

**WALDEN SQUARE APARTMENTS**

Cambridge, MA

11/28/2023



**GRAPHIC VOLUME**



**PCA**

Architecture  
Interiors  
+ Planning

PLANNING BOARD

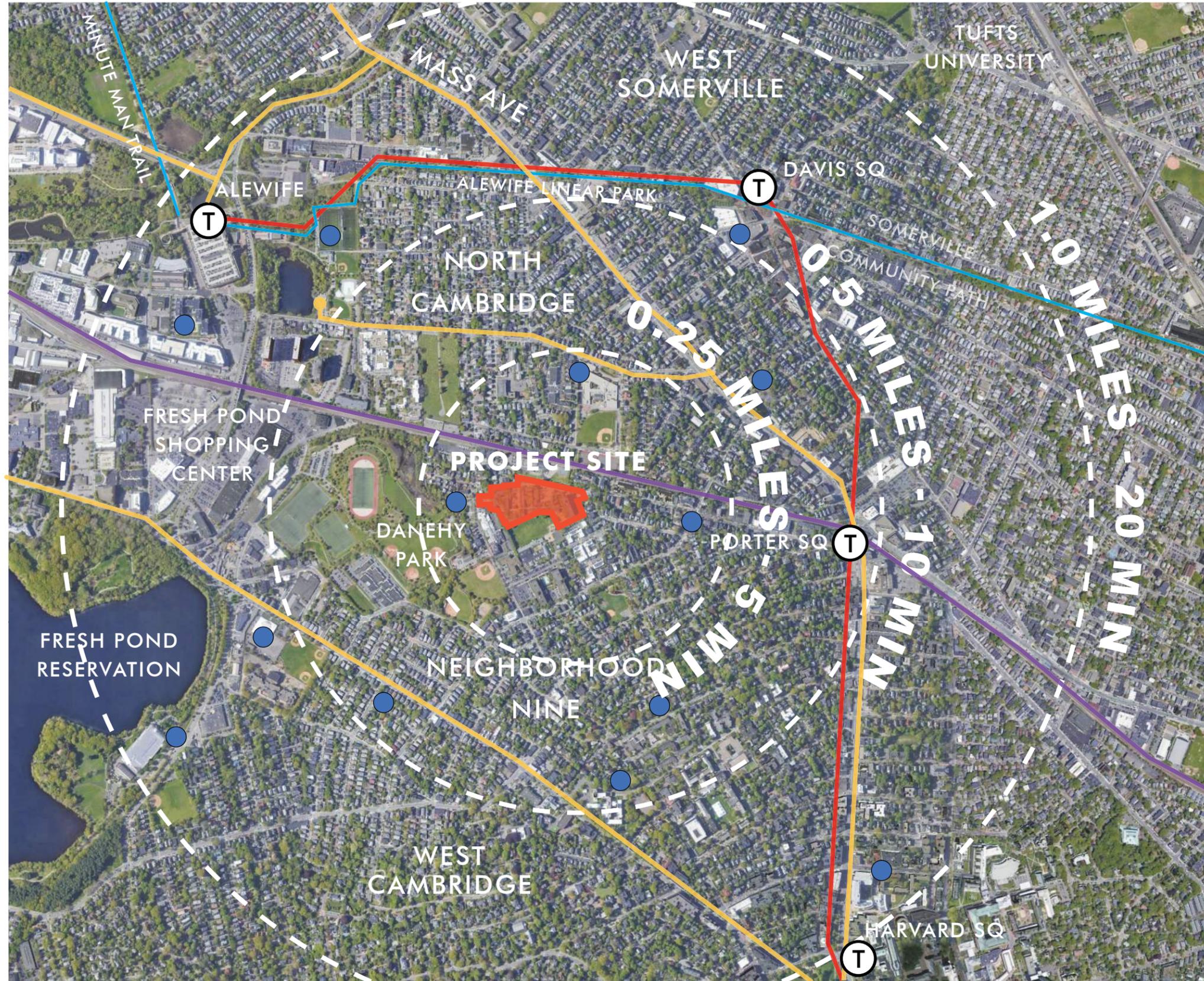


# Walden

- 01 Context Maps p.3**
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# 01 Context Maps - Transportation

- BLUE BIKES
- Ⓣ T STOP
- T ROUTE
- COMMUTER RAIL
- BUS ROUTE
- BIKE PATH



01 Context Maps - Land Use

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- EDUCATION
- GREEN SPACE
- PARKING
- WALDEN SQ





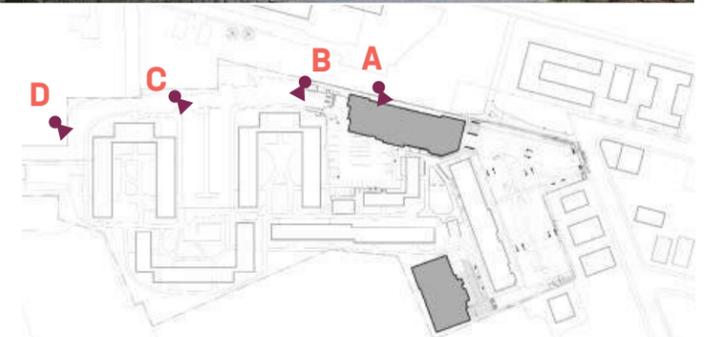
02 Site Analysis - New Proposed Massing



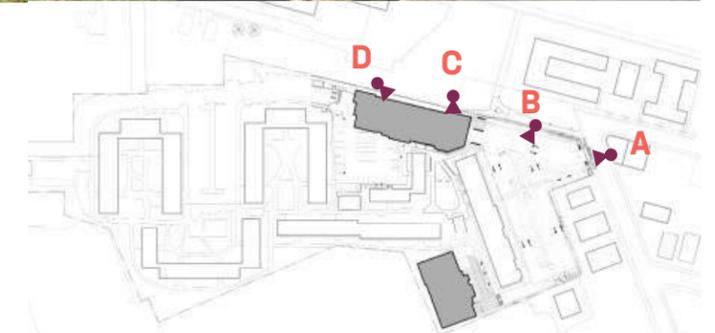
02 Site Analysis - New Proposed Massing



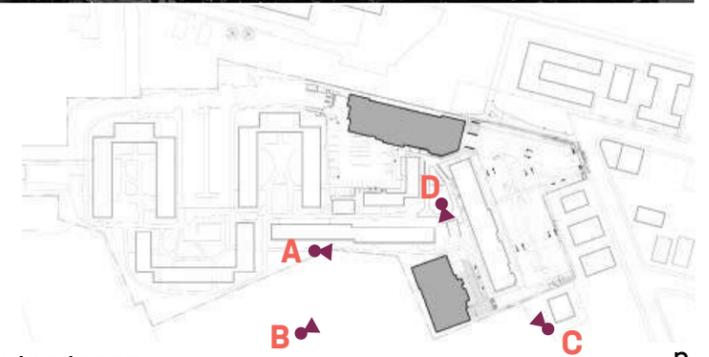
02 Existing Photographs - Overall Site



02 Existing Photographs - Building A Area



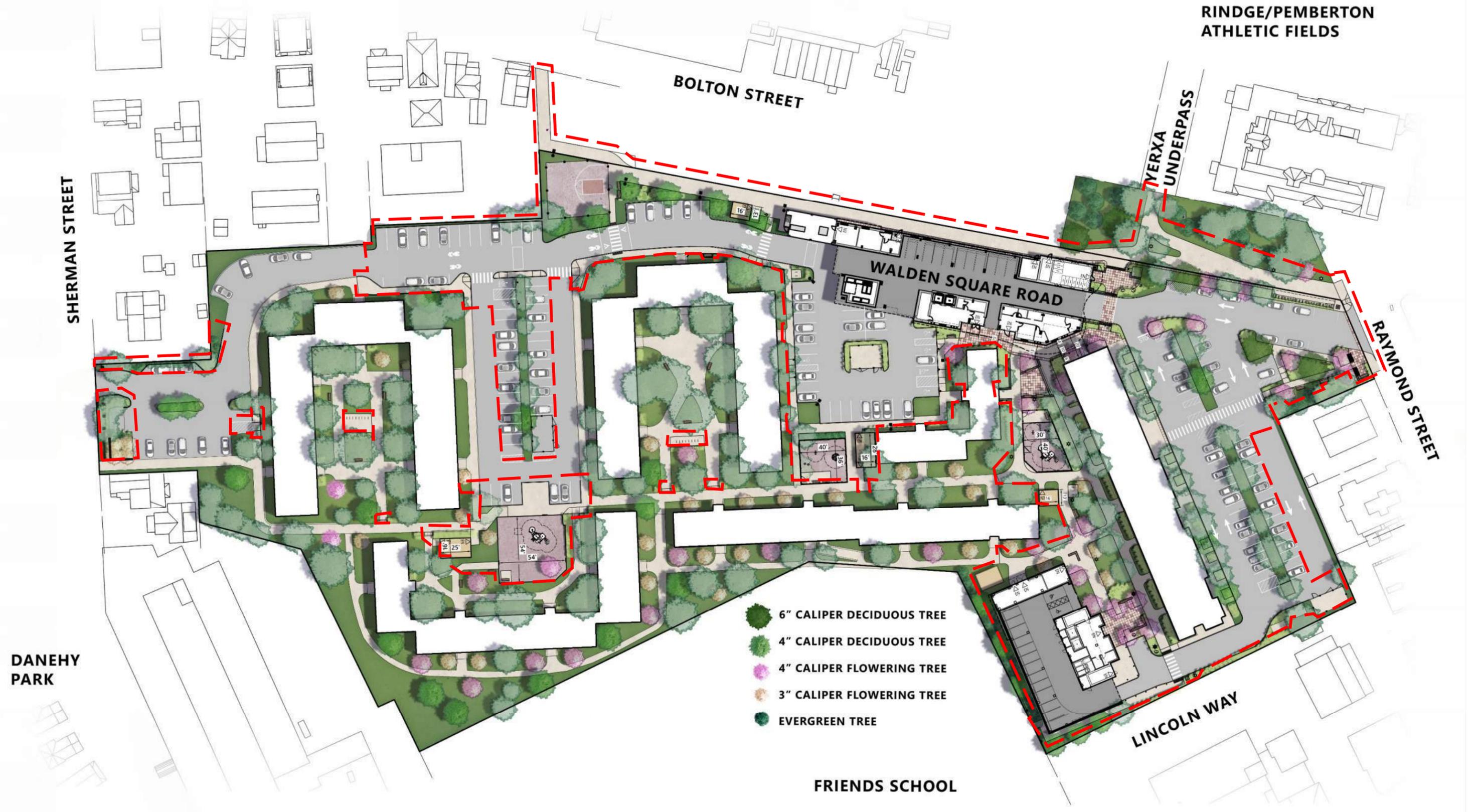
02 Existing Photographs - Building B Area



