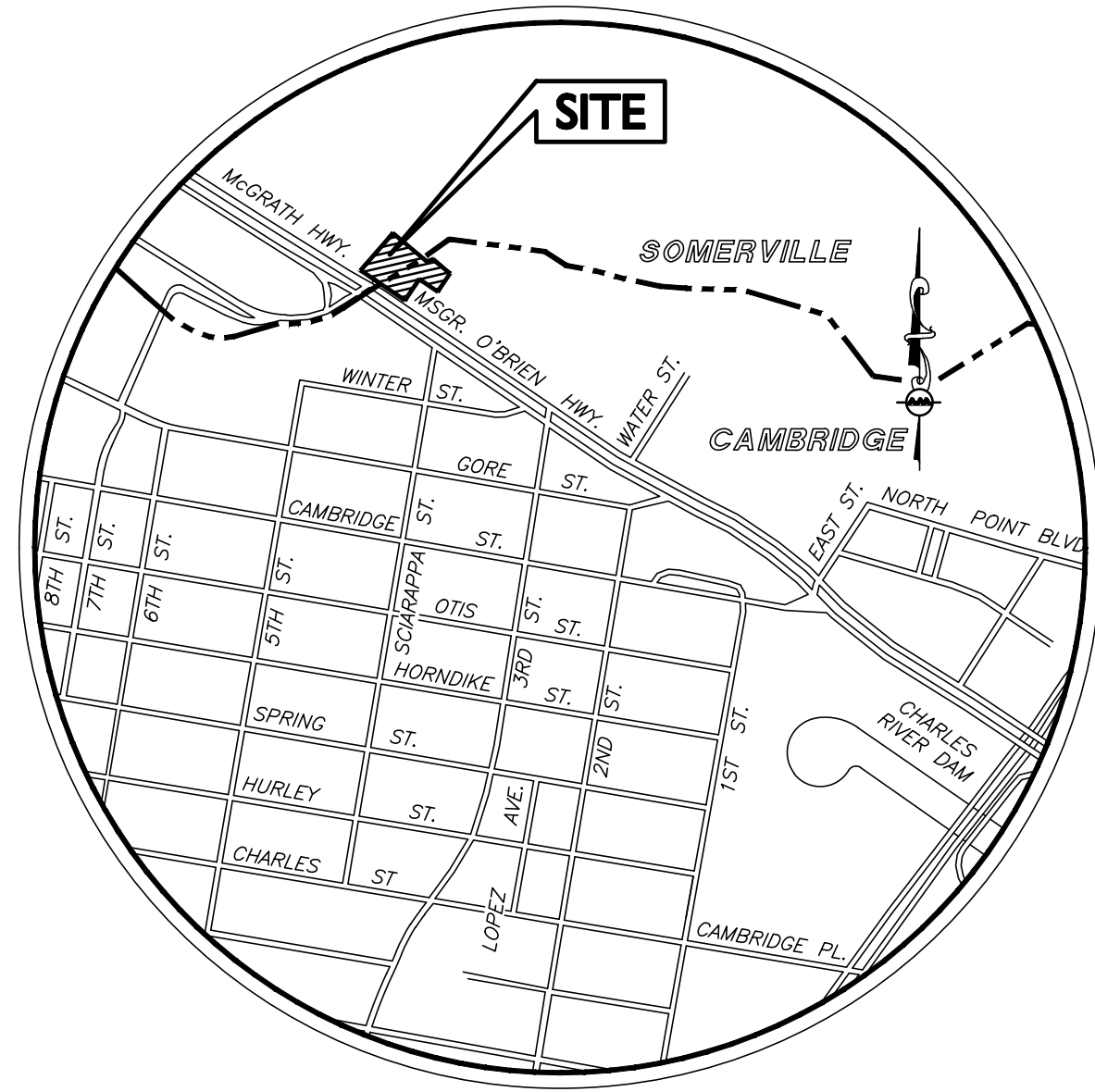


SITE REDEVELOPMENT PLAN SET FOR 145 ROOM HOTEL

1 MCGRATH HIGHWAY - SOMERVILLE, MA
MAP 115, BLOCK B, LOT 8
263 MSGR. O'BRIEN HIGHWAY - CAMBRIDGE, MA
MAP 7, LOT 35



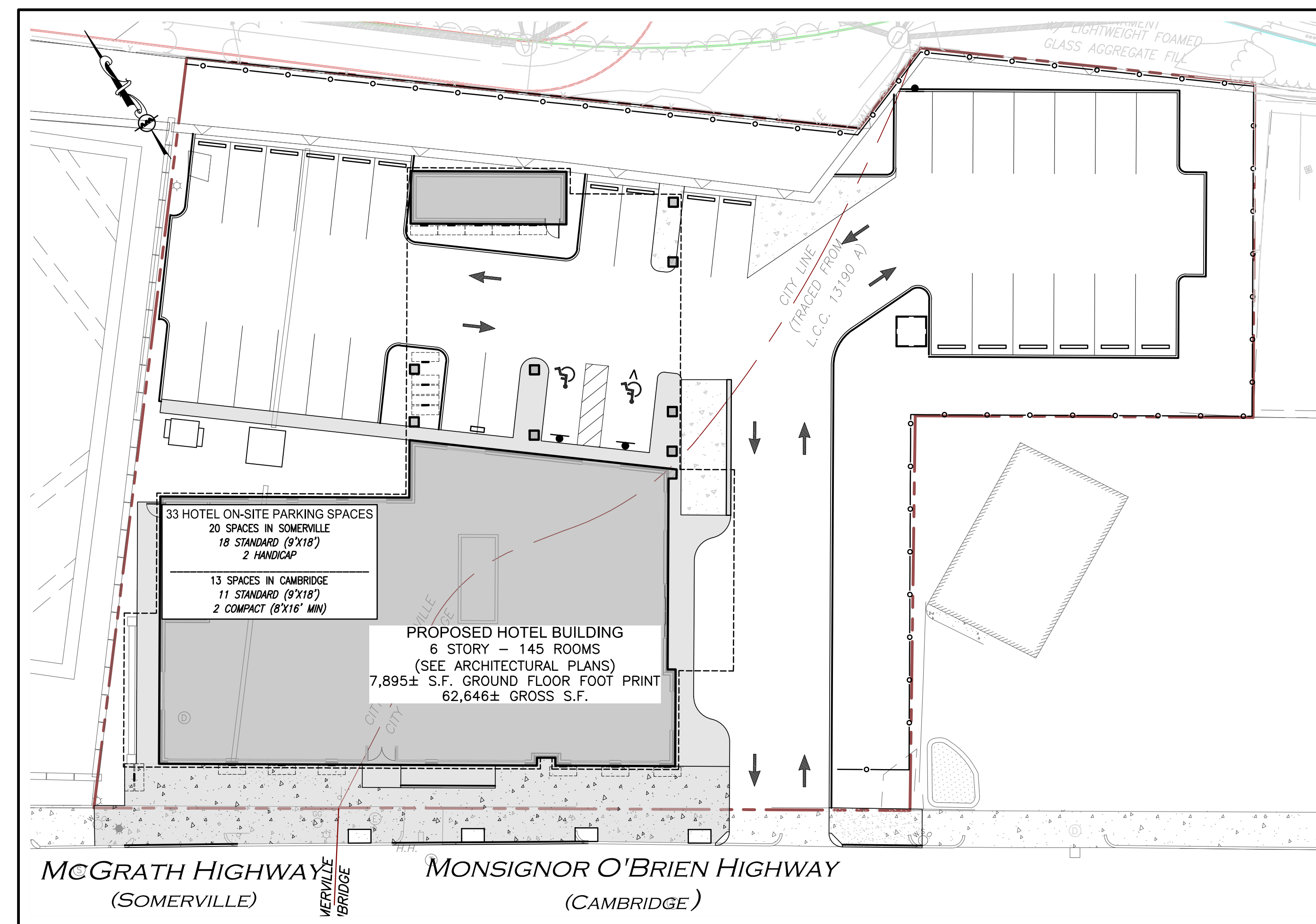
LOCUS MAP
NOT TO SCALE

OWNER:
SOMERBRIDGE HOTEL LLC
C/O XSS HOTELS
PO BOX 4430
MANCHESTER, NH 03108

SITE ENGINEER/LANDSCAPE ARCHITECT:
ALLEN & MAJOR ASSOCIATES, INC.
400 HARVEY ROAD
MANCHESTER, NH 03103

SURVEYOR:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY
WOBURN, MA 01888-0118

ARCHITECT:
JAL HOSPITALITY DESIGN, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155



LIST OF DRAWINGS

| DRAWING TITLE | SHEET | ISSUED | REVISED |
|---|---------|----------|---------|
| EXISTING CONDITIONS | I | 03-09-16 | - |
| DEMOLITION PLAN | C-1 | 10-15-25 | - |
