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 02 JANUARY 2020

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A100.17	RENDERING						■
A100.18	RENDERING						■
A100.19	RENDERING						■

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 02 JAN 2020

Revisions

Issue Date:	Description	Checked By:
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COVER SHEET

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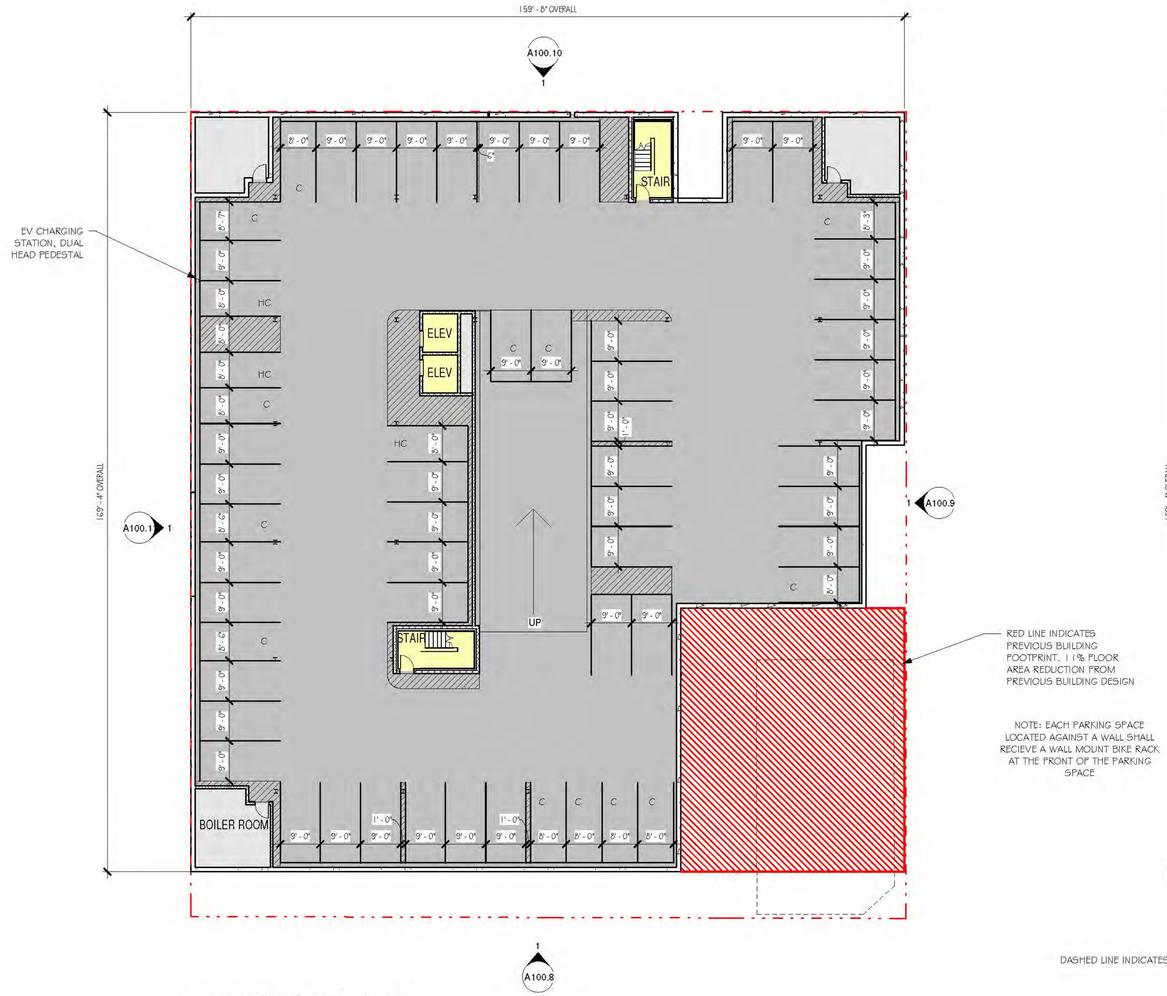
COVER SHEET

