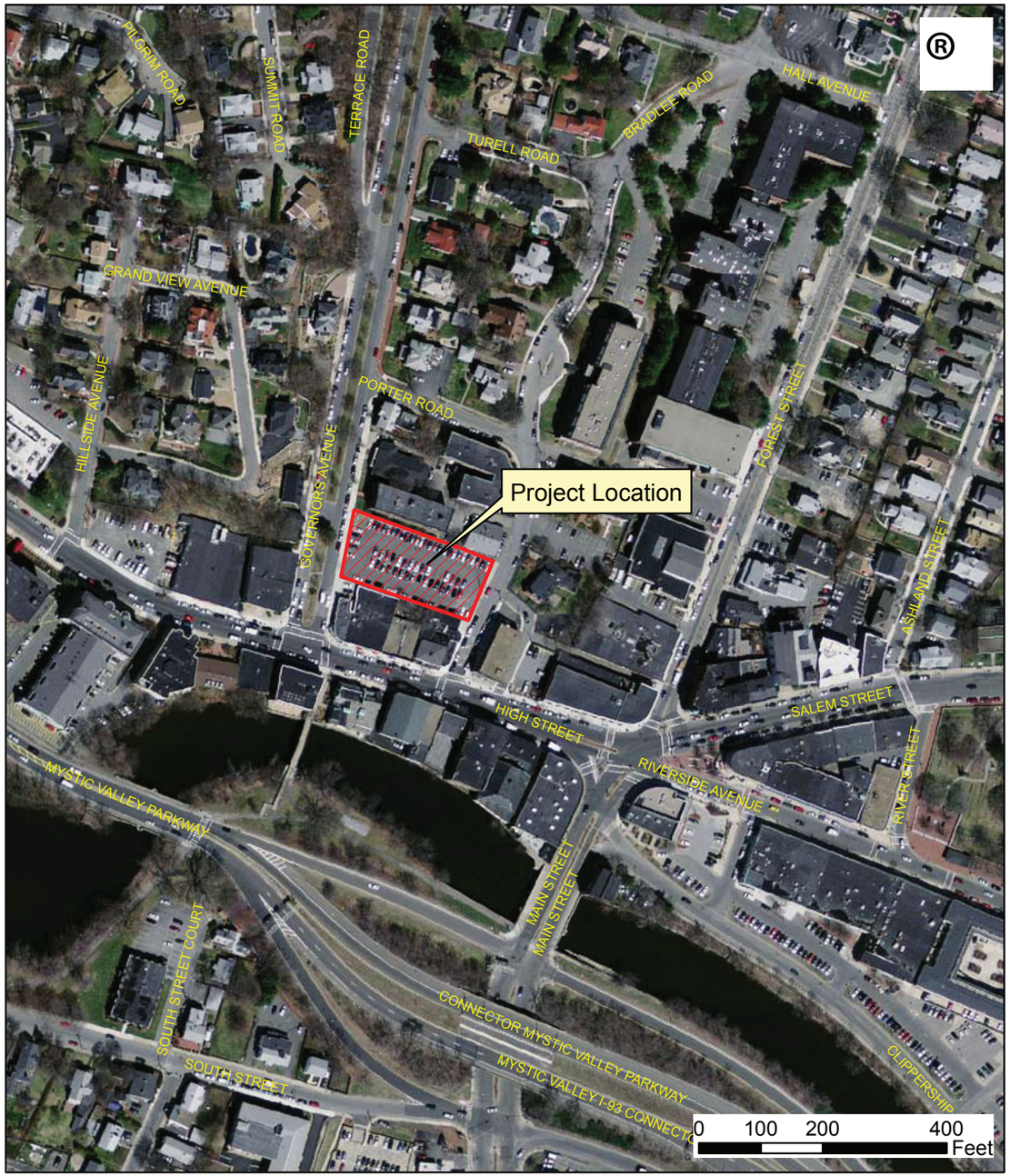
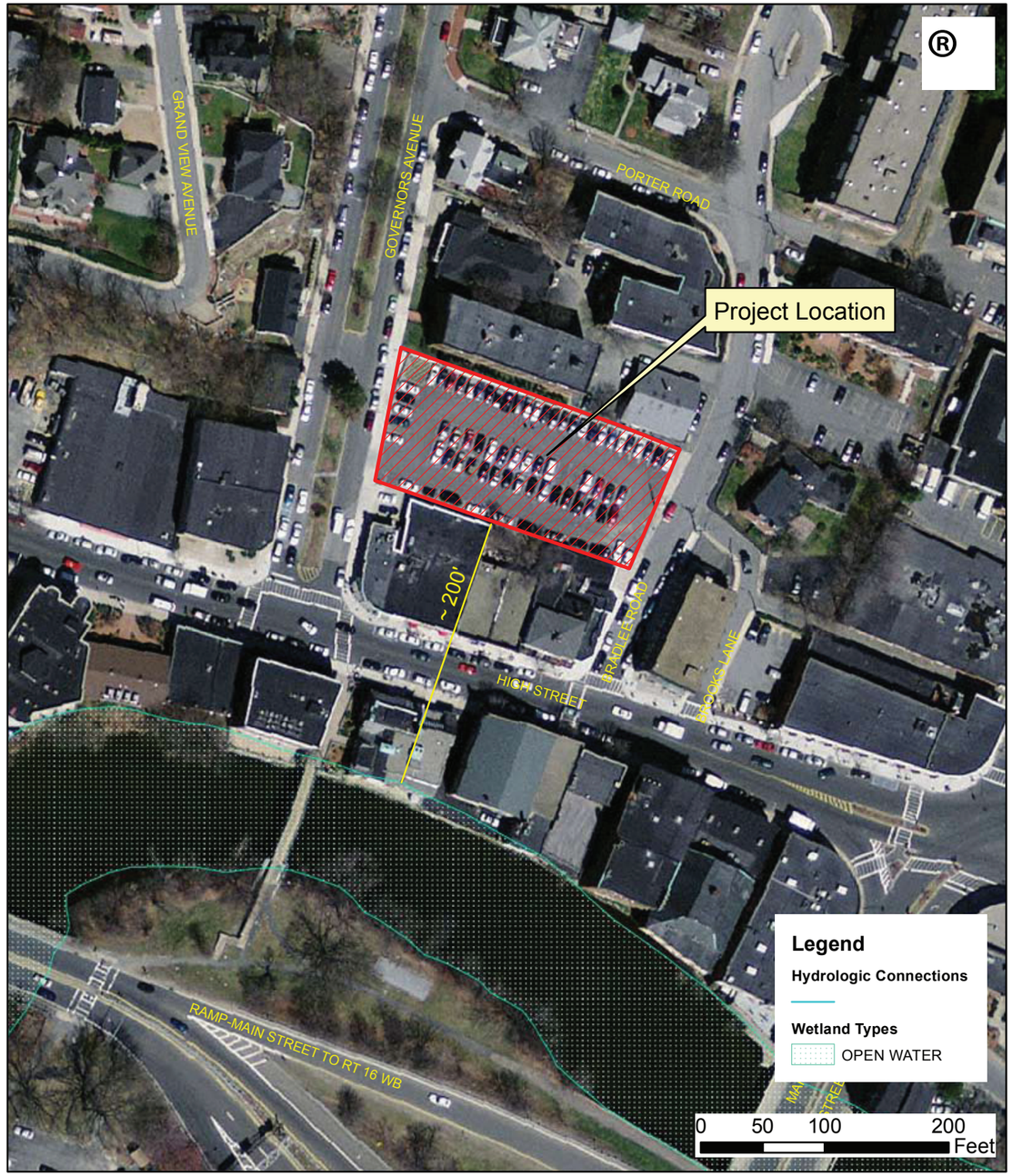


Nitsch Engineering

Medford Square Parking Facility
EXHIBIT A.1
Locus Plan
8/15/2011



Nitsch Engineering

Medford Square Parking Facility
EXHIBIT A.4
DEP Wetlands
8/15/2011



ARROWSTREET
Architecture Urban Design Planning Graphics and Interiors
212 Elm Street Somerville, MA 617.623.5555 www.arrowstreet.com

CITY OF MEDFORD, MASSACHUSETTS
MEDFORD SQUARE PARKING FACILITY

RENDERING - FROM HIGH ST & GOVERNORS AVE

15 AUGUST 2011

Medford Square Parking Facility
EXHIBIT A.2a
Architectural Rendering
8/15/2011



ARROWSTREET

Architecture Urban Design Planning Graphics and Interiors

212 Elm Street Somerville, MA 617.623.5555 www.arrowstreet.com

CITY OF MEDFORD, MASSACHUSETTS

MEDFORD SQUARE PARKING FACILITY

RENDERING - FROM BROOKS LN

15 AUGUST 2011

Medford Square Parking Facility

EXHIBIT A.2b

Architectural Rendering

8/15/2011

RAINEN LAW OFFICE, P.C.
ATTORNEYS AND COUNSELLORS AT LAW
315 MAIN STREET, SUITE 101
NORTH READING, MASSACHUSETTS 01864

TELEPHONE (978) 664-6815
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CARRIE B. RAINEN
crainen@rainenlaw.com

June 10, 2010

Attorney Lee S. Smith
MassDevelopment
33 Andrews Parkway
Devens, MA 01434

Re: 1 Governor's Avenue, Medford
Our File No. 40032

Dear Attorney Smith:

I have caused the title to the above-cited parcel of land to be examined at the Middlesex County Southern District Registry of Deeds from April 1, 1948 through the close of business on June 2, 2010. The Undersigned hereby certifies, based solely on an examination of said public record, that the Owners indicated below have a good, clear, and marketable fee simple title, of record, to said premises for the period of time in our examination, free from all encumbrances which would materially affect the title, subject to the matters indicated below. The title examination shows the following:

OWNERS:

City of Medford, by virtue of a Deed from Agamemnon Sophios recorded with said Registry of Deeds in Book 7267, Page 48.
Sheet 3

DESCRIPTION:

See Exhibit "A", annexed hereto and incorporated herein.
Sheet 3, 4, 5

SAID ESTATE SUBJECT TO:

1. None.

REMARKS:

1. We performed title examinations on all of the abutting parcels, ran the plan indices and grantored the streets.

This Certificate of Title is based upon a title examination covering a period of time of at least fifty (50) years with the earliest instrument a Warranty or Quitclaim Deed which does not on its face suggest a defect in title, except as otherwise noted herein. The period of title search and this Certificate are based upon, and consistent with, the Title Standards promulgated by Real Estate Bar Association for Massachusetts.

