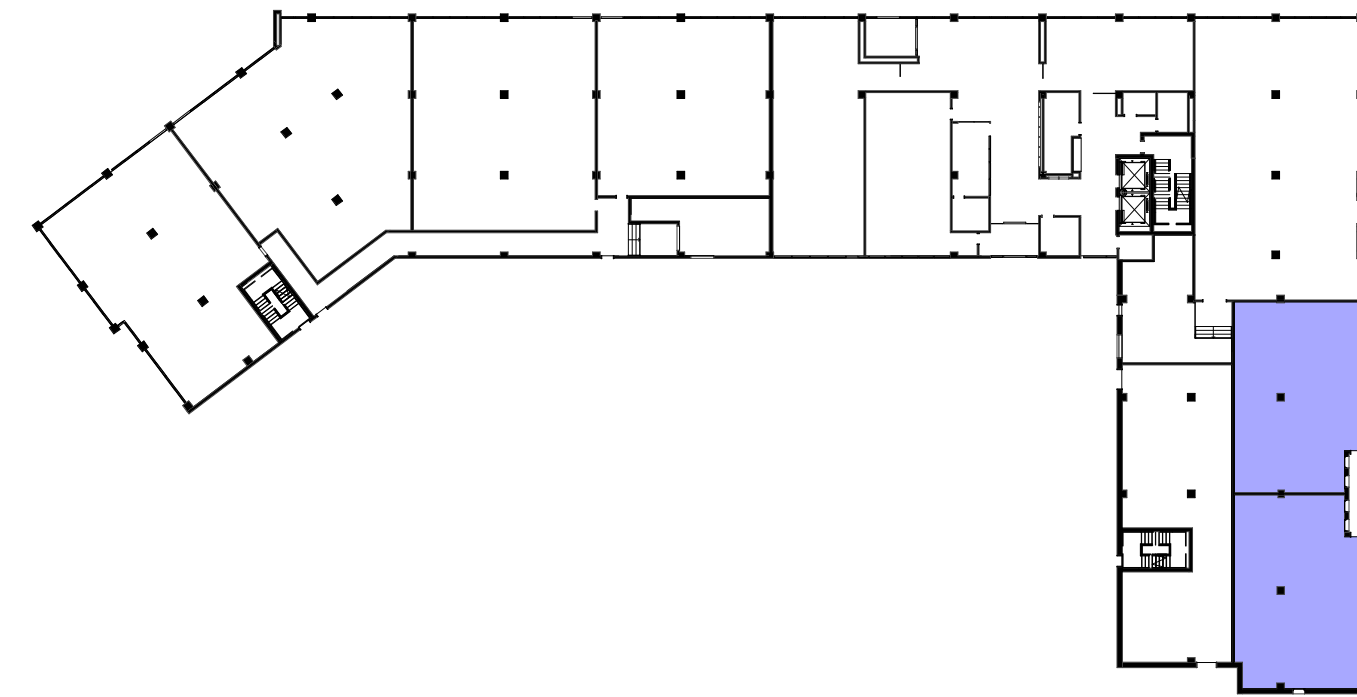


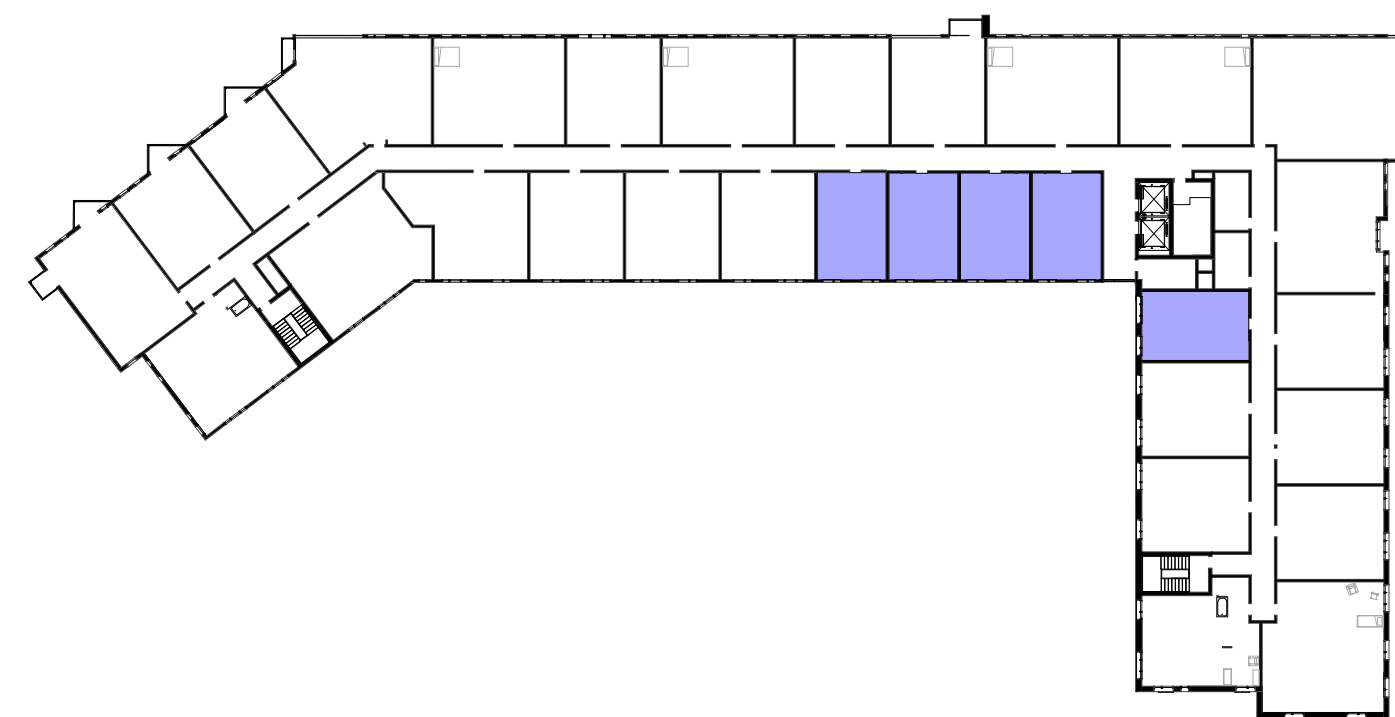
Ground Floor



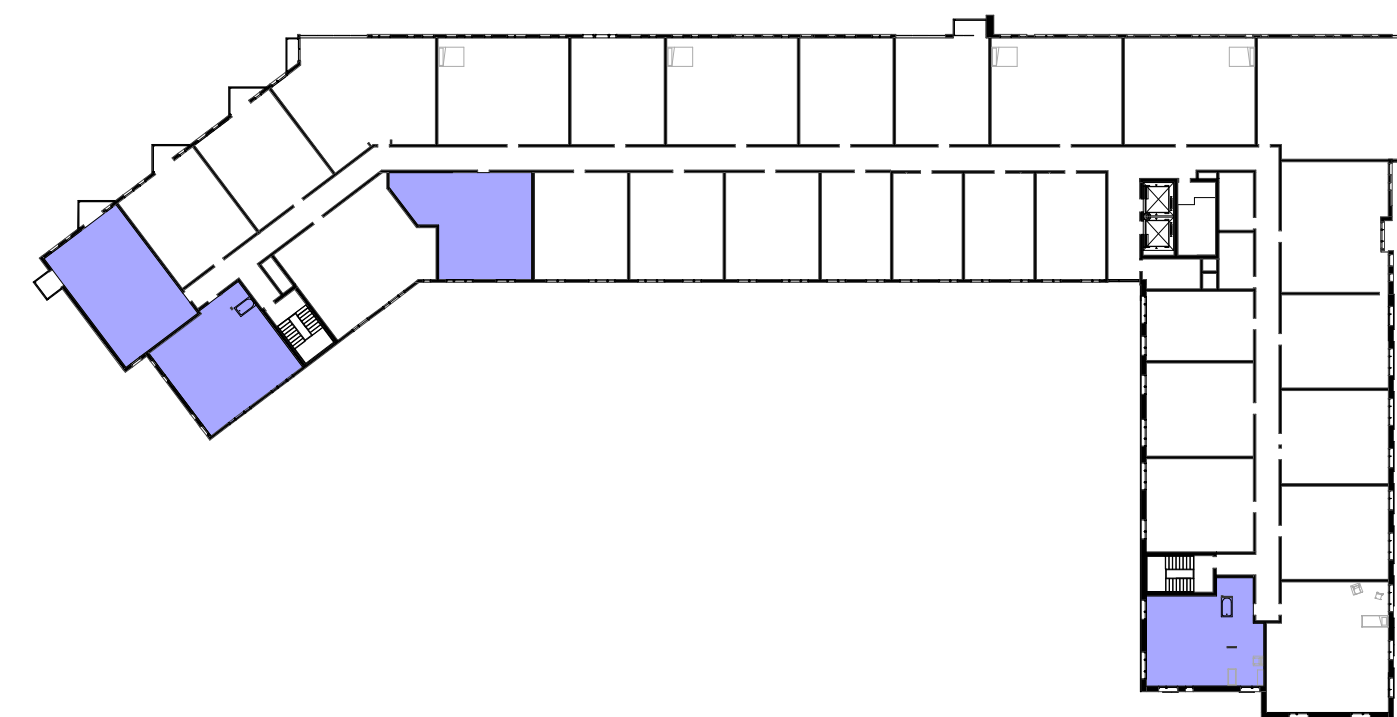
3 BR

Sheet Name	Sheet Number
LEGEND & GENERAL NOTES	C1
SITE PLAN	C2
LAYOUT & MATERIALS PLAN	C3
GRADING, DRAINAGE & EROSION CONTROL PLAN	C4
UTILITIES PLAN	C5
SITE DETAILS	C6
SITE DETAILS	C7
PARKING EXHIBIT	EX1
LANDSCAPE PLAN	L1
PLAN ENLARGEMENT AND SECTION	L2
FIRST FLOOR PLAN	A1.00
TYPICAL FLOOR PLAN - LEVELS 2 THRU 6	A1.01
ROOF PLAN	A1.02
UNIT TYPES	A1.03
EXTERIOR ELEVATIONS	A3.01
PERSPECTIVE VIEWS	A3.02
PERSPECTIVE VIEWS	A3.03
PERSPECTIVE VIEWS	A3.04
SHADOW STUDIES	A3.05

