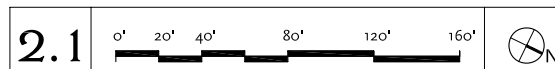


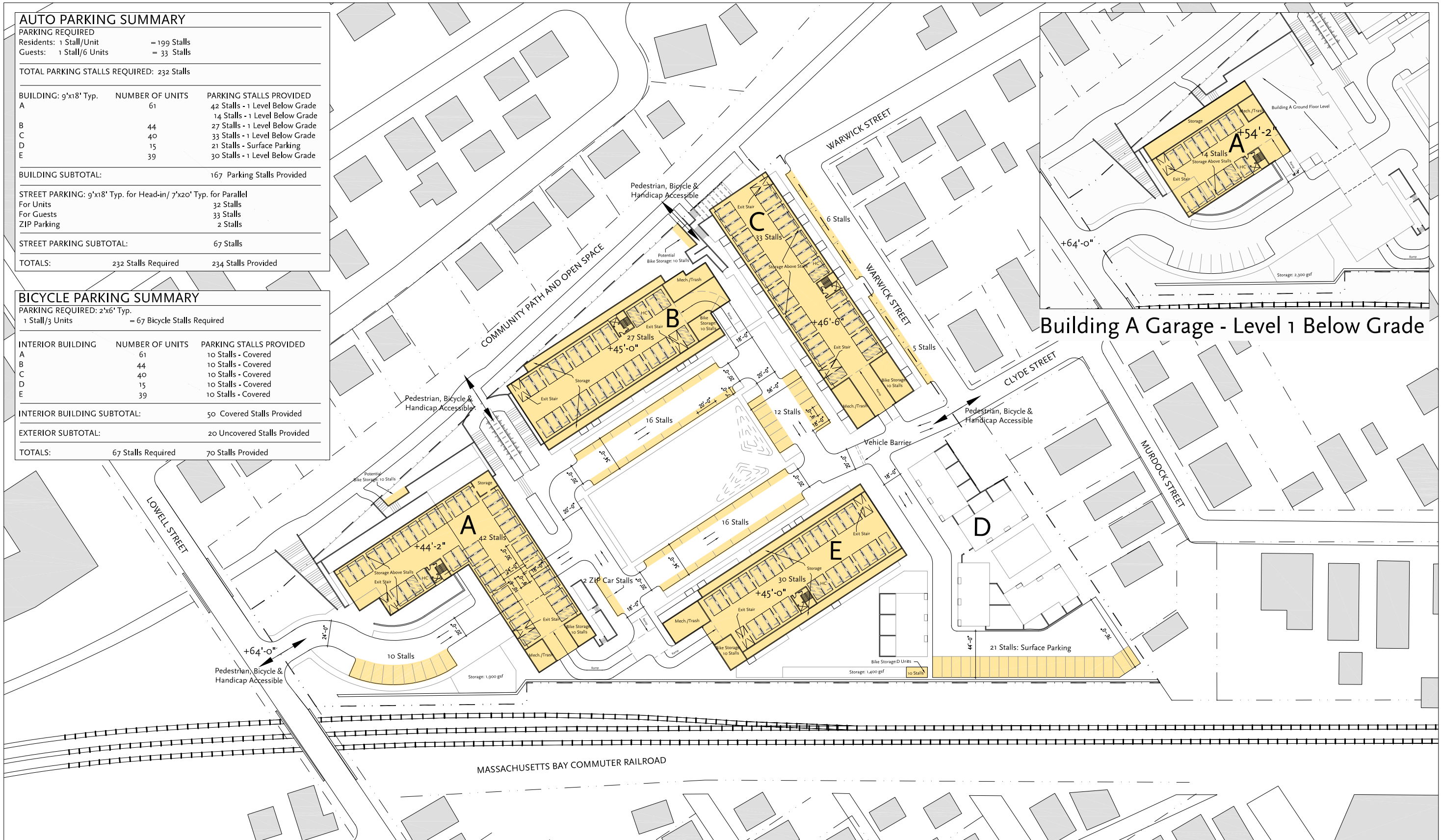


SITE PLAN



PRELIMINARY MASTER PLAN: PLANNED UNIT DEVELOPMENT
 MAXPAC SQUARE
 KSS REALTY PARTNERS
 SOMERVILLE, MASSACHUSETTS

DUTTONARCHITECTS
 MOULE & POLYZOIDES
 ARCHITECTS AND URBANISTS
 BEALS & THOMAS, INC.
 THE ARCHITECTURAL TEAM
 11 FEBRUARY 2008



