Depot Square Phase II, LLC

Depot II Building

134-142-146 Rantoul Street and 1-9 Park Street
Beverly, MA 01915

PLANNING BOARD FILING
10 JUNE 2019

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Project Team:

Depot Square Phase II, LLC
Owner

15 Rantoul Street
Beverly MA 01915
978.867.0403

Meridian Associates
Civil Engineer/ Landscape Architect

500 Cummings Center, Suite 5950
Beverly MA 01915
978.299.0447

SV Design, LLC
Architect

126 Dodge Street
Beverly MA 01915
978.927.3745

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COVER SHEET

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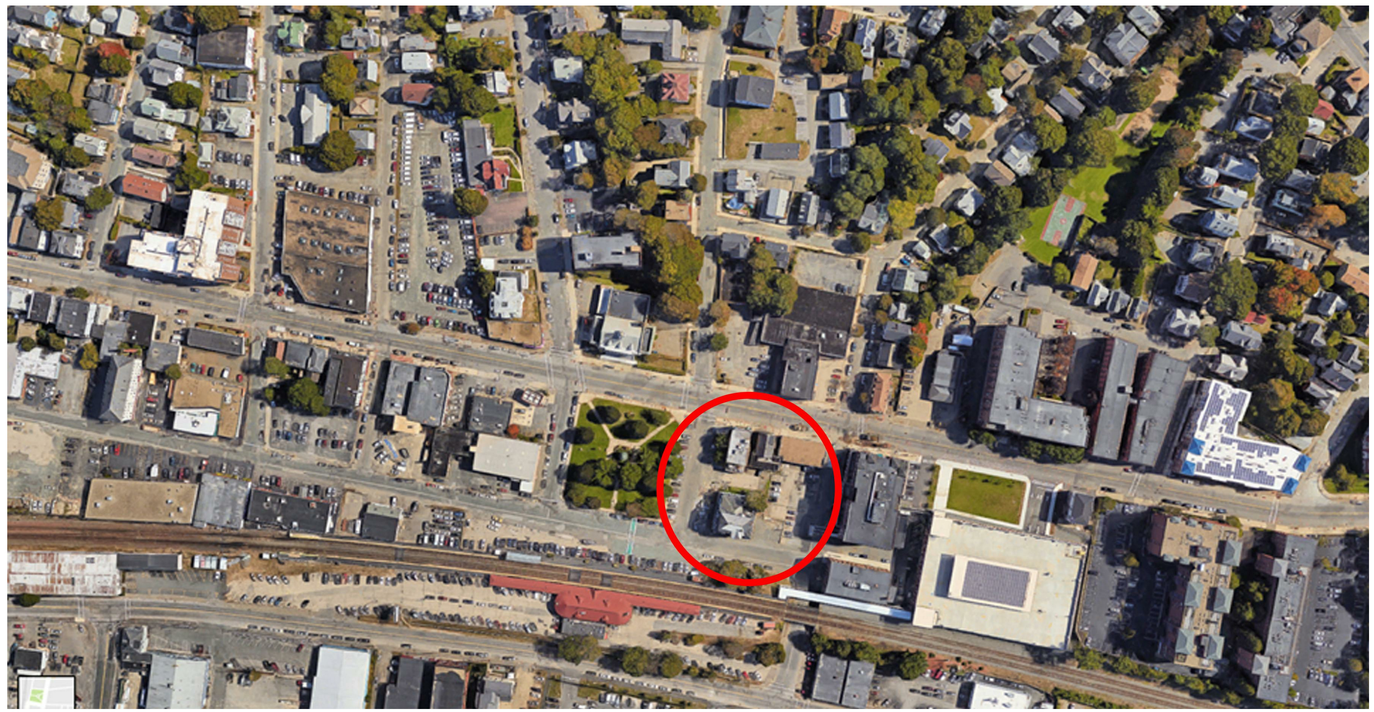
COVER SHEET

A100.0

VIEW FROM RANTOUL STREET
LOOKING NORTH

VIEW FROM RANTOUL STREET/
PLEASANT STREET LOOKING
NORTH



VIEW FROM RANTOUL STREET/
RAILROAD AVE LOOKING SOUTH

VIEW FROM PARK STREET
LOOKING SOUTH

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SITE IMAGES

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VIEW FROM RANTOUL STREET LOOKING NORTH

AERIAL VIEW FROM RANTOUL STREET LOOKING SOUTH

AERIAL VIEW OF PLAZA DECK

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RENDERINGS

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RENDERINGS

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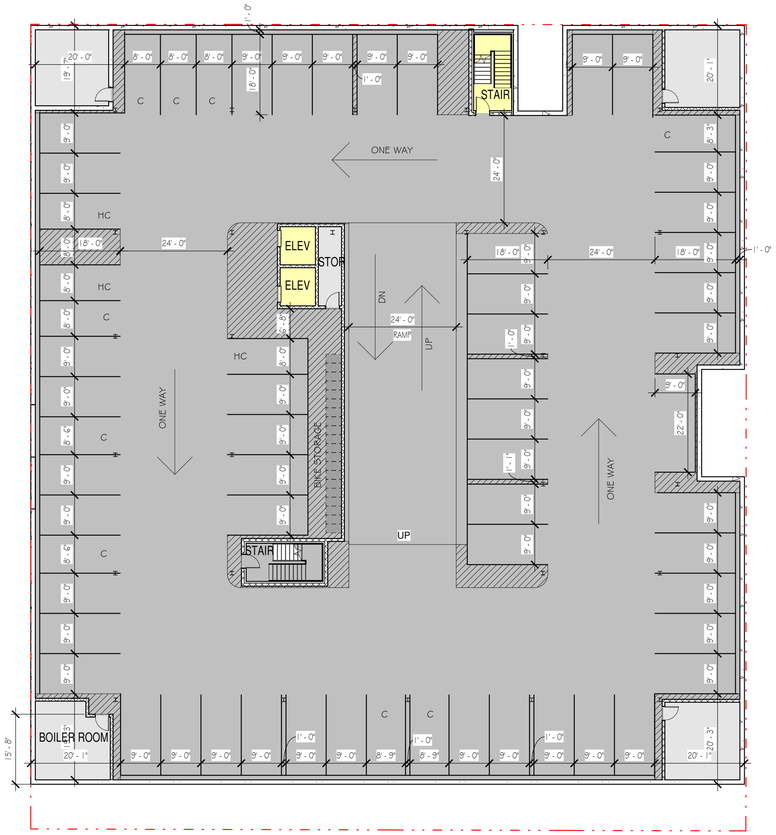

