

**U ■ D2.1 Office / Lab**

**SQ D2 | Union Square Revitalization**

Somerville, MA

Design and Site Plan Review

02.13.2019

**PROJECT TEAM**

**Owner:**

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



**Architect:**

SGA  
200 High Street, Floor 2  
Boston, MA 02110



**Structural Engineer:**

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



**MEP Engineer:**

AHA  
700 Technology Square, Suite 402  
Cambridge, MA 02139



**Landscape:**

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



**Retail Consultant:**

Graffito SP  
108 Lincoln Street  
Boston, MA. 02111



**Civil / Traffic Engineer:**

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



**LEED Consultant:**

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



**Wind + Glare Engineer:**

RWDI  
600 Southgate Drive  
Guelph, ON  
N1G 4P6 Canada



**Acoustic Engineer:**

Acentech  
33 Moulton Street  
Cambridge, MA 02138



**Lighting Consultant:**

Reflex Lighting  
7 Tide Street  
Boston, MA 02210

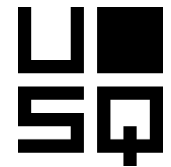


**DRAWINGS LIST**

D2.1-G000	CONTACTS + DRAWING LIST
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D2.1-G101	CDSP LOCUS MAP
D2.1-G200	CONTEXT AERIAL PHOTOGRAPH
D2.1-G201	CONTEXT PHOTOGRAPHS
D2.1-G300	EVOLUTION OF MASSING DIAGRAMS
D2.1-G301	CONTEXT PERSPECTIVE
D2.1-G302	VIEW FROM UNION SQUARE PLAZA
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D2.1-G401	CONTEXT ANALYSIS   PROPOSED
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DCI	CERTIFIED PLOT PLAN
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D2.1-A501	SITE LIGHTING   FIXTURE PLAN
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D2.1-L202	PLANTING PALETTE   UNDERSTORY TREES
D2.1-L203	PLANTING PALETTE   SHRUBS
D2.1-L300	IRRIGATION PLAN
D2.1-L301	IRRIGATION PLAN
D2.1-L302	IRRIGATION NOTES
D2.1-L400	SITE FURNISHINGS
D2.1-L401	LIGHTING PLAN

**D2.1**

UNION SQUARE  
SOMERVILLE, MA



OWNER

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

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

SEAL



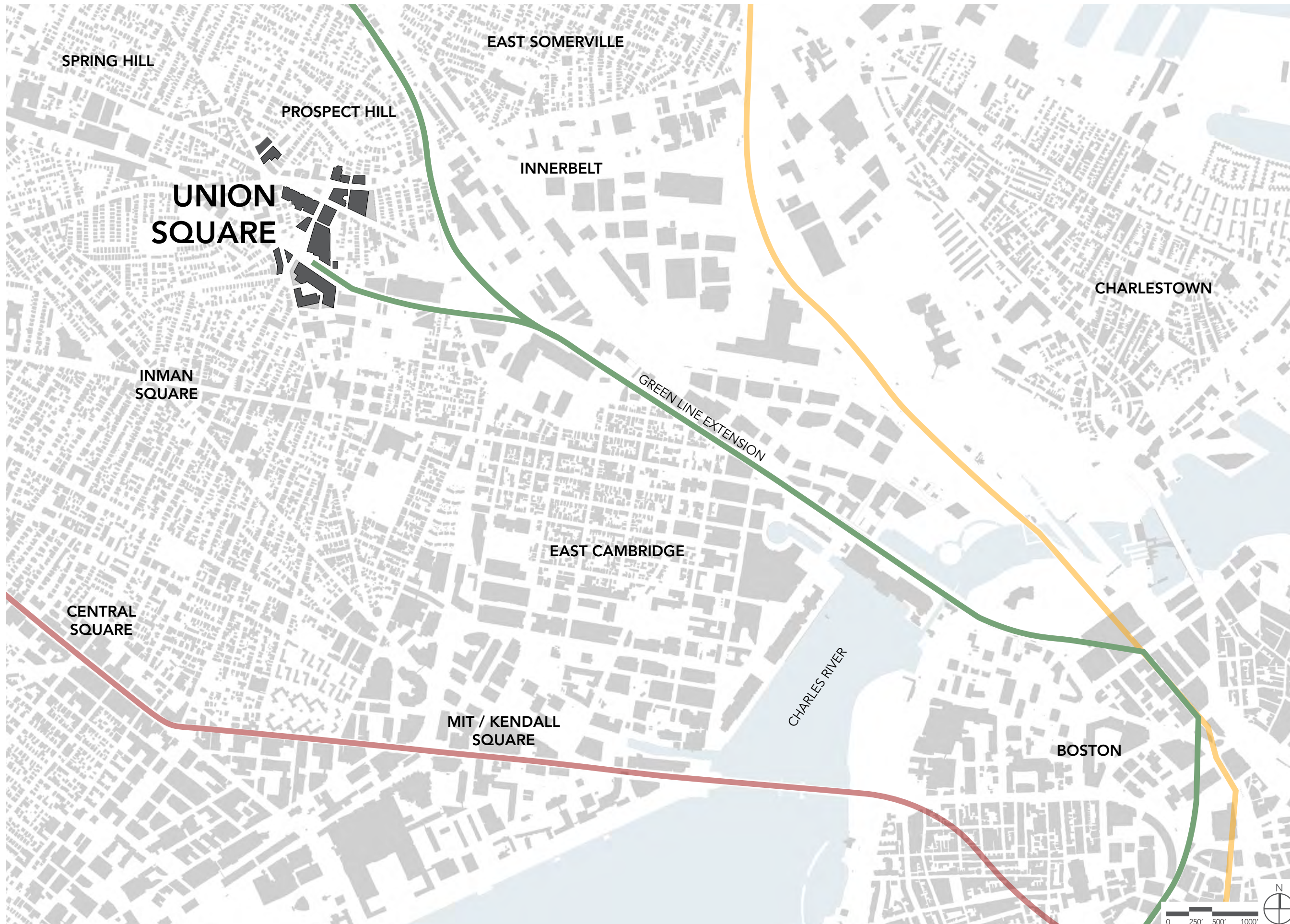
ARCHITECT

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

SHEET TITLE

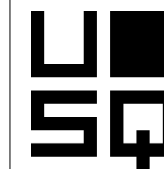
CONTACTS + DRAWING LIST

**D2.1-G000**



# D2.1

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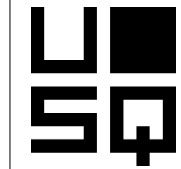
ARCHITECT  
SPAGNOLO GISNESS &  
ASSOCIATES, INC.  
200 High Street, 2nd Floor  
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T 1.857.300.2610

SHEET TITLE  
URBAN LOCUS MAP

# D2.1-G100

# D2.1

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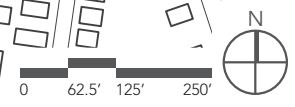
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CDSP LOCUS MAP

# D2.1-G101



**LEGEND**

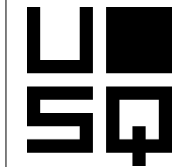
- D2.1 BUILDING LOT
- CDSP BUILDING LOTS
- CDSP CIVIC SPACES
- CDSP PEDESTRIAN STREETS





# D2.1

UNION SQUARE  
SOMERVILLE, MA



OWNER

UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)

31 Union Square  
Somerville, MA. 02143

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ARCHITECT

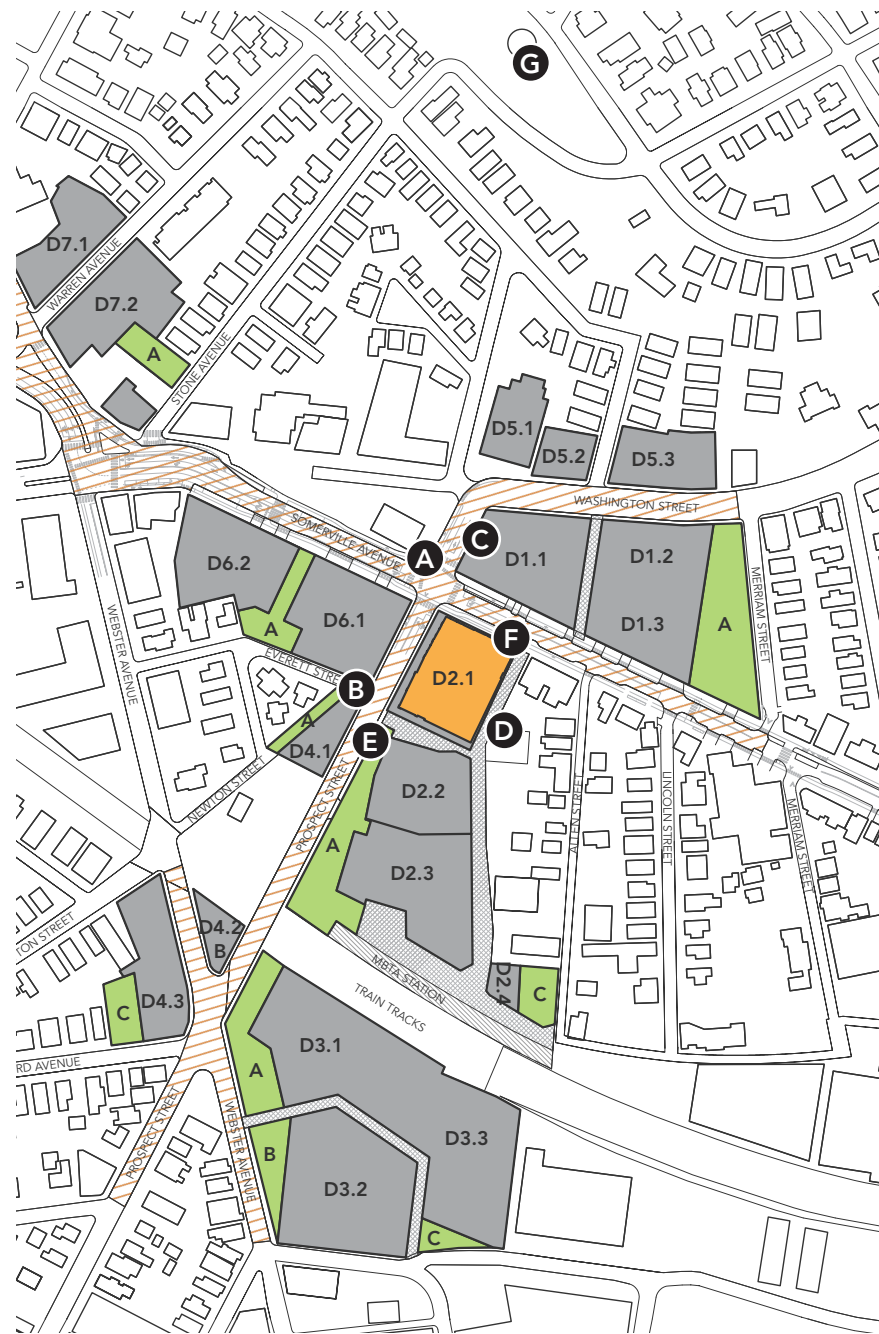
SPAGNOLO GISNESS &  
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200 High Street, 2nd Floor  
Boston, MA. 02110  
T 1.857.300.2610

SHEET TITLE

CONTEXT AERIAL PHOTOGRAPH

## D2.1-G200



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

# D2.1

UNION SQUARE  
SOMERVILLE, MA



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

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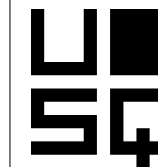
SEAL



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ASSOCIATES, INC.  
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Boston, MA. 02110  
T 1.857.300.2610

SHEET TITLE  
CONTEXT PHOTOGRAPHS

# D2.1-G201



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

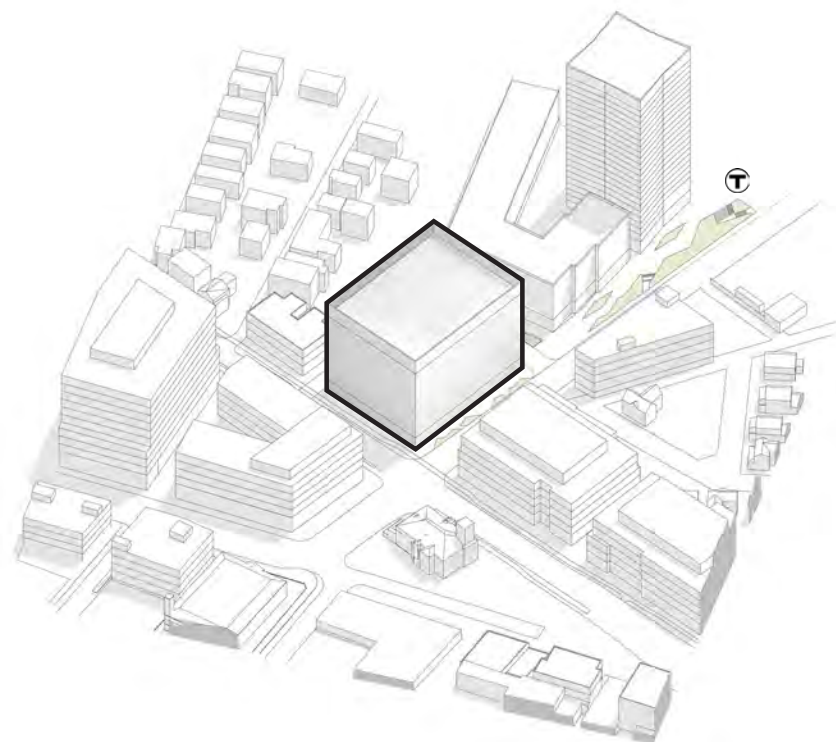
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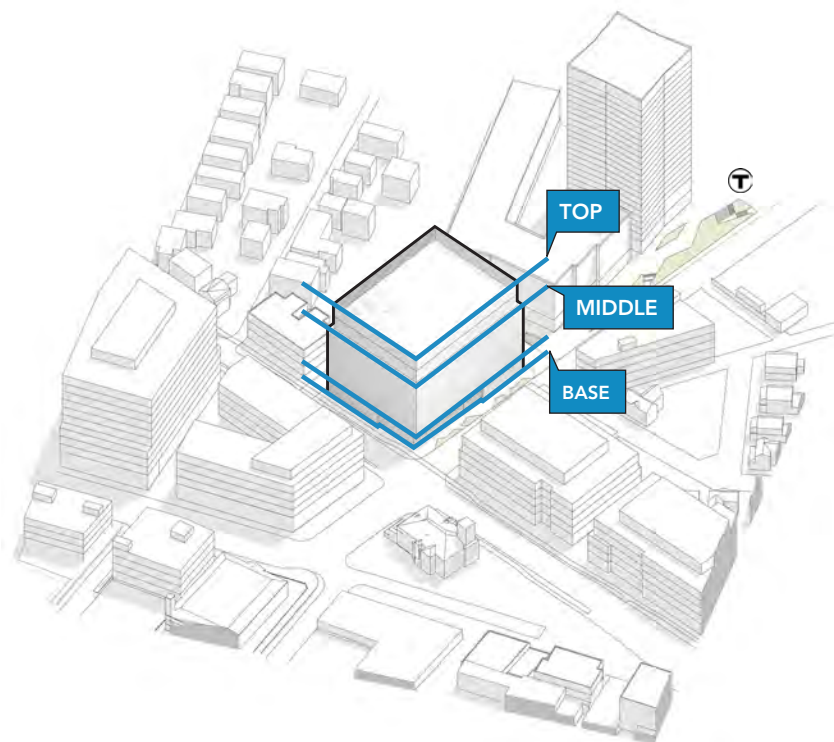


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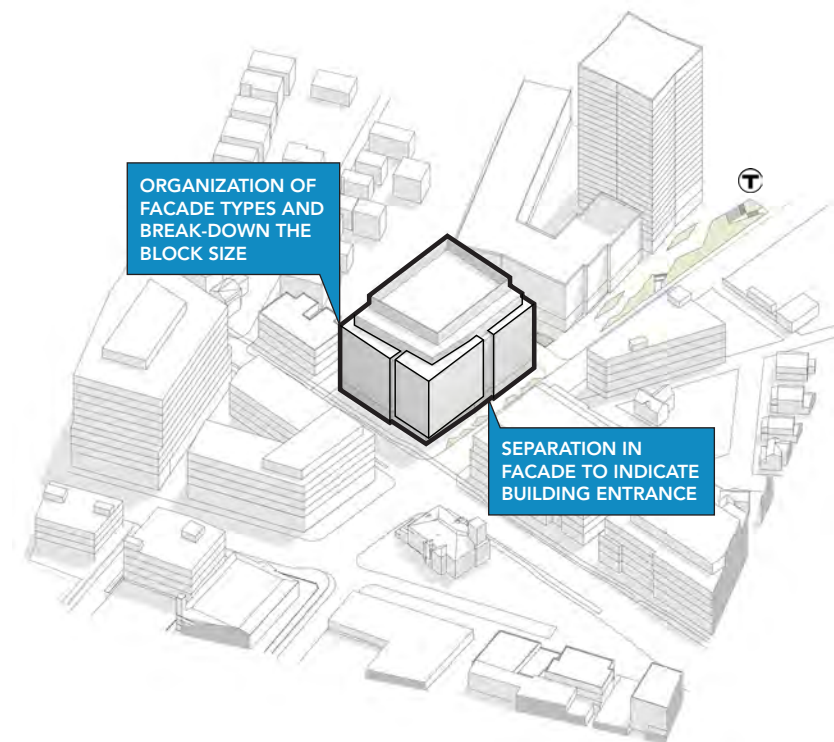
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EVOLUTION OF MASSING  
DIAGRAMS



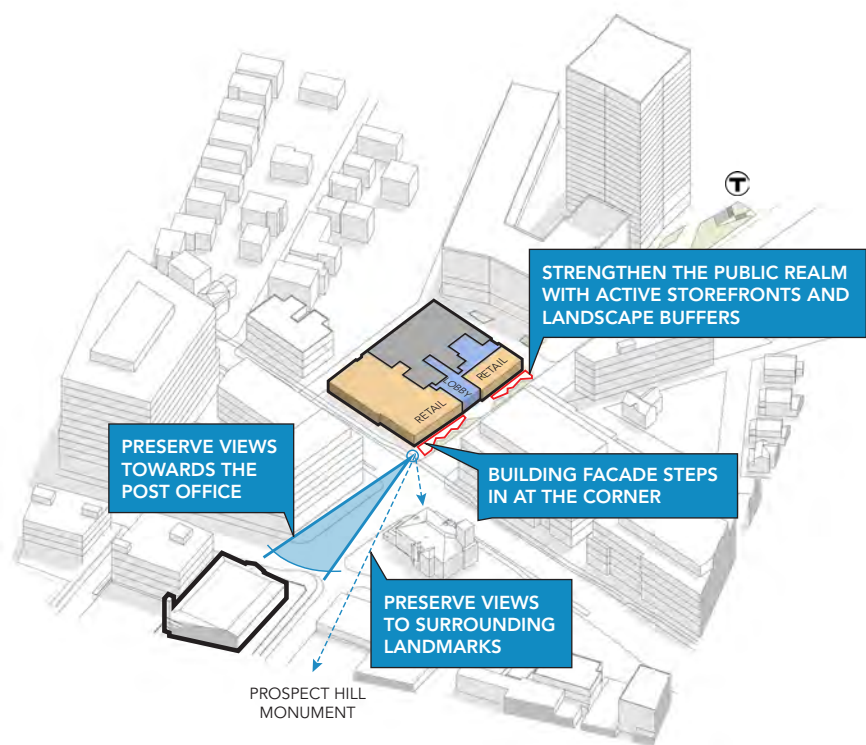
1 | CDSP Massing



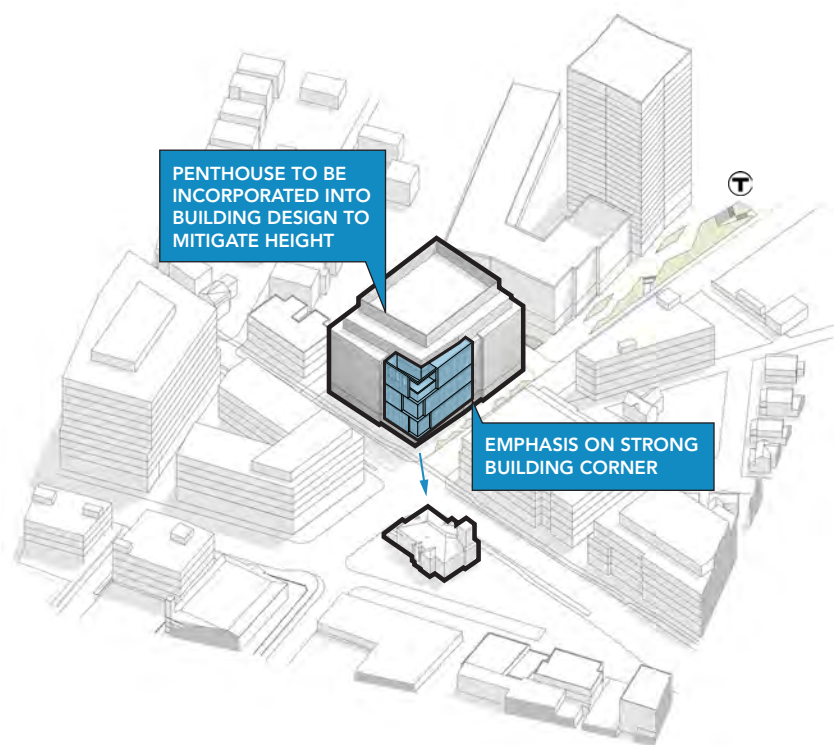
2 | Base | Middle | Top



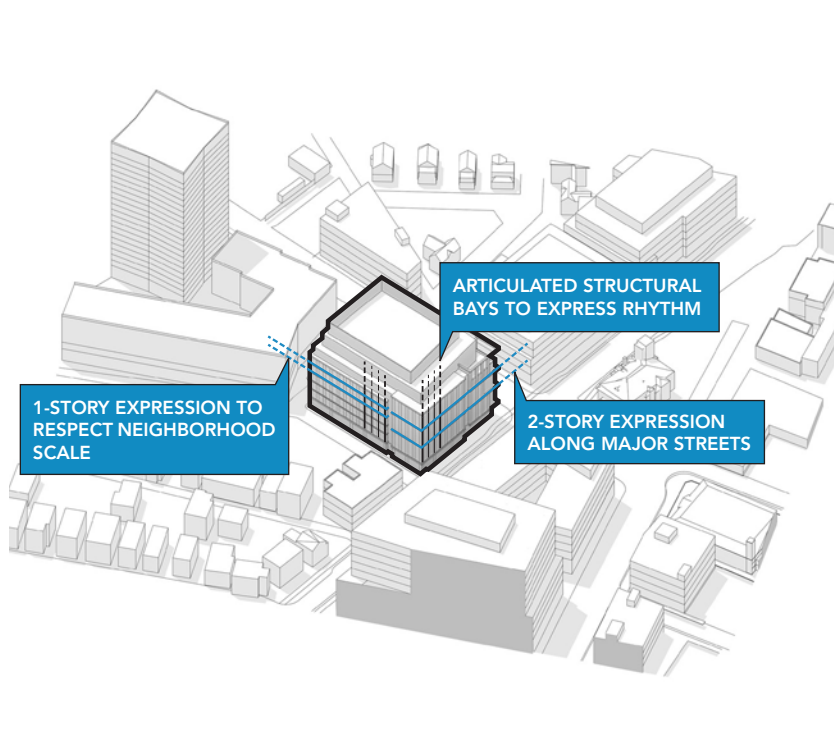
3 | Volume Articulation



4 | Ground level program and public realm



5 | Relationship to Union Square Plaza

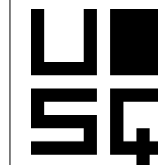


6 | Relationship to Neighbors, Scale + Rhythm



# D2.1

UNION SQUARE  
SOMERVILLE, MA



OWNER

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D2.2 + D2.3 DESIGNER



ARCHITECT

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SHEET TITLE

CONTEXT PERSPECTIVE

## D2.1-G301





# D2.1

UNION SQUARE  
SOMERVILLE, MA



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UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)

