



LAKE STREET ELEVATION (LOOKING NORTH)

PREPARED BY:

ARCHITECT
PETER QUINN
ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

CIVIL ENGINEERS & LAND SURVEYOR
DESIGN CONSULTANTS, INC.
120 MIDDLESEX AVE
SOMERVILLE, MA 02145
PH (617) 776 3350

LANDSCAPE
VERDANT LANDSCAPE
ARCHITECTS
318 HARWARD ST, STE 25
BROOKLINE, MA 02446
PH (617) 735 1180

PASSIVE HOUSE CONSULTANT
ZERO ENERGY DESIGN
156 MILK ST, STE 3
BOSTON, MA 02109
PH (617) 720 5002

PROGRAM SUMMARY - PASSIVE HOUSE PROJECT

APPROXIMATE BUILDING SQUARE FOOTAGE

- 13,951 LOT AREA
 - 56,746-GSF TOTAL BUILDING (INCLUDES STRUCTURED PARKING)
 - 51,444-GSF (GROSS RESIDENTIAL)
 - 15 PARKING SPACES
 - 13 BELOW BUILDING ON GROUND LEVEL
 - 2 OUTSIDE BUILDING
 - 71 BIKE SPACES (65 LONG-TERM, 6 SHORT-TERM)
 - 4 COMMON AMENITIES
 - 1 ROOF DECK & GREEN ROOF
 - 3 COMMON ROOMS @ GROUND FLOOR
 - 59 UNITS (USING 850 SF/UNIT RATIO)
 - 26 STUDIO
 - 24 ONE-BEDROOMS
 - 6 TWO-BEDROOMS
 - 3 THREE-BEDROOMS
- INCLUDING ELEVEN (11) AFFORDABLE UNITS PLUS PAYMENT

THE LOT IS LEGACY KNOWN AS 3-7 HAWKINS ST, 3 LAKE ST.
ASSESSOR'S MAP 75, BLOCK B, LOT 17

DEMOLITION APPROVAL WAS RECEIVED TO REMOVED ALL EXISTING
STRUCTURES FROM SITE

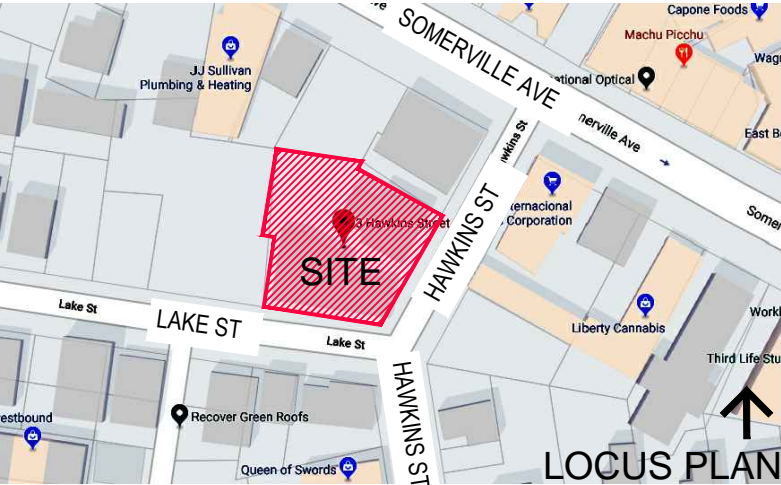
NOTE - THIS APPLICATION IS A REVISION UNDER THE NEW CITY-WIDE
ZONING BY LAW. PREVIOUS APPLICATION (11/25/2019) WAS UNDER
PREVIOUS ZONING BY LAW.

- FIRST FLOOR PLAN
- 4 - ONE BEDROOM UNITS
- SECOND FLOOR PLAN
- 8 - STUDIOS
- 5 - ONE BEDROOM UNITS
- 1 - TWO BEDROOM UNIT
- 1 - THREE BEDROOM UNIT
- THIRD FLOOR PLAN
- 8 - STUDIOS
- 5 - ONE BEDROOM UNITS
- 1 - TWO BEDROOM UNIT
- 1 - THREE BEDROOM UNIT
- FOURTH FLOOR PLAN
- 8 - STUDIOS
- 5 - ONE BEDROOM UNITS
- 1 - TWO BEDROOM UNIT
- 1 - THREE BEDROOM UNIT
- FIFTH FLOOR PLAN
- 2 - STUDIOS
- 5 - ONE BEDROOM UNITS
- 3 - TWO BEDROOM UNITS

REDEVELOPMENT OF 3 HAWKINS ST
A PASSIVE HOUSE PROJECT
SOMERVILLE, MA 02143

LIST OF DRAWINGS		DRA APPL 14 JUL 2020	DRA APPL REV-1 23 OCT 2020	DRA APPL REV-2 28 JAN 2021
GENERAL / ZONING				
T1	TITLE SHEET	X	X	X
	EXISTING PLOT PLAN	X	X	X
Z1	ZONING COMPLIANCE (ZONING TABLE)	X	X	X
Z2	ZONING COMPLIANCE (DIMENSIONAL SITE PLAN)	X	X	X
Z3	ZONING COMPLIANCE (LOT COVERAGE)	X	X	X
Z4	ZONING COMPLIANCE (BUILDING AREA)	X	X	X
Z5	ZONING COMPLIANCE (BLDG HEIGHT, GROUND STORY ELEV)	X	X	X
Z6	ZONING COMPLIANCE (FACADE COMPOSITION)	X	X	X
Z7	ZONING COMPLIANCE (OUTDOOR AMENITY SPACE)	X	X	X
EC1	EXISTING CONDITIONS PHOTOS	X	X	X
ARCHITECTURAL				
A0.1-0.6	3D STREET VIEWS	X	X	X
AS-1	SITE PLAN	X	X	X
A1	BASEMENT PLAN	X	X	X
A2	FIRST FLOOR PLAN	X	X	X
A3	SECOND TO FOURTH FLOOR PLAN	X	X	X
A4	FIFTH FLOOR PLAN	X	X	X
A5	ROOF PLAN	X	X	X
A6	LAKE ST ELEVATION	X	X	X
A7	HAWKINS ST ELEVATION	X	X	X
A8	REAR ELEVATION	X	X	X
A9	PARK ELEVATION	X	X	X
A10	BUILDING SECTION	X	X	X
A11	MAJOR EXTERIOR MATERIALS	X	X	X
A12	LIGHTING PLAN	X	X	X
	SHADOW STUDY (3 SHEETS)	X	X	X

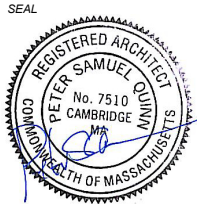
NOTE -
A LANDSCAPE DESIGN AND GREEN SCORE IS PROVIDED AS A SEPARATE DOCUMENT (PDF)



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TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
3 HAWKINS ST

3 HAWKINS ST.
SOMERVILLE, MA 02143

PREPARED FOR
HAWKINS
STREET
UNION SQ LLC

7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

TITLE
SHEET

SCALE AS NOTED

REVISION DATE

DRA REV-2 28 JAN 2021

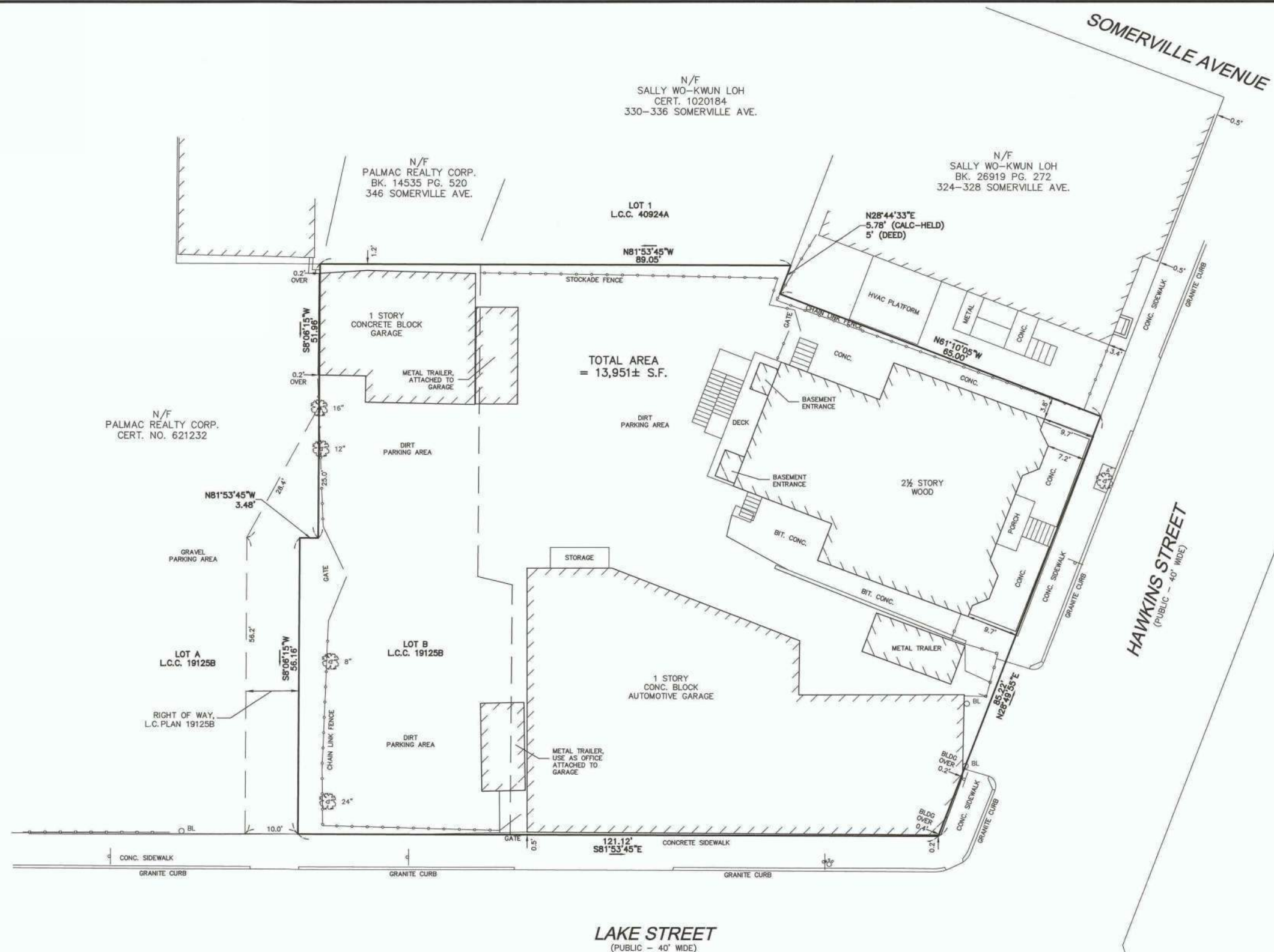
DRA REV-1 23 OCT 2020

DRA APPL 14 JULY 2020

DRAWN BY MN / YC REVIEWED BY PQ

SHEET

T-1



THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF THE EXISTING BUILDINGS LOCATED ON THE SITE PARCEL. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN JULY 2, 2018 AND JULY 9, 2018, BY DESIGN CONSULTANTS, INC. (DCI).

BOUNDARY LINES AND EASEMENTS FOR THE SUBJECT PROPERTY ARE PER DEED AND PLAN RESEARCH BY DESIGN CONSULTANTS, INC. THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION, UNRECORDED EASEMENTS AND/OR ADVERSE CLAIMS BY OTHERS ARE NOT SHOWN.

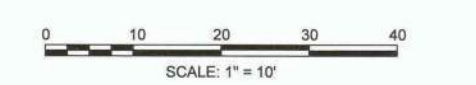
SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 25017C0439E, WITH A DATE OF IDENTIFICATION OF JUNE 4, 2010, FOR COMMUNITY NO. 250205, IN MIDDLESEX COUNTY, STATE OF MASSACHUSETTS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

I CERTIFY TO NORTHERN BANK & TRUST COMPANY THE THE MAIN BUILDINGS WERE IN COMPLIANCE WITH LOCAL ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY) OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASSACHUSETTS GENERAL LAW TITLE VII, CHAPTER 40A, SECTION 7.

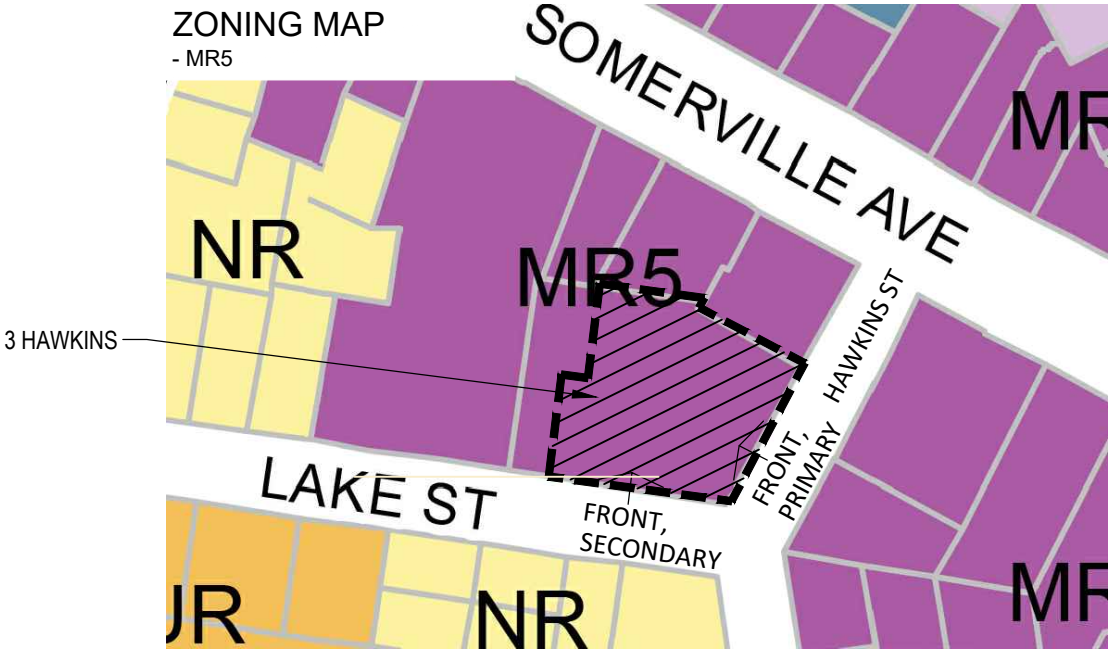
P.L.S. Matthew Lowry
MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625
DATE 9-26-2019



LOCUS TITLE INFORMATION
3-7 HAWKINS STREET, 3 LAKE STREET
OWNER: MICHAEL A. PISARI & ROSE S. PISARI
DEED REFERENCE: BK. 17885 PG. 114 & BK. 10185 PG. 245
PLAN REFERENCE: BK. 46959 PG. END
ASSESSORS: MAP 74, BLOCK B, LOT 17
LAKE STREET (LOT B)
OWNER: ROSE S. PISARI
DEED REFERENCE: CERT. 1665889
PLAN REFERENCE: L.C.C. 1925B
ASSESSORS: MAP 74, BLOCK B, LOT 18A



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3 HAWKINS ST, DIMENSIONAL TABLE - MID RISE 5 (MR5) - APARTMENT BUILDING^{1,9}

