

ZONING INFORMATION

LISTED BELOW ARE SETBACK, HEIGHT, AND FLOOR SPACE AREA RESTRICTIONS AS DISCLOSED BY APPLICABLE ZONING OR BUILDING CODES (AS REQUIRED UNDER TABLE A 6(b) OF THE ALTA STANDARDS.

ZONING CLASSIFICATION: TRANSIT ORIENTED DISTRICT (TOD-135)
INFORMATION SHOWN BELOW IS PROVIDED FROM ZONING REPORT, PREPARED BY B&C ZONING INC., DATED JUNE 1, 2015.

BUILDING SITE AREA REQUIREMENTS	
MINIMUM LOT AREA	50,000 SQ. FT.
MINIMUM LOT WIDTH	140 FT.
MINIMUM LOT DEPTH	NONE
BUILDING DENSITY FORMULA	
MAX. LOT COVERAGE:	80%
MAX. FLOOR AREA RATIO	4.5/5.5 FOR GREEN BUILDINGS
MIN. FLOOR AREA RATIO	3.1
BUILDING SETBACKS:	
FRONT:	0 FT.
SIDE:	0 FT.
REAR:	0 FT.
MAXIMUM BUILDING HEIGHT	120 FEET / 135 FT. FOR GREEN BUILDINGS

PARKING REQUIREMENT: (OFFICE R&D USE)
MINIMUM PARKING REQUIRED:
1 SPACE PER 1000 NET SQUARE FEET (80,924/250=)
PARKING SPACES REQUIRED: 27 PARKING SPACES

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 250214 0439 & 0577 E WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 2010 AND NO IMPROVEMENTS ARE IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GENERAL NOTES:

- CURRENT OWNER OF RECORD:
BOYNTON YARDS ASSOCIATES I, LLC
BOOK 27849, PAGE 433 (AS TO PARCELS B-2 AND B-3)
DOCUMENT NO. 1159932 AND CERTIFICATE OF TITLE NO. 220405 (AS TO LOT 5).
SITE ADDRESS: 111-153 SOUTH STREET, SOMERVILLE, MA (MIDDLESEX COUNTY)
- THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY ODONE SURVEY & MAPPING ON AUGUST 2-4, 2017. THIS PLAN HAS BEEN PREPARED FOR TITLE PURPOSES ONLY. SURVEY BY TRIMBLE S6 TOTAL STATION.
- BASIS OF BEARINGS: PLAN 1198 OF 1997
- PROPERTY HAS DIRECT ACCESS TO SOUTH STREET, EARLE STREET AND HARDING STREET ALL DEDICATED PUBLIC WAYS THROUGH ACCESS POINTS AS NOTED AND INDIRECT ACCESS TO WINDSOR STREET THROUGH AN ACCESS EASEMENT AS SHOWN.
- UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- TABLE A (ITEM 16): THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- TABLE A (ITEM 17): THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO, THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- TABLE A (ITEM 18): THERE WERE NO WETLAND MARKERS OBSERVED ON THE SURVEYED PROPERTY, THE SURVEYOR WAS NOT PROVIDED WITH ANY INFORMATION REGARDING WETLAND DELINEATIONS.
- NO EVIDENCE WAS OBSERVED OF CEMETERIES, GRAVESITES OR BURIAL GROUNDS LOCATED ON THE SUBJECT PREMISES.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 167, INCLUDING 8 DESIGNATED HANDICAP SPACES.

SURVEY RELATED ITEMS
CORRESPONDING TO SCHEDULE B-SECTION 2

EXCEPTIONS FROM COVERAGE, SCHEDULE B-SECTION 2, COMMITMENT FOR TITLE INSURANCE FILE NO. C24394 AS ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF AUGUST 1, 2017.

- UTILITY EASEMENT BY AND BETWEEN BOYNTON YARDS ASSOCIATES I, LLC AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED APRIL 9, 1999 AND RECORDED IN BOOK 30102, PAGE 134 AND AS SHOWN ON PLAN 448 OF 1999; AS AFFECTED BY RELEASE OF EASEMENT RECORDED IN BOOK 35436, PAGE 532. (EASEMENT HAS BEEN RELEASED AND IS NOT SHOWN)
- UTILITY EASEMENT BY AND BETWEEN BOYNTON YARDS ASSOCIATES I, LLC AND VERIZON NEW ENGLAND, INC. DATED APRIL 30, 2002 AND RECORDED IN BOOK 35436, PAGE 534. (PLOTTED-EASEMENT AFFECTS PROPERTY AS SHOWN)
- ACCESS EASEMENT OVER PARCEL C-4A AND PARCEL N FROM SOMERVILLE REDEVELOPMENT AUTHORITY DATED OCTOBER 24, 2002 AND RECORDED IN BOOK 38953, PAGE 290 AND AS SHOWN ON PLAN ENTITLED "PLAN OF LAND OF PARCELS C-1A, C- 2A, C-3A, H, L, M & N, WINDSOR PLACE/BOYNTON YARDS AREA, SOMERVILLE, MA" RECORDED AS PLAN 250 OF 2001 IN BOOK 32537 AT PAGE 322. (PLOTTED-EASEMENT AFFECTS PROPERTY AS SHOWN)
- VEHICULAR AND FOOT ACCESS RIGHTS OVER 22 FOOT RIGHT OF WAY OVER LOT B-1 CONTAINED IN QUITCLAIM DEED FROM BOYNTON YARDS ASSOCIATES I, LLC TO MILLERS RIVER DEVELOPMENT, LLC DATED APRIL 24, 2003 AND RECORDED IN BOOK 38953, PAGE 297. (PLOTTED-EASEMENT AFFECTS PROPERTY AS SHOWN)
- STIPULATION REGARDING EASEMENT FILED AS DOCUMENT NO. 246062. (AFFECTS LOT 5)
- STIPULATION REGARDING EARLE STREET FILED AS DOCUMENT NO. 246063. (AFFECTS LOT 5)
- NOTICE OF ACTIVITY AND USE LIMITATION DATED DECEMBER 12, 2001 BY BOYNTON YARDS ASSOCIATES I, LLC FILED AS DOCUMENT NO. 1194817. (PLOTTED-AFFECTS LOT 5)
- EASEMENT TO CITY OF SOMERVILLE DATED JUNE 25, 1912 AND RECORDED IN BOOK 3714, PAGE 347. (AFFECTS LOT 5) (NO DOCUMENT PROVIDED)
- EASEMENT TO CHARLES H. MOULTON, ET AL, DATED NOVEMBER 15, 1912 AND RECORDED IN BOOK 3742, PAGE 470. (AFFECTS LOT 5) (NO DOCUMENT PROVIDED)
- SOMERVILLE PLANNING BOARD NOTICE OF SITE PLAN APPROVAL WITH CONDITIONS RECORDED IN BOOK 27841, PAGE 112. (PERTAINS TO MATTERS OF LAND USE AND CANNOT BE PLOTTED)
- SPECIAL PERMIT WITH CONDITIONS BY THE CITY OF SOMERVILLE ZONING BOARD OF APPEALS RECORDED IN BOOK 27841, PAGE 119; AS AFFECTED BY NOTICE OF AMENDED SPECIAL PERMIT (APPEAL NUMBER 1997-46A AND APPEAL NUMBER 1997-46) RECORDED IN BOOK 38509, PAGE 542. (PERTAINS TO MATTERS OF LAND USE AND CANNOT BE PLOTTED)
- NOTICE OF DECISION GRANTING SITE PLAN APPROVAL (NO. 02-22) DATED MAY 28, 2002 AND RECORDED IN BOOK 35957, PAGE 431. (PERTAINS TO MATTERS OF LAND USE AND CANNOT BE PLOTTED)
- NOTICE OF AMENDMENT TO SPECIAL PERMIT (APPEAL NUMBER 2000-47A) RECORDED IN BOOK 38509, PAGE 545. (PERTAINS TO MATTERS OF LAND USE AND CANNOT BE PLOTTED)
- DECISION BY CITY OF SOMERVILLE PLANNING BOARD DATED DECEMBER 14, 2000 AND FILED AS DOCUMENT NO. 1159930. (PERTAINS TO MATTERS OF LAND USE AND CANNOT BE PLOTTED)
- DECISION BY CITY OF SOMERVILLE ZONING BOARD OF APPEALS DATED SEPTEMBER 13, 2000 AND FILED AS DOCUMENT NO. 1159931. (PERTAINS TO MATTERS OF LAND USE AND CANNOT BE PLOTTED)

RECORD DESCRIPTION

PARCEL B-2 AND B-3

THE LAND WITH THE BUILDINGS THEREON IN SOMERVILLE, MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN AS REMAINDER PARCEL B-2 AND PARCEL B-3 ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND BOYNTON YARD, SOMERVILLE, MA 02143" BY GREEN ENVIRONMENTAL DATED JANUARY 22, 2003 AND RECORDED AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NO. 710 OF 2003 IN BOOK 40281, PAGE 279.

TOGETHER WITH THE RIGHT AND EASEMENT TO USE A 22 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN ON SAID PLAN FOR ALL PURPOSES FOR WHICH STREETS AND WAYS ARE USED IN THE CITY OF SOMERVILLE.

TOGETHER WITH THE RIGHT AND EASEMENT TO USE FOR ACCESS PARCELS C-4A AND PARCEL N RECORDED IN BOOK 38953, PAGE 290 AND AS SHOWN ON PLAN ENTITLED "PLAN OF LAND OF PARCELS C-1A, C-2A, C-3A, H, L, M & N, WINDSOR PLACE/BOYNTON YARDS AREA, SOMERVILLE, MA" RECORDED AS PLAN 250 OF 2001 IN BOOK 32537 AT PAGE 322.

LOT 5

LOT 5 SHOWN ON LAND COURT PLAN NO. 20214C, A COPY OF WHICH IS FILED WITH CERTIFICATE OF TITLE NO. 220405.

TOGETHER WITH RIGHTS AND EASEMENTS RESERVED IN A DEED FROM BOYNTON YARDS ASSOCIATES I, LLC TO ROBERT C. PENNA, ET AL, TRUSTEES DATED JANUARY 26, 2001 AND FILED AS DOCUMENT NO. 1161409, CONVEYING LOT 4 SHOWN ON LAND COURT PLAN NO. 20214C.

TOGETHER WITH RIGHT TO USE HARDING STREET AS SHOWN ON LAND COURT PLAN 20214B FOR ALL PURPOSES FOR WHICH STREETS AND WAYS ARE USED IN THE CITY OF SOMERVILLE.

THE PROPERTY DESCRIBED ABOVE IS THE SAME PROPERTY AS DESCRIBED IN COMMITMENT FOR TITLE INSURANCE FILE NO. MA249165/MA-14448-17 AS ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2017.

ALTA/NSPS LAND TITLE SURVEY

BOYNTON YARDS
SOMERVILLE PROPERTY
111-153 SOUTH STREET & 6-8 HARDING STREET
SOMERVILLE, MA 02143

PARTNER PROJECT NUMBER 17-193355.1

ALTA SURVEY BASED ON COMMITMENT FOR TITLE INSURANCE FILE NO. C24394
AS ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY
WITH AN EFFECTIVE DATE OF AUGUST 1, 2017.

SURVEYOR'S CERTIFICATE

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY AND PARTNER ENGINEERING & SCIENCE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 22, 2017.

DATE OF PLAN: AUGUST 24, 2017

DATE OF LAST REVISION: NOVEMBER 30, 2017

GLENN D. ODONE JR.
REGISTERED LAND SURVEYOR NO. 45068
COMMONWEALTH OF MASSACHUSETTS

SURVEY PREPARED BY:



ODONE
SURVEY &
MAPPING

SURVEYING • MAPPING • PLANNING

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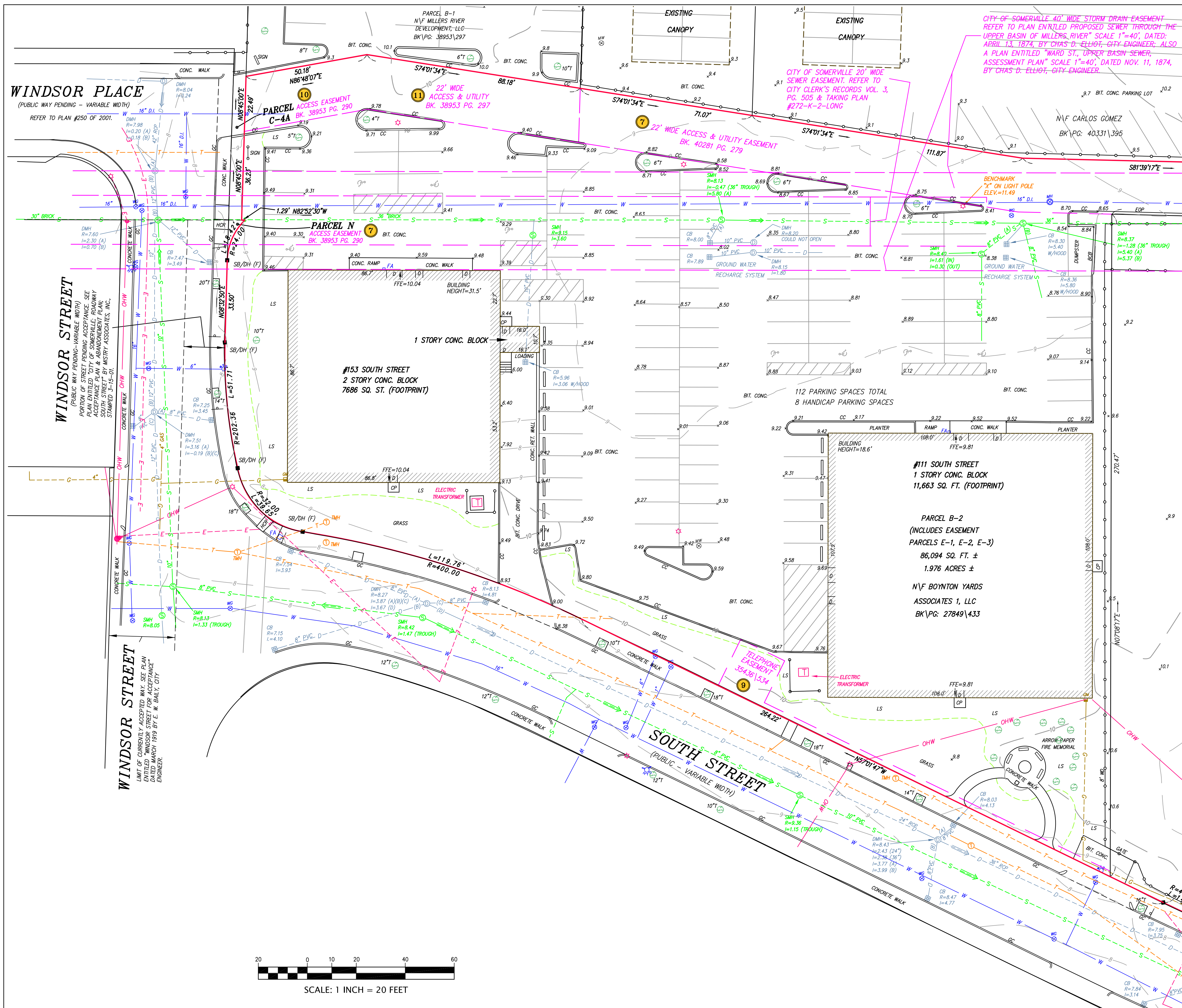
OSM PROJECT NO. 20171080

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

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LEGEND OF SYMBOLS & ABBREVIATIONS

BK. PG.	DEED BOOK/PAGE		BUILDING
BIT. CONC.	BITUMINOUS CONCRETE		EASEMENT LINE
C.L.F.	CHAIN LINK FENCE		LOCUS BOUNDARY LINE
C.P.	CONCRETE PAD		STONEWALL
BCC	BIT. CONC. CURB		OVERHEAD WIRES
CONC.	CONCRETE SURFACE		BOLLARD
EOP	EDGE OF PAVEMENT		CATCH BASIN
GEN.	GENERATOR		FOUND
(F)	FOUND		GRANITE CURB
GC	GRANITE CURB		NOW OR FORMERLY
N/F	NOW OR FORMERLY		OVERHEAD
OH	OVERHEAD		OVERHANG
O.H.	OVERHANG		POINT OF BEGINNING
P.O.B.	POINT OF BEGINNING		RIGHT-OF-WAY SET
R.O.W.	RIGHT-OF-WAY SET		HANDICAP PARKING
SET	HANDICAP PARKING		NUMBER OF PARKING SPACES
(22)	NUMBER OF PARKING SPACES		CONCRETE BOUND/DRILLHOLE
CB/DH	CONCRETE BOUND/DRILLHOLE		IRON PIN/IRON PIPE
I.P.	IRON PIN/IRON PIPE		ENCROACHMENT SYMBOL
	ENCROACHMENT SYMBOL		SCHEDULE B EXCEPTION ITEM
	SCHEDULE B EXCEPTION ITEM		

	BUILDING
	EASEMENT LINE
	LOCUS BOUNDARY LINE
	STONEWALL
	OVERHEAD WIRES
	BOLLARD
	CATCH BASIN
	FOUND
	GRANITE CURB
	NOW OR FORMERLY
	OVERHEAD
	OVERHANG
	POINT OF BEGINNING
	RIGHT-OF-WAY SET
	HANDICAP PARKING
	NUMBER OF PARKING SPACES
	CONCRETE BOUND/DRILLHOLE
	IRON PIN/IRON PIPE
	ENCROACHMENT SYMBOL
	SCHEDULE B EXCEPTION ITEM

	BUILDING
	EASEMENT LINE
	LOCUS BOUNDARY LINE
	STONEWALL
	OVERHEAD WIRES
	BOLLARD
	CATCH BASIN
	FOUND
	GRANITE CURB
	NOW OR FORMERLY
	OVERHEAD
	OVERHANG
	POINT OF BEGINNING
	RIGHT-OF-WAY SET
	HANDICAP PARKING
	NUMBER OF PARKING SPACES
	CONCRETE BOUND/DRILLHOLE
	IRON PIN/IRON PIPE
	ENCROACHMENT SYMBOL
	SCHEDULE B EXCEPTION ITEM

