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 04 DECEMBER 2019

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Project Team:

Depot Square Phase II, LLC
Owner

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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 04 DEC 2019

Revisions

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COVER SHEET

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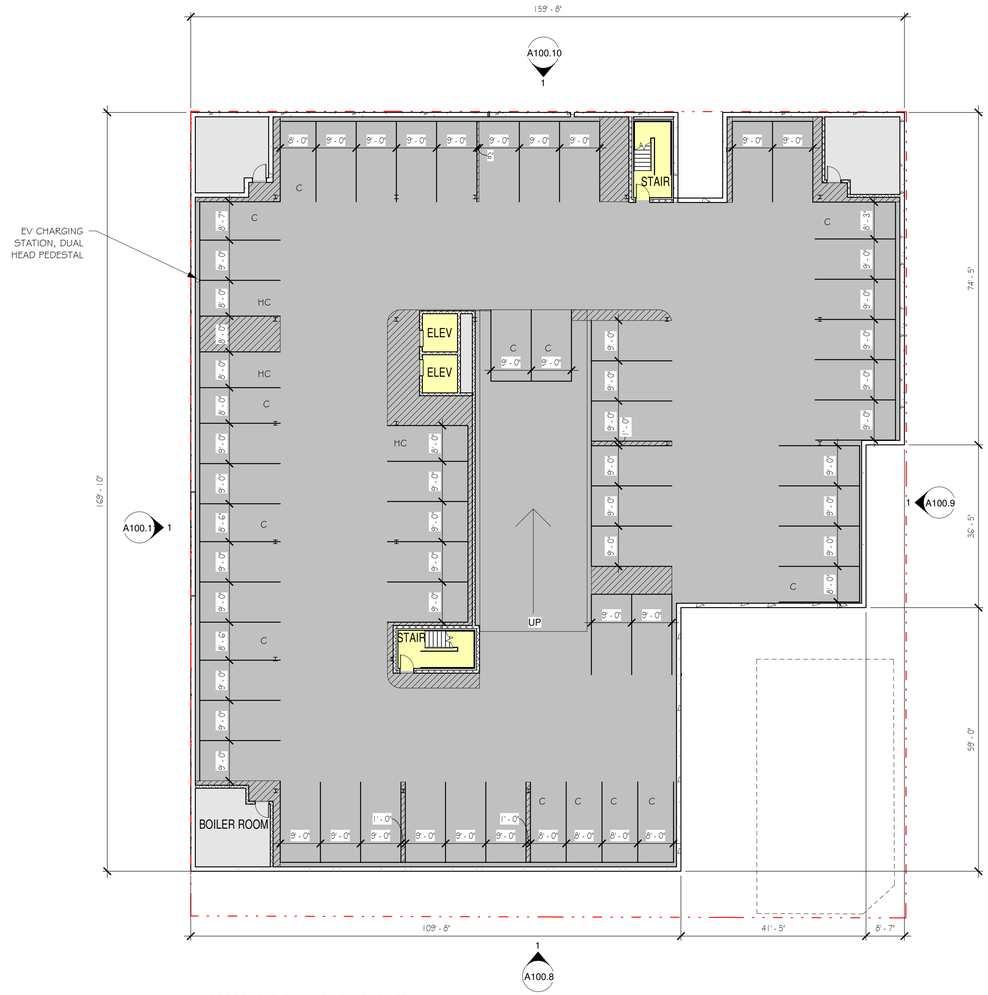
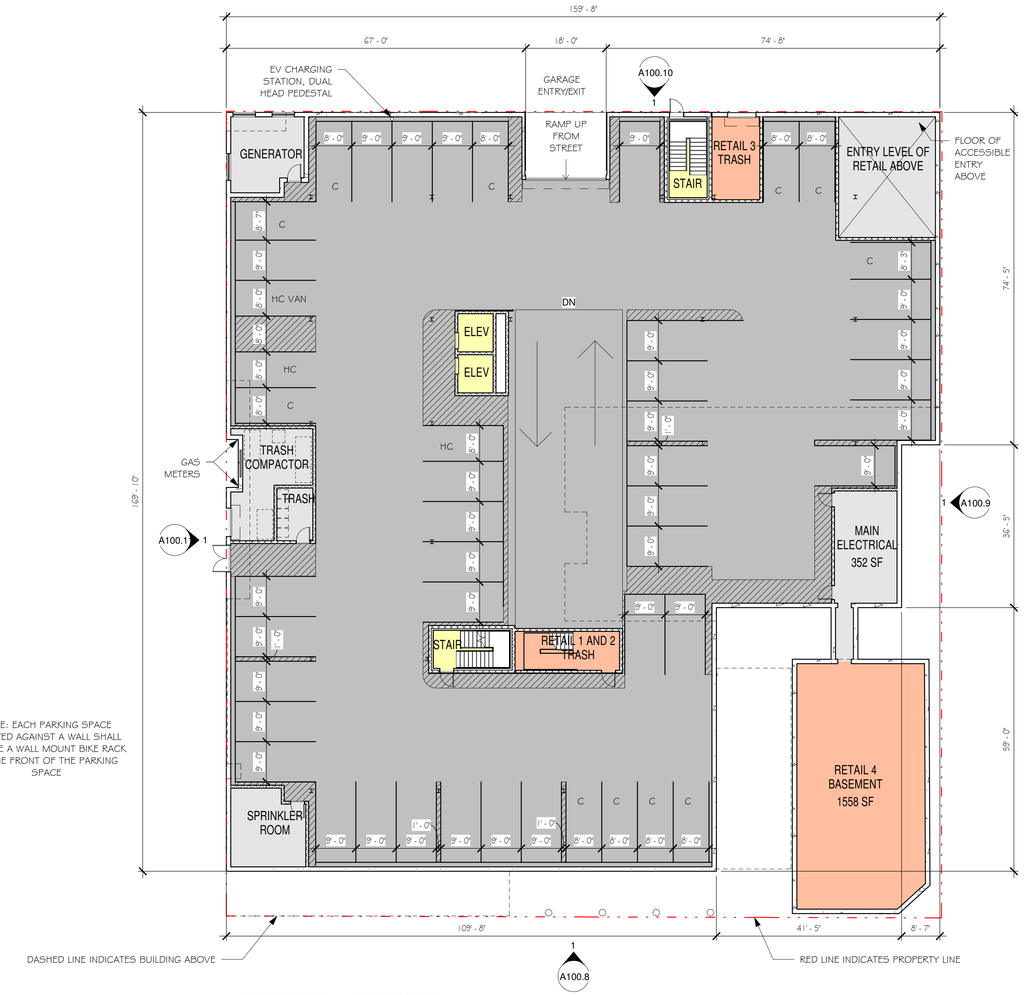
COVER SHEET

