

90 WASHINGTON STREET

90 Washington St.
Somerville, MA 02145

Corcoran Jennison

150 Mount Vernon Street
Boston, MA 02125

Traffic Consultant
Fort Hill Infrastructure
54 Canal Street
Boston, MA 02114
617-305-4161

Landscape
Terraink
P.O. Box 261
Arlington, MA 02476
617-650-7398

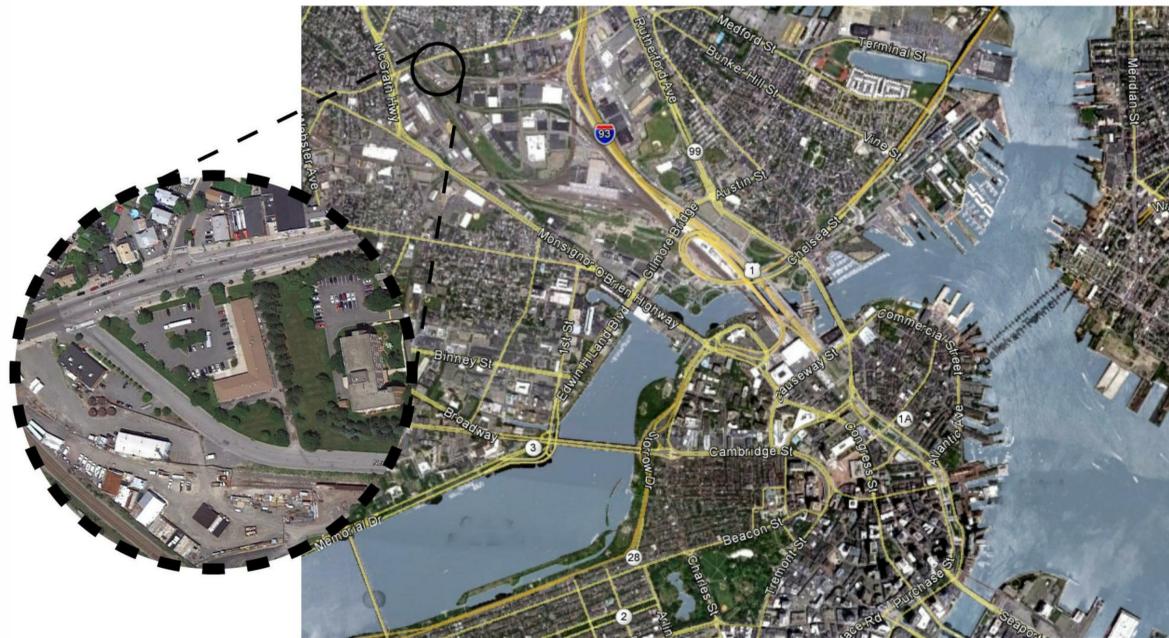
MEP/FP
Peterson Engineering
335 Maplewood Avenue
Portsmouth, NH 03801
603-436-4233

Civil Engineer
EBI Consulting
21 B Street
Burlington, MA 01803
781-273-2500

Structural Engineer
JML Engineering
20 Winthrop Street
Winchester, MA 01890
781-756-0300

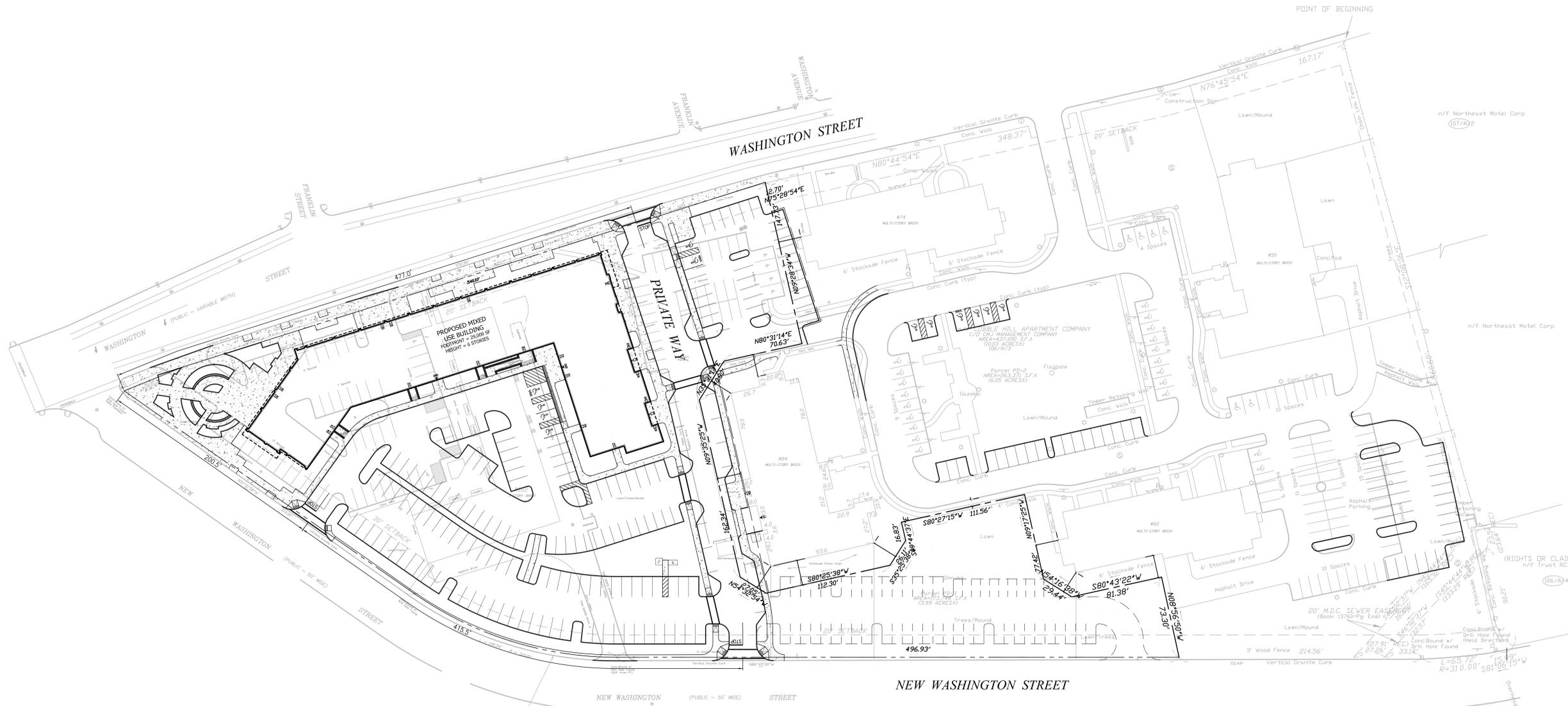
**DiMella
Shaffer**

Architecture | Interior Design | Planning
281 Summer Street
Boston, MA 02210
Tel: 617-428-5004
Fax: 617-428-0046
www.dimellashaffer.com