03 Walden Square Apartments:  
Community Amenities



● PLAYGROUND  
- - - - WALKING DISTANCE



03 Illustrative Site Plan  
Open Space

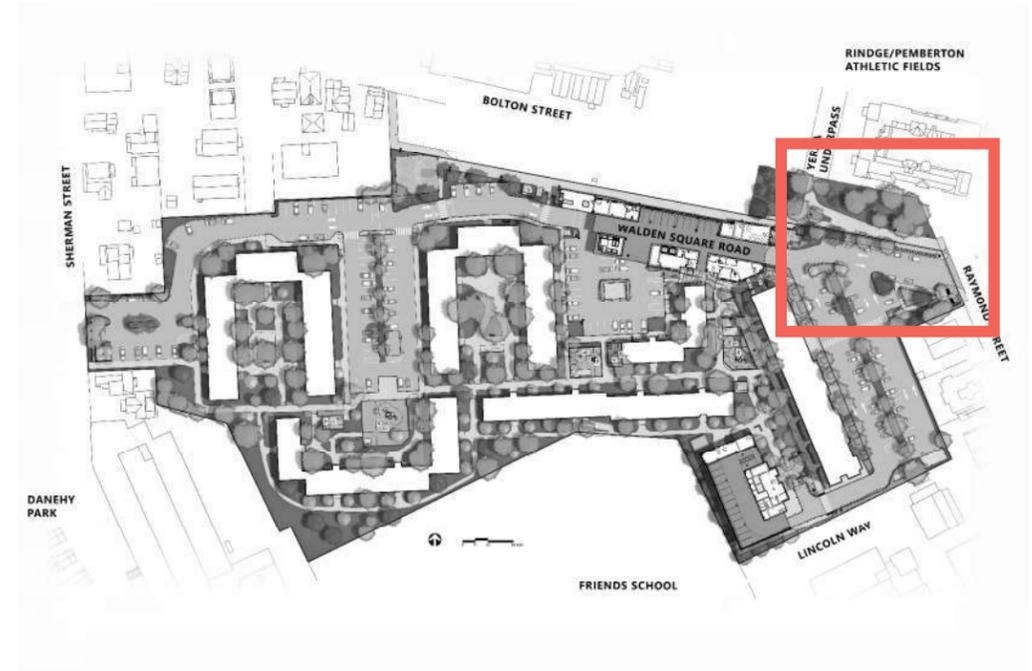


- USABLE OPEN SPACE
- PLAY AREAS:  
EXISTING – 10,350 SF  
PROPOSED – 8,100SF

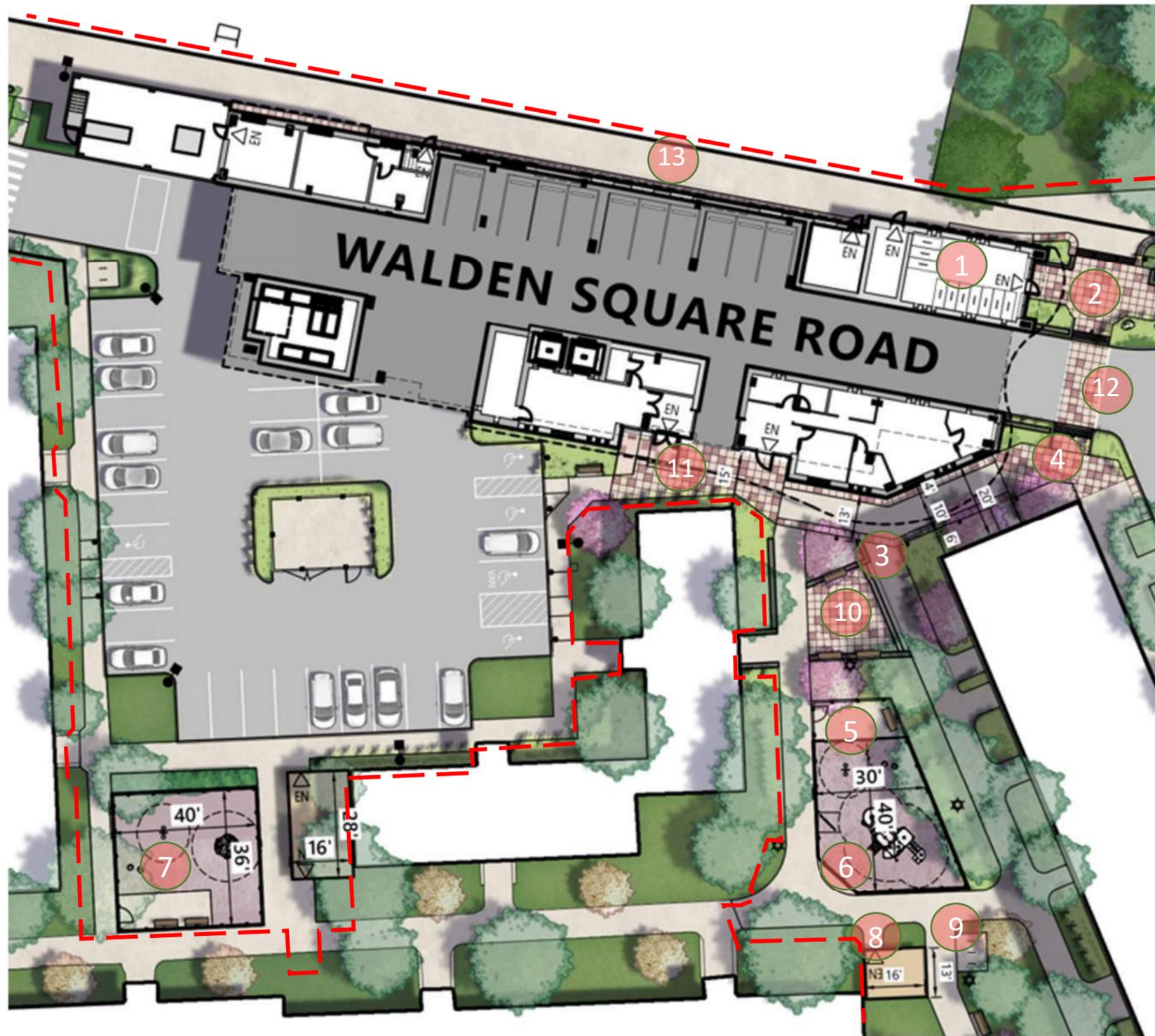
03 East Enlargement



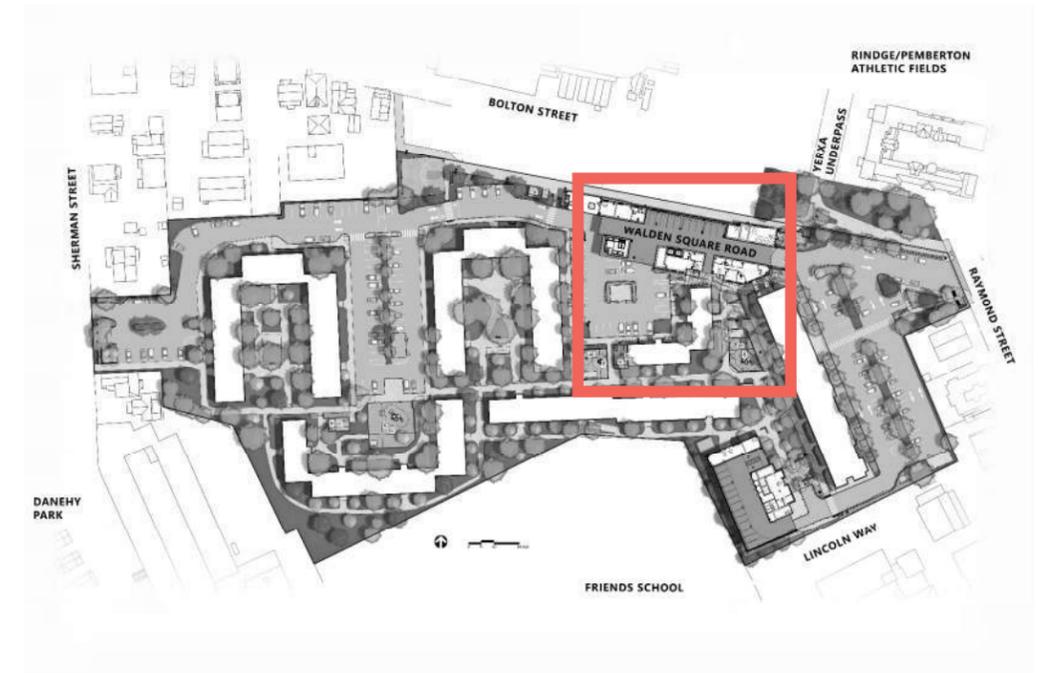
- ① SHARED PATH
- ② PEDESTRIAN LIGHTING
- ③ GATEWAY PLAZA W/ SEAT WALL, PERGOLA, SIGNAGE
- ④ BENCHES
- ⑤ BLUE BIKES
- ⑥ BUS STOP



03 North/ Central Enlargement



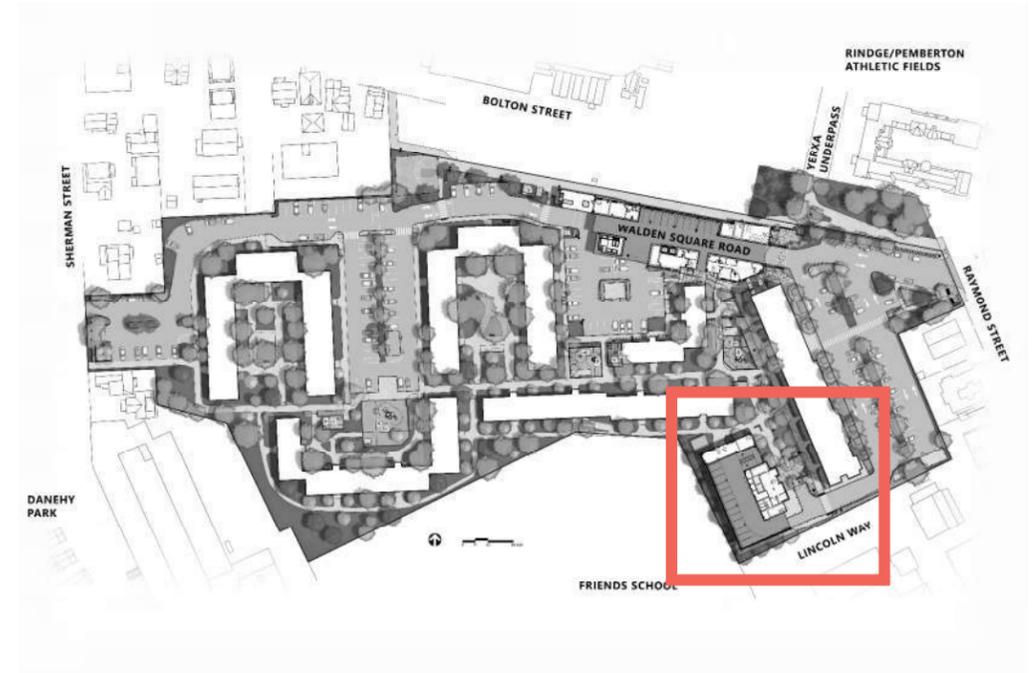
- ① BIKE ROOM
- ② PEDESTRIAN GATEWAY PLAZA
- ③ SEAT WALLS W/ BENCHES
- ④ ENTRANCE PLAZA
- ⑤ PATIO & SEATING
- ⑥ NEW PLAYGROUND (AGES 5-12)
- ⑦ IMPROVED PLAYGROUND (AGES 6-23 MONTHS)
- ⑧ BIKE SHELTER
- ⑨ SHORT TERM BIKE PARKING
- ⑩ COMMUNITY PLAZA
- ⑪ ENTRANCE PLAZA
- ⑫ ENHANCED PEDESTRIAN CROSSWALK
- ⑬ SHARED PATH



