Depot Square Phase II, LLC

Depot II Building

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

DESIGN REVIEW BOARD FILING
10 JUNE 2019- AMENDED 28 AUGUST 2019

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A100.10	RAILROAD AVE ELEVATION	■	■	■
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A100.16	DEPOT TRANSPORTATION COMMEMORATIVE EXHIBIT	■	■	■
A100.17	SUN STUDY	■	■	■

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

SHEET AMENDED 28 AUG 2019

Revisions

Issue Date:	Description	Checked By:
10 JUNE 2019	DESIGN REVIEW BOARD FILING	
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COVER SHEET

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COVER SHEET

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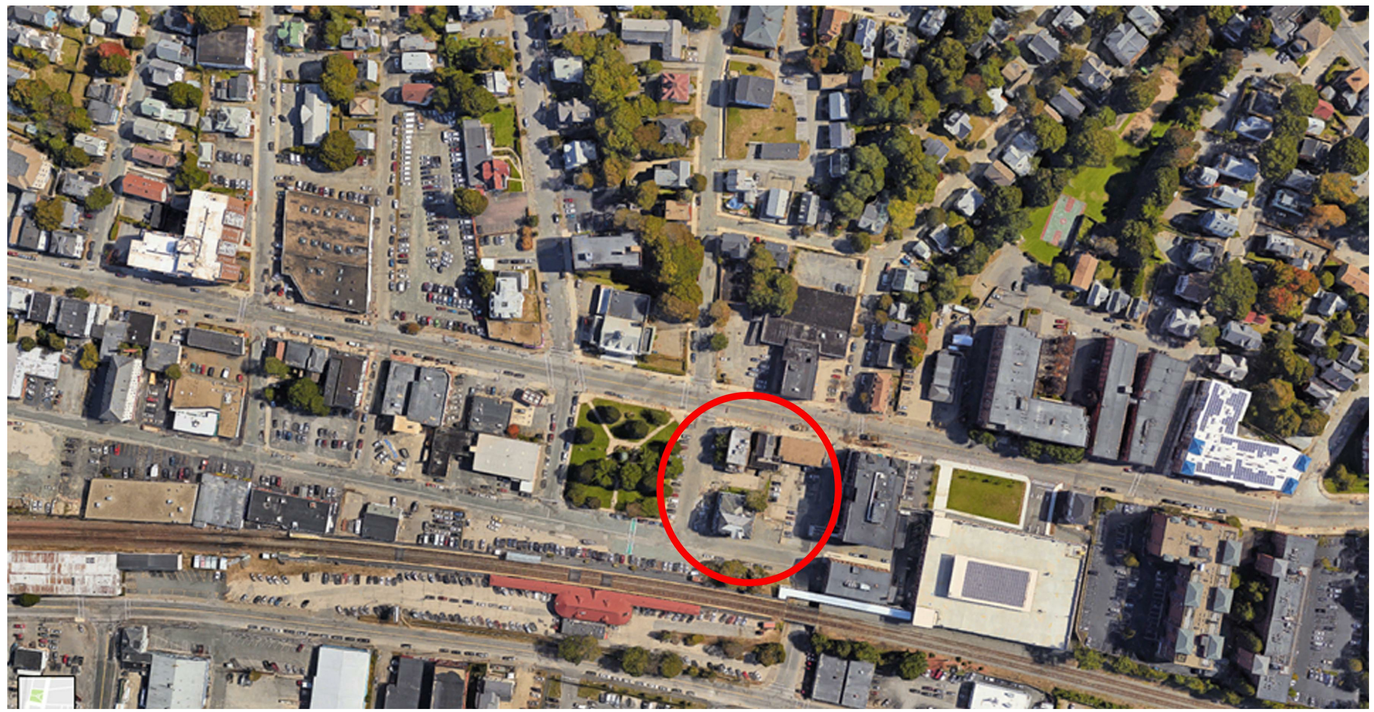
VIEW FROM RANTOUL STREET
LOOKING NORTH

VIEW FROM RANTOUL STREET/
PLEASANT STREET LOOKING
NORTH



VIEW FROM RANTOUL STREET/
RAILROAD AVE LOOKING SOUTH

VIEW FROM PARK STREET
LOOKING SOUTH

NO CHANGES TO THIS SHEET

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SITE IMAGES

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SITE IMAGES

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RENDERINGS
REMOVED FROM
FILING