This Certificate of Title shall be limited in its use to the addressee, for the immediate transaction contemplated hereunder, and does not extend to any subsequent conveyance, mortgage or other transaction, and is intended to be a privileged communication from Counsel.

Please note: We have not run any of the Lienholders in the public records for assignments or discharges which may not be marginally referenced. We do not search bankruptcies (except upon separate request for a PACER search) since those indices are no longer maintained at the Registries of Deeds.

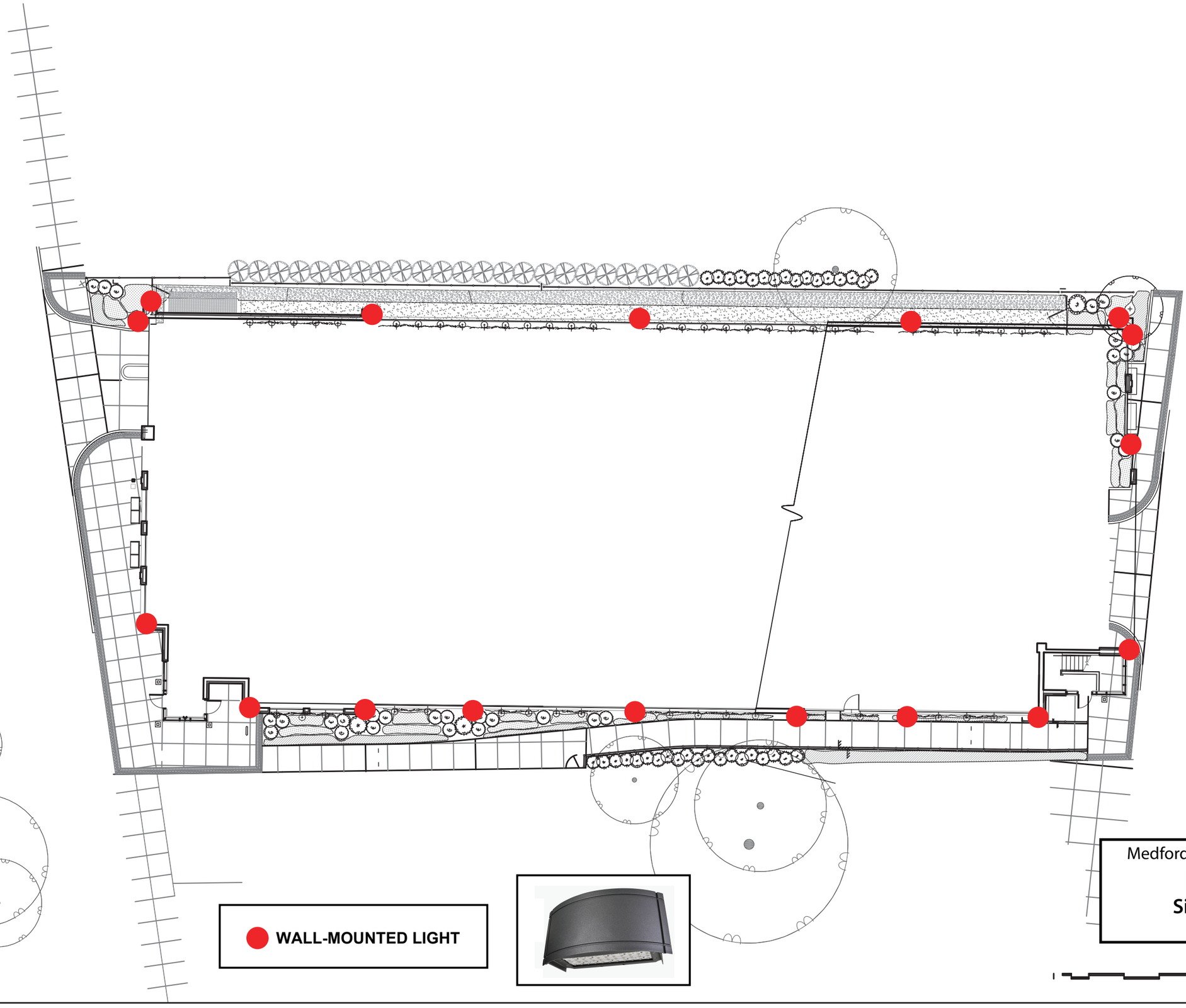
Very truly yours,

RAINEN LAW OFFICE, P.C.

By:_____
SBR/kmr
encl.
cn40032

Medford Square Parking Facility
EXHIBIT A.3
Title Search
8/15/2011

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WALL-MOUNTED LIGHT

MEDFORD SQUARE PARKING FACILITY

Governors Avenue
Medford, Massachusetts

DESIGN DEVELOPMENT

CBLA Landscape Architects LLC
212 ELM STREET SOMERVILLE MA 02144
phone 617.623.7509 fax 617.776.8775
cbla@cblaland.com www.cblaland.com
landscape architecture
urban design
master planning

ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors
212 Elm Street Somerville MA 02144
617.623.5555 fax:617.625.4646
www.arrowstreet.com

Project No: 601104
Drawn By: DJF,MNT
Checked By: CCB
Issue Date:

Revisions

No	Date	Description	By

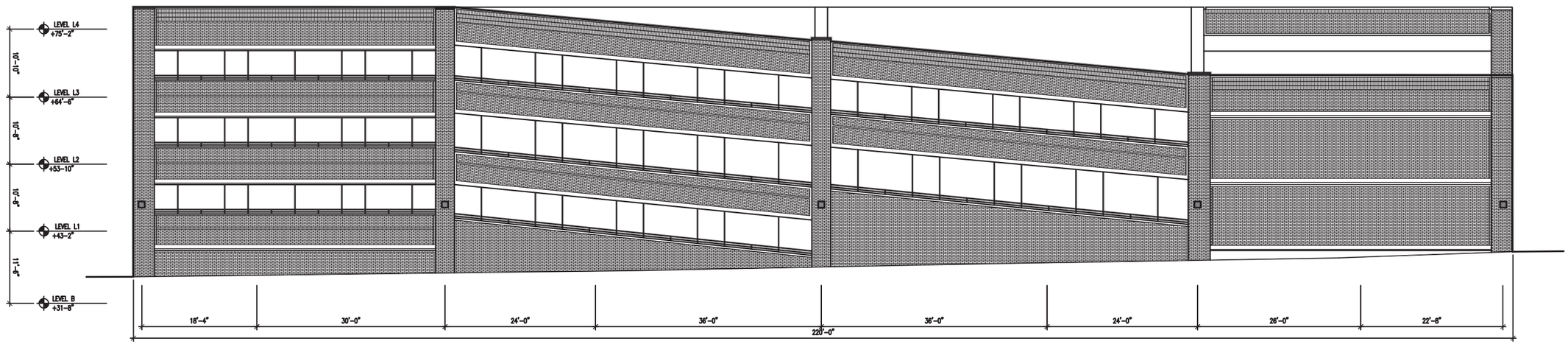
Medford Square Parking Facility

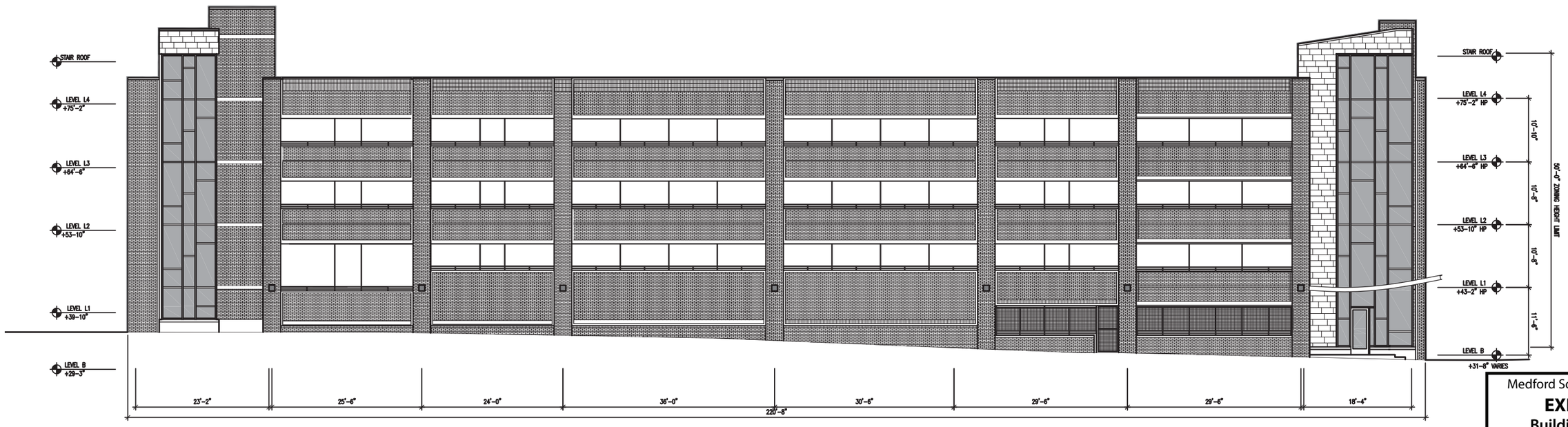
EXHIBIT A.5

Site Lighting Plan

8/15/2011

1/8"=1'-0"
Drawing Number
L—1





MEDFORD SQUARE PARKING FACILITY

Governors Avenue
Medford, Massachusetts

70% CD SUBMISSION

ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 fax:617.625.4646
www.arrowstreet.com

