

# Site Plans

Issued for: **Modified Final Level PUD Approval**

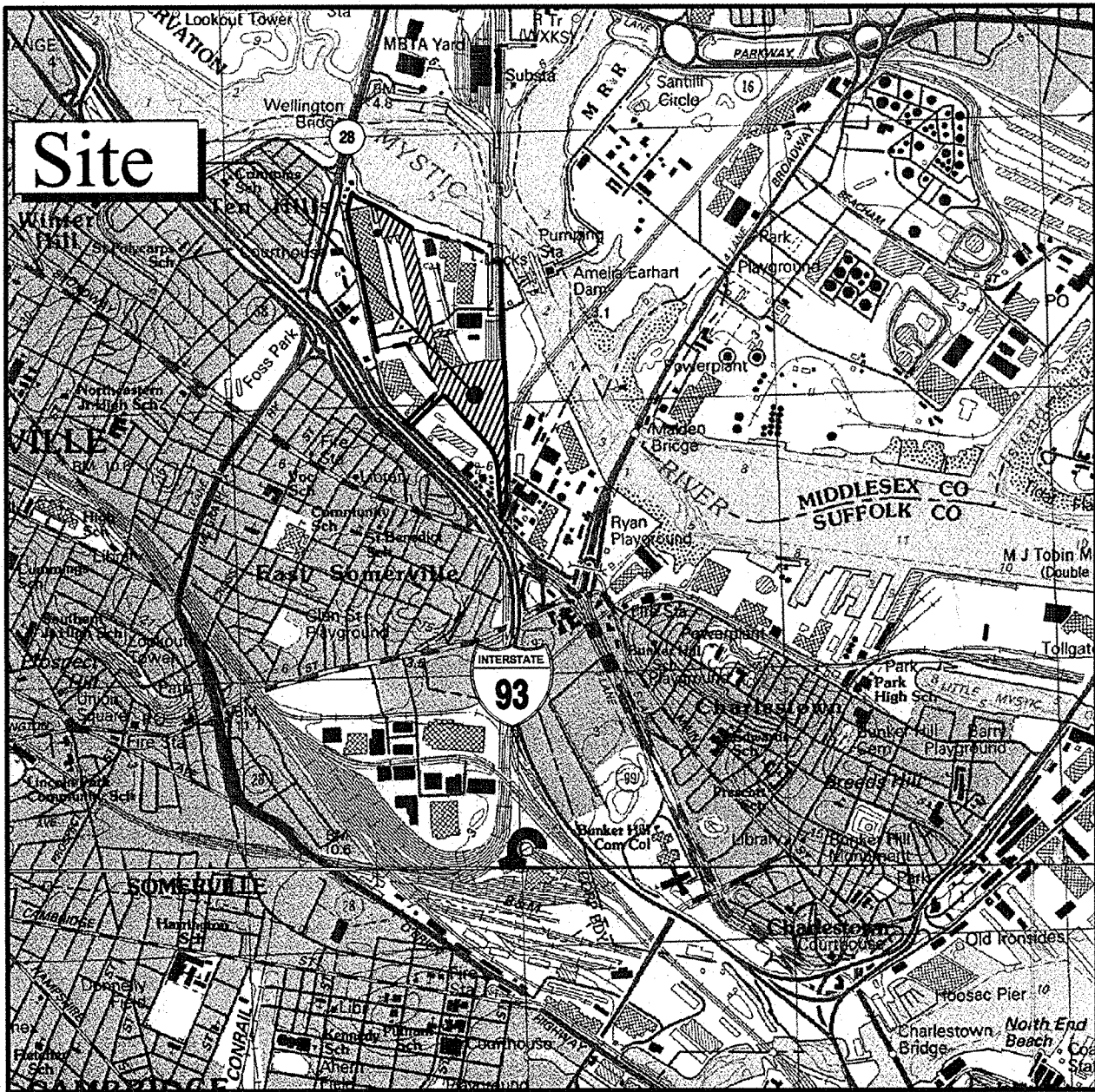
Date Issued: September 22, 2008

Latest Issue: September 22, 2008

| Index                                      |                                            |              |
|--------------------------------------------|--------------------------------------------|--------------|
| No.                                        | Drawing Title                              | Latest Issue |
| C-6                                        | Layout and Materials Plan                  | 9/22/08      |
| C-7                                        | Grading, Drainage and Erosion Control Plan | 9/22/08      |
| C-8                                        | Utility Plan                               | 9/22/08      |
| C-9                                        | Landscape Plan                             | 9/22/08      |
| C-9a                                       | Landscape Enlargement Plans                | 9/22/08      |
| Reference Drawings                         |                                            |              |
| SL-1                                       | Site Lighting Plan                         | 9/19/08      |
| 1.3                                        | IKEA MA 2s - Parking Level: P1             | 9/18/08      |
| 2.3                                        | IKEA MA 2s - Parking Level: P2             | 9/18/08      |
| 3.3                                        | IKEA MA 2s - Ground Level Building Plan    | 9/18/08      |
| 1.3                                        | IKEA MA 2o - Parking Level: P1             | 9/7/07       |
| 2.3                                        | IKEA MA 2o - Parking Level: P2             | 9/7/07       |
| 3.3                                        | IKEA MA 2o - Ground Level Building Plan    | 9/7/07       |
| PH001                                      | Parking Level 1 Photometric                | 9/22/08      |
| PH002                                      | Parking Level 2 Photometric                | 9/22/08      |
| PH003                                      | Parking Level 3 Photometric                | 9/22/08      |
| A1                                         | Elevations                                 | 9/22/08      |
| A1-REV                                     | Elevations (Revised)                       | 9/22/08      |
| Bound Separately (Signage)                 |                                            | 9/22/08      |
| Communications Site Plan Exterior Rev. B.1 |                                            | 9/22/08      |
| Wall Sign Exhibit Rev. H                   |                                            | 9/22/08      |

# Assembly Square Modified Phase 1-AA

Assembly Square (IKEA & Assembly Square Drive)  
Somerville, Massachusetts



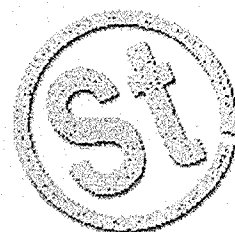
Site Location Map

## Property Information



Owner/Applicant:  
**FR Sturtevant Street, LLC**  
1626 East Jefferson Street  
Rockville, MD 20852  
(P) 301-998-8100

**Street-Works**  
Development & Consulting Group



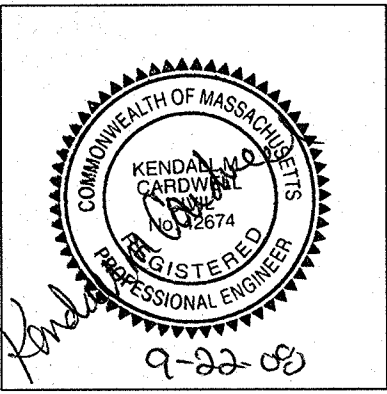
A Division of PEG/Park LLC  
30 Glenn Street  
White Plains, NY 10603  
914.949.6505

**GreenbergFarrow**

1755 The Exchange  
Atlanta, GA 30339  
t: 770 303 1033 f: 770 303 2333

**GOODWIN | PROCTER**

**Goodwin Procter LLP**  
Exchange Place  
53 State Street  
Boston, MA 02109-2881  
(P) 617-570-1000



**Vanasse Hangen Brustlin, Inc.**  
Transportation  
Land Development  
Environmental Services

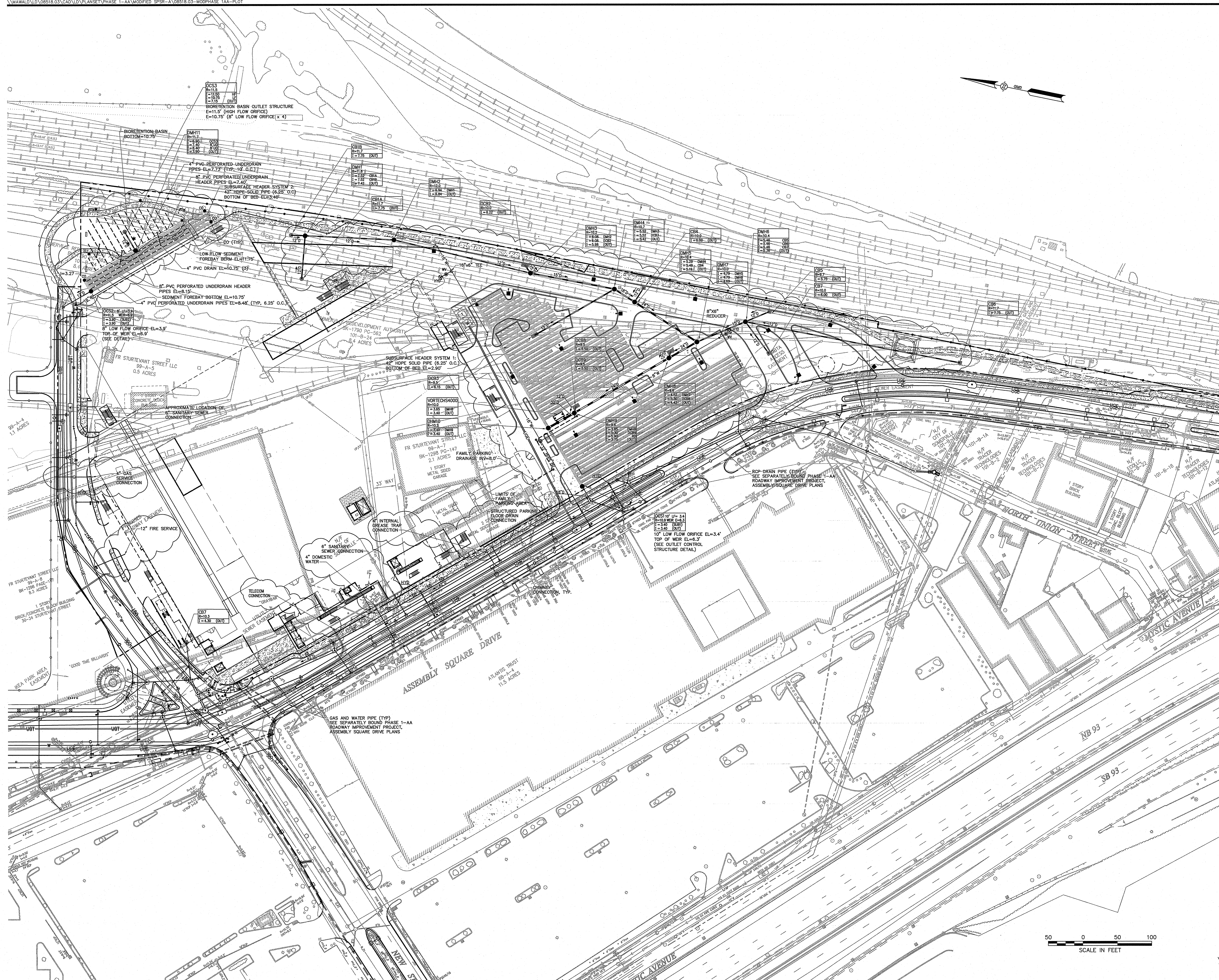
101 Walnut Street  
Watertown, Massachusetts 02471  
617 924 1770 • 617 924 2286