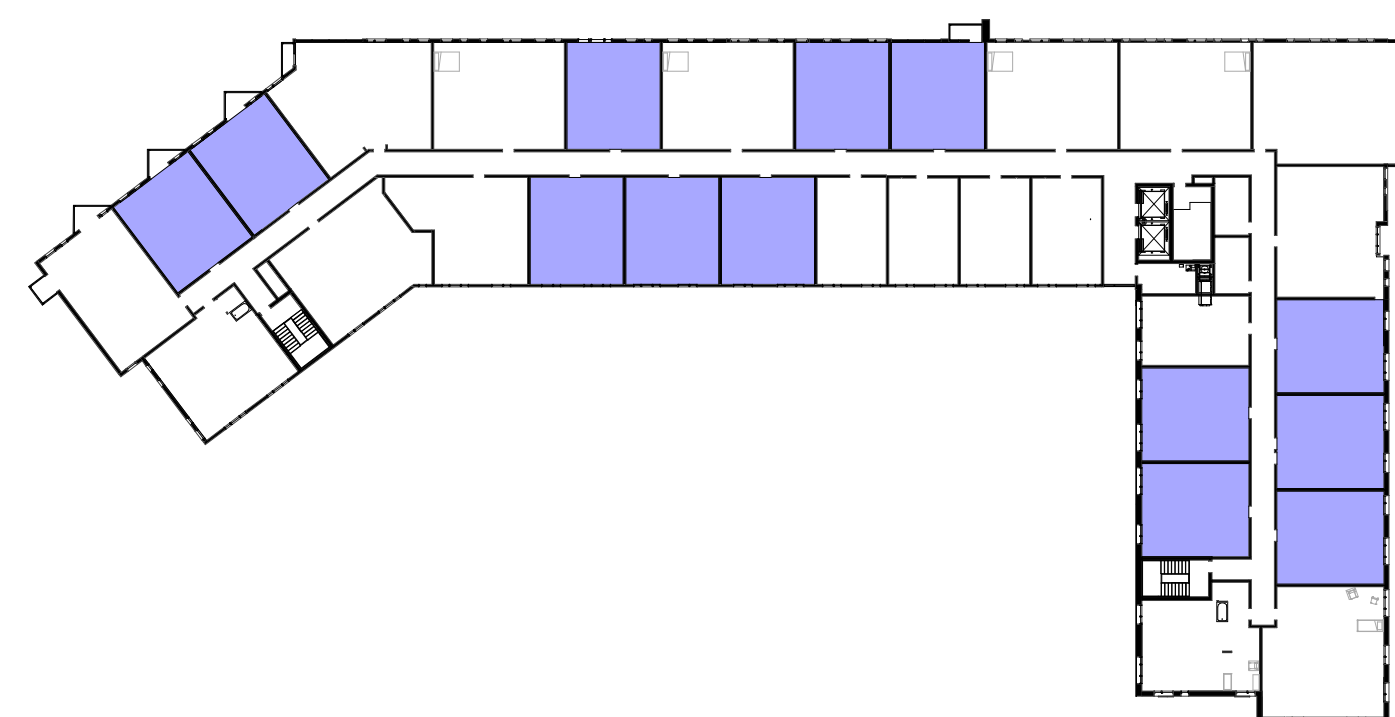
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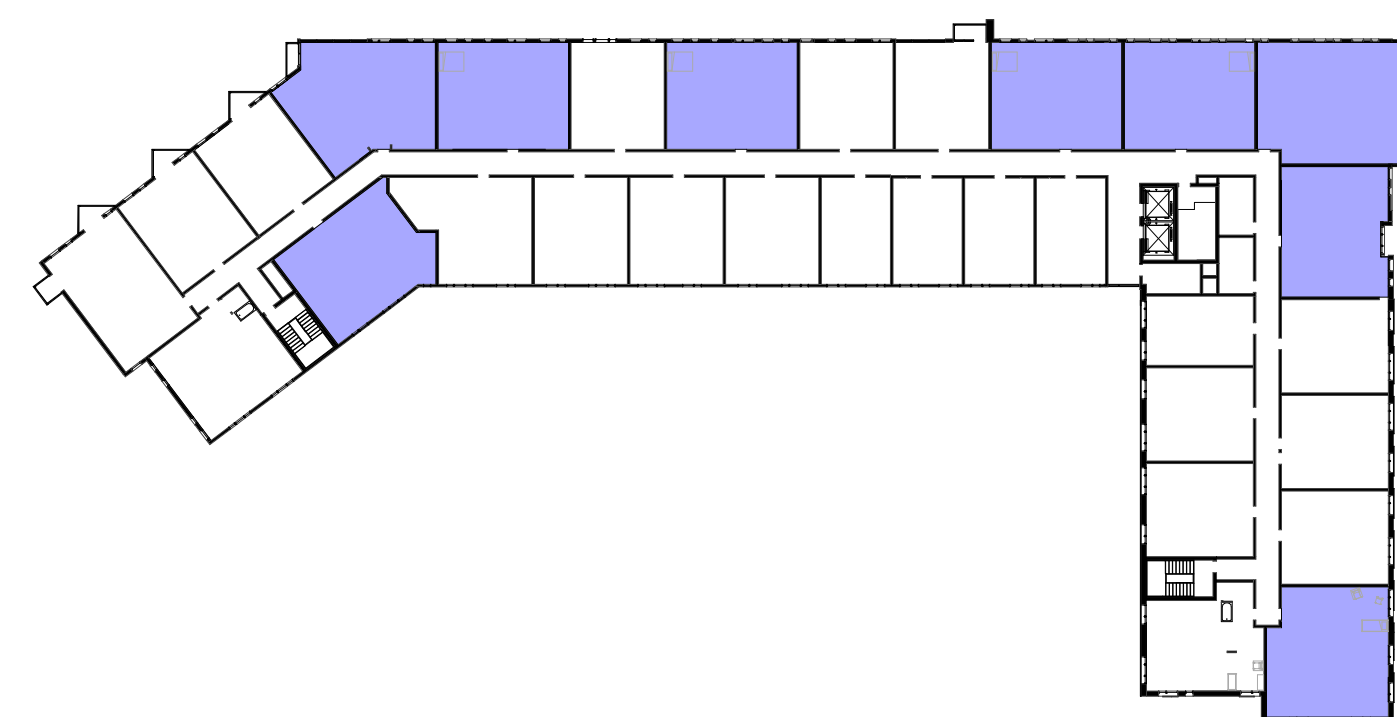
S