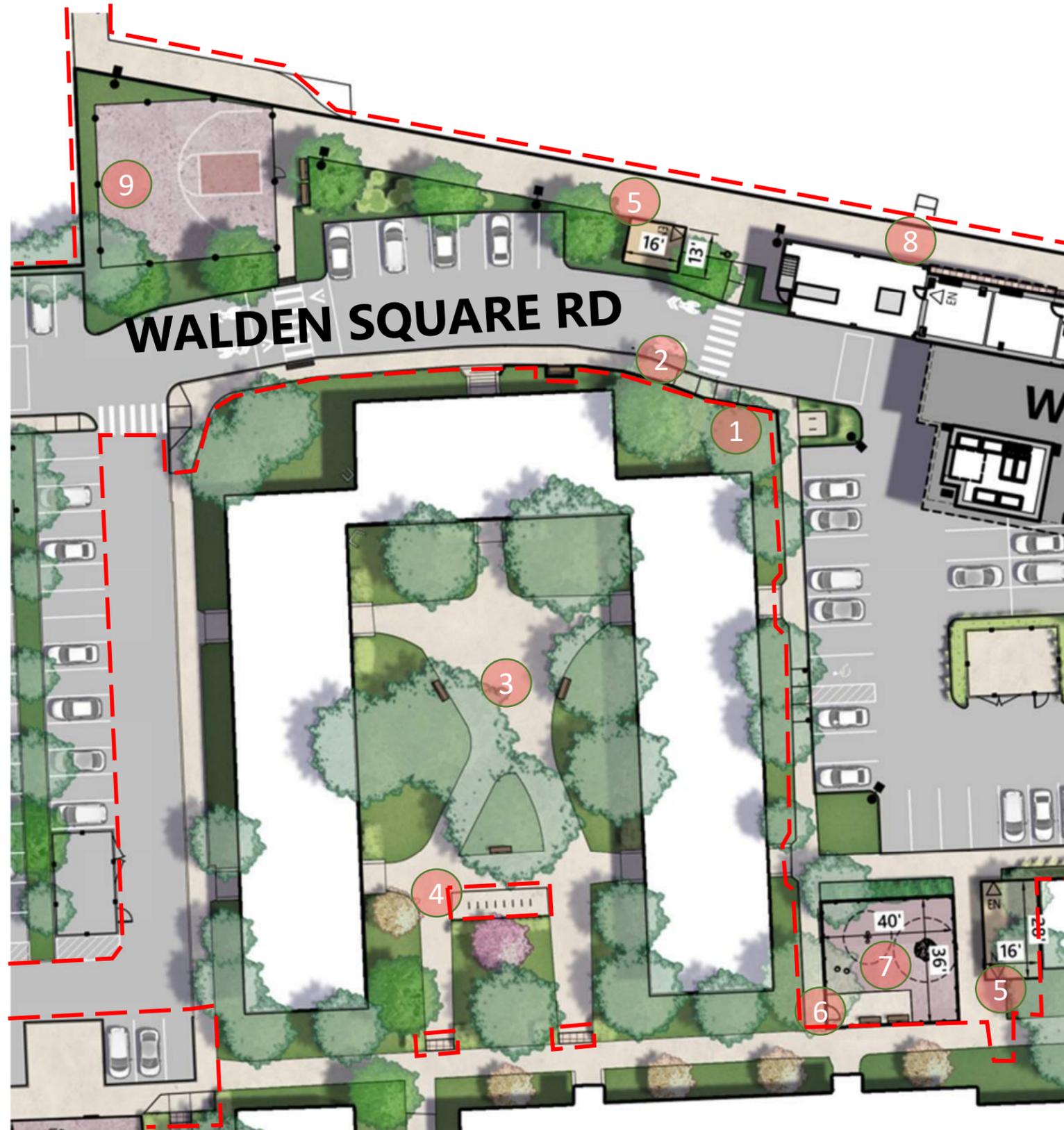
03 South Enlargement



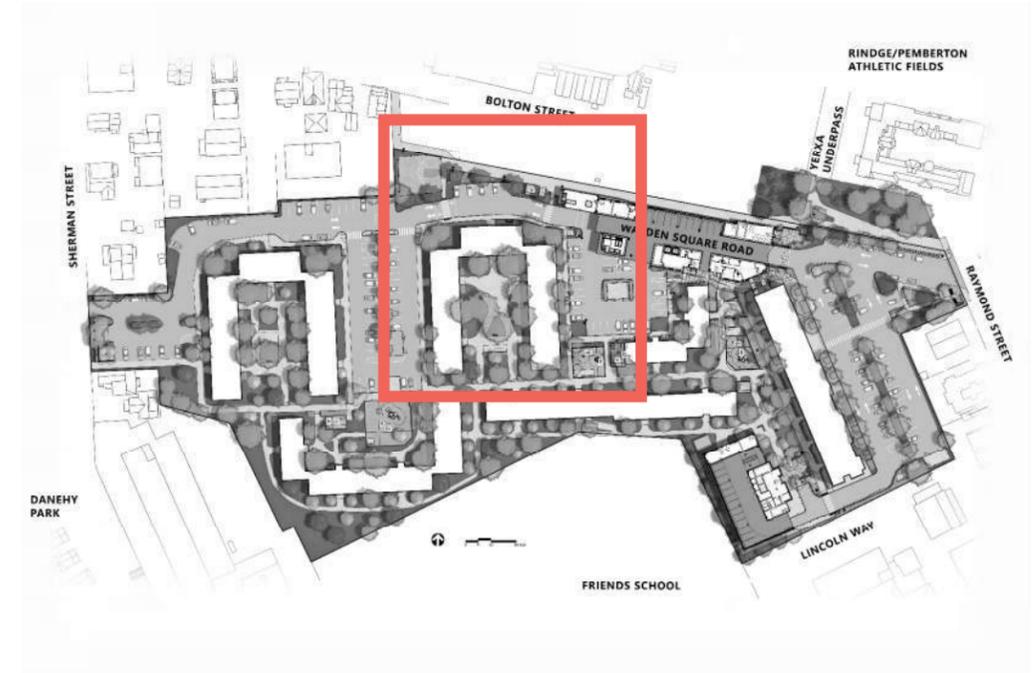
- ① BIKE SHELTER
- ② SHORT TERM BIKE RACKS
- ③ CONCRETE SEAT WALL
- ④ PAVED PEDESTRIAN ENTRANCE
- ⑤ WAYFINDING SIGN
- ⑥ PEDESTRIAN ACCESS
- ⑦ BIKE ROOM
- ⑧ TREE PLANTERS & SEATING
- ⑨ MAINTENANCE, STORAGE, & OFFICE
- ⑩ VEHICLE PARKING ENTRANCE



03 Courtyard A Enlargement



- ① SHORT TERM BIKE PARKING
- ② BUS STOP
- ③ BENCHES, PLANTING AND LIGHTING ENHANCEMENTS
- ④ SHORT TERM BIKE PARKING
- ⑤ BIKE SHELTER
- ⑥ PATIO SEATING
- ⑦ IMPROVED PLAYGROUND (AGES 6-23 MONTHS)
- ⑧ SHARED PATH
- ⑨ RESURFACED BASKETBALL COURT

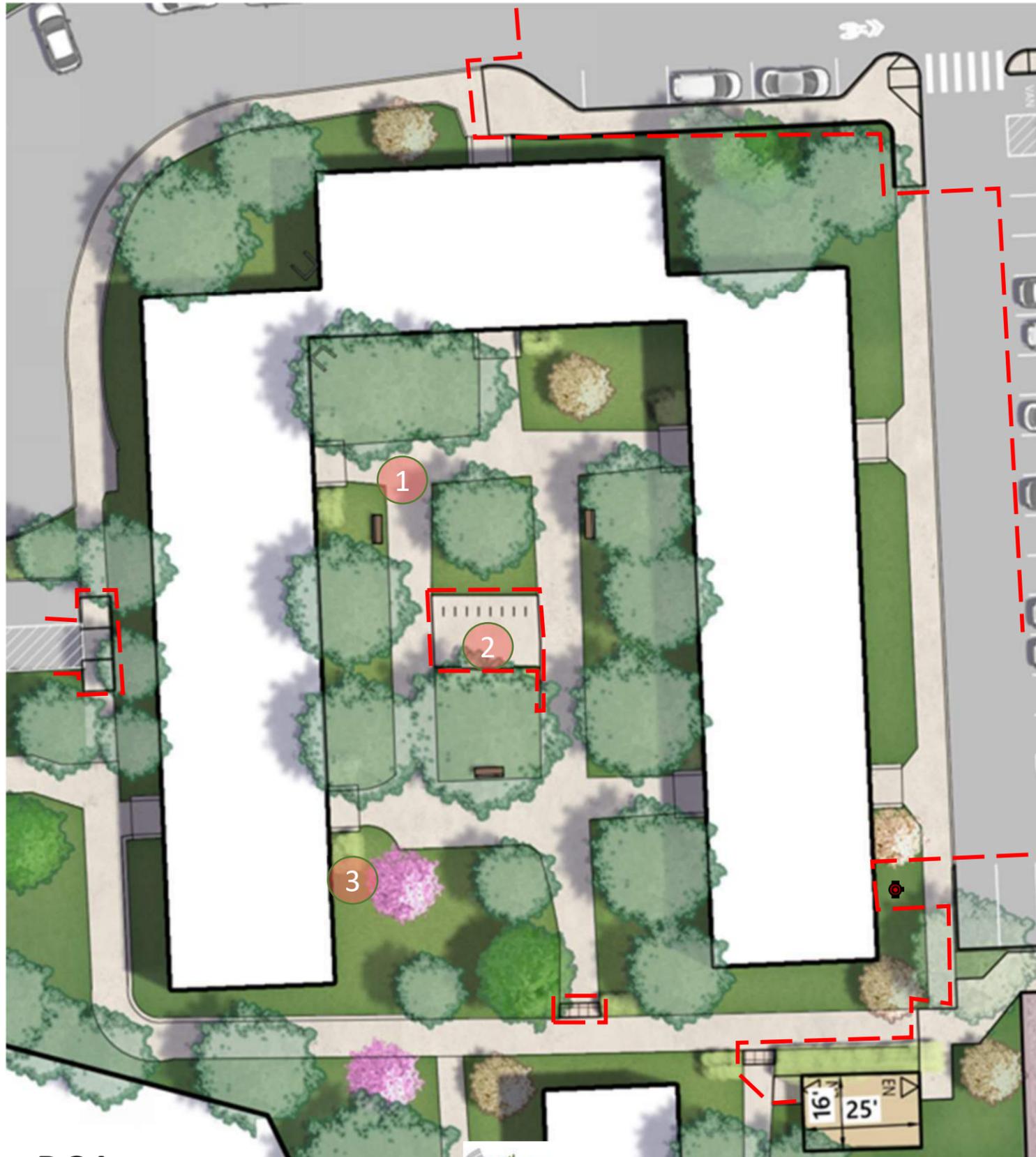


--- Limit of Work

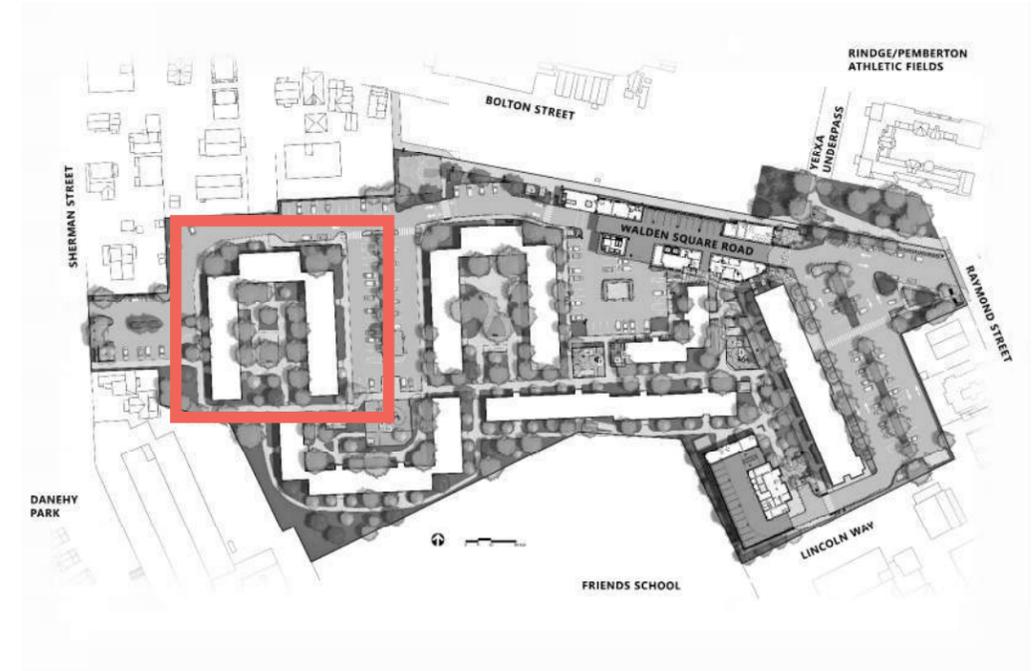


0 15 30 60 FT

03 Courtyard B Enlargement



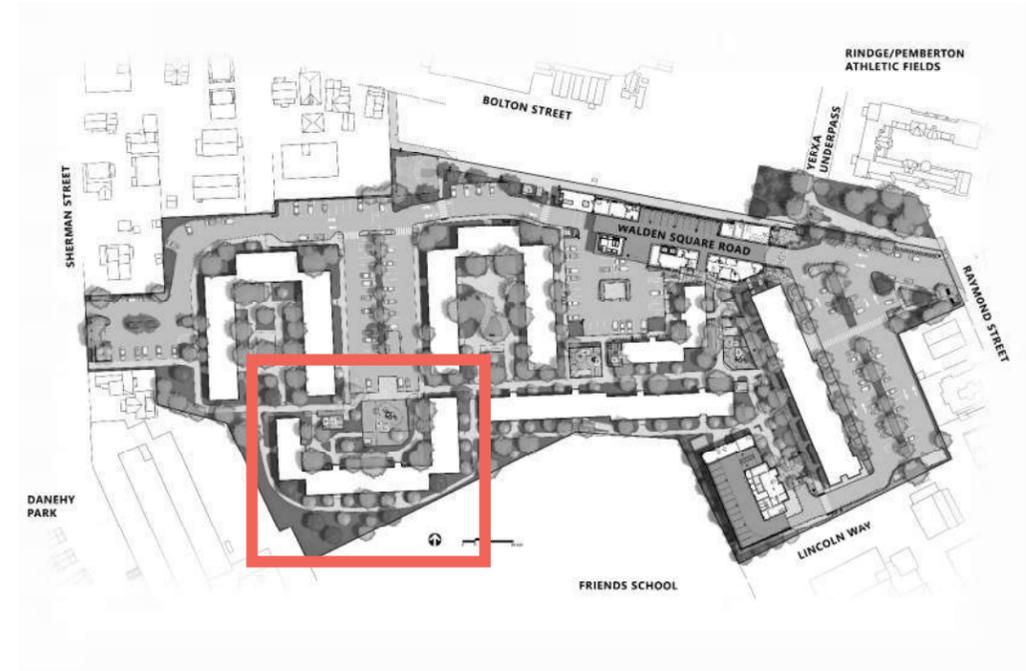
- ① BENCHES, PLANTING AND LIGHTING IMPROVEMENTS
- ② SHORT TERM BIKE PARKING
- ③ PLANTING AND LIGHTING ENHANCEMENTS