2 PRESENTATION - LOWER GARAGE
1/16" = 1'-0"

1 PRESENTATION - UPPER GARAGE
1/16" = 1'-0"

PARKING REQUIREMENTS:
RESIDENTIAL: 1 SPACE PER RESIDENTIAL UNIT REQUIRED
115 APARTMENTS = 115 SPACES (OF THE 115 SPACES, 6 ARE REQUIRED TO BE HC)
RETAIL: 1 SPACE PER 275 SF OF GROSS FLOOR AREA REQUIRED
7,975 SF RETAIL/ 275 SF = 29 SPACES
TOTAL REQUIRED: 115 + 29 = 144 SPACES

PARKING MATRIX

	# OF SPACES
LOWER GARAGE	61
UPPER GARAGE	54
STREET PARKING ALONG FRONTAGE	32
TOTAL PARKING SPACES PROVIDED	147

UNIT MATRIX

	STUDIO UNITS	ONE BEDROOM UNITS	ONE BED WITH DEN	TWO BEDROOM UNITS	TOTAL UNITS
FIRST FLOOR	3	5	0	2	10
SECOND FLOOR	2	16	0	4	22
THIRD FLOOR	2	16	0	4	22
FOURTH FLOOR	2	16	0	4	22
FIFTH FLOOR	0	16	1	3	20
SIXTH FLOOR	0	17	0	2	19
TOTAL	9	86	1	19	115

LOT SQUARE FOOTAGE

	SQUARE FOOTAGE
LOCUS PROPERTY AREA	28,850 SF +/-

BUILDING SQUARE FOOTAGE

	SQUARE FOOTAGE
LOWER GARAGE	26,700 SF
UPPER GARAGE	26,900 SF
FIRST FLOOR	21,000 SF
SECOND FLOOR	21,700 SF
THIRD FLOOR	21,700 SF
FOURTH FLOOR	21,700 SF
FIFTH FLOOR	19,600 SF
SIXTH FLOOR	18,700 SF
TOTAL BUILDING SQUARE FOOTAGE	178,000 SF

RETAIL SQUARE FOOTAGE

	SQUARE FOOTAGE
RETAIL SPACE 1	3,025 SF
RETAIL SPACE 2	2,750 SF
RETAIL SPACE 3	2,200 SF
TOTAL RETAIL SQUARE FOOTAGE	7,975 SF

COLOR LEGEND

- CIRCULATION
- COMMON
- GARAGE
- MECHANICAL
- ONE BED WITH DEN
- ONE BEDROOM
- RETAIL
- STUDIO
- TWO BEDROOM

Revisions

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FLOOR PLANS

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FLOOR PLANS

A100.3

1 PRESENTATION - LEVEL 01
3/32" = 1'-0"

COLOR LEGEND

- CIRCULATION
- COMMON
- GARAGE
- MECHANICAL
- ONE BED WITH DEN
- ONE BEDROOM
- RETAIL
- STUDIO
- TWO BEDROOM

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FLOOR PLANS

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FLOOR PLANS

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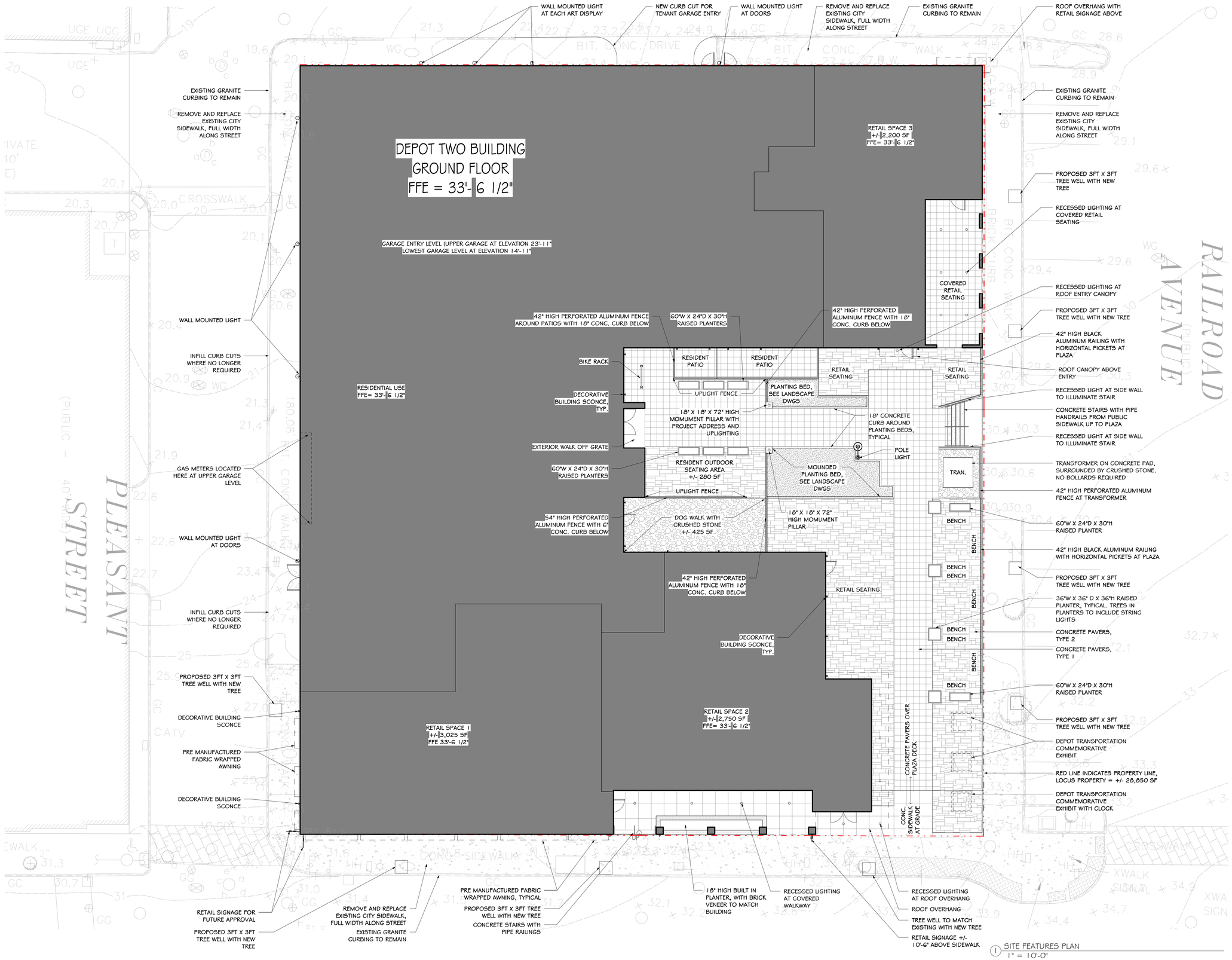

