

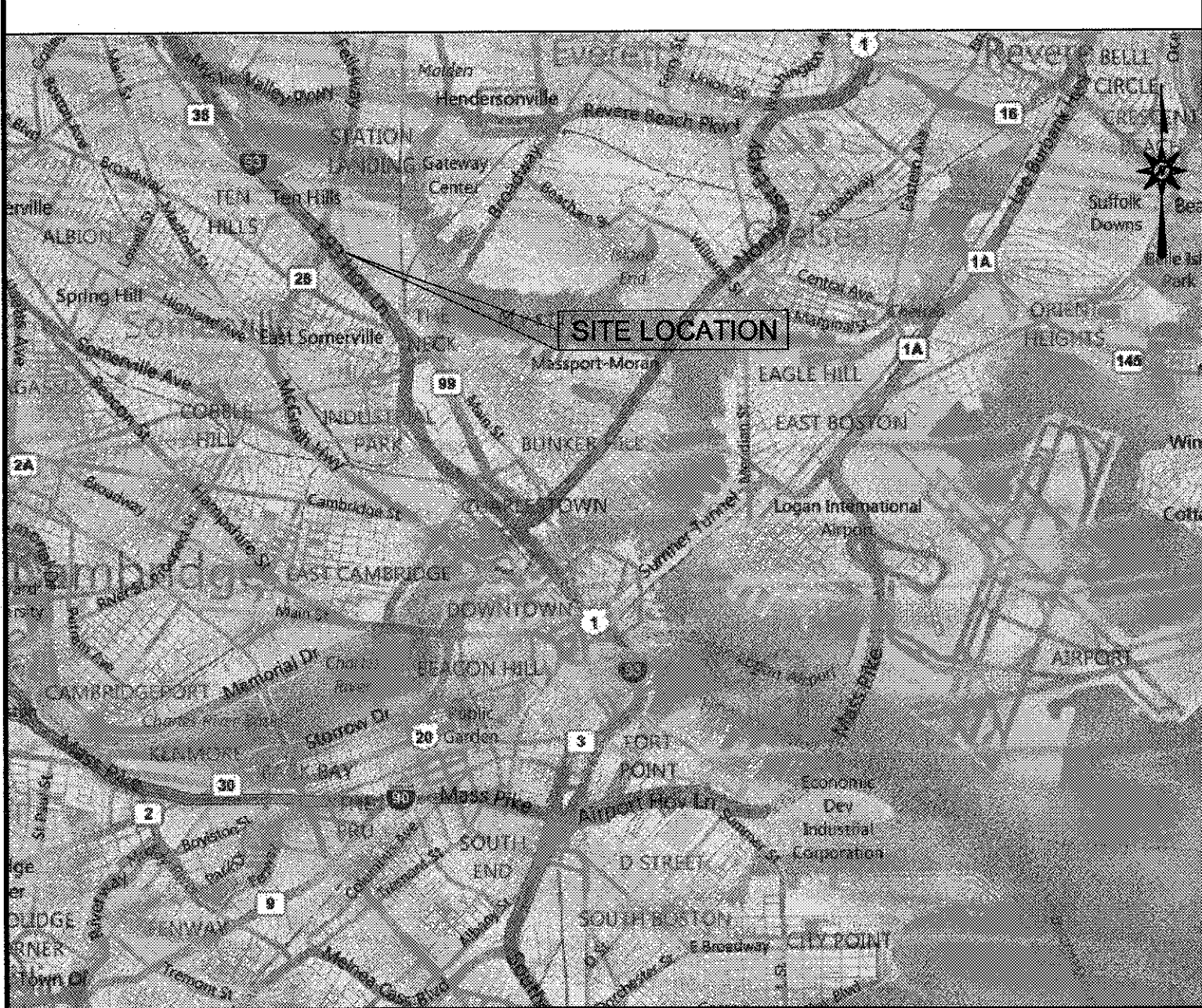
LOCATION MAP
N.T.S.

APPLICATION FOR SPECIAL PERMIT WITH SITE PLAN REVIEW

PROPOSED MIXED USE DEVELOPMENT WITH CLIMATE- CONTROLLED STORAGE FACILITY

50 MIDDLESEX AVENUE
SOMERVILLE, MASSACHUSETTS

PREPARED FOR:
SSG DEVELOPMENT, LLC
651 WASHINGTON STREET, SUITE 200
BROOKLINE, MASSACHUSETTS
02446-4579



VICINITY MAP
SCALE: 1"=800'

PREPARED BY:

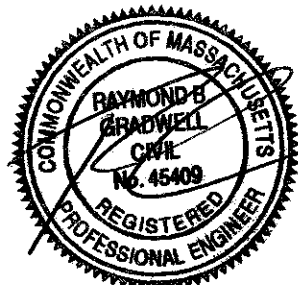


ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE
LAND SURVEYING ENVIRONMENTAL SCIENCES

355 RESEARCH PARKWAY
MERIDEN, CONNECTICUT 06450
(203) 630-1406
(203) 630-2615 Fax

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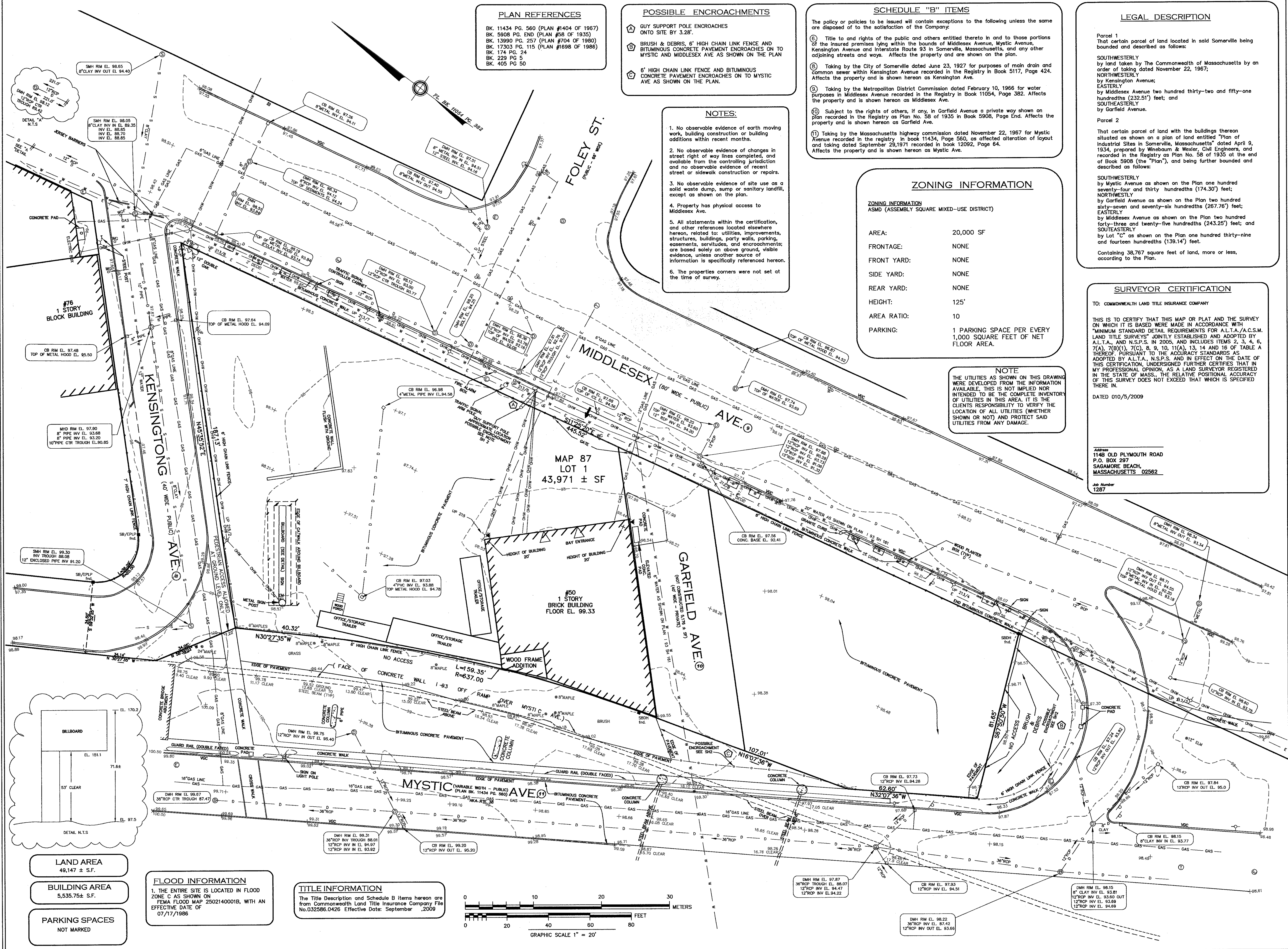
	TITLE SHEET
AL-1	ALTA/ACSM LAND TITLE SURVEY
CM-1	CONTEXT MAP
OS-1	OPEN SPACE REQUIREMENT PLAN
OS-2	FUTURE OPEN SPACE REQUIREMENT PLAN
SP-1	SITE PLAN
SP-2	FUTURE SITE PLAN
GD-1	GRADING AND DRAINAGE PLAN
SU-1	SITE UTILITIES PLAN
EC-1	EROSION AND SEDIMENTATION CONTROL PLAN
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LL-1	LANDSCAPE AND SITE LIGHTING PLAN
LL-2	FUTURE LANDSCAPE AND SITE LIGHTING PLAN
DN-1, 2, 3, & 4	DETAIL SHEETS
DN-5, 6, & 7	LANDSCAPE DETAIL SHEETS



DATES

ISSUE DATE: MARCH 29, 2011

OWNER:
MR. DAVE FULTON
SSG DEVELOPMENT, LLC
651 WASHINGTON STREET, SUITE 200
BROOKLINE, MASSACHUSETTS 02446
OFFICE: (617) 938-6478 X202
FAX: (617) 278-1552



PLAN REFERENCES

BK. 11434 PG. 560 (PLAN #1404 OF 1967)
BK. 5908 PG. END (PLAN #58 OF 1935)
BK. 13990 PG. 257 (PLAN #704 OF 1980)
BK. 17303 PG. 115 (PLAN #1698 OF 1986)
BK. 174 PG. 24
BK. 229 PG. 5
BK. 405 PG. 50

- POSSIBLE ENCROACHMENTS**
- 1. GUY SUPPORT POLE ENCROACHES ONTO SITE BY 3.28'
 - 2. BRUSH & DEBRIS, 6' HIGH CHAIN LINK FENCE AND BITUMINOUS CONCRETE PAVEMENT ENCROACHES ON TO MYSTIC AND MIDDLESEX AVE AS SHOWN ON THE PLAN
 - 3. 6' HIGH CHAIN LINK FENCE AND BITUMINOUS CONCRETE PAVEMENT ENCROACHES ON TO MYSTIC AVE AS SHOWN ON THE PLAN.

- NOTES:**
1. No observable evidence of earth moving work, building construction or building additions within recent months.
 2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
 3. No observable evidence of site use as a solid waste dump, sump or sanitary landfill, except as shown on the plan.
 4. Property has physical access to Middlesex Ave.
 5. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
 6. The properties corners were not set at the time of survey.

- SCHEDULE "B" ITEMS**
- The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:
1. Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of Middlesex Avenue, Mystic Avenue, Kensington Avenue and Interstate Route 93 in Somerville, Massachusetts, and any other adjoining streets and ways. Affects the property and is shown on the plan.
 2. Taking by the City of Somerville dated June 23, 1927 for purposes of main drain and common sewer within Kensington Avenue recorded in the Registry in Book 5117, Page 424. Affects the property and is shown hereon as Kensington Ave.
 3. Taking by the Metropolitan District Commission dated February 10, 1966 for water purposes in Middlesex Avenue recorded in the Registry in Book 11054, Page 362. Affects the property and is shown hereon as Middlesex Ave.
 4. Subject to the rights of others, if any, in Garfield Avenue a private way shown on plan recorded in the Registry in Book 11434, Page 560, as affected alteration of layout and taking dated September 29, 1971 recorded in book 12092, Page 64. Affects the property and is shown hereon as Mystic Ave.
 5. Taking by the Massachusetts highway commission dated November 22, 1967 for Mystic Avenue recorded in the Registry in Book No. 58 of 1935 in Book 5908, Page End. Affects the property and is shown hereon as Mystic Ave.

ZONING INFORMATION

ASMD (ASSEMBLY SQUARE MIXED-USE DISTRICT)

AREA: 20,000 SF
FRONTAGE: NONE
FRONT YARD: NONE
SIDE YARD: NONE
REAR YARD: NONE
HEIGHT: 125'
AREA RATIO: 10
PARKING: 1 PARKING SPACE PER EVERY 1,000 SQUARE FEET OF NET FLOOR AREA.

NOTE

THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

LEGAL DESCRIPTION

Parcel 1
That certain parcel of land located in said Somerville being bounded and described as follows:

SOUTHWESTERLY by land taken by the Commonwealth of Massachusetts by an order of taking dated November 22, 1967;
NORTHWESTERLY by Kensington Avenue;
EASTERLY by Middlesex Avenue two hundred thirty-two and fifty-one hundredths (232.51') feet; and
SOUTHEASTERLY by Garfield Avenue.

Parcel 2
That certain parcel of land with the buildings thereon situated as shown on a plan of land entitled "Plan of Industrial Sites in Somerville, Massachusetts" dated April 9, 1934, prepared by Winebaum & Moxley, Civil Engineers, and recorded in the Registry as Plan No. 58 of 1935 of the end of Book 5908 (the "Plan"), and being further bounded and described as follows:

SOUTHWESTERLY by Mystic Avenue as shown on the Plan one hundred seventy-four and thirty hundredths (174.30') feet;
NORTHWESTERLY by Garfield Avenue as shown on the Plan two hundred sixty-seven and seventy-six hundredths (267.76') feet;
EASTERLY by Middlesex Avenue as shown on the Plan two hundred forty-three and twenty-five hundredths (243.25') feet; and
SOUTHEASTERLY by Lot "C" as shown on the Plan one hundred thirty-nine and fourteen hundredths (139.14') feet.

Containing 38,767 square feet of land, more or less, according to the Plan.

SURVEYOR CERTIFICATION

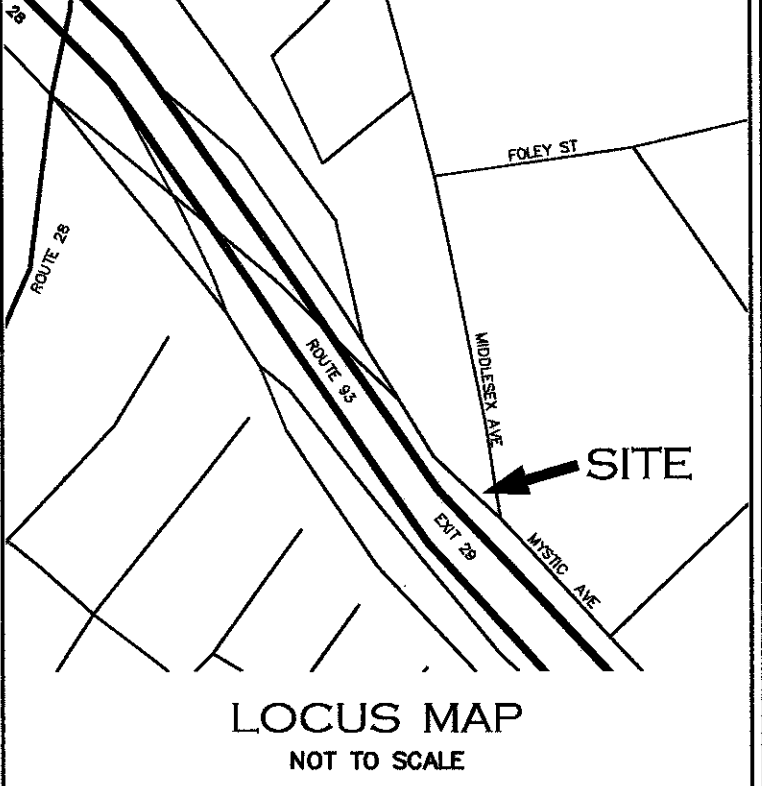
TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./A.C.S.M. LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A. AND N.S.P.S. IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 14 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY A.L.T.A. AND N.S.P.S. AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MASS., THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED 010/5/2009

Address:
1148 DLY PLYMOUTH ROAD
P.O. BOX 297
SAGAMORE BEACH,
MASSACHUSETTS 02562

Job Number:
1287



- LEGEND**
- HYDRANT
 - WATER GATE
 - DRAIN MANHOLE
 - ELECTRIC MANHOLE
 - CATCH BASIN
 - DRAIN LINE
 - SEWER MANHOLE
 - SEWER LINE
 - GAS VALVE
 - GAS LINE
 - UTILITY POLE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD UTILITY WIRES
 - LIGHT POLE
 - FLOOD LIGHT
 - TRAFFIC SIGN POST MOUNTED
 - UTILITY POLE WITH SINGLE LIGHT
 - MAIL BOX
 - SIGN POST
 - VERTICAL GRANITE CURB
 - VEGETATION W/DIAMETER
 - DECID
 - PHYSICAL ACCESS
 - SCHEDULE B ITEMS
 - POSSIBLE ENCROACHMENTS
 - SPOT ELEVATION

THIS MAPPING IS MADE FOR THE PARTY NAMED HEREON, HIS OR HER MORTGAGEE AND GUARANTOR, EXCLUSIVELY. NO FURTHER LIABILITY IS ASSUMED.

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REVISIONS		
DATE	DESCRIPTION	INIT.

ALTA / ACSM
LAND TITLE SURVEY
PLAN
MAP 87 LOT 1
#50 MIDDLESEX AVE
SOMERVILLE, MASS

BENNETT ENGINEERING
LAND SURVEYING, ENGINEERING, & DEVELOPMENT SERVICES

PO BOX 297
SAGAMORE BEACH, MA 02562
TEL: (508) 888-4868
FAX: (508) 888-4867

DRAWN BY: JDP
CHECK BY: TRB
JOB # 1287

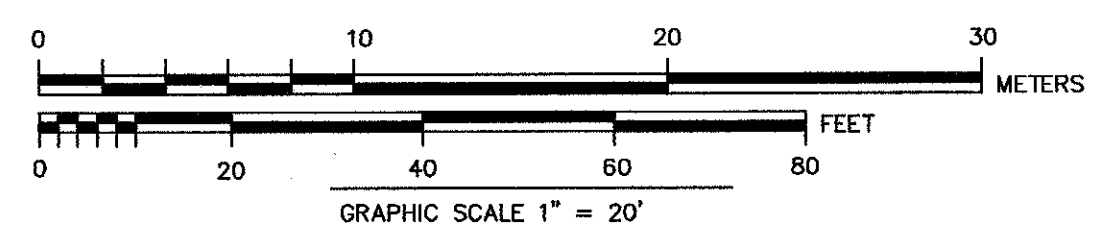
DATE: 10/05/2009
SCALE: 1" = 20'
SHEET NO. 1 OF 1

FLOOD INFORMATION

1. THE ENTIRE SITE IS LOCATED IN FLOOD ZONE C AS SHOWN ON FEMA FLOOD MAP 2502140001B, WITH AN EFFECTIVE DATE OF 07/17/1986

TITLE INFORMATION

The Title Description and Schedule B items hereon are from Commonwealth Land Title Insurance Company File No. 032586.0426 Effective Date: September , 2009



LAND AREA
49,147 ± S.F.

BUILDING AREA
5,535.75 ± S.F.

PARKING SPACES
NOT MARKED

OPEN SPACE REQUIREMENT

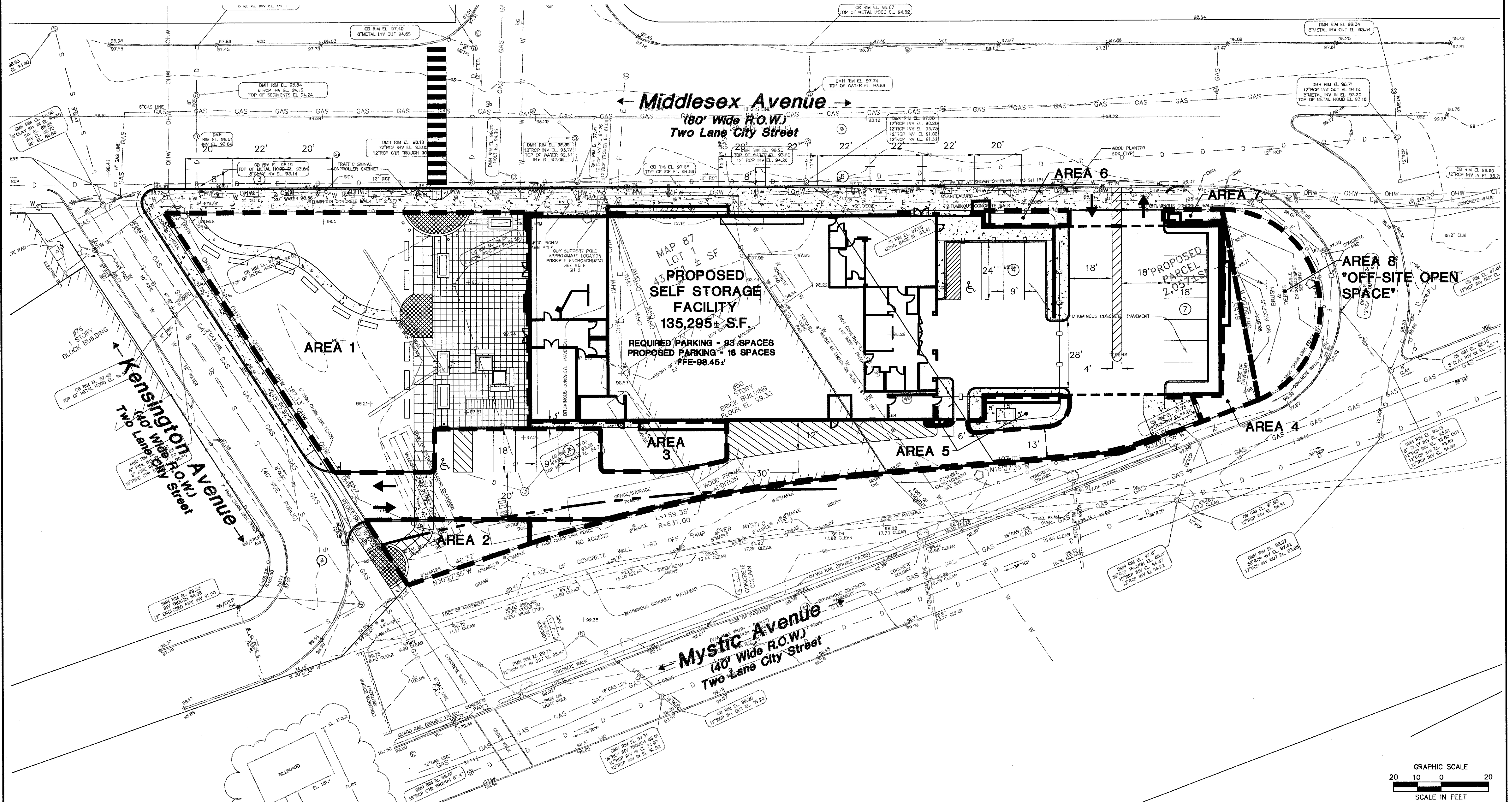
AREA #	OPEN SPACE SQUARE FOOTAGE AREA
1	12,125 S.F.
2	1,212 S.F.
3	1,153 S.F.
4	1,097 S.F.
5	522 S.F.
6	228 S.F.
7	126 S.F.
8	2,057 S.F.

TOTAL SITE AREA INCL. OFF-SITE OPEN SPACE	51,204 S.F.
25% OPEN SPACE AREA REQUIRED	12,801 S.F.
TOTAL OPEN SPACE AREA PROVIDED	18,520 S.F.
% OPEN SPACE AREA PROVIDED	36.17%

USEABLE OPEN SPACE REQUIREMENT

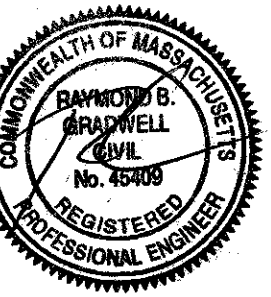
AREA #	OPEN SPACE SQUARE FOOTAGE AREA
1	12,125 S.F.
2	1,212 S.F.
6	228 S.F.
7	126 S.F.
8	2,057 S.F.

TOTAL SITE AREA INCL. OFF-SITE OPEN SPACE	51,204 S.F.
12.5% USEABLE OPEN SPACE AREA REQUIRED	6,401 S.F.
TOTAL USEABLE OPEN SPACE AREA PROVIDED	15,748 S.F.
% USEABLE OPEN SPACE AREA PROVIDED	30.76%



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PROPOSED SELF-STORAGE BUILDING
50 MIDDLESEX AVENUE
SOMERVILLE, MASSACHUSETTS, MIDDLESEX COUNTY

REVISIONS	Desc.
No. Date	
Designed	A.B.U.
Drawn	A.B.U.
Checked	
Approved	
Scale	1"=30'
Project No.	08C2978
Date	3/29/2011
CAD File:	08C297801-A
Title	OPEN SPACE REQUIREMENT PLAN
Sheet No.	

