



125 LOWELL STREET | Landscape Presentation

SOMERVILLE, MA





Deteriorated asphalt surfacing and chain link fencing



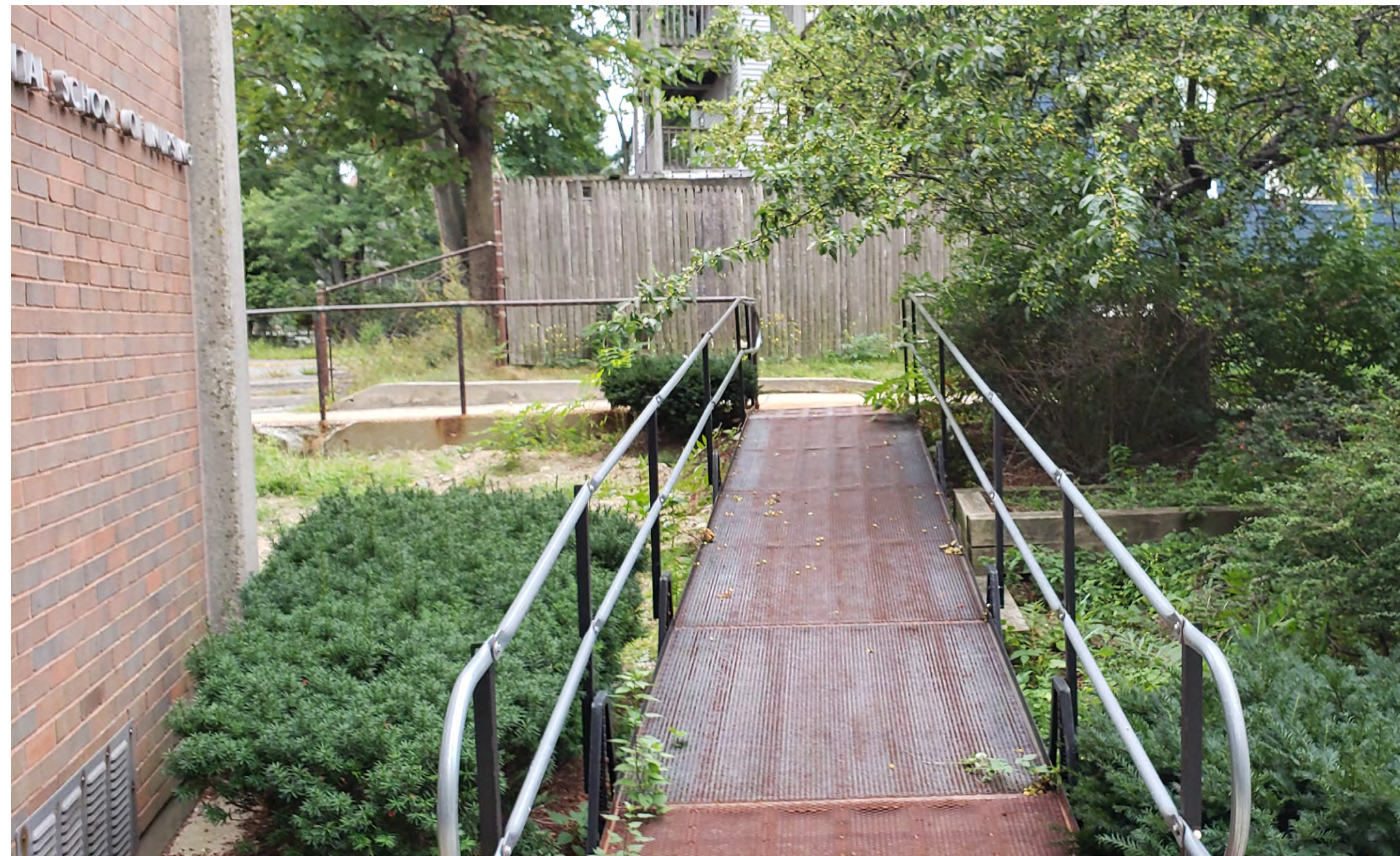
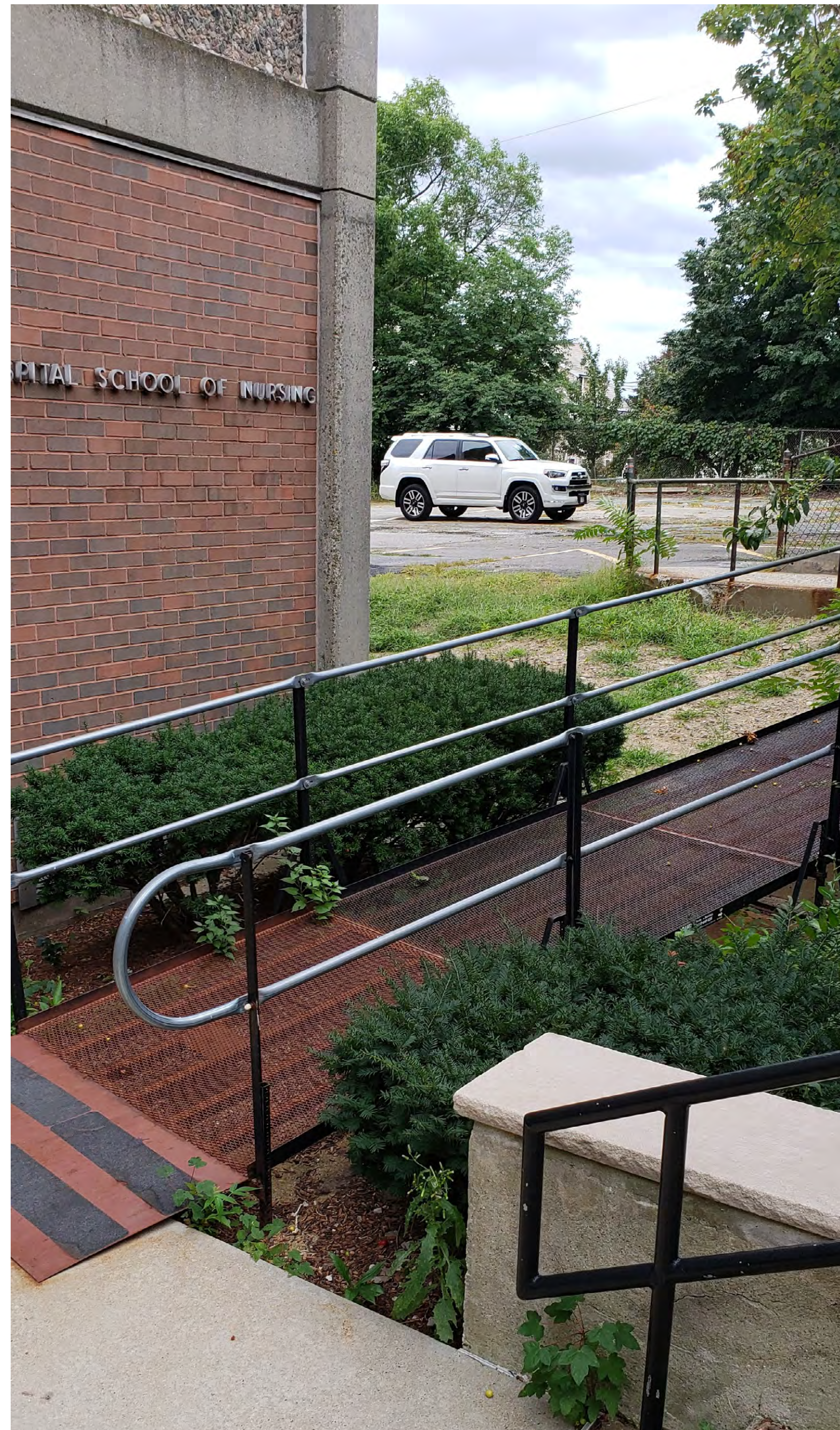
Deteriorated asphalt surfacing and damaged wood fencing

