

73 SUMMER STREET

SOMERVILLE, MA

NOVEMBER 12, 2021

DEVELOPMENT REVIEW SUBMISSION

ARCHITECT
EMBARC

60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330
www.embarcstudio.com

OWNER

FIRST SUMMER 73, LLC
20 WOODWARD STREET NEWTON, MA
02451

CONSULTANTS

CIVIL ENGINEERING / SURVEY
MCKENZIE ENGINEERING
150 LONGWATER DRIVE, SUITE 101
NORWELL, MA 02061
781.792.3900

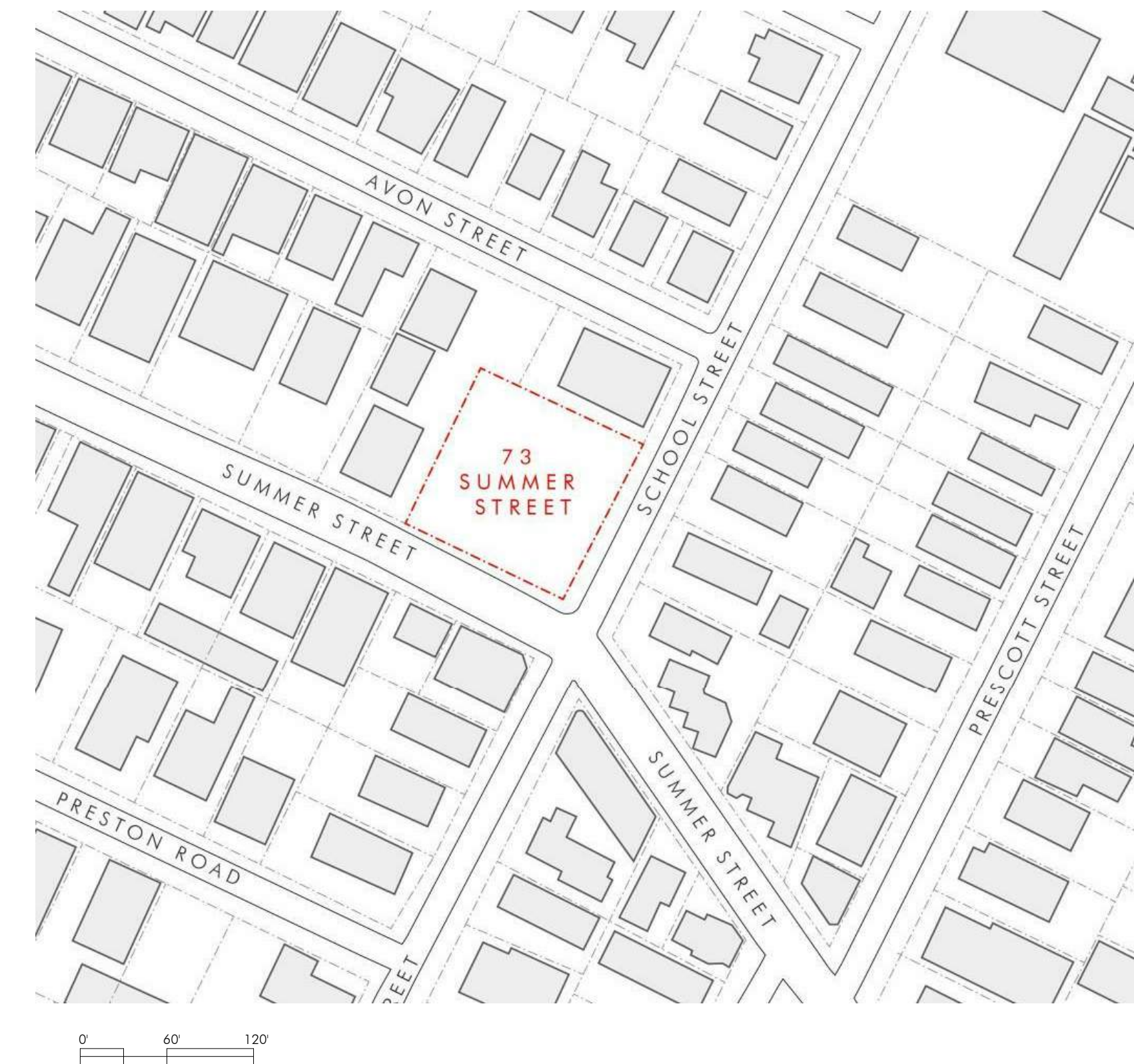
LANDSCAPE ARCHITECT

VERDANT
318 HARVARD STREET, SUITE 25
BROOKLINE, MA 02446
617.735.1180

PROJECT RENDERING



LOCUS MAP



ZONING REVIEW

SOMERVILLE ZONING DISTRICT:
MID RISE 3 (APARTMENT BUILDING)
LOT SIZE: 14,573 SF +/-



MR-3 - MID RISE
UR - URBAN RESIDENTIAL
NR - NEIGHBORHOOD RESIDENTIAL

DIMENSIONAL TABLE

	ALLOWABLE	PROPOSED
HEIGHT	38'-0" (3 STORIES)	37'-10" (3 STORIES)
FRONT YARD	2'-0"	FRONT YARD 1 (SUMMER): 3'-6" FRONT YARD 2 (SCHOOL): 5'-0"
SIDE YARD	0'-0"	SIDE YARD 1: 3'-6" SIDE YARD 2: 5'-0"
REAR YARD	N/A	N/A
LOT COVERAGE	90% MAX (12,960 SF)	81% (11,842 SF)
D.U. COUNT		27 DWELLING UNITS
BUILDING GSF	30,832 GSF	
1,125 GSF/UNIT	1,125 GSF/UNIT	= 27.4
OPEN SPACE	15% LOT AREA (2,185 SF)	17.4% LOT AREA (2,539 SF)
GREEN SCORE	0.25 (0.30 IDEAL)	0.27
PARKING	1 PER D.U. MAX (27 SPACES)	18 SPACES TOTAL (7 EV SPACES)
BIKE PARKING	N/A	2.0/D.U.

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REVISIONS

MARK	ISSUE	DATE



DRAWING INFORMATION

ISSUE: DEVELOPMENT REVIEW SUBMISSION
DATE: NOVEMBER 12, 2021
PROJECT #: 20027
SCALE: As indicated

DRAWING TITLE

COVER

DRAWING NUMBER

A000

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SHEET LIST

A000 COVER SHEET

SURVEY

EXISTING CONDITIONS - SURVEY PLAN

CIVIL

C-1 SITE LAYOUT PLAN
C-2 GRADING AND UTILITY PLAN
C-3 CONSTRUCTION DETAILS SHEET 1 OF 2
C-4 CONSTRUCTION DETAILS SHEET 2 OF 2
C-5 EROSION & SEDIMENTATION CONTROL PLAN
C-6 TREE MITIGATION PLAN

LANDSCAPE

L1 LANDSCAPE SITE PLAN
L2 LANDSCAPE PLANTING PLAN
L3 GREEN SCORE
L4 DEPAVE PLAN
LD1 LANDSCAPE DETAILS

ARCHITECTURE

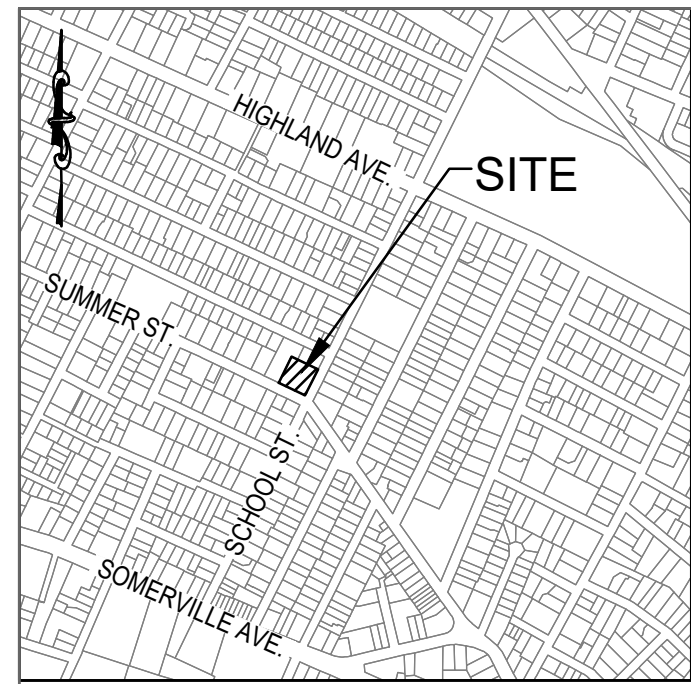
A010 SITE LAYOUT & LIGHTING PLAN
A100 BASEMENT LEVEL PLAN
A101 FIRST LEVEL FLOOR PLAN
A102 SECOND LEVEL FLOOR PLAN

ARCHITECTURE

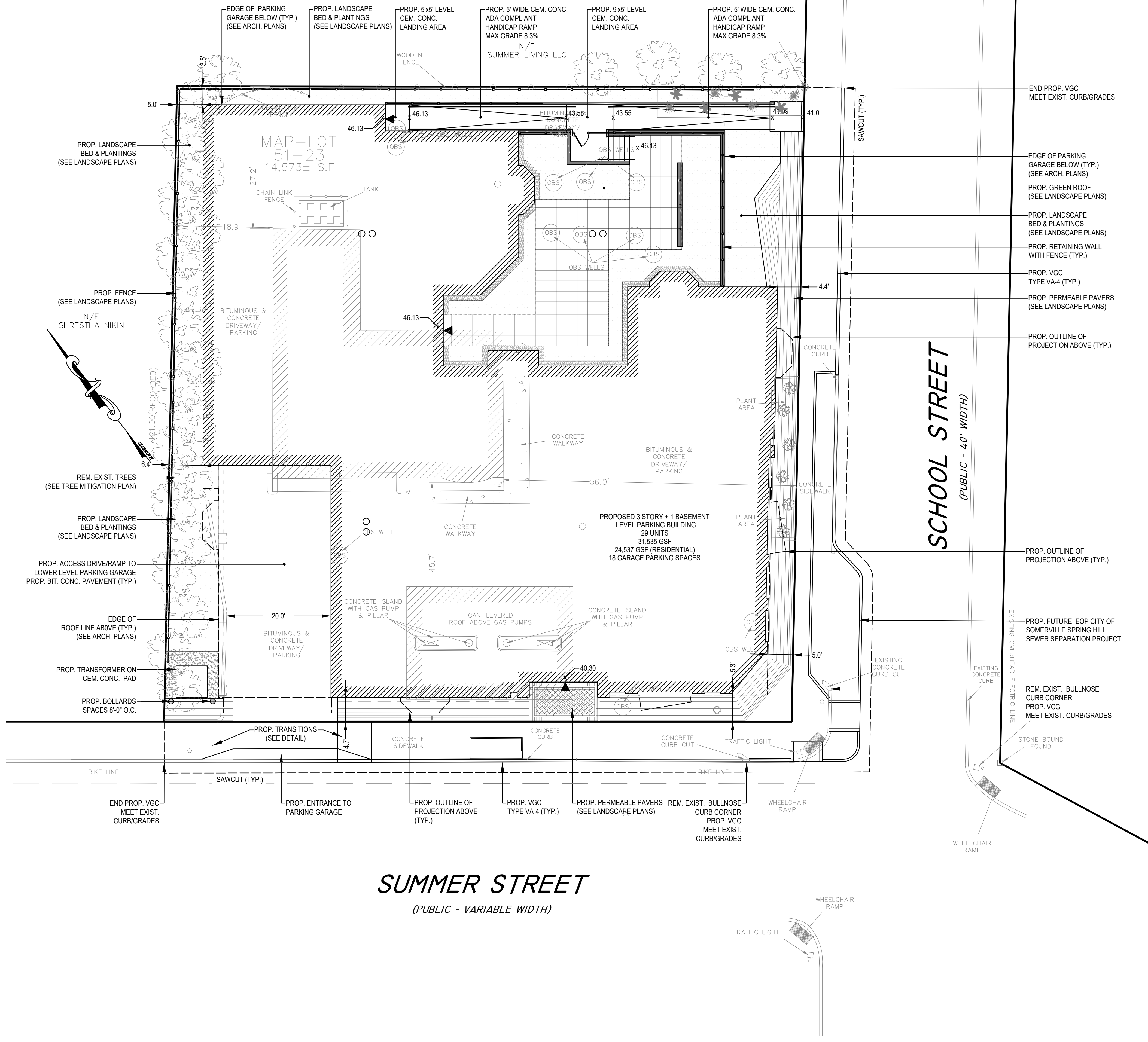
A103 THIRD LEVEL FLOOR PLAN
A104 ROOF PLAN
A201 BUILDING ELEVATIONS
A202 BUILDING ELEVATIONS
A203 PARTIAL BUILDING ELEVATIONS
A204 SIGNAGE ELEVATIONS
A301 BUILDING PERSPECTIVES
A302 BUILDING PERSPECTIVES
A303 BUILDING PERSPECTIVES
A304 ALTERNATE COLOR EXPLORATIONS
A305 ALTERNATE DESIGN OPTIONS

LIGHTING

SITE LIGHTING PLAN/PHOTOMETRIC STUDY



LOCUS MAP
SCALE 1" = 800'



SUMMER STREET
(PUBLIC - VARIABLE WIDTH)

SCHOOL STREET
(PUBLIC - 40' WIDTH)

SURVEY NOTES:

- EXISTING INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 7/8/2020.
- EXISTING CONDITIONS PLAN ENTITLED "SURVEY PLAN, 73 SUMMER STREET, SOMERVILLE, MA" DATED 7/13/2020 PREPARED BY SPRUHAN ENGINEERING, P.C.
- DEED REFERENCE BOOK 49351 PAGE 591, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
- THIS PLAN IS NOT INTENDED TO BE RECORDED.
- THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X ON FLOOD HAZARD BOUNDARY MAP NUMBER 2501700438E, PANEL NUMBER 0438E, COMMUNITY NUMBER: 250214, DATED JUNE 4, 2010.
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- ZONING DISTRICT = MR3 (MID RISE 3)
- ELEVATIONS BASED ON NAVD88 DATUM

LEGEND

	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	EXISTING SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)



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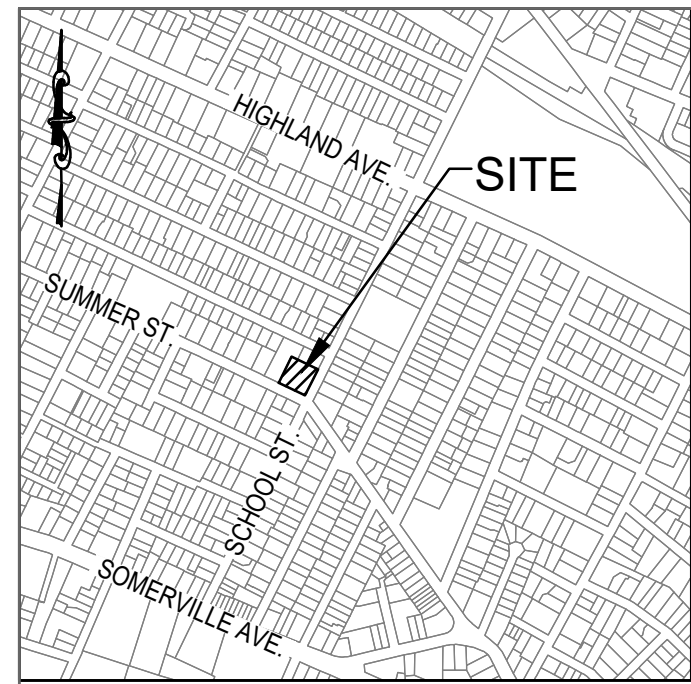


DRAWING INFORMATION
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SCALE: 1"=10'

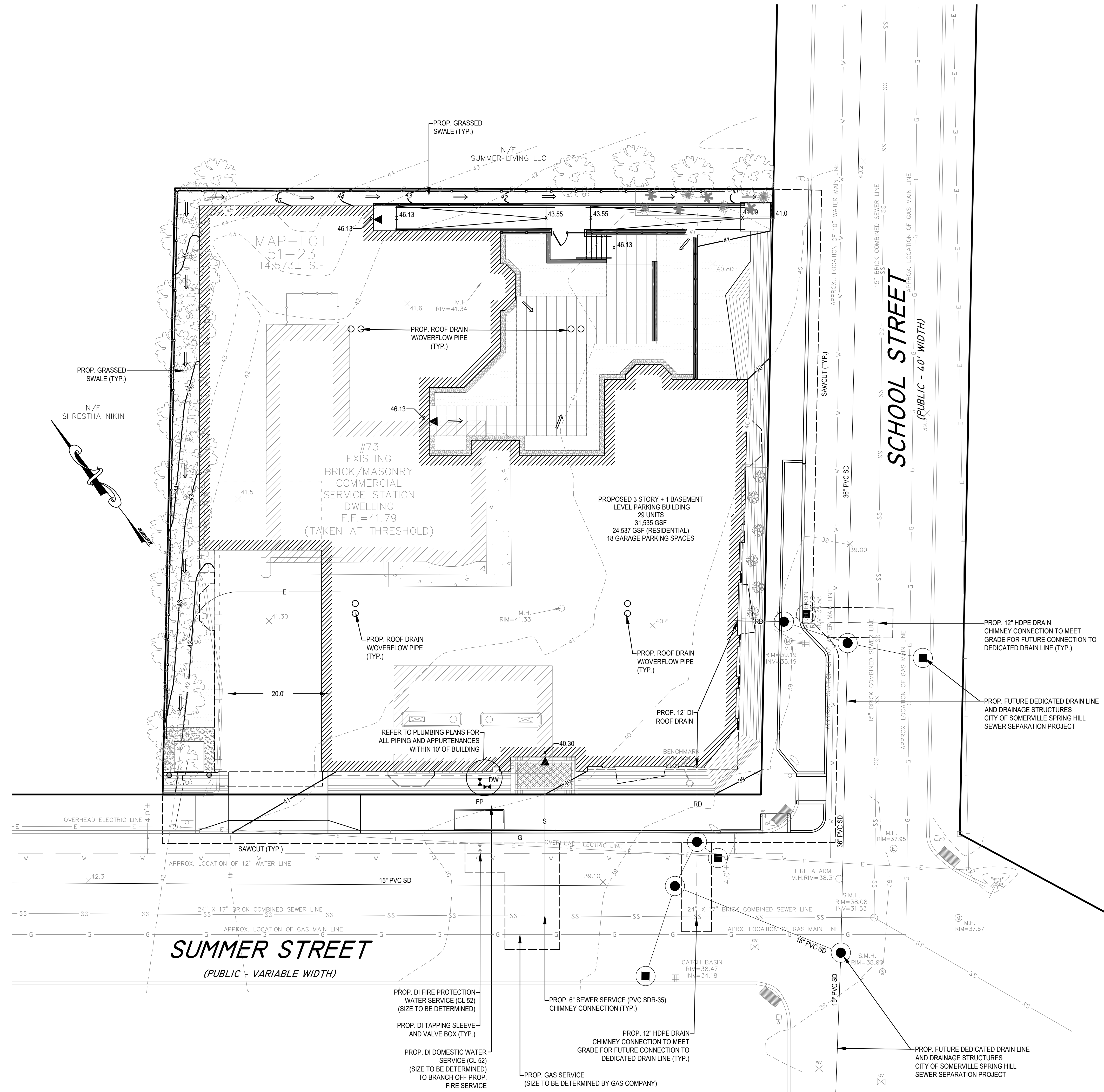
DRAWING TITLE
SITE LAYOUT PLAN

DRAWING NUMBER
C-1

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LOCUS MAP
SCALE 1" = 800'



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- ELEVATIONS BASED ON NAVD88 DATUM
- INFORMATION REGARDING THE PROPOSED DEDICATED DRAIN LINE IS FROM THE CITY OF SOMERVILLE SPRING HILL SEWER SEPARATION PROJECT AREA 1, PREPARED BY STANTEC, DATED OCTOBER 13, 2020.

