

U ■ D2.1 Office / Lab
SQ D2 | Union Square Revitalization

Somerville, MA

Design and Site Plan Review Revised
03.25.2019

PROJECT TEAM

Owner:

Union Square RELP
Master Developer LLC (US2)
31 Union Square
Somerville, MA. 02143



Architect:

SGA
200 High Street, Floor 2
Boston, MA 02110



Structural Engineer:

McNamara Salvia
101 Federal Street, Suite 1100
Boston, MA 02110



MEP Engineer:

AHA
700 Technology Square, Suite 402
Cambridge, MA 02139



Landscape:

Ground, Inc.
285 Washington Street, #G
Somerville, MA. 02143



Retail Consultant:

Graffito SP
108 Lincoln Street
Boston, MA. 02111



Civil / Traffic Engineer:

Stantec
226 Causeway Street, 6th Floor
Boston, Massachusetts
02114-2155



LEED Consultant:

db, HMS
5 Upland Road, Suite 3
Cambridge, MA 02140



Wind + Glare Engineer:

RWDI
600 Southgate Drive
Guelph, ON
N1G 4P6 Canada



Acoustic Engineer:

Acentech
33 Moulton Street
Cambridge, MA 02138



Lighting Consultant:

Reflex Lighting
7 Tide Street
Boston, MA 02210

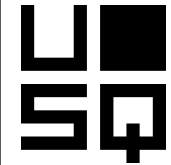


DRAWINGS LIST

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D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
01	FEBRUARY 13, 2019 MARCH 25, 2019	DSPR DSPR REVISED

SEAL



ARCHITECT

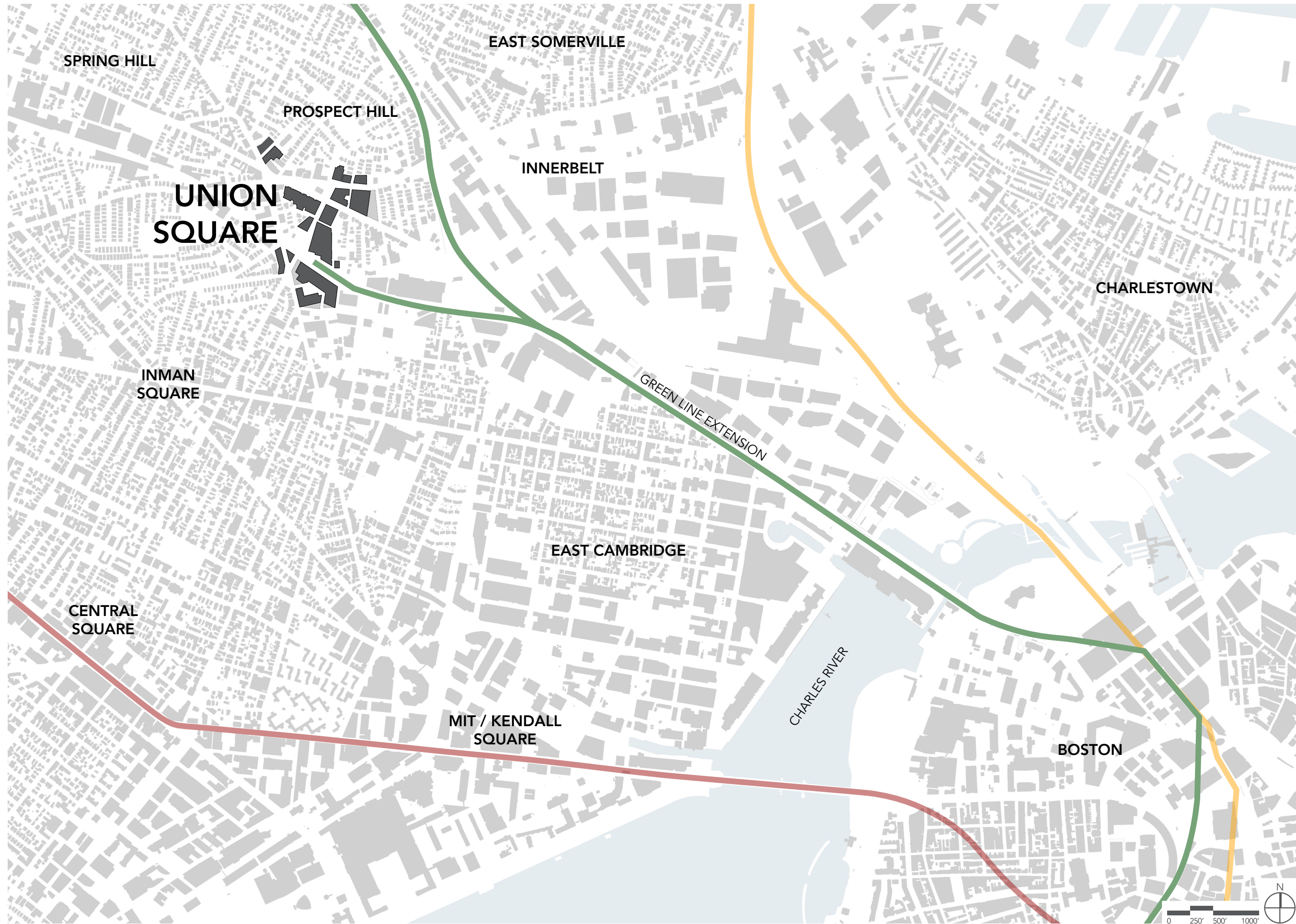
SPAGNOLO GISNESS &
ASSOCIATES, INC.

200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE

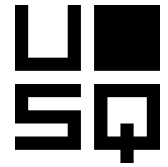
CONTACTS + DRAWING LIST

D2.1-G000



D2.1

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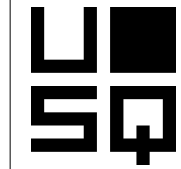
ARCHITECT
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SHEET TITLE
URBAN LOCUS MAP

D2.1-G100

D2.1

UNION SQUARE
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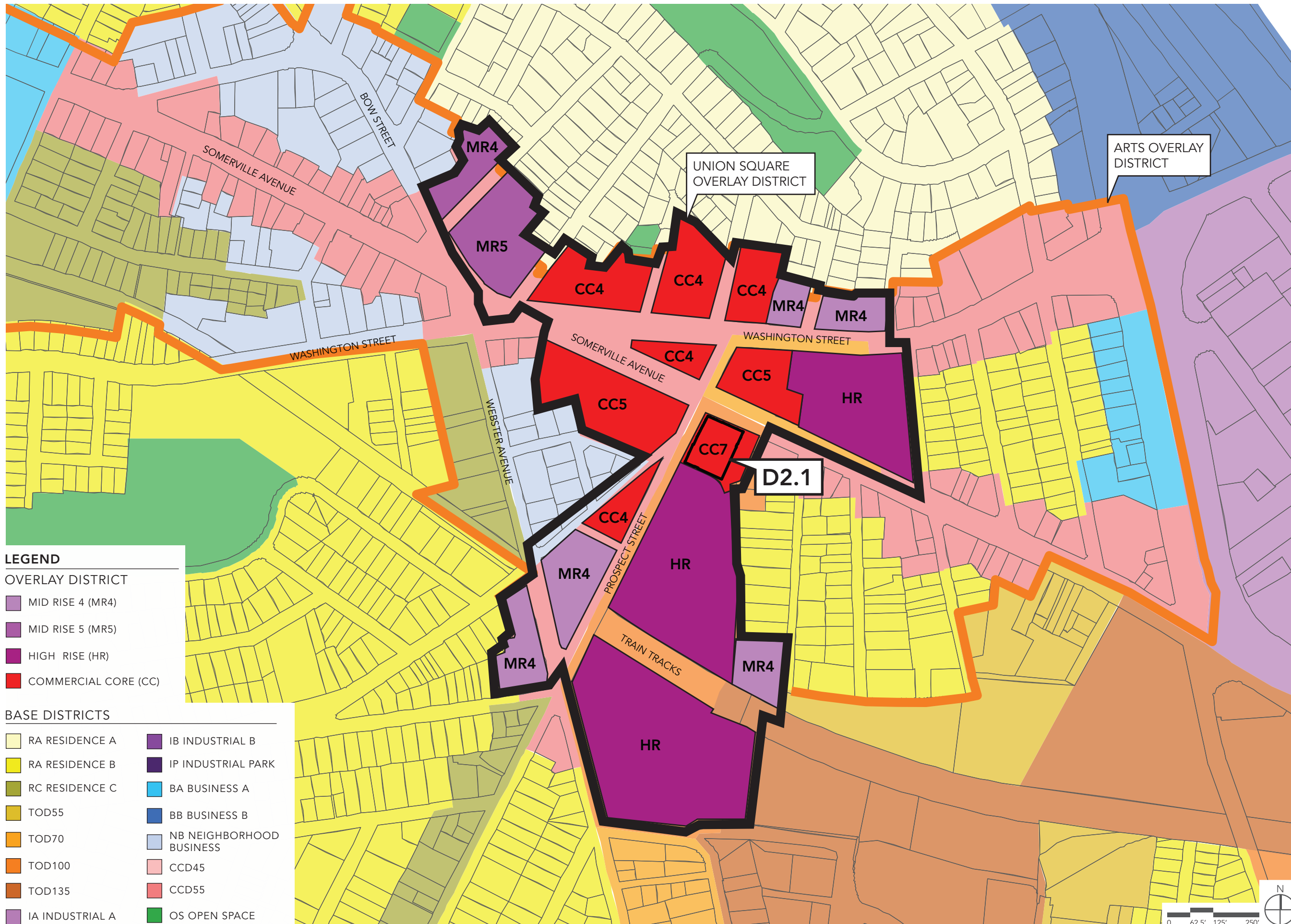
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SHEET TITLE
ZONING MAP | BASE DISTRICTS AND
OVERLAY

D2.1-G101

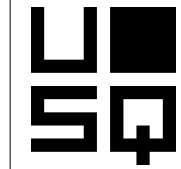


- LEGEND**
- OVERLAY DISTRICT**
- MID RISE 4 (MR4)
 - MID RISE 5 (MR5)
 - HIGH RISE (HR)
 - COMMERCIAL CORE (CC)

- BASE DISTRICTS**
- RA RESIDENCE A
 - IB INDUSTRIAL B
 - RA RESIDENCE B
 - IP INDUSTRIAL PARK
 - RC RESIDENCE C
 - BA BUSINESS A
 - TOD55
 - BB BUSINESS B
 - TOD70
 - NB NEIGHBORHOOD BUSINESS
 - TOD100
 - CCD45
 - IA INDUSTRIAL A
 - CCD55
 - OS OPEN SPACE

D2.1

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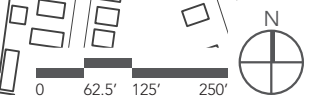
SHEET TITLE
CDSP LOCUS MAP

D2.1-G102



LEGEND

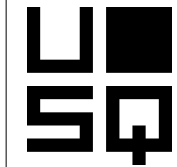
- D2.1 BUILDING LOT
- CDSP BUILDING LOTS
- CDSP CIVIC SPACES
- CDSP PEDESTRIAN STREETS





D2.1

UNION SQUARE
SOMERVILLE, MA



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31 Union Square
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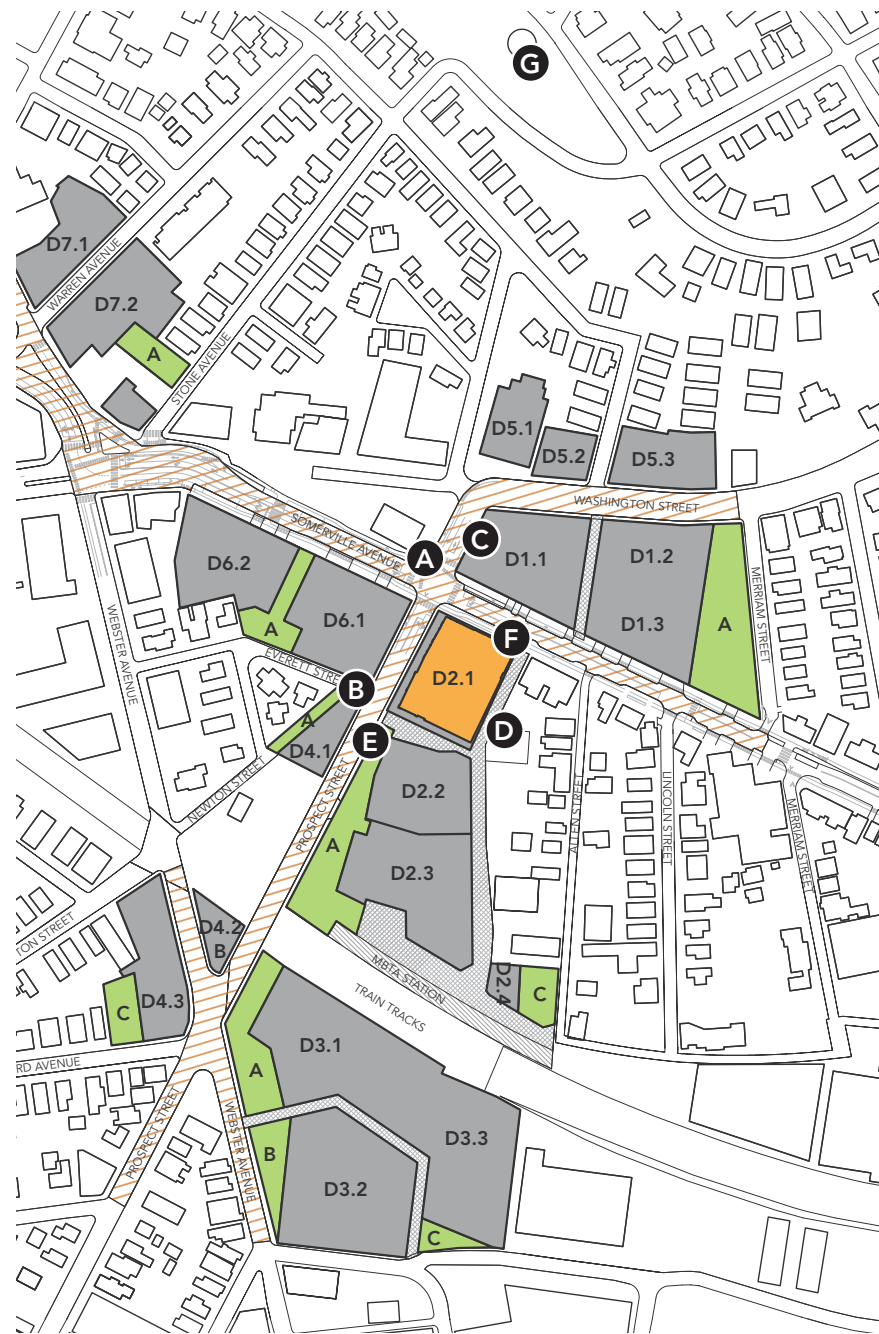
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SHEET TITLE

CONTEXT AERIAL PHOTOGRAPH

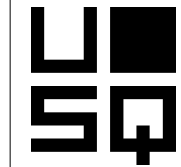
D2.1-G200



- A | View from corner of Somerville Avenue and Prospect Street
- B | View from Everett facing east
- C | View from Prospect Street facing south
- D | View to Allen Street rear yards
- E | View from Prospect Street facing north
- F | View from Somerville Avenue facing west
- G | View from Prospect Hill Monument

D2.1

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SOMERVILLE, MA



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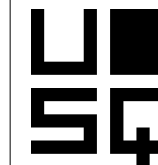
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SHEET TITLE
CONTEXT PHOTOGRAPHS

D2.1-G201



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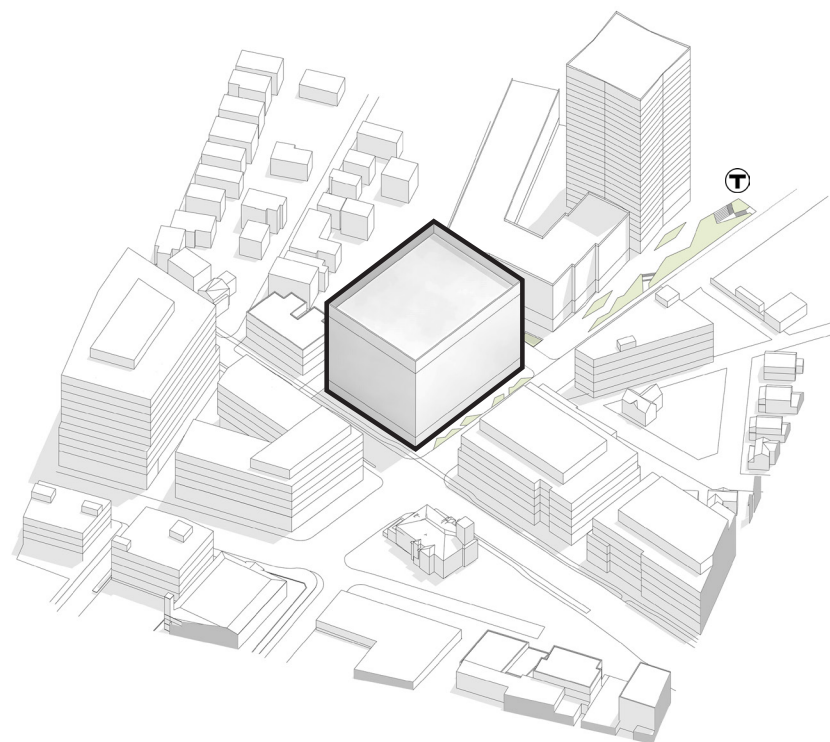
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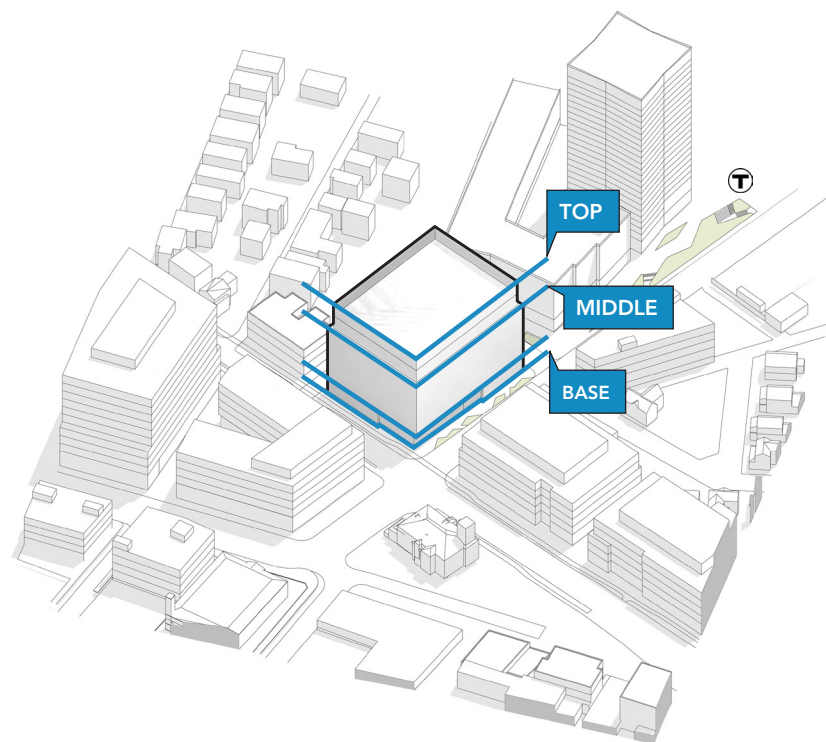


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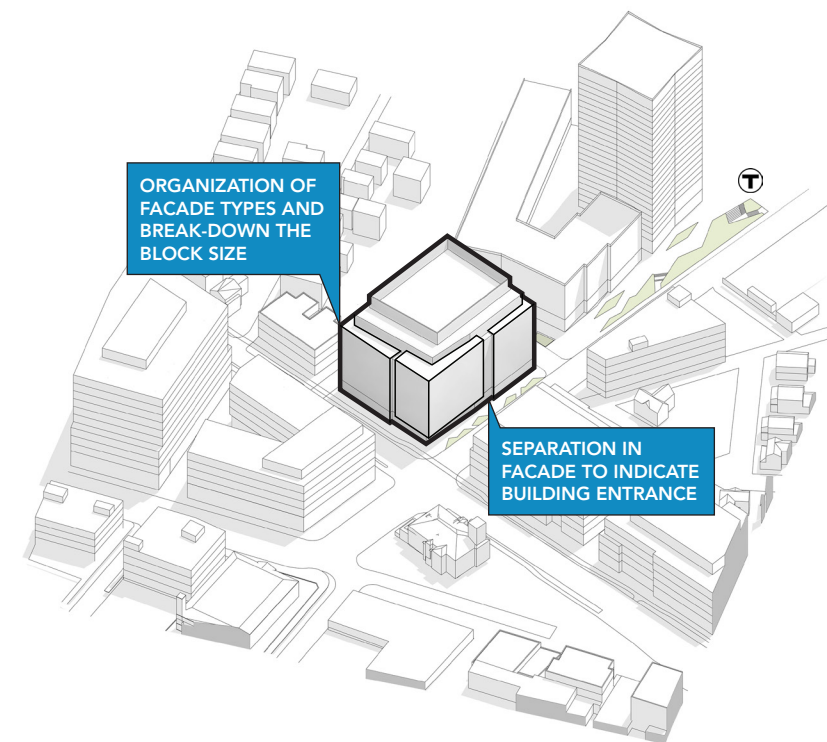
SHEET TITLE
EVOLUTION OF MASSING
DIAGRAMS



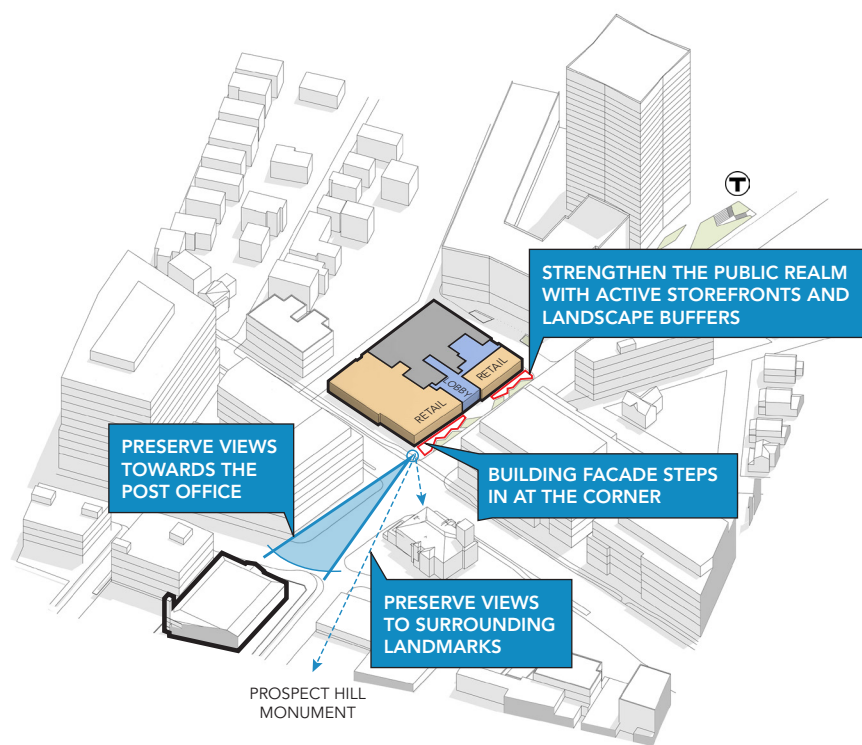
1 | CDSP Massing



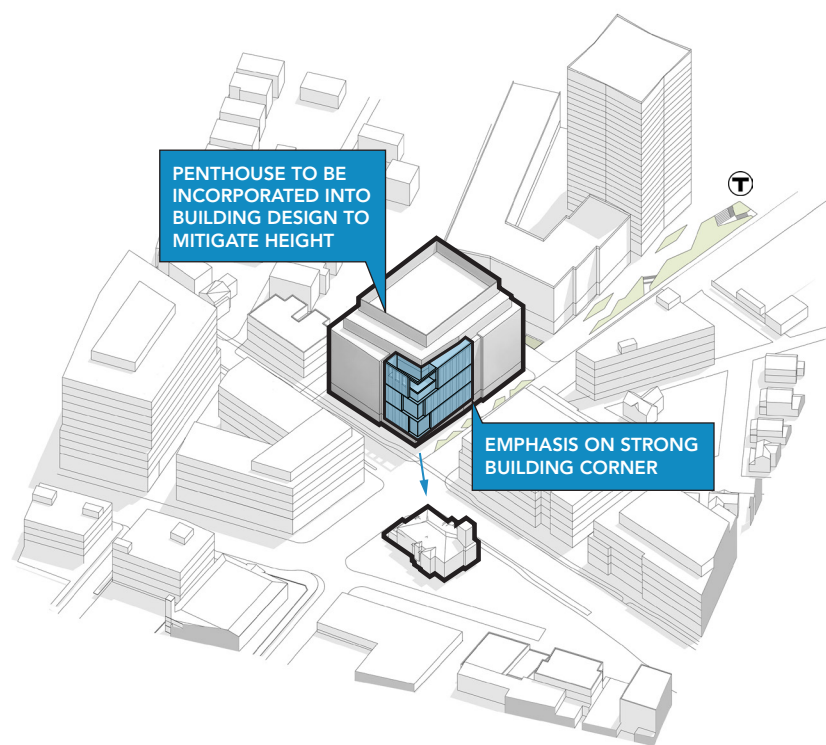
2 | Base | Middle | Top



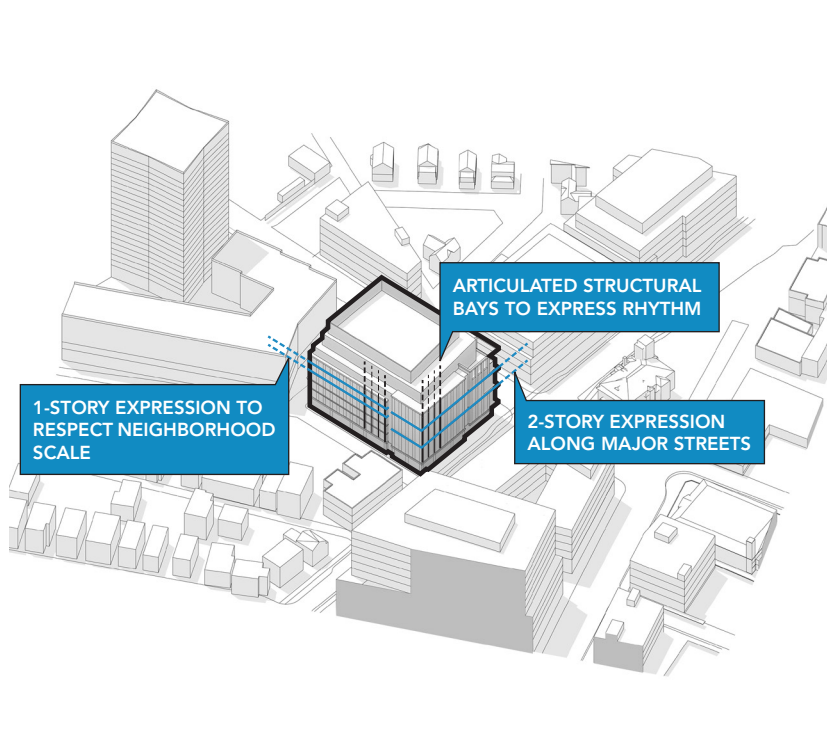
3 | Volume Articulation



4 | Ground level program and public realm



5 | Relationship to Union Square Plaza

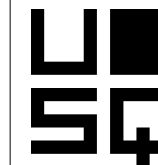


6 | Relationship to Neighbors, Scale + Rhythm



D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

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SEAL



D2.2 + D2.3 DESIGNER



ARCHITECT

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SHEET TITLE

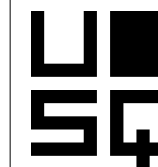
CONTEXT PERSPECTIVE

D2.1-G301



D2.1

UNION SQUARE
SOMERVILLE, MA



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UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

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ARCHITECT

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SHEET TITLE

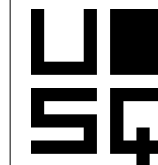
VIEW FROM UNION SQUARE PLAZA

D2.1-G302



D2.1

UNION SQUARE
SOMERVILLE, MA



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ARCHITECT

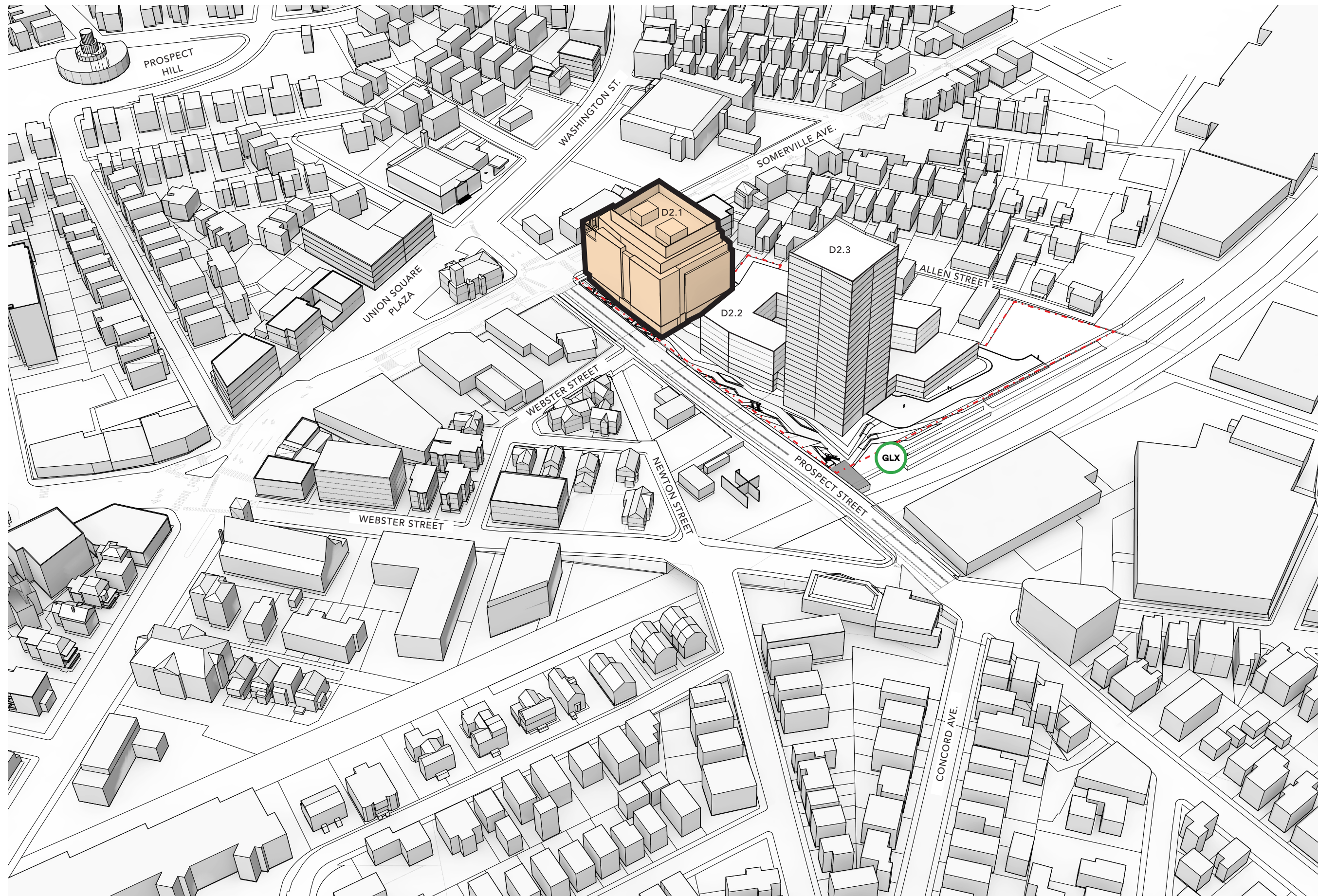
SPAGNOLO GISNESS &
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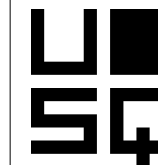
VIEW FROM UNION SQUARE PLAZA
AT NIGHT