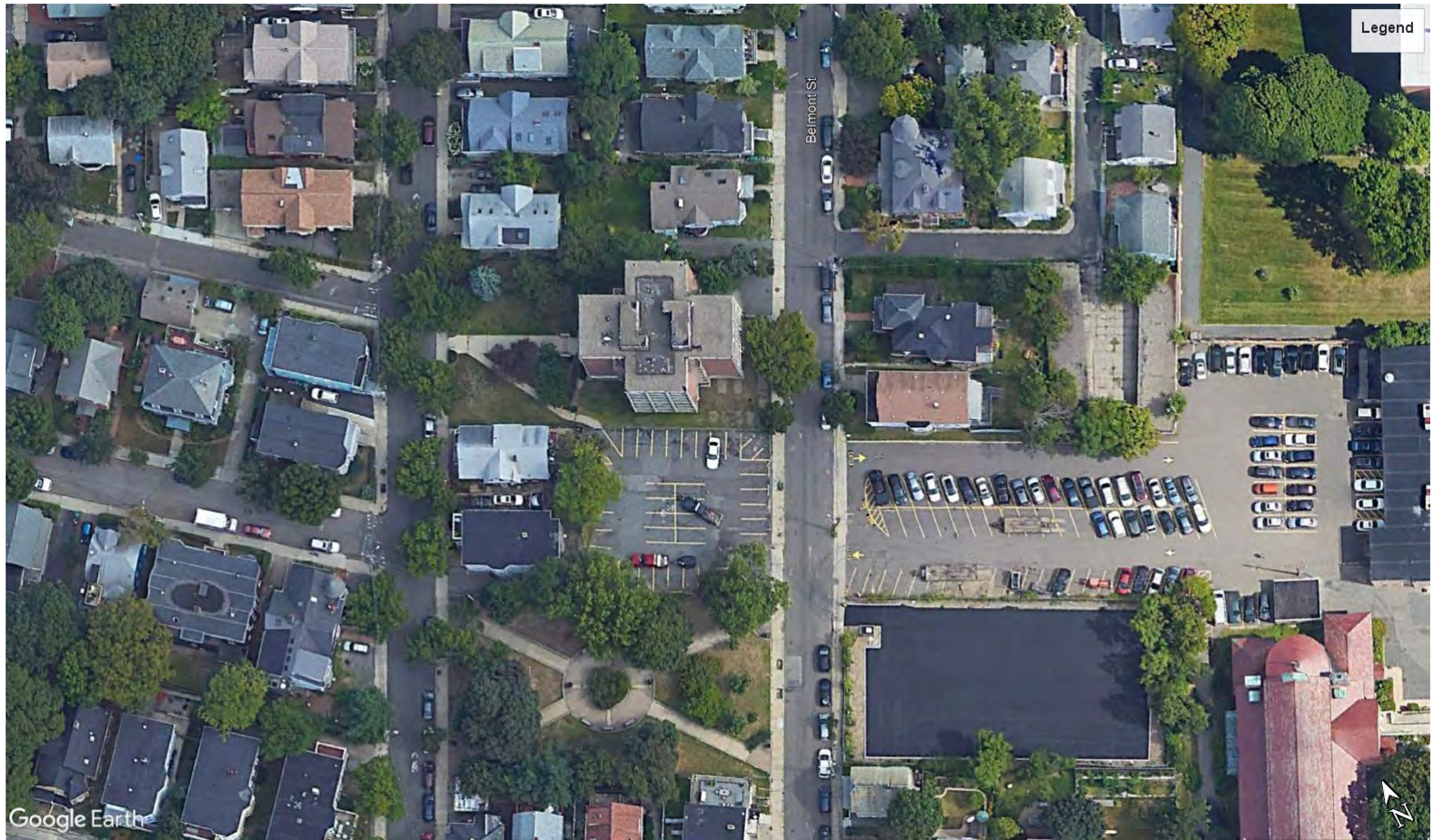


Makeshift rusting handicap ramp and undermaintained planting



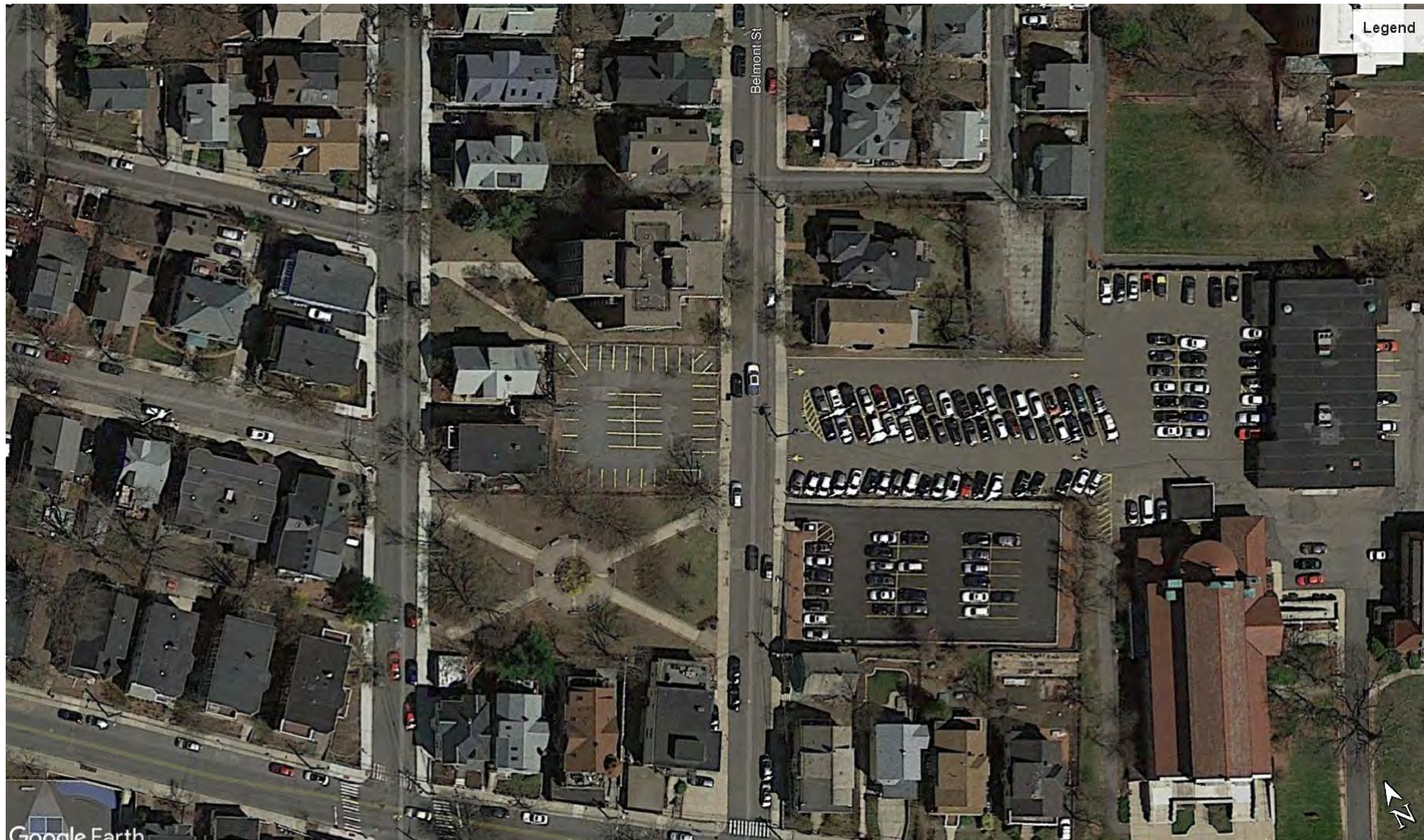
Falling chain link fencing, poor access to the building entry, and lack of planting





125 LOWELL STREET | Existing Context (Summer)
SOMERVILLE, MA





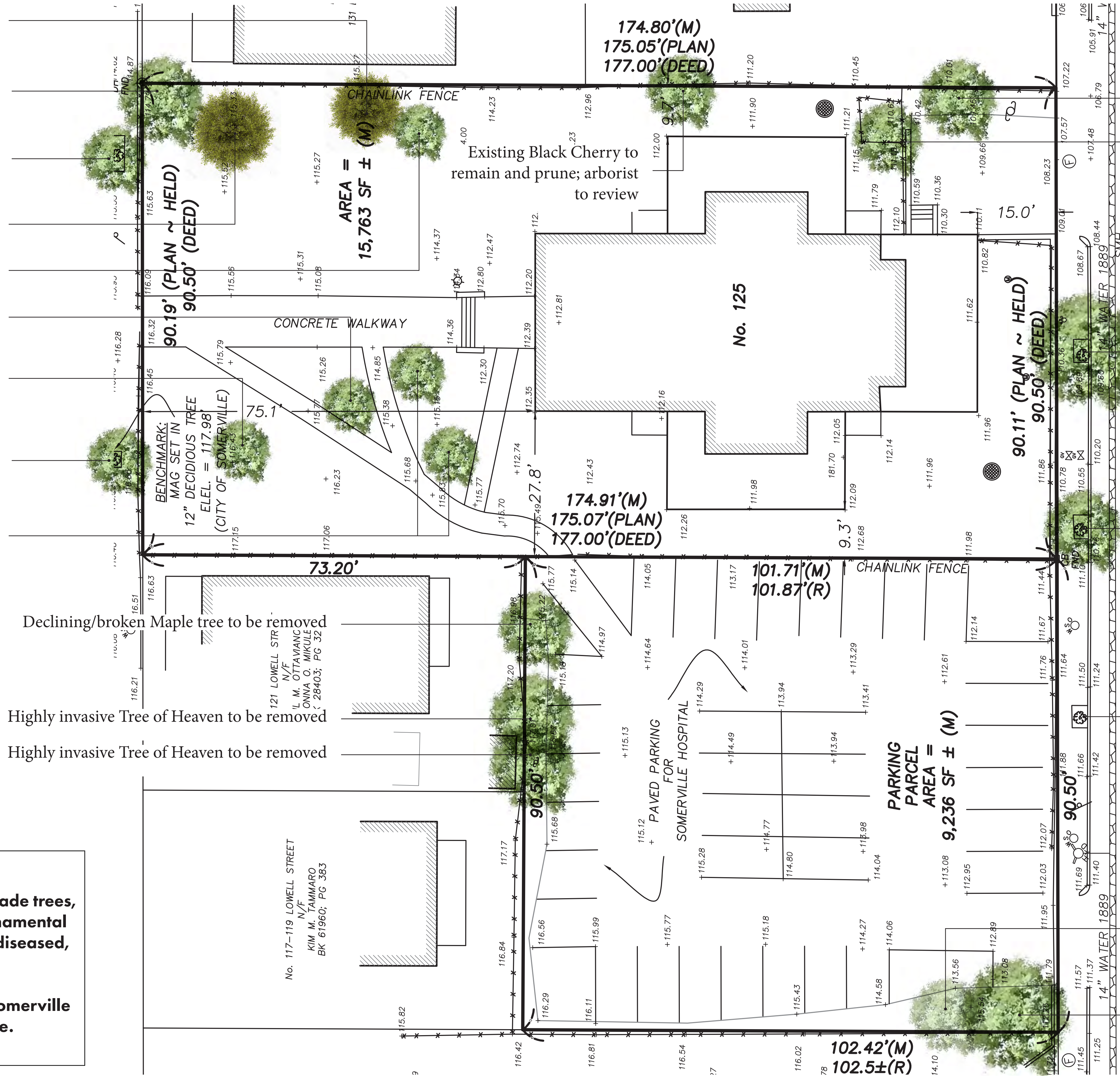
125 LOWELL STREET | Existing Context (Winter)
SOMERVILLE, MA



Existing pine; not in great shape with many of the lower limbs missing; remove

Mature Pear (does not appear to be in the best shape), arborist recommends pruning

- Existing Bradford Pear to remain (top is damaged)
- Existing Colorado Blue Spruce (half dead) to be removed
- Existing Crab apple to be removed (growing in to other material)
- Existing crabapple to remain
- Dead crabapple to be removed
- Existing Bradford Pear to remain
- Existing Crab apple to be removed

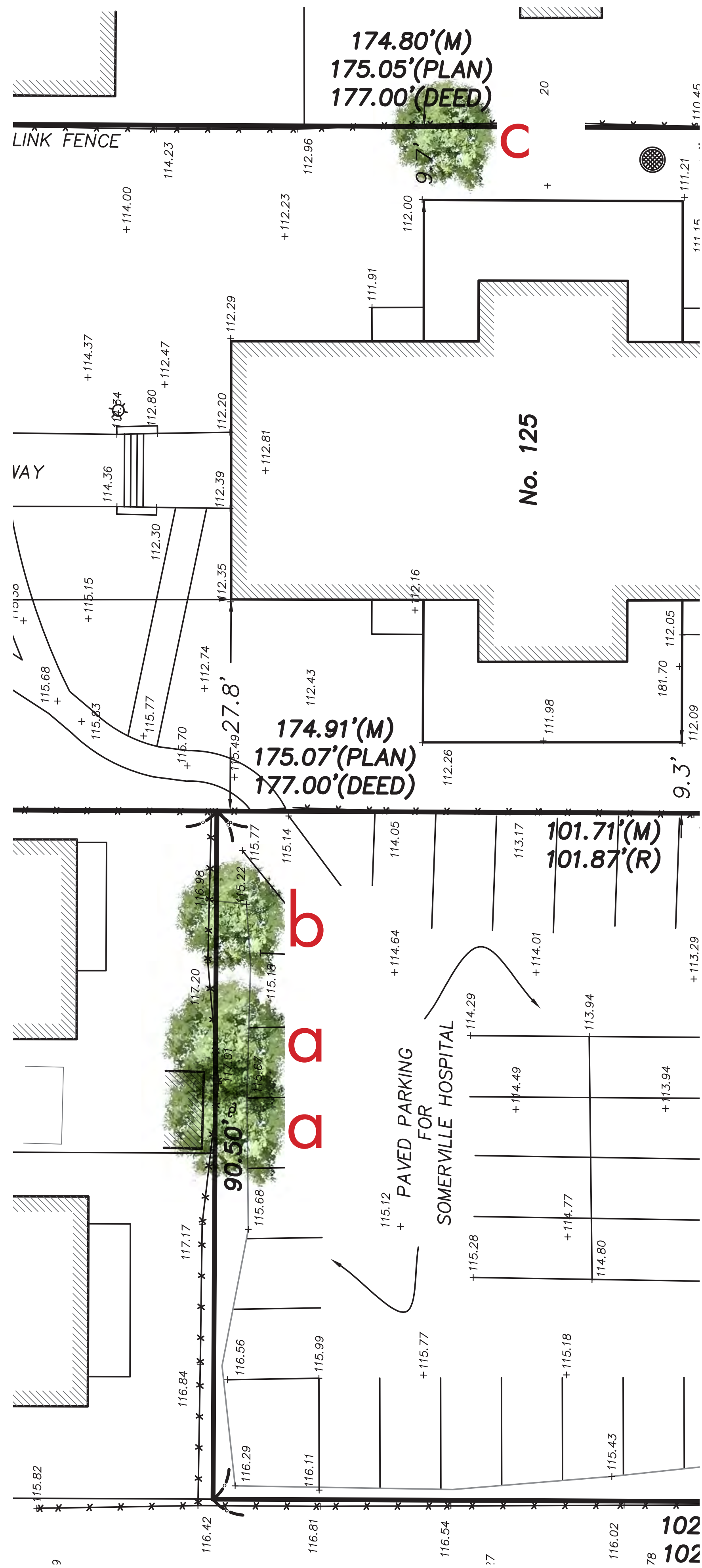


- Small Maple Tree to remain
- Small Ash growing from old mechanical equipment to be removed
- Bradford Pear to remain
- Bradford Pear to remain
- Empty tree pit (The City removed this tree); arborist recommends new tree on parking lot edge since sidewalk is narrow
- Small suckering tree to be removed
- Damaged/declining Ash tree with signs of Emerald Ash Borer; arborist recommends removal

Notes:

1. Propose removing 5 existing shade trees, 2 evergreen trees, and 5 small ornamental trees that are in declining health, diseased, or invasive.

