

ARC Figure 1.1  
Site Diagram





**ARC** Figure 1.2  
Neighborhood Context



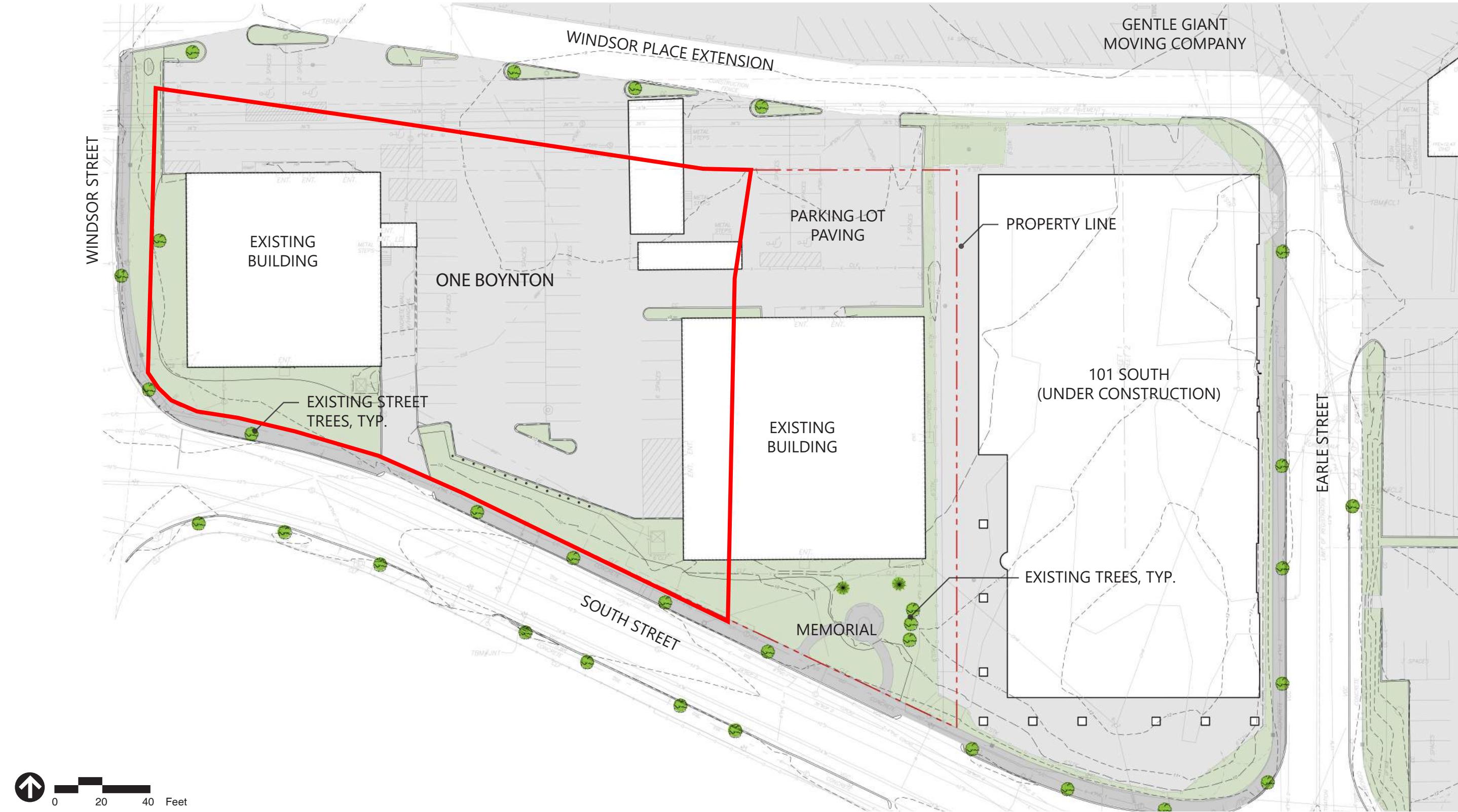
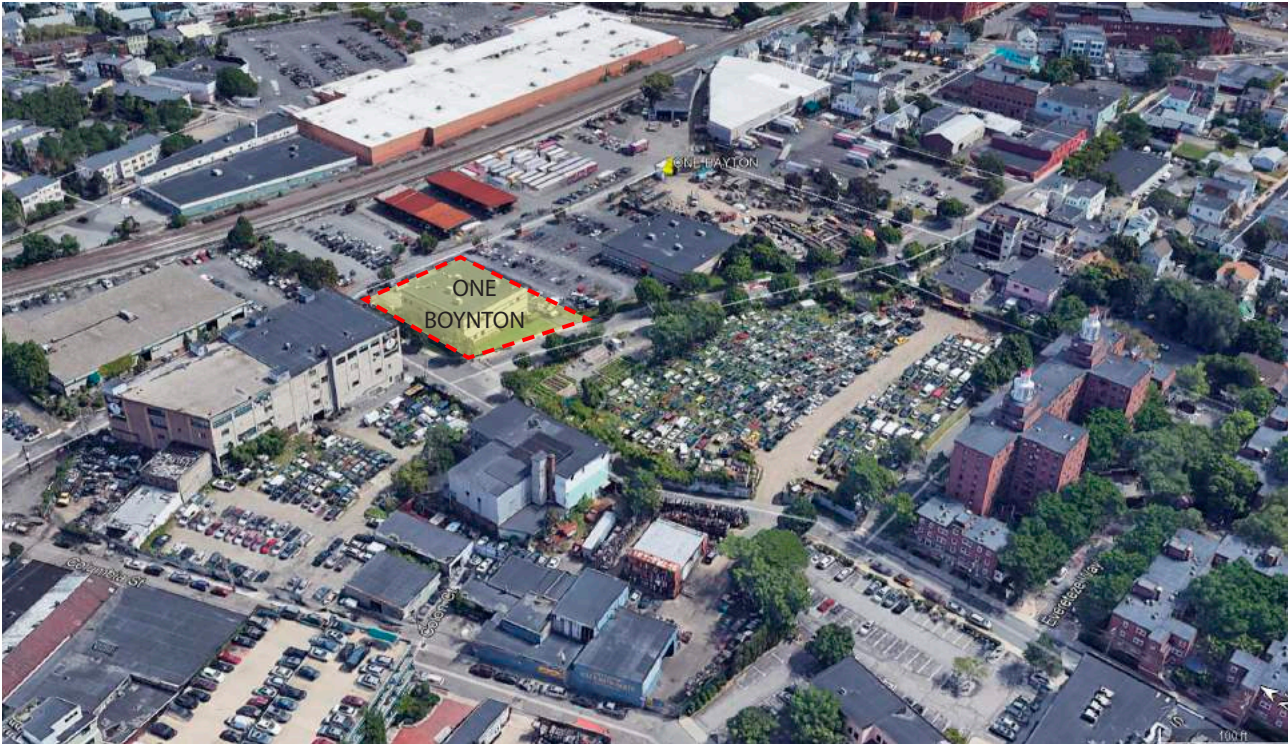


Figure 1.3  
Existing Conditions Plan





AERIAL LOOKING NORTH EAST



AERIAL LOOKING SOUTH



AERIAL LOOKING EAST



SOUTH ST VIEW TO WEST



Figure 1.4a  
Existing Site Photos





WINDSOR ST VIEW TO SOUTH



WINDSOR AND SOUTH ST VIEW TO NORTH

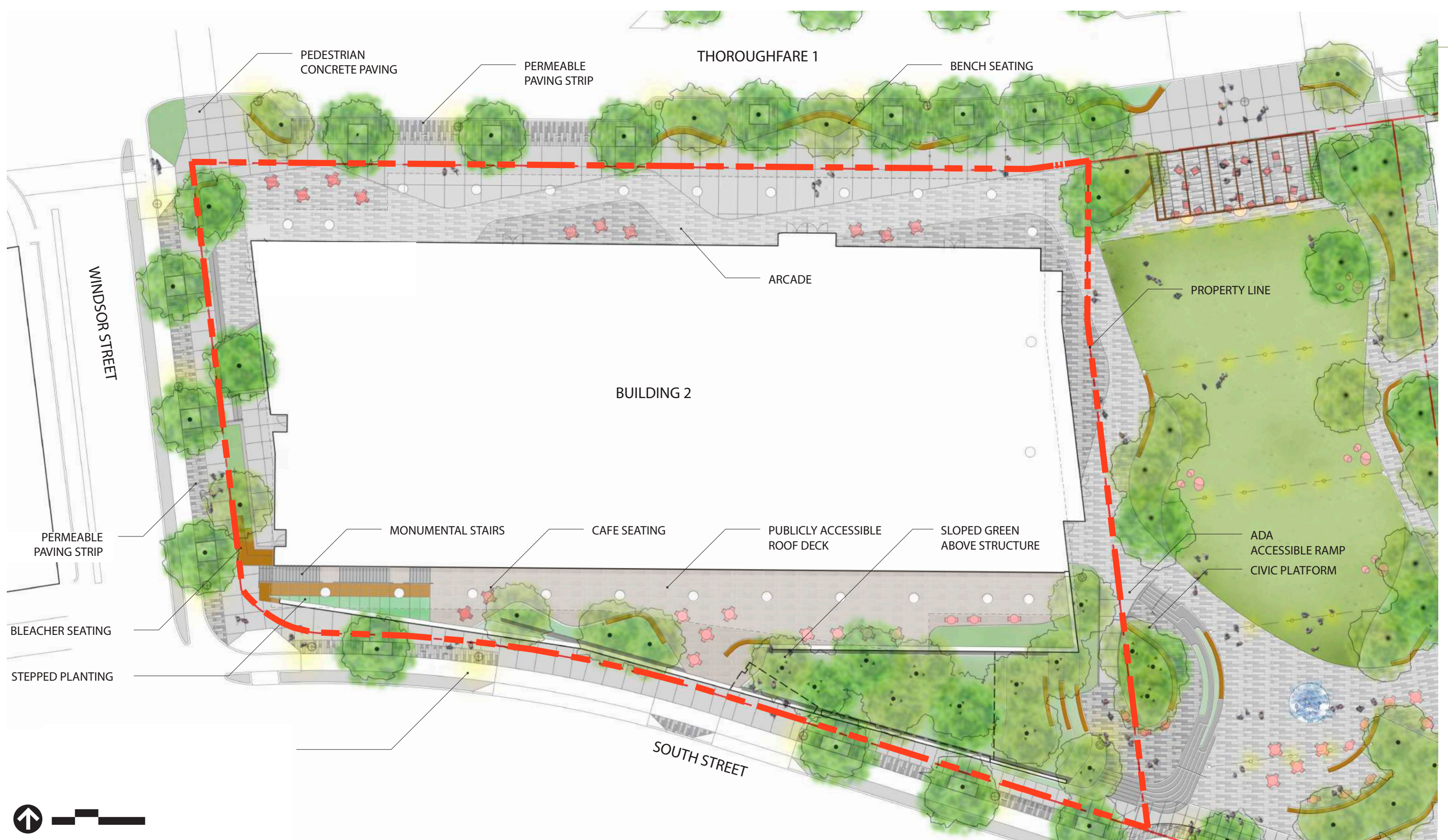


SOUTH ST VIEW TO WEST



WINDSOR AND SOUTH ST VIEW TO NORTH



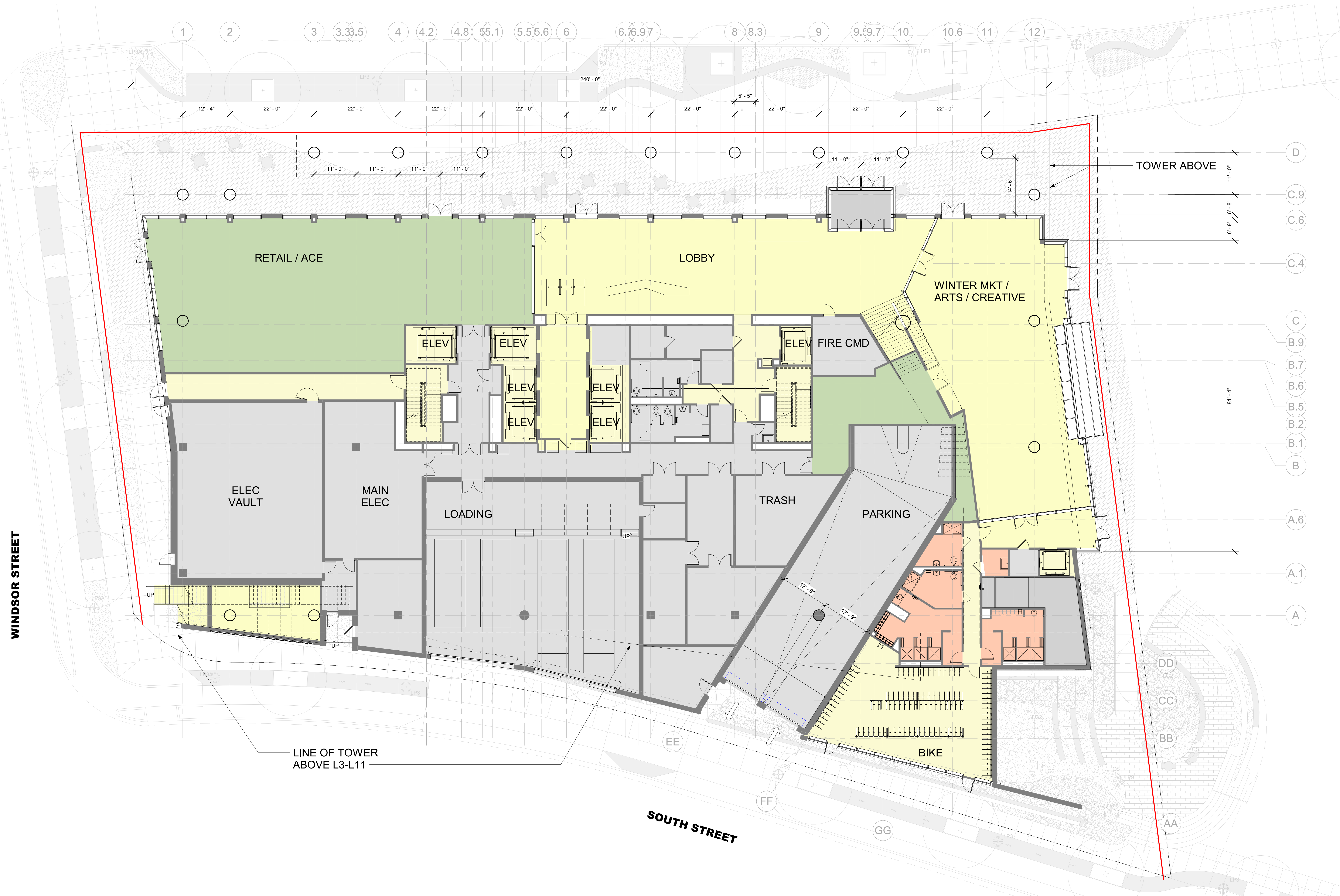






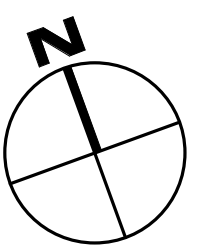


# THOROUGHFARE ONE



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CONSTRUCTION

CITY STAMP



0 8' 16' 32'  
SCALE: 3/32" = 1' - 0"

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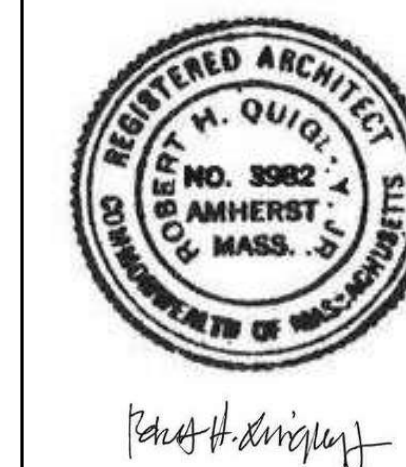


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BOYNTON YARDS - BLDG 2

ONE BOYNTON WAY  
SOMERVILLE, MA 02143



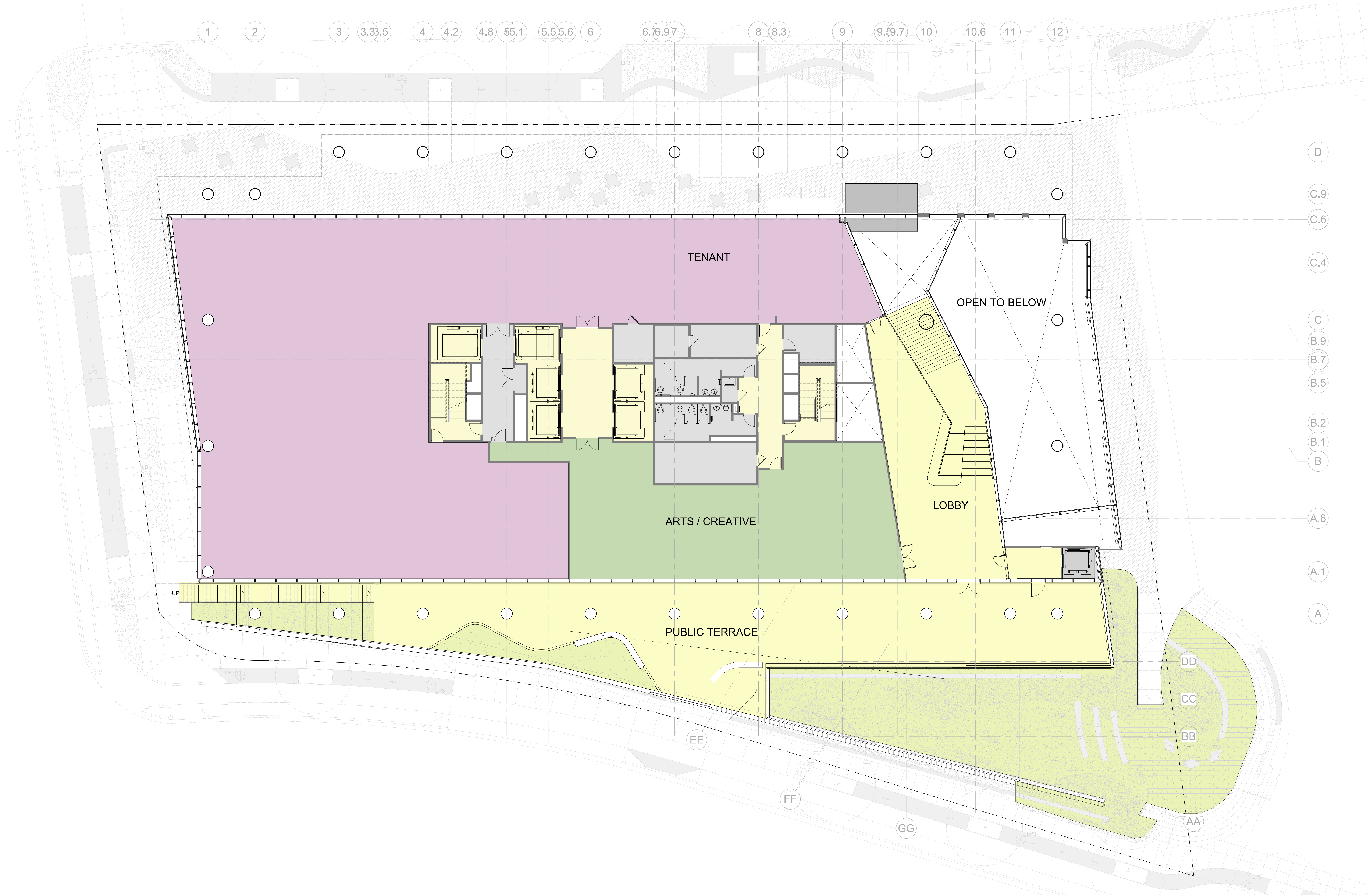
LEVEL 1 PLAN

1.7a

SITE PLAN APPLICATION

SCALE: 3/32" = 1' - 0"  
JOB NO: 1993  
DATE: 06/24/2021  
DRAWN BY: ARC  
FILE NAME: LEVEL 1 PLAN

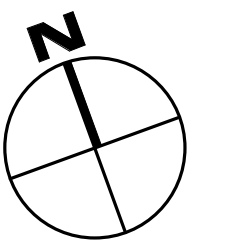




1 LEVEL 02 - FLOOR PLAN - SITE PLAN SUBMISSION  
3/32" = 1'-0"

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0 8' 16' 32'  
SCALE: 3/32" = 1' - 0"

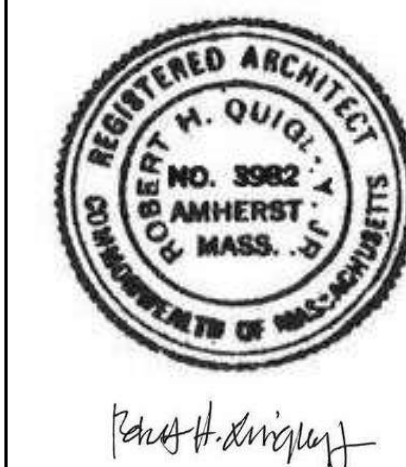


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LEVEL TWO FLOOR PLAN

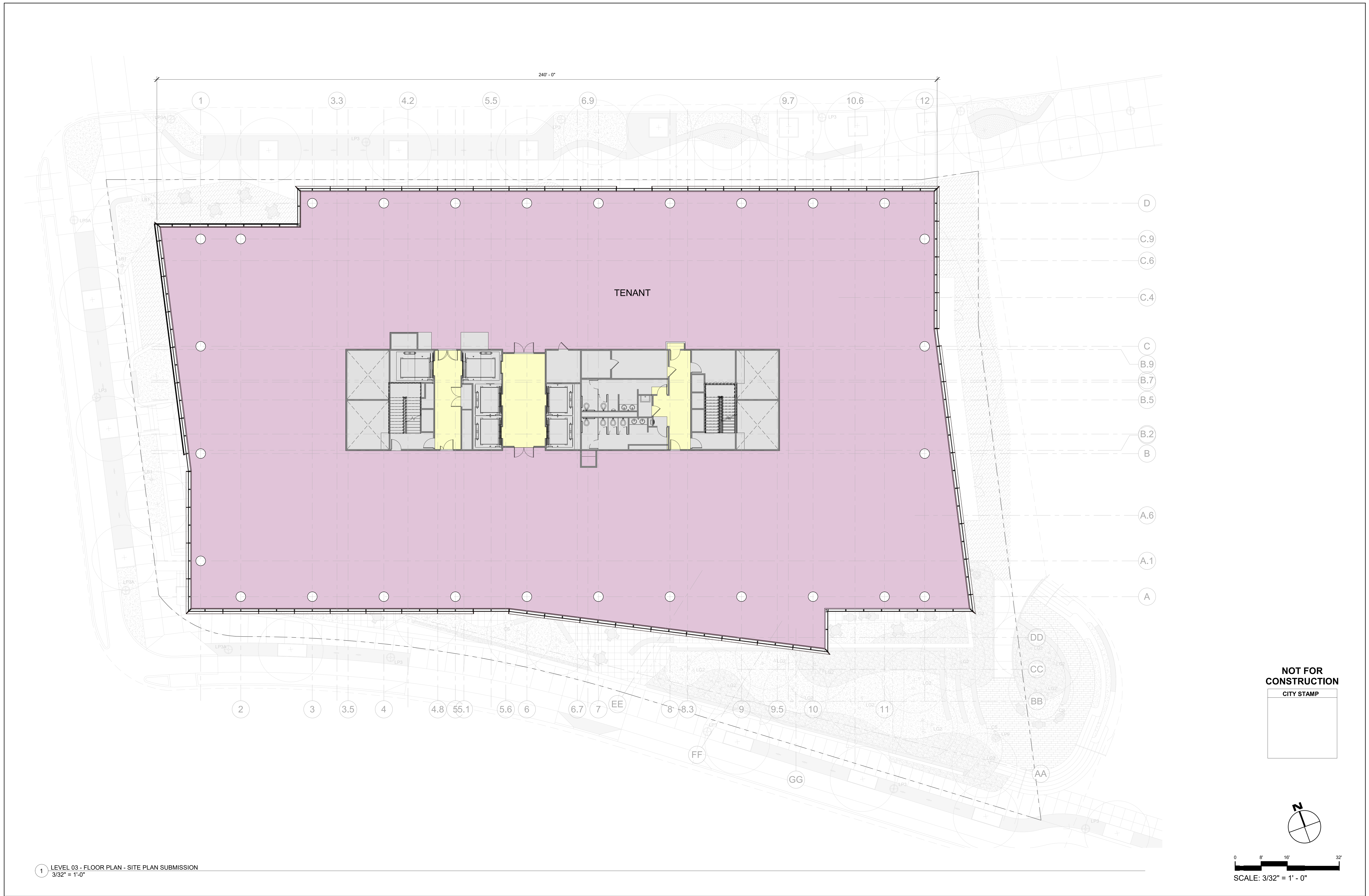
NO. REVISION DATE

1.7b

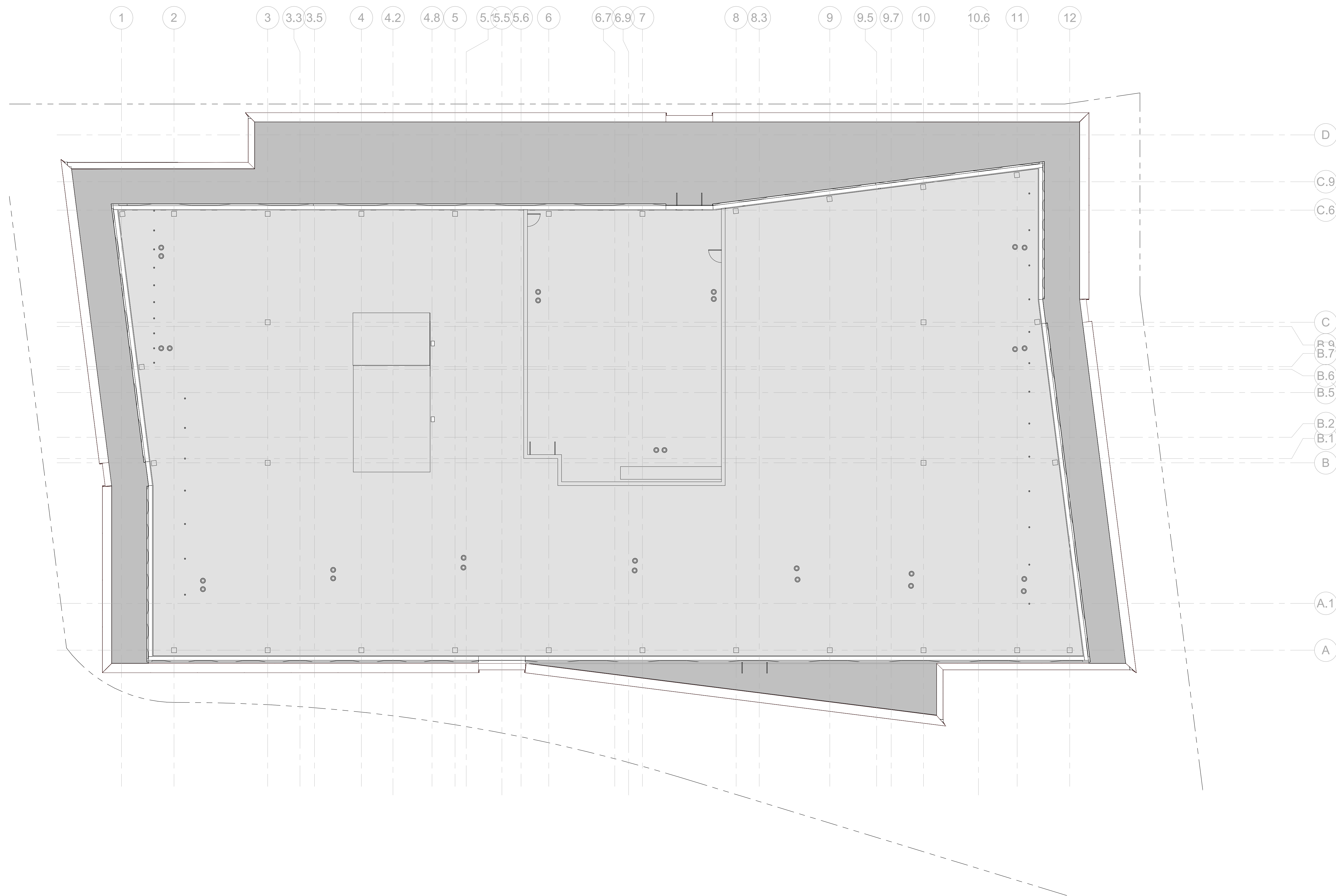
SITE PLAN APPLICATION

SCALE: 3/32" = 1'-0"  
JOB NO: 1993  
DATE: 06/24/2021  
DRAWN BY: Author  
FILE NAME: LEVEL TWO FLOOR PLAN





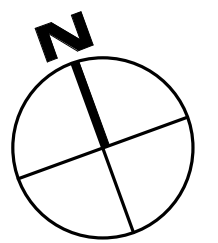




1 ROOF PLAN - SITE PLAN SUBMISSION  
3/32" = 1'-0"

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0 8' 16' 32'  
SCALE: 3/32" = 1' - 0"

