

5

SITE PLAN SHEETS

REVISED 7.15.2022

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PROJECT NARRATIVE

Project Team

Owner:

US Union Square D3.1 Owner LLC
31 Union Square
Somerville, MA. 02143



Architect:

SGA
200 High Street, Floor 2
Boston, MA 02110



Lighting Consultant:

Sladen Feinstein
434 Massachusetts Avenue
Boston, MA 02118



Design + Landscape

Architect:
MARVEL DESIGN
145 Hudson Street, New York, NY
10013



Wind + Glare Engineer:

RWDI
600 Southgate Drive
Guelph, ON
N1G4PS Canada



Civil Engineer:

Howard Stein Hudson
11 Beacon St Suite 1010, Boston, MA
02108, United States



Structural Engineer:

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



MEP Engineer:

AHA
700 Technology Square, Suite 402
Cambridge, MA 02139



LEED Consultant:

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



DRAWINGS LIST

- D3.1-G000 CONTACTS + DRAWING LIST
- D3.1-G100 URBAN LOCUS MAP
- D3.1-G101 ZONING MAP | BASE DISTRICTS AND OVERLAY
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- D3.1-G103 CDSP LOCUS MAP | BUILDING LOT
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- D3.1-G201 CONTEXT PHOTOGRAPHS
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- D3.1-L006 LANDSCAPE DETAILS

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC
31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
1	MAY 6, 2022 JULY 15, 2022	DSPR DSPR REVISED



NOT FOR CONSTRUCTION



DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.0420

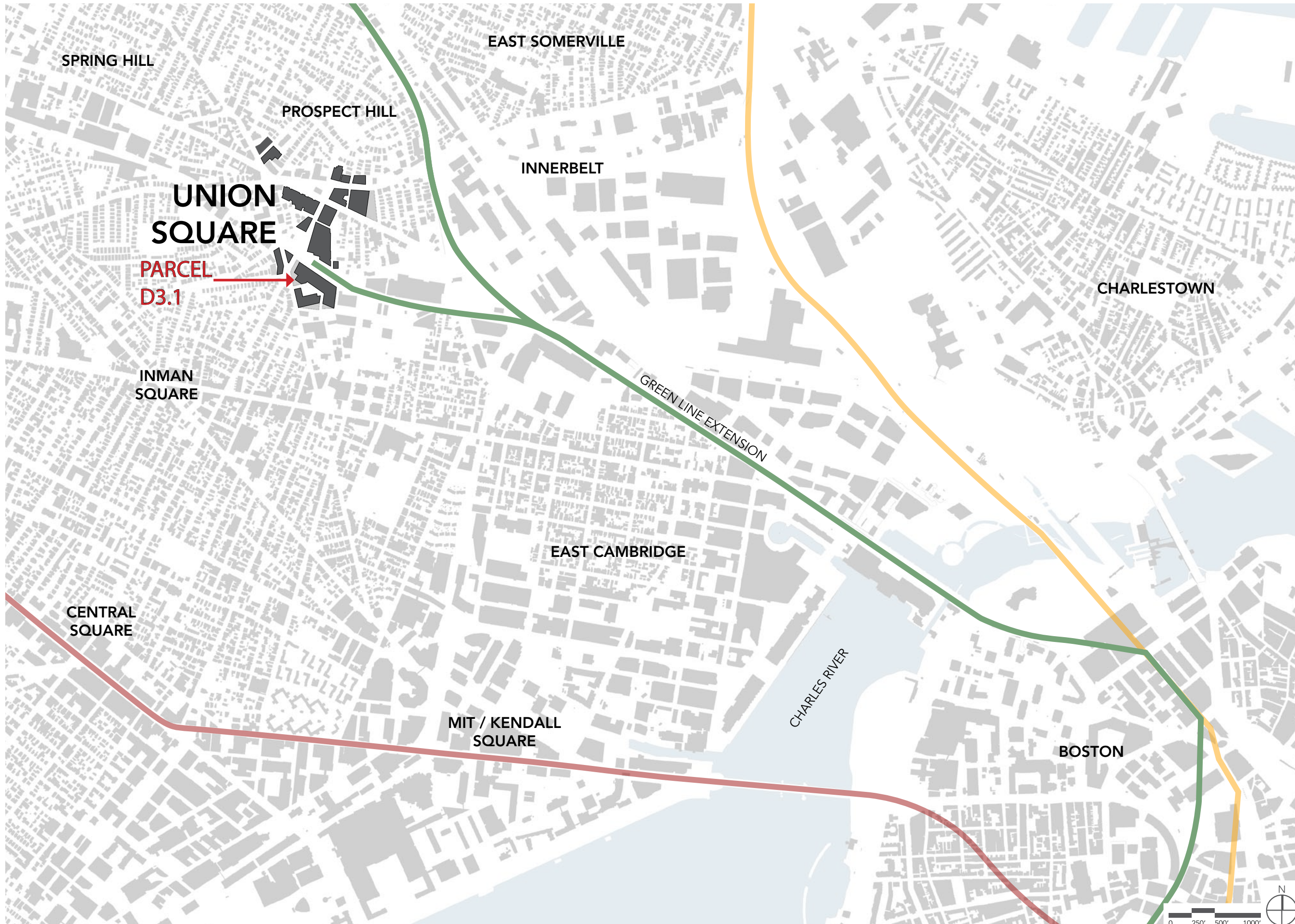


ARCHITECT OF RECORD
SPAGNOLO GISNESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA 02110
T 1.857.300.2610

SHEET TITLE

CONTACTS AND DRAWING LIST

D3.1-G000



D3.1
UNION SQUARE
SOMERVILLE, MA



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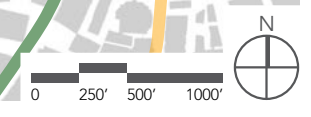
DESIGN ARCHITECT
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MARVEL
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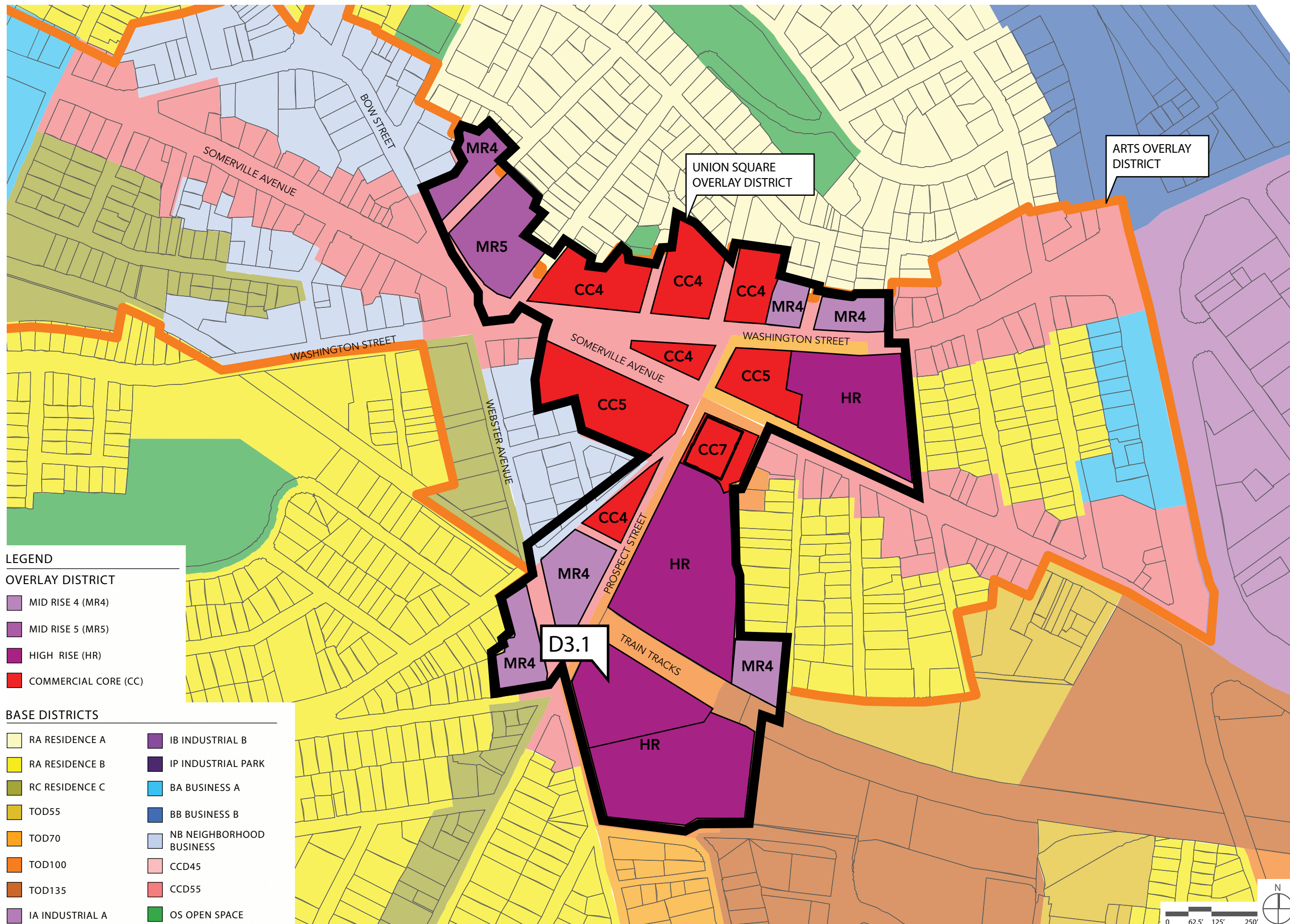


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SHEET TITLE
URBAN LOCUS MAP

D3.1-G100





LEGEND

OVERLAY DISTRICT

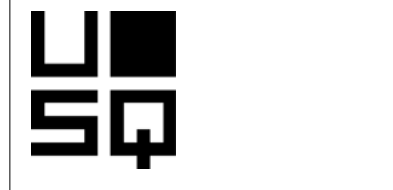
- MID RISE 4 (MR4)
- MID RISE 5 (MR5)
- HIGH RISE (HR)
- COMMERCIAL CORE (CC)

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
 TOD135	 CCD55
 IA INDUSTRIAL A	 OS OPEN SPACE

D3.1

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SEA
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SHEET TITLE
ZONING MAP | BASE DISTRICTS AND
OVERLAY

D3.1-G101

D3.1

UNION SQUARE
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SHEET TITLE
CDSP LOCUS MAP

D3.1-G102



LEGEND

- CDSP BUILDING LOTS
- CDSP CIVIC SPACES
- CDSP PEDESTRIAN STREETS

D3.1

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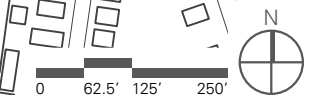
SHEET TITLE
CDSP LOCUS MAP | BUILDING LOT

D3.1-G103



LEGEND

- D3.1 BUILDING LOT
- CDSP BUILDING LOTS
- CDSP CIVIC SPACES
- CDSP PEDESTRIAN STREETS





PARCEL D2.3

COMMUTER RAIL

GLX

FUTURE D2 STATION
PLAZA

PARCEL D3.1
50 WEBSTER AVENUE

PROSPECT STREET

WEBSTER AVENUE

WEBSTER AVENUE

CONCORD AVENUE

PROSPECT STREET

D3.1

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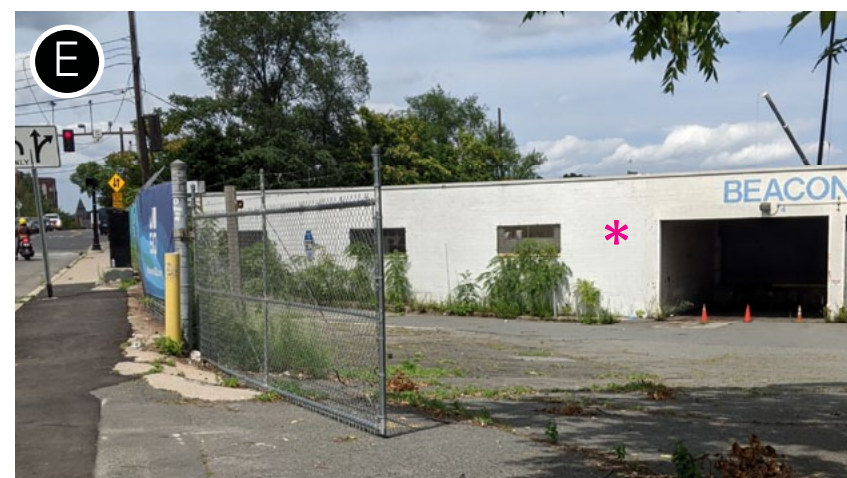
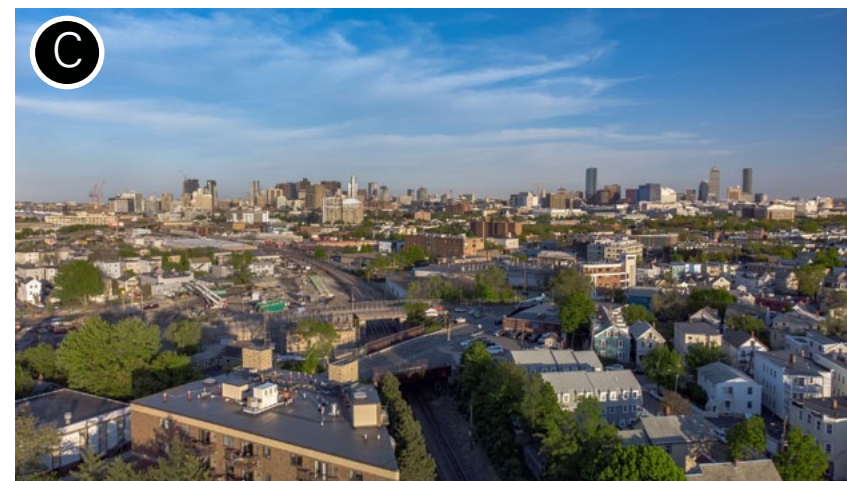
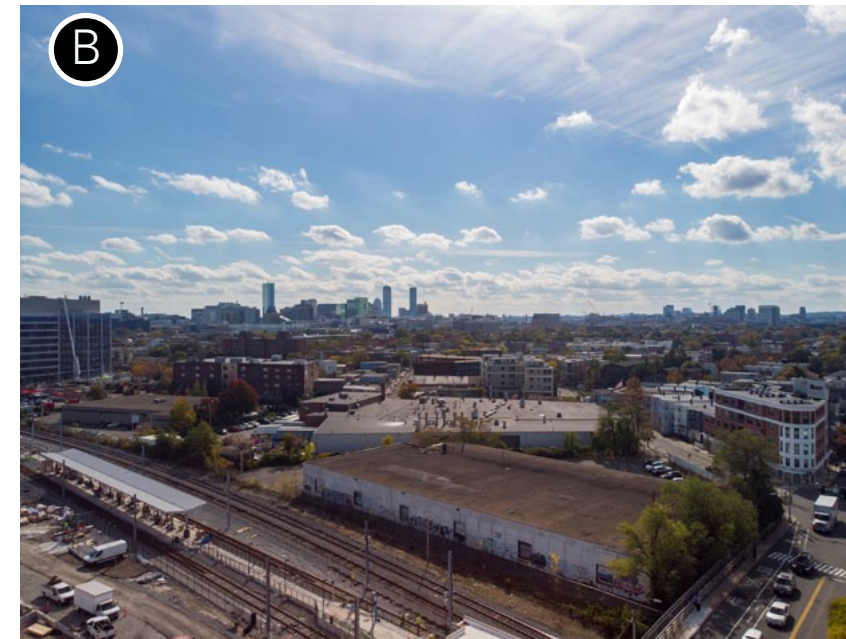
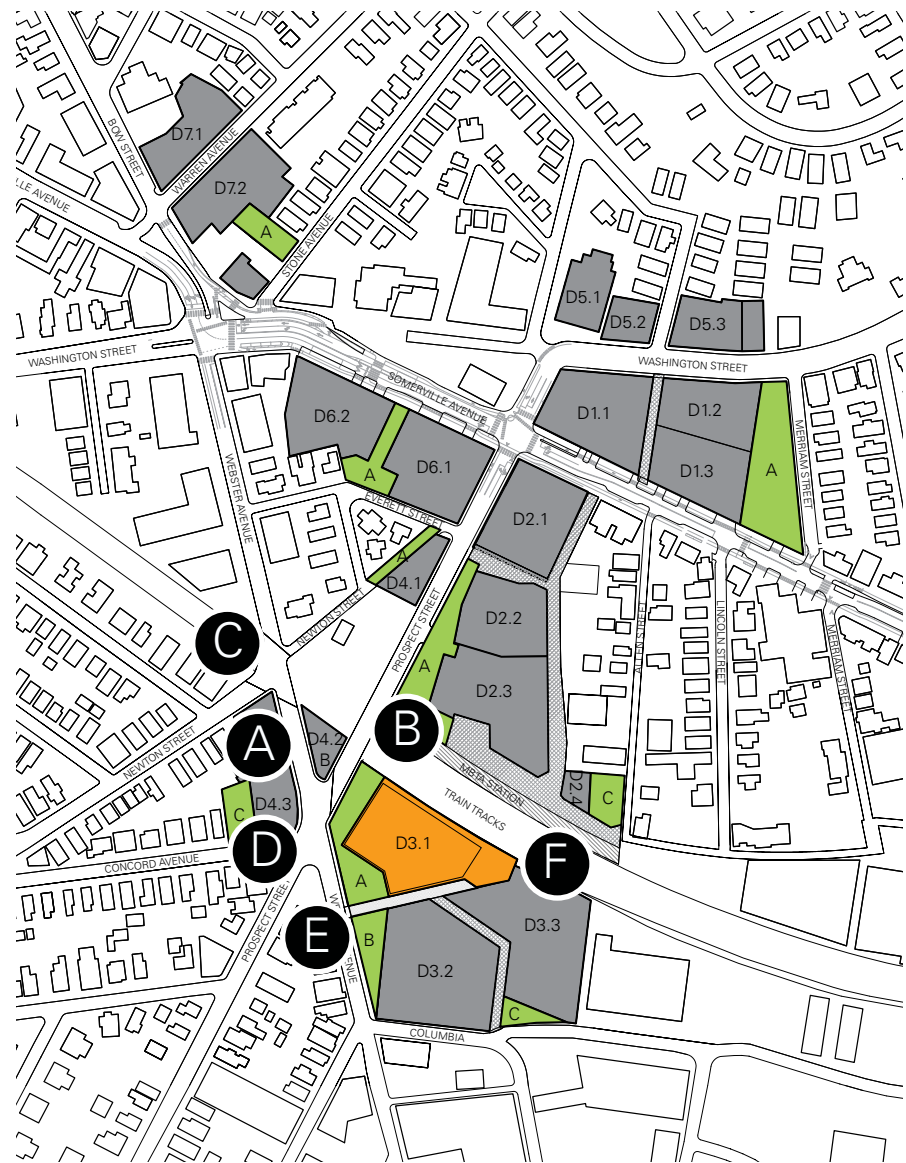
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SHEET TITLE
CONTEXT AERIAL PHOTOGRAPH

D3.1-G200



- A | AERIAL VIEW FROM WEBSTER AVE. FACING EAST
- B | AERIAL VIEW FROM GLX FACING SOUTH
- C | AERIAL VIEW FROM GLX FACING EAST
- D | VIEW FROM CORNER OF WEBSTER AVE. AND PROSPECT ST.
- E | VIEW FROM WEBSTER AVE. FACING NORTH
- F | VIEW FROM SERVICE ROAD FACING WEST

D3.1

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SHEET TITLE
CONTEXT PHOTOGRAPHS

D3.1-G201

D3.1

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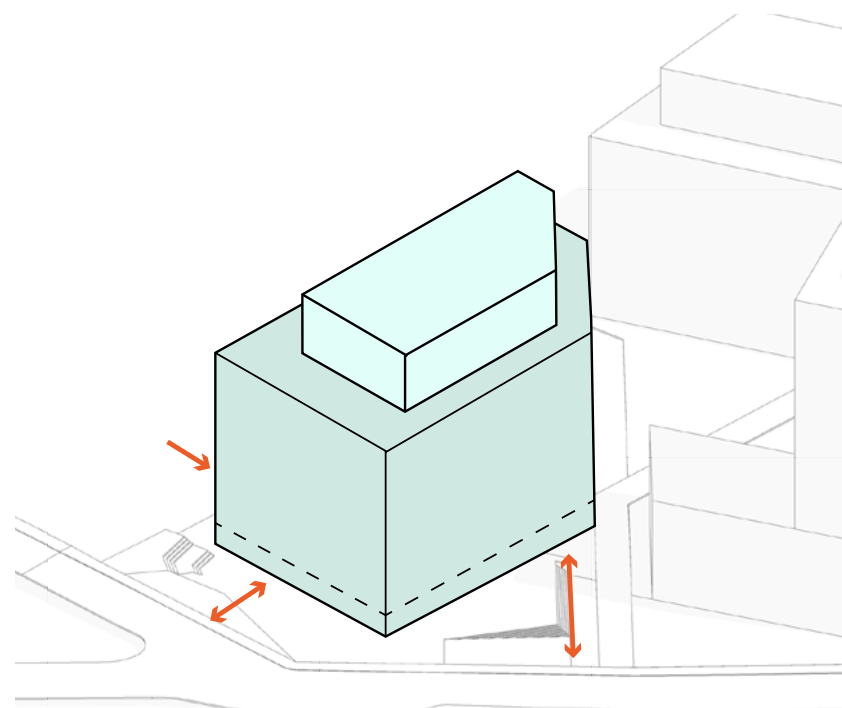
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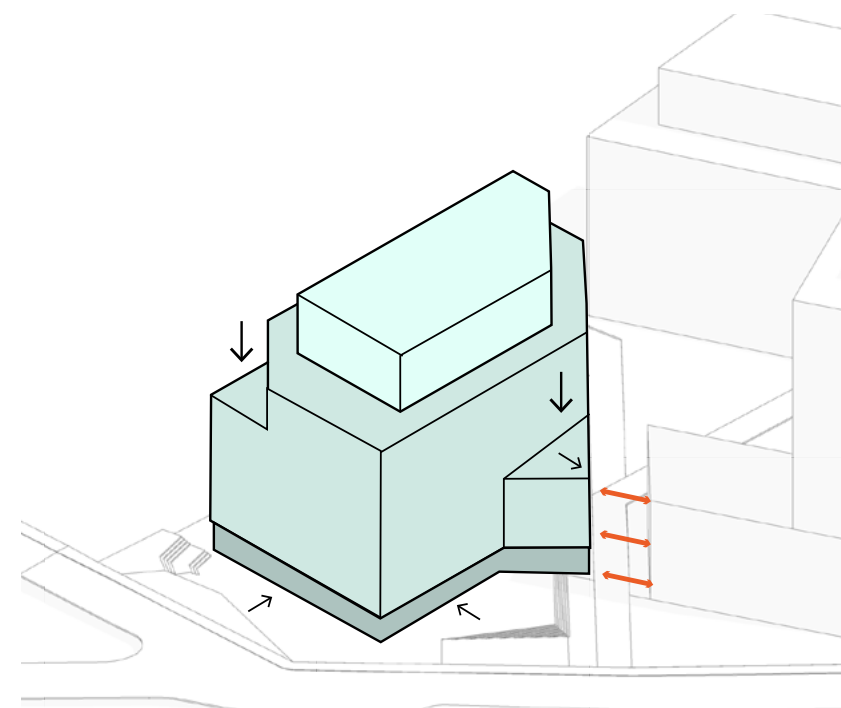
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SHEET TITLE
EVOLUTION OF MASSING
DIAGRAMS

