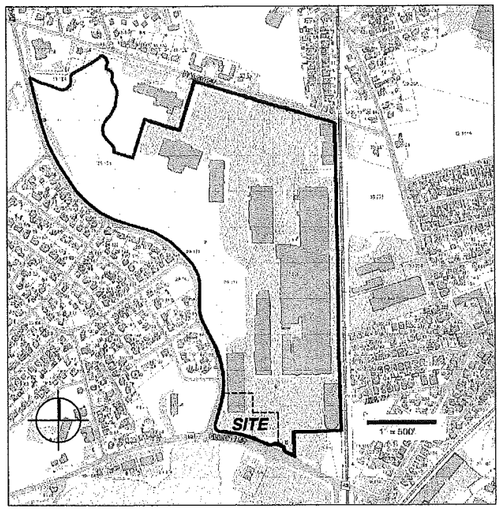
201 Elliott Street
Beverly, Massachusetts

RECEIVED
BEVERLY PLANNING BOARD

LOCUS PLAN



RENDERING

PROJECT TEAM

OWNER/APPLICANT:
BEVERLY COMMERCE PARK, LLP
c/o CUMMINGS PROPERTIES, LLC
200 WEST CUMMINGS PARK
WOBURN, MA 01801
(781) 935-8000

CIVIL ENGINEER:
MARK SLEGER - MA REG. 34407
ALAN ENGINEERING, L.L.C.
288 LITTLETON ROAD, SUITE 31
WESTFORD, MA 01886
(978) 577-6444

ARCHITECT:
MICHAEL A. AVENI - MA REG. 31349
ATLANTIC BOSTON CONSTRUCTION, INC.
200 WEST CUMMINGS PARK
WOBURN, MA 01801
(781) 935-8000

SPECIAL PERMIT

APPROVED BY THE CITY OF
BEVERLY PLANNING BOARD

_____ CHAIRMAN

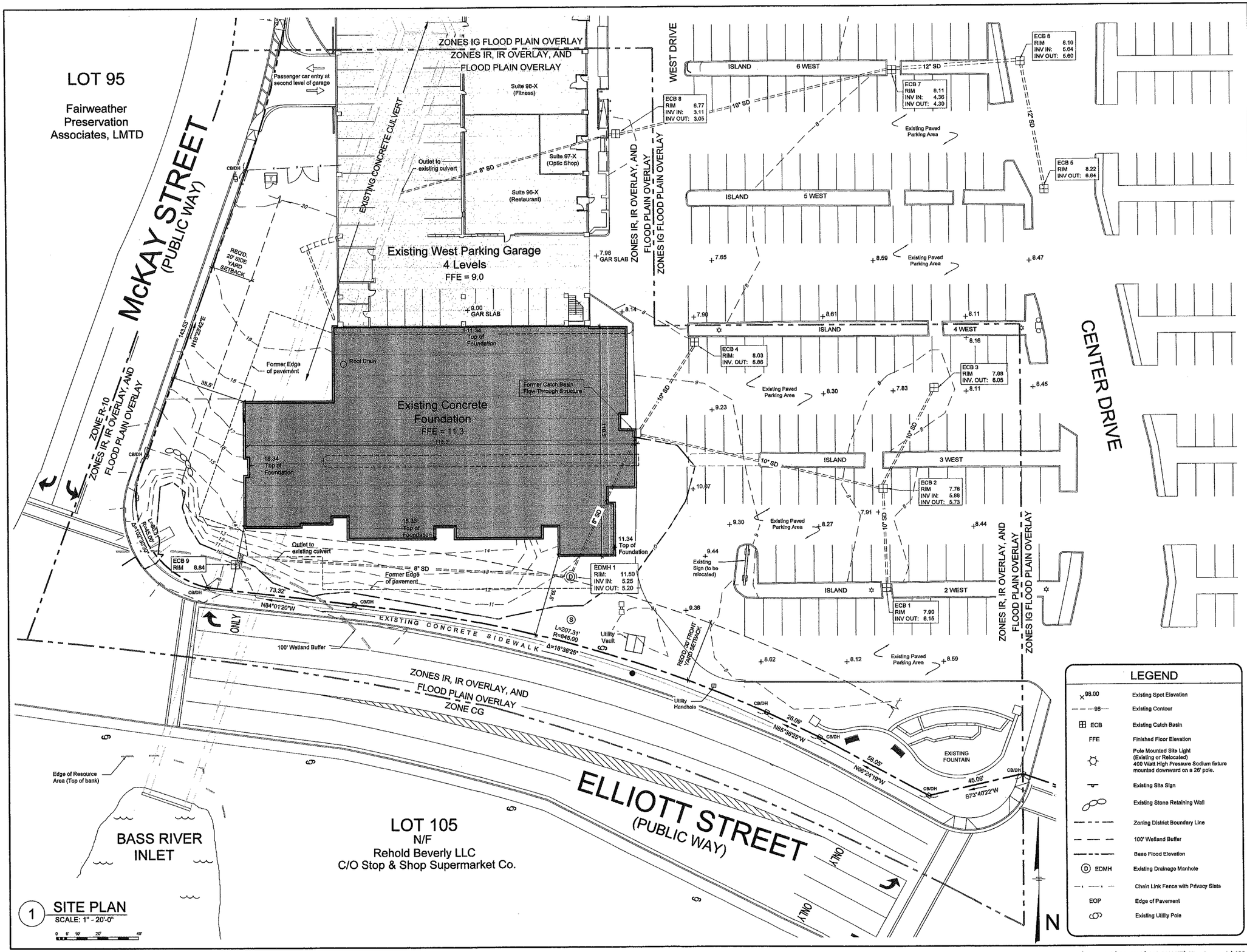
Issued for Special Permit and Site Plan Review

January 30, 2015

Revised April 10, 2015

LIST OF DRAWINGS

SHEET NO.	TITLE	DATE ISSUED	REVISION DATE
----	TITLE SHEET	01/30/15	04/10/15
C-0	EXISTING CONDITIONS PLAN	01/30/15	04/10/15
C-1	SCHEMATIC SITE PLAN	01/30/15	04/10/15
C-2	GRADING AND DRAINAGE PLAN	01/30/15	04/10/15
C-3	UTILITY PLAN	01/30/15	04/10/15
C-4	LANDSCAPE PLAN	01/30/15	04/10/15
C-5	SCHEMATIC SITE LIGHTING PLAN	04/10/15	
C-6	BUILDING HEIGHT STUDY	04/10/15	
A-1	SCHEMATIC PLAN	01/30/15	04/10/15
A-2	SCHEMATIC ELEVATIONS	01/30/15	04/10/15



1 SITE PLAN
SCALE: 1" - 20'-0"
0 6' 10' 20' 40'

Notes:

1. Property line and setback information shown hereon is based on a plan titled *Plan of Land Located In Beverly Massachusetts (Essex County)* by Meridian Associates dated November 5, 2013.
2. Spot grade, catch basin and drainage information and additional contour information derived from Alan Engineering site survey on March 19, 2015. Elevations shown are based on North American Vertical Datum (NAVD) of 1988.
3. A portion of the site lies in the Special Flood Hazard Zone AE with a base flood elevation of 10 (NAVD 1988). See FEMA Flood Insurance Rate Map (FIRM) number 25009C0417G, effective date July 16, 2014.

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Woburn, Massachusetts
781 935-8000

PREPARED BY:

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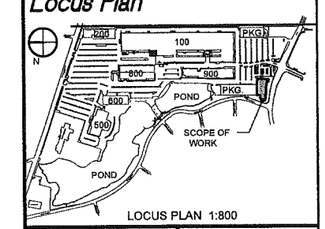
alan.eng@verizon.net

Locus Plan



LOCUS PLAN 1:800

COMMONWEALTH OF MASSACHUSETTS
MARK SLEGER
No. 34407
REGISTERED PROFESSIONAL ENGINEER
4/10/2015

NO.	BY	APP	DATE	DESCRIPTION
1	BFC		04/10/15	SITE PLAN REVIEW RESUBMITTAL

DATE:	01/30/15	DRAWN BY:	BFC
SCALE:	1"=20'-0"	CHECK BY:	MAS

PROJECT:

Site Plan Review
201 Elliott Street
Residential Developement
Beverly, Massachusetts

Existing Conditions Site Plan

PROJECT NO.:

SHEET: C-0

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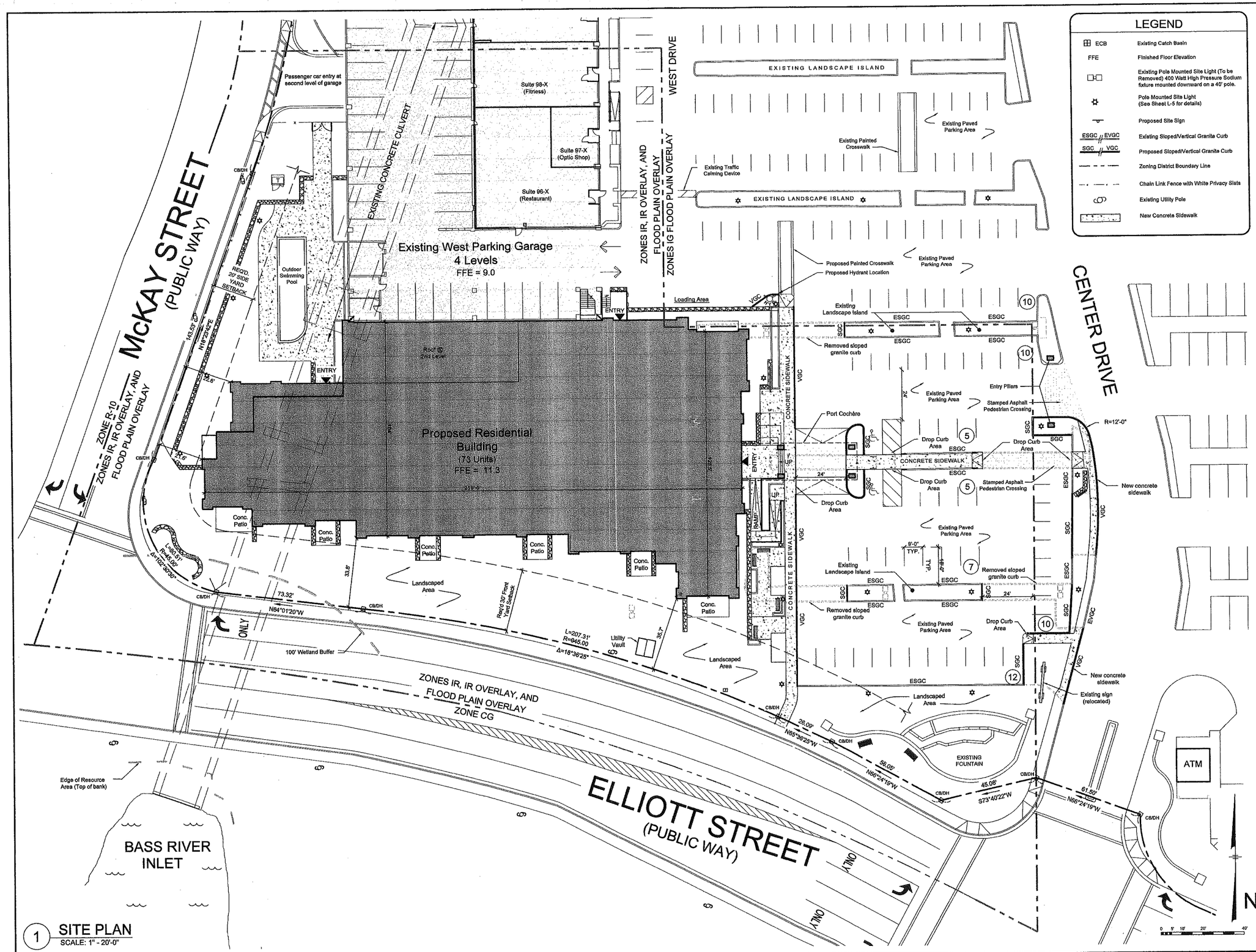

1 SITE PLAN
SCALE: 1" - 20'-0"

LEGEND

ECB	Existing Catch Basin
FFE	Finished Floor Elevation
	Existing Pole Mounted Site Light (To be Removed) 400 Watt High Pressure Sodium fixture mounted downward on a 40' pole.
	Pole Mounted Site Light (See Sheet L-5 for details)
	Proposed Site Sign
ESGC EVGC	Existing Sloped/Vertical Granite Curb
SGC VGC	Proposed Sloped/Vertical Granite Curb
	Zoning District Boundary Line
	Chain Link Fence with White Privacy Slats
	Existing Utility Pole
	New Concrete Sidewalk

BEVERLY ZONING ORDINANCES AMENDED THROUGH SEPTEMBER 2014

ZONING DISTRICT - RESTRICTED INDUSTRIAL, RESEARCH AND OFFICE (IR OVERLAY)

	EXISTING	REQUIRED/ ALLOWED	PROPOSED
LOT AREA (MIN)	71.61 ACRES	2 ACRES	71.61 ACRES
	(3,119,331 S.F.±)	(87,120 S.F.)	(3,119,331 S.F.±)
LOT FRONTAGE (ELLIOTT STREET)	574.61'	225'	574.61'
FRONT YARD SETBACK	134.1'±	30'	30.8'± (201 Elliott)
SIDE YARD SETBACK	20.5'± (W. Garage)	20'	20.5'± (201 Elliott)
REAR YARD SETBACK	26'± (N.W. Garage)	25'	26'± (N.W. Garage)
MAXIMUM LOT COVERAGE			
BUILDINGS	25.9 %	40 %	28.7 %
BUILDINGS & PARKING	58.0 %	60 %	58.4 %
BUILDING HEIGHT (MAX)	75'± *	60'	60'
PARKING			
SURFACE SPACES	2699	—	2586
STRUCTURED SPACES	1772	—	1772
HANDICAP SPACES ****	81	55	83
TOTAL	4552	3268 ** 3452 ***	4441

* @ 100 Cummings Center
** Pre Construction: See March 31, 2008 letter from CPL to Building Commissioner Steve Fredrickson, also see June 16, 2008 letter from Building Commissioner Steve Fredrickson to CPL.
*** Post Construction
**** Per 521 CMR section 23.2.1

Notes:
1. Property line and setback information shown hereon is based on a plan titled *Plan of Land Located in Beverly Massachusetts (Essex County)* by Meridian Associates dated November 5, 2013.

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COMMONWEALTH OF MASSACHUSETTS MARK A. SLEGER No. 34407 REGISTERED PROFESSIONAL ENGINEER

NO.	BY	APP	DATE	DESCRIPTION
1	BFC		04/10/15	SITE PLAN REVIEW RESUBMITTAL

DATE:	01/30/15	DRAWN BY:	BFC
SCALE:	1"=20'-0"	CHECK BY:	MAA

PROJECT:
Site Plan Review
201 Elliott Street
Residential Developement
Beverly, Massachusetts

Schematic Site Plan

PROJECT NO.:

SHEET: C-1

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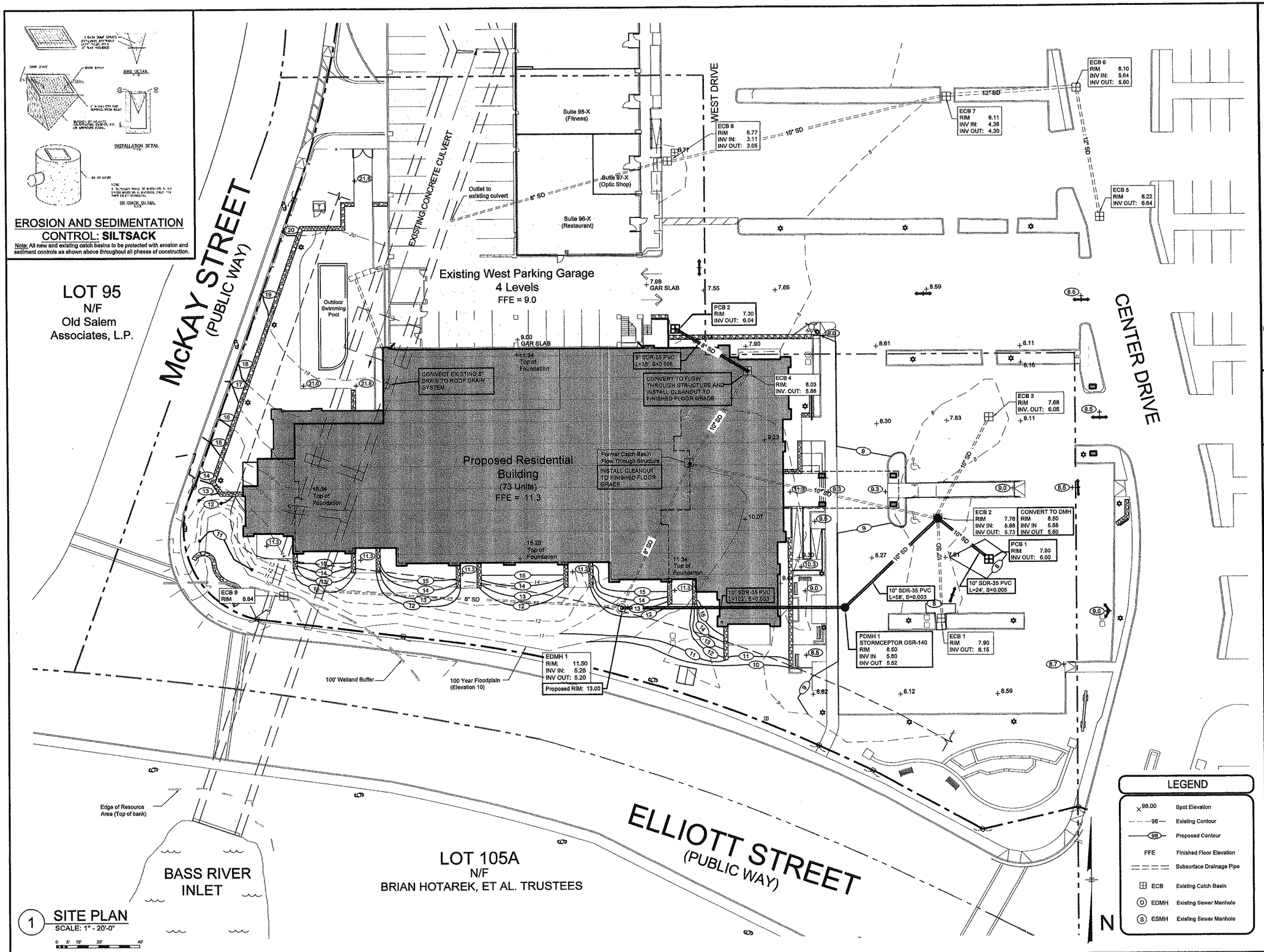

