



PREPARED FOR:
TWIN CITY PLAZA, LLC
28 CHURCH LANE. SUITE 200
WESTPORT, CT 06820
CONTACT: JOHN FITZPATRICK
703-442-4311
JFITZPATRICK@REGENCYCENTERS.COM

PREPARED BY:

ARCHITECT

PETER QUINN ARCHITECTS LLC
259 ELM ST, SUITE 301
SOMERVILLE, MA 02144
PH (617) 354.3989

LANDSCAPE

BOHLER ENGINEERING
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
PH (617) 849 8040

SURVEYOR

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
PH (508) 948 3000

SITE PLAN APPROVAL APPLICATION TO THE ZBA FOR A
**FACADE RENOVATION
AT TWIN CITY PLAZA**
14-22 MCGRATH HWY, SOMERVILLE, MA 02143

LIST OF DRAWINGS		SPA APPL. 15 OCT 2024	
GENERAL			
T1.0	TITLE SHEET	X	
-	ALTA SURVEY	X	
Z-1	ZONING TABLE	X	
Z-2	FACADE FENESTRATION	X	
Z-3	FACADE FENESTRATION	X	
Z-4	SIGN REQUIREMENTS	X	
EXHBT	GREEN SCORE LAYOUT PLAN	X	
L-300	OVERALL PLANTING PLAN	X	
L-301	PLANTING PLAN ENLARGEMENTS	X	
A-1	BUILDING 4 PROPOSED SIDE ELEVATION	X	
A-2.0	BUILDING 4 PROPOSED FRONT ELEVATION	X	
A-2.1	BUILDING 4 PROPOSED FLOOR PLAN	X	
A-3.0	BUILDING 3 PROPOSED RENDERINGS	X	
A-3.1	BUILDING 3 PROPOSED ELEVATIONS	X	
A-3.2	BUILDING 3 PROPOSED FLOOR PLAN	X	
A-4.0	BUILDING 1&2 PROPOSED RENDERINGS	X	
A-4.1	BUILDING 1&2 PROPOSED PLAN & ELEVATION	X	
A-5	BLDG 1 PROPOSED FRONT ELEVATION	X	
A-6	BLDG 1 PROPOSED FRONT ELEVATION & RENDERING	X	
A-7	BLDG 1 PROPOSED SIDE ELEVATION	X	
A-8	WALL SECTION BREEZEWAY	X	
E1.0	LIGHTING FIXTURE AND LIGHTING PLANS	X	
E1.1	PROPOSED LIGHTING ELEVATIONS	X	



LOCUS PLAN N

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INTERIOR DESIGN

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**TWIN CITY
PLAZA**
FACADE RENOVATION
22 McGrath Hwg
Somerville, MA 02143

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DRAWING TITLE

TWIN CITY PLAZA -

TITLE BLOCK

SCALE AS NOTED

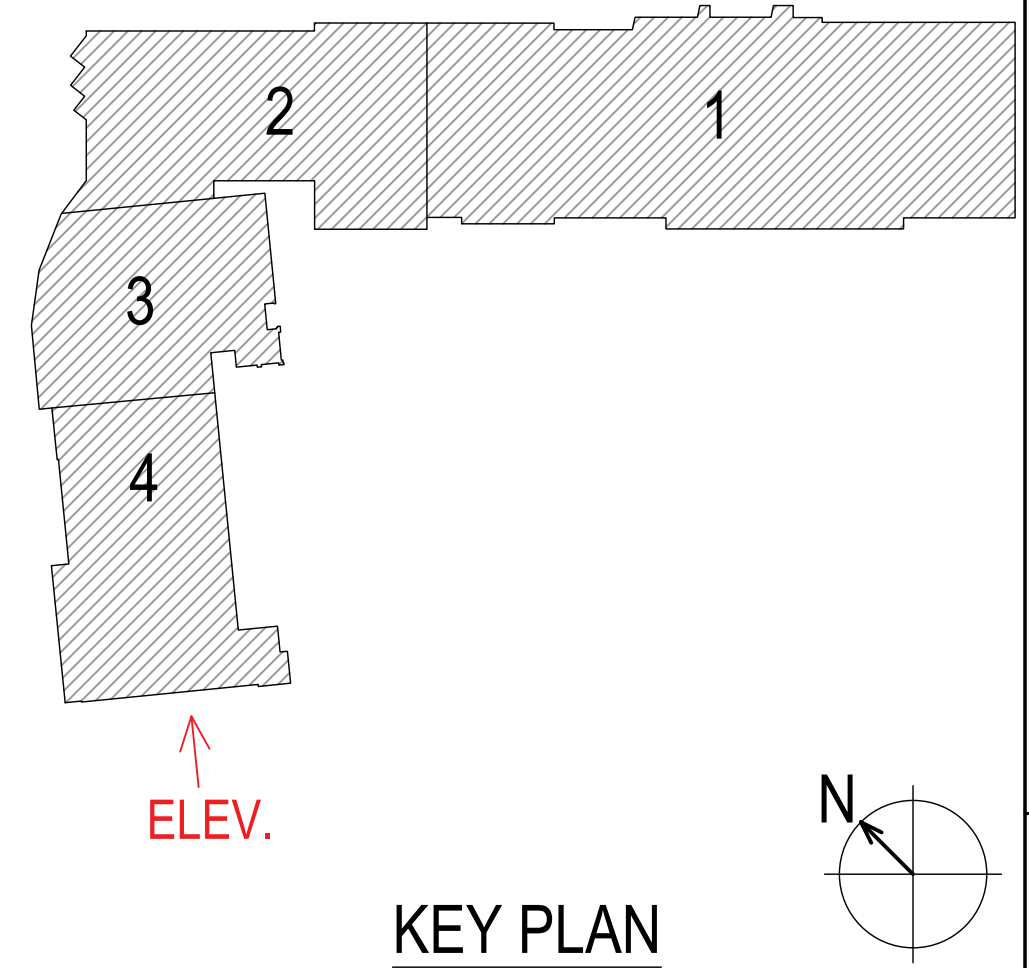
REVISION / ISSUE	DATE
LT BIKE SHELTER REV- SHEET A3.1	10/15/24
LT BIKE SHELTER REV- SHEET A3.1	10/08/24
LT BIKE SHELTER REV- SHEET A3.1	08/28/24
ADD LT BIKE SHELTER SHEET A4.1	08/13/24
SP APPLICATION	06/28/24
DRAWN BY EXC	REVIEWED BY PQ

SHEET

T-1



1 BLDG 4- EXISTING SIDE ELEVATION
SCALE: 1/8"=1'-0"

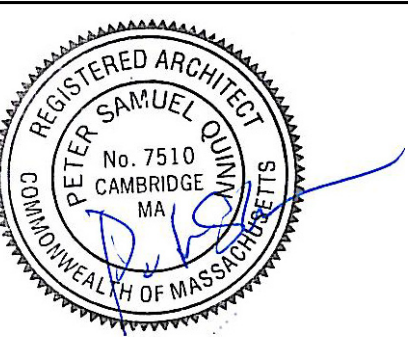


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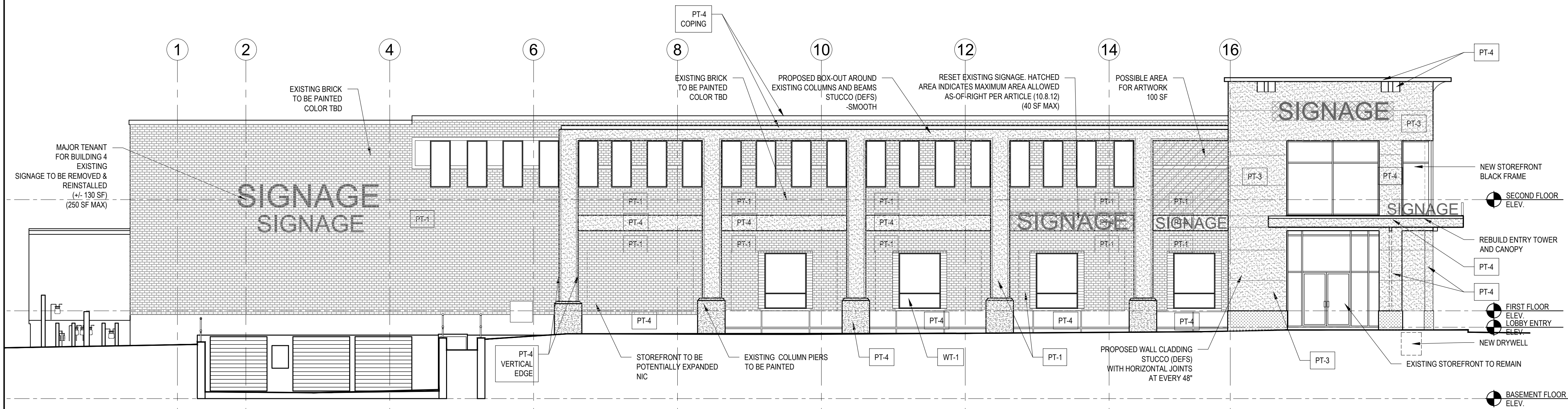
TWIN CITY PLAZA -
BUILDING 4

PROPOSED SIDE
ELEVATION

SCALE AS NOTED

REVISION / ISSUE	DATE
SP APPLICATION	06/28/24
DRAWN BY EXC	REVIEWED BY PQ
SHEET	

A-1



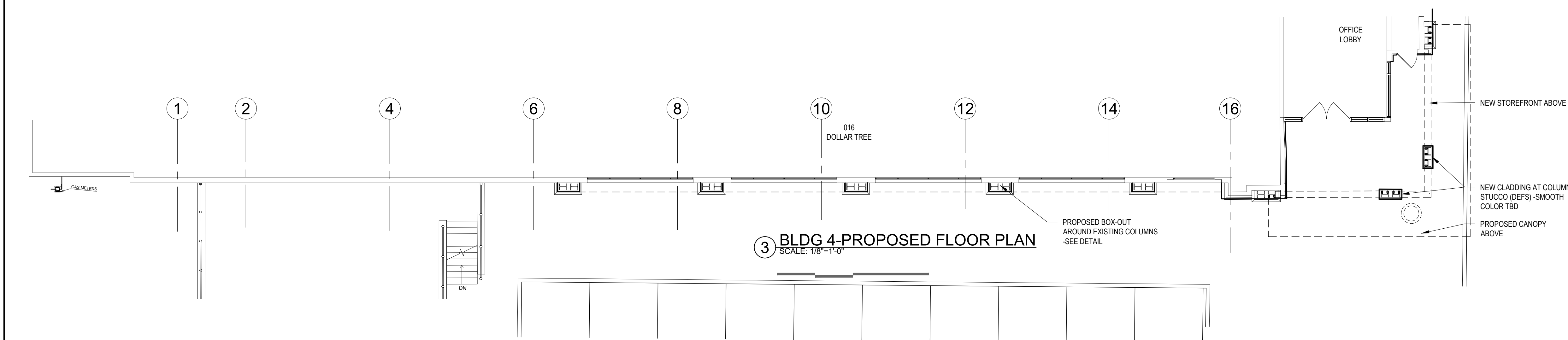
2 BLDG 4- PROPOSED SIDE ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR PAINT COLOR SCHEDULE