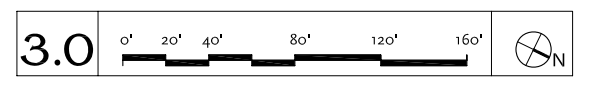
AUTO PARKING SUMMARY		
PARKING REQUIRED		
Residents: 1 Stall/Unit	= 199 Stalls	
Guests: 1 Stall/6 Units	= 33 Stalls	
TOTAL PARKING STALLS REQUIRED: 232 Stalls		
BUILDING: 9'x18' Typ.		
A	61	42 Stalls - 1 Level Below Grade 14 Stalls - 1 Level Below Grade
B	44	27 Stalls - 1 Level Below Grade
C	40	33 Stalls - 1 Level Below Grade
D	15	21 Stalls - Surface Parking
E	39	30 Stalls - 1 Level Below Grade
BUILDING SUBTOTAL:		167 Parking Stalls Provided
STREET PARKING: 9'x18' Typ. for Head-in/ 7'x20' Typ. for Parallel		
For Units		32 Stalls
For Guests		33 Stalls
ZIP Parking		2 Stalls
STREET PARKING SUBTOTAL:		67 Stalls
TOTALS:	232 Stalls Required	234 Stalls Provided

BICYCLE PARKING SUMMARY		
PARKING REQUIRED: 2'x6' Typ.		
1 Stall/3 Units = 67 Bicycle Stalls Required		
INTERIOR BUILDING	NUMBER OF UNITS	PARKING STALLS PROVIDED
A	61	10 Stalls - Covered
B	44	10 Stalls - Covered
C	40	10 Stalls - Covered
D	15	10 Stalls - Covered
E	39	10 Stalls - Covered
INTERIOR BUILDING SUBTOTAL:		50 Covered Stalls Provided
EXTERIOR SUBTOTAL:		20 Uncovered Stalls Provided
TOTALS:		67 Stalls Required 70 Stalls Provided