## Grading, Drainage and Erosion Control Plan





|                |             |                    |       |
|----------------|-------------|--------------------|-------|
| No.            | Revision    | Date               | Appr. |
| Designed by    | Drawn by    | Checked by         |       |
| CAD checked by | Approved by |                    |       |
| Scale 1"=50'   | Date        | September 22, 2008 |       |

Project Title  
**Phase 1-AA**  
**IKEA**

Assembly Square Drive  
Somerville, Massachusetts  
Issued for  
**Modified Final Level  
PUD Approval**

~~Not Approved for Construction~~

## Utility Plan

Drawing Number

C-8

Sheet of

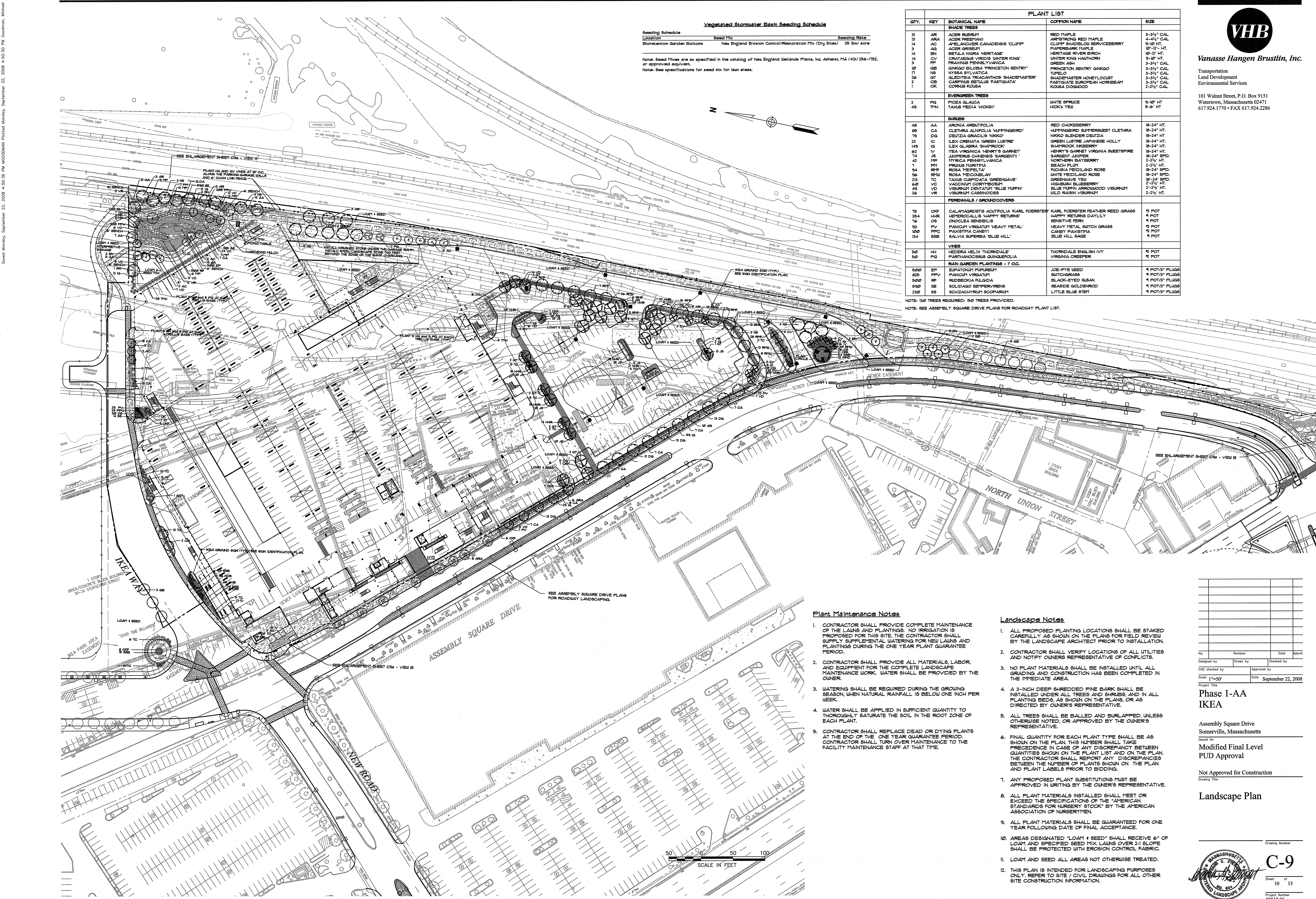
9 1:

Project Number  
08518.05

08518.03

-ModPhase 1AA-E





Vegetated Stormwater Basin Seeding Schedule

| Seeding Schedule        | Seed Mix                                                | Seeding Rate |
|-------------------------|---------------------------------------------------------|--------------|
| Location                | New England Erosion Control/Restoration Mix (Dry Sites) | 35 lbs/acre  |
| Blowdown Garden Bottoms |                                                         |              |

Note: Seed mixes are as specified in the catalog of New England Wetlands Plants, Inc. Amherst, MA (415) 256-1192, or approved equivalent.  
Note: See specifications for seed mix for lawn areas.

PLANT LIST

| QTY.                            | KEY | BOTANICAL NAME                         | COMMON NAME                        | SIZE              |
|---------------------------------|-----|----------------------------------------|------------------------------------|-------------------|
| SHADE TREES                     |     |                                        |                                    |                   |
| 31                              | AR  | ACER RUBRUM                            | RED MAPLE                          | 3-3 1/2" CAL      |
| 13                              | AR  | ACER FRESEYANII                        | HERITAGE RED MAPLE                 | 4-4 1/2" CAL      |
| 14                              | AC  | APELANCHER CANADENSIS 'CLUMP'          | CLUMP SHADELOU SERVICEBERRY        | 9-10' HT.         |
| 3                               | AG  | ACER GRISEUM                           | PAPERBARK MAPLE                    | 10'-12" HT.       |
| 4                               | BN  | BETULA NIGRA 'HERITAGE'                | HERITAGE RIVER BIRCH               | 10'-12" HT.       |
| 13                              | CV  | CRATAEGUS VIRIDIS 'WINTER KINS'        | WINTER KINS HAWTHORN               | 9-10' HT.         |
| 3                               | FP  | FRAXINUS PENNSYLVANICA                 | GREEN ASH                          | 3-3 1/2" CAL      |
| 10                              | GB  | GINKGO BILOBA 'FRINCEYON BENTLEY'      | FRINCEYON BENTLEY GINKGO           | 3-3 1/2" CAL      |
| 11                              | NB  | NYSSA SYLVATICA                        | TUPELO                             | 3-3 1/2" CAL      |
| 26                              | GT  | GLEDETIA TRIACANTHOS 'SHADEMASTER'     | SHADEMASTER HONEYLOCUST            | 3-3 1/2" CAL      |
| 2                               | CB  | CARPINUS BETULUS 'FASTIGIATA'          | FASTIGIATE EUROPEAN HORNBEAM       | 3-3 1/2" CAL      |
| 1                               | CK  | CORNUS KOUSA                           | KOUSA DOGWOOD                      | 2-2 1/2" CAL      |
| EVERGREEN TREES                 |     |                                        |                                    |                   |
| 2                               | TR  | PIKEA GLAUCA                           | WHITE SPRUCE                       | 9-10' HT          |
| 49                              | TR  | TAXUS MEDIA 'HICKSII'                  | HICKS YEW                          | 8-6' HT           |
| SHRUBS                          |     |                                        |                                    |                   |
| 48                              | AA  | ARONIA ARBUTIFOLIA                     | RED CHOKEBERRY                     | 18-24" HT.        |
| 89                              | CA  | CLETHRA ALNIFOLIA 'HUMMINGBIRD'        | HUMMINGBIRD SUMMERSWEET CLETHRA    | 18-24" HT.        |
| 79                              | DG  | DEUTZIA GRACILIS 'NIKKO'               | NIKKO BLENDER DEUTZIA              | 18-24" HT.        |
| 12                              | IC  | ILEX CRENATA 'GREEN LUSTRE'            | GREEN LUSTRE JAPANESE HOLLY        | 18-24" HT.        |
| 149                             | IG  | ILEX GLABRA 'SHARROCK'                 | SHARROCK INKBERY                   | 18-24" HT.        |
| 62                              | IV  | ITEA VIRGINICA 'HENRY'S GARNET'        | HENRY'S GARNET VIRGINIA SWEETSPICE | 18-24" HT.        |
| 14                              | JG  | JUNIPERUS CHINENSIS 'BARGENTII'        | BARGENT JUNIPER                    | 18-24" HT.        |
| 42                              | JP  | MYRTICA PENNSYLVANICA                  | NORTHERN BAYBERRY                  | 2-2 1/2" HT.      |
| 1                               | PR  | PRUNUS MURTIYA                         | BEACH PLUM                         | 2-2 1/2" HT.      |
| 94                              | RH  | ROSA 'MEIFELTA'                        | FUCHSIA MEIDLAND ROSE              | 18-24" HT.        |
| 36                              | RU  | ROSA 'MEIDLAND'                        | WHITE MEIDLAND ROSE                | 18-24" HT.        |
| 215                             | TC  | TAXUS CUPIDATA 'GREENWAVE'             | GREENWAVE YEW                      | 18-24" HT.        |
| 60                              | VC  | VACCINIUM CORTYMBOSUM                  | HIGHBUSH BLUEBERRY                 | 2-2 1/2" HT.      |
| 49                              | VD  | VIBURNUM DENTATUM 'BLUE MUFFIN'        | BLUE MUFFIN ARBOREWOOD VIBURNUM    | 2-2 1/2" HT.      |
| 26                              | VR  | VIBURNUM CASSINOIDES                   | WILD RAISIN VIBURNUM               | 2-2 1/2" HT.      |
| PERENNIALS / GROUNDCOVERS       |     |                                        |                                    |                   |
| 75                              | CK  | CALAMAGROSTIS ACUTIFOLIA KARL FOERSTER | KARL FOERSTER REED GRASS           | 1/2" POT          |
| 354                             | RH  | HEPEROCALLIS 'HAPPY RETURNS'           | HAPPY RETURNS DAYLILY              | 1/2" POT          |
| 16                              | OB  | ONOCLEA SENSIBILIS                     | SENSITIVE FERN                     | 1/2" POT          |
| 93                              | PV  | PANICUM VIRGATUM 'HEAVY METAL'         | HEAVY METAL SWITCH GRASS           | 1/2" POT          |
| 100                             | PRC | PAKISTHIA CANSTII                      | HONEY PAKISTHIA                    | 1/2" POT          |
| 134                             | SDB | SALVIA SUPERBA 'BLUE HILL'             | BLUE HILL SAGE                     | 1/2" POT          |
| VINES                           |     |                                        |                                    |                   |
| 50                              | HH  | HEDERA HELIX 'THORNDALE'               | THORNDALE ENGLISH IVY              | 1/2" POT          |
| 50                              | PQ  | PARTHANOCISSUS QUINQUEFOLIA            | VIRGINIA CREEPER                   | 1/2" POT          |
| RAIN GARDEN PLANTINGS - 1' O.C. |     |                                        |                                    |                   |
| 900                             | EP  | EUPATORIUM PURPUREUM                   | JOE-PYE WEED                       | 1/2" POT/3" FLUGS |
| 900                             | PRV | PANICUM VIRGATUM                       | SWITCHGRASS                        | 1/2" POT/3" FLUGS |
| 900                             | RF  | RUDBECKIA FULGIDA                      | BLACK-EYED SUSAN                   | 1/2" POT/3" FLUGS |
| 900                             | SE  | SOLIDAGO SEMPERVIRENS                  | SEASIDE GOLDENROD                  | 1/2" POT/3" FLUGS |
| 230                             | SS  | SCHIZANTHUS SCOPARIUM                  | LITTLE BLUE STEM                   | 1/2" POT/3" FLUGS |