PT-1	WHITE OPULENCE	BENJAMIN MOORE COLOR # OC-69
PT-2	WISH (LIGHT GRAY)	BENJAMIN MOORE COLOR # AF-680
PT-3	STONE HARBOR (GRAY)	BENJAMIN MOORE COLOR # 2111-50
PT-4	KENDALL CHARCOAL	BENJAMIN MOORE COLOR # HC-166

G.C. TO CONFIRM FINAL COLOR SELECTION WITH OWNER/ARCH

NOTE: ALL PAINT TO BE SUITABLE FOR EXTERIOR CONDITIONS. ALL PAINT TO BE SUITABLE FOR SPECIFIED SUBSTRATE (I.E. BRICK OR METAL)



3 BLDG 4-PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"



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TWIN CITY PLAZA -
BUILDING 4

PROPOSED FRONT
ELEVATION

SCALE AS NOTED

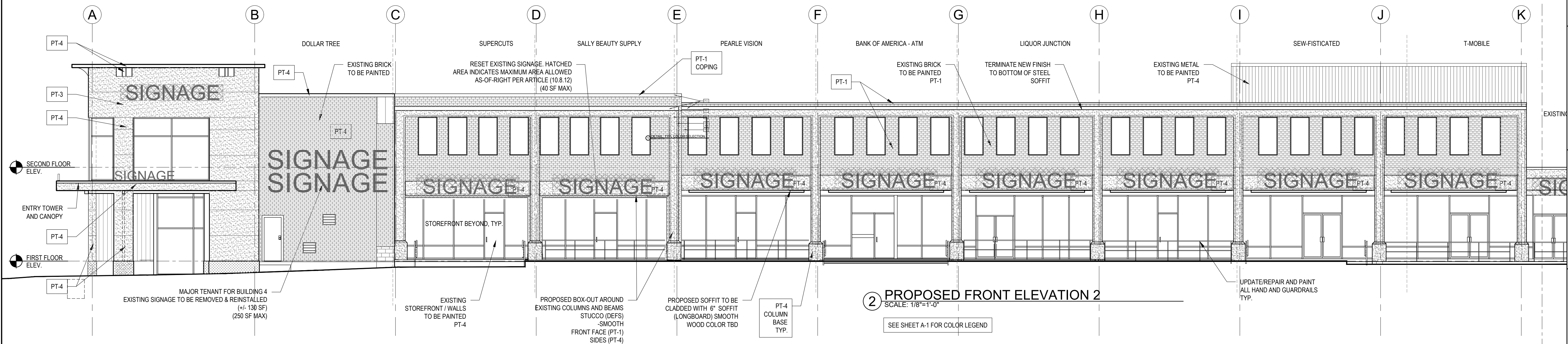
REVISION / ISSUE DATE

SP APPLICATION 06/28/24

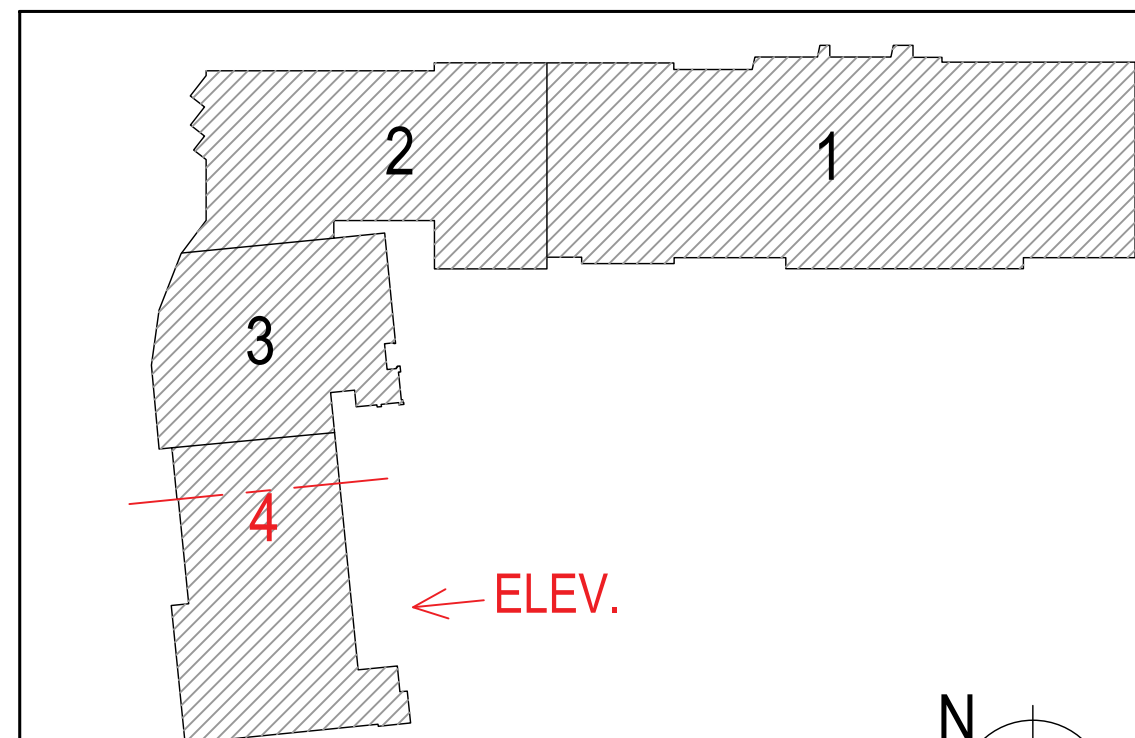
DRAWN BY EXC
REVIEWED BY PQ

SHEET

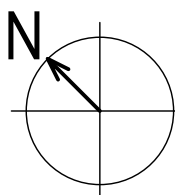
A-2.0



① PROPOSED FRONT ELEVATION 2 (RENDERING)
SCALE: 1/8"=1'-0"



KEY PLAN

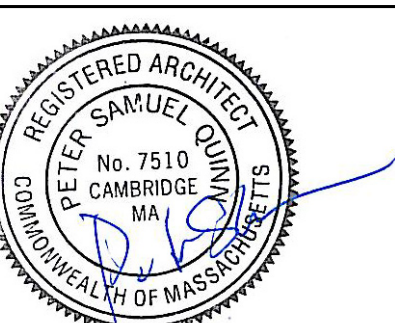


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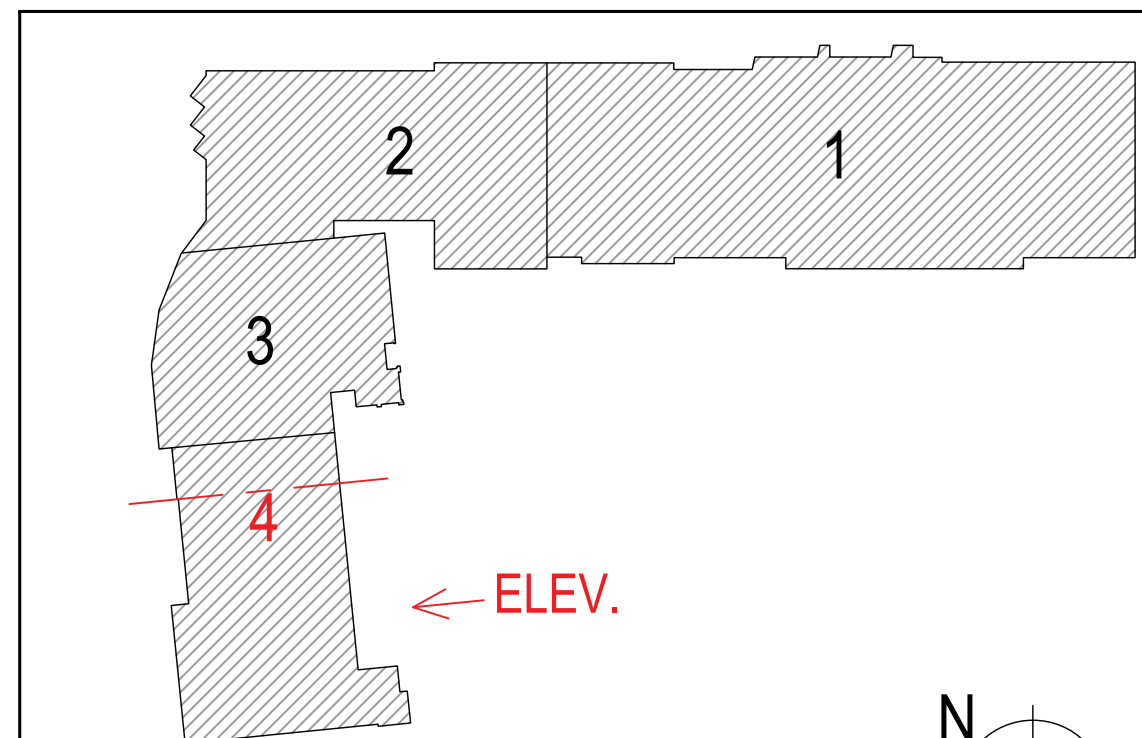
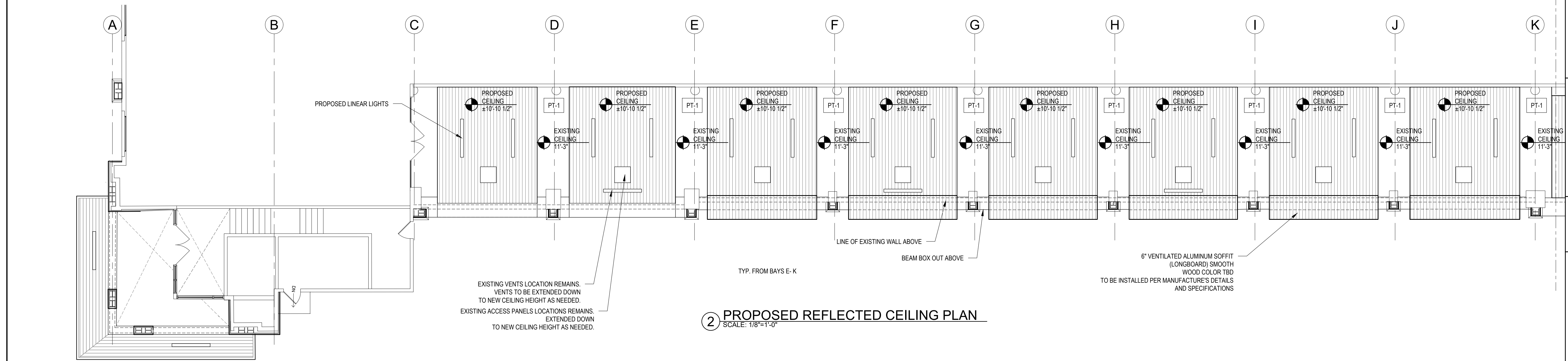
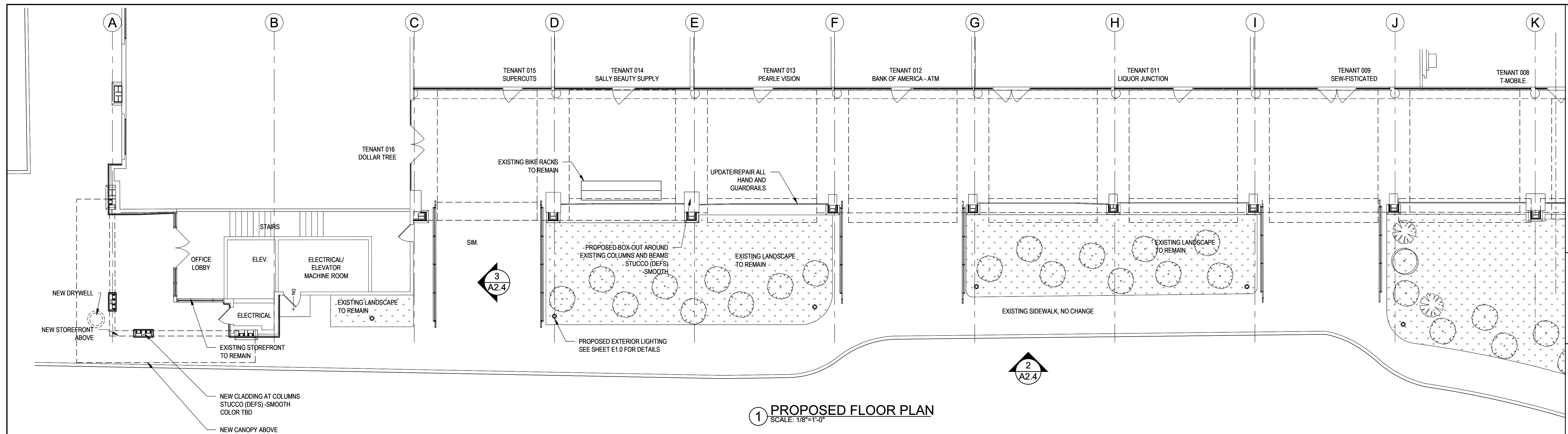
**TWIN CITY PLAZA -
BUILDING 4**