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RENDERINGS

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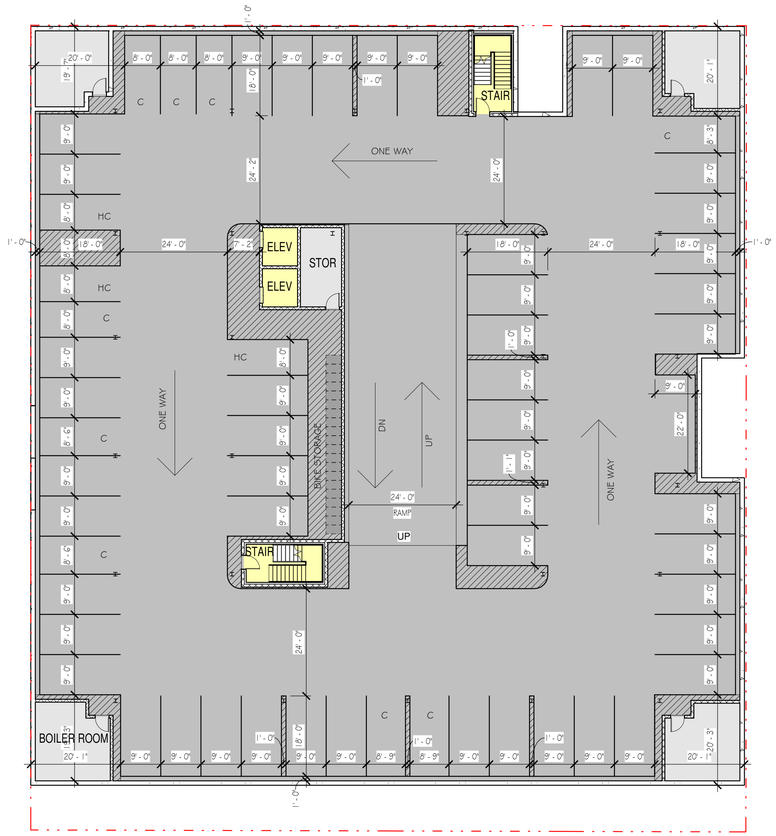
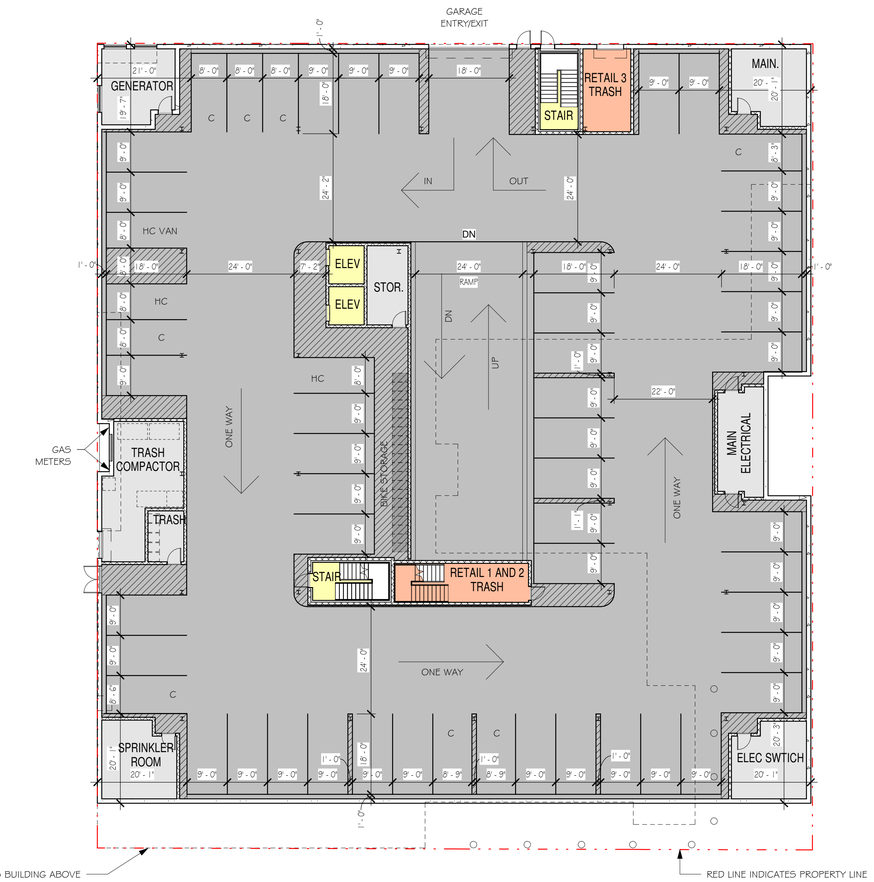
RENDERINGS

