



PROJECT NAME

71-72 Union Square

PROJECT ADDRESS

71-72 Union Square,
Somerville MA

CLIENT

Everest Realty Trust

ARCHITECT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX:
617-591-2086

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REGISTRATION



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| Project number | 15062 |
| Date | 01-22-2020 |
| Drawn by | WC |
| Checked by | JSK |
| Scale | |

REVISIONS

| No. | Description | Date |
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Neighborhood
Context

A-004

71-72 Union Square

LEGEND

EXISTING WALL TO REMAIN

EXISTING ROOF TO REMAIN

PORTION TO BE DEMOLISHED

DEMOLITION ANALYSIS

EXISTING SF OF EXTERIOR WALLS
TO BE DEMOLISHED = **112 SF**

EXISTING SF OF EXTERIOR WALLS
TO BE SALVAGED = **2,348 SF**

EXISTING SF OF EXTERIOR WALLS = **2,460 SF**

EXISTING SF OF EXISTING ROOF
TO BE DEMOLISHED = **1,339 SF**

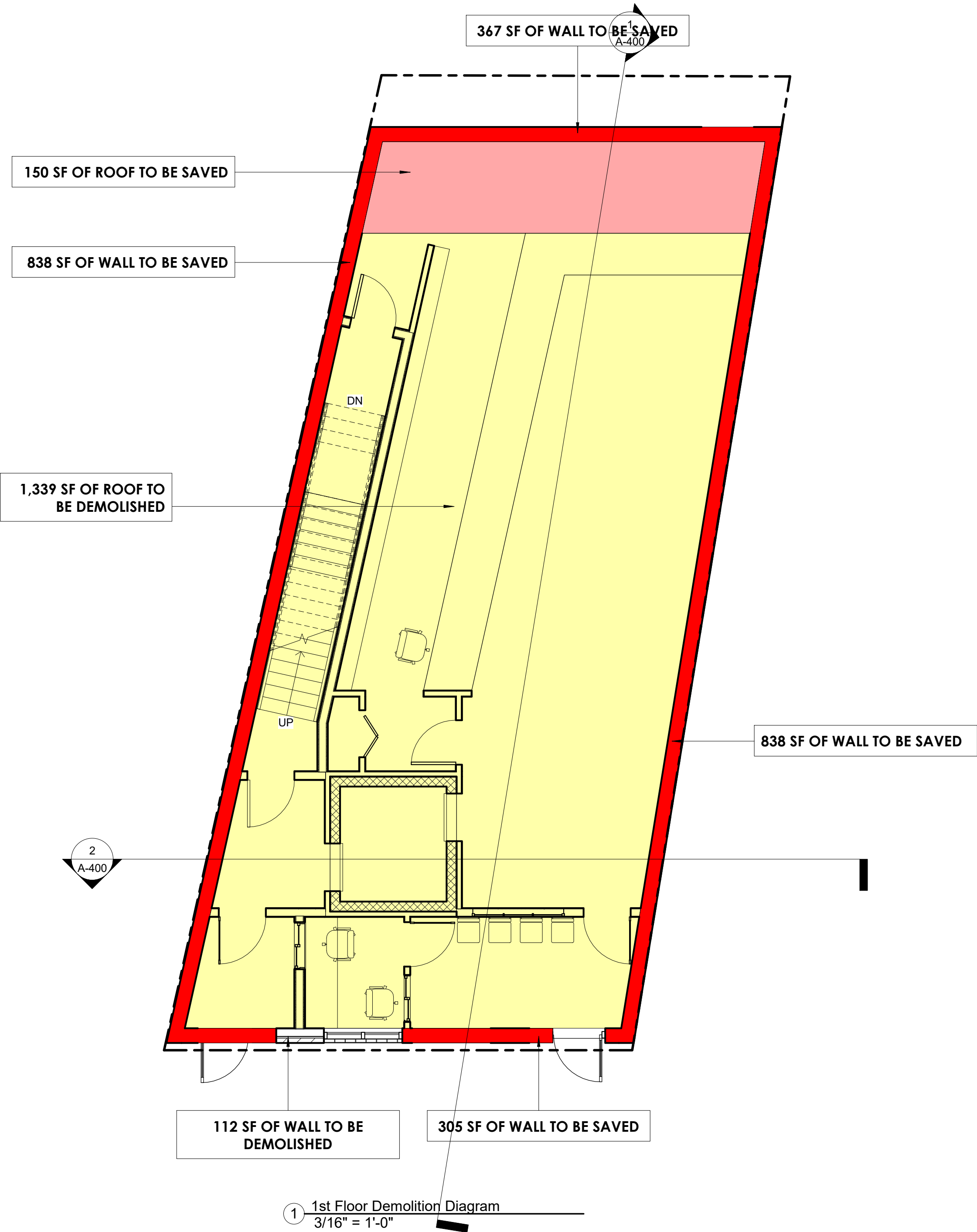
EXISTING SF OF EXISTING ROOF
TO BE SALVAGED = **150 SF**

