

5

SITE PLAN SHEETS

REVISED 7.15.2022

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PROJECT NARRATIVE

Project Team

Owner:

US Union Square D3.1 Owner LLC
31 Union Square
Somerville, MA. 02143



Architect:

SGA
200 High Street, Floor 2
Boston, MA 02110



Lighting Consultant:

Sladen Feinstein
434 Massachusetts Avenue
Boston, MA 02118



Design + Landscape

Architect:

MARVEL DESIGN
145 Hudson Street, New York, NY
10013



Wind + Glare Engineer:

RWDI
600 Southgate Drive
Guelph, ON
N1G4PS Canada



Civil Engineer:

Howard Stein Hudson
11 Beacon St Suite 1010, Boston, MA
02108, United States



Structural Engineer:

McNamara Salvia
101 Federal Street, Suite 1100
Boston, MA 02110



MEP Engineer:

AHA
700 Technology Square, Suite 402
Cambridge, MA 02139



LEED Consultant:

db, HMS
5 Upland Road, Suite 3
Cambridge, MA 02140



	DRAWING LIST
D3.1-G000	Consultant List and Contacts
D3.1-G100	Locus Map
D3.1-G101	CDSP Locus Map
D3.1-G200	Context Photographs
D3.1-G201	Context Photographs
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D3.1-G401	Zoning Plan
D3.1-G402	Area Comparison
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D3.1-L702	Landscape Details

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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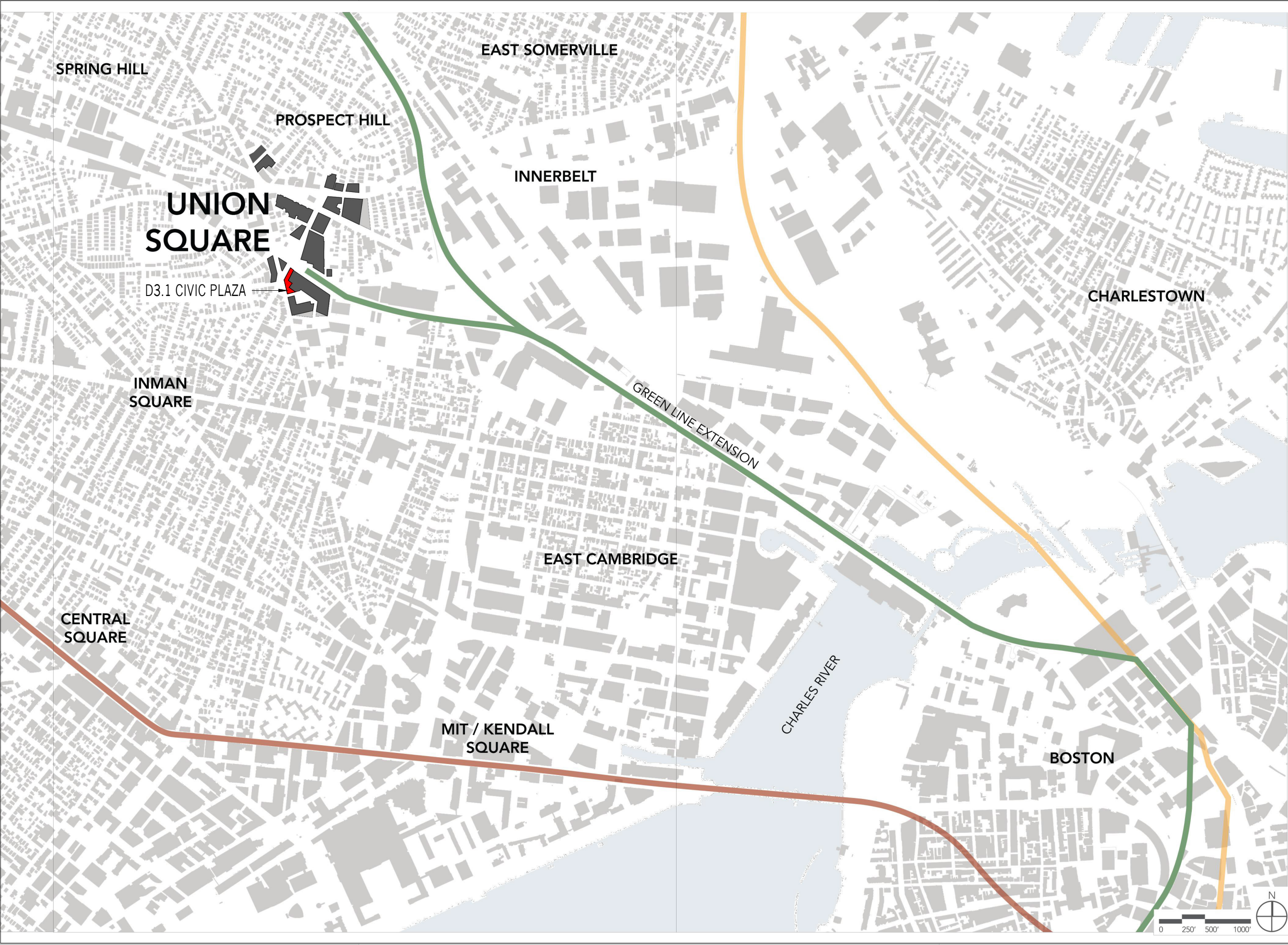


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T 1.857.300.2610

SHEET TITLE

CONSULTANT LIST +
CONTACTS

D3.1-G000



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LOCUS MAP

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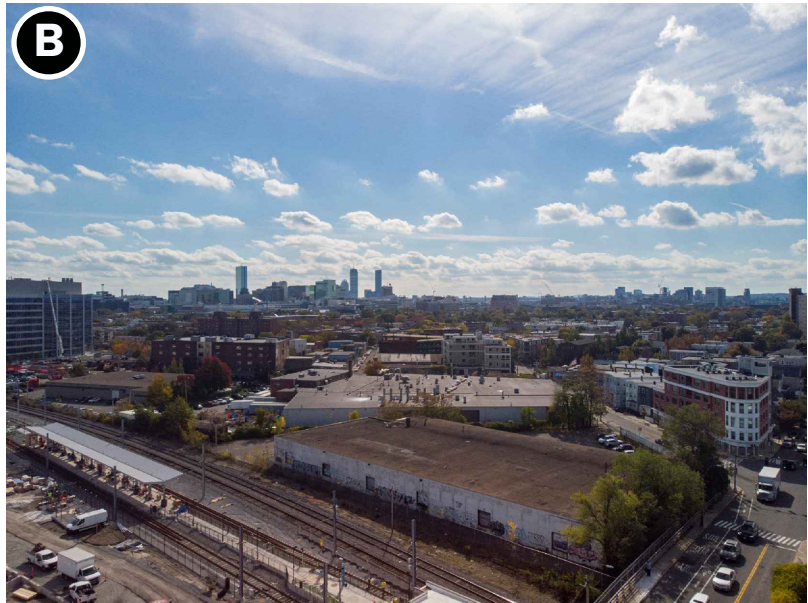
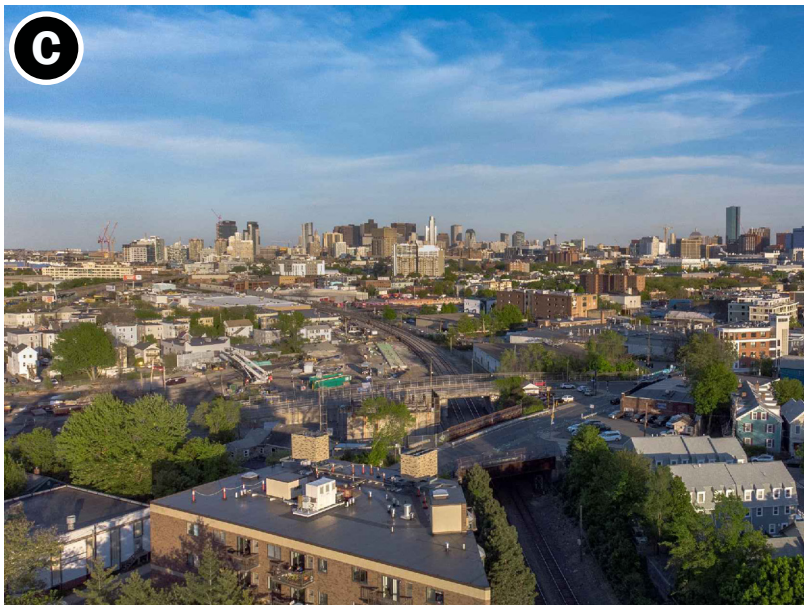
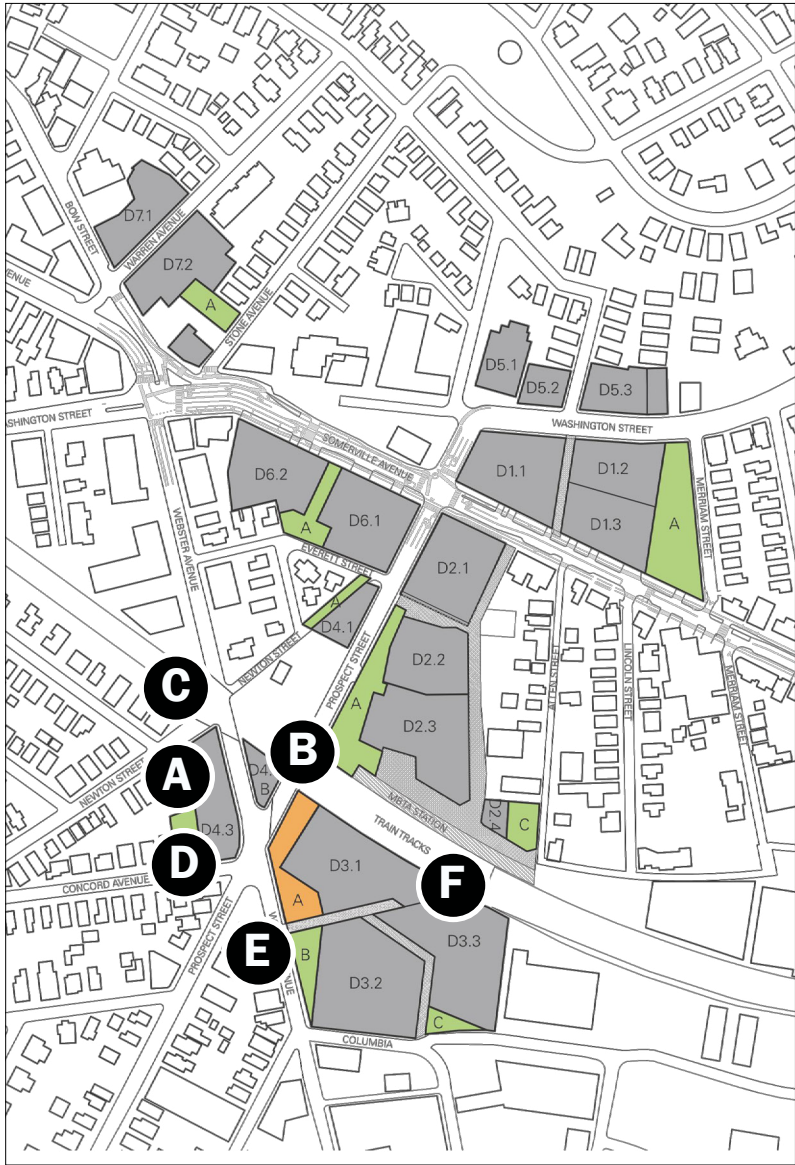
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CDSP LOCUS MAP

D3.1-G101



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SHEET TITLE
CONTEXT
PHOTOGRAPHS