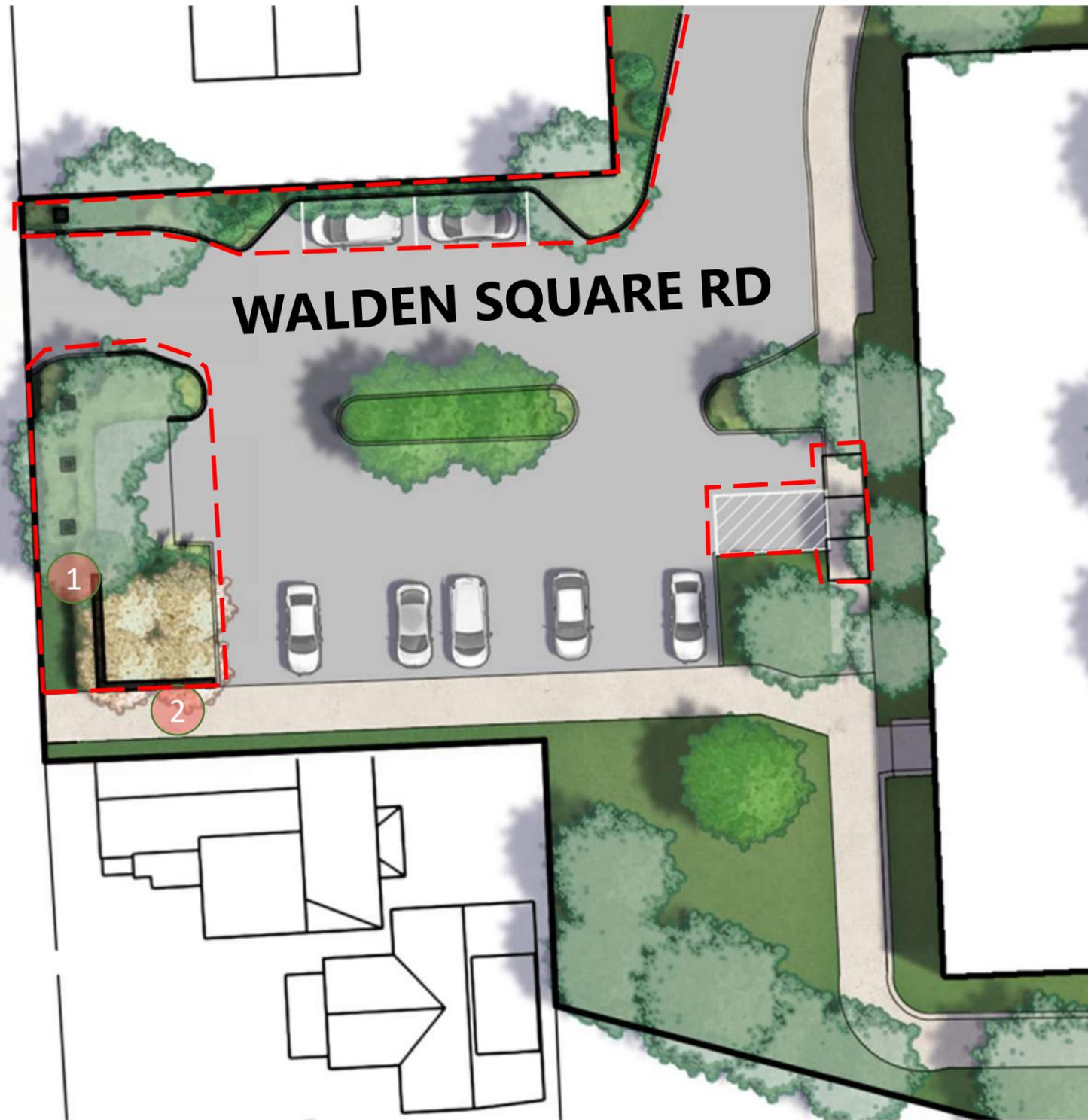
03 Courtyard C Enlargement



- ① IMPROVED PLAYGROUND (AGES 5-12)
- ② PATIO SEATING
- ③ DECORATIVE FENCING
- ④ BENCHES
- ⑤ BIKE SHELTER
- ⑥ PARK BENCHES
- ⑦ PLANTING AND LIGHTING ENHANCEMENTS



03 West Enlargement



- ① 30" DECORATIVE WALL & SIGNAGE
- ② SEAT WALL

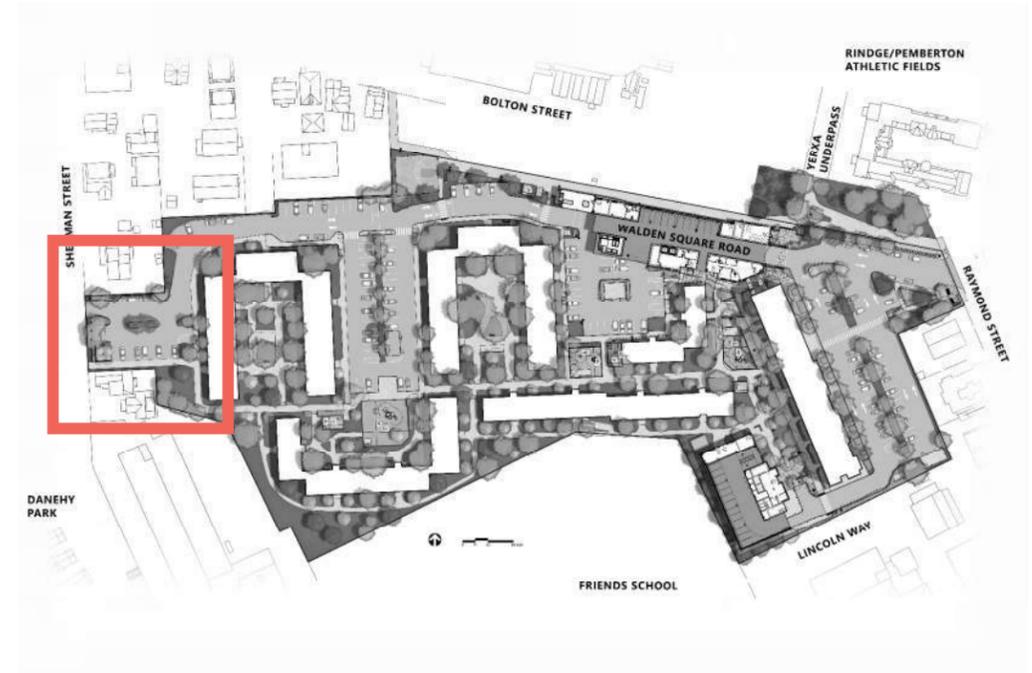


FIGURE 1 Existing Open Space Calculations

**Legend**

- TOTAL PERMEABLE OPEN SPACE  
113,485 SF (36%)
- PRIVATE OPEN SPACE  
78,264 SF (25%)

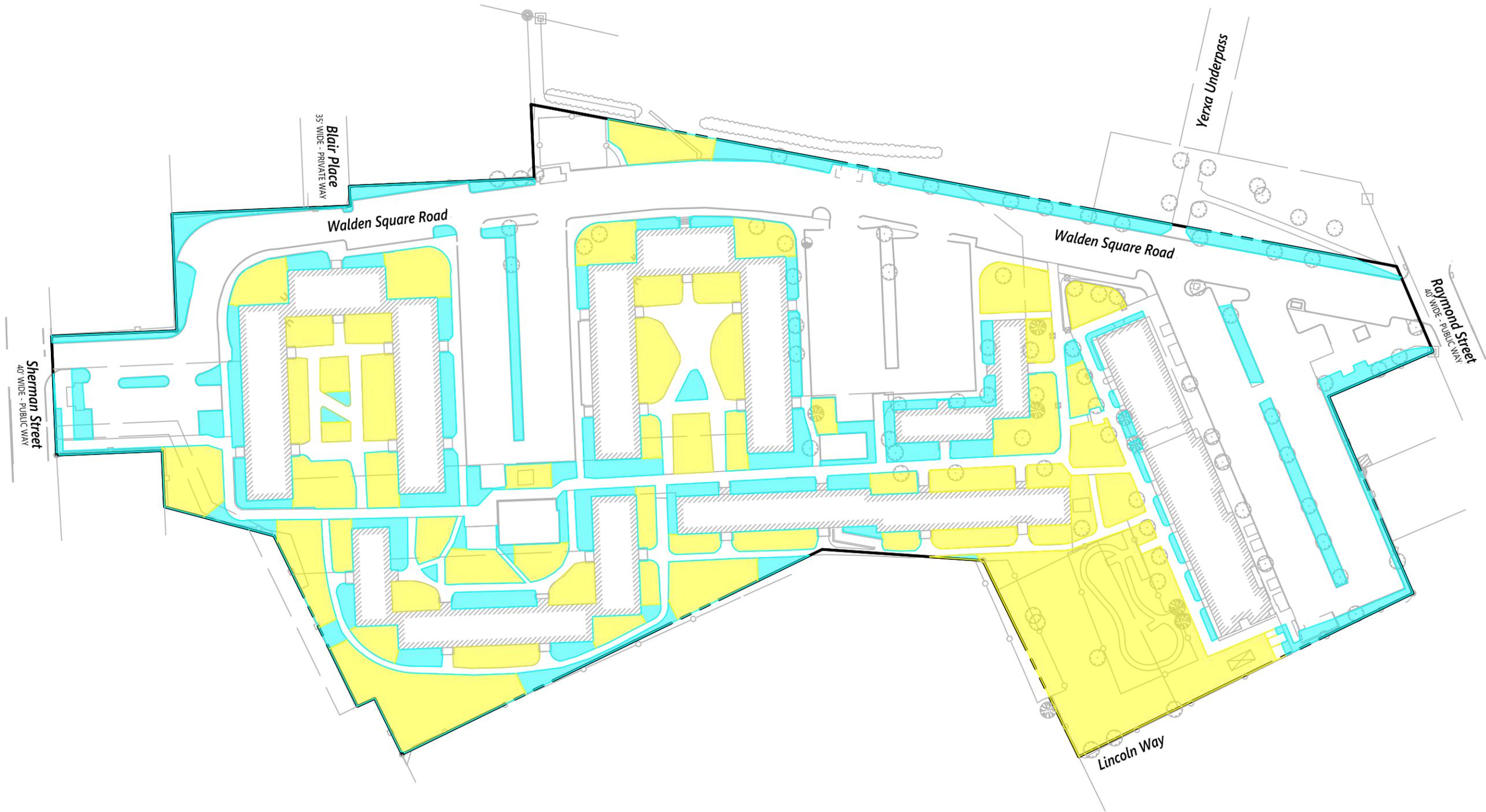
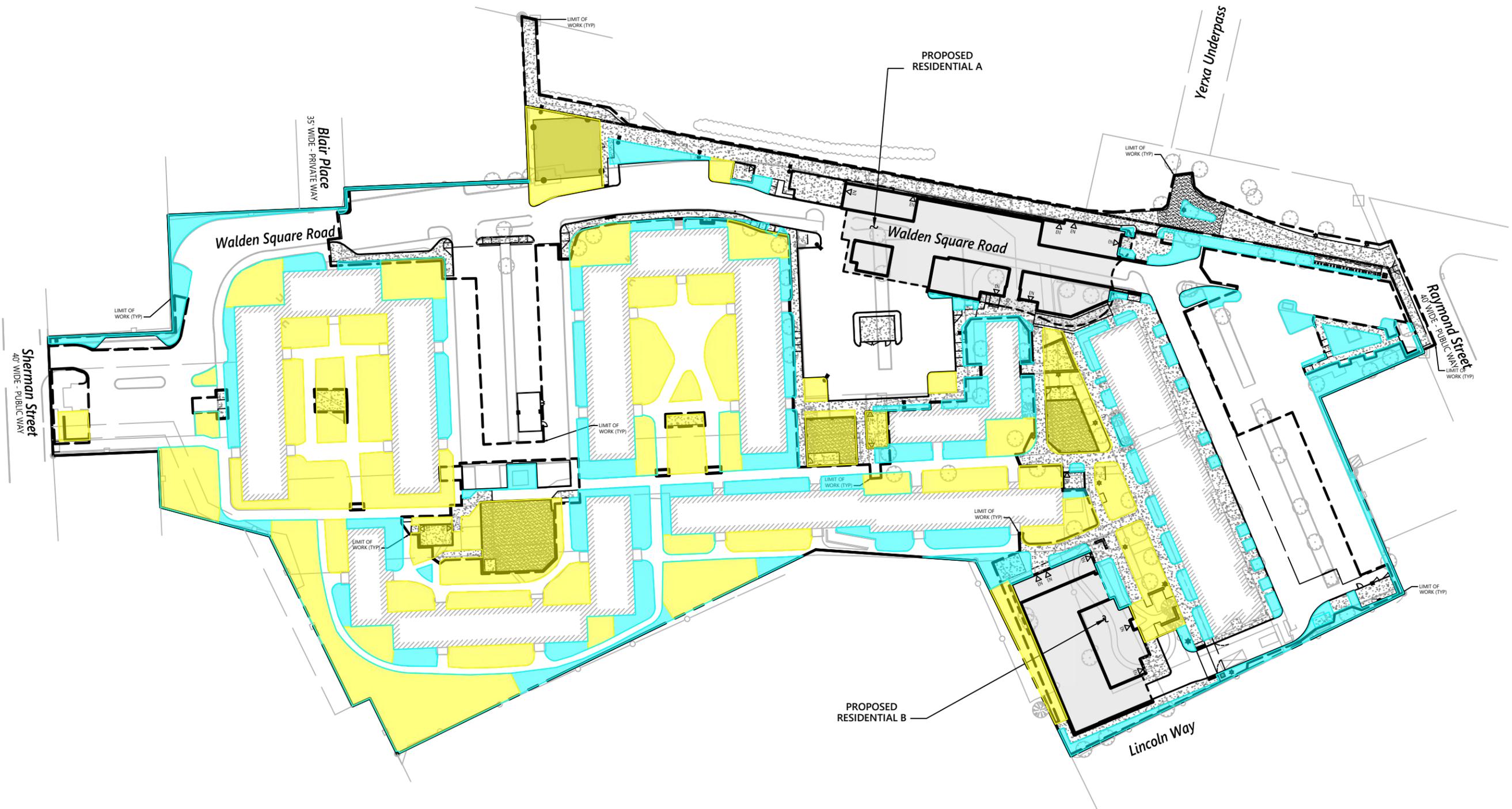