EXISTING SF OF EXISTING ROOF= **1,489 SF**

EXISTING SF OF ROOF & WALLS = **3,949 SF**

PROPOSED DEMOLTION = **1,451 SF**

EXISTING BUILDING DEMO % = **36 %**



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REGISTERED ARCHITECT

NO. 6615

CAMBRIDGE

MA

REPUBLIC OF MASSACHUSETTS

| | |
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Demolition
Diagram

A-019

71-72 Union Square

N/F
UNION SQUARE PLAZA
BUILDING CONDOMINIUM
MAP 73, BLOCK E, LOT 27
MASTER DEED-BK 19535
PG 328

3 STORY
BRICK

No. 66-70
UNION SQUARE

N/F
THE INDEPENDENT
REALTY TRUST
MAP 73, BLOCK E, LOT 25
BK. 32033 PG. 448

2 STORY
BRICK

No. 73-76
UNION SQUARE

3 STORY
PROPOSED
MIXED-USE
BUILDING

LEGEND



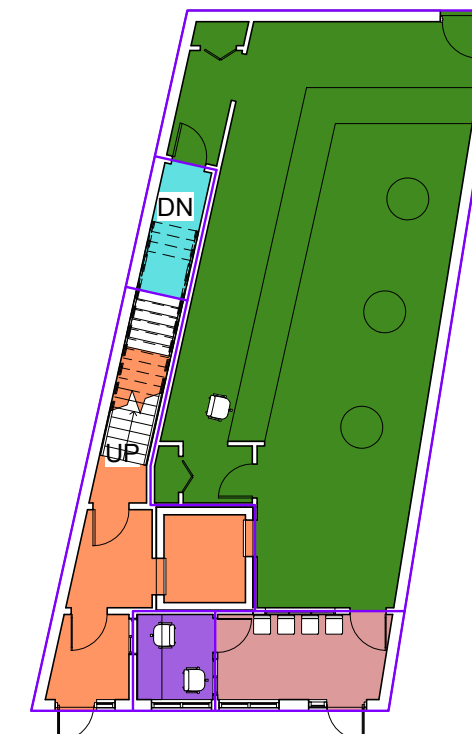
BUILDING FOOTPRINT



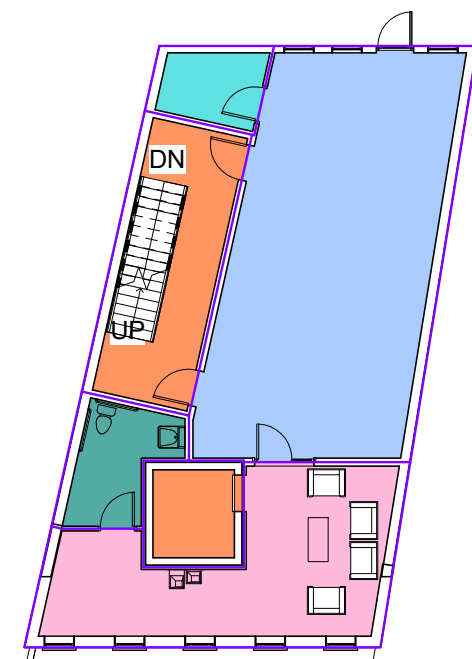
NON-PERVIOUS AREA



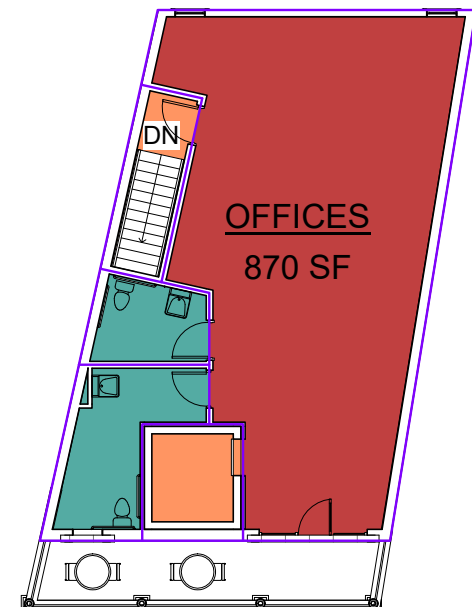
PERVIOUS AREA /
LANDSCAPE



③ 1st Floor Level
1/16" = 1'-0"



④ 2nd Floor Level
1/16" = 1'-0"



⑤ 3rd Floor Level
1/16" = 1'-0"

Building Area Legend

- COMMON
- RETAIL
- SECURITY
- STORAGE
- WAITING

Building Area Legend

- COMMON
- EDUCATION AREA
- LOUNGE
- STORAGE
- TOILET

Building Area Legend

- COMMON
- OFFICES
- TOILET

ZONING DIMENSIONAL TABLE-PROPOSED ZONING:

| | | | |
|---------------------------------------|---|-----------------------|-------------------------|
| LOT SIZE: +/- 12,143 SF | ALLOWED / REQUIRED | PROPOSED | COMMENTS |
| ZONE | CC-4 ZONE | | |
| BUILDING TYPE | COMMERCIAL | COMMERCIAL | |
| LOT DIMENSIONS | | | |
| WIDTH (MIN.) | 30 FT | 30'-2" | COMPLIES |
| LOT DEVELOPMENT | | | |
| LOT COVERAGE (MAX) | 100 % | 93% / 1,631 SF | COMPLIES |
| GREEN FACTOR (MIN.) | 0.20 MIN 0.25 IDEAL | 0.21 | COMPLIES |
| OPEN SPACE (MIN.) | 25 % | 5% | REQUIRES RELIEF |
| BUILDING SETBACKS | | | |
| PRIMARY FRONT (MIN/ MAX.) | 2 FT / 15 FT | 7" | EXISTING NON-CONFORMING |
| SECONDARY FRONT (MIN/ MAX.) | 2 FT / 12 FT | -- | |
| SIDE (MIN) | @ ALLEY OR ROW: 0 FT @ NR OR LHD: 10'-0" | 0'-0" (L) 0'-0" (R) | COMPLIES |
| REAR (MIN) | @ ALLEY OR ROW: 0 FT ABUTTING NR OR LHD: 10 FT | 3'-0" FT | COMPLIES |
| MAIN BODY | | | |
| BUILDING WIDTH (MAX.) | 200 FT | 30'-0" | COMPLIES |
| FACADE BUILD OUT, FRONT STREET (MIN.) | - | | |
| PRIMARY FRONT | 80 % | 100% | COMPLIES |
| SECONDARY FRONT | 65 % | N/A | |
| FLOOR PLATE (MAX.) | 30,000 SF | 1,631 SF | COMPLIES |
| GROUND STORY HEIGHT (MIN) | 18'-0" | 14'-0" | REQUIRES RELIEF |
| UPPER STORY HEIGHT (MIN) | 10'-0" | 10'-0" | COMPLIES |
| BUILDING HEIGHT, STORIES (MIN.) | 4 STORIES | 3 STORIES | REQUIRES RELIEF |
| BUILDING HEIGHT, STORIES (MAX.) | VARIABLE BY MAP | N/A | |
| BUILDING HEIGHT, FEET (MAX.) | 3 STORY (50'-0") | 39 FT | COMPLIES |
| ROOF TYPE | FLAT | FLAT | COMPLIES |
| FACADE COMPOSITION | | | |
| GROUND STORY FENESTRATION (MIN.) | 70% | 41% (153 SF / 377 SF) | REQUIRES RELIEF |
| UPPER STORY FENESTRATION (MIN./ MAX.) | 15% / 70% | 28% (75 SF / 271 SF) | COMPLIES |
| BLANK WALL (MAX.) | 20 FT | N/A | |
| USE & OCCUPANCY | | | |
| ENTRANCE SPACING (MAX) | 30'-0" | 22'-0" | COMPLIES |
| COMMERCIAL SPACE DEPTH (MIN) | 30'-0" | 59'-0" | COMPLIES |

GREEN FACTOR CALCULATIONS:

| SOILS LANDSCAPED AREA WITH A SOIL = > 24 INCHES | MULTIPLIER | AREA IN SF | |
|---|------------|------------|-------|
| SOILS LANDSCAPED AREA WITH A SOIL = > 24 INCHES | .6 | 86 | 51.6 |
| SOILS PERVIOUS PAVING | .2 | 86 | 17.2 |
| PLANTS VEGETATION LESS THAN TWO FEET TALL IN MATURITY | .2 | 0 | 0 |
| TREES SMALL TREE 50 SF EACH | .6 | 0 | 0 |
| TREES LARGE TREE 450 SF EACH | .6 | 0 | 0 |
| ENGINEERED LANDSCAPE GREEN ROOF WITH 6"-10" OF MEDIUM | .4 | 706 | 282.4 |

351.2 SF

351.2 / 1,631 SF = .21 GREEN SCORE

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Checked by JSK
Scale As indicated

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Architectural Site
Plan

A-020

71-72 Union Square



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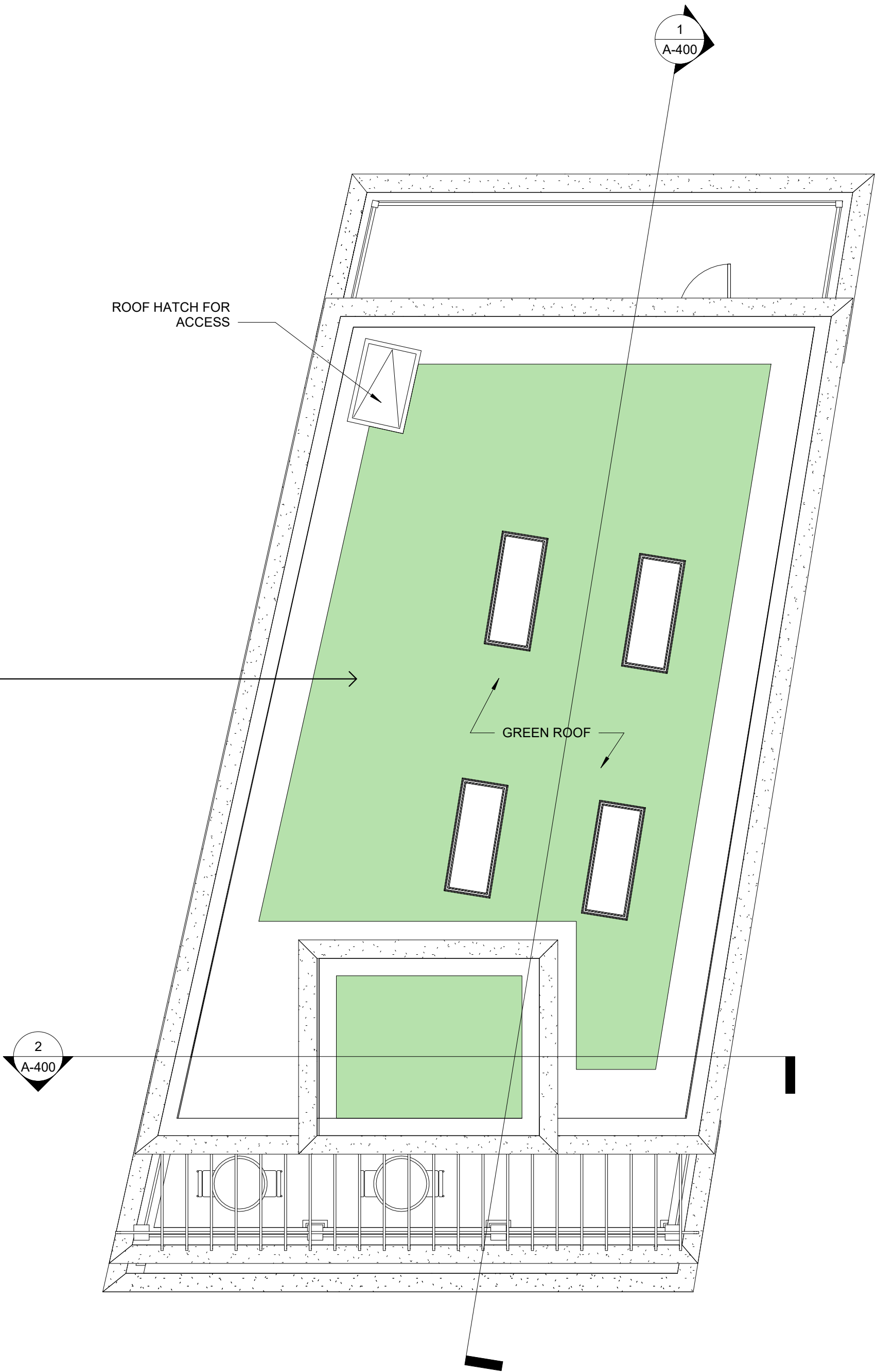
Floor Plans