| LAYOUT & MATERIALS PLAN | C-2 | 10-15-25 | - |
| GRADING & DRAINAGE PLAN | C-3 | 10-15-25 | - |
| UTILITIES PLAN | C-4 | 10-15-25 | - |
| LANDSCAPE PLAN | C-5 | 10-15-25 | - |
| LANDSCAPING DETAILS | C-6 | 10-15-25 | - |
| STORMWATER POLLUTION PREVENTION NOTES | SWPPP 1 | 10-15-25 | - |
| STORMWATER POLLUTION PREVENTION PLAN | SWPPP 2 | 10-15-25 | - |
| STORMWATER POLLUTION PREVENTION DETAILS | SWPPP 3 | 10-15-25 | - |
| DETAILS | D-1 | 10-15-25 | - |
| DETAILS | D-2 | 10-15-25 | - |
| DETAILS | D-3 | 10-15-25 | - |
| DETAILS | D-4 | 10-15-25 | - |
| DETAILS | D-5 | 10-15-25 | - |
| DETAILS | D-6 | 10-15-25 | - |
| DETAILS | C-507 | 10-15-25 | - |
| MBTA COORDINATION FIGURE - SITE PREP. | MBTA-1 | 10-15-25 | - |
| MBTA COORD. FIGURE - PROP. SITE WORK | MBTA-2 | 10-15-25 | - |