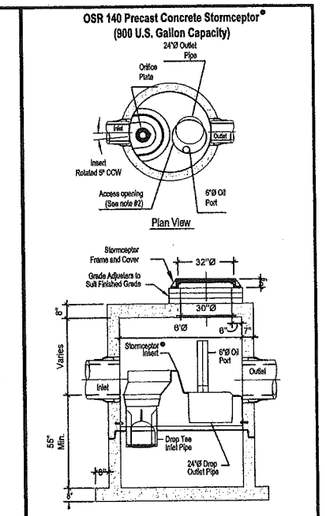

Notes:
1. The Use Of Flexible Connection Is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148 #5489331, #5725760, #5753115, #5849181, #6068765, #6371600, OSR Patent Pending.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

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200 West Cummings Park
Woburn, Massachusetts
781 935-8000

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COMMONWEALTH OF MASSACHUSETTS MARK A. SLEGER No. 34407 REGISTERED PROFESSIONAL ENGINEER 4/10/15

NO.	BY	APP	DATE	DESCRIPTION
1	BFC		04/10/15	SITE PLAN REVIEW RESUBMITTAL

DATE:	01/30/15	DRAWN BY:	BFC
SCALE:	1"=20'-0"	CHECK BY:	MAS

PROJECT:
Site Plan Review
201 Elliott Street
Residential Developement
Beverly, Massachusetts

Grading and Drainage Plan

PROJECT NO.:

SHEET: C-2

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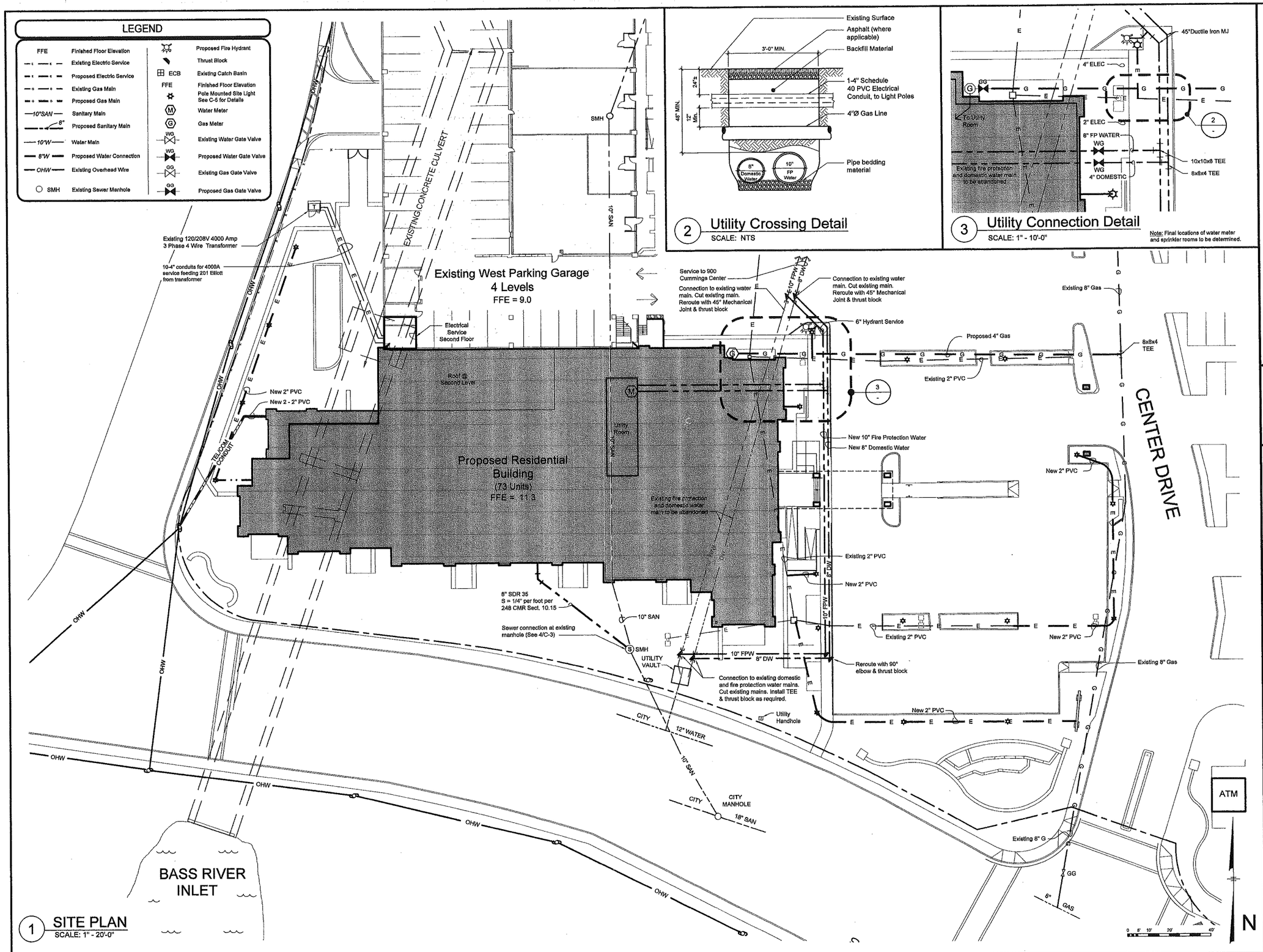
LEGEND

FFE	Finished Floor Elevation		Proposed Fire Hydrant
	Existing Electric Service		Thrust Block
	Proposed Electric Service	ECB	Existing Catch Basin
	Existing Gas Main	FFE	Finished Floor Elevation
	Proposed Gas Main		Pole Mounted Site Light See C-5 for Details
10"SAN	Sanitary Main	M	Water Meter
8"	Proposed Sanitary Main	G	Gas Meter
10"W	Water Main	WG	Existing Water Gate Valve
8"W	Proposed Water Connection	WG	Proposed Water Gate Valve
OHW	Existing Overhead Wire	GG	Existing Gas Gate Valve
SMH	Existing Sewer Manhole	GG	Proposed Gas Gate Valve

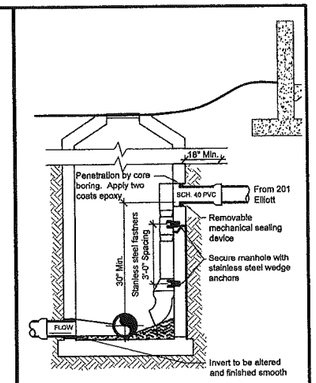


1 SITE PLAN
SCALE: 1" - 20'-0"

2 Utility Crossing Detail
SCALE: NTS

3 Utility Connection Detail
SCALE: 1" - 10'-0"

Note: Final locations of water meter and sprinkler rooms to be determined.



Notes:
1. All piping entering existing structures shall be accomplished by mechanical rotary core boring the manhole riser. After installation of the piping, the annular space between piping and concrete shall be sealed with link-seal, thunderline seals or approved equal.
2. All fittings shall be Schedule 40 PVC as well as drop pipe.