Project No:	11018
Drawn By:	CA
Checked By:	BE
Issue Date:	

Revisions

No	Date	Description	By

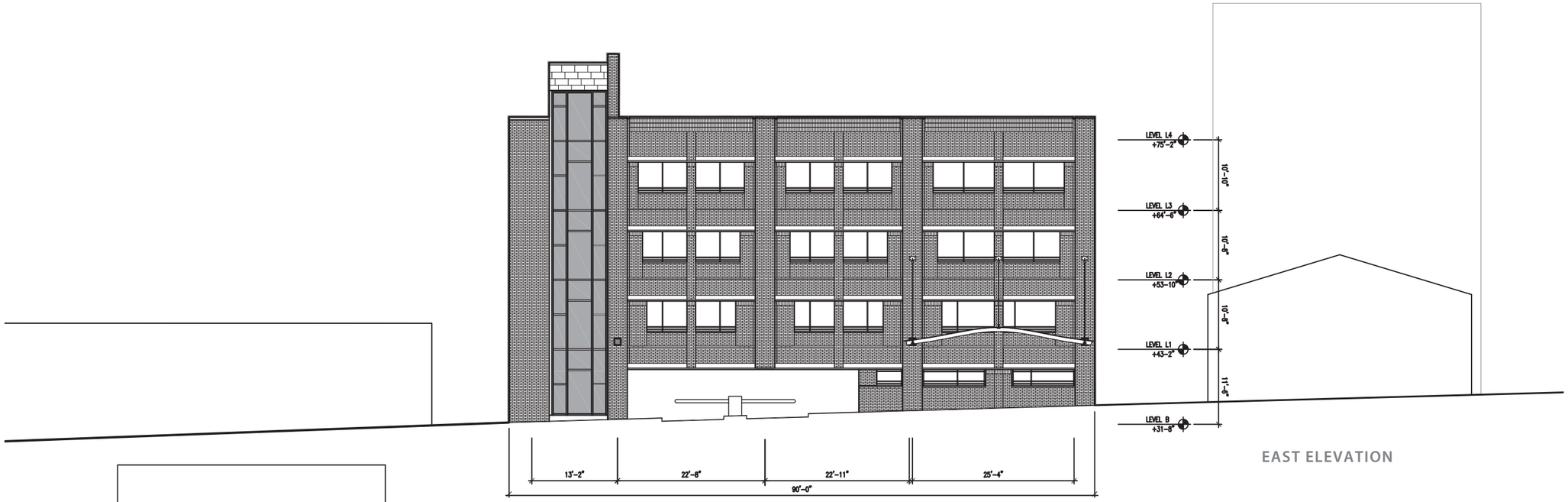
Medford Square Parking Facility

EXHIBIT A.6a

Building Elevations

8/15/2011

Drawing Number
A3.00



EAST ELEVATION



WEST ELEVATION

MEDFORD SQUARE PARKING FACILITY

Governors Avenue
Medford, Massachusetts

70% CD SUBMISSION

ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 fax1617.625.4646
www.arrowstreet.com

Project No:	11018
Drawn By:	CA
Checked By:	BE
Issue Date:	

Revisions

No	Date	Description	By

Medford Square Parking Facility

EXHIBIT A.6b

Building Elevations

8/15/2011

Drawing Number
A3.00





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Architecture Urban Design Planning Graphics and Interiors
212 Elm Street Somerville, MA 617.623.5555 www.arrowstreet.com

CITY OF MEDFORD, MASSACHUSETTS
MEDFORD SQUARE PARKING FACILITY

PROPOSED SIGNAGE

15 AUGUST 2011

Medford Square Parking Facility
EXHIBIT A.7
Proposed Signage
8/15/2011





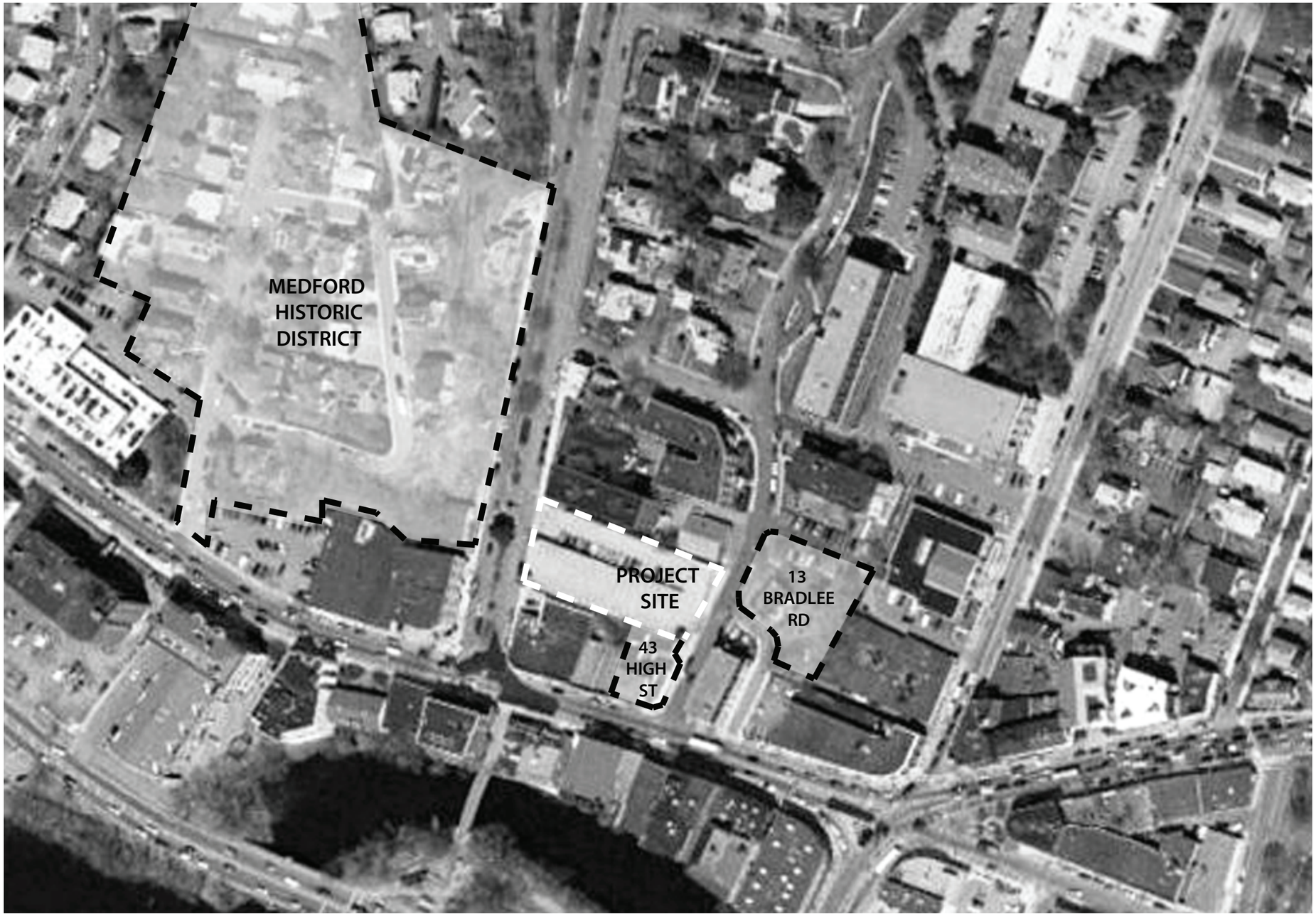


Medford Square Parking Facility

EXHIBIT A.8

Existing Signage

8/15/2011



Medford Square Parking Facility

EXHIBIT A.9

Historic Structures and Districts

8/15/2011

SAR Engineering
www.sar.com
10 Granite Street, Quincy MA 02169

H Y D R A U L I C C A L C U L A T I O N S

C O V E R S H E E T

Medford Garage Dry System

W A T E R S U P P L Y

STATIC PRESSURE	(psi)	86
RESIDUAL PRESSURE	(psi)	72
RESIDUAL FLOW	(gpm)	843

B O O S T E R P U M P S

NUMBER OF BOOSTER PUMPS 0

S P R I N K L E R S

MAXIMUM SPACING OF SPRINKLERS (ft) 10
MAXIMUM SPACING OF SPRINKLER LINES (ft) 12
SPECIFIED DISCHARGE DENSITY (gpm/sq. ft.) .15

THIS SPRINKLER SYSTEM WILL DELIVER A DENSITY OF .15 gpm/sq. ft.
FOR A DESIGN AREA OF 1950 SQ. FT. OF FLOOR AREA

THIS SYSTEM OPERATES AT A FLOW OF 373.21 gpm AT A PRESSURE OF 51.86 psi
AT THE BASE OF THE RISER (REF. PT. 4)

PIPES USED FOR THIS SYSTEM
==========
101 CAST IRON CEMENT LINED (150)
002 SCHEDULE 10
001 SCHEDULE 40

HYDRAULIC CALCULATIONS AT SPECIFIED DENSITY

THE FOLLOWING SPRINKLERS ARE OPERATING IN:
[ ] TEST AREA 1 [ ] TEST AREA 2 [ ] TEST AREA 3 [ ] REMOTE AREA

Elevation of sprinklers = Elevation above water test.