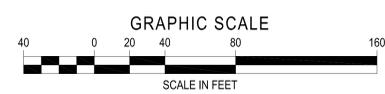


CITY PERMITTING SUBMISSION

September 11, 2013



PROPOSED
5'-0" WIDELY
CONCRETE
DRIVEWAY
TO BE
CONSTRUCTED



PREPARED FOR:
Corcoran Jennison Development
Joseph J. Corcoran
150 Mount Vernon, Suite 500
Boston, MA 02125
Tel: (617) 822-7350
www.corcoranjennison.com

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SUBMITTALS			
NO.	DATE	DESCRIPTION	BY
1	08/27/2013	City Comments	JMH
2	09/11/2013	City Comments	JMH

DATE: May 14, 2013 PROJECT NUMBER: 16120002

PROJECT TITLE:
**Cobble Hill Center
Redevelopment**
90 Washington Street
Somerville, Massachusetts
Middlesex County

ISSUED FOR:
City Permit Submission
(Not Approved for Construction)

SHEET TITLE:
Overall Site Plan

SCALE: 1" = 40'
DESIGNED BY: BKF
CHECKED BY: JMH

SHEET NO:
C-2
2 OF 7

Zoning Summary Chart

Zoning District Information			
Zoning District: BUSINESS B (BB)			
Zoning Requirements	Required	Existing	Provided
MIN. LOT SIZE:	N/A	173,748 SF	173,748 SF
MIN. LOT AREA PER DWELLING UNIT (10 OR MORE UNITS):	1,000 SF / UNIT	N/A	1,092.6 SF / UNIT
MAX. GROUND COVERAGE:	80 %	±7.2 %	±17.2 %
MIN. LANDSCAPED AREA:	10 %	±60.0 %	±31.9 %
MAX. FLOOR AREA RATIO:	2.0	±0.07	±0.98
MAX. BUILDING HEIGHT:	50 FT	±15.0 FT	±69.0 FT
YARD SETBACKS:			
MIN. FRONT YARD:	15 FT	±32.0 FT 2	±15.0 FT 2
		±29.0 FT 3	±28.4 FT 3
MIN. SIDE YARD:	N/A	±14.0 FT 3	±39.1 FT 3
MIN. REAR YARD:	10 FT 1	N/A	N/A

- Per Section 8.6.20, where a lot abuts an RA, RB, or RC zoning district line, any structure (or portion of a structure) within thirty (30) feet of said district line shall be limited to three (3) stories and forty (40) feet in height.
- To Washington Street.
- To New Washington Street.
- Per Section 8.6.12, where a lot in a business or industrial district abuts a lot or district line in a RA, RB, or RC district, no building in the business or industrial district shall be erected closer to the residential line than one-third (1/3) the height of said building, but not less than fifteen (15) feet.
- Ten (10) feet plus two (2) feet for each story above the ground floor.

Parking Summary Chart

Description	Required	Provided
STANDARD SPACES (SIZE: 9'x18')	-	122
PARALLEL SPACES (SIZE: 9'x22')	-	17
COMPACT SPACES (SIZE: 8'x16')	-	37
ACCESSIBLE SPACES (INCLUDING VAN):	6	6
TOTAL SPACES:	305	182

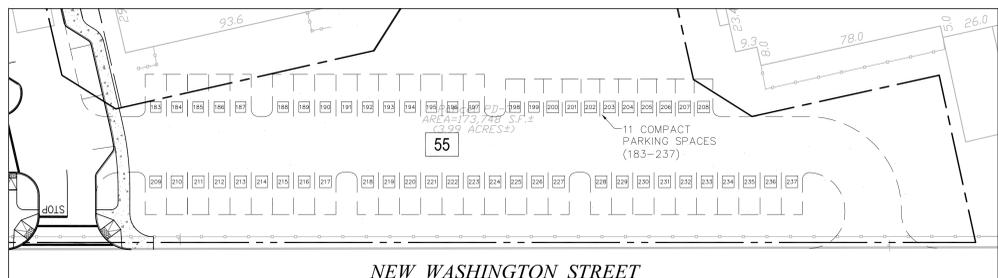
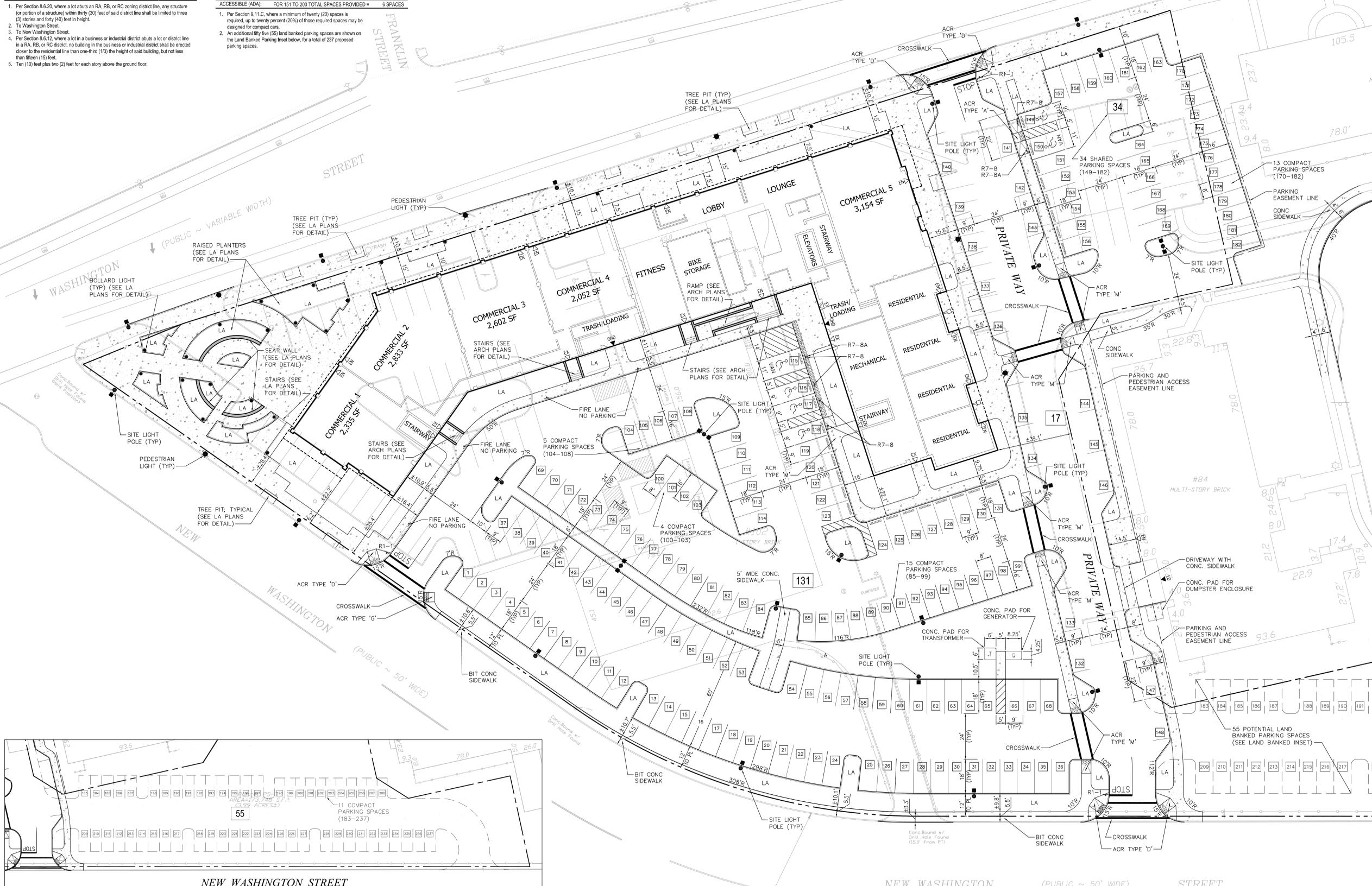
Parking Requirements