LEGEND	
[Symbol]	BOUND
[Symbol]	IRON PIN/PIPE
[Symbol]	STONE POST
[Symbol]	TREE
[Symbol]	TREE STUMP
[Symbol]	SHRUBS/FLOWERS
[Symbol]	SIGN
[Symbol]	BOLLARD
[Symbol]	SEWER MANHOLE
[Symbol]	DRAIN MANHOLE
[Symbol]	CATCH BASIN
[Symbol]	WATER MANHOLE
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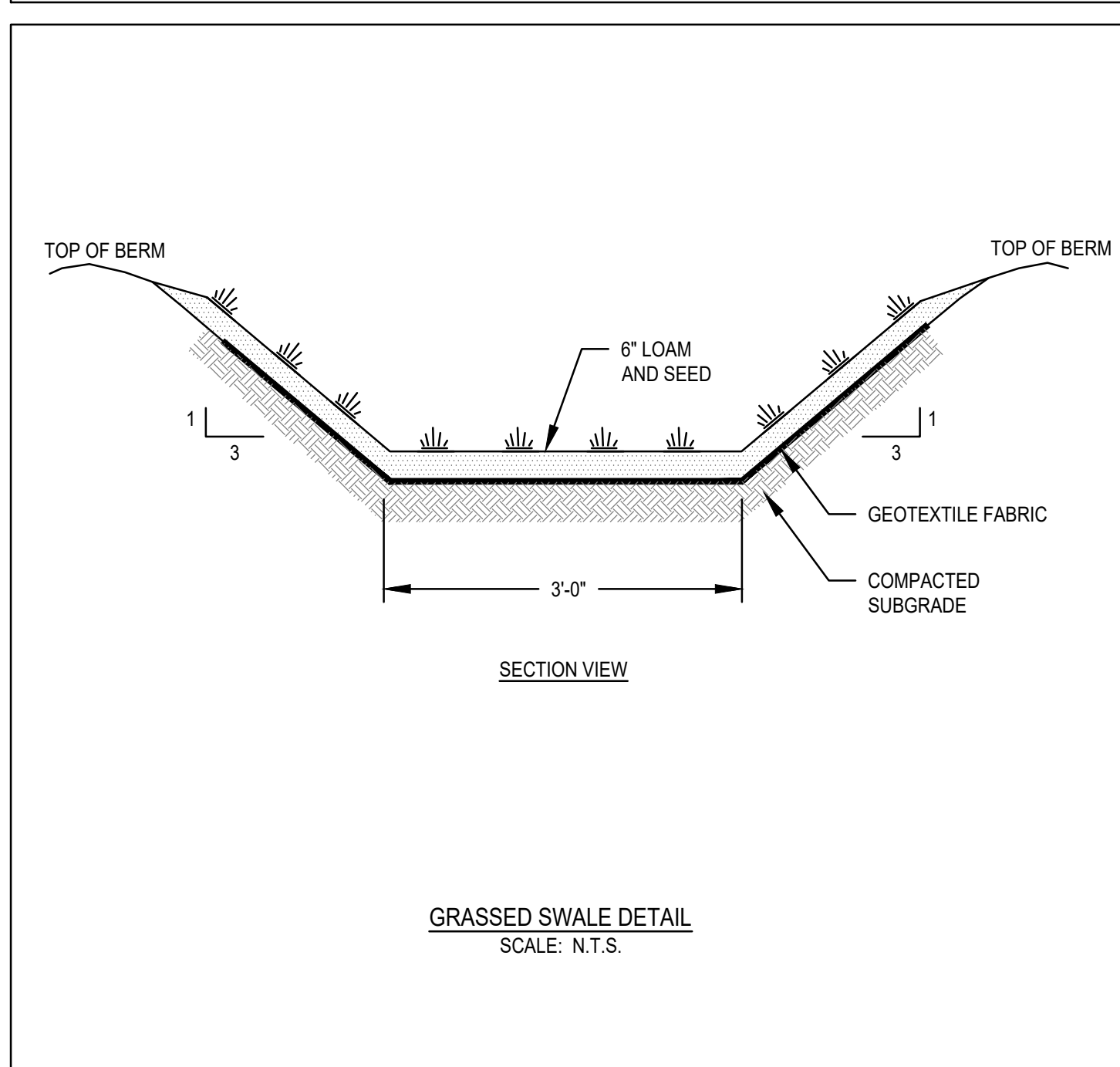
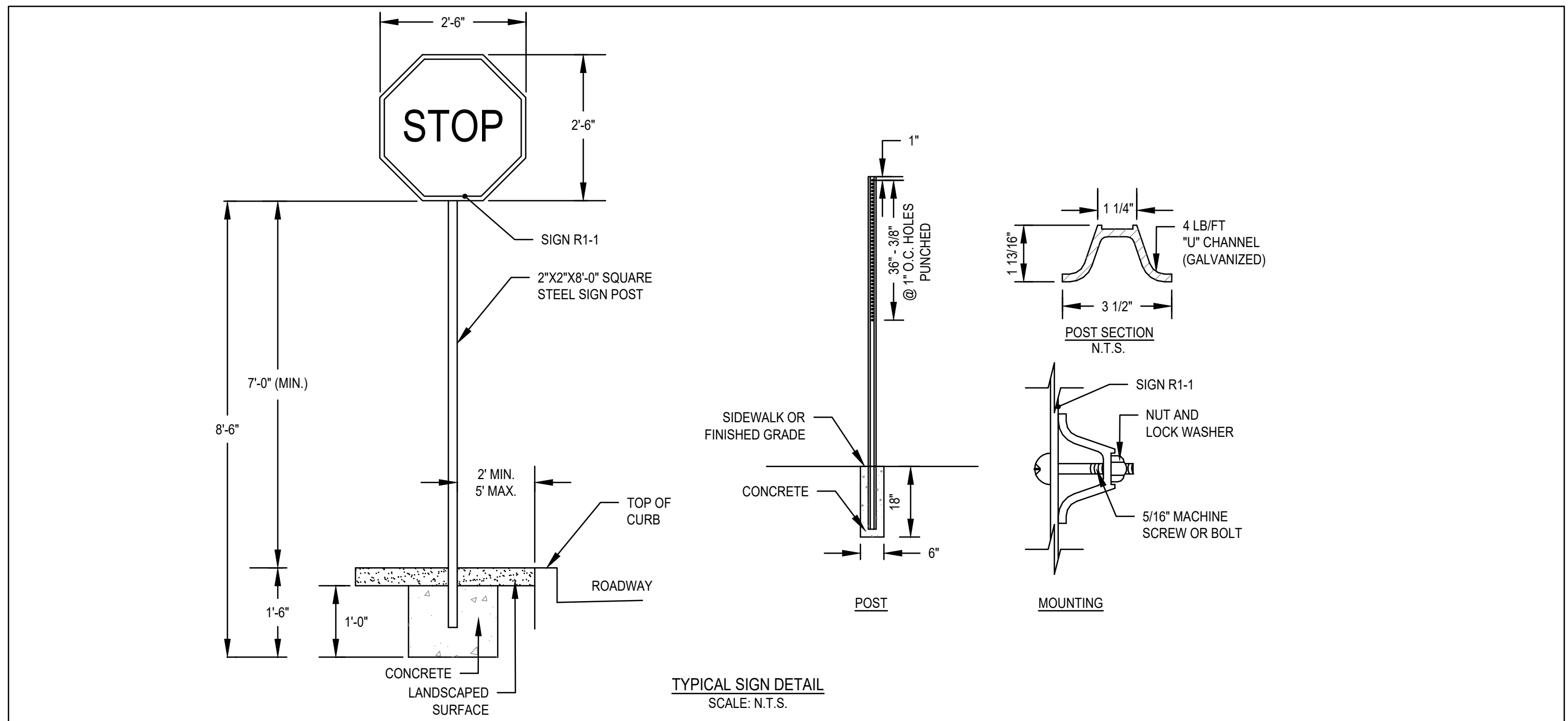
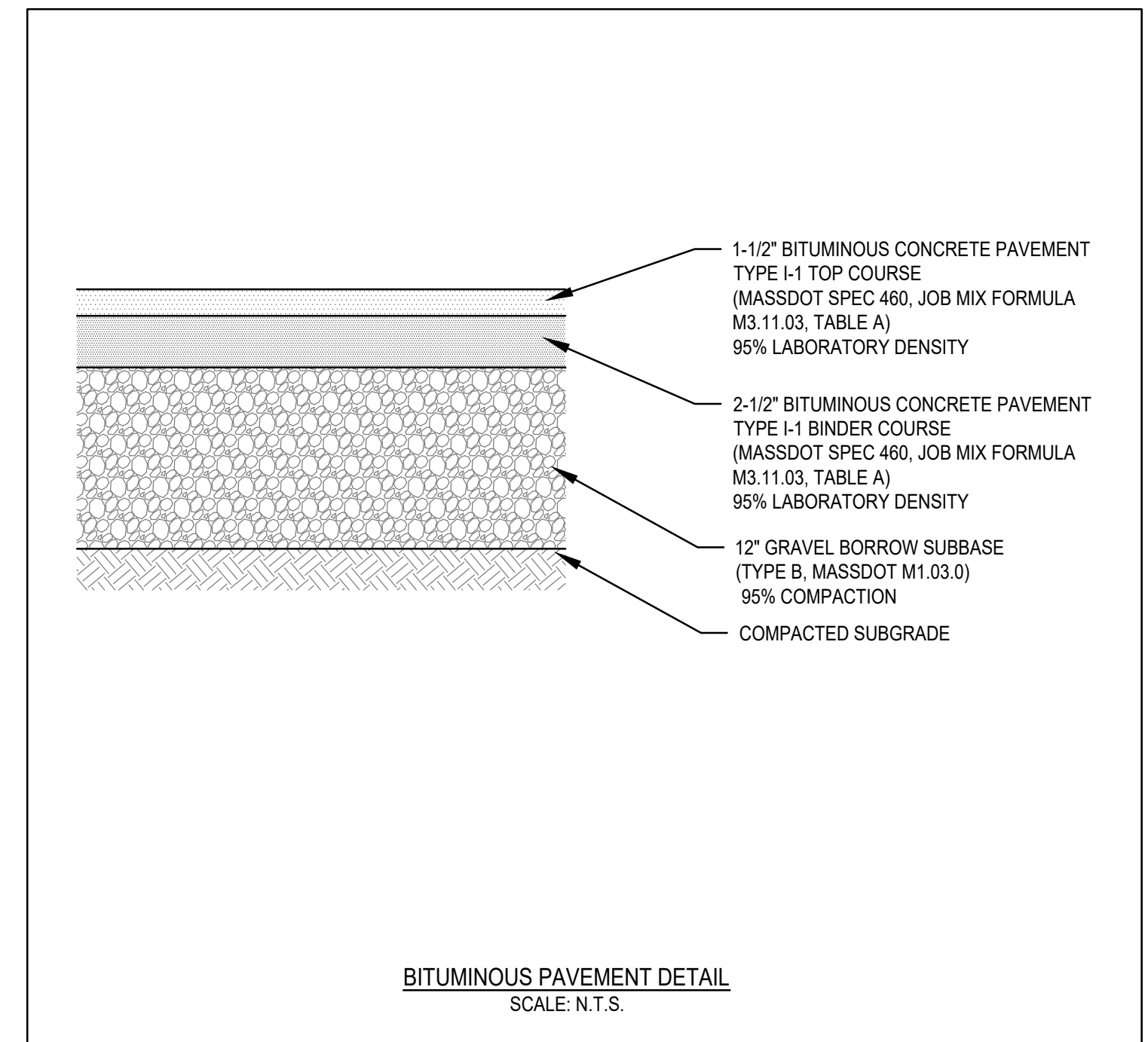
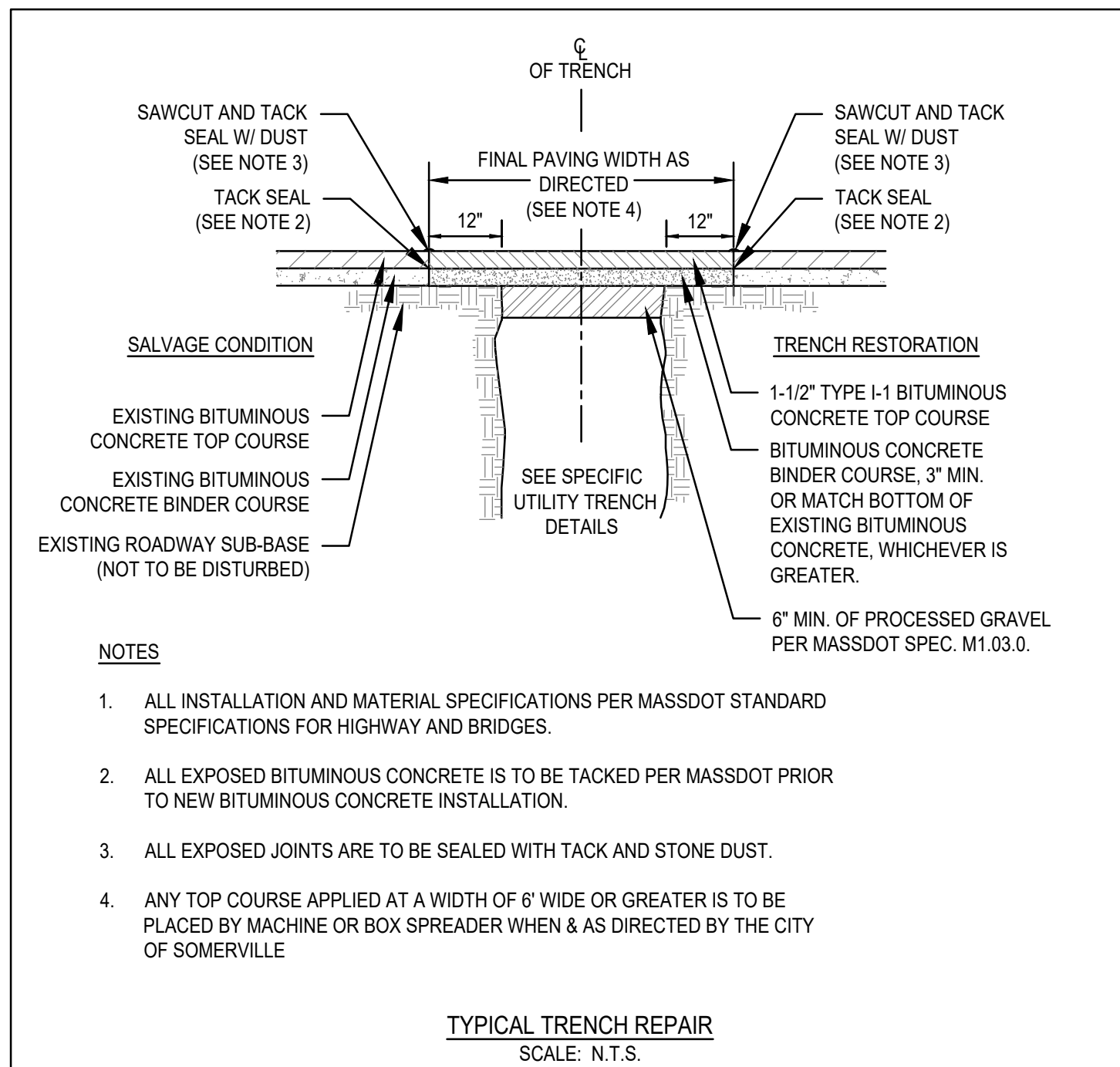
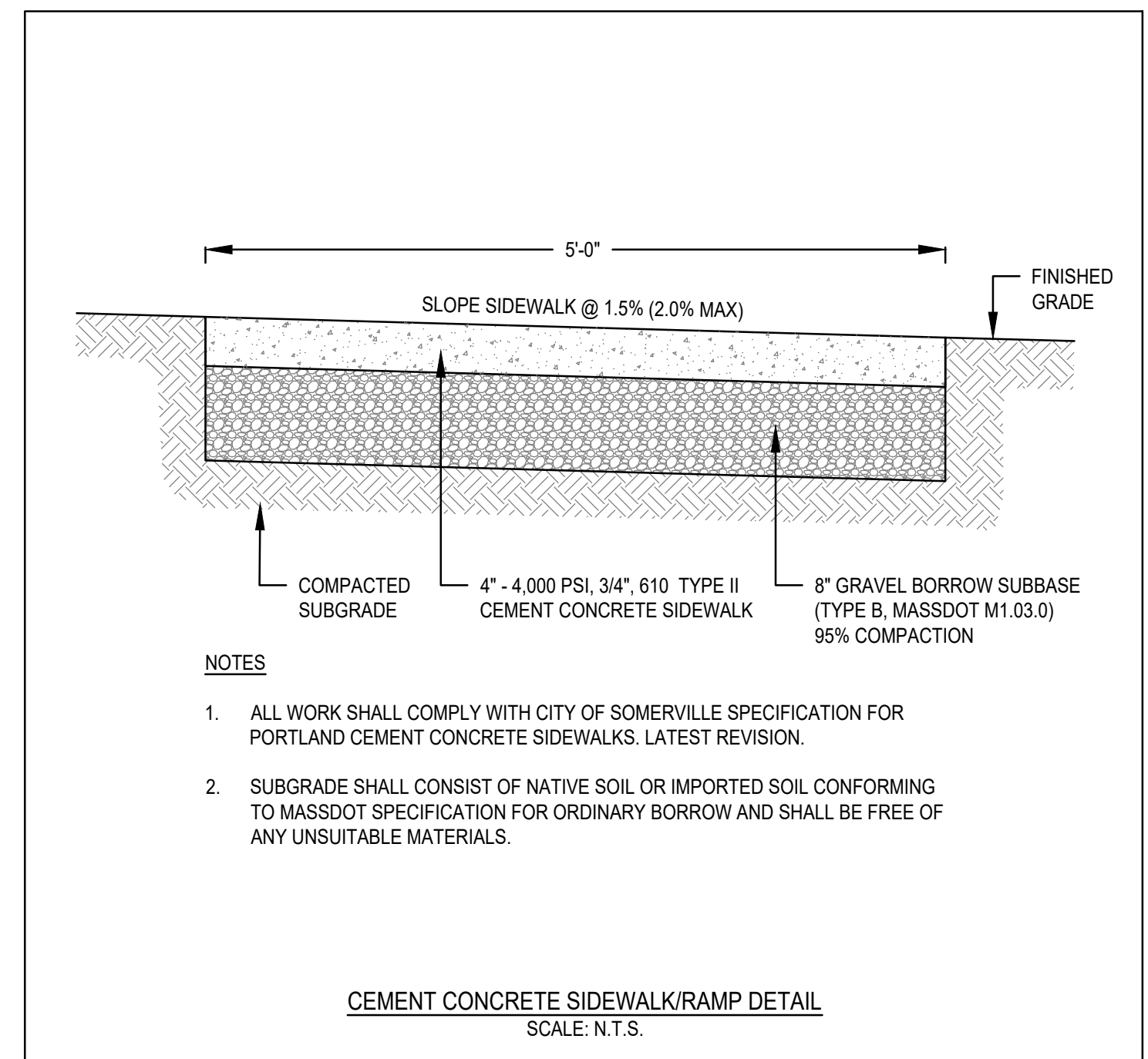
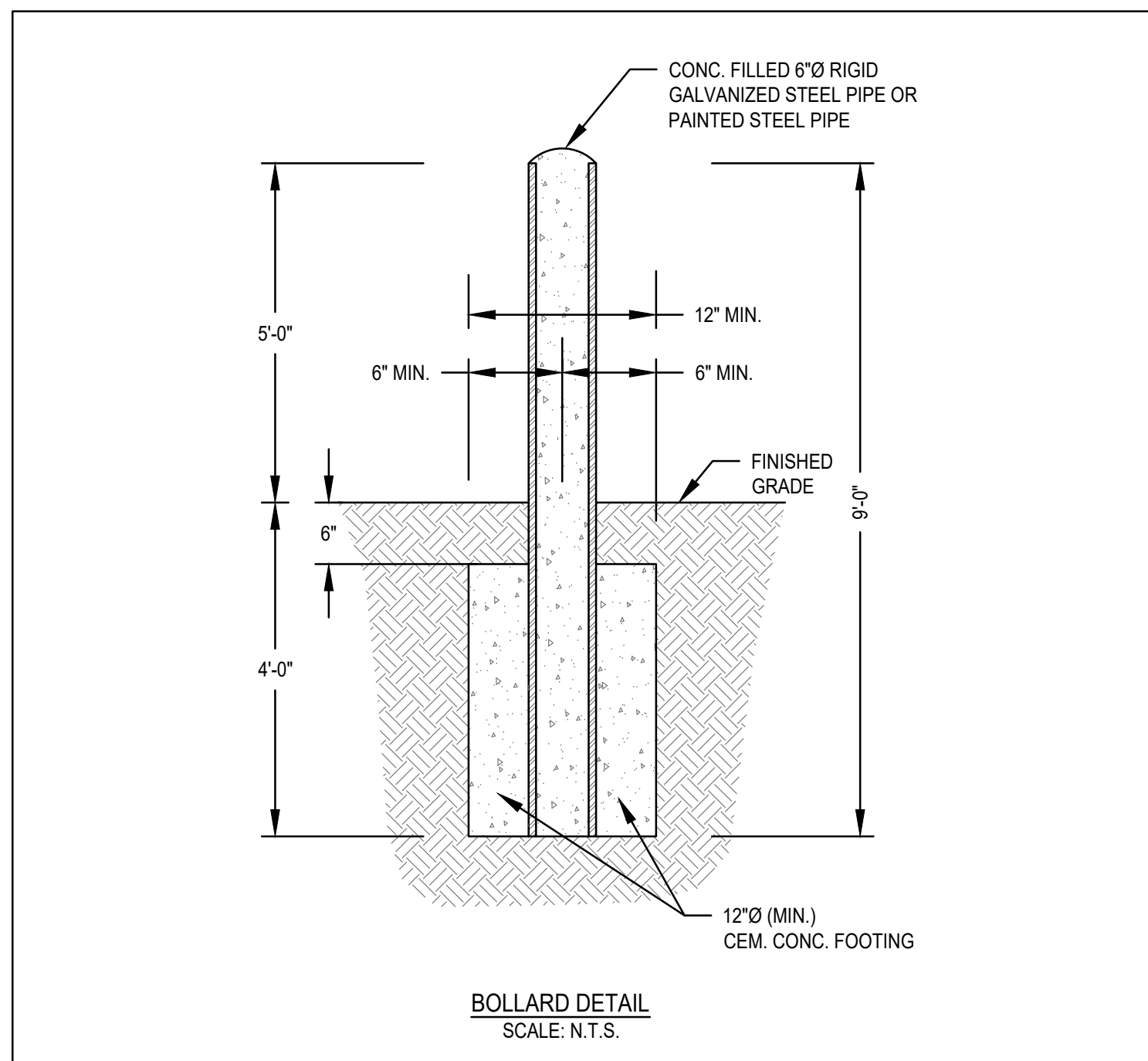
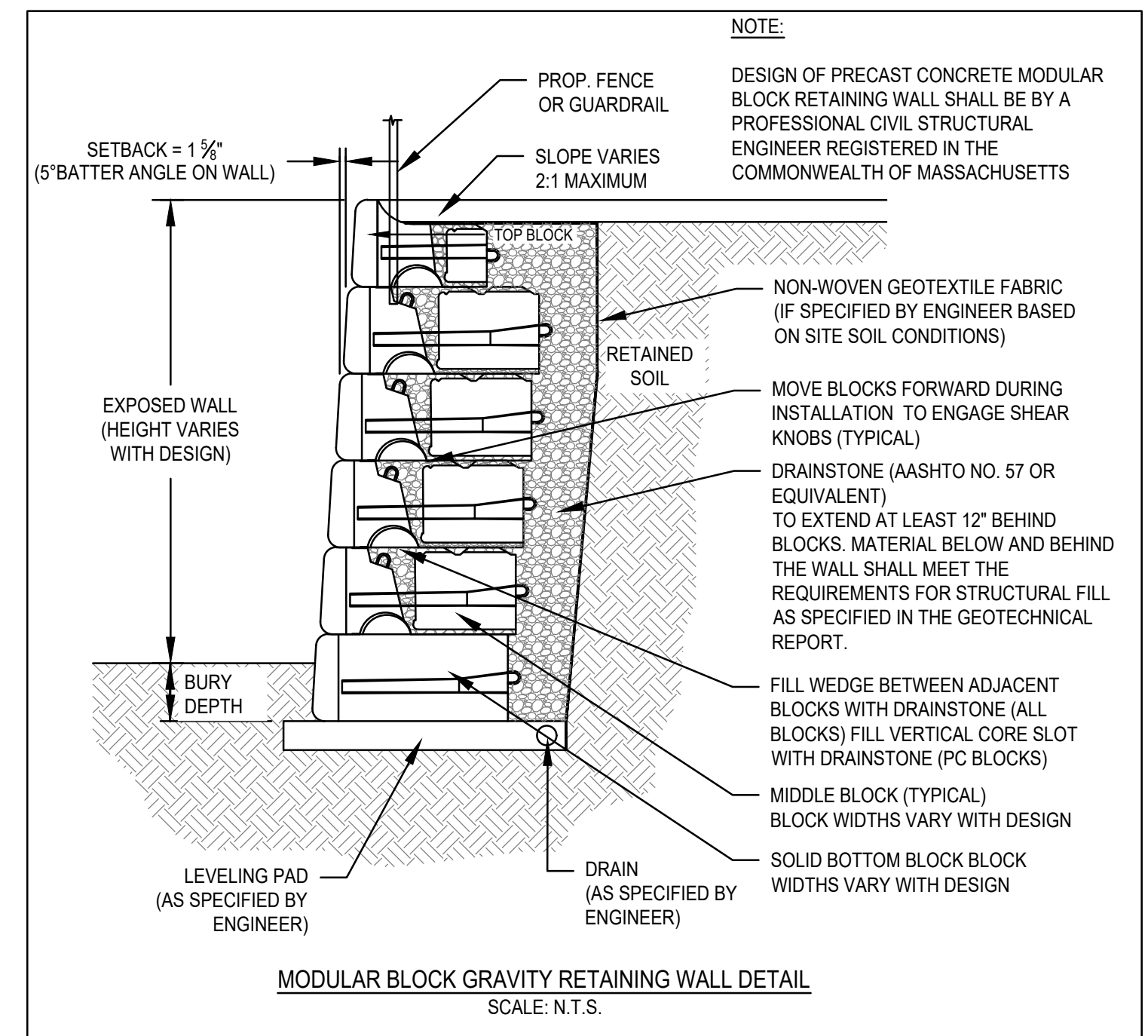
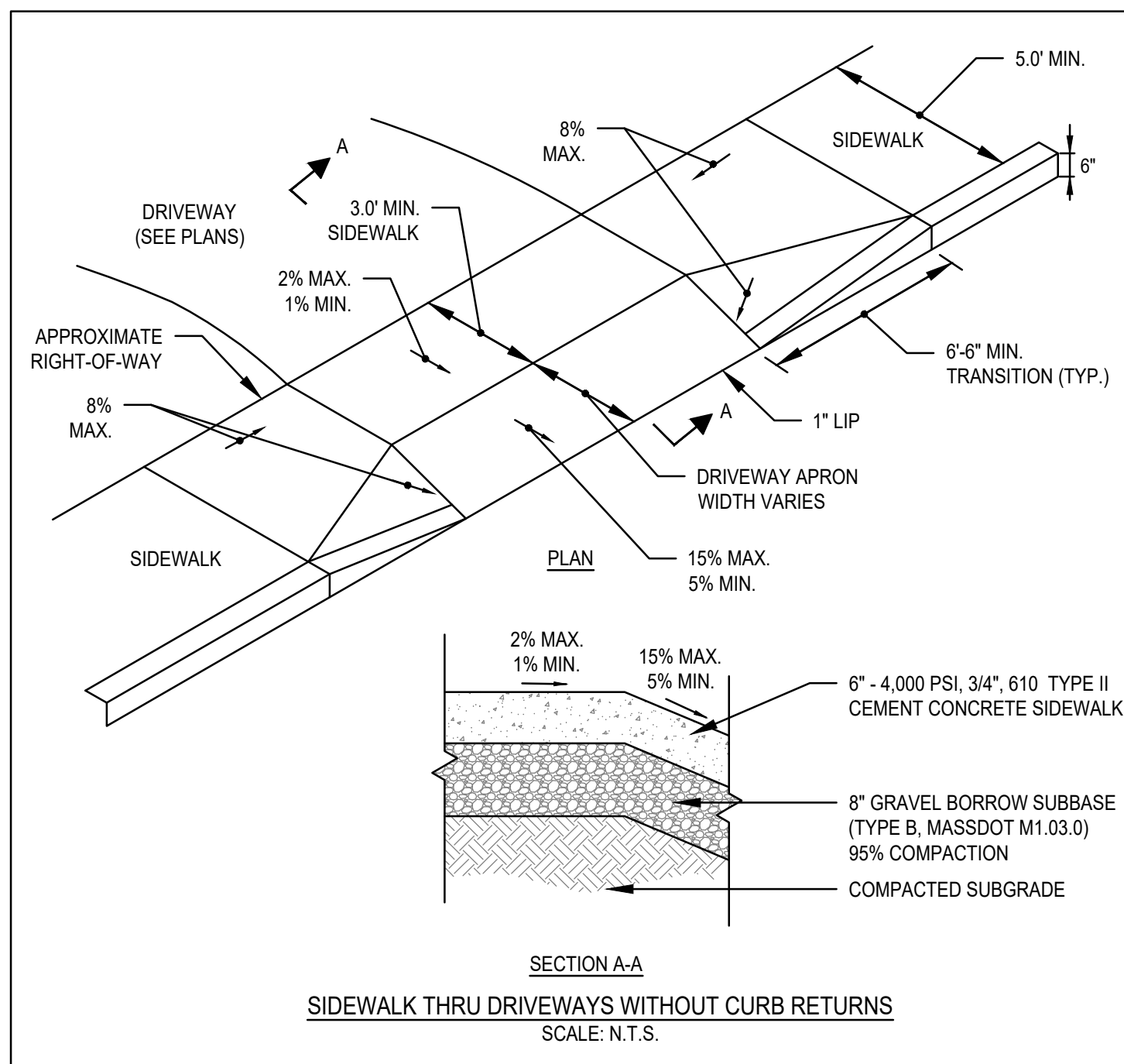