REF. PT.	K	ELEV. ft	FLOW gpm	PRESSURE psi
101	5.60	-1.00	18.00	10.33
102	5.60	-1.00	19.19	11.74
103	5.60	-1.00	20.50	13.40
104	5.60	-1.00	21.90	15.29
105	5.60	-1.00	22.72	16.46
106	5.60	-1.00	23.93	18.26
107	5.60	-1.00	18.14	10.49
108	5.60	-1.00	19.43	12.04
109	5.60	-1.00	20.76	13.74
110	5.60	-1.00	22.17	15.67
111	5.60	-1.00	22.99	16.85
112	5.60	-1.00	24.19	18.66
113	5.60	-1.00	22.57	16.24
114	5.60	-1.00	23.04	16.92
115	5.60	-1.00	23.86	18.16
116	5.60	-1.00	24.43	19.03
117	5.60	-1.00	25.37	20.52

THE SPRINKLER SYSTEM FLOW IS 373.21 gpm

THE OUTSIDE HOSE FLOW AT REFERENCE POINT N0. 1 IS 250.00 gpm
[ ] THE INSIDE HOSE [ ] RACK SPKLR'S.
[ ] YARD HYDT. FLOW IS 0.00 gpm
THE MINIMUM DENSITY PROVIDED BY THIS SYSTEM IS 0.150 gpm/sq. ft.

THE FOLLOWING PRESSURES & FLOWS OCCUR
---> AT REF. PT. 1 <---

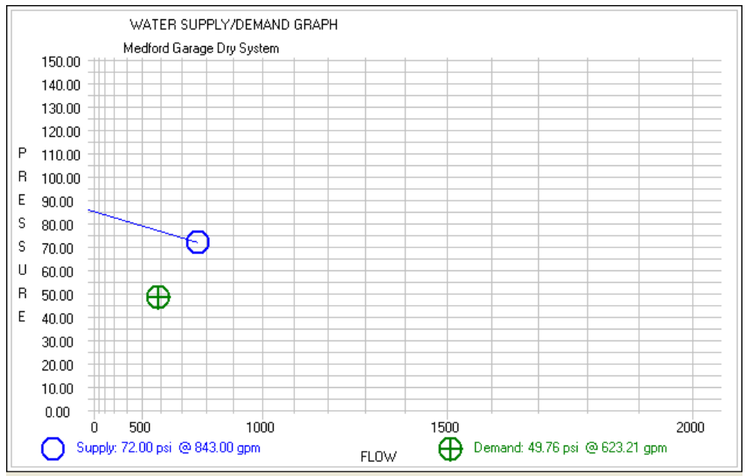
STATIC PRESSURE	86.00 psi		
RESIDUAL PRESSURE	72.00 psi	AT	843.00 gpm
TOTAL SYSTEM FLOW	623.21 gpm		
AVAILABLE PRESSURE	78.87 psi	AT	623.21 gpm
OPERATING PRESSURE	49.76 psi	AT	623.21 gpm
PRESSURE REMAINING	29.11 psi		

FITTING Equivalent Length per NFPA 13 1994, 6-4.3
'-' Indicates Equivalent Length. 'T' Indicates Threaded Fitting
1=45 Elbow, 2=90 Elbow, 3='T'/Cross, 4=Butterfly Valve, 5=Gate Valve, 6=Swing Check Valve

FROM	TO	FLOW (gpm)	PIPE (ft)	FITS	EQV. (ft)	H-W C	PIPE TYPE	DIA. (in)	FRIC. (psi)	ELEV. (psi)	FROM (psi)	TO (psi)	DIFF (psi)
1	2	373.21	50.00	225	18.20	120	101	5.890	0.007	-4.333	49.76	53.65	0.45
2	3	373.21	10.00	225	20.60	120	2	4.260	0.032	0.000	53.65	52.67	0.97
3	4	373.21	5.00	225	20.60	120	2	4.260	0.032	0.000	52.67	51.86	0.82
4	5	373.21	10.00	226	47.00	120	2	4.260	0.032	3.467	51.86	46.57	1.81
5	6	373.21	8.00	2	6.70	120	2	3.260	0.117	0.000	46.57	44.79	1.78
6	7	373.21	180.00	2	6.70	120	2	3.260	0.117	0.000	44.79	22.92	21.88
7	8	253.93	12.00	3	17.42	120	2	3.260	0.057	0.000	22.92	21.28	1.64
8	9	126.24	12.00	3	17.42	120	2	3.260	0.016	0.000	21.28	20.83	0.45
7	10	119.28	5.00	3	8.50	120	1	2.067	0.130	0.000	22.92	21.16	1.76
10	11	93.91	10.00	3	8.50	120	1	2.067	0.084	0.000	21.16	19.66	1.50
11	12	69.47	10.00	3	8.50	120	1	2.067	0.048	0.000	19.66	18.77	0.89
12	13	45.61	10.00	3	6.40	120	1	1.610	0.074	0.000	18.77	17.53	1.24
13	14	22.57	10.00	3	5.30	120	1	1.380	0.043	0.000	17.53	16.84	0.69
8	15	127.69	5.00	3	8.50	120	1	2.067	0.148	0.000	21.28	19.28	2.00
15	16	103.50	10.00	3	8.50	120	1	2.067	0.100	0.000	19.28	17.45	1.83
16	17	80.51	10.00	3	8.50	120	1	2.067	0.063	0.000	17.45	16.26	1.19
17	18	58.34	10.00	3	6.40	120	1	1.610	0.117	0.000	16.26	14.31	1.95
18	19	37.58	10.00	3	5.30	120	1	1.380	0.110	0.000	14.31	12.60	1.72
19	20	18.14	10.00	3	4.20	120	1	1.049	0.108	0.000	12.60	11.04	1.56
9	21	126.24	5.00	3	8.50	120	1	2.067	0.145	0.000	20.83	18.88	1.95
21	22	102.31	10.00	3	8.50	120	1	2.067	0.098	0.000	18.88	17.05	1.82
22	23	79.59	10.00	3	8.50	120	1	2.067	0.062	0.000	17.05	15.88	1.17
23	24	57.69	10.00	3	6.40	120	1	1.610	0.115	0.000	15.88	13.97	1.91
24	25	37.19	10.00	3	5.30	120	1	1.380	0.108	0.000	13.97	12.29	1.67
25	26	18.00	10.00	3	4.20	120	1	1.049	0.107	0.000	12.29	10.87	1.42
10	117	25.37	1.00	0	0.00	120	1	1.049	0.202	0.433	21.16	20.52	0.20
11	116	24.43	1.00	0	0.00	120	1	1.049	0.188	0.433	19.66	19.03	0.19
12	115	23.86	1.00	0	0.00	120	1	1.049	0.180	0.433	18.77	18.16	0.18
13	114	23.04	1.00	0	0.00	120	1	1.049	0.169	0.433	17.53	16.92	0.17
14	113	22.57	1.00	0	0.00	120	1	1.049	0.162	0.433	16.84	16.24	0.16
15	112	24.19	1.00	0	0.00	120	1	1.049	0.185	0.433	19.28	18.66	0.18
16	111	22.99	1.00	0	0.00	120	1	1.049	0.168	0.433	17.45	16.85	0.17
17	110	22.17	1.00	0	0.00	120	1	1.049	0.157	0.433	16.26	15.67	0.16
18	109	20.76	1.00	0	0.00	120	1	1.049	0.139	0.433	14.31	13.74	0.14
19	108	19.43	1.00	0	0.00	120	1	1.049	0.123	0.433	12.60	12.04	0.12
20	107	18.14	1.00	0	0.00	120	1	1.049	0.108	0.433	11.04	10.49	0.11
21	106	23.93	1.00	0	0.00	120	1	1.049	0.181	0.433	18.88	18.26	0.18
22	105	22.72	1.00	0	0.00	120	1	1.049	0.164	0.433	17.05	16.46	0.16
23	104	21.90	1.00	0	0.00	120	1	1.049	0.154	0.433	15.88	15.29	0.15
24	103	20.50	1.00	0	0.00	120	1	1.049	0.136	0.433	13.97	13.40	0.14
25	102	19.19	1.00	0	0.00	120	1	1.049	0.120	0.433	12.29	11.74	0.12
26	101	18.00	1.00	0	0.00	120	1	1.049	0.107	0.433	10.87	10.33	0.11

A MAX. VELOCITY OF 14.34 ft./sec. OCCURS BETWEEN REF. PT. 6 AND 7

Sprinkler-CALC Release 7.2 Win
By Walsh Engineering Inc.
North Kingstown R.I. U.S.A.



Sprinkler-CALC 7.2 Win

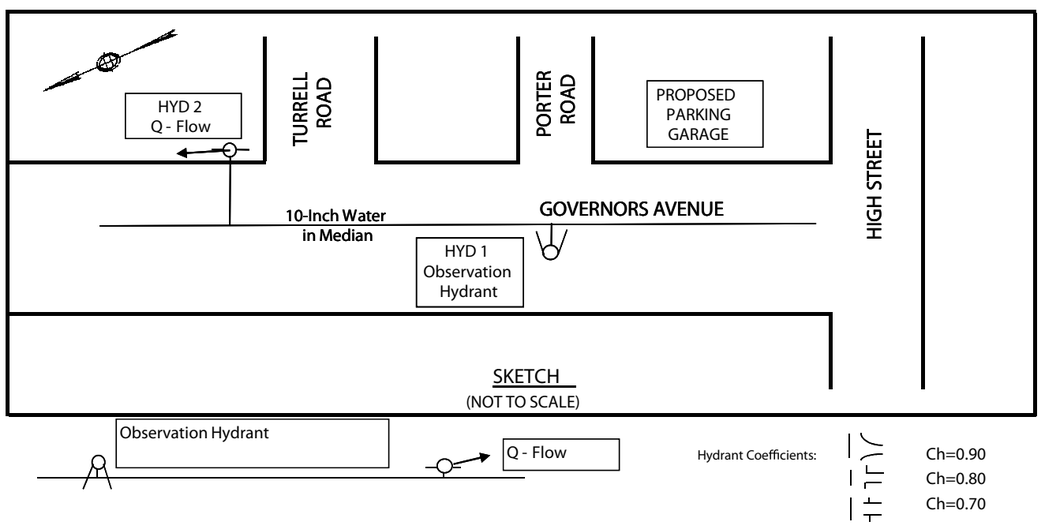
Medford Square Parking Facility
EXHIBIT A.10
Hydraulic Calculations
8/15/2011

Nitsch Engineering

www.nitscheng.com
186 Lincoln Street, Suite 200
Boston, MA 02111-2403
T: 617-338-0063
F: 617-338-6472

HYDRANT FLOW TEST SUMMARY SHEET

Project #: 8625 Client: Arrowstreet
Date: June 1, 2011 Project: Medford Square Parking Facility
Time: 9:57 AM Location: Governors Avenue
Test By: William Maher, Nitsch Engineering, Inc.