RESIDENTIAL:	STUDIOS:	25 UNITS X 1.0 SPACES PER UNIT =	25.0 SPACES
1-BR:	89 UNITS X 1.5 SPACES PER UNIT =	133.5 SPACES	
2-BR:	45 UNITS X 1.5 SPACES PER UNIT =	67.5 SPACES	
VISITOR:	159 UNITS X 1.0 SPACES FOR EVERY 6 UNITS =	26.5 SPACES	
COMMERCIAL:			
(USING RETAIL RATE):	12,976 SF X 1 SPACE PER 250 SF =	51.9 SPACES	
	TOTAL REQUIRED =	304.4 SPACES	
ACCESSIBLE (ADA):	FOR 151 TO 200 TOTAL SPACES PROVIDED =	6 SPACES	

- Per Section 9.11.C, where a minimum of twenty (20) spaces is required, up to twenty percent (20%) of those required spaces may be designed for compact cars.
- An additional fifty five (55) land banked parking spaces are shown on the Land Banked Parking Inset below, for a total of 237 proposed parking spaces.

Sign Chart

Sign	M.U.T.C.D. Code	Height	Width
	R1-1	30"	30"
	R7-8	18"	12"
	R7-8a	6"	12"



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PREPARED FOR:
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DATE: May 14, 2013 PROJECT NUMBER: 16120002

PROJECT TITLE:
Cobble Hill Center Redevelopment

90 Washington Street
Somerville, Massachusetts
Middlesex County

ISSUED FOR:
City Permit Submission
(Not Approved for Construction)

SHEET TITLE:

Layout & Materials Plan

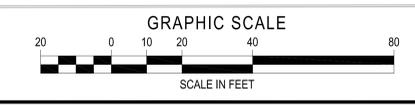
SCALE: 1" = 20'

DESIGNED BY: BKF

CHECKED BY: JMH

SHEET NO: **C-3**

3 OF 7



BENCHMARK:
"X-CUT" WESTERLY
LOWER BOLT
ON HYDRANT
ELEV. = 21.08'
SOMERVILLE DATUM



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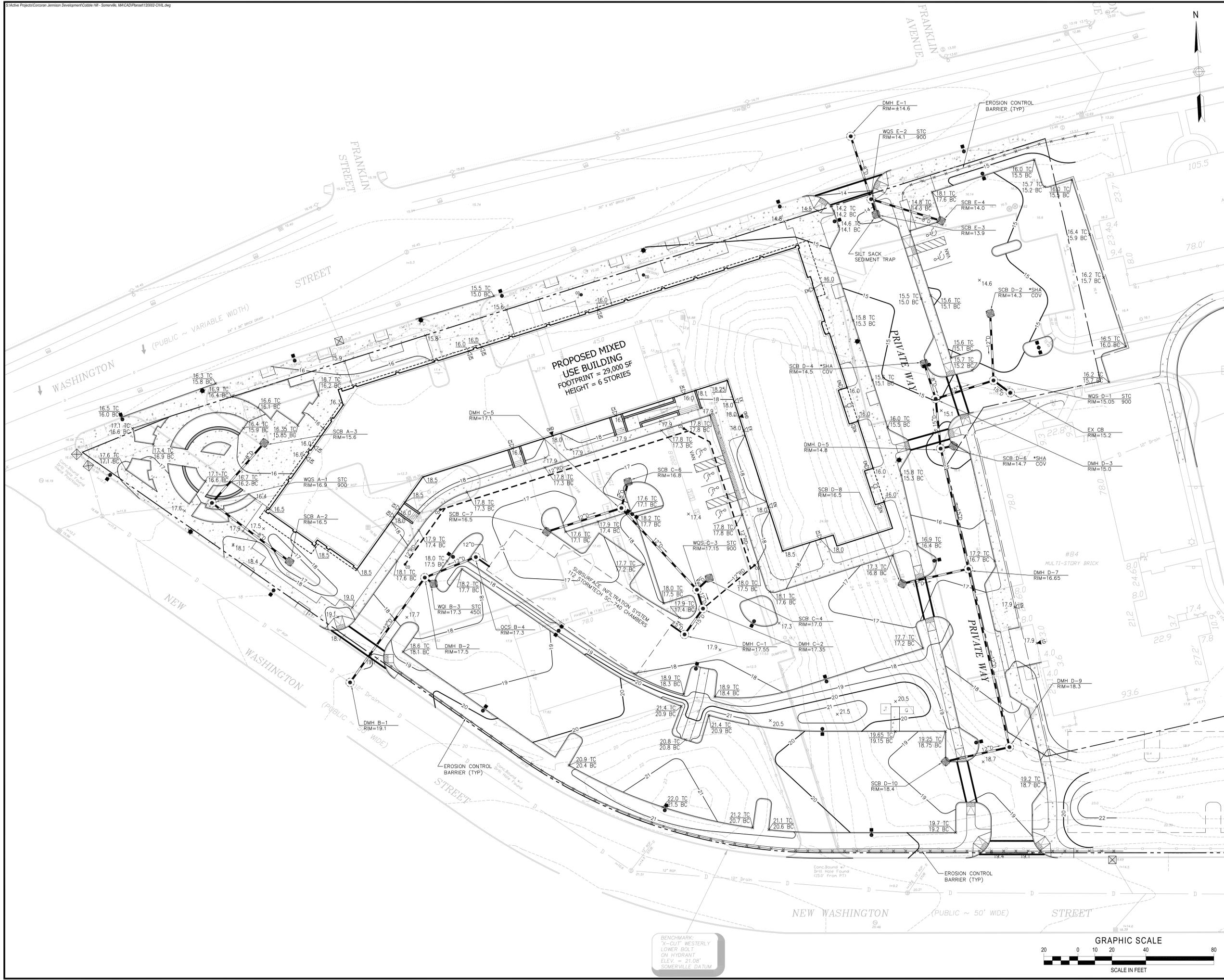
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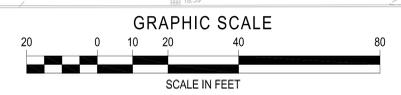
SHEET TITLE:
**Grading, Drainage, and
Erosion Control Plan**