1 SITE FEATURES PLAN
1" = 10'-0"

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SITE FEATURES PLAN

Scale: 1" = 10'-0"
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SITE FEATURES PLAN

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BENCH AT PLAZA DECK WITH
INTERMEDIATE RAIL TO BE ADDED

PLANTER

METAL RAILINGS AT PLAZA DECK

BICYCLE RACK

POLE LIGHTING

DECORATIVE BULDING
SCONCE

PERFORATED FENCE WITH CURB AT PLAZA DECK

CONCRETE PAVERS AT PLAZA DECK, TYPE 1

CONCRETE PAVERS AT PLAZA DECK,
TYPE 2

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SITE FEATURES IMAGES

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SITE FEATURES IMAGES

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2 PRESENTATION - LEVEL 05
1/16" = 1'-0"

1 PRESENTATION - LEVEL 02, 03, AND 04
1/16" = 1'-0"

PARKING REQUIREMENTS:
RESIDENTIAL: 1 SPACE PER RESIDENTIAL UNIT REQUIRED
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PARKING MATRIX

	# OF SPACES
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UPPER GARAGE	54
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UNIT MATRIX

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FIFTH FLOOR	0	16	1	3	20
SIXTH FLOOR	0	17	0	2	19
TOTAL	9	86	1	19	115

LOT SQUARE FOOTAGE

	SQUARE FOOTAGE
LOCUS PROPERTY AREA	28,850 SF +/-

BUILDING SQUARE FOOTAGE

	SQUARE FOOTAGE
LOWER GARAGE	26,700 SF
UPPER GARAGE	26,900 SF
FIRST FLOOR	21,000 SF
SECOND FLOOR	21,700 SF
THIRD FLOOR	21,700 SF
FOURTH FLOOR	21,700 SF
FIFTH FLOOR	19,600 SF
SIXTH FLOOR	18,700 SF
TOTAL BUILDING SQUARE FOOTAGE	178,000 SF

RETAIL SQUARE FOOTAGE

	SQUARE FOOTAGE
RETAIL SPACE 1	3,025 SF
RETAIL SPACE 2	2,750 SF
RETAIL SPACE 3	2,200 SF
TOTAL RETAIL SQUARE FOOTAGE	7,975 SF

COLOR LEGEND

- CIRCULATION
- COMMON
- GARAGE
- MECHANICAL
- ONE BED WITH DEN
- ONE BEDROOM
- RETAIL
- STUDIO
- TWO BEDROOM

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FLOOR PLANS

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FLOOR PLANS

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2 PRESENTATION - LEVEL 06
1/16" = 1'-0"

PARKING REQUIREMENTS:
RESIDENTIAL: 1 SPACE PER RESIDENTIAL UNIT REQUIRED
115 APARTMENTS = 115 SPACES (OF THE 115 SPACES, 6 ARE REQUIRED TO BE HC)
RETAIL: 1 SPACE PER 275 SF OF GROSS FLOOR AREA REQUIRED
7,975 SF RETAIL/ 275 SF = 29 SPACES
TOTAL REQUIRED: 115 + 29 = 144 SPACES

PARKING MATRIX

	# OF SPACES
LOWER GARAGE	61
UPPER GARAGE	54
STREET PARKING ALONG FRONTAGE	32
TOTAL PARKING SPACES PROVIDED	147

UNIT MATRIX

	STUDIO UNITS	ONE BEDROOM UNITS	ONE BED WITH DEN	TWO BEDROOM UNITS	TOTAL UNITS
FIRST FLOOR	3	5	0	2	10
SECOND FLOOR	2	16	0	4	22
THIRD FLOOR	2	16	0	4	22
FOURTH FLOOR	2	16	0	4	22
FIFTH FLOOR	0	16	1	3	20
SIXTH FLOOR	0	17	0	2	19
TOTAL	9	86	1	19	115

LOT SQUARE FOOTAGE

	SQUARE FOOTAGE
LOCUS PROPERTY AREA	28,850 SF +/-

BUILDING SQUARE FOOTAGE

	SQUARE FOOTAGE
LOWER GARAGE	26,700 SF
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TOTAL BUILDING SQUARE FOOTAGE	178,000 SF

RETAIL SQUARE FOOTAGE

	SQUARE FOOTAGE
RETAIL SPACE 1	3,025 SF
RETAIL SPACE 2	2,750 SF
RETAIL SPACE 3	2,200 SF
TOTAL RETAIL SQUARE FOOTAGE	7,975 SF

COLOR LEGEND

- CIRCULATION
- COMMON
- GARAGE
- MECHANICAL
- ONE BED WITH DEN
- ONE BEDROOM
- RETAIL
- STUDIO
- TWO BEDROOM

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FLOOR PLANS

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NOTE: ALL SIGNAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES. FUTURE APPROVAL WILL BE SOUGHT.