A100.2



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
111 APARTMENTS = 111 SPACES (OF THE 111 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: 111 + 29 = 140 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	3	17	0	3	23
THIRD FLOOR	3	17	0	3	23
FOURTH FLOOR	3	17	0	3	23
FIFTH FLOOR	0	13	1	4	18
SIXTH FLOOR	0	11	1	2	14
TOTAL	12	80	2	17	111

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	18,200 SF
SIXTH FLOOR	13,900 SF
TOTAL BUILDING SQUARE FOOTAGE	171,800 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

SHEET AMENDED 28 AUG 2019

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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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Scale: 3/32" = 1'-0"
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FLOOR PLANS

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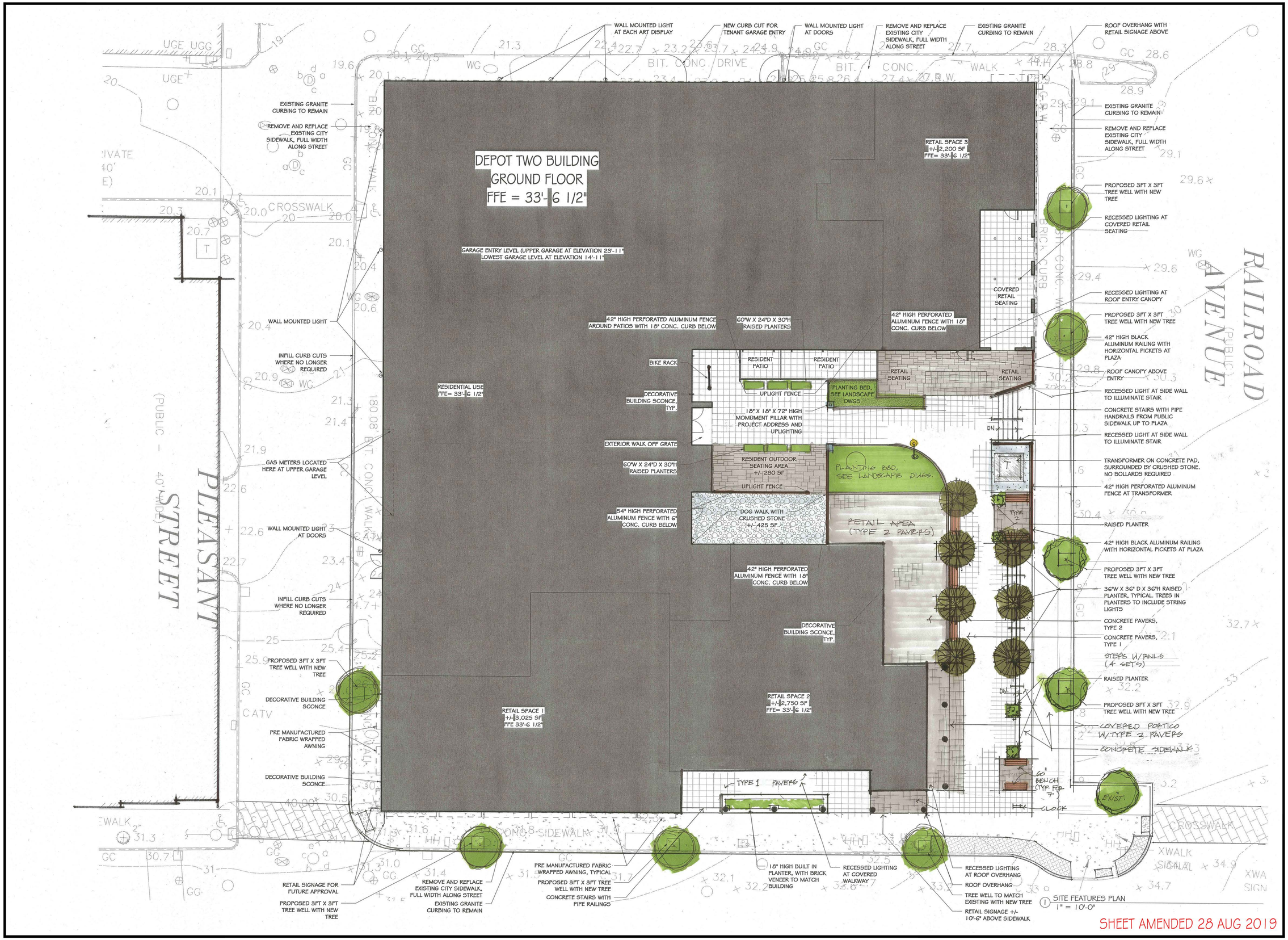

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Revisions		
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SITE FEATURES PLAN

