

PREPARED BY:

# ARCHITECT PETER QUINN ARCHITECTS LLC

259 ELM ST, STE 301 SOMERVILLE, MA 02144 PH (617) 354 3989

# SURVEYOR MARCHIONDA & ASSOCIATES, L.P.

62 MONTVALE AVE, SUITE 1 STONEHAM, MA 02180 PH (781) 438 6121

# LANDSCAPE ARCHITECT VERDANT LANDSCAPE ARCHITECTURE

318 HARVARD ST, SUITE 28 BROOKLINE, MA 02446 PH (617) 735 1180 WARWICK ST ELEVATION

#### PROGRAM SUMMARY-PASSIVE HOUSE PROJECT

## APPROXIMATE BUILDING SQUARE FOOTAGE

- ±26,718 SFT (GROSS RESIDENTIAL)
- **12 PARKING SPACES**
- 36 BIKE SPACES
- 2 COMMON AMENITIES,
  - 1 ROOF DECK & GREEN ROOF 1 COMMON ROOM
  - @ BASEMENT
- 28 UNITS (USING 875 SF/UNIT RATIO)
- 10- STUDIOS UNITS
- 4 ONE BEDROOM UNITS
- 12 TWO BEDROOM UNITS
- 2- THREE BEDROOM UNIT

INCLUDING (5) FIVE INCLUSIONARY UNITS

#### FIRST FLOOR PLAN

- 3 STUDIO UNITS
- 1- ONE BEDROOM UNIT
- 2- TWO BEDROOM UNITS
- 1- THREE BEDROOM UNIT

#### SECOND FLOOR

- 3- STUDIO UNITS
- 3- TWO BEDROOMS UNITS
- 1- THREE BEDROOM UNIT

#### THIRD FLOOR

- 2- STUDIO UNITS
- 1- ONE BEDROOMS UNITS
- 4- TWO BEDROOMS UNITS

#### FOURTH FLOOR

- 2- STUDIO UNITS
- 2- ONE BEDROOMS UNITS
- 3- TWO BEDROOMS UNITS

# DEVELOPMENT OF 13 WARWICK ST

### A PASSIVE HOUSE DEVELOPMENT

SOMERVILLE, MA 02145

LIST OF DRAWINGS	DRA APPL 15 SEP 2020		DRA APPL REV 1a 02 JUNE 2021	DRA APPL REV 2 08 JUNE 202	DRA APPL REV 3 26 MAY 2022
GENERAL				}	
T1 TITLE SHEET	Х	Х	Х	Х	Х
EXISTING PLOT PLAN	Х	Х	Χ	x >	Х
C-1 - C-8, S-1 SITE DEVELOPMENT PLANS		Х	Χ	x }	Х
Z0 ZONING ANALYSIS	Х	Х	Х	X	Χ
Z1 ZONING ANALYSIS	Х	Х	Χ	X	Χ
Z2 ZONING ANALYSIS	Х	Х	Χ	X	Х
Z3 ZONING ANALYSIS	Х	Х	Χ	X	X
Z4 ZONING ANALYSIS				\	
L1-L6 LANDSCAPE DWGS INCLUDING GREEN SCORE CAL.	Х	Х	Х	x	Х
				(	
A1 BASEMENT PLAN	Х	Х	X	x \$	Χ
A2 FIRST FLOOR PLAN	Х	Х	Χ	X	Х
A3 SECOND FLOOR PLAN	Х	Х	X	X	Х
A4 THIRD FLOOR PLAN	Х	Х	Χ	x \	Х
A5 FOURTH FLOOR PLAN	Х	Х	Х	x }	Х
A6 ROOF PLAN	Χ	Х	X	X	Х
A7 WARWICK ST ELEVATION	Х	Х	X	x \	X
A8 RIGHT ELEVATION	Х	Х	X	x }	X
A9 COMMUNITY PATH ELEVATION	Х	Х	X	X	X
A10 LEFT ELEVATION	Х	Х	X	x \$	X
A11 CONTEXT ELEVATIONS	Х	Х	X	x }	X
A12 BUILDING SECTION	Х	Х	Х	X	Х
A13 EXTERIOR MATERIAL SHEET	Х	Х	Х	x (	X
A14 LIGHTING PLAN	Х	Х	Х	x }	X
LIGHTING (SEPARATELY)					
ILLUMINANCE PLAN		Х	Х	X	Х
LIGHTING SCHEDULE		Х	Х	Х	Х
LIGHTING TYPES. A,B,C,D		Х	Х	x }	Х
				'	سسا



LOCUS PLAN



ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LL

259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3989

AL

CONSULTANT

PROJECT 13 WARWICK

13 WARWICK ST SOMERVILLE, MA 02145

PREPARED FOR
CEDWAR

78C LAWRENCE ROAD, BOXFORD, MA 01921

DEVELOPMENT, LLC

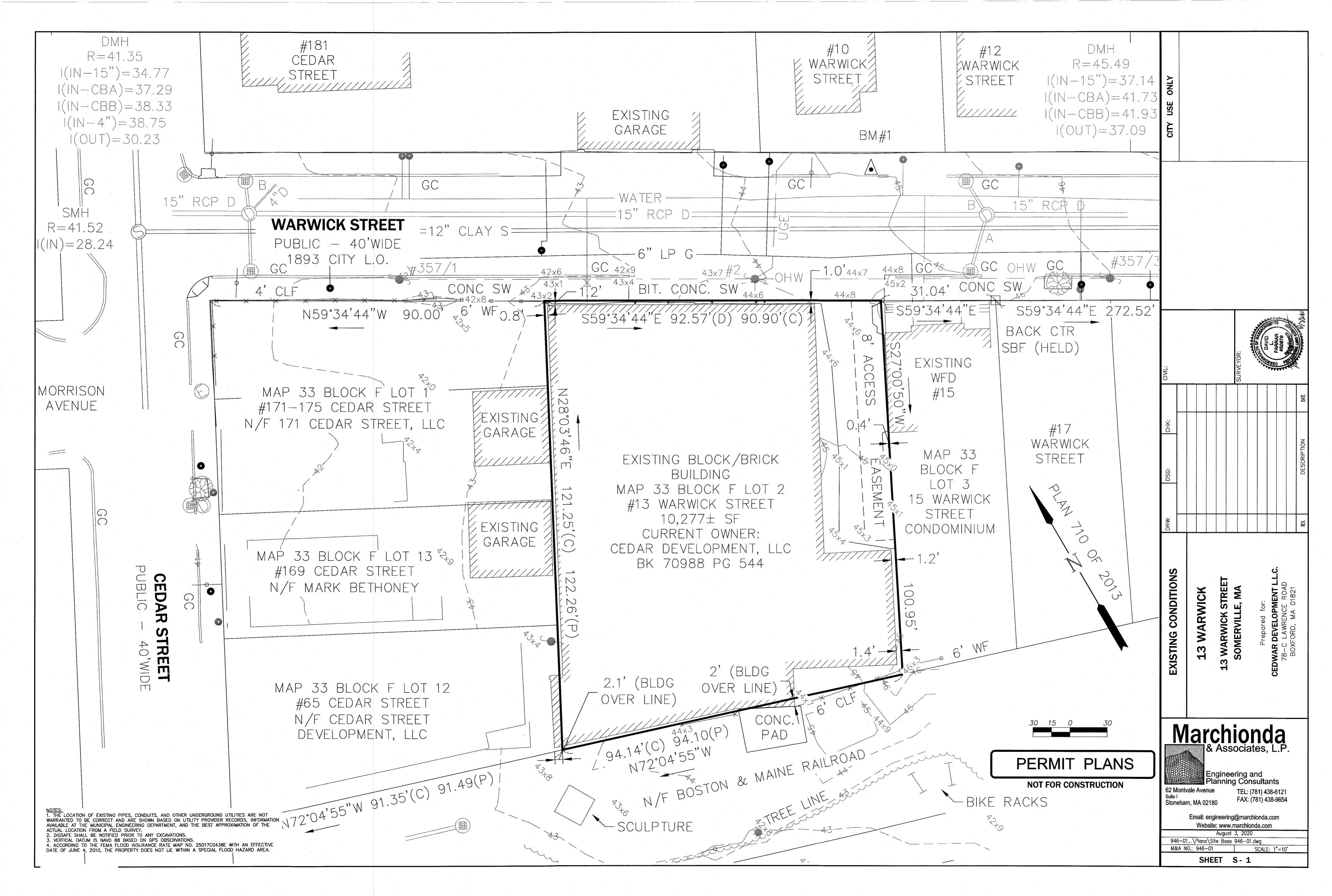
DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

DATE
26 MAY 2022
08 JUNE 2021
02 JUNE 2021
13 APRIL 202
15 SEP 2020
REVIEWED BY PQ

T1



## SITE DEVELOPMENT PLANS

### **FOR**

# 13 WARWICK

# 13 WARWICK STREET SOMERVILLE, MASSACHUSETTS

#### **APPLICANT:**

### CEDWAR DEVELOPMENT, L.L.C.

78-C LAWRENCE ROAD BOXFORD, MA 01821

CURENT OWNER: CEDAR DEVELOPMENT, LLC

ASSESSOR'S REFERENCE MAP 34 BLOCK F LOT 2

<u>DEED REFERENCE</u> BK 70988 PG 544

PLAN REFERENCES
PLAN BOOK 27 PLAN
40
PLAN #16 OF 1889
LC#7679A
1893 WARWICK
STREET ACCEPTANCE
PLAN
PLAN #346 OF 2018

BENCHMARKS (NAVD 88): BM #1 DRILL HOLE IN CONCRETE SIDEWALK ELEVATION = 45.30' BM #2 MAG NAIL ON RECREATIONAL PATH ELEVATION = 42.61'



#### **LOCUS MAP**

SCALE: 1"=200'±
200 400 600

#### **SHEET INDEX**

#### 

13 WARWICK Marchionda

Si

Email: engineering@marchionda.com Website: www.marchionda.com

TEL: (781) 438-6121

PERMIT PLANS

NOT FOR CONSTRUCTION

#### **LEGEND OF PROPOSED SYMBOLS & ABBREVIATIONS**

FINISH GRADE CONTOUR	100
TESTHOLE	TH-A1
PROPOSED EROSION CONTROL BARRIER	
PROPOSED LANDSCAPE RETAINING WALL	
PROPOSED ENGINEERED RETAINING WALL	<i>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</i>
PROPOSED SPOT GRADE	212x0
PROPOSED FLARED END STRUCTURE	•
PROPOSED RIP RAP SLOPE	K
PROPOSED OUTLET CONTROL STRUCTURE (OCS)	
PROPOSED DRAIN LINE	D
PROPOSED DRAIN MANHOLE	•
PROPOSED CATCHBASIN	
PROPOSED DOUBLE CATCHBASIN	
PROPOSED SEWER MANHOLE	• s ——
AND SEWER LINE PROPOSED SEWER SERVICE	
· · · · · · · · · · · · · · · · · · ·	
PROPOSED SANITARY FORCE MAIN	
PROPOSED WATER MAIN PROPOSED WATER SERVICE	
	TE 400.00
TOP OF FOUNDATION ELEVATION	TF=109.00
PROPOSED TREE LINE	$\sim$
PROPOSED FIRE HYDRANT	<b>♣</b>
PROPOSED DRAINAGE FLOW ARROW	-
PROPOSED CENTERLINE	——————————————————————————————————————
PROPOSED FOOTING DRAIN	FD
PROPOSED ELECTRIC	—— Е ——
PROPOSED GAS MAIN	G
PROPOSED GAS MAIN	c
PROPOSED UNDER DRAIN	ub
PROPOSED STOCKADE FENCE	- × <b>-</b> × <b>-</b> × -
PROPOSED WOODEN RAIL	

#### LECEND OF EVICTING CVMDOLC 9. ADDDEVIATIONS

LEGEND OF EXISTING SYMBOLS & A	BBREVIATIONS
EXISTING MAJOR CONTOUR	100
EXISTING MINOR CONTOUR	
EXISTING DRAIN LINE	
EXISTING SEWER LINE	
EXISTING WATER MAIN	
EXISTING GAS MAIN	G G
EXISTING DRAIN MANHOLE	(0)
EXISTING CATCH BASIN	⊞св
EXISTING YARD DRAIN	$\oplus$
EXISTING SEWER MANHOLE	(\$)
EXISTING ELECTRIC MANHOLE	E
EXISTING TELEPHONE/CABLE MANHOLE	<u></u>
EXISTING WATER GATE	w G ○
EXISTING HYDRANT	ď
EXISTING UTILITY POLE	
EXISTING OVERHEAD WIRE	
EXISTING STONE WALL	
EXISTING TREE LINE	
EXISTING SPOT GRADE	x 212.0
EXISTING DWELLING	KuuA
EXTENT OF 100' BUFFER ZONE	
EXTENT OF NO DISTURB/NO BUILD ZONES	
EXTENT OF WETLAND RESOURCE AREA	

#### **LEGEND OF SURVEY SYMBOLS & ABBREVIATIONS**

DRILLHOLE FOUND	DH O
DRILLHOLE SET	DH
DRILLHOLE SET	IR
IRON ROD FOUND	O IR
IRON ROD SET	
IRON PIPE FOUND	IP ©
IRON PIPE SET	IP ●
MASS HIGHWAY BOUND/DRILLHOLE COUNTY BOUND/BACK CENTER COUNTY BOUND/BRASS PIN LEAD PLUG STONE BOUND/DRILLHOLE STONE BOUND CENTER CONCRETE BOUND/DRILLHOLE CROSS CUT FND	MHB  CBBC  CBBPLP  SBDH  SB  CBBH  SFND  SFND  SET
CROSS CUT SET	X3E1
EXISTING DITCH	

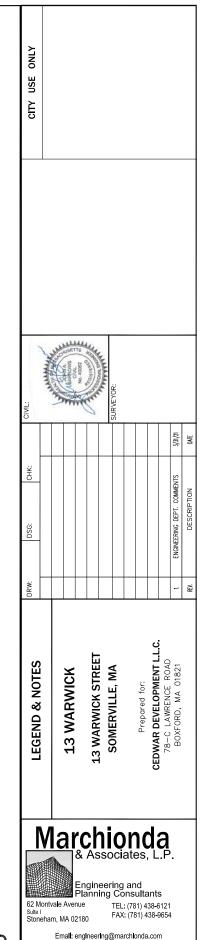
LEGEND MAY INCLUDE SYMBOLS THAT DO NOT APPEAR IN THIS PLAN SET.

#### GENERAL NOTES:

- 1. SEE ARCHITECTURAL ELEVATIONS FOR FURTHER BUILDING DIMENSIONS AND DETAILS. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND ANY OTHER APPLICABLE FEDERAL, STATE, AND/OR LOCAL REQUIREMENTS.
- 3. ALL WALLS GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. FALL PROTECTION SHALL BE PROVIDED AS REQUIRED BY BUILDING CODE.
- 4. ACCESSIBLE ROUTES, ACCESSIBLE PARKING SPACES, ACCESSIBLE RAMPS, ACCESSIBLE SIDEWALKS, AND ACCESSIBLE WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
  5. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ARE SHOWN FOR
- REPRESENTATIONAL PURPOSES ONLY. EXACT LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED UTILITY PERMIT(S) ARE OBTAINED AND SHALL BE RESPONSIBLE FOR NOTIFYING DIGSAFE PRIOR TO ANY EXCAVATIONS.