2. Team has met with the City of Somerville Arborist and reviewed trees on site.



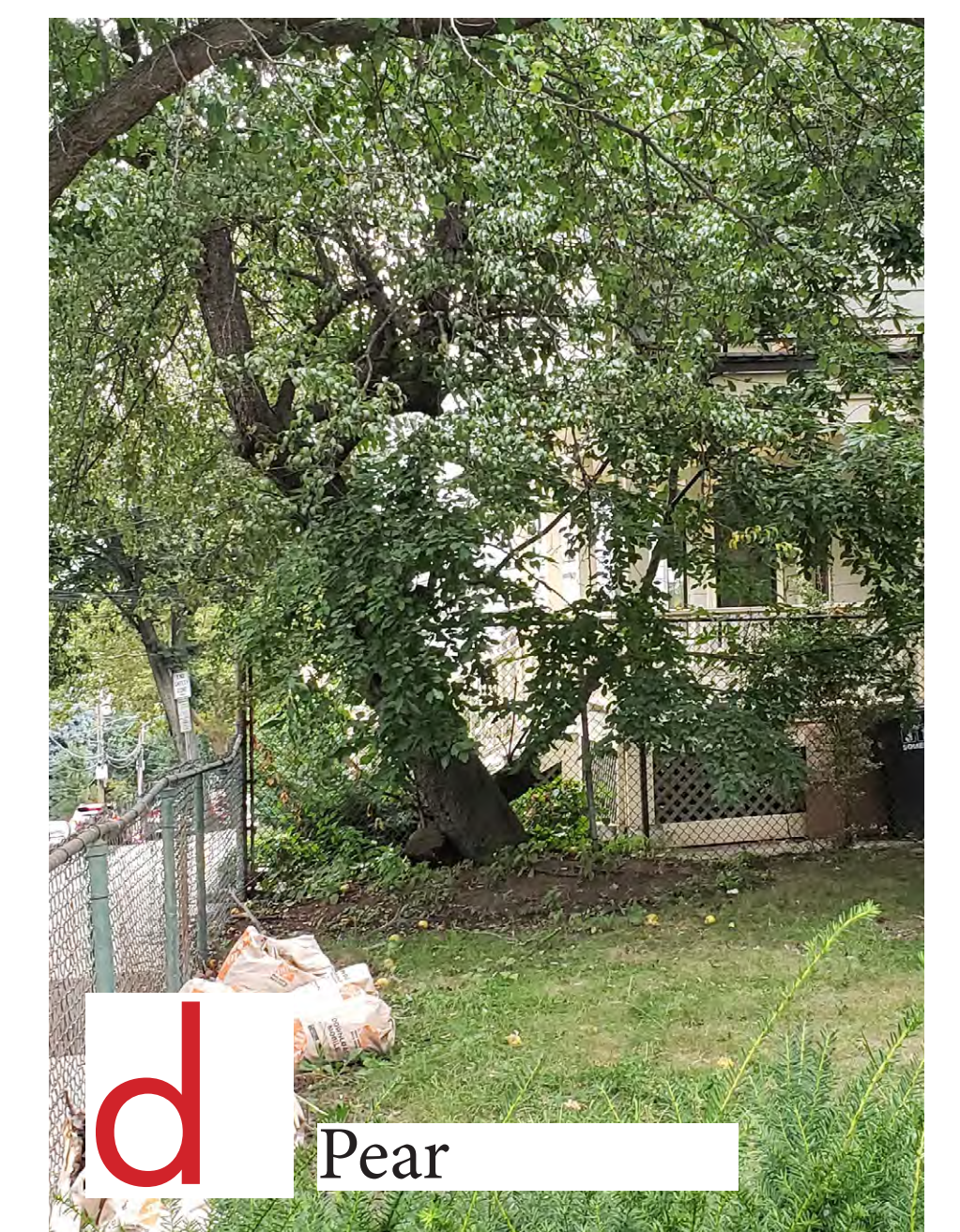
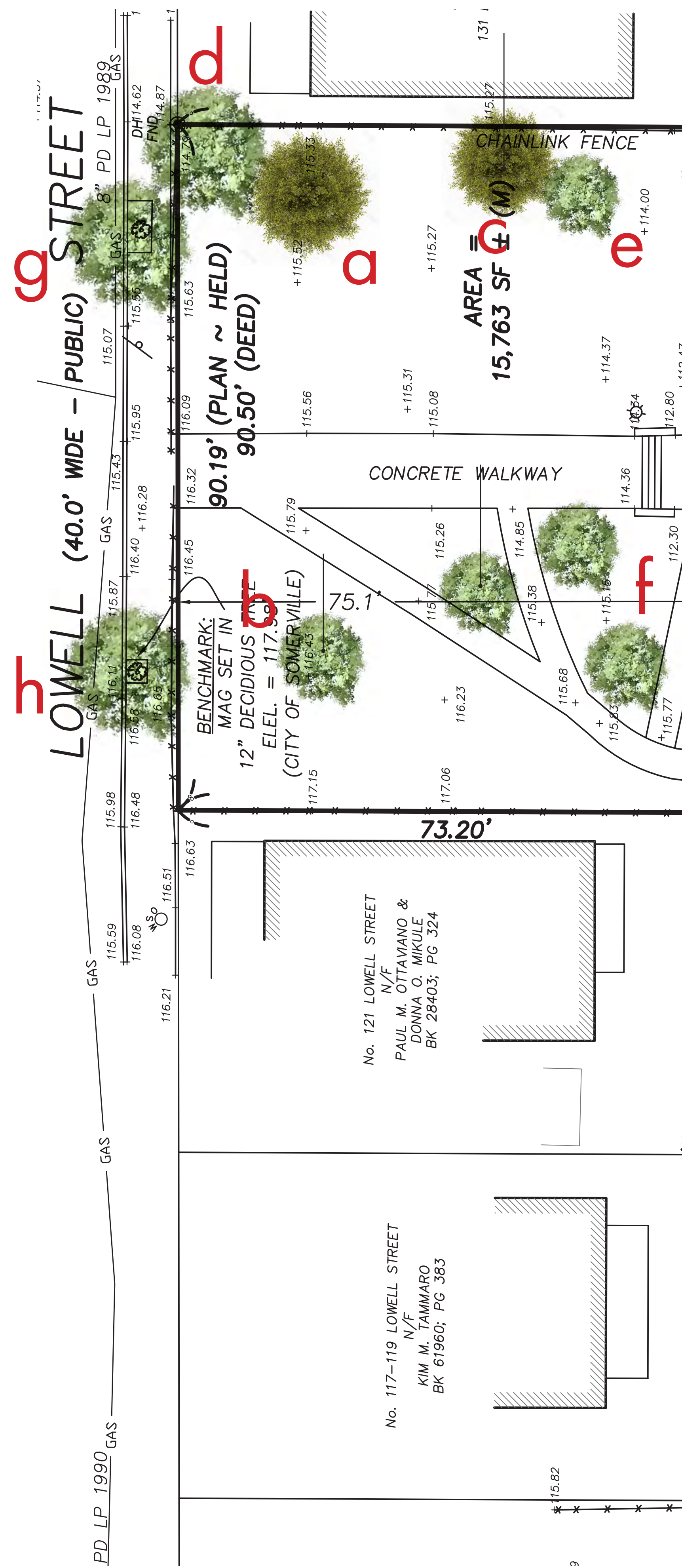
Ex. Black Cherry



