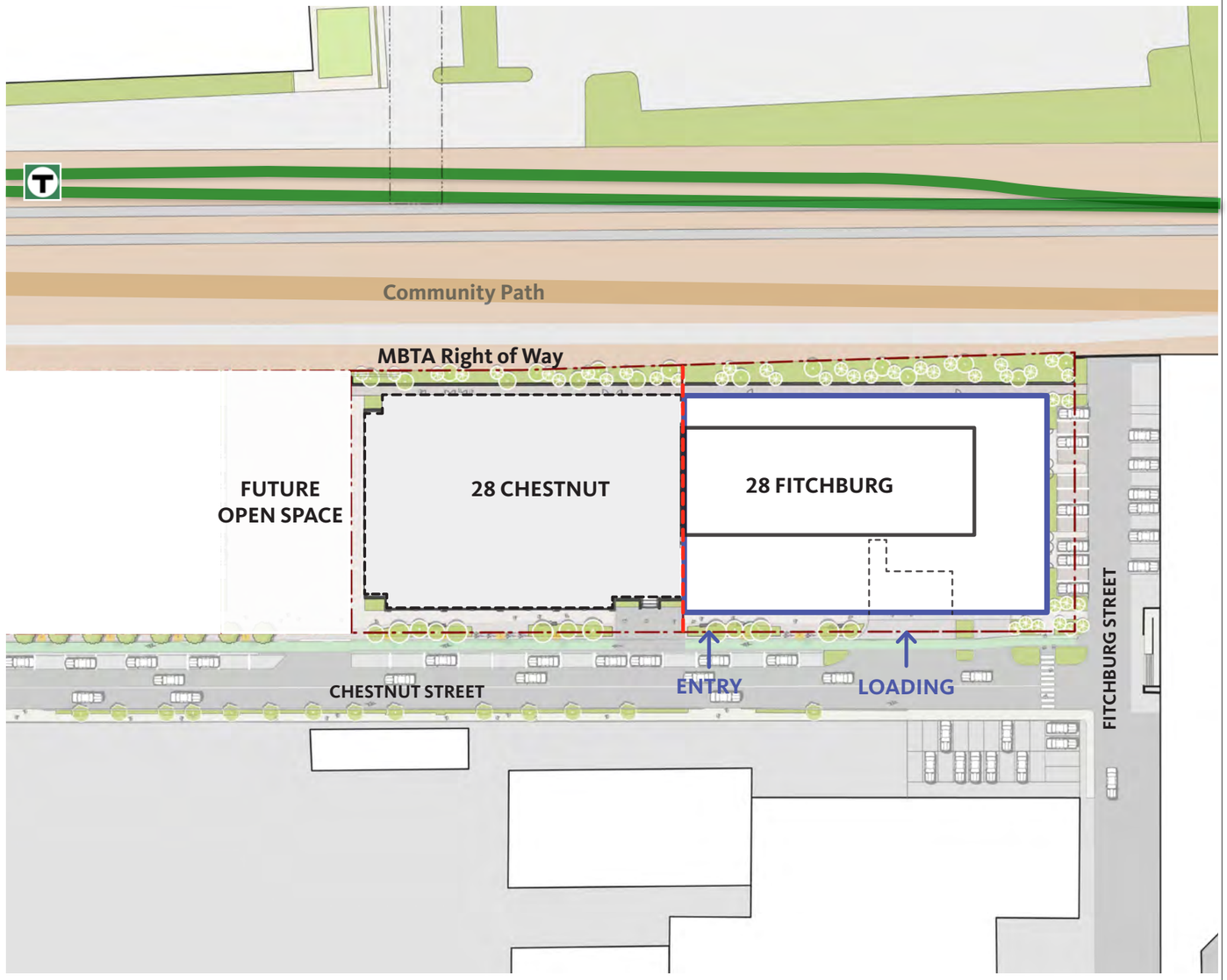
Code Provision	Regulation	28 Fitchburg
Main Mass		
Width (max)	300 feet	214’-10”
Façade Build Out (min)		
- Primary Frontage	80%	94%
- Secondary Frontage	65%	77%
Floor Plate	50,000 sf	27,004 (ground floor)
Ground Story Height (ft, in)	14 feet	19’-0”
Upper Story height (min)	10 feet	15’-0” – 16’-0”
Number of Stories (max)	4 stories	4 stories
Building Height (max)	65 feet	65 feet
Roof Type	Flat	Flat
Façade Composition		
Ground Story Fenestration (min)	15%	15%
Upper Story Fenestration (min)	15%	33%
Blank Wall (max)	50 feet	21’6”
Building Components		
Awning	Permitted	N/A
Entry Canopy	Permitted	
- Width (max)	› Doorway & Casing	20’-0”
- Depth (max)	3 feet	0’ encroaching; within property line (2’8” depth total)
- Clearance (min)	8 feet	9’9”
- Front Setback Encroachment (max)	100%	0%
Lobby Entrance	Permitted	
- Width (min/max)	15 ft/30ft	24’-0”
- Recessed Entrance Width (max)	15 feet	0
- Recessed Entrance Depth (max)	5 feet	0
Storefront	Permitted	
- Width (min/max)	15 ft/30ft	30’-0’
- Display Window Height (min)	8 feet	12’-8”
- Recessed Entrance Width (max)	15 feet	0
- Recessed Entrance Depth (max)	5 feet	0
Development Standards		
Number of curb cuts per front lot line (max)	2	1
Distance of between curb cuts providing access to the same lot	150 feet	N/A (only 1 curb cut)

Total GFA of 28 Fitchburg: approximately 105,472 square feet



**Refer to Sheet A0.002F for lot & setback dimensions.*

28 Fitchburg

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Gensler

One Beacon Street,
Third Floor, Boston
Tel 617.619.5700

Seal / Signature

REGISTERED ARCHITECT
DOUGLAS C. GENSLER
No. 10938
BOSTON
COMMONWEALTH OF MASSACHUSETTS

City Stamp Block

Scale

1” = 80’

N

Assessor’s Map-Block and Lot Number: 112-A-12

A0.001F
Site Diagram

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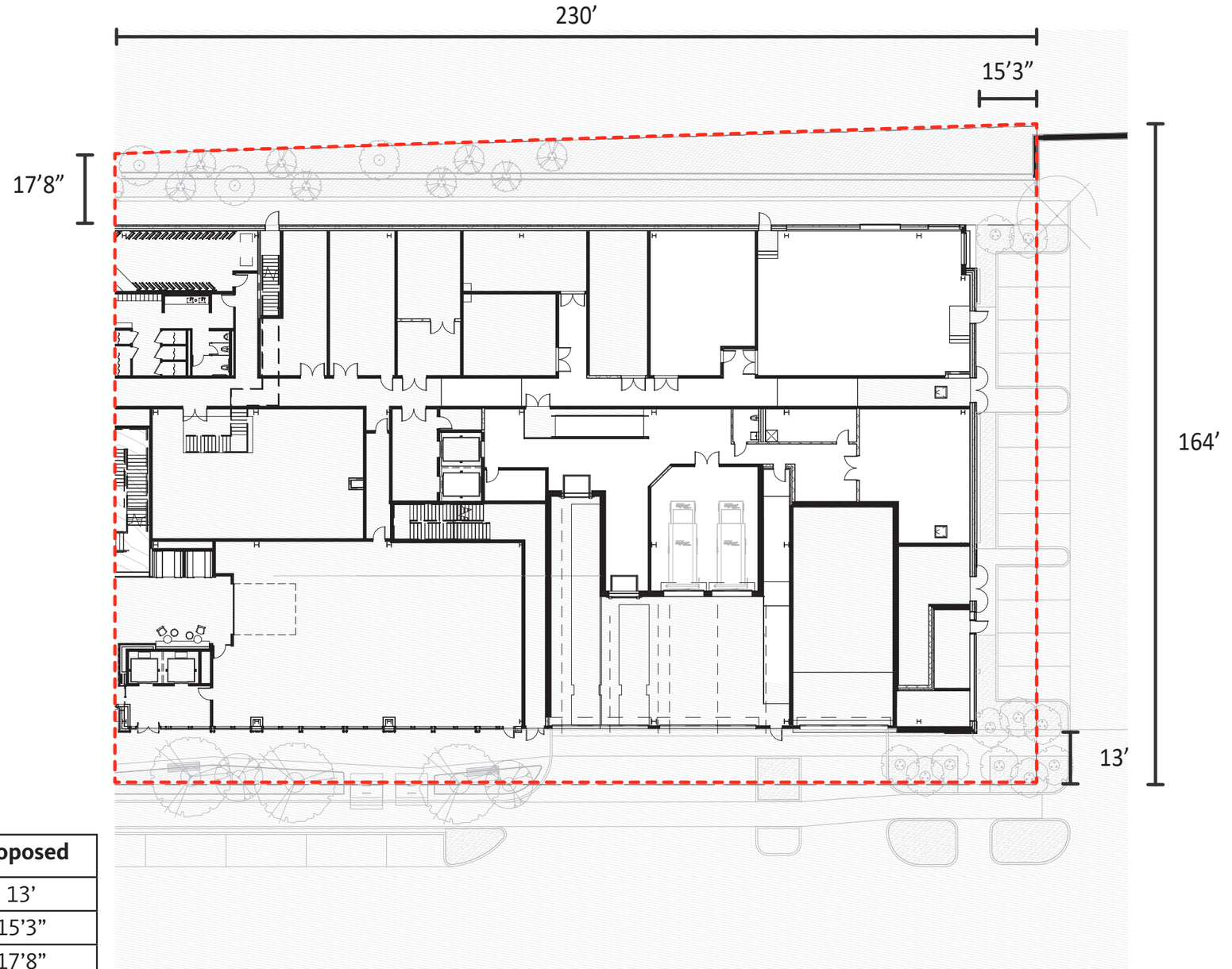

Lot & Setback

	Required	Proposed
Front Set Back	0’	13’
Side Set Back	0’	15’3”
Rear Set Back	10’	17’8”
Penthouse Set Back	0’	42’
Height max.	65’	65’

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Scale

1” = 30’

N

Assessor’s Map-Block and Lot Number: 112-A-12

A0.002F
Site Plan

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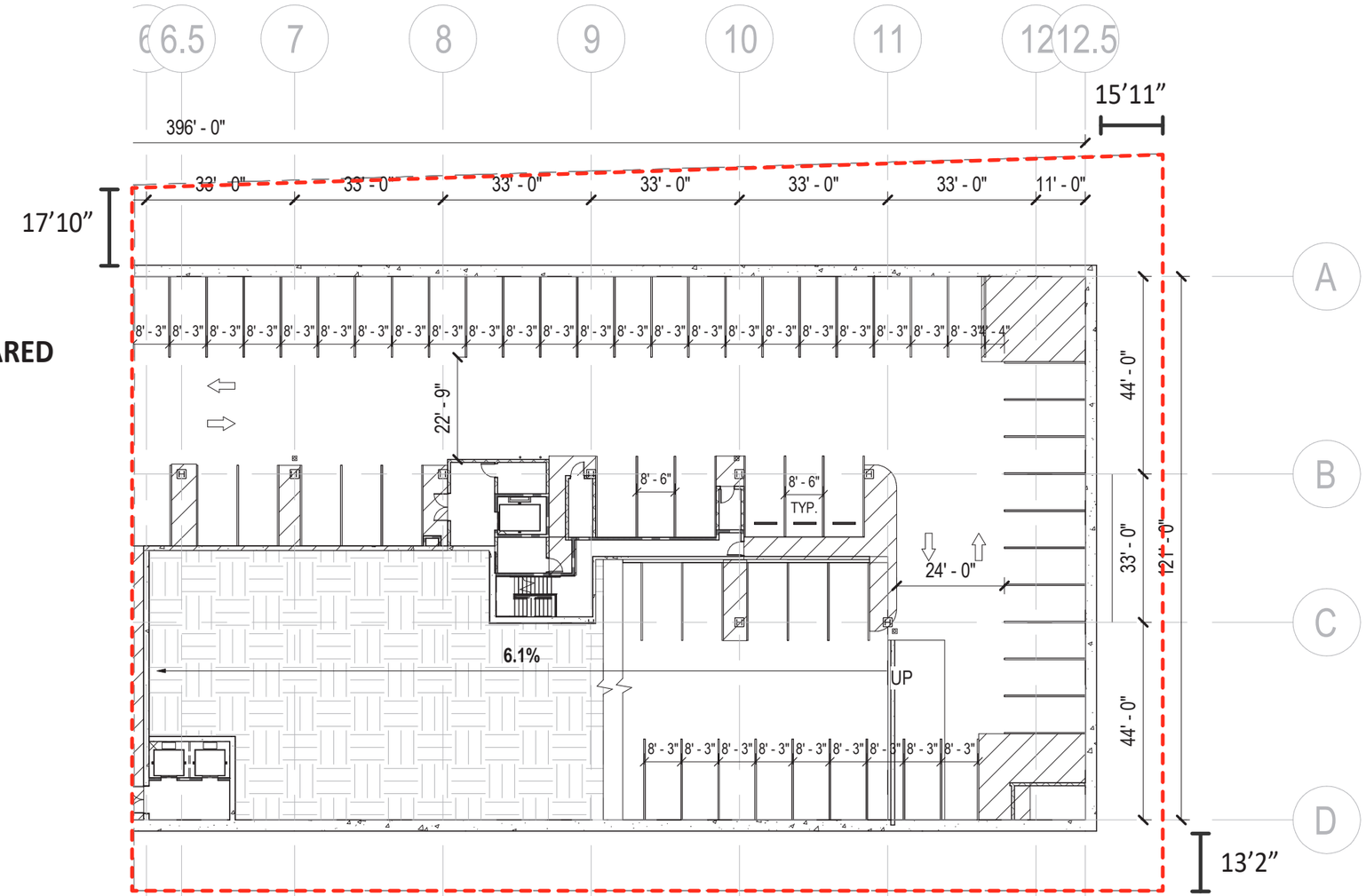

TOTAL PARKING SPOTS SHARED WITH 28 CHESTNUT:

P1: 86 SPOTS
RAMP: 31 SPOTS
P2: 112 SPOTS
TOTAL: 229 SPOTS

Lot & Setback

	Required	Proposed
Front Set Back	0’	13’2”
Side Set Back	0’	15’11”
Rear Set Back	10’	17’10”
Penthouse Set Back	0’	42’
Height max.	65’	65’

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City Stamp Block

Scale

1” = 30’

N

Assessor’s Map-Block and Lot Number: 112-A-12

A1.0P2F
Level P2

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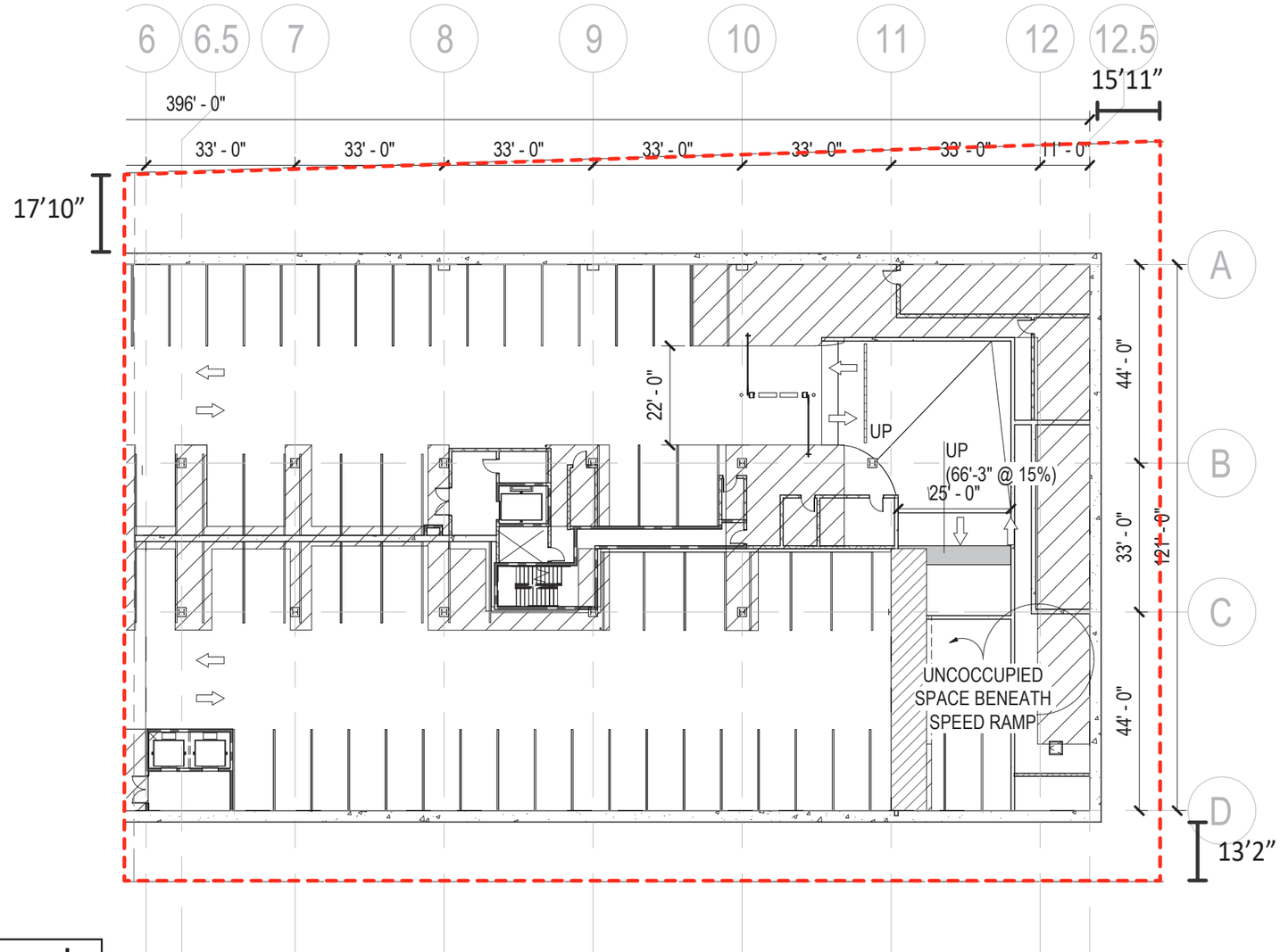
TOTAL PARKING SPOTS SHARED WITH 28 CHESTNUT:

P1: 86 SPOTS
RAMP: 31 SPOTS
P2: 112 SPOTS
TOTAL: 229 SPOTS



Lot & Setback

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City Stamp Block

Scale

1" = 30'

N

Assessor's Map-Block and Lot Number: 112-A-12

A1.0P1F
Level P1

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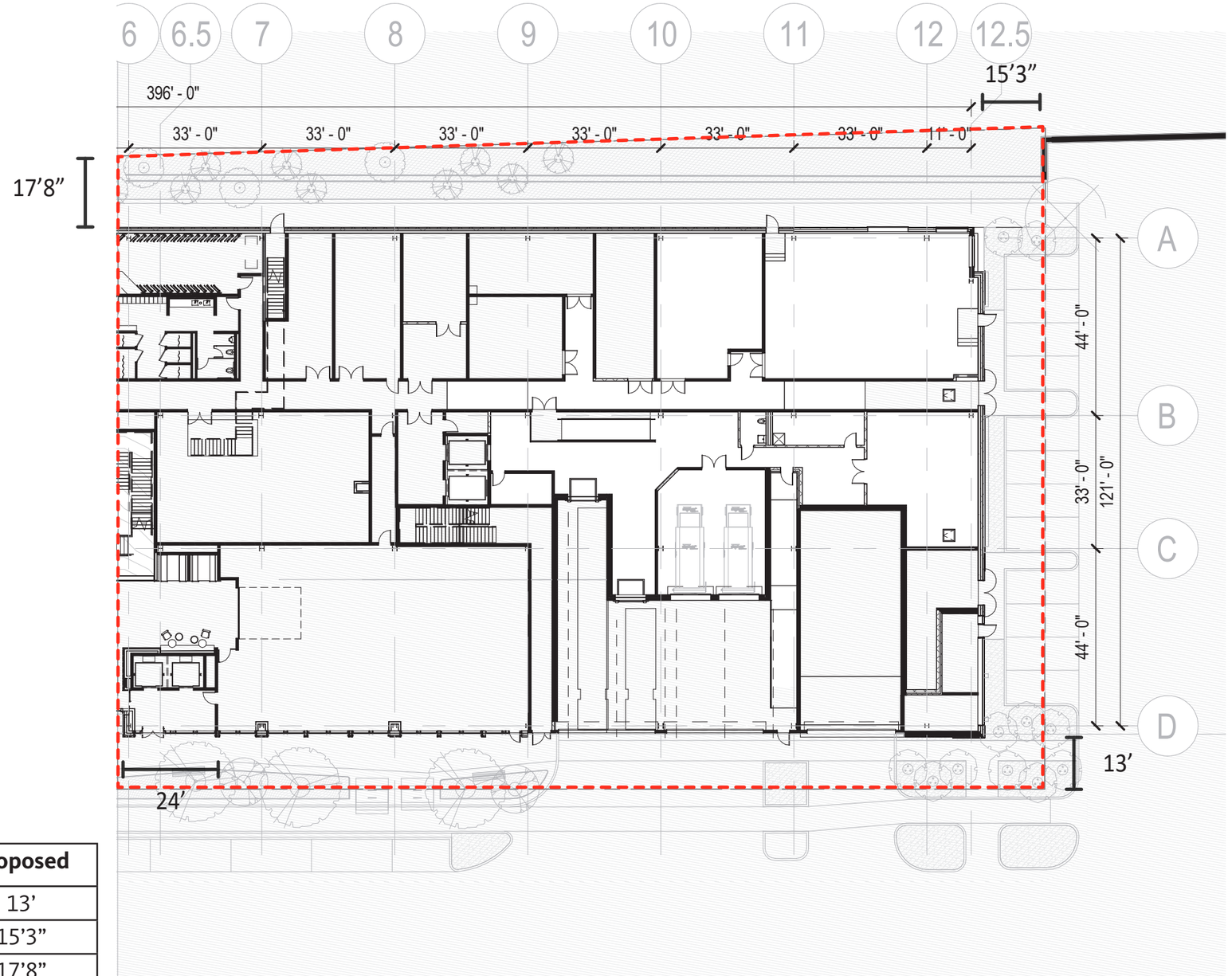

Lot & Setback

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Scale

1" = 30'

N

Assessor's Map-Block and
Lot Number: 112-A-12

A1.001F
Level 1

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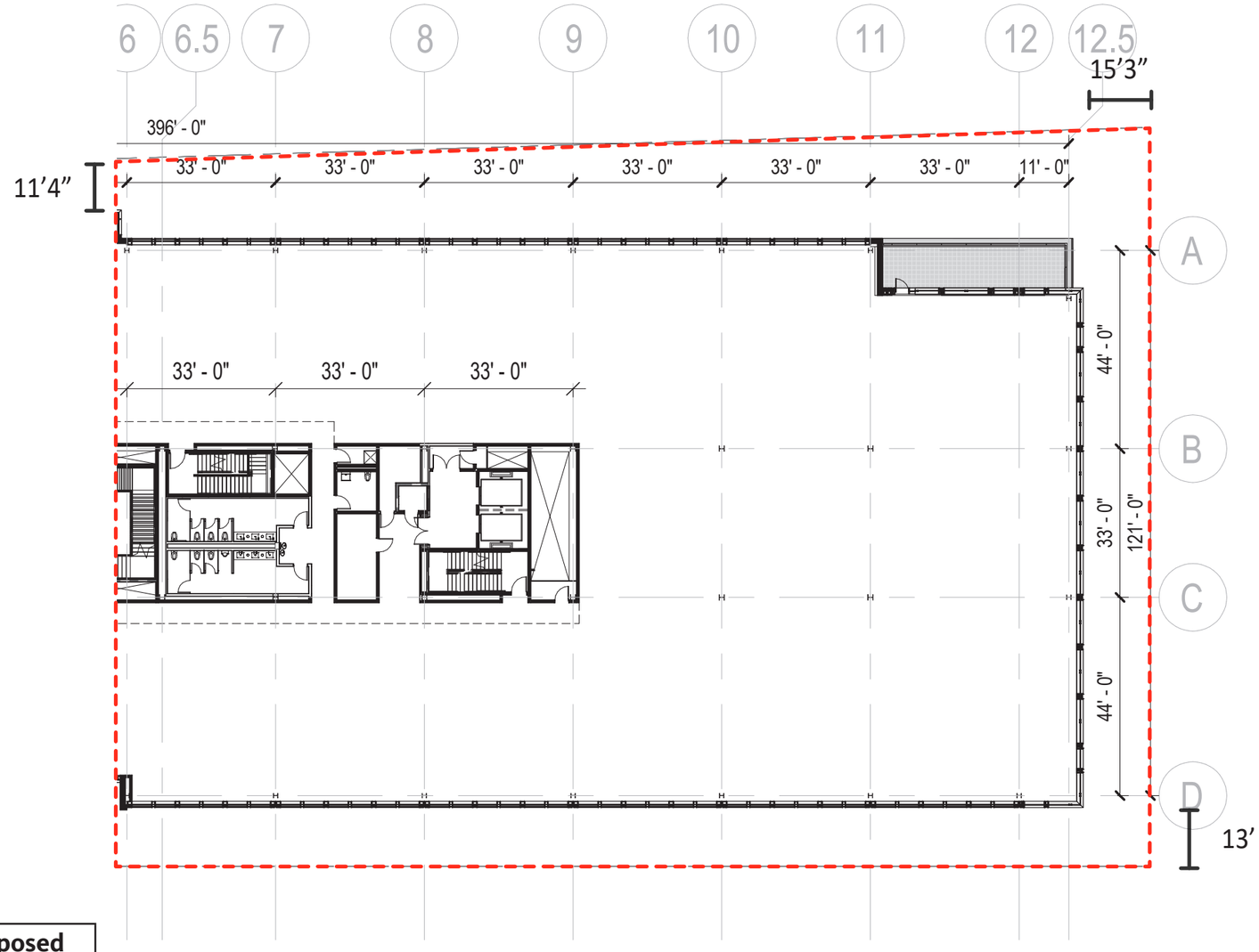

Lot & Setback

	Required	Proposed
Front Set Back	0’	13’
Side Set Back	0’	15’3”
Rear Set Back	10’	11’4”
Penthouse Set Back	0’	42’
Height max.	65’	65’

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Scale

1” = 30’