OS-1

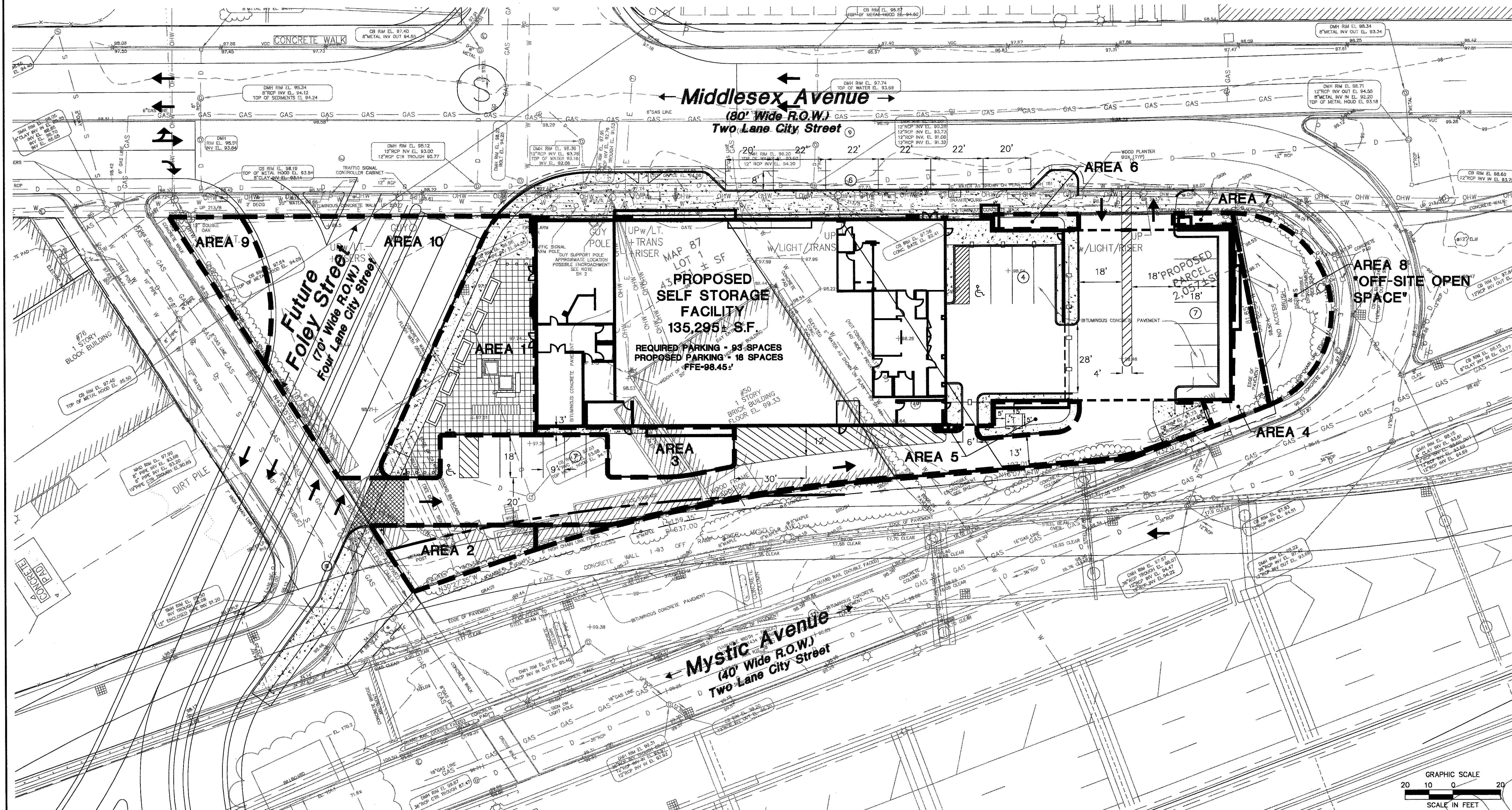
AREA #	OPEN SPACE SQUARE FOOTAGE AREA
1	3,875 S.F.
2	1,212 S.F.
3	1,153 S.F.
4	1,097 S.F.
5	522 S.F.
6	228 S.F.
7	126 S.F.
8	2,057 S.F.
9	1,214 S.F.

AREA #	ROADWAY SQUARE FOOTAGE AREA
10 ROADWAY	7,039 S.F.

AREA #	OPEN SPACE SQUARE FOOTAGE AREA
1	3,875 S.F.
2	1,212 S.F.
6	228 S.F.
7	126 S.F.
8	2,057 S.F.
9	1,214 S.F.

AREA #	ROADWAY SQUARE FOOTAGE AREA
10 ROADWAY	7,039 S.F.

TOTAL SITE AREA INCL. "OFF-SITE OPEN SPACE" (WITHOUT ROADWAY)	44,165 S.F.
12.5% USEABLE OPEN SPACE AREA REQUIRED	6,401 S.F.
TOTAL USEABLE OPEN SPACE AREA PROVIDED	8,712 S.F.
% USEABLE OPEN SPACE AREA PROVIDED	19.73%



DEMOLITION NOTES



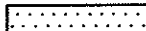
1. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THIS PLAN ARE TO BE REMOVED FROM SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
2. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
3. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
4. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
5. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
6. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
7. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES WILL NOT BE SHOWN ON THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
8. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
9. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW EROSION AND SEDIMENTATION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
10. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH STATE REQUIREMENTS.
11. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER

INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.

12. THE CONTRACTOR SHALL ADHERE TO ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN PROXIMITY OF OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES CONTRACT SHALL POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY PROVIDER FEES SHALL BE PAID BY THE CONTRACTOR.
13. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED BY OR AS PROVIDED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES, OF AS REQUIRED BY PERMIT SITUATIONS. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
14. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND DEPTHS OF UTILITIES AND STORM DRAINAGE SYSTEMS PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS BEFORE COMMENCEMENT OF WORK AT (888) 344-1233 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
15. EXISTING WATER SERVICES SHALL BE DISCONNECTED AND CAPPED AT MAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SOMERVILLE DEPARTMENT OF PUBLIC WORKS. REMOVE EXISTING ONSITE WATER PIPING TO BE ABANDONED TO R.O.W. LINE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE CITY OF SOMERVILLE DEPARTMENT OF PUBLIC WORKS TO BE REMOVED TO MAIN.
16. EXISTING SANITARY LATERAL SHALL BE PLUGGED WITH NON-SHRINK GROUT AT CURB LINE OR AT MAIN CONNECTION IN ACCORDANCE WITH CITY OF SOMERVILLE REQUIREMENTS. REMOVE EXISTING LATERAL PIPING FROM CURB LINE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE CITY OF SOMERVILLE DEPARTMENT OF PUBLIC WORKS.
17. DOMESTIC GAS SERVICES SHALL BE CAPPED AND SERVICE LINES PURGED OF RESIDUAL GAS IN ACCORDANCE WITH THE NSTAR GAS COMPANY REQUIREMENTS. WORK TO BE COORDINATED BY AND PAID FOR BY THE CONTRACTOR. REMOVE EXISTING SERVICE PIPING ON SITE. ANY PROPANE TANKS SHALL BE PURGED OF RESIDUAL GAS BY PROPANE SUPPLIER. CONTRACTOR SHALL COORDINATE THIS WORK AND PAY NECESSARY FEES.
18. THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO THE CITY OF SOMERVILLE ENGINEERING DEPARTMENT, VERIZON TELEPHONE CO., COMCAST CABLE COMPANY, NSTAR GAS COMPANY, NSTAR ELECTRIC COMPANY, AND THE CITY OF SOMERVILLE DEPARTMENT OF PUBLIC WORKS AT LEAST THREE WEEKS PRIOR TO BEGINNING DEMOLITION.
19. THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT FROM THE CITY OF SOMERVILLE BUILDING DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.
20. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPOST FERTILIZER SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. BUILDING FOUNDATION AREA TO BE BACK FILLED IN 6" LIFTS WITH GRANULAR FILL-AS SPECIFIED IN THE

PROJECT GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT +/3% OF OPTIMUM MOISTURE CONTENT. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.

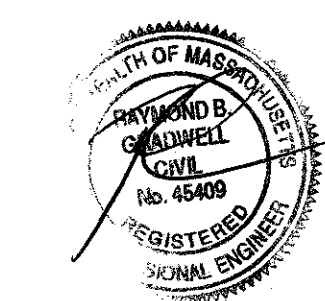
21. THE CONTRACTOR SHALL REPAIR PAVEMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE COMMONWEALTH AND PER PERMIT REQUIREMENTS DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.
22. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, DRAINAGE STRUCTURE, SWALE OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE OWNER, THE CITY OF SOMERVILLE, AND MASS HIGHWAY.
23. THE EXISTING PAVEMENT MAY BE USED IN FILL AREAS, EXCEPT UNDER THE PROPOSED BUILDING AREA AND IN AREAS OF SELECT FILL, IF SCARIFIED AND BROKEN TO 3" MAXIMUM SIZE AND SMALLER AND AS APPROVED BY THE GEOTECHNICAL ENGINEER.
24. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINARIE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING STRUCTURES. ANY REMAINING LIGHTING SHALL BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE RECONFIGURED OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.
25. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE "DIG SAFE" MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
26. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.
27. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
28. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
29. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.
30. ANY EXISTING POTABLE WELL AND ANY EXISTING SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND HEALTH CODE REQUIREMENTS.
31. ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAS NO CONTINUOUS DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOBSITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY, AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
32. THE CONTRACTOR SHALL COMPLY WITH CFR29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.

- | | |
|---|--|
|  | DEMOLITION & REMOVAL OF EXISTING BUILDING OR STRUCTURE |
|  | DEMOLITION & REMOVAL OF EXISTING CONCRETE AND CONCRETE BLOCK |
|  | DEMOLITION & REMOVAL OF EXISTING BITUMINOUS CONCRETE PAVEMENT STRUCTURE, CONCRETE PAVEMENT STRUCTURE OR GRAVEL SURFACE |
| X | DEMOLITION & REMOVAL OF LIGHT POLE, OR DRAINAGE OR UTILITY STRUCTURE |
| XXXXXXXXXXXXXX | DEMOLITION & REMOVAL OF UNDERGROUND UTILITY LINE, FENCE POSTS, WALLS, STORM DRAINAGE OR OVERHEAD WIRE |
| S | TREE OR ITEM TO BE SAVED |
| R | TREE AND STUMP OR ITEM TO BE REMOVED |
| ---- | SAWCUT LINE |



ARCHITECTURE
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LANDSCAPE ARCHITECTURE
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Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax



PROPOSED SELF-STORAGE BUILDING
50 MIDDLESEX AVENUE
SOMERVILLE, MASSACHUSETTS, MIDDLESEX COUNTY

REVISED	REVISIONS		Desc.
	No.	Date	
	Designed	A.J.L.	
	Drawn	A.J.L.	
	Checked		
	Approved		
	Scale	1"=20'	
	Project No.	08C2978	
	Date	3/29/2011	
	CAD File:	DM08C297801	

Title
**DEMOLITION
PLAN**

Sheet No.

DM-1

ZONING INFORMATION

LOCATION: SOMERVILLE, MASSACHUSETTS				
ZONE: ASSEMBLY SQUARE MIXED USE DISTRICT				
USE: (PERMITTED USE) SELF STORAGE FACILITY				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE/ WAIVER
1	MINIMUM LOT AREA	20,000 S.F.	49,147 S.F. 1.128 ACRES	NO
2	MINIMUM LOT WIDTH	NONE REQUIRED	355 FEET	NO
3	MINIMUM LOT DEPTH	NONE REQUIRED	125 FEET	NO
4	MINIMUM FRONT SETBACK	0 FEET	0 FEET	NO
5	MINIMUM SIDE SETBACK	0 FEET	0 FEET / 80.4 FEET	NO
6	MINIMUM REAR SETBACK	0 FEET	7.2 FEET	NO
7	MAXIMUM BUILDING HEIGHT	125 FEET	70 FEET/80 FEET *	NO
8	MAXIMUM BUILDING COVERAGE	NONE REQUIRED	49 PERCENT	NO
9	FLOOR AREA RATIO	10	2.20**	NO
10	OPEN SPACE REQUIREMENT	25 PERCENT	36.17 PERCENT	NO
11	USEABLE OPEN SPACE REQUIREMENT	12.5 PERCENT	30.76 PERCENT	NO

* BUILDING HEIGHT IS 70 FEET TO THE ROOFTOP AND 80 FEET TO THE TOP OF THE UNINHABITABLE TOWER.
 ** FLOOR AREA RATIO IS BASED ON NET FLOOR AREA. THE NET FLOOR AREA IS CALCULATED AS 80% OF THE GROSS FLOOR AREA. SINCE THE GROSS AREA IS 135,295 S.F., THEN THE NET AREA IS 108,236 S.F.

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	
1	BUILDING SIZE	NONE REQUIRED	135,295 S.F.	NO
2	PARKING REQUIRED BY CITY (ON-SITE)	1 SPACE PER EVERY 500 SF OF RESTAURANTS (3 SPACES) 1 SPACE PER EVERY 500 SF OF ALL OTHER PERMITTED USES (COMMUNITY ROOM-2 SPACES) 1 SPACE PER EVERY 1500 SF OF WAREHOUSE (89 SPACES) UNOCCUPIED CIRCULATION SPACE (NO PARKING)	1,498 SF RESTAURANT (3 SPACES) 623 SF ALL OTHER PERMITTED USES (2 SPACES) 132,517 SF WAREHOUSE (14 SPACES) 657 SF UNOCCUPIED CIRCULATION SPACE (NO PARKING)	YES
3	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
4	MINIMUM DRIVEWAY WIDTH	8 FEET MIN. FOR ONE-WAY 18 FEET MIN. FOR TWO-WAY 30 FEET MAX. FOR TWO-WAY	13 FEET FOR ONE-WAY	NO
5	MINIMUM AISLE WIDTH	20 FEET FOR ONE-WAY 20 FEET FOR TWO-WAY	20 FEET FOR ONE-WAY 20 FEET FOR TWO-WAY	NO
6	MINIMUM FRONT SETBACK	NONE REQUIRED	10 FEET	NO
7	MINIMUM SIDE SETBACK	NONE REQUIRED	8 FEET	NO
8	MINIMUM REAR SETBACK	NONE REQUIRED	15 FEET	NO
9	MINIMUM INTERIOR LANDSCAPING	NONE REQUIRED (LESS THAN 20 SPACES)	N/A	NO
10	LOADING SPACE DIMENSIONS	12 FEET X 30 FEET	12 FEET X 30 FEET	NO

FLOOR AREA

FLOOR	SQUARE FOOTAGE AREA
1	15,045 S.F.
2	24,050 S.F.
3	24,050 S.F.
4	24,050 S.F.
5	24,050 S.F.
6	24,050 S.F.



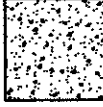
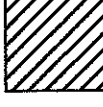
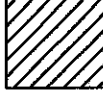
NOTES:

1. THE EXISTING SITE IS ENTIRELY IMPERVIOUS. THE IMPERVIOUS SURFACE FOR THE PROPOSED SITE HAS BEEN REDUCED BY 22.05% WHICH EQUATES TO 10,836 S.F. OF PROPOSED PERVIOUS SURFACE.

TRAFFIC SIGN LEGEND

MUTCD NO.	LEGEND	QTY.
R1-1	STOP	3
D9-6	NO LEFT TURN	2
R5-1	DO NOT ENTER	1
D9-6P	VAN ACCESSIBLE	1
R3-2	NO LEFT TURN	1

LEGEND

	PROPOSED BUILDING
	PROPOSED CONCRETE CURB
	CONCRETE SIDEWALK PAVEMENT
	4" SWL 2' O.C. AT 45"
	4" SYL 2' O.C. AT 45"

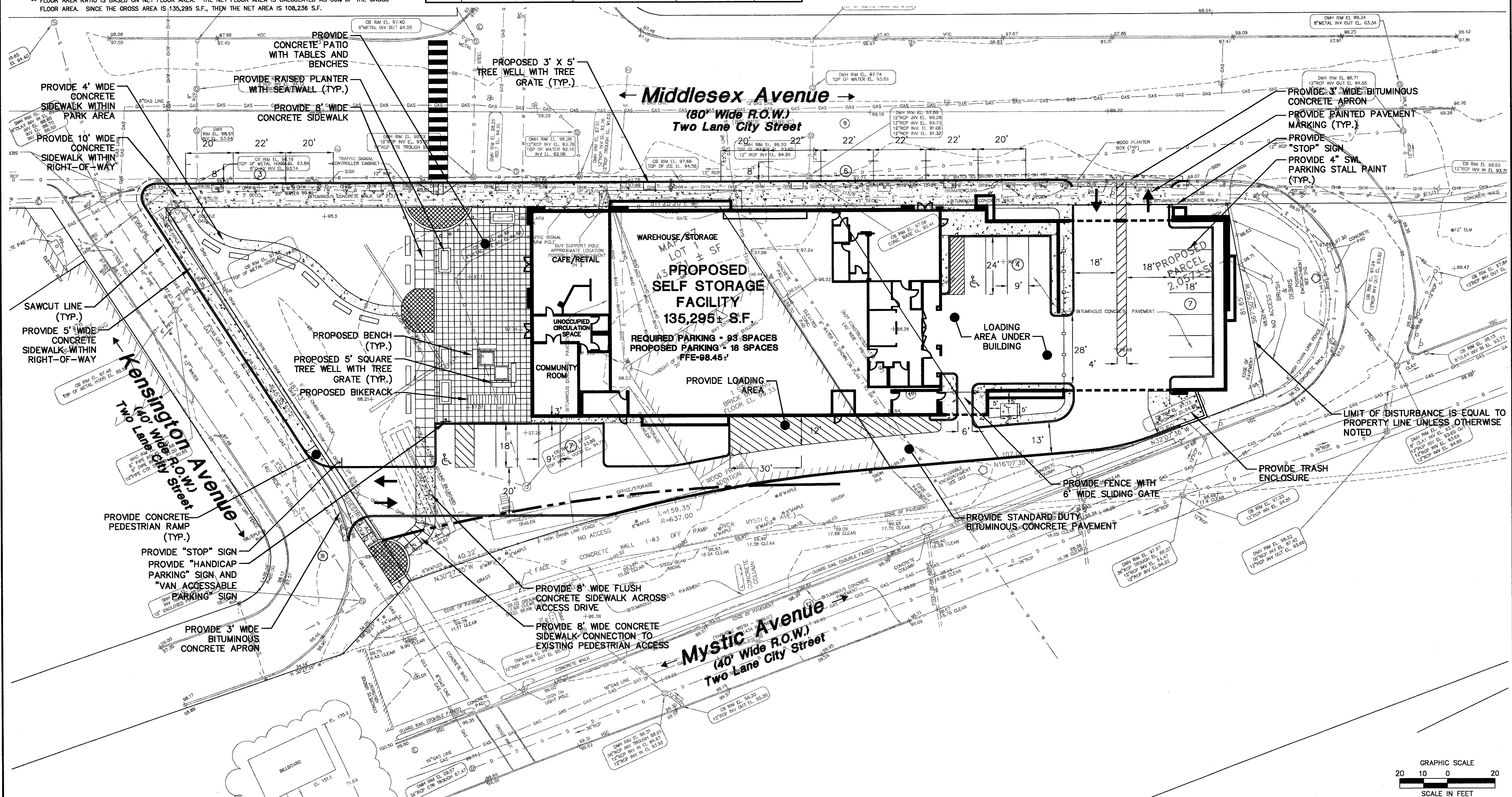
SDYL - SOLID DOUBLE YELLOW LINE

SWSB - SOLID WHITE STOP BAR

SYL - SOLID YELLOW LINE

* SEE SHEET AL-1 FOR EXISTING ITEMS LEGEND

SDYL - SOLID DOUBLE YELLOW LINE
 SWSB - SOLID WHITE STOP BAR
 SYL - SOLID YELLOW LINE
 * SEE SHEET AL-1 FOR EXISTING ITEMS LEGEND



ZONING INFORMATION

LOCATION: SOMERVILLE, MASSACHUSETTS				
ZONE: ASSEMBLY SQUARE MIXED USE DISTRICT				
USE: (PERMITTED USE) SELF STORAGE FACILITY				
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5	MINIMUM SIDE SETBACK	0 FEET	0 FEET / 80.4 FEET	NO
6	MINIMUM REAR SETBACK	0 FEET	7.2 FEET	NO
7	MAXIMUM BUILDING HEIGHT	125 FEET	70 FEET/80 FEET *	NO
8	MAXIMUM BUILDING COVERAGE	NONE REQUIRED	49 PERCENT	NO
9	FLOOR AREA RATIO	10	2.20**	NO
10	OPEN SPACE REQUIREMENT	25 PERCENT	26.00 PERCENT	NO
11	USABLE OPEN SPACE REQUIREMENT	12.5 PERCENT	19.73 PERCENT	NO

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 ** FLOOR AREA RATIO IS BASED ON NET FLOOR AREA. THE NET FLOOR AREA IS CALCULATED AS 80% OF THE GROSS FLOOR AREA. SINCE THE GROSS AREA IS 135,295 S.F., THEN THE NET AREA IS 108,236 S.F.

PARKING INFORMATION

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3	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
4	MINIMUM DRIVEWAY WIDTH	8 FEET MIN. FOR ONE-WAY 18 FEET MIN. FOR TWO-WAY 30 FEET MAX. FOR TWO-WAY	13 FEET FOR ONE-WAY 20 FEET FOR TWO-WAY	NO
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6	MINIMUM FRONT SETBACK	NONE REQUIRED	10 FEET	NO
7	MINIMUM SIDE SETBACK	NONE REQUIRED	8 FEET	NO
8	MINIMUM REAR SETBACK	NONE REQUIRED	15 FEET	NO
9	MINIMUM INTERIOR LANDSCAPING	NONE REQUIRED (LESS THAN 20 SPACES)	N/A	NO
10	LOADING SPACE DIMENSIONS	12 FEET X 30 FEET	12 FEET X 30 FEET	NO

FLOOR AREA

FLOOR	SQUARE FOOTAGE AREA
1	15,045 S.F.
2	24,050 S.F.
3	24,050 S.F.
4	24,050 S.F.
5	24,050 S.F.
6	24,050 S.F.




NOTES:

1. THE EXISTING SITE IS ENTIRELY IMPERVIOUS. THE IMPERVIOUS SURFACE FOR THE FAR FUTURE PROPOSED SITE HAS BEEN REDUCED BY 9.29% WHICH EQUATES TO 4,566 S.F. OF PROPOSED PERVIOUS SURFACE.