SCALE: 1" = 20'
DESIGNED BY: BKF | JRS
CHECKED BY: JMH

SHEET NO:
C-4
4 OF 7



BENCHMARK:
"X-CUT" WESTERLY
LOWER BOLT
ON HYDRANT
ELEV. = 21.08'
SOMERVILLE DATUM





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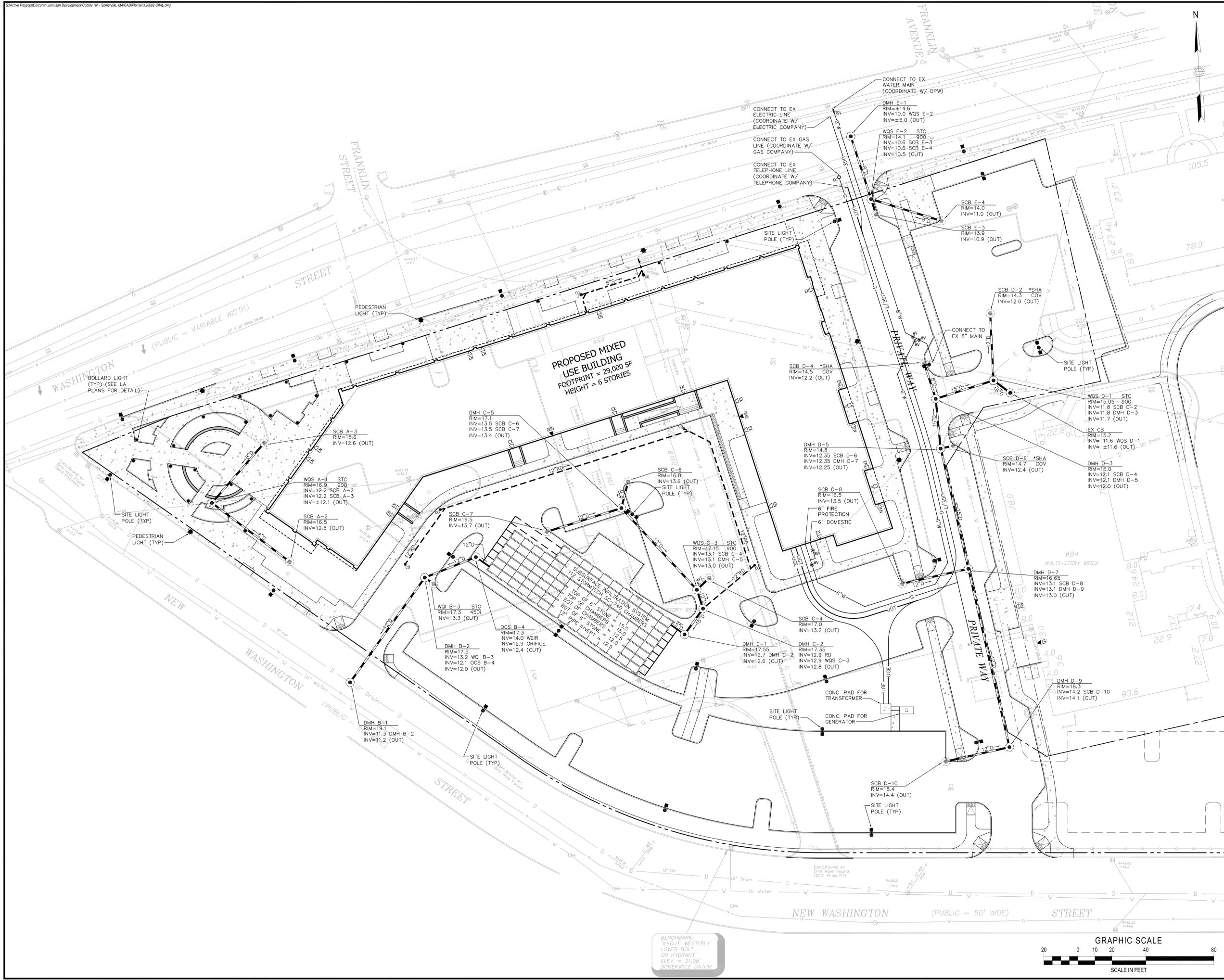
PROJECT TITLE:
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90 Washington Street
Somerville, Massachusetts
Middlesex County

ISSUED FOR:
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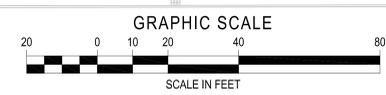
SHEET TITLE:
Utilities Plan