D2.1-G303



D2.1

UNION SQUARE
SOMERVILLE, MA



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D2.2 + D2.3 DESIGNER



ARCHITECT

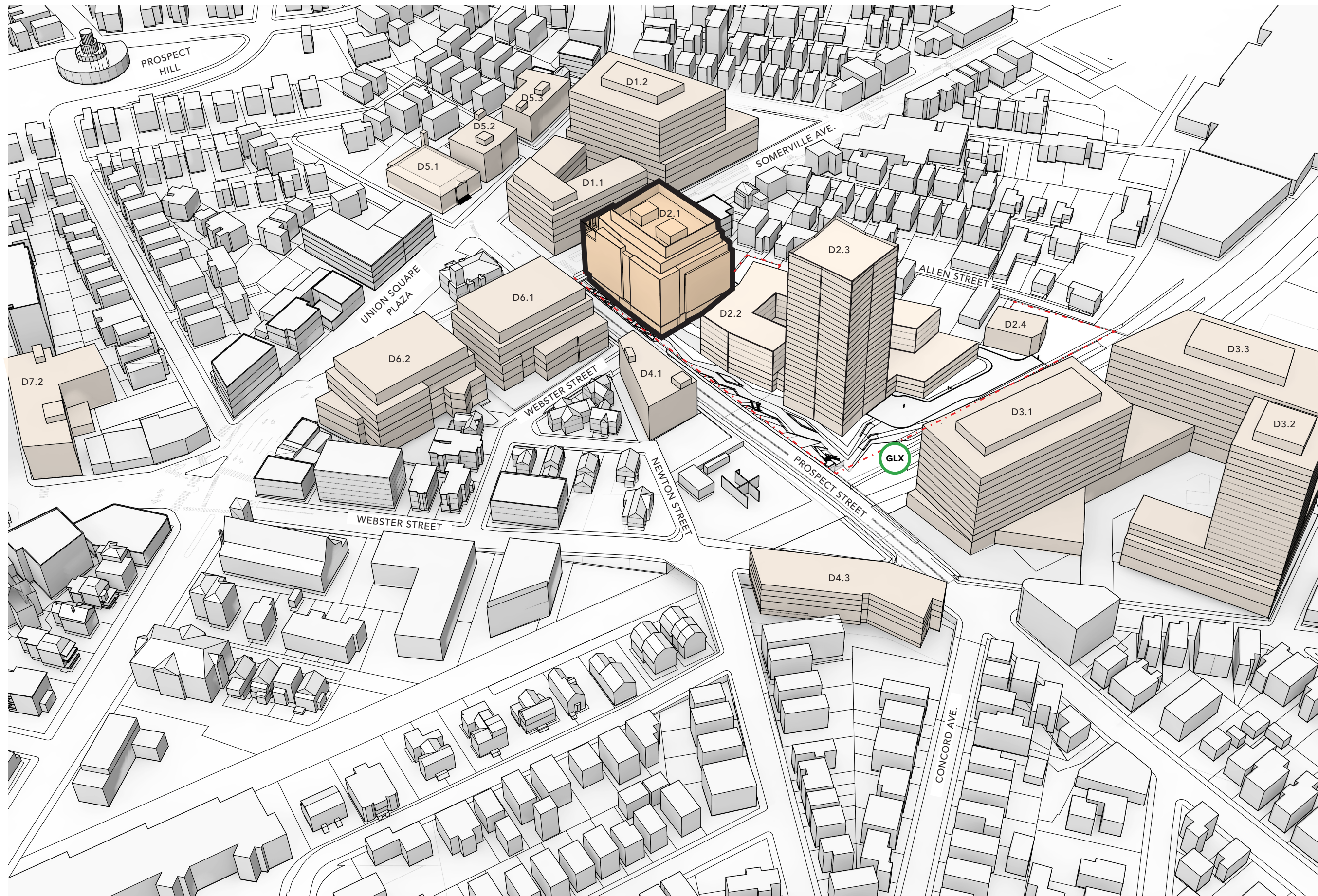
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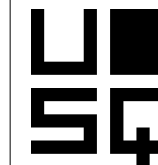
CONTEXT ANALYSIS | EXISTING

D2.1-G400



D2.1

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D2.2 + D2.3 DESIGNER



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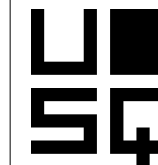
SHEET TITLE
CONTEXT ANALYSIS | PROPOSED

D2.1-G401



D2.1

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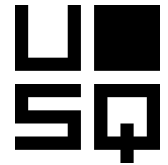
SHEET TITLE
CONTEXT ANALYSIS / PHOTO
SIMULATION | VIEW FROM
WASHINGTON STREET

D2.1-G402



D2.1

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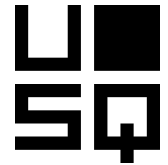
SHEET TITLE
CONTEXT ANALYSIS / PHOTO
SIMULATION | VIEW FROM
PROSPECT HILL (EXISTING)

D2.1-G403



D2.1

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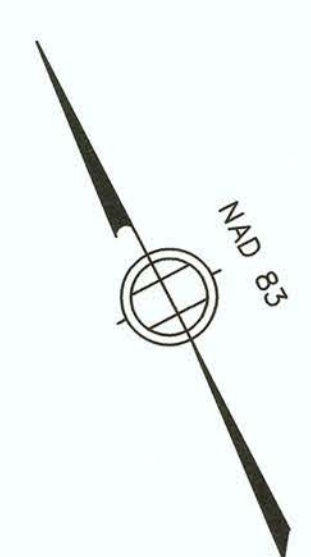
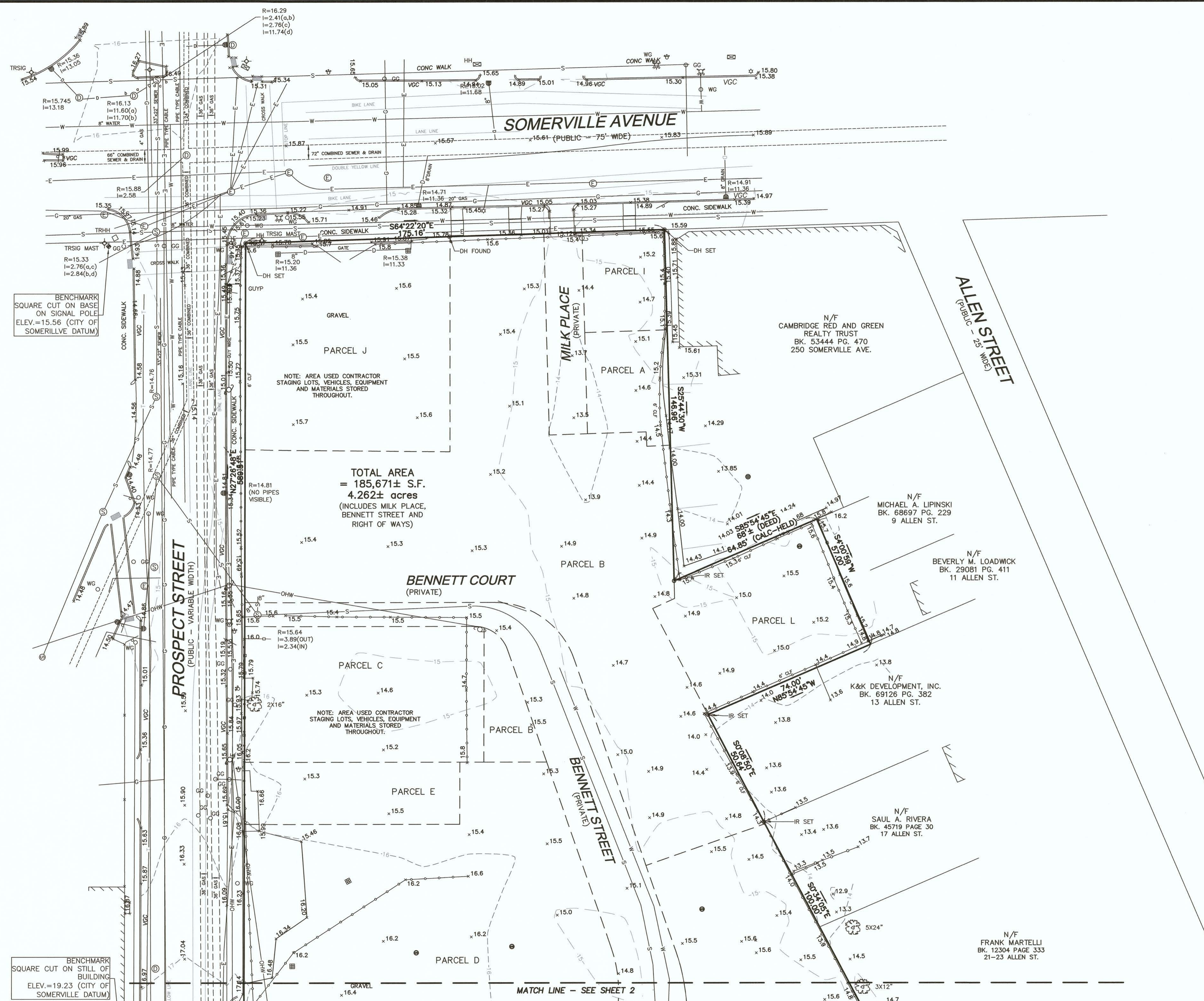
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SHEET TITLE
CONTEXT ANALYSIS / PHOTO
SIMULATION | VIEW FROM
PROSPECT HILL (FUTURE)

D2.1-G404



- LEGEND**
- CLF — CHAIN LINK FENCE
 - S — SANITARY SEWER
 - D — DRAIN LINE
 - W — WATER LINE
 - E — ELECTRIC LINE
 - G — GAS LINE
 - OHW — OVERHEAD WIRES
 - ⊙ — SANITARY SEWER MANHOLE
 - ⊕ — DRAIN MANHOLE
 - ⊗ — ELECTRIC MANHOLE
 - ⊙ — FIRE ALARM MANHOLE
 - ⊕ — CATCH BASIN
 - ⊙ — MONITORING WELL
 - ⊙ — LIGHT POLE
 - ⊙ — FIRE HYDRANT
 - ⊙ — UTILITY POLE
 - — GUY WIRE
 - ⊙ — WATER GATE
 - ⊙ — GAS GATE
 - ⊙ — BOLLARD
 - ⊙ — DECIDUOUS TREE
 - ⊙ — DETECTABLE WARNING PANEL
 - — CLF — CHAIN LINK FENCE
 - — WF — WOOD FENCE
 - — EP — EDGE OF PAVEMENT
 - — VCC — VERTICAL CONCRETE CURB
 - — VGC — VERTICAL GRANITE CURB
 - × 15.50 — SPOT GRADE

BENCHMARK
SQUARE CUT ON BASE
ON SIGNAL POLE
ELEV.=15.56 (CITY OF
SOMERVILLE DATUM)

BENCHMARK
SQUARE CUT ON STILL OF
BUILDING
ELEV.=19.23 (CITY OF
SOMERVILLE DATUM)

TOTAL AREA
= 185,671± S.F.
4.262± acres
(INCLUDES MILK PLACE,
BENNETT STREET AND
RIGHT OF WAYS)

NOTE: AREA USED CONTRACTOR
STAGING LOTS, VEHICLES, EQUIPMENT
AND MATERIALS STORED
THROUGHOUT.

MATCH LINE — SEE SHEET 2

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE AS-BUILT CONDITIONS OF THE SUBJECT PARCELS. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN AUGUST 3, 2015 AND DECEMBER 13, 2018, BY DESIGN CONSULTANTS, INC. (DCI).

HORIZONTAL DATUM IS MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83), VERTICAL DATUM IS CITY OF SOMERVILLE.

THE UTILITIES ON THE LOCUS PROPERTY, INCLUDING THE FORMER BENNETT STREET, MAY HAVE BEEN CUT, CAPPED AND ABANDONED.

LOCATION OF UNDERGROUND UTILITIES FEATURES SHOWN ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY: FIELD SURVEY, AERIAL PHOTOGRAMMETRY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. OVERHEAD WIRES DEPICTED HEREON ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. ACTUAL WIDTH, TYPE, NUMBER, AND HEIGHT SHOULD BE FIELD VERIFIED PRIOR TO ANY SITE DESIGN WORK. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED. CALL DIGSAFE PRIOR TO EXCAVATION.

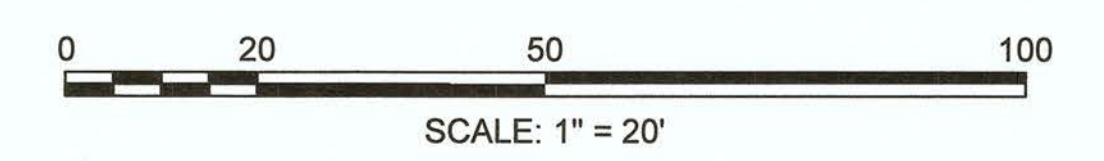


P.L.S. *Matthew Lowry*
MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625
DATE 12-17-2018

LOCUS TITLE INFORMATION

PROSPECT STREET, SOMERVILLE AVENUE, MILK PLACE,
BENNETT STREET, ALLEN STREET

OWNER: SOMERVILLE REDEVELOPMENT AUTHORITY
DEED REFERENCES: BK. 61890 PG. 47, BK. 59656 PG. 226,
BK. 34934 PG. 102, BK. 14224 PG. 180
ASSESSORS: MAP 82, BLOCK D, LOTS 1-6, 20-34, 36-38,
MAP 82, BLOCK I, LOTS 1, 1A, 2-7



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P:\2015 Projects\2015-045 Union Sq Parcel D2 Somerville\Drawings\SURVEYING\15-045sec 2018.dwg

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

SCALE:
HORIZ: 1" = 20'
VERT: _____

NO.	DATE	BY	REVISIONS

FIELD: LG
CALCS: ML
CHECKED: BD
APPROVED: ML

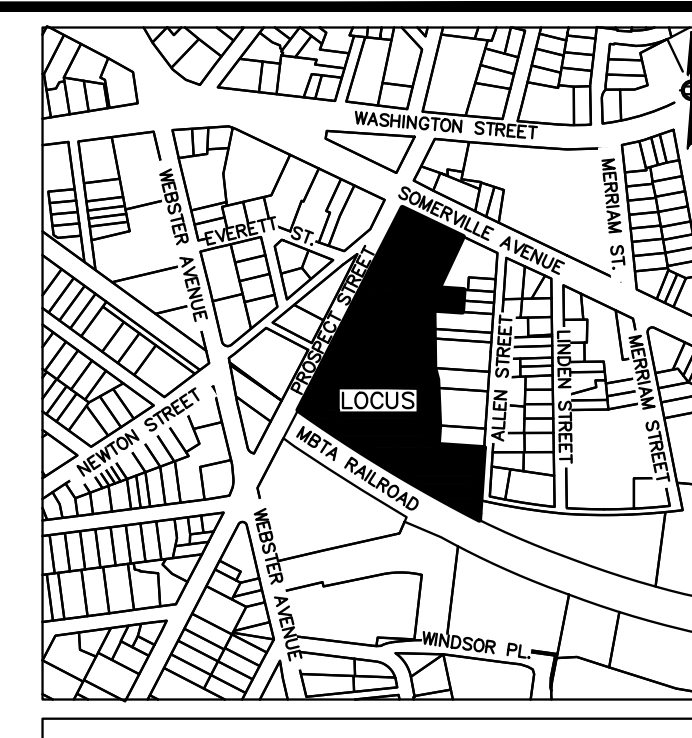
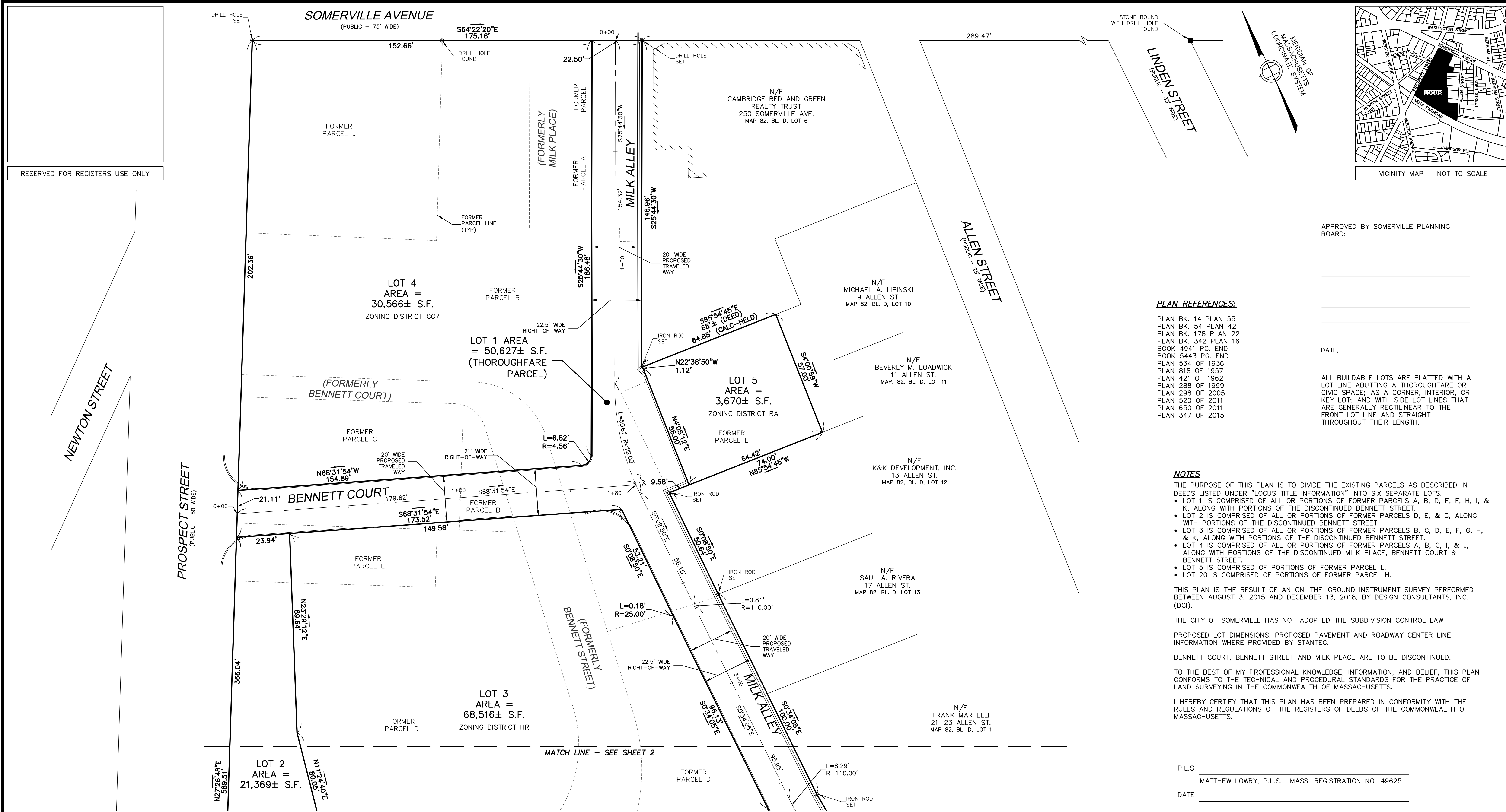
EXISTING CONDITIONS PLAN

PROSPECT STREET AT
SOMERVILLE AVENUE

LAND LOCATED IN
SOMERVILLE, MASSACHUSETTS

SURVEYED FOR
UNION SQUARE STATION ASSOCIATES, LLC (US2)

PROJECT NO.
2015-045
DATE: DEC. 17, 2018
SHEET NO.
1 OF 2



APPROVED BY SOMERVILLE PLANNING BOARD:

DATE: _____

ALL BUILDABLE LOTS ARE PLATTED WITH A LOT LINE ABUTTING A THOROUGHFARE OR CIVIC SPACE; AS A CORNER, INTERIOR, OR KEY LOT; AND WITH SIDE LOT LINES THAT ARE GENERALLY RECTILINEAR TO THE FRONT LOT LINE AND STRAIGHT THROUGHOUT THEIR LENGTH.

PLAN REFERENCES:

- PLAN BK. 14 PLAN 55
- PLAN BK. 54 PLAN 42
- PLAN BK. 178 PLAN 22
- PLAN BK. 342 PLAN 16
- BOOK 4941 PG. END
- BOOK 5443 PG. END
- PLAN 534 OF 1936
- PLAN 818 OF 1957
- PLAN 421 OF 1962
- PLAN 288 OF 1999
- PLAN 298 OF 2005
- PLAN 520 OF 2011
- PLAN 650 OF 2011
- PLAN 347 OF 2015

NOTES

- THE PURPOSE OF THIS PLAN IS TO DIVIDE THE EXISTING PARCELS AS DESCRIBED IN DEEDS LISTED UNDER "LOCUS TITLE INFORMATION" INTO SIX SEPARATE LOTS.
- LOT 1 IS COMPRISED OF ALL OR PORTIONS OF FORMER PARCELS A, B, D, E, F, H, I, & K, ALONG WITH PORTIONS OF THE DISCONTINUED BENNETT STREET.
- LOT 2 IS COMPRISED OF ALL OR PORTIONS OF FORMER PARCELS D, E, & G, ALONG WITH PORTIONS OF THE DISCONTINUED BENNETT STREET.
- LOT 3 IS COMPRISED OF ALL OR PORTIONS OF FORMER PARCELS B, C, D, E, F, G, H, & K, ALONG WITH PORTIONS OF THE DISCONTINUED BENNETT STREET.
- LOT 4 IS COMPRISED OF ALL OR PORTIONS OF FORMER PARCELS A, B, C, I, & J, ALONG WITH PORTIONS OF THE DISCONTINUED MILK PLACE, BENNETT COURT & BENNETT STREET.
- LOT 5 IS COMPRISED OF PORTIONS OF FORMER PARCEL L.
- LOT 20 IS COMPRISED OF PORTIONS OF FORMER PARCEL H.

THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN AUGUST 3, 2015 AND DECEMBER 13, 2018, BY DESIGN CONSULTANTS, INC. (DCI).

THE CITY OF SOMERVILLE HAS NOT ADOPTED THE SUBDIVISION CONTROL LAW.

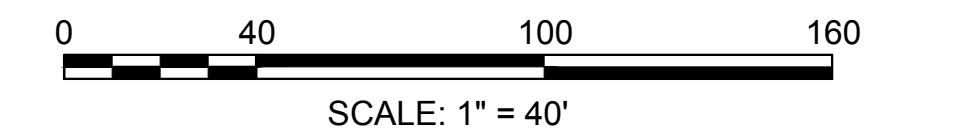
PROPOSED LOT DIMENSIONS, PROPOSED PAVEMENT AND ROADWAY CENTER LINE INFORMATION WHERE PROVIDED BY STANTEC.

BENNETT COURT, BENNETT STREET AND MILK PLACE ARE TO BE DISCONTINUED.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S. _____
 MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625
 DATE _____



LOCUS TITLE INFORMATION

FORMER PARCEL	OWNER	ADDRESS	MBLU	DEED REFERENCE
A	SOMERVILLE REDEVELOPMENT AUTHORITY	4 MILK PLACE	82-D-5	BK. 61890 PG. 47
B	SOMERVILLE REDEVELOPMENT AUTHORITY	20-22 PROSPECT STREET	82-D-2, 82-D-3, 82-D-4, 82-D-34, 82-D-36, 82-I-1A, 82-D-37	BK. 34934 PG. 102
C	SOMERVILLE REDEVELOPMENT AUTHORITY	26 PROSPECT STREET	82-I-1	BK. 61890 PG. 47
D	SOMERVILLE REDEVELOPMENT AUTHORITY	27 BENNETT STREET	82-I-3, 82-I-4, 82-I-5, 82-I-6, 82-I-7, 82-D-31, 82-D-32, 82-D-33	BK. 61890 PG. 47
E	SOMERVILLE REDEVELOPMENT AUTHORITY	30 PROSPECT STREET	82-I-2	BK. 61890 PG. 47
F	SOMERVILLE REDEVELOPMENT AUTHORITY	40-44 BENNETT STREET	82-D-23, 82-D-25, 82-D-29, 82-D-30	BK. 61890 PG. 47
G*	SOMERVILLE REDEVELOPMENT AUTHORITY	42 PROSPECT STREET	82-D-28	BK. 14224 PG. 180
H	SOMERVILLE REDEVELOPMENT AUTHORITY	49-51 ALLEN STREET	82-D-20, 82-D-21, 82-D-38	BK. 61890 PG. 47
I	SOMERVILLE REDEVELOPMENT AUTHORITY	258 SOMERVILLE AVENUE	82-D-6	BK. 59656 PG. 226
J	CITY OF SOMERVILLE	CORNER OF SOMERVILLE AVE. & PROSPECT ST.	82-D-1	NONE
K	SOMERVILLE REDEVELOPMENT AUTHORITY	50 PROSPECT STREET	82-D-24, 82-D-25, 82-D-26	BK. 61890 PG. 47
L	SOMERVILLE REDEVELOPMENT AUTHORITY	OFF ALLEN STREET	82-D-34A	BK. 34934 PG. 102

*NOTE: TITLE TO PARCEL G IS VESTED IN THE SOMERVILLE REDEVELOPMENT AUTHORITY PURSUANT TO THE APPROVAL OF THE BOARD OF ALDERMEN OF THE CITY OF SOMERVILLE BY VOTE TAKEN MAY 9, 2013 TO CONVEY PARCEL G FROM THE CITY OF SOMERVILLE TO THE SOMERVILLE REDEVELOPMENT AUTHORITY.

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Design Consultants, Inc.
 CIVIL ENGINEERS and LAND SURVEYORS
 120 MIDDLESEX AVENUE
 SOMERVILLE, MA 02145
 617-776-3350

SCALE: _____

HORIZ: 1" = 40'

VERT: _____

NO.	DATE	BY	REVISIONS
1	3-13-19	ML	ADJUSTED LOT BOUNDARIES, ADDRESSED CITY'S COMMENTS

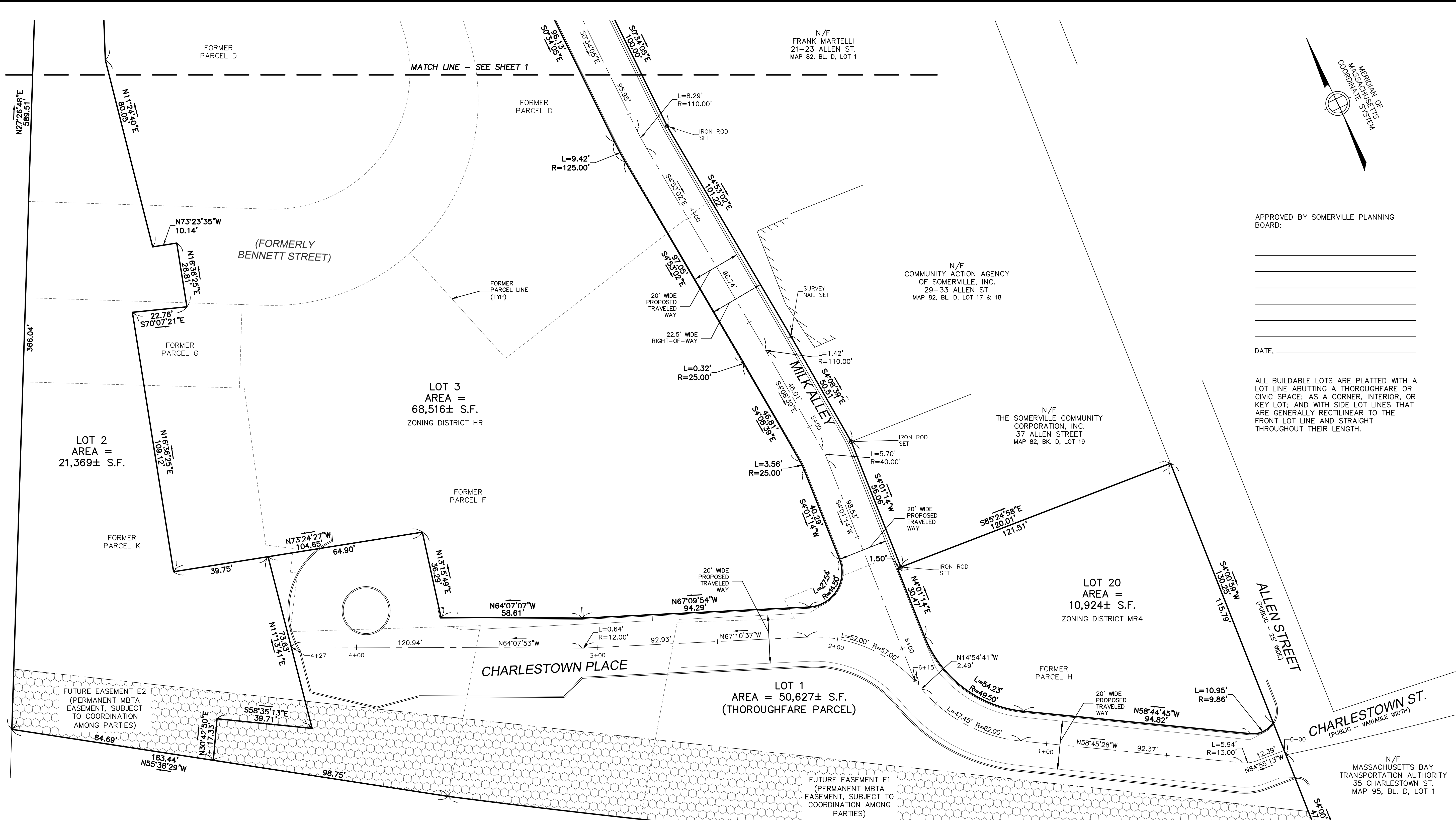
FIELD: LG
 CALCS: ML
 CHECKED: GM
 APPROVED: ML

SUBDIVISION PLAN OF LAND
PROSPECT STREET AT SOMERVILLE AVENUE

LAND LOCATED IN
SOMERVILLE, MASSACHUSETTS
 SURVEYED FOR
UNION SQUARE STATION ASSOCIATES, LLC (US2)

PROJECT NO.
 2015-045
 DATE: **FEB. 8 2019**
 SHEET NO.
 1 OF 2

RESERVED FOR REGISTERS USE ONLY



APPROVED BY SOMERVILLE PLANNING BOARD:

DATE: _____

ALL BUILDABLE LOTS ARE PLATTED WITH A LOT LINE ABUTTING A THOROUGHFARE OR CIVIC SPACE; AS A CORNER, INTERIOR, OR KEY LOT; AND WITH SIDE LOT LINES THAT ARE GENERALLY RECTILINEAR TO THE FRONT LOT LINE AND STRAIGHT THROUGHOUT THEIR LENGTH.