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

A100.5

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

NO CHANGES TO THIS SHEET

Revisions

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SITE FEATURES IMAGES

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SITE FEATURES IMAGES

A100.6

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

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

PARKING REQUIREMENTS:
RESIDENTIAL: 1 SPACE PER RESIDENTIAL UNIT REQUIRED
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TOTAL REQUIRED: 111 + 29 = 140 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
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FOURTH FLOOR	3	17	0	3	23
FIFTH FLOOR	0	13	1	4	18
SIXTH FLOOR	0	11	1	2	14
TOTAL	12	80	2	17	111

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
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TOTAL BUILDING SQUARE FOOTAGE	171,800 SF

RETAIL SQUARE FOOTAGE

	SQUARE FOOTAGE
RETAIL SPACE 1	3,025 SF
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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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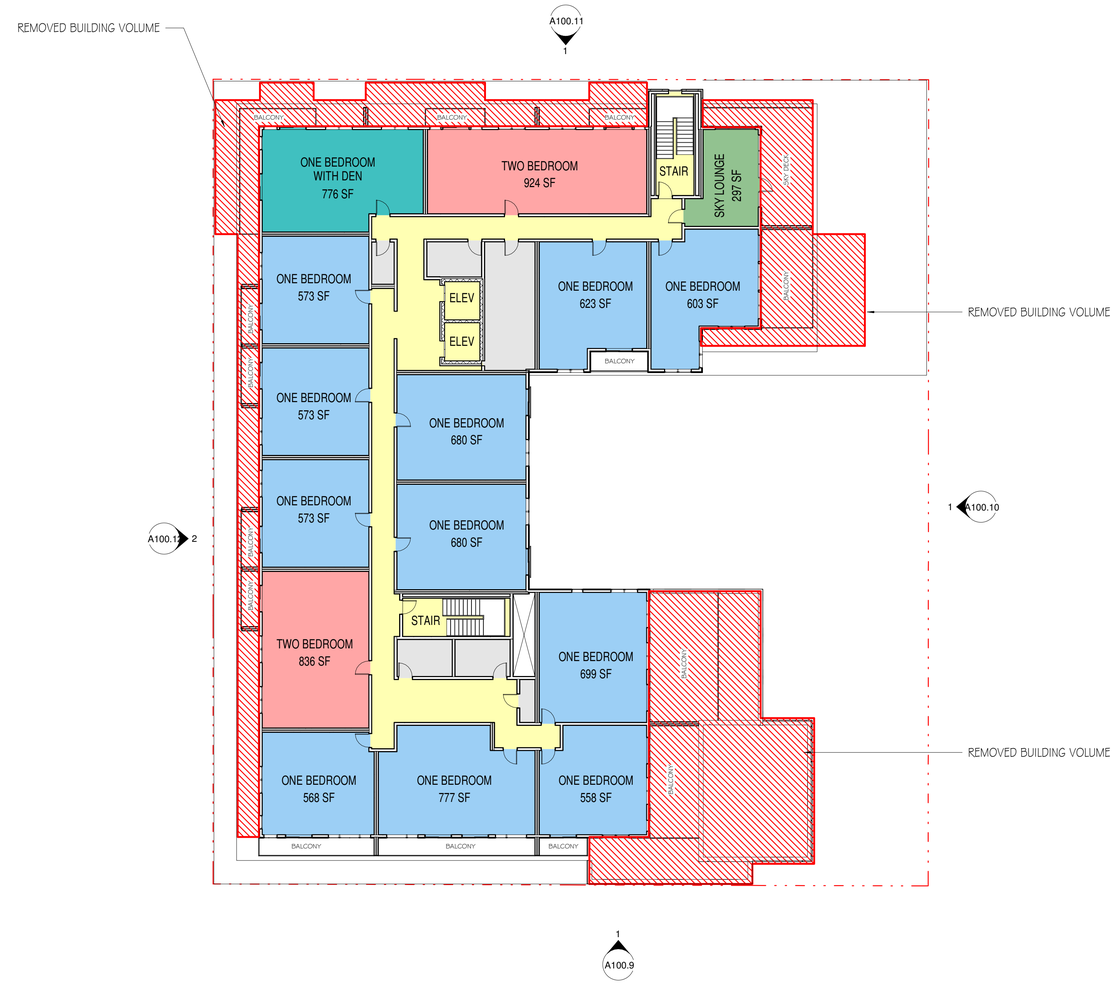

2 PRESENTATION - LEVEL 06
1/16" = 1'-0"

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

COLOR LEGEND

- CIRCULATION
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- GARAGE
- MECHANICAL
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- STUDIO
- TWO BEDROOM