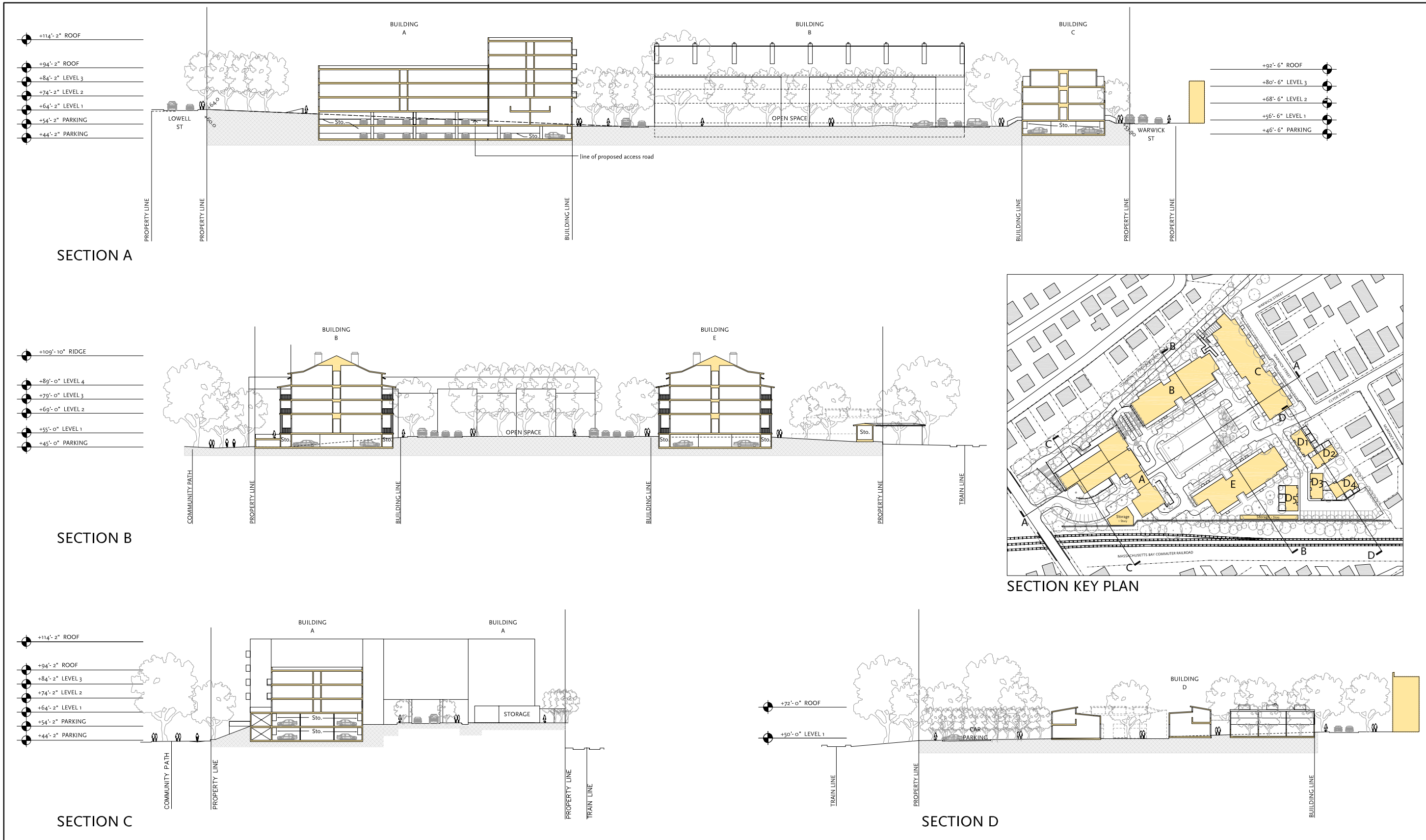
Building A Garage - Level 1 Below Grade

PRELIMINARY MASTER PLAN: PLANNED UNIT DEVELOPMENT
MAXPAC SQUARE
KSS REALTY PARTNERS
SOMERVILLE, MASSACHUSETTS

PARKING & CIRCULATION PLAN

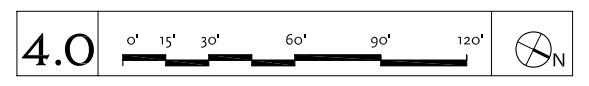


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SITE SECTIONS

PRELIMINARY MASTER PLAN: PLANNED UNIT DEVELOPMENT
 MAXPAC SQUARE
 KSS REALTY PARTNERS
 SOMERVILLE, MASSACHUSETTS



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PRELIMINARY MASTER PLAN: PLANNED UNIT DEVELOPMENT
MAXPAC SQUARE
KSS REALTY PARTNERS
SOMERVILLE, MASSACHUSETTS

THE PARK

5.0

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11 FEBRUARY 2008



PRELIMINARY MASTER PLAN: PLANNED UNIT DEVELOPMENT
MAXPAC SQUARE
KSS REALTY PARTNERS
SOMERVILLE, MASSACHUSETTS

BUILDING A FROM LOWELL STREET

5.1

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11 FEBRUARY 2008



PRELIMINARY MASTER PLAN: PLANNED UNIT DEVELOPMENT
MAXPAC SQUARE
KSS REALTY PARTNERS
SOMERVILLE, MASSACHUSETTS

BUILDING A FROM THE PARK

5.2

DUTTONARCHITECTS
MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS
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THE ARCHITECTURAL TEAM
11 FEBRUARY 2008



PRELIMINARY MASTER PLAN: PLANNED UNIT DEVELOPMENT
 MAXPAC SQUARE
 KSS REALTY PARTNERS
 SOMERVILLE, MASSACHUSETTS

BUILDING E FACING THE PARK

5.3

DUTTONARCHITECTS
 MOULE & POLYZOIDES
 ARCHITECTS AND URBANISTS
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 11 FEBRUARY 2008



