

Primary Street



MBTA Green Line Extension



Boynton Yards Sub-Area



MBTA Bus Stop



Secondary Street



MBTA Bus Line



Project Site Boundary



Somerville | Cambridge City Line



Figure 1.1  
Illustrative Site Location Plan

**Boynton Gateway**  
**Somerville, Massachusetts**

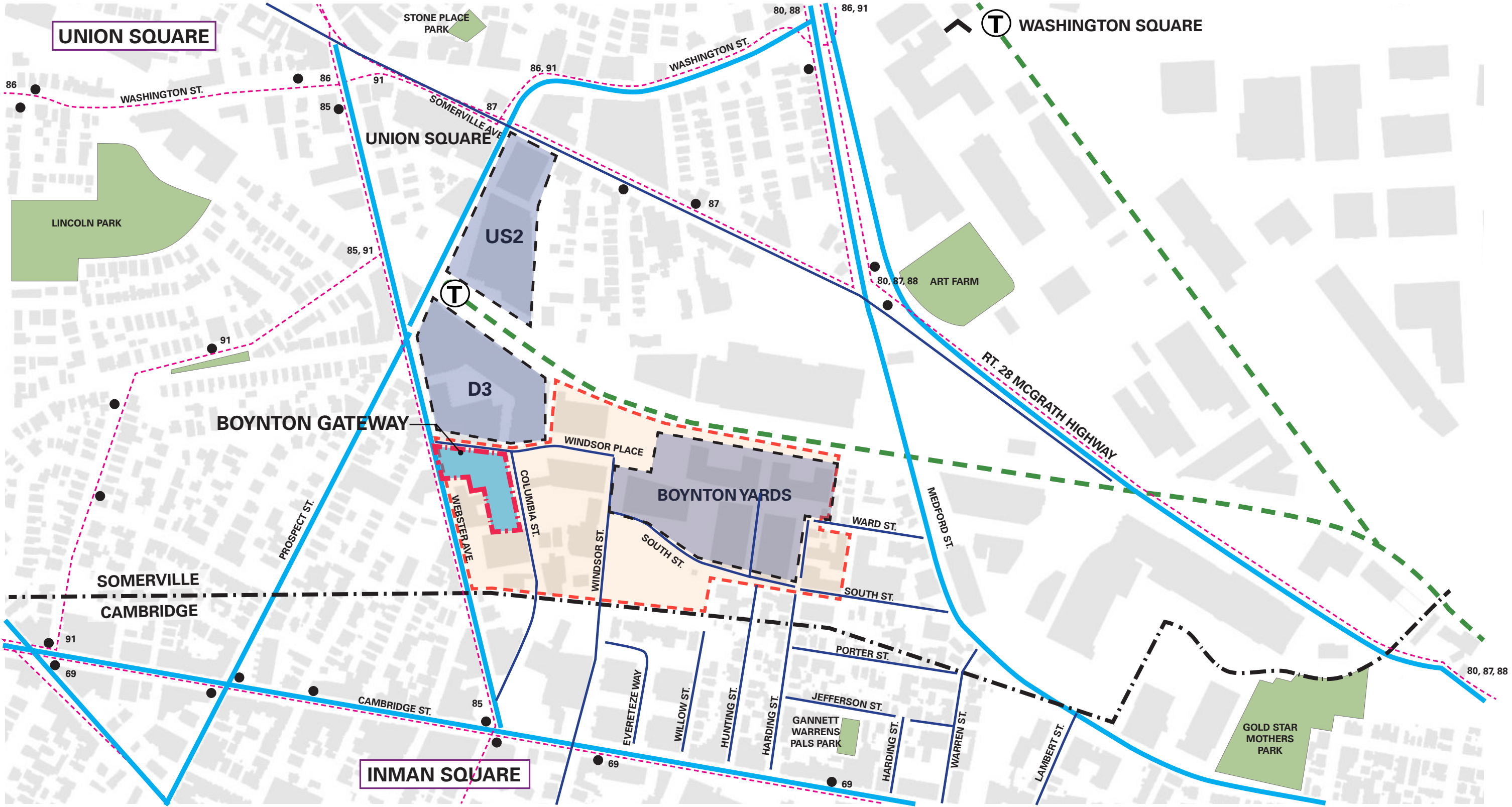


Figure 1.2  
Illustrative Neighborhood Context Plan

- |  |   |  |  |
|--|---|--|--|
|  Primary Street   |  MBTA Green Line Extension |  Boynton Yards Sub-Area |  MBTA Bus Stop                    |
|  Secondary Street |  MBTA Bus Line             |  Project Site Boundary  |  Somerville   Cambridge City Line |

**Boynton Gateway**  
**Somerville, Massachusetts**



Source Info



Project Site Boundary



Figure 1.3  
Illustrative Existing Site Plan

**Boynton Gateway**  
**Somerville, Massachusetts**



- A | Looking East on Webster Ave, facing Webster entrance to Boynton Gateway
- B | Looking West from corner of Columbia St, facing main entrance to Boynton Gateway
- C | Looking South from corner of Columbia St
- D | Looking North on Columbia Street
- E | Looking Northeast on Webster, facing Webster entrance to Boynton Gateway
- F | Looking East down Beach Ave from Webster Ave

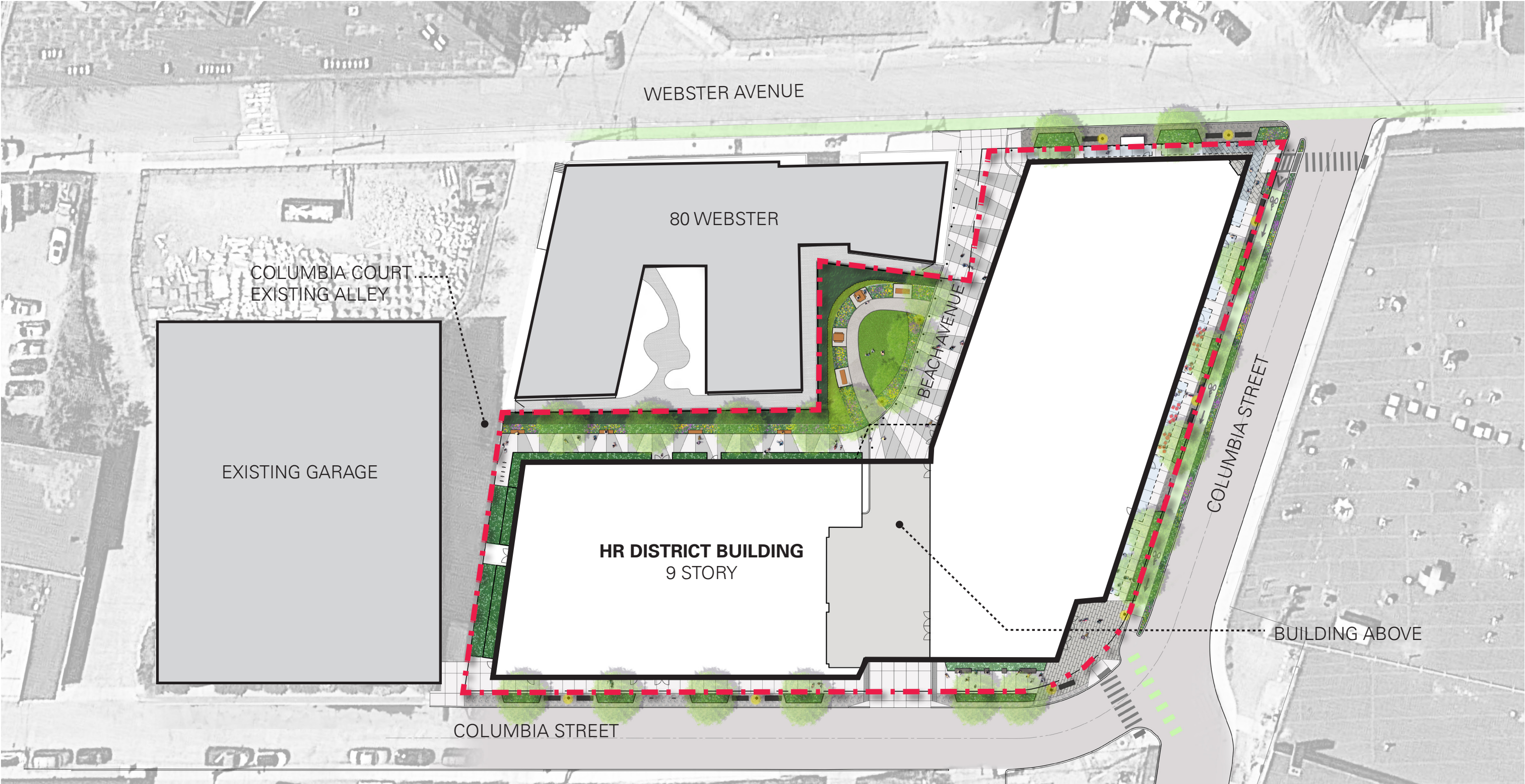


A Photo Location



Figure 1.4  
Existing Conditions Photos

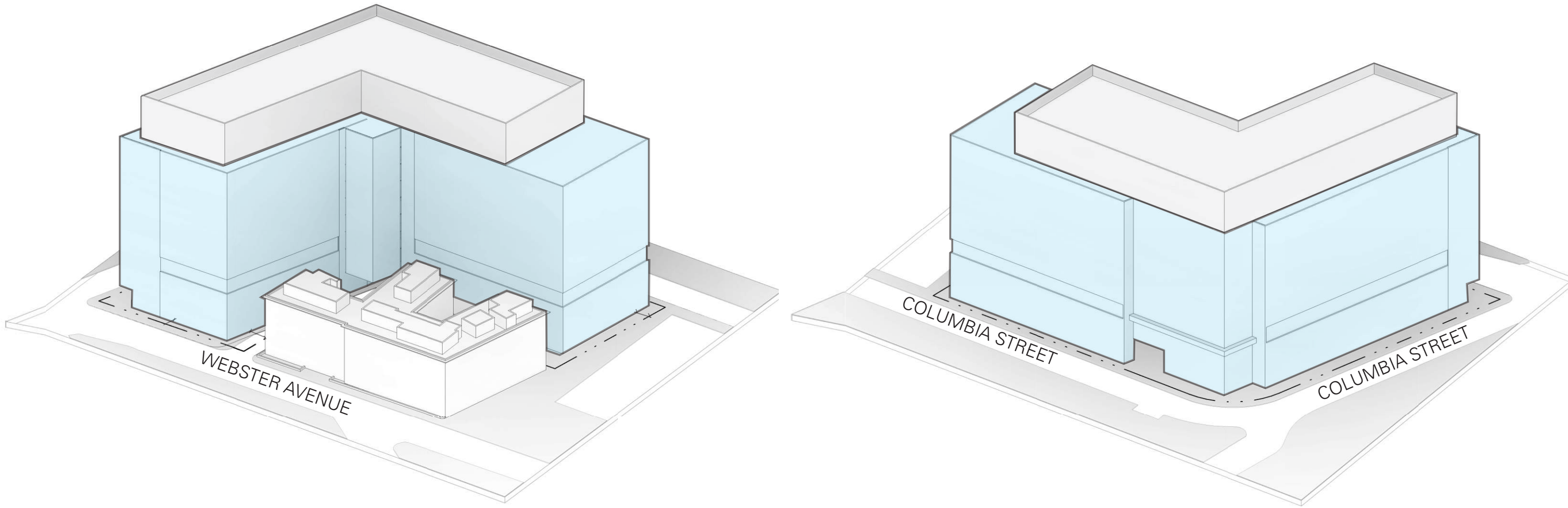
**Boynton Gateway  
Somerville, Massachusetts**



- Building Boundary
- Project Site Boundary



Figure 1.5  
Illustrative Site Plan



- HR Building
- Mechanical Penthouse



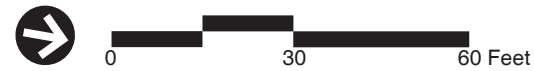
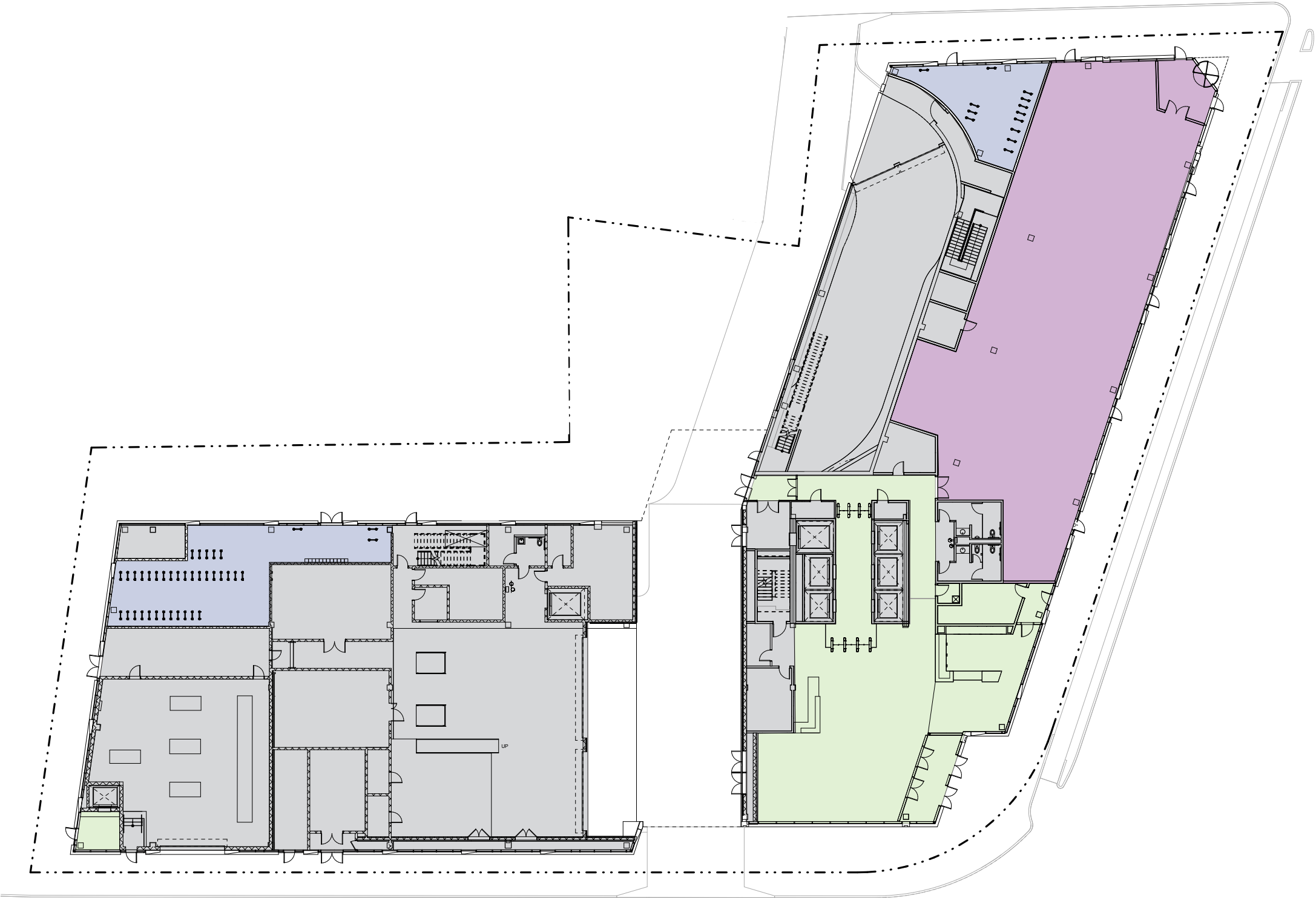
Figure 1.6  
Illustrative Building Massing Diagram

**Boynton Gateway  
Somerville, Massachusetts**



Figure 1.7  
Building Views

**Boynton Gateway  
Somerville, Massachusetts**

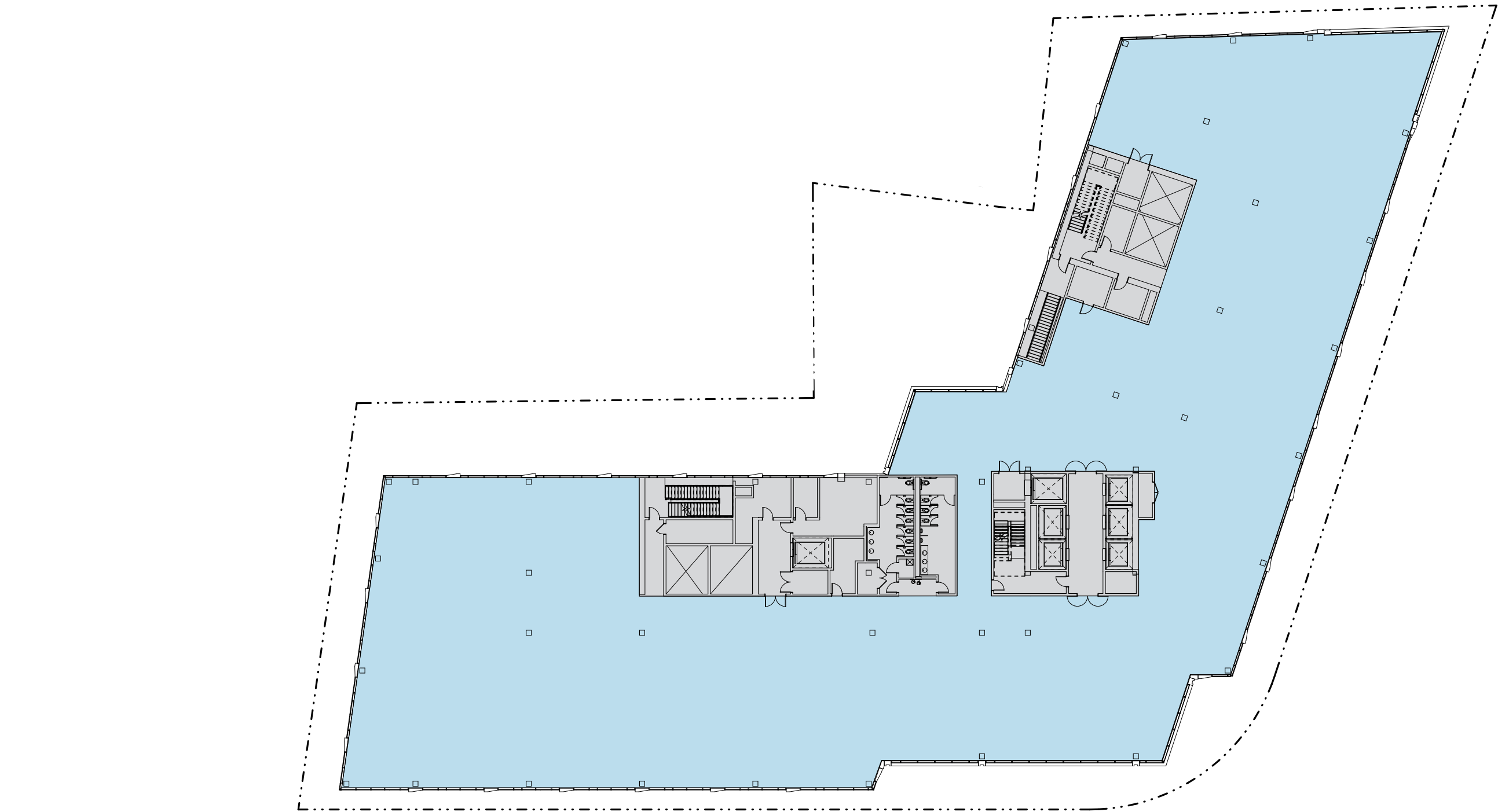


- LAB / OFFICE
- ARTS & CREATIVE ENTERPRISE/ ACTIVE USE
- BACK OF HOUSE / CORE
- LOBBY
- BIKE STORAGE



Figure 1.8a  
Illustrative Ground Level

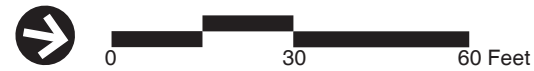
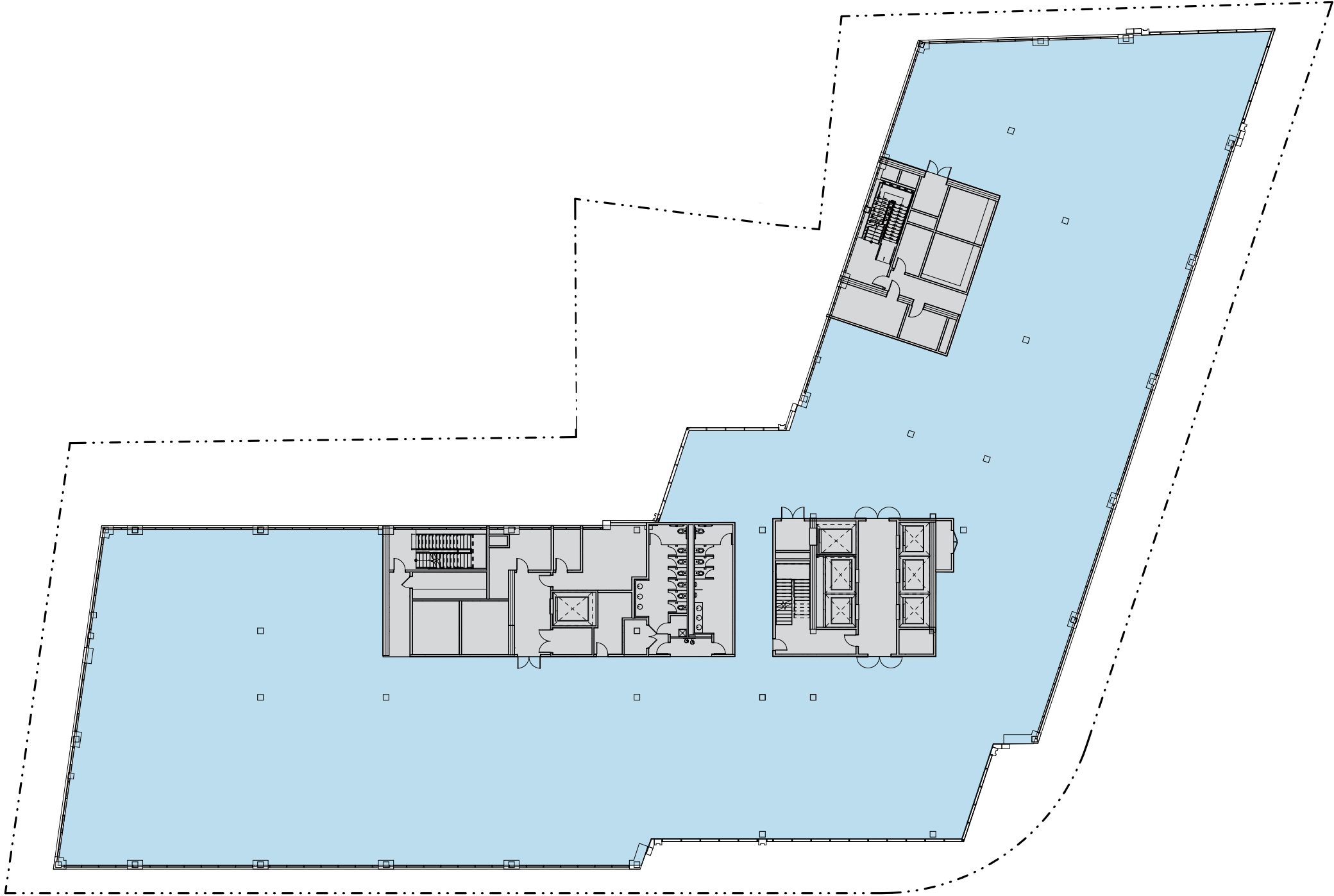
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- LAB / OFFICE
- BACK OF HOUSE / CORE



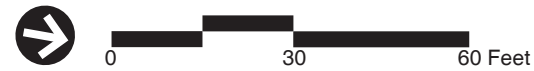
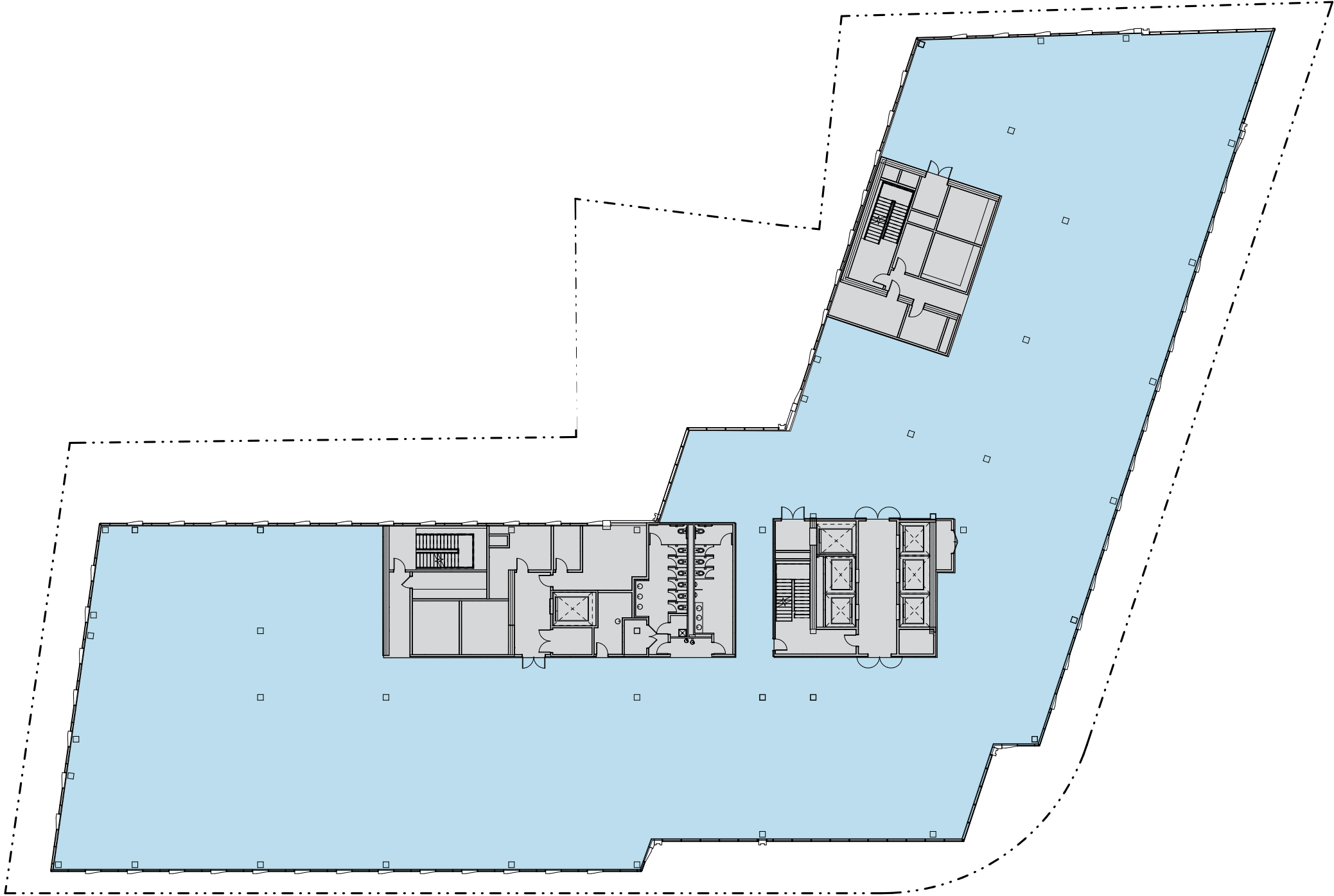
Figure 1.8b  
Level 2



- LAB / OFFICE
- BACK OF HOUSE / CORE



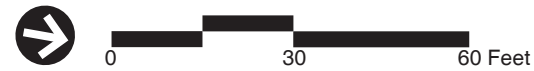
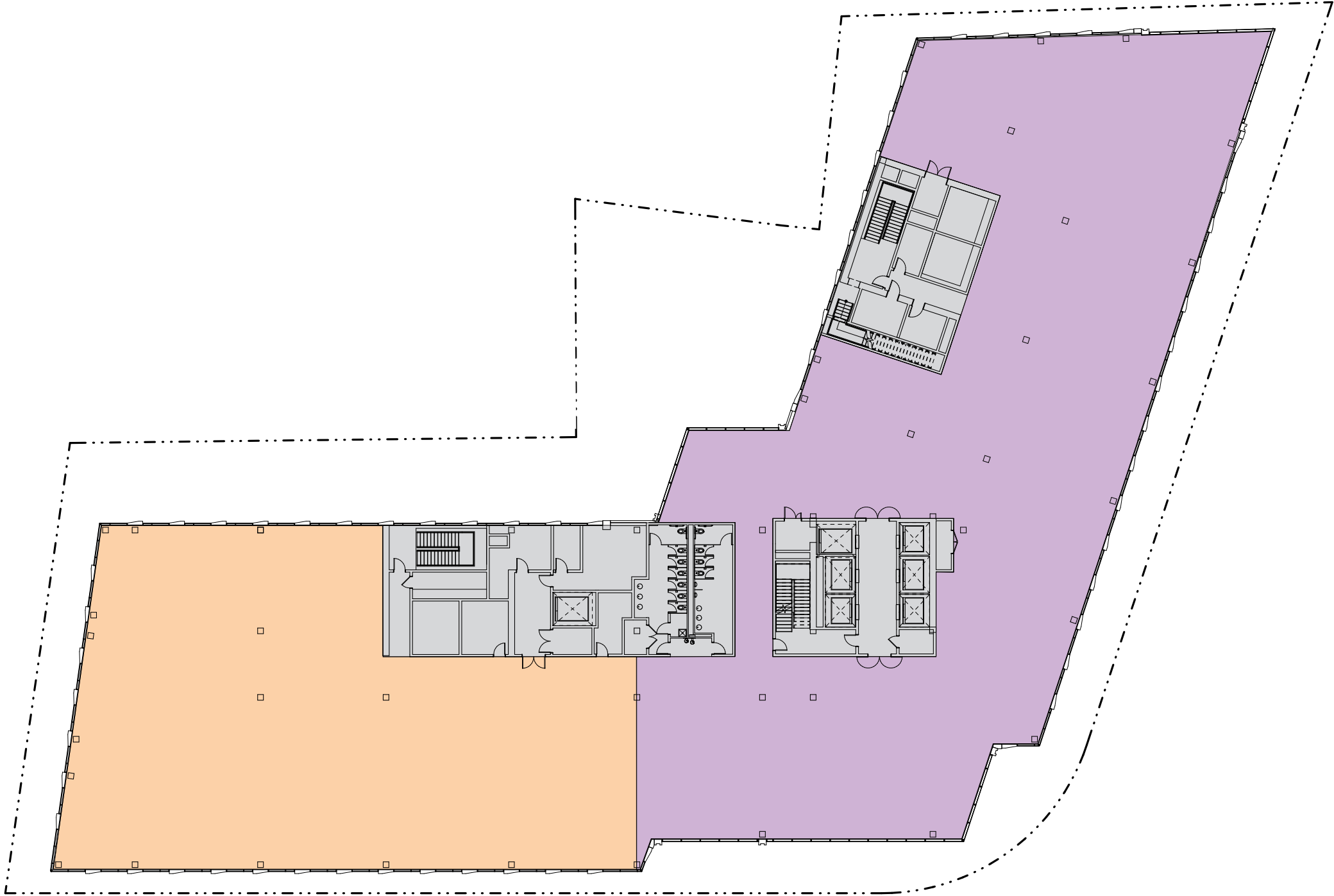
Figure 1.8c  
Level 3