Maple



Invasive Tree of Heaven

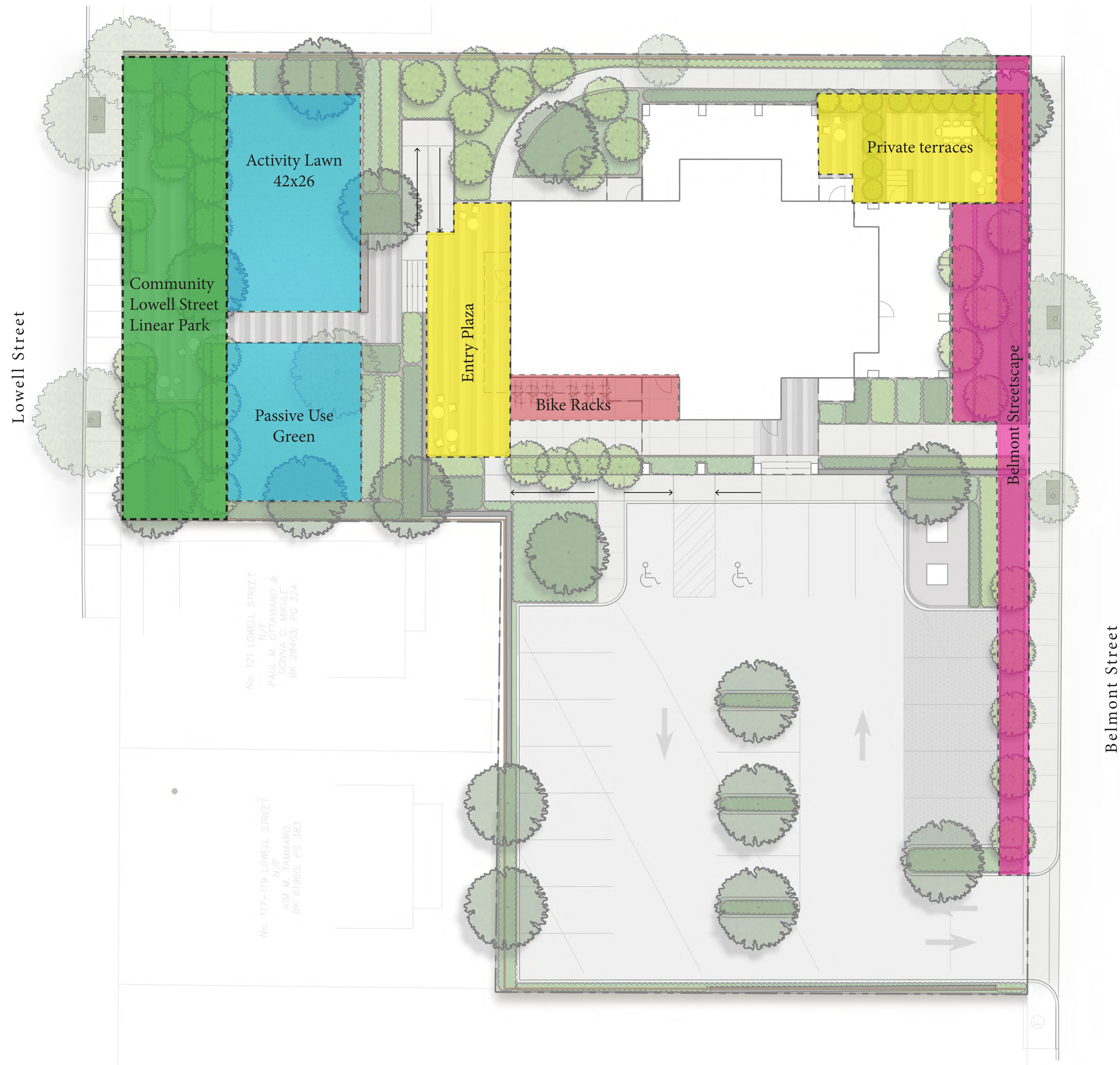


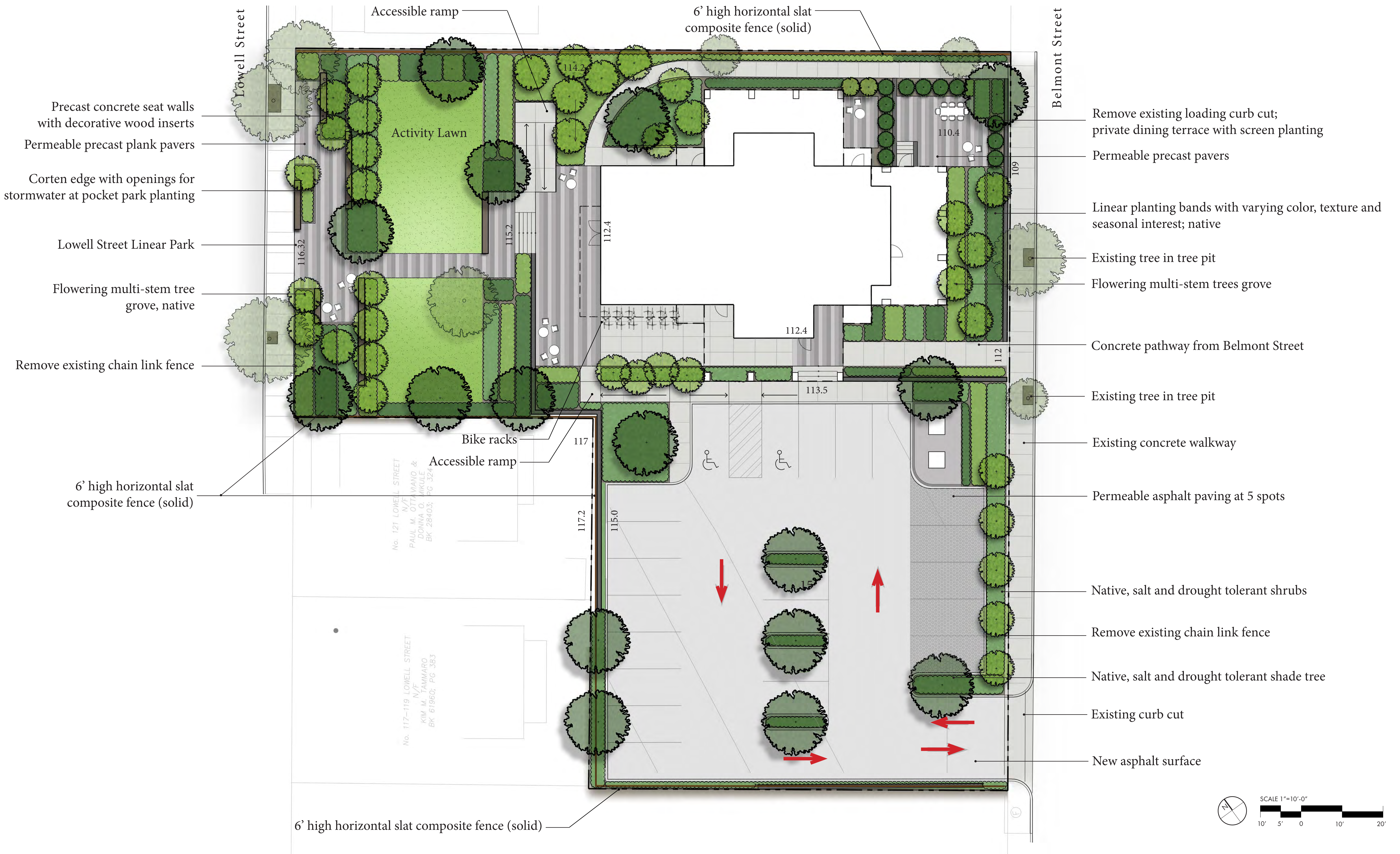


125 LOWELL STREET | Conceptual Site Plan

SOMERVILLE, MA









Linear seat walls with wood tops



Pervious precast plank pavers with various textures



Horizontal composite fence, 6' high



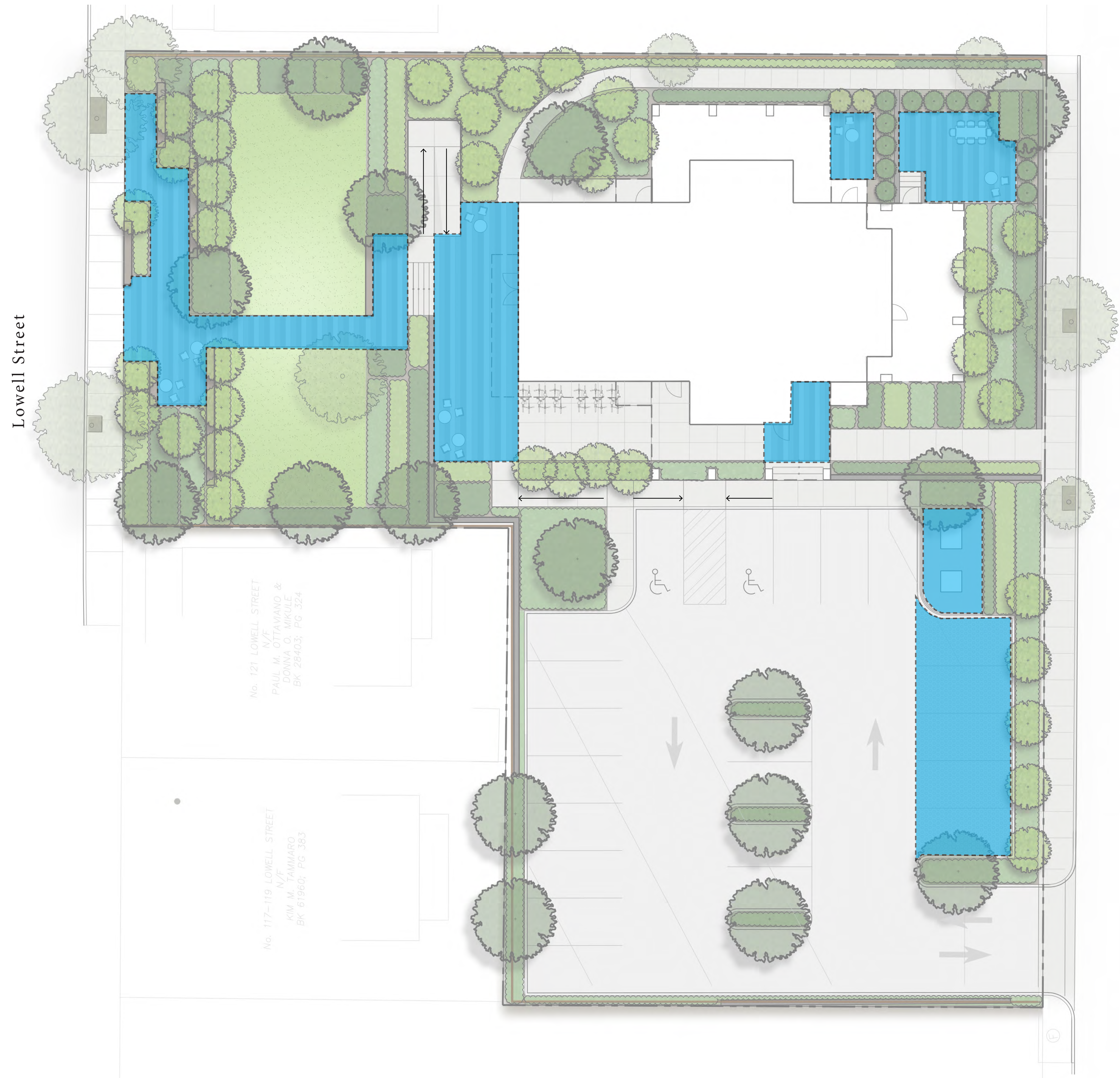
Linear mass plantings for visual impact

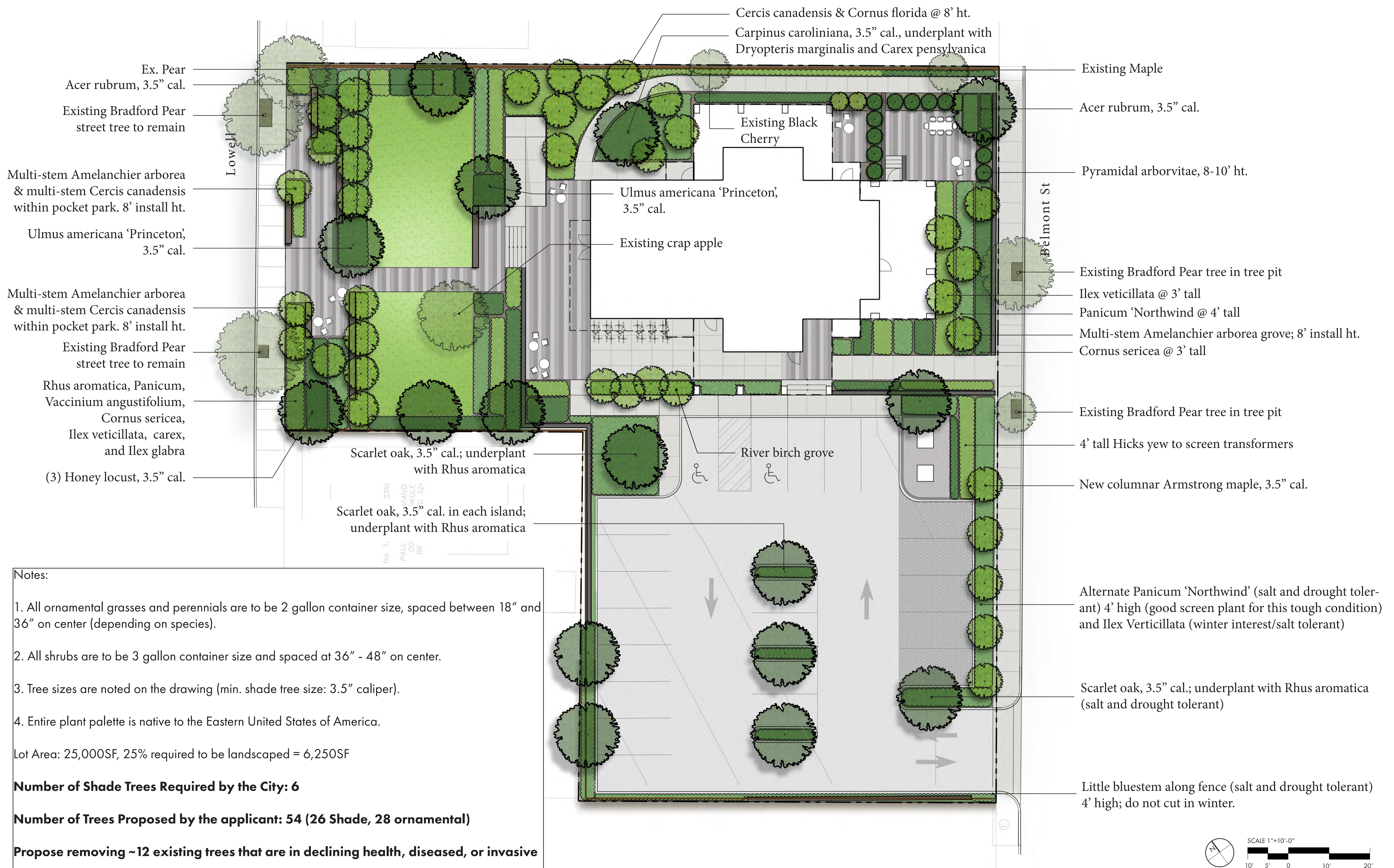


Corten steel planter edge with openings for stormwater
(at pocket park planting)



Decorative bike racks







Armstrong Maple (native)



Acer rubrum (Red Maple) (native)



Amelanchier arborea (Serviceberry) (native)



Cercis C. (Eastern Redbud) (native)



Quercus coccinea (Scarlet Oak)
(native)



Cornus florida (Native dogwood)
(native)



Carpinus caroliniana
(Hornbeam) (native)



Pyramidal
Arborvitae
(native)



Gleditsea Triacanthos
(Honey locust) (native)



Gro-low Sumac (fall and summer) (native)



Low Bush Blueberry (native)



Carex pensylvanica (native)



Inkberry (native)



Winterberry (native)



Red twig dogwood (native)



Dryopteris marginalis (native)



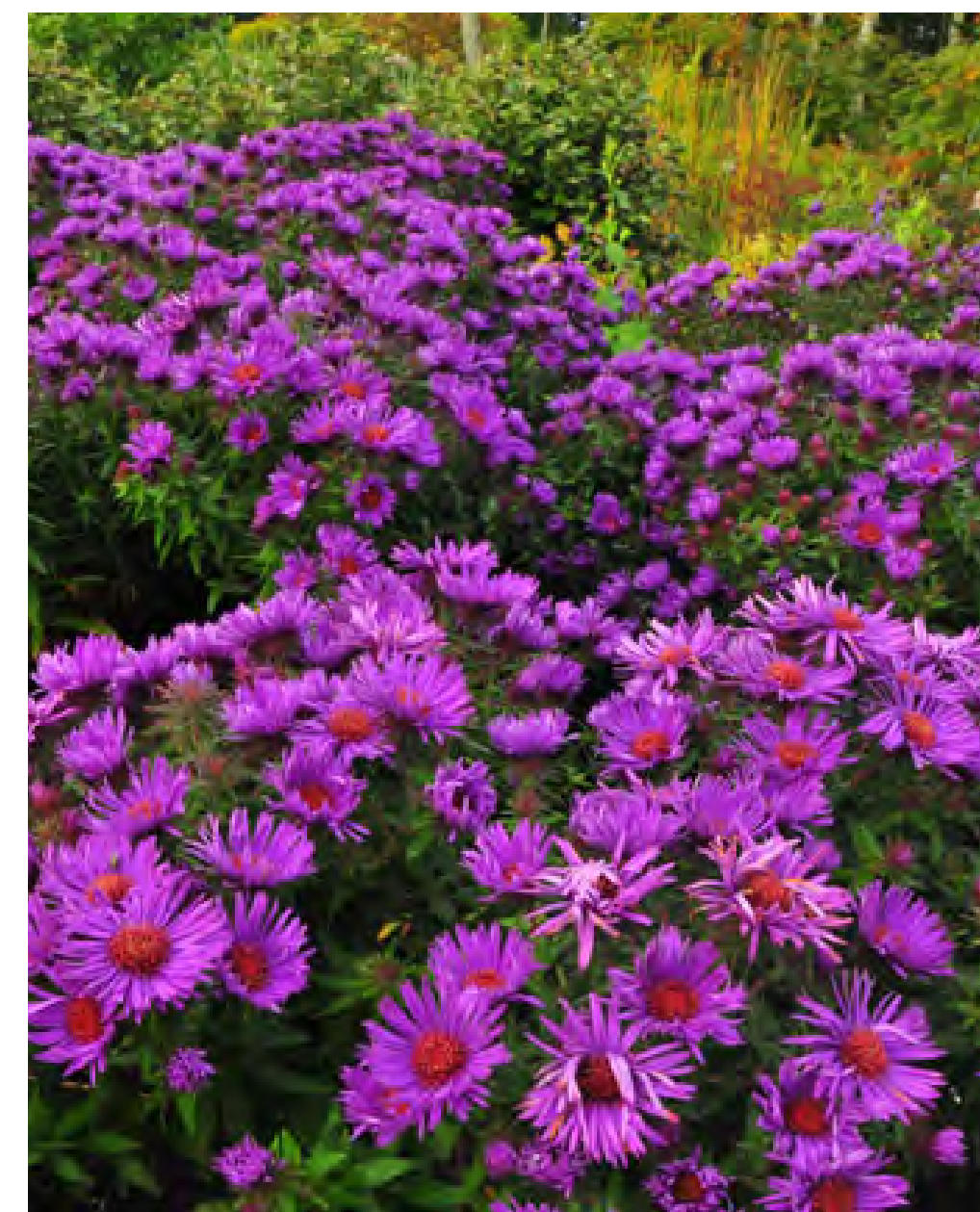
Panicum virgatum 'Northwind' (native)