PRELIMINARY MASTER PLAN: PLANNED UNIT DEVELOPMENT
MAXPAC SQUARE
KSS REALTY PARTNERS
SOMERVILLE, MASSACHUSETTS

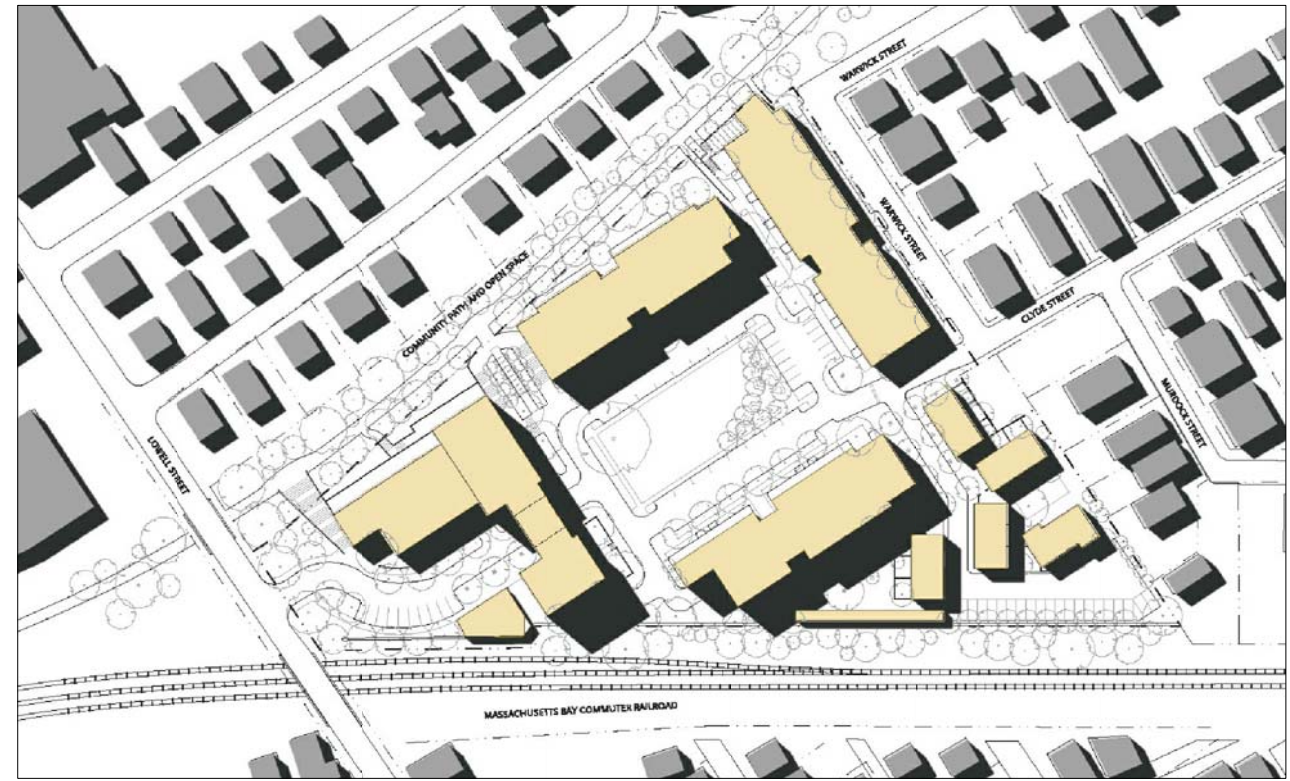
BUILDING C FROM WARWICK STREET

5.4

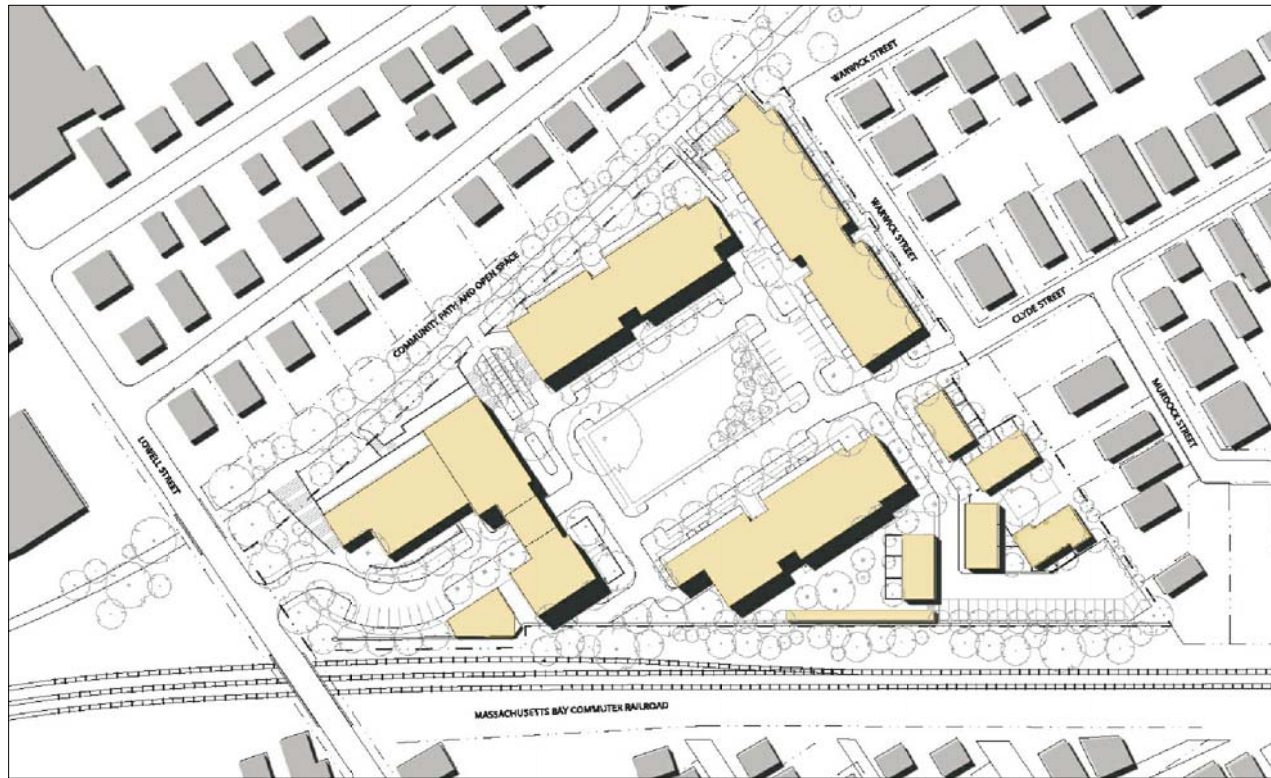
DUTTONARCHITECTS
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March/September 21st - 10 am