- LAB / OFFICE
- BACK OF HOUSE / CORE



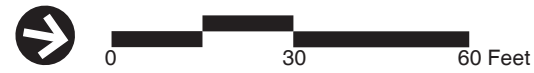
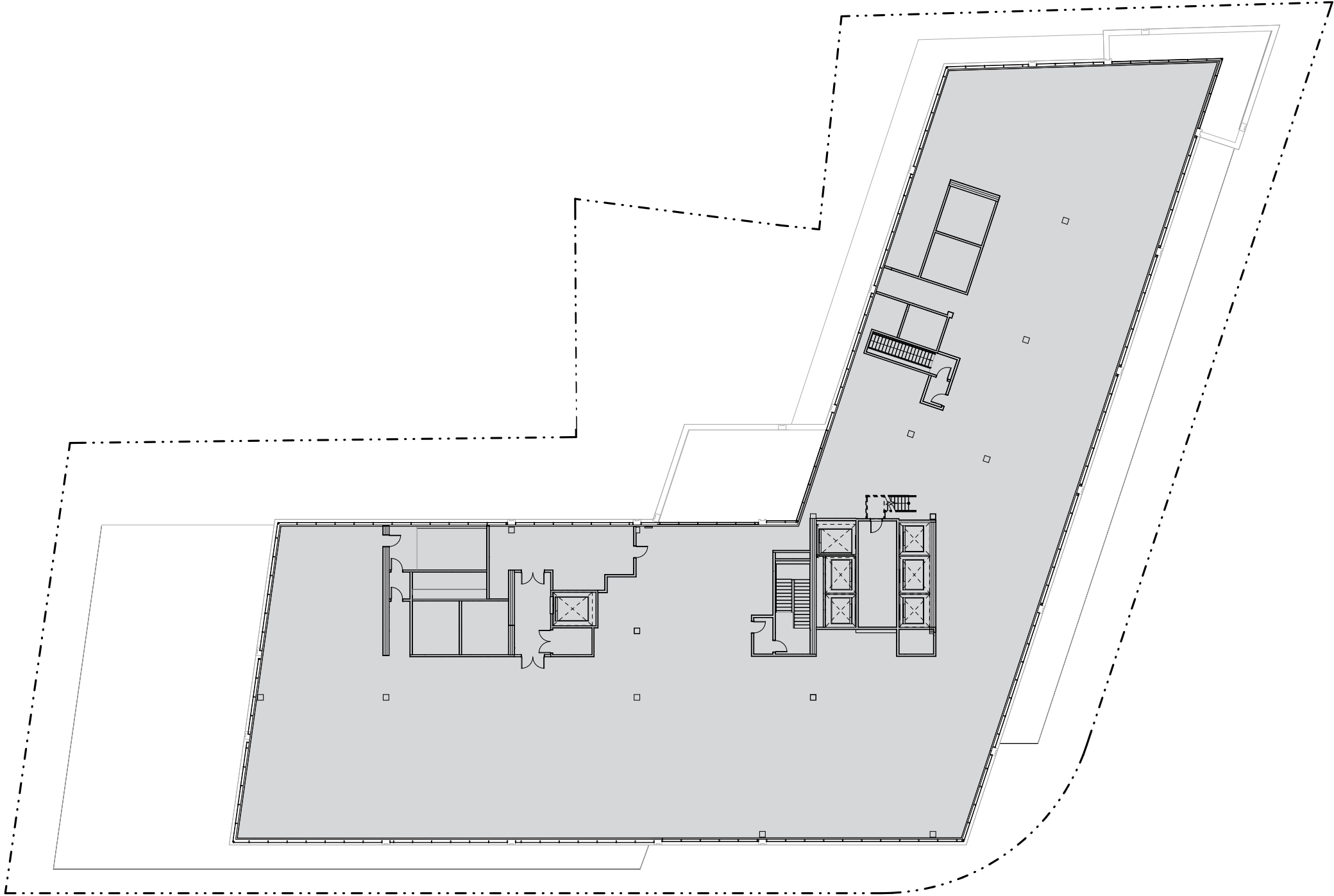
Figure 1.8d  
Level 4-8



- ARTS & CREATIVE ENTERPRISE/ ACTIVE USE
- AMENITY
- BACK OF HOUSE / CORE



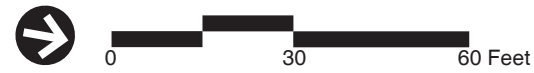
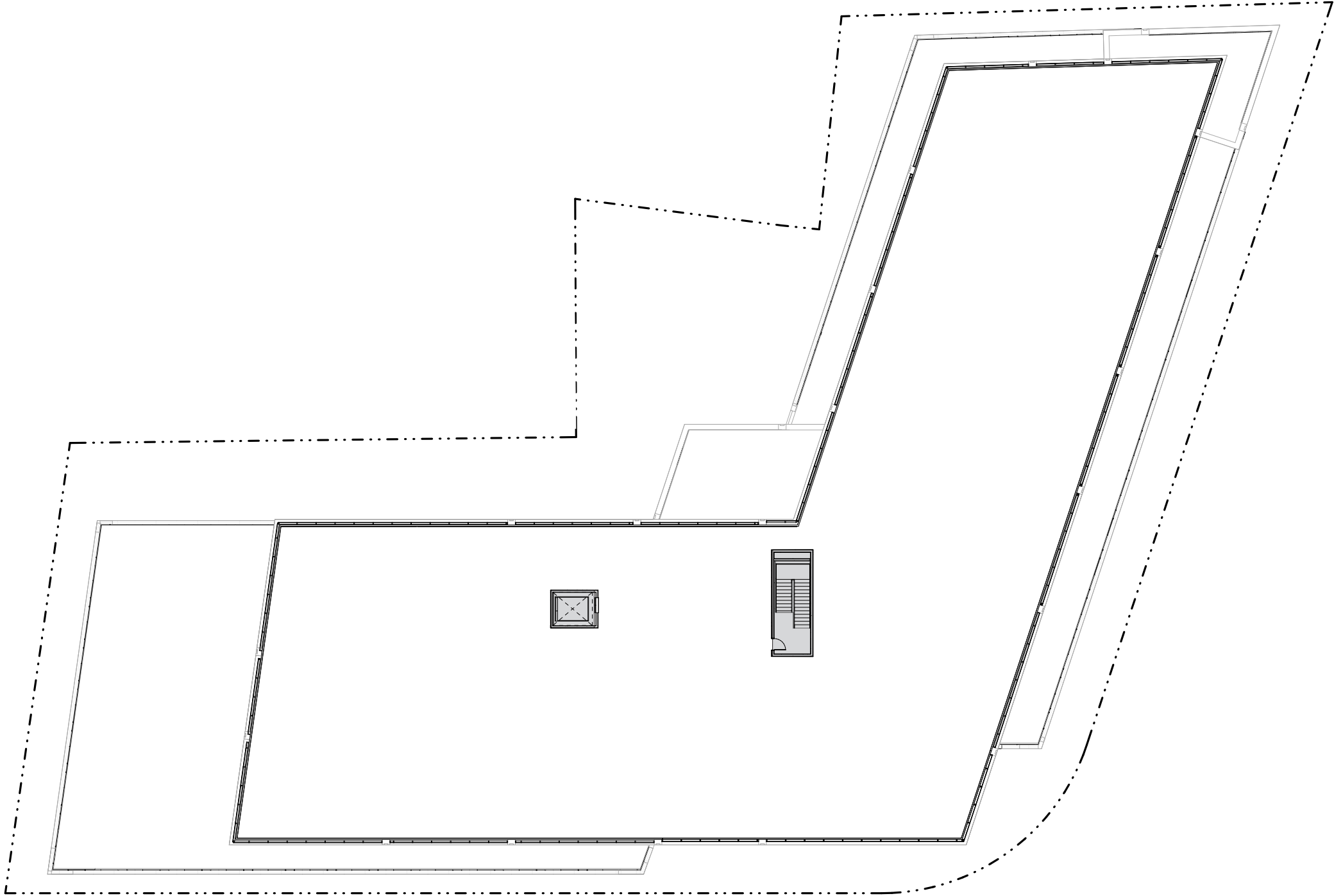
Figure 1.8e  
Level 9



■ BACK OF HOUSE / CORE



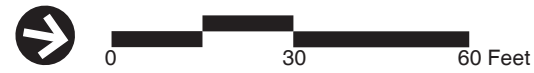
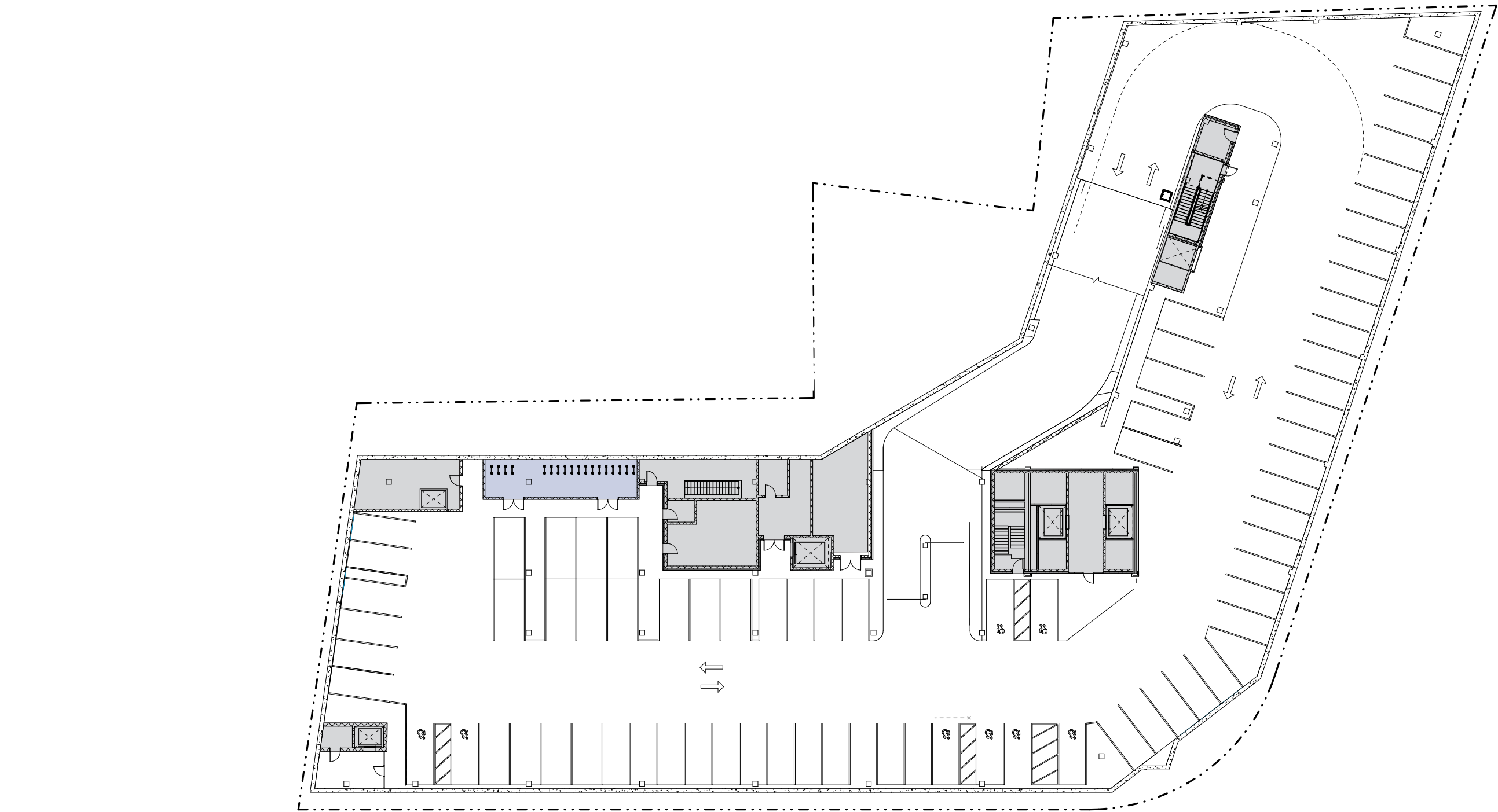
Figure 1.8f  
Mechanical Level



■ BACK OF HOUSE / CORE



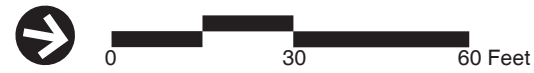
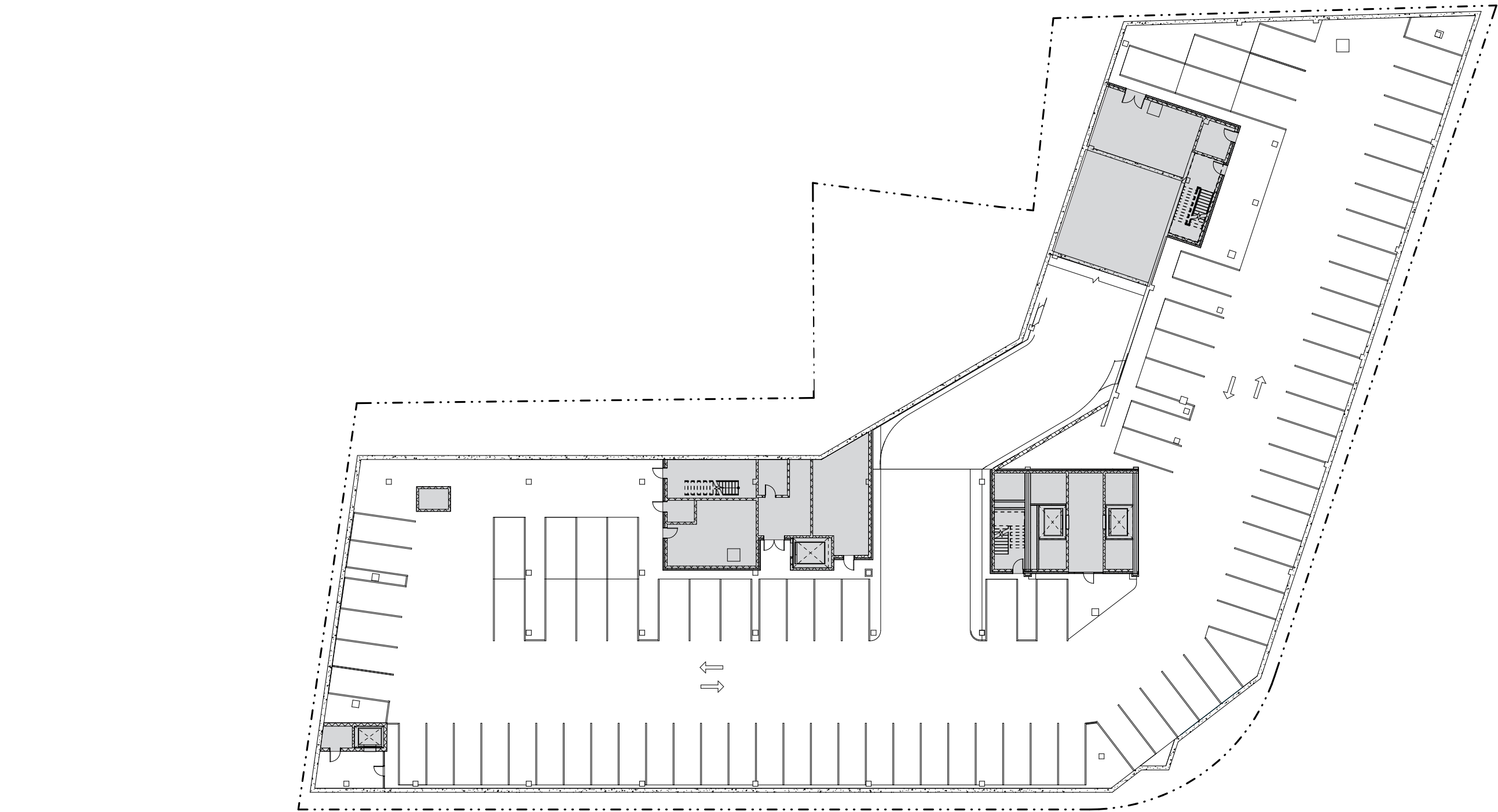
Figure 1.8g  
Roof Level



- BACK OF HOUSE / CORE
- BIKE STORAGE



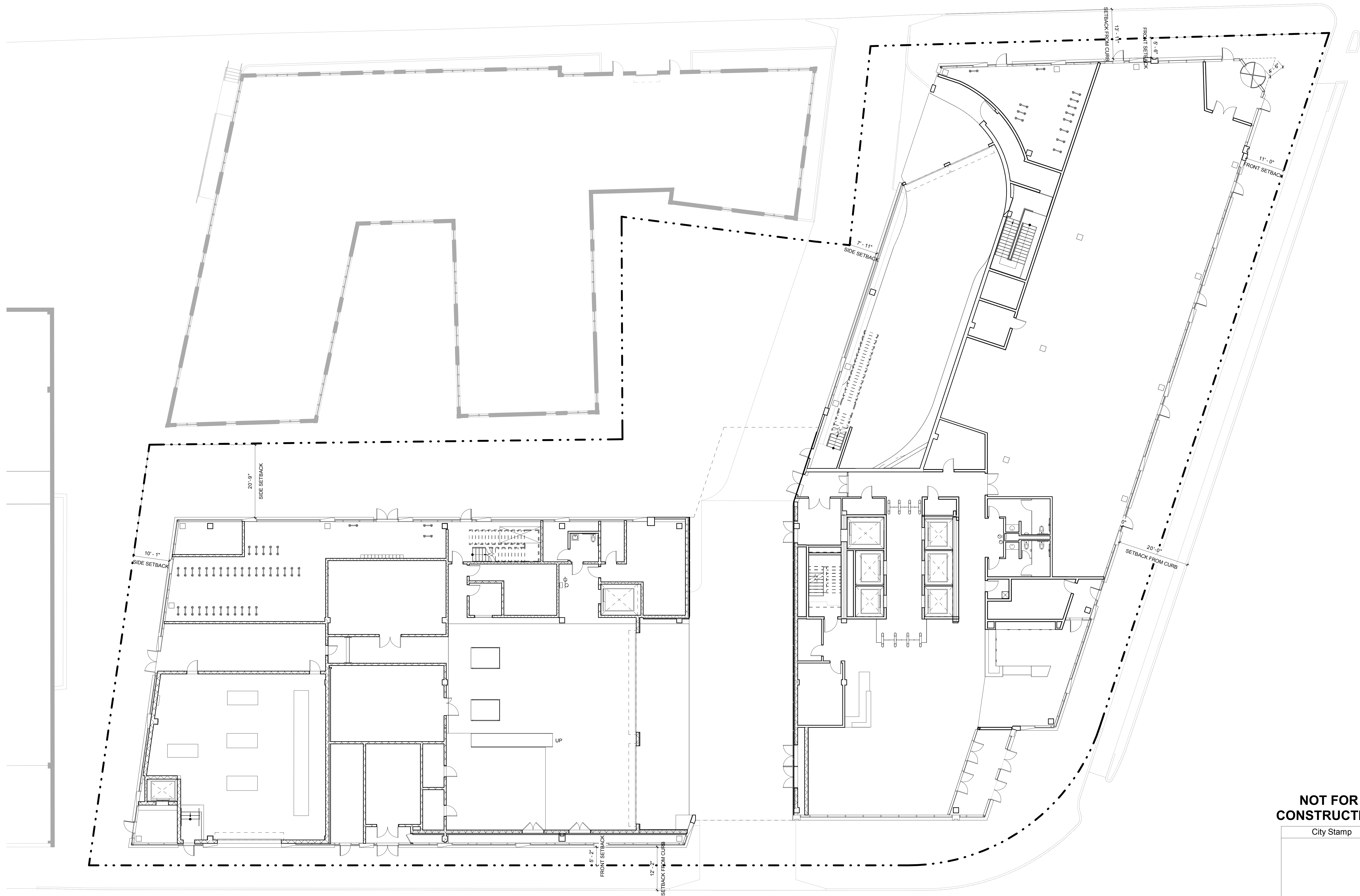
Figure 1.8h  
P1 Parking



■ BACK OF HOUSE / CORE



Figure 1.8i  
P2 Parking



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F-5, 96-F-6, 96-F-9



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PROJECT:

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Somerville, MA 02143

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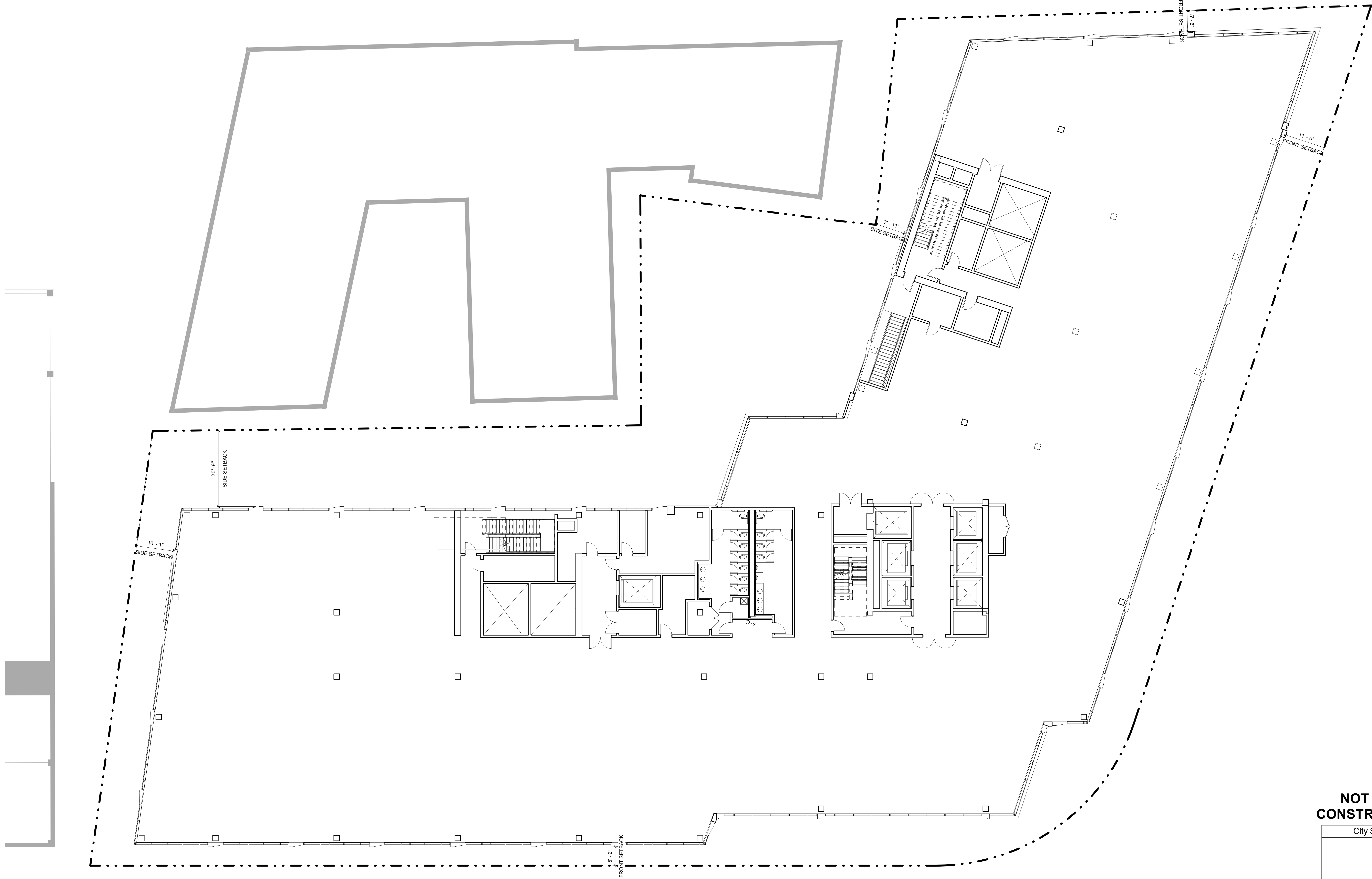
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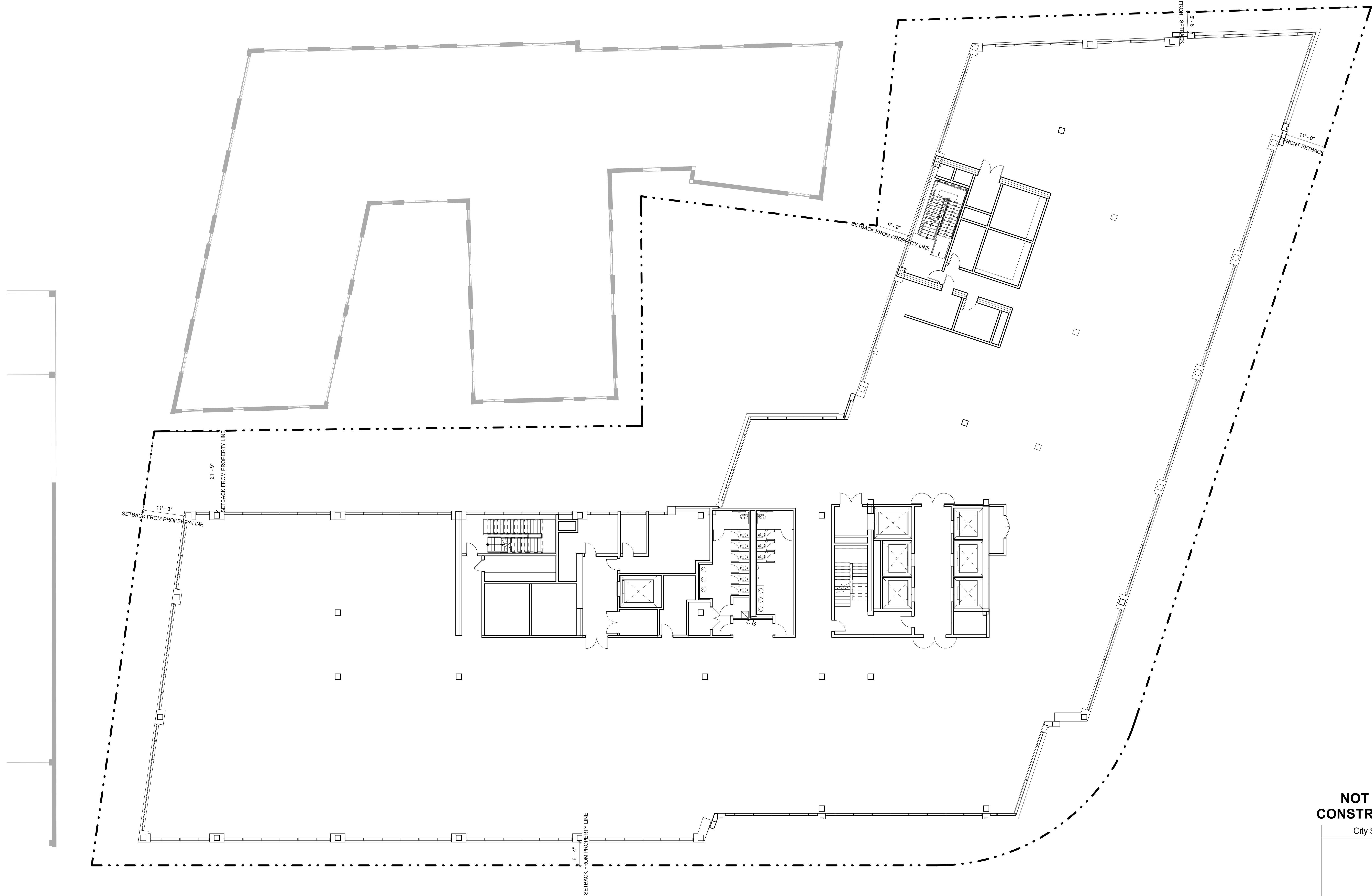
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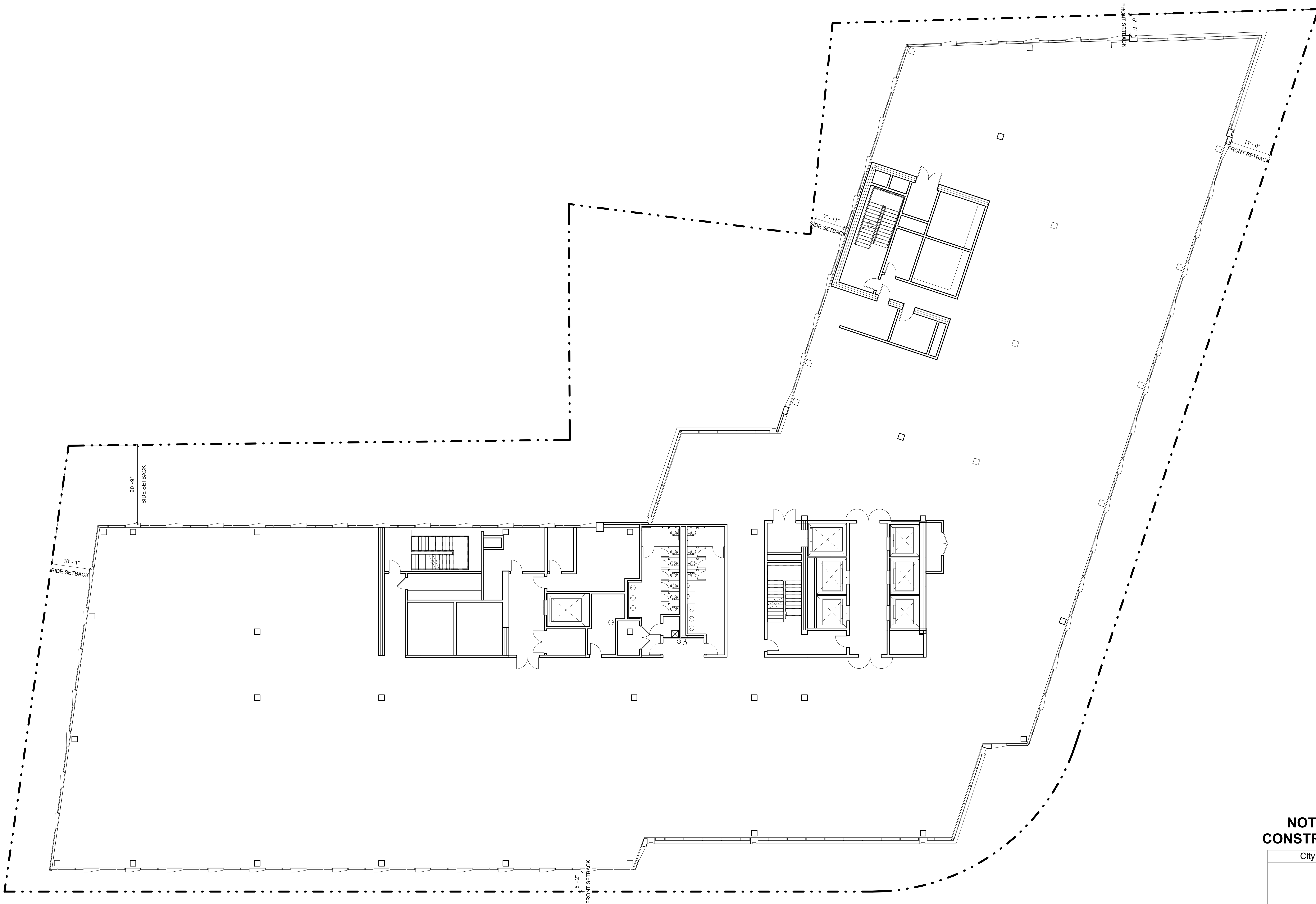
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**Level 3**