Flow Test Summary					
Observation Hydrant			Flow Hydrant:		
Static:	86	psi	Pitot (P):	32	psi
Residual:	72	psi	Diameter (d):	2.5	inches
(psi = pounds per square inch)			Hyd. Coefficient (Ch):	0.8	

Calculated Flow (Q = hydrant flow in gallons per minute - gpm)		
Q=29.83(Ch)(d)^2(P)^1/2	Q =	843.7 gpm

Flow (Q20) at 20 psi						
Q20 = Q(PD20)^0.54/(PD1)^0.54					Q20 =	1949.1 gpm
PD20 = Static - 20 psi =	86	-	20	=	66	psi
PD1 = Static - Observed =	86	-	72	=	14	psi

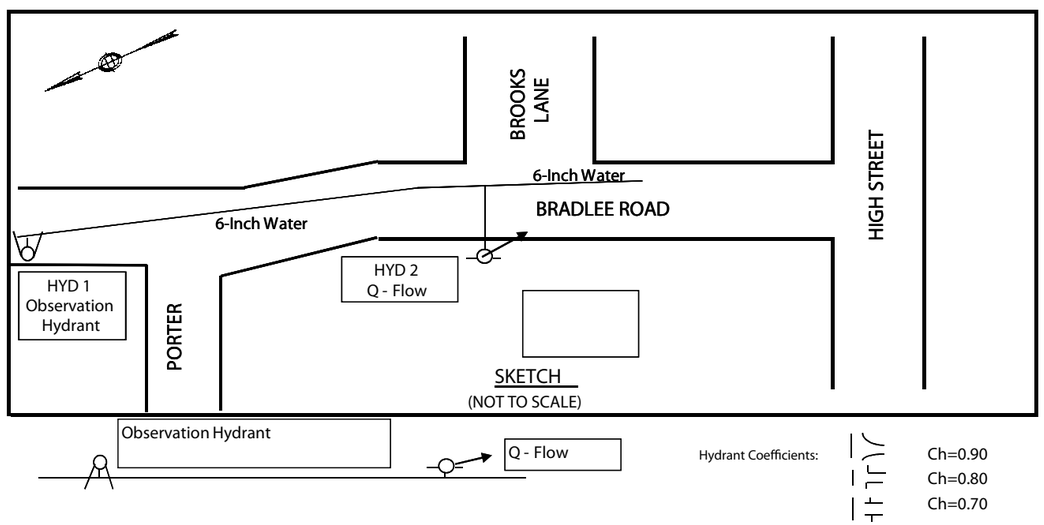
Comments
Hydrants operated by Peter Kerger and David Proctor of the Medford Water Department.
Observed hydrant is Mueller and the flow hydrant is Waterous

Nitsch Engineering

www.nitscheng.com
186 Lincoln Street, Suite 200
Boston, MA 02111-2403
T: 617-338-0063
F: 617-338-6472

HYDRANT FLOW TEST SUMMARY SHEET

Project #: 8625 Client: Arrowstreet
Date: June 1, 2011 Project: Medford Square Parking Facility
Time: 9:42 AM Location: Bradlee Road
Test By: William Maher, Nitsch Engineering, Inc.



Flow Test Summary					
Observation Hydrant			Flow Hydrant:		
Static:	55	psi	Pitot (P):	5	psi
Residual:	18	psi	Diameter (d):	2.5	inches
(psi = pounds per square inch)			Hyd. Coefficient (Ch):	0.8	

Calculated Flow (Q = hydrant flow in gallons per minute - gpm)		
Q=29.83(Ch)(d)^2(P)^1/2	Q =	333.5 gpm

Flow (Q20) at 20 psi						
Q20 = Q(PD20)^0.54/(PD1)^0.54					Q20 =	323.7 gpm
PD20 = Static - 20 psi =	55	-	20	=	35	psi
PD1 = Static - Observed =	55	-	18	=	37	psi

Comments
Hydrants operated by Peter Kerger and David Proctor of the Medford Water Department.
Observed hydrant is Kennedy and the flow hydrant is Waterous
Reading for flow hydrant varied between 1 and 5 psi .

Medford Square Parking Facility

EXHIBIT A.11

Hydrant Flow Testing Results

8/15/2011

L.C.C. NO. 17056

15 Governors Avenue
N/F
Miller & Sommerfeld
Registration Book 985 Page 3
L.C.C. No. 17637
5 Story Brick
Roof Elevation=88.7

16 Bradlee Road
N/F
Bradlee Realty Trust
Book 30918 Page 239
1½ Story Brick
Roof Elevation=62.9

S 58°47'20" E
179.96'

S 55°12'05" E
63.55'

Lots A2, A3 & A6
Area=25,848±S.F.

S 37°24'31" W
107.70'

N 22°58'20" E
115.05'

N 59°32'10" W
215.29'

GOVERNORS AVENUE
(Public ~ 80' Wide)

BRADLEE ROAD
(Public ~ 1898 Layout ~ 50' Wide)

HIGH STREET
(Public ~ 55' Wide)

1 Story Brick
Roof Elevation=45.7

2 Story
Roof
Elevation=48.3

1 Story
Wood Frame
Roof Elevation=40.4

55–61 High Street
N/F
C&S Capital Properties, LLC
Registration Book 1343 Page 17
L.C.C. No. 17056

1 Story Brick

47–53 High Street
N/F
Eleanor Piccolo Bonfilio
Revocable Trust
Registration Book 1172
Page 187
L.C.C. No. 17468

43 High Street
N/F
DBR Realty LLC
Book 52317 Page 502

Project Benchmark: Chiseled Square set in top wall, elevation=38.16

Project Benchmark: Northeast Bolt, top flange hydrant, elevation=31.27

Boring B-202 Elevation=35.93

Boring B-201 Elevation=36.80

Monitor Well B-203 Elevation=33.01

Concrete Retaining Wall

Concrete Pavers (disrepair)

Concrete Pad

Bituminous Pavement

Bituminous Sidewalk

Concrete Sidewalk

Granite Curb

Stone Retaining Wall

Trench Drain (final with design)

Stop Line

0 10 20 40
1"=20'

LEGEND

- CATCHBASIN
- WATER MANHOLE
- DRAIN MANHOLE
- SEWER MANHOLE
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE BOX
- HANDHOLE
- AREA DRAIN
- HYDRANT
- WATER SERVICE
- WATER GATE
- GAS SERVICE
- GAS GATE
- BORING
- OBSERVATION WELL
- SIGN
- UTILITY POLE
- OIL FILL PIPE
- BOLLARD
- PHONE BOOTH
- LIGHT POLE
- DECIDUOUS TREE WITH TRUNK CALIPER SIZE
- CONIFEROUS TREE WITH TRUNK CALIPER SIZE
- S — SEWER LINE
- D — DRAIN LINE
- W — WATER LINE
- G — GAS LINE
- E — ELECTRIC LINE
- OHW — OVERHEAD WIRES
- PICKET FENCE
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- 34 — INTERMEDIATE CONTOUR
- 35 — INDEX CONTOUR
- +37.52 SPOT GRADE
- tc= TOP CURB ELEVATION
- bc= BOTTOM CURB ELEVATION
- tw= TOP WALL ELEVATION
- bw= BOTTOM WALL ELEVATION
- (R) RECORD (TAKEN FROM RECORD DRAWINGS)
- n/a INVERT NOT AVAILABLE

GENERAL NOTES:

1. THE ELEVATIONS AS REFERENCED HEREON ARE BASED ON THE CITY OF MEDFORD BASE AND WERE OBTAINED FROM A PLAN ENTITLED "BOREHOLE LOCATION PLAN, EXISTING SITE PLAN OF GOVERNORS AVE. LOT", DATED JULY 26, 1982 BY MCPHAIL ASSOCIATES, INC. SEE PLAN FOR PROJECT BENCHMARK LOCATIONS.
2. UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
3. THE CURRENT RECORD OWNER IS THE CITY OF MEDFORD. FOR LOCUS DEED, SEE BOOK 7267 PAGE 48 RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.
4. ABUTTERS NAMES REFER TO CURRENT CITY OF MEDFORD ASSESSORS RECORDS.
5. THE SUBJECT PROPERTY IS IDENTIFIED AS PARCEL NUMBER 8553 ON THE CITY OF MEDFORD ASSESSOR'S MAP.
6. PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.
   - –Plan No. 563 of 2001
   - –Plan No. 292 of 1980
   - –Plan No. 1092 of 1976
   - –Plan No. 1694 of 1959
   - –Plan No. 315 of 1948
   - –Plan No. 314 of 1948
   - –Plan No. 947 of 1947
   - –Plan No. 412 of 1982
   - –Plan No. 920 of 1929
   - –Plan No. 723 of 1929
   - –Land Court Case No. 17637
   - –Land Court Case No. 17468
   - –Land Court Case No. 17056
   - –Plan filed in Plan Book 260, Plan 44
   - –Plan filed in Book 3854 Page End
7. ALL LAND LIES WITHIN ZONE C, AREAS OF MINIMAL FLOODING, AS INDICATED ON PANEL 1B FOR THE CITY OF MEDFORD, COMMUNITY NO. 250205, HAVING AN EFFECTIVE DATE OF JUNE 3, 1986.
8. BORINGS SHOWN DRILLED BY CARR–DEE CORP. ON MARCH 24, 2010 UNDER SUPERVISION OF MCPHAIL ASSOCIATES, INC., CONSULTING GEOTECHNICAL ENGINEERS, CAMBRIDGE, MASS. AND LOCATED BY SAMIOTES CONSULTANTS, INC. SURVEYORS.
9. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED IN MARCH AND APRIL OF 2010.