1BR +



1 BR



2 BR

BUILDING HEIGHT:	69' - 0"
CONSTRUCTION TYPE:	<u>FLOOR 1 -</u> TYPE 1-A NON-COMBUSTIBLE <u>FLOORS 2 THRU 5 -</u> TYPE 3-A PROTECTED COMBUSTIBLE
BUILDING GROSS AREA:	177,580 sf
BUILDING FOOTPRINT:	28,790 sf
OCCUPANCY:	- <u>GROUND-LEVEL COMMERCIAL</u> *12,976 sf in total - <u>157 RENTAL APARTMENTS</u> 25 STUDIO (16%) 65 ONE-BEDROOM (41%) 20 ONE-BEDROOM + STUDY (13%) 45 TWO-BEDROOM (29%) 2 THREE-BEDROOM (1%)

Revisions	October 16, 2013
City Comments	September 11, 2013
City Comments	August 27, 2013
Issue Description	Date

Scale:
As indicated

Drawn By: **Checked By:** **Reviewed By:**
Author Checker --

Project No. 2011087

**90 WASHINGTON
STREET**

90 Washington St.
Somerville, MA 02145

DRAWING LIST & PROJECT INFO

A0.1

Client Corcoran Jennison	617-822-7350
Structural Engineer JML Engineering	781-756-0300
Civil Engineer EBI Consulting	781-273-2500
MEP/FP Peterson Engineering	603-436-4233
Landscape Terraink	617-650-7398
Traffic Consultant Fort Hill Infrastructure	617-305-4161

CITY PERMITTING
SUBMISSION

Revisions	October 16, 2013
City Comments	September 11, 2013
City Comments	August 27, 2013
Issue Description	Date

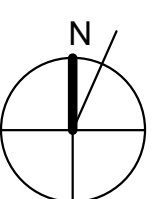
Scale:
3/32" = 1'-0"
Drawn By: Author
Checked By: Checker
Reviewed By:

Project No. 2011087

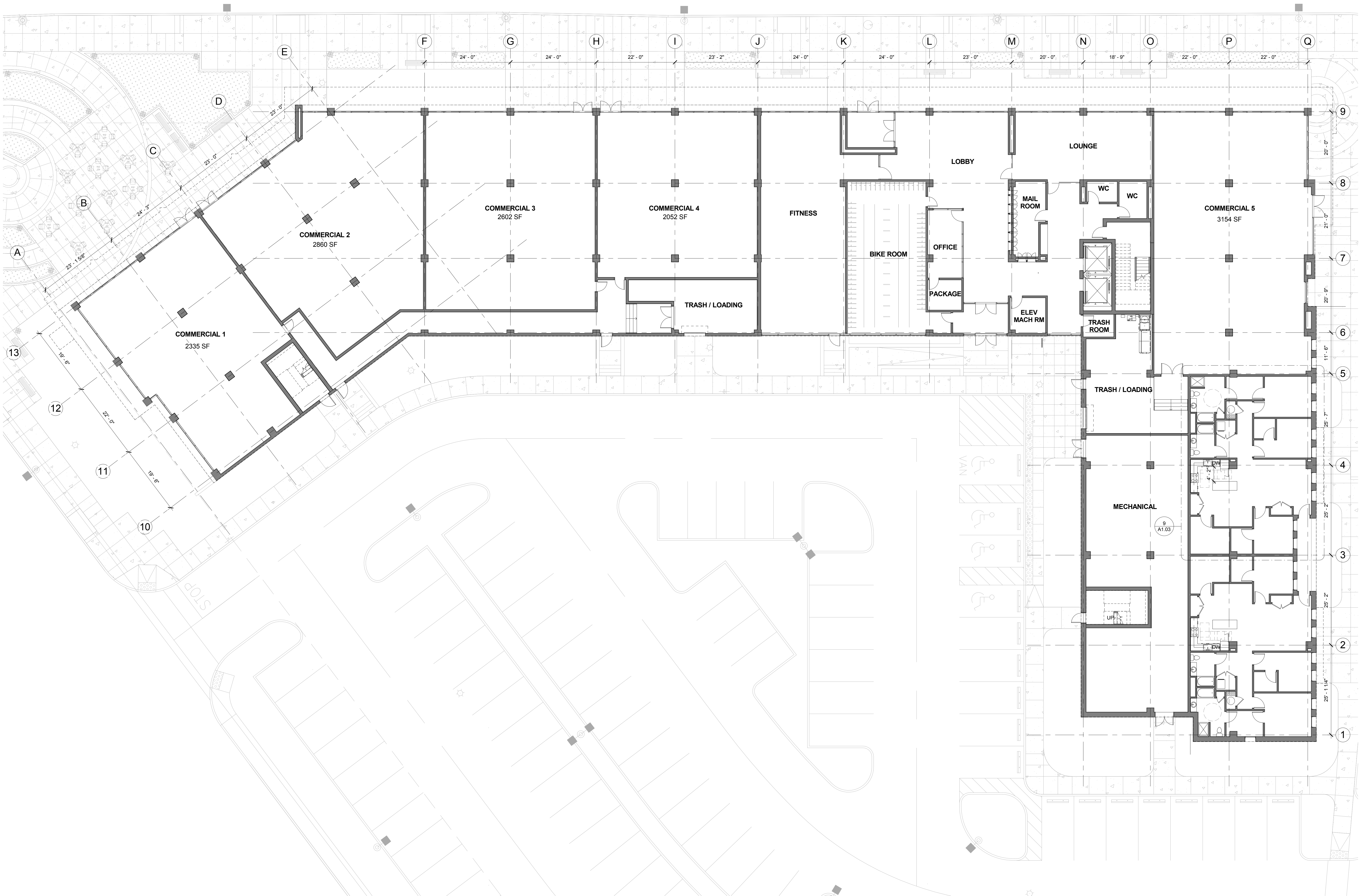
90 WASHINGTON
STREET

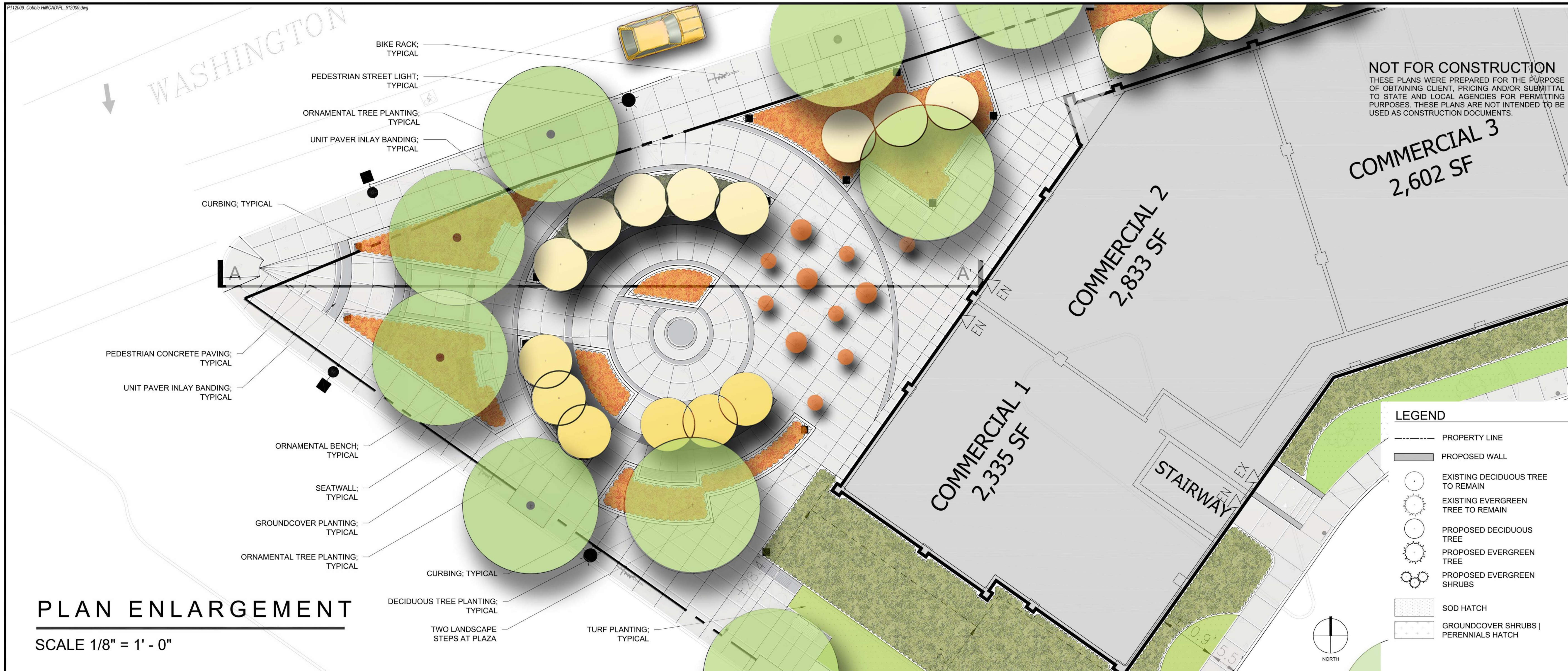
90 Washington St.
Somerville, MA 02145

FIRST FLOOR PLAN



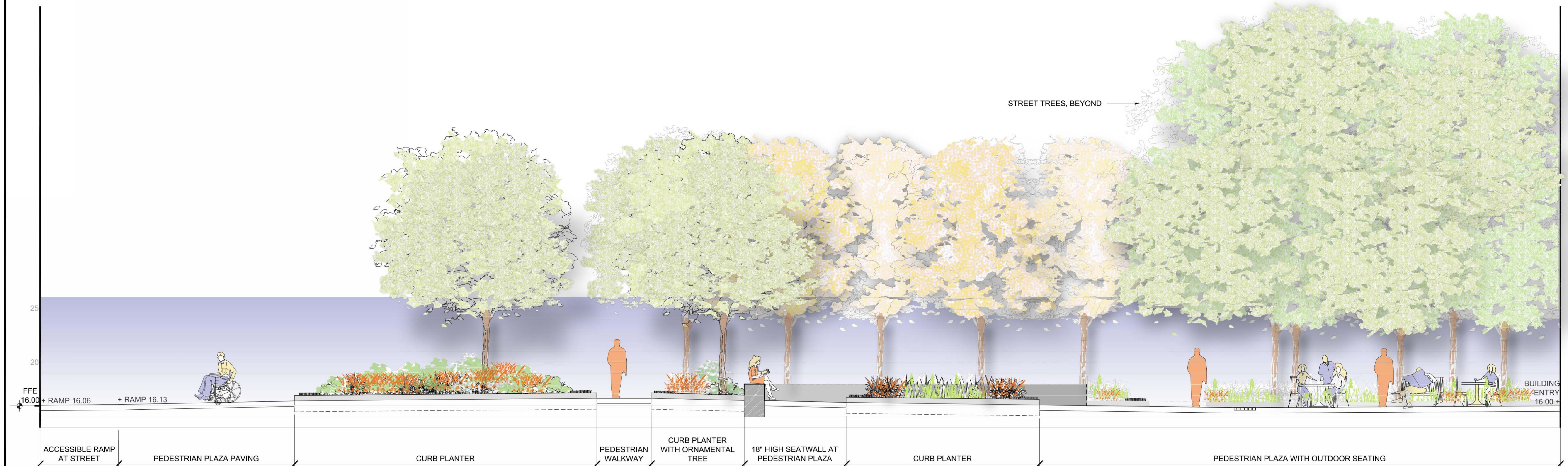
A1.00





PLAN ENLARGEMENT

SCALE 1/8" = 1' - 0"



SECTION ELEVATION A-A'

SCALE 1/4" = 1' - 0"

PREPARED FOR:
Corcoran Jennison Development
Joseph J. Corcoran
150 Mount Vernon, Suite 500
Boston, MA 02125