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GRADING & UTILITY PLAN

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C-2

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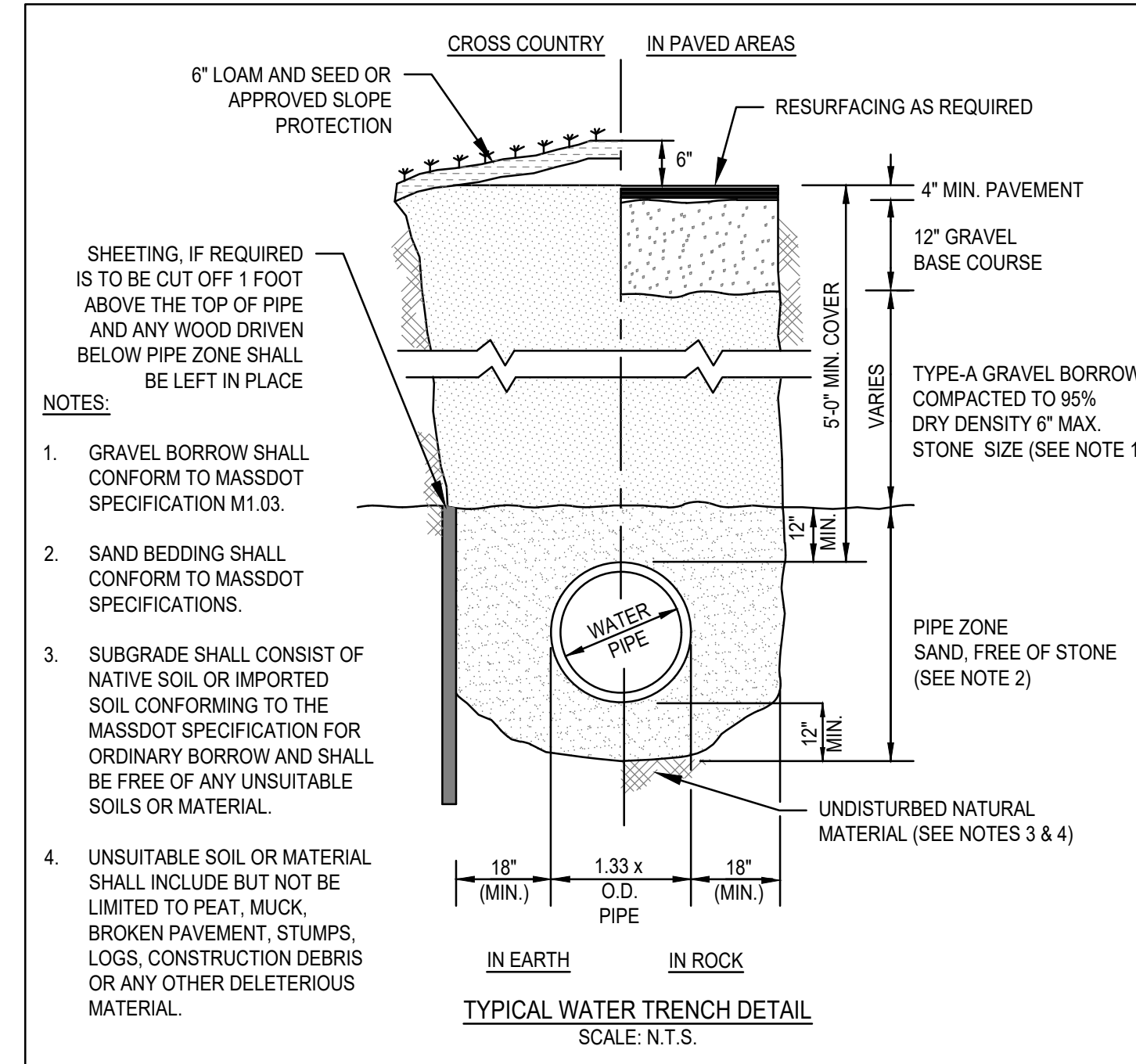
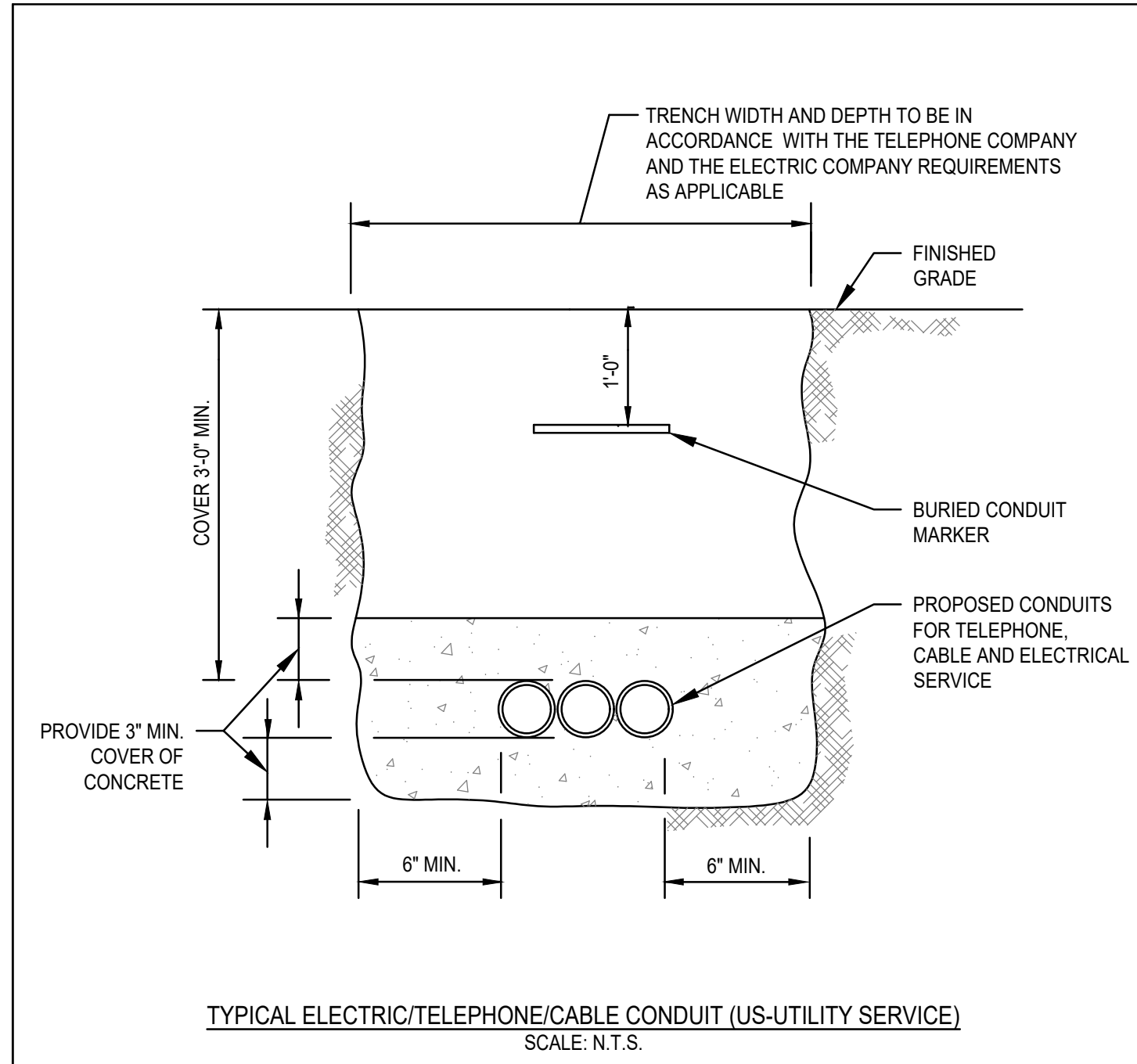
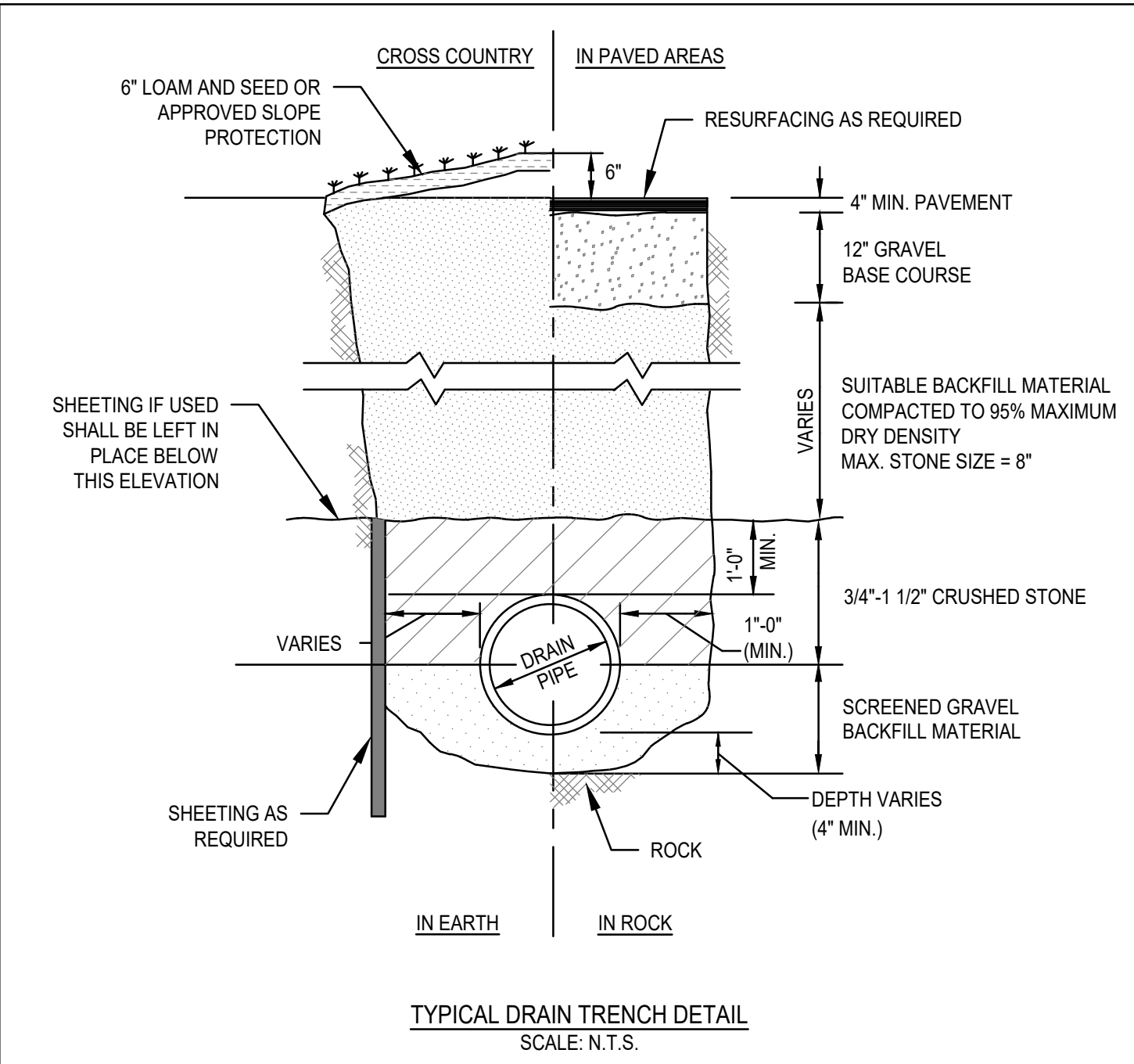
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CONSTRUCTION DETAILS
 SHEET 1 OF 2

DRAWING NUMBER
C-3

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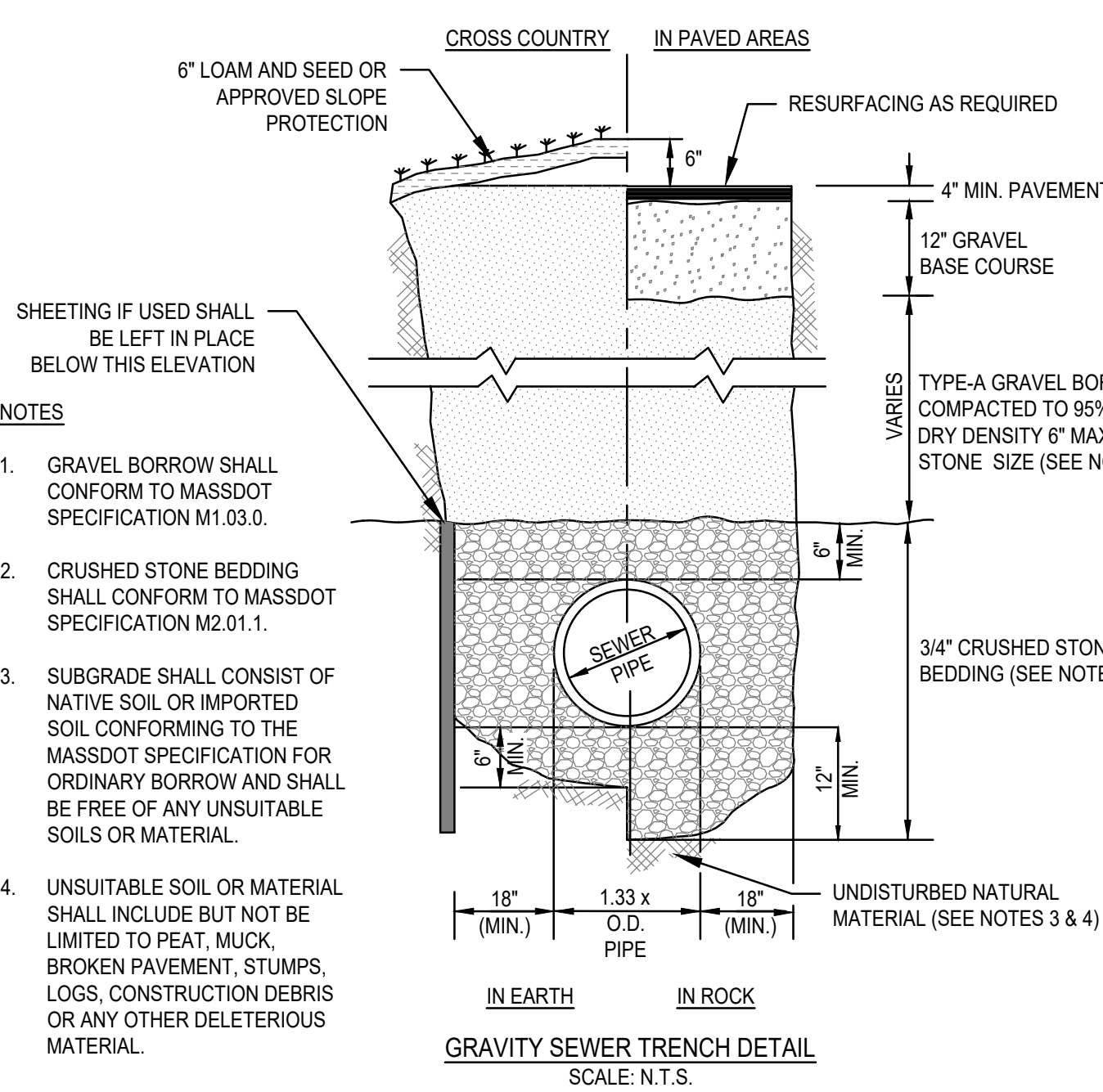
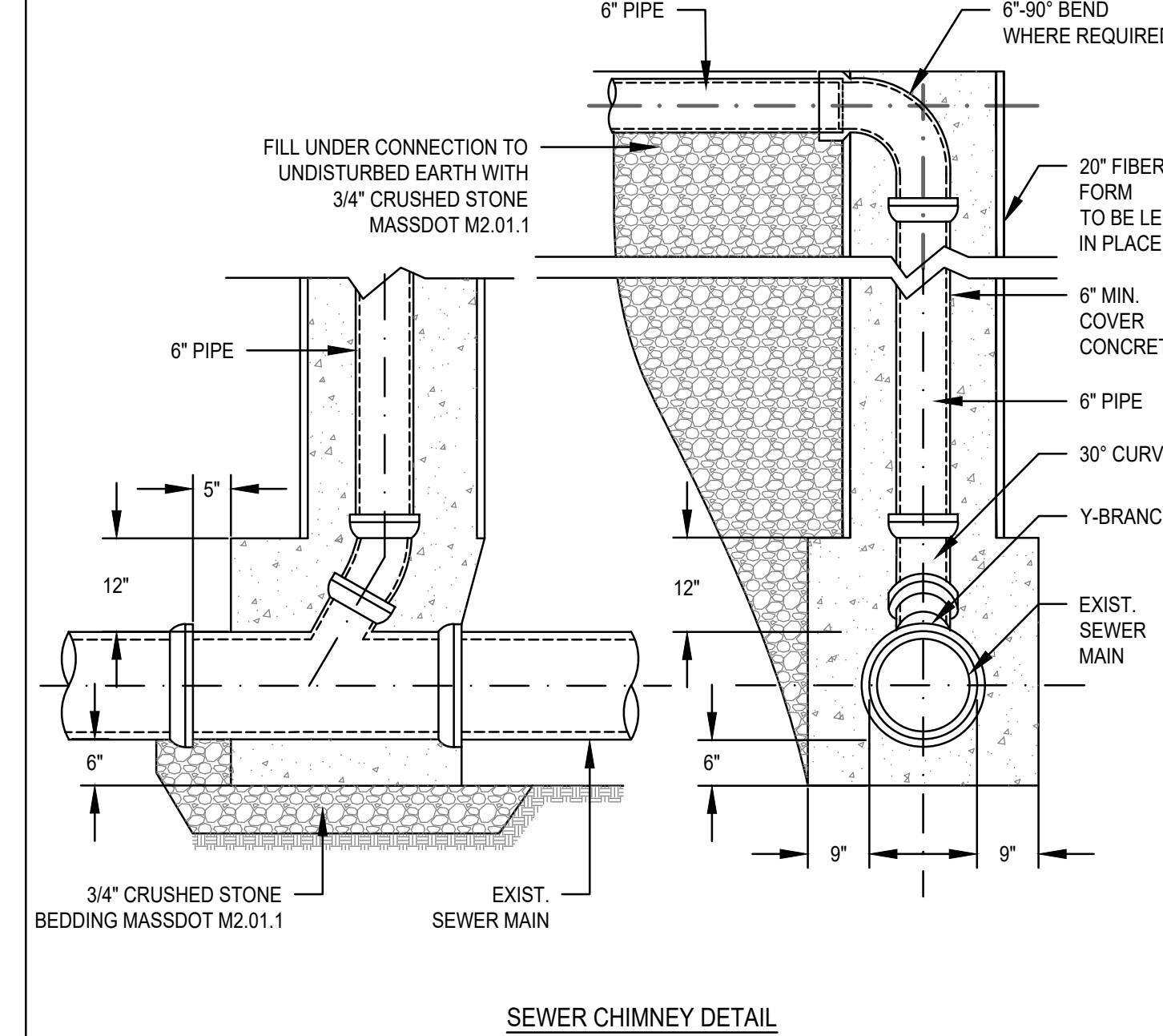
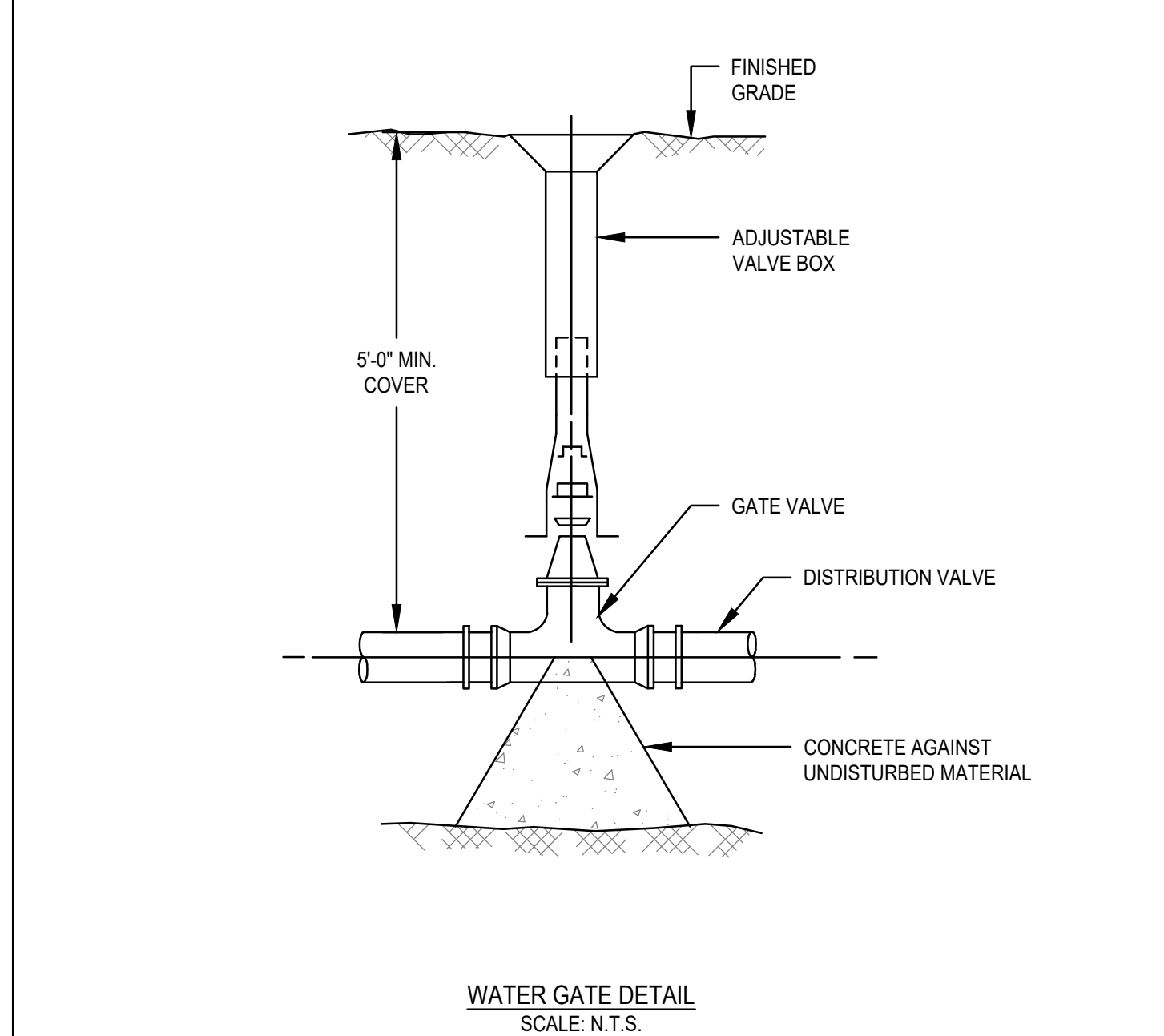
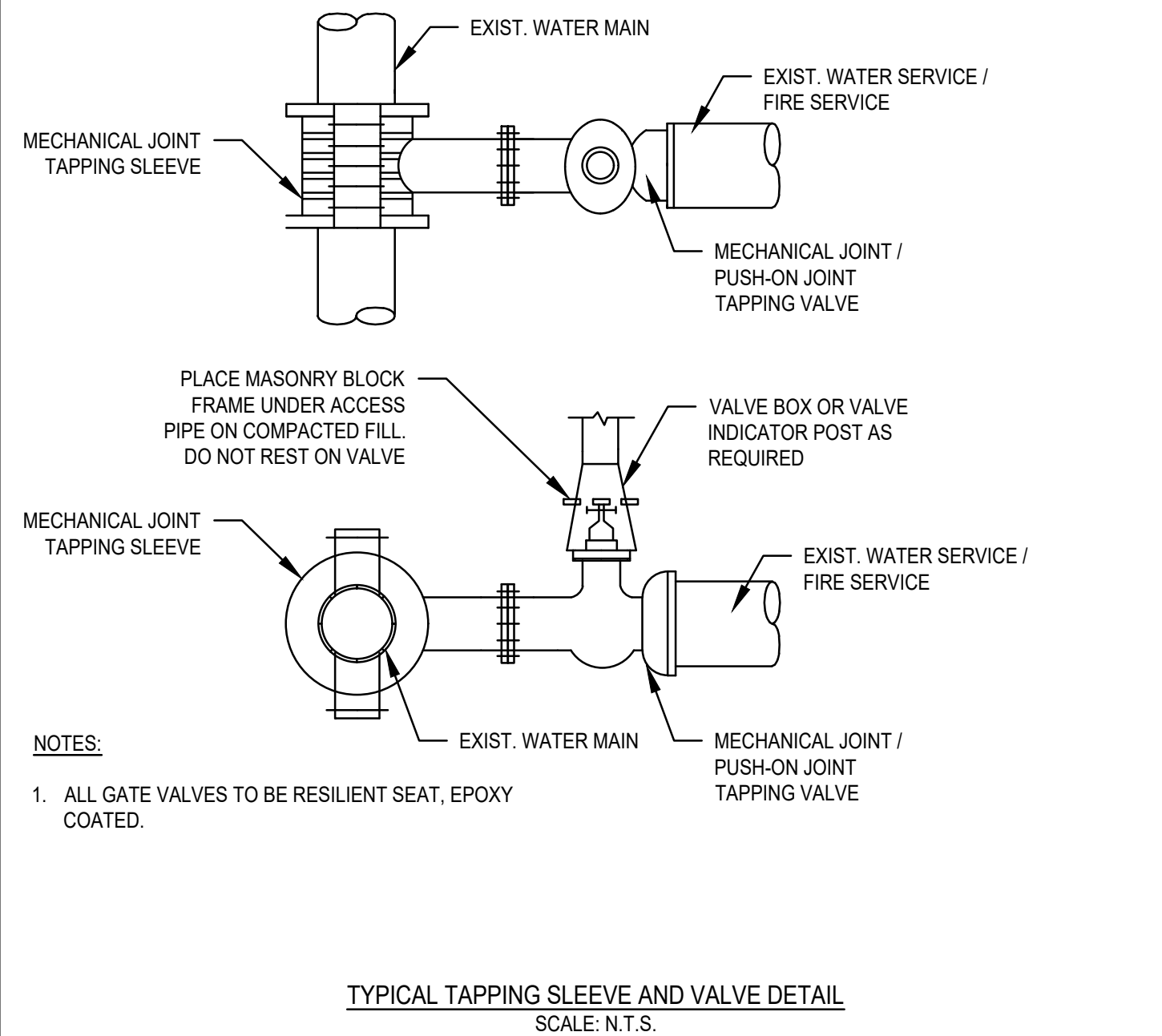
GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
3. THE CONTRACTOR SHALL EXCAVATE THE TEST PITS IN THE LOCATIONS SHOWN ON THE PLAN PRIOR TO COMMENCING WORK TO VERIFY THE ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE RESULTS PRIOR TO COMMENCING ANY WORK.
4. ALL WATER SERVICES SHALL BE INSTALLED WITH 5' OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE.
5. DOMESTIC WATER SERVICES 2 INCHES AND SMALLER SHALL BE TYPE K COPPER TUBING AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED CORROSION STOP WITH APPROVED SADDLE, CURB STOP, GATE AND BOX.
6. THE CONTRACTOR SHALL PROVIDE INLET PROTECTION, SUCH AS SILT SACKS, AT ALL CATCH BASINS TO PREVENT SEDIMENT FROM ENTERING THE EXTENDED DETENTION WETLAND AREA. INLET PROTECTION WILL ALLOW THE STORM DRAIN INLETS TO BE USED BEFORE FINAL STABILIZATION.
7. THE CONTRACTOR SHALL PROVIDE SIEVE ANALYSIS SUBMITTALS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION OF THE SAND/SILT MATERIAL TO BE USED.



GENERAL NOTES

1. IF SHEETING IS USED, IT SHALL BE CUT OFF NO MORE THAN 12" ABOVE TOP OF PIPE.
2. ALL PIPES SHALL BE PRESSURE TESTED AT 200 PSI WORKING PRESSURE FOR A MINIMUM DURATION OF TWO HOUR.
3. WATER SYSTEM IS TO BE DISINFECTED TO 50 P.P.M. AVAILABLE CHLORINE AND AFTER 24 HOURS TO 25 P.P.M. OR AS REQUIRED BY PEMBROKE WATER SUPERINTENDENT/ENGINEER.
4. WATER PIPE IS TO BE CEMENT LINED DUCTILE IRON "TYTON" OR EQUAL TYPE JOINT, CONFORMING TO A.N.S.I./A.W.W.A. C150/A21.50, CLASS 52, AS APPROVED BY THE TOWN'S WATER SUPERINTENDENT/ENGINEER.
5. ALL PIPING SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH A.W.W.A. STANDARDS PRIOR TO PAVING IF PAVING ABOVE TRENCH IS REQUIRED.
6. BACKFILL IS TO BE COMPACTED TO 90% MAXIMUM DRY DENSITY BY AASHTO T-180 D.
7. ALL WATER PIPE SHALL BE LAID WITH A MINIMUM OF 5 FEET OF COVER OF APPROVED MATERIALS.
8. RESULTS FROM PRESSURE TESTING AND DISINFECTION SHALL BE FURNISHED TO THE DIRECTOR OF PUBLIC WORKS FOR APPROVAL PRIOR TO WATER BEING TURNED ON.
9. ALL WORK SHALL BE IN CONFORMANCE WITH PEMBROKE WATER DEPARTMENT STANDARDS.
10. ALL PERMITS REQUIRED FOR STREET OPENINGS AND WATER MAIN TAPPING MUST BE OBTAINED.
11. NO WATER WILL BE TURNED ON IN THE PROJECT WITHOUT WATER DEPARTMENT APPROVAL.