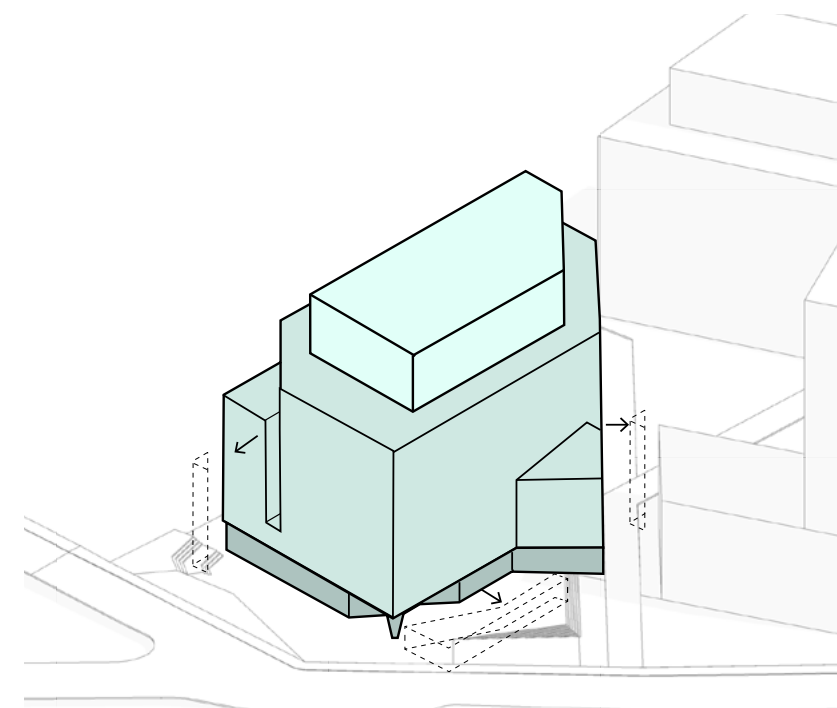
D3.1-G300



1 | CDSP MASSING



2 | BASE, MIDDLE, TOP



3 | VOLUME ARTICULATION



PROSPECT STREET

WEBSTER AVENUE

D3.1

UNION SQUARE
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SHEET TITLE
VIEW FROM WEBSTER AVENUE

D3.1-G301



PROSPECT STREET

WEBSTER AVENUE

D3.1

UNION SQUARE
SOMERVILLE, MA



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US UNION SQUARE
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ARCHITECT OF RECORD
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SHEET TITLE
VIEW FROM PROSPECT STREET

D3.1-G302



PROSPECT STREET

WEBSTER AVENUE

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER
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ARCHITECT OF RECORD
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SHEET TITLE
VIEW FROM PROSPECT STREET AT NIGHT

D3.1-G303



D3.1

UNION SQUARE
SOMERVILLE, MA



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D3.1 OWNER LLC
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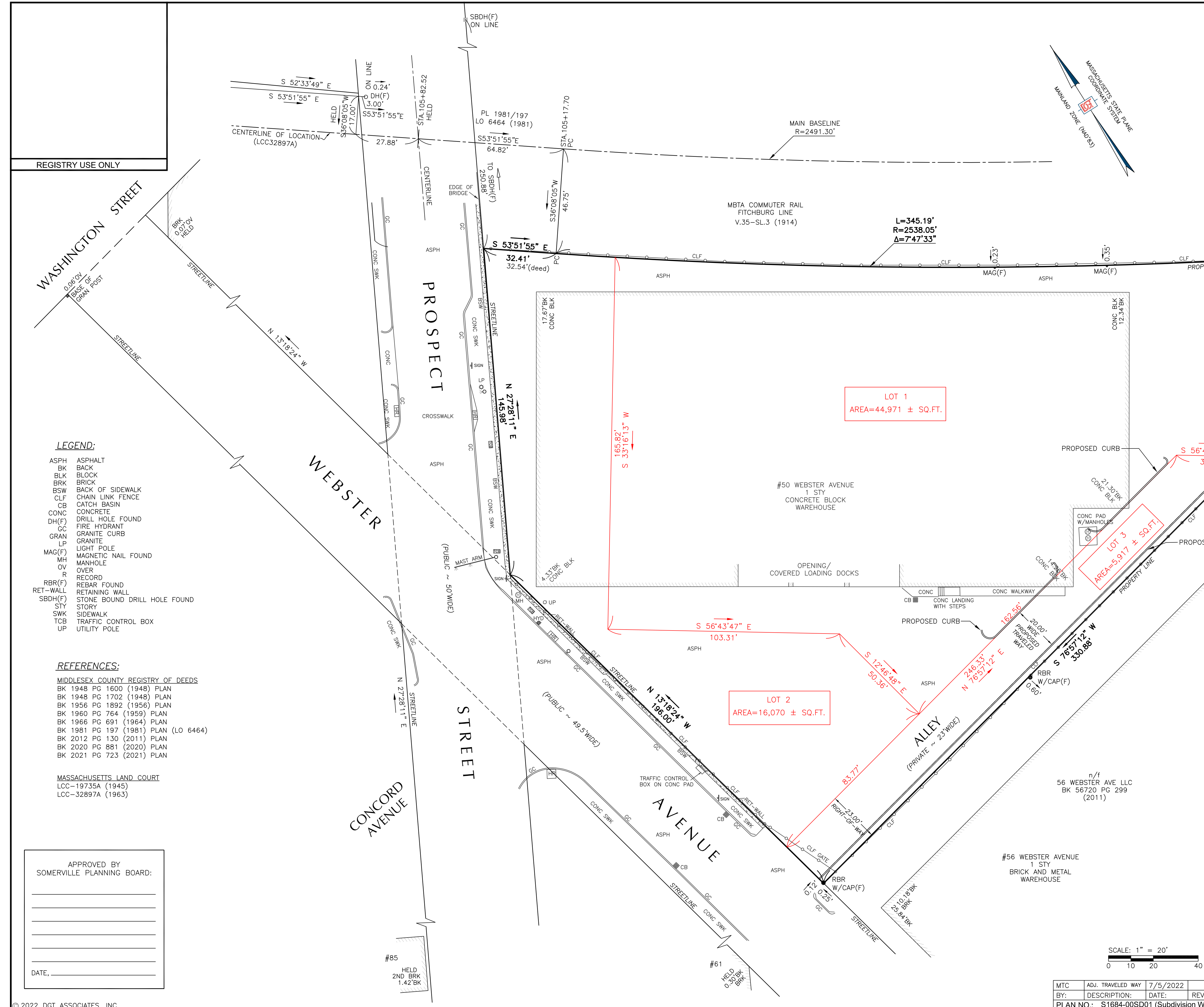
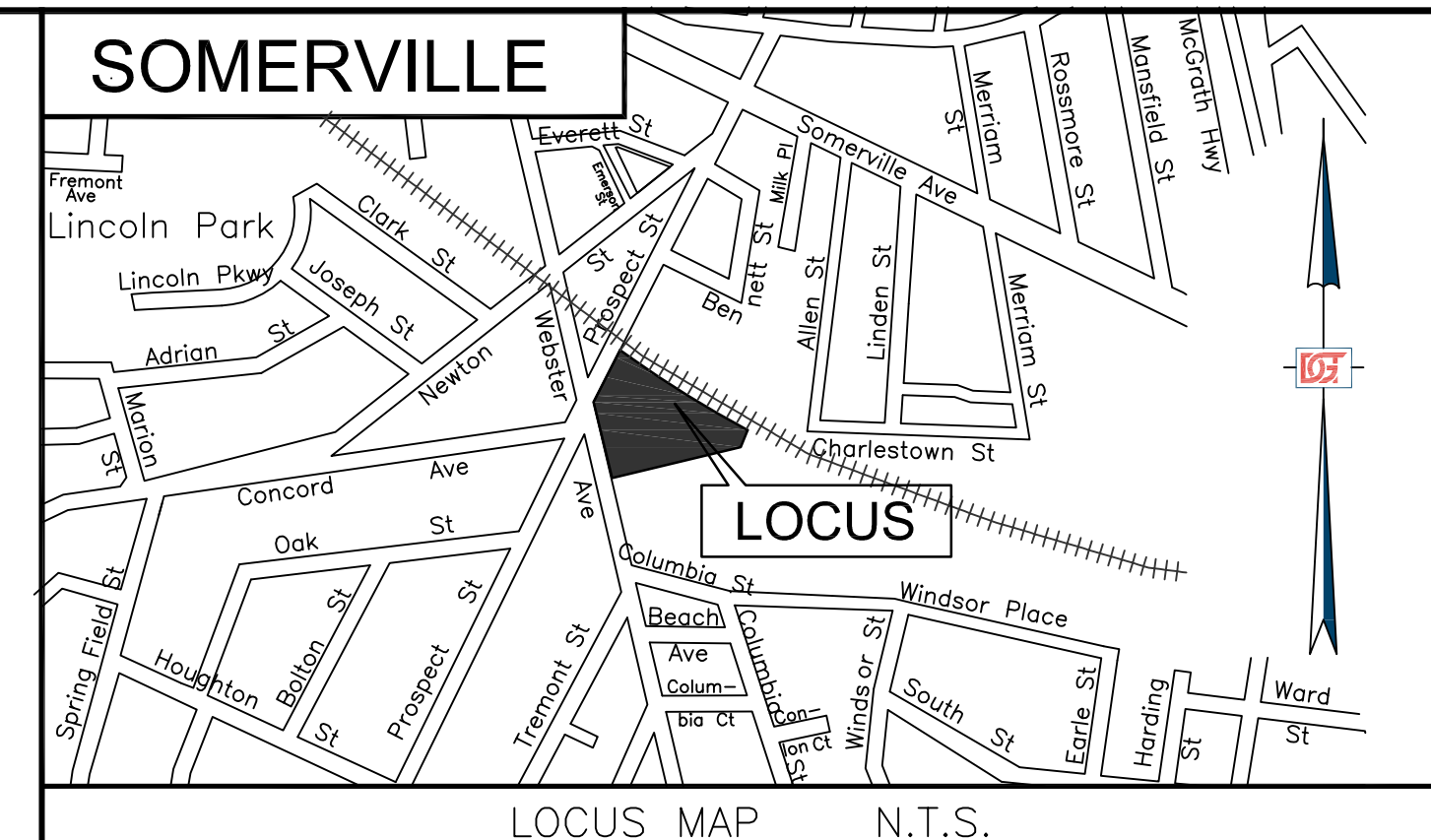
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ARCHITECT OF RECORD
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SHEET TITLE
COLUMN PASS THROUGH CLOSE UP
AT DAY AND NIGHT

D3.1-G304



REGISTRY USE ONLY

LEGEND:

- ASPH ASPHALT
- BK BACK
- BLK BLOCK
- BRK BRICK
- BSW BACK OF SIDEWALK
- CLF CHAIN LINK FENCE
- CB CATCH BASIN
- CONC CONCRETE
- DH(F) DRILL HOLE FOUND
- GC FIRE HYDRANT
- GRAN GRANITE CURB
- LP GRANITE
- MAG(F) LIGHT POLE
- MH MAGNETIC NAIL FOUND
- OV OVER
- R RECORD
- RBR(F) REBAR FOUND
- RET-WALL RETAINING WALL
- SBDH(F) STONE BOUND DRILL HOLE FOUND
- STY STORY
- SWK SIDEWALK
- TCB TRAFFIC CONTROL BOX
- UP UTILITY POLE

REFERENCES:

- MIDDLESEX COUNTY REGISTRY OF DEEDS**
- BK 1948 PG 1600 (1948) PLAN
 - BK 1948 PG 1702 (1948) PLAN
 - BK 1956 PG 1892 (1956) PLAN
 - BK 1960 PG 764 (1959) PLAN
 - BK 1966 PG 691 (1964) PLAN
 - BK 1981 PG 197 (1981) PLAN (LO 6464)
 - BK 2012 PG 130 (2011) PLAN
 - BK 2020 PG 881 (2020) PLAN
 - BK 2021 PG 723 (2021) PLAN

- MASSACHUSETTS LAND COURT**
- LCC-19735A (1945)
 - LCC-32897A (1963)

APPROVED BY
SOMERVILLE PLANNING BOARD:

DATE, _____

REFERENCE

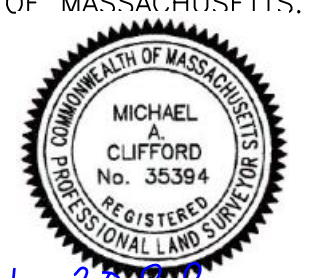
OWNER OF RECORD: N/F US UNION SQUARE D3.1 OWNER LLC
BK 78105 PG 280 (2021) DEED
PARCEL ID: 96-A-1
TOTAL AREA = 66,958± SQ. FT. OR 1.537± ACRES

NOTES

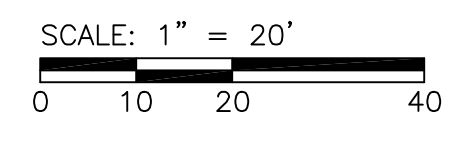
- 1) THE PURPOSE OF THIS PLAN IS TO DIVIDE THE EXISTING PARCEL 96-A-1 AS DESCRIBED IN DEED REFERENCE BK 78105 PG 280 (2021) INTO THREE SEPARATE LOTS.
- 2) FIELD SURVEY PERFORMED: JAN. 14 THROUGH FEB. 15, 2022.
- 3) PER CITY OF SOMERVILLE ZONING PLAN, LOCUS IS SITUATED IN THE "UNION SQUARE OVERLAY DISTRICT". FOR DIMENSIONAL AND OTHER REQUIREMENTS REFER TO CURRENT SOMERVILLE ZONING CODE.
- 4) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND AGREEMENTS OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.

I HEREBY CERTIFY THAT:
THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

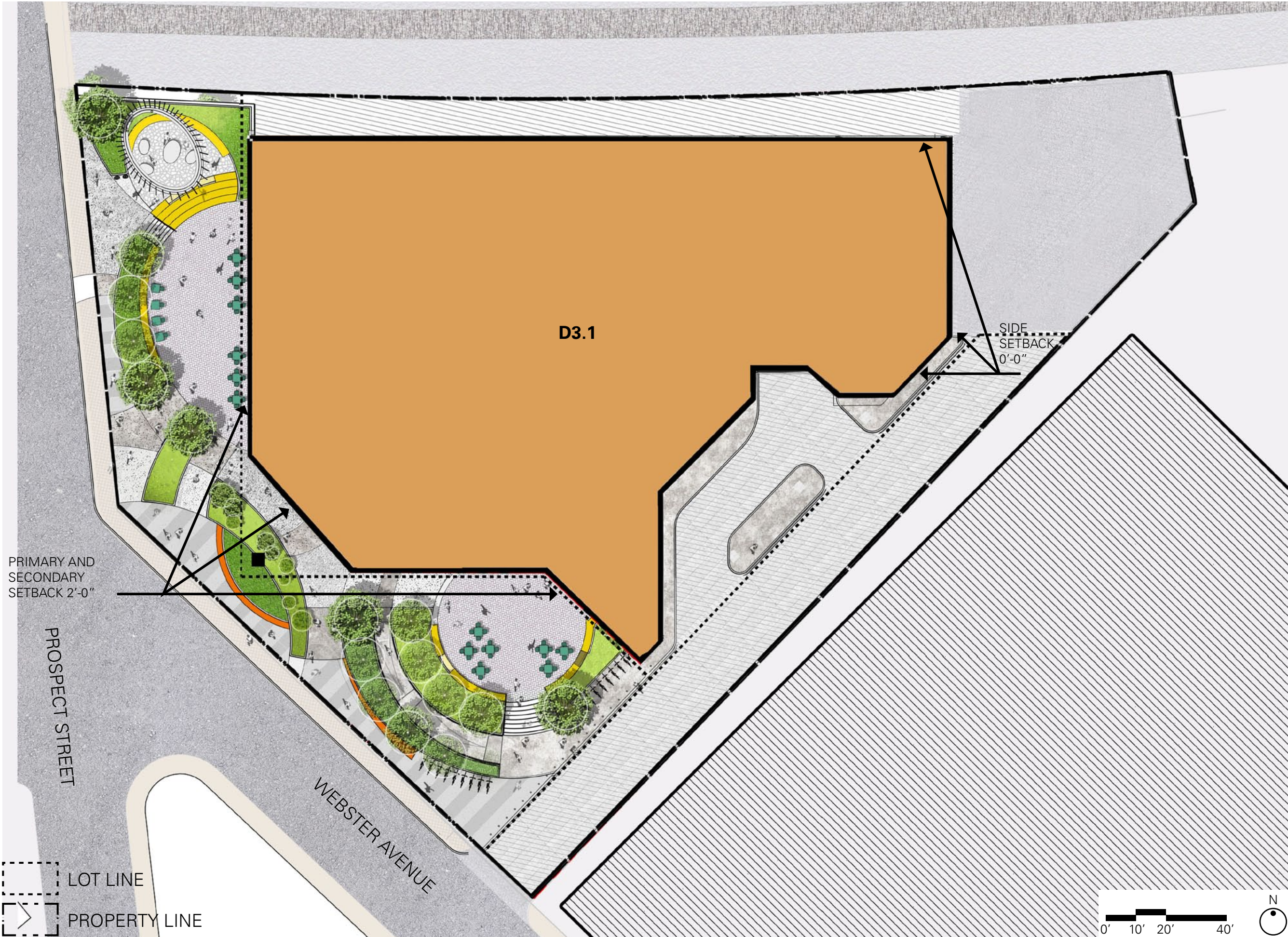
Michael Clifford
PROFESSIONAL LAND SURVEYOR
12-JUL-2022
DATE



50 WEBSTER AVENUE	RESEARCH: D.F.C./A.L.
SUBDIVISION WORKSHEET	FIELD: A.R./P.D.
IN SOMERVILLE, MASSACHUSETTS	CALCULATION: A.LALLY
MIDDLESEX COUNTY	DRAFTING: A.L.
PREPARED FOR: UNION SQUARE STATION ASSOCIATES LLC	CHECK: M.A. CLIFFORD
PREPARED BY: DGT Associates Surveying & Engineering Framingham • Boston • Worcester	PROJ. MANAGER: B.TALEB
803 SUMMER STREET, 1ST FLOOR, BOSTON, MA 02127 617.275.0541 www.DGTassociates.com	DATE: 15-FEB-2022
	JOB NO. S1684.00
	CRD FILE S1684-ALL
	SHEET NO. 01 OF 01



MTC	ADJ. TRAVELED WAY	7/5/2022	1
BY:	DESCRIPTION:	DATE:	REV: 0
PLAN NO.: S1684-00SD01 (Subdivision WS)			



D3.1

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SHEET TITLE
ZONING PLAN | SCALED SITE
LAYOUT PLAN

D3.1-G600

D3.1

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SHEET TITLE

GROUND FLOOR PLAN |
DIMENSIONAL CRITERIA

D3.1-A102

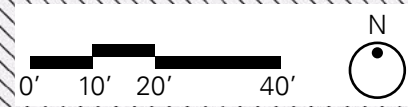
NOTE:
FINAL RETAIL DOOR LOCATION AND SPACING
TO BE COORDINATED WITH FUTURE RETAIL
USERS



PROSPECT STREET

WEBSTER AVENUE

LOT LINE
PROPERTY LINE



Zoning	Required	Proposed
Long-Term Bicycle Parking:		
Retail	1.0 / 10,000 sf	7,000 sf / 10,000 sf 1 space required
Office	1.0 / 3,000 sf	109,200 sf / 3,000 sf 37 spaces required
R&D / Lab	1.0 / 5,000 sf	163,800 / 5,000 sf 33 spaces required
		71 spaces required

Total Building	280,000
Office (40%)	109,200
R&D / Lab (60%)	163,800
Retail	7,000

Parking Types	Allowed	Proposed
Wall Mounted	Max. 25% 17 spaces	16 spaces*
Extra Wide	Min. 3% 3 spaces	4 spaces
Floor Mounted	52 spaces	52 spaces

2 racks
26 racks

*two-tier racks

Notes:

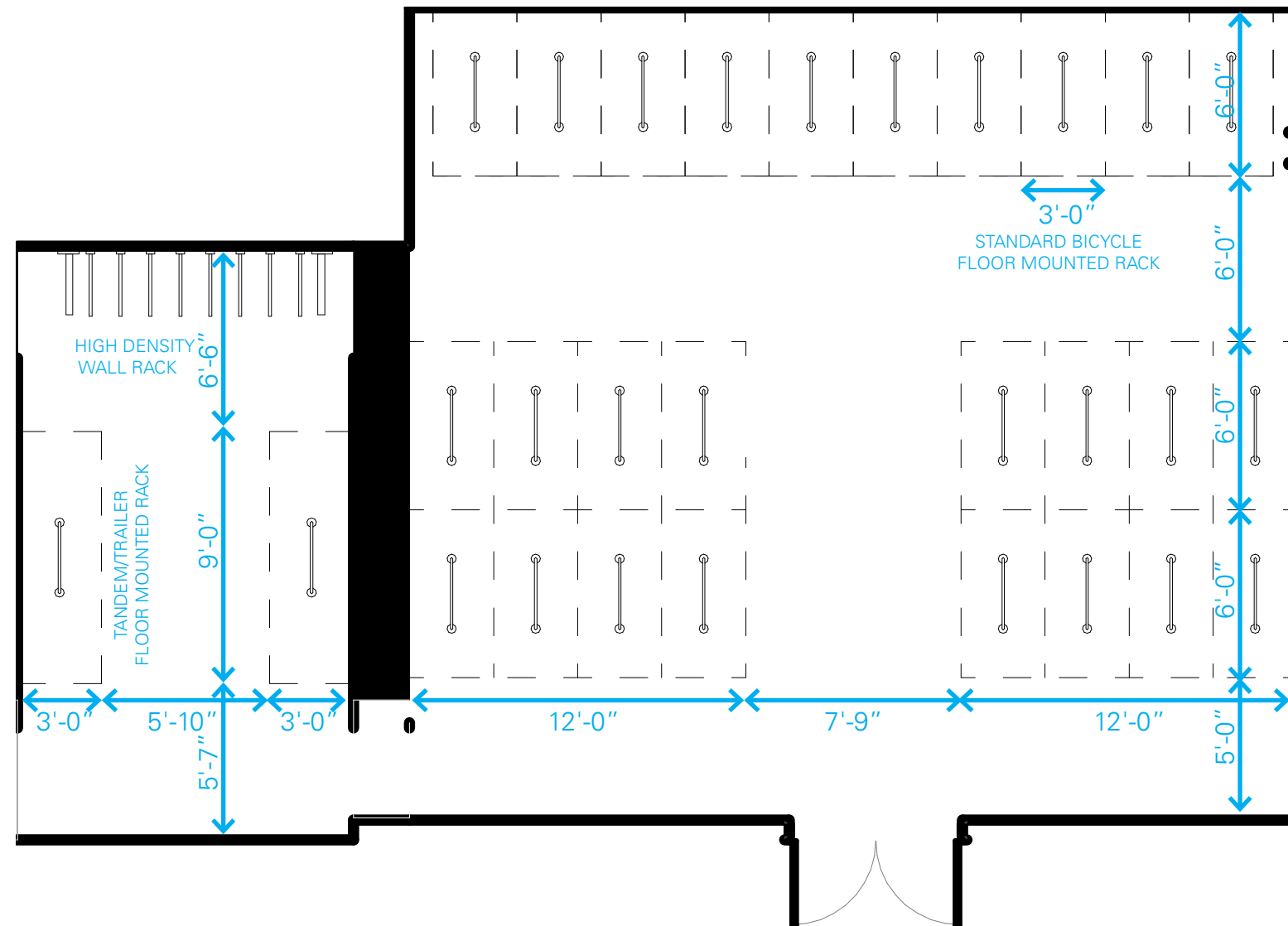
Bicycle parking to be in accordance with The Association of Pedestrian and Bicycle Professionals Bicycle Parking Guidelines