A100.0



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



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

NOTE: EACH PARKING SPACE LOCATED AGAINST A WALL SHALL RECIEVE A WALL MOUNT BIKE RACK AT THE FRONT OF THE PARKING SPACE

PARKING REQUIREMENTS:
RESIDENTIAL: 1 SPACE PER RESIDENTIAL UNIT REQUIRED
106 APARTMENTS = 106 SPACES (OF THE 106 SPACES, 6 ARE REQUIRED TO BE HC)
RETAIL: 1 SPACE PER 275 SF OF GROSS FLOOR AREA REQUIRED
9,000 SF RETAIL/ 275 SF = 33 SPACES
TOTAL REQUIRED: 106 + 33 = 139 SPACES

PARKING MATRIX

	# OF SPACES
LOWER GARAGE	59
UPPER GARAGE	47
STREET PARKING ALONG FRONTAGE	29
PARKING SPACES PROVIDED IN PUBLIC GARAGE	4
TOTAL PARKING SPACES	139

LOT SQUARE FOOTAGE

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

UNIT MATRIX

	STUDIO UNITS	ONE BEDROOM UNITS	ONE BED WITH DEN	TWO BEDROOM UNITS	TOTAL UNITS
FIRST FLOOR	2	5	0	2	9
SECOND FLOOR	3	18	0	3	24
THIRD FLOOR	3	18	0	3	24
FOURTH FLOOR	3	14	0	4	21
FIFTH FLOOR	0	10	1	5	16
SIXTH FLOOR	0	8	1	3	12
TOTAL	11	73	2	20	106

BUILDING SQUARE FOOTAGE

	SQUARE FOOTAGE
LOWER GARAGE	23,700 SF
UPPER GARAGE	23,900 SF
FIRST FLOOR	22,400 SF
SECOND FLOOR	23,200 SF
THIRD FLOOR	23,200 SF
FOURTH FLOOR	20,500 SF
FIFTH FLOOR	17,100 SF
SIXTH FLOOR	12,400 SF
TOTAL BUILDING SQUARE FOOTAGE	166,400 SF

RETAIL SQUARE FOOTAGE

	SQUARE FOOTAGE
RETAIL SPACE 1	2,800 SF
RETAIL SPACE 2	2,400 SF
RETAIL SPACE 3	2,400 SF
RETAIL SPACE 4	1,400 SF
TOTAL RETAIL SQUARE FOOTAGE	9,000 SF

COLOR LEGEND

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

SHEET AMENDED 04 DEC 2019

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FLOOR PLANS

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FLOOR PLANS

A100.1

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

A100.2

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

2 PRESENTATION - LEVEL 04
1/16" = 1'-0"

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

	# OF SPACES
LOWER GARAGE	59
UPPER GARAGE	47
STREET PARKING ALONG FRONTAGE	29
PARKING SPACES PROVIDED IN PUBLIC GARAGE	4
TOTAL PARKING SPACES	139