D3.1-G200



PARCEL D2.3

COMMUTER RAIL

GLX

FUTURE D2 STATION
PLAZA

PARCEL D3.1
50 WEBSTER AVENUE

PROSPECT STREET

WEBSTER AVENUE

WEBSTER AVENUE

CONCORD AVENUE

PROSPECT STREET

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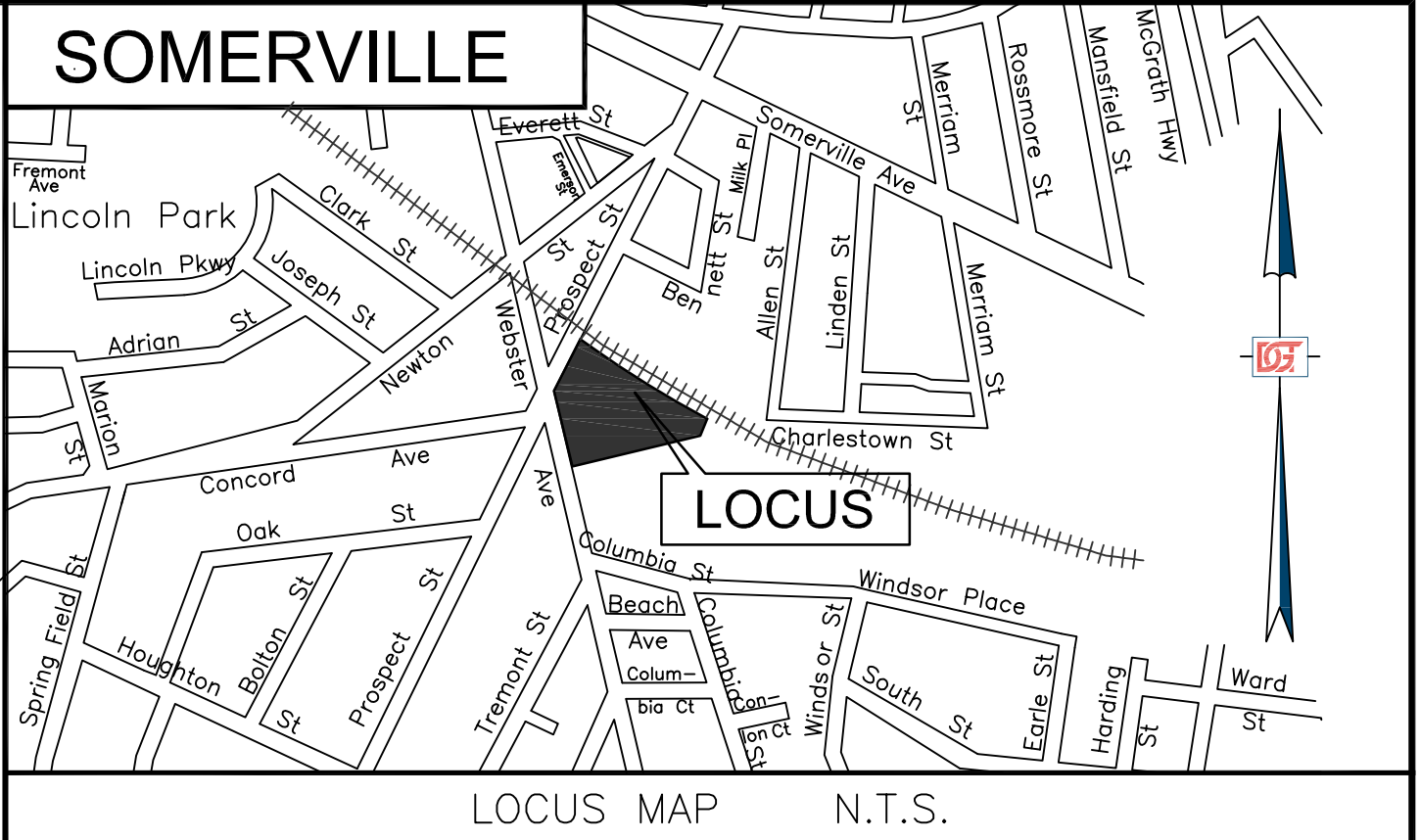
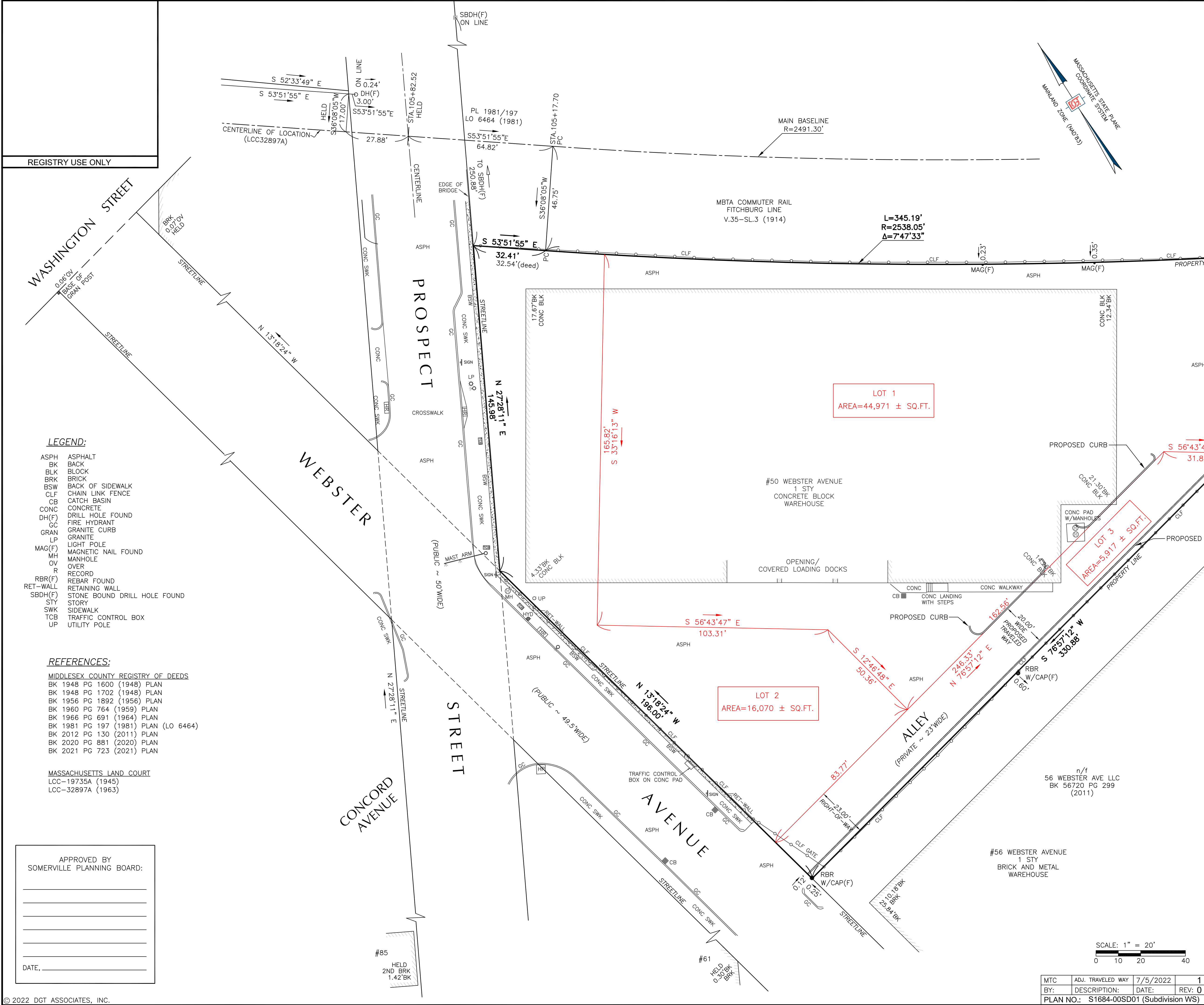
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SHEET TITLE
CONTEXT
PHOTOGRAPHS

D3.1-G201



REFERENCE

OWNER OF RECORD: N/F US UNION SQUARE D3.1 OWNER LLC
BK 78105 PG 280 (2021) DEED

PARCEL ID: 96-A-1
TOTAL AREA = 66,958± SQ. FT. OR 1.537± ACRES

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DIVIDE THE EXISTING PARCEL 96-A-1 AS DESCRIBED IN DEED REFERENCE BK 78105 PG 280 (2021) INTO THREE SEPARATE LOTS.
- 2) FIELD SURVEY PERFORMED: JAN. 14 THROUGH FEB. 15, 2022.
- 3) PER CITY OF SOMERVILLE ZONING PLAN, LOCUS IS SITUATED IN THE "UNION SQUARE OVERLAY DISTRICT". FOR DIMENSIONAL AND OTHER REQUIREMENTS REFER TO CURRENT SOMERVILLE ZONING CODE.
- 4) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND AGREEMENTS OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.

I HEREBY CERTIFY THAT:
THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

[Signature]
PROFESSIONAL LAND SURVEYOR
12-JUL-2022
DATE



50 WEBSTER AVENUE	RESEARCH: D.F.C./A.L.
SUBDIVISION WORKSHEET IN SOMERVILLE, MASSACHUSETTS MIDDLESEX COUNTY	FIELD: A.R./P.D.
PREPARED FOR: UNION SQUARE STATION ASSOCIATES LLC	CALCULATION: A.LALLY
PREPARED BY: DGT Associates Surveying & Engineering Framingham • Boston • Worcester 803 SUMMER STREET, 1ST FLOOR, BOSTON, MA 02127 617.275.0541 www.DGTassociates.com	DRAFTING: A.L.
	CHECK: M.A.CLIFFORD
	PROJ. MANAGER: B.TALEB
	DATE: 15-FEB-2022
	JOB NO. S1684.00
	CRD FILE S1684-ALL
	SHEET NO. 01 OF 01

APPROVED BY
SOMERVILLE PLANNING BOARD:

DATE, _____



D3.1

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SHEET TITLE
AREA COMPARISON
CDSP VS. DSPR

D3.1-G402

- LEGEND**
- ENTRANCE
 - PROPERTY LINE
 - CIVIC SPACE LOT LINE
 - CDSP, 15, 975 SF
 - DSPR, 16, 070 SF



LEGEND

- PROPERTY LINE
- LOT LINES
- BUILDING OVERHANG

D3.1

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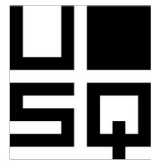
**PROPOSED
SITE PLAN**

D3.1-L100



D3.1

UNION SQUARE
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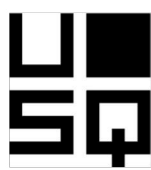
SHEET TITLE

SITE
VIGNETTE

D3.1-L200



D3.1
UNION SQUARE
SOMERVILLE, MA



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SHEET TITLE
SITE
VIGNETTE

D3.1-L201



D3.1

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SHEET TITLE

SITE
VIGNETTE

D3.1-L202



D3.1

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SHEET TITLE

SITE VIGNETTE

D3.1-L203

Table 6.7.9 Civic Space Standards			
Zoning Requirements Summary Table			
	REQUIRED		PROPOSED
Lot Size		<i>8,000 SF - 2 acres</i>	16,070
Major Portion	75% (min.)		12,053
Average Depth	40' (min.)		53
Average Width	40' (min.)		160
Max width	3 x avg. depth (max.)	<i>159</i>	70
Minor Portion	25% (max.)		4,018
Average Depth	15' (min.)		56
Average Width	15' (min.)		71
Unobstructed Area	50% (min.)	<i>8,035</i>	10,542
Pervious Area	70% (min.)	<i>11,249</i>	14,151
Seating	1 lf/30 sf of civic space	<i>536</i>	545
Movable Chairs			104
Tables	1 per every 4 movable chairs		16
Green Space	10%	<i>1,607</i>	3,240
Number of Large Trees		<i>16</i>	16

D3.1

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SHEET TITLE

ZONING
REQUIREMENTS TABLE

D3.1-L300

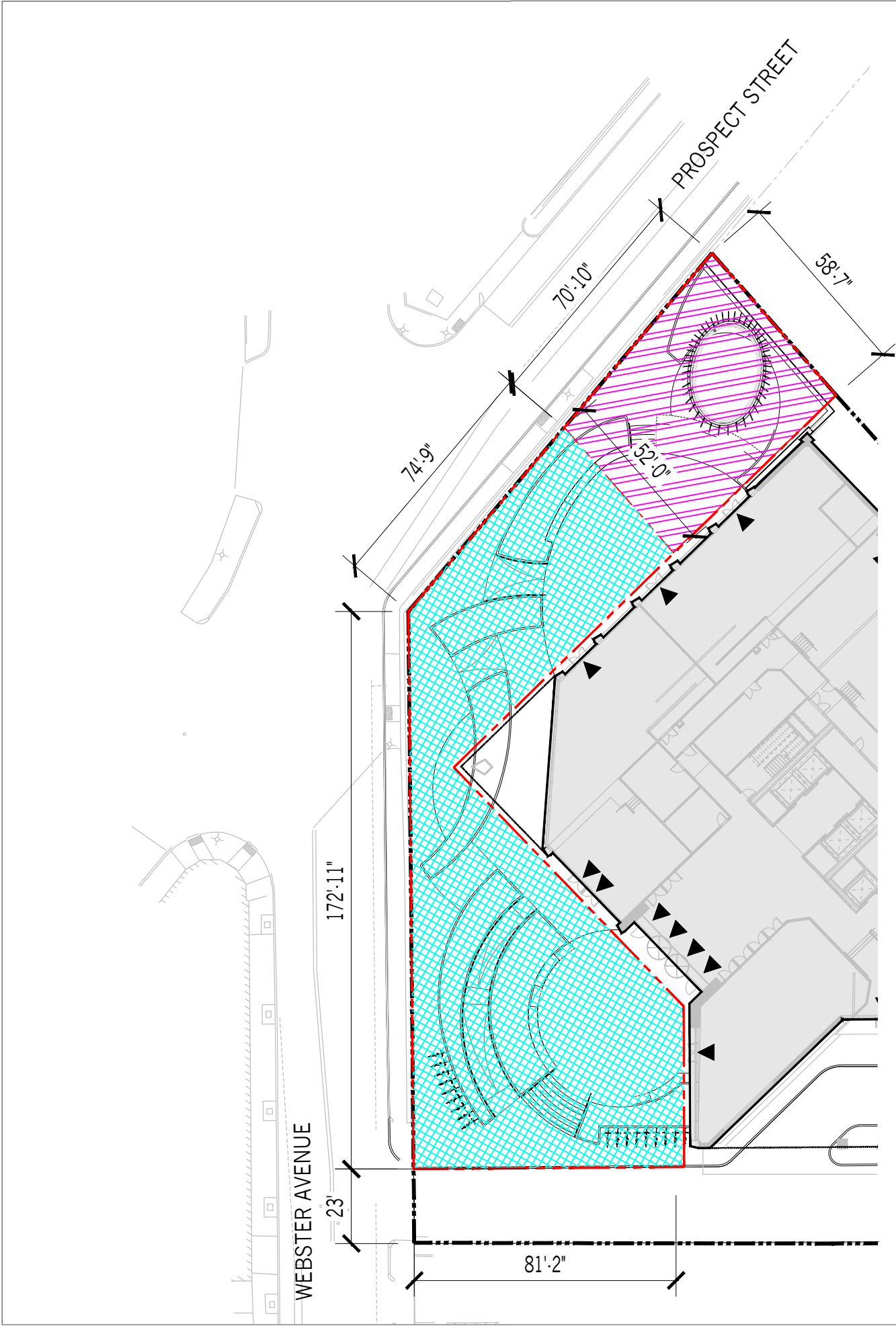
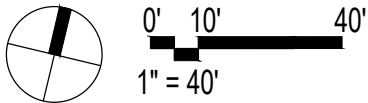


