



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471
617.924.1770 • FAX 617.924.2286

Sign Summary

M.U.T.C. D. Number	Specification		Desc.
	Width	Height	
R1-1	30"	30"	STOP
R7-B	12"	18"	RESERVED PARKING
R7-BA	12"	6"	VAN ACCESSIBLE
R7-1	12"	18"	NO PARKING ANY TIME

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES (20K ALLOWED)	9'x18'	9'x18'	8	26
COMPACT SPACES (20K ALLOWED)	8'x16'	-	-	-
STANDARD ACCESSIBLE SPACES *	13'x18'	14'x18'	0	1
VAN ACCESSIBLE SPACES *	16'x18'	18'x18'	1	1
TOTAL SPACES			9	28
LOADING BAYS **	12'x30'x14'	12'x35'x14'	1	0 ***

* ADA/STATE/LOCAL REQUIREMENTS. REQUIRED ACCESSIBLE SPACES BASED ON TOTAL PROVIDED MALL PARKING. SEE OVERALL SITE PLAN.
** LOADING BAYS (RESTAURANT USE) ONE BAY PER 4,001 - 6,000 SF
*** LOADING BAYS (RETAIL BUSINESS USE) ZERO BAY PER 0 - 5,000 SF
*** WAIVER REQUESTED

Parking Requirements

RETAIL	1 SPACES/ 1,000 SF
RESTAURANT	1 SPACES/ 500 SF
TOTAL MAXIMUM PARKING REQUIRED (4,500 SF x 1 SPACES/ 500 SF) = 9	

Zoning Summary Chart

Zoning District(s): Assembly Square Mixed-Use District (ASMD)
Overlay District(s): Planned Unit Development Overlay District A (PUD-A), Waterfront Overlay District

Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA (PROJECT AREA)	20,000 SF	32,059 SF*
FRONTAGE	-	337 FT*
FRONT YARD SETBACK	NO MINIMUM	13 FT*
SIDE YARD SETBACK	NO MINIMUM	19 FT*
REAR YARD SETBACK	NO MINIMUM	55 FT*
MAX. FLOOR AREA RATIO	10.0	0.14
MAX. BUILDING HEIGHT	NONE	NONE
< 150' OF MYSTIC RIVER BANK		
BETWEEN 150' AND 250'	70 FT	17 FT
BETWEEN 250' AND 350'	90 FT	NONE
WITHIN 1,000' OF MBTA ENTRANCE	250 FT	N/A
ALL OTHER LOCATIONS	125 FT	N/A
TOTAL OPEN SPACE	25%	46.7%
USABLE OPEN SPACE	12.5%	35.3%

* BASED ON PROPOSED PROJECT AREA

20 0 20 40
SCALE IN FEET

BENCHMARK
CONCRETE STEP
LEFT SIDE
ELEV.=12.88'
NGVD 1929

BENCHMARK
LIGHT POLE
EASTERLY SIDE
CONCRETE BASE
ELEV.=12.88'
NGVD 1929

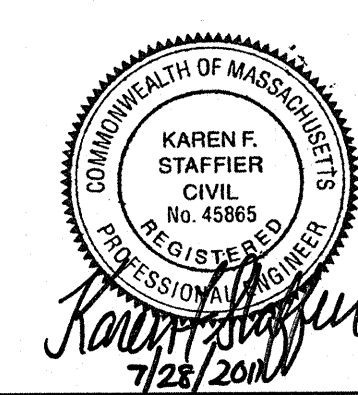
3	LOADING AREA – FINAL PLAN	7/28/2011	KFS	
2	LOADING AREA REVISION	7/18/2011	KFS	
1	DRG COMMENTS & STRIPING UPDATES	6/15/2011	KFS	
No.	Revision	Date	Appr.	
Designed by	RPM	Drawn by	MVG	Checked by LTM
CAD checked by		Approved by	KFS	
Scale	1"=20'	Date	May 20, 2011	

Assembly Square Block 10

Assembly Square Drive
Somerville, Massachusetts

Final Level
PUD Approval
Final Submission
Not Approved for Construction

Layout and Materials Plan



Drawing Number

C-6

Sheet 6 of 12

Project Number
0851805

0851805-PL07.DWG

Saved Thursday, July 28, 2011 10:33:45 AM 602627C4, Plotted Thursday, July 28, 2011 10:34:40 AM Gortezpoc, Daniel