BOYNTON YARDS
SOMERVILLE PROPERTY
111-153 SOUTH STREET & 6-8 HARDING STREET
SOMERVILLE, MA 02143

PARTNER PROJECT NUMBER 17-193355.1

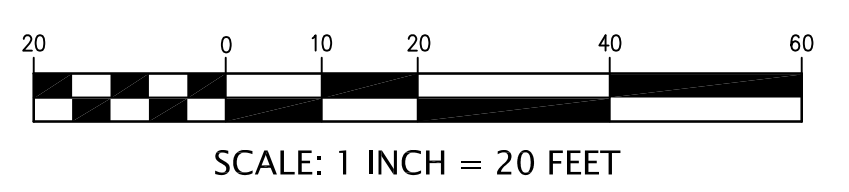
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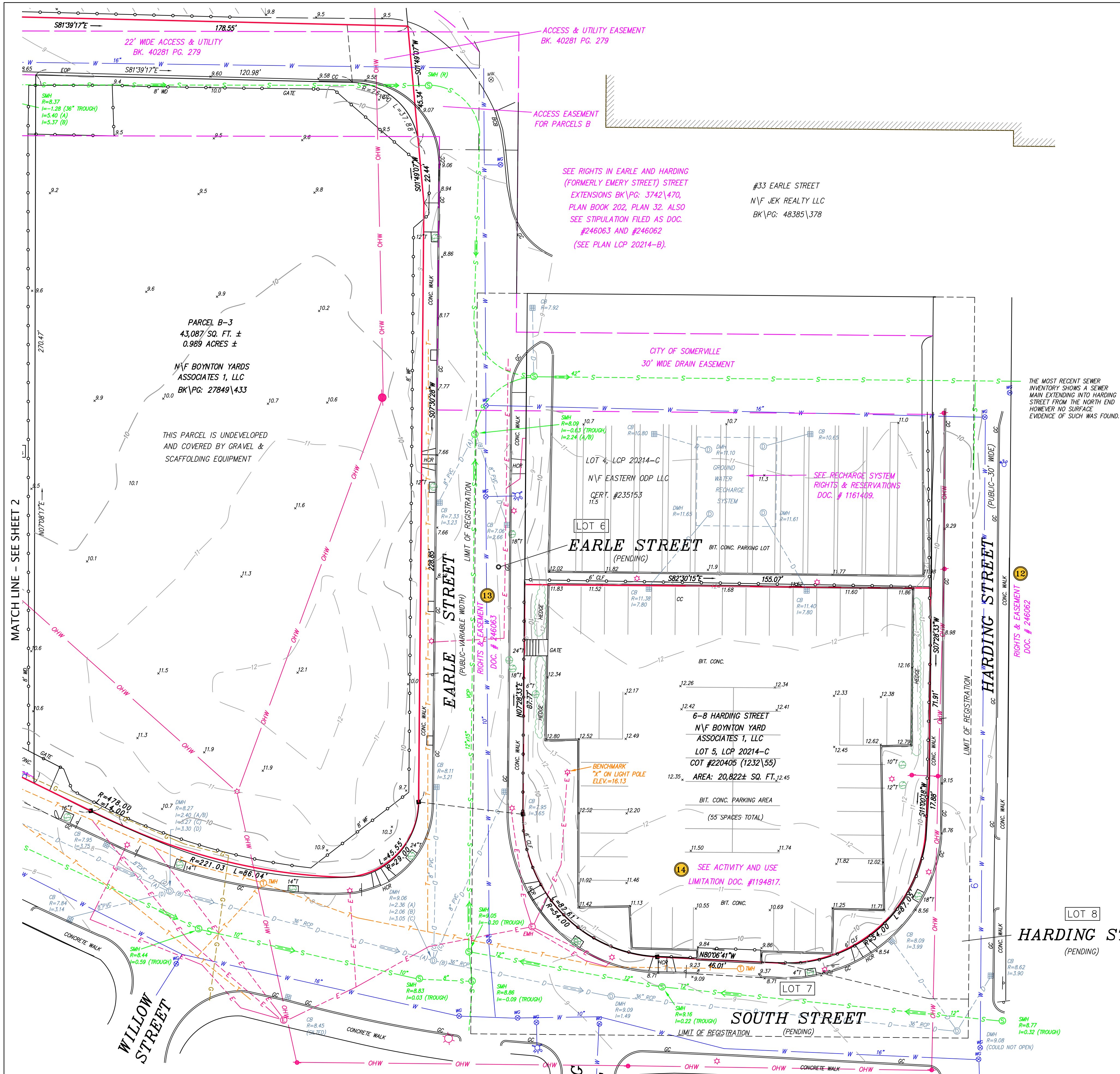
PARTNER
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NOVEMBER 30, 2017

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LEGEND

General		
	PROPERTY LINE	
	RIGHT-OF-WAY	
	INTERNAL LOT LINE	
	ABUTTING PROPERTY LINE	
	EASEMENT	
	BORDERING LAND SUBJECT TO FLOODING	
	200' RIVERFRONT AREA	
	100' RIVERFRONT AREA	
	100' BZ	
	NO DISTURB ZONE	
	LIMIT OF DISTURBANCE	
	BORING LOCATION	
	MONITORING WELL	
	TEST PIT LOCATION	
	MATCHLINE	

Erosion Control		
	EROSION CONTROL BARRIER	
	STRAW BALES	
	STABILIZED CONSTRUCTION EXIT	
	SILT SACK SEDIMENT TRAP	
Grading		
	MAJOR CONTOUR	
	MINOR CONTOUR	
	SPOT ELEVATION	
	DETENTION BASIN	
	SWALE	
	BIORETENTION AREA	
	100-YEAR FLOOD ELEVATION	
	10-YEAR FLOOD ELEVATION	
	RIPRAP SLOPE	

Layout and Materials

	BUILDING
	BUILDING ENTRANCE
	LOADING DOCK
	PARKING GARAGE
	BUILDING SETBACK
	BASELINE
	LIMIT OF WORK
	SAWCUT LINE
	GRAVEL ROAD
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURB
	LIMIT OF CURB TYPE
	CONCRETE SIDEWALK
	PAVER SIDEWALK
	LANDSCAPE BUFFER
	PARKING SETBACK
	TOTAL PARKING COUNT
	STANDARD STALL COUNT
	COMPACT STALL COUNT
	ACCESSIBLE PARKING
	VAN ACCESSIBLE PARKING
	ACCESSIBLE CURB RAMP
	CROSSWALK
	PARKING BUMPER
	DIRECTIONAL SIGN
	BOLLARD
	PEDESTRIAN LIGHT POLE
	PARKING LOT LIGHT POLE
	UTILITY POLE
	GUY POLE
	OVERHEAD WIRE
	RETAINING WALL
	STONE WALL
	BARB WIRE FENCE
	CHAIN LINK FENCE
	CONSTRUCTION FENCE
	STOCKADE FENCE
	STEEL GUARDRAIL
	WOOD GUARDRAIL
	PATH
	TREE LINE

Drainage		
	DRAIN	
	ROOF DRAIN	
	UNDER DRAIN	
	SINGLE CATCH BASIN	
	DOUBLE CATCH BASIN	
	DRAIN MANHOLE	
	CLEANOUT	
	FLARED END SECTION	
	HEADWALL	
	RIPRAP OUTFALL	

Utilities		
	SEWER	
	FORCE MAIN	
	SEWER MANHOLE	
	PLUG OR CAP	
	WATER	
	DOMESTIC WATER	
	FIRE PROTECTION	
	CURB STOP AND BOX	
	FIRE HYDRANT	
	POST INDICATOR VALVE	
	REDUCER	
	SHUT-OFF VALVE	
	SIAMESE CONNECTION	
	TAPPING SLEEVE AND VALVE	
	WATER VALVE AND BOX	
	WATER METER	
	GAS	
	GAS GATE	
	GAS METER	
	UNDERGROUND ELECTRIC	
	ELECTRIC MANHOLE	
	ELECTRIC METER	
	TRANSFORMER PAD	
	UNDERGROUND TELEPHONE	
	TELEPHONE MANHOLE	
	CABLE TV	
	FIBER OPTICS	
	CONDUIT	
	HAND HOLE	
	PULL BOX	

ABBREVIATIONS

General		Utilities	
ACR	ACCESSIBLE CURB RAMP	ABAN	ABANDON
ADA	AMERICANS WITH DISABILITIES ACT	ADJ	ADJUST
APPROX	APPROXIMATE	CATV	CABLE TV
ARCH	ARCHITECTURAL	CIP	CAST IRON PIPE
BC	BOTTOM OF CURB	CMP	CORRUGATED METAL PIPE
BCB	BITUMINOUS CONCRETE BERM	CO	CLEANOUT
BCC	BITUMINOUS CONCRETE CURB	COND	CONDUIT
BIT	BITUMINOUS	CS	CURB STOP AND BOX
BLDG	BUILDING	DIA	DIAMETER
BLSF	BORDERING LAND SUBJECT TO FLOODING	DCB	DOUBLE CATCH BASIN
BOT	BOTTOM	DET	DETENTION
BS	BOTTOM OF SLOPE	DIP	DUCTILE IRON PIPE
BW	BOTTOM OF WALL	DMH	DRAIN MANHOLE
BWLL	BROKEN WHITE LANE LINE	DW	DOMESTIC WATER
CCB	CAPE COD BERM	EMH	ELECTRIC MANHOLE
CLF	CHAIN LINK FENCE	FA	FIRE ALARM
CONC	CONCRETE	FES	FLARED END SECTION
DPW	DEPARTMENT OF PUBLIC WORKS	FP	FIRE PROTECTION
DYCL	DOUBLE YELLOW CENTER LINE	FM	FORCE MAIN
ECC	EXTRUDED CONCRETE CURB	FO	FIBER OPTICS
ELEV	ELEVATION	F&C	FRAME AND COVER
EOP	EDGE OF PAVEMENT	F&G	FRAME AND GRATE
EX	EXISTING	GG	GAS GATE
EXIST	EXISTING	GI	GUTTER INLET
FDN	FOUNDATION	GM	GAS METER
FFE	FIRST FLOOR ELEVATION	GT	GREASE TRAP
GRAN	GRANITE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
GTD	GRADE TO DRAIN	HH	HAND HOLE
HP	HIGH POINT	HW	HEADWALL
LA	LANDSCAPE AREA	HYD	HYDRANT
LOD	LIMIT OF DISTURBANCE	INF	INFILTRATION
LOW	LIMIT OF WORK	INV	INVERT ELEVATION
LP	LOW POINT	I=	INVERT ELEVATION
MAX	MAXIMUM	MES	METAL END SECTION
MCC	MONOLITHIC CONCRETE CURB	MW	MONITORING WELL
ME	MATCH EXISTING	OHW	OVERHEAD WIRE
MIN	MINIMUM	PB	PULL BOX
NDZ	NO DISTURB ZONE	PIV	POST INDICATOR VALVE
NIC	NOT IN CONTRACT	PVC	POLYVINYLCHLORIDE PIPE
NTS	NOT TO SCALE	RCP	REINFORCED CONCRETE PIPE
PCC	PRECAST CONCRETE CURB	RD	ROOF DRAIN
PL	PROPERTY LINE	R=	RIM ELEVATION
PROP	PROPOSED	SAS	SOIL ABSORPTION SYSTEM
R	RADIUS	SCB	SINGLE CATCH BASIN
RA	RIVERFRONT AREA	SLP	SITE LIGHT POLE
REM	REMOVE	SMH	SEWER MANHOLE
RET	RETAIN	SYS	SYSTEM
ROW	RIGHT-OF-WAY	TMH	TELEPHONE MANHOLE
R&D	REMOVE AND DISPOSE	TSV	TAPPING SLEEVE, VALVE, AND BOX
R&R	REMOVE AND RESET	UD	UNDERDRAIN
SGE	SLOPED GRANITE EDGING	UG	UNDERGROUND
SWEL	SOLID WHITE EDGE LINE	UP	UTILITY POLE
SWLL	SOLID WHITE LANE LINE	WM	WATER METER
TC	TOP OF CURB	WQI	WATER QUALITY INLET
TR	TRASH BAY	WQS	WATER QUALITY STRUCTURE
TS	TOP OF SLOPE	WV	WATER VALVE AND BOX
TW	TOP OF WALL		
TYP	TYPICAL		
VGC	VERTICAL GRANITE CURB		

GENERAL NOTES

General Information:

- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY, CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED TO SUBGRADE ELEVATIONS.
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 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.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS, AND CORRECTIVE ACTION IF SUCH OCCURS.
- DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

Existing Conditions:

- THE EXISTING CONDITIONS SHOWN ARE BASED ON THE TOPOGRAPHIC SURVEY PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC DATED NOVEMBER 30, 2017.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES.

Erosion Control:

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND 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.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- 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 ENTIRE DRAINAGE AND SEWER SYSTEMS.

Demolition:

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- 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.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

Layout and Materials:

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURBING SHALL BE VERTICAL GRANITE CURB (VGC) AND CURB RADII SHALL BE THREE FEET (3') WITHIN THE SITE, UNLESS OTHERWISE INDICATED ON THE SITE PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURER'S LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

Utilities:

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVES HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF ALL CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FORM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY UTILITIES COMPANY.
- UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 - STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP)
 - SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC), SDR 35 SEWER PIPE
 - WATER PIPES SHALL BE CEMENT LINED DUCTILE IRON, CLASS 52
 - ELECTRIC CONDUIT SHALL BE SCHEDULE 40 PVC OR TYPE EB CONDUIT, CHECK PROVIDER'S SPECIFICATION AND REQUIREMENT BEFORE INSTALLATION
 - TELECOMMUNICATIONS CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT, CHECK PROVIDER'S SPECIFICATION AND REQUIREMENT BEFORE INSTALLATION
 - GAS DISTRIBUTION PIPES SHALL BE BLACK HDPE SDR 11 PIPE, CHECK PROVIDER'S SPECIFICATION AND REQUIREMENT BEFORE INSTALLATION

REVISIONS

#	DATE	DESCRIPTION

BOYNTON YARDS:
BUILDING 1

SOMERVILLE, MA

DEVELOPER	DLJ REAL ESTATE CAPITAL PARTNERS 123 BROADWAY, 3RD FLOOR CAMBRIDGE, MA 02138 212-901-4028
ARCHITECTURE & LANDSCAPE	HSS 1218 MASSACHUSETTS AVE, 4TH FLOOR CAMBRIDGE, MA 02138 617-864-5364
CIVIL ENGINEERING	WSP USA 75 ARLINGTON STREET, 8TH FLOOR BOSTON, MA 02116 617-482-7332

NOT FOR CONSTRUCTION



LEGEND,
ABBREVIATIONS &
GENERAL NOTES

SCALE	DATE
AS NOTED	02.13.18

C-001



REVISIONS		
#	DATE	DESCRIPTION

**BOYNTON YARDS:
BUILDING 1**
SOMERVILLE, MA

DEVELOPER
DLJ
REAL ESTATE
CAPITAL PARTNERS
1123 BROADWAY, 3RD FLOOR
CAMBRIDGE, MA 02138
212-901-4025

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PARTNERS LLP
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617-864-5364

CIVIL ENGINEERING
wsp
WSP USA
75 ARLINGTON STREET, 8TH FLOOR
BOSTON, MA 02116
617-482-7330

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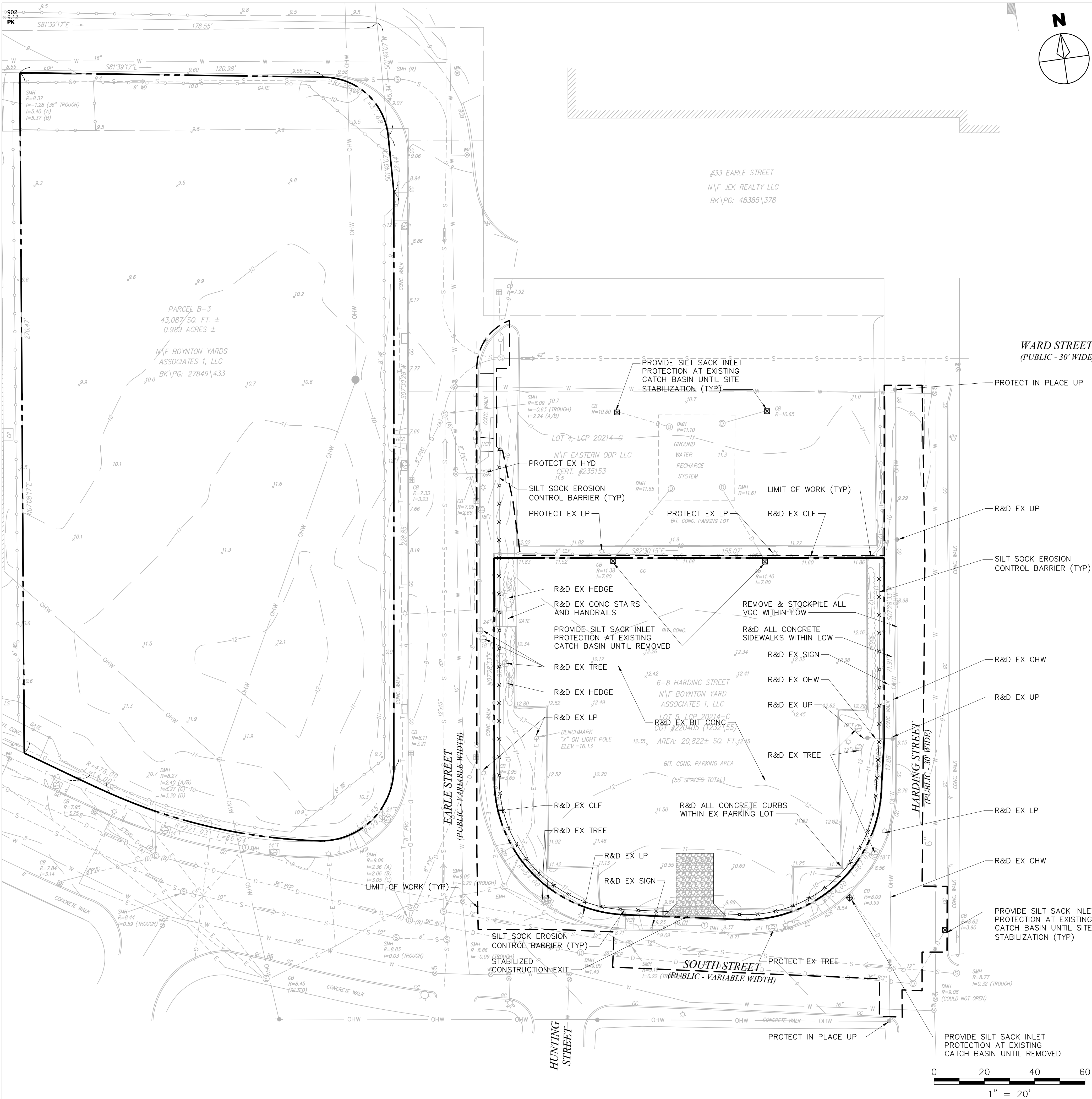


OVERALL SITE PLAN

SCALE
1" = 20'-0"

DATE
02.13.18

C-100



Erosion Control Notes

1. PREPARE AND COORDINATE IMPLEMENTATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WITH ALL AUTHORITIES HAVING JURISDICTION PRIOR TO PERFORMING ANY LAND DISTURBING ACTIVITIES.
2. CONSTRUCT ALL EROSION CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE AND HAVE THEM INSPECTED AND APPROVED AS REQUIRED PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES.
3. MINOR SEDIMENT CONTROL DEVICE LOCATION ADJUSTMENTS MAY BE MADE IN THE FIELD WITH APPROVAL. THE CONTRACTOR MUST OBTAIN APPROVAL PRIOR TO MAKING CHANGES TO THE SEDIMENT CONTROL PLAN AND/OR SEQUENCE OF CONSTRUCTION.
4. THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE ANY EROSION OR SEDIMENT CONTROL MEASURE WITHOUT PRIOR PERMISSION.
5. PROTECT ALL POINTS OF CONSTRUCTION ACCESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS. ALL MATERIALS DEPOSITED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY.
6. INSPECT ALL EROSION AND SEDIMENT CONTROLS DAILY AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN AN EFFECTIVE OPERATING CONDITION UNTIL THEY ARE REMOVED WITH PRIOR PERMISSION.
7. ALL WATER REMOVED FROM EXCAVATED AREAS (E.G. UTILITY TRENCHES) SHALL BE PASSED THROUGH AN APPROVED DEWATERING PRACTICE OR PUMPED TO A SEDIMENT TRAP OR BASIN PRIOR TO DISCHARGE FROM THE SITE (I.E. VIA FUNCTIONAL STORM DRAIN SYSTEM OR STABLE GROUND SURFACE).
8. WHERE DEEMED APPROPRIATE, SEDIMENT BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. SAFETY FENCE MUST BE MAINTAINED IN A FUNCTIONAL CONDITION AT ALL TIMES.
9. OFF SITE SPOIL OR BORROW AREAS MUST HAVE PRIOR APPROVAL OF APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES. ALL OFF SITE SPOIL AND BORROW AREAS MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED.
10. ALL EXISTING AND PROPOSED CATCH BASINS WITHIN OR ADJACENT TO THE LIMIT OF WORK SHALL BE PROTECTED BY CATCH BASIN INSERTS AT ALL TIMES DURING CONSTRUCTION.
11. EROSION CONTROL MEASURES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
12. ALL CATCH BASINS, INLETS AND MANHOLES SHALL BE PROTECTED FROM INFLOW OF SLURRY, SEDIMENT, OR OTHER CONSTRUCTION DEBRIS. DEWATERING WATER SHALL PASS THROUGH A SEDIMENT CONTROL BASIN PRIOR TO DISCHARGE TO ANY CATCH BASIN, INLET OR MANHOLE.
13. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER CONSISTENT WITH APPLICABLE LAWS AND REGULATIONS. EROSION CONTROL MEASURES RETAINING SEDIMENT OVER 1/3 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED.
14. CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF THE CONTRACT. SUPPLY WATER TO CONTROL DUST AND PREVENT A HAZARD TO TRAFFIC ON ADJACENT ROADWAYS.
15. CONTACT THE APPROPRIATE UTILITY COMPANIES AND "DIG SAFE" (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO ANY DIGGING.
16. EXCAVATE TEST PITS TO DETERMINE EXACT FIELD LOCATION OF UTILITIES. NOTIFY THE ENGINEER OF ANY UTILITIES INTERFERING WITH THE PROPOSED WORK.
17. FURNISH AND INSTALL TEMPORARY CONSTRUCTION SECURITY FENCE AND GATES AT THE PERIMETER OF THE SITE.
18. SILT SOCK FOR SEDIMENT AND EROSION CONTROL TO BE USED CONTINUOUSLY AT THE LIMIT OF THE WORK ZONE. LIMIT OF LAND DISTURBANCE OR AS SHOWN ON THE PLANS.
19. HANDLING OF ALL CONTAMINATED MATERIAL AND THE ASSOCIATED EXCAVATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS.