Tel: (617) 822-7350
www.corcoranjennison.com

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SUBMITTALS			
NO.	DATE	DESCRIPTION	BY
1	10/02/13	City Comments	KAC

DATE: October 16, 2013 PROJECT NUMBER: 16120002

PROJECT TITLE:
**Cobble Hill Center
Redevelopment**

90 Washington Street
Somerville, Massachusetts
Middlesex County

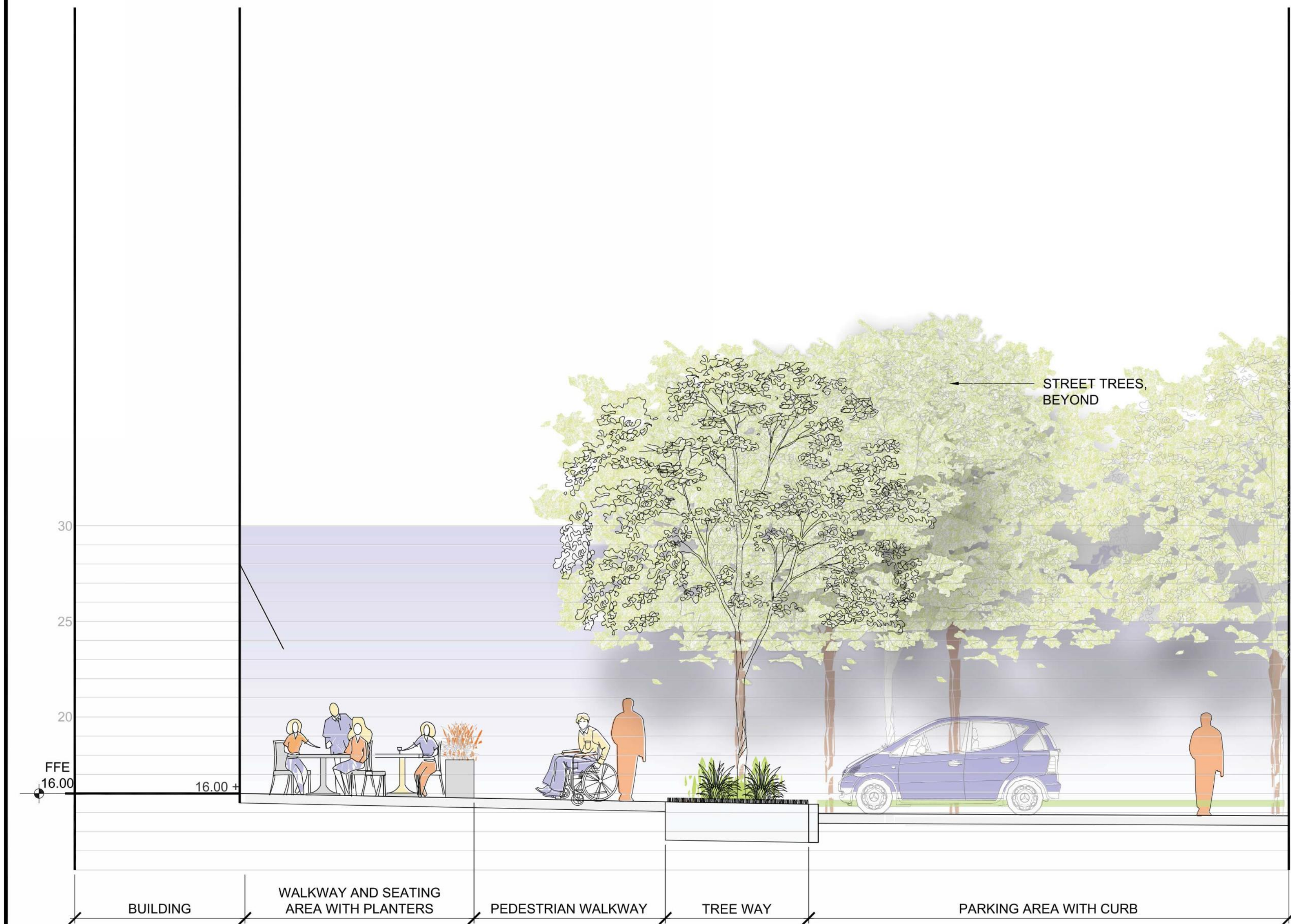
ISSUED FOR:
City Permit Submission
(Not Approved for Construction)