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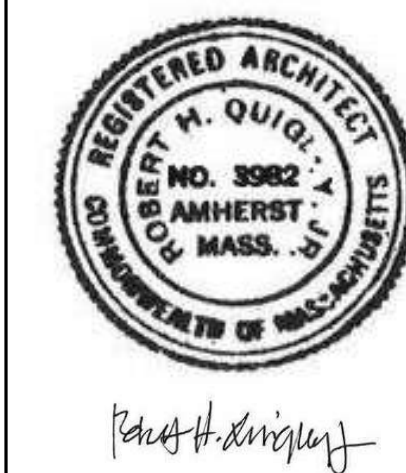
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ONE BOYNTON WAY  
SOMERVILLE, MA 02143



ROOF PLAN

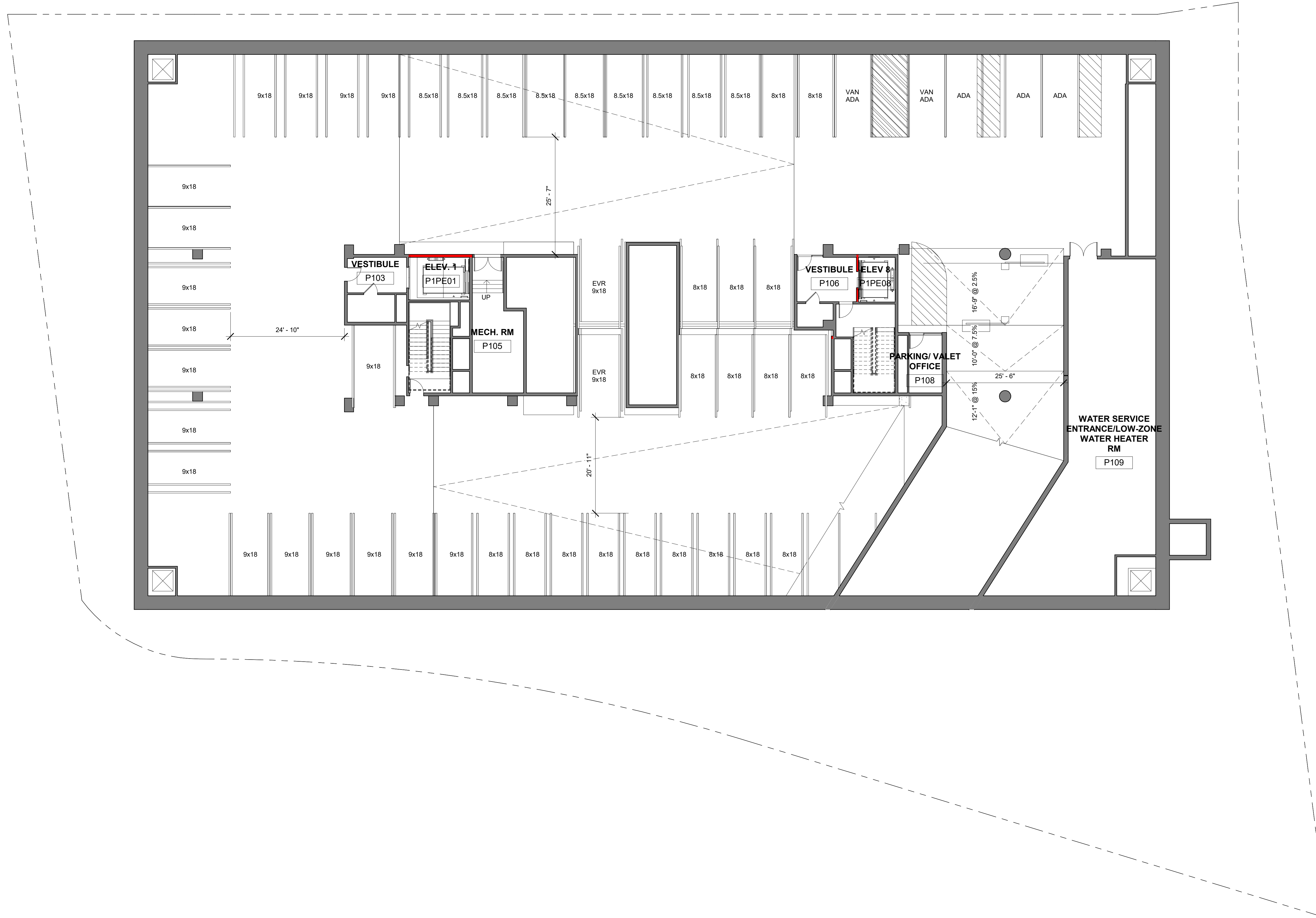
NO. REVISION DATE

**1.7d**

SITE PLAN APPLICATION

SCALE: 3/32" = 1'-0"  
JOB NO: 1993  
DATE: 06/24/2021  
DRAWN BY: ARC  
FILE NAME: BOYD PLAN

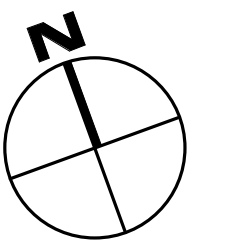




1 LEVEL P1 - FLOOR PLAN ZONING  
3/32" = 1'-0"

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0 8' 16' 32'  
SCALE: 3/32" = 1' - 0"

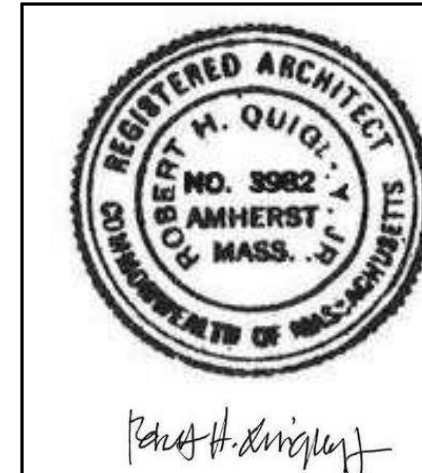


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LEVEL P1 PARKING

NO. REVISION DATE

1.7e

SITE PLAN APPLICATION

SCALE: 3/32" = 1'-0"  
JOB NO: 1993  
DATE: 06/24/2021  
DRAWN BY: ARC  
FILE NAME: LEVEL P1 PARKING





VIEW AT SOUTHEAST



VIEW AT NORTHEAST



VIEW AT NORTHWEST





VIEW AT SOUTHWEST



VIEW AT EAST



VIEW AT NORTHEAST



VIEW AT SOUTHEAST





**ARC** Figure 1.9  
Axon Diagrams



5. HIGH RISE DISTRICTS FACADE DESIGN

5.13.D. FACADES MUST DIFFERENTIATE THE GROUND STORY OF THE BUILDING FROM THE UPPER STORIES THROUGH HORIZONTAL ARTICULATION, A CHANGE IN MATERIAL, OR A CHANGE IN WINDOW SIZE OR PATTERN TO CREATE A DISTINCT BASE TO THE BUILDING FACADE. THE ENTIRE HEIGHT OF THE GROUND STORY MUST BE INCLUDED IN THE FACADE BASE.

5.13.E. THE FACADE OF BUILDINGS WITH FIVE OR MORE STORIES SHOULD INCLUDE, AT LEAST, THE ENTIRE HEIGHT OF THE FIRST TWO STORIES IN THE DESIGN OF THE REQUIRED BASE. THE DESIGN OF THE BASE MAY NOT SHIFT UP OR DOWN ACROSS THE WIDTH OF THE FACADE.

5.13.G. FACADES MUST PROVIDE SURFACE RELIEF FROM THE AVERAGE PLANE OF THE FACADE BY AT LEAST FOUR INCHES THROUGH THE USE OF ARCHITECTURAL ELEMENTS SUCH AS BAY WINDOWS, SURROUNDS, MOLDINGS, PIERS, PILASTERS, RECESSED STOREFRONTS OR LOBBY ENTRANCES, SEAT WALLS, WALL DEPTH, AND RECESSED OR PROJECTING WINDOWS.

5.14.I. FACADES SHOULD BE VISUALLY DIVIDED INTO A SERIES OF BAYS THAT ARE DERIVED, IN GENERAL, FROM THE BUILDING'S STRUCTURAL BAY SPACING.

5.14.II. PIERS, PILASTERS OR OTHER FEATURES DEFINING EACH ARCHITECTURAL BAY SHOULD EITHER EXTEND ALL THE WAY TO THE GROUND OR TERMINATE AT ANY HORIZONTAL ARTICULATION DEFINING THE BASE OF THE BUILDING.

5.14.III. ARCHITECTURAL BAYS SHOULD ALIGN, IN GENERAL, WITH INDIVIDUAL GROUPS OF STOREFRONTS AND LOBBY ENTRANCES

5.14.IV. PIERS, PILASTERS, OR OTHER FEATURES DEFINING EACH ARCHITECTURAL BAY SHOULD ALWAYS PROJECT FORWARD AND BE UNINTERRUPTED BY ANY HORIZONTAL ARTICULATION, EXCLUDING ANY HORIZONTAL ARTICULATION USED TO DEFINE THE BASE OF THE BUILDING.

5.14.V. THE FACADE OF BUILDINGS WITH FIVE OR MORE STORIES SHOULD BE VISUALLY DIVIDED INTO, AT LEAST, A HORIZONTAL TRIPARTITE DIVISION (A BASE, MIDDLE AND TOP). THE HORIZONTAL DIVISIONS MAY NOT SHIFT UP OR DOWN.

5.14.VI. VENTS, EXHAUSTS, AND OTHER UTILITY FEATURES SHOULD BE INTEGRATED INTO THE DESIGN OF THE BUILDING AND SHOULD BE LOCATED TO MINIMIZE ADVERSE EFFECTS ON PEDESTRIAN COMFORT ALONG SIDEWALKS AND WITHIN OPEN SPACES.

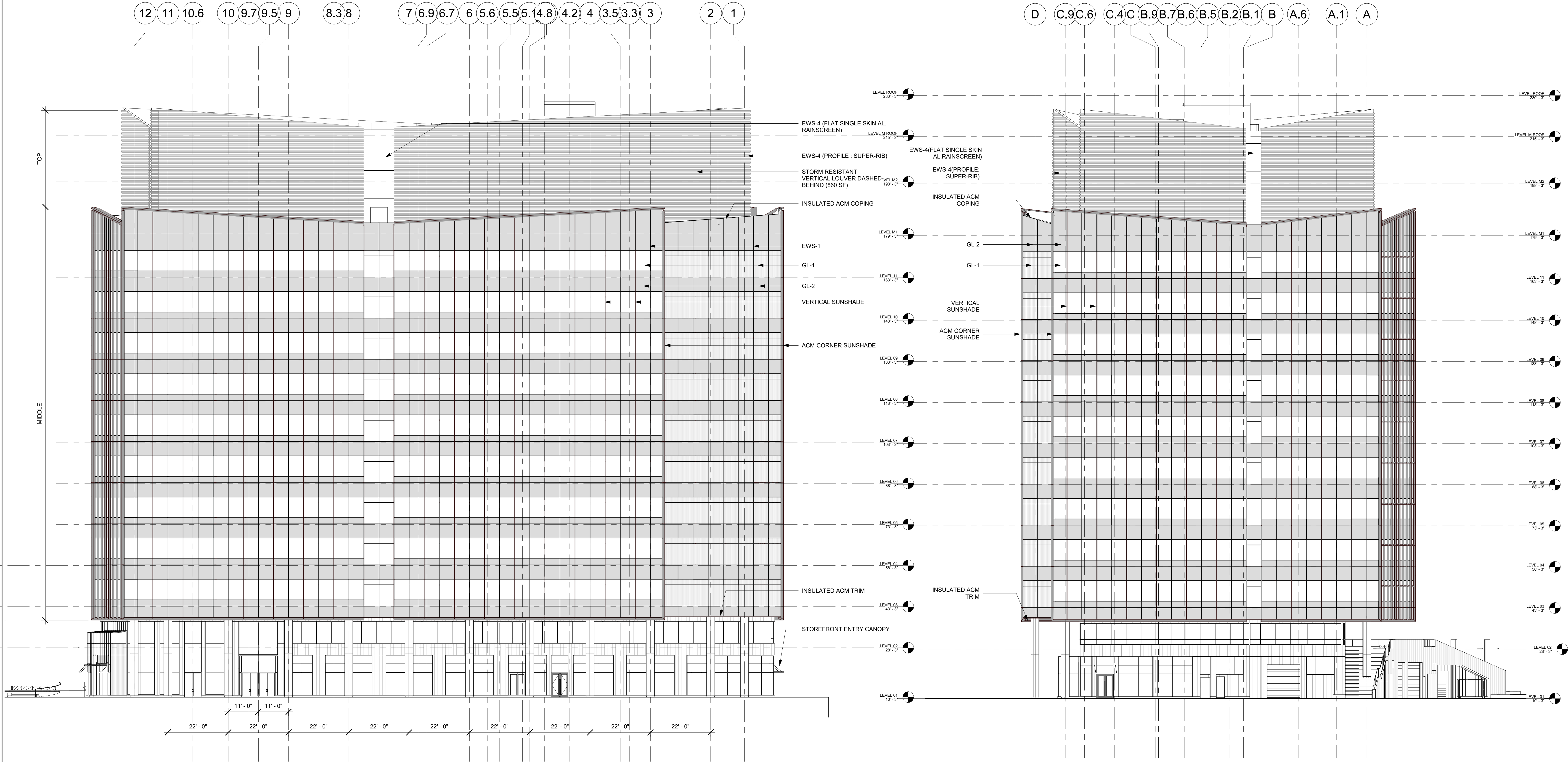
5.14.A.I. MATERIALS THE SELECTION OF MATERIALS, FENESTRATION, AND ORNAMENTATION SHOULD RESULT IN A CONSISTENT AND HARMONIOUS COMPOSITION THAT APPEARS AS A UNIFIED WHOLE RATHER THAN A COLLECTION OF UNRELATED PARTS.

5.14.A.II. MATERIALS THE TYPE AND COLOR OF MATERIALS SHOULD BE KEPT TO A MINIMUM, PREFEREABLY THREE (3) OR FEWER.

5.14.A.VI MATERIALS ARCHITECTURAL DETAILS AND FINISH MATERIALS FOR THE BASE OF A BUILDING SHOULD BE CONSTRUCTED OF ARCHITECTURAL CONCRETE OR PRE-CAST CEMENTITIOUS PANELS, NATURAL OR CAST-STONE, HEAVY GAUGE METAL PANELS, GLAZED OR UNGLAZED ARCHITECTURAL TERRA COTTA OR BRICK.

Main Massing

Building Width	240 ft.	240 ft.
Min. Façade Build Out	80%	100%
Max. Floor Plate	35,000 SF	31,000 SF
Min. Ground Story Height	18 ft.	18 ft.
Min. Upper Story Height	10 ft.	15 ft.
Min. Building Height (stories)	4 stories	11 ft.
Max. Building Height	155 ft. <sup>1</sup>	168 ft. <sup>1</sup>
Façade Composition		
Ground Story Fenestration (min)	70%	70%
Upper Story Fenestration (min/max)	15/70%	50%
Max. Blank Wall	20 feet	20 ft.



1 OVERALL NORTH EXTERIOR ELEVATION\_SITE PLAN SUBMISSION  
1/16" = 1'-0"

2 OVERALL WEST EXTERIOR ELEVATION\_SITE PLAN SUBMISSION  
1/16" = 1'-0"

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ELEVATIONS

NO. REVISION DATE

1.10a

SITE PLAN APPLICATION

SCALE: 1/16" = 1'-0"  
JOB NO: 1993  
DATE: 06/24/2021  
DRAWN BY: Author  
FILE NAME: ELEVATIONS



5. HIGH RISE DISTRICTS FACADE DESIGN

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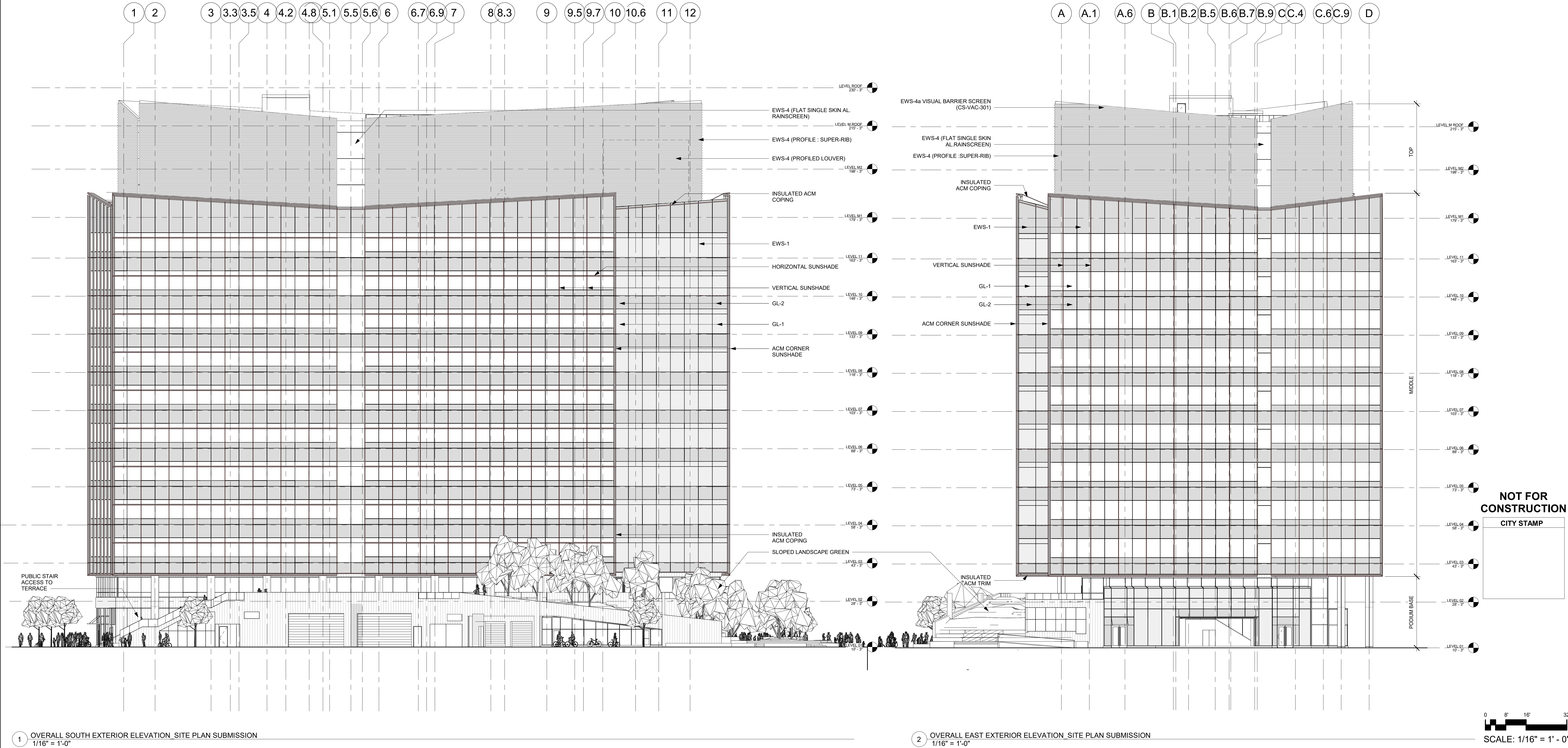
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1 OVERALL SOUTH EXTERIOR ELEVATION SITE PLAN SUBMISSION  
1/16" = 1'-0"

2 OVERALL EAST EXTERIOR ELEVATION SITE PLAN SUBMISSION  
1/16" = 1'-0"

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BUILDING ELEVATIONS

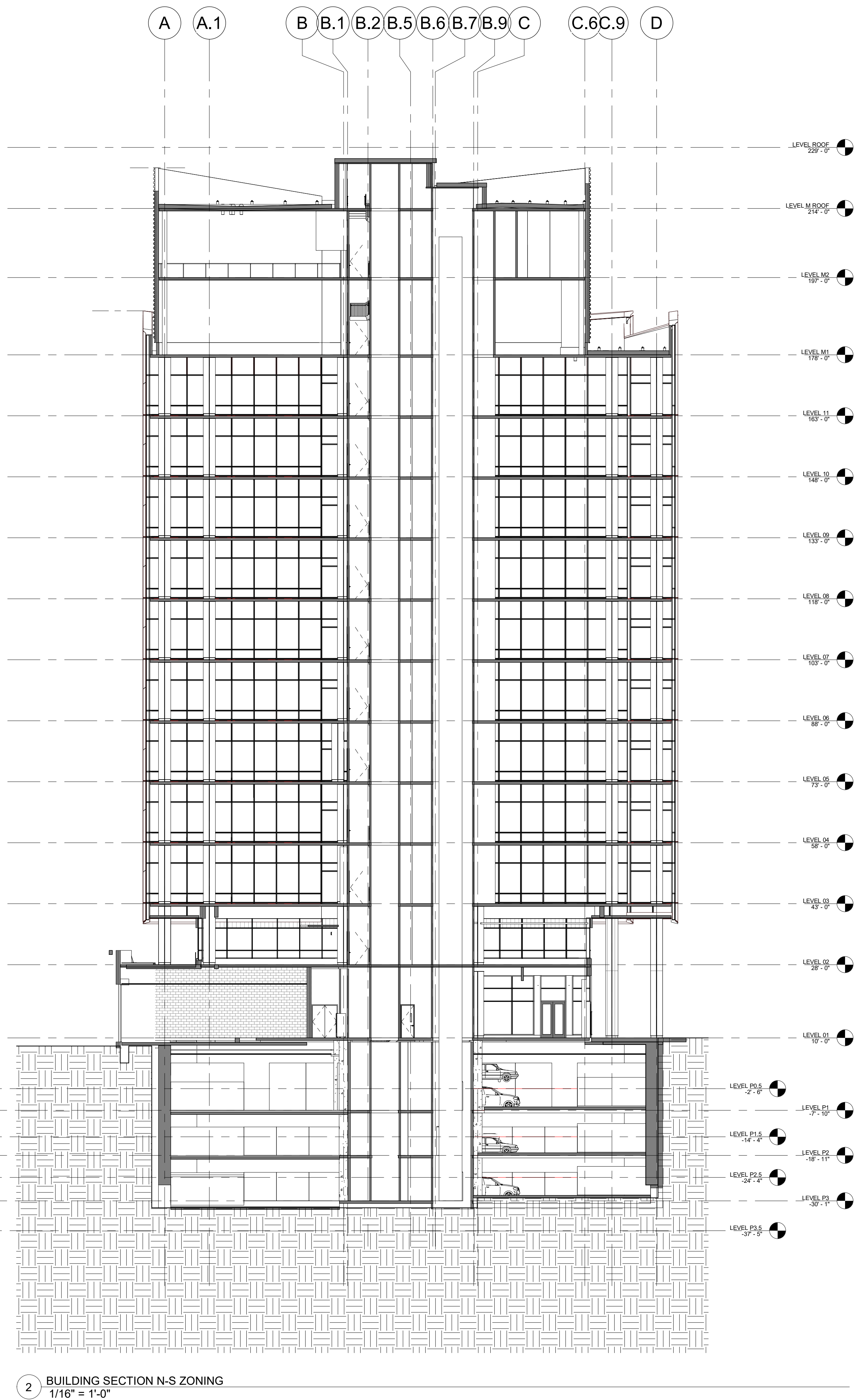
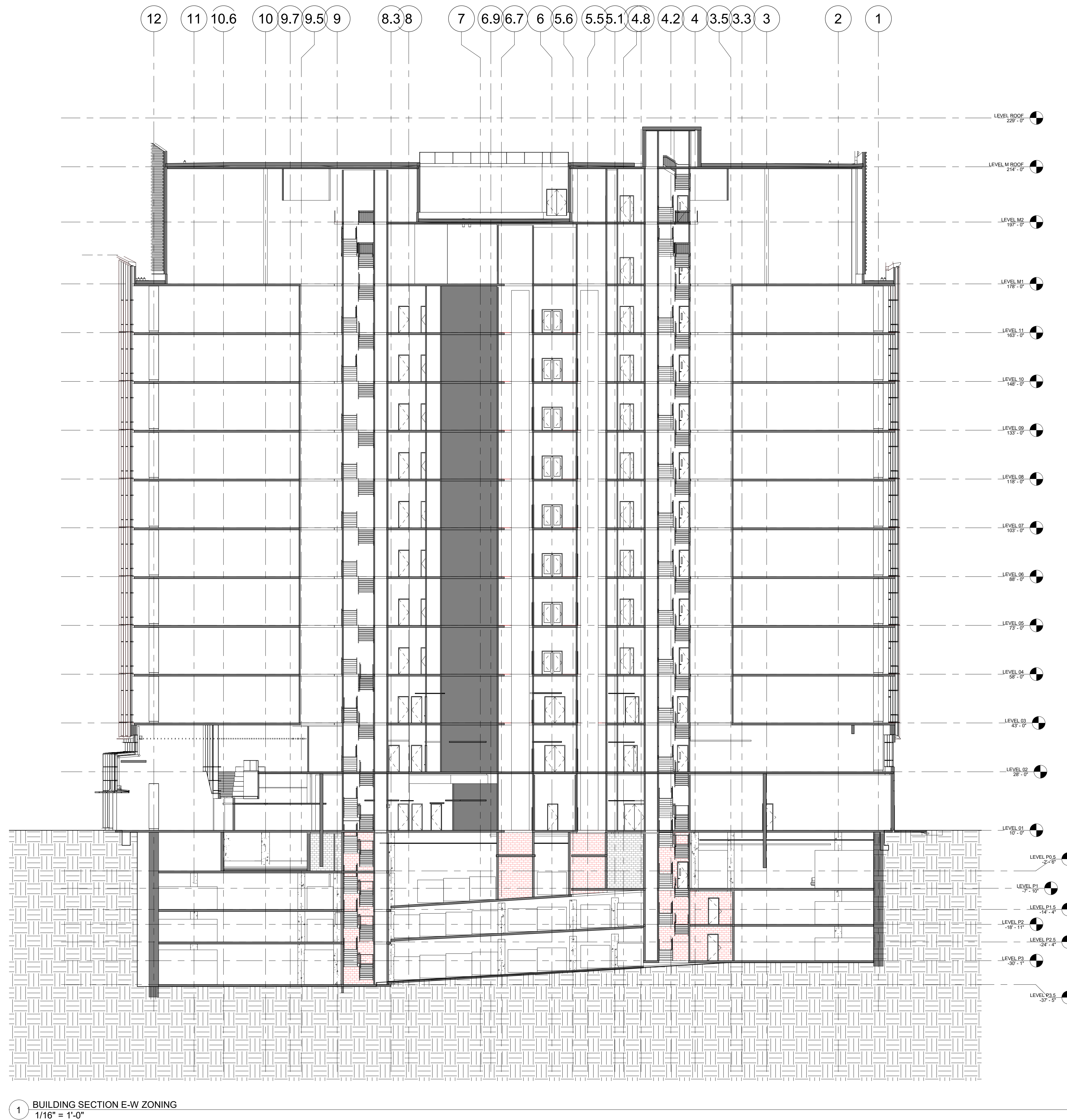
NO. REVISION DATE

1.10b

SITE PLAN APPLICATION

SCALE: 1/16" = 1'-0"  
JOB NO: 1993  
DATE: 06/24/2021  
DRAWN BY: Author  
FILE NAME: BUILDING ELEVATIONS





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0 8' 16' 32'

SCALE: 1/16" = 1' - 0"

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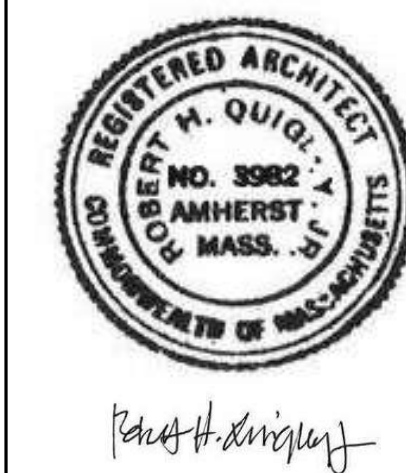


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BUILDING SECTIONS

NO.	REVISION	DATE
1	Addendum 1 - CW Bid Package #2	06/15/2021

1.11

SITE PLAN APPLICATION

SCALE: 1/16" = 1' - 0"