LOT SQUARE FOOTAGE

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

UNIT MATRIX

	STUDIO UNITS	ONE BEDROOM UNITS	ONE BED WITH DEN	TWO BEDROOM UNITS	TOTAL UNITS
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SECOND FLOOR	3	18	0	3	24
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SIXTH FLOOR	12,400 SF
TOTAL BUILDING SQUARE FOOTAGE	166,400 SF

RETAIL SQUARE FOOTAGE

	SQUARE FOOTAGE
RETAIL SPACE 1	2,800 SF
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RETAIL SPACE 3	2,400 SF
RETAIL SPACE 4	1,400 SF
TOTAL RETAIL SQUARE FOOTAGE	9,000 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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1 PRESENTATION - LEVEL 05
1/16" = 1'-0"

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

PARKING REQUIREMENTS:
RESIDENTIAL: 1 SPACE PER RESIDENTIAL UNIT REQUIRED
106 APARTMENTS = 106 SPACES (OF THE 106 SPACES, 6 ARE REQUIRED TO BE HC)
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PARKING MATRIX

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STREET PARKING ALONG FRONTAGE	29
PARKING SPACES PROVIDED IN PUBLIC GARAGE	4
TOTAL PARKING SPACES	139

LOT SQUARE FOOTAGE

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

UNIT MATRIX

	STUDIO UNITS	ONE BEDROOM UNITS	ONE BED WITH DEN	TWO BEDROOM UNITS	TOTAL UNITS
FIRST FLOOR	2	5	0	2	9
SECOND FLOOR	3	18	0	3	24
THIRD FLOOR	3	18	0	3	24
FOURTH FLOOR	3	14	0	4	21
FIFTH FLOOR	0	10	1	5	16
SIXTH FLOOR	0	8	1	3	12
TOTAL	11	73	2	20	106

BUILDING SQUARE FOOTAGE

	SQUARE FOOTAGE
LOWER GARAGE	23,700 SF
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THIRD FLOOR	23,200 SF
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FIFTH FLOOR	17,100 SF
SIXTH FLOOR	12,400 SF
TOTAL BUILDING SQUARE FOOTAGE	166,400 SF

RETAIL SQUARE FOOTAGE

	SQUARE FOOTAGE
RETAIL SPACE 1	2,800 SF
RETAIL SPACE 2	2,400 SF
RETAIL SPACE 3	2,400 SF
RETAIL SPACE 4	1,400 SF
TOTAL RETAIL SQUARE FOOTAGE	9,000 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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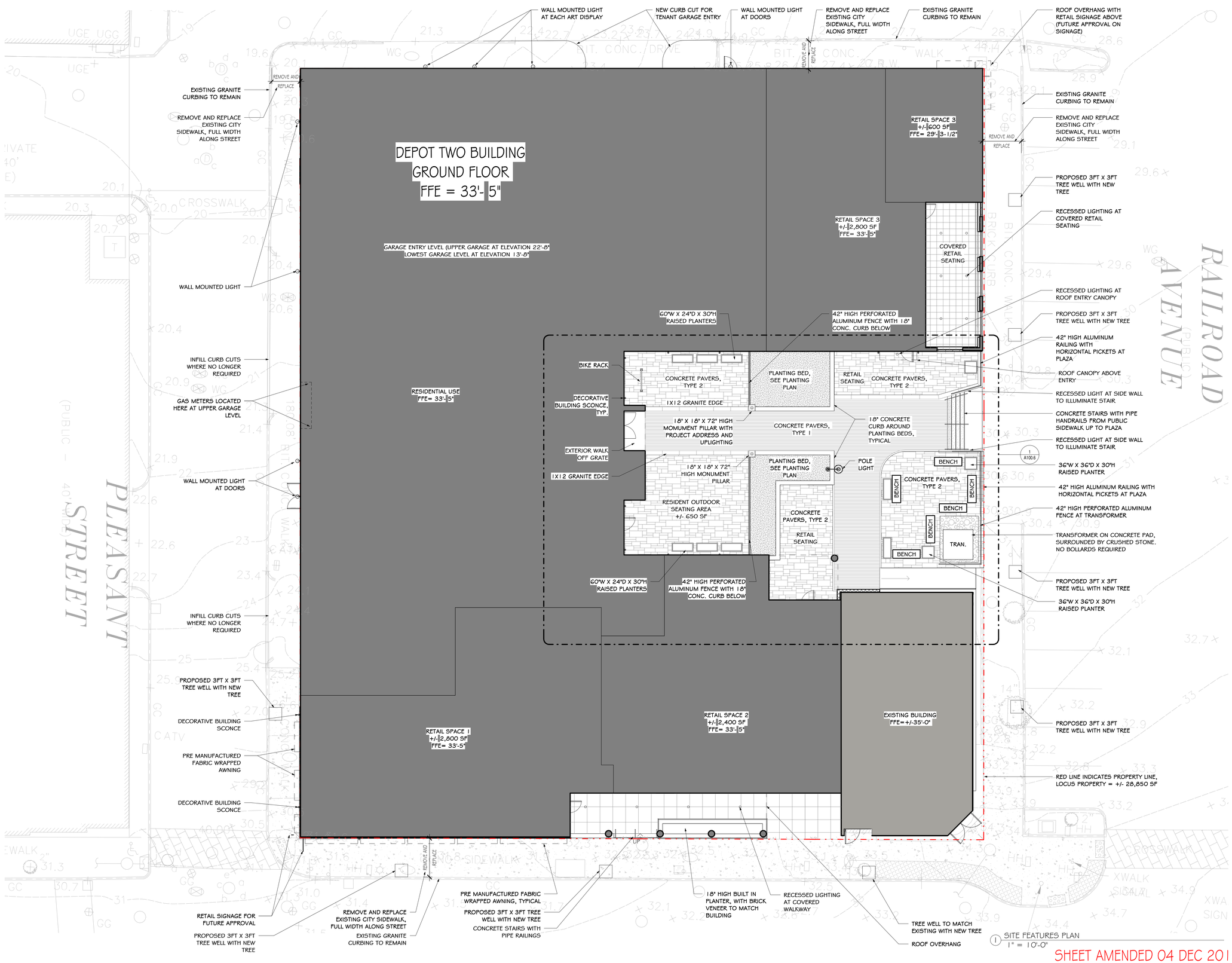