NOTES

THE PURPOSE OF THIS PLAN IS TO DIVIDE THE EXISTING PARCELS AS DESCRIBED IN DEEDS LISTED UNDER "LOCUS TITLE INFORMATION", ON SHEET 1, INTO SIX SEPARATE LOTS.

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PROPOSED LOT DIMENSIONS, PROPOSED PAVEMENT AND ROADWAY CENTER LINE INFORMATION WHERE PROVIDED BY STANTEC.

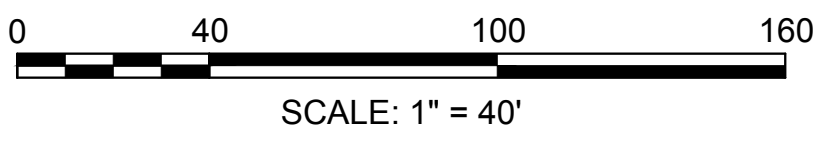
BENNETT COURT, BENNETT STREET AND MILK PLACE ARE TO BE DISCONTINUED.

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THE CITY OF SOMERVILLE HAS NOT ADOPTED THE SUBDIVISION CONTROL LAW.



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120 MIDDLESEX AVENUE
 SOMERVILLE, MA 02145
 617-776-3350

SCALE:				
HORIZ: 1" = 40'				
VERT: _____				
NO.	DATE	BY	REVISIONS	
1	3-13-19	ML	ADJUSTED LOT BOUNDARIES, ADDRESSED CITY'S COMMENTS	

FIELD: LG
 CALCS: ML
 CHECKED: GM
 APPROVED: ML

SUBDIVISION PLAN OF LAND

PROSPECT STREET AT SOMERVILLE AVENUE

LAND LOCATED IN
SOMERVILLE, MASSACHUSETTS

SURVEYED FOR
UNION SQUARE STATION ASSOCIATES, LLC (US2)

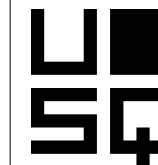
PROJECT NO.
 2015-045

DATE: FEB. 8, 2019

SHEET NO.
 2 OF 2

D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER
UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
01	FEBRUARY 13, 2019 MARCH 25, 2019	DSPR DSPR REVISED

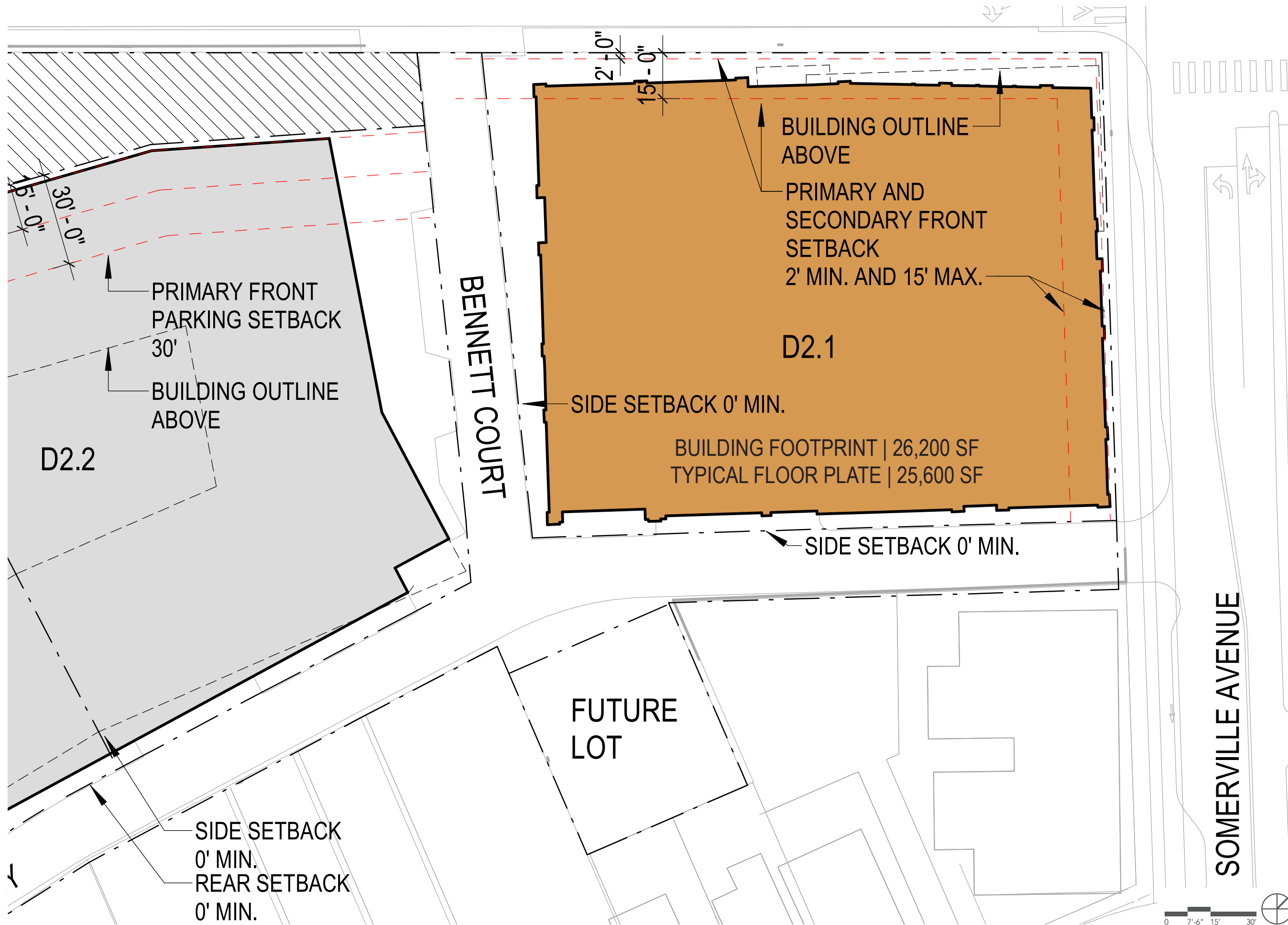
SEAL



ARCHITECT
SPAGNOLO GISNESS &
ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE
ZONING PLAN | SETBACK DIAGRAM

D2.1-G600



D2.2

BENNETT COURT

FUTURE LOT

SOMERVILLE AVENUE

BUILDING OUTLINE ABOVE
PRIMARY AND SECONDARY FRONT SETBACK 2' MIN. AND 15' MAX.

D2.1

SIDE SETBACK 0' MIN.

BUILDING FOOTPRINT | 26,200 SF
TYPICAL FLOOR PLATE | 25,600 SF

SIDE SETBACK 0' MIN.

PRIMARY FRONT PARKING SETBACK 30'

BUILDING OUTLINE ABOVE

SIDE SETBACK 0' MIN.
REAR SETBACK 0' MIN.

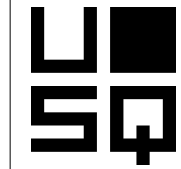




- LEGEND**
- BUILDING LOBBY
 - RETAIL / ACTIVE USE
 - MBTA
 - CIRCULATION
 - BACK OF HOUSE
 - PARKING
 - LOT BOUNDARIES

D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER
UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
01	FEBRUARY 13, 2019 MARCH 25, 2019	DSPR DSPR REVISED

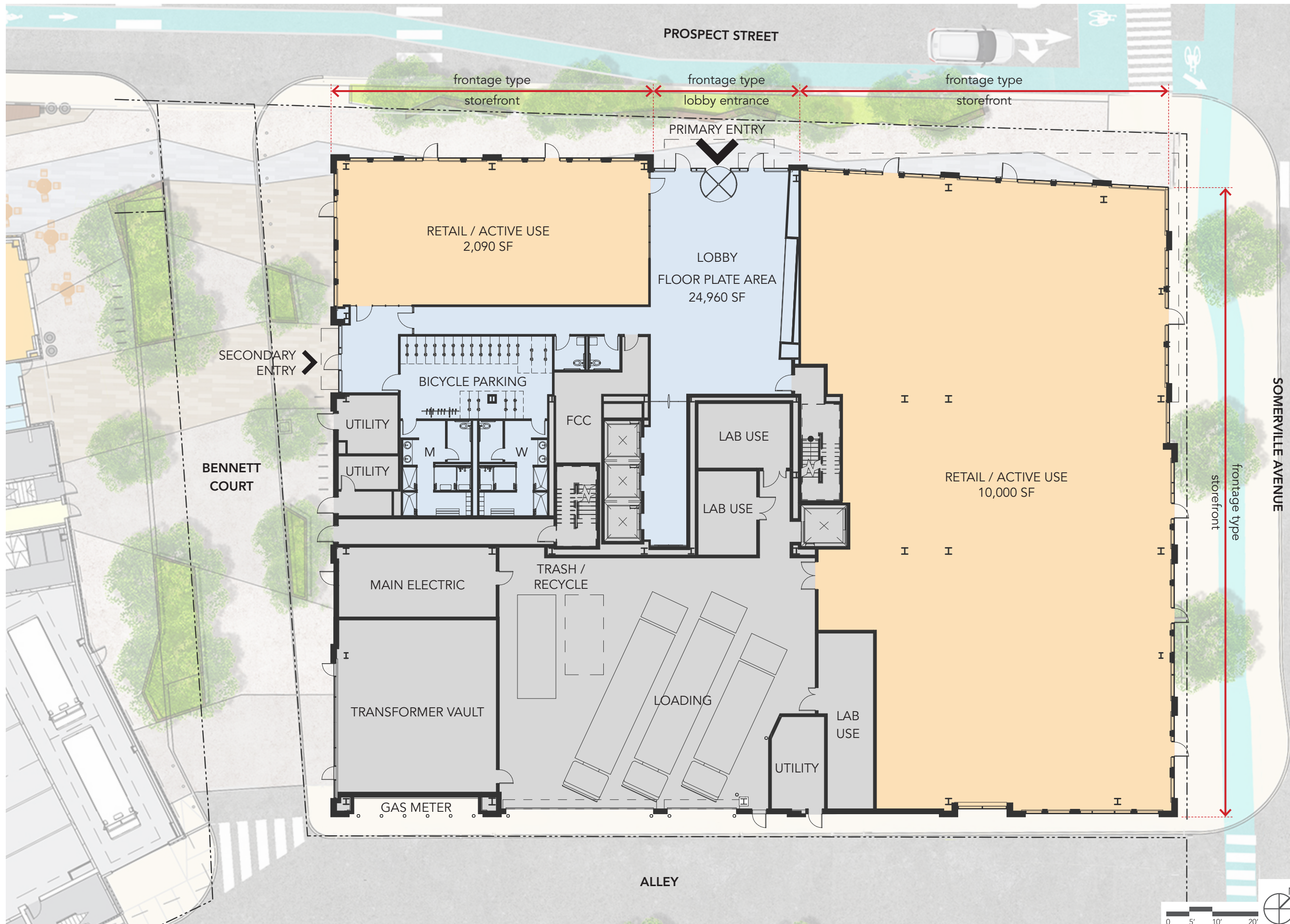
SEAL

LANDSCAPE ARCHITECT

ARCHITECT
SPAGNOLO GISNESS &
ASSOCIATES, INC.
200 High Street, 2nd Floor
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T 1.857.300.2610

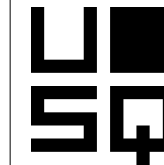
SHEET TITLE
PROPOSED D2 SITE PLAN

D2.1-A100



D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER
UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
01	FEBRUARY 13, 2019 MARCH 25, 2019	DSPR DSPR REVISED

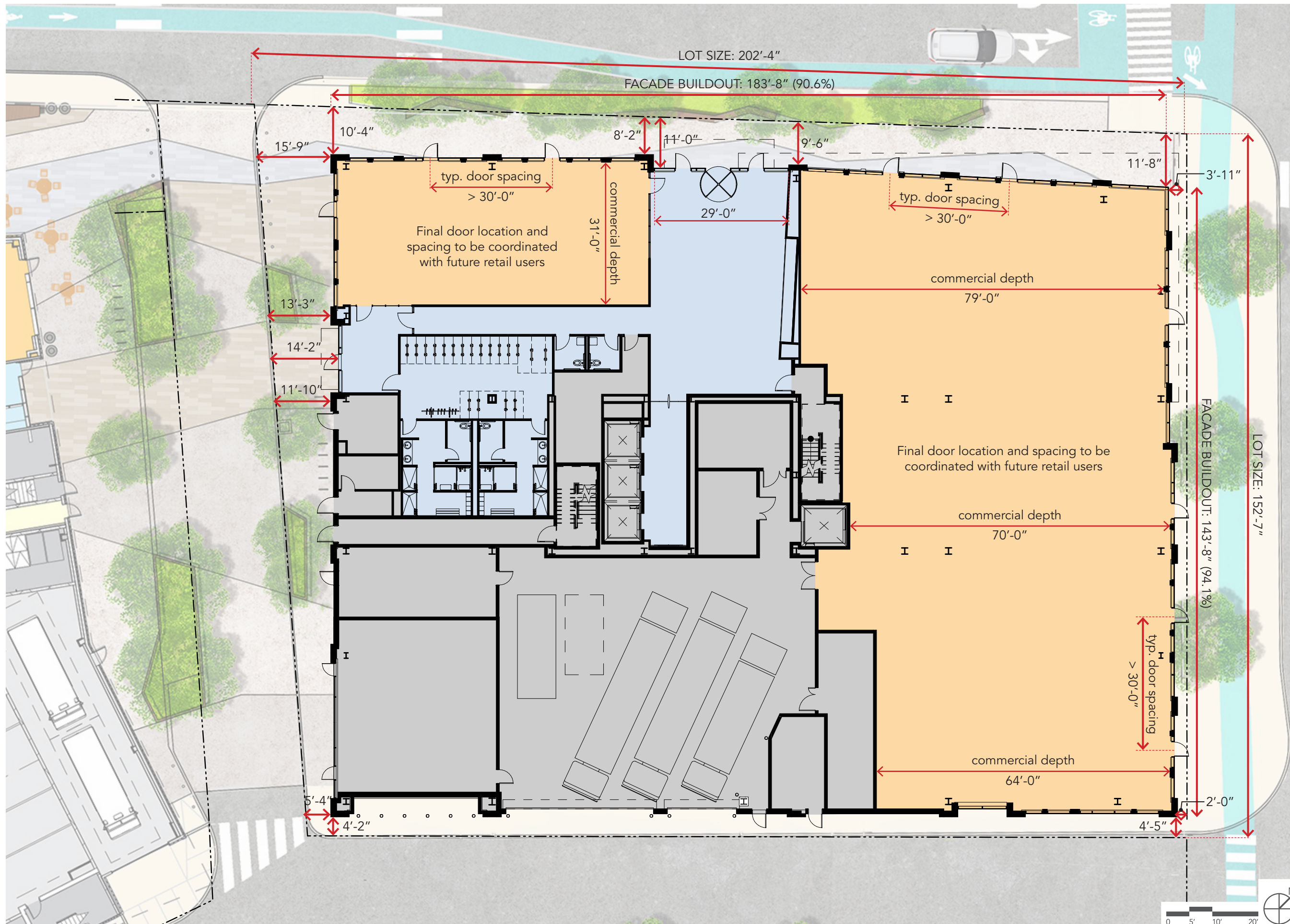
SEAL



ARCHITECT
SPAGNOLO GISNESS &
ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

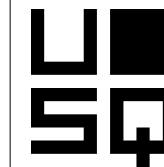
SHEET TITLE
GROUND FLOOR PLAN

D2.1-A101



D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
01	FEBRUARY 13, 2019 MARCH 25, 2019	DSPR DSPR REVISED

SEAL



ARCHITECT

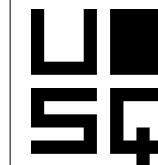
SPAGNOLO GISNESS &
ASSOCIATES, INC.

200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE

GROUND FLOOR PLAN |
DIMENSIONAL CRITERIA

D2.1-A102



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
01	FEBRUARY 13, 2019 MARCH 25, 2019	DSPR DSPR REVISED

SEAL



ARCHITECT

SPAGNOLO GISNESS &
ASSOCIATES, INC.

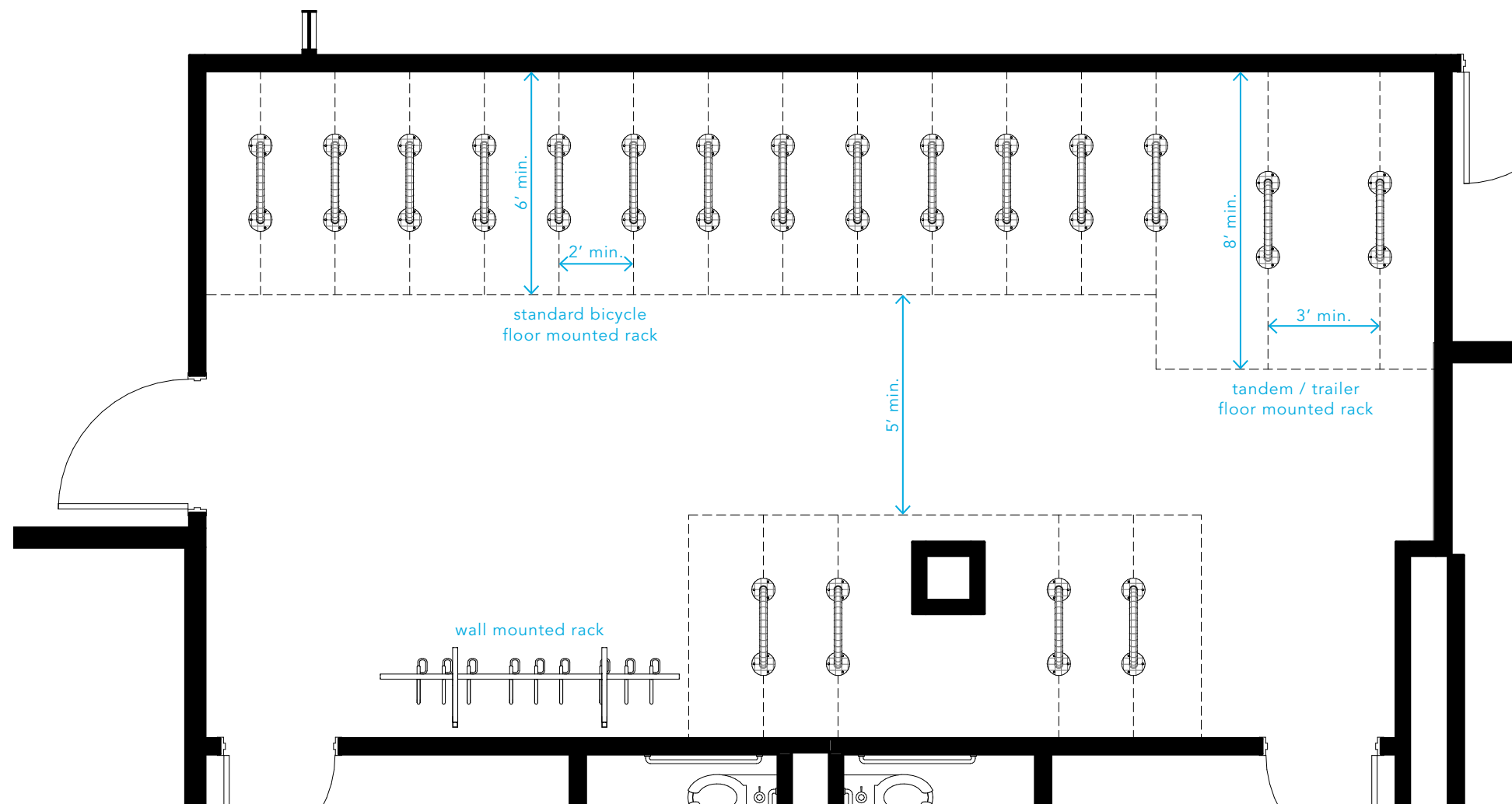
200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

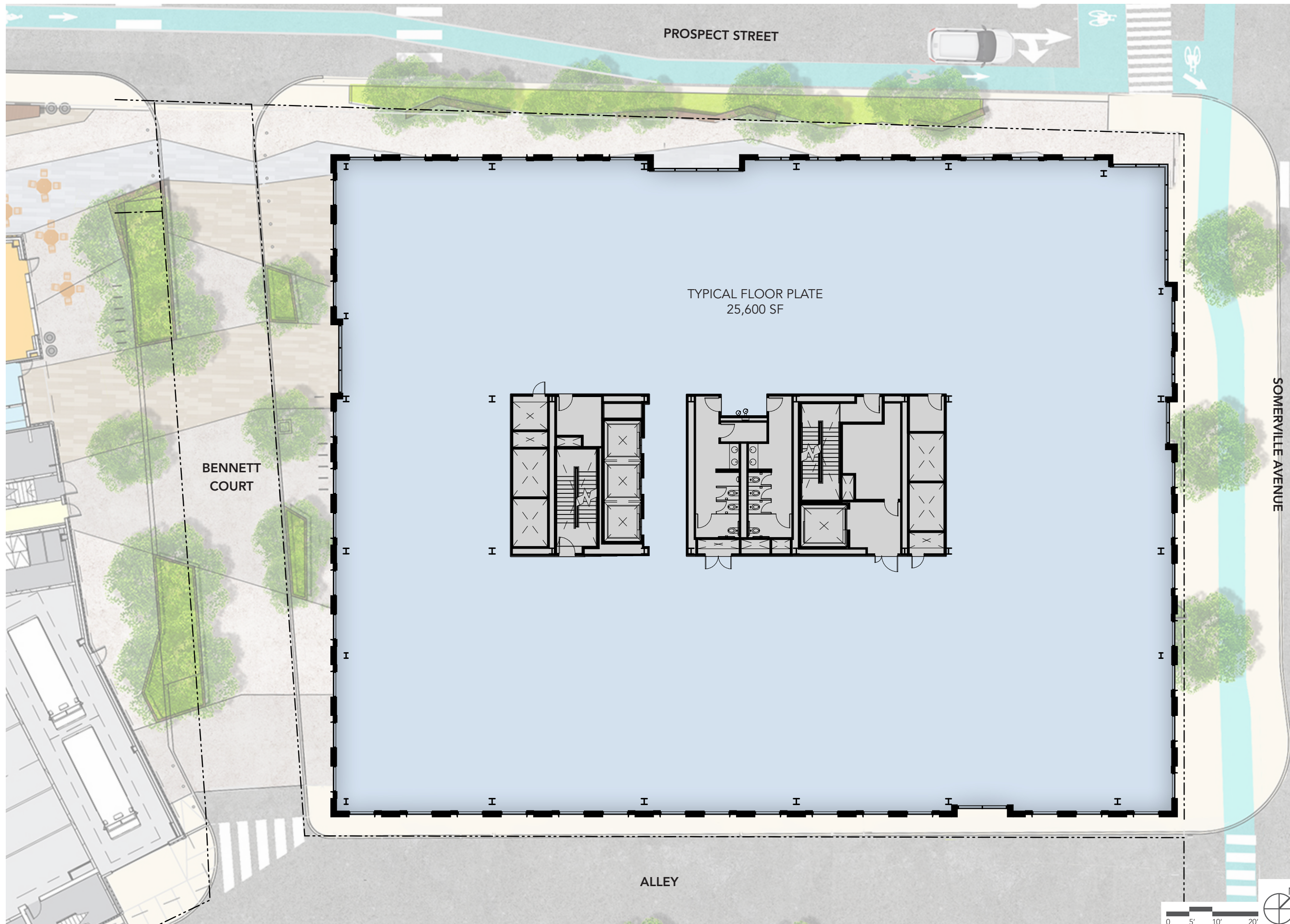
SHEET TITLE

GROUND FLOOR PLAN | ENLARGED
BICYCLE PARKING

Zoning	Required	Proposed	Parking Type	Allowed	Proposed
Long-Term Bicycle Parking Retail Long-Term	1.0 / 10,000 sf	12,090 sf / 10,000 sf 2 Spaces Required	Wall Mounted	Max 25% 11 spaces	10 spaces
Arts + Creative Enterprise Long-Term	1.0 / 3,000 sf	8,800 sf / 3,000 sf 3 Space Required	Tandem / Trailer	Min. 3% 3 spaces	3 spaces
Office Long-Term	1.0 / 3,000 sf	62,300 sf / 3,000 sf 21 Spaces Required	Floor Mounted	32 spaces	34 spaces
R&D / Lab Long-Term	1.0 / 5,000 sf	95,600 sf / 5,000 sf 20 Spaces Required			
	46 Spaces Required	46 Spaces Provided			

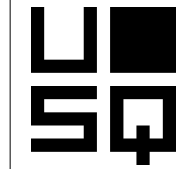
- Bicycle parking to be in accordance with The Association of Pedestrian and Bicycle Professionals Bicycle Parking Guidelines
- Each bicycle parking space must be 2' x 6' in size
- No more than 25% of spaces may be provided as racks that require bicycles to be hung or lifted off the ground
- When 20 or more spaces are provided, a minimum of 5% of spaces must accommodate tandem or trailers (3' x 8' in size)
- Access aisle of 5'-0" min. wide to allow for maneuvering





D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER
UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

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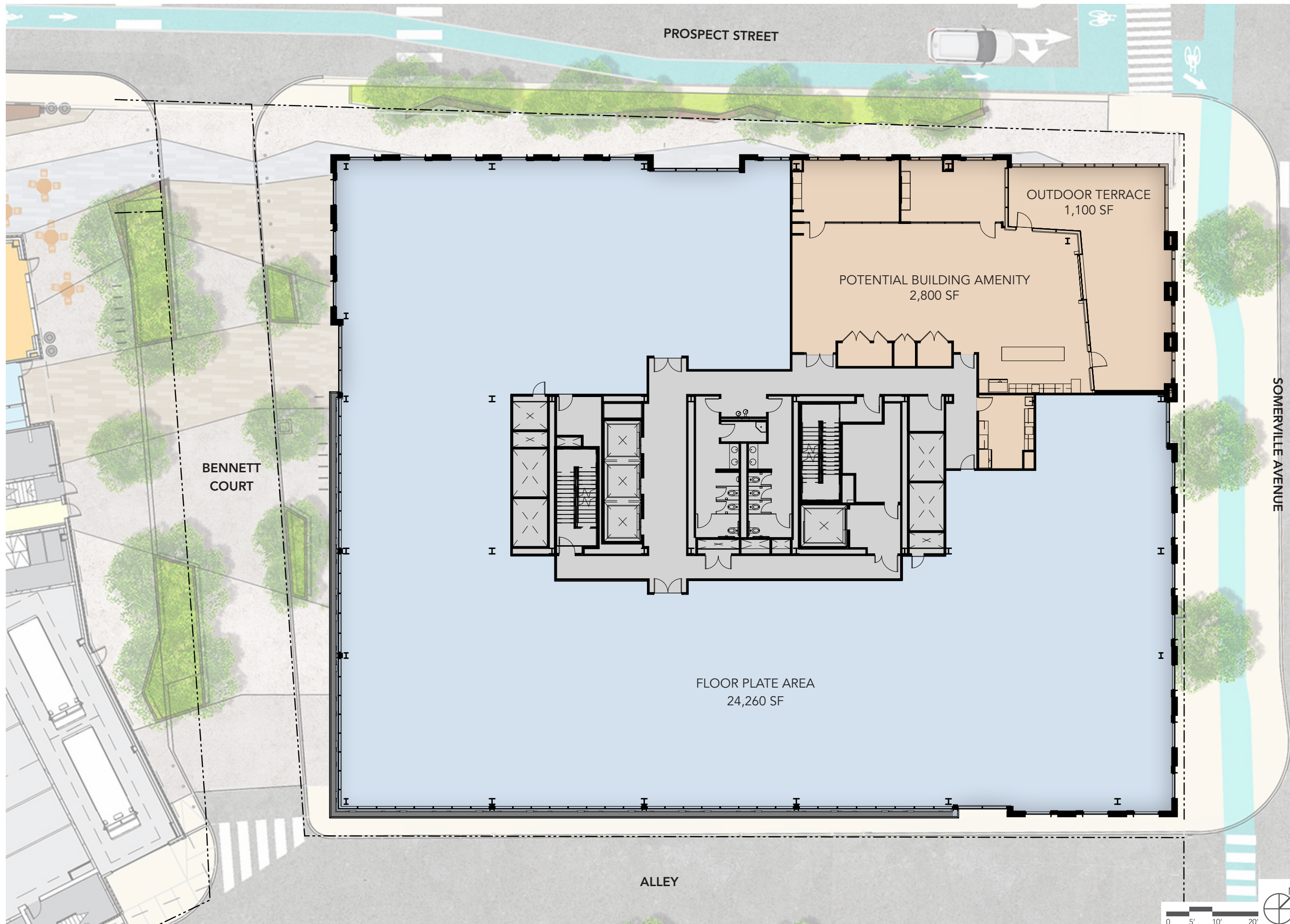
SEAL