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

OWNER:
SOMERBRIDGE HOTEL LLC
c/o XSS HOTELS
PO BOX 4430
MANCHESTER, NH 03108

PROJECT:
145 ROOM HOTEL
263 MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE, MA
1 McGRATH HIGHWAY
SOMERVILLE, MA

PROJECT NO.: 1362-16 **DATE:** OCTOBER 15, 2025

SCALE: AS SHOWN **DWG.:** 1362-16 Cover

DESIGNED BY: SM **CHECKED BY:** MM

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.

civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501

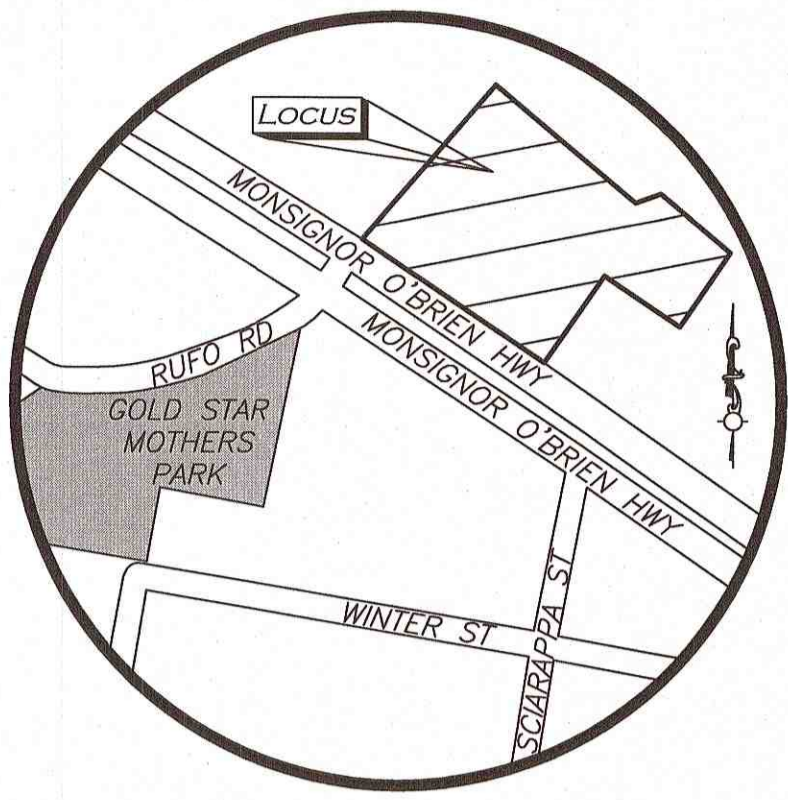
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: COVER **SHEET No.:** C

DRAWING TITLE: COVER **SHEET No.:** C

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LOCUS MAP
(NOT TO SCALE)

ZONING TABLE
CITY OF CAMBRIDGE - SPECIAL DISTRICT 1*

| ITEM | REQUIRED |
|--------------------------|----------|
| LOT WIDTH (MIN) | 50' |
| FRONT YARD SETBACK (MIN) | 3' |
| SIDE YARD SETBACK (MIN) | NONE |
| REAR YARD SETBACK (MIN) | NONE |
| BUILDING HEIGHT (MAX) | 85' |

*ALL REQUIREMENTS OF AND REGULATIONS APPLICABLE TO THE INDUSTRY A-1 DISTRICT SHALL APPLY EQUALLY TO THE SPECIAL DISTRICT 1.

ZONING TABLE
CITY OF SOMERVILLE - IA DISTRICT

| ITEM | REQUIRED |
|--------------------------|----------|
| FRONTAGE (MIN) | N/A |
| FRONT YARD SETBACK (MIN) | N/A |
| SIDE YARD SETBACK (MIN) | N/A |
| REAR YARD SETBACK (MIN) | N/A |
| BUILDING HEIGHT (MAX) | 50' |

LEGAL DESCRIPTION
EXHIBIT "A" FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY'S TITLE COMMITMENT NUMBER SPECIMEN 59869-0, HAVING AN EFFECTIVE DATE OF MAY 22, 2015

THE LAND AT 263 MONSIGNOR O'BRIEN HIGHWAY, CAMBRIDGE AND 1 MCGRATH HIGHWAY, SOMERVILLE, MIDDLESEX COUNTY, MASSACHUSETTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE: LAND IN CAMBRIDGE AND SOMERVILLE

THE LAND AS SHOWN ON BRIDGE STREET (NOW MONSIGNOR O'BRIEN HIGHWAY), CAMBRIDGE AND SOMERVILLE, MIDDLESEX COUNTY, MASSACHUSETTS, MORE PARTICULARLY SHOWN AS LOT A AS CONTAINING 27,080 SQUARE FEET ON A "PLAN OF LAND IN CAMBRIDGE AND SOMERVILLE" DATED DECEMBER 14, 1953 BY WM. S. CROCKER, C.E., RECORDED WITH MIDDLESEX SOUTH DISTRICT DEEDS AS PLAN NO. 124 OF 1954 IN BOOK 8207, PAGE 269.