NOTE: 130 TREES REQUIRED. 130 TREES PROVIDED.  
NOTE: SEE ASSEMBLY SQUARE DRIVE PLANS FOR ROADWAY PLANT LIST.

Plant Maintenance Notes

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWN AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWN 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 OWNER.
- 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.

Landscape Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED CAREFULLY AS SHOWN ON THE PLANS FOR FIELD REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL 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.
- A 3-INCH DEEP SHREDDED FINE BARK SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, AS SHOWN ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS 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 PLAN AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSEMTYEN.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED 'LOAM + SEED' SHALL RECEIVE 6" OF LOAM AND SPECIFIED SEED MIX LAIING OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- LOAM AND SEED ALL AREAS NOT OTHERWISE TREATED.
- THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.



Vanasen 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

|                |                         |            |       |
|----------------|-------------------------|------------|-------|
| No.            | Revision                | Date       | Appr. |
| Designed by    | Drawn by                | Checked by |       |
| CAD checked by | Approved by             |            |       |
| Scale 1"=50'   | Date September 22, 2008 |            |       |

Project Title  
Phase 1-AA  
IKEA

Assembly Square Drive  
Somerville, Massachusetts

Modified Final Level  
PUD Approval

Not Approved for Construction  
Drawing Title

Landscape Plan

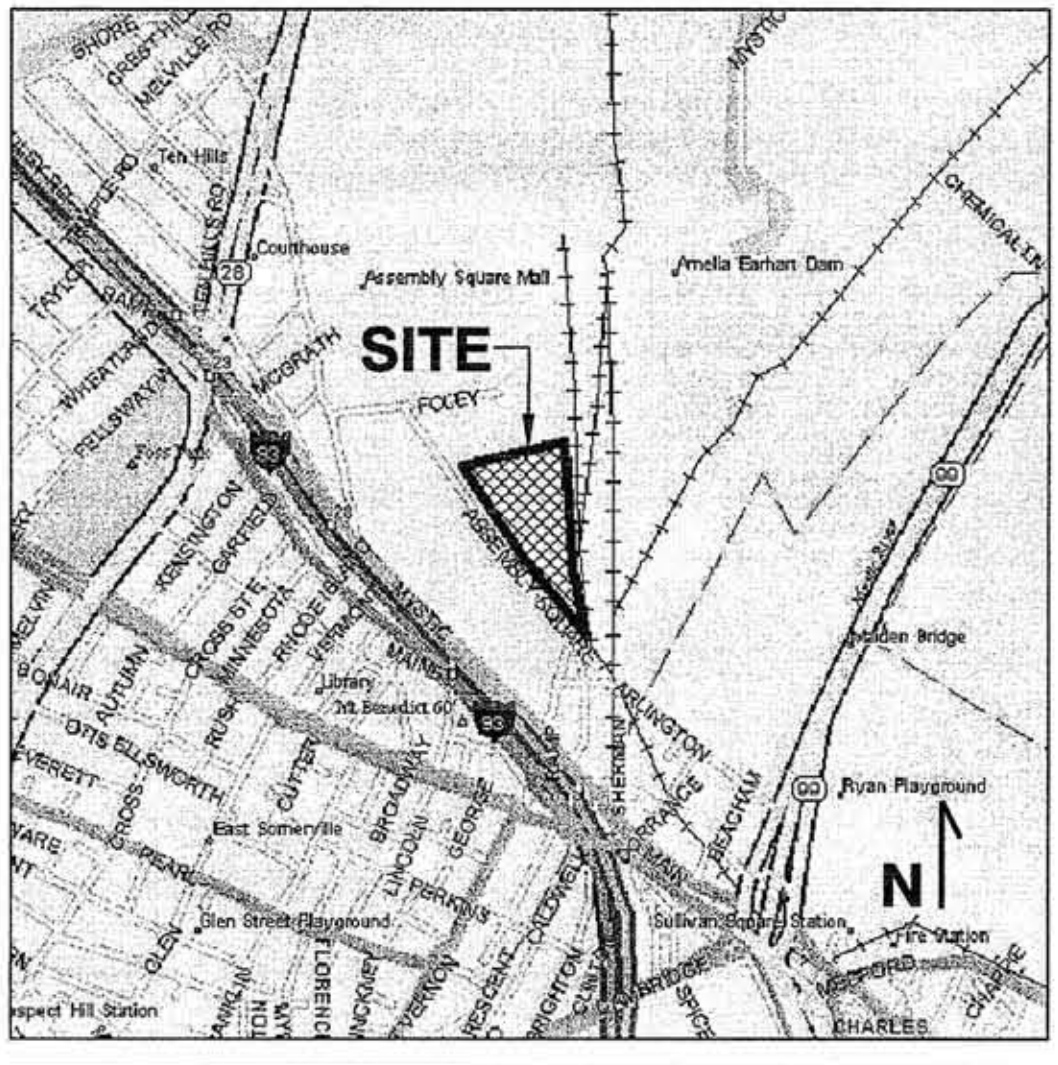
Drawing Number  
C-9  
Sheet 10 of 13  
Project Number  
08518.05







PARKING LEVEL P-2  
EL. 0'-0"



LOCATION MAP

GreenbergFarrow

1430 W. Peachtree St., Suite 200  
Atlanta, GA 30309  
t: 404 601 4000 f: 404 601 3980

PROJECT INFORMATION

| SITE AREA          |              |
|--------------------|--------------|
| IKEA SITE          | ±11.93 ACRES |
| BUILDING AREA      |              |
| IKEA               |              |
| ELEVATED STORE     | 312,000 SF   |
| PARKING LEVEL: P-1 | ±10,000 SF   |
| PARKING LEVEL: P-2 | ±18,000 SF   |
| TOTAL              | 340,000 SF   |

\*BUILDING AREA TO BE VERIFIED BY IKEA

PARKING SUMMARY

| USER                                                          | RATIO REQUIRED  | SPACES REQ'D | SPACES PROV'D |
|---------------------------------------------------------------|-----------------|--------------|---------------|
| IKEA PARCEL                                                   | TBD             |              | 1,320         |
| REGULAR SPACES PROVIDED                                       |                 |              | 1,280         |
| HANDICAP SPACES PROVIDED                                      |                 |              | 40            |
| PARKING RATIO PROVIDED<br>(BASED ON ELEVATED STORE AREA ONLY) | 4.23 SP/1000 SF |              |               |
| COMPACT PARKING SPACES PROVIDED                               |                 | 264 (20.0%)  |               |
| BICYCLE PARKING SPACES PROVIDED                               |                 |              | 30            |

ZONING CLASSIFICATION

|                 |                    |
|-----------------|--------------------|
| JURISDICTION    | CITY OF SOMERVILLE |
| EXISTING ZONING | TBV                |
| REQUIRED ZONING | TBV                |

PROJECT NOTES

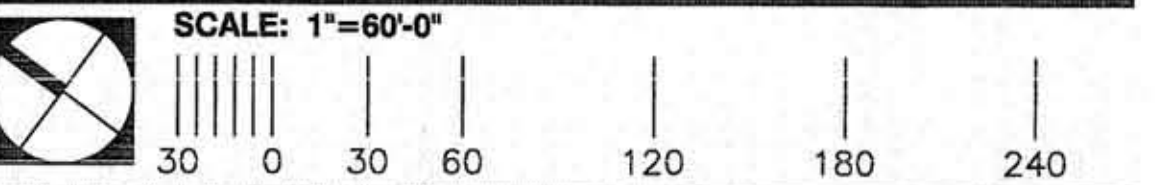
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- THIS SITE PLAN IS BASED ON CIVIL PLANS PROVIDED BY VHB AND FLOOR PLANS PROVIDED BY IKEA.
- ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

| DATE     | NARRATIVE                                                                | INITIALS |
|----------|--------------------------------------------------------------------------|----------|
| 01/20/06 | INITIAL RELEASE                                                          | LJP      |
| 08/22/07 | ADD CONC. PAVEMENT WALKWAY; REV. STAIRS                                  | LJP      |
| 07/01/08 | ADD MULTI-USE PATH, REV. PARKING LAYOUT                                  | GO       |
| 08/14/08 | UPDATE P-1 & P-2 PARKING W/ ARCH. PLAN                                   | GO       |
| 08/27/08 | REVISE PATH & P-2 EXTERIOR PARKING                                       | GO       |
| 09/16/08 | UPDATE PARKING LEVELS PER SHEER WALLS, SPECIAL PERMIT REVISION SUBMITTAL | GO       |