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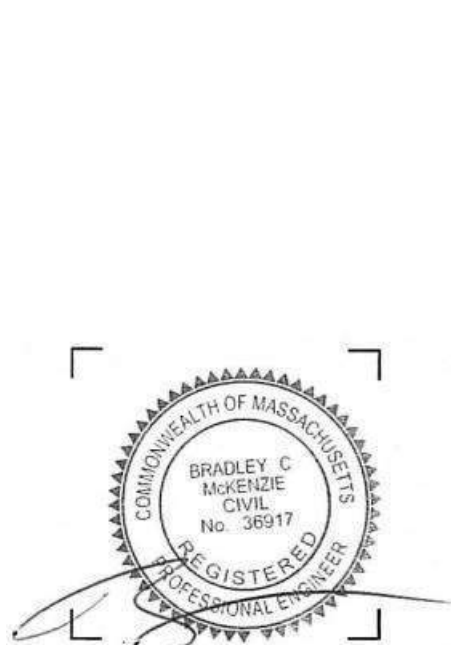
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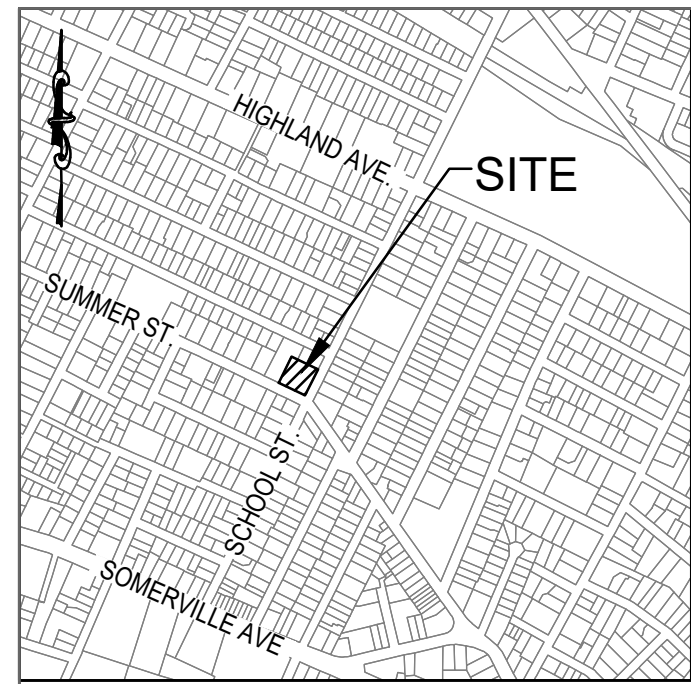
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SHEET 2 OF 2

DRAWING NUMBER
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LOCUS MAP
SCALE 1" = 800'

SURVEY NOTES:

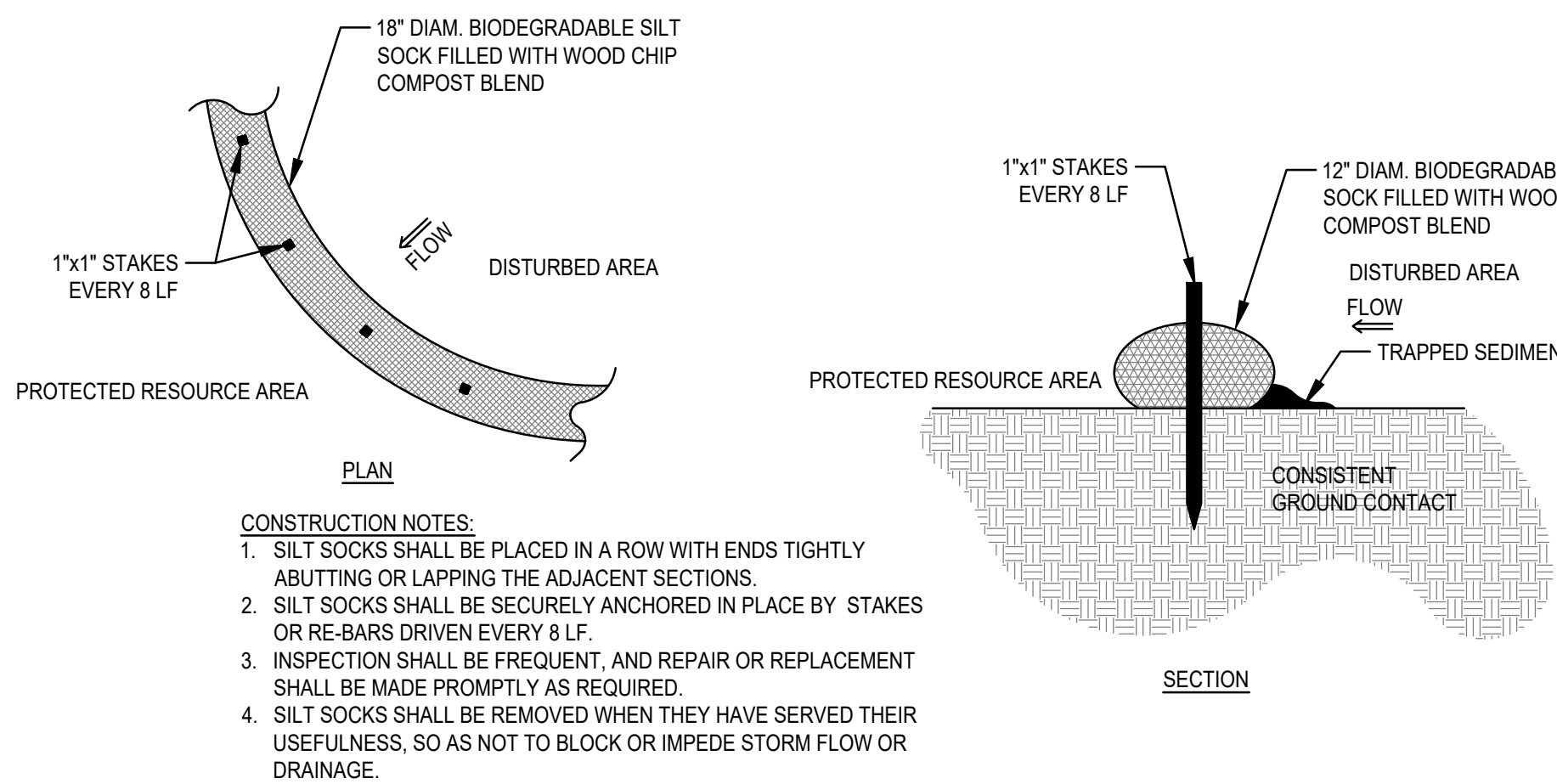
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CONSTRUCTION SEQUENCE

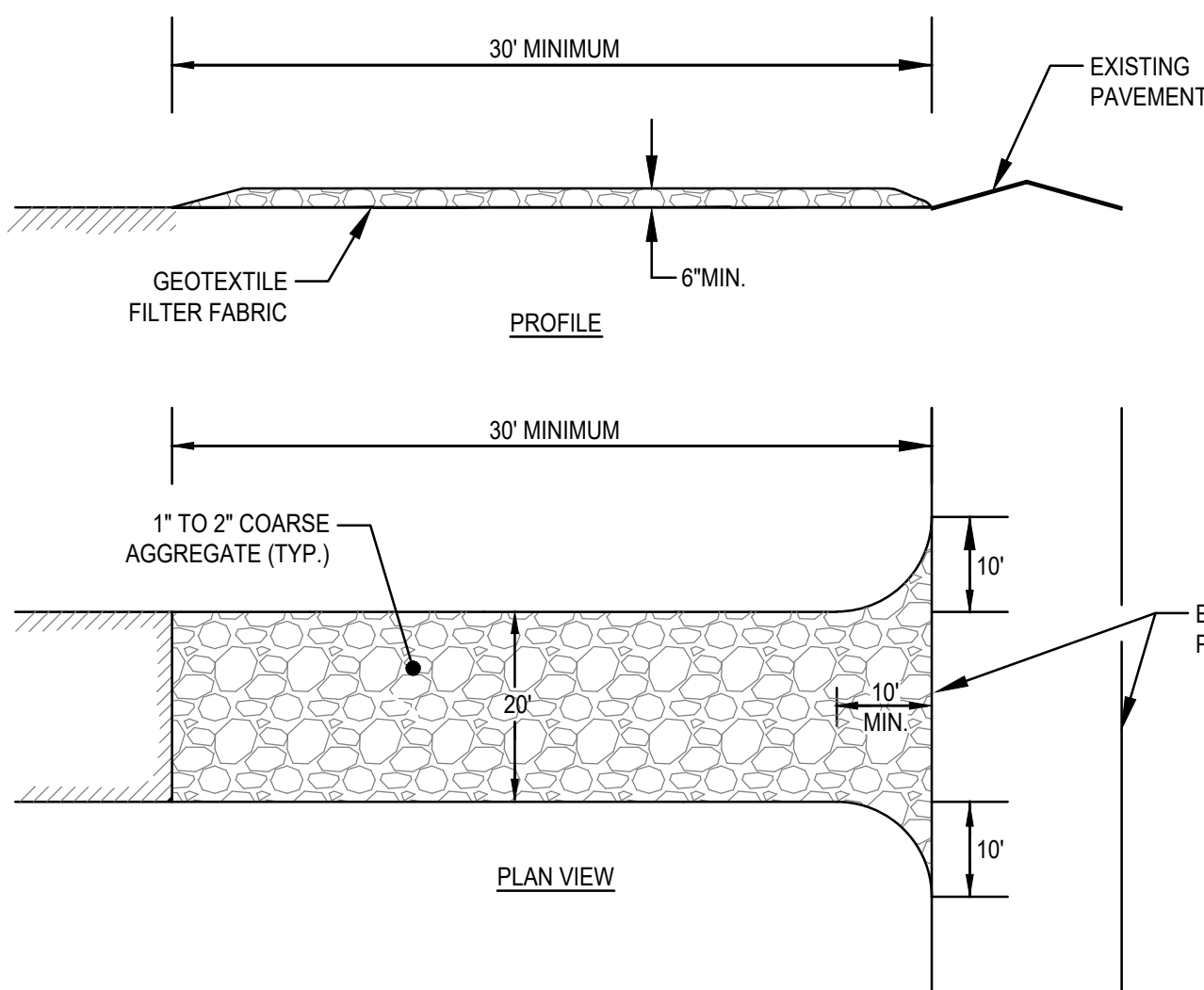
- TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEMOLITION OF THE EXISTING BUILDING AND CANOPY.
- THE CONTRACTOR SHALL COORDINATE A PRE-DEMOLITION MEETING PRIOR TO ANY ACTIVITY.
 - STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION ACTIVITIES. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT SUMMER STREET.
 - DEMO EXISTING BUILDING AND CANOPY.
 - REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE DEMO IS COMPLETE.

CONSTRUCTION PHASE BMP OPERATION AND MAINTENANCE NOTES:

- STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE EROSION CONTROL BARRIERS, AND STABILIZED CONSTRUCTION ENTRANCE.
- OPERATOR PERSONNEL MUST INSPECT THE SITE WITHIN 24 HOURS OF A STORM EVENT OF 1/2 INCH OR GREATER. THE INSPECTOR SHOULD REVIEW THE EROSION AND SEDIMENT CONTROLS WITH RESPECT TO THE FOLLOWING:
 - WHETHER OR NOT THE MEASURE WAS INSTALLED/PERFORMED CORRECTLY.
 - WHETHER OR NOT THERE HAS BEEN DAMAGE TO THE MEASURE SINCE IT INSTALLED OR PERFORMED.
 - WHAT SHOULD BE DONE TO CORRECT ANY PROBLEMS WITH THE MEASURE.



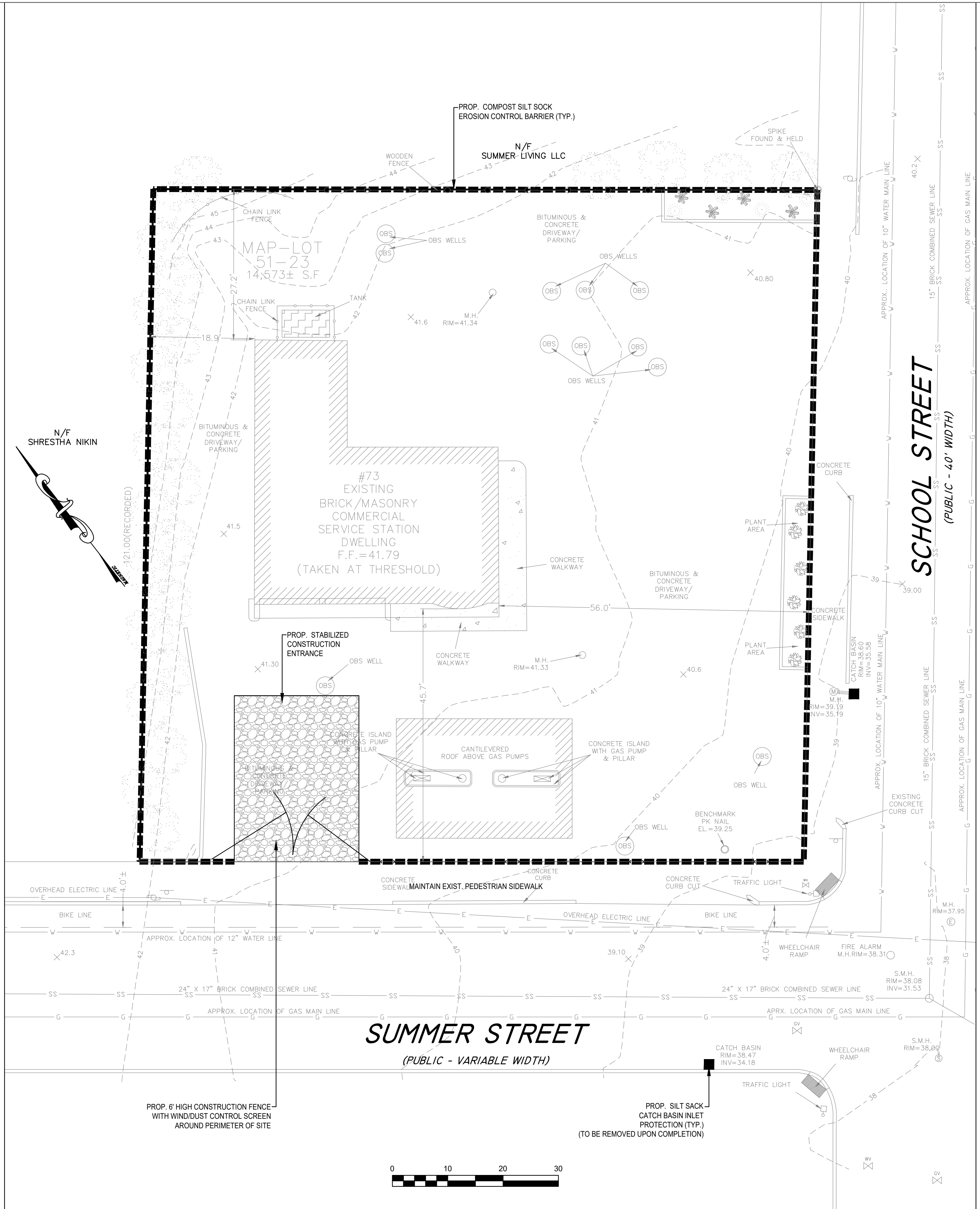
SILT SOCK EROSION CONTROL BARRIER DETAIL
SCALE: N.T.S.



STABILIZED CONSTRUCTION ENTRANCE (SCE) DETAIL
SCALE: N.T.S.

(SCE) CONSTRUCTION SPECIFICATIONS:

- STONE FOR A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN A FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
- ALL SURFACE WATER THAT IS FLOWING TO OR DEVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.



SUMMER STREET
(PUBLIC - VARIABLE WIDTH)

SCHOOL STREET
(PUBLIC - 40' WIDTH)



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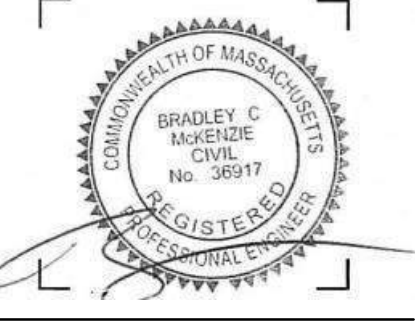
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VERDANT
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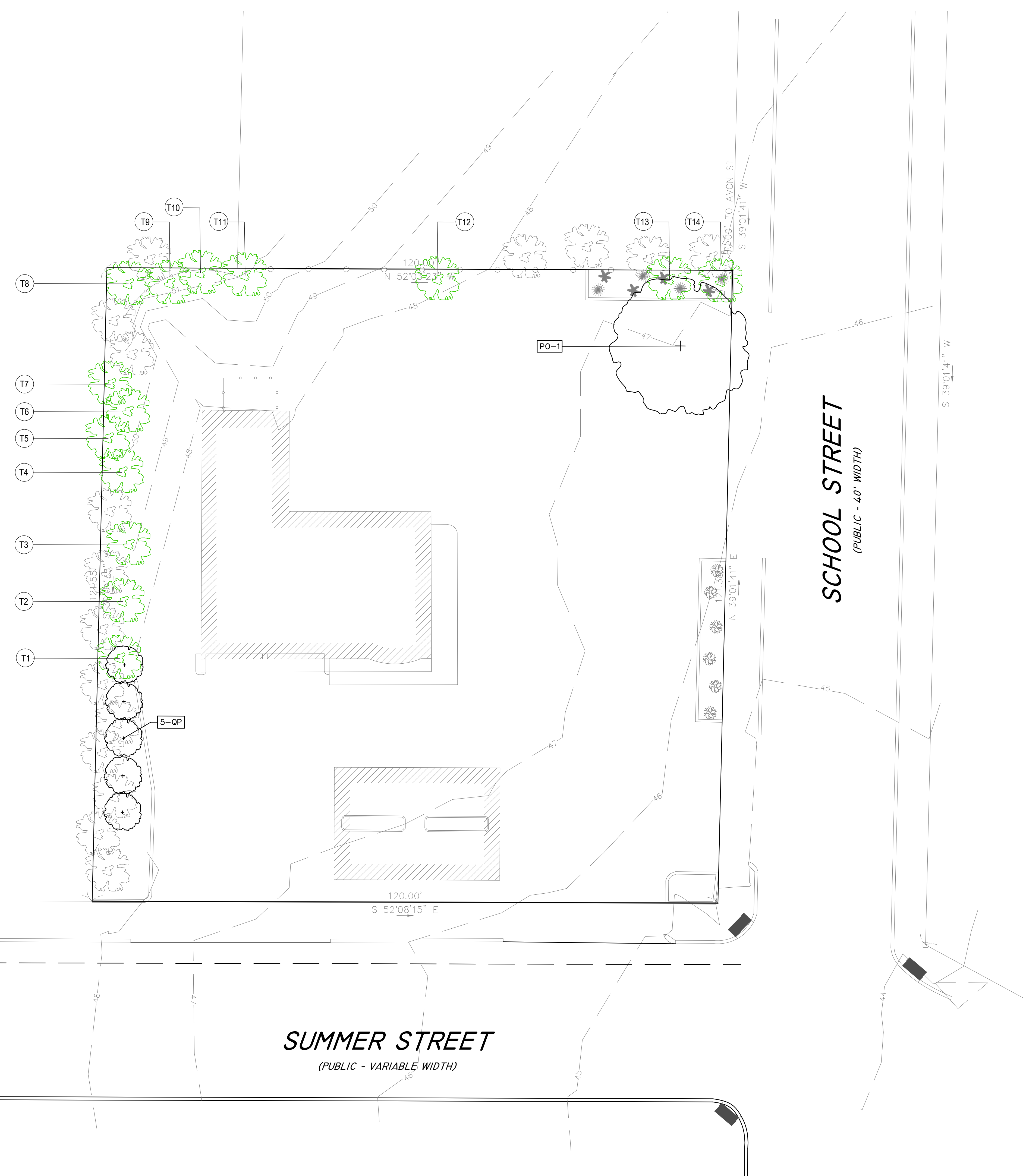
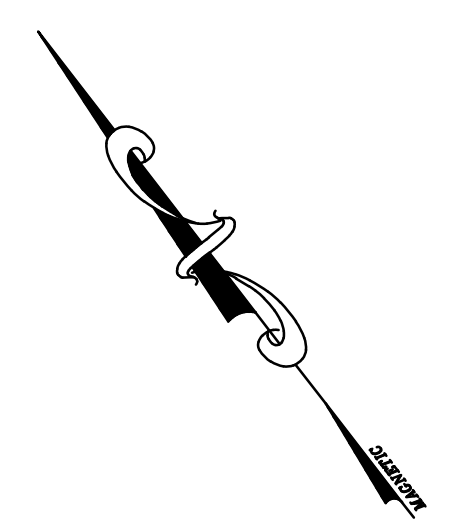
ISSUE: DEVELOPMENT REVIEW SUBMISSION
DATE: JUNE 01, 2021
PROJECT #: 20027
SCALE: 1"=10'

DRAWING TITLE
EROSION & SEDIMENTATION CONTROL PLAN

DRAWING NUMBER

C-5

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- TREE LIST:**
- T1 : Catalpa speciosa (Northern Catalpa)
DBH: 11"
HEALTH: Good
ACTION: Planned Removal
 - T2 : Ailanthus altissima (Tree of Heaven)
DBH: 12"
HEALTH: Fair
ACTION: (Invasive Species) Removal
 - T3 : Ailanthus altissima (Tree of Heaven)
DBH: L1-13" L2-10" L3-10" L4-10"
HEALTH: Fair
ACTION: (Invasive Species) Removal
 - T4 : Ailanthus altissima (Tree of Heaven)
DBH: 9"
HEALTH: Fair
ACTION: (Invasive Species) Removal
 - T5 : Ailanthus altissima (Tree of Heaven)
DBH: L1-12" L2-10" L3-8"
HEALTH: Fair
ACTION: (Invasive Species) Removal
 - T6 : Ailanthus altissima (Tree of Heaven)
DBH: L1-10" L2-9"
HEALTH: Fair
ACTION: (Invasive Species) Removal
 - T7 : Ailanthus altissima (Tree of Heaven)
DBH: L1-9" L2-8"
HEALTH: Fair
ACTION: (Invasive Species) Removal
 - T8 : Ailanthus altissima (Tree of Heaven)
DBH: 12"
HEALTH: Fair
ACTION: (Invasive Species) Removal
 - T9 : Ailanthus altissima (Tree of Heaven)
DBH: 14"
HEALTH: Fair
ACTION: (Invasive Species) Removal
 - T10 : Ailanthus altissima (Tree of Heaven)
DBH: 20"
HEALTH: Fair
ACTION: (Invasive Species) Removal
 - T11 : Ailanthus altissima (Tree of Heaven)
DBH: 18"
HEALTH: Fair
ACTION: (Invasive Species) Removal
 - T12 : Gleditsia triacanthos (Honey Locust)
DBH: 11"
HEALTH: Dead
ACTION: (HAZARD) Removal
 - T13 : Ailanthus altissima (Tree of Heaven)
DBH: 8"
HEALTH: Good
ACTION: (Invasive Species) Removal
 - T14 : Ailanthus altissima (Tree of Heaven)
DBH: 8"
HEALTH: Good
ACTION: (Invasive Species) Removal
- SURVEY NOTES:**
1. EXISTING INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 7/8/2020.
 2. EXISTING CONDITIONS PLAN ENTITLED "SURVEY PLAN, 73 SUMMER STREET, SOMERVILLE, MA" DATED 7/13/2020 PREPARED BY SPRUHAN ENGINEERING, P.C.
 3. DEED REFERENCE BOOK 49351 PAGE 591, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 4. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 5. THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, PANEL NUMBER 0438E, COMMUNITY NUMBER: 250214, DATED JUNE 4, 2010.
 6. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
 7. ZONING DISTRICT = MR3 (MID RISE 3)
 8. ELEVATIONS BASED ON NAVD88 DATUM

LEGEND

	EXISTING TREE
--	---------------

PROBABLE PLANT LIST

SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
QP	5	Quercus palustris 'Green Pillar'	Fastigate Pin Oak	3" cal.	B&B
PO	1	Platanus occidentalis	American Sycamore	3" cal.	B&B

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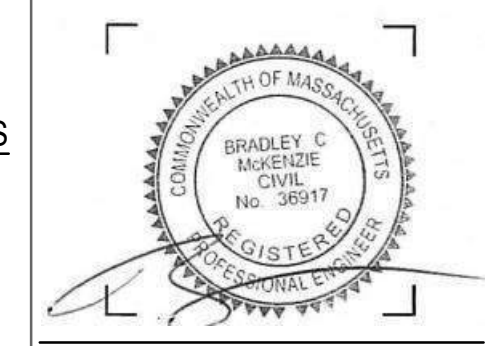
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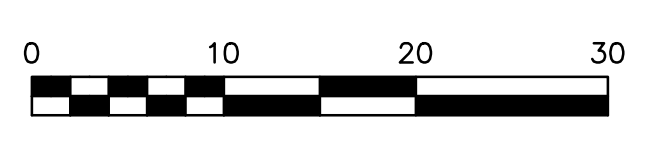