ZONING DATA	
DISTRICT: Apartment 2	
BUILDING SETBACK REQUIREMENTS	FRONT: 15 feet SIDE: 15 feet REAR: n/a
MAX. BLDG. HEIGHT: 125 feet MAX. STORIES: 15	

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GOVERNORS AVENUE GARAGE FEASIBILITY
MEDFORD, MASSACHUSETTS

SEAL

DATE: _____

ANDREW BROWNE ~ P.L.S. No. 32651

REVISION	

Medford Square Parking Facility

EXHIBIT B.1
Existing Conditions Survey
8/15/2011

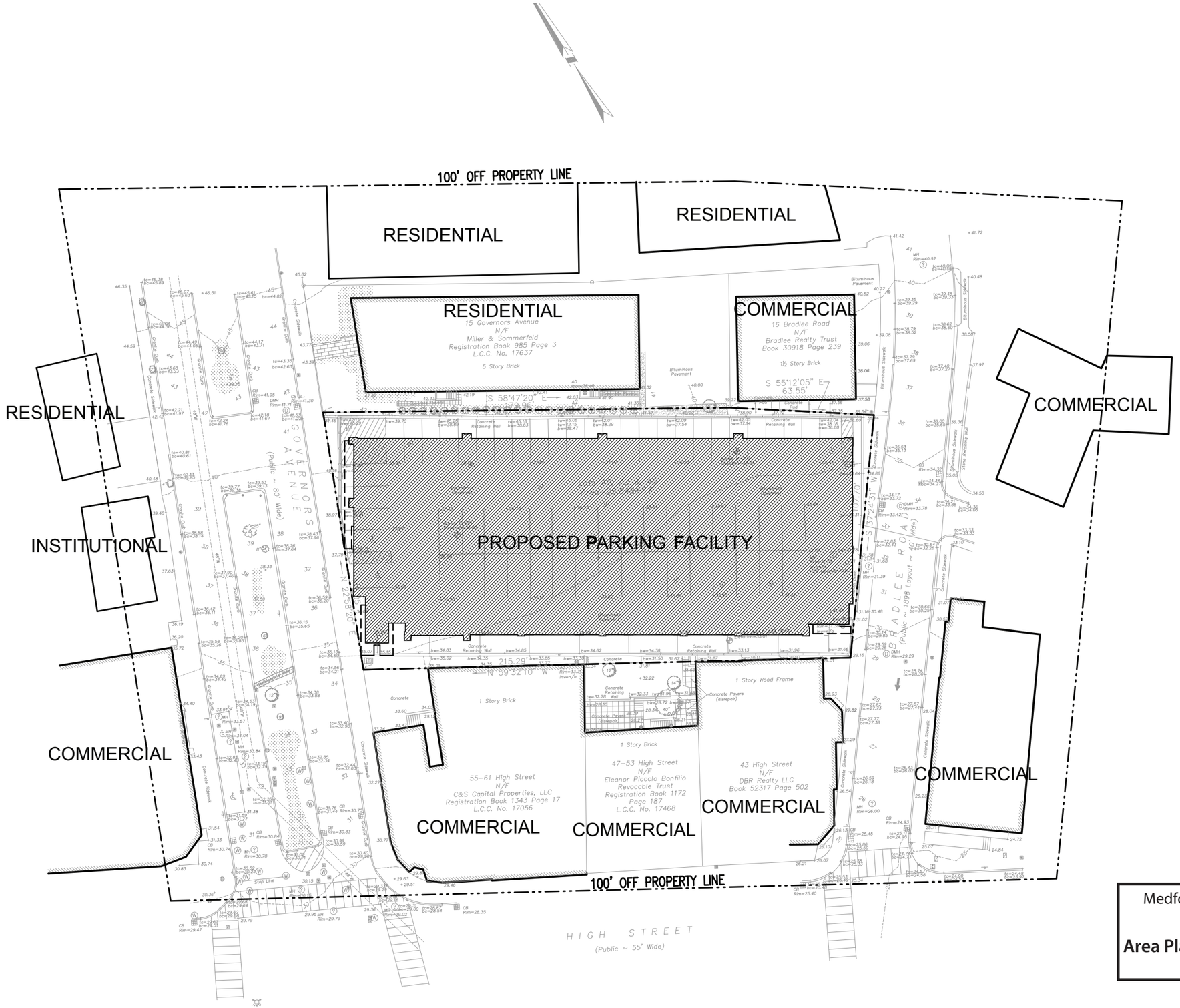
Prepared for:
Utile, Inc.
50 Summer Street
Boston, MA 02110

JOB # 10013.00	EX-1.1
DATE: 03-30-10	
SCALE: 1"=20'	
DRAWN BY: PJS	
APPROVED BY: AB	

FILE: 10013.00_ECP.DWG

P:\PROJECTS\2010\10013.00_GOVERNORS AVE GARAGE MEDFORD\DWG\10013.00_ECP.DWG

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01 SITE PLAN
1/16"=1'-0"

COMMERCIAL INCLUDES RETAIL, OFFICE, MEDICAL OFFICE

MEDFORD SQUARE PARKING FACILITY

Governors Avenue
Medford, Massachusetts

SITE PLAN REVIEW

ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

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617.623.5555 fax:617.625.4646
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Project No:	11018
Drawn By:	CA
Checked By:	BE
Issue Date:	

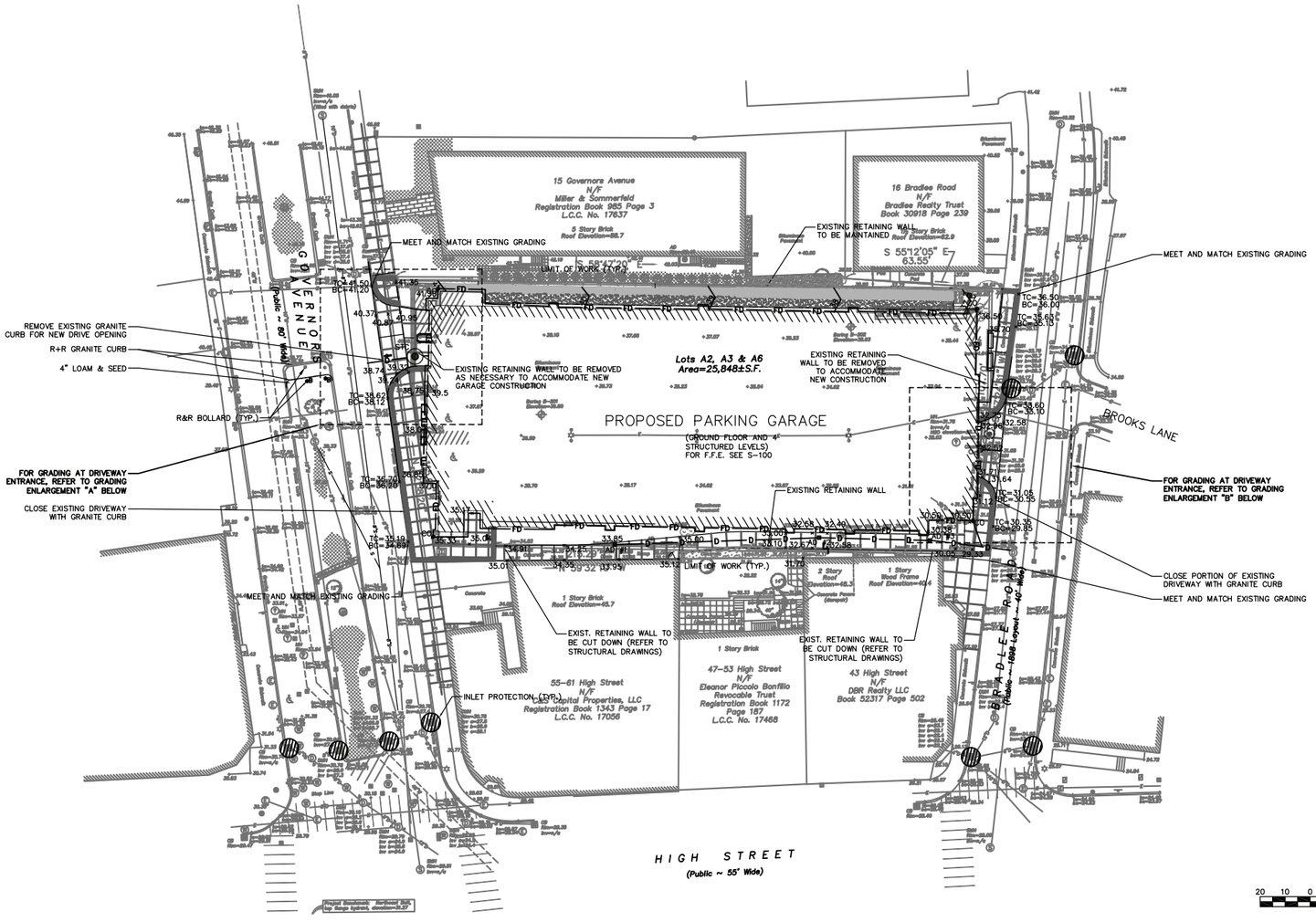
Revisions

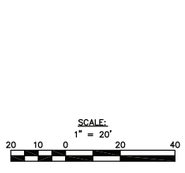
No	Date	Description	By

Medford Square Parking Facility
EXHIBIT B.2
Area Plan: Structues within 100'
8/15/2011

AS NOTED
Drawing Number
A100

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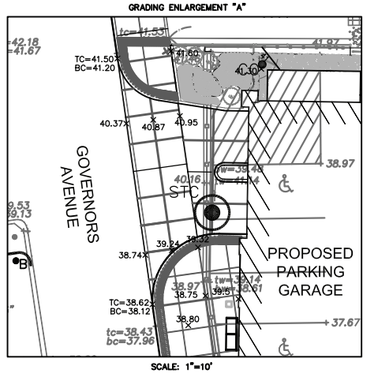