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



D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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1	MAY 6, 2022 JULY 15, 2022	DSPR DSPR REVISED



NOT FOR CONSTRUCTION



DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.0420



ARCHITECT OF RECORD
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

D3.1-A103

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.0420

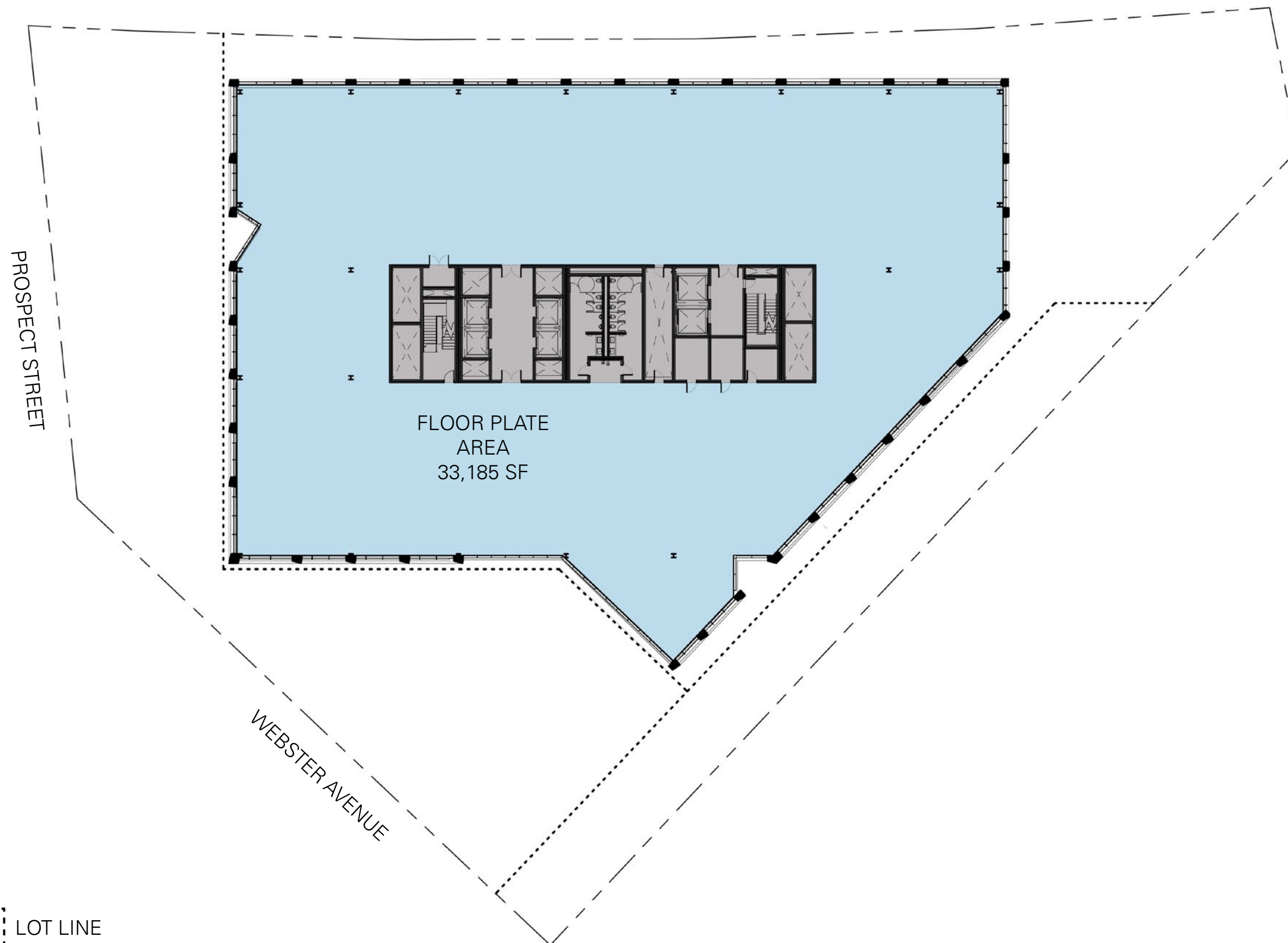


ARCHITECT OF RECORD
SPAGNOLO GISNESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA 02110
T 1.857.300.2610

SHEET TITLE

TYPICAL UPPER FLOOR PLAN

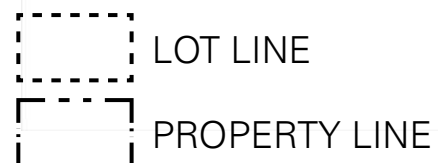
D3.1-A104



PROSPECT STREET

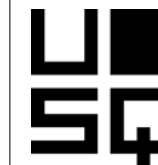
WEBSTER AVENUE

FLOOR PLATE
AREA
33,185 SF



D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.0420

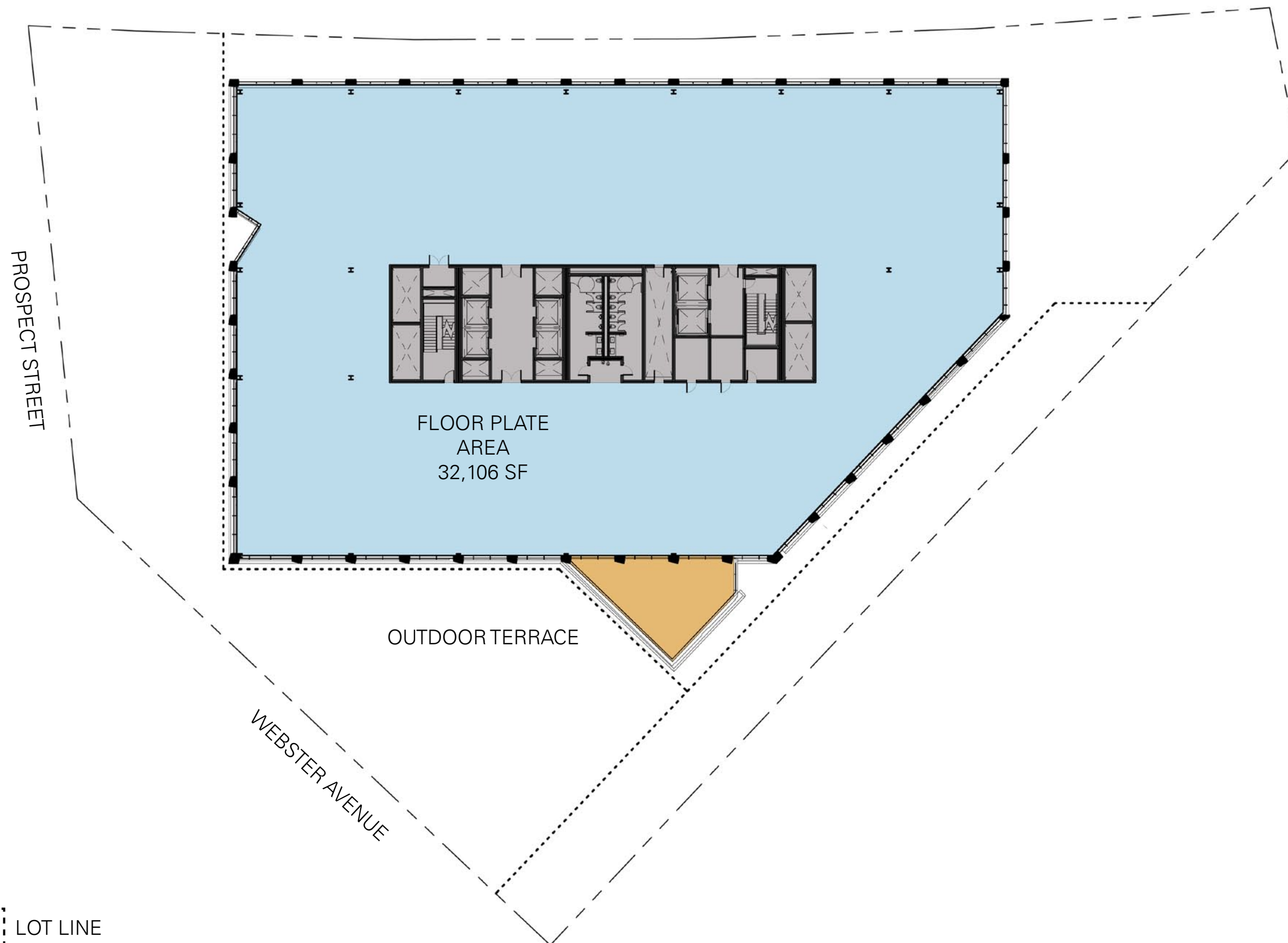


ARCHITECT OF RECORD
SPAGNOLO GISNESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA 02110
T 1.857.300.2610

SHEET TITLE

LEVEL 6 FLOOR PLAN

D3.1-A105

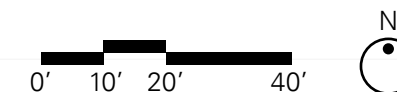
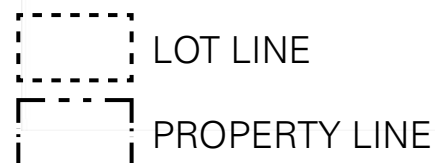


PROSPECT STREET

WEBSTER AVENUE

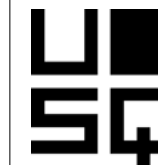
FLOOR PLATE
AREA
32,106 SF

OUTDOOR TERRACE



D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.0420

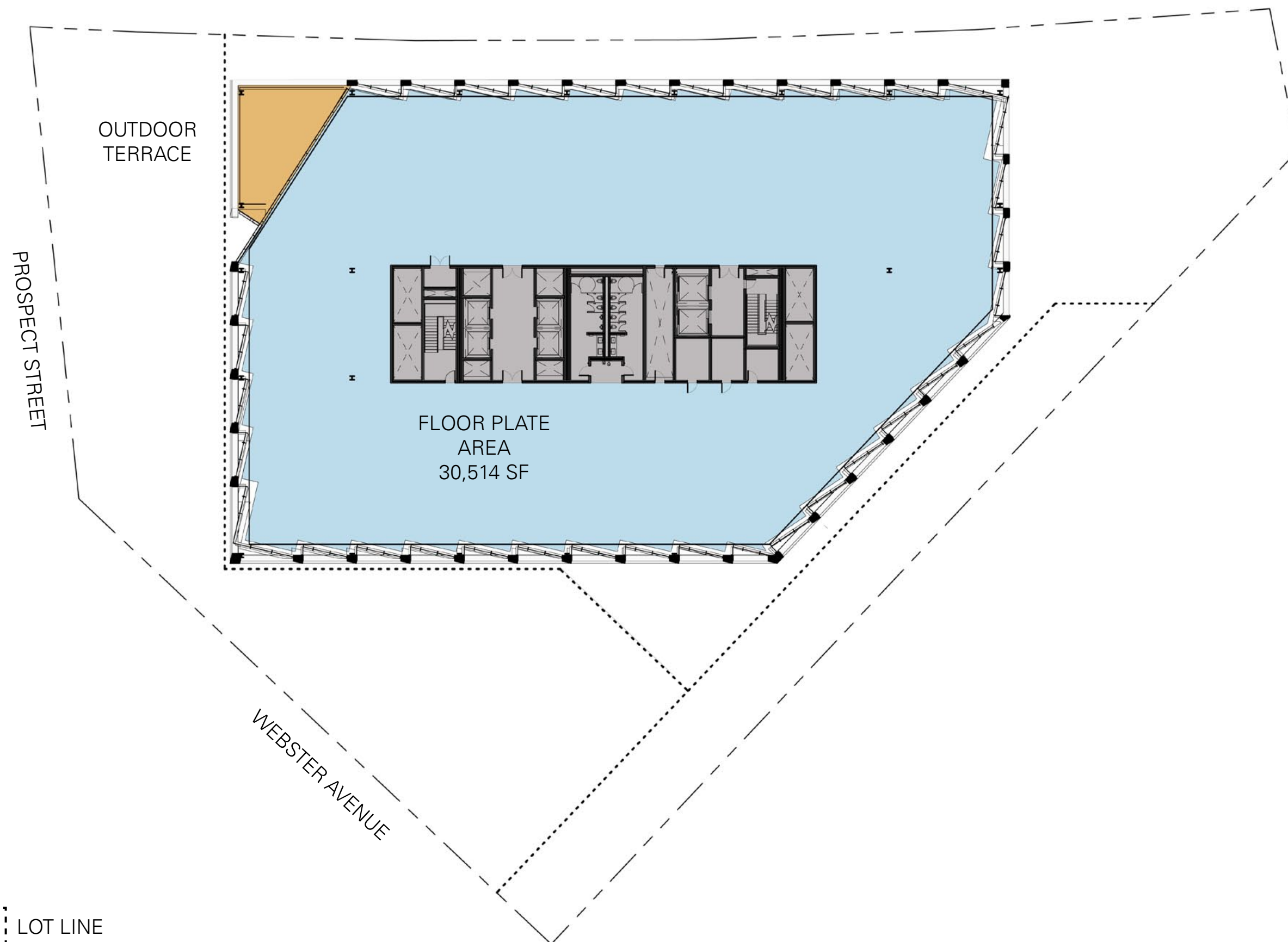


ARCHITECT OF RECORD
SPAGNOLO GISNESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA 02110
T 1.857.300.2610

SHEET TITLE

LEVEL 8 FLOOR PLAN

D3.1-A106

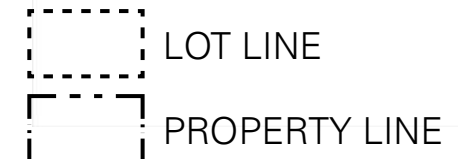


OUTDOOR
TERRACE

PROSPECT STREET

FLOOR PLATE
AREA
30,514 SF

WEBSTER AVENUE



D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.0420

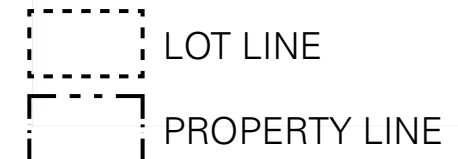
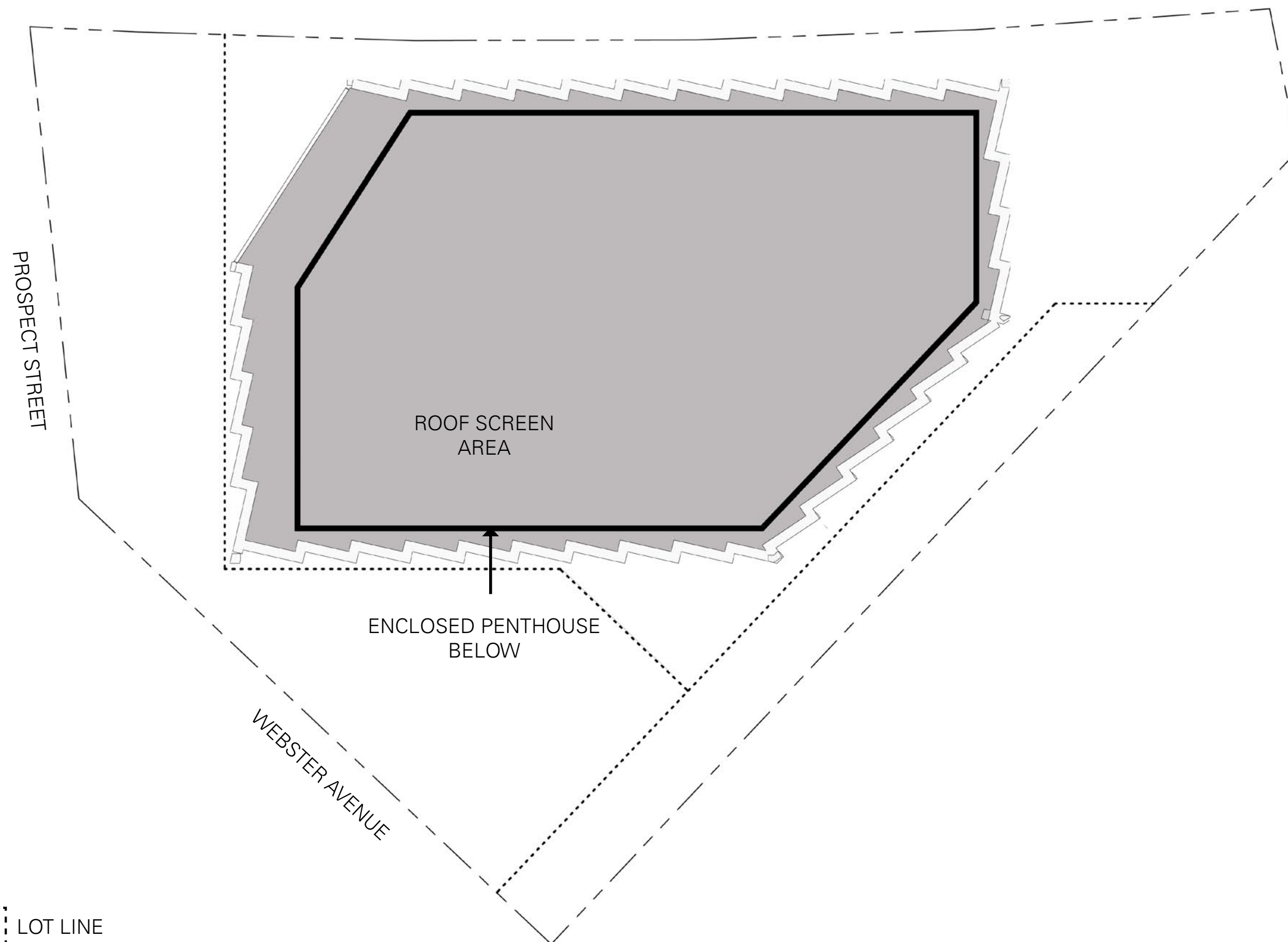


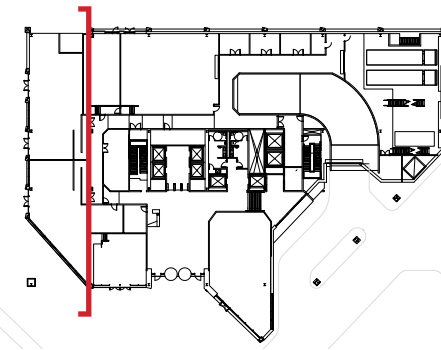
ARCHITECT OF RECORD
SPAGNOLO GISNESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA 02110
T 1.857.300.2610

SHEET TITLE

LEVEL M2 | ROOF PLAN

D3.1-A107





D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER
US UNION SQUARE
D3.1 OWNER LLC
31 Union Square
Somerville, MA. 02143

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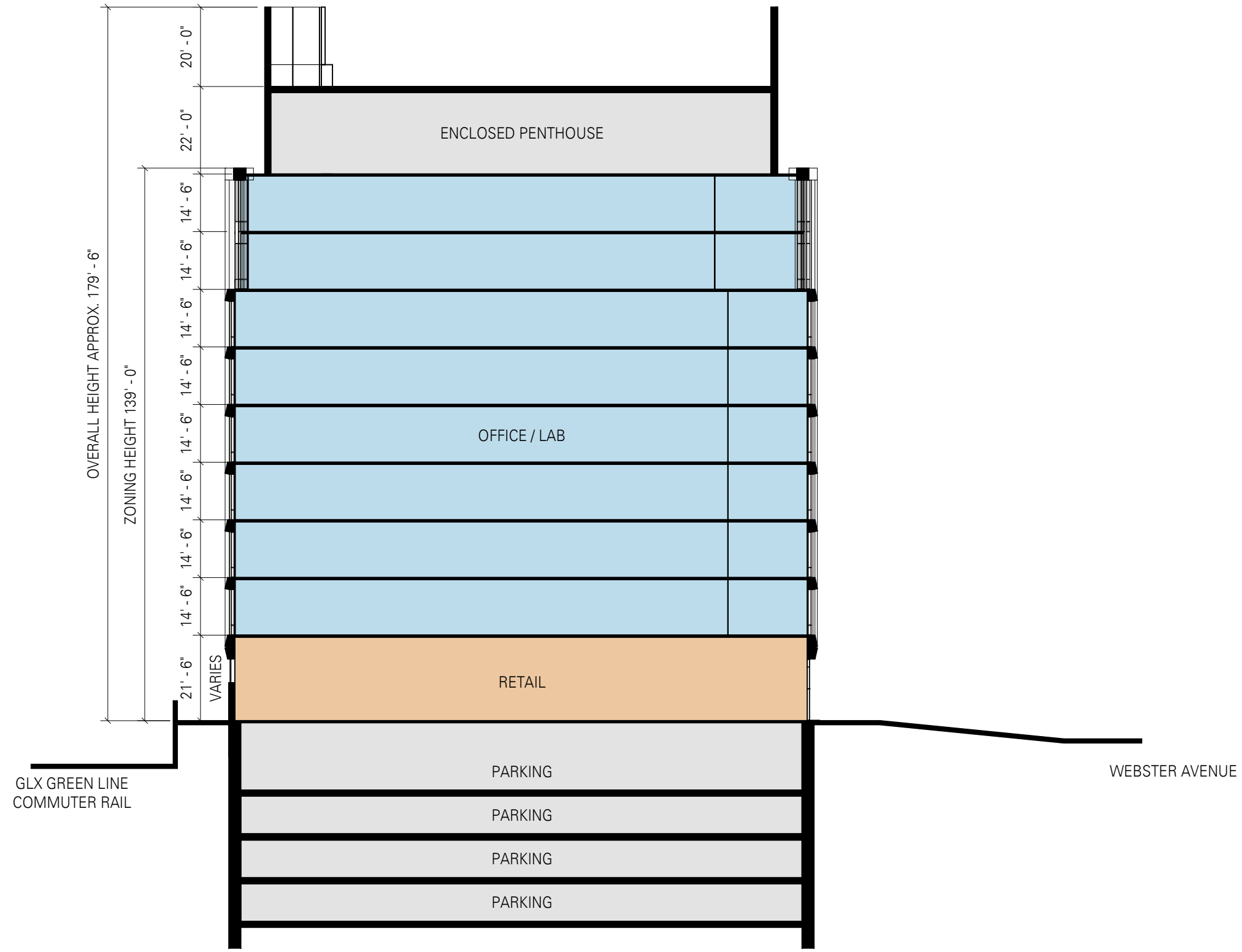
NOT FOR CONSTRUCTION