REVISIONS		
#	DATE	DESCRIPTION

BOYNTON YARDS:
BUILDING 1
SOMERVILLE, MA

DEVELOPER
DLJ
REAL ESTATE
CAPITAL PARTNERS

DLJ REAL ESTATE CAPITAL PARTNERS
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ARCHITECTURE & LANDSCAPE
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HSS USA
1218 MASSACHUSETTS AVE, 4TH FLOOR
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CIVIL ENGINEERING
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WSP USA
75 ARLINGTON STREET, 8TH FLOOR
BOSTON, MA 02116
617-452-1320

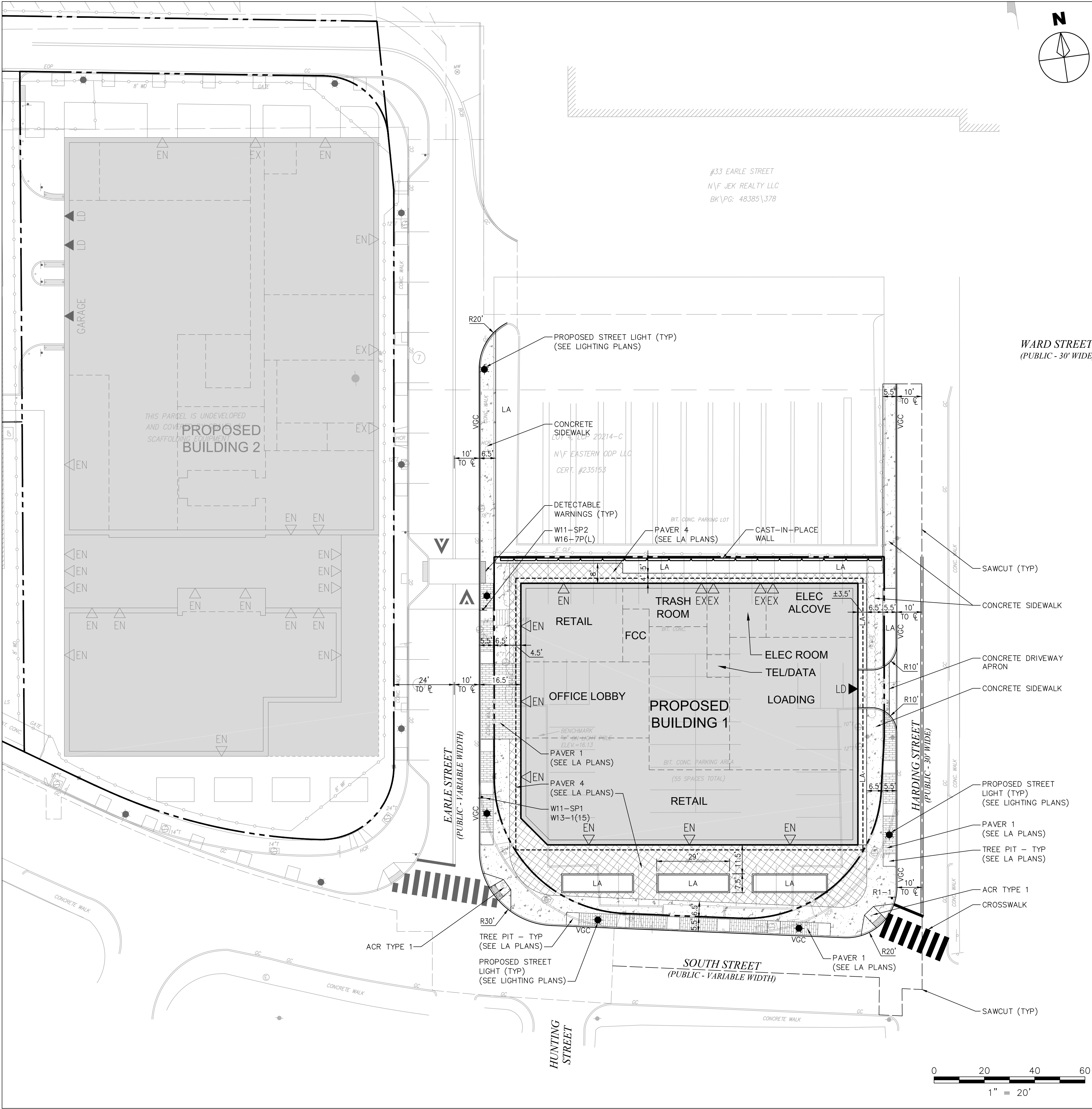
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SITE PREPARATION
& EROSION
CONTROL PLAN

SCALE
1" = 20'-0"

DATE
02.13.18



Surface Treatment Legend	
Symbol	Description
	CONCRETE SIDEWALK
	PAVER 1 - CITY HALL BRICK PAVERS
	PAVER 2 - PLAZA BRICK PAVERS
	PAVER 3 - SIDEWALK PAVERS
	PAVER 4 - PERVIOUS PAVERS
1. SEE LANDSCAPE PLANS FOR PAVER TYPES, LOCATIONS, AND PATTERNS.	

Sign Chart			
Sign	M.U.T.C.D. Code	Height	Width
	R1-1	30"	30"
	W11-SP1	30"	30"
	W11-SP2	30"	30"
	W13-1(15)	24"	24"
	W16-7p(L)	24"	12"

REVISIONS		
#	DATE	DESCRIPTION

BOYNTON YARDS:
BUILDING 1
SOMERVILLE, MA

DEVELOPER
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ARCHITECTURE & LANDSCAPE
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HARSH SARKIS STUDIOS
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617-864-5361

CIVIL ENGINEERING
wsp
WSP USA
75 ARLINGTON STREET, 8TH FLOOR
BOSTON, MA 02116
617-452-1320

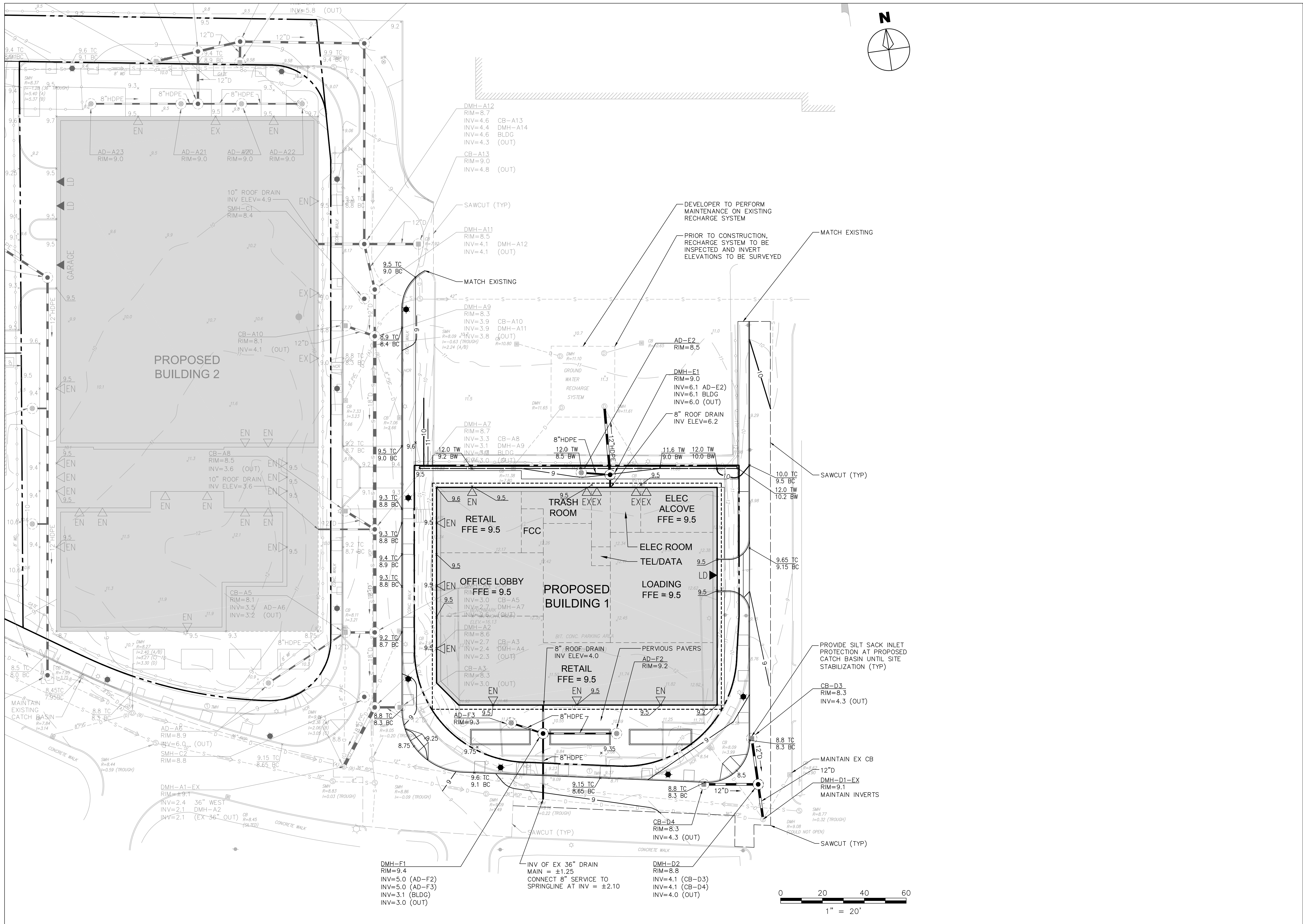
NOT FOR CONSTRUCTION



LAYOUT &
MATERIALS PLAN

SCALE
1" = 20'-0"

DATE
02.13.18



REVISIONS		
#	DATE	DESCRIPTION

**BOYNTON YARDS:
BUILDING 1**
SOMERVILLE, MA

DEVELOPER

DLJ
REAL ESTATE
CAPITAL PARTNERS

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ARCHITECTURE & LANDSCAPE

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HSS ARCHITECTS
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CIVIL ENGINEERING

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WSP USA
75 ARLINGTON STREET, 8TH FLOOR
BOSTON, MA 02116
617-452-7320

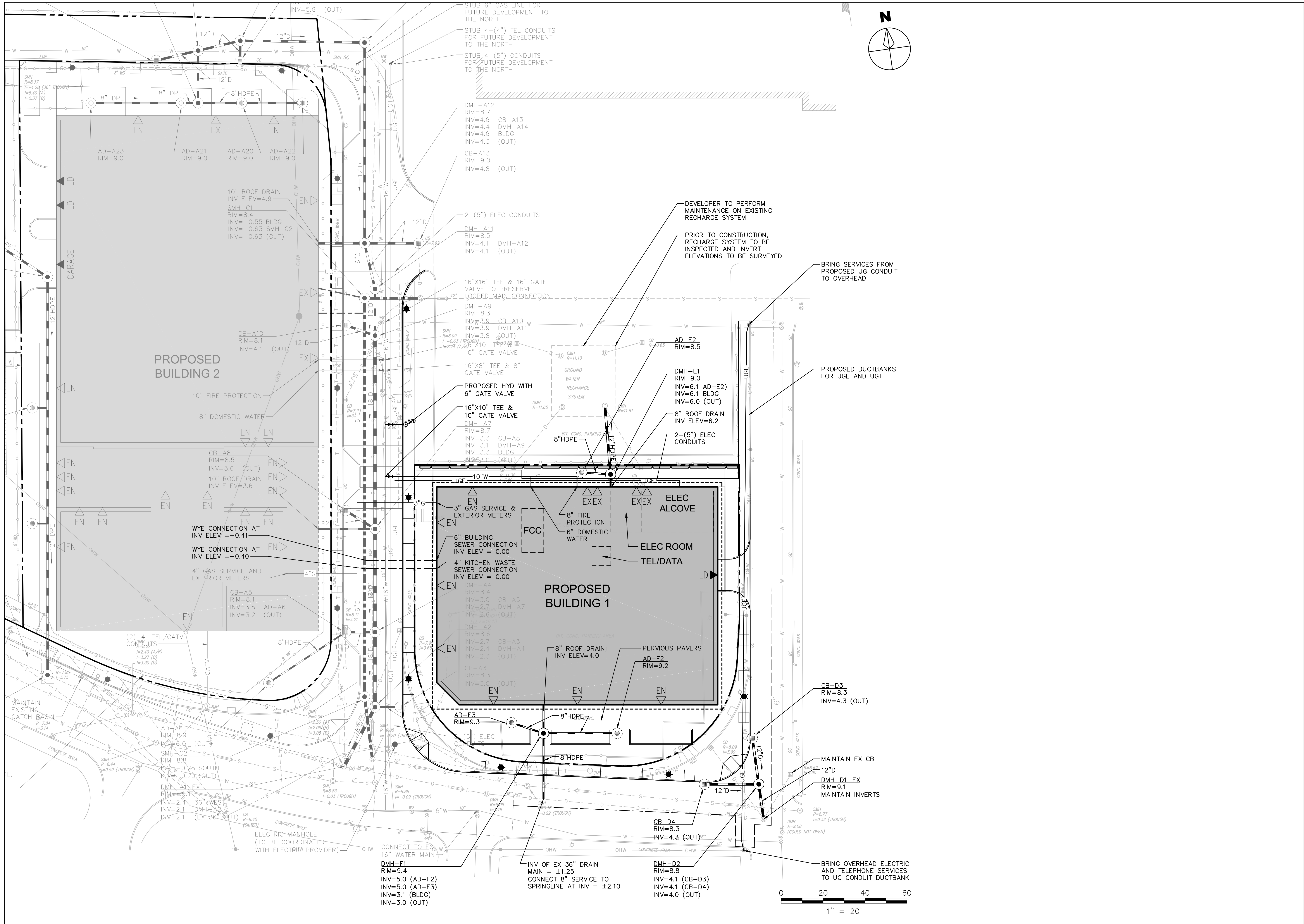
NOT FOR CONSTRUCTION



**GRADING &
DRAINAGE PLAN**

SCALE
1" = 20'-0"

DATE
02.13.18



REVISIONS		
#	DATE	DESCRIPTION

**BOYNTON YARDS:
BUILDING 1**
SOMERVILLE, MA

DEVELOPER
DLJ
REAL ESTATE
CAPITAL PARTNERS

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617-864-5361

CIVIL ENGINEERING
wsp
WSP USA
75 ARLINGTON STREET, 8TH FLOOR
BOSTON, MA 02116
617-452-7320

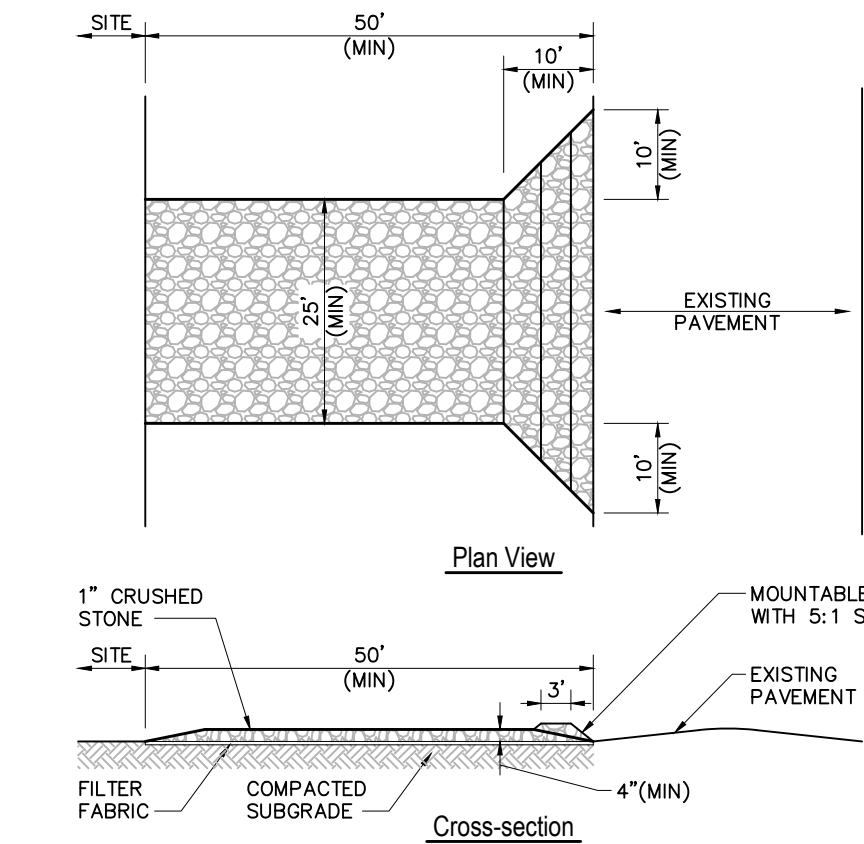
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UTILITIES PLAN

SCALE
1" = 20'-0"

DATE
02.13.18

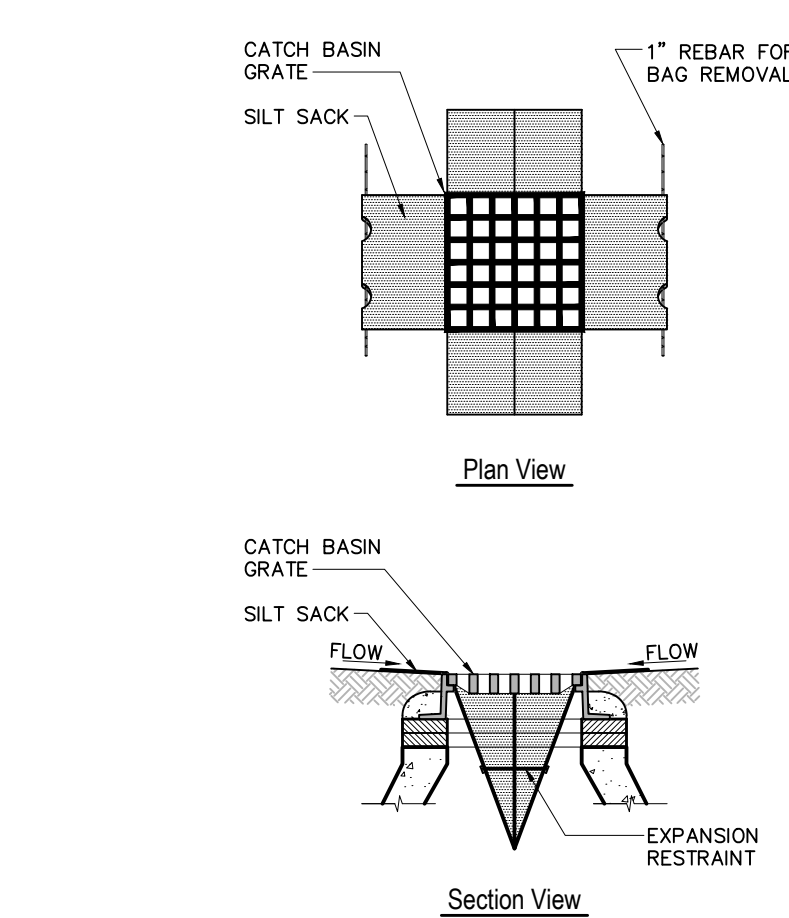


CONSTRUCTION NOTES

- ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO FINAL FINISHED MATERIALS BEING INSTALLED.

C 101 STABILIZED CONSTRUCTION EXIT

SCALE: N.T.S.