	ITEM	ALLOWED/ REQUIRED	PROPOSED	COMPLIANCE
LOT	BUILDING TYPE	PER 4.3.6 ¹	APARTMENT BLDG	COMPLIES
	LOT AREA (SF)	NONE	13,951	N/A
	LOT WIDTH (FT)	30 min	119.3'	COMPLIES
	LOT COVERAGE (%)	90 max ²	78	COMPLIES
	GREEN SCORE	0.2 min ²	0.23	COMPLIES
	OPEN SPACE (%)	15% min ²	47%	COMPLIES
SETBACKS	FRONT (PRIMARY - HAWKINS) SETBACK (FT)	2 min, 12 max ³	8.5 to sheathing	COMPLIES
	FRONT (SECONDARY - LAKE) SETBACK (FT)	2 min, 12 max ³	7.5 to sheathing	COMPLIES
	SIDE YARD "A" SETBACK (ABUTTING NON-NR) (FT)	0 ³	5.1 to sheathing	COMPLIES
	SIDE YARD "B" SETBACK (ABUTTING NON-NR) (FT)	0 ³	5.5 to sheathing	COMPLIES
BUILDING	BUILDING WIDTH (FT)	200 max ⁴	114.7 to exterior finish	COMPLIES
	FACADE BUILD OUT (PRIMARY) (%)	80 min ⁴	86	COMPLIES
	FACADE BUILD OUT (SECONDARY) (%)	65 min ⁴	95	COMPLIES
	FLOOR PLATE (SF)	20,000 max ⁴	11,338	COMPLIES
	GROUND STORY ELEVATION (FT)	2 min ⁴	2.3	COMPLIES
	STORY HEIGHT (FT)	10 min ⁴	11	COMPLIES
	NUMBER OF STORIES	3 min, 5 max ⁴	5	COMPLIES
	STEP-BACK, 5TH STORY (FT)	10 min ⁴	10	COMPLIES
	BUILDING HEIGHT (FT)	62 max ⁴	58.63	COMPLIES
	ROOF TYPE	FLAT ⁴	FLAT	COMPLIES
FACADE	GROUND STORY FENESTRATION (%) - PRIMARY	15 min, 50 max ⁵	15 (Hawkins)	COMPLIES
	- SECONDARY	15 min, 50 max ⁵	23 (Lake)	COMPLIES
	UPPER STORY FENESTRATION (%) - PRIMARY	15 min, 50 max ⁵	18-24 (Hawkins)	COMPLIES
	- SECONDARY	15 min, 50 max ⁵	20-30 (Lake)	COMPLIES
	BLANK WALL (FT)	20 max ⁵	18.5	COMPLIES
USE & OCCUPANCY	GROSS FLOOR AREA PER DU (NET ZERO READY BUILDING)	850 min / DU ⁵	51,444 / 59 DU = 872	COMPLIES
	OUTDOOR AMENITY SPACE	1/DU or common ⁵	SEE SHEET Z-7	COMPLIES
	NO. OF PARKING	59 max ¹⁰	15	COMPLIES
	NO. OF LONG-TERM BIKE PARKING	59 min ¹⁰	65	COMPLIES
	NO. OF SHORT-TERM BIKE PARKING	6 min ¹⁰	6	COMPLIES
ADUs	4 OR MORE UNITS	11.8 ⁶	11 plus 0.8 payment	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE AND BASED ON PLOT PLAN BY DESIGN CONSULTANTS, INC., 120 MIDDLESEX AVE, SOMERVILLE, MA 02145, DATED 26 SEP 2019. SEE DIMENSIONAL SITE PLAN ON SHEET Z-2 FOR CONFIRMATION OF DIMENSIONS HERE.

FOOTNOTES¹⁻¹¹ - SEE SEPARATE LIST OF ZONING REFERENCES WITH RESPONSES.

PETER
QUINN
ARCHI
TECTS
ARCHITECTURE
PLANNING
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SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
3 HAWKINS ST

3 HAWKINS ST.
SOMERVILLE, MA 02143

PREPARED FOR
HAWKINS STREET
UNION SQ LLC
7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE
ZONING
COMPLIANCE
(DIMENSIONAL
TABLE)

SCALE AS NOTED

REVISION | DATE

ZBA REV-2 | 28 JAN 2021

ZBA REV-1 | 24 JUN 2020

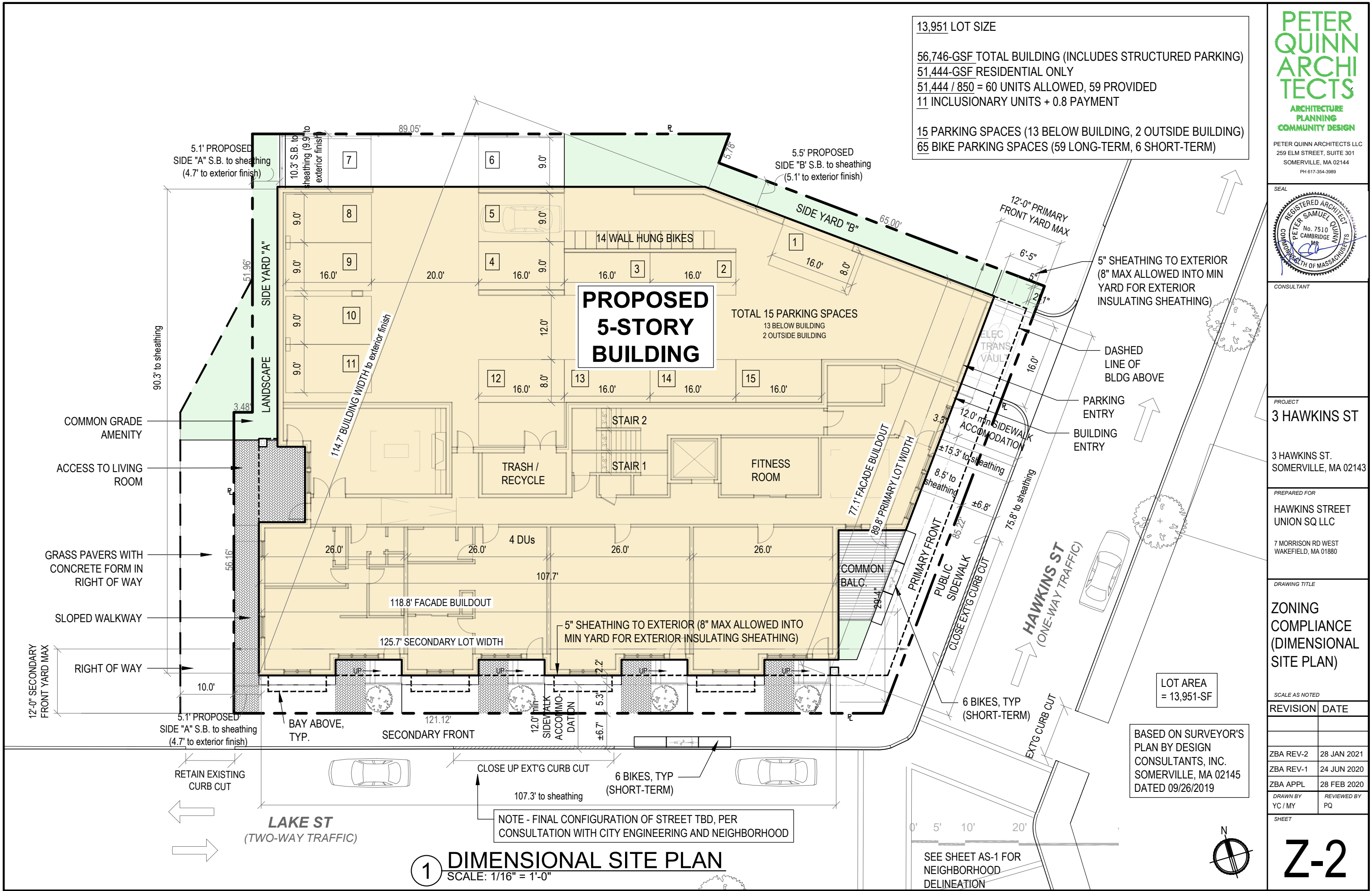
ZBA APPL | 28 FEB 2020

DRAWN BY
YC / MY | REVIEWED BY
PQ

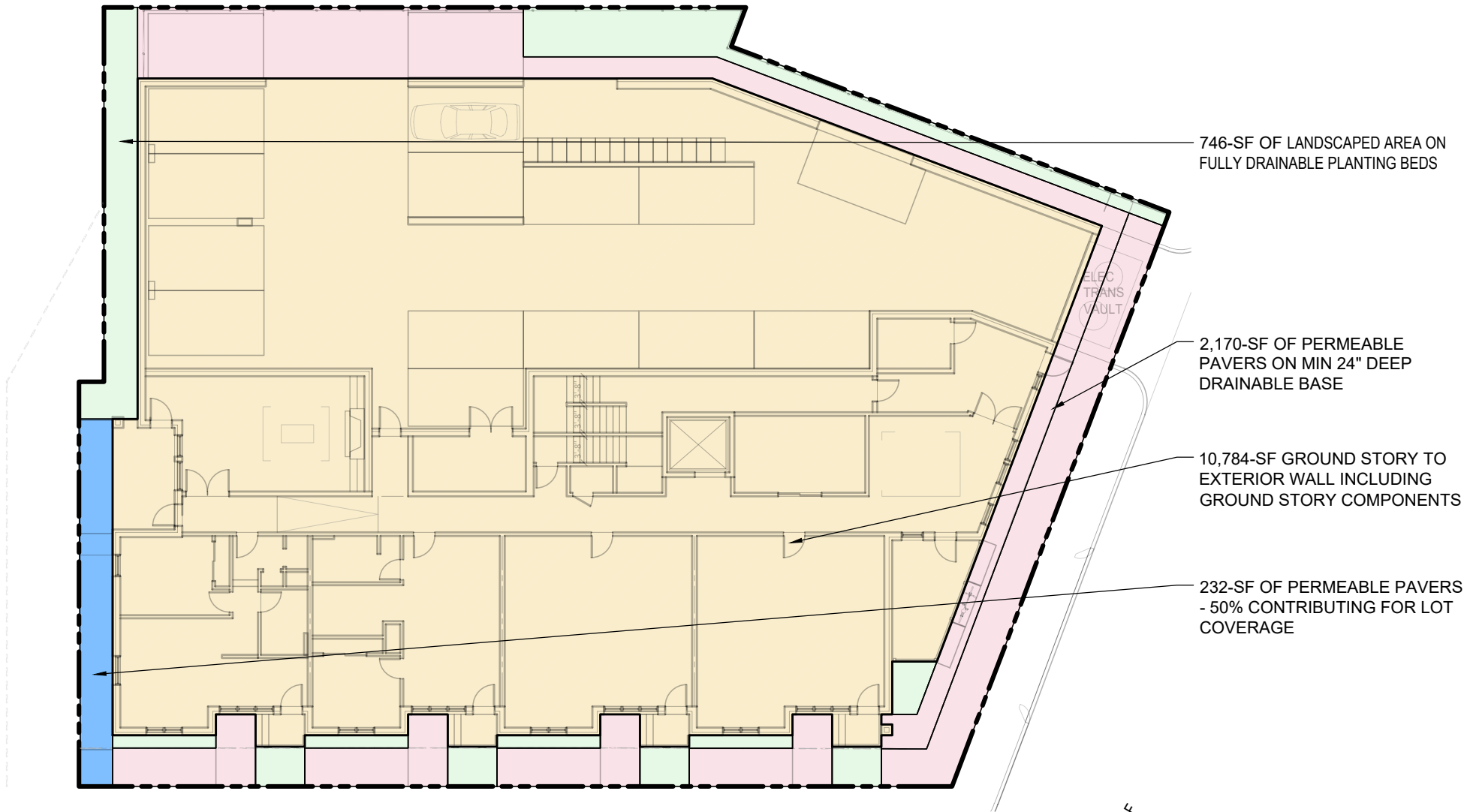
SHEET

Z-1

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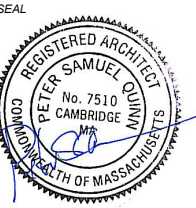
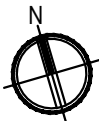


ITEM	ACTUAL SF	X	COEFFICIENT	=	CONTRIBUTING SF
GROUND STORY TO OUTSIDE OF EXTERIOR WALLS WITH GROUND STORY BUILDING COMPONENTS	10,784-SF		1.0		10,784-SF
PERMEABLE PAVERS BY UNILOK OR EQUAL (ECOLOK -PERMEABILITY LISTED AT APPROX. 50%)	232-SF		0.5		116-SF
PERMEABLE PAVERS ON MIN 24" DEEP DRAINABLE BASE PROVIDES 100% PERMEABILITY	2,019-SF		N/A		0-SF
LANDSCAPED AREA ON FULLY DRAINABLE PLANTING BEDS	910-SF		N/A		0-SF
TOTAL: 10,900-SF					
10,900-SF / 13,951-SF LOT = 78% LOT COVERAGE					

2

LOT COVERAGE

SCALE: 1/20" = 1'-0"



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3 HAWKINS ST

3 HAWKINS ST.

SOMERVILLE, MA 02143

PREPARED FOR

HAWKINS STREET UNION SQ LLC

7 MORRISON RD WEST

WAKEFIELD, MA 01880

DRAWING TITLE

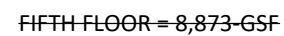
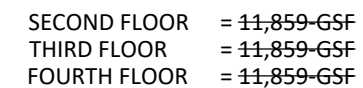
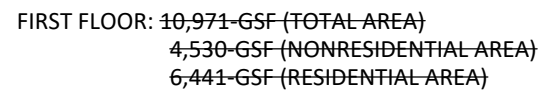
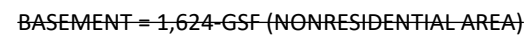
ZONING COMPLIANCE (LOT COVERAGE)

SCALE AS NOTED

REVISION	DATE
ZBA REV-2	28 JAN 2021
ZBA REV-1	24 JUN 2020
ZBA APPL	28 FEB 2020
DRAWN BY MY	REVIEWED BY PQ

SHEET

Z-3



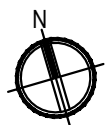
FLOOR	RES GSF	NONRES GSF
BASEMENT	2,809	546
1ST FL	5,618	4,756
2ND FL	11,338	
3RD FL	11,338	
4TH FL	11,338	
5TH FL	8,450	
ROOF	553	
TOTAL	51,444	5,302
GRAND TOTAL GFA	56,746	

* PER ZONING BY-LAW DEFINITION

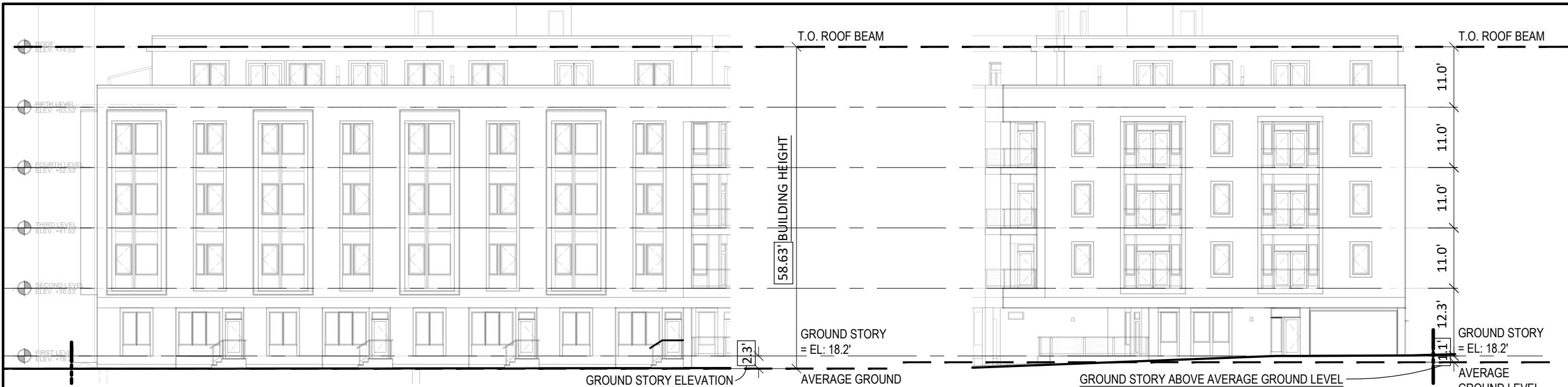
①

DIMENSIONALLY COMPLIANT FIVE-STORY
PROPOSED GROSS FLOOR AREA

SCALE: 1/40" = 1'-0"