MV
DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.0420

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

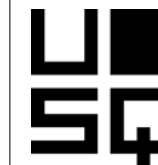
SHEET TITLE
NORTH-SOUTH BUILDING SECTION

D3.1-A200



D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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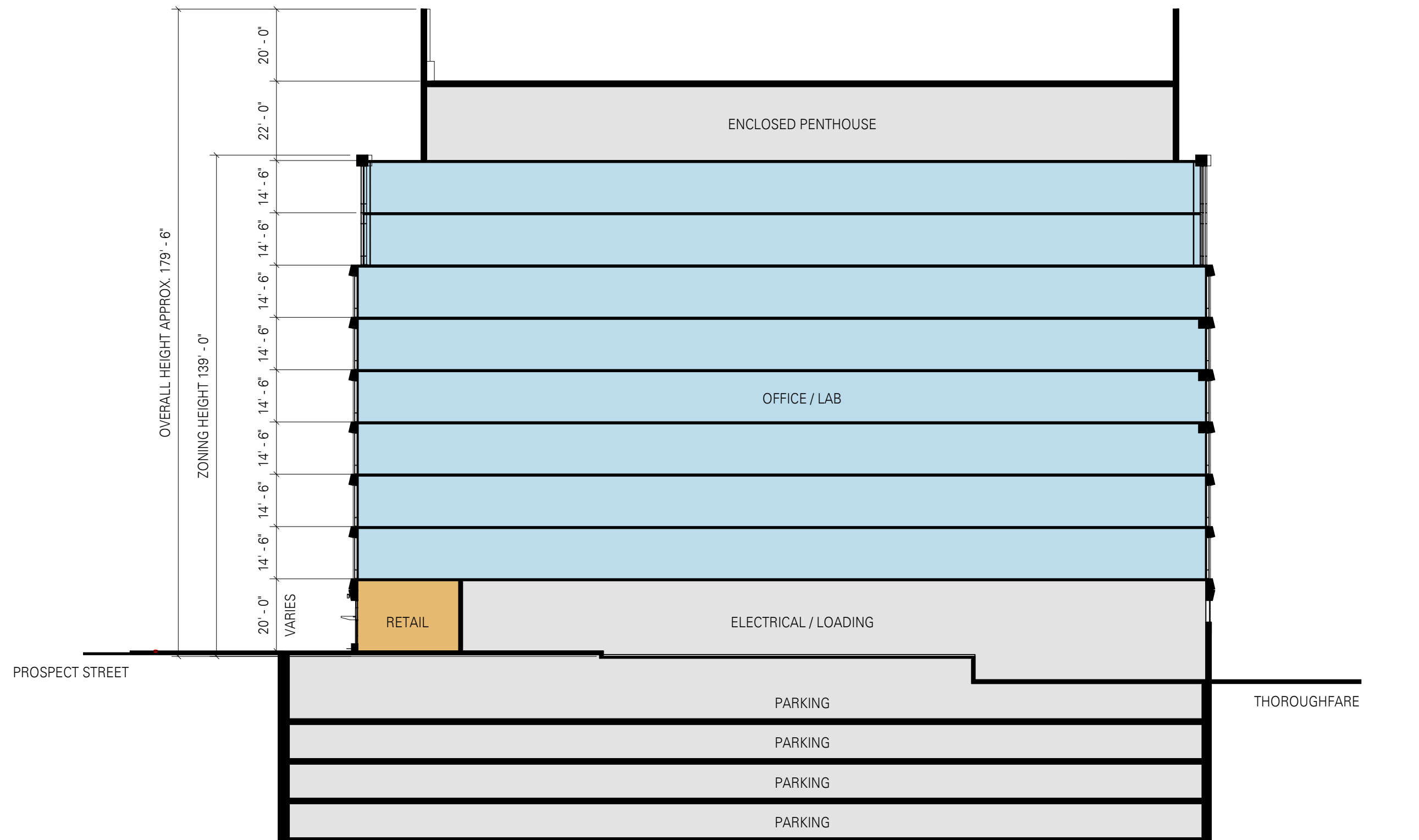
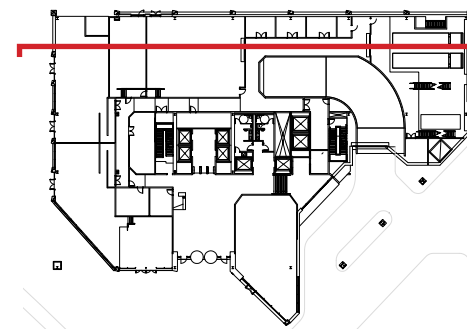
DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.0420



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

SHEET TITLE
EAST-WEST BUILDING SECTION

D3.1-A201



D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER
US UNION SQUARE
D3.1 OWNER LLC
31 Union Square
Somerville, MA. 02143

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MV
DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
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SEA
ARCHITECT OF RECORD
SPAGNOLO GISNESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA 02110
T 1.857.300.2610

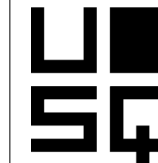
SHEET TITLE
EAST BUILDING ELEVATION

D3.1-A303



D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
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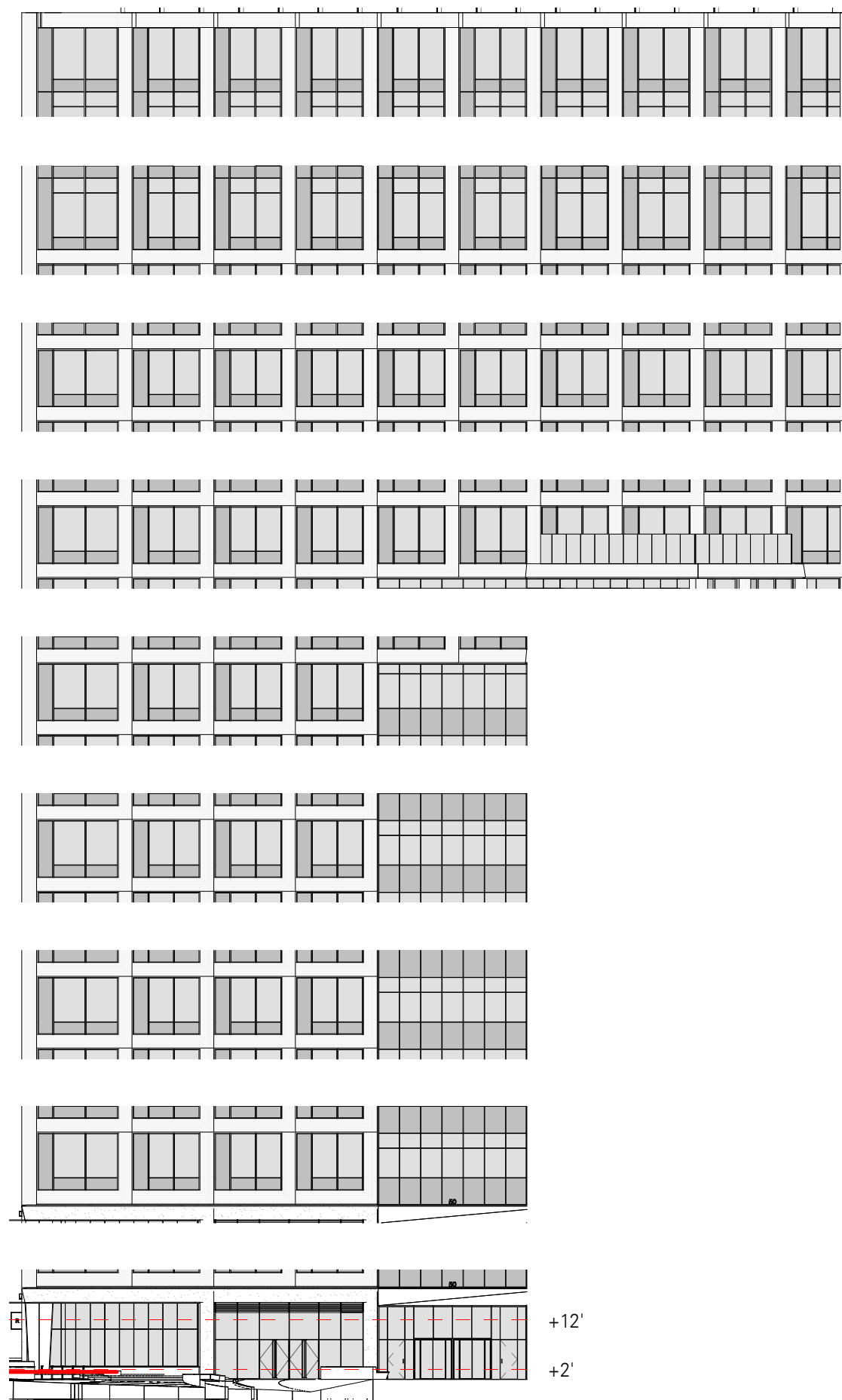


ARCHITECT OF RECORD
SPAGNOLO GISNESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA 02110
T 1.857.300.2610

SHEET TITLE

FACADE FENESTRATION ANALYSIS |
WEBSTER AVENUE

D3.1-A304

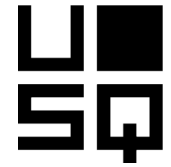


TOP OF ROOF 136' - 0"	FENESTRATION 40.7%
LEVEL 09 121' - 6"	FENESTRATION 51.3%
LEVEL 08 107' - 0"	FENESTRATION 38.5%
LEVEL 07 92' - 6"	FENESTRATION 38.5%
LEVEL 06 78' - 0"	FENESTRATION 45.3%
LEVEL 05 63' - 6"	FENESTRATION 45.3%
LEVEL 04 49' - 0"	FENESTRATION 45.3%
LEVEL 03 34' - 6"	FENESTRATION 45.3%
LEVEL 02 20' - 0"	FENESTRATION 86.6%
LEVEL 01 0' - 0"	NOTE: GROUND FLOOR FENESTRATION IS MEASURED BETWEEN 2' AND 12' ABOVE THE SIDEWALK

+12'
+2'

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER
US UNION SQUARE
D3.1 OWNER LLC
31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
	5/6/2022	



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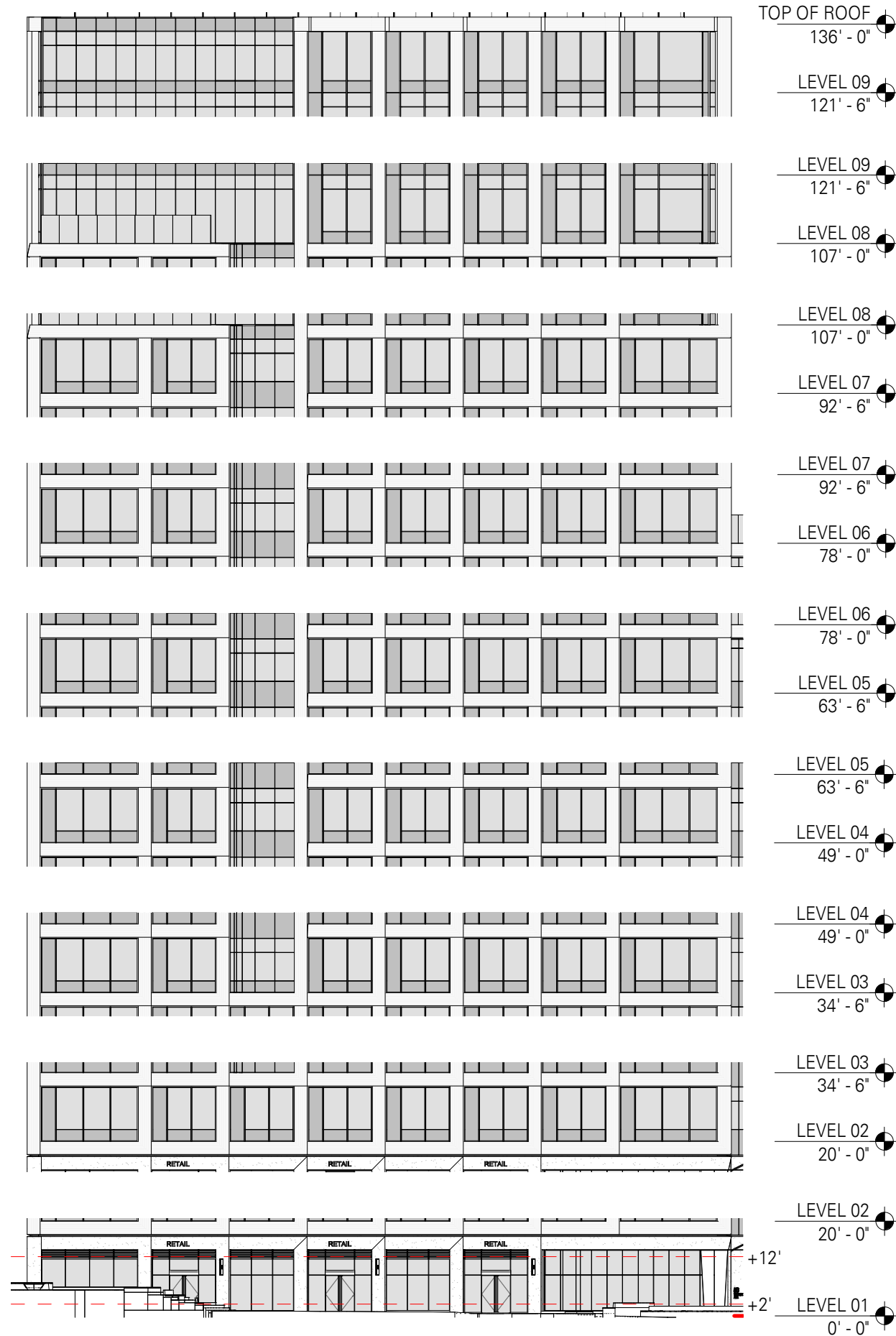
DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.0420



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

SHEET TITLE
FACADE FENESTRATION ANALYSIS |
PROSPECT STREET

D3.1-A305





OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
1	MAY 6, 2022 JULY 15, 2022	DSPR DSPR REVISED



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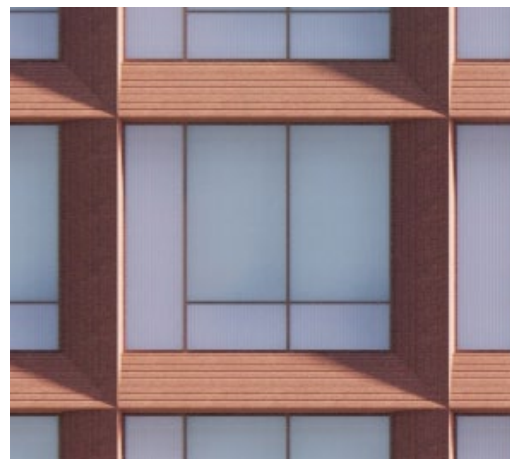
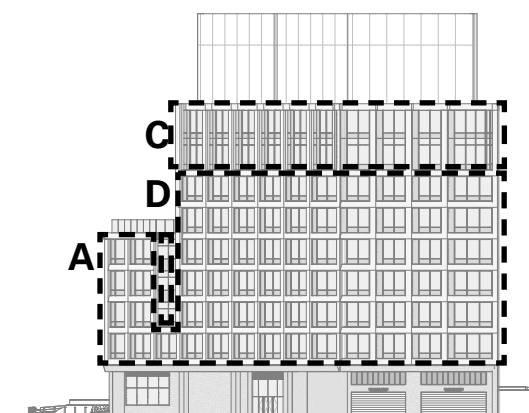
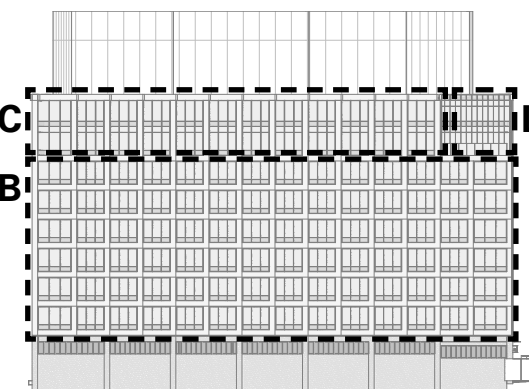
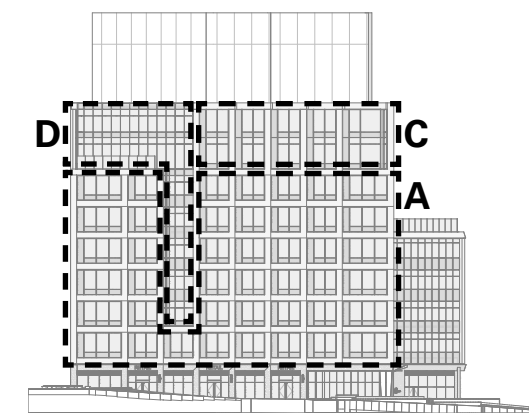
DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
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ARCHITECT OF RECORD
SPAGNOLO GISNESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA 02110
T 1.857.300.2610

SHEET TITLE

FENESTRATION ANALYSIS



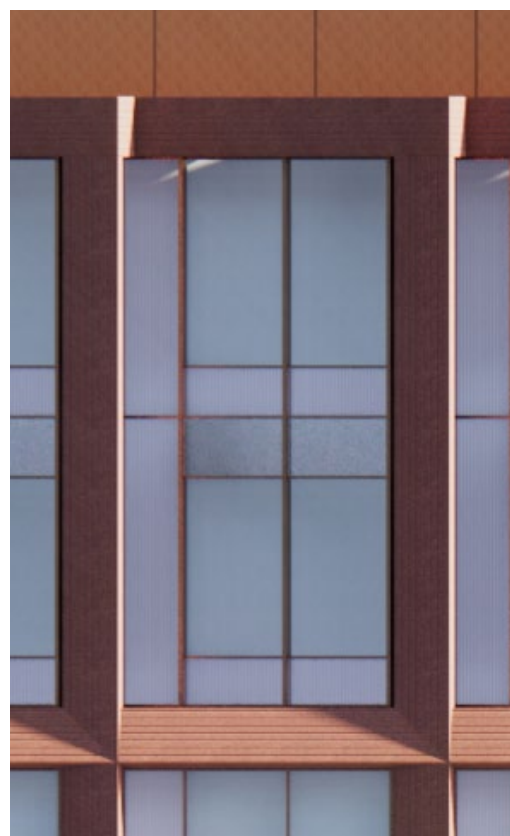
FACADE TYPE A

FENESTRATION

- (57% -72% SOLID TO VOID)
- (28% -43% VISION GLASS)

PRIMARY FACADE MATERIALS:

- VISION GLASS & SPANDREL GLASS |VLT 40% MIN. |VLR 15% MIN.
- PANELIZED VOLUMETRIC ENCLOSURE



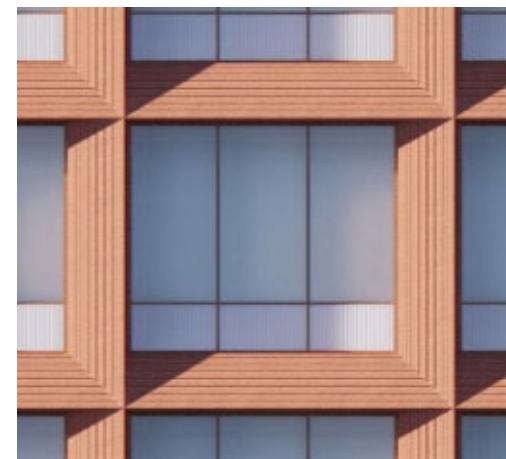
FACADE TYPE C

FENESTRATION

- (49% -54% SOLID TO VOID)
- (46% -51% VISION GLASS)

PRIMARY FACADE MATERIALS:

- VISION GLASS & SPANDREL GLASS |VLT 40% MIN. |VLR 15% MIN.
- PANELIZED VOLUMETRIC ENCLOSURE



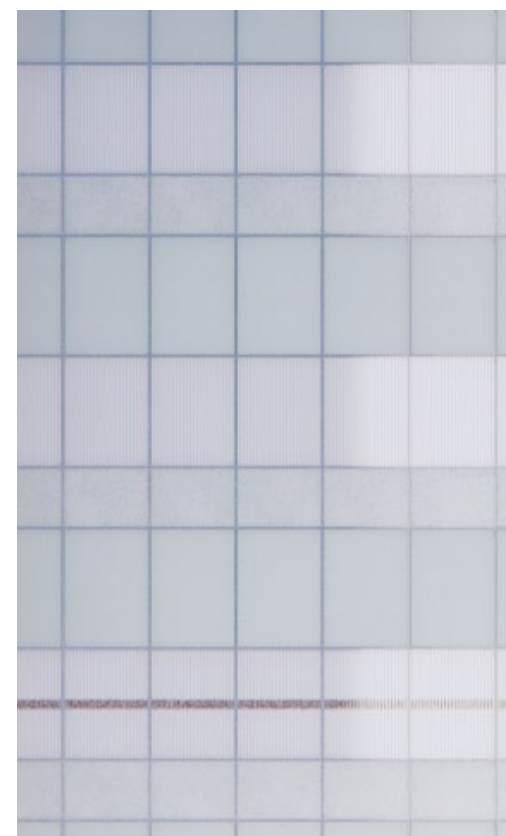
FACADE TYPE B

FENESTRATION

- (50% -52% SOLID TO VOID)
- (48% -50% VISION GLASS)

PRIMARY FACADE MATERIALS:

- VISION GLASS & SPANDREL GLASS |VLT 40% MIN. |VLR 15% MIN.
- PANELIZED VOLUMETRIC ENCLOSURE



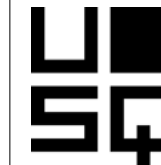
FACADE TYPE D

FENESTRATION

- (38% SOLID TO VOID)
- (62% VISION GLASS)

PRIMARY FACADE MATERIALS:

- VISION GLASS & SPANDREL GLASS |VLT 40% MIN. |VLR 15% MIN.