4 Sewer Connection Detail
SCALE: NTS

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COMMONWEALTH OF MASSACHUSETTS MARK A. SLEGER No. 34407 REGISTERED PROFESSIONAL ENGINEER

NO.	BY	APP	DATE	DESCRIPTION
1	BFC		04/10/15	SITE PLAN REVIEW RESUBMITTAL

DATE:	01/30/15	DRAWN BY:	BFC
SCALE:	1"=20'-0"	CHECK BY:	MAA

PROJECT:
Site Plan Review
201 Elliott Street
Residential Developement
Beverly, Massachusetts

Utility Plan

PROJECT NO.:

SHEET: C-3

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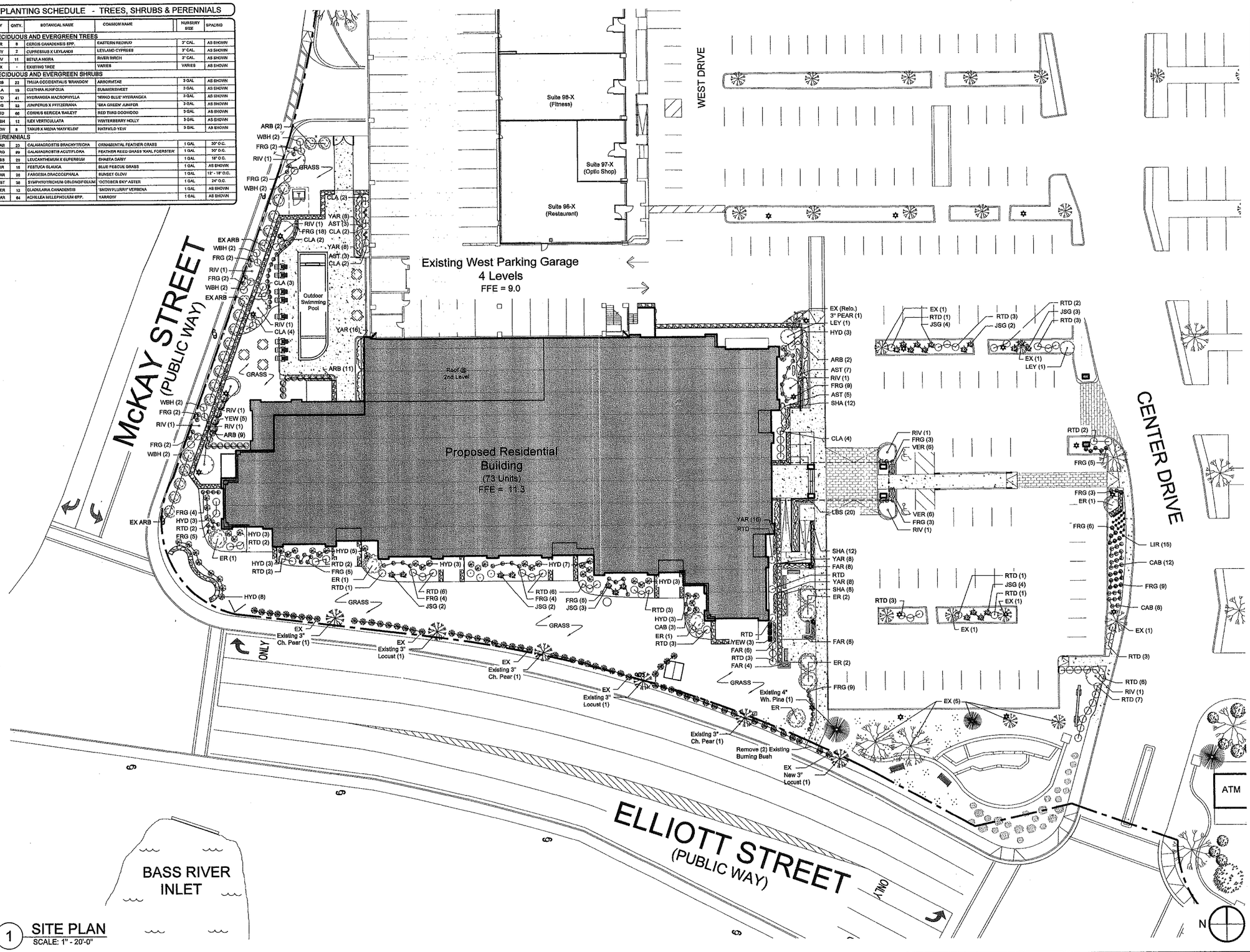
PLANTING SCHEDULE - TREES, SHRUBS & PERENNIALS

KEY	QNTY.	BOTANICAL NAME	COMMON NAME	NURSERY SIZE	SPACING
DECIDUOUS AND EVERGREEN TREES					
ER	8	CERCIS CANADENSIS SPP.	EASTERN REDBUD	3" CAL.	AS SHOWN
LEY	2	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	3" CAL.	AS SHOWN
RIV	11	BETULA NIGRA	RIVER BIRCH	3" CAL.	AS SHOWN
EX	-	EXISTING TREE	VARIES	VARIES	AS SHOWN
DECIDUOUS AND EVERGREEN SHRUBS					
ARB	22	THUJA OCCIDENTALIS 'BRANDON'	ARBORVITAE	3 GAL	AS SHOWN
CLA	19	CLETHRA ALNIFOLIA	SUMMERSWEET	3 GAL	AS SHOWN
HYD	41	HYDRANGEA MACROPHYLLA	'MIKKO BLUE' HYDRANGEA	3 GAL	AS SHOWN
JSG	32	JUNIPERUS X PFITZERIANA	'SEA GREEN' JUNIPER	3 GAL	AS SHOWN
RTD	66	CORNUS SERICEA 'BAILEYI'	RED TWIG DOGWOOD	3 GAL	AS SHOWN
WBH	12	ILEX VERTICULLATA	WINTERBERRY HOLLY	3 GAL	AS SHOWN
YAW	8	TAXUS X MEDIA 'HAYWIELDII'	HATFIELD YEW	3 GAL	AS SHOWN
PERENNIALS					
CAR	23	CALAMAGROSTIS BRACHYTRICHA	ORNAMENTAL FEATHER GRASS	1 GAL	30" O.C.
FRO	89	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS 'KARL FOERSTER'	1 GAL	30" O.C.
LBS	20	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	1 GAL	18" O.C.
LIR	15	FESTUCA GLAUCA	BLUE FESCUE GRASS	1 GAL	AS SHOWN
FAR	26	RUDBECKIA DRACOCEPHALA	SUNSET GLOW	1 GAL	12" - 18" O.C.
AST	56	SYMPHYOTRICHUM OBLONGIFOLIUM	'OCTOBER SKY' ASTER	1 GAL	24" O.C.
VER	12	GLADIOLARIA CANADENSIS	'SNOW FLURRY' VERBENA	1 GAL	AS SHOWN
YAR	64	ACHILLEA MILLEFHOLIUM SPP.	YARROW	1 GAL	AS SHOWN



1 SITE PLAN
SCALE: 1" - 20'-0"

PREPARED FOR:

Beverly Commerce Park, LLP
200 West Cummings Park
Woburn, Massachusetts
781 935-8000

REV. #	DESCRIPTION	DATE
1	SITE PLAN REVIEW REBUBMITTAL	04/10/15

Cummings Properties
200 West Cummings Park, Woburn, MA 01801 (781) 935-8000

STAMP:

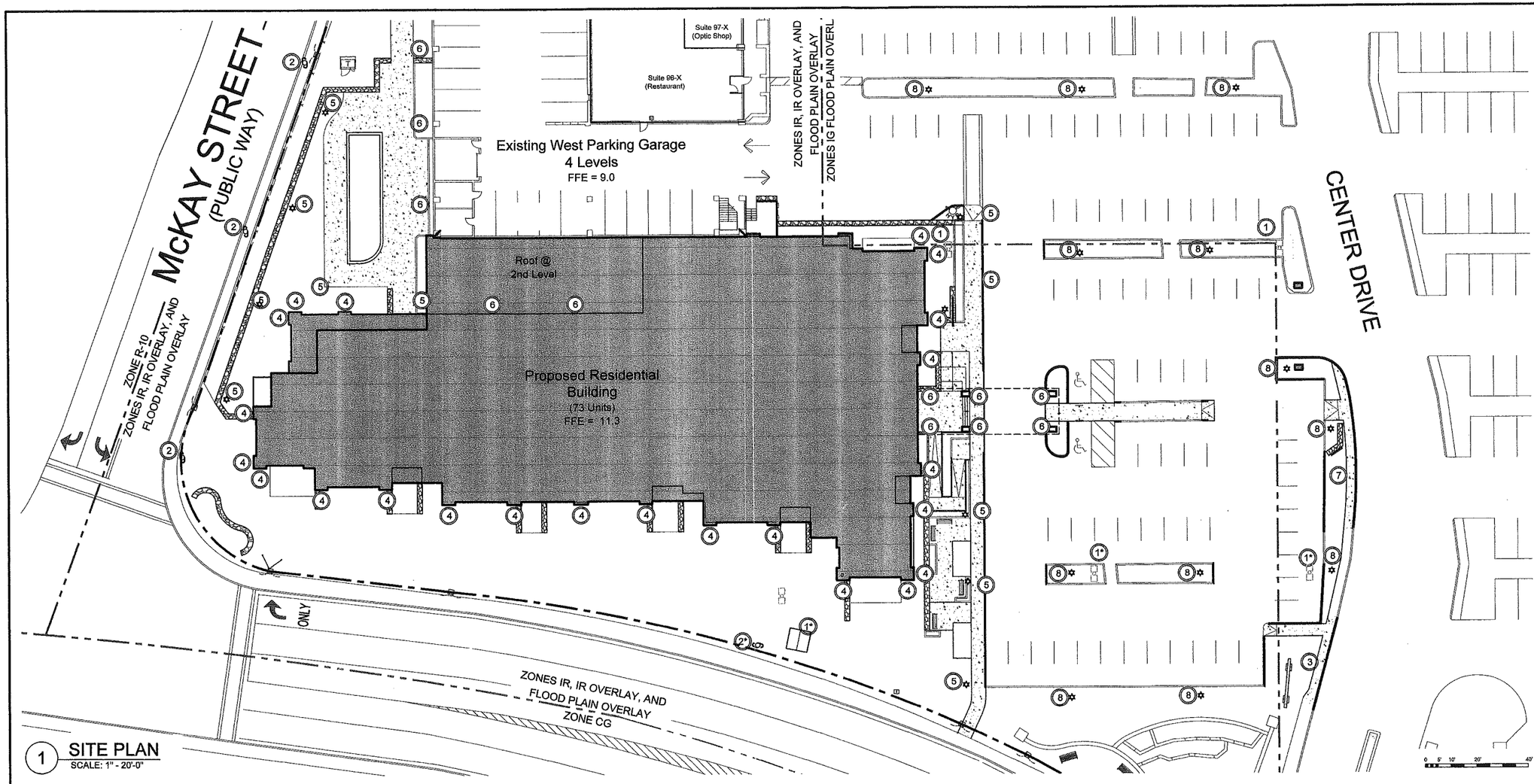
ARCHITECT:
Michael A. Aveni
Atlantic Boston Construction, Inc
200 West Cummings Park
Woburn, MA 01801