\\VHB\PROJ\WAT-LD\0851805\CAD\LD\PLANSET\BLOCK10\LOCAL APPROVALS\0851805-LA

Landscape Notes

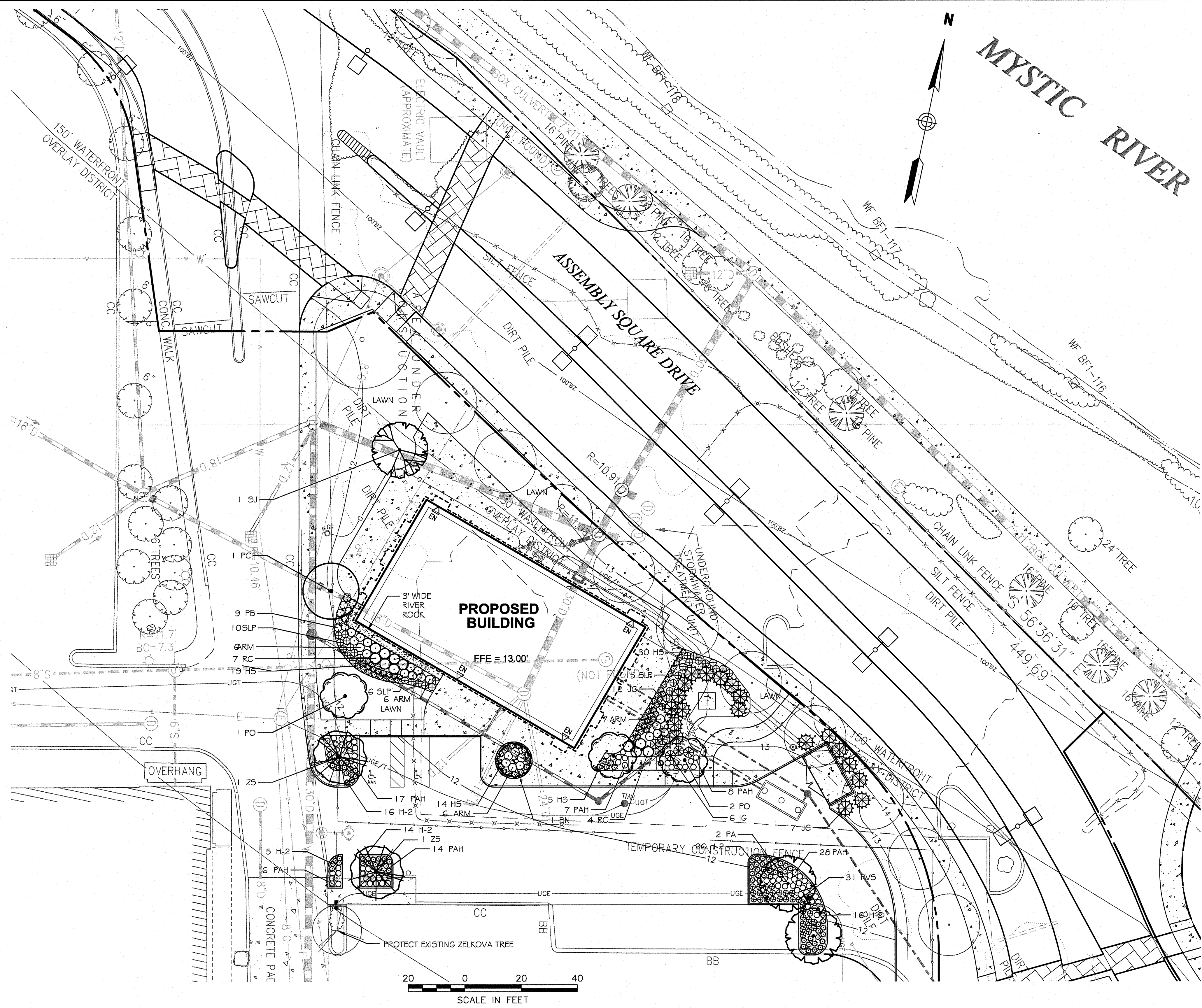
- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNERS REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNERS REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNERS REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSEYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED 'LOAM & SEED' SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEED OR MULCHED AS DIRECTED BY OWNERS REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES, REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Plant Maintenance Notes