JOB NO: 1993

DATE: 06/24/2021

DRAWN BY: ARC

FILE NAME: BUILDING SECTIONS

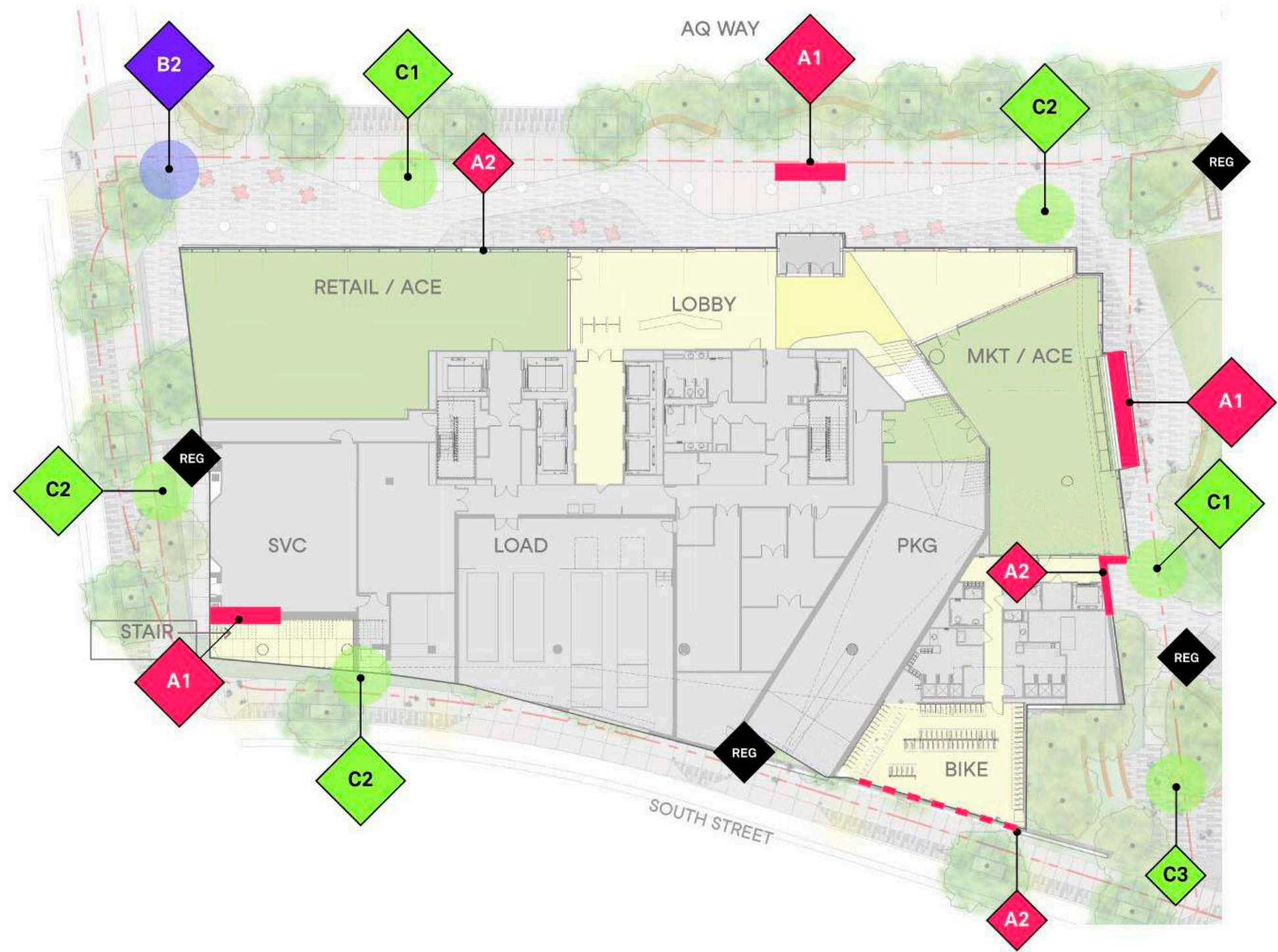




**ARC** Figure 1.12  
Character and Exterior Materials  
Precedent Images



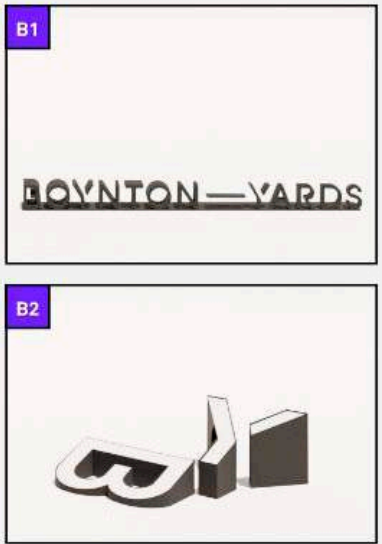
Building 2—Proposed Locations



Identification



Welcome

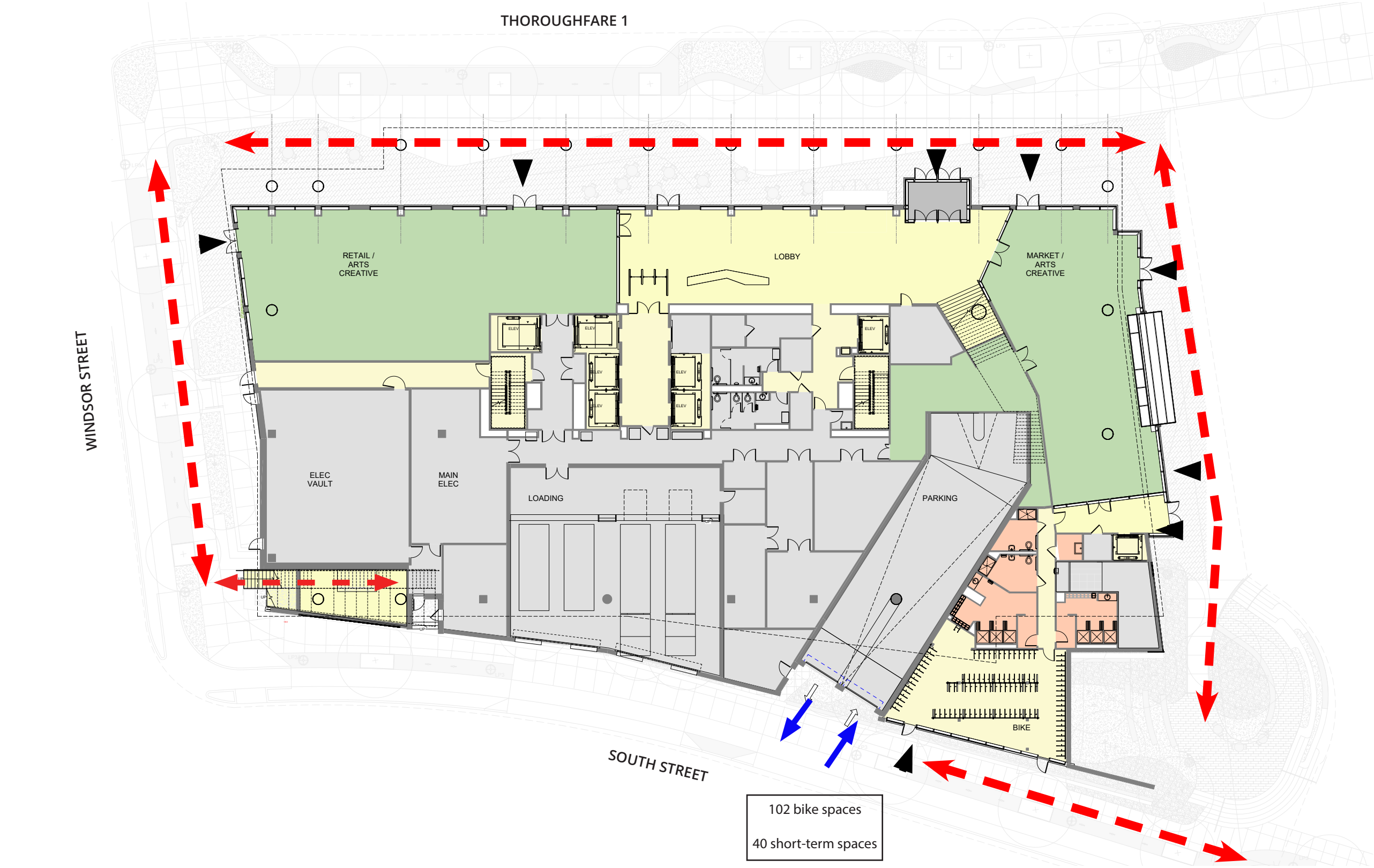


Information



Figure 1.13  
Signage Plan





- Vehicular Entrance
- Pedestrian Circulation
- Building Entrance



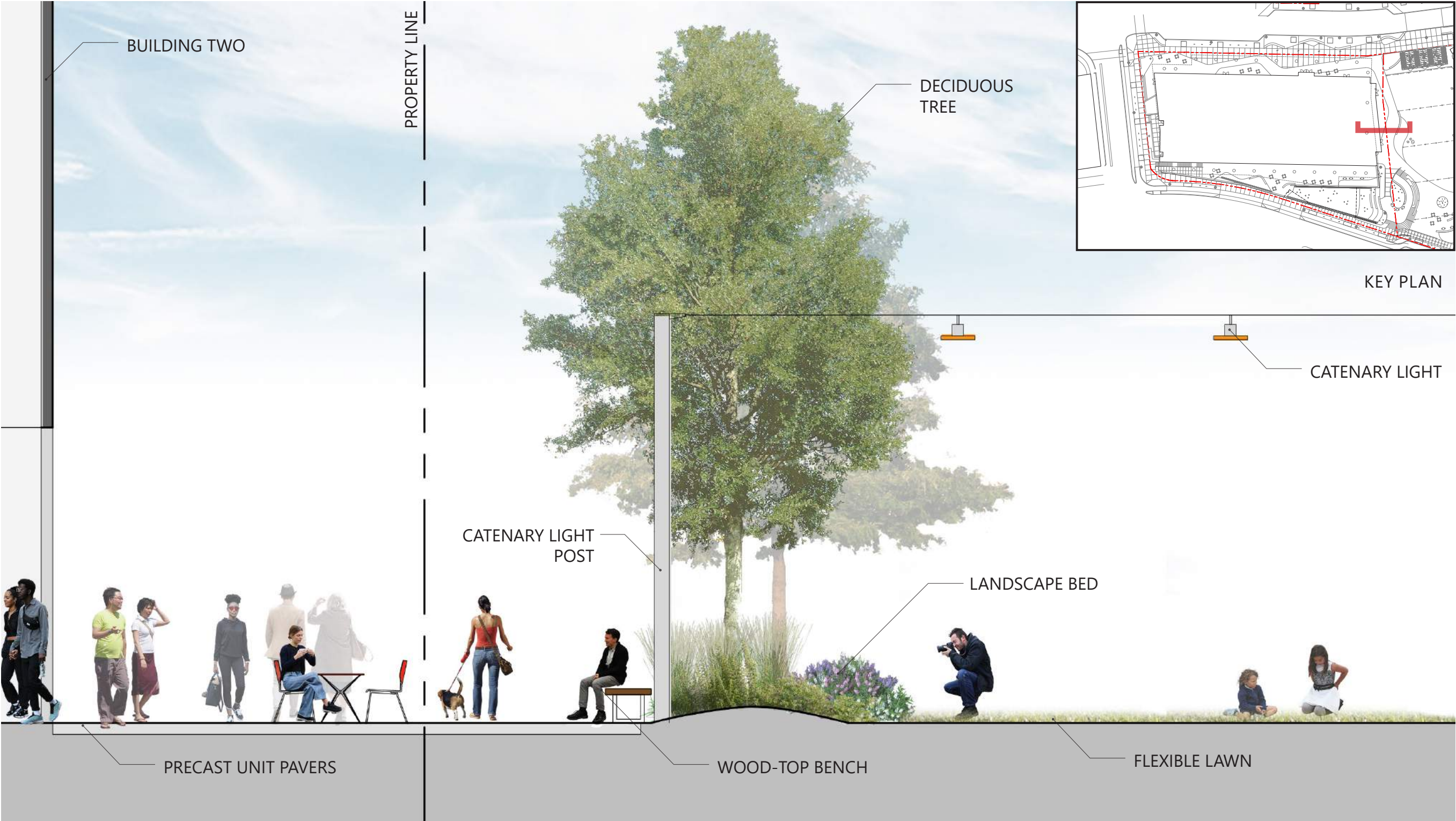
Figure 1.14  
Circulation and Access Plan





Figure 1.15  
Building Two  
Illustrative Landscape Plan  
**Boynton Yards**  
**Somerville, Massachusetts**

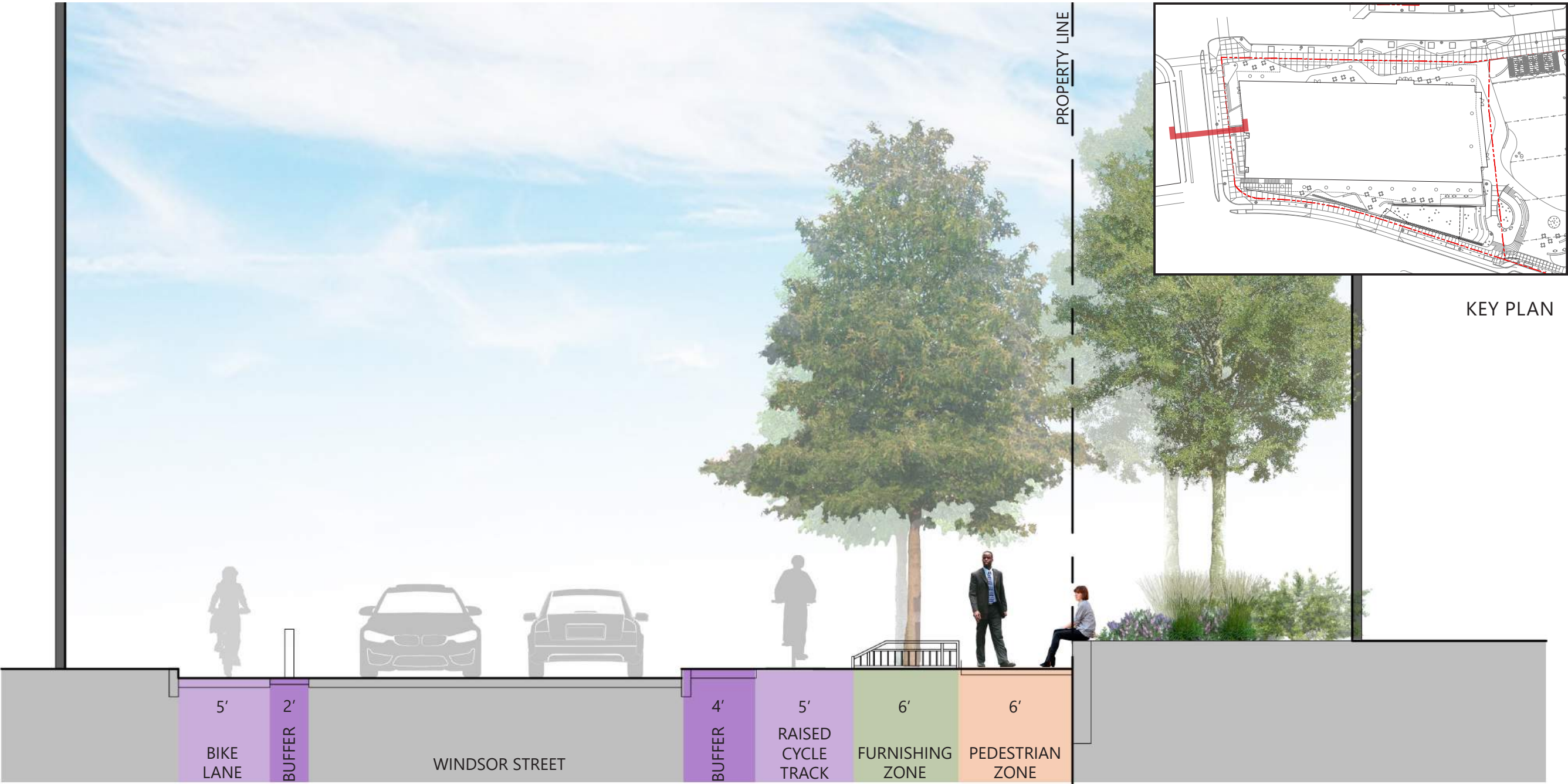




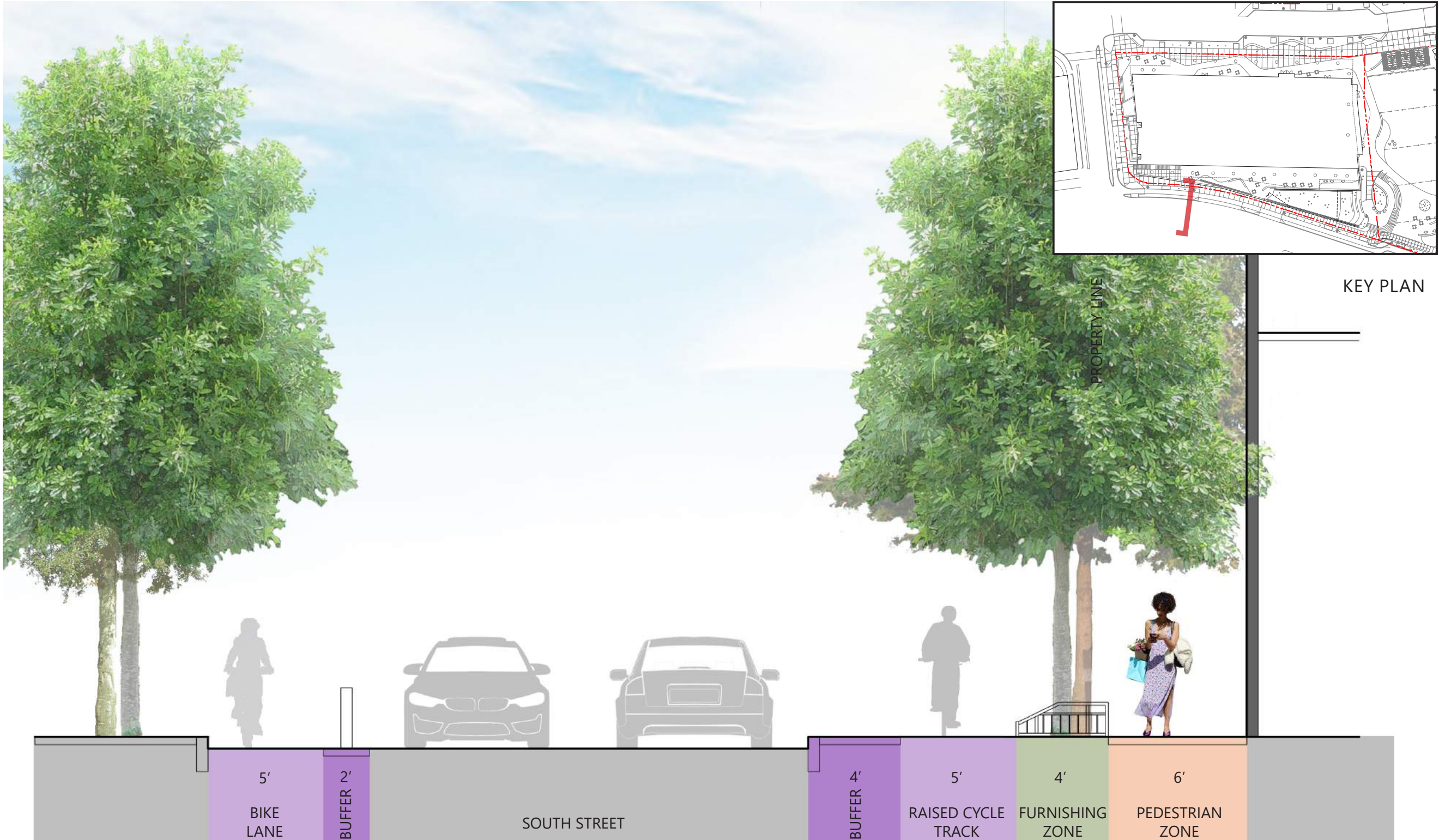
Copley Wolff Design Group  
Landscape Architects & Planners

Figure 1.16a  
Building Two  
Landscape Site Section  
**Boynton Yards**  
**Somerville, Massachusetts**





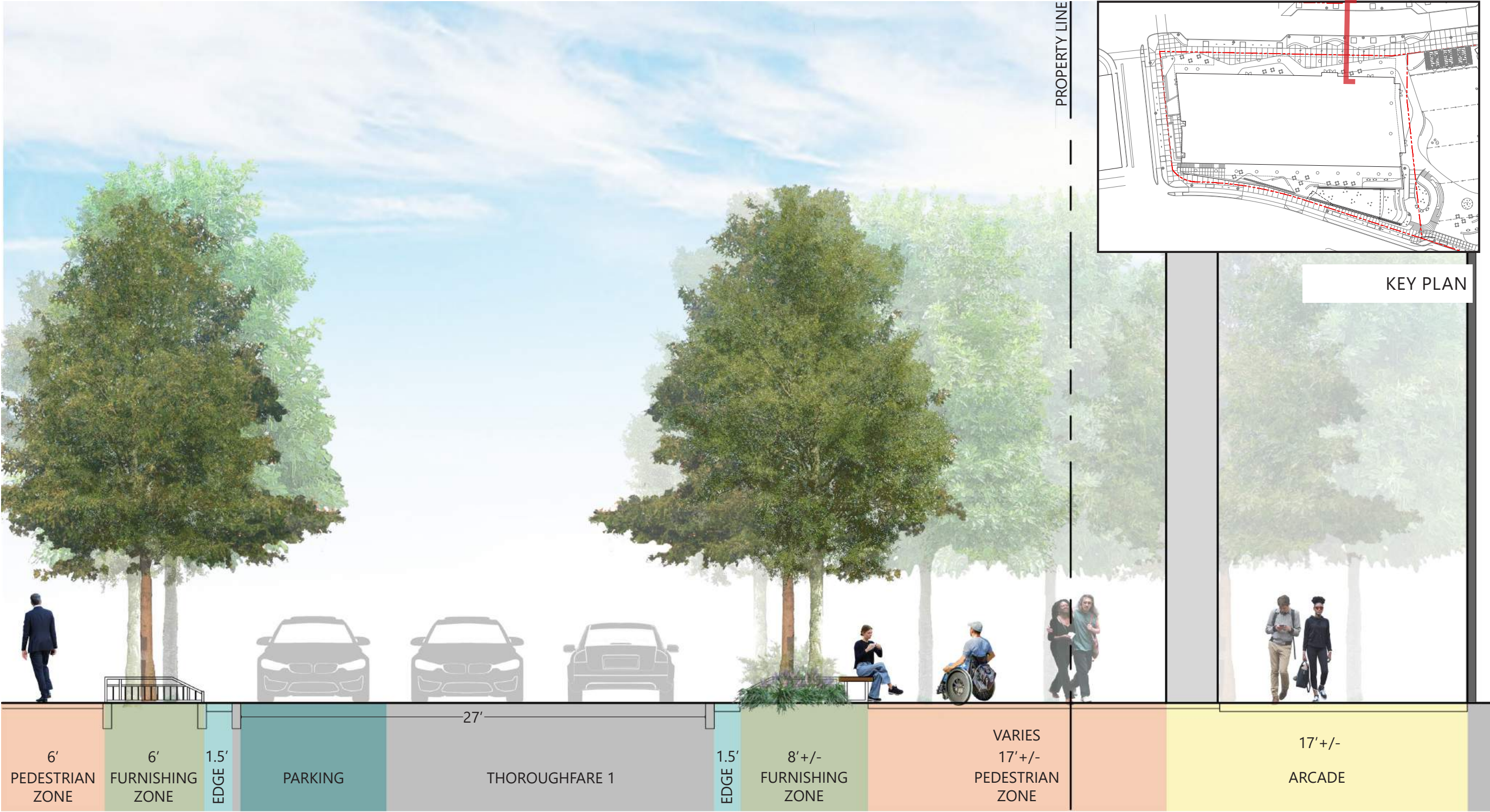




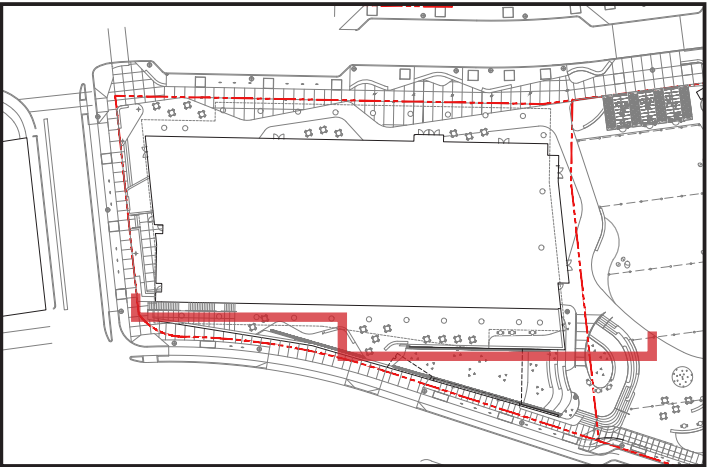
Copley Wolff Design Group  
Landscape Architects & Planners

Figure 1.16c  
Building Two  
Landscape Site Section  
**Boynton Yards**  
**Somerville, Massachusetts**









KEY PLAN



PLANTED STEPS      ROOF DECK      SLOPED GREEN      TERRACE





Copley Wolff Design Group  
Landscape Architects & Planners

Figure 1.16e  
Building Two  
Landscape Site Section  
**Boynton Yards  
Somerville, Massachusetts**





-  Proposed Bicycle Racks
-  Proposed Bicycle Room

**C W**  
**D G** Copley Wolff Design Group  
Landscape Architects & Planners

Figure 1.17  
Building Two  
Bicycle Parking Plan  
**Boynton Yards**  
**Somerville, Massachusetts**



Table 2-1 Dimensional Summary Table

	Permitted	Proposed
Proposed Building Type	Lab Type	
Lot Dimensions/Coverage		
Lot Width (min) (ft.)	30 ft. min	268 ft.
Max. Lot Coverage (%)	100%	72%
Green Score		
Minimum	0.2	.214
Ideal	0.25	.214
Open Space (%)	15%	25 %
Building Setbacks		
Primary Front Setback (min/max) (ft.)	2/15 ft.	2 ft. 8 in. / 13 ft. – 8in.
Secondary Front Setback (min/max) (ft.)	2/15 ft.	6 ft – 8 in / 13 ft-9 in
Front Setback (min/max) Civic Space	2/15 ft.	7 ft-5in / 14 ft-0 in
Rear Alley Setback (min) South Street	-0-	-0-
Main Massing		
Building Width	240 ft.	240 ft.
Min. Façade Build Out	80%	100%
Max. Floor Plate	35,000 SF	31,000 SF
Min. Ground Story Height	18 ft.	18 ft.
Min. Upper Story Height	10 ft.	15 ft.
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Façade Composition		
Ground Story Fenestration (min)	70%	70%
Upper Story Fenestration (min/max)	15/70%	50%
Max. Blank Wall	20 feet	20 ft.
Building Components		
Entry Canopy	Permitted	
- Width (max)		6 ft.
- Depth (max)	3 ft.	3 ft.
- Clearance (min)	8 ft.	9 ft.
- Front Setback Encroachment (max)	100%	-0-
Lobby Entrance		
- Width (min/max)	15/30ft.	22 ft.
- Recessed Entrance Width (max)	15 ft.	-0-
- Recessed Entrance Depth (max)	5 ft.	-0-
Storefront	Permitted	
- Width (min/max)	15/30 ft.	22 ft.
- Display Window Height (min)	8 ft.	14 ft. 6 in.
- Recessed Entrance Width (max)	15 ft.	-0-
- Recessed Entrance Depth (max)	5 feet	-0-

1 Requirements related to the number of stories and building height are superseded by the dimensional standards of Section 8.3.12 of the Zoning Ordinance.