FIGURE 2 Proposed Open Space Calculations

### Legend

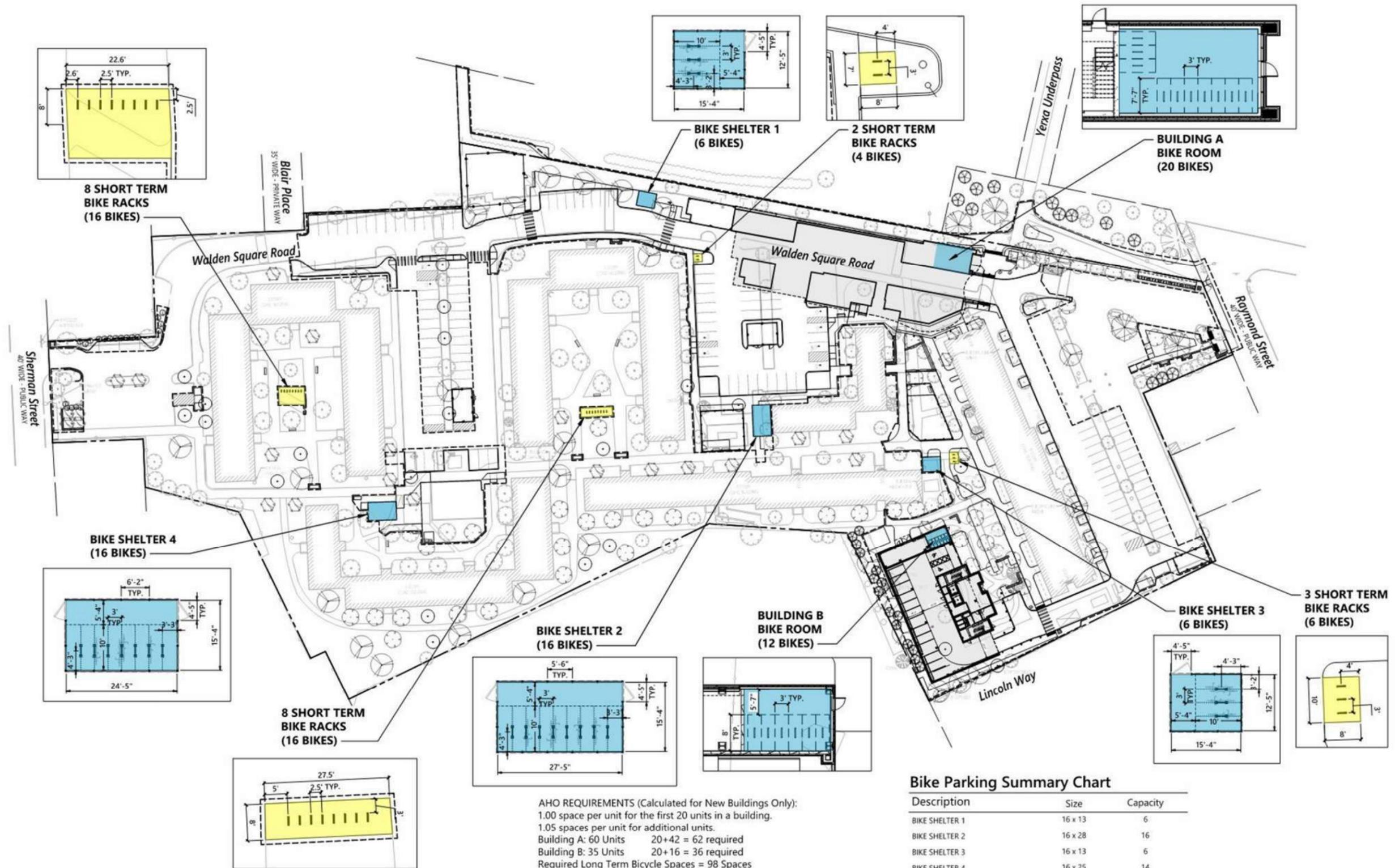
- TOTAL PERMEABLE OPEN SPACE  
100,108 SF (31%)
- PRIVATE OPEN SPACE  
66,649 SF (21%)



03 Illustrative Site Plan  
Pedestrian and Bicycle Circulation



03 Site Plan  
Bicycle Parking Plan Enlargement



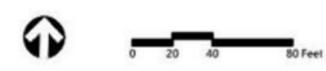
AHO REQUIREMENTS (Calculated for New Buildings Only):  
 1.00 space per unit for the first 20 units in a building.  
 1.05 spaces per unit for additional units.  
 Building A: 60 Units 20+42 = 62 required  
 Building B: 35 Units 20+16 = 36 required  
 Required Long Term Bicycle Spaces = 98 Spaces  
 70 Spaces\* 74 Provided  
 \*includes 28-space reduction per Section 11.207.6.4 of the AHO zoning bylaws

Required Short Term Bicycle Spaces = 10 Spaces 10 Provided

Note: 32 Short Term spaces (16 bikeracks) provided to replace existing bike racks in the two large courtyards.

**Bike Parking Summary Chart**

Description	Size	Capacity
BIKE SHELTER 1	16 x 13	6
BIKE SHELTER 2	16 x 28	16
BIKE SHELTER 3	16 x 13	6
BIKE SHELTER 4	16 x 25	14
BIKE ENCLOSURE IN BUILDING A	20 x 21	20
BIKE ENCLOSURE IN BUILDING B	15 x 21	12
EXTERIOR BIKE RACKS		10
<b>TOTAL SPACES</b>		<b>84</b>



03 Illustrative Site Plan  
Bicycle Parking Details

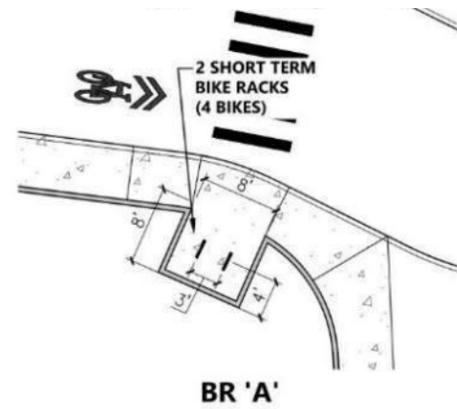


**NOTE**  
BIKE RACK TO BE ORION STYLE WITH SQUARE TUBING BY BELSON OUTDOOR PRODUCTS

**Bike Rack** 06/21  
N.T.S. Source: VHB



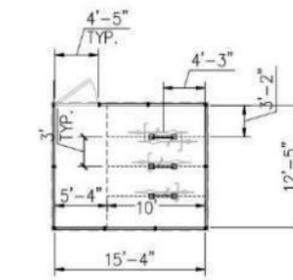
**Bike Shelter Concept** 8/20  
N.T.S. Source: Kenworth



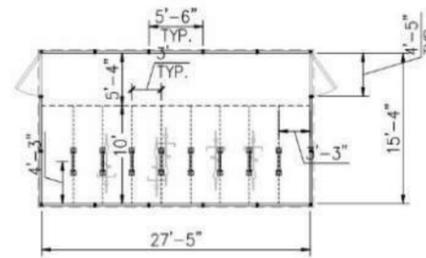
**Bike Rack Layouts** 8/20  
1" = 10'-0" Source: VHB



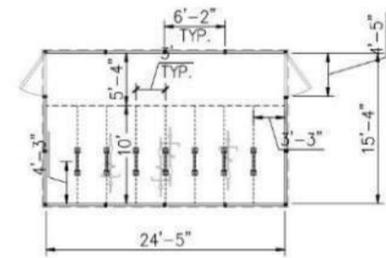
**16x13  
BS 1  
6 Bikes**



**16x13  
BS 3  
6 Bikes**



**16x28  
BS 2  
16 Bikes**



**16x25  
BS 4  
14 Bikes**

Note: Building dimensions are between interior walls.

**Bike Shelter Layouts** 8/20  
1" = 10'-0" Source: VHB

# C1.00 Legend & General Notes

## Legend

Exist.	Prop.	Exist.	Prop.	
				PROPERTY LINE
				PROJECT LIMIT LINE
				RIGHT-OF-WAY/PROPERTY LINE
				EASEMENT
				BUILDING SETBACK
				PARKING SETBACK
				BASELINE
				CONSTRUCTION LAYOUT
				ZONING LINE
				TOWN LINE
				LIMIT OF DISTURBANCE
				WETLAND LINE WITH FLAG
				FLOODPLAIN
				BORDERING LAND SUBJECT TO FLOODING
				WETLAND BUFFER ZONE
				NO DISTURB ZONE
				200' RIVERFRONT AREA
				GRAVEL ROAD
				EDGE OF PAVEMENT
				BITUMINOUS BERM
				BITUMINOUS CURB
				CONCRETE CURB
				CURB AND GUTTER
				EXTRUDED CONCRETE CURB
				MONOLITHIC CONCRETE CURB
				PRECAST CONC. CURB
				SLOPED GRAN. EDGING
				VERT. GRAN. CURB
				LIMIT OF CURB TYPE
				SAWCUT
				BUILDING
				BUILDING ENTRANCE
				LOADING DOCK
				BOLLARD
				DUMPSTER PAD
				SIGN
				DOUBLE SIGN
				STEEL GUARDRAIL
				WOOD GUARDRAIL
				PATH
				TREE LINE
				WIRE FENCE
				FENCE
				STOCKADE FENCE
				STONE WALL
				RETAINING WALL
				STREAM / POND / WATER COURSE
				DETENTION BASIN
				HAY BALES
				SILT FENCE
				SILT SOCK / STRAW WATTLE
				MINOR CONTOUR
				MAJOR CONTOUR
				PARKING COUNT
				COMPACT PARKING STALLS
				DOUBLE YELLOW LINE
				STOP LINE
				CROSSWALK
				ACCESSIBLE CURB RAMP
				ACCESSIBLE PARKING
				VAN-ACCESSIBLE PARKING
				MATCHLINE

## Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
G&I	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

## Notes

- General**
- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
  - ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
  - AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE (#) INCHES LOAM AND SEED.
  - WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
  - WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
  - UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
  - TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
  - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
  - CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
  - DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
  - CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
  - THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.
- Layout and Materials**
- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
  - CURB RADI ARE 3 FEET UNLESS OTHERWISE NOTED.
  - CURBING SHALL BE PRECAST CONCRETE CURB (PCC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
  - SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
  - PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
  - PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERSECTIONS AND PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITION BETWEEN EXISTING AND PROPOSED FACILITIES.
- Demolition**
- THE PROJECT PRESENTED HEREIN IS THE REDEVELOPMENT OF AN EXISTING SITE. TO THE EXTENT REQUIRED TO BUILD THE PROJECT, CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUT NOT LIMITED TO BUILDINGS, FOUNDATIONS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, UTILITIES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, THE CONTRACTOR SHALL CONSULT THE ENGINEER WHERE UTILITIES OR STRUCTURES NOT SHOWN ON THIS PLAN ARE ENCOUNTERED PRIOR TO REMOVAL.
  - EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
  - CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
  - THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL. TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESSEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
  - UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.
- Utilities**
- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
  - WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
  - SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
  - RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
    - PAVEMENTS AND CONCRETE SURFACES: FLUSH
    - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
    - LANDSCAPE LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
  - THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.), FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
  - CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
  - UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
    - WATER PIPES SHALL BE DUCTILE IRON (DI) THICKNESS CLASS 52
    - SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 SEWER PIPE
    - STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE)
    - PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
  - CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEMARK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
  - CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
  - ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.
- Existing Conditions Information**
- BASE PLAN: "EXISTING CONDITION PLAN OF LAND"; PREPARED BY VHB, DATED FEBRUARY 25, 2021.
  - TOPOGRAPHY: ELEVATIONS ARE BASED ON CAMBRIDGE CITY BASE (CCB).
  - GEOTECHNICAL DATA INCLUDING DRAFT TEST PIT AND BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM MCPHAIL ASSOCIATES DATED APRIL 7, 2021.
- Document Use**
- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION, OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
  - CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES FROM THE DESIGNER, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
  - SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

## Sheet Index

No.	Drawing Title	Latest Issue
C1.00	Legend and General Notes	December 5, 2023
C2.00	Overall Site Plan	December 5, 2023
C3.01	Layout and Materials Plan	December 5, 2023
C4.01	Grading, Drainage, and Erosion Control Plan	December 5, 2023
C5.01	Utility Plan	December 5, 2023
C6.01-04	Site Details	December 5, 2023
L1.00	Overall Landscape and Tree Removal Plan	December 5, 2023
L1.01	Basketball Area Enlargement Plan	December 5, 2023
L1.02	West Area Enlargement Plan	December 5, 2023
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L2.02 - L2.03	Shrub Planting Plan	December 5, 2023
L3.01-03	Landscape Details	December 5, 2023
Sv-1	Existing Conditions Plan of Land	February 25, 2021
SL.00	Photometric Plan (not included for pricing)	December 5, 2023

# C2.00 Overall Site Plan

## Parking Summary Chart

Description	Size		Spaces	
	Required <sup>B</sup>	Provided	Existing	Provided
STANDARD SPACES	8.5 x 18	8.5 x 18		
HEAD-IN PARALLEL			60	95
COMPACT SPACES (50% ALLOWED)	7.5 x 16	7.5 x 16		
HEAD-IN PARALLEL			75	70
STANDARD ACCESSIBLE SPACES <sup>A</sup>	8.5 x 18	8.5 x 18	13	14
VAN ACCESSIBLE SPACES	8.5 x 18	8.5 x 18	0	2
<b>TOTAL SPACES</b>			<b>190</b>	<b>200</b>

- A. ADA/STATE/LOCAL REQUIREMENTS
- B. PER SECTION 11.207.6.1 OF THE AHO ZONING BYLAWS, THERE SHALL BE NO REQUIRED MINIMUM NUMBER OF OFF-STREET PARKING SPACES
- C. PARKING RATIO CALCULATION:  
 EXISTING UNITS: 168 SPACES / 240 EXISTING UNITS = 0.7  
 (0.7 RATIO REQUIRED PER 1969 URBAN RENEWAL PLAN)  
 PROPOSED UNITS: 32 SPACES / 95 PROPOSED UNITS = 0.48

## Zoning Summary Chart - Entire Site

Zoning District(S):	Residence C-2		
Overlay District(S):	Affordable Housing Overlay		
Zoning Regulation Requirements	Required (C-2) <sup>A</sup>	Required (AHO) <sup>A</sup>	Provided (Entire Site)
MINIMUM LOT AREA	600 SF Per D.U. (205,800 SF)	N/A	925 SF Per D.U. (319,049 SF)
FRONTAGE (RAYMOND)	20 Feet	N/A	70 Feet
FRONTAGE (SHERMAN)	20 Feet	N/A	91 Feet
FRONTAGE (BLAIR)	20 Feet	N/A	35 Feet
MINIMUM LOT WIDTH	50 Feet	N/A	275.8 Feet
MAXIMUM IMPERVIOUS	85 %	85 %	71 %
MINIMUM PRIVATE OPEN SPACE	15 %	15 %	20 %
INTERIOR PARKING LANDSCAPING PERCENTAGE	5.0 %	N/A	5.0 %

A. Zoning regulation requirements as specified in the 10/30/2020 Cambridge Zoning Ordinance and the 2020 Affordable Housing Overlay Ordinances.  
 B. On-grade parking spaces may be located within five (5) feet of a side or rear property line without requiring a special permit, provided that screening is provided in the form of a fence or other dense year-round visual screen at the property line, unless such screening is waived by mutual written agreement of the owner of the lot and the owner of the abutting lot.  
 C. Existing and Proposed Parking within 5-feet of property boundary is screened by a combination of existing and proposed fencing.  
 D. Dimension provided is to proposed structure.