TRAFFIC SIGN LEGEND

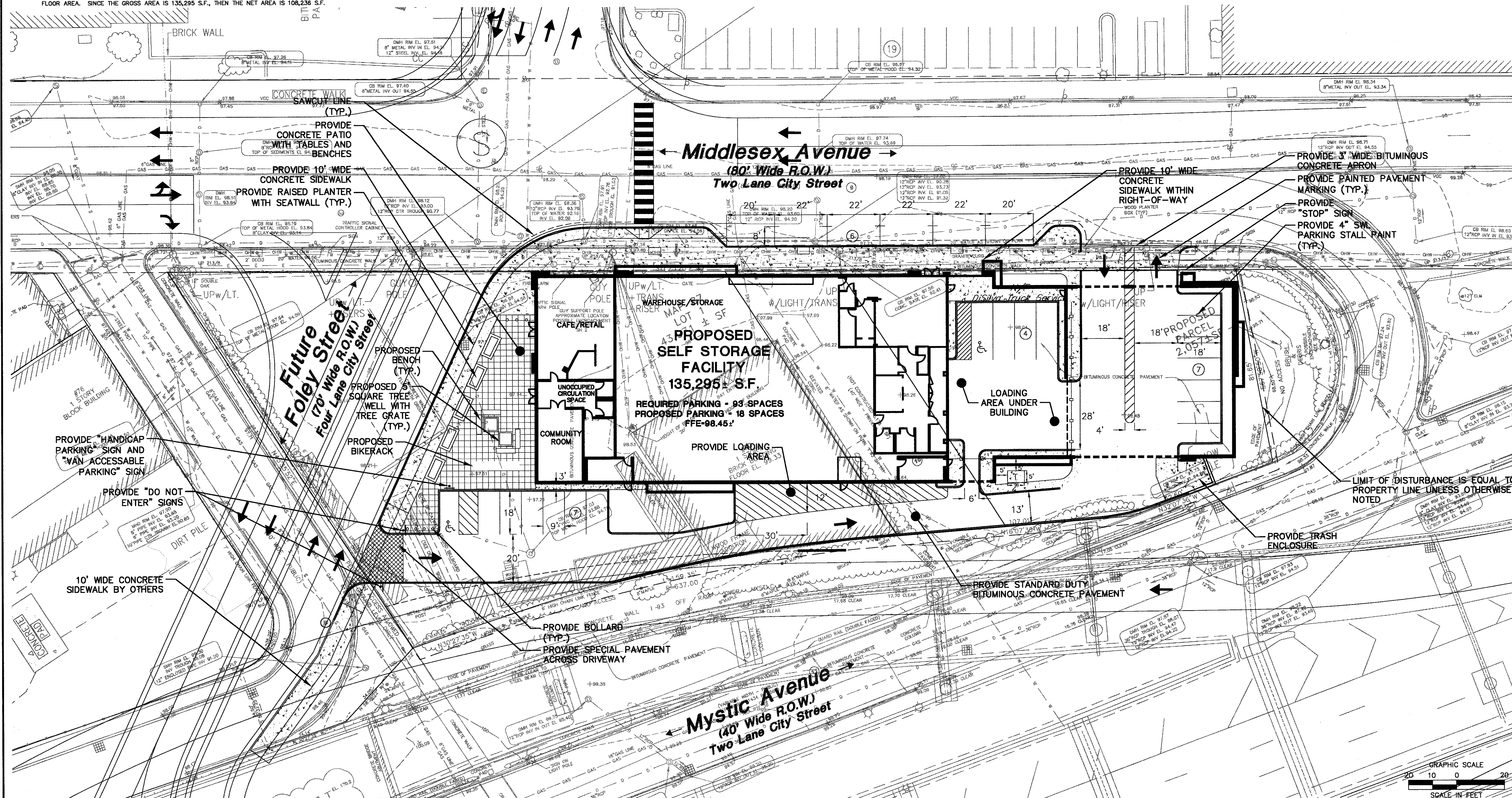
MUTCD NO.	LEGEND	QTY.
R1-1	STOP	1
D9-6	NO PARKING ANY TIME	2
R5-1	DO NOT ENTER	2
D9-6P	VAN ACCESSIBLE	1

LEGEND

	PROPOSED BUILDING
	PROPOSED CONCRETE CURB
	CONCRETE SIDEWALK PAVEMENT

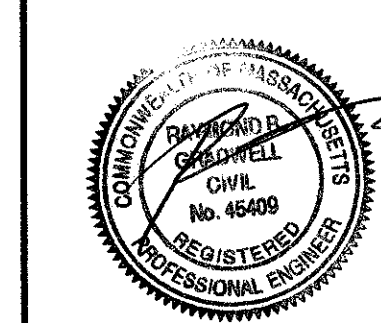
SDYL - SOLID DOUBLE YELLOW LINE
 SWSB - SOLID WHITE STOP BAR
 SYL - SOLID YELLOW LINE

* SEE SHEET AL-1 FOR EXISTING ITEMS LEGEND



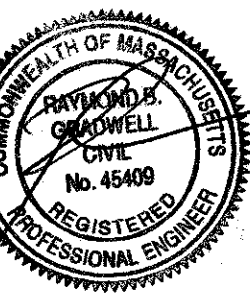
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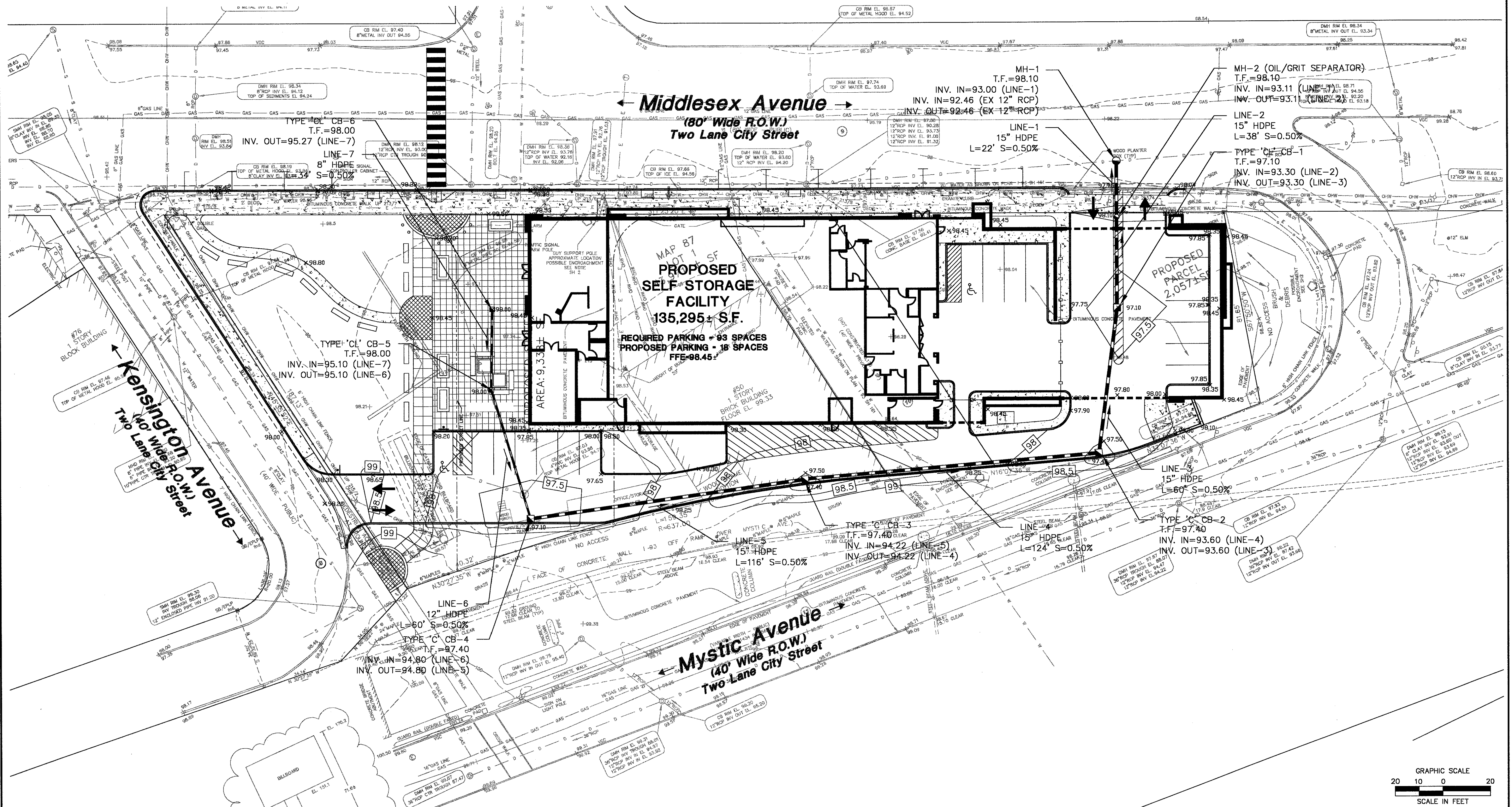


PROPOSED SELF-STORAGE BUILDING
 50 MIDDLESEX AVENUE
 SOMERVILLE, MASSACHUSETTS, MIDDLESEX COUNTY

REV	NO.	DATE	DESCRIPTION
1	1		DESIGNED A.B.U.
2	2		DRAWN A.B.U.
3	3		CHECKED
4	4		APPROVED
5	5		SCALE 1"=30'
6	6		PROJECT NO. 08C2978
7	7		DATE 3/29/2011
8	8		CAD FILE: SP08C297802
9	9		TITLE
10	10		FUTURE SITE PLAN
11	11		SHEET NO.
12	12		SP-2



PROPOSED SELF-STORAGE BUILDING
50 MIDDLESEX AVENUE
SOMERVILLE, MASSACHUSETTS, MIDDLESEX COUNTY



REVISIONS	No.	Date	Desc.
Designed	A.B.U.		
Drawn	A.B.U.		
Checked			
Approved			
Scale	1"=30'		
Project No.	08C2978		
Date	3/29/2011		
CAD File:	GD09C297801		
Title	GRADING AND DRAINAGE PLAN		
Sheet No.	GD-1		

UTILITIES NOTES

1. ALL PROPOSED WATER AND SEWER WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS OF THE WALLINGFORD DEPARTMENT OF PUBLIC UTILITIES WATER AND SEWER DIVISIONS.

UTILITY CONSTRUCTION NOTES

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF SOMERVILLE AND MASS HIGHWAY TO SECURE CONSTRUCTION PERMITS AND FOR PAYMENT OF FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED, OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS.
- THIS PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO ARCHITECTURE AND MEP DRAWINGS FOR BUILDING CONNECTIONS LOCATIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED SANITARY SEWERS AND WHERE PROPOSED STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
- UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
- THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
- THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE COMMONWEALTH IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
- ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASUREMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
- RELOCATION OF UTILITY PROVIDER FACILITIES SUCH AS POLES, SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
- THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.

- CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
- BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
- ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
- A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASUREMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASUREMENT OF THE PROPOSED PIPING.
- SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
- MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE RIMS AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE AS NECESSARY.
- SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
- CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, DRAINAGE STRUCTURE, SWALE OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE OWNER, CITY OF SOMERVILLE, AND MASS HIGHWAY.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE INCLUDING SERVICES. CONTACT DIG SAFE AT (888) 344-7233 72 HOURS PRIOR TO CONSTRUCTION AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY AND STORM DRAINAGE LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.
- THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE COMMONWEALTH IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.

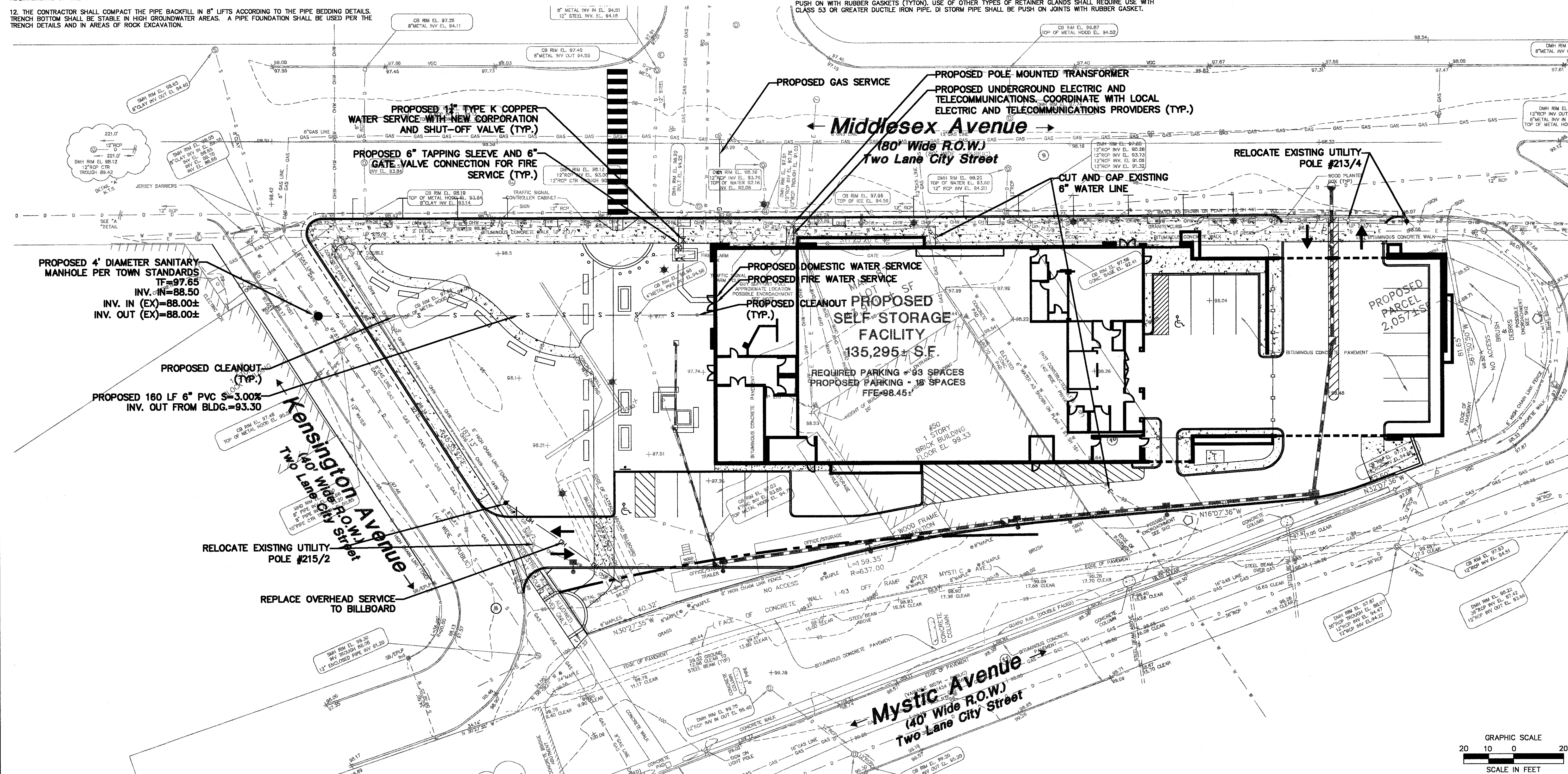
- ELECTRIC, AND TELEPHONE SERVICES SHALL BE INSTALLED UNDERGROUND FROM RELOCATED SERVICE POLE #215/4. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL 2-4" PVC CONDUITS FOR TELECOMMUNICATION SERVICE, 2-4" PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SEE PLAN FOR NUMBER OF CONDUITS. SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELECOMMUNICATION CONDUITS. SERVICES SHALL BE MAINTAINED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC UTILITY PROVIDER, TELECOMMUNICATIONS COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL CONCRETE ENCASUREMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC PROVIDER.
- ALL WATER LINES TO HAVE A MINIMUM COVER OF 4'-6". ALL LINES SHALL BE BEDDED IN 6" SAND AND INITIALLY BACKFILLED WITH 12" SAND.
- ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERAL SHALL CONFORM TO THE CITY OF SOMERVILLE DEPARTMENT OF PUBLIC UTILITIES WATER AND SEWER, AND APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER, AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/JUNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE CIVIL ENGINEER, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.
- ANY EXISTING POTABLE WELL AND ANY SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER COMMONWEALTH OF CONNECTICUT DEP AND HEALTH CODE REQUIREMENTS.
- THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE CIVIL ENGINEER AND ALLOWED BY THE GOVERNING AUTHORITY ENGINEER OR OTHER GOVERNING AUTHORITY.

PRODUCT NOTES

- COPPER PIPE SHALL BE TYPE K TUBING WITH COMPRESSION FITTINGS.
- POLY VINYL CHLORIDE PIPE (PVC) FOR STORM AND SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVC SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS; ASTM-D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.
- DUCTILE IRON PIPE SHALL CONFORM TO AWWA C151 FOR CLASS 52 WITH CEMENT LINING IN ACCORDANCE WITH ANSI A 21.4. FOR WATER MAINS AND SERVICES 3" ID AND LARGER, JOINTS SHALL BE MADE WITH CONCRETE THRUST BLOCKS OR WITH MEGALUG RETAINER GLANDS OR WITH RODDING IN ACCORDANCE WITH PROJECT MANUAL SPECIFICATIONS AND IN ACCORDANCE WITH WATER UTILITY PROVIDER REQUIREMENTS TO EXTEND A MINIMUM OF 2 PIPE LENGTHS IN EITHER DIRECTION FROM FITTINGS AND ELBOWS (40 FT MINIMUM). ALL OTHER JOINTS SHALL BE PUSH ON WITH RUBBER GASKETS (TYTON). USE OF OTHER TYPES OF RETAINER GLANDS SHALL REQUIRE USE WITH CLASS 53 OR GREATER DUCTILE IRON PIPE. DI STORM PIPE SHALL BE PUSH ON JOINTS WITH RUBBER GASKET.

SITE UTILITY LEGEND

ELECTRIC LINE	— E — E —
ELECTRIC PRIMARY	— EP —
GAS LINE	— G — G —
OVERHEAD LINE	— OH — OH —
TELEPHONE LINE	— T — T —
WATER LINE	— W — W —
SANITARY SEWER LINE	— S —
SANITARY FORCE MAIN	— SFM —
STORM LINE	—
CATCH BASIN	☐
STORM MANHOLE	○
SANITARY MANHOLE	●
ELECTRIC MANHOLE	⊙
HYDRANT	✱
TRANSFORMER	⌈
UTILITY POLE	⊙



ARCHITECTURE
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LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SCIENCES

355 Research Parkway
Mendon, CT 06450
(203) 630-1406
(203) 630-2615 Fax

PROPOSED SELF-STORAGE BUILDING
50 MIDDLESEX AVENUE
SOMERVILLE, MASSACHUSETTS, MIDDLESEX COUNTY

Designed A.B.U.
Drawn A.B.U.
Checked A.B.U.
Approved A.B.U.
Scale 1"=30'
Project No. 08C2978
Date 3/29/2011

CAD File: SU08C297801

Site
SITE UTILITIES
PLAN

Sheet No.

SU-1

CONTROL MEASURE

ILLUSTRATION

A INLET PROTECTION

B SILT FENCE

C TEMPORARY MATERIALS STOCKPILE AREA OF NON REC. SOIL

D CONSTRUCTION ENTRANCE

E SS SILT SACK

F HB HAY BALE

G GSF

H SF

I SM

J CE

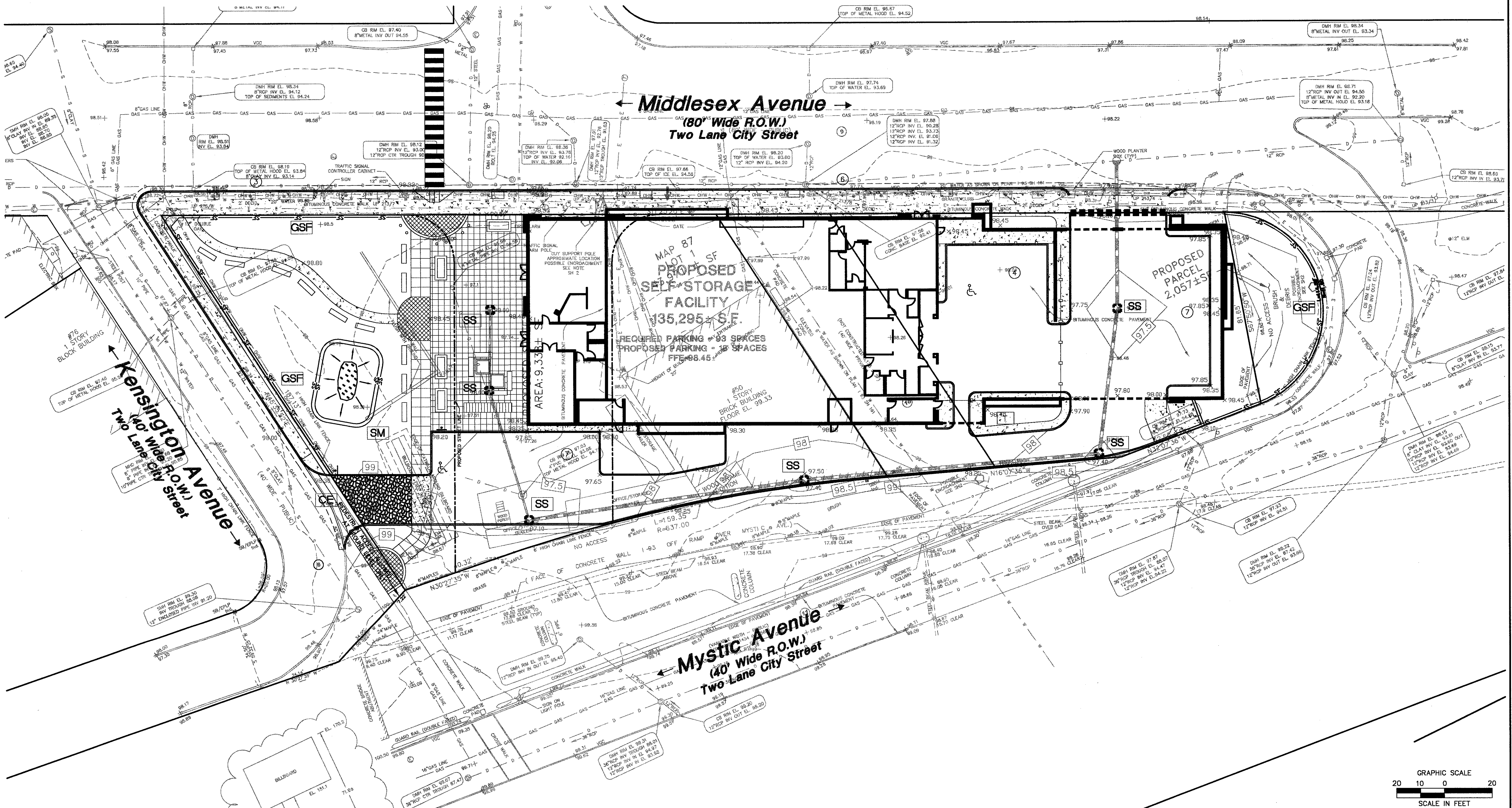


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PROPOSED SELF-STORAGE BUILDING
50 MIDDLESEX AVENUE
SOMERVILLE, MASSACHUSETTS, MIDDLESEX COUNTY



Designation	No.	Date	Description
Designed			G.F.
Drawn			A.J.L.
Checked			
Approved			
Scale		1"=20'	
Project No.		08C2978	
Date		3/29/2011	
AD File:			
EC08C297801			
Title			
SEDIMENTATION AND EROSION CONTROL PLAN			
Sheet No.			

EC-1

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LANDSCAPE PLANT SCHEDULE

TREES					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BN	1	Betula nigra 'Heritage'	RIVER BIRCH	B&B	10'-12' HT.
GT	2	Gleditsia triacanthos var. inermis 'Shademaster'	THORNLESS HONEYLOCUST	B&B	2"-2 1/2" CAL.
PC	4	Pyrus calleryana 'Chanticleer'	CHANTICLEER CALLERY PEAR	B&B	2 1/2" - 3" CAL.
ZS	5	Zakova serrata 'Green Vase'	JAPANESE ZELKOWA	B&B	3"-3 1/2" CAL.

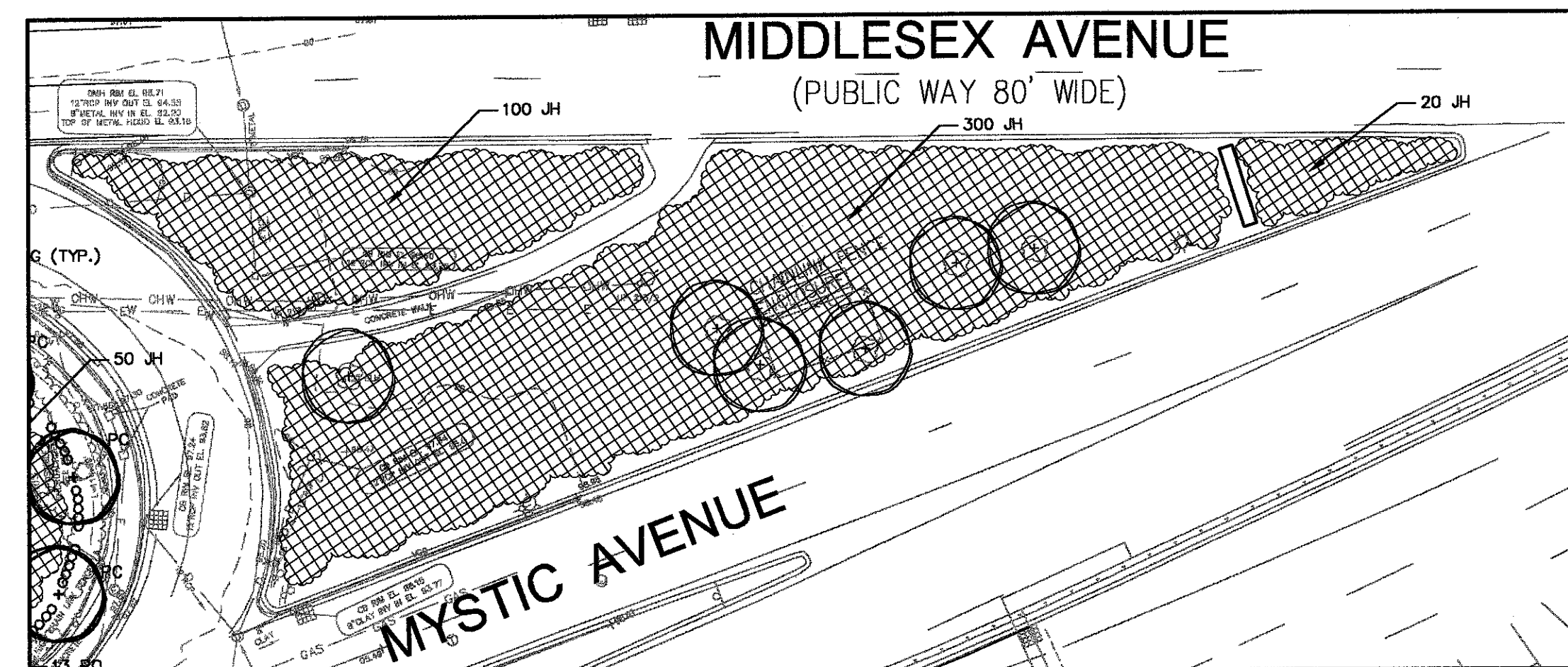
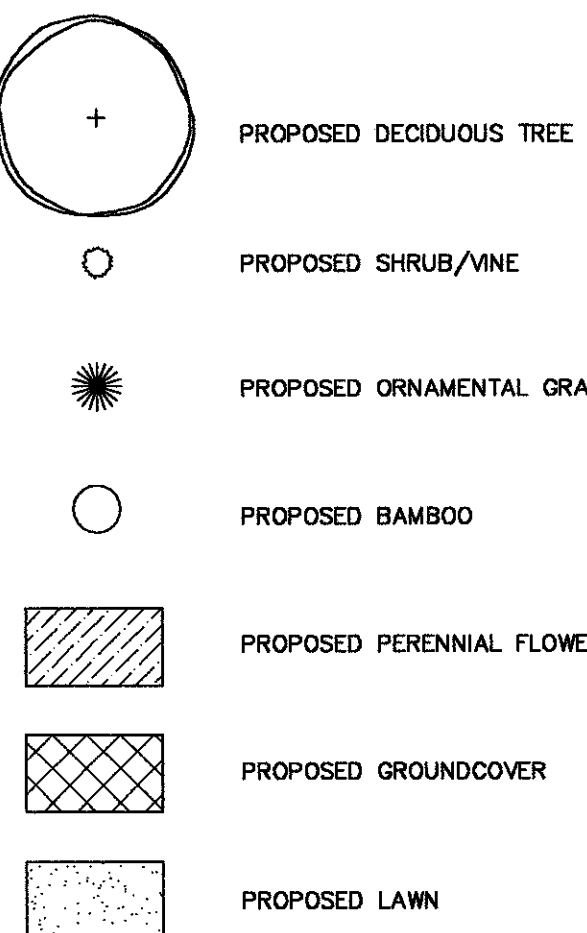
SHRUBS & VINES					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
FM	20	Fargesia murielae	UMBRELLA BAMBOO	#3 CONT.	4'-6" HT.
IG	36	Ilex glabra 'Compacta'	COMPACT HEDGE	#3 CONT.	24" - 30" HT.
PQ	73	Parthenocissus quinquefolia	VIRGINIA CREEPER	#3 CONT.	2" O.C.