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SITE FEATURES PLAN

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

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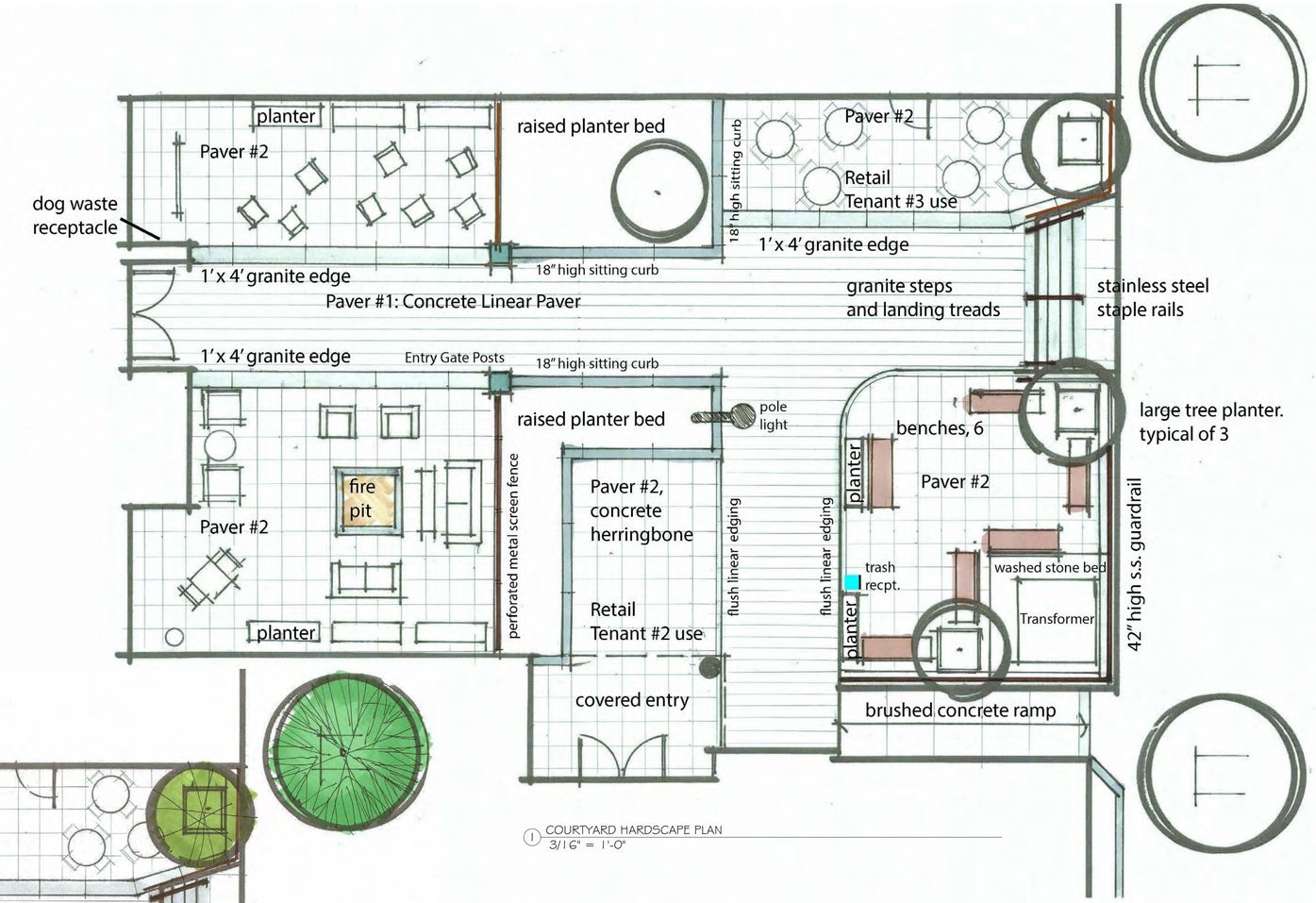
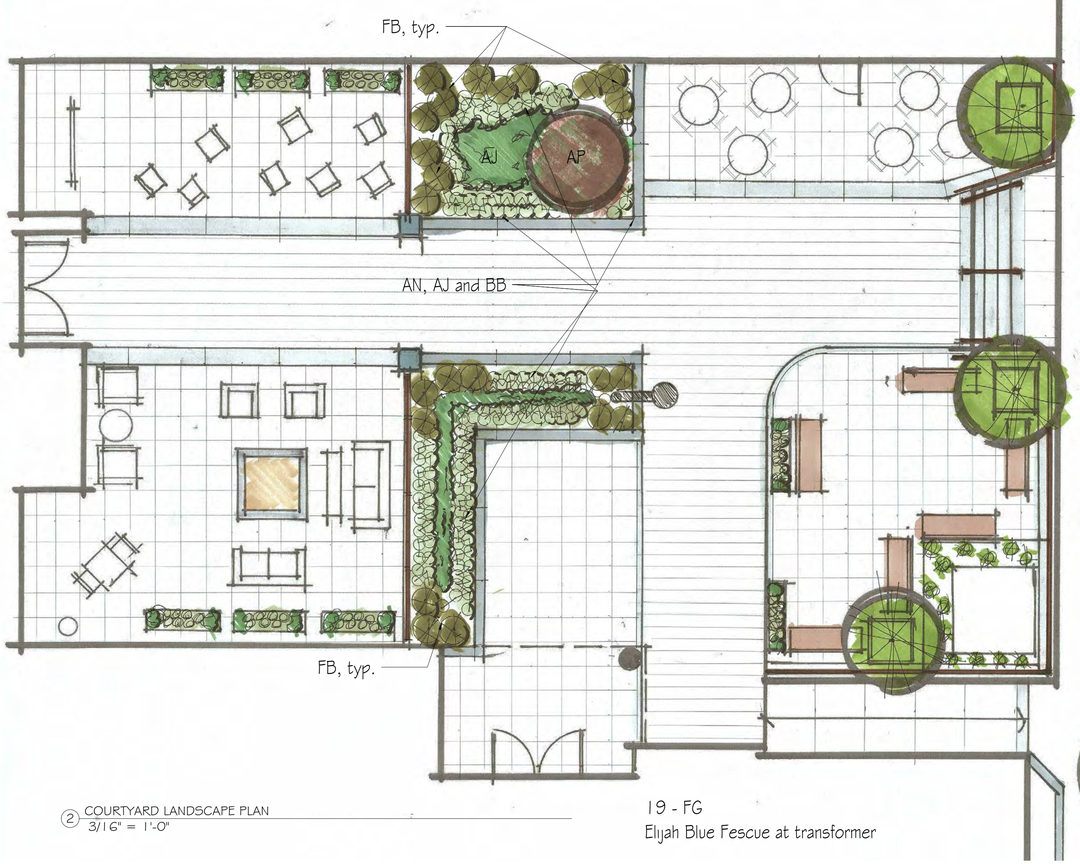