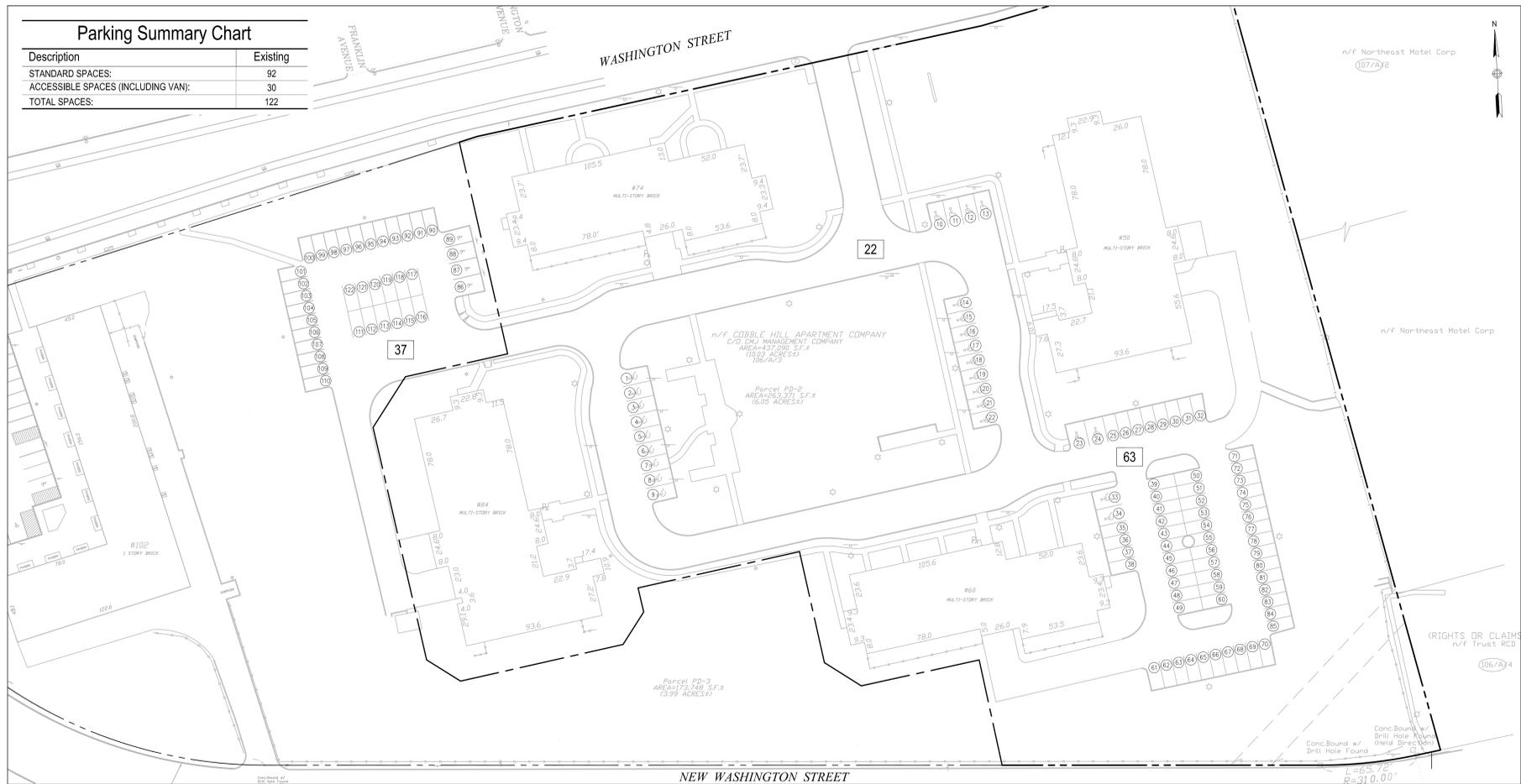
SCALE: 1" = 20'
DESIGNED BY: BKF | JRS
CHECKED BY: JMH

SHEET NO.: **C-5**
5 OF 7



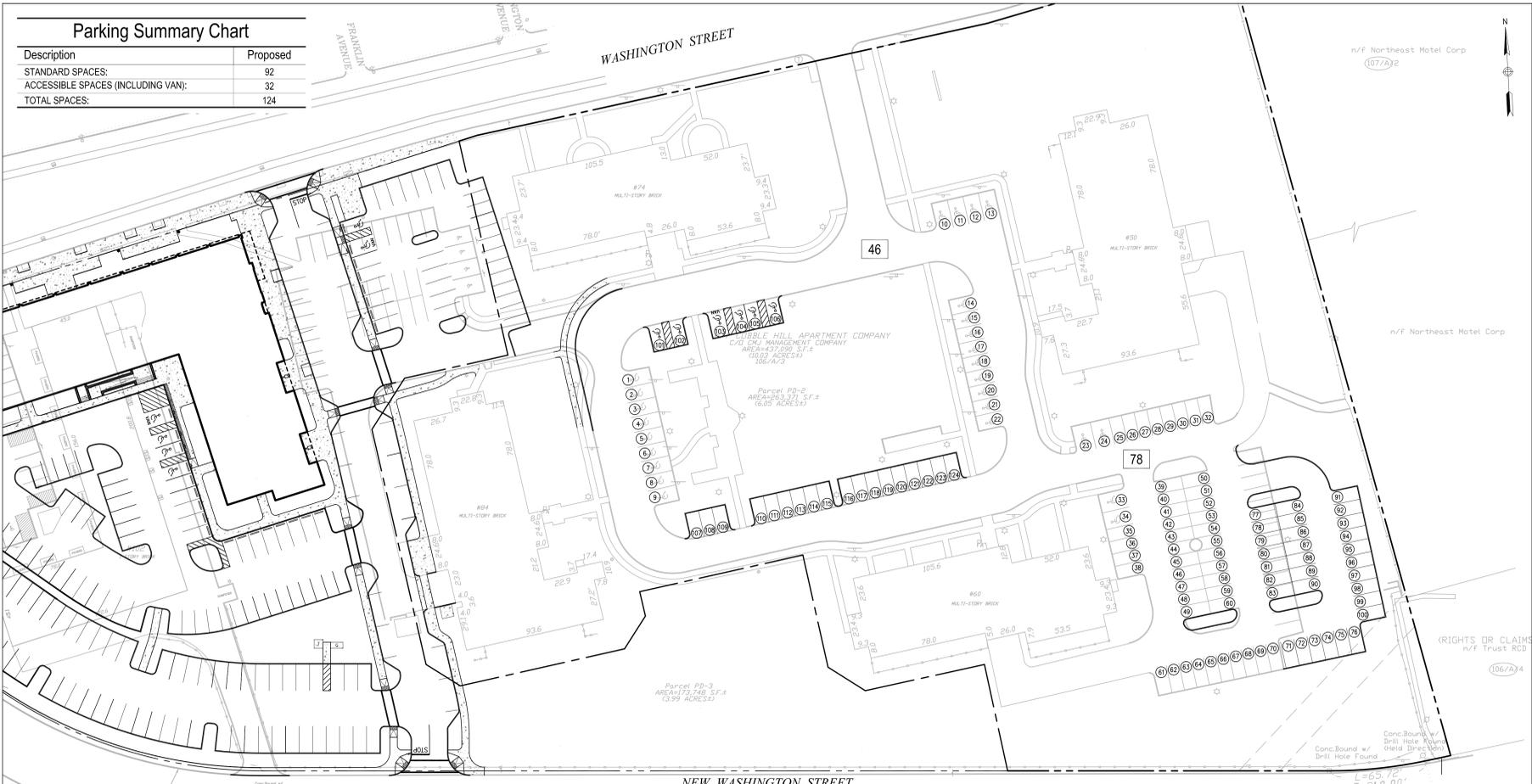
BENCHMARK:
"X-CUT" WESTERLY
LOWER BOLT
ON HYDRANT
ELEV. = 21.08'
SOMERVILLE DATUM