31 Union Square  
Somerville, MA. 02143

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SEAL



ARCHITECT

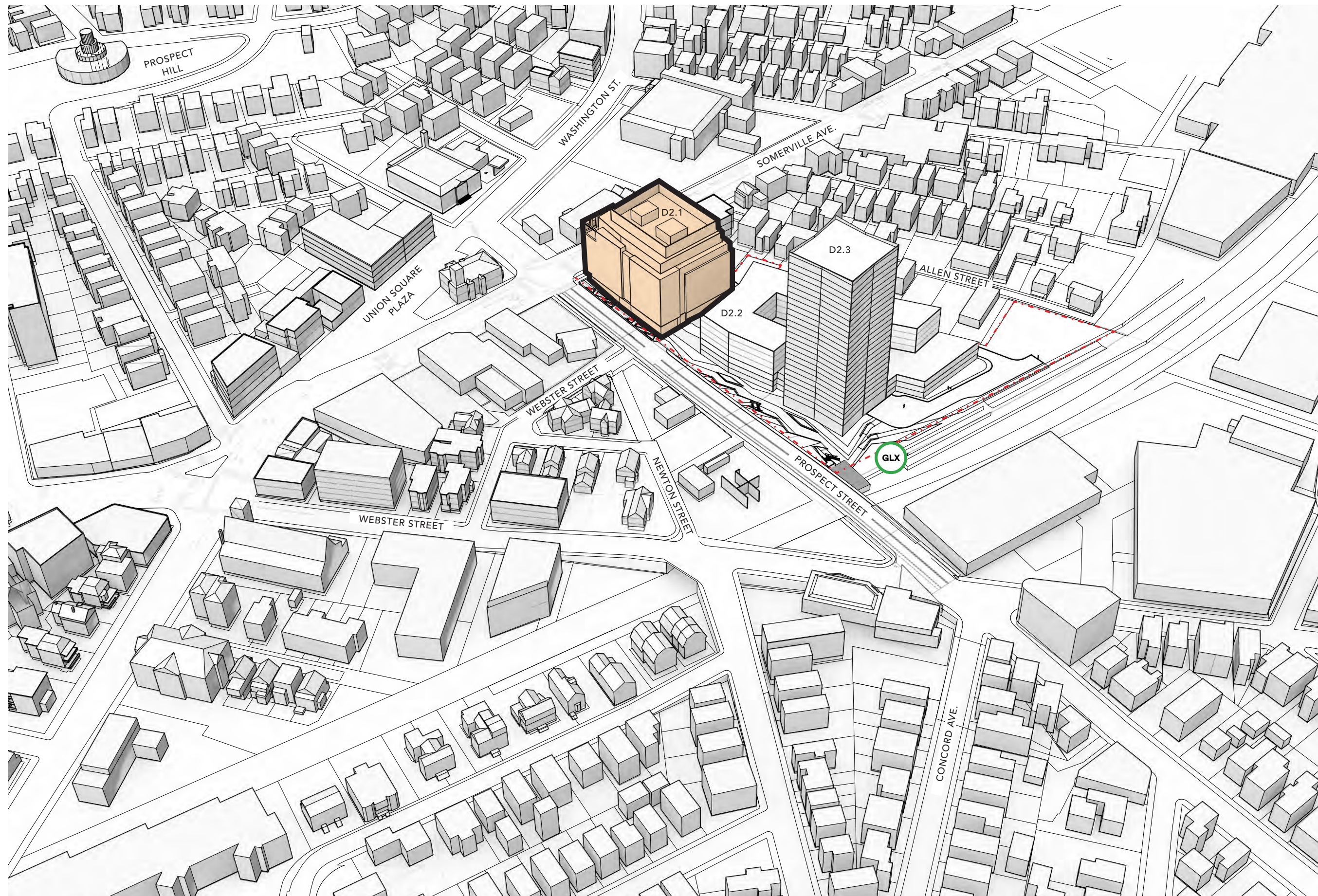
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ASSOCIATES, INC.

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

SHEET TITLE

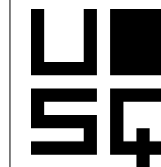
VIEW FROM UNION SQUARE PLAZA

## D2.1-G302



# D2.1

UNION SQUARE  
SOMERVILLE, MA



OWNER

UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)

31 Union Square  
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
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SEAL



D2.2 + D2.3 DESIGNER



ARCHITECT

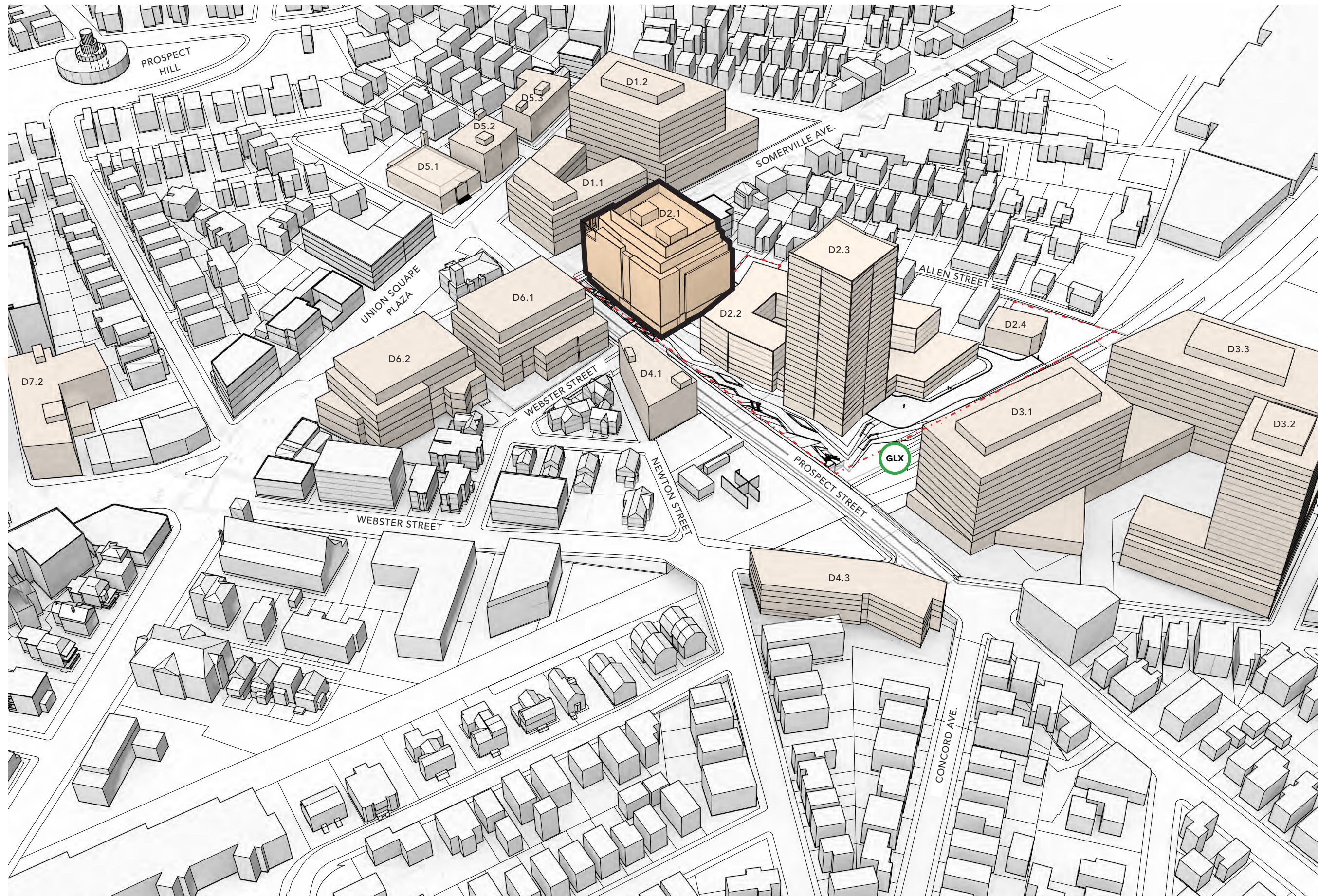
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SHEET TITLE

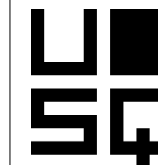
CONTEXT ANALYSIS | EXISTING

## D2.1-G400



# D2.1

UNION SQUARE  
SOMERVILLE, MA



OWNER  
UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)  
31 Union Square  
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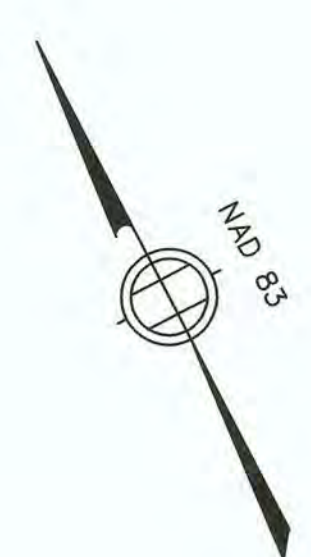
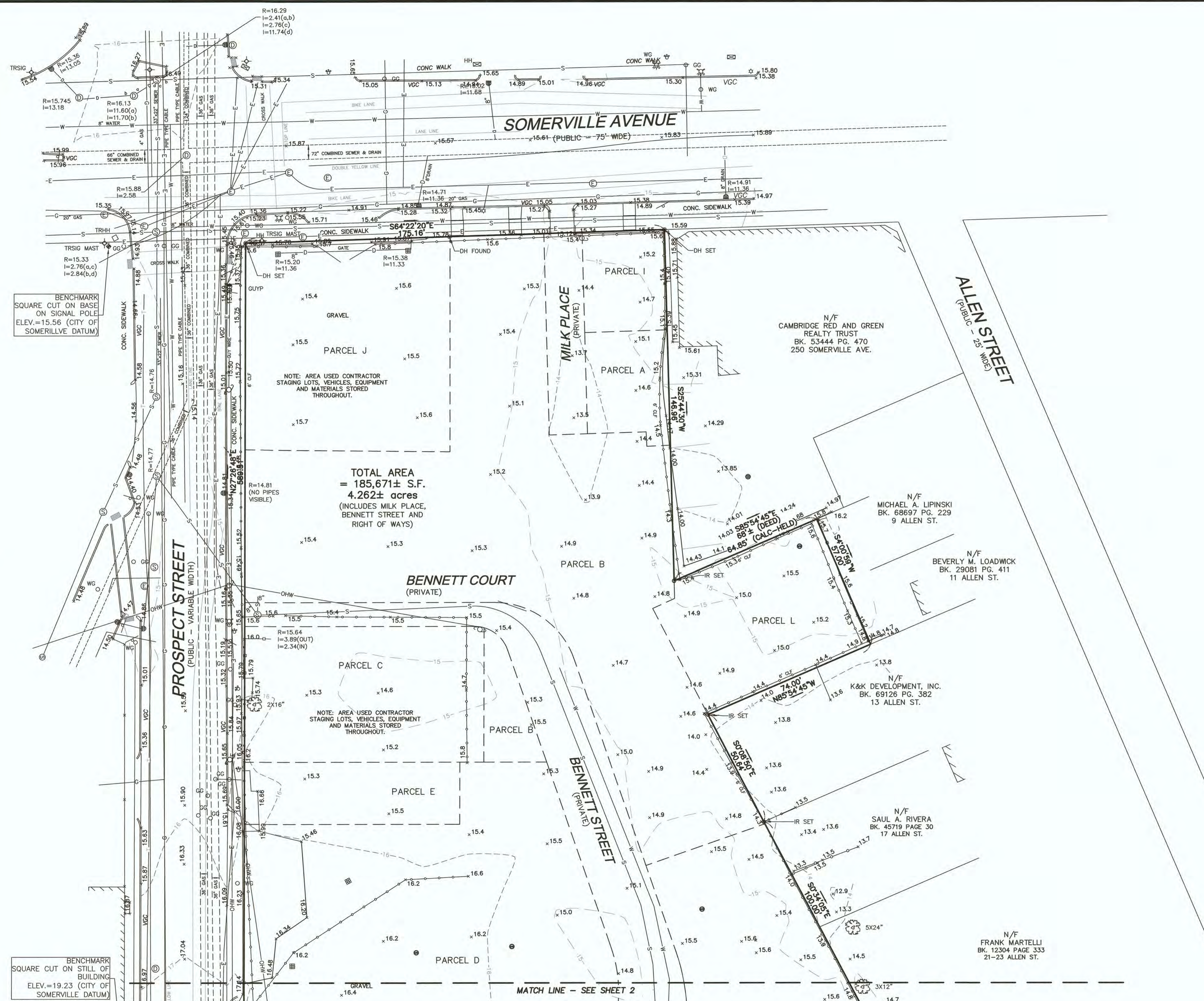
D2.2 + D2.3 DESIGNER



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

SHEET TITLE  
CONTEXT ANALYSIS | PROPOSED

## D2.1-G401



- LEGEND**
- CLF CHAIN LINK FENCE
  - S SANITARY SEWER
  - D DRAIN LINE
  - W WATER LINE
  - E ELECTRIC LINE
  - G GAS LINE
  - OHW OVERHEAD WIRES
  - SM SANITARY SEWER MANHOLE
  - DM DRAIN MANHOLE
  - EM ELECTRIC MANHOLE
  - FM FIRE ALARM MANHOLE
  - CB CATCH BASIN
  - MW MONITORING WELL
  - LP LIGHT POLE
  - FH FIRE HYDRANT
  - UP UTILITY POLE
  - GW GUY WIRE
  - WG WATER GATE
  - GG GAS GATE
  - BL BOLLARD
  - DT DECIDUOUS TREE
  - DWP DETECTABLE WARNING PANEL
  - CLF CHAIN LINK FENCE
  - WF WOOD FENCE
  - EP EDGE OF PAVEMENT
  - VCC VERTICAL CONCRETE CURB
  - VGC VERTICAL GRANITE CURB
  - 15.50 SPOT GRADE

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

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

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

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

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

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

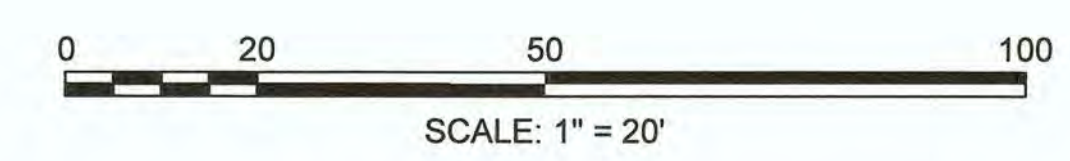
THE UTILITIES ON THE LOCUS PROPERTY, INCLUDING THE FORMER BENNETT STREET, MAY HAVE BEEN CUT, CAPPED AND ABANDONED.

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



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

**LOCUS TITLE INFORMATION**  
PROSPECT STREET, SOMERVILLE AVENUE, MILK PLACE,  
BENNETT STREET, ALLEN STREET  
OWNER: SOMERVILLE REDEVELOPMENT AUTHORITY  
DEED REFERENCES: BK. 61890 PG. 47, BK. 59656 PG. 226,  
BK. 34934 PG. 102, BK. 14224 PG. 180  
ASSESSORS: MAP 82, BLOCK D, LOTS 1-6, 20-34, 36-38,  
MAP 82, BLOCK I, LOTS 1, 1A, 2-7



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

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

SCALE:			
HORIZ:	1" = 20'		
VERT:			
NO.	DATE	BY	REVISIONS

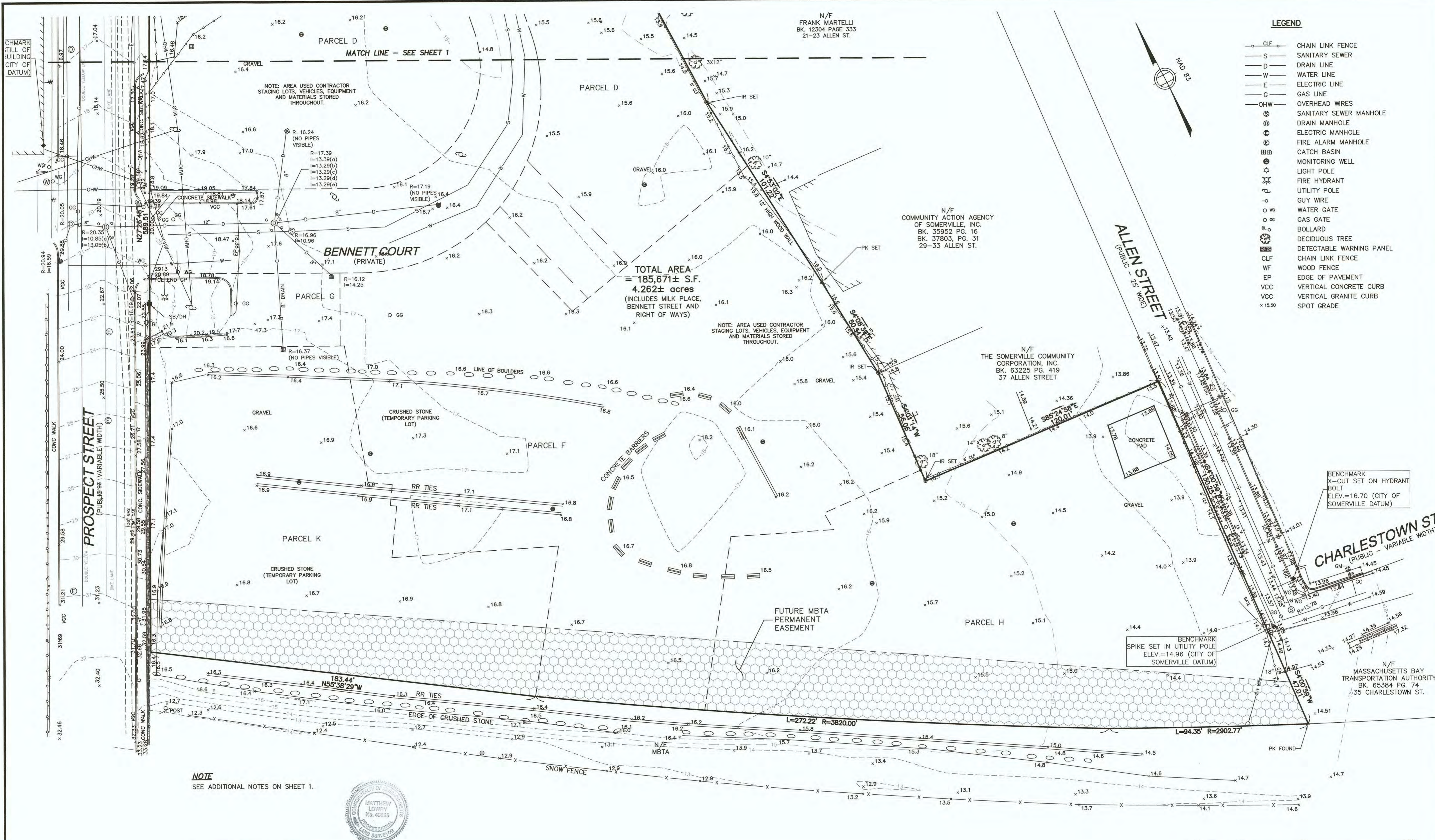
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CALCS: ML  
CHECKED: BD  
APPROVED: ML

**EXISTING CONDITIONS PLAN**

**PROSPECT STREET AT  
SOMERVILLE AVENUE**

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

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



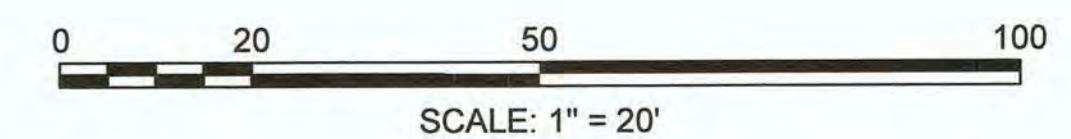
- LEGEND**
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  - VCC VERTICAL CONCRETE CURB
  - VGC VERTICAL GRANITE CURB
  - SG SPOT GRADE