  6. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE
- COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY OR OTHER CONFLICT SHALL BE ACCURATELY DETERMINED BY THE CONTRACTOR WITHOUT DELAY, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT
- 7. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
- 8. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- 9. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC) SHALL RECEIVE A MINIMUM OF FOUR INCHES LOAM AND SEED UNLESS OTHERWISE SPECIFIED.
- 10. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE
- 11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP. REPAIRS, AND/OR CORRECTIVE ACTION IF SUCH
- 12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE
- CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

  13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- 14. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL CONSTRUCTION ACTIVITIES IN SUCH A MANNER THAT SEDIMENTATION FROM WATER , WIND, OR DIRECT DEPOSIT WILL NOT AFFECT REGULATORY PROTECTED AREAS.
- 15. THIS PROJECT IS NOT SUBJECT TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM OF THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. 16. ALL EROSIÓN AND SEDIMENT CONTROL METHODS AND TECHNIQUES SHALL COMPLY WITH ALL APPLICABLE CITY OF SOMERVILLE REGULATIONS.
- 17. EXISTING CONDITIONS AND UTILITIES FROM PLAN PREPARED BY MARCHIONDA & ASSOCIATES, L.P., DATED; AUGUST 3, 2020
- 18. INSTALLATION OF UTILITIES SHALL CONFORM TO ALL APPLICABLE MASSACHUSETTS AND CITY OF SOMERVILLE REGULATIONS, CODES, AND STANDARDS.
- 19. THIS PLAN PROVIDES INFORMATION FOR EXTERIOR UTILITIES ONLY. UTILITIES INSIDE THE BUILDING TO BE DESIGNED AND SPECIFIED BY OTHERS.
- 20. ROADWAY UTILITY TRENCHES AND PATCHING SHALL BE CONSTUCTED IN ACCORDANCE WITH CITY OF SOMERVILLE REGULATIONS.
- 21. SIDEWALK AND CURB CUT RECONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF SOMERVILLE REGULATIONS.



Website: www.marchionda.com SEPTEMBER 15, 2020

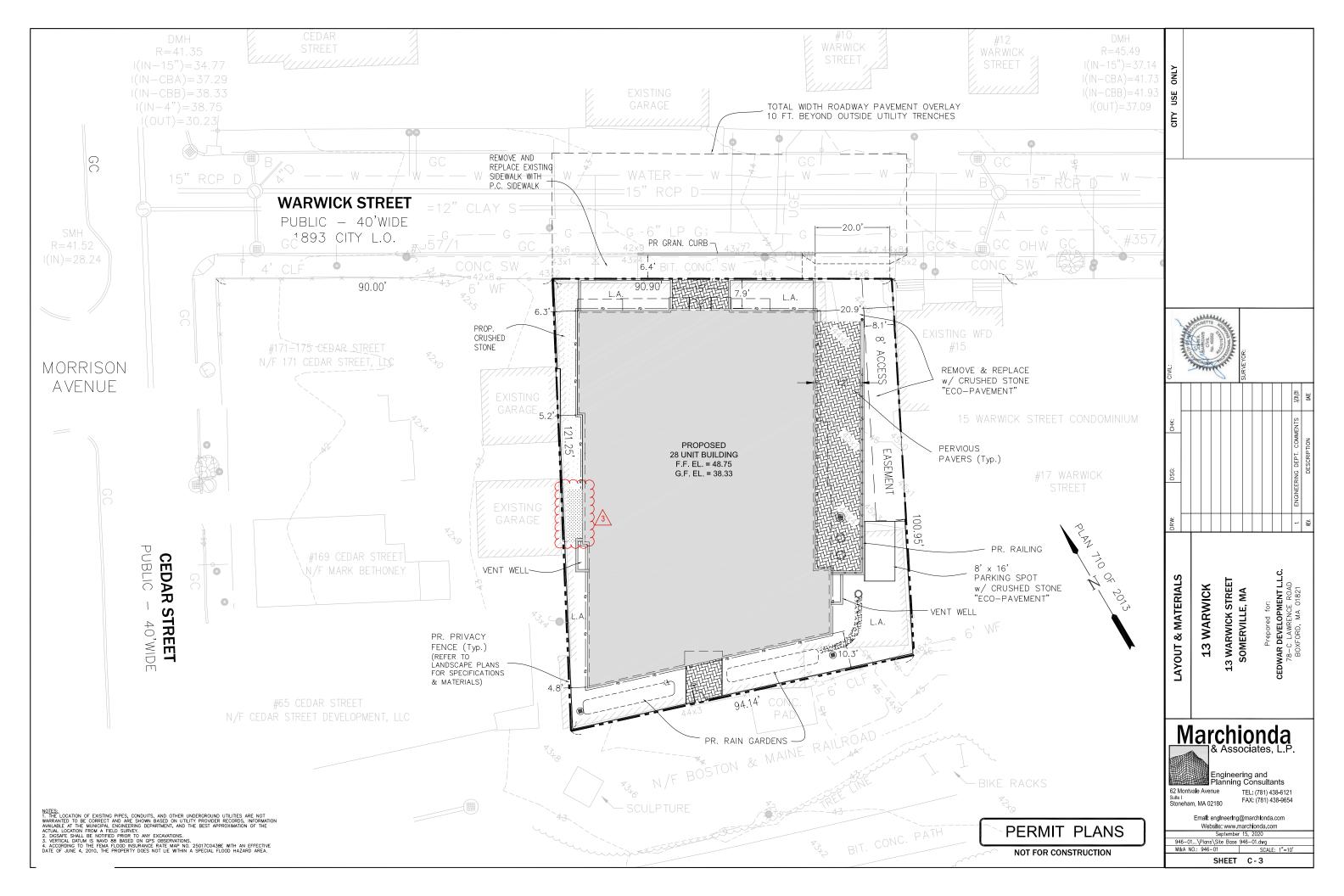
SHEET C-2

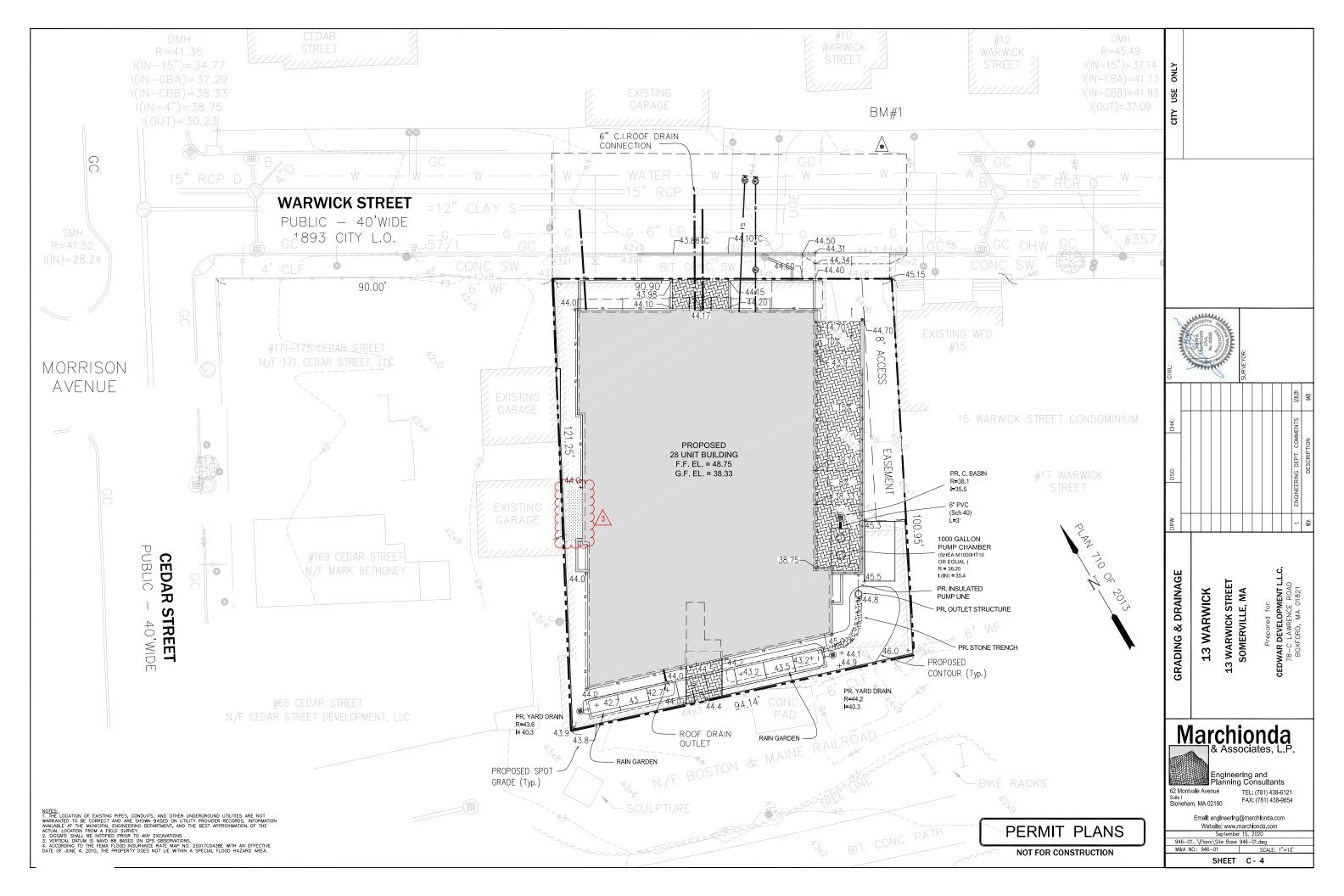
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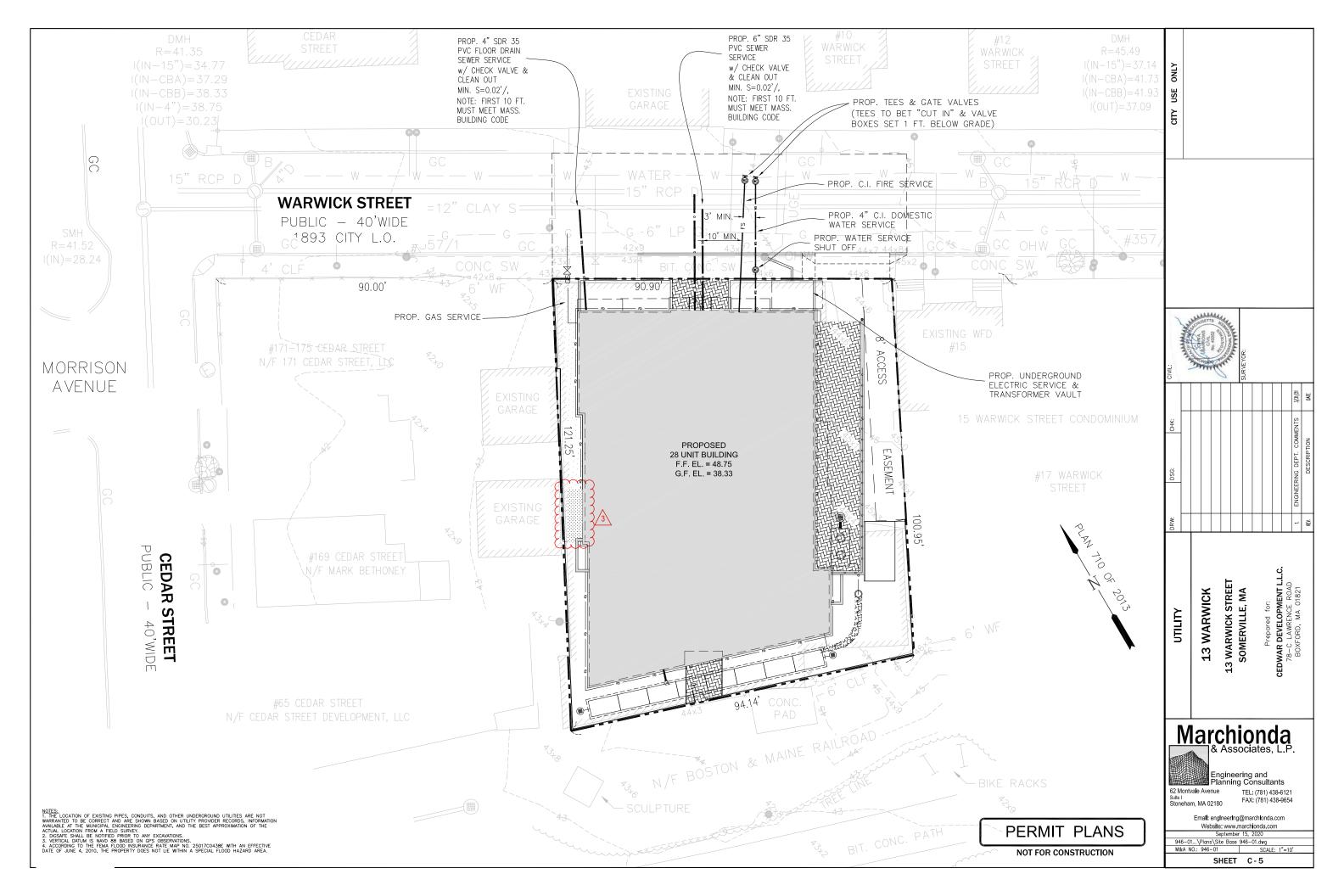
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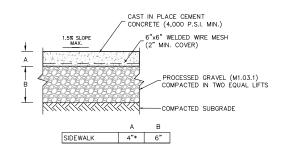
NOT FOR CONSTRUCTION

I PERMITTING PLANS			
	PERM	ITTING	3 PLANS









NOTES:

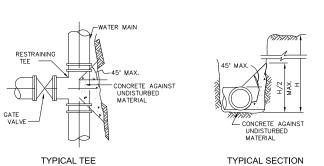
1, PROVIDE LIGHT BROOM FINISH PERPENDICULAR TO PEDESTRIAN/TRAFFIC FLOW.

2. PROVIDE 1/2" EXPANSION JOINT WITH PRE-MOULDED FILLER RECESSED 1/2". EXPANSION JOINTS TO BE PROVIDED 8' O.C. MAX. AND WHERE PAVEMENT ABUTS STRUCTURES OR OTHER VERTICAL SURFACES. PROVIDE 2" SMOOTH STRIP ON EACH SIDE OF EXPANSION JOINT.

3. THICKNESSES INDICATE THICKNESS AFTER COMPACTION.

4. \* 6" CONCRETE THICKNESS REQUIRED IN DRIVEWAY LOCATIONS.