1 South Exterior Elevation (Rantoul Street)
1/8" = 1'-0"

GENERAL NOTE: SEE SHEET A100.14 AND A100.15 FOR EXTERIOR BUILDING MATERIALS

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RANTOUL STREET ELEVATION

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RANTOUL STREET ELEVATION

A100.9

1 East Exterior Elevation (Railroad Ave)
1/8" = 1'-0"

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RAILROAD AVE ELEVATION

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RAILROAD AVE ELEVATION

A100.10

1 North Extenor Elevation (Park Street)
1/8" = 1'-0"

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PARK STREET ELEVATION

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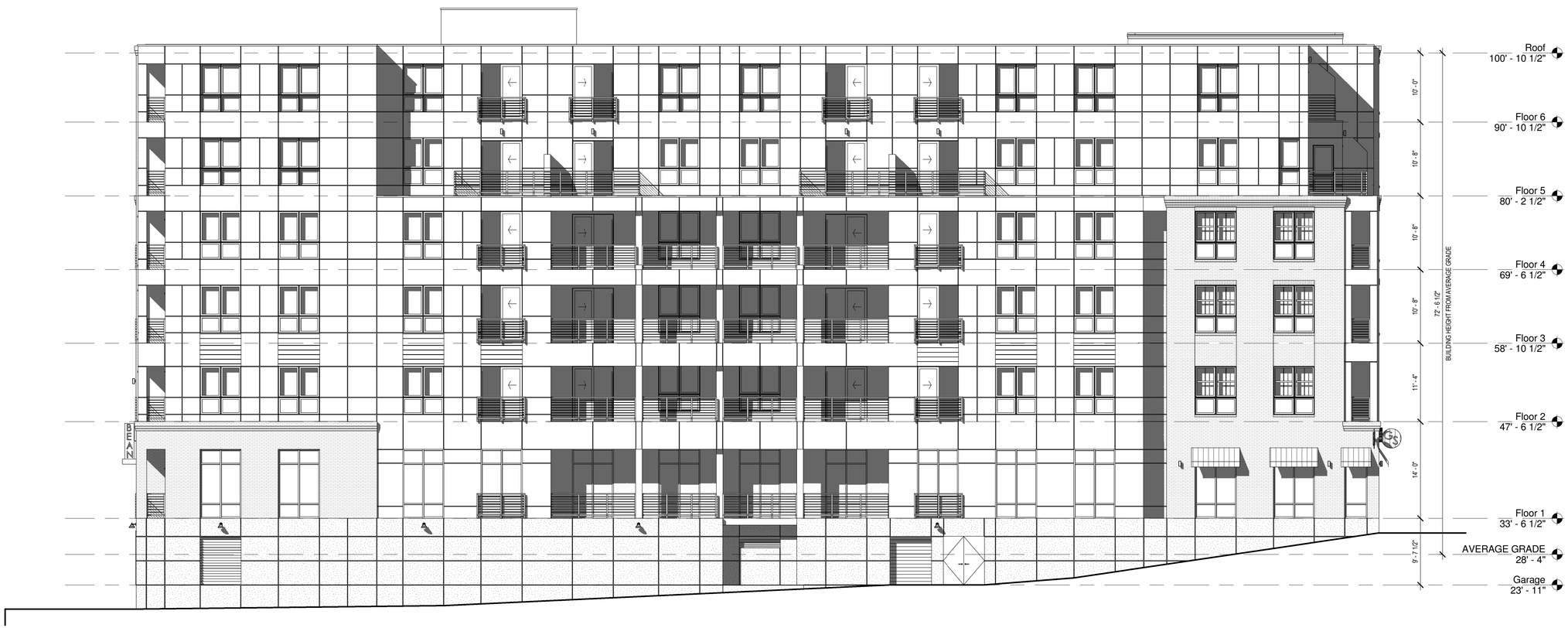
PARK STREET ELEVATION

A100.11



② West Exterior Elevation (Pleasant Street)
1/8" = 1'-0"

GENERAL NOTE: SEE SHEET A100.14 AND A100.15 FOR EXTERIOR BUILDING MATERIALS

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PLEASANT STREET ELEVATION

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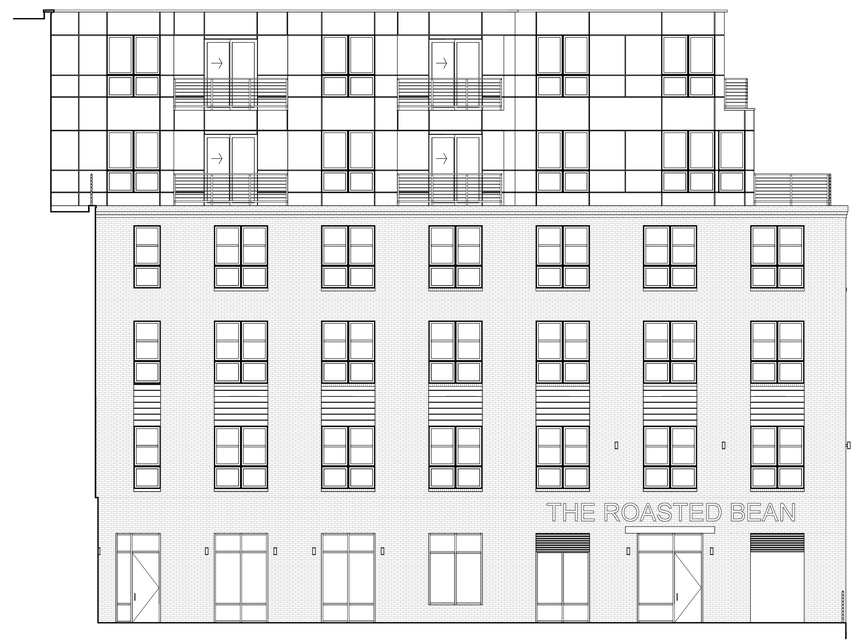
PLEASANT STREET ELEVATION