1.9c



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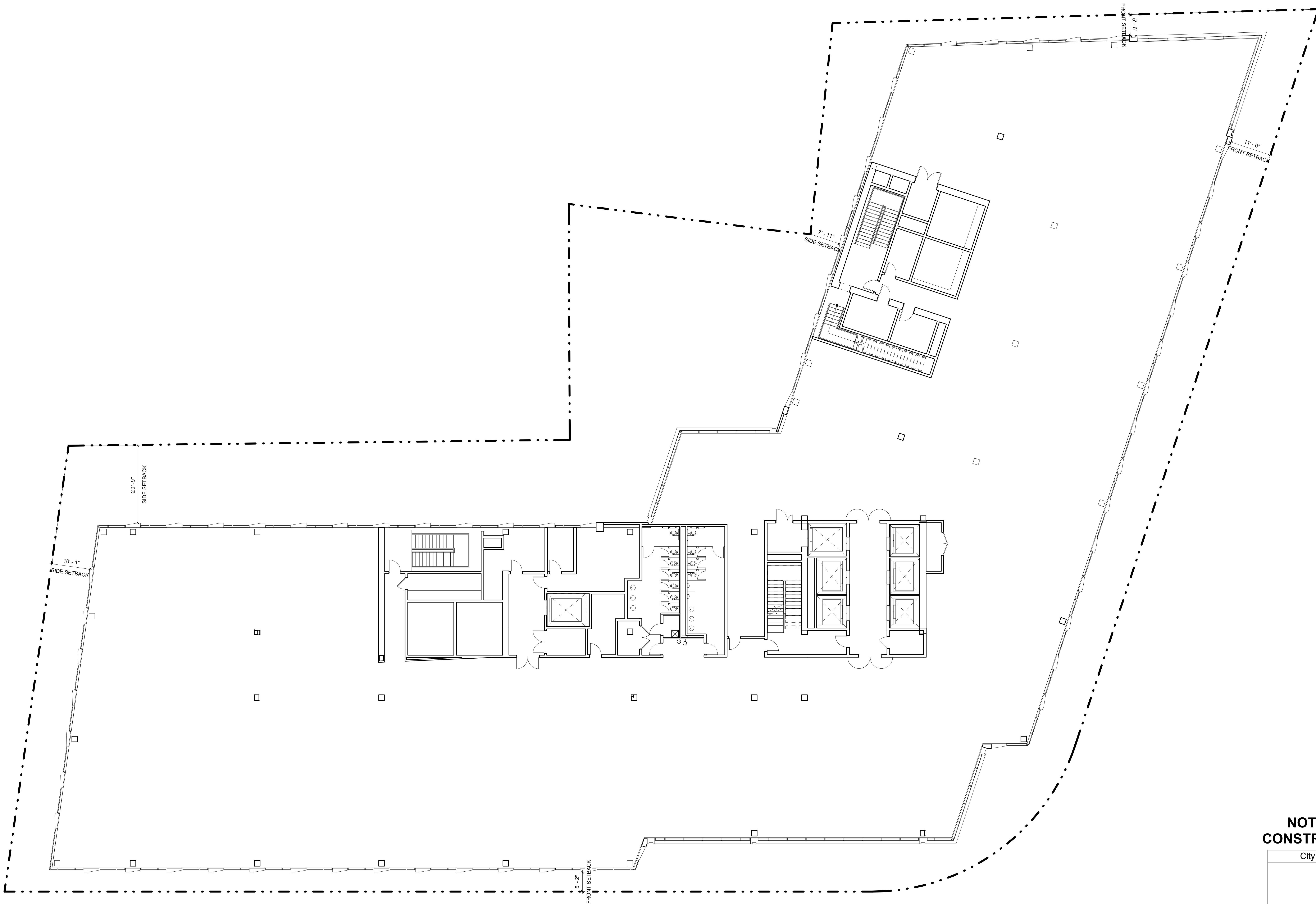
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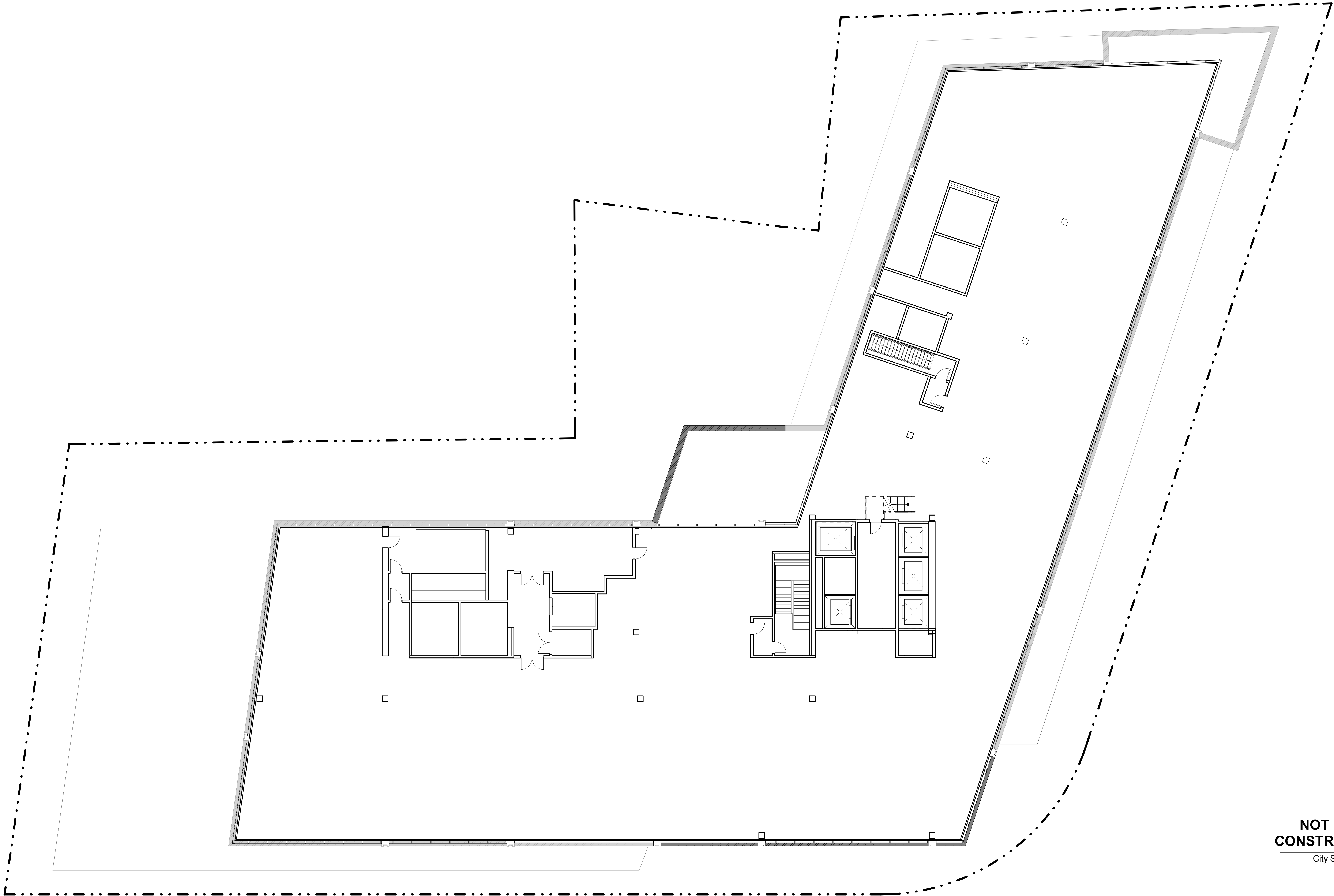
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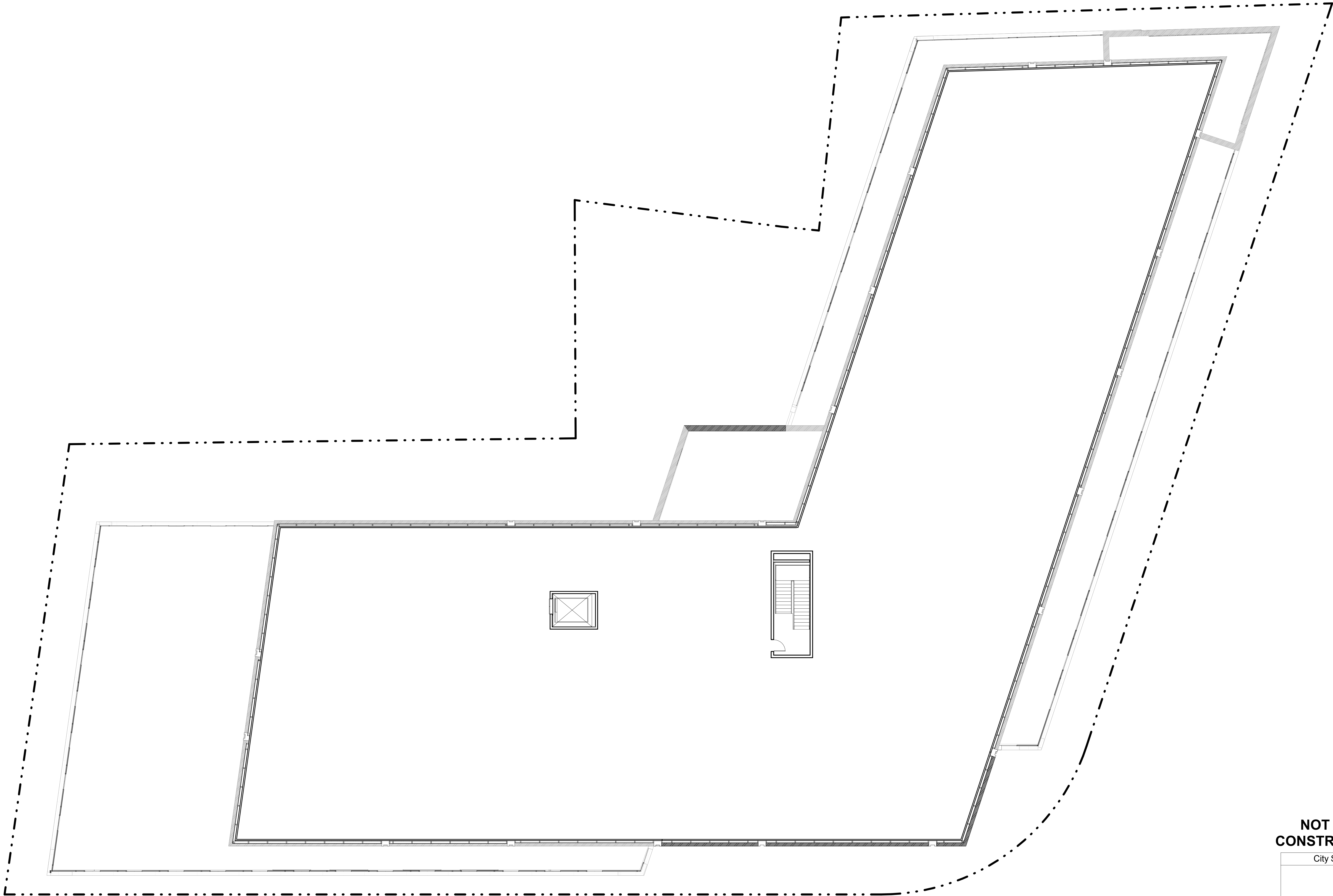
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**Mech. Level**

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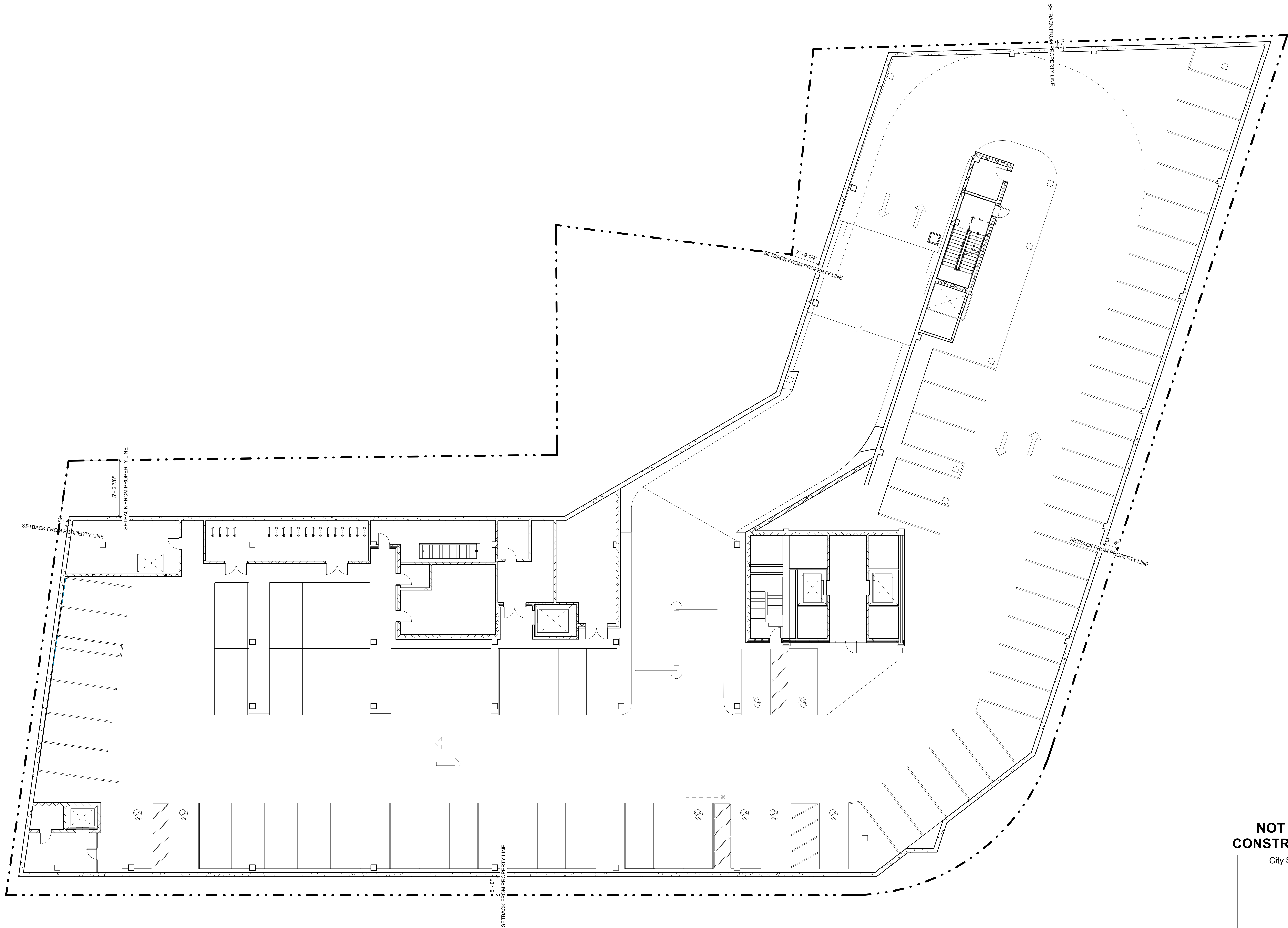
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SHEET TITLE:

**Roof**

1.9g



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F-5, 96-F-6, 96-F-9



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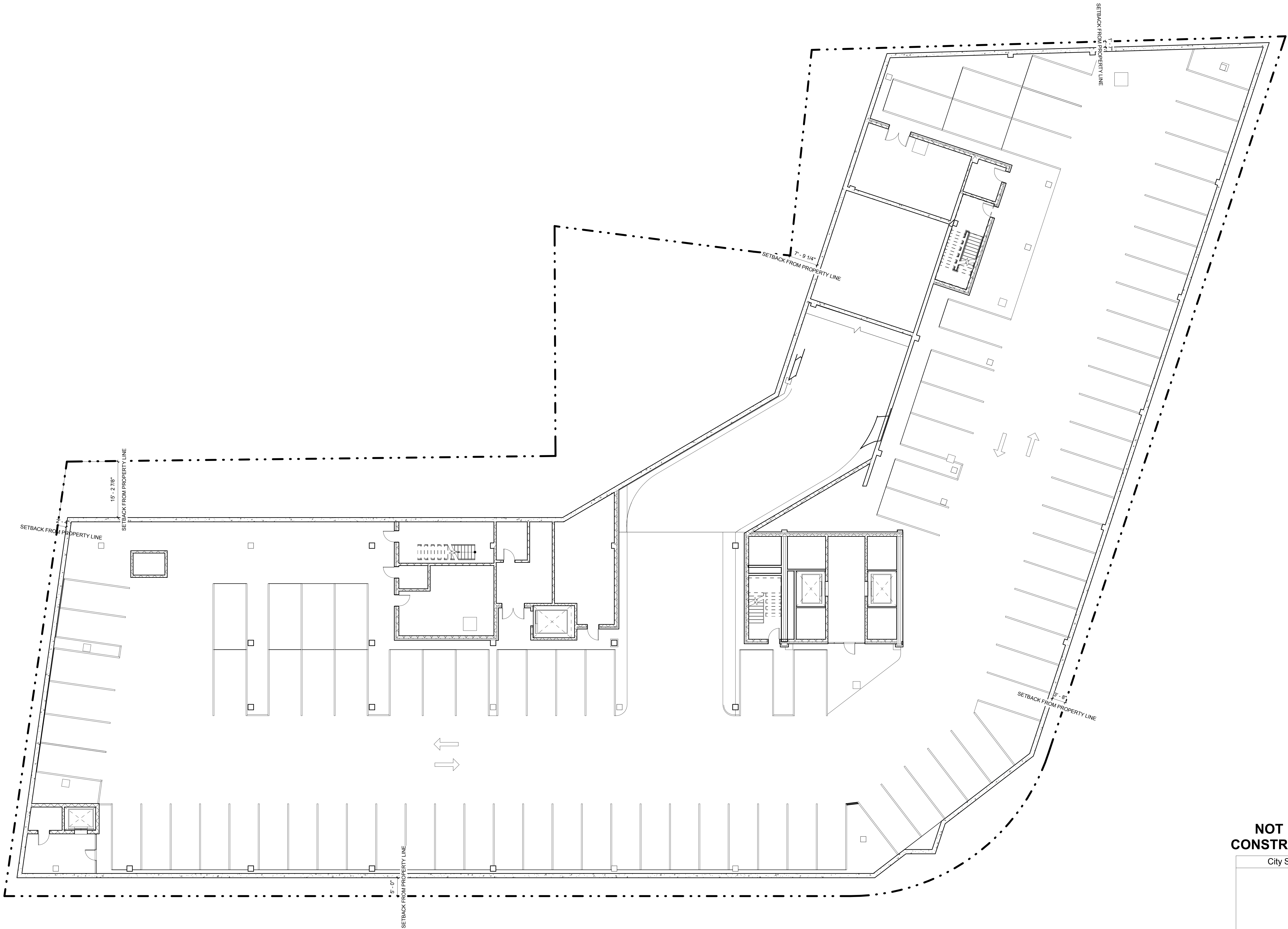
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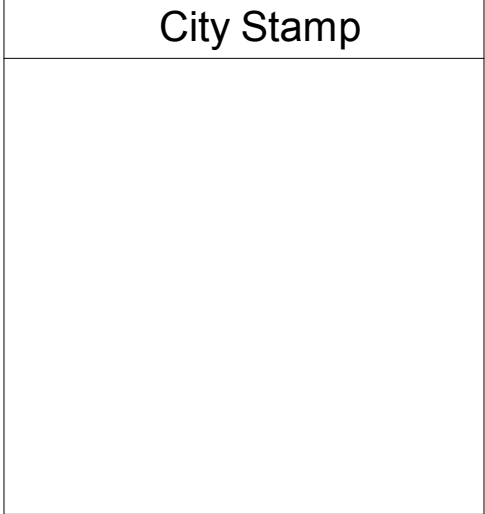
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1.9i



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SHEET TITLE:

**North Elevation**

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96-E-3, 96-F-2, 96-F-3, 96-F-4, 96-  
F-5, 96-F-6, 96-F-9

**1.10a**



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SHEET TITLE:

## East Elevation

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## 1.10b



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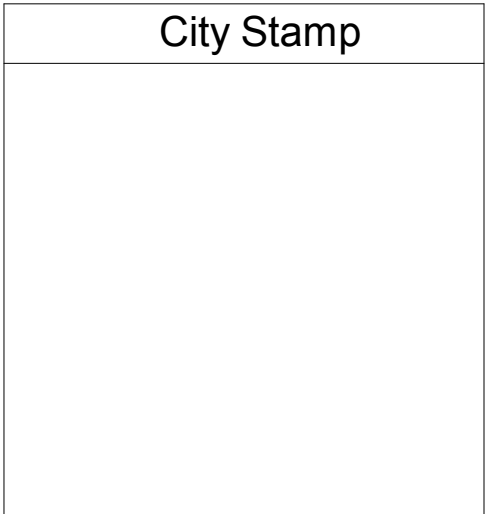
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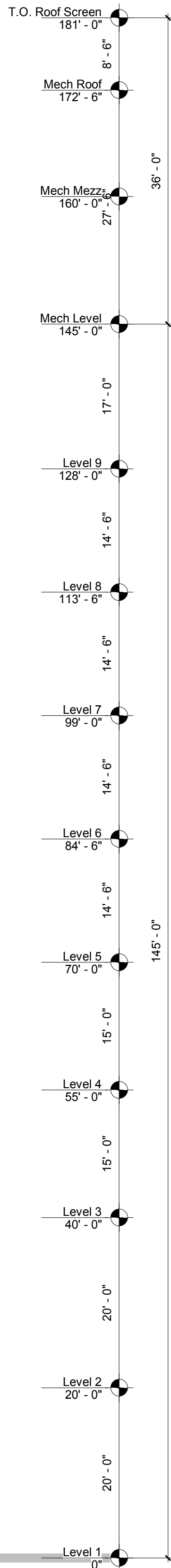
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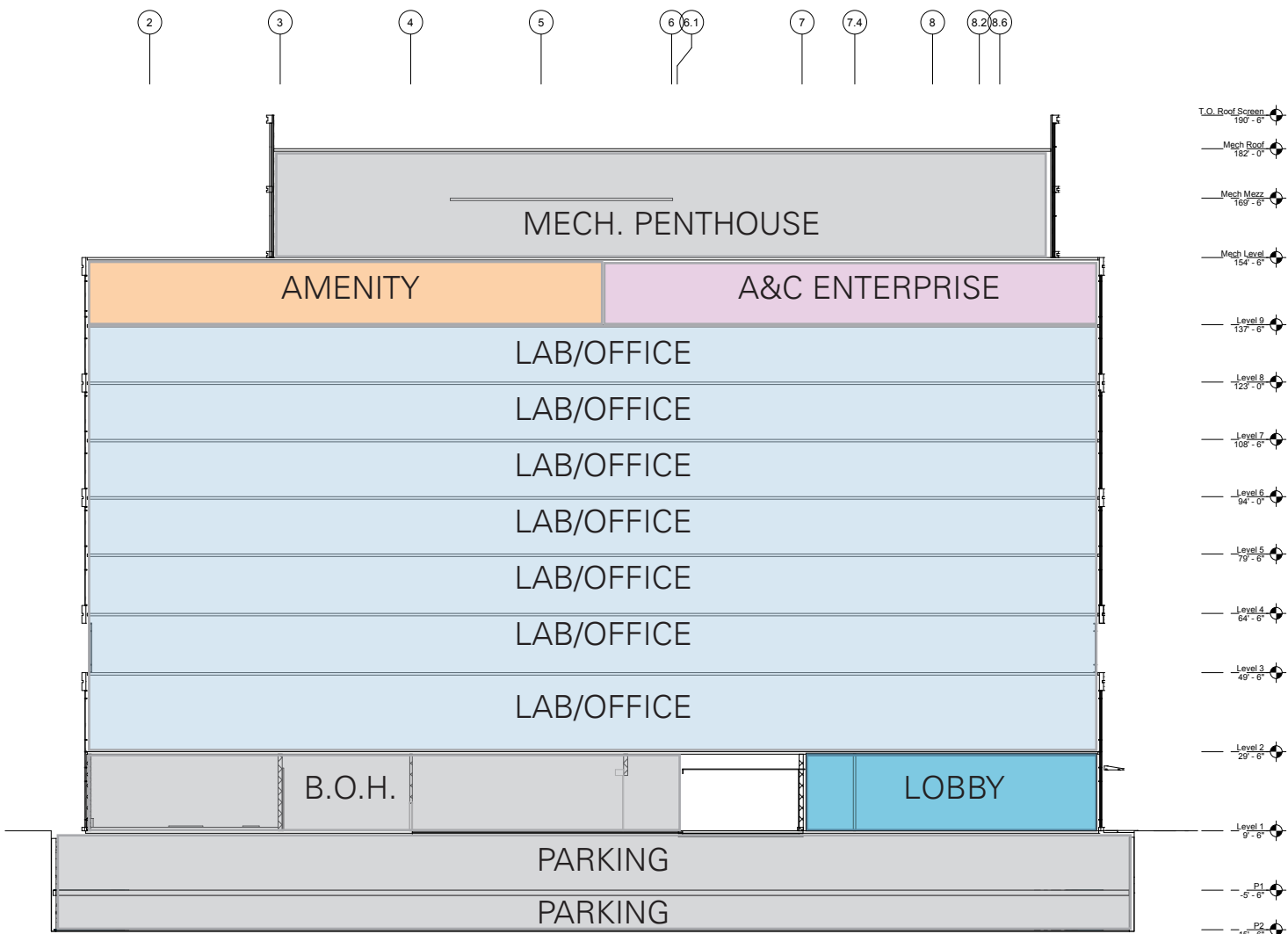
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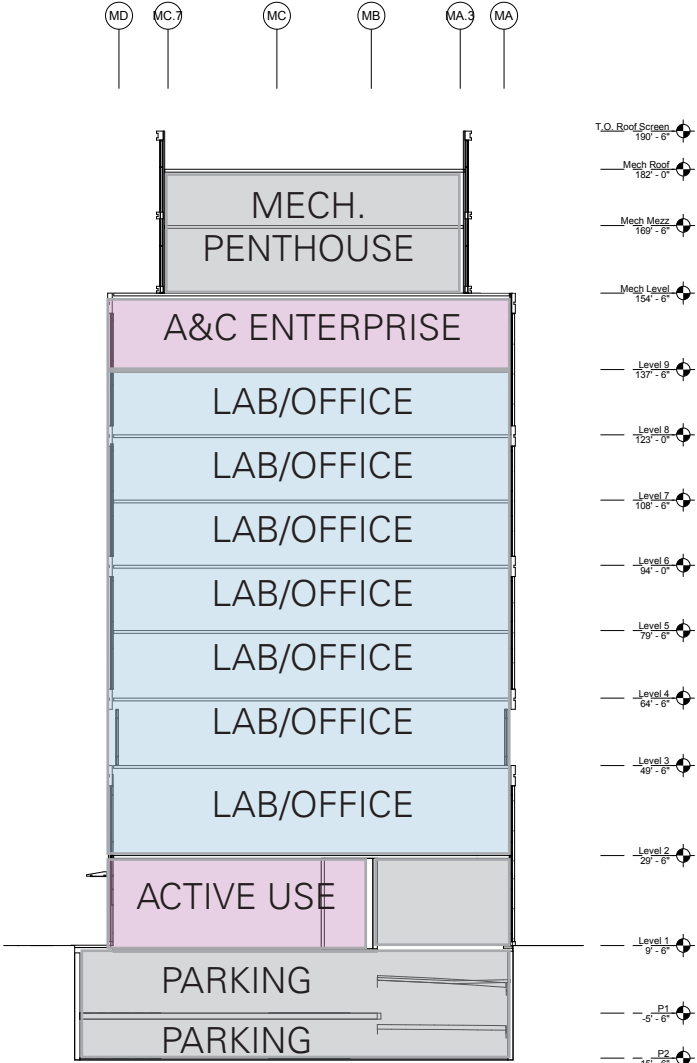
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**West Elevation**

**1.10d**



1 - North-South Section



2 - East-West Section

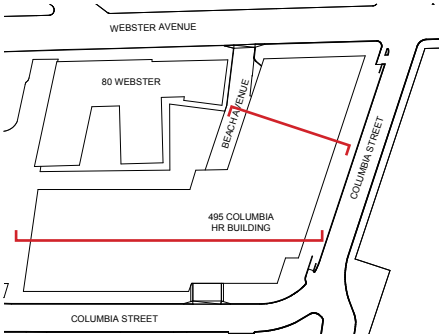


Figure 1.11  
Illustrative Building Section Plans



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**Building Section**



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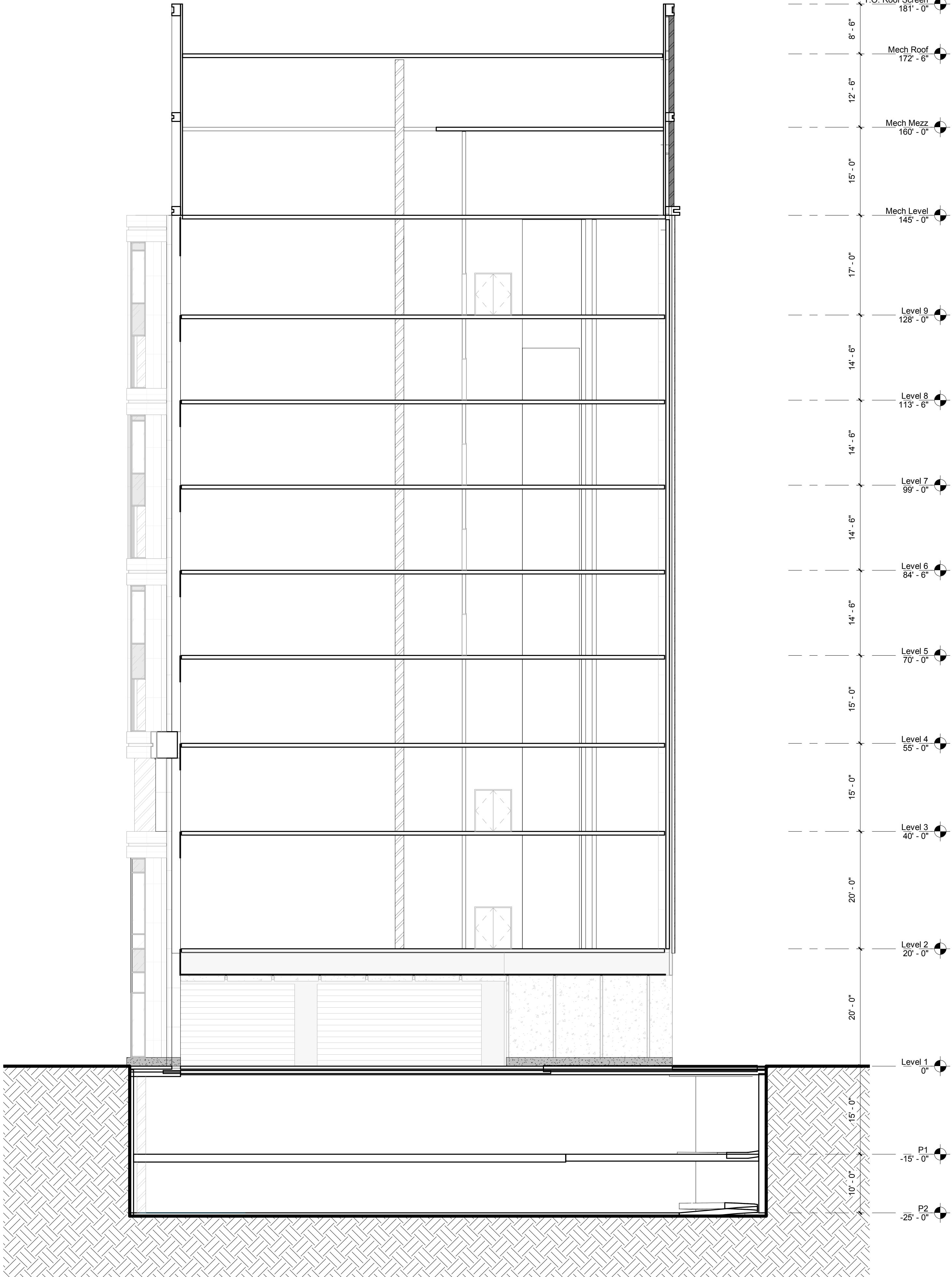
**Building Section**

