UNION SQUARE HOUSING

181 + 197 Washington Street Somerville, MA 02143

CPI SCC LLC

181 + 197 Washington Street Somerville, MA 02143

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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

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.

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.

√ 06°47′28″

LEASE AREA AS REFERRED
TO IN NOTICE OF LEASE

PLANTED BUFFER TO CONSIST OF

STAGGERED EVERGREEN AND

PLANT MATERIALS, TYPICAL

THICKLY BRANCHED DECIDUOUS

VEHICULAR PARKING LOT WITH

PERMEABLE TURF PAVING ZONE

HARDY, SHADE TOLERANT PLANT

AND VIEWS FROM WITHIN THE

FREE-STANDING SEATWALL

FREE-STANDING SEATWALL

AND GROUNDCOVER PLANT BED

EXISTING MEMORIAL STONE TO BE

REMOVED AND RELOCATED TO THIS

PROPOSED TREE WITHIN PERENNIAL

PEDESTRIAN PLAZA WITH

6'-0" FENCE, TYPICAL

UNIT PAVERS

LOCATION

ACCESSIBLE TREE GRATES AND

NEW TREE PLANTINGS, TYPICAL

NEW SHRUBS AND GROUNDCOVER

FOUNDATION PLANTING, TYPICAL

SINGLE LOOP BICYCLE RACK (TO

CROSSWALK DETAILS, TYPICAL

ACCOMMODATE (2) BICYCLES). FINAL

LOCATION AND MODEL TO BE COORDINATED WITH THE CITY OF SOMERVILLE, THE CLIENT,

THE ARCHITECT AND THE FINAL SIDEWALK

NEW TREE AND GROUNDCOVER PLANTINGS

PLANS FOR NEW SIDEWALK LAYOUT AND

WITHIN SIDEWALK BUMP OUT. SEE ENGINEER'S

PLAZA PAVERS TO EXTEND TO -

THE PROPERTY LINE

4'X6' TREE PITS WITH ADA

MATERIALS TO SOFTEN THE FENCE

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

"CI GAS G

DOCUMENTS

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 ¹	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. 'HAMELN'	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 O.C. = ON-CENTER SPACING							
APPROXIMATE WILL BE FURTHER REFINED IN THE CONSTRUCTION (N) = NATIVE SPECIES							

33.9 0 ///O///O

l=12.04(a)

1 CITY OF SOMERVILLE

AL AREA=24,063± 5

BUILDING

WASHINGTON STREET

(PUBLIC – VARIABLE WIDTH)

FOUR SQUARE ACTIVITY TO BE

SLOPED FLOOR (1:20)

BUILDING

+ 28

(TO ACCOMMODATE (2)

4'X6' TREE PITS WITH ADA

ACCESSIBLE TREE GRATES

AND NEW TREE PLANTINGS,

BICYCLES), TYPICAL

TYPICAL

SINGLE LOOP BICYCLE RACK

COORDINATED WITH THE PARKING TO

15" COMBINED SEWER & DRAIN

MAXIMIZE USE BY MULTI-USER GROUPS

PLANT BED

//////

TREES INTER-PLANTED, TYPICAL

6"H CURB TO PROVIDE AN EDGE TO THE

MAINTENANCE SHRUB AND GROUNDCOVER

PLANTINGS WITH ORNAMENTAL DECIDUOUS

📈 4'X6' TREE PIT WITH ADA ACCESSIBLE TREE

🦑 GRATE AND NEW TREE PLANTING, TYPICAL

PROPOSED PLANT BED OF HARDY, LOW

PLANTED BUFFER TO CONSIST OF PLANTING

TO SCREEN WALL, TYPICAL

RETAINING WALL WITH GUARDRAIL. PLAZA SIDE OF THE WALL TO BE USED FOR CHIN-UP BARS (PLACED AT VARIOUS HEIGHTS FOR MULTI-USER AGE GROUPS AND TO MAINTAIN SAFETY SURFACE AS APPLICABLE), PUBLIC ART, EDUCATION, COMMUNITY EXHIBITS, ETC.

CHESS TABLE & CHAIRS

WALL-MOUNTED BENCH

PEDESTRIAN PLAZA WITH UNIT PAVERS AND
PAVEMENT INLAYS TO "ACTIVATE" THE SPACE
FOR CHILDREN'S ACTIVITIES (I.E.:
HOPSCOTCH, LABYRINTH). SITE FURNISHINGS
TO INCLUDE CHESS TABLES MOVARIE

HOPSCOTCH, LABYRINTH). SITE FURNISHINGS
TO INCLUDE CHESS TABLES, MOVABLE
TABLES AND CHAIRS PER THE DIRECTION OF
THE OWNER.