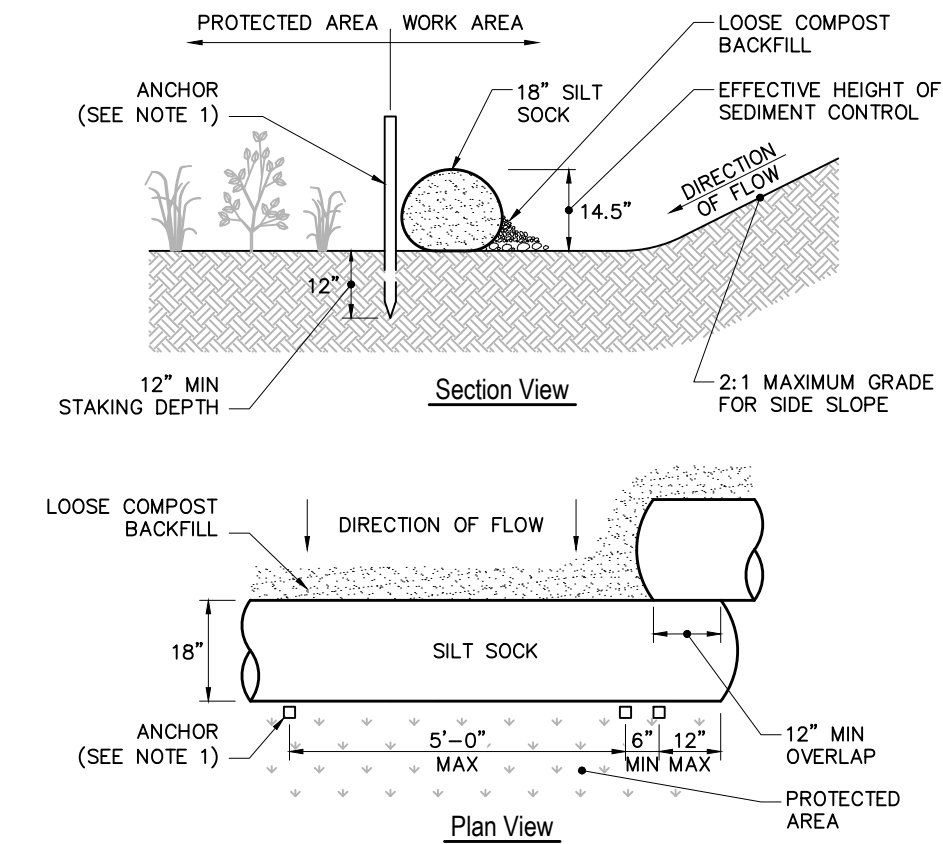


CONSTRUCTION NOTES

- INSTALL SILT SACKS IN ALL CATCH BASINS WHERE INDICATED ON THE SITE PLANS BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER THE BINDER COURSE IS PLACED AND EROSION CONTROL BARRIERS HAVE BEEN REMOVED.
- GRATE TO BE PLACED OVER SILT SACK.
- SILT SACKS SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS. CLEANING OR REPLACEMENT SHALL BE PERFORMED AS NEEDED. MAINTAIN SILT SACKS UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

C 101 SILT SACK - INLET PROTECTION

SCALE: N.T.S.

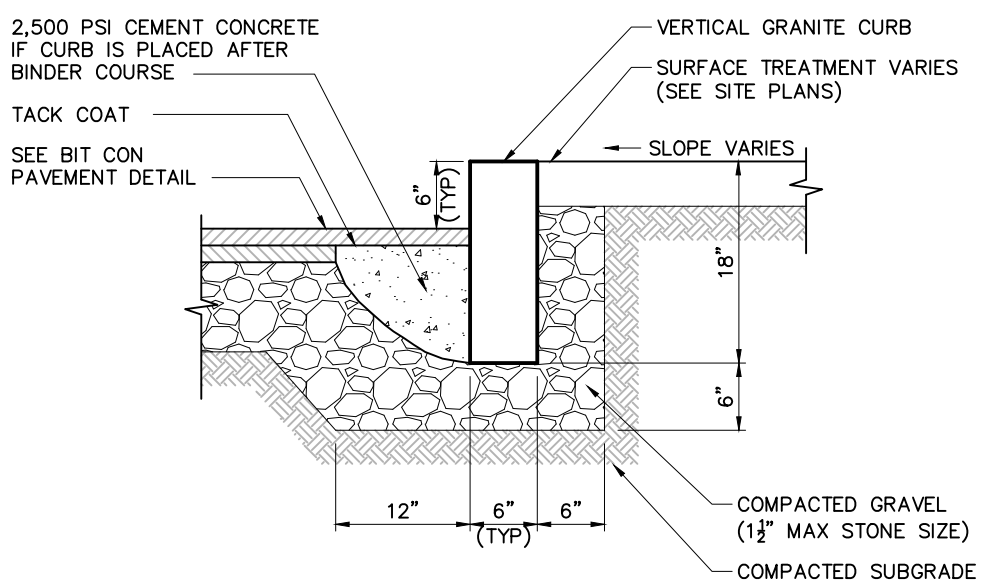


CONSTRUCTION NOTES

- ANCHOR TO BE A 2" X 2" X 36" HARD WOOD STAKE, OR APPROVED EQUIV.
- COMPOST FOR SILT SOCK FILL MATERIAL TO BE PROVIDED BY THE MANUFACTURER IN CONJUNCTION WITH THE ENGINEER TO PROVIDE THE REQUIRED REMOVAL OF SEDIMENT OR OTHER POLLUTANTS FROM RUNOFF.
- COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE LOCAL CONSERVATION AGENT OR THE DESIGN ENGINEER.
- SILT SOCK SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN DAYS OR PER LOCAL AND STATE REQUIREMENTS. REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY, AS NEEDED.
- METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

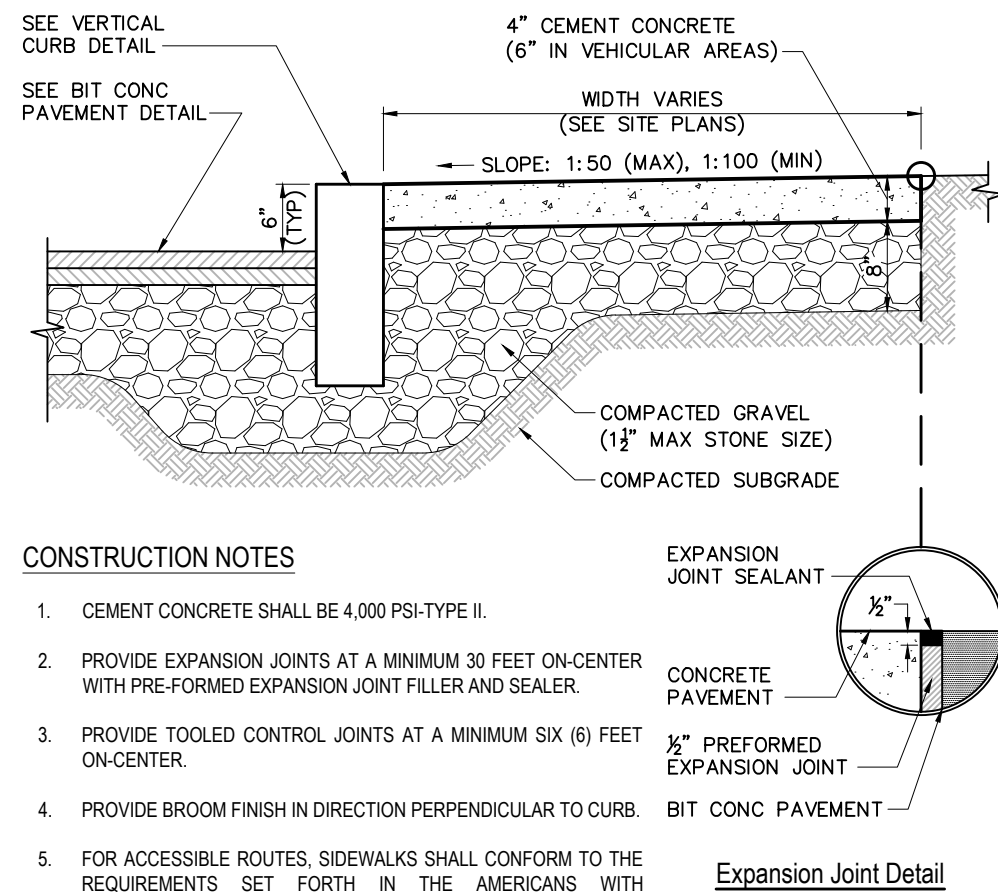
C 101 SILT SOCK - EROSION CONTROL BARRIER

SCALE: N.T.S.



C 102 VERTICAL GRANITE CURB (VGC)

SCALE: N.T.S.

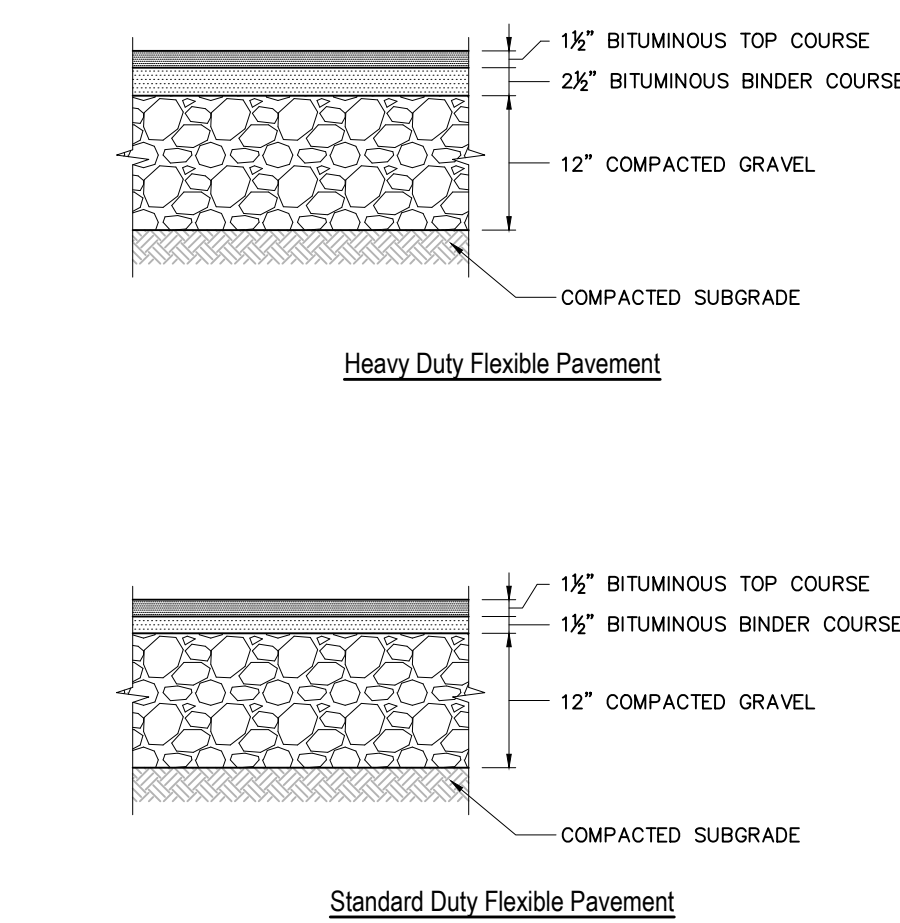


CONSTRUCTION NOTES

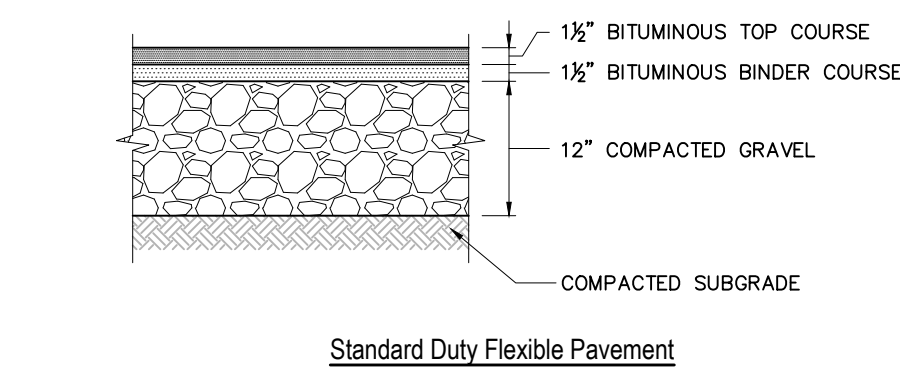
- CEMENT CONCRETE SHALL BE 4,000 PSI-TYPE II.
- PROVIDE EXPANSION JOINTS AT A MINIMUM 30 FEET ON-CENTER WITH PRE-FORMED EXPANSION JOINT FILLER AND SEALER.
- PROVIDE TOOLED CONTROL JOINTS AT A MINIMUM SIX (6) FEET ON-CENTER.
- PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
- FOR ACCESSIBLE ROUTES, SIDEWALKS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS (§21 CMR).
- FOR ACCESSIBLE ROUTES, THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE GREATER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE GREATER THAN 1:50 OR LESS THAN 1:100.
- FOR ACCESSIBLE ROUTES, WHERE THE SIDEWALK IS LESS THAN FIVE (5) FEET IN WIDTH, EXCLUDING CURBING, A 5' X 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
- FOR ACCESSIBLE ROUTES, A MINIMUM CLEARANCE OF THREE (3) FEET SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE, HYDRANTS, UTILITY POLES, SIGN POSTS, ETC.

C 102 CONCRETE SIDEWALK

SCALE: N.T.S.



Heavy Duty Flexible Pavement



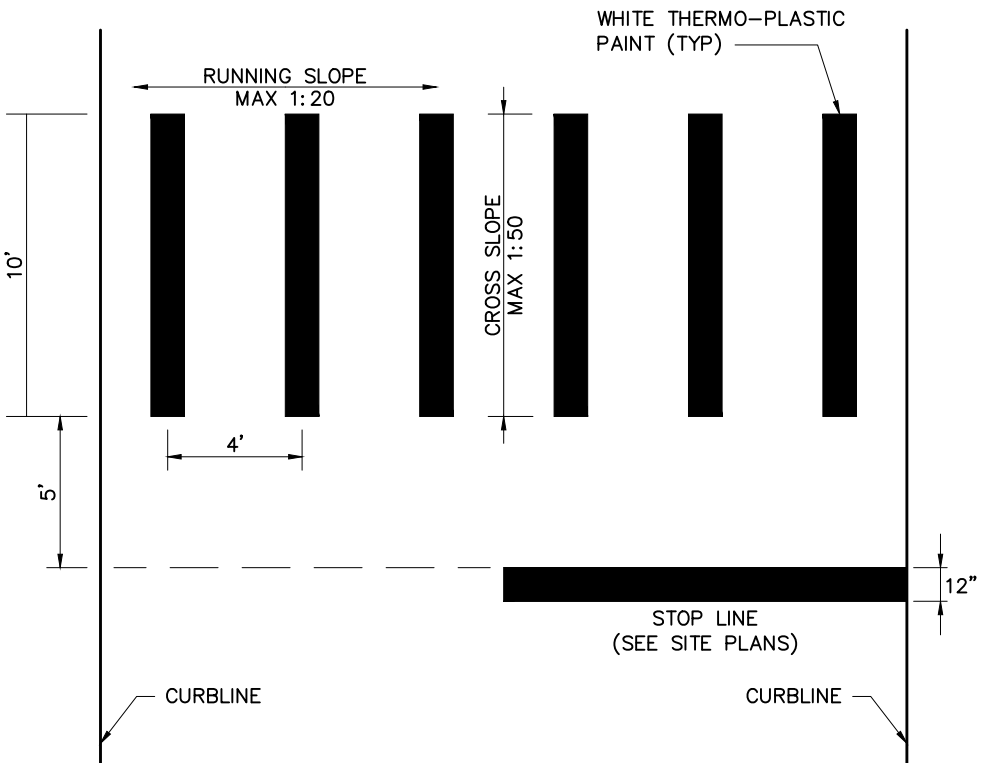
Standard Duty Flexible Pavement

CONSTRUCTION NOTES

- PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

C 102 BITUMINOUS CONCRETE PAVEMENT

SCALE: N.T.S.

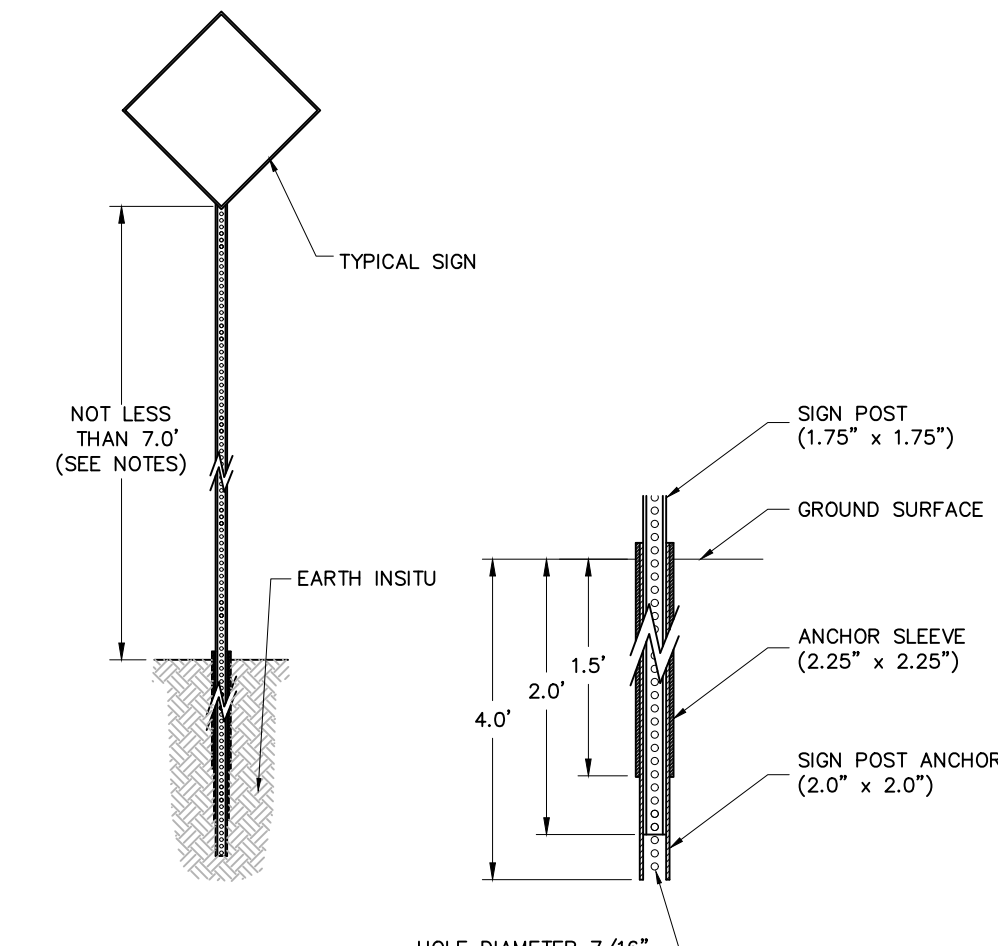


CONSTRUCTION NOTES

- CROSSWALKS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS (§21 CMR).
- THE RUNNING SLOPE (SLOPE THAT IS PARALLEL TO THE DIRECTION OF TRAVEL) SHALL NOT BE GREATER THAN 1:20.
- THE CROSS SLOPE (SLOPE THAT IS PERPENDICULAR TO THE DIRECTION OF TRAVEL) SHALL NOT BE GREATER THAN 1:50 OR LESS THAN 1:100.
- TWELVE INCH (12) THERMO-PLASTIC LINES SHALL BE APPLIED IN ONE APPLICATION. NO COMBINATION OF LINES WILL BE ACCEPTED.
- LAYOUT OF CROSSWALKS SHALL BE APPROVED BY A CITY ENGINEER PRIOR TO THERMO-PLASTIC BEING APPLIED.

C 102 CROSSWALK

SCALE: N.T.S.