PERENNIALS & GROUNDCOVERS					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
JH	470	Juniperus horizontalis 'Wiltoni'	CREeping JUNIPER	#3 CONT.	6"-12" HT.
LM	150	Liriope muscari 'Majestic'	LILYTURF	CONT.	6"-12" HT.
PA1	36	Pennisetum alopecuroides	FOUNTAIN GRASS	CONT.	12"-18" HT.
PA2	44	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	CONT.	12"-18" HT.
VM	4510	Vinca minor	VINCA	2 1/4" FEAT POT	3" HT.

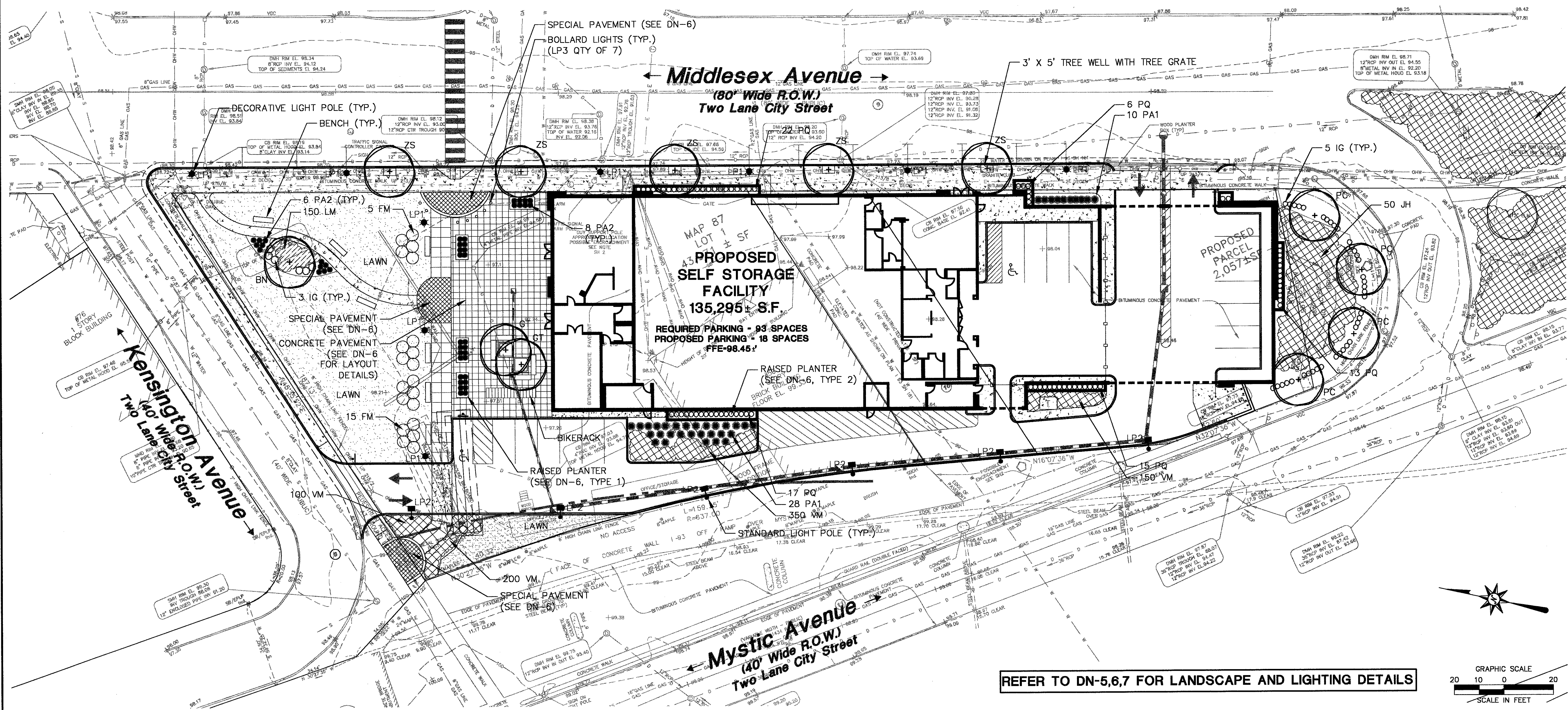
LIGHTING SCHEDULE

TYPE	LUMS	WATTS	POLE HEIGHT	MOUNT	MANUFACTURER	FIXTURE MODEL #	POLE MODEL #
LP1	9	48 W	12'	POLE	BEACON PRODUCTS	TRE31-LED48	FLAGLER AK
LP2	6	165W	20'	POLE	STERNER LIGHTING	EXEC-QL25	STR
LP3	7	50W	-	BOLLARD	BEACON PRODUCTS	FLA42	-

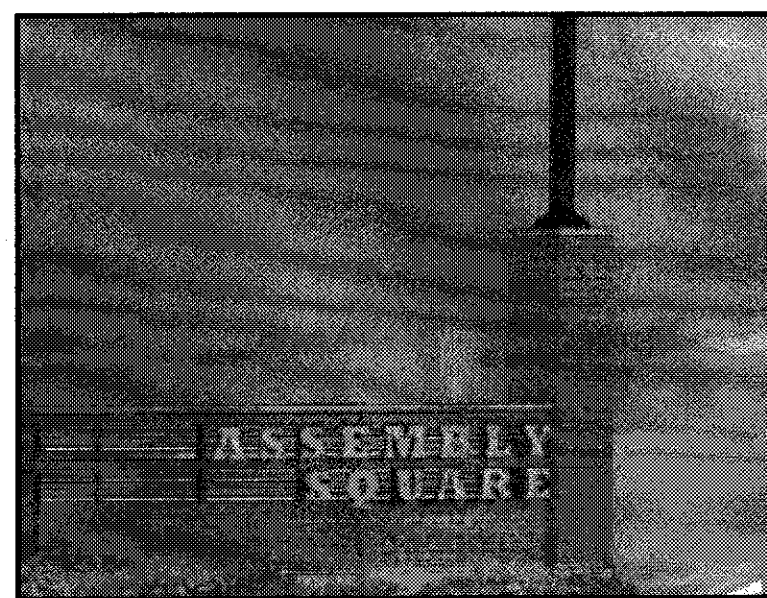
LANDSCAPE KEY



GATEWAY SIGNAGE AT INTERSECTION OF MIDDLESEX AVENUE AND MYSTIC AVENUE



REFER TO DN-5,6,7 FOR LANDSCAPE AND LIGHTING DETAILS



GATEWAY SIGNAGE



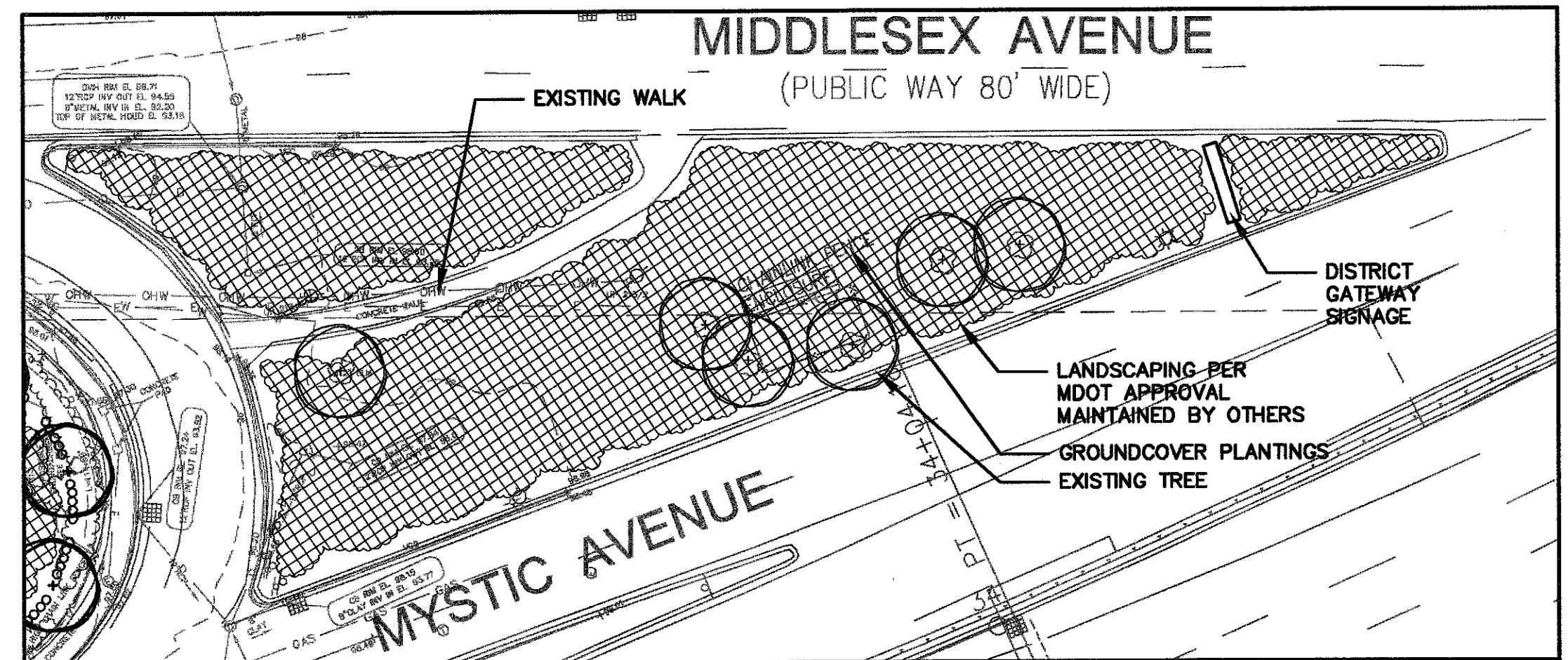
EVERGREEN SHRUBS



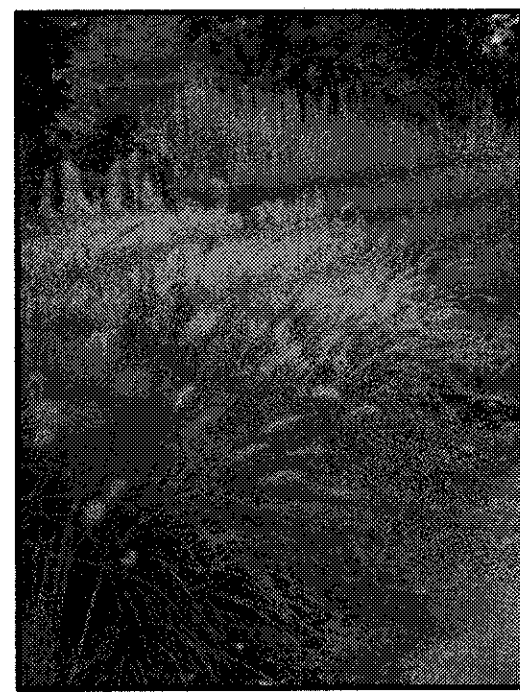
TRELLIS SYSTEM



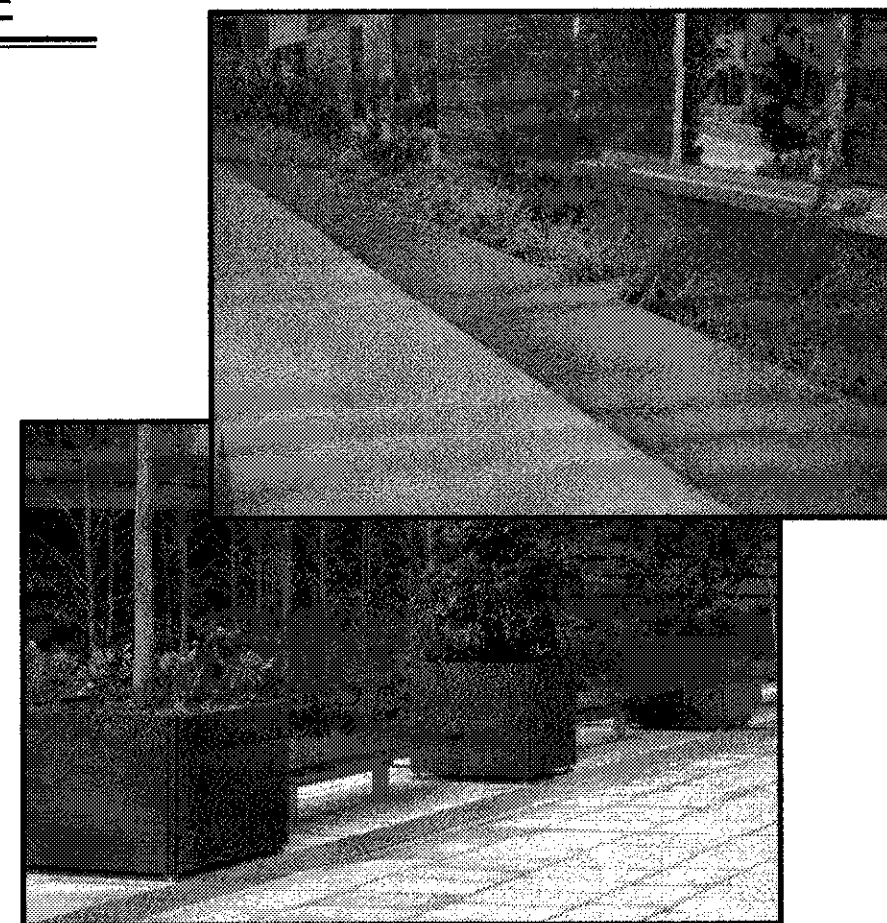
ORNAMENTAL LIGHT POLES



GATEWAY SIGNAGE AT INTERSECTION OF MIDDLESEX AVENUE AND MYSTIC AVENUE



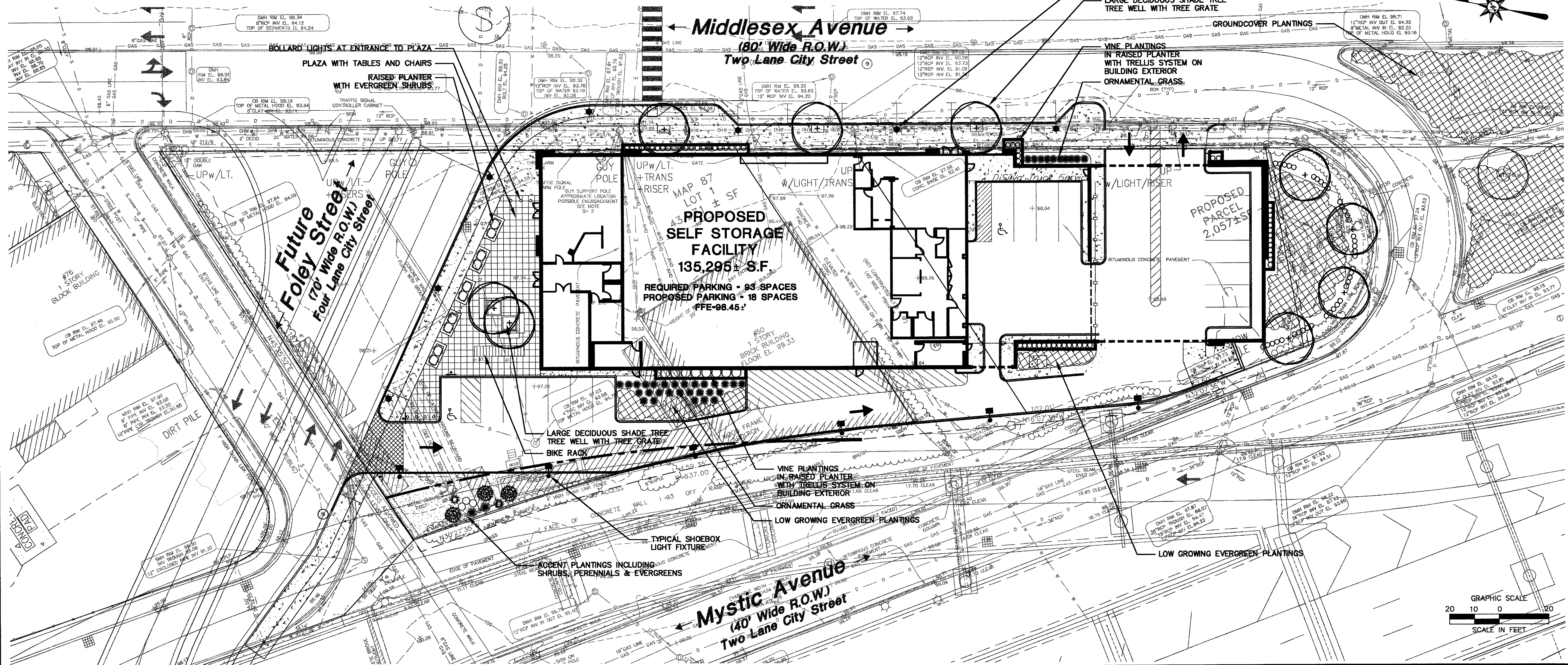
ORNAMENTAL GRASSES

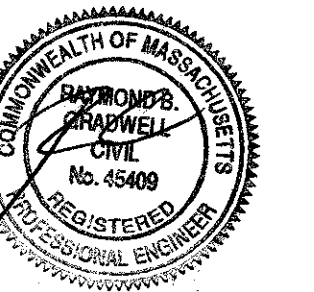


RAISED PLANTERS



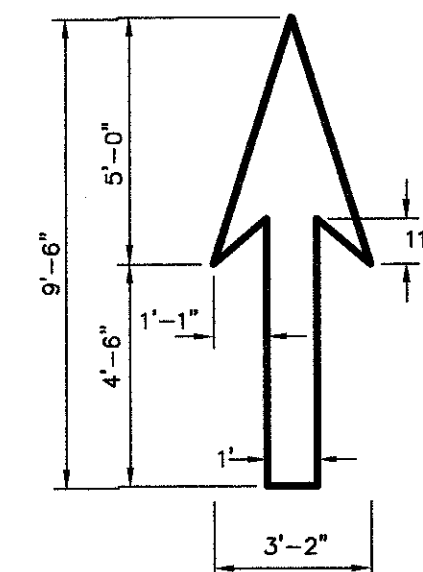
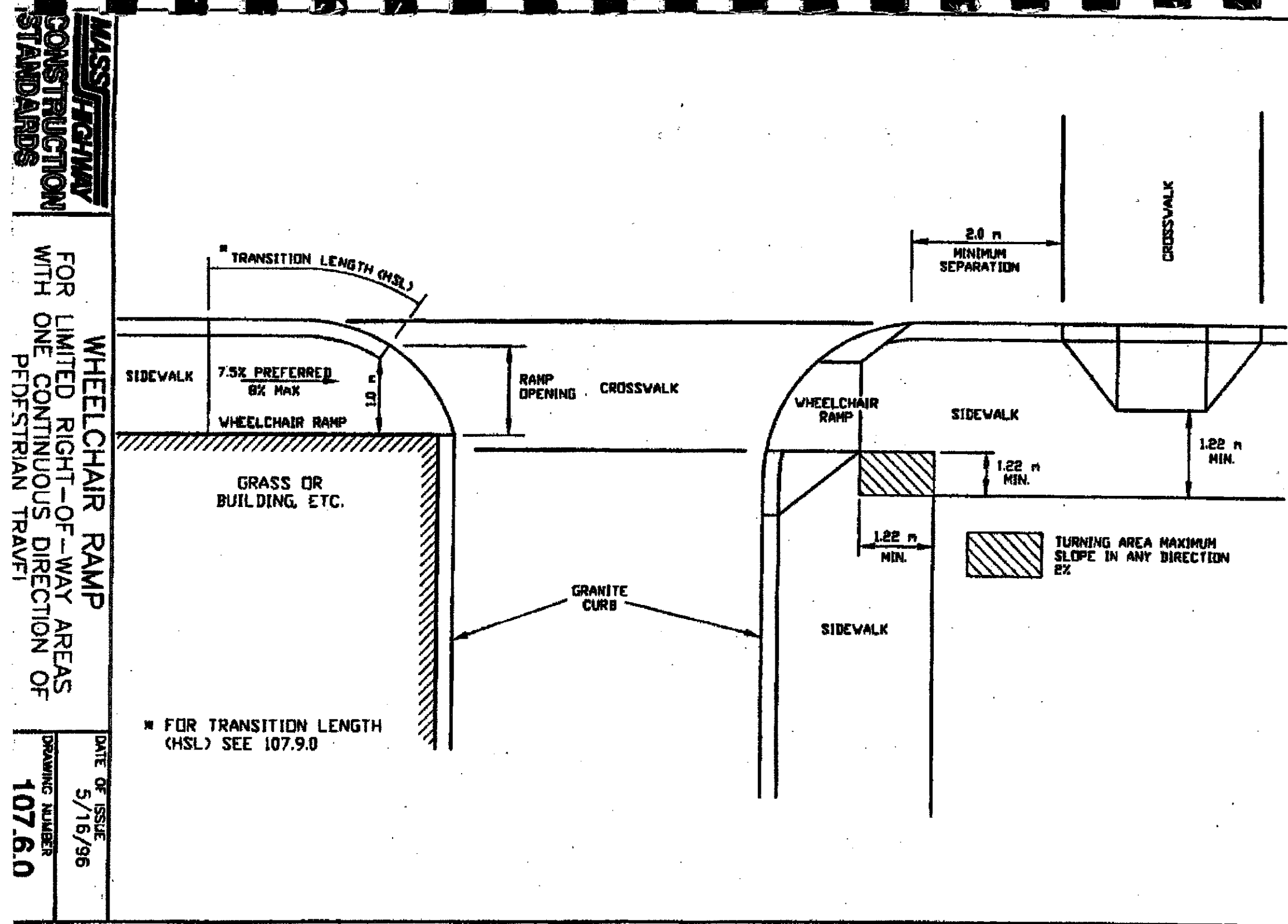
GROUND COVER