1 COURTYARD HARDSCAPE PLAN
3/16" = 1'-0"



2 COURTYARD LANDSCAPE PLAN
3/16" = 1'-0"

19 - FG
Elijah Blue Fescue at transformer

STREET TREES:
TOTAL 5- GT
Thornless Skyline Honeylocust

TOTAL 3- CS
Cleveland Select Flowering Pear

LARGE PLANTERS:
TOTAL 3- CF
Cherokee Princess Flowering Dogwood
with 75 - VM Vinca Minor in 36"x36"x36" planter

LOW PLANTERS:
TOTAL 8- 24" x 60" x 30" high planters
24- CL Northern Sea Oats
32- HB Blue Mouse Ears Hosta
80- HH Baltic Ivy

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HARDSCAPE AND PLANTING PLANS

Scale: 3/16" = 1'-0"
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HARDSCAPE AND PLANTING PLANS

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BENCH AT PLAZA DECK WITH INTERMEDIATE RAIL TO BE ADDED

METAL RAILINGS AT PLAZA DECK

POLE LIGHTING

DECORATIVE BULDING SCONCE

TRASH/ RECYCLING RECEPTACLE

STAINLESS STEEL HANDRAIL

FLUSH GRANITE EDGING

BICYCLE RACK

CORTEN STEEL PLANTER

PLANTER

GRANITE TREADS AND RISERS

PERFORATED FENCE WITH CURB AT PLAZA DECK

ASHLAR PAVER PATTERN AT PLAZA DECK, PAVER TYPE 1

RUNNING BOND PAVERS AT PLAZA DECK, PAVER TYPE 2

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SITE FEATURES IMAGES

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SITE FEATURES IMAGES

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

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

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1 North Extenor 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"
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RAILROAD AVE ELEVATION