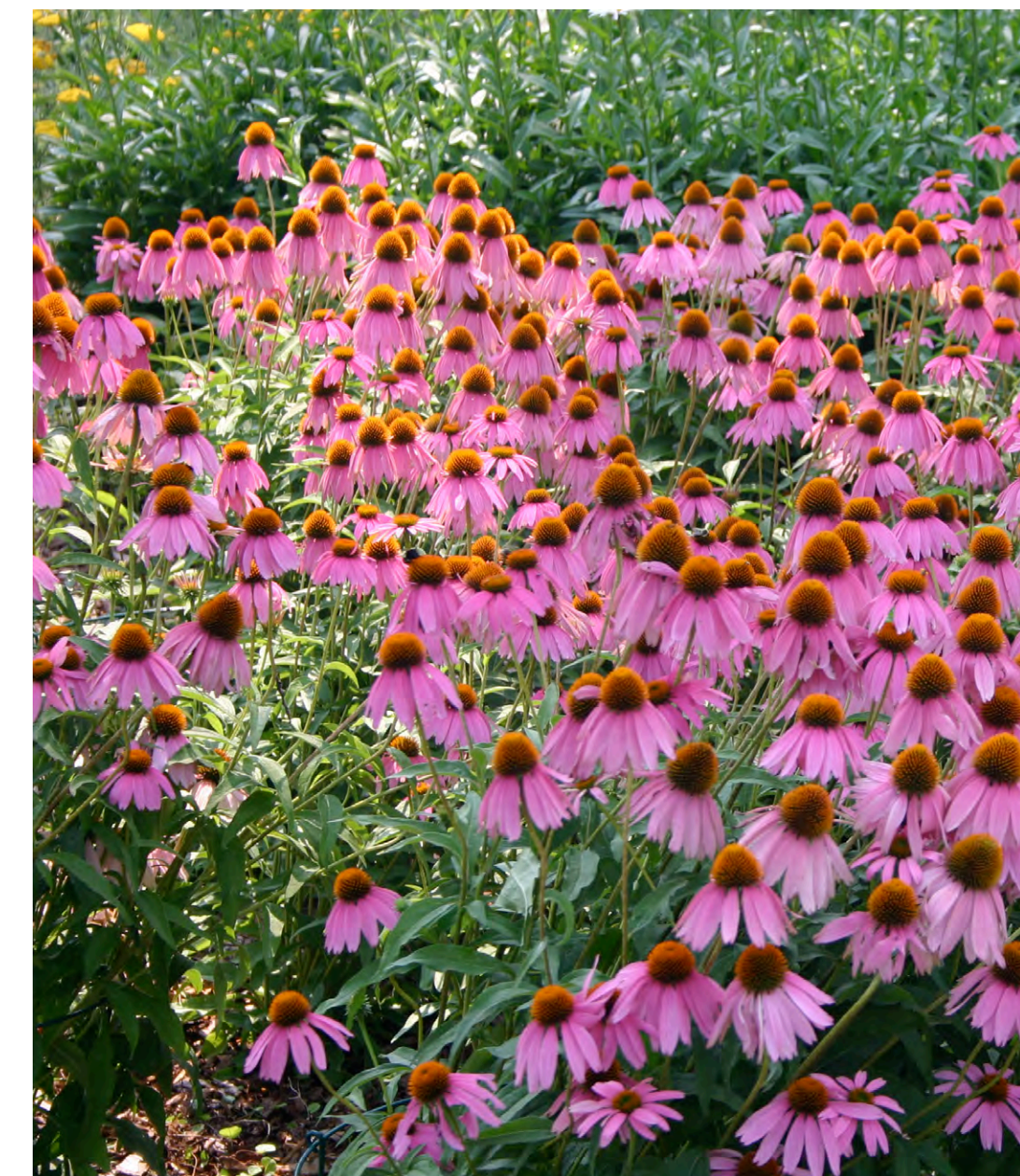
Little Bluestem (native)



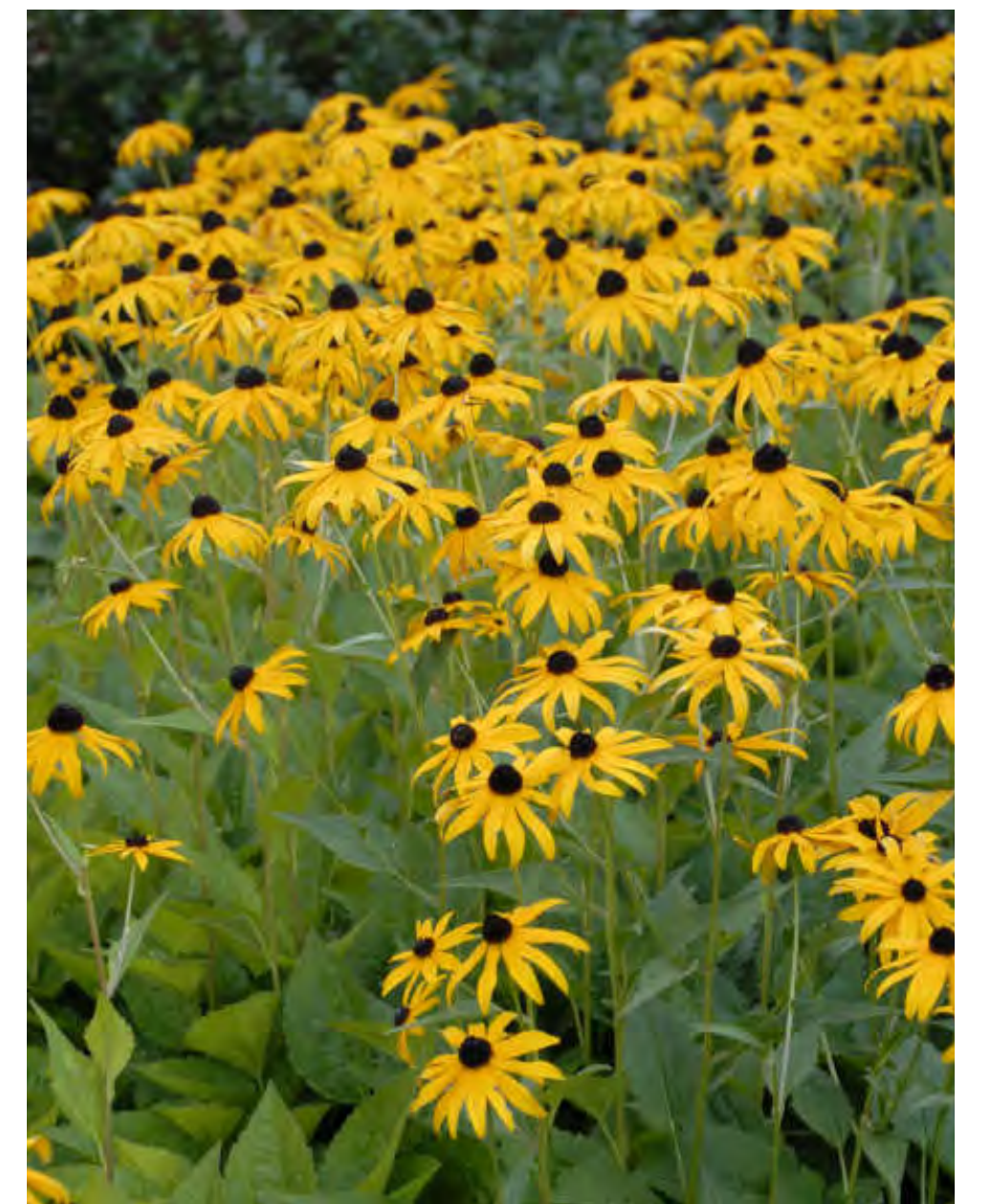
Aster (native)



Coneflower (native)



Black-eyed susan (native)





125 LOWELL STREET | View | Looking Up Belmont Street
SOMERVILLE, MA





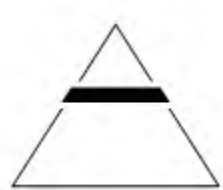
125 LOWELL STREET | View II From Belmont Street
SOMERVILLE, MA



MDLA
MICHAEL D'ANGELO landscape architecture



125 LOWELL STREET | View I Looking Down Lowell Street
SOMERVILLE, MA



ZEPHYR
ARCHITECTS



RHINO
CAPITAL

MDLA
MICHAEL D'ANGELO landscape architecture



125 LOWELL STREET | View II From Lowell Street
SOMERVILLE, MA



MDLA
MICHAEL D'ANGELO landscape architecture



125 LOWELL STREET | View From Lowell Pathway Through Lawn
SOMERVILLE, MA





125 LOWELL STREET | View of Activity Lawn
SOMERVILLE, MA





125 LOWELL STREET | View of Main Entry Patio
SOMERVILLE, MA



MDLA
MICHAEL D'ANGELO landscape architecture

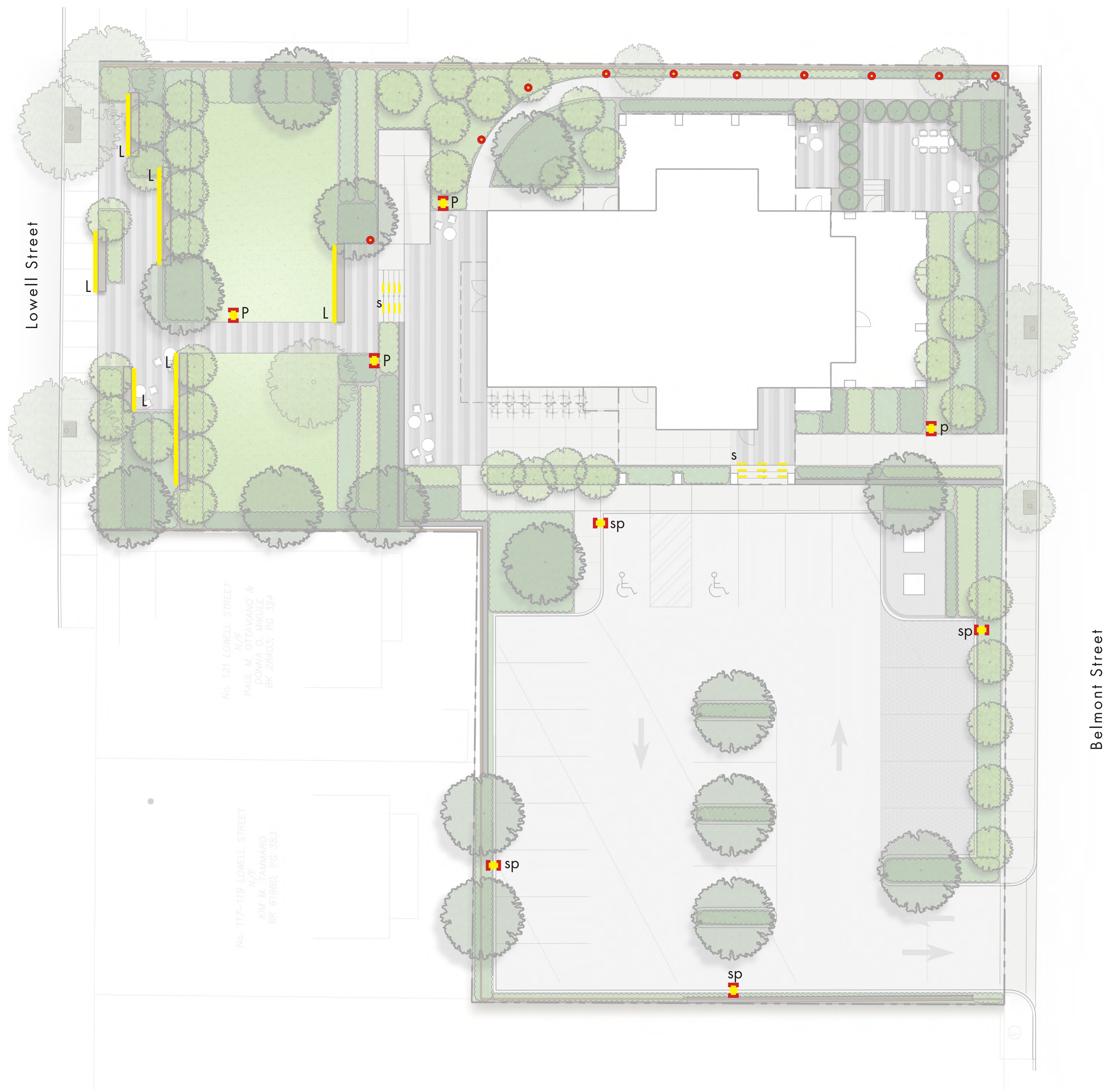


125 LOWELL STREET | View of Main Entry Patio
SOMERVILLE, MA



- Legend**
- Site Pole Light  sp
 - Linear Tape  L
 - Bollard  •
 - Step Light  s
 - Pedestrian Height Pole Light  p