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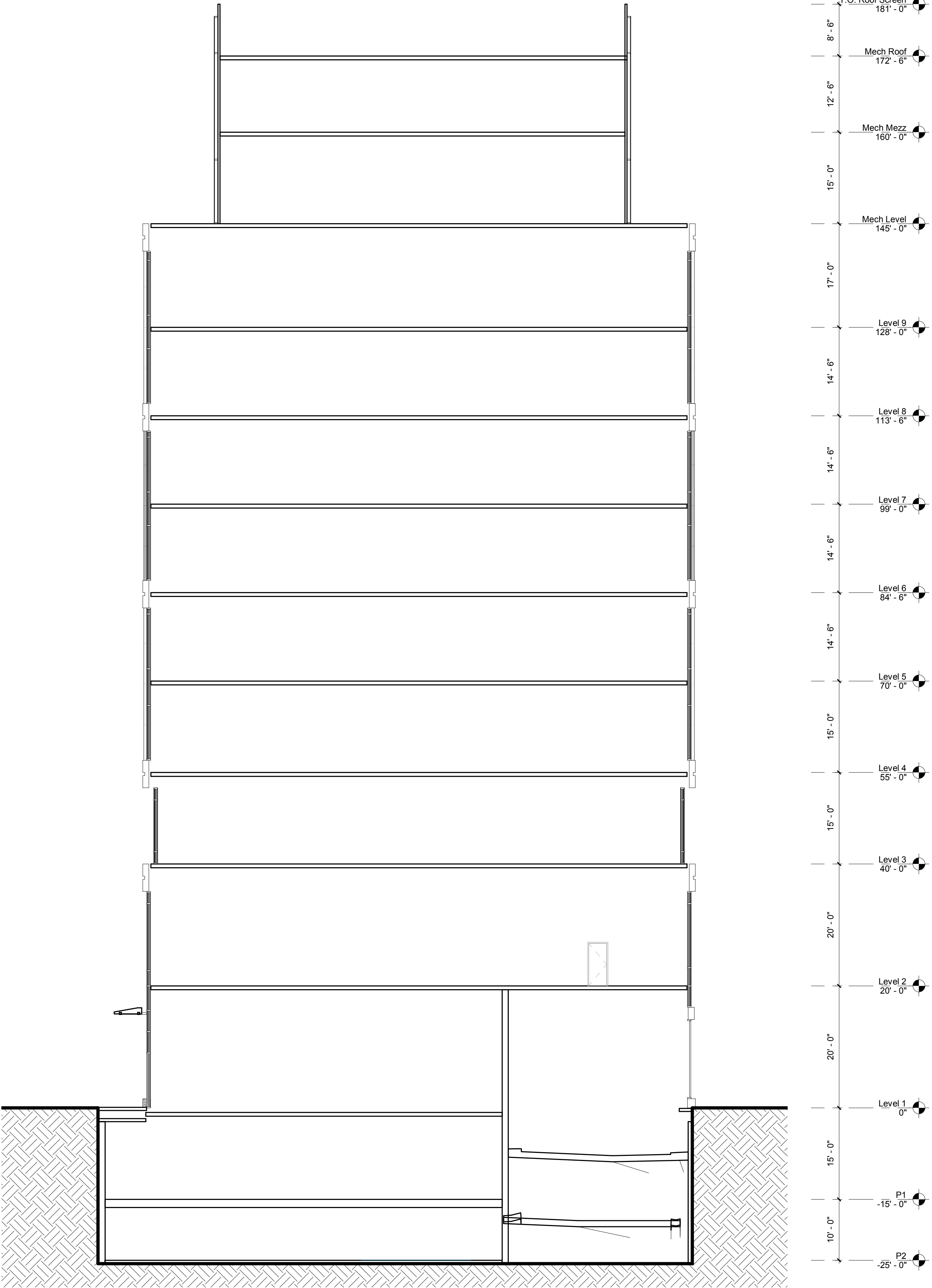
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2 East-West Building Section

3/32" = 1'-0"

MD MC.7 MC MB MA.3 MA



1 North-South Building Section

3/32" = 1'-0"



**SCA** Figure 1.13  
HR Building Precedents

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Somerville, Massachusetts**



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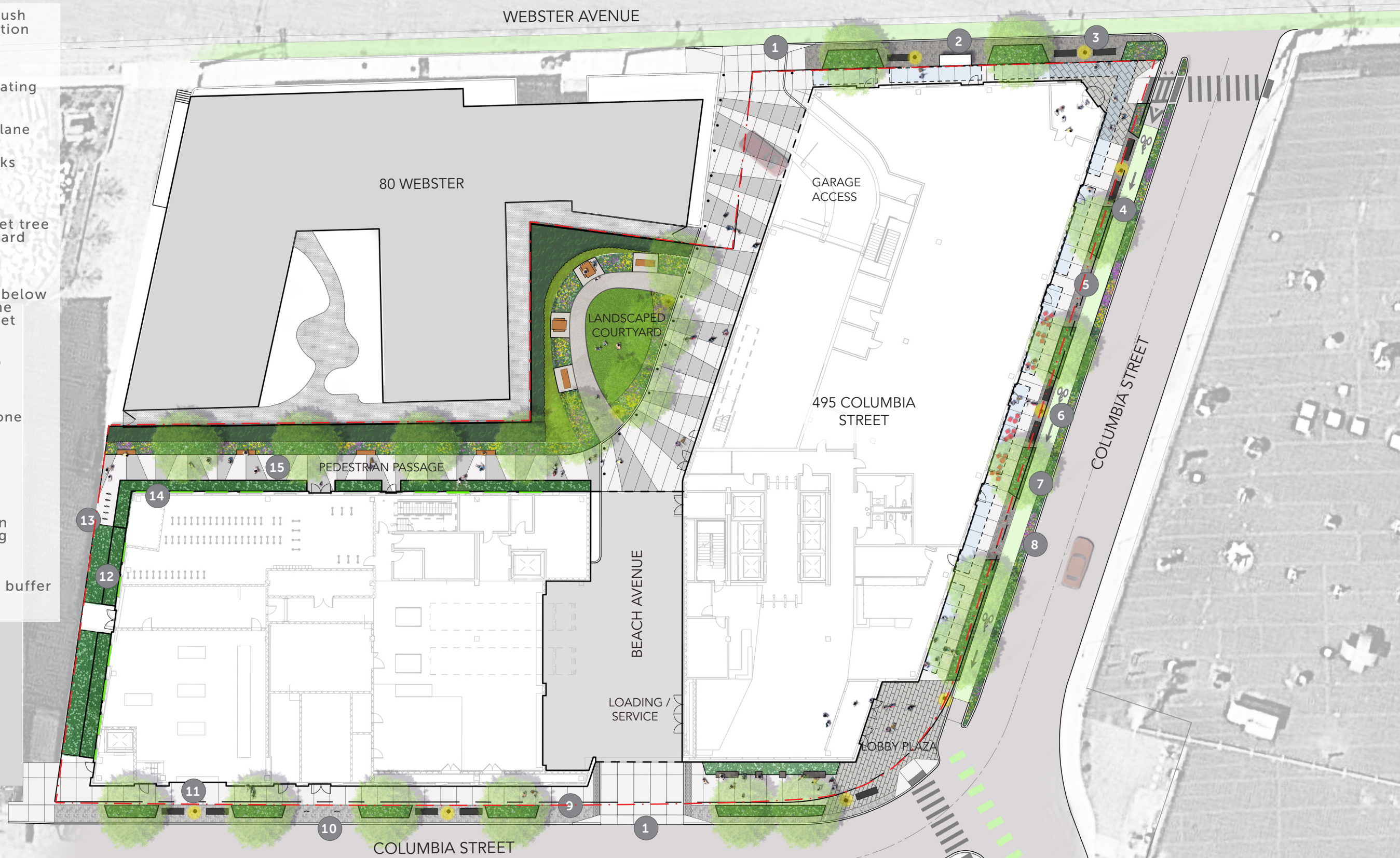
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SHEET TITLE:

**Signage Plan**

- 1 vehicular apron with flush drive at sidewalk elevation
- 2 bus stop
- 3 city standard bench seating
- 4 raised, protected bike lane
- 5 city standard bike racks in furnishing zone
- 6 street lights
- 7 deciduous native street tree in planting w/ tree guard
- 8 buffer plantings
- 9 suspended pavement below furnishing & edge zone for uncompacted street tree growing medium
- 10 permeable paver strip across furnishing & edge zone
- 11 concrete pedestrian zone
- 12 raised planters
- 13 bike rack cluster
- 14 facade mounted green screens wrapping bldg
- 15 permeable pedestrian walkway with planted buffer



--- PROJECT SITE BOUNDARY

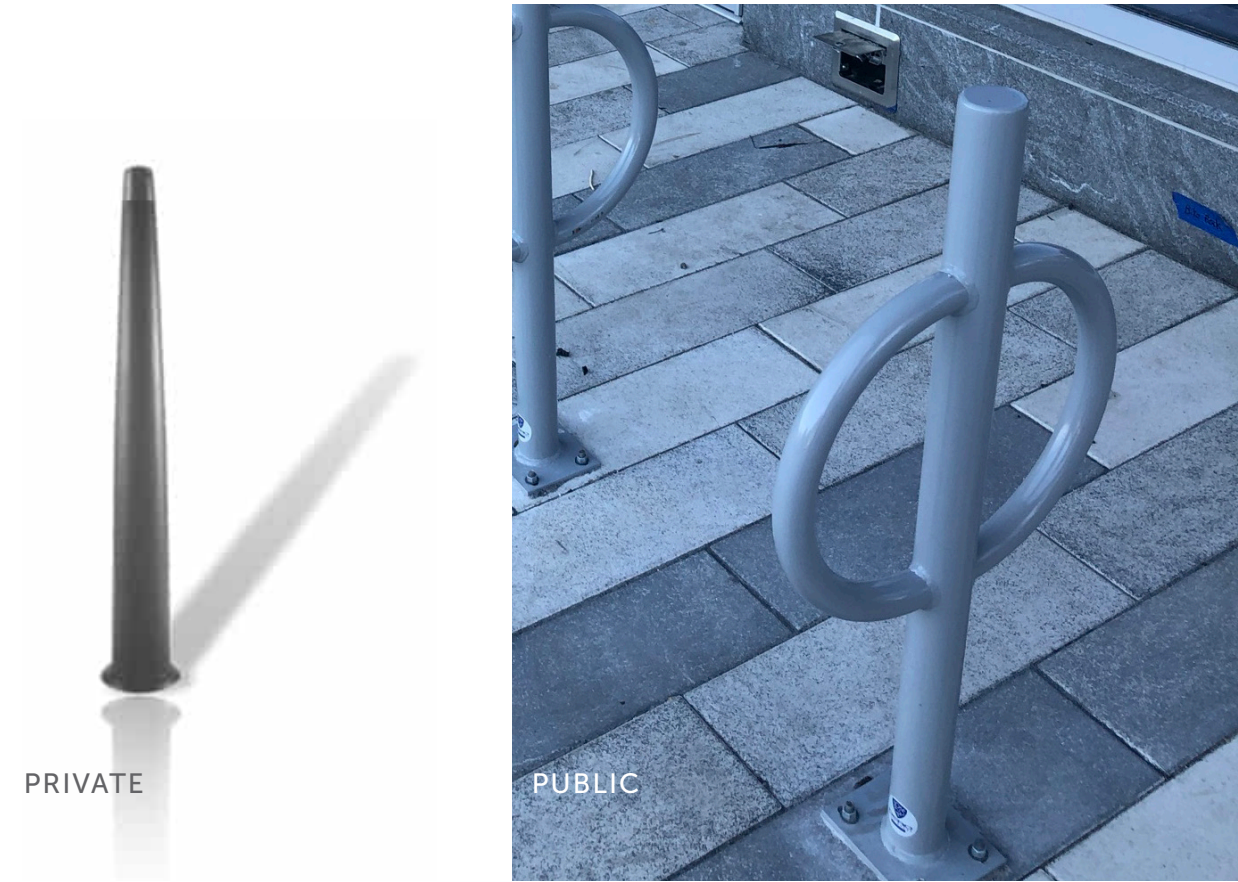
**CW**  
**DG** Copley Wolff Design Group  
Landscape Architects & Planners

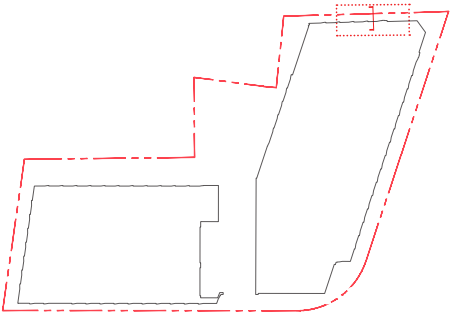
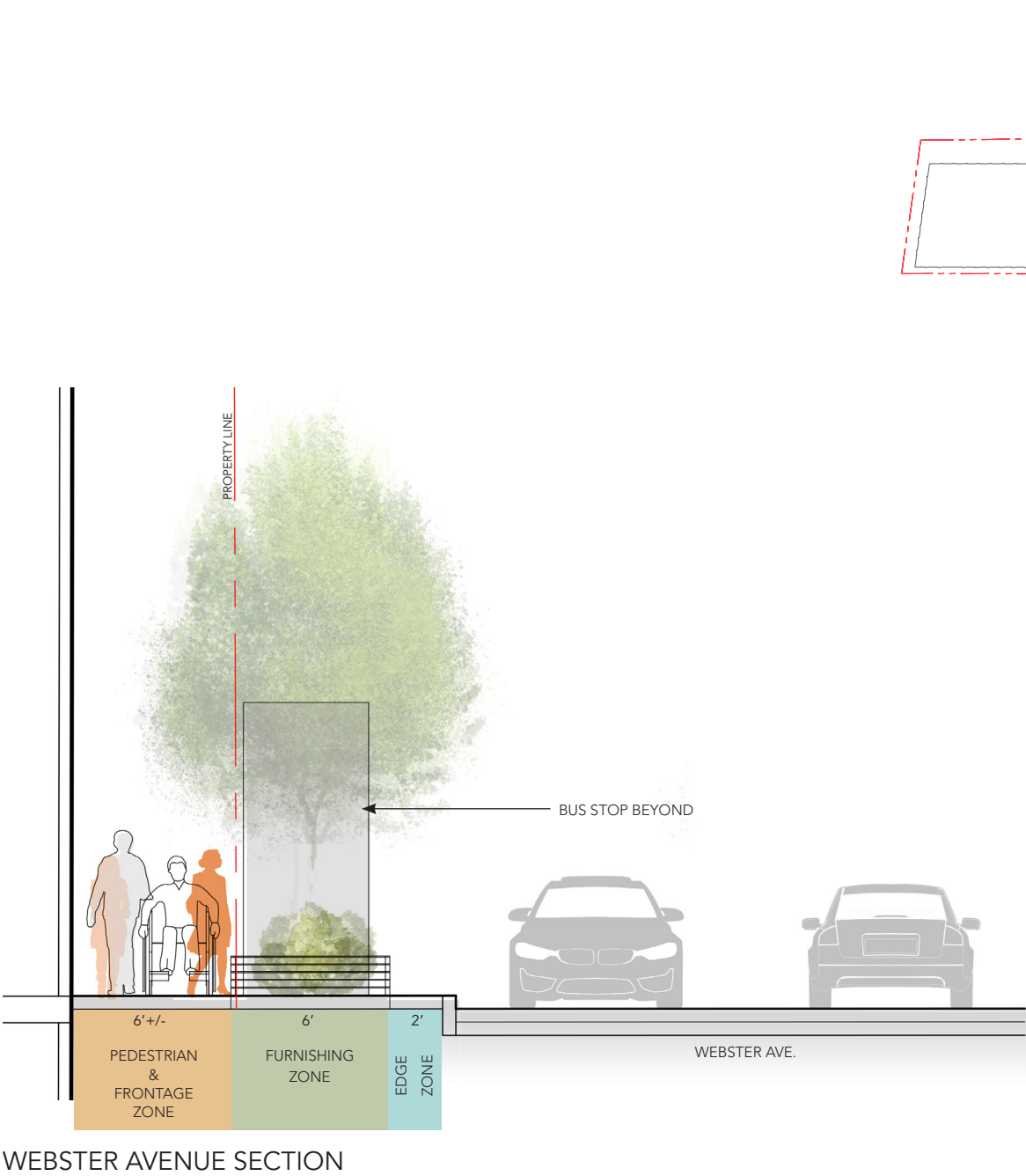
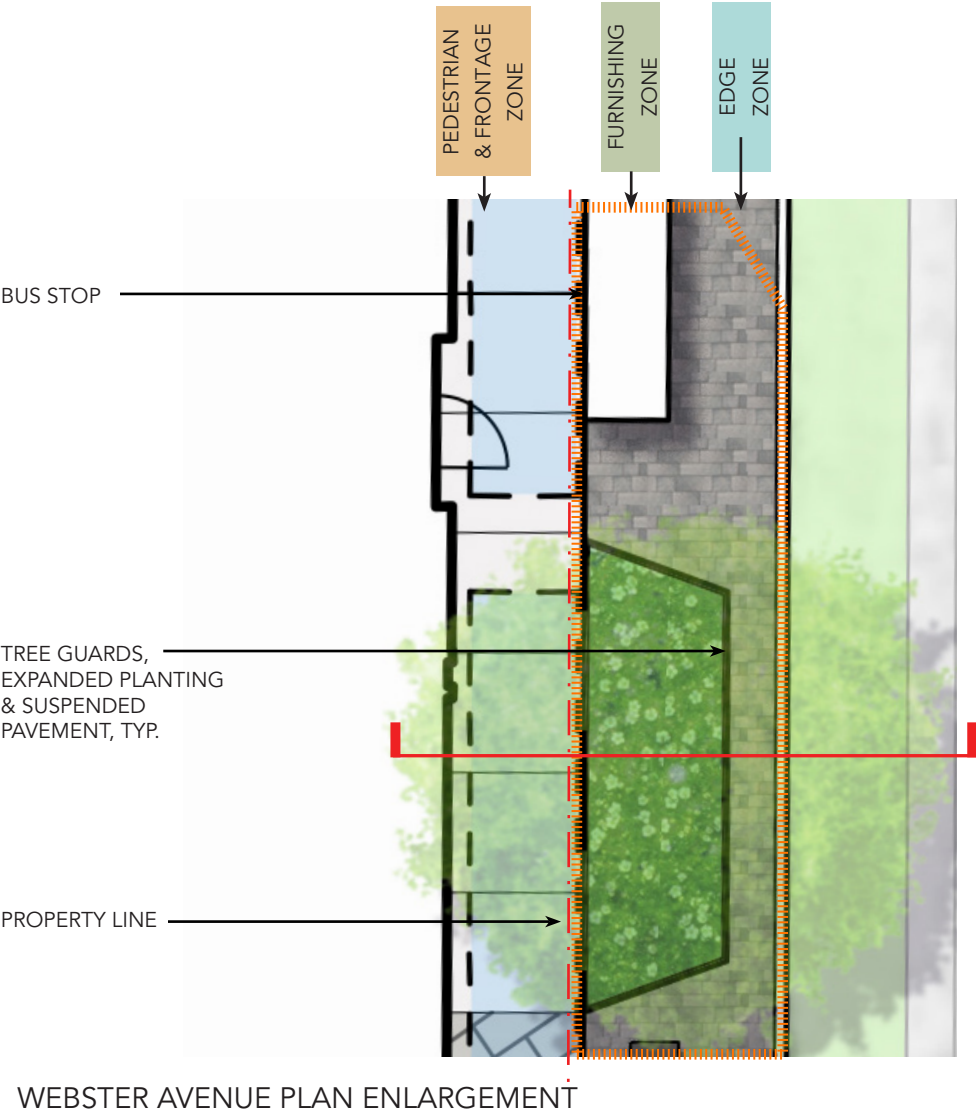
Figure 1.15  
Illustrative Landscape Plan

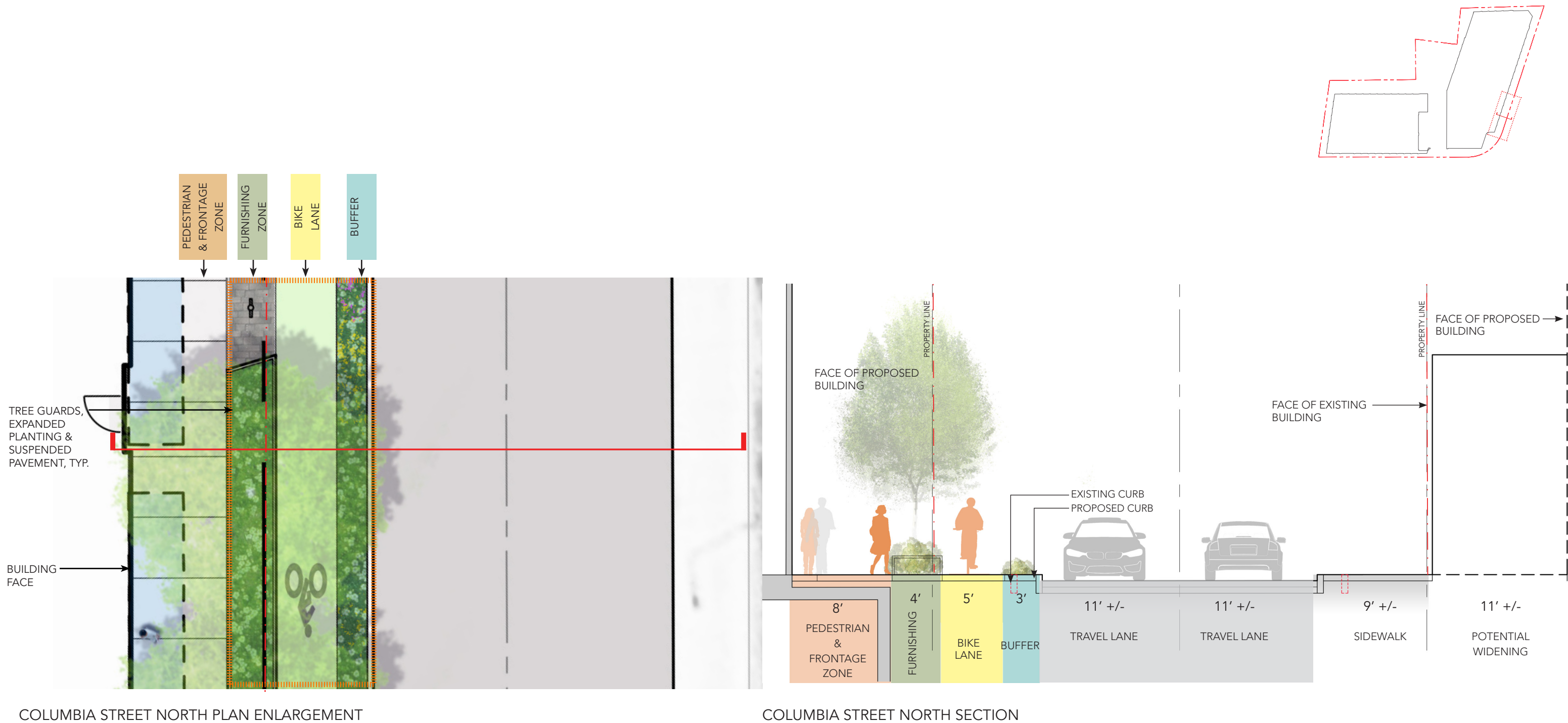
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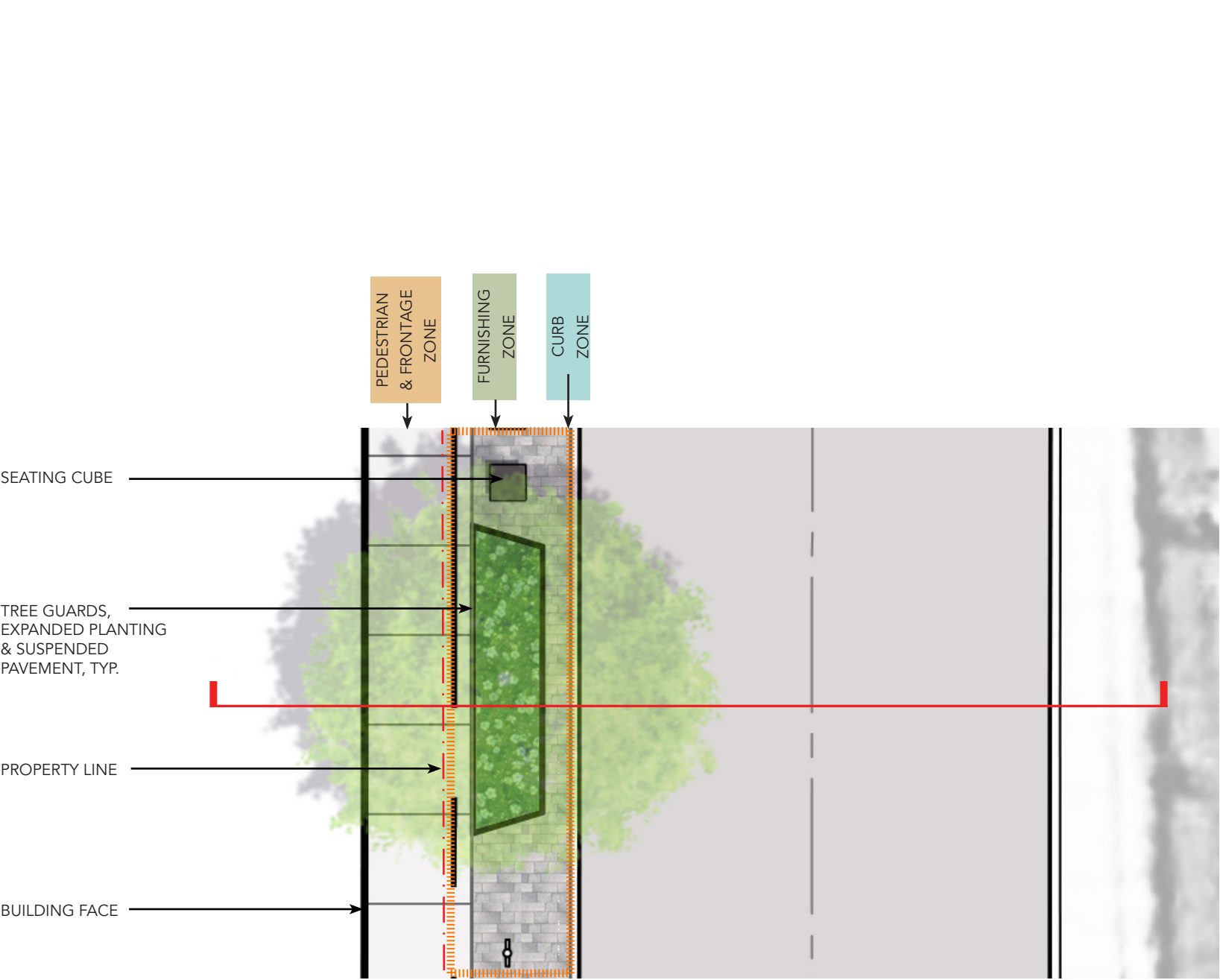