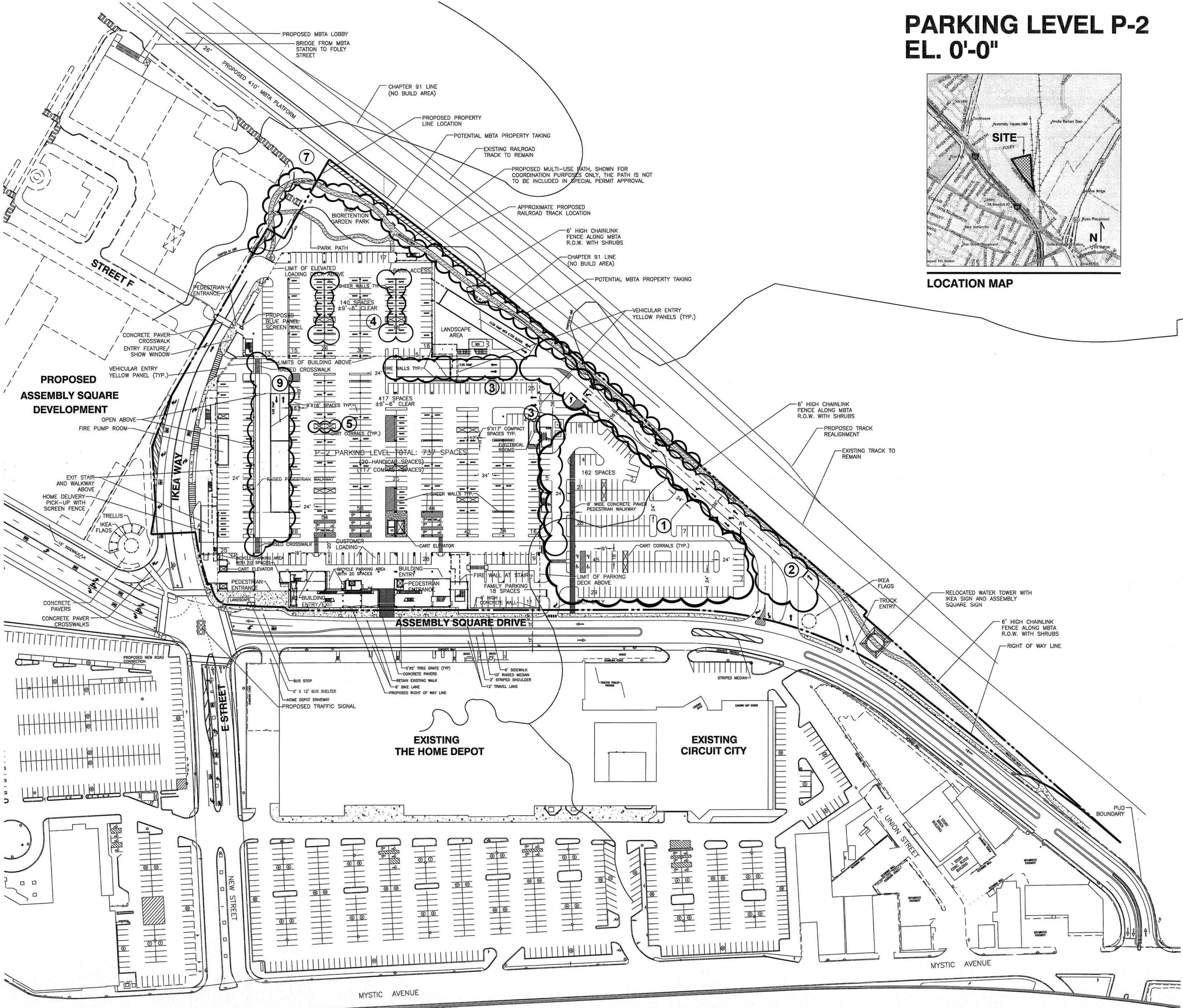
SITE PLANNER GRAHAM OWENS  
SITE DEV. COORDINATOR RICK JOHNSON

**SOMERVILLE MA**  
**I-93**  
**& ASSEMBLY SQUARE DR**

GFA PROJECT NUMBER 20060052.2



IKEA MA-2s.1.3





## SITE AREA

|           |              |
|-----------|--------------|
| IKEA SITE | ±11.93 ACRES |
|-----------|--------------|

## IKEA

|                   |                   |
|-------------------|-------------------|
| ELEVATED STORE    | 312,000 SF        |
| PARKING LEVEL: P1 | ±10,000 SF        |
| PARKING LEVEL: P2 | ±18,000 SF        |
| TOTAL             | <u>340,000 SF</u> |

\*BUILDING AREA TO BE VERIFIED BY IKEA

## ③

| USER                                                          | RATIO<br>REQUIRED | SPACES<br>REQ'D | SPACES<br>PROV'D |
|---------------------------------------------------------------|-------------------|-----------------|------------------|
| IKEA PARCEL                                                   | TBD               |                 | 1,320            |
| REGULAR SPACES PROVIDED                                       |                   |                 | 1,280            |
| HANDICAP SPACES PROVIDED                                      |                   |                 | 40               |
| PARKING RATIO PROVIDED<br>(BASED ON ELEVATED STORE AREA ONLY) |                   | 4.23 SP/1000 SF |                  |
| COMPACT PARKING SPACES PROVIDED                               |                   | 264 (20.0%)     |                  |
| BICYCLE PARKING SPACES PROVIDED                               |                   |                 | 30               |

## JURISDICTION

|                 |                    |
|-----------------|--------------------|
| JURISDICTION    | CITY OF SOMERVILLE |
| EXISTING ZONING | TBV                |
| REQUIRED ZONING | TBV                |



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## DATE \_\_\_\_\_

|          |                                                                             |     |
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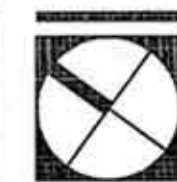
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| <b>SITE PLANNER</b>          | GRAHAM OWENS |
| <b>SITE DEV. COORDINATOR</b> | RICK JOHNSON |