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

**NOTE**  
 SEE ADDITIONAL NOTES ON SHEET 1.



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

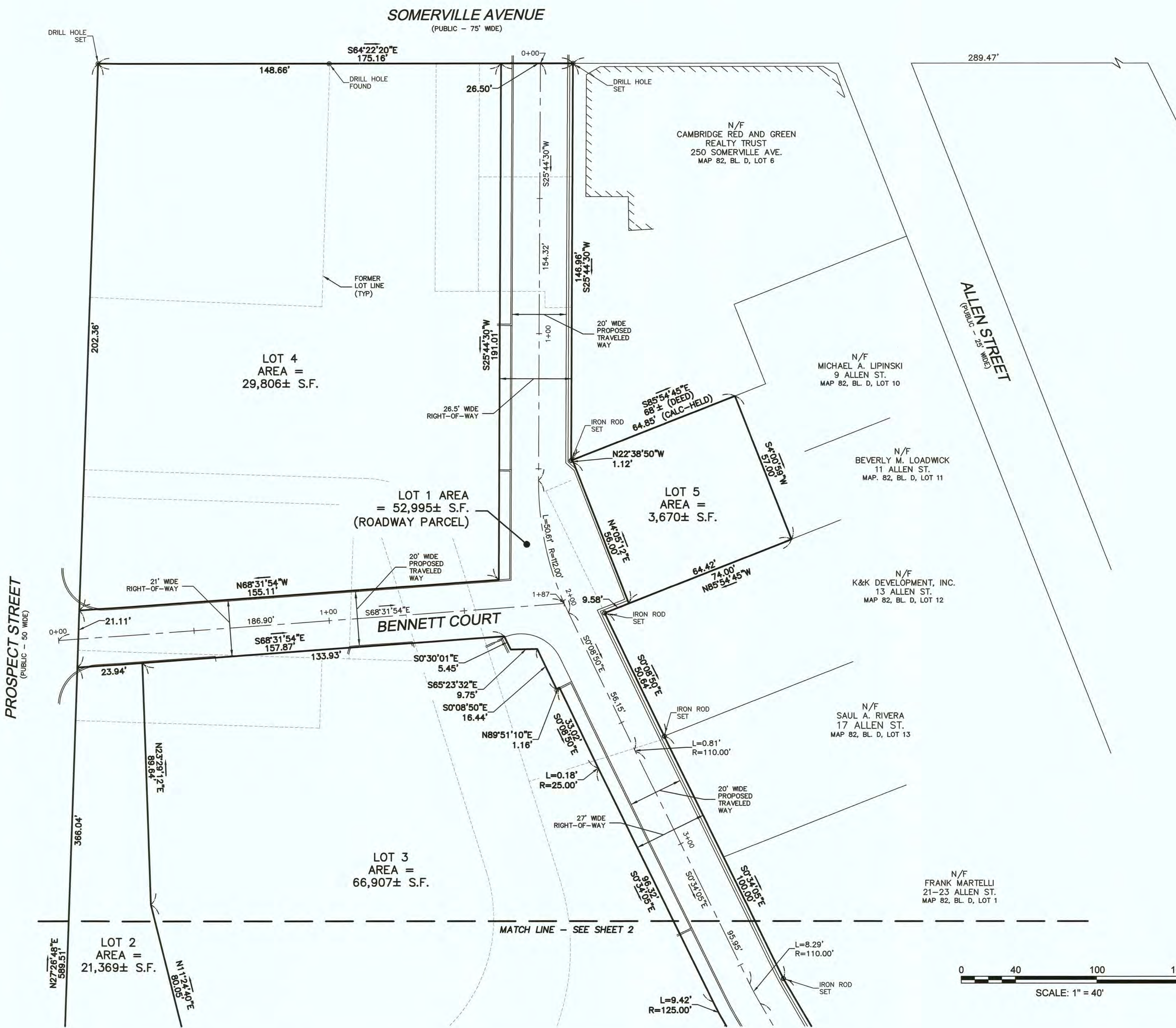
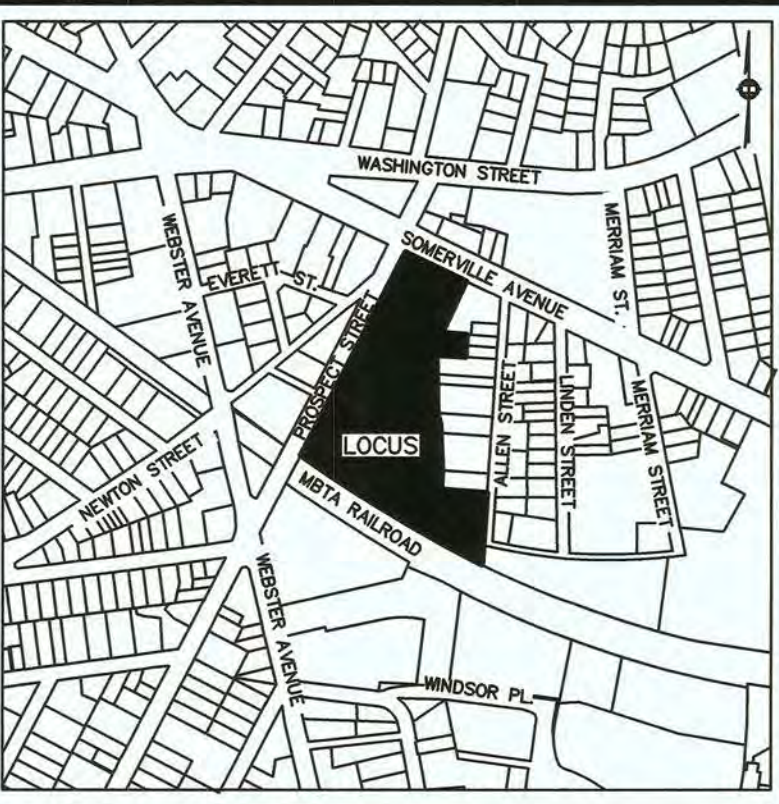


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P:\2015 Projects\2015-045 Union Sq Parcel D2 Somerville\DWG\\_SURVEYING\15-045sec 2018.dwg

<b>Design Consultants, Inc.</b> CIVIL ENGINEERS and LAND SURVEYORS 120 MIDDLESEX AVENUE SOMERVILLE, MA 02145 617-776-3350	SCALE: HORIZ: 1" = 20' VERT:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY	REVISIONS													FIELD: LG CALCS: ML CHECKED: BD APPROVED: ML	<b>EXISTING CONDITIONS PLAN</b>  <b>PROSPECT STREET AT SOMERVILLE AVENUE</b>	LAND LOCATED IN <b>SOMERVILLE, MASSACHUSETTS</b> SURVEYED FOR <b>UNION SQUARE STATION ASSOCIATES, LLC (US2)</b>	PROJECT NO. 2015-045 DATE: DEC. 17, 2019 SHEET NO. 2 OF 2
			NO.	DATE	BY	REVISIONS																
P:\2015 Projects\2015-045 Union Sq Parcel D2 Somerville\DWG\_SURVEYING\15-045sec 2018.dwg																						

RESERVED FOR REGISTERS USE ONLY



**PLAN REFERENCES:**

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

APPROVED BY SOMERVILLE PLANNING BOARD:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DATE, \_\_\_\_\_

**ZONING DISTRICT**  
 TOD100 DISTRICT

**NOTES**

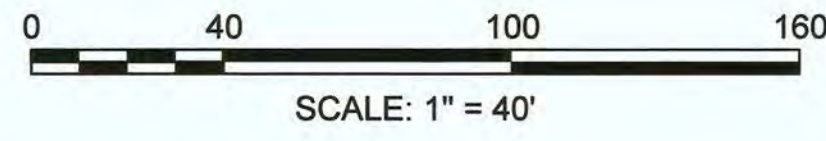
THE PURPOSE OF THIS PLAN IS TO DIVIDE THE EXISTING PARCELS AS DESCRIBED IN DEEDS LISTED UNDER "LOCUS TITLE INFORMATION" INTO SIX SEPARATE LOTS. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN AUGUST 3, 2015 AND DECEMBER 13, 2018, BY DESIGN CONSULTANTS, INC. (DCI).  
 THE CITY OF SOMERVILLE HAS NOT ADOPTED THE SUBDIVISION CONTROL LAW.  
 PROPOSED LOT DIMENSIONS, PROPOSED PAVEMENT AND ROADWAY CENTER LINE INFORMATION WHERE PROVIDED BY STANTEC.  
 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.  
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



P.L.S. *Matthew Lowry*  
 MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625  
 DATE 2-8-2019

**LOCUS TITLE INFORMATION**

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



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

SCALE:				
HORIZ:	1" = 40'			
VERT:				
NO.	DATE	BY	REVISIONS	

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

**SUBDIVISION PLAN OF LAND**  
**PROSPECT STREET AT SOMERVILLE AVENUE**

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

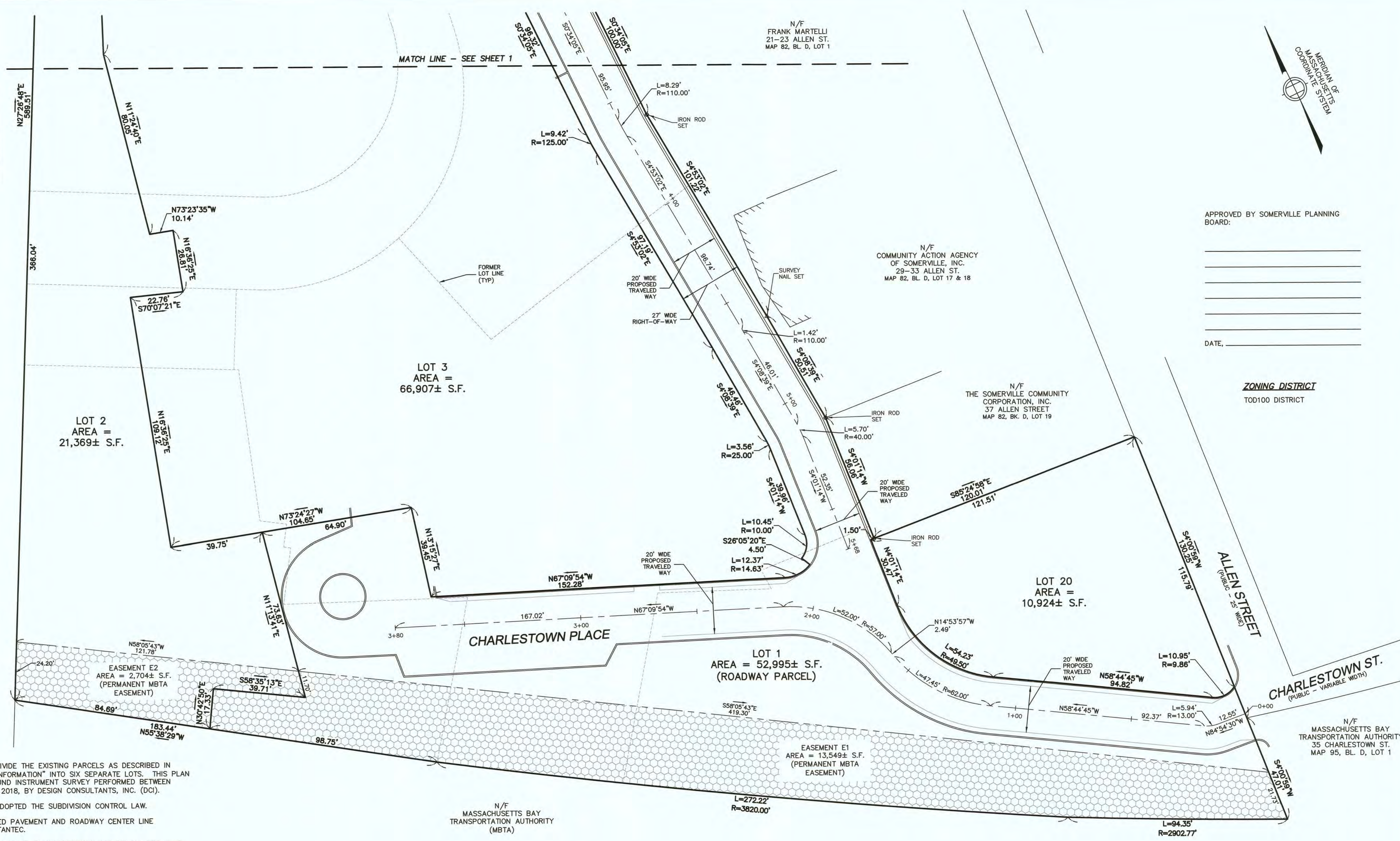
PROJECT NO.	2015-045
DATE:	FEB. 8 2019
SHEET NO.	1 OF 2

RESERVED FOR REGISTERS USE ONLY



APPROVED BY SOMERVILLE PLANNING BOARD:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE: \_\_\_\_\_

ZONING DISTRICT  
TOD100 DISTRICT

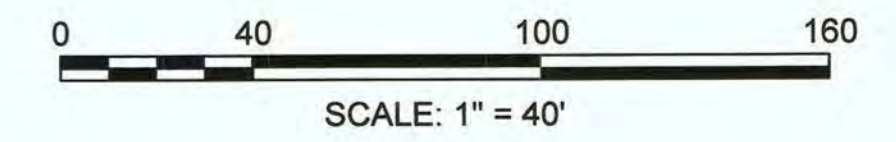


**NOTES**  
THE PURPOSE OF THIS PLAN IS TO DIVIDE THE EXISTING PARCELS AS DESCRIBED IN DEEDS LISTED UNDER "LOCUS TITLE INFORMATION" INTO SIX SEPARATE LOTS. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN AUGUST 3, 2015 AND DECEMBER 13, 2018, BY DESIGN CONSULTANTS, INC. (DCI).  
THE CITY OF SOMERVILLE HAS NOT ADOPTED THE SUBDIVISION CONTROL LAW.  
PROPOSED LOT DIMENSIONS, PROPOSED PAVEMENT AND ROADWAY CENTER LINE INFORMATION WHERE PROVIDED BY STANTEC.  
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S. Matthew Lowry  
MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625  
DATE 2-2-2019



**LOCUS TITLE INFORMATION**  
PROSPECT STREET, SOMERVILLE AVENUE, MILK PLACE,  
BENNETT STREET, ALLEN STREET  
OWNER: SOMERVILLE REDEVELOPMENT AUTHORITY  
DEED REFERENCES: BK. 61890 PG. 47, BK. 59656 PG. 226,  
BK. 34934 PG. 102, BK. 14224 PG. 180  
ASSESSORS: MAP 82, BLOCK D, LOTS 1-6, 20-34, 36-38,  
MAP 82, BLOCK I, LOTS 1, 1A, 2-7



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P:\2015 Projects\2015-045 Union Sq Parcel D2 Somerville\Dwg\\_SURVEYING\15-045sd.dwg

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

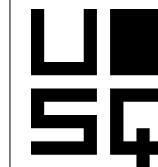
SCALE:				
HORIZ:	1" = 40'			
VERT:				
NO.	DATE	BY	REVISIONS	

FIELD:	LG	<b>SUBDIVISION PLAN OF LAND</b>
CALCS:	ML	
CHECKED:	GM	
APPROVED:	ML	
<b>PROSPECT STREET AT SOMERVILLE AVENUE</b>		<b>LAND LOCATED IN SOMERVILLE, MASSACHUSETTS</b>
<b>UNION SQUARE STATION ASSOCIATES, LLC (US2)</b>		

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

# D2.1

UNION SQUARE  
SOMERVILLE, MA



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

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

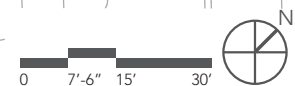
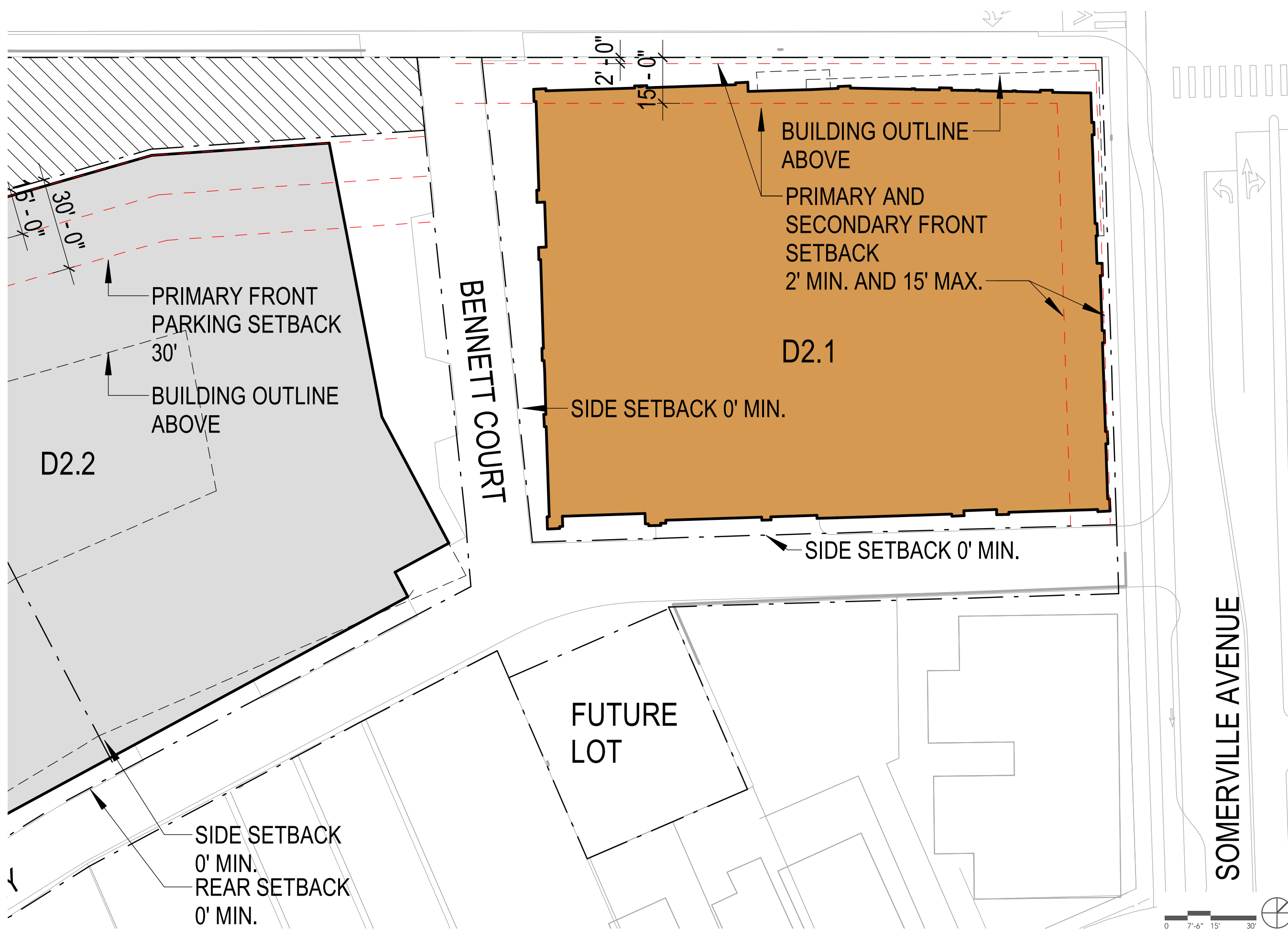
SEAL



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

SHEET TITLE  
ZONING PLAN | SETBACK DIAGRAM

## D2.1-G600



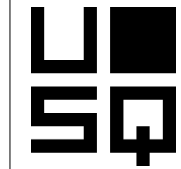




- LEGEND**
- BUILDING LOBBY
  - RETAIL / ACTIVE USE
  - MBTA
  - CIRCULATION
  - BACK OF HOUSE
  - PARKING
  - LOT BOUNDARIES