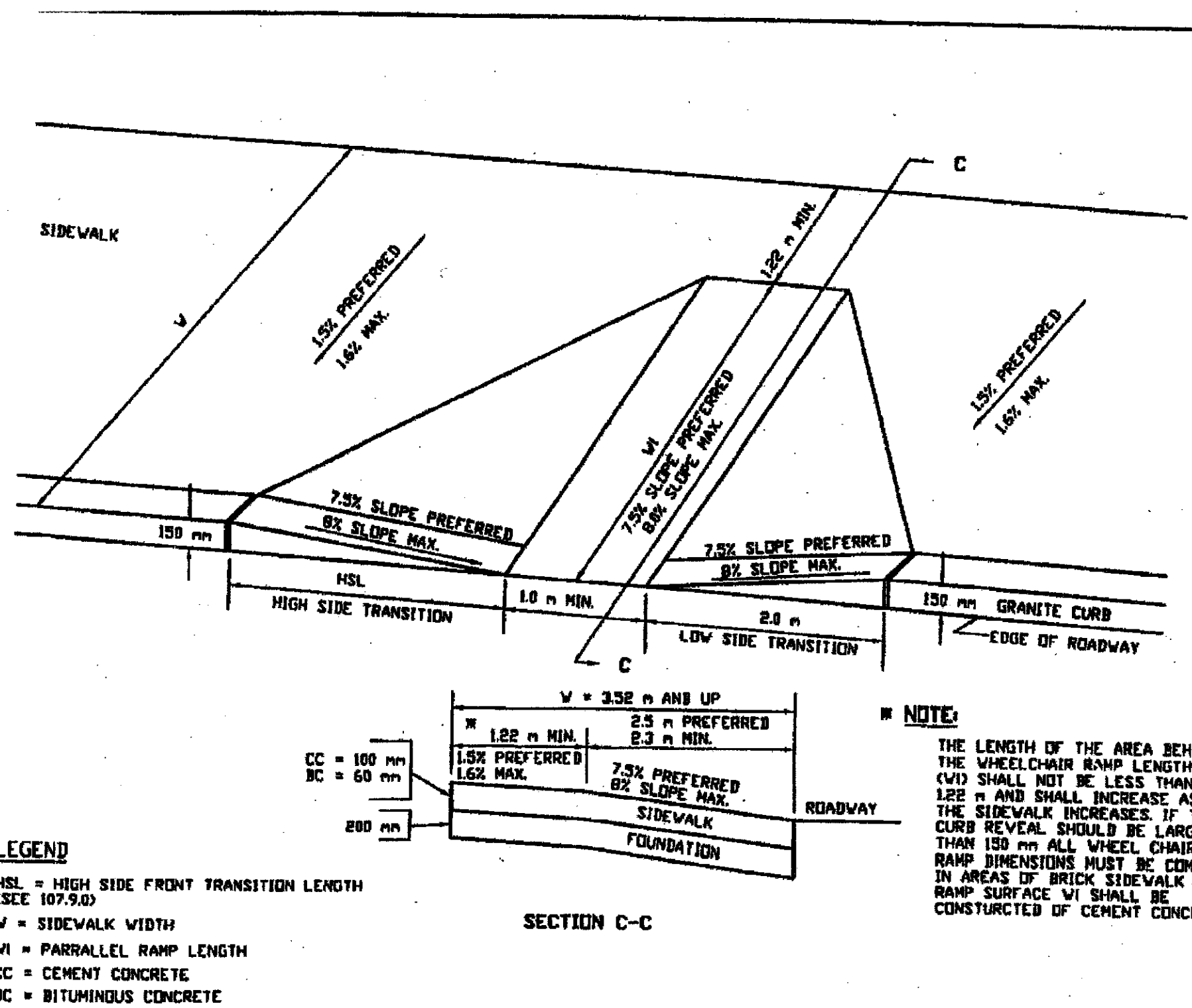
DN-1



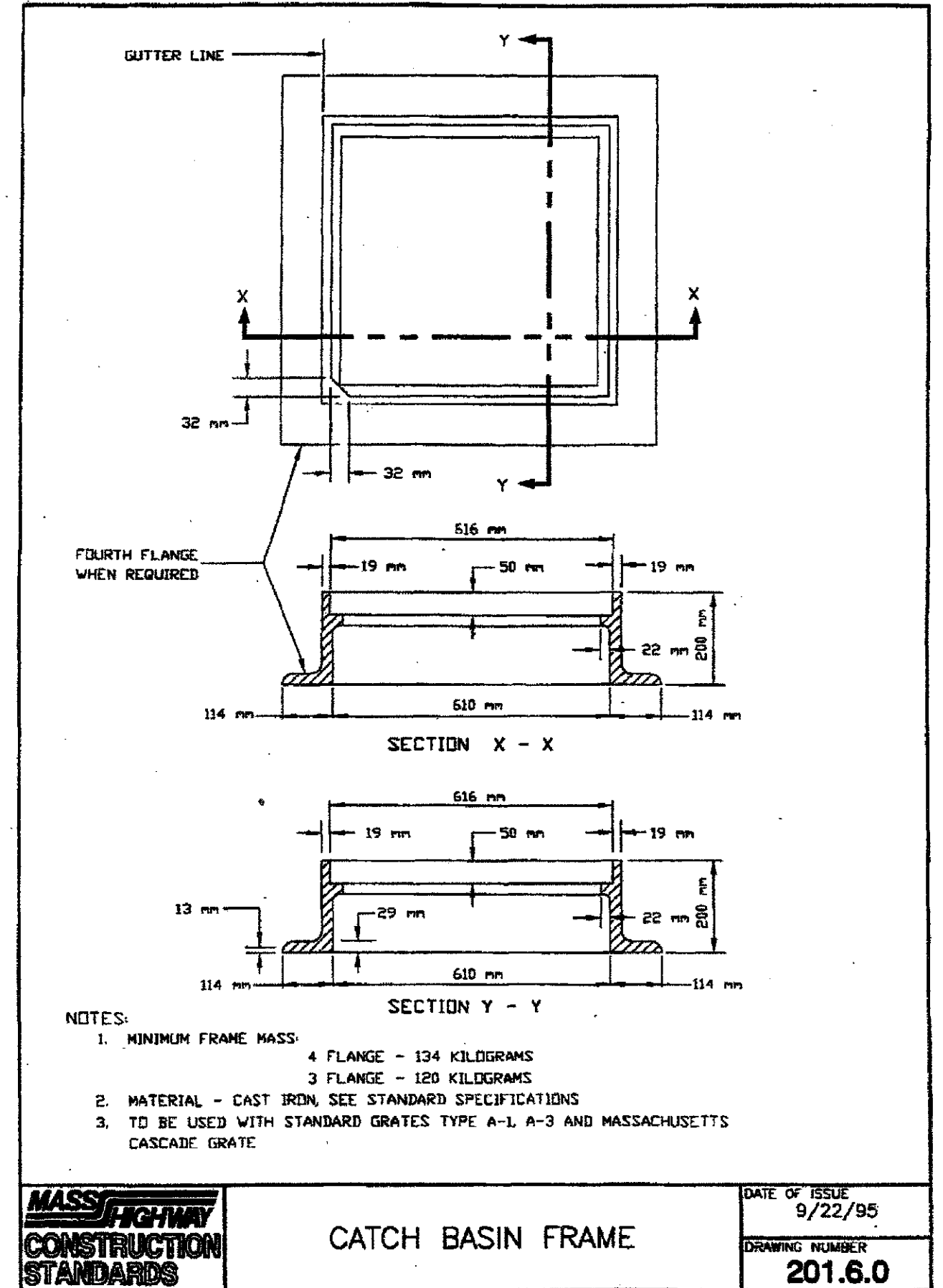


PAVEMENT ARROW DETAILS
N.T.S. BLPC-006

INTERNATIONAL HANDICAP SYMBOL
N.T.S. WG

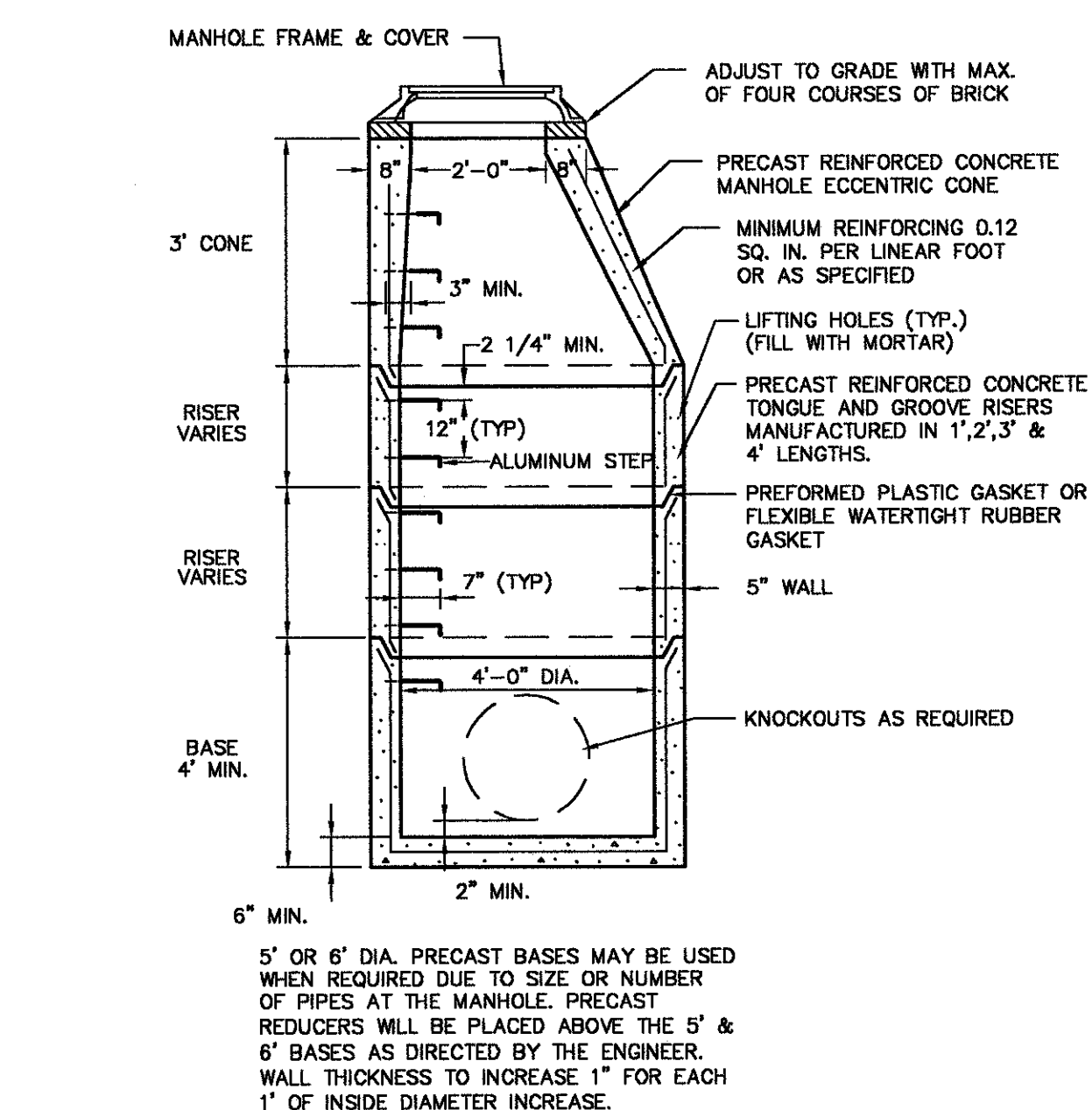


PRECAST STORM MANHOLE DETAIL
N.T.S. CTDD-003

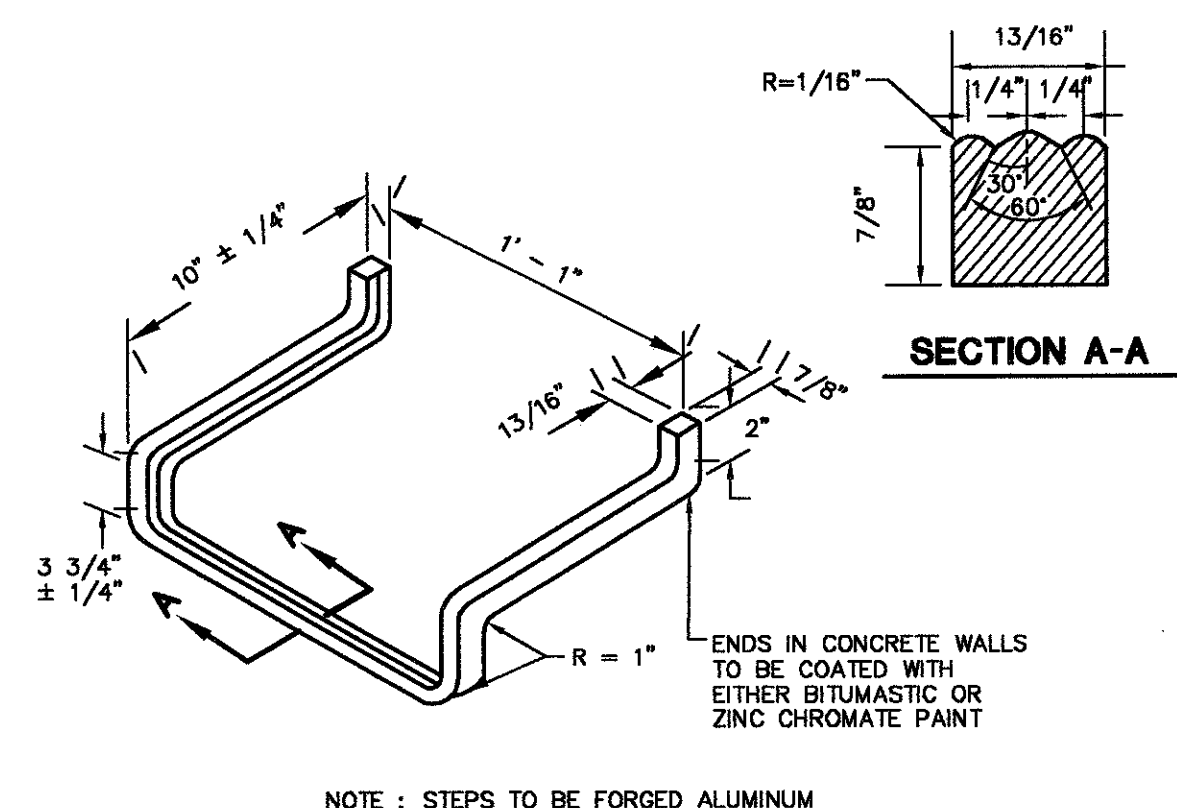


CATCH BASIN FRAME
DATE OF ISSUE: 9/22/95
DRAWING NUMBER: 201.6.0

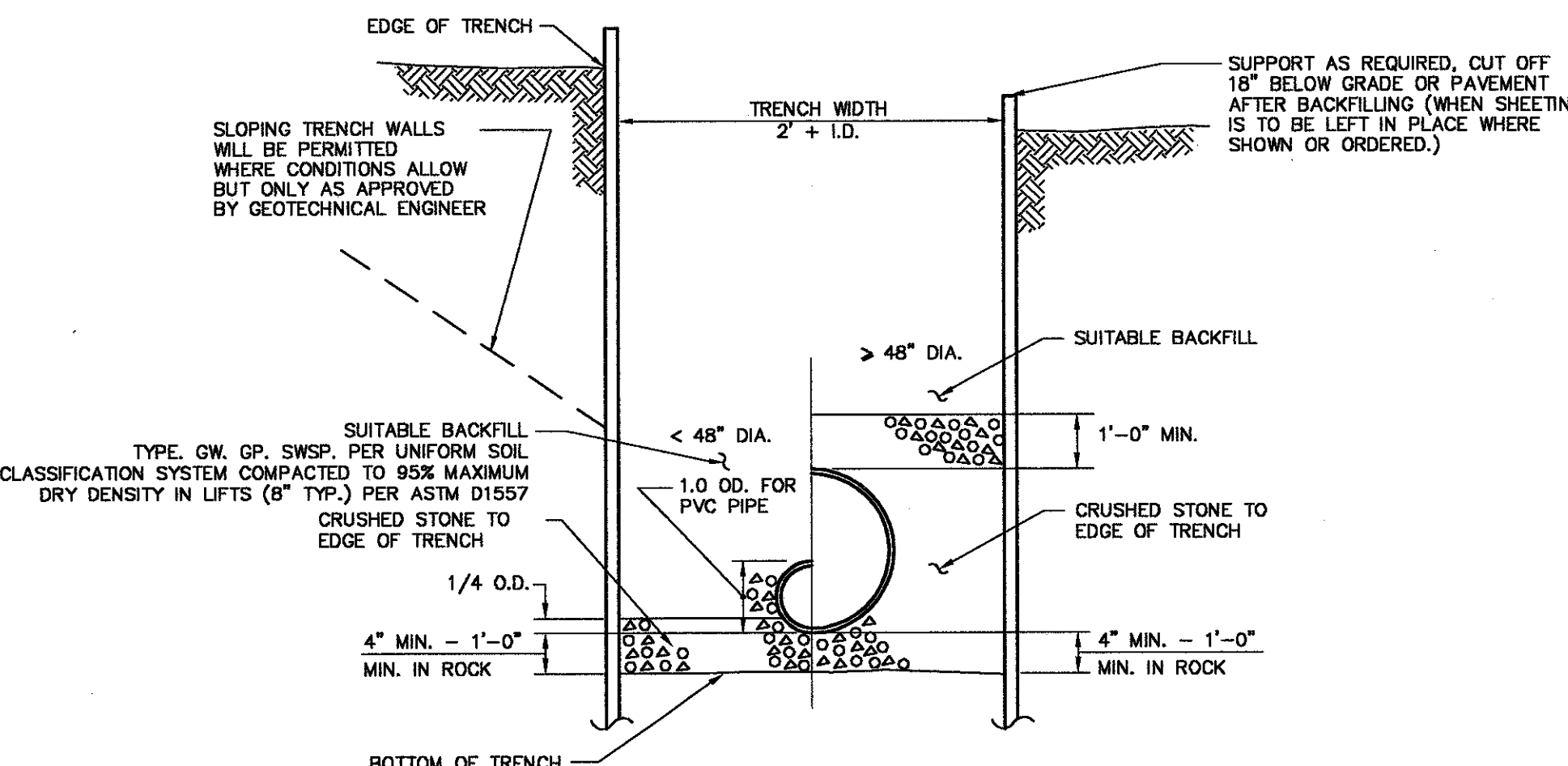
STANDARD MANHOLE STEP
N.T.S. BLSS-005



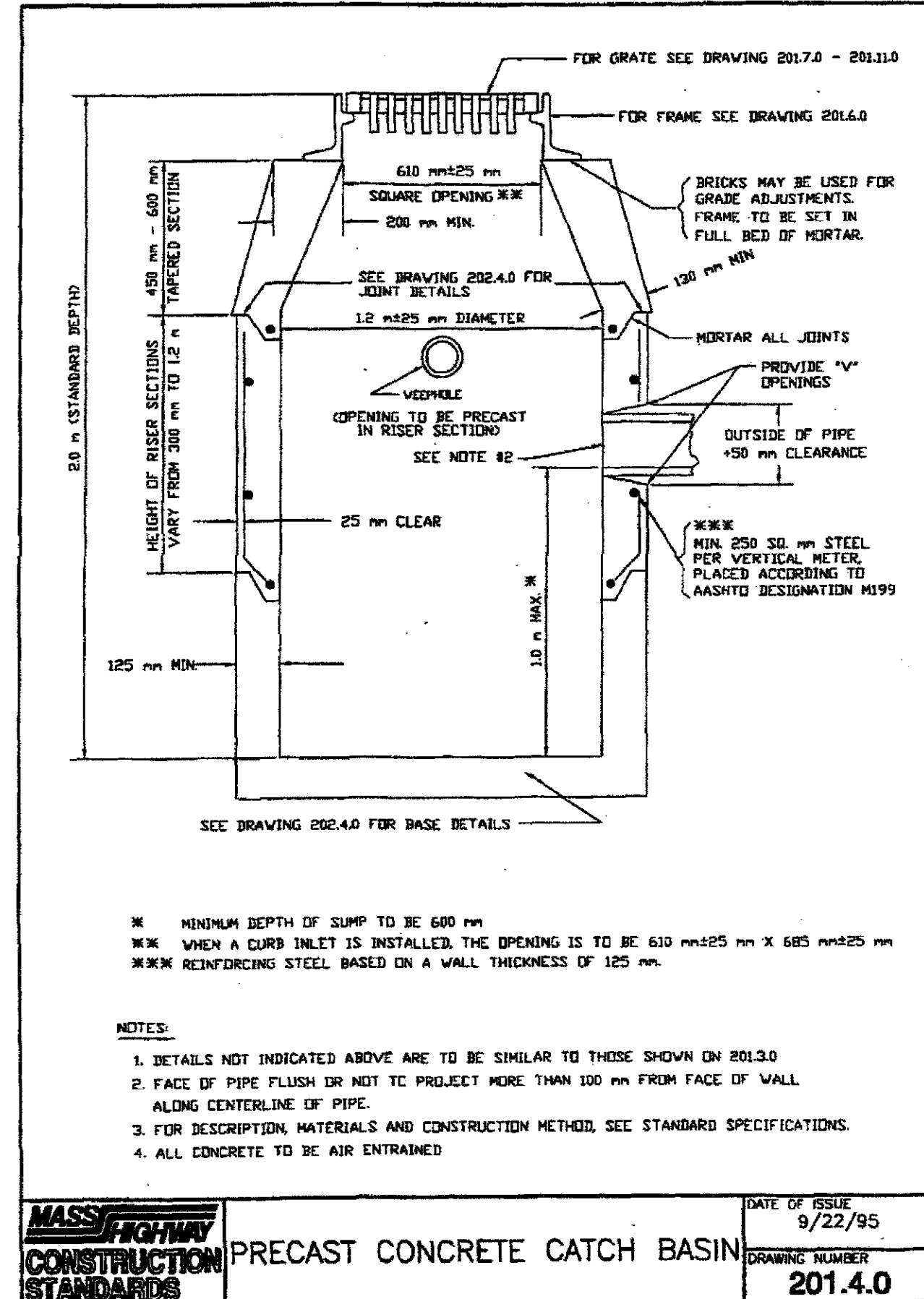
SECTION A-A



TYPICAL METAL SIGN POSTS
N.T.S. BLSD-001



TYPICAL STORM SEWER TRENCH SECTION



PRECAST CONCRETE CATCH BASIN
DATE OF ISSUE: 9/22/95
DRAWING NUMBER: 201.4.0

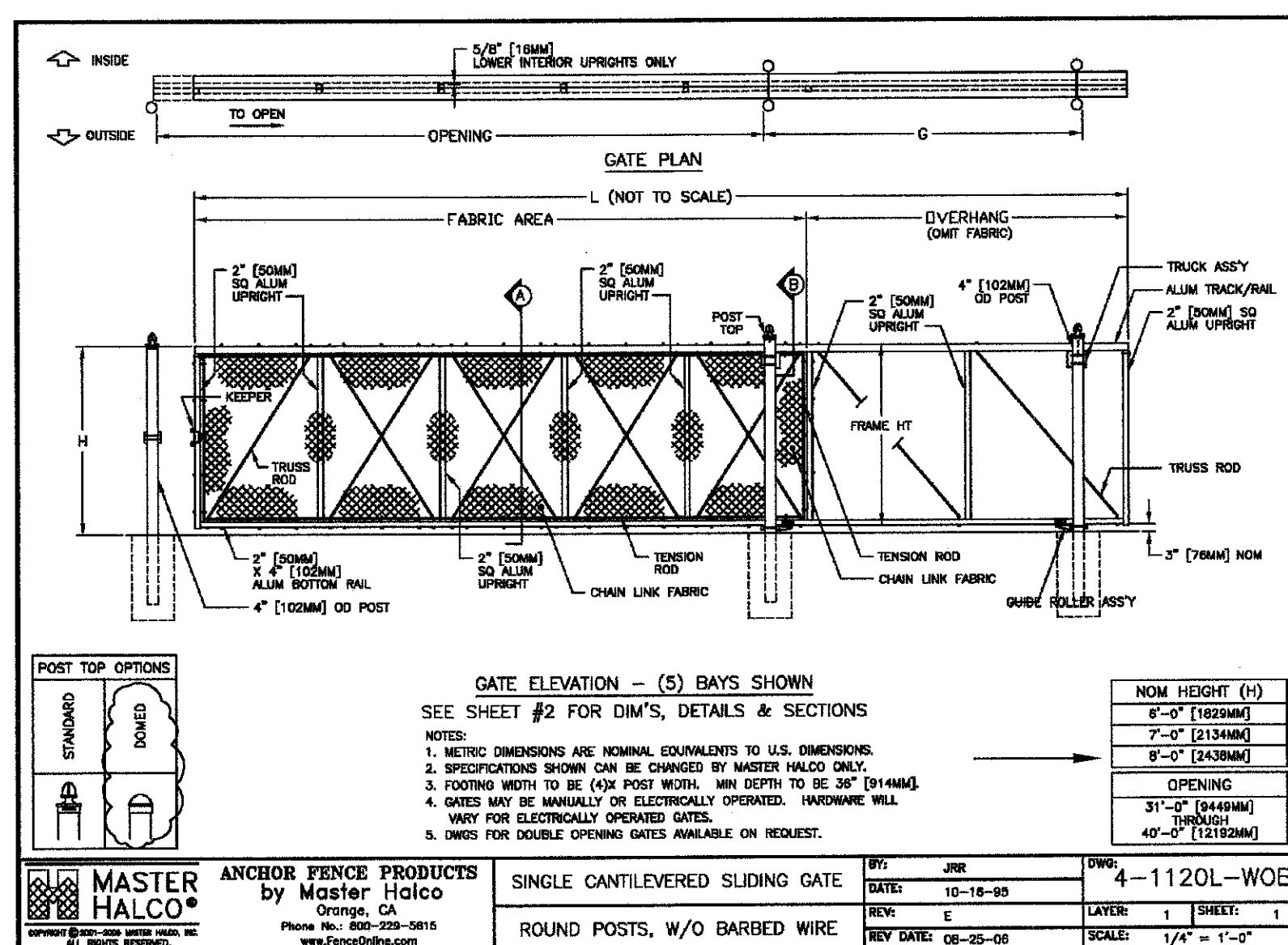
- 1** SLIDE GATE OPERATORS are available in a wide range of power, voltage and final drive configurations.
- 2** ACCESS CONTROL DEVICE options include, but are not limited to, telephone entry systems, keypads, card readers, proximity readers and intercoms.
- 3** IN-GROUND LOOPS are designed for vehicle detection through the use of an electronic "Loop Detector" which reads field variations produced by an inductive "Loop." They are typically used for free exit, safety and gate closure. In combination, they are integral parts of many sophisticated traffic control systems.
- 4** PHOTOELECTRIC CELLS are designed for vehicle detection through the use of a photoelectric transmitter and receiver. They are typically used for free exit, safety and gate closure and are available in two basic configurations: the first offers a more signal and setup with separate transmitter and receiver units, however requires power on both sides of the gate; the second offers a simplified transmitter/receiver that utilizes a reflector, mounted opposite the unit, to complete the send/receive circuit.