## SOMERVILLE



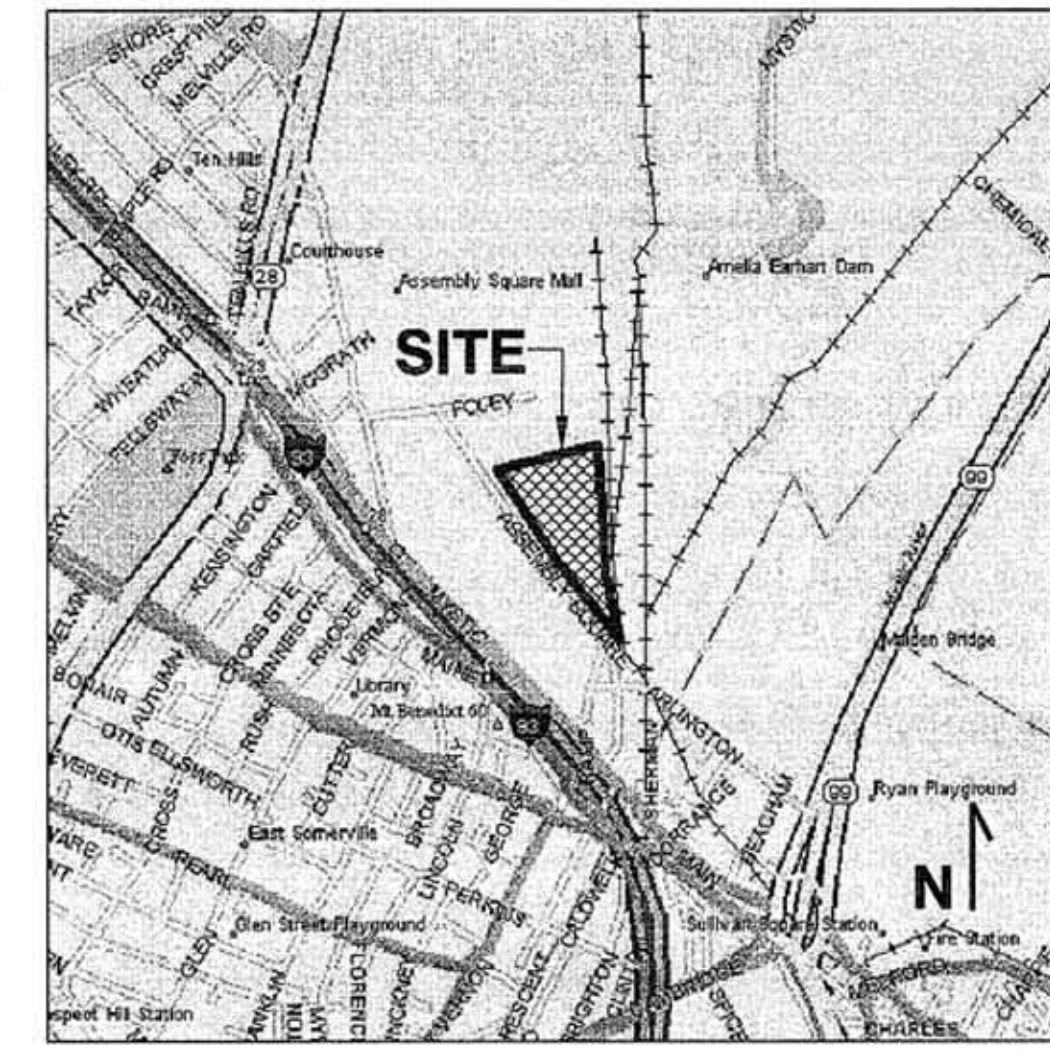
**& ASSEMBLY SQUARE DR**

**GFA PROJECT NUMBER**                      **20060052.2**

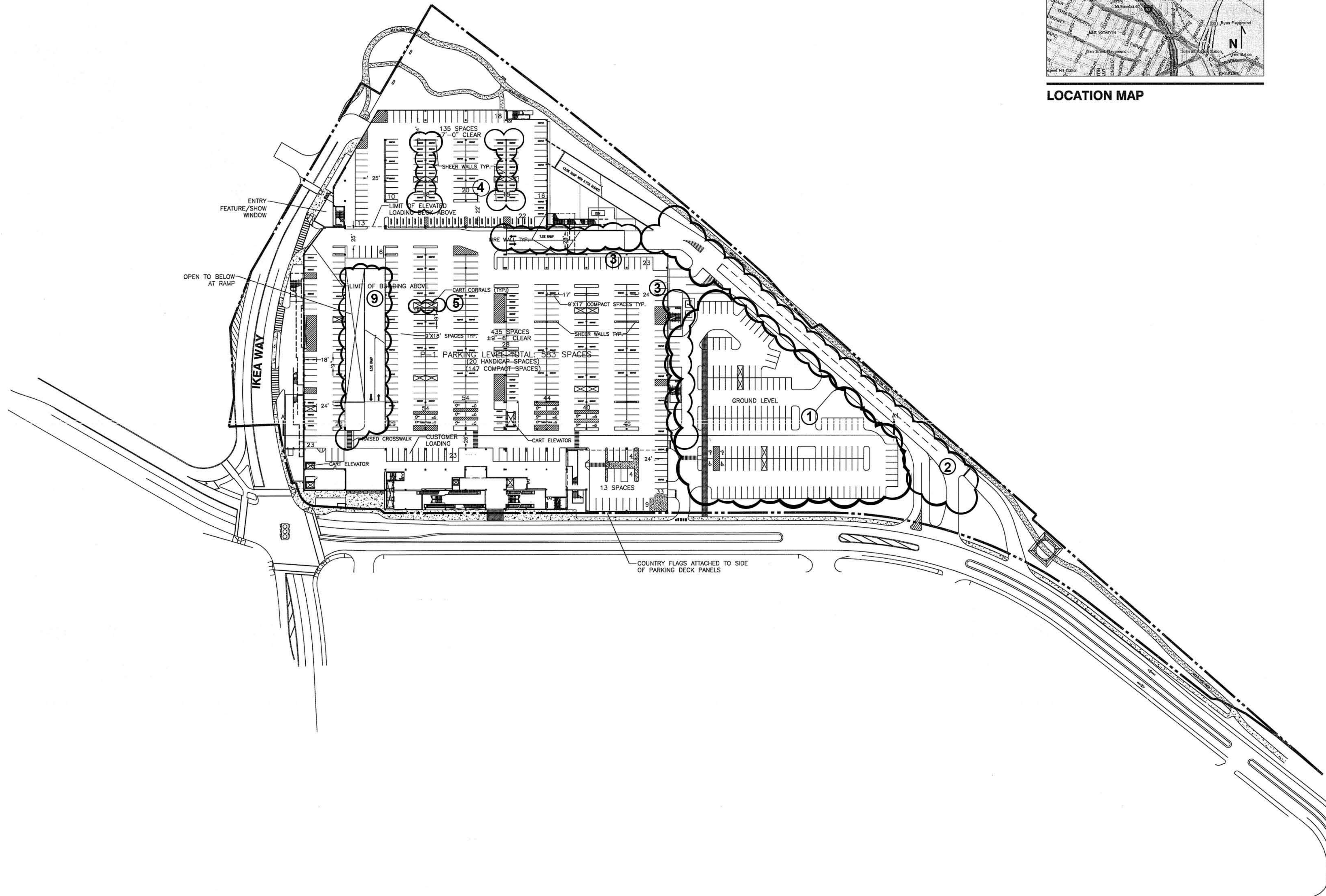


**SCALE: 1"=60'-0"**

## IKEA MA-2s.2.3



## LOCATION MAP



**PARKING LEVEL P-1**  
**EL. 13'-6"**



PROJECT INFORMATION

| SITE AREA |              |
|-----------|--------------|
| IKEA SITE | ±11.93 ACRES |

BUILDING AREA

| IKEA              |            |
|-------------------|------------|
| ELEVATED STORE    | 312,000 SF |
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PARKING SUMMARY

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ZONING CLASSIFICATION

|              |                    |
|--------------|--------------------|
| JURISDICTION | CITY OF SOMERVILLE |
|--------------|--------------------|

|                 |     |
|-----------------|-----|
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| REQUIRED ZONING | TBV |

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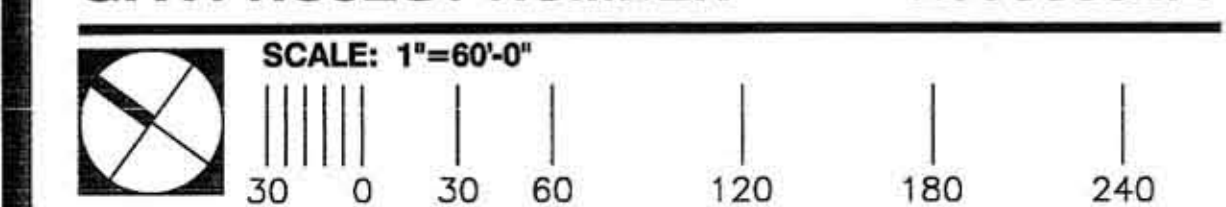
DRAWING ISSUE/REVISION RECORD

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|                       |              |
|-----------------------|--------------|
| SITE PLANNER          | GRAHAM OWENS |
| SITE DEV. COORDINATOR | RICK JOHNSON |



GFA PROJECT NUMBER 20060052.2



IKEA MA-2s.3.3

67'-6" @ YELLOW PANELS AT ENTRY, IN FOREGROUND

62'-0" @ BUILDING PARAPET

43'-6"

27'-0"

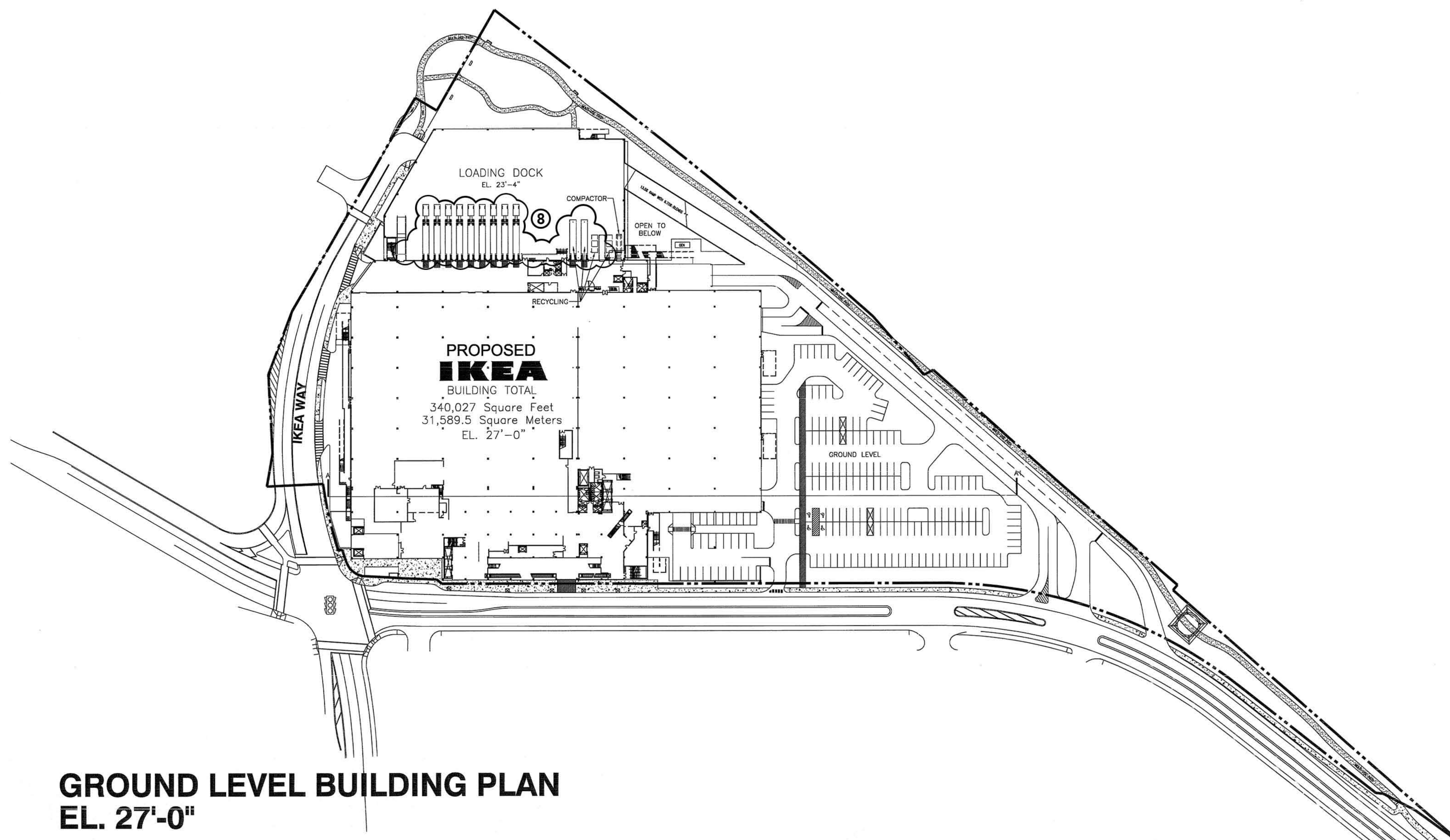
13'-6"

0'-0"

DRIVEWAY

GROUND LEVEL PARKING

SITE SECTION A-A1  
SCALE: NTS



GROUND LEVEL BUILDING PLAN  
EL. 27'-0"



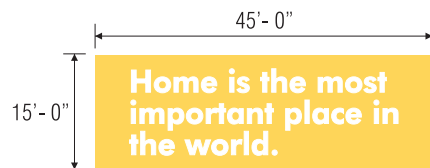


## FRONT ELEVATION - WEST



- A 8'-0" EXTERNALLY ILLUMINATED CHANNEL LETTERS (2 OF 3)** **367.17 SQ. FT.**  
 FACES- .125 ALUMINUM TO MATCH NCS 10 70- Y10R (YELLOW).  
 RETURNS- .090 ALUMINUM 5" DEEP PAINTED TO MATCH NCS 1070- Y10R (YELLOW).  
 BACK BRACING- .090 ALUMINUM PAINTED TO MATCH NCS 1070- Y10R (YELLOW)

- 4'-3 1/2" EXTERNALLY ILLUMINATED CHANNEL LETTERS (2 OF 3)** **177.26 SQ. FT.**  
 FACES- .090 ALUMINUM TO MATCH NCS 1070- Y10R (YELLOW).  
 RETURNS- .063 ALUMINUM 3" DEEP PAINTED TO MATCH NCS 1070- Y10R (YELLOW).  
 BACKS- .090 ALUMINUM PAINTED TO MATCH NCS 1070- Y10R (YELLOW)

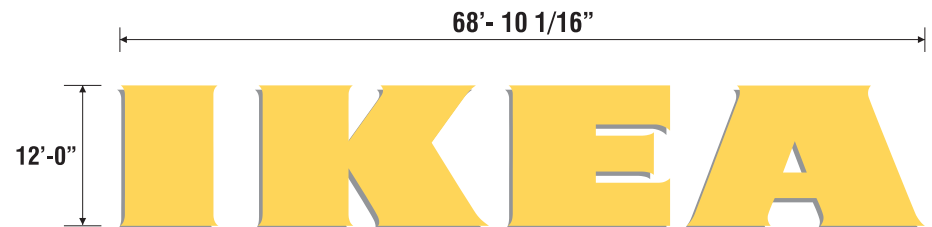


- B 15' x 45' EXTERNALLY ILLUMINATED BANNER (1 OF 2)** **675 SQ. FT.**  
 Seasonal Banner To Be Changed Up To Four Times A Year.