A-100

71-72 Union Square



Sedum Extensive Greenroof



1 Roof Level
3/16" = 1'-0"

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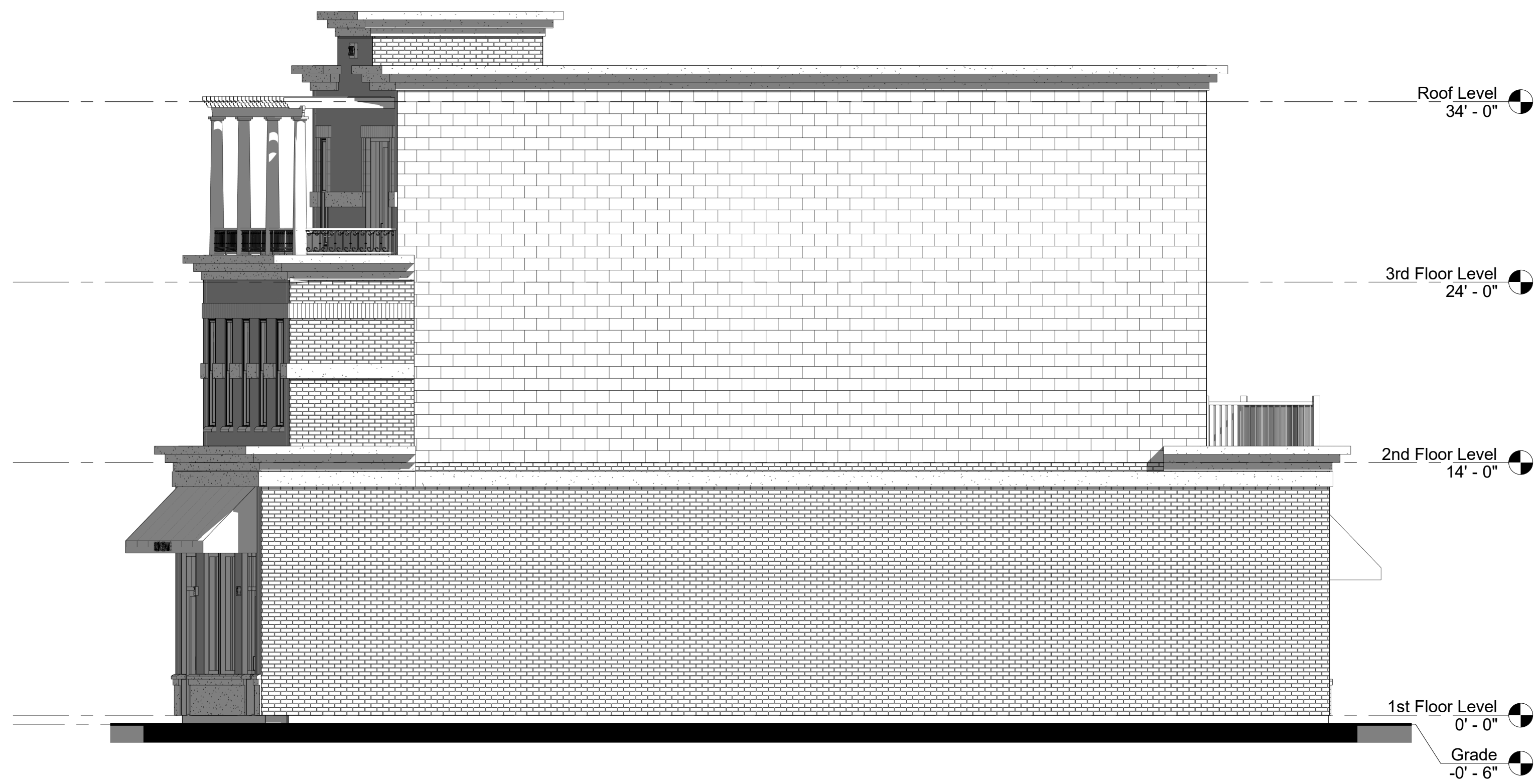
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Roof Plan