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UNIT MATRIX

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FOURTH FLOOR	3	17	0	3	23
FIFTH FLOOR	0	13	1	4	18
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TOTAL	12	80	2	17	111

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FLOOR PLANS

Scale: As indicated
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FLOOR PLANS

A100.8

1 East 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

Scale: 1/8" = 1'-0"
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RANTOUL STREET ELEVATION

A100.9

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

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

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RAILROAD AVE ELEVATION

Scale: 1/8" = 1'-0"
Drawn By: Author
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RAILROAD AVE ELEVATION

A100.10

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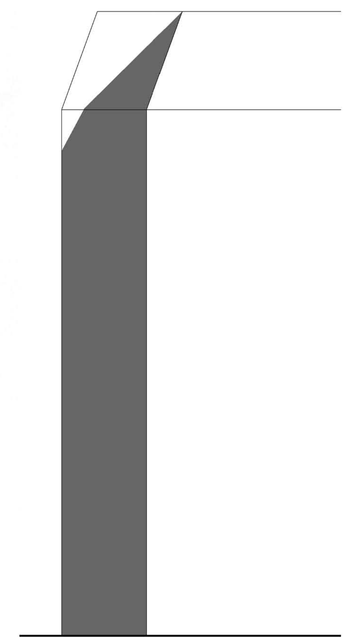

1 West Exterior Elevation (Park Street)
1/8" = 1'-0"

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

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PARK STREET ELEVATION

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Scale: 1/8" = 1'-0"
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PARK STREET ELEVATION

A100.11

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2 South 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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Scale: 1/8" = 1'-0"

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PLEASANT STREET ELEVATION

A100.12

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COURTYARD
ELEVATIONS REMOVED
FROM FILING

SHEET AMENDED 28 AUG 2019

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COURTYARD ELEVATIONS

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COURTYARD ELEVATIONS

A100.13

Vinyl Clad Windows and Patio Doors in White

Black Aluminum Railing System

Multi- Step Brick Corbel Cornice

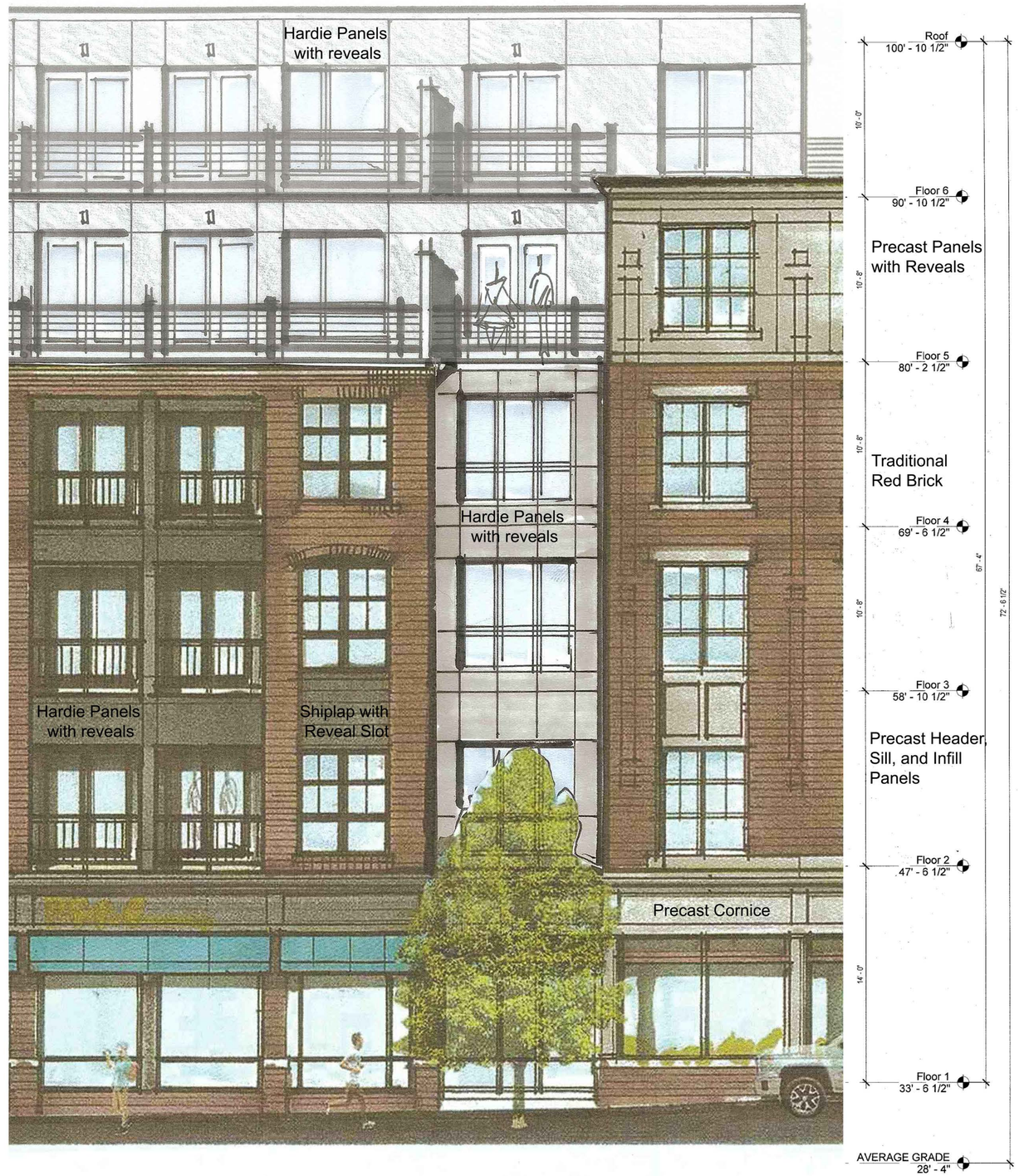
Vinyl Clad Windows and Patio Doors in Black