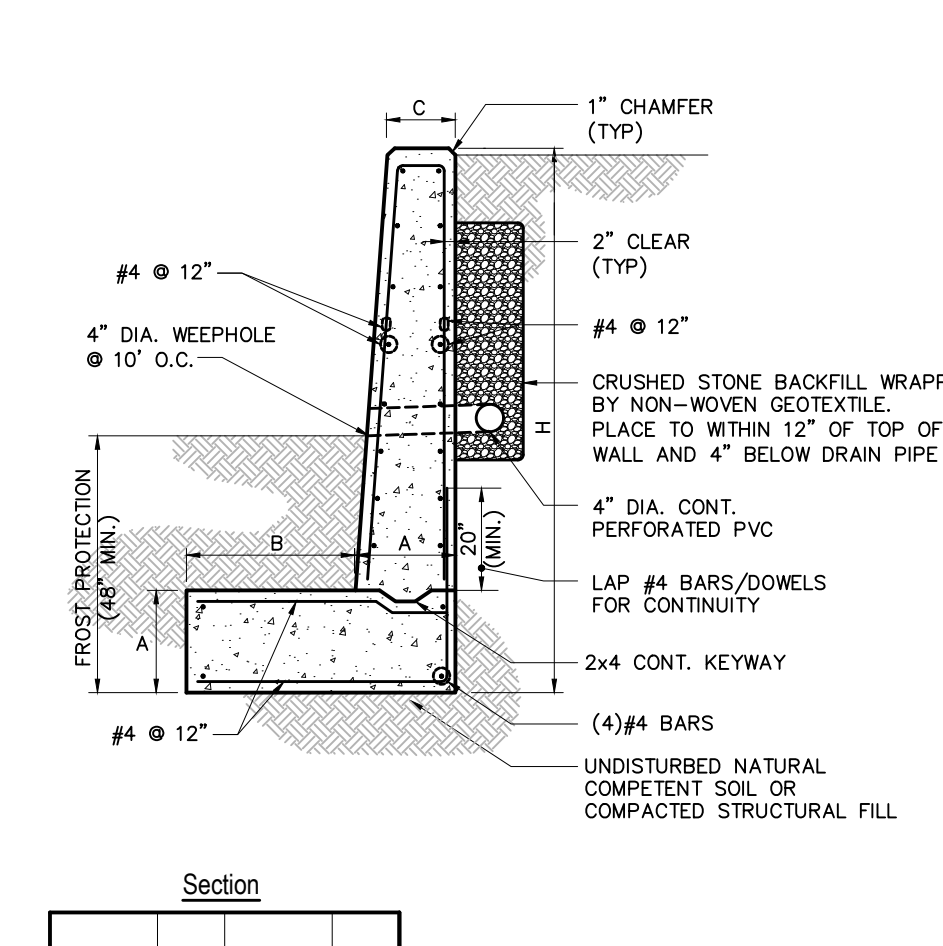


CONSTRUCTION NOTES

- FOR ACCESSIBLE SIGNAGE, DIMENSION SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS (§21 CMR).
- FOR ACCESSIBLE SIGNAGE, DIMENSION SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN.
- SIGNAGE SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

C 102 SIGN POST - BREAKAWAY TYPE

SCALE: N.T.S.



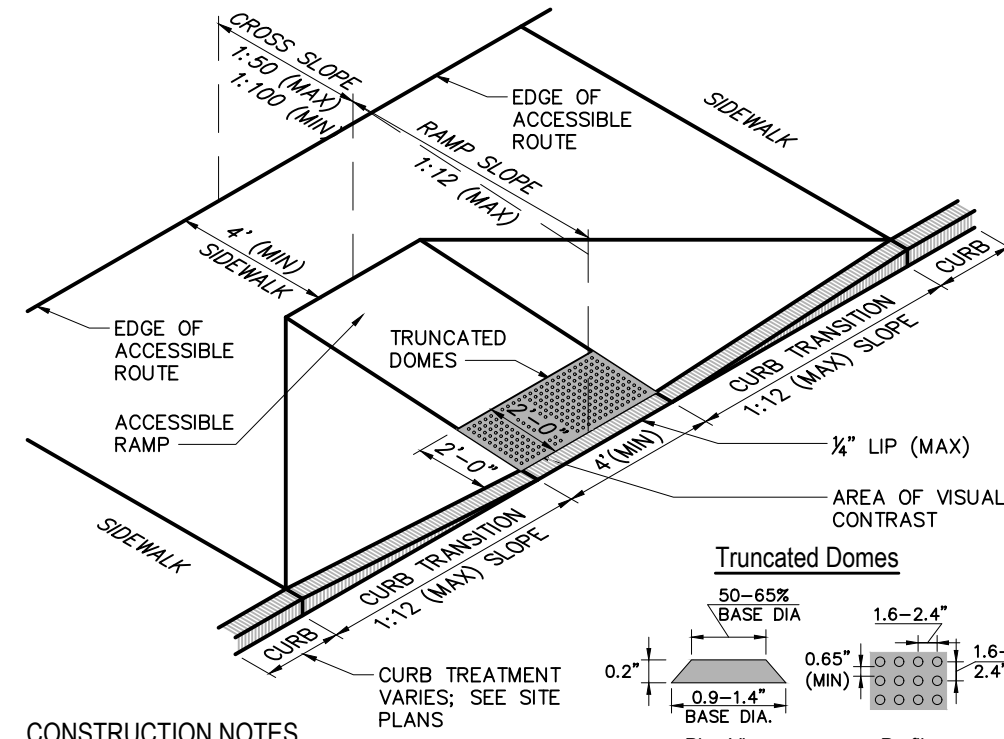
Section			
H	A	B	C
5'-0"	8"	1'-8"	8"
6'-0"	8"	2'-5"	8"
7'-0"	8"	3'-3"	8"
8'-0"	12"	3'-7"	8"

CONSTRUCTION NOTES

- CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE I CEMENT.
- CONTROL JOINTS SHALL BE SPACED NO MORE THAN 20 FEET ON CENTER. EXPANSION JOINTS SHALL BE PLACED AT EVERY FOURTH CONTROL JOINT.

C 102 CAST-IN-PLACE RETAINING WALL (TYPE III)

SCALE: N.T.S.

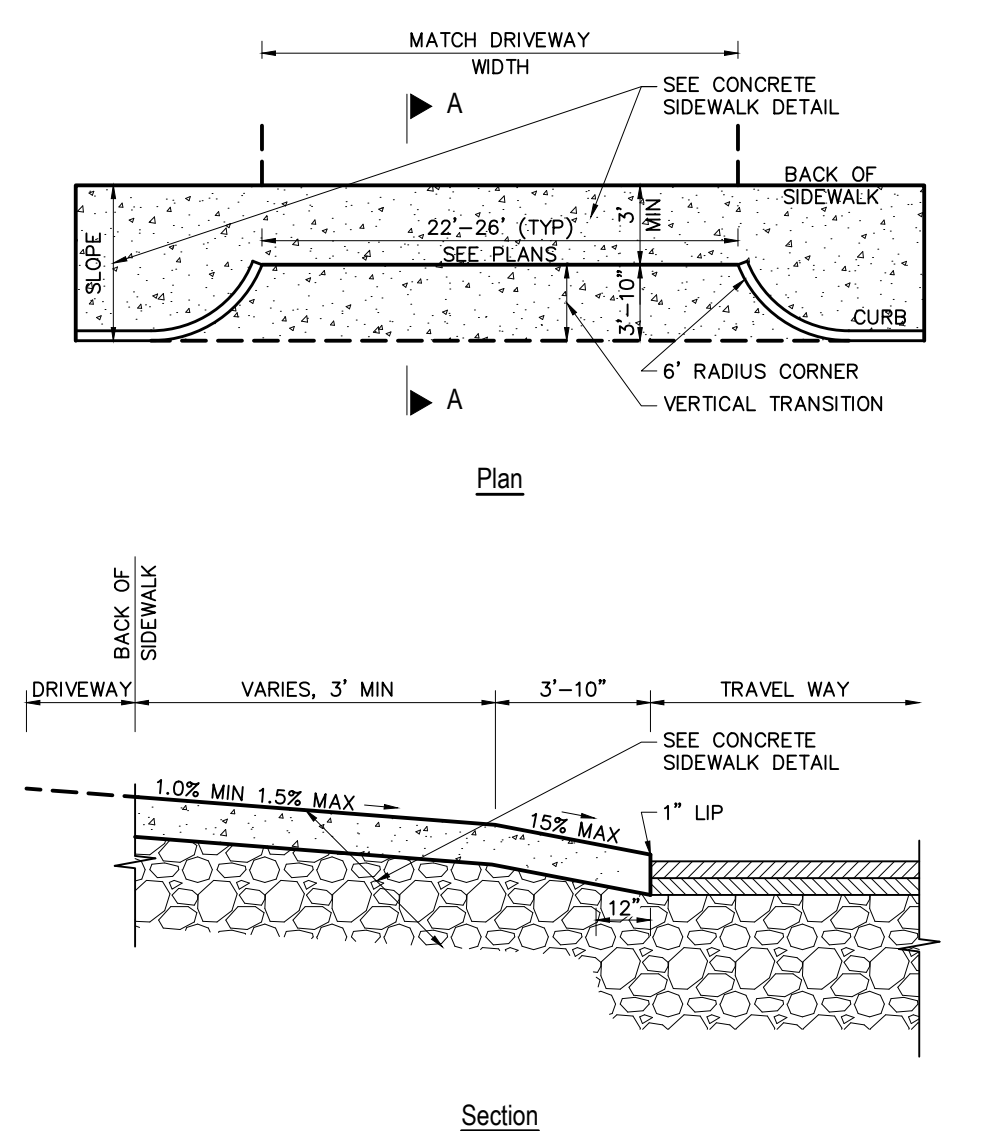


CONSTRUCTION NOTES

- CURB RAMP SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS (§21 CMR).
- THE RUNNING SLOPE OF CURB RAMP SHALL NOT BE GREATER THAN 1:12. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE GREATER THAN 1:20. THE CROSS SLOPE OF CURB RAMP AND WALKING SURFACES SHALL NOT BE GREATER THAN 1:50 OR LESS THAN 1:100.
- LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMP. THE LANDING CLEAR LENGTH SHALL BE 36 INCHES (3 FEET) MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDINGS.
- COUNTER SLOPES OF ADJOINING SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.
- DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES AND BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

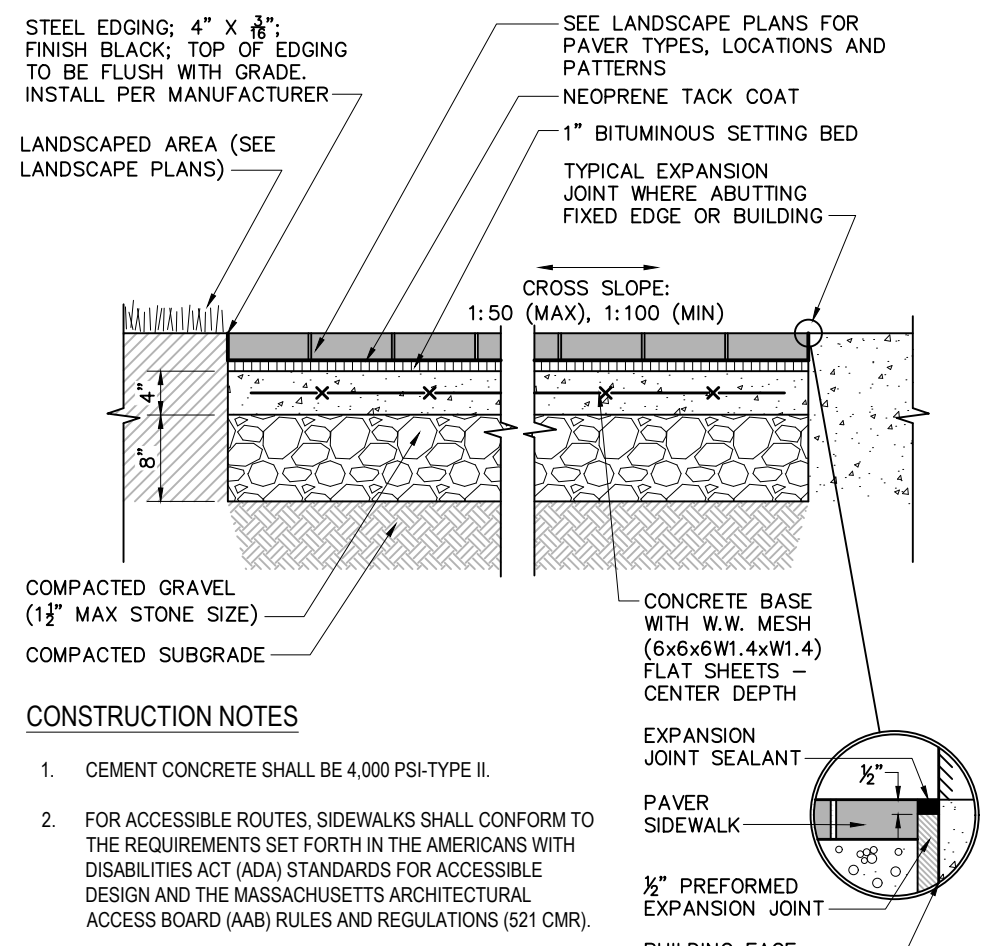
C 102 ACCESSIBLE CURB RAMP (ACR) TYPE 3

SCALE: N.T.S.



C 102 CONCRETE DRIVEWAY APRON

SCALE: N.T.S.

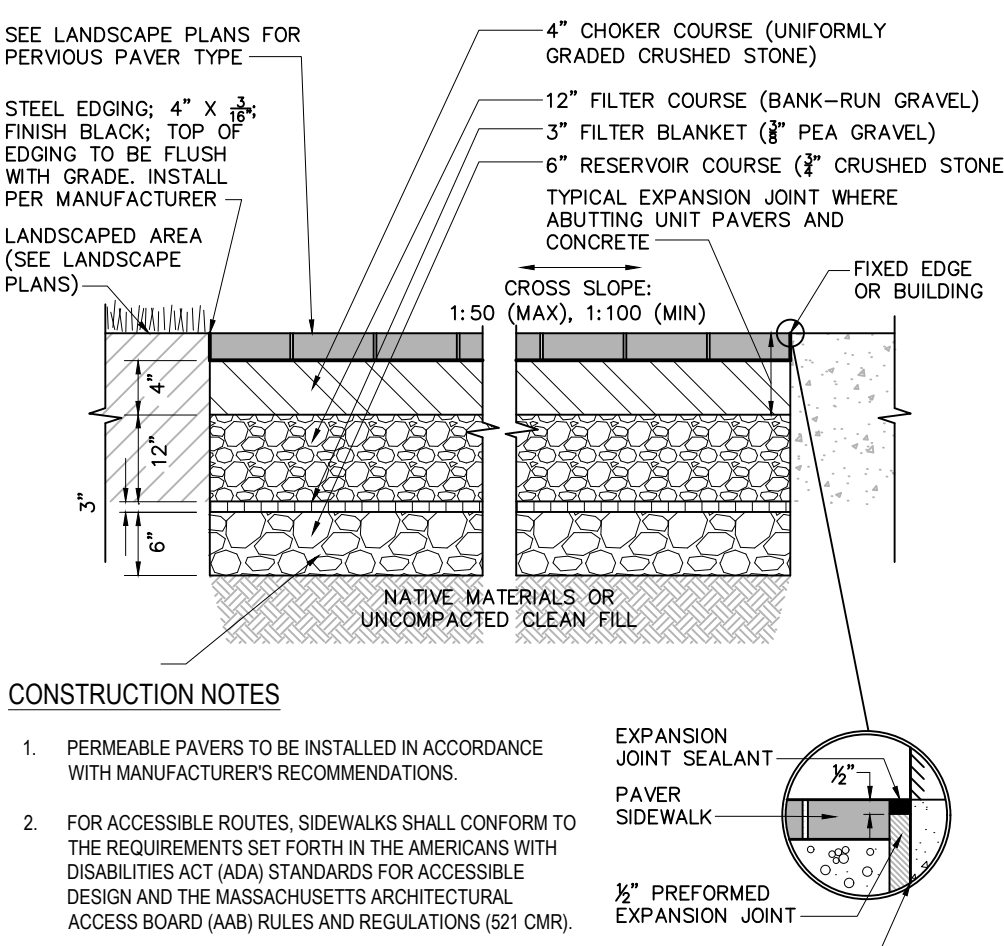


CONSTRUCTION NOTES

- CEMENT CONCRETE SHALL BE 4,000 PSI-TYPE II.
- FOR ACCESSIBLE ROUTES, SIDEWALKS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS (§21 CMR).
- FOR ACCESSIBLE ROUTES, THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE GREATER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE GREATER THAN 1:50 OR LESS THAN 1:100.
- FOR ACCESSIBLE ROUTES, WHERE THE SIDEWALK IS LESS THAN FIVE (5) FEET IN WIDTH, EXCLUDING CURBING, A 5' X 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
- FOR ACCESSIBLE ROUTES, A MINIMUM CLEARANCE OF THREE (3) FEET SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE, HYDRANTS, UTILITY POLES, SIGN POSTS, ET

C 102 CONCRETE UNIT PAVERS

SCALE: N.T.S.



CONSTRUCTION NOTES

- PERMEABLE PAVERS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- FOR ACCESSIBLE ROUTES, SIDEWALKS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS (§21 CMR).
- FOR ACCESSIBLE ROUTES, THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE GREATER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE GREATER THAN 1:50 OR LESS THAN 1:100.
- FOR ACCESSIBLE ROUTES, WHERE THE SIDEWALK IS LESS THAN FIVE (5) FEET IN WIDTH, EXCLUDING CURBING, A 5' X 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
- FOR ACCESSIBLE ROUTES, A MINIMUM CLEARANCE OF THREE (3) FEET SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE, HYDRANTS, UTILITY POLES, SIGN POSTS, ET

C 102 PERVIOUS PAVERS

SCALE: N.T.S.

REVISIONS

#	DATE	DESCRIPTION

BOYNTON YARDS: BUILDING 1

SOMERVILLE, MA

DEVELOPER

DLJ
REAL ESTATE
CAPITAL PARTNERS

DLJ REAL ESTATE CAPITAL PARTNERS
1123 BROADWAY, 3RD FLOOR
CAMBRIDGE, MA 02138
212-901-4028

ARCHITECTURE & LANDSCAPE

HSS
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HASHIM SARKIS STUDIOS
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617-864-5364