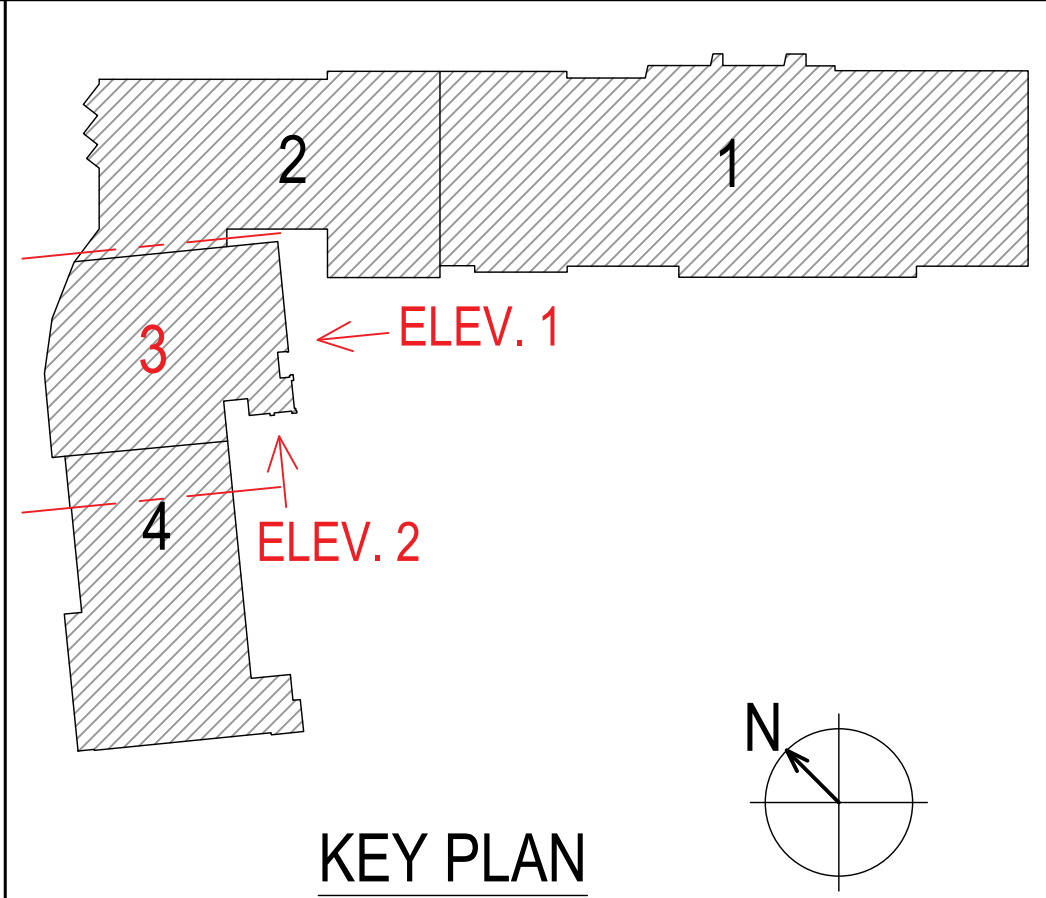
**PROPOSED FLOOR
PLAN, BUILDING
SECTIONS AND DETAILS**

SCALE AS NOTED

REVISION / ISSUE	DATE
SP APPLICATION	06/28/24
DRAWN BY EXC	REVIEWED BY PQ
SHEET	

A-2.1





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 22 McGrath Hwy
 Somerville, MA 02143

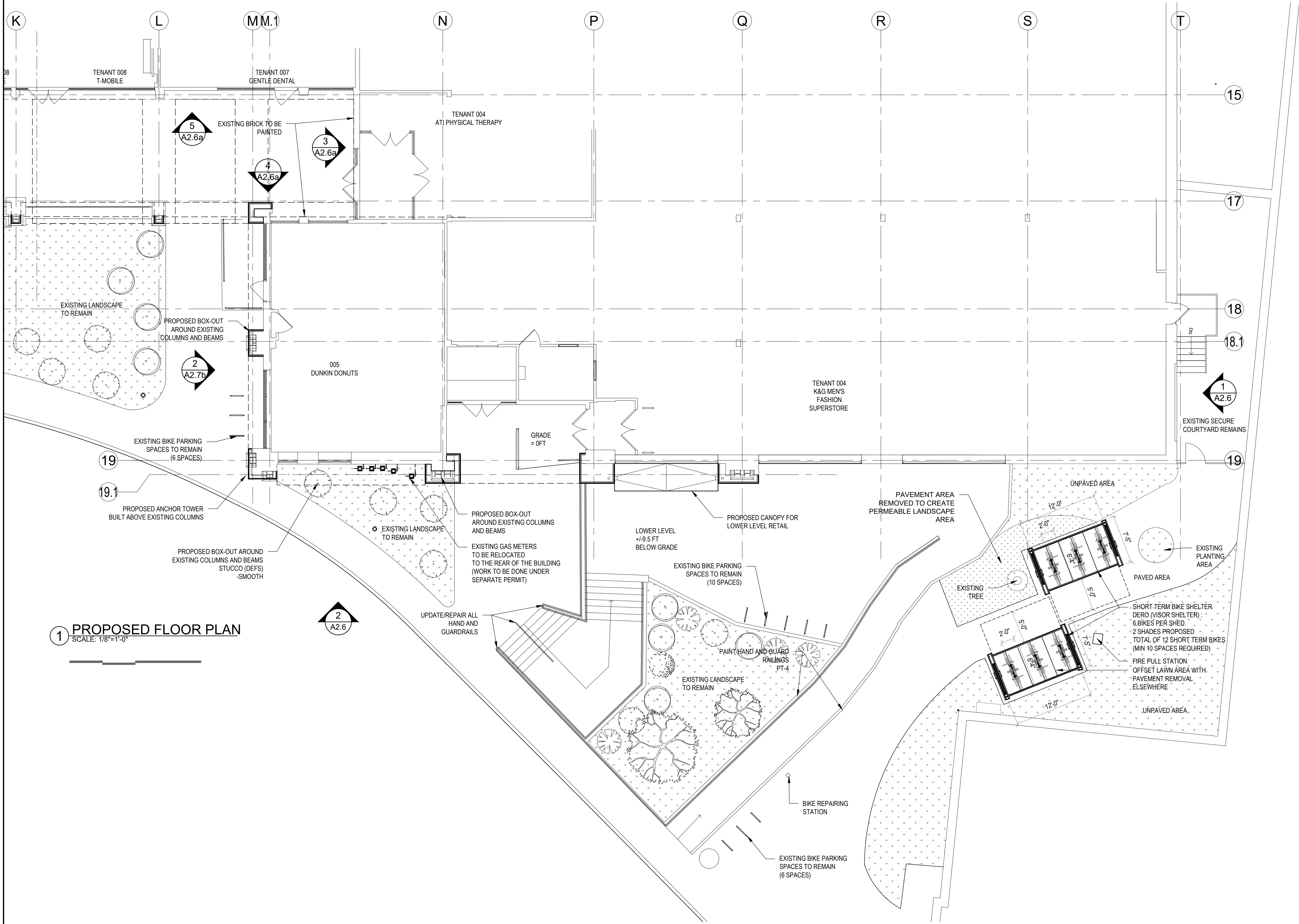
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DRAWING TITLE
 TWIN CITY PLAZA -
 BUILDING 3

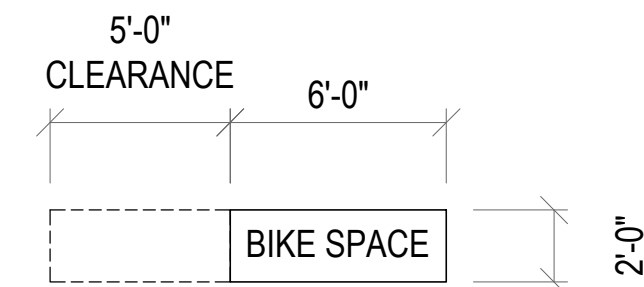
PROPOSED FRONT
 ELEVATION 1&2
 RENDERING

