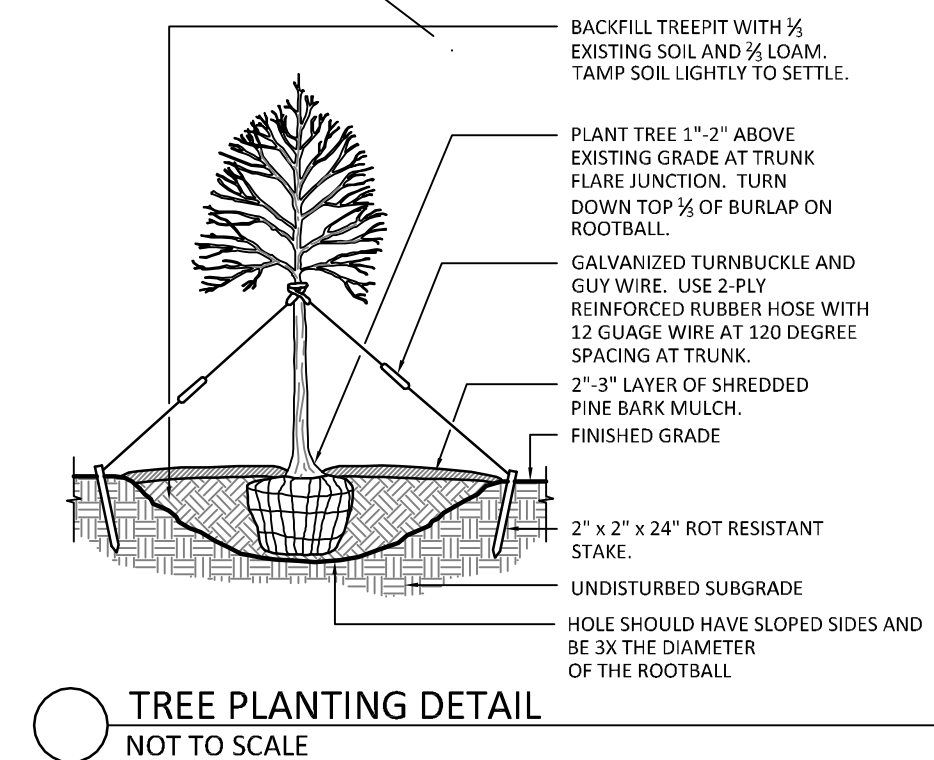
PROPOSED BICYCLE RACK AREA
PROPOSED MIXED FOUNDATION PLANTINGS
PROPOSED TREES TO SOFTEN FACADE TYPICAL
PROPOSED EVERGREEN BUFFER SCREENING

PROPOSED 6' BOARD FENCE
PROPOSED PARKING LOT
PROPOSED PARKING LOT TREE

PROPOSED DUMPSTER LOCATION

KNIGHTS OF COLUMBUS

598 NORTH AVENUE APARTMENTS



TREE PLANTING DETAIL
NOT TO SCALE

General Planting Notes

1. All plants shall be the highest quality, heavy nursery-grown stock and sized according to Massachusetts Nurseryman's Association Standards. No substitutions will be permitted without the prior approval of the Landscape Architect.

2. Topsoil for plant beds and pits shall be good quality sandy loam devoid of roots, clods, stones, rubbish, glass, brick, or asphalt. Soil should be between pH 6 and 7, and have good fertility and organic content.

3. Plant beds shall have a minimum soil depth of 10" unless otherwise specified and be mulched with 2-3" of finely shredded pine bark mulch. Groundcover area should have a 1 1/2" - 2" mulch depth.

4. All plant material shall be guaranteed for one full year from the completion of the installation.

5. All seeded and sodded areas shall have 6" of screened loam, spread and finely graded according to the plans. All areas indicated of the drawings and disturbed areas not otherwise indicated, shall receive 6" of loam previously stripped and stockpiled with the addition of 3" loam borrow filled together and finely graded over all areas to receive seed. Loam borrow shall consist of friable soil typical of locally cultivated soils containing a minimum of 2% decayed organic matter, no clods, sticks and debris, and have a pH of 6 to 7. Test soil for acidity, fertility and texture by a reputable soils testing lab. Amend soil with lime and fertilizers accordingly. Rake until surface is smooth, friable, and uniform in texture to the elevations indicated on the drawings. Seed evenly at a rate of 5 lbs. per 1000 square feet or according to the manufacturers instructions. Lay sod with hand-tight joints. Irrigate immediately and as necessary to provide one inch of water per week while the seed germinates and sod takes root until the grass is thoroughly established.

Plant Schedule - Proposed Tree List 8-12-22					
Sym.	Botanical Name	Common Name	Qty.	Size	Comments
AR	Acer rubrum 'October Glory'	Red Maple	10	3-3.5' cal.	
CB	Carpinus betulus 'Fastigiata'	Pyram. European Hornbeam	4	3-3.5' cal.	
CF	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	3	3-3.5' cal.	
GB	Ginkgo biloba 'Princeton Sentry'	Maidenhair Tree	3	3-3.5' cal.	
MH	Malus 'Harvest Gold'	Harvest Gold Crabapple	4	3-3.5' cal.	
NS	Nyssa sylvatica 'Green Gable'	Green Gable Tupelo	5	3-3.5' cal.	
PC	Pyrus calleryana 'Chanticleer'	Flowering Pear	5	3-3.5' cal.	
PK	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	6	3-3.5' cal.	
PP	Picea pungens 'Bakeri'	Baker Blue Spruce	15	6-7' B+B	
TP	Thuja plicata 'Green Giant'	Western Arborvitae	17	7-8' B+B	

N

DATE: 8-12-2022
SCALE: 1"=20'-0"

REVISIONS:

Preliminary Landscape Plan

572-596 NORTH AVENUE
APARTMENTS
Wakefield, MA

ELLIOTT BRUNDAGE

LANDSCAPE ARCHITECTURE

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190 High Plain Road Andover MA
elliottbrundage.com