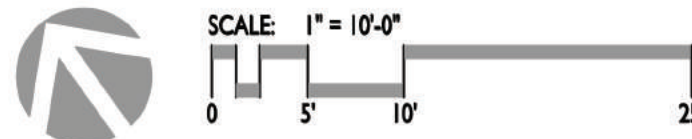
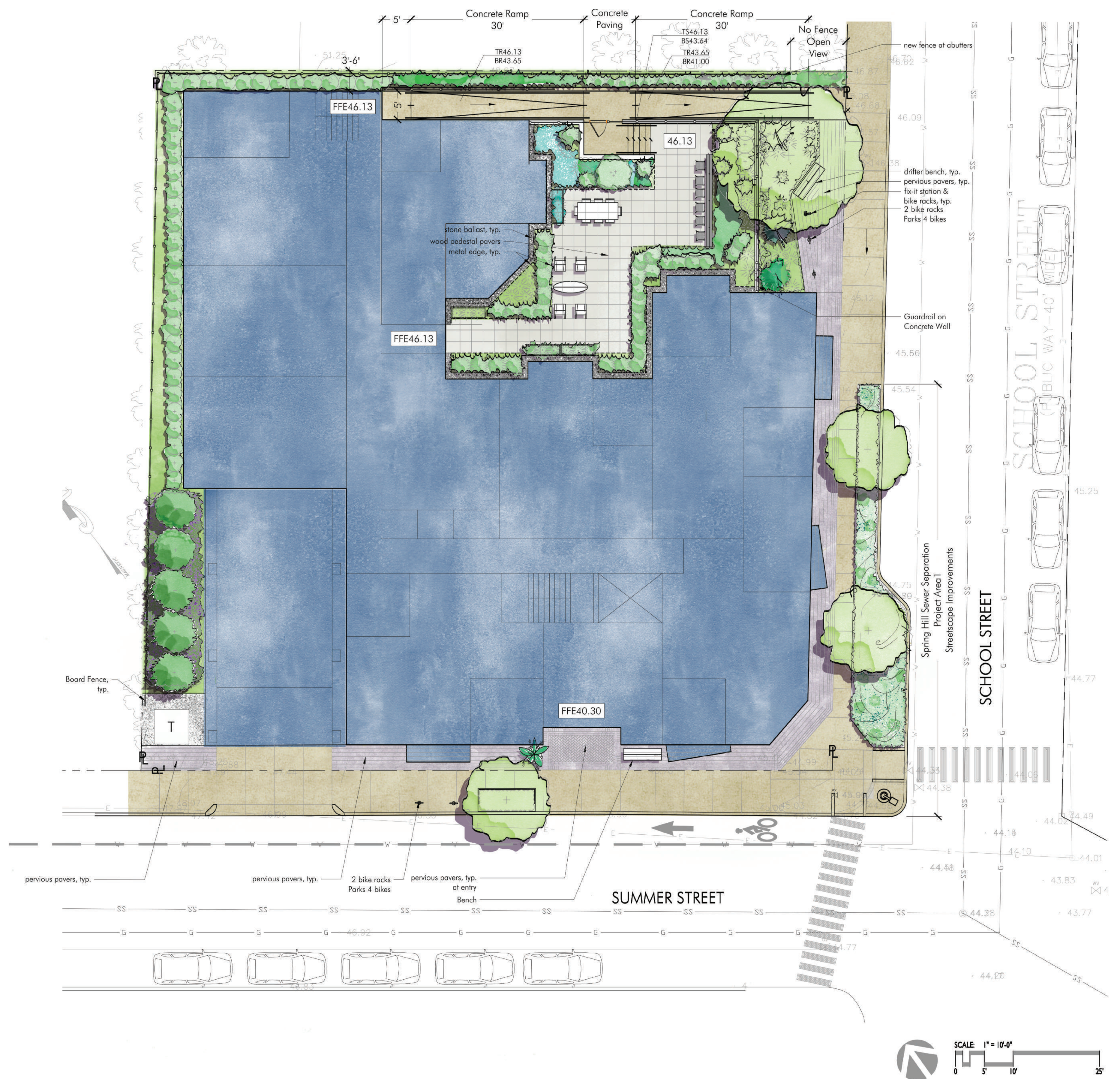
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DRAWING TITLE
TREE MITIGATION PLAN

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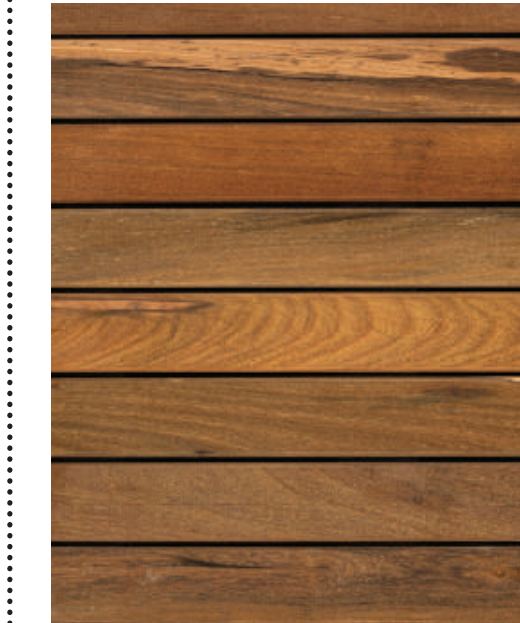




Ballast | Grey Slate Chips



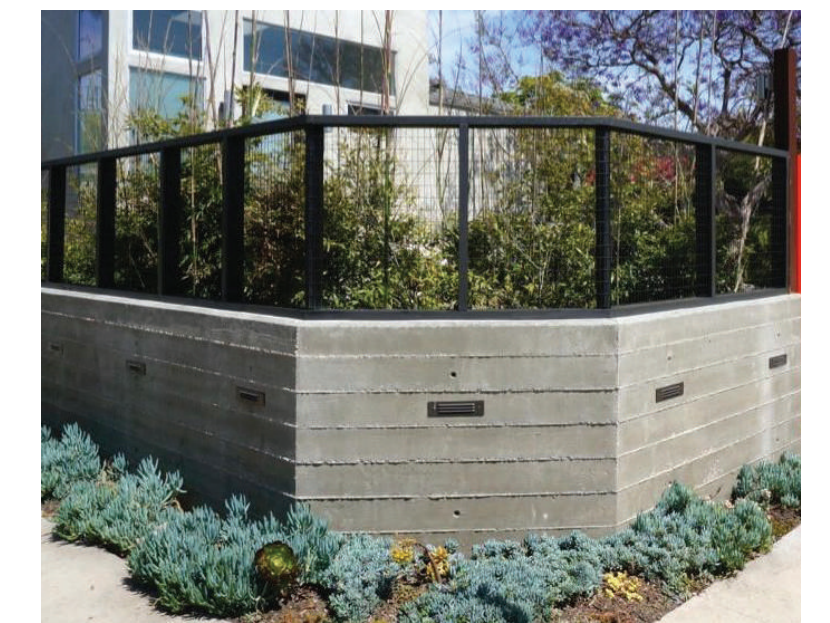
Metal Curb at Tall Plant Bed



IPE wood tiles (Bison)



Greenroof



Black Metal Safety Railing or Cable Fence

PATIO MATERIALS



Drifter Bench by Streetlife



Fix-It Bike Repair Station



Bike Rack | Hoop by Dero

COMMUNITY PARKLETT



Permeable Pavers by Belden Pavers

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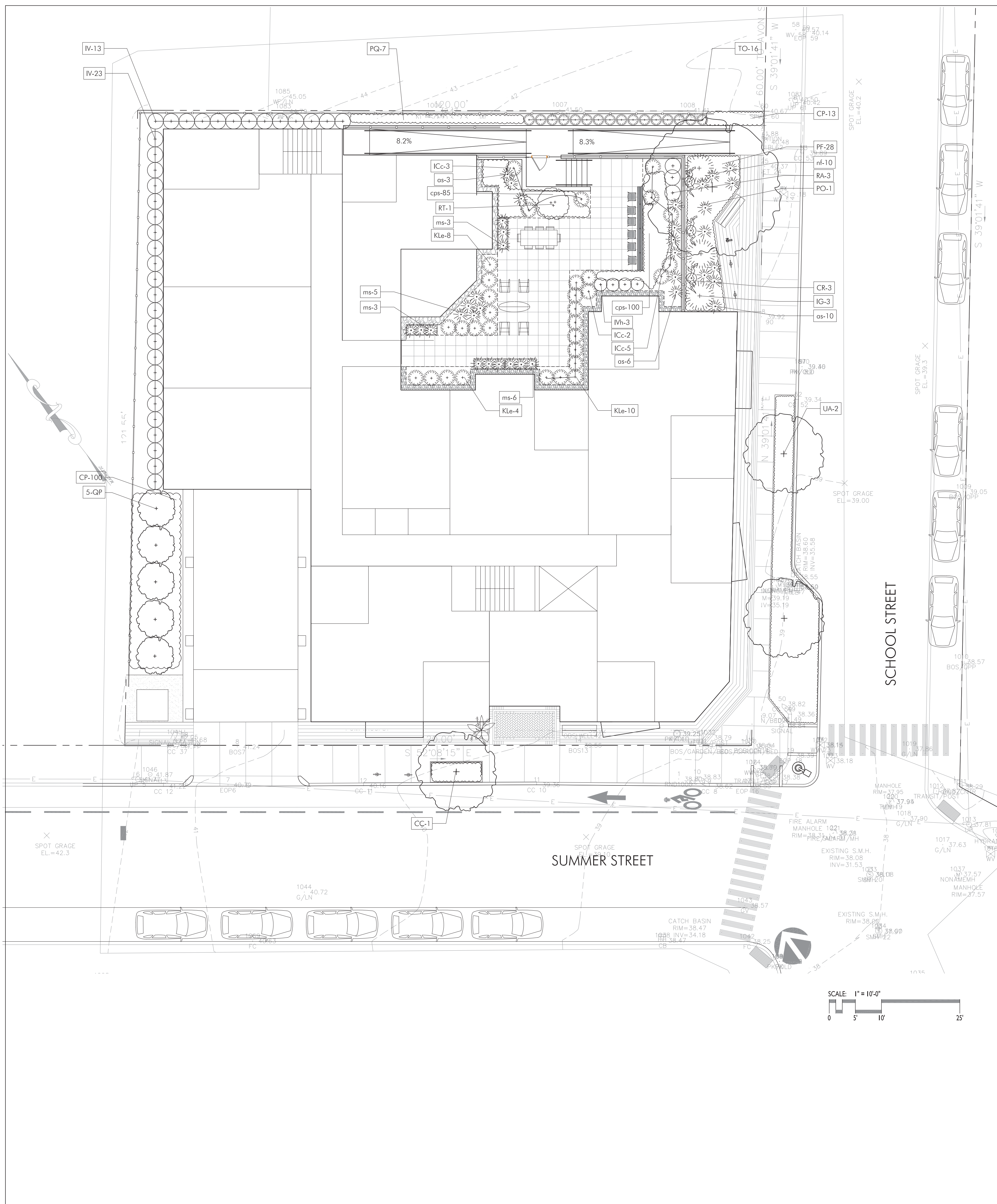
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DRAWING TITLE
LANDSCAPE SITE PLAN

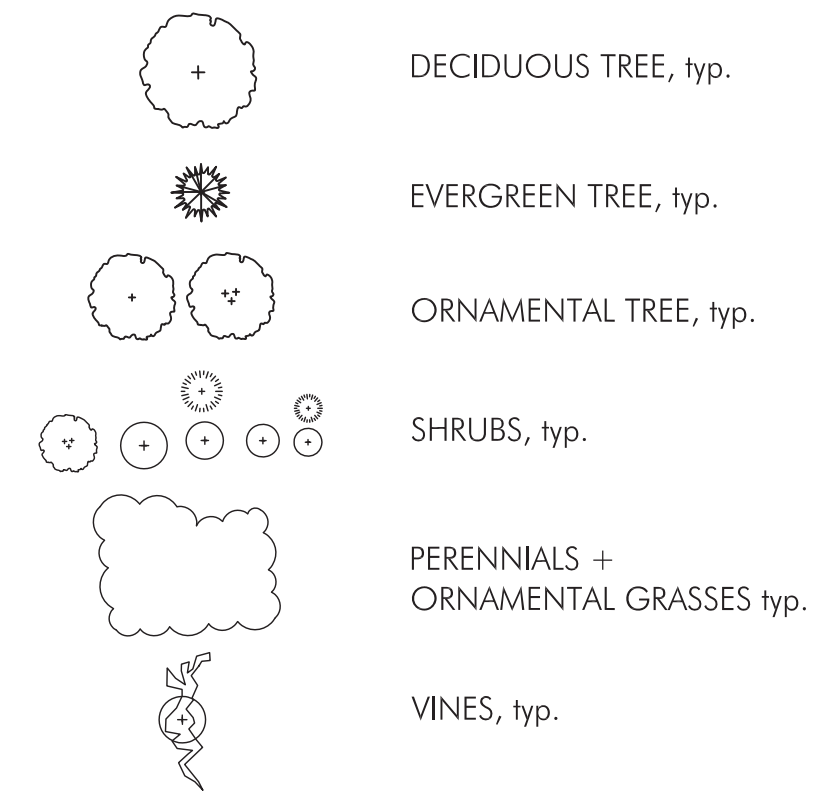
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PROBABLE PLANT LIST

SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES	SPACING
STREET TREES						
CC	1	<i>Corpinus caroliniana</i>	American hornbeam	3" cal.	B&B Overhead wires	
UA	2	<i>Ulmus americana</i>	American Elm cultivar	3" cal.	B&B No overhead wires	
TREES						
QP	5	<i>Quercus palustris</i> 'Green Pillar'	Fastigate Pin Oak	3" cal.	B&B	
PO	1	<i>Platanus occidentalis</i>	American Sycamore	3" cal.	B&B	
SHRUBS & VINES						
CR	3	<i>Campsis radicans</i> (Vine)	Trumpetcreeper Vine	2 gal.	Pots., native \geq 2' ht.	18" o.c.
CP	113	<i>Comptonia peregrina</i>	Sweetfern	2 gal.	Pots, native $>$ 2' ht.	
IG	3	<i>Ilex glabra</i> 'Compacta'	Compact Japanese Holly	5 gal.	Pots, native \geq 2' ht.	24" o.c.
IV	36	<i>Itea virginica</i>	Virginia Sweetspire	5 gal.	Pots, native \geq 2' ht.	
PQ	7	<i>Parthenocissus quinquefolia</i> (Vine)	Woodbine	1 gal.	Pots, native $>$ 24" ht.	36" o.c.
PF	28	<i>Potentilla fruticosa</i> White	White Potentilla	5 gal.	Pots, native $>$ 2' ht.	
TO	16	<i>Thuja occidentalis</i> yellow ribbon	Yellow Ribbon Arborvitae	3 gal.	Pots, native $>$ 2' ht.	
SHRUBS & VINES ON DECK						
ICc	10	<i>Ilex crenata</i> 'compacta' (On Deck)	Compact Japanese Holly	3 gal.	Pots, \geq 2' ht.	18" o.c.
Ivh	3	<i>Itea virginica</i> 'Little Henry' (On Deck)	Little Henry Sweetspire	5 gal.	Pots, native $>$ 2' ht.	
Kle	22	<i>Kalmia latifolia</i> 'Elf' (On Deck)	Elf Mountain Laurel	2 gal.	Pots, native $>$ 2' ht.	24" o.c.
RA	3	<i>Rhus aromatica</i> 'Lo Gro' (On Deck)	Lo-Gro Staghorn Sumac	3 gal.	Pots, native \geq 2' ht.	
RT	2	<i>Rhus typhina</i> 'Tiger Eyes' (2 on Deck)	Staghorn Sumac	5 gal.	Pots, native $>$ 2' ht.	
HERBACEOUS						
as	22	<i>Asclepias syriaca</i>	Common Milkweed	1 gal.	Pots, 24" o.c., native \geq 2' ht.	24" o.c.
cps	185	<i>Carex pennsylvanica</i>	Pennsylvania sedge	1 gal.	Pots, native $<$ 2' ht. 12" o.c.	
ms	17	<i>Matteuccia struthiopteris</i>	Ostrich Fern	2 gal.	Pots, 24" o.c., native \geq 2' ht.	24" o.c.
nf	10	<i>Nepeta faassenii</i> 'Walker's Low'	Catmint	1 gal.	Pots, 24" o.c., \leq 2' ht.	

LEGEND: PLANTING PLAN



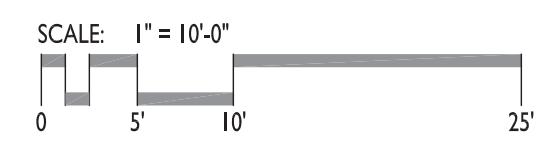
PLANTING NOTES

- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Hort.
- No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
- The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
- All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
- The rootballs of trees shall be planted 3" above adjacent finished grade. The rootballs of shrubs shall be planted 2" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
- All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.
- The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
- All plant bed areas are to be covered with mulch when transplanting is completed.

TREE MITIGATION
 TOTAL DBH REMOVED: 221"
 TOTAL DBH TO MITIGATE: 11"
 TOTAL CAL ADDED: 18"
 TOTAL TREES PLANTED: 6

QTY.	DBH	SPECIES TYPE
1	20"	Invasive
1	18"	Invasive
1	14"	Invasive
1	13"	Invasive
3	12"	Invasive
2	11"	Invasive
1	10"	Invasive
2	9"	Invasive
2	8"	Invasive
1	11"	Native

QTY.	CAL	SPECIES TYPE
6	3"	Native



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 LANDSCAPE PLANTING PLAN

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10. DEVELOPMENT STANDARDS
Green Score

Table 10.4.1 Green Score Calculation

	Credit	Multiplier
Soils		
Landscaped area with a soil depth < 24 inches	actual sf	0.3
Landscaped area with a soil depth => 24 inches	actual sf	0.6
Pervious Paving with 6 to 24 inches of subsurface soil or gravel	actual sf	0.2
Pervious Paving with more than 24 inches of subsurface soil or gravel	actual sf	0.5
Groundcovers		
Turfgrass, mulch, and inorganic surfacing materials	actual sf	0.1
Plants		
Vegetation less than two (2) feet tall at maturity	actual sf	0.2
Vegetation at least two (2) feet tall at maturity	12 sf.	0.3
Trees		
SMALL TREE	50 sf.	0.6
LARGE TREE	450 sf.	0.6
Preserved Tree	65 sf.	0.8
Engineered Landscape		
Vegetated Wall	actual sf	0.1
Rain gardens, bioswales, and stormwater PLANTERS.	actual sf	1.0
Green Roof with up to 6" of growth medium	actual sf	0.1
Green Roof with 6"-10" of growth medium	actual sf	0.4
Green Roof of 10"-24" growth medium	actual sf	0.6
Green Roof of over 24" growth medium	-	per individual landscape elements

Green Score is a performance-based environmental landscape standard measured as a ratio of the weighted value of all landscape elements to the total land area of a lot.

73 Summer Street 14,573.3 SF Total

Key		Multiplier	Bonus	Credit	
A	Soils Landscaped Area with a soil depth => 24 inches	.6		1435.0 sf	861.0
B	Soils Pervious Paving with more than 24 inches of subsurface soil or gravel	.5		2329 sf	1164.5
C	Plants Vegetation at least two feet tall at maturity	.3	NS .1	(206)12 sf	988.8
D	Tree Small	.6	NS .1	(5) 50 sf	175.0
E	Trees Large Tree	.6	PV .1	(1) 450 sf	315.0
F	Engineered Landscape Green Roof with 10-24" of growth medium	.6	NS .1	610 sf	427.0
	Total				3,931.3
	Green Score Bonus Native Species = NS = .1 Publicly Visible Landscape = PV = .1				

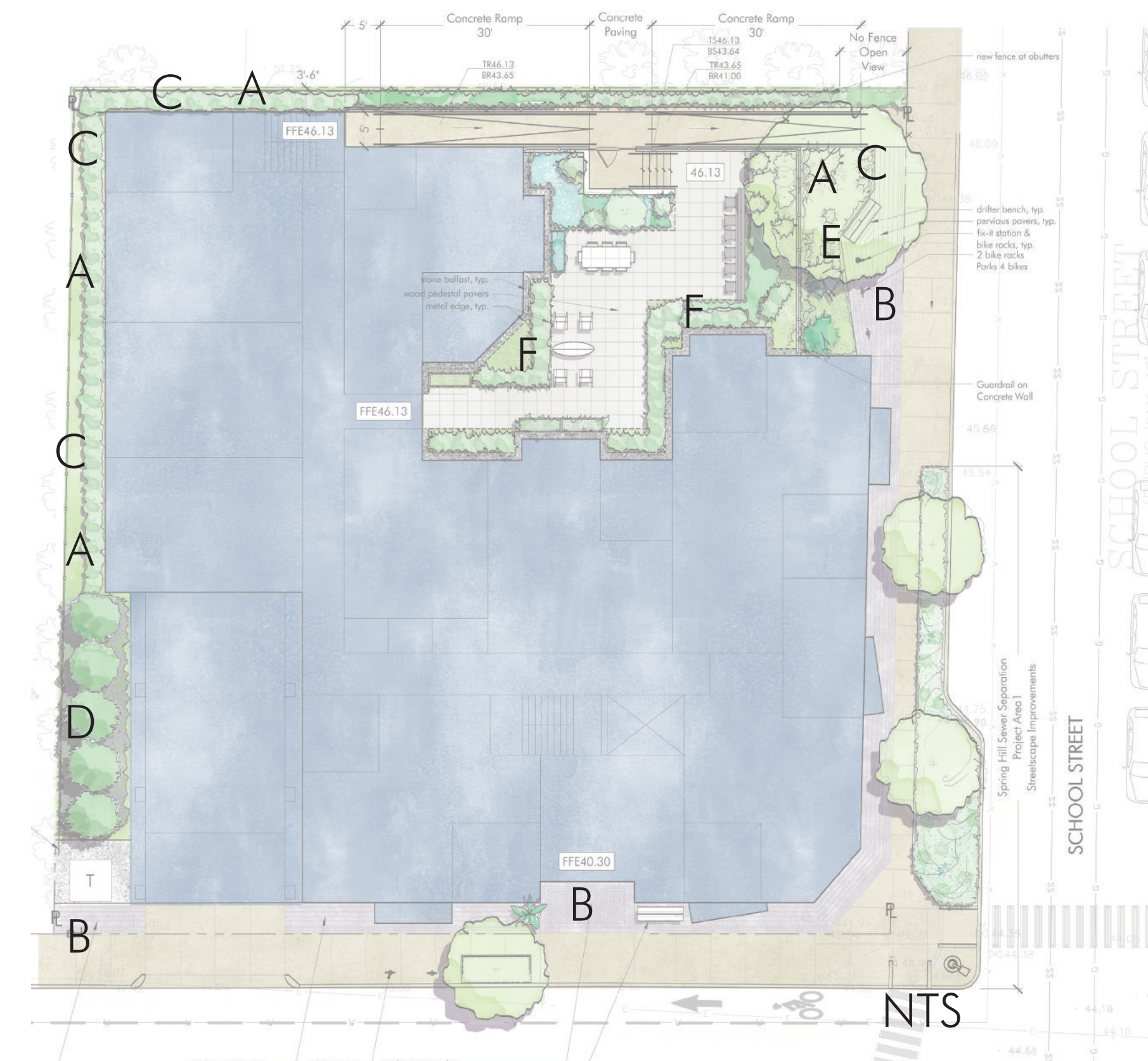
$3,931.30 / 14,573.30 = .27$ Green Score
.25 minimum

Table 10.4.2 Green Score Bonuses

Bonus Credits	Credit	Multiplier
Publicly visible landscape	--	0.1
Native species	--	0.1
High value species	--	0.1
50% of irrigation is harvested rainwater	--	0.1
Food cultivation	--	0.1
De-paved LOT AREA	--	0.1

5. Calculation

- GREEN SCORE is calculated as follows:
 - Determine total LOT AREA.
 - Calculate the area of each proposed landscape element for each category identified in the first column of Table 10.4.1. Certain types of plantings use the number of individual plants multiplied by an equivalent square footage when indicated in the second column of Table 10.4.1.
 - Multiply the actual square footage, or the equivalent square footage, of each landscape element by the multiplier specified for each landscape element in the third column of Table 10.4.1 plus any bonus on Table 10.4.2 to determine the weighted score of each element.
 - Add the weighted score of all landscape elements together.
 - Divide the resulting sum by the area of the LOT to determine the final GREEN SCORE.
 - If necessary, redesign the landscape plan to achieve the required GREEN SCORE.
- Bonuses
 - Review Boards may establish additional bonuses



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GREEN SCORE

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L3



EXISTING CONDITIONS FROM SCHOOL STREET



EXISTING CONDITIONS FROM SUMMER STREET

73 SUMMER STREET
SOMERVILLE, MA
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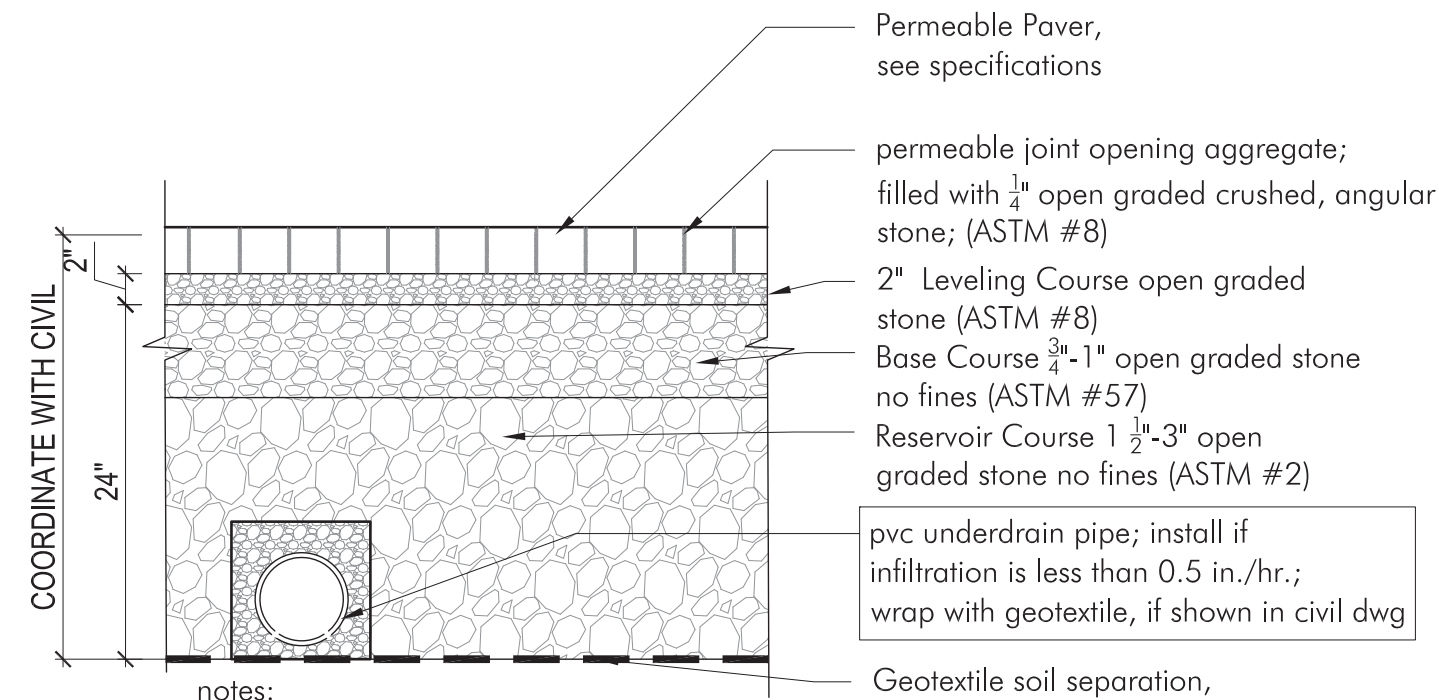
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DEPAVE PLAN