N

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A1.002F
Level 2

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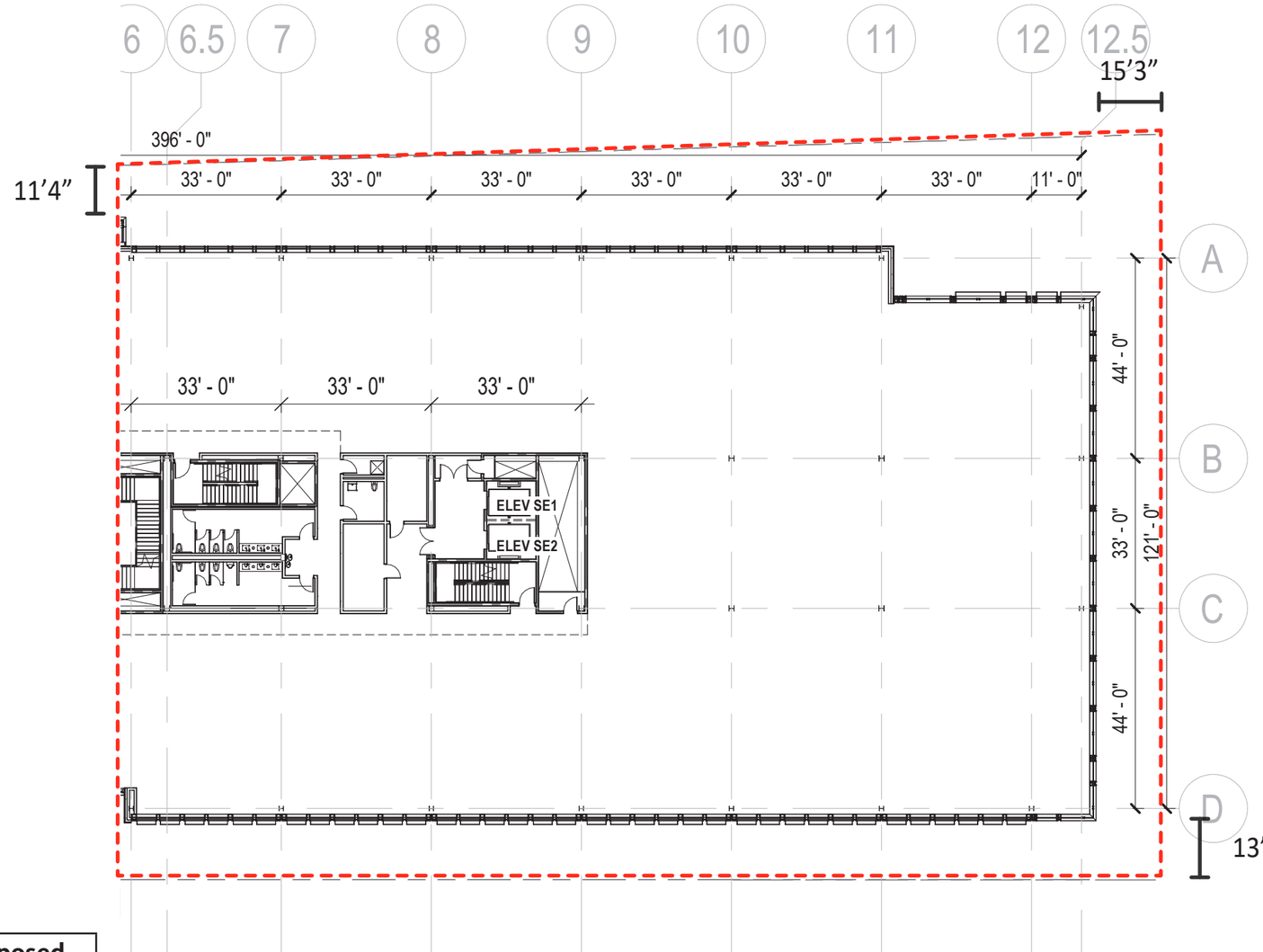

Lot & Setback

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Scale

1” = 30’

N

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A1.003F
Level 3

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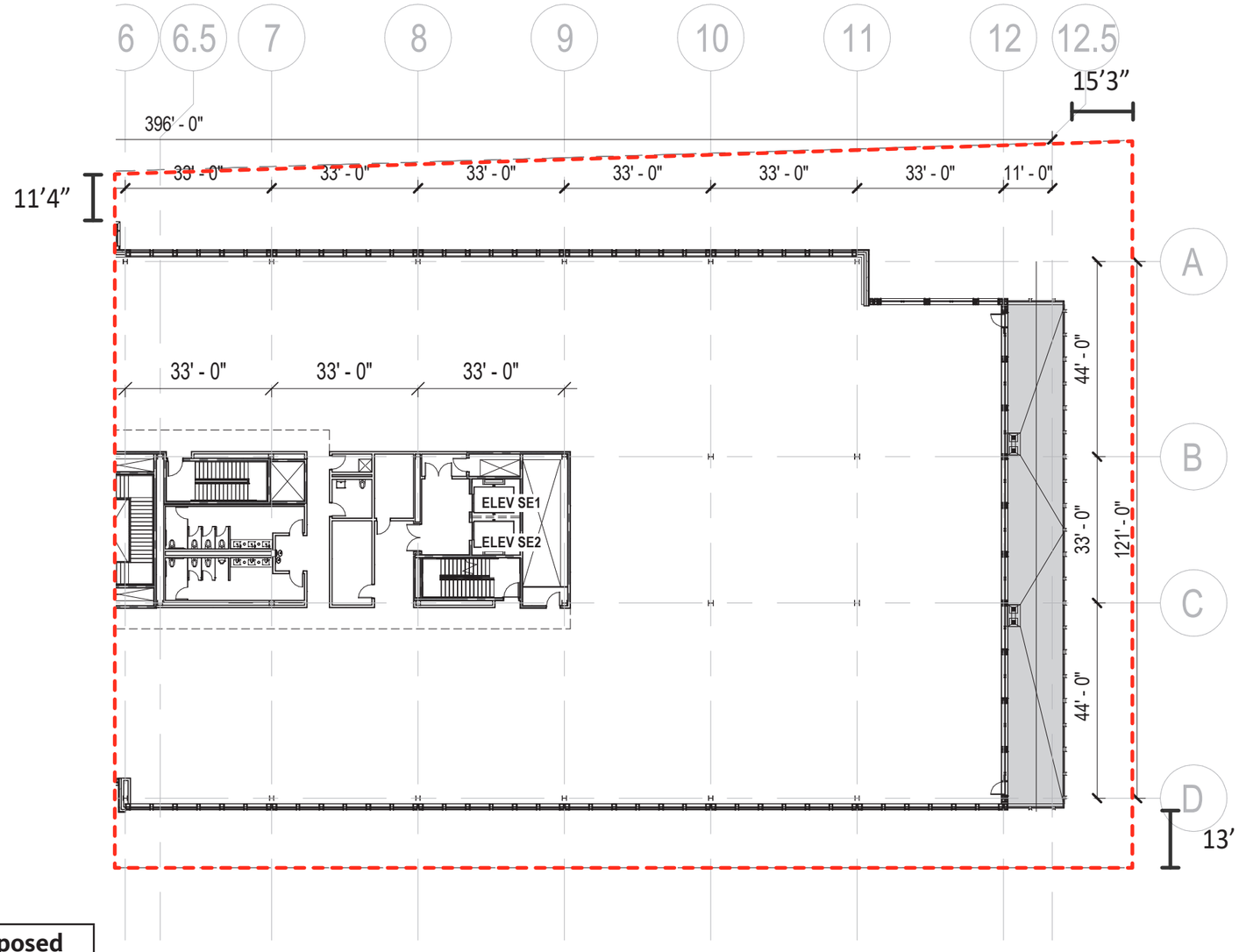

Lot & Setback

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City Stamp Block

Scale

1” = 30’

N

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A1.004F
Level 4

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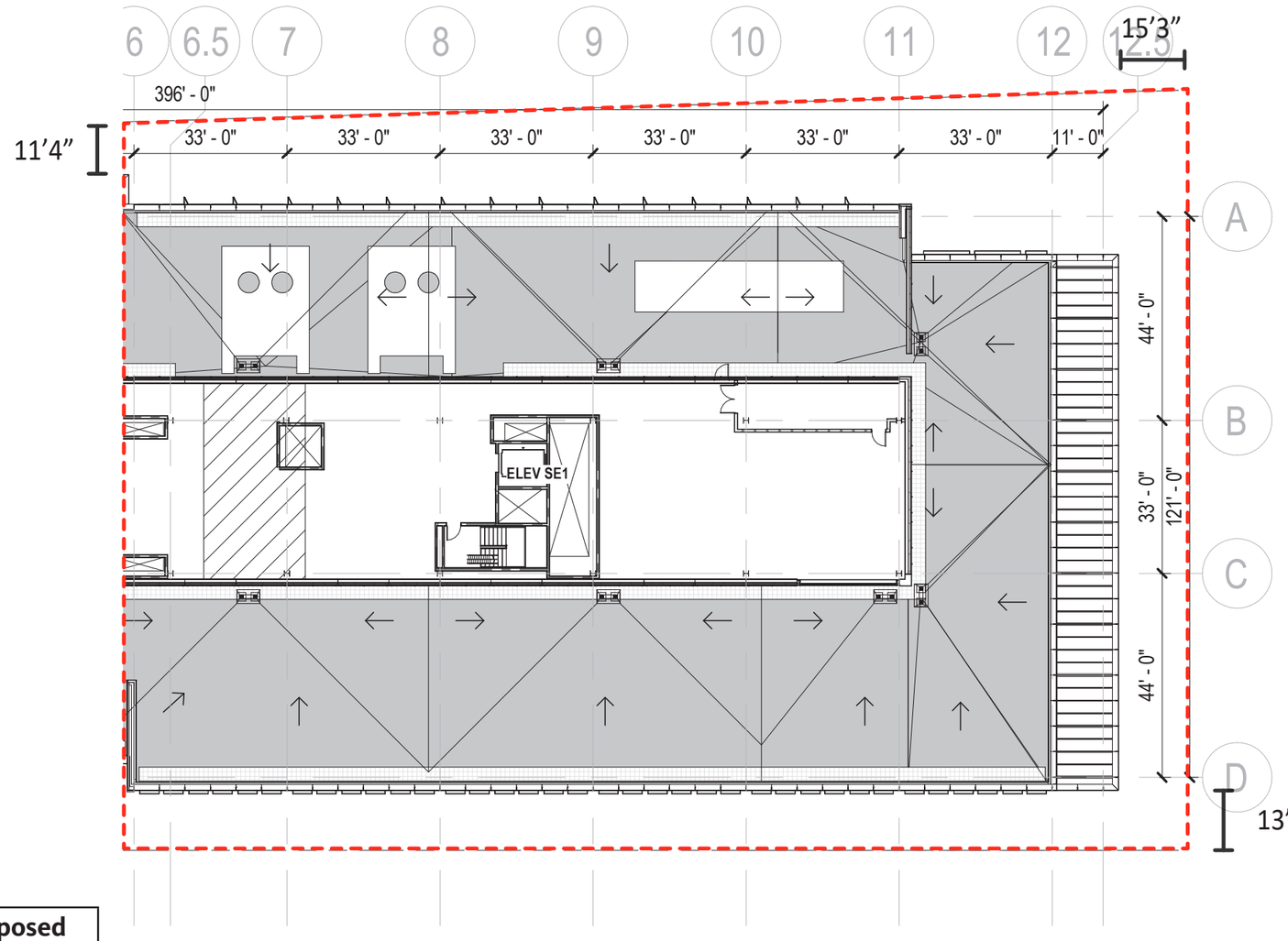

Lot & Setback

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Penthouse Set Back	0’	42’
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City Stamp Block

Scale

1” = 30’

N

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A1.005F
Roof Level

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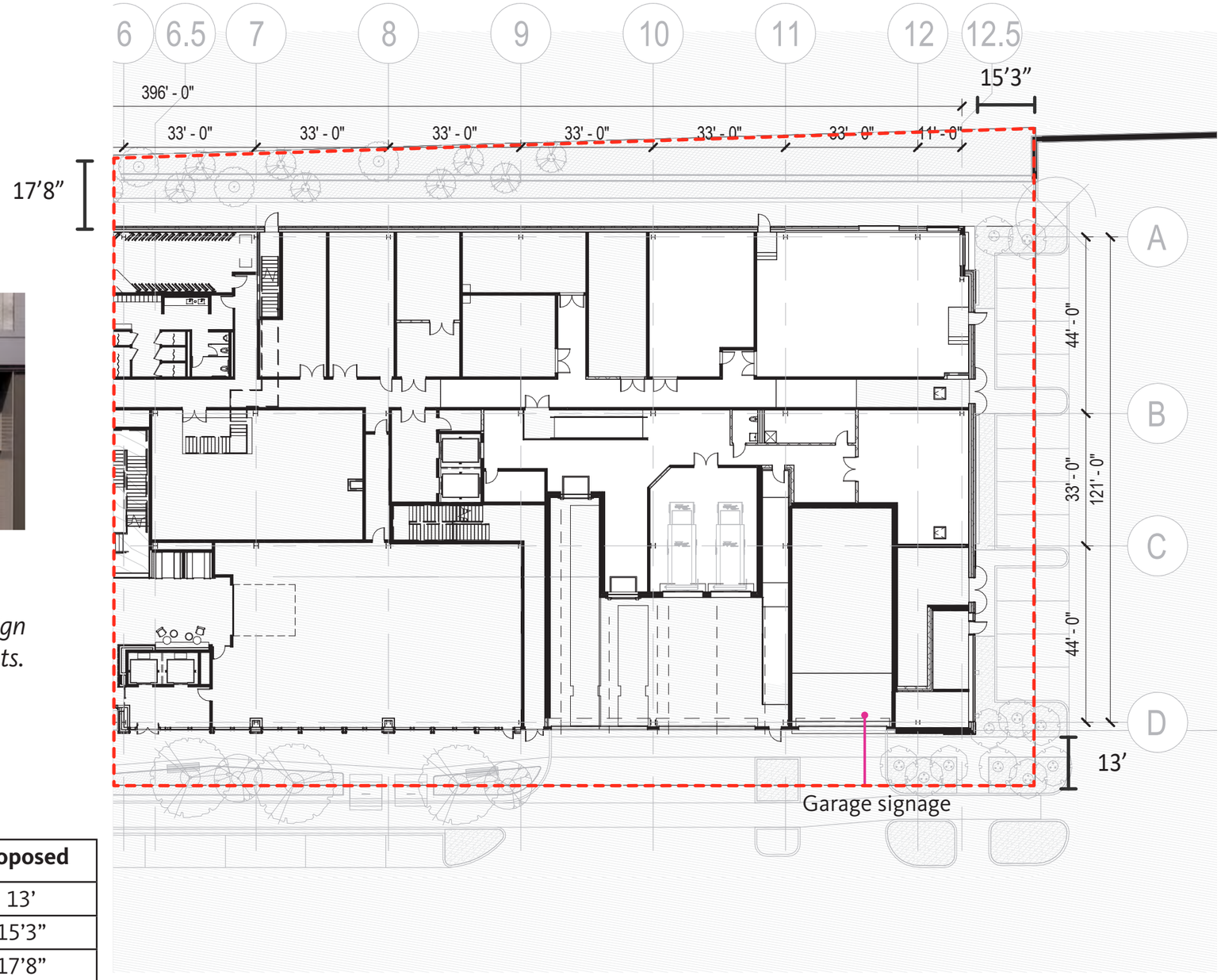
Garage signage

** Possible locations and concept design to be developed with future occupants.*



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1" = 30'

N

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A2.000F
Signage Plan

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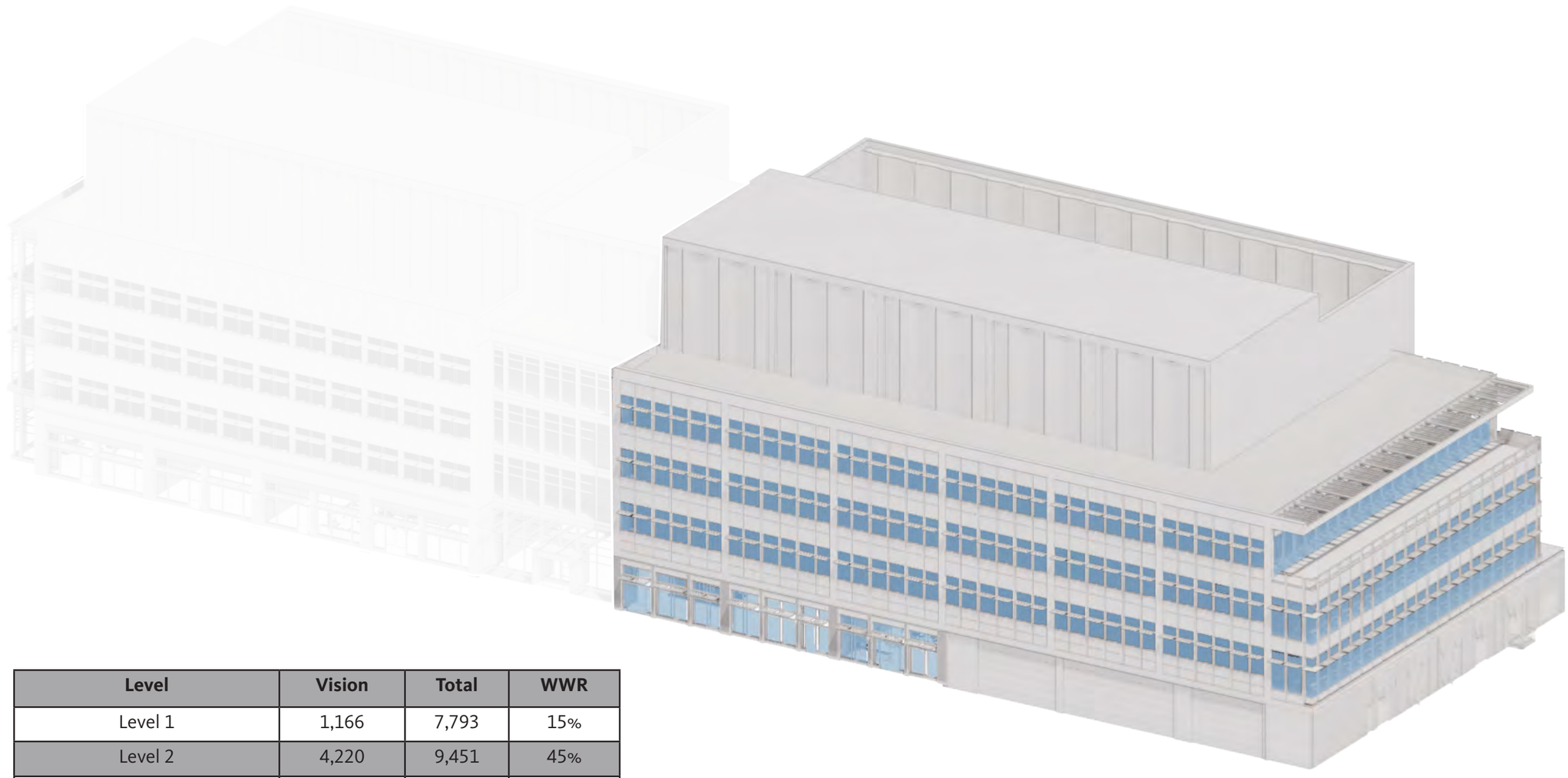

Level	Vision	Total	WWR
Level 1	1,166	7,793	15%
Level 2	4,220	9,451	45%
Level 3	4,223	9,159	46%
Level 4	3,828	8,346	46%
Penthouse	0	11,065	0%
Total	13,437	45,814	29%

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City Stamp Block

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Assessor's Map-Block and
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A3.000C
Facade Fenestration

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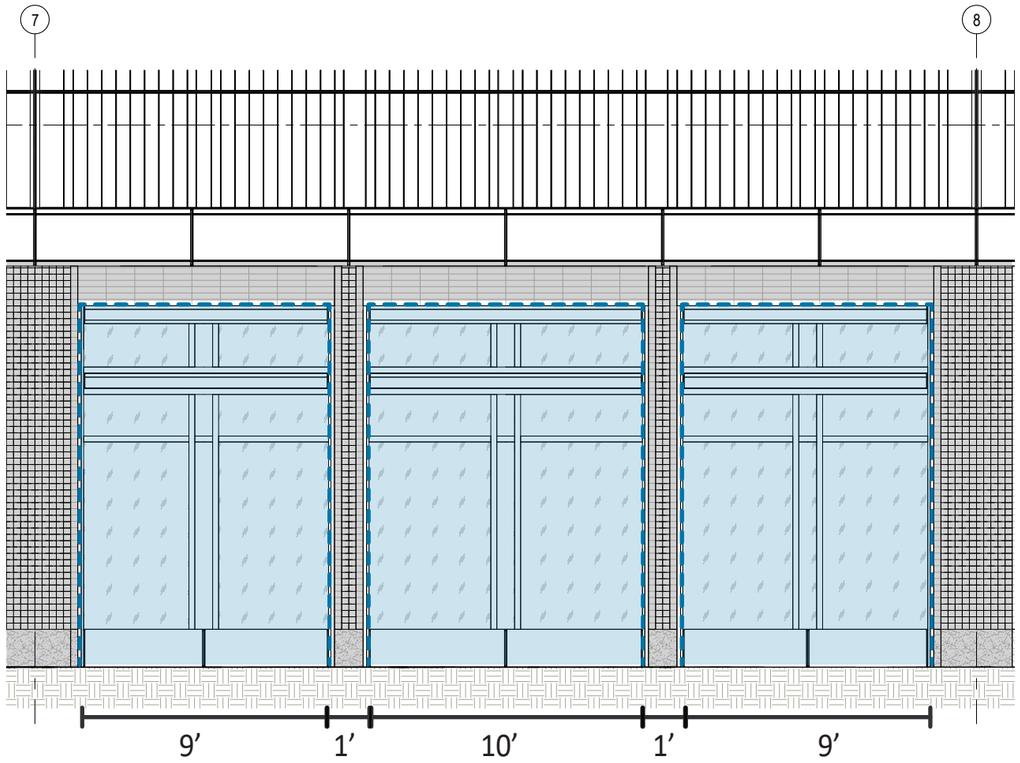

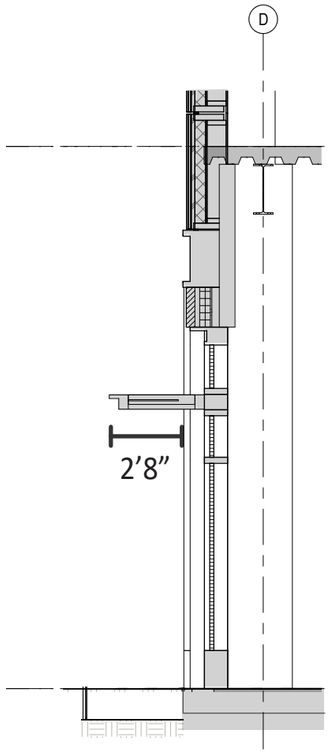

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City Stamp Block

Scale

3/16” = 1’

Assessor’s Map-Block and
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A4.000F
Storefront

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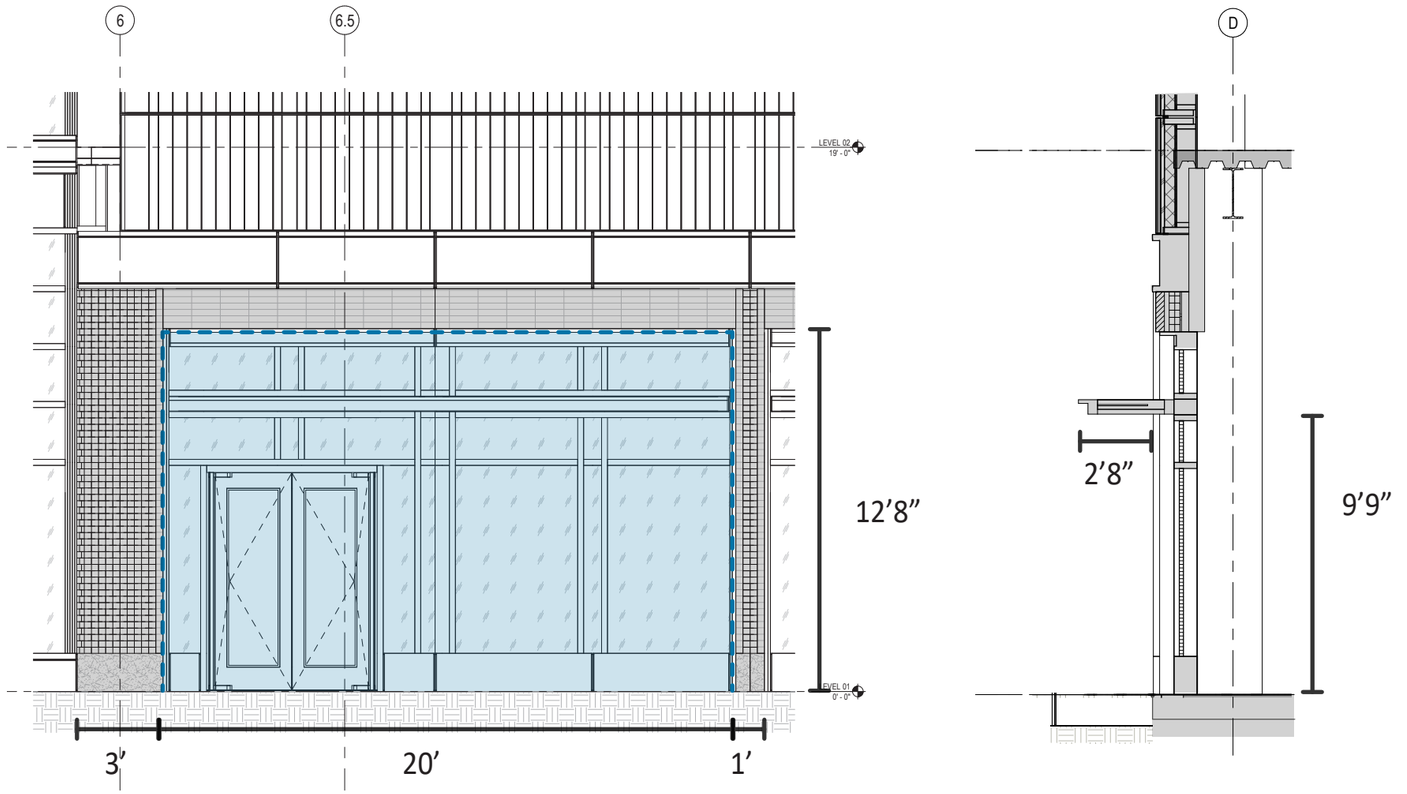

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City Stamp Block

Scale

3/16” = 1’

Assessor’s Map-Block and
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A4.001F
Main Entry