**MASTER
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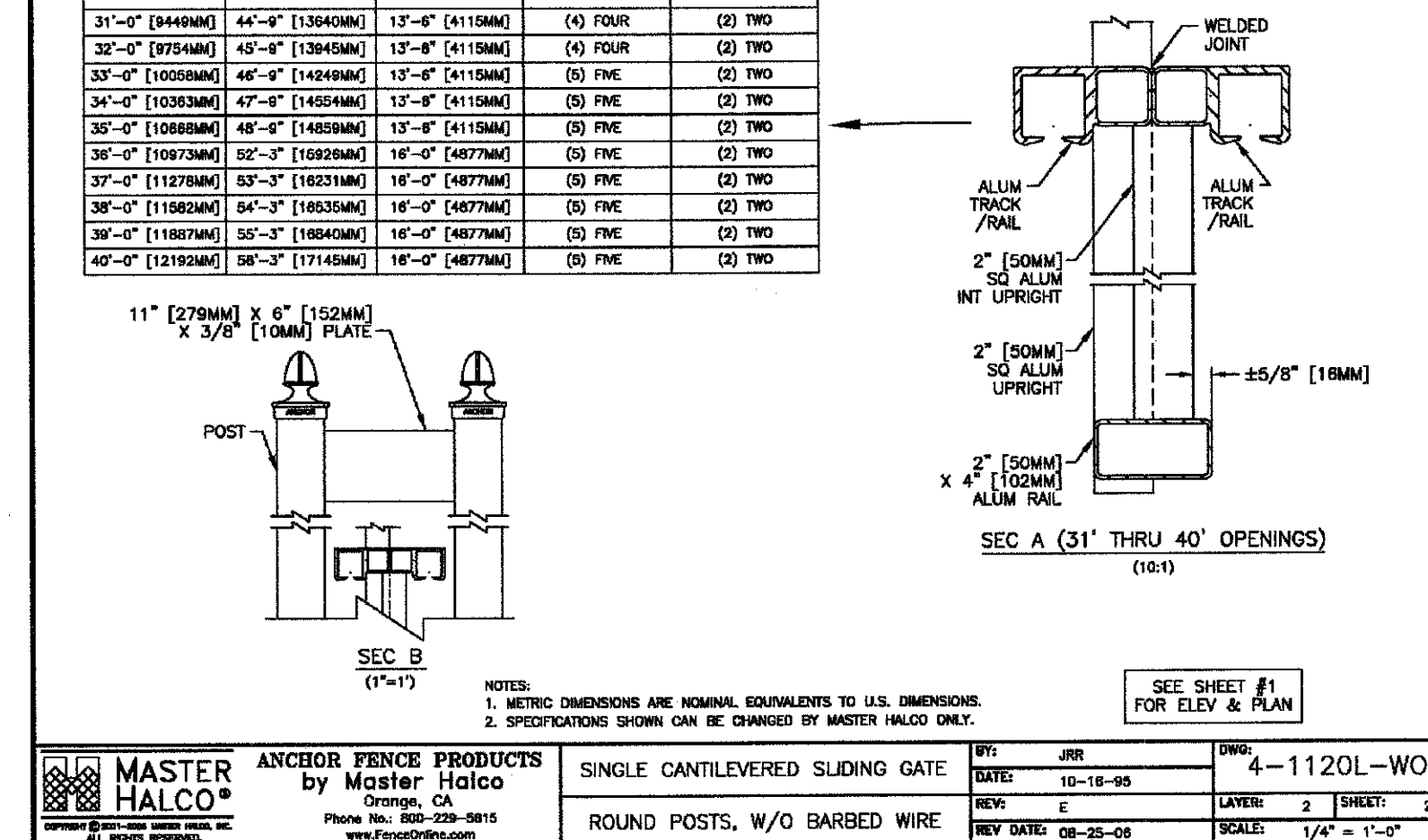
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NOTE: FENCE STYLE/ TYPE FOR INFORMATION
PURPOSES ONLY

N.T.S. BLFD-001



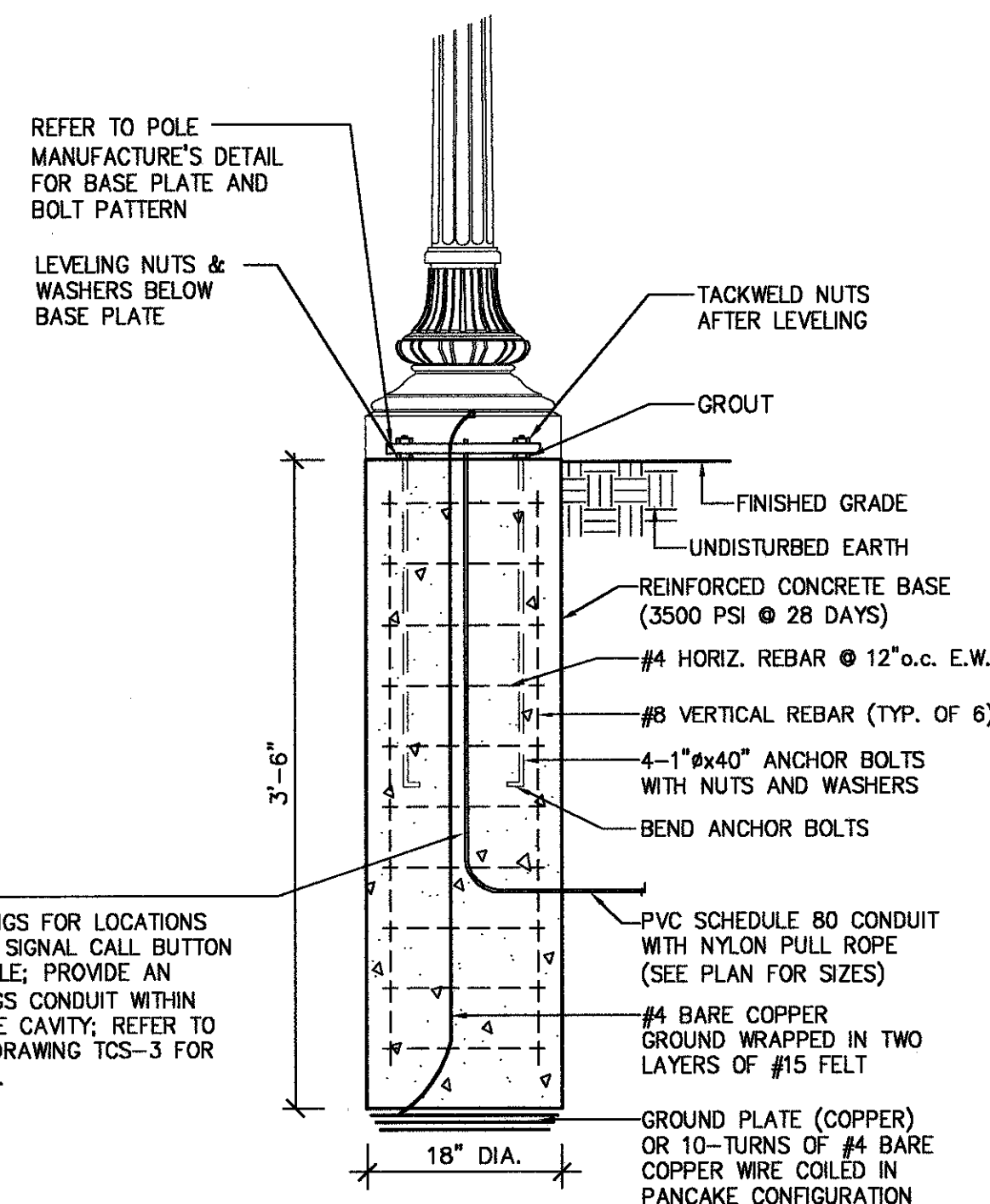
OPENING	LENGTH (L)	DATE POSTS (G)	BAYS	OVERHANG
1/5 POST FACE TO 1/5 POST FACE	0/5 DIM OF GATE FACE	0/5 POST FACE TO 0/5 POST FACE	NUMBER OF BAYS WITH CHALK MARK	NUMBER OF BAYS WITHOUT CHALK MARK
31'-0" [103363mm]	44'-4" [13530mm]	12'-8" [4151mm]	04 FOUR	(2) TWO
32'-0" [9753mm]	45'-0" [13716mm]	12'-8" [4151mm]	04 FOUR	(2) TWO
32'-0" [9753mm]	46'-4" [14246mm]	12'-8" [4151mm]	03 FIVE	(2) TWO
34'-0" [103363mm]	47'-8" [14556mm]	12'-8" [4151mm]	03 FIVE	(2) TWO
34'-0" [103363mm]	48'-8" [14866mm]	12'-8" [4151mm]	03 FIVE	(2) TWO
35'-0" [106683mm]	52'-2" [15922mm]	16'-0" [4877mm]	03 FIVE	(2) TWO
37'-0" [112773mm]	53'-3" [16233mm]	16'-0" [4877mm]	03 FIVE	(2) TWO
37'-0" [112773mm]	53'-3" [16233mm]	16'-0" [4877mm]	03 FIVE	(2) TWO
37'-0" [112773mm]	53'-3" [16233mm]	16'-0" [4877mm]	03 FIVE	(2) TWO
40'-0" [121923mm]	56'-3" [171456mm]	16'-0" [4877mm]	03 FIVE	(2) TWO



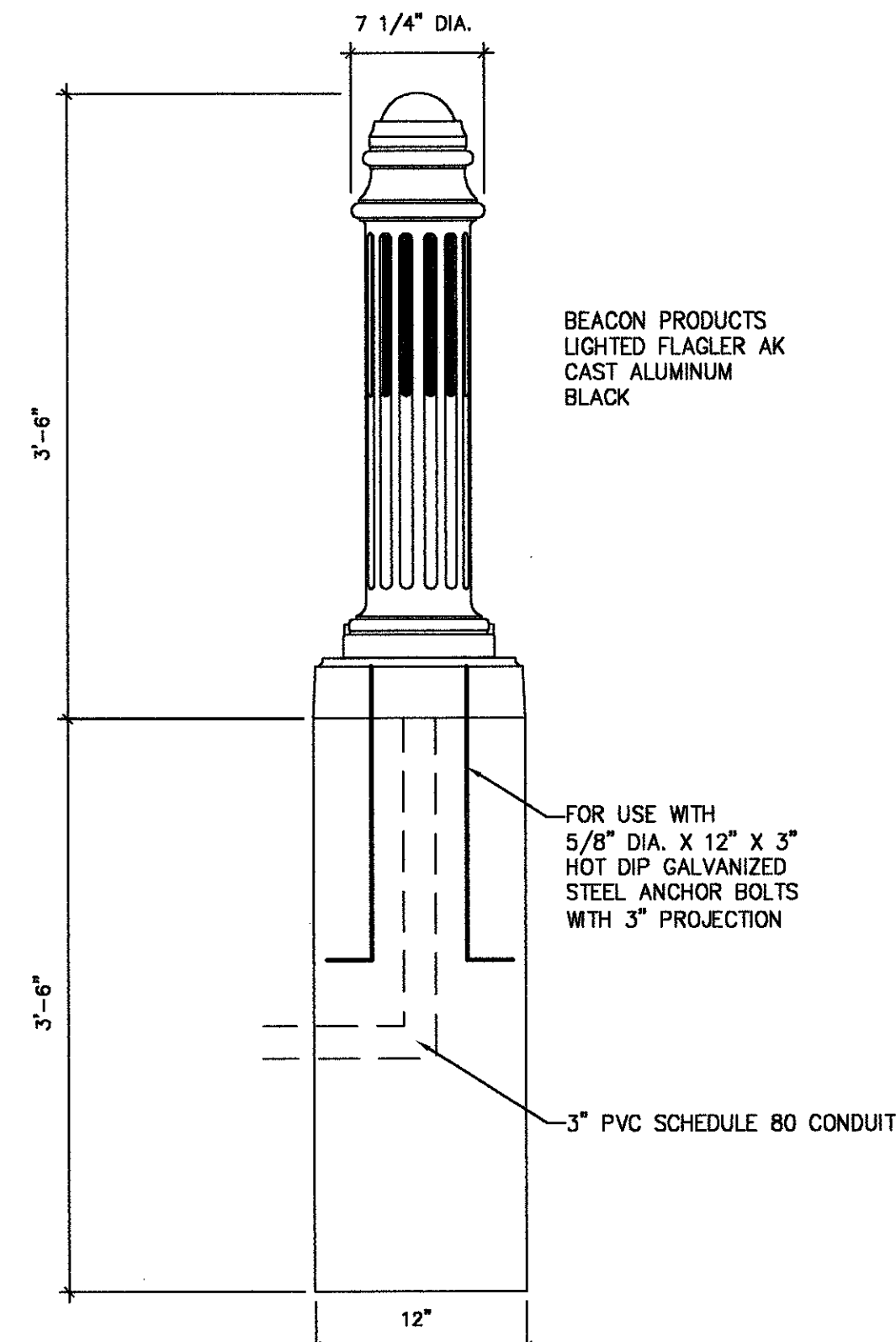
PROPOSED SELF-STORAGE BUILDING
50 MIDDLESEX AVENUE
SOMERVILLE, MASSACHUSETTS, MIDDLESEX COUNTY

DN-4

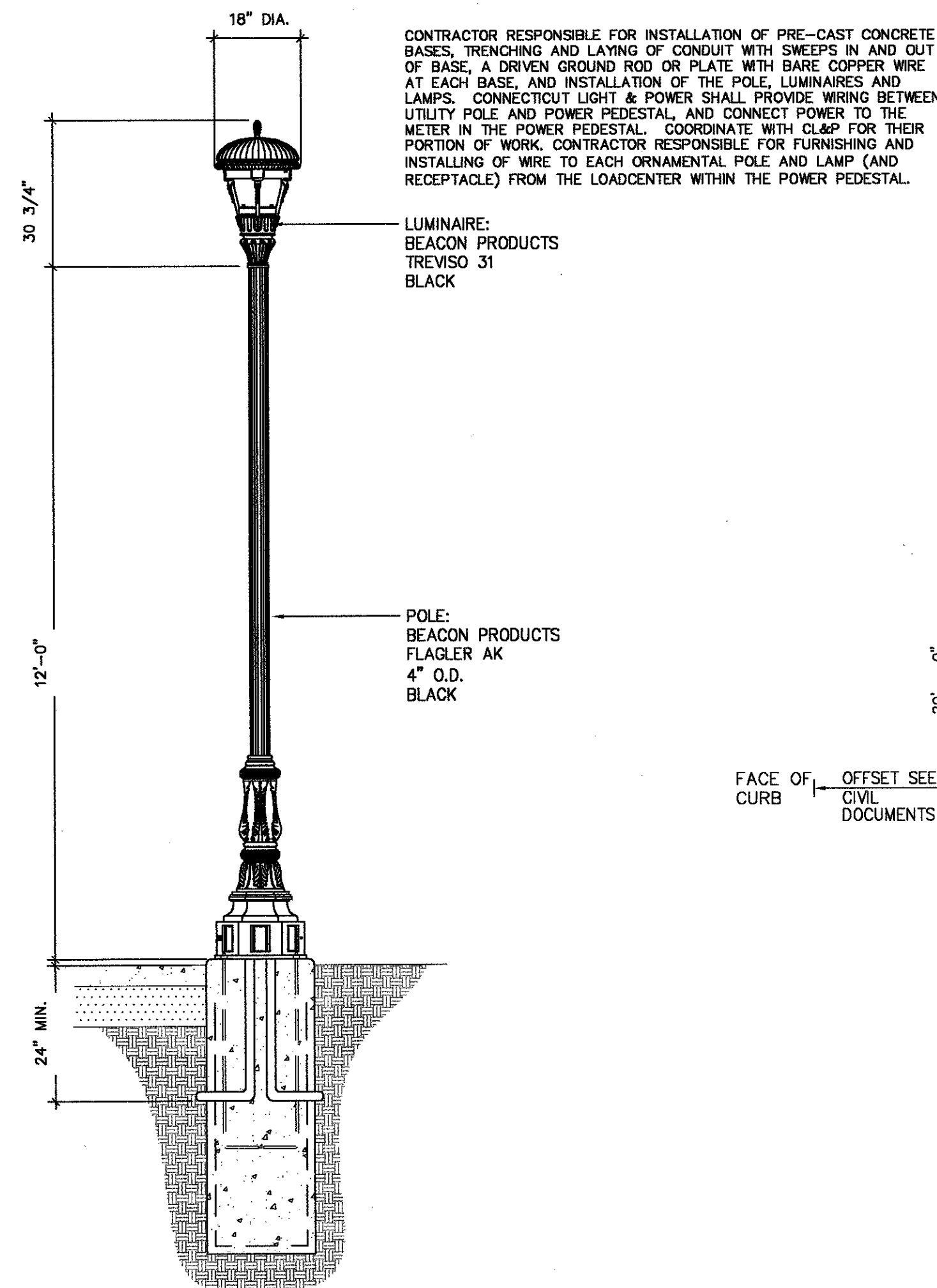
Mar 29, 2011 11:42am ALoubier K: \Jobs08\08C2978\Dwg\DN08C297801.dwg
Layout: DN-4 24X36 N.T.S.



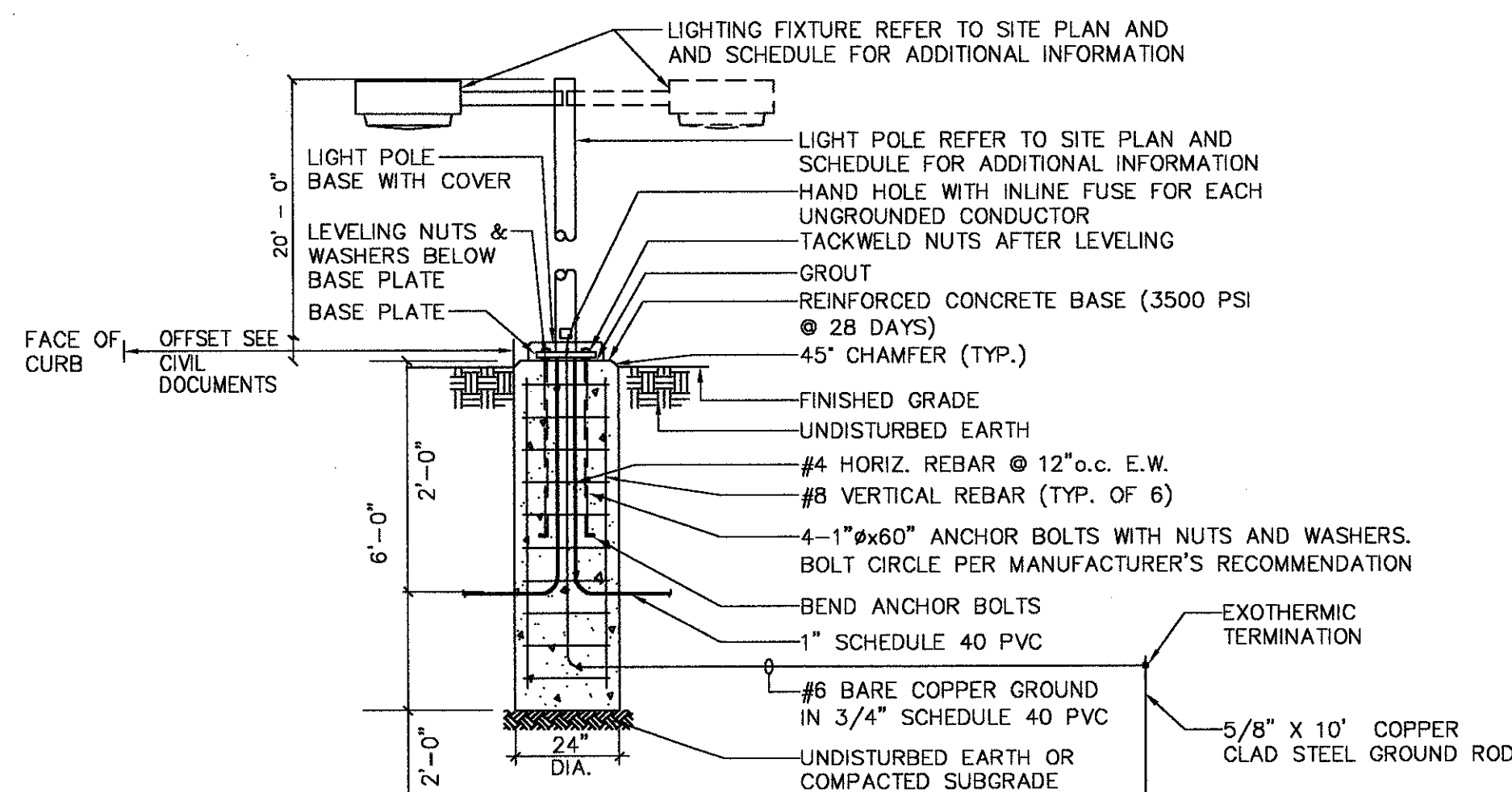
DECORATIVE LIGHT BASE



BOLLARD



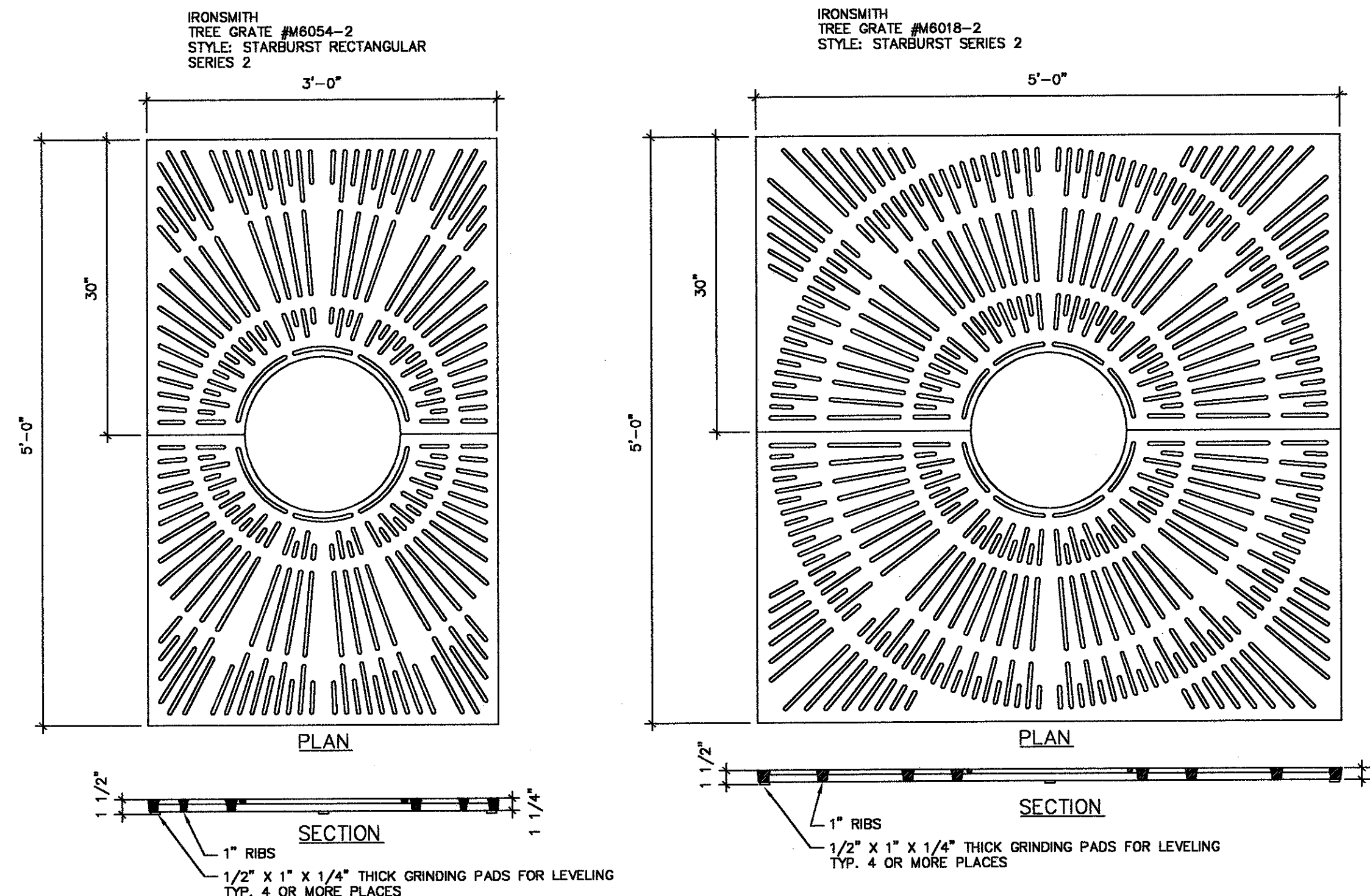
DECORATIVE LIGHT POLE



- NOTES:
1. BOND THE GROUND CONDUCTOR AT EACH FIXTURE TO THE POLE BASE, POLE AND LIGHT FIXTURE.
 2. BOLT PATTERN FOR BASE. TO BE SUPPLIED BY POLE MANUFACTURER.