CIVIL ENGINEERING

WSP
WSP
WSP

WSP USA
75 ARLINGTON STREET, 8TH FLOOR
BOSTON, MA 02116
617-482-7330

NOT FOR CONSTRUCTION



SITE DETAIL SHEET 1

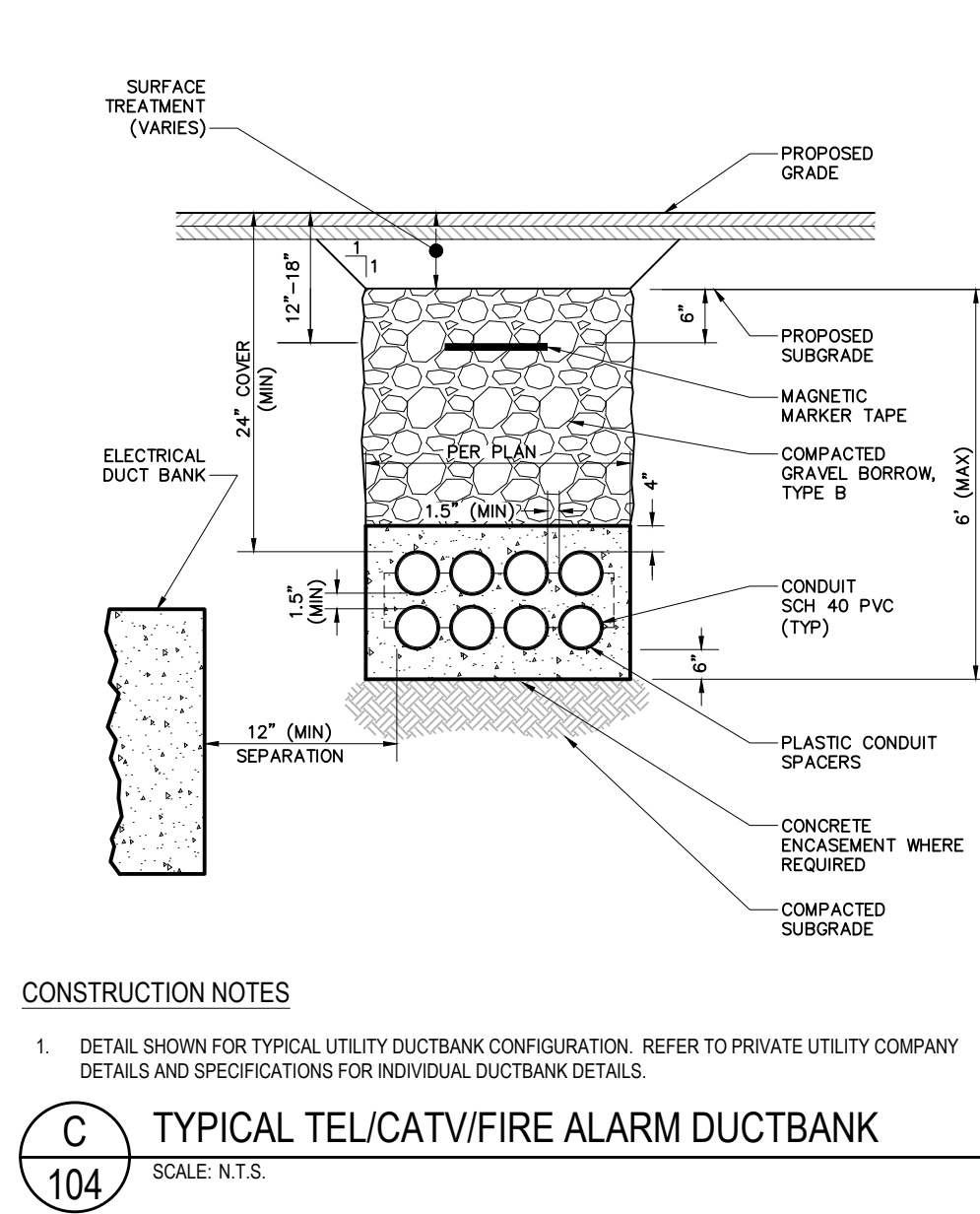
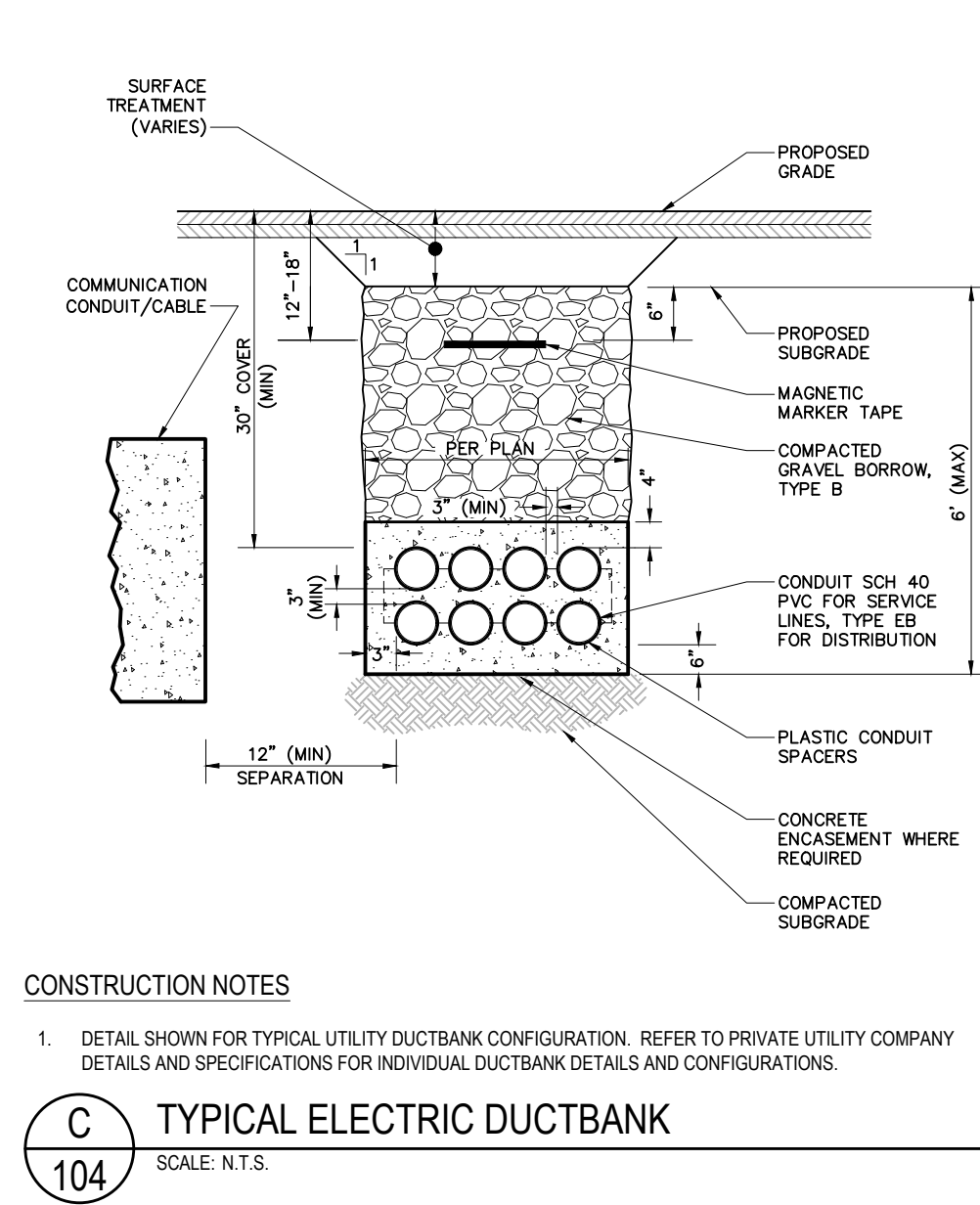
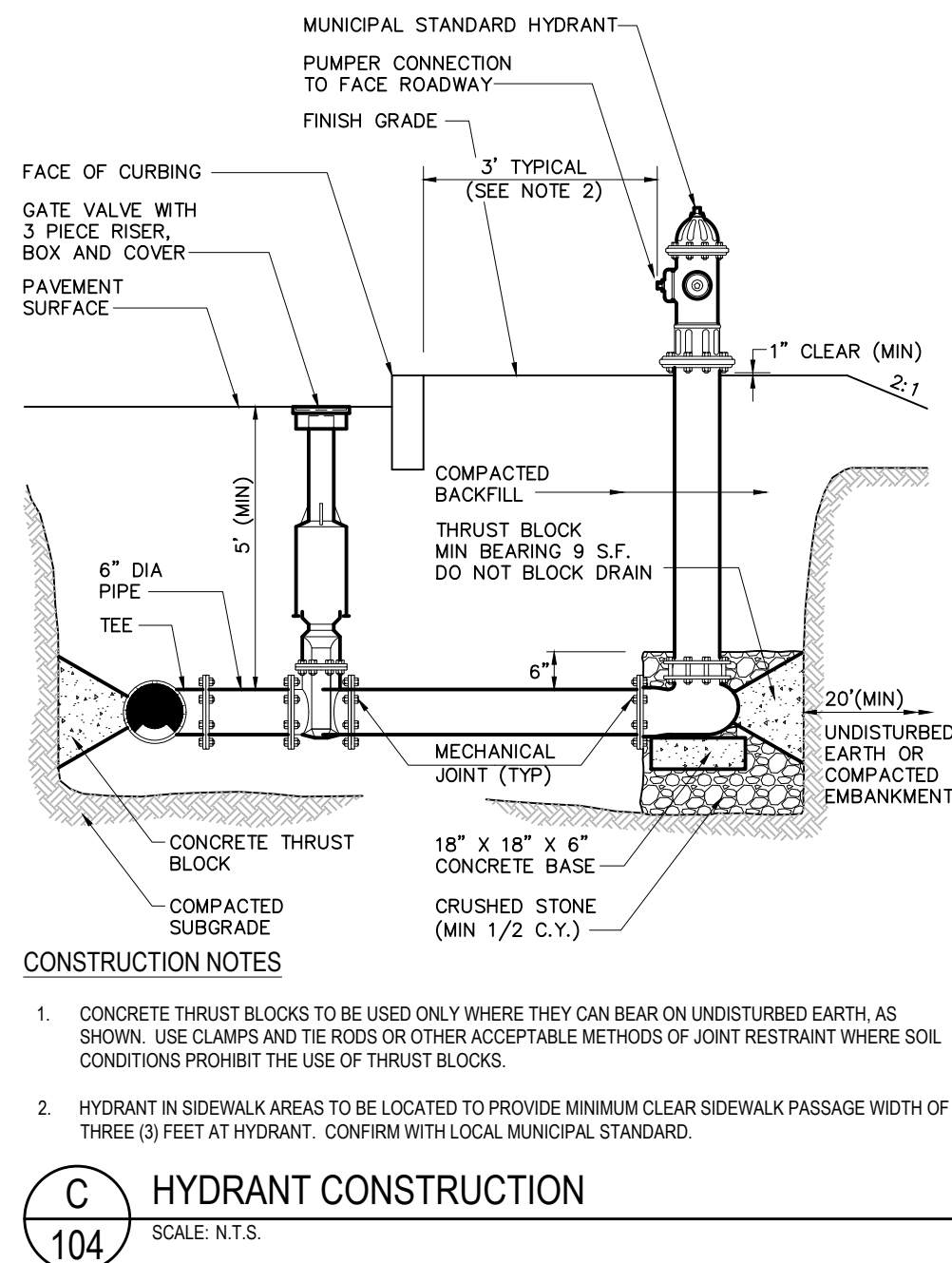
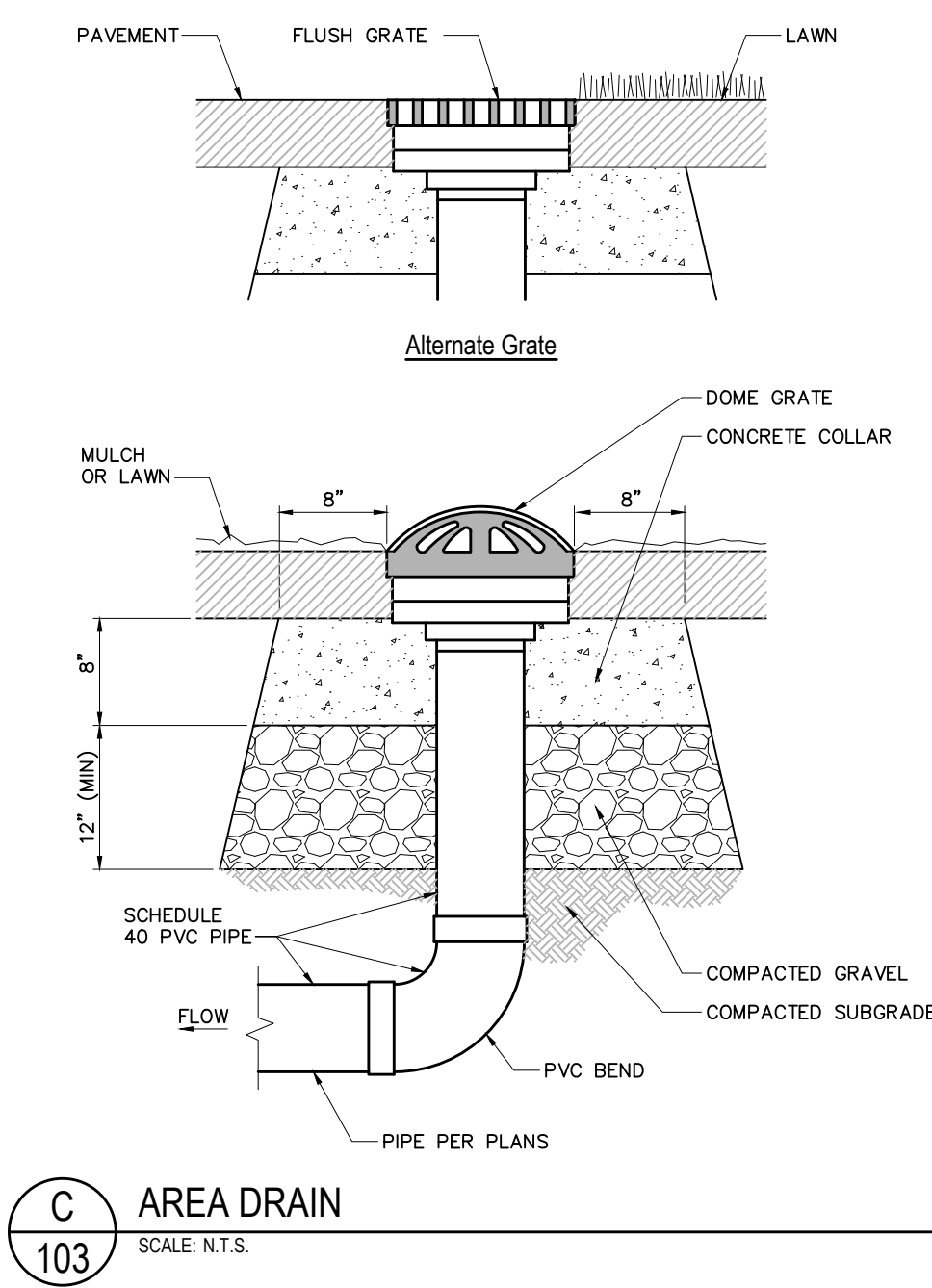
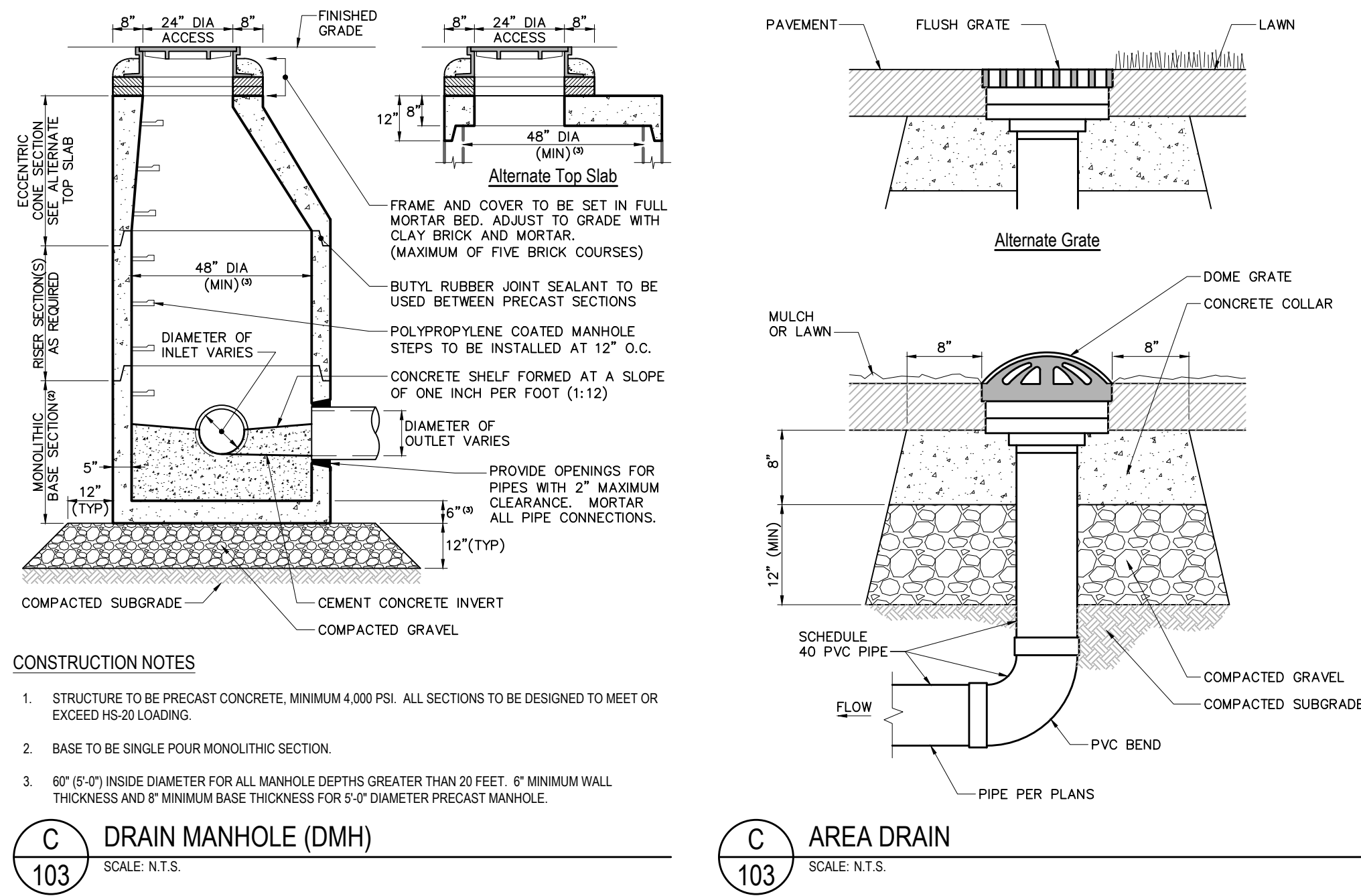
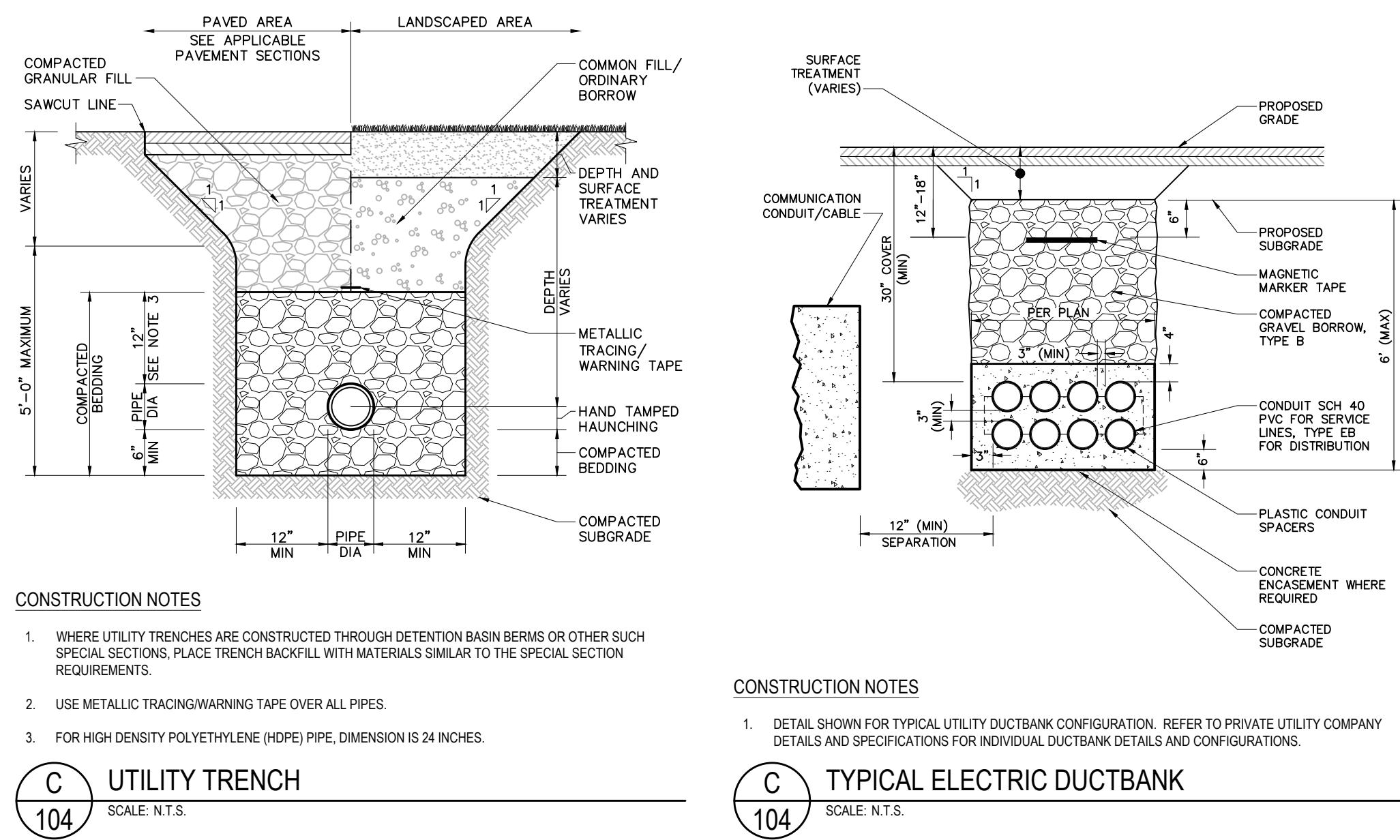
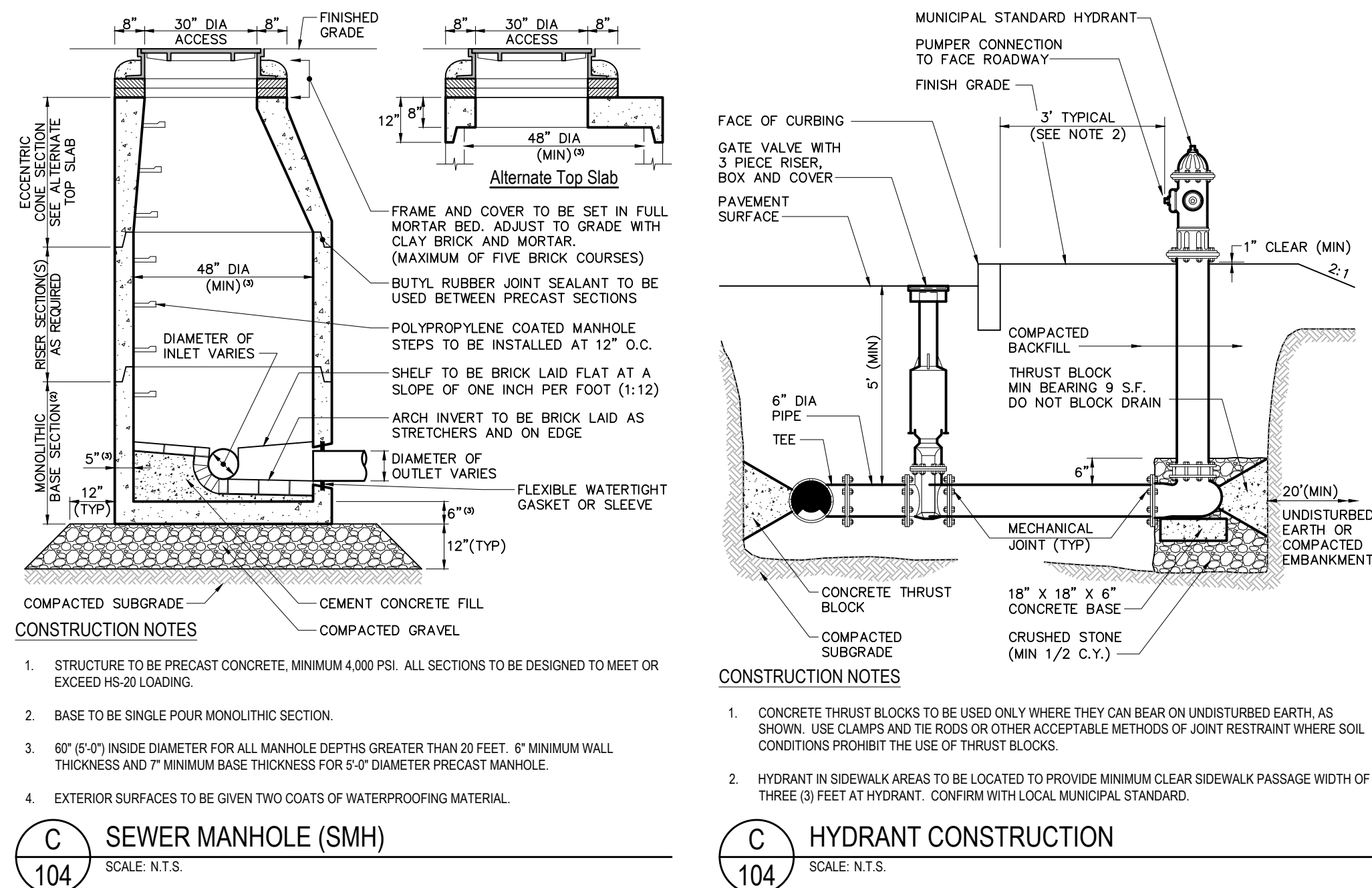
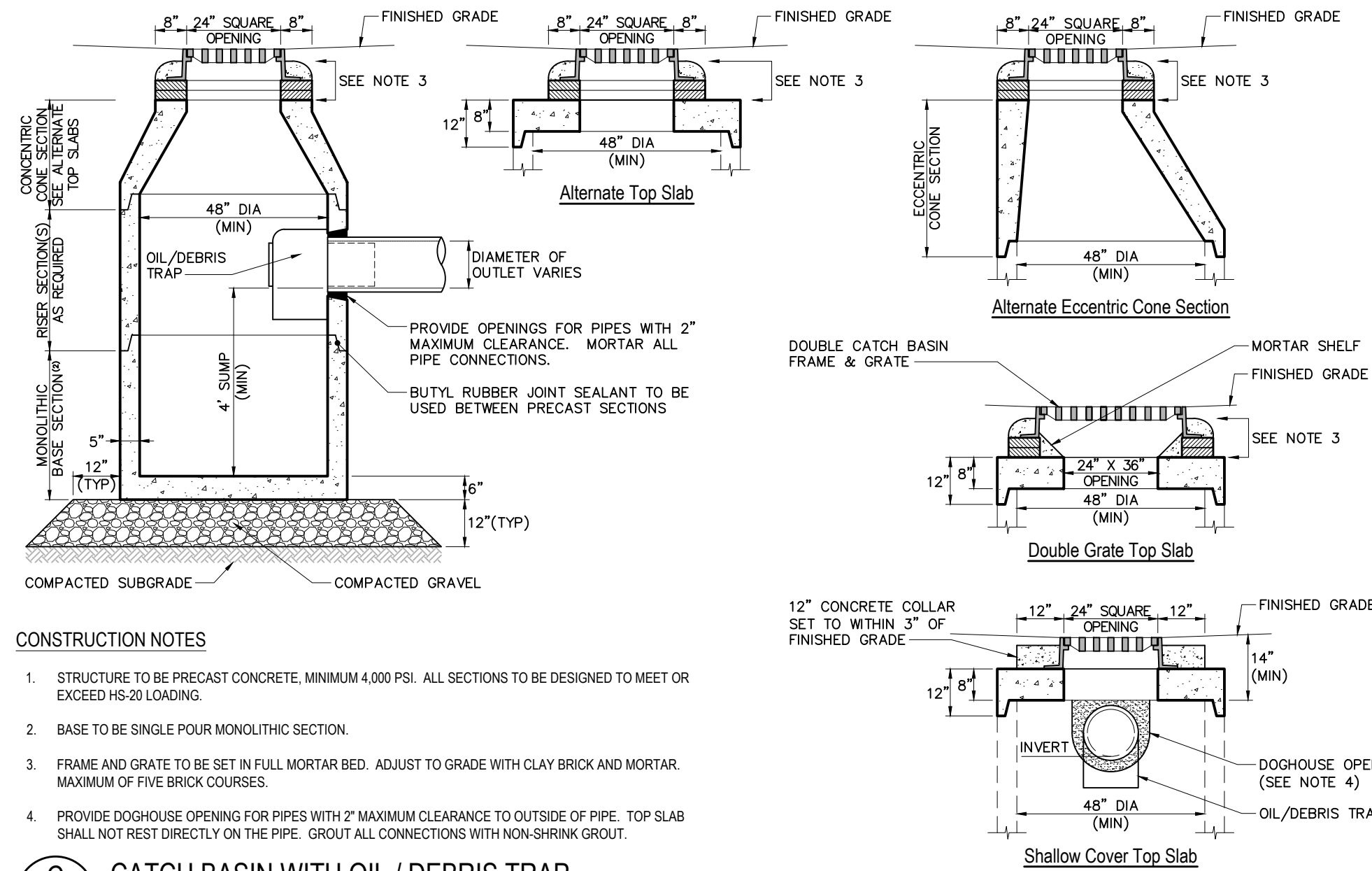
SCALE