OWNER
US UNION SQUARE
D3.1 OWNER LLC
31 Union Square
Somerville, MA. 02143

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DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
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ARCHITECT OF RECORD
SPAGNOLO GISNESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA 02110
T 1.857.300.2610

SHEET TITLE
FENESTRATION ANALYSIS



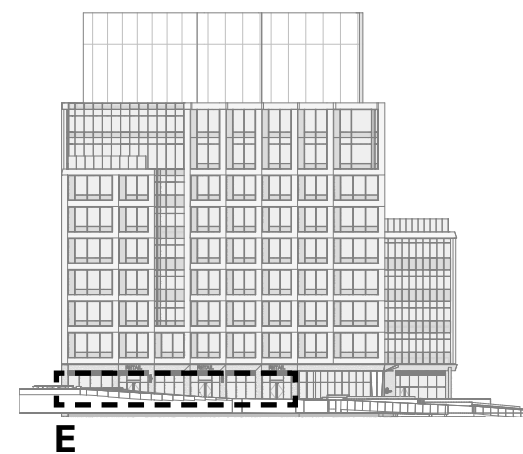
FACADE TYPE E

FENESTRATION

- (46% SOLID TO VOID)
- (54% VISION GLASS)

PRIMARY FACADE MATERIALS:

- VISION GLASS & SPANDREL GLASS | VLT 60% MIN. | VLR 15% MIN.
- SOLID SURFACE PANEL



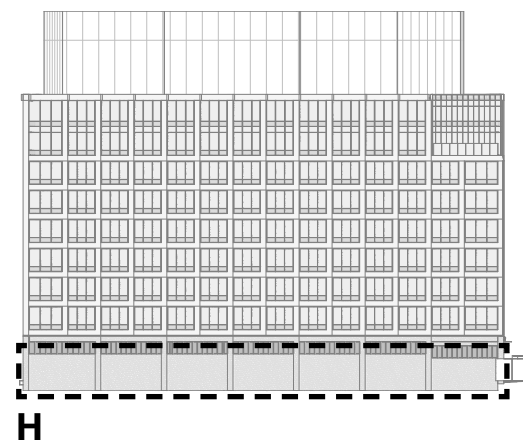
FACADE TYPE F

FENESTRATION

- (45% SOLID TO VOID)
- (55% VISION GLASS)

PRIMARY FACADE MATERIALS:

- VISION GLASS & SPANDREL GLASS | VLT 60% MIN. | VLR 15% MIN.
- SOLID SURFACE PANEL



FACADE TYPE G

FENESTRATION

- (43% SOLID TO VOID)
- (57% VISION GLASS)

PRIMARY FACADE MATERIALS:

- VISION GLASS & SPANDREL GLASS | VLT 60% MIN. | VLR 15% MIN.
- SOLID SURFACE PANEL



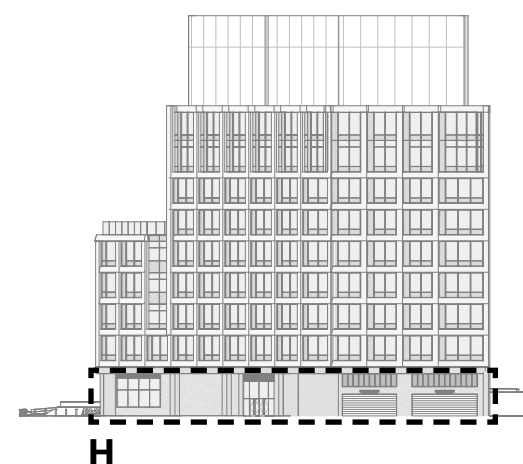
FACADE TYPE H

FENESTRATION

- (76% -100% SOLID TO VOID)
- (0% -24% VISION GLASS)

PRIMARY FACADE MATERIALS:

- VISION GLASS & SPANDREL GLASS | VLT 60% MIN. | VLR 15% MIN.
- SOLID SURFACE PANEL



D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER
US UNION SQUARE
D3.1 OWNER LLC
31 Union Square
Somerville, MA. 02143

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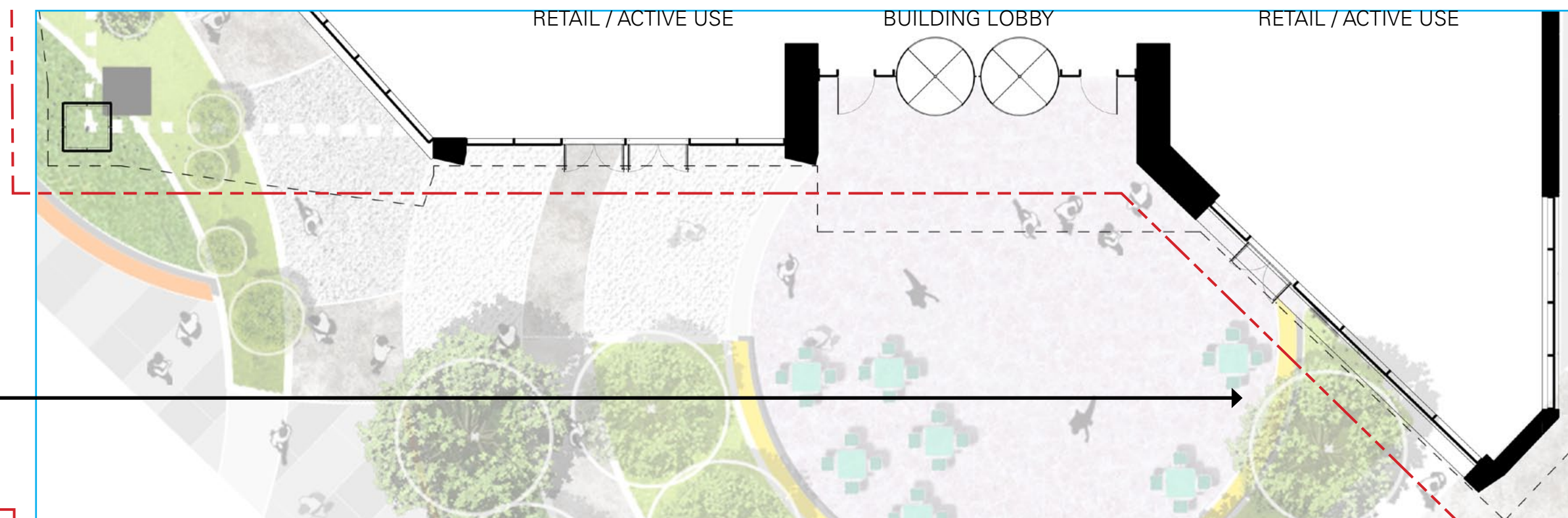
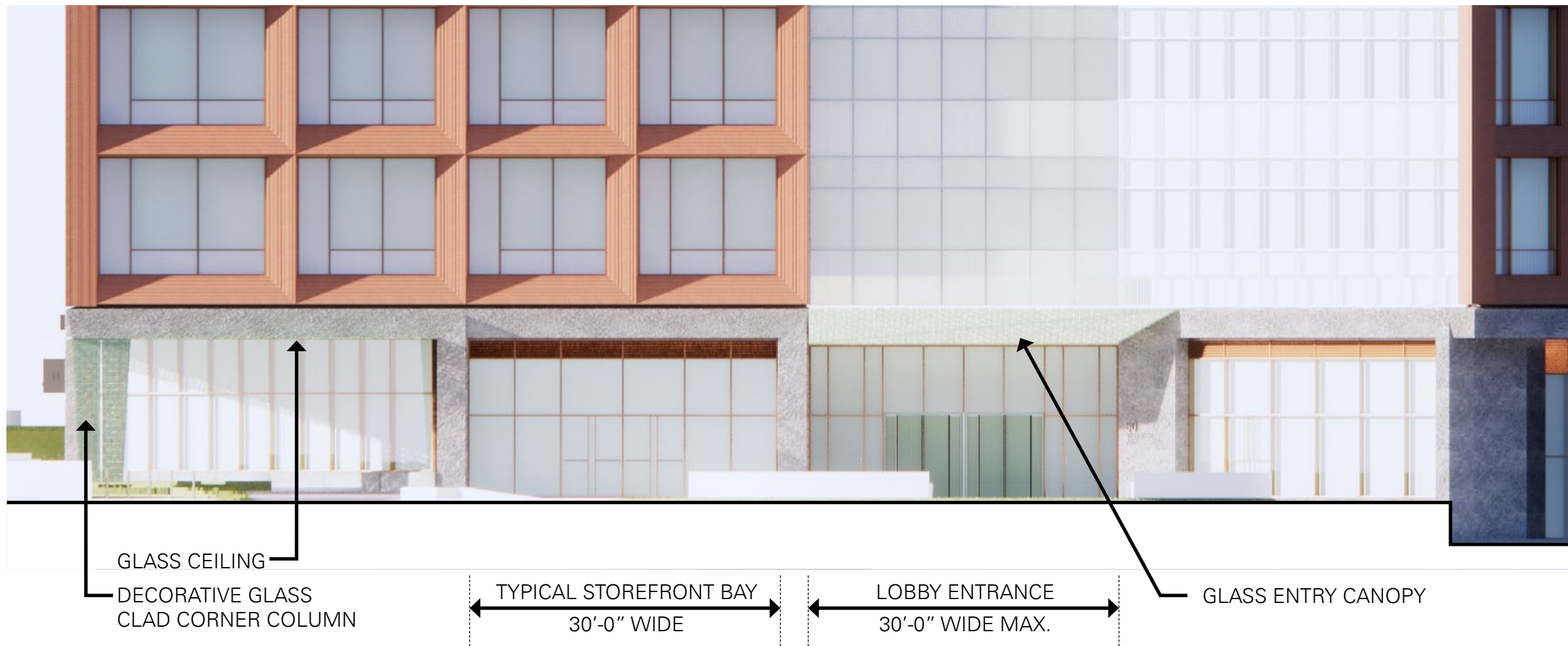
DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.0420



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

SHEET TITLE
GROUND LEVEL DESIGN |
WEBSTER STREET

D3.1-A308



PROPERTY & LOT LINE



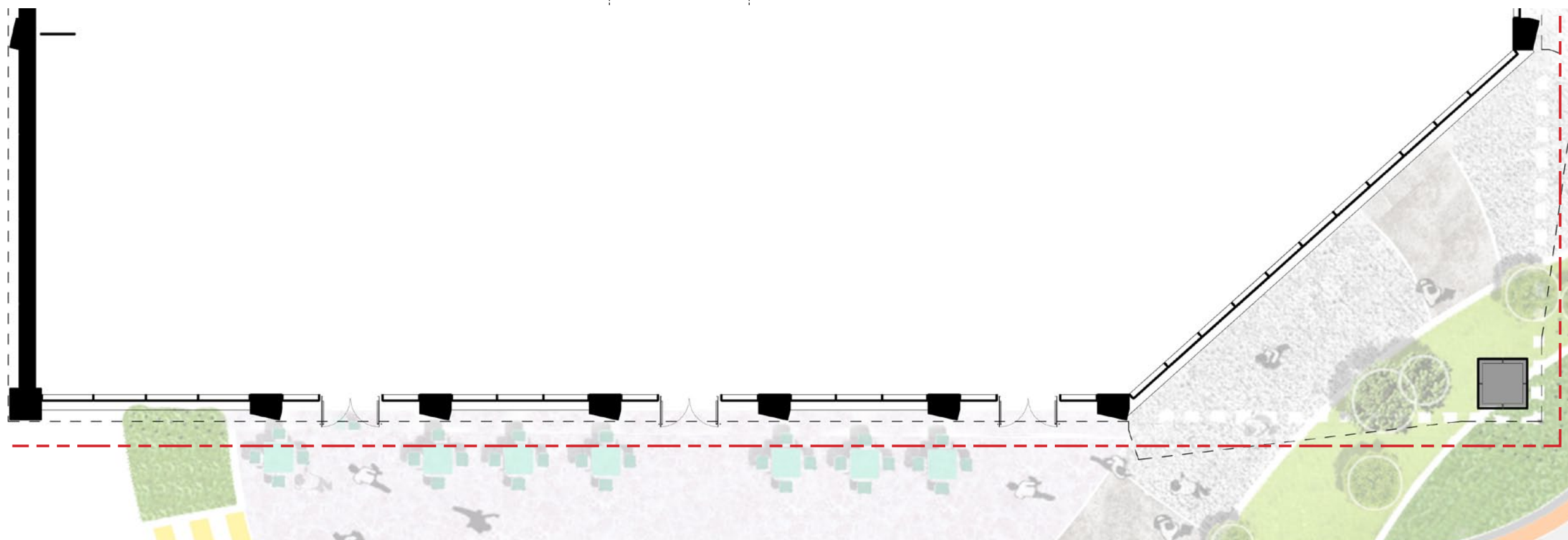
SOLID SURFACE
PANEL

RETAIL SIGNAGE BAND

TYPICAL STOREFRONT BAY
13'-6" WIDE

GLASS CEILING

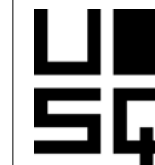
DECORATIVE GLASS
CLAD CORNER COLUMN



PROPERTY & LOT LINE

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.0420



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

SHEET TITLE

GROUND LEVEL DESIGN |
PROSPECT STREET

D3.1-A309

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
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New York, NY 10013
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ARCHITECT OF RECORD
SPAGNOLO GISNESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA 02110
T 1.857.300.2610

SHEET TITLE

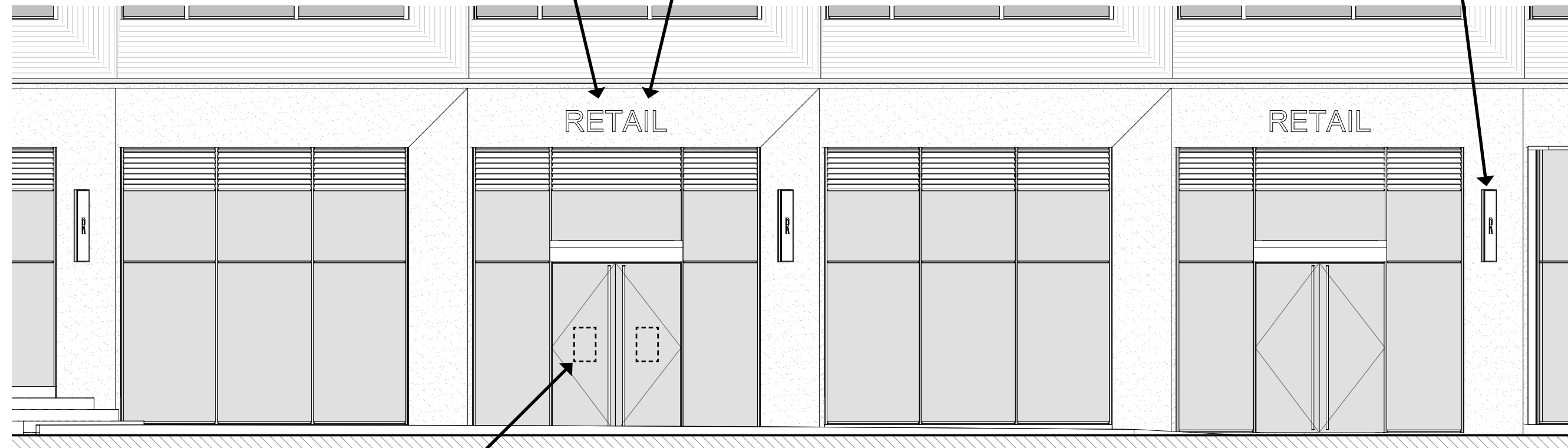
BUILDING SIGNAGE DETAILS

D3.1-A310

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 LANDLORD

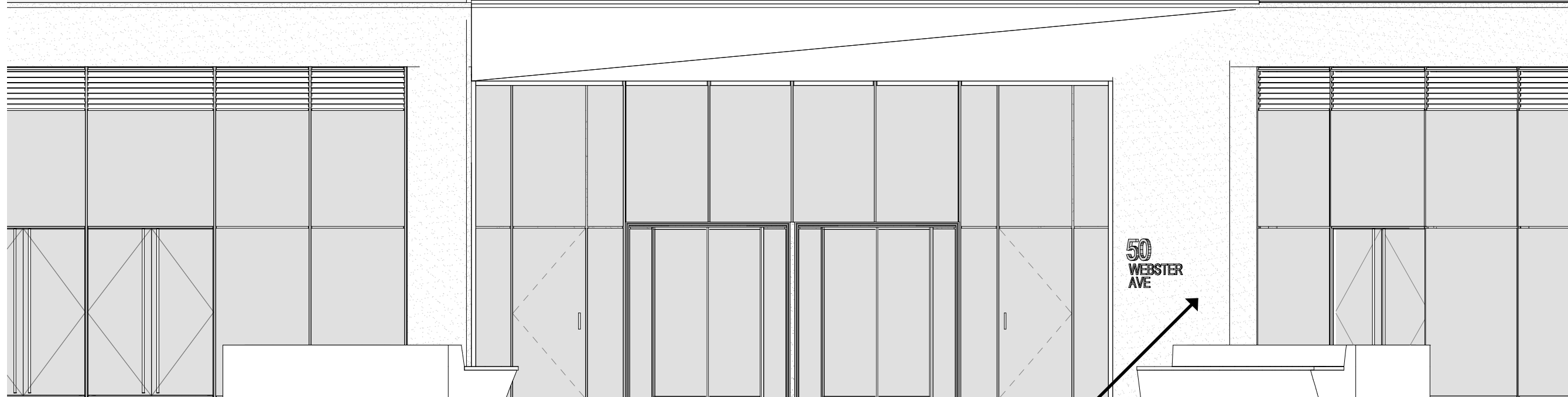
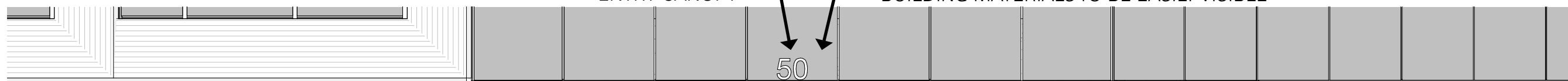
PROJECTING BLADE
SIGNAGE AT EVERY
OTHER PIER



POTENTIAL APPLIED GRAPHIC
TO GLASS FOR RETAIL
IDENTIFICATION SIGNAGE

BUILDING ADDRESS SIGN
TO BE ATTACHED ABOVE THE
ENTRY CANOPY

BUILDING ADDRESS SIGN TO NOT EXCEED A HEIGHT OF
12" WITH A FINISH THAT CONTRAST THE SURROUNDING
BUILDING MATERIALS TO BE EASILY VISIBLE



SECONDARY BUILDING ADDRESS
IDENTIFICATION SIGNAGE



D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.0420



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

SHEET TITLE

BUILDING SIGNAGE DETAILS

D3.1-A311



D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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SHEET TITLE

BUILDING SIGNAGE DETAILS

D3.1-A312

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.0420

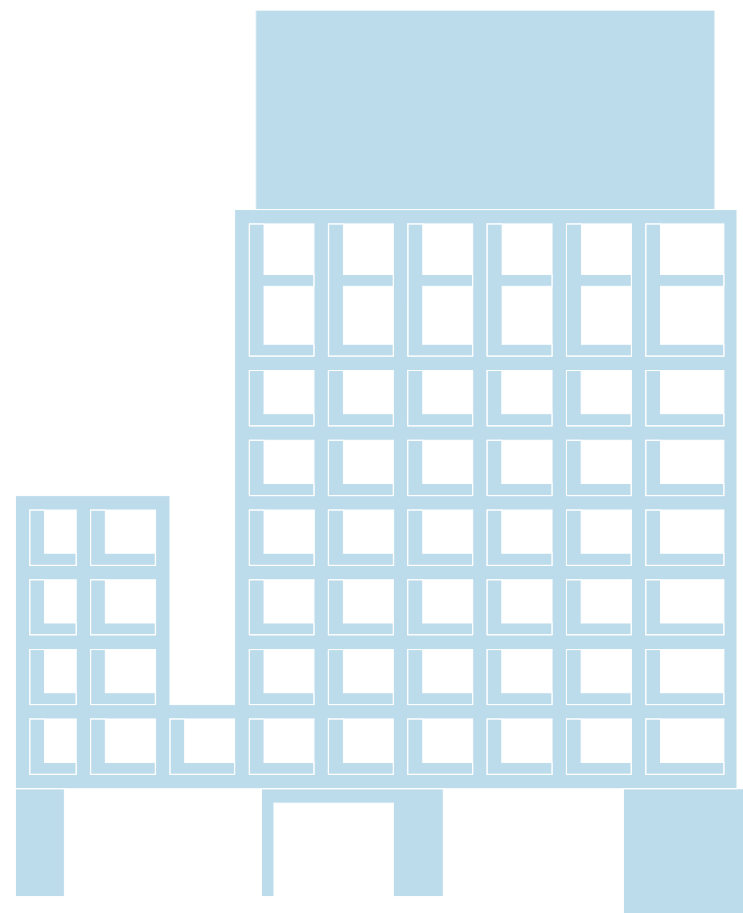


ARCHITECT OF RECORD
SPAGNOLO GISNESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA 02110
T 1.857.300.2610