6"H CURB TO PROVIDE AN EDGE TO THE PLANT BED

MOVABLE TABLES AND CHAIRS TO BE
SUPPLIED BY THE OWNER, TYPICAL

FINAL SEATING LOCATIONS ADJACENT TO PLANTING BED TO BE COORDINATED WITH THE CLIENT AND THE ARCHITECT, TYPICAL

SINGLE LOOP BICYCLE RACK (TO ACCOMMODATE (2) BICYCLES). FINAL LOCATION AND MODEL TO BE COORDINATED WITH THE CITY OF SOMERVILLE, THE CLIENT, THE ARCHITECT AND THE FINAL SIDEWALK GRADES

*PLEASE NOTE THAT ALL ADA RAMPS AND ACCESSIBILITY RELATED ACCESS TO BE COORDINATED WITH THE CIVIL ENGINEER, TYPICAL

BENCHMARK: X-CUT ON HYDRANT

GRAPHIC SCALE

IN FEET

BOLT, ELEV. = 25.08 (DATUM: NAVD







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PERMITTING SUBMISSION

PLANNING BOARD COMMENTS JULY 18, 2013
PERMITTING SUBMISSION APRIL 15, 2013
Issue Description Date

Scale: 1" = 20'-0"

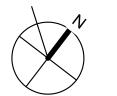
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Project No. 11069.02

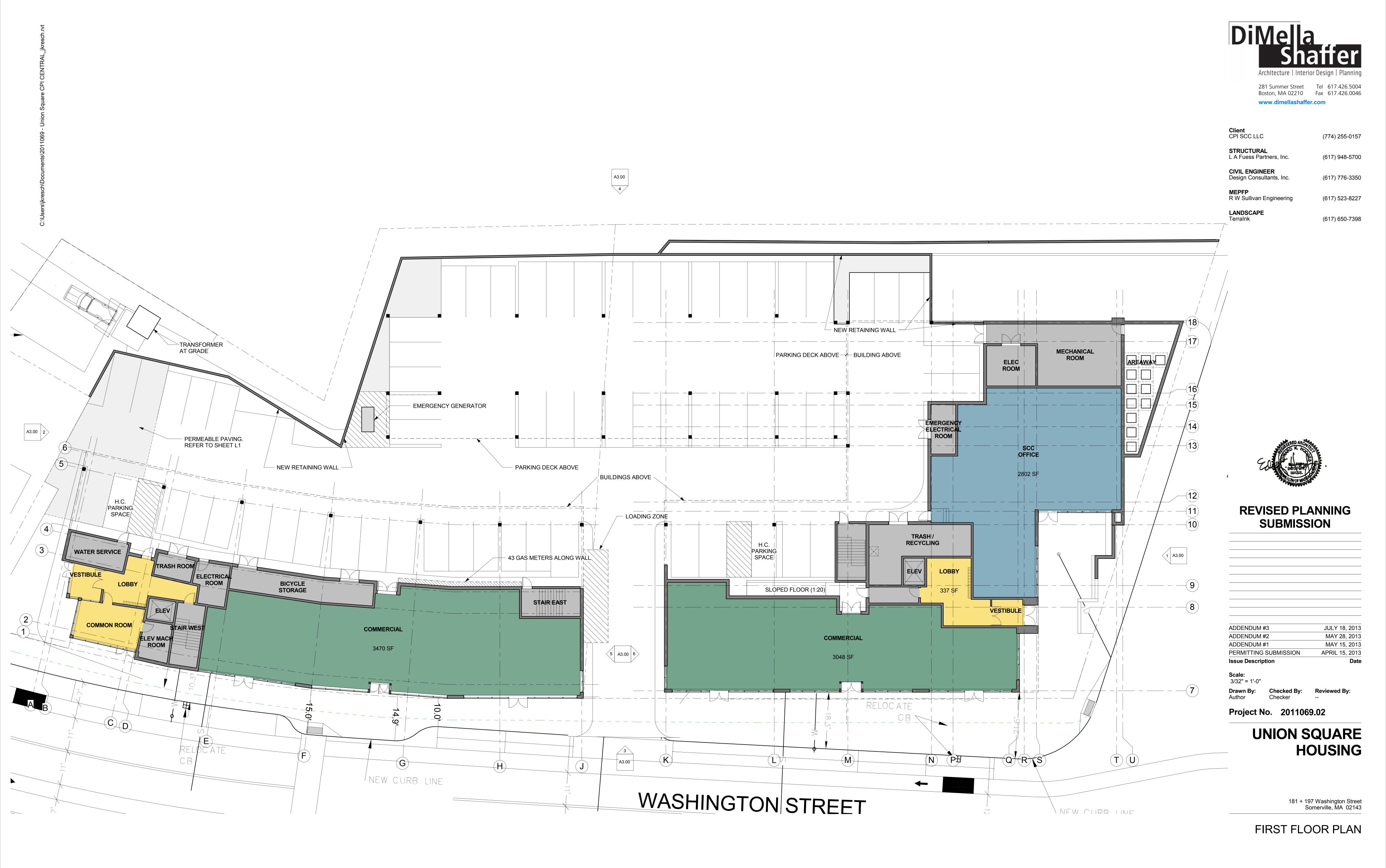
UNION SQUARE HOUSING

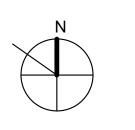
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LANDSCAPE PLAN