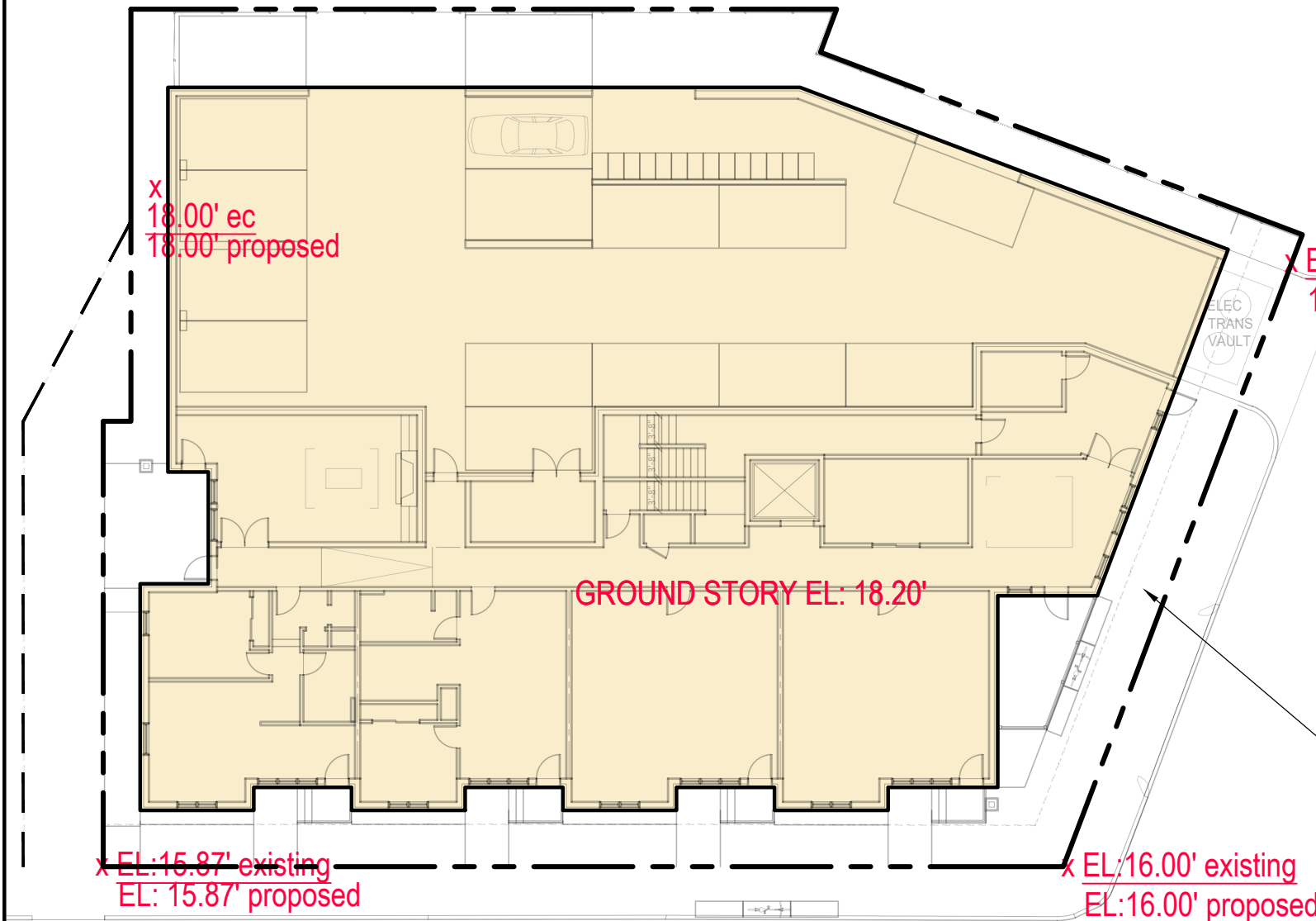


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2b) AVERAGE GROUND LEVEL AT FACADE - LAKE ST
SCALE: 1" = 20'

2a) AVERAGE GROUND LEVEL - ALL BUILDING
SCALE: 1" = 20'



1) AVERAGE GROUND LEVEL DATA POINTS
SCALE: 1/20" = 1'-0"

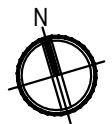
2) AVERAGE GROUND LEVEL CALCULATION
SCALE: 1/20" = 1'-0"

2a) - AVERAGE GROUND LEVEL (ALL BUILDING):
 $(18' + 15.87' + 16' + 18.31') / 4 = 17.05' \text{ EL AVERAGE GROUND LEVEL}$

2b) - AVERAGE GROUND LEVEL ELEVATION AT FACADE:
 $(15.87' + 16') / 2 = 15.9' \text{ EL AVERAGE GROUND LEVEL AT LAKE ST FACADE}$

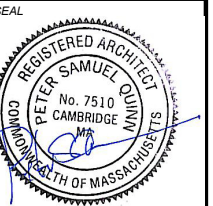
$18.2' \text{ EL GROUND STORY} - 15.9' \text{ EL AGL AT FACADE} =$
 $2.3' \text{ GROUND STORY ELEVATION PROPOSED (2' MIN REQUIRED)}$

Note - The sloped walkway parallel with the existing sidewalk along Hawkins St serves as the access for the minimum 2-ft ground floor above average ground level that is required for apartment buildings.



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DRAWING TITLE
ZONING COMPLIANCE
- BLDG HEIGHT
- GROUND STORY ELEVATION
- STORY HEIGHTS

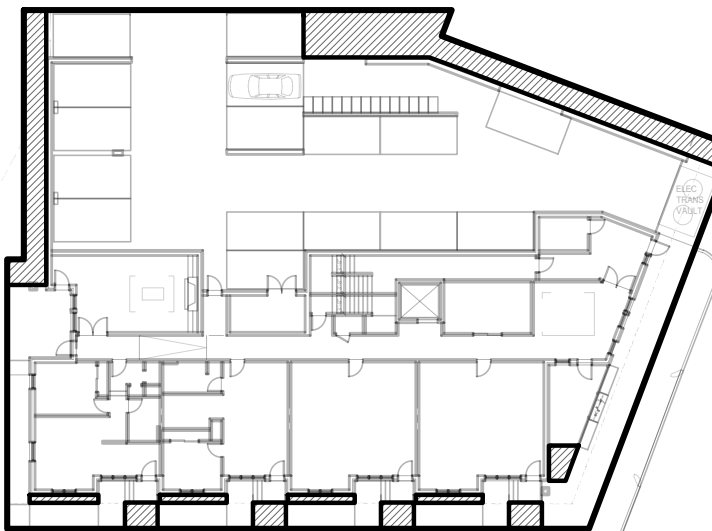
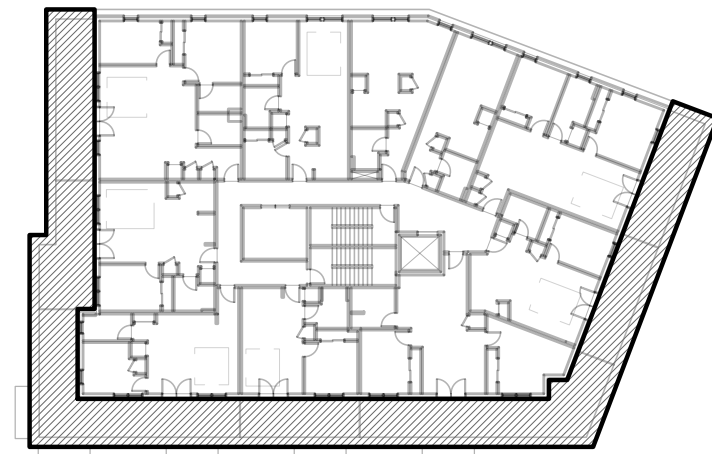
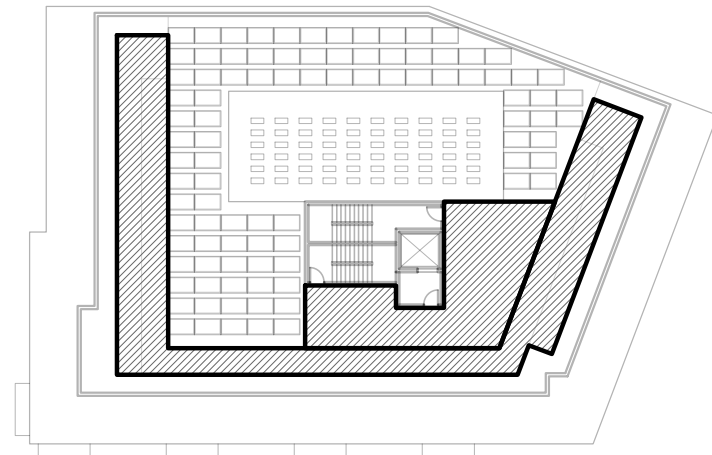
SCALE AS NOTED

REVISION	DATE
ZBA REV-2	28 JAN 2021
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ZBA APPL	28 FEB 2020
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SHEET

Z-5

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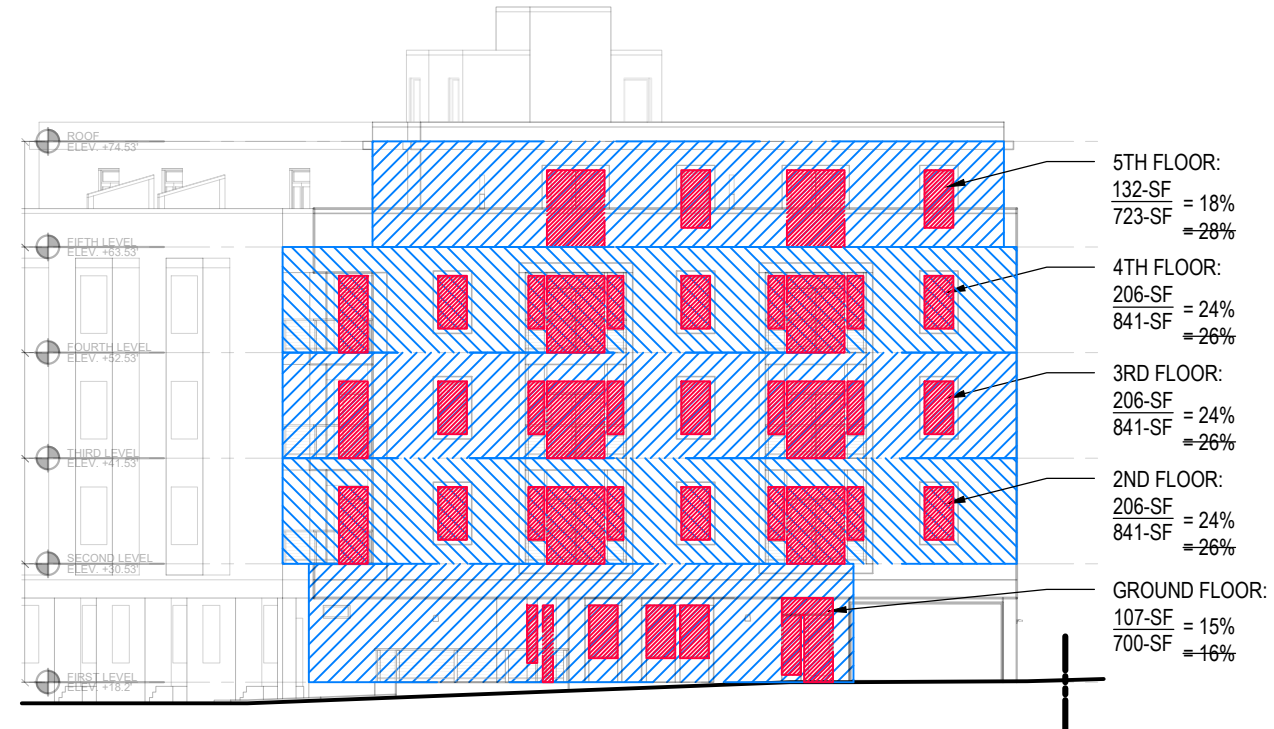


5,807-SF 41%

OPEN SPACE 6,488 SF
LOT AREA 13,951 SF = 47%

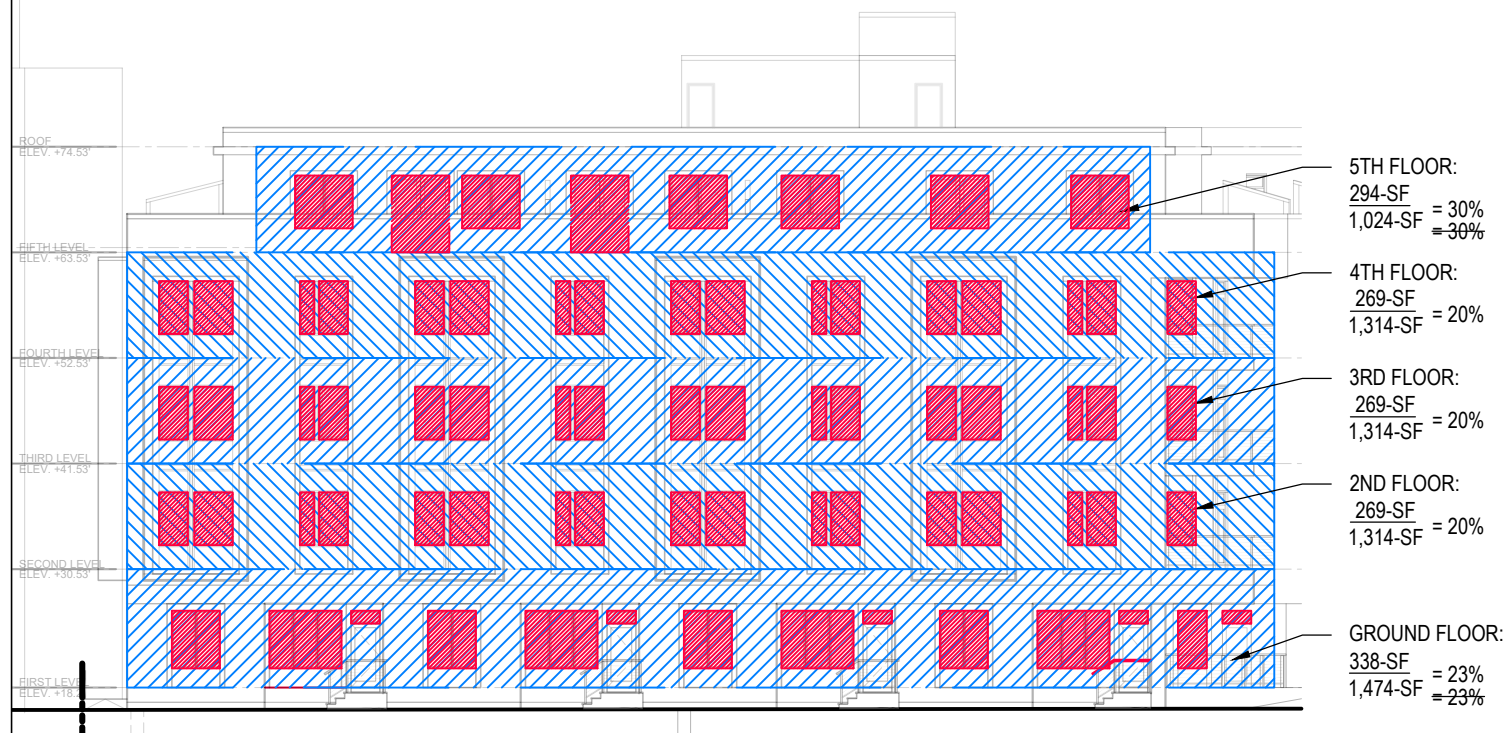
3 OPEN SPACE

SCALE: 1/40" = 1'-0"