PARCEL TWO: LAND IN CAMBRIDGE

THE LAND OFF MONSIGNOR O'BRIEN HIGHWAY, CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, MORE PARTICULARLY SHOWN AS PARCEL CONTAINING 5739 SQUARE FEET ON A "PLAN OF LAND IN CAMBRIDGE - MASS." DATED FEBRUARY 3, 1956 BY WILLIAM S. CROCKER, CIVIL ENGINEER, RECORDED WITH MIDDLESEX SOUTH DISTRICT DEEDS AS PLAN NO. 475 OF 1956 IN BOOK 8697, PAGE 363.

THE PARCEL REFERENCED ABOVE CAN ALSO BE DESCRIBED AS THE PARCEL OF LAND SITUATED ON THE EASTERLY SIDE OF MONSIGNOR O'BRIEN HIGHWAY IN THE CITIES OF CAMBRIDGE AND SOMERVILLE, COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY MOST POINT OF THE PARCEL TO BE DESCRIBED HEREAFTER, SAID POINT BEING SHOWN AS "P.O.B." ON THE HERINAFTER REFERENCED PLAN; THENCE

N41°03'37"E ONE HUNDRED SIXTY-SIX AND SEVENTY-SEVEN HUNDREDTHS FEET (166.77') TO A POINT; THENCE

S49°58'47"E ONE HUNDRED FORTY-NINE AND EIGHT HUNDREDTHS FEET (149.08') TO A POINT; THENCE

N71°24'56"E TWENTY-TWO AND TWENTY-SIX HUNDREDTHS FEET (22.26') TO A POINT; THENCE

S49°58'47"E SEVENTY-FOUR AND EIGHTEEN HUNDREDTHS FEET (74.18') TO A POINT; THENCE

S34°16'35"W SEVENTY-THREE AND SIXTY-SIX HUNDREDTHS FEET (73.66') TO A POINT; THENCE

N55°43'52"W SEVENTY-FOUR AND FIFTY-TWO HUNDREDTHS FEET (74.52') TO A POINT; THENCE

S34°46'47"W EIGHTY-SEVEN AND ONE HUNDREDTHS FEET (87.01') TO A POINT; THENCE

N55°43'52"W ONE HUNDRED TWENTY-SIX AND ONE HUNDREDTHS FEET (126.01') TO A POINT; THENCE

S30°20'10"W TWENTY HUNDREDTHS FEET (0.20') TO A POINT; THENCE

N55°50'31"W FIFTY-FOUR AND NO HUNDREDTHS FEET (54.00') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 32,806 SQUARE FEET (0.75 ACRES), MORE OR LESS, AND IS MORE PARTICULARLY SHOWN ON A PLAN ENTITLED, "ALTA/ACSM LAND TITLE SURVEY - 263 MONSIGNOR O'BRIEN HIGHWAY, CAMBRIDGE, MA, 1 MCGRATH HIGHWAY, SOMERVILLE, MA", DATED AUGUST 31, 2015. SCALE 1" = 20'. PREPARED FOR JAL HOSPITALITY LLC. PREPARED BY ALLEN & MAJOR ASSOCIATES, INC.