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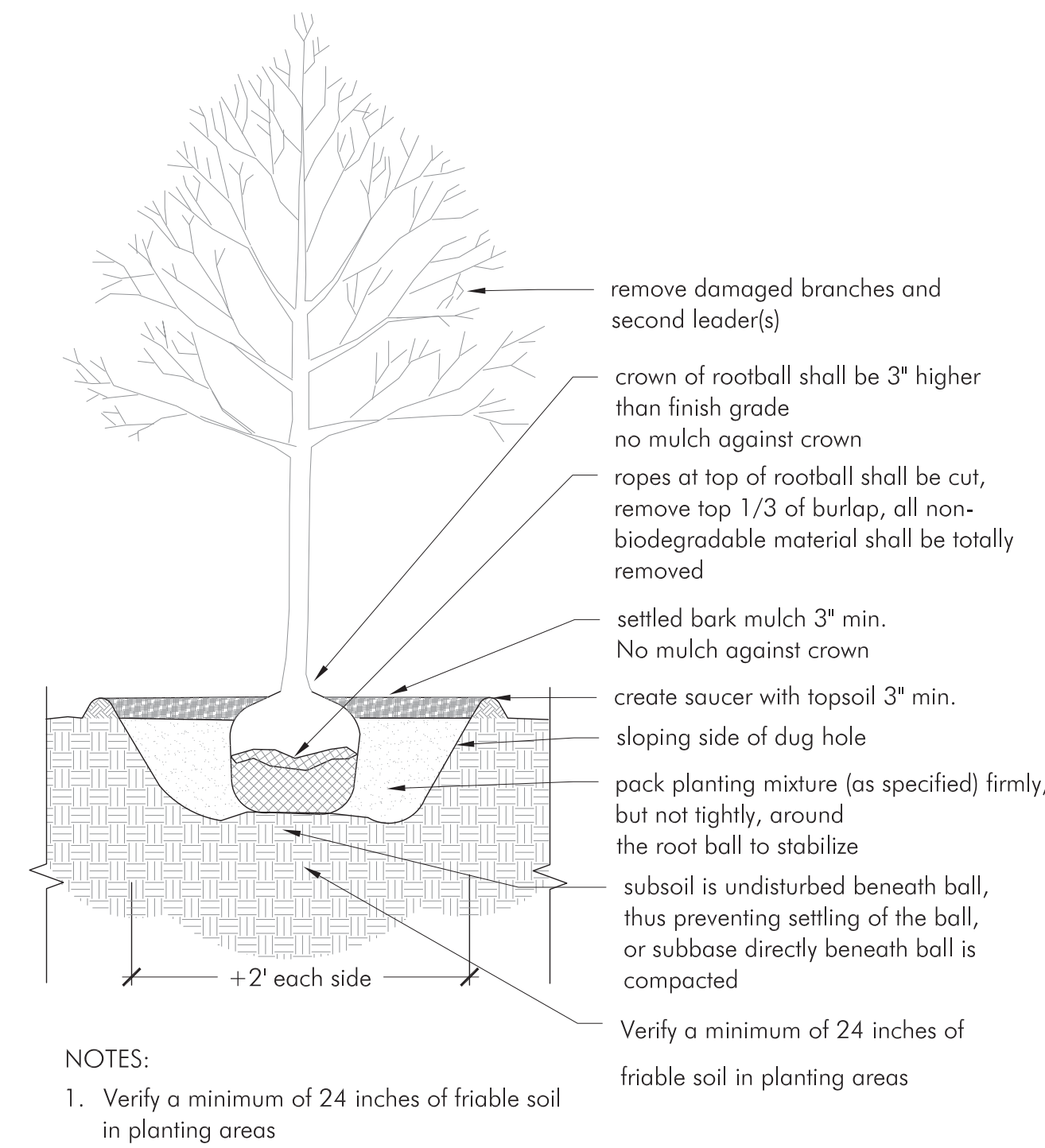
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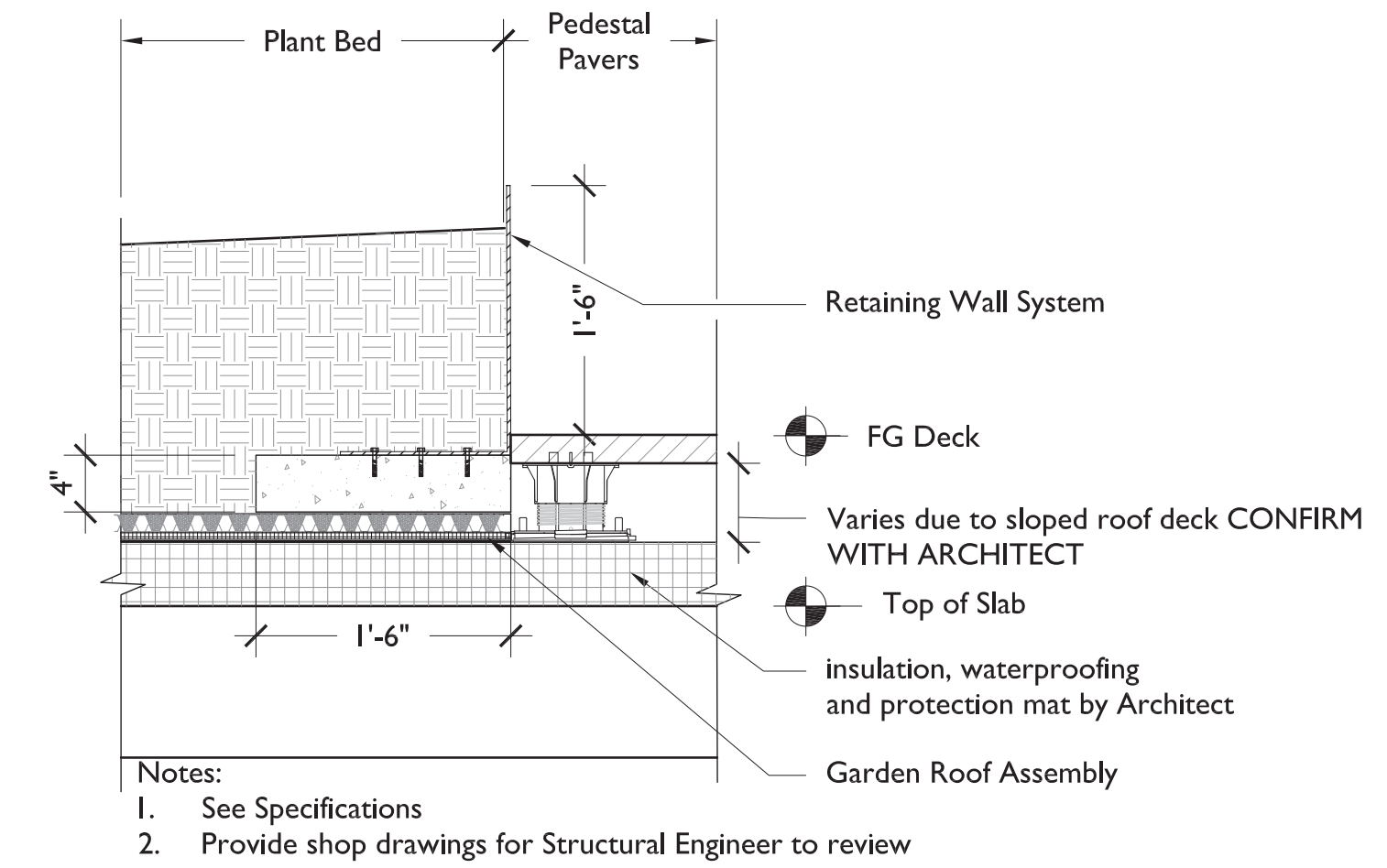


- notes:
1. Edge restraints vary see plan.
 2. all aggregate material shall be crushed, angular stone and free of fines.
 3. compact subsoil with a California bearing ratio (cbr) of less than 5% as directed by a professional engineer.
 4. surface slope shall be a minimum of 1% and a maximum of 5%.
 5. install pvc underdrain pipe where infiltration rate of subsoil is less than 0.5 in./hr. size as directed by a professional engineer.
 6. never build permeable pavements on organic clay soils of high plasticity and/or peat, mulch, soils with high organic content.
 7. maintain a minimum distance of 2' between bottom of permeable base and water table.
 8. the minimum aggregate thicknesses are after compaction.

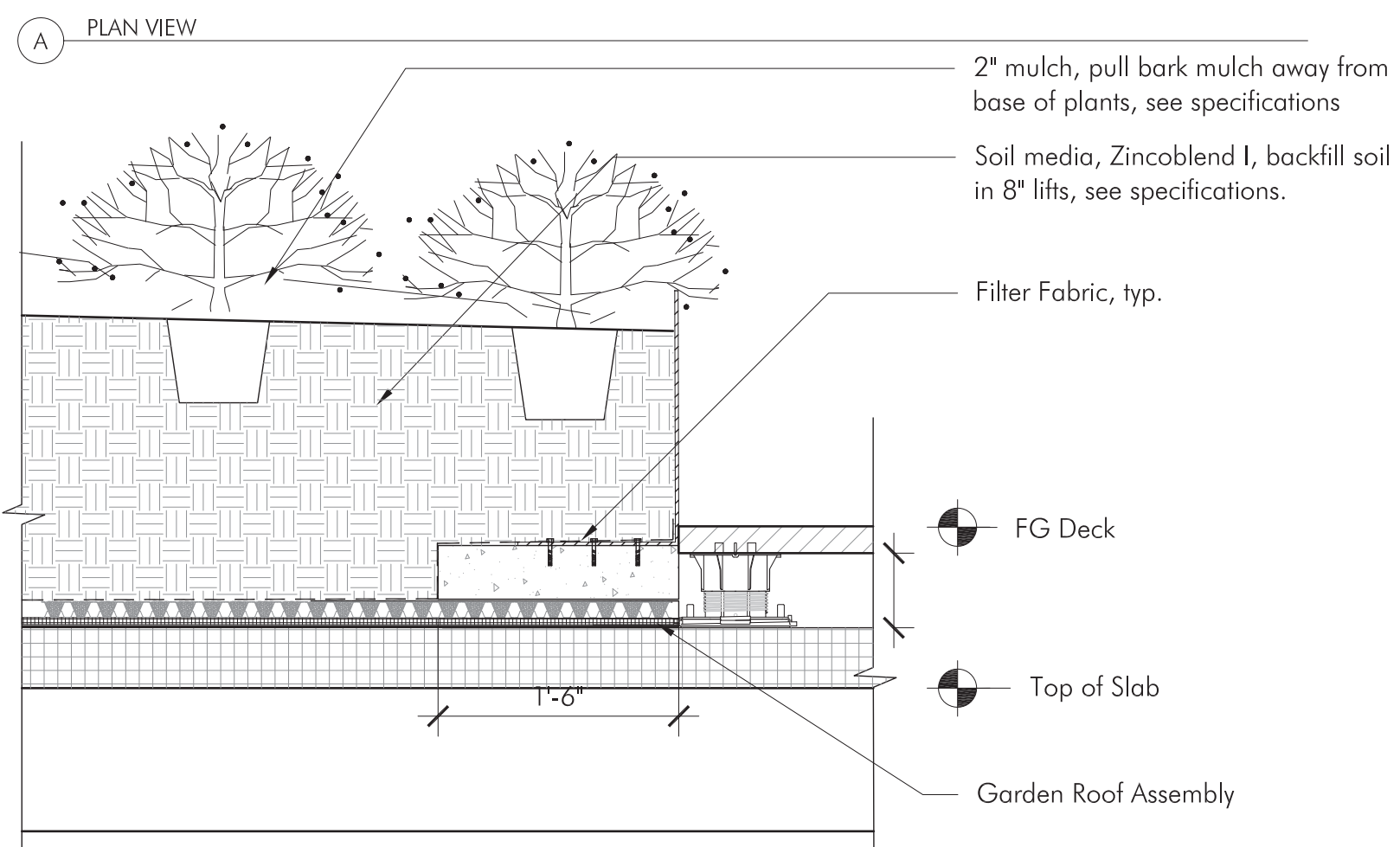
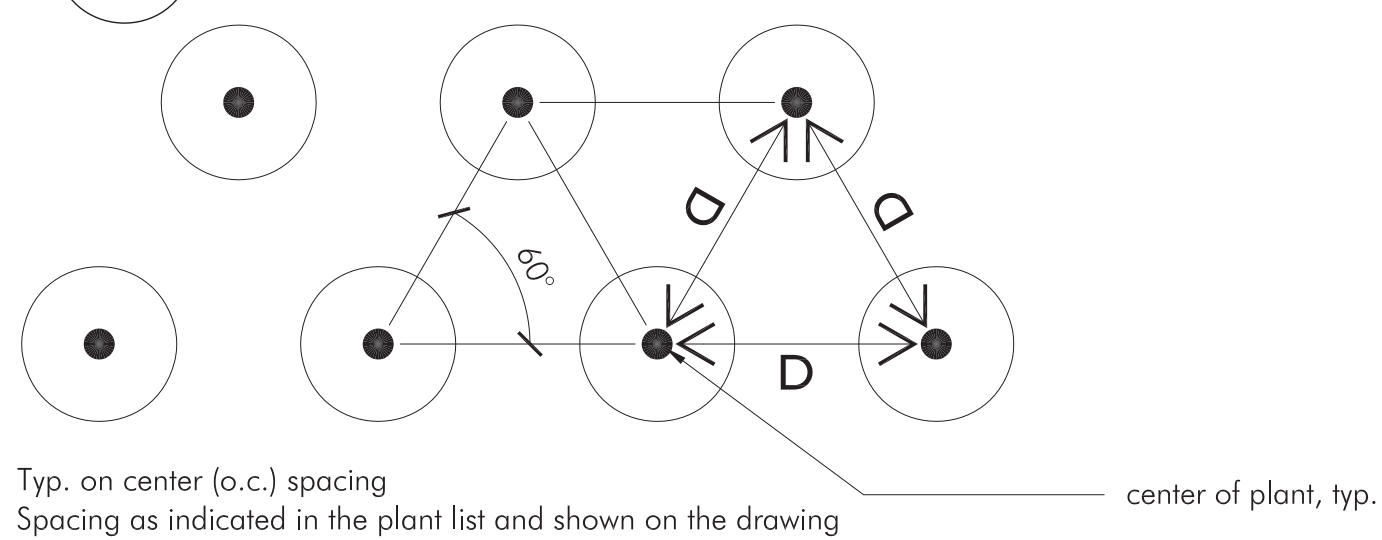
3 Pervious Paver | At Grade
 SCALE: 1"=1'-0"



4 Tree Planting
 SCALE: 1/2"=1'-0"



1 Metal Curb at Intensive Plant Bed | On Structure
 SCALE: 1"=1'-0"



2 Planting | On Structure
 SCALE: 1"=1'-0"

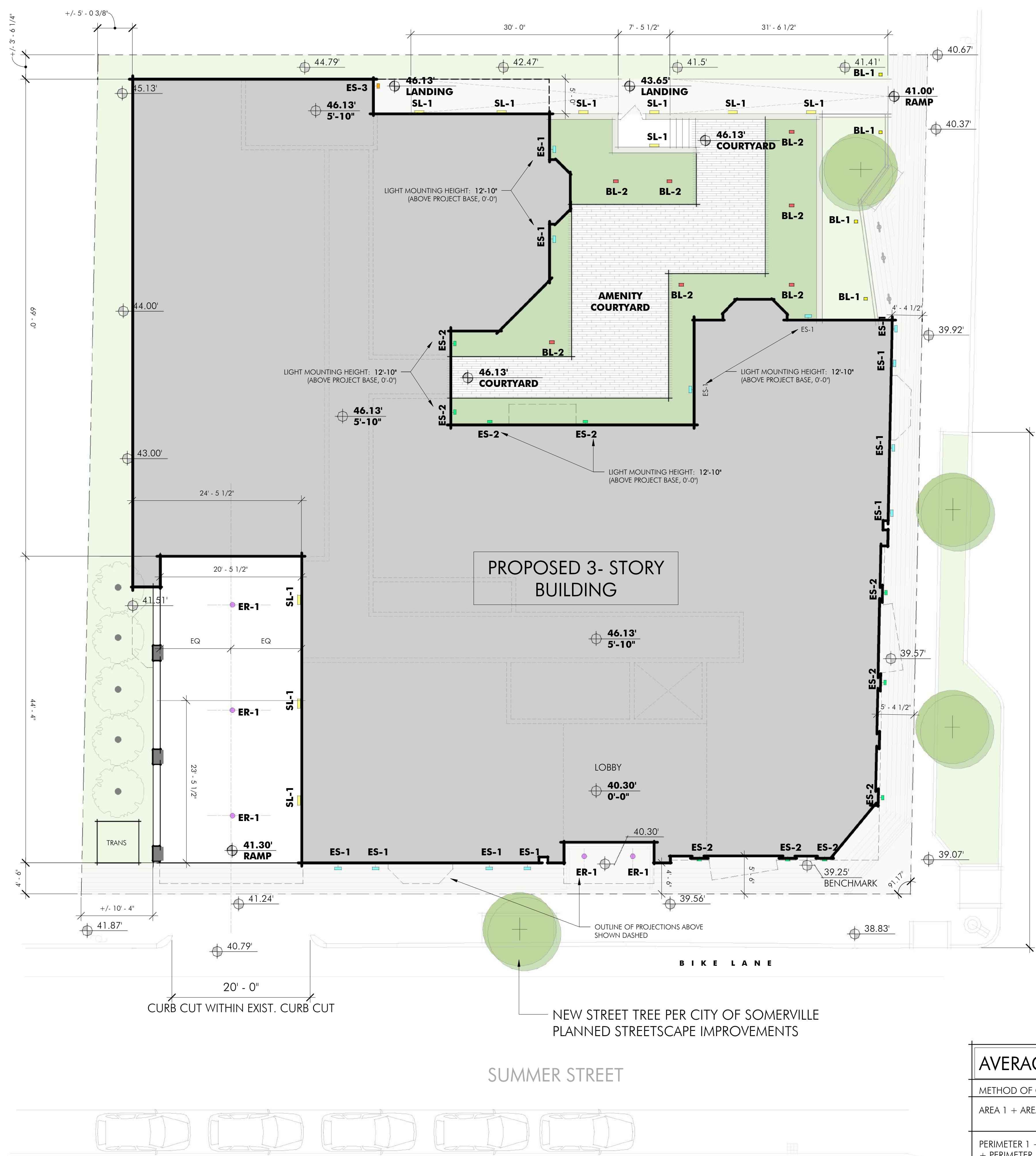
MARK	ISSUE	DATE



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SITE LAYOUT & LIGHTING PLAN

A010



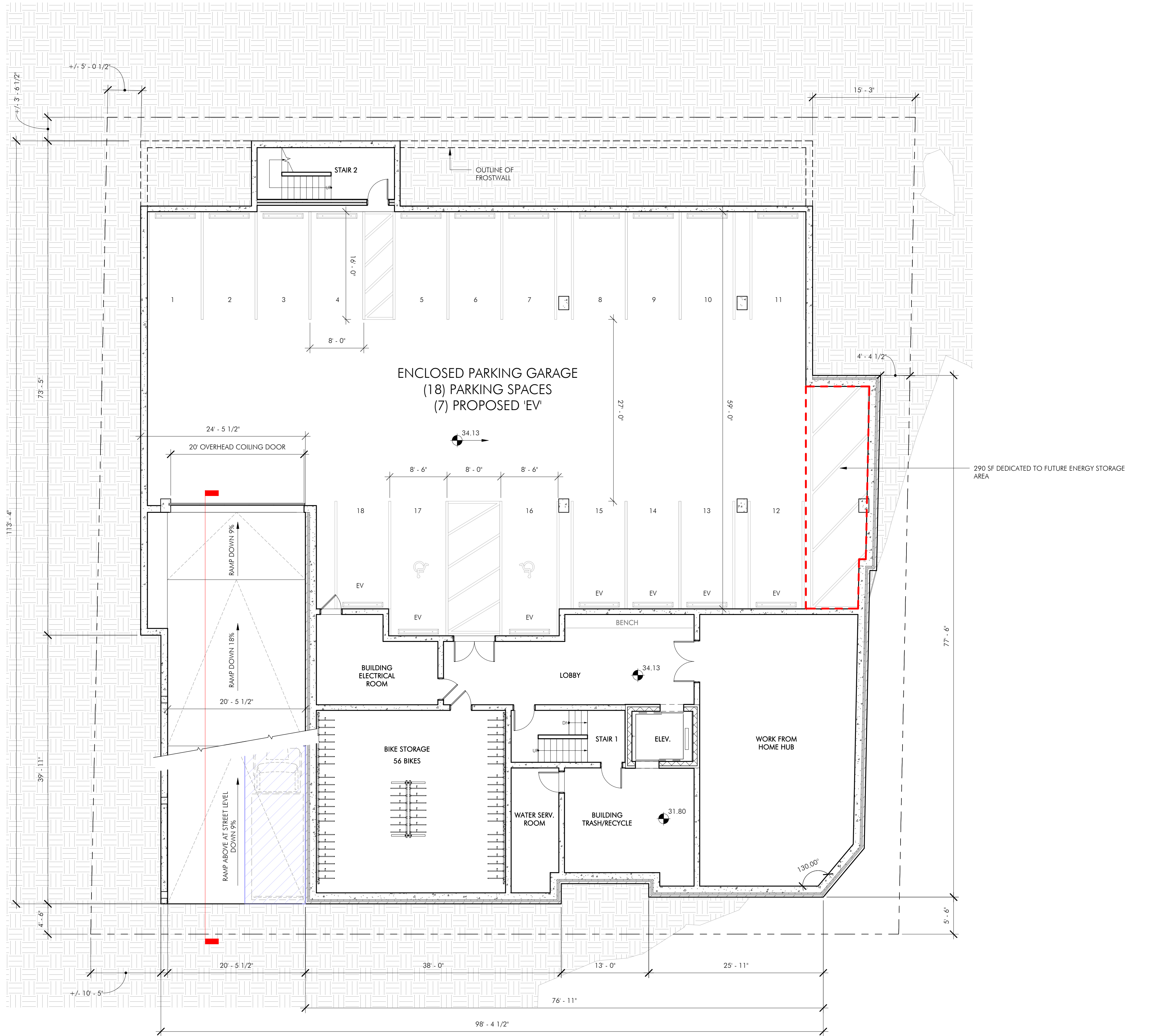
SITE LIGHTING LEGEND

- BL-1** BOLLARD LIGHT - LANDSCAPE MOUNTED
- BL-2** BOLLARD LIGHT - LANDSCAPE OVER STRUCTURE MOUNTED
- ES-1** EXTERIOR WALL SCONCE MOUNTING HEIGHT 10' - 0" UNLESS OTHERWISE NOTED
- ES-2** EXTERIOR WALL SCONCE MOUNTING HEIGHT 12'-10" UNLESS OTHERWISE NOTED
- ES-3** WALL PACK
- ER-1** EXTERIOR RECESSED DOWNLIGHT
- SL-1** RECESSED STEP LIGHT

AVERAGE GRADE PLANE CALCULATION PER IBC 2015

METHOD OF CALCULATION	PROJECT DATA
AREA 1 + AREA 2 + AREA 3 + AREA 4	(4,324 SF + 4,250 SF + 4,180 SF + 4,891 SF = 17,645 SF)
PERIMETER 1 + PERIMETER 2 + PERIMETER 3 + PERIMETER 4	(100' + 107' + 104' + 113' = 424')

17,645 SF / 424' = 41.62' AVERAGE GRADE



PARKING LEVEL GSF SUMMARY	
AREA NAME	GROSS SQUARE FOOTAGE
BIKE STORAGE	879 SF
BUILDING ELECTRICAL ROOM	263 SF
ELEV.	86 SF
ELEVATOR LOBBY	486 SF
PARKING AREA	6,057 SF
STAIR 1	153 SF
STAIR 2	214 SF
TRASH/RECYCLE	369 SF
WATER SERVICE ROOM	162 SF
WORK FROM HOME HUB	1,056 SF
TOTAL BASEMENT LEVEL GSF	9,724 SF

PARKING LEVEL GSF DEDUCTION	
AREA NAME	GROSS SQUARE FOOTAGE
BIKE STORAGE	879 SF
BUILDING ELECTRICAL ROOM	263 SF
PARKING AREA	6,057 SF
TRASH/RECYCLE	369 SF
WATER SERVICE ROOM	162 SF
TOTAL GROSS SQUARE FOOTAGE DEDUCTED	7,730 SF
TOTAL BASEMENT LEVEL GSF W DEDUCTIONS	1,994 SF

ARCHITECT
EMBARC
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 BOSTON, MA 02127
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OWNER
 FIRST SUMMER 73, LLC
 20 WOODWARD STREET NEWTON, MA
 02451

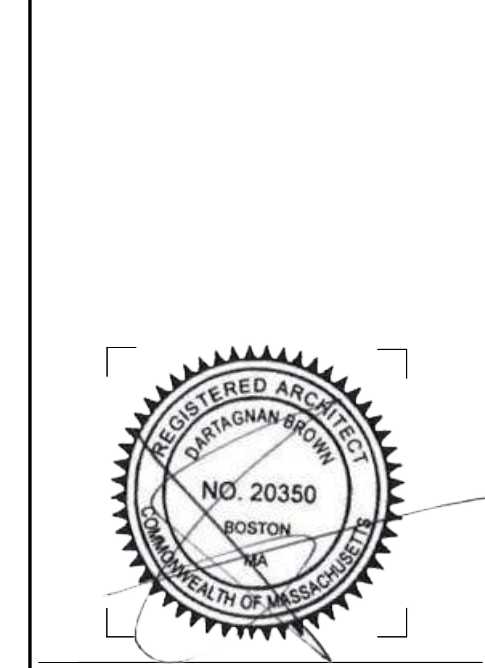
CONSULTANTS
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 MCKENZIE ENGINEERING GROUP
 150 LONGWATER DRIVE, SUITE 101
 NORWELL, MA 02061
 781.792.3900

LANDSCAPE ARCHITECT
 VERDANT
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 617.735.1180