ARCHITECT
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ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA. 02110
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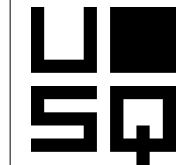
SHEET TITLE
TYPICAL UPPER FLOOR PLAN

D2.1-A104



D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
01	FEBRUARY 13, 2019 MARCH 25, 2019	DSPR DSPR REVISED

SEAL



ARCHITECT

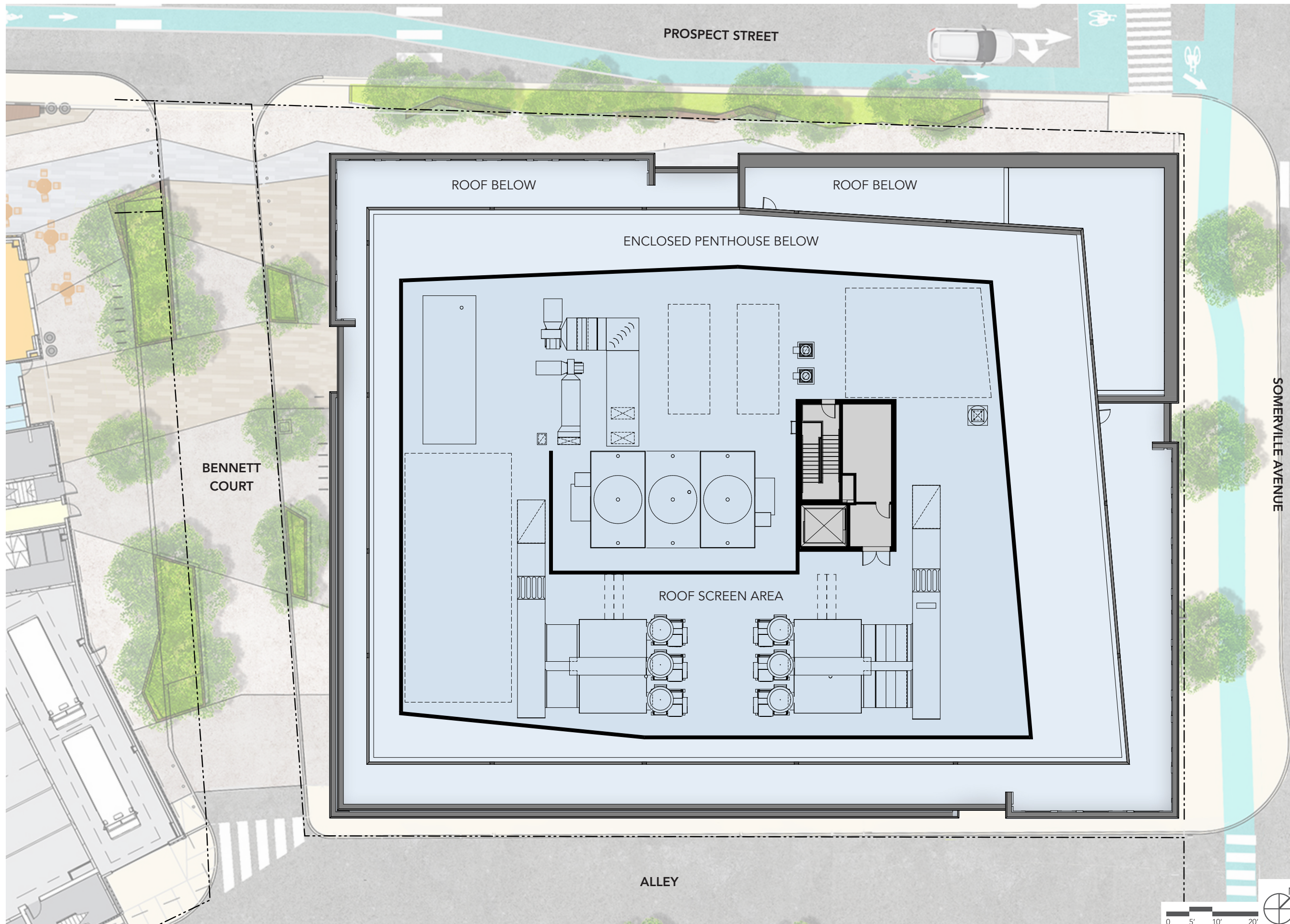
SPAGNOLO GISNESS &
ASSOCIATES, INC.

200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE

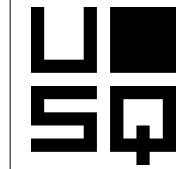
LEVEL 7 FLOOR PLAN

D2.1-A105



D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER
UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
01	FEBRUARY 13, 2019 MARCH 25, 2019	DSPR DSPR REVISED

SEAL



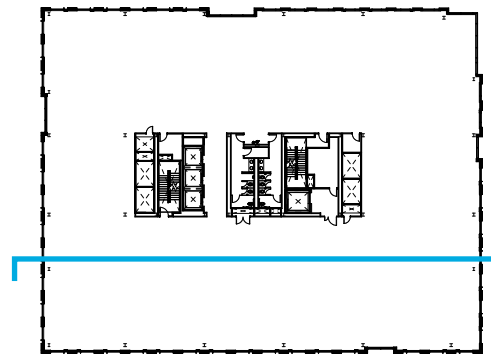
ARCHITECT
SPAGNOLO GISNESS &
ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE
LEVEL M2 / ROOF PLAN

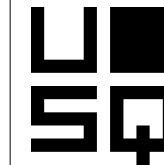
D2.1-A106

D2.1

UNION SQUARE
SOMERVILLE, MA



Key Plan



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
01	FEBRUARY 13, 2019 MARCH 25, 2019	DSPR DSPR REVISED

SEAL



ARCHITECT

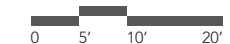
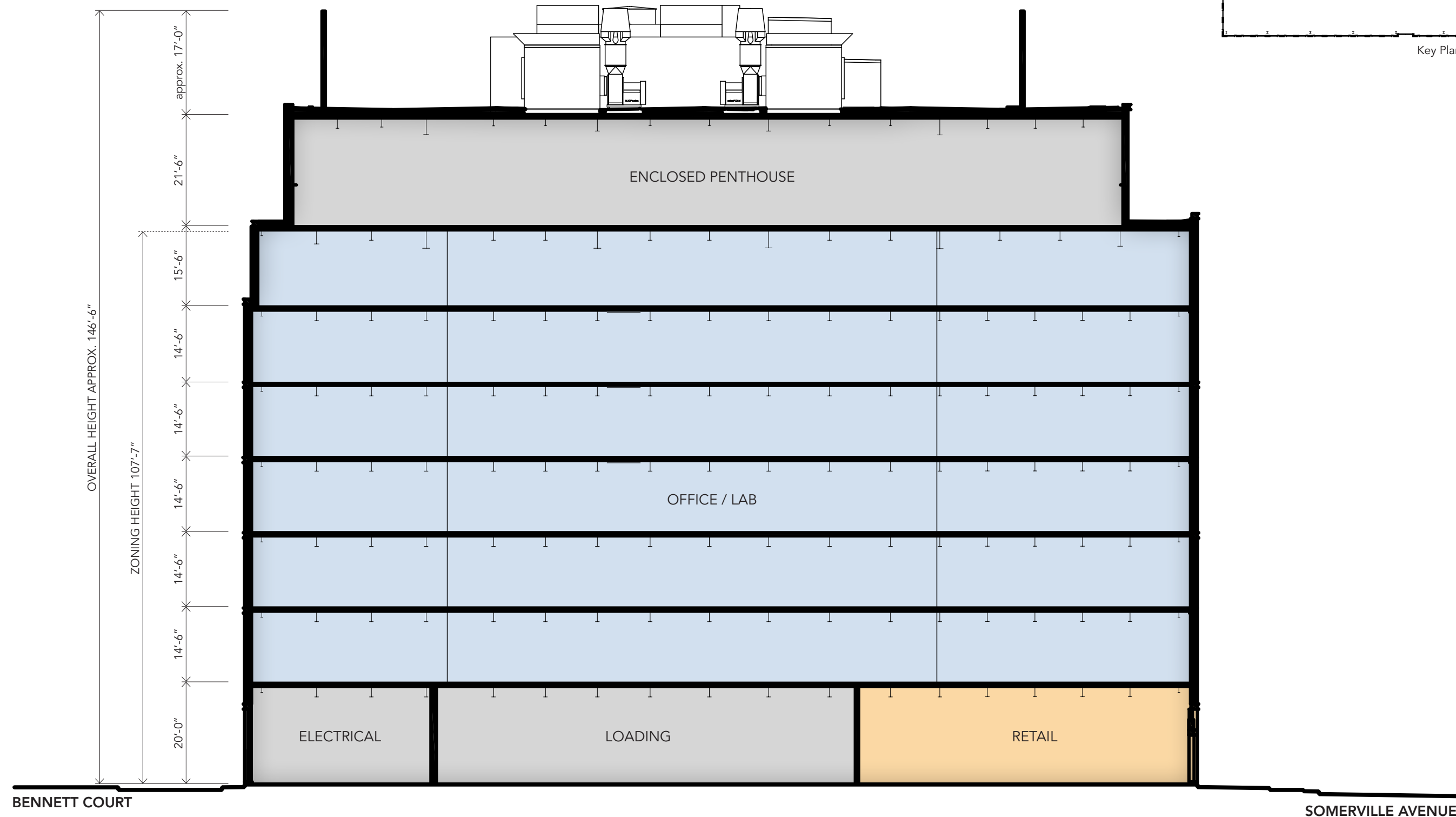
SPAGNOLO GISNESS &
ASSOCIATES, INC.

200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE

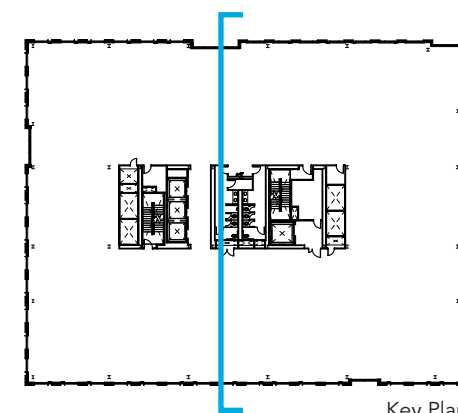
NORTH-SOUTH BUILDING SECTION

D2.1-A200

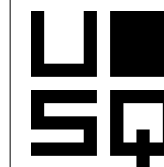


D2.1

UNION SQUARE
SOMERVILLE, MA



Key Plan



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

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SEAL



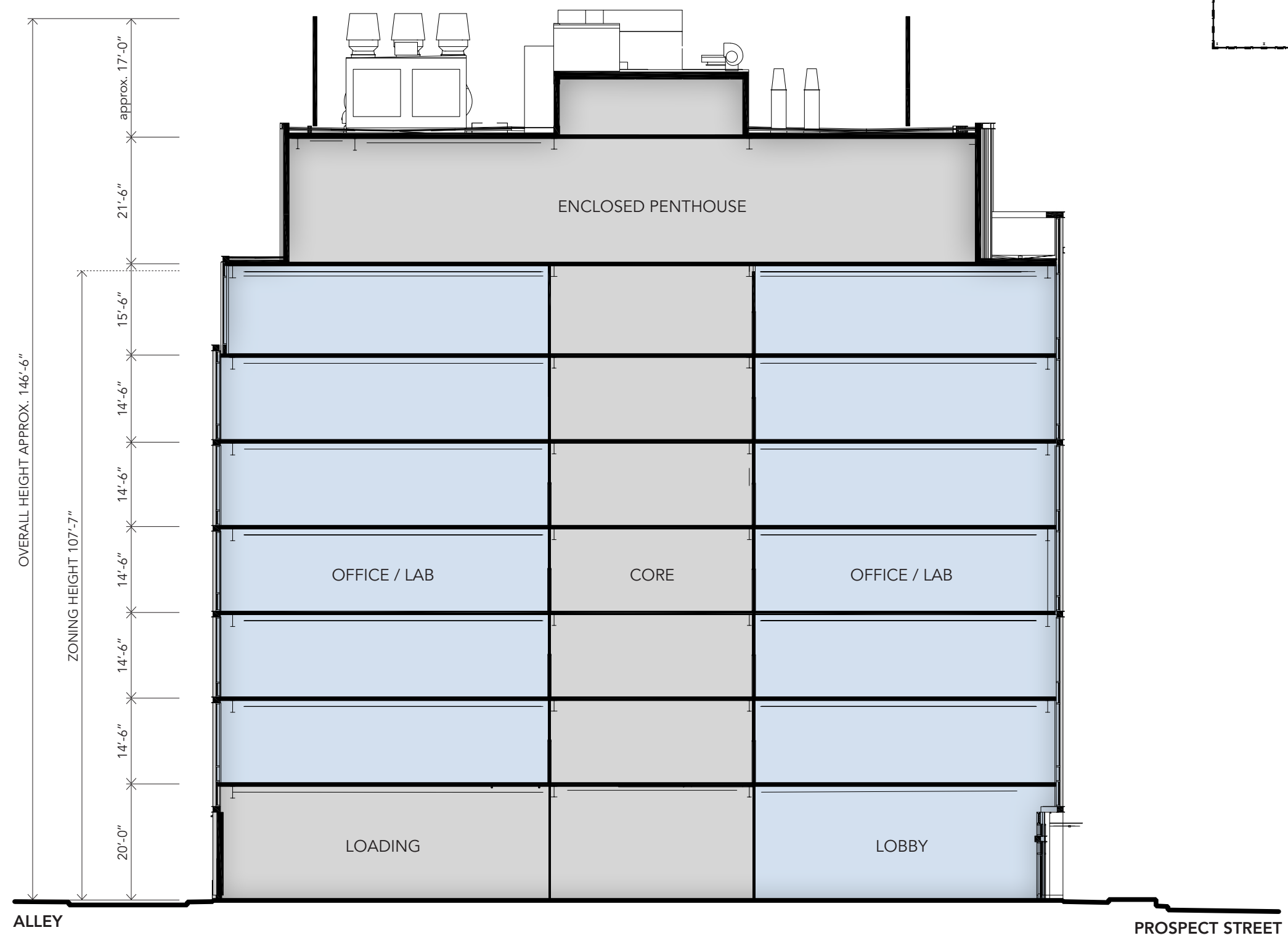
ARCHITECT

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ASSOCIATES, INC.

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T 1.857.300.2610

SHEET TITLE
EAST-WEST BUILDING SECTION

D2.1-A201



D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

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SEAL



ARCHITECT

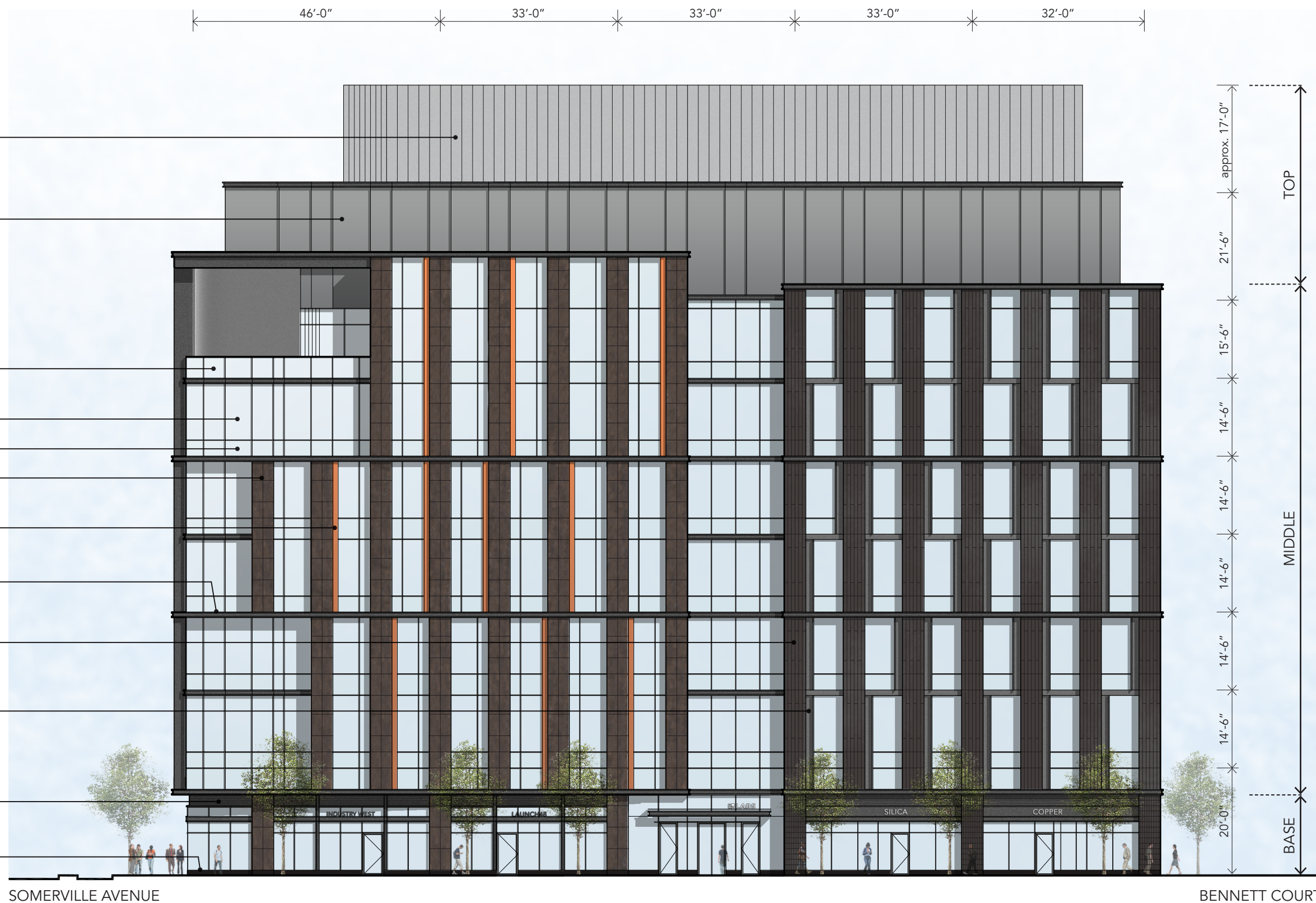
SPAGNOLO GISNESS &
ASSOCIATES, INC.

200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE

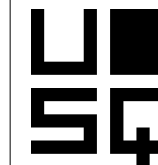
WEST BUILDING ELEVATION

D2.1-A300



D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
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SEAL



ARCHITECT

SPAGNOLO GISNESS &
ASSOCIATES, INC.

200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE

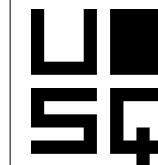
NORTH BUILDING ELEVATION

D2.1-A301



D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

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ARCHITECT

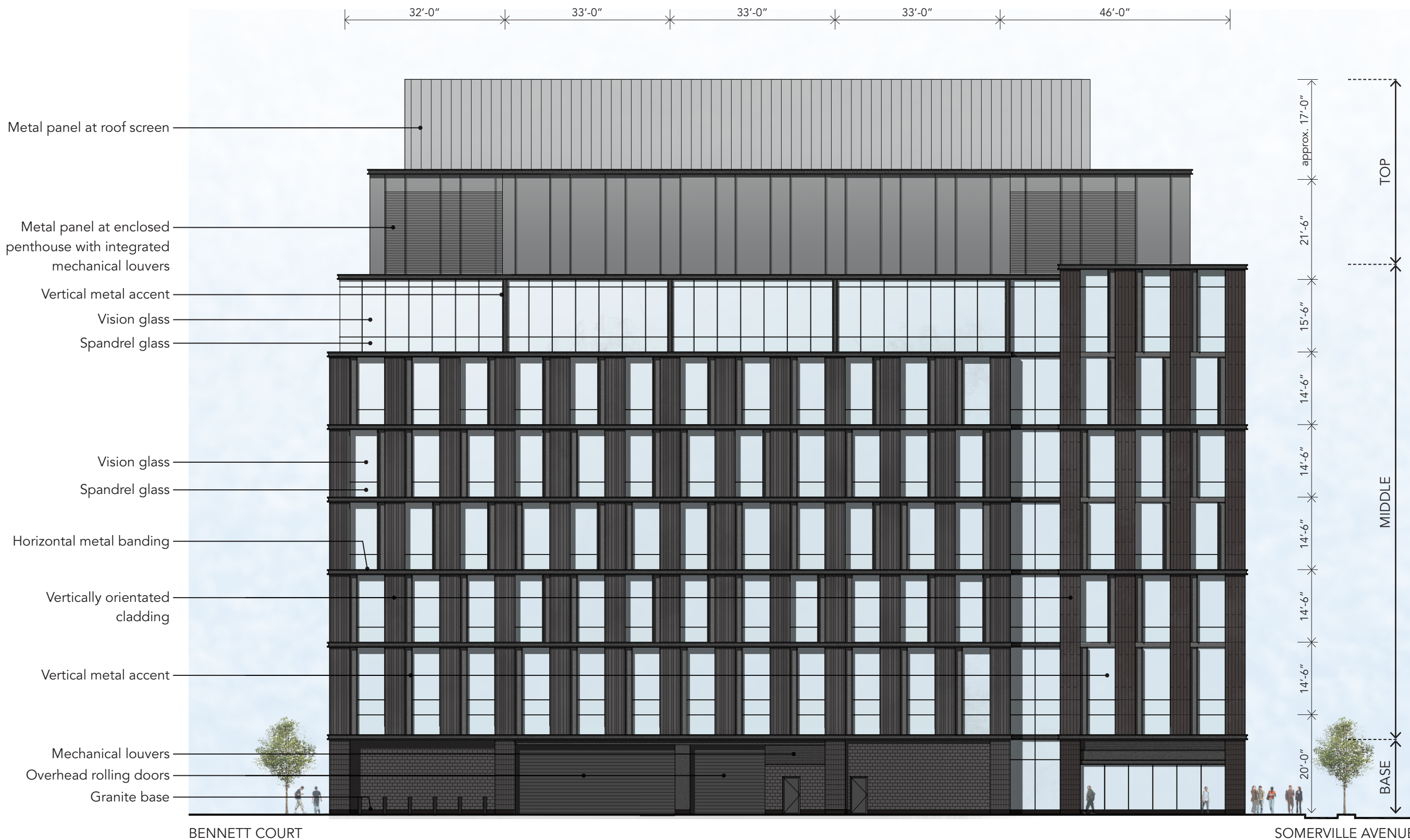
SPAGNOLO GISNESS &
ASSOCIATES, INC.

200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE

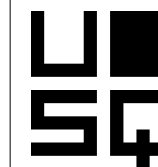
EAST BUILDING ELEVATION

D2.1-A302



D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

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ARCHITECT

SPAGNOLO GISNESS &
ASSOCIATES, INC.

200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE

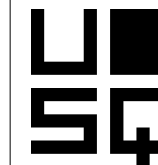
SOUTH BUILDING ELEVATION

D2.1-A303



D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

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SEAL



ARCHITECT

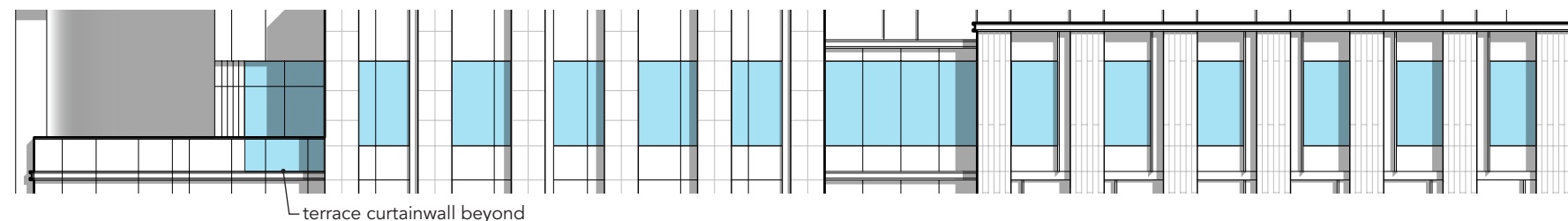
SPAGNOLO GISNESS &
ASSOCIATES, INC.

200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

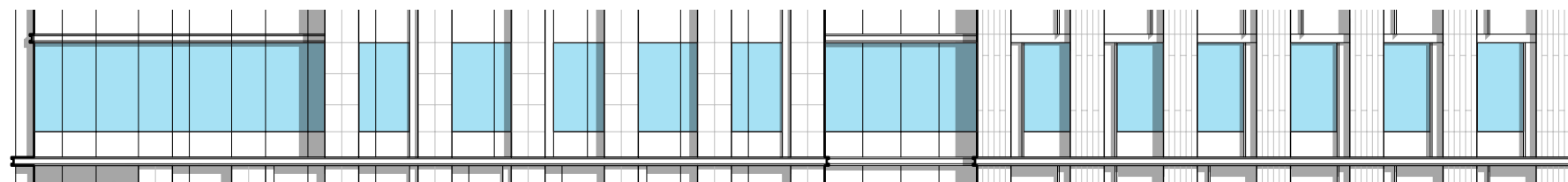
SHEET TITLE

FACADE FENESTRATION ANALYSIS |
PROSPECT STREET

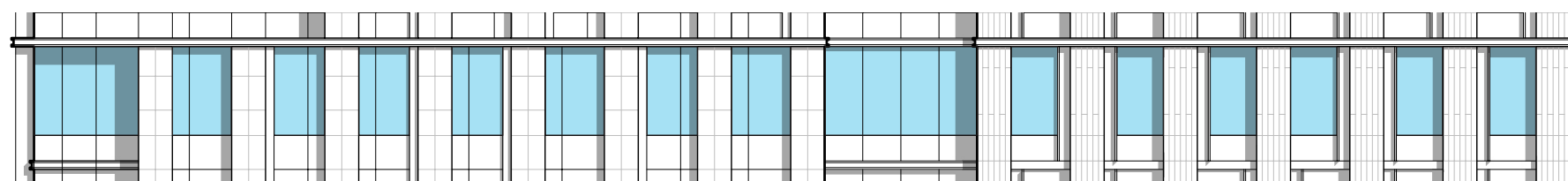
D2.1-A304



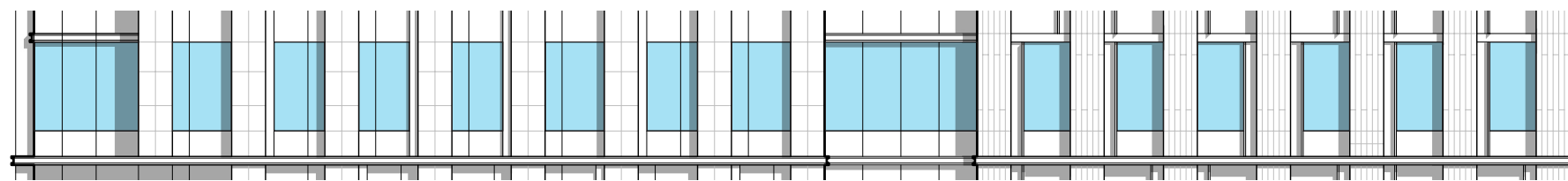
LEVEL 7
FENESTRATION | 42.1%



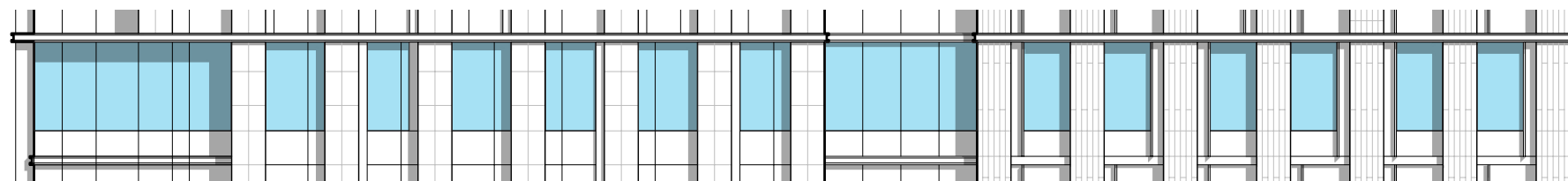
LEVEL 6
FENESTRATION | 48.5%



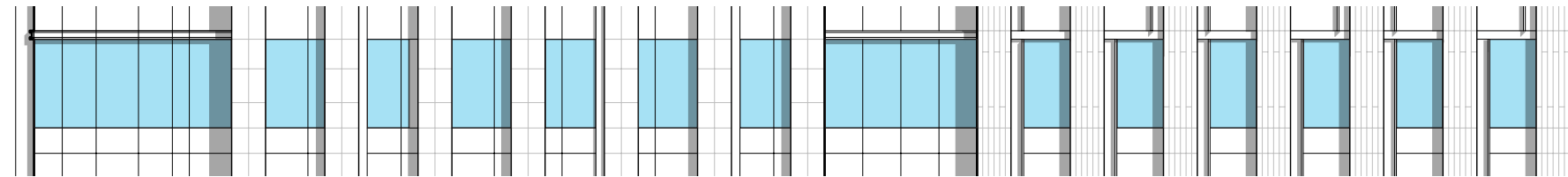
LEVEL 5
FENESTRATION | 44.8%



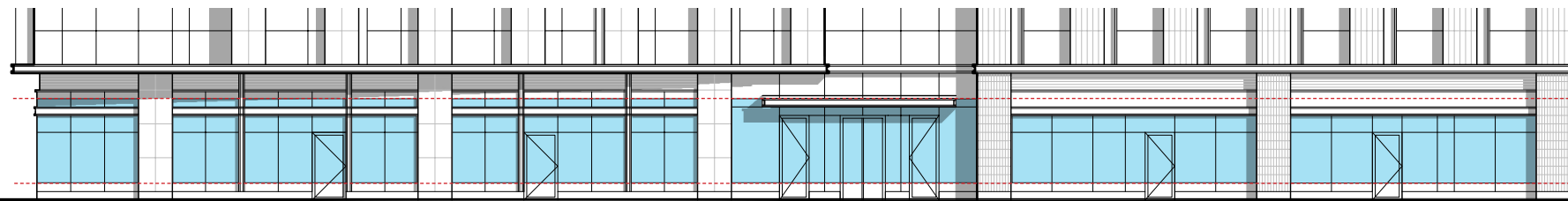
LEVEL 4
FENESTRATION | 44.8%



LEVEL 3
FENESTRATION | 46.9%



LEVEL 2
FENESTRATION | 46.9%



LEVEL 1
FENESTRATION | 70.3%
Note: Ground Floor fenestration
is measured between 2' and 12'
above the sidewalk



D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

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SEAL



ARCHITECT

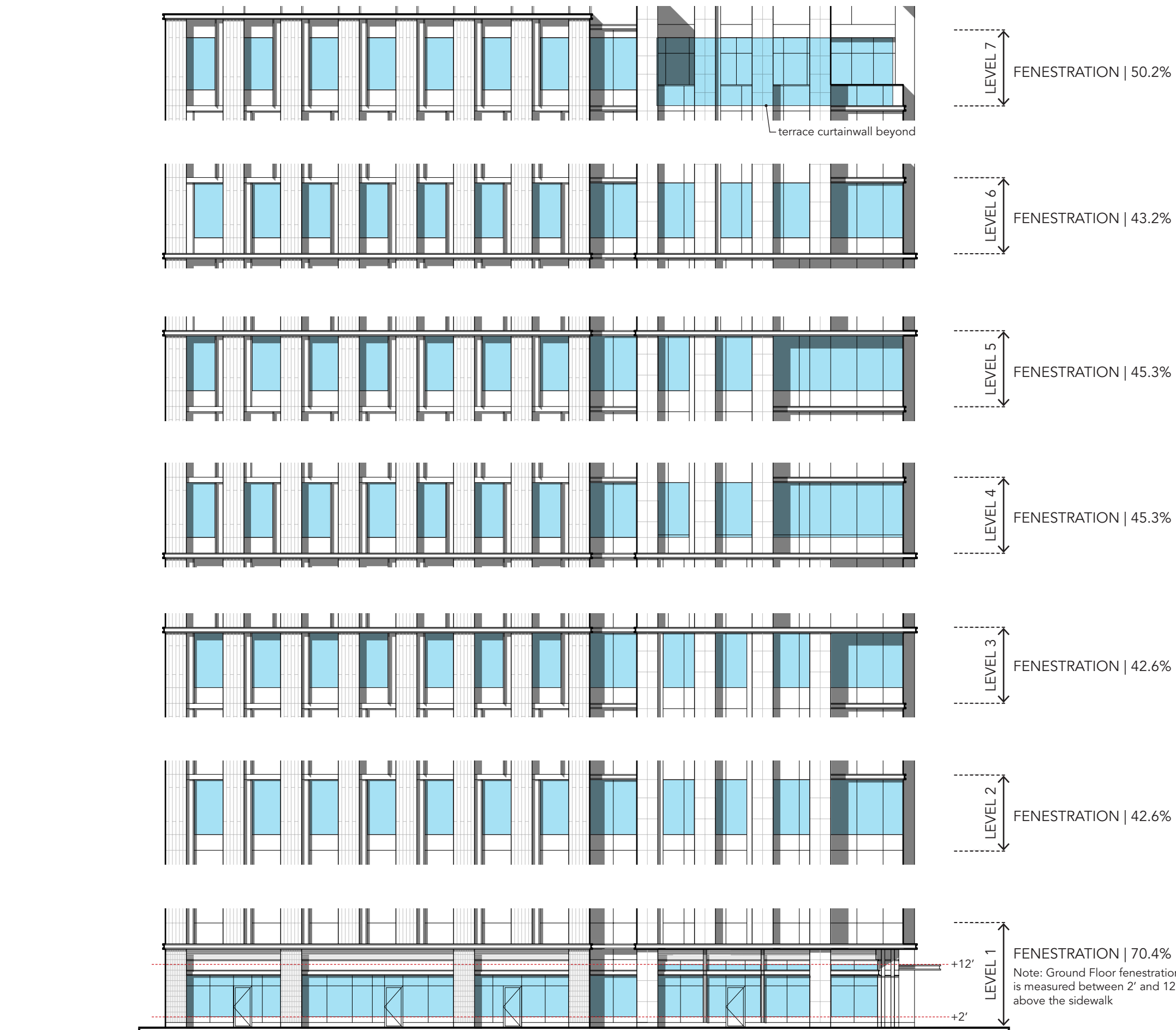
SPAGNOLO GISNESS &
ASSOCIATES, INC.