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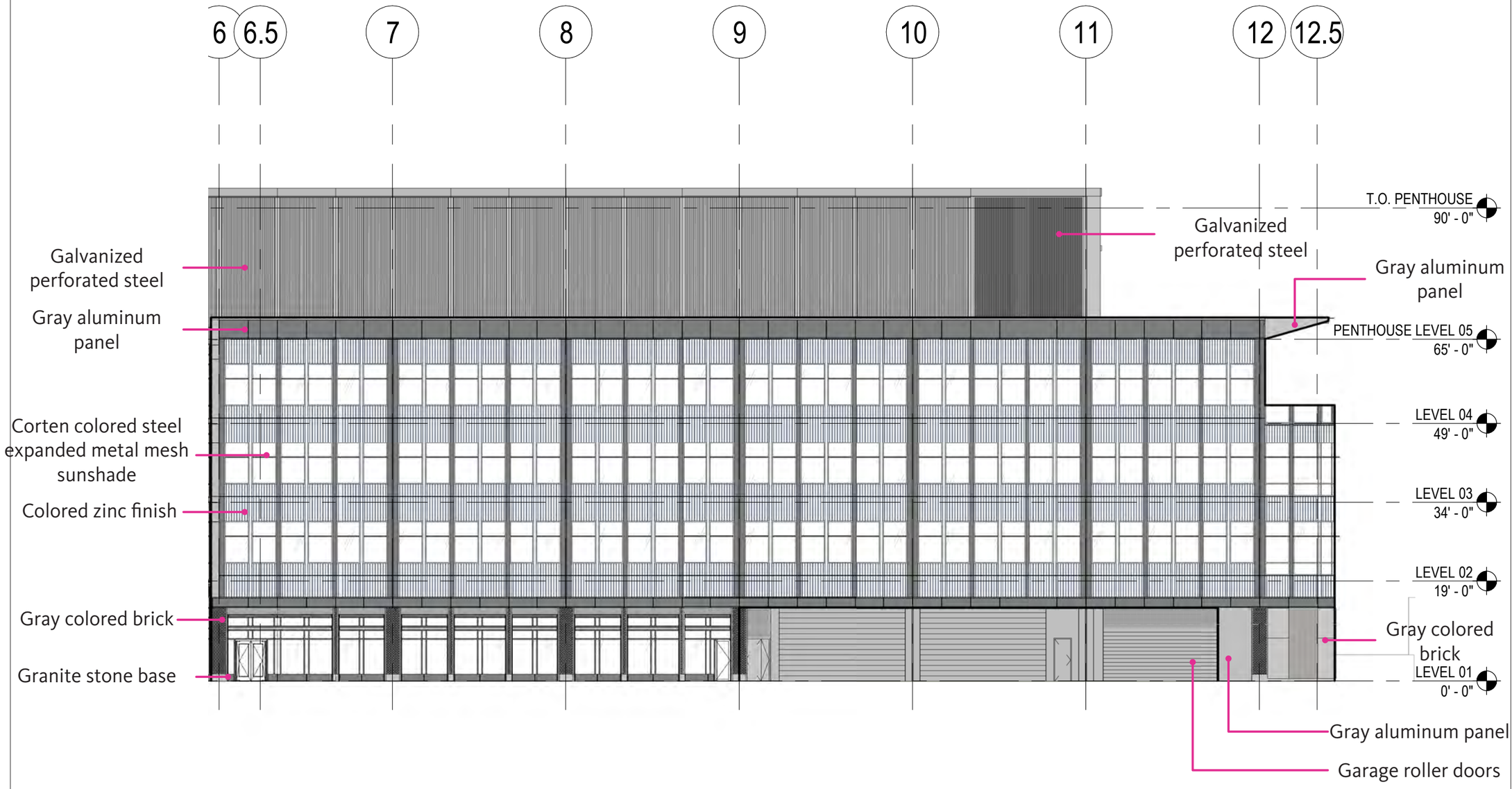

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REGISTERED ARCHITECT
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City Stamp Block

Scale

1" = 20'

Assessor's Map-Block and Lot Number: 112-A-12

A5.000F
West Elevation

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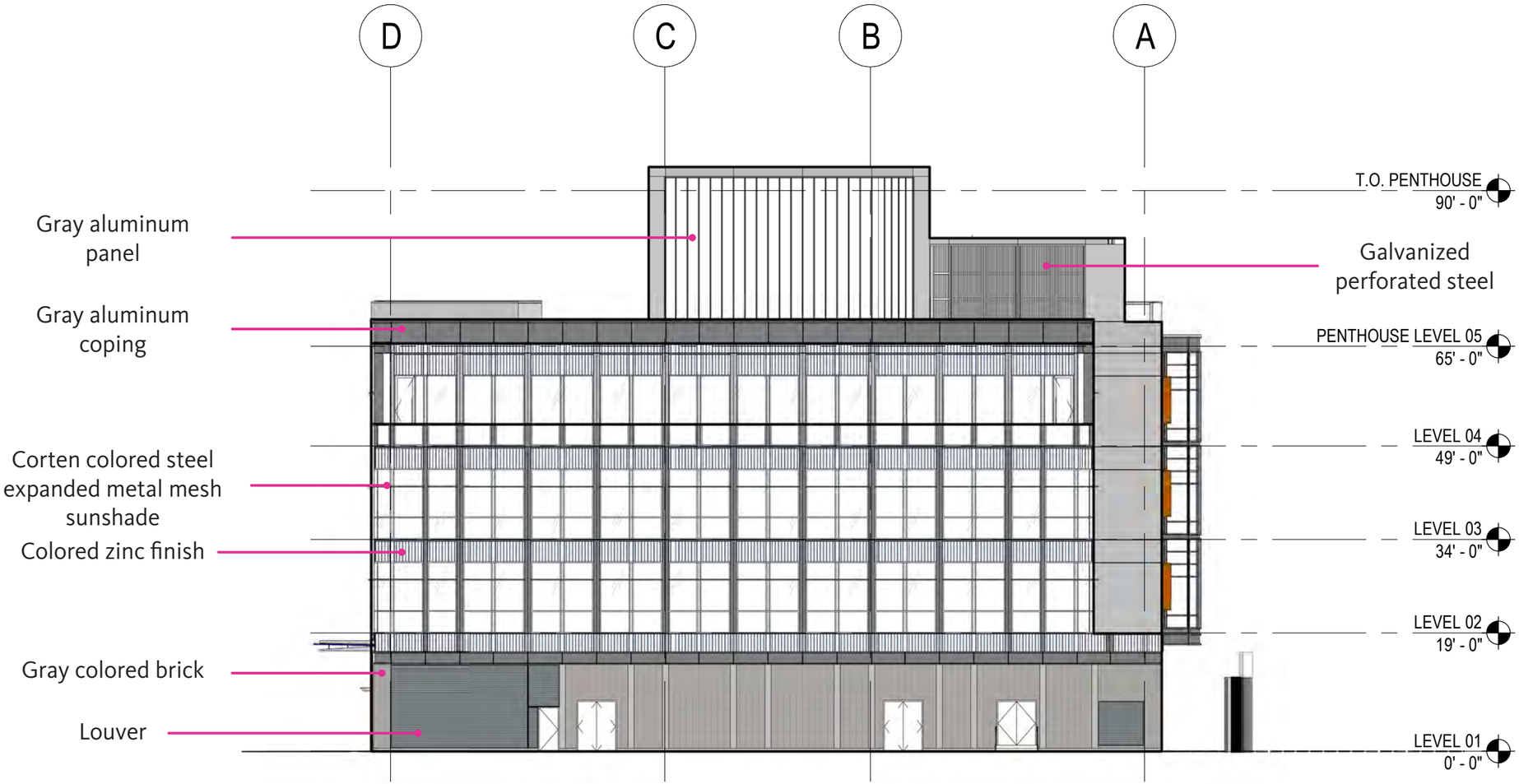

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City Stamp Block

Scale

1" = 20'

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A5.001F
South Elevation

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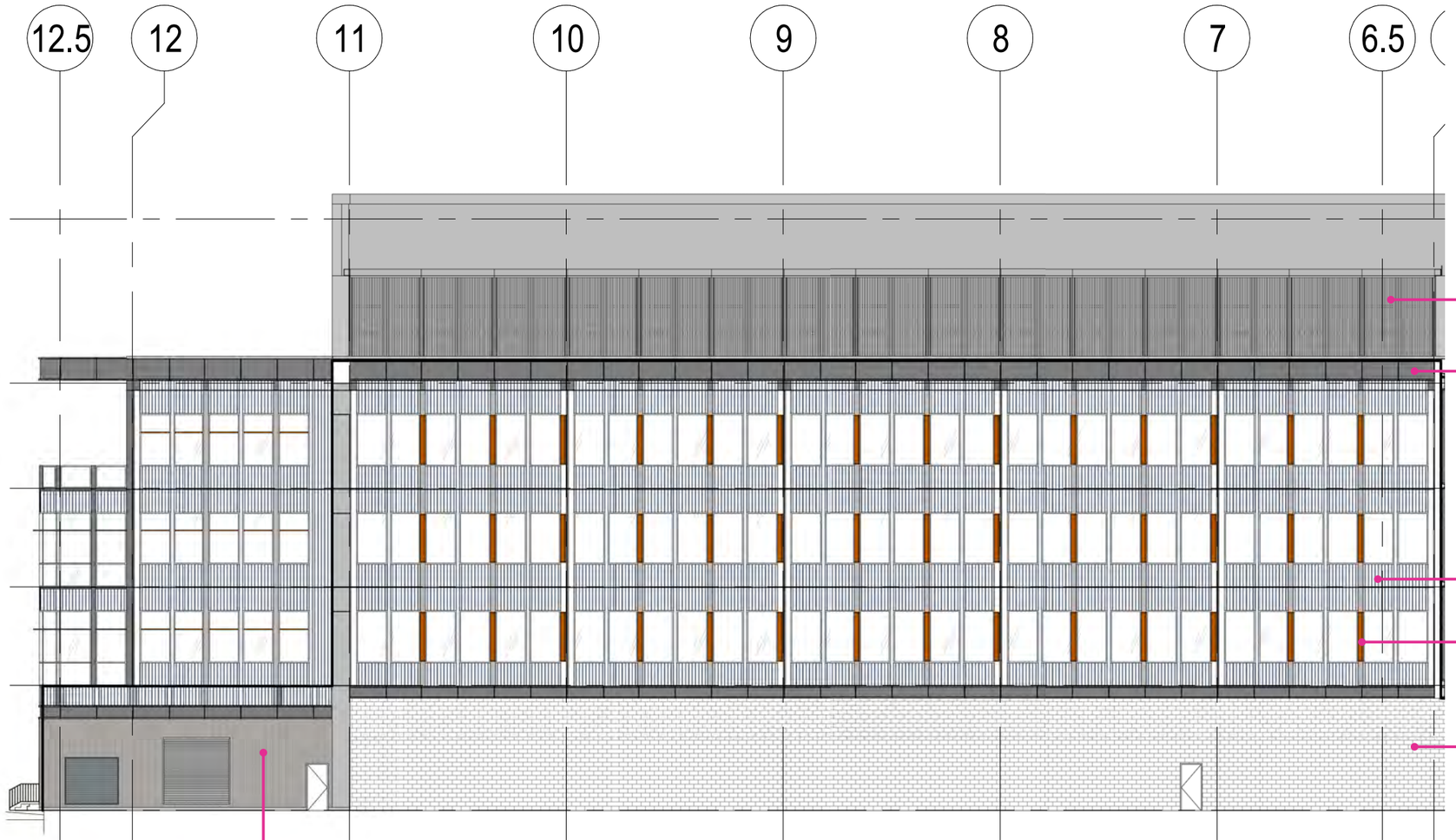

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Scale

1” = 20’

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A5.002F
East Elevation

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TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
TREE NUMBER / TREE NAME / CALIPER	TREE TO BE PROTECTED IN PLACE, RE: SPECS
TREE NUMBER / TREE NAME / CALIPER	TREE TO BE REMOVED, RE: SPECS
TPF	TREE PROTECTION FENCING
X	TEMPORARY DEMOLITION TREE PROTECTION FENCING
	AREAS REQUIRING ABOVE-GROUND FOOTINGS FOR FENCE POSTS
	SOIL AERIFICATION AND DECOMPACTION ZONE
	ROOT PRUNING. 6' WITHIN EDGE OF FUTURE HARDSCAPE LINE. ENSURE THE PRUNING ZONE HAS SUFFICIENT MOISTURE THROUGHOUT CONSTRUCTION.

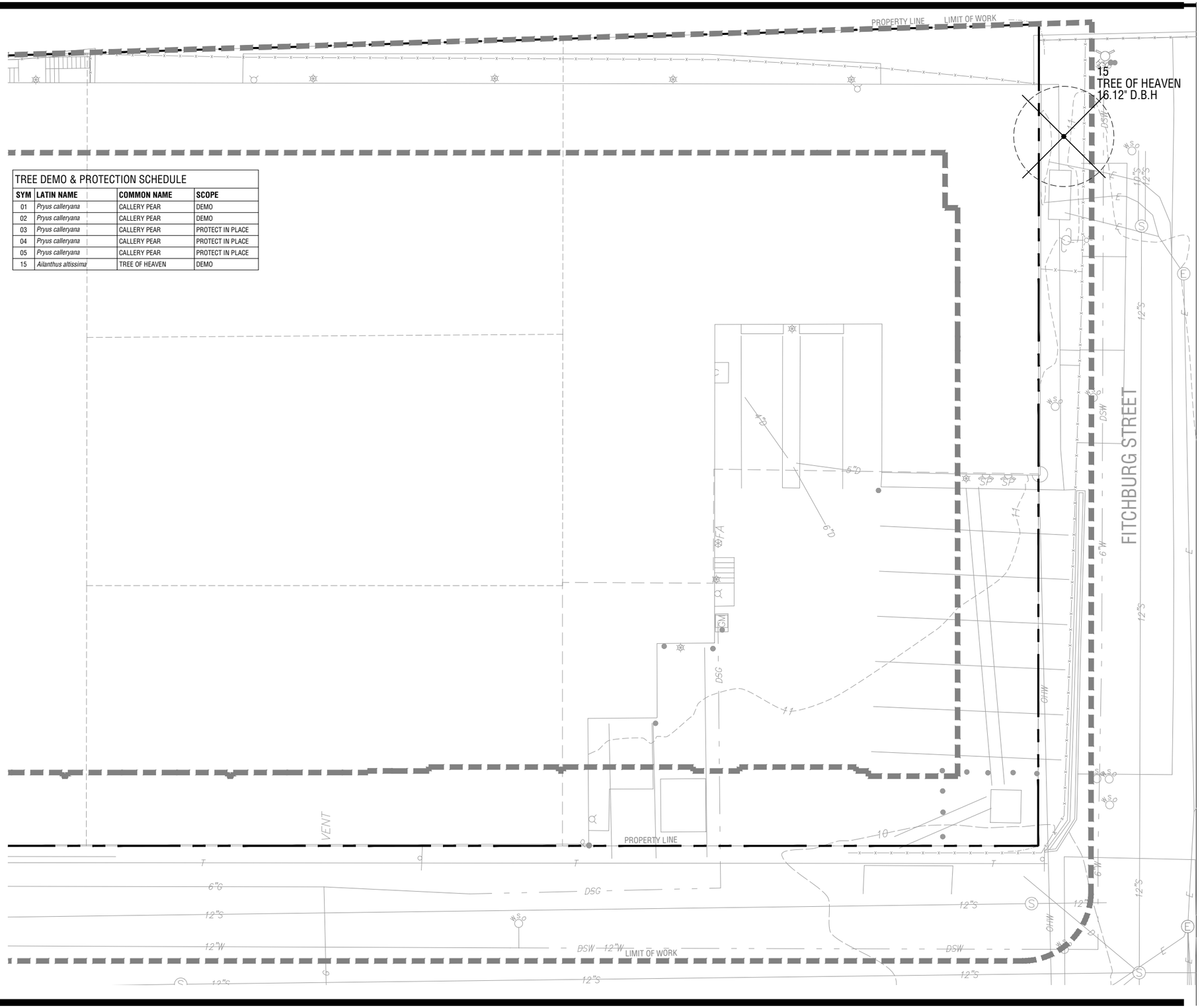
NOTES:

SITE CONSTRUCTION SHALL TAKE INTO ACCOUNT THE LIFE AND GOOD HEALTH OF THE TREES ON SITE. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED TO ENSURE TREE PROTECTION. IF THESE GUIDELINES ARE NOT FOLLOWED, THE REPLACEMENT TREES ARE REQUIRED TO BE THE SAME SIZE AND SPECIES.

1. PRIOR TO ANY DISTURBANCE TO THE SITE, THE OWNER/PERMITTEE SHALL MAKE ARRANGEMENTS FOR A PRE CONSTRUCTION MEETING WITH CERTIFIED CONSULTING ARBORIST (CCA), CONSTRUCTION MANAGER (CM) AND LANDSCAPE ARCHITECT (LA).
2. LANDSCAPE ARCHITECT TO CONFIRM AND APPROVE ALL TREE PROTECTION PRIOR TO CONSTRUCTION.
3. THE CM IS RESPONSIBLE FOR PREVENTING DAMAGE TO TREES.
   - 3.a. THE CONSTRUCTION AND MAINTENANCE STAFF MUST AVOID UNNECESSARY ACTIVITIES WITHIN THE DRIPLINE OF THE TREES
   - 3.b. FINES SHALL BE ASSESSED TO THOSE INDIVIDUALS FOUND TO BE RESPONSIBLE FOR THE ILLEGAL REMOVAL OR DAMAGE OF PROTECTED TREES
4. ANY DAMAGE OR INJURY TO TREES SHALL BE REPORTED WITHIN 24 HOURS TO THE CCA AND LA BY THE CM.
5. THE CM SHALL BE RESPONSIBLE TO ESTABLISH, IMPLEMENT, AND MAINTAIN TREE PROTECTION ZONE AS SHOWN ON PLANS DURING THE ENTIRE CONSTRUCTION PERIOD
   - 5.a. ROOTS SHALL BE CLEANLY CUT BACK APPROXIMATELY 6' FROM EDGE OF FUTURE HARDSCAPE, UNLESS OTHERWISE DIRECTED BY THE CCA.
   - 5.b. INSTALL A TEMPORARY 6' HIGH CHAIN LINK FENCE AS PER PLANS, UNLESS OTHERWISE DIRECTED BY THE CCA.
   - 5.c. WHEN AREAS UNDER THE TREE CANOPY CANNOT BE FENCED, ANOTHER METHOD IS REQUIRED, AS RECOMMENDED BY THE CCA.
   - 5.d. ATTACH AN ORANGE OR YELLOW PROTECTIVE FENCE (MIN 3' HIGH) TO THE CHAIN LINK FENCE.
   - 5.e. POST "KEEP OUT" SIGNS IN BOTH SPANISH AND ENGLISH TO THE CHAIN LINK FENCE.
   - 5.f. SUBMIT TREE MAINTENANCE SCHEDULE.
6. RESTRICTIONS W/IN THE TREE PROTECTION ZONE TO BE MONITORED BY CCA:
   - 6.a. TREE PRUNING OR ROOT PRUNING WILL ONLY OCCUR UNDER THE GUIDANCE OF THE CCA.
   - 6.b. PRUNING FOR VERTICAL CLEARANCE OF BUILDINGS, TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL BE PERFORMED BY THE CCA ONLY.
   - 6.c. CONSTRUCTION EQUIPMENT AND MATERIALS SUCH AS STOCKPILING OF SOIL, VEHICLE USE, FOOT TRAFFIC, UTILITY CONTAINERS, STORAGE OF ANY KIND, ARE PROHIBITED.
   - 6.d. THE EXISTING GRADE SHALL NOT BE DISTURBED UNLESS OTHERWISE APPROVED BY CITY STAFF
   - 6.e. ROOT SYSTEMS SHALL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE VARIATIONS IN SOIL MOISTURE BY CONSTRUCTION ACTIVITY.
   - 6.f. THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
   - 6.g. TREE FENCING LOCATION WILL SHIFT WITH PHASING OF CONSTRUCTION. IN LOCATIONS WHERE WORK HAPPENS WITHIN THE TREE PROTECTION FENCING, FENCING TO BE TEMPORARILY REMOVED WHILE WORK IS PERFORMED. ANY TRENCHING OR GRADING IS TO BE DONE WITH HAND TOOLS IN TREE PROTECTION ZONE.
7. DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR CROSS THE TREE PROTECTION ZONES.
8. CONTRACTOR TO SPRAY TREE FOLIAGE WITH WATER IF EXCESSIVE AMOUNTS OF DUST START TO COLLECT.
9. ANY MODIFICATIONS AND/OR ADDITIONS TO THE APPROVED TREE PROTECTION PLAN SHALL BE SUBMITTED TO THE CCA.
10. THE OWNER SHALL BE RESPONSIBLE FOR A MINIMUM 3 YEAR MONITORING AND MAINTENANCE PERIOD, DESIGNED BY THE CCA AFTER CONSTRUCTION TO ENSURE THE SUCCESS OF THE PROTECTED AND/OR REPLACEMENT TREES.
11. THE CCA SHALL PROVIDE ANNUAL REPORTS.
12. ALL TREES IN R.O.W. TO BE REVIEWED WITH CIVIL TO CONFIRM PERMIT STATUS.
13. CONTRACTOR IS TO CONSULT TREE PROTECTION SPECIFICATIONS 01 56 39 FOR ADDITIONAL DIRECTION.

TREE DEMO & PROTECTION SCHEDULE

SYM	LATIN NAME	COMMON NAME	SCOPE
01	*Pryus calleryana*	CALLERY PEAR	DEMO
02	*Pryus calleryana*	CALLERY PEAR	DEMO
03	*Pryus calleryana*	CALLERY PEAR	PROTECT IN PLACE
04	*Pryus calleryana*	CALLERY PEAR	PROTECT IN PLACE
05	*Pryus calleryana*	CALLERY PEAR	PROTECT IN PLACE
15	*Ailanthus altissima*	TREE OF HEAVEN	DEMO



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MASSACHUSETTS
CODY S. KLEIN
NO. 3020
REGISTERED LANDSCAPE ARCHITECT

City Stamp Block

Scale

1" = 20'

N

Assessor's Map-Block and Lot Number: 112-A-12

A6.001F
Tree Protection Plan

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CONSTRUCTION SCHEDULE

KEY	SYM	DESCRIPTION	DETAIL	SPEC	MATERIAL	FINISH	COLOR	COMMENTS
ASPHALT PAVING								
AP-01		ASPHALT PAVING - TYPE 1	-	-	ASPHALT PAVING	-	-	ROADWAY PAVING PER CIVIL; PROVIDE PAINTED BIKE LANE AND PARKING STRIPING PER PLANS, TYP.
AP-02		ASPHALT PAVING - TYPE 2	-	-	POROUS ASPHALT PAVING	-	-	POROUS ASPHALT PAVING OVER COMPACTED AGGREGATE SUB-BASE. PREPARED SUBGRADE PER GEOTECH. SUBMIT SAMPLE AND PROVIDE MOCKUP FOR APPROVALS BY LANDSCAPE ARCHITECT.
CURBING								
CB-01		CURB - TYPE 1	-	-	ROADWAY CURB BY CIVIL	-	-	REFER TO CIVIL DRAWINGS.
CONCRETE PAVING								
CP-01		CONCRETE PAVING - TYPE 1	-	-	INTEGRAL COLOR CONCRETE PAVING (VEHICULAR RATED)	BROOMED	GREY	SAW CUT JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
CP-02		CONCRETE PAVING - TYPE 2	-	-	INTEGRAL COLOR CONCRETE PAVING WITH TOP-CAST FINISH (PEDESTRIAN RATED)	TOP-CAST	FROM DAVIS COLORS STANDARD RANGE	SAW CUT JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT. BASIS OF DESIGN: GRACE TOP-CAST AND DAVIS COLORS.
CP-03		CONCRETE PAVING - TYPE 3	-	-	INTEGRAL COLOR CONCRETE PAVING WITH TOP-CAST FINISH (VEHICULAR RATED)	TOP-CAST	FROM DAVIS COLORS STANDARD RANGE	SAW CUT JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT. BASIS OF DESIGN: GRACE TOP CAST AND DAVIS COLORS.
JOINTING								
JO-01		CONTROL JOINT	-	-	SAW CUT JOINT; LOCATIONS AS SHOWN IN PLAN	-	-	SUBMIT SHOP DRAWINGS OF CONCRETE POUR SEQUENCE, JOINT TYPE, AND LAYOUT. PROVIDE MOCK UP FOR APPROVALS BY LANDSCAPE ARCHITECT.
JO-02		EXPANSION JOINT	-	-	1/4" JOINT WITH SNAP CAP AND MASTIC SEALANT; LOCATIONS AS SHOWN IN PLAN	-	PER APPROVED MOCK UP SAMPLE	SUBMIT SHOP DRAWINGS OF CONCRETE POUR SEQUENCE, JOINT TYPE, AND LAYOUT. PROVIDE MOCK UP WITH FOUR (4) DIFFERENT COLOR OPTIONS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
UNIT PAVING								
UP-01		UNIT PAVER - TYPE 1	-	-	PERMEABLE 4" L x 4" W x 8" D GRANITE COBBLE PAVERS (VEHICULAR RATED)	NATURAL	GREY	OPEN JOINTS OVER AGGREGATE SUB-BASE CONDITION. PREPARED SUB-GRADE PER GEOTECH. SUBMIT SAMPLE AND PROVIDE MOCK UP FOR APPROVALS BY LANDSCAPE ARCHITECT. PROVIDE CONTRASTING COLOR AT PARKING SPACE STRIPING LOCATIONS. BASIS OF DESIGN: TLC SUPPLY - www.tlcsupply.com
UP-02		UNIT PAVER - TYPE 2	-	-	PERMEABLE 4" L x 4" W x 8" D GRANITE COBBLE PAVERS (PEDESTRIAN RATED)	NATURAL	GREY	OPEN JOINTS OVER AGGREGATE SUB-BASE CONDITION. PREPARED SUB-GRADE PER GEOTECH. SUBMIT SAMPLE AND PROVIDE MOCK UP FOR APPROVALS BY LANDSCAPE ARCHITECT. BASIS OF DESIGN: TLC SUPPLY - www.tlcsupply.com
UP-03		UNIT PAVER - TYPE 3	-	-	GRANITE UNIT PAVING (PEDESTRIAN RATED)	BUSHHAMMER	MYSTIC MOUNTAIN	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLE AND PROVIDE MOCK UP FOR APPROVALS BY LANDSCAPE ARCHITECT. BASIS OF DESIGN: ROCKPORT GRANITE
UP-04		UNIT PAVER - TYPE 4	-	-	PERMEABLE 4" L x 4" W x 8" D GRANITE COBBLE PAVERS (VEHICULAR RATED)	NATURAL	GREY	GROUTED JOINTS OVER REINFORCED CONCRETE BASE AND AGGREGATE SUBGRADE CONDITION. SUBMIT SAMPLE AND PROVIDE MOCK UP FOR APPROVALS BY LANDSCAPE ARCHITECT. BASIS OF DESIGN: TLC SUPPLY - www.tlcsupply.com
SITE FEATURES								
SF-01		BENCH - TYPE 1	-	-	WOOD TOP BENCH WITH STEEL SUPPORTS - BASIS OF DESIGN: FLIGHT BENCH	WOOD: NATURAL STEEL: POWDERCOATED	WOOD: IPE STEEL: BLACK	PROVIDE CONCRETE FOOTING. PROVIDE SHOP DRAWINGS AND MOCK-UP. BASIS OF DESIGN: FORMS+SURFACES
SF-01 *Add Alt.*		BENCH - TYPE 1 *Add Alternate*	-	-	RECLAIMED WOOD BEAM BENCH WITH STEEL SUPPORTS	WOOD: NATURAL STEEL: POWDERCOATED	WOOD: RECLAIMED STEEL: BLACK	RECLAIMED WOOD BEAM BENCH WITH STEEL SUPPORTS. PROVIDE CONCRETE FOOTER. SIZE VARIES PER PLAN. PROVIDE SHOP DRAWINGS AND MOCK-UP.
SF-02		BIOSWALE PLANTER EDGE	-	-	METAL PLANTER EDGING	NATURAL	CORTEN	METAL PLANTER EDGING AT STREETSCAPE BIO-SWALE. SIZED PER PLANS. BASIS OF DESIGN: ORE DESIGN, INC.; www.ore.design.com. PROVIDE SHOP DRAWINGS AND MOCK-UP.
SF-03		BIKE RACK	-	-	MODEL: MONOLINE DUO BIKE RACK	POWDER COATED	BLACK	ML-DUO18 AND ML-DUO26 FACING BIKE RACKS AT ALL DOUBLE LOCATIONS. QUANTITY: PER PLANS, LOCATION PER PLANS. MANF: SITE PIECES; www.sitepieces.com SUBMIT PRODUCT DATA FOR APPROVAL BY LANDSCAPE ARCHITECT.
SF-04		GREEN WALL	-	-	GREEN WALL SYSTEM, REFER TO ARCHITECTURE	-	-	GREEN WALL SYSTEM, REFER TO ARCHITECTURE. SEE PLANTING PLANS FOR GREEN WALL PLANTING SELECTIONS.
SF-05		PLANTER EDGE	-	-	ALUMINUM EDGING SYSTEM	POWER COATED	TO MATCH ARCHITECTURE	PROVIDE SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR ARCHITECT AND LANDSCAPE ARCHITECT APPROVAL.
SF-06		SITE RETAINING WALL	-	-	CAST-IN-PLACE CONCRETE RETAINING WALL	BROOMED	GREY	REINFORCING PER CIVIL OR STRUCUTRAL - REFER TO LANDSCAPE ARCHITECT CONSTRUCTION SCHEDULE FOR FINISH. PROVIDE SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR LANDSCAPE ARCHITECT APPROVAL.
LANDSCAPE LIGHTING								
LI-01	∞	VEHICULAR ROADWAY POLE	-	-	REFER TO LIGHTING PACKAGE AND SPECS	-	-	TO MATCH NEIGHBORHOOD STANDARD