Table 6.7.9 Civic Space Standards			
Zoning Requirements Summary Table			
	REQUIRED		PROPOSED
Lot Size		8,000 SF - 2 acres	16,070
Major Portion	75% (min.)		12,053
Average Depth	40' (min.)		53
Average Width	40' (min.)		160
Max width	3 x avg. depth (max.)	159	70
Minor Portion	25% (max.)		4,018
Average Depth	15' (min.)		56
Average Width	15' (min.)		71

- LEGEND**
- ENTRANCE
 - PROPERTY LINE
 - CIVIC SPACE LOT LINE
 - MAJOR PLAZA
 - MINOR PLAZA



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UNION SQUARE
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SHEET TITLE
DIMENSIONAL
COMPLIANCE

D3.1-L301

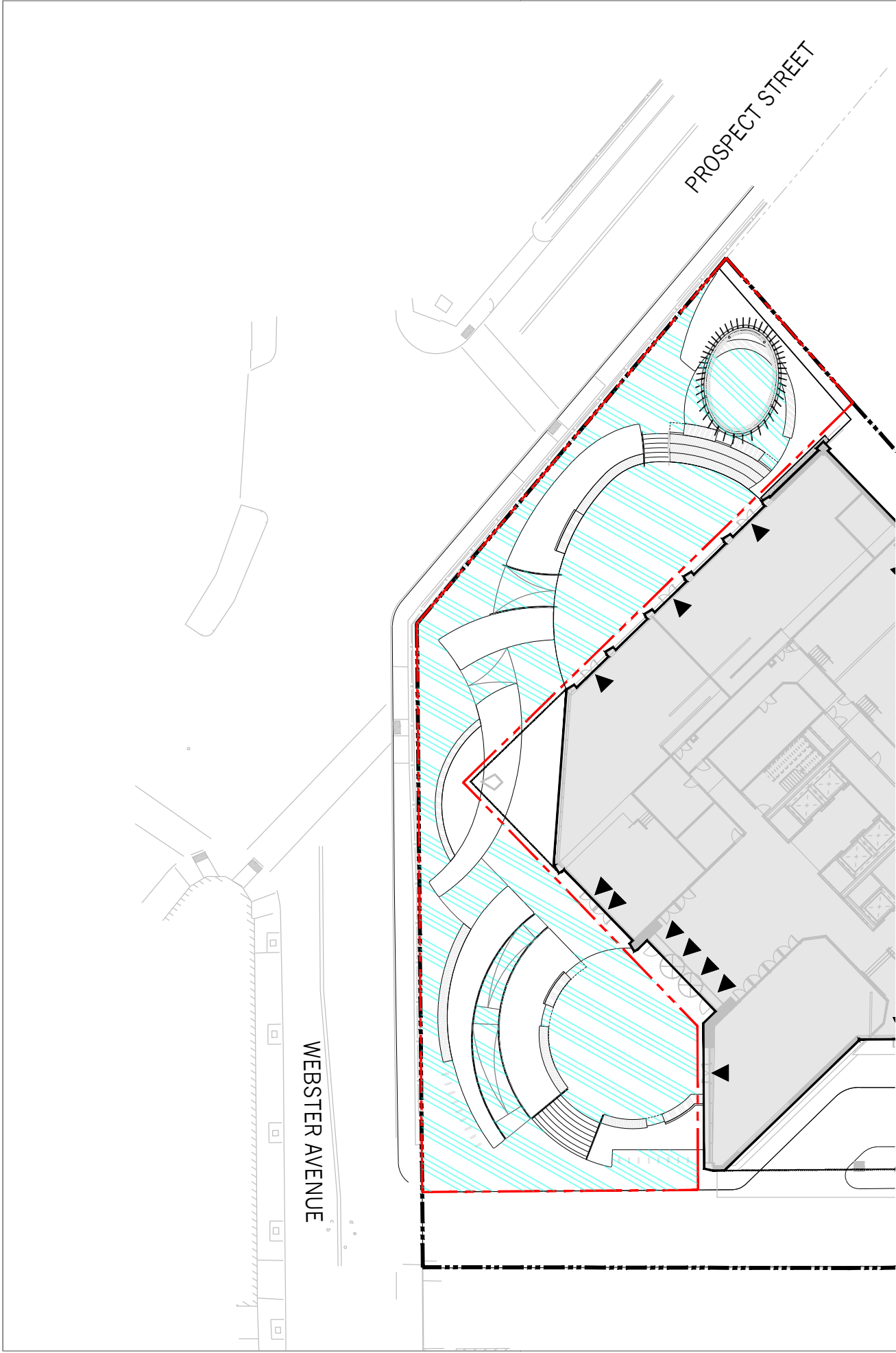
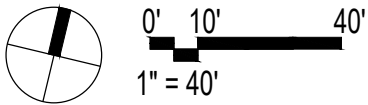


Table 6.7.9 Civic Space Standards			
Zoning Requirements Summary Table			
	REQUIRED		PROPOSED
Unobstructed Area	50% (min.)	8,035	10,542

Plazas must be open to the sky and unobstructed for at least fifty percent (50%) of the area of a plaza except for the following features, equipment and appurtenances: bicycle racks; lighting; litter receptacles; planters, planting beds, lawns, trees, and other landscape features; outdoor cafes and kiosks; public art; seating, including movable chairs, fixed individual seats, fixed benches, seat walls, planter and fountain ledges, and/or seating steps; stages; temporary exhibitions; and water features.

- LEGEND**
- ENTRANCE
 - PROPERTY LINE
 - CIVIC SPACE LOT LINE
 - UNOBSTRUCTED AREA



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SHEET TITLE
UNOBSTRUCTED
AREA

D3.1-L302

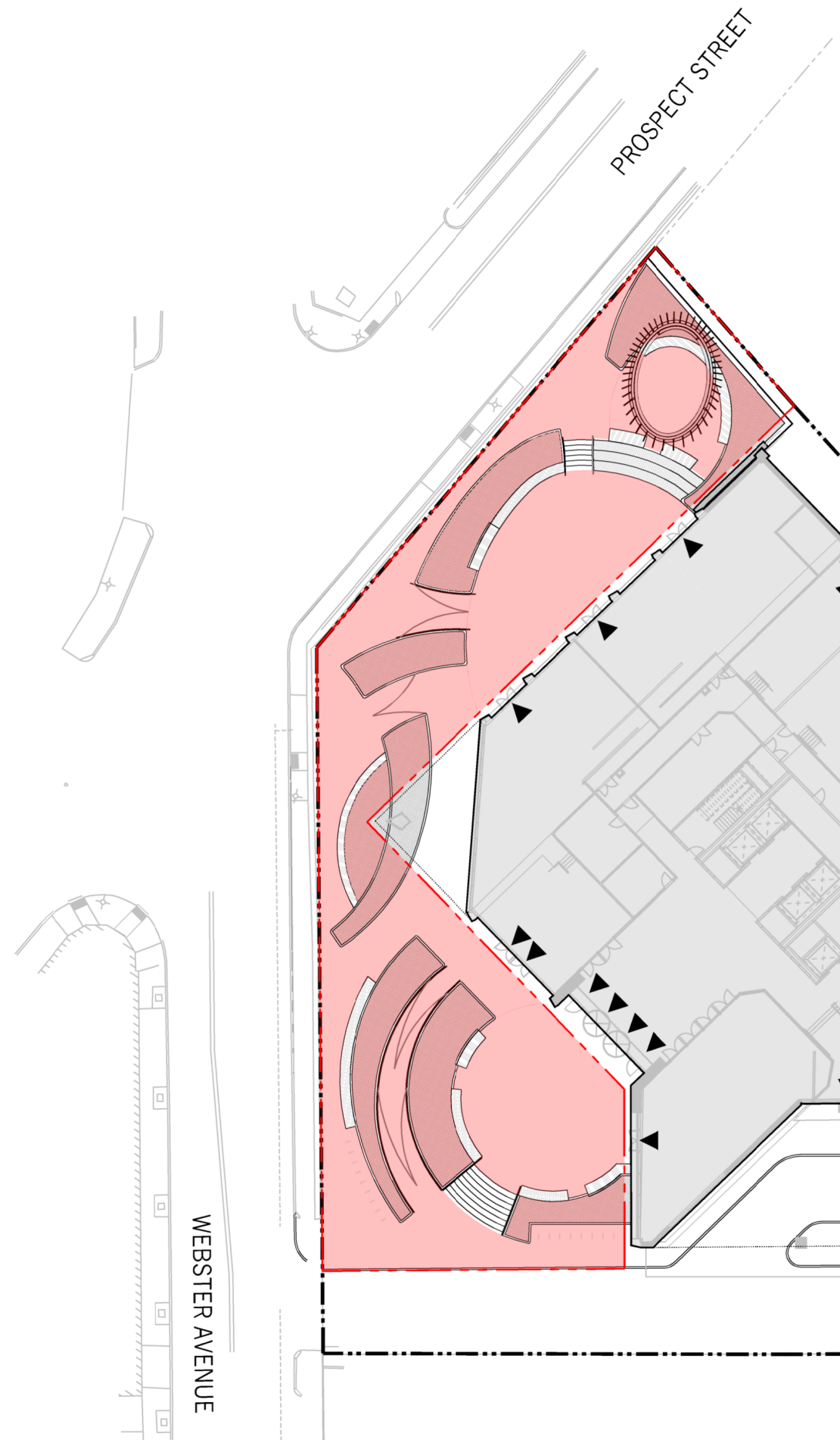
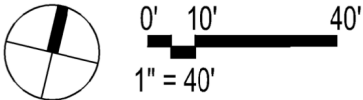


Table 6.7.9 Civic Space Standards			
Zoning Requirements Summary Table			
	REQUIRED		PROPOSED
Pervious Area	70% (min.)	11,249	14,151

NOTE:
Area within civic space boundary that remains subject to continued coordination is assume 'impervious' but portions may become impervious in the future. 70% of civic space shall be pervious.

- LEGEND
- ▼

ENTRANCE
- PROPERTY LINE
- CIVIC SPACE LOT LINE
- EXTENTS OF GARAGE LINE
- PERVIOUS AREA



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SHEET TITLE

PERVIOUS
AREA

D3.1-L303

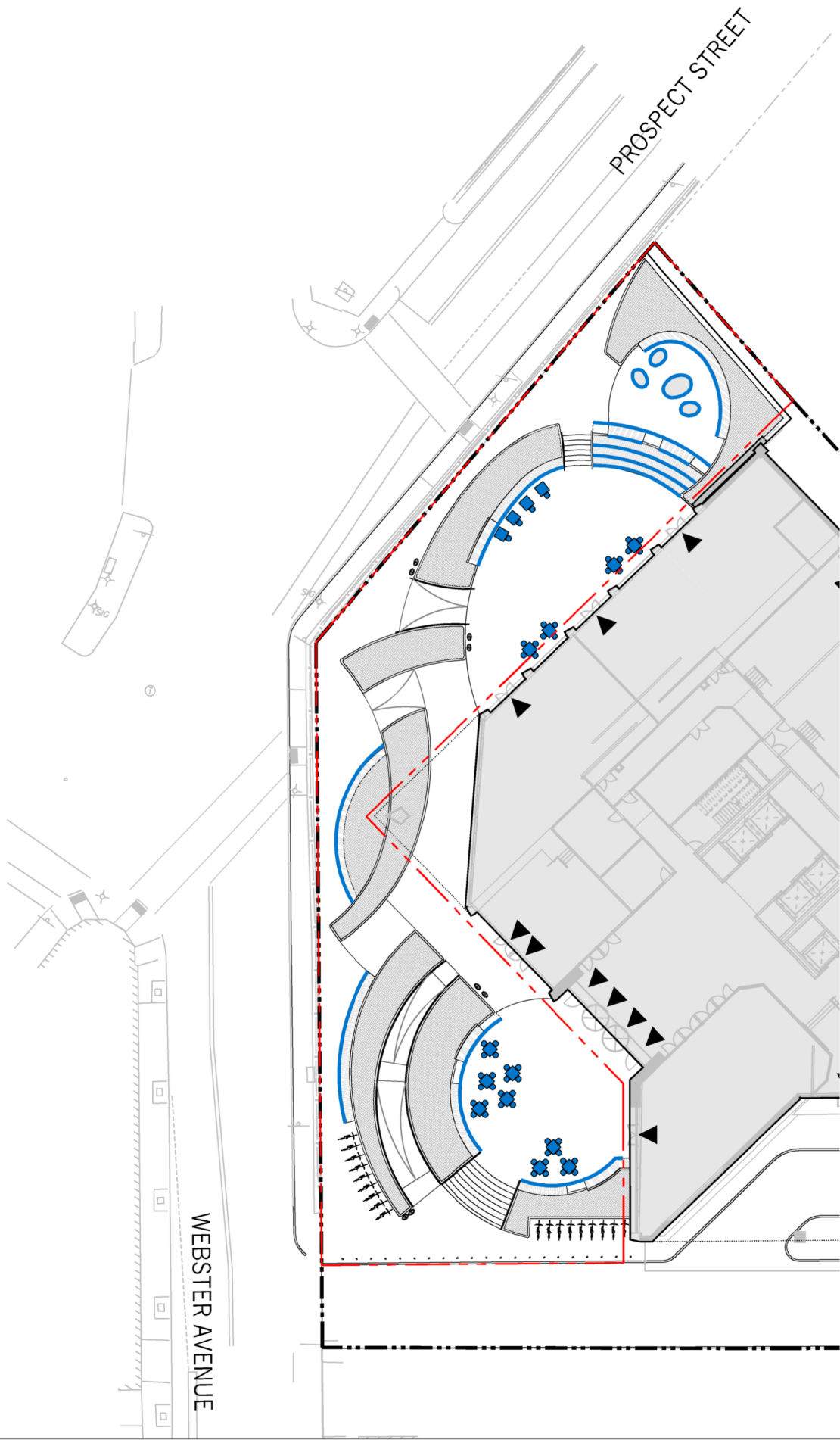
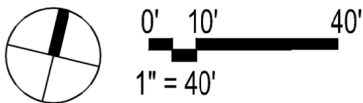