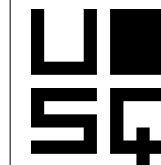
200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE

FACADE FENESTRATION ANALYSIS |
SOMERVILLE AVENUE

D2.1-A305





OWNER
UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

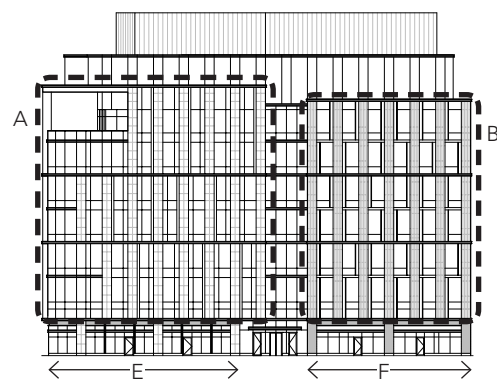
REV #	ISSUE DATE	DESCRIPTION
01	FEBRUARY 13, 2019 MARCH 25, 2019	DSPR DSPR REVISED

SEAL

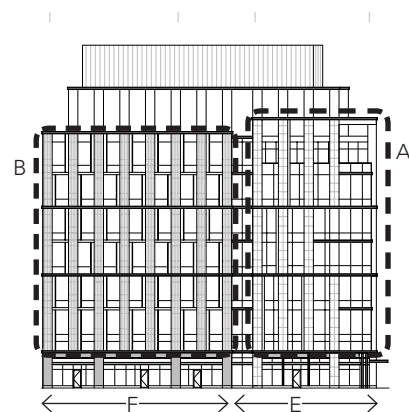


ARCHITECT
SPAGNOLO GISNESS &
ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

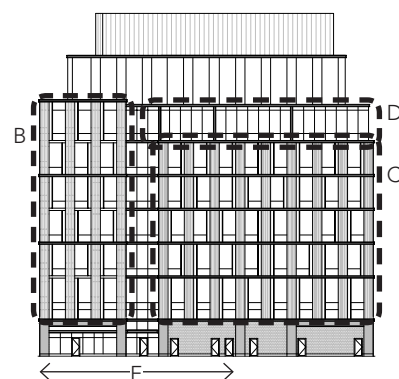
SHEET TITLE
FENESTRATION ANALYSIS



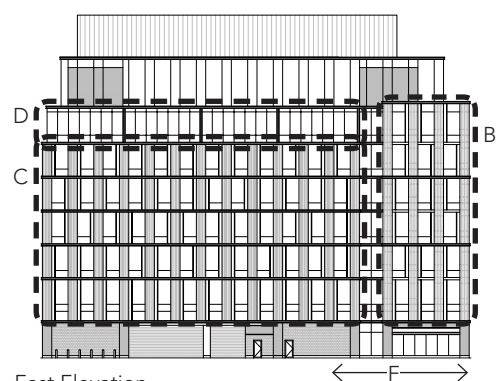
West Elevation



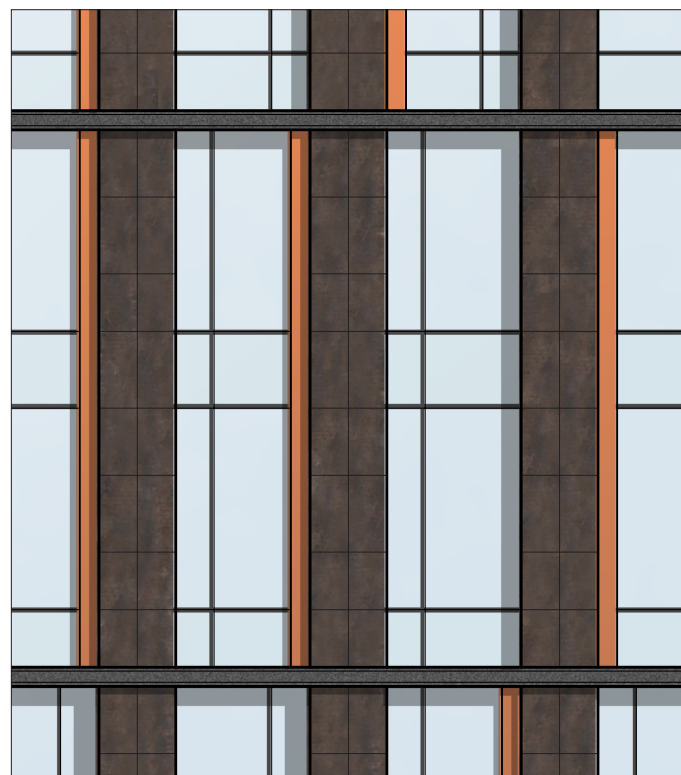
North Elevation



South Elevation



East Elevation



FACADE TYPE A

Fenestration (soild to void): 55%-60% (40%-45% vision glass)

Primary Facade Materials:

- Vision / spandrel glazing VLT: 40% min
- Vertically orientated cladding VLR: 15% max
- Horizontal metal banding
- Accent metal panel



FACADE TYPE D

Fenestration (soild to void): 85%-90% (55%-60% vision glass)

Primary Facade Materials:

- Vision / spandrel glazing VLT: 40% min
- Horizontal metal banding and vertical metal accents VLR: 15% max



FACADE TYPE B

Fenestration (soild to void): 60%-65% (35%-40% vision glass)

Primary Facade Materials:

- Vision / spandrel glazing VLT: 40% min
- Vertically orientated cladding VLR: 15% max
- Horizontal metal banding and vertical metal accents

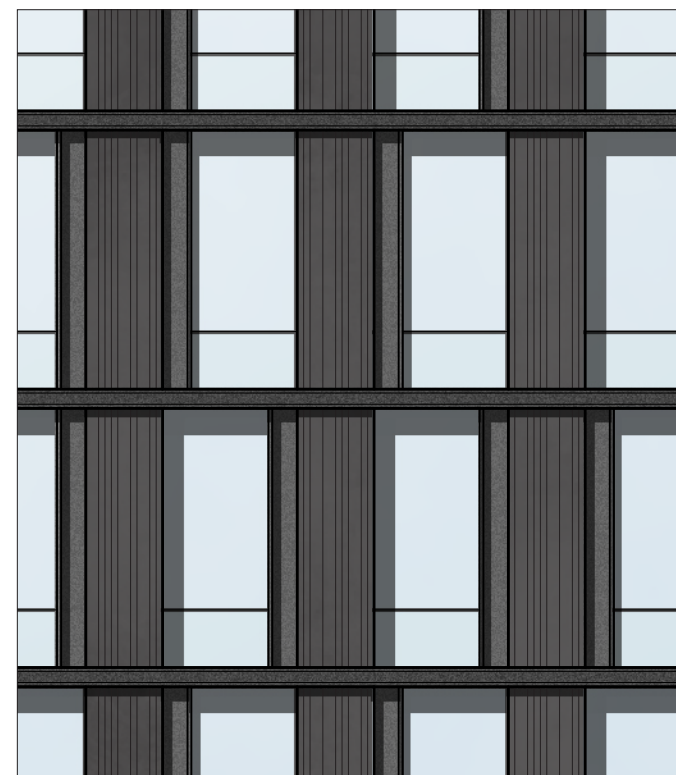


FACADE TYPE E | STOREFRONT

Fenestration (soild to void): 50%-55% (50%-55% vision glass)

Primary Facade Materials:

- Vision / spandrel glazing VLT: 60% min
- Vertically orientated cladding VLR: 15% max
- Horizontal metal banding and vertical metal accents



FACADE TYPE C

Fenestration (soild to void): 60%-65% (35%-40% vision glass)

Primary Facade Materials:

- Vision / spandrel glazing VLT: 40% min
- Vertically orientated cladding VLR: 15% max
- Horizontal metal banding and vertical metal accents



FACADE TYPE F | STOREFRONT

Fenestration (soild to void): 50%-55% (50%-55% vision glass)

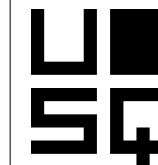
Primary Facade Materials:

- Vision glazing VLT: 60% min
- Vertically orientated cladding VLR: 15% max
- Horizontal metal banding and vertical metal accents



D2.1

UNION SQUARE
SOMERVILLE, MA



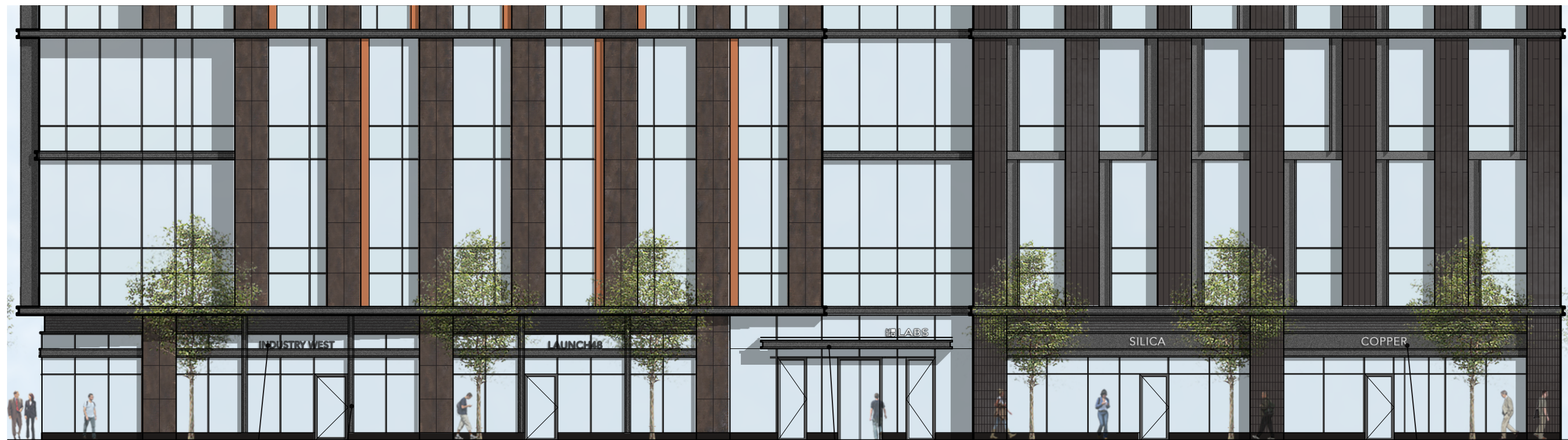
OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

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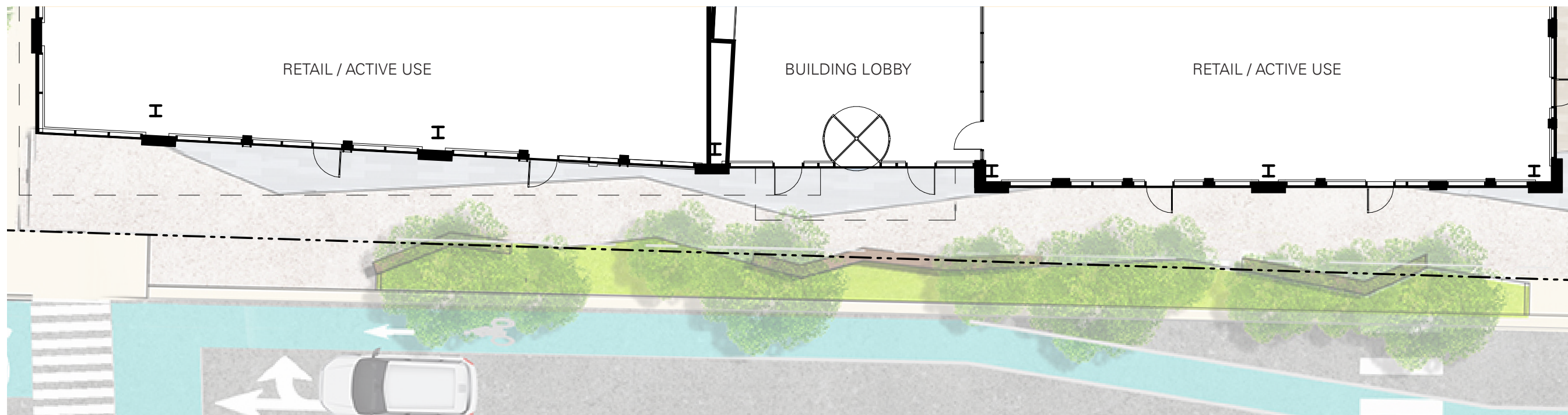
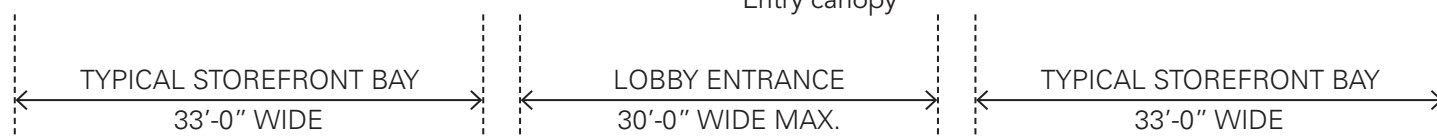
SEAL



Retail signage band
Infill materials to provide
scale and texture

Entry canopy

Retail signage band



GROUND FLOOR PLAN AT PROSPECT STREET



ARCHITECT

SPAGNOLO GISNESS &
ASSOCIATES, INC.

200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE

GROUND LEVEL DESIGN | PROSPECT
STREET

D2.1-A307

D2.1

UNION SQUARE
SOMERVILLE, MA



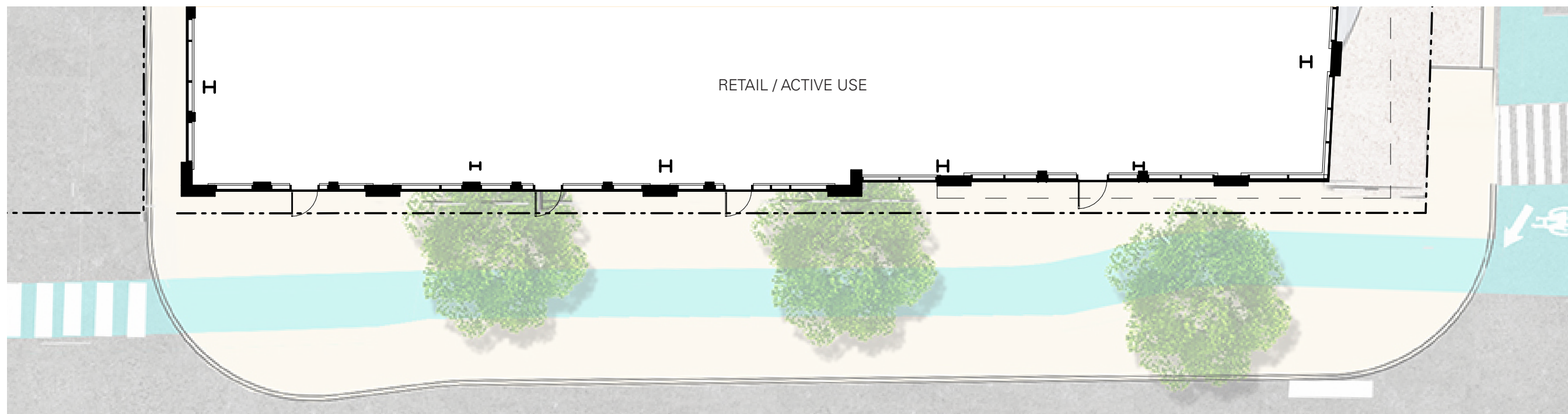
OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

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SEAL



GROUND FLOOR PLAN AT SOMERVILLE AVENUE



ARCHITECT

SPAGNOLO GISNESS &
ASSOCIATES, INC.

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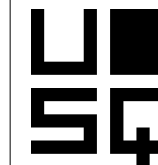
SHEET TITLE

GROUND LEVEL DESIGN |
SOMERVILLE AVENUE

D2.1-A308

D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

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SEAL



ARCHITECT

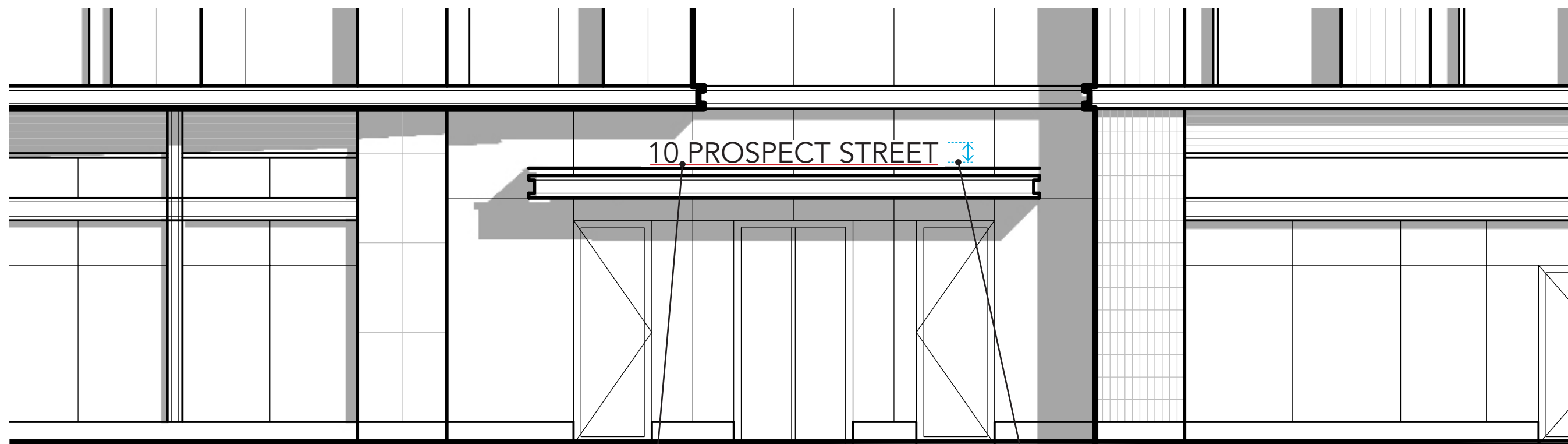
SPAGNOLO GISNESS &
ASSOCIATES, INC.

200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE

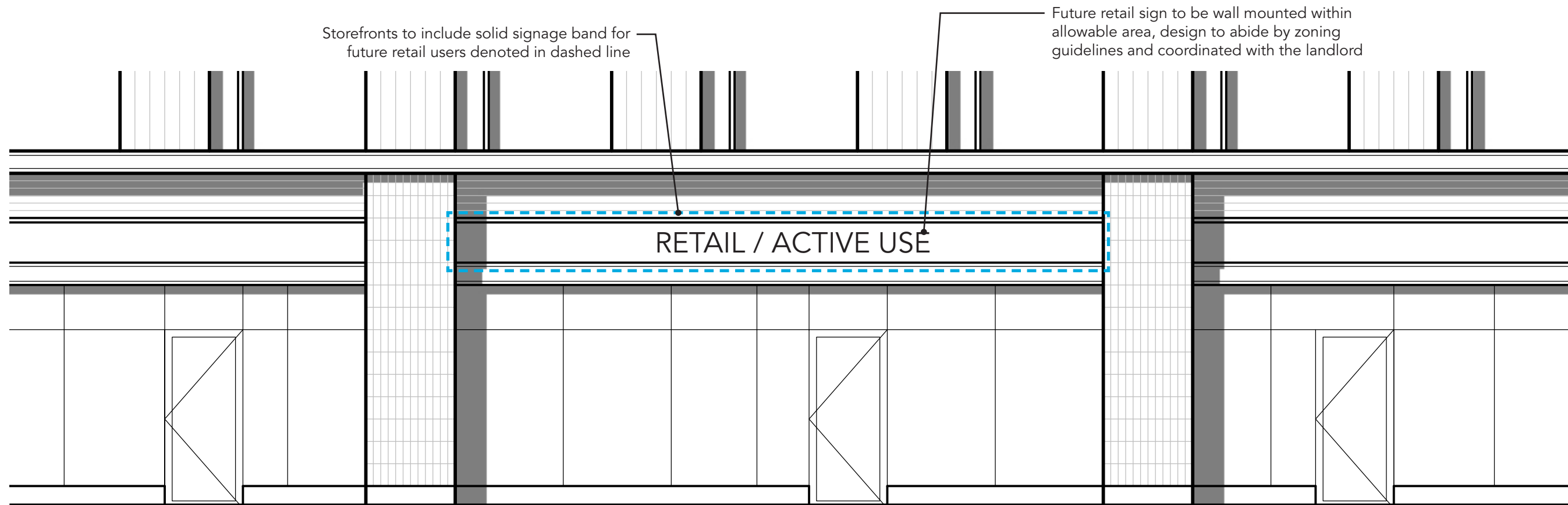
BUILDING SIGNAGE DETAILS

D2.1-A309



Building address sign to be attached
above the entry canopy

Building address sign to not exceed a height of 12"
with a finish that contrasts the surrounding building
materials to be easily visible



Storefronts to include solid signage band for
future retail users denoted in dashed line

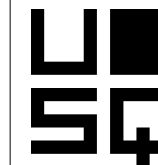
Future retail sign to be wall mounted within
allowable area, design to abide by zoning
guidelines and coordinated with the landlord

RETAIL / ACTIVE USE



D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

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SPAGNOLO GISNESS &
ASSOCIATES, INC.

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SHEET TITLE

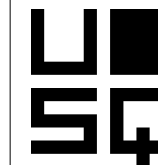
VIEW FROM SOMERVILLE AVENUE
AND PROSPECT STREET

D2.1-A310



D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

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ARCHITECT

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ASSOCIATES, INC.

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T 1.857.300.2610

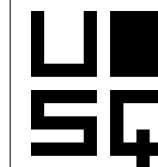
SHEET TITLE

VIEW ALONG PROSPECT STREET
TOWARDS POST OFFICE

D2.1-A311

D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

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SHEET TITLE

ARCHITECTURAL SILHOUTTE
ELEVATIONS

D2.1-A312



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

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ARCHITECT

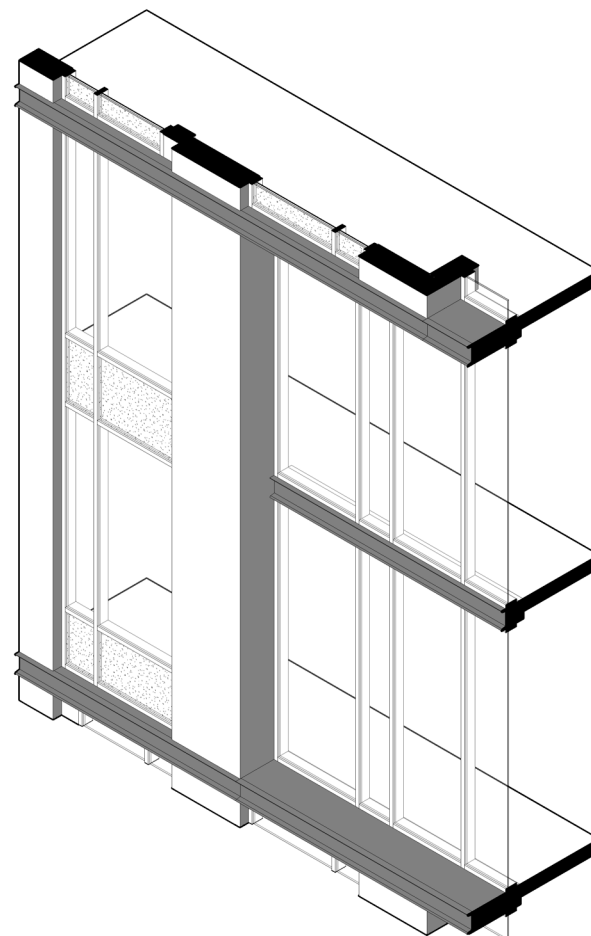
SPAGNOLO GISNESS &
ASSOCIATES, INC.