SCALE: As Noted
DRAWN: BFG
CHKD: MA
DATE: JANUARY 30, 2015

PROJECT:
Site Plan Review
201 Elliott Street
Mixed-Use Residential Building
Beverly, Massachusetts

DRAWING TITLE:
LANDSCAPE PLAN

DRAWING #: C-4



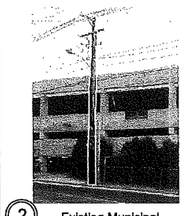
1 SITE PLAN
SCALE: 1" - 20'-0"

Notes:

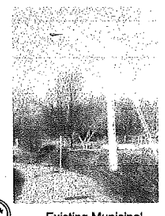
1. Lighting fixtures shown are indicative of style only. Specific fixtures subject to change at discression of architect.

1 400 W High Pressure Sodium
Existing 40' Pole with Downlight (To be Removed)

1* 400 W High Pressure Sodium
Existing 26' Pole with Spotlight (To Be Removed)

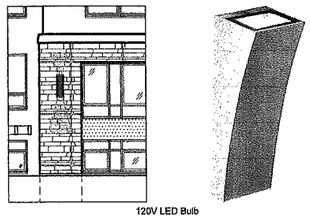


2 Existing Municipal Cobrahead Streetlight

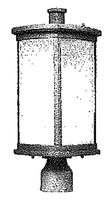


2* Existing Municipal Cobrahead Streetlight

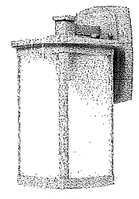
3 Flourescent
(2) Relocated Horizontal Sign Lighting



4 120V LED Bulb
Exterior Wall Sconce - Mounted at 2nd Story

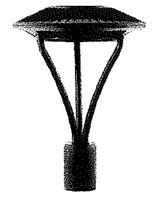


5 120V LED Bulb
Pole Mounted Pathway Area Lights on 12' Post



6 120V LED Bulb
Wall Mounted Entryway Lights

7 75W Halogen or 10W LED
Outdoor Display Luminaire



8 75W LED
LED Post Top Area Light on 20' Post

PREPARED FOR:

Beverly Commerce Park, LLP
200 West Cummings Park
Woburn, Massachusetts
781 935-8000

REV. #	DESCRIPTION	DATE

Cummings Properties
200 West Cummings Park, Woburn, MA 01801 (781) 935-8000

STAMP:

ARCHITECT:
Michael A. Aveni
Atlantic Boston Construction, Inc
200 West Cummings Park
Woburn, MA 01801

SCALE: As Noted
DRAWN: BFC
CHKD:
DATE: APRIL 10, 2015

PROJECT:
Site Plan Review
201 Elliott Street
Mixed-Use Residential Building
Beverly, Massachusetts

DRAWING TITLE:
SCHEMATIC SITE LIGHTING PLAN

DRAWING #:
C-5

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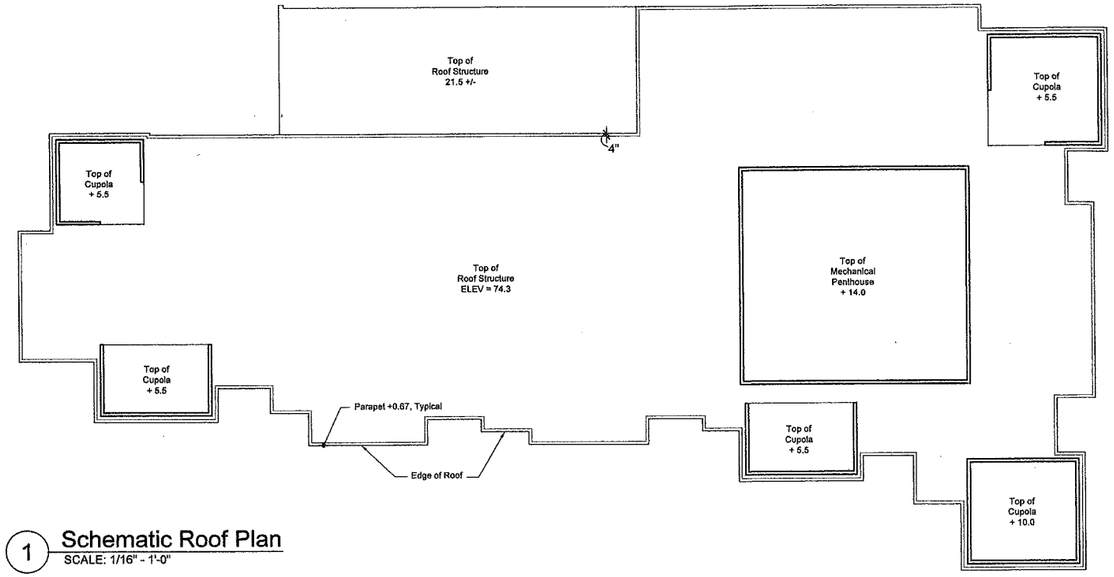
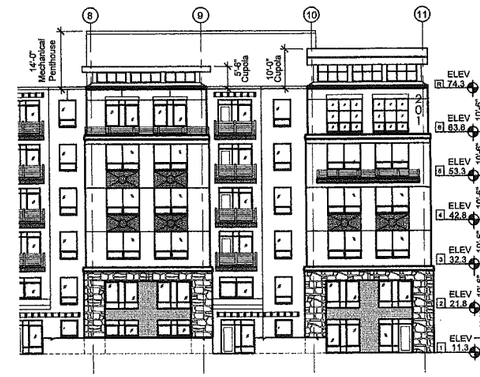
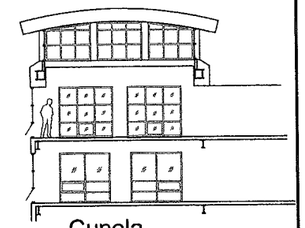