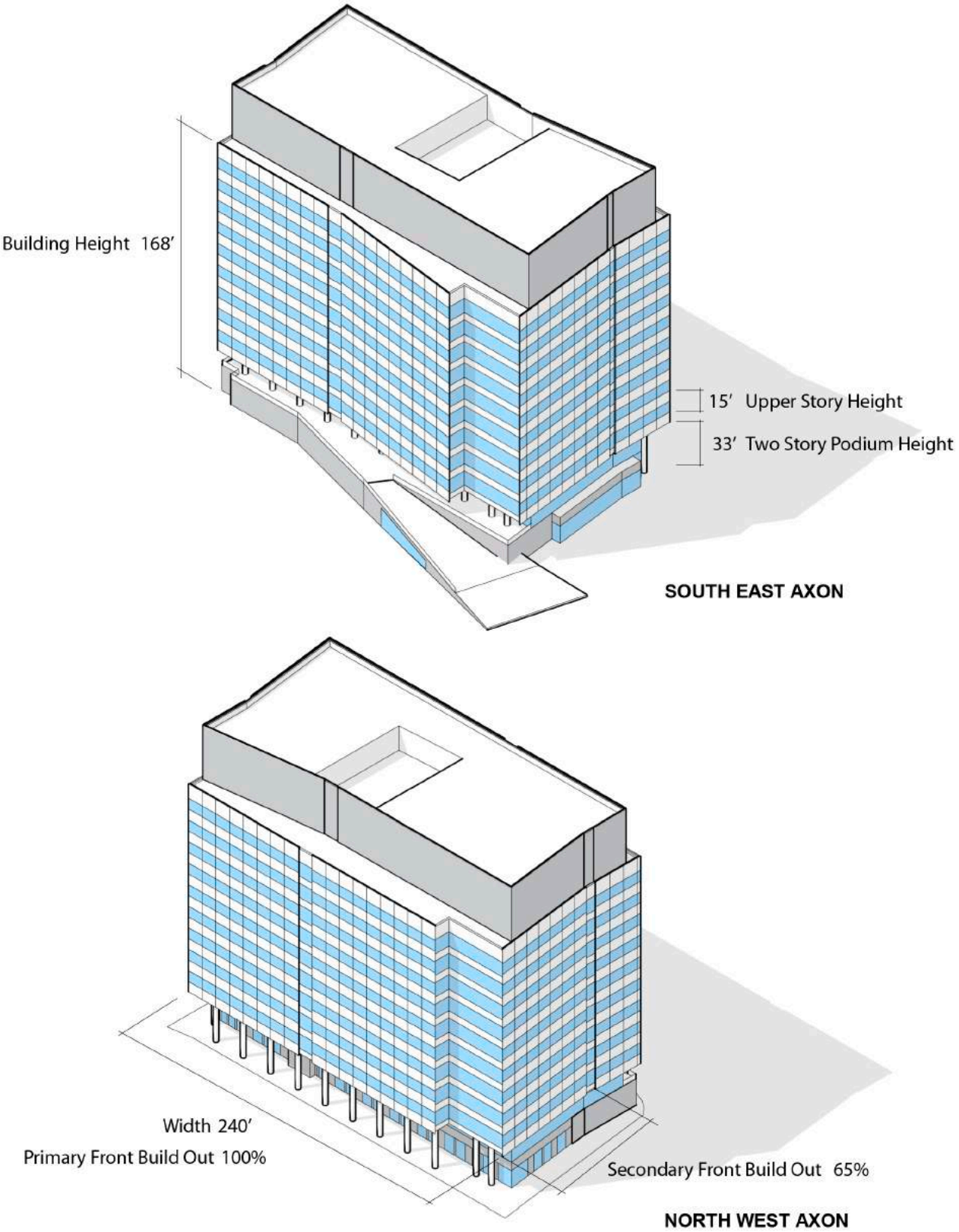


Figure 2.1  
Massing Diagram



5. HIGH RISE DISTRICTS FACADE DESIGN

- 5.13.d:**  
FACADES MUST DIFFERENTIATE THE GROUND STORY OF THE BUILDING FROM THE UPPER STORIES THROUGH HORIZONTAL ARTICULATION, A CHANGE IN MATERIAL, OR A CHANGE IN WINDOW SIZE OR PATTERN TO CREATE A DISTINCT BASE TO THE BUILDING FACADE. THE ENTIRE HEIGHT OF THE GROUND STORY MUST BE INCLUDED IN THE FACADE BASE.
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THE FACADE OF BUILDINGS WITH FIVE OR MORE STORIES SHOULD INCLUDE, AT LEAST, THE ENTIRE HEIGHT OF THE FIRST TWO STORIES IN THE DESIGN OF THE REQUIRED BASE. THE DESIGN OF THE BASE MAY NOT SHIFT UP OR DOWN ACROSS THE WIDTH OF THE FACADE.
- 5.13.g:**  
FACADES MUST PROVIDE SURFACE RELIEF FROM THE AVERAGE PLANE OF THE FACADE BY AT LEAST FOUR INCHES THROUGH THE USE OF ARCHITECTURAL ELEMENTS SUCH AS BAY WINDOWS..., SURROUNDS, MOLDINGS, PIERS, PILASTERS, RECESSED STOREFRONTS OR LOBBY ENTRANCES, SEAT WALLS, WALL DEPTH, AND RECESSED OR PROJECTING WINDOWS.
- 5.14.i:**  
FACADES SHOULD BE VISUALLY DIVIDED INTO A SERIES OF BAYS THAT ARE DERIVED, IN GENERAL, FROM THE BUILDING'S STRUCTURAL BAY SPACING.
- 5.14.ii:**  
PIERS, PILASTERS OR OTHER FEATURES DEFINING EACH ARCHITECTURAL BAY SHOULD EITHER EXTEND ALL THE WAY TO THE GROUND OR TERMINATE AT ANY HORIZONTAL ARTICULATION DEFINING THE BASE OF THE BUILDING.
- 5.14.iii:**  
ARCHITECTURAL BAYS SHOULD ALIGN, IN GENERAL, WITH INDIVIDUAL GROUPS OF STOREFRONTS AND LOBBY ENTRANCES
- 5.14.iv:**  
PIERS, PILASTERS, OR OTHER FEATURES DEFINING EACH ARCHITECTURAL BAY SHOULD ALWAYS PROJECT FORWARD AND BE UNINTERRUPTED BY ANY HORIZONTAL ARTICULATION, EXCLUDING ANY HORIZONTAL ARTICULATION USED TO DEFINE THE BASE OF THE BUILDING.
- 5.14.v:**  
THE FACADE OF BUILDINGS WITH FIVE OR MORE STORIES SHOULD BE VISUALLY DIVIDED INTO, AT LEAST, A HORIZONTAL TRIPARTITE DIVISION (A BASE, MIDDLE AND TOP). THE HORIZONTAL DIVISIONS MAY NOT SHIFT UP OR DOWN.
- 5.14.vi:**  
VENTS, EXHAUSTS, AND OTHER UTILITY FEATURES SHOULD BE INTEGRATED INTO THE DESIGN OF THE BUILDING AND SHOULD BE LOCATED TO MINIMIZE ADVERSE EFFECTS ON PEDESTRIAN COMFORT ALONG SIDEWALKS AND WITHIN OPEN SPACES.
- 5.14.a.i: MATERIALS**  
THE SELECTION OF MATERIALS, FENESTRATION, AND ORNAMENTATION SHOULD RESULT IN A CONSISTENT AND HARMONIOUS COMPOSITION THAT APPEARS AS A UNIFIED WHOLE RATHER THAN A COLLECTION OF UNRELATED PARTS.

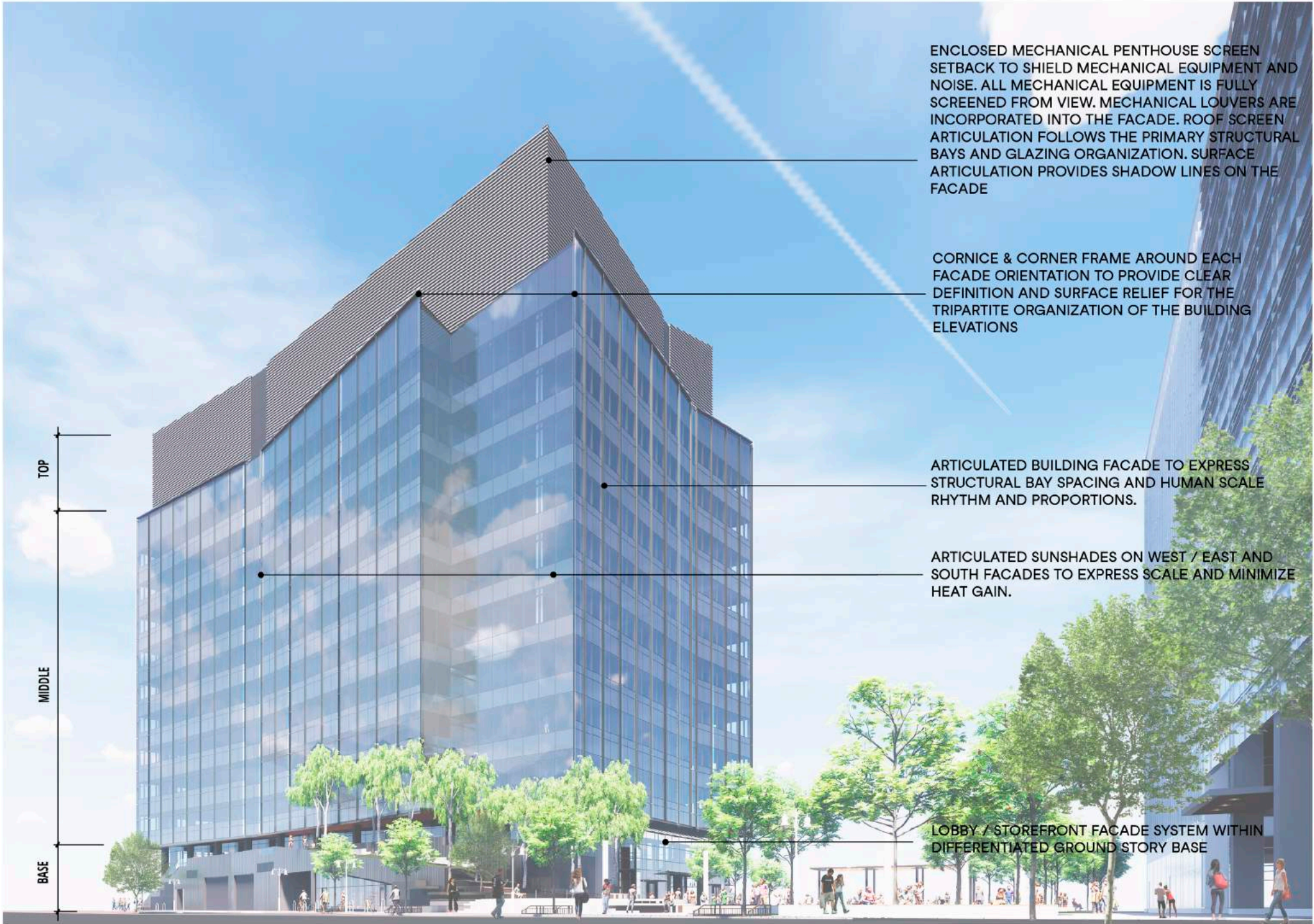
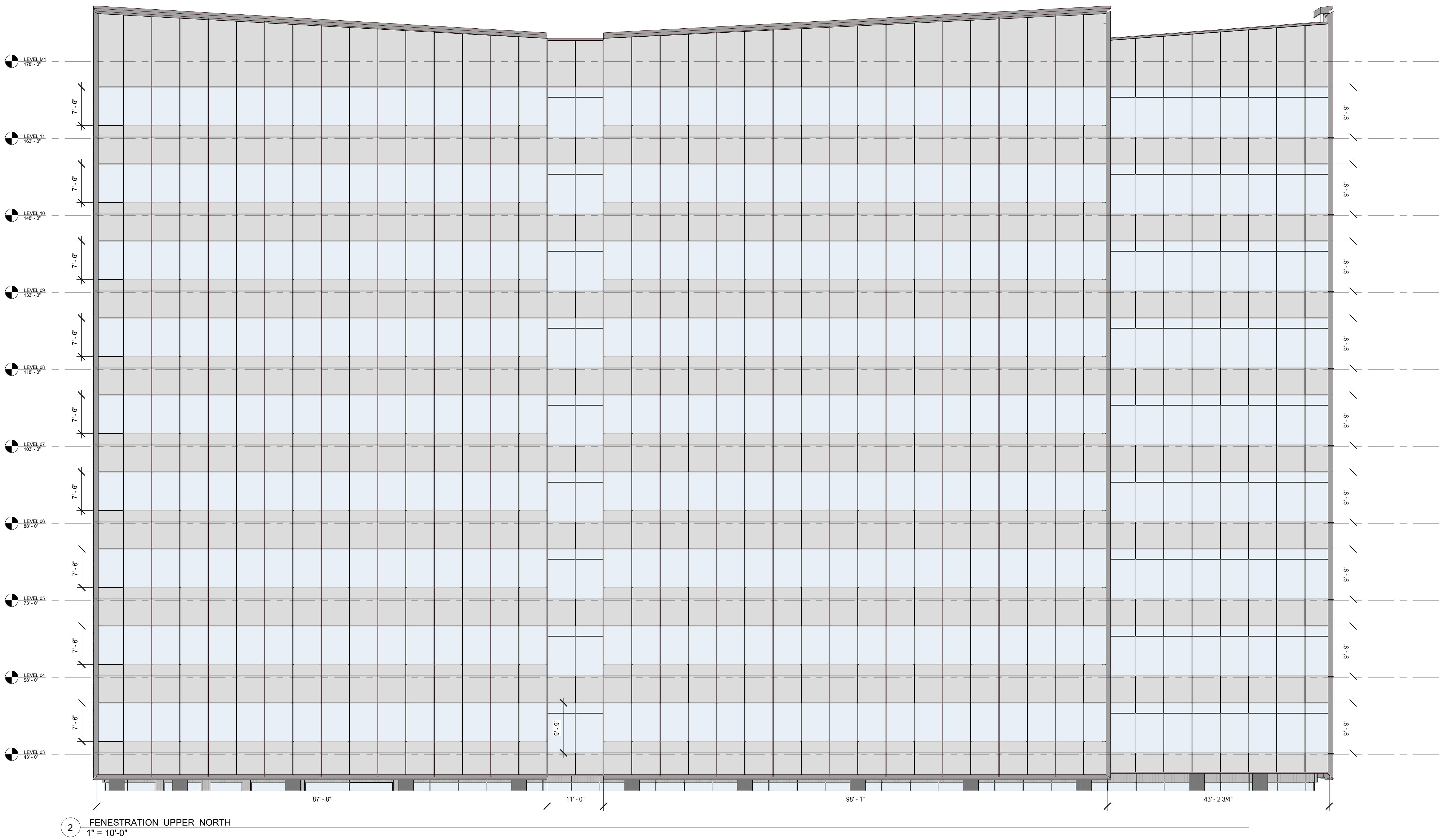


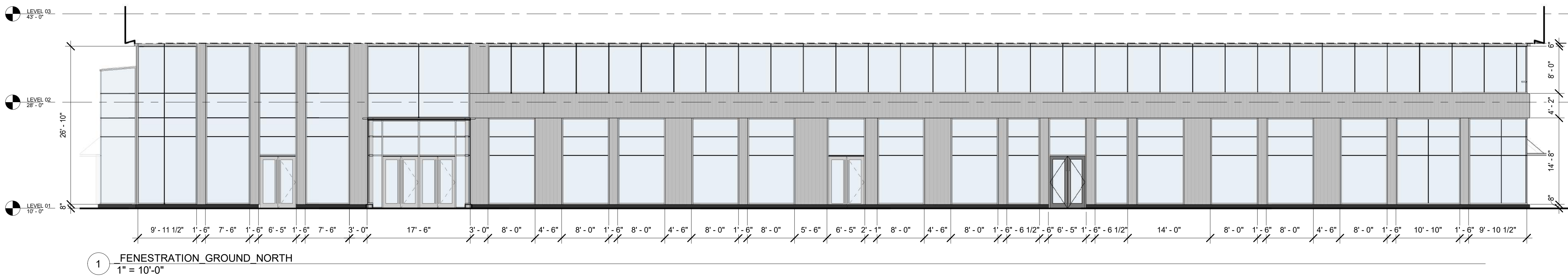
Figure 2.2  
Overall Massing Zoning Diagram



LEVEL	TOTAL WALL SF	TOTAL OPENING SF	OPENING PERCENTAGE
L1	13970	9080	
L2	7584	6060	
L3	14320	6020	
L4	11270	6020	
L5	11270	6020	
L6	11270	6020	
L7	11270	6020	
L8	11270	6020	
L9	11270	6020	
L10	11270	6020	
L11	16220	6020	
GROUND STORY FENESTRATION PERCENTAGE			70%
UPPER STORIES FENESTRATION PERCENTAGE			50%



2 FENESTRATION UPPER NORTH  
1" = 10'-0"



1 FENESTRATION GROUND NORTH  
1" = 10'-0"

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SOMERVILLE, MA 02143



FACADE FENESTRATION NORTH

NO. REVISION DATE

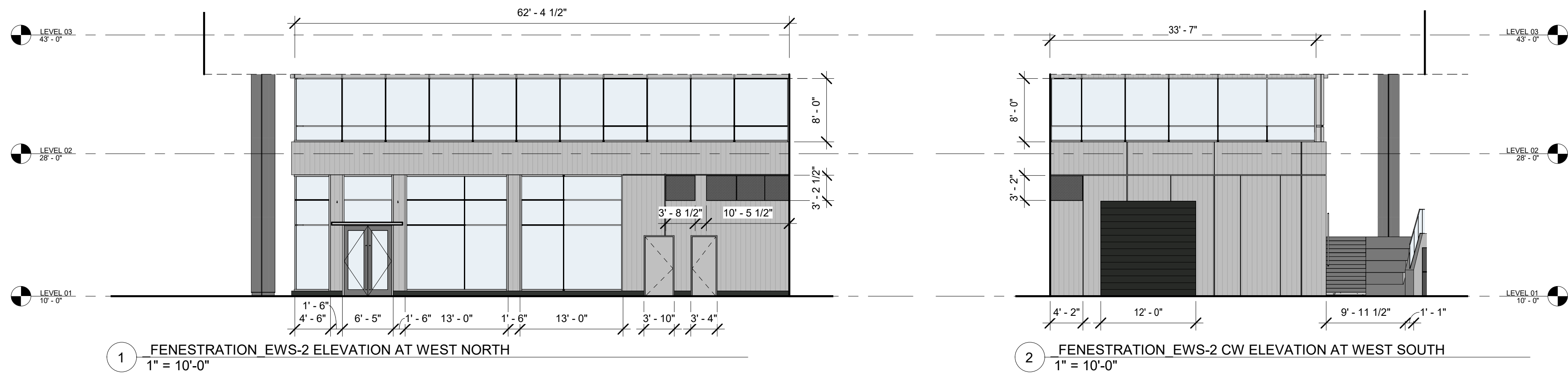
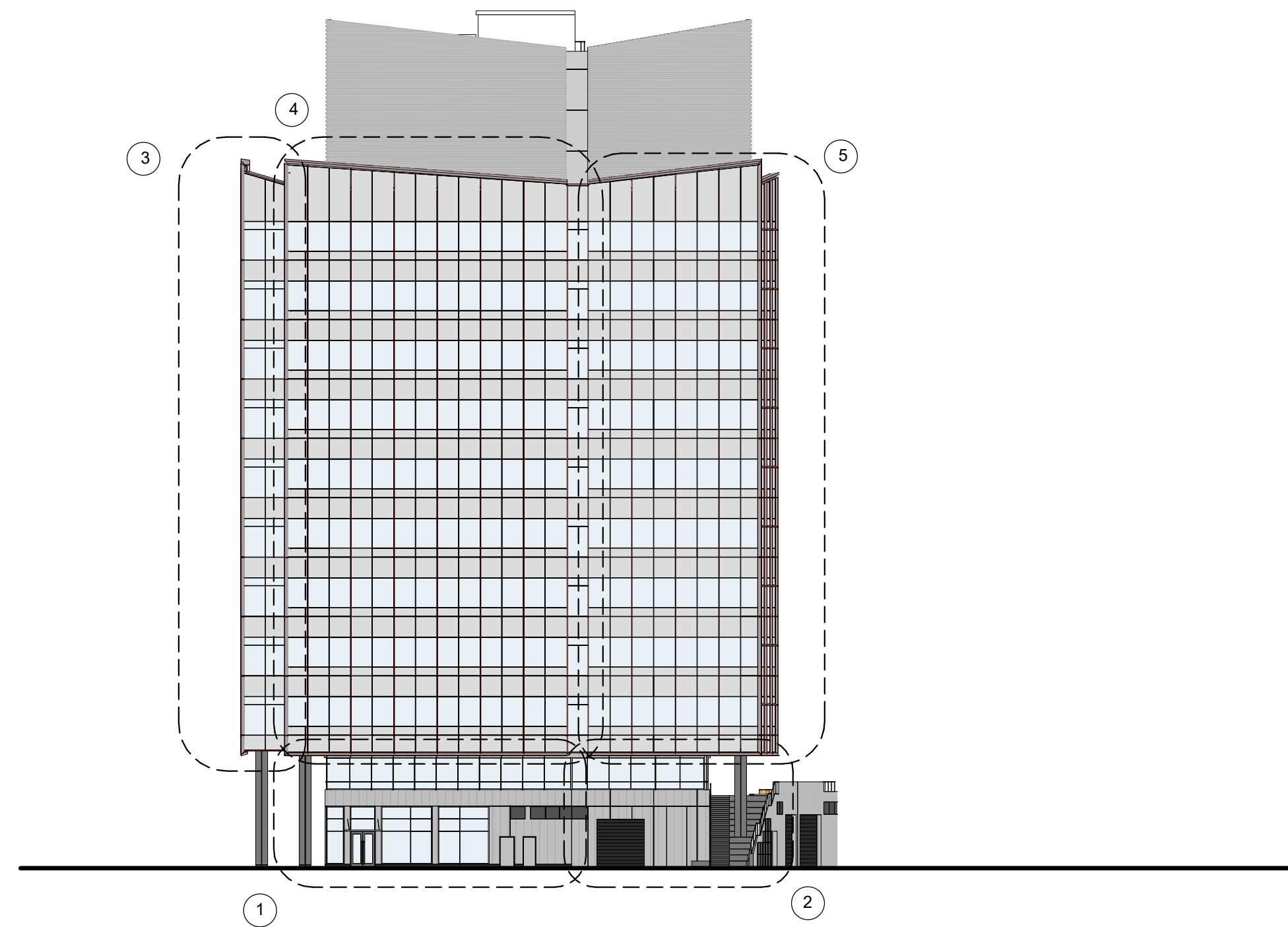
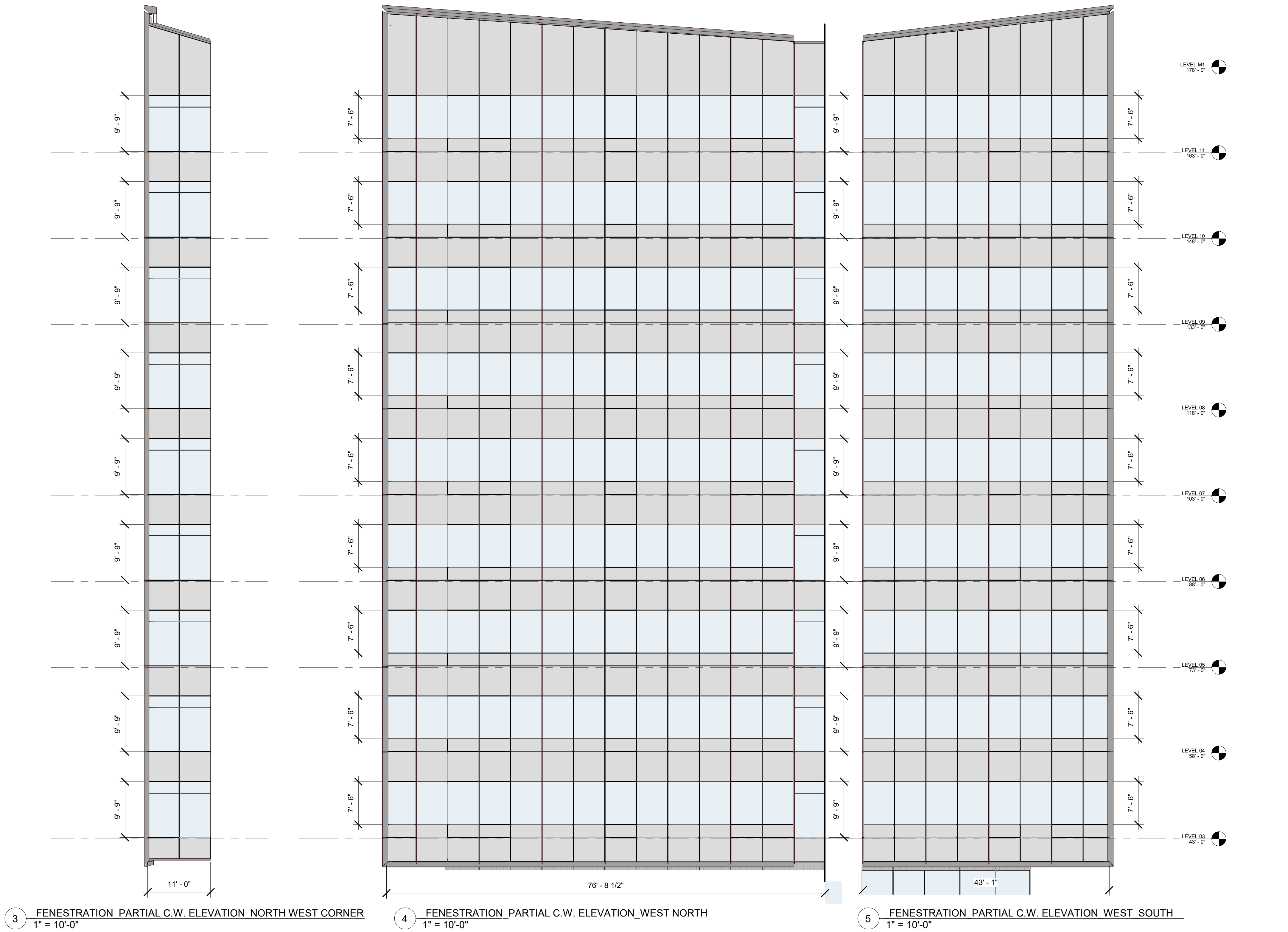
2.3a

SITE PLAN APPLICATION

SCALE: As indicated  
JOB NO: 1993  
DATE: 06/24/2021  
DRAWN BY: Author  
FILE NAME: FACADE FENESTRATION NORTH



LEVEL	TOTAL WALL SF	TOTAL OPENING SF	OPENING PERCENTAGE
L1	13970	9980	
L2	7584	6060	
L3	14320	6020	
L4	11270	6020	
L5	11270	6020	
L6	11270	6020	
L7	11270	6020	
L8	11270	6020	
L9	11270	6020	
L10	11270	6020	
L11	16220	6020	
GROUND STORY FENESTRATION PERCENTAGE			70%
UPPER STORIES FENESTRATION PERCENTAGE			50%



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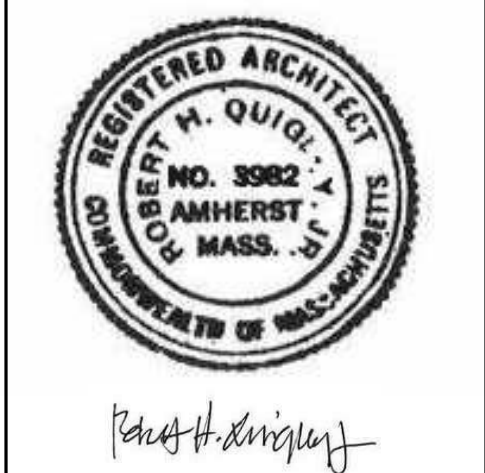