LOCUS REFERENCES

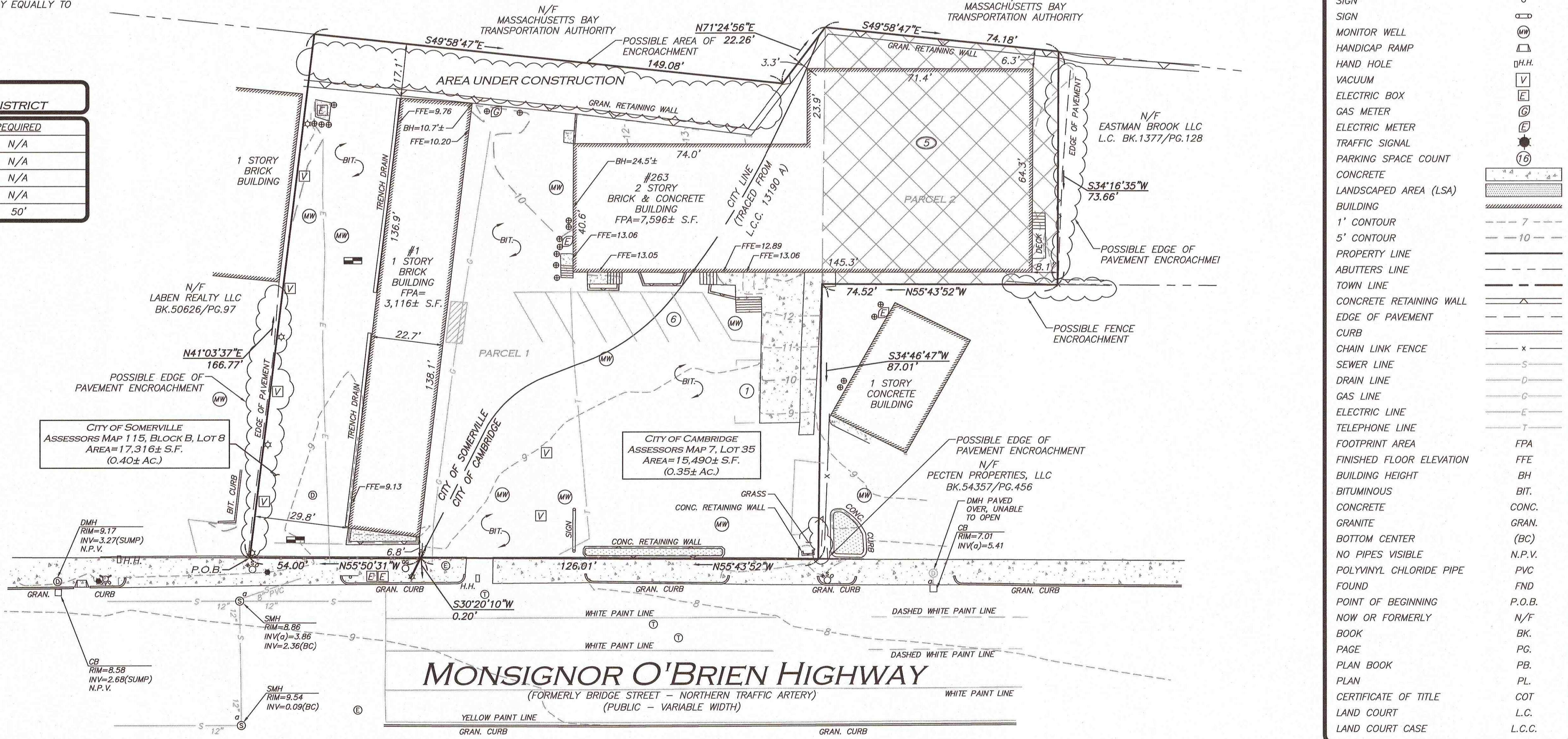
- CITY OF CAMBRIDGE ASSESSORS MAP 7, LOT 35
- CITY OF SOMERVILLE ASSESSORS MAP 115, BLOCK B LOT 8
- DEED BOOK 20124, PAGE 348
- PLAN 124 OF 1954
- PLAN 475 OF 1956

PLAN REFERENCES

- STATE HIGHWAY LAYOUT# 6643
- STATE HIGHWAY LAYOUT# 3614
- STATE HIGHWAY LAYOUT# 3615
- PLAN 1915 OF 1954
- PLAN 149 OF 2002
- L.C.C. 13190

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MAINLAND ZONE) (NAD '83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
3. VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
4. CONTOUR INTERVAL IS ONE FOOT (1').



UTILITY STATEMENT

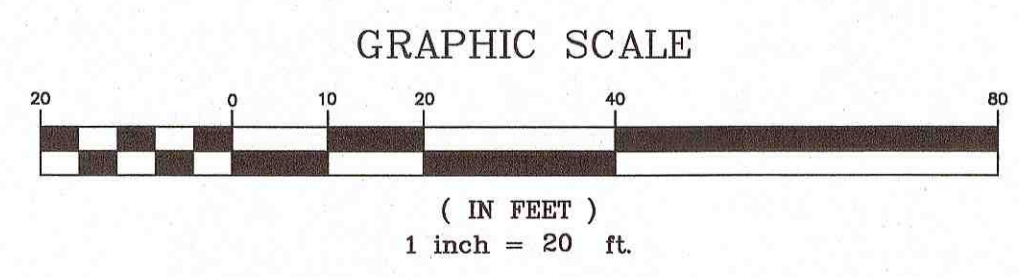
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PARKING SUMMARY

| | |
|--------------------|---|
| STANDARD STALLS | 7 |
| HANDICAPPED STALLS | 0 |
| TOTAL STALLS | 7 |

COMMONWEALTH LAND TITLE INSURANCE COMPANY
ALTA COMMITMENT NUMBER: SPECIMEN 59869-0
EFFECTIVE DATE: DECEMBER MAY 22, 2015
SCHEDULE B - SECTION 2 EXCEPTIONS

| ITEM NUMBER | DESCRIPTION | REFERENCE |
|-------------|----------------------------------|------------------------------------|
| 1-4 | NOT SURVEY RELATED | - |
| 5 | ACTIVITY AND USE LIMITATION AREA | BK.25982/PG.479 BK.26221/PG.445 |