#### CEMENT CONCRETE PAVEMENT SECTION

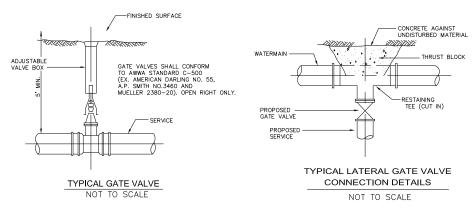


CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.) NOTE:

			•	
BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)				
PIPE SIZE INCHES	45 DEG	1/8 BEND	90 DEG.	PLUG TEES

#### TYPICAL THRUST BLOCK DETAILS

NOT TO SCALE



#### WATER SERVICE CONNECTION TO EXISTING WATER MAIN

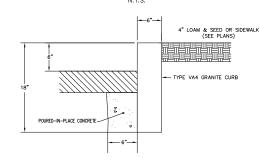
GENERAL WATER NOTES:

1. INSTALLATION OF PIPE AND FITTINGS SHALL CONFORM TO THE STRICTER OF EITHER AWWA STANDARDS OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES. 2. PROVIDE AT LEAST ONE IMPERVIOUS DAM IN GRAVEL EVERY 200 FT AND AT ALL JUNCTIONS (ONE ON

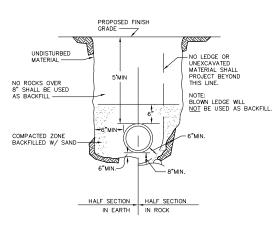
2. FROM E AT LEAST ONE IMPROVIOUS AND IN GRAVEL EVEN 200 THAND AT ALL SONCTIONS (ONE O EACH LEG OF THE JUNCTION) — SEE DETAIL. 3. BEDDING AND BACKFILL SHOWN ON THIS DETAIL REPRESENT MINIMUM REQUIREMENTS AND SHALL BE ADJUSTED IF NECESSARY TO MEET PIPE MANUFACTURER'S REQUIREMENTS.

2" H M A WEAR COURSE -4" H.M.A. BINDER COURSE 4" DENSE GRADED CRUSHED STON (M2.01.7) 8" PROCESSED COMPACTED SUBGRADE

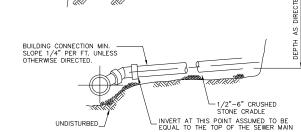
#### TYPICAL PAVEMENT SECTION



#### GRANITE CURB DETAIL



#### WATER SERVICE TRENCH DETAIL NOT TO SCALE



TYPICAL GATE VALVE

NOT TO SCALE

SECTION TYPICAL BUILDING CONNECTION

#### MATERIAL

GENERAL SEWER NOTES:

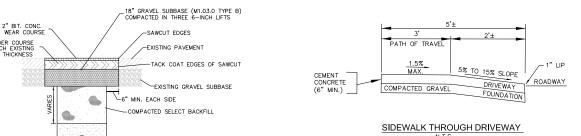
ROADWAY

ADJUSTABLE VALVE BOX

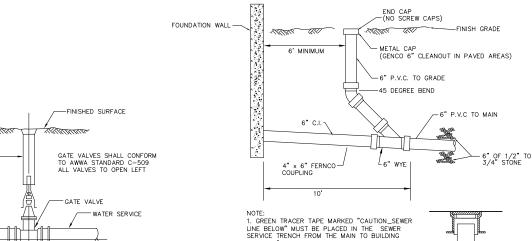
N.T.S.

1. BUILDING CONNECTION PIPE SIZE TO BE SPECIFIED BY PLUMBING ENGINEER.
2. MINIMUM SLOPE FOR BUILDING SERVICES = 1/4 INCH PER FOOT.
3. USE CHIMMEY WHERE SLOPE OF BUILDING SERVICE WOULD OTHERMSE EXCEED 15%.
4. GRANTY SEWER SERVICE SHALL BE SOR-35 PVC OR APPROVED EQUAL
5. SEWERS SHOULD BE LED AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL
SEPARATION OF 10 FEET TO A WATER MAIN THE WATER MAIN SHOULD BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT
LEAST 18" BELOW THE INVERT OF THE WATER MAINS, THE SEWER SHOULD BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES
BELOW THE INVERT OF THE WATER MAINS, THE SEWER SHOULD BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES
BELOW THE INVERT OF THE WATER MAIN. WHEN THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHOULD BE
RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL
LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.

PERMIT PLANS



#### TYPICAL TRENCH & PAVEMENT PATCH DETAIL

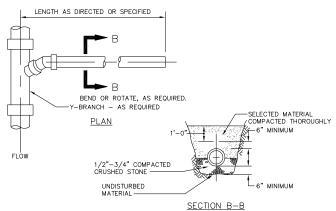


APPX 16" BELOW FINISH GRADE

2. FIRST 10' OF SERVICE FROM THE BUILDING IS SUBJECT MASS. PLUMBING CODE REQUIREMENTS.

#### SEWER SERVICE LINES CLEANOUT & FITTINGS

GENECO COVER IN



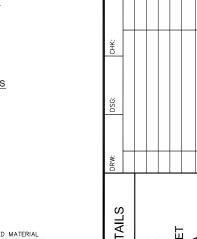
CONSTRUCTION DETAIL 3 33

Engineering and Planning Consultants

62 Montva**l**e Avenue TEL: (781) 438-6121 Sulte I Stoneham, MA 02180 FAX: (781) 438-9654

Website: www.marchionda.com

SHEET C-7



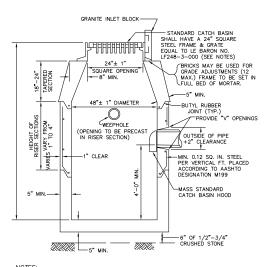
Ö 3 WARWICK STREET SOMERVILLE, MA CEDWAR DEVELOPMENT 78-C LAWRENCE ROAL BOXFORD, MA 01821

Email: engineering@marchlonda.com

946-01...\Plans\const details.dwg

M&A NO.: 946-01 SCALE:

NOT FOR CONSTRUCTION



NOTES:

1. CATCH BASINS TO BE RATED FOR H-20 LOADING
2. NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.
3. DURING CONSTRUCTION, HAY BALES SHALL BE MAINTAINED AROUND ON-SITE CATCH BASINS WHICH SERVICE UNSTABILIZED AREAS OF THE SITE (REFER TO EROSION/SEDIMENTATION CONTROL DETAILS).
4. ALL DRAINAGE STRUCTURES SHALL BE FUNCTIONAL AT THE BINDER COURSE OF PAVEMENT.

N.T.S.

POLYMER CONCRETE OPEN BOTTOM UTILITY BOX — STRONGWELL 6"x8" "PC" STYLE OR APPROVED EQUAL

NOTES:

1. PROVIDE 6" (MIN.) BEDDING OF 3/4" CRUSHED STONE FOR UTILITY BOX.

2. PROVIDE ONE INSPECTION PORT AT EACH END OF EACH CHAMBER ROW.

#### GROUNDWATER RECHARGE SYSTEM INSPECTION PORT DETAIL

4" OUTLET ADAPTER

1. 2 3/8" (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.

2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN.
CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.

#### PERMEABLE PAVERS WITH FULL EXFILTRATION TO SOIL SUBGRADE

TYP. NO. 8 AGGREGATE IN OPENINGS CONCRETE PAVERS MIN. 3 1/8" (80 mm) THICK

-4" (100 MM) THICK NO. 57 STONE OPEN-GRADED BASE

OPTIONAL GEOTEXTILE ON BOTTOM AND SIDES OF OPEN-GRADED BASE

SOIL SUBGRADE - ZERO SLOPE

-BEDDING COURSE 1 1/2 TO 2" (40 TO 50 mm) THICK (TYP. NO. 8 AGGREGATE)

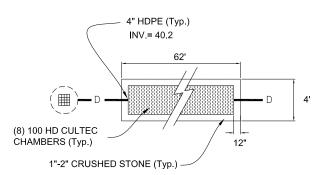
CURB/EDGE RESTRAINT

-MIN. 9" (150 MM) THICK NO. 2 STONE SUBBASE

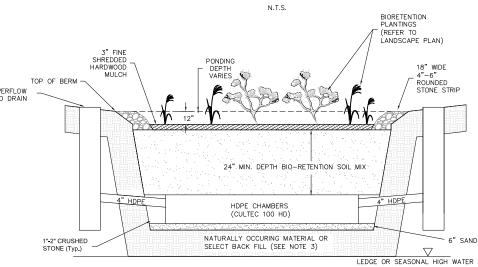
BIO-RETENTION SOIL MIX CULTEC No. 410 FILTER FABRIC (TOP & SIDE ONLY ) 1-2 INCH WASHED, CRUSHED STONE 4" INV. ELEV. = 40.2 CULTEC RECHARGER 100 HD BOT, CHAMBER ELEV. = 39.7 UNSUITABLE MATERIALS ENCOUNTERED CLEAN SAND BELOW SYSTEM SHOULD BE REMOVED. AND REPLACED WITH "SEPTIC" SAND

> RECHARGE SYSTEM TYP. SECTION

> > N.T.S.



RECHARGE SYSTEM N.T.S.



TYPICAL SECTION N.T.S.

BIORETENTION AREA DESIGN NOTES:

1. THE BIORETENTION HERBACEOUS SPECIES PLANTINGS SHALL BE SELECTED FROM THE RECOMMENDED SPECIES LISTED IN THE DEP STORMWATER MANUAL AND APPROVED BY THE LANDSCAPE ARCHITECT

RECOMMENDED SPECIES LISTED IN THE DEP STORMWATER MANUAL AND APPROVED BY THE LANDSCAPE ARCHITECT
2. THE BIORETENTION SOIL SHOULD HAVE A PH BETWEEN 5.5 AND 6.5. THE SOIL MIX SHOULD BE UNIFORM AND FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN 2" IN DIAMETER. CLAY CONTENT SHALL NOT EXCEED 5%.

3. ANY UNSUITABLE FILL MATERIALS (SUCH AS ORGANICS, STUMPS, ETC.) THAT EXIST BELOW THE BIO RETENTION AREA SHALL BE REMOVED TO EXPOSE THE EXISTING SUBGRADE. THE EXCAVATED AREA SHALL BE FILLED WITH CLEAN, ORGANIC FREE, SANDY LOAM, FREE FROM ANY FINES OR DEBRIS. ANY FILL USED SHALL HAVE AN INFILTRATION RATE OF 8 INCHES PER HOUR OR FASTER AFTER PLACEMENT.

4. USE SOILS WITH 1.5% — 3% ORGANIC CONTENT AND MAXIMUM 500—PPM SOLUBLE SALTS.

5. THE TOPSOIL COMPONENT SHALL BE SANDY LOAM, LOAMY SAND OR LOAM TEXTURE.

6. THE COMPOST COMPONENT SHALL BE SANDY LOAM, LOAMY SAND OR LOAM TEXTURE.

7. THE BOTTOM OF THE BIO RETENTION SOIL MIX MUST BE A MINIMUM OF 2' ABOVE SEASONAL HIGH WATER OR SUBSURFACE LEDGE.

8. RAIN GARDENS SHALL BE PROTECTED BY STAKED HAYBALES AROUND THE FULL PERIMETER TO PREVENT SEDIMENT CONTAMINATION AND SOIL COMPACTION.

9. PRIOR TO THE PLACEMENT OF ANY STONE OR FILL MATERIAL, THE BOTTOM OF EXCAVATION SHALL BE INSPECTED BY THE DESIGN ENGINEER ACCOMPANIED BY AN AGENT OF THE TOWN.

BIO-RETENTION SOIL MIX 40% SAND 20-30% TOPSOIL 30-40% COMPOST

SOIL MIX SAND COMPONENT SIEVE % PASSING 2" 100 3/4" 70–100 1/4" 50–80 US #40 15–40 US #200 0–3

PERMIT PLANS

CONSTRUCTION DETAILS O 3 WARWICK STREET SOMERVILLE, MA CEDWAR DEVELOPMENT 78-C LAWRENCE ROAL BOXFORD, MA 01821 WARWICK 13 33 Marchionda

Engineering and Planning Consultants

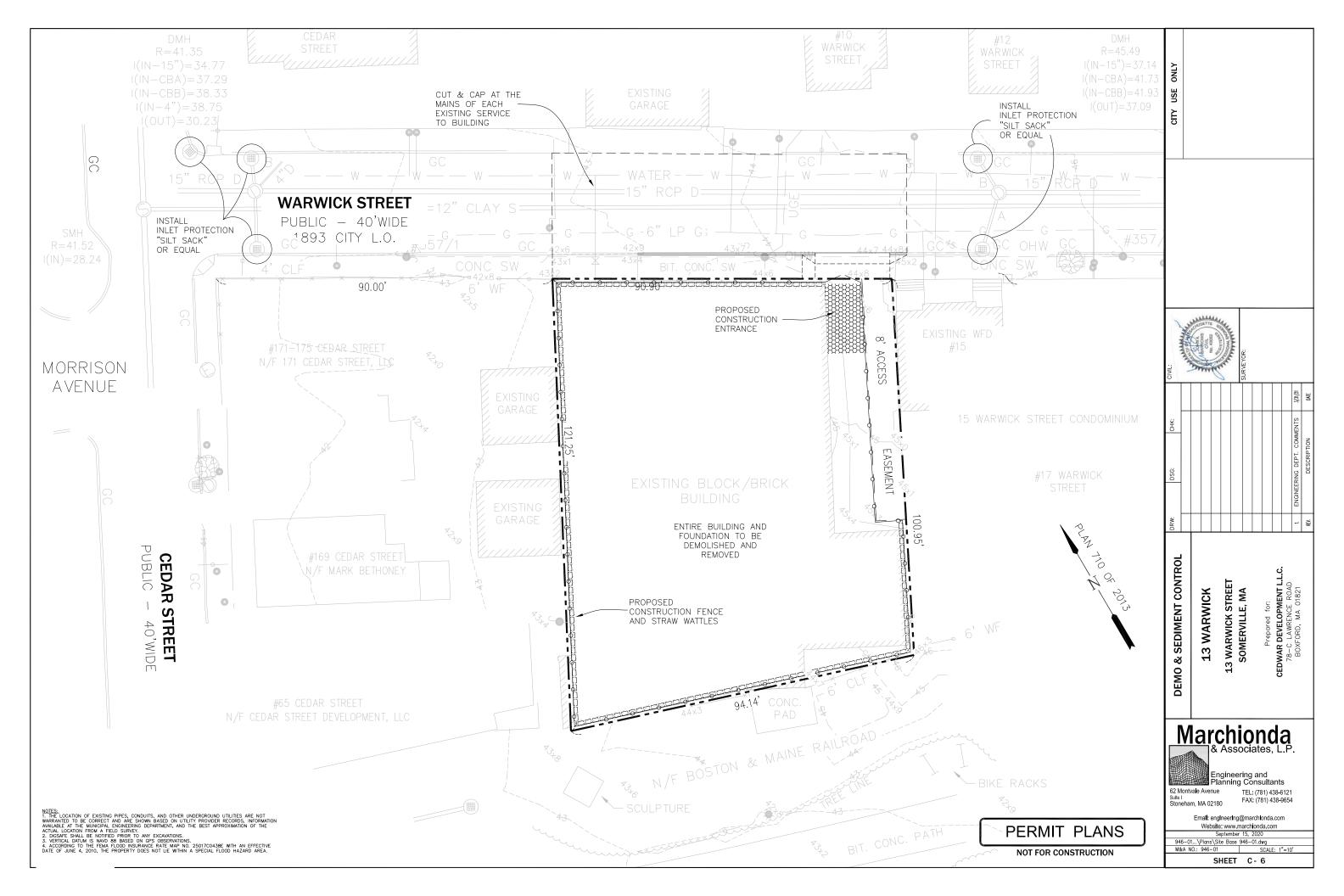
62 Montvale Avenue Sulte I Stoneham, MA 02180 TEL: (781) 438-6121 FAX: (781) 438-9654