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FACADE FENESTRATION WEST

NO. REVISION DATE

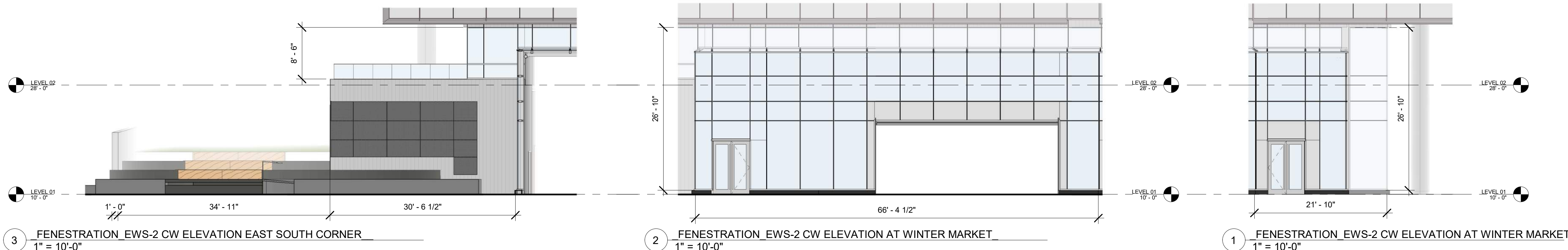
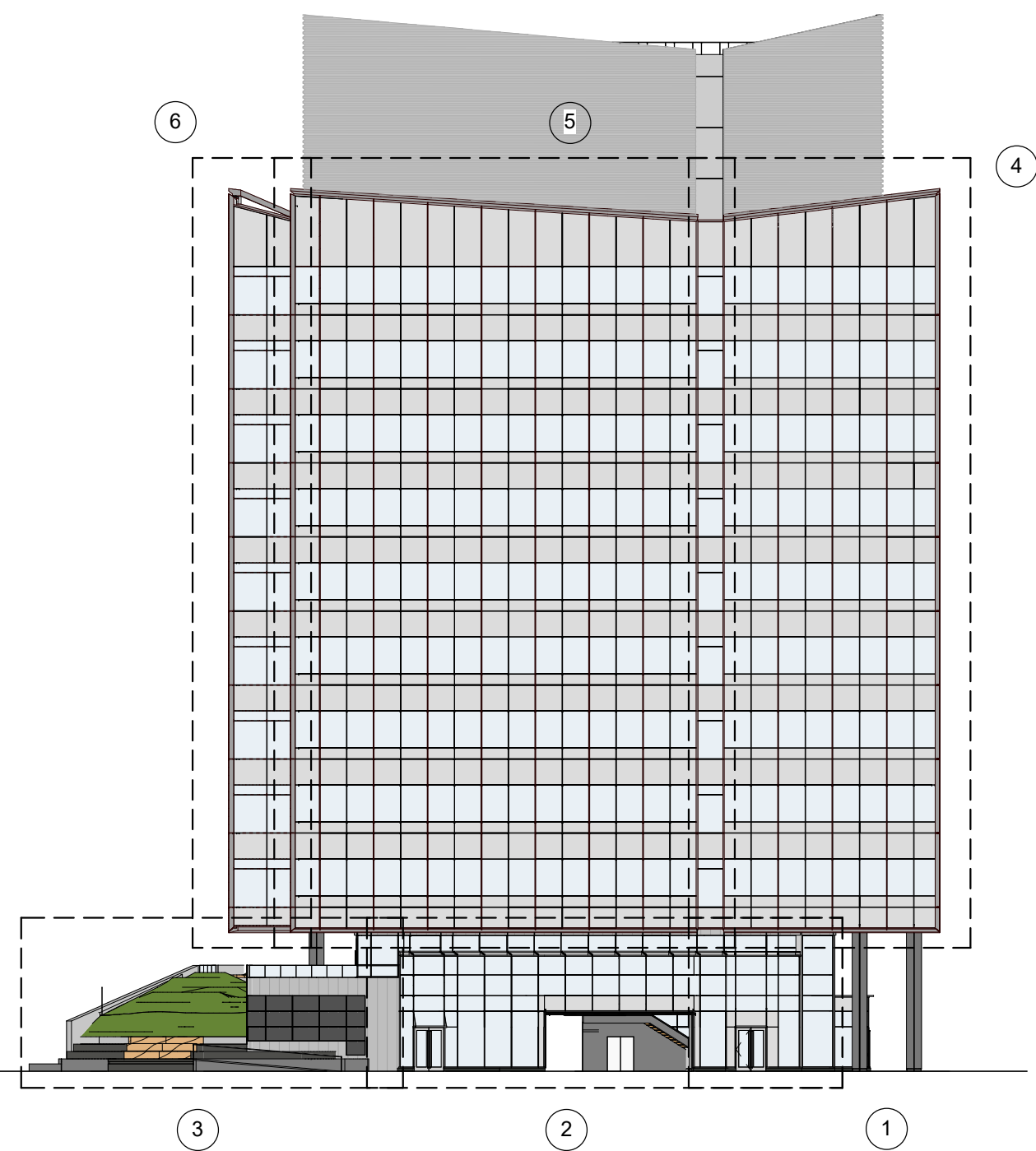
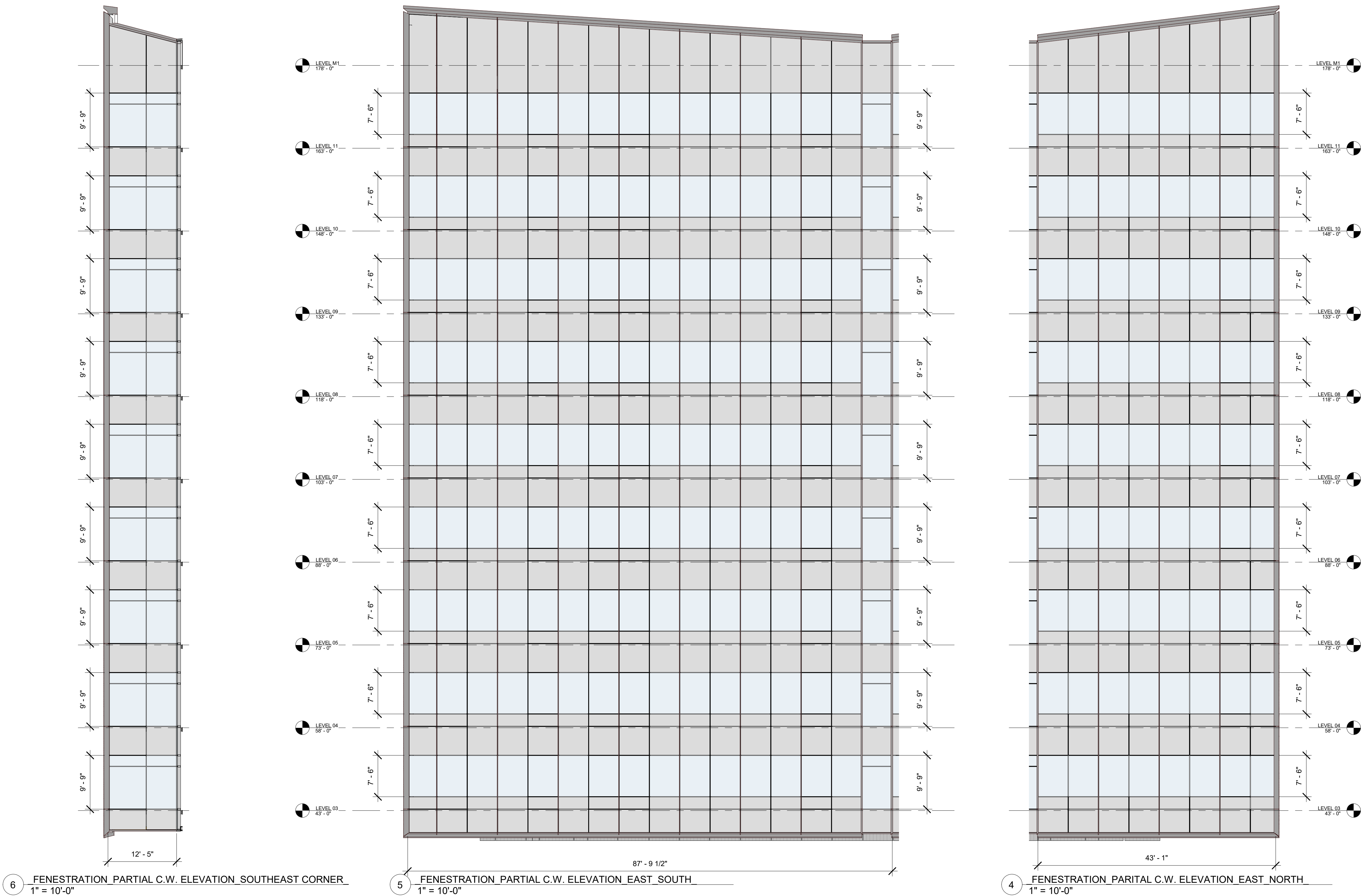
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SITE PLAN APPLICATION

SCALE: As indicated  
JOB NO: 1993  
DATE: 06/24/2021  
DRAWN BY: Author  
FILE NAME: FACADE\_FENESTRATION\_WEST



LEVEL		TOTAL WALL SF		TOTAL OPENING SF		OPENING PERCENTAGE
L1		13970		9080		
L2		7584		6060		
L3		14320		6020		
L4		11370		6020		
L5		11270		6020		
L6		11270		6020		
L7		11270		6020		
L8		11270		6020		
L9		11270		6020		
L10		11270		6020		
L11		16220		6020		
GROUND STORY FENESTRATION PERCENTAGE						70%
UPPER STORIES FENESTRATION PERCENTAGE						50%



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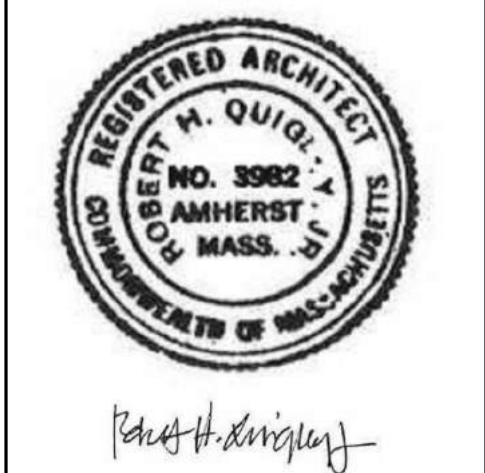


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FACADE FENESTRATION EAST

NO. REVISION DATE

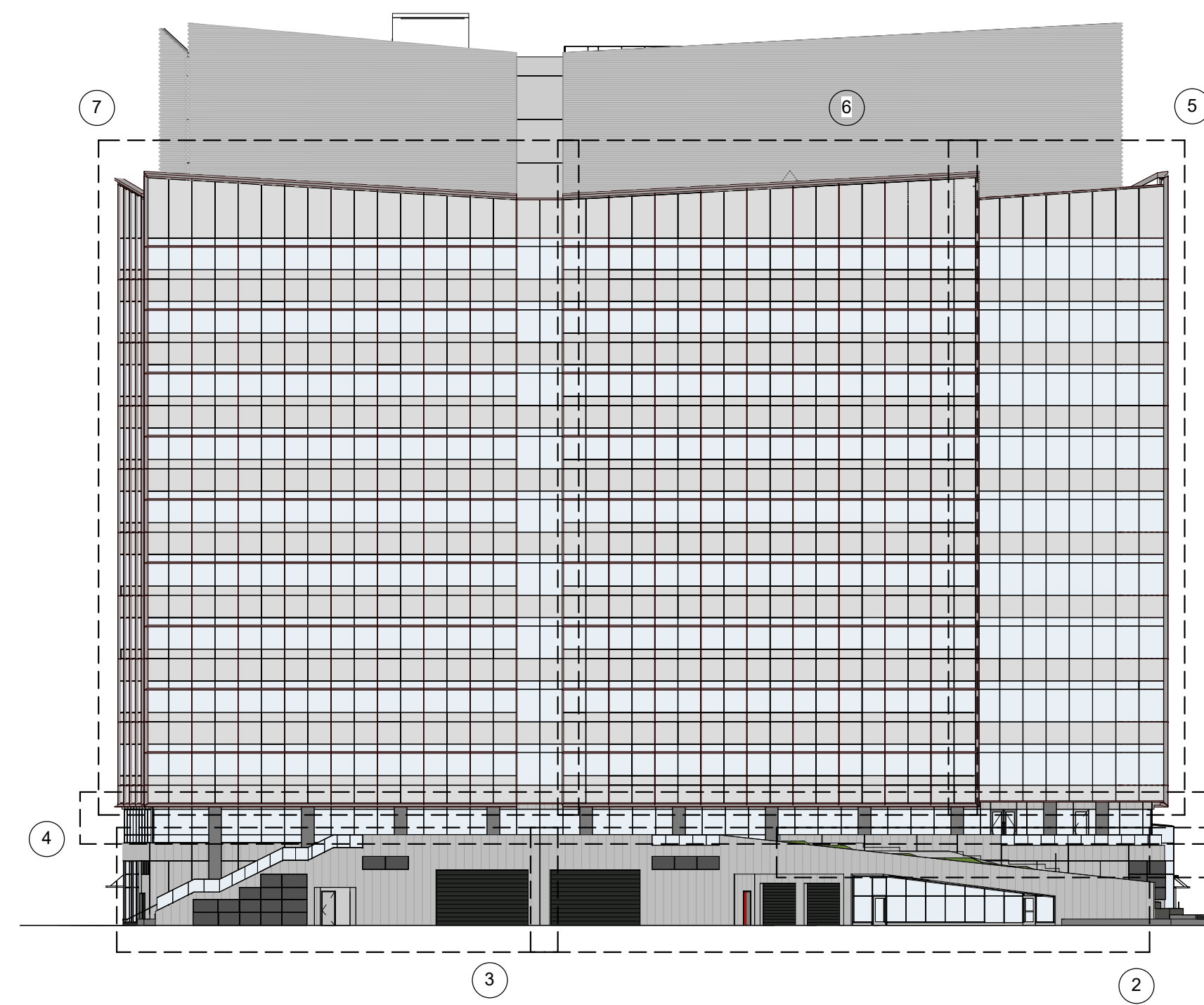
2.3c

SITE PLAN APPLICATION

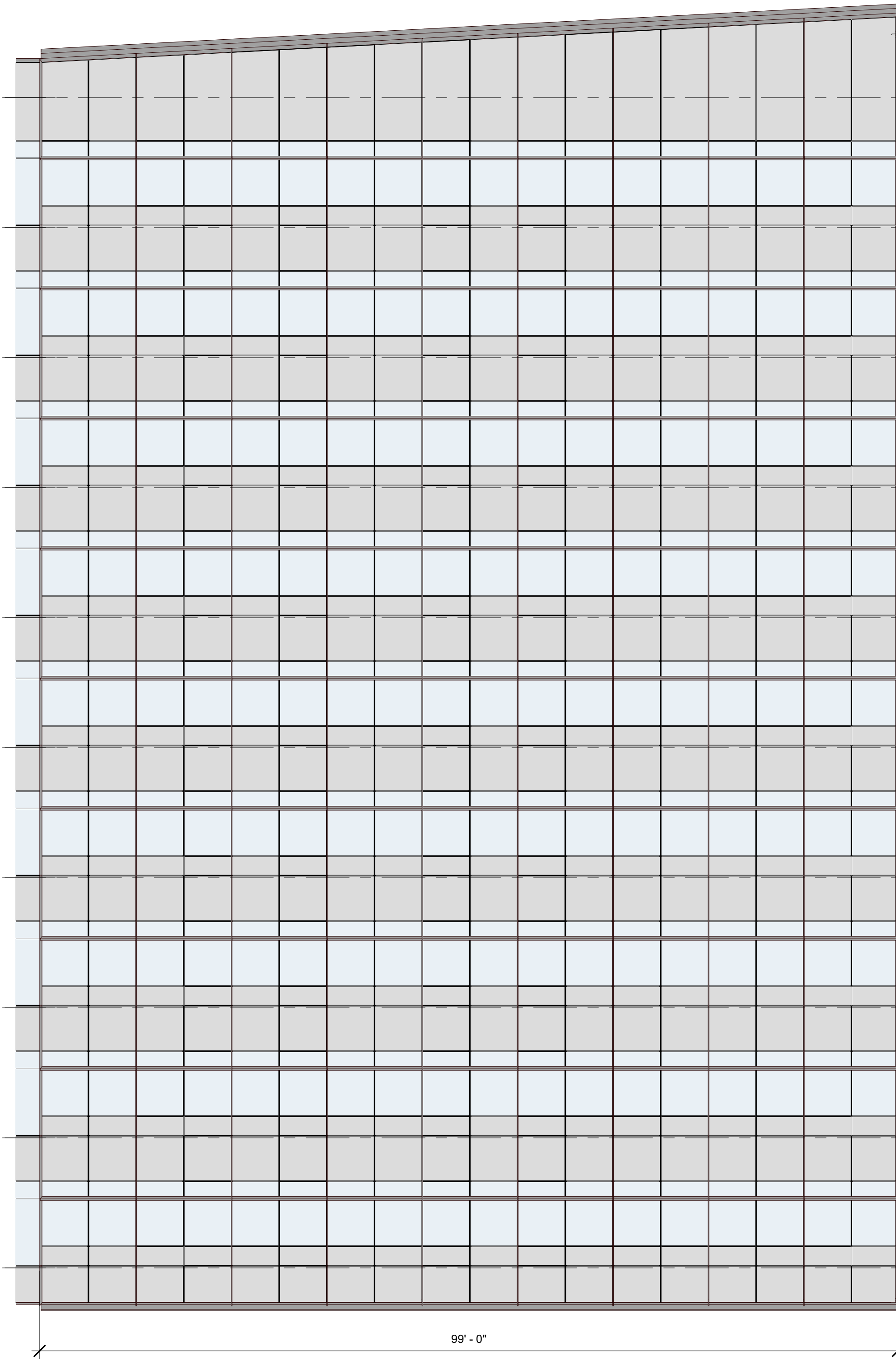
SCALE: As indicated  
JOB NO: 1993  
DATE: 06/24/2021  
DRAWN BY: Author  
FILE NAME: FACADE FENESTRATION EAST



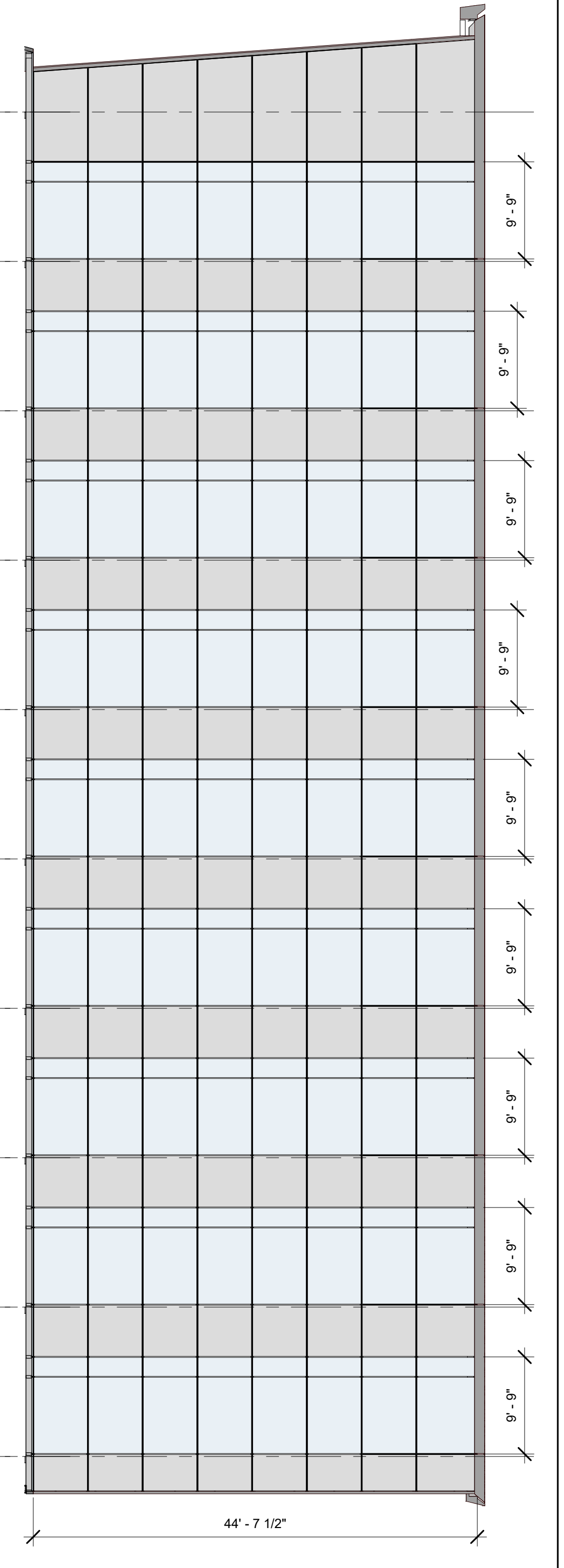
LEVEL	TOTAL WALL SF	TOTAL OPENING SF	OPENING PERCENTAGE
L1	13970	9880	
L2	7584	6060	
L3	14320	6020	
L4	11270	6020	
L5	11270	6020	
L6	11270	6020	
L7	11270	6020	
L8	11270	6020	
L9	11270	6020	
L10	11270	6020	
L11	16220	6020	
GROUND STORY FENESTRATION PERCENTAGE			70%
UPPER STORIES FENESTRATION PERCENTAGE			50%



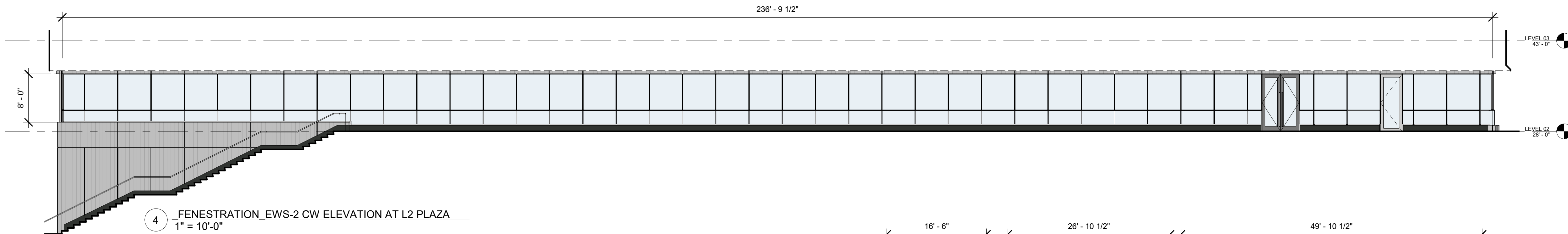
7 FENESTRATION PARTIAL C.W. ELEVATION SOUTH AT SPINE  
1" = 10'-0"



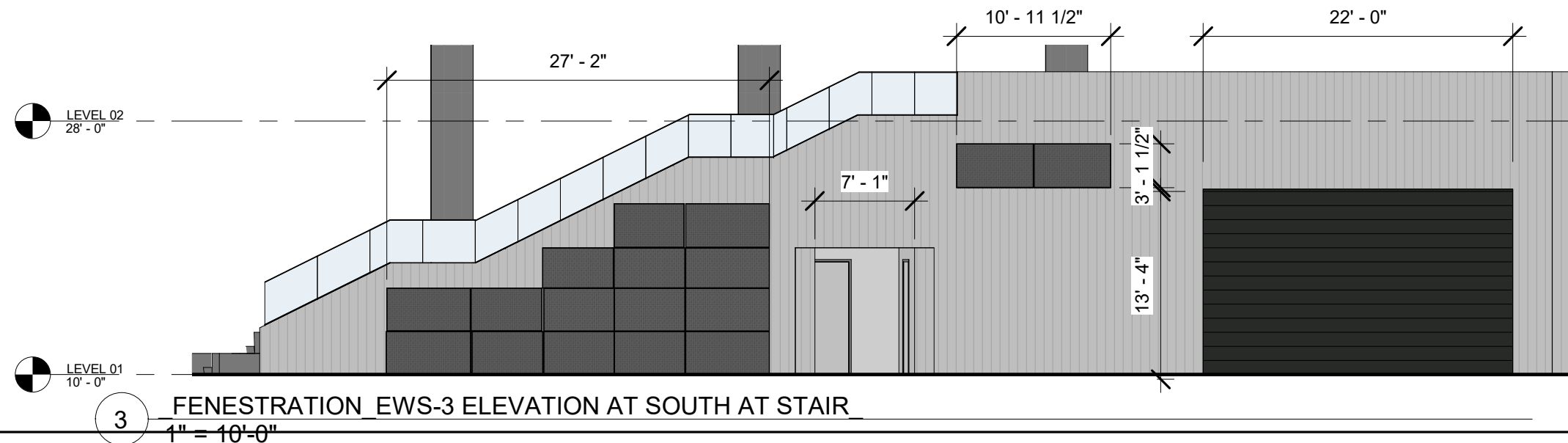
6 FENESTRATION PARTIAL C.W. ELEVATION SOUTHEAST  
1" = 10'-0"



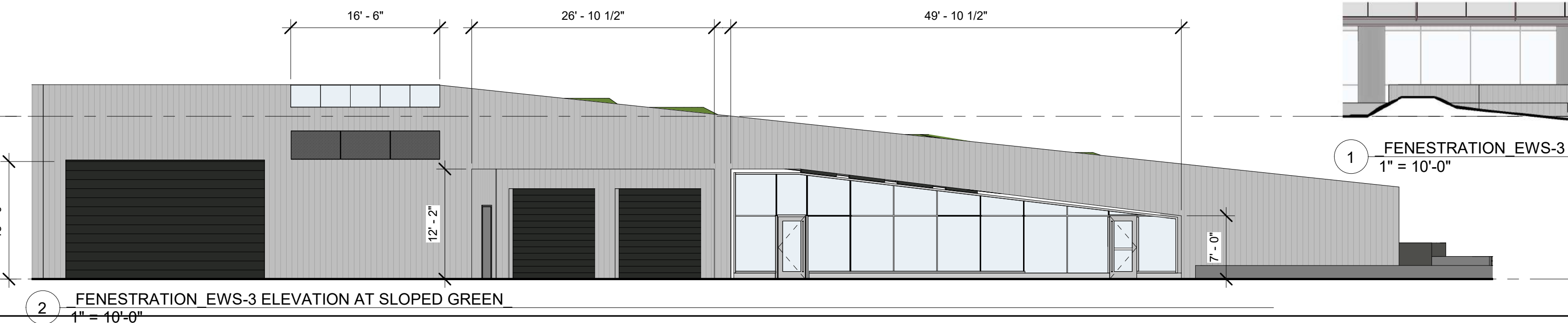
5 FENESTRATION PARTIAL C.W. ELEVATION SOUTHEAST CORNER  
1" = 10'-0"



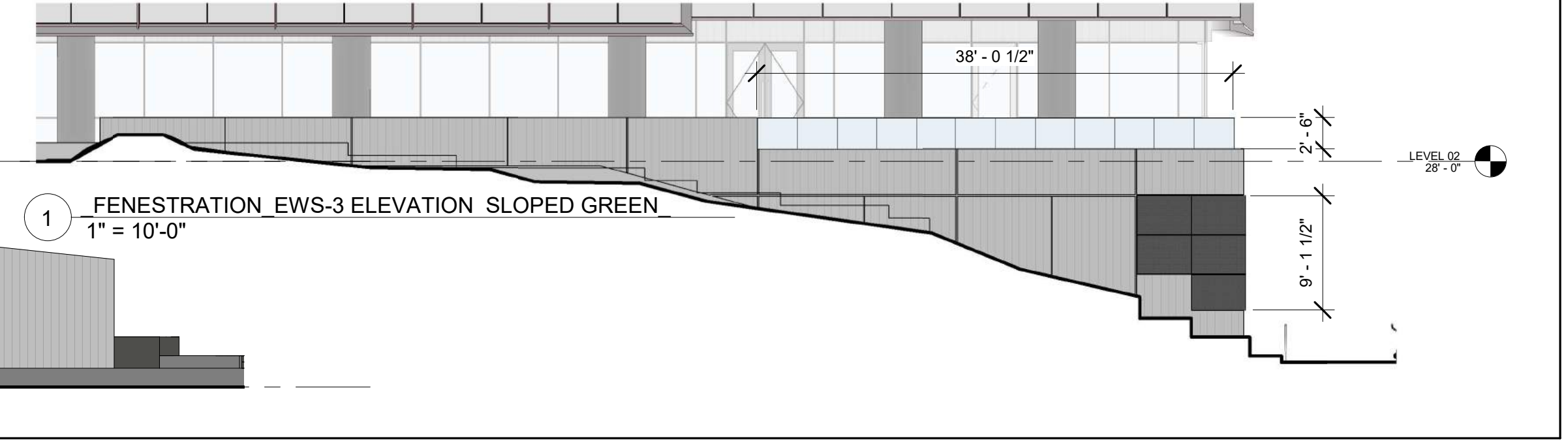
4 FENESTRATION EWS-2 CW ELEVATION AT L2 PLAZA  
1" = 10'-0"



3 FENESTRATION EWS-3 ELEVATION AT SOUTH AT STAIR  
1" = 10'-0"



2 FENESTRATION EWS-3 ELEVATION AT SLOPED GREEN  
1" = 10'-0"



1 FENESTRATION EWS-3 ELEVATION SLOPED GREEN  
1" = 10'-0"

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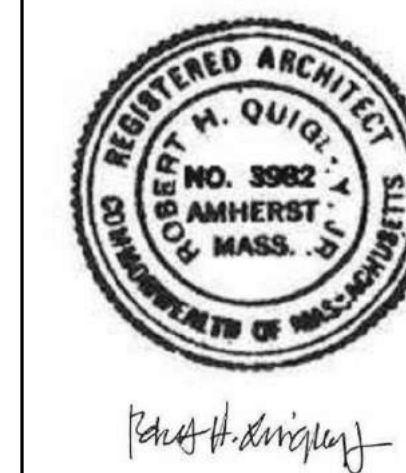
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FACADE FENESTRATION SOUTH

NO. REVISION DATE

2.3d

SITE PLAN APPLICATION

SCALE: As indicated  
JOB NO: 1993  
DATE: 06/24/2021  
DRAWN BY: Author  
FILE NAME: FACADE FENESTRATION SOUTH



5. HIGH RISE DISTRICTS FACADE DESIGN

5.13.D. FACADES MUST DIFFERENTIATE THE GROUND STORY OF THE BUILDING FROM THE UPPER STORIES THROUGH HORIZONTAL ARTICULATION, A CHANGE IN MATERIAL, OR A CHANGE IN WINDOW SIZE OR PATTERN TO CREATE A DISTINCT BASE TO THE BUILDING FACADE. THE ENTIRE HEIGHT OF THE GROUND STORY MUST BE INCLUDED IN THE FACADE BASE.

5.13.E. THE FACADE OF BUILDINGS WITH FIVE OR MORE STORIES SHOULD INCLUDE, AT LEAST, THE ENTIRE HEIGHT OF THE FIRST TWO STORIES IN THE DESIGN OF THE REQUIRED BASE. THE DESIGN OF THE BASE MAY NOT SHIFT UP OR DOWN ACROSS THE WIDTH OF THE FACADE.

5.13.G. FACADES MUST PROVIDE SURFACE RELIEF FROM THE AVERAGE PLANE OF THE FACADE BY AT LEAST FOUR INCHES THROUGH THE USE OF ARCHITECTURAL ELEMENTS SUCH AS BAY WINDOWS, SURROUNDS, MOLDINGS, PIERS, PILASTERS, RECESSED STOREFRONTS OR LOBBY ENTRANCES, SEAT WALLS, WALL DEPTH, AND RECESSED OR PROJECTING WINDOWS.