SCALE AS NOTED	
REVISION / ISSUE	DATE
SP APPLICATION	06/28/24
DRAWN BY EXC	REVIEWED BY PQ

A-3.0

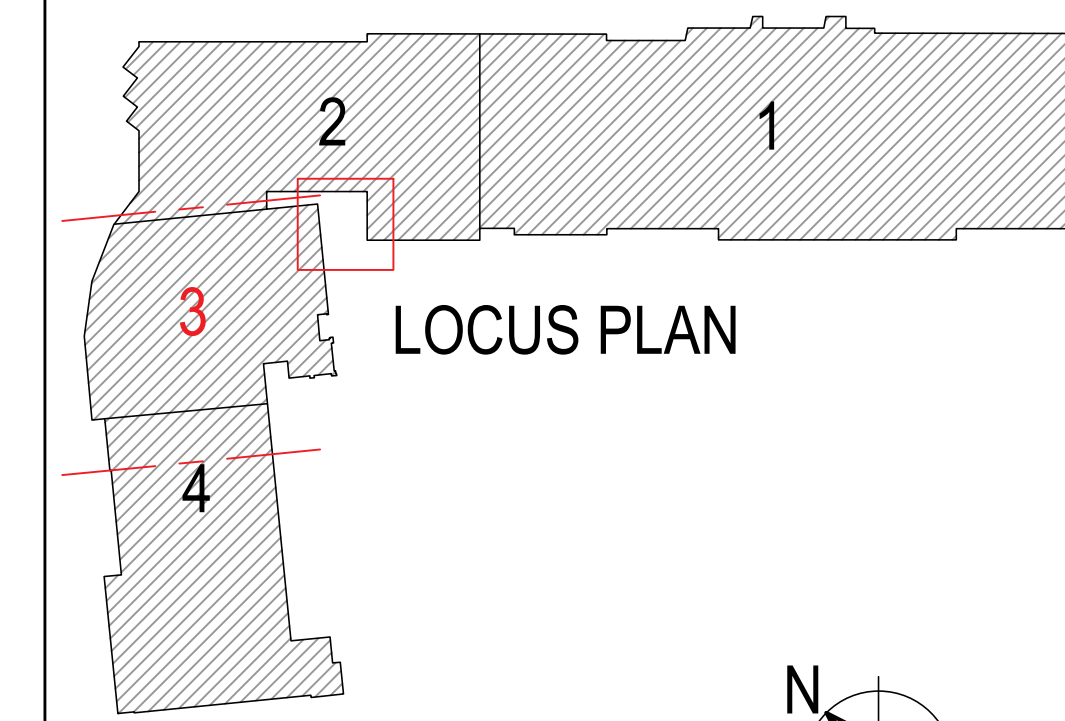
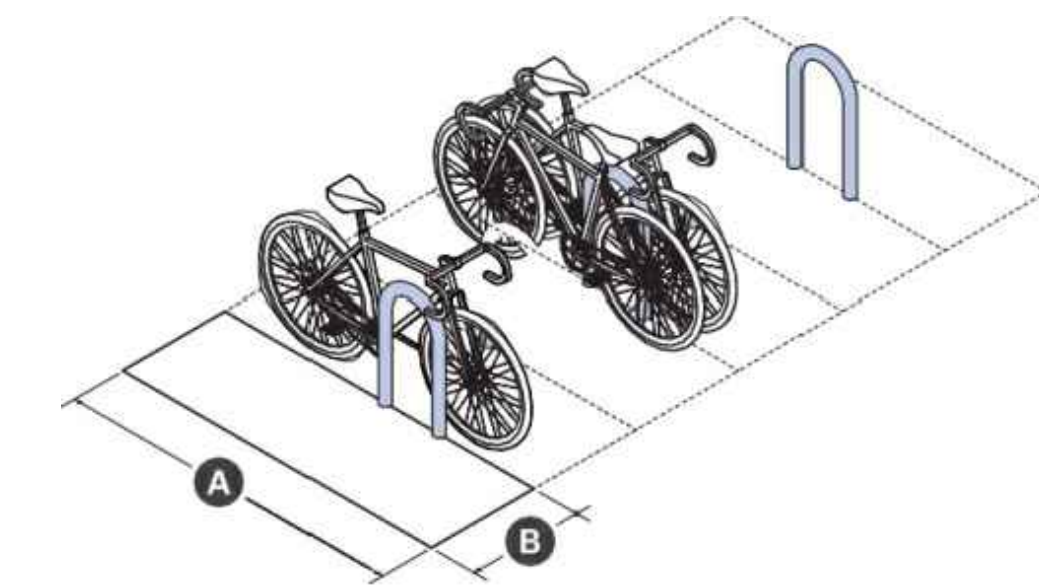


1 PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"



NEW SHORT TERM BIKE SPACES
SHALL COMPLY WITH:
ARTICLE 11.1. & 11.3

REPLACEMENT OF ANY SHORT TERM
BIKE SPACES SHALL COMPLY WITH:
ARTICLE 11.1. & 11.2



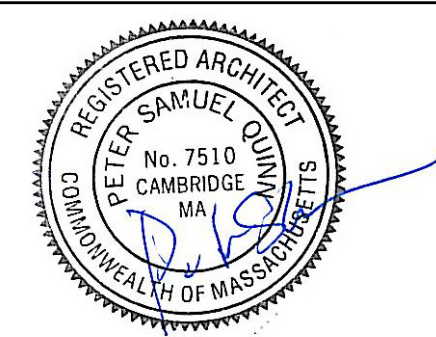
KEY PLAN

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DRAWING TITLE

TWIN CITY PLAZA -
BUILDING 3

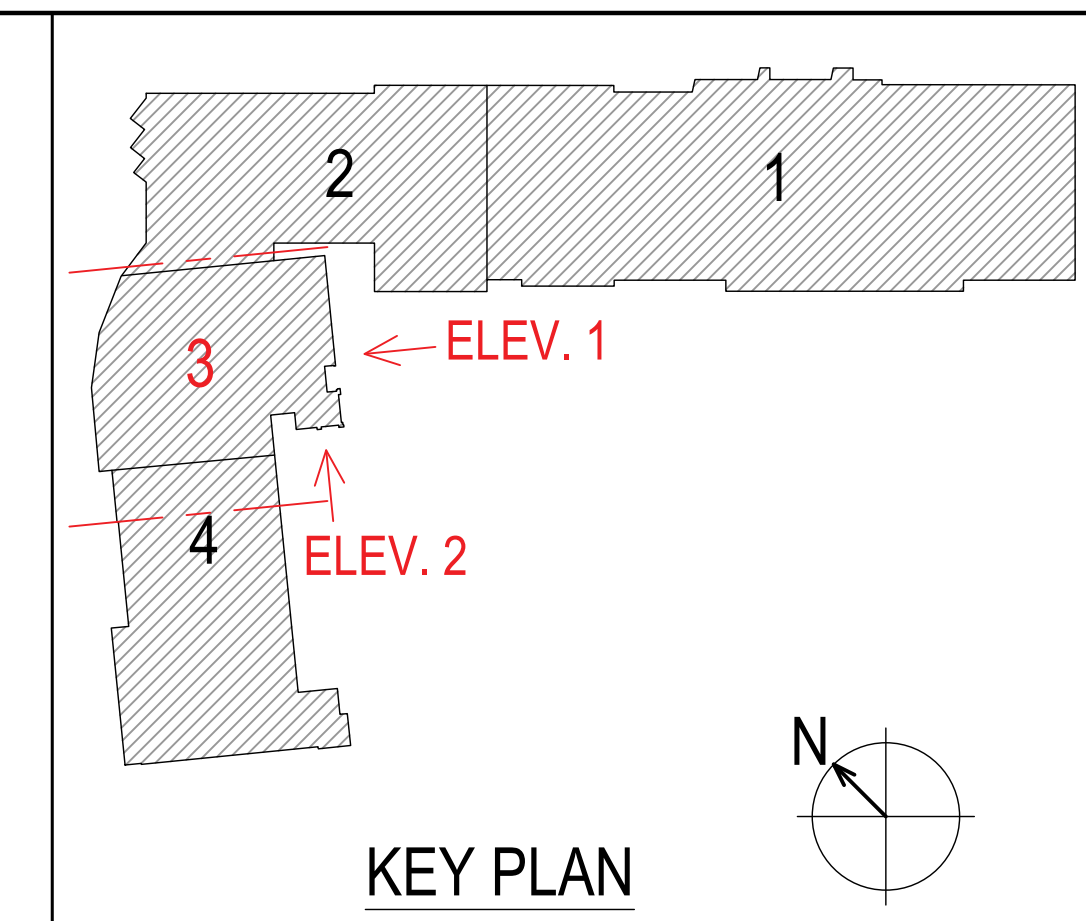
PROPOSED FLOOR PLAN
& SECTIONS

SCALE AS NOTED

REVISION / ISSUE	DATE
UPDATED SP SET- A3.1	10/15/24
UPDATED SP SET- A3.1	10/08/24
UPDATED SP SET-	08/27/24
REVISED PRICING SET	09/09/24
DRAWN BY EXC	REVIEWED BY PQ

SHEET

A-3.1



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TWIN CITY PLAZA -
BUILDING 3

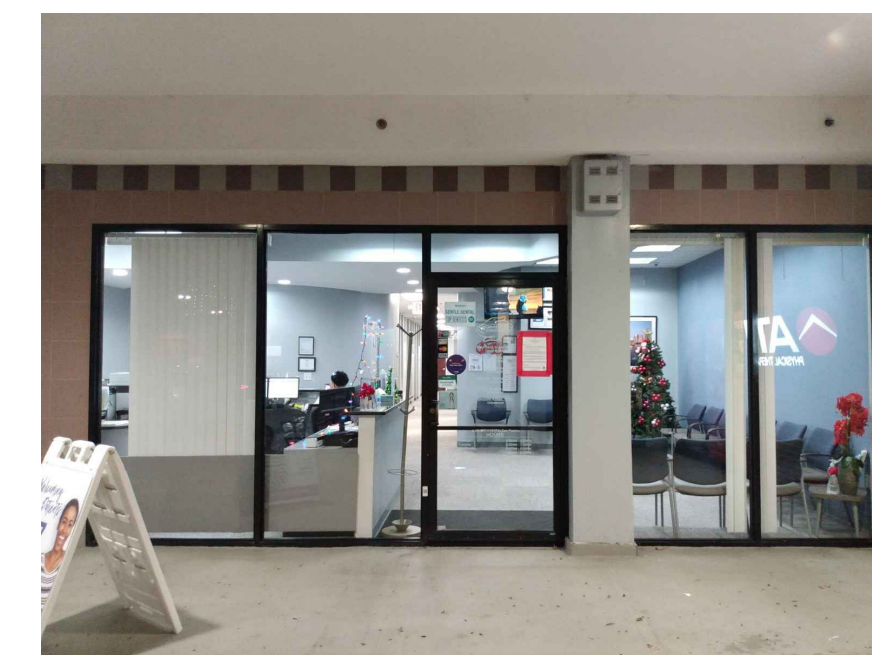
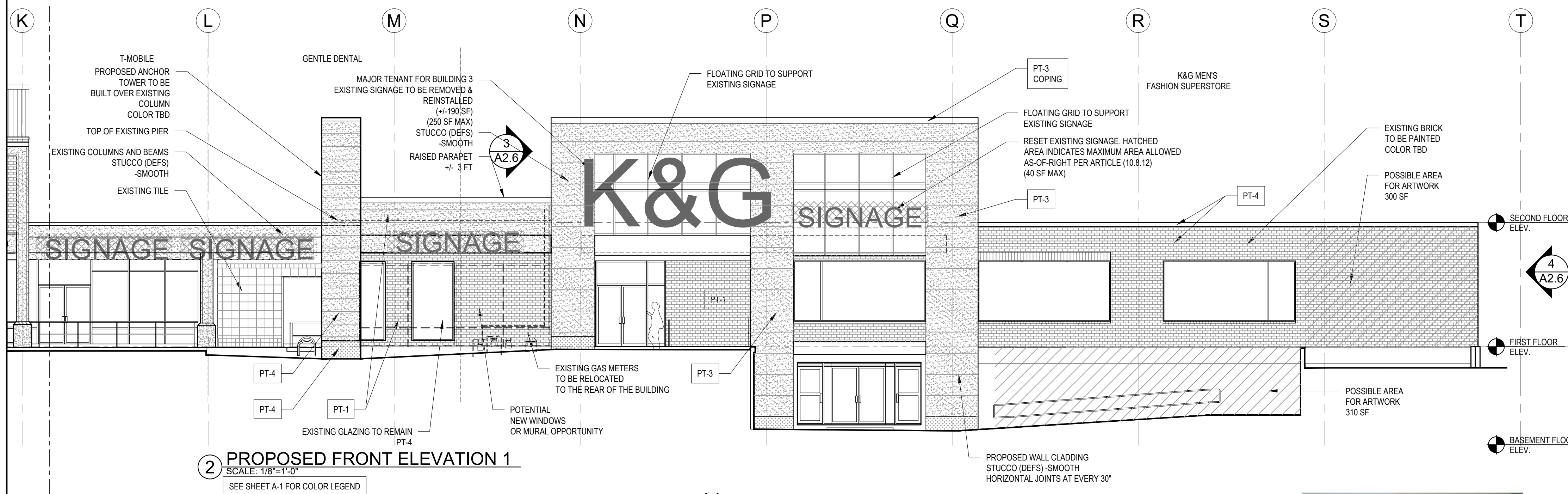
PROPOSED FRONT ELEVATIONS