CONSTRUCTION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES FOR ALL MATERIALS, FIXTURES, FURNISHINGS, ETC. QUANTITIES ARE PROVIDED HERE FOR REFERENCE ONLY.
2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF EACH FINISH TYPE, AND PROVIDE SHOP DRAWINGS OF ALL FABRICATED CONDITIONS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR TO VERIFY THE LAYOUT OF ALL MATERIALS IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. INCLUDING PAVING, BOLLARDS, TREE GRATES, LIGHT POLE BASES, FOUNTAINS, STEPS, SEATS AND WALLS.
4. CONTRACTOR TO PROTECT ALL HARDSCAPE IN PLACE ONCE CONSTRUCTED, AND TO REPLACE ANY DAMAGED OR CRACKED STONE DURING THE COURSE OF CONSTRUCTION.
5. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL MEP AND IRRIGATION SLEEVING BENEATH AND THROUGH HARDSCAPE.
6. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, LAYOUT COORDINATES, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTIONS IMMEDIATELY BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
4. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ALL ELEMENTS, AS SHOWN. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
5. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS, AND PANELS. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LIGHTING CIRCUITRY AND SOME JUNCTION BOX LOCATIONS MAY BE LOCATED ON ELECTRICAL ENGINEERING PLANS.
6. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FORMWORK OR A TYPICAL PORTION OF FORMWORK REPRESENTING SIMILAR WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT OF ALL FORMWORK FOR FLATWORK AND WALL WORK PRIOR TO CONCRETE POURING.
7. CONTRACTOR SHALL COORDINATE ALL LAYOUT WORK POINTS, MONUMENTS, GRID LINES, AND CONTROLS, AMONG ALL TRADES; SPECIFICALLY, BUT NOT LIMITED TO, SITE FORMATION, FLATWORK, AND WALL WORK.
8. CONTRACTOR SHALL REFER TO PAVING OR MATERIALS PLAN(S) FOR ALL FLATWORK AND WALL WORK JOINT LOCATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS VERIFYING JOINT LAYOUT PRIOR TO INSTALLATION.
9. CONTRACTOR SHALL ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.
10. CONTRACTOR SHALL NOT SCALE DRAWINGS; CONTRACTOR SHALL USE DIMENSIONS SHOWN.
11. NO DIMENSIONS ARE ADJUSTABLE WITHOUT THE REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT UNLESS NOTED [+/-] AND OR FV (FIELD VERIFY)/ VIF (VERIFY IN FIELD).
12. SIMILAR [SIM] MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. CONTRACTOR SHALL VERIFY DIMENSIONS AND ORIENTATION ON THE PLANS AND ELEVATIONS.
13. DIMENSIONS NOTED CLEAR [CLR] MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF ALL FINISHES. CONTRACTOR SHALL FIELD VERIFY [FV] OR VERIFY IN FIELD [VIF] PRIOR TO CONSTRUCTION.
14. TYPICAL [TYP] MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
15. ALIGN MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
16. ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
17. ALL CURVES FOR PAVING, BANDS, PATHS, EDGING, AND HEADER BOARDS SHALL BE ALIGNED IN A SMOOTH AND CONTINUOUS FASHION AND SHALL MEET ADJACENT SURFACES AT 90 DEGREES, UNLESS OTHERWISE INDICATED. ALL WALK RADII AND CURVES SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES OR BENDS UNLESS OTHERWISE SHOWN.

28 Fitchburg

28 Chestnut Street
Somerville, MA 02143

Gensler

One Beacon Street,
Third Floor, Boston
Tel 617.619.5700

Seal / Signature

MASSACHUSETTS
CODY S. KLEIN
NO. 3020
REGISTERED LANDSCAPE ARCHITECT

City Stamp Block

Scale

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Assessor's Map-Block and Lot Number: 112-A-12

A7.000F
Construction Schedule

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QUICK REFERENCE LEGEND

REFERENCE L1.000 FOR FULL CONSTRUCTION SCHEDULE

KEY	SYM	DESCRIPTION
ASPHALT PAVING		
AP-01		ASPHALT PAVING - TYPE 1
AP-02		ASPHALT PAVING - TYPE 2
CURBING		
CB-01		CURB - TYPE 1
CONCRETE PAVING		
CP-01		CONCRETE PAVING - TYPE 1
CP-02		CONCRETE PAVING - TYPE 2
CP-03		CONCRETE PAVING - TYPE 3
JOINTING		
JO-01		CONTROL JOINT
JO-02		EXPANSION JOINT
UNIT PAVING		
UP-01		UNIT PAVER - TYPE 1
UP-02		UNIT PAVER - TYPE 2
UP-03		UNIT PAVER - TYPE 3
UP-04		UNIT PAVER - TYPE 4
SITE FEATURES		
SF-01		BENCH - TYPE 1
SF-02		BIOSWALE PLANTER EDGE
SF-03		BIKE RACK
SF-04		GREEN WALL
SF-05		PLANTER EDGE
SF-06		SITE RETAINING WALL
LANDSCAPE LIGHTING		
LI-01		VEHICULAR ROADWAY POLE

LIGHTING

ALL PATHS, AND EXTERIOR AREAS SHALL BE WELL LIGHTED FOR SAFETY AND VIABILITY STANDARDS UTILIZING PEDESTRIAN LIGHT POST, AND PEDESTRIAN LIGHT BOLLARDS. SPECIALTY LIGHTING SHALL BE PROVIDED AT ALL FEATURE LOCATIONS.

CONSTRUCTION NOTES

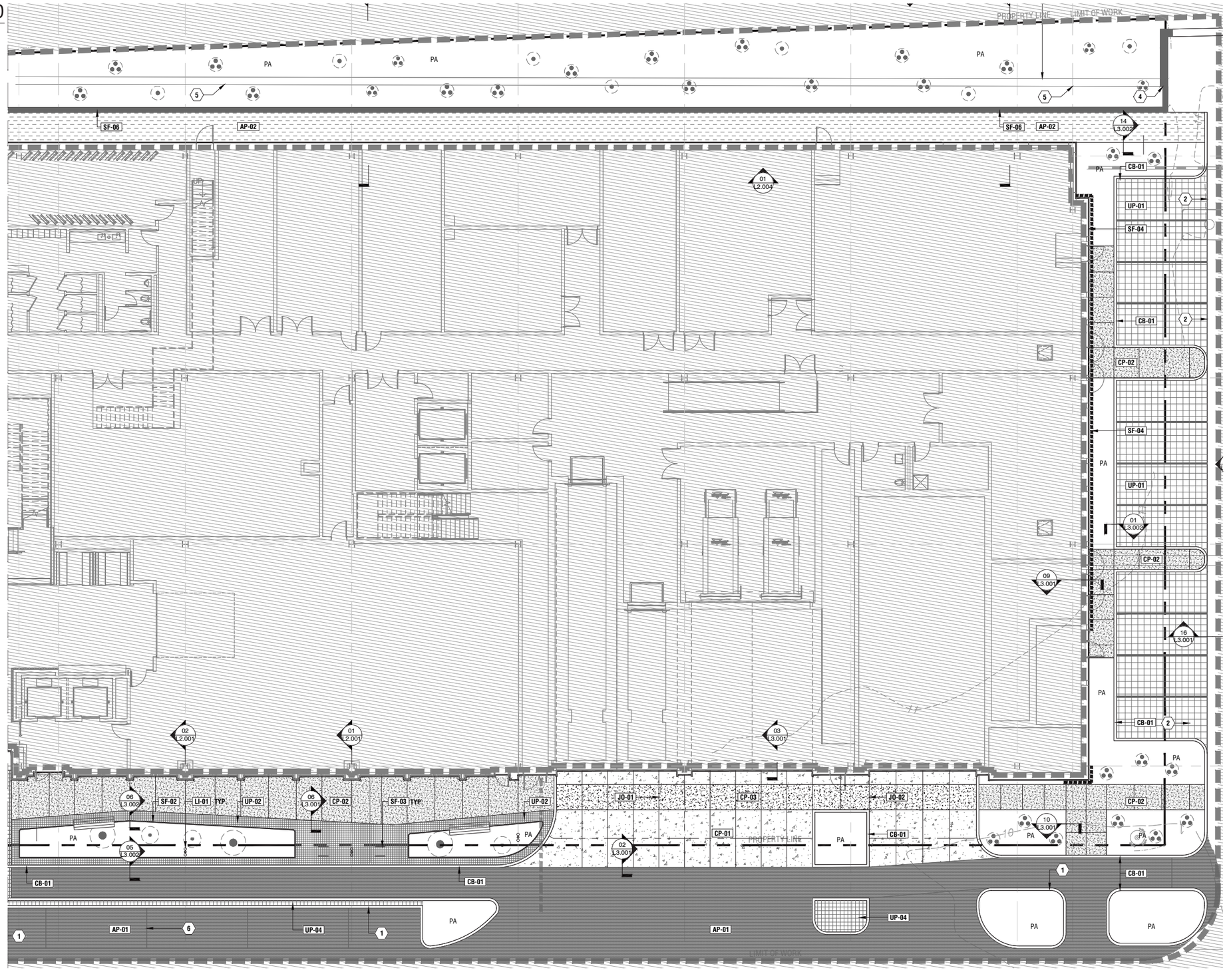
REFERENCE L1.000 FOR GENERAL CONSTRUCTION NOTES

KEY	DESCRIPTION
1	CURB, RE: CIVIL
2	ALIGN NEW PAVING TO EXISTING ROADWAY PAVING
3	ALIGN NEW PAVING TO EXISTING PARKING LOT PAVING
4	TIE IN SITE RETAINING WALL WITH EXISTING WALL
5	EXISTING WALL BELOW GRADE; FIELD VERIFY
6	PAVEMENT MARKINGS PER CIVIL

ABBREVIATIONS AND SYMBOLS

PA PLANTING AREA

TREE LOCATIONS



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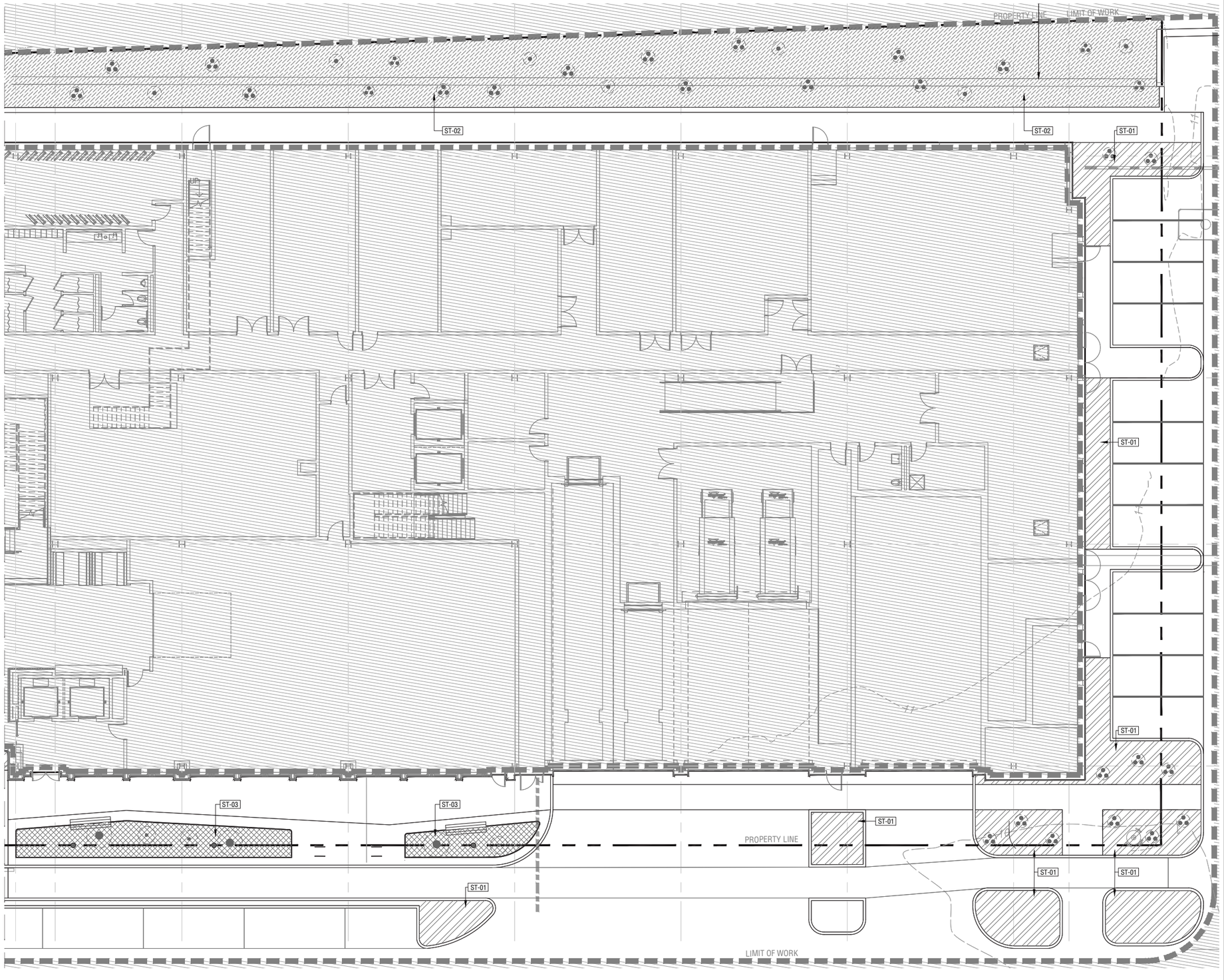
SOILS LEGEND

SYMBOL	DESCRIPTION
ST-01	SOIL TYPE 1 - PLANTING SOIL MIX IMPORTED ORNAMENTAL PLANTING SOIL MIX TO 24" DEPTH AT PLANTING AREAS AND MIX TO 48" DEPTH AT TREE LOCATIONS
ST-02	SOIL TYPE 2 - PLANTING SOIL MIX IMPORTED ORNAMENTAL PLANTING SOIL MIX TO 12" DEPTH AT PLANTING AREAS AND MIX TO 42" DEPTH AT TREE LOCATIONS. IMPORTED SOIL OVER AMENDED SUB-GRADE SOIL.
ST-03	SOIL TYPE 3 - BIORETENTION SOIL MIX IMPORTED BIORETENTION PLANTING SOIL MIX TO 24" DEPTH AT PLANTING AREAS AND MIX TO 48" AT TREE LOCATIONS.
	TREE LOCATIONS
	ROOT BARRIER
	6" DEEP SWALE TO PREVENT PONDING AT PAVING EDGE. RE: DETAIL XX/LX.XX
	LANDSCAPE DRAIN LOCATION - RIM ELEVATION, COORDINATE WITH CIVIL GRADING, NOTIFY CIVIL ENGINEER AND LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
	LANDSCAPE BIOSWALE OVERFLOW DRAIN LOCATION - RIM ELEVATION, COORDINATE WITH CIVIL GRADING, NOTIFY CIVIL ENGINEER AND LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
1	EXISTING WALL BELOW GRADE; FIELD VERIFY

NOTES:

1. CONTRACTOR TO INSTALL ROOTBARRIERS ALONG EDGE OF PAVING FOR ANY TREE WITHIN 5' OF PAVING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXCAVATION OF EXISTING FILL MATERIAL AND THE INSTALLATION OF SOILS AS INDICATED ON THE PLANS.
3. CONTRACTOR RESPONSIBLE FOR THE PROTECTION OF EXISTING WATERPROOFING, PROTECTION BOARD AND ALL APPURTENANCES.
4. SOIL AMENDMENT AROUND EXISTING TREES TO OCCUR OUTSIDE OF CRITICAL ROOT ZONE. CONSULT WITH ARBORIST TO DETERMINE CRITICAL ROOT ZONE LIMITS.
5. UTILIZE FIBER SOIL STABILIZER AT PLANTING AREAS THAT EXCEED A 10% SLOPE. UTILIZE STAYLOK FIBER FROM STABILIZER SOLUTIONS, OR APPROVED EQUAL . APPLY AT A RATE OF 7 LBS PER TON OF PLANTING SOIL (OR GREATER IF REQUIRED BY MANUFACTURER). FIBER SOIL STABILIZER TO BE MIXED IN PLANTING SOIL PRIOR TO DELIVERY TO THE JOB SITE.
6. UTILIZE ENKA MAT 3D ON ALL PLANTING SLOPES THAT EXCEED 20%. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. UTILIZE LANDSCAPE STAPLES AT A MINIMUM OF 24 INCHES ON CENTER TO SECURE ENKA MAT.
7. REFER TO CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE CONDITIONS. NOTIFY CIVIL ENGINEER AND LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.



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Soils Plan

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LANDSCAPE PLANTING NOTES

1. DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
2. CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT AND TREE QUANTITIES AND ENSURING DESIGN INTENT OF DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH HIS PLANTING OPERATIONS.
4. THE CONTRACTOR IS TO RECEIVE THE ON-GRADE PORTION OF THE SITE WITHIN .1 OF AN INCH. THE CONTRACTOR SHALL OBTAIN A LETTER OF GRADE CERTIFICATION FROM THE OWNER PRIOR TO BEGINNING WORK.
5. REFER TO THE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.
6. ALL TREES SHALL BE TAGGED BY THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE.
7. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR IS TO DO THE FOLLOWING BEFORE BEGINNING PLANTING OPERATIONS.
   - SHRUBS: LAY OUT THE ACTUAL CONTAINERS ONSITE PRIOR TO DIGGING HOLES.
   - TREES: STAKE THE LOCATIONS PRIOR TO DIGGING HOLES. ANY TREE PLANTED WITHOUT ITS FINAL LOCATION APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE MAY BE REQUESTED TO BE RELOCATED AT THE SOL EXPENSE OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
9. IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF THE AREAS ON THE SITE AND THE DRAWINGS THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH PLANT MATERIAL FREE OF PEST OR PLANT DISEASES. PRE-SELECTED "TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND BE CERTIFIED PEST AN DISEASE FREE. IT IS THE CONTRACTORS OBLIGATION TO WARRANTY THE PLANT MATERIAL PER SPECIFICATIONS.
11. TREE LOCATIONS MAY ADJUST TO ACCOMMODATE UNFORESEEN SITE CONDITIONS AND CONFLICTS, INCLUDING BUT NOT LIMITED TO UTILITIES. VERIFY NEW LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
12. GROUND COVERS AND SHRUBS ARE TO BE TRIANGULARLY SPACED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
13. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM UNLESS NOTED OTHERWISE ON THE DRAWINGS.
14. ALL SHRUB AND GROUND COVER AREAS (EXCLUDING TURF AND SLOPE AREAS) ARE TO BE MULCHED WITH WOOD PER SPECIFICATIONS. REFER TO THE DRAWINGS FOR SPECIFIC LOCATIONS.
15. AFTER FINISH GRADES HAVE BEEN ESTABLISHED FOR ALL ON-GRADE PLANTING AREAS, THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY A QUALIFIED SOILS TESTING LABORATORY FOR SOIL FERTILITY, AGRICULTUR/ SUITABILITY, AND SOIL PREPARATION RECOMMENDATIONS. THE CONTRACTOR MAY BE REQUESTED TO AMEND THE SOIL TO CONFORM TO THE RECOMMENDATIONS HOWEVER ANY AMENDMENT THAT MIGHT BE REQUESTED O THE CONTRACTOR SHALL ONLY BE UPON RECEIPT OF A WRITTEN CHANGE ORDER FROM THE OWNER.
16. CONTRACTOR SHALL SUPPLY THE LANDSCAPE ARCHITECT WITH PICTURES OF ALL SPECIFIED PLANT MATERIAL IN ADDITION TO ALL OTHER PLANT MATERIAL.

IRRIGATION NOTES

1. ALL PLANTED AREAS TO BE 100% IRRIGATED WITH LOW VOLUME DRIP. AUTOMATICALLY CONTROLLED WITH STATE-OF-THE-ART IRRIGATION CONTROLLER TO BE LOCATED BY THE LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF IRRIGATION SYSTEM DESIGN FOR APPROVAL BY LANDSCAPE ARCHITECT.
2. IRRIGATION BOXES ARE TO BE LOCATED TO THE BACK OF PLANTING AREAS AWAY FROM VIEW. BOXES TO BE SPACED TO ALLOW A MINIMUM OF 1 ROW OF PLANTING BETWEEN BOXES. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF IRRIGATION EQUIPMENT LAYOUT FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
3. PROVIDE IRRIGATION TO MOVEABLE PLANTERS. IRRIGATION LINES SHALL BE CONCEALED PER DETAIL 04/L-306.
4. UPON COMPLETION, CONTRACTOR TO PROVIDE OWNER WITH OPERATION AND MAINTENANCE MANUAL, PRODUCT DATA AND WARRANTIES, COMPLETE AS-BUILT RECORD DRAWINGS AND CONTROLLER CHARTS.

PLANT SCHEDULE

PLANTING AREAS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	CONDITION	QTY	NOTES
	GT	PRIMARY SELECTION: *Gleditsia triacanthos f. inermis* / THORNLESS HONEY LOCUST ALTERNATE SELECTION OPTIONS: *Liquidambar styraciflua* / SWEETGUM *Quercus bicolor* / SWAMP WHITE OAK *Plantanus x acerfolia* / LONDON PLANE TREE	5"-6" CAL.	BALL AND BURLAP	PER PLANS	MATCHED SPECIMENS, CONSISTENT BRANCHING AND STRONG CENTRAL LEADER. PROVIDE 36" TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 5' OF ANY TREE ROOTBALL. TREES TO BE LIMBED UP TO 6' HT. ALL TREES TO BE IRRIGATED WITH POPUP BUBBLERS.
	MV	PRIMARY SELECTION: *Magnolia virginiana* / SWEETBAY MAGNOLIA ALTERNATE SELECTION OPTIONS: *Betula nigra* / RIVER BIRCH *Amelanchier x grandiflora* / AMELANCHIER	12'-14' HT.	BALL AND BURLAP	PER PLANS	MATCHED SPECIMENS, CONSISTENT BRANCHING AND MULTI TRUNK. PROVIDE 36" TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 5' OF ANY TREE ROOTBALL. ALL TREES TO BE IRRIGATED WITH POPUP BUBBLERS.
	BP	PRIMARY SELECTION: *Betula populifolia 'Whitespire'* / WHITESPIRE GREY BIRCH ALTERNATE SELECTION OPTIONS: *Betula nigra* / RIVER BIRCH *Amelanchier x grandiflora* / AMELANCHIER	12'-14' HT.	BALL AND BURLAP	PER PLANS	MATCHED SPECIMENS, CONSISTENT BRANCHING AND MULTI TRUNK. PROVIDE 36" TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 5' OF ANY TREE ROOTBALL. ALL TREES TO BE IRRIGATED WITH POPUP BUBBLERS.
	LS	PRIMARY SELECTION: *Liquidambar styraciflua* / SWEET GUM ALTERNATE SELECTION OPTIONS: *Acer rubrum* / RED MAPLE *Pinus strobus* / EASTERN WHITE PINE	2" CAL.	BALL AND BURLAP	PER PLANS	MATCHED SPECIMENS, CONSISTENT BRANCHING AND MULTI TRUNK. PROVIDE 36" TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 5' OF ANY TREE ROOTBALL. ALL TREES TO BE IRRIGATED WITH POPUP BUBBLERS.
	NS	PRIMARY SELECTION: *Nyssa sylvatica* / BLACK TUPELO ALTERNATE SELECTION OPTIONS: *Liquidambar styraciflua* / SWEETGUM	2" CAL.	BALL AND BURLAP	PER PLANS	MATCHED SPECIMENS, CONSISTENT BRANCHING AND MULTI TRUNK. PROVIDE 36" TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 5' OF ANY TREE ROOTBALL. ALL TREES TO BE IRRIGATED WITH POPUP BUBBLERS.
	PT	PRIMARY SELECTION: *Populus tremuloides 'Clump Form'* / QUAKING ASPEN ALTERNATE SELECTION OPTIONS: *Betula populifolia* / GREY BIRCH	2" CAL.	BALL AND BURLAP	PER PLANS	MATCHED SPECIMENS, CONSISTENT BRANCHING AND MULTI TRUNK. PROVIDE 36" TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 5' OF ANY TREE ROOTBALL. ALL TREES TO BE IRRIGATED WITH POPUP BUBBLERS.
	AG	PRIMARY SELECTION: *Amelanchier x grandiflora* / AMELANCHIER ALTERNATE SELECTION OPTIONS: *Betula nigra* / RIVER BIRCH	10' HT.	BALL AND BURLAP	PER PLANS	MATCHED SPECIMENS, CONSISTENT BRANCHING AND MULTI TRUNK. PROVIDE 36" TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 5' OF ANY TREE ROOTBALL. ALL TREES TO BE IRRIGATED WITH POPUP BUBBLERS.
PLANTING AREAS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	CONDITION	QTY	NOTES
	PM1	PLANTING MIX TYPE 1 POTENTIAL SPECIES SELECTIONS: *Amsonia hubrichtii* / BLUESTAR *Amsonia 'Blue Ice'* / BLUESTAR *Aronia arbutifolia* / RED CHOKEBERRY *Aronia melanocarpa* / BLACK CHOKEBERRY *Bouteloua gracilis* / BLUE GRAMA *Cornus sericea* / REDOSIER DOGWOOD *Deschampsia flexuosa* / WAVY HAIR GRASS *Ilex verticilata* / WINTERBERRY *Myrica pennsylvanica* / NORTHERN BAYBERRY *Rhus aromatica* 'GRO-LOW' / AROMATIC SUMAC	VARIES	VARIES	PER PLANS	30% 1 GAL @ 12" O.C., 40% 3 GAL @ 18" O.C., 30% 5 GAL @ 24" O.C.; MATCHED SPECIMENS, FORM TYPICAL OF THE SPECIES. ALL PLANTING AREAS TO RECEIVE DRIP IRRIGATION.
	PM2	PLANTING MIX TYPE 2 POTENTIAL SPECIES SELECTIONS: *Aguilegia canadensis* / RED COLUMBINE *Aronia arbutifolia* / RED CHOKEBERRY *Clethera alnifolia* / SUMMERSWEET *Iris versicolor* / BLUE FLAG *Monarda fistulosa* / WILD BERGAMONT *Panicum virgatum* 'HEAVY METAL' / SWITCHGRASS *Rudbeckia laciniata* / CUTLEAF CONEFLOWER *Schizachyrium scoparium* / LITTLE BLUESTEM *Vaccinium angustifolium* / LOWBUSH BLUEBERRY *Verbena hastata* / BLUE VERVAIN	VARIES	VARIES	PER PLANS	30% 1 GAL @ 12" O.C., 40% 3 GAL @ 18" O.C., 30% 5 GAL @ 24" O.C.; MATCHED SPECIMENS, FORM TYPICAL OF THE SPECIES. ALL PLANTING AREAS TO RECEIVE DRIP IRRIGATION.
	PM3	PLANTING MIX TYPE 3 POTENTIAL SPECIES SELECTIONS: *Alchemilla mollis* / LADY'S MANTLE *Bouteloua gracilis* / BLUE GRAMA *Carex bicknellii* / PRAIRIE SEDGE *Carex comosa* / BRISTLY SEDGE *Carex crinita* / FRINGED SEDGE *Carex lupilina* / HOP SEDGE *Carex pennsylvanica* / PENNSYLVANIA SEDGE *Cornus canadensis* / BUNCHBERRY *Festuca rebra* / RED FESCUE Juniperus horizontalis / CREEPING JUNIPER *Rhus aromatica* 'GRO-LOW' / GRO-LOW AROMATIC SUMAC	VARIES	VARIES	PER PLANS	70% 1 GAL @ 12" O.C., 30% 3 GAL @ 18" O.C.; MATCHED SPECIMENS, FORM TYPICAL OF THE SPECIES. ALL PLANTING AREAS TO RECEIVE DRIP IRRIGATION.
	PM4	PLANTING MIX TYPE 4 POTENTIAL SPECIES SELECTIONS: *Wisteria frutescens* / AMERICAN WISTERIA *Akebia quinata* / CHOCOLATE VINE	VARIES	VARIES	PER PLANS	100% 1 GAL @ 12" O.C.; MATCHED SPECIMENS, FORM TYPICAL OF THE SPECIES. ALL PLANTING AREAS TO RECEIVE DRIP IRRIGATION.

