

# UNION SQUARE HOUSING

181 + 197 Washington Street  
Somerville, MA 02143

## CPI SCC LLC

181 + 197 Washington Street  
Somerville, MA 02143

**LANDSCAPE**  
Terralnk  
P. O. Box 261  
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(617) 650-7398

**MEPFP**  
R W Sullivan Engineering  
529 Main Street  
Boston, MA 02129  
(617) 523-8227

**CIVIL ENGINEER**  
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120 Middlesex Avenue  
Somerville, MA 02145  
(617) 776-3350

**STRUCTURAL**  
L A Fuess Partners, Inc.  
101 Federal Street  
Boston, MA 02110  
(617) 948-5700



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# REVISED PLANNING SUBMISSION

July 18, 2013



CLIENT  
CPI SCC LLC (774) 255-0157

STRUCTURAL  
L A Fuess Partners, Inc. (617) 948-5700

CIVIL ENGINEER  
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R W Sullivan Engineering (617) 523-8227

LANDSCAPE  
terraink (617) 650-7398



## PERMITTING SUBMISSION

PLANNING BOARD COMMENTS JULY 18, 2013  
PERMITTING SUBMISSION APRIL 15, 2013

Issue Description Date

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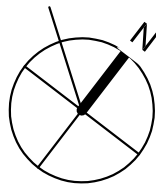
Drawn By: JC | KAC  
Checked By: JC | KAC  
Reviewed By: JC | KAC

Project No. 11069.02

## UNION SQUARE HOUSING

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## LANDSCAPE PLAN



# L1.00

## 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 NURSEYMEN, 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.

## LEGEND

---	PROPERTY LINE
---	PROPOSED WALL
○	EXISTING DECIDUOUS TREE TO REMAIN
⊗	EXISTING EVERGREEN TREE TO REMAIN
○	PROPOSED DECIDUOUS TREE
⊗	PROPOSED EVERGREEN TREE
○	PROPOSED DECIDUOUS SHRUBS
⊗	PROPOSED EVERGREEN SHRUBS
⬢	GROUNDCOVER   PERENNIALS HATCH - 1
⬢	PEDESTRIAN PLAZA (UNIT PAVERS)

## PLANT SCHEDULE - SHEET L1.00

### TREES

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
12	AC	ACER CAMPESTRE 'EVELYN'	QUEEN ELIZABETH HEDGE MAPLE	2"-2.5" CAL.	BALL & BURLAP	15' O.C.
4	CK	CORNUS KOUSA - SINGLE STEM	SINGLE STEM KOUSA DOGWOOD	2"-2.5" CAL.	B&B	15' O.C.
6	PC	PYRUS CALLREYANA 'CHANTICLEER'	CHANTICLEER CALLERY PEAR	2"-2.5" CAL.	B&B	15' O.C.

### EVERGREEN SHRUBS

8	IMF	ILEX MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS BLUE HOLLY	36"-40" HT.	#7 CONT.	4' O.C.
1	IMM	ILEX MESERVEAE 'BLUE PRINCE'	BLUE PRINCE BLUE HOLLY	36"-40" HT.	#7 CONT.	4' O.C.
3	RP	RHODODENDRON 'PJM'	PJM RHODODENDRON	24"-30" HT.	#7 CONT.	4' O.C.

### DECIDUOUS SHRUBS

4	CA	CLETHRA ALINIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	15"-18" HT.	#3 CONT.	4' O.C. (N)
7	FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	15"-18" HT.	#3 CONT.	3' O.C. (N)
1	MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	36"-40" HT.	#7 CONT.	6' O.C. (N)
45	PQ	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	NA	#3 CONT.	6' O.C. (N)
30	RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18"-24" SP.	#3 CONT.	3' O.C. (N)
24	SJ	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAP. SPIREA	15"-18" HT.	#3 CONT.	2' O.C.
1	VD	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	3'-4' HT.	#7 CONT.	5' O.C. (N)

### PERENNIALS | GROUNDCOVER

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
24	AF	ATHYRIUM FILIX-FEMINA	LADY FERN	NA	#2 CONT.	24" O.C. (N)
40	HK	HOSTA KROSSA REGAL	KROSSA REGAL HOSTA	NA	GALLON	36" O.C.
24	HS	HEMEROCALLIS X ICE CARNIVAL	ICE CARNIVAL DAYLILLY	NA	#2 CONT.	18" O.C.
24	NF	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NA	#2 CONT.	24" O.C.
12	PA	PENNISETUM ALOPECUR 'HAEMEL'	DWARF FOUNTAIN GRASS	NA	#2 CONT.	36" O.C.
25	RF	RUDBECKIA FULGIDA VAR. 'GOLDSTURM'	GOLDSTURM BLACKEYE SUSAN	NA	#2 CONT.	30" O.C. (N)
18	SA	SEDUM X 'AUTUMN JOY'	AUTUMN JOY STONECROP	NA	#2 CONT.	24" O.C.
125	VL	VIOLA LABRADORICA	LABRADOR VIOLET	NA	#2 CONT.	18" O.C. (N)