A100.0



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

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
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	23,600 SF
UPPER GARAGE	25,300 SF
FIRST FLOOR	22,300 SF
SECOND FLOOR	23,100 SF
THIRD FLOOR	23,100 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 02 JAN 2020

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FLOOR PLANS

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FLOOR PLANS

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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

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
106 APARTMENTS = 106 SPACES (OF THE 106 SPACES, 6 ARE REQUIRED TO BE HC)
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STREET PARKING ALONG FRONTAGE	29
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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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BUILDING SQUARE FOOTAGE

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RETAIL SQUARE FOOTAGE

	SQUARE FOOTAGE
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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

A100.3

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
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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
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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
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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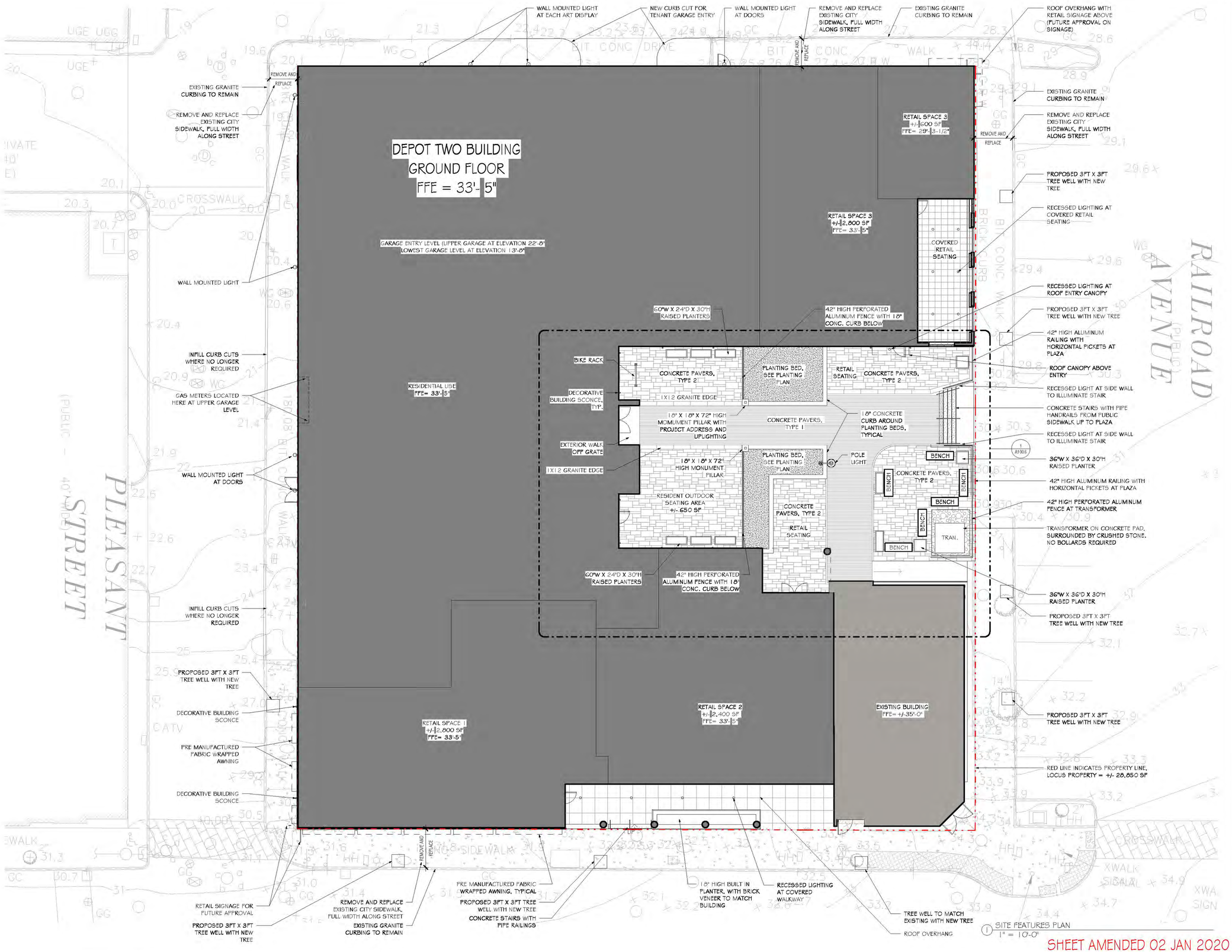