## Zoning Summary Chart - Building A

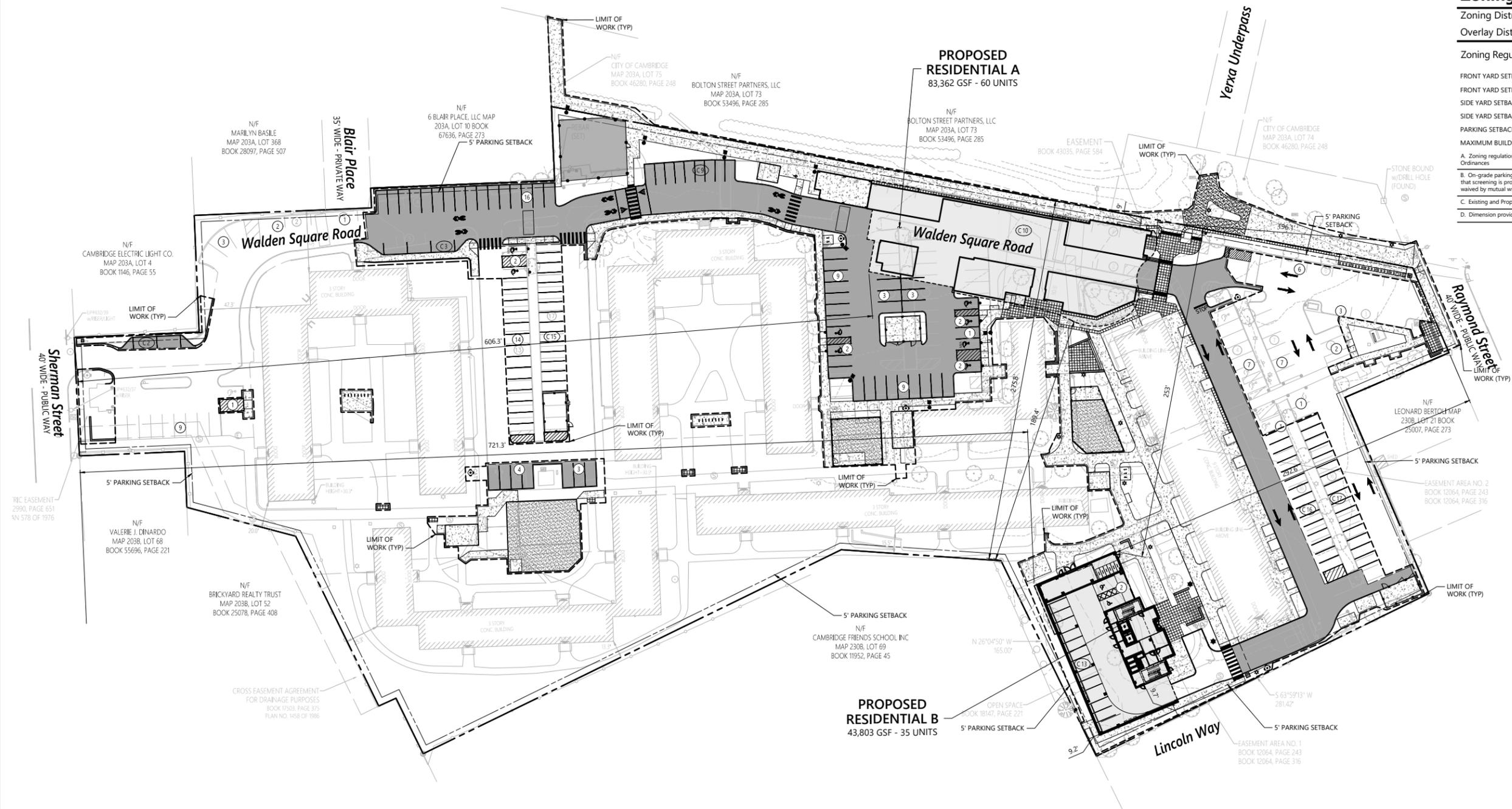
Zoning District(S):	Residence C-2		
Overlay District(S):	Affordable Housing Overlay		
Zoning Regulation Requirements	Required (C-2) <sup>A</sup>	Required (AHO) <sup>A</sup>	Provided (Building A)
FRONT YARD SETBACK: RAYMOND STREET	33.5'	0 Feet	196.1 Feet <sup>D</sup>
FRONT YARD SETBACK: SHERMAN STREET	33.5'	0 Feet	606.3 Feet <sup>D</sup>
SIDE YARD SETBACK: BOLTON STREET PARTNERS	59.2'	0 Feet	9.0 Feet <sup>D</sup>
SIDE YARD SETBACK: FRIENDS SCHOOL	56.4'	0 Feet	189.4 Feet <sup>D</sup>
PARKING SETBACK	5 Feet	0 Feet <sup>B</sup>	1.3 Feet <sup>C</sup>
MAXIMUM BUILDING HEIGHT	85 Feet	150 Feet	80 Feet

A. Zoning regulation requirements as specified in the 10/30/2020 Cambridge Zoning Ordinance and the 2020 Affordable Housing Overlay Ordinances.  
 B. On-grade parking spaces may be located within five (5) feet of a side or rear property line without requiring a special permit, provided that screening is provided in the form of a fence or other dense year-round visual screen at the property line, unless such screening is waived by mutual written agreement of the owner of the lot and the owner of the abutting lot.  
 C. Existing and Proposed Parking within 5-feet of property boundary is screened by a combination of existing and proposed fencing.  
 D. Dimension provided is to proposed structure.

## Zoning Summary Chart - Building B

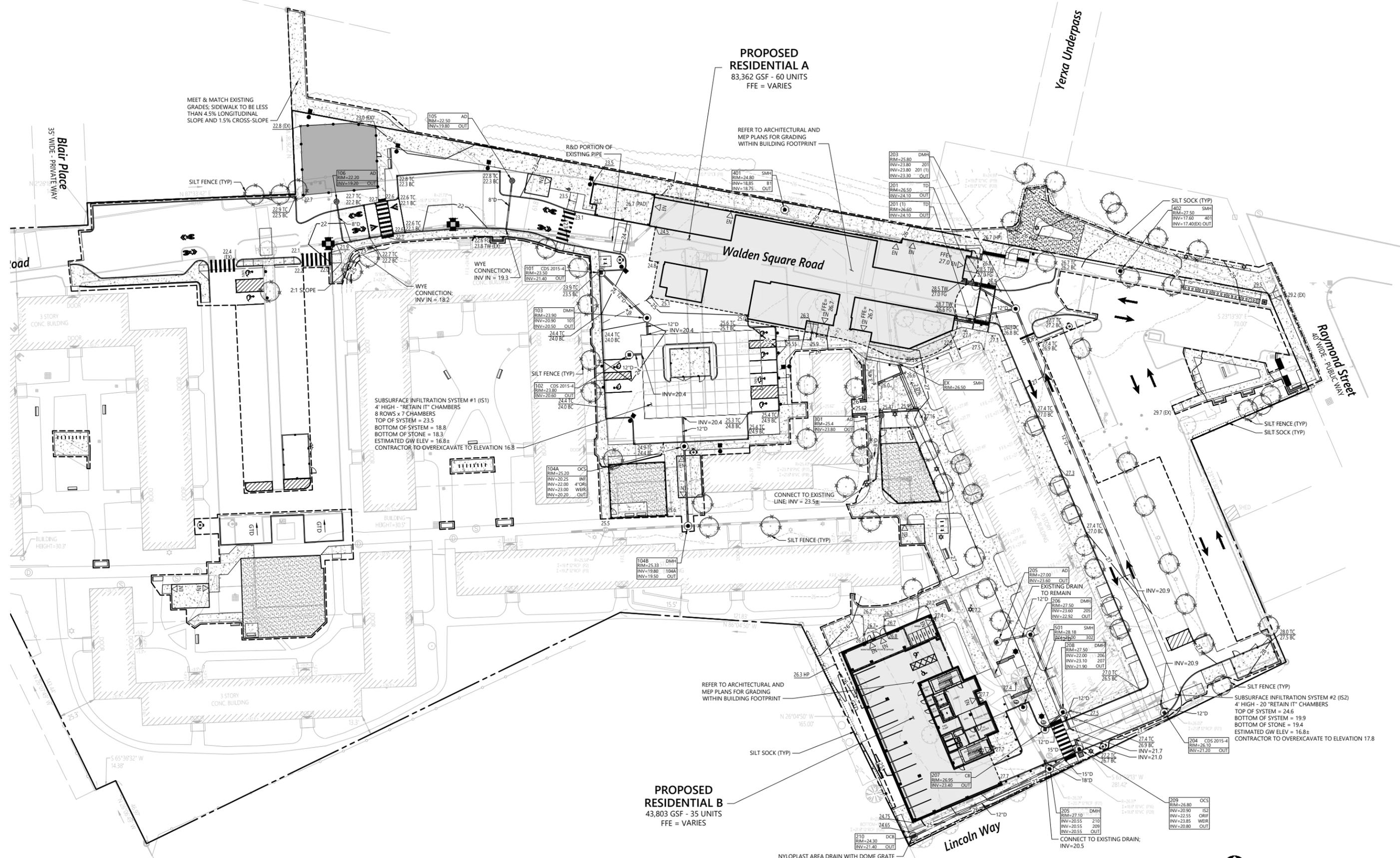
Zoning District(S):	Residence C-2		
Overlay District(S):	Affordable Housing Overlay		
Zoning Regulation Requirements	Required (C-2) <sup>A</sup>	Required (AHO) <sup>A</sup>	Provided (Building B)
FRONT YARD SETBACK: RAYMOND STREET	39.0 Feet	0 Feet	292.6 Feet <sup>D</sup>
FRONT YARD SETBACK: SHERMAN STREET	39.0 Feet	0 Feet	721.3 Feet <sup>D</sup>
SIDE YARD SETBACK: LINCOLN WAY	27.6 Feet	0 Feet	9.7 Feet <sup>D</sup>
SIDE YARD SETBACK: FRIENDS SCHOOL	27.2 Feet	0 Feet	9.2 Feet <sup>D</sup>
PARKING SETBACK	5 Feet	0 Feet <sup>B</sup>	9.0 Feet
MAXIMUM BUILDING HEIGHT	85 Feet	150 Feet	80 Feet

A. Zoning regulation requirements as specified in the 10/30/2020 Cambridge Zoning Ordinance and the 2020 Affordable Housing Overlay Ordinances.  
 B. On-grade parking spaces may be located within five (5) feet of a side or rear property line without requiring a special permit, provided that screening is provided in the form of a fence or other dense year-round visual screen at the property line, unless such screening is waived by mutual written agreement of the owner of the lot and the owner of the abutting lot.  
 C. Existing and Proposed Parking within 5-feet of property boundary is screened by a combination of existing and proposed fencing.  
 D. Dimension provided is to proposed structure.