28 Fitchburg

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MASSACHUSETTS
CODY S. KLEIN
NO. 3020
REGISTERED LANDSCAPE ARCHITECT

City Stamp Block

Scale

N

Assessor's Map-Block and Lot Number: 112-A-12

A9.000F

Planting Schedule

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QUICK REFERENCE LEGEND

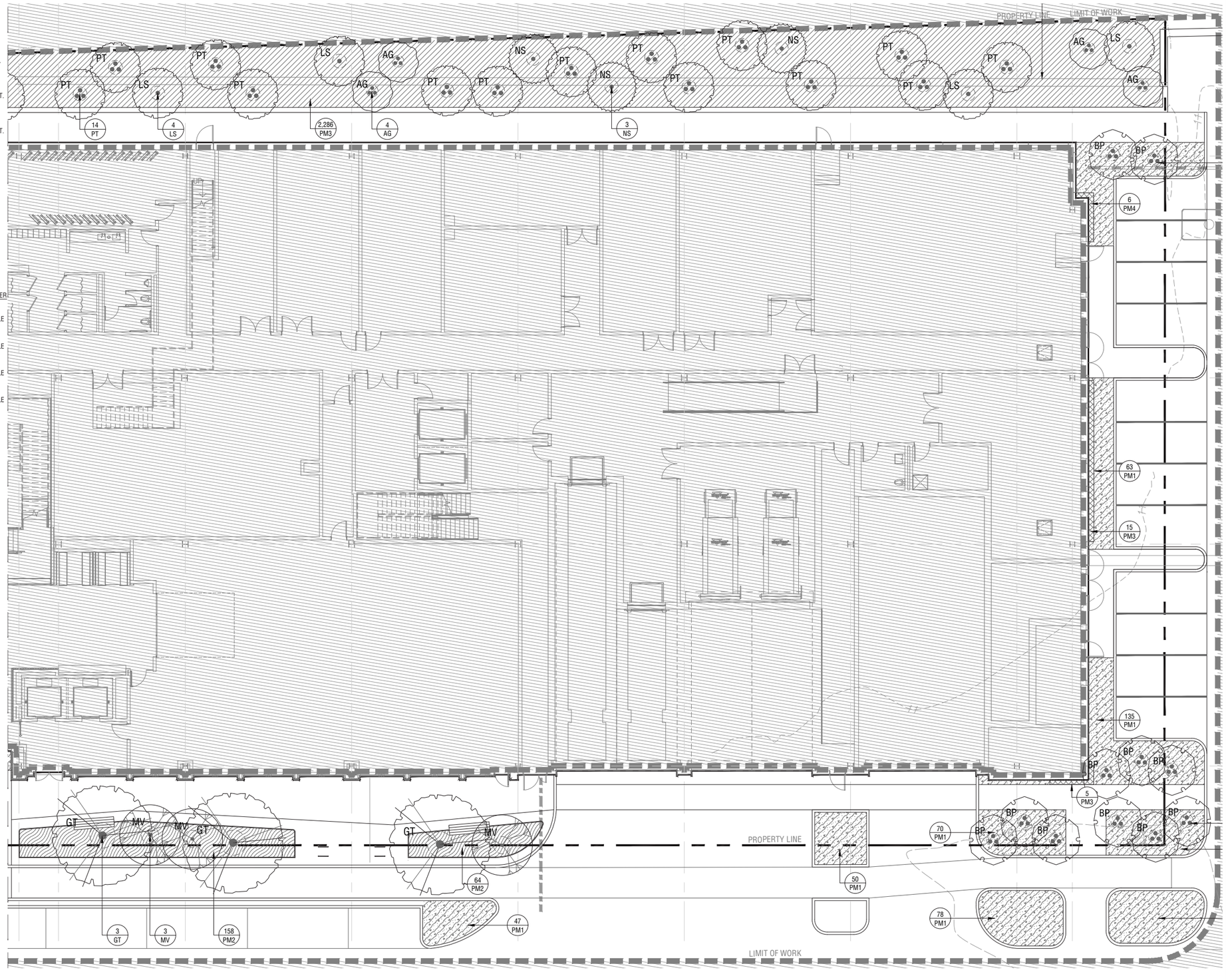
REFERENCE L6.000 FOR FULL PLANTING SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	GT	Gleditsia triacanthos / HONEY LOCUST	5"-6" CAL.
	MV	Magnolia virginiana / SWEETBAY MAGNOLIA	12'-14' HT.
	BP	*Betula polulifolia 'Whitespire'* / WHITESPIRE GREY BIRCH	12'-14' HT.
	LS	*Liquidambar styraciflua* / SWEET GUM	2" CAL.
	NS	*Nyssa sylvatica* / BLACK TUPELO	2" CAL.
	PT	*Populus tremuloides 'Clump Form'* / QUAKING ASPEN	2" CAL.
	AG	*Amelanchier x grandiflora* / AMELANCHIER	10' HT.

SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	CONTAINER
	PM1	PLANTING MIX TYPE 1	SEE SCHEDULE
	PM2	PLANTING MIX TYPE 2	SEE SCHEDULE
	PM3	PLANTING MIX TYPE 3	SEE SCHEDULE
	PM4	PLANTING MIX TYPE 4	SEE SCHEDULE

NOTES:

1. EXISTING WALL BELOW GRADE; FIELD VERIFY



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MASSACHUSETTS
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Scale

1" = 20'

N

Assessor's Map-Block and Lot Number: 112-A-12

A9.001F

Planting Plan

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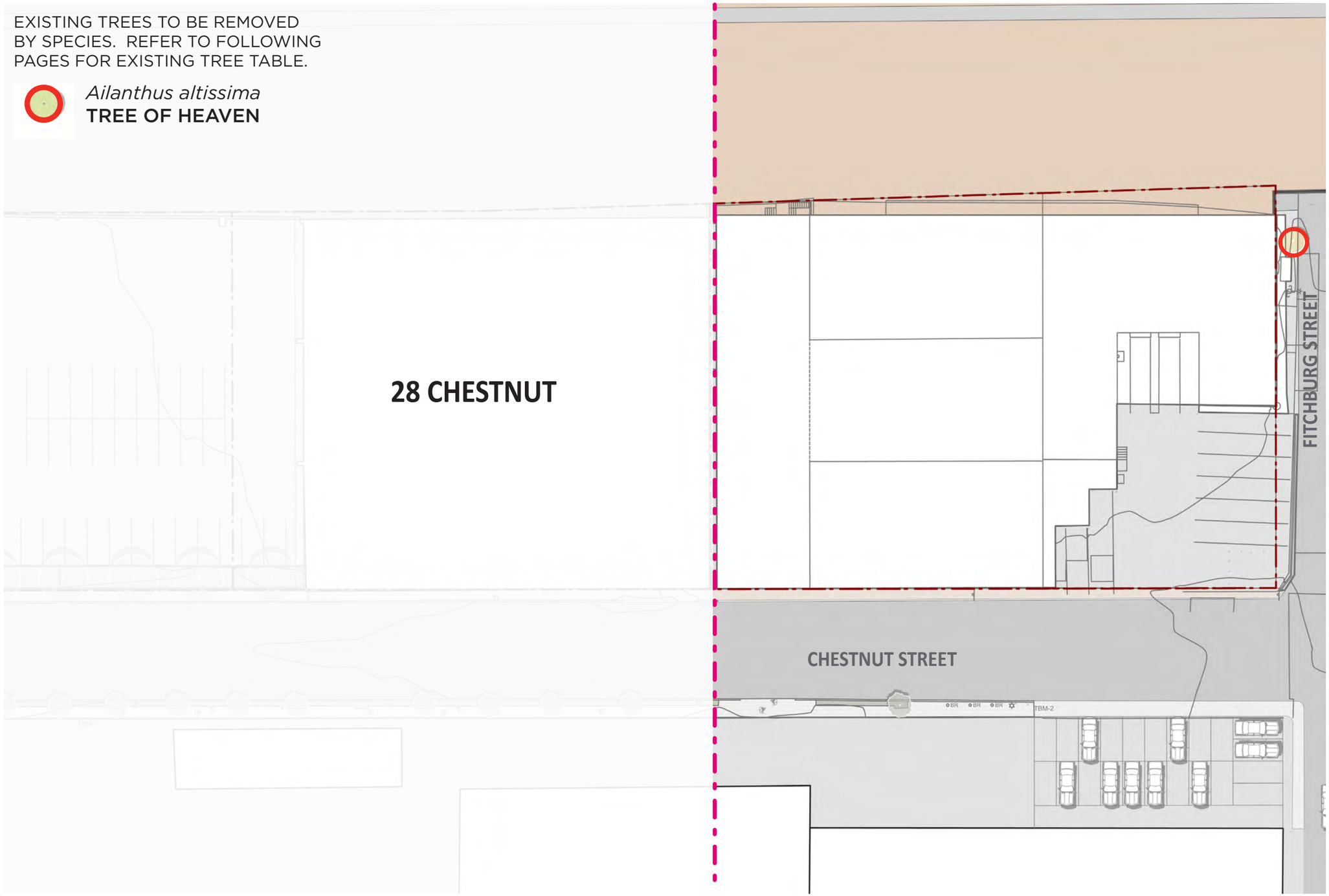
EXISTING TREES TO BE REMOVED
BY SPECIES. REFER TO FOLLOWING
PAGES FOR EXISTING TREE TABLE.

Ailanthus altissima
TREE OF HEAVEN

28 CHESTNUT



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Scale

1" = 40'

N

Assessor's Map-Block and
Lot Number: 112-A-12

A10.001F
Existing Tree Plan

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Tree ID	Common Name	Genus	Species	Condition Class	DBH	Defect(s) or Observation(s)
11	Maple-Norway	*Acer*	*platanoides*	Fair	9	• Buried root collar • Dead branches <=2 • Rib • Uneven crown
12	Maple-Norway	*Acer*	*platanoides*	Fair	7	• Buried root collar • Dead branches <=2 • Wound-stem
13	Maple-Norway	*Acer*	*platanoides*	Poor	10	• Buried root collar • Rib • Wound-branch • Wound-stem
14	Poplar-Balsam	*Populus*	*balsamifera*	Poor	7	• Buried root collar • Growing against object • Uneven crown
15	Tree of Heaven	*Ailanthus*	*altissima*	Poor	16,12	• Co-dominant stems • Dead branches >2 • Hanger • Included bark

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Lot Number: 112-A-12

A10.002F
Existing Tree Table

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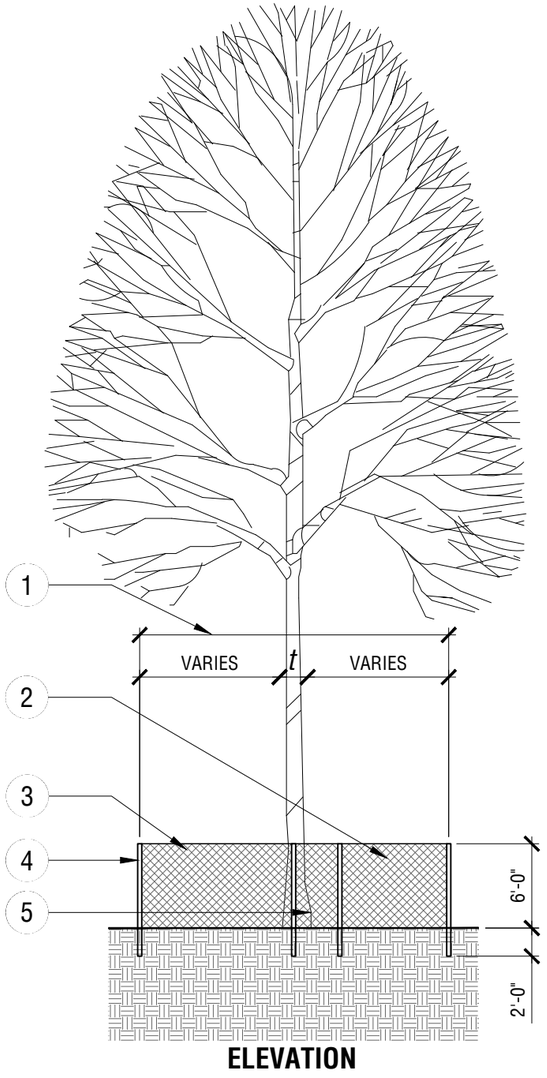
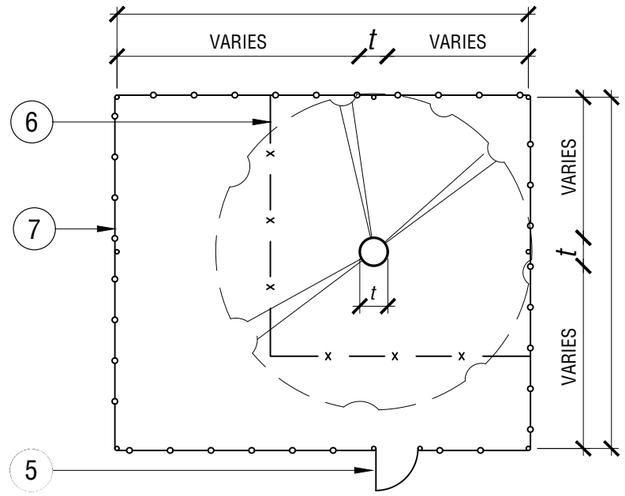
1. RE PLANS; DIMENSION SHOWN ON PLAN OR IF NO DIMENSION SHOWN, EXTENTS OF DRIPLINE
2. TIE OVERLAPPING ENDS W/ METAL FASTENERS
3. 6' HIGH CHAIN LINK FENCING
4. METAL POSTS DRIVEN INTO GRADE 2', POSTS AS REQUIRED, 8'-0" O.C. MAX
5. GATE FOR ACCESS
6. DEMOLITION PHASE TREE PROTECTION FENCING, MAINTAIN 6" SPACING FROM ALL EXISTING HARDSCAPE, TYP. RE: TREE PROTECTION PLANS
7. CONSTRUCTION PHASE TREE PROTECTION FENCING, MAINTAIN 6" CLEAR OF ALL PROPOSED HARDSCAPE, TYP. RE: TREE PROTECTION PLANS

NOTES:
1. COORDINATE SITE FENCING WITH TREE PROTECTION FENCING. CONSULT LANDSCAPE ARCHITECT AND ARBORIST REGARDING ANY CHANGES IN TREE PROTECTION FENCING.
2. CONSULTING ARBORIST SHALL CONFIRM SIZE OF AND APPROVE ALL TREE PROTECTION ZONES IN FIELD PRIOR TO CONSTRUCTION.
3. TREE PROTECTION FENCING SHALL ALWAYS EXTEND TO LIMITS OF DRIPLINE WHERE POSSIBLE WITHOUT VIOLATING 6" CLEARANCE OF EXISTING OR PROPOSED HARDSCAPE. DIMENSIONS SHOWN AS REFERENCE ONLY, CONSULT LANDSCAPE ARCHITECT AND ARBORIST PRIOR TO CONSTRUCTION.



ELEVATION

t = TRUNK DIAMETER



PLAN

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MASSACHUSETTS
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NO. 3020
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City Stamp Block

Scale

N

Assessor's Map-Block and Lot Number: 112-A-12

A10.003F
Tree Details

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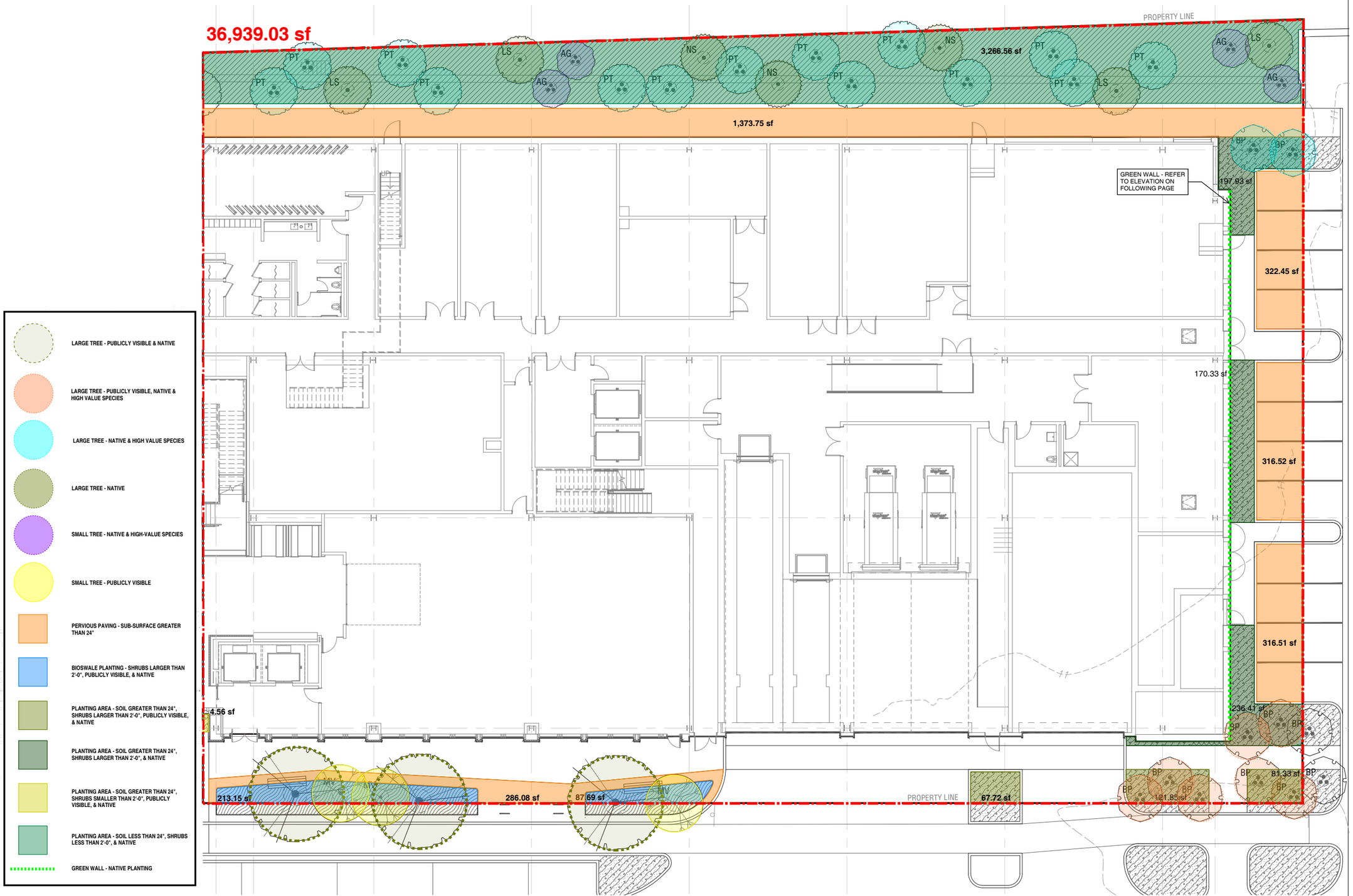

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MASSACHUSETTS
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REGISTERED LANDSCAPE ARCHITECT

City Stamp Block

Scale

1" = 20'

N

Assessor's Map-Block and Lot Number: 112-A-12

A11.001F
Green Score Plan

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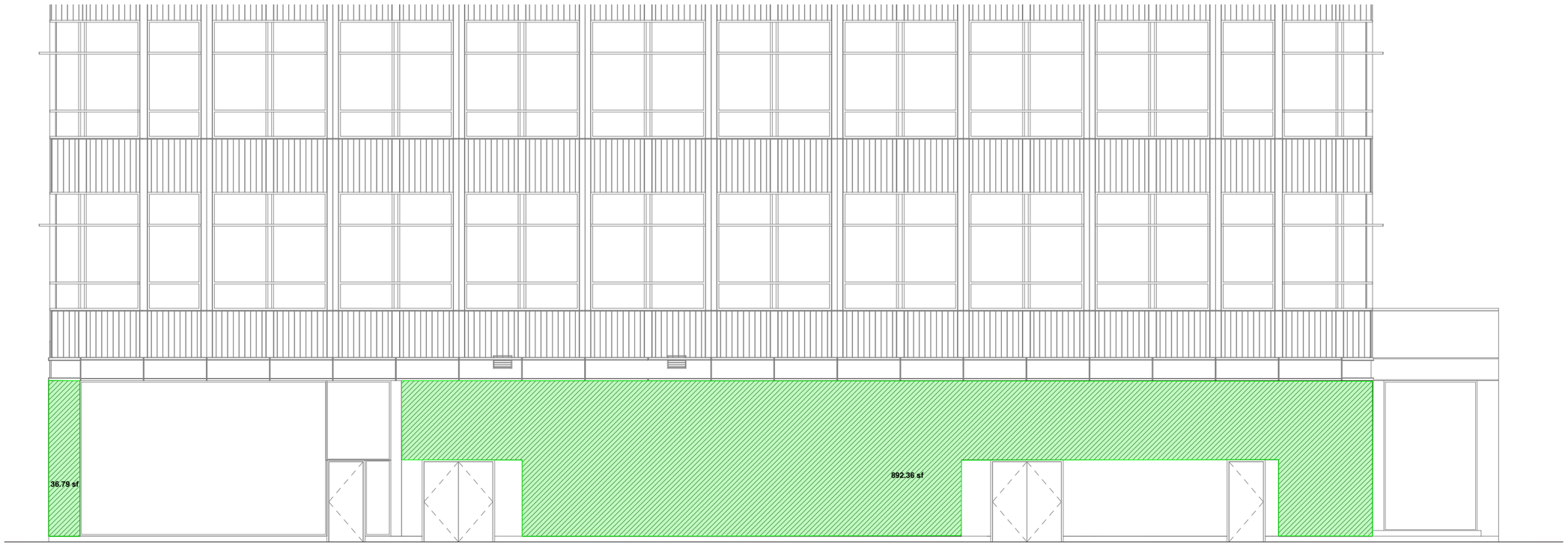

SOUTH ELEVATION - GREEN WALL 01

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City Stamp Block

Scale

N

Assessor's Map-Block and
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A11.002F
Green Score
Green Wall

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EAST ELEVATION - GREEN WALL 03
BP-BB.28F-ST-07

WEST ELEVATION - GREEN WALL 02
BP-BB.28F-ST-06

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City Stamp Block

Scale

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Assessor's Map-Block and Lot Number: 112-A-12

A11.003F
Green Score
Green Wall

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Somerville Green Score

DIRECTIONS:

1. Enter the Lot Area in square feet to the right >>>

2. Enter the area in square feet or the number of landscape elements

	Area or Number	Sq Ft Credit	Multiplier	Weighted Area	Score Value	% of Score
	36,939					
Soils						
Landscaped area with a soil depth less than 24 inches *(enter square feet)*	3,267	actual sq ft	**0.3**	979.956	**0.027**	6%
Landscaped area with a soil depth equal to or greater than 24 inches *(enter square feet)*	876	actual sq ft	**0.6**	525.348	**0.014**	3%
Pervious Paving with 6 to 24 inches of subsurface soil or gravel *(enter square feet)*	0	actual sq ft	**0.2**	0	**0.000**	0%
Pervious Paving with more than 24 inches of subsurface soil or gravel *(enter square feet)*	2,615	actual sq ft	**0.5**	1307.65	**0.035**	8%
Groundcovers						
Turf grass, mulch, and inorganic surfacing materials *(enter square feet)*	0	actual sq ft	**0.1**	0	**0.000**	0%
Plants						
Vegetation less than two (2) feet tall at maturity *(enter square feet)*	3,267	actual sq ft	**0.2**	653.304	**0.018**	4%
Vegetation at least two (2) feet tall at maturity *(enter number of individual plants)*	340	12	**0.3**	1224	**0.033**	7%
Trees						
Small Tree - **PUBLICLY VISIBLE** *(enter number of trees)*	3	50	**0.7**	105	**0.003**	1%
Small Tree - **PUBLICLY VISIBLE, HIGH VALUE SPECIES** *(enter number of trees)*	4	50	**0.7**	140	**0.004**	1%
Large Tree - **PUBLICLY VISIBLE, NATIVE SPECIES** *(enter number of trees)*	3	450	**0.8**	1080	**0.029**	6%
Large Tree - **PUBLICLY VISIBLE, NATIVE SPECIES, HIGH VALUE SPECIES** *(enter number of trees)*	7	450	**0.9**	2835	**0.077**	16%
Large Tree - **NATIVE SPECIES** *(enter number of trees)*	7	450	**0.7**	2205	**0.060**	13%
Large Tree - **NATIVE SPECIES, HIGH VALUE SPECIES** *(enter number of trees)*	16	450	**0.8**	5760	**0.156**	33%
Preserved Tree *(enter DBH)*	0	65	**0.8**	0	**0.000**	0%
Engineered Landscape						
Vegetated Wall *(enter square feet)*	1,070	actual sq ft	**0.1**	106.957	**0.003**	1%
Rain gardens, bioswales, and stormwater planters *(enter square feet)*	300.84	actual sq ft	**1.0**	300.84	**0.008**	2%
Green Roof with up to 6" of growth medium *(enter square feet)*	0	actual sq ft	**0.1**	0	**0.000**	0%
Green Roof with 6"-10" of growth medium *(enter square feet)*	0	actual sq ft	**0.4**	0	**0.000**	0%
Green Roof of 10"-24" growth medium *(enter square feet)*	0	actual sq ft	**0.6**	0	**0.000**	0%
Green Roof of over 24" growth medium	N/A	Calculate as if soils, groundcovers, plants, and trees				N/A

Green Score = 0.466

Green Score District Requirements				
	NR & UR	**MR3 & MR4**	**MR5, MR6, & HR**	**FAB, CC, CB, CI**
Required Score:	0.35	0.25	0.20	0.20
Target Score:	0.40	0.3	0.25	-
Actual Green Score:	0.466	0.466	0.466	0.466

Possible Bonuses
Publicly Visible Landscape
Native Species
High Value Species
50% Irrigation from storm water
Food cultivation
De-paved lot area

28 Fitchburg

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MASSACHUSETTS
CODY S. KLEIN
NO. 3020
REGISTERED LANDSCAPE ARCHITECT

City Stamp Block

Scale

N

Assessor's Map-Block and Lot Number: 112-A-12

A11.004F
Green Score Calcs.