1 HAWKINS ST FACADE COMPOSITION

SCALE: 1/20" = 1'-0" (PRIMARY FACADE)



2 LAKE ST FACADE COMPOSITION

SCALE: 1/20" = 1'-0" (SECONDARY FACADE)

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SEAL



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UNION SQ LLC

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WAKEFIELD, MA 01880

DRAWING TITLE

ZONING
COMPLIANCE
-- FACADE
COMPOSITION

SCALE AS NOTED

REVISION	DATE
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ZBA REV-2	28 JAN 2021
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ZBA REV-1	24 JUN 2020
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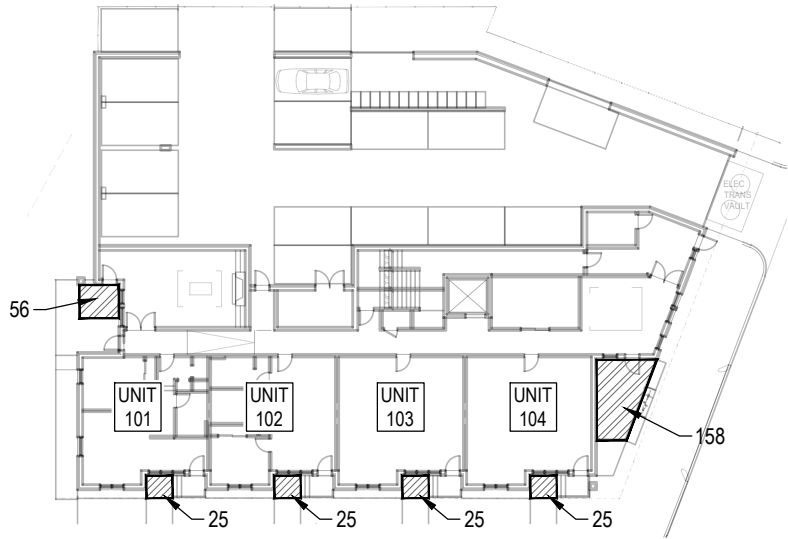
ZBA APPL	28 FEB 2020
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DRAWN BY	REVIEWED BY
YC	PQ

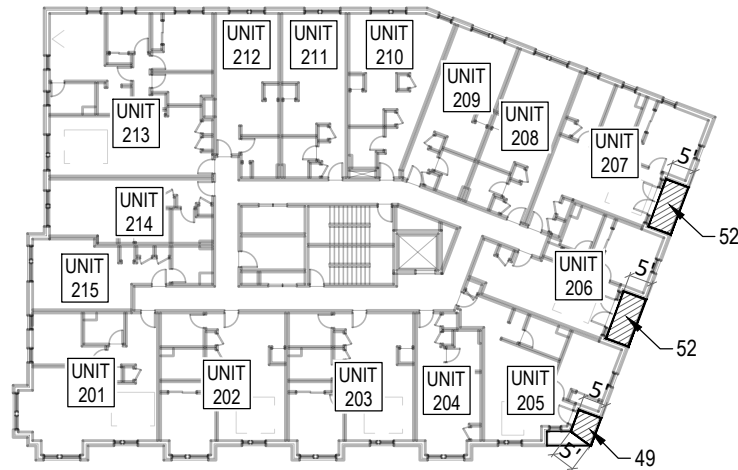
SHEET

Z-6

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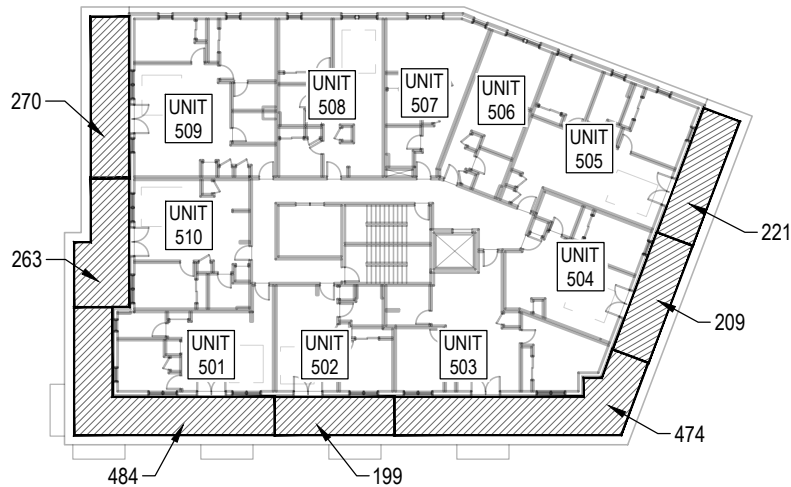


FIRST FLOOR

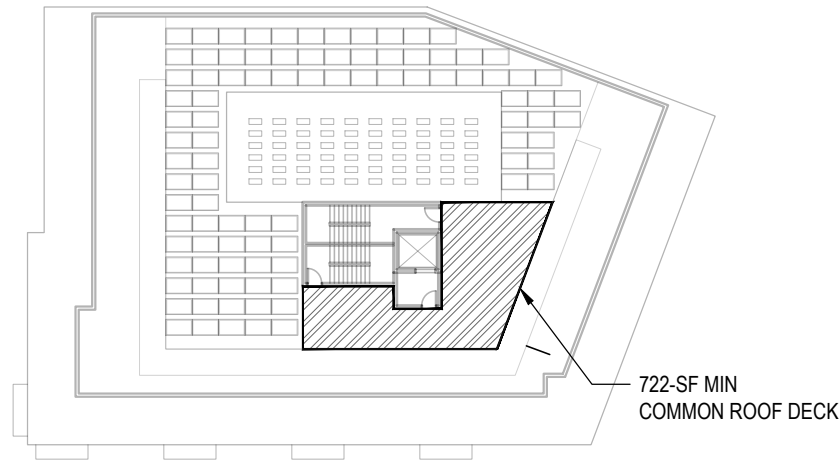


SECOND to FOURTH FLOOR

NOTE - ALL BALCONIES MEET MINIMAL DIMENSIONAL REQUIREMENTS FOR 'BUILDING COMPONENTS: BALCONIES'



FIFTH FLOOR



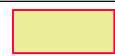
ROOF GARDEN LEVEL

PROVIDED (See Adjacent Table):

480-SF (PRIVATE)
+ 936-SF (COMMON) max to count toward OAS
1,416-SF TOTAL PROVIDED OAS
(Not including surplus provided.)

REQUIRED:

59 UNITS x 24-SF = 1,416-SF MIN OAS



NUMBER OF DWELLING UNITS WITHOUT PRIVATE OAS: 39 DUs.
39 DUs X 24 SF/DU = 936 SF TOTAL REQUIRED IN COMMON OAS.
COMPLIES.



PRIVATE OUTDOOR AMENITY SPACE
= 2,679-SF total
(includes area exceeding minimum 24-sf/unit requirement)



COMMON OUTDOOR AMENITY SPACE
= 936-SF total

1

OUTDOOR AMENITY SPACE

SCALE: 1/40" = 1'-0"

UNITS	REQUIRED OAS	REQUIRED OAS PROVIDED	+ EXCESS OAS (>24-SF PER UNIT)	= TOTAL OAS PROVIDED (PRIVATE)
101	24	24	1	25
102	24	24	1	25
103	24	24	1	25
104	24	24	1	25
201	24	0	0	0
202	24	0	0	0
203	24	0	0	0
204	24	0	0	0
205	24	24	25	49
206	24	24	28	52
207	24	24	28	52
208	24	0	0	0
209	24	0	0	0
210	24	0	0	0
211	24	0	0	0
212	24	0	0	0
213	24	0	0	0
214	24	0	0	0
215	24	0	0	0
301	24	0	0	0
302	24	0	0	0
303	24	0	0	0
304	24	0	0	0
305	24	24	25	49
306	24	24	28	52
307	24	24	28	52
308	24	0	0	0
309	24	0	0	0
310	24	0	0	0
311	24	0	0	0
312	24	0	0	0
313	24	0	0	0
314	24	0	0	0
315	24	0	0	0
401	24	0	0	0
402	24	0	0	0
403	24	0	0	0
404	24	0	0	0
405	24	24	25	49
406	24	24	28	52
407	24	24	28	52
408	24	0	0	0
409	24	0	0	0
410	24	0	0	0
411	24	0	0	0
412	24	0	0	0
413	24	0	0	0
414	24	0	0	0
415	24	0	0	0
501	24	24	460	484
502	24	24	175	199
503	24	24	450	474
504	24	24	185	209
505	24	24	197	221
506	24	0	0	0
507	24	0	0	0
508	24	0	0	0
509	24	24	246	270
510	24	24	239	263
TOTAL	1,416	480	2,199	2,679

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PH 617-354-3989

SEAL



CONSULTANT

PROJECT

3 HAWKINS ST

3 HAWKINS ST.
SOMERVILLE, MA 02143

PREPARED FOR

HAWKINS STREET
UNION SQ LLC

7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

ZONING
COMPLIANCE
(OUTDOOR
AMENITY
SPACE)

SCALE AS NOTED

REVISION DATE

ZBA REV-2 28 JAN 2021

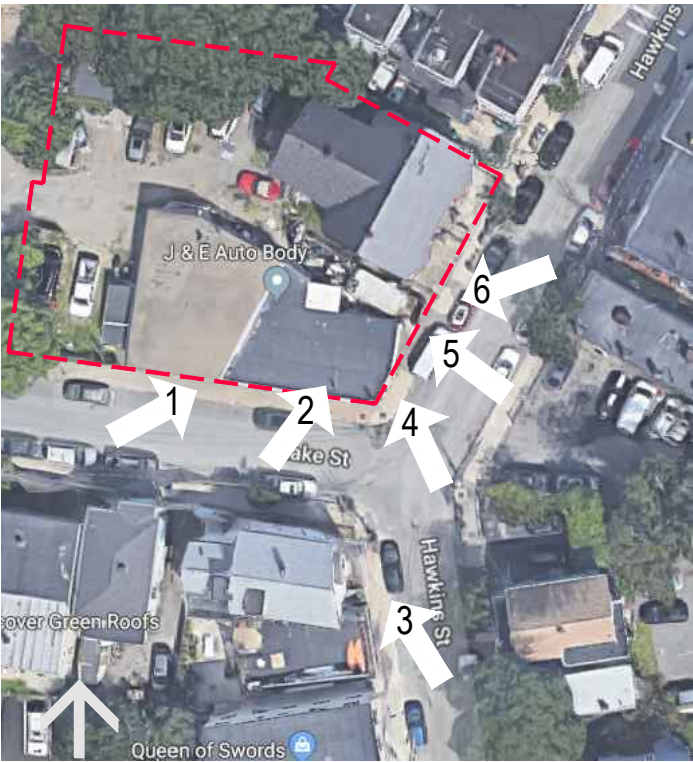
ZBA REV-1 24 JUN 2020

ZBA APPL 28 FEB 2020

DRAWN BY REVIEWED BY
YC PQ

SHEET

Z-7



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HAWKINS STREET
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7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

EXISTING
CONDITIONS
PHOTOS

SCALE AS NOTED

REVISION	DATE
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
DRAWN BY MN / YC	REVIEWED BY PQ
SHEET	

EC-1

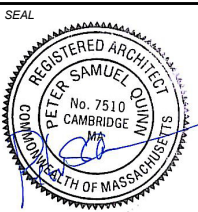


PROPOSED 6-STY @ 346
SOMERVILLE AVE WITH
PROPOSED PARK

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UNION SQ LLC

7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE
AERIAL VIEW
FROM WEST

SCALE AS NOTED

REVISION	DATE
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
DRAWN BY YC	REVIEWED BY PQ

SHEET

A0.1



PROPOSED 6-STY @ 346
SOMERVILLE AVE WITH
PROPOSED PARK

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WAKEFIELD, MA 01880

DRAWING TITLE

STREET VIEW @ LAKE ST

SCALE AS NOTED

REVISION	DATE
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
DRAWN BY YC	REVIEWED BY PQ
SHEET	

A0.2

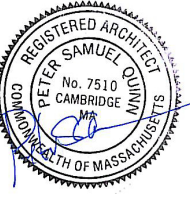


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7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

STREET VIEW
@ HAWKINS
ST CORNER

SCALE AS NOTED

REVISION	DATE
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DRA REV-2	28 JAN 2021
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DRA REV-1	23 OCT 2020
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DRA APPL	14 JULY 2020
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DRAWN BY YC	REVIEWED BY PQ
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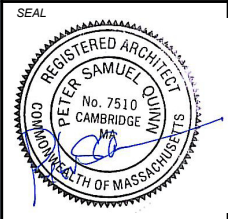
SHEET

A0.3



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7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE
STREET VIEW @ HAWKINS ST

SCALE AS NOTED

REVISION	DATE
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
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SHEET
A0.4

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UNION SQ LLC

7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

STREET VIEW
@ SOMERVILLE
AVE

SCALE AS NOTED

REVISION	DATE
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
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SHEET