LEGEND

| | |
|--------------------------|--------|
| RAIN MANHOLE (DMH) | ⊙ |
| SEWER MANHOLE (SMH) | ⊙ |
| ELECTRIC MANHOLE (EMH) | ⊙ |
| MISC. MANHOLE (MH) | ⊙ |
| TELEPHONE MANHOLE (TMH) | ⊙ |
| CATCH BASIN (CB) | ⊙ |
| ROUND CATCH BASIN (RCB) | ⊙ |
| WATER GATE | ⊙ |
| GAS GATE | ⊙ |
| BOLLARD | ⊙ |
| LIGHT | ⊙ |
| TEST PIT LOCATION | ⊙ |
| SIGN | ⊙ |
| MONITOR WELL | ⊙ |
| HANDICAP RAMP | ⊙ |
| HAND HOLE | ⊙ |
| VACUUM | ⊙ |
| ELECTRIC BOX | ⊙ |
| GAS METER | ⊙ |
| ELECTRIC METER | ⊙ |
| TRAFFIC SIGNAL | ⊙ |
| PARKING SPACE COUNT | ⊙ |
| CONCRETE | ⊙ |
| LANDSCAPED AREA (LSA) | ⊙ |
| BUILDING | ⊙ |
| 1' CONTOUR | ⊙ |
| 5' CONTOUR | ⊙ |
| PROPERTY LINE | ⊙ |
| ABUTTERS LINE | ⊙ |
| TOWN LINE | ⊙ |
| CONCRETE RETAINING WALL | ⊙ |
| EDGE OF PAVEMENT | ⊙ |
| CURB | ⊙ |
| CHAIN LINK FENCE | ⊙ |
| SEWER LINE | ⊙ |
| DRAIN LINE | ⊙ |
| GAS LINE | ⊙ |
| ELECTRIC LINE | ⊙ |
| TELEPHONE LINE | ⊙ |
| FOOTPRINT AREA | FPA |
| FINISHED FLOOR ELEVATION | FFE |
| BUILDING HEIGHT | BH |
| BITUMINOUS | BIT. |
| CONCRETE | CONC. |
| GRANITE | GRAN. |
| BOTTOM CENTER | (BC) |
| NO PIPES VISIBLE | N.P.V. |
| POLYVINYL CHLORIDE PIPE | PVC |
| FOUND | FND |
| POINT OF BEGINNING | P.O.B. |
| NOW OR FORMERLY | N/F |
| BOOK | BK. |
| PAGE | PG. |
| PLAN BOOK | PB. |
| PLAN | PL. |
| CERTIFICATE OF TITLE | COT |
| LAND COURT | L.C. |
| LAND COURT CASE | L.C.C. |

TO: SOMERBRIDGE HOTEL LLC, JAL HOSPITALITY LLC, COMMONWEALTH LAND TITLE INSURANCE COMPANY AND NO OTHERS.

THIS IS TO CERTIFY THAT:
THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JULY 9, 2015 AND JULY 28, 2015. THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b) AND 13 OF TABLE A THEREOF.

THE SUBJECT PREMISES IS LOCATED IN ZONE X(UNSHADED) "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE CITY OF CAMBRIDGE & SOMERVILLE MASSACHUSETTS, MIDDLESEX COUNTY COMMUNITY PANEL NUMBER 2501700577E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.

ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF CAMBRIDGE AND SOMERVILLE ASSESSOR'S INFORMATION.

THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF TO THE ABOVE NAMED PARTIES AND NO OTHERS.