Table 6.7.9 Civic Space Standards			
Zoning Requirements Summary Table			
	REQUIRED		PROPOSED
Seating + Movable Chairs	1 lf/30 sf of civic space	536	545
Movable Chairs			104
Tables	1 per every 4 movable chairs		16



LEGEND

▼

ENTRANCE

PROPERTY LINE

CIVIC SPACE LOT LINE

■

SEATING, 545 LF

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SHEET TITLE

OUTDOOR SEATING

D3.1-L304



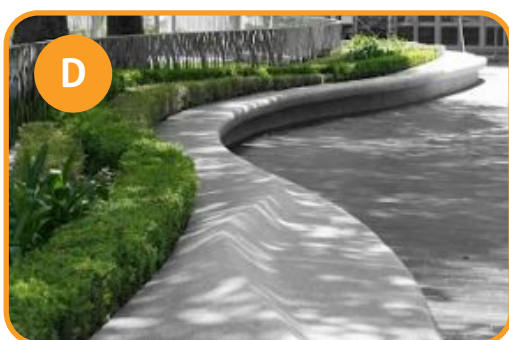
CUSTOM SEATING



SEATING STEPS



ADA TABLES AND CHAIRS



BACKLESS SEATING



BACKED SEATING



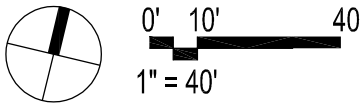
MOVABLE FURNISHINGS



INTEGRATED WHEELCHAIR SEATING

LEGEND

- ▼ ENTRANCE
- PROPERTY LINE
- CIVIC SPACE LOT LINE



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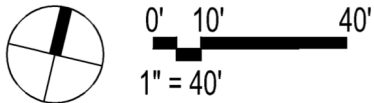
SHEET TITLE
OUTDOOR
SEATING

D3.1-L305



Table 6.7.9 Civic Space Standards			
Zoning Requirements Summary Table			
	REQUIRED		PROPOSED
Green Space	10%	1,607	3,240
Number of Large Trees		16	16

- LEGEND**
- ENTRANCE
 - PROPERTY LINE
 - CIVIC SPACE LOT LINE
 - LARGE TREE
 - UNDERSTORY PLANTING



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SHEET TITLE
PLANTING
AREA

D3.1-L306

D3.1

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D3.1 OWNER LLC
31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
1	MAY 6, 2022 JULY 15, 2022	DSPR DSPR REVISED



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DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.0420



ARCHITECT OF RECORD
SPAGNOLO GISNESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA 02110
T 1.857.300.2610

SHEET TITLE
SOIL AREA
(TREES)

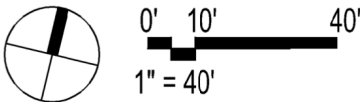
D3.1-L307

NOTE:

- Each tree is provided a minimum 1,000 ft³ of soil. Depth of soil is 3 ft. min.
- Each tree shares a maximum of 25% of its required soil with one or more trees.
- Each tree is provided with a minimum of 36 sf open soil around the center of the tree.

LEGEND

- ENTRANCE
- PROPERTY LINE
- CIVIC SPACE LOT LINE
- OPEN SOIL
- SHARED OPEN SOIL
- SUSPENDED PAVEMENT
- SHARED SUSPENDED PAVEMENT
- 36 SF OPEN AREA
SURFACE AT BASE OF
TREE



D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER
US UNION SQUARE
D3.1 OWNER LLC
31 Union Square
Somerville, MA. 02143

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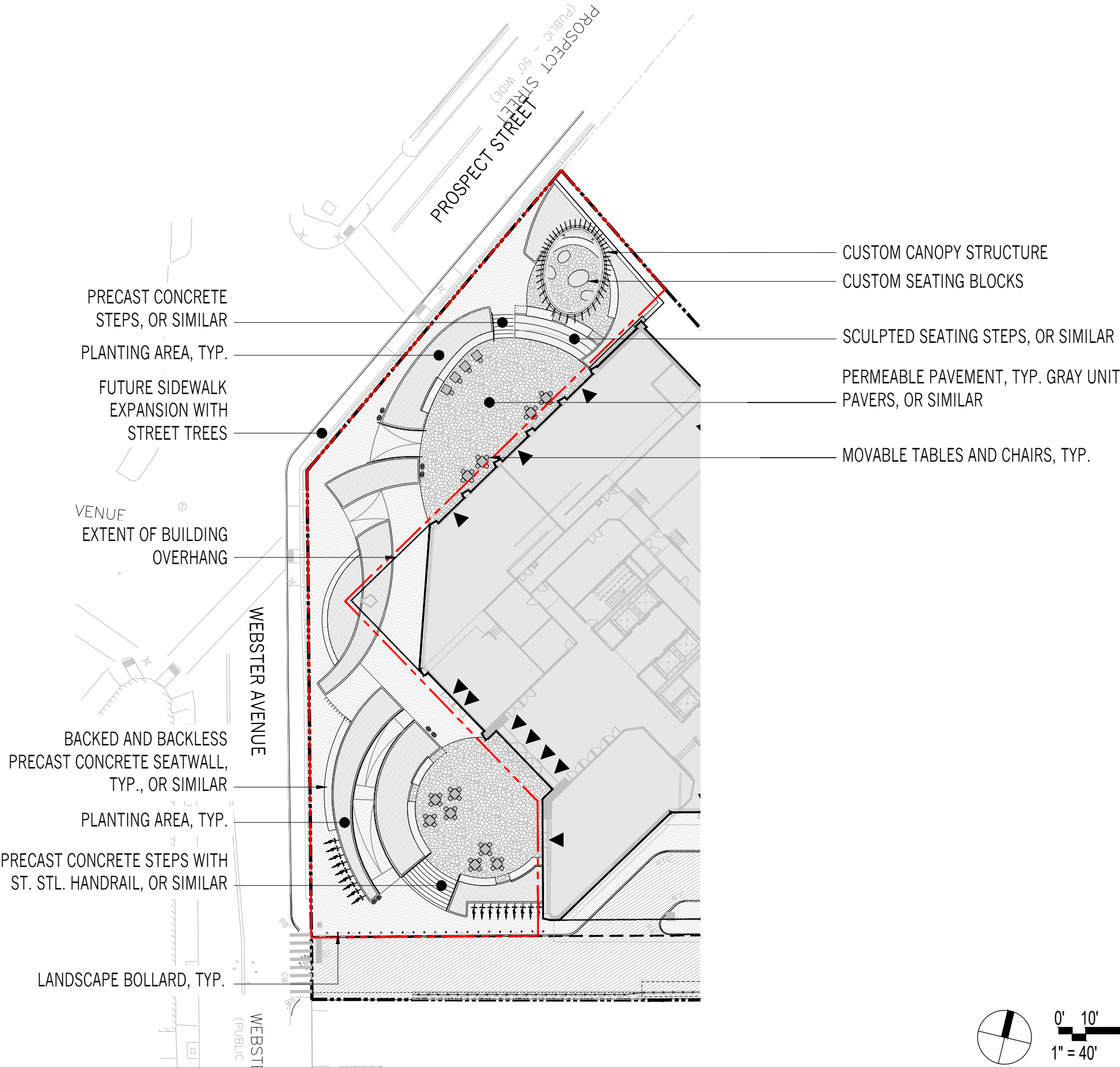


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SHEET TITLE
LANDSCAPE
MATERIALS PLAN

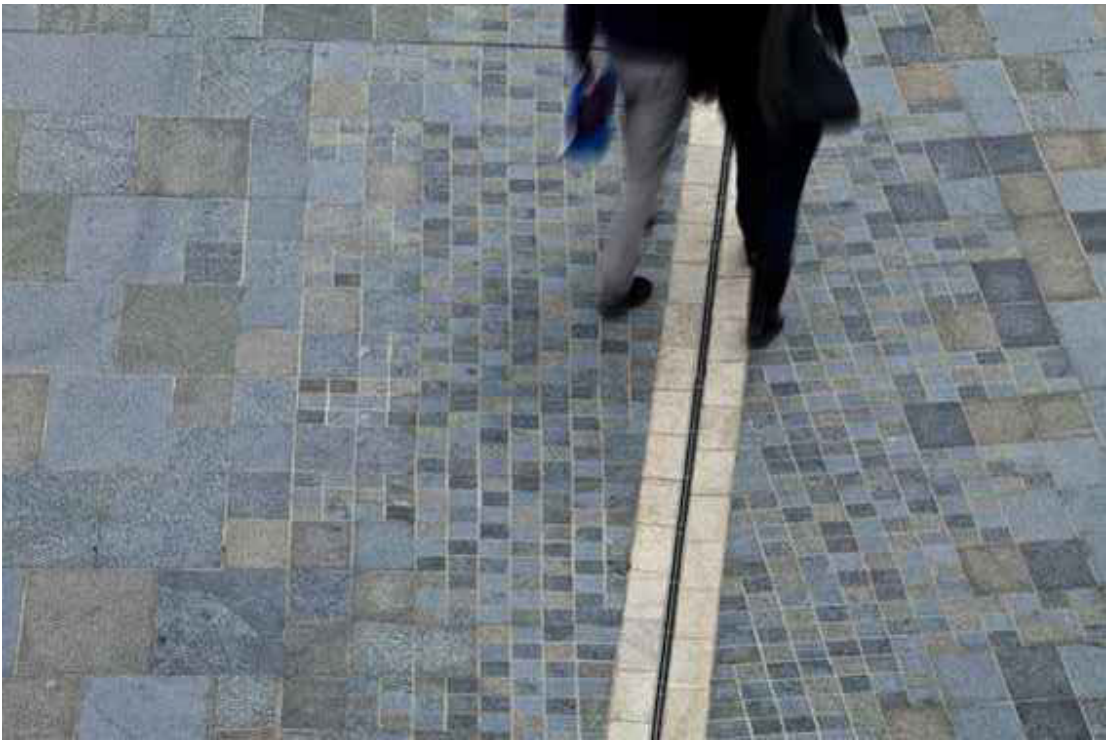
D3.1-L401



LEGEND

- ENTRANCE
- PROPERTY LINE
- CIVIC PLAZA LOT LINE
- PLANTING
- UNIT PAVING 1, PED.
- UNIT PAVING 2, PED.
- CONCRETE PAVING, VEHICULAR
- SEATING
- TABLES AND CHAIRS
- SEATING BLOCKS
- BIKE RACK
- TRASH RECEPTACLE
- BOLLARDS

OR SIMILAR



- UNIT PAVERS, PEDESTRIAN AND VEHICULAR
1. SHAPES, FINISHES AND SIZES VARY.
 2. ALL PAVERS TO BE ADA ACCESSIBLE WITH ATTENTION TO SCALE AND FRICTION.
 3. COLORS TO BE DETERMINED.