1 SITE FEATURES PLAN
1" = 10'-0"

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SITE FEATURES PLAN

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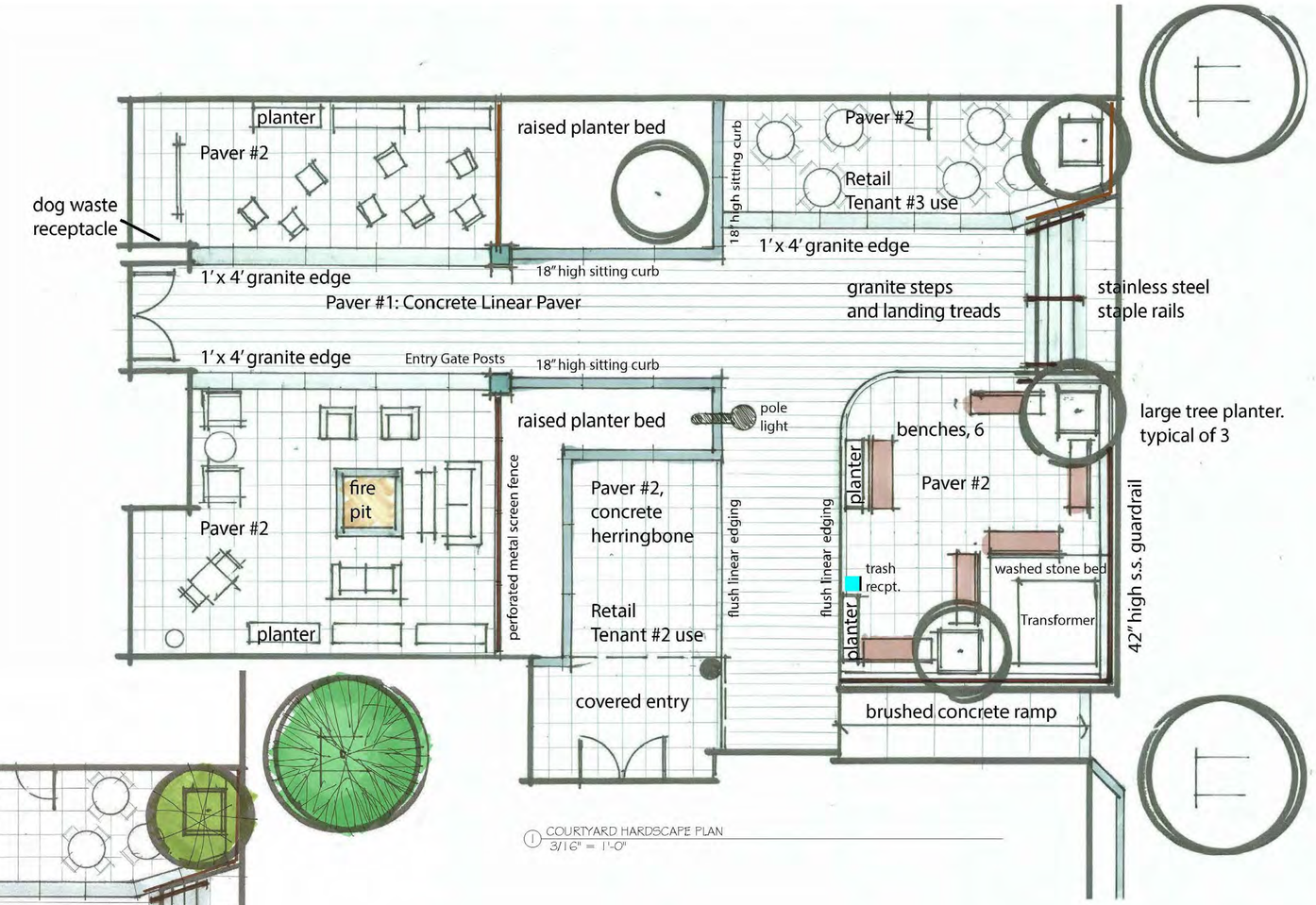
SITE FEATURES PLAN