A0.5



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PREPARED FOR

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STREET
UNION SQ LLC

7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

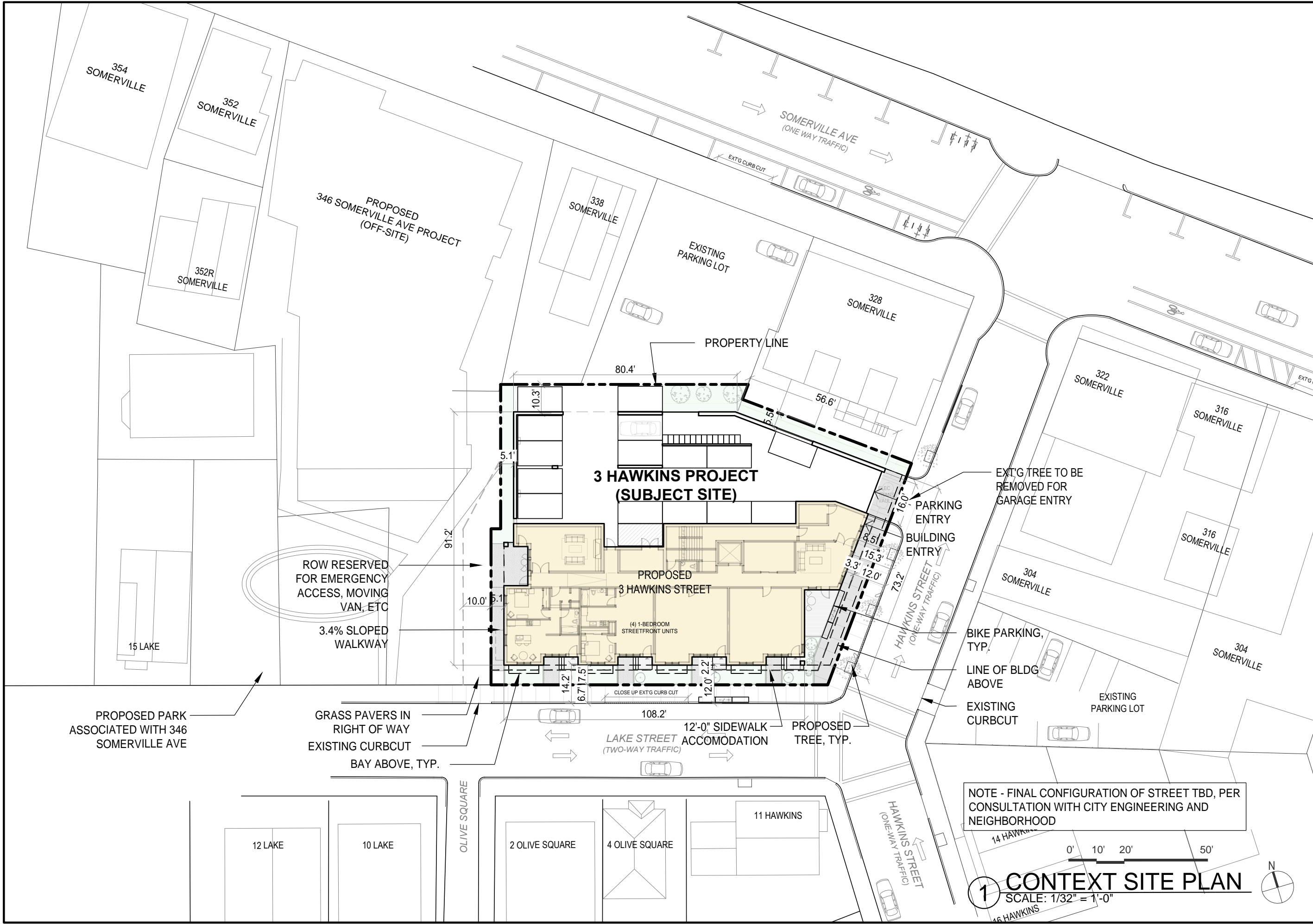
VIEW ACROSS
346 SOMERVILLE
AVE PARK

SCALE AS NOTED

REVISION	DATE
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
DRAWN BY YC	REVIEWED BY PQ

SHEET

A0.6



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3 HAWKINS ST

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SOMERVILLE, MA 02143

PREPARED FOR
HAWKINS STREET UNION SQ LLC

7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE
CONTEXT SITE PLAN

SCALE AS NOTED

REVISION	DATE
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
DRAWN BY MN/ YC	REVIEWED BY PQ
SHEET	

AS-1

NOTE - FINAL CONFIGURATION OF STREET TBD, PER CONSULTATION WITH CITY ENGINEERING AND NEIGHBORHOOD

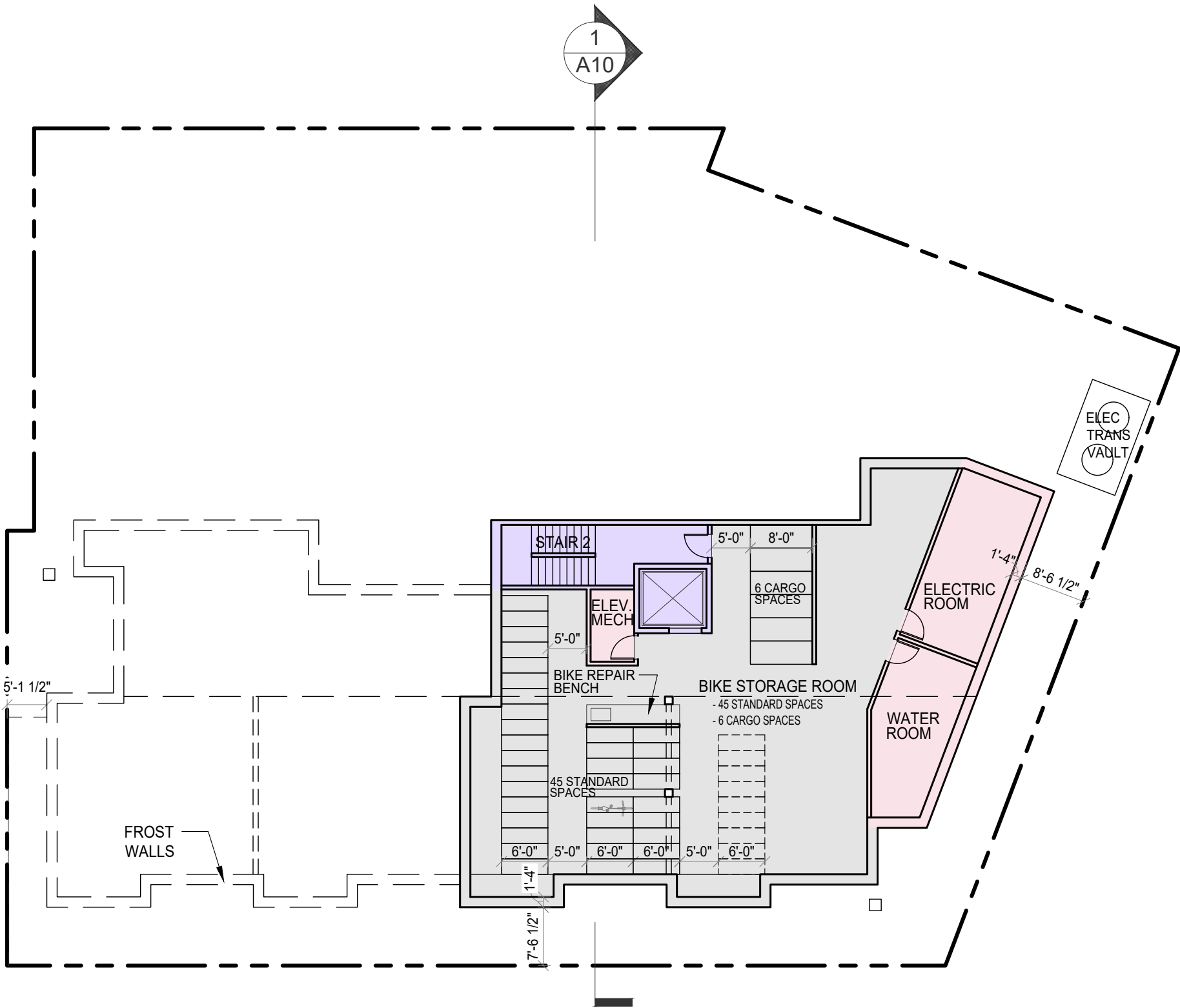
1 CONTEXT SITE PLAN
SCALE: 1/32" = 1'-0"

C:\Users\User15\Desktop\POA - Hawkins 302 Schematic Design\Hawkins 3 - Floor Plans\.....dwg, A1, 1/18/2021 4:33:01 PM

- KEY
- PARKING

CIRCULATION

STORAGE / UTILITY



1

BASEMENT PLAN

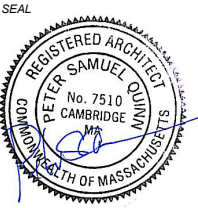
SCALE: 1/16" = 1'-0"



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DRAWING TITLE

BASEMENT
PLAN

SCALE AS NOTED

REVISION	DATE
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
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SHEET

A-1

FLOOR	STUDIO	1-BED	2-BED	3-BED	TOTAL
1ST FL	0	4	0	0	4
2ND FL	8	5	1	1	15
3RD FL	8	5	1	1	15
4TH FL	8	5	1	1	15
5TH FL	2	5	3	0	10
TOTAL	26	24	6	3	59

KEY	
	PARKING
	CIRCULATION
	LOBBY / VESTIBULE
	COMMERCIAL
	RESIDENTIAL
	STORAGE / UTILITY
	LANDSCAPE

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3 HAWKINS ST.

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PREPARED FOR

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7 MORRISON RD WEST

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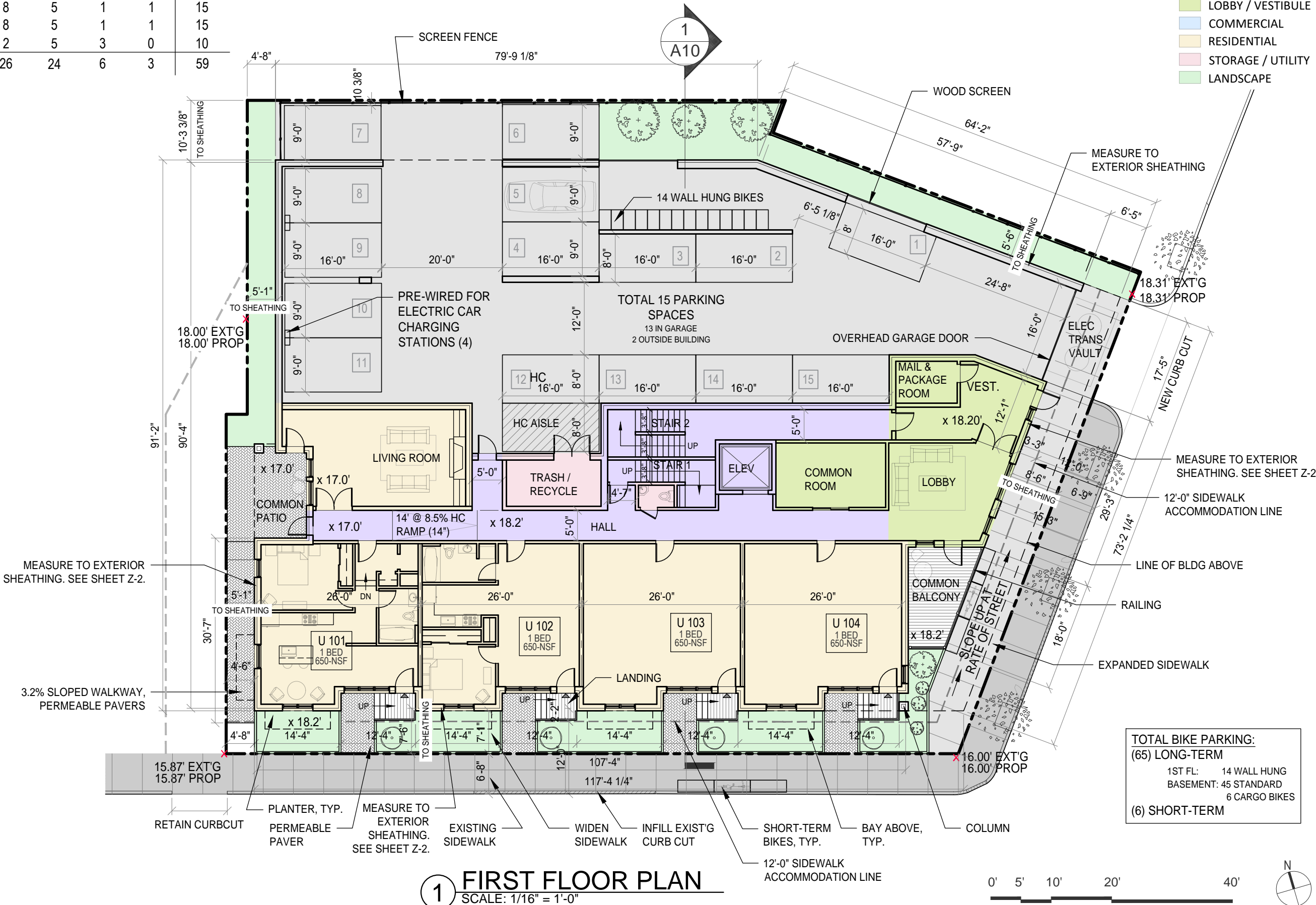
DRAWING TITLE

FIRST FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
DRAWN BY MN/ YC	REVIEWED BY PQ
SHEET	

A-2



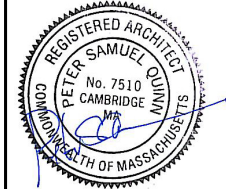
1

FIRST FLOOR PLAN

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

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WAKEFIELD, MA 01880

DRAWING TITLE

SECOND
TO FOURTH
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
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DRA REV-2	28 JAN 2021
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DRA REV-1	23 OCT 2020
-----------	-------------

DRA APPL	14 JULY 2020
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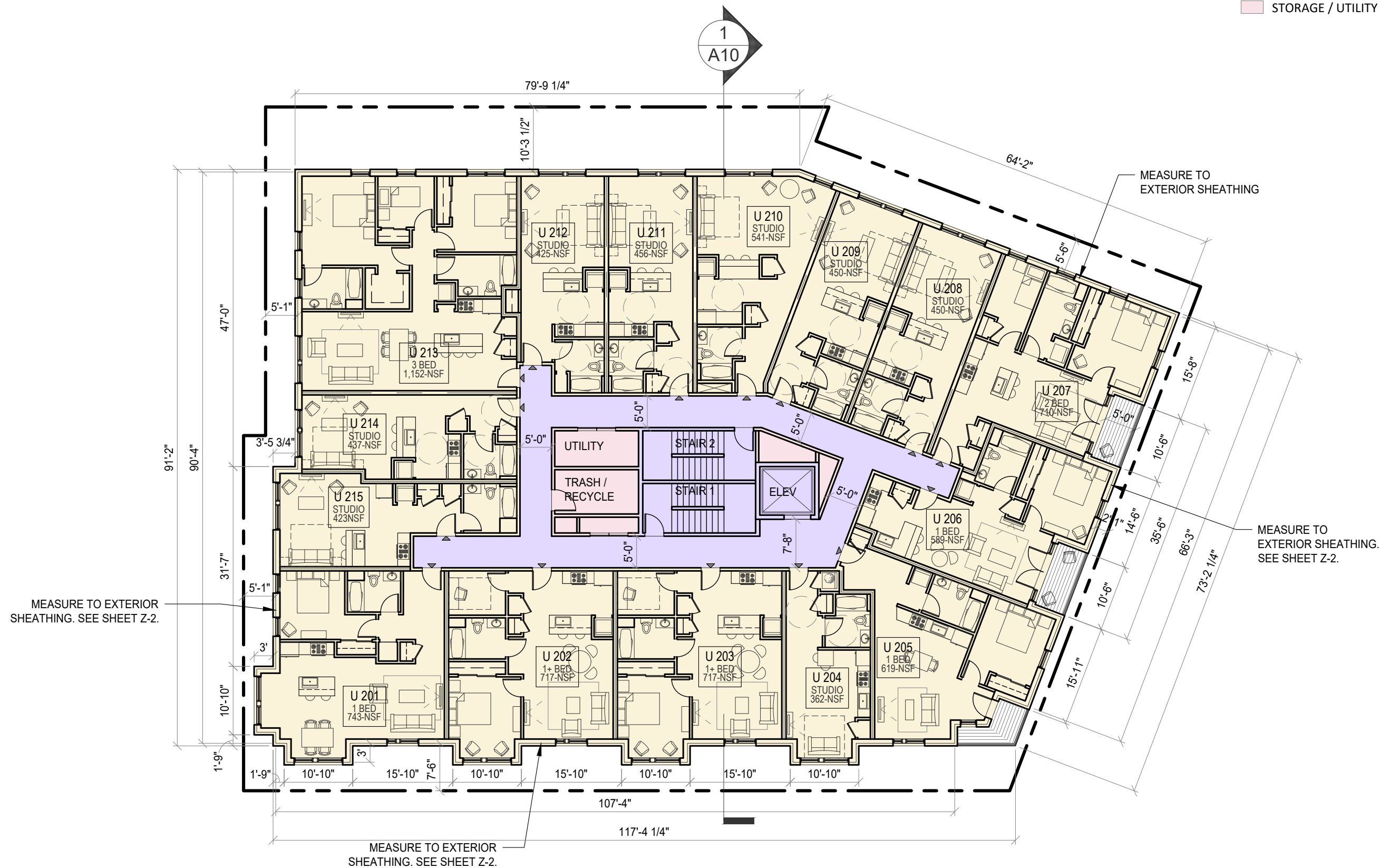
DRAWN BY MN/ YC	REVIEWED BY PQ
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SHEET