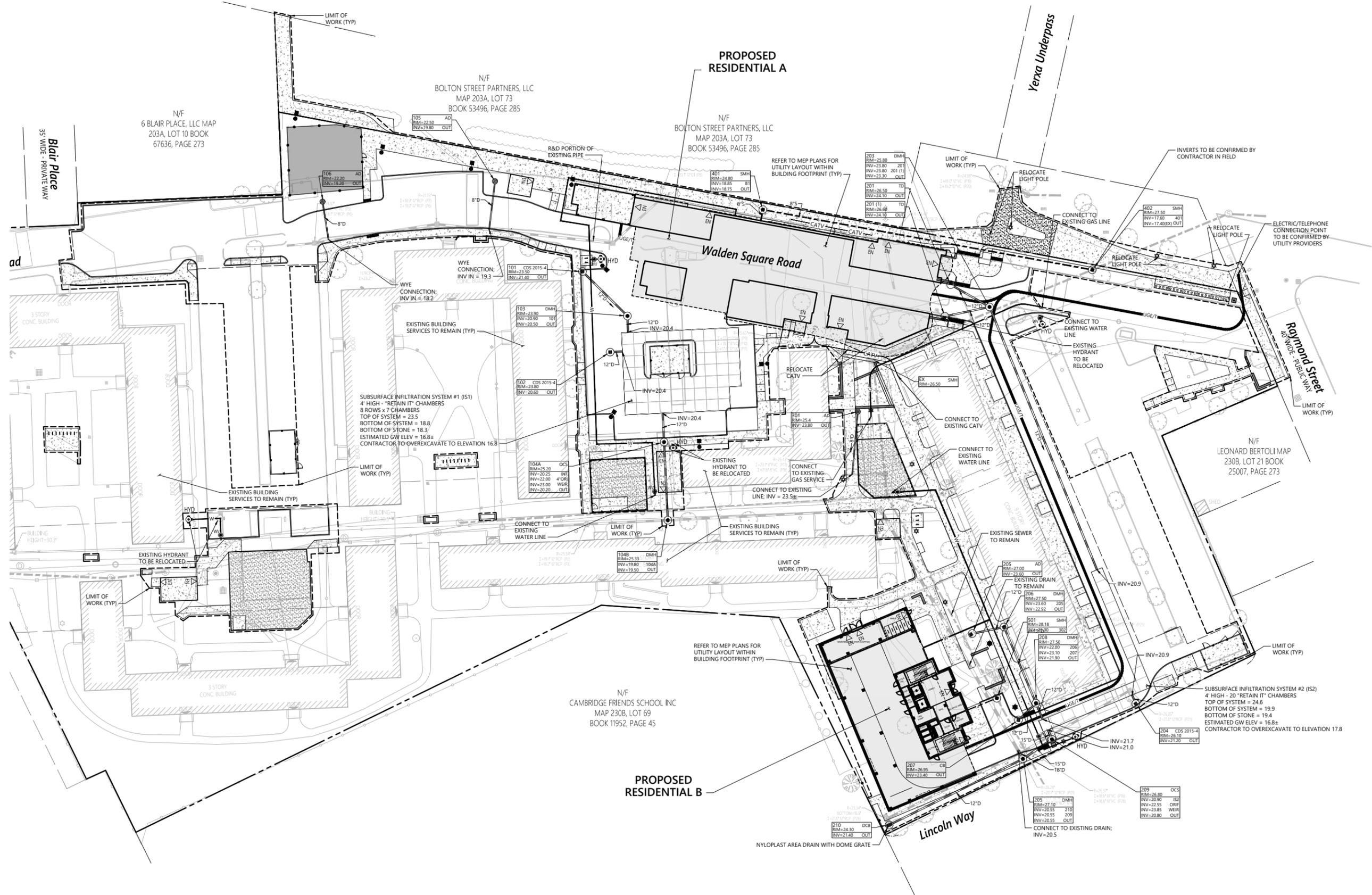
# C4.01 Grading, Drainage, & Erosion Control Plan



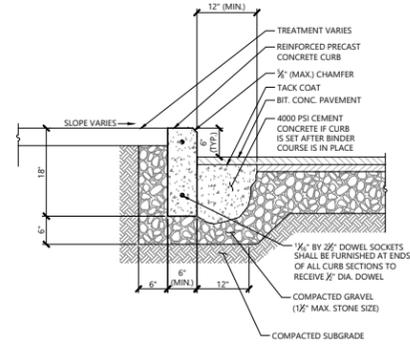
**PROPOSED RESIDENTIAL A**  
83,362 GSF - 60 UNITS  
FFE = VARIES

**PROPOSED RESIDENTIAL B**  
43,803 GSF - 35 UNITS  
FFE = VARIES

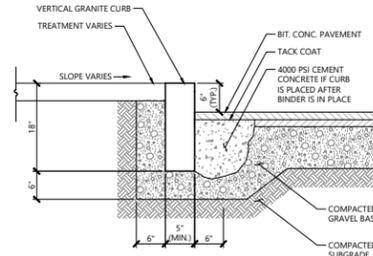
# C5.01 Utility Plan



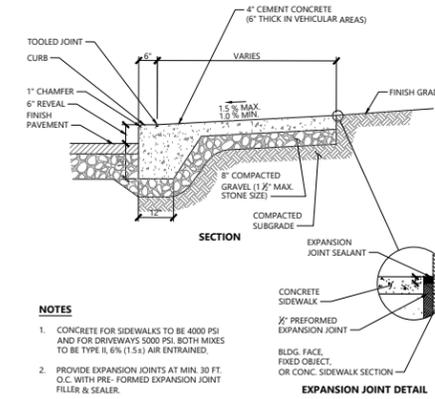
# C6.01 Site Details



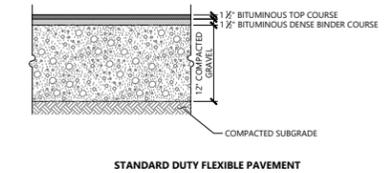
**Precast Concrete Curb (PCC)** 1/16  
N.T.S. Source: VHB LD\_404



**Vertical Granite Curb (VGC)** 1/16  
N.T.S. Source: VHB LD\_402

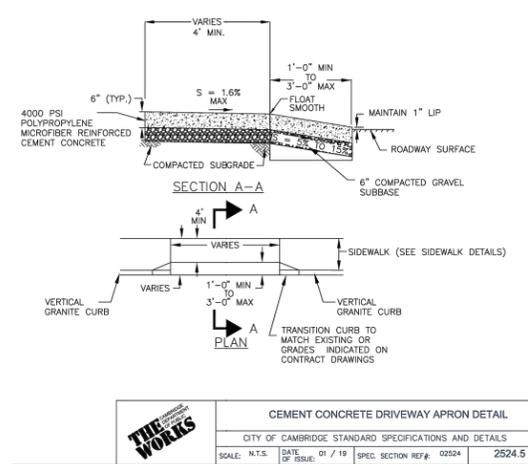


**Monolithic Concrete Curb (MCC) & Sidewalk** 1/16  
N.T.S. Source: VHB LD\_421

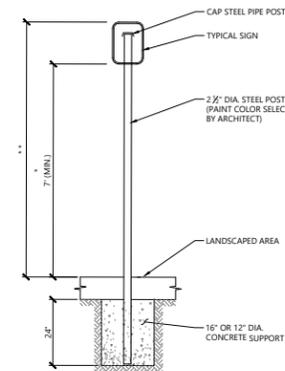


**Bituminous Concrete Pavement Section** 1/16  
N.T.S. Source: VHB LD\_430

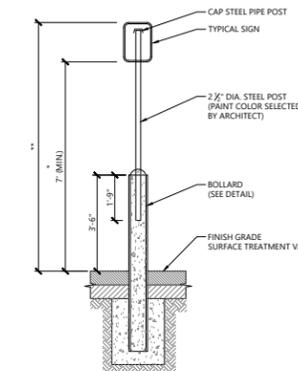
**NOTES**  
PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.



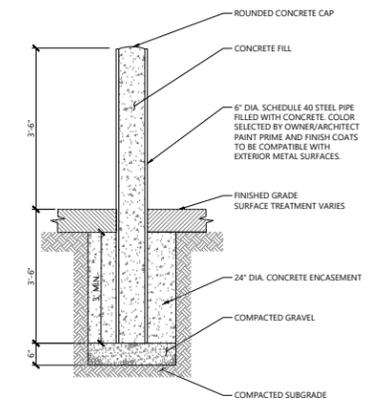
**Driveway Apron** 1/16  
N.T.S. Source: Cambridge DPW



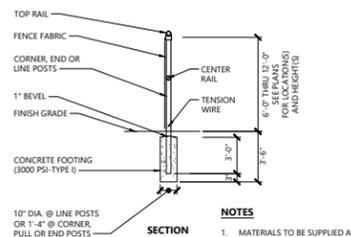
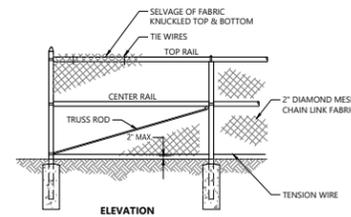
**Sign Post - Type 'A'** 1/16  
N.T.S. Source: VHB LD\_701



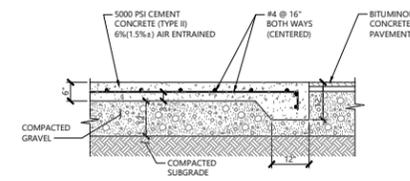
**Bollard Mounted Sign** 1/16  
N.T.S. Source: VHB LD\_703



**Bollard** 9/17  
N.T.S. Source: VHB LD\_700

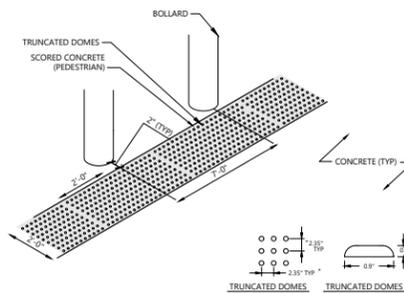


**6' to 12' Chain Link Fence** 10/20  
N.T.S. Source: VHB LD\_480



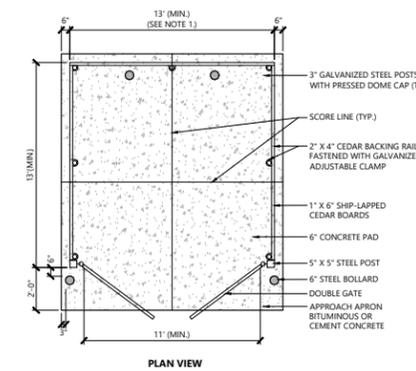
**NOTES**  
1. SIZE OF PAD TO BE AS INDICATED ON PLANS.  
2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

**Concrete Pad for Transformer** 1/16  
N.T.S. Source: VHB REV LD\_710



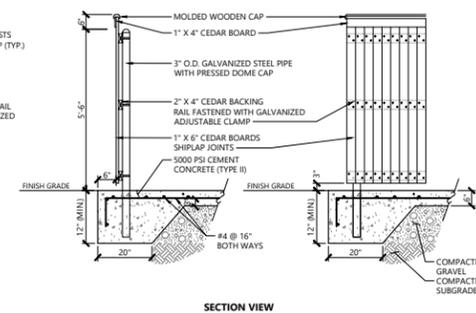
**Notes:**  
THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.  
A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).  
DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, COLOR AND MATERIAL TO BE DETERMINED BY ARCHITECT.  
DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO ACCESSIBLE ROUTE.

**Detectable Warning Pavers at Bollards** 11/15  
N.T.S. Source: VHB LD\_711

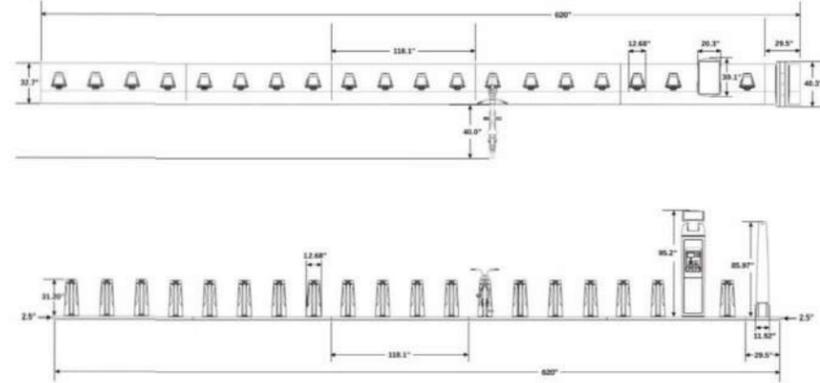


**NOTES**  
1. DUMPSTER PAD DIMENSIONS SHOWN AS MINIMUM. REFER TO PLAN FOR ACTUAL DIMENSION.

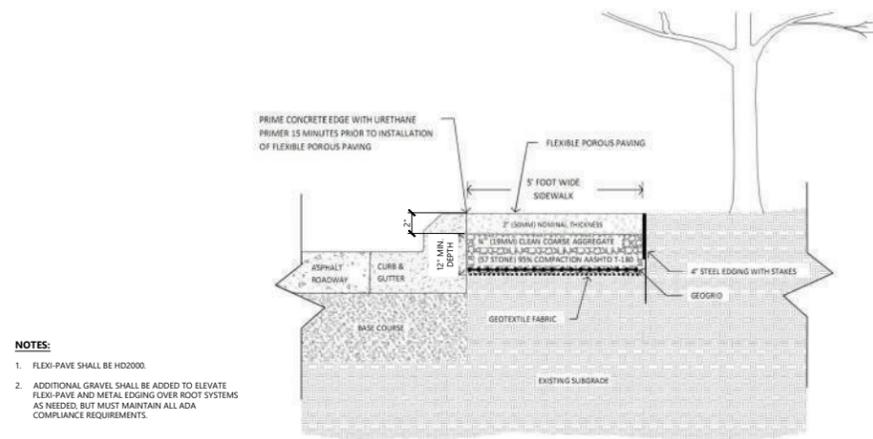
**Dumpster Pad w/ Enclosure** 1/16  
N.T.S. Source: VHB LD\_713