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BN	1	Betula nigra 'Heritage'	Heritage River Birch	12' - 14' HT.
PA	2	Platanus x acenfolia	London Plane Tree	3 - 3 1/2' CAL.
PO	3	Prunus incisa 'Okame'	Okame Cherry	3 - 3 1/2' CAL.
PC	1	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	3 - 3 1/2' CAL.
SJ	1	Sophora japonica 'Regent'	Japanese Pagoda Tree	4 - 4 1/2' CAL.
ZS	2	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3 - 3 1/2' CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ARM	25	Azalea hybrids 'Renee Michele'	Renee Michele Azalea	18 - 24" HT.
IG	6	Ilex glabra	Inkberry Holly	2 - 2 1/2' HT.
JC	19	Juniperus chinensis 'Hetzi Columnians'	Hetzi Column Juniper	5 - 6' HT.
PB	9	Platanus hybrid 'Browers Beauty'	Browers Beauty Andromeda	18 - 24" HT.
RC	11	Rhododendron azalea 'Cunningham's Blush'	Cunningham's Blush Rhododendron	2 - 2 1/2' HT.
SLP	31	Spiraea x bumalda 'Little Princess'	Little Princess Spiraea	18 - 24" 5PD
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
H-2	77	Hemerocallis hybrid 'Rosely Returns'	Rosely Returns Daylily	#2 POT
H5	60	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	18 - 24" 5PD
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PVS	31	Panicum virgatum 'Shenandoah'	Burgundy/Red Switch Grass	1 gal @ 2" oc
PAH	80	Pennisetum alopecuroides 'Hamel'	Fountain Grass	2 gal

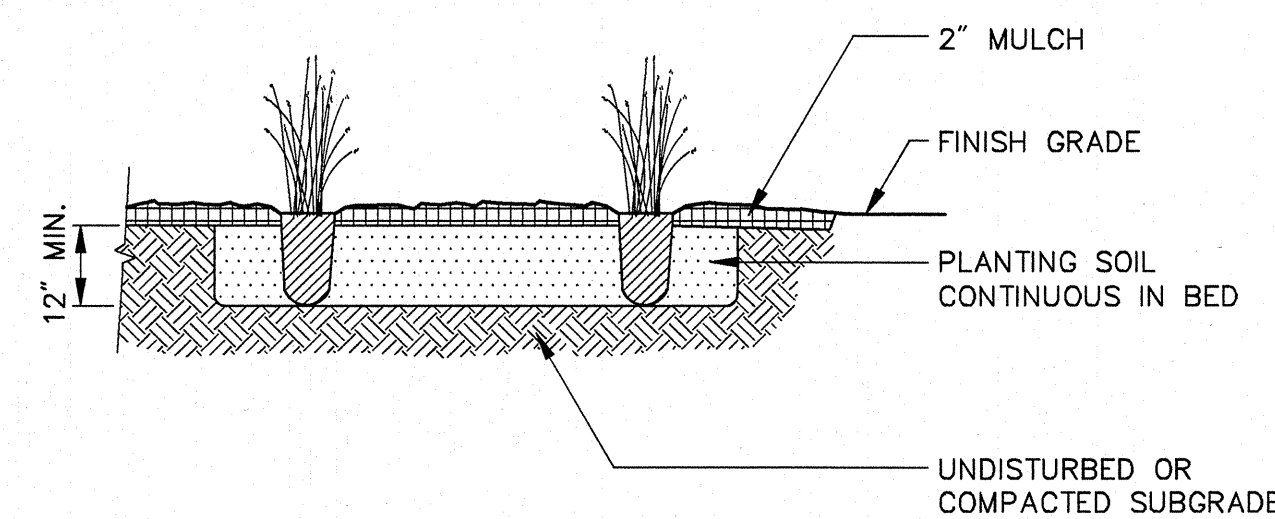
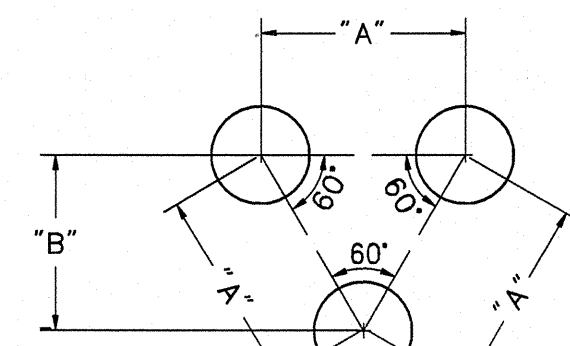


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PLANT SPACING ("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8-1/2 IN. O.C.
12 IN. O.C.	10-1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.