A-3

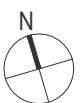
KEY

- CIRCULATION
- RESIDENTIAL
- STORAGE / UTILITY

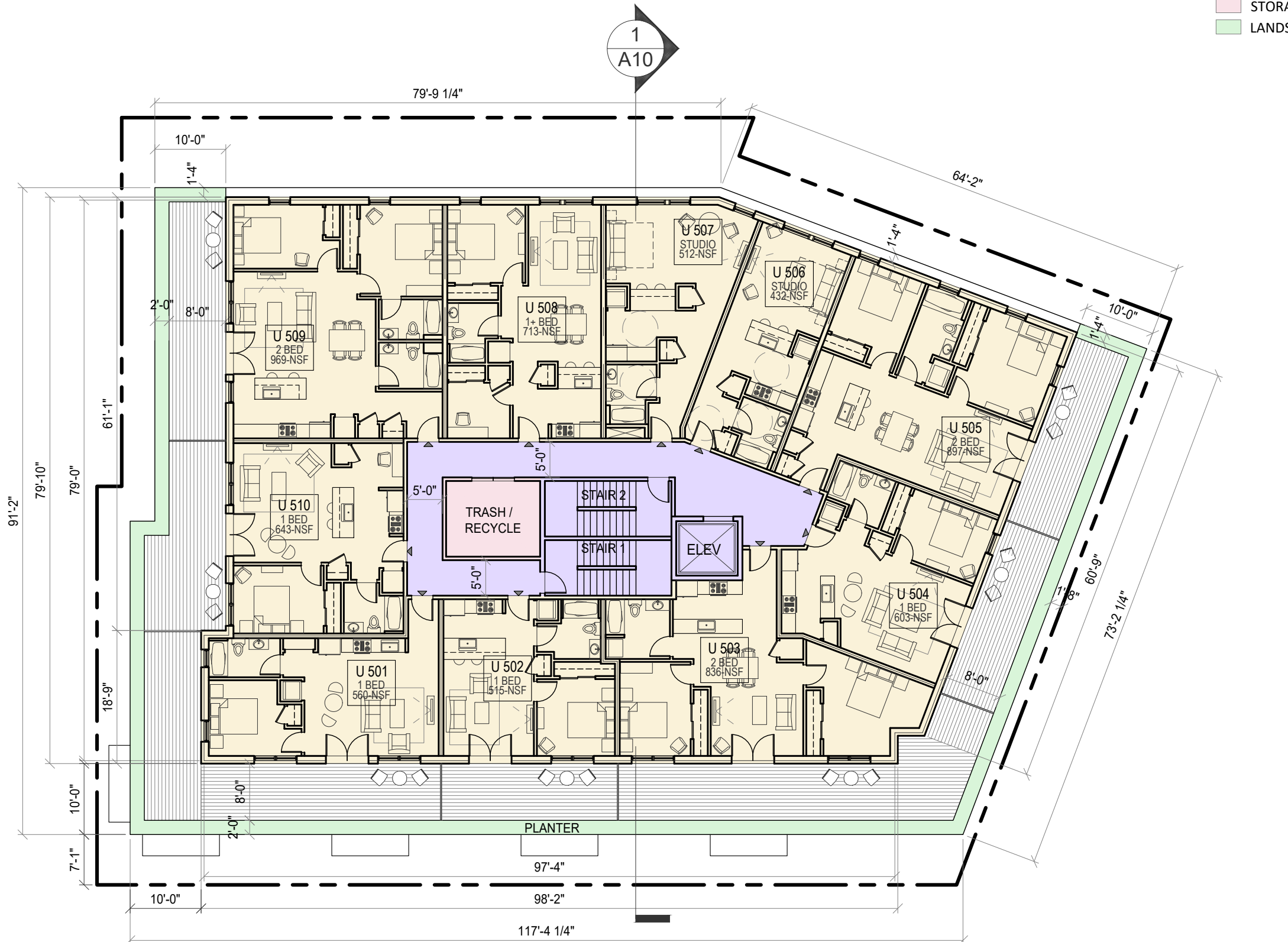


1 SECOND TO FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

0' 5' 10' 20' 40'



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1 FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

- KEY
- CIRCULATION
 - RESIDENTIAL
 - STORAGE / UTILITY
 - LANDSCAPE

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DRAWING TITLE
FIFTH
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
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DRA REV-2	28 JAN 2021
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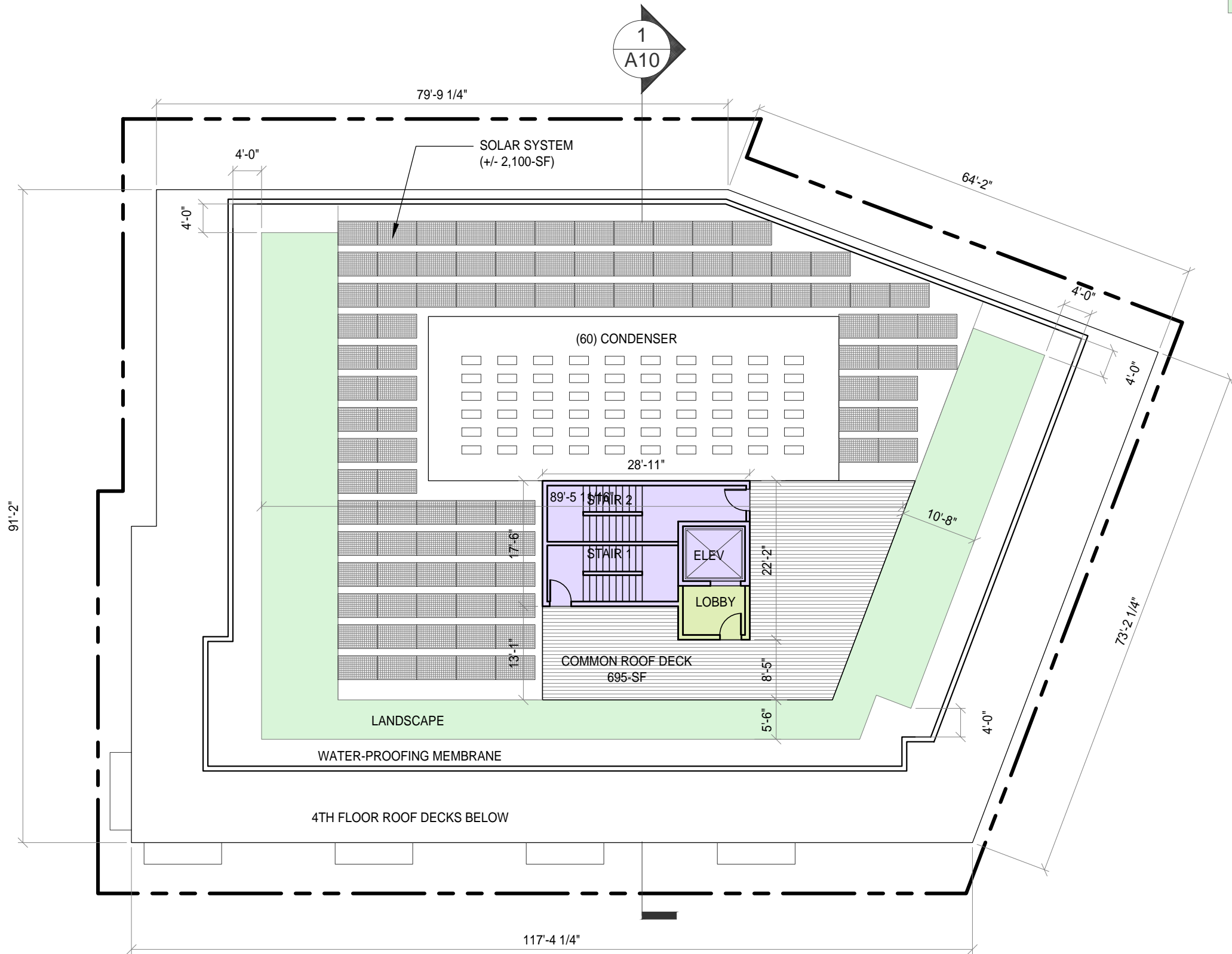
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DRA APPL	14 JULY 2020
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MN/ YC	PQ

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A-4



- KEY
- CIRCULATION
 - LOBBY
 - LANDSCAPE



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DRAWING TITLE
ROOF PLAN

SCALE AS NOTED

REVISION	DATE
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
DRAWN BY MN/ YC	REVIEWED BY PQ

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A-5

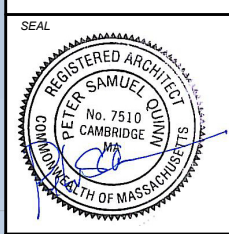
1 ROOF PLAN
 SCALE: 1/16" = 1'-0"





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DRAWING TITLE
LAKE ST ELEVATION

SCALE AS NOTED	
REVISION	DATE
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
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1 LAKE ST ELEVATION
SCALE: 3/32" = 1'-0"

A-6

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1 HAWKINS ST ELEVATION
SCALE: 3/32" = 1'-0"

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DRAWING TITLE
HAWKINS ST ELEVATION

SCALE AS NOTED	
REVISION	DATE
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
DRAWN BY MN/ YC	REVIEWED BY PQ

SHEET
A-7

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DRAWING TITLE

REAR
ELEVATION

SCALE AS NOTED

REVISION	DATE
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
DRAWN BY MN/ YC	REVIEWED BY PQ

SHEET

A-8

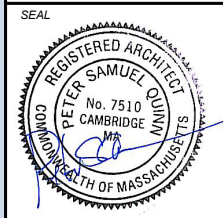
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1 PARK ELEVATION
SCALE: 3/32" = 1'-0"

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WAKEFIELD, MA 01880

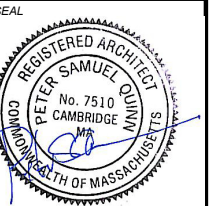
DRAWING TITLE
PARK
ELEVATION

SCALE AS NOTED

REVISION	DATE
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
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A-9



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7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE
BUILDING
SECTION

SCALE AS NOTED

REVISION	DATE
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DRA REV-2	28 JAN 2021
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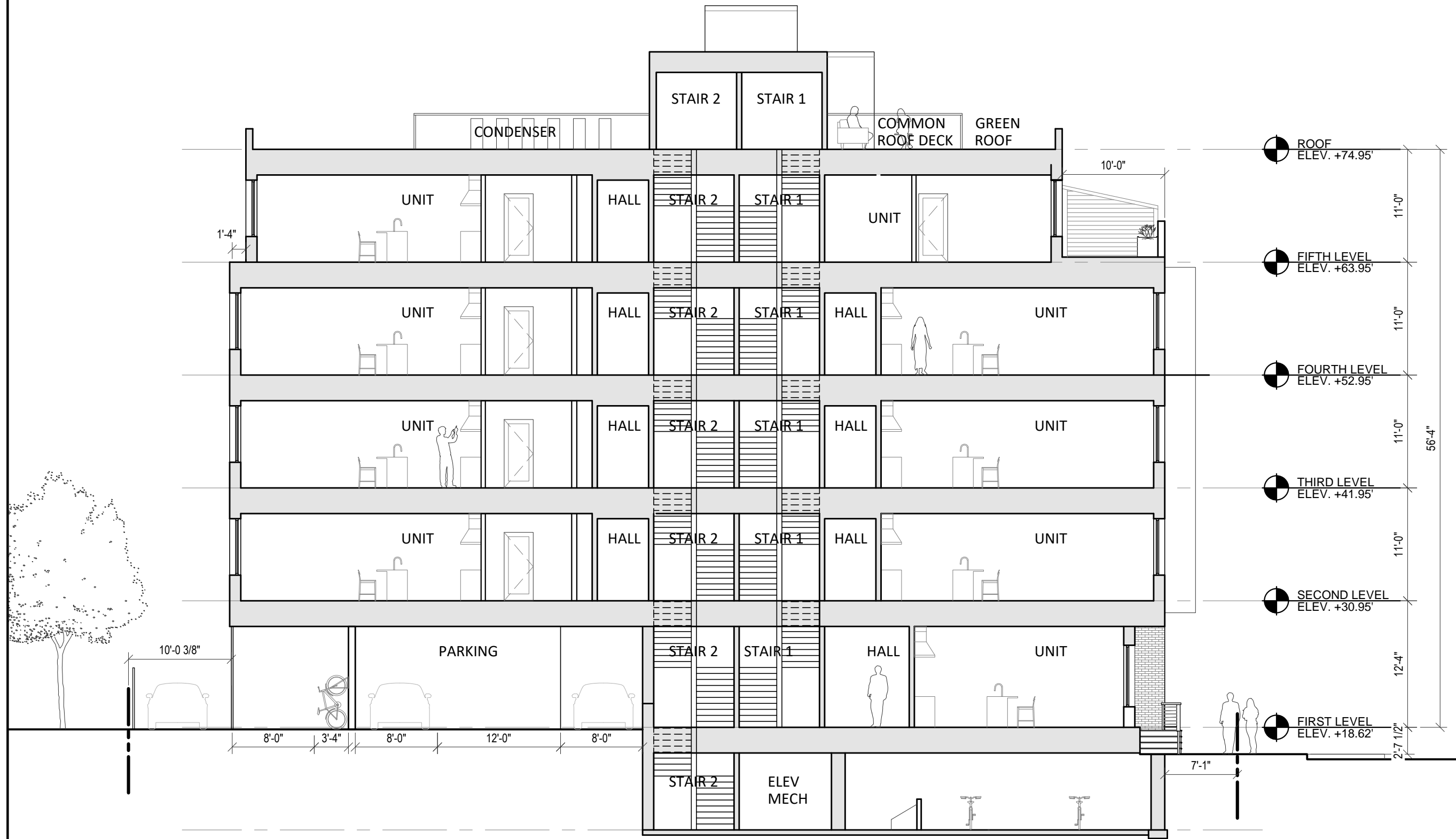
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DRA APPL	14 JULY 2020
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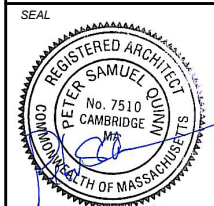
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--------------------	-------------------