D3.1
UNION SQUARE
SOMERVILLE, MA



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MV
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LANDSCAPE ARCHITECT
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SCA
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Boston, MA 02110
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SHEET TITLE
ILLUSTRATIVE
PAVING LIST

D3.1-L402

OR SIMILAR



4 TRASH RECEPTACLE, OR SIMILAR
NTS



2 MOVABLE TABLE, OR SIMILAR
NTS

NOTE:

1. SEAT DEPTH: 18" MIN.
2. SEAT HEIGHT: 16" MIN.



5 LANDSCAPE BOLLARD, OR SIMILAR
NTS



3 BIKE RACK, OR SIMILAR
NTS



1 MOVABLE CHAIR WITH AND WITHOUT ARMS, OR SIMILAR
NTS

D3.1

UNION SQUARE
SOMERVILLE, MA



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SHEET TITLE
ILLUSTRATIVE
FURNISHINGS LIST

D3.1-L403

D3.1

UNION SQUARE
SOMERVILLE, MA



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US UNION SQUARE
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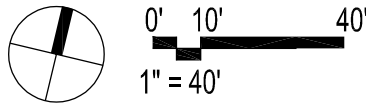
8-SHEET TITLE
PLANTING
PLAN

D3.1-L501

Planting Schedule							
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	CONDITION	NOTES
TREES							
4	NS	<i>Nyssa sylvatica</i>	Black Gum	As Shown	5" CAL.	B&B	Single stem specimen, well branched top.
2	QC	<i>Quercus coccinea</i>	Scarlet Oak	As Shown	5" CAL.	B&B	Single stem specimen, well branched top.
5	GT	<i>Gleditsia triacanthos</i>	Honey Locust	As Shown	5" CAL.	B&B	Single stem specimen, well branched top.
5	GD	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	As Shown	5" CAL.	B&B	Single stem specimen, well branched top.
MIX 1							
1, 558 SF.		<i>Anemone canadensis</i>	Canadian Anemone	12" O.C.	12"-18"	1 GAL.	All plants to be vigorous, well rooted, and established in container.
		<i>Asclepias verticillata</i>	Whorled Milkweed	12" O.C.	12"-18"	1 GAL.	All plants to be vigorous, well rooted, and established in container.
		<i>Carex blanda</i>	Woodland Sedge	12" O.C.	12"-18"	1 GAL.	All plants to be vigorous, well rooted, and established in container.
		<i>Muhlenbergia calyparis</i>	Muhly Grass	12" O.C.	12"-18"	1 GAL.	All plants to be vigorous, well rooted, and established in container.
		<i>Panicum virgatum</i>	Switchgrass	12" O.C.	12"-18"	1 GAL.	All plants to be vigorous, well rooted, and established in container.
		<i>Phlox subulata</i>	Creeping Phlox	12" O.C.	12"-18"	1 GAL.	All plants to be vigorous, well rooted, and established in container.
		<i>Scutellaria ovata</i>	Heartleaf Skullcap	12" O.C.	12"-18"	1 GAL.	All plants to be vigorous, well rooted, and established in container.
		<i>Symphoricarum ericoides</i>	White Heath Aster	12" O.C.	12"-18"	1 GAL.	All plants to be vigorous, well rooted, and established in container.
		<i>Pycnanthemum tenuifolium</i>	Narrowleaf mountain mint	12" O.C.	12"-18"	1 GAL.	All plants to be vigorous, well rooted, and established in container.
MIX 2							
2, 350 SF.		<i>Asarum canadense</i>	Canadian Wild Ginger	12" O.C.	12"-18"	1 GAL.	All plants to be vigorous, well rooted, and established in container.
		<i>Caulophyllum thalictroides</i>	Blue Cohosh	12" O.C.	12"-18"	1 GAL.	All plants to be vigorous, well rooted, and established in container.
		<i>Dicentra canadensis</i>	Squirrel Corn	12" O.C.	12"-18"	1 GAL.	All plants to be vigorous, well rooted, and established in container.
		<i>Jeffersonia diphylla</i>	Twinkleleaf	12" O.C.	12"-18"	1 GAL.	All plants to be vigorous, well rooted, and established in container.
		<i>Leucothoe axillaris</i>	Coast Doghobble	12" O.C.	12"-18"	1 GAL.	All plants to be vigorous, well rooted, and established in container.
		<i>Osmorhiza claytonii</i>	Sweet Cicely	12" O.C.	12"-18"	1 GAL.	All plants to be vigorous, well rooted, and established in container.
		<i>Packera aurea</i>	Golden Ragwort	12" O.C.	12"-18"	1 GAL.	All plants to be vigorous, well rooted, and established in container.

LEGEND

- ENTRANCE
- PROPERTY LINE
- CIVIC SPACE LOT LINE
- EXTENTS OF GARAGE LINE
- CANOPY TREE
- MIX 1
- MIX 2





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SHEET TITLE
PLANTING PALETTE
(TREES)

D3.1-L502

OR SIMILAR, TYP. OF ALL TREES



Quercus coccinea, Scarlet Oak



Gleditsia triacanthos, Honey Locust



Gymnocladus dioicus, Kentucky Coffee Tree



Nyssa sylvatica, Black Gum

OR SIMILAR



Asclepias verticillata, Whorled Milkweed



Symphiotrichum ericoides, White Heath Aster



Carex laxiculmis, Creeping Sedge



Scutellaria ovata, Heartleaf Skullcap



Anemone canadensis, Canadian Anemone



Panicum virgatum, Switchgrass



Phlox subulata, Creeping Phlox



Pycnanthemum tenuifolium, Narrowleaf Mountain Mint



Muhlenbergia calipparis, Muhly Grass

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER
US UNION SQUARE
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SHEET TITLE
PLANTING PALETTE
MIX 1

D3.1-L503

OR SIMILAR



Sanguinaria canadensis, Bloodroot



Jeffersonia diphylla, Twinleaf



Packera aurea, Golden Ragwort



Dicentra canadensis, Squirrel Corn



Osmorhiza claytonii, Sweet Cicely



Caulophyllum thalictroides, Blue Cohosh



Leucothoe axillaris, Coast Doghobble



Asarum canadense, Canadian Wild Ginger

D3.1
UNION SQUARE
SOMERVILLE, MA



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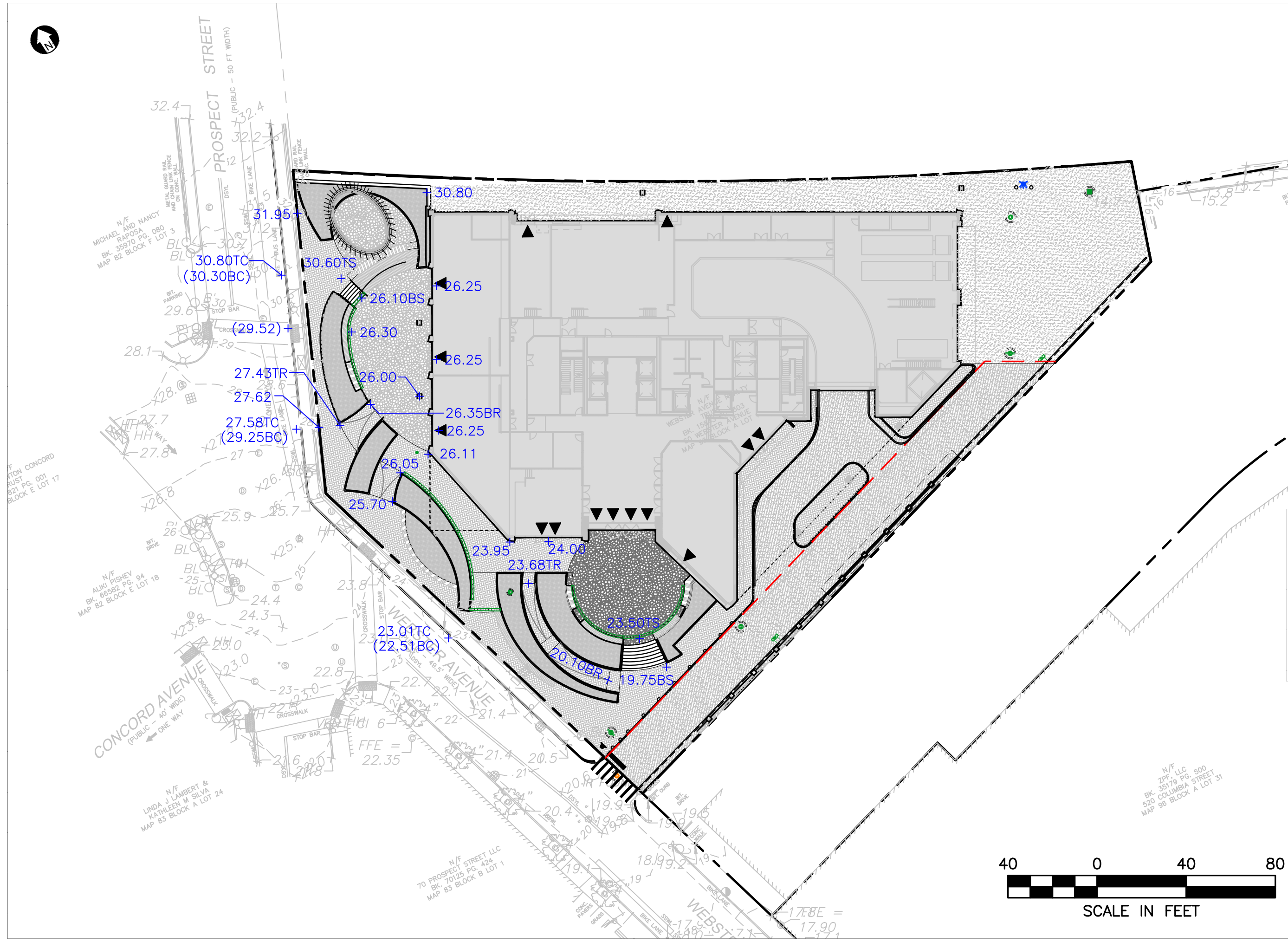
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SHEET TITLE
PLANTING PALETTE
MIX 2

D3.1-L504



D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER
US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
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11 Beacon Street, Suite 1010
Boston, MA 02108
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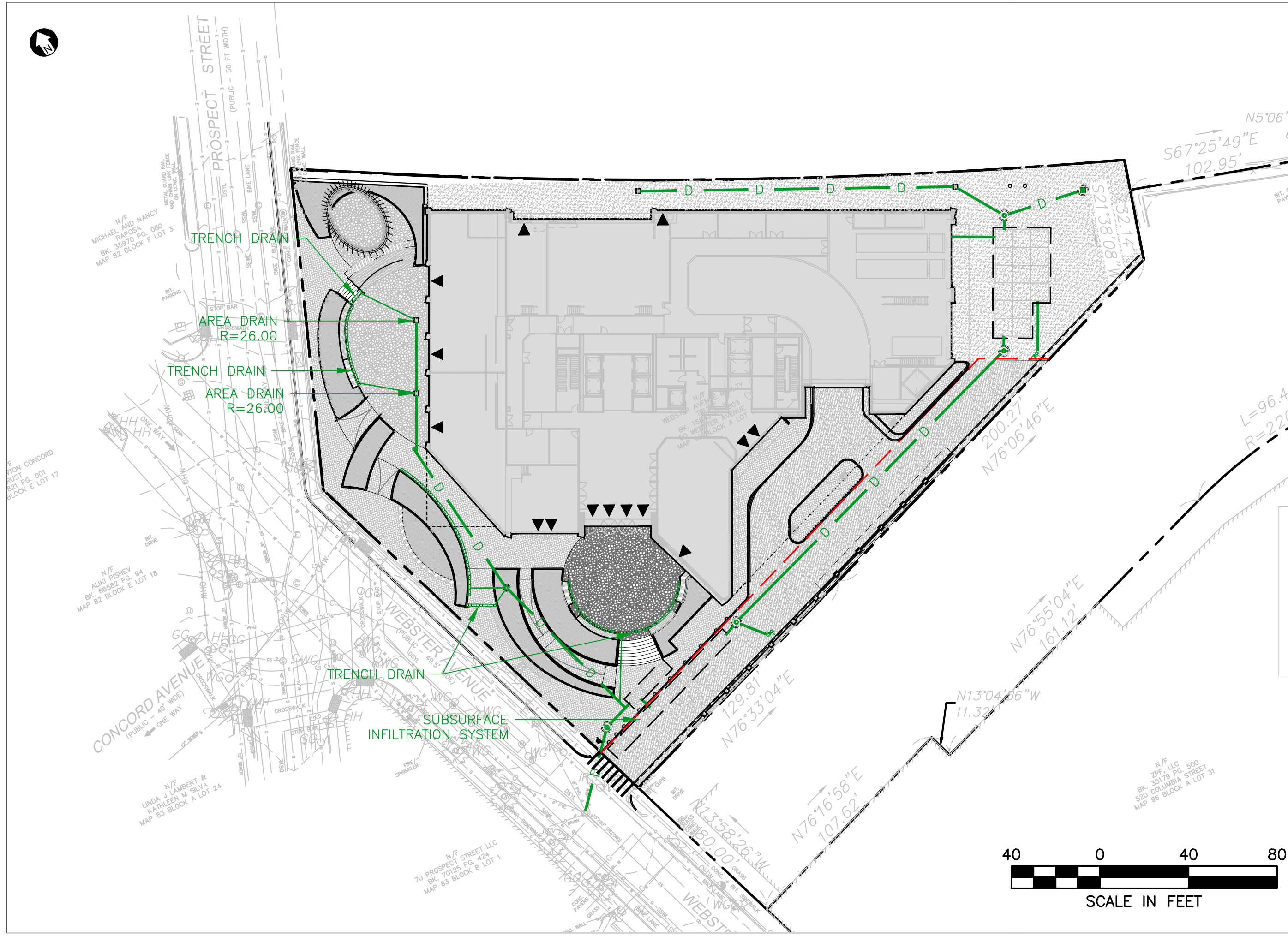
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SHEET TITLE