1 Schematic Roof Plan
SCALE: 1/16" - 1'-0"

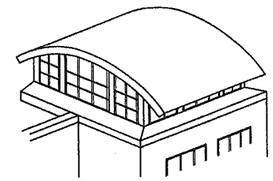


2 Partial South Elevation
SCALE: 1/16" - 1'-0"

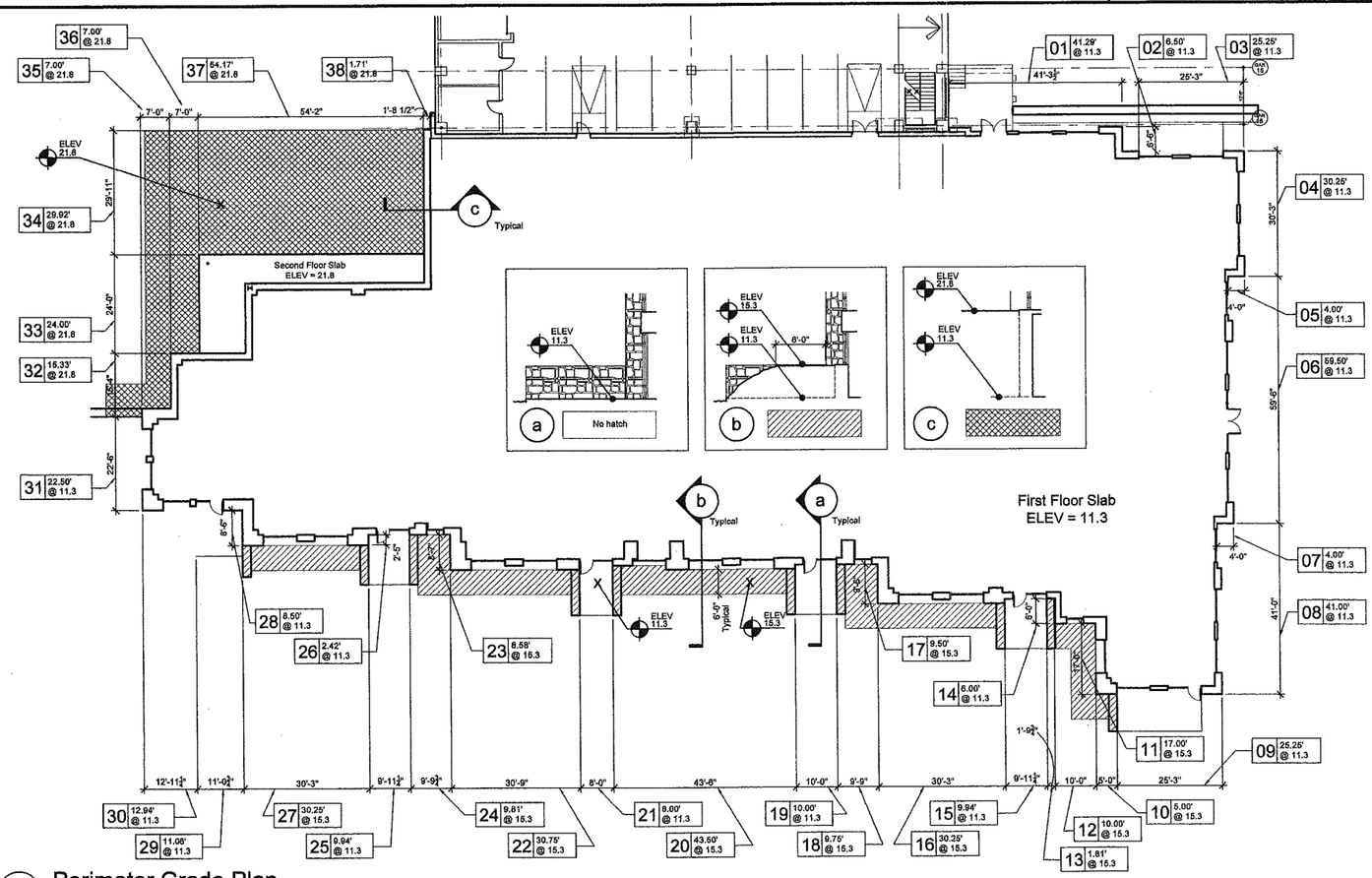
3 Partial East Elevation
SCALE: 1/16" = 1'-0"



4 Cupola Section
SCALE: 1/16" = 1'-0"



5 Cupola Isometric Sketch
SCALE: NTS



6 Perimeter Grade Plan
SCALE: 1/16" - 1'-0"

Notes:

1. Building height is calculated in compliance with "HEIGHT" definition in Beverly Zoning Ordinance Section 38-2. Average grade calculations (see below), are also in compliance with this section.
2. All grades indicated are measured six feet from the building, consistent with 2009 International Building Code Section 502.1 ("GRADE PLANE" definition).
3. Mechanical penthouse, parapets, and cupolas are consistent with "Height Exceptions" provided in Beverly Zoning Ordinance Section 38-5.E.2.
1. First floor elevation 11.3 taken from actual field survey. See 'Site Plan Review' submission dated April 10, 2015 for additional information.

Average Grade Calculations:

Average grade at FOOTPRINT:

(a) #	(a) ELEV 11.3 Grade	(b) #	(b) ELEV 15.3 Grade	(c) #	(c) ELEV 21.8 Grade
01	41.29	10	5.00	32	15.33
02	6.5	11	17.00	33	24.00
03	25.25	12	10.00	34	29.92
04	30.25	13	1.81	35	7.00
05	4.00	16	30.25	36	7.00
06	59.5	17	9.50	37	54.17
07	4.00	18	9.75	38	1.71
08	41.00	20	43.50		
09	25.25	22	30.75		
14	6.00	23	8.58		
15	9.94	24	9.81		
19	10.00	27	30.25		
21	8.00				
25	9.94				
26	2.42				
28	8.5				
29	11.06				
30	12.94				
31	22.5				
	338.34		206.20		139.13 = 683.67
	338.34 x 11.3 =3,823.24		206.20 x 15.3 =3,154.86		139.13 x 21.8 =3,033.03
	3,823.24 +		3,154.86 +		3,033.03 = 10,011.13 / 683.67

Average grade at FRONT:

(a) #	(a) ELEV 11.3 Grade	(b) #	(b) ELEV 15.3' Grade
09	25.25	10	5.00
14	6.00	11	17.00
15	9.94	12	10.00
19	10.00	13	1.81
21	8.00	16	30.25
25	9.94	17	9.50
26	2.42	18	9.75
28	8.50	20	43.50
29	11.06	22	30.75
30	12.94	23	8.58
		24	9.81
		27	30.25
	= 104.04		= 206.20 = 310.24
	104.04 x 11.3 =1,175.65		206.20 x 15.3 =3,154.86
	1,175.65 +		3,154.86 = 4330.51 / 310.24

Average grade at FOOTPRINT:
= ELEV 14.64
MOST RESTRICTIVE, therefore; average grade is 3.34 above first floor slab.

Average grade at FRONT:
= ELEV 13.96
LEAST RESTRICTIVE, use footprint calculations.

PREPARED FOR:

Beverly Commerce Park, LLP
200 West Cummings Park
Woburn, Massachusetts
781 935-8000

REV.#	DESCRIPTION	DATE
1	SITE PLAN REVIEW RESUBMITTAL	04/10/15

Cummings Properties
200 West Cummings Park, Woburn, MA 01801 (781) 935-8000

STAMP: REGISTERED ARCHITECT MICHAEL A. AVENI NO. 6101 COMMONWEALTH OF MASSACHUSETTS

ARCHITECT:
Michael A. Aveni
Atlantic Boston Construction, Inc
200 West Cummings Park
Woburn, MA 01801

SCALE: As Noted
DRAWN: JYD
CHKD: MA
DATE: APRIL 10, 2015

PROJECT:
201 Elliott Street
Mixed-Use Residential Building
Beverly, Massachusetts