200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

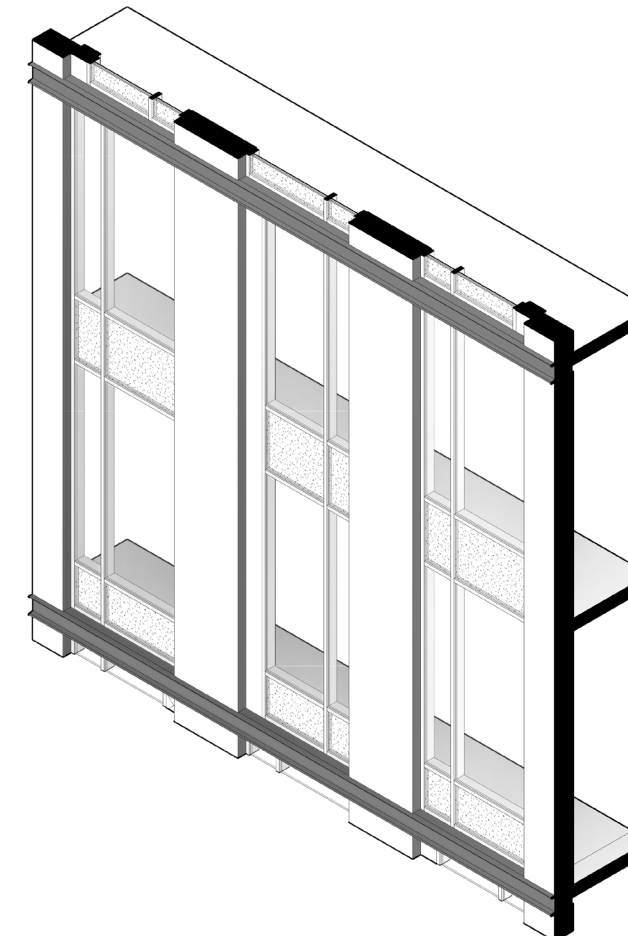
SHEET TITLE

FACADE TYPES | ARTICULATION
AXONS

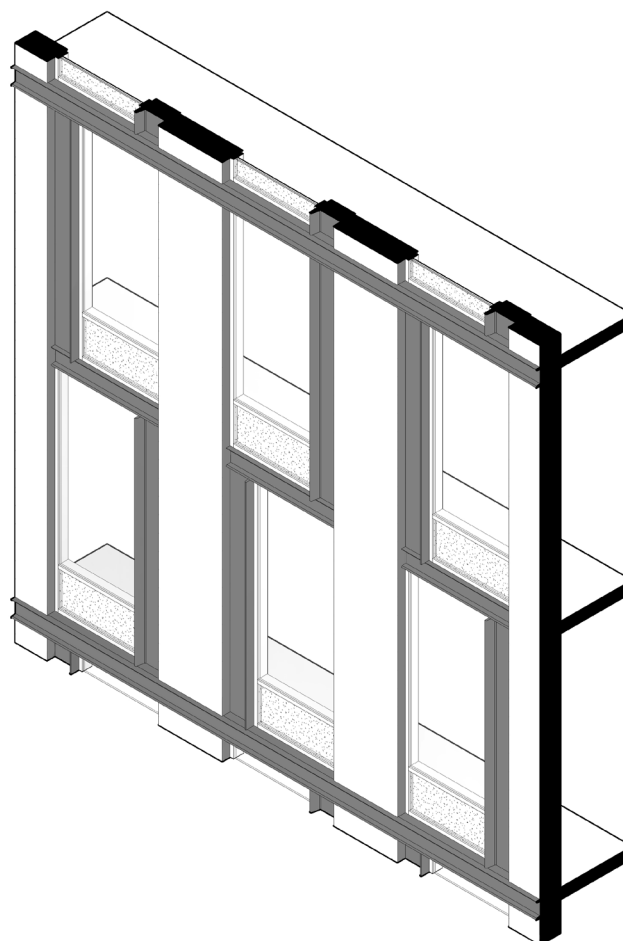
FACADE TYPE A
AT BUILDING CORNER



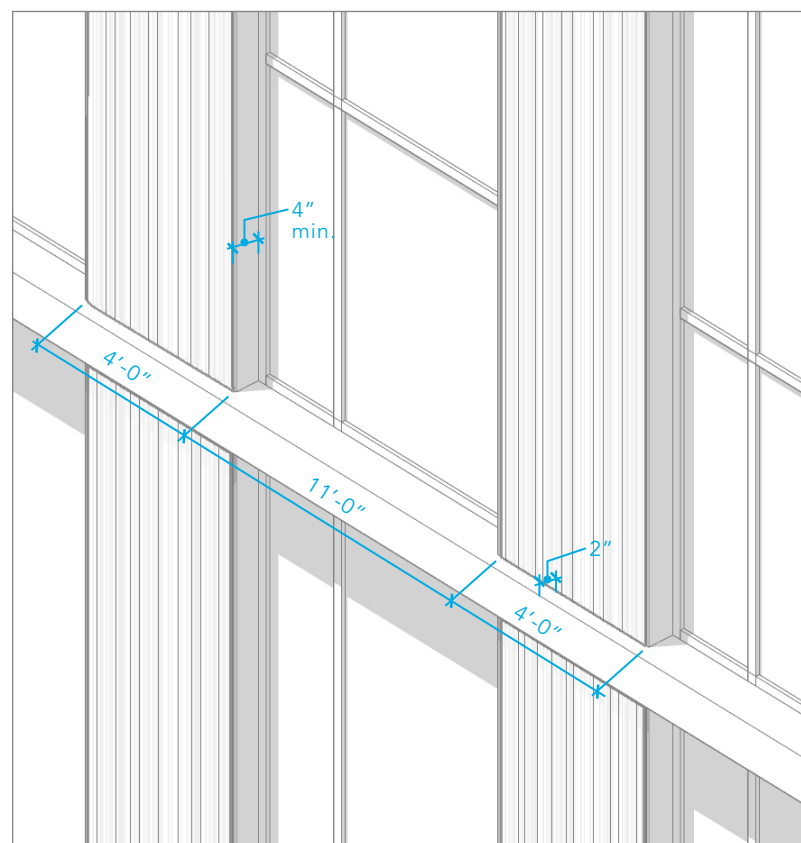
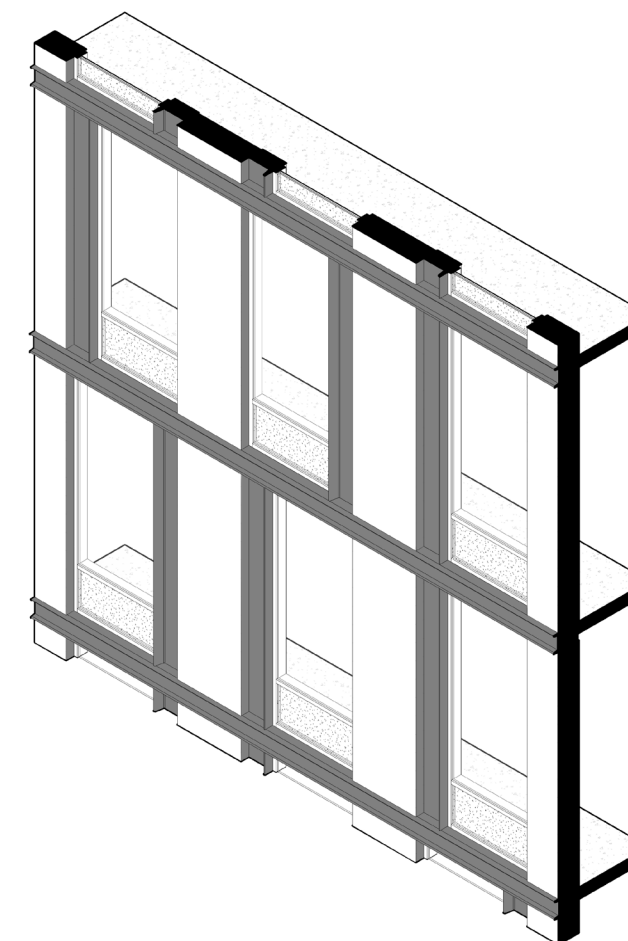
FACADE TYPE A



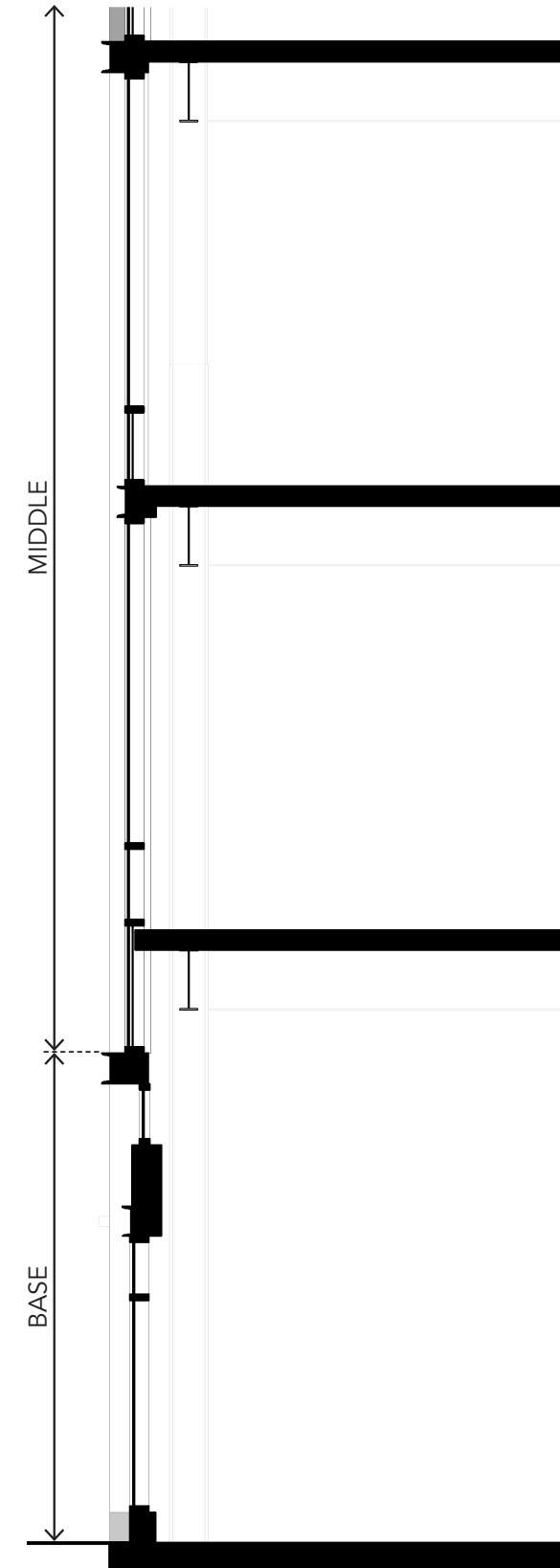
FACADE TYPE B



FACADE TYPE C

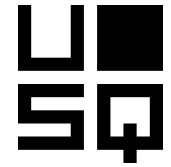


TYPICAL PUNCHED WINDOW



D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER
UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
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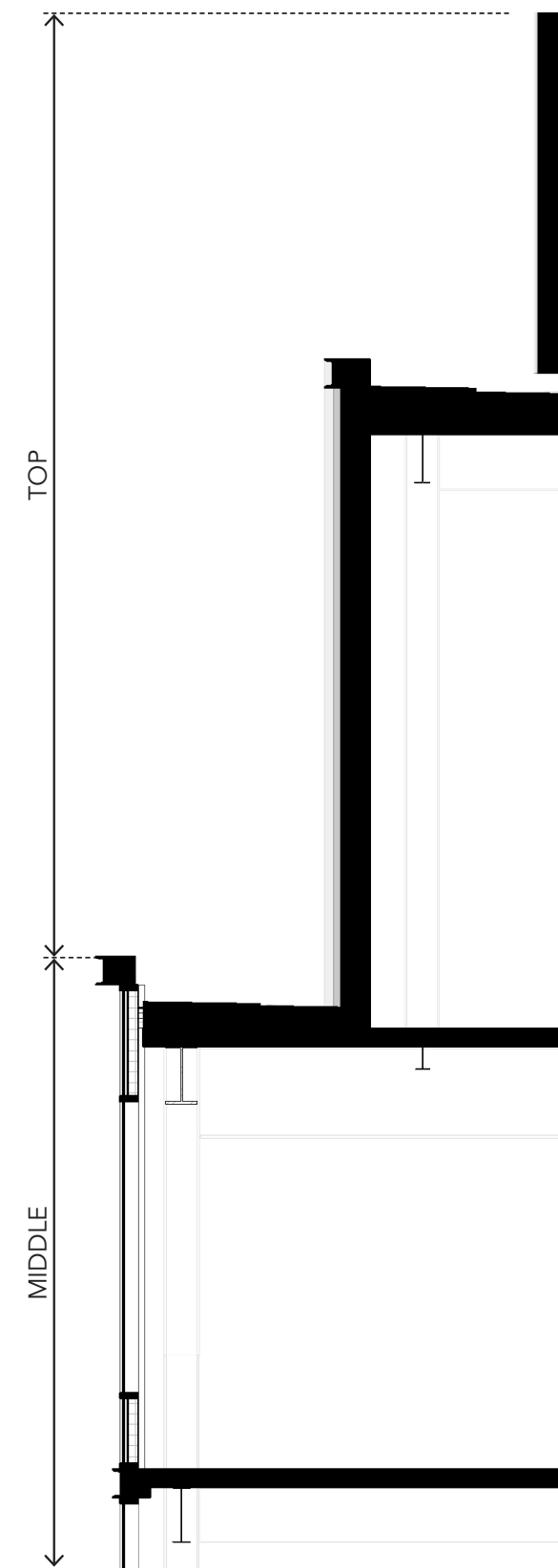
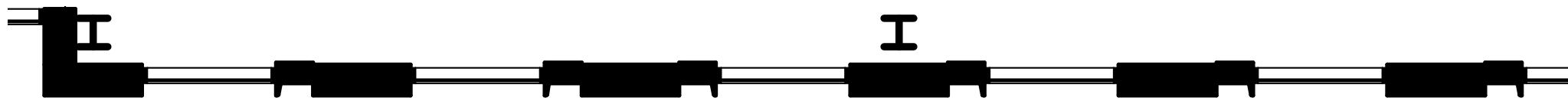
SEAL



ARCHITECT
SPAGNOLO GISNESS &
ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE
ENLARGED ELEVATION, WALL
SECTION AND PLAN

D2.1-A314

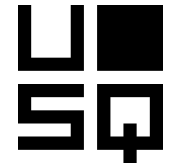


TOP

MIDDLE

D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

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ARCHITECT

SPAGNOLO GISNESS &
ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE

ENLARGED ELEVATION, WALL
SECTION AND PLAN

D2.1-A315



OWNER
UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

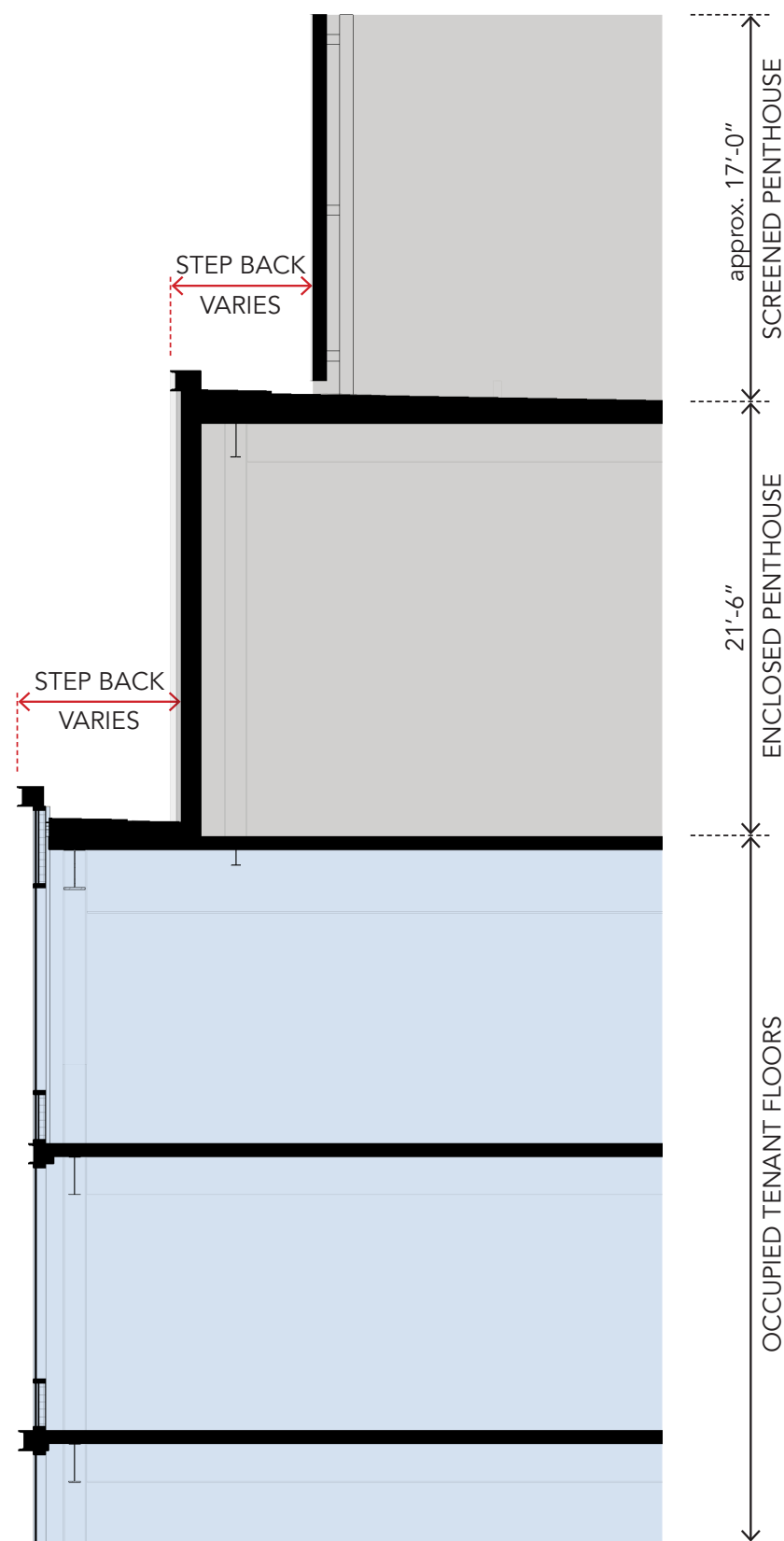
REV #	ISSUE DATE	DESCRIPTION
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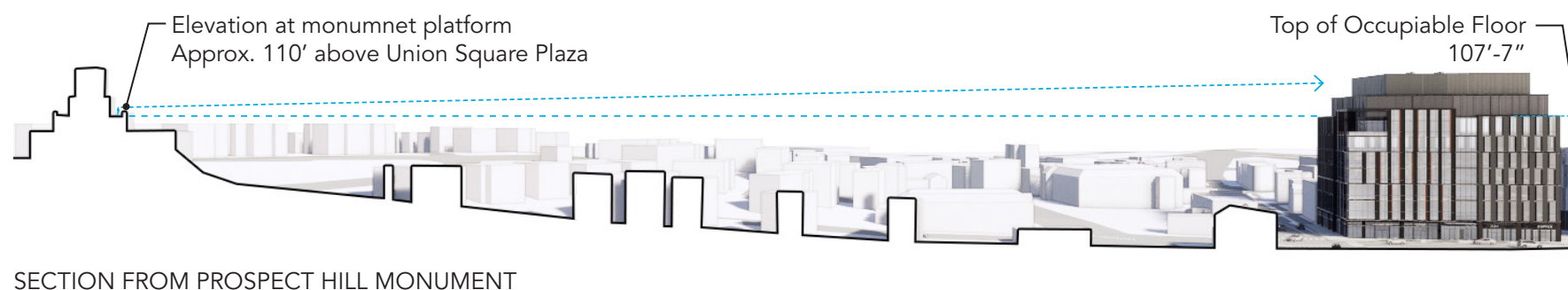
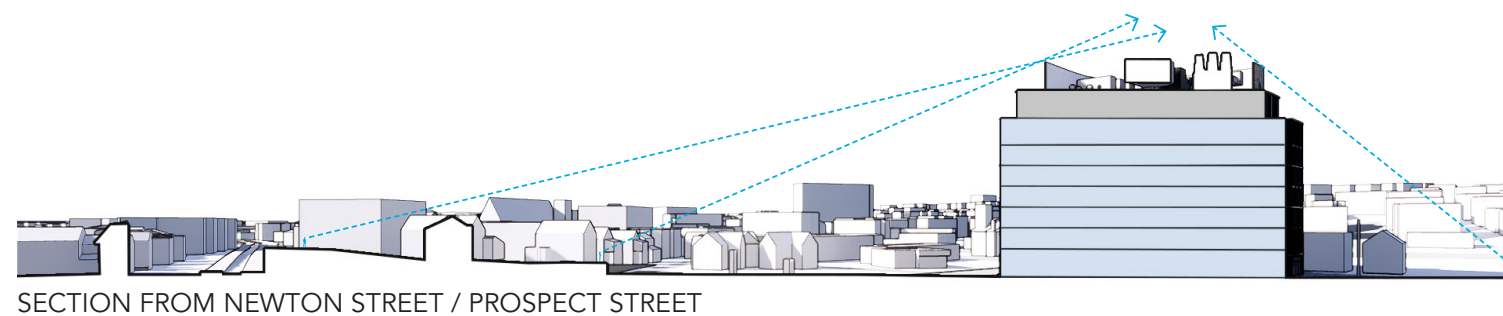
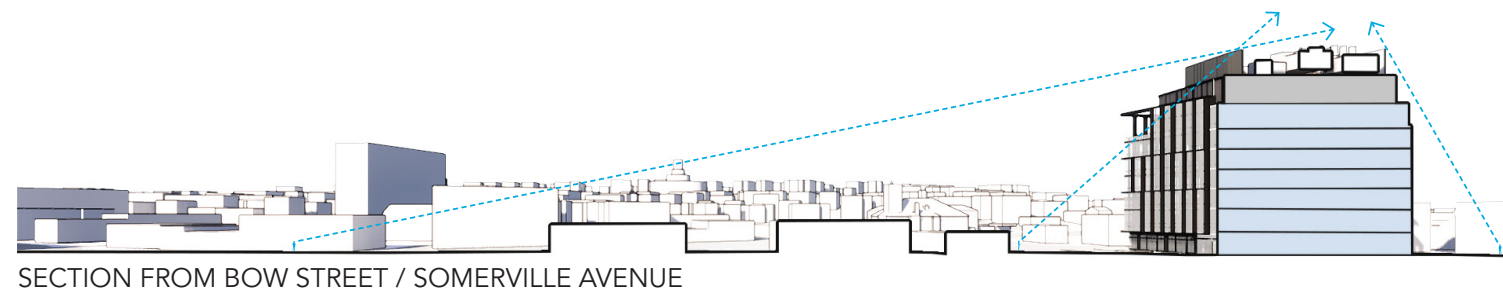
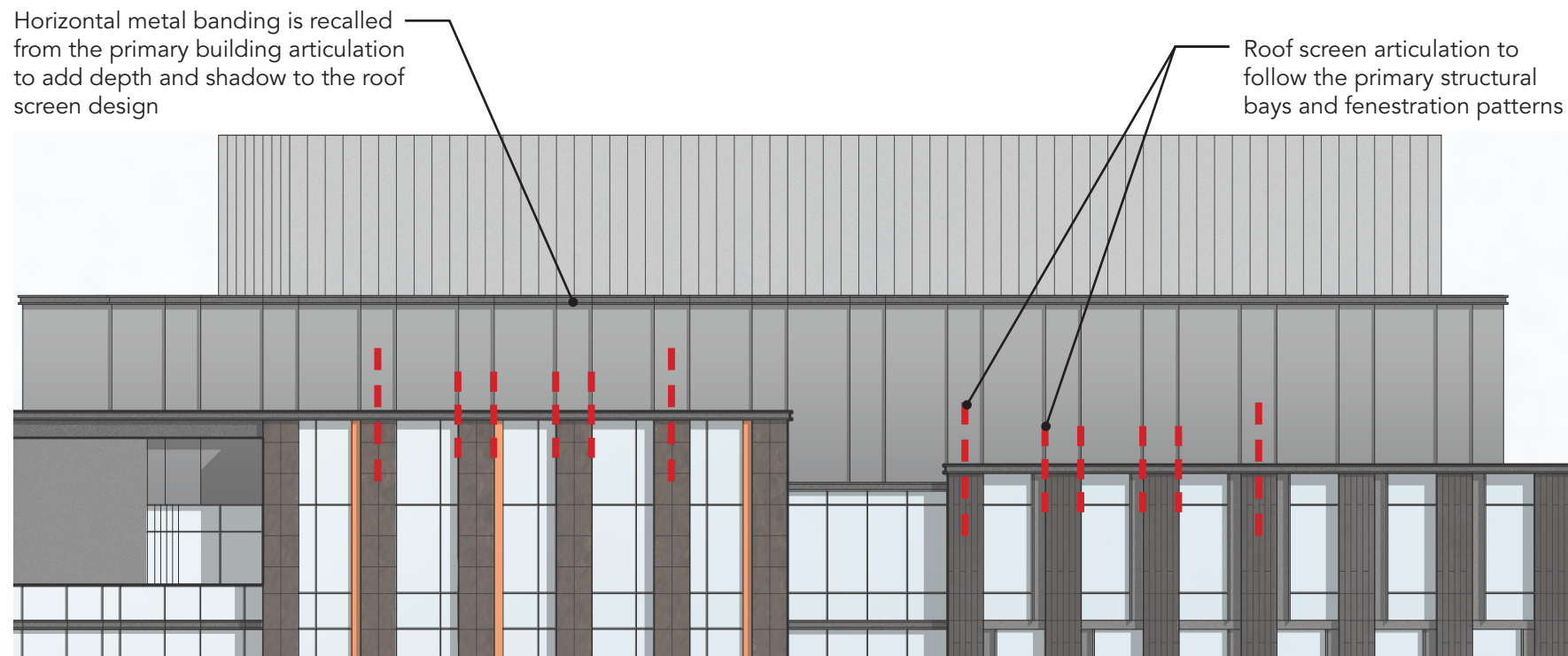


ARCHITECT
SPAGNOLO GISNESS &
ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE
SCREENING DETAILS /
PENTHOUSE DESIGN

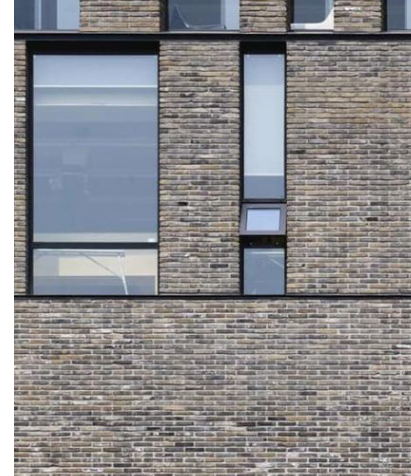
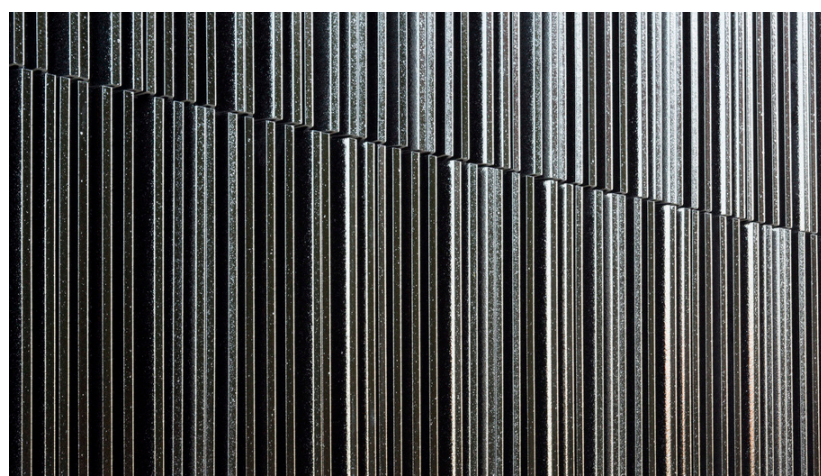
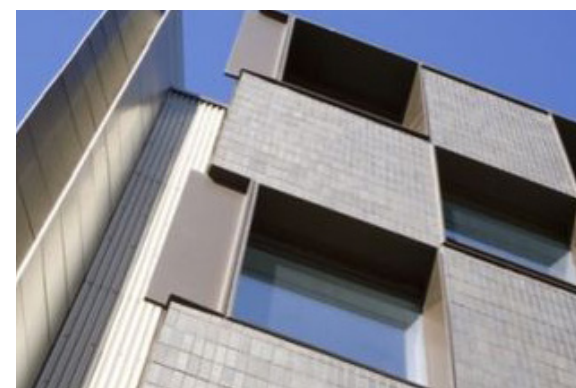
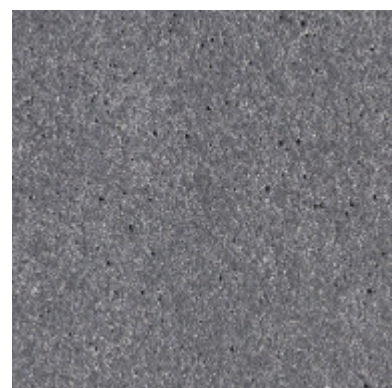
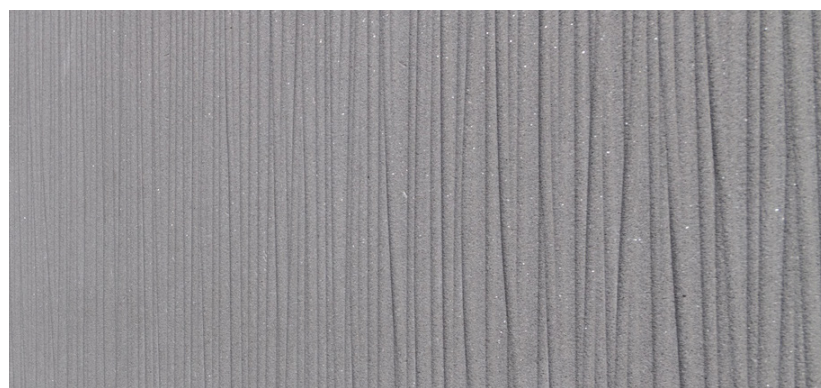
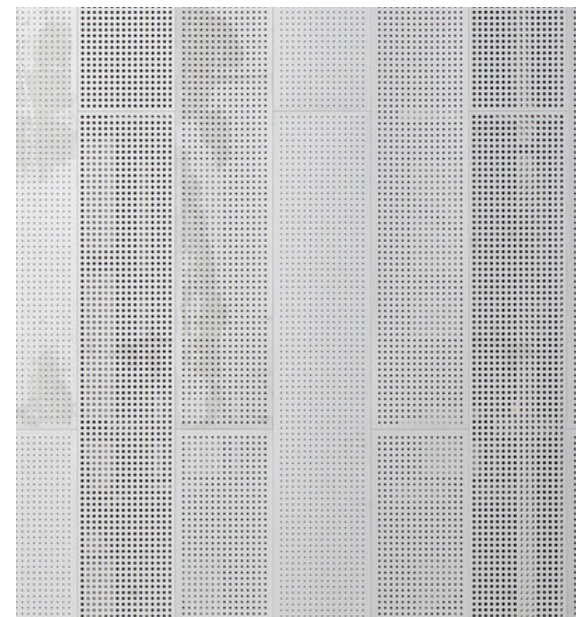
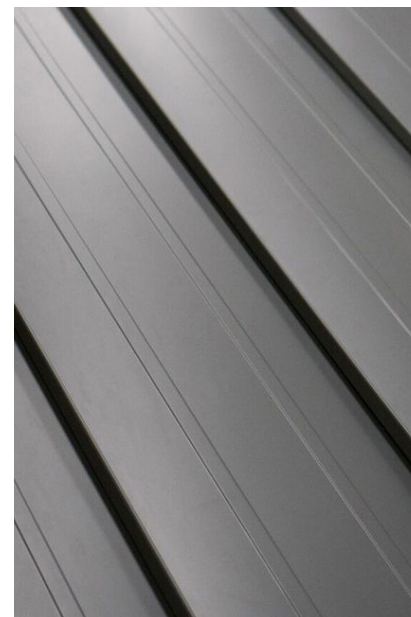