A100.9

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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

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

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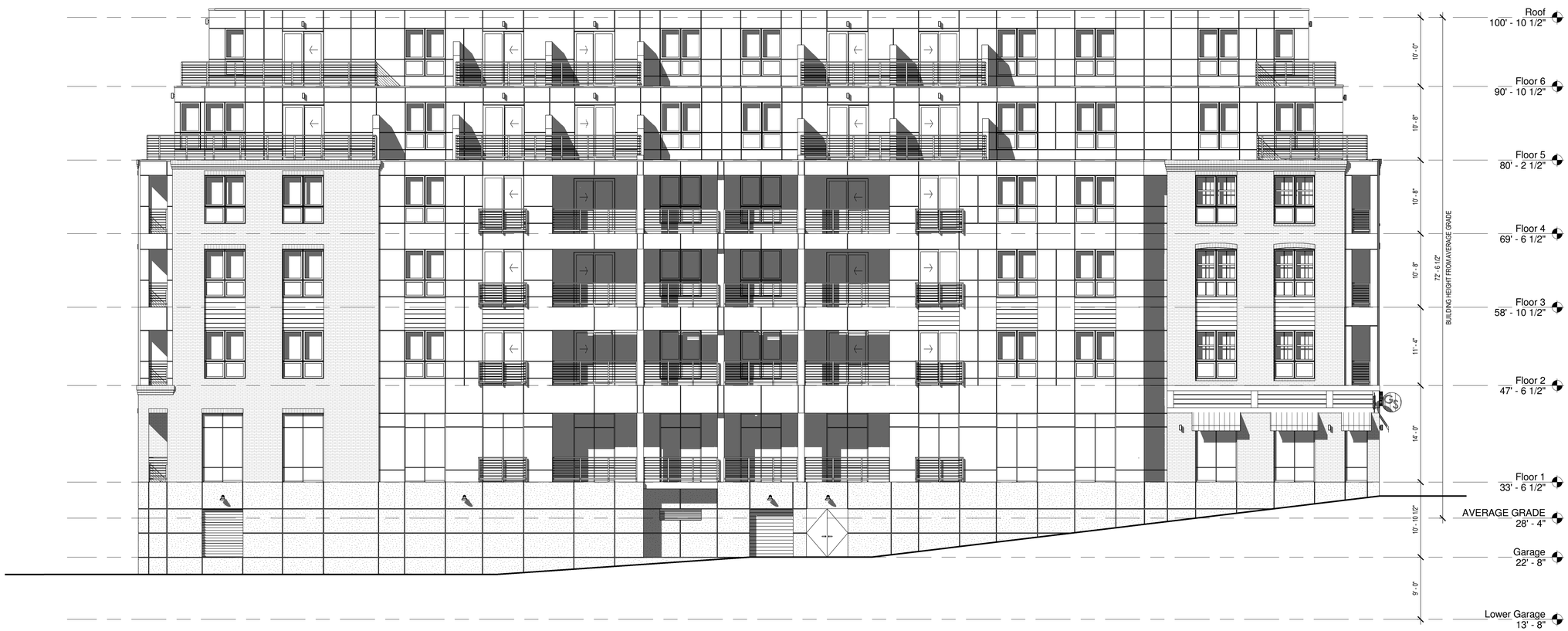

1 South Exterior Elevation (Pleasant Street)
1/8" = 1'-0"

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

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PLEASANT STREET ELEVATION

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PLEASANT STREET ELEVATION

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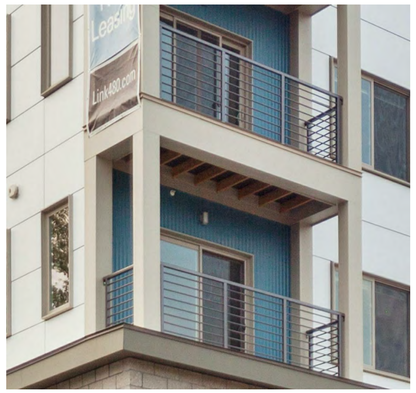
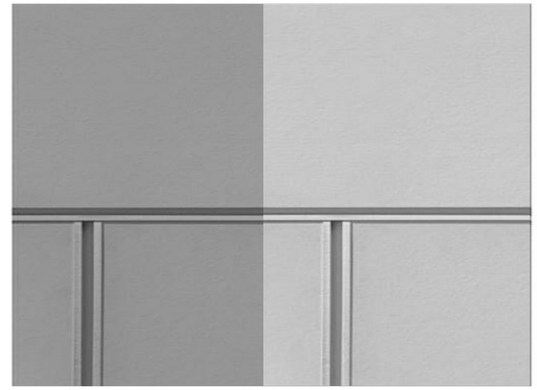