DRAWING TITLE:
BUILDING HEIGHT STUDY

DRAWING #: C-6

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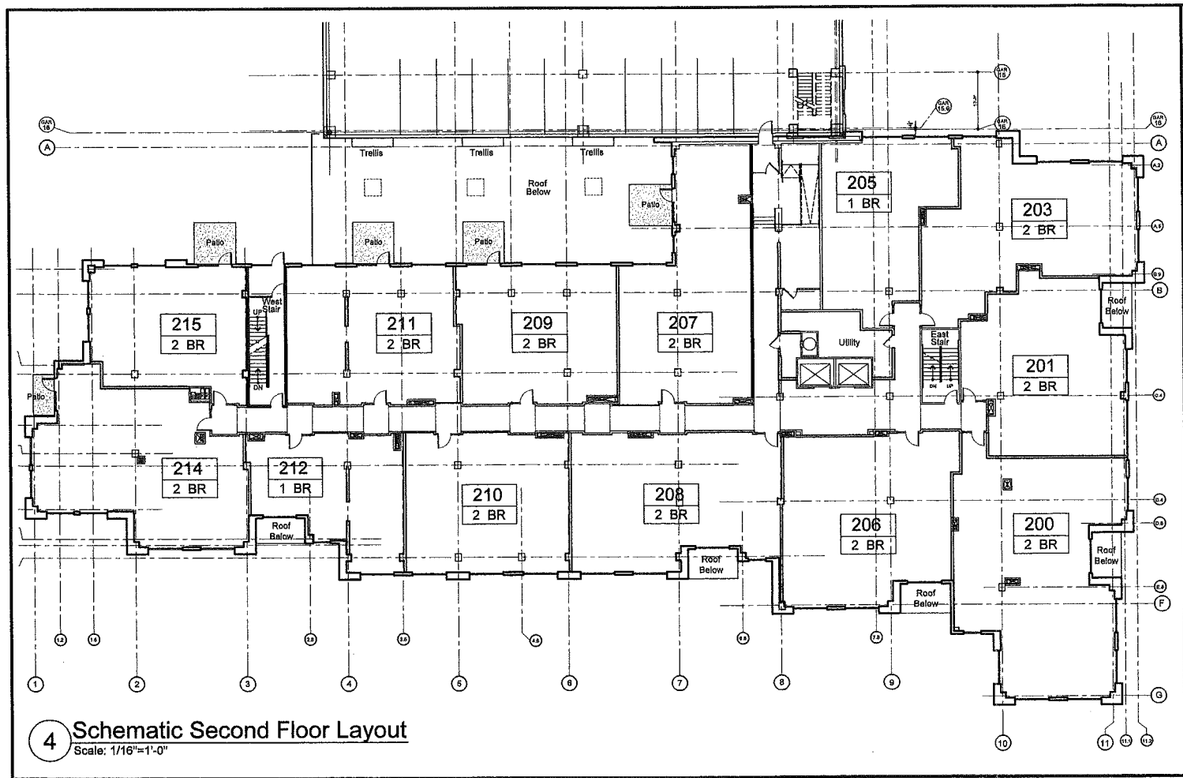
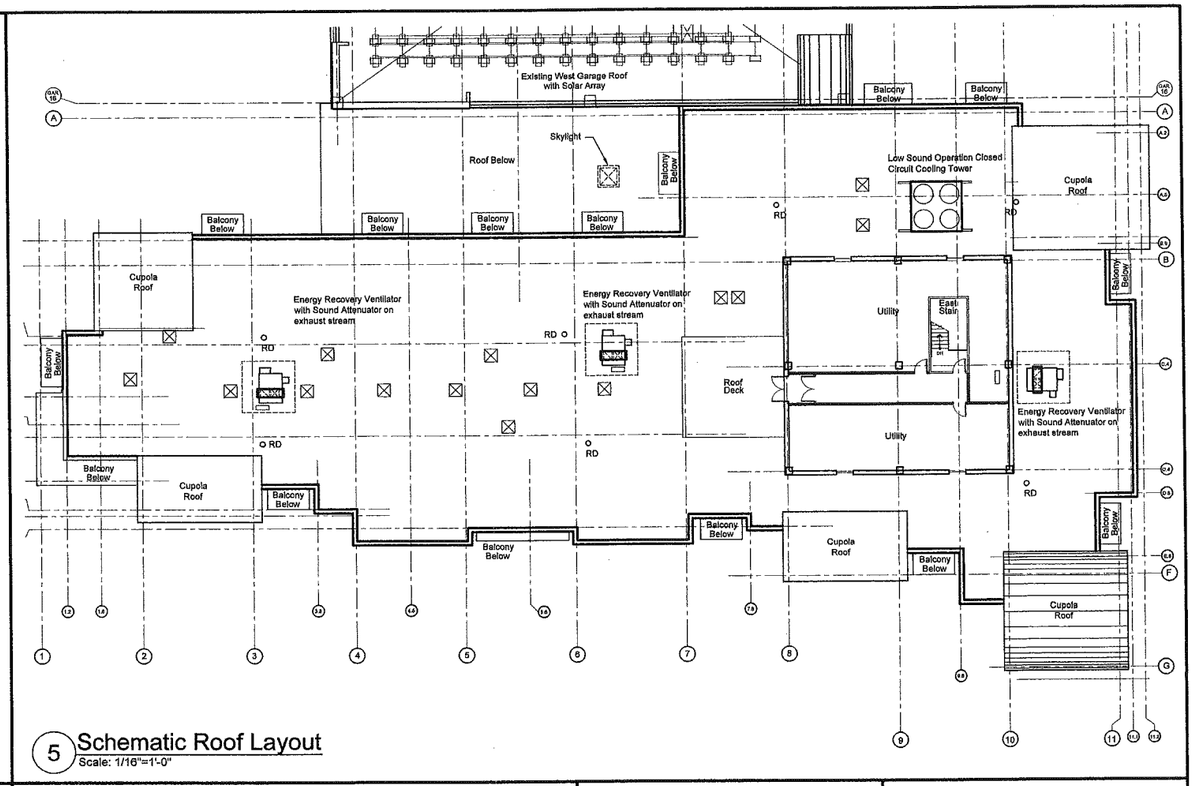
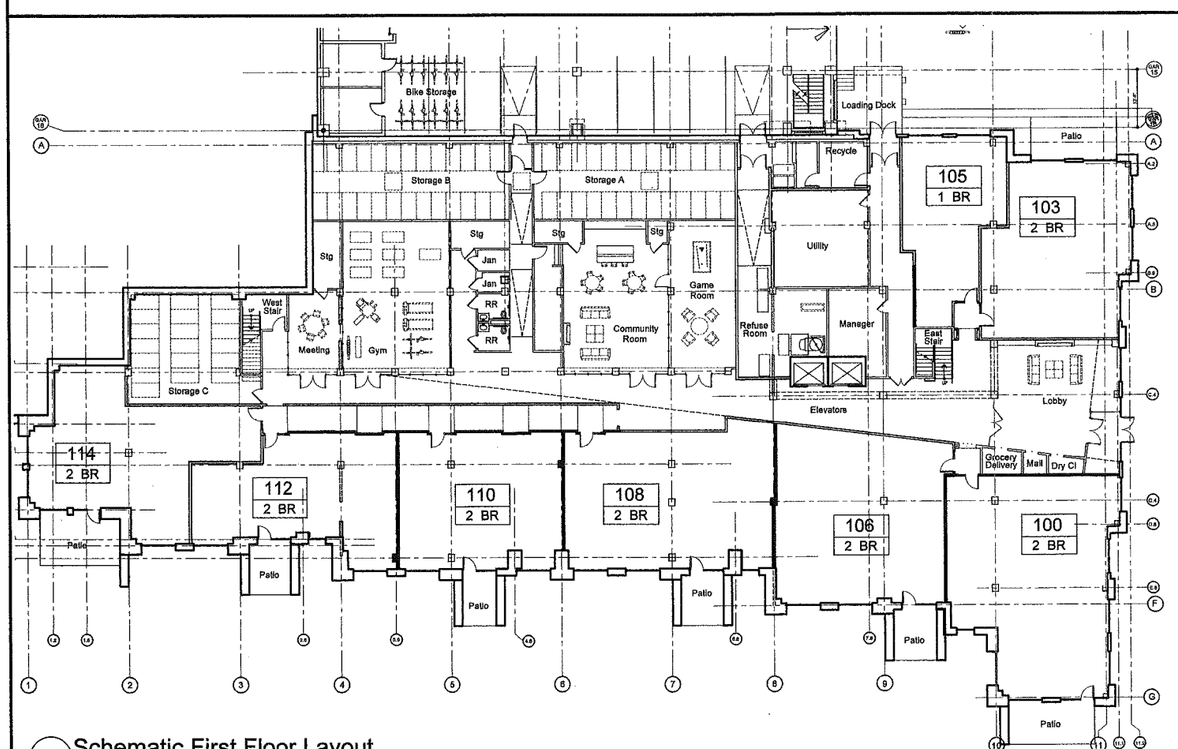


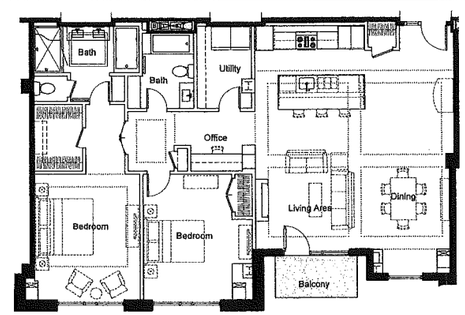
4 Schematic Second Floor Layout
Scale: 1/16"=1'-0"



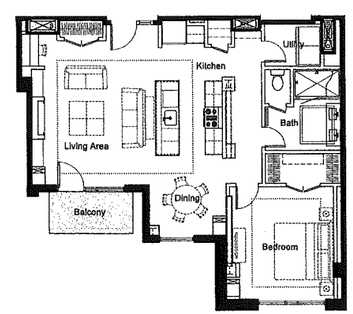
5 Schematic Roof Layout
Scale: 1/16"=1'-0"



3 Schematic First Floor Layout
Scale: 1/16"=1'-0"



2 Sample - 2 Bedroom Unit
Scale: 1/8" = 1'-0"



1 Sample - 1 Bedroom Unit
Scale: 1/8" = 1'-0"

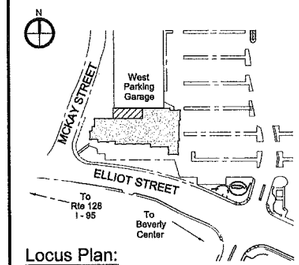
Notes:

1. This building will contain 73 new dwelling units. Applicant has submitted an *Inclusionary Housing Application* and a *Special Permit Application* requesting to pay a fee to the Beverly Affordable Housing Trust Fund in lieu of including on-site affordable units.
2. Plans and elevations represent schematic layouts only. No representation is made as to final interior layout.

Units

	1 Bedroom	2 Bedroom
Floor 6	1	12
Floor 5	1	12
Floor 4	2	11
Floor 3	1	12
Floor 2	2	11
Floor 1	1	7
	8	65

Total: 73 Units



Locus Plan:

PREPARED FOR:

Beverly Commerce Park, LLP
200 West Cummings Park
Woburn, Massachusetts
781 935-8000

REV. #	DESCRIPTION	DATE
1	SITE PLAN REVIEW RESUBMITTAL	04/10/15

Cummings Properties
200 West Cummings Park, Woburn, MA 01801 (781) 935-8000

STAMP:

ARCHITECT:
Michael A. Aveni
Atlantic Boston Construction, Inc
200 West Cummings Park
Woburn, MA 01801

SCALE: As Noted
DRAWN: JYD
CHKD: MAA
DATE: JANUARY 30, 2015

PROJECT:
201 Elliott Street
Mixed-Use Residential Building
Beverly, Massachusetts