# C6.02 Site Details

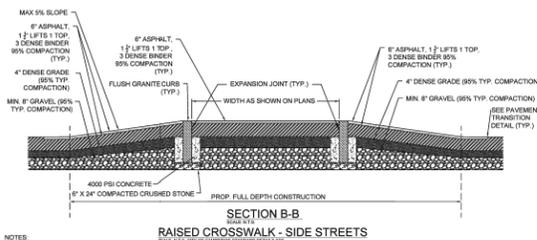
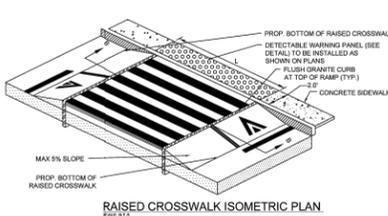


**Blue Bikes Station** 3/21 LD  
N.T.S. Source: VHB



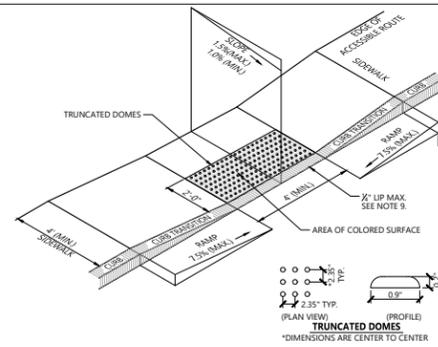
- NOTES:**
1. FLEX-PAVE SHALL BE HD2000.
  2. ADDITIONAL GRAVEL SHALL BE ADDED TO ELEVATE FLEX-PAVE AND METAL EDGING OVER ROOT SYSTEMS AS NEEDED, BUT MUST MAINTAIN ALL ADA COMPLIANCE REQUIREMENTS.

**Flex-Pave Surface** 4/13  
N.T.S. Source: Capitol Flex-Pave, LLC



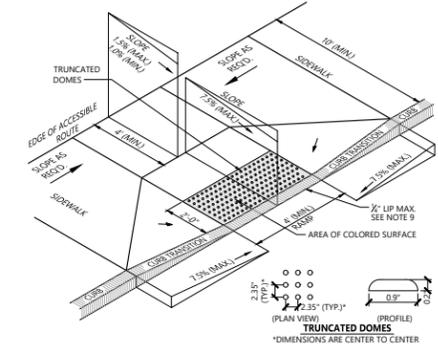
- NOTES:**
1. SEE SPECIFICATIONS FOR ADDITIONAL RAISED INTERSECTION CONSTRUCTION REQUIREMENTS.

**Raised Crosswalk Isometric Plan** 2/6  
N.T.S. Source: Cambridge Department of Public Works



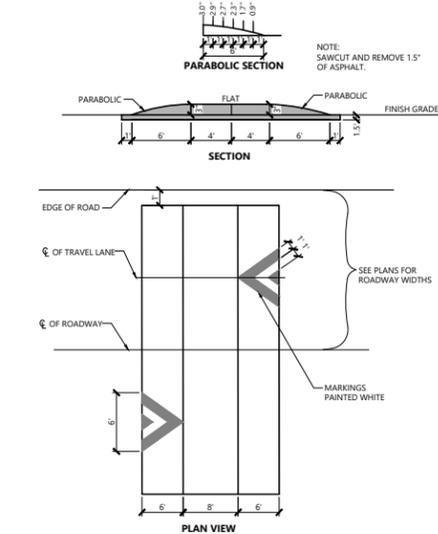
- NOTES:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
  2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
  3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
  4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
  5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
  6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
  7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
  8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
  9. ELIMINATE CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
  10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
  11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO ACCESSIBLE ROUTE.

**Accessible Curb Ramp (ACR) Type 'A-D'** 1/16 LD\_500  
N.T.S. Source: VHB

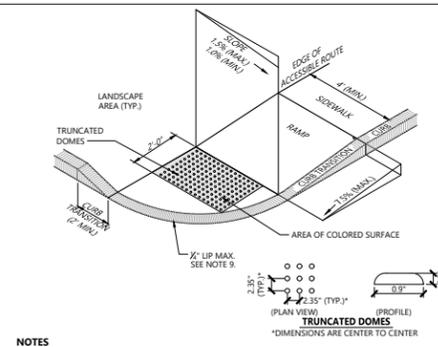


- NOTES:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
  2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
  3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
  4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
  5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
  6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
  7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
  8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
  9. ELIMINATE CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
  10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
  11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO ACCESSIBLE ROUTE.

**Accessible Curb Ramp (ACR) Type 'D-D'** 1/16 LD\_503  
N.T.S. Source: VHB

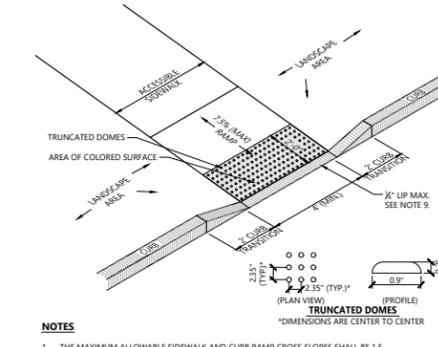


**Speed Table** 12/19 LD\_705  
N.T.S. Source: VHB



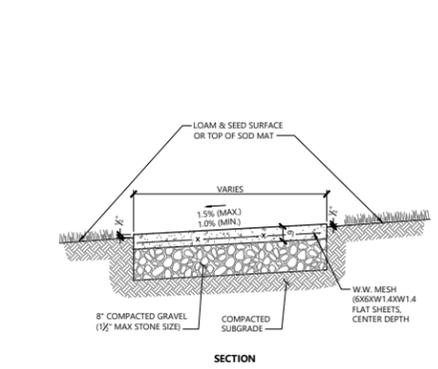
- NOTES:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
  2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
  3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
  4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
  5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
  6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
  7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
  8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
  9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
  10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
  11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO ACCESSIBLE ROUTE.
  12. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

**Accessible Curb Ramp (ACR) - Type 'B-D'** 1/16 LD\_501  
N.T.S. Source: VHB



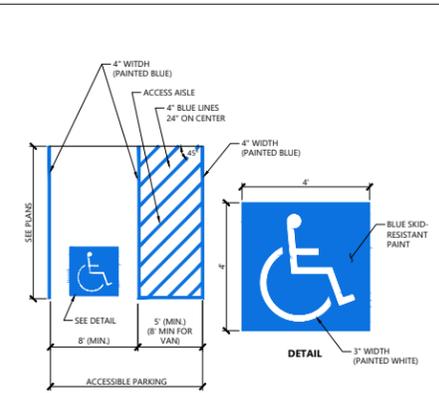
- NOTES:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
  2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
  3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
  4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
  5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
  6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
  7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
  8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
  9. ELIMINATE CURBING (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAYS.
  10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
  11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO ACCESSIBLE ROUTE.

**Accessible Curb Ramp (ACR) Type 'M-D'** 1/16 LD\_512  
N.T.S. Source: VHB



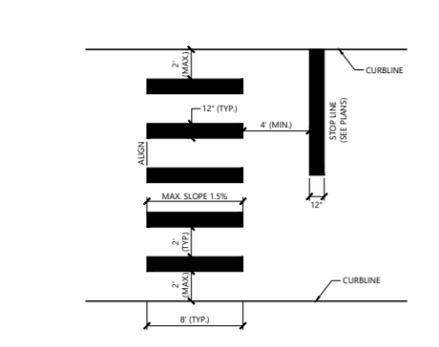
- NOTES:**
1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR DRIVEWAYS 5000 PSI. BOTH MIXES TO BE TYPE II, 6% (1.54) AIR ENTRAINED.
  2. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED EXPANSION JOINT FILLER & SEALER.
  3. PROVIDE SAWCUT CONTROL JOINTS AT 6' O.C. OR AS NOTED ON PLANS.
  4. PROVIDE MEDIUM BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
  5. ALL EXPOSED CONCRETE SURFACES SHALL BE SEALED WITH A SILANE-SILOXANE PRODUCT.

**Concrete Sidewalk in Landscape Area** 3/21 LD\_426  
N.T.S. Source: VHB



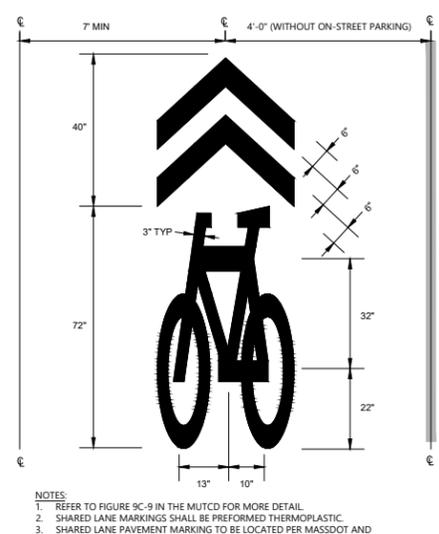
- NOTES:**
1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
  2. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
  3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.
  4. ACCESS AISLE MEASURED BETWEEN OUTSIDE EDGES OF PAVEMENT MARKINGS.

**Accessible Parking Space** 1/16 LD\_528  
N.T.S. Source: VHB



- NOTES:**
1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION. NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
  2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
  3. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.
  4. CROSS WALK SLOPE SHALL NOT EXCEED 1.5%.

**Crosswalk** 1/16 LD\_553  
N.T.S. Source: VHB

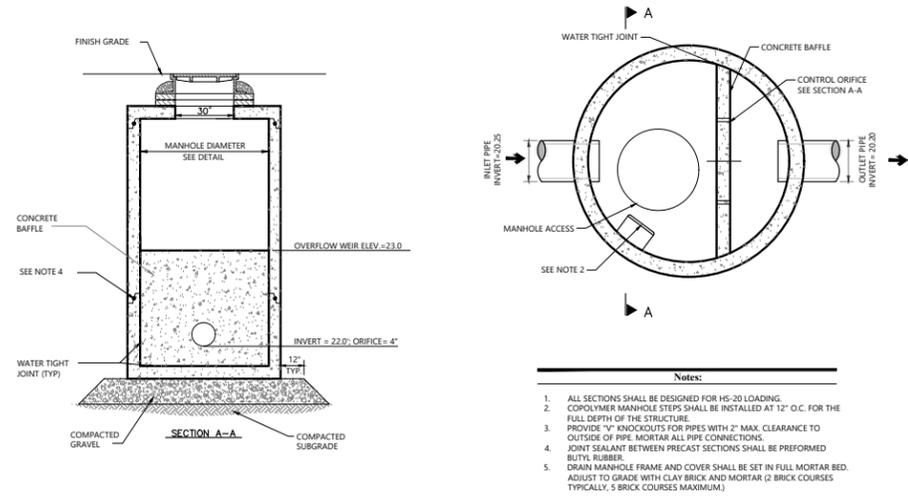


- NOTES:**
1. REFER TO FIGURE 9C-9 IN THE MUTCD FOR MORE DETAIL.
  2. SHARED LANE MARKINGS SHALL BE PERFORMED THERMOPLASTIC.
  3. SHARED LANE PAVEMENT MARKING TO BE LOCATED PER MASSDOT AND MUTCD STANDARDS ALONG ORCHARD WAY.

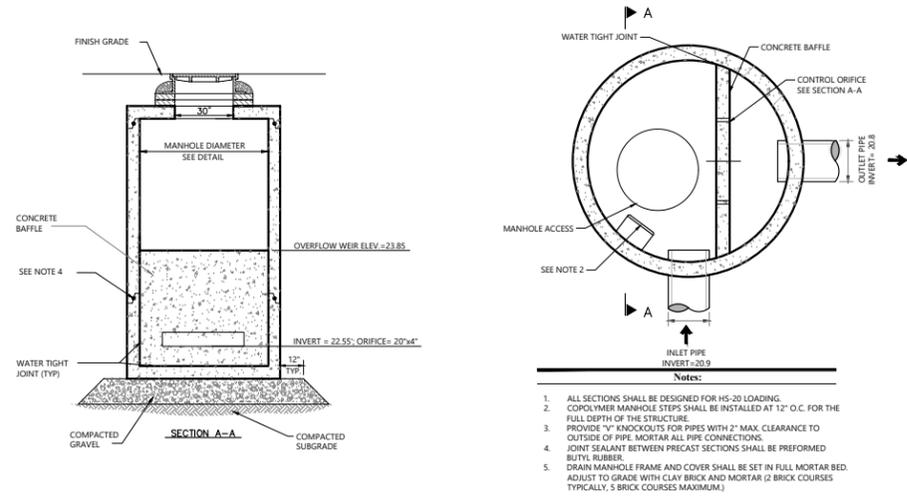
**Shared Lane Pavement Marking** 7/2019  
N.T.S. Source: VHB



# C6.04 Site Details



**Outlet Control Structure (OCS) - Infiltration System '1'** 7/06  
 N.T.S. Source: VHB LD\_



**Outlet Control Structure (OCS) - Infiltration System '2'** 7/06  
 N.T.S. Source: VHB LD\_