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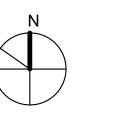
A1.00

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SECOND FLOOR PLAN



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LANDSCAPE

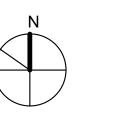
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A3.00

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THIRD FLOOR PLAN



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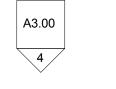
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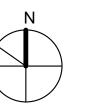
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FOURTH FLOOR PLAN



Divided Shaffer

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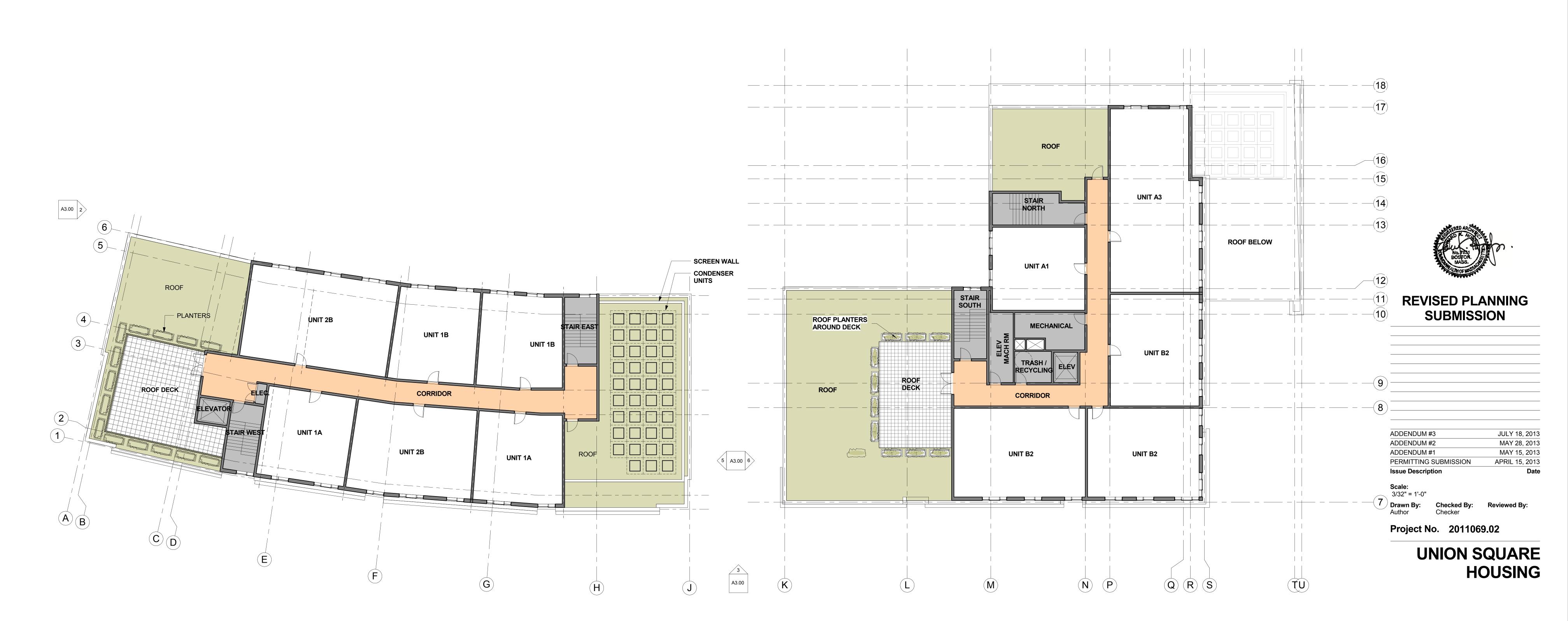
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FIFTH FLOOR PLAN





(774) 255-0157

Client CPI SCC LLC

ROOF BELOW

ROOF BELOW

ROOF BELOW

5 A3.00 6

ROOF DECK BELOW ROOF

(Q) (R) (S)

ADDENDUM #3

ADDENDUM #2

ADDENDUM #2

ADDENDUM #1

PERMITTING SUBMISSION

APRIL 15, 2013

Issue Description

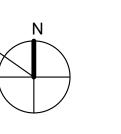
Scale:
3/32" = 1'-0"

Project No. 2011069.02

UNION SQUARE HOUSING

181 + 197 Washington Street Somerville, MA 02143

ROOF PLAN



A1.05

A3.00 2

3

(5)

ROOF BELOW

ROOF DECK BELOW