ALLEN & MAJOR ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

APPLICANT/OWNER:
JAL HOSPITALITY LLC
P.O. BOX 4430
MANCHESTER, NH 03108

PROJECT:
263 MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE, MA
1 MCGRATH HIGHWAY
SOMERVILLE, MA

PROJECT NO. 1362-16 DATE: 3/9/16
SCALE: 1" = 20' DWG. NAME: S-1362-16-ALTA
DRAFTED BY: KAC CHECKED BY: COB/KJK

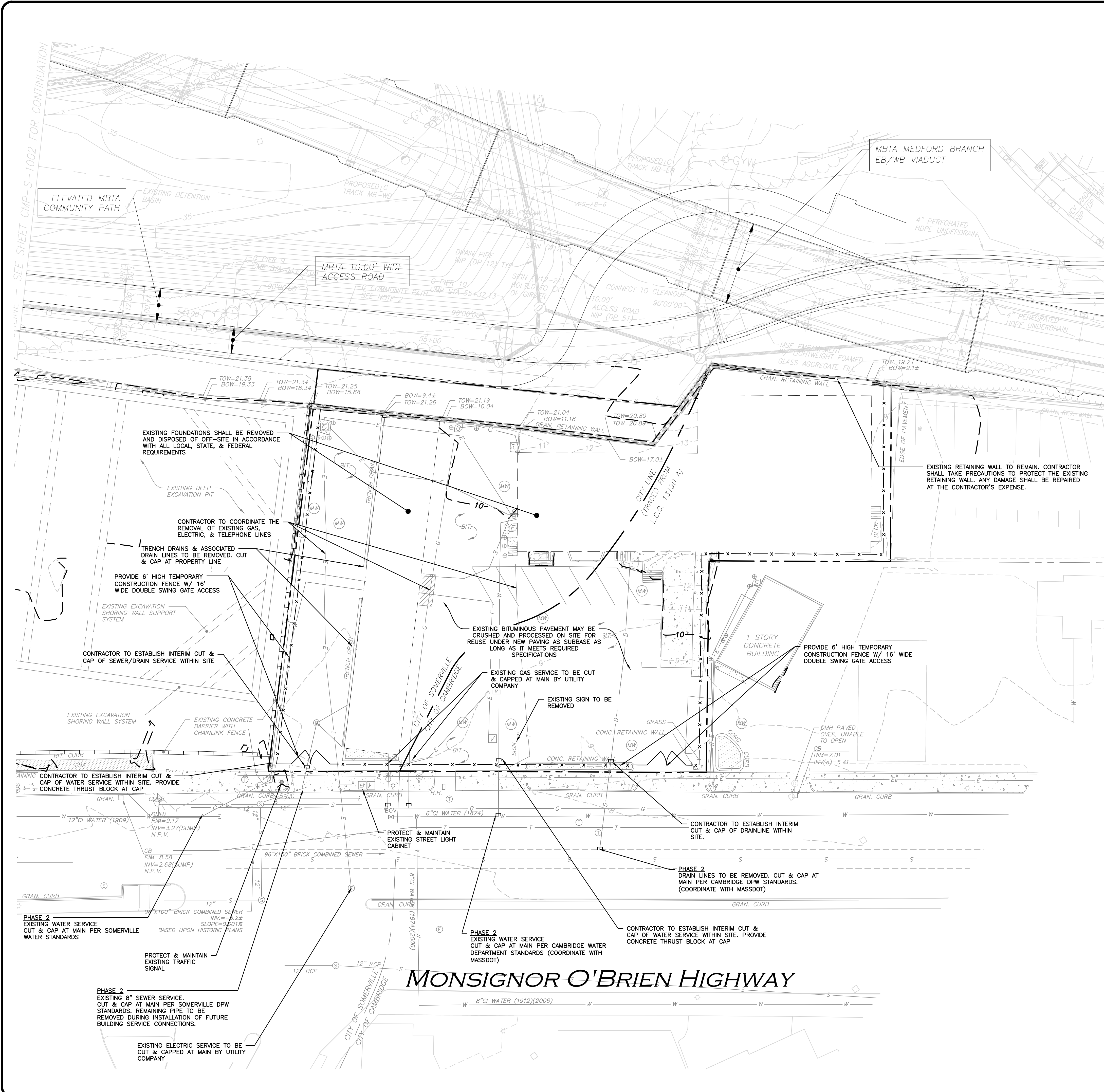
PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY
P.O. BOX 2118
WOBURN MA 01888-0118
TEL: (781) 935-6889
FAX: (781) 935-3896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: ALTA/ACSM LAND TITLE SURVEY SHEET No. 1
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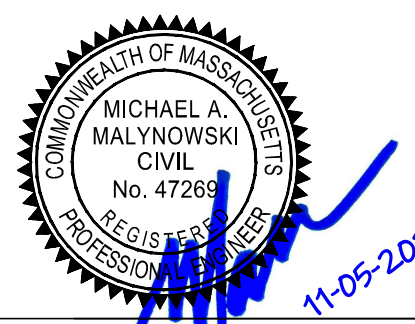
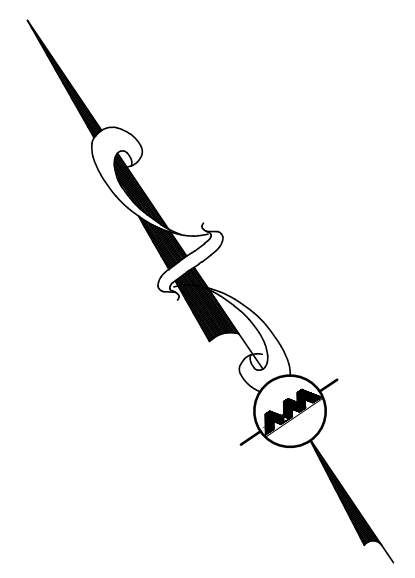


DEMO NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. GRADING / DEMOLITION OUTSIDE OF THE PROJECT BOUNDARIES REQUIRES A TEMPORARY CONSTRUCTION/GRADING EASEMENT FROM THE LANDOWNER (BY OTHERS).
3. ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DELINEATE EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE DEMOLITION ITEMS NOT SHOWN ON THE SURVEY, OR SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND DO NOT REFLECT QUANTITY.
4. CLEAR GRUB AND REMOVE ALL EXISTING VEGETATION ON SITE, EXCEPT AS NOTED ON PLAN.
5. REFER TO STORMWATER POLLUTION PREVENTION PLANS FOR ADDITIONAL DETAIL REGARDING EROSION CONTROL MEASURES.
6. REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS REGARDING THE TREATMENT OF TOPSOIL.
7. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