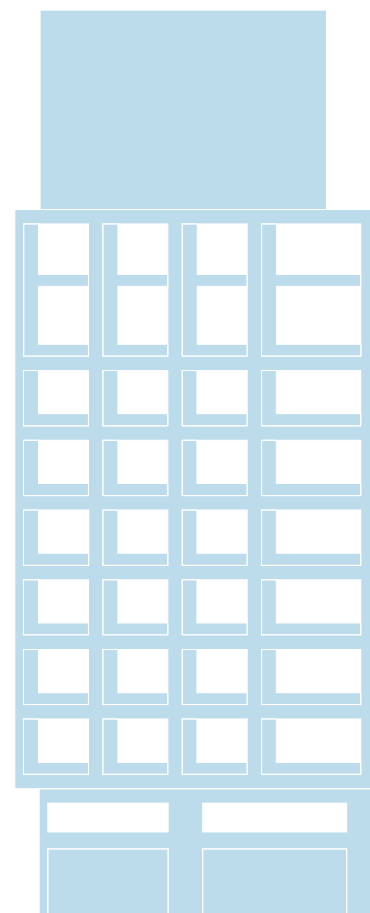
SHEET TITLE

ARCHITECTURAL SILHOUETTE
ELEVATIONS

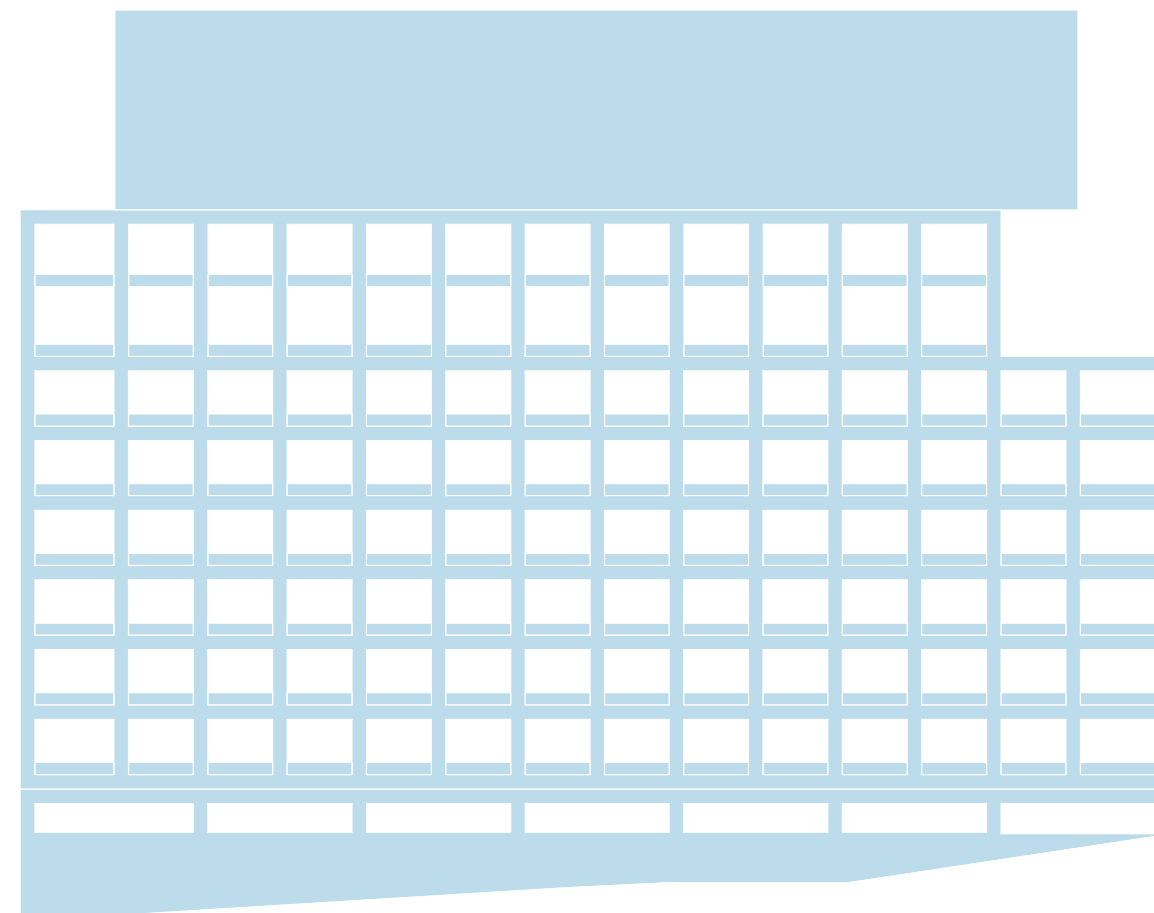
D3.1-A313



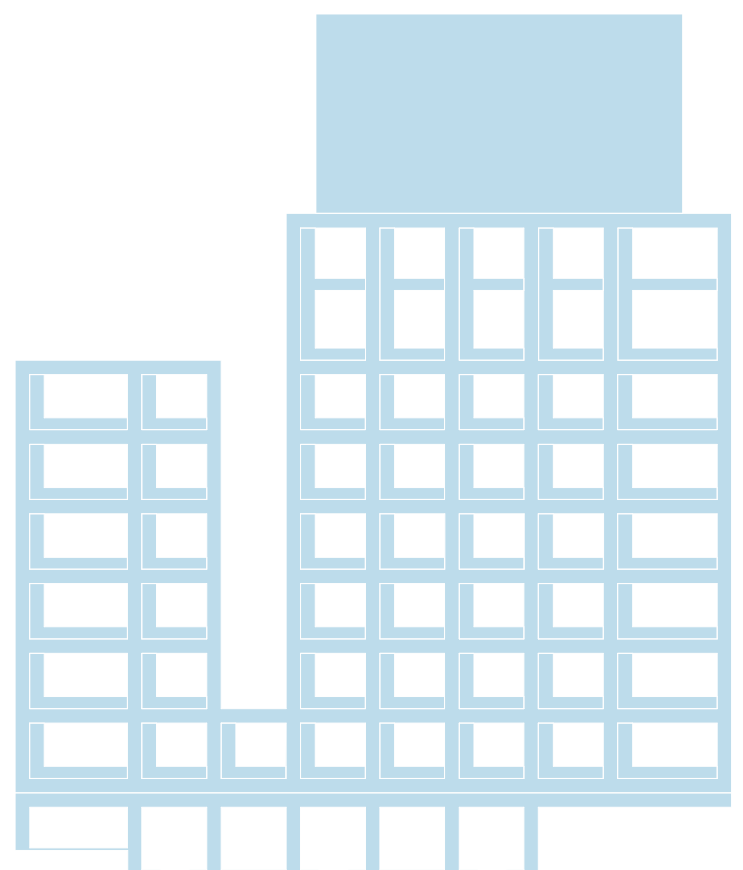
SOUTHEAST ELEVATION



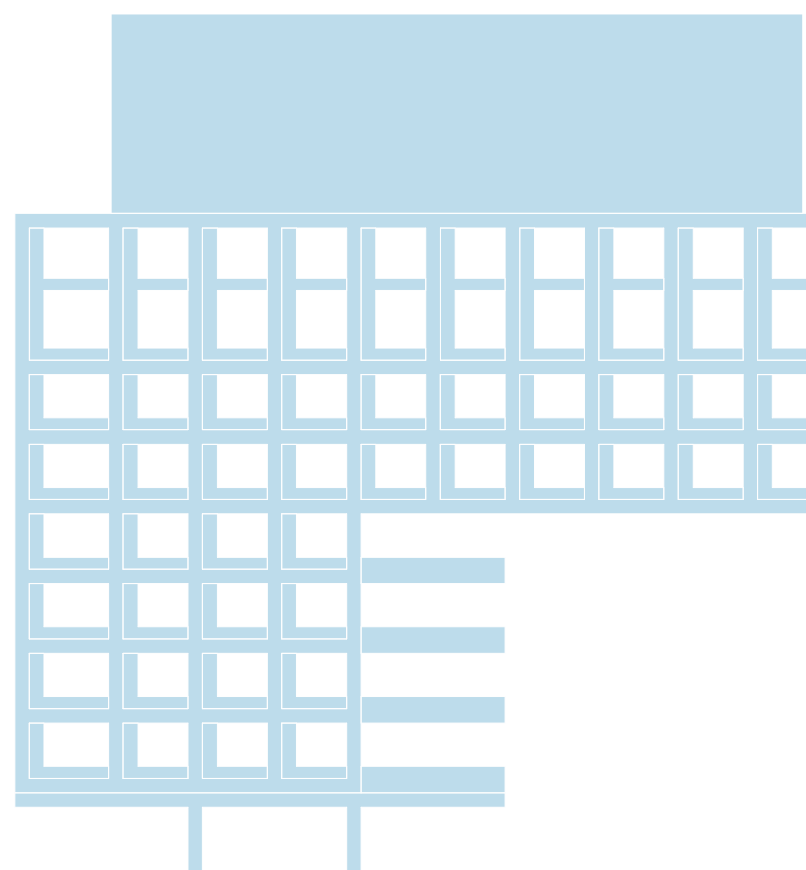
EAST ELEVATION



NORTH ELEVATION



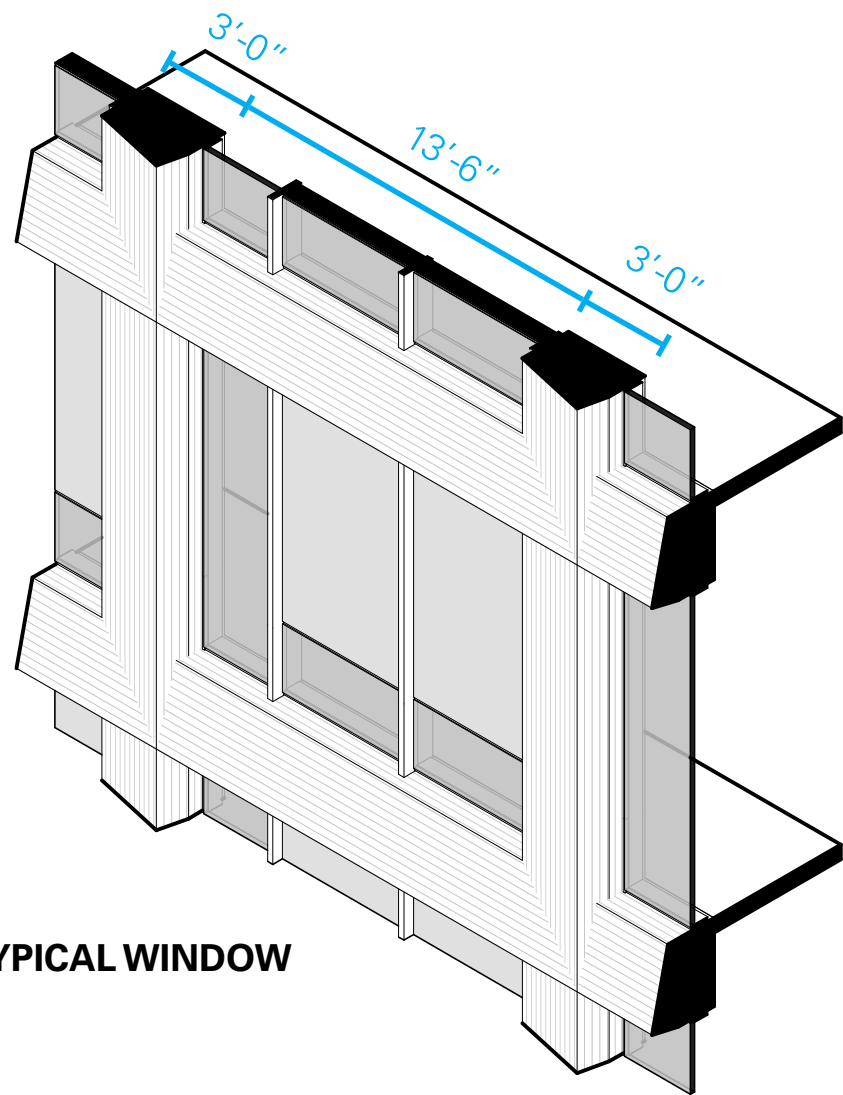
WEST ELEVATION



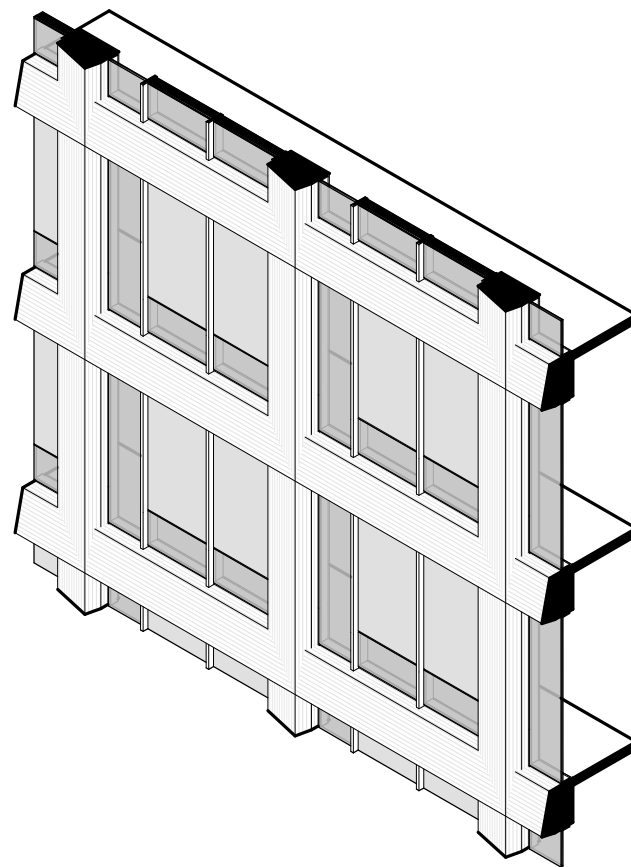
SOUTH ELEVATION



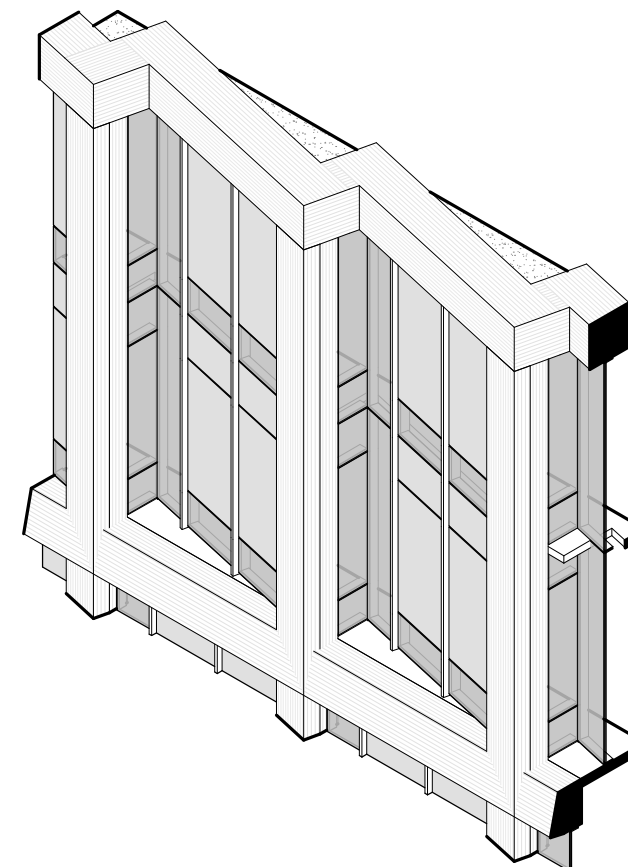
SOUTHWEST ELEVATION



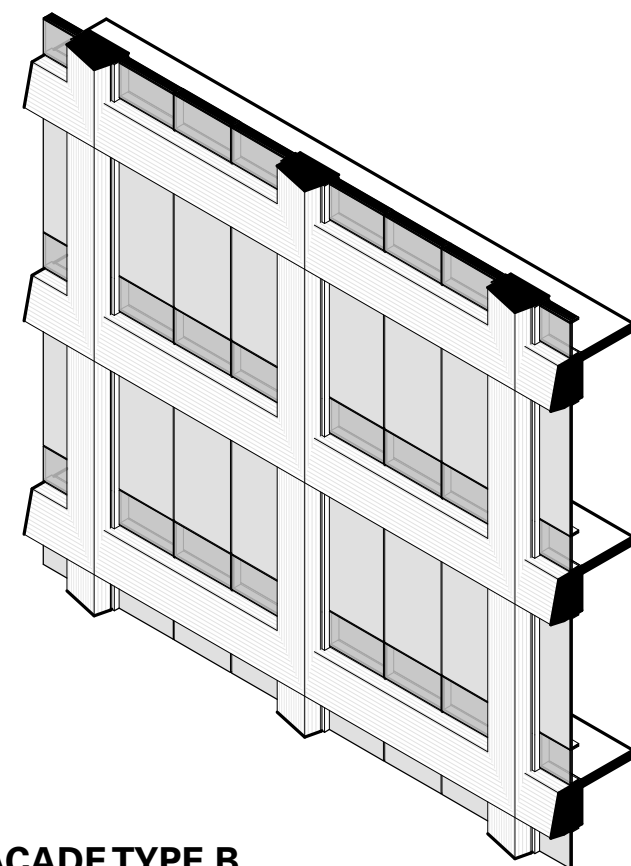
TYPICAL WINDOW



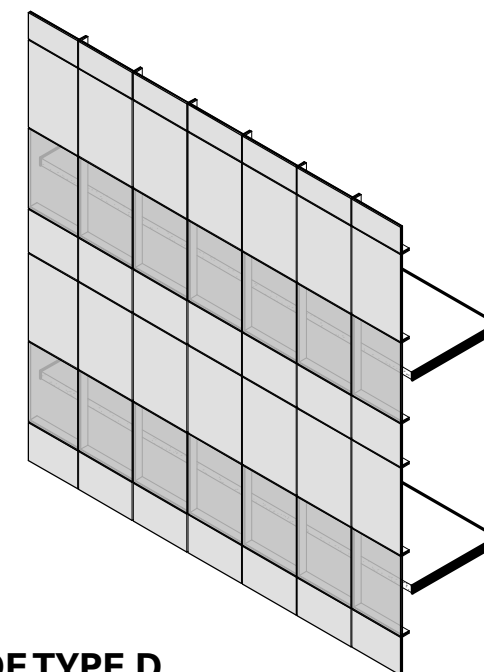
FACADE TYPE A



FACADE TYPE C



FACADE TYPE B



FACADE TYPE D

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER
US UNION SQUARE
D3.1 OWNER LLC
31 Union Square
Somerville, MA. 02143

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

SHEET TITLE
FACADE TYPES | ARTICULATION
AXON

D3.1-A314

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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New York, NY 10013
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ARCHITECT OF RECORD
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