GRADING PLAN



D3.1-L601



D3.1

UNION SQUARE
SOMERVILLE, MA




OWNER

US UNION SQUARE
D3.1 OWNER LLC

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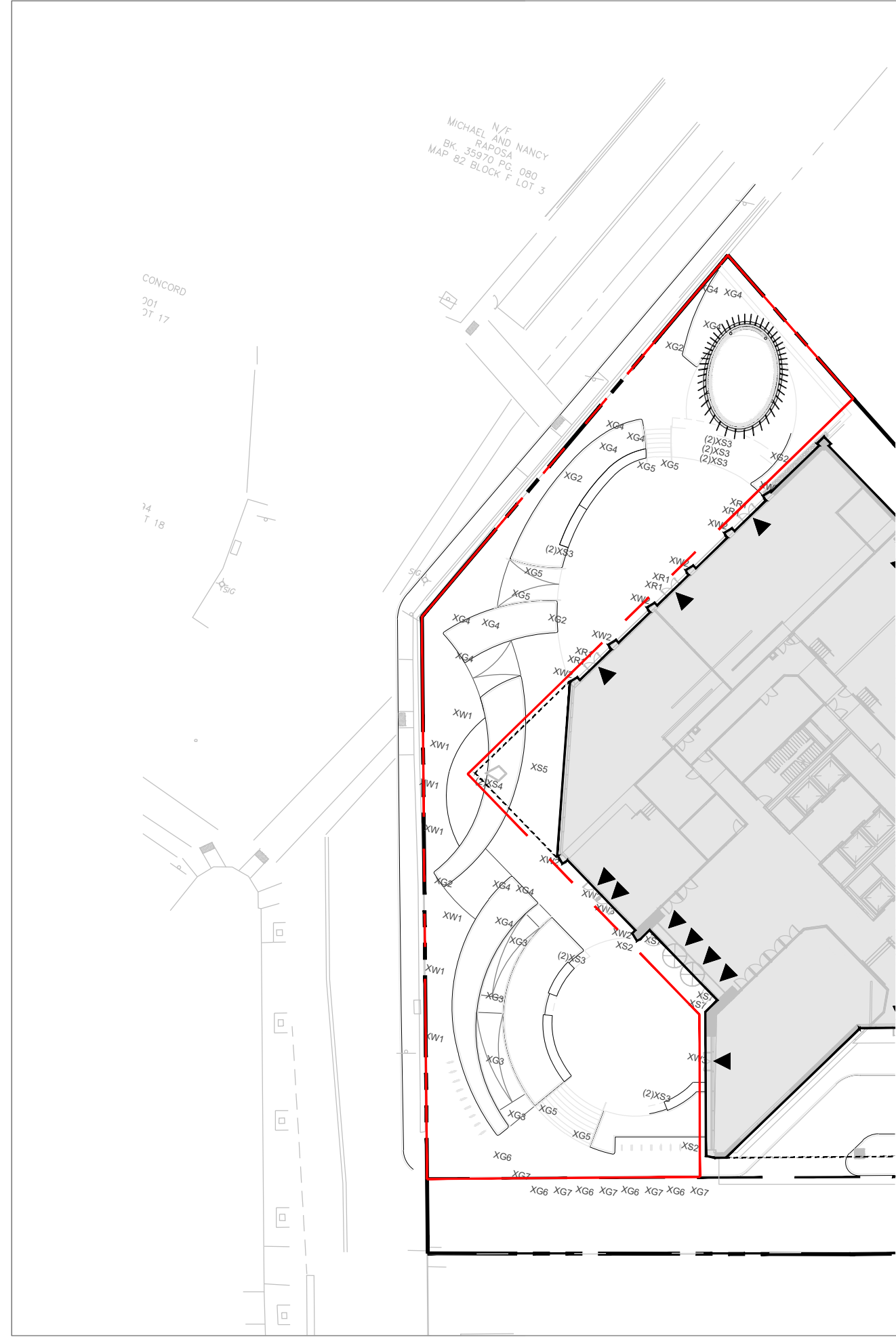
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SHEET TITLE

DRAINAGE PLAN

D3.1-L602





TYPE	REMARKS	BUG RATING
XG2	MULTI HEAD POST LIGHT AROUND AMPITHEATER	B0-U2-G2
XG3	SMALL BOLLARD ALONG RETAIL PATHWAYS	B0-C0-U1
XG4	UPLIGHT AT LANDSCAPING TREES, EXTINGUISHED AT 11 PM	N/A
XG5	ILLUMINATED HAND RAIL AT AMPITHEATER STEPS	N/A
XG6	ILLUMINATED K4 RATED BOLLARDS	B1-U0-G0
XG7	NON-ILLUMINATED K4 RATED BOLLARDS	N/A
XR1	RECESSED DOWNLIGHT IN RETAIL CANOPIES	N/A
XS2	MAIN ENTRY FLOOD LIGHT	B1-U2-G1
XS3	FLEXIBLE LED NEON INTEGRATED INTO SEATING PODS INSIDE PUNCH BOWL	N/A
XS4	LED OPTICALLY CONTROLLED TAPE IN CHANNEL INTEGRATED INTO TOP AND BASE OF GLASS COLUMN	B1-U1-G0
XS5	WET-LOCATION LED SHEETS BACKLIGHTING GLASS CANOPY	N/A
XS7	SPOTLIGHTS INTEGRATED INTO ARCHITECTURAL SLOT AT ENTRY CANOPY SIDE PIERS	B1-U1-G0
XW1	STEPLIGHT THROUGHOUT EXTERIOR AMENITY	B0-U1-G1
XW2	GRAZER INTEGRATED INTO ARCHITECTURAL STONE NICHE CARVED INTO GRANITE PIERS	N/A
XW3	LIGHT OVER EGRESS DOORS	B0-U0-G0

LEGEND

▼

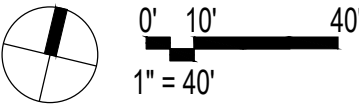
ENTRANCE

—

PROPERTY LINE

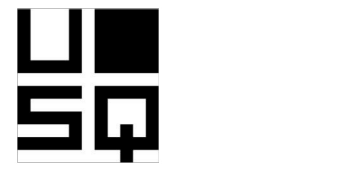
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CIVIC SPACE LOT LINE



D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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Sladen Feinstein Integrated Lighting

WWW.SLADENFEINSTEIN.COM

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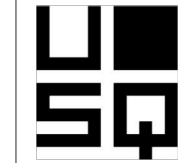
SHEET TITLE

LIGHTING
PLAN

D3.1-L603

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER
US UNION SQUARE
D3.1 OWNER LLC
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Sladen Feinstein Integrated Lighting
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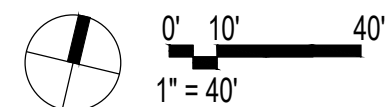
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LIGHTING
PHOTOMETRIC PLAN