# D2.1

UNION SQUARE  
SOMERVILLE, MA



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

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

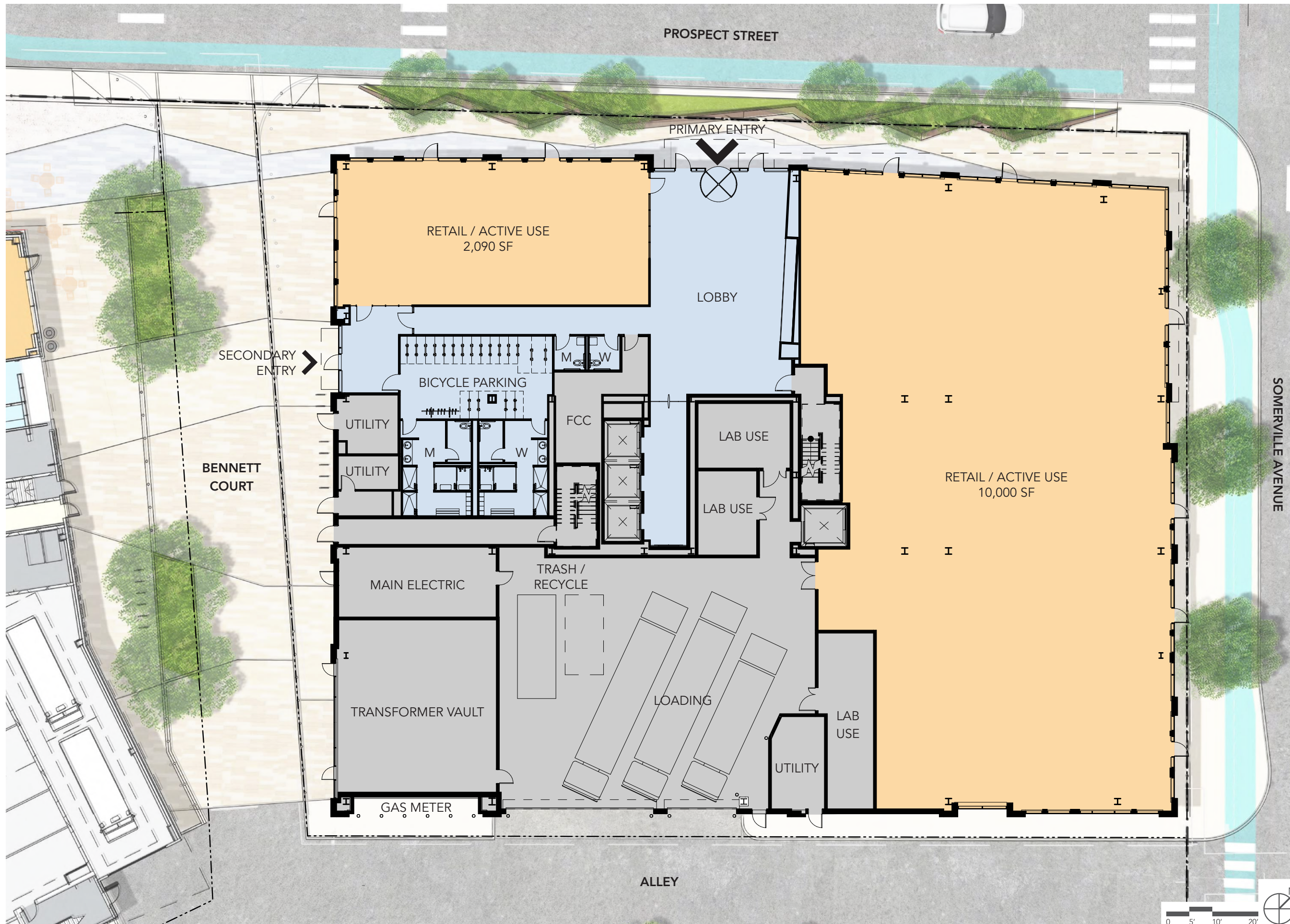
SEAL

**SEA**

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

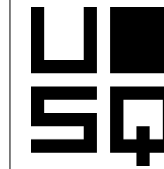
SHEET TITLE  
PROPOSED D2 SITE PLAN

# D2.1-A100



# D2.1

UNION SQUARE  
SOMERVILLE, MA



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

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

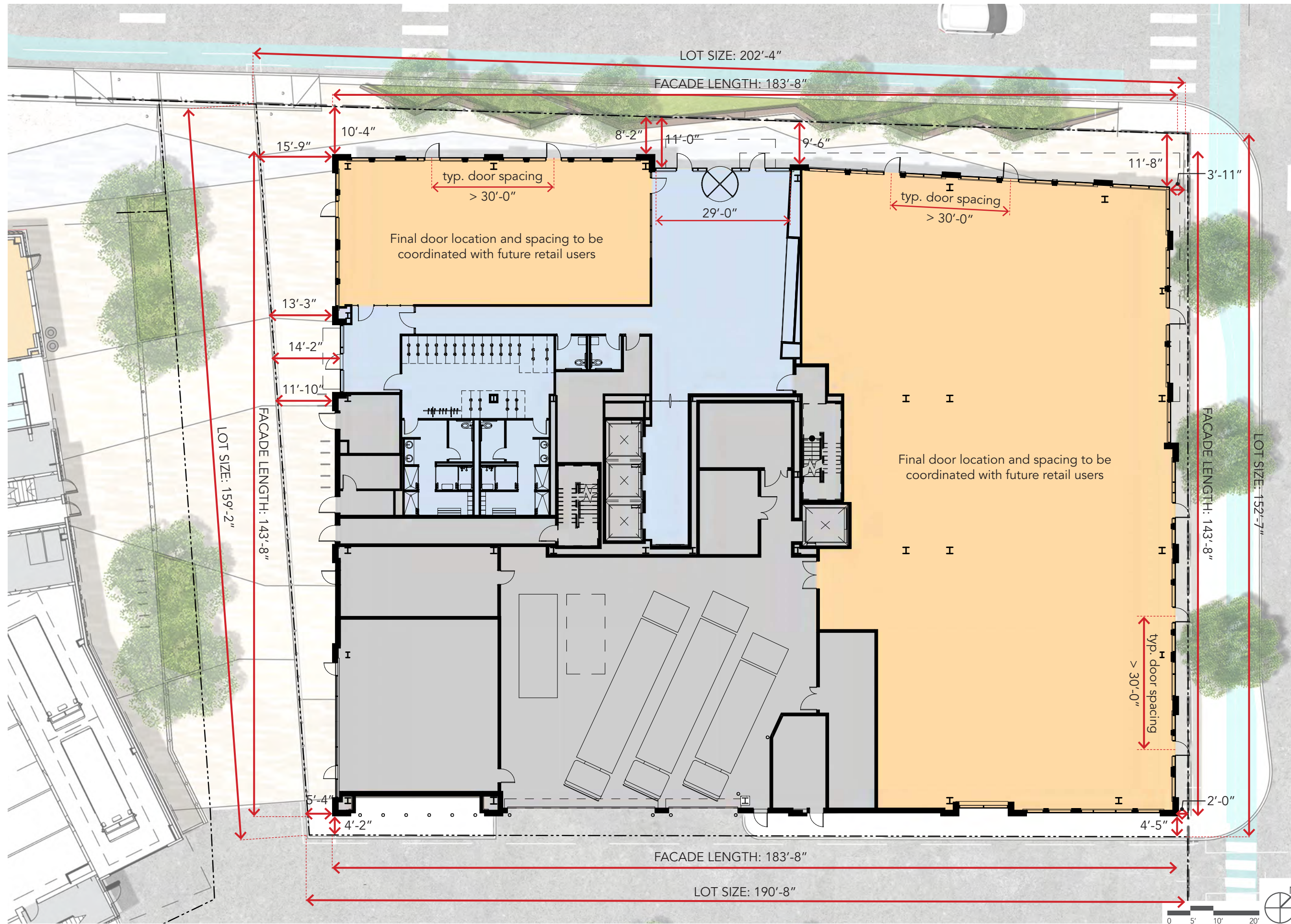
SEAL



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

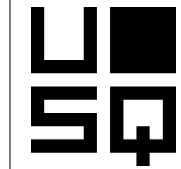
SHEET TITLE  
GROUND FLOOR PLAN

# D2.1-A101



# D2.1

UNION SQUARE  
SOMERVILLE, MA



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

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

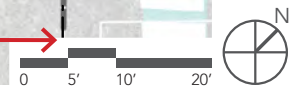
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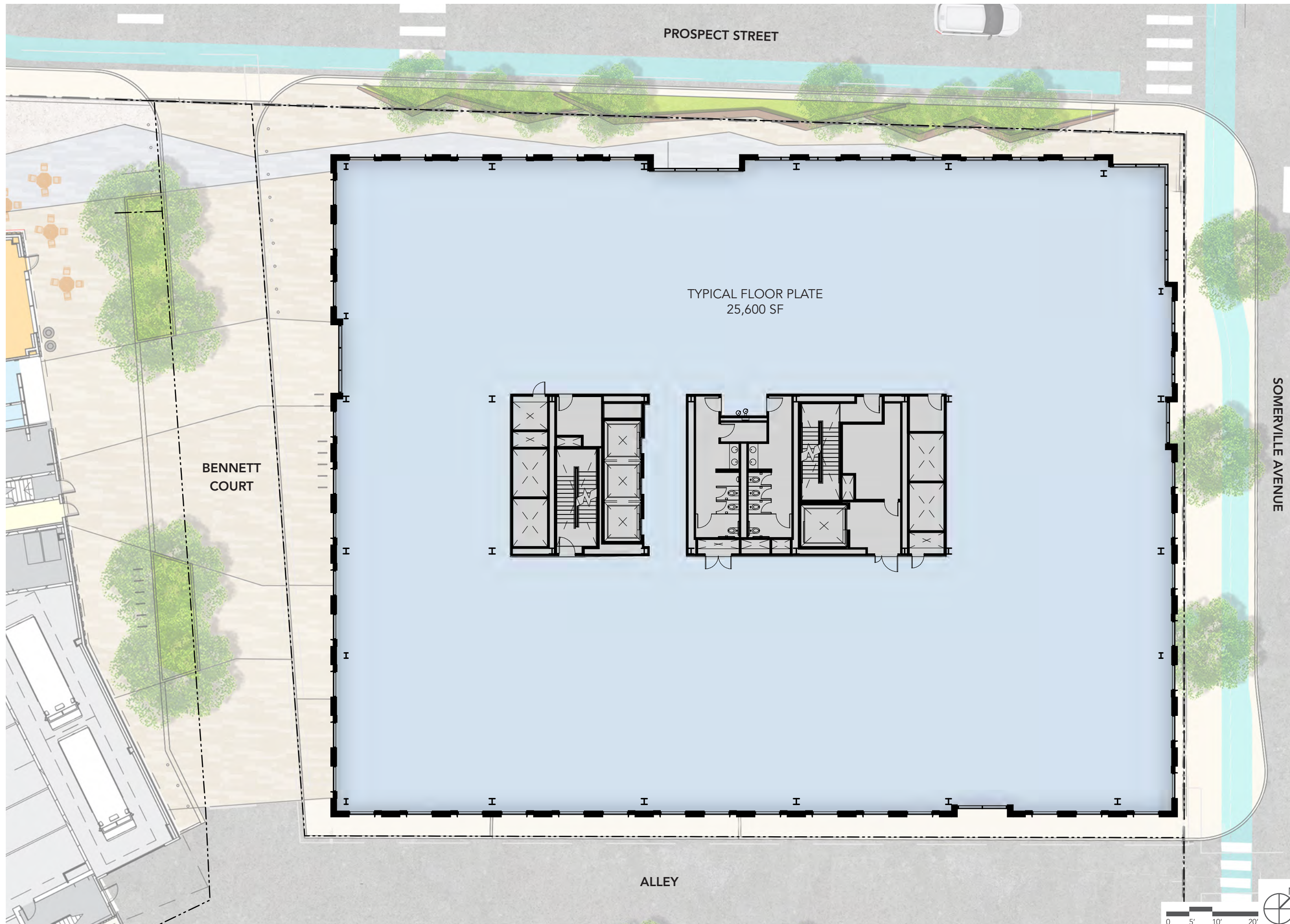


ARCHITECT  
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ASSOCIATES, INC.  
200 High Street, 2nd Floor  
Boston, MA. 02110  
T 1.857.300.2610

SHEET TITLE  
GROUND FLOOR PLAN |  
DIMENSIONAL CRITERIA

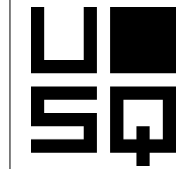
## D2.1-A102





D2.1

UNION SQUARE  
SOMERVILLE, MA



OWNER

UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)

31 Union Square  
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

SEAL



ARCHITECT

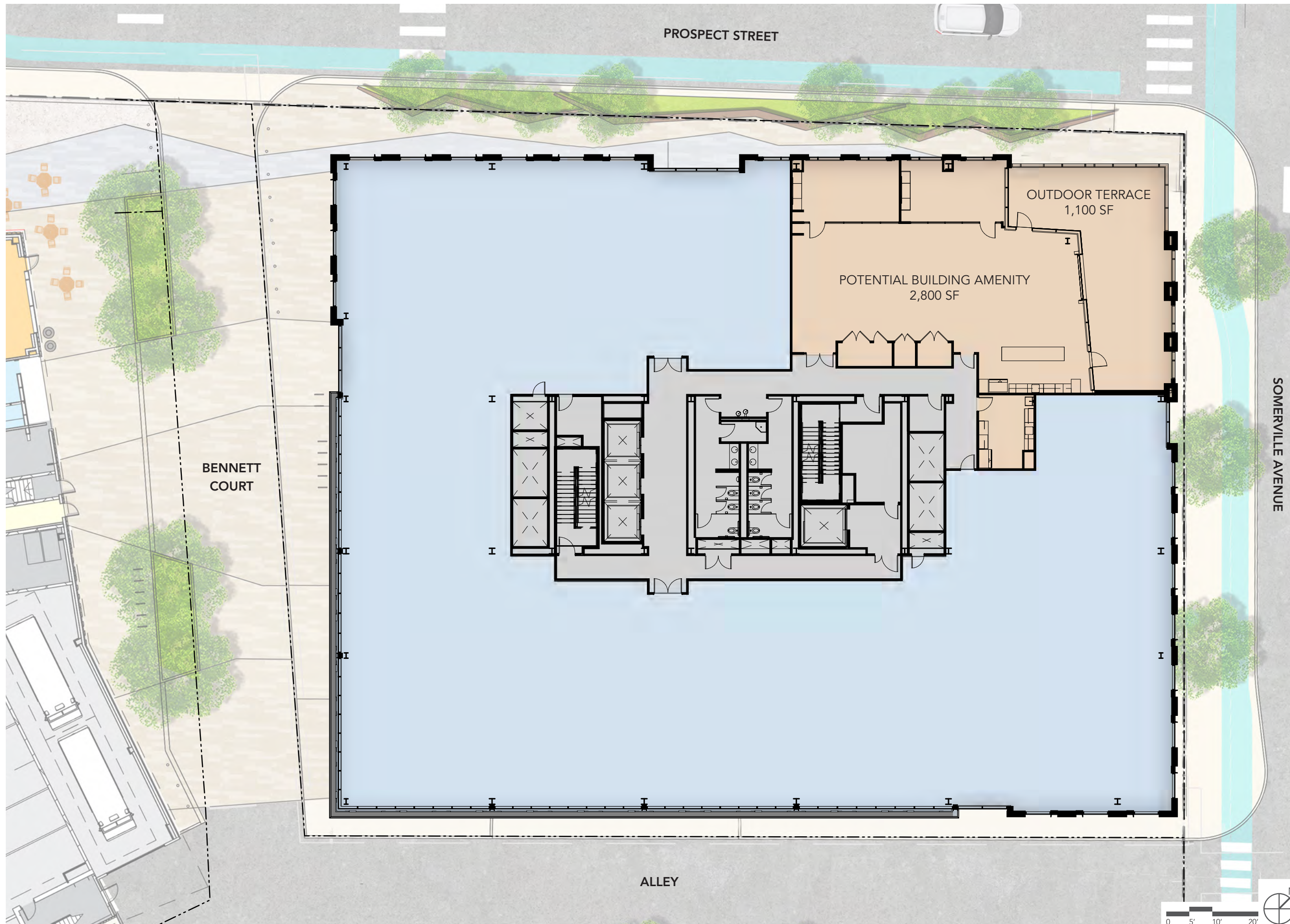
SPAGNOLO GISNESS &  
ASSOCIATES, INC.

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

SHEET TITLE

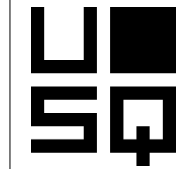
TYPICAL UPPER FLOOR PLAN

**D2.1-A103**



# D2.1

UNION SQUARE  
SOMERVILLE, MA



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

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

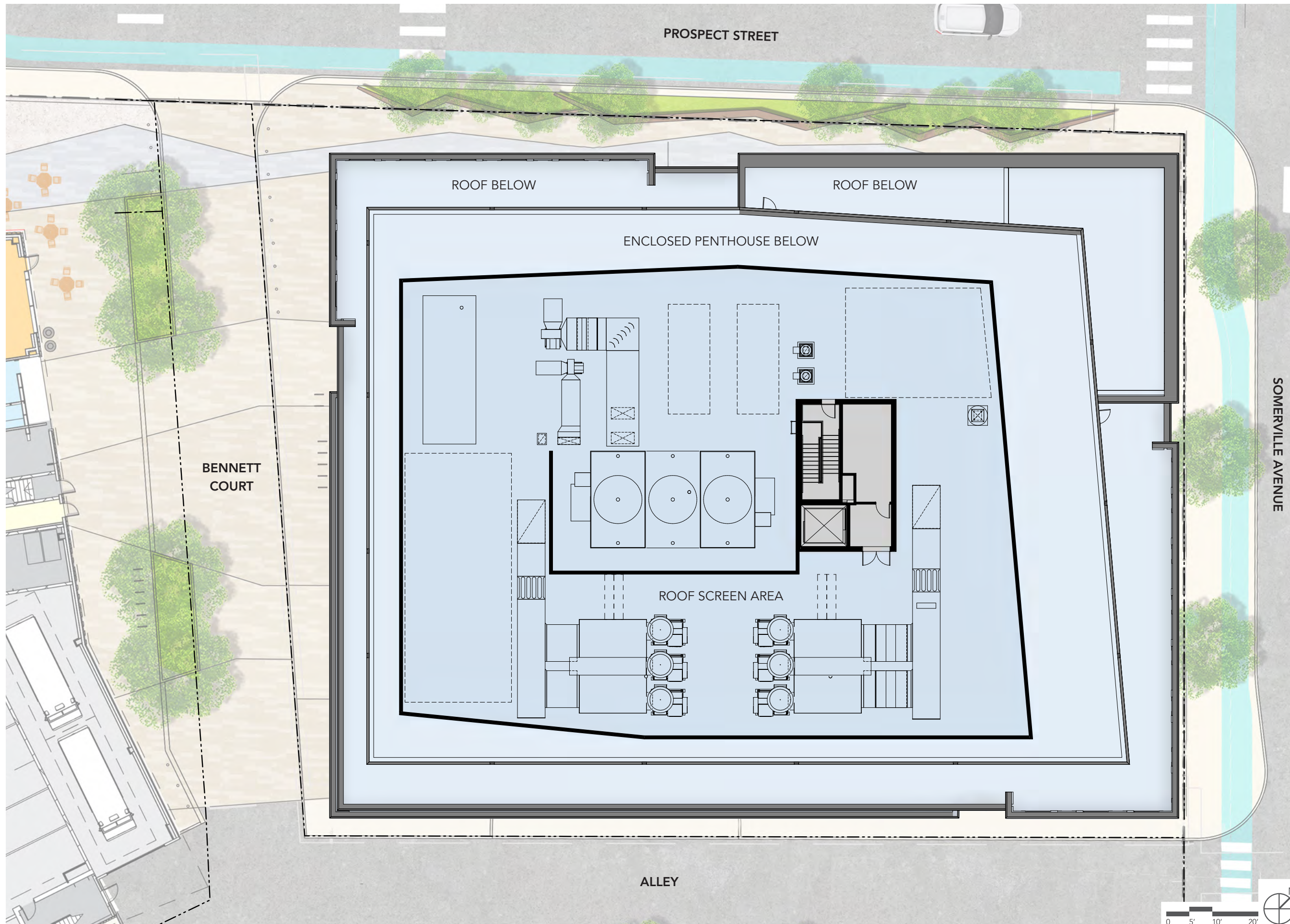
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ARCHITECT  
SPAGNOLO GISNESS &  
ASSOCIATES, INC.  
200 High Street, 2nd Floor  
Boston, MA. 02110  
T 1.857.300.2610

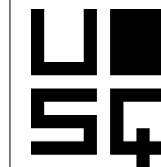
SHEET TITLE  
LEVEL 7 FLOOR PLAN

## D2.1-A104



# D2.1

UNION SQUARE  
SOMERVILLE, MA



OWNER

UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)

31 Union Square  
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

SEAL



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ASSOCIATES, INC.

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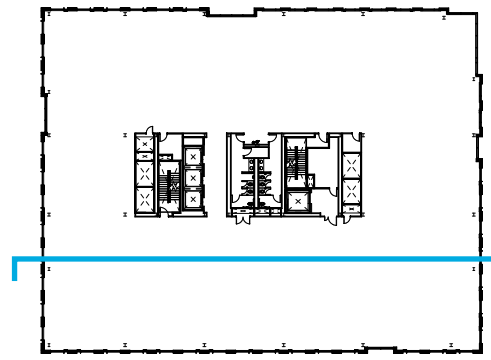
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LEVEL M2 / ROOF PLAN

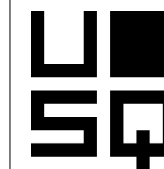
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# D2.1

UNION SQUARE  
SOMERVILLE, MA



Key Plan



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

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

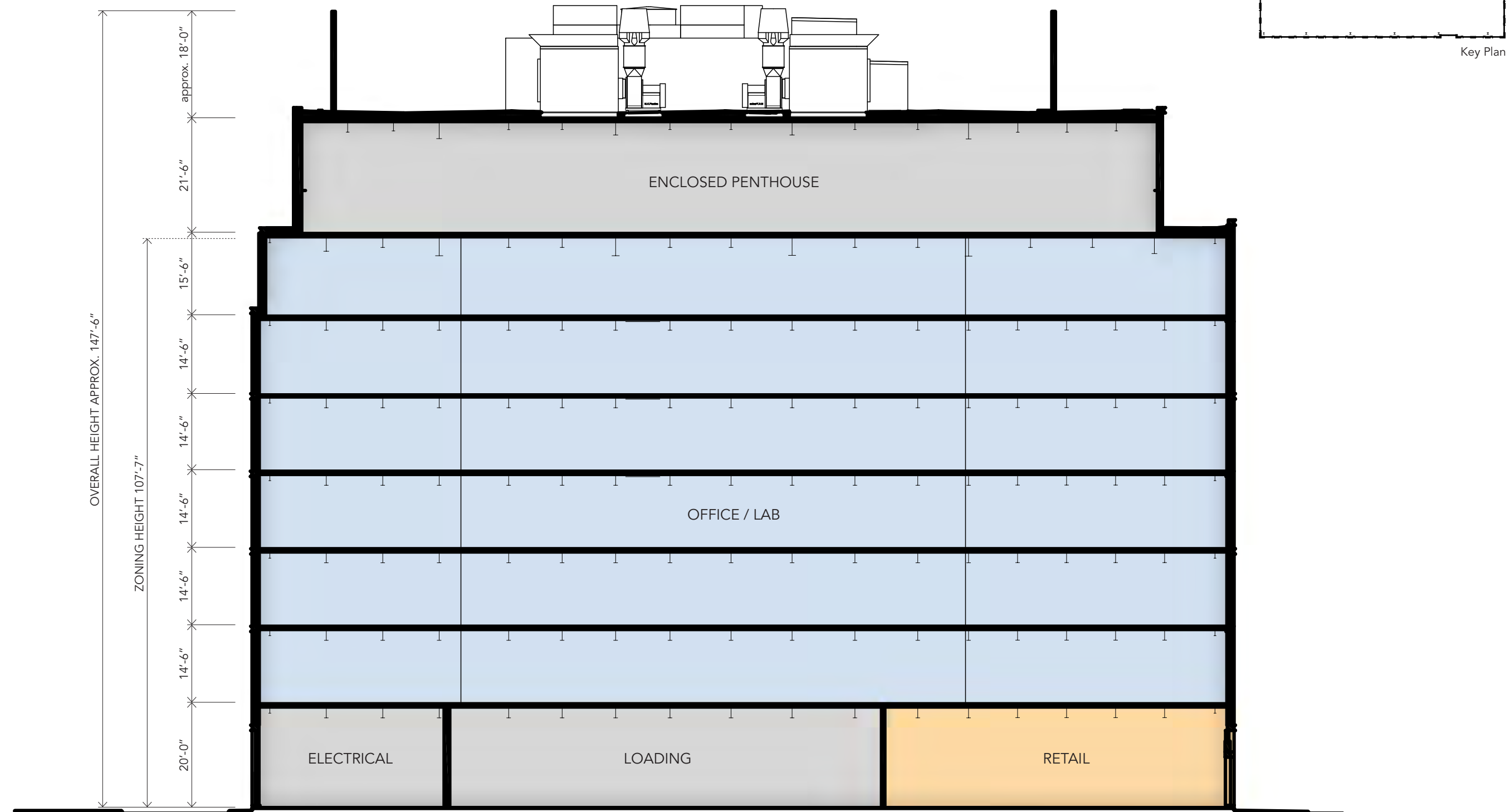
SEAL



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

SHEET TITLE  
NORTH-SOUTH BUILDING SECTION

## D2.1-A200



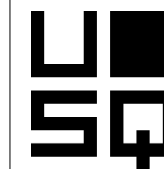
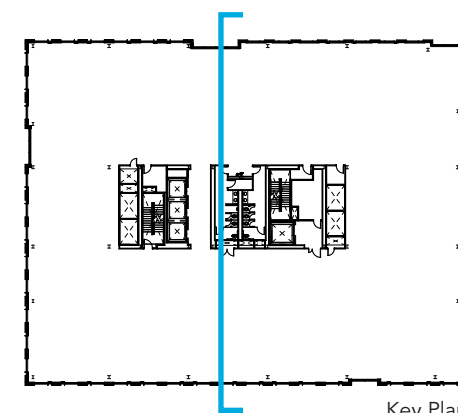
BENNETT COURT