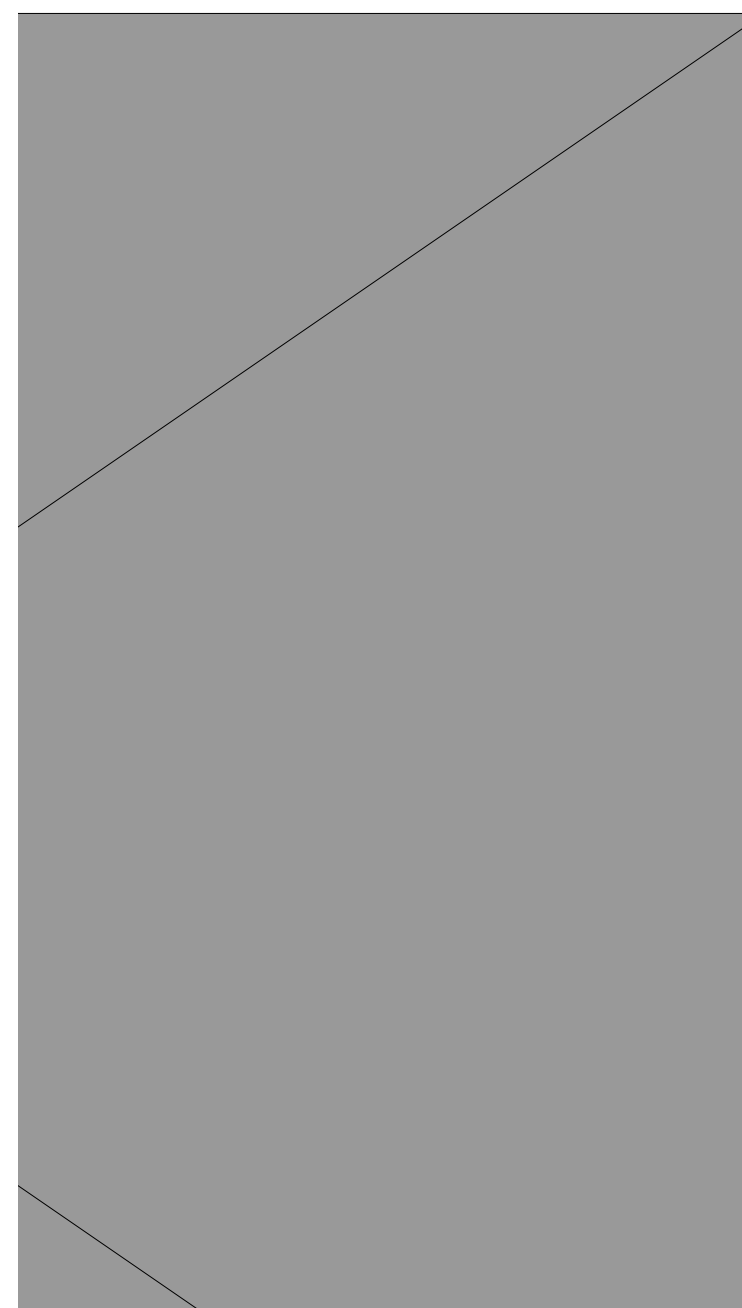
D3.1-A315



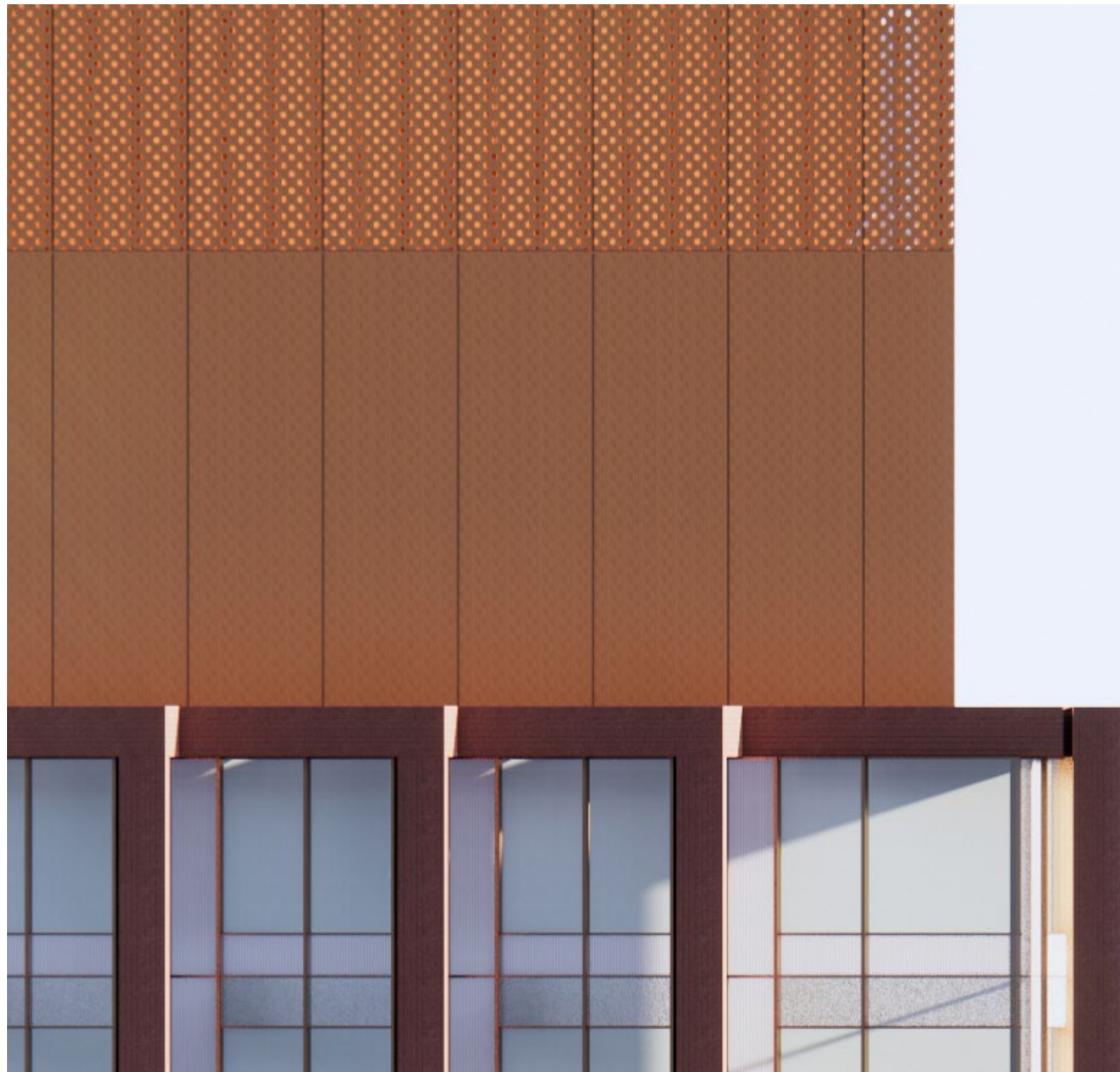
PARTIAL ELEVATION



PARTIAL PLAN



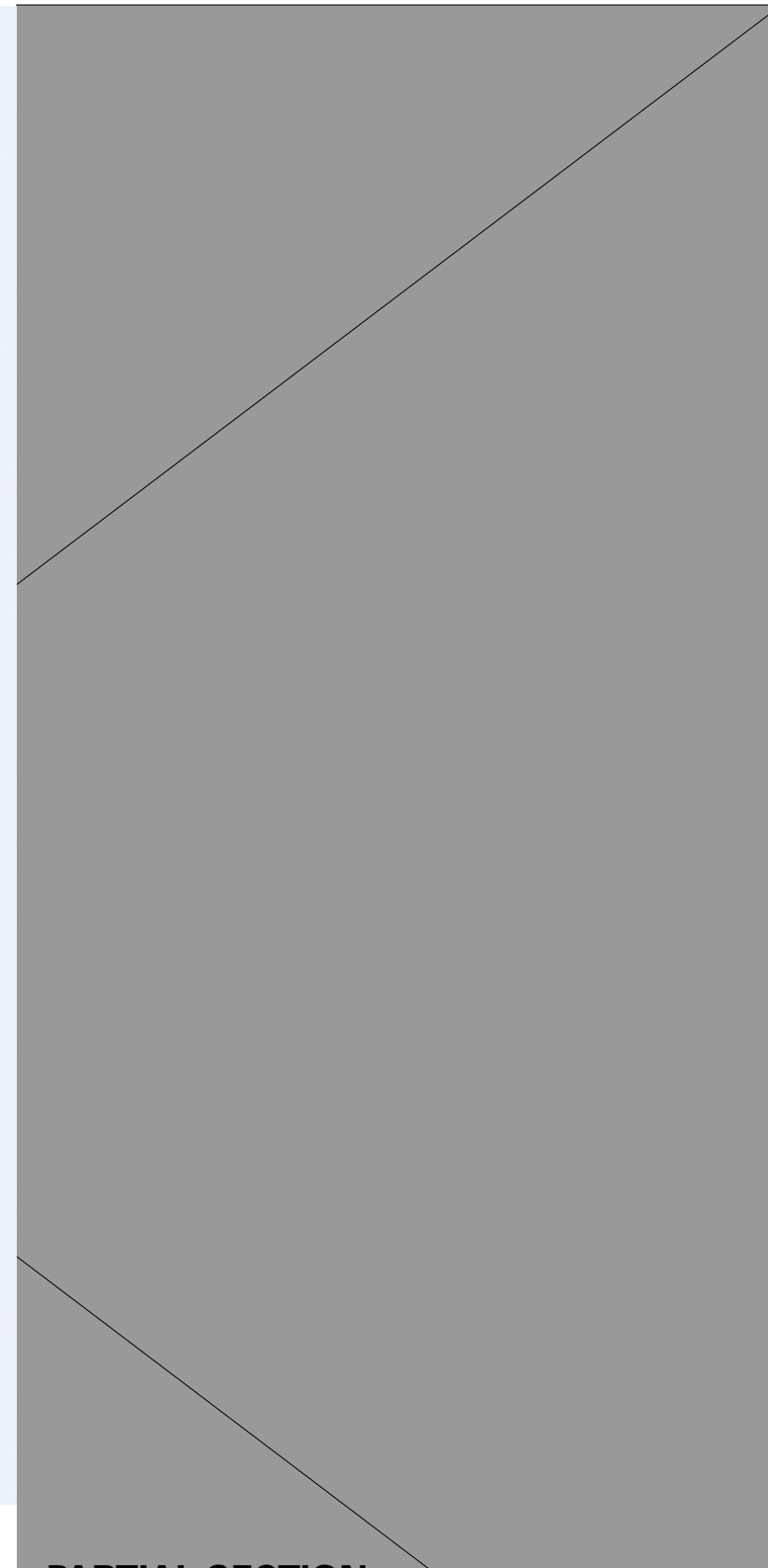
PARTIAL SECTION



PARTIAL ELEVATION



PARTIAL PLAN



PARTIAL SECTION

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER
US UNION SQUARE
D3.1 OWNER LLC
31 Union Square
Somerville, MA. 02143

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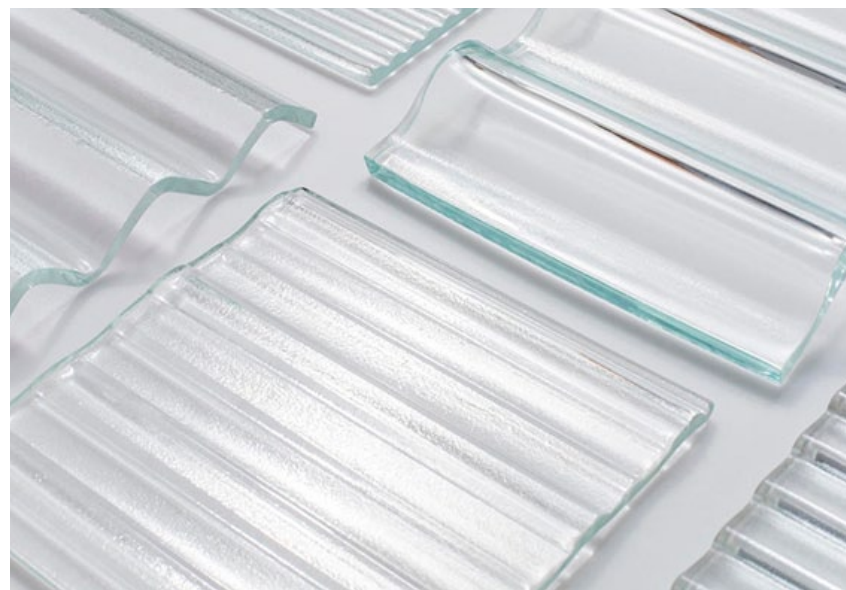
DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.0420



ARCHITECT OF RECORD
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

D3.1-A316



D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER
US UNION SQUARE
D3.1 OWNER LLC
31 Union Square
Somerville, MA. 02143

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

SHEET TITLE
MATERIAL PALETTE INSPIRATION

D3.1-A400

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
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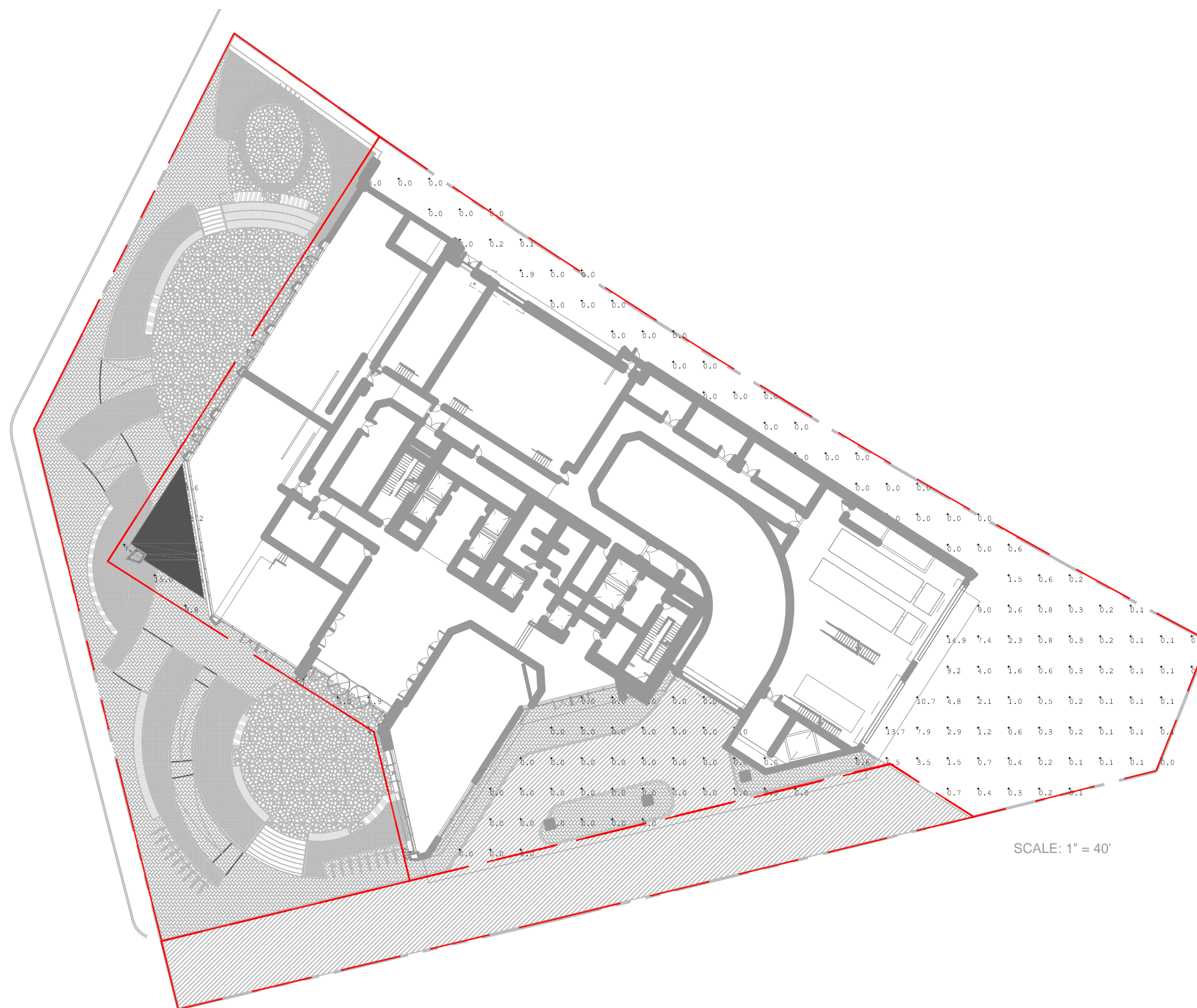


ARCHITECT OF RECORD
SPAGNOLO GISNESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA 02110
T 1.857.300.2610

SHEET TITLE

SITE LIGHTING | PHOTOMETRIC
PLAN

D3.1-A500



D3.1

UNION SQUARE
SOMERVILLE, MA

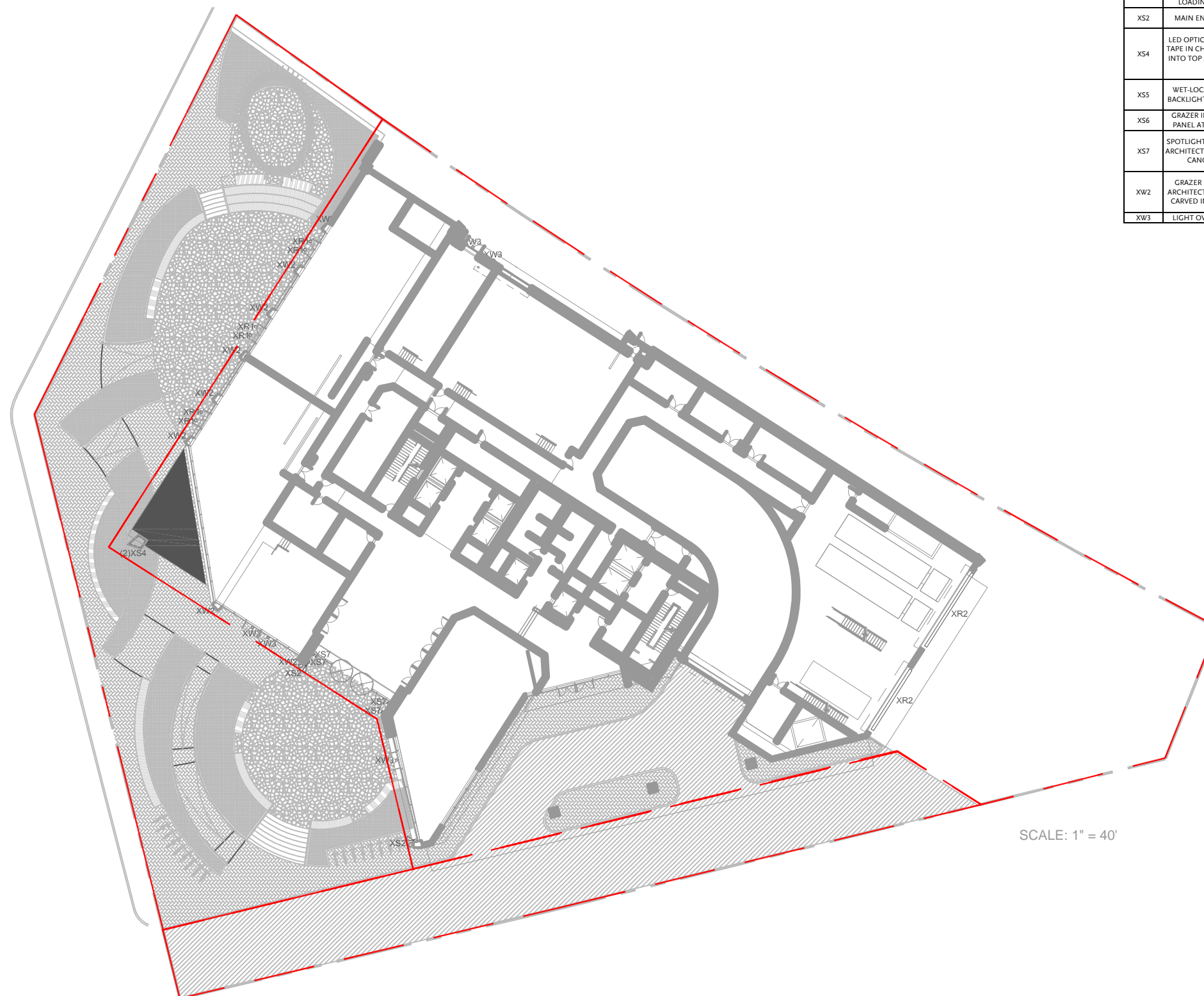


OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

TYPE	REMARKS	BUG RATING
XR1	RECESSED DOWNLIGHT IN RETAIL CANOPIES	N/A
XR2	RECESSED DOWNLIGHT IN LOADING DOCK CANOPY	N/A
XS2	MAIN ENTRY FLOOD LIGHT	B1-U2-G1
XS4	LED OPTICALLY CONTROLLED TAPE IN CHANNEL INTEGRATED INTO TOP AND BASE OF GLASS COLUMN	B1-U1-G0
XS5	WET-LOCATION LED SHEETS BACKLIGHTING GLASS CANOPY	N/A
XS6	GRAZER INTEGRATED INTO PANEL AT TOP OF BUILDING	B1-U0-G0
XS7	SPOTLIGHTS INTEGRATED INTO ARCHITECTURAL SLOT AT ENTRY CANOPY SIDE PIERS	B1-U1-G0
XW2	GRAZER INTEGRATED INTO ARCHITECTURAL STONE NICHE CARVED INTO GRANITE PIERS	N/A
XW3	LIGHT OVER EGRESS DOORS	B0-U0-G0



SCALE: 1" = 40'

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

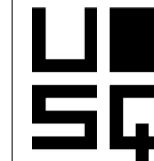
SHEET TITLE

SITE LIGHTING | FIXTURE PLAN

D3.1-A501

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER

US UNION SQUARE
D3.1 OWNER LLC

31 Union Square
Somerville, MA. 02143

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DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 HUCSON STREET
NEW YORK, NY 10013
T: 212.516.0429

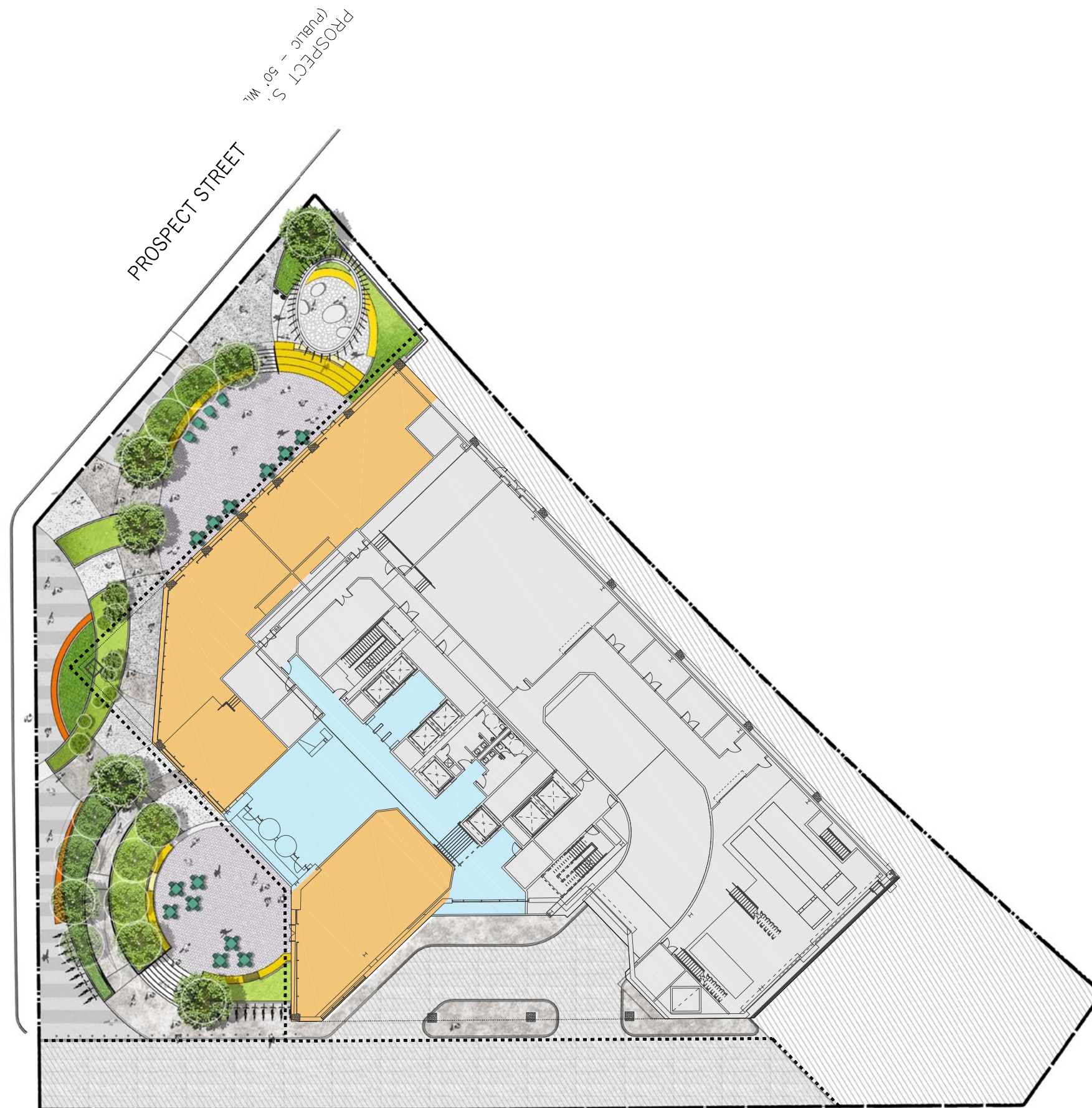


ARCHITECT OF RECORD
SPAGNOLO BUSINESS & ASSOCIATES, INC.
200 HIGH STREET, 2ND FLOOR
BOSTON, MA 02110
T: 357.300.2610

SHEET TITLE

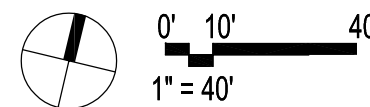
PROPOSED
SITE PLAN

D3.1-L001



LEGEND

- ▼ ENTRANCE
- - - PROPERTY LINE
- LOT LINES
- BUILDING OVERHANG



VENUE
WIDE)

WEBSTER AVENUE

PROSPECT STREET

PROSPECT ST.
(Public - 50' W)

BST
PUBLIC

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER
US UNION SQUARE
D3.1 OWNER LLC
31 Union Square
Somerville, MA. 02143

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MV
DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.4420

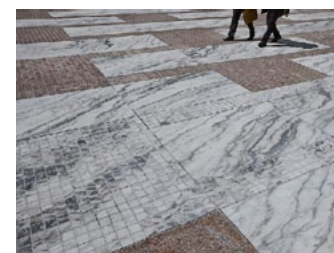
SEA
ARCHITECT OF RECORD
SPAGNOLLO BUSINESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA 02110
T 1.857.300.2610