Existing Conditions Parking

SCALE: 1" = 40'



Proposed Conditions Parking

SCALE: 1" = 40'

Parking Summary Chart	
Description	Existing
STANDARD SPACES:	92
ACCESSIBLE SPACES (INCLUDING VAN):	30
TOTAL SPACES:	122

Parking Summary Chart	
Description	Proposed
STANDARD SPACES:	92
ACCESSIBLE SPACES (INCLUDING VAN):	32
TOTAL SPACES:	124



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SUBMITTALS			
NO.	DATE	DESCRIPTION	BY
1	09/11/2013	City Comments	JMH

DATE: August 27, 2013 PROJECT NUMBER: 16120002

PROJECT TITLE:
Cobble Hill Center Redevelopment
90 Washington Street
Somerville, Massachusetts
Middlesex County

ISSUED FOR:
City Permit Submission
(Not Approved for Construction)

SHEET TITLE:
Cobble Hill Apartments Parking Exhibit

SCALE: 1" = 40'
DESIGNED BY: BKF
CHECKED BY: JMH

SHEET NO:
Ex-1
1 OF 1

GENERAL NOTES

REQUIRED ZONING AND SETBACK REQUIREMENTS TO BE VERIFIED PRIOR TO CONSTRUCTION.

HANDICAP ACCESSIBILITY SHALL BE PER MASSACHUSETTS STATE CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES (WHICHEVER IS MORE STRINGENT).

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.

ALL PLANTING BEDS TO BE FILLED WITH SOIL TO A MINIMUM DEPTH OF 18" AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. PLANTING BEDS SHALL BE MULCHED WITH AGED PINE BARK MULCH, TO A DEPTH OF TWO (2) INCHES. PROVIDE CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.

VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE.

THE LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.

PLANT MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR WHILE THE PROJECT IS UNDERWAY.

PLANT QUANTITIES NOTED IN THE PLANT SCHEDULE ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS NOTED ON THE PLANTING PLAN.

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NO.	DATE	DESCRIPTION	BY
1	09/11/13	City Comments	KAC

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PROJECT TITLE:
**Cobble Hill Center
Redevelopment**

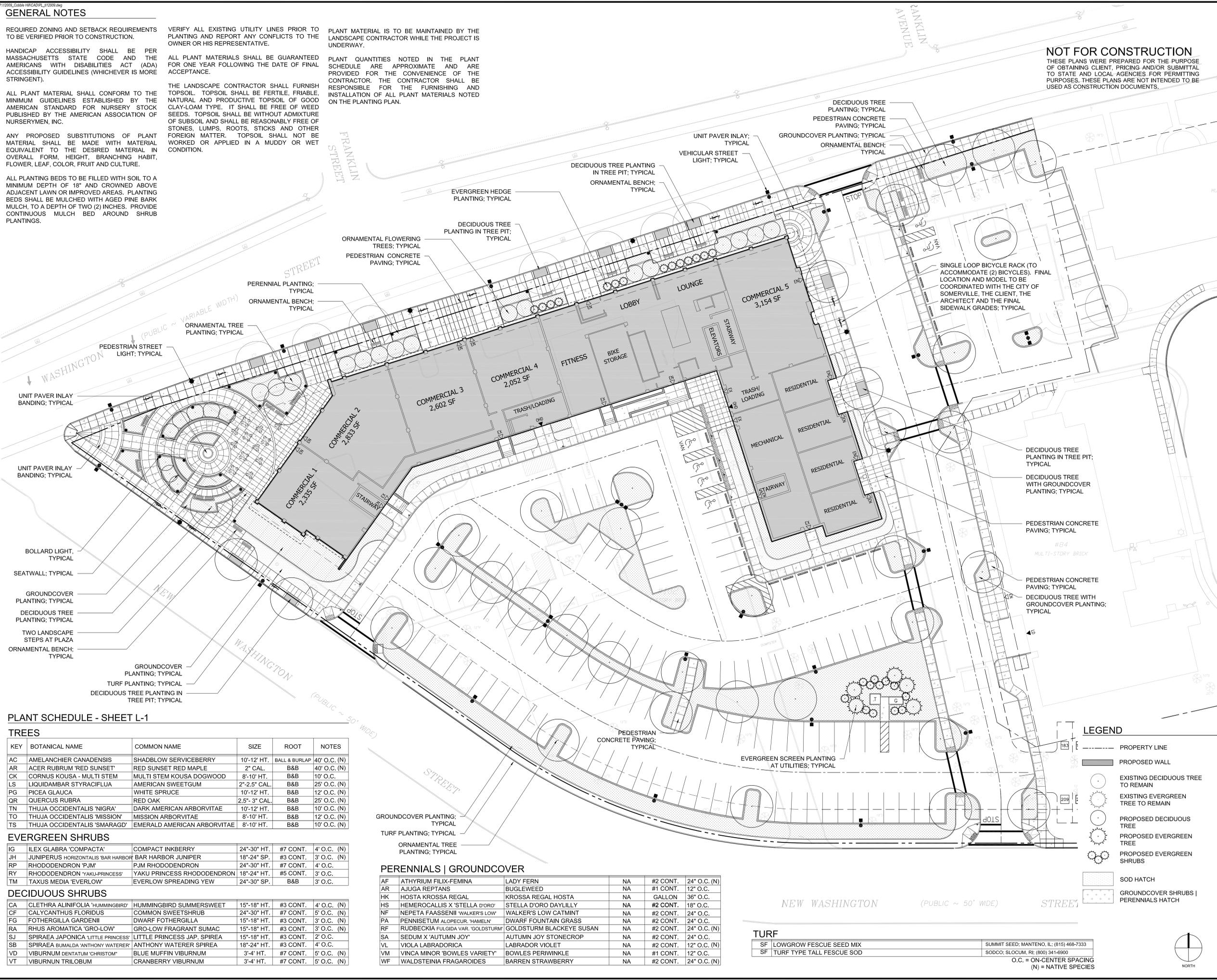
90 Washington Street
Somerville, Massachusetts
Middlesex County