SOMERVILLE AVENUE



# D2.1

UNION SQUARE  
SOMERVILLE, MA



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

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

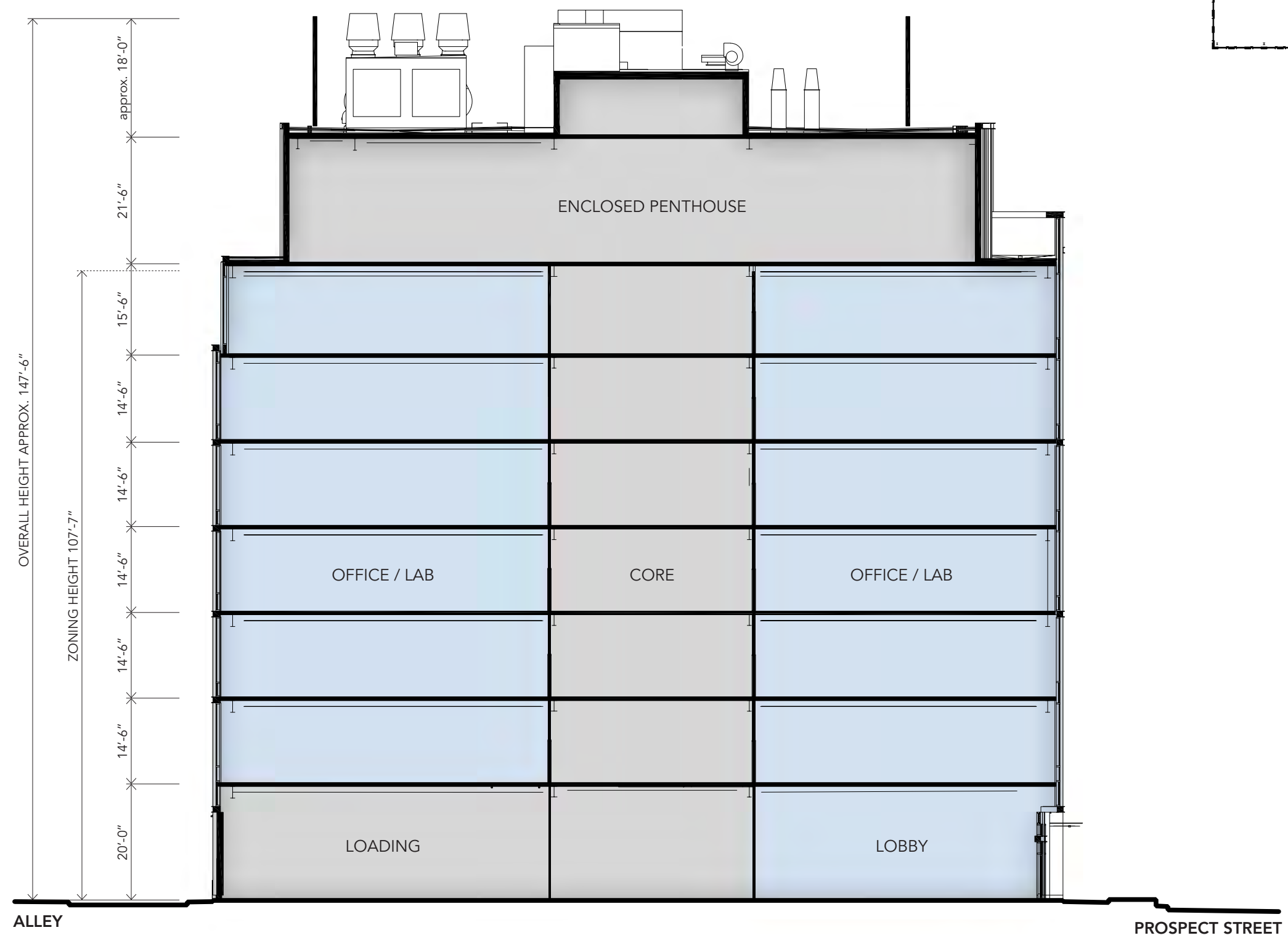
SEAL



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

SHEET TITLE  
EAST-WEST BUILDING SECTION

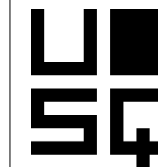
## D2.1-A201





# D2.1

UNION SQUARE  
SOMERVILLE, MA



OWNER

UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)

31 Union Square  
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

SEAL



ARCHITECT

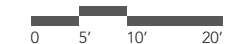
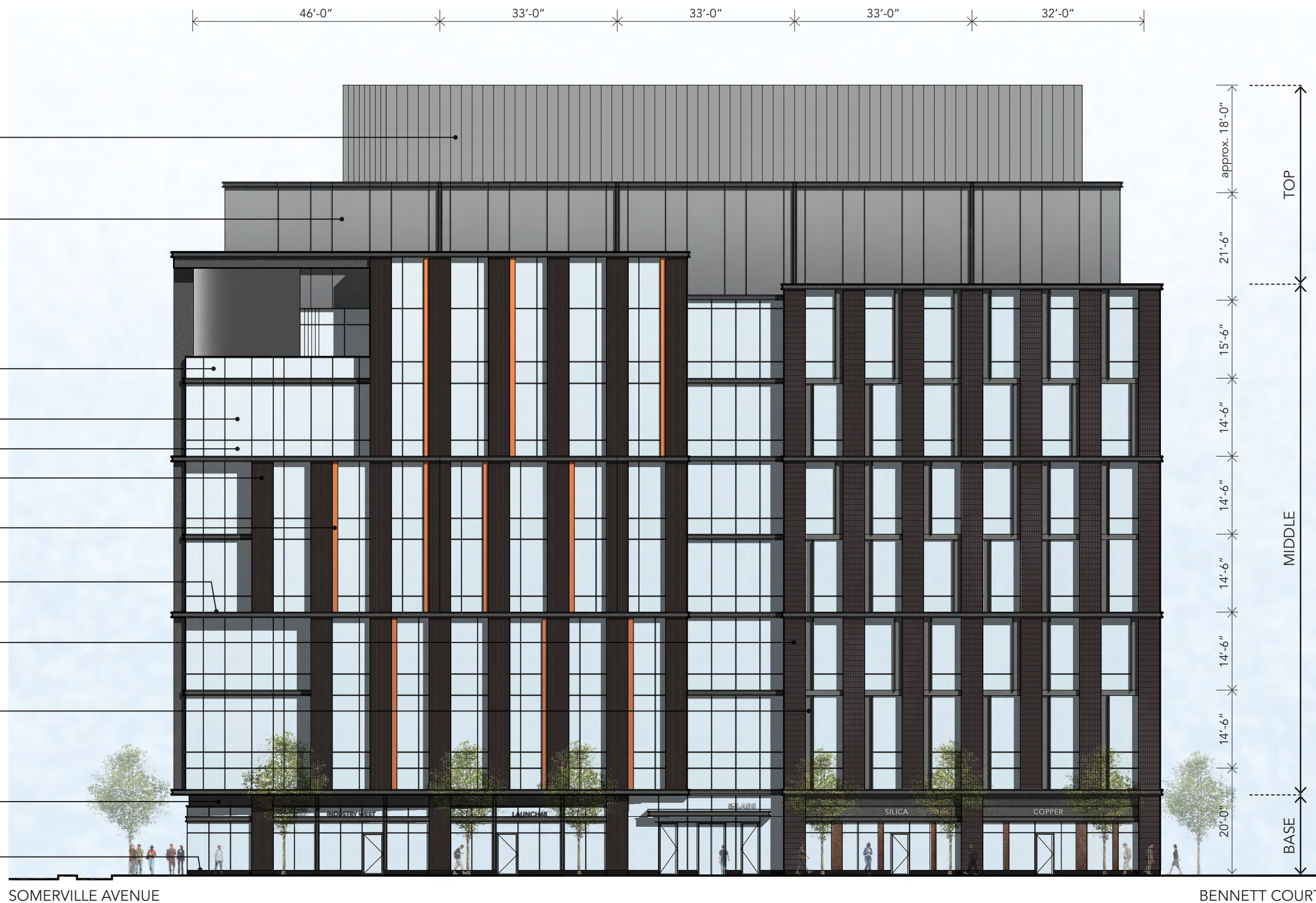
SPAGNOLO GISNESS &  
ASSOCIATES, INC.

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

SHEET TITLE

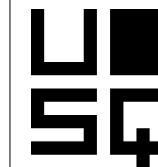
WEST BUILDING ELEVATION

## D2.1-A300



# D2.1

UNION SQUARE  
SOMERVILLE, MA



OWNER

UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)

31 Union Square  
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

SEAL



ARCHITECT

SPAGNOLO GISNESS &  
ASSOCIATES, INC.

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Boston, MA. 02110  
T 1.857.300.2610

SHEET TITLE

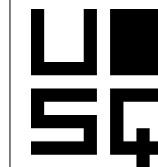
NORTH BUILDING ELEVATION

## D2.1-A301



# D2.1

UNION SQUARE  
SOMERVILLE, MA



OWNER

UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)

31 Union Square  
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

SEAL



ARCHITECT

SPAGNOLO GISNESS &  
ASSOCIATES, INC.

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

SHEET TITLE

EAST BUILDING ELEVATION

## D2.1-A302



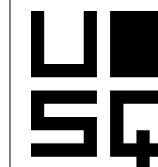
BENNETT COURT

SOMERVILLE AVENUE



# D2.1

UNION SQUARE  
SOMERVILLE, MA



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

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

SEAL

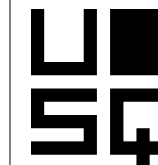


ARCHITECT  
SPAGNOLO GISNESS &  
ASSOCIATES, INC.  
200 High Street, 2nd Floor  
Boston, MA. 02110  
T 1.857.300.2610

SHEET TITLE  
SOUTH BUILDING ELEVATION

## D2.1-A303





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

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

SEAL

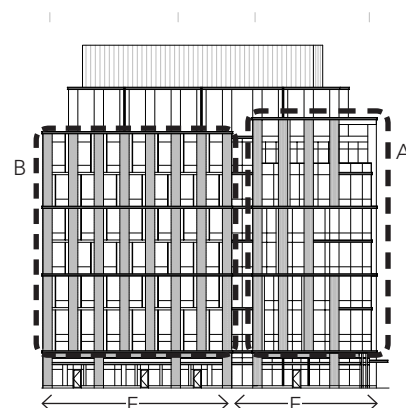


ARCHITECT  
SPAGNOLO GISNESS &  
ASSOCIATES, INC.  
200 High Street, 2nd Floor  
Boston, MA. 02110  
T 1.857.300.2610

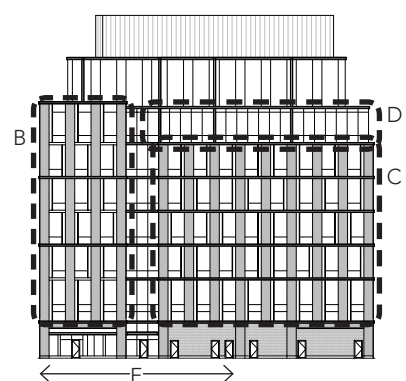
SHEET TITLE  
FENESTRATION ANALYSIS



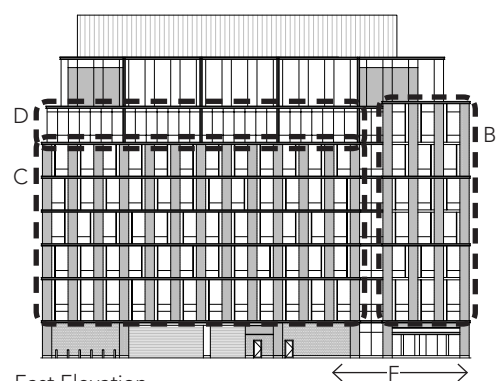
West Elevation



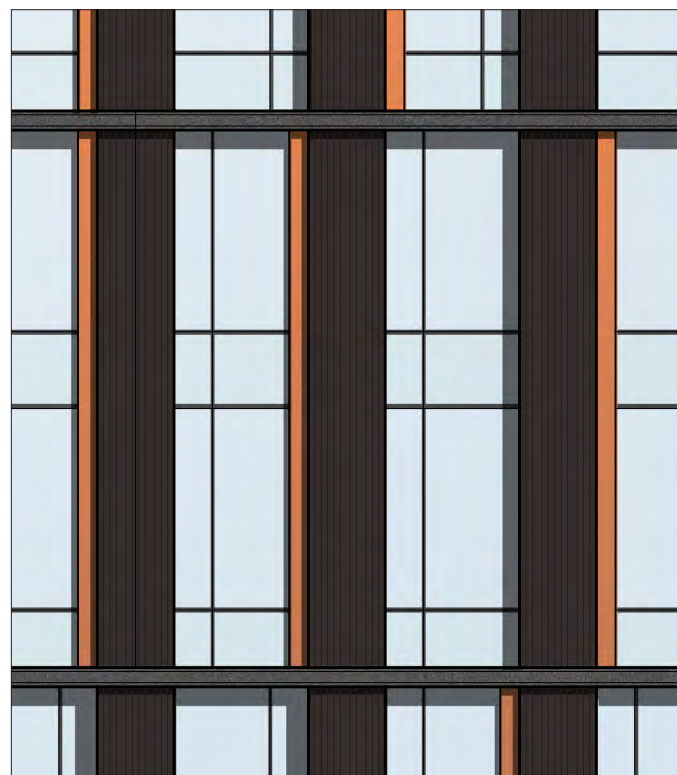
North Elevation



South Elevation



East Elevation



FACADE TYPE A

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

Primary Facade Materials:

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

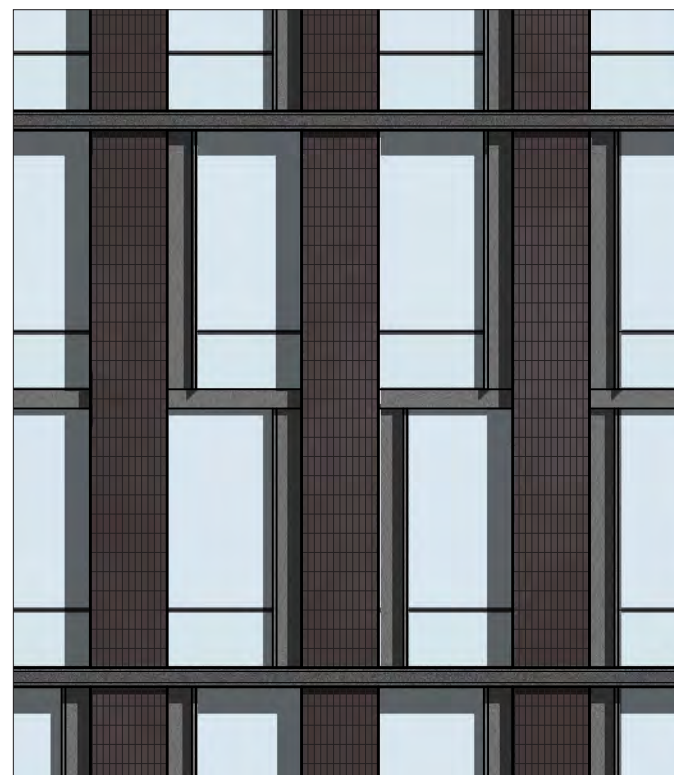


FACADE TYPE D

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

Primary Facade Materials:

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



FACADE TYPE B

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

Primary Facade Materials:

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

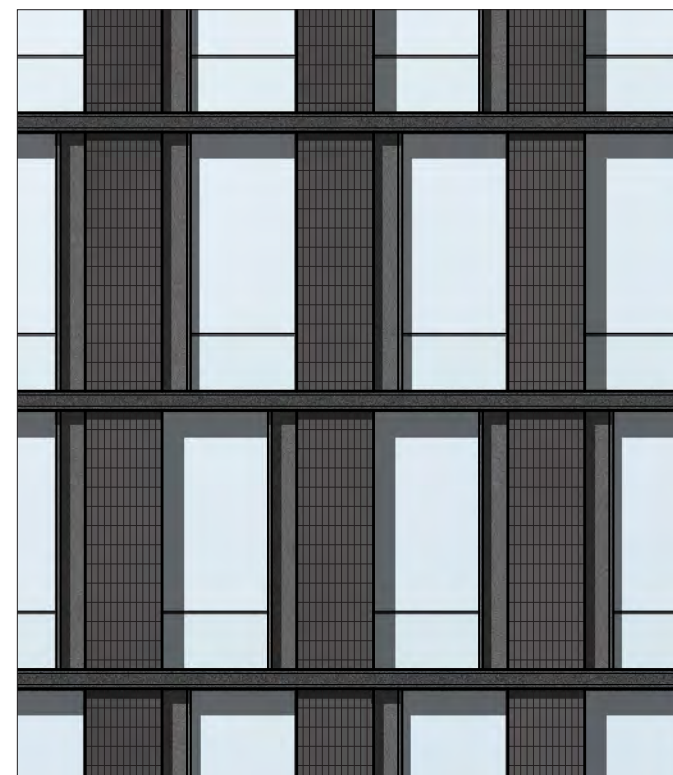


FACADE TYPE E | STOREFRONT

Fenestration (soild to void): 45%-50% (50%-55% vision glass)

Primary Facade Materials:

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



FACADE TYPE C

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

Primary Facade Materials:

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



FACADE TYPE F | STOREFRONT

Fenestration (soild to void): 50%-55% (45%-50% vision glass)

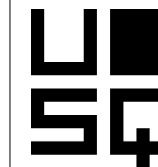
Primary Facade Materials:

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



# D2.1

UNION SQUARE  
SOMERVILLE, MA



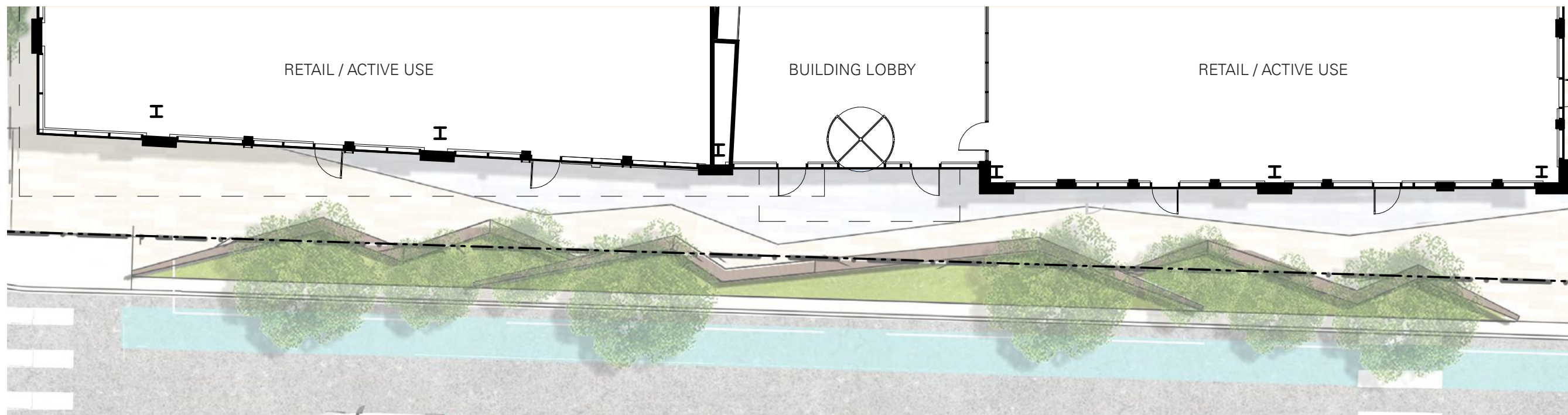
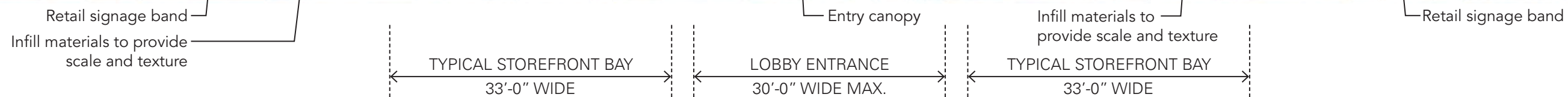
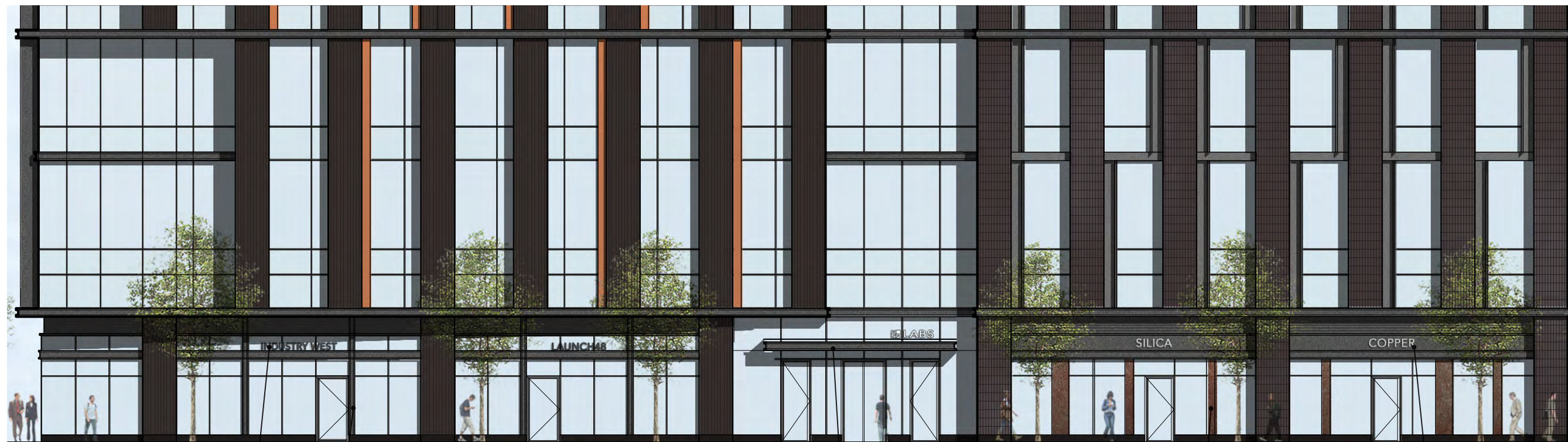
OWNER

UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)

31 Union Square  
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

SEAL



GROUND FLOOR PLAN AT PROSPECT STREET



ARCHITECT

SPAGNOLO GISNESS &  
ASSOCIATES, INC.