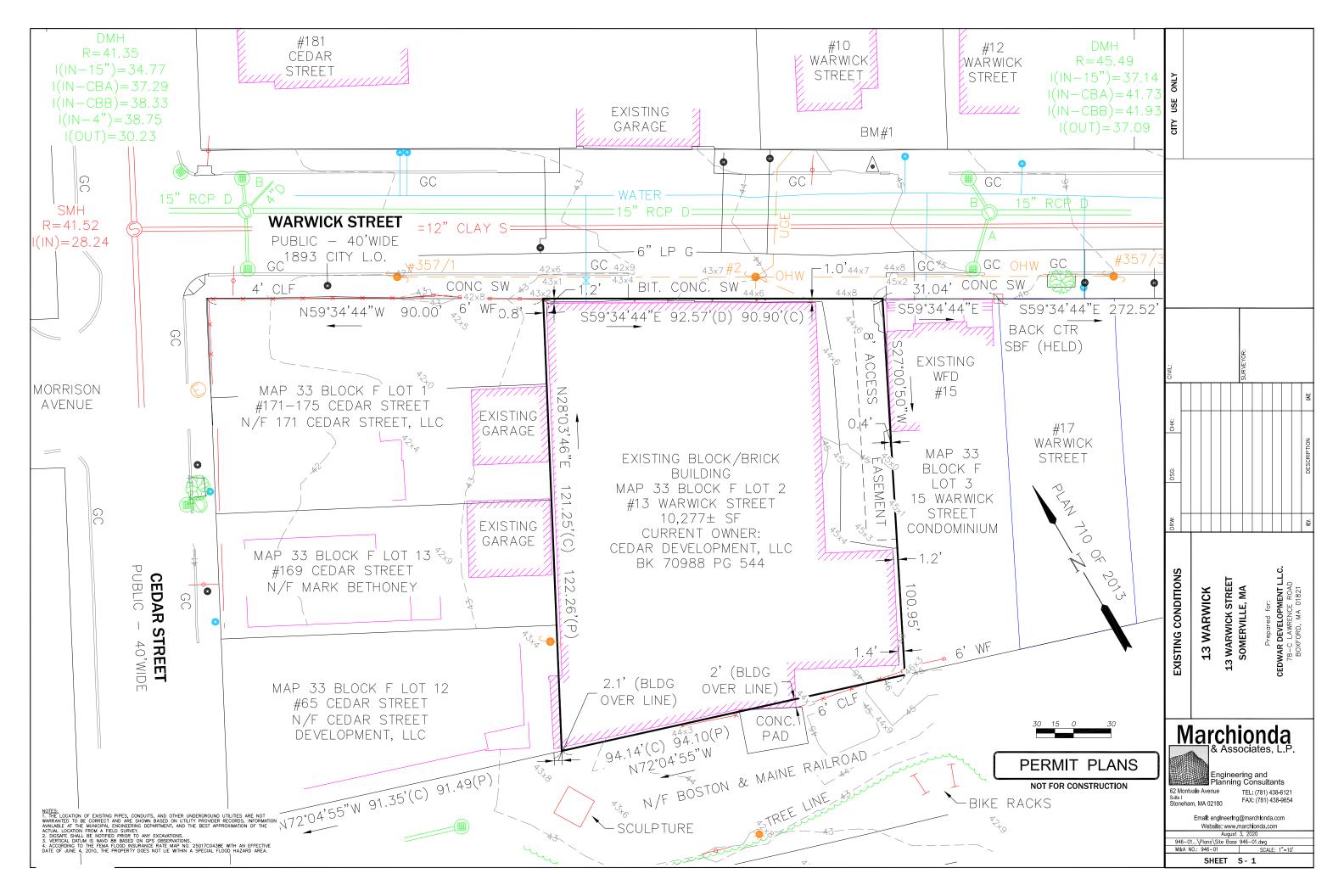
> Email: engineering@marchlonda.com Website: www.marchionda.com

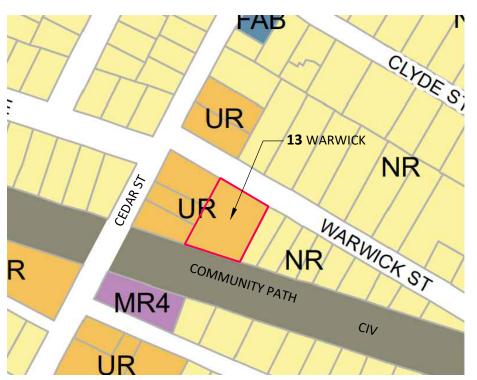
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M&A NO.: 946-01 SCALE: SHEET C-8

NOT FOR CONSTRUCTION



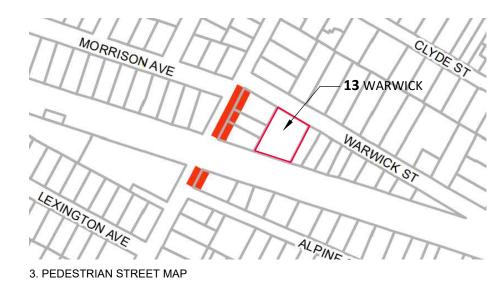




#### 1. ZONING MAP



2. TRANSIT AREA MAP



PREPARED BY: PETER QUINN ARCHITECTS LLC

13 WARWICK ST, SOMERVILLE - DIMENSIONAL TABLE - UR DISTRICT ABUTTING NR ON LEFT SIDE YARD-PASSIVE HOUSE STANDARDS

	ITEM	ALLOWED/ REQUIRED	PROPOSED	COMPLIANCE
	BUILDING TYPE	PER SEC. 3.2	APARTMENT BUILDING	COMPLIES
	LOT AREA	5,220 sf (per min lot width x lot depth)	10,277 sf	COMPLIES
ГОТ	LOT WIDTH	58' min (Front Driveway access)	90.90'	COMPLIES
	LOT DEPTH	90' min	111.1'	COMPLIES
	LOT COVERAGE	65% max	63% (6,432.9 sf) 63% (6,484.9 sf)	COMPLIES
	GREEN SCORE	0.35 min	0.37 (See Landscape drawing)	COMPLIES
	FRONT, PRIMARY	10' min, 20' max	N/A	N/A
w		8.4' min per 3.2.13.a	8.5' (See Z1)	COMPLIES (See 3.2.13.a)
SETBACKS	FRONT, SECONDARY	10' min, 20' max	N/A	N/A
SETB	RIGHT SIDE (8" max insul. encroachment)	5' min	4'-10" + 2" encroachment	COMPLIES
	LEFT SIDE (8" max insul. encroachment)	20' min abutting NR	19'-5" + 7" encroachment	COMPLIES
	REAR	10' min abutting Civic	10.2'	COMPLIES
KING	PRIMARY FRONT SETBACK	20' Min	41.9'	COMPLIES
PARKING SETBACK	SECONDARY FRONT SETBACK	10' Min	N/A	N/A
	MAX FLOOR PLATE	7,000 gsf	6,221 <del>6,234</del>	COMPLIES
		16,000 gsf w/ forecourt	N/A	N/A
BUILDING	NO. OF STORIES	2 min, 4 max	4 (± 48.4')	COMPLIES
BUIL	STORY HEIGHT	10' min, 12' max	11'	COMPLIES
	GROUND FLOOR ELEVATION	2' ft min	4.4' From Average Grade	COMPLIES
	ROOF TYPE	Flat , Mansard	Flat	COMPLIES
CADE	FACADE FACING WARWICK ST	15% min/ 50% max	24% min / 32% max (se Z3)	COMPLIES
FAC	FACADE FACING CIVIC SPACE	15% min/ 50% max	21% min / 25% max (se Z3)	COMPLIES
	GROSS FLOOR AREA / DU (5,000+ sf lot)	875 gsf / DU, Passive house	26,718 / 28 DU = 954 gsf 26,716 / 28 DU = 954 gsf	COMPLIES
Շ	OUTDOOR AMENITY	1 / DU min or	N/A	N/A
USE / OCCUPANCY		24 sf / DU x 28 DU = 672 sf shared per Glossary item 5.vii.(c)	Common Roof Deck 745 sf Common Roof Deck 788 sf	COMPLIES (See Glossary item 5.vii.(c))
	NO. OF PARKING	None	12 Spaces for 28 DU	COMPLIES
			within 1/2 mile transit zone	
	NO. OF BIKE PARKING	None	36 Bike Spaces	COMPLIES
REQ'D ADUS	0 TO 3 UNITS	None	N/A	N/A
A.R.	4 TO MORE UNITS	20% of units	28 DU X 0.2 = 5.6 = 5 ADUs Plus 0.6 payment	COMPLIES
ALLE	DIMENSIONS ARE APPROXIMATE & PENDII	NG PLOT PLAN VERIFICATION		

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION. SEE DIMENSIONAL SITE PLAN.

### PETER QUINN ARCHI TECTS

PROJECT: WARWICK 13

ARCHITECTURE
PLANNING
COMMUNITY DESIG

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3989



CONSULTANT

13 WARWICK

13 WARWICK ST SOMERVILLE, MA 02145

PREPARED FOR

CEDWAR DEVELOPMENT, LLC

78C LAWRENCE ROAD, BOXFORD, MA 01921

DRAWING TITLE

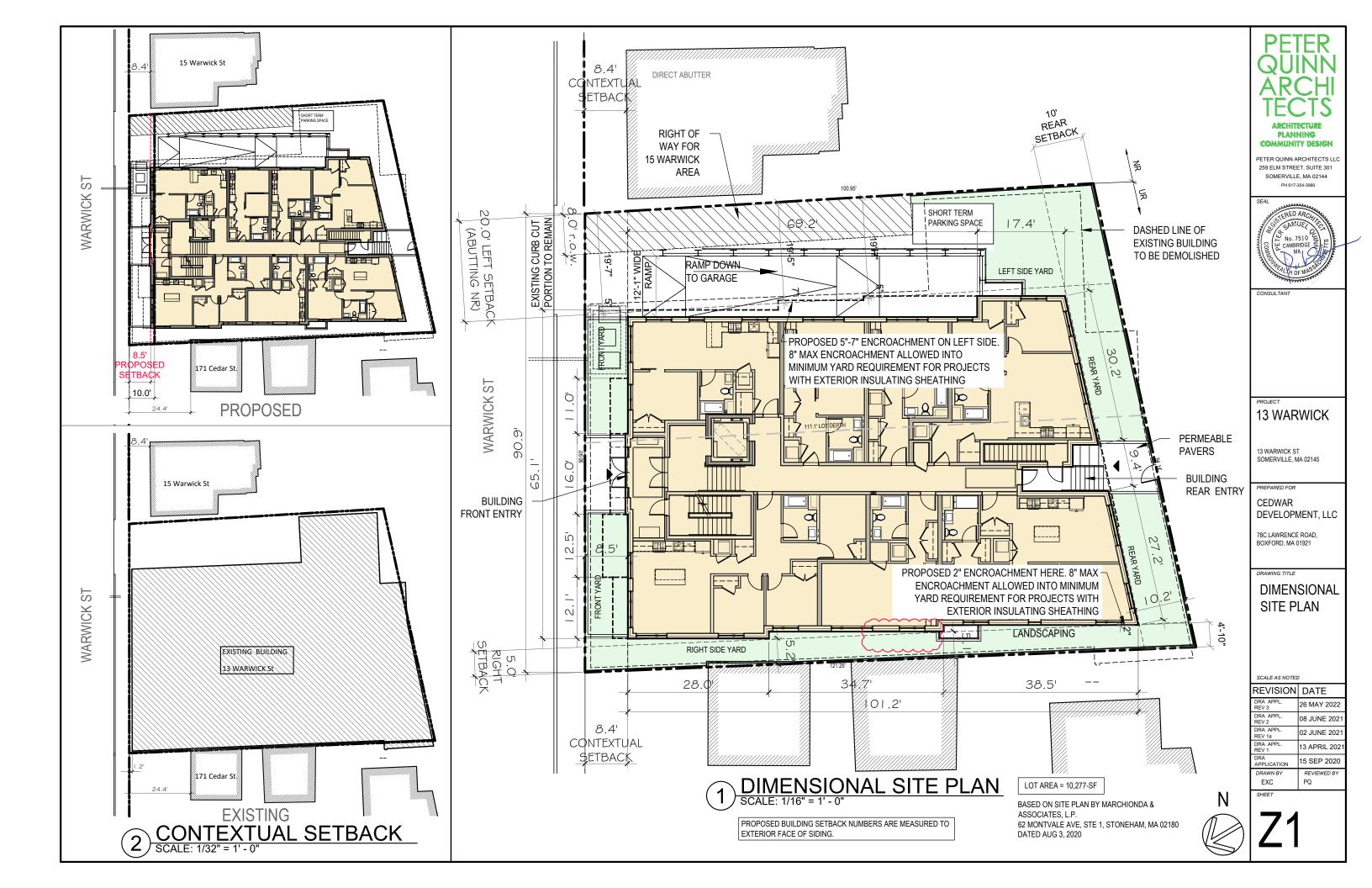
DIMENSIONAL TABLE

SCALE AS NOTED

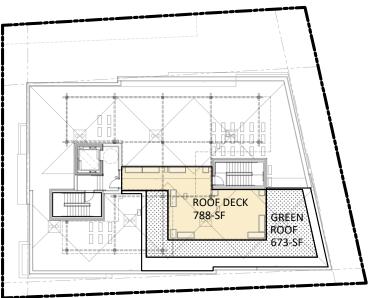
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DRA APPL. REV 2	08 JUNE 202
DRA APPL. REV 1a	02 JUNE 202
DRA APPL. REV 1	13 APRIL 202
DRA APPLICATION	15 SEP 2020
DRAWN BY	REVIEWED BY
EXC / MY	PQ

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REQUIRED AMENITY SPACE 24 SF PER UNIT. NUMBER OF UNITS 28

24 X 28 = 672 SF REQUIRED.

NOT GFA GFA

3,473

3,473

PROPOSED RESIDENTIAL GFA AREA NOT INCLUDED ON GFA FOR UNIT CALCULATION

625

6,078

6,221

6,221

5,859

1,714

26,718

30,191

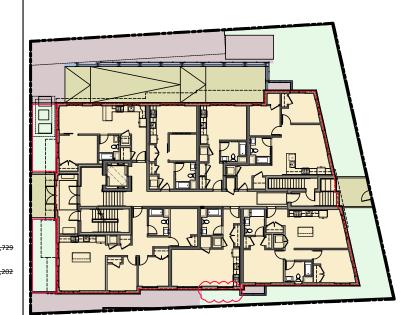
26,718 ÷ <del>26,729</del>

30.53 30.55

PROPOSED ROOF DECK SQUARE FOOTAGE 788-SF

PLUS 673-SF OF GREEN ROOF AREA

# 2 OUTDOOR AMENITY CALC. SCALE: 1/32" = 1' - 0"



ITEM	497 <sub>W</sub> ×	COEFFICE	CONTRIBUTION
IMPERVIOUS AREA	5,960-SF	1.0	5,960-SE
IMPERMEABLE CONCRETE OR SIMILAR	<del>183-SF</del> 131-SF	1.0	131-SF <del>183-SF</del>
PERMEABLE PAVERS	1,036-SF	0.33	341.9-SF
LANDSCAPED AREA - NOT CONTRIBUTING TO LOT COVERAGE	1,781-SF	0.0	0-SF
PEMEABLE MATERIAL - NOT CONTRIBUTING TO LOT COVERAGE	GE 1,287-SF	0.0	0-SF