***All lights are Dark Sky compliant**



GOTHIC180



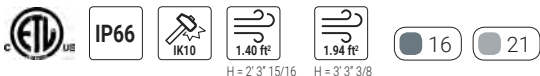
PROJECT	
TYPE	
CATALOG#	
NOTES	

TECHNICAL INFORMATION

Luminaire power: 19W - 28W - 38W

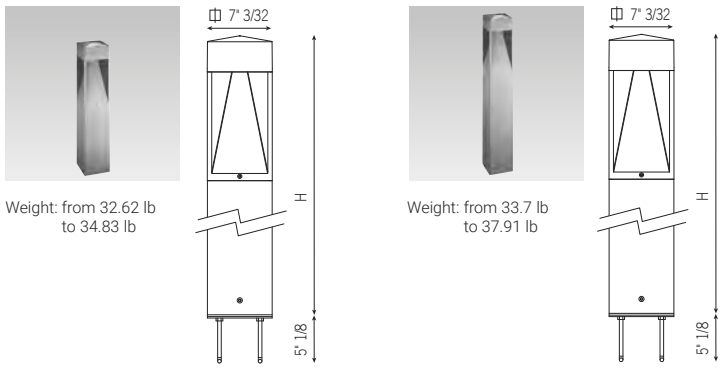
Source lumen: Up to 4000lm

LED: 3000K - 4000K, CRI>70

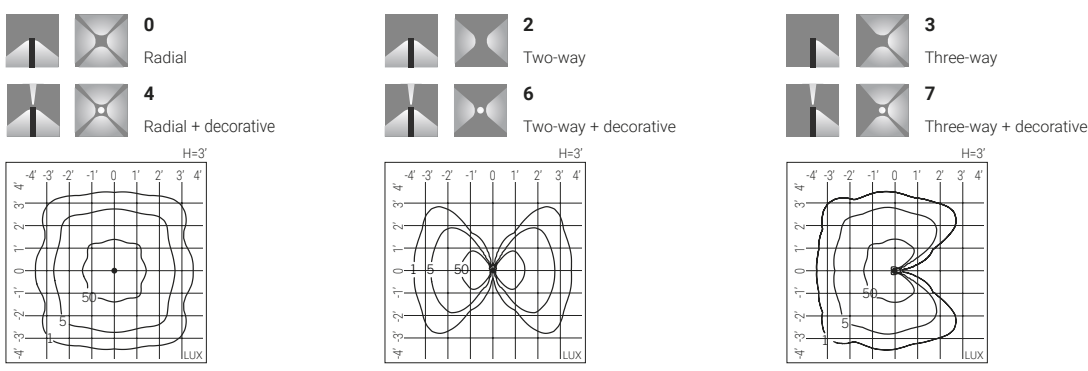


DESCRIPTION

Luminaire	Electrical	Installation
- Die-cast aluminium body (EN 47100) - Extruded aluminium pole - Double layer polyester powder paint resistant to corrosion and salt spray fog - Silicone rubber gaskets - AISI 316 stainless steel external screws - Reflector made of 99.95 anodized aluminium with non-iridescent specular finishing - Screen made of 5/16" thermal-shock resistant tempered glass	- Nominal LED efficacy up to 120lm/Watt (4000K - 700mA - CRI>70; Tj<100°C) - LED life time >50000h with L80 - High colour consistency <3 SDCM - Available with conventional lamps - Integral LED driver. Available with 0-10V dimming option - LED driver protected against voltage spikes - Available with decorative LED	- Double M20 cable gland for through wiring - Die-cast aluminium base (EN 47100) 2700K on request.



OPTICS



Arcluce North America Inc. 333 Bush Street - San Francisco, CA 94104 - Ph. +1 (408) 655-2675 - export@arcluce-us.com

arcluce-us.com

Bollard light



USA / deltalight.us / +1(854) 677 9800

Canada / deltalight.ca / +1(855) 813 8130

Date

Name

Client

Project name

Quote#

Type/Quantity

Listings



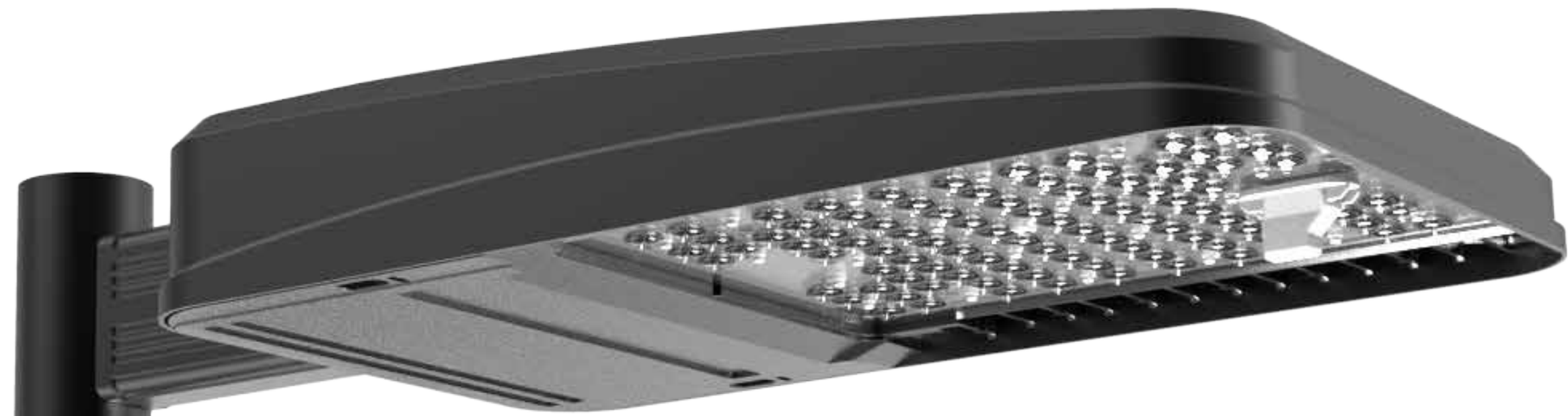
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Stair light

125 LOWELL STREET | Conceptual Site Lighting Cut Sheets



VIPER



Viper Large

shown with Rectangular Arm and SiteSync

Minimalist in **Form**. Robust in **Design**. Adaptable in **Application**.

Beacon Products' exclusive Strike Optics for Viper deliver category leading performance. By maximizing target efficiency, the Viper ensures simple layout design that is high in uniformity and minimal in light trespass. Such control reduces energy consumption, lowers installation costs, and improves the visual acuity.

SiteSync and Energeni integrated controls offer outstanding performance at exceptional price levels. Pre-commissioned and simple to use, Viper controls give the most novice of users the ability to create highly functional, robust control schedules for optimal luminaire usage and maximized energy savings.

Advanced luminaire design separates the Viper from other area and site products. With Lifeshield™ thermal control, an elegantly simple heat sink design and industry leading surge protection, the Viper is designed for sustained, long-term performance.

One Product Family One family, boundless configurations. Offered in two sizes, Viper optimizes performance, output, and efficiency. The Viper is ideal for applications ranging from pedestrian walkways to large logistical centers with extremely high mounting heights. Outputs begin at 5,000 lm. Maximum output exceeds 42,000 lm.

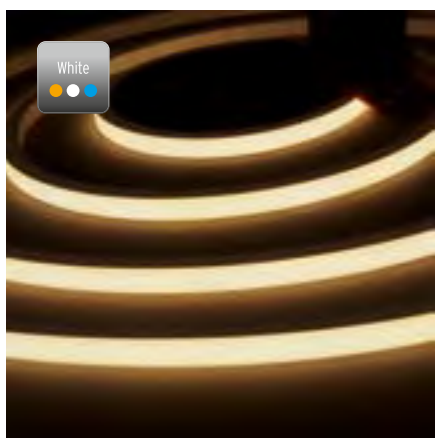


Site Pole Light

Edition: October 2, 2017



VarioLED™ Flex VENUS/PHOBOS/SKYLLA White TV IP67

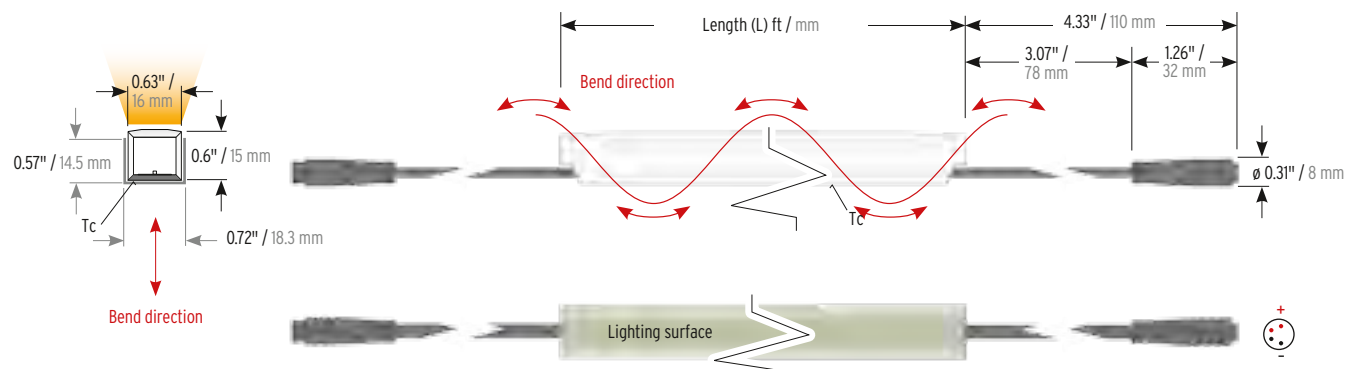


24 V, flexible, opal encapsulated IP67 protected LED light lines with a cross section of 0.63" x 0.5" (W x H) and vertical bending direction (Top View). 3M self adhesive tape on rear side. Homogeneous and dot free illumination with very low installation depths. Can be delivered in lengths of multiples of 2.46' to a maximum length of up to 16.4'. 4.33" IP67 plug in connectors on both ends. At maximum length only one side with IP67 plug in connector male, no female connector. Lifetime of > 60,000 hours (L80/B10). Easy installation and a rugged design for harsh environments i.e. g. resistant to saltwater, UV, chlorine and solvents). Engineered in Germany.

Project name	
Future type	Phase
Specifier	Date

Dimensions & available lengths

Measurements VarioClip and VarioContour (W x H) 0.72" / 18.3 mm x 0.57" / 14.5 mm



Tolerance +/- 0.2" / 5 mm

4.33" / 110 mm IP67 plug in connector (male / female) on both ends

At maximum length only one side with IP67 plug in connector male, no female connector.

Tc: point (Case temp.) on the rear side of the module

Fixture build to length (not field cuttable):

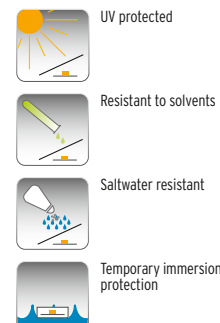
L_{min} 10.59' L_{max} 16.49' (SKYLLA 13.27') in 2.46' increments

L_{min} 20.55 mm L_{max} 5,026 mm (SKYLLA 4,026 mm) in 62.5 mm increments

Electrical & output data

Voltage	24 Volt (23 V _{min} , 25 V _{max})
Temperature†	T _{amb} = -19°F / -25°C, T _{max} (Table below)
Storage temperature	T _{stg} = -22°F / -30°C, T _{max} = 185°F / 85°C
Ambient temperature	T _{amb} = 13°F / -25°C, T _{max} (Table below)
CRI	up to 95
R9	up to 65

VarioLED™ Flex	VENUS	PHOBOS	SKYLLA
Power (Watt / m)†	1.8 / 6	3.1 / 10	4.6 / 15
Efficacy (lm / W) @ W850	83	83	89
max. serial run length (ft / m)	16.4 / 5	16.4 / 5	13.1 / 4



Pedestrian Pole Light

125 LOWELL STREET

Land Use	Time Period/Direction		Vehicle Trips
School of Nursing based on 30,120 sf	Daily	In	125
		Out	125
		Total	250
	a.m. Peak Hour	In	19
		Out	5
		Total	24
	p.m. Peak Hour	In	12
		Out	12
		Total	24

Table 1. Recent Use – Vehicle Trip Generation

Land Use	Time Period/Direction		Vehicle Trips
Residential based on 20 units	Daily	In	22
		Out	22
		Total	44
	a.m. Peak Hour	In	0
		Out	2
		Total	2
	p.m. Peak Hour	In	2
		Out	1
		Total	3

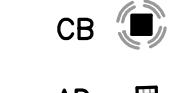
Table 2. Proposed Project – Vehicle Trip Generation

TRAFFIC:

- 22 Parking Spacings Including 2 Accessible Spaces
- Not Expected to Generate Any Additional Demand for Street Parking
- Not Impact the Current On-street Parking Conditions
- Vistors Will use Legal Non-resident Spaces in the Area

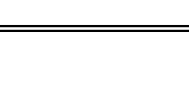
LEGEND

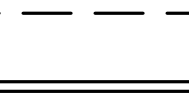
DMH

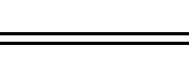
CB

AD









VALVE

DRAIN MANHOLE

CATCH BASIN

AREA DRAIN

WATER METER

CLEANOUT

SIGN

RADIUS

PROPERTY LINE

REMOVE AND RESET VERTICAL GRANITE CURB (VGC)

NEW VERTICAL GRANITE CURB (VGC)

SAWCUT



Not to scale.

125 LOWELL STREET

Land Use	Time Period/Direction		Vehicle Trips
School of Nursing based on 30,120 sf	Daily	In	125
		Out	125
		Total	250
	a.m. Peak Hour	In	19
		Out	5
		Total	24
	p.m. Peak Hour	In	12
		Out	12
		Total	24

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Land Use	Time Period/Direction		Vehicle Trips
Residential based on 20 units	Daily	In	22
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		Total	44
	a.m. Peak Hour	In	0
		Out	2
		Total	2
	p.m. Peak Hour	In	2
		Out	1
		Total	3

Table 2. Proposed Project – Vehicle Trip Generation

TRAFFIC:

- 22 Parking Spacings Including 2 Accessible Spaces

- Not Expected to Generate Any Additional Demand for Street Parking

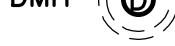
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LEGEND



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WATER METER



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REMOVE AND RESET VERTICAL GRANITE CURB (VGC)

NEW VERTICAL GRANITE CURB (VGC)

SAWCUT



DRAIN MANHOLE



CATCH BASIN



AREA DRAIN



WATER METER



CLEANOUT



SIGN



RADIUS



PROPERTY LINE



REMOVE AND RESET VERTICAL GRANITE CURB (VGC)

NEW VERTICAL GRANITE CURB (VGC)

SAWCUT



Not to scale.