LEGEND

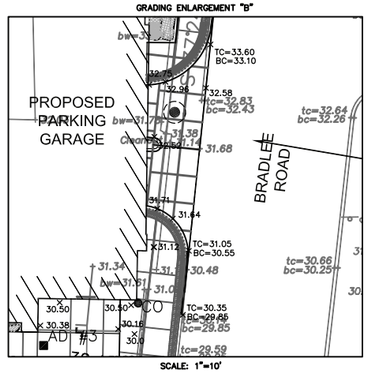
TC	TOP OF CURB ELEVATION
BC	BOTTOM OF CURB ELEVATION
415	EXISTING CONTOUR
415	PROPOSED CONTOUR
x415.6	EXISTING SPOT GRADE ELEVATION
x415.6	PROPOSED SPOT GRADE ELEVATION
X.X%	DIRECTION AND PERCENTAGE OF DOWN SLOPE
L.O.W.	LIMIT OF WORK LINE
FFE	FINISH FLOOR ELEVATION
R+R	REMOVE AND RESET
	INLET PROTECTION
B	BOLLARD

GRADING ENLARGEMENT "A"

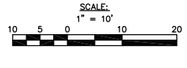


SCALE: 1"=10'

GRADING ENLARGEMENT "B"



SCALE: 1"=10'



NOTES:
1. REFER TO SHEET C1.0 FOR UTILITIES.
2. REFER TO SHEETS C3.0 TO C3.2 FOR CIVIL DETAILS AND NOTES.
3. EXISTING GRANITE CURB TO BE REMOVED AND RESET ADJACENT TO THE PROPOSED GARAGE IN BRADLEE ROAD AND GOVERNORS AVENUE.

MEDFORD SQUARE PARKING FACILITY

Governors Avenue
Medford, Massachusetts

SITE PLAN REVIEW

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Project No:	8625
Drawn By:	BEJ
Checked By:	WRM
Issue Date:	

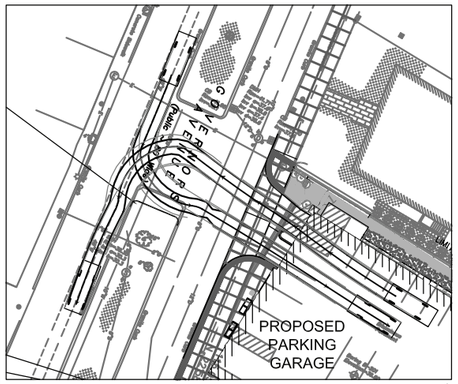
Revisions

No	Date	Description	By

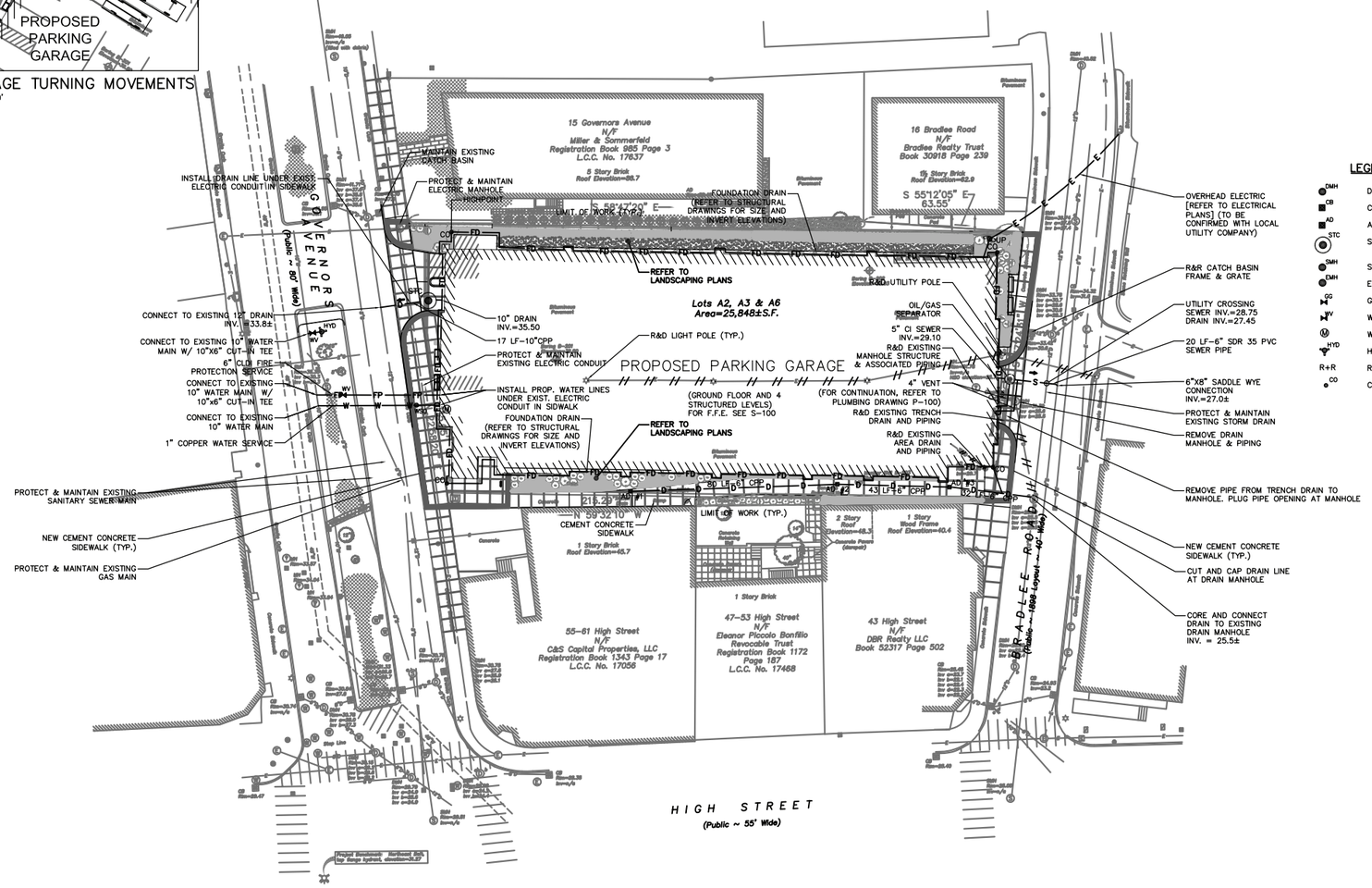
Medford Square Parking Facility
EXHIBIT B.3
Grading Plan
8/15/2011

SCALE: 1"=20'
Drawing Number
C2.0

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GOVERNORS AVENUE GARAGE TURNING MOVEMENTS
SCALE: 1"=20'



LEGEND

- DMH — DRAIN MANHOLE
- CB — CATCH BASIN
- AD — AREA DRAIN
- STC — STORMCEPTOR
- SMH — SEWER MANHOLE
- EMH — ELECTRICAL MANHOLE
- GG — GAS GATE
- WV — WATER VALUE
- WM — WATER METER
- HYD — HYDRANT
- R+R — REMOVE AND RESET
- CO — CLEANOUT

NOTES:
1. UTILITY LINES TO BE ABANDONED WITHIN THE SITE AND SHALL BE REMOVED AND DISPOSED OF IN THEIR ENTIRETY. ALL UTILITY LINES SHALL BE CUT & CAPPED AT THEIR RESPECTIVE MAINS.
2. REFER TO SHEET C-2.0 FOR GRADING.
3. REFER TO SHEETS C-3.0 TO C-3.2 FOR NOTES AND CIVIL DETAILS.
4. REFER TO PLUMBING AND FIRE PROTECTION PLANS FOR CONTINUATION OF PLUMBING IN GARAGE.

UTILITY STRUCTURES SCHEDULE

STRUCTURE	RIM	INVERT IN	INVERT OUT
OIL/GAS/SAND INTERCEPTOR	32.50±	29.00	28.90
STORMCEPTOR	39.50±	34.50	34.25
AD #1	33.85	----	33.00
AD #2	32.46	29.00	28.95
AD #3	30.35	27.05	27.00

OWNER/APPLICANT: CITY OF MEDFORD
MEDFORD CITY HALL
85 GEORGE P. HASSET DRIVE
MEDFORD, MA 02155
PROPERTY LOCATION: GOVERNORS AVENUE/BRADLEE ROAD
ASSESSOR MAP/PARCEL: L-09/17
LOT AREA: 25,848± SQUARE FEET/0.593± ACRES

SCALE:
1" = 20'
20 10 0 20 40

Medford Square Parking Facility
EXHIBIT B.4
Utility Plan
8/15/2011

MEDFORD SQUARE PARKING FACILITY

Governors Avenue
Medford, Massachusetts

SITE PLAN REVIEW

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Project No:	8625
Drawn By:	BEJ
Checked By:	WRM
Issue Date:	