SCALE AS NOTED

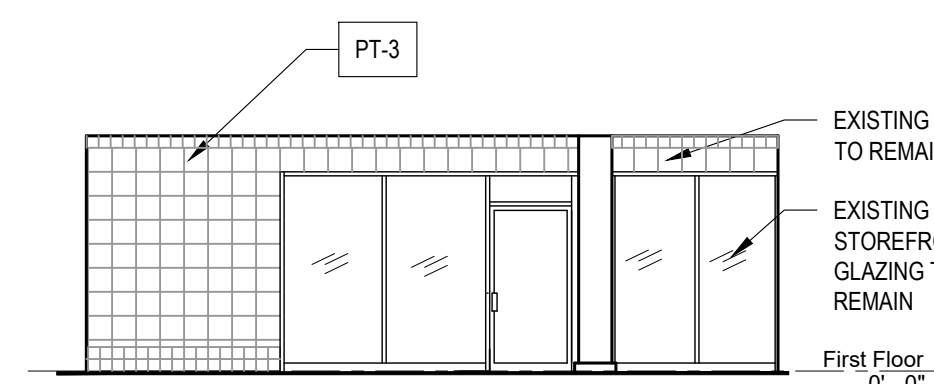
REVISION / ISSUE	DATE
SP APPLICATION	06/28/24
DRAWN BY EXC	REVIEWED BY PQ
SHEET	

SHEET

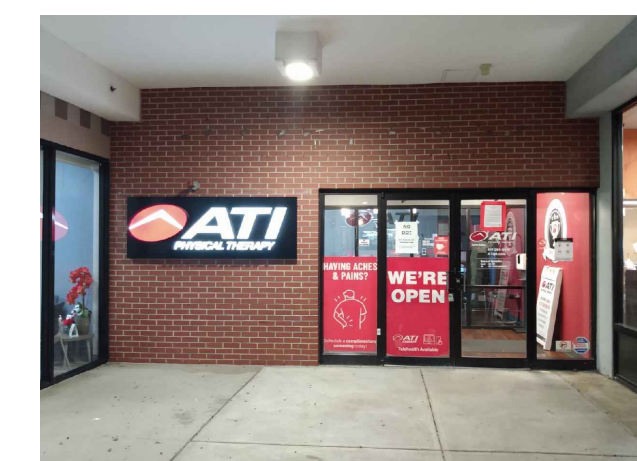
A-3.2



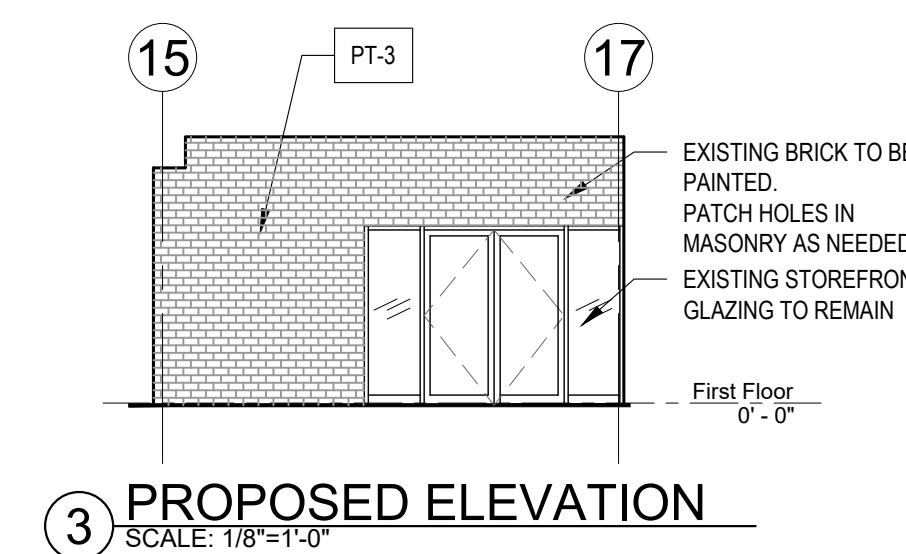
EXISTING VIEW



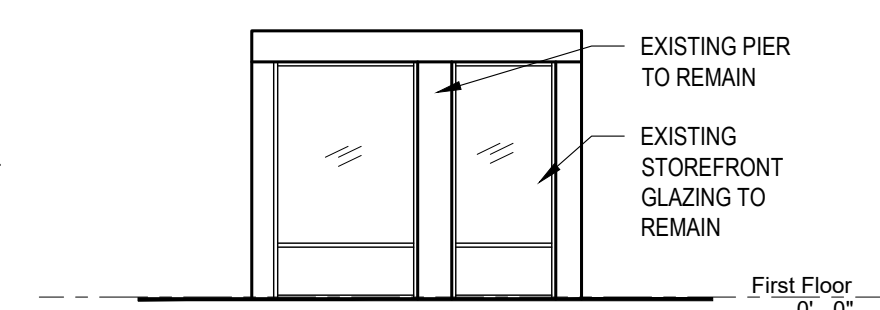
5 PROPOSED ELEVATION
SCALE: 1/8"=1'-0"



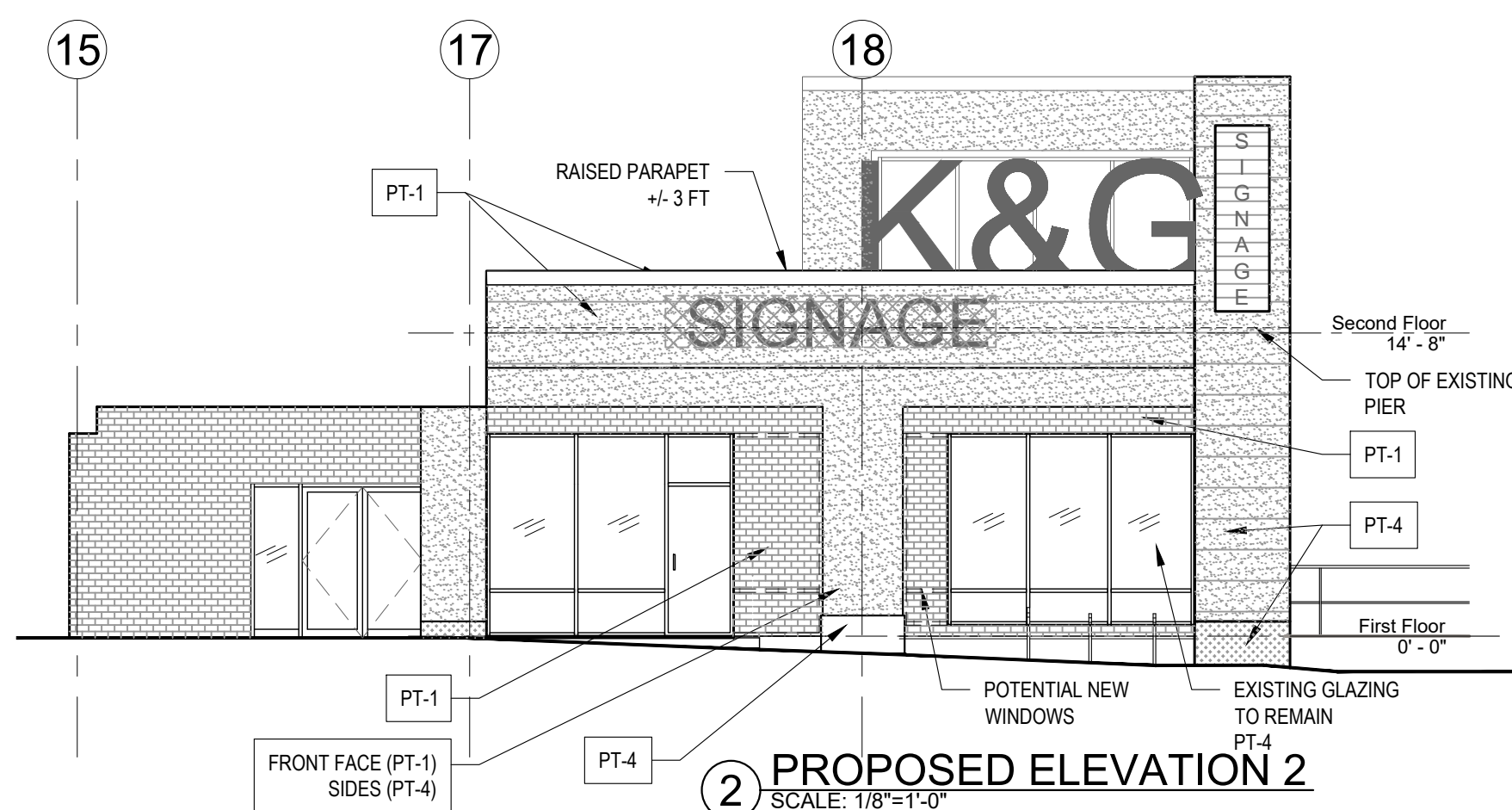
EXISTING VIEW



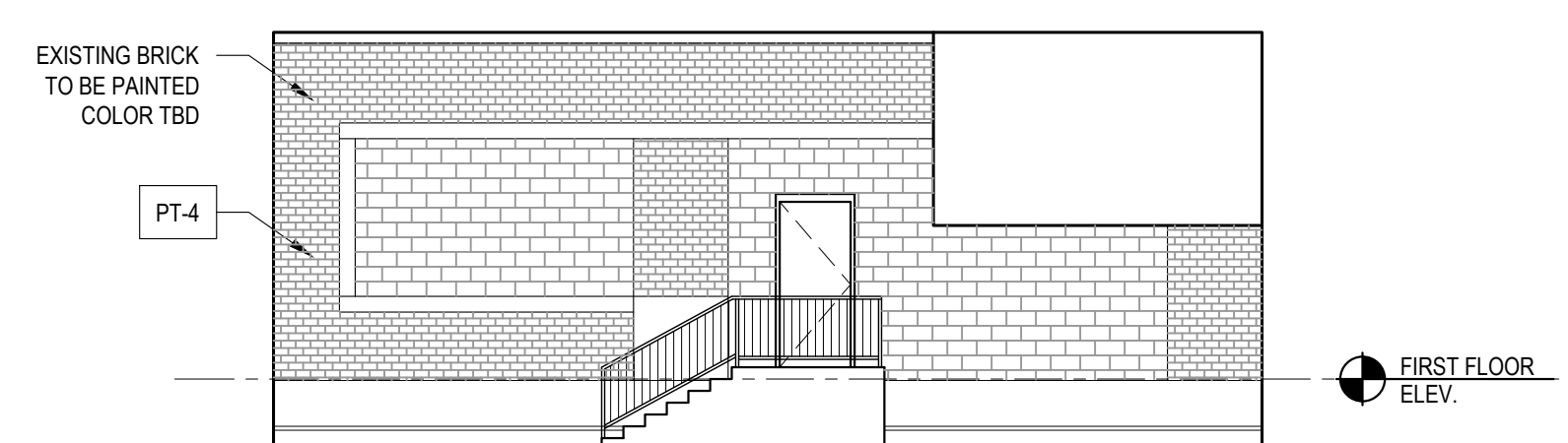
3 PROPOSED ELEVATION
SCALE: 1/8"=1'-0"