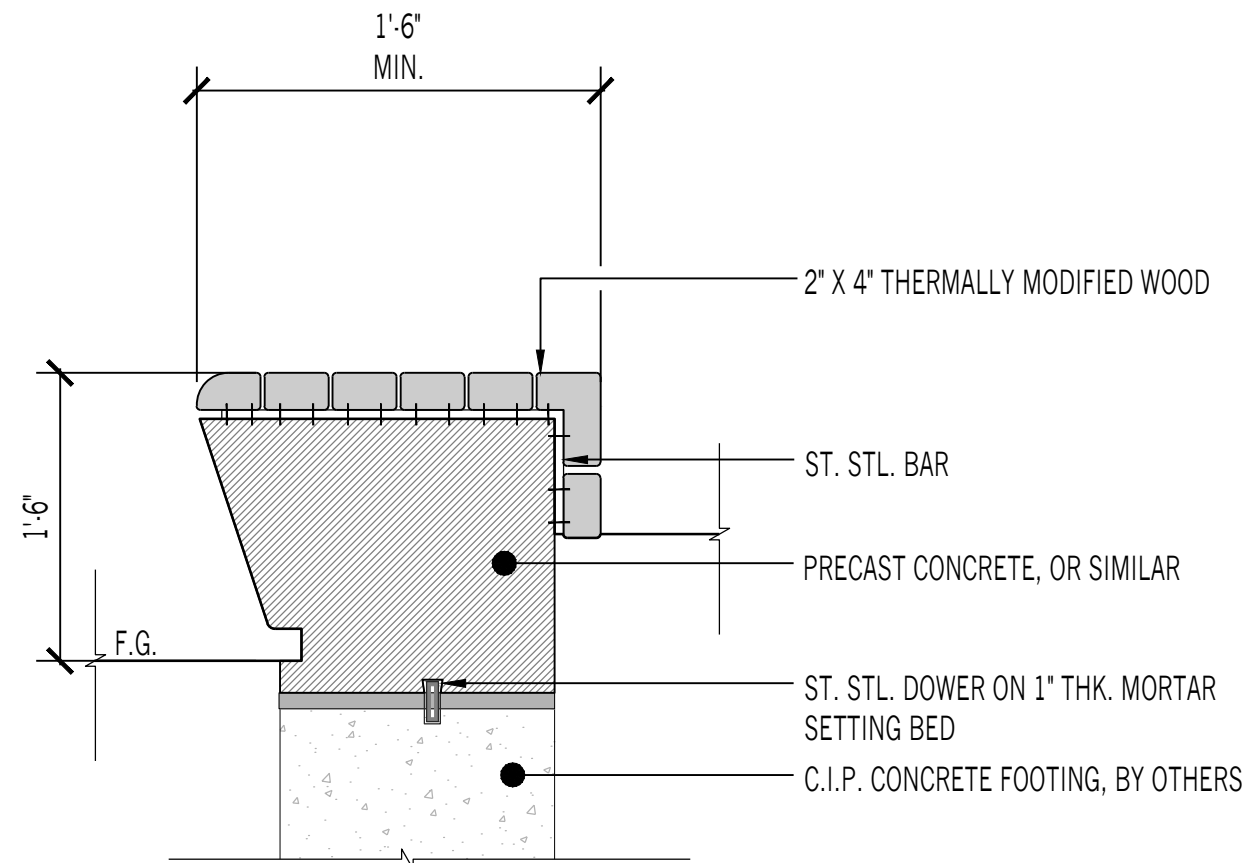
D3.1-L604



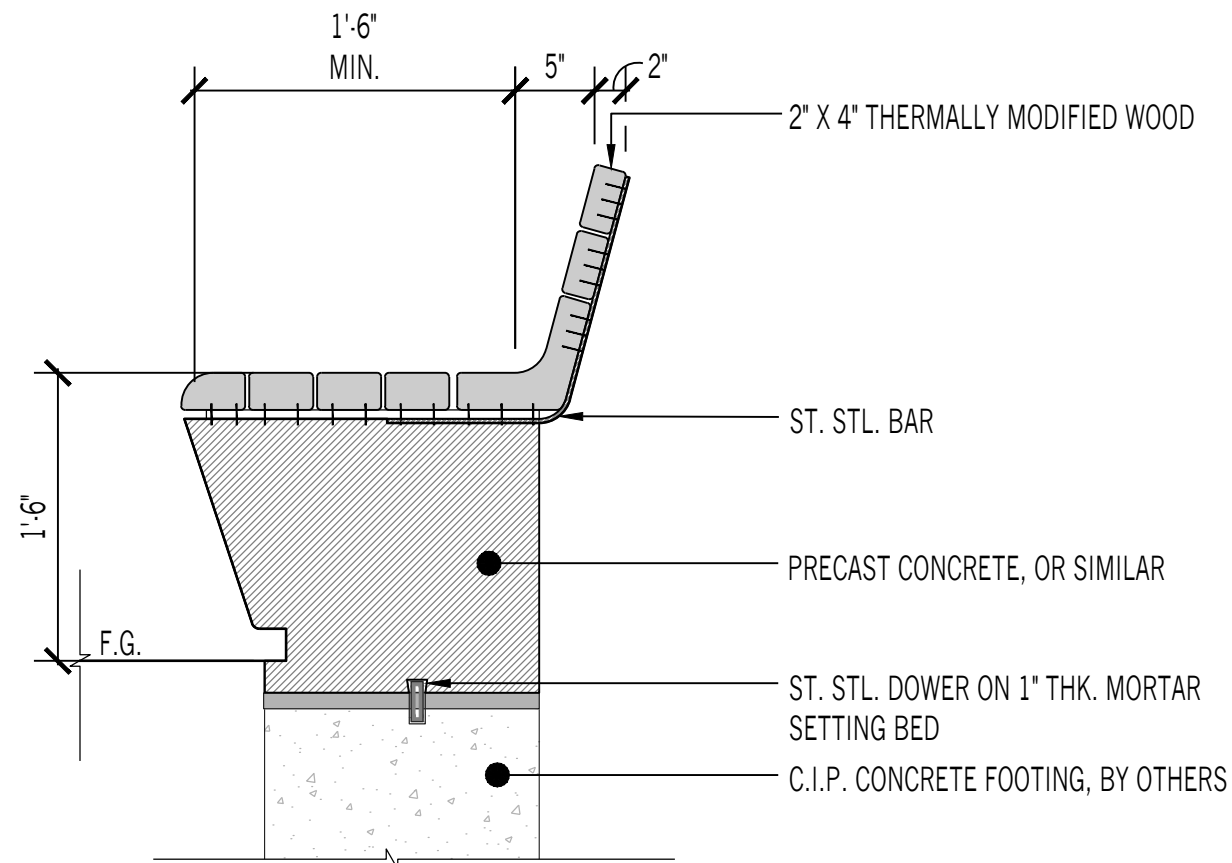
LEGEND

- ▼ ENTRANCE
- PROPERTY LINE
- CIVIC SPACE LOT LINE





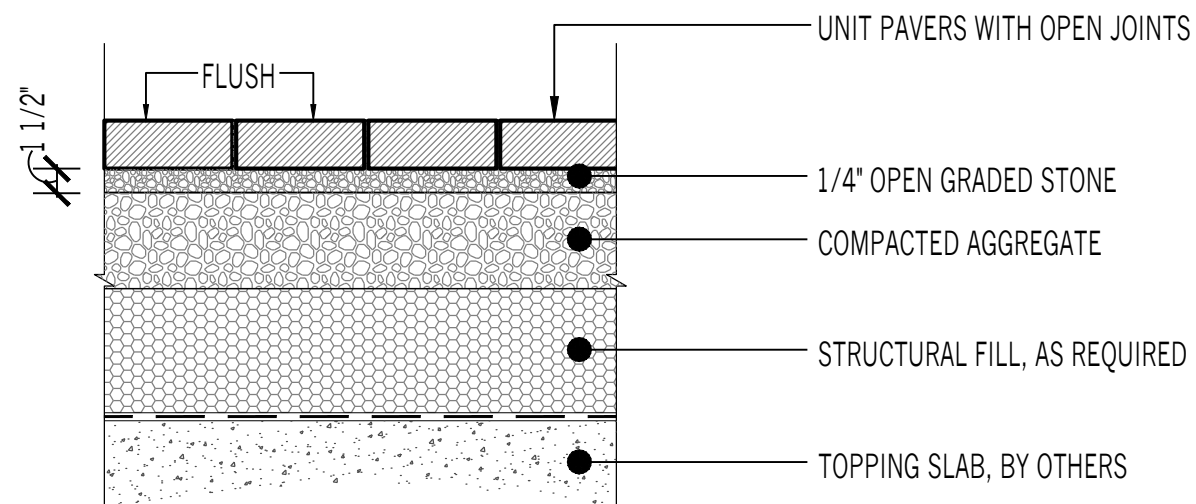
BACKLESS



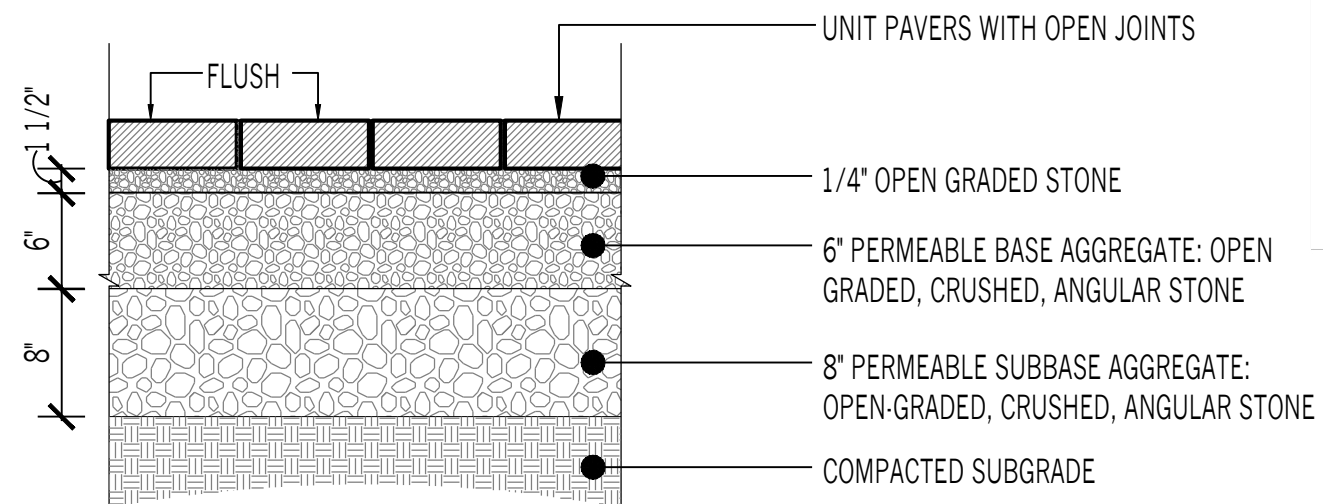
BACKED

2 PRECAST CONCRETE SEATING WITH WOOD TOP, OR SIMILAR

1" = 1'-0"



ON STRUCTURE



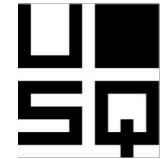
AT GRADE

1 UNIT PAVING, PEDESTRIAN | OR SIMILAR

1" = 1'-0"

D3.1

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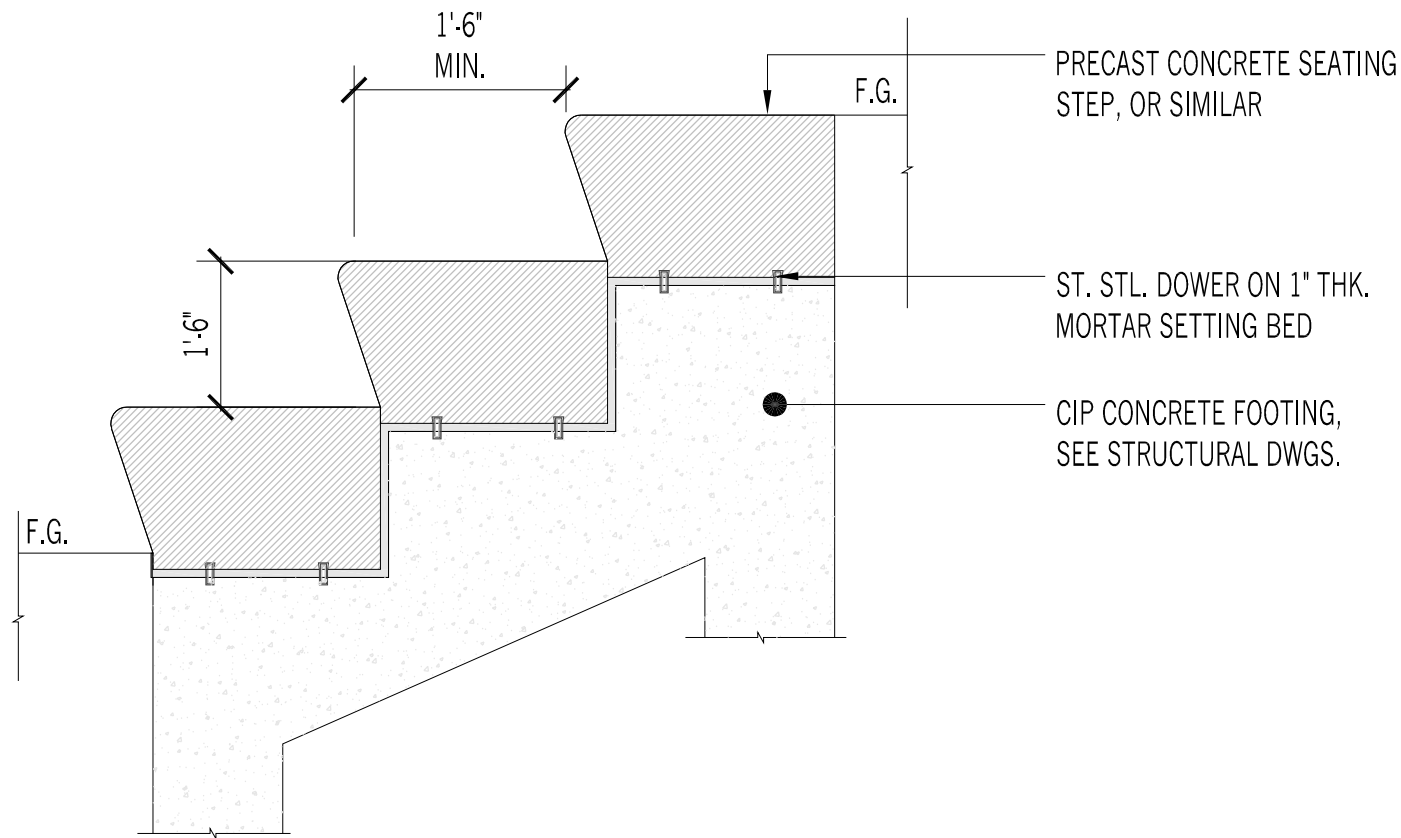


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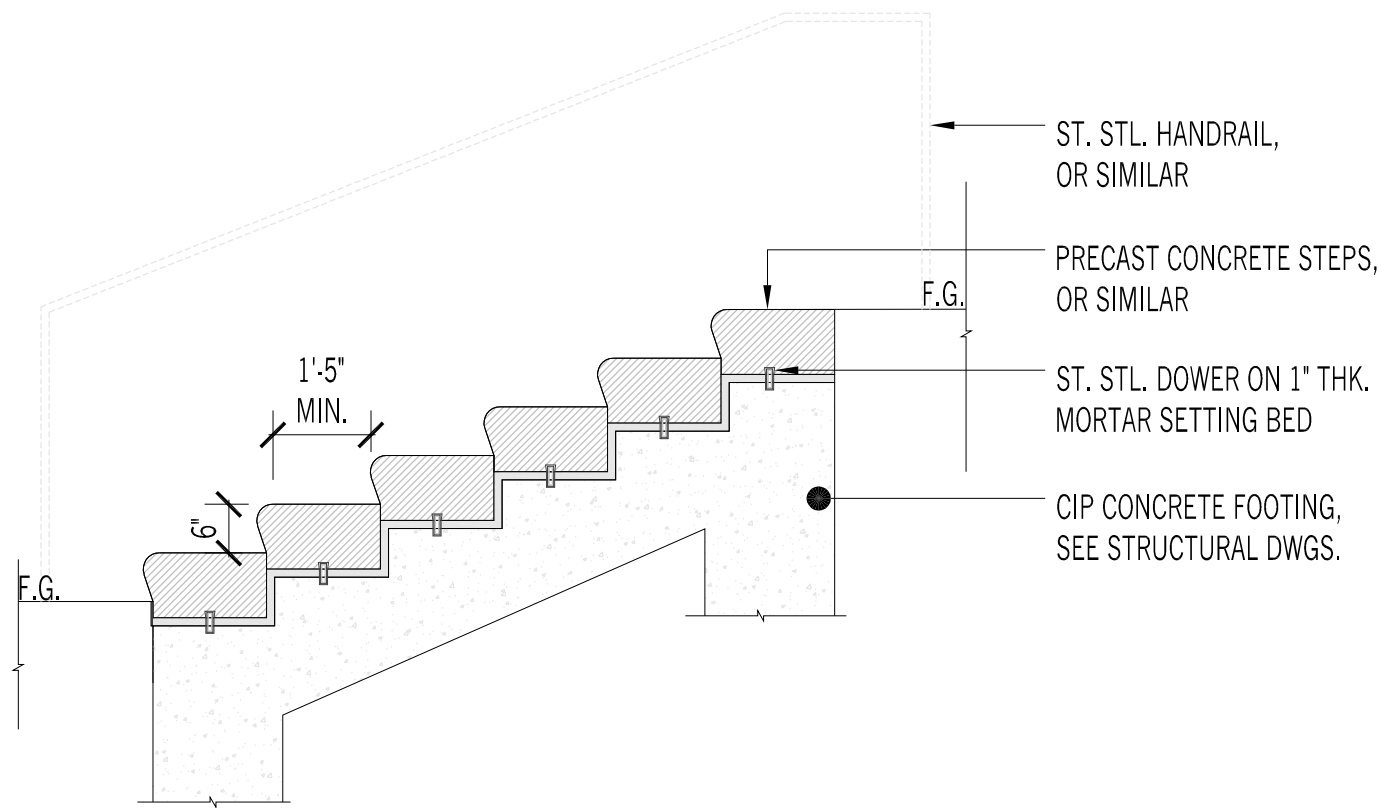
SHEET TITLE