Note: Minimum setback dimension at roof screen not prescribed within zoning

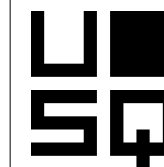


D2.1

UNION SQUARE
SOMERVILLE, MA



MATERIAL SAMPLES WILL BE PROVIDED TO PLANNING STAFF UPON FINAL SELECTION OF BUILDING FINISHES



OWNER
UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

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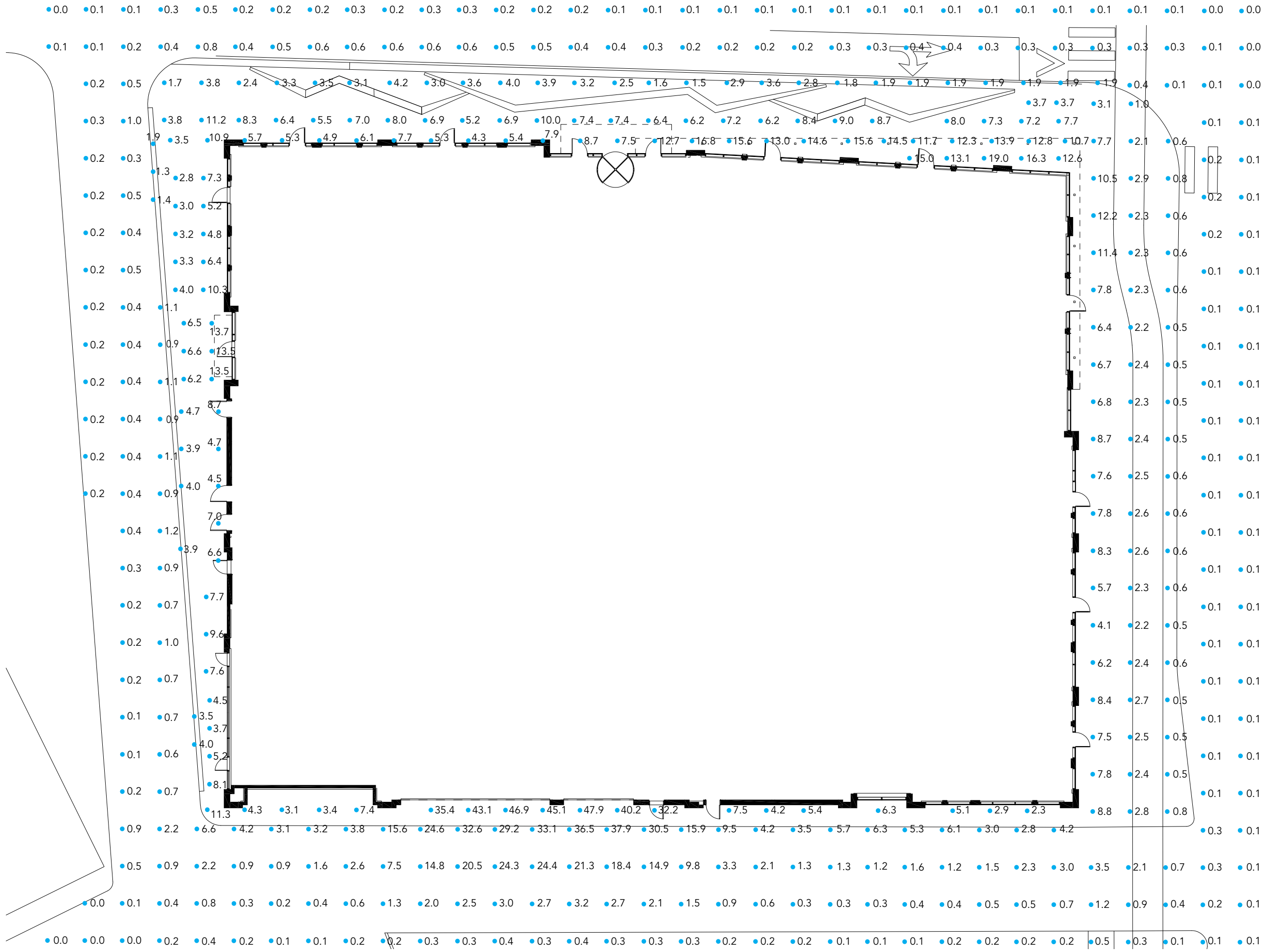
SEAL



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SHEET TITLE
MATERIAL PALETTE

D2.1-A401



D2.1

UNION SQUARE
SOMERVILLE, MA

USQ

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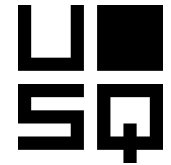
SEAL

SGA

ARCHITECT
SPAGNOLO GISNESS &
ASSOCIATES, INC.
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SHEET TITLE
SITE LIGHTING | PHOTOMETRIC
PLAN

D2.1-A500



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Somerville, MA. 02143

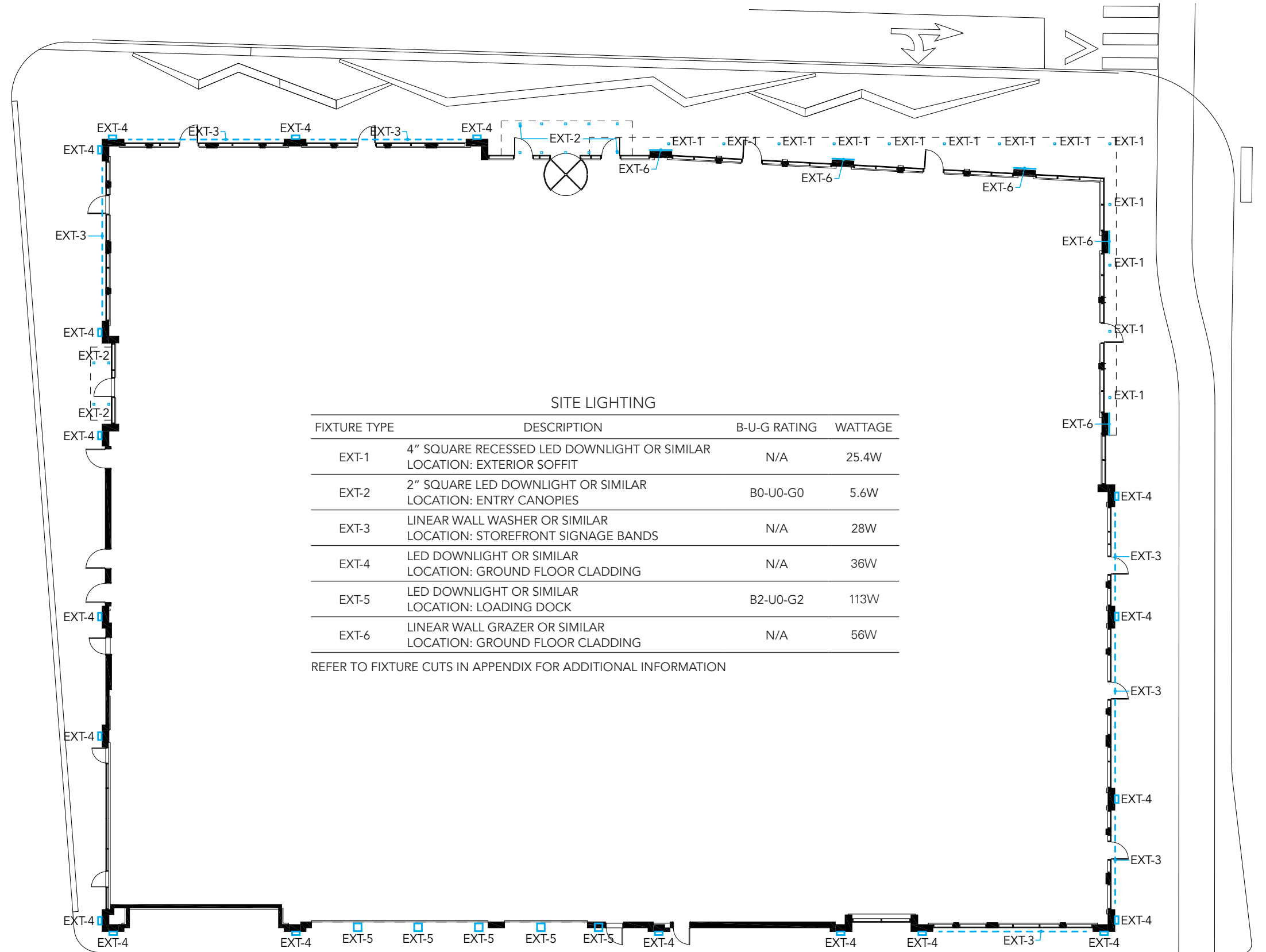
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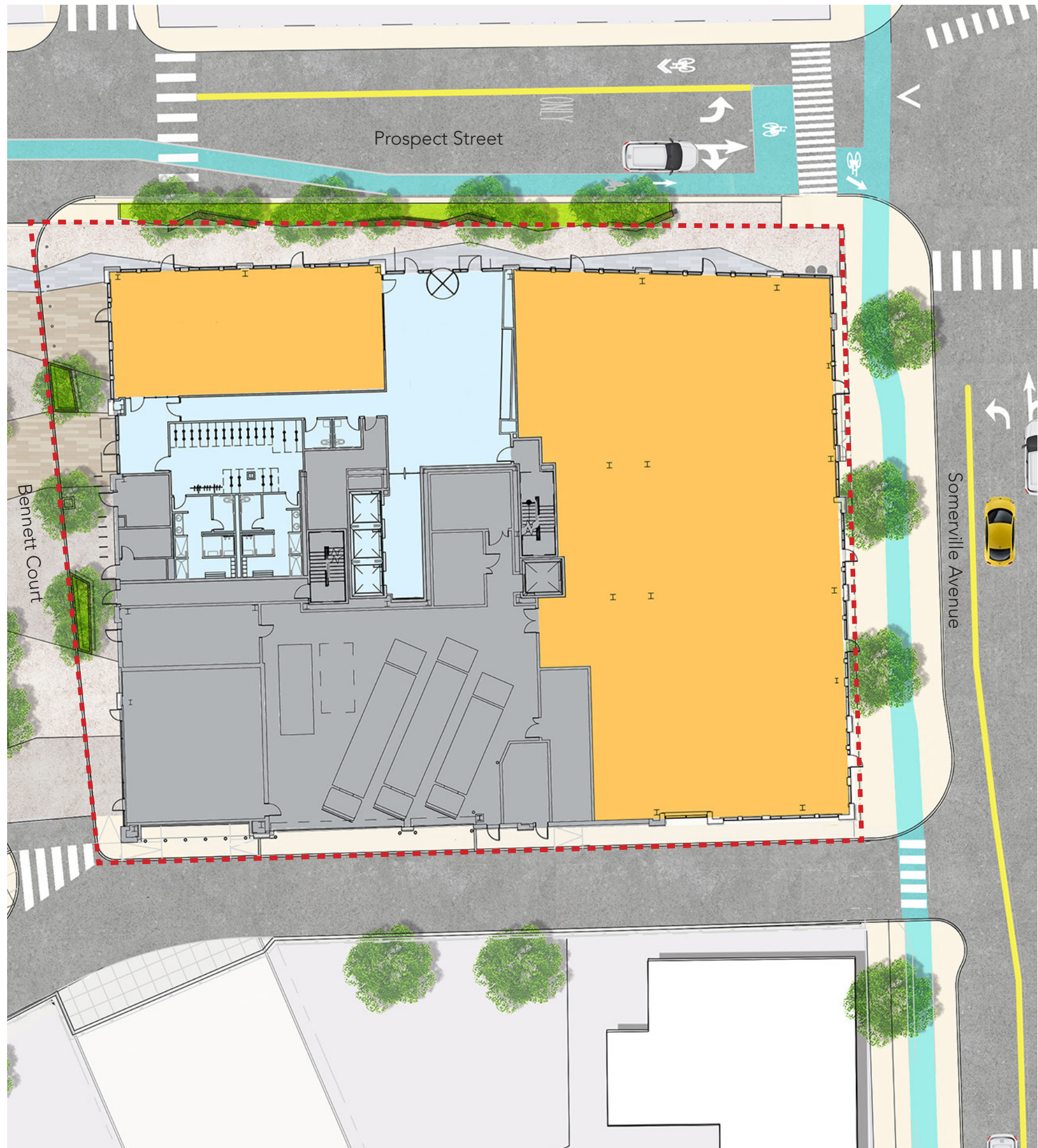
SEAL



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SHEET TITLE
SITE LIGHTING | FIXTURE PLAN

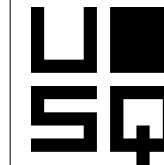




- LEGEND**
- BUILDING LOBBY
 - RETAIL / ACTIVE USE
 - BACK OF HOUSE
 - LOT BOUNDARIES

D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER
UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

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SEAL

ground
LANDSCAPE ARCHITECT

SEA
ARCHITECT

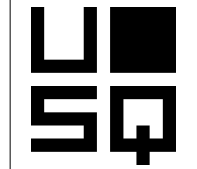
SPAGNOLO GISNESS &
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SHEET TITLE
ILLUSTRATIVE SITE PLAN

D2.1-L001



D2.1
UNION SQUARE
SOMERVILLE, MA



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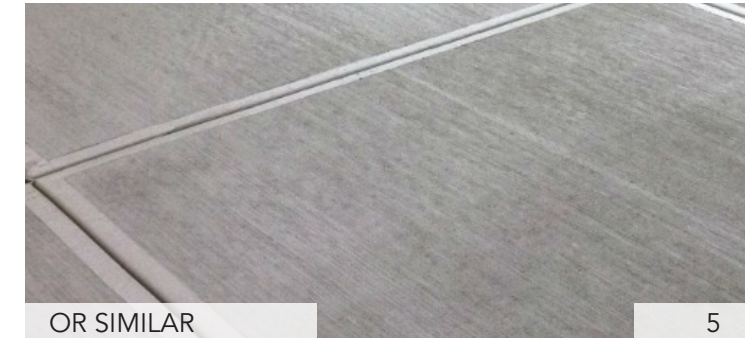
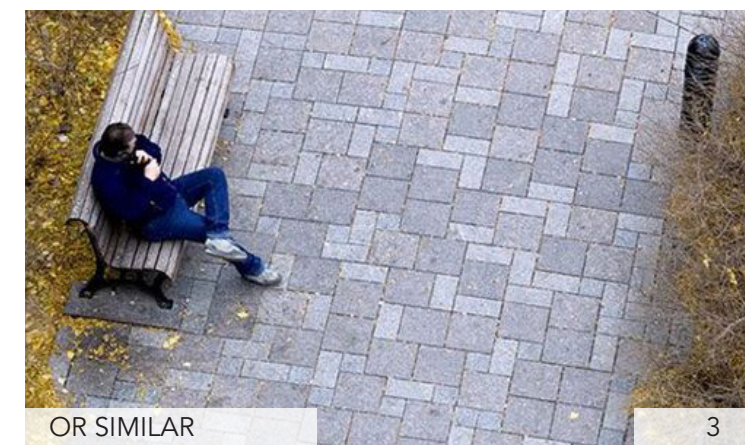
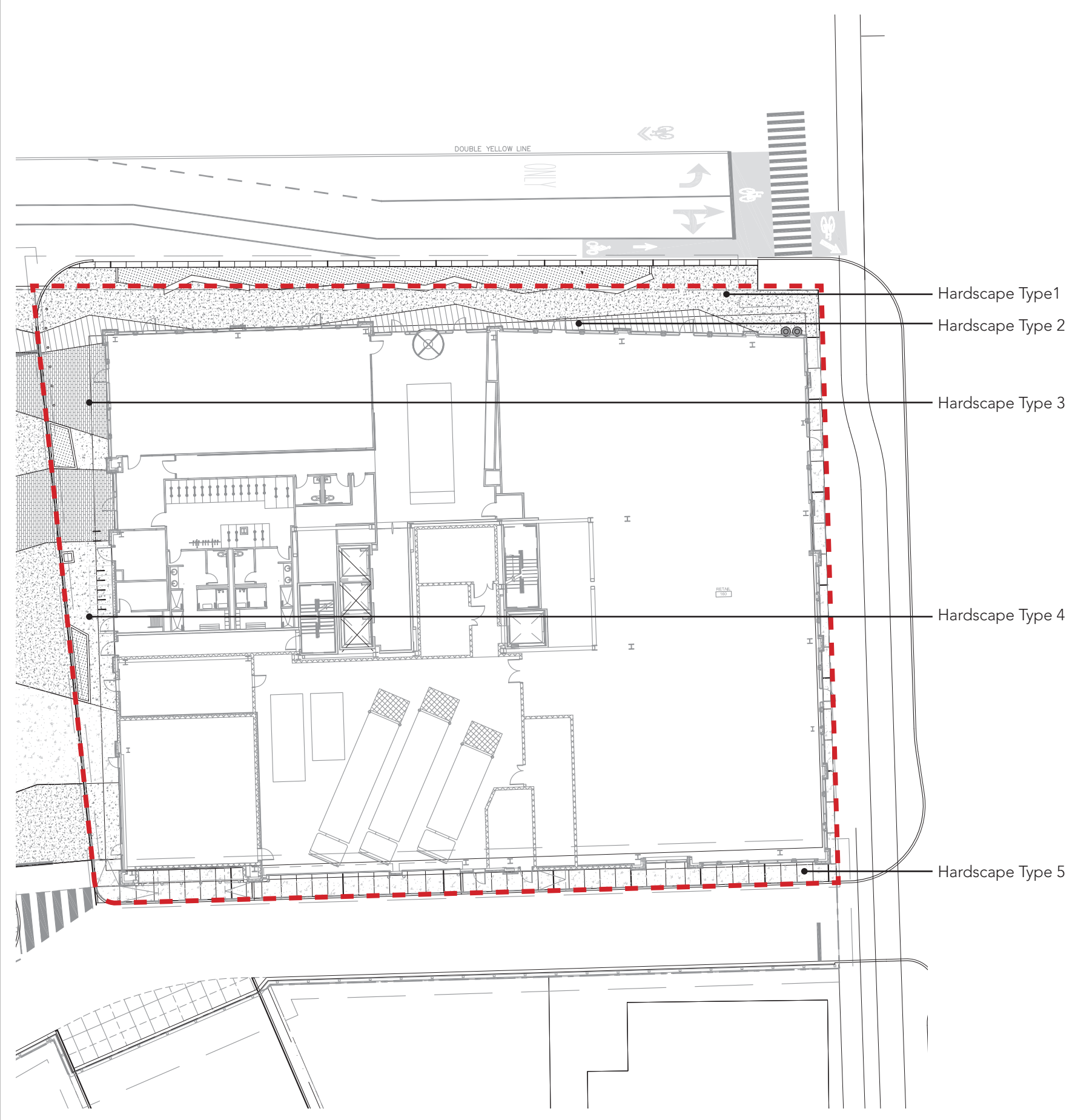
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SHEET TITLE
MATERIAL PLAN

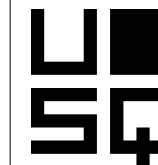
D2.1-L002



01 Material Plan
Scale: 1"=30'-0"
0 15 30 60'-0"

D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

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SEAL



LANDSCAPE ARCHITECT



ARCHITECT

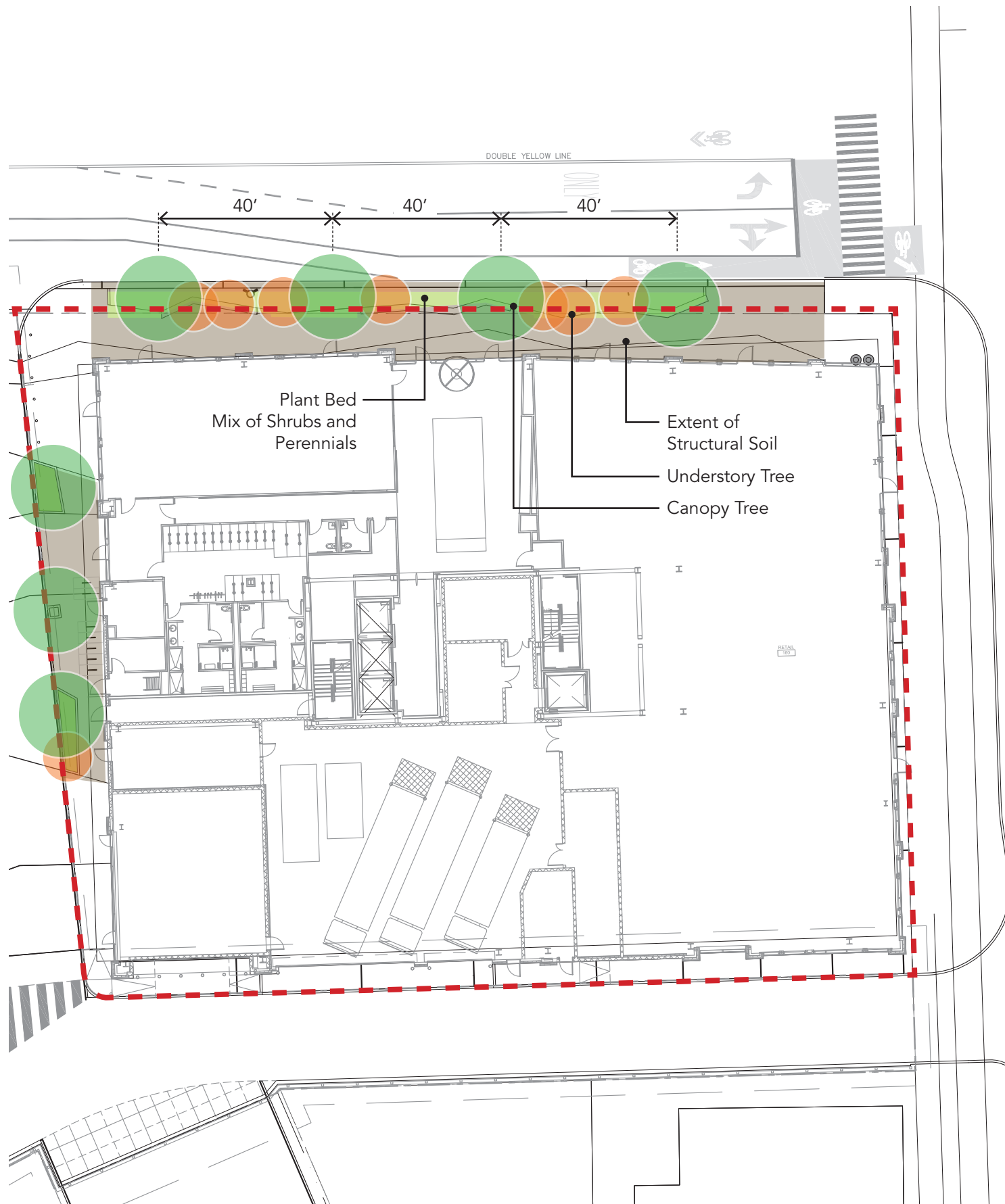
SPAGNOLO GISNESS &
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SHEET TITLE

PLANTING PLAN

D2.1-L003



Note: Somerville Avenue sidewalk to be completed by the City of Somerville as part of the Somerville Avenue Utility and Streetscape Improvements

01 Planting Plan
Scale: 1"=30'-0"



Shade trees will be selected from the following list or similar



Blackgum
Nyssa sylvatica
fall color



Swamp White Oak
Quercus bicolor



American Hornbeam
Carpinus caroliniana 'Palisade'



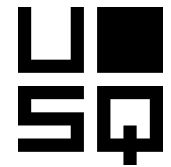
Willow Oak
Quercus phellos



Sterling Silver Linden
Tilia tomentosa 'Sterling'

D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER

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31 Union Square
Somerville, MA. 02143

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LANDSCAPE ARCHITECT



ARCHITECT

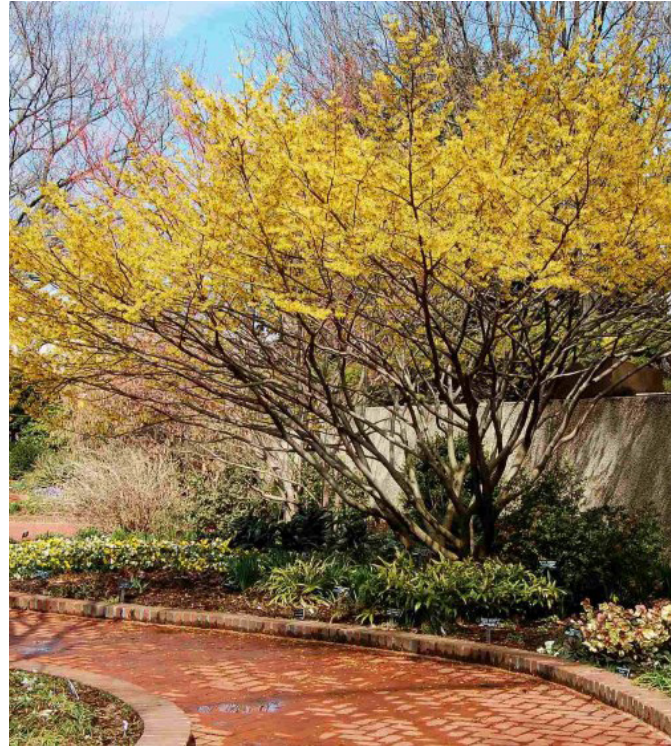
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SHEET TITLE

PLANTING PALETTE | SHADE TREES

D2.1-L004

Understory trees will be selected from the following list or similar



American Witch Hazel
Hamamelis Virginiana or Vernalis



Serviceberry 'Autumn Brilliance'
Amelanchier Canadensis



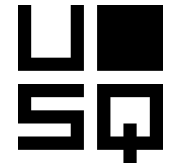
Pagoda Dogwood
Cornus Alternifolia



Eastern Red Cedar
Juniperus Virginiana

D2.1

UNION SQUARE
SOMERVILLE, MA



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SHEET TITLE
PLANTING PALETTE | UNDERSTORY
TREES

D2.1-L005

Shrubs will be selected from the following list or similar



Red Sprite Winterberry
Ilex verticillata 'Red Sprite'



Virginia Sweetspire
Itea virginica 'Sprich' LITTLE HENRY



Kalm's St. John's Wort
Hypericum kalmianum 'Ames'



Panicle Hydrangea
Hydrangea paniculata 'Little Quick Fire'



Dwarf Fothergilla
Fothergilla gardenii or 'Suzanne'



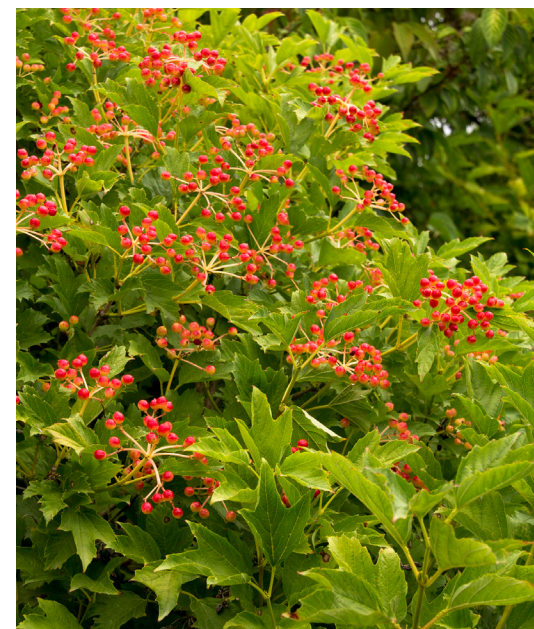
Lilac
Syringa 'TINKERBELLE'



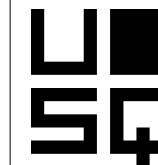
Mountain Bush Honeysuckle
Diervilla rivularis 'Morton' or *Lonicera*



Tatarian Dogwood
Cornus alba 'Regnzam' Red Gnome



Dwarf Cranberry Bush Viburnum
Viburnum trilobum 'Compactum'



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LANDSCAPE ARCHITECT



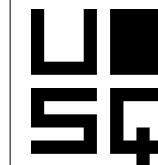
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SHEET TITLE

PLANTING PALETTE | SHRUBS



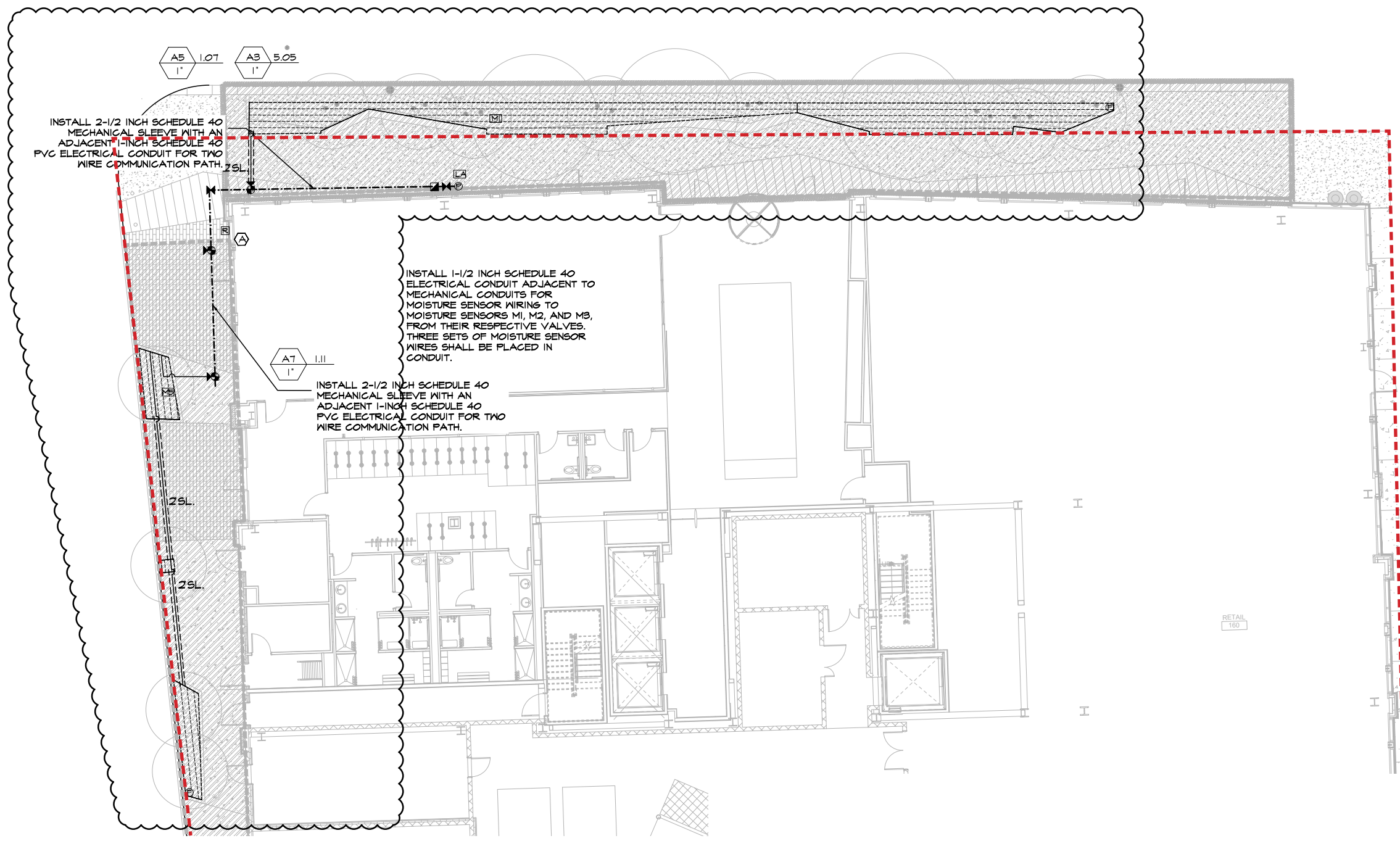
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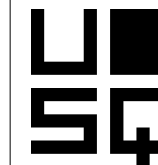
SHEET TITLE
IRRIGATION PLAN