A100.12

2 North Courtyard Exterior Elevation
1/8" = 1'-0"

1 East Courtyard Exterior Elevation
1/8" = 1'-0"



3 South Courtyard Exterior Elevation
1/8" = 1'-0"

GENERAL NOTE: SEE SHEET A100.14 AND A100.15
FOR EXTERIOR BUILDING MATERIALS

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COURTYARD ELEVATIONS

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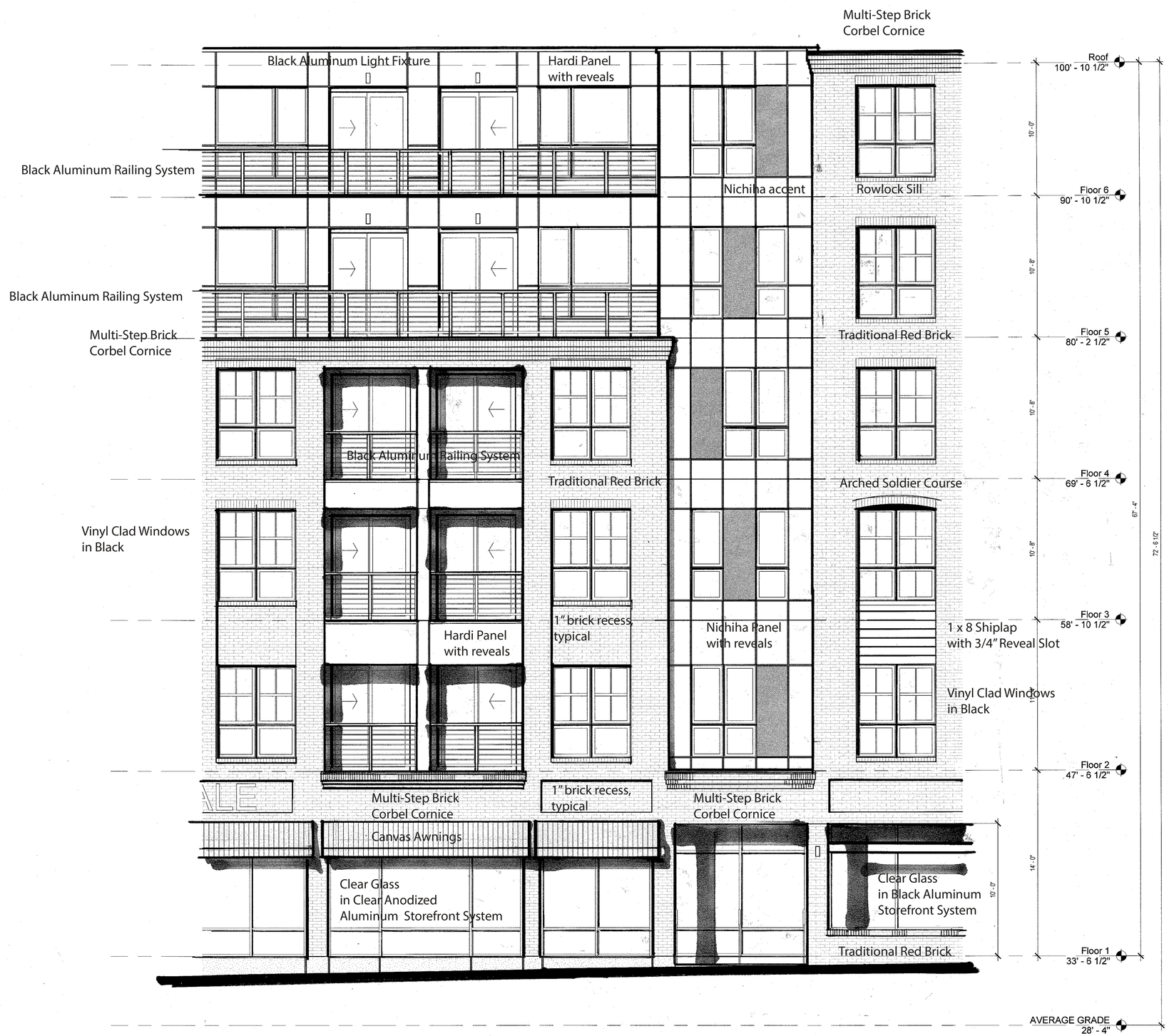
COURTYARD ELEVATIONS

A100.13



ENLARGED RANTOUL STREET ELEVATION

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ENLARGED RANTOUL STREET ELEVATION

Scale:

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ENLARGED RANTOUL STREET ELEVATION

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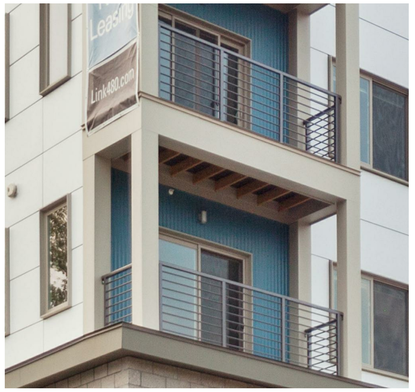