73 SUMMER STREET
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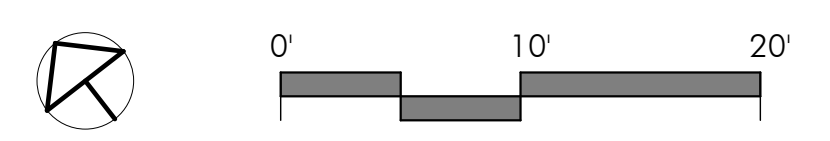
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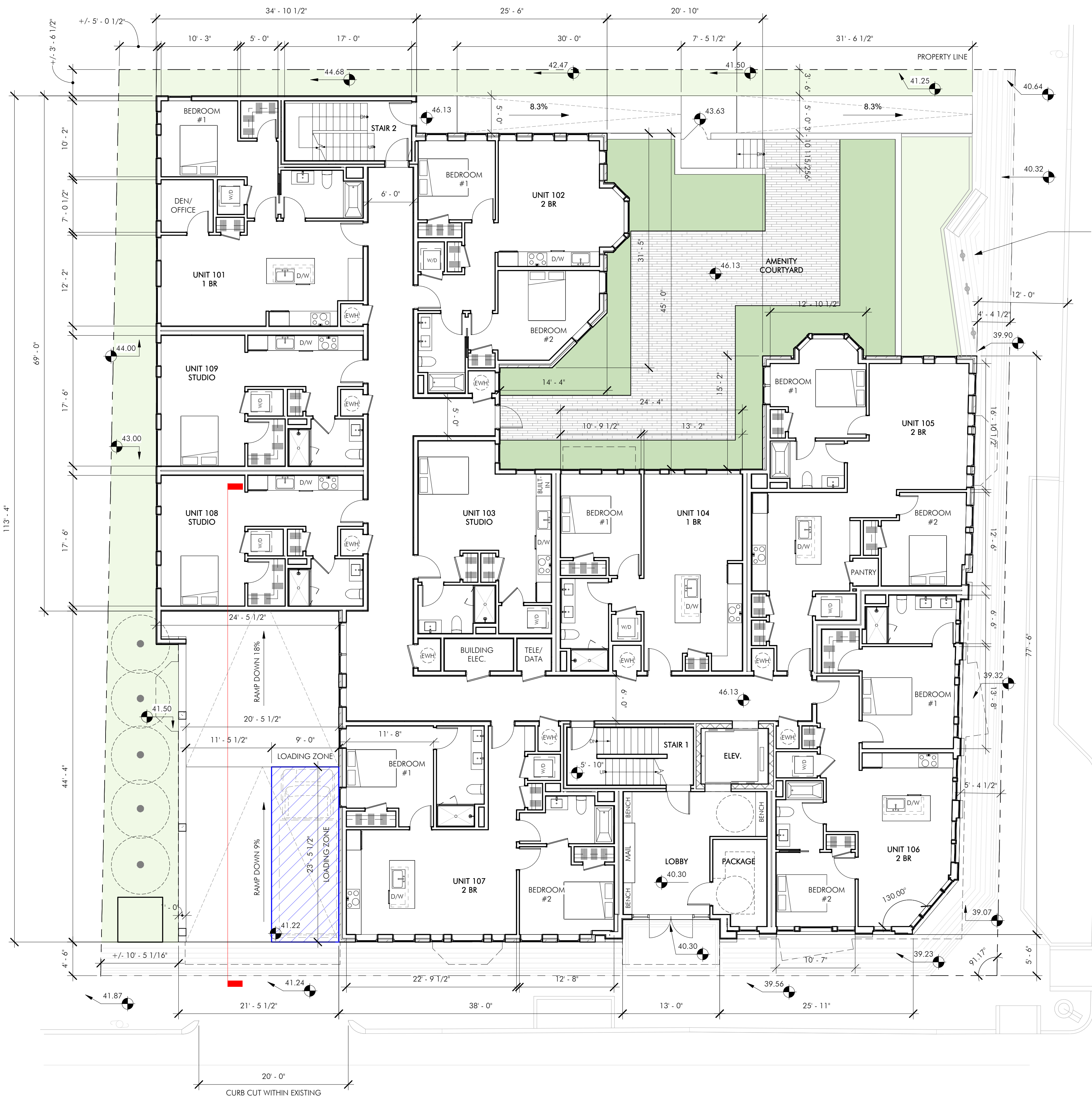
DRAWING TITLE
BASEMENT LEVEL PLAN

DRAWING NUMBER
A100

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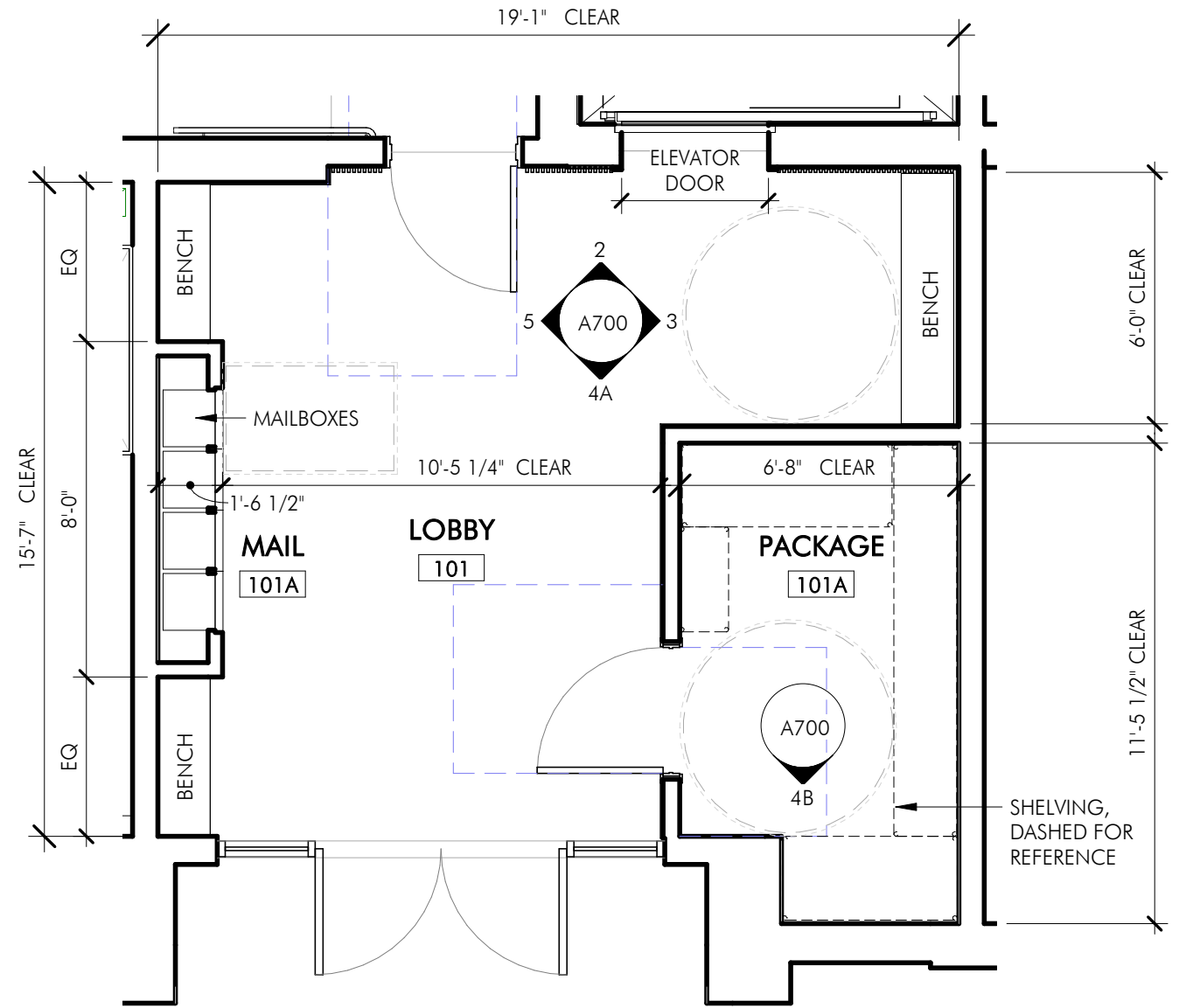


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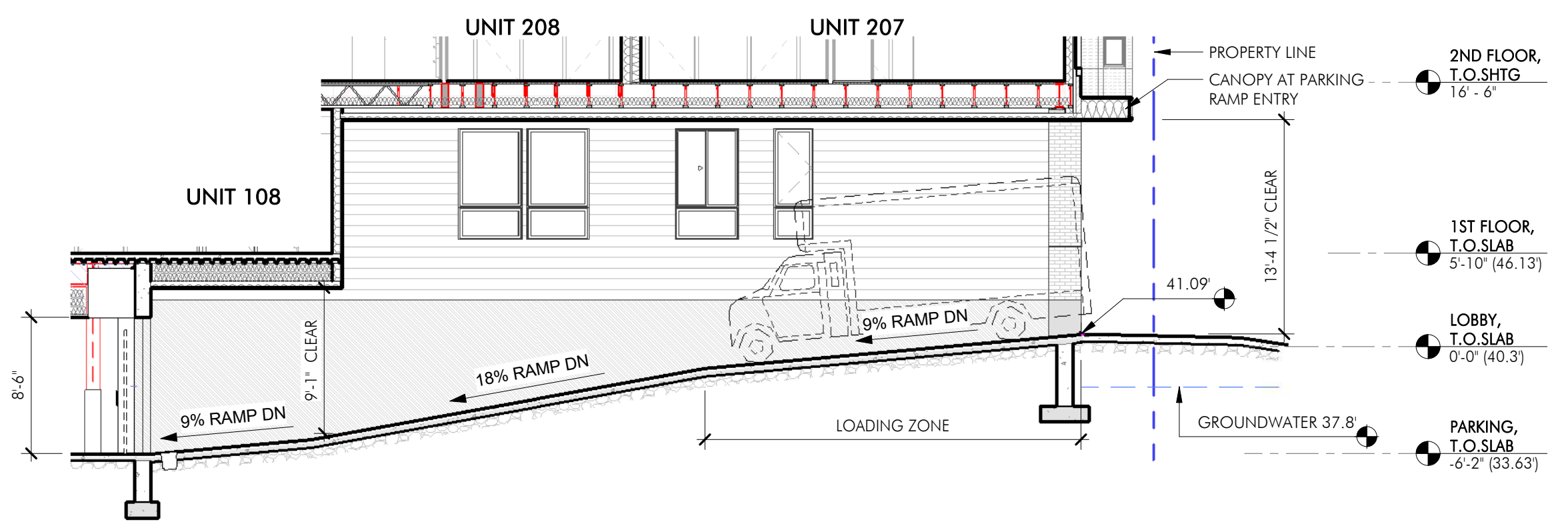


FIRST FLOOR GSF SUMMARY		
TYPE	UNIT TYPE	GROSS SQUARE FOOTAGE
101	1 BD	789 SF
102	2 BD	859 SF
103	STUDIO	501 SF
104	1 BD	709 SF
105	2 BD	1,080 SF
106	2 BD	991 SF
107	2 BD	1,040 SF
108	STUDIO	533 SF
109	STUDIO	534 SF
TOTAL RENTABLE/SELLABLE GSF		7,036 SF

FIRST FLOOR COMMON GSF		
TYPE	UNIT TYPE	GROSS SQUARE FOOTAGE
CORRIDOR		883 SF
ELEC.		52 SF
ELEV.		82 SF
LOBBY		383 SF
STAIR 1		162 SF
STAIR 2		162 SF
TELE/DATA		29 SF
TOTAL COMMON GSF		1,752 SF
TOTAL FIRST FLOOR GSF		8,789 SF



ENLARGED RESIDENTIAL ENTRY LOBBY PLAN
1/4" = 1'-0"



LONGITUDINAL SECTION THROUGH GARAGE DRIVE RAMP

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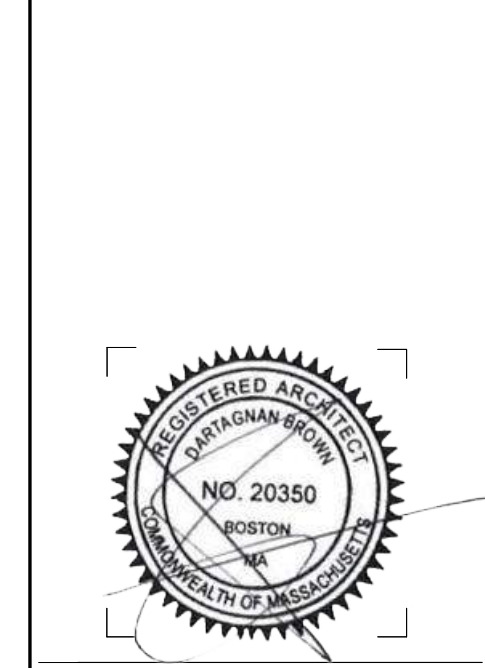
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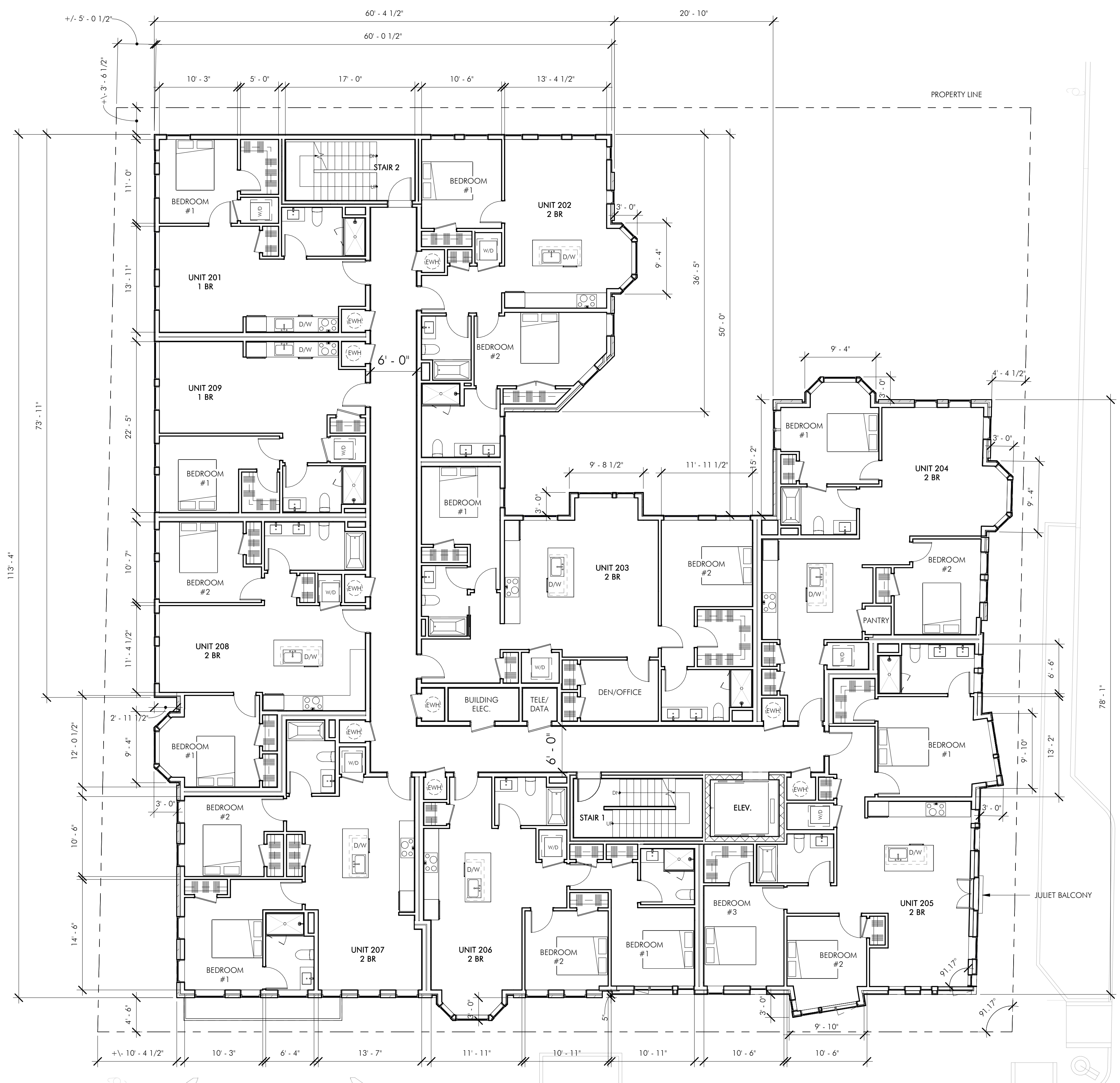
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DRAWING TITLE
FIRST LEVEL FLOOR PLAN

DRAWING NUMBER
A101

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SECOND FLOOR GSF SUMMARY		
TYPE	UNIT TYPE	GROSS SQUARE FOOTAGE
201	1 BD	650 SF
202	2 BD	1,015 SF
203	2 BD	1,271 SF
204	2 BD	1,107 SF
205	3 BD	1,343 SF
206	2 BD	938 SF
207	2 BD	1,010 SF
208	2 BD	893 SF
209	STUDIO	673 SF
TOTAL RENTABLE/SELLABLE GSF		8,899 SF

SECOND FLOOR COMMON GSF		
TYPE	UNIT TYPE	GROSS SQUARE FOOTAGE
CORRIDOR		768 SF
ELEC.		52 SF
ELEV.		90 SF
STAIR 1		162 SF
STAIR 2		162 SF
TELE		27 SF
TOTAL COMMON GSF		1,262 SF
TOTAL SECOND FLOOR GSF		10,161 SF

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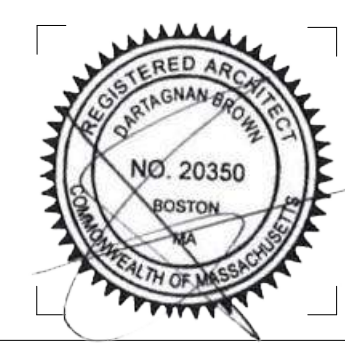
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DRAWING TITLE
**SECOND LEVEL
 FLOOR PLAN**

DRAWING NUMBER
A102

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THIRD LEVEL
FLOOR PLAN

A103

THIRD FLOOR GSF SUMMARY		
TYPE	UNIT TYPE	GROSS SQUARE FOOTAGE
301	1 BD	649 SF
302	2 BD	978 SF
303	2 BD	1,270 SF
304	2 BD	1,009 SF
305	3 BD	1,342 SF
306	2 BD	879 SF
307	2 BD	991 SF
308	2 BD	835 SF
309	STUDIO	672 SF
TOTAL RENTABLE/SELLABLE GSF		8,626 SF

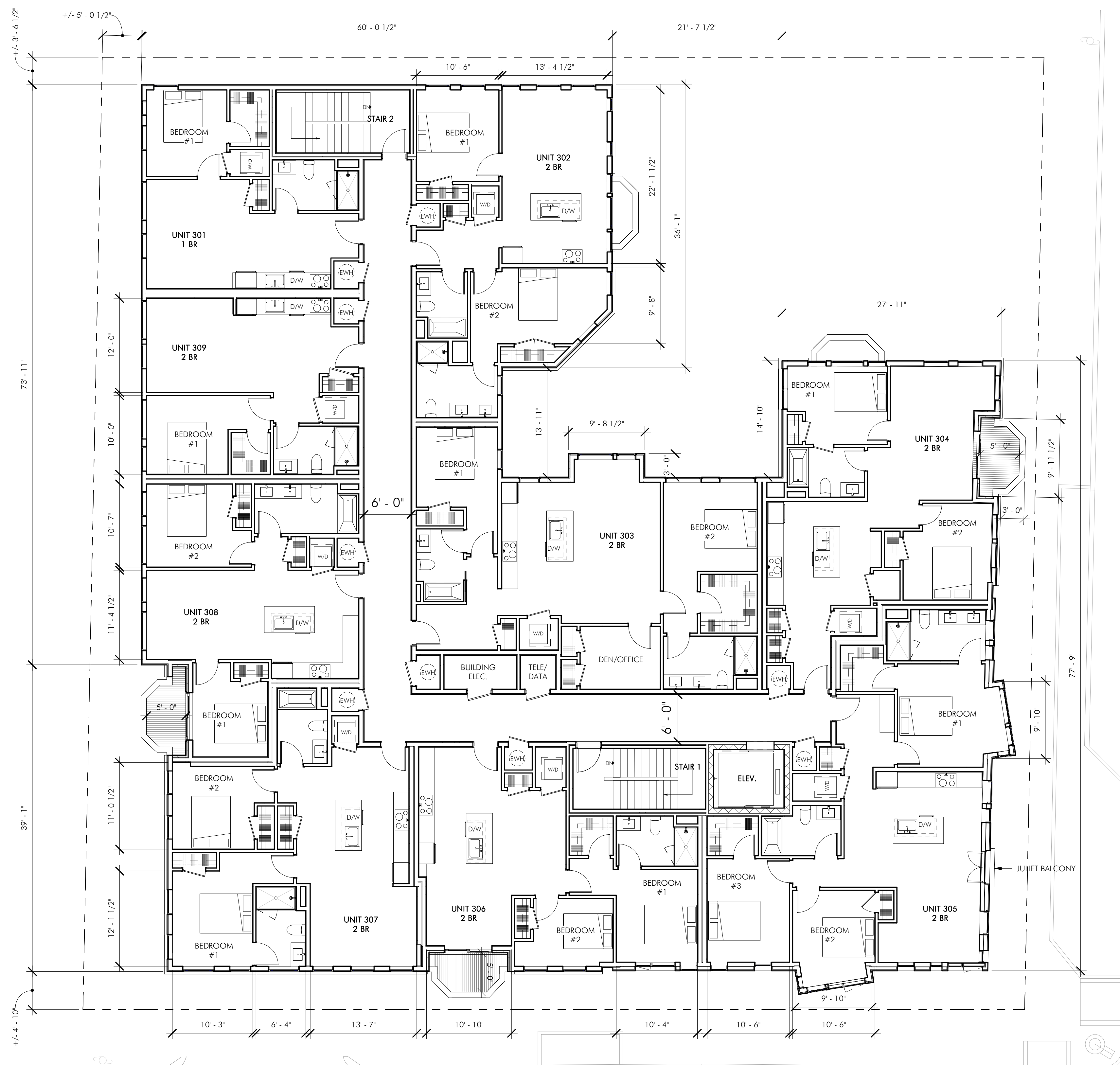
THIRD FLOOR COMMON GSF		
TYPE	UNIT TYPE	GROSS SQUARE FOOTAGE
CORRIDOR		768 SF
ELEC.		52 SF
ELEV.		90 SF
STAIR 1		162 SF
STAIR 2		162 SF
TELE/DATA		27 SF
TOTAL COMMON GSF		1,262 SF
TOTAL THIRD FLOOR GSF		9,889 SF

RENTABLE GSF		
TYPE	UNIT TYPE	GSF
101	1 BD	789 SF
102	2 BD	859 SF
103	STUDIO	501 SF
104	1 BD	709 SF
105	2 BD	1,080 SF
106	2 BD	991 SF
107	2 BD	1,040 SF
108	STUDIO	533 SF
109	STUDIO	534 SF
FIRST FLOOR: 9 UNITS		7,036 SF

201	1 BD	650 SF
202	2 BD	1,015 SF
203	2 BD	1,271 SF
204	2 BD	1,107 SF
205	3 BD	1,343 SF
206	2 BD	938 SF
207	2 BD	1,010 SF
208	2 BD	893 SF
209	STUDIO	673 SF
SECOND FLOOR: 9 UNITS		8,899 SF

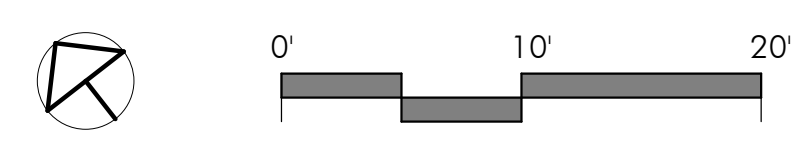
301	1 BD	649 SF
302	2 BD	978 SF
303	2 BD	1,270 SF
304	2 BD	1,009 SF
305	3 BD	1,342 SF
306	2 BD	879 SF
307	2 BD	991 SF
308	2 BD	835 SF
309	STUDIO	672 SF
THIRD FLOOR: 9 UNITS		8,626 SF
TOTAL RENTABLE/SELLABLE GSF		24,561 SF

BUILDING GSF SUMMARY	
LEVEL	GSF
BASEMENT	1,994.11 SF W/ 7,730 SF DEDUCTION
FIRST FLOOR	8,788.53 SF
SECOND FLOOR	10,160.68 SF
THIRD FLOOR	9,888.64 SF
TOTAL BUILDING GSF	30,831.95 SF