Conversion of existing 7 story concrete frame non-conforming business use building to 20 unit residential condominium building. Existing parking and loading spaces are non-conforming in quantity and dimension.

PROPERTY INFORMATION

Map: 43
Block: A
Lot: 17,18 & 26

ZONING DATA

	Required / Allowed	Proposed	Comment
Dwelling Units	-	20	-
Lot Area	10,000 SF	24,999 SF	Sum of 2 Parcels
Lot Area Per Unit	2,250 SF	1,250 SF	-
Gross Floor Area Footprint		3,702 SF	2,740 Existing
Gross Floor Area	18,748 SF	31,700	
Maximum Ground Coverage	50%	15%	3,795 SF
Landscaped Area Minimum	25%	35%	8,701 SF
Pervious Area Minimum	35%	44.5%	11,132 SF
Net Floor Area	-	24,610	-
Floor Area Ratio	.75	.98	-
Building Height	2.5 Stories 35'	7 Stories 64'-2" to Highest Occupiable Roof	Existing 78'-6" to Top of Elevator Overrun
Front Yard Setback	15'	75'	From Lowell: Existing
Rear Yard Setback	20'	14'-8"	From Belmont: Existing
Side Yard Setback	1/3 Building Height	9'	Existing
Side Yard Setback	1/3 Building Height	110'	Existing
Street Frontage	50'	90'	On Lowell Street

PARKING

Vehicals:

Proposed					
Resident Spaces	= 18	Standard 2 Accessible	= 20		
Vistor Spaces	= 2				
ADA Spaces	= 1				
ADA VAN Spaces	= 1				
		Total	= 22 per City of Somerville Transportation Department		

Bicycles:

1 per first 7 Units		= 1
1 per 3 Units over first 7	= Residential Units 13 / 3 = 4.3 Round Up x 1	= 5
	Total	= 6

NET AREA SUMMARY

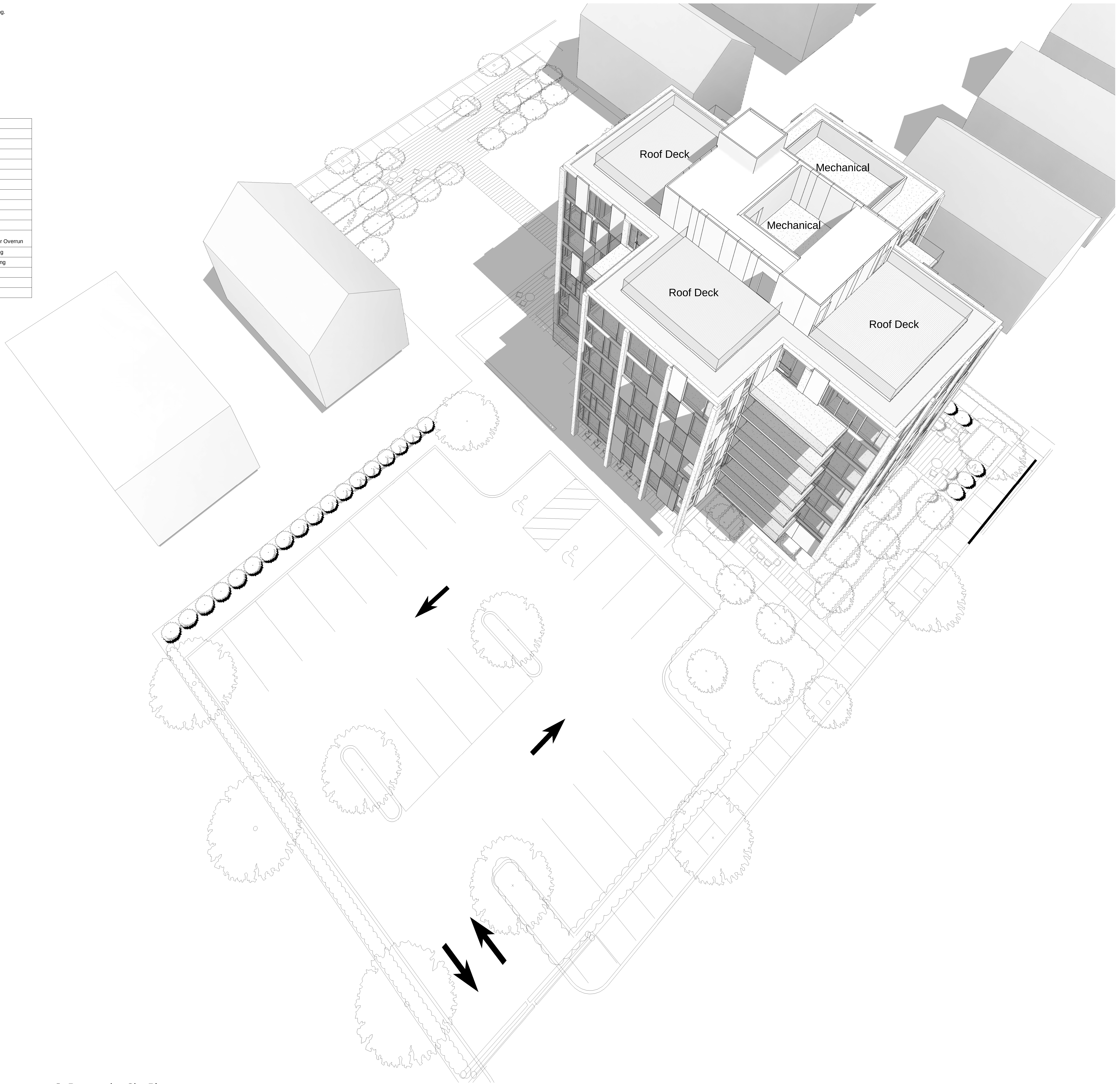
	Existing	Proposed
Basement	-	-
First Floor	2,250 SF	3,025 SF
Second Floor	3,865 SF	3,595 SF
Third Floor	3,865 SF	3,585 SF
Fourth Floor	3,865 SF	3,585 SF
Fifth Floor	3,865 SF	3,585 SF
Sixth Floor	3,865 SF	3,585 SF
Seventh Floor	3,865 SF	3,650 SF
Total	25,440 SF	24,610 SF

 Refer to poached areas on sheets A1.00 - A1.04

RESIDENTIAL PROGRAM SUMMARY

	Units	Bedrooms
Basement	-	-
First Floor	2	4
Second Floor	4	5
Third Floor	3	6
Fourth Floor	3	6
Fifth Floor	3	6
Sixth Floor	3	6
Seventh Floor	2	6
Total	20	39

 Refer to poached areas on sheets A1.00 - A1.04



OWNER:
Mino Capital, LLC

Howard Stein Hudson Engineers + Planners

DLA Landscape Architecture, LLC

PLAN:

AL-



PROJECT INFORMATION:

5 Lowell Street Condominiums

PROJECT #: 18016
PROJECT ISSUE DATE: 07.05.2018
PROJECT STATUS: Site Plan Review

REET NAME:

Learning Data

AWING HISTORY:

[illegible]

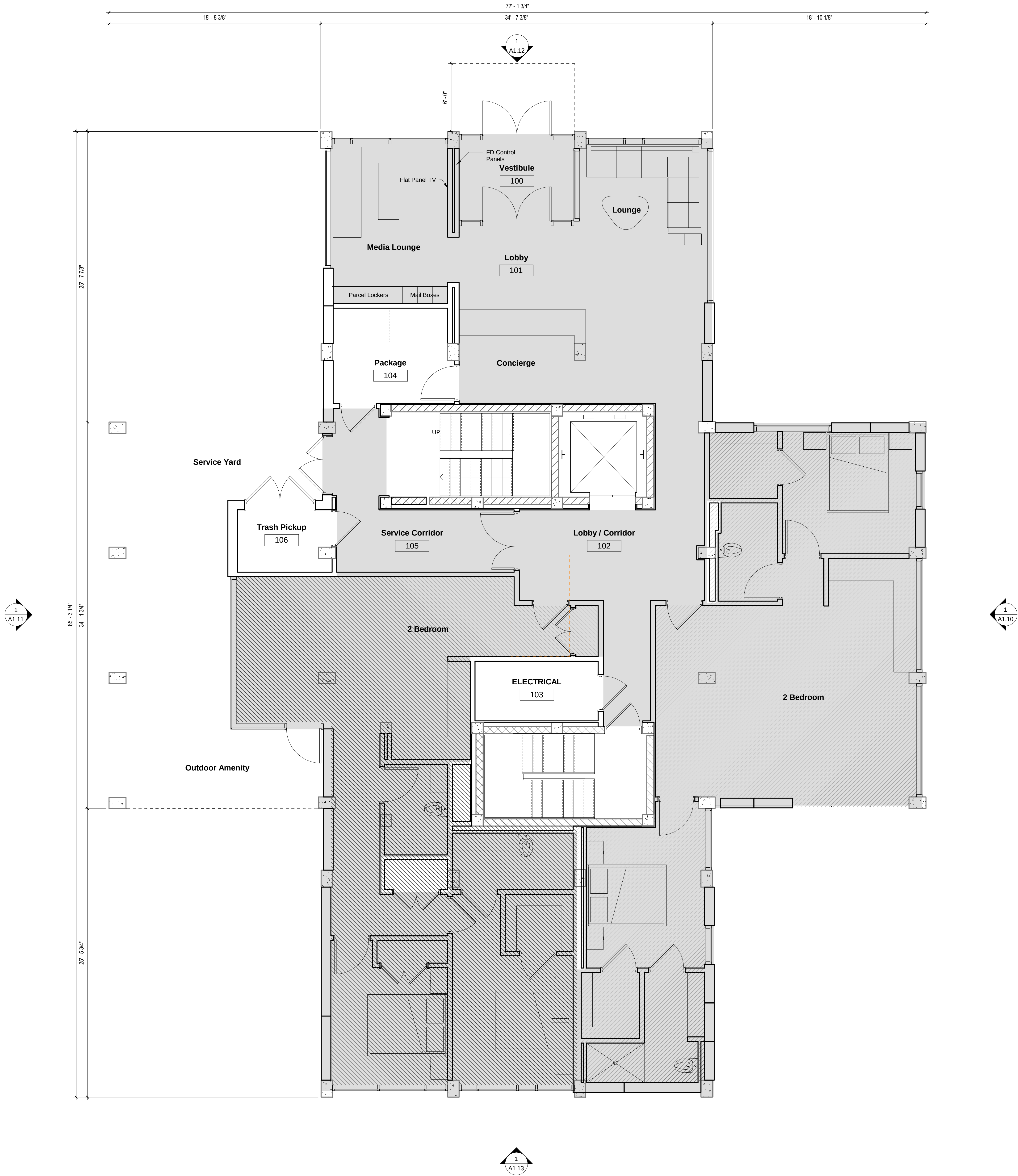
HEET 0:



 Net Square Footage

 Residential Unit

3,025	Net Square Footage
2	Residential Units - 2 Bedroom

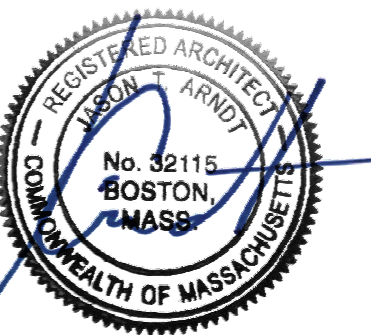


1 First Floor Plan

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PLAN:

100



PROJECT INFORMATION:

Lowell Street Condominiums

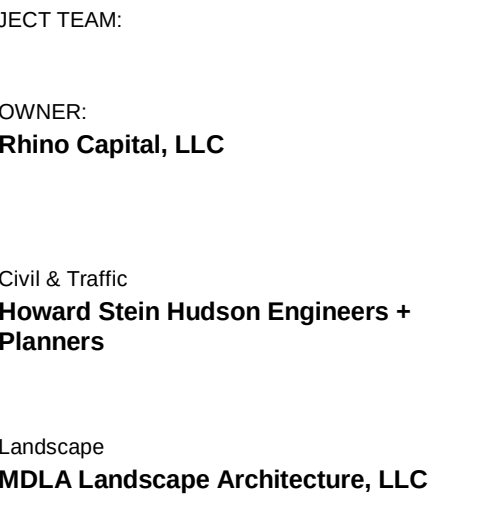
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PROJECT ISSUE DATE: 07.05.2018
PROJECT STATUS: Site Plan Review

SHEET NAME:
1st Floor Plan

[illegible]

ET 0:

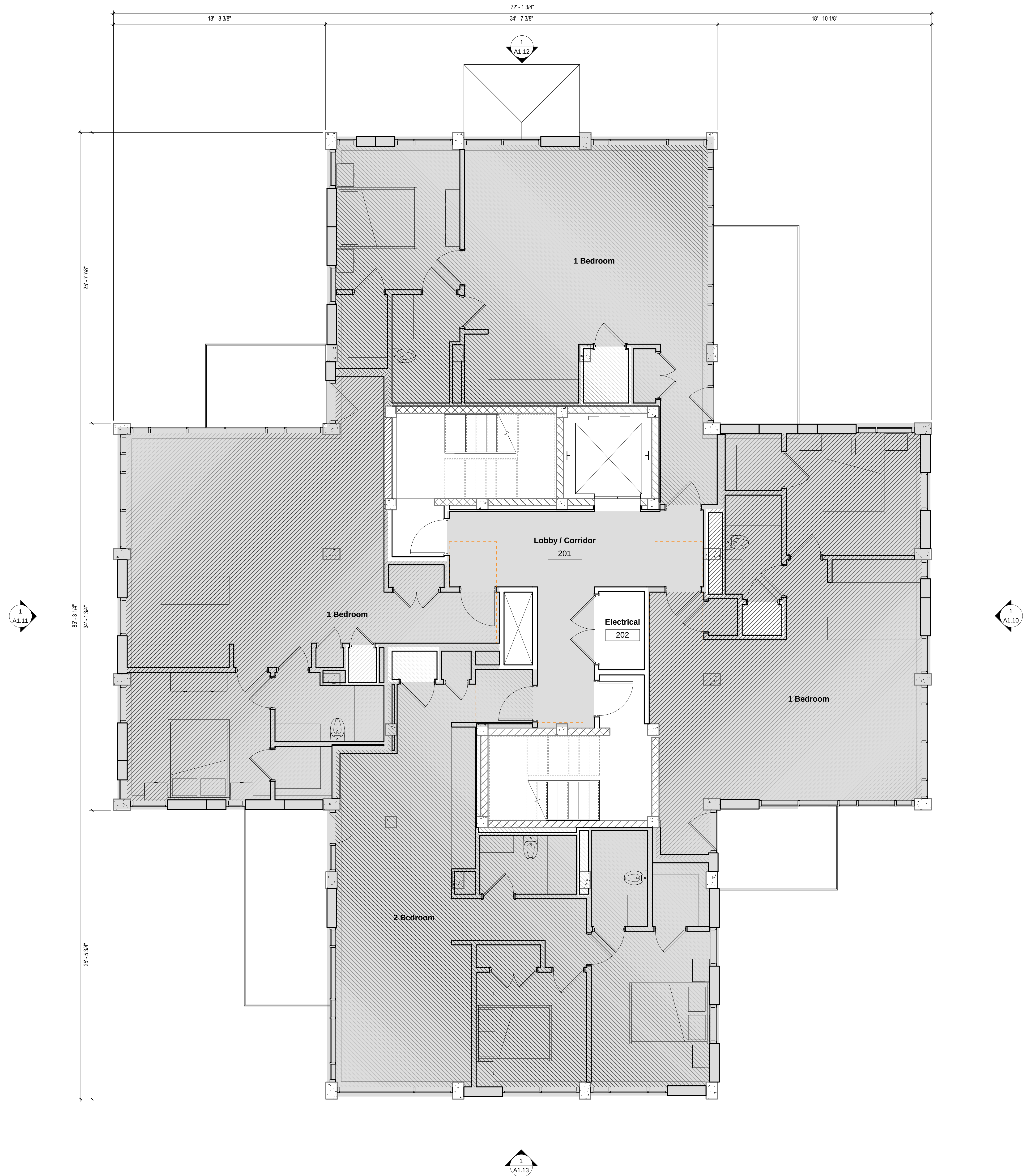
A1.01



 Net Square Footage

 Residential Unit

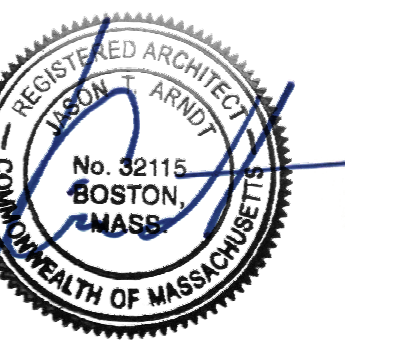
3,595	Net Square Footage
3	Residential Units - 1 Bedroom
1	Residential Units - 2 Bedroom



1 Second Floor Plan

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PLAN:



PROJECT INFORMATION:

Lowell Street Condominiums

PROJECT #: 18016
PROJECT ISSUE DATE: 07.05.2018
PROJECT STATUS: Site Plan Review

SHEET NAME:
Second Floor Plan

WING HISTORY:

[illegible]

ET 0:

A1.02

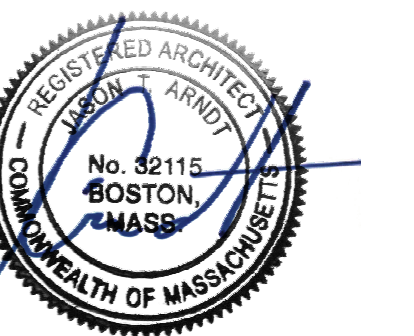
 Net Square Footage

 Residential Unit

3,585	Net Square Footage
1	Residential Units - 1 Bedroom
1	Residential Units - 2 Bedroom
1	Residential Units - 3 Bedroom



100



PROJECT INFORMATION:

Lowell Street Condominiums

PROJECT #: 18016
PROJECT ISSUE DATE: 07.05.2018
PROJECT STATUS: Site Plan Review

SHEET NAME:

Typical Floors 3,4,5,6

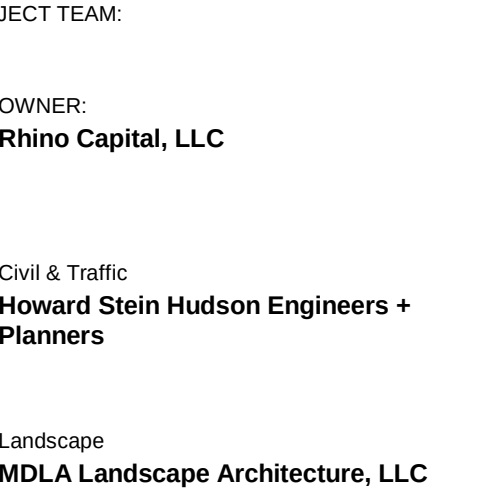
WORKING HISTORY:

[illegible]

ET 0:

A1.03

1 Floor Plan - Typical of Floors 3,4,5,6
1/4" = 1'-0"



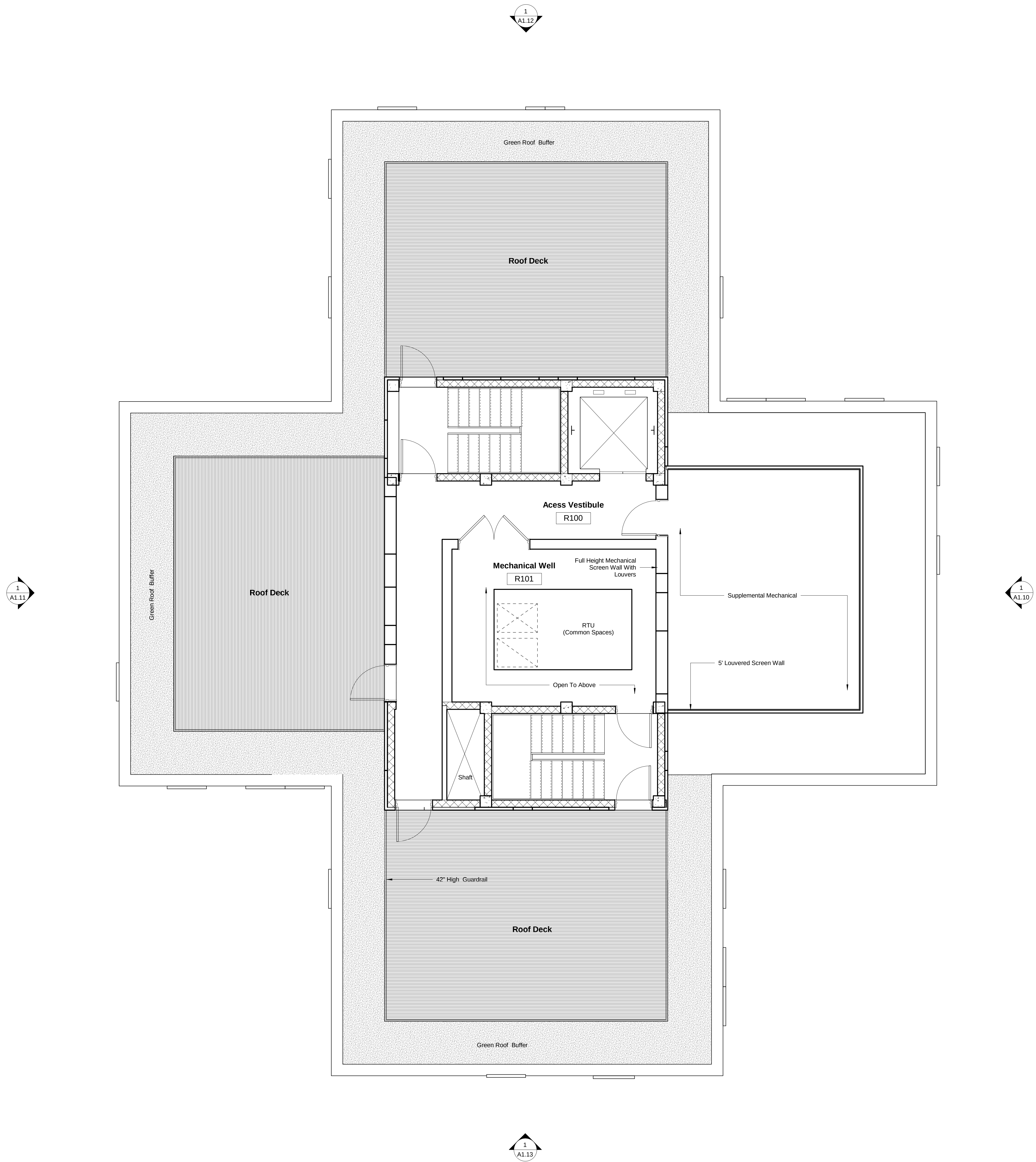
A1.04

PROJECT TEAM:

OWNER:
Rhino Capital, LLC

Civil & Traffic:
Howard Stein Hudson Engineers +
Planners

Landscape:
MDLA Landscape Architecture, LLC



1 Roof Plan
1/4" = 1'-0"

KEY PLAN:

SEAL:

PROJECT INFORMATION:
125 Lowell Street Condominiums

PROJECT #: 18016
PROJECT ISSUE DATE: 07.05.2018
PROJECT STATUS: Site Plan Review

SHEET NAME:

Roof Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	09.17.2018	ZBA Hearing 2

SHEET #:

A1.05

EXC	Existing Concrete Frame
HDFC	New Cladding Panels
ACM	Aluminum Composite Panels & Trim
WW	Aluminum Framed Window Wall Glazing System
GGR	Gaurdraif System



PLAN:



PROJECT INFORMATION:

Lowell Street Condominiums

PROJECT #: 18016
PROJECT ISSUE DATE: 07.05.2018
PROJECT STATUS: Site Plan Review

PROJECT NAME:

1st Elevation

WORKING HISTORY:

[illegible]

ET 0: **5 4 3 2**

A1.10

Exterior Materials

EXC	Existing Concrete Frame
HDFC	New Cladding Panels
ACM	Aluminum Composite Panels & Trim
WW	Aluminum Framed Window Wall Glazing System
GGR	Gaurdral System



1 West Elevation
1/4" = 1'-0"

KEY PLAN:

SEAL:



PROJECT INFORMATION:
125 Lowell Street Condominiums

PROJECT #:
PROJECT ISSUE DATE:
PROJECT STATUS:

SHEET NAME:
West Elevation

DRAWING HISTORY:
NO. DATE DESCRIPTION

SHEET #:

A1.11

EXC	Existing Concrete Frame
HDFC	New Cladding Panels
ACM	Aluminum Composite Panels & Trim
WW	Aluminum Framed Window Wall Glazing System
GGR	Gaurdrail System



1 North Elevation

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PLAN:

100



PROJECT INFORMATION:

Lowell Street Condominiums

PROJECT #: 18016
PROJECT ISSUE DATE: 07.05.2018
PROJECT STATUS: Site Plan Review

SET NAME:
with Elevation

[illegible]

ET 0:

EXC	Existing Concrete Frame
HDFC	New Cladding Panels
ACM	Aluminum Composite Panels & Trim
WW	Aluminum Framed Window Wall Glazing System
GGR	Gaurdrail System



1 South Elevation

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PLAN:



PROJECT INFORMATION:

Lowell Street Condominiums

PROJECT #: 18016
PROJECT ISSUE DATE: 07.05.2018
PROJECT STATUS: Site Plan Review

SHEET NAME:
Earth Elevation

[illegible]

ET 0:



ZEPHYR ARCHITECTS



ZEPHYR ARCHITECTS