A100.5



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

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

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

19 - FG
Elijah Blue Fescue at transformer

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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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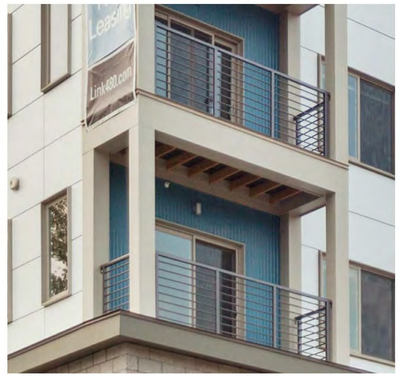
BENCH AT PLAZA DECK WITH INTERMEDIATE RAIL TO BE ADDED

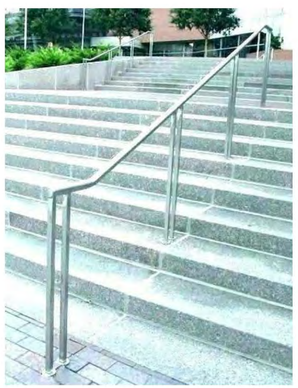


METAL RAILINGS AT PLAZA DECK

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

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

GENERAL NOTE: SEE SHEET A100.12 AND A100.13
FOR EXTERIOR BUILDING MATERIALS

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RANTOUL STREET ELEVATION

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RANTOUL STREET ELEVATION

A100.8

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

GENERAL NOTE: SEE SHEET A100.12 AND A100.13 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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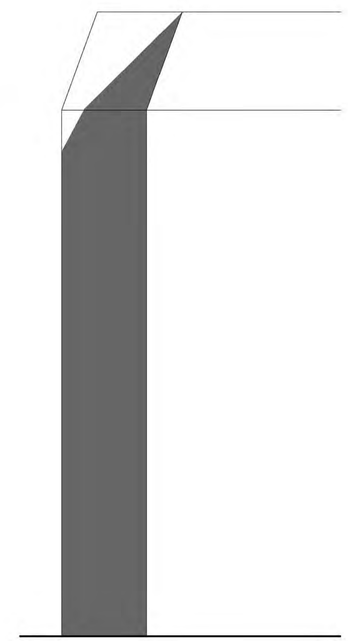
1 West Extenor Elevation (Park Street)
1/8" = 1'-0"



GENERAL NOTE: SEE SHEET A100.12 AND A100.13 FOR EXTERIOR BUILDING MATERIALS

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PARK STREET ELEVATION

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PARK STREET ELEVATION

A100.10

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

GENERAL NOTE: SEE SHEET A100.12 AND A100.13
FOR EXTERIOR BUILDING MATERIALS

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PLEASANT STREET ELEVATION

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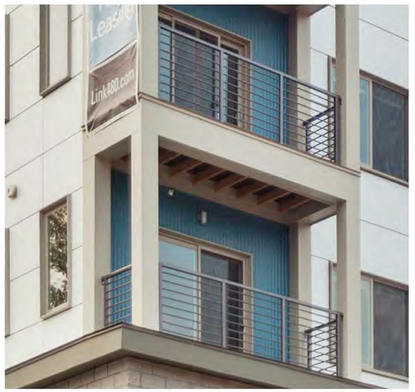
PLEASANT STREET ELEVATION