GENERAL NOTES:

1. NO WORK TO PROCEED ON WATER, SEWER, OR DRAIN PIPES PRIOR TO THE RESPECTIVE DPW APPROVAL.
2. CONTRACTOR MUST MEET OR EXCEED THE DPW'S STANDARD REQUIREMENTS FOR ALL SEWER, STORM DRAIN, AND WATER WORK.
3. ALL PROPOSED WATER, DRAIN, AND SEWER WORK IN THE RIGHT-OF-WAY SHALL BE PERFORMED IN THE PRESENCE OF A DPW CONSTRUCTION INSPECTOR. THE CONTRACTOR SHALL GIVE A MINIMUM OF 24 HOURS NOTICE TO THE DPW TO FACILITATE THE SCHEDULING OF AN INSPECTOR DURING ALL WATER, DRAIN, AND SEWER WORK.
4. THE CONTRACTOR SHALL NOTIFY CITY OF SOMERVILLE WATER OPERATIONS A MINIMUM OF (7) WORKING DAYS BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THEIR WATER SYSTEM SO THAT THE WATER MAIN CAN BE SHUT OFF.
5. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
6. CONTRACTOR TO CONTACT THE DPW FOR INSTALLATION AND ACTIVATION OF ANY TEMPORARY HYDRANT METERS. LOCATION TO BE FIELD DETERMINED.
7. CONTRACTOR TO EXPOSE SERVICE CONNECTION OUTSIDE THE FOUNDATION AND REMOVE TO A POINT OF CONNECTION TO THE MUNICIPAL MAIN.
8. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.
9. UNLESS OTHERWISE DIRECTED, CONTRACTOR SHALL RESTORE ROADS AND SIDEWALKS TO MATCH ORIGINAL SURFACES IN ACCORDANCE WITH CITY OF SOMERVILLE REGULATIONS.
10. EXISTING WATER SERVICES TO BE ABANDONED ARE TO BE CUT AND CAPPED AT THE MAIN. THE GATE AND UPRIGHT AND FRAME AND COVER ARE TO BE REMOVED BY THE CONTRACTOR. THE REMAINING TEE AND BLIND FLANGE SHALL BE POSITIVELY RESTRAINED TO THE MAIN WITH TIE RODS AND COLLAR. PLUG AND ABANDON EXISTING PIPES IN PLACE, OR REMOVE AND DISPOSE OF PIPES WHERE NOTED ON THE PLANS.
11. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
12. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DIRT, DUST, AND SEDIMENT ON SITE THROUGHOUT THE COURSE OF THE PROJECT. AS SUCH CONTRACTOR SHALL PROVIDE PERIMETER EROSION CONTROLS INCLUDING STRAW WATTLES AND/OR SILT FENCE AS APPROPRIATE BASED ON THE FINAL LIMIT OF WORK. THE CONTRACTOR SHALL REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
13. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WIND, WATER, OR DIRECT DEPOSIT.
14. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM DRAINAGE AND SEWER SYSTEMS.



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

OWNER: SOMERBRIDGE HOTEL LLC
c/o XSS HOTELS
PO BOX 4430
MANCHESTER, NH 03108

PROJECT: 145 ROOM HOTEL
263 MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE, MA
1 McGRATH HIGHWAY
SOMERVILLE, MA

PROJECT NO. 1362-16 DATE: OCTOBER 15, 2025

SCALE: DWG.: 1362-16.Demo

DESIGNED BY: SM CHECKED BY: MM

PREPARED BY:



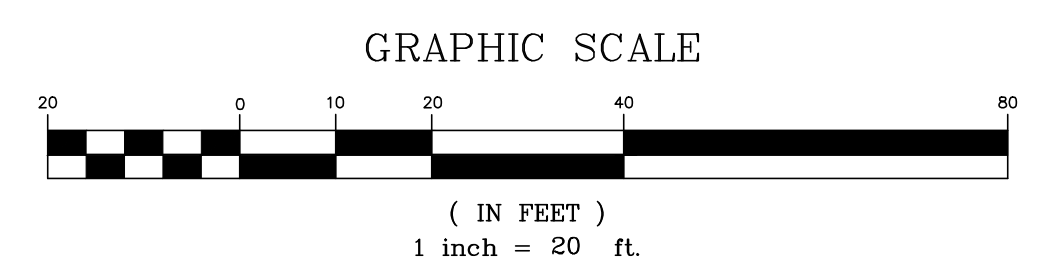
ALLEN & MAJOR ASSOCIATES, INC.

civil engineering • land surveying
environmental consulting • landscape architecture
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