March/September 21st - 12 Noon



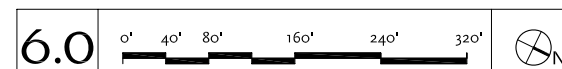
June 21st - 12 Noon



March/September 21st - 2 pm

PRELIMINARY MASTER PLAN: PLANNED UNIT DEVELOPMENT
 MAXPAC SQUARE
 KSS REALTY PARTNERS
 SOMERVILLE, MASSACHUSETTS

SUN SHADOW DIAGRAMS



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 11 FEBRUARY 2008

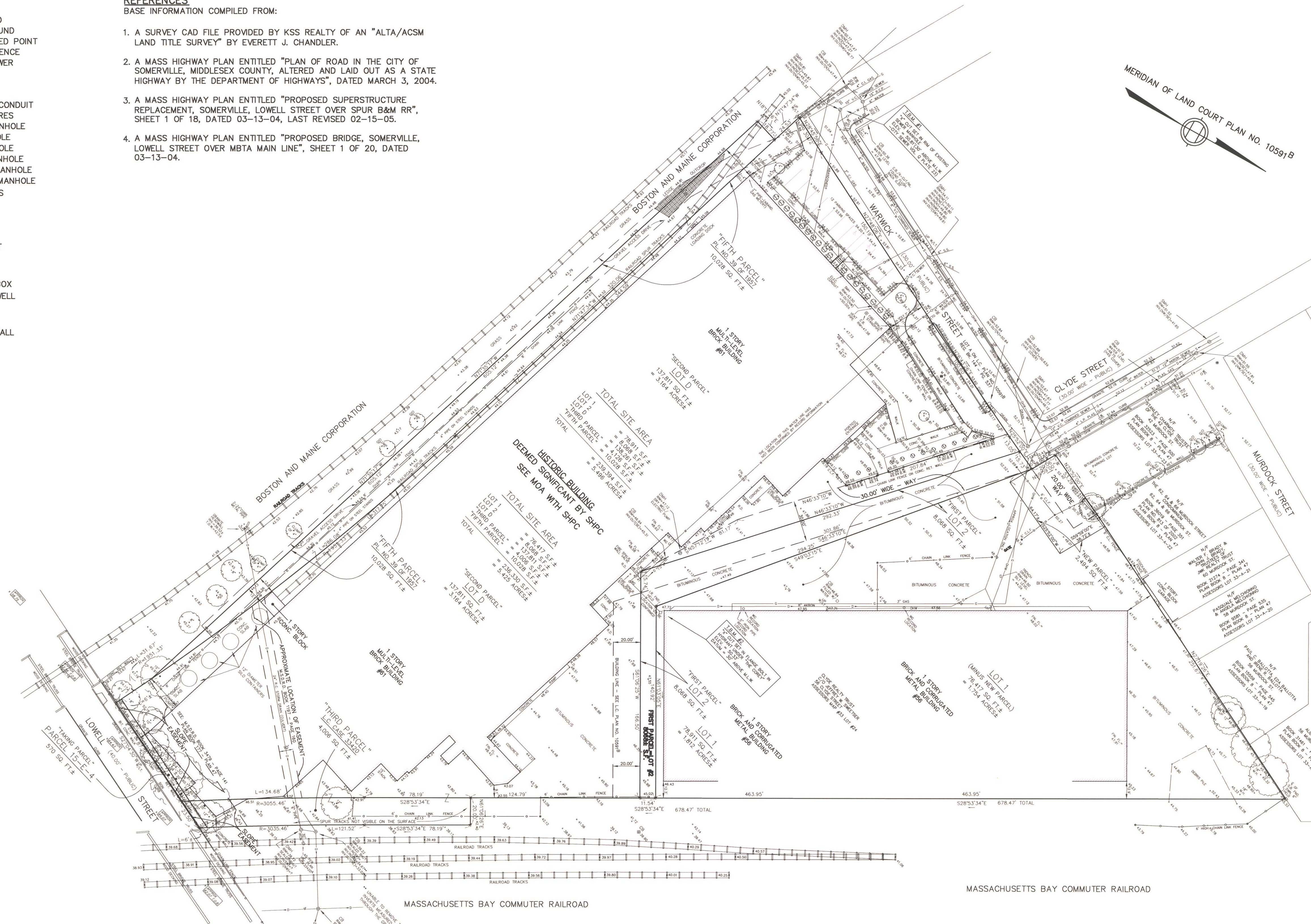
LEGEND

- BOUND FOUND
- IRON ROD FOUND
- △ UNMONUMENTED POINT
- CHAIN LINK FENCE
- S— SANITARY SEWER
- D— DRAIN LINE
- W— WATER LINE
- G— GAS LINE
- FA— FIRE/POLICE CONDUIT
- OH— OVERHEAD WIRES
- ⊙ SANITARY MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ WATER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ FIRE ALARM MANHOLE
- ⊙ CATCH BASINS
- ⊙ UTILITY POLE
- ☆ LIGHT POLE
- R.D. ROOF DRAIN
- FIRE HYDRANT
- W.G. WATER GATE
- G.G. GAS GATE
- FIRE ALARM BOX
- ⊙ MONITORING WELL
- SIGN
- TW TOP OF WALL
- BW BOTTOM OF WALL
- ⊙ 12" TREE (SIZE)
- ⊙ SHRUB