Black Aluminum Railing System

Shiplap Cornice with Reveal Slot for Signage

Canvas Awnings

Clear Glass in Clear Anodized Aluminum Storefront System



ENLARGED RANTOUL STREET ELEVATION

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ENLARGED RANTOUL STREET ELEVATION

Scale:

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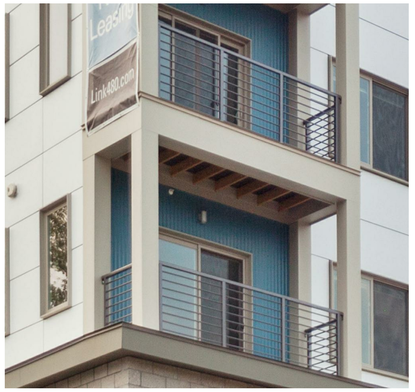
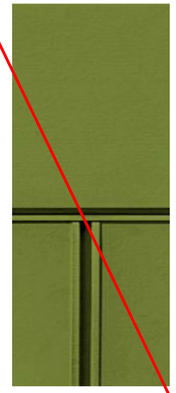
ENLARGED RANTOUL STREET ELEVATION

A100.14

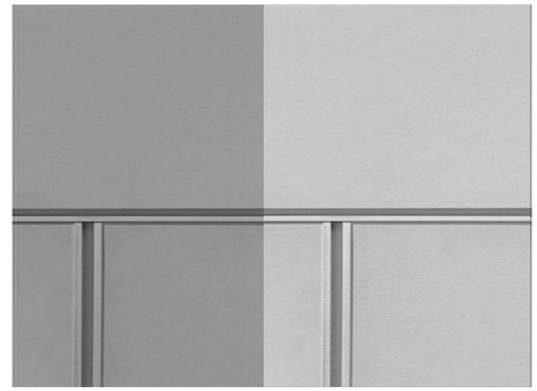


ALUMINUM RAILING SYSTEM- TO BE BLACK



NICHIHA PANEL ACCENT

NOT USED

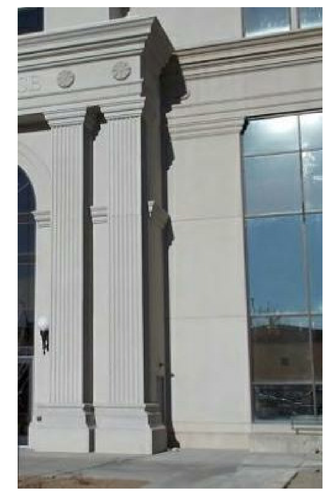


HARDIE PANELS WITH REVEALS/
~~NICHIHA PANEL~~

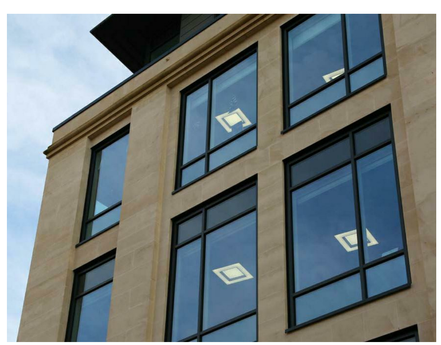
1X8 SHIPLAP WITH 3/4" REVEAL SLOT

CLEAR ANODIZED ALUMINUM AND BLACK STOREFRONT

TRADITIONAL RED BRICK



CAST STONE PANELS



VINYL CLAD WINDOWS IN BLACK

BLACK BRICK AT RETAIL FACADE

NOT USED

SHEET AMENDED 28 AUG 2019

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Revisions

Issue Date:	Description	Checked By
10 JUNE 2019	DESIGN REVIEW BOARD FILING	
AMENDED 28 AUGUST 2019		