TOTAL: (6,432.9-SF 6,484-

LOT COVERAGE
SCALE: 1/32" = 1' - 0"

259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3989



13 WARWICK

13 WARWICK ST SOMERVILLE, MA 02145

PREPARED FOR

CEDWAR DEVELOPMENT, LLC

78C LAWRENCE ROAD, BOXFORD, MA 01921

DRAWING TITLE

ZONING **ANALYSIS** 

SCALE AS NOTED

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DRA APPL. REV 1a	02 JUNE 202
DRA APPL. REV 1	13 APRIL 202
DRA APPLICATION	15 SEP 2020
DRAWN BY EXC	REVIEWED BY
LAG	١ ٧

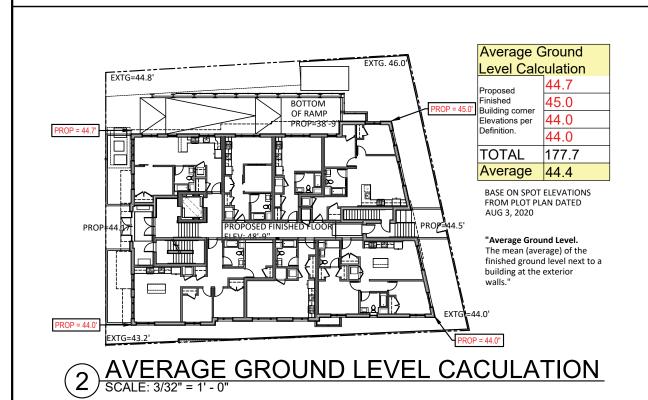


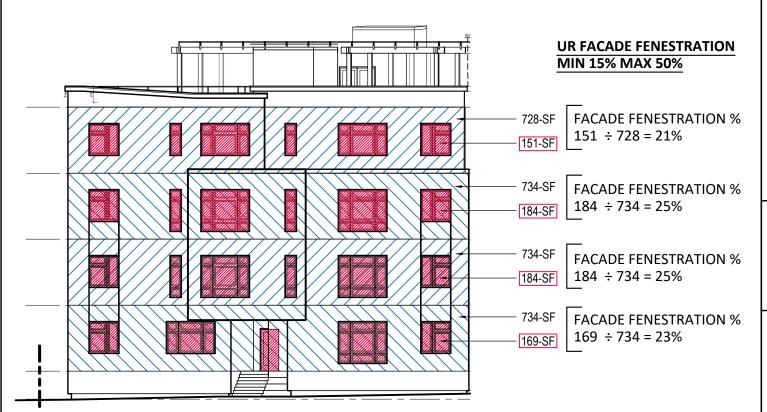
FACADE FACING CIVIC SPACE



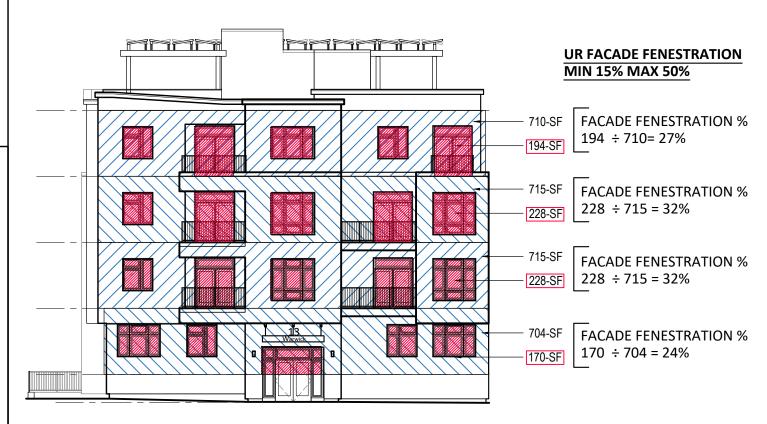
**FACADE FACING WARWICK ST** 







#### **FACADE FACING CIVIC SPACE**



**FACADE FACING WARWICK ST** 





ARCHITECTURE
PLANNING
COMMUNITY DESIG

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3989



CONSULTANT

13 WARWICK

13 WARWICK ST SOMERVILLE, MA 02145

PREPARED FOR

CEDWAR
DEVELOPMENT, LLC

78C LAWRENCE ROAD, BOXFORD, MA 01921

DRAWING TITLE

ZONING ANALYSIS

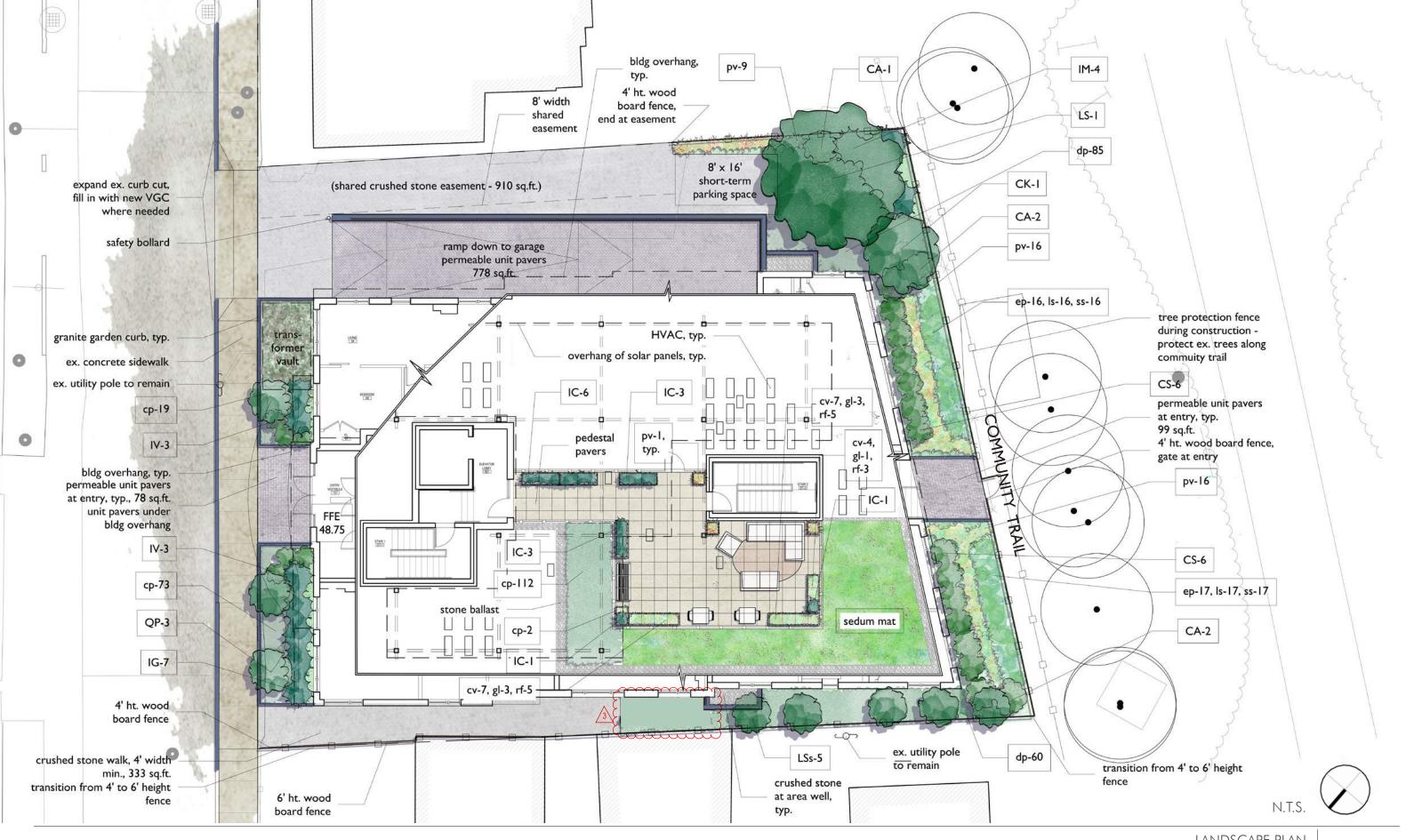
FACADE FENESTRATION

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DRA APPL. REV 1	13 APRIL 2021
DRA APPLICATION	15 SEP 2020
DRAWN BY EXC/MY	REVIEWED BY PQ

SHEET

**Z**3





LANDSCAPE PLAN

13 WARWICK STREET

SOMERVILLE, MA

JUNE 8, 2020

REVISED MARCH 29, 2021

#### PROPOSED PLANT LIST SYMB QTY. LATIN NAME **COMMON NAME** SIZE **NOTES TREES** CK I Cornus kousa Kousa Dogwood 2-2.5" cal. B&B LS Liquidambar styraciflua Sweet Gum 2.5-3" cal. B&B native LSs 5 Liquidambar styraciflua 'Slender Silhouette' Fastigiate Sweet Gum 2.5-3' cal. B&B native 3 QP Quercus palustris 'Green Pillar' Fastigiate Pin Oak 3" cal. B&B native **SHRUBS & VINES** CA 4 Clethra alnifolia Summersweet 5 gal. Pots native, $\geq 2'$ ht. 12 CS Cornus sericea 'Arctic Fire' Dwarf Redtwig Dogwood 5 gal. Pots native, $\geq 2'$ ht. IC 14 llex crenata 'Hetzii' Japanese Holly 3 gal. Pots ≥ 2' ht. IG 7 Ilex glabra 'Shamrock' Inkberry 5 gal. Pots native, ≥ 2' ht. IM 4 llex meservea 'Blue Girl' Blue Holly 5 gal. Pots ≥ 2' ht. IV 6 Itea virginica 'Little Henry' Dwarf Virginia Sweetspire native, ≥ 2' ht. 5 gal. **Pots HERBACEOUS** 206 Carex pennsylvanica 2 gal. Pennsylvania Sedge Pots, 15" o.c. native, < 2' ht. СЪ 18 Coreopsis verticillata 'Zagreb' Whorled Tickseed 2 gal. Pots, 18" o.c. native, < 2' ht. CV 145 Dennstaedtia punctilobula dр Eastern Hayscented Fern 2 gal. Pots, 24" o.c. native, < 2' ht. Echinacea purpurea 'Green Jewel' 33 Green Coneflower 2 gal. Pots, 18" o.c. native, < 2' ht. Gaura lindheimeri 'Whirling Butterflies' 7 Beeblossom 2 gal. Pots native, $\geq 2'$ ht. 33 Lobelia siphilitica ls Blue Cardinal Flower 2 gal. Pots, 18" o.c. native, $\geq$ 2' ht. Panicum virgatum 'Shenandoah' 44 **Dwarf Red Switchgrass** 2 gal. Pots, 24" o.c. native, $\geq$ 2' ht. Þ۷ Rudbeckia fulgida rf 13 Orange Coneflower 2 gal. Pots, 18" o.c. native, < 2' ht. 33 Schizachyrium scoparium 'The Blues' Little Bluestem Pots, 18" o.c. native, $\geq$ 2' ht. SS 2 gal.



Panicum virgatum
'Shenandoah'
Red Switchgrass



Approx. 502 sq.ft. Sedum-Mix Blanket by Sempergreen

Schizachyrium scoparium 'The Blues' Little Bluestem



Coreopsis verticillata 'Zagreb' Whorled Tickseed



Echinacea purpurea 'Green Jewel' Green Coneflower



Gaura lindheimeri 'Whirling Butterflies' Beeblossom



Lobelia siphilitica Blue Cardinal Flower



Clethra alnifolia Summersweet

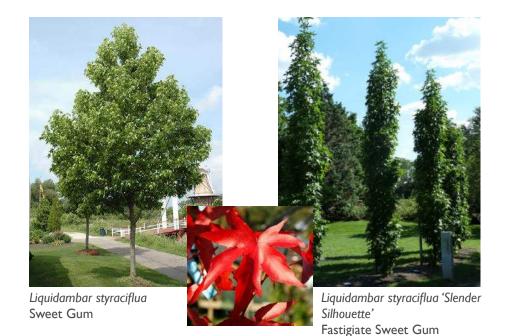


Itea virginica 'Little Henry'

Dwarf Virginia Sweetspire



Cornus sericea 'Arctic Fire'
Dwarf Redtwig Dogwood







Quercus palustris 'Green Pillar' Fasitigate Pin Oak



### 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.

### 13 Warwick Street 10,277 SF Total

Key		Multiplier	Bonus	Credit	
Α	Soils   Landscaped Area with a soil depth => 24 inches	.6	DP .1	1,046.0	732.2
В	Soils   Pervious Paving with 6 to 24 inches of subsurface soil or gravel	.2	DP .1	2,197.2	659.2
С	Plants   Vegetation less than two feet tall at maturity	.2	NS .1	657.4	197.2
D	Plants   Vegetation at least two feet tall at maturity	.3	NS .1	(164)12	787.2
E	Trees   Small Tree	.6	NS .1	(9)50	315
F	Trees   Large Tree	.6	NS .1	(1)450	315
G	Engineered Landscape   Rain Garden/ Bioswale	1.0	NS .1	585.7	644.3
Н	Engineered Landscape   Green Roof with up to 6" of growth medium	.1		502.8	50.3
I	Engineered Landscape   Green Roof of 10"-24" growth medium	0.6		110	66
	Total				3,766.4
	Green Score Bonus Publicly Visible Landscape = PV = .1 Native Species = NS = .1 De-Paved Lot Area = DP = .1				

3,766 / 10,277 = .37 Green Score

**Table 10.4.2 Green Score Bonuses** 

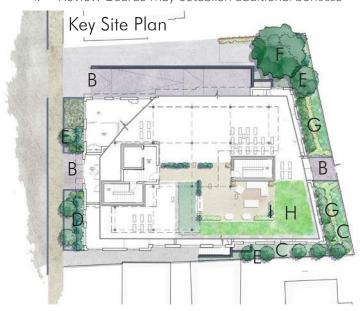
	Credit	Multiplier
<b>Bonus Credits</b>		
Publicly visible landscape	-	0.1
Native species		0.1
High value species		0.1
50% of irrigation is harvested rainwater		0.1
Food cultivation		0.1
De-paved LOT AREA		0.1

#### 5. Calculation

- a. Green Score is calculated as follows:
  - i. Determine total LOT AREA.
  - ii. 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.
  - iii. 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.
  - iv. Add the weighted score of all landscape elements together.
  - v. Divide the resulting sum by the area of the LOT to determine the final Green Score.
  - vi. If necessary, redesign the landscape plan to achieve the required GREEN SCORE.