A-102

71-72 Union Square

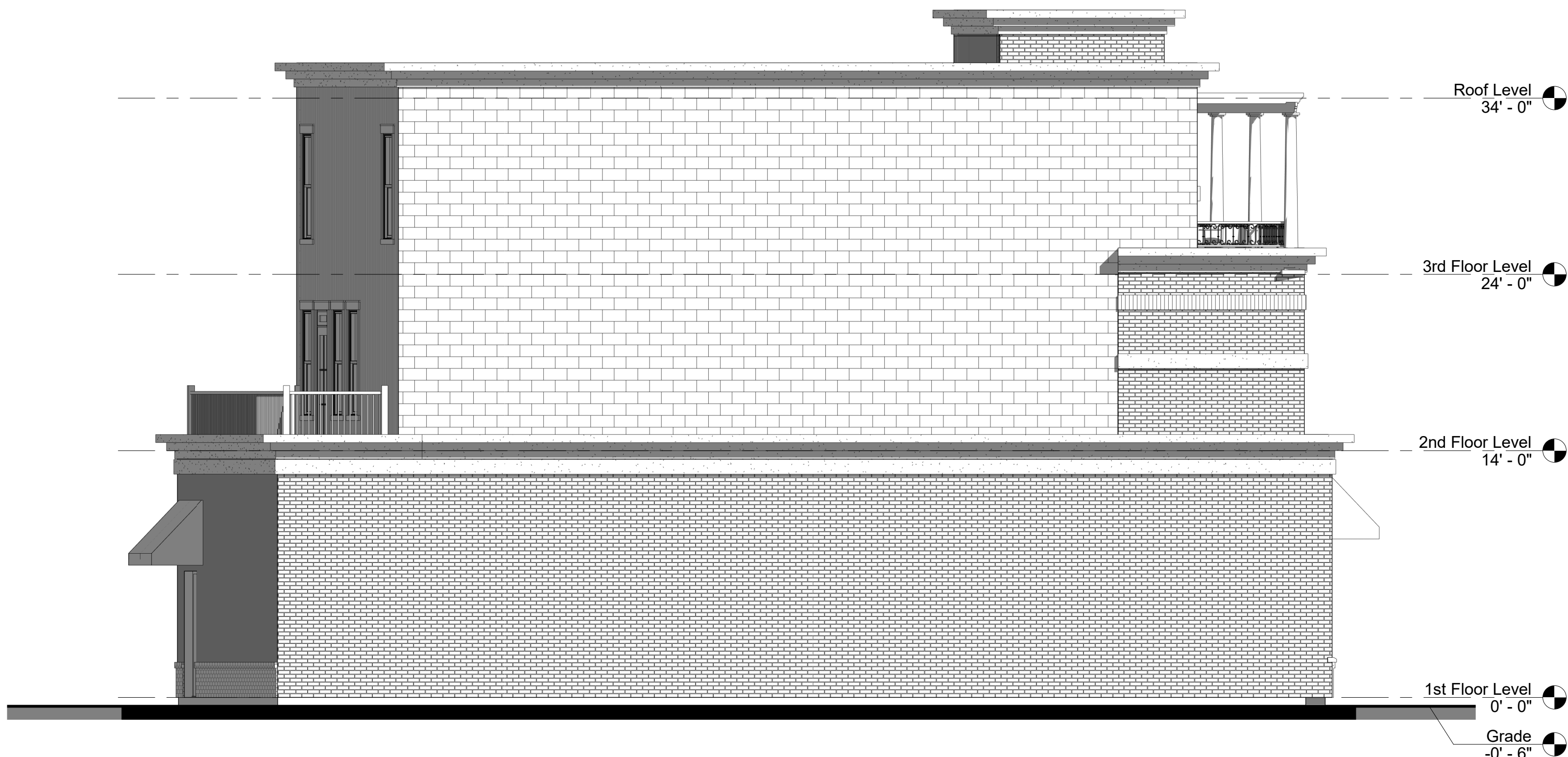


③ Independent Side Elevation
3/16" = 1'-0"



① Street Elevation
3/16" = 1'-0"

| PERMITTED SIZES: | | PROVIDED: |
|------------------------------|---------------------|---------------------------|
| Area (max) | 40 SQ FT. | 5 SQ FT |
| Height (min/max) | 1ft / 4 ft | +/- 6" TALL |
| Width (max) | 90% of Facade width | 10'-0" (34%) |
| LETTERING: | | |
| Width (max) | 75% of Sign width | 60% |
| Height (max) | 75% of Sign height | 75% |
| Projection from Facade (max) | 6" | 1" projection from Facade |
| Raceway Height (max) | | N/A |
| LOCATION: | | |
| Number of Signs | 1 per Tenant | 1 Proposed Sign |



④ Former Police Station Side Elevation
3/16" = 1'-0"



② Rear Elevation
3/16" = 1'-0"