NOTE: ALL PERMITTING DOCUMENT PLANT QUANTITIES ARE APPROXIMATE WILL BE FURTHER REFINED IN THE CONSTRUCTION DOCUMENTS

O.C. = ON-CENTER SPACING  
(N) = NATIVE SPECIES



## NOT FOR CONSTRUCTION

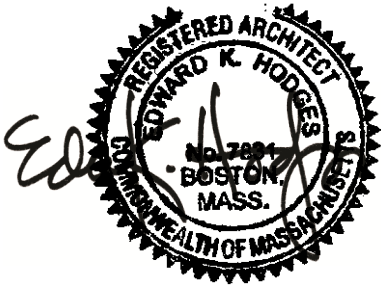
THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING CLIENT APPROVAL, PRICING AND/OR SUBMITTAL TO STATE AND LOCAL AGENCIES FOR PERMITTING PURPOSES. THESE PLANS ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

GRAPHIC SCALE  
IN FEET  
0 10' 20' 40'



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Client	CPI SCC LLC	(774) 255-0157
STRUCTURAL	L A Fuess Partners, Inc.	(617) 948-5700
CIVIL ENGINEER	Design Consultants, Inc.	(617) 776-3350
MEPP	R W Sullivan Engineering	(617) 523-8227
LANDSCAPE	Terraink	(617) 650-7398



REVISED PLANNING  
SUBMISSION

ADDENDUM #3	JULY 18, 2013
ADDENDUM #2	MAY 28, 2013
ADDENDUM #1	MAY 15, 2013
PERMITTING SUBMISSION	APRIL 15, 2013
Issue Description	Date

Scale:  
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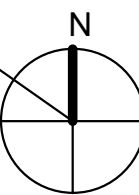
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Author	Checker	--

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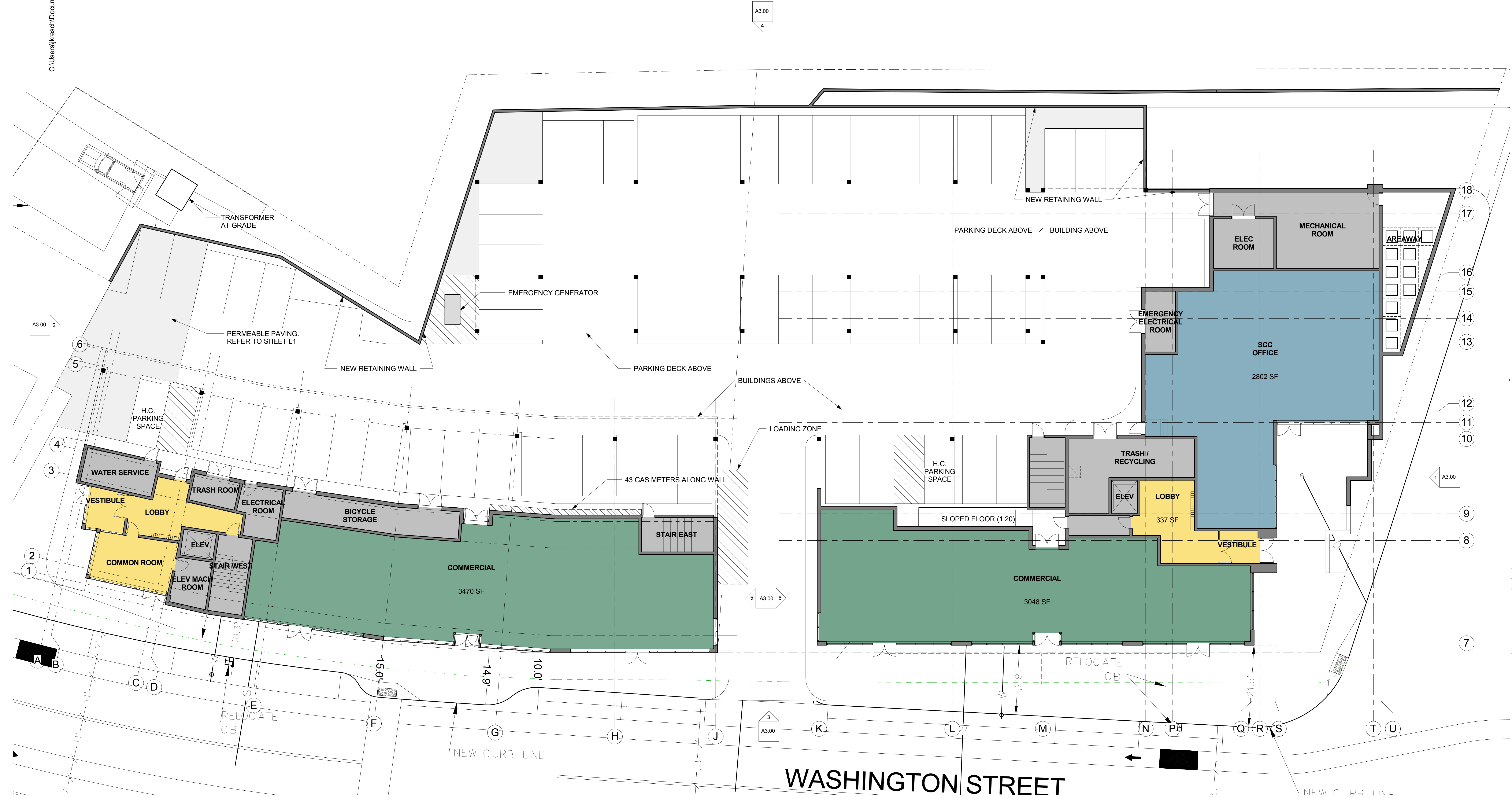
UNION SQUARE  
HOUSING