#### b. Bonuses

i. Review Boards may establish additional bonuses

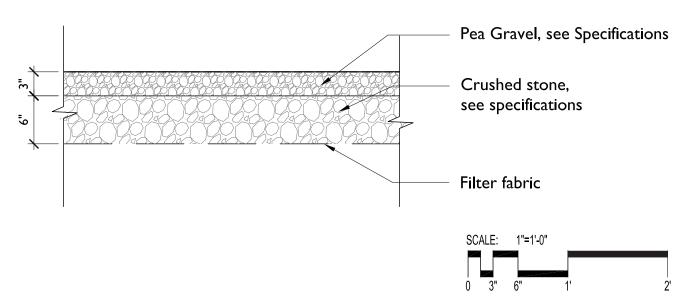


REVISED MARCH 29, 2021



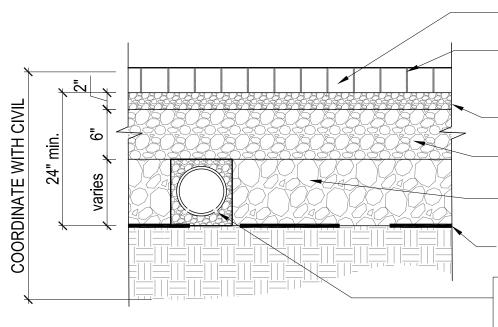


### CRUSHED STONE PAVING DETAIL



Existing Aspalt Paving at southeast portion of site: Proposed permeable unit pavers and crushed stone paving as shown on plan





Permeable pavers by Unilock, see specifications permeable joint opening aggregate; filled with  $\frac{1}{8}$ " open graded crushed, angular stone; (ASTM #8)

2" Leveling Course open graded stone (ASTM #8)

Base Course  $\frac{3}{4}$ "-1" open graded stone no fines (ASTM #57)

Reservoir Course I  $\frac{1}{2}$ "-3" open graded stone no fines (ASTM #2)

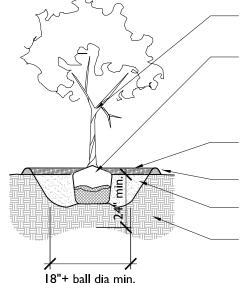
Geotextile soil separation, see specification

pvc underdrain pipe; location as shown on Civil drawings, install if infiltration is less than 0.5 in./hr. typ. if shown in Civil drawing

#### Notes:

- 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.

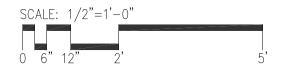




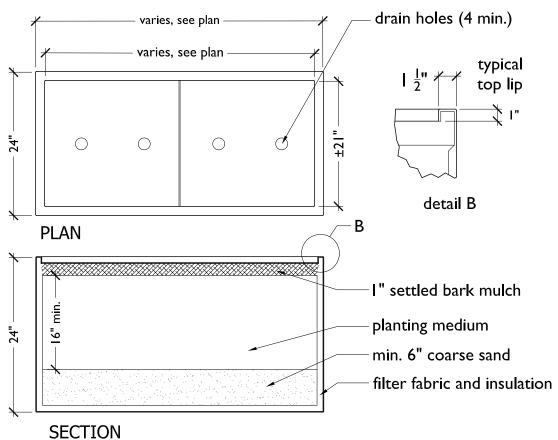
tree or shrub

ropes at top of rootball shall be cut, remove top 1/3 of burlap, non-biodegradable material shall be totally removed settled pine mulch 3" min.

create saucer with topsoil 2" min. gently compacted planting mixture subsoil, loosened to 24" min.



#### PLANTER DETAIL

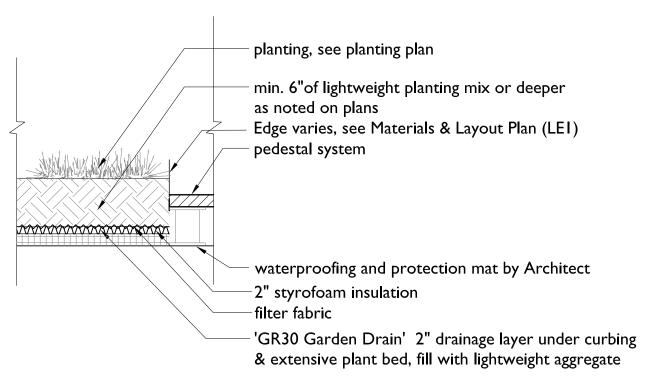


#### Note:

- I. Wilshire Planter by Tournesol
- 2. Provide 4 drain holes.
- Provide I" flexible fifoil insulation on interior walls and bottom (with drain holes). Align holes for clear drainage.
- 4. Filter fabric shall extend to -2" from top lip.5. Color and texture shall be approved by LA
- 6. See Specification

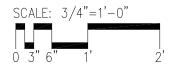


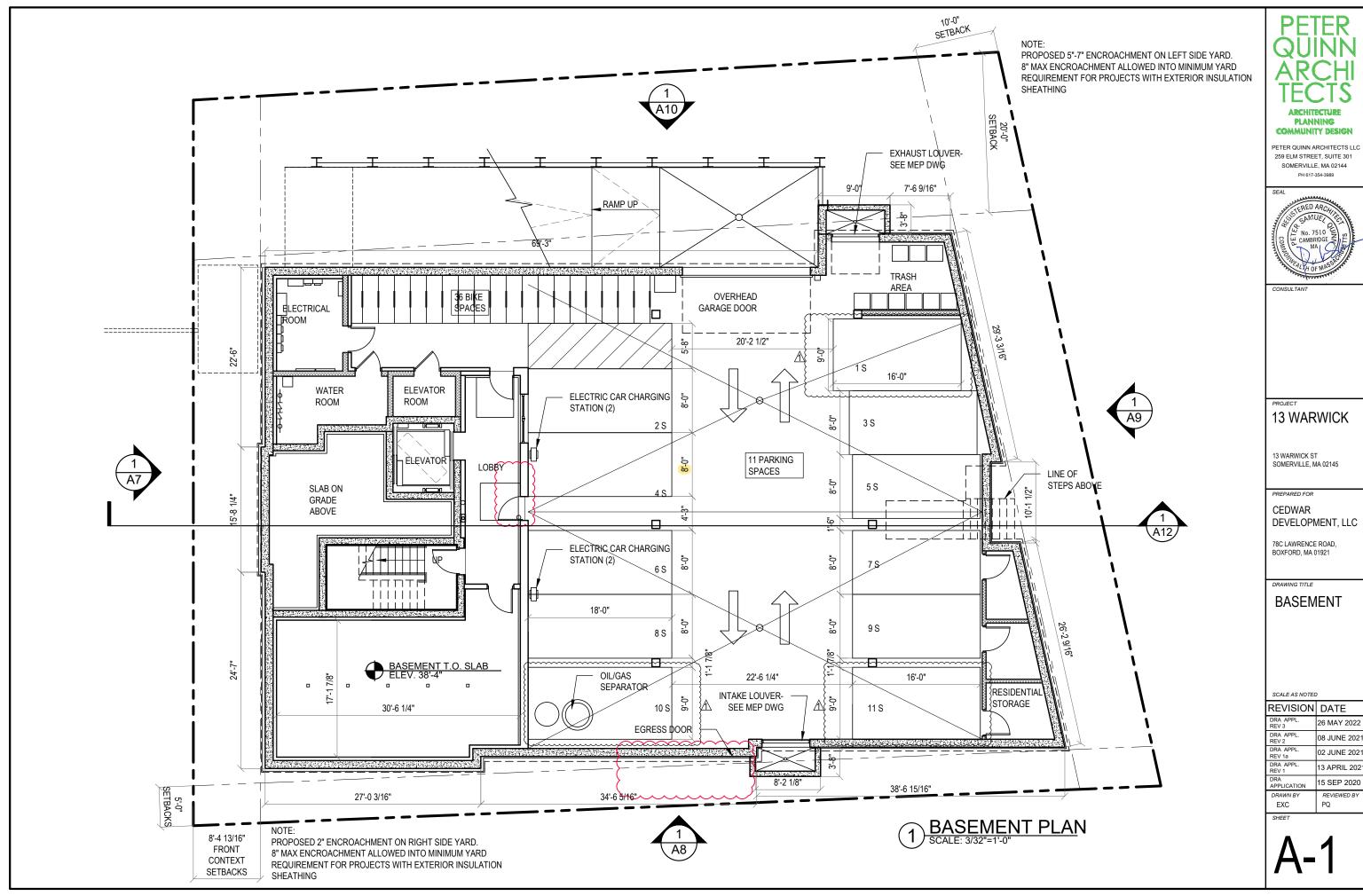
#### EXTENSIVE GREEN ROOF DETAIL



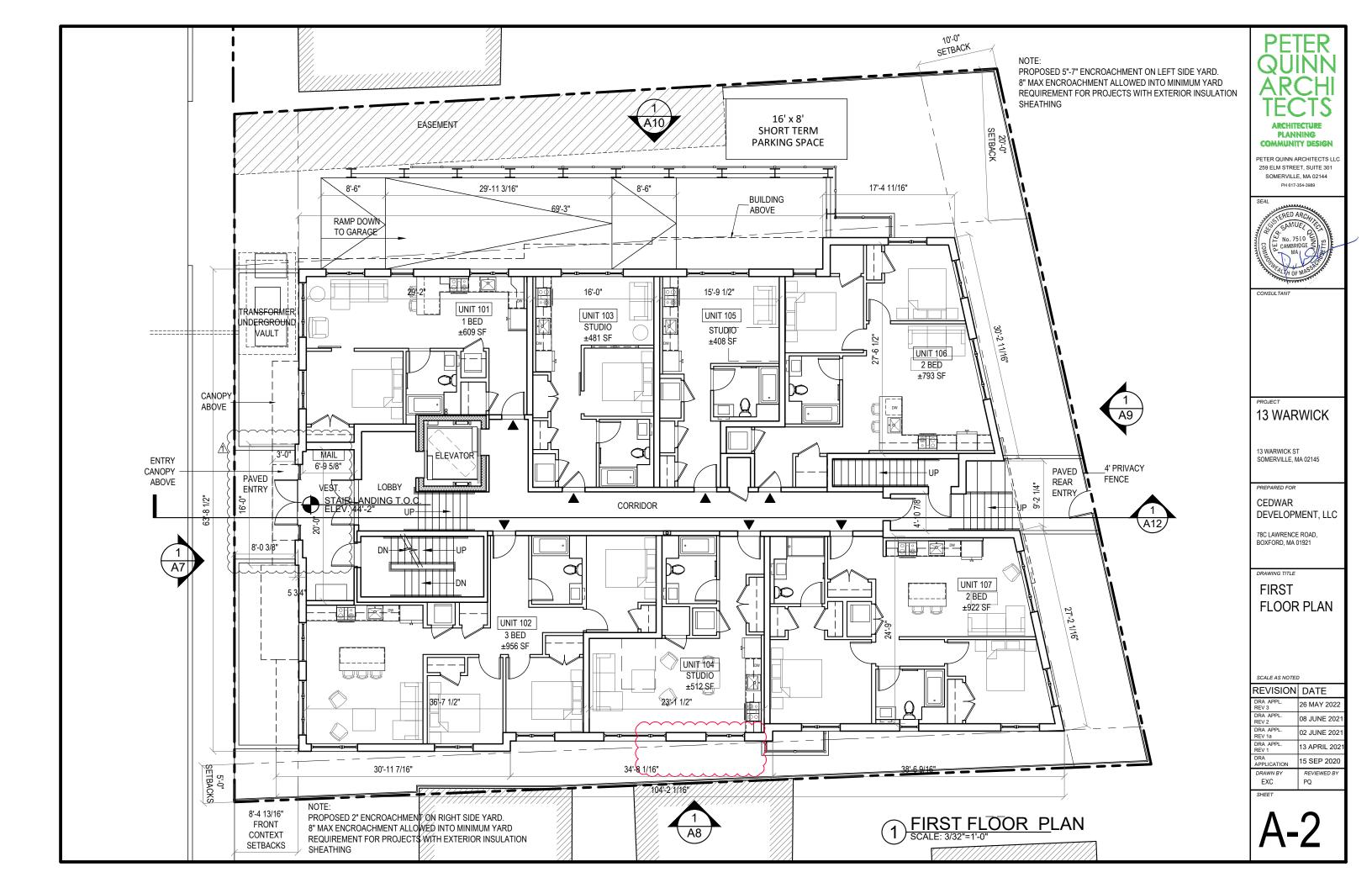
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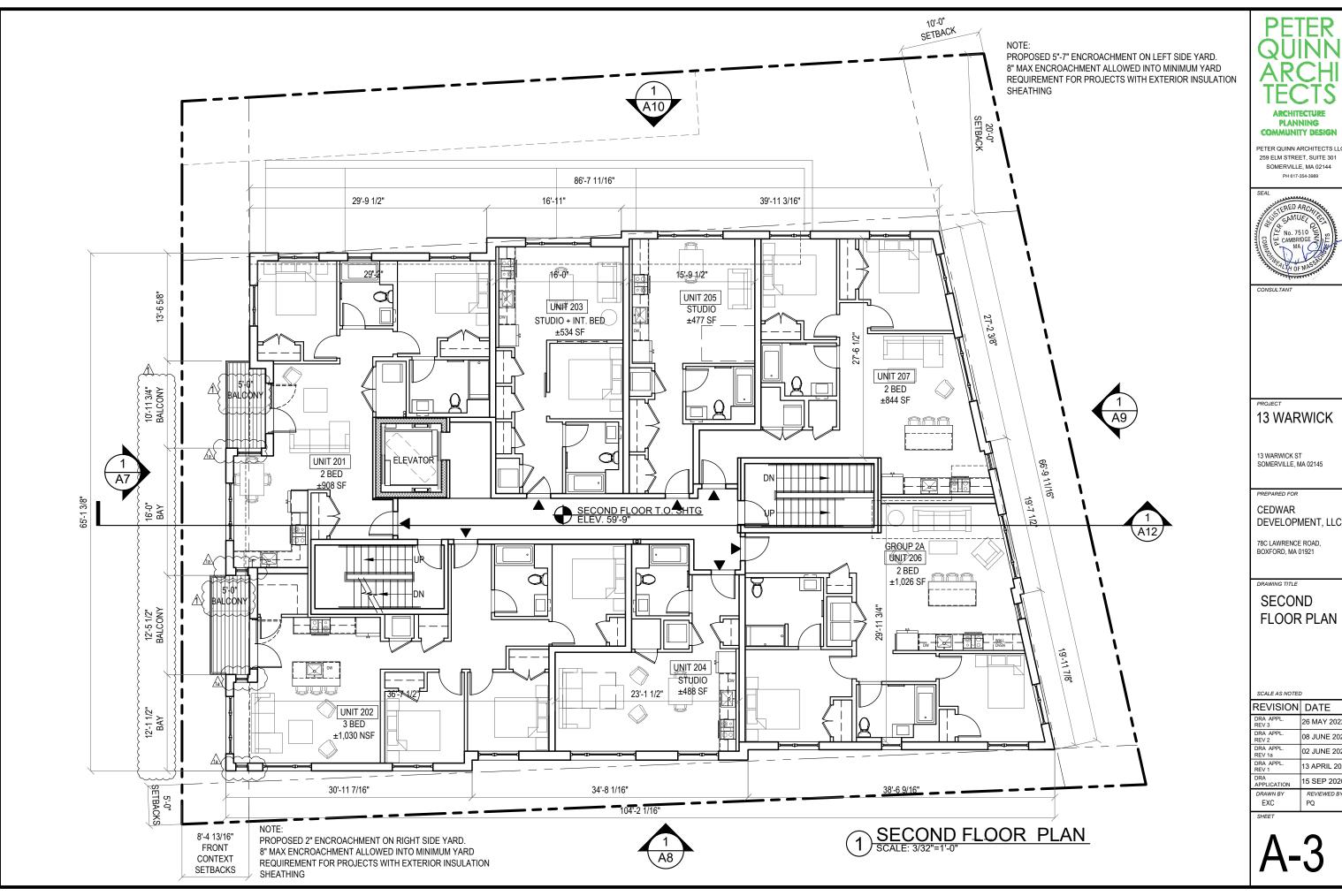
Create level finish grade at all pedestrian paving surfaces on roofdeck. Adjust pedestal heights to create level finish grade.