REFERENCES

BASE INFORMATION COMPILED FROM:

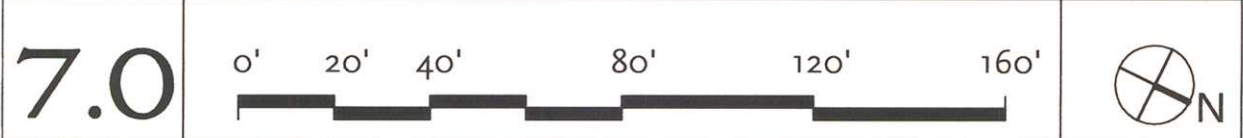
1. A SURVEY CAD FILE PROVIDED BY KSS REALTY OF AN "ALTA/ACSM LAND TITLE SURVEY" BY EVERETT J. CHANDLER.
2. A MASS HIGHWAY PLAN ENTITLED "PLAN OF ROAD IN THE CITY OF SOMERVILLE, MIDDLESEX COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF HIGHWAYS", DATED MARCH 3, 2004.
3. A MASS HIGHWAY PLAN ENTITLED "PROPOSED SUPERSTRUCTURE REPLACEMENT, SOMERVILLE, LOWELL STREET OVER SPUR B&M RR", SHEET 1 OF 18, DATED 03-13-04, LAST REVISED 02-15-05.
4. A MASS HIGHWAY PLAN ENTITLED "PROPOSED BRIDGE, SOMERVILLE, LOWELL STREET OVER MBTA MAIN LINE", SHEET 1 OF 20, DATED 03-13-04.



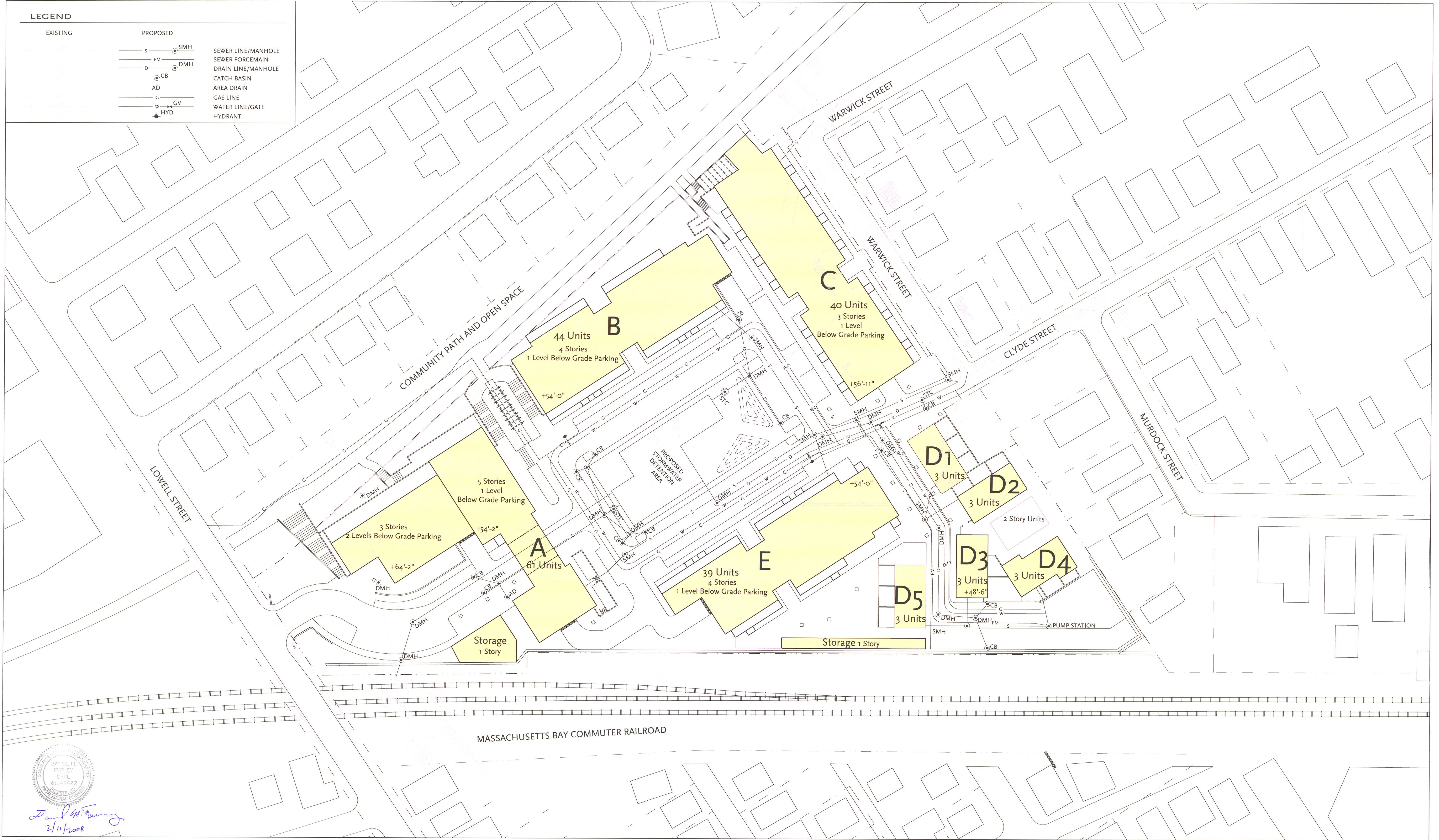
DANIEL M. RICHNEY
CIVIL
No. 41422
PROFESSIONAL ENGINEER
2/1/2009