SHEET TITLE:
**Plan Enlargement
and Section Elevation**

SCALE: AS NOTED SHEET NO: **L-2**
DESIGNED BY: JC | KAC
CHECKED BY: JC | KAC
2 OF 3

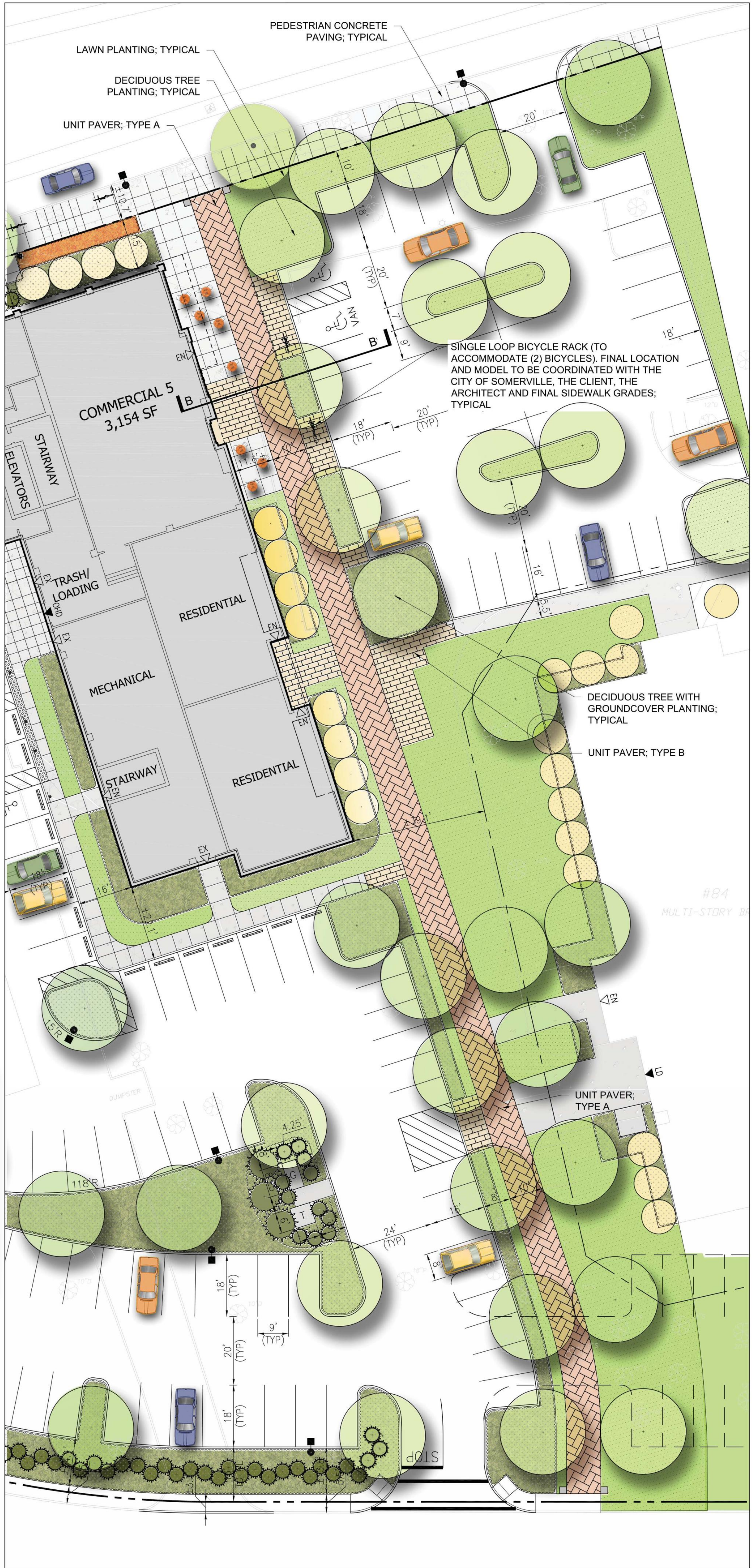


PRECEDENT IMAGE



SECTION ELEVATION B-B'

SCALE 1/4" = 1' - 0"



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SUBMITTALS			
NO.	DATE	DESCRIPTION	BY
1	10/02/13	City Comments	KAC

DATE: October 16, 2013 PROJECT NUMBER: 16120002

PROJECT TITLE:
Cobble Hill Center Redevelopment

90 Washington Street
Somerville, Massachusetts
Middlesex County

ISSUED FOR:
City Permit Submission
(Not Approved for Construction)

SHEET TITLE:
Plan Enlargement and Section Elevation

SCALE: AS NOTED SHEET NO: **L-3**
DESIGNED BY: JC | KAC
CHECKED BY: JC | KAC
3 OF 3

GENERAL NOTES

REQUIRED ZONING AND SETBACK REQUIREMENTS TO BE VERIFIED PRIOR TO CONSTRUCTION.

HANDICAP ACCESSIBILITY SHALL BE PER MASSACHUSETTS STATE CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES (WHICHEVER IS MORE STRINGENT).

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.

ALL PLANTING BEDS TO BE FILLED WITH SOIL TO A MINIMUM DEPTH OF 18" AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. PLANTING BEDS SHALL BE MULCHED WITH AGED PINE BARK MULCH, TO A DEPTH OF TWO (2) INCHES. PROVIDE CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.

VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE.

THE LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.

PLANT MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR WHILE THE PROJECT IS UNDERWAY.