SHEET

A-10



1 BUILDING SECTION
SCALE: 1/10" = 1'-0"



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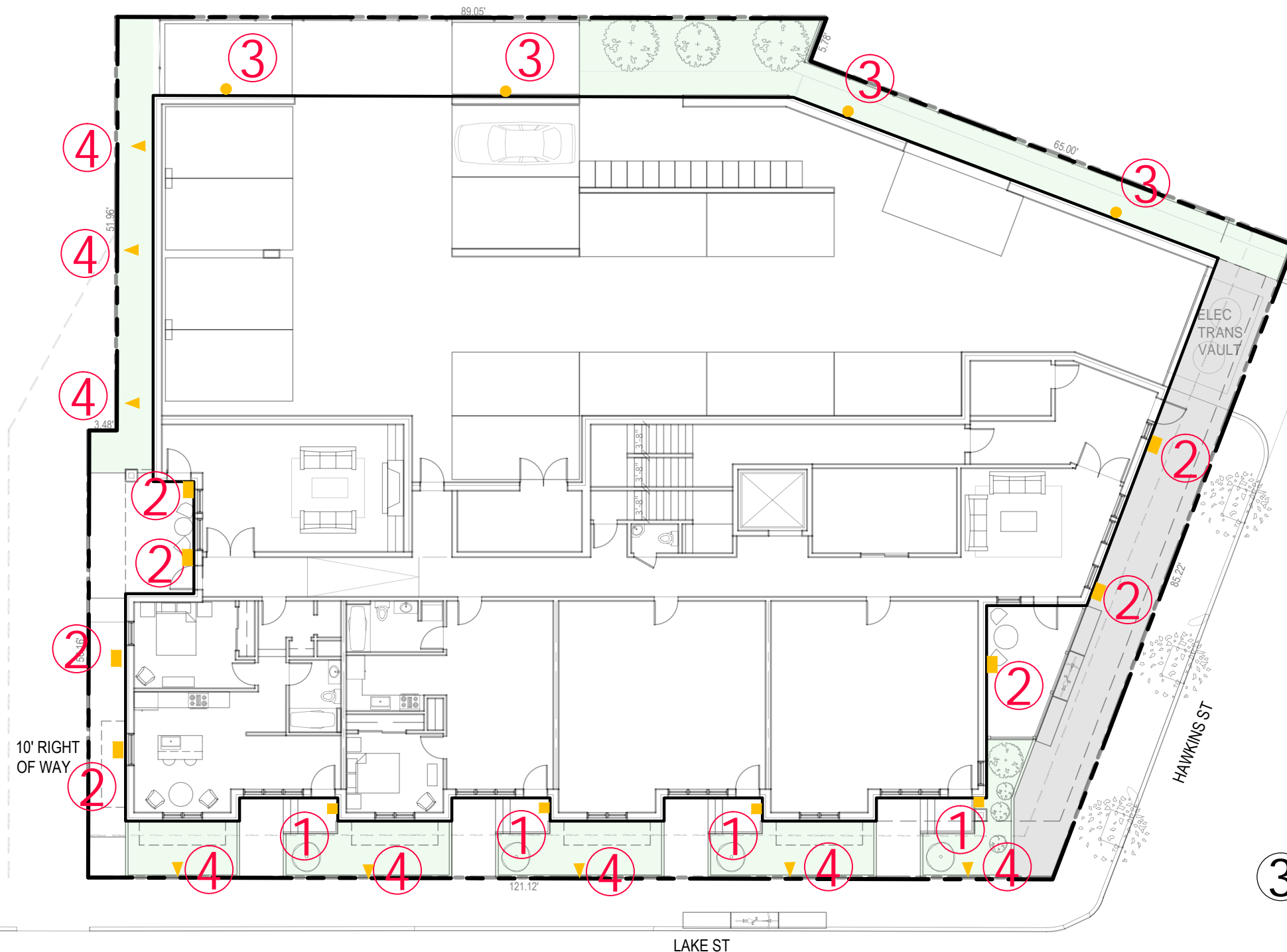
DRAWING TITLE

EXTERIOR LIGHTING PLAN

SCALE AS NOTED

REVISION	DATE
DRA REV-2	28 JAN 2021
DRA REV-1	23 OCT 2020
DRA APPL	14 JULY 2020
DRAWN BY YC	REVIEWED BY PQ
SHEET	

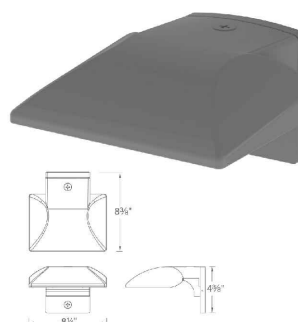
A-12



1 WALL SCONCE ON PRIVATE ENTRIES (WS-W15912-BK):
- 7' ABOVE FINISHED FLOOR
- DARK SKY FRIENDLY



2 WALL SCONCE ON COMMON AREAS (WP-LED1, BRONZE):
- 7' ABOVE FINISHED FLOOR
- MULTI-FUNCTION DIMMING



3 SPOT LIGHT AT PARKING AREA (WP-LED2):
- 9' ABOVE FINISHED FLOOR
- MULTI-FUNCTION DIMMING



4 SPOT LIGHT ON LANDSCAPE (ACCENT 5012):
- ON GRADE, ADJUSTABLE & LOCKABLE BEAM ANGLE
- INTEGRAL DIMMER

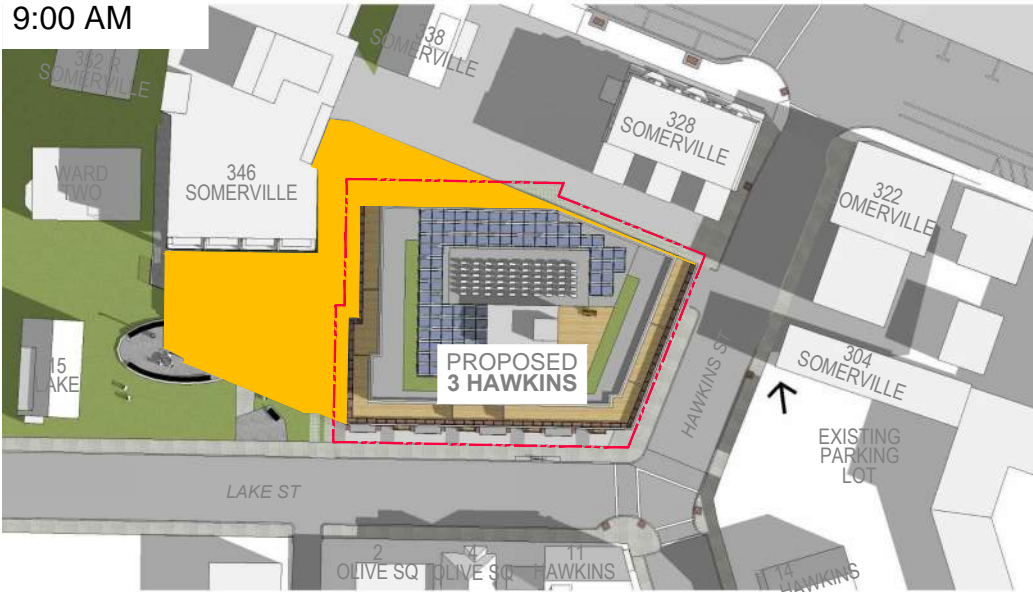
1 EXTERIOR LIGHTING PLAN
SCALE: 1/16" = 1'-0"



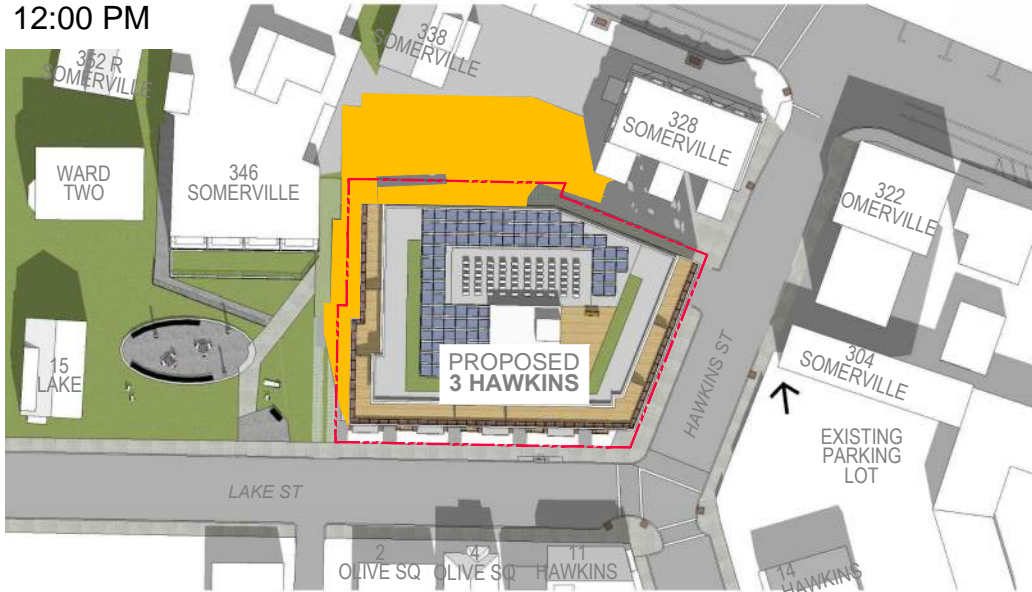
3 HAWKINS - SHADOW STUDY

SOMERVILLE, MASSACHUSETTS

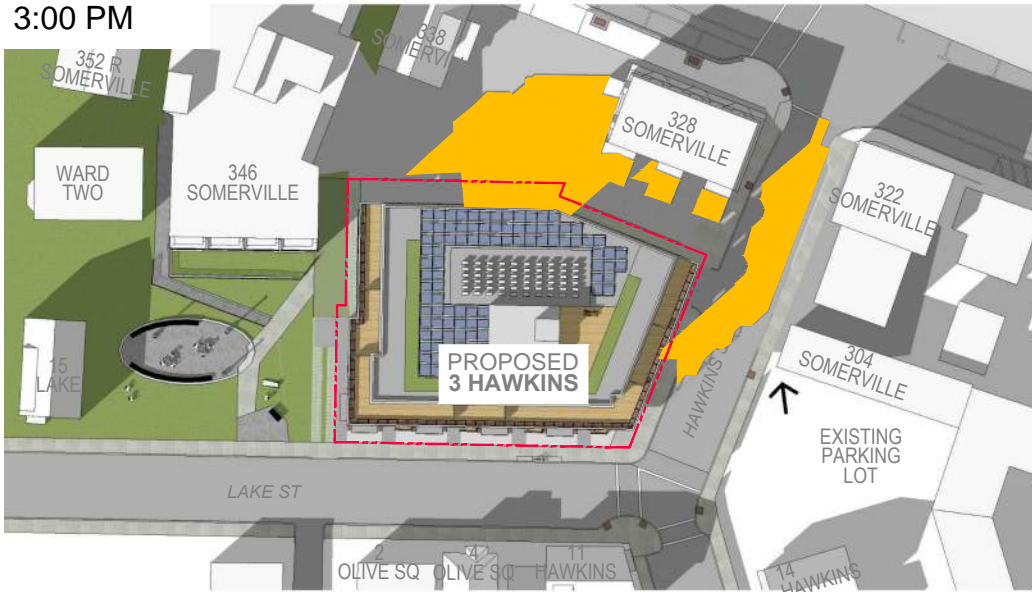
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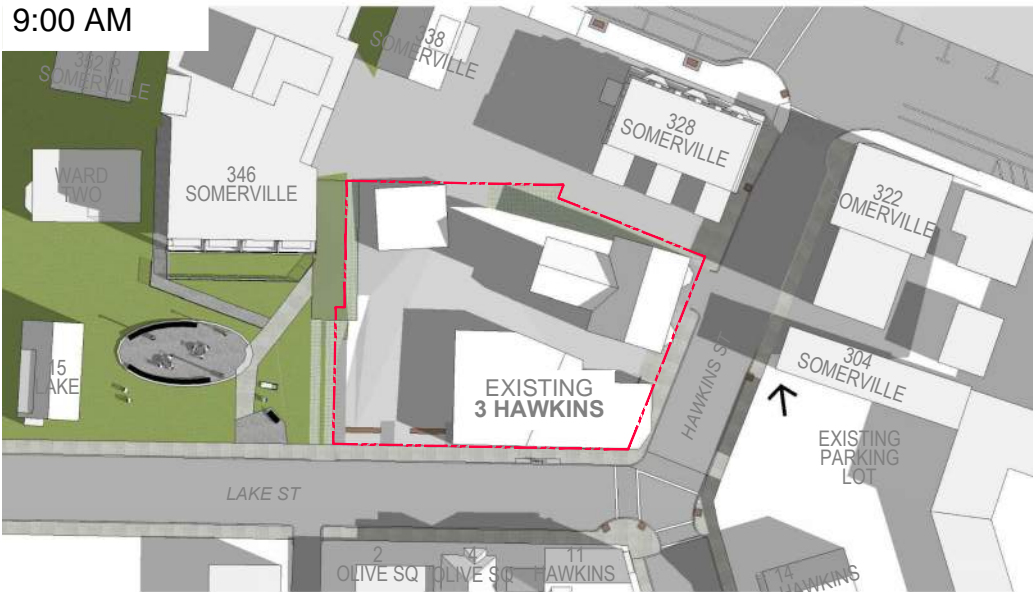
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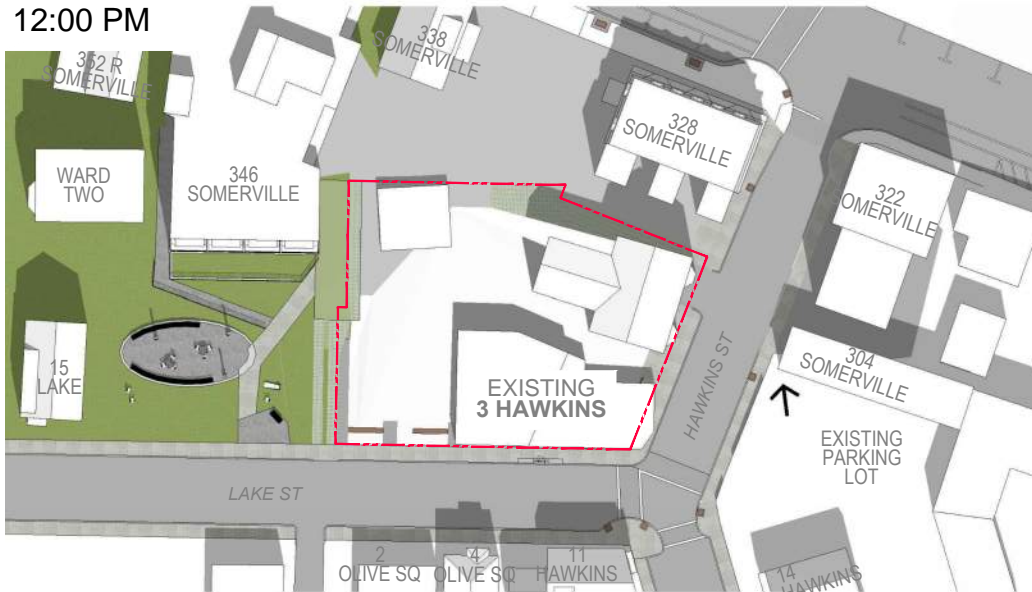
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EXISTING
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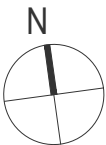
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EXISTING
3:00 PM