AS NOTED

DATE

02.13.18

C-501



#	DATE	DESCRIPTION

BOYNTON YARDS: BUILDING 1

SOMERVILLE, MA

DEVELOPER
DLJ
REAL ESTATE
CAPITAL PARTNERS

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617-864-5364

CIVIL ENGINEERING
wsp
WSP USA
75 ARLINGTON STREET, 8TH FLOOR
BOSTON, MA 02116
617-482-7282

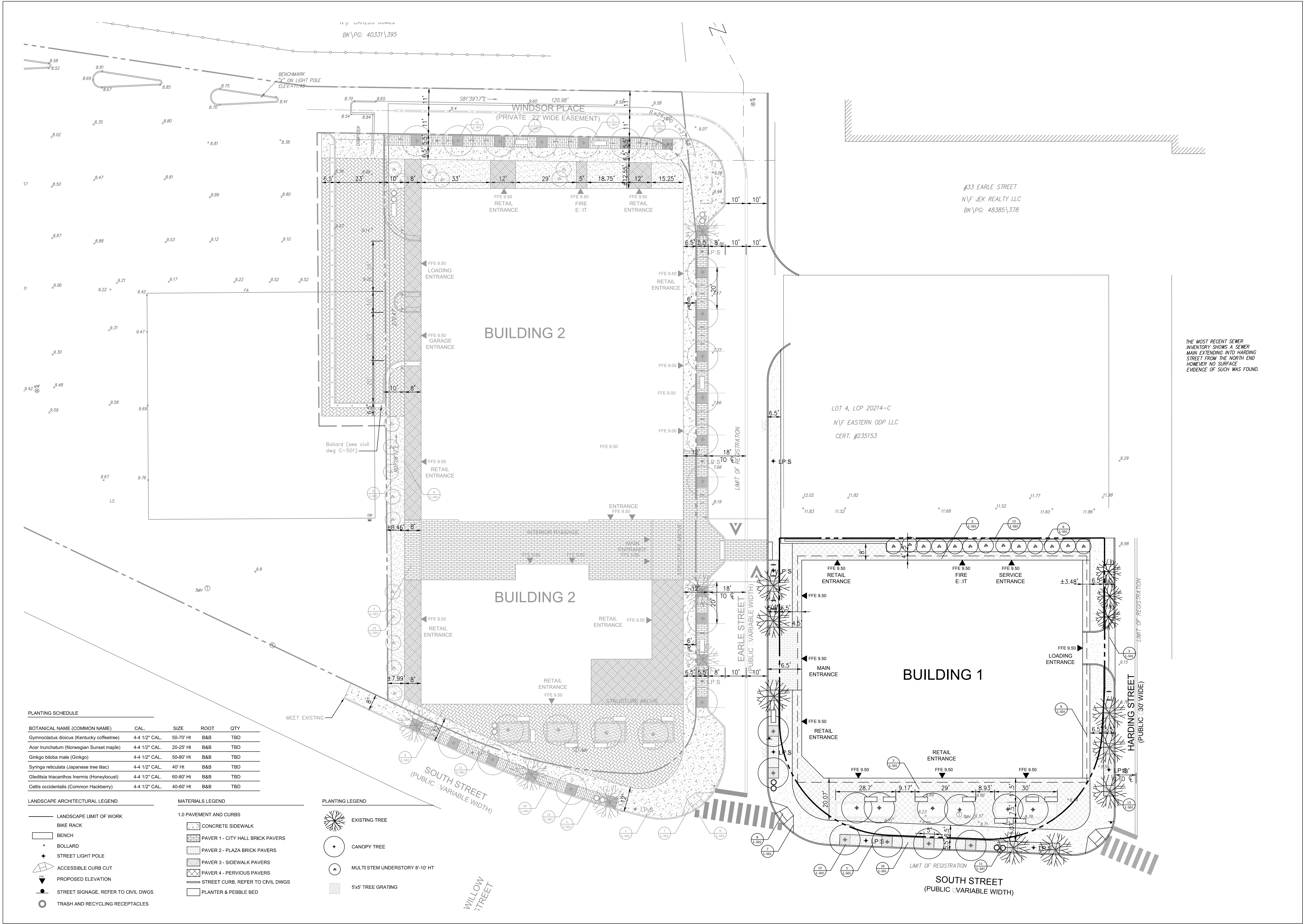
NOT FOR CONSTRUCTION



UTILITY DETAIL SHEET 1

SCALE
AS NOTED

DATE
02.13.18



REVISIONS		
#	DATE	DESCRIPTION

BOYNTON YARDS

SOUTH ST. SOMERVILLE

DEVELOPER
DLJ
REAL ESTATE
CAPITAL PARTNERS
1123 BROADWAY, 3RD FLOOR
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ARCHITECTURE & LANDSCAPE
HSS
HASHIM SARKIS STUDIOS
1216 MASSACHUSETTS AVE, 4TH FLOOR
CAMBRIDGE, MA 02138
617-864-5366

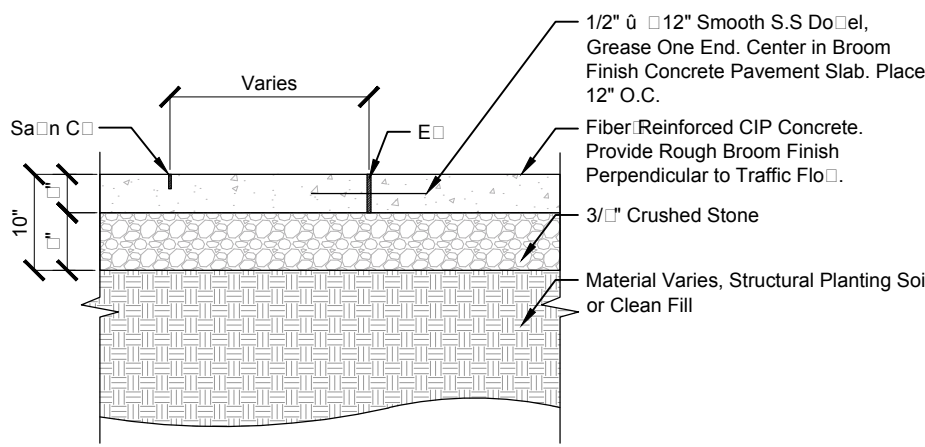
CIVIL ENGINEERING
WSP
WSP USA
75 ARLINGTON STREET, 5TH FLOOR
BOSTON, MA 02116
617-452-7330

LANDSCAPE PLAN

SCALE
1" = 20'-0"
0 5' 10' 20'

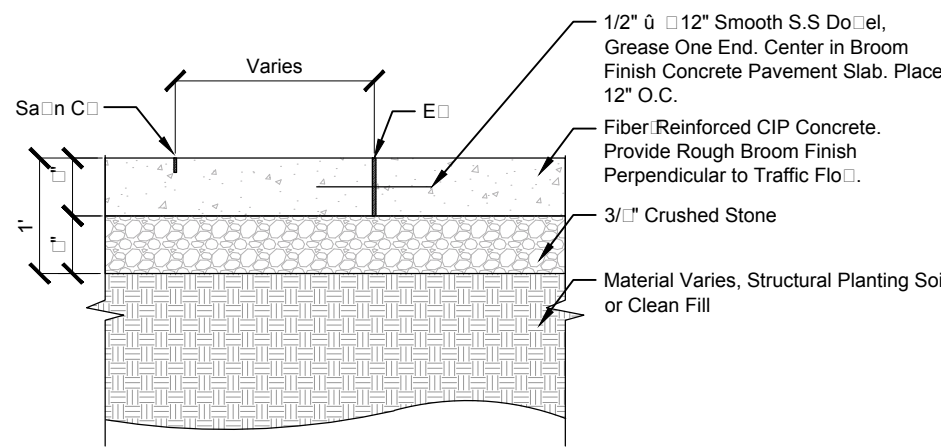
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02/14/2018

L-1-101



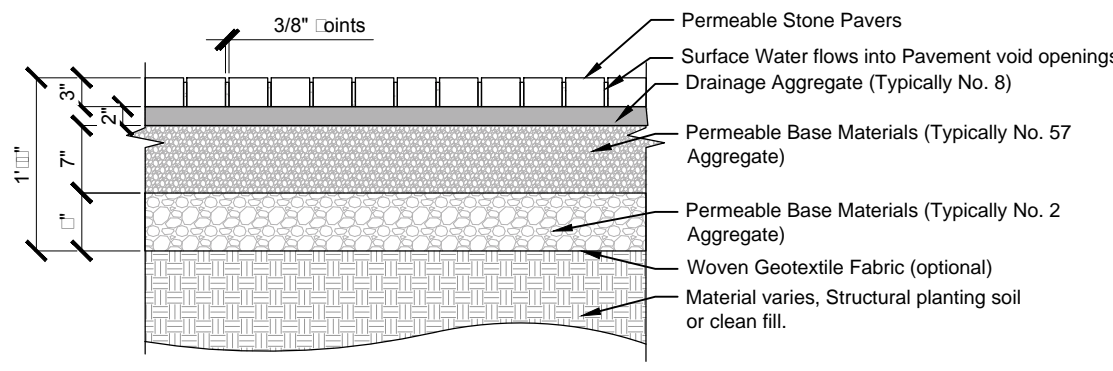
- NOTES:
1. Provide 1/2" Expansion Joint, Recess® and fill with Backer Rod and Sealant.
 2. Sawcut Control Joints to be depth of entire slab depth.
 3. Contractor shall strictly follow Control Joint and Expansion Joint pattern shown on the dwgs. Review Layout with Architect before placing concrete.

1 Concrete Pavement - Pedestrian
Scale: 1"= 1'-0"

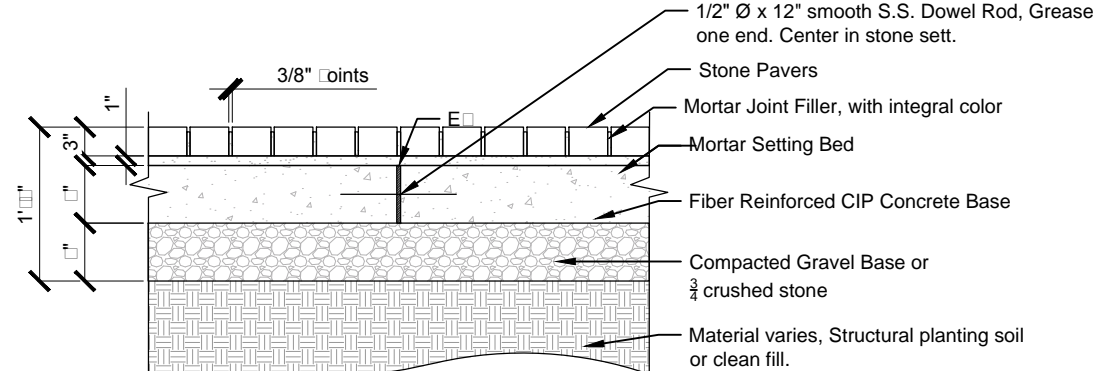


- NOTES:
1. Provide 1/2" Expansion Joint, Recess® and fill with Backer Rod and Sealant.
 2. Sawcut Control Joints to be depth of entire slab depth.
 3. Contractor shall strictly follow Control Joint and Expansion Joint pattern shown on the dwgs. Review Layout with Architect before placing concrete.