Perennial Plug Planting

N.T.S.

Source: VHB

11/09

LD_618

Shrub Bed Planting

N.T.S.

Source: VHB

6/08

LD_601

Multistem Tree Planting

N.T.S.

Source: VHB

6/08

LD_606

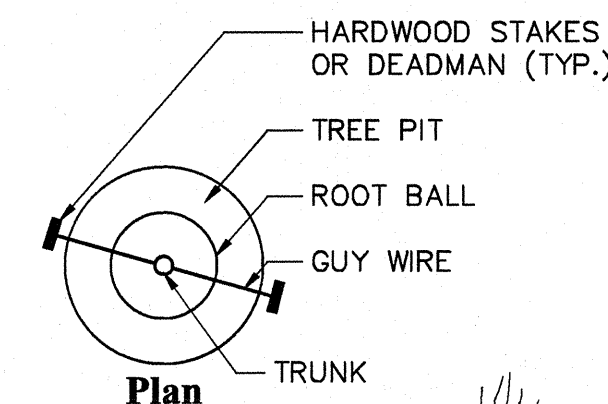
Tree Planting (For Trees Under 4" Caliper)

N.T.S.

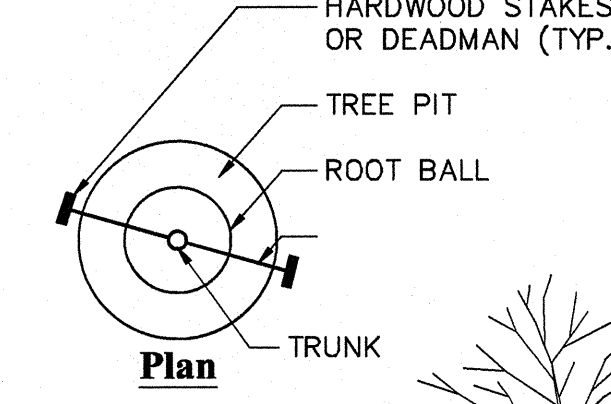
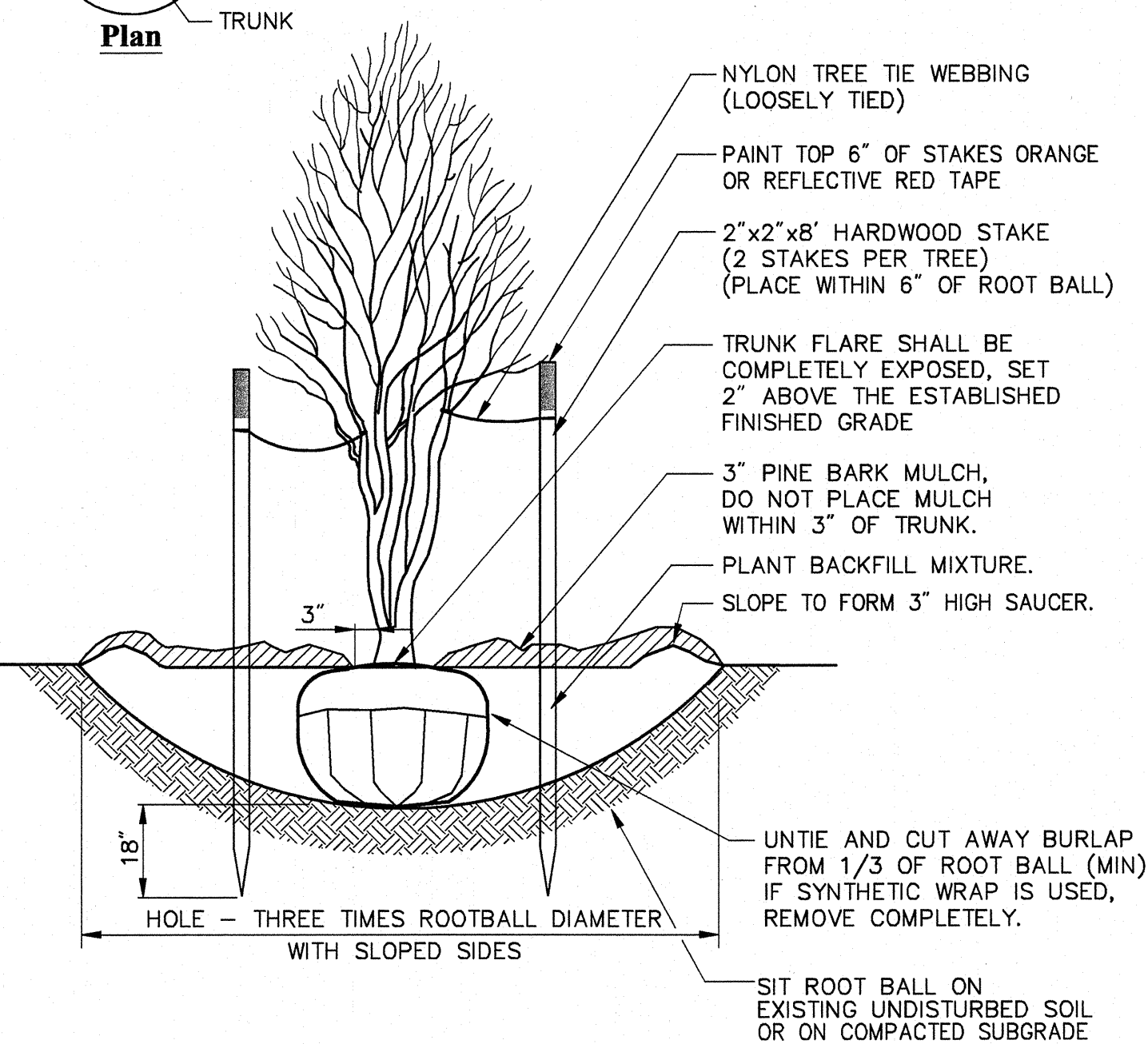
Source: VHB