- C 3'-0" INTERNALLY ILLUMINATED CHANNEL LETTERS (1 OF 2)** **64.50 SQ. FT.**

FACES- .125" CYRO. COLOR 2283 RED.  
 RETURNS- .050 ALUMINUM 5" DEEP PAINTED TO MATCH NCS 1580-R IKEA RED.  
 BACKS- .063 ALUMINUM PAINTED TO MATCH NCS 1580-R IKEA RED.  
 RACEWAY-PAINTED TO MATCH BUILDING-IKEA YELLOW.  
 NOTE- LED ILLUMINATION.



- D 12'-0" INTERNALLY ILLUMINATED CHANNEL LETTERS** **826 SQ. FT.**

FACES- 3M FLEXIBLE SUBSTRATE WITH 3M VINYL 3630-125 (GOLDEN YELLOW).  
 RETURNS- .090 ALUMINUM 12" DEEP PAINTED TO MATCH NCS 1070- Y10R (YELLOW).  
 RETAINERS- .090 ALUMINUM 2" DEEP PAINTED TO MATCH NCS 1070- Y10R (YELLOW).  
 BACKS- .125 ALUMINUM PAINTED TO MATCH NCS 1070- Y10R (YELLOW)  
 ILLUMINATION- FLUORESCENT LAMPS.

**277 VOLT - 24.18 AMPS**

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|                                         |                       |               |               |               |                                                                                                  |                                                                                                                                        |
|-----------------------------------------|-----------------------|---------------|---------------|---------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| CLIENT: <b>IKEA</b>                     |                       | REV: 03/09/07 | REV: 07/18/07 | REV: 09/22/08 | DRAWN BY: <b>JAS</b>                                                                             | APPROVED BY:                                                                                                                           |
|                                         |                       | REV: 04/09/07 | REV: 07/20/07 | REV:          | SCALE:                                                                                           | APPROVAL DATE:                                                                                                                         |
| LOCATION: <b>SOMERVILLE, MA</b>         | STORE NO:             | REV: 06/08/07 | REV: 08/27/07 | REV:          | FILE:                                                                                            | <b>NOTED</b>                                                                                                                           |
| ACCOUNT REP: <b>ROSALYN HOLDERFIELD</b> | DATE: <b>02/23/07</b> | REV: 06/20/07 | REV: 09/20/07 | REV:          | L: PRESENTATION/CUSTOMERS/CLIENT<br>PRESENTATION/MA/IKEA-SOMERVILLE MA-WALL SIGN EXHIBIT REV/COR |                                                                                                                                        |
|                                         |                       |               |               |               | DRAWING NO: <b>IKEA-Somerville MA-Wall Sign Exhibit RevH</b>                                     |  <b>Underwriters Laboratories Inc.®</b><br>LISTED |

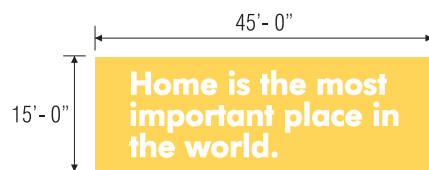




## LEFT ELEVATION - NORTH



- I 7'-0" EXTERNALLY ILLUMINATED CHANNEL LETTERS (QTY = 2)** **284.1 SQ. FT.**  
 FACES- .125 ALUMINUM TO MATCH NCS 10 70- Y10R (YELLOW).  
 RETURNS- .090 ALUMINUM 5" DEEP PAINTED TO MATCH NCS 1070- Y10R (YELLOW).  
 BACK BRACING- .090 ALUMINUM PAINTED TO MATCH NCS 1070- Y10R (YELLOW)
- 3'-9 9/16" EXTERNALLY ILLUMINATED CHANNEL LETTERS (QTY = 2)** **138.69 SQ. FT.**  
 FACES- .090 ALUMINUM TO MATCH NCS 1070- Y10R (YELLOW).  
 RETURNS- .063 ALUMINUM 3" DEEP PAINTED TO MATCH NCS 1070- Y10R (YELLOW).  
 BACKS- .090 ALUMINUM PAINTED TO MATCH NCS 1070- Y10R (YELLOW)



- B 15' x 45' EXTERNALLY ILLUMINATED BANNER (2 OF 2)** **675 SQ. FT.**  
 Seasonal Banner To Be Changed Up To Four Times A Year.

- entrance** **120 VOLTS (1) 20 AMP CIRCUIT**
- G 3'-0" INTERNALLY ILLUMINATED CHANNEL LETTERS (2 OF 2)** **64.50 SQ. FT.**  
 FACES- .125" CYRO. COLOR 2283 RED.  
 RETURNS- .050 ALUMINUM 5" DEEP PAINTED TO MATCH NCS 1580-R IKEA RED.  
 BACKS- .063 ALUMINUM PAINTED TO MATCH NCS 1580-R IKEA RED.  
 RACEWAY-PAINTED TO MATCH BUILDING-IKEA YELLOW.  
 NOTE- LED ILLUMINATION.

- entrance**
- F 3'-0" EXTERNALLY ILLUMINATED CHANNEL LETTERS (3 OF 3)** **64.50 SQ. FT.**  
 FACES- .090 ALUMINUM TO MATCH IKEA RED.  
 RETURNS- .063 ALUMINUM 2" DEEP PAINTED TO MATCH IKEA RED.

- P-2** lower level parking **2'-6"**
- G EXTERNALLY ILLUMINATED CHANNEL LETTERS (2 OF 2)** **61.8 SQ. FT.**  
 FACES- .090 ALUMINUM PAINTED BLACK.  
 RETURNS- .063 ALUMINUM 2" DEEP PAINTED BLACK.

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|                                         |  |                       |               |               |                                                                                                           |                |
|-----------------------------------------|--|-----------------------|---------------|---------------|-----------------------------------------------------------------------------------------------------------|----------------|
| CLIENT: <b>IKEA</b>                     |  | REV: 03/09/07         | REV: 07/18/07 | REV: 09/22/08 | DRAWN BY: <b>JAS</b>                                                                                      | APPROVED BY:   |
| LOCATION: <b>SOMERVILLE, MA</b>         |  | REV: 04/09/07         | REV: 07/20/07 | REV:          | SCALE: <b>NOTED</b>                                                                                       | APPROVAL DATE: |
| STORE NO:                               |  | REV: 06/08/07         | REV: 08/27/07 | REV:          | FILE: <b>L:PRESENTATION\CUSTOMERS\CLIENT\PRESENTATION\MA\IKEA-SOMERVILLE MA-WALL SIGN EXHIBIT REV\CDR</b> |                |
| ACCOUNT REP: <b>ROSALYN HOLDERFIELD</b> |  | DATE: <b>02/23/07</b> | REV: 06/20/07 | REV: 09/20/07 | DRAWING NO: <b>IKEA-Somerville MA-Wall Sign Exhibit RevH</b>                                              |                |





**RIGHT ELEVATION - SOUTH**

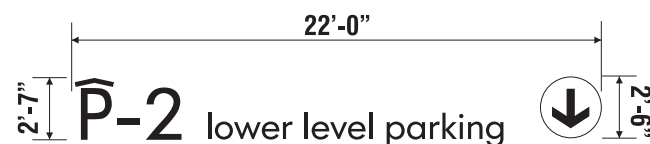


- E 10'-0" EXTERNALLY ILLUMINATED CHANNEL LETTERS** **573.65 SQ. FT.**  
 FACES- .125 ALUMINUM TO MATCH NCS 1070- Y10R (YELLOW).  
 RETURNS- .090 ALUMINUM 6" DEEP PAINTED TO MATCH NCS 1070- Y10R (YELLOW).  
 BACK BRACING- .090 ALUMINUM PAINTED TO MATCH NCS 1070- Y10R (YELLOW)

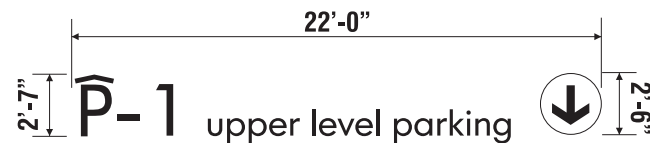
- 5'-4 3/4" EXTERNALLY ILLUMINATED CHANNEL LETTERS** **207 SQ. FT.**  
 FACES- .125 ALUMINUM TO MATCH NCS 1070- Y10R (YELLOW).  
 RETURNS- .063 ALUMINUM 3" DEEP PAINTED TO MATCH NCS 1070- Y10R (YELLOW).  
 BACKS- .090 ALUMINUM PAINTED TO MATCH NCS 1070- Y10R (YELLOW)



- F 3'-0" EXTERNALLY ILLUMINATED CHANNEL LETTERS (2 OF 3)** **64.50 SQ. FT.**  
 FACES- .090 ALUMINUM TO MATCH IKEA RED.  
 RETURNS- .063 ALUMINUM 2" DEEP PAINTED TO MATCH IKEA RED.



- G EXTERNALLY ILLUMINATED CHANNEL LETTERS (1 OF 2)** **61.8 SQ. FT.**  
 FACES- .090 ALUMINUM PAINTED BLACK.  
 RETURNS- .063 ALUMINUM 2" DEEP PAINTED BLACK.



- H EXTERNALLY ILLUMINATED CHANNEL LETTERS** **61.8 SQ. FT.**  
 FACES- .090 ALUMINUM PAINTED BLACK.  
 RETURNS- .063 ALUMINUM 2" DEEP PAINTED BLACK.