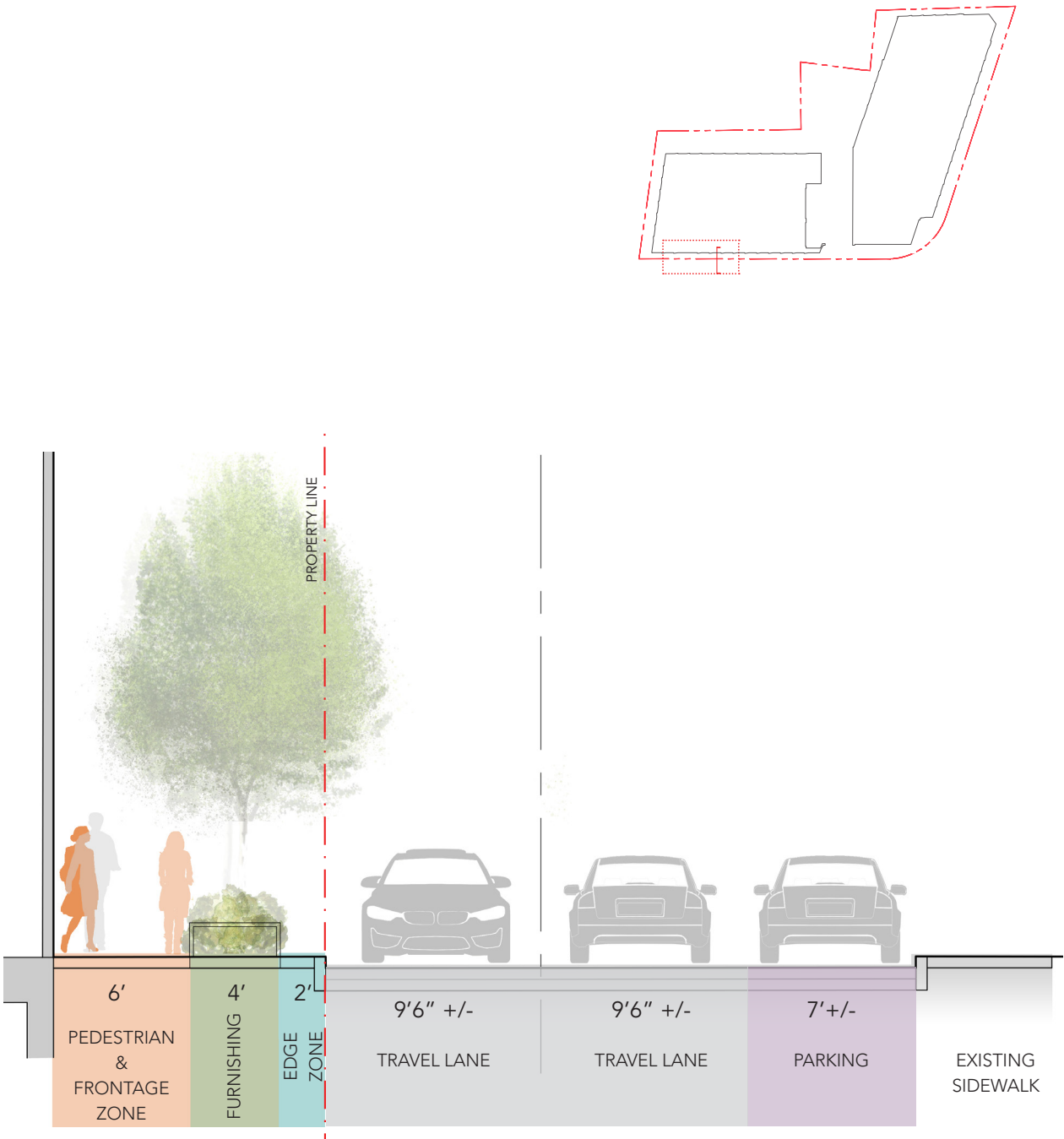




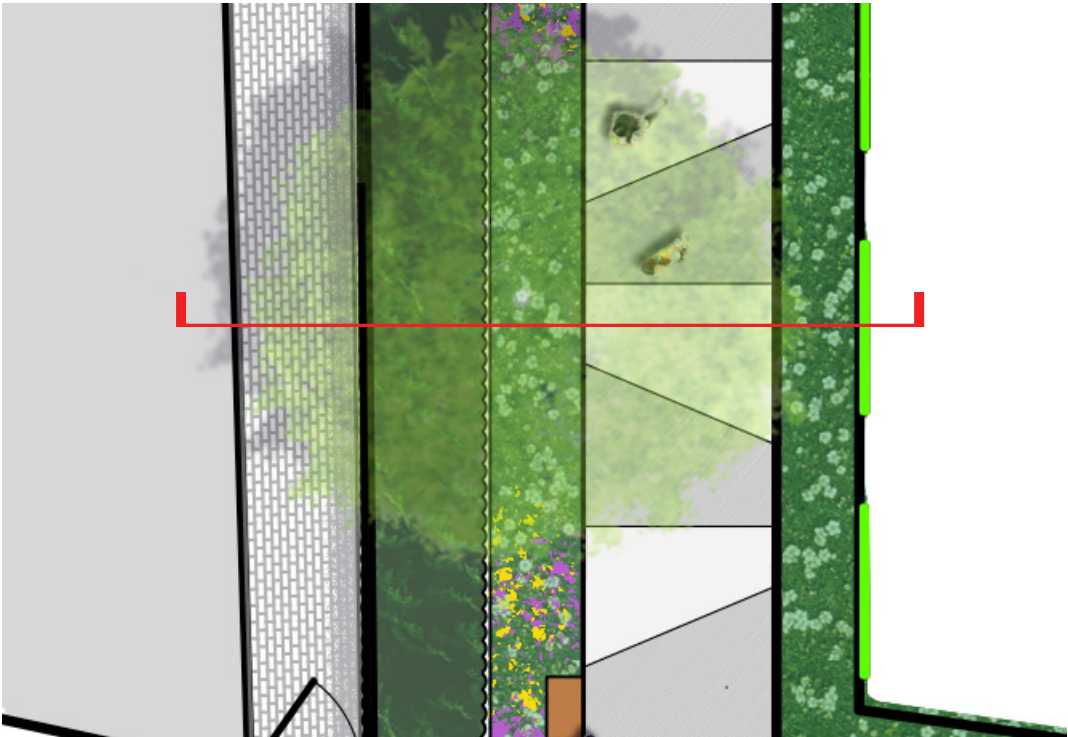




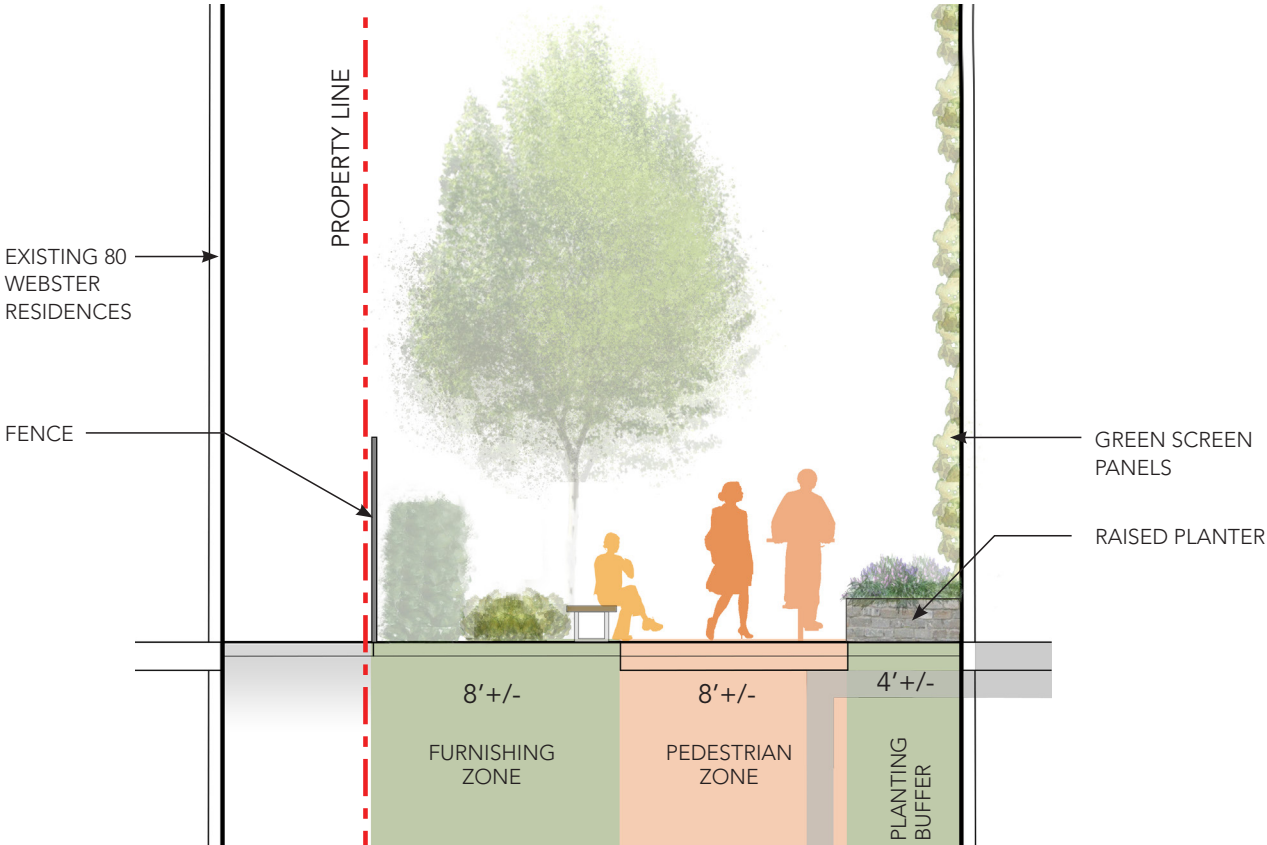
COLUMBIA STREET EAST PLAN ENLARGEMENT



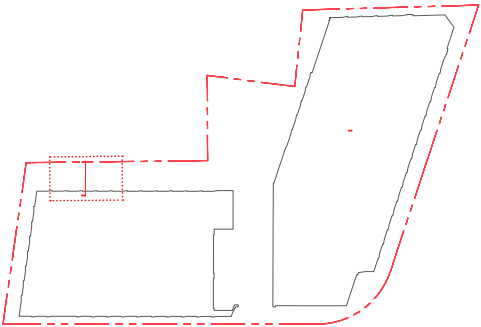
COLUMBIA STREET EAST SECTION



PEDESTRIAN PASSAGE PLAN ENLARGEMENT  
(passage privately maintained)



PEDESTRIAN PASSAGE SECTION



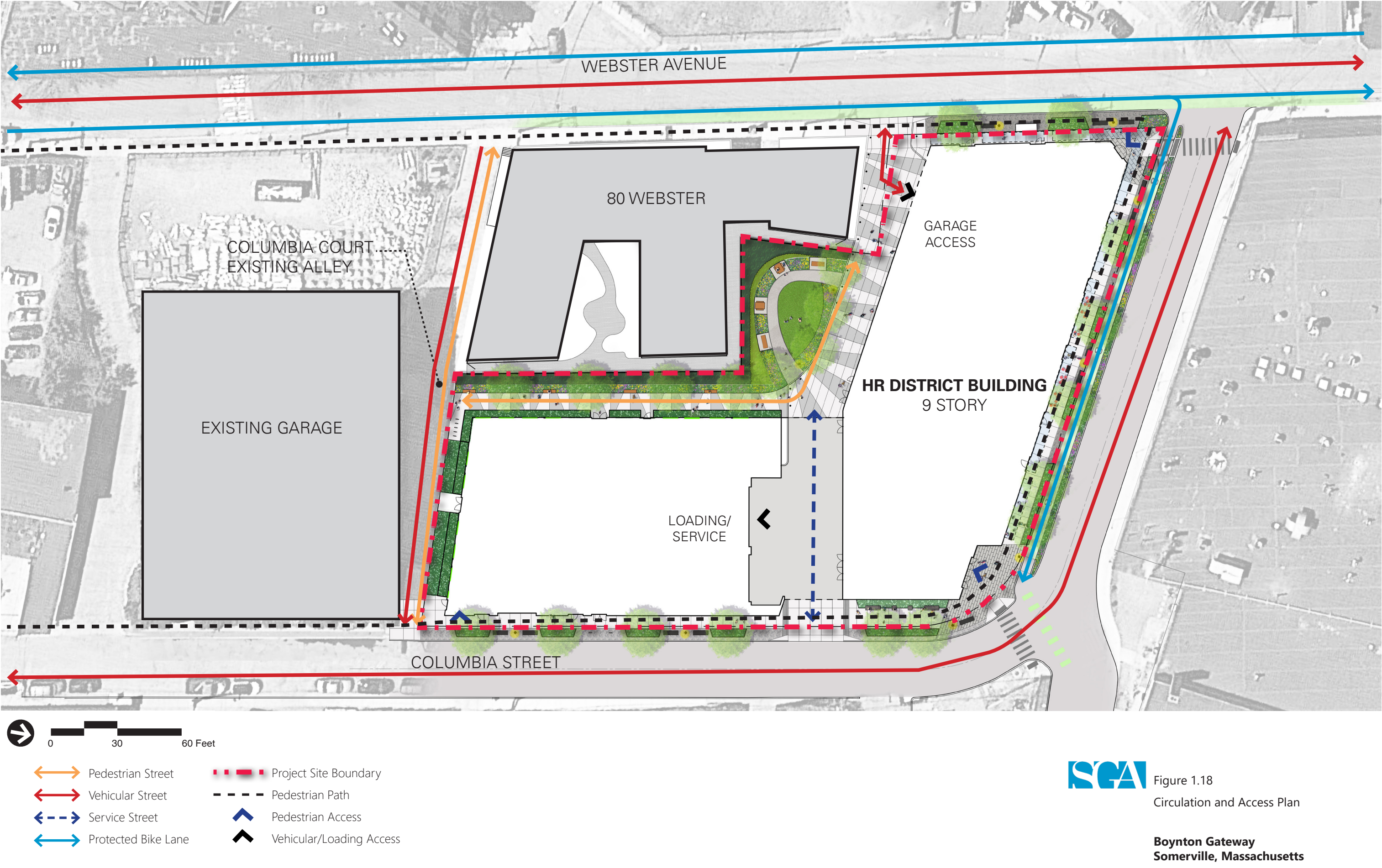
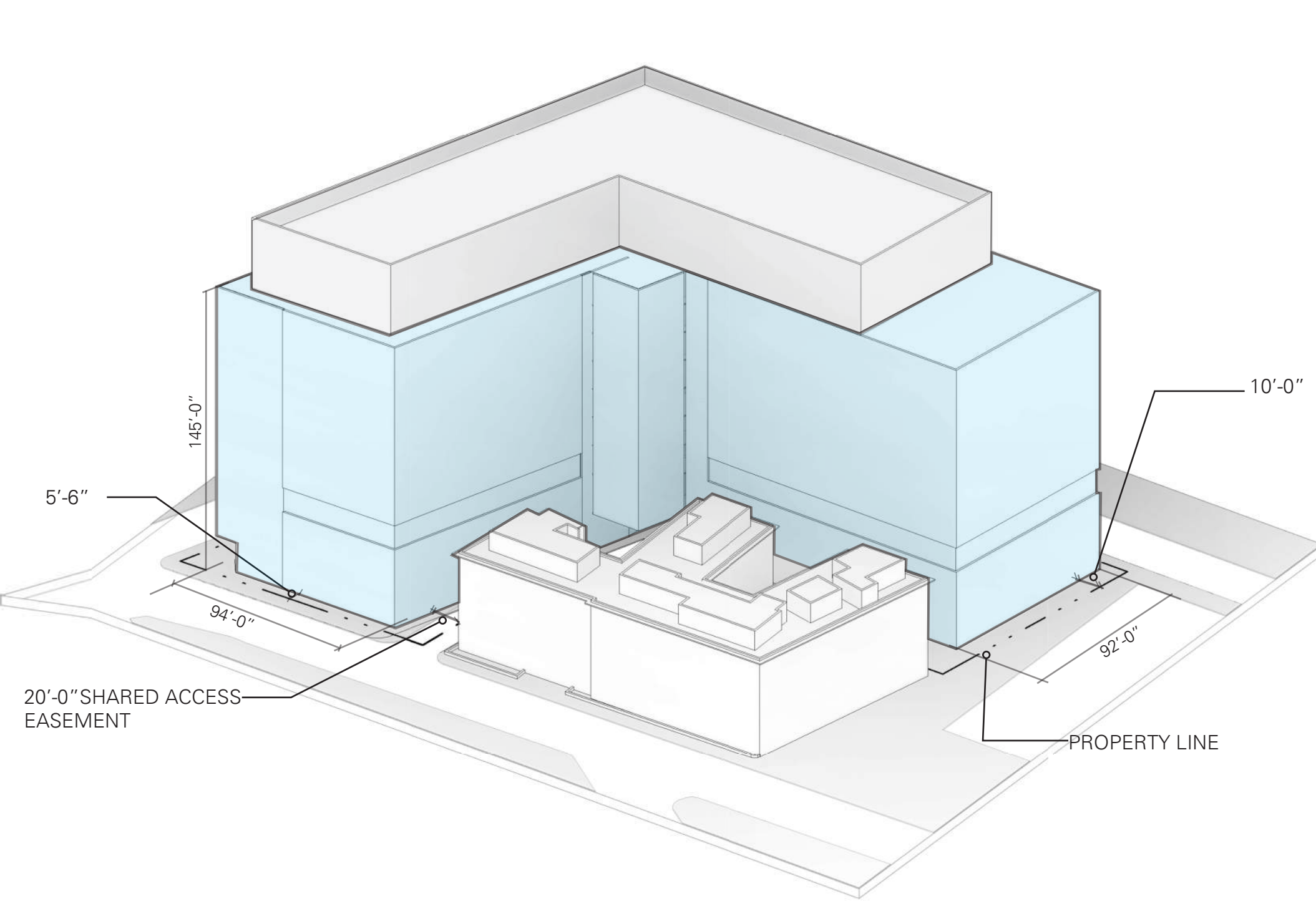


Figure 1.18  
Circulation and Access Plan



	Permitted	Proposed
Proposed Building Type	Lab Type	
Lot Dimensions/Coverage		
Lot Width (min) (ft.)	30 ft. min	294 ft.
Max. Lot Coverage (%)	100%	71 %
Green Score		
Minimum	0.2	0.356
Ideal	0.25	
Open Space (%)	n/a <sup>1</sup>	29%
Building Setbacks		
Primary Front Setback (min/max) (ft.)	2/15 ft.	11 ft.
Secondary Front Setback (min/max) (ft.)	2/15 ft.	5 ft.
Front Setback (min/max) Civic Space	2/15 ft.	n/a
Rear Alley Setback (min) South Street	-0-	n/a
Main Massing		
Building Width	240 ft.	240 ft.
Min. Façade Build Out (Primary Front)	80%	100 %
Min. Façade Build Out (Secondary Front)	65%	100 %
Max. Floor Plate	35,000 SF	35,398 SF <sup>2</sup>
Min. Ground Story Height	18 ft.	20 ft.
Min. Upper Story Height	10 ft.	14 ft. 6 in.
Min. Building Height (stories)	n/a <sup>1</sup>	9
Max. Building Height	n/a <sup>1</sup>	145' ft. <sup>1</sup>
Roof Type	Flat	Flat
Façade Composition		
Ground Story Fenestration (min)	70%	70.2%
Upper Story Fenestration (min/max)	15/70%	31.1/41.1%
Max. Blank Wall	20 feet	7'
Building Components		
Entry Canopy	Permitted	
- Width (max)	-	23 ft.
- Depth (max)	3 ft.	3 ft.
- Clearance (min)	8 ft.	16 ft.
- Front Setback Encroachment (max)	100%	0 ft.
Lobby Entrance		
- Width (min/max)	15/30ft.	24 ft.
- Recessed Entrance Width (max)	15 ft.	0 ft.
- Recessed Entrance Depth (max)	5 ft.	0 ft.

1 Requirements related to the number of stories and building height and open space are superseded by the dimensional standards of Section 8.4.12 of the Zoning Ordinance.

2 Consistent with Section 8.4.13.l.iii.b, Development of any building type may deviate by up to five percent (5%) from the numeric value of the dimensional standards for floor plate.



Figure 2.1a  
Zoning Compliance Diagram

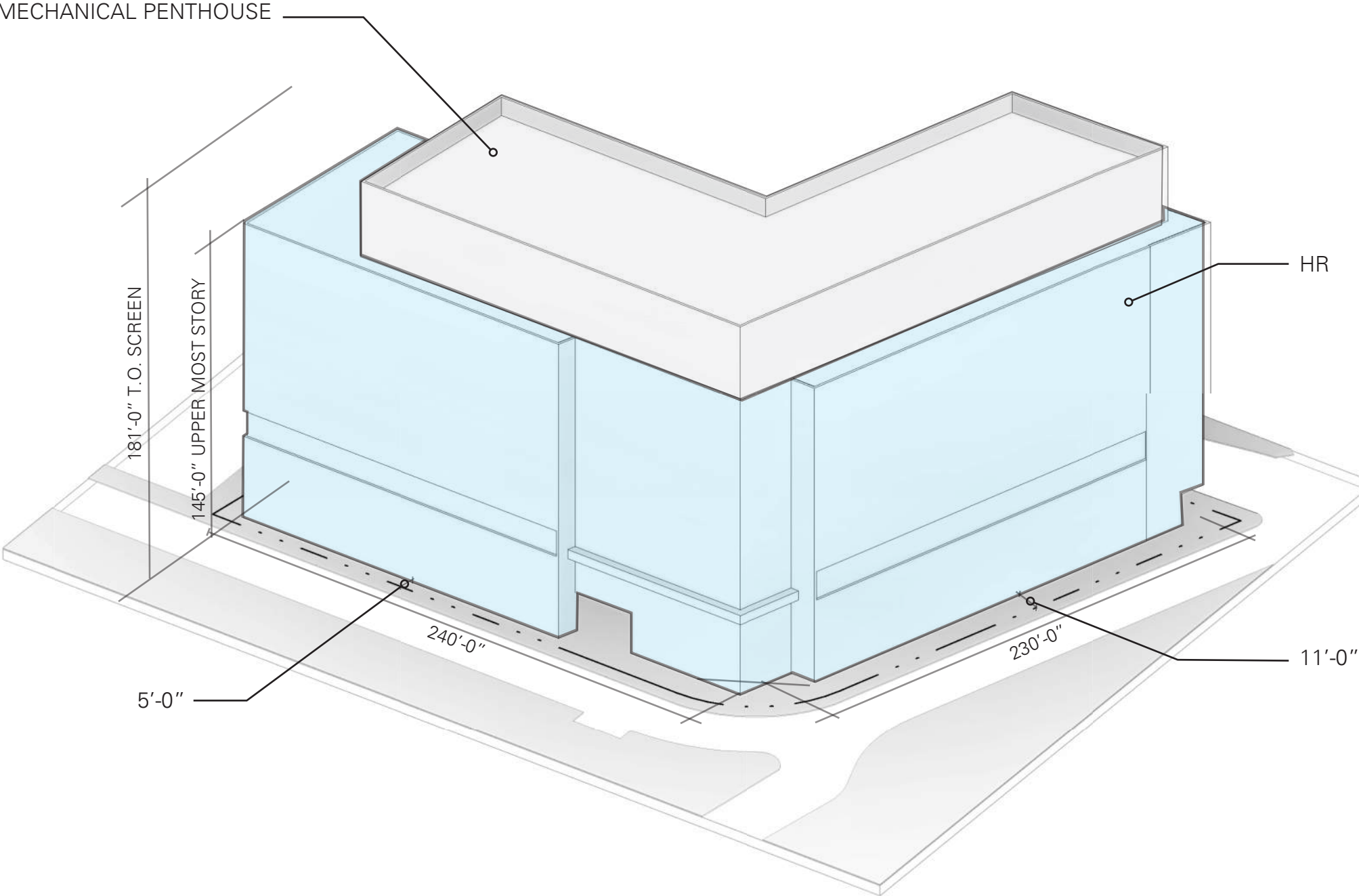


Figure 2.1b  
Zoning Compliance Diagram



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PROJECT:

**Boynton Gateway**  
495 Columbia Street  
Somerville, MA 02143

REVISIONS:

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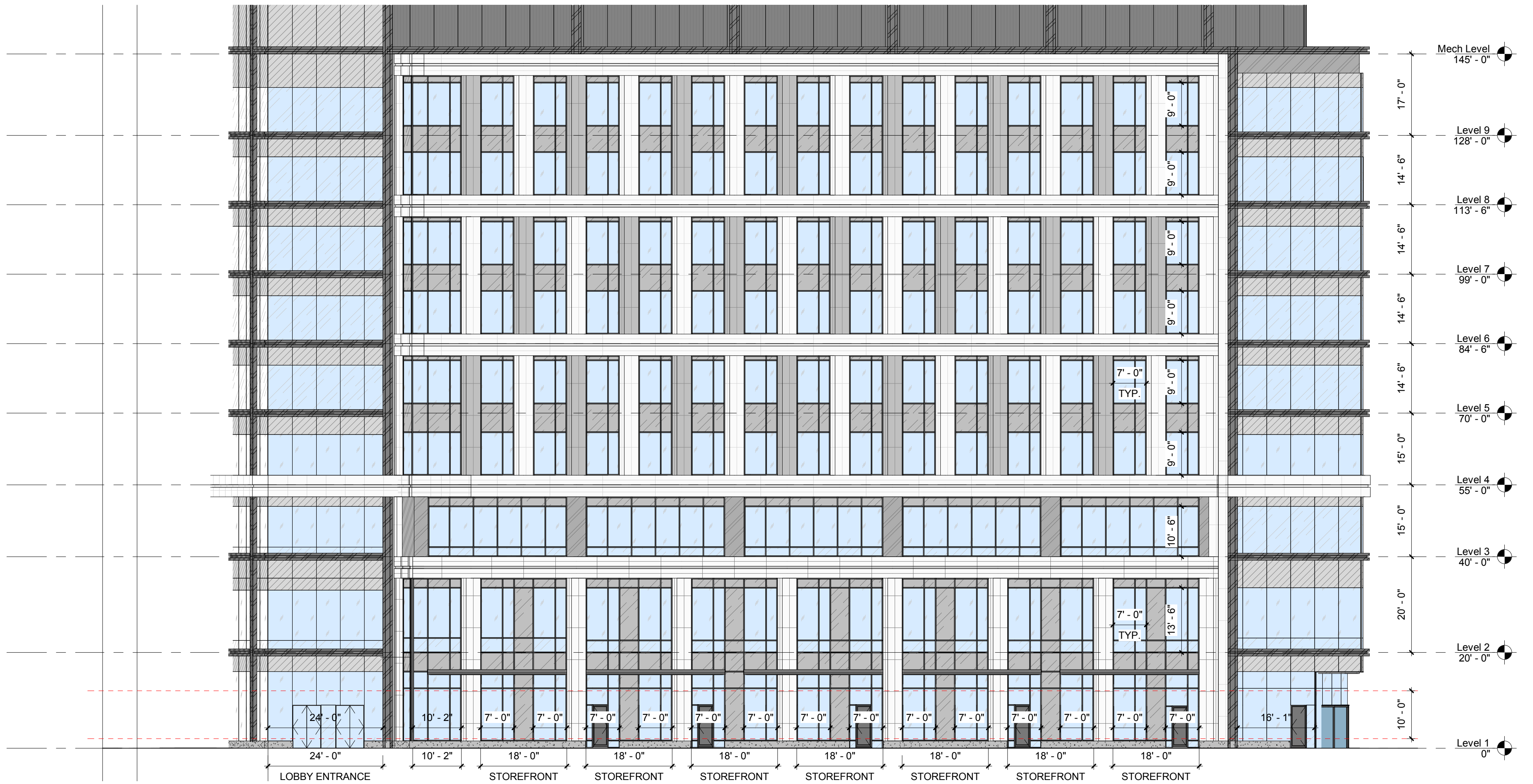
SCALE 1/16" = 1'-0"

DATE ISSUED 11/03/21  
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CHECKED BY AJM

SHEET TITLE:

**Facade Fenestration**

2.2



3 Facade Fenestration - Columbia North  
1/16" = 1'-0"



1 Facade Fenestration - Webster Ave  
1/16" = 1'-0"

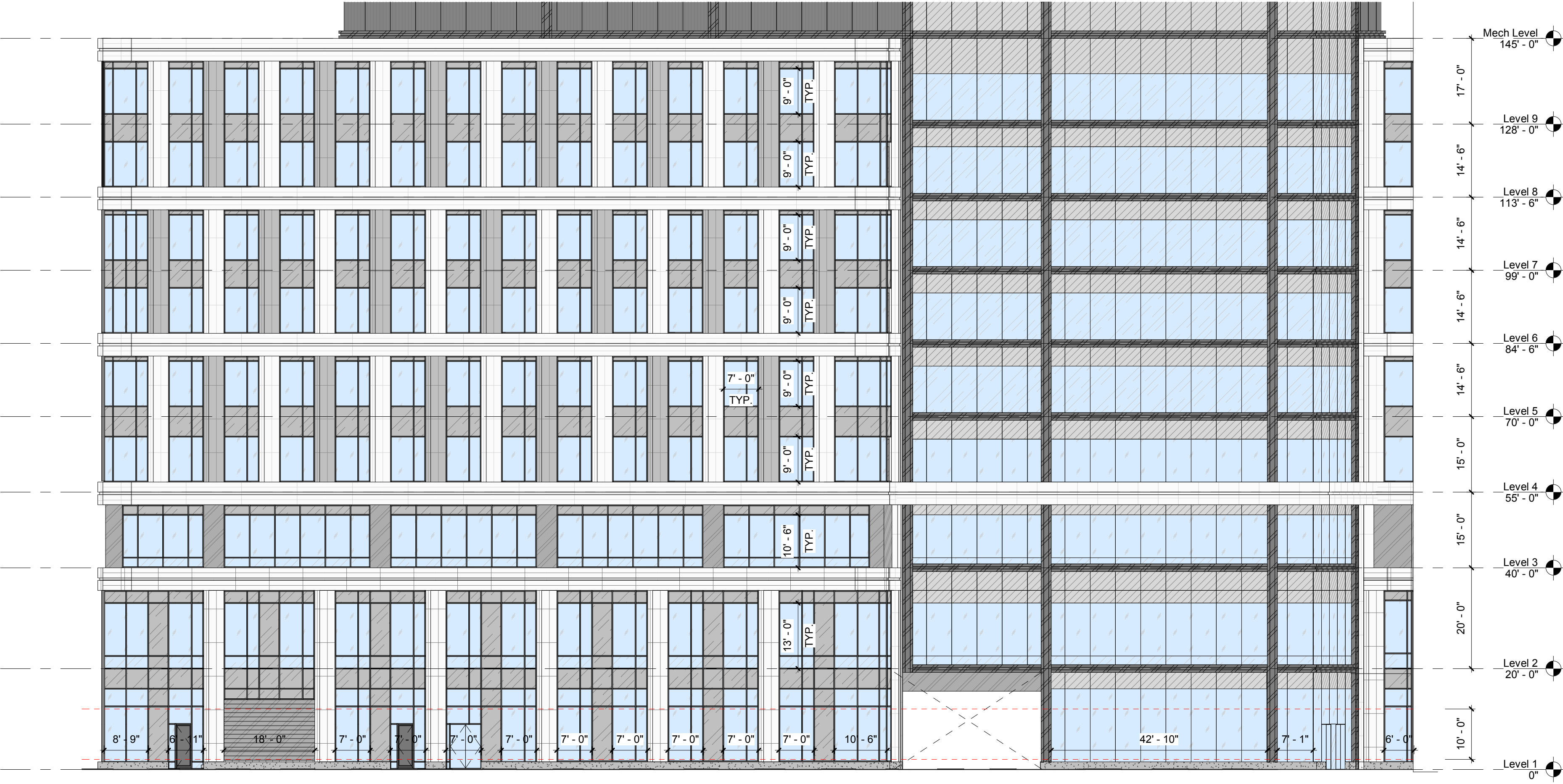
Levels	Total SF	Total Opening SF	Opening Percentage
Ground Level	5589	3924.70	70.2%
Level 2	15355	6082.43	39.6%
Level 3	11516.25	4730.78	41.1%
Level 4	11516.25	4054.95	35.2%
Level 5	11132.38	4054.95	36.4%
Level 6	11132.38	4054.95	36.4%
Level 7	11132.38	4054.95	36.4%
Level 8	11132.38	4054.95	36.4%
Level 9	13051.75	4054.95	31.1%
Upper Level Average Percentage			36.6%
Ground Level Percentage			70.2%

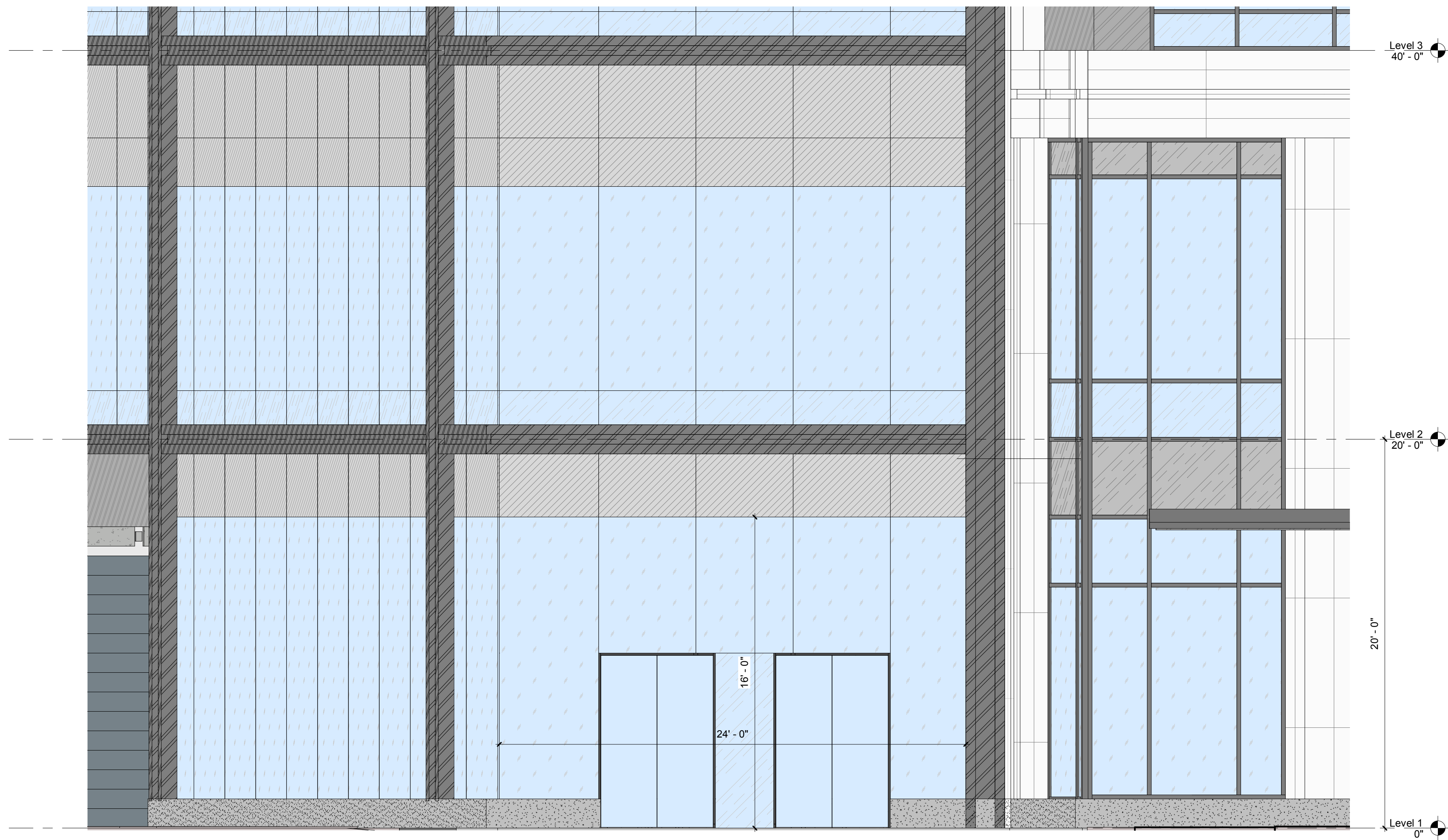
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96-E-4,  
96-E-3, 96-F-2, 96-F-3, 96-F-4, 96-  
F-5, 96-F-6, 96-F-9