ALUMINUM RAILING SYSTEM- TO BE BLACK



HARDIE PANELS WITH REVEALS/

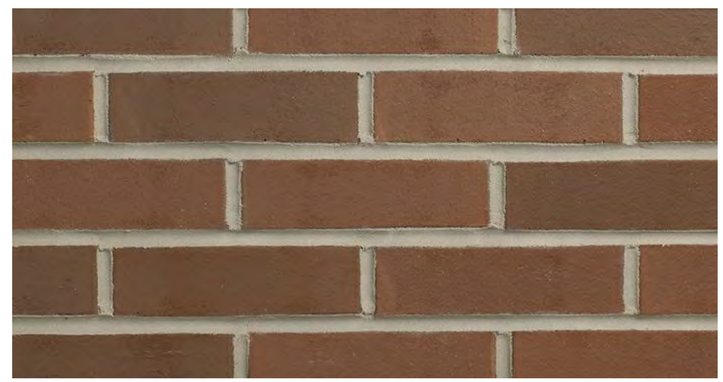
1X8 SHIPLAP WITH 3/4" REVEAL SLOT

3/4"

7-1/4"

3/4"

CLEAR ANODIZED ALUMINUM AND BLACK STOREFRONT



TRADITIONAL RED BRICK

CAST STONE PANELS

VINYL CLAD WINDOWS IN BLACK

SHEET AMENDED 04 DEC 2019

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MATERIALS BOARD

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MATERIALS BOARD

A100.12

New Fypon Balustrade

- Ashley Baluster
- BTR 5 Top Rail
- BBR 5 Bottom Rail
- 5" NPG Newel
- B 5 x 7 Ball Cap

Restore existing cornice, replace in kind as needed

Mathews Brothere or eq. Vinyl window in black with integral band molded casing and simulated divided lite

Atlantic Classic Collection Composite 2 panel shutter in black

Metal Wash at belt course

AZEK Panel

Aluminum Storefront System in Black Anodized, SDL divider muntin

Composite Historic Sill
Composite flat panel with composite stiles and rails

1 EXTERIOR MATERIALS - CASA BUILDING
1/4" = 1'-0"

NEW SHEET 04 DEC 2019

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MATERIALS BOARD- CASA

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MATERIALS BOARD- CASA

A100.13

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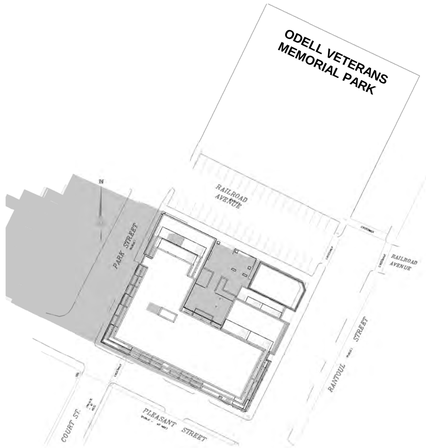

1 MARCH 21 / SEPTEMBER 21 - 9AM
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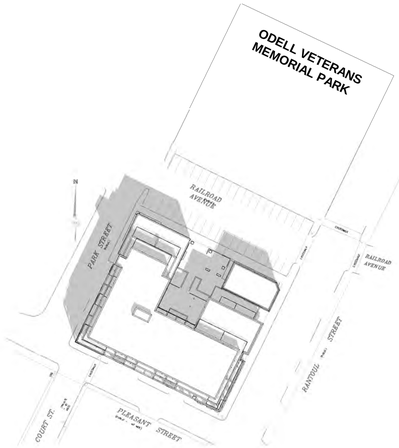

2 MARCH 21 / SEPTEMBER 21 - 12PM
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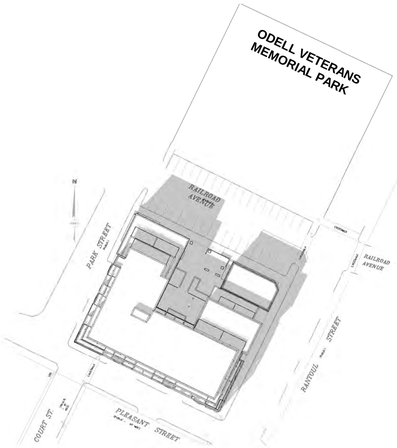

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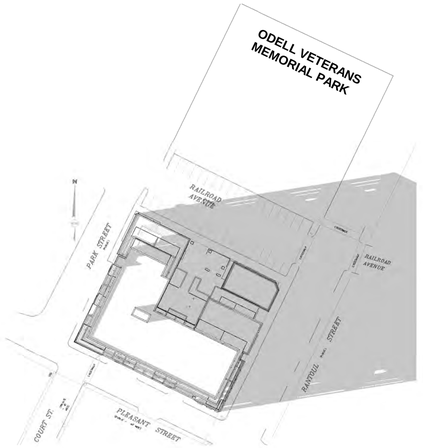