Revisions

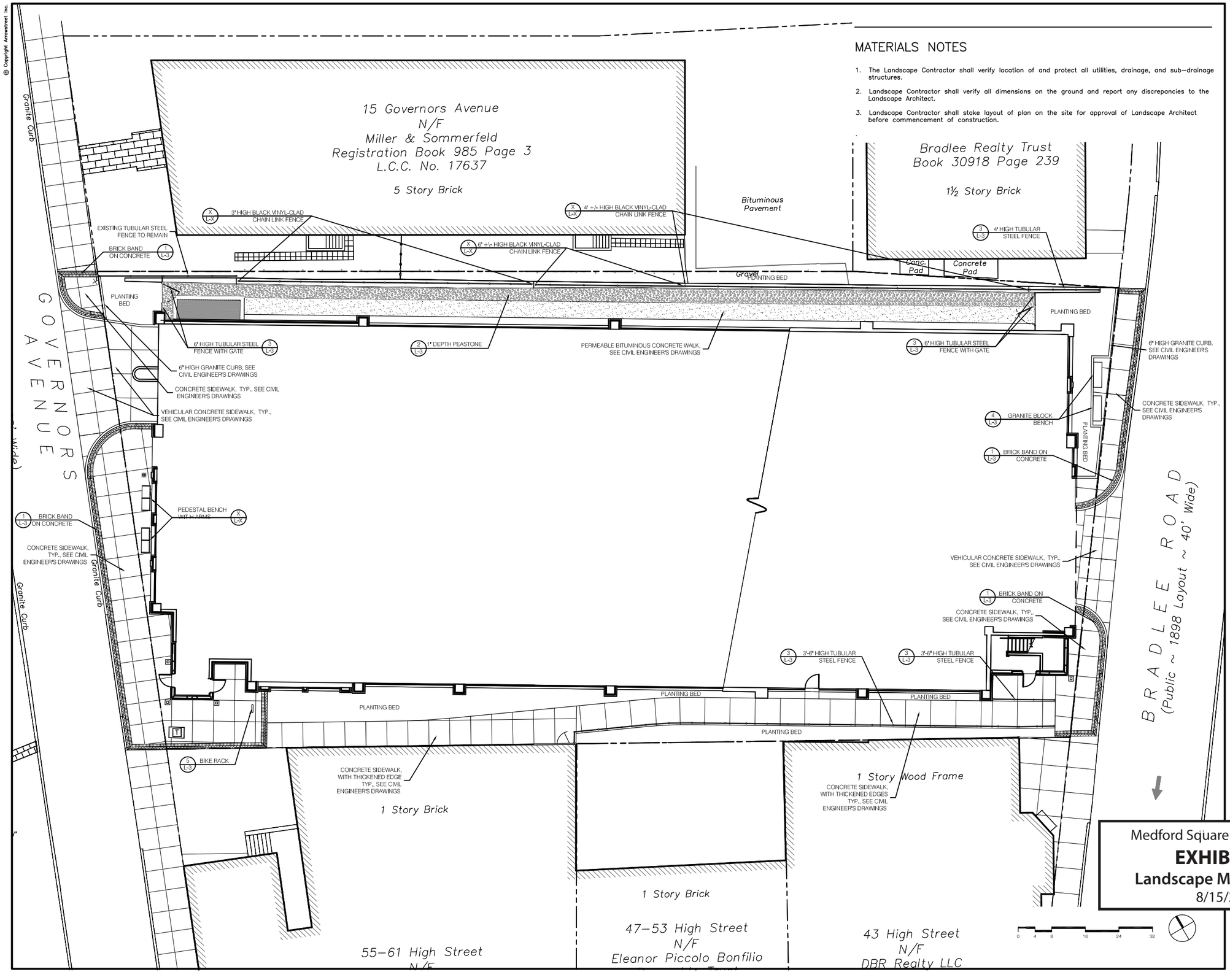
No	Date	Description	By

SCALE: 1"=20'
Drawing Number
C1.0

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MATERIALS NOTES

1. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures.
2. Landscape Contractor shall verify all dimensions on the ground and report any discrepancies to the Landscape Architect.
3. Landscape Contractor shall stake layout of plan on the site for approval of Landscape Architect before commencement of construction.



MEDFORD SQUARE PARKING FACILITY

Governors Avenue
Medford, Massachusetts

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Project No:	601104
Drawn By:	DJC
Checked By:	CCB
Issue Date:	

Revisions

No	Date	Description	By

Medford Square Parking Facility

EXHIBIT B.5

Landscape Materials Plan

8/15/2011

1/8"=1'-0"

Drawing Number

L-1

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PLANT KEY AND LIST

TREES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
1	CaBF	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	3"–3.5" cal.	

SHRUBS (All plants to be full and bushy)

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
2	AzDV	Azalea 'Delaware Valley White'	White Azalea	3"–3.5" ht.	
3	CmOb	Chamaecyparis obtusa 'Gracillis'	Hinoki Cypress	6"–7" ht.	
19	IxGS	Ilex glabra 'Shamrock'	Inkberry	2"–2.5" ht.	
7	HyNB	Hydrangea macrophylla 'Nikko Blue'	Blue Hydrangea	3"–3.5" ht.	
8	PyCo	Pyracantha coccinea	Firethorn Espalier	5"–6' ht.	Espalier
36	TxCH	Taxus cuspidata 'Hicksii'	Hicks Columnar Yew	3.5'–4' ht.	
5	ViDB	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	3'–3.5' ht.	

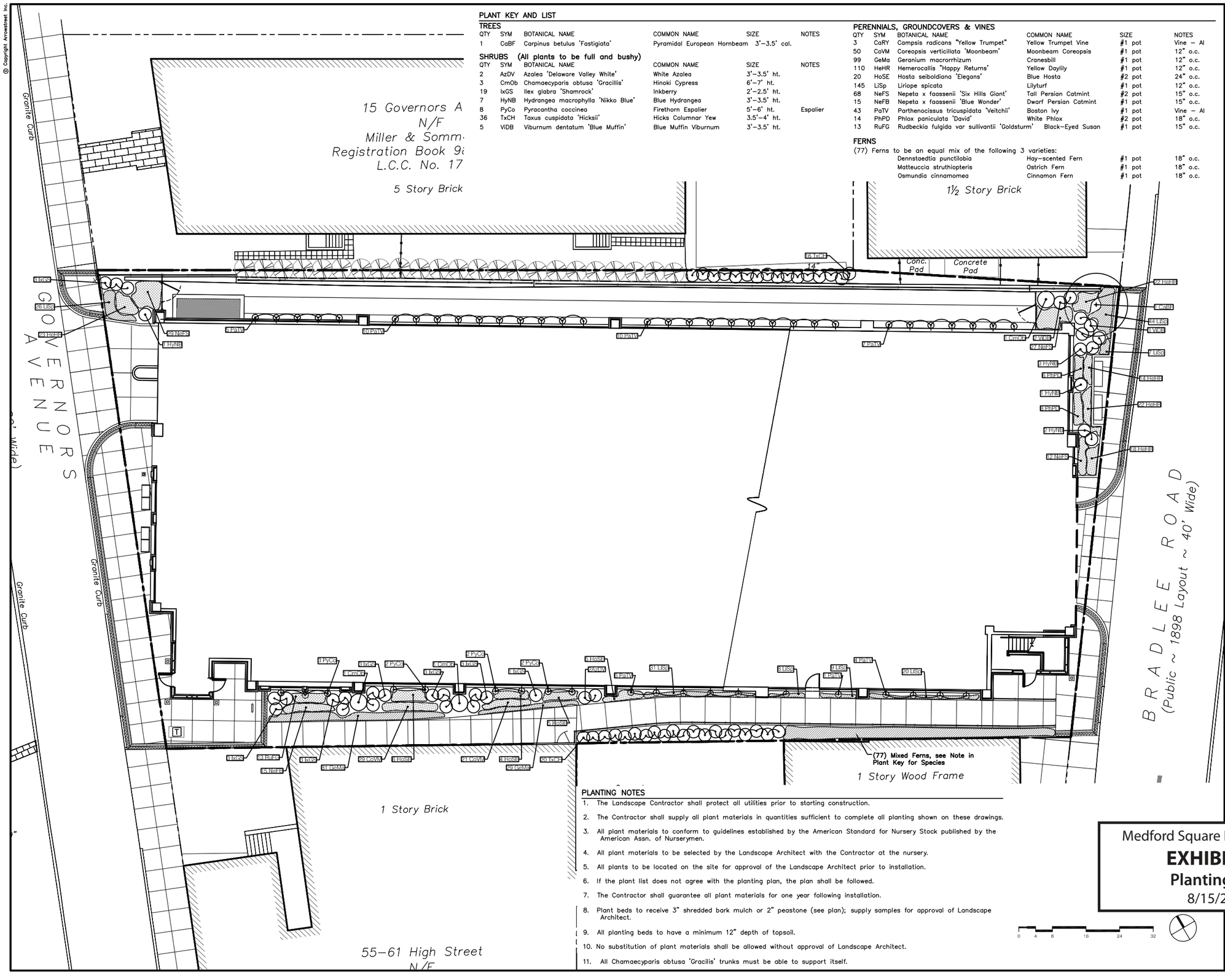
PERENNIALS, GROUNDCOVERS & VINES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
3	CaRY	Campsis radicans 'Yellow Trumpet'	Yellow Trumpet Vine	#1 pot	Vine – Al
50	CoVM	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	#1 pot	12" o.c.
99	GeMa	Geranium macrorrhizum	Cranesbill	#1 pot	12" o.c.
110	HeHR	Hemerocallis 'Happy Returns'	Yellow Daylily	#1 pot	12" o.c.
20	HoSE	Hosta seibboldiana 'Elegans'	Blue Hosta	#2 pot	24" o.c.
145	LiSp	Liriope spicata	Lilyturf	#1 pot	12" o.c.
68	NeFS	Nepeta x faassenii 'Six Hills Giant'	Tall Persian Catmint	#2 pot	15" o.c.
15	NeFB	Nepeta x faassenii 'Blue Wonder'	Dwarf Persian Catmint	#1 pot	15" o.c.
43	PaTV	Parthenocissus tricuspidata 'Veitchii'	Boston Ivy	#1 pot	Vine – Al
14	PhPD	Phlox paniculata 'David'	White Phlox	#2 pot	18" o.c.
13	RuFG	Rudbeckia fulgida var sullivantii 'Goldsturm'	Black–Eyed Susan	#1 pot	15" o.c.

FERNS

(77) Ferns to be an equal mix of the following 3 varieties:

	Dennstaedtia punctilobia	Hay–scented Fern	#1 pot	18" o.c.
	Matteuccia struthiopteris	Ostrich Fern	#1 pot	18" o.c.
	Osmundia cinnamomea	Cinnamon Fern	#1 pot	18" o.c.



PLANTING NOTES

1. The Landscape Contractor shall protect all utilities prior to starