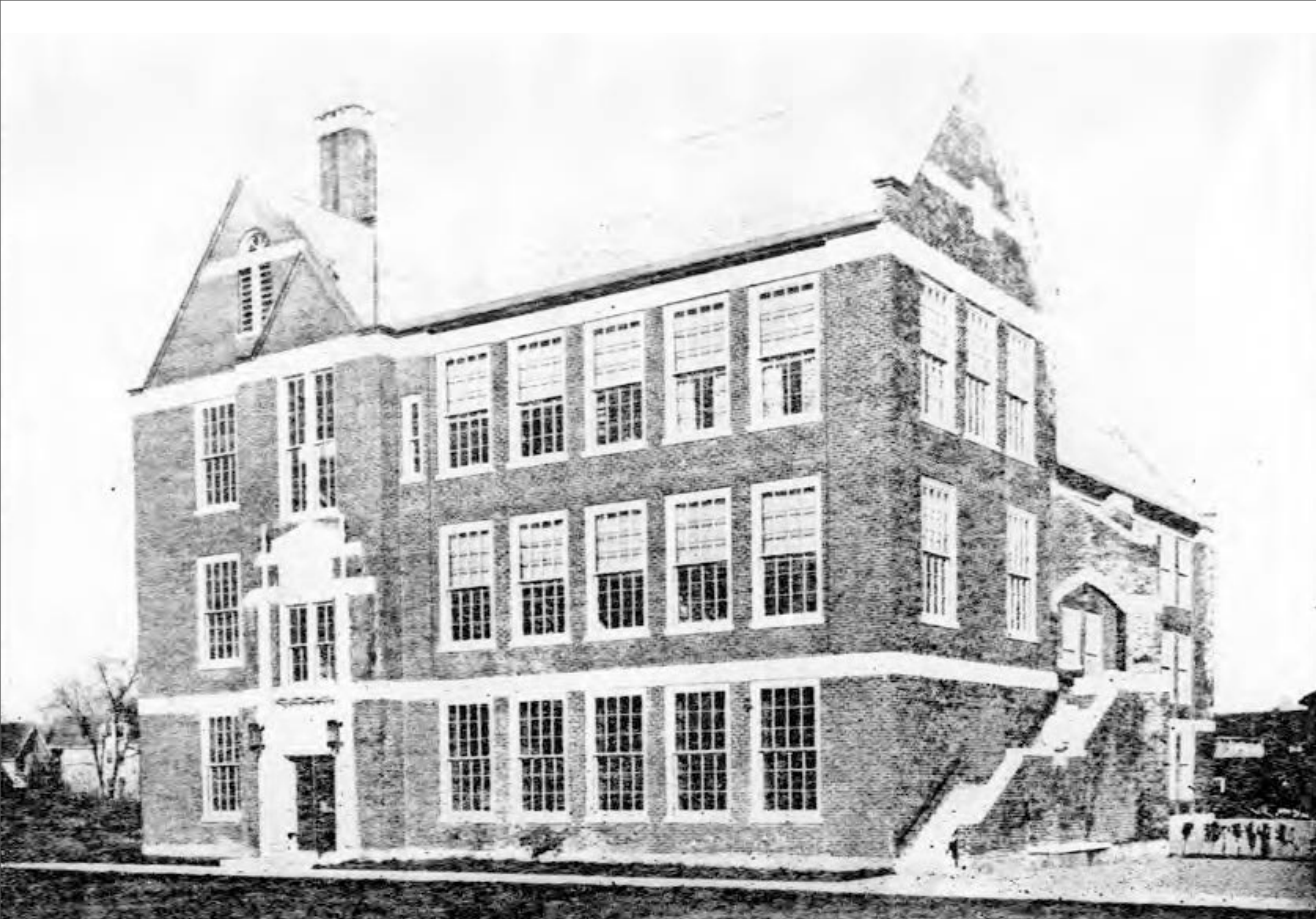




CSBC / DRC Meeting

October 22, 2015

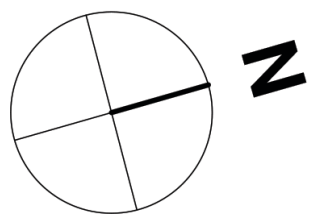


Cabot School

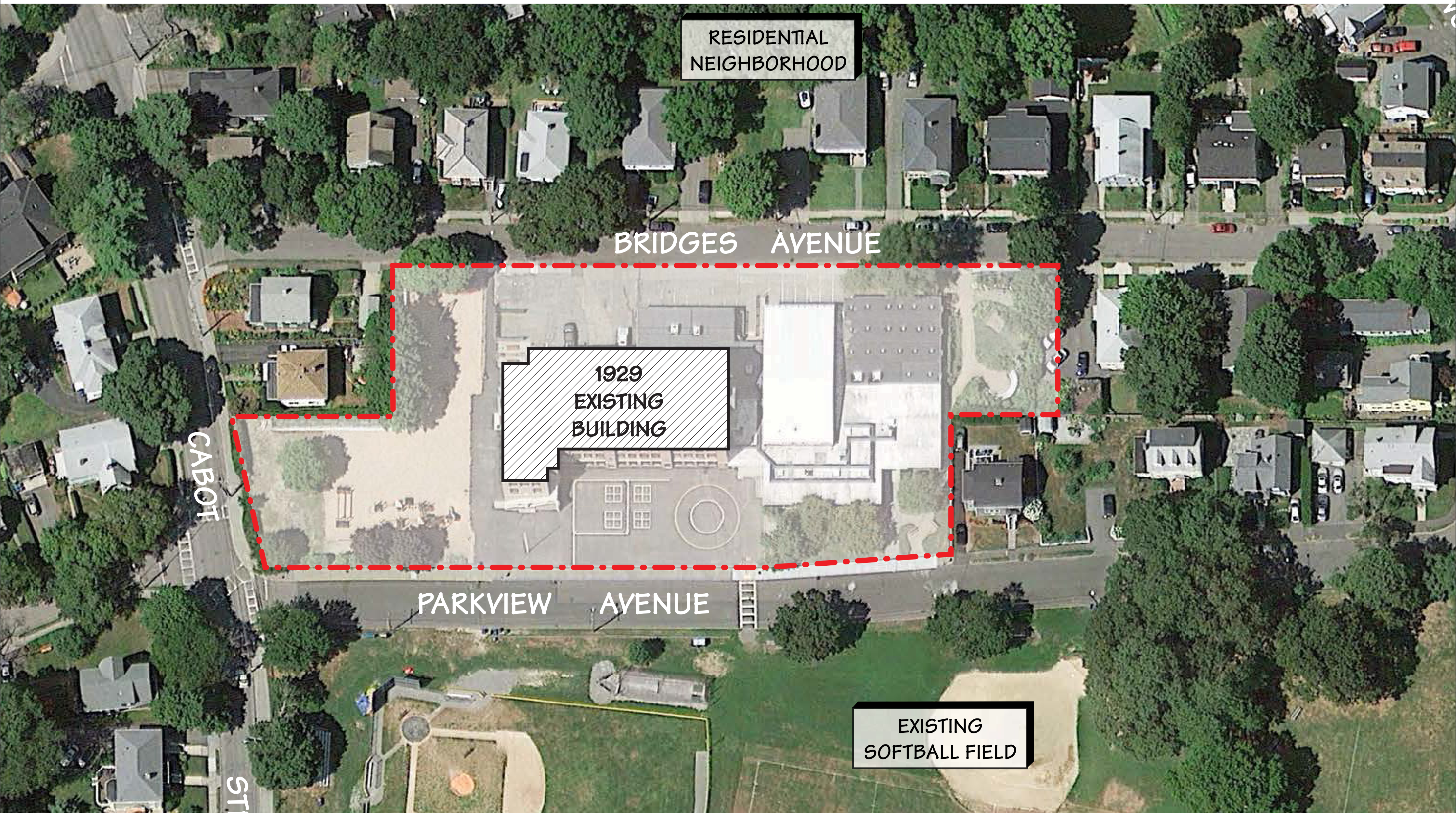
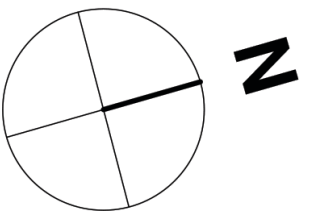
J O S L I N
L E S S E R

DiNisco Design
PARTNERSHIP

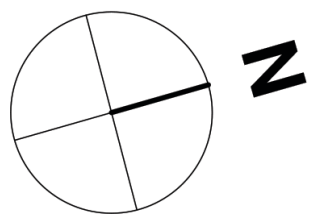
Cabot School / Cabot Park



Cabot School / Cabot Park



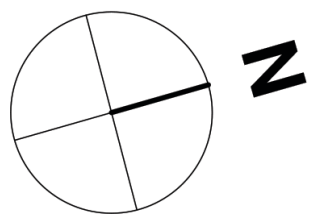
Shared Park/School Spaces ~ 56 Spaces



	<u>Total Development Area</u>	<u>Total Parking Area</u>	<u>Parking Area Percentage of Total Park</u>
WITH 28 CAR LOT	0.56 ac	0.25 ac	2.19%
* Total park area is 11.5 acres			

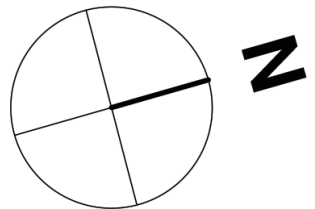
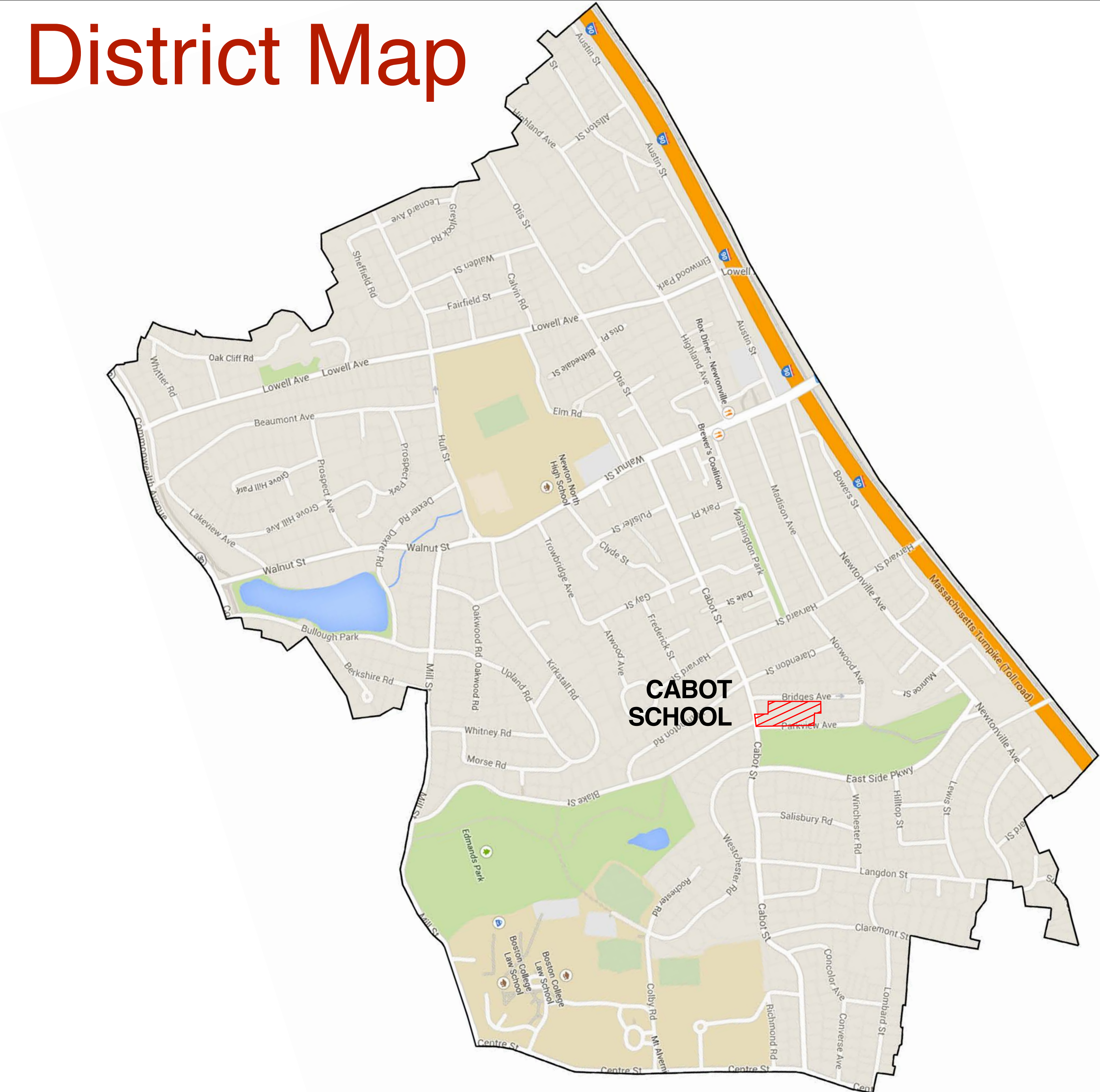


Shared Park/School Spaces ~ 28 Spaces

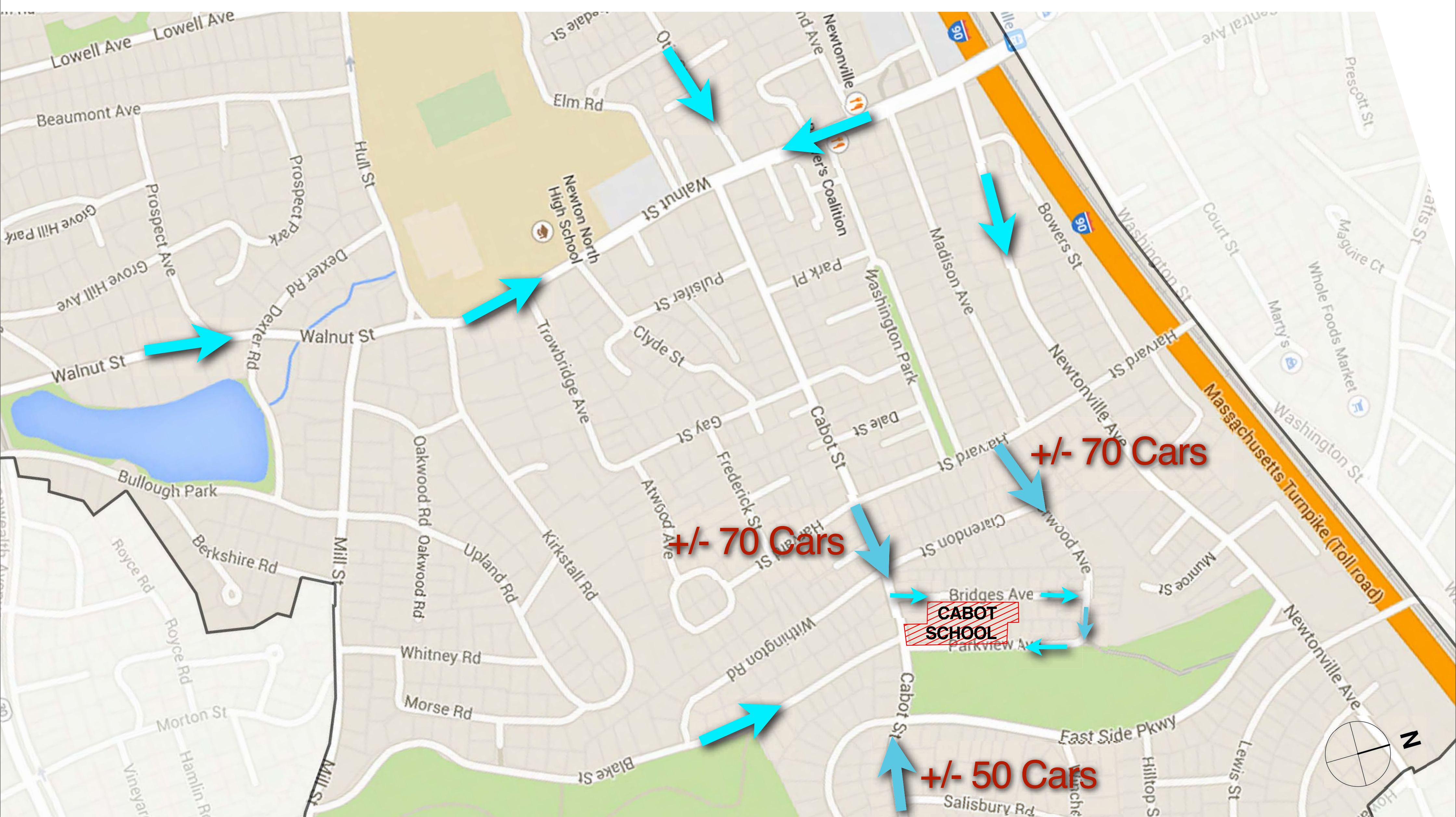


	<u>Total Development Area</u>	<u>Total Parking Area</u>	<u>Parking Area Percentage of Total Park</u>
WITHOUT CAR LOT	0.38 ac	0.08 ac	0.67%
* Total park area is 11.5 acres			

Cabot District Map



Cabot District Map



Traffic Circulation | Existing Condition



- Separate cars / buses & vans
- Improve traffic flow
- Increase pedestrian safety
- Establish strong & safe connection to park
- Minimize changes to existing ballfields

Traffic Circulation I Existing Condition



Traffic Circulation I Proposed Option



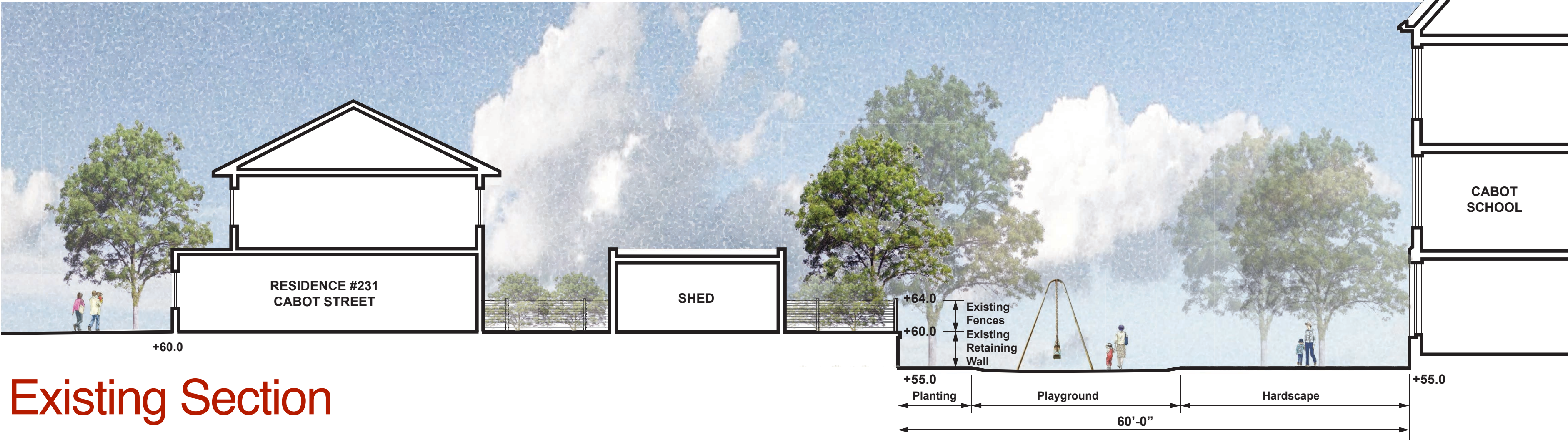
Traffic Circulation I Proposed Option



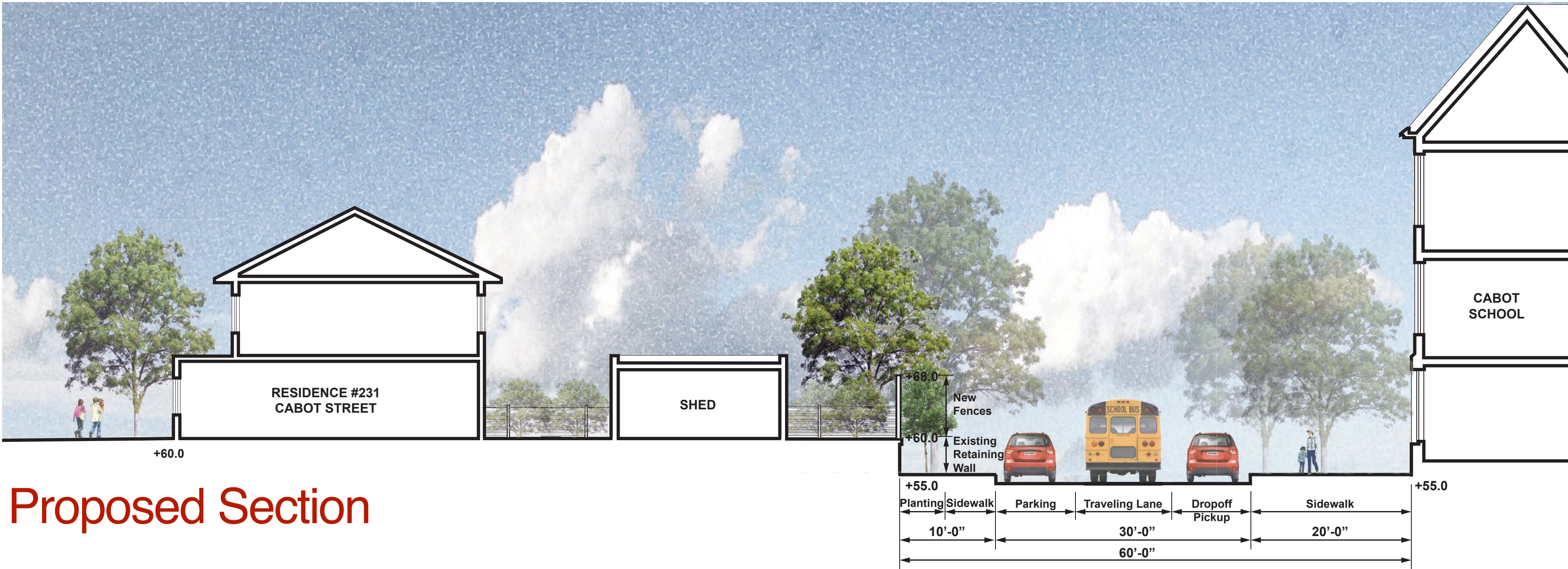
Existing Conditions



Site Sections

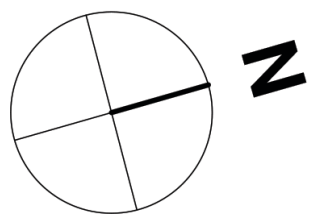


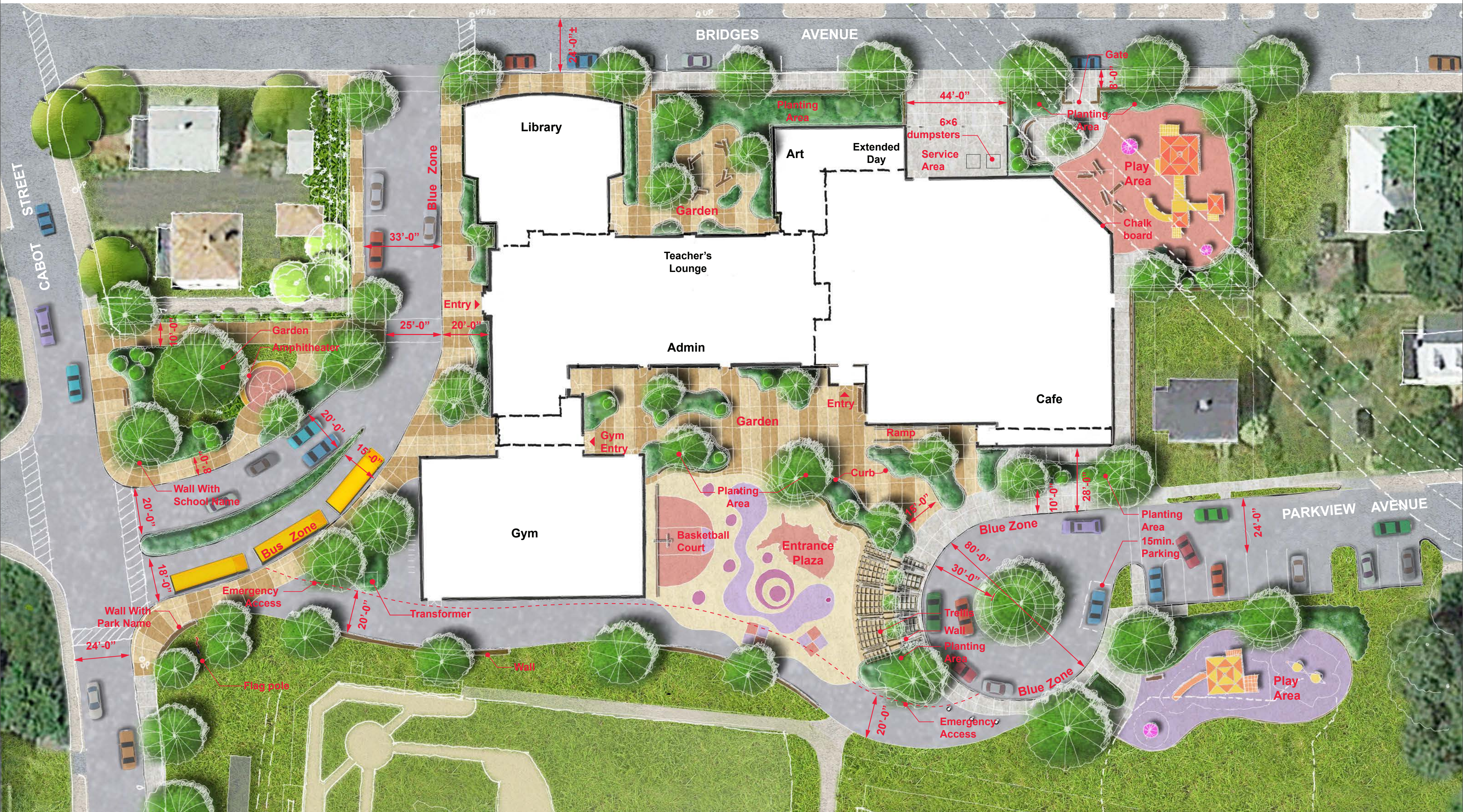
Existing Section

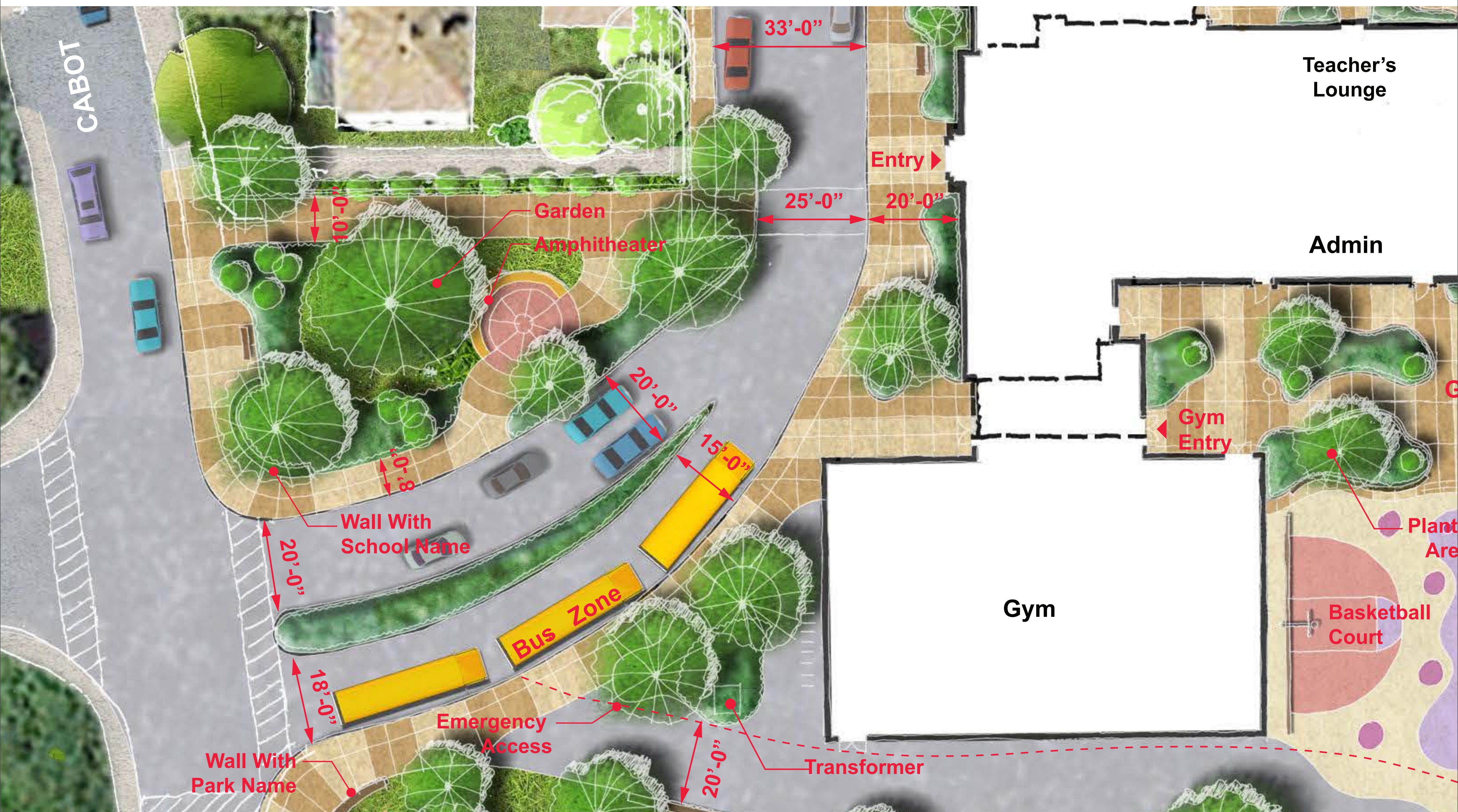


Proposed Section

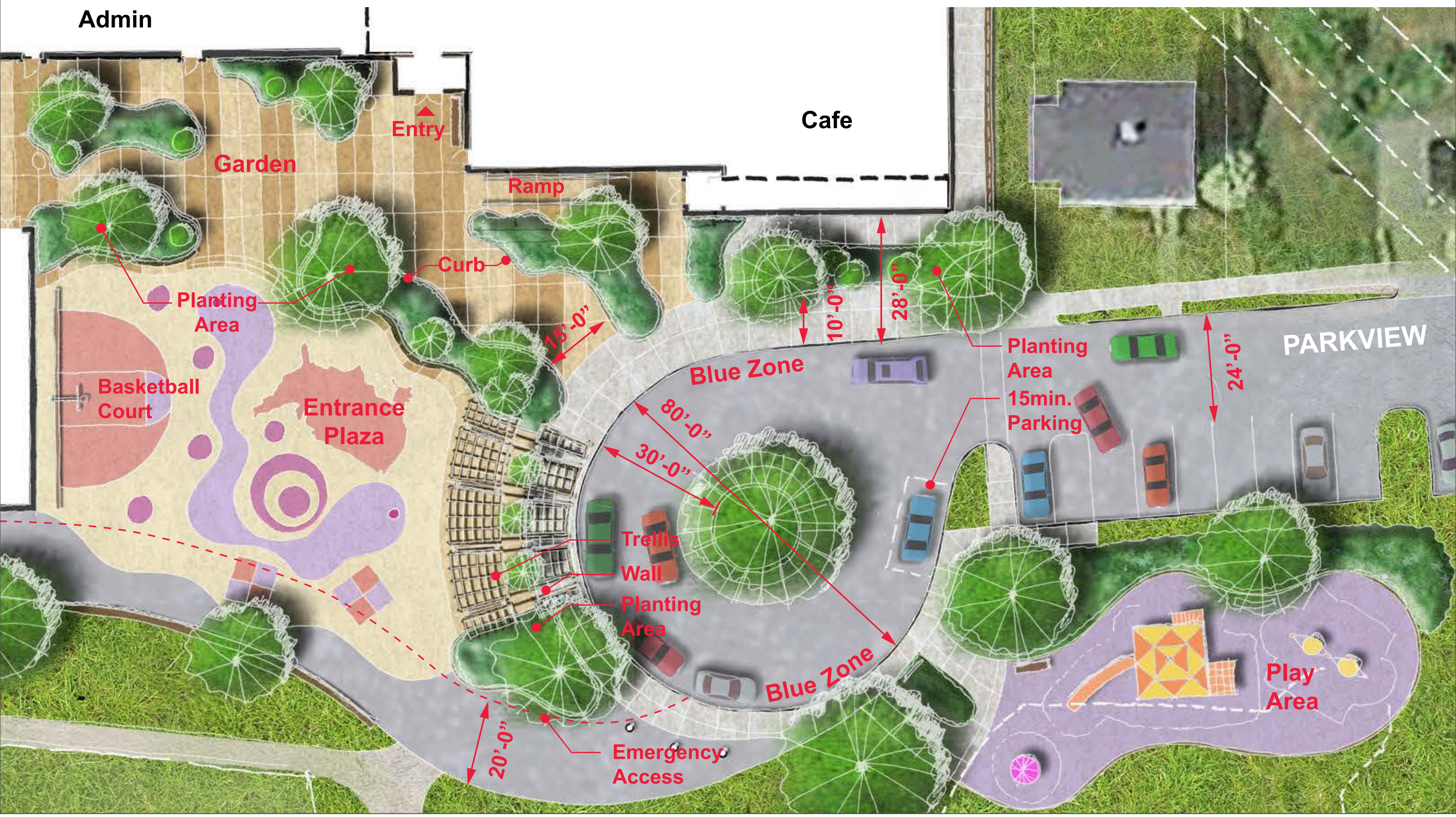
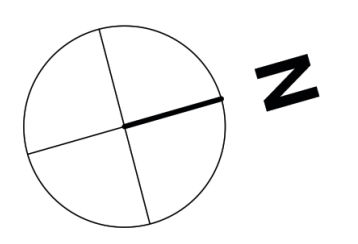
Proposed Site Plan



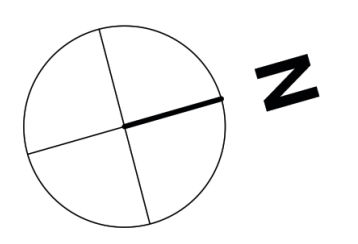




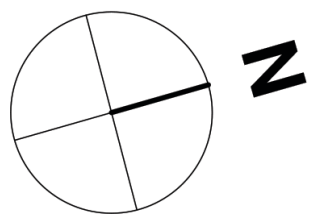
Enlarged Site Plan



Enlarged Site Plan



Landscape Design



exposed aggregate concrete



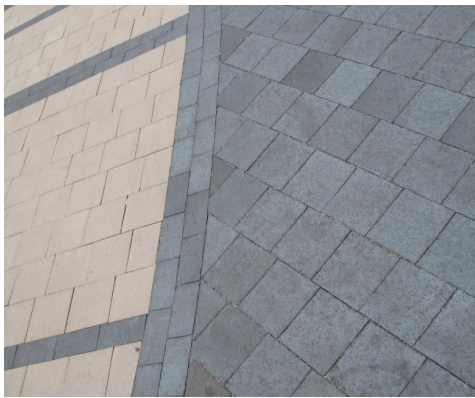
granite planting curb



colored concrete



unit pavers



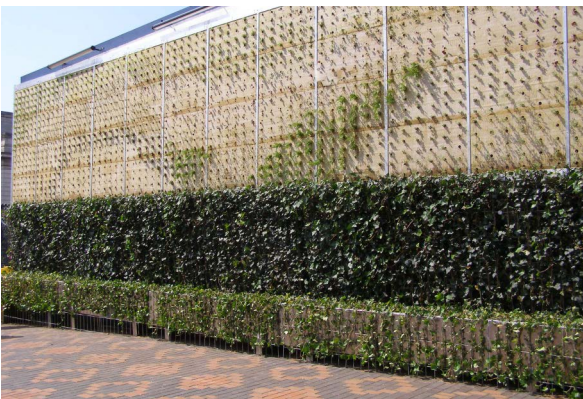
stone paving



porous paving



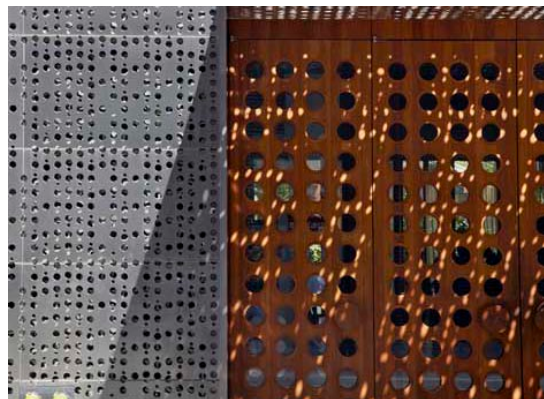
wood fence



greenscreen



pergola



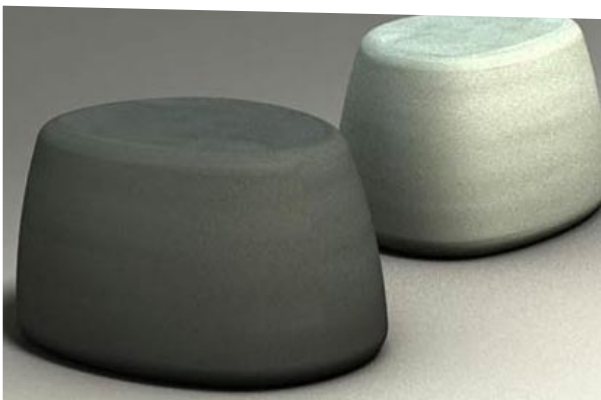
punched metal screen fence



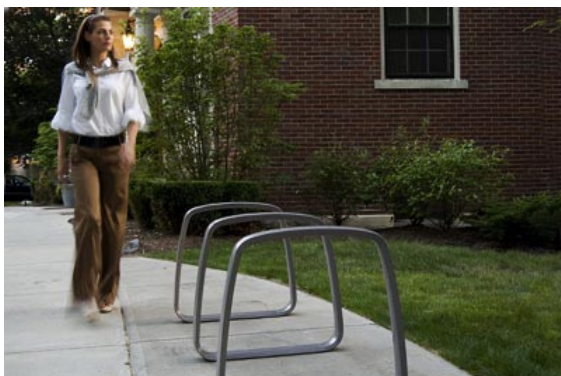
stone walls



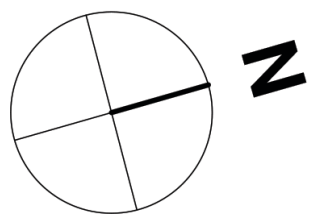
seating



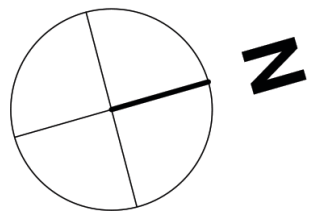
bike racks and bollards



Landscape Design



Landscape Design



play structures



teaching garden



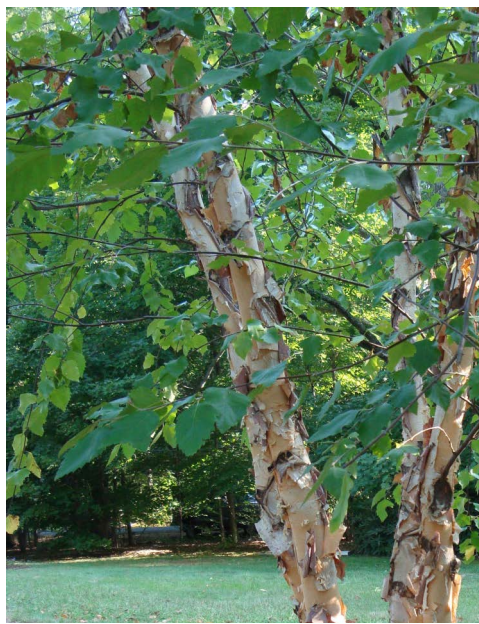
teaching garden



white birch



paper birch



river birch



ginkgo tree



japanese maple



japanese stewartia



honeylocust



red maple



karpick maple



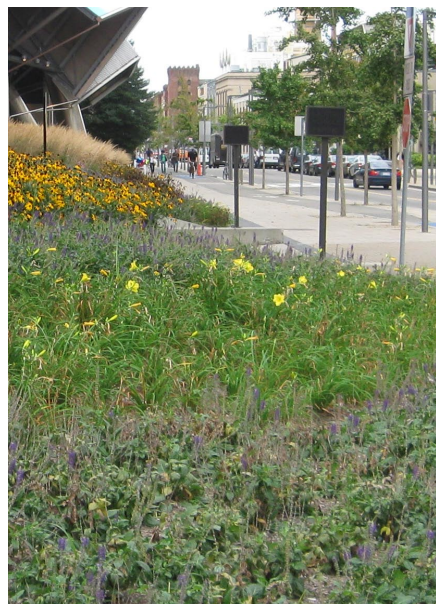
amelanchier



butterfly bush



dogwood

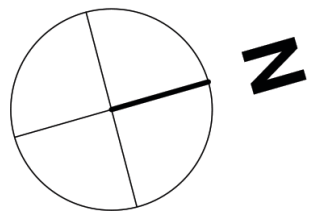


grasses



perennials

Landscape Design



latin name common name	fall	winter	spring	special characteristic	learning opportunities & horticultural value / notes
Grasses					
Miscanthus Sinensis					dramatic growth during school year, prominent monocot seed heads,
Eulalia grass / Maiden grass					3'-5' tall, leave large feathery seed heads. & stems all winter. cut.
Panicum virgatum					golden brown stems through winter
Switch Grass					
Pennisetum alopecuroides					large seed heads late fall seed heads for collection
Fountain Grass					
Schizacharium scoparium					also called bunch grass, blue green stems, slender stalks shed snow in winter
Little Bluestem					observe color change
Sedums					
Sedum					blooms into late fall
Autumn Joy					flower heads change color from pale pink to deep rose
Sedum (Stonecrop)					low to the ground, easy to grow & divide to make more
Hens and Chicks					succulent leaves retain water
Sample Woodland					
Acer griseum					dramatic exfoliating bark
Paperback Maple					leaves are bright red/orange in fall holds leaves into winter
Koelreuteria paniculata					large Chinese lantern-like seed pods, remain in winter
Panicled Golden Rain Tree					collect seed pods, count seeds
Ilex opaca					need male to pollinate for fruit on female
American Holly					
Pieris 'Brouwer's Beauty'					broad leaf evergreen shrub
Brouwer's Beauty Andromeda					mini blossoms along upper stems in April
Hamamelis virginiana L.					fragrant blooms in october/november , retains flowering heads into winter
American witchhazel					
Hamamelis vernalis (Pallida)					yellow to red flowers appear in very early spring and last up to four weeks
Witchhazel					

latin name common name	fall	winter	spring	special characteristic	learning opportunities & horticultural value / notes
Schoolyard Trees					
Pinus strobus 'fastigiata'					large cones; distinct needles in cluster of five (W for 5); used for ship's masts in colonial times
Eastern White Pine					
Ginkgo biloba					durable and slow growing; many variations in fan shape leaves; ancient tree from China
Ginkgo					
Quercus palustris					acorns to collect; fall color; dry leaves often remain through winter
Pin Oak					
Cornus kousa					blooms in June; fruit stays into late fall
Kousa Dogwood					
Gleditsia triacanthos					curly legume seed pods through winter; dramatic thorn clusters; small multiple leaves on stems
Common Honey Locust					
Tilia cordata					scented blossoms in spring; heart shape leaves; multi color fall leaves
Linden					
Urban Meadow					
Asclepias syriaca					silky white hairs on flat seeds allows wind to easily disperse seeds when pods open up in fall
Milkweed					sticky mild-like liquid in stems
Aster pilosus					flowers August to November
Aster white heath					look for tiny hairs on stems found in dry areas & roadsides
Echinacea purpurea					late bloom & holds flower heads into fall
Purple Coneflower					food source for butterflies
Daucus carota					"wild carrot" smells like carrots when you scratch the root
Queen Anne's Lace					purple /white early flowers will pull color into flower when cut and placed in colored water
Rudbeckia hirta					blooms late summer into fall
Black-eyed Susan					next years plants come from self-sewn seeds
Arctium minus burdock (thistle)					biennial plant (takes two years to complete its seed forming life-cycle, needs a dormant over-winter phase) velcro-like seed pods

Proposed Site Plan

Aerial View



Proposed Site Plan | 1st Floor Plan

Aerial View



Proposed Site Plan | 2nd Floor Plan

Aerial View



Proposed Site Plan | 3rd Floor Plan

Aerial View



Perspective

View West on Cabot Street



Perspective

Cabot Street Entry



Perspective

View North on Parkview Ave.



Perspective

View North on Parkview Ave.



Perspective

Aerial on Bridges Ave.



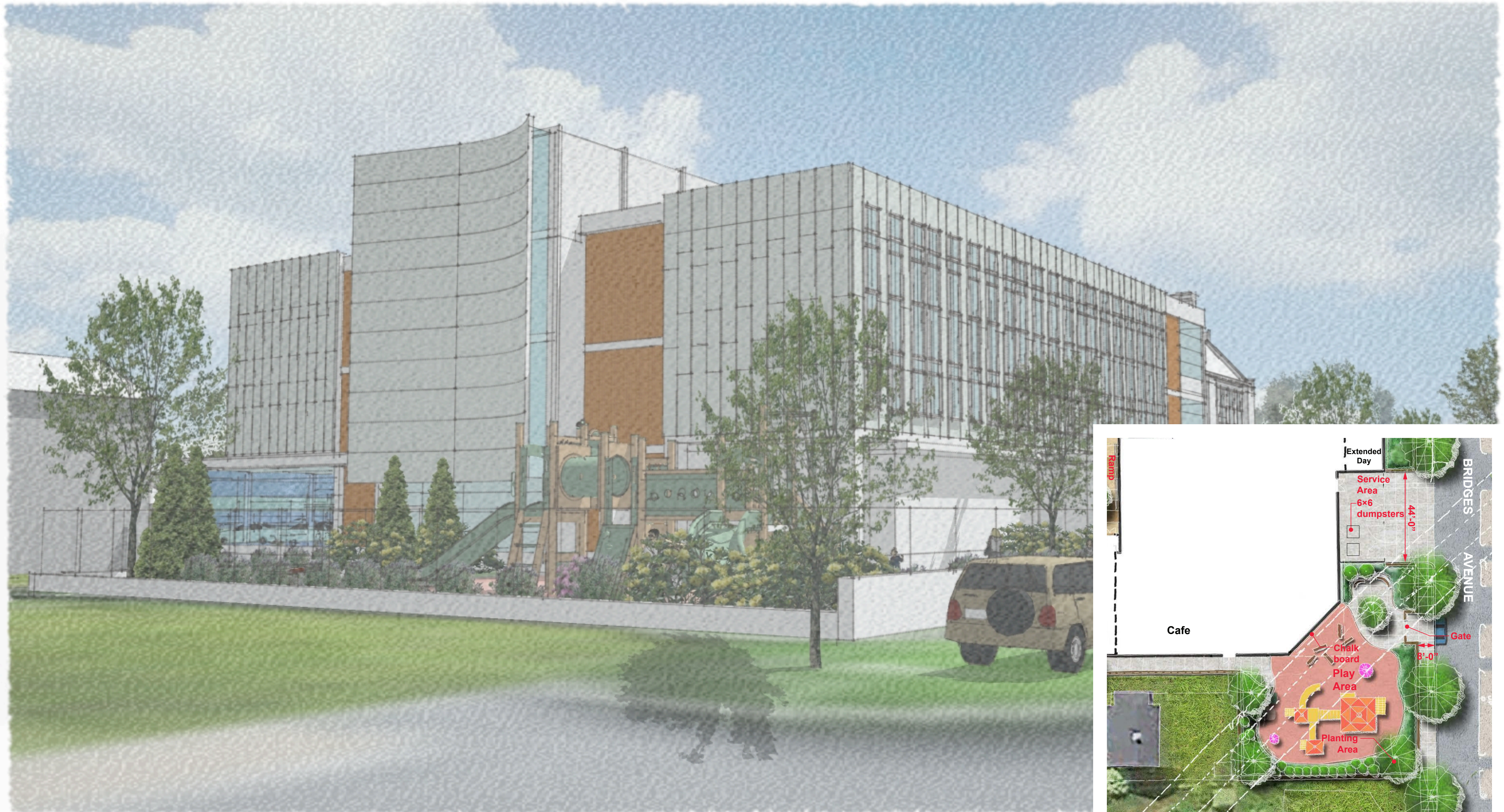
Perspective

View South on Bridges Ave.



Perspective

View South on Bridges Ave.



Perspective

View South on Parkview Ave.



Perspective

View South on Parkview Ave.



Perspective

View South on Parkview Ave.



Perspective

Parkview Ave. Entrance



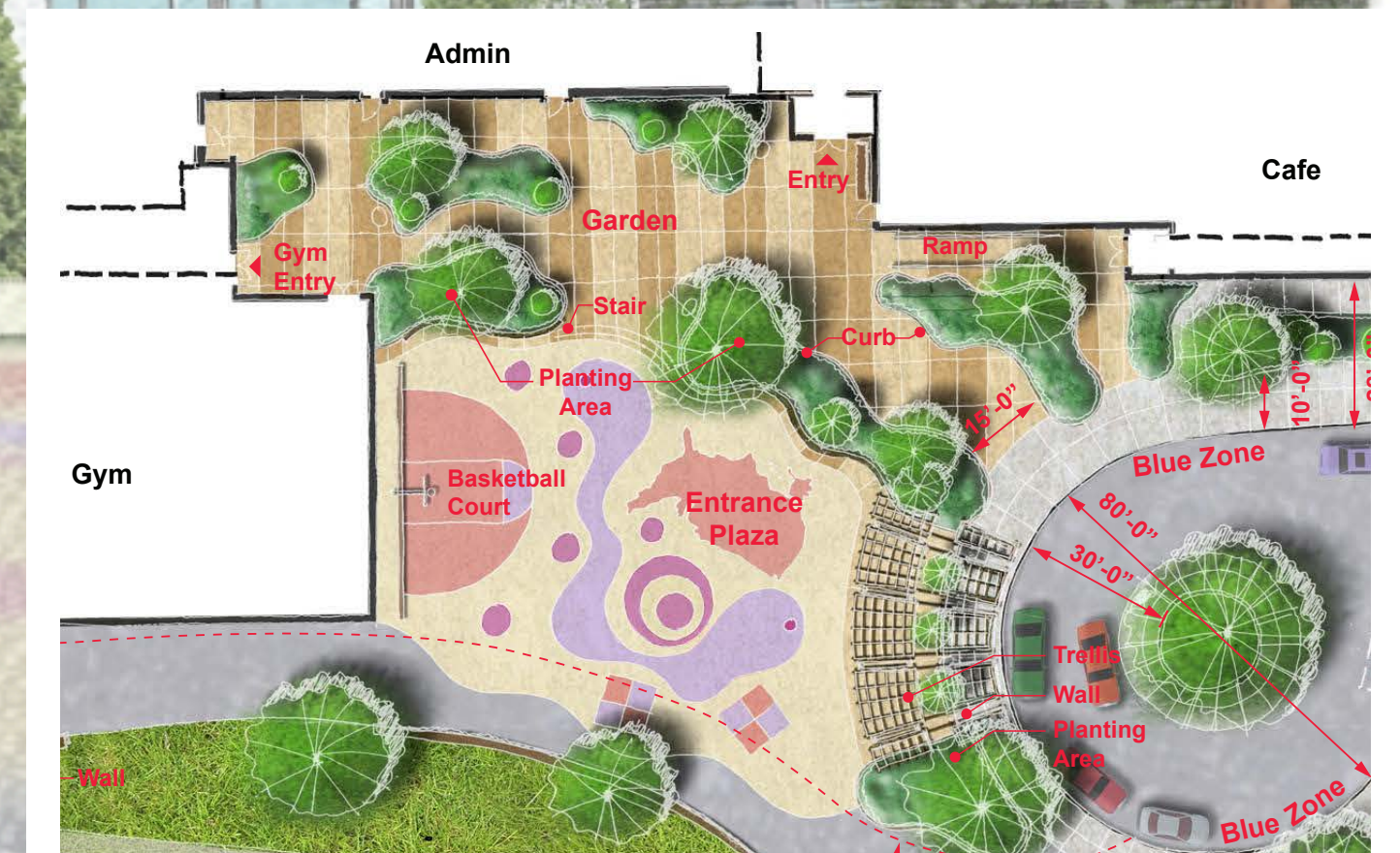
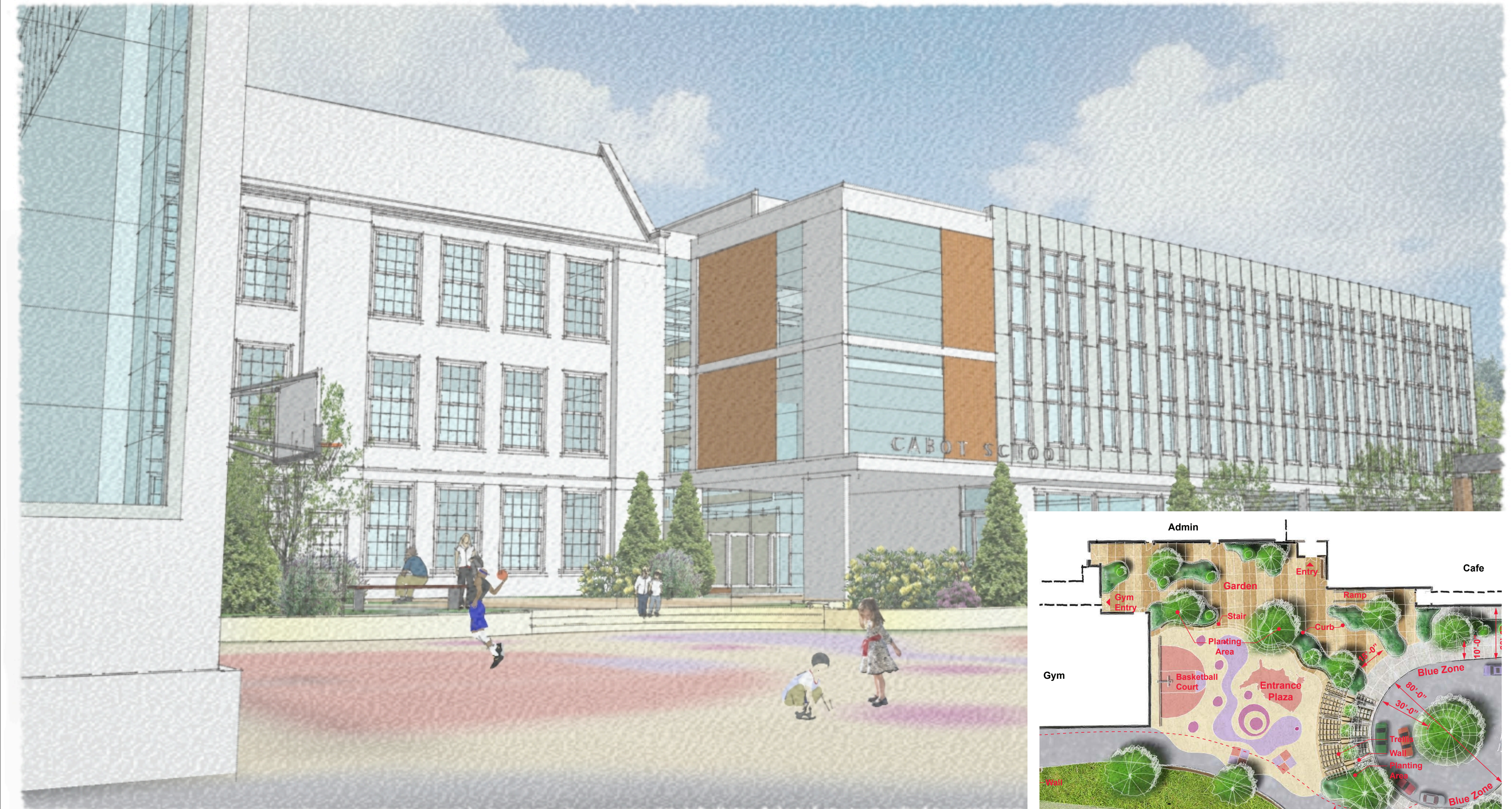
Perspective

Parkview Ave. Entrance



Perspective

Parkview Ave. Entrance



Perspective

Parkview Ave. Entrance



Perspective

View North on Parkview Ave.



Perspective

View from Cabot Park



Perspective

View from East Side Parkway