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FIRST FLOOR PLAN



A1.00





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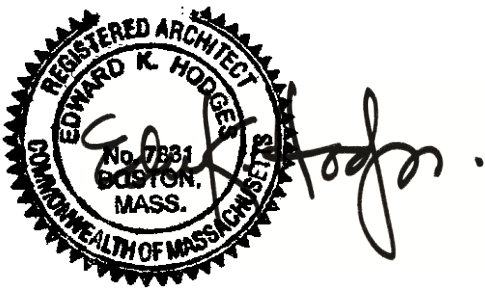
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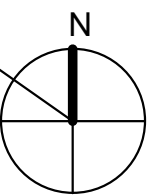
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SECOND FLOOR PLAN

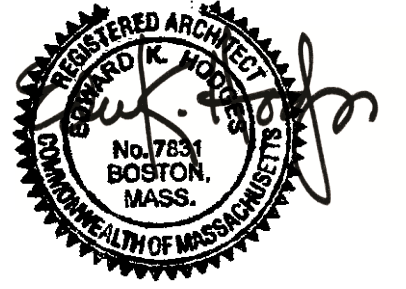


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<b>Client</b> CPI SCC LLC	(774) 255-0157
<b>STRUCTURAL</b> L A Fuess Partners, Inc.	(617) 948-5700
<b>CIVIL ENGINEER</b> Design Consultants, Inc.	(617) 776-3350
<b>MEPPP</b> R W Sullivan Engineering	(617) 523-8227
<b>LANDSCAPE</b> Terralink	(617) 650-7398



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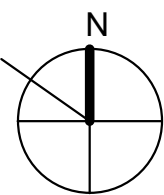
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HOUSING

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THIRD FLOOR PLAN



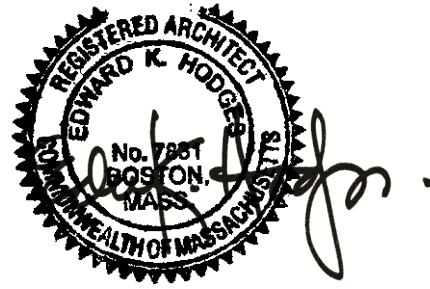
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<b>Client</b> CPI SCC LLC	(774) 255-0157
<b>STRUCTURAL</b> L A Fuess Partners, Inc.	(617) 948-5700
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<b>MEPPP</b> R W Sullivan Engineering	(617) 523-8227
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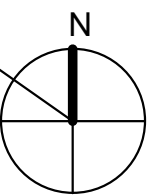
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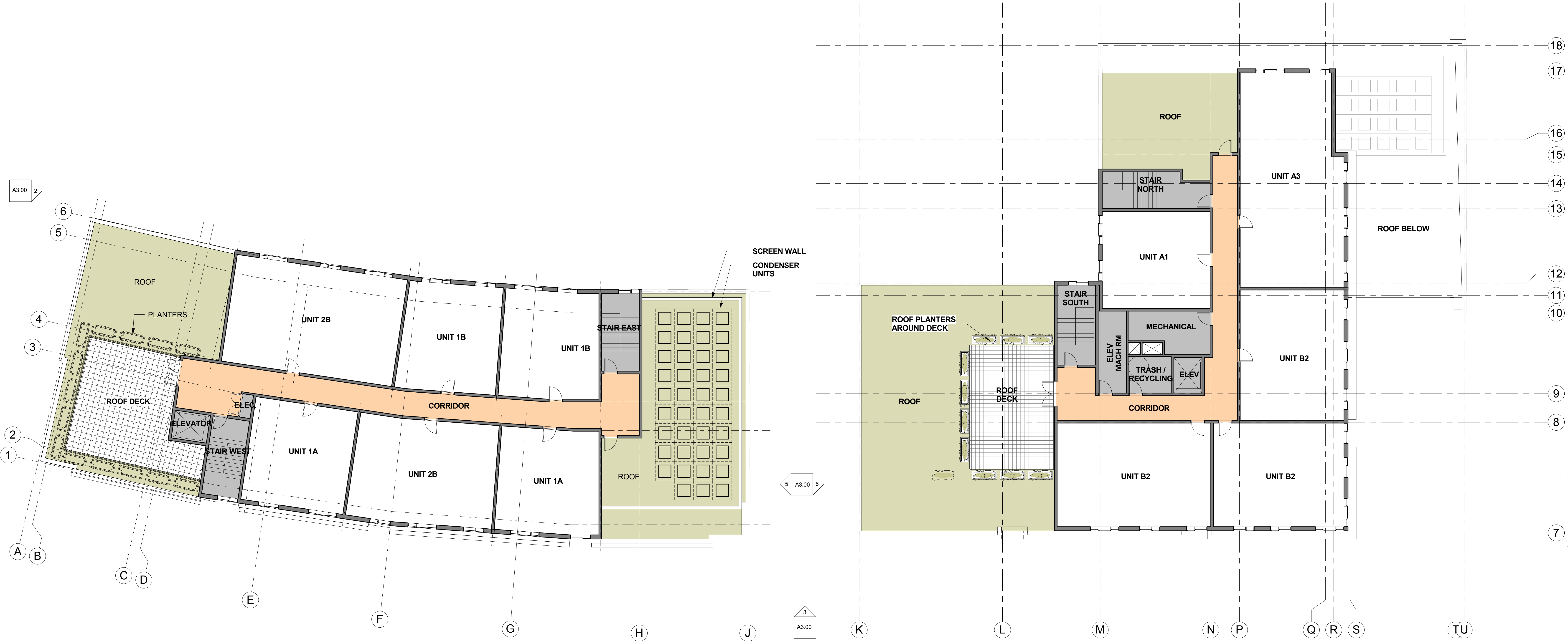
FOURTH FLOOR PLAN



A1.03

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<b>Client</b> CPI SCC LLC	(774) 255-0157
<b>STRUCTURAL</b> L A Fuess Partners, Inc.	(617) 948-5700
<b>CIVIL ENGINEER</b> Design Consultants, Inc.	(617) 776-3350
<b>MEPP</b> R W Sullivan Engineering	(617) 523-8227
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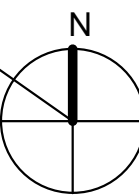
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UNION SQUARE  
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FIFTH FLOOR PLAN



A1.04



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CPI SCC LLC

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**CIVIL ENGINEER**  
Design Consultants, Inc.

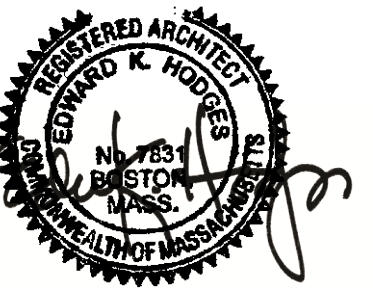
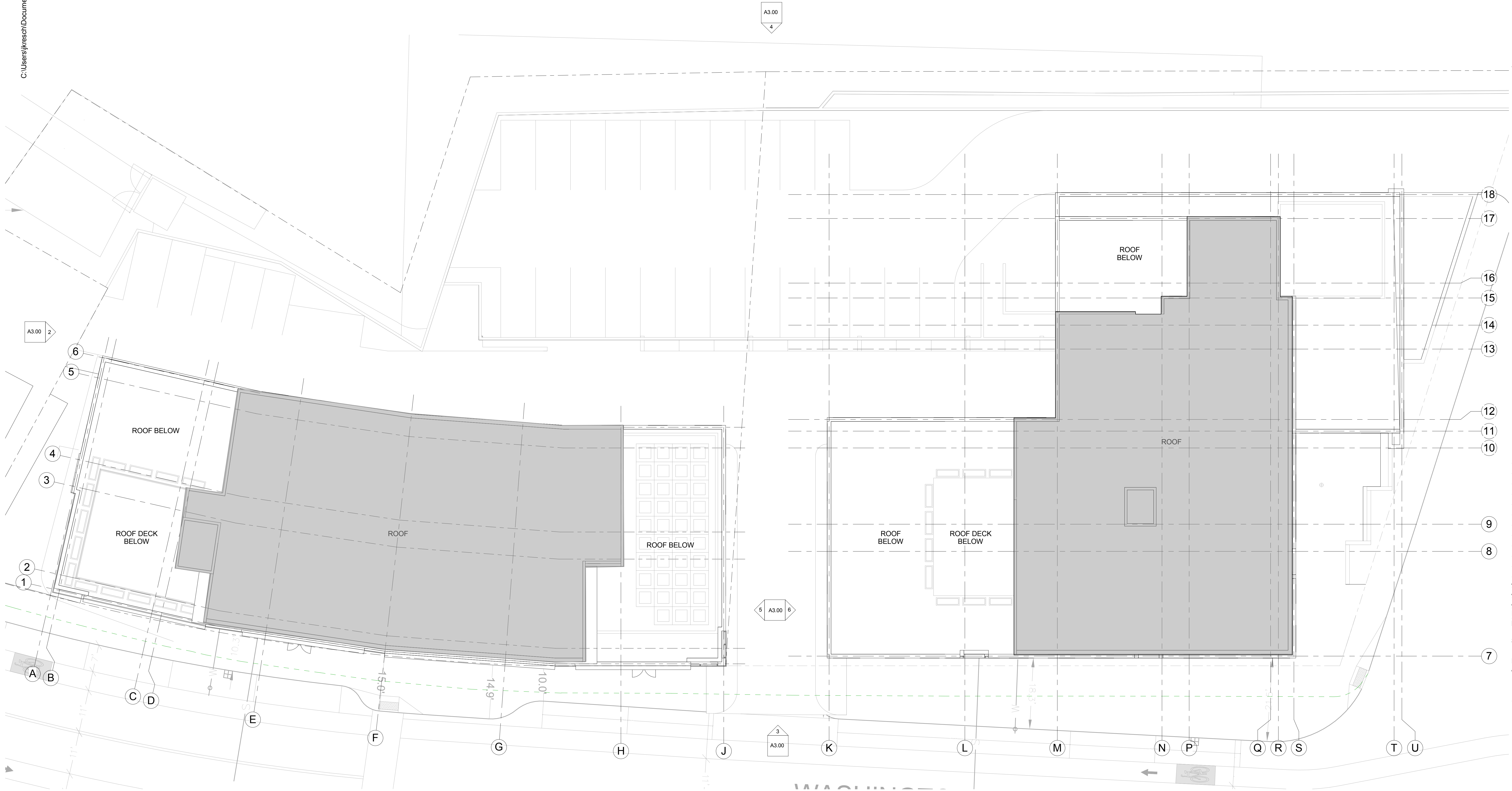
(617) 776-3350

**MEPPP**  
R W Sullivan Engineering

(617) 523-8227

**LANDSCAPE**  
Terraink

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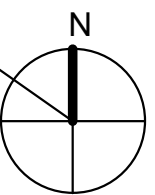
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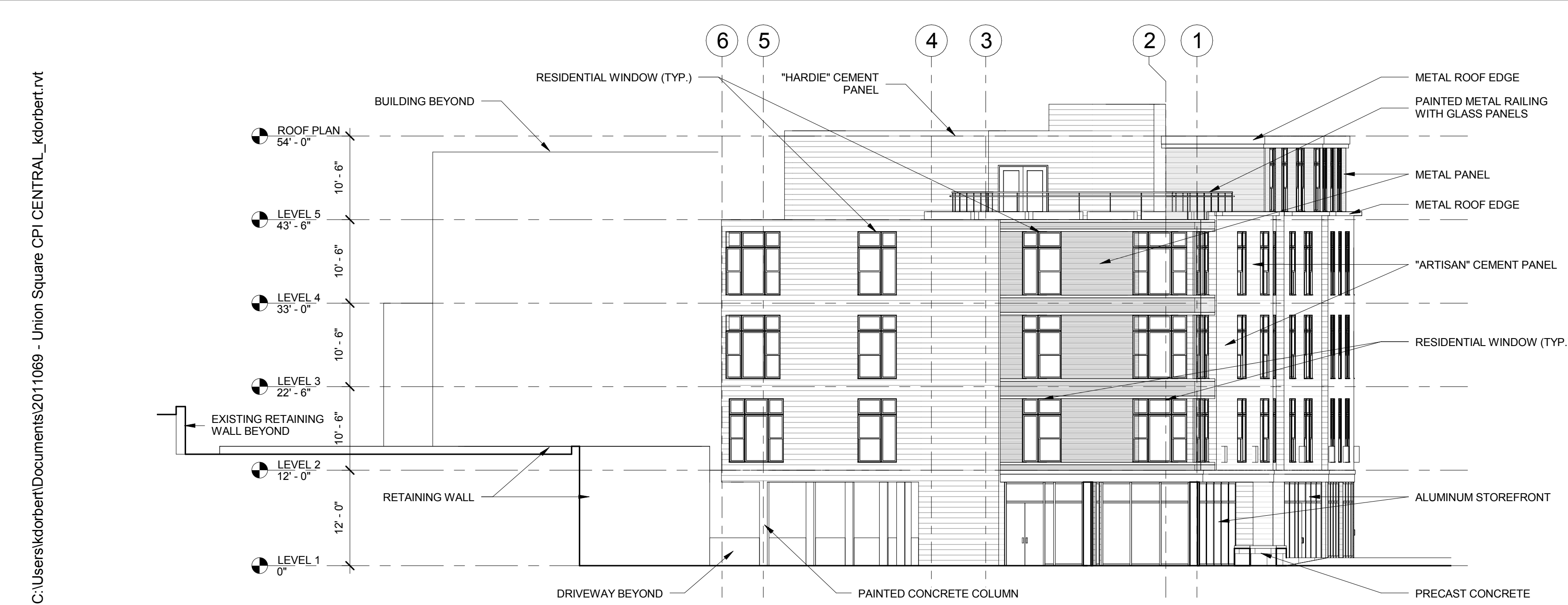
ROOF PLAN



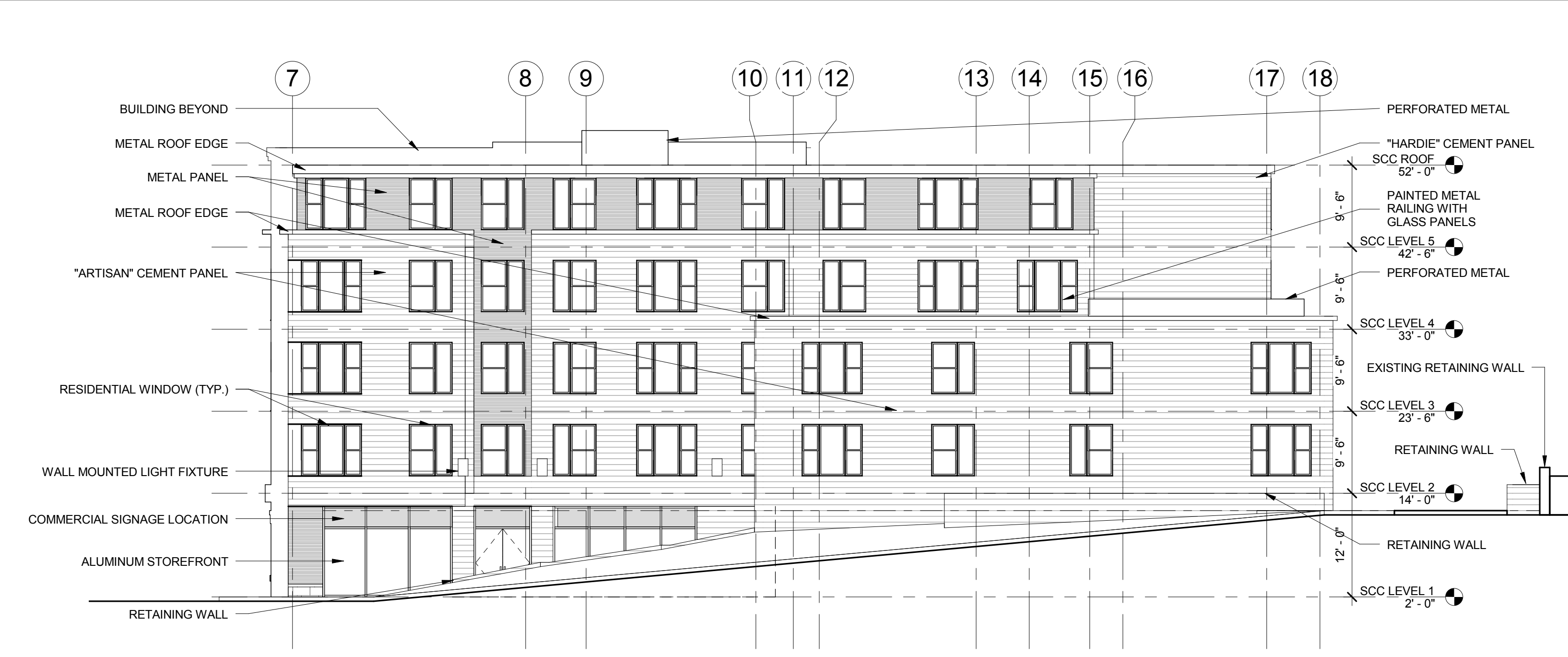
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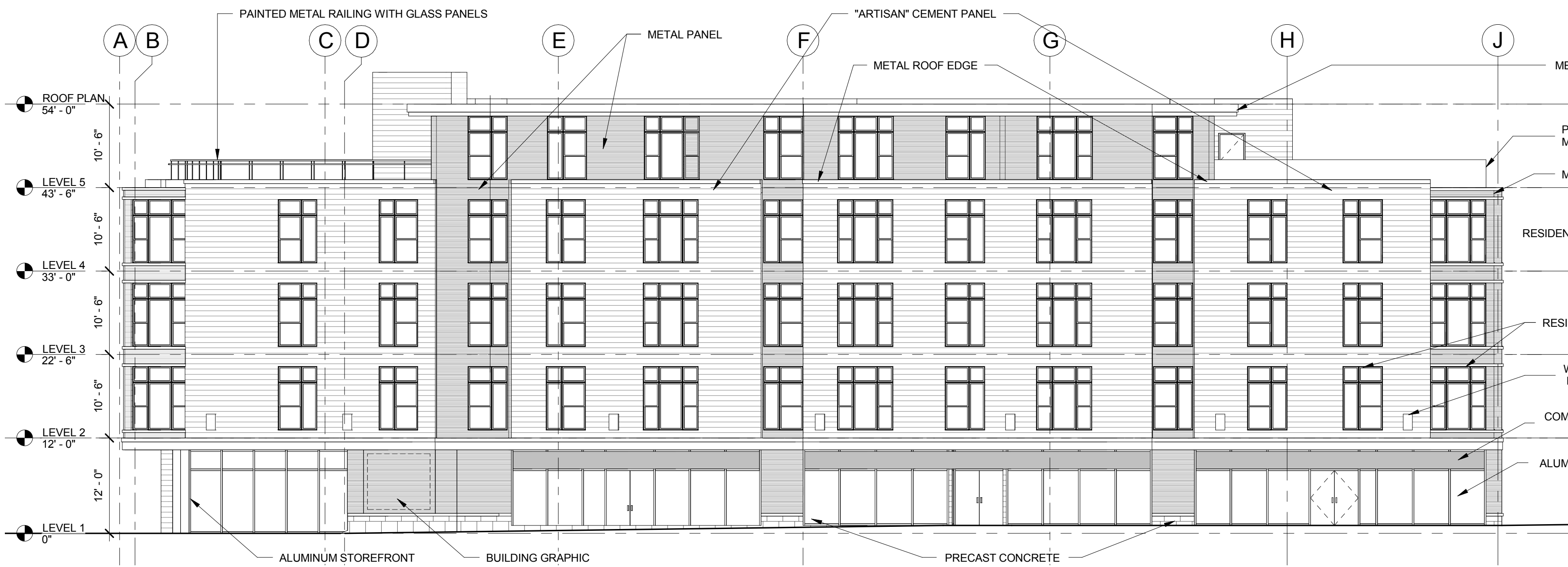
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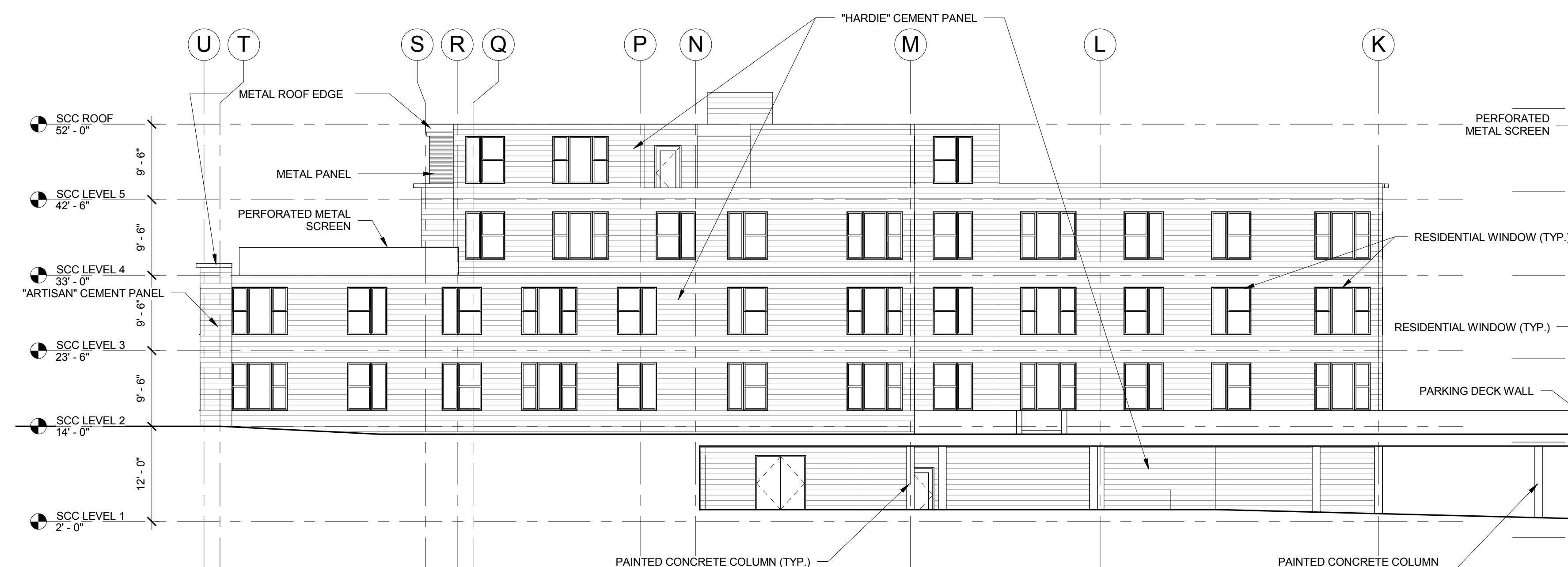
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