4 MARCH 21 / SEPTEMBER 21 - 6PM
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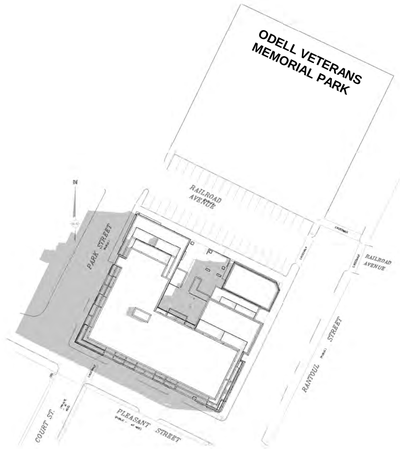

5 JUNE 21 - 9AM
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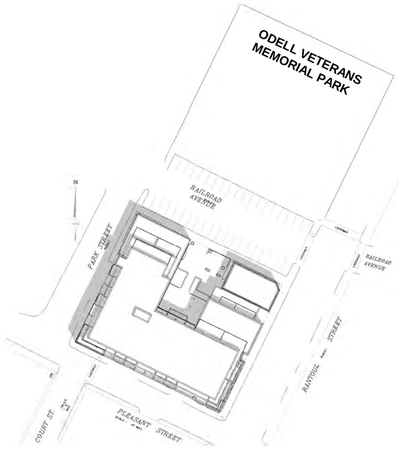

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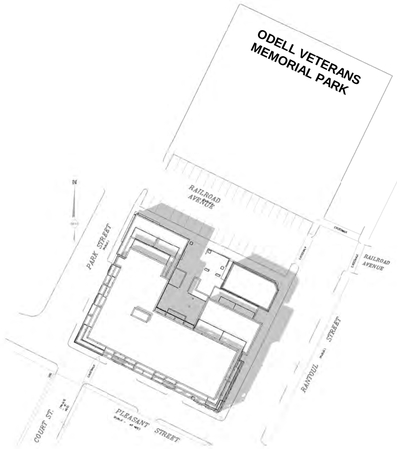

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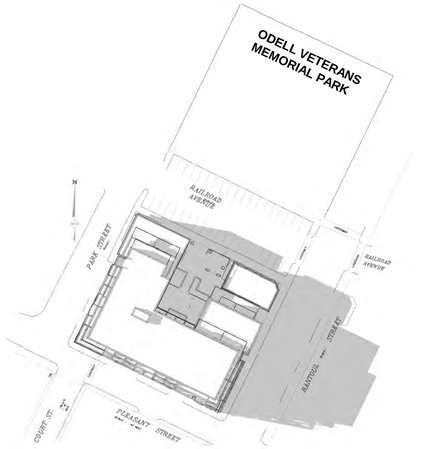

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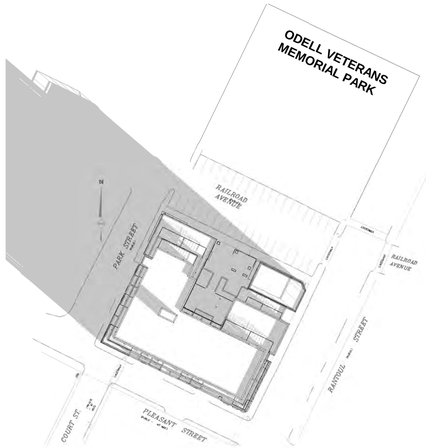

6 DECEMBER 21 - 9AM
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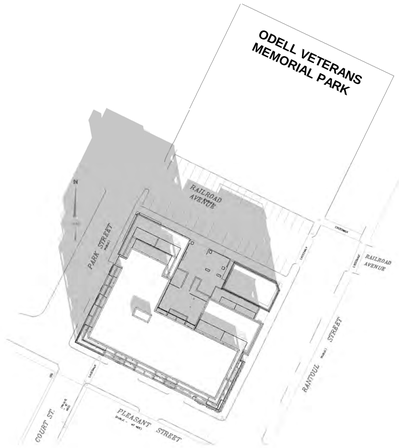

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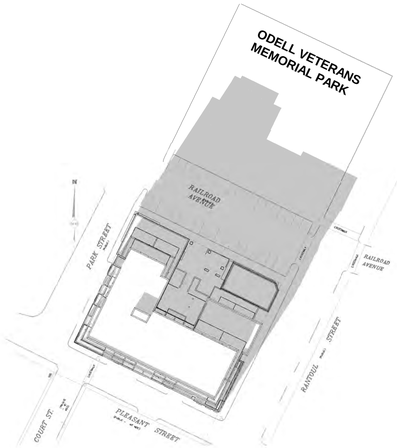

11 DECEMBER 21 - 3PM
1" = 80'-0"

Ref. North

SHEET AMENDED 04 DEC 2019

Revisions

Issue Date:	Description	Checked By
	DESIGN REVIEW BOARD FILING	10 JUNE 2019
		AMENDED 04 DECEMBER 2019

SUN STUDY

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

SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com t 978.927.3745

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

SV DESIGN

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SUN STUDY

A100.14

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