ALUMINUM RAILING SYSTEM- TO BE BLACK

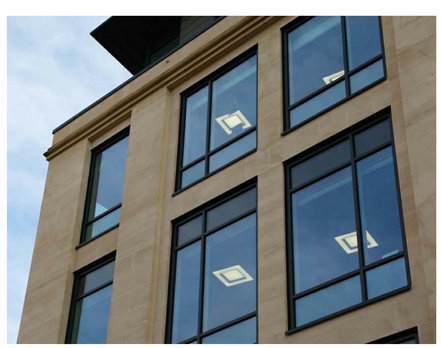
NICHIHA PANEL ACCENT

HARDIE PANELS WITH REVEALS/ NICHIHA PANEL

1X8 SHIPLAP WITH 3/4" REVEAL SLOT

CLEAR ANODIZED ALUMINUM AND BLACK STOREFRONT

TRADITIONAL RED BRICK



VINYL CLAD WINDOWS IN BLACK

BLACK BRICK AT RETAIL FACADE

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MATERIALS BOARD

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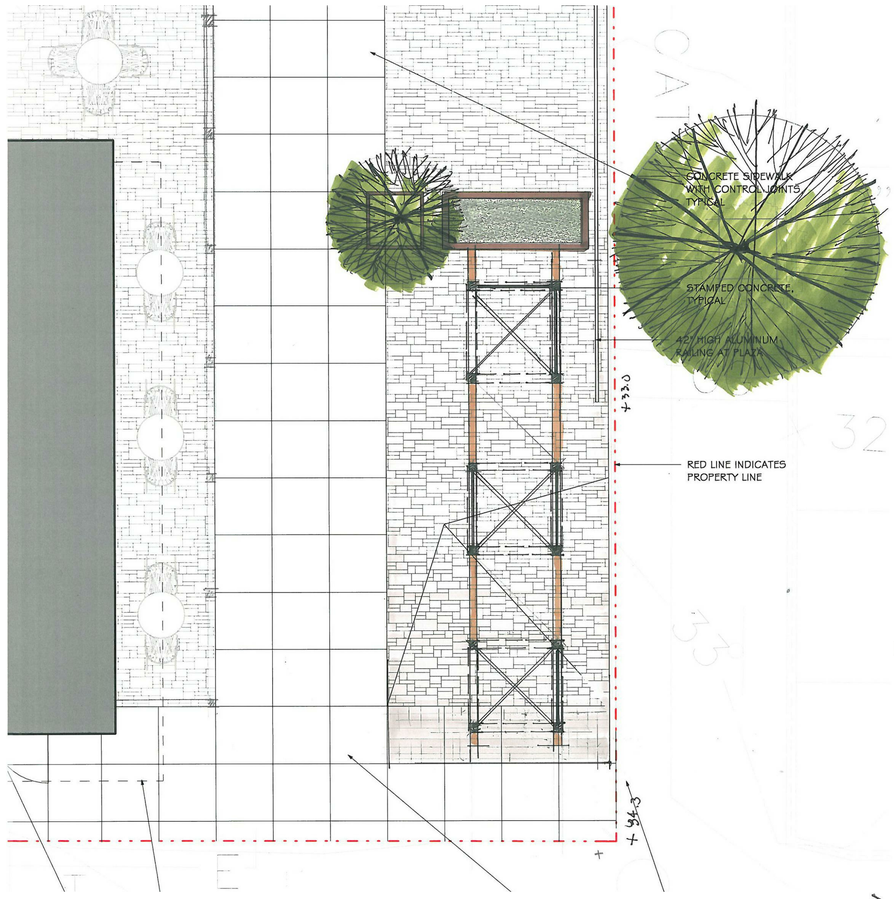
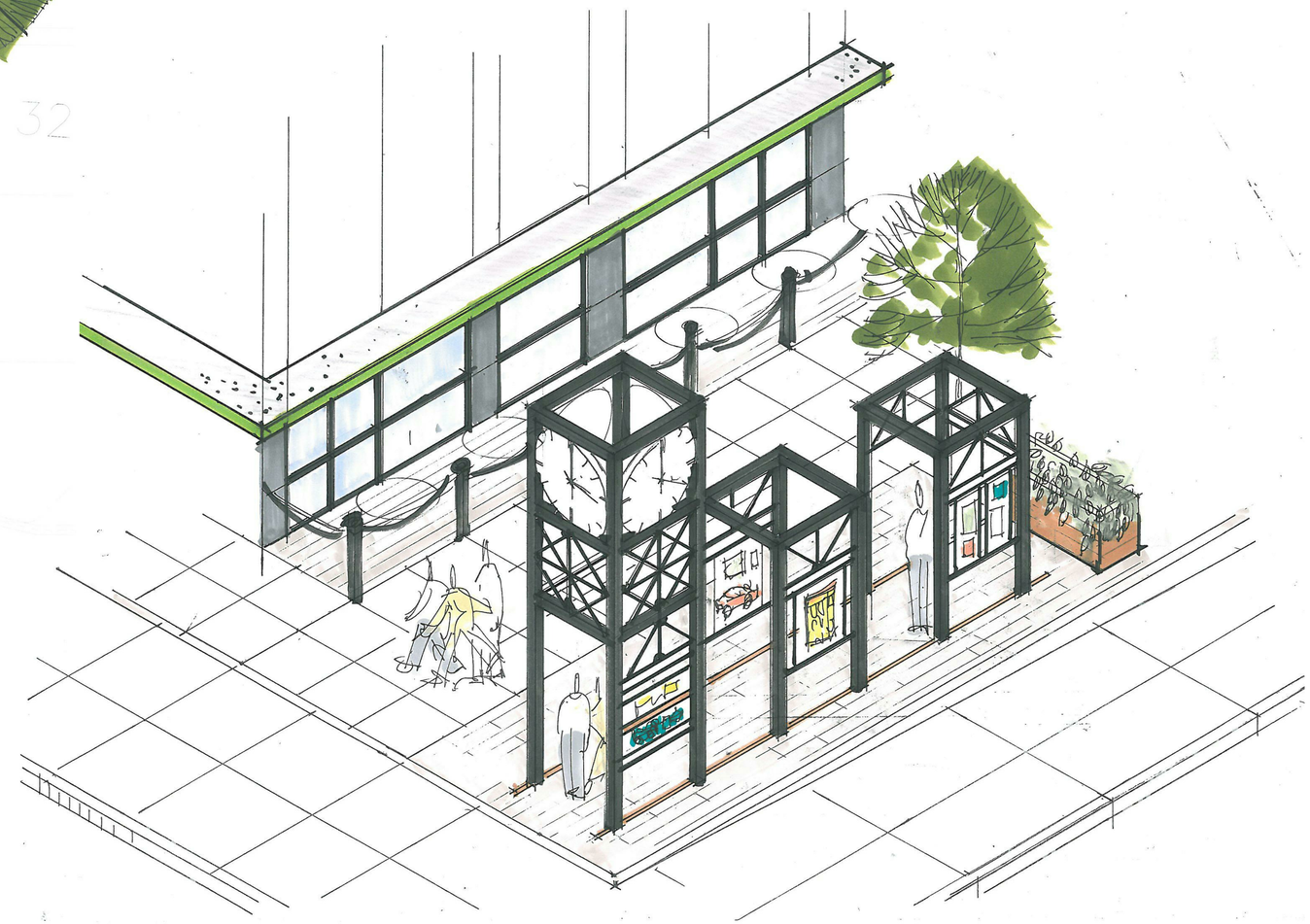
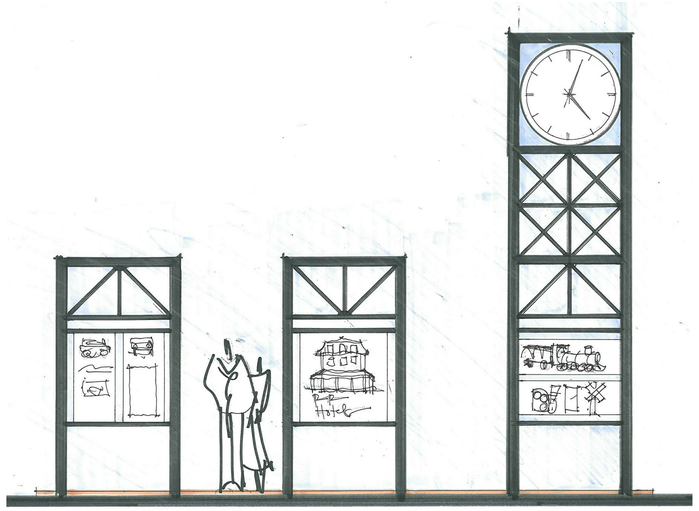