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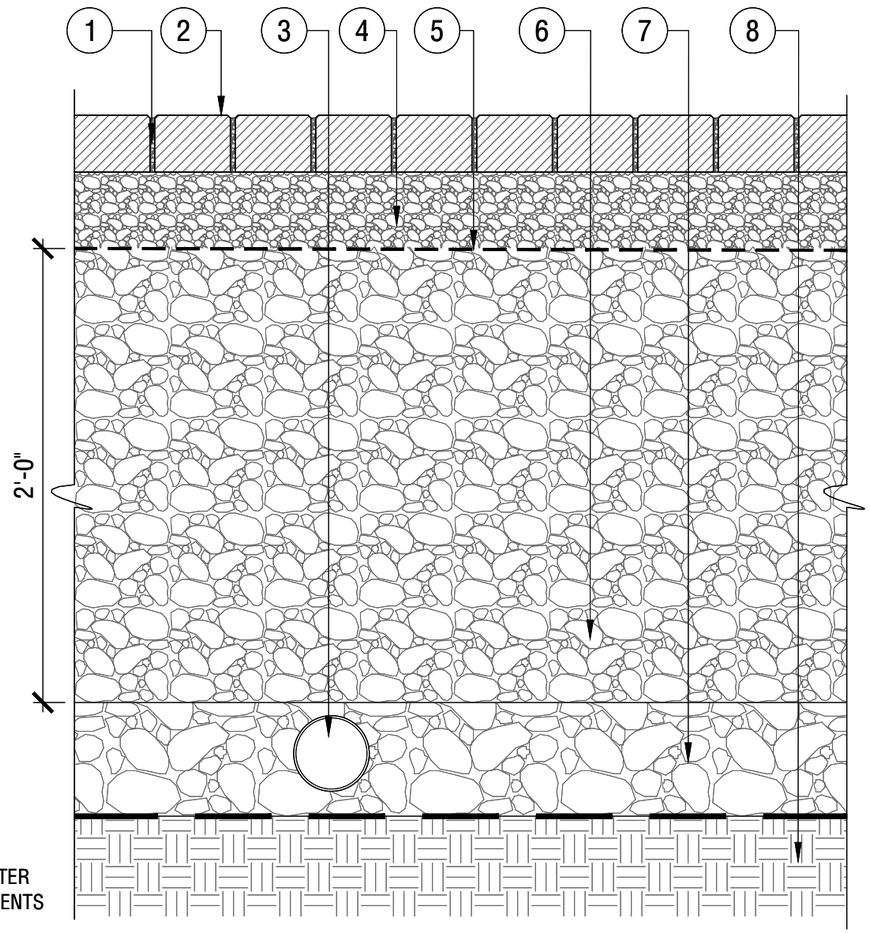
1. 3/16" MIN. - 1"MAX OPEN SAND JOINT
2. VEHICULAR RATED GRANITE COBBLE PAVERS; RE: CONSTRUCTION SCHEDULE FOR SIZE, FINISH, AND COLOR,
3. UNDERDRAIN AT TOP OF RESERVOIR COURSE; RE: CIVIL
4. CHOKER COURSE; 4" DEPTH 3/4" CRUSHED STONE
5. GEOGRID; EXTEND MIN. 3' UNDER PAVERS AND 6"-12" TO OUTSIDE OF PAVER INSTALLATION
6. FILTER COURSE; 8" DEPTH BACK RUN GRAVEL
7. RESERVOIR COURSE; 6" DEPTH 3/4" CRUSHED STONE
8. COMPACTED SUBGRADE OR INFILTRATION SYSTEM BELOW; RE:CIVIL



NOTE:
1. REFER TO CIVIL FOR STORMWATER CALCULATIONS AND REQUIREMENTS

0 4" 8"
SCALE: 1 1/2" = 1'-0"

SECTION - UNIT PAVER TYPE 1

BP-BB.28F-HS-05

13

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MASSACHUSETTS
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NO. 3020
REGISTERED LANDSCAPE ARCHITECT

City Stamp Block

Scale

As Shown

N

Assessor's Map-Block and Lot Number: 112-A-12

A11.005F
Green Score Details

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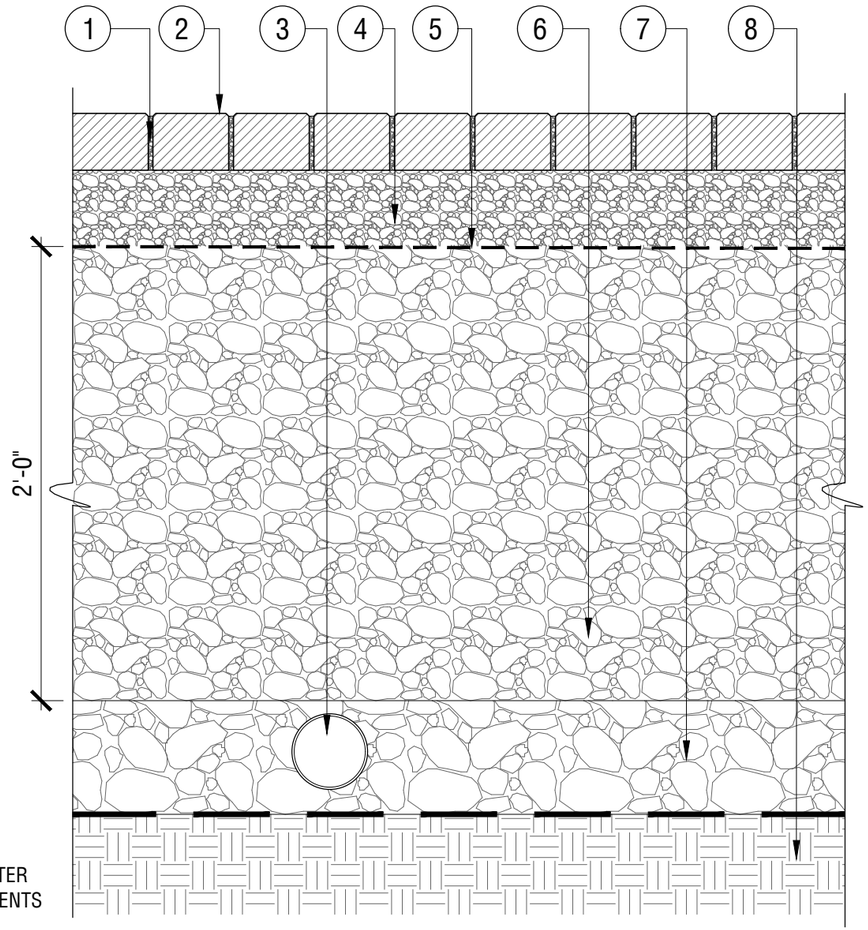
1. 3/16" MIN. - 1"MAX OPEN SAND JOINT
2. PEDESTRIAN RATED GRANITE COBBLE PAVERS; RE: CONSTRUCTION SCHEDULE FOR SIZE, FINISH, AND COLOR,
3. UNDERDRAIN AT TOP OF RESERVOIR COURSE; RE: CIVIL
4. CHOKER COURSE; 4" DEPTH 3/4" CRUSHED STONE
5. GEOGRID; EXTEND MIN. 3' UNDER PAVERS AND 6"-12" TO OUTSIDE OF PAVER INSTALLATION
6. FILTER COURSE; 8" DEPTH BACK RUN GRAVEL
7. RESERVOIR COURSE; 6" DEPTH 3/4" CRUSHED STONE
8. COMPACTED SUBGRADE OR INFILTRATION SYSTEM BELOW; RE:CIVIL



NOTE:
1. REFER TO CIVIL FOR STORMWATER CALCULATIONS AND REQUIREMENTS

0 4" 8"
SCALE: 1 1/2" = 1'-0"

SECTION - UNIT PAVER TYPE 2

BP-BB.28F-HS-06

02

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NO. 3020
REGISTERED LANDSCAPE ARCHITECT

City Stamp Block

Scale

As Shown

N

Assessor's Map-Block and Lot Number: 112-A-12

A11.006F
Green Score Details

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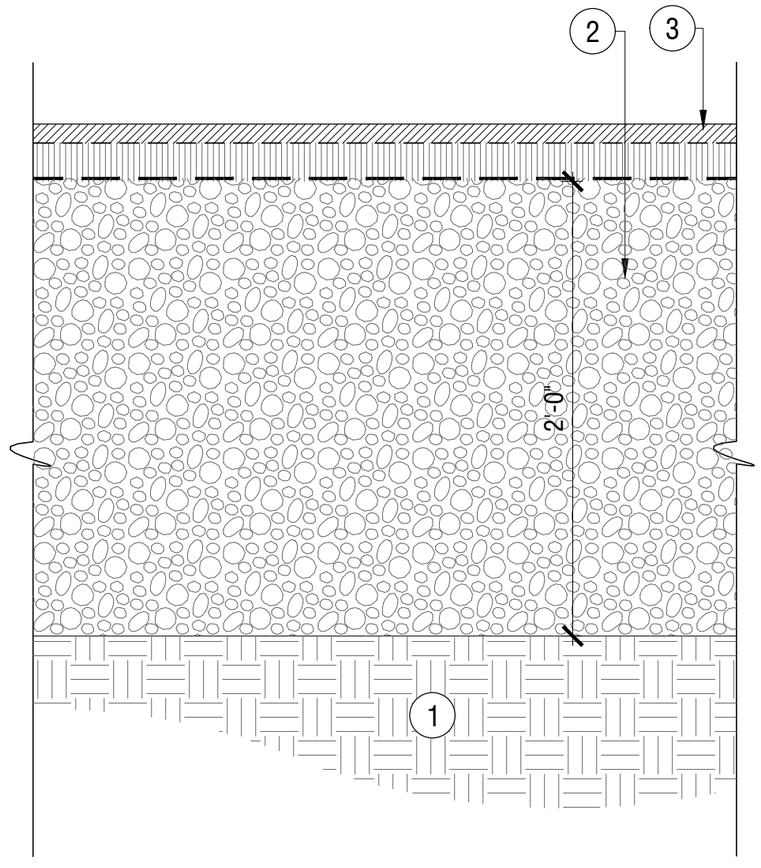
1. PREPARED SUBGRADE; RE: GEOTECHNICAL REPORT
2. COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
3. POROUS BITUMINOUS ASPHALT PAVING; RE CIVIL



0 4" 8"
SCALE: 1 1/2" = 1'-0"

SECTION - ASPHALT PAVING TYPE 2 13

BP-BB.28F-HS-32

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NO. 3020
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City Stamp Block

Scale

As Shown

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Assessor's Map-Block and Lot Number: 112-A-12

A11.007F
Green Score Details

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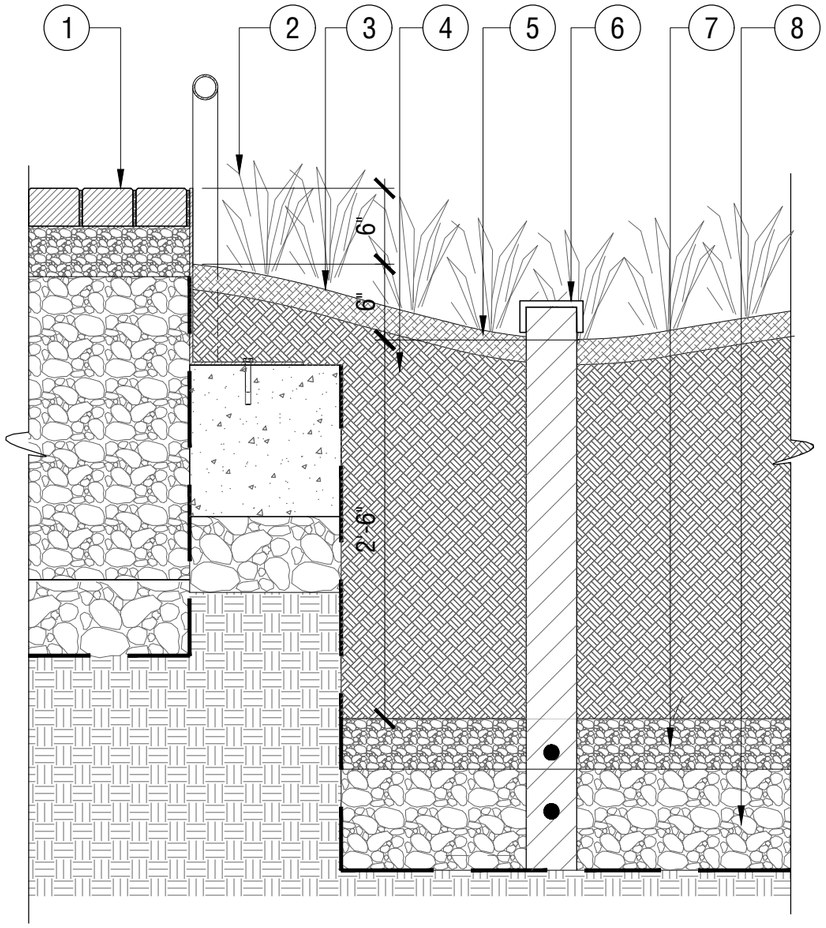
1. ADJACENT PAVING, RE:CONSTRUCTION PLAN AND SCHEDULE
2. PLANTING
3. 3" MULCH LAYER
4. BIORETENTON SOIL MIX; RE:SOIL PLAN
5. SWALE
6. 4" PERFORATED PVC UNDERDRAIN; RE: CIVIL
7. CHOKER COURSE: 4" DEPTH 3/4" CRUSHED STONE
8. RESERVIOR COURSE; 8" DEPTH 3/4"CRUSHED STONE



0 6" 1'
SCALE: 1" = 1'-0"

SECTION - SHRUB AND GROUNDCOVER IN BIORETENTION PLANTING AREA 07

BP-BB.28F-PL-09

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City Stamp Block

Scale

As Shown

N

Assessor's Map-Block and Lot Number: 112-A-12

A11.008F
Green Score Details

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Memorandum

To: Mayor's Office of Strategic Planning
and Community Development
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Date: May 25, 2021

Project #: 14768.00

From: Matthew Kealey, PE, PTOE
Kathleen Keen, PE
Ashley Domogala, EIT

Re: Transportation Access Plan
28 Chestnut Street & 28 Fitchburg Street
Somerville, Massachusetts

The following information is being provided to document the Transportation Access Plan (TAP) for the development (the "Project") to be located at 28 Chestnut Street and 28 Fitchburg Street in Somerville, Massachusetts (the "Site"). This document and accompanying information depict the Project access for motor vehicle, bicycle, and pedestrian traffic. Information regarding truck deliveries and service vehicles (trash, recycling, etc.) is also provided for review.

Project Description

The Site will be redeveloped to provide a pedestrian and transit oriented, mixed-use development. For zoning purposes, the Project will be designed as two buildings from the exterior with distinctive architecture for each building, but on the interior, the buildings are intended to function as one. As such, the Project will, altogether, consist of approximately 192,700 sf of research & development/lab/office space and 6,500 sf of accessory retail space (the "Project"). It is expected that the retail space will primarily serve workers already on Site as opposed to destination retail traffic from off-site. Associated motor vehicle and bicycle parking facilities as well as infrastructure improvements will be provided to accommodate this development.

Site Plans and Supporting Graphics

Plans are attached to highlight different components of the Project, including pedestrian, bicycle, and motor vehicle accommodations.

Ground Floor and Illustrative Plan

Refer to Figure 1 for a plan depicting the ground floor level and Site landscaping.

Transportation Elements Plan

Refer to Figure 2 for a plan depicting transportation elements, including street signage, pavement markings, parking spaces and regulations, and street furniture.

Pedestrian Access Plan

Refer to Figure 3 for a plan depicting the Project sidewalk network and general building entrance locations.

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Bicycle Parking Plan

Refer to Figure 4 for a conceptual bicycle access and parking plan. The bicycle parking needs for the Project will be accommodated through the provision of 40 long-term secured bicycle parking spaces and 12 short-term bicycle parking spaces. The 40 long-term secured bicycle spaces are located on the ground floor and will be accessed via a walkway along the back of the building. The 12 short-term bicycle spaces are bike racks located on the sidewalk along Chestnut Street. The exact capacity and location of the racks will be determined in consultation with the City. In addition, as provided in the Project Mobility Management Plan, the Project will sponsor a 19-space Blue Bile station at a nearby location to be coordinated with the City.

Motor Vehicle Parking Plans

Refer to Figures 5a through 5c for plans showing vehicle access to the below-grade parking and loading dock, and parking layout and circulation within the garage. The parking needs and requirements for the Project will be accommodated by approximately 229 motor vehicle parking spaces on two levels of below grade parking accessed via a driveway on Chestnut Street.

There will also be 12 surface parking spaces provided for and formally dedicated to the residents of the neighboring artists condominium building at 1 Fitchburg Street. This section of the Fitchburg Street private way has long been used for this purpose; this Project will simply formalize that pre-existing condition through the use of an easement at the request of neighbors. The surface spaces will not be available to tenants of or visitors to the Project, and as such, is not to be considered accessory parking to the Project.

Finally, the Project will also stripe approximately 13 short-term, on-street parallel public parking spaces on Chestnut Street northbound. It should be noted that the on-street parallel public parking spaces currently exist, and the Project is maintaining this curb use and formally striping the spaces. The regulation of on-street parking will be coordinated through consultation with the City. There is currently 4-hour on-street parallel public parking on both sides of Chestnut Street. To create room for a one-way northbound protected cycle track along Site frontage, there will no longer be parking on Chestnut Street southbound.

Vehicle Movement Plans

Refer to Figures 6a through 6i for vehicle tracking diagrams that demonstrate the ability of various vehicles to navigate in and out of the loading facilities and parking garage driveway.

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Attachments

- Ground Floor and Illustrative Plan
- Transportation Elements Plan
- Pedestrian Access Plan
- Bicycle Parking Plan
- Motor Vehicle Parking Plans
- Vehicle Movement Plans

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Ground Floor and Illustrative Plan

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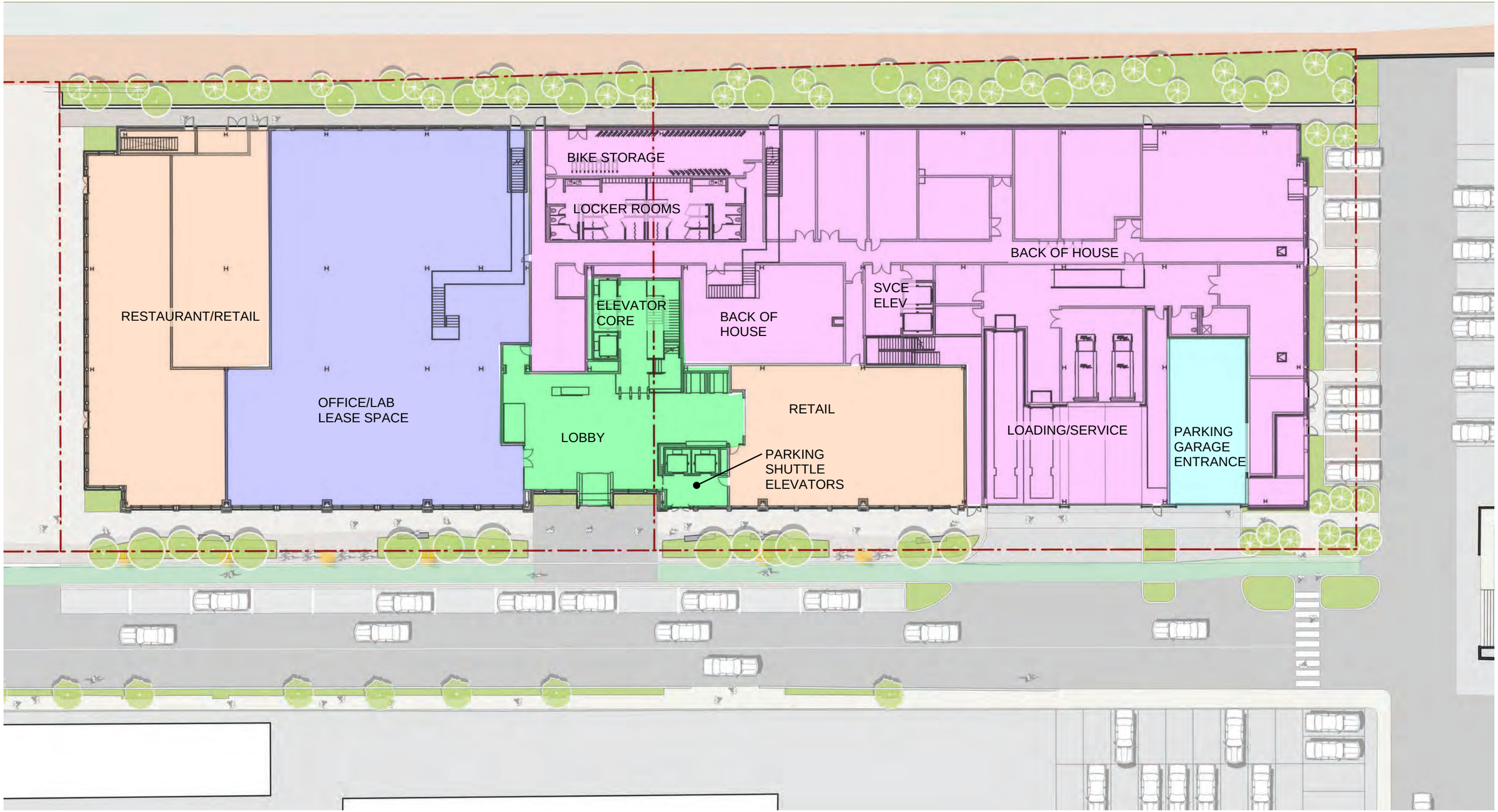

0 20 40 80 Feet

Figure 1

Proposed SIte Plan

28 Fitchburg Street
Somerville, Massachusetts

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Transportation Elements Plan

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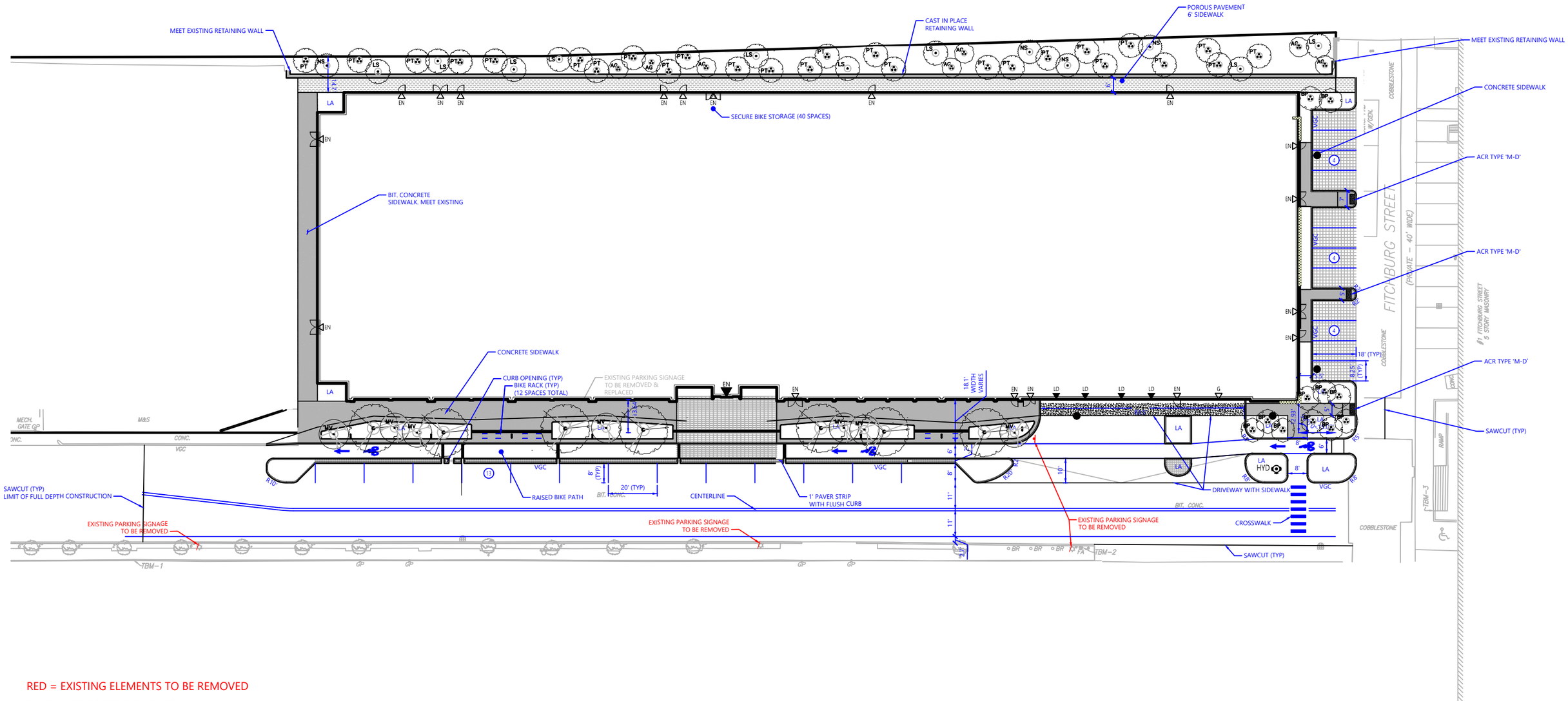