A100.11

MATERIAL A

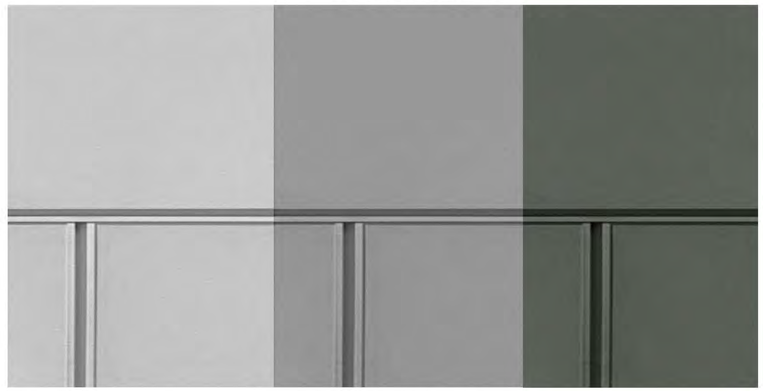


ALUMINUM RAILING SYSTEM

A_1 RAILING COLOR TO BE LIGHT GRAY

A_2 RAILING COLOR TO BE BLACK

MATERIAL B



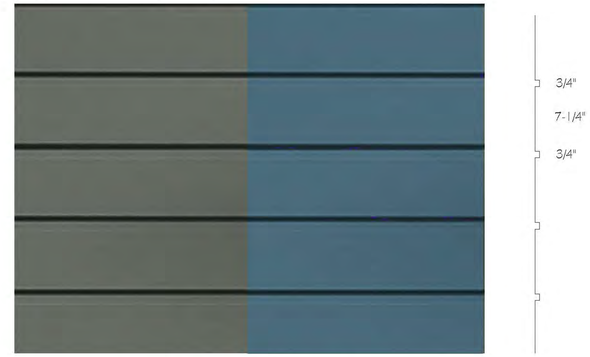
HARDIE PANEL WITH REVEALS

B_1 PANEL COLOR TO BE LIGHT WARM GRAY

B_2 PANEL COLOR TO BE MEDIUM WARM GRAY

B_3 PANEL COLOR TO BE DARK WARM GRAY

MATERIAL C



1X8 SHIPLAP WITH 3/4" REVEAL SLOT

C_1 SHIPLAP COLOR TO BE DARK WARM GRAY

C_2 SHIPLAP COLOR TO BE MARINE BLUE

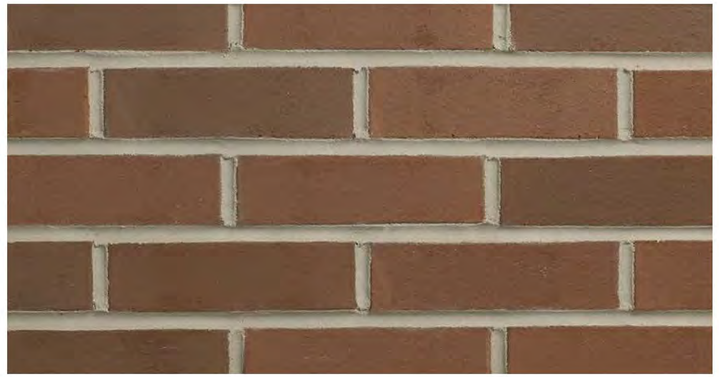
MATERIAL D

ALUMINUM STOREFRONT SYSTEM

D_1 STOREFRONT COLOR TO BE ANODIZED ALUMINUM

D_2 STOREFRONT COLOR TO BE BLACK

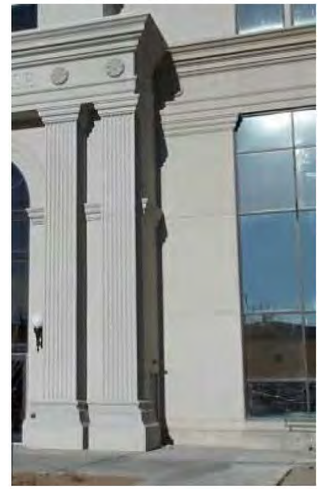
MATERIAL E



TRADITIONAL RED BRICK

SPAULDING BRICK COMPANY-HERSHEY BLEND SMOOTH

MATERIAL F



CAST STONE PANELS

MATERIAL G

VINYL CLAD WINDOWS

G_1 WINDOW COLOR TO BE LIGHT GRAY

G_2 WINDOW COLOR TO BE BLACK

NOTE: SEE EXTERIOR ELEVATIONS FOR MATERIAL TYPE CALL OUTS

SHEET AMENDED 02 JAN 2020

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Revisions

Issue Date:	Description	Checked By
	DESIGN REVIEW BOARD FILING	10 JUNE 2019 AMENDED 02 JANUARY 2020

MATERIALS BOARD

Scale:

Drawn By:

Checked By:

Date: 10 JUNE 2019

Project #:

Depot Square Phase II, LLC - DEPOT II BUILDING

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MATERIALS BOARD