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

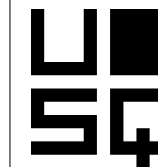
SHEET TITLE

GROUND LEVEL DESIGN | PROSPECT  
STREET

# D2.1-A305

# D2.1

UNION SQUARE  
SOMERVILLE, MA



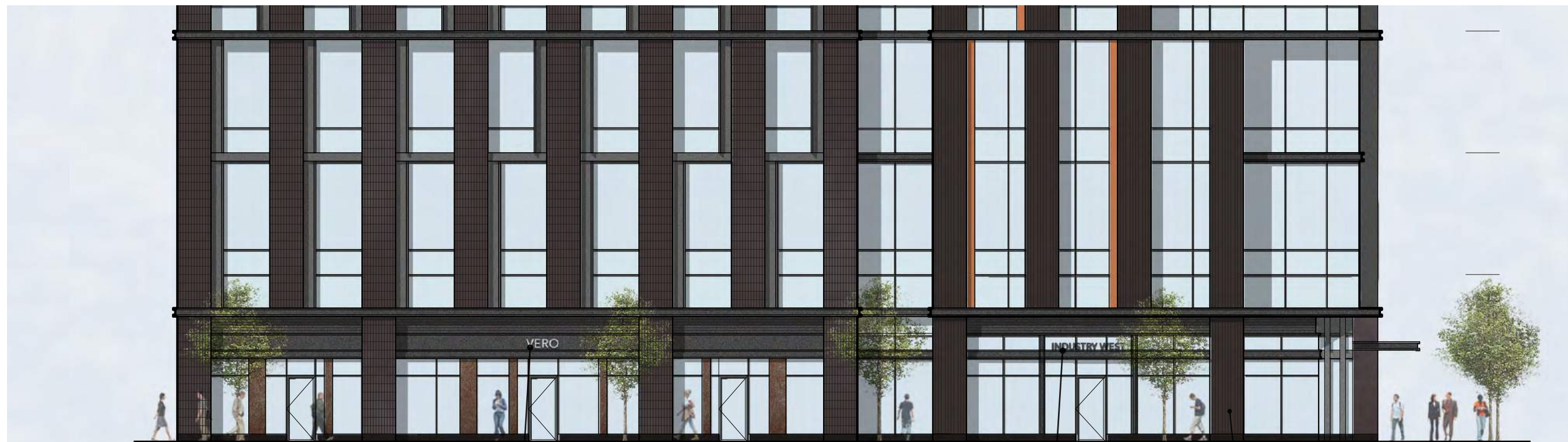
OWNER

UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)

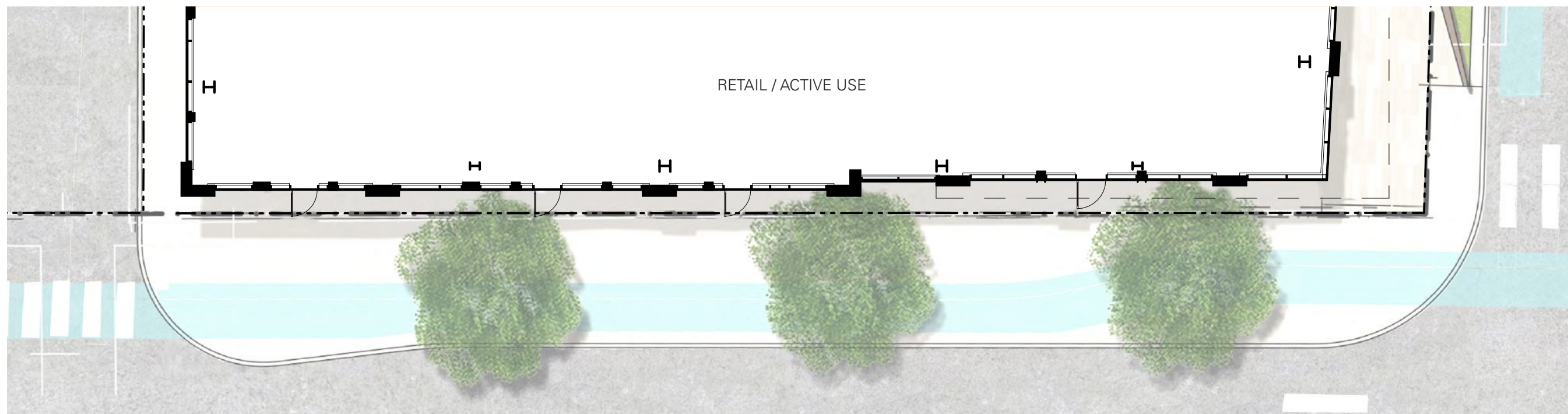
31 Union Square  
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

SEAL



Retail signage band  
TYPICAL STOREFRONT BAY  
33'-0" WIDE  
Retail signage band  
Infill materials to provide scale and texture



GROUND FLOOR PLAN AT SOMERVILLE AVENUE



ARCHITECT

SPAGNOLO GISNESS &  
ASSOCIATES, INC.

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

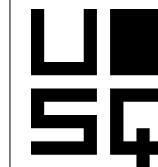
SHEET TITLE

GROUND LEVEL DESIGN |  
SOMERVILLE AVENUE

# D2.1-A306

# D2.1

UNION SQUARE  
SOMERVILLE, MA



OWNER

UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)

31 Union Square  
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REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

SEAL



ARCHITECT

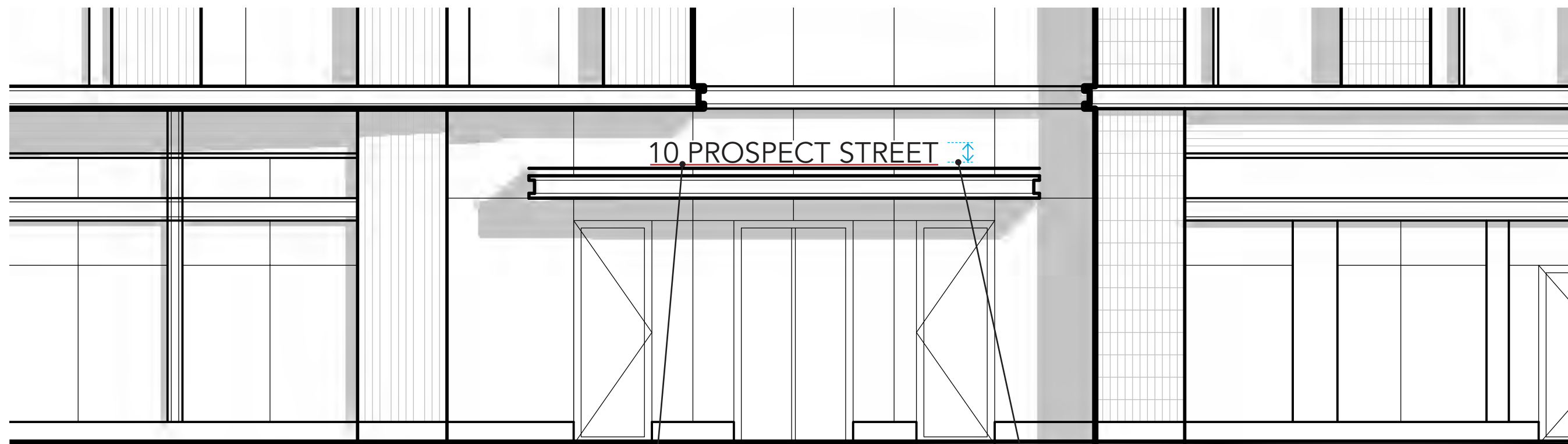
SPAGNOLO GISNESS &  
ASSOCIATES, INC.

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

SHEET TITLE

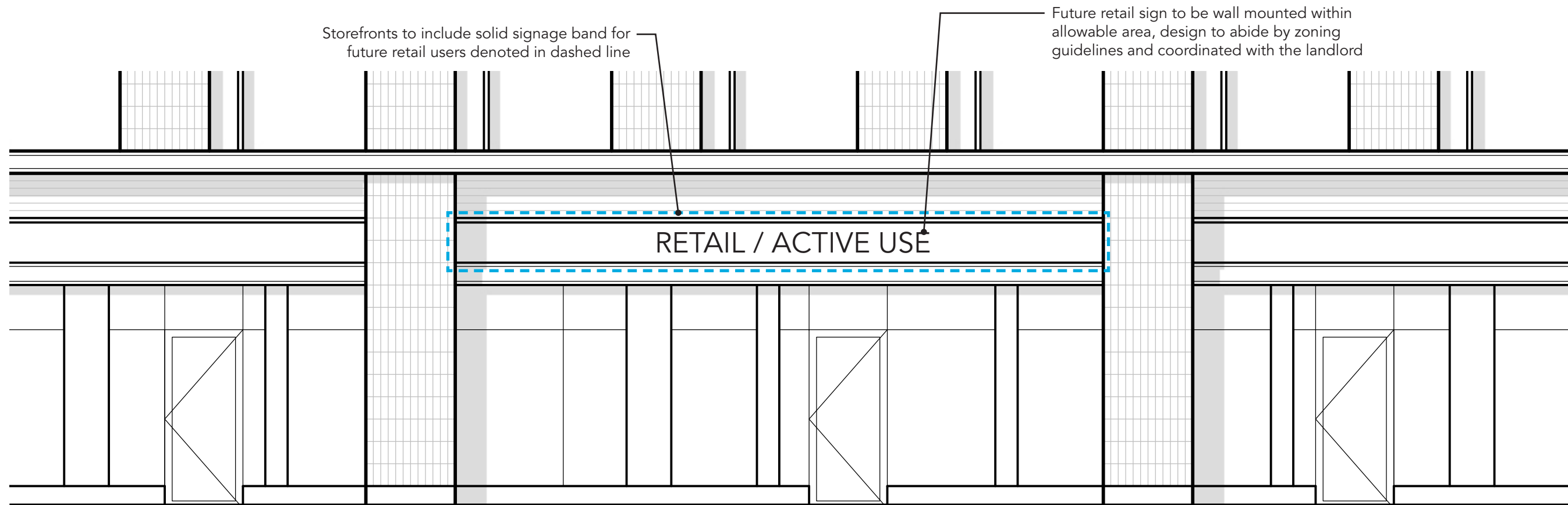
BUILDING SIGNAGE DETAILS

## D2.1-A307



Building address sign to be attached  
above the entry canopy

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



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

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

RETAIL / ACTIVE USE





# D2.1

UNION SQUARE  
SOMERVILLE, MA



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

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

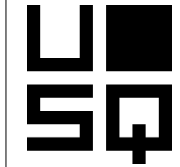
SHEET TITLE  
VIEW FROM SOMERVILLE AVENUE  
AND PROSPECT STREET

## D2.1-A308



# D2.1

UNION SQUARE  
SOMERVILLE, MA



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

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

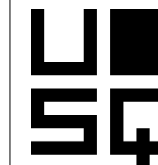
SEAL



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

SHEET TITLE  
VIEW ALONG PROSPECT STREET  
TOWARDS POST OFFICE

## D2.1-A309



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

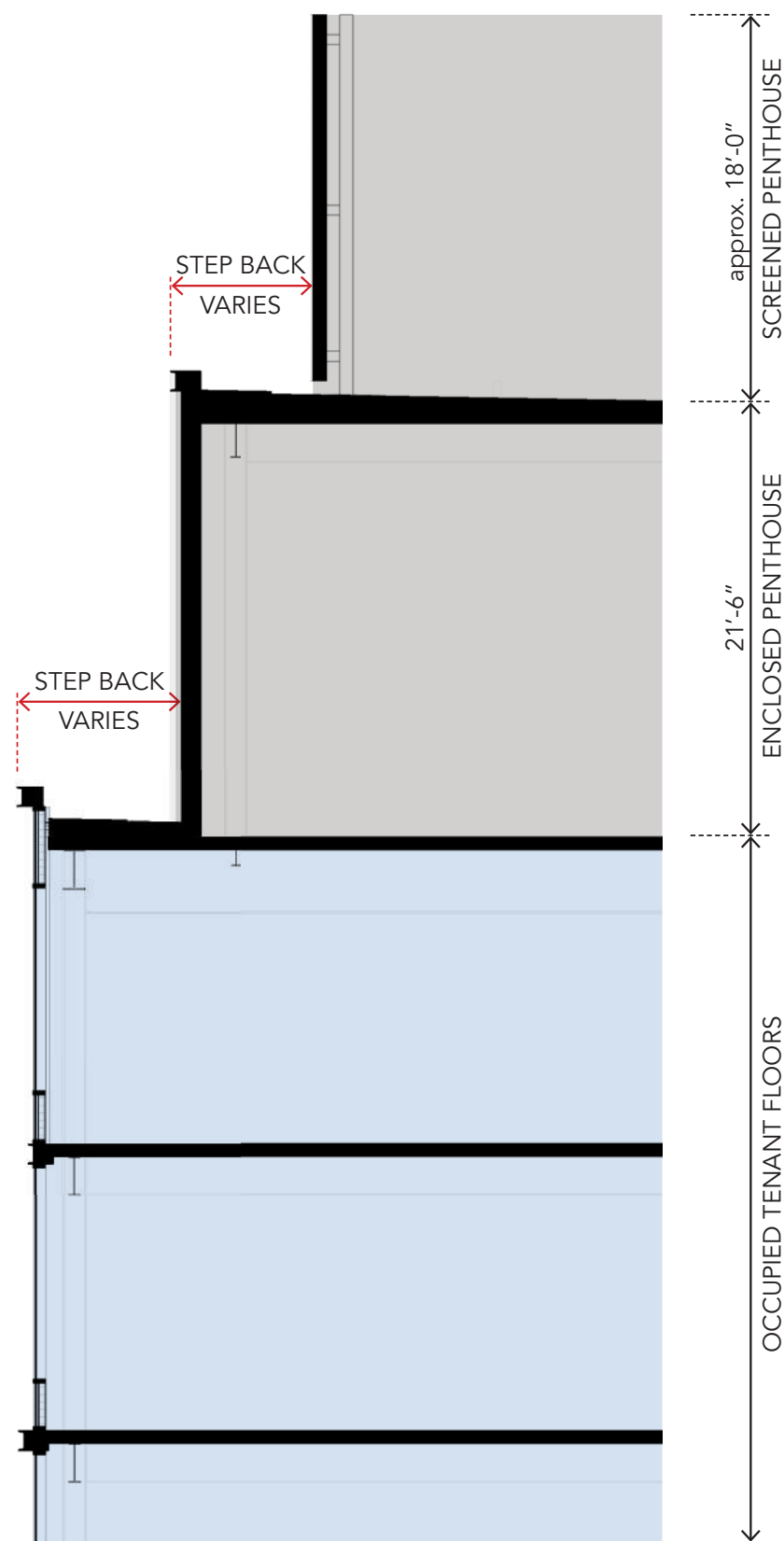
REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

SEAL



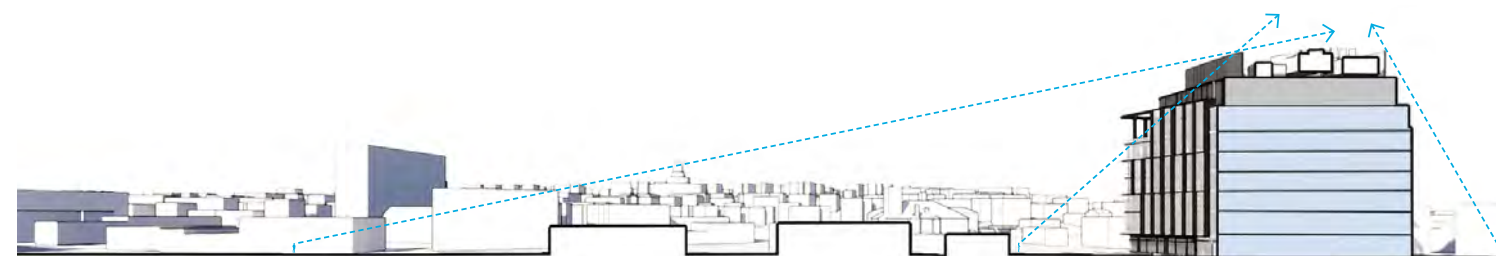
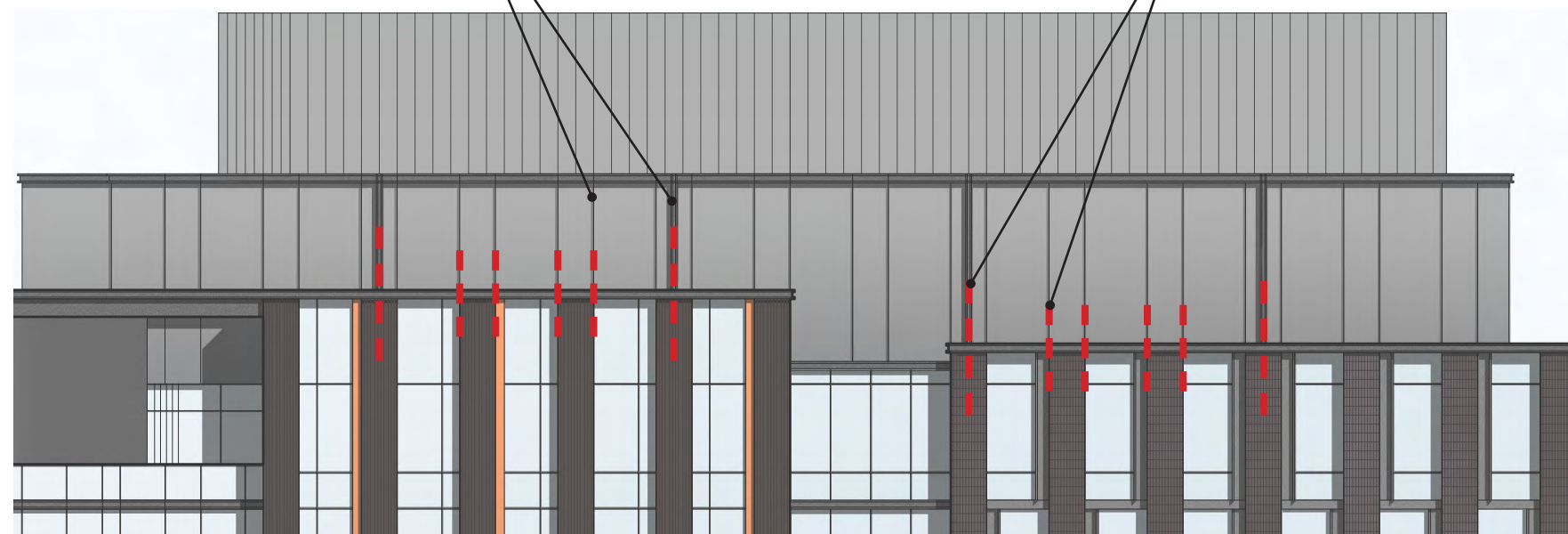
ARCHITECT  
SPAGNOLO GISNESS &  
ASSOCIATES, INC.  
200 High Street, 2nd Floor  
Boston, MA. 02110  
T 1.857.300.2610

SHEET TITLE  
SCREENING DETAILS /  
PENTHOUSE DESIGN

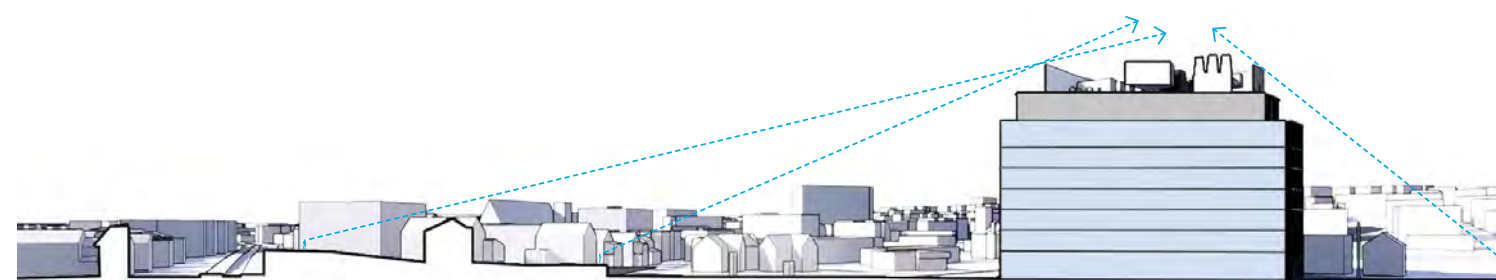


Horizontal metal banding and vertical metal accents are recalled from the primary building articulation to add depth and shadow to the roof screen design

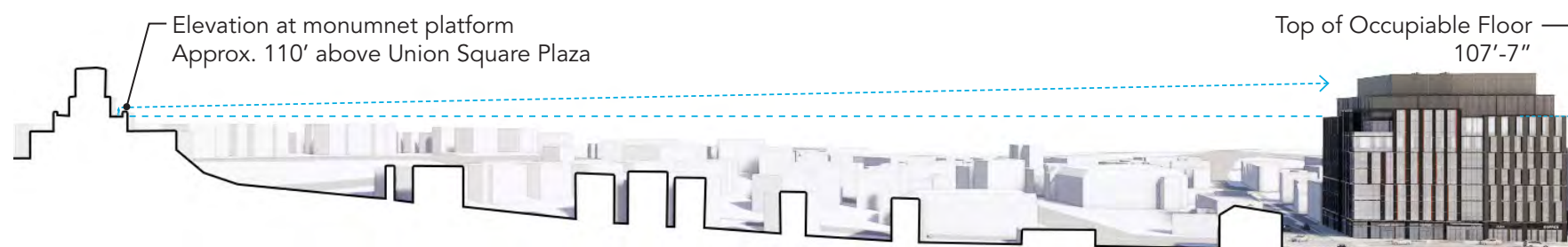
Roof screen articulation to follow the primary structural bays and fenestration patterns



SECTION FROM BOW STREET / SOMERVILLE AVENUE



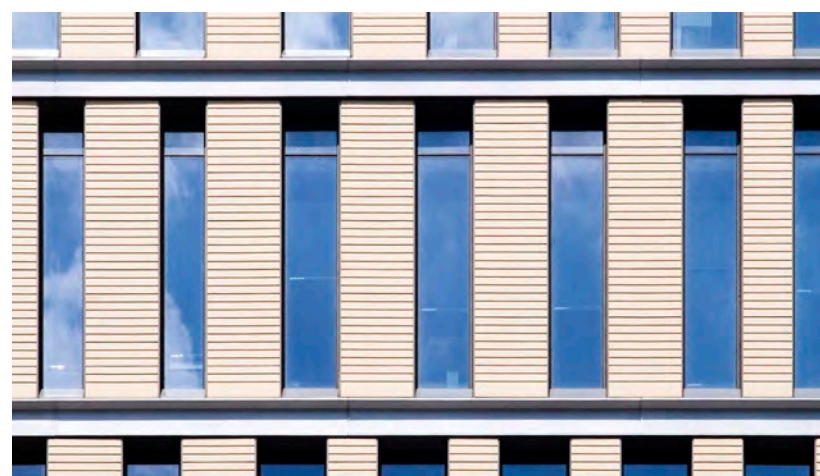
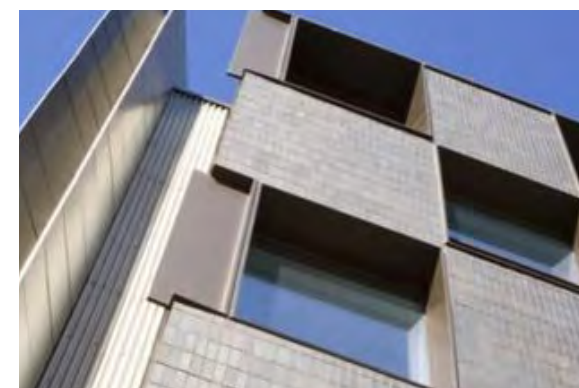
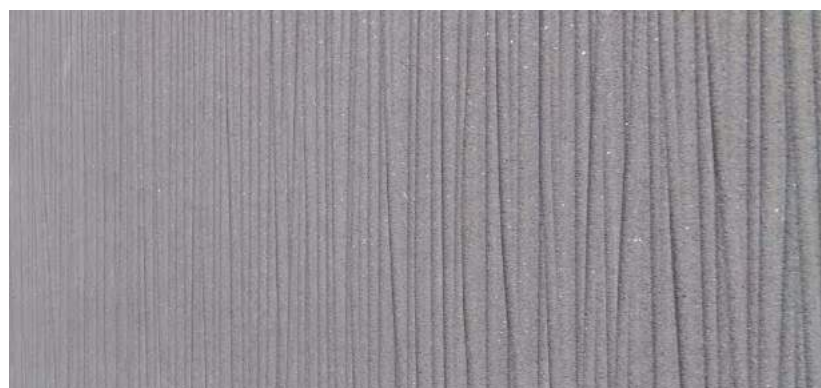
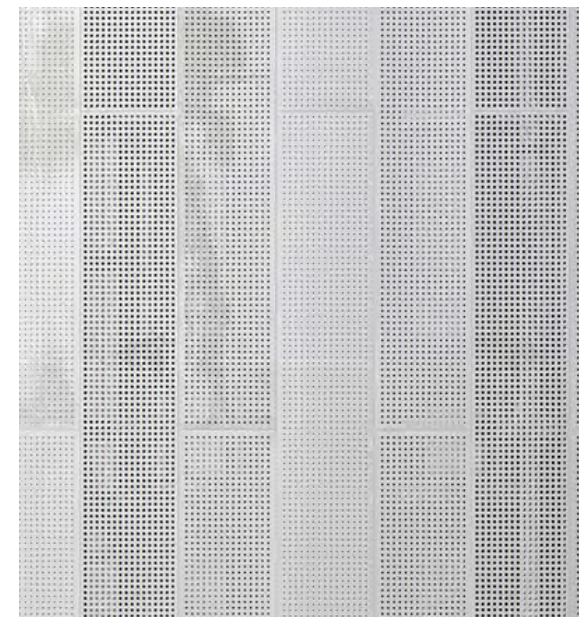
SECTION FROM NEWTON STREET / PROSPECT STREET