RED = EXISTING ELEMENTS TO BE REMOVED

BLUE = PROPOSED ELEMENTS

GREY = EXISTING ELEMENTS TO REMAIN

BLACK = PROPOSED SITE

0 20 40 80 Feet

Transportation Elements

28 Fitchburg Street
Somerville, Massachusetts

Figure 2

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Pedestrian Access Plan

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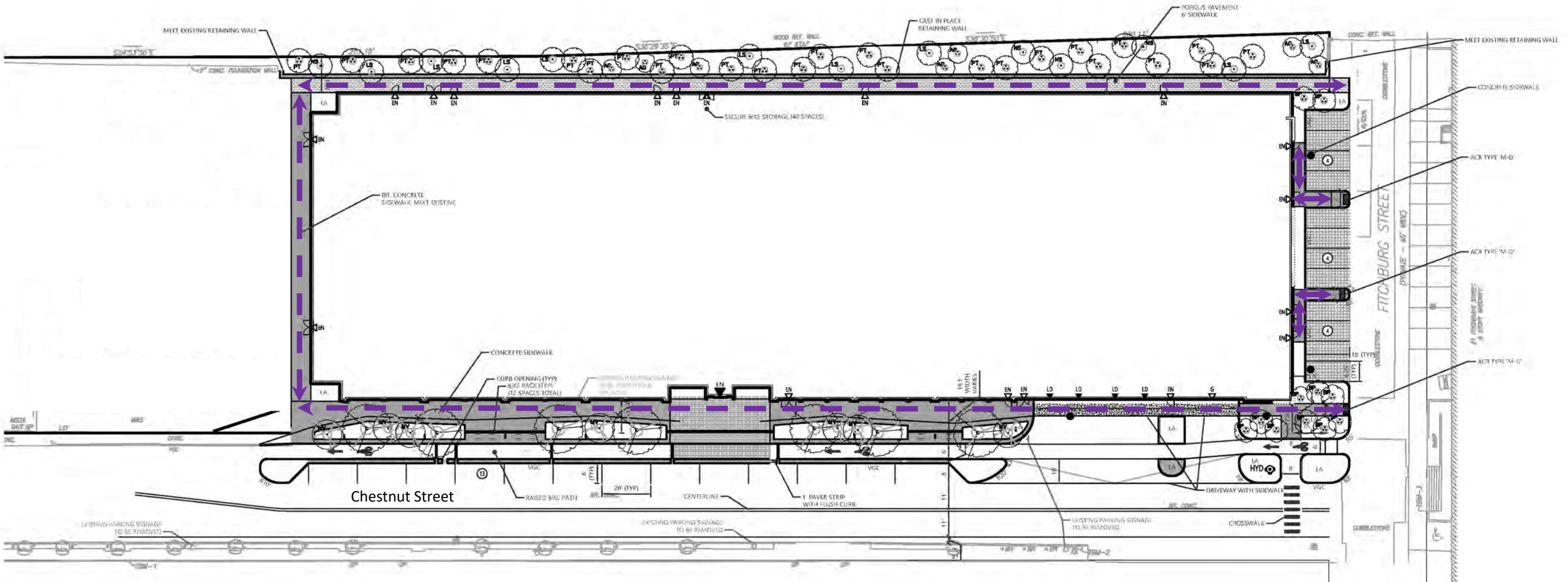

Source: VHB and OJB Landscape Architecture

EN Principal Entrance

EN Secondary Entrance

Sidewalks

0 20 40 80 Feet

Pedestrian Access Plan

28 Fitchburg Street
Somerville, Massachusetts

Figure 3

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Bicycle Parking Plan

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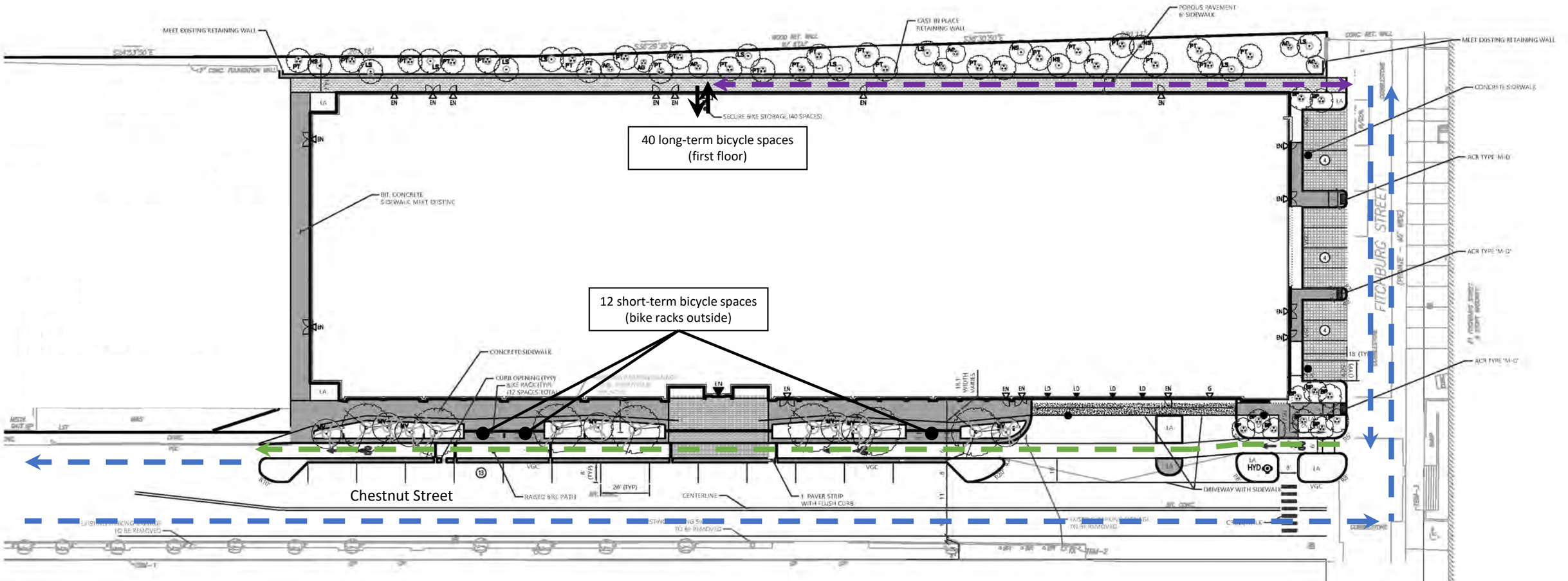

Source: VHB and OJB Landscape Architecture

Note: The Project will provide a 19-space Bluebike station at a nearby location to be coordinated with the City.

Bicycle Parking Plan

28 Fitchburg Street
Somerville, Massachusetts

Figure 4

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Motor Vehicle Parking Plans

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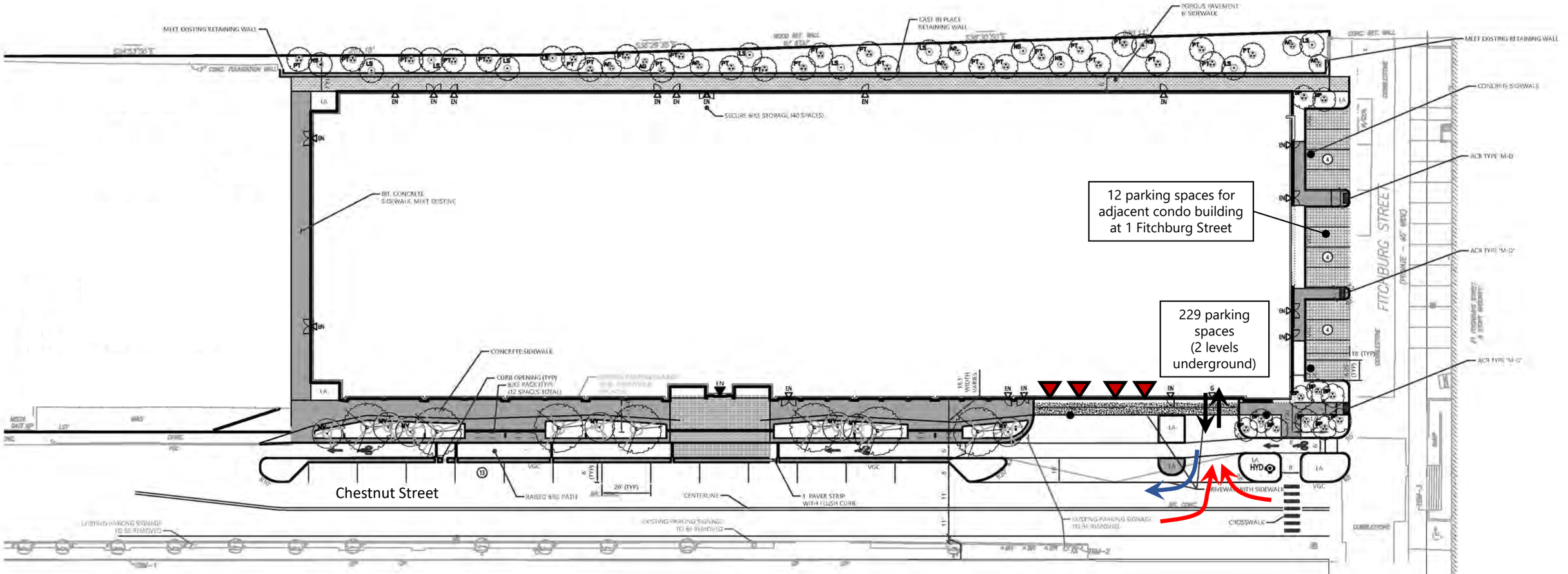


Source: VHB and OJB Landscape Architecture

Garage access/egress

Loading dock

Vehicle access

Vehicle egress

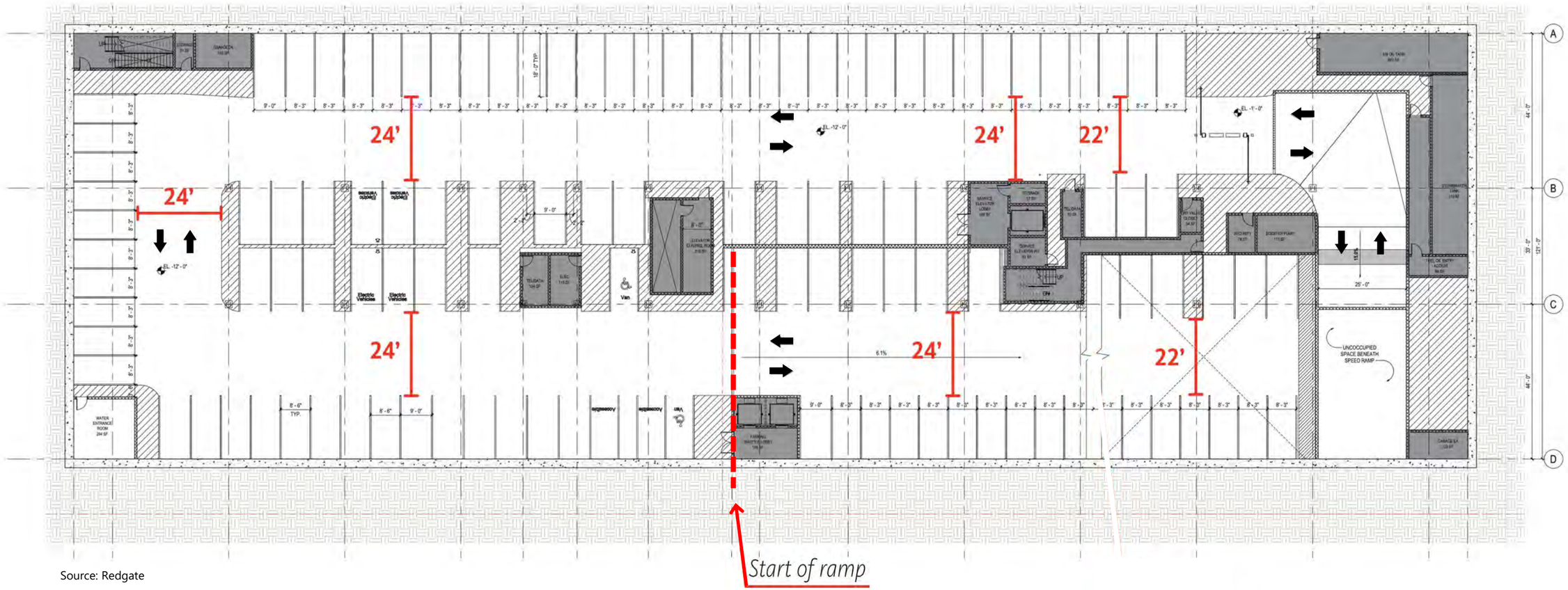
0 20 40 80 Feet

Motor Vehicle Parking Plan

28 Fitchburg Street
Somerville, Massachusetts

Figure 5a

PARKING I P1



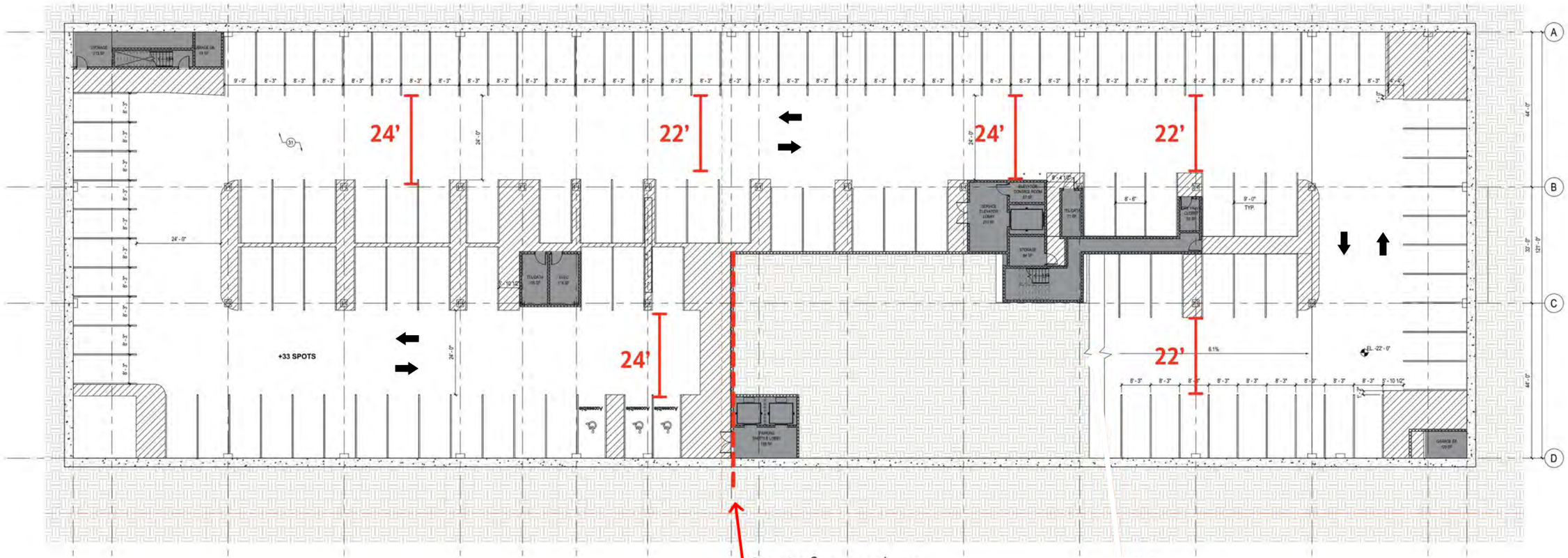
Source: Redgate

0 15 30 60 Feet

Motor Vehicle Parking Plan
Level P1
28 Fitchburg Street
Somerville, Massachusetts

Figure 5b

PARKING I P2



Source: Redgate

0 15 30 60 Feet

Motor Vehicle Parking Plan
Level P2
28 Fitchburg Street
Somerville, Massachusetts

Figure 5c

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Vehicle Movement Plans

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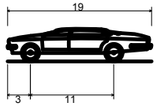
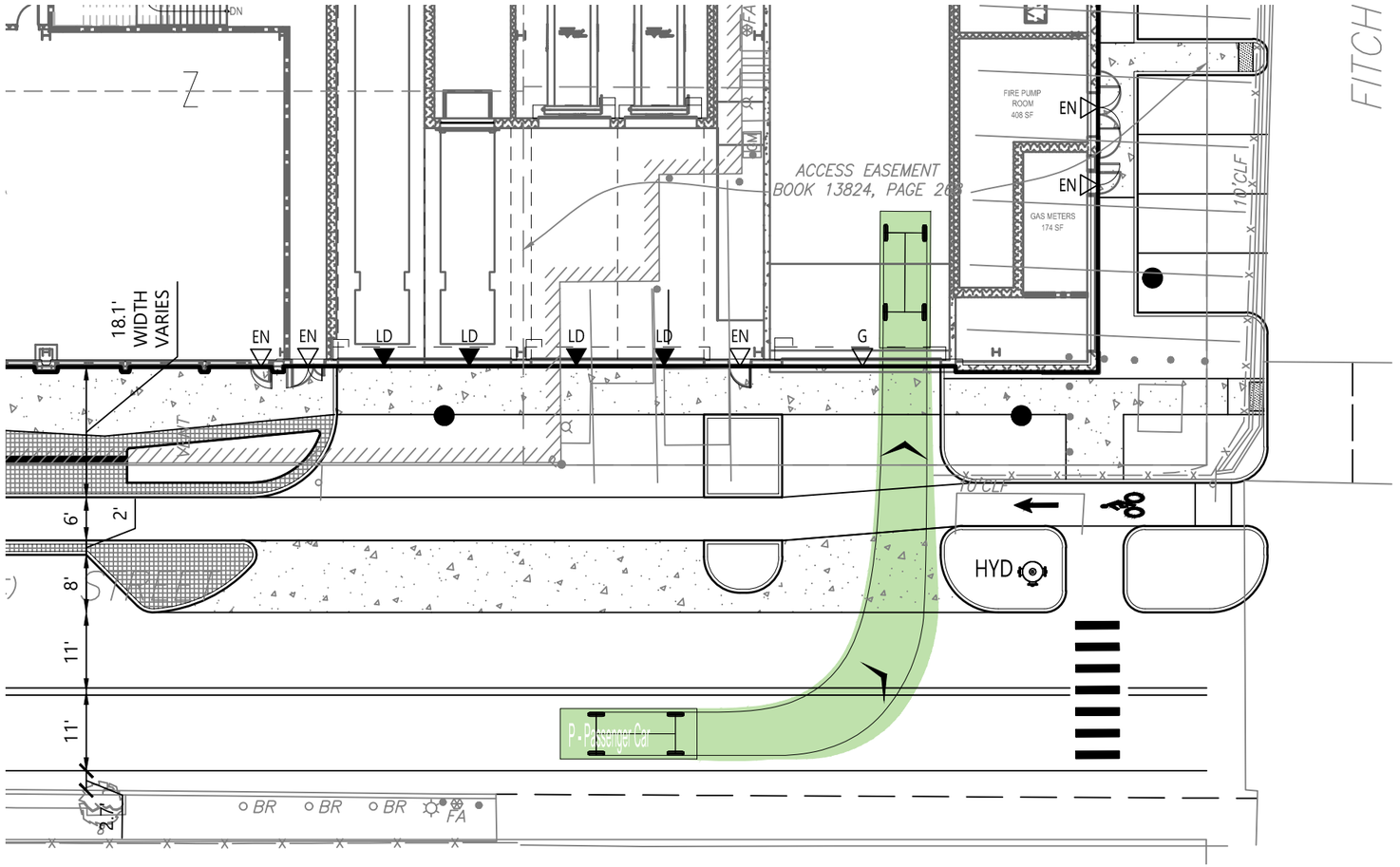
Passenger Vehicle Entering from North