MATERIALS BOARD

Scale:
Drawn By: Author
Checked By: Checker
Date: 10 JUNE 2019
Project #:

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

SV DESIGN
128 Dodge Street
Beverly, Massachusetts 01915
www.svdesign.com
t 978.927.3745

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MATERIALS BOARD

A100.15

COMMEMORATIVE
EXHIBIT REMOVED
FROM FILING

SHEET AMENDED 28 AUG 2019

Revisions		
△	Issue Date:	Description
		DESIGN REVIEW BOARD FILING 10 JUNE 2019 AMENDED 28 AUGUST 2019
		Checked By:

DEPOT TRANSPORTATION
COMMEMORATIVE EXHIBIT

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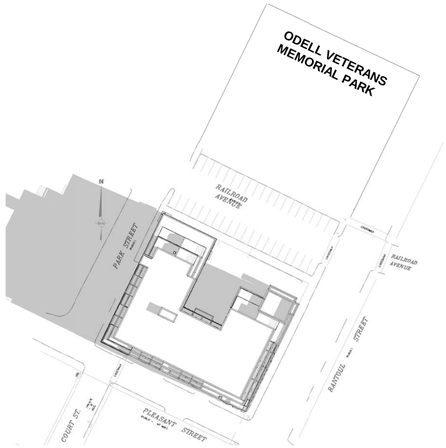
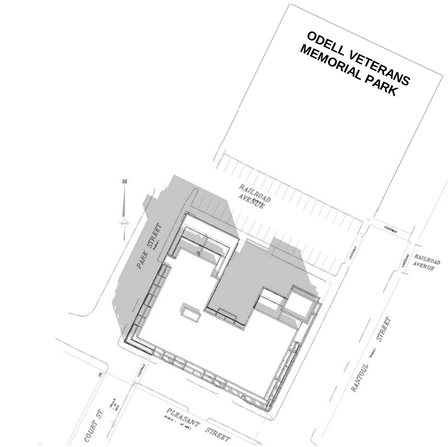
DEPOT
TRANSPORTATION
COMMEMORATIVE
EXHIBIT

A100.16



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



2 MARCH 21 / SEPTEMBER 21 - 12PM
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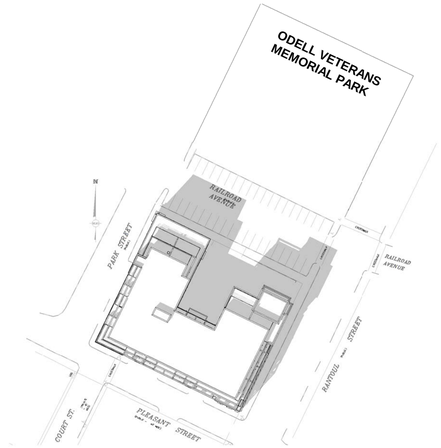

3 MARCH 21 / SEPTEMBER 21 - 3PM
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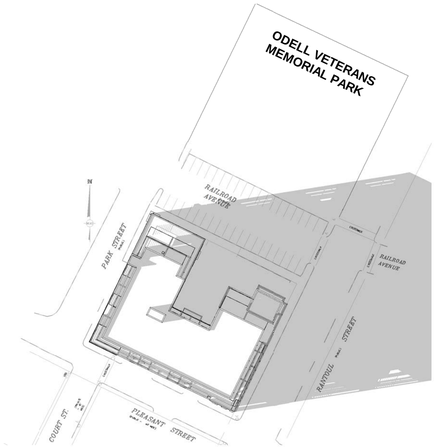

4 MARCH 21 / SEPTEMBER 21 - 6PM
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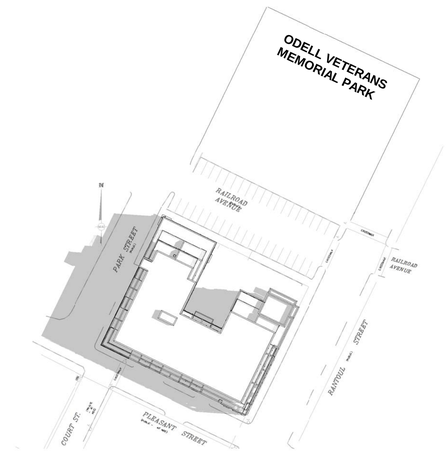