PLAN OF COMMEMORATIVE EXHIBIT



3D RENDERING OF COMMEMORATIVE EXHIBIT



ELEVATION OF COMMEMORATIVE EXHIBIT

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DEPOT TRANSPORTATION COMMEMORATIVE EXHIBIT

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DEPOT TRANSPORTATION COMMEMORATIVE EXHIBIT

A100.16

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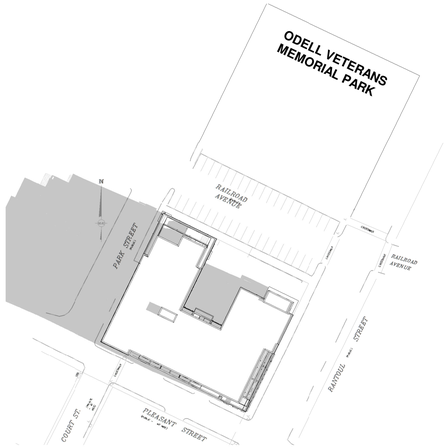
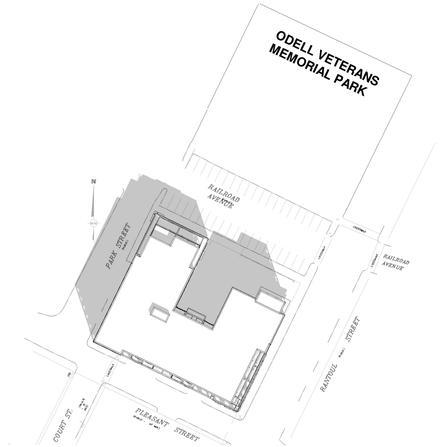


1 MARCH 21 / SEPTEMBER 21 - 9AM
1" = 80'-0"



2 MARCH 21 / SEPTEMBER 21 - 12PM
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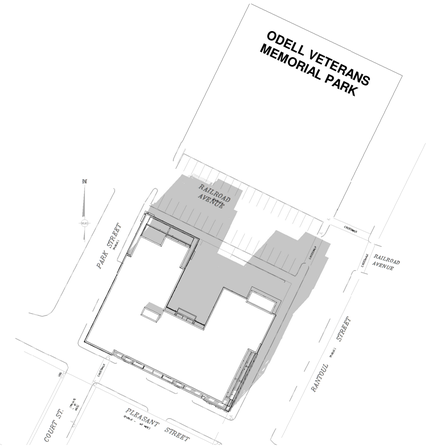

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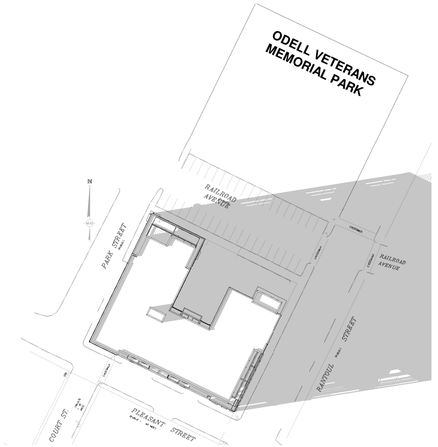