5.14.I. FACADES SHOULD BE VISUALLY DIVIDED INTO A SERIES OF BAYS THAT ARE DERIVED, IN GENERAL, FROM THE BUILDING'S STRUCTURAL BAY SPACING.

5.14.II. PIERS, PILASTERS OR OTHER FEATURES DEFINING EACH ARCHITECTURAL BAY SHOULD EITHER EXTEND ALL THE WAY TO THE GROUND OR TERMINATE AT ANY HORIZONTAL ARTICULATION DEFINING THE BASE OF THE BUILDING.

5.14.III. ARCHITECTURAL BAYS SHOULD ALIGN, IN GENERAL, WITH INDIVIDUAL GROUPS OF STOREFRONTS AND LOBBY ENTRANCES

5.14.IV. PIERS, PILASTERS, OR OTHER FEATURES DEFINING EACH ARCHITECTURAL BAY SHOULD ALWAYS PROJECT FORWARD AND BE UNINTERRUPTED BY ANY HORIZONTAL ARTICULATION, EXCLUDING ANY HORIZONTAL ARTICULATION USED TO DEFINE THE BASE OF THE BUILDING.

5.14.V. THE FACADE OF BUILDINGS WITH FIVE OR MORE STORIES SHOULD BE VISUALLY DIVIDED INTO, AT LEAST, A HORIZONTAL TRIPARTITE DIVISION (A BASE, MIDDLE AND TOP). THE HORIZONTAL DIVISIONS MAY NOT SHIFT UP OR DOWN.

5.14.VI. VENTS, EXHAUSTS, AND OTHER UTILITY FEATURES SHOULD BE INTEGRATED INTO THE DESIGN OF THE BUILDING AND SHOULD BE LOCATED TO MINIMIZE ADVERSE EFFECTS ON PEDESTRIAN COMFORT ALONG SIDEWALKS AND WITHIN OPEN SPACES.

5.14.A.I. MATERIALS THE SELECTION OF MATERIALS, FENESTRATION, AND ORNAMENTATION SHOULD RESULT IN A CONSISTENT AND HARMONIOUS COMPOSITION THAT APPEARS AS A UNIFIED WHOLE RATHER THAN A COLLECTION OF UNRELATED PARTS.

5.14.A.II. MATERIALS THE TYPE AND COLOR OF MATERIALS SHOULD BE KEPT TO A MINIMUM, PREFEREABLY THREE (3) OR FEWER.

5.14.A.VI MATERIALS ARCHITECTURAL DETAILS AND FINISH MATERIALS FOR THE BASE OF A BUILDING SHOULD BE CONSTRUCTED OF ARCHITECTURAL CONCRETE OR PRE-CAST CEMENTITIOUS PANELS, NATURAL OR CAST-STONE, HEAVY GAUGE METAL PANELS, GLAZED OR UNGLAZED ARCHITECTURAL TERRA COTTA OR BRICK.

Façade Composition

Ground Story Fenestration (min)	70%	70%
Upper Story Fenestration (min/max)	15/70%	50%
Max. Blank Wall	20 feet	29 ft.

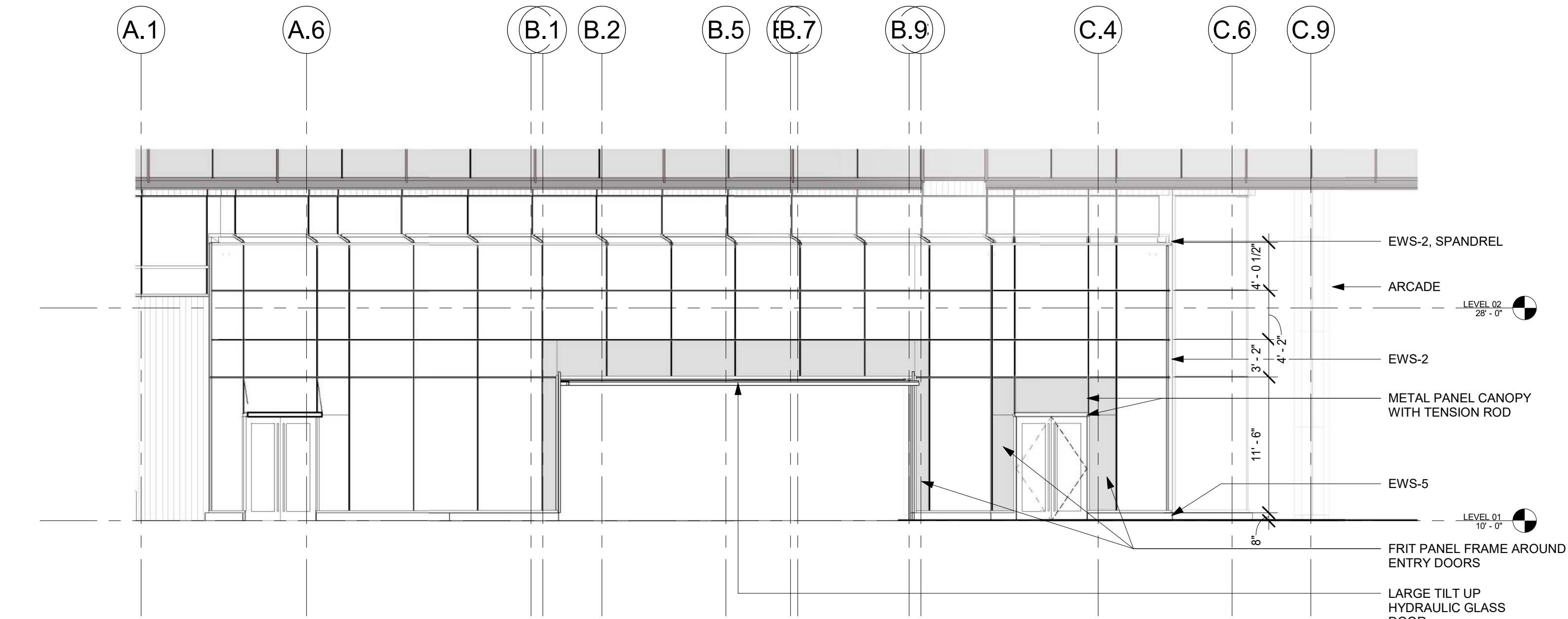
Building Components

Entry Canopy	Permitted	
- Width (max)		6 ft.
- Depth (max)	3 ft.	3 ft.
- Clearance (min)	8 ft.	9 ft.
- Front Setback Encroachment (max)	100%	-0-

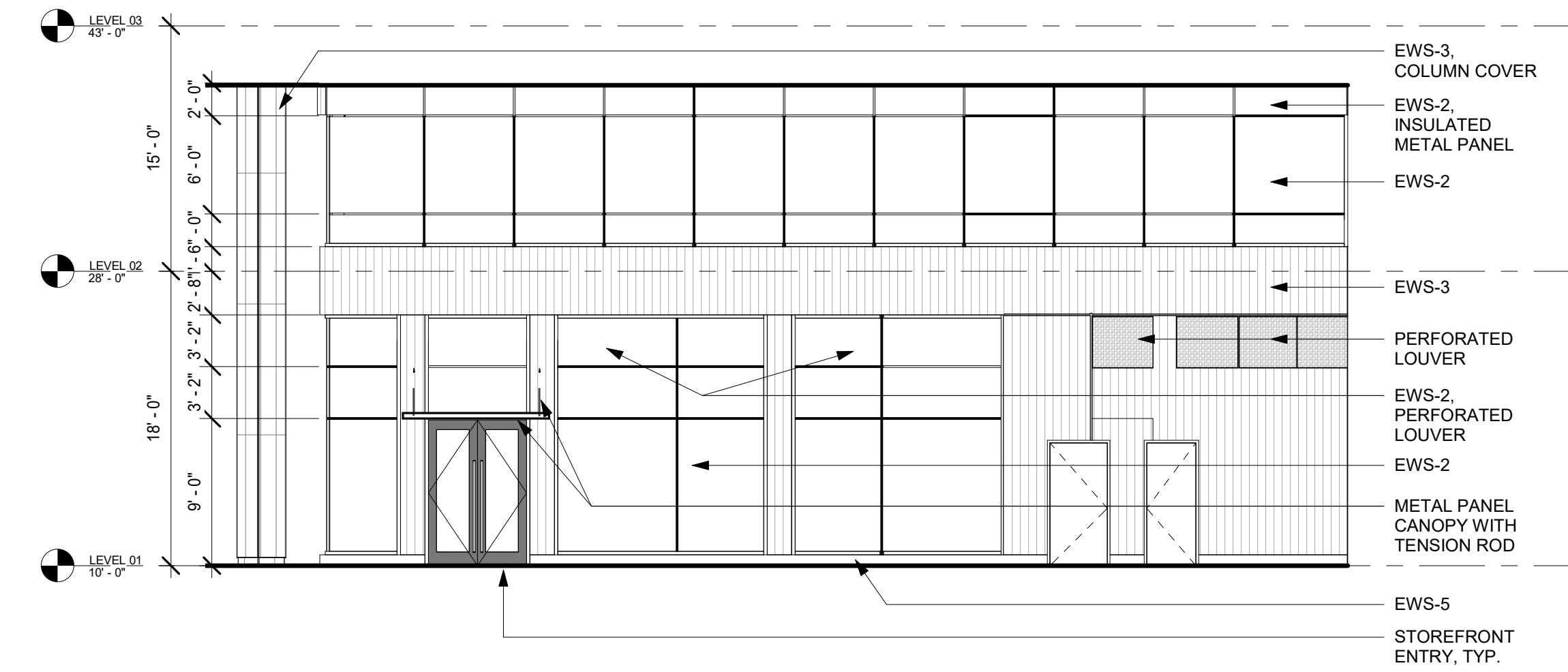
Lobby Entrance		
- Width (min/max)	15/30ft	22 ft.
- Recessed Entrance Width (max)	15 ft.	-0-
- Recessed Entrance Depth (max)	5 ft.	-0-

Storefront	Permitted	
- Width (min/max)	15/30 ft.	22 ft.
- Display Window Height (min)	8 ft.	14 ft. 6 in.
- Recessed Entrance Width (max)	15 ft.	-0-
- Recessed Entrance Depth (max)	5 feet	-0-

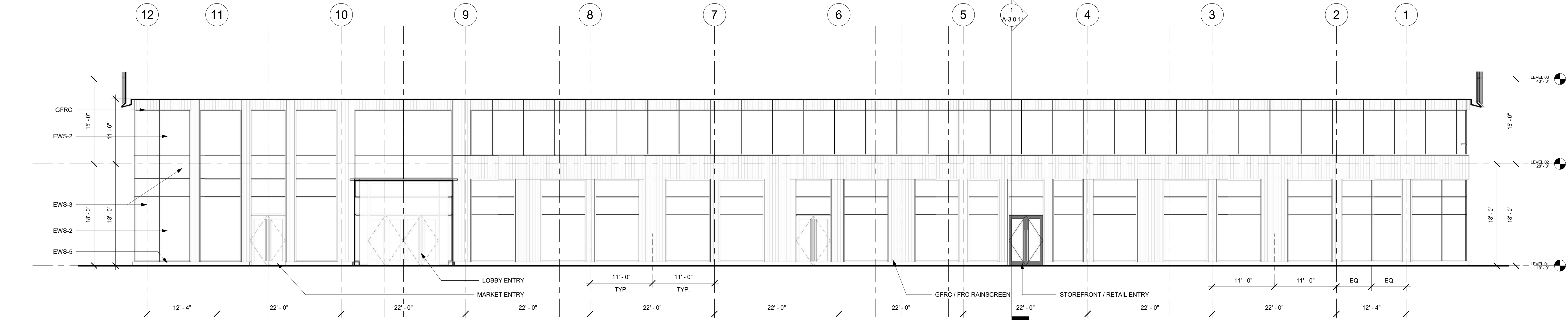
1 Requirements related to the number of stories and building height are superseded by the dimensional standards of Section 8.3.12 of the Zoning Ordinance.



2 STOREFRONT COMPLIANCE - EAST ELEVATION - L1 L2  
1/8" = 1'-0"



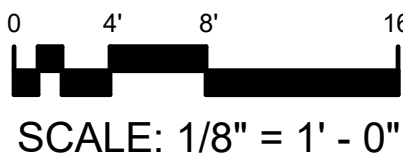
3 STOREFRONT COMPLIANCE - WEST ELEVATION - L1 L2  
1/8" = 1'-0"



1 STOREFRONT & LOBBY ENTRY COMPLIANCE - NORTH ELEVATION - L1 L2  
1/8" = 1'-0"

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SOMERVILLE, MA 02143

STOREFRONT / ENTRY COMPLIANCE

NO. REVISION DATE

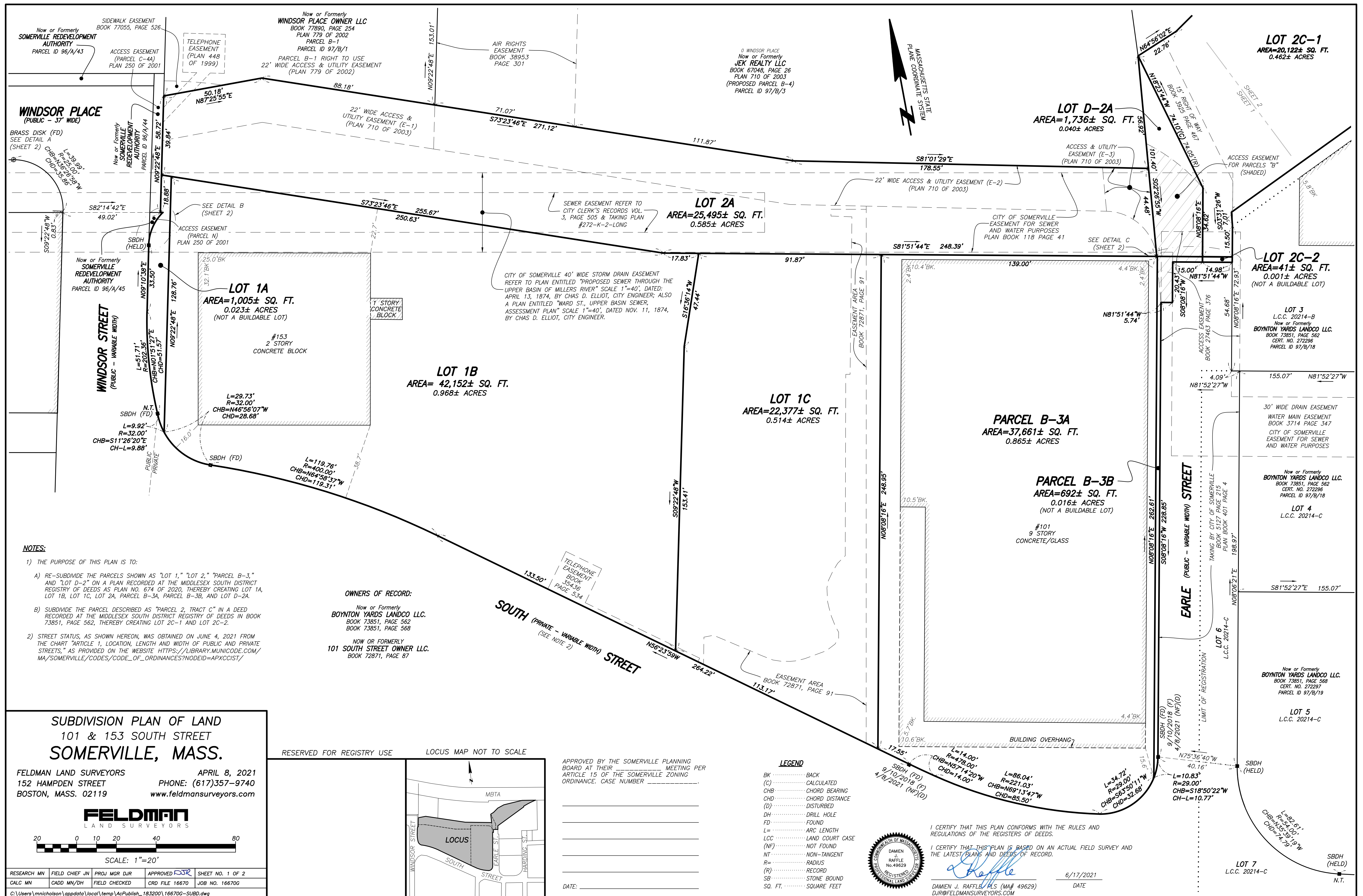


2.4

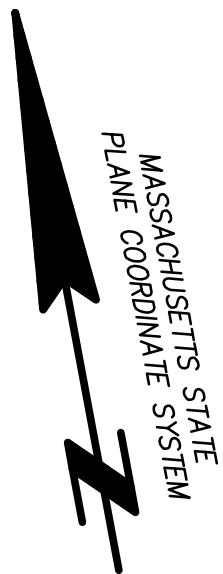
SITE PLAN APPLICATION

SCALE: 1/8" = 1'-0"  
JOB NO: 1993  
DATE: 06/24/2021  
DRAWN BY: Author  
FILE NAME: STOREFRONT / ENTRY COMPLIANCE

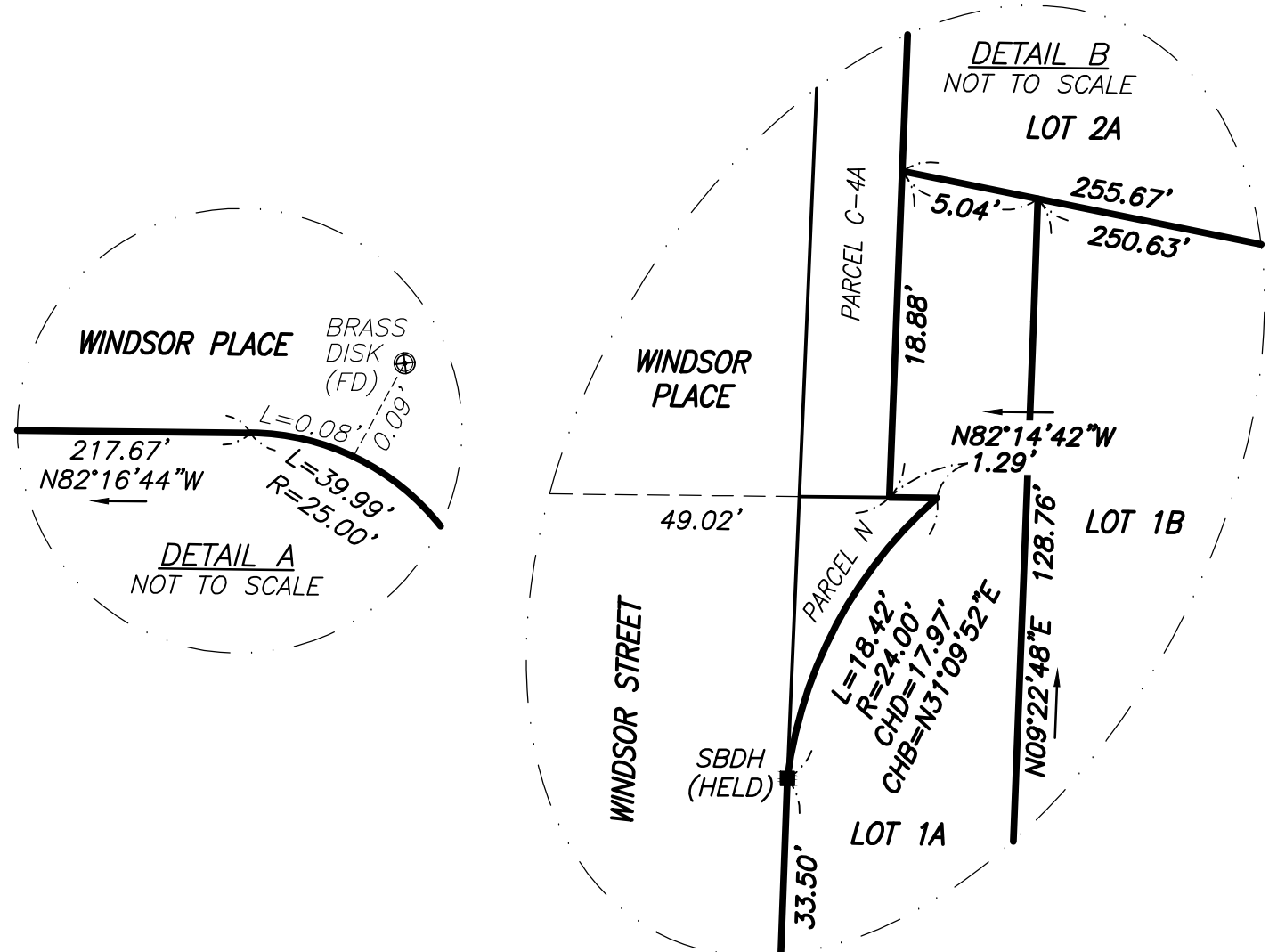
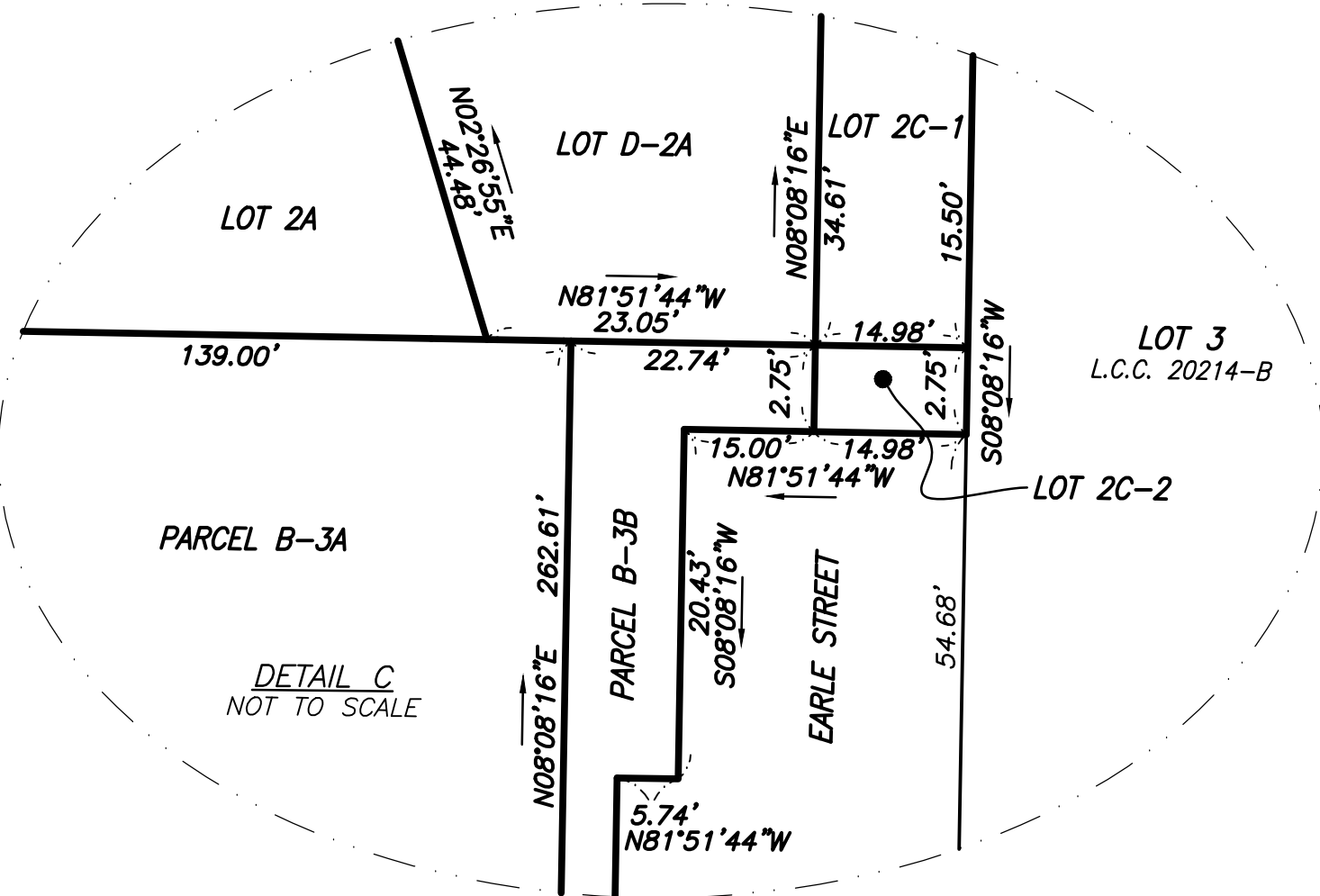
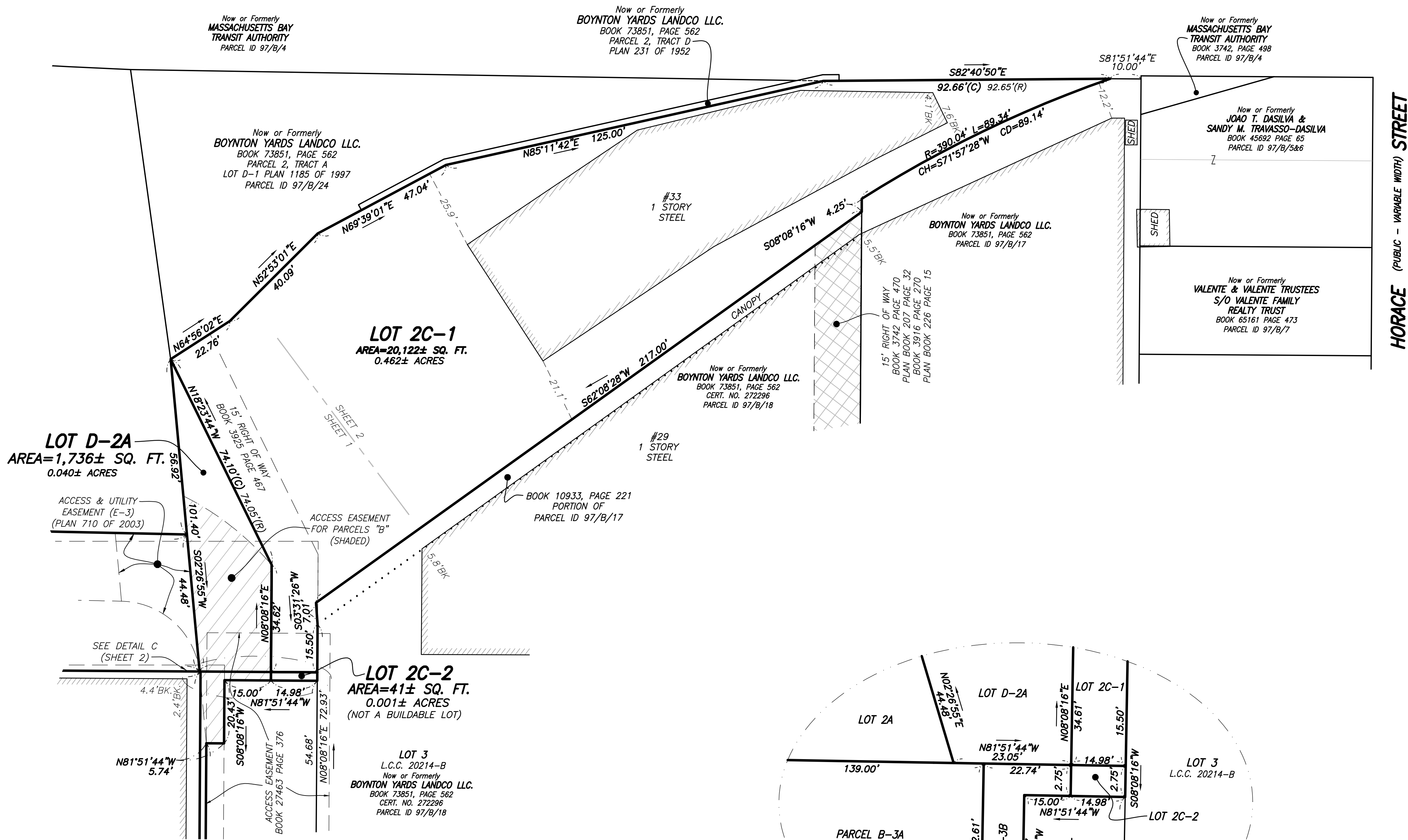








RESERVED FOR REGISTRY USE



HORACE (PUBLIC - VARIABLE WIDTH) STREET



I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.  
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.  
DAMIEN J. RAFFLE, PLS (MA# 49629) DATE 6/17/2021  
DJR@FELDMANSURVEYORS.COM

REFERENCES

- MIDDLESEX COUNTY REGISTRY OF DEEDS:  
BOOK 27841, PAGE 111  
BOOK 7869, PAGE 52  
PLAN BOOK 17B, PAGE 89  
PLAN BOOK 127, PAGE 43  
PLAN BOOK 207, PAGE 32  
END OF PLAN BOOK 4491  
END OF PLAN BOOK 4790  
PLAN 828 OF 1994  
PLAN 362 OF 1997  
PLAN 1185 OF 1997  
PLAN 1198 OF 1997  
PLAN 448 OF 1999  
PLAN 250 OF 2001  
PLAN 779 OF 2002  
PLAN 710 OF 2003  
PLAN 621 OF 2012  
PLAN 674 OF 2020

MASSACHUSETTS LAND COURT:  
LCC 12477A  
LCC 20214A  
LCC 20214B  
LCC 20214C  
CERT. NO. 113911

SUBDIVISION PLAN OF LAND  
101 & 153 SOUTH STREET  
SOMERVILLE, MASS.