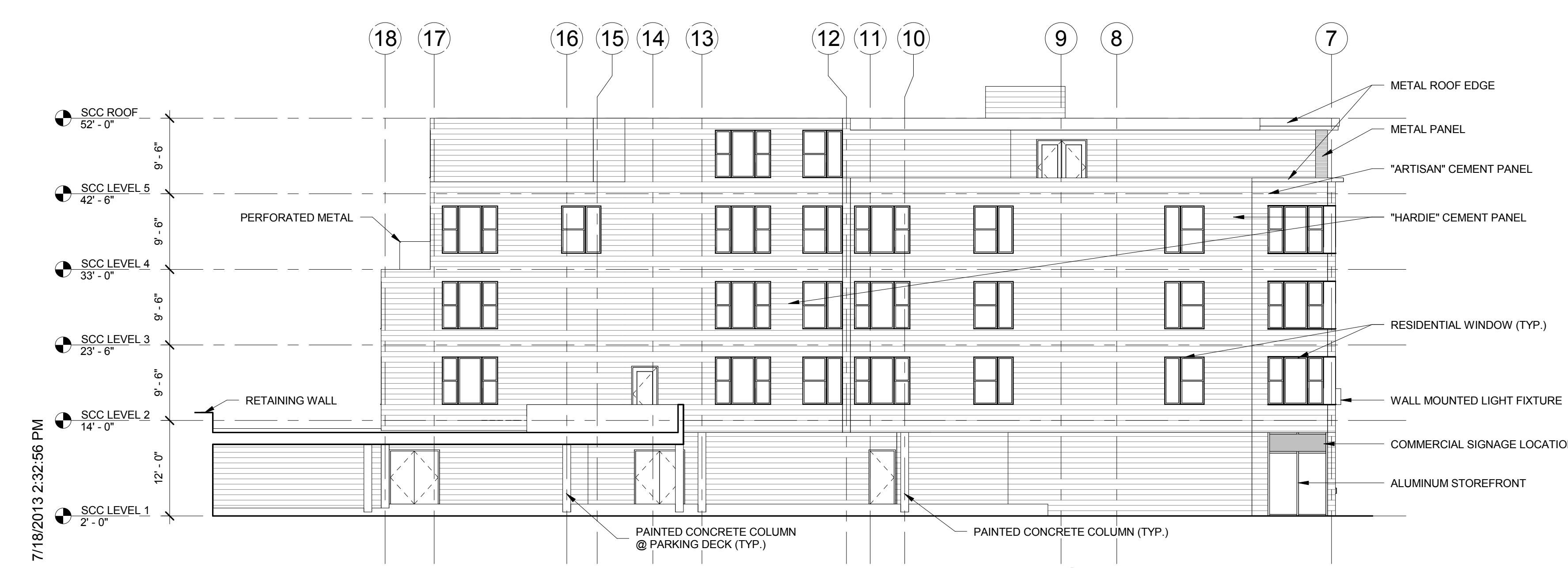
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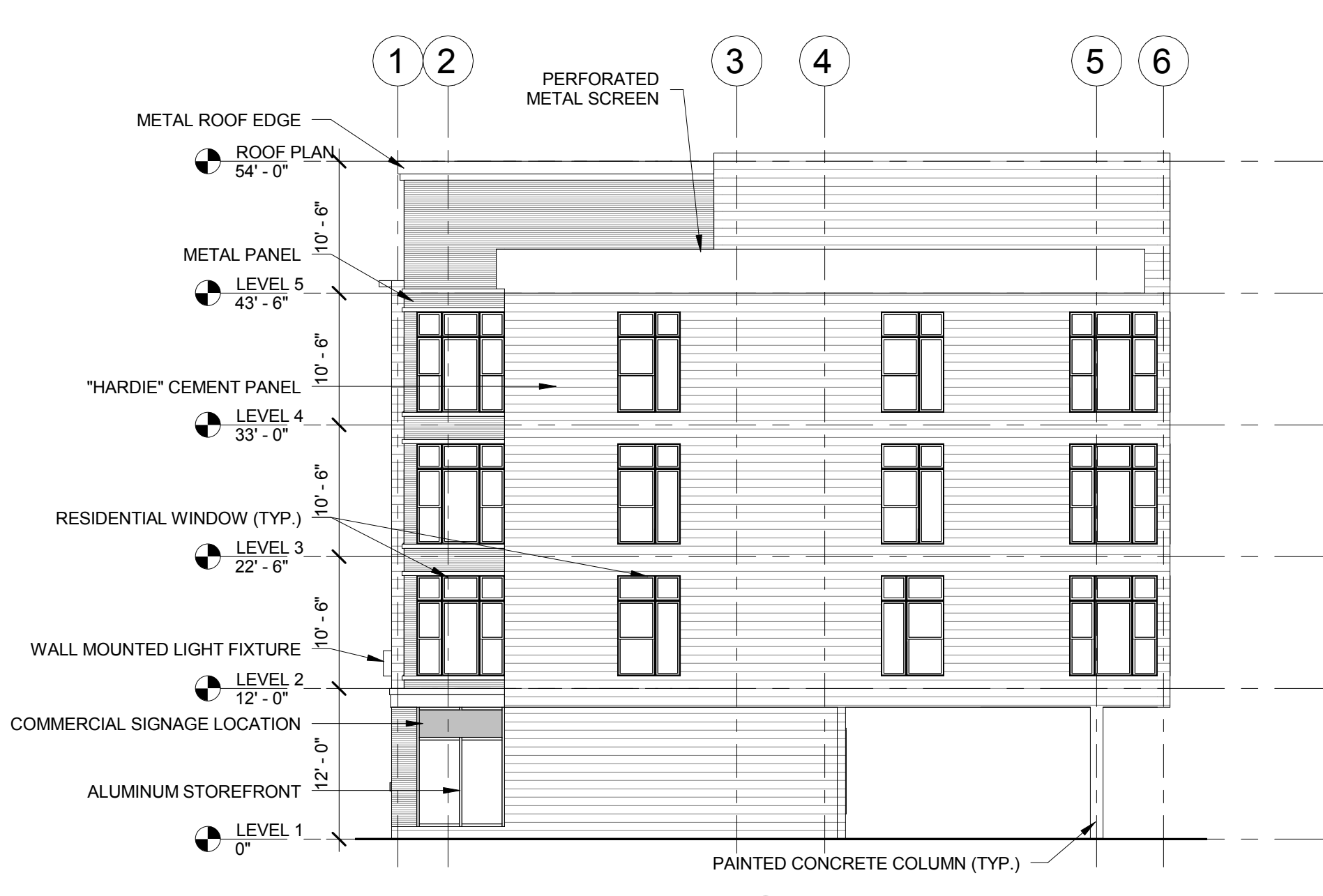
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3/32" = 1'-0"



4 NORTH ELEVATION  
3/32" = 1'-0"



6 WEST ELEV. (PART.) - SCC Building  
3/32" = 1'-0"



5 EAST ELEV. (PART.) - CPI Building  
3/32" = 1'-0"

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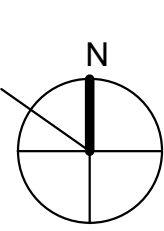
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## EXTERIOR ELEVATIONS



# A3.00