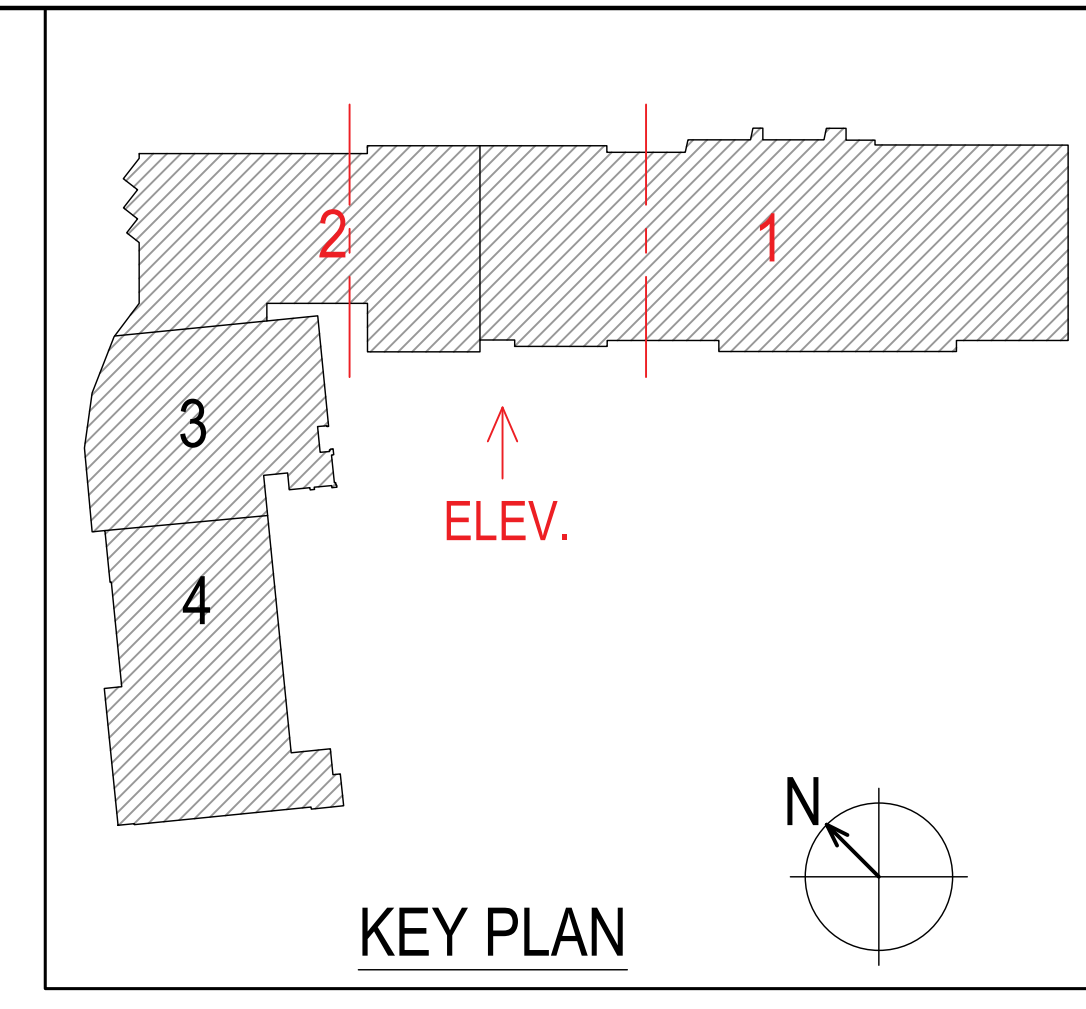
4 PROPOSED ELEVATION
SCALE: 1/8"=1'-0"



PT-4
2 PROPOSED ELEVATION 2
SCALE: 1/8"=1'-0"



4 EXISTING ELEVATION
SCALE: 1/8"=1'-0"

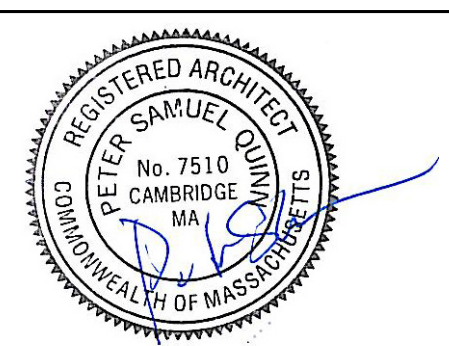


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SEAL	
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DRAWING TITLE

TWIN CITY PLAZA -
BUILDING 1 & 2

PROPOSED FRONT ELEVATION RENDERINGS

SCALE AS NOTED

REVISION / ISSUE	DATE
SP APPLICATION	06/28/24
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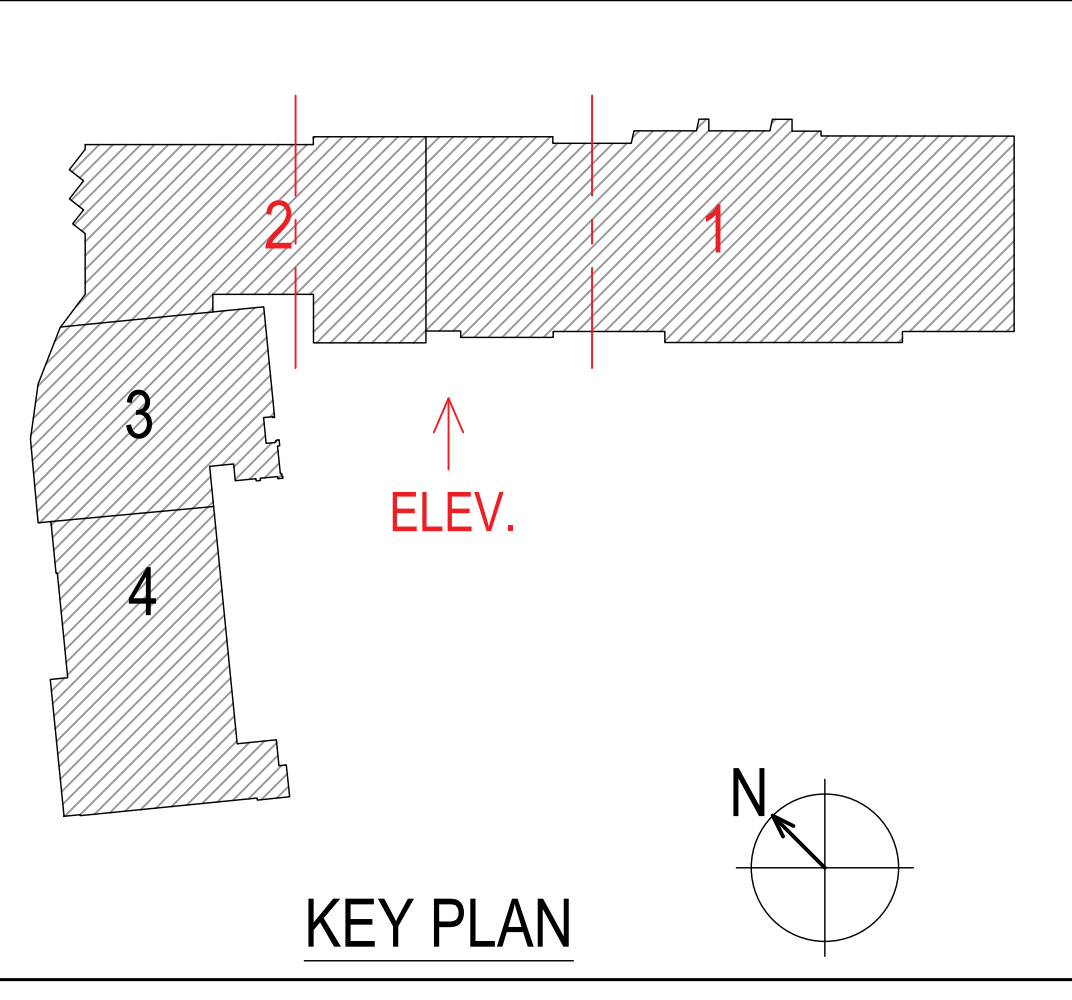
SHEET

A-4.0

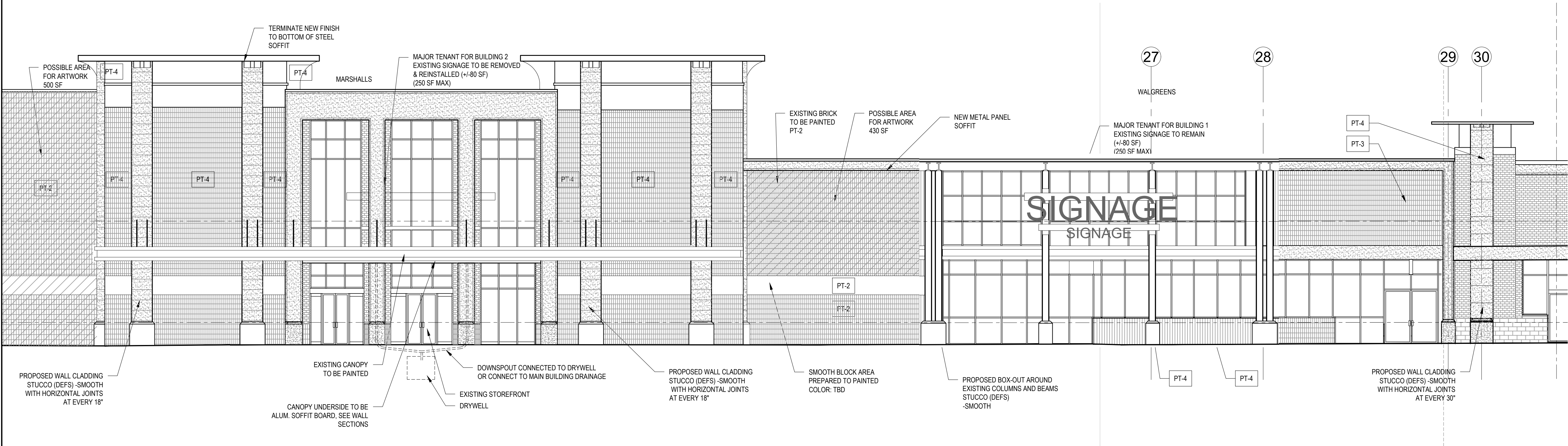


ARTISTIC RENDERING.