SHEET TITLE
**LANDSCAPE
MATERIALS PLAN**

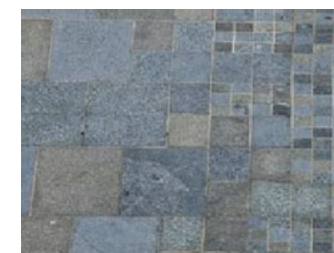
D3.1-L002



PERMEABLE UNIT PAVING 1,
OR SIMILAR



PERMEABLE UNIT PAVING 2,
OR SIMILAR



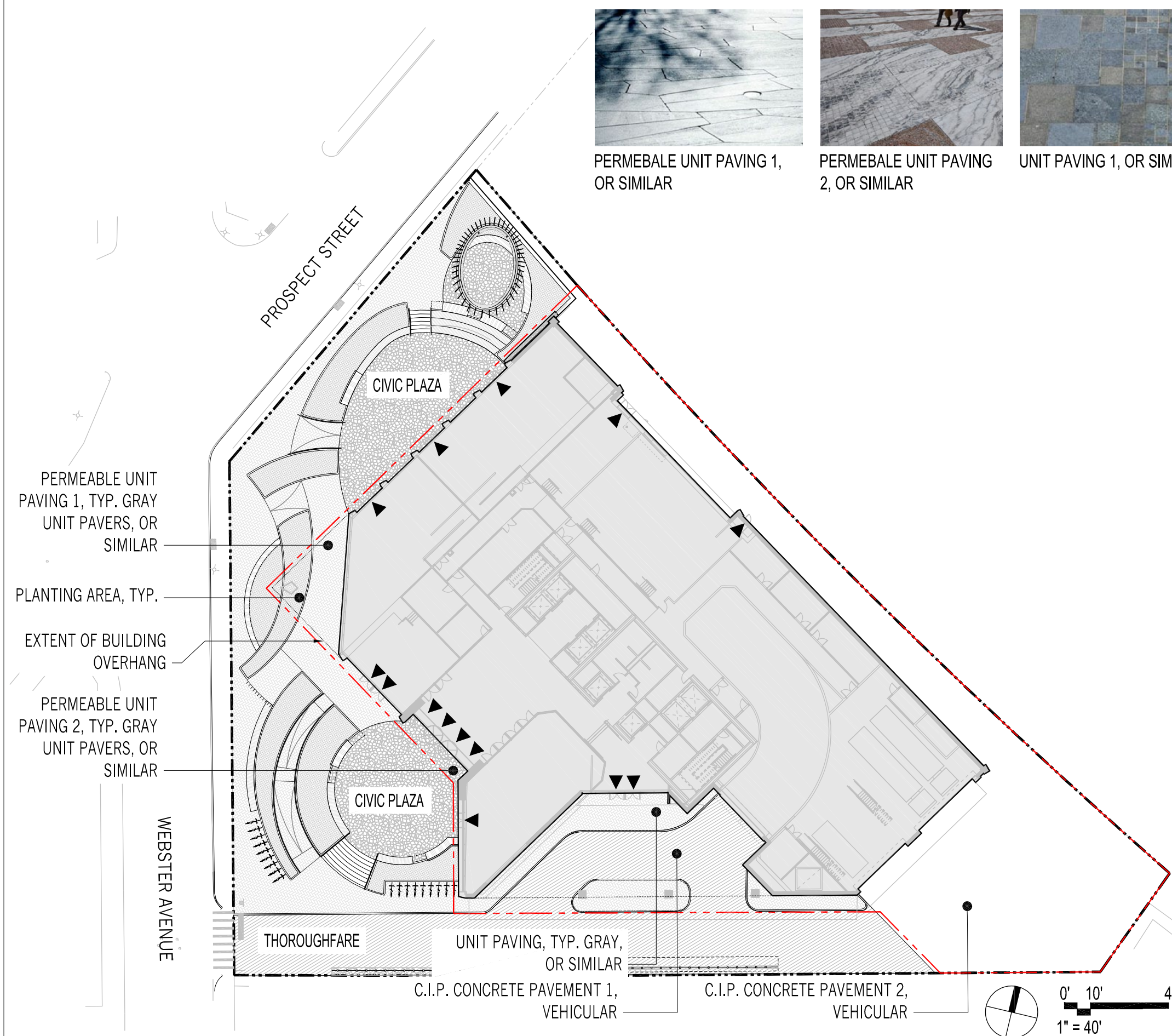
UNIT PAVING 1, OR SIMILAR



C.I.P. CONCRETE PAVEMENT 1,
OR SIMILAR

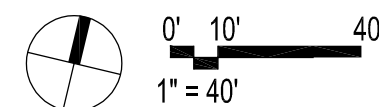


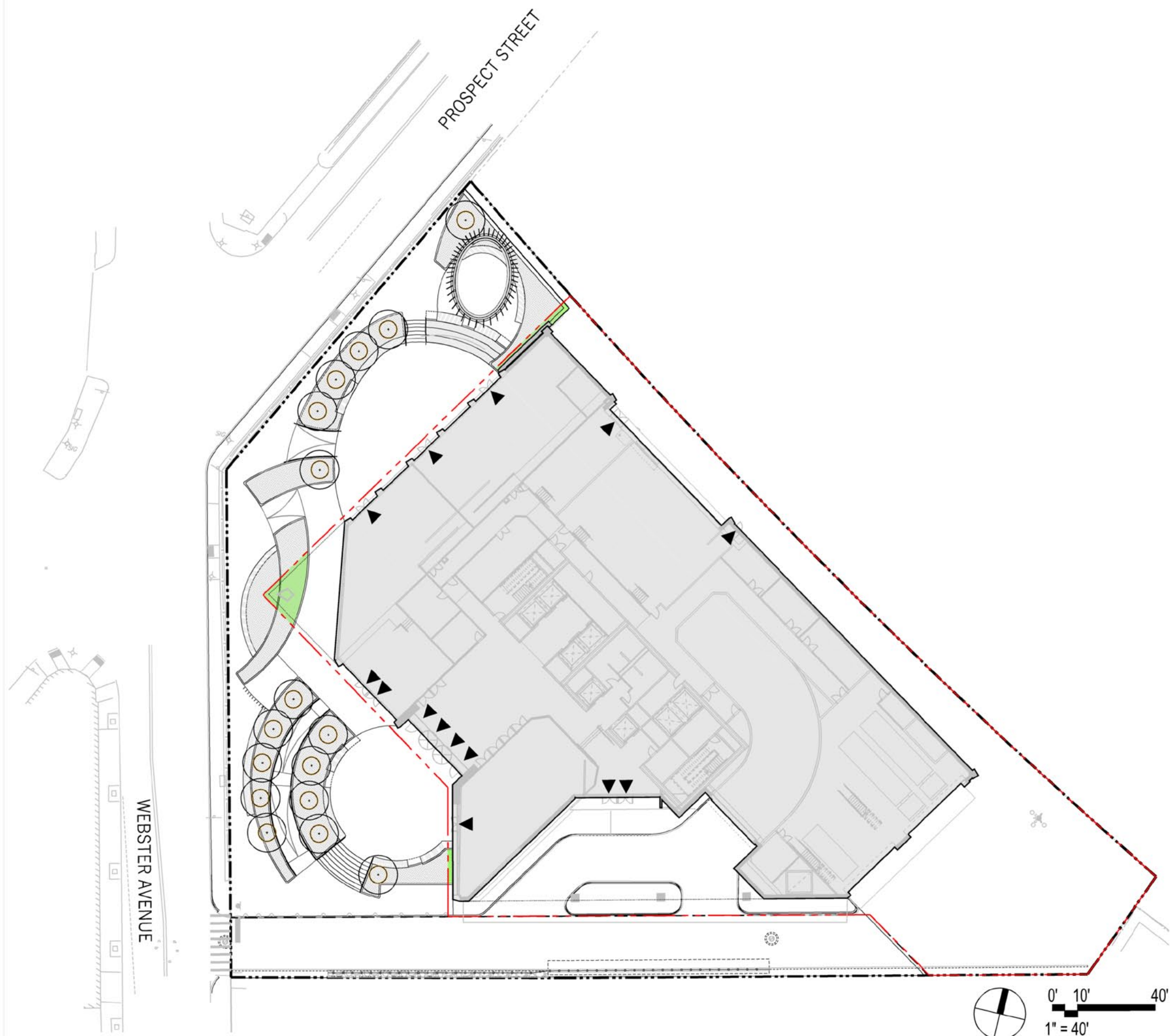
C.I.P. CONCRETE PAVEMENT 2,
OR SIMILAR



LEGEND

- ▼ ENTRANCE
- - - PROPERTY LINE
- - - BUILDING LOT LINE
- [Pattern] PLANTING
- [Pattern] UNIT PAVING 1, PED.
- [Pattern] UNIT PAVING 2, PED.
- [Pattern] C.I.P. CONC. 1, VEHICULAR
- [Pattern] C.I.P. CONC. 1, VEHICULAR





- LEGEND**
- ▼ ENTRANCE
 - - - PROPERTY LINE
 - - - BUILDING LOT LINE
 - UNDERSTORY PLANTING

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER
 US UNION SQUARE
 D3.1 OWNER LLC
 31 Union Square
 Somerville, MA. 02143

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MV
 DESIGN ARCHITECT
 LANDSCAPE ARCHITECT
 MARVEL
 145 Hudson Street
 New York, NY 10013
 T 1.212.616.0420

SEA
 ARCHITECT OF RECORD
 SPAGNOLO GINSBERG & ASSOCIATES, INC.
 200 High Street, 2nd Floor
 Boston, MA 02110
 T 1.857.300.2610

SHEET TITLE
**PLANTING
 AREA**

D3.1-L003

D3.1

UNION SQUARE
SOMERVILLE, MA



OWNER
US UNION SQUARE
D3.1 OWNER LLC
31 Union Square
Somerville, MA. 02143

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LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
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ARCHITECT OF RECORD
SPAGNOLO GISNESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA 02110
T 1.857.300.2810

SHEET TITLE
PLANTING PALETTE

D3.1-L004

OR SIMILAR



Asclepias verticillata, Whorled Milkweed



Symphiotrichum ericoides, White Heath Aster



Carex laxiculmis, Creeping Sedge



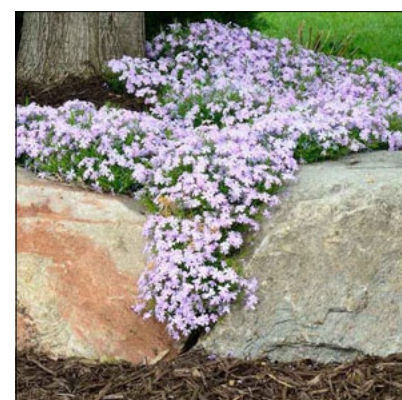
Scutellaria ovata, Heartleaf Skullcap



Anemone canadensis, Canadian Anemone



Panicum virgatum, Switchgrass



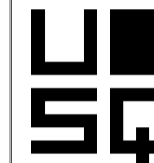
Phlox subulata, Creeping Phlox



Pycnanthemum tenuifolium, Narrowleaf Mountain Mint



Muhlenbergia calipparis, Muhly Grass



OWNER
US UNION SQUARE
D3.1 OWNER LLC
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Somerville, MA. 02143

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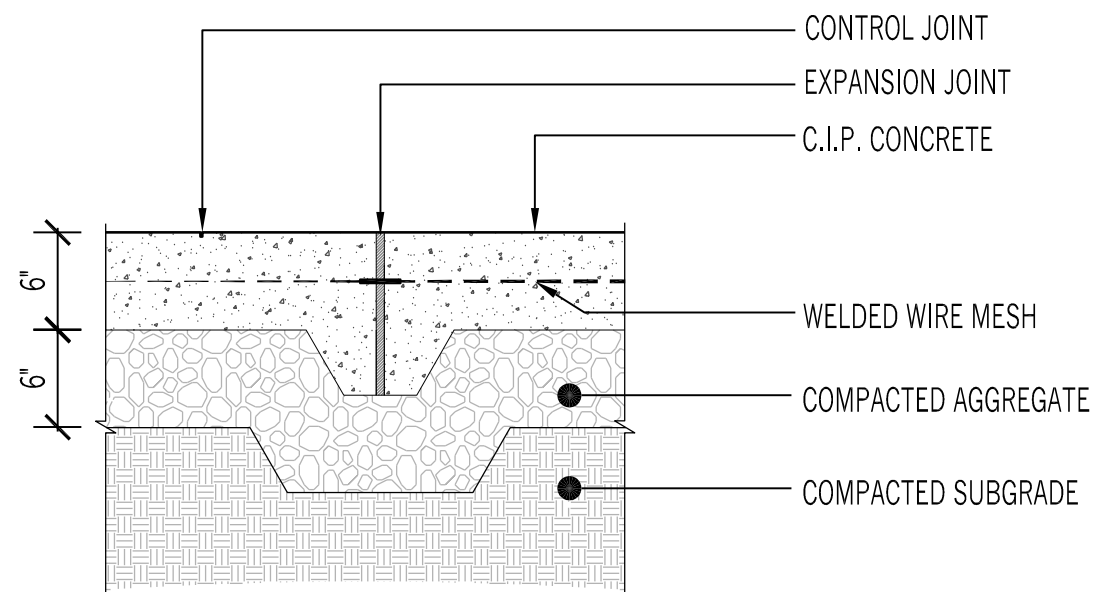
DESIGN ARCHITECT
LANDSCAPE ARCHITECT
MARVEL
145 Hudson Street
New York, NY 10013
T 1.212.616.0420



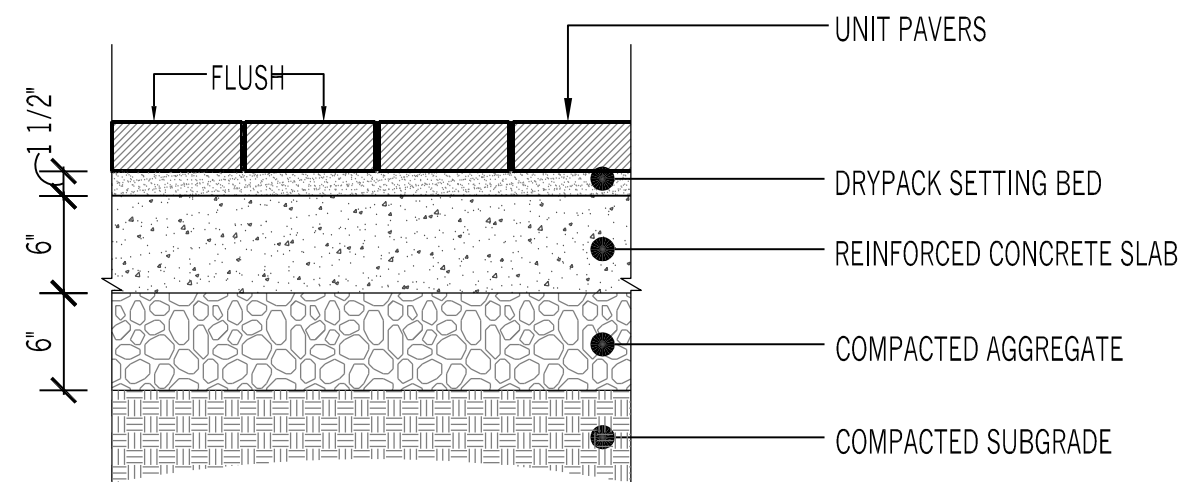
ARCHITECT OF RECORD
SPAGNOLO GISNESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA 02110
T 1.857.306.2610

SHEET TITLE
LANDSCAPE DETAILS

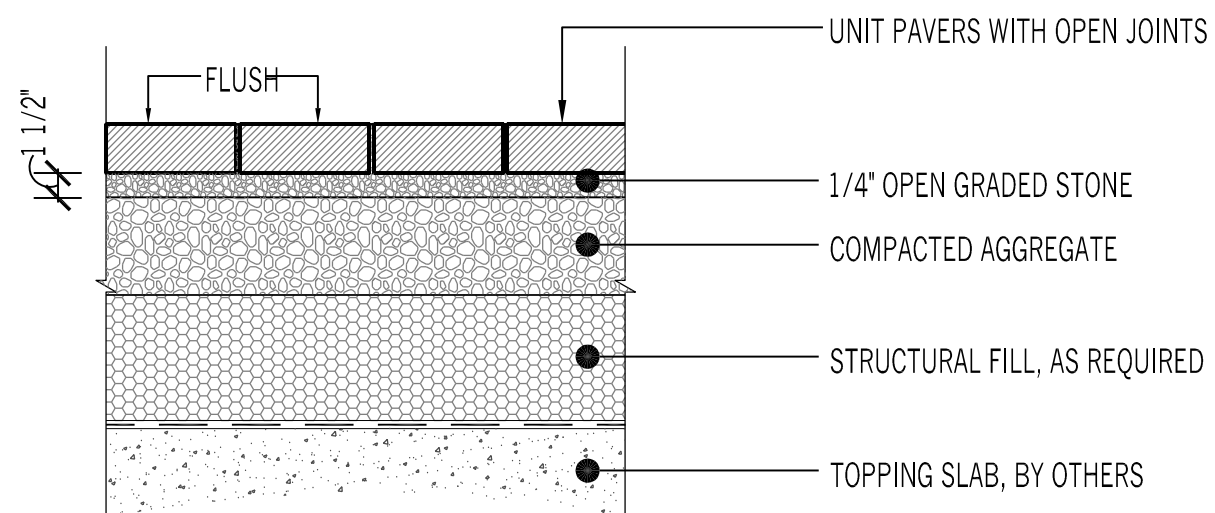
D3.1-L005



3 C.I.P. CONCRETE PAVEMENT, OR SIMILAR
1" = 1'-0"

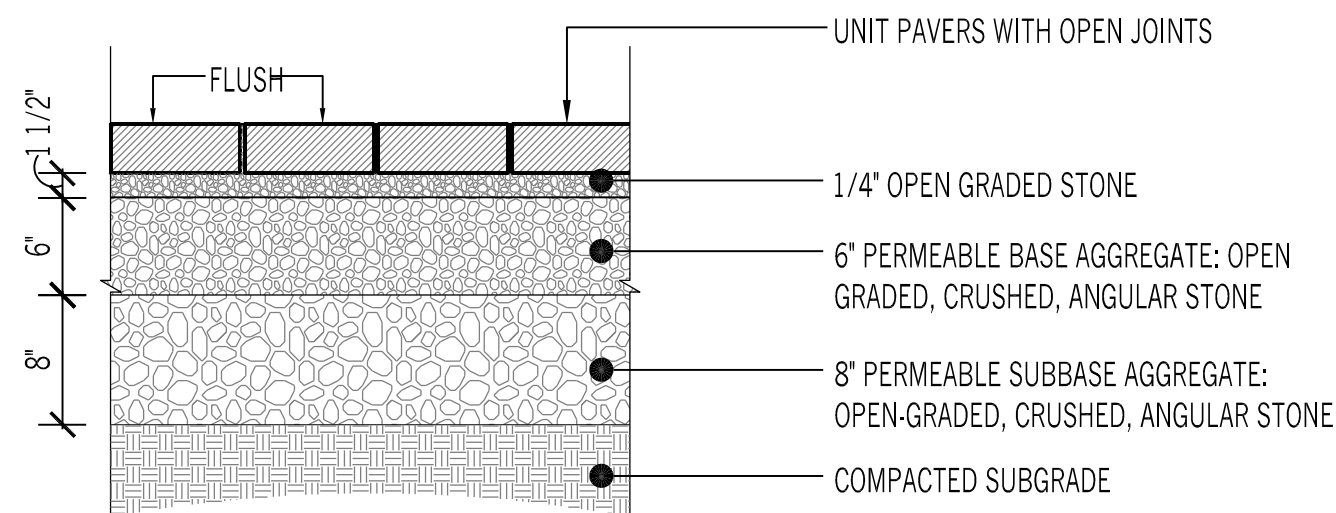


2 UNIT PAVING, OR SIMILAR
1" = 1'-0"

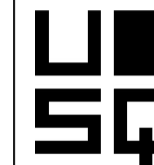


ON STRUCTURE

1 PERMEABLE UNIT PAVING, PEDESTRIAN | OR SIMILAR
1" = 1'-0"



AT GRADE



OWNER
US UNION SQUARE
D3.1 OWNER LLC
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Somerville, MA. 02143

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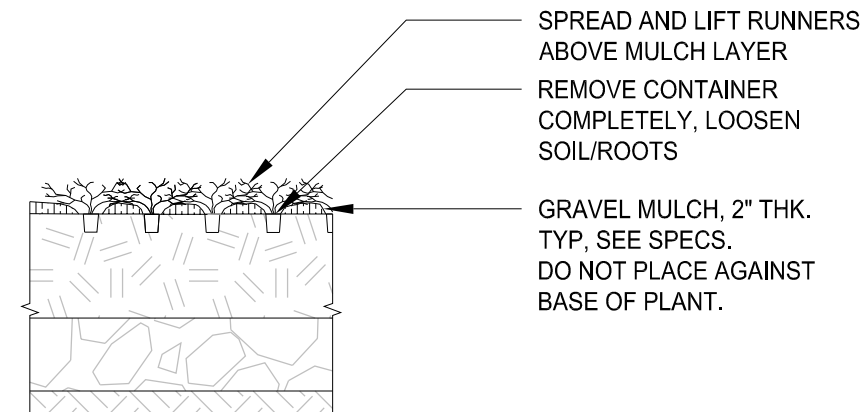


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LANDSCAPE ARCHITECT
MARVEL
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New York, NY 10013
T 1.212.616.0420

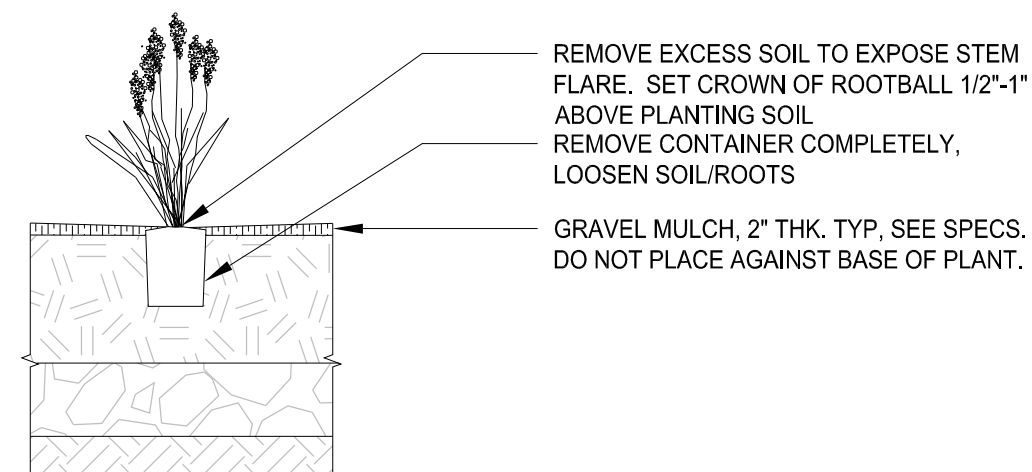


ARCHITECT OF RECORD
SPAGNICO GISHNESS & ASSOCIATES, INC.
206 High Street, 2nd Floor
Boston, MA 02110
T 1.857.300.2610

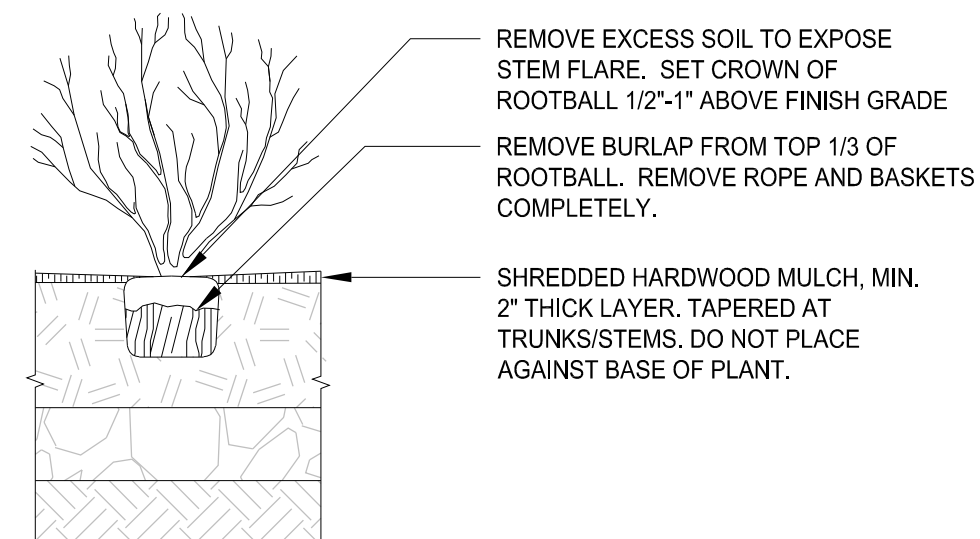
SHEET TITLE
LANDSCAPE
DETAILS



3 GROUNDCOVER PLANTING
3/8" = 1'-0"



2 PERENNIAL PLANTING
3/8" = 1'-0"



1 SHRUB PLANTING
3/8" = 1'-0"