A100.12

New Fypon Balustrade, to reflect original wood balustrade proportion and height
- 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 Brothers or equal Vinyl window in black with 2 over 1 grille configuration, 4-1/2" integral band molded casing, historic sill, and 5/8" contoured simulated divided light. Window dimensions to reflect existing window proportions

Hardi Lap Siding, painted

5/4 x 6 Corner Boards

Atlantic Classic Collection Composite 2 panel shutter in black, mounted on 4" pintels

Dark Bronze Gooseneck Light Fixture

Composite trim belt with composite profiles to reflect height and weight of original belt course. Metal Wash at belt course

Flat AZEK Paneling

Aluminum Storefront System in Black Anodized, SDL divider muntin

Composite Historic Sill

Composite flat recessed panel with composite stiles and rails

Rogue Valley 3/4" Lite Mahogany Wood door and transom

< RANTOUL STREET

RAILROAD AVENUE>

1 EXTERIOR MATERIALS - CASA BUILDING
1/2" = 1'-0"

SHEET AMENDED 02 JAN 2020

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MATERIALS BOARD- CASA

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MATERIALS BOARD- CASA

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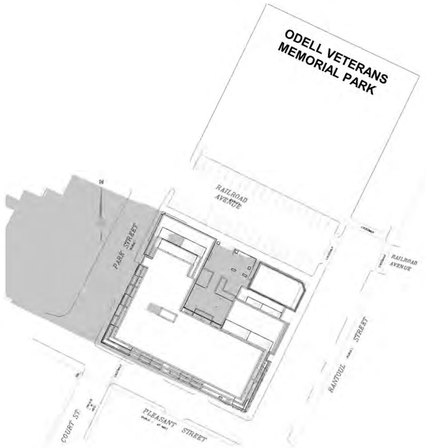
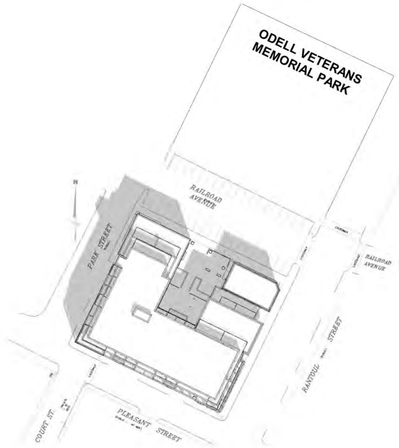
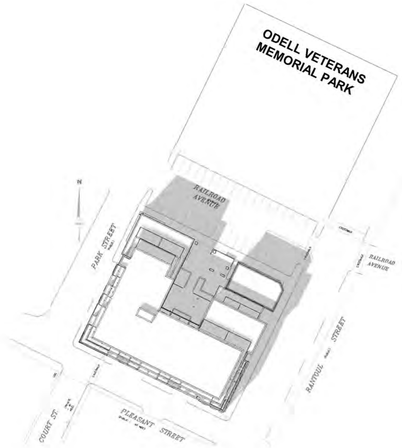