STANDARD LIGHT POLE BASE DETAIL

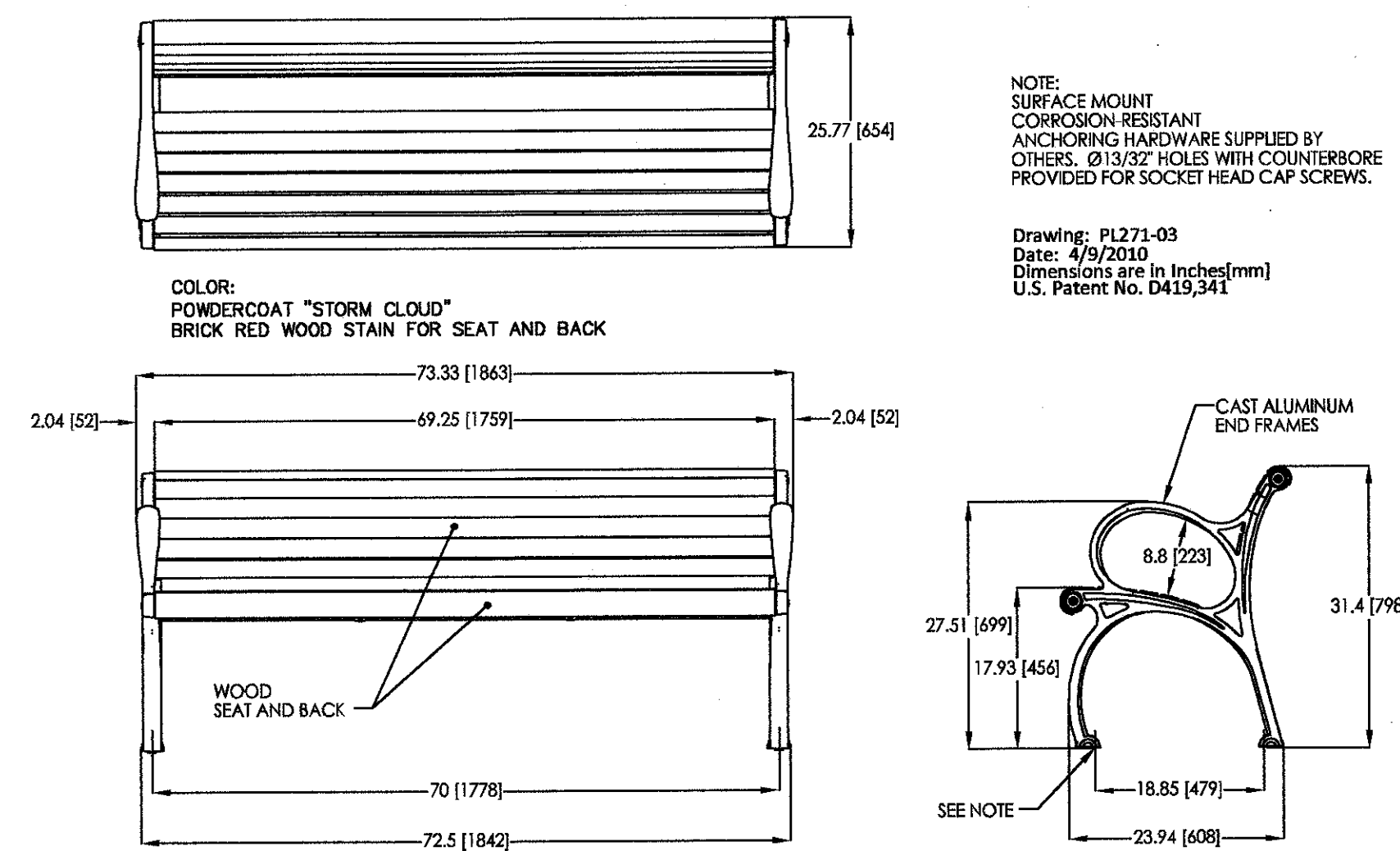
N.T.S.



SLOT WIDTH IS 1/4" MAXIMUM, MEETS ADA COMPLIANCE. GRATE CAST FROM GRAY IRON OR ALUMINUM TREE OPENING SIZE. 18" STEEL ANGLE FRAME REQUIRED FOR INSTALLATION USE MODEL M30X60F OUTER FRAME DIM. IS 3/4" ± 1/8" GREATER THAN GRATE.

TREE GRATE

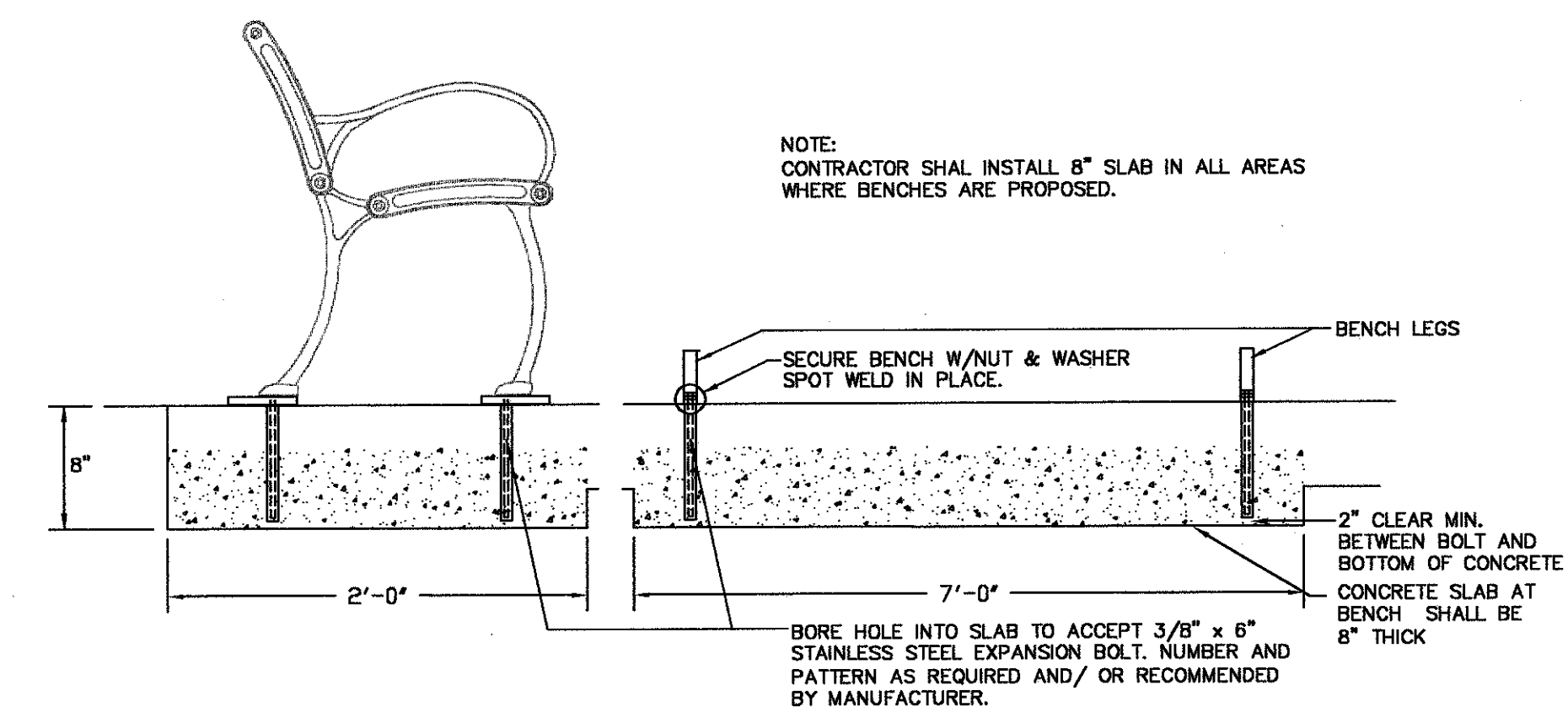
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NOTE:
SURFACE MOUNT
CORROSION-RESISTANT
ANCHORING HARDWARE SUPPLIED BY OTHERS. Ø10/32" HOLES WITH COUNTERBORE PROVIDED FOR SOCKET HEAD CAP SCREWS.

Drawing: PL273-03
Date: 4/9/2010
Dimensions are in Inches (mm)
U.S. Patent No. D415,341

BENCH

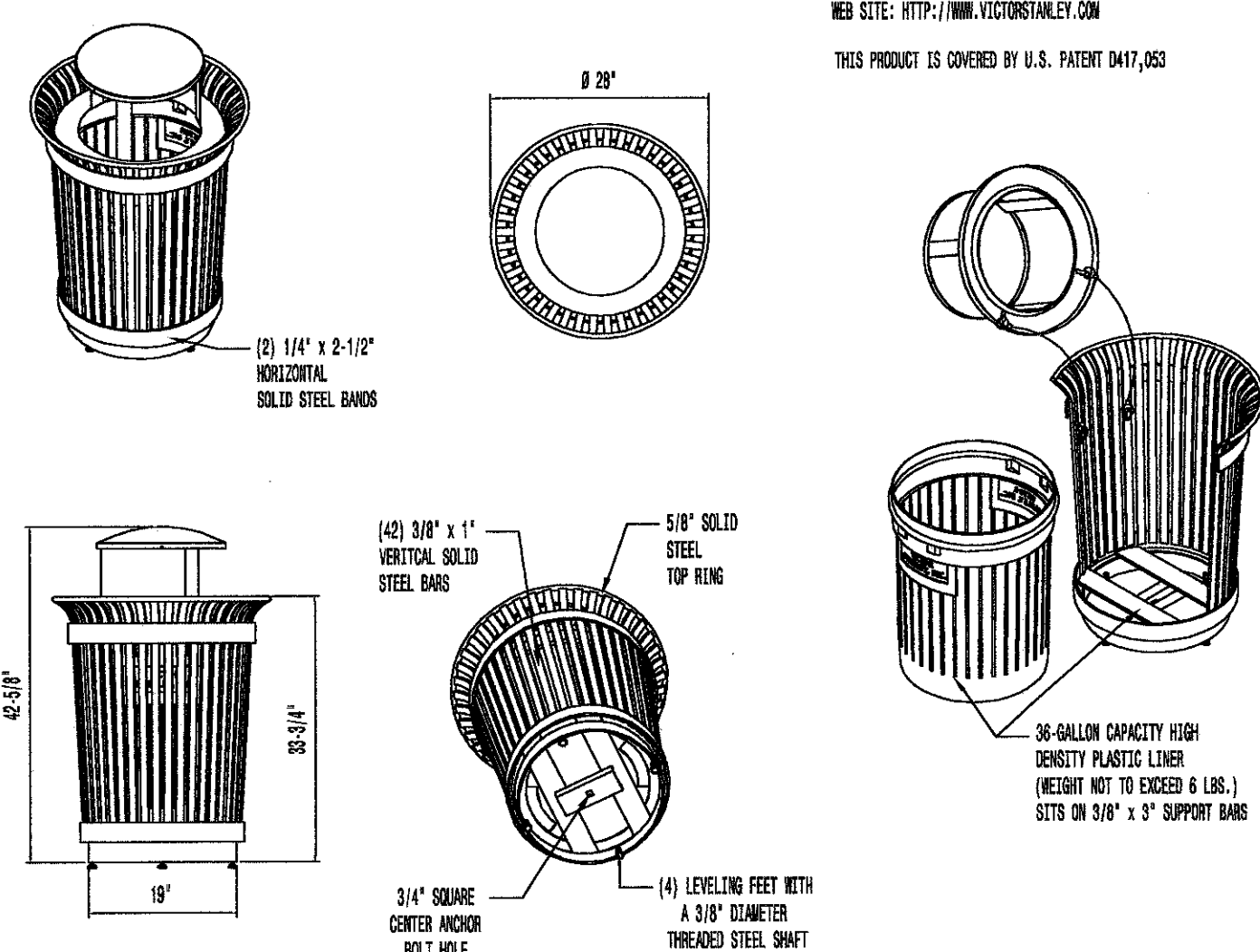


SIDE SECTION

FRONT SECTION

ANCHOR FOR BENCH

N.T.S.



AVAILABLE OPTIONS:
POWDER COATING:
10 STANDARD COLORS, CUSTOM COLORS (EXCLUDING THE RAL RANGE)
CUSTOM PLAKES & DECALS
AVAILABLE WITH STEEL PLAKES IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL OUTDOOR DECALS.

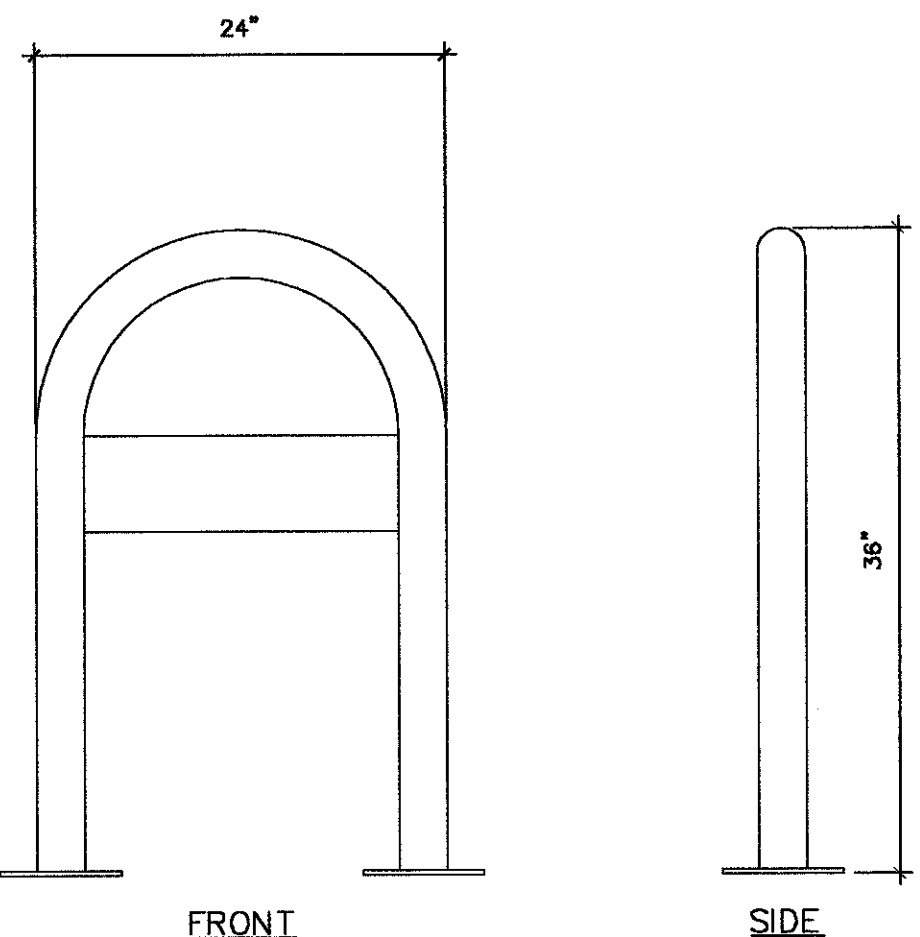
LIDS:
STANDARD WITH TAPERED FORMED LID. AVAILABLE WITH OPTIONAL S-2A FORMED DOME (AS SHOWN), S-2A FORMED DOME WITH STAINLESS STEEL AIRTRAY, AND D6-32 FORMED DOME WITH SELF-CLOSING DOOR.
SECURITY:
LID IS SECURED WITH VINYL COATED GALVANIZED STEEL AIRPORT CABLE. CABLE IS LOOPED AROUND ATTACHMENT BRACKETS AND CLUMPED IN PLACE.

- NOTES:
1. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE NOT TO FULL CHEMICALS AND SOLID FILM COATINGS. COATED PARTS ARE THEN FULLY CURED TO GAINING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE HEATING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
2. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.

RB-36
STEELSTES™ RB SERIES
36-GALLON LITTER RECEPTACLE
SHOWN: OPTIONAL S-2A FORMED DOME LID

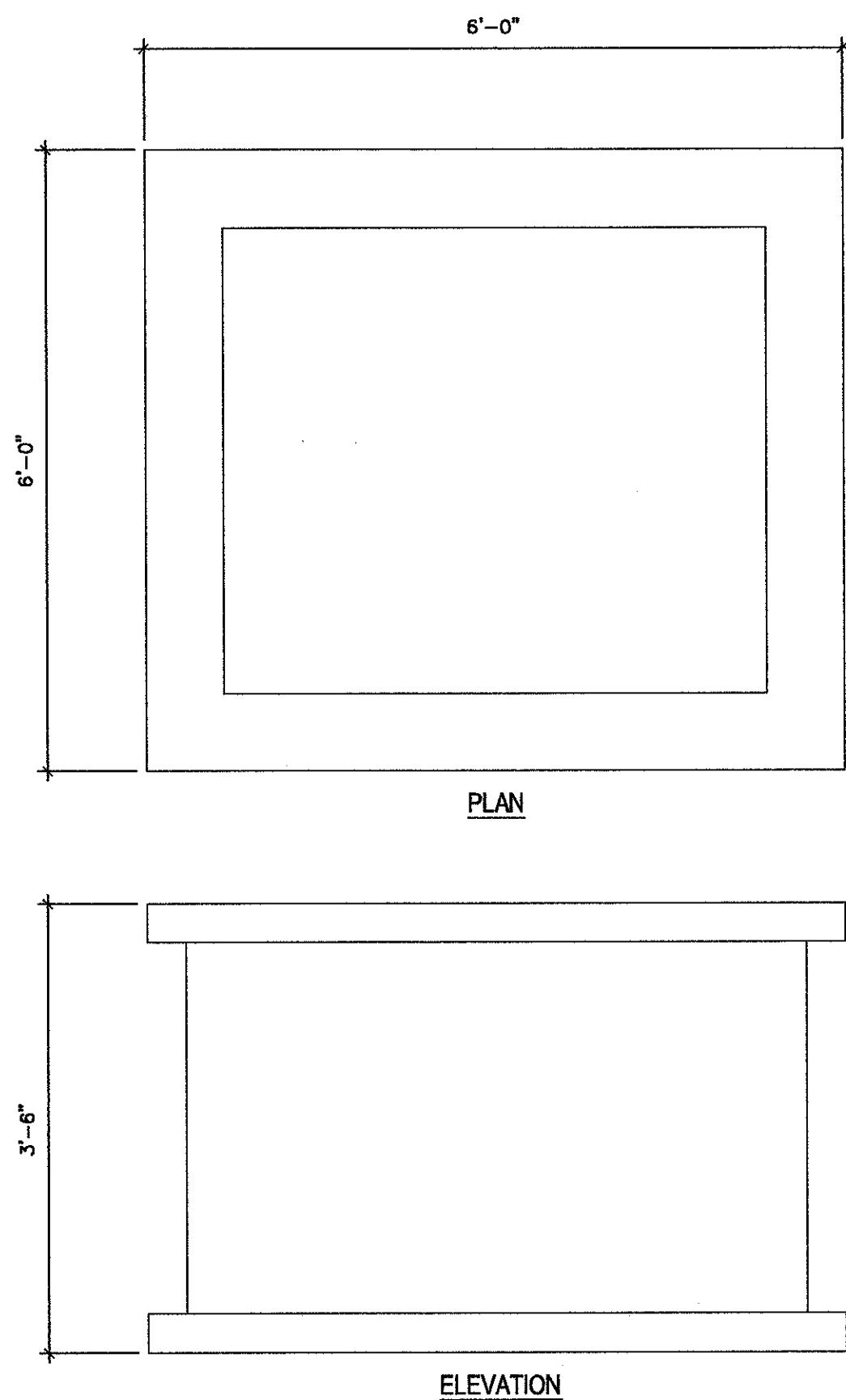
TRASH RECEPTACLE

CYCLE SAFE INC.
VINTAGE CYCLE RACK
THE BELTWAY
COLOR: POWDERCOAT "STORM CLOUD"
SURFACE MOUNT



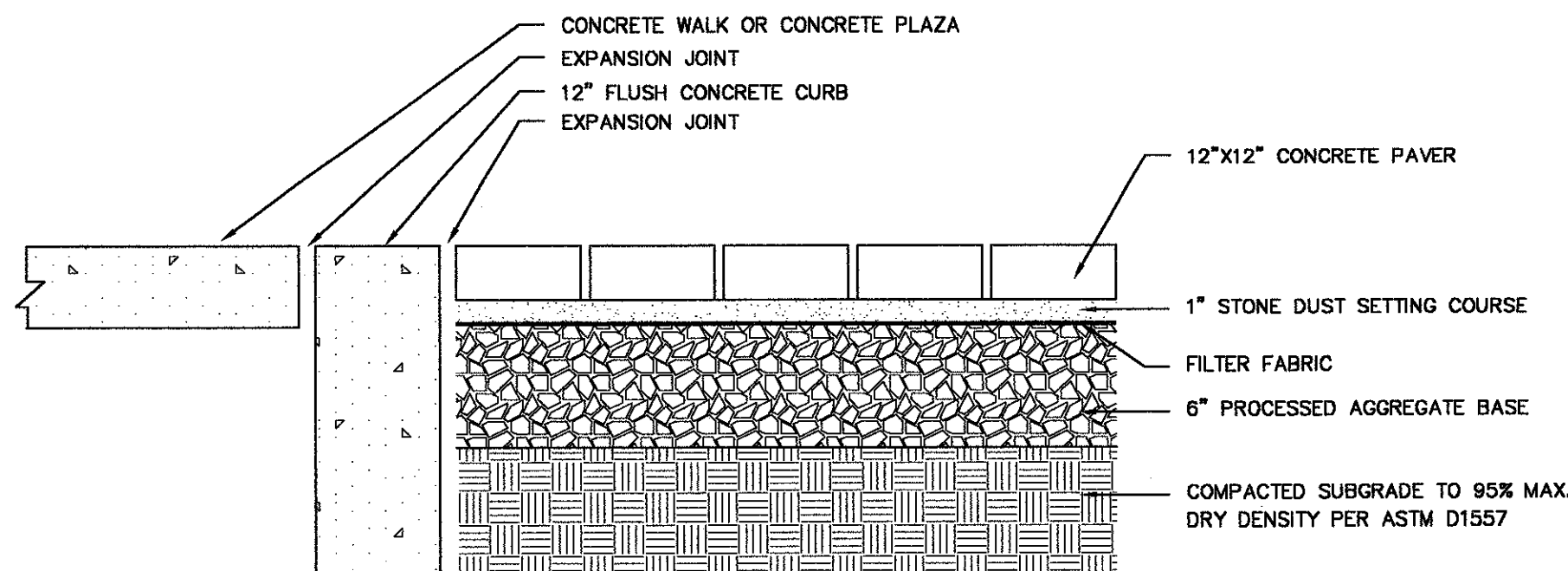
BIKE RACK

DURA ART STONE
CAPSTAN SQUARE PLANTER
72"X72"X42"
WHITE - LIGHT SANDBLAST



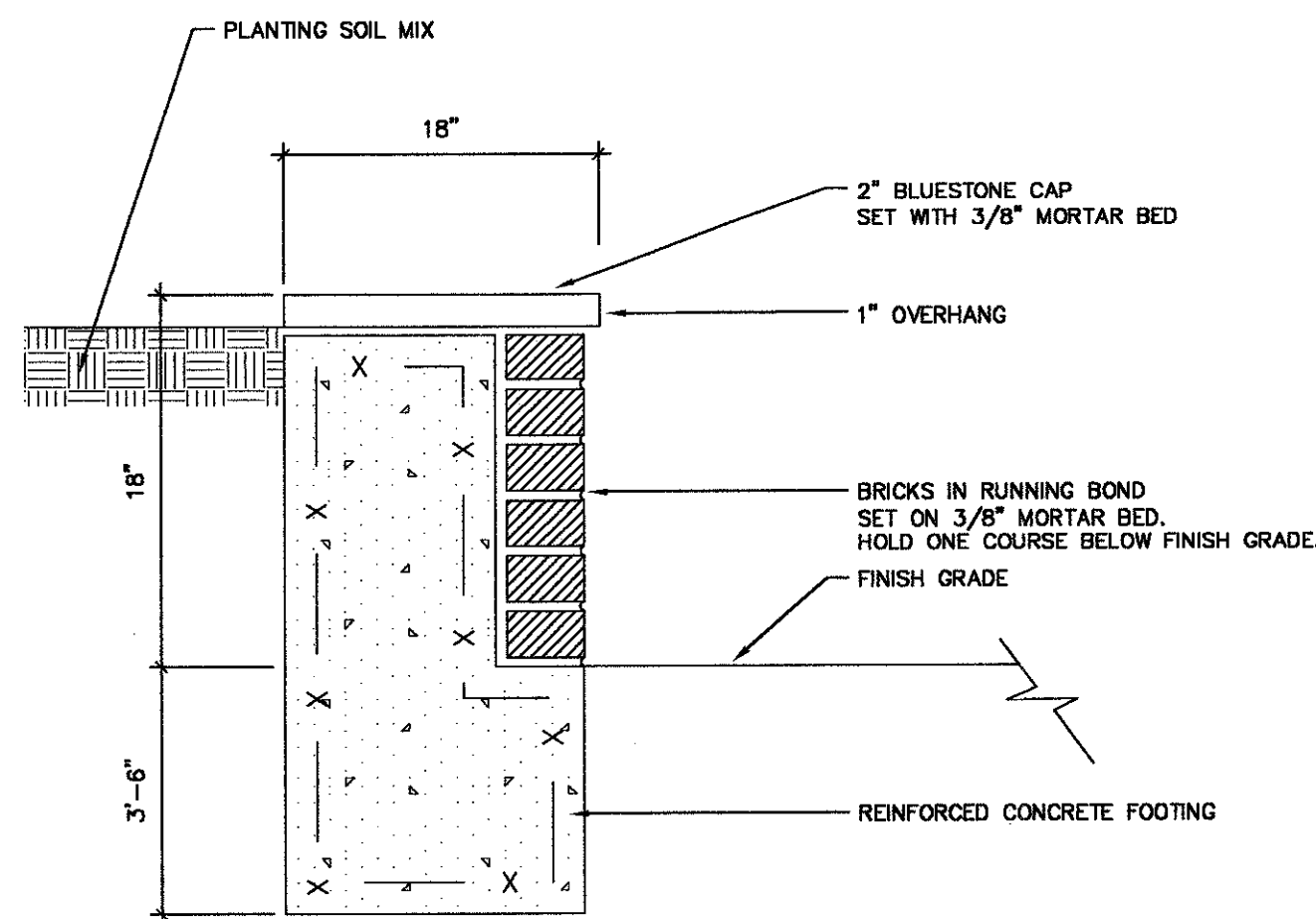
PLANTER DETAIL - TYPE 1

N.T.S.