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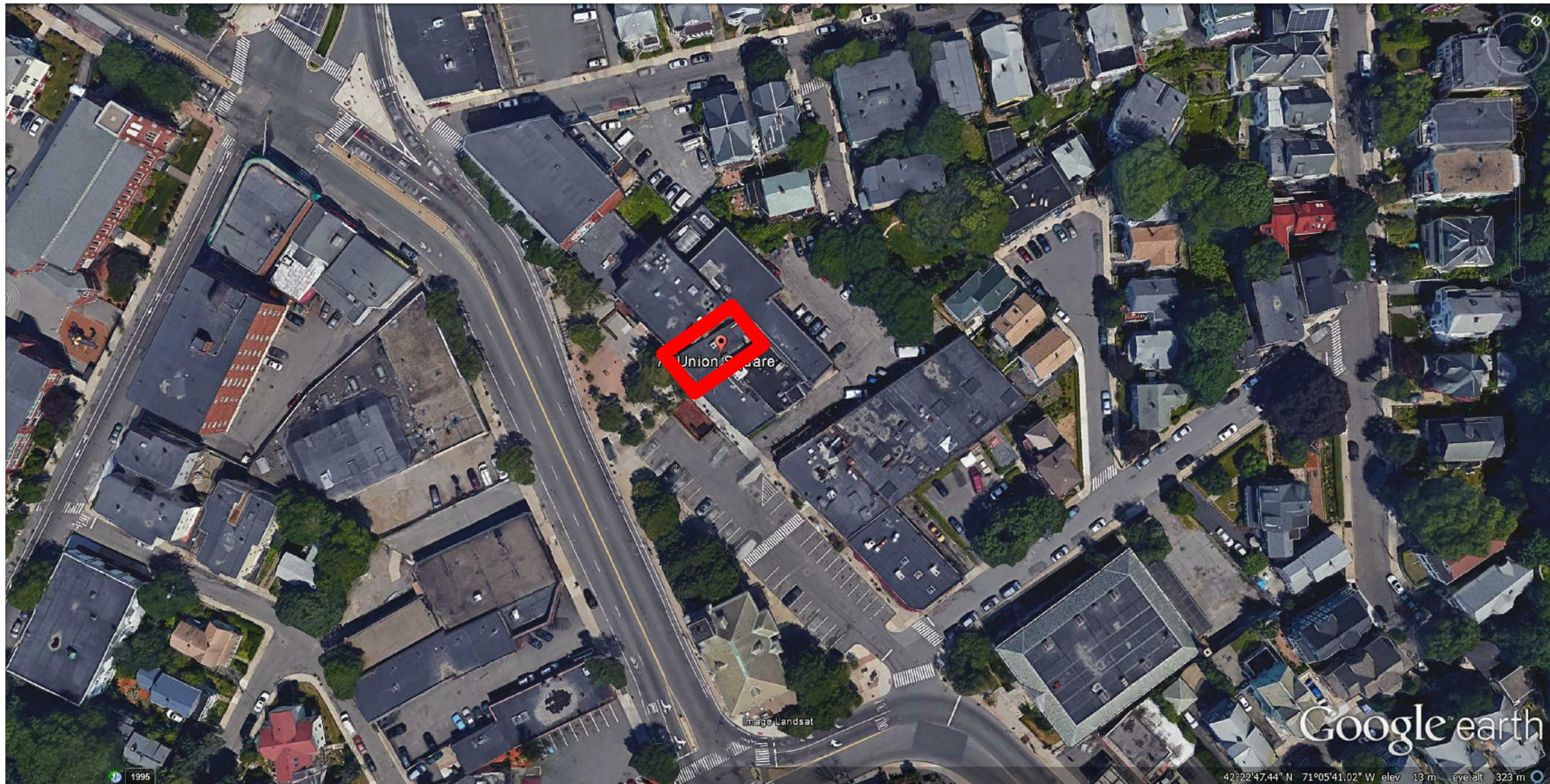
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Elevations

A-300

71-72 Union Square



HYBRID OF
ADJACENT
BUILDING
WINDOWS



PRECAST WINDOW TRIM

BRICK COLOR

CAST STONE / CMU

AWNING

PRECAST DETAIL

Roof Level
34' - 0"

3rd Floor Level
24' - 0"

2nd Floor Level
14' - 0"

1st Floor Level
0' - 0"
Grade
-0' - 6"