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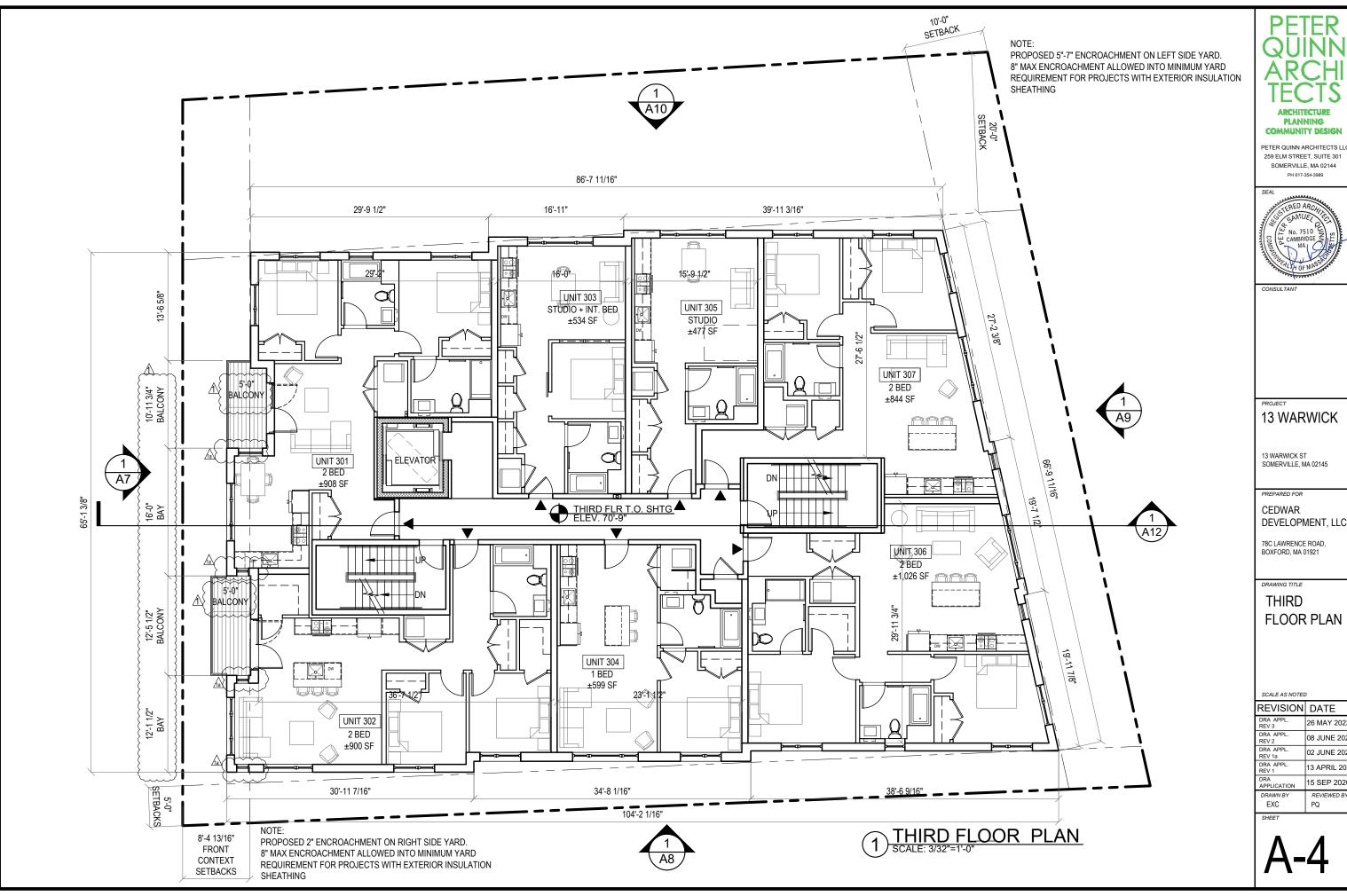
SOMERVILLE, MA 02145

DEVELOPMENT, LLC

78C LAWRENCE ROAD, BOXFORD, MA 01921

FLOOR PLAN

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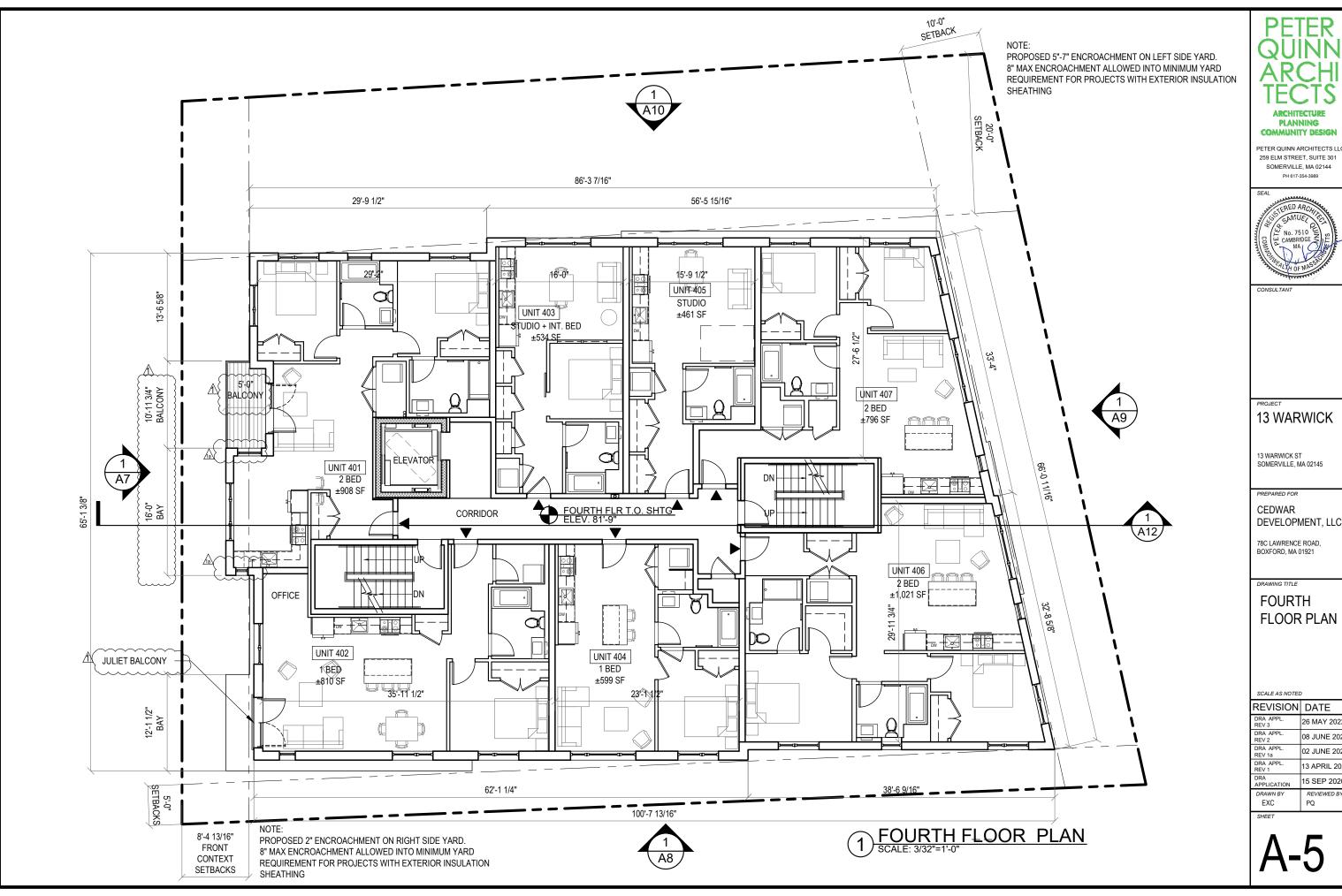
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259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3989

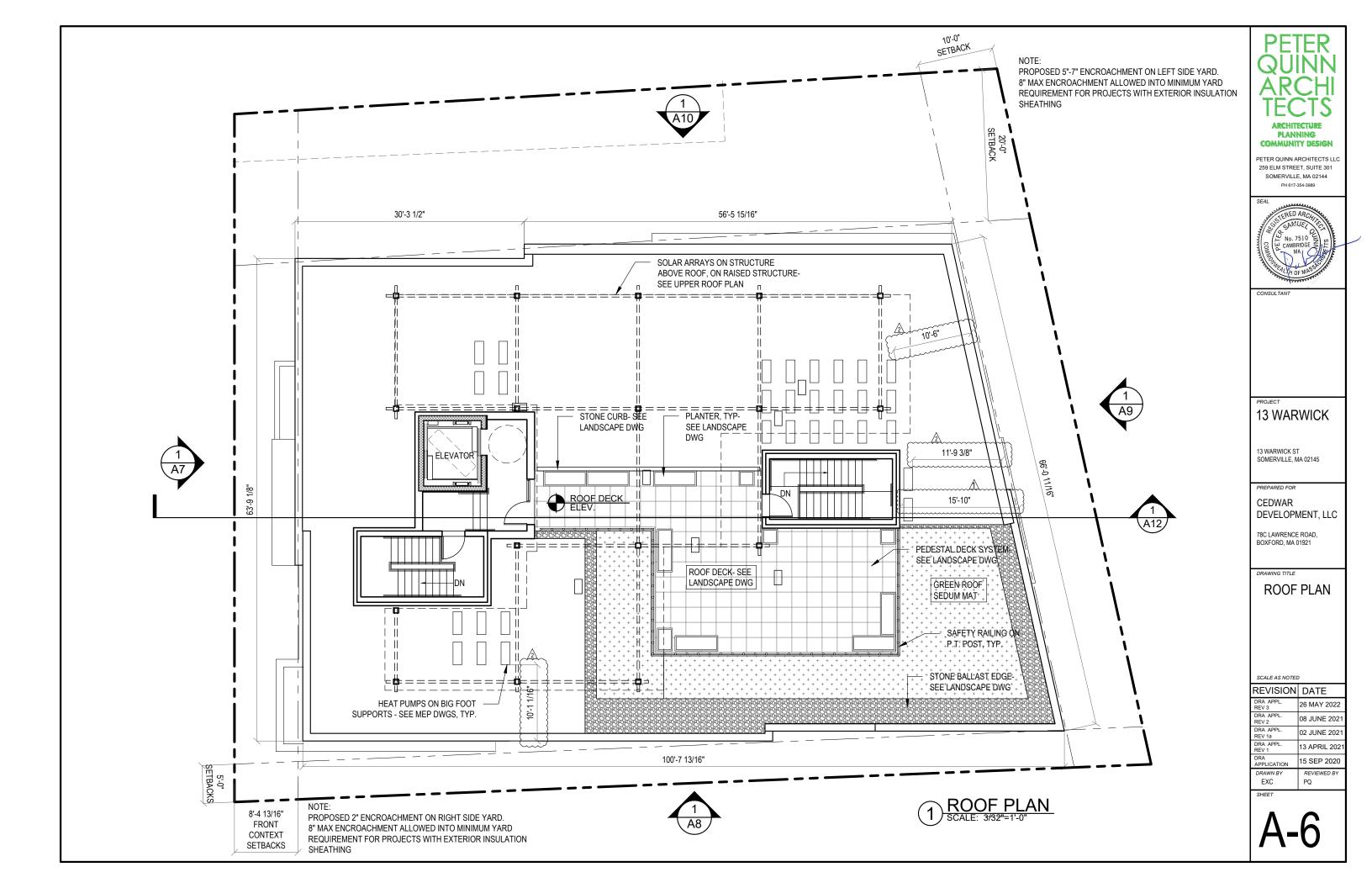


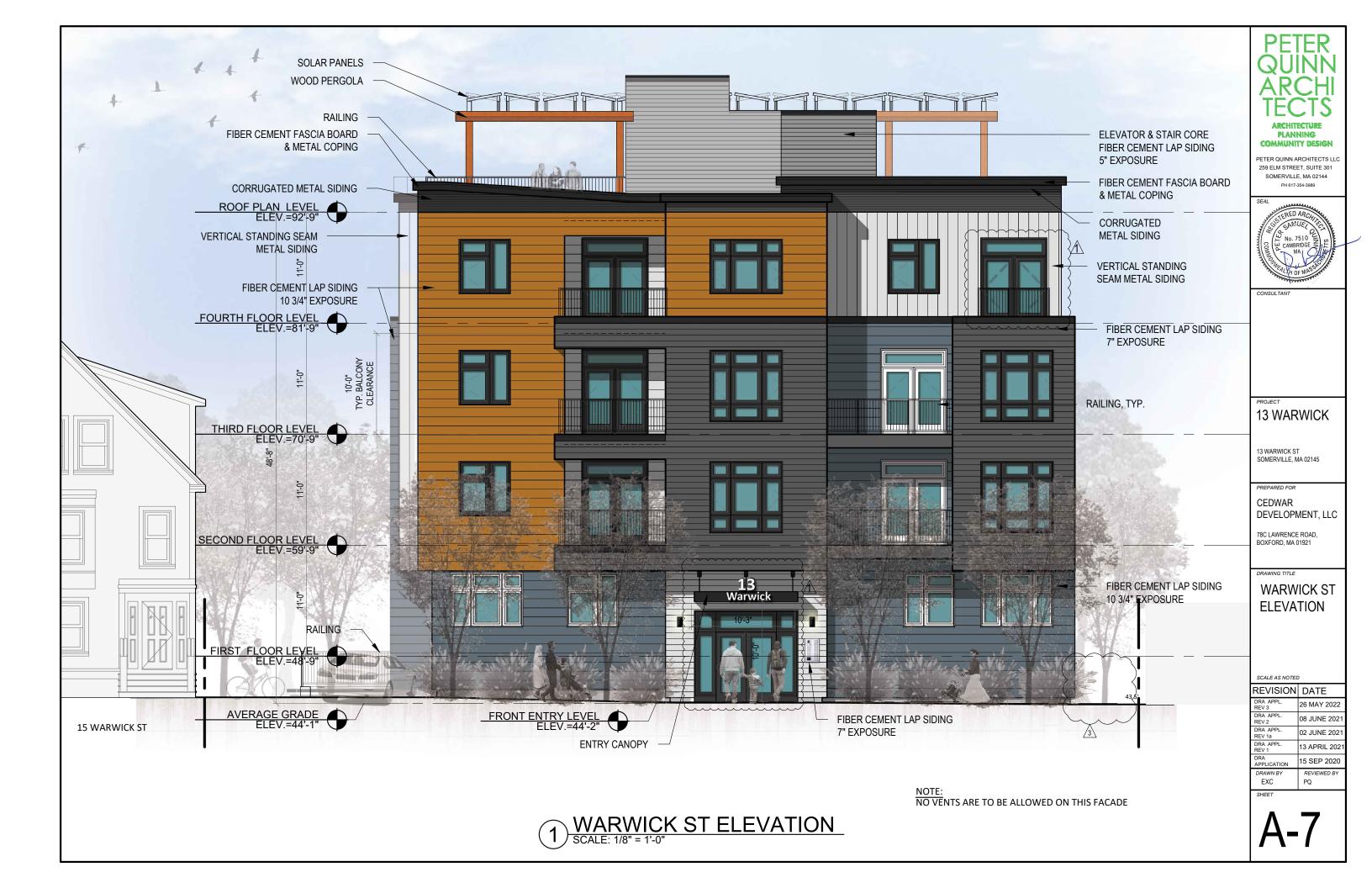
SOMERVILLE, MA 02145

DEVELOPMENT, LLC

FLOOR PLAN

REVISION   DATE		
REV 3 26 MAY 2022  DRA APPL. REV 2 08 JUNE 202  DRA APPL. REV 18 02 JUNE 202  DRA APPL. 13 APRIL 202  DRA APPL. 15 SEP 2020  DRAWN BY REVIEWED BY	REVISION	DATE
REV 2 08 JUNE 202  DRA APPL. REV 1a 02 JUNE 202  DRA APPL. REV 1 13 APRIL 202  DRA APPL. APPLICATION 15 SEP 2020  DRAWN BY REVIEWED BY		26 MAY 2022
REV 1a 02 JUNE 202  DRA APPL. 13 APRIL 202  DRA APPLICATION 15 SEP 2020  DRAWN BY REVIEWED BY		08 JUNE 202
13 APRIL 202   DRA		02 JUNE 202
APPLICATION 15 SEP 2020  DRAWN BY REVIEWED BY		13 APRIL 202
		15 SEP 2020















PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3989



### 13 WARWICK

13 WARWICK ST SOMERVILLE, MA 02145

PREPARED FOR

#### CEDWAR DEVELOPMENT, LLC

78C LAWRENCE ROAD, BOXFORD, MA 01921

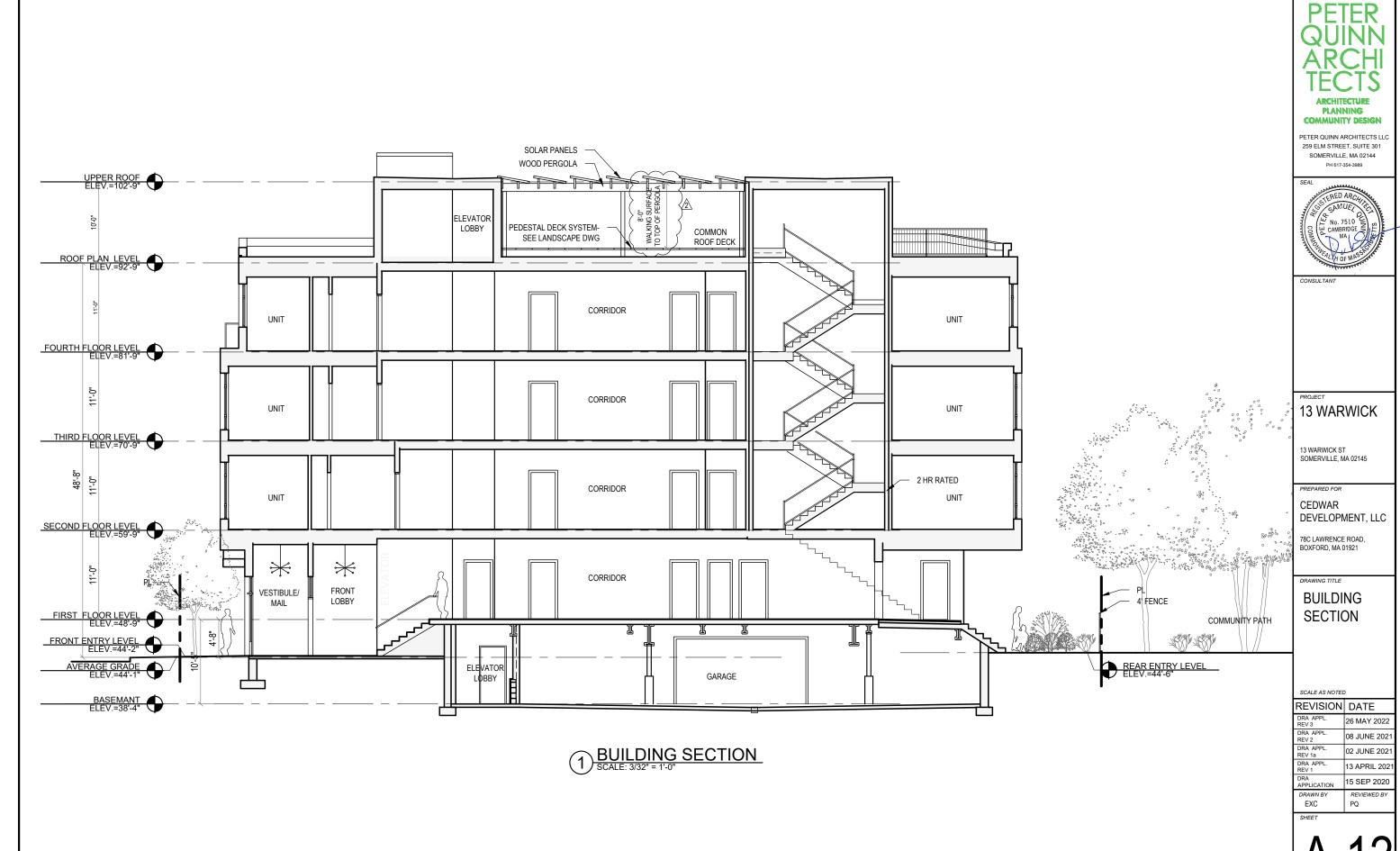
DRAWING TITLE

### CONTEXT **ELEVATIONS**

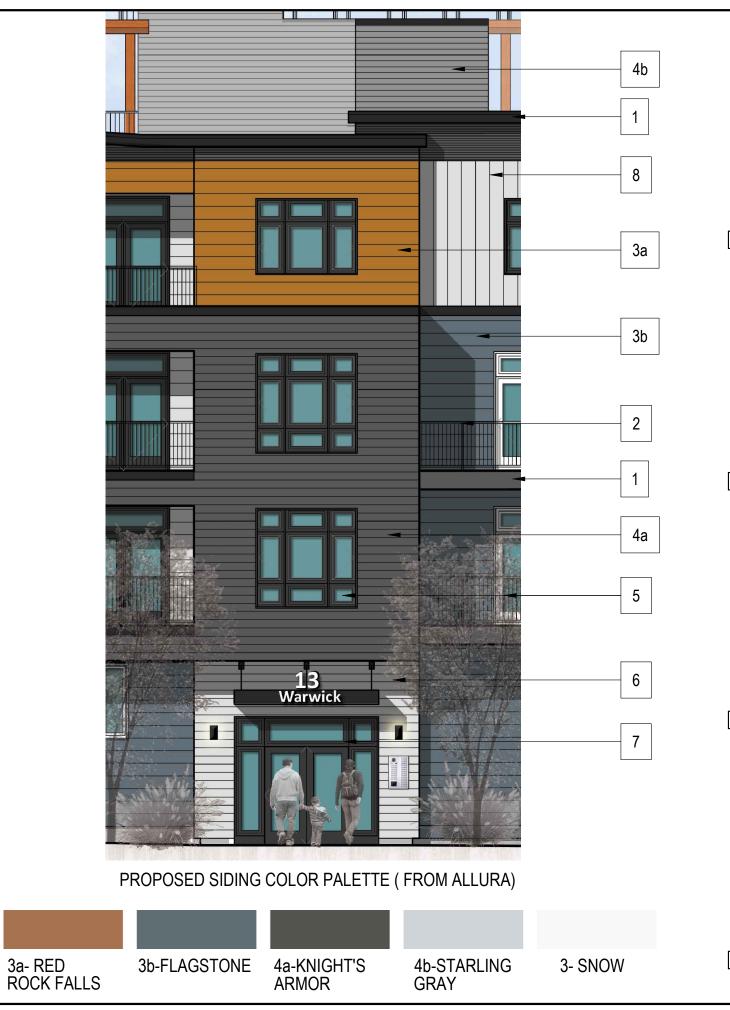
SCALE AS NOTED

SCALE AS NOTED		
REVISION	DATE	
DRA APPL. REV 3	26 MAY 2022	
DRA APPL. REV 2	08 JUNE 2021	
DRA APPL. REV 1a	02 JUNE 2021	
DRA APPL. REV 1	13 APRIL 2021	
DRA APPLICATION	15 SEP 2020	
DRAWN BY	REVIEWED BY	





A-12





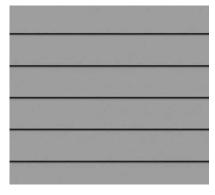
☐ FIBER CEMENT TRIM



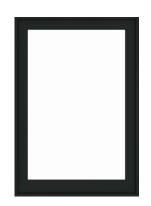
2 METAL RAILING



FIBER CEMENT SIDING 12" WIDE EXPOSURE



FIBER CEMENT SIDING 7" EXPOSURE, PAINTED



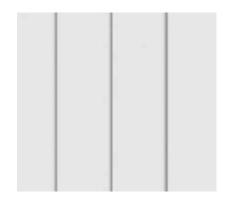
CONTEMPORARY CASEMENT WINDOWS & GLIDING DOORS



FIBER CEMENT SIDING 7" EXPOSURE, PAINTED - SNOW



ALUMINUM STORE FRONT OR CLAD



VERTICAL STANDING SEAM METAL SIDING

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3989



13 WARWICK

13 WARWICK ST SOMERVILLE, MA 02145

PREPARED FOR

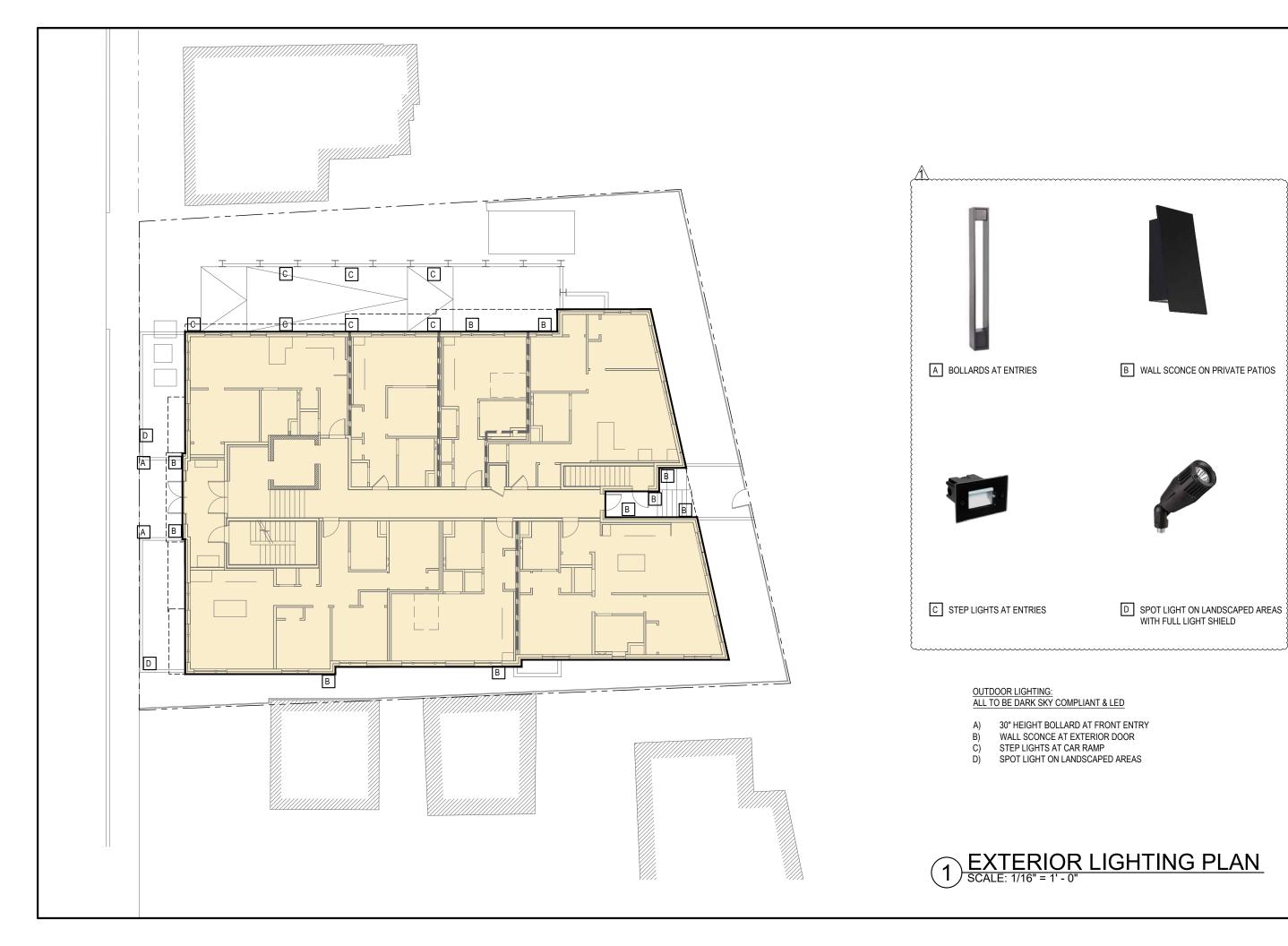
CEDWAR DEVELOPMENT, LLC

78C LAWRENCE ROAD, BOXFORD, MA 01921

DRAWING TITLE

MATERIALS SHEET

SCALE AS NOTED	
REVISION	DATE
DRA APPL. REV 3	26 MAY 2022
DRA APPL. REV 2	08 JUNE 2021
DRA APPL. REV 1a	02 JUNE 2021
DRA APPL. REV 1	13 APRIL 2021
DRA APPLICATION	15 SEP 2020
DRAWN BY EXC	REVIEWED BY



QUINN ARCHI TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3989

TIANT II ISIA

PROJECT 13 WARWICK

13 WARWICK ST SOMERVILLE, MA 02145

REPARED FOR

CEDWAR DEVELOPMENT, LLC

78C LAWRENCE ROAD, BOXFORD, MA 01921

DRAWING TITLE

EXTERIOR LIGHTING PLAN

SCALE AS NOTE

SCALE AS NOTED		
REVISION	DATE	
DRA APPL. REV 3	26 MAY 2022	
DRA APPL. REV 2	08 JUNE 2021	
DRA APPL. REV 1a	02 JUNE 2021	
DRA APPL. REV 1	13 APRIL 2021	
DRA APPLICATION	15 SEP 2020	
DRAWN BY	REVIEWED BY	

SHEET

A-14