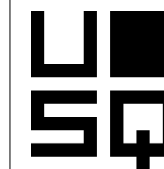
SECTION FROM PROSPECT HILL MONUMENT

# D2.1

UNION SQUARE  
SOMERVILLE, MA



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



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

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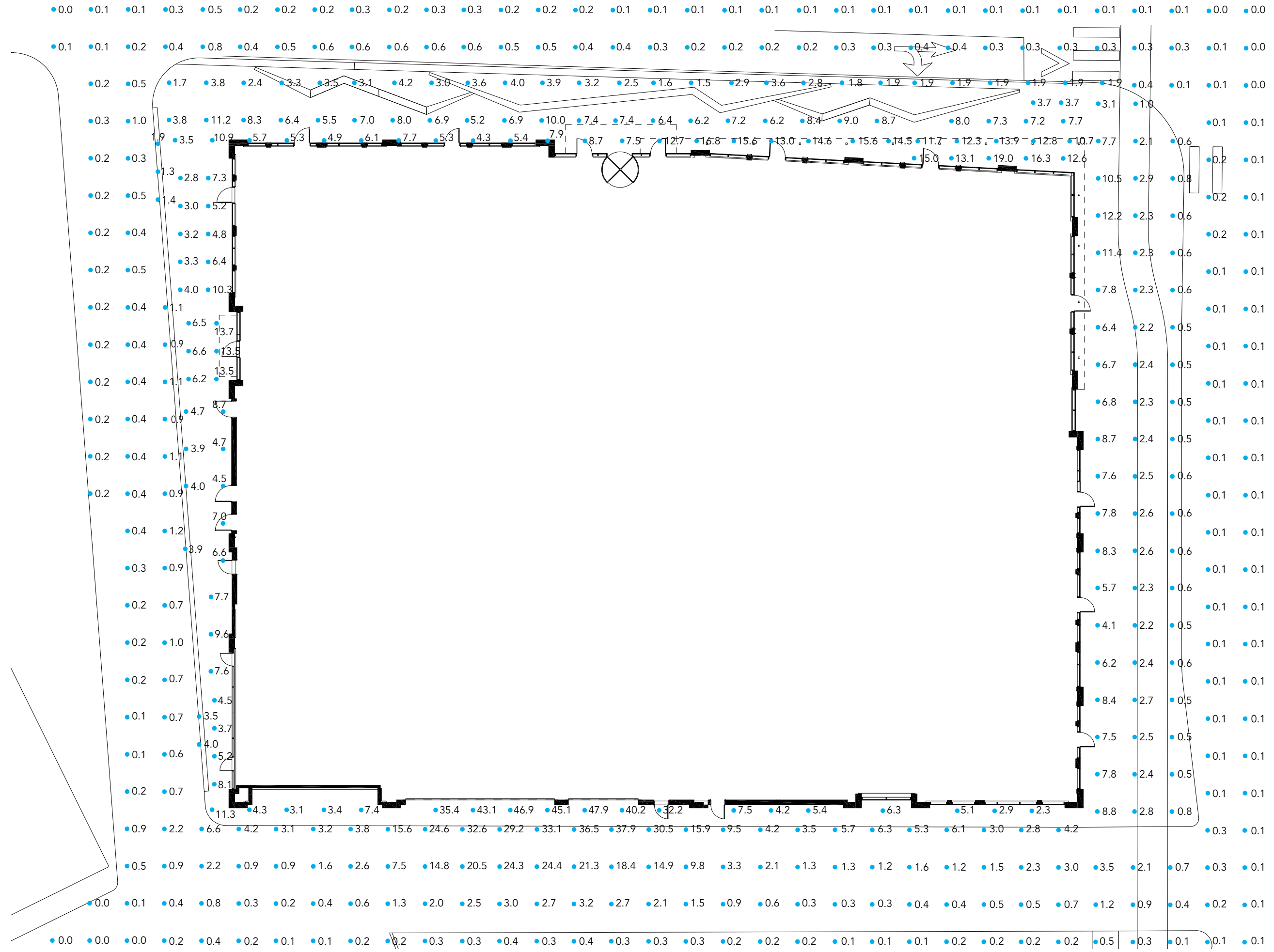
SEAL



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

SHEET TITLE  
MATERIAL PALETTE

## D2.1-A401



# D2.1

UNION SQUARE  
SOMERVILLE, MA

**USQ**

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

REV #	ISSUE DATE	DESCRIPTION
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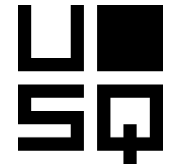
SEAL

**SGA**

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

SHEET TITLE  
SITE LIGHTING | PHOTOMETRIC  
PLAN

# D2.1-A500



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

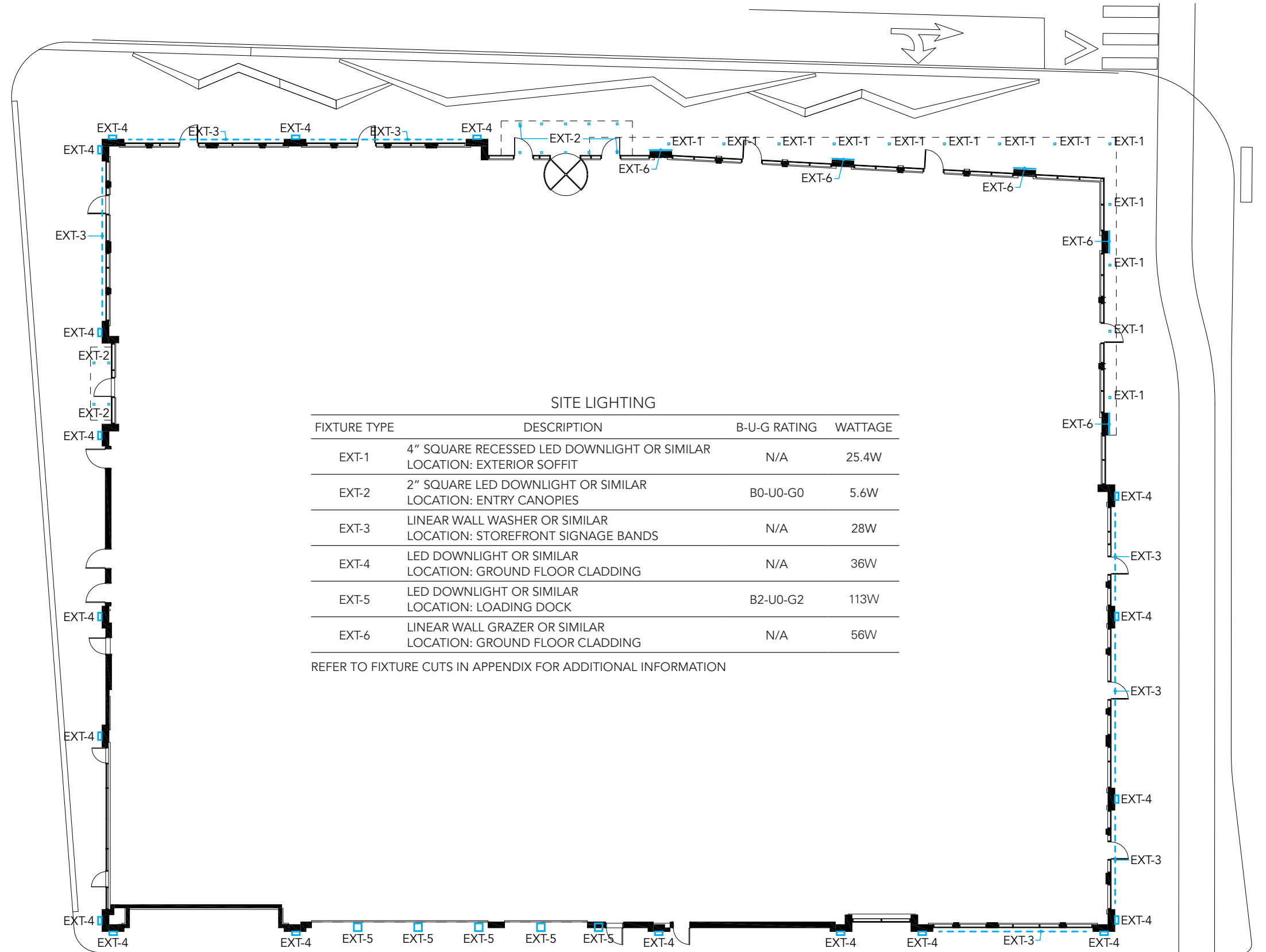
REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

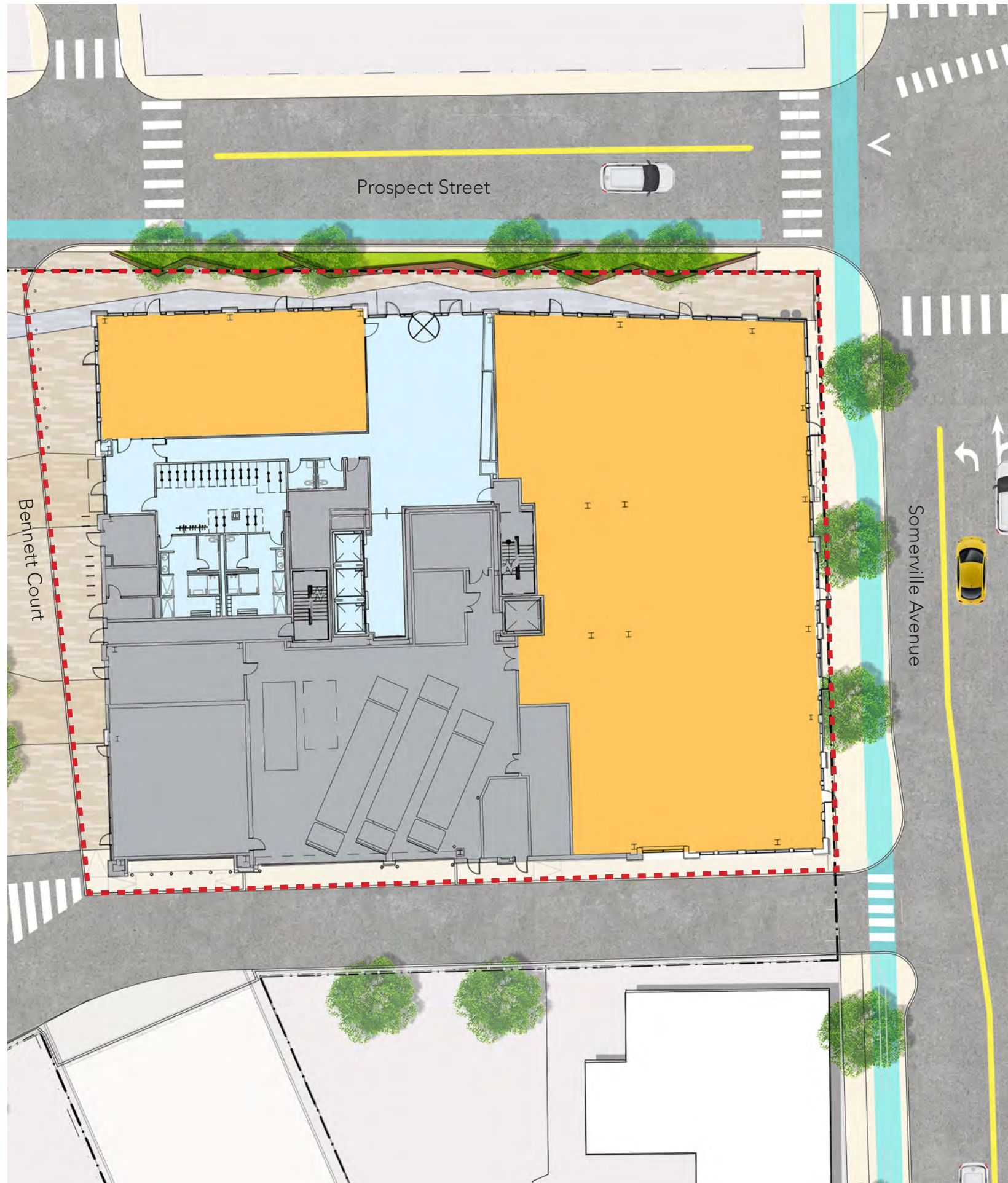
SEAL



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

SHEET TITLE  
SITE LIGHTING | FIXTURE PLAN

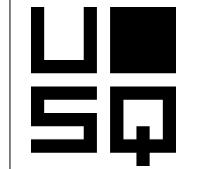




- LEGEND**
- BUILDING LOBBY
  - RETAIL / ACTIVE USE
  - BACK OF HOUSE
  - LOT BOUNDARIES

# D2.1

UNION SQUARE  
SOMERVILLE, MA



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

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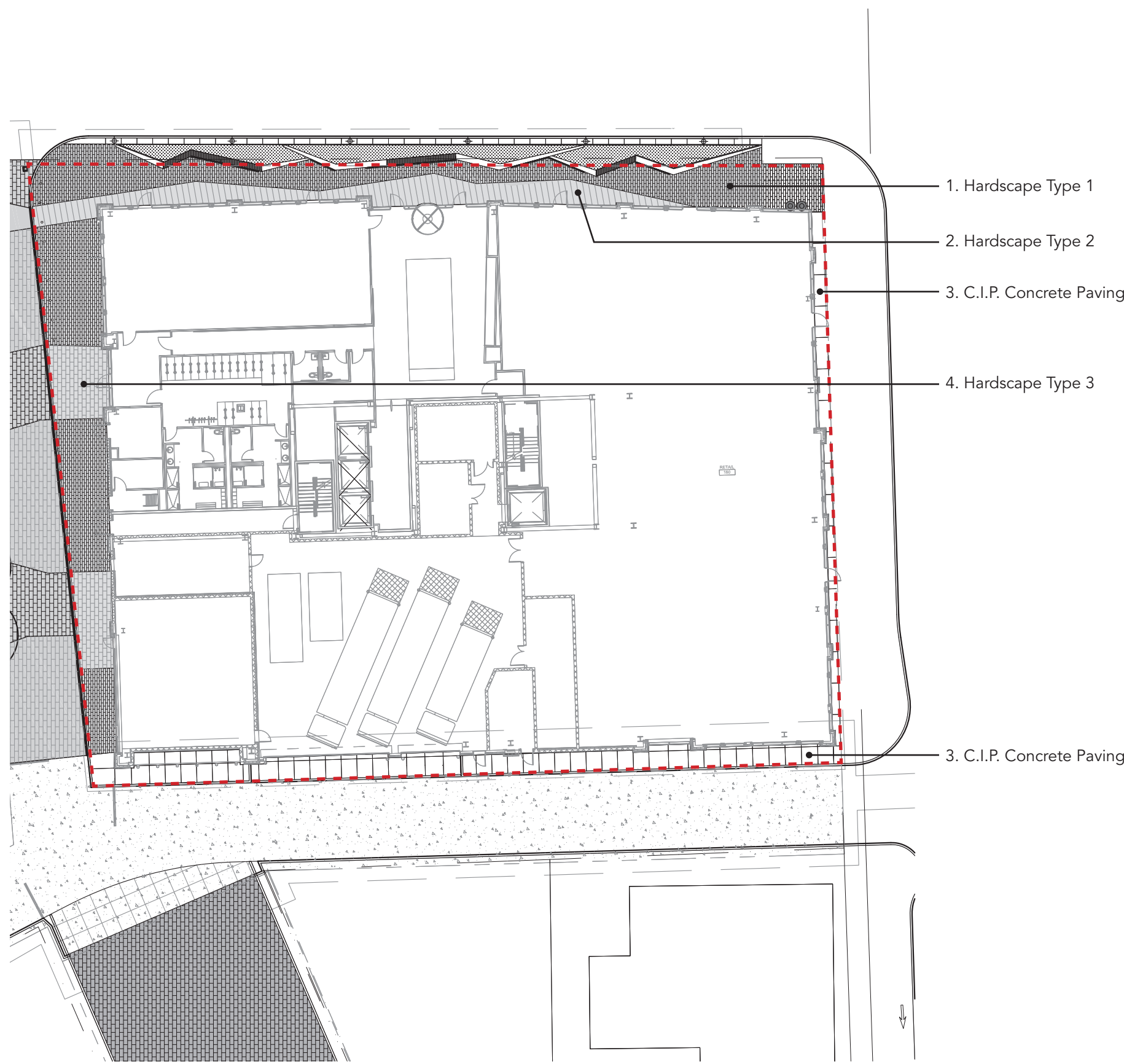
SEAL

ARCHITECT  
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ASSOCIATES, INC.  
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Boston, MA. 02110  
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SHEET TITLE  
ILLUSTRATIVE SITE PLAN



## D2.1-L100

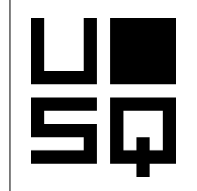


- 1. Hardscape Type 1
- 2. Hardscape Type 2
- 3. C.I.P. Concrete Paving
- 4. Hardscape Type 3
- 3. C.I.P. Concrete Paving



# D2.1

UNION SQUARE  
SOMERVILLE, MA



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

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

SEAL



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

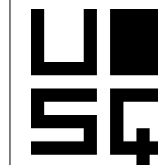
SHEET TITLE  
MATERIAL PLAN

## D2.1-L101



# D2.1

UNION SQUARE  
SOMERVILLE, MA



OWNER

UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)

31 Union Square  
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
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SEAL



LANDSCAPE ARCHITECT



ARCHITECT

SPAGNOLO GISNESS &  
ASSOCIATES, INC.

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SHEET TITLE

PLANTING PLAN

## D2.1-L200



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



Shade trees will be selected from the following list or similar



Blackgum  
Nyssa sylvatica  
fall color



Honey Locust  
Gleditsia Triacanthos



River Birch  
Betula Nigra



Red Maple  
Acer Rubrum 'Autmn Blaze'



American Hornbeam  
Carpinus Caroliniana 'Palisade'



Willow Oak  
Quercus Phellos



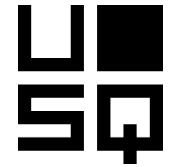
Sterling Silver Linden  
Tilia Tomentosa 'Sterling'



Swamp White Oak  
Quercus Bicolor

# D2.1

UNION SQUARE  
SOMERVILLE, MA



OWNER  
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31 Union Square  
Somerville, MA. 02143

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ARCHITECT  
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ASSOCIATES, INC.  
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SHEET TITLE  
PLANTING PALETTE | SHADE TREES

## D2.1-L201

Understory trees will be selected from the following list or similar



American Witch Hazel  
Hamamelis Virginiana or Vernalis



Serviceberry 'Autumn Brilliance'  
Amelanchier Canadensis



Pagoda Dogwood  
Cornus Alternifolia



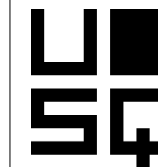
Eastern White Pine  
Pinus Strobus 'Fastigata'



Eastern White Pine  
Juniperus Virginiana



Magnolia Elizabeth  
Magnolia x Brooklynesis 'Elizabeth'



OWNER

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MASTER DEVELOPER LLC (US2)

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LANDSCAPE ARCHITECT



ARCHITECT

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SHEET TITLE

PLANTING PALETTE | UNDERSTORY  
TREES

Shrubs will be selected from the following list or similar



Red Sprite Winterberry  
*Ilex verticillata* 'Red Sprite'



Virginia Sweetspire  
*Itea virginica* 'Sprich' LITTLE HENRY



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



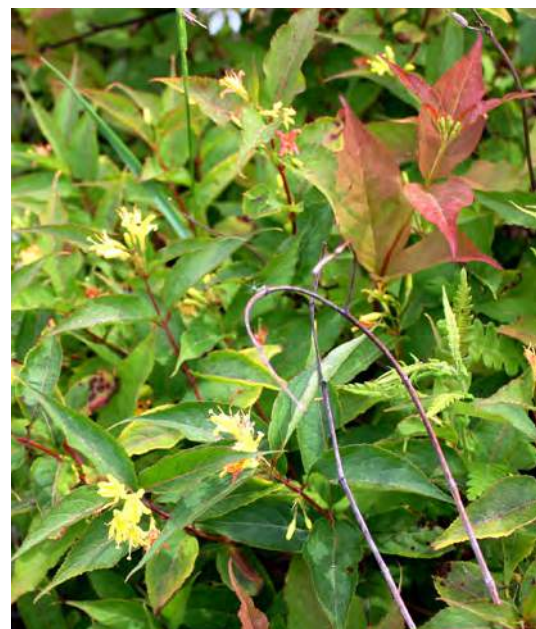
Panicle Hydrangea  
*Hydrangea paniculata* 'Little Quick Fire'



Dwarf Fothergilla  
*Fothergilla gardenii* or 'Suzanne'



Lilac  
*Syringa* 'TINKERBELLE'



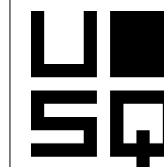
Mountain Bush Honeysuckle  
*Diervilla rivularis* 'Morton' or *Lonicera*



Tatarian Dogwood  
*Cornus alba* 'Regnzam' Red Gnome



Dwarf Cranberry Bush Viburnum  
*Viburnum trilobum* 'Compactum'



OWNER  
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31 Union Square  
Somerville, MA. 02143

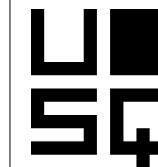
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ARCHITECT  
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ASSOCIATES, INC.  
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SHEET TITLE  
PLANTING PALETTE | SHRUBS