1 MARCH 21 / SEPTEMBER 21 - 9AM
1" = 80'-0"



2 MARCH 21 / SEPTEMBER 21 - 12PM
1" = 80'-0"



3 MARCH 21 / SEPTEMBER 21 - 3PM
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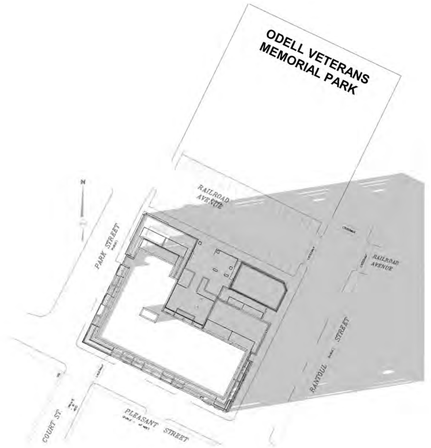
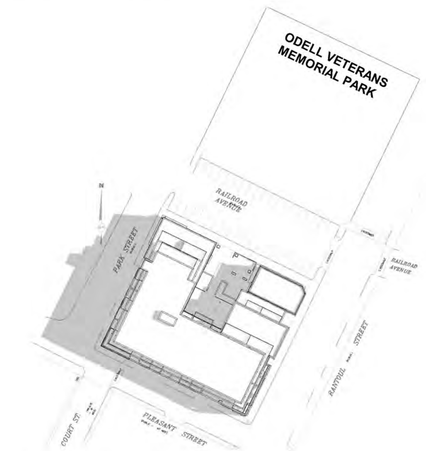
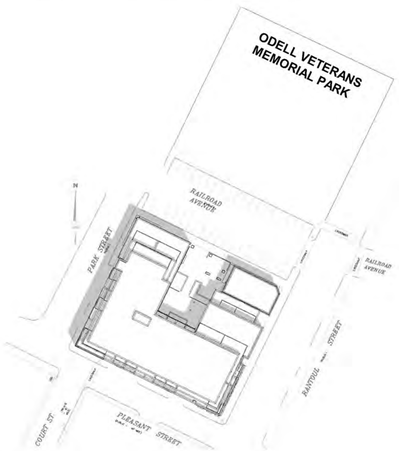


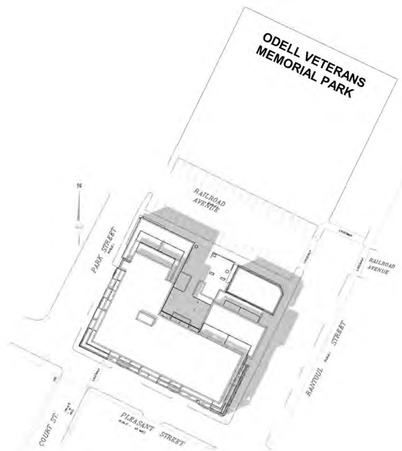
4 MARCH 21 / SEPTEMBER 21 - 6PM
1" = 80'-0"