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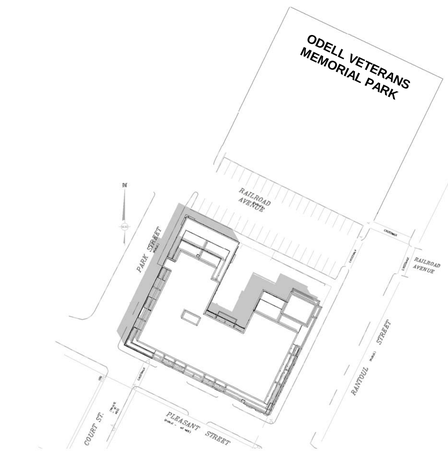
1" = 80'-0"



7 JUNE 21 - 12PM
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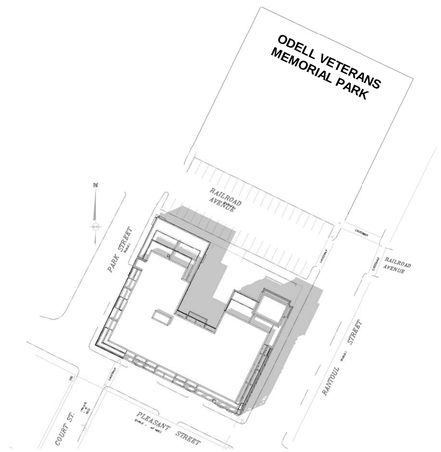

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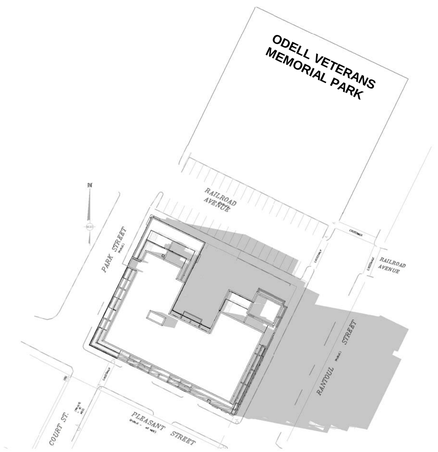
1" = 80'-0"



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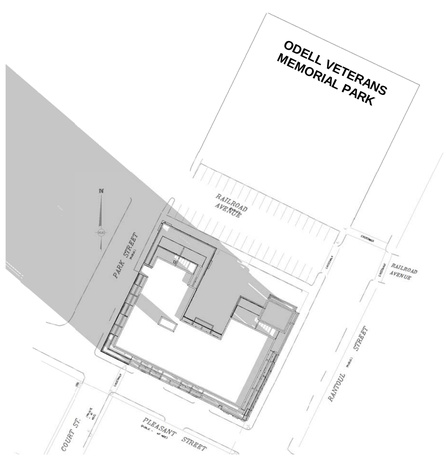
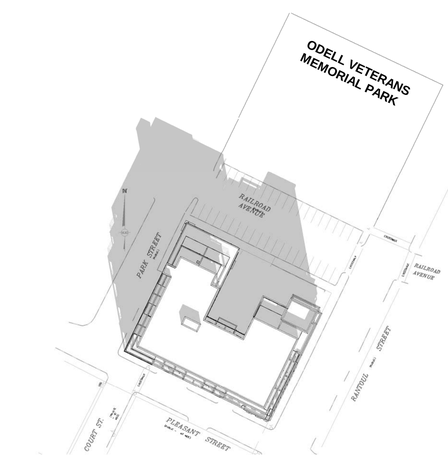
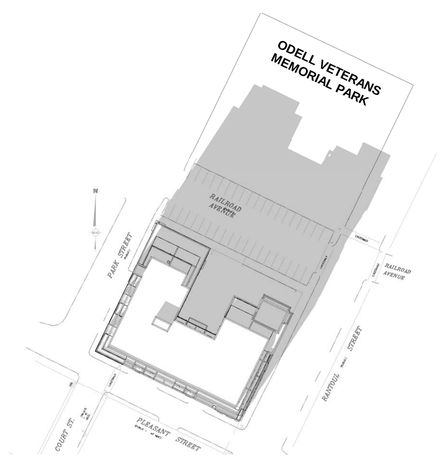
1" = 80'-0"



6 DECEMBER 21 - 9AM
1" = 80'-0"



10 DECEMBER 21 - 12PM
1" = 80'-0"



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

Ref. North

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SUN STUDY

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