01 IRRIGATION PLAN - LANDSCAPE BEDS
NOT TO SCALE

D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER
UNION SQUARE RELP
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31 Union Square
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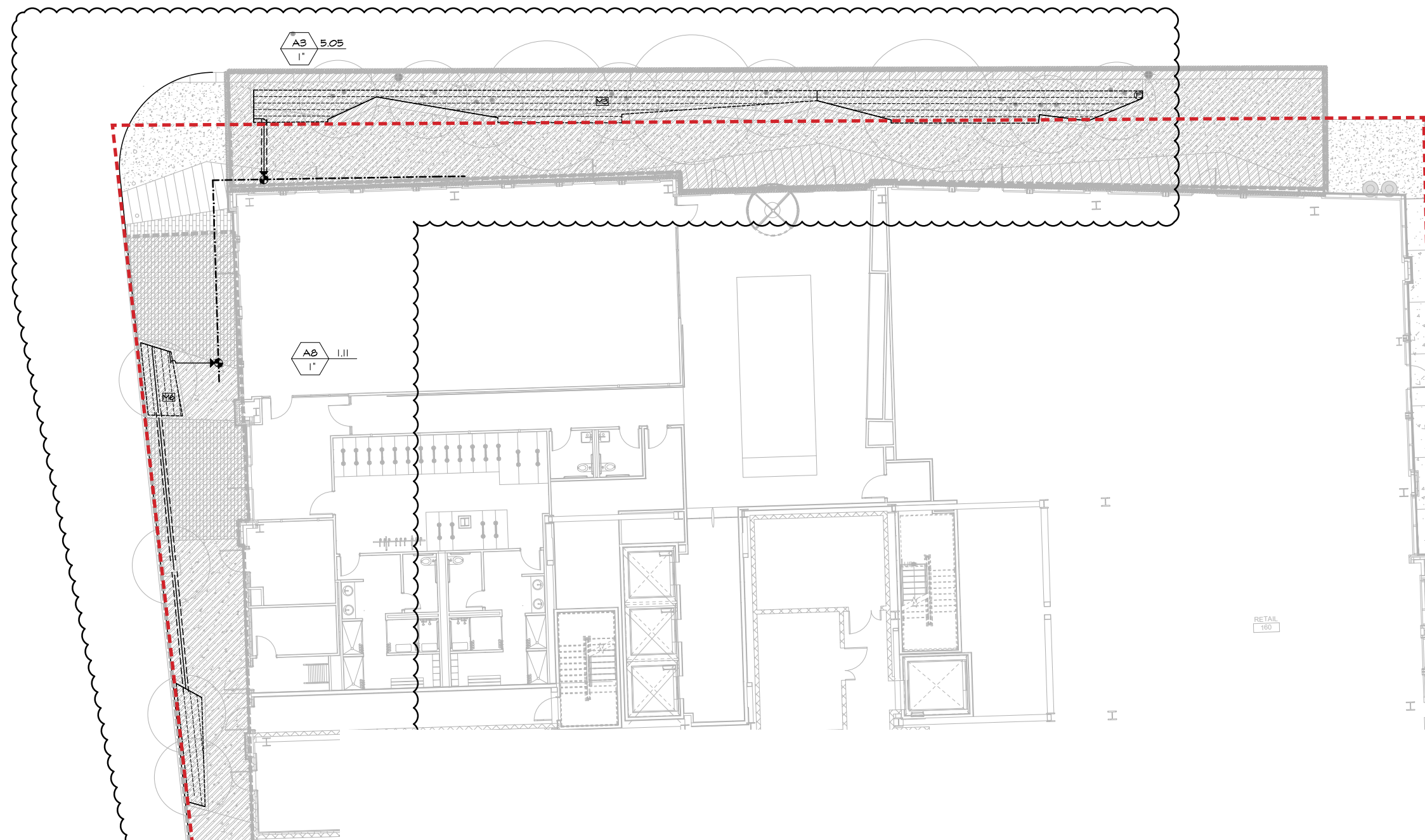
SEAL

ground
LANDSCAPE ARCHITECT

ARCHITECT
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SHEET TITLE
IRRIGATION PLAN

D2.1-L009



01 IRRIGATION PLAN - LANDSCAPE BEDS - STRUCTURAL SOIL
NOT TO SCALE



OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
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SEAL



LANDSCAPE ARCHITECT



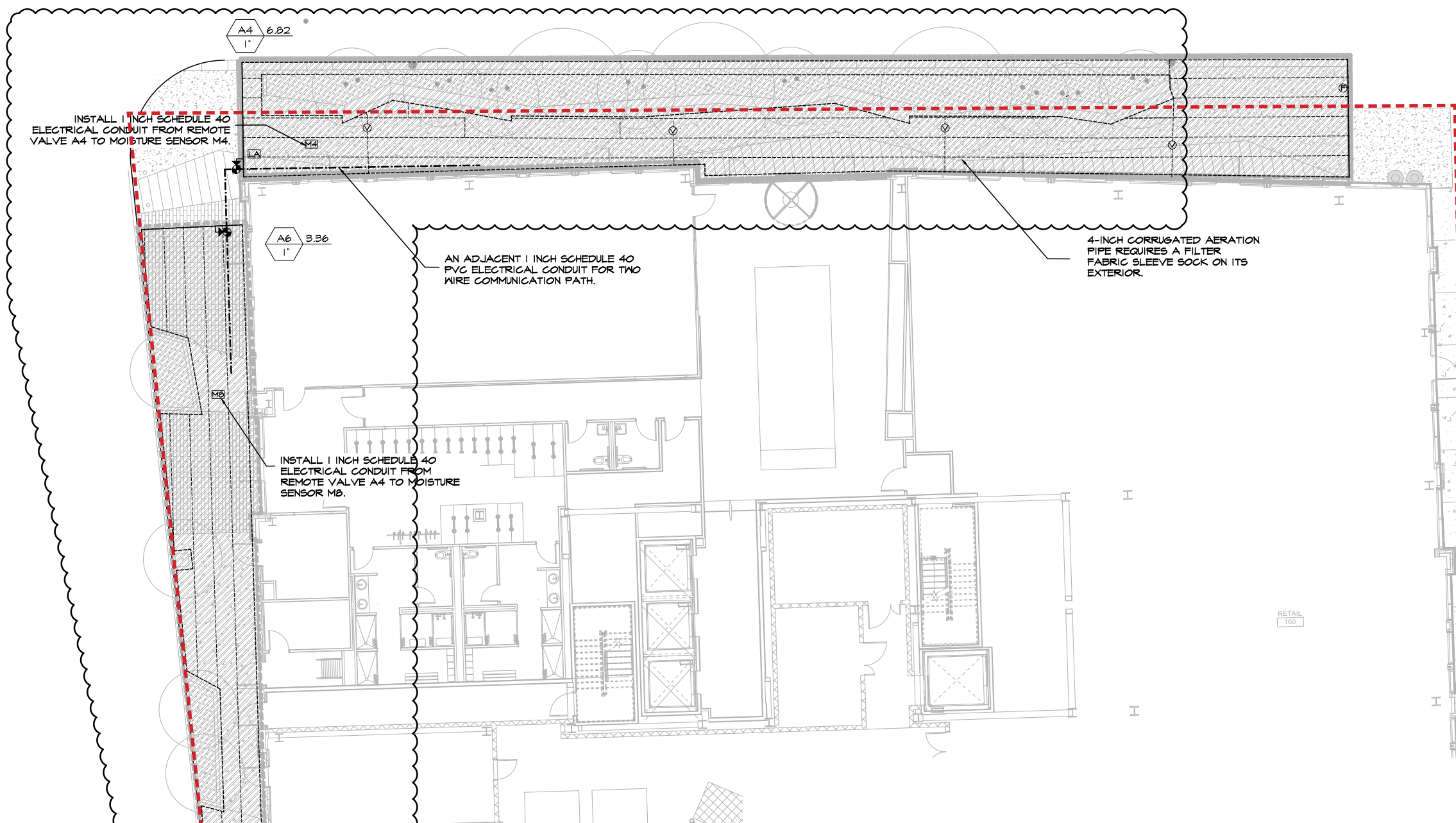
ARCHITECT

SPAGNOLO GISNESS &
ASSOCIATES, INC.

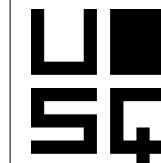
200 High Street, 2nd Floor
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SHEET TITLE

IRRIGATION PLAN



01 IRRIGATION PLAN - TREES - STRUCTURAL SOIL
NOT TO SCALE



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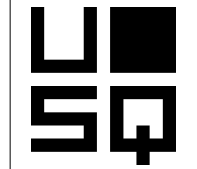
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SHEET TITLE

IRRIGATION NOTES

IRRIGATION LEGEND			
SYMBOL	PSI	SPACING	DESCRIPTION
	30	-	2 GPH PRESSURE COMPENSATING EMITTER INSTALLED IN 24-INCH DEEP WATERING TREE STAKES, FOUR (4) DEEP DRIP STAKES PER TREE SEE DETAILS
	45	-	SOLID 17MM BLANK TUBING INSTALLED FOUR-INCHES BELOW GRADE AROUND CIRCUMFERENCE OF ROOTBALL
	45	12"x12"	IN-LINE EMITTER DRIP TUBING LANDSCAPE BEDS (4-INCH BELOW SOIL GRADE).
	45	12"x12"	IN-LINE EMITTER DRIP TUBING LANDSCAPE BEDS (16-INCH BELOW SOIL GRADE BENEATH LANDSCAPE DRIP, STRUCTURAL SOIL IN LANDSCAPE BEDS)
	45	12"x36"	IN-LINE EMITTER DRIP TUBING IN STRUCTURAL SOIL BURIED AT BASE OF GRAVEL LAYER ABOVE STRUCTURAL SOIL BENEATH PAVERS.
	SMALL ISOLATION GATE VALVE (2-INCH AND SMALLER) 1" QUICK COUPLING VALVE MANUAL FLUSH VALVE 24 VOLT ELECTRIC ZONE VALVE W/ DISK FILTER (DRIP) (SEE VALVE DESIGNATOR FOR FLOW AND SIZES)		
	1-INCH 100 PSI POLYETHYLENE LATERAL PIPING, CONTROLLED ID (SIZE AS INDICATED, ALL UNLABELED PIPE TO BE 1 INCH) 1-1/4 INCH 200 PSI, 4710 RESIN, DR. II, CONTROLLED OD, MAINLINE PIPE SCHEDULE 40 2-INCH PVC MECHANICAL SLEEVE. INDIVIDUAL SLEEVES FOR EACH LATERAL PIPE BENEATH HARDSCAPE AREAS, AND MAINLINE PIPE BETWEEN VALVE BOXES BENEATH HARDSCAPE INSTALL 1-INCH SCH-40 PVC WIRE CONDUIT ADJACENT TO ALL MAINLINE PIPE SLEEVES, MINIMUM WIRE CONDUIT SIZE TO BE 1-INCH, UNLESS OTHERWISE NOTED. SEE SLEEVING DETAIL.		
	AUTOMATIC RAIN SENSOR MOISTURE SENSOR LIGHTNING ARRESTER WITH GROUND. AUTOMATIC CONTROLLER IRRIGATION POINT OF CONNECTION, 1-1/4" COPPPER FEMAL ADAPTER		
VALVE DESIGNATION: 			

IRRIGATION NOTES
1. COORDINATE FINAL LOCATION OF ALL DRIP TUBING, DEEP DRIP STAKES WITH FINAL APPROVED LANDSCAPE 2. PIPE AND VALVE LOCATIONS ARE DIAGRAMMATIC, CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO WORK WITH OTHER TRADES. 3. VALVES AND VALVE BOXES SHALL BE PLACED, WHERE POSSIBLE, IN PLANTED AREAS UNDER MULCH. VALVE BOXES IN HARDSCAPE AREAS REQUIRE POLYMER CONCRETE BOXES WITH METAL TOPS. BOXES, VENT COVERS AND GROUNDING COVERS SHALL BE LOCATED AND ALIGNED PER LANDSCAPE ARCHITECT. 4. INSTALL ALL PIPING AS FAR FROM TREES AND ROOT BALLS AS POSSIBLE WHILE MAINTAINING DRIP TUBE SPACING. 5. TWO-WIRE COMMUNICATION CABLE FROM CONTROLLER "A" TO DECODERS SHALL BE POLYETHYLENE DOUBLED JACKETED OR UF-B UL PVC DOUBLE JACKETED TWO CONDUCTOR SOLID CORE DESIGNED FOR DIRECT BURIAL SUFFICIENT SLACK SHOULD BE LEFT IN COMMUNICATION CABLE AT DECODER LOCATIONS TO BRING DECODERS ABOVE GRADE. NO SPLICES SHALL BE MADE OUTSIDE VALVE BOXES. 6. QUICK COUPLING VALVE SHALL BE INSTALLED ON 1 INCH PVC SWING JOINT WITH BRASS INSERT AND STABILIZERS. (SEE DETAIL) 7. IRRIGATION SYSTEM IS DESIGNED FOR SEPARATE WATER SUPPLY TO PROVIDE 10 GPM MAX FROM NEW SERVICE. SYSTEM TO PRODUCE 65-PSI DYNAMIC PRESSURE AT POINT OF CONNECTION IN HARDSCAPE AREA. VALVES SHALL OPERATE SIMULTANEOUSLY. 8. CONTRACTOR SHALL TEST DYNAMIC PRESSURE BEFORE STARTING WORK, REPORT ANY DEVIATION FROM PRESSURE REQUIRED TO OWNER'S REP. BEFORE CONTINUING. 9. INSTALL CONTROLLER IN YET TO BE DETERMINED LOCATION AS DIRECTED BY OWNER'S REP., HARD WIRE TO 120 VOLT, DEDICATED 20 AMP CIRCUIT, BUILDING POWER. ROUTE TWO-WIRE COMMUNICATION PATH TO CONTROLLER VIA SCH.40 1-INCH ELECTRICAL CONDUIT. 10. INSTALL RAIN SENSOR ON OUTSIDE OF BUILDING WALL WHERE DIRECTED BY OWNER'S REP. EXTERIOR RAIN SENSOR WIRING SHALL BE WIRELESS. 11. ALL ABOVE GROUND WIRING, INSIDE AND OUTSIDE OF BUILDING, SHALL BE INSTALLED IN RIGID, SCHEDULE 40 ELECTRICAL CONDUIT. 12. COORDINATE LOCATION OF ALL EXISTING AND FUTURE UTILITIES ON SITE AND CONTACT PROPER AUTHORITIES AND UTILITY COMPANIES BEFORE THE START OF WORK. 14. DRIP TUBING TO BE INSTALLED 6" FROM ALL MASONRY WALLS, PLANTER SIDE WALLS, AND CURBING, ON VARYING CENTER TO CENTER ROW SPACING. 15. FLUSH ALL LATERAL LINES BEFORE INSTALLING IN-LINE DRIP TUBING OR DEEP DRIP STAKES. 16. STAKE DRIP TUBING AT MINIMUM 5 FOOT INTERVALS. DEEP DRIP STAKE RINGS REQUIRE A MINIMUM OF SIX (6) STAPLES. 17. DRIP TUBING TO BE INSTALLED 4" BELOW GRADE UNDER MULCH. NO DRIPPER LINE TUBING SHALL BE VISIBLE TO THE NAKED EYE. POLYETHYLENE EXHAUST HEADER, GENERALLY WHERE SHOWN ON THE DRAWINGS. 18. CONTRACTOR MUST SUBMIT CUT SHEETS AS PER THE WRITTEN SPECIFICATIONS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING MATERIAL AND BEGINNING WORK. CUT SHEETS MUST BE SPECIFICALLY MARKED UP. 19. ANY AND ALL MATERIAL SUBSTITUTIONS WHICH VARY FROM THE SPECIFIED PRODUCTS MUST BE SUBMITTED TO THE OWNER'S REPRESENTATIVE OR THE IRRIGATION CONSULTANT FOR APPROVAL AS PART OF THE SUBMITTAL PROCESS. 20. ONCE APPROVED SUBMITTALS HAVE BEEN RETURNED TO THE CONTRACTOR, WORK MAY BEGIN. THE OWNER'S REPRESENTATIVE OR THE IRRIGATION CONSULTANT MUST BE NOTIFIED A MINIMUM OF 7-DAYS IN ADVANCE OF THE START OF WORK TO COORDINATE ON-SITE SUPERVISION AND ADMINISTRATION.



OWNER
UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

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LANDSCAPE ARCHITECT

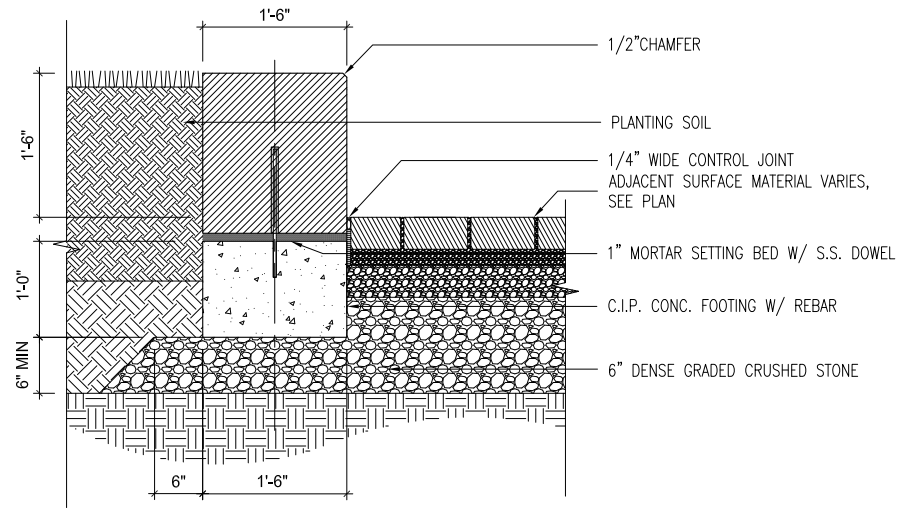
ARCHITECT
SPAGNOLO GISNESS &
ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE
SITE FURNISHINGS



01 Site Furnishings
Scale: 1"=30'-0"
0 15 30 60'-0"

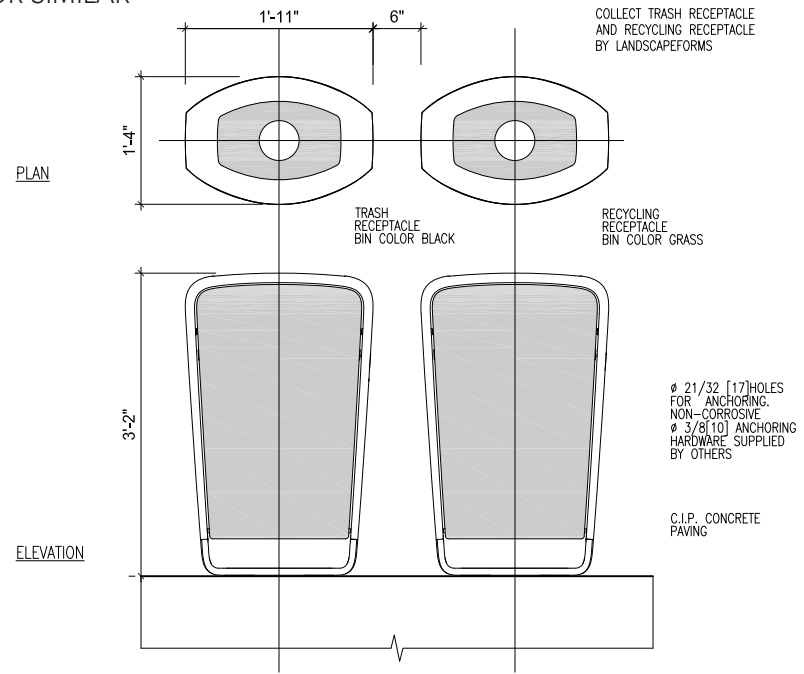
OR SIMILAR



01 SEATWALL

SCALE 1/2" = 1'-0"

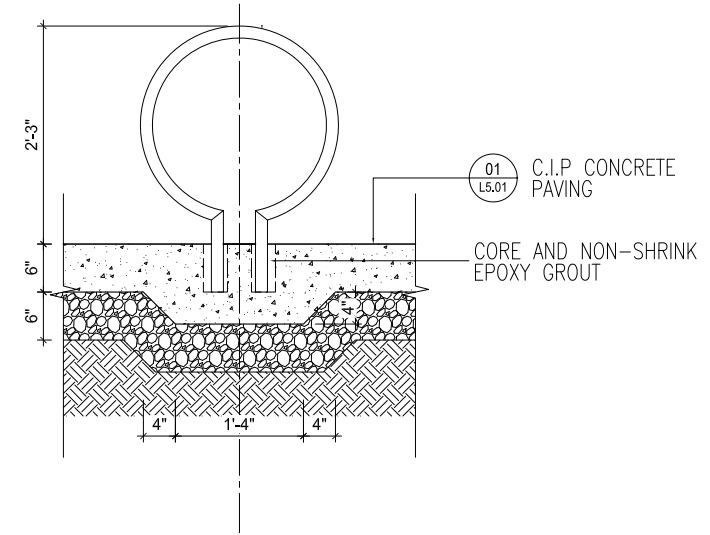
OR SIMILAR



02 LITTER RECEPTACLE

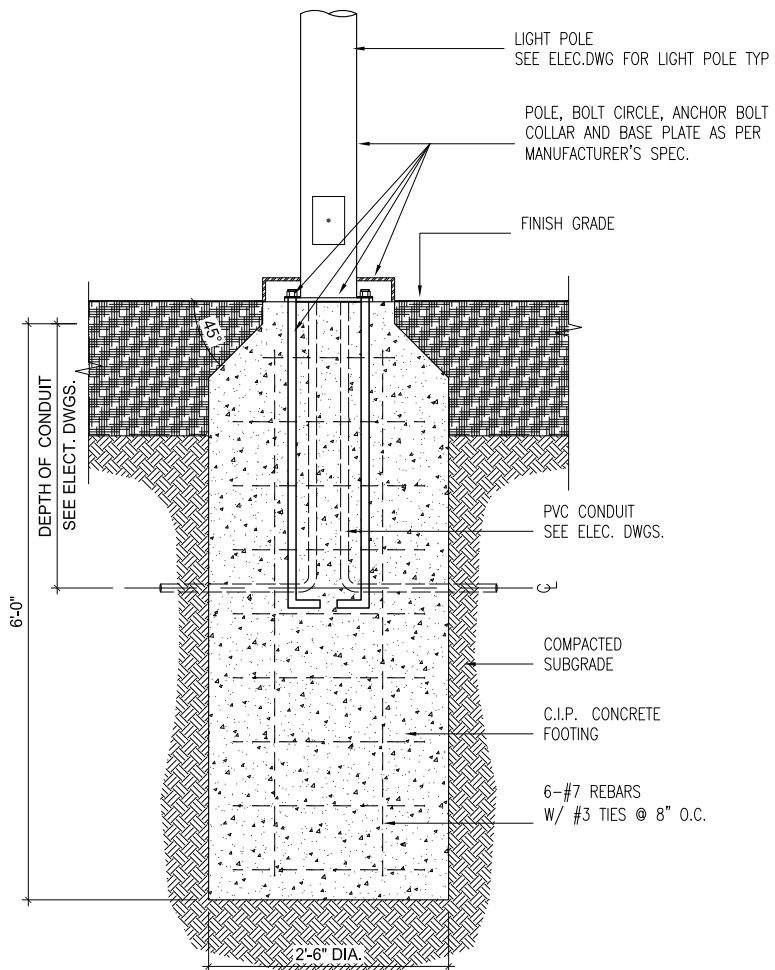
SCALE 1/2" = 1'-0"

OR SIMILAR



03 BICYCLE RACK

SCALE 1/2" = 1'-0"

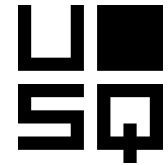


04 LIGHT POLE BASE

SCALE 1/2" = 1'-0"

D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER
UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

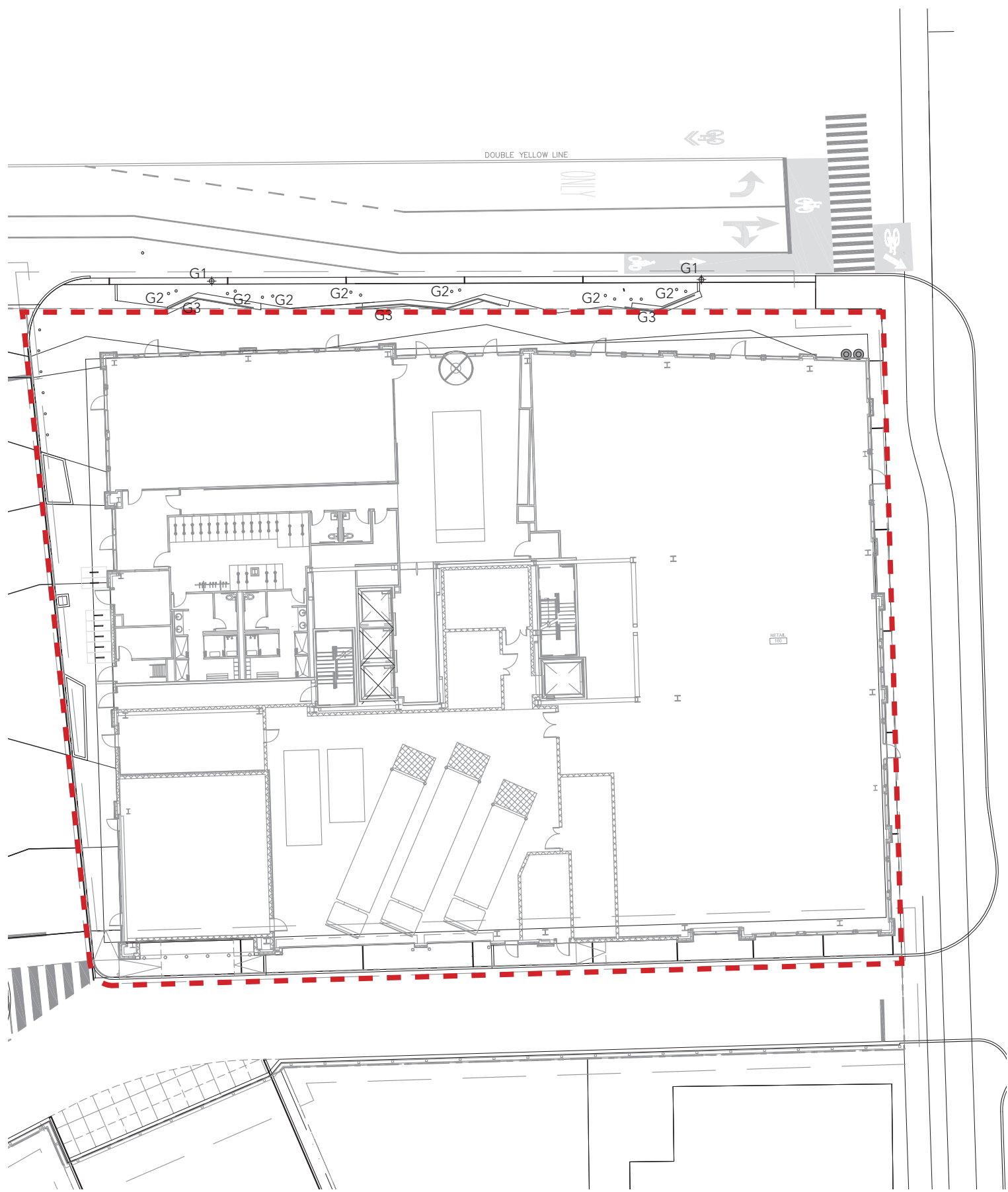
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SHEET TITLE
SITE FURNISHING DETAILS

D2.1-L013



01 Lighting and Electrical Plan
Scale: 1"=30'-0"



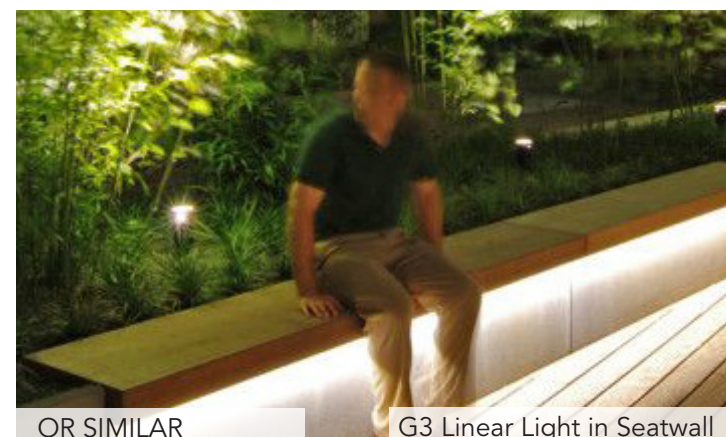
OR SIMILAR

G1 Streetlight



OR SIMILAR

G2 Tree Up-light

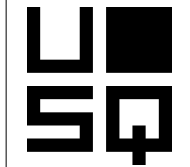


OR SIMILAR

G3 Linear Light in Seatwall

D2.1

UNION SQUARE
SOMERVILLE, MA



OWNER
UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
01	FEBRUARY 13, 2019 MARCH 25, 2019	DSPR DSPR REVISED

SEAL



SHEET TITLE
LIGHTING AND ELECTRICAL PLAN

D2.1-L014