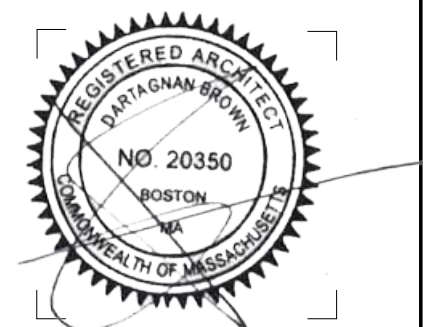


SCHOOL STREET

SUMMER STREET



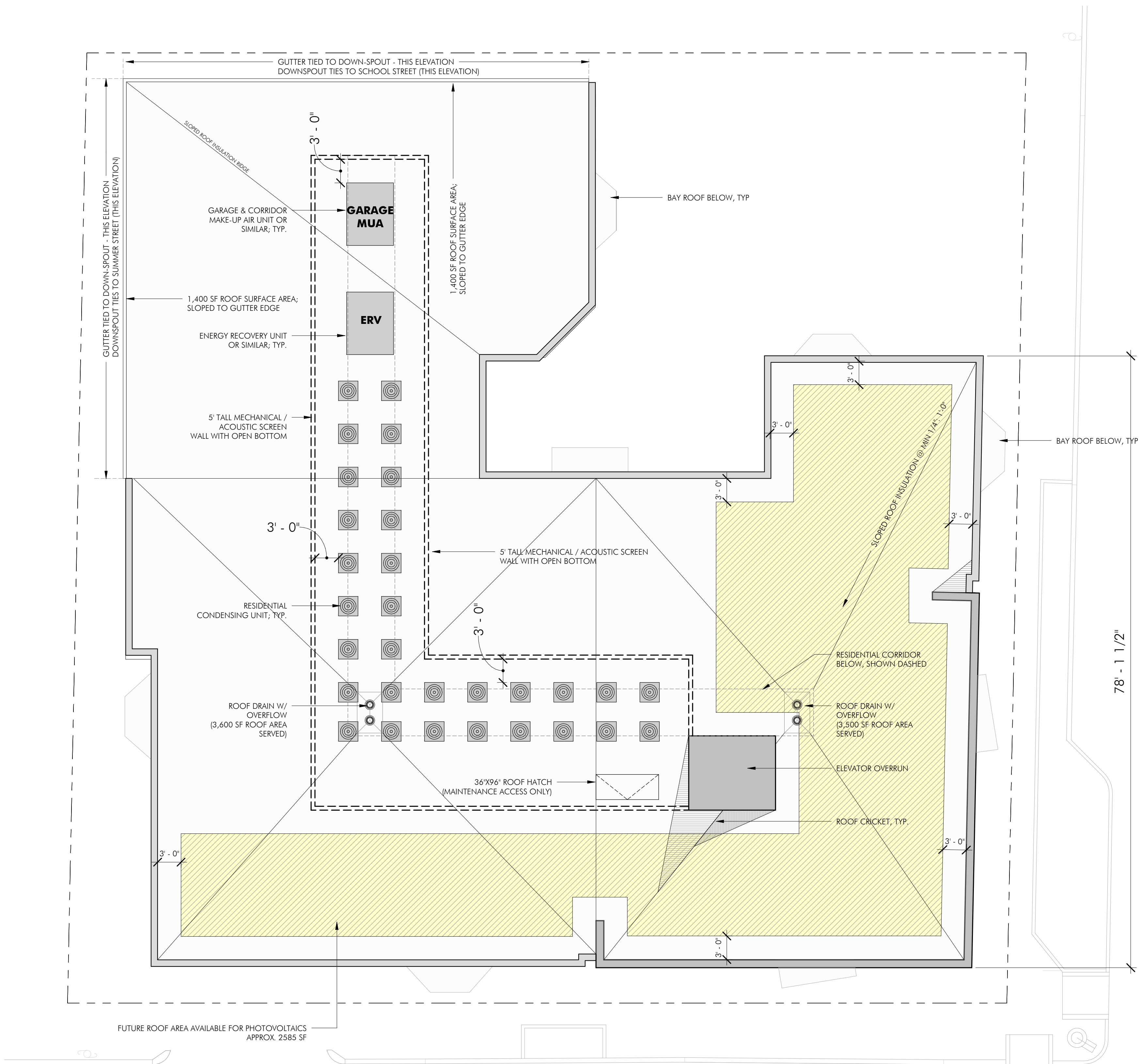
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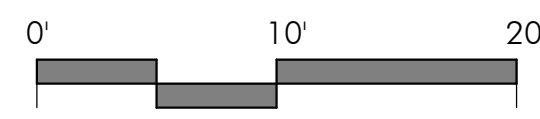
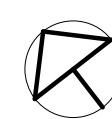
ROOF PLAN

A104



SUMMER STREET

SCHOOL STREET



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BUILDING ELEVATIONS

A201

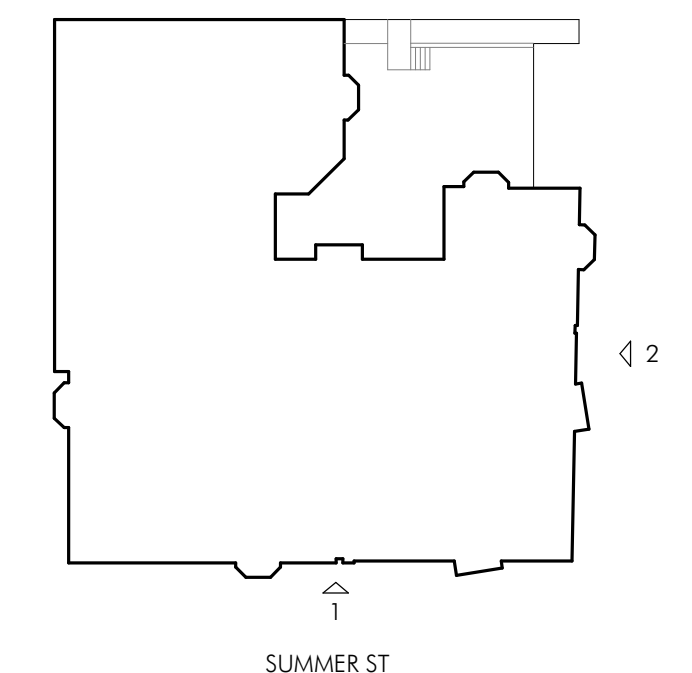


1 SUMMER STREET ELEVATION
1/8" = 1'-0"



2 SCHOOL STREET ELEVATION
1/8" = 1'-0"

KEY PLAN



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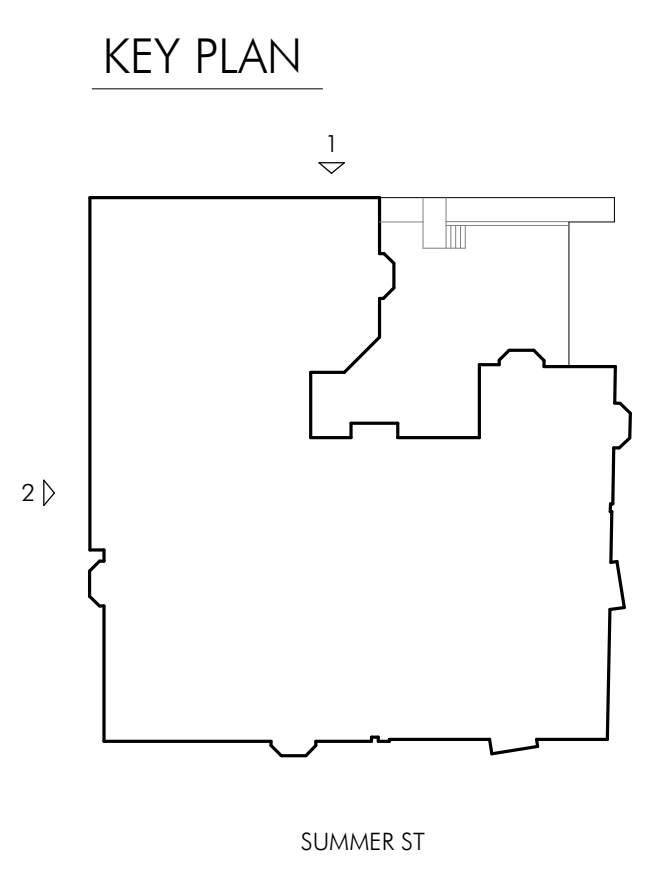


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DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NUMBER
A202



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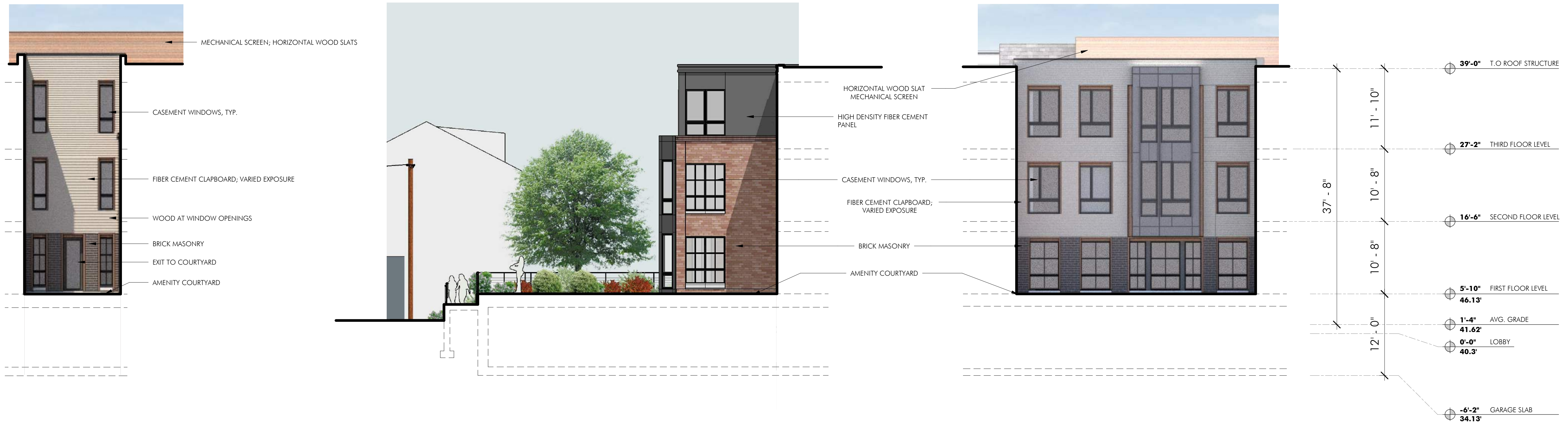
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DRAWING TITLE

PARTIAL
BUILDING
ELEVATIONS
DRAWING NUMBER

A203

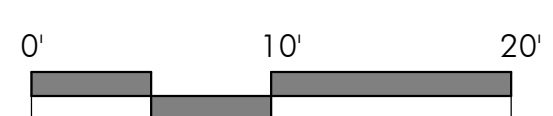
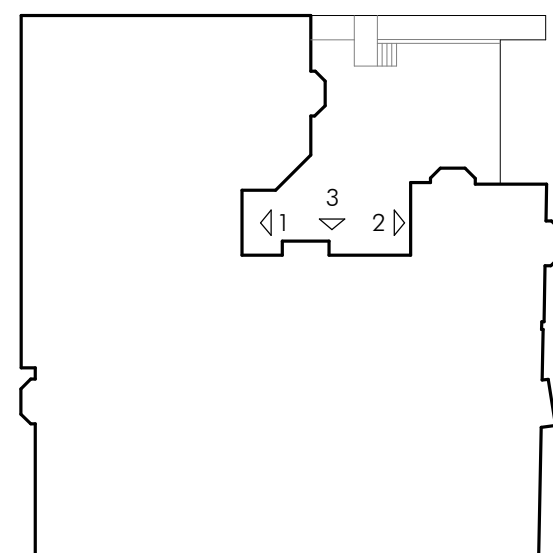


1 PARTIAL ELEVATION - COURTYARD EAST
1/8" = 1'-0"

2 PARTIAL ELEVATION - COURTYARD WEST
1/8" = 1'-0"

3 PARTIAL ELEVATION - COURTYARD NORTH
1/8" = 1'-0"

KEY PLAN



SUMMER ST

SCHOOL ST

4. ADDRESS SIGNS -

A. A SIGN, INDIVIDUAL NUMERALS OR LETTERS, OR A NONELECTRICAL NAMEPLATE IDENTIFYING THE PROPERTY ADDRESS IS REQUIRED FOR ALL REAL PROPERTY AS FOLLOWS:

I. EACH GROUND STORY NON-RESIDENTIAL USE MUST IDENTIFY THE STREET ADDRESS EITHER ON THE PRINCIPAL ENTRANCE DOOR OR ABOVE OR BESIDE THE PRINCIPAL ENTRANCE OF THE USE.

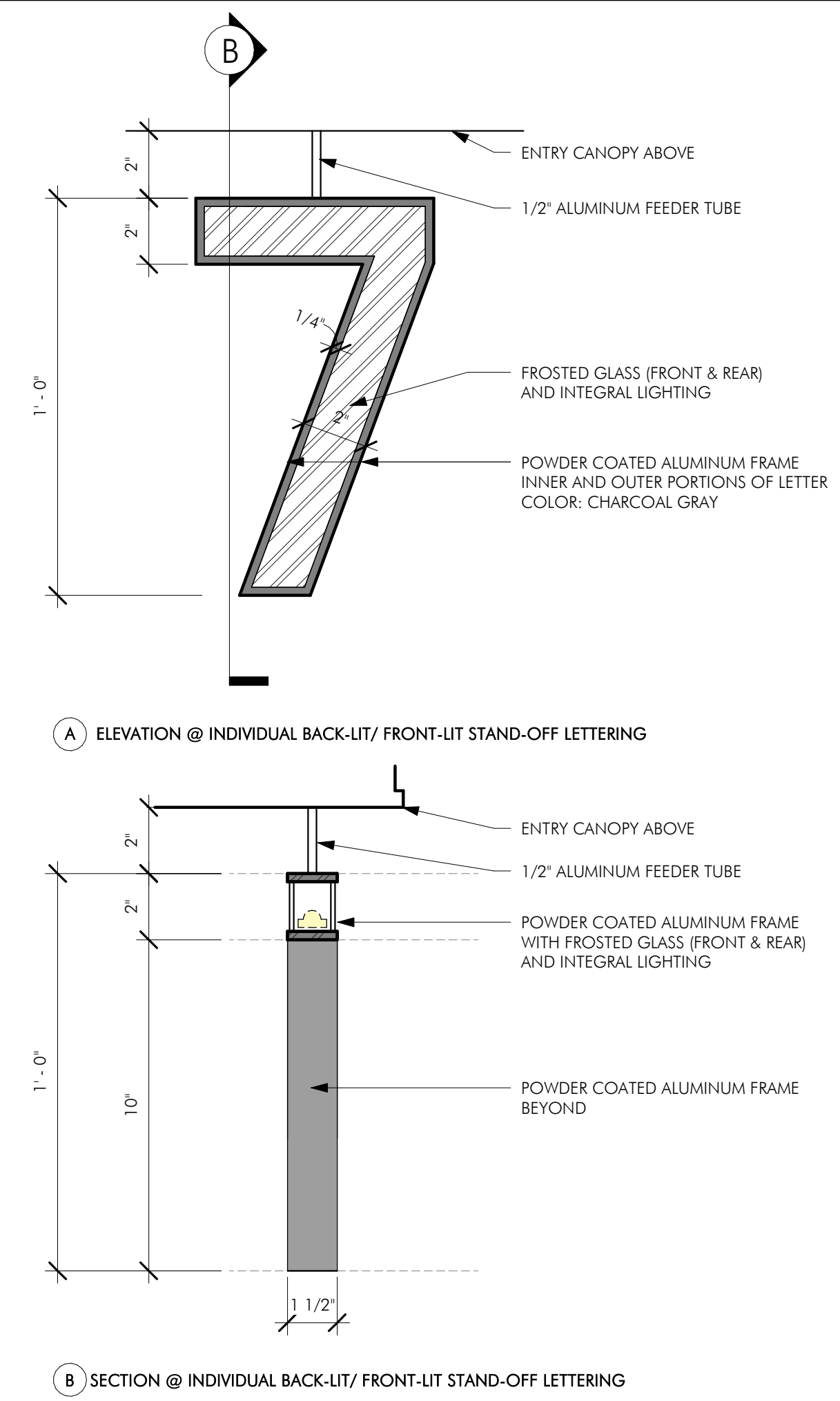
II. ALL RESIDENTIAL BUILDING TYPES MUST IDENTIFY THE STREET ADDRESS EITHER ON THE PRINCIPAL ENTRANCE DOOR, ABOVE OR BESIDE THE PRINCIPAL ENTRANCE, OR ON A MAILBOX.

B. ADDRESS SIGNS MUST BE MADE EASILY VISIBLE THROUGH THE USE OF COLORS OR MATERIALS THAT CONTRAST WITH THE BACKGROUND MATERIAL THEY ARE ATTACHED TO AND MUST BE CONSPICUOUSLY LOCATED TO PROVIDE VISIBILITY FROM THE THROUGHFARE THAT THE BUILDING FACES

C. ADDRESS SIGNS MUST BE 12 INCHES IN HEIGHT OR LESS AND MAY INCLUDE THE NAME OF THE OCCUPANT.



1 ENLARGE PARTIAL ELEVATION - SUMMER STREET ENTRY SIGNAGE
1" = 1'-0"



3 ADDRESS SIGNAGE DETAIL
3" = 1'-0"



2 PARTIAL ELEVATION - SUMMER STREET ENTRY
1/2" = 1'-0"

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O: 617.766.8330
www.embarcstudio.com

OWNER

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20 WOODWARD STREET NEWTON, MA
02451

CONSULTANTS

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MCKENZIE ENGINEERING GROUP
150 LONGWATER DRIVE, SUITE 101
NORWELL, MA 02061
781.792.3900

LANDSCAPE ARCHITECT

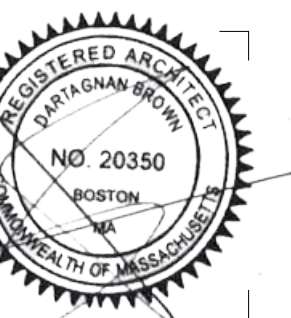
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SIGNAGE

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1 VIEW OF BUILDING FROM CORNER OF SCHOOL AND SUMMER STREET

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LANDSCAPE ARCHITECT

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BUILDING
PERSPECTIVES

DRAWING NUMBER

A301

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1 VIEW OF COURTYARD FROM SCHOOL STREET



2 ZOOMED VIEW OF COURTYARD

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781.792.3900

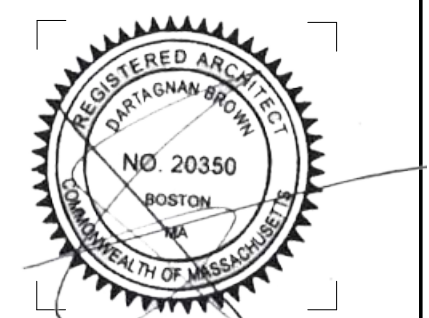
LANDSCAPE ARCHITECT

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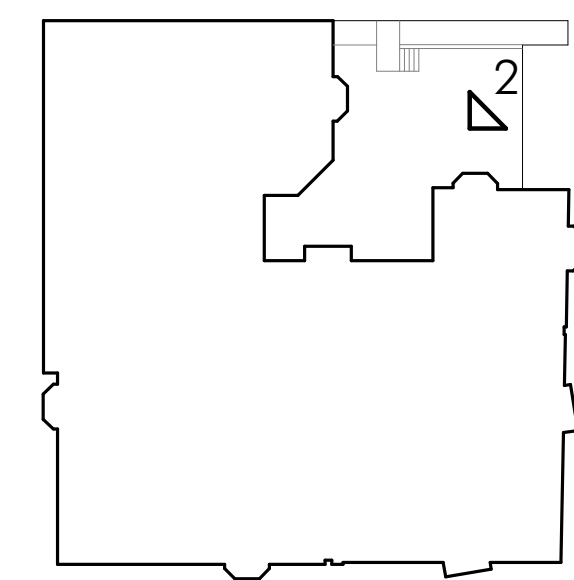
BUILDING
PERSPECTIVES

DRAWING NUMBER

A302

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KEY PLAN



1

SCHOOL ST

SUMMER ST

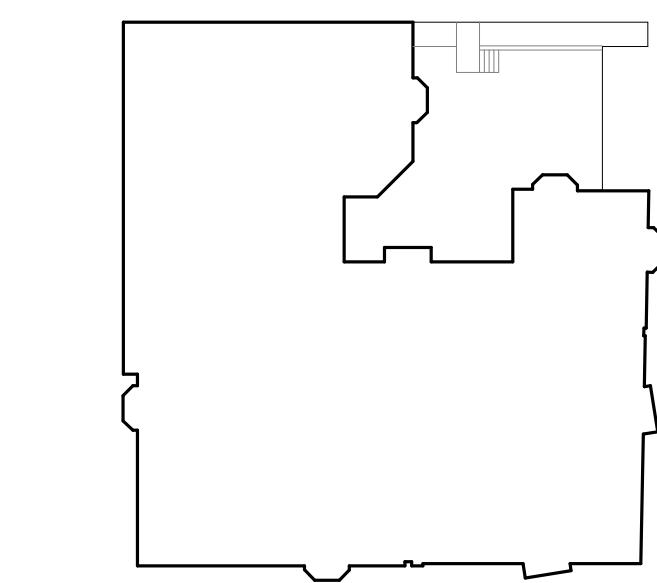


1 SUMMER STREET PERSPECTIVE



2 SCHOOL STREET PERSPECTIVE

KEY PLAN



SCHOOL ST
 42

SUMMER ST

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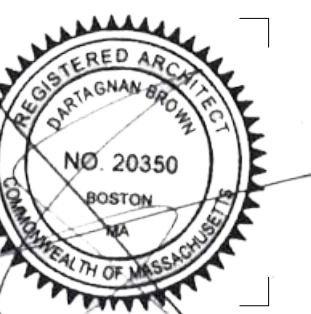
LANDSCAPE ARCHITECT

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BUILDING
 PERSPECTIVES

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A303

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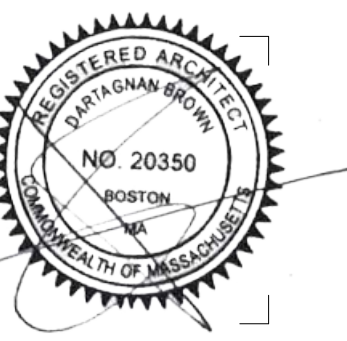
LANDSCAPE ARCHITECT
VERDANT

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ALTERNATE
COLOR
EXPLORATIONS
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CONSULTANTS

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781.792.3900

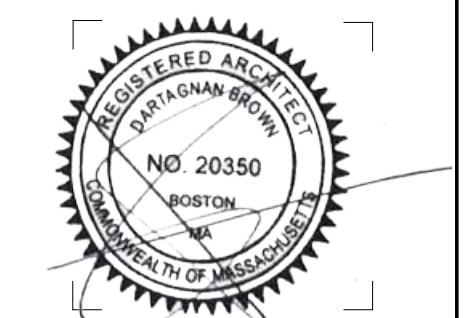
LANDSCAPE ARCHITECT

VERDANT
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BROOKLINE, MA 02446
617.735.1180

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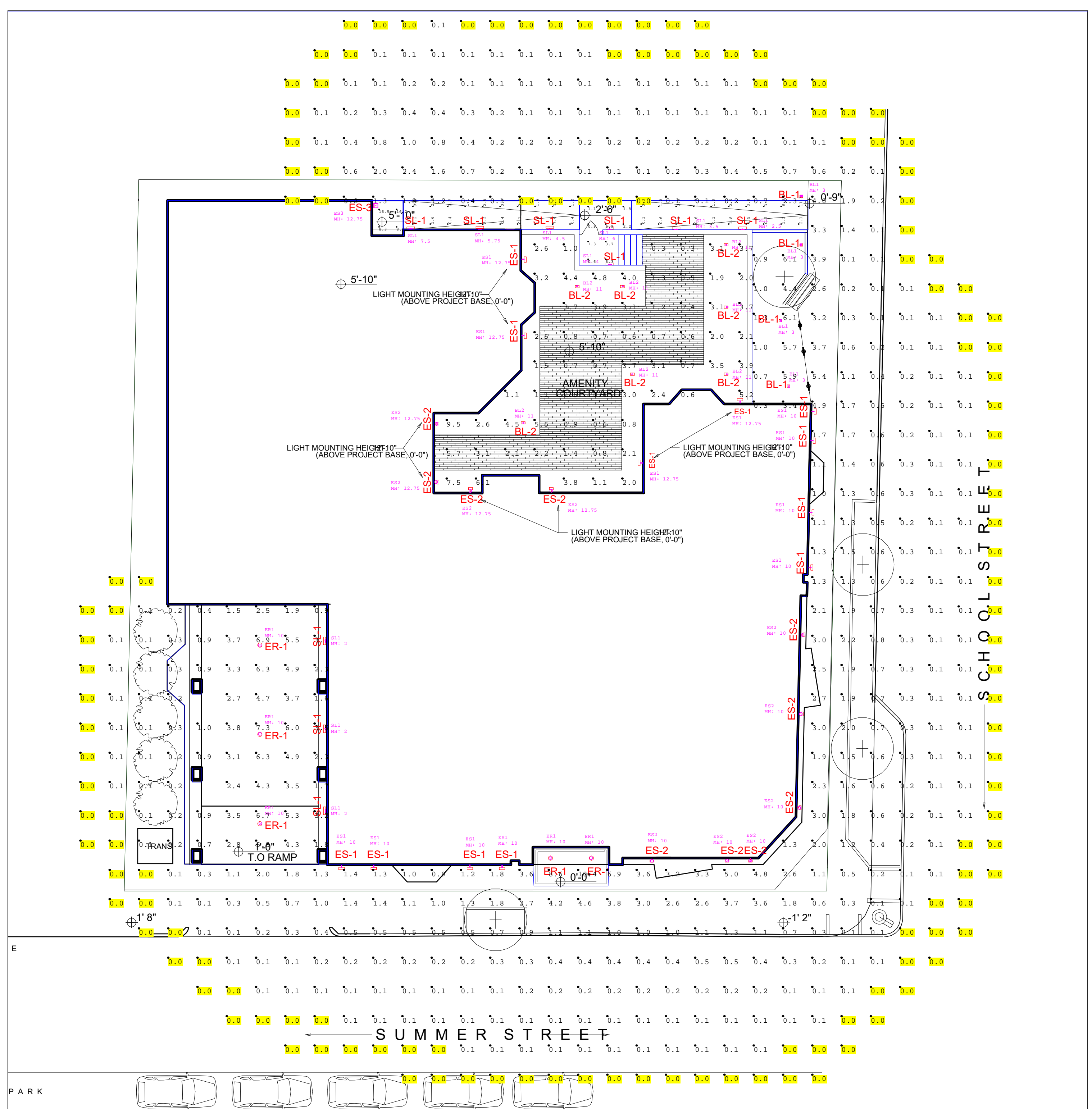
DRAWING TITLE

ALTERNATE
DESIGN OPTIONS

DRAWING NUMBER

A305

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Luminaire Schedule					
Symbol	Label	Description	Lum. Lumens	Lum. Watts	LLF
⎓	BL1	LUMIERE: 303-B1-LEDB1-3000-UNV-T2-DIM10-BK-36	581	8.3	0.900
⎓	BL2	WAC: PM-W15925-BK ON 4' POLE	404	15.8954	0.900
⊙	ER1	ALPHABET: NU4-RD-XTM19-13LM-30K-83-HE60-UNV-DIM10-(HOUSING)-(FINISH)	1140	14.08	0.900
⊙	ES1	WAC: WS-W15912-BK	338	10.6133	0.900
⊙	ES2	WAC: WS-W65607-BK	849	17	0.900
⊙	ES3	WAC: WP-LED219-30-(FINISH)	1344	19.1	0.900
⎓	SL1	VISTA PRO: 1501-SW-SS-B-30-MV-010-CP	184	5.75	0.900

Calculation Summary				
Label	Units	Avg	Max	Min
AMENITY COURTYARD_FLOOR	Fc	2.45	9.5	0.3
RAMP 1_FLOOR	Fc	2.90	11.3	0.1
RAMP 2_FLOOR	Fc	2.69	9.2	0.1
RAMP LANDING AT STAIRS_FLOOR	Fc	2.71	6.3	0.6
RAMP LANDING-TOP_FLOOR	Fc	12.38	16.5	8.3
SITE (ALL POINTS)_Planar	Fc	0.81	10.4	0.0



73 SUMMER ST- SOMERVILLE
SITE LIGHTING

Drawn By: A.M.
Checked By:
Date: 5/26/2021
Specifier:
Scale: NTS

#	Date	Comments
X	XX/XX	XXXXXXXXXX