PLANT QUANTITIES NOTED IN THE PLANT SCHEDULE ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS NOTED ON THE PLANTING PLAN.



PLANT SCHEDULE - SHEET L-1

TREES					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	10'-12' HT.	BALL & BURLAP	40' O.C. (N)
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2" CAL.	B&B	40' O.C. (N)
CK	CORNUS KOUSA - MULTI STEM	MULTI STEM KOUSA DOGWOOD	8'-10' HT.	B&B	10' O.C.
LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	2'-2.5' CAL.	B&B	25' O.C. (N)
PG	PICEA GLAUCA	WHITE SPRUCE	10'-12' HT.	B&B	12' O.C. (N)
QR	QUERCUS RUBRA	RED OAK	2.5"-3" CAL.	B&B	25' O.C. (N)
TN	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	10'-12' HT.	B&B	10' O.C. (N)
TO	THUJA OCCIDENTALIS 'MISSION'	MISSION ARBORVITAE	8'-10' HT.	B&B	12' O.C. (N)
TS	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD AMERICAN ARBORVITAE	8'-10' HT.	B&B	10' O.C. (N)

EVERGREEN SHRUBS

IG	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30" HT.	#7 CONT.	4' O.C. (N)
JH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	18"-24" SP.	#3 CONT.	3' O.C. (N)
RP	RHODODENDRON 'PJM'	PJM RHODODENDRON	24"-30" HT.	#7 CONT.	4' O.C.
RY	RHODODENDRON 'YAKU-PRINCESS'	YAKU PRINCESS RHODODENDRON	18"-24" HT.	#5 CONT.	3' O.C.
TM	TAXUS MEDIA 'EVERLOW'	EVERLOW SPREADING YEW	24"-30" SP.	B&B	3' O.C.

DECIDUOUS SHRUBS

CA	CLETHRA ALINIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	15"-18" HT.	#3 CONT.	4' O.C. (N)
CF	CALYCANTHUS FLORIDUS	COMMON SWEETSHRUB	24"-30" HT.	#7 CONT.	5' O.C. (N)
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	15"-18" HT.	#3 CONT.	3' O.C. (N)
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15"-18" HT.	#3 CONT.	3' O.C. (N)
SJ	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAP. SPIREA	15"-18" HT.	#3 CONT.	2' O.C.
SB	SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18"-24" HT.	#3 CONT.	4' O.C.
VD	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MULLEN VIBURNUM	3'-4" HT.	#7 CONT.	5' O.C. (N)
VT	VIBURNUM TRILOBUM	CRANBERRY VIBURNUM	3'-4" HT.	#7 CONT.	5' O.C. (N)

PERENNIALS | GROUNDCOVER

AF	ATHYRIUM FILIX-FEMINA	LADY FERN	NA	#2 CONT.	24" O.C. (N)
AR	AJUGA REPTANS	BUGLEWEED	NA	#1 CONT.	12" O.C.
HK	HOSTA KROSSA REGAL	KROSSA REGAL HOSTA	NA	GALLON	36" O.C.
HS	HEMEROCALLIS X 'STELLA D'ORO'	STELLA D'ORO DAYLILLY	NA	#2 CONT.	18" O.C.
NF	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NA	#2 CONT.	24" O.C.
PA	PENNISETUM ALOPECUR. 'HAEMEL'	DWARF FOUNTAIN GRASS	NA	#2 CONT.	24" O.C.
RF	RUDEBECKIA FULGIDA VAR. 'GOLDSTURM'	GOLDSTURM BLACKEYE SUSAN	NA	#2 CONT.	24" O.C. (N)
SA	SEDUM X 'AUTUMN JOY'	AUTUMN JOY STONECROP	NA	#2 CONT.	24" O.C.
VL	VIOLA LABRADORICA	LABRADOR VIOLET	NA	#2 CONT.	12" O.C. (N)
VM	VINCA MINOR 'BOWLES VARIETY'	BOWLES PERIWINKLE	NA	#1 CONT.	12" O.C.
WF	WALDSTEINIA FRAGAROIDES	BARREN STRAWBERRY	NA	#2 CONT.	24" O.C. (N)

TURF

SF	LOWGROW FESCUE SEED MIX	SUMMIT SEED; MANTENO, IL. (615) 468-7333
SF	TURF TYPE TALL FESCUE SOD	SODOCO, SLOCUM, RI. (800) 341-6900
		O.C. = ON-CENTER SPACING (N) = NATIVE SPECIES

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LEGEND

---	PROPERTY LINE
---	PROPOSED WALL
○	EXISTING DECIDUOUS TREE TO REMAIN
○	EXISTING EVERGREEN TREE TO REMAIN
○	PROPOSED DECIDUOUS TREE
○	PROPOSED EVERGREEN TREE
○	PROPOSED EVERGREEN SHRUBS
■	SOD HATCH
■	GROUNDCOVER SHRUBS PERENNIALS HATCH

DiMella Shaffer

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PREPARED FOR:

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SUBMITTALS

NO.	DATE	DESCRIPTION	BY
1	10/02/13	City Comments	KAC

DATE: October 16, 2013 PROJECT NUMBER: 16120002

PROJECT TITLE:

**Cobble Hill Center
Redevelopment**
90 Washington Street
Somerville, Massachusetts
Middlesex County

ISSUED FOR:
Subdivision Submission
(Not Approved for Construction)

SHEET TITLE:

Landscape Plan

SCALE:
1" = 20'

DESIGNED BY:
JC | KAC

CHECKED BY:
JC | KAC

SHEET NO:
L-1
1 OF