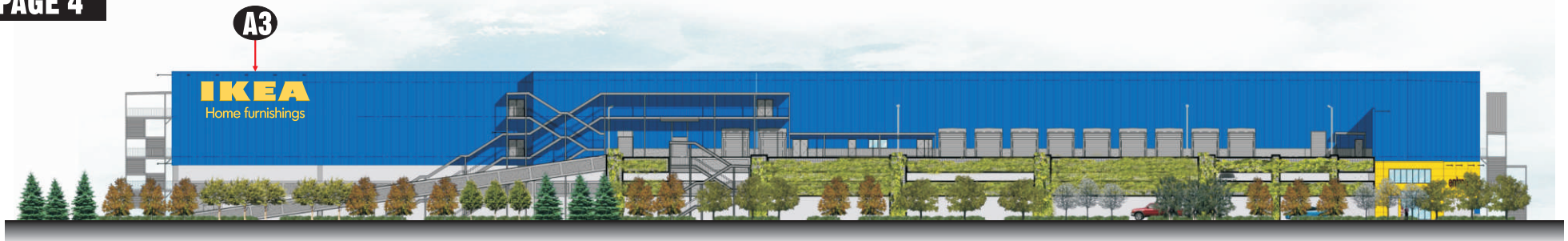
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|                                         |  |               |               |               |                                                                                                           |                                                                                       |
|-----------------------------------------|--|---------------|---------------|---------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| CLIENT: <b>IKEA</b>                     |  | REV: 03/09/07 | REV: 07/18/07 | REV: 09/22/08 | DRAWN BY: <b>JAS</b>                                                                                      | APPROVED BY:                                                                          |
| LOCATION: <b>SOMERVILLE, MA</b>         |  | REV: 04/09/07 | REV: 07/20/07 | REV:          | SCALE: <b>NOTED</b>                                                                                       | APPROVAL DATE:                                                                        |
| ACCOUNT REP: <b>ROSALYN HOLDERFIELD</b> |  | REV: 06/08/07 | REV: 08/27/07 | REV:          | FILE: <b>L:PRESENTATION\CUSTOMERS\CLIENT\PRESENTATION\MA\IKEA-SOMERVILLE MA-WALL SIGN EXHIBIT REV\CDR</b> |  |
| DATE: <b>02/23/07</b>                   |  | REV: 06/20/07 | REV: 09/20/07 | REV:          | DRAWING NO: <b>IKEA-Somerville MA-Wall Sign Exhibit RevH</b>                                              |                                                                                       |





## REAR ELEVATION - EAST



- A 8'-0" EXTERNALLY ILLUMINATED CHANNEL LETTERS (2 OF 3)** **367.17 SQ. FT.**  
 FACES- .125 ALUMINUM TO MATCH NCS 10 70- Y10R (YELLOW).  
 RETURNS- .090 ALUMINUM 5" DEEP PAINTED TO MATCH NCS 1070- Y10R (YELLOW).  
 BACK BRACING- .090 ALUMINUM PAINTED TO MATCH NCS 1070- Y10R (YELLOW)
- 4'-3 1/2" EXTERNALLY ILLUMINATED CHANNEL LETTERS (2 OF 3)** **177.26 SQ. FT.**  
 FACES- .090 ALUMINUM TO MATCH NCS 1070- Y10R (YELLOW).  
 RETURNS- .063 ALUMINUM 3" DEEP PAINTED TO MATCH NCS 1070- Y10R (YELLOW).  
 BACKS- .090 ALUMINUM PAINTED TO MATCH NCS 1070- Y10R (YELLOW)

THIS DRAWING IS FOR CONCEPTION PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

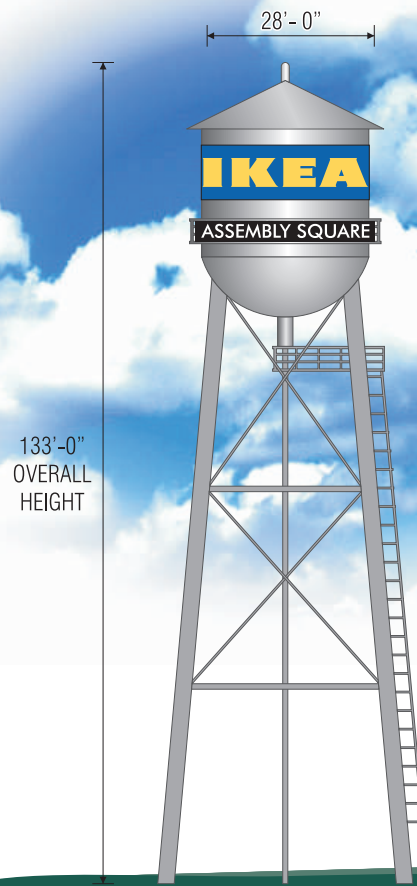
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|                                         |  |                |               |               |                                                                                                     |                |
|-----------------------------------------|--|----------------|---------------|---------------|-----------------------------------------------------------------------------------------------------|----------------|
| CLIENT: <b>IKEA</b>                     |  | REV: 03/09/07  | REV: 07/18/07 | REV: 09/22/08 | DRAWN BY: <b>JAS</b>                                                                                | APPROVED BY:   |
| LOCATION: <b>SOMERVILLE, MA</b>         |  | REV: 04/09/07  | REV: 07/20/07 | REV:          | SCALE: <b>NOTED</b>                                                                                 | APPROVAL DATE: |
| STORE NO:                               |  | REV: 06/08/07  | REV: 08/27/07 | REV:          | FILE: L:\PRESENTATION\CUSTOMERS\CLIENT\PRESENTATION\MA\IKEA-SOMERVILLE MA-WALL SIGN EXHIBIT REV\CDR |                |
| ACCOUNT REP: <b>ROSALYN HOLDERFIELD</b> |  | DATE: 02/23/07 | REV: 06/20/07 | REV: 09/20/07 | DRAWING NO: <b>IKEA-Somerville MA-Wall Sign Exhibit RevH</b>                                        |                |

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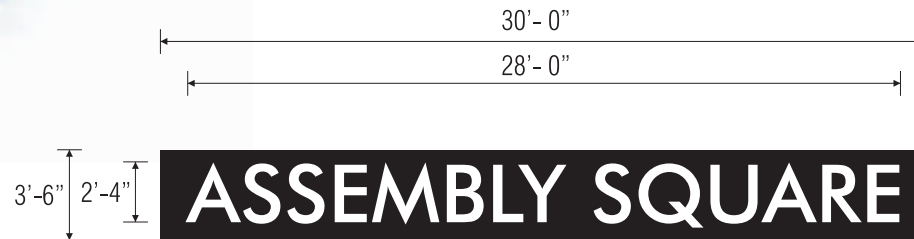




**J 4' PAINTED IKEA LETTERS (8' x 28'- 0")**

PAINT- IKEA COPY TO MATCH NCS 1070- Y10R (IKEA YELLOW). BACKGROUND TO MATCH NCS S 4550-R80B (IKEA BLUE).

**224  
SQ. FT.**



**2'-4" INTERNALLY ILLUMINATED ALUMINUM REVERSE CHANNEL LETTERS (HALO/BACKLIT) 6' X 30'**  
Approximate Dimensions Shown, Exact Font To Be Determined

**105  
SQ. FT.**

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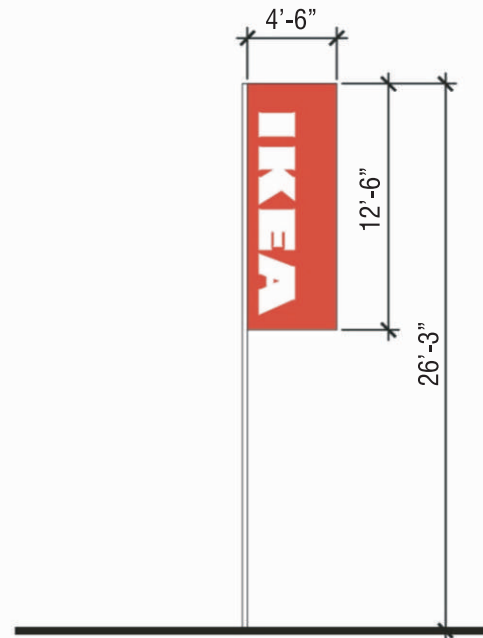
|                                         |  |               |               |               |                                                                                                           |                |
|-----------------------------------------|--|---------------|---------------|---------------|-----------------------------------------------------------------------------------------------------------|----------------|
| CLIENT: <b>IKEA</b>                     |  | REV: 03/09/07 | REV: 07/18/07 | REV: 09/22/08 | DRAWN BY: <b>JAS</b>                                                                                      | APPROVED BY:   |
| LOCATION: <b>SOMERVILLE, MA</b>         |  | REV: 04/09/07 | REV: 07/20/07 | REV:          | SCALE: <b>NOTED</b>                                                                                       | APPROVAL DATE: |
| ACCOUNT REP: <b>ROSALYN HOLDERFIELD</b> |  | REV: 06/08/07 | REV: 08/27/07 | REV:          | FILE: <b>L:PRESENTATION\CUSTOMERS\CLIENT\PRESENTATION\MA\IKEA-SOMERVILLE MA-WALL SIGN EXHIBIT REV\CDR</b> |                |
| DATE: <b>02/23/07</b>                   |  | REV: 06/20/07 | REV: 09/20/07 | REV:          | DRAWING NO: <b>IKEA-Somerville MA-Wall Sign Exhibit RevH</b>                                              |                |



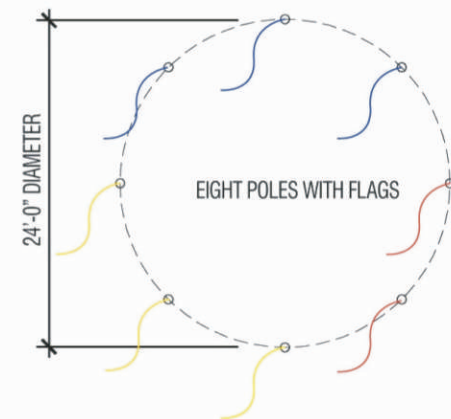
# IKEA Flag Circle



OVERALL ELEVATION



POLE AND FLAG ELEVATION



PLAN VIEW

FLAG AREA = 56.25 SQ. FT.