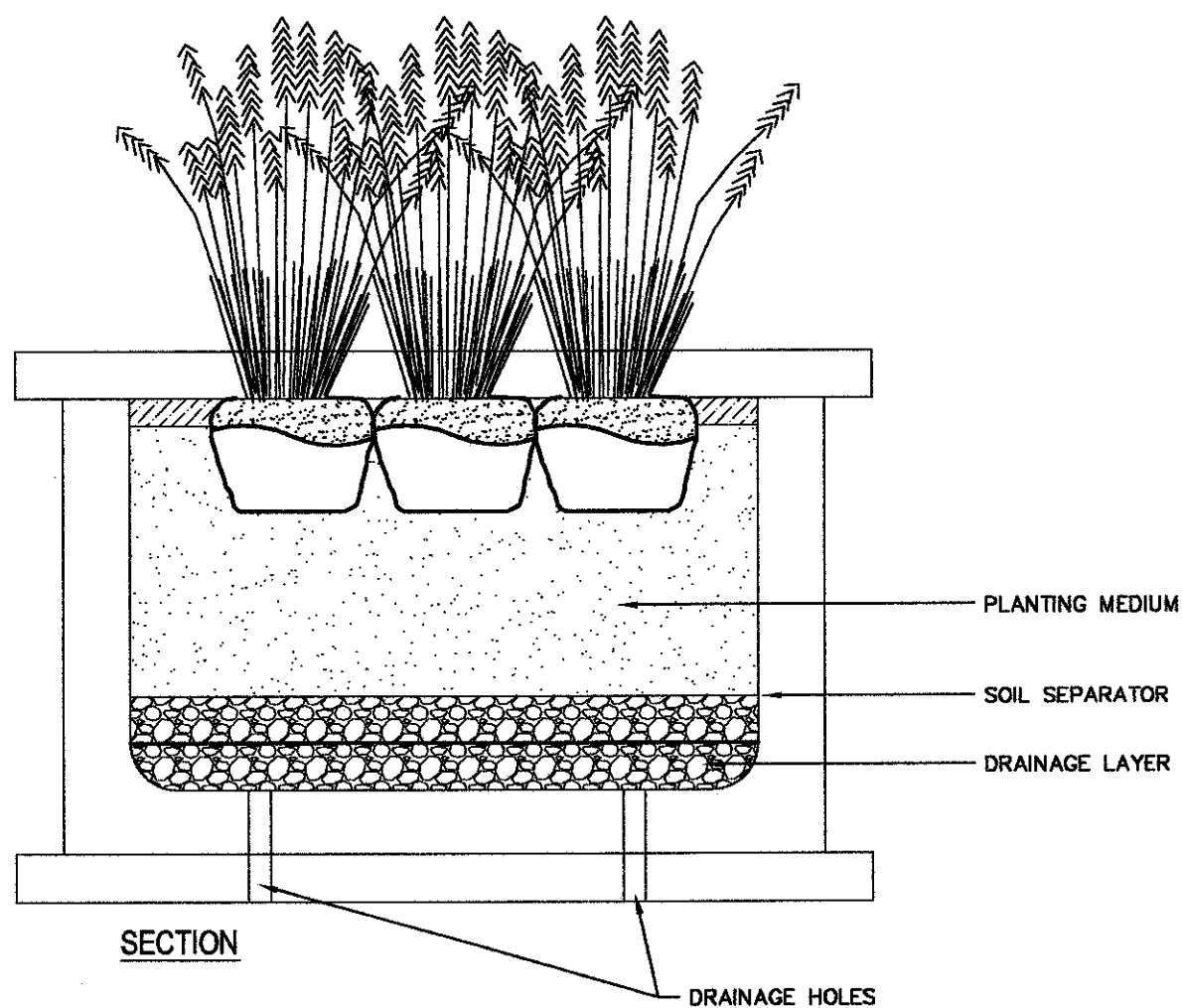
SPECIAL PAVEMENT - PRECAST CONCRETE PAVERS

SCALE: NTS

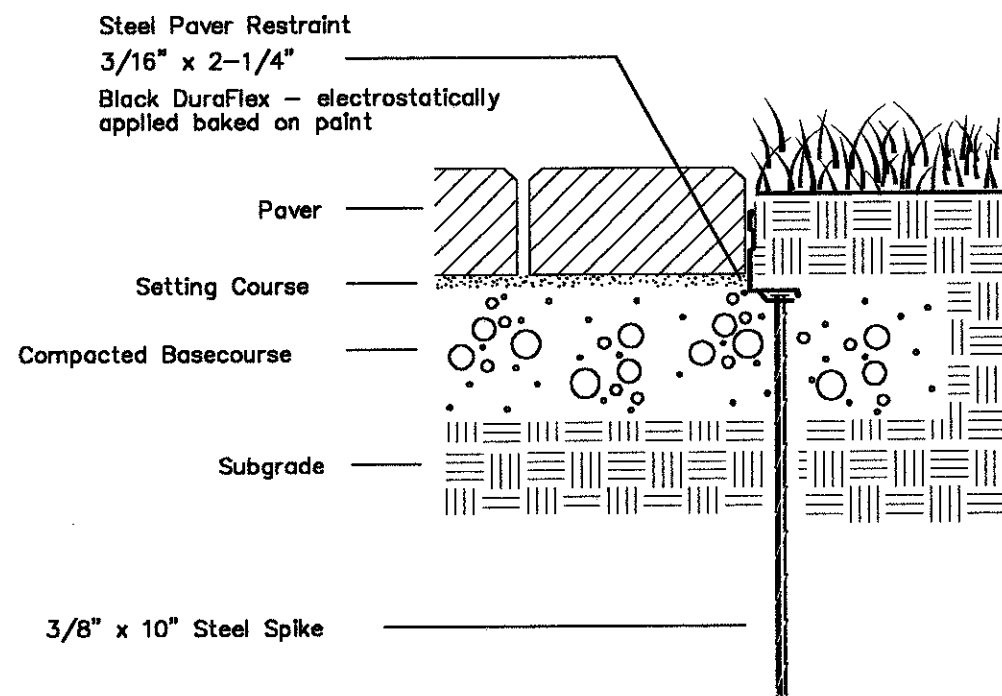


PLANTER DETAIL - TYPE 2

N.T.S.

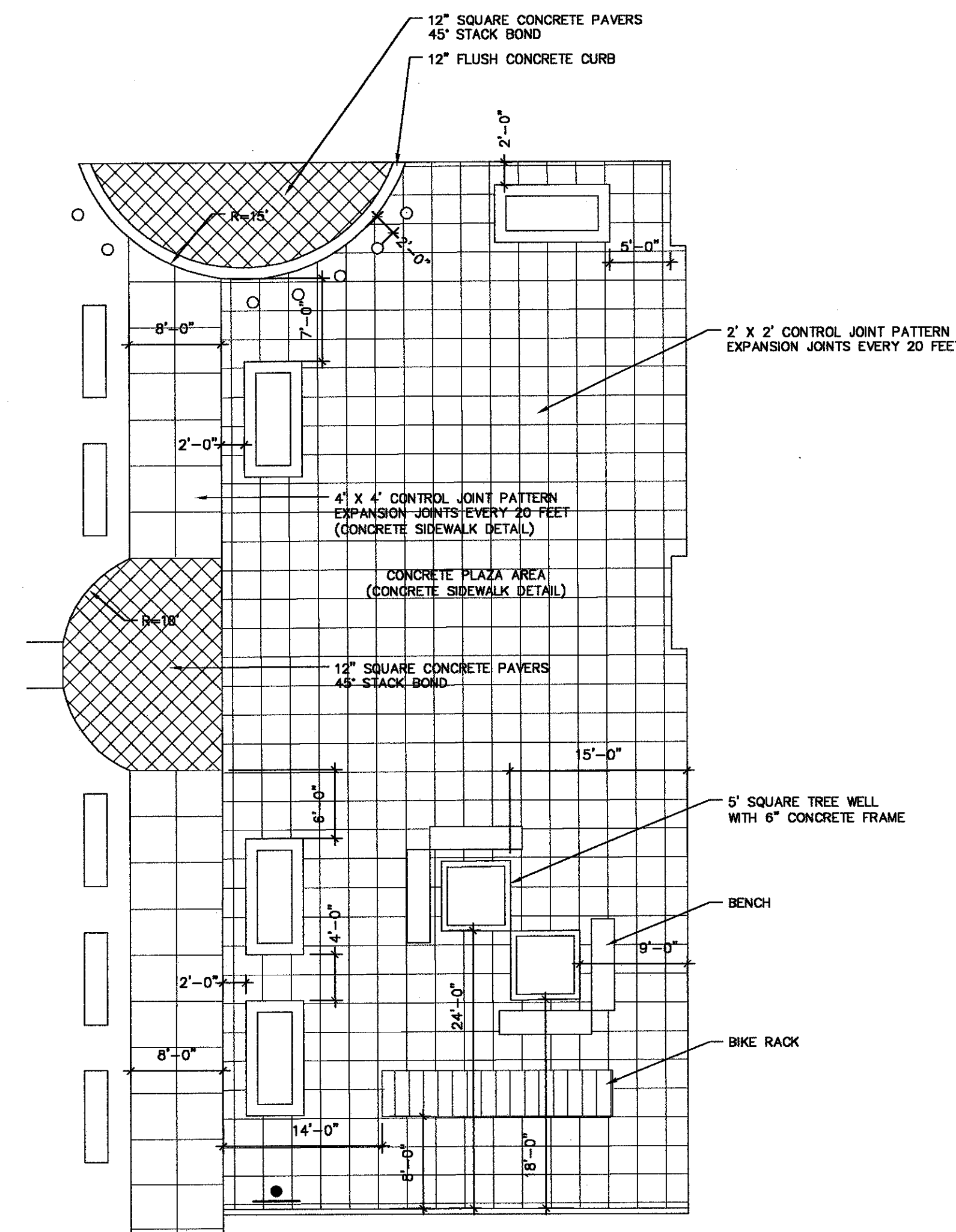


- NOTES:
1. CONNECTION BETWEEN SECTIONS TO UTILIZE MANUFACTURERS' INTERLOCKING SNAPDOWN SPLICING SYSTEM
2. CORNERS - NOTCH BASE ONLY AND FORM A CONTINUOUS CORNER
3. PERMALOC STRUCTUREDGE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. 1-800-356-9660, 616-395-9600



METAL EDGE

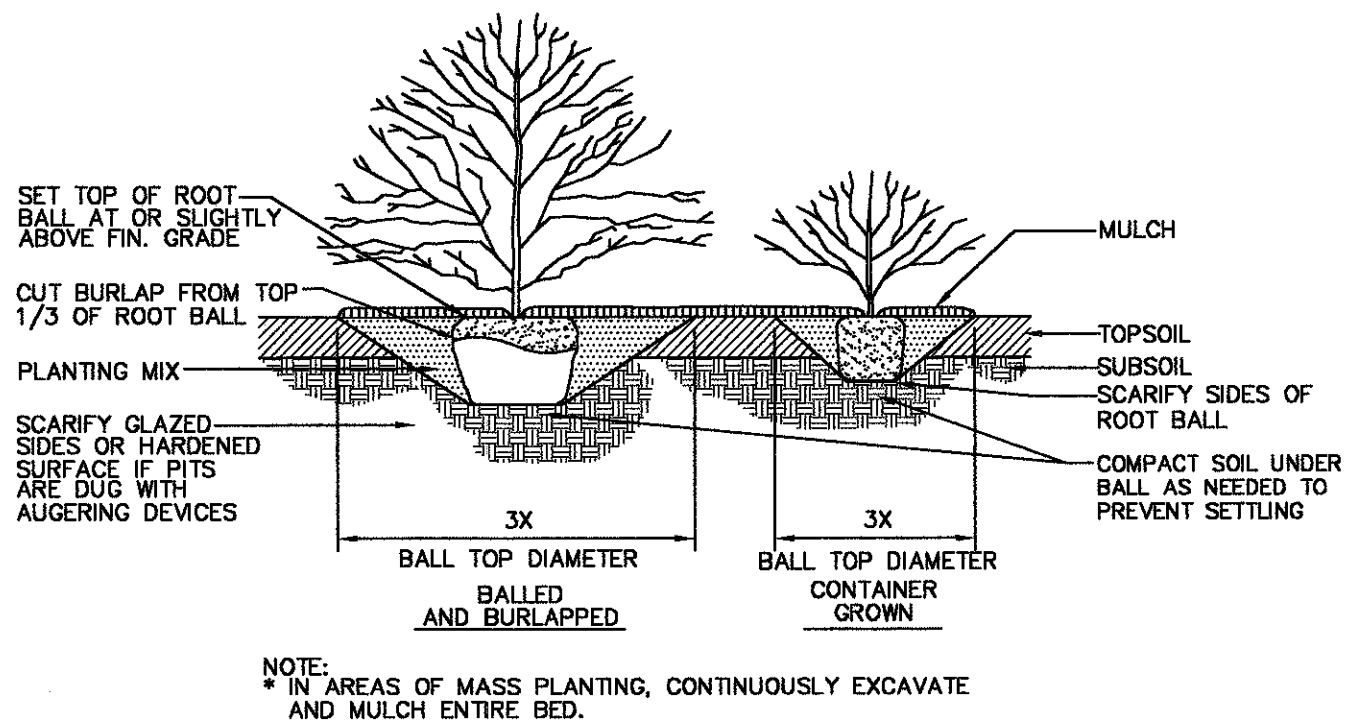
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CONCRETE PLAZA AREA ENLARGEMENT

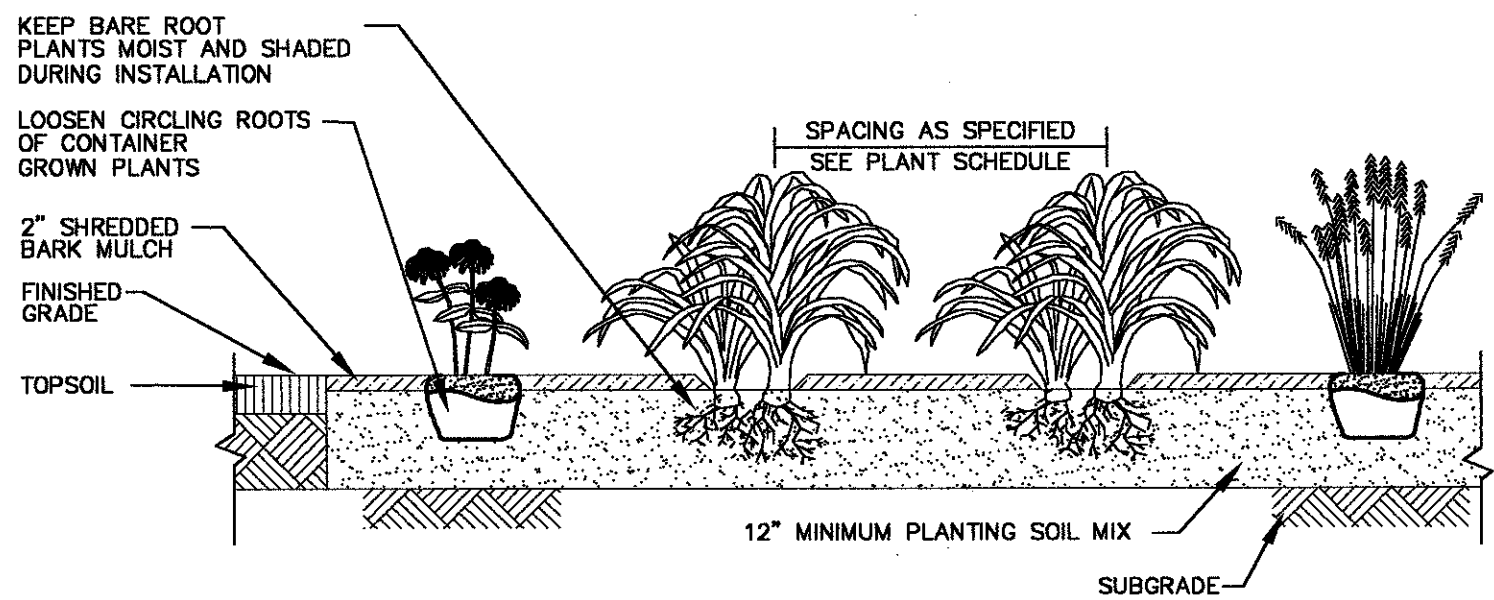
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Layout: DN-7 24x36 N.T.S.



SHRUB PLANTING

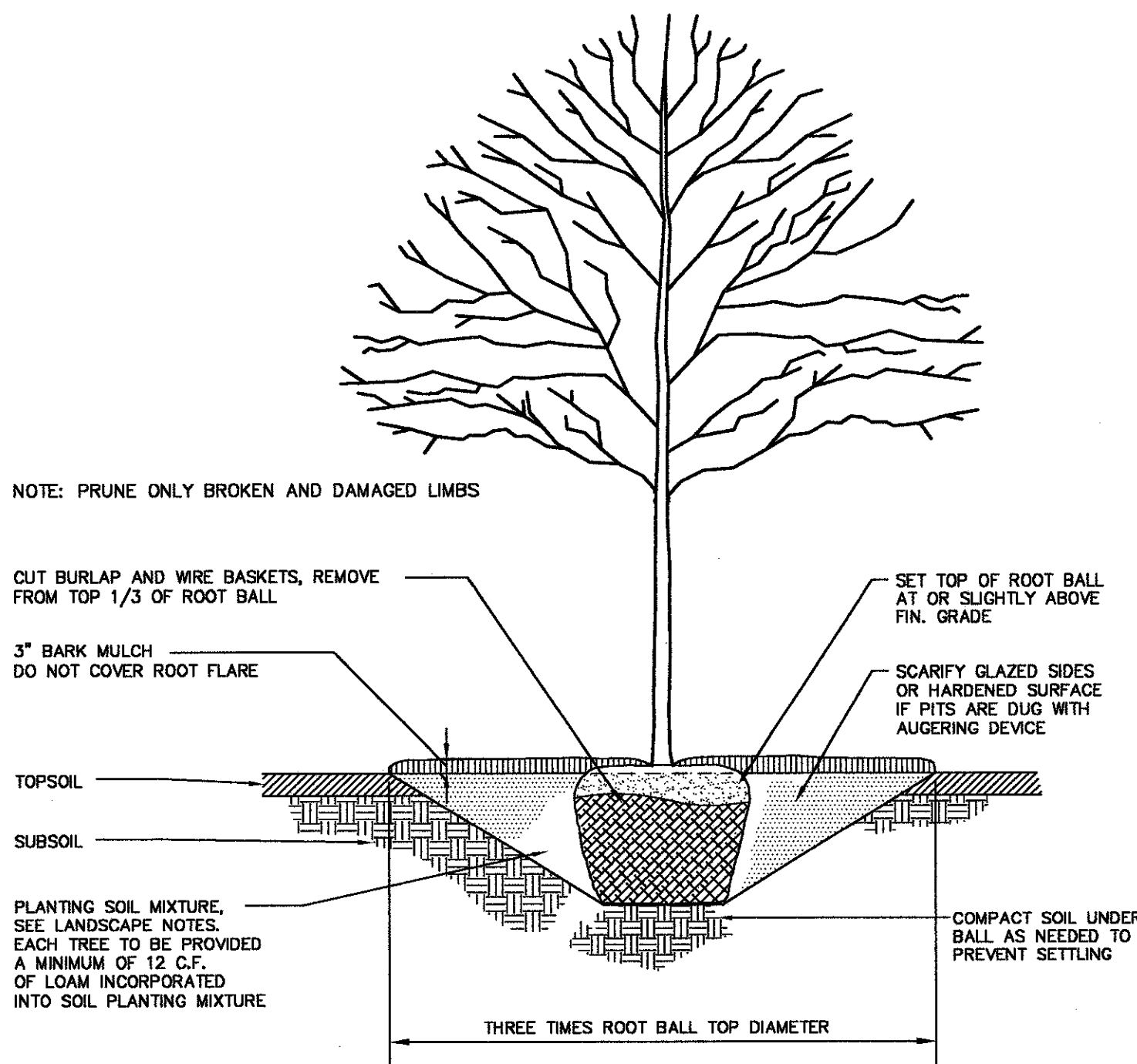
N.T.S. BLLD-005



- NOTES:
1. ROTOTILL FERTILIZER, LIME, AND OTHER AMENDMENTS INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE WITH SOIL ANALYSIS RECOMMENDATIONS.
 2. THOROUGHLY WATER ALL PLANTING BEDS IMMEDIATELY AFTER PLANTING.
 3. ADJUST BULB PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.

ANNUAL/PERENNIAL AND GROUNDCOVER BEDS

N.T.S. BLLD-002



TREE PLANTING

N.T.S. BLLD-009

LANDSCAPE NOTES

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
2. PLANTING LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. CONTRACTOR SHALL LAY OUT THE WORK FOR THE REVIEW, ADJUSTMENT, AND APPROVAL OF OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. UTILITY LOCATIONS SHOWN IN THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
4. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED.
5. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4". CONTRACTOR SHALL SUBMIT SAMPLES FROM EACH PROPOSED TOPSOIL SOURCE TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO OWNER OR LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR PROPER SOIL pH AND PLANT GROWTH AS RECOMMENDED BY TEST REPORTS AT NO INCREASE IN CONTRACT PRICE.
6. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. WHEN QUANTITIES LISTED IN THE PLANT SCHEDULE DIFFER FROM THOSE REQUIRED BY THE DRAWINGS, THE LARGER QUANTITY SHALL BE USED.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SOIL, AND BLASTED ROCK SHALL BE REMOVED FROM PLANTING PITS AND LANDSCAPE ISLANDS TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH LOAM OR SANDY LOAM FREE OF STONES AND DEBRIS 1" OR GREATER IN DIAMETER AND ALL OTHER MATERIAL HARMFUL TO PLANT DEVELOPMENT.
8. PLANTING SOIL MIXTURE FOR ALL PLANTINGS SHALL CONSIST OF: 1 PART PEAT MOSS OR COMPOST, 3 PARTS TOPSOIL, "TRANSPLANT 1-STEP" FERTILIZER / BIOSTIMULANT / MYCORRHIZA INOCULATE AS MANUFACTURED BY ROOTS, INC. OR AN APPROVED EQUIVALENT, AND LIME AND OTHER AMENDMENTS AS INDICATED BY SOIL ANALYSIS.
9. PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CAULIPER IS 2 1/2" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.
10. ALL SHRUB BEDS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". USE UNCOLORED, SHREDDED BARK MULCH AGED AT LEAST SIX MONTHS FOR ALL BEDS.
11. GUARANTEE: GUARANTEE ALL PLANTS AND LAWNS FOR A MINIMUM OF 1 YEAR TO BE ALIVE AND IN VIGOROUS GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE PERIOD FOR ALL PLANTS SHALL BEGIN UPON APPROVAL AS SPECIFIED UNDER SEMI-FINAL ACCEPTANCE. PLANT MATERIALS AND LAWNS APPROVED IN THE SPRING SHALL BE ALIVE AND IN SATISFACTORY GROWTH ON JUNE 1 OF THE FOLLOWING YEAR; PLANTING DONE IN LATE FALL (AFTER NOVEMBER 1ST) SHALL BE MAINTAINED AND GUARANTEED UNTIL THE SECOND SPRING'S LEAFING. REPLACEMENTS: ALL PLANTS SHALL BE FREE OF DEAD OR DYING BRANCHES AND BRANCH TIPS, AND SHALL BEAR FOLIAGE OF A NORMAL DENSITY, SIZE AND COLOR. PROMPTLY REMOVE DEAD, UNSIGHTLY, UNHEALTHY, OR EXCESSIVELY PRUNED PLANTS. THESE AND ANY PLANTS MISSING DUE TO THE CONTRACTOR'S NEGLIGENCE, SHALL BE REPLACED OR ADDED WITH THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED AS SOON AS CONDITIONS PERMIT. METHOD OF REPLACEMENT SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING WITH REPLACEMENTS MATCHING ADJACENT SPECIMENS OF THE SAME SPECIES. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS AND THEY SHALL BE MAINTAINED AND GUARANTEED. REPLACEMENTS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE AND SHALL BE GUARANTEED FOR ONE FULL YEAR FROM TIME OF REPLACEMENT.
12. LAWN SEEDING MIXTURE:
15 % PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
25 % FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
60 % KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
SEEDING RATE: 5 LBS/1,000 S.F.
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15,
UNLESS OTHERWISE APPROVED BY OWNER.
13. ALL SLOPES STEEPER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET OF STRAW FIBER AND BIODEGRADABLE OR PHOTODEGRADABLE NETTING.
14. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREE LINES SHALL EQUAL CLEARING AND GRUBBING LIMITS.
15. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDDED WITH THE LAWN SEEDING MIXTURE.
16. IF SHEET IS LESS THAN 24" X 36" IT IS A REDUCED PRINT AND SHOULD BE SCALED ACCORDINGLY.