2 Facade Fenestration - Columbia East  
1/16" = 1'-0"





1 Columbia North Lobby Elevation  
1/4" = 1'-0"

495 Columbia  
Lobby Entrance  
Width (Min/Max)  
Height (Min)

Required  
15 ft. / 30ft.  
80% of Ground Story

Provided  
24'-0"  
80.00%

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CHECKED BY AJM

SHEET TITLE:

**Entry  
Compliance**

# **APPENDIX B: Green Score**

## **Contents**

- Green Score Diagram and Supporting Plans

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GREEN SCORE LEGEND

SOILS

- LANDSCAPE AREA WITH A SOIL DEPTH < 24 INCHES
- LANDSCAPED AREA WITH A SOIL DEPTH = > 24 INCHES
- PERVIOUS PAVING WITH MORE THAN 24 INCHES OF SUBSURFACE SOIL OR GRAVEL

TREES

- N/A
- SMALL TREE
- LARGE TREE

BONUS CREDITS

- PUBLICLY VISIBLE LANDSCAPE
- 90%

NATIVE SPECIES (estimating 90% all plants to be natives)
- ALL

HIGH VALUE SPECIES (estimating 100% trees high value)
- ALL

100% OF IRRIGATION IS HARVESTED RAINWATER
- SEE INSET

DE-PAVED LOT AREA

GROUNDCOVERS

- TURFGRASS, MULCH, AND INORGANIC SURFACING MATERIALS

PLANTS

- VEGETATION LESS THAN TWO (2) FEET TALL AT MATURITY
- VEGETATION AT LEAST (2) FEET TALL AT MATURITY

ENGINEERED LANDSCAPE

- VEGETATED WALL (VW)

WEBSTER AVENUE

BEACH AVENUE

COLUMBIA STREET

DEPAVED AREAS (2,916 SF)

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

- Landscaped area with a soil depth less than 24 inches (enter square feet)
- w/ BONUS CREDITS - Depaved
- Landscaped area with a soil depth equal to or greater than 24 inches (enter square feet)
- w/ BONUS CREDITS - Depaved
- Pervious Paving with more than 24 inches of subsurface soil or gravel (enter square feet)
- w/ BONUS CREDITS - Depaved
- Turf grass, mulch, and inorganic surfacing materials (enter square feet)
- w/ BONUS CREDITS - Stormwater Irrigation, Depaved
- Vegetation less than two (2) feet tall at maturity (enter square feet)
- w/ BONUS CREDITS - Stormwater Irrigation, Vegetation less than two (2) feet tall at maturity (enter square feet)
- w/ BONUS CREDITS - Publicly Visible, Stormwater Irrigation
- Vegetation at least two (2) feet tall at maturity (enter number of individual plants)
- w/ BONUS CREDITS - Stormwater Irrigation
- Vegetation at least two (2) feet tall at maturity (enter number of individual plants)
- w/ BONUS CREDITS - Publicly Visible, Stormwater Irrigation
- Large Tree (enter number of trees)
- w/ BONUS CREDITS - High Value, Stormwater Irrigation
- Large Tree (enter number of trees)
- w/ BONUS CREDITS - Publicly Visible, High Value, Stormwater Irrigation
- Vegetated Wall (enter square feet)

Area or Number

50,090

Sq Ft Credit	Multiplier	Weighted Area	Score Value
actual sq ft	0.4	154	0.003
actual sq ft	0.7	3243.8	0.065
actual sq ft	0.6	703.8	0.014
actual sq ft	0.3	314.7	0.006
actual sq ft	0.3	48.3	0.001
actual sq ft	0.4	382.4	0.008
12	0.4	4310.4	0.086
12	0.5	384	0.008
450	0.8	2880	0.057
450	0.9	2025	0.040
actual sq ft	0.1	81	0.002

Green Score = 0.290

Required Score:  
Target Score:  
Actual Green Score:

NR & UR	MR3 & MR4	MR5, MR6, & HR	FAB, CC, CB, CI
0.35	0.25	0.20	0.20
0.40	0.3	0.25	-
0.290	0.290	0.290	0.290

GREEN SCORE = 0.290



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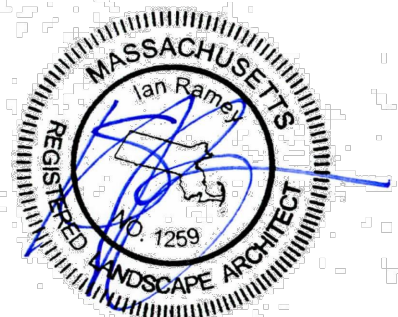
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SHEET TITLE:

**Landscape Green Scorecard**

**GS.1**

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SCALE: 1"=10'



## TREE REMOVAL NOTES

- THIS SHEET DESCRIBES EXISTING TREE REMOVAL WORK ONLY. REFER TO CIVIL ENGINEER'S DRAWINGS FOR COMPLETE SITE PREP AND DEMO REQUIREMENTS.
- TREE REMOVAL SCOPE SHALL INCLUDE THE FELLING, CUTTING, AND SATISFACTORY DISPOSAL OF ALL TREES, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
- FELL TREES IN SUCH A WAY AS TO NOT INJURE TREES TO BE SAVED. EXCAVATION OR GRADING WITHIN THE BRANCH SPREAD OF TREES TO BE SAVED SHALL BE PERFORMED ONLY UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE UNLESS OTHERWISE DIRECTED.
- STUMPS TO BE REMOVED OUTSIDE THE TREE PRESERVATION AREA SHALL BE GRUBBED TO THEIR FULL DEPTH. ROOTS 3 INCHES AND LARGER SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STUMPS SHALL BE LEGALLY DISPOSED OF OFF-SITE.
- CONTRACTOR SHALL TAG ALL TREES TO BE REMOVED AND VERIFY WITH OWNER'S REPRESENTATIVE PRIOR TO THE START OF DEMOLITION.
- FOR ALL SITE PREP AND DEMO WORK OUTSIDE TREE PROTECTION AREA, SEE CIVIL ENGINEER'S DRAWINGS.
- BEFORE THE START OF ANY WORK ON THE SITE, PRECEDING THE ARRIVAL OF EQUIPMENT, MATERIALS OR VEHICLES TO THE SITE, AND PRIOR TO THE COMMENCEMENT OF ANY CLEARING ON THE SITE, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE ON THE SITE WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT TO IDENTIFY TREES AND SHRUBS THAT ARE TO BE REMOVED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED. REFER TO SPECIFICATION SECTION 01 56 39 FOR MORE INFORMATION.
- REMOVE AND DISPOSE OF DEBRIS AS DIRECTED BY THE OWNER.

## TREE PROTECTION LEGEND

- EXISTING TREE
- TREE TO BE REMOVED
- N/A TREE PROTECTION FENCE, TYP.

NOTE:  
TREE REVIEW WALK HELD WITH CITY ARBORIST 10/14/2021

### EXISTING TREE SCHEDULE

Reference	Species	DBH	Condition	Land	Comments	Action
A	Japanese Tree Lilac	2.7"	Poor	public	nearly dead, scheduled to be removed by city	Remove
B	American Elm	8"	Fair	public	snapped limbs / dead wood	Remove
C	Cherry / Plum	5"	Poor	public	snapped limbs / dead wood	Remove
D	Cherry / Plum	15"	Good	public		Remove
E	Pin Oak	13"	Good	private		Remove
F	Linden	13"	Fair	private	dead wood	Remove
G	Pear	7"	Good	private	concrete fill against trunk	Remove

### PUBLIC EXISTING TREE CALIPER TO BE REMOVED ON SITE

Quantity of Trees	Size	Subtotal Caliper
1	5"	5"
1	8"	8"
1	15"	15"

Total Caliper: 28" of significant existing tree caliper removed

### PROPOSED REPLACEMENT TREES ON SITE

Symbol	Qty	Botanical Name	Common Name	Caliper Size	Notes
QB	2	<i>Quercus bicolor</i>	Swamp White Oak	3-3.5" Caliper	
QR	6	<i>Quercus rubra</i> var. <i>borealis</i>	Northern Red Oak	3-3.5" Caliper	
UAP	5	<i>Ulmus americana</i> 'Princeton'	American Elm	3-3.5" Caliper	
TA	8	<i>Tilia Americana</i>	American Basswood	3-3.5" Caliper	

### PRIVATE EXISTING TREE CALIPER TO BE REMOVED ON SITE

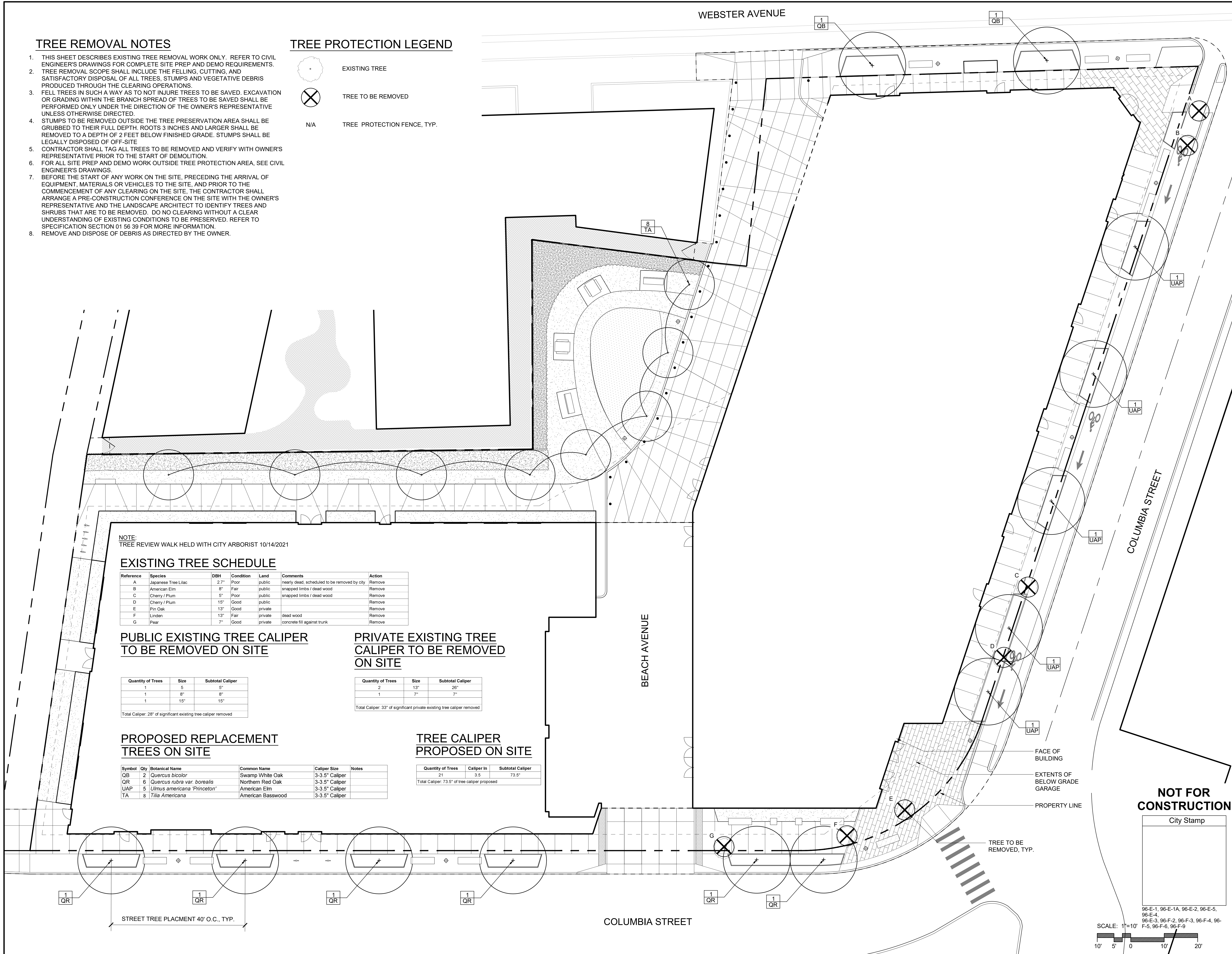
Quantity of Trees	Size	Subtotal Caliper
2	13"	26"
1	7"	7"

Total Caliper: 33" of significant private existing tree caliper removed

### TREE CALIPER PROPOSED ON SITE

Quantity of Trees	Caliper In	Subtotal Caliper
21	3.5"	73.5"

Total Caliper: 73.5" of tree caliper proposed



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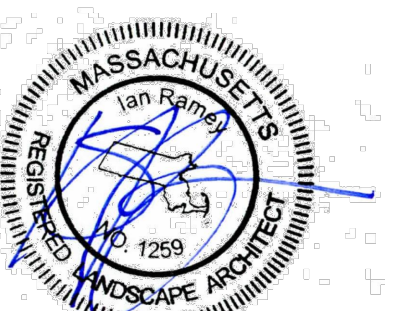
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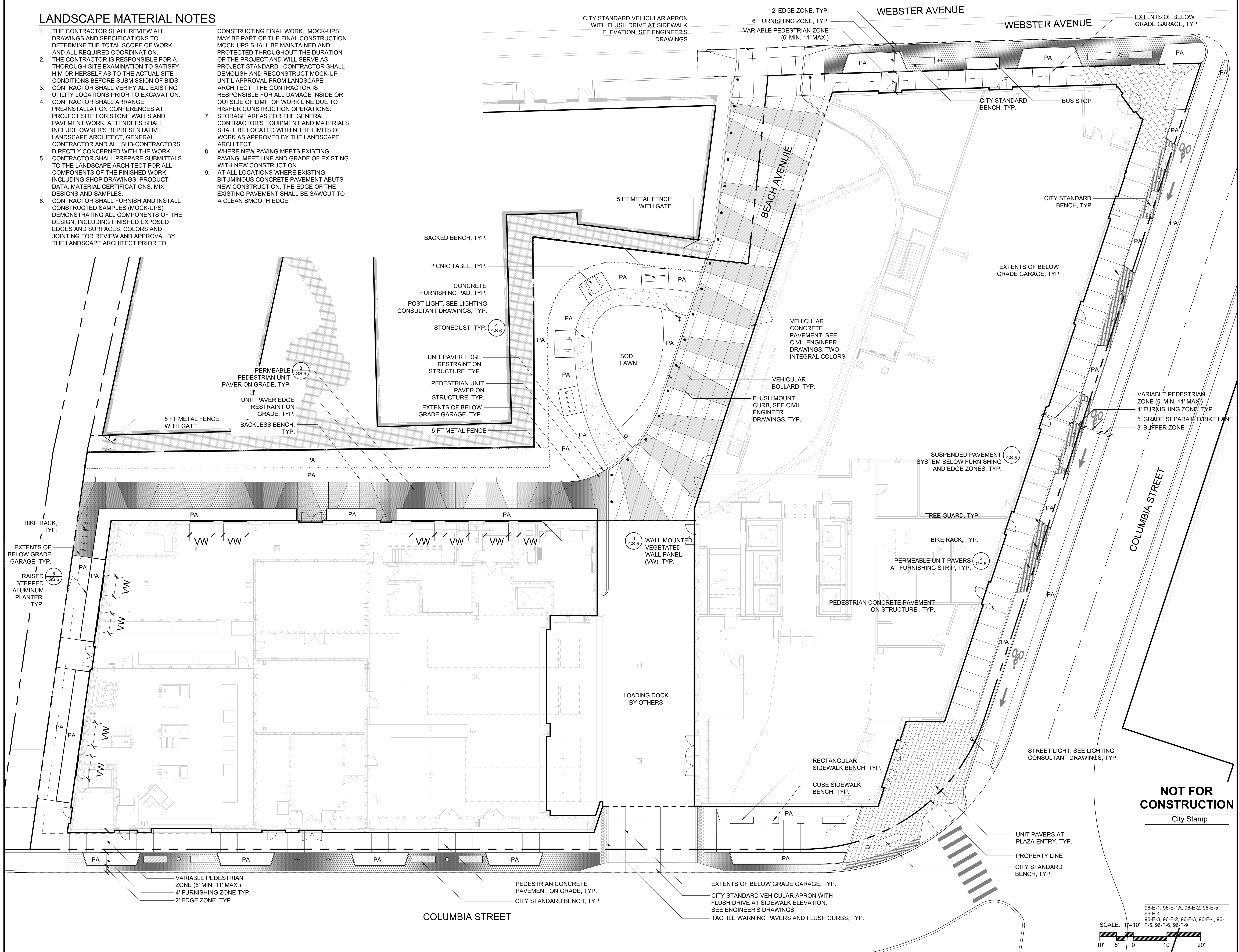
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**Landscape  
Existing  
Tree Plan**

**GS.2**

1. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE TOTAL SCOPE OF WORK AND ALL REQUIRED COORDINATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR A THOROUGH SITE EXAMINATION TO SATISFY HIM OR HERSELF AS TO THE ACTUAL SITE CONDITIONS BEFORE SUBMISSION OF BIDS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
4. CONTRACTOR SHALL ARRANGE PRE-INSTALLATION CONFERENCES AT PROJECT SITE FOR STONE WALLS AND PAVEMENT WORK. ATTENDEES SHALL INCLUDE OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS DIRECTLY CONCERNED WITH THE WORK.
5. CONTRACTOR SHALL PREPARE SUBMITTALS TO THE LANDSCAPE ARCHITECT FOR ALL COMPONENTS OF THE FINISHED WORK, INCLUDING SHOP DRAWINGS, PRODUCT DATA, MATERIAL CERTIFICATIONS, MIX DESIGNS AND SAMPLES.
6. CONTRACTOR SHALL FURNISH AND INSTALL CONSTRUCTED SAMPLES (MOCK-UPS) DEMONSTRATING ALL COMPONENTS OF THE DESIGN, INCLUDING FINISHED EXPOSED EDGES AND SURFACES, COLORS AND JOINING FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO



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01/07/22	PSUF Responses

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/18/21	Somerville Development Review

SCALE	1" = 10'-0"
DATE ISSUED	10/18/21
PROJECT NO	5081
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CHECKED BY	IR

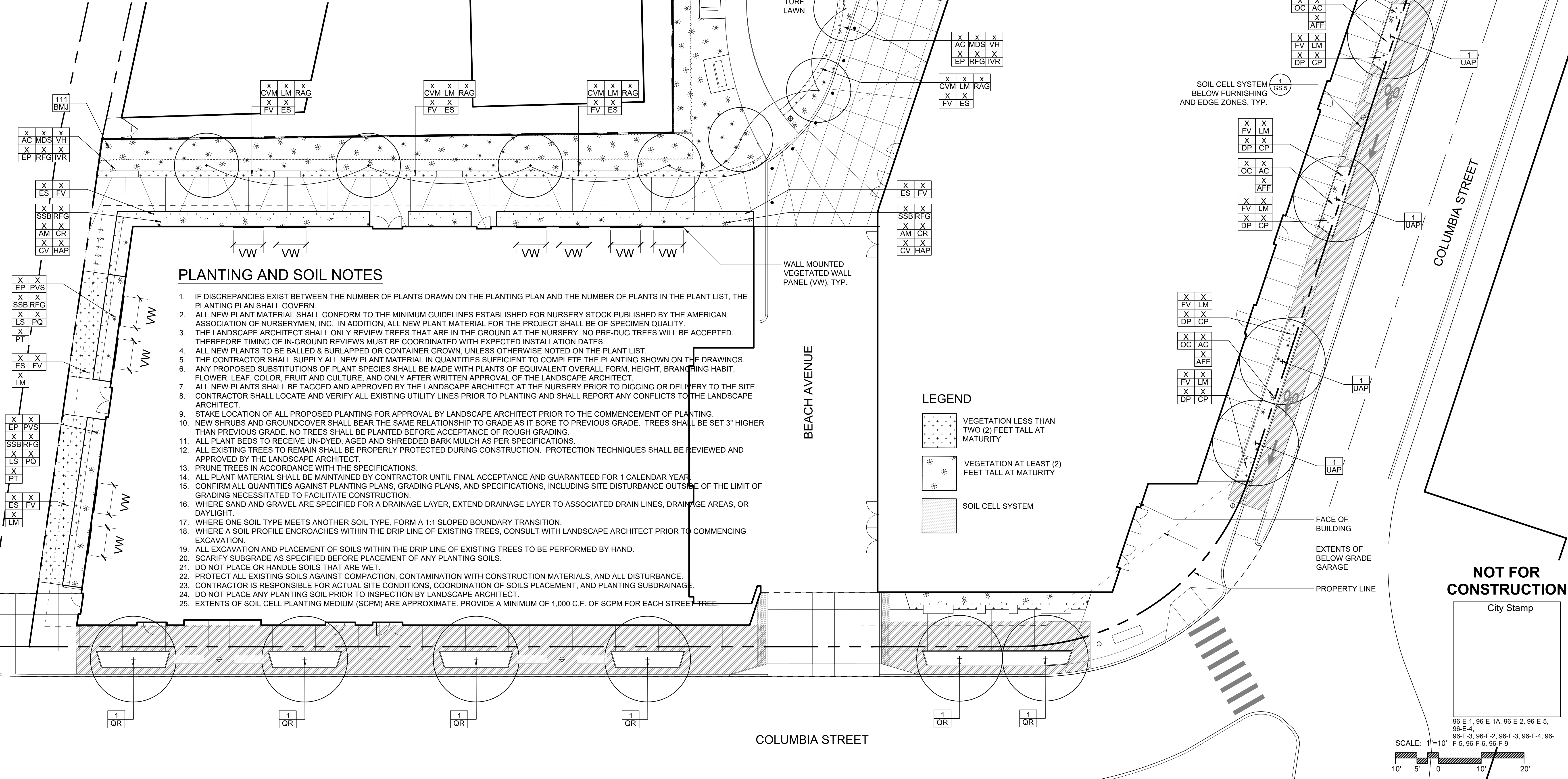
**SHEET TITLE:**  
**Landscape  
Layout &  
Materials Plan**

## GS.3

PLANTING SCHEDULE

Symb	Qty	Botanical Name	Common Name	Spacing	Gal / B&B	Size Notes	Comments	Green Score Cat.
<b>Deciduous Shade Trees</b>								
QB	2	Quercus bicolor	Swamp White Oak	40' O.C.	3-3.5" Caliper		Street	Large Tree
QR	6	Quercus rubra var. borealis	Northern Red Oak	40' O.C.	3-3.5" Caliper		Street	Large Tree
UAP	5	Ulmus americana 'Princeton'	American Elm	40' O.C.	3-3.5" Caliper		Street	Large Tree
TA	8	Tilia Americana	American Basswood	AS DRAWN	3-3.5" Caliper		Street	Large Tree
<b>Shrubs</b>								
AMM		Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	24" O.C.	#2		Sheer into hedge	Vegetation >= 2' Tall at Maturity
BMJ	111	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	36" O.C.	#3			Vegetation >= 2' Tall at Maturity
CSA		Cornus sanguinea 'Arctic Sun'	Arctic Sun Dogwood	30" O.C.	#3			Vegetation >= 2' Tall at Maturity
IO	34	Ilex opaca	American Holly	48" O.C.	B&B	6-7'	Sheer into hedge	Vegetation >= 2' Tall at Maturity
IVR		Ilex verticillata 'Red Sprite'	Red Sprite Dwarf Female Winterberry	36" O.C.	#3			Vegetation >= 2' Tall at Maturity
IVJ		Ilex verticillata 'Jim Dandy'	Jim Dandy Dwarf Male Winterberry	36" O.C.	#3			Vegetation >= 2' Tall at Maturity
RAG		Rhus aromatica 'Gro-low'	Gro-low Sumac	18" o.c.				Vegetation <= 2' Tall at Maturity
<b>Perennials / Grasses / Ferns</b>								
AC		Aquilegia canadensis	Eastern Red Columbine	12" O.C.	#1			Vegetation >= 2' Tall at Maturity
AFF		Athyrium filix-femina	Lady Fern	18" O.C.	#2			Vegetation >= 2' Tall at Maturity
CP		Carex pensylvanica	Pennsylvania Sedge	12" O.C.	#1			Vegetation <= 2' Tall at Maturity
CVM		Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	18" O.C.	#2			Vegetation <= 2' Tall at Maturity
DP		Dennstaedtia punctilobula	Hay-scented Fern	12" O.C.	#1			Vegetation <= 2' Tall at Maturity
EP		Echinacea purpurea	Eastern Purple Coneflower	18" O.C.	#2			Vegetation <= 2' Tall at Maturity
ES		Eragrostis spectabilis	Purple Lovegrass	12" O.C.	#1			Vegetation <= 2' Tall at Maturity
FV		Fragaria virginiana	Scarlet Strawberry	18" O.C.	#1			Vegetation <= 2' Tall at Maturity
LM		Liriope muscari	Lily Turf (Clumping)	12" O.C.	#1			Vegetation <= 2' Tall at Maturity
MDS		Monarda didyma 'Squaw'	Squaw Beebalm	18" O.C.	#2			Vegetation >= 2' Tall at Maturity
OC		Osmunda cinnamomea L.	Cinnamon Fern	18" O.C.	#2			Vegetation >= 2' Tall at Maturity
PVS		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	24" O.C.	#2			Vegetation >= 2' Tall at Maturity
SSB		Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	18" O.C.	#2			Vegetation >= 2' Tall at Maturity
RFG		Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	18" O.C.	#2			Vegetation >= 2' Tall at Maturity
VH		Verbena hastata	Blue Vervain	18" O.C.	#2			Vegetation >= 2' Tall at Maturity
<b>Vine Mix</b>								
AM		Aristolochia macrophylla	Dutchmans Pipe	As Shown	#1			Vegetation >= 2' Tall at Maturity
CJ		Clematis jackmanii	Climbing Clematis	As Shown	#1			Vegetation >= 2' Tall at Maturity
CR		Campsis radicans	Trumpet Creeper	As Shown	#1			Vegetation >= 2' Tall at Maturity
CV		Clematis virginiana	Woodsbine	As Shown	#1			Vegetation >= 2' Tall at Maturity
HAP		Hydrangea anomala petiolaris	Climbing Hydrangea	As Shown	#1			Vegetation >= 2' Tall at Maturity
LS		Lonicera sempervirens	Trumpet Honeysuckle	As Shown	#1			Vegetation >= 2' Tall at Maturity
PQ		Parthenocissus quinquefolia	Virginia Creeper	As Shown	#1			Vegetation >= 2' Tall at Maturity
<b>Seeded Areas</b>								

\* NOTE: PLANTING PLAN IS STILL UNDER DEVELOPMENT. A FINAL PLANTING PLAN WILL BE AVAILABLE DURING CONSTRUCTION DOCUMENTATION, UPON REQUEST.



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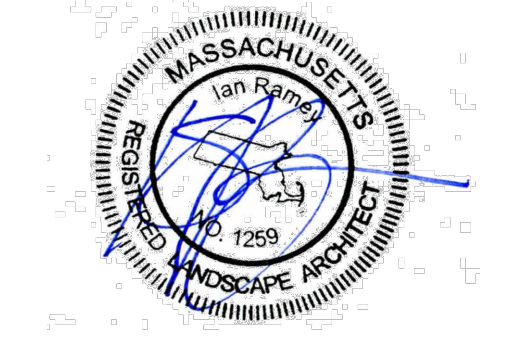
CODE CONSULTANT  
**JENSEN HUGHES**

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SPECIFICATIONS  
**KALIN ASSOCIATES**

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PROJECT:

**Boynton Gateway**  
495 Columbia Street  
Somerville, MA 02143

REVISIONS:

No.	Date	Description
1	12/15/21	PSUF Responses
2	01/07/22	PSUF Responses

SUBMISSIONS:

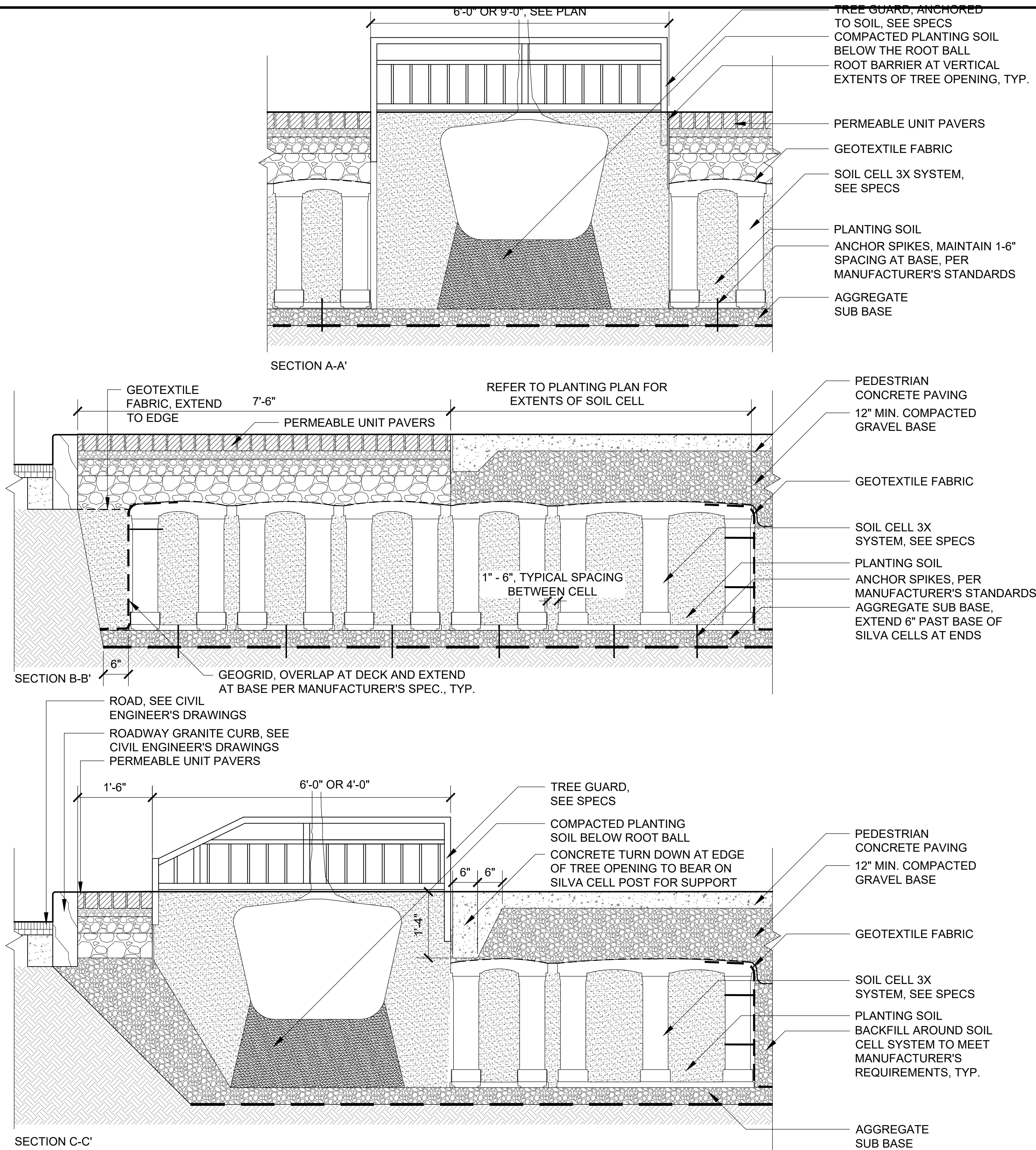
Date Issued For:  
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SCALE 1" = 10'-0"  
DATE ISSUED 10/18/21  
PROJECT NO 5081  
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SHEET TITLE:

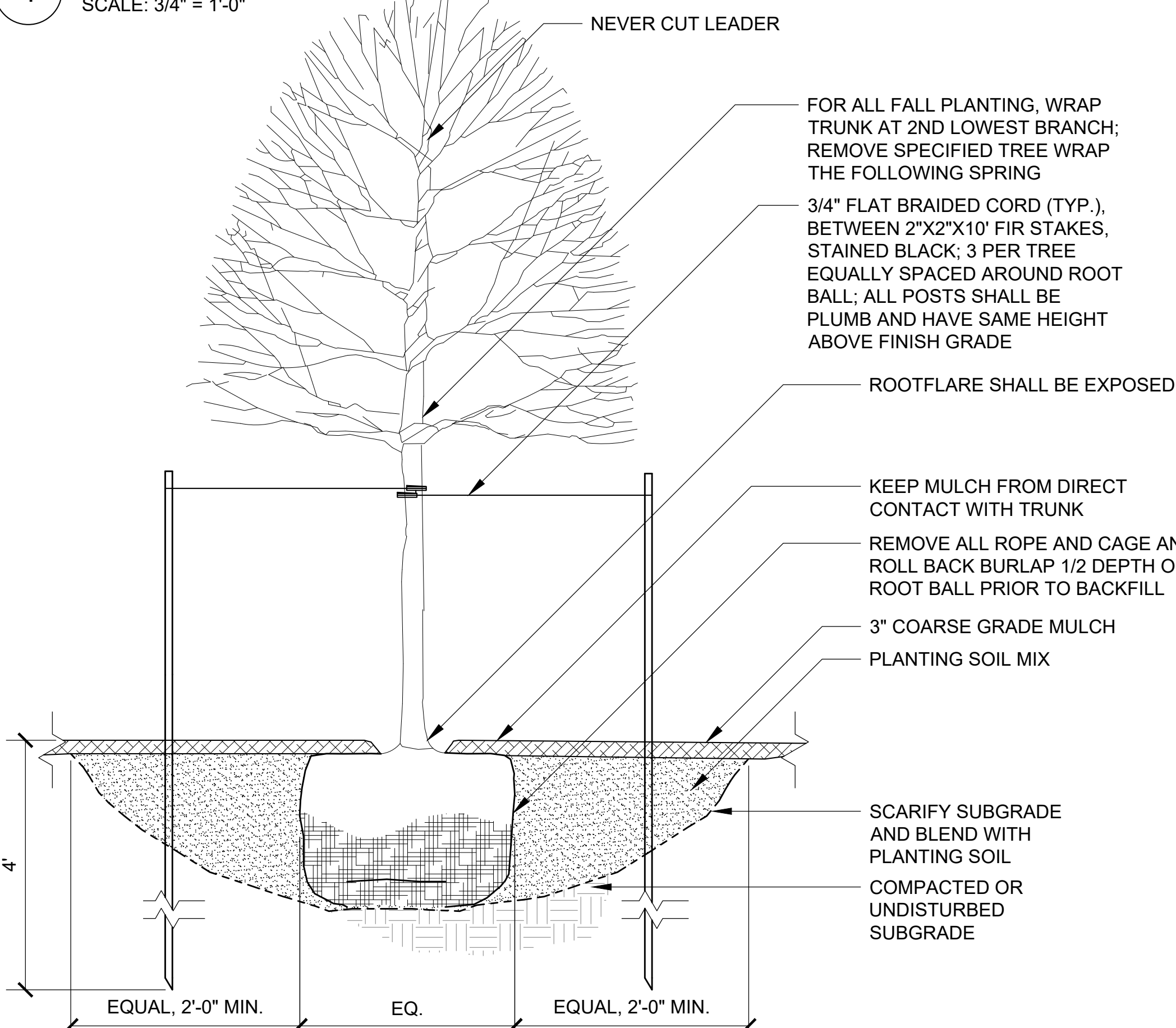
**Landscape  
Planting Plan**

**GS.4**



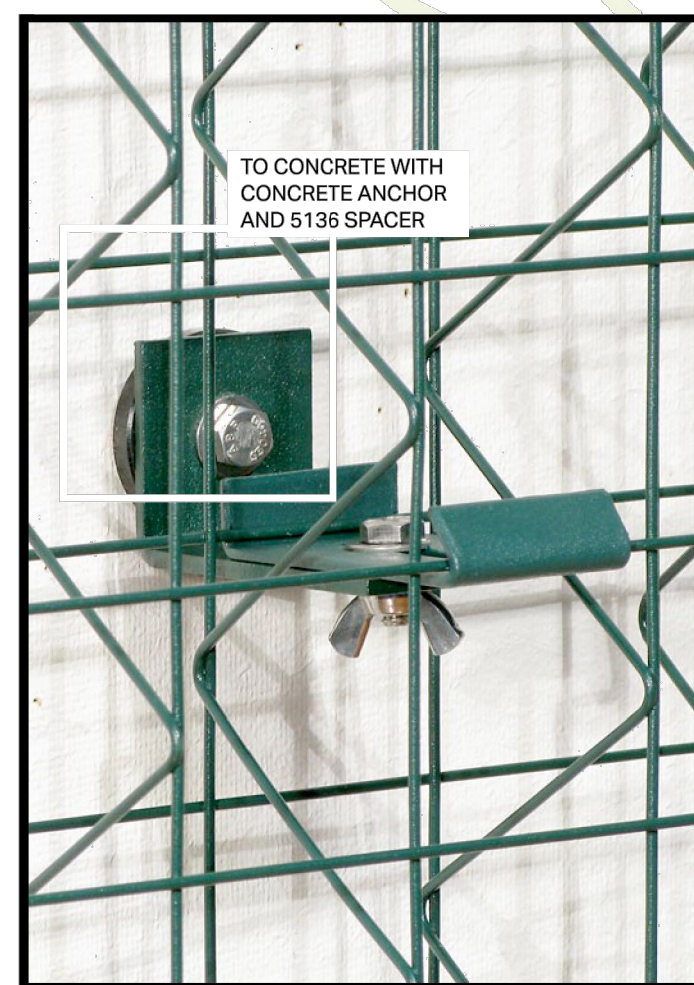
## 1 STREET TREE PLANTING WITH SOIL CELL

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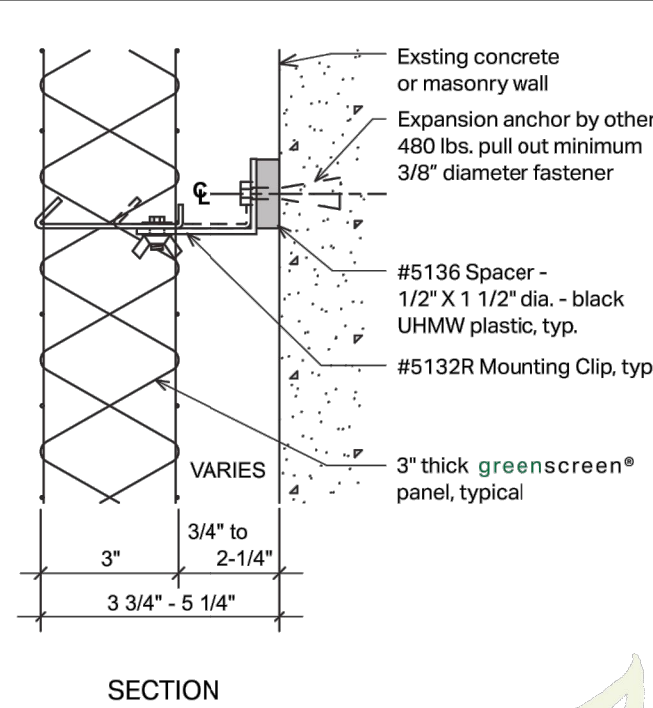


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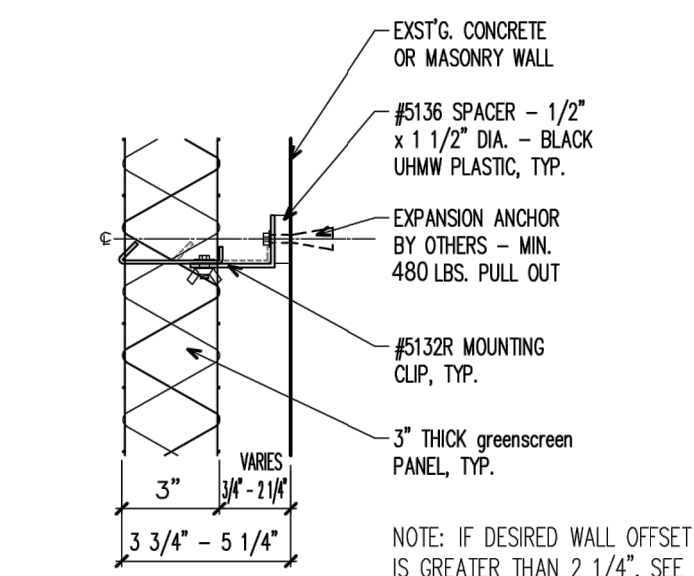
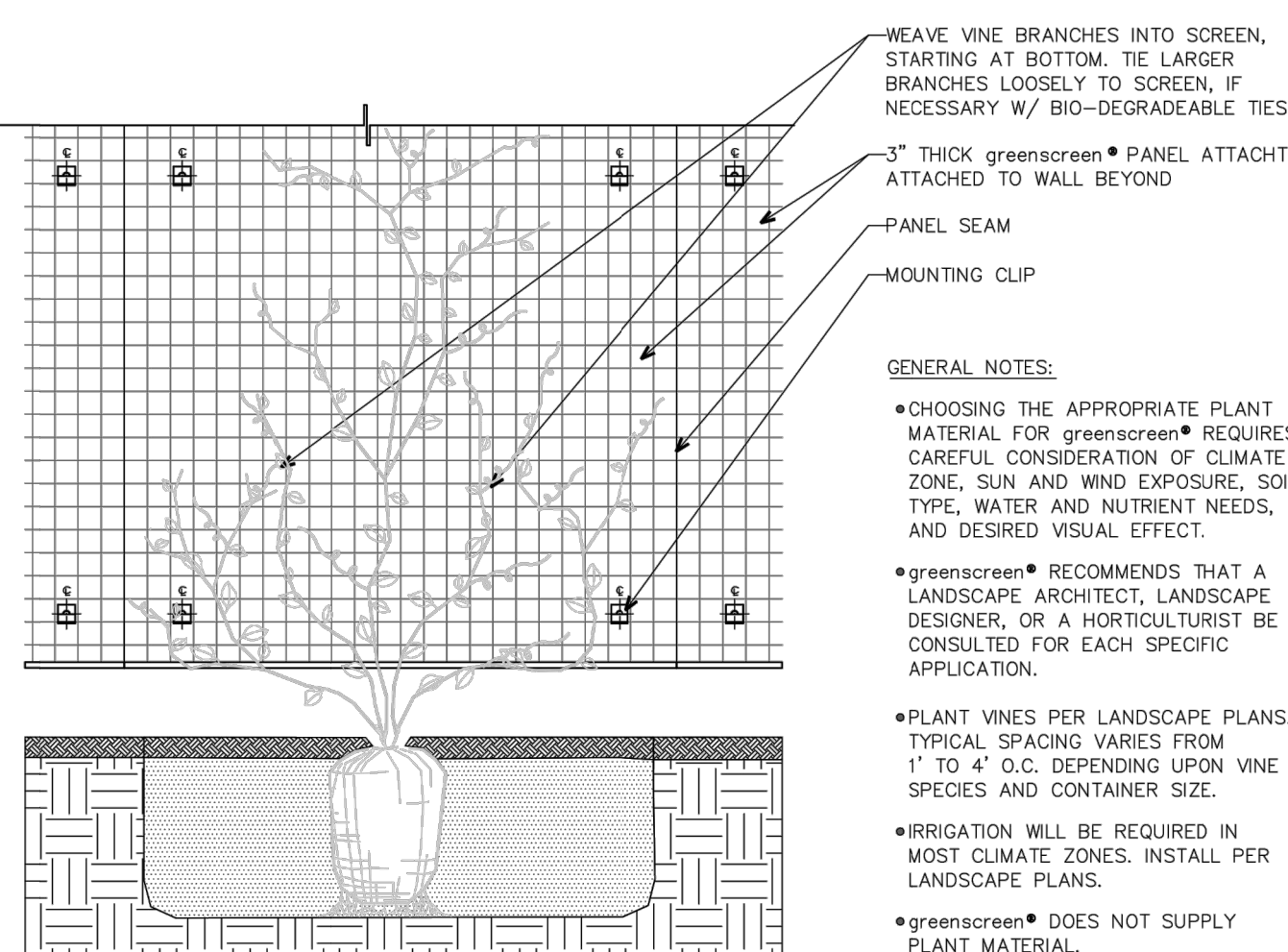
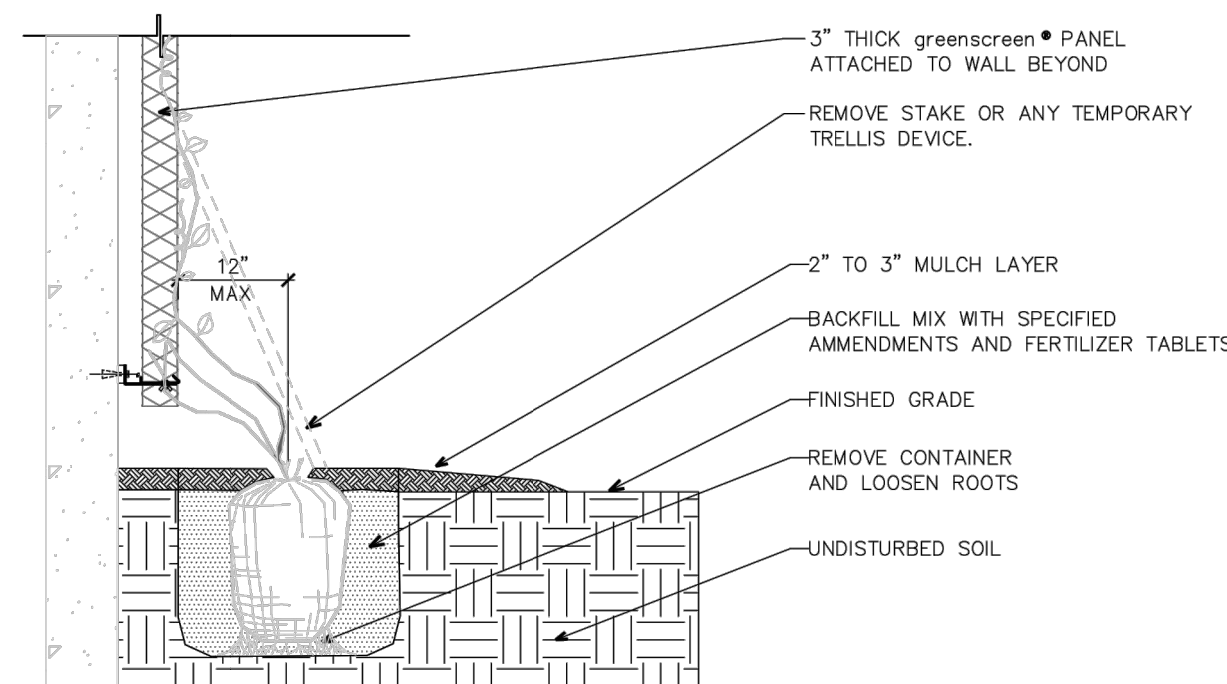
SCALE: 3/4" = 1'-0"



**5132R ADJUSTABLE CLIP**  
The 5132R Adjustable Clip provides panel support for both download and uplift. The clip can mount to wall surfaces or to a steel frame. The slot allows for panel adjustment and ease of installation.

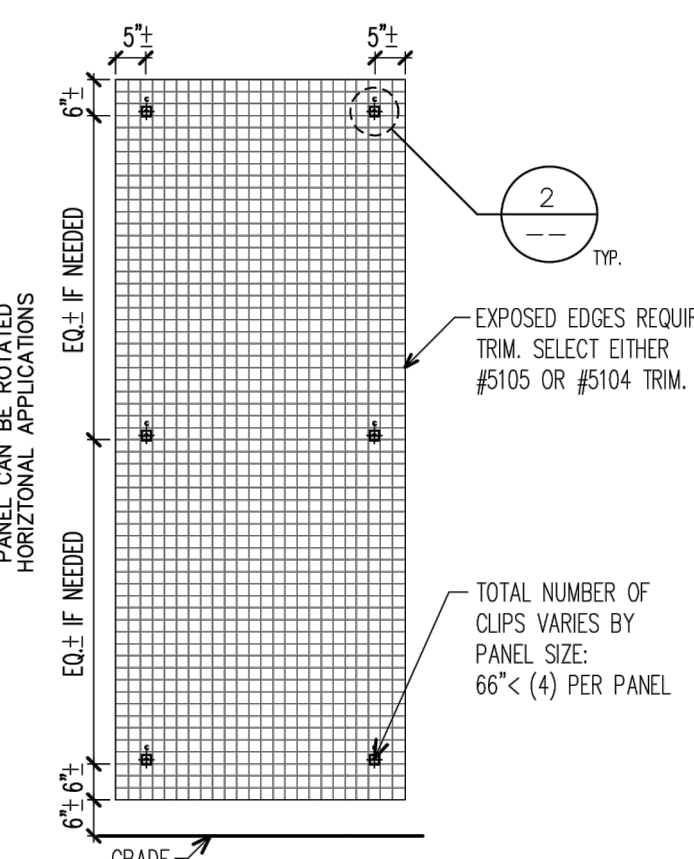


SECTION



**#5132R MOUNTING CLIP**  
WALL MOUNTED - SECTION

SCALE: 2" = 1'-0"



## 3 WALL MOUNTED VEGETATED WALL PANEL

N.T.S.

### WALL MOUNTING INSTRUCTIONS:

STEP 1:  
USING A LEVEL, TEMPORARILY HOLD THE PANEL IN PLACE AND MARK THE CORNER LOCATIONS ON THE WALL.

STEP 2:  
HOLDING THE MOUNTING CLIPS AT THE DESIRED LOCATION ON THE PANEL, MEASURE THE EXACT DISTANCE OF THE SCREW HOLES TO THE CORNERS, USING YOUR CORNER MARKS FROM STEP #1, CARRY OVER THE NEW DIMENSIONS AND REFERENCE THE SCREW HOLE LOCATIONS ON YOUR WALL.

STEP 3:  
DEPENDING ON THE SUBSTRATE, PRE-DRILL HOLES FOR MOUNTING CLIPS FOR CONCRETE AND MASONRY WALLS, SET EXPANSION ANCHORS, AND THEN MOUNT CLIPS TO WALL. ANCHORS SHOULD HAVE A 550LB. MIN. PULL-OUT VALUE.

STEP 4:  
HANG THE greenscreen® PANEL ON THE CLIPS.

STEP 5:  
REPEAT STEPS 1-4 AS NEEDED. PRE-INSTALLING ALL CLIPS IS NOT RECOMMENDED DUE TO PANEL GROWTH. PANEL SIZES ARE NOMINAL - ACTUAL PANEL SIZE MAY VARY +/-1/8" IN WIDTH AND LENGTH. ADD +/-1/16" PER EDGE OF TRIM.

STEP 6:  
REFER TO greenscreen® "VINE PLANTING DETAIL" FOR VINE ATTACHMENT AND PLANTING GUIDELINES.

### RECOMMENDATIONS:

- MOUNT PANELS 6" ABOVE FINISHED GRADE, OR PER SHOP DRAWINGS.
- ON STUCCO WALLS, ADJUST CLIP LOCATIONS SO THAT ALL CLIPS SCREW DIRECTLY INTO FRAMING MEMBERS OF THE WALL.
- WEAR GLOVES WHEN HANDLING greenscreen® PANELS.
- greenscreen® DOES NOT RECOMMEND CUTTING PANELS IN THE FIELD. IF IT IS NECESSARY, HOWEVER, USE TOUCH-UP PAINT.

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### SEAL / SIGNATURE



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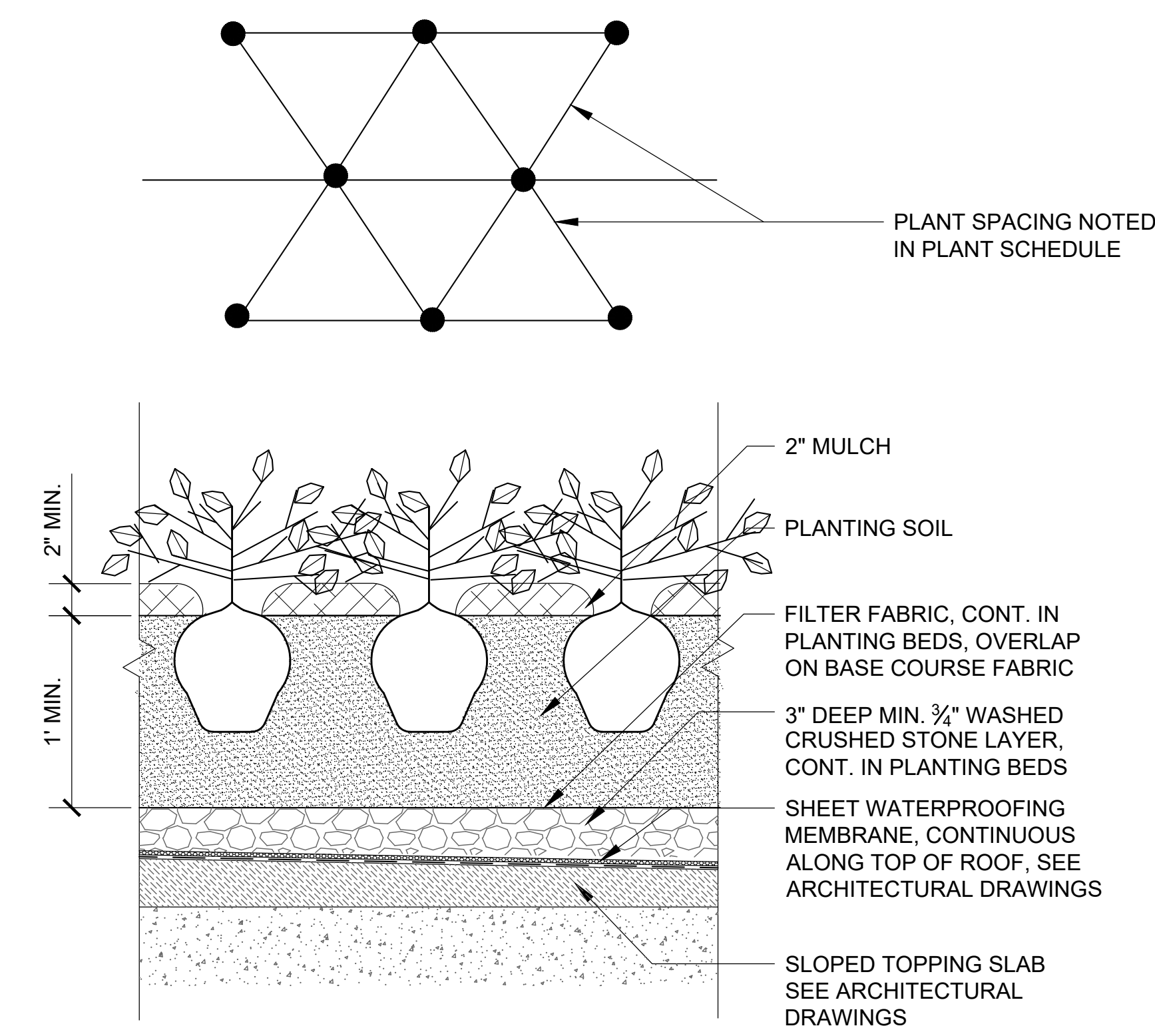
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SCALE AS SHOWN  
DATE ISSUED 10/18/21  
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**SHEET TITLE:**  
**Landscape Details**

**GS.5**

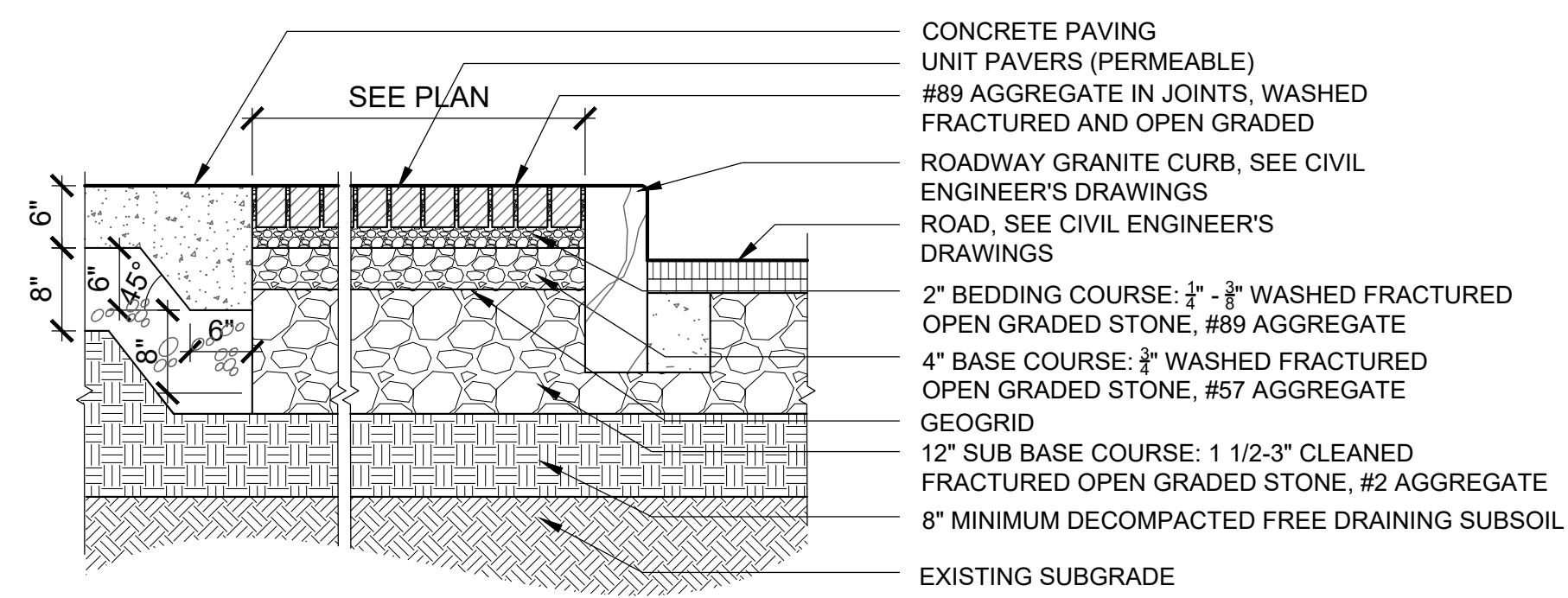


1 PLANTING OVER STRUCTURE  
SCALE: 1-1/2" = 1'-0"

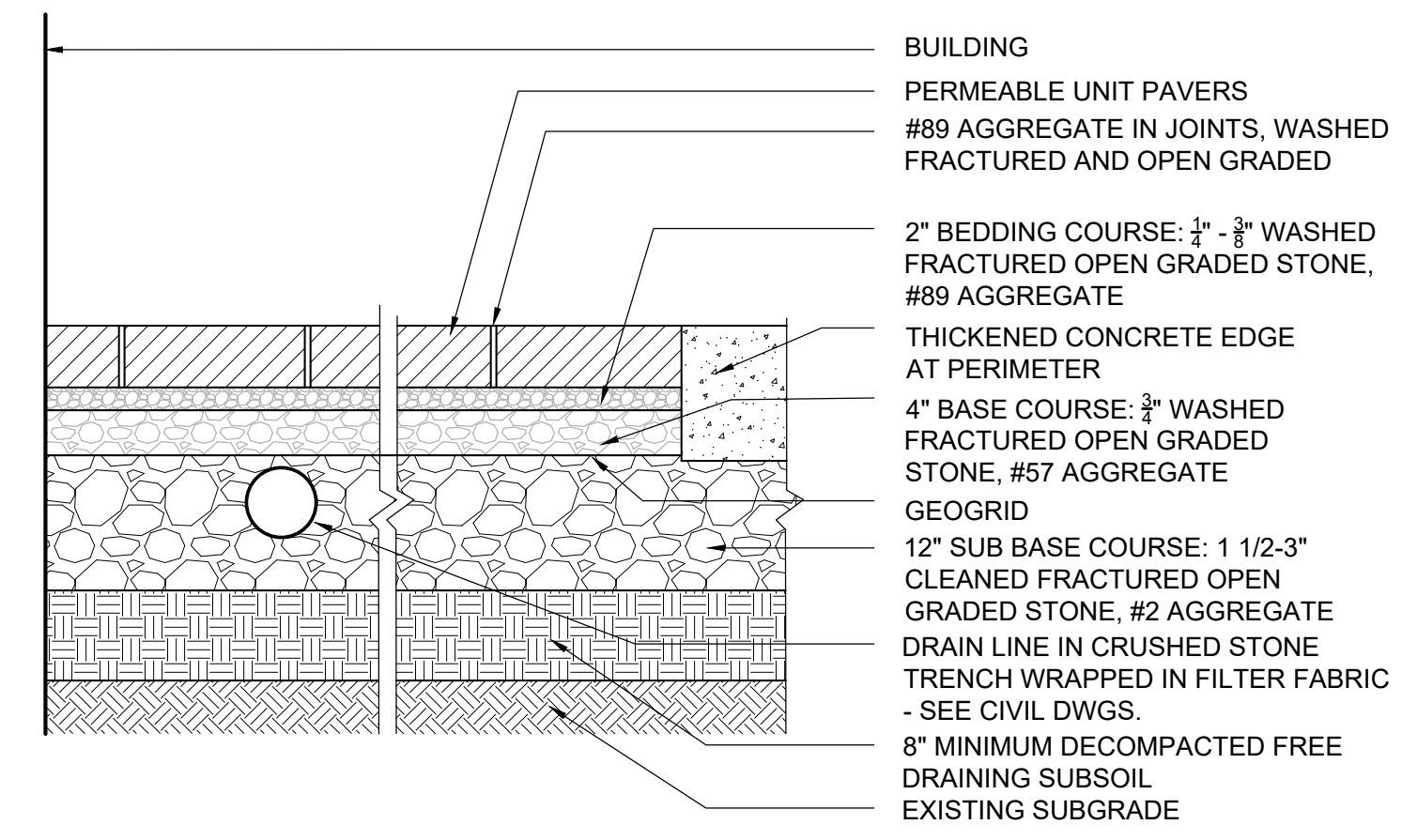
PAVERS SHALL BE EQUAL TO ECO-PROMENADE PERMEABLE PAVER AS MANUFACTURED BY UNILOCK, LOCAL REPRESENTATIVE DANIEL NEVIACKAS, MOBILE: 508-341-4306, WWW.UNILOCK.COM.

COLORS: BLEND OF THREE COLORS:  
A. WINTER MARVEL (APPROX. 40%)  
B. GRENATA WHITE (APPROX. 40%)  
C. FRENCH GRAY (APPROX. 20%)

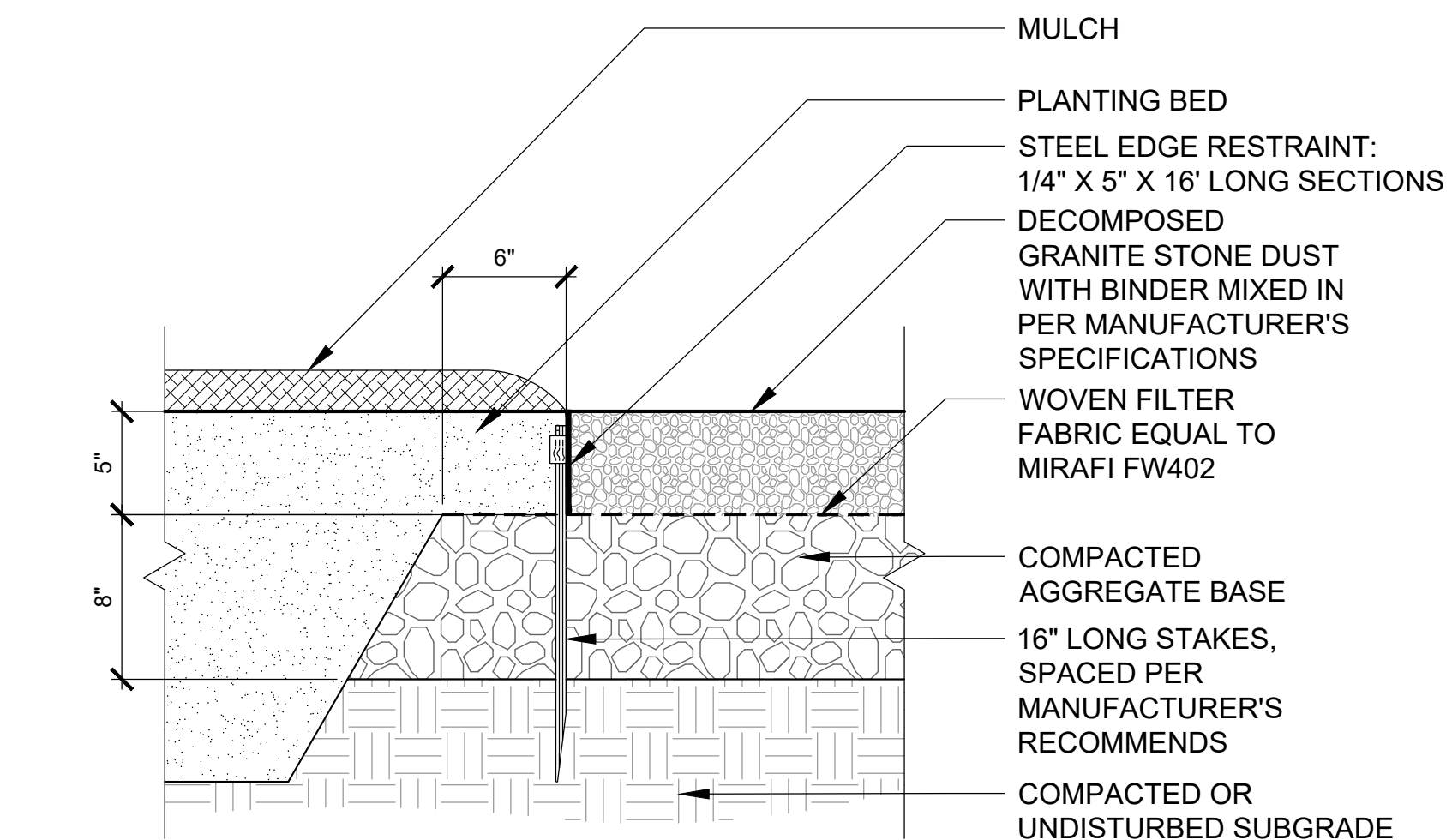
FINISHES: UMBRIANO  
EDGE: BEVELED  
SIZE: 8" X 24" X 4" NOM WITH SPACER LUGS



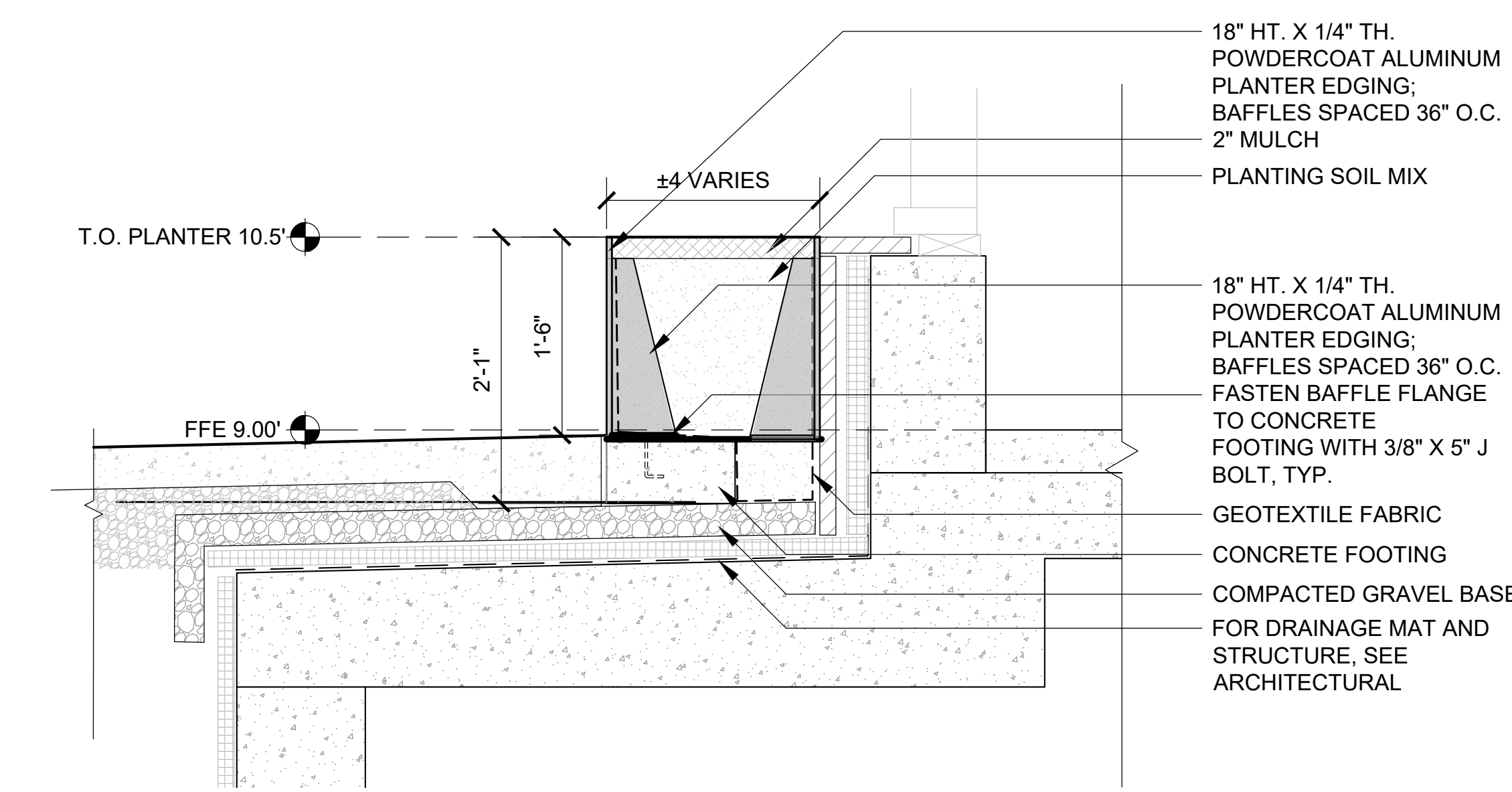
2 PERMEABLE UNIT PAVERS AT FURNISHING STRIP  
SCALE: 3/4" = 1'-0"



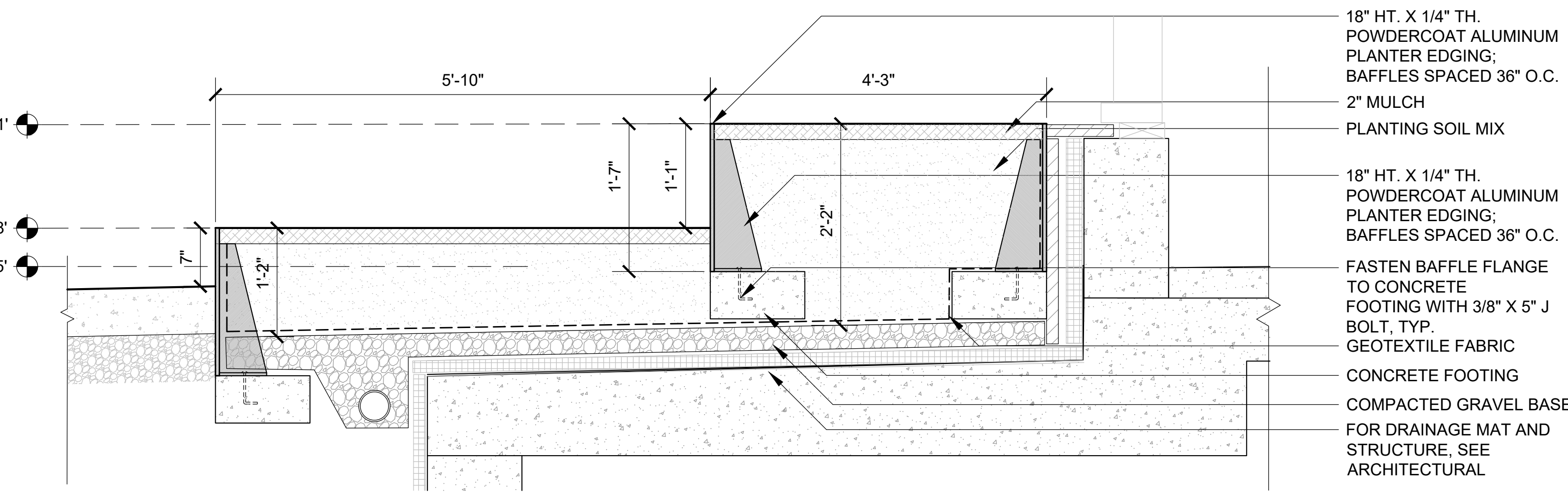
3 PERMEABLE UNIT PAVER - PEDESTRIAN  
SCALE: 3/4" = 1'-0"



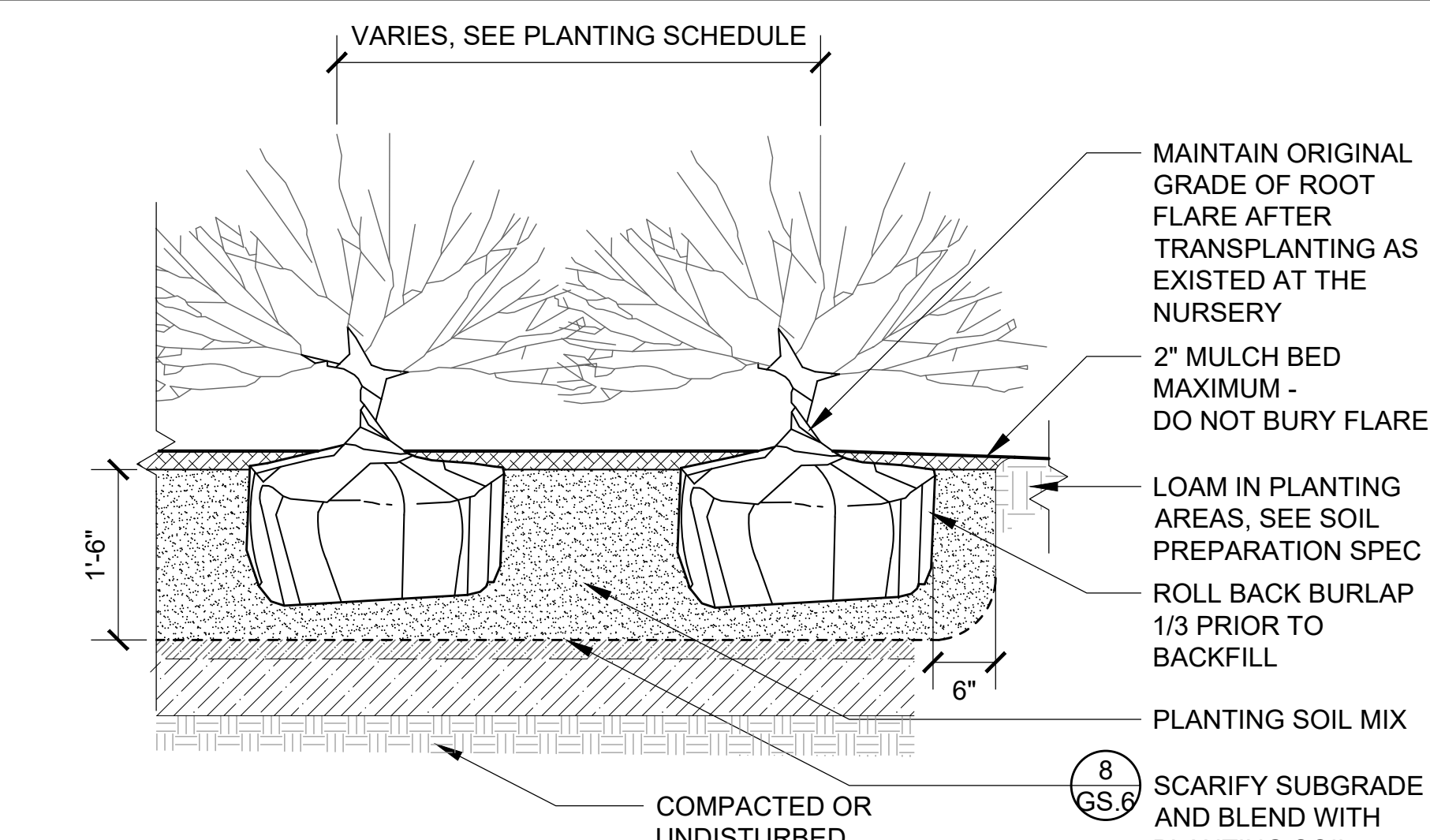
4 STONE DUST SURFACING AT GRADE  
SCALE: 1-1/2" = 1'-0"



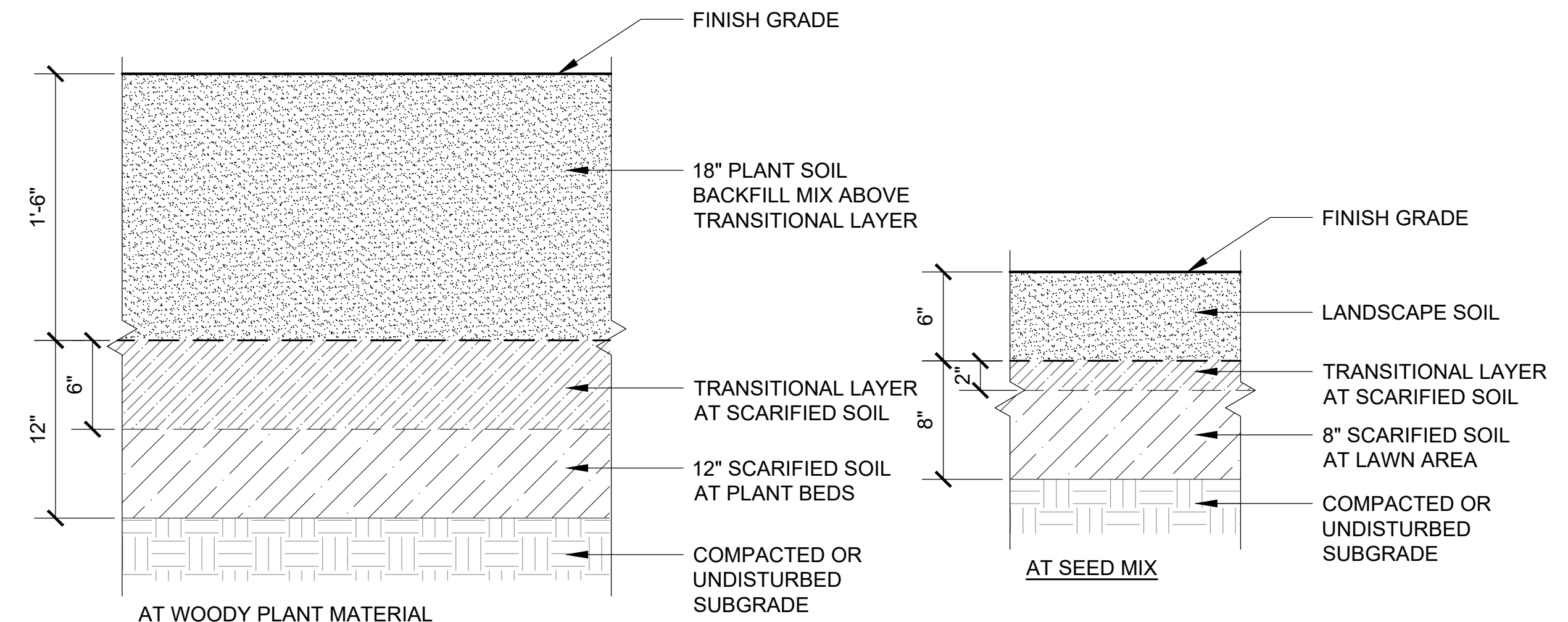
5 RAISED ALUMINUM PLANTER ON STRUCTURE  
SCALE: 1" = 1'-0"



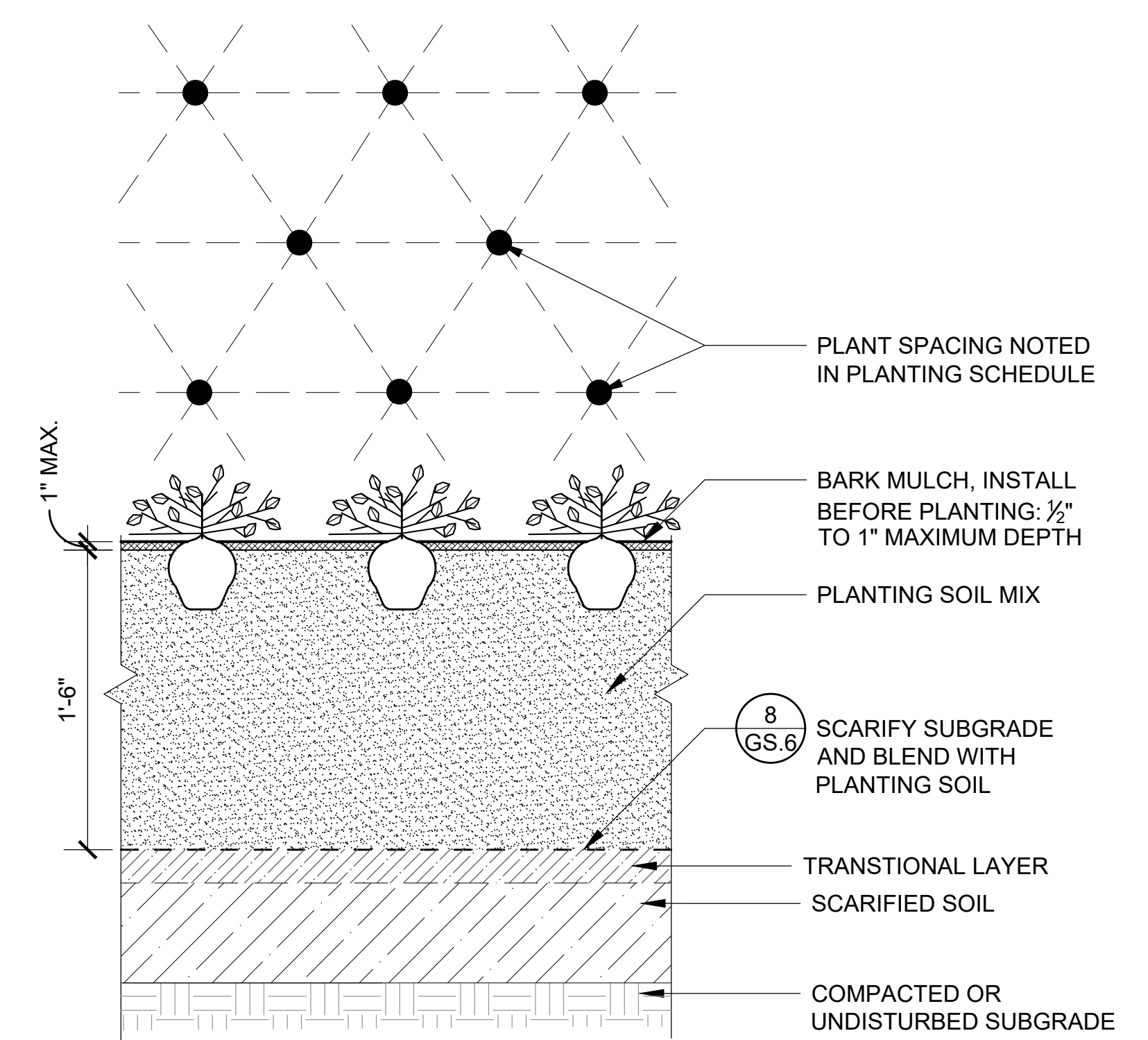
6 RAISED STEPPED ALUMINUM PLANTER ON STRUCTURE  
SCALE: 1" = 1'-0"



7 SHRUB PLANTING  
SCALE: 3/4" = 1'-0"



8 SOIL PREPARATION - FOR ALL BEDS AND SEEDS AREAS  
SCALE: 1-1/2" = 1'-0"



9 PERENNIAL / GROUND COVER PLANTING  
SCALE: 1-1/2" = 1'-0"

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96-E-1, 96-E-1A, 96-E-2, 96-E-5, 96-E-4, 96-E-3, 96-F-2, 96-F-3, 96-F-4, 96-F-5, 96-F-6, 96-F-9

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SCALE: AS SHOWN  
DATE ISSUED: 10/18/21  
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CHECKED BY: IR

**SHEET TITLE:**

**Landscape Details**

**GS.6**



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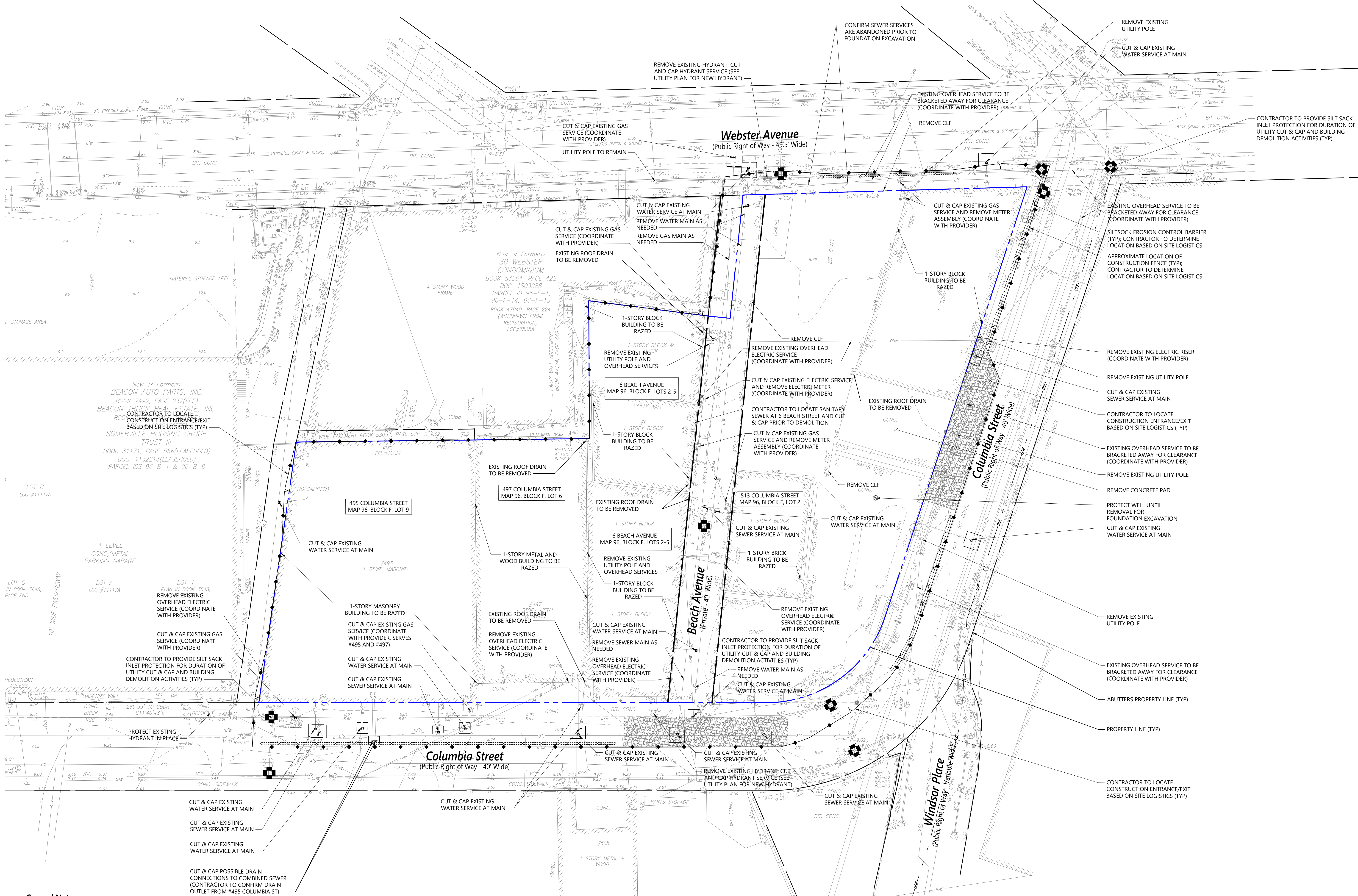
Date	Issued For:
10/19/21	Somerville Development Review

**SCALE** 1" = 20'  
**DATE ISSUED** 10/18/21  
**PROJECT NO** 15121.00  
**DRAWN BY** MJA  
**CHECKED BY** JVC

**SHEET TITLE:**

**Site Prep Plan**  
**HR District**

**GS.7**



**General Notes**

- NO WORK TO PROCEED ON WATER, SEWER, OR DRAIN PIPES PRIOR TO CITY OF SOMERVILLE DPW APPROVAL.
- CONTRACTOR MUST MEET OR EXCEED THE DPW'S STANDARD REQUIREMENTS FOR ALL SEWER, STORM DRAIN, AND WATER WORK.
- ALL PROPOSED WATER, DRAIN, AND SEWER WORK 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.
- 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.
- 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.
- 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.
- UNLESS OTHERWISE DIRECTED, CONTRACTOR SHALL RESTORE ROADS AND SIDEWALKS TO MATCH ORIGINAL SURFACES IN ACCORDANCE WITH CITY OF SOMERVILLE REGULATIONS.
- CONTRACTOR TO CONTACT THE DPW FOR INSTALLATION AND ACTIVATION OF ANY TEMPORARY HYDRANT METERS. LOCATION TO BE FIELD DETERMINED.
- 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 THE RODS AND COLLAR. PLUG AND ABANDON EXISTING PIPES IN PLACE OR REMOVE AND DISPOSE OF PIPES WHERE NOTED ON THE PLANS.
- 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 UNPAVED 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 WIND, WATER, OR DIRECT DEPOSIT.
- 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.
- CONTRACTOR TO EXPOSE SERVICE CONNECTION OUTSIDE THE FOUNDATION AND REMOVE TO A POINT OF CONNECTION TO THE MUNICIPAL MAIN.

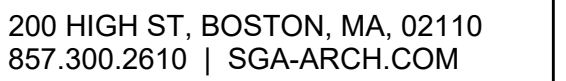
**NOT FOR  
CONSTRUCTION**

City Stamp

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F-5, 96-F-6, 96-F-9



0 10 20 40 Feet



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No.	Date	Description
01/07/22	PSUF Responses	

<b>Date</b>	<b>Issued For:</b>
10/18/21	Somerville Development Review

**SHEET TITLE:**

**Grading and  
Drainage Plan  
HR District**

## GS.8



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F-5, 96-F-6, 96-F-9





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#### SEAL / SIGNATURE



#### PROJECT:

**Boynton Gateway**  
495 Columbia Street  
Somerville, MA 02143

#### REVISIONS:

No.	Date	Description
01/07/22	PSUF Responses	

#### SUBMISSIONS:

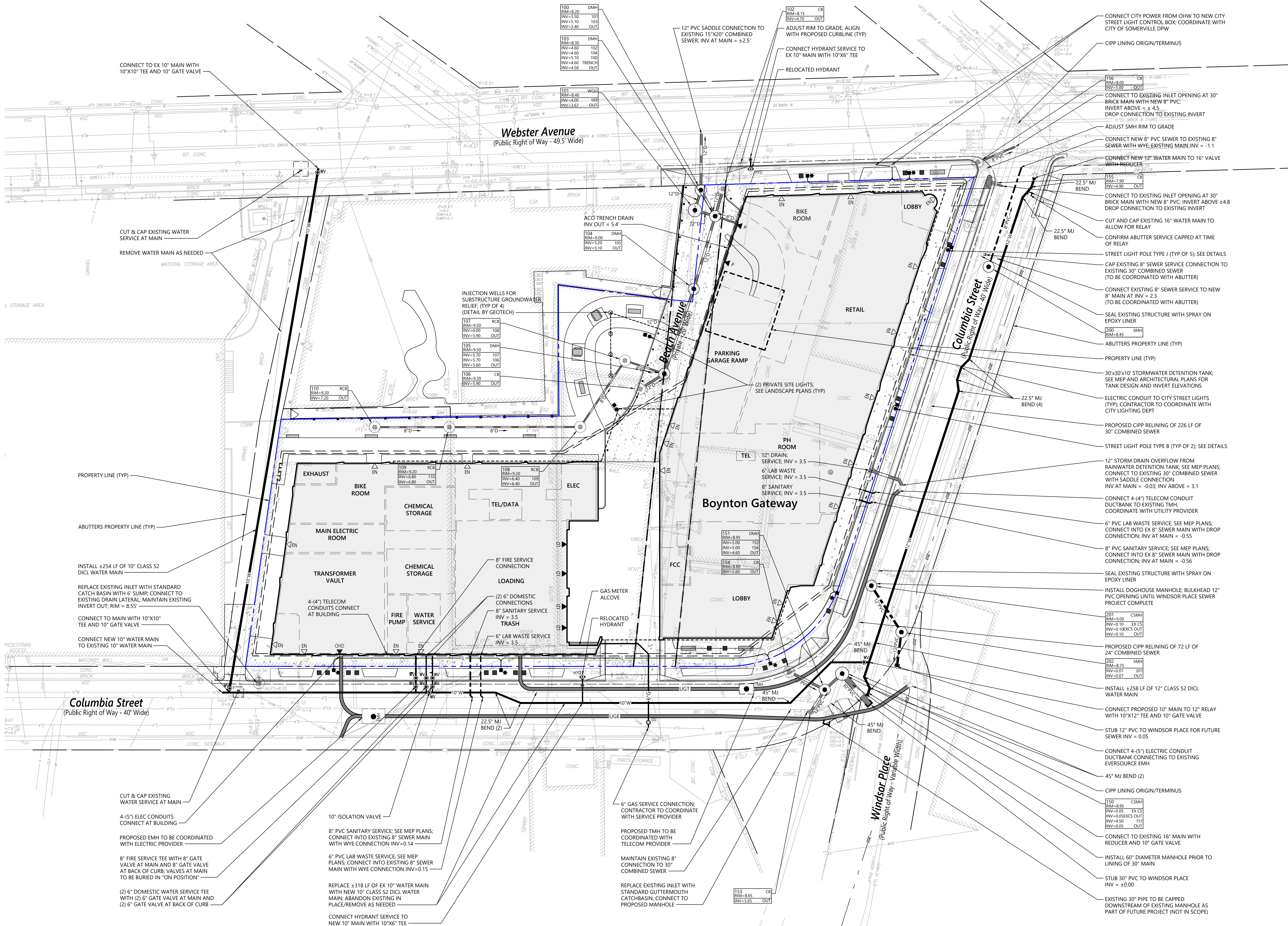
Date	Issued For:
10/18/21	Somerville Development Review

**SCALE** 1" = 20'  
**DATE ISSUED** 10/18/21  
**PROJECT NO** 15121.00  
**DRAWN BY** MJA  
**CHECKED BY** JVC

#### SHEET TITLE:

**Utility Plan**  
**HR District**

**GS.9**



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