FORM &
COLOR
CONNECTION

BRICK COLOR



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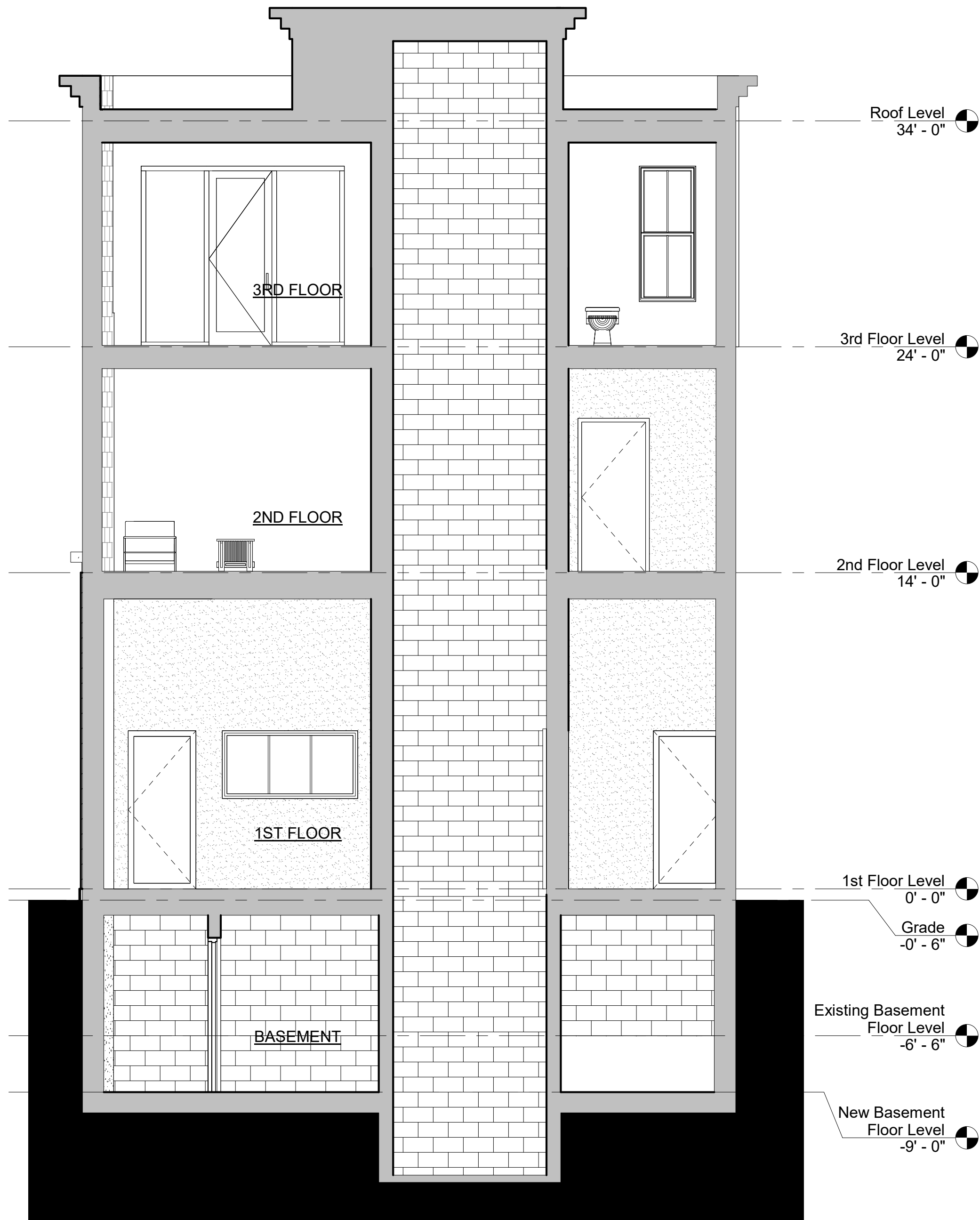
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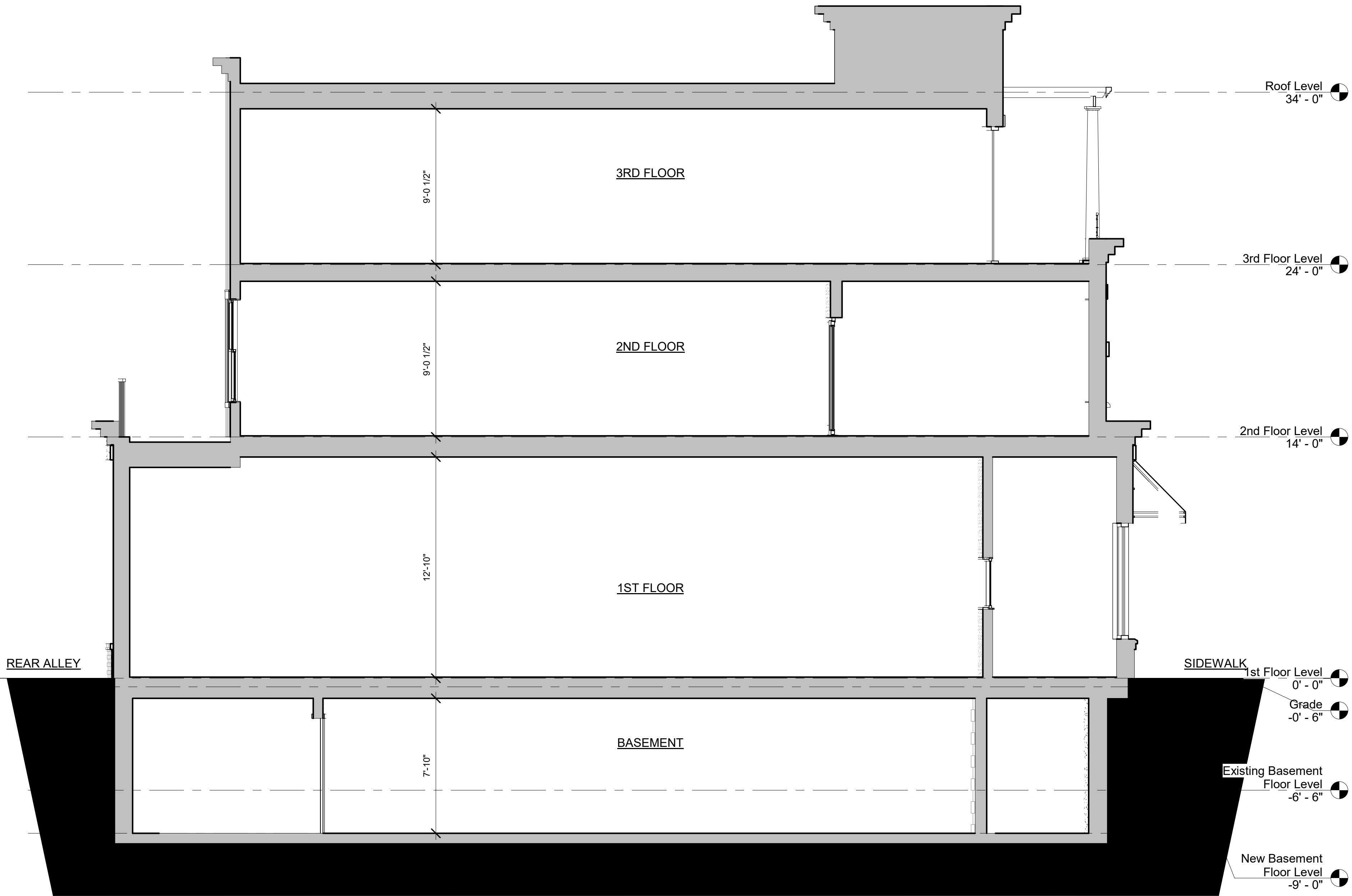
Elevation Concept