4 MARCH 21 / SEPTEMBER 21 - 6PM
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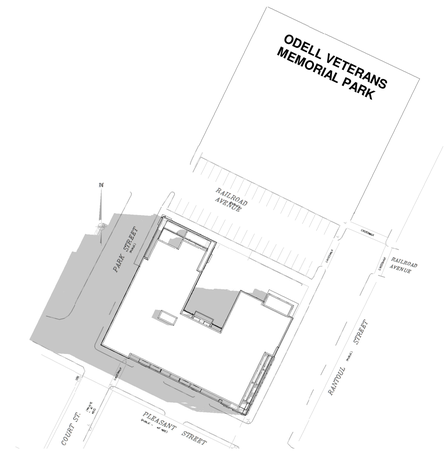

5 JUNE 21 - 9AM
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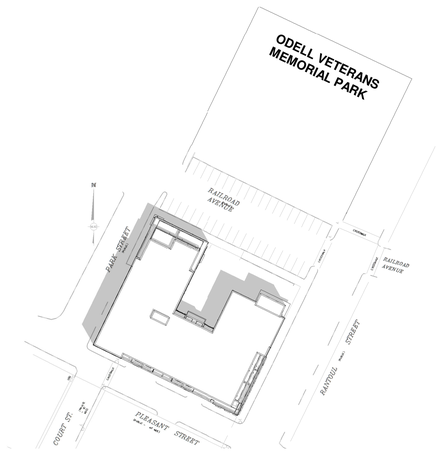

7 JUNE 21 - 12PM
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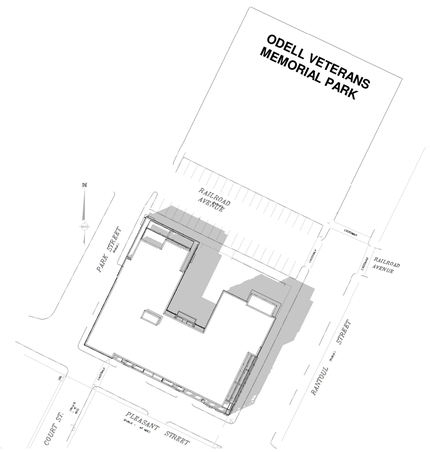

8 JUNE 21 - 3PM
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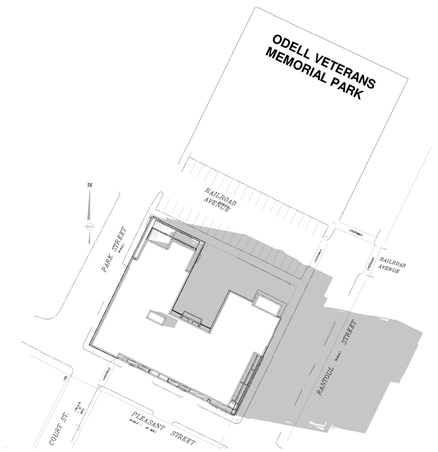

9 JUNE 21 - 6PM
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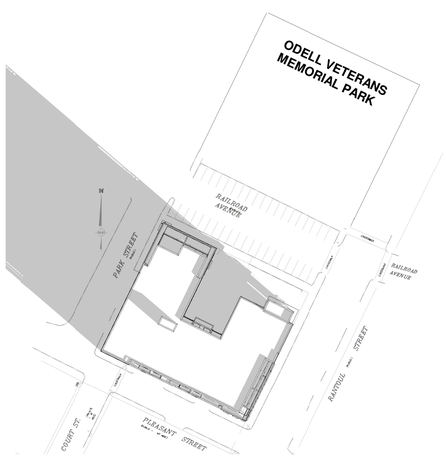

6 DECEMBER 21 - 9AM
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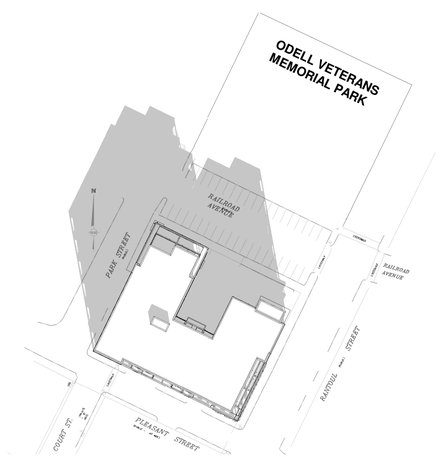

10 DECEMBER 21 - 12PM
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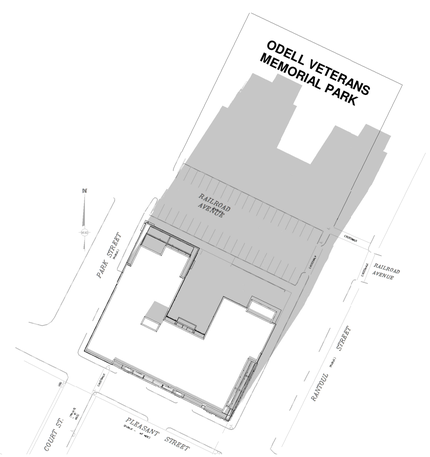

11 DECEMBER 21 - 3PM
1" = 80'-0"

Ref. North

Revisions

Issue Date:	Description	Checked By:
10 JUNE 2019	PLANNING BOARD FILING	

SUN STUDY

Scale: 1" = 80'-0"
Drawn By: Author
Date: 10 JUNE 2019
Checked By: Checker
Project #:

Depot Square Phase II, LLC - DEPOT II BUILDING
134-142-146 Rantoul Street and 1-9 Park Street Beverly, MA 01915

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SUN STUDY

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