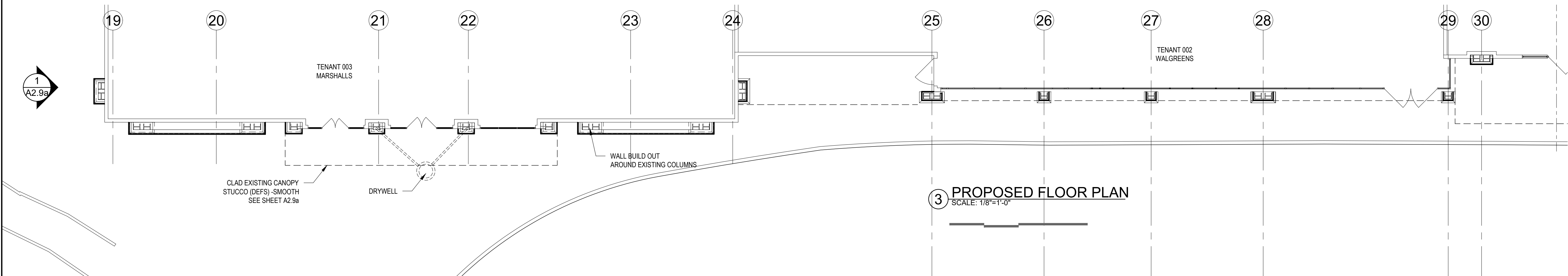
Landscaping in view is visual purposes only. see Bohler plans for landscaping plans



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2 PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'-0"
SEE SHEET A-1 FOR COLOR LEGEND



3 PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

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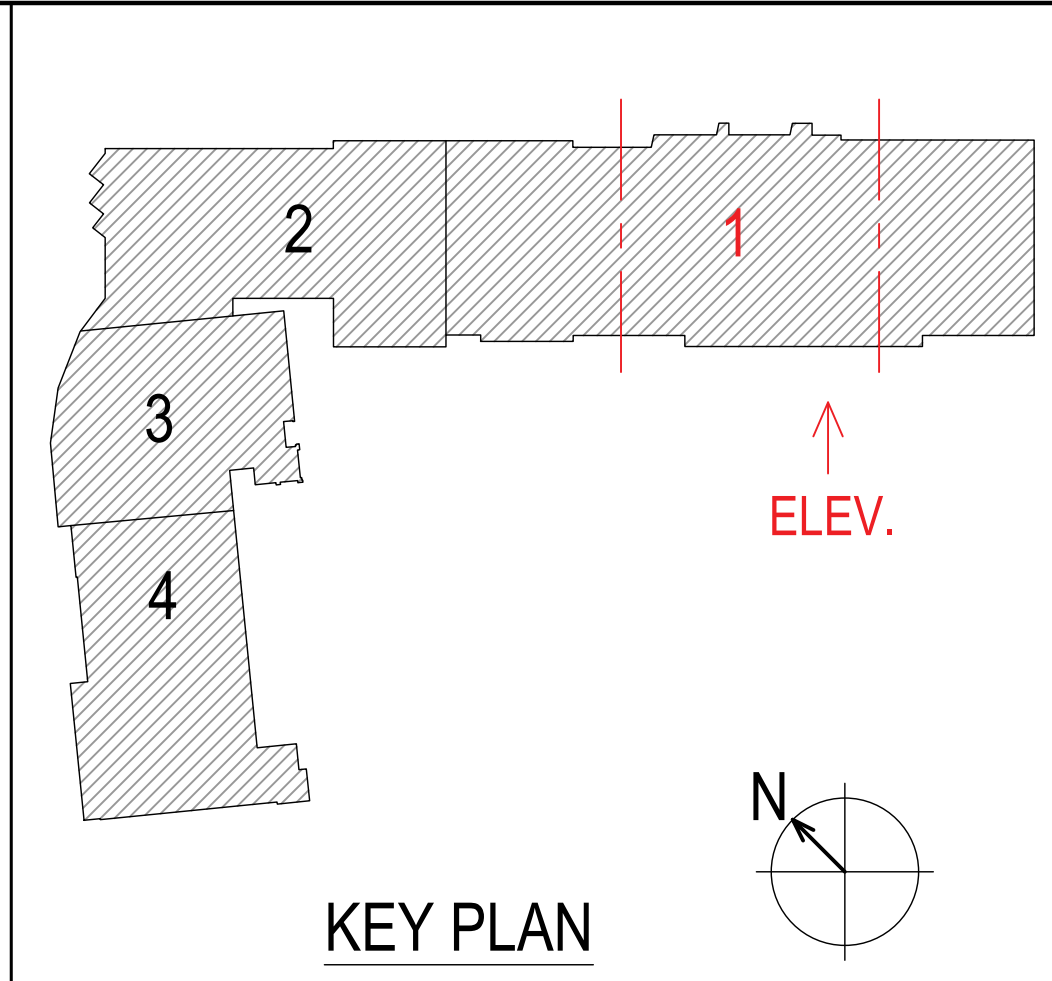
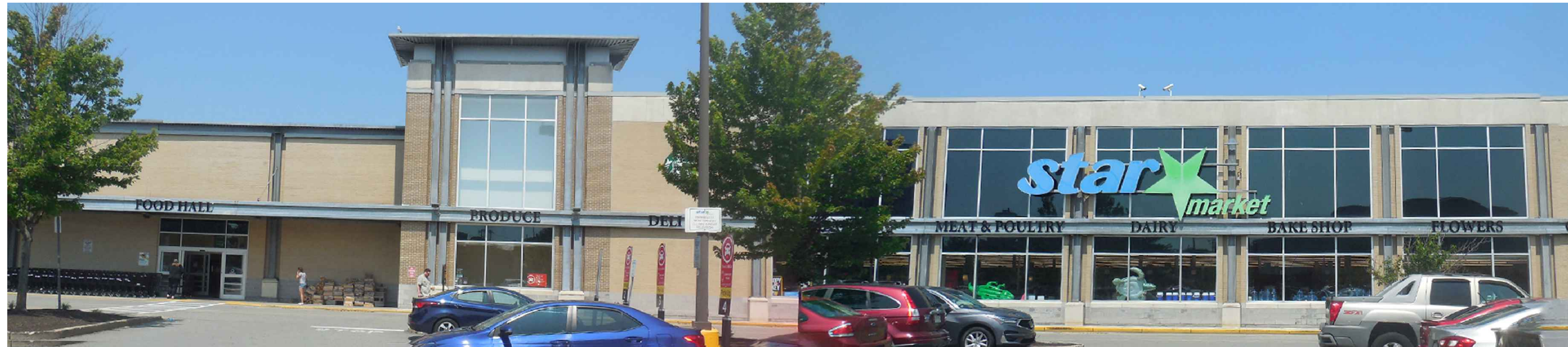
28 CHURCH LANE. SUITE 200
WESTPORT, CT 06820