**K** FLAG CIRCLE (QTY = 2 SETS)  
N.T.S.

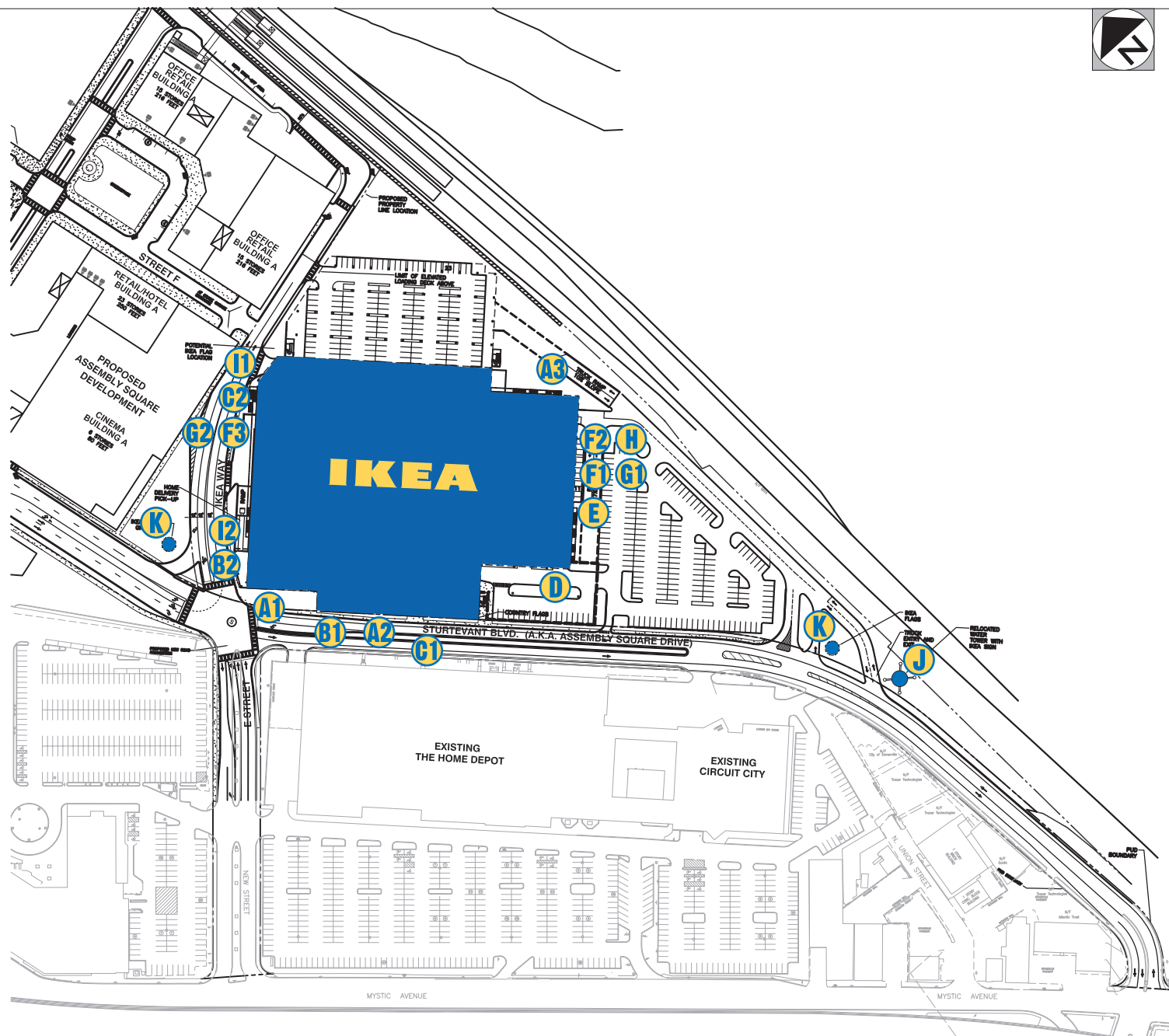
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|                                         |  |                |               |               |                                                                                                    |                |
|-----------------------------------------|--|----------------|---------------|---------------|----------------------------------------------------------------------------------------------------|----------------|
| CLIENT: <b>IKEA</b>                     |  | REV: 03/09/07  | REV: 07/18/07 | REV: 09/22/08 | DRAWN BY: JAS                                                                                      | APPROVED BY:   |
| LOCATION: <b>SOMERVILLE, MA</b>         |  | REV: 04/09/07  | REV: 07/20/07 | REV:          | SCALE: NOTED                                                                                       | APPROVAL DATE: |
| STORE NO:                               |  | REV: 06/08/07  | REV: 08/27/07 | REV:          | FILE: L:PRESENTATION\CUSTOMERS\CLIENT\PRESENTATION\MA\IKEA-SOMERVILLE MA-WALL SIGN EXHIBIT REV\CDR |                |
| ACCOUNT REP: <b>ROSALYN HOLDERFIELD</b> |  | DATE: 02/23/07 | REV: 06/20/07 | REV: 09/20/07 | DRAWING NO: <b>IKEA-Somerville MA-Wall Sign Exhibit RevH</b>                                       |                |





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|                                         |  |               |               |               |                                                                                                           |                |
|-----------------------------------------|--|---------------|---------------|---------------|-----------------------------------------------------------------------------------------------------------|----------------|
| CLIENT: <b>IKEA</b>                     |  | REV: 03/09/07 | REV: 07/18/07 | REV: 09/22/08 | DRAWN BY: <b>JAS</b>                                                                                      | APPROVED BY:   |
| LOCATION: <b>SOMERVILLE, MA</b>         |  | REV: 04/09/07 | REV: 07/20/07 | REV:          | SCALE:                                                                                                    | APPROVAL DATE: |
| ACCOUNT REP: <b>ROSALYN HOLDERFIELD</b> |  | REV: 06/08/07 | REV: 08/27/07 | REV:          | FILE: <b>L:PRESENTATION\CUSTOMERS\CLIENT\PRESENTATION\MA\IKEA-SOMERVILLE MA-WALL SIGN EXHIBIT REV\CDR</b> |                |
| DATE: <b>02/23/07</b>                   |  | REV: 06/20/07 | REV: 09/20/07 | REV:          | DRAWING NO: <b>IKEA-Somerville MA-Wall Sign Exhibit RevH</b>                                              |                |









# Assembly Square PUD Phase 1-AA

## Somerville, Massachusetts

# Open Space

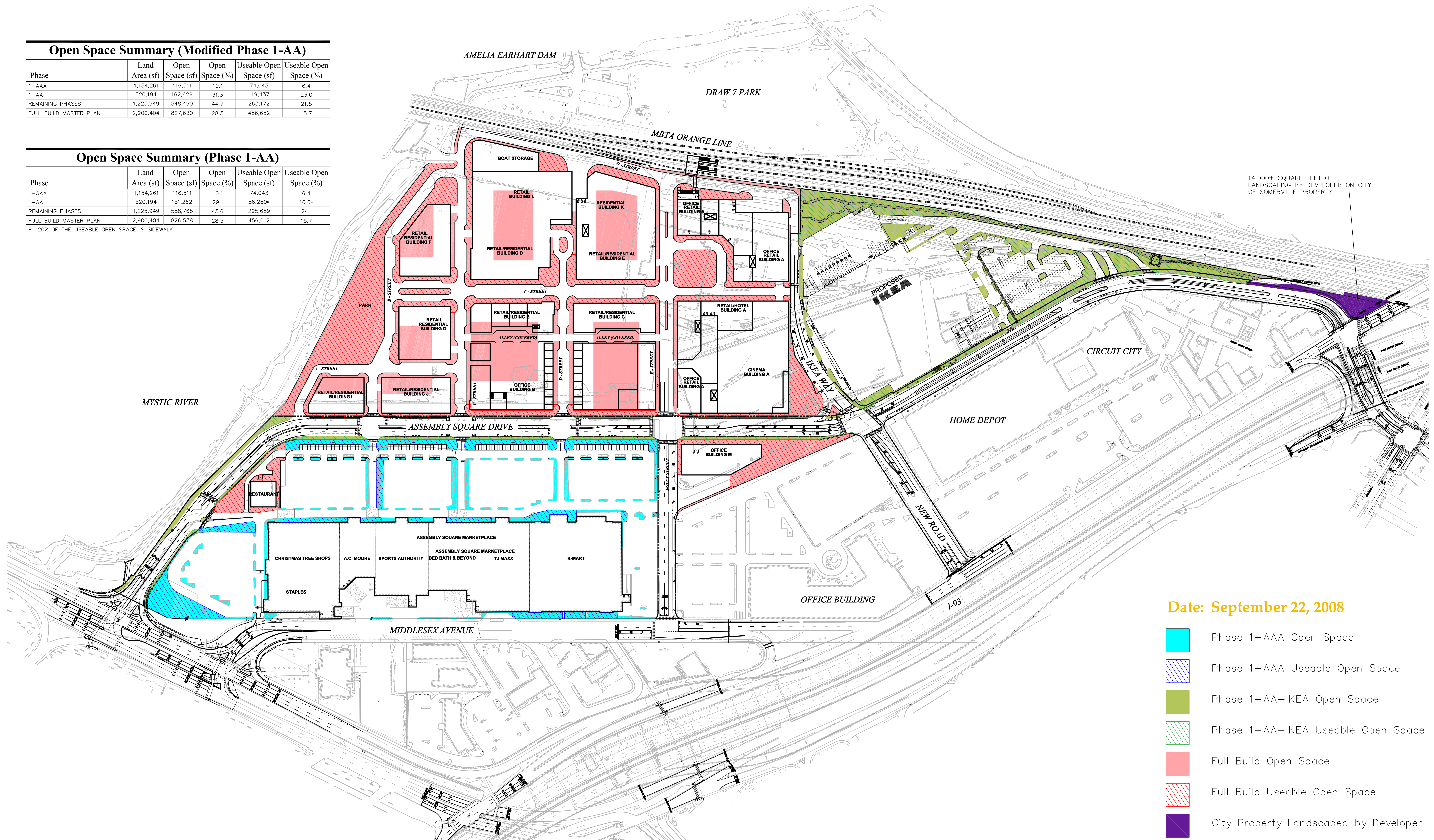
Open Space Summary (Modified Phase 1-AA)

| Phase                  | Land Area (sf) | Open Space (sf) | Open Space (%) | Useable Open Space (sf) | Useable Open Space (%) |
|------------------------|----------------|-----------------|----------------|-------------------------|------------------------|
| 1-AAA                  | 1,154,261      | 116,511         | 10.1           | 74,043                  | 6.4                    |
| 1-AA                   | 520,194        | 162,629         | 31.3           | 119,437                 | 23.0                   |
| REMAINING PHASES       | 1,225,949      | 548,490         | 44.7           | 263,172                 | 21.5                   |
| FULL BUILD MASTER PLAN | 2,900,404      | 827,630         | 28.5           | 456,652                 | 15.7                   |

Open Space Summary (Phase 1-AA)

| Phase                  | Land Area (sf) | Open Space (sf) | Open Space (%) | Useable Open Space (sf) | Useable Open Space (%) |
|------------------------|----------------|-----------------|----------------|-------------------------|------------------------|
| 1-AAA                  | 1,154,261      | 116,511         | 10.1           | 74,043                  | 6.4                    |
| 1-AA                   | 520,194        | 151,262         | 29.1           | 86,280*                 | 16.6*                  |
| REMAINING PHASES       | 1,225,949      | 558,765         | 45.6           | 295,689                 | 24.1                   |
| FULL BUILD MASTER PLAN | 2,900,404      | 826,538         | 28.5           | 456,012                 | 15.7                   |

\* 20% OF THE USEABLE OPEN SPACE IS SIDEWALK



Date: September 22, 2008

- Phase 1-AAA Open Space
- Phase 1-AAA Useable Open Space
- Phase 1-AA-IKEA Open Space
- Phase 1-AA-IKEA Useable Open Space
- Full Build Open Space
- Full Build Useable Open Space
- City Property Landscaped by Developer