LANDSCAPE DETAILS

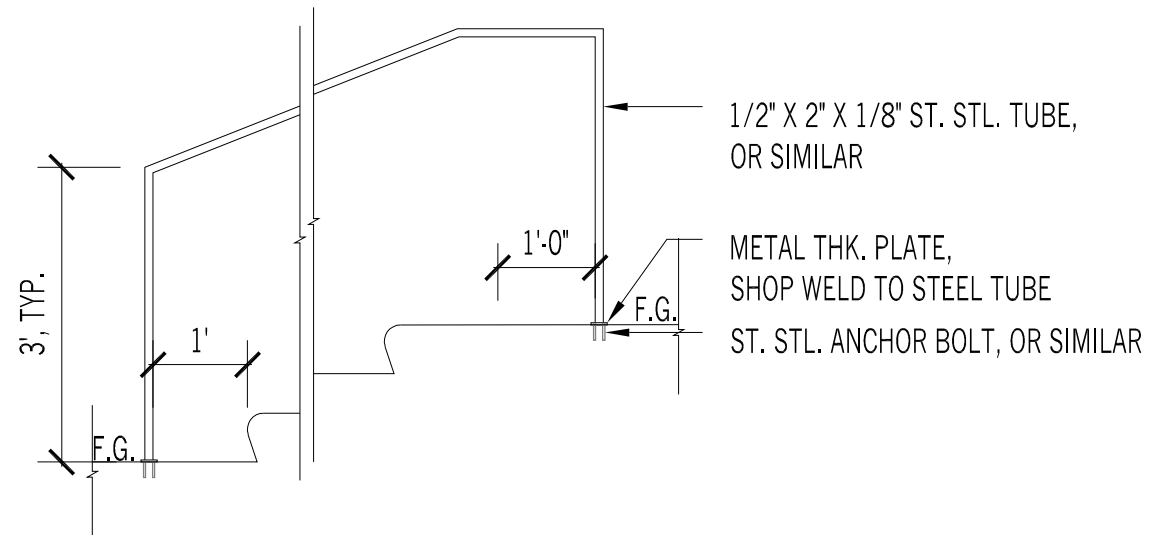
D3.1-L700



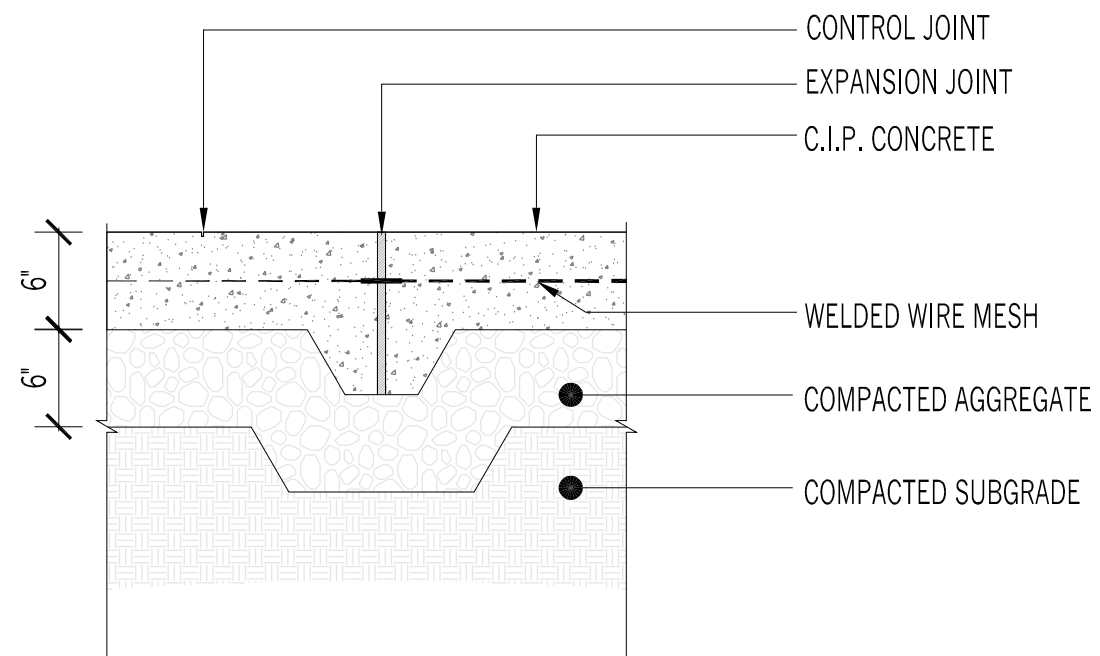
4 PRECAST CONCRETE SEATING STEPS, OR SIMILAR
1/2" = 1'-0"



3 PRECAST CONCRETE STEPS, OR SIMILAR
1/2" = 1'-0"



2 ST. STL. HANDRAIL, OR SIMILAR
1/2" = 1'-0"



1 C.I.P. CONCRETE PAVEMENT, VEHICULAR, OR SIMILAR
1/2" = 1'-0"

D3.1

UNION SQUARE
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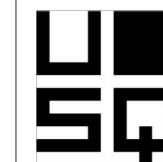
SHEET TITLE

LANDSCAPE
DETAILS

D3.1-L701

D3.1

UNION SQUARE
SOMERVILLE, MA



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D3.1 OWNER LLC

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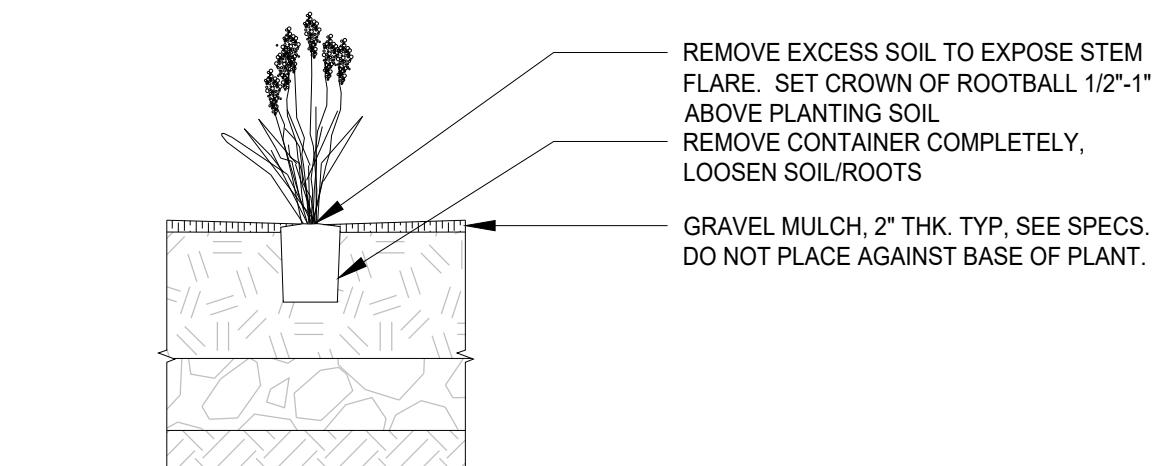
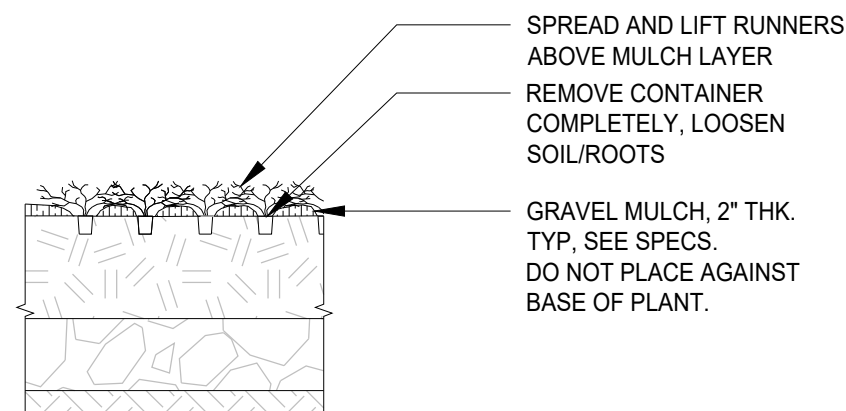
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SHEET TITLE

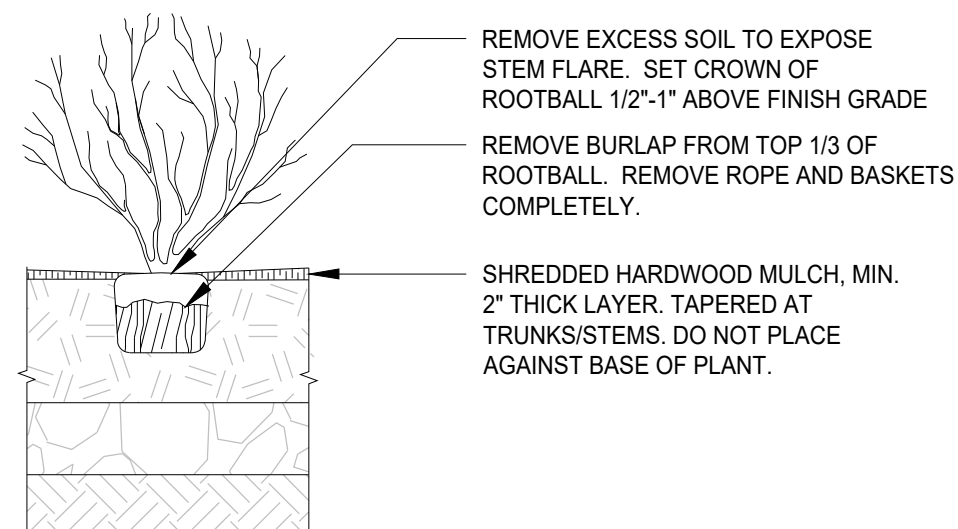
LANDSCAPE
DETAILS

D3.1-L702

5 GROUNDCOVER PLANTING 3/8" = 1'-0"

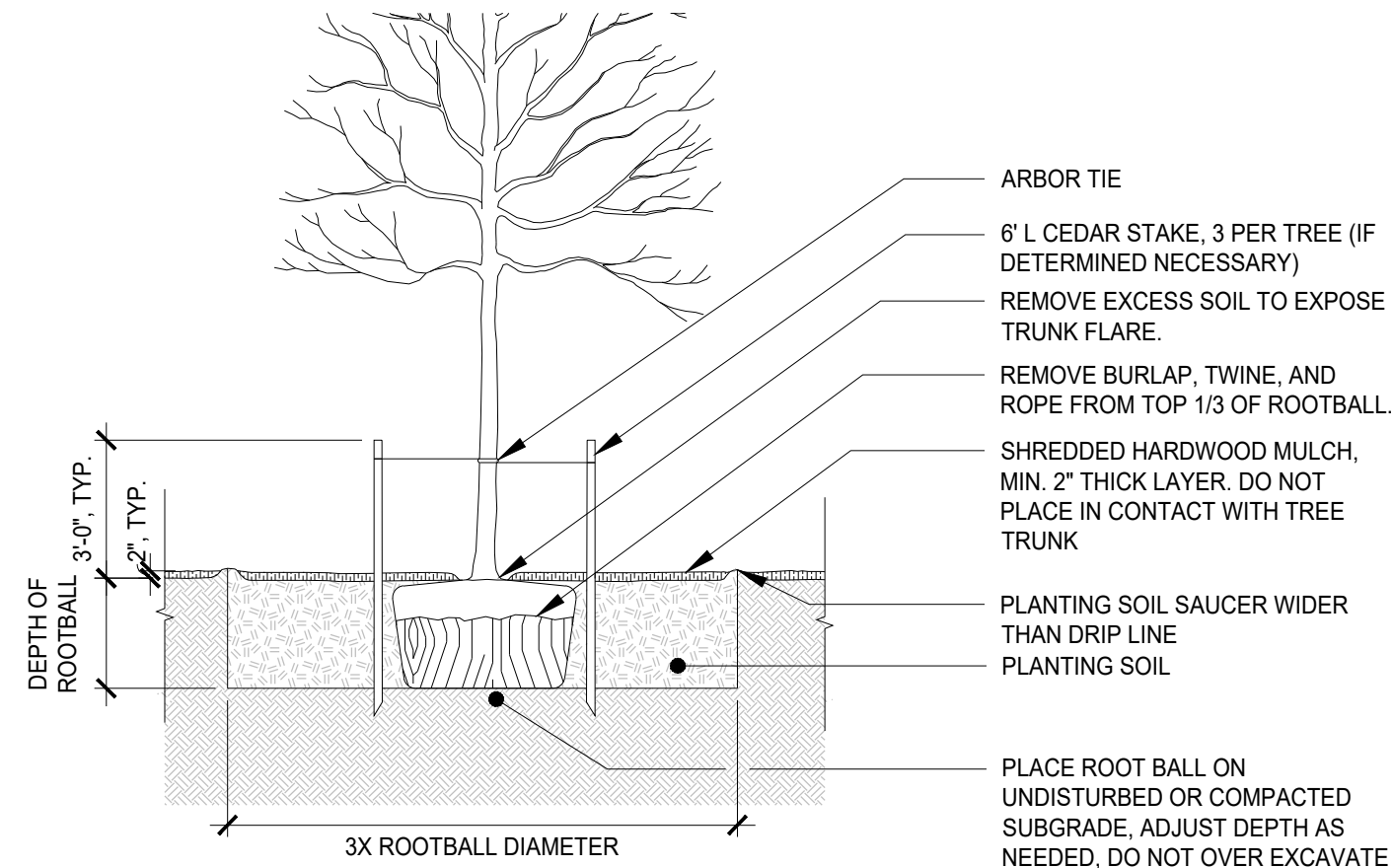


4 PERENNIAL PLANTING 3/8" = 1'-0"



3 SHRUB PLANTING 3/8" = 1'-0"

2 TREE PLANTING 1/4" = 1'-0"



1 TREE PLANTING IN SUSPENDED PAVEMENT - SILVA CELL, OR SIMILAR 1/8" = 1'-0"