A-301

71-72 Union Square



② Section 2
1/4" = 1'-0"



① Section 1
1/4" = 1'-0"

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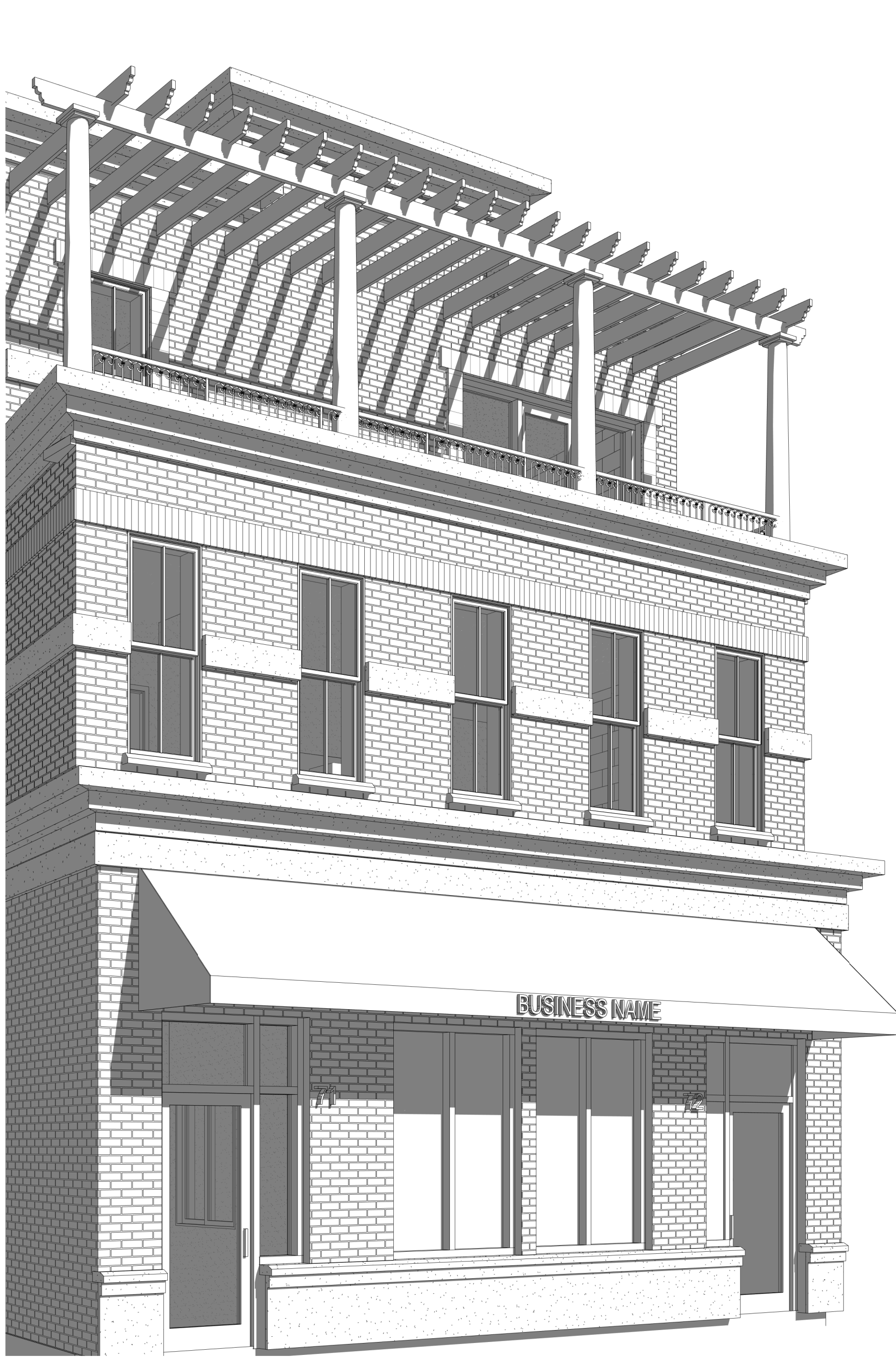
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Building Sections

A-400

71-72 Union Square



② 3D View 3



③ 3D View 4



④ Rear View



① 3D View 1

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Perspectives

AV-1

71-72 Union Square



EXISTING VIEW



PROPOSED VIEW

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Rendering

R-1

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