ADDITIONAL SHADOW



SPRING / FALL - MARCH 21 / SEPTEMBER 21
EQUINOX

3 HAWKINS - SHADOW STUDY

SOMERVILLE, MASSACHUSETTS

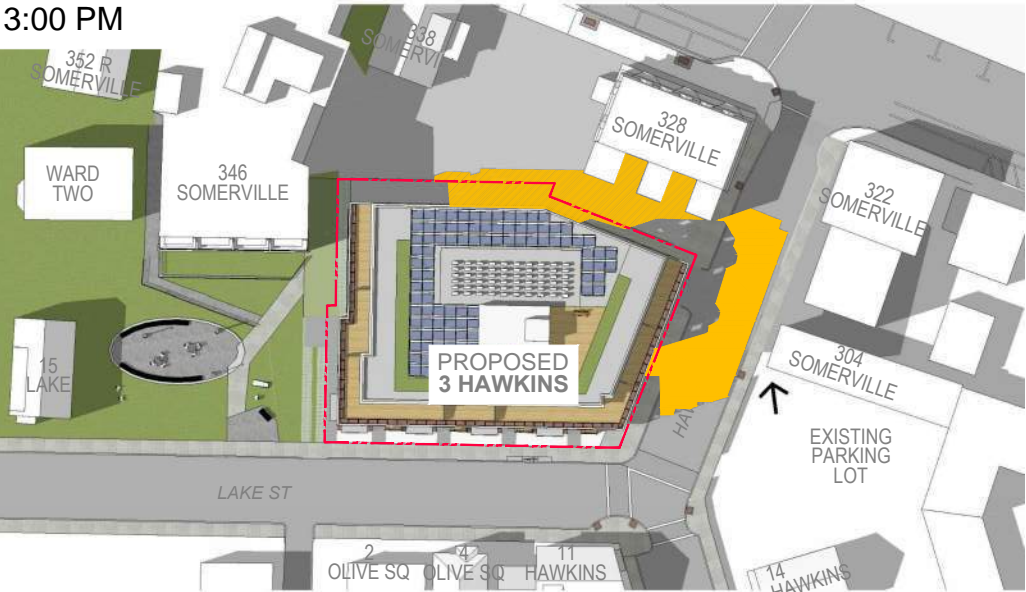
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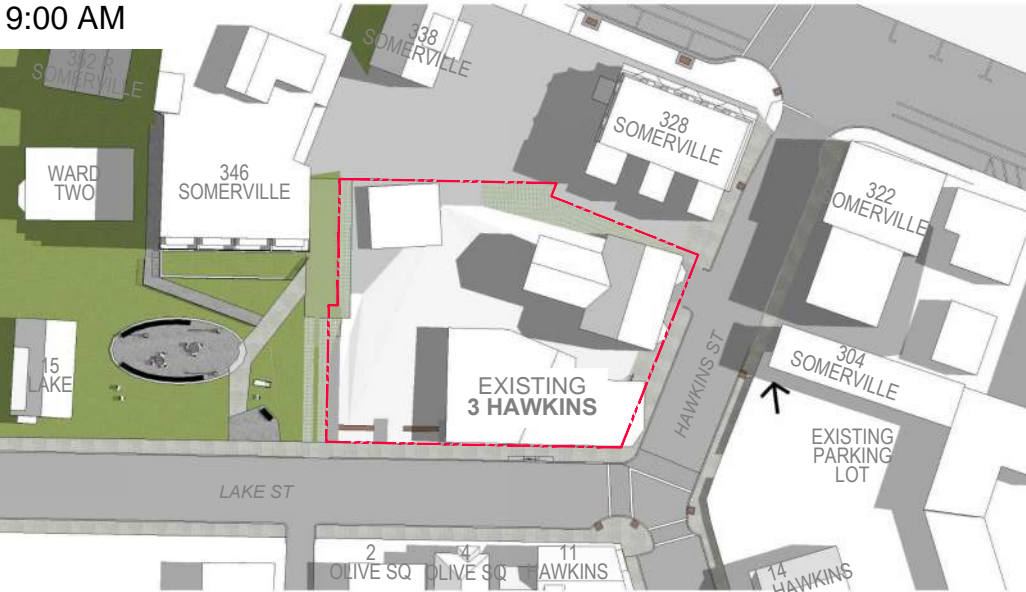
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PROPOSED
3:00 PM



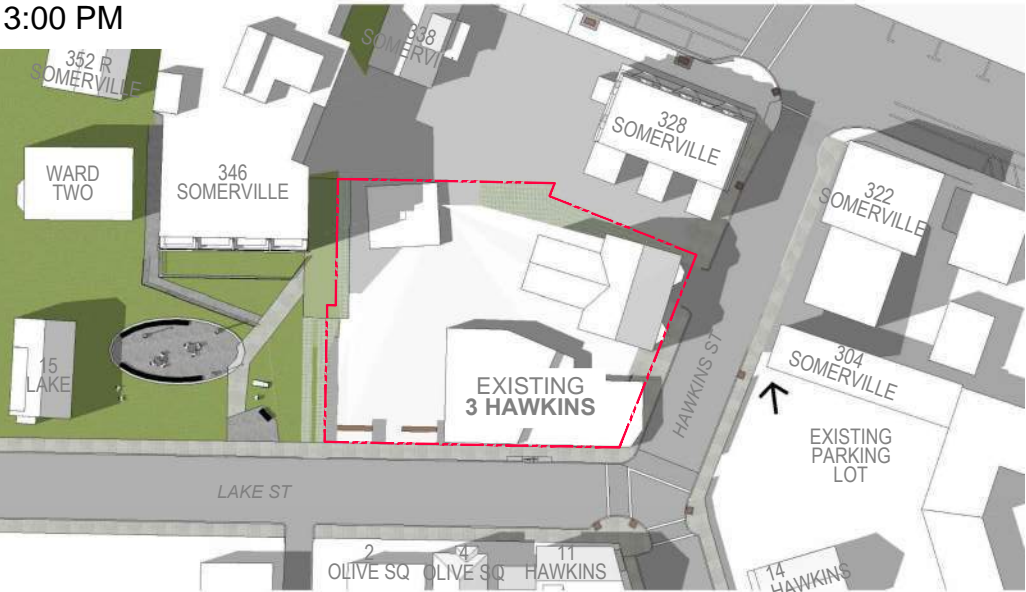
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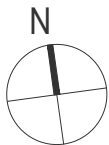


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ADDITIONAL SHADOW

SUMMER - JUNE 21



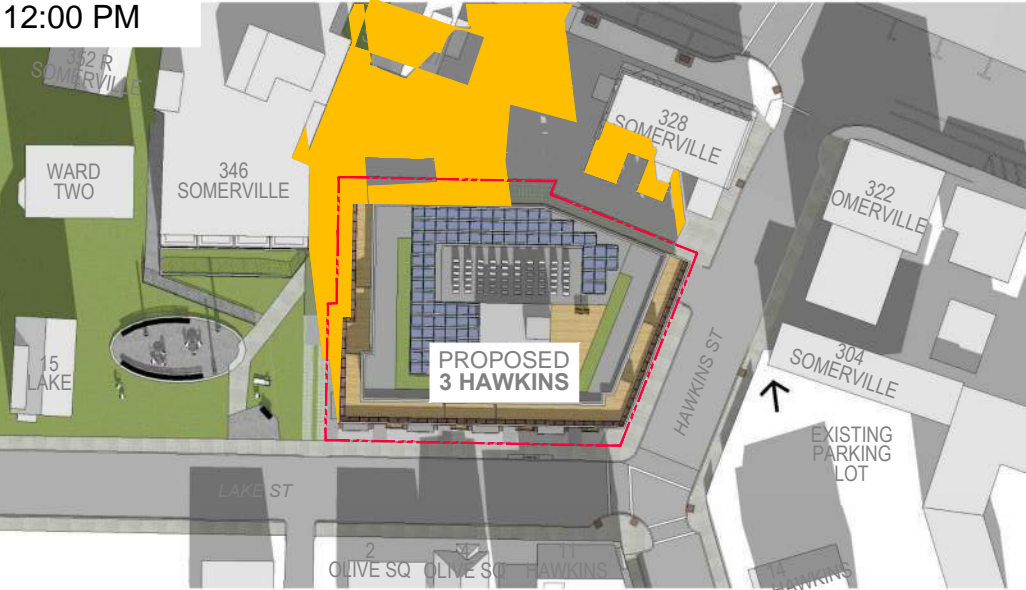
3 HAWKINS - SHADOW STUDY

SOMERVILLE, MASSACHUSETTS

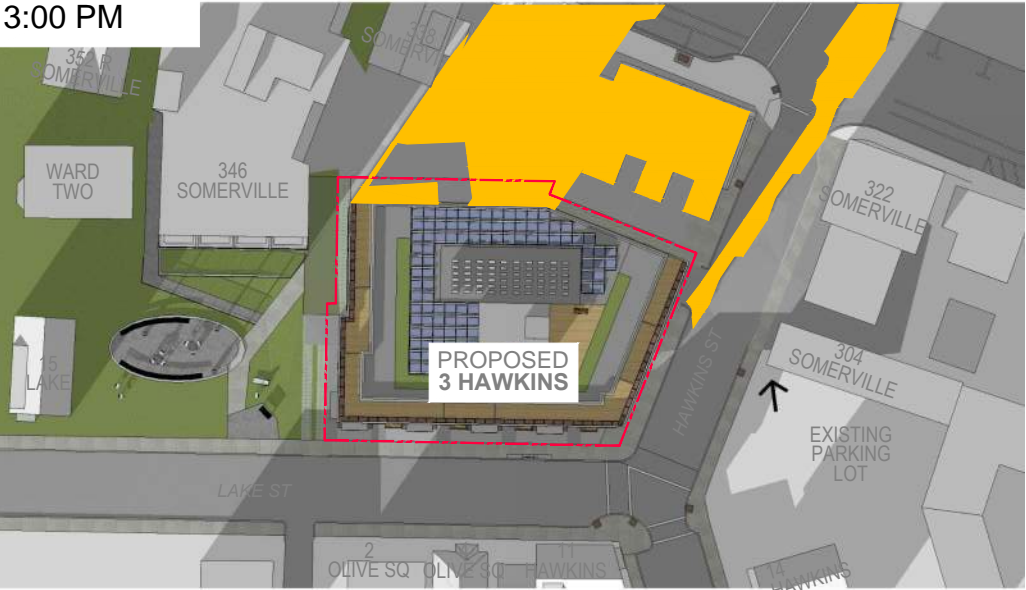
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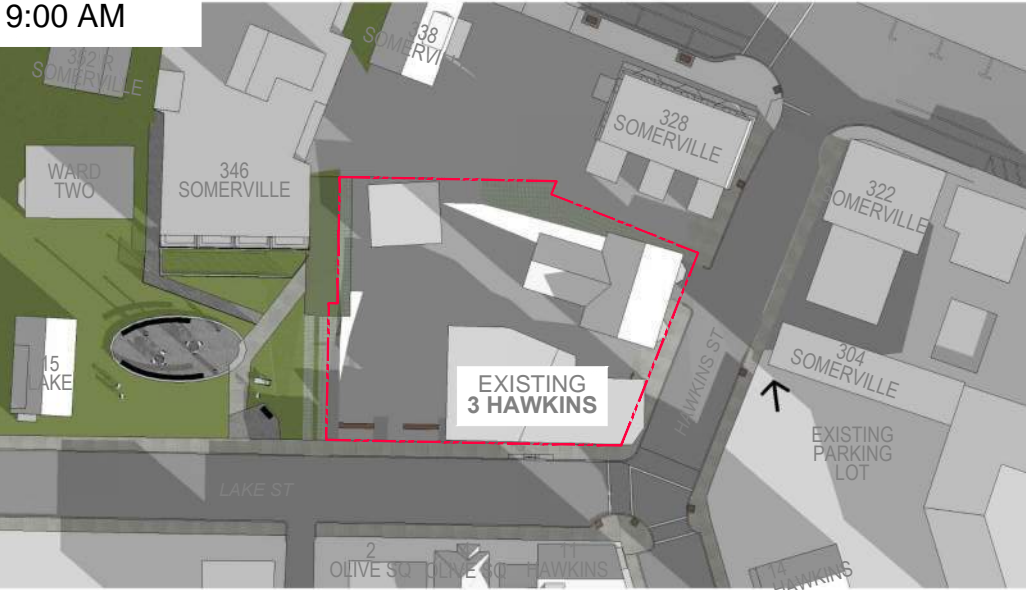
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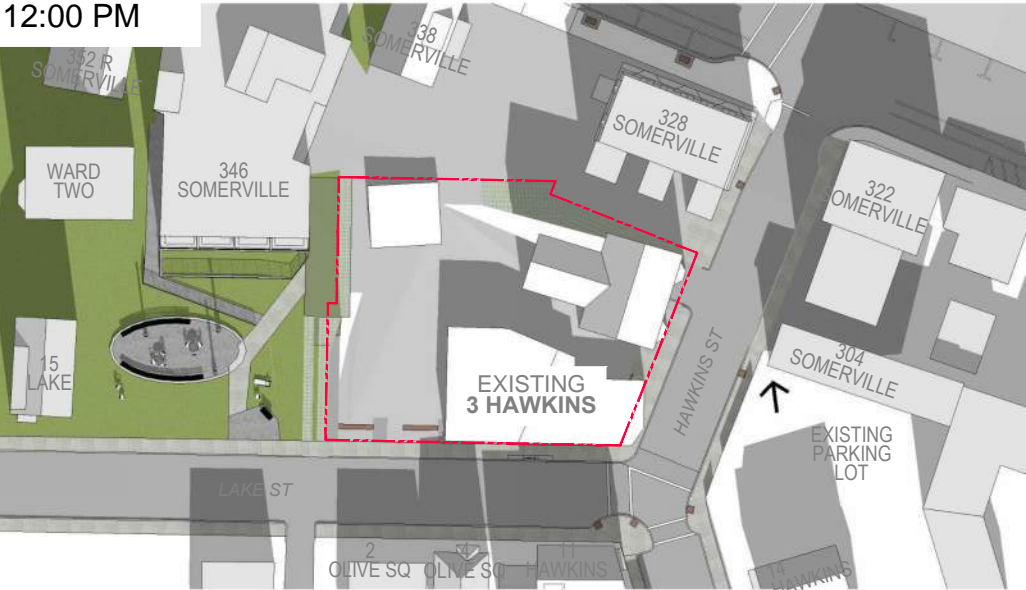
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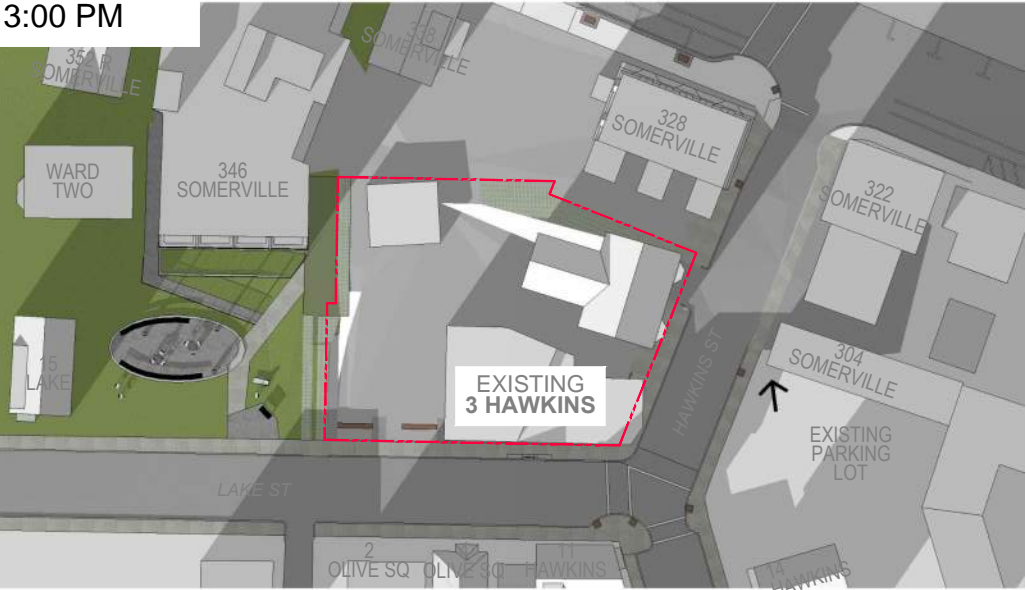
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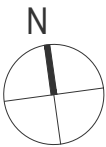
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EXISTING
3:00 PM



ADDITIONAL SHADOW



WINTER - DECEMBER 21