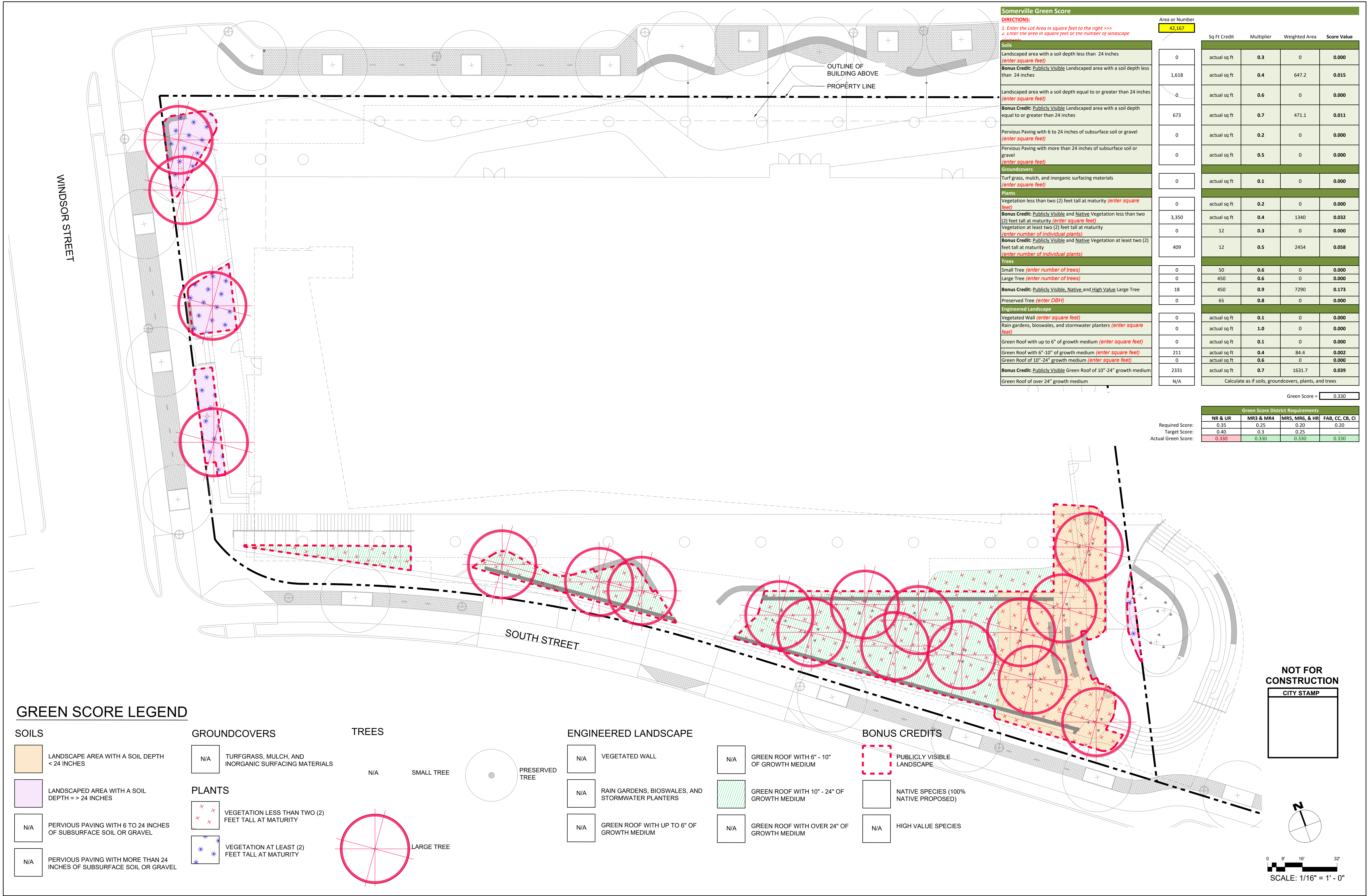
FELDMAN LAND SURVEYORS APRIL 8, 2021  
152 HAMPDEN STREET PHONE: (617)357-9740  
BOSTON, MASS. 02119 www.feldmansurveyors.com



RESEARCH MN	FIELD CHIEF JN	PROJ MGR DJR	APPROVED	SHEET NO. 2 OF 2
CALC MN	CADD MN/DH	FIELD CHECKED	CRD FILE 16670	JOB NO. 16670G

C:\Users\mnicholson\appdata\local\temp\AcPublish\_183200\16670G-SUBD.dwg





Somerville Green Score		Somerville Green Score			
DIRECTIONS:		Area or Number			
1. Enter the Lot Area in square feet to the right >>> 2. Enter the area in square feet or the number of landscape elements		42,167			
		Sq Ft Credit	Multiplier	Weighted Area	Score Value
Soils					
Landscape area with a soil depth less than 24 inches (enter square feet)	0	actual sq ft	0.3	0	0.000
Bonus Credit: Publicly Visible Landscape area with a soil depth less than 24 inches	1,618	actual sq ft	0.4	647.2	0.015
Landscape area with a soil depth equal to or greater than 24 inches (enter square feet)	0	actual sq ft	0.6	0	0.000
Bonus Credit: Publicly Visible Landscape area with a soil depth equal to or greater than 24 inches	673	actual sq ft	0.7	471.1	0.011
Pervious Paving with 6 to 24 inches of subsurface soil or gravel (enter square feet)	0	actual sq ft	0.2	0	0.000
Pervious Paving with more than 24 inches of subsurface soil or gravel (enter square feet)	0	actual sq ft	0.5	0	0.000
Groundcovers					
Turf grass, mulch, and inorganic surfacing materials (enter square feet)	0	actual sq ft	0.1	0	0.000
Plants					
Vegetation less than two (2) feet tall at maturity (enter square feet)	0	actual sq ft	0.2	0	0.000
Bonus Credit: Publicly Visible and Native Vegetation less than two (2) feet tall at maturity (enter square feet)	3,350	actual sq ft	0.4	1340	0.032
Vegetation at least two (2) feet tall at maturity (enter number of individual plants)	0	12	0.3	0	0.000
Bonus Credit: Publicly Visible and Native Vegetation at least two (2) feet tall at maturity (enter number of individual plants)	409	12	0.5	2454	0.058
Trees					
Small Tree (enter number of trees)	0	50	0.6	0	0.000
Large Tree (enter number of trees)	0	450	0.6	0	0.000
Bonus Credit: Publicly Visible, Native, and High Value Large Tree	18	450	0.9	7290	0.173
Preserved Tree (enter DBH)	0	65	0.8	0	0.000
Engineered Landscape					
Vegetated Wall (enter square feet)	0	actual sq ft	0.1	0	0.000
Rain gardens, bioswales, and stormwater planters (enter square feet)	0	actual sq ft	1.0	0	0.000
Green Roof with up to 6" of growth medium (enter square feet)	0	actual sq ft	0.1	0	0.000
Green Roof with 6"-10" of growth medium (enter square feet)	211	actual sq ft	0.4	84.4	0.002
Green Roof of 10"-24" growth medium (enter square feet)	0	actual sq ft	0.6	0	0.000
Bonus Credit: Publicly Visible Green Roof of 10"-24" growth medium	2331	actual sq ft	0.7	1631.7	0.039
Green Roof of over 24" growth medium	N/A	Calculate as if soils, groundcovers, plants, and trees			
		Green Score = 0.330			

Green Score District Requirements				
NR & UR	MR3 & MR4	MRS, MR6, & HR	FAB, CC, CB, CI	
0.35	0.25	0.20	0.20	
0.40	0.3	0.25	-	
Actual Green Score:	0.330	0.330	0.330	0.330

GREEN SCORE LEGEND

SOILS

- LANDSCAPE AREA WITH A SOIL DEPTH < 24 INCHES
- LANDSCAPED AREA WITH A SOIL DEPTH > 24 INCHES
- N/A PERVIOUS PAVING WITH 6 TO 24 INCHES OF SUBSURFACE SOIL OR GRAVEL
- N/A PERVIOUS PAVING WITH MORE THAN 24 INCHES OF SUBSURFACE SOIL OR GRAVEL

GROUNDCOVERS

- N/A TURFGRASS, MULCH, AND INORGANIC SURFACING MATERIALS

PLANTS

- VEGETATION LESS THAN TWO (2) FEET TALL AT MATURITY
- VEGETATION AT LEAST (2) FEET TALL AT MATURITY

TREES

- N/A SMALL TREE
- PRESERVED TREE
- N/A LARGE TREE

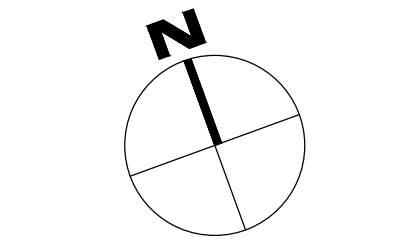
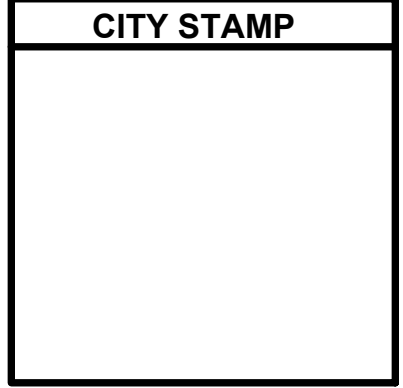
ENGINEERED LANDSCAPE

- N/A VEGETATED WALL
- N/A RAIN GARDENS, BIOSWALES, AND STORMWATER PLANTERS
- N/A GREEN ROOF WITH UP TO 6" OF GROWTH MEDIUM
- N/A GREEN ROOF WITH 6" - 10" OF GROWTH MEDIUM
- N/A GREEN ROOF WITH 10" - 24" OF GROWTH MEDIUM
- N/A GREEN ROOF WITH OVER 24" OF GROWTH MEDIUM

BONUS CREDITS

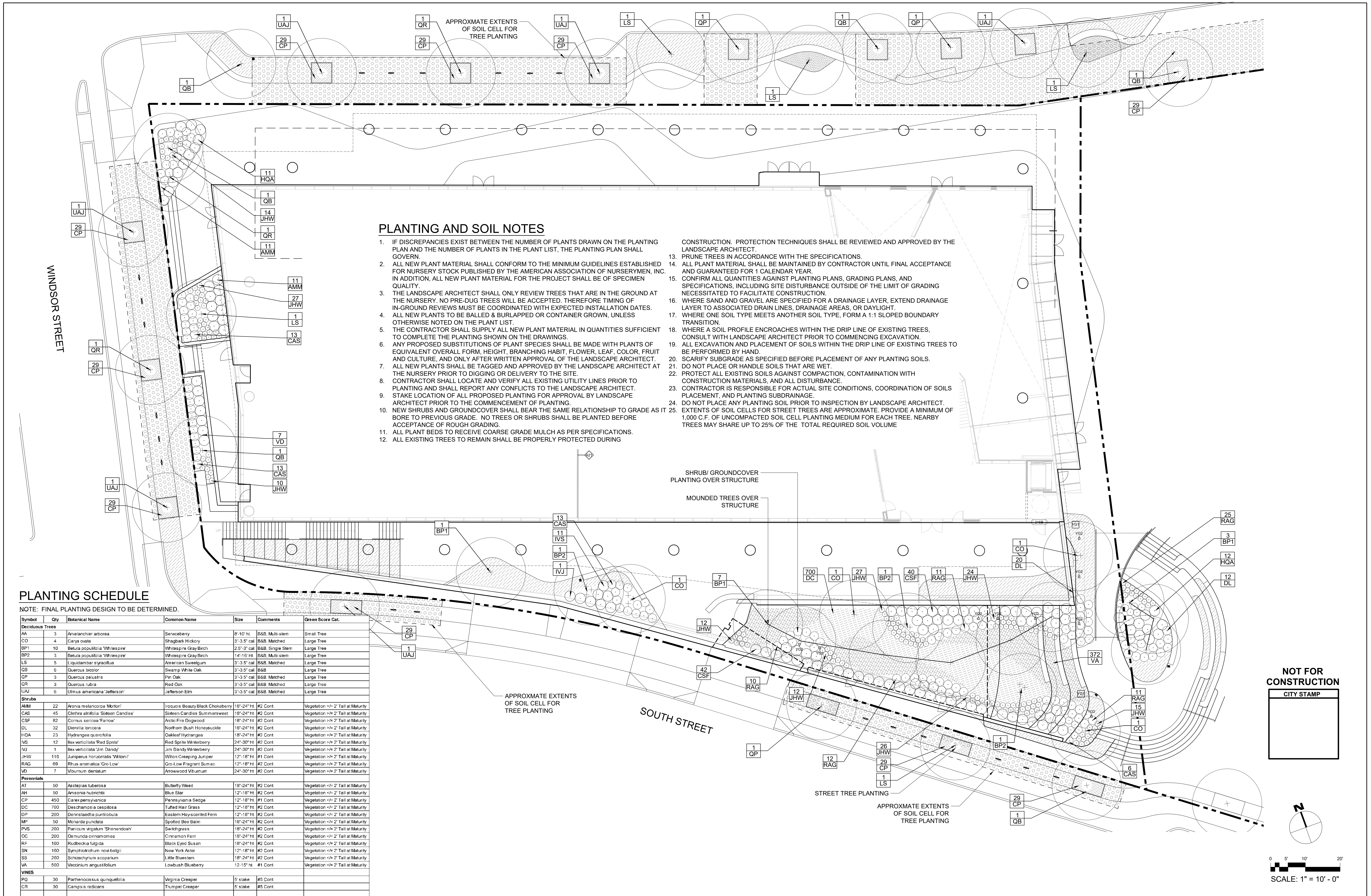
- PUBLICLY VISIBLE LANDSCAPE
- NATIVE SPECIES (100% NATIVE PROPOSED)
- N/A HIGH VALUE SPECIES

NOT FOR CONSTRUCTION



SCALE: 1/16" = 1' - 0"





## PLANTING SCHEDULE

NOTE: FINAL PLANTING DESIGN TO BE DETERMINED.

Symbol	Qty	Botanical Name	Common Name	Size	Comments	Green Score Cat.
<strong>Deciduous Trees</strong>						
AA	3	Anelanchier arborea	Servicberry	8'-10' ht.	B&B, Multi-stem	Small Tree
CO	4	Carya ovata	Shagbark Hickory	3'-3.5' cal	B&B, Matched	Large Tree
BP1	10	Betula populifolia 'Whitespire'	Whitespire Gray Birch	2.5'-3' cal	B&B, Single Stem	Large Tree
BP2	3	Betula populifolia 'Whitespire'	Whitespire Gray Birch	12'-18' ht.	B&B, Multi-stem	Large Tree
LS	5	Liquidambar styraciflua	American Sweetgum	3'-3.5' cal	B&B, Matched	Large Tree
QB	6	Quercus bicolor	Swamp White Oak	3'-3.5' cal	B&B	Large Tree
QP	3	Quercus palustris	Pin Oak	3'-3.5' cal	B&B, Matched	Large Tree
QR	3	Quercus rubra	Red Oak	3'-3.5' cal	B&B, Matched	Large Tree
UAJ	6	Ulmus americana 'Jefferson'	Jefferson Elm	3'-3.5' cal	B&B, Matched	Large Tree
<strong>Shrubs</strong>						
AMM	22	Aronia melanocarpa 'Morton'	Ironquise Beauty Black Chokeberry	18'-24" ht.	#2 Cont.	Vegetation >= 2' Tall at Maturity
CAS	45	Clethra alnifolia 'Sisken Candies'	Sisken Candies Summersweet	18'-24" ht.	#2 Cont.	Vegetation >= 2' Tall at Maturity
CSF	82	Cornus sericea 'Farrow'	Arctic Fire Dogwood	18'-24" ht.	#2 Cont.	Vegetation >= 2' Tall at Maturity
DL	32	Dierilla lonicera	Northern Bush Honeysuckle	18'-24" ht.	#2 Cont.	Vegetation >= 2' Tall at Maturity
HQA	23	Hydrangea quercifolia	Oakleaf Hydrangea	18'-24" ht.	#2 Cont.	Vegetation >= 2' Tall at Maturity
NS	12	Rex verticillata 'Red Star'	Red Star Winterberry	24'-30" ht.	#2 Cont.	Vegetation >= 2' Tall at Maturity
WJ	1	Rex verticillata 'Jim Dandy'	Jim Dandy Winterberry	24'-30" ht.	#2 Cont.	Vegetation >= 2' Tall at Maturity
JHW	115	Juniperus horizontalis 'Wilton'	Wilton Creeping Juniper	12'-18" ht.	#1 Cont.	Vegetation >= 2' Tall at Maturity
RAG	68	Rhus aromatica 'Gro Low'	Gro-Low Fragrant Sumac	12'-18" ht.	#2 Cont.	Vegetation >= 2' Tall at Maturity
VD	7	Viburnum dentatum	Arrowwood Viburnum	24'-30" ht.	#2 Cont.	Vegetation >= 2' Tall at Maturity
<strong>Perennials</strong>						
AT	50	Asclepias tuberosa	Butterfly Weed	18'-24" ht.	#2 Cont.	Vegetation <= 2' Tall at Maturity
AH	50	Amsonia hubertii	Blue Star	12'-18" ht.	#2 Cont.	Vegetation <= 2' Tall at Maturity
CP	450	Carex pensylvanica	Pennsylvania Sedge	12'-18" ht.	#1 Cont.	Vegetation <= 2' Tall at Maturity
DC	700	Deschampsia cespitosa	Tufted Hair Grass	12'-18" ht.	#2 Cont.	Vegetation <= 2' Tall at Maturity
DP	200	Dennstaedtia punctilobula	Eastern Hay-scented Fern	12'-18" ht.	#2 Cont.	Vegetation <= 2' Tall at Maturity
MP	50	Monarda punctata	Spotted Bee Balm	18'-24" ht.	#2 Cont.	Vegetation <= 2' Tall at Maturity
PVS	200	Panicum virgatum 'Shenandoah'	Switchgrass	18'-24" ht.	#2 Cont.	Vegetation <= 2' Tall at Maturity
OC	200	Osmunda cinnamomea	Cinnamon Fern	18'-24" ht.	#2 Cont.	Vegetation <= 2' Tall at Maturity
RF	100	Rustbeckia fulgida	Black Eyed Susan	18'-24" ht.	#2 Cont.	Vegetation <= 2' Tall at Maturity
SN	100	Symphoricarum nout-batgi	New York Aster	12'-18" ht.	#2 Cont.	Vegetation <= 2' Tall at Maturity
SS	200	Schizachyrium scoparium	Little Bluestem	18'-24" ht.	#2 Cont.	Vegetation <= 2' Tall at Maturity
VA	500	Vaccinium angustifolium	Lowbush Blueberry	12'-15" ht.	#1 Cont.	Vegetation <= 2' Tall at Maturity
<strong>VINES</strong>						
PQ	30	Parthenocissus quinquefolia	Virginia Creeper	5' stake	#5 Cont.	
CR	30	Campsis radicans	Trumpet Creeper	5' stake	#5 Cont.	

## PLANTING AND SOIL NOTES

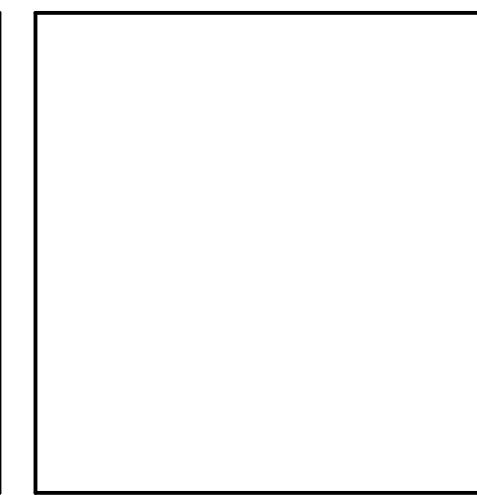
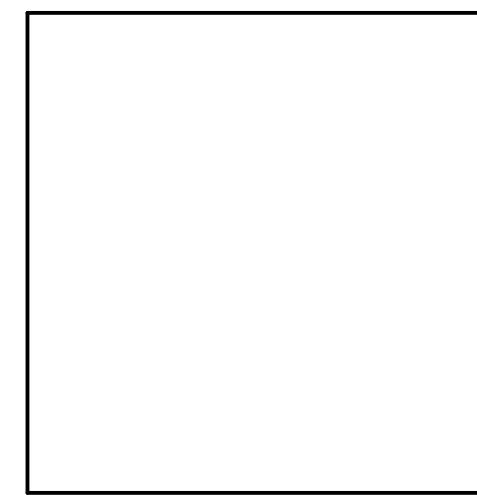
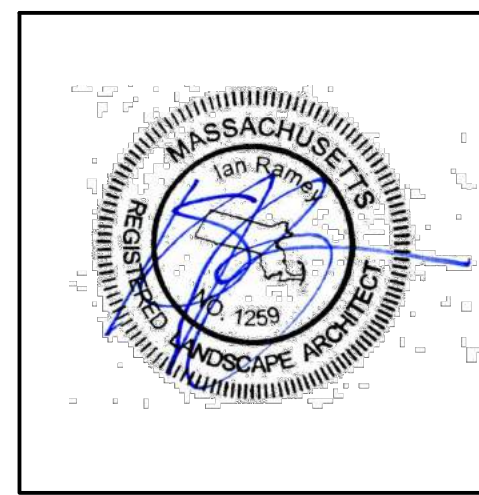
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE PLANT LIST, THE PLANTING PLAN SHALL GOVERN.
- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN ADDITION, ALL NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY.
- THE LANDSCAPE ARCHITECT SHALL ONLY REVIEW TREES THAT ARE IN THE GROUND AT THE NURSERY. NO PRE-DUG TREES WILL BE ACCEPTED. THEREFORE TIMING OF IN-GROUND REVIEWS MUST BE COORDINATED WITH EXPECTED INSTALLATION DATES.
- ALL NEW PLANTS TO BE BALLED & BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL NEW PLANTS SHALL BE TAGGED AND APPROVED BY THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
- NEW SHRUBS AND GROUND COVER SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE. NO TREES OR SHRUBS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
- ALL PLANT BEDS TO RECEIVE COARSE GRADE MULCH AS PER SPECIFICATIONS.
- ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. PROTECTION TECHNIQUES SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
- PRUNE TREES IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED BY CONTRACTOR UNTIL FINAL ACCEPTANCE AND GUARANTEED FOR 1 CALENDAR YEAR.
- CONFIRM ALL QUANTITIES AGAINST PLANTING PLANS, GRADING PLANS, AND SPECIFICATIONS, INCLUDING SITE DISTURBANCE OUTSIDE OF THE LIMIT OF GRADING NECESSITATED TO FACILITATE CONSTRUCTION.
- WHERE SAND AND GRAVEL ARE SPECIFIED FOR A DRAINAGE LAYER, EXTEND DRAINAGE LAYER TO ASSOCIATED DRAIN LINES, DRAINAGE AREAS, OR DAYLIGHT.
- WHERE ONE SOIL TYPE MEETS ANOTHER SOIL TYPE, FORM A 1:1 SLOPED BOUNDARY TRANSITION.
- WHERE A SOIL PROFILE ENCRONES WITHIN THE DRIP LINE OF EXISTING TREES, CONSULT WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING EXCAVATION.
- ALL EXCAVATION AND PLACEMENT OF SOILS WITHIN THE DRIP LINE OF EXISTING TREES TO BE PERFORMED BY HAND.
- SCARIFY SUBGRADE AS SPECIFIED BEFORE PLACEMENT OF ANY PLANTING SOILS.
- DO NOT PLACE OR HANDLE SOILS THAT ARE WET.
- PROTECT ALL EXISTING SOILS AGAINST COMPACTION, CONTAMINATION WITH CONSTRUCTION MATERIALS, AND ALL DISTURBANCE.
- CONTRACTOR IS RESPONSIBLE FOR ACTUAL SITE CONDITIONS, COORDINATION OF SOILS PLACEMENT, AND PLANTING SUBDRAINAGE.
- DO NOT PLACE ANY PLANTING SOIL PRIOR TO INSPECTION BY LANDSCAPE ARCHITECT.
- EXTENTS OF SOIL CELLS FOR STREET TREES ARE APPROXIMATE. PROVIDE A MINIMUM OF 1,000 C.F. OF UNCOMPACTED SOIL CELL PLANTING MEDIUM FOR EACH TREE. NEARBY TREES MAY SHARE UP TO 25% OF THE TOTAL REQUIRED SOIL VOLUME.

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SOMERVILLE, MA 02143

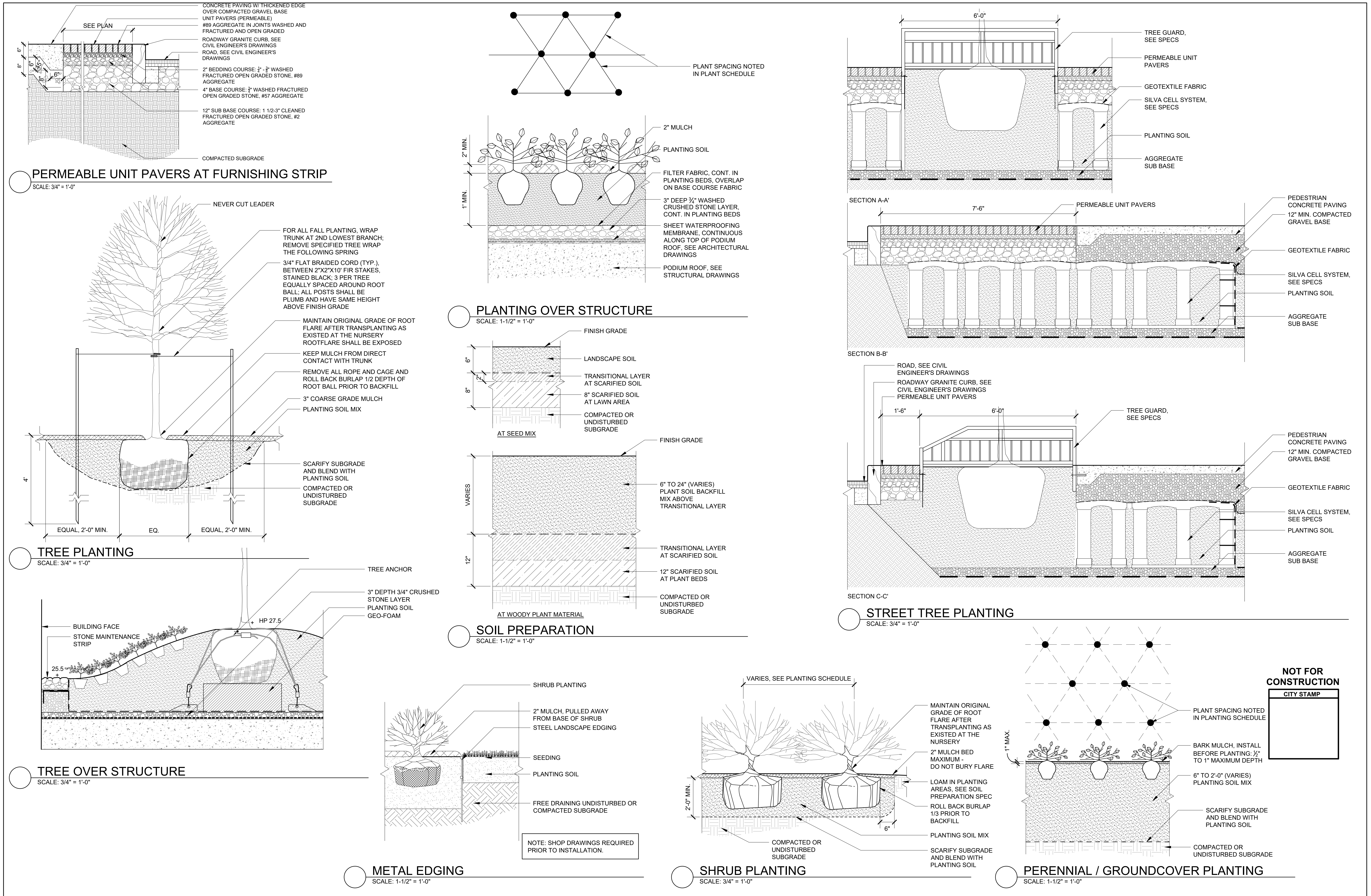


LANDSCAPE PLANTING PLAN  
NO. \_\_\_\_\_ REVISION \_\_\_\_\_ DATE \_\_\_\_\_

C.3  
SITE PLAN APPLICATION

SCALE: 1" = 10'-0"  
JOB NO: 2018  
DATE: 06/24/2021  
DRAWN BY: COPLEY WOLFF DESIGN GROUP  
FILE NAME:







CONCRETE PAVING W/ THICKENED EDGE OVER COMPACTED GRAVEL BASE  
UNIT PAVERS (PERMEABLE)  
#89 AGGREGATE IN JOINTS WASHED AND FRACTURED AND OPEN GRADED  
ROADWAY GRANITE CURB, SEE CIVIL ENGINEER'S DRAWINGS  
ROAD, SEE CIVIL ENGINEER'S DRAWINGS

2" BEDDING COURSE: 3/4" - 3/8" WASHED FRACTURED OPEN GRADED STONE, #89 AGGREGATE  
4" BASE COURSE: 3/4" WASHED FRACTURED OPEN GRADED STONE, #57 AGGREGATE  
12" SUB BASE COURSE: 1 1/2-3" CLEANED FRACTURED OPEN GRADED STONE, #2 AGGREGATE

COMPACTED SUBGRADE

PERMEABLE UNIT PAVERS AT FURNISHING STRIP  
SCALE: 3/4" = 1'-0"

NEVER CUT LEADER

FOR ALL FALL PLANTING, WRAP TRUNK AT 2ND LOWEST BRANCH; REMOVE SPECIFIED TREE WRAP THE FOLLOWING SPRING

3/4" FLAT BRAIDED CORD (TYP.), BETWEEN 2"x2"x10' FIR STAKES, STAINED BLACK; 3 PER TREE EQUALLY SPACED AROUND ROOT BALL; ALL POSTS SHALL BE PLUMB AND HAVE SAME HEIGHT ABOVE FINISH GRADE

MAINTAIN ORIGINAL GRADE OF ROOT FLARE AFTER TRANSPLANTING AS EXISTED AT THE NURSERY  
ROOTFLARE SHALL BE EXPOSED

KEEP MULCH FROM DIRECT CONTACT WITH TRUNK

REMOVE ALL ROPE AND CAGE AND ROLL BACK BURLAP 1/2 DEPTH OF ROOT BALL PRIOR TO BACKFILL

3" COARSE GRADE MULCH  
PLANTING SOIL MIX

SCARIFY SUBGRADE AND BLEND WITH PLANTING SOIL  
COMPACTED OR UNDISTURBED SUBGRADE

EQUAL, 2'-0" MIN. EQ. EQUAL, 2'-0" MIN.