ISSUED FOR:
City Permit Submission
(Not Approved for Construction)

SHEET TITLE:
Landscape Plan

SCALE: 1" = 20'
DESIGNED BY: JC | KAC
CHECKED BY: JC | KAC

SHEET NO.: **L-1**
1 OF 2



PLANT SCHEDULE - SHEET L-1

TREES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	10'-12' HT.	BALL & BURLAP	40' O.C. (N)
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2" CAL.	B&B	40' O.C. (N)
CK	CORNUS KOUSA - MULTI STEM	MULTI STEM KOUSA DOGWOOD	8'-10' HT.	B&B	10' O.C.
LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	2"-2.5" CAL.	B&B	25' O.C. (N)
PG	PICEA GLAUCA	WHITE SPRUCE	10'-12' HT.	B&B	12' O.C. (N)
QR	QUERCUS RUBRA	RED OAK	2.5"-3" CAL.	B&B	25' O.C. (N)
TN	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	10'-12' HT.	B&B	10' O.C. (N)
TO	THUJA OCCIDENTALIS 'MISSION'	MISSION ARBORVITAE	8'-10' HT.	B&B	12' O.C. (N)
TS	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD AMERICAN ARBORVITAE	8'-10' HT.	B&B	10' O.C. (N)

EVERGREEN SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
IG	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30" HT.	#7 CONT.	4' O.C. (N)
JH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	18"-24" SP.	#3 CONT.	3' O.C. (N)
RP	RHODODENDRON 'PJM'	PJM RHODODENDRON	24"-30" HT.	#7 CONT.	4' O.C.
RY	RHODODENDRON 'YAKU-PRINCESS'	YAKU PRINCESS RHODODENDRON	18"-24" HT.	#5 CONT.	3' O.C.
TM	TAXUS MEDIA 'EVERLOW'	EVERLOW SHADING YEW	24"-30" SP.	B&B	3' O.C.

DECIDUOUS SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
CA	CLETHRA ALINIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	15"-18" HT.	#3 CONT.	4' O.C. (N)
CF	CALYCANTHUS FLORIDUS	COMMON SWEETSHRUB	24"-30" HT.	#7 CONT.	5' O.C. (N)
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	15"-18" HT.	#3 CONT.	3' O.C. (N)
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15"-18" HT.	#3 CONT.	3' O.C. (N)
SJ	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAP. SPIREA	15"-18" HT.	#3 CONT.	2' O.C.
SB	SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18"-24" HT.	#3 CONT.	4' O.C.
VD	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	3'-4' HT.	#7 CONT.	5' O.C. (N)
VT	VIBURNUM TRILOBUM	CRANBERRY VIBURNUM	3'-4' HT.	#7 CONT.	5' O.C. (N)

PERENNIALS | GROUNDCOVER

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
AF	ATHYRIUM FILIX-FEMINA	LADY FERN	NA	#2 CONT.	24" O.C. (N)
AR	AJUGA REPTANS	BUGLEWEED	NA	#1 CONT.	12" O.C.
HK	HOSTA KROSSA REGAL	KROSSA REGAL HOSTA	NA	GALLON	36" O.C.
HS	HEMEROCALLIS X 'STELLA D'ORO'	STELLA D'ORO DAYLILLY	NA	#2 CONT.	18" O.C.
NF	NEPETA FAASSENSII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NA	#2 CONT.	24" O.C.
PA	PENNISSETUM ALOPECUR. 'HADELN'	DWARF FOUNTAIN GRASS	NA	#2 CONT.	24" O.C.
RF	RUDBECKIA FULGIDA VAR. 'GOLDSTURM'	GOLDSTURM BLACKEYED SUSAN	NA	#2 CONT.	24" O.C. (N)
SA	SEDUM X 'AUTUMN JOY'	AUTUMN JOY STONECROP	NA	#2 CONT.	24" O.C.
VL	VIOLA LABRADORICA	LABRADOR VIOLET	NA	#2 CONT.	12" O.C. (N)
VM	VINCA MINOR 'BOWLES VARIETY'	BOWLES PERIWINKLE	NA	#1 CONT.	12" O.C.
WF	WALDSTEINIA FRAGAROIDES	BARREN STRAWBERRY	NA	#2 CONT.	24" O.C. (N)