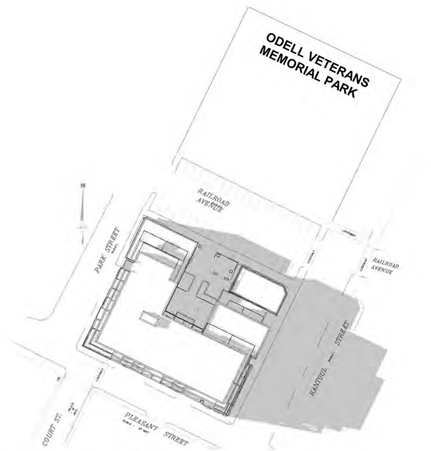
5 JUNE 21 - 9AM
1" = 80'-0"



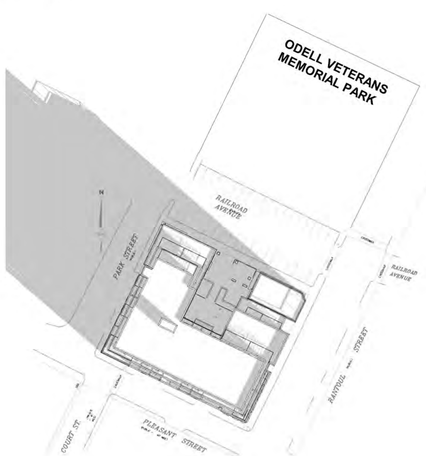
7 JUNE 21 - 12PM
1" = 80'-0"



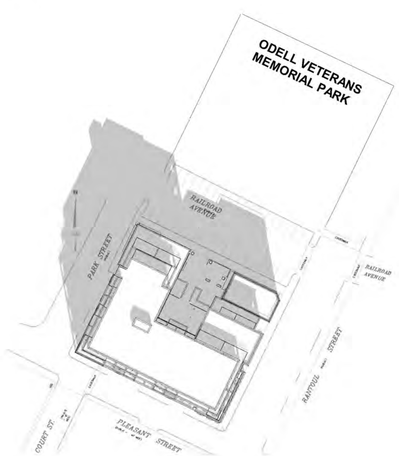
8 JUNE 21 - 3PM
1" = 80'-0"



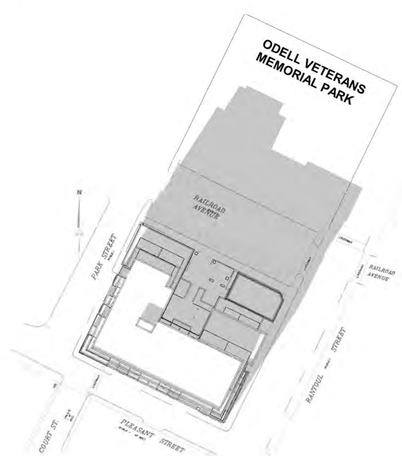
9 JUNE 21 - 6PM
1" = 80'-0"



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



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



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

Ref. North

NO CHANGES TO THIS SHEET 02 JAN 2020

Revisions

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SUN STUDY

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SUN STUDY

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1 West Courtyard Extenor Elevation
1/8" = 1'-0"

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

3 East Courtyard Extenor Elevation
1/8" = 1'-0"

GENERAL NOTE: SEE SHEET A100.12 AND A100.13 FOR EXTERIOR BUILDING MATERIALS

SHEET AMENDED 02 JAN 2020

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COURTYARD ELEVATIONS

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COURTYARD ELEVATIONS

A100.15

RANTOUL STREET RENDERING LOOKING WEST

NEW SHEET 02 JAN 2020

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RENDERING

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RENDERING

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RANTOUL STREET RENDERING LOOKING NORTH

NEW SHEET 02 JAN 2020

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RENDERING

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RENDERING

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RAILROAD AVE RENDERING LOOKING SOUTH

NEW SHEET 02 JAN 2020

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RENDERING

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RENDERING

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RAILROAD AVE RENDERING LOOKING EAST FROM TRAIN STATION

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RENDERING

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