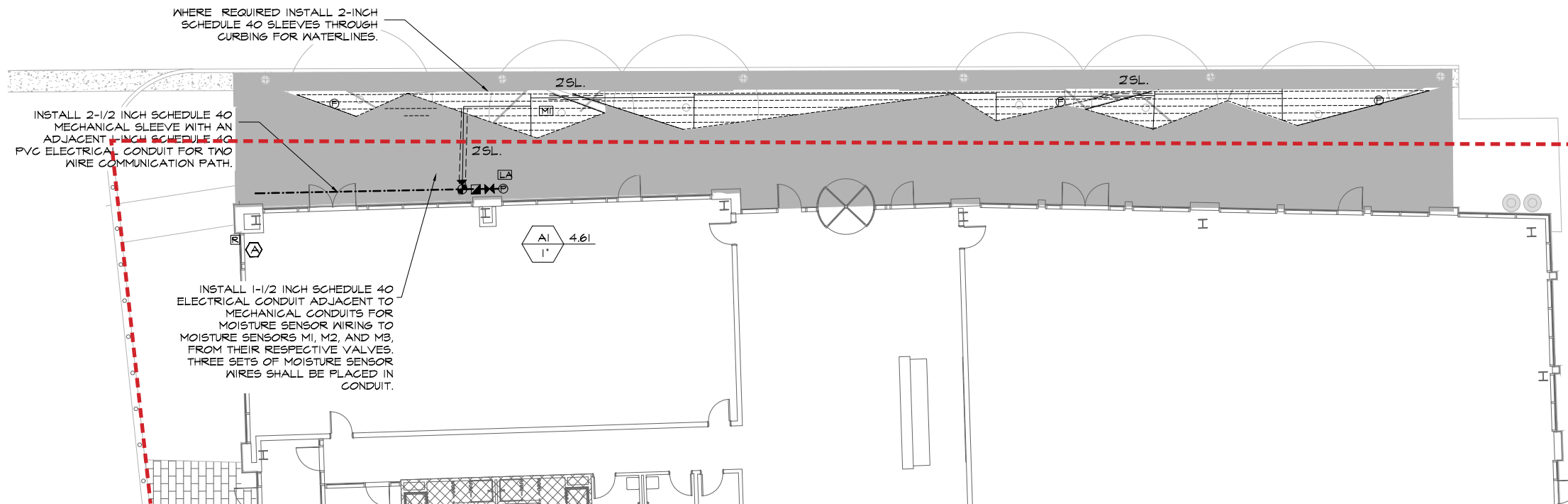
OWNER  
UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)  
31 Union Square  
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

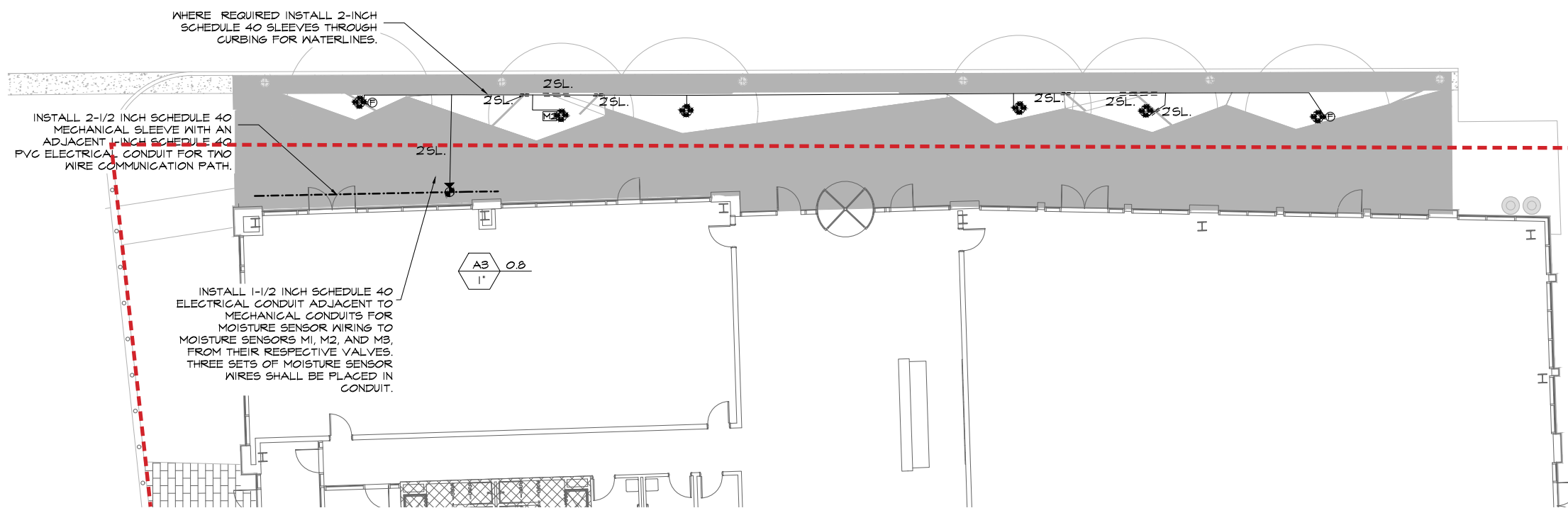
SEAL

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

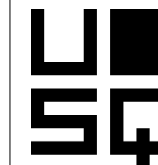
SHEET TITLE  
IRRIGATION PLAN



01 IRRIGATION PLAN - LANDSCAPE BEDS  
NOT TO SCALE



02 IRRIGATION PLAN - TREES  
NOT TO SCALE



OWNER

UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)

31 Union Square  
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

SEAL



LANDSCAPE ARCHITECT



ARCHITECT

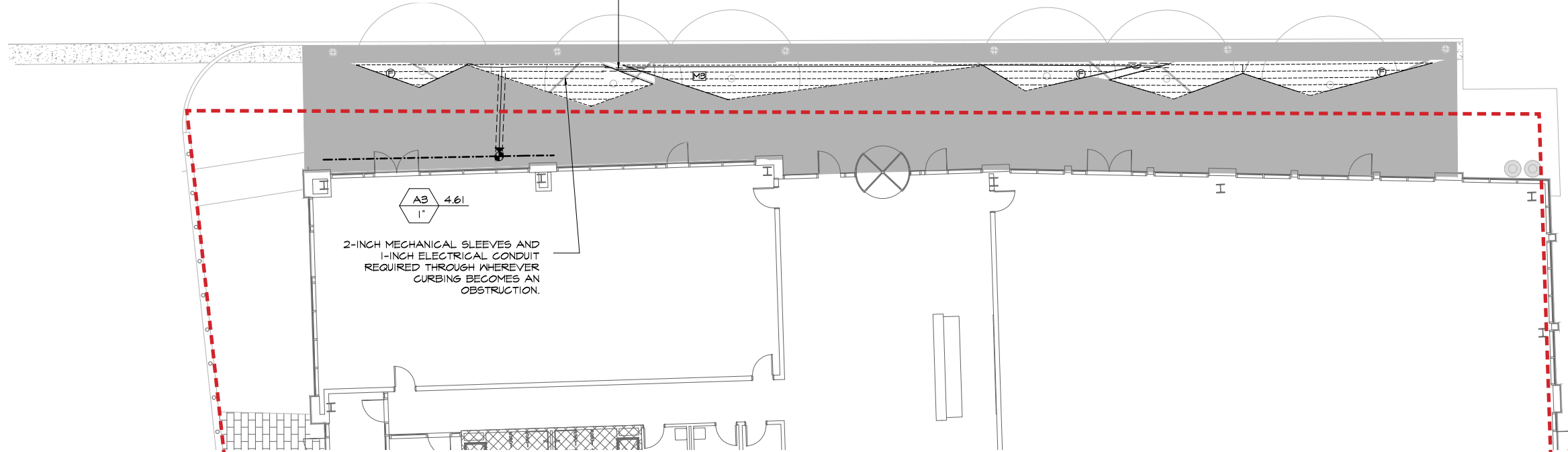
SPAGNOLO GISNESS &  
ASSOCIATES, INC.

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

SHEET TITLE

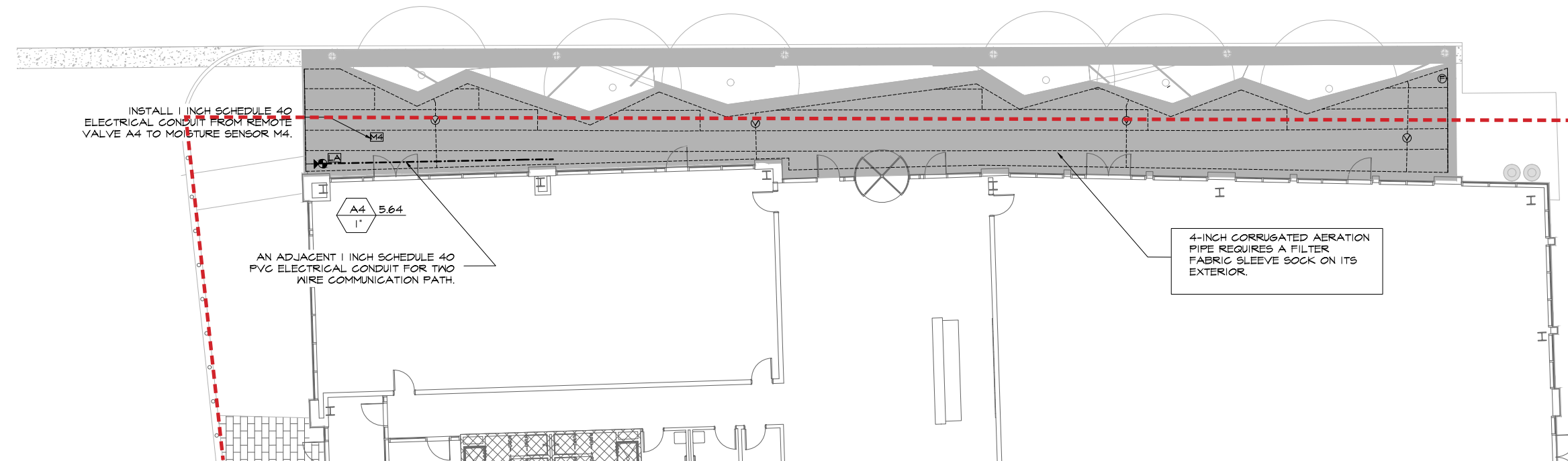
IRRIGATION PLAN

INSTALL 1 INCH SCHEDULE 40 ELECTRICAL CONDUIT ADJACENT TO MECHANICAL SLEEVES FOR MOISTURE SENSOR WIRING TO MOISTURE SENSOR M3 FROM REMOTE CONTROL VALVE A3.

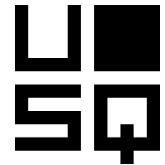


01 IRRIGATION PLAN - LANDSCAPE BEDS - STRUCTURAL SOIL  
NOT TO SCALE

INSTALL 1 INCH SCHEDULE 40 ELECTRICAL CONDUIT FROM REMOTE VALVE A4 TO MOISTURE SENSOR M4.



02 IRRIGATION PLAN - TREES - STRUCTURAL SOIL  
NOT TO SCALE



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

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ARCHITECT  
SPAGNOLO GISNESS &  
ASSOCIATES, INC.  
200 High Street, 2nd Floor  
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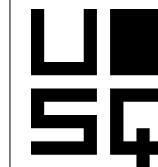
SHEET TITLE  
IRRIGATION NOTES

IRRIGATION LEGEND			
SYMBOL	PSI	SPACING	DESCRIPTION
	30	-	2 GPH PRESSURE COMPENSATING EMITTER INSTALLED IN 24-INCH DEEP WATERING TREE STAKES, FOUR (4) DEEP DRIP STAKES PER TREE SEE DETAILS
	45	-	SOLID 17MM BLANK TUBING INSTALLED FOUR-INCHES BELOW GRADE AROUND CIRCUMFERENCE OF ROOTBALL
	45	12"x12"	IN-LINE EMITTER DRIP TUBING LANDSCAPE BEDS (4-INCH BELOW SOIL GRADE).
	45	12"x12"	IN-LINE EMITTER DRIP TUBING LANDSCAPE BEDS (16-INCH BELOW SOIL GRADE BENEATH LANDSCAPE DRIP, STRUCTURAL SOIL IN LANDSCAPE BEDS)
	45	12"x36"	IN-LINE EMITTER DRIP TUBING IN STRUCTURAL SOIL BURIED AT BASE OF GRAVEL LAYER ABOVE STRUCTURAL SOIL BENEATH PAVERS.
	<p>SMALL ISOLATION GATE VALVE (2-INCH AND SMALLER)</p> <p>1" QUICK COUPLING VALVE</p> <p>MANUAL FLUSH VALVE</p> <p>24 VOLT ELECTRIC ZONE VALVE W/ DISK FILTER (DRIP) (SEE VALVE DESIGNATOR FOR FLOW AND SIZES)</p>		
	<p>1-INCH 100 PSI POLYETHYLENE LATERAL PIPING, CONTROLLED ID (SIZE AS INDICATED, ALL UNLABELED PIPE TO BE 1 INCH)</p> <p>1-1/4 INCH 200 PSI, 4710 RESIN, DR. II, CONTROLLED OD, MAINLINE PIPE</p> <p>SCHEDULE 40 2-INCH PVC MECHANICAL SLEEVE. INDIVIDUAL SLEEVES FOR EACH LATERAL PIPE BENEATH HARDSCAPE AREAS, AND MAINLINE PIPE BETWEEN VALVE BOXES BENEATH HARDSCAPE</p> <p>INSTALL 1-INCH SCH-40 PVC WIRE CONDUIT ADJACENT TO ALL MAINLINE PIPE SLEEVES, MINIMUM WIRE CONDUIT SIZE TO BE 1-INCH, UNLESS OTHERWISE NOTED. SEE SLEEVING DETAIL.</p>		
	<p>AUTOMATIC RAIN SENSOR</p> <p>MOISTURE SENSOR</p> <p>LIGHTNING ARRESTER WITH GROUND.</p> <p>AUTOMATIC CONTROLLER</p> <p>IRRIGATION POINT OF CONNECTION, 1-1/4" COPPPER FEMAL ADAPTER</p>		
<p>VALVE DESIGNATION:</p> <p>STATION NO.</p> <p>FLOW</p> <p>VALVE SIZE</p>			

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

# D2.1

UNION SQUARE  
SOMERVILLE, MA



OWNER

UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)

31 Union Square  
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

SEAL

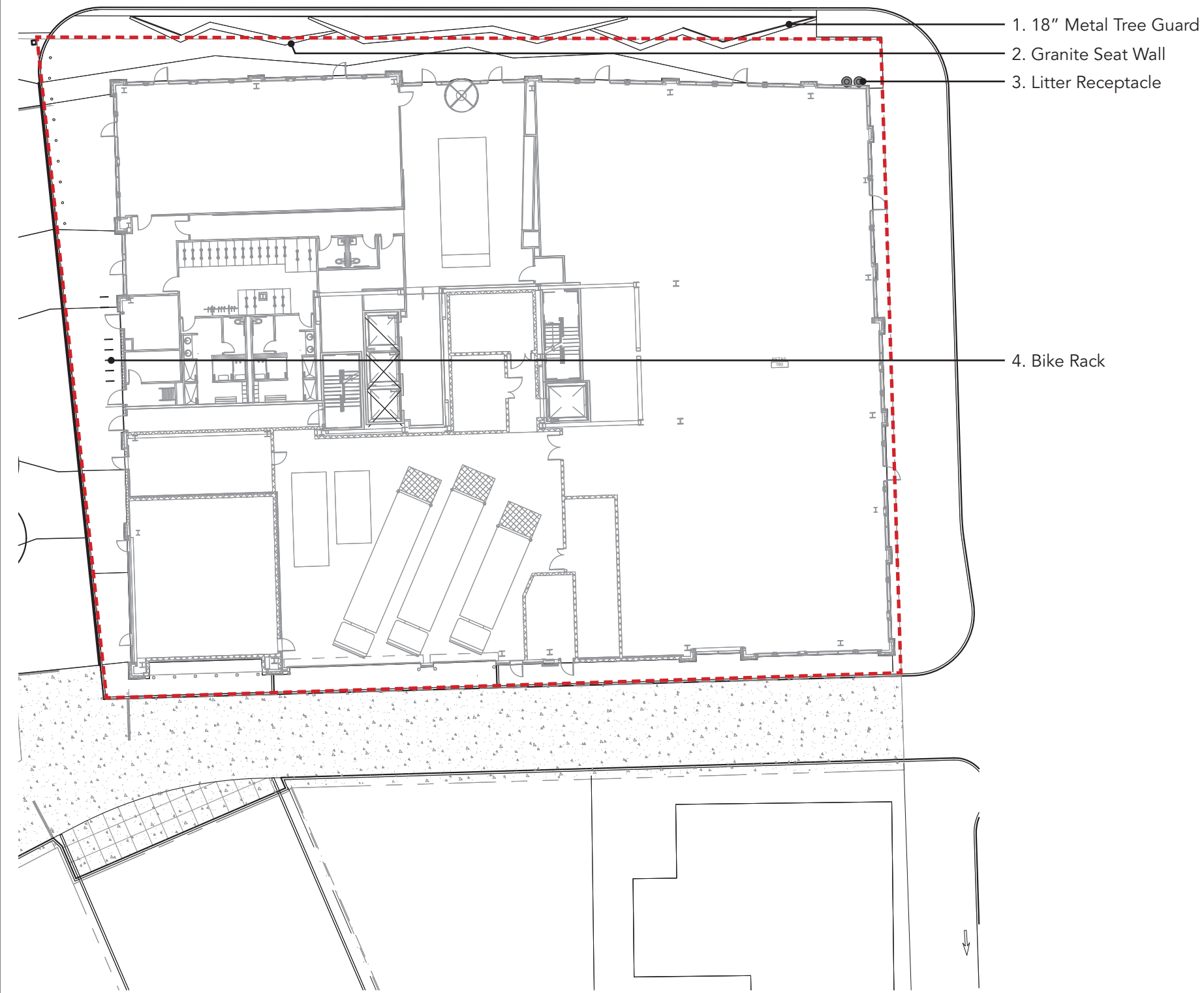


ARCHITECT  
SPAGNOLO GISNESS &  
ASSOCIATES, INC.

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

SHEET TITLE  
SITE FURNISHINGS

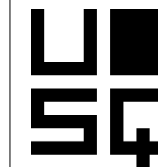
## D2.1-L400





# D2.1

UNION SQUARE  
SOMERVILLE, MA



OWNER

UNION SQUARE RELP  
MASTER DEVELOPER LLC (US2)

31 Union Square  
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REV #	ISSUE DATE	DESCRIPTION
	FEBRUARY 13, 2019	DSPR

SEAL



LANDSCAPE ARCHITECT



ARCHITECT

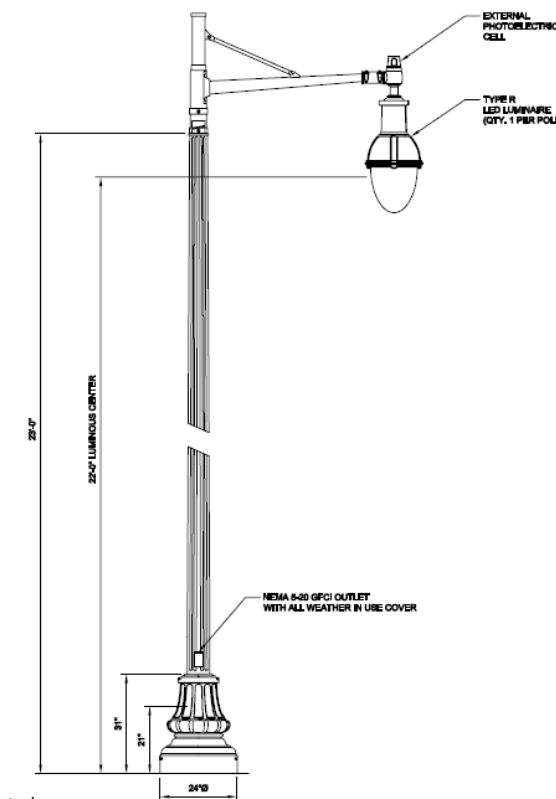
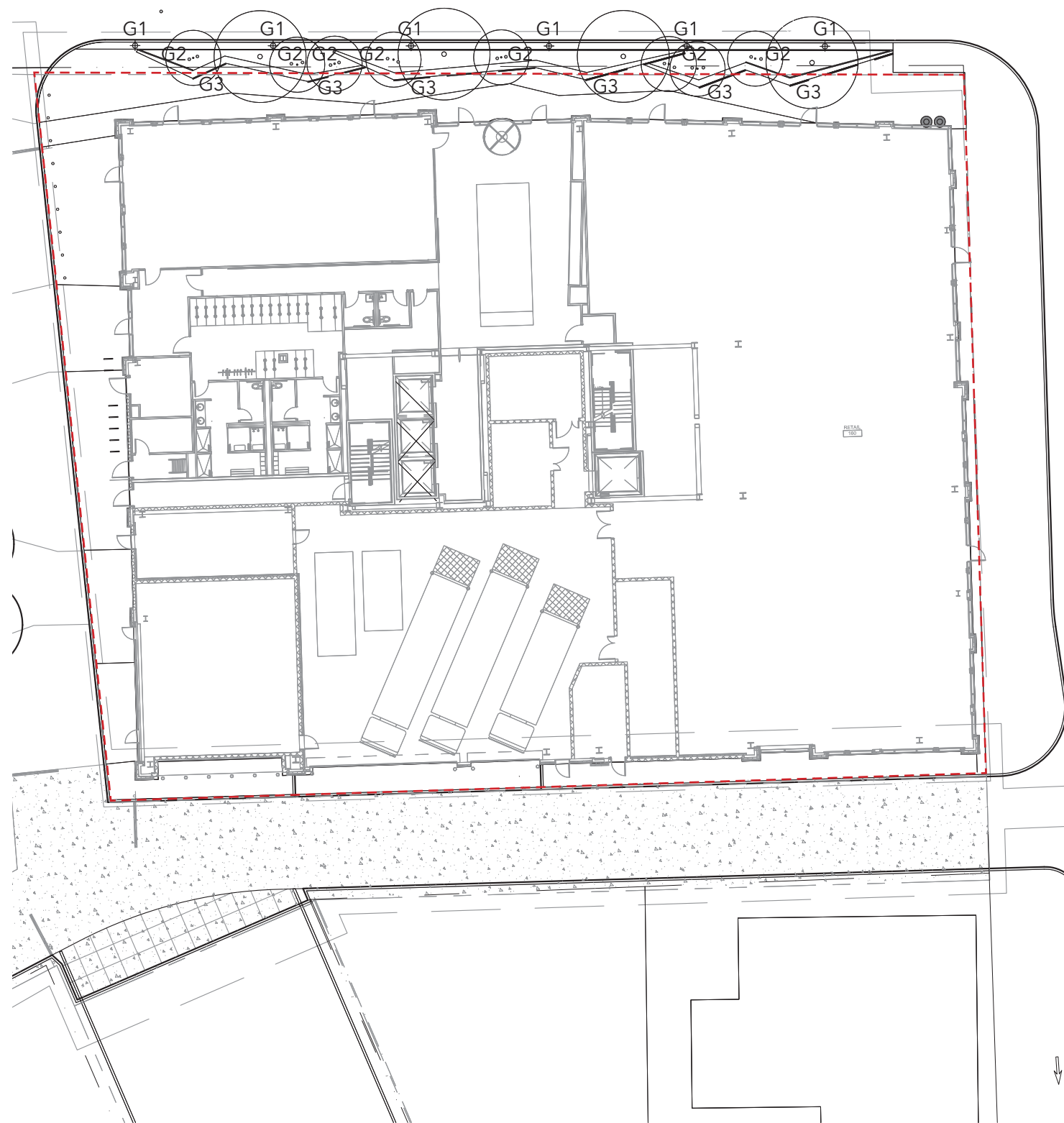
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SHEET TITLE

LIGHTING PLAN

## D2.1-L401



G1 Street Light



G2 Tree Uplight