TREE PLANTING  
SCALE: 3/4" = 1'-0"

TREE ANCHOR

3" DEPTH 3/4" CRUSHED STONE LAYER  
PLANTING SOIL  
GEO-FOAM

BUILDING FACE  
STONE MAINTENANCE STRIP

HP 27.5

25.5

SOIL PREPARATION  
SCALE: 1-1/2" = 1'-0"

TREE ANCHOR

3" DEPTH 3/4" CRUSHED STONE LAYER  
PLANTING SOIL  
GEO-FOAM

BUILDING FACE  
STONE MAINTENANCE STRIP

HP 27.5

25.5

TREE OVER STRUCTURE  
SCALE: 3/4" = 1'-0"

FINISH GRADE

LANDSCAPE SOIL

TRANSITIONAL LAYER AT SCARIFIED SOIL

8" SCARIFIED SOIL AT LAWN AREA

COMPACTED OR UNDISTURBED SUBGRADE

AT SEED MIX

FINISH GRADE

6" TO 24" (VARIES) PLANT SOIL BACKFILL MIX ABOVE TRANSITIONAL LAYER

TRANSITIONAL LAYER AT SCARIFIED SOIL

12" SCARIFIED SOIL AT PLANT BEDS

COMPACTED OR UNDISTURBED SUBGRADE

AT WOODY PLANT MATERIAL

SOIL PREPARATION  
SCALE: 1-1/2" = 1'-0"

SHRUB PLANTING

2" MULCH, PULLED AWAY FROM BASE OF SHRUB

STEEL LANDSCAPE EDGING

SEEDING

PLANTING SOIL

FREE DRAINING UNDISTURBED OR COMPACTED SUBGRADE

NOTE: SHOP DRAWINGS REQUIRED PRIOR TO INSTALLATION.

SHRUB PLANTING  
SCALE: 3/4" = 1'-0"

PERENNIAL / GROUNDCOVER PLANTING  
SCALE: 1-1/2" = 1'-0"

STREET TREE PLANTING  
SCALE: 3/4" = 1'-0"

METAL EDGING  
SCALE: 1-1/2" = 1'-0"

SECTION A-A'

6'-0"

7'-6"

PERMEABLE UNIT PAVERS

PEDESTRIAN CONCRETE PAVING  
12" MIN. COMPACTED GRAVEL BASE

GEOTEXTILE FABRIC

SILVA CELL SYSTEM, SEE SPECS

PLANTING SOIL

AGGREGATE SUB BASE

SECTION B-B'

ROAD, SEE CIVIL ENGINEER'S DRAWINGS  
ROADWAY GRANITE CURB, SEE CIVIL ENGINEER'S DRAWINGS  
PERMEABLE UNIT PAVERS

1'-6"

6'-0"

TREE GUARD, SEE SPECS

PEDESTRIAN CONCRETE PAVING  
12" MIN. COMPACTED GRAVEL BASE

GEOTEXTILE FABRIC

SILVA CELL SYSTEM, SEE SPECS

PLANTING SOIL

AGGREGATE SUB BASE

SECTION C-C'

NOT FOR CONSTRUCTION  
CITY STAMP

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SOMERVILLE, MA 02143

MASSACHUSETTS  
1259  
LANDSCAPE ARCHITECT

LANDSCAPE DETAILS

NO.	REVISION	DATE

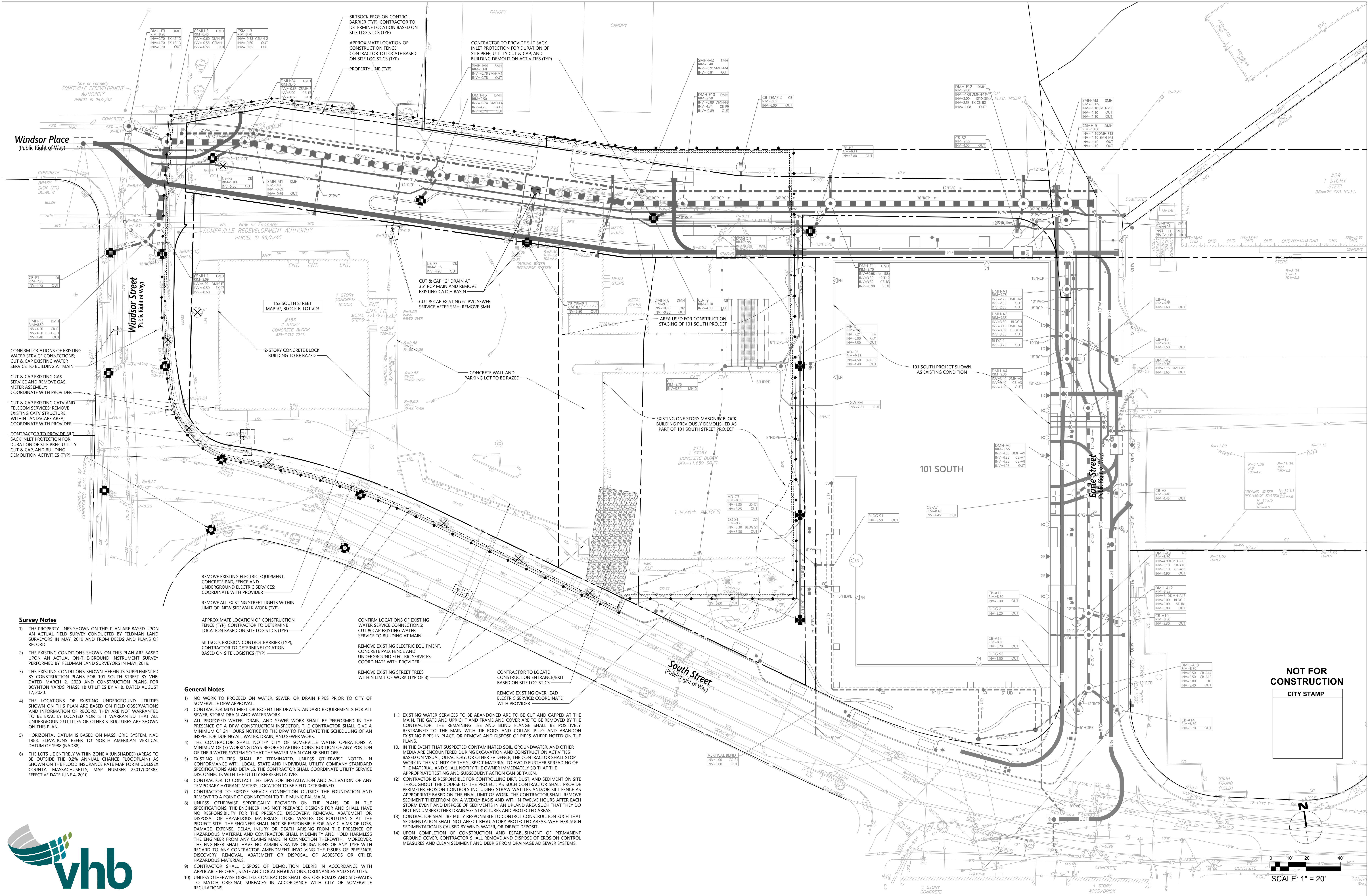
DATE

C.4

SITE PLAN APPLICATION

SCALE: AS NOTED  
JOB NO: 2019  
DATE: 06/24/2021  
DRAWN BY: COPLEY WOLFF DESIGN GROUP  
FILE NAME:



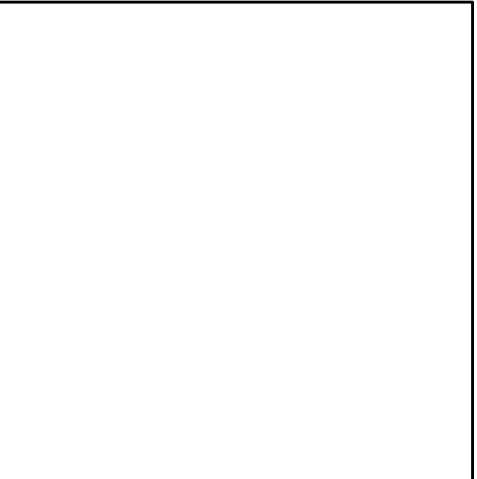
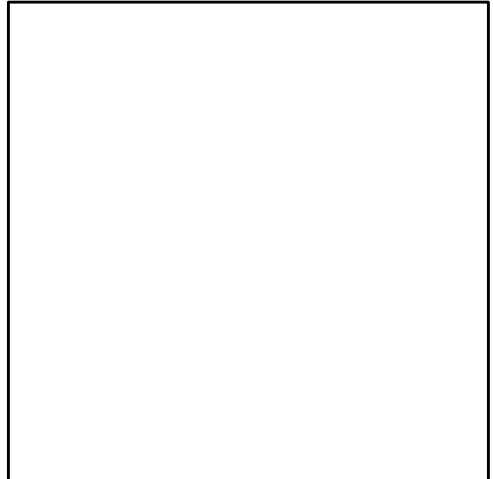
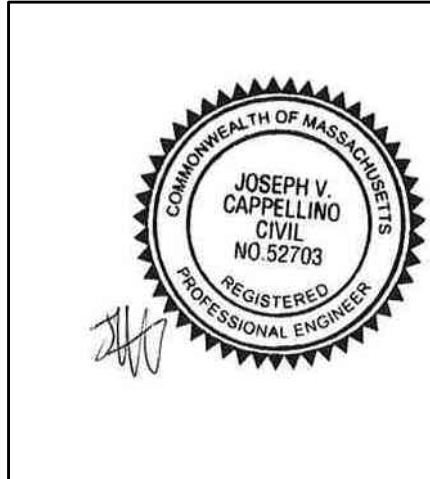


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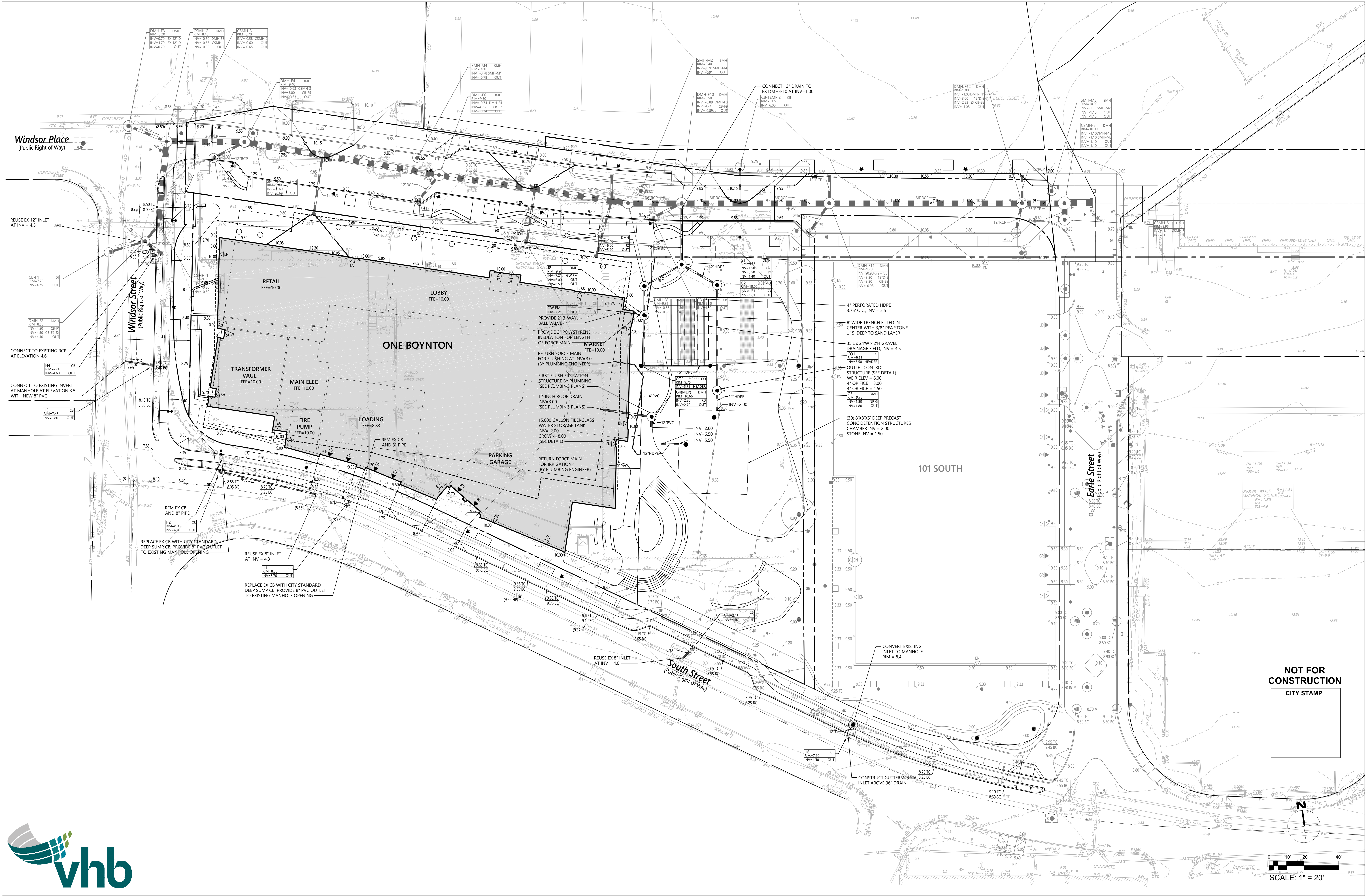


SITE PREPARATION PLAN		
NO.	REVISION	DATE

**C.5**  
SITE PLAN APPLICATION

SCALE: 1" = 20'  
JOB NO: 14967.00  
DATE: 6/24/2021  
DRAWN BY: CEL/JVC  
FILE NAME: 14967.00-SP.dwg



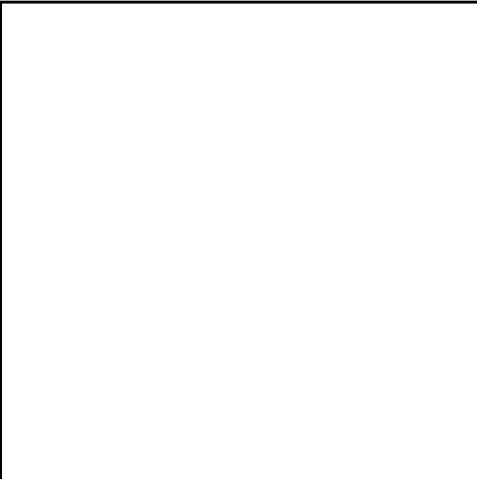
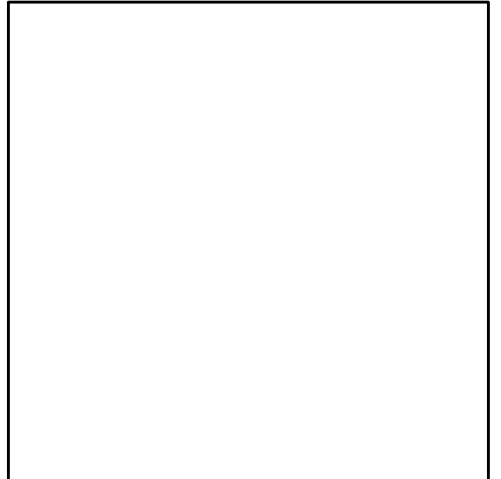
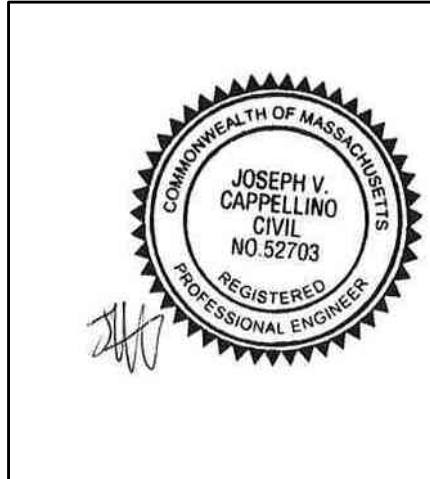


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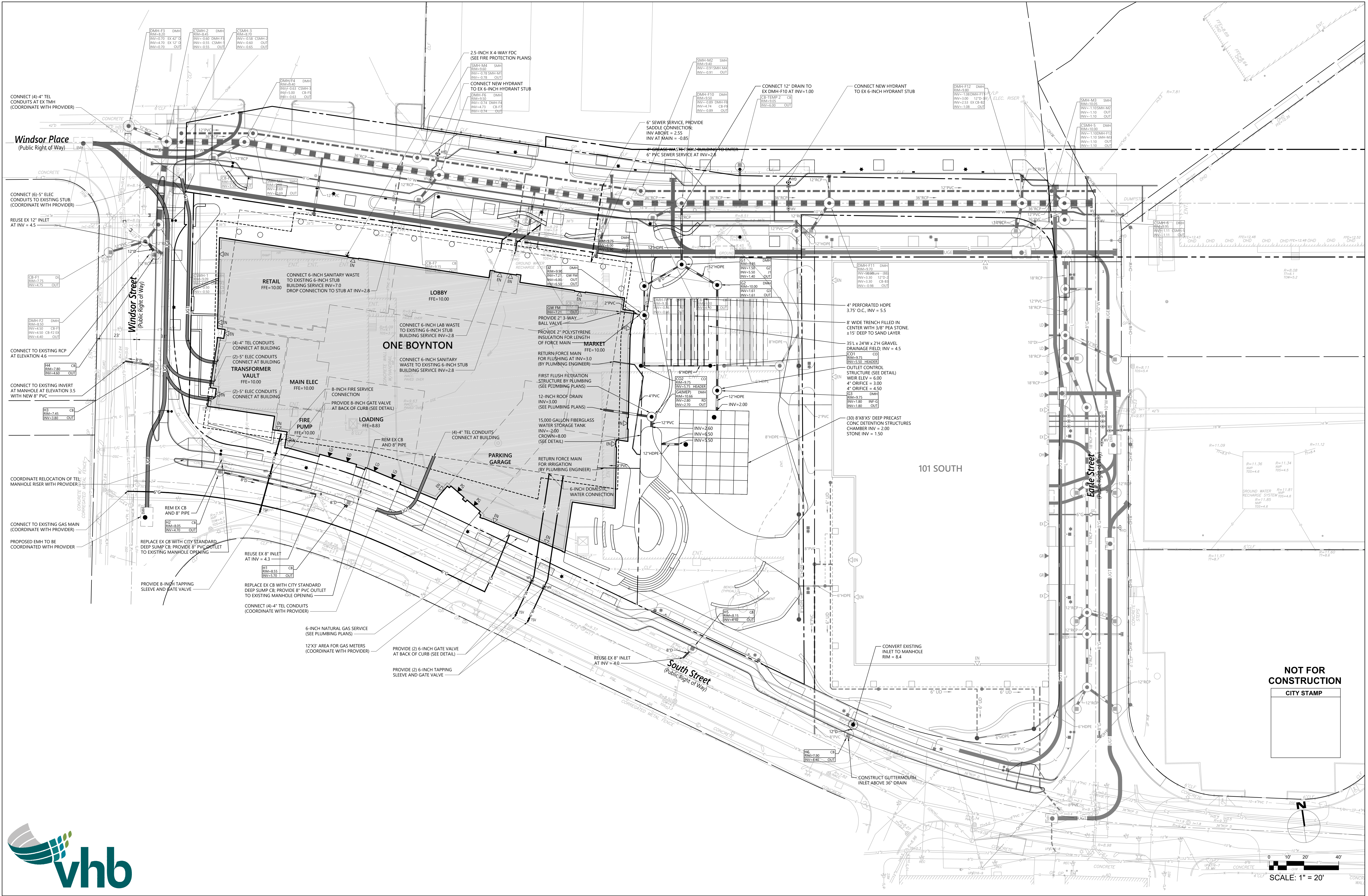


GRADING PLAN		
NO.	REVISION	DATE

**C.6**  
SITE PLAN APPLICATION

SCALE: 1" = 20'  
JOB NO: 14967.00  
DATE: 6/24/2021  
DRAWN BY: BKF/JVC  
FILE NAME: 14967.00-GD.dwg



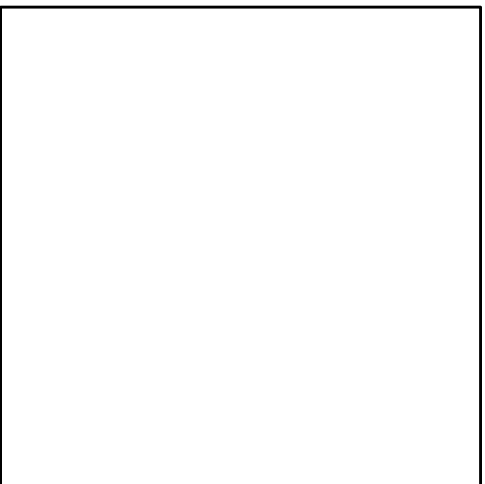
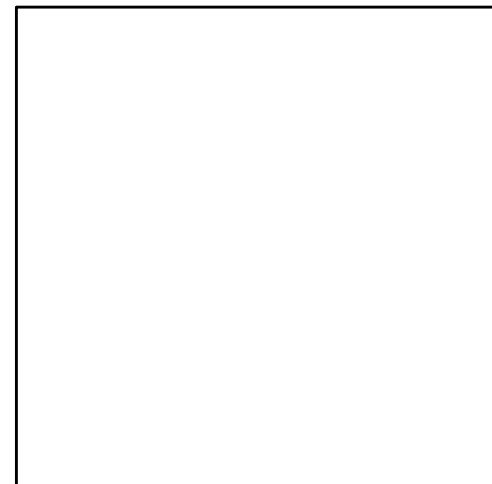


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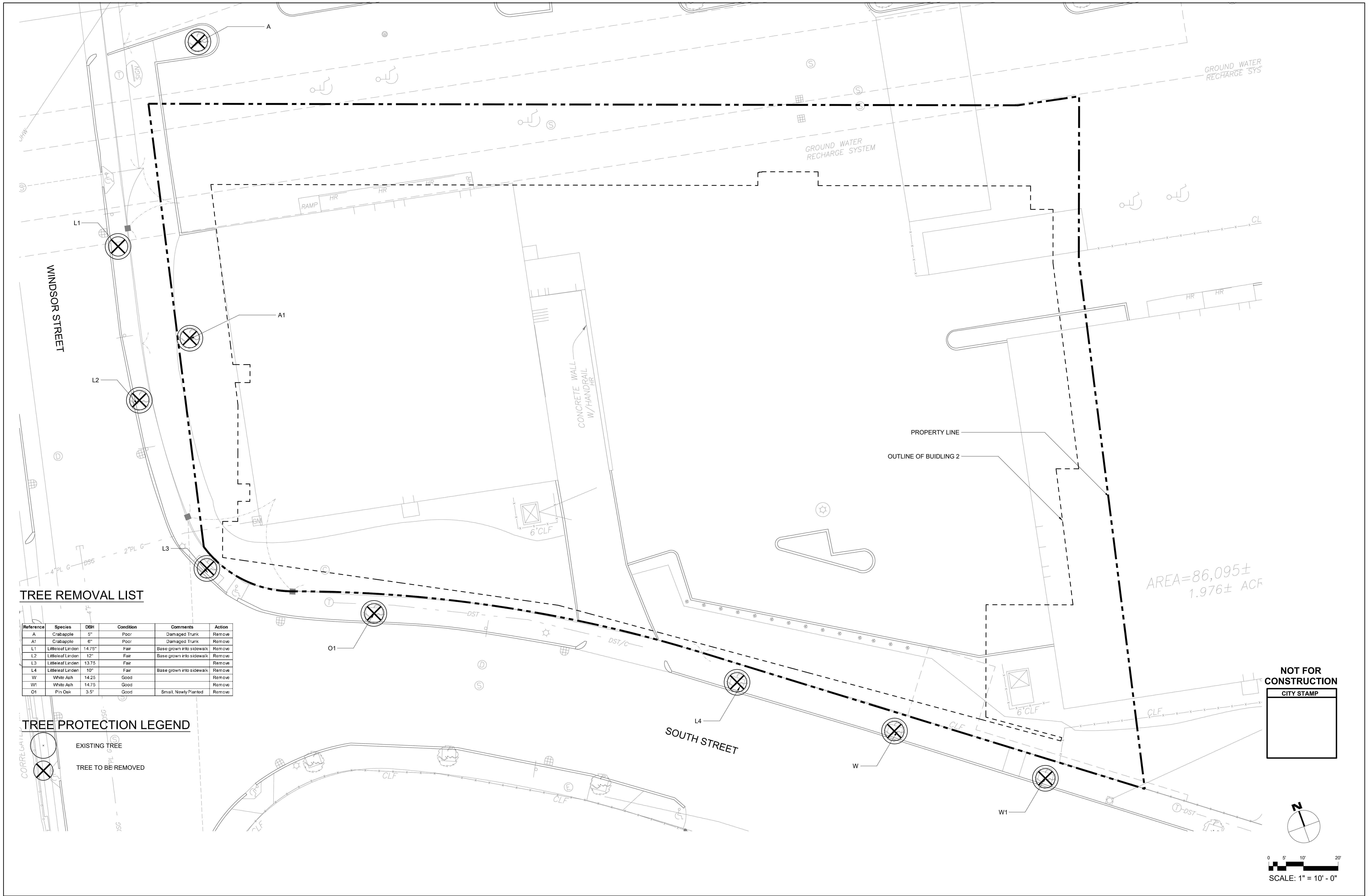
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UTILITIES PLAN		
NO.	REVISION	DATE

**C.7**  
SITE PLAN APPLICATION  
SCALE: 1" = 20'  
JOB NO: 14967.00  
DATE: 6/24/2021  
DRAWN BY: JVC/CEL  
FILE NAME: 14967.00-UT.dwg





**TREE REMOVAL LIST**

Reference	Species	DBH	Condition	Comments	Action
A	Crabapple	5"	Poor	Damaged Trunk	Remove
A1	Crabapple	6"	Poor	Damaged Trunk	Remove
L1	Littleaf Linden	14.75"	Fair	Base grown into sidewalk	Remove
L2	Littleaf Linden	12"	Fair	Base grown into sidewalk	Remove
L3	Littleaf Linden	13.75	Fair	Base grown into sidewalk	Remove
L4	Littleaf Linden	10"	Fair	Base grown into sidewalk	Remove
W	White Ash	14.25	Good		Remove
W1	White Ash	14.75	Good		Remove
O1	Pin Oak	3.5"	Good	Small, Newly Planted	Remove

**TREE PROTECTION LEGEND**

- EXISTING TREE
- TREE TO BE REMOVED

**NOT FOR CONSTRUCTION**