LEGEND

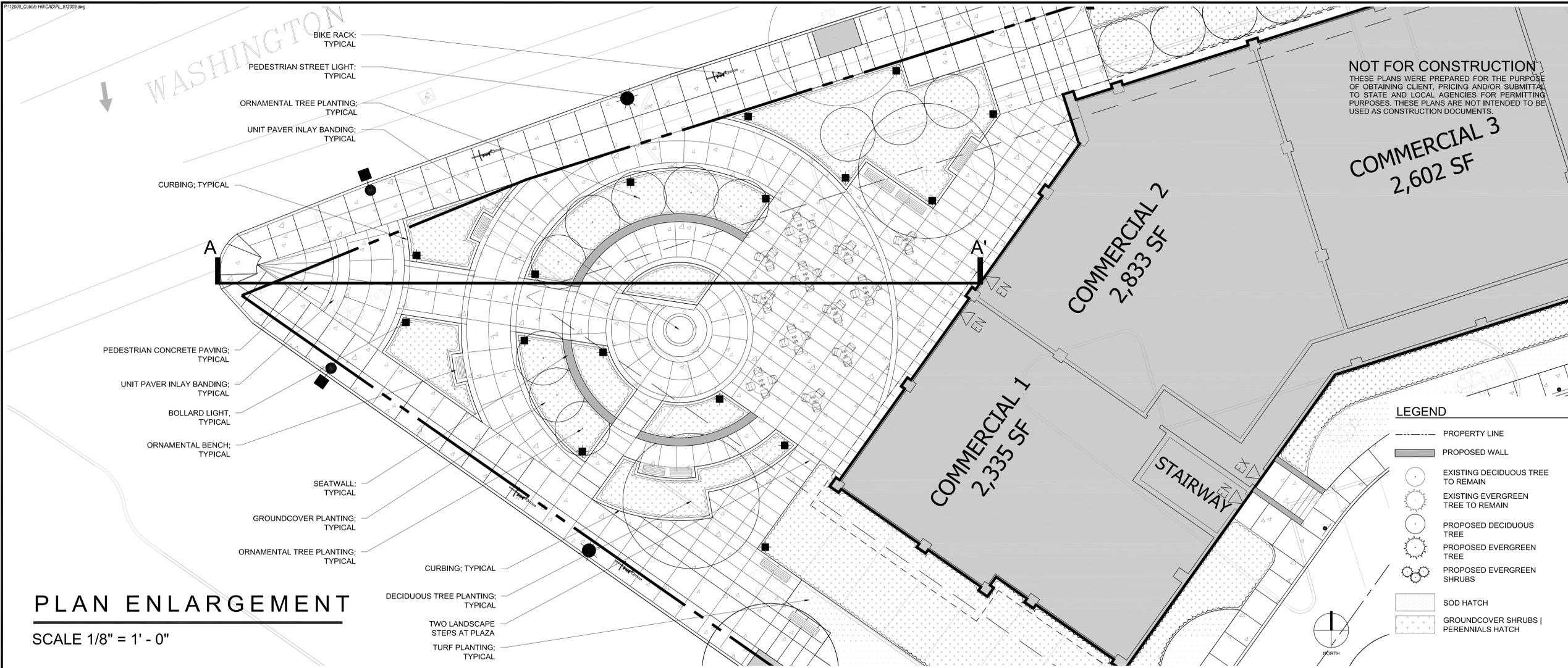
- PROPERTY LINE
- PROPOSED WALL
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN SHRUBS
- SOD HATCH
- GROUNDCOVER SHRUBS | PERENNIALS HATCH

TURF

SF	LOWGROW FESCUE SEED MIX	SUMMIT SEED; MANTENO, IL; (815) 468-7333
SF	TURF TYPE TALL FESCUE SOD	SODCO; SLOOCUM, RI; (800) 341-6900

O.C. = ON-CENTER SPACING
(N) = NATIVE SPECIES





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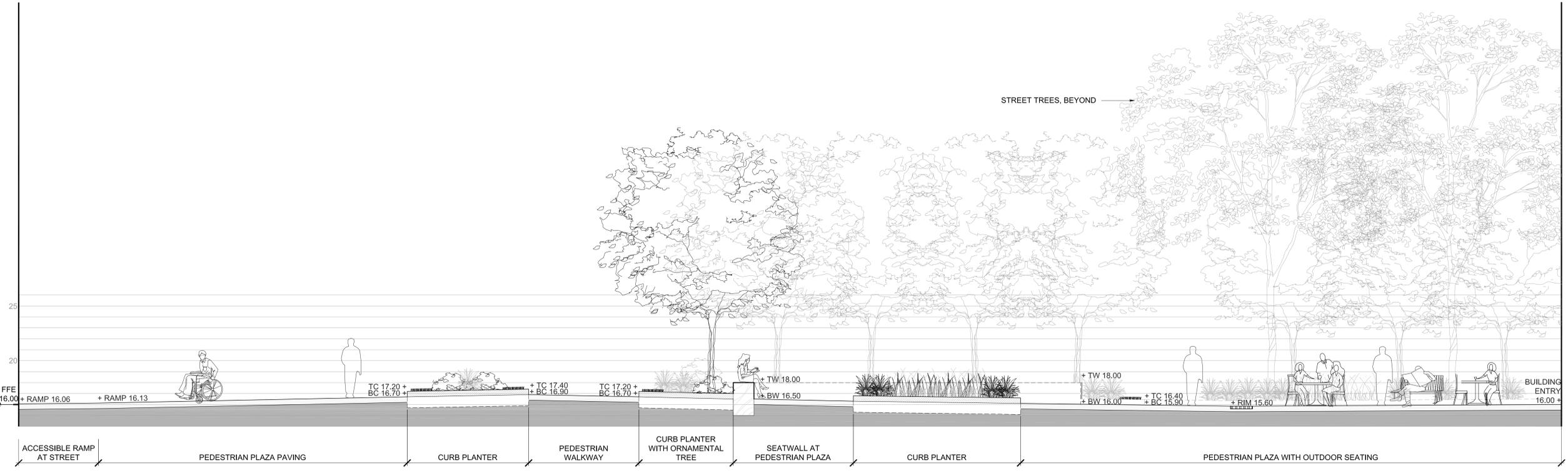
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 90 Washington Street
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 Middlesex County

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 City Permit Submission
 (Not Approved for Construction)

SHEET TITLE:
**Plan Enlargement
 and Section Elevation**

SCALE: AS NOTED SHEET NO:
 DESIGNED BY: JC | KAC
 CHECKED BY: JC | KAC
L-2
 2 OF 2

PLAN ENLARGEMENT
 SCALE 1/8" = 1' - 0"



SECTION ELEVATION A-A'
 SCALE 1/4" = 1' - 0"

Client
 Corcoran Jennison 617-822-7350

Structural Engineer
 JML Engineering 781-756-0300

Civil Engineer
 EBI Consulting 781-273-2500

ME/FP/
 Peterson Engineering 603-436-4233

Landscape
 Terralink 617-650-7398

Traffic Consultant
 Fort Hill Infrastructure 617-305-4161



CITY PERMITTING SUBMISSION

City Comments	Date
City Comments	September 11, 2013
City Comments	August 27, 2013
Issue Description	Date

Scale: 3/32" = 1'-0"
 Drawn By: Author
 Checked By: Checker
 Reviewed By:

Project No. 2011087

90 WASHINGTON STREET

90 Washington St.
 Somerville, MA 02145

EXTERIOR ELEVATIONS

A3.01