P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

LEGEND

FORWARD MOVEMENT



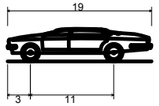
0 10 20 40 Feet

Vehicle Movement Plan

28 Fitchburg Street
Somerville, Massachusetts

Figure 6a

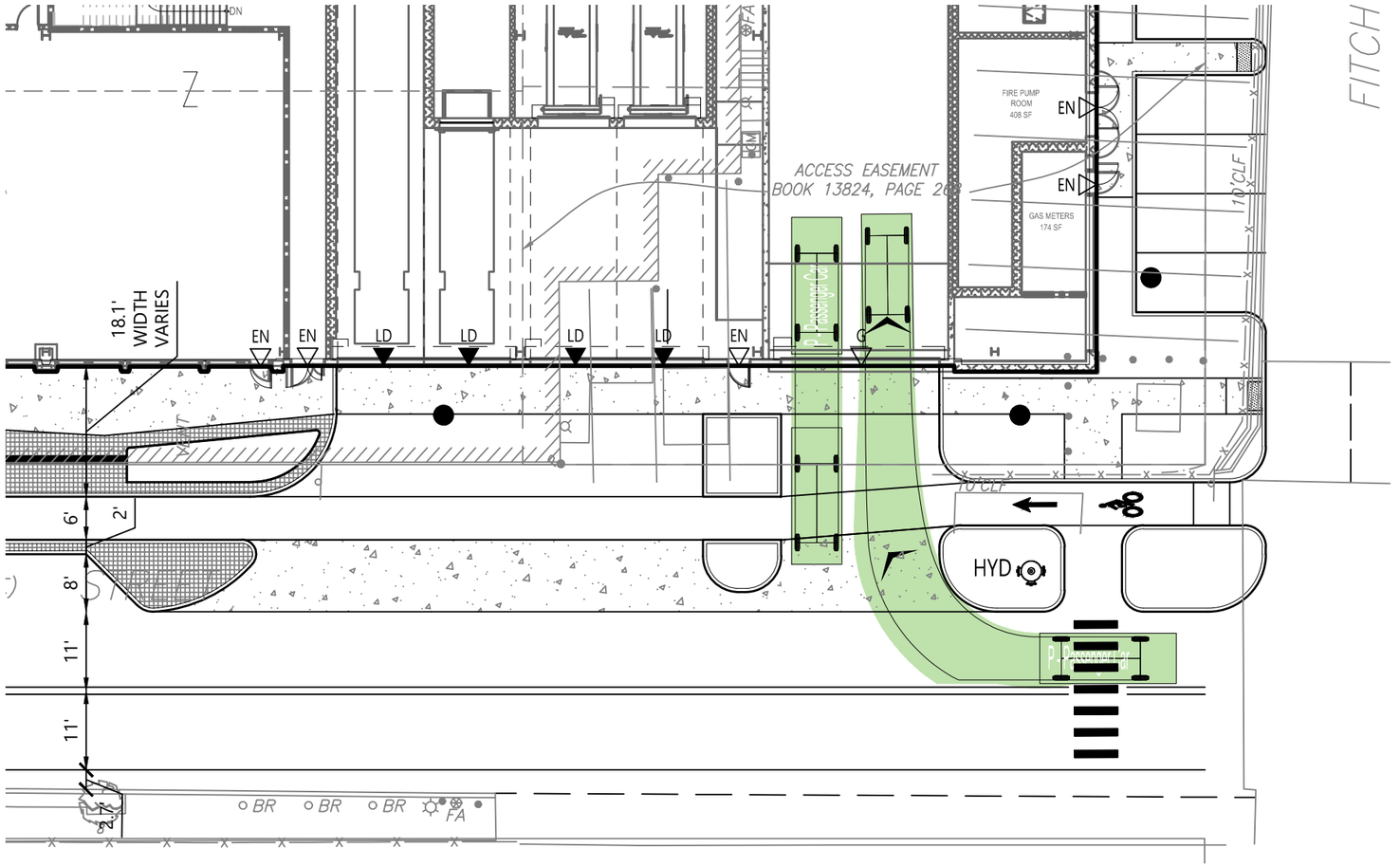
Passenger Vehicle Entering from South



P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

LEGEND

FORWARD MOVEMENT



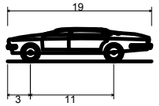
0 10 20 40 Feet

Vehicle Movement Plan

28 Fitchburg Street
Somerville, Massachusetts

Figure 6b

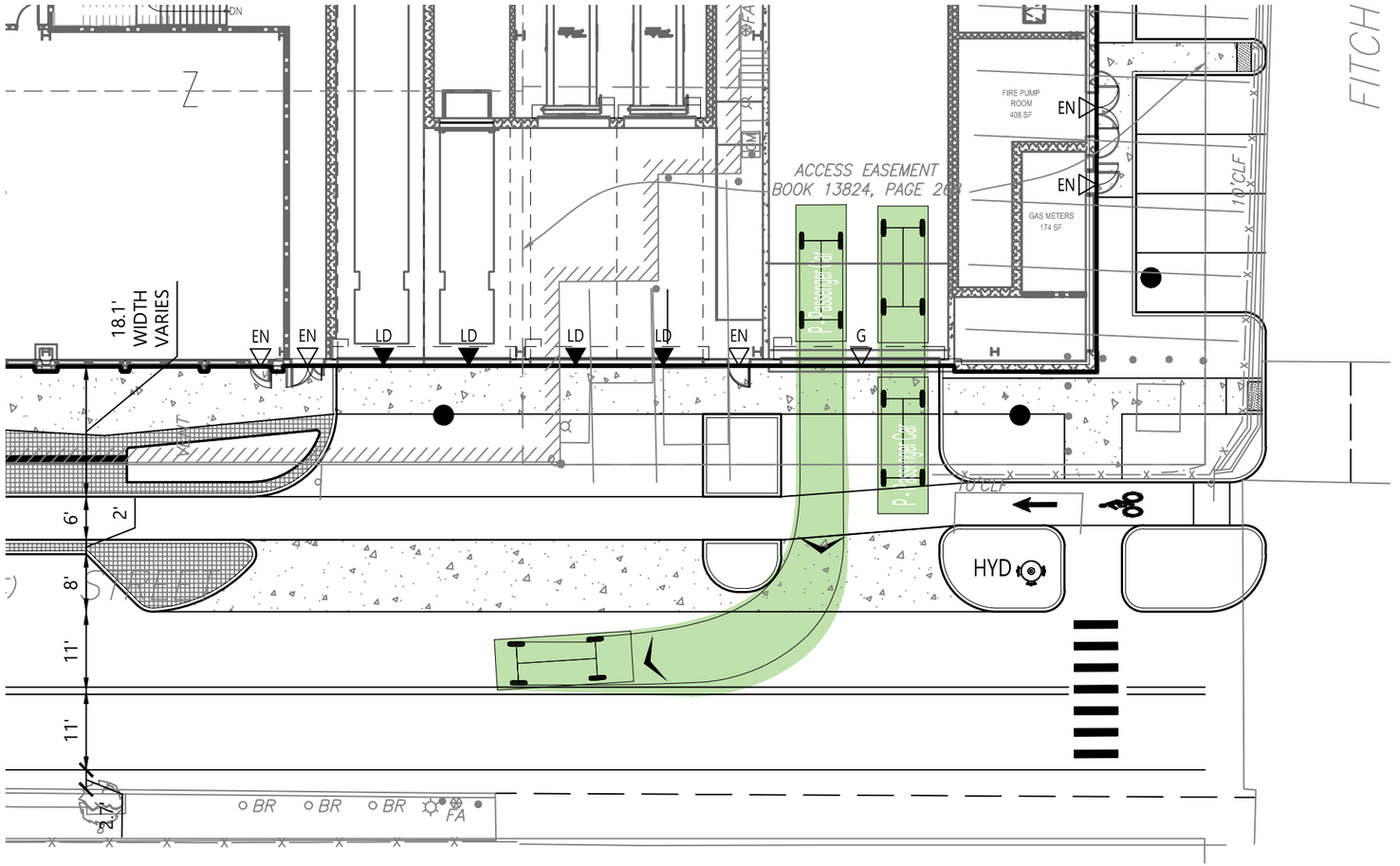
Passenger Vehicle Exiting to North



P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

LEGEND

FORWARD MOVEMENT



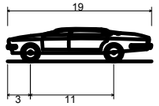
0 10 20 40 Feet

Vehicle Movement Plan

28 Fitchburg Street
Somerville, Massachusetts

Figure 6c

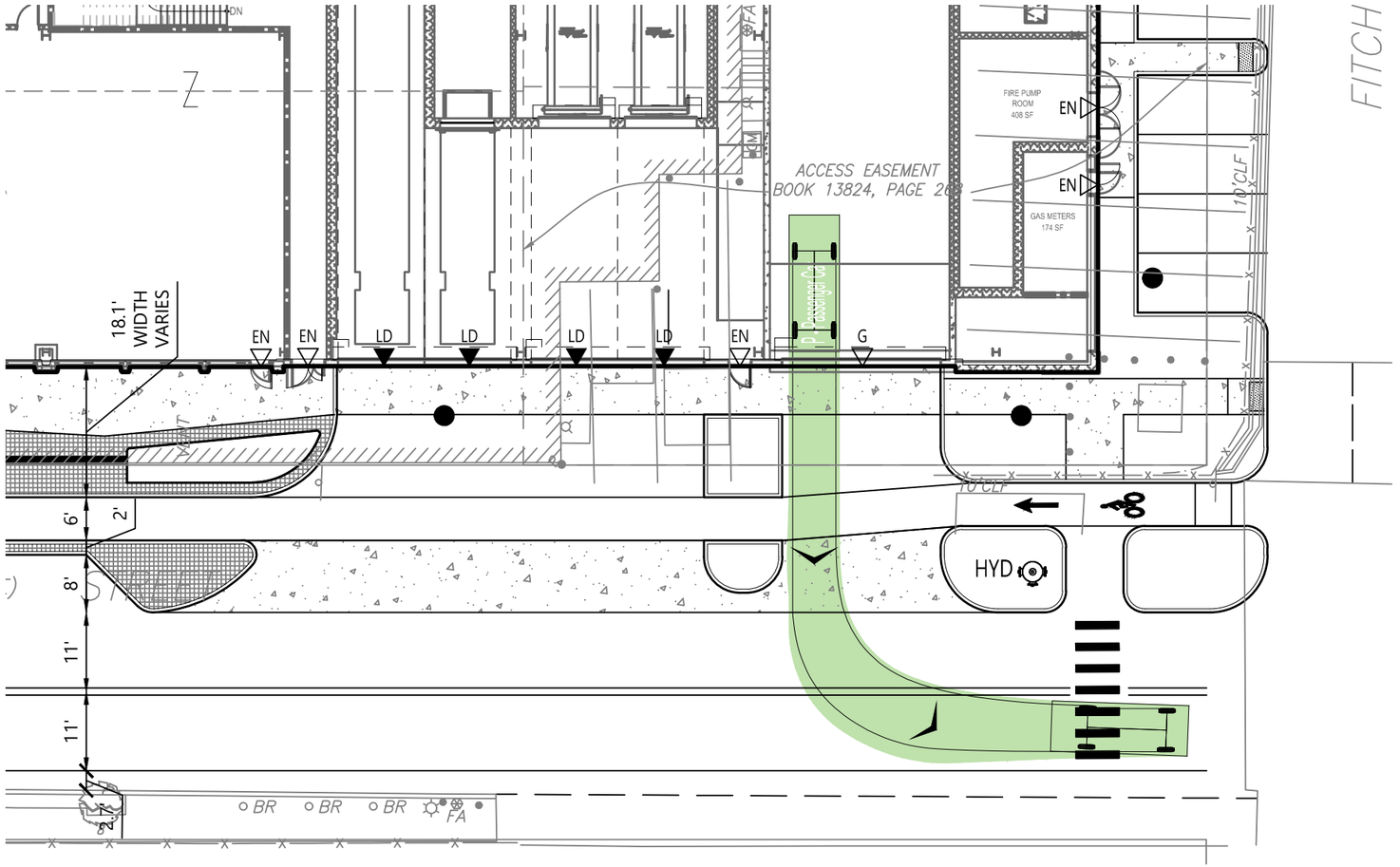
Passenger Vehicle Exiting to South



P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

LEGEND

FORWARD MOVEMENT



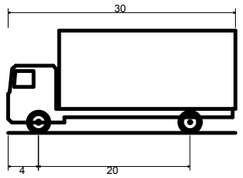
0 10 20 40 Feet

Vehicle Movement Plan

28 Fitchburg Street
Somerville, Massachusetts

Figure 6d

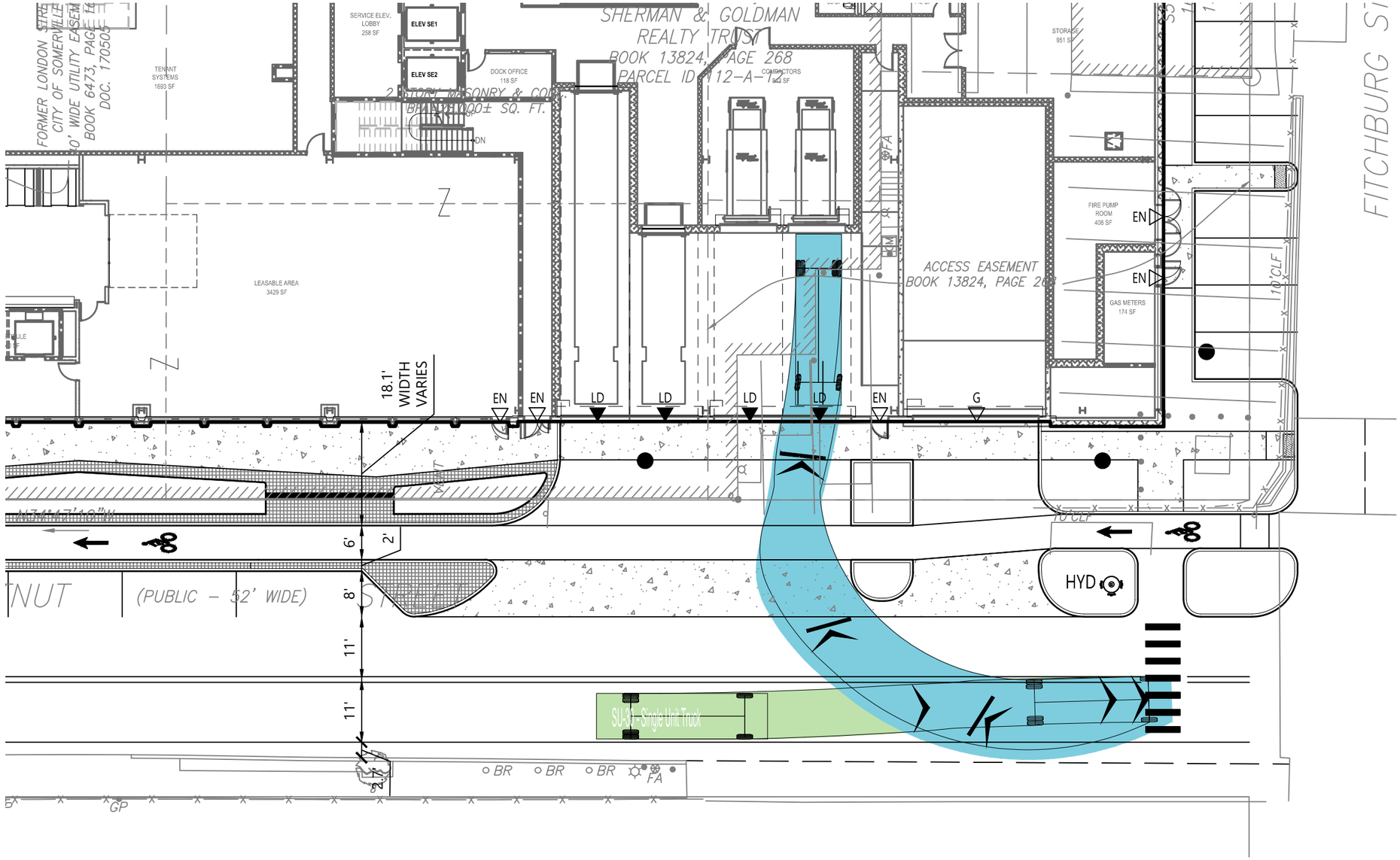
SU-30 Entering Compactor Dock



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

LEGEND

FORWARD MOVEMENT
BACKING IN



0 10 20 40 Feet

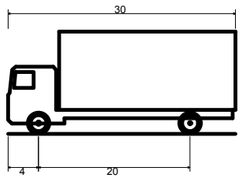
vhb

Vehicle Movement Plan

28 Fitchburg Street
Somerville, Massachusetts

Figure 6e

SU-30 Entering Loading Dock

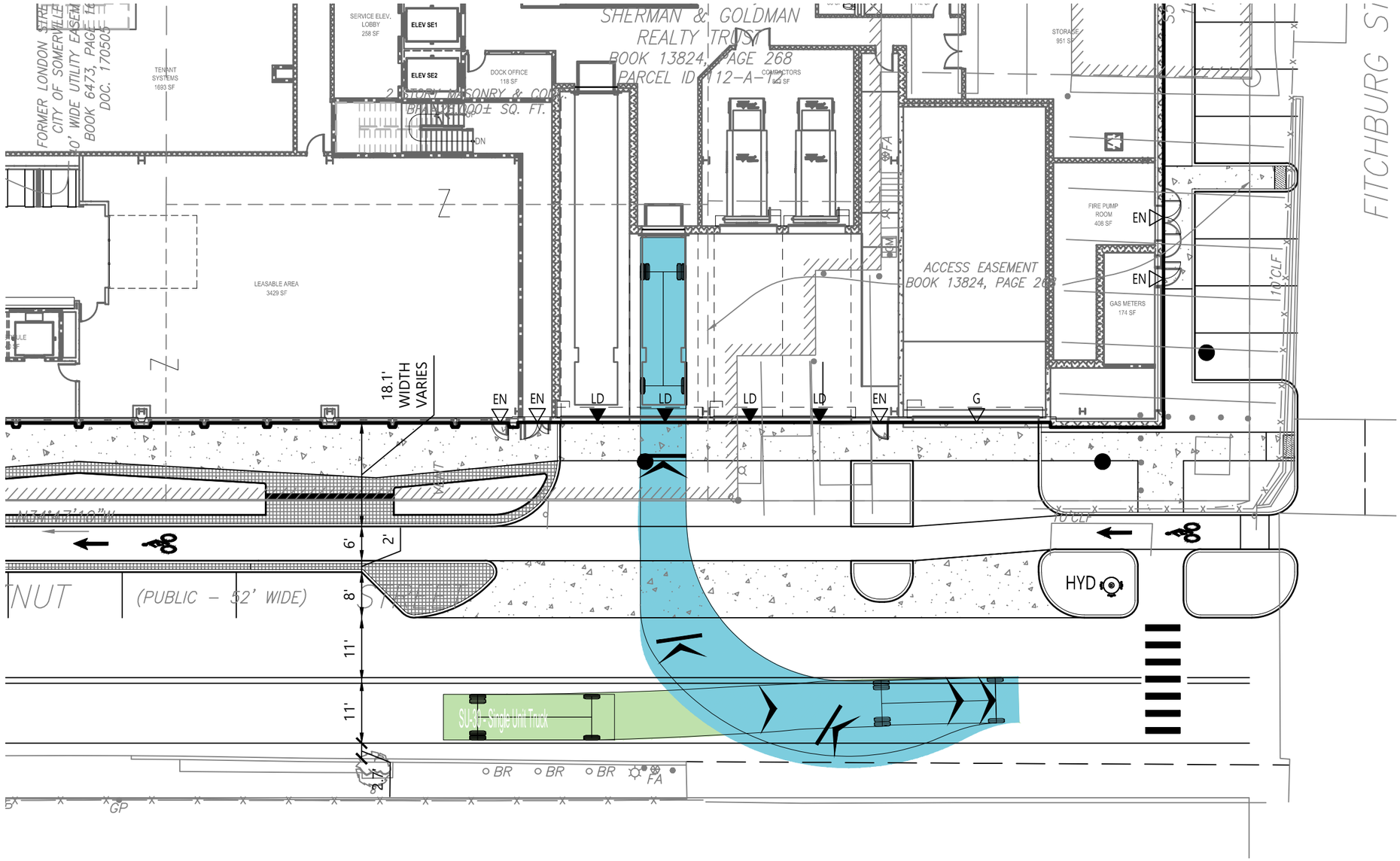


SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

LEGEND

FORWARD MOVEMENT

BACKING IN



0 10 20 40 Feet

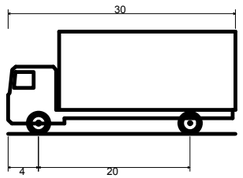
vhb

Vehicle Movement Plan

28 Fitchburg Street
Somerville, Massachusetts

Figure 6f

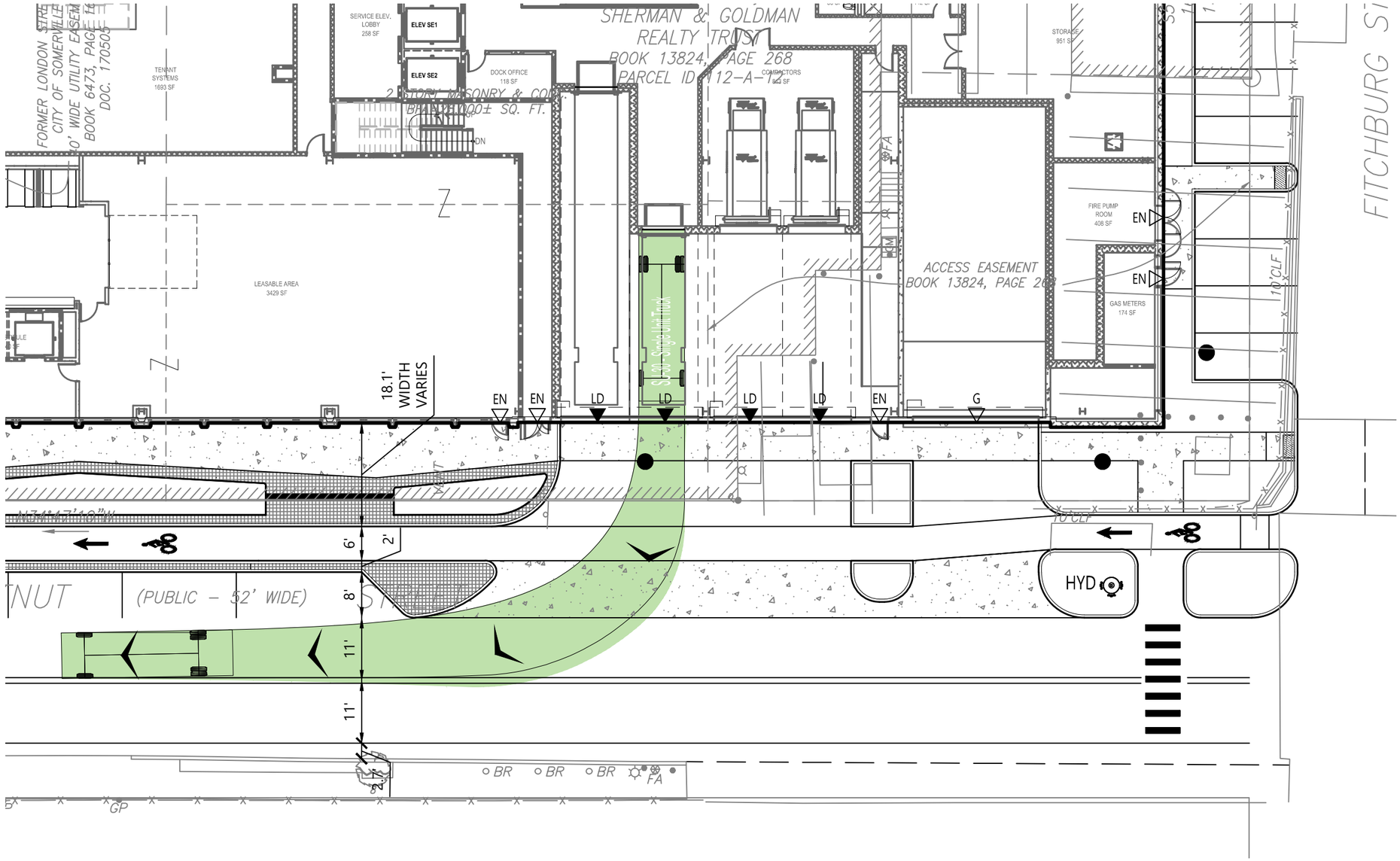
SU-30 Exiting Loading Dock



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

LEGEND

FORWARD MOVEMENT



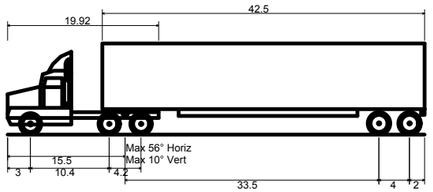
0 10 20 40 Feet

Vehicle Movement Plan

28 Fitchburg Street
Somerville, Massachusetts

Figure 6g

WB-50 Entering Loading Dock

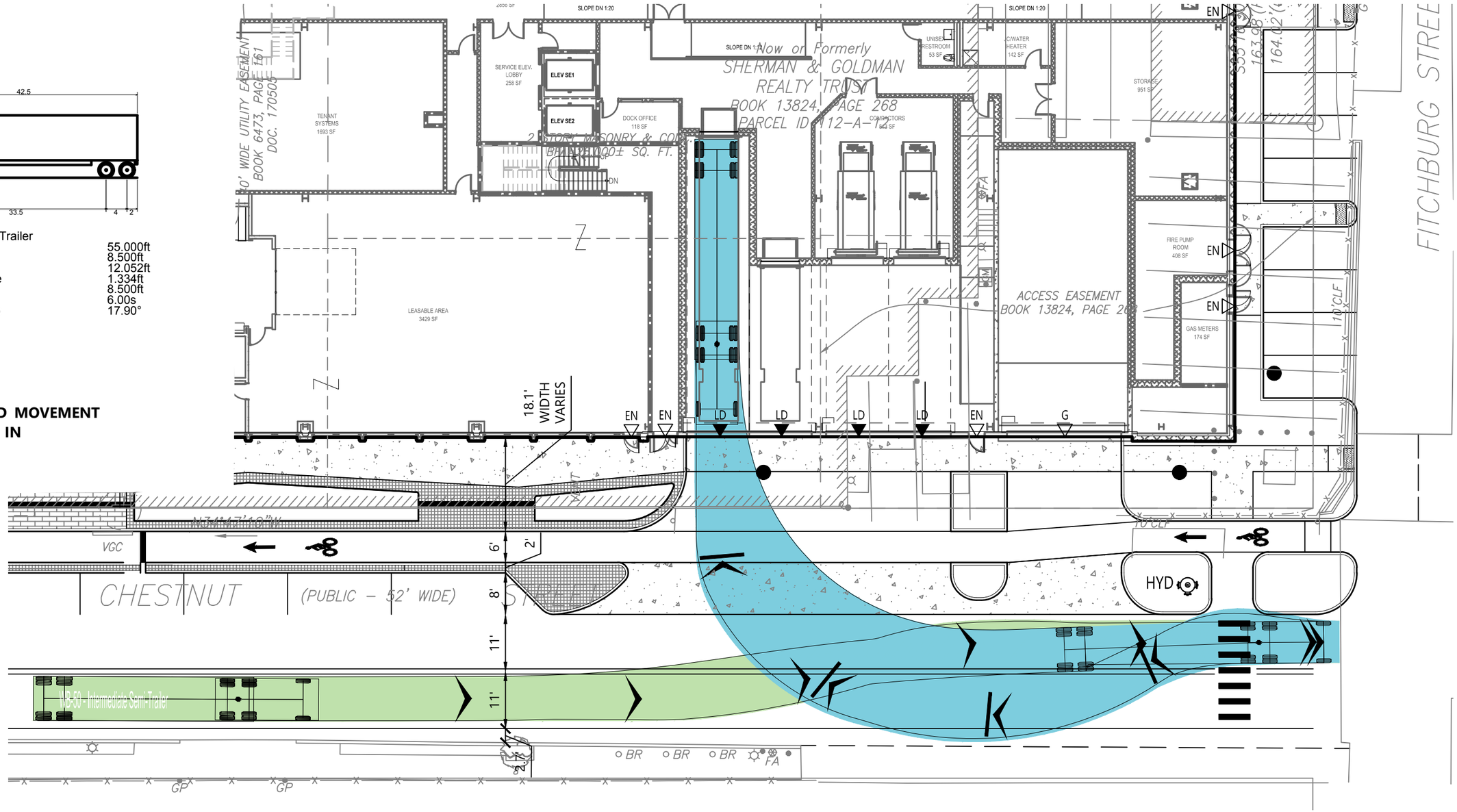


WB-50 - Intermediate Semi-Trailer

Overall Length	55.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

LEGEND

FORWARD MOVEMENT
BACKING IN



0 10 20 40 Feet

vhb

Vehicle Movement Plan

28 Fitchburg Street
Somerville, Massachusetts

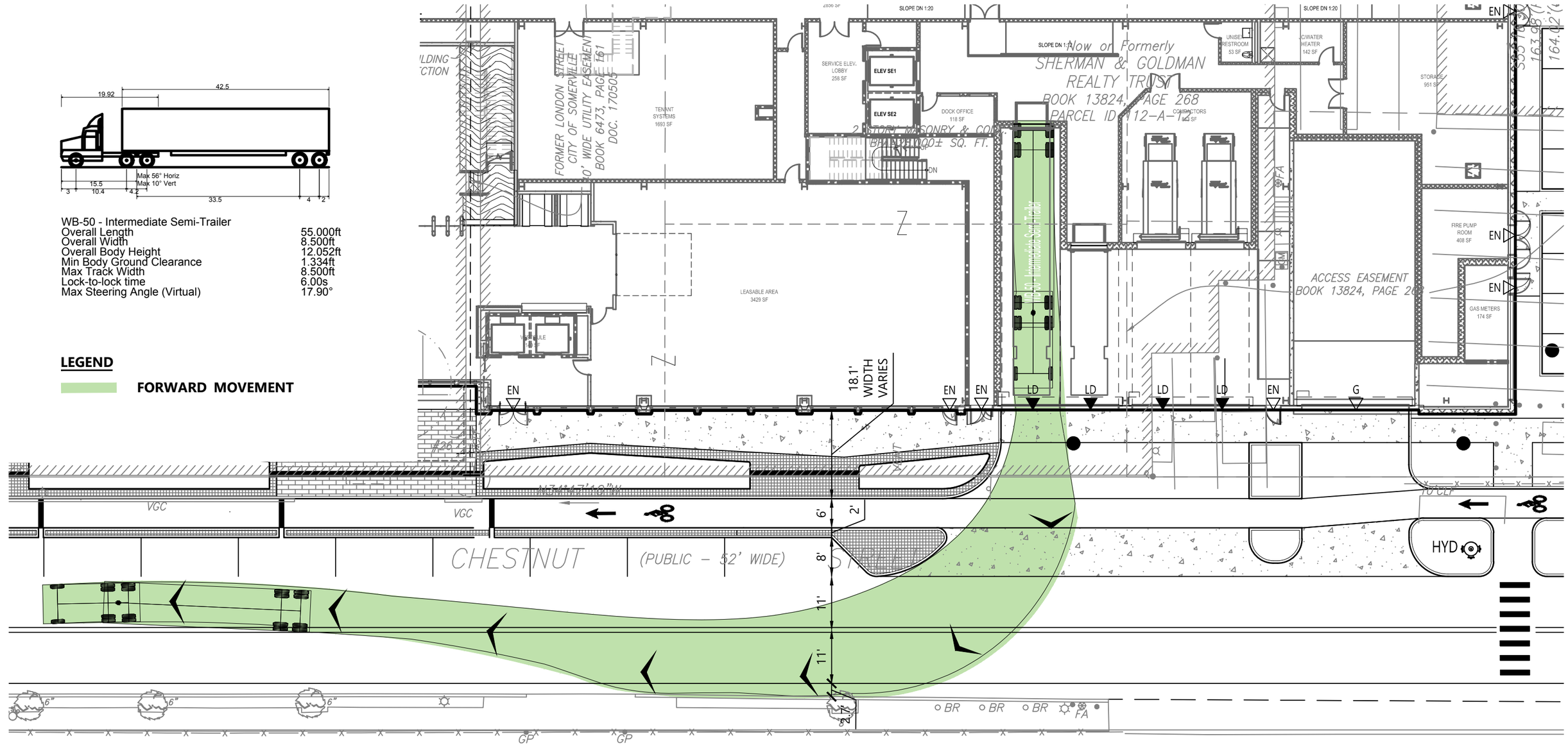
Figure 6h

WB-50 Exiting Loading Dock

WB-50 - Intermediate Semi-Trailer	
Overall Length	55.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

LEGEND

FORWARD MOVEMENT



0 10 20 40 Feet

Vehicle Movement Plan

28 Fitchburg Street
Somerville, Massachusetts

Figure 6i