B71 FILE NO. 2089P001A-001

EXISTING CONDITIONS PLAN



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11 FEBRUARY 2008

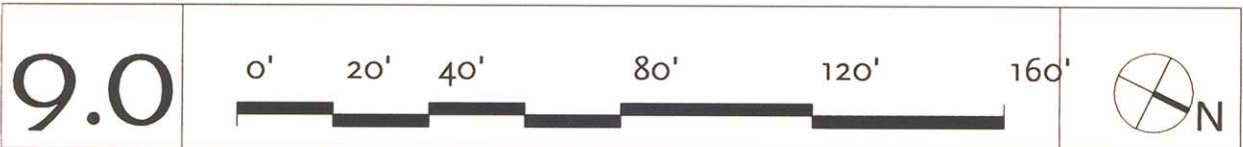


Daniel M. Fungy
2/11/2008

BTI FILE NO. 2089P006A-002

PRELIMINARY MASTER PLAN: PLANNED UNIT DEVELOPMENT
MAXPAC SQUARE
KSS REALTY PARTNERS
SOMERVILLE, MASSACHUSETTS

UTILITIES PLAN



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THE ARCHITECTURAL TEAM
11 FEBRUARY 2008

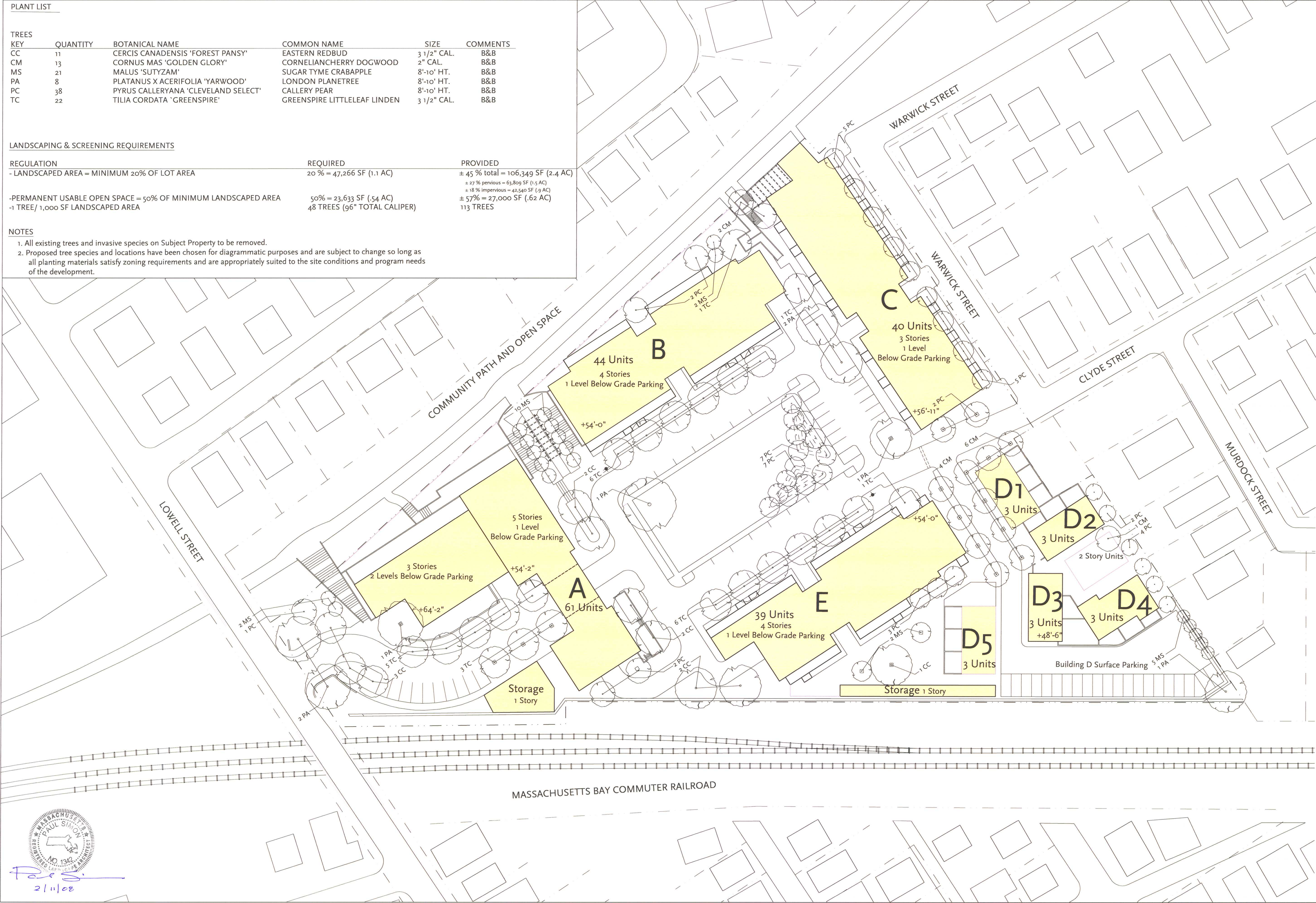
PLANT LIST

TREES					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
CC	11	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	3 1/2" CAL.	B&B
CM	13	CORNUS MAS 'GOLDEN GLORY'	CORNELIANCHERRY DOGWOOD	2" CAL.	B&B
MS	21	MALUS 'SUTYZAM'	SUGAR TYME CRABAPPLE	8'-10' HT.	B&B
PA	8	PLATANUS X ACERIFOLIA 'YARWOOD'	LONDON PLANETREE	8'-10' HT.	B&B
PC	38	PYRUS CALLERYANA 'CLEVELAND SELECT'	CALLERY PEAR	8'-10' HT.	B&B
TC	22	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	3 1/2" CAL.	B&B

LANDSCAPING & SCREENING REQUIREMENTS

REGULATION	REQUIRED	PROVIDED
