

## Davis Square 108 Centre Prelim Review

### A. REQUESTED MATERIALS

More detailed shadow studies that include affected building elevations of neighbor's across Centre Street. Include March and September. Improve Sketch Up model.

UPLOADED TO DROP BOX 11/16/2021  
(Click link for document)

[YES](#)

SUBMITTED

Expanded landscape plans that incorporate features on adjacent sites (patio spaces, ground mounted mechanical equipment, etc.

IN PROGRESS; FORTHCOMING IN DRAWING SET

A geotechnical report that includes recommendations for foundation types for the new structure, water tables, etc.

[YES](#)

SUBMITTED

Submit a hydrant test

IN PROGRESS, SCHEDULE 11/17

Provide a preliminary Building Code review. Provide detailed information regarding areas of the building with zero setback, as well as areas of encroachment (for example, ramp from rear of building towards Senior Center)

[YES](#)

SUBMITTED

Submit a tree preservation plan that identifies and provides strategies for protection of close-by trees on adjacent sites

[YES](#)

SUBMITTED

Submit a roof plan with mechanical equipment screen dimensions, nature of materials, etc.

[YES](#)

SUBMITTED

Provide annotated building elevations that include dimensional strings, coordinated with proposed grades around building

IN PROGRESS; FORTHCOMING IN DRAWING SET

Draft a site-specific Construction Management Plan that includes intentions regarding use of site, neighboring sites and street for mobilization/laydown space, and accommodations that must be made to protect neighboring properties, material deliveries, street closures, construction durations, etc.

As discussed with Maria, a memo outlining items that will be addressed for this site in a CMP will be provided

Site diagrams that indicate day to day functioning of the building (trash pick-up, deliveries, etc.) as well as access by emergency vehicles

[YES](#)

SUBMITTED

"Campus" circulation diagram

[YES](#)

SUBMITTED

Submitted plans do not include a lighting plan

[YES](#)

MEMO SUBMITTED

### B. QUESTIONS TO BE ANSWERED

What is the proposed location of the project transformer?

SHOWN ON PLANS, APPLICANT CONFIRMED

Can the Applicant verify that the back up generator at 112 is sized to serve 108 as well?

APPLICANT CONFIRMED

There is a zero setback on the southern elevation. What provisions are being made to provide units with windows along that elevation?

CAFÉ PULL BACK - CREATES MORE REAR OPEN SPACE

There is zero setback on part of the west elevation (where the stairwells meet the ground). Does the egress path from the rear stairwell have to encroach on 112's site?

[YES](#)

DRAFT EASEMENT PLAN SUBMITTED

What are the window sill heights in the proposed café space (give that the floor level appears to be four feet below the adjacent grade on the south side)?

REVISED FOR WINDOW SEATS - COMPLETE

Are the trash chutes as drawn on the upper floors sufficiently fire-separated from the corridors?

COMPLETE

If a front drop off is provided as currently conceived, is bituminous paving the appropriate material?

IN PROGRESS; FORTHCOMING IN DRAWING SET

### ADDED 11/3/2021

Foundation type

[YES](#)

SUBMITTED

Plan showing mechanicals on roof

[YES](#)

SEE ABOVE ROOF PLAN

Front canopy dimensions and height

IN PROGRESS; FORTHCOMING IN DRAWING SET