1/10

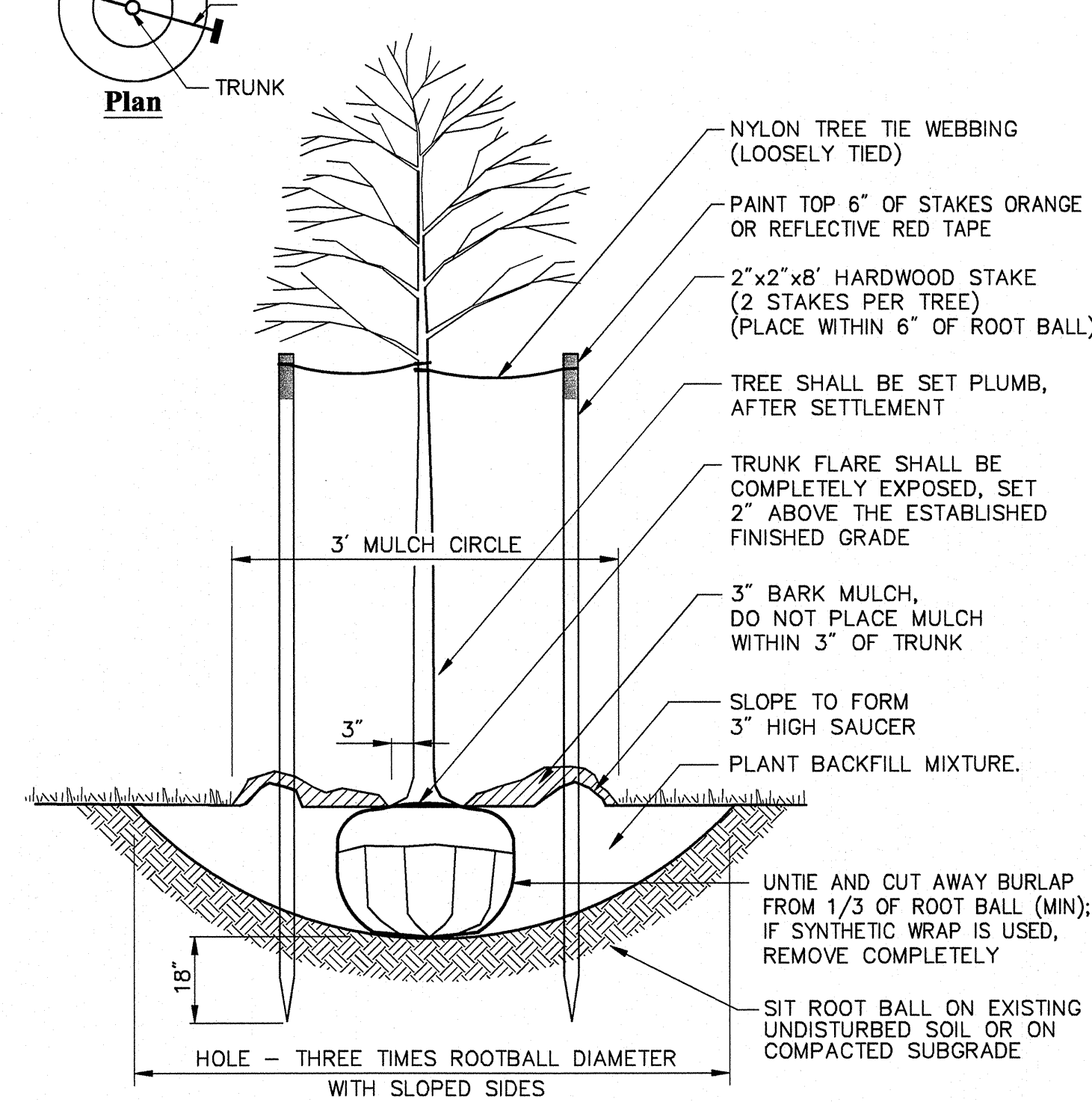
LD_602



- Notes:**
- STAKING IS NOT REQUIRED FOR TREES UNDER 12" HIGH.



- Notes:**
- STAKING IS NOT REQUIRED FOR TREES UNDER 3" CALIPER.



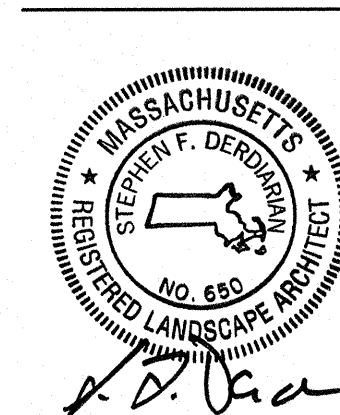
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Scale	1"=20'	Date	May 20, 2011

Assembly Square Block 10

Assembly Square Drive
Somerville, Massachusetts

Final Level
PUD Approval
Final Submission
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Planting Plan



L-1

Sheet

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Project Number

0851805

0851805-LA.DWG

Rev. Amended Preliminary Master Plan - Assembly Square PUD

Somerville, Massachusetts

Amended PMP PUD - Open Space Summary

Phase	Land Area (sf)	Open Space (sf)	Open Space (%)	Useable Open Space (sf)	Useable Open Space (%)
1-AAA	1,154,261	106,043	9.2	55,484	4.8
1-AA IKEA	513,159	221,272	43.1	163,319	31.8
REMAINING PHASES	1,004,464	343,869	34.2	267,563	26.6
FULL BUILD MASTER PLAN	2,671,884	671,184	25.1	486,366	18.2

Revised Open Space Summary

Phase	Land Area (sf)	Open Space (sf)	Open Space (%)	Useable Open Space (sf)	Useable Open Space (%)
1-AAA	1,122,202	105,255	9.4	55,073	4.9
1-AA IKEA	513,159	221,272	43.1	163,239	31.8
BLOCK 10	32,059	15,646	48.8	11,325	35.3
REMAINING PHASES	1,004,464	328,864	32.7	252,569	25.1
FULL BUILD MASTER PLAN	2,671,884	671,037	25.1	482,206	18.0