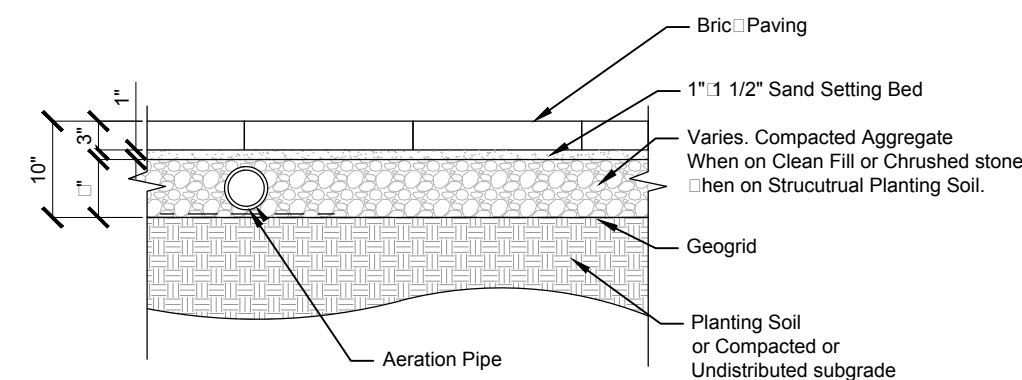
2 Concrete Pavement - Vehicular
Scale: 1"= 1'-0"



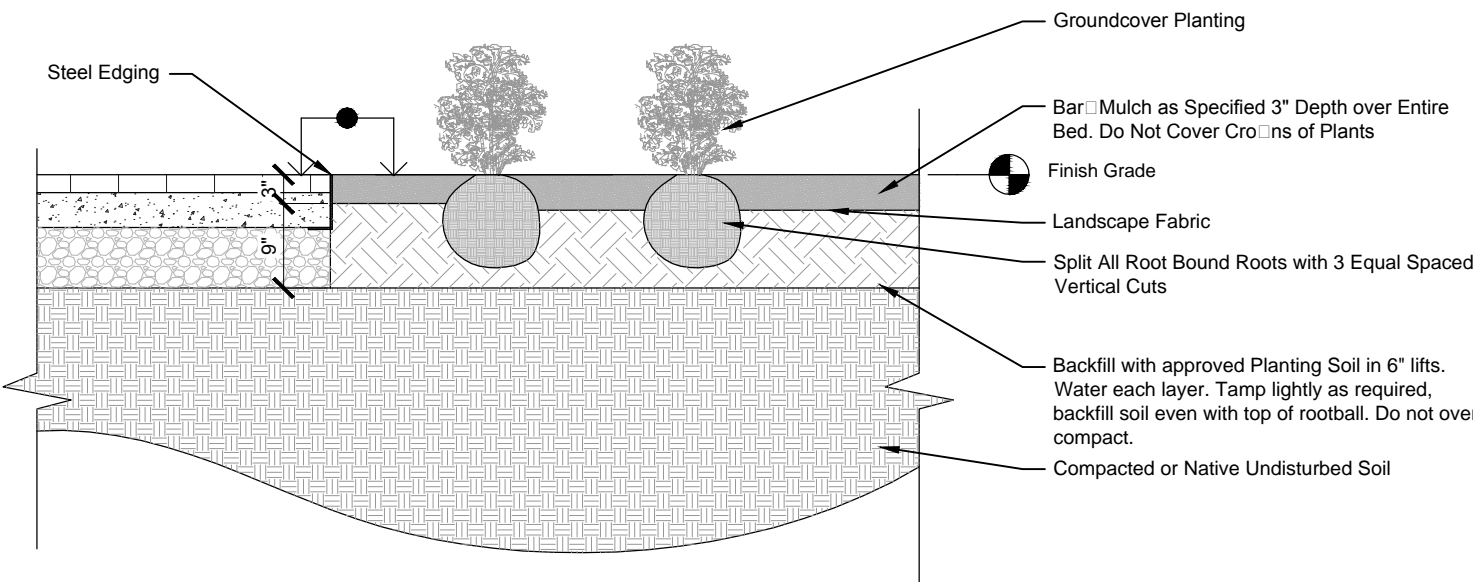
3 Pervious Pavement
Scale: 1"= 1'-0"



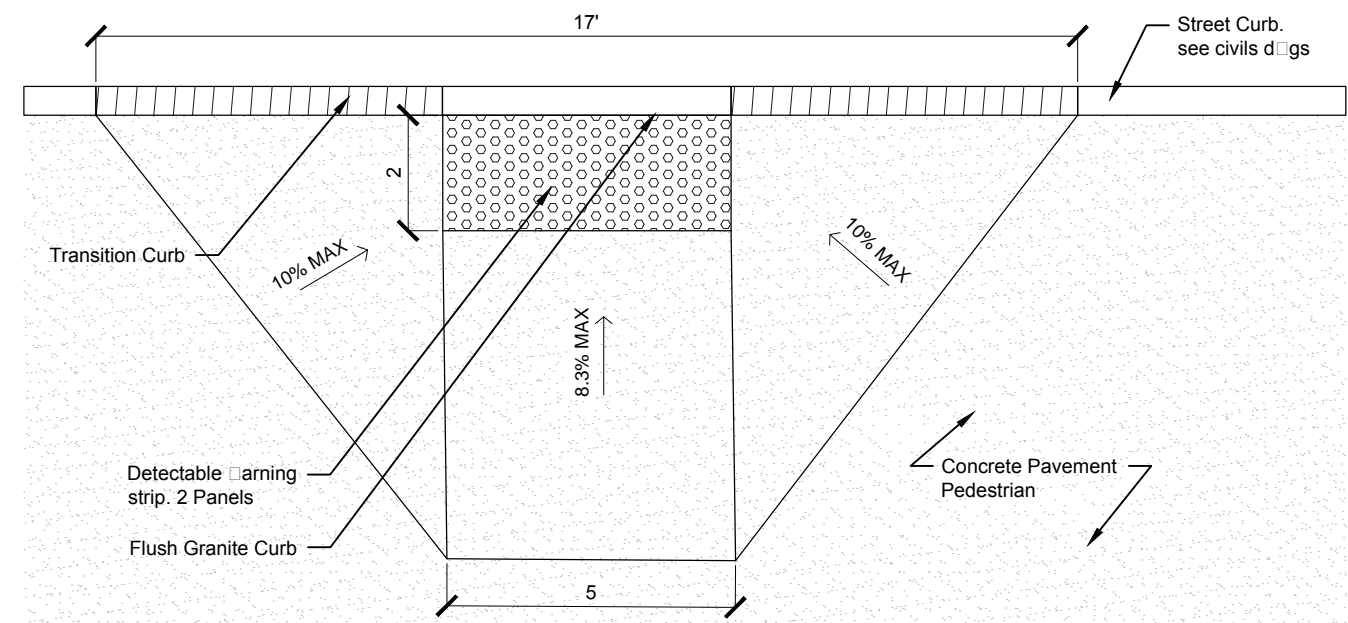
4 Stone Pavement
Scale: 1"= 1'-0"



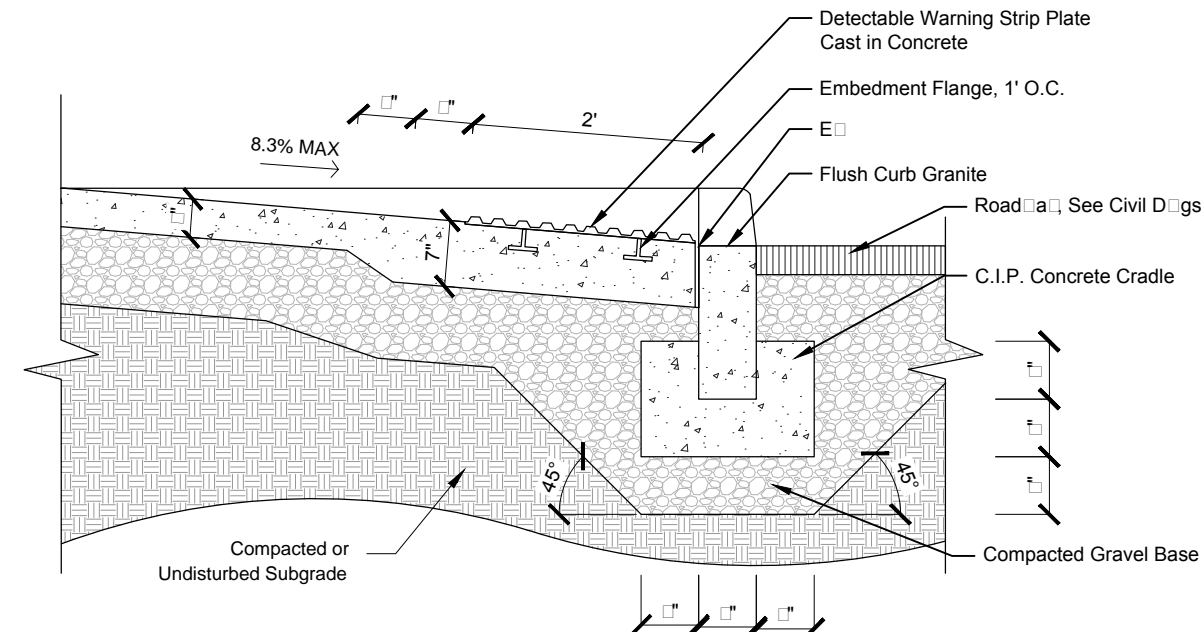
5 Brick Pavement
Scale: 1"= 1'-0"



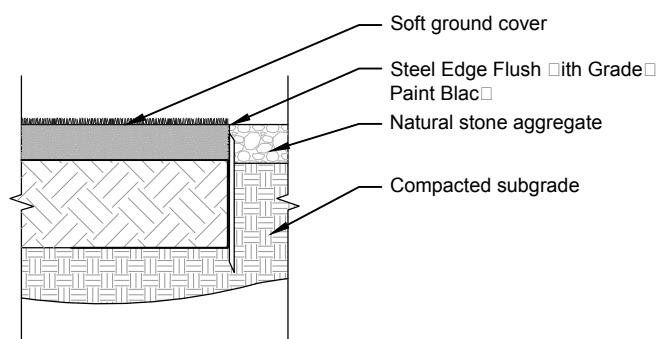
6 Groundcover planting
Scale: 1"= 1'-0"



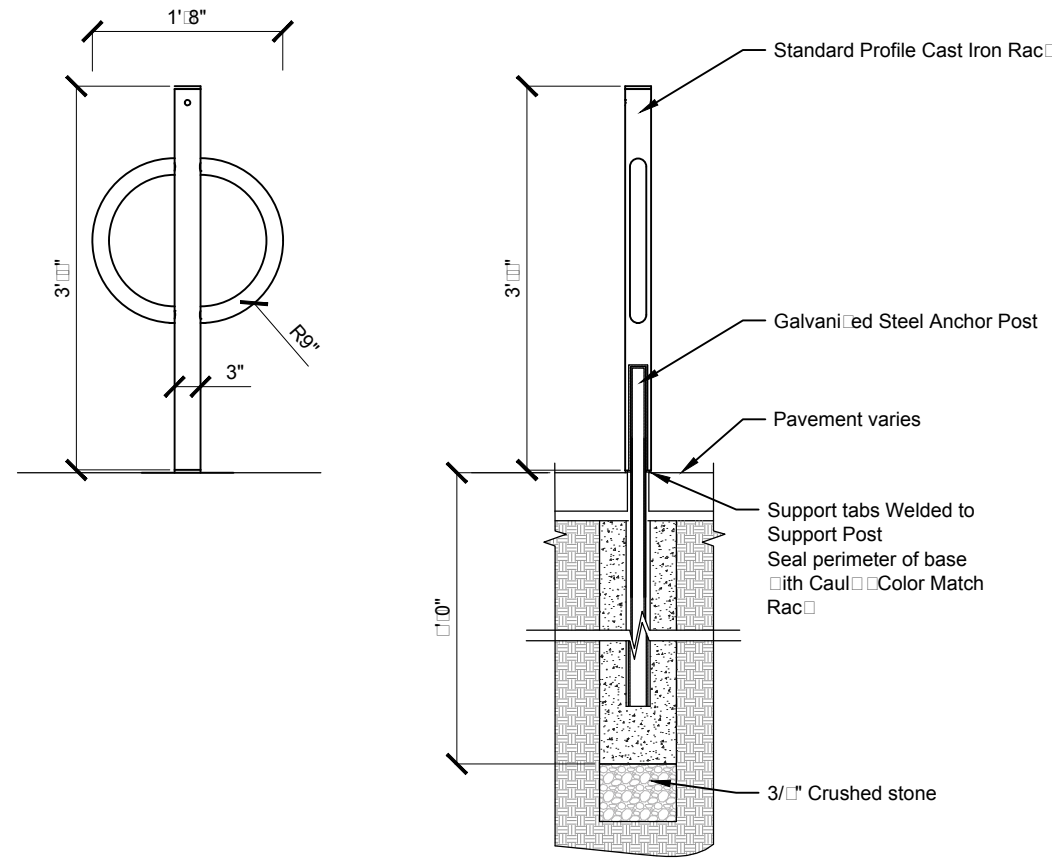
7 Accessible Curb Cut - Plan
Scale: 1/2"= 1'-0"



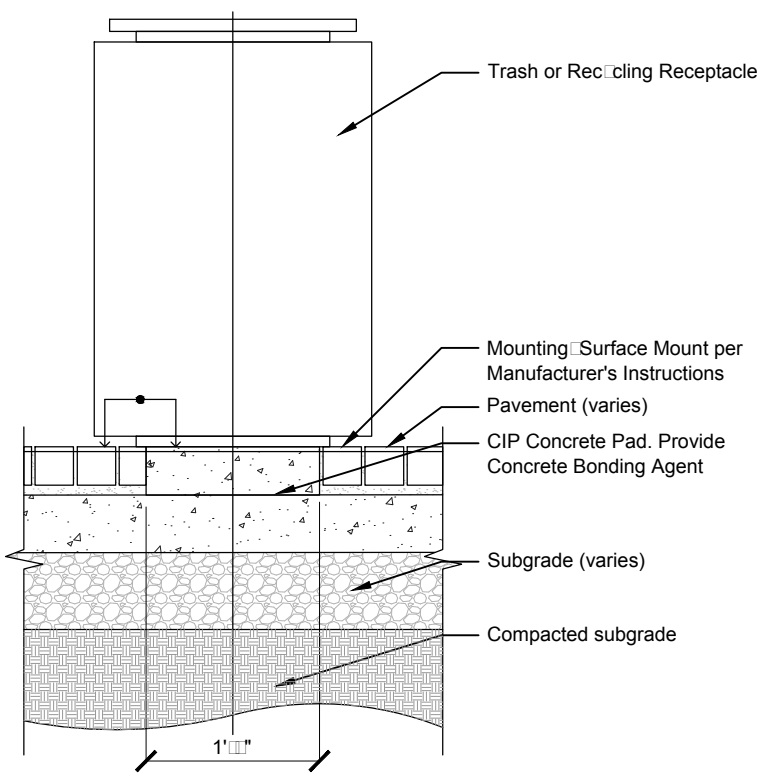
8 Detectable Warning Strip
Scale: 1"= 1'-0"



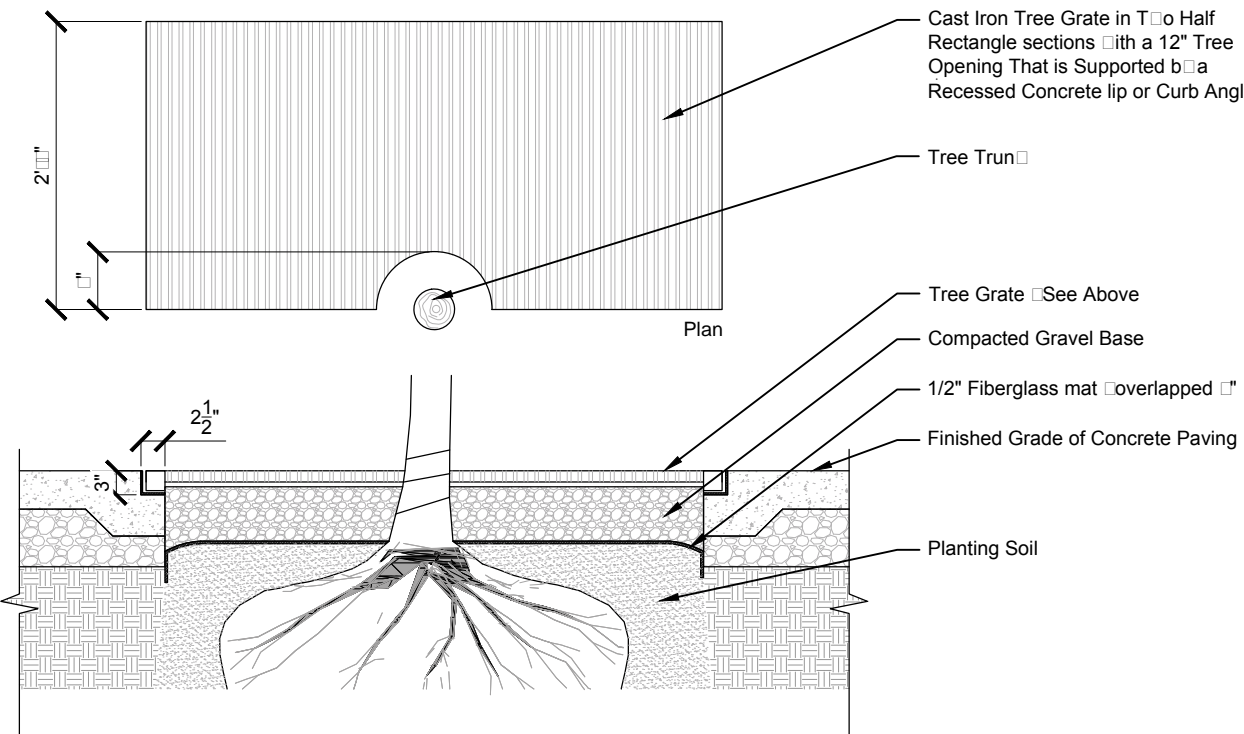
9 Interface Between Building and Softscape/Hardscape areas
Scale: 1"= 1'-0"



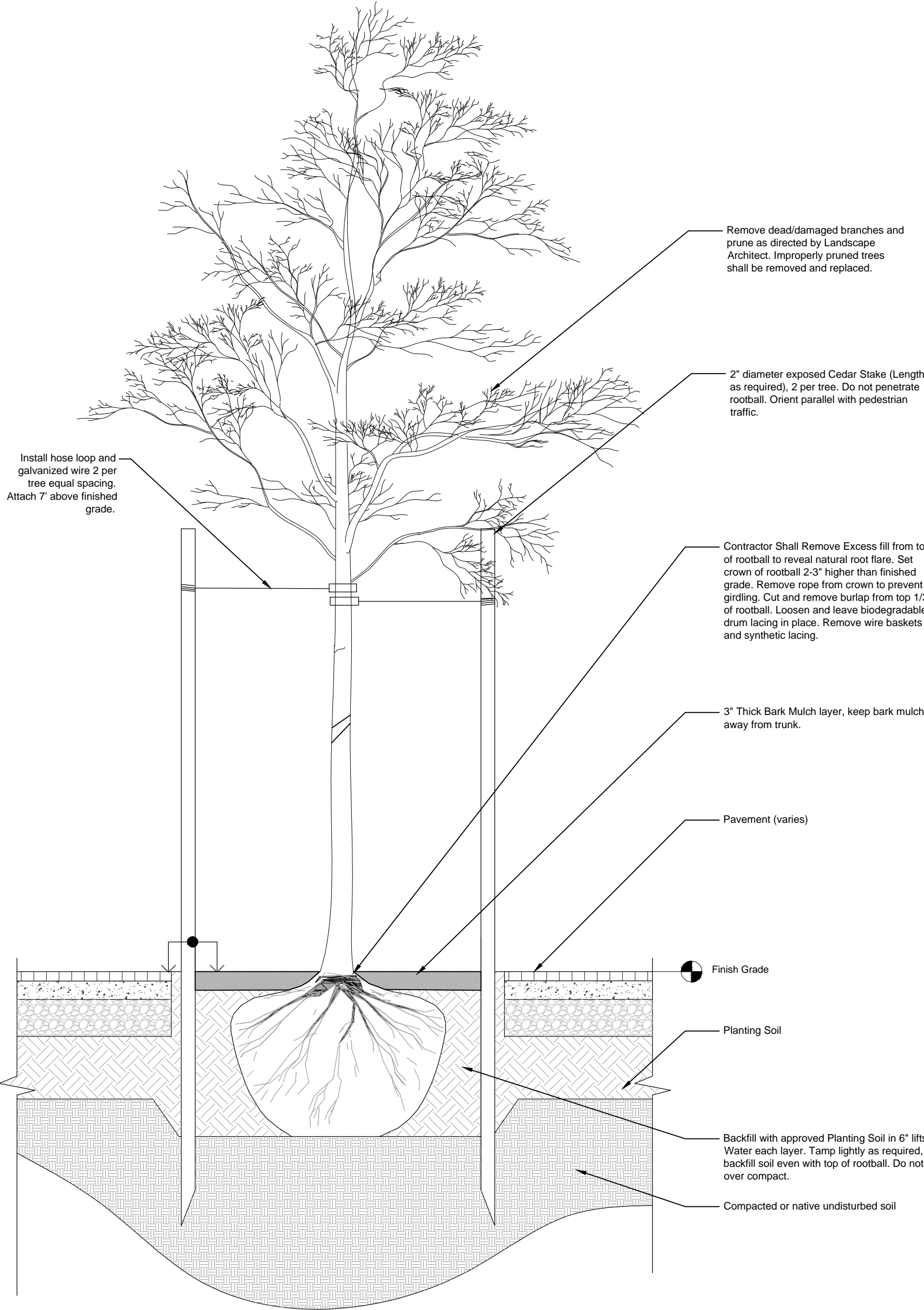
10 Bike Rack
Scale: 1"= 1'-0"



11 Trash and Recycling Receptacles
Scale: 1"= 1'-0"



12 Tree Grate Detail
Scale: 1"= 1'-0"



13 Plant Bed Section
Scale: 1/2"= 1'-0"

#	DATE	DESCRIPTION

BOYNTON YARDS

SOUTH ST. SOMERVILLE

DEVELOPER
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CIVIL ENGINEERING
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WSP USA
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BOSTON, MA 02116
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LANDSCAPE DETAILS

SCALE
VARIES

DATE
01/18/18

L-1-501