DRAWING TITLE
**TWIN CITY PLAZA -
BUILDING 1 & 2**

**PROPOSED FRONT
ELEVATION & PLANS**

REVISION / ISSUE		DATE
SP APPLICATION	06/28/24	
DRAWN BY EXC	REVIEWED BY PQ	

SHEET
A-4.1

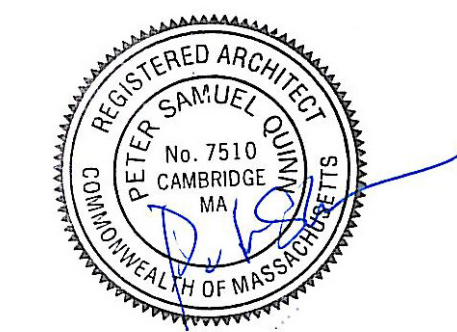


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TWIN CITY PLAZA -

BUILDING 1

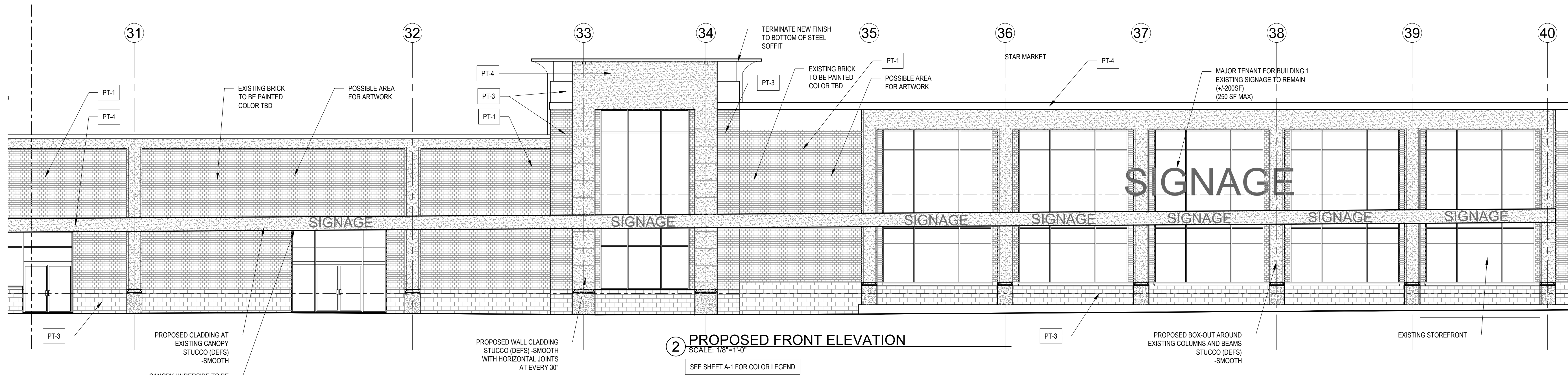
PROPOSED FRONT
ELEVATION

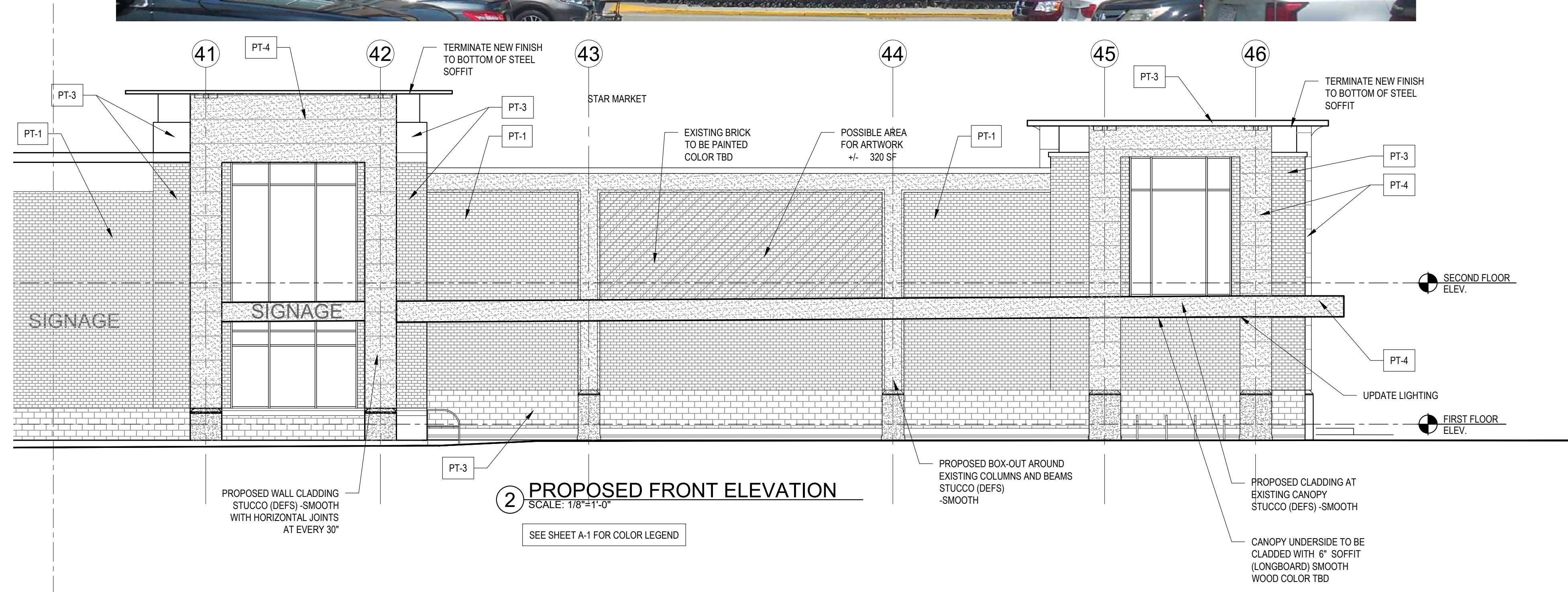
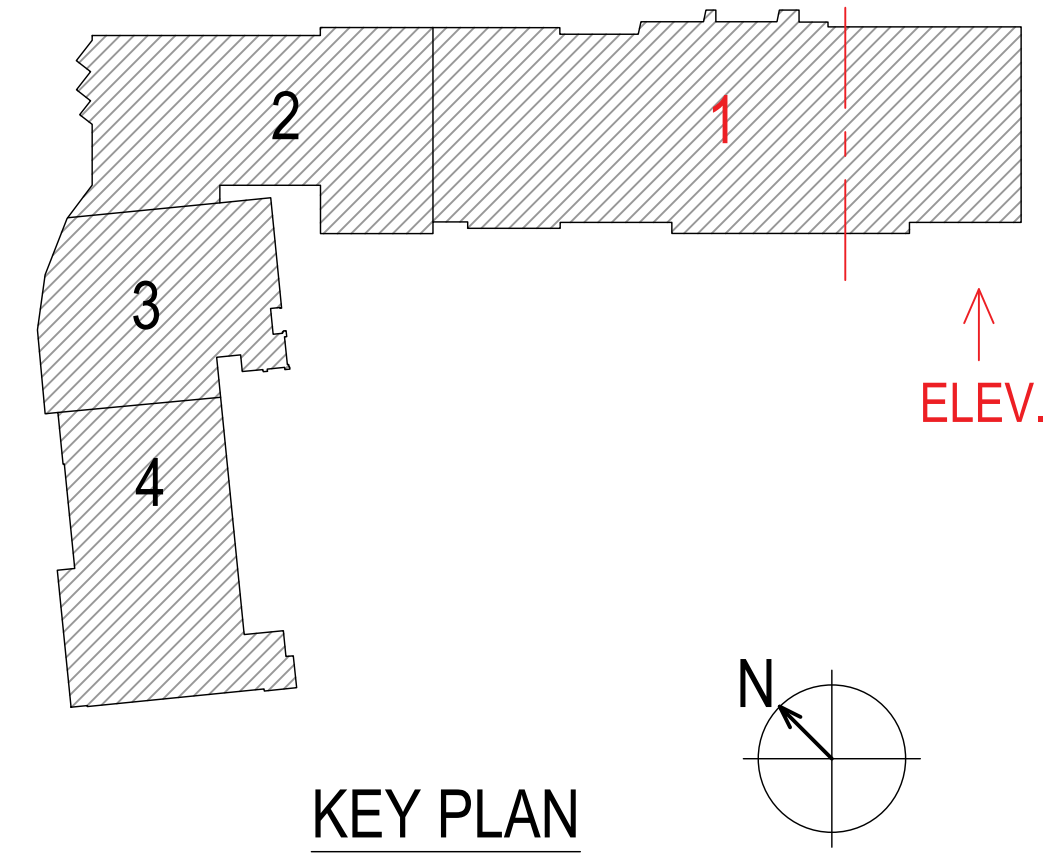
SCALE AS NOTED

REVISION / ISSUE	DATE
SP APPLICATION	06/28/24
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SHEET

A-5





ARTISTIC RENDERING.
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see Bohler plans for landscaping plans

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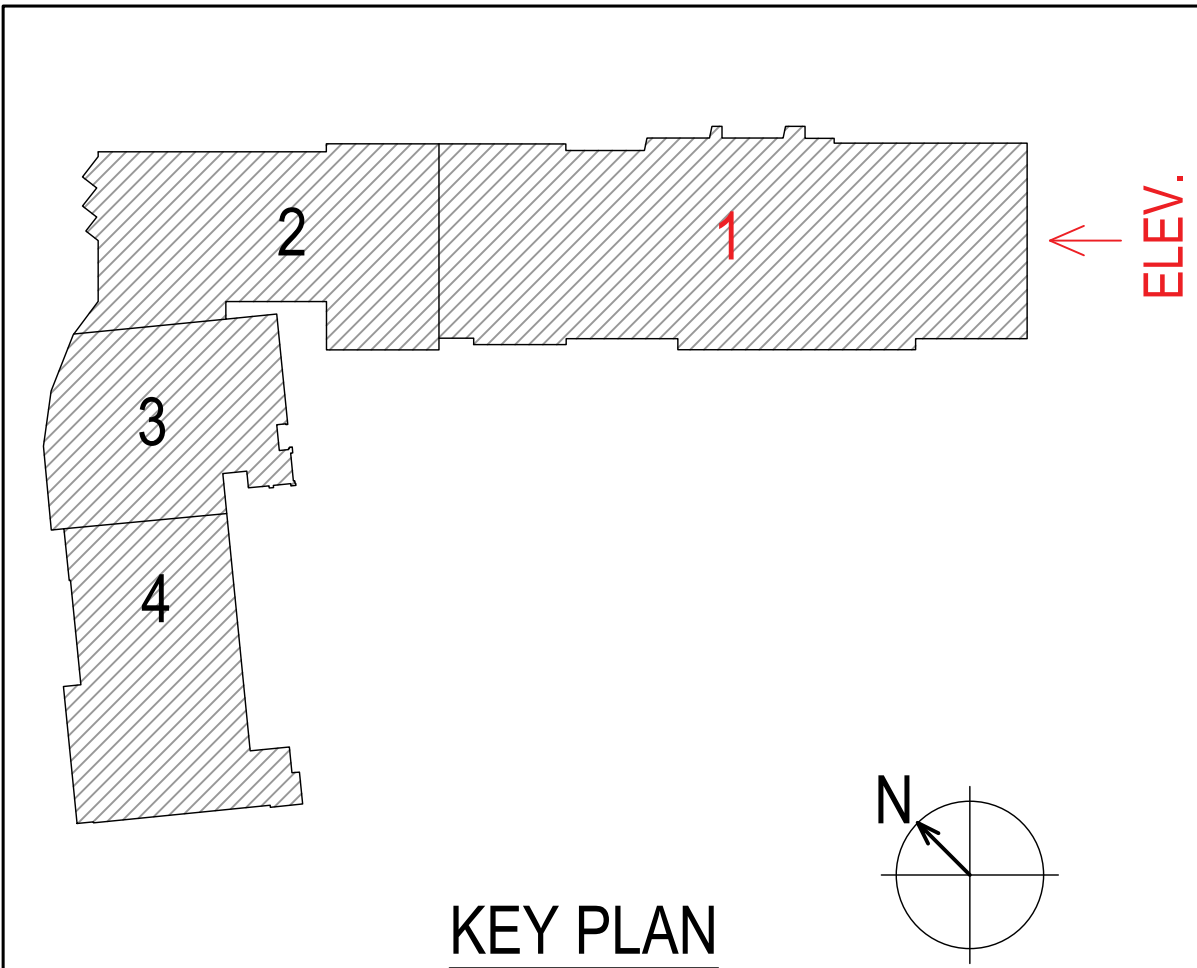
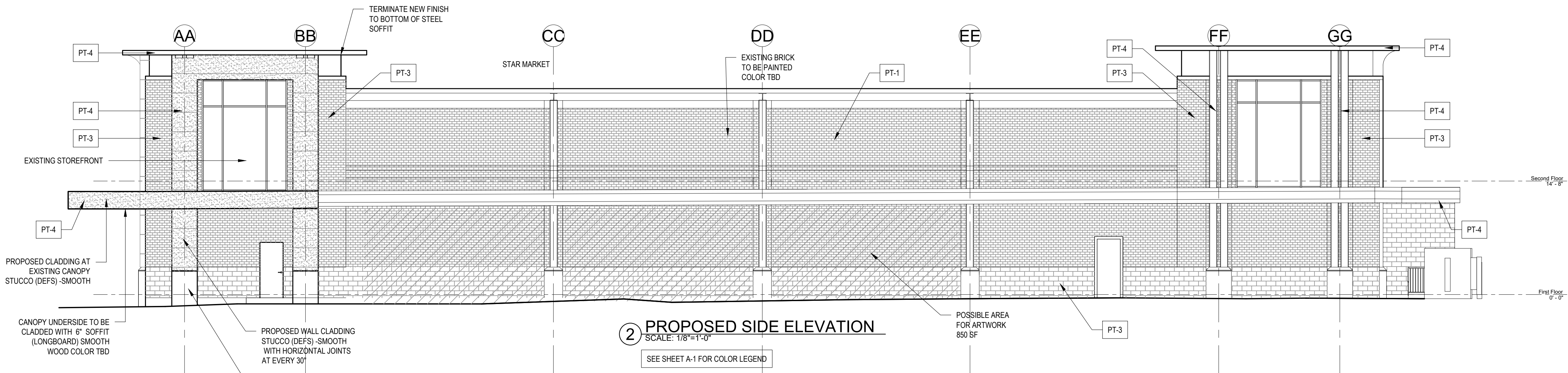
TWIN CITY PLAZA -
BUILDING 1
PROPOSED FRONT
ELEVATION & RENDERING

SCALE AS NOTED

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SHEET

A-6



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DRAWING TITLE

**TWIN CITY PLAZA -
BUILDING 1**

**PROPOSED SIDE
ELEVATION (EAST)**

SCALE AS NOTED

REVISION / ISSUE	DATE
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SHEET

A-7