DRAWING TITLE:
SCHEMATIC PLANS

DRAWING #: A-1

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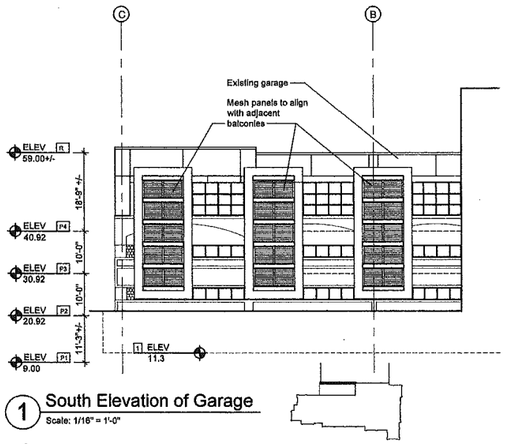
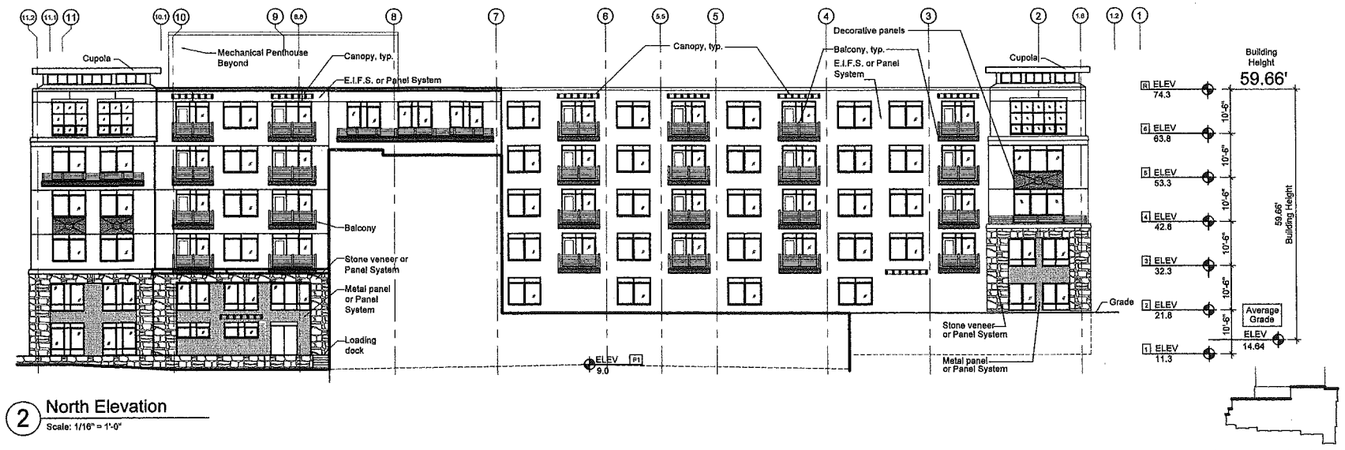
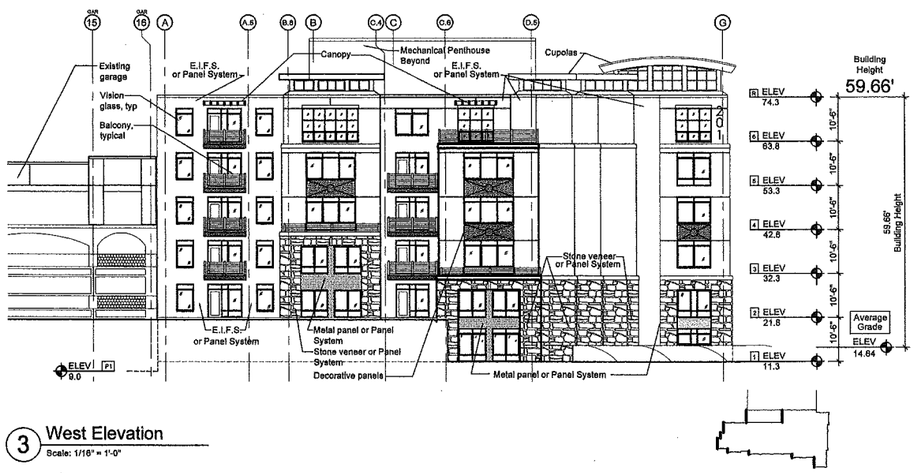


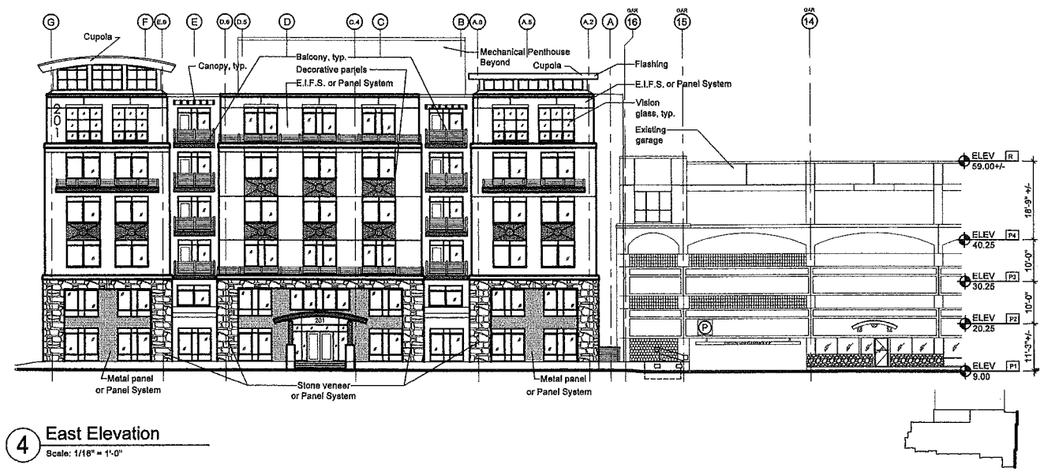
1 South Elevation of Garage
Scale: 1/16" = 1'-0"



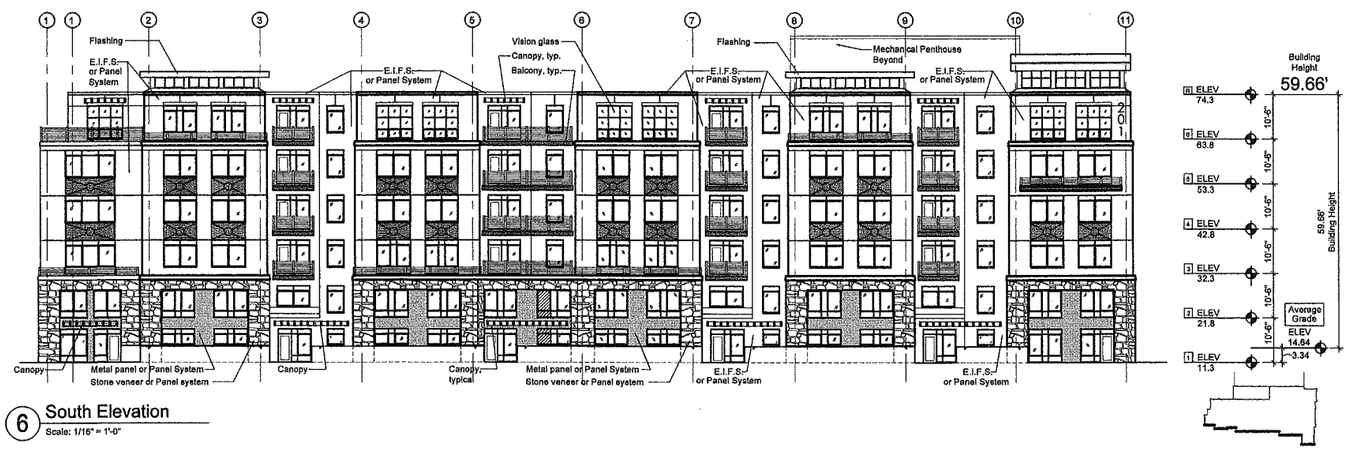
2 North Elevation
Scale: 1/16" = 1'-0"



3 West Elevation
Scale: 1/16" = 1'-0"



4 East Elevation
Scale: 1/16" = 1'-0"



6 South Elevation
Scale: 1/16" = 1'-0"

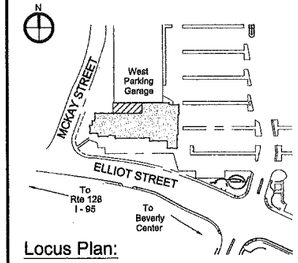
Materials Key

- Vision Glass
- Spandrel Glass / Panel (Color TBD)
- Metal Panel or Panel System
- Stone Veneer or Panel System
- E.I.F.S. or Panel System
- Brake Metal Flashing

0 10' 20' 40'

PREPARED FOR:

Beverly Commerce Park, LLP
200 West Cummings Park
Woburn, Massachusetts
781 935-8000



Locus Plan:

REV. #	DESCRIPTION	DATE
1	SITE PLAN REVIEW RESUBMITTAL	04/10/15

Cummings Properties
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REGISTERED ARCHITECT MICHAEL A. AVENI COMMONWEALTH OF MASSACHUSETTS

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Atlantic Boston Construction, Inc
200 West Cummings Park
Woburn, MA 01801

SCALE: As Noted
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DATE: JANUARY 30, 2015

PROJECT:

201 Elliott Street
Mixed-Use Residential Building
Beverly, Massachusetts

DRAWING TITLE:

SCHEMATIC ELEVATIONS

DRAWING #:

A-2

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