- LANDSCAPED AREA = MINIMUM 20% OF LOT AREA	20 % = 47,266 SF (1.1 AC)	± 45 % total = 106,349 SF (2.4 AC) ± 27 % pervious = 63,809 SF (1.5 AC) ± 18 % impervious = 42,540 SF (.9 AC)
- PERMANENT USABLE OPEN SPACE = 50% OF MINIMUM LANDSCAPED AREA	50% = 23,633 SF (.54 AC)	± 57% = 27,000 SF (.62 AC)
- 1 TREE/ 1,000 SF LANDSCAPED AREA	48 TREES (96" TOTAL CALIPER)	113 TREES

- NOTES
1. All existing trees and invasive species on Subject Property to be removed.
 2. Proposed tree species and locations have been chosen for diagrammatic purposes and are subject to change so long as all planting materials satisfy zoning requirements and are appropriately suited to the site conditions and program needs of the development.



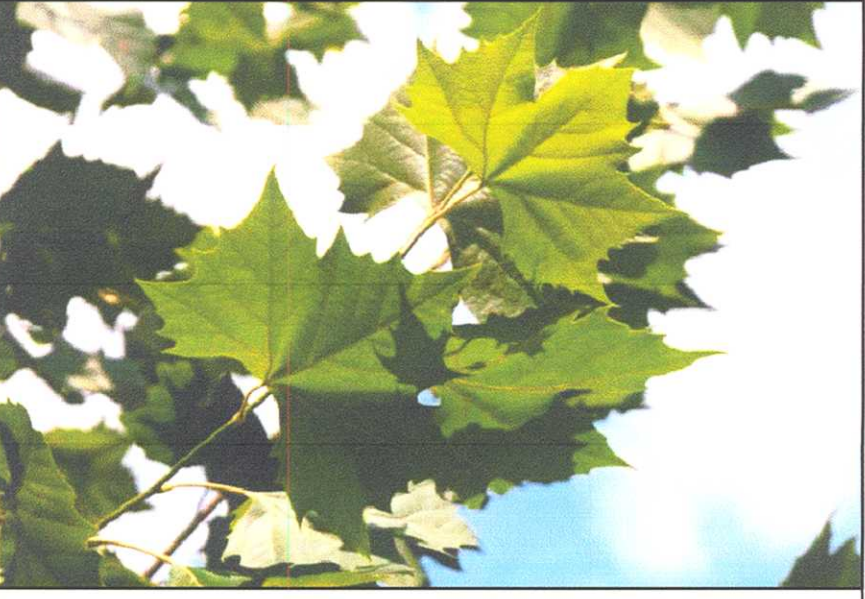
CERCIS CANADENSIS 'FOREST PANSY'



CORNUS MAS 'GOLDEN GLORY'



MALUS 'SUTYZAM'



PLATANUS X ACERIFOLIA 'YARWOOD'



PYRUS CALLERYANA 'CLEVELAND SELECT'



TILIA CORDATA 'GREENSPIRE'

LANDSCAPE PLAN



PRELIMINARY MASTER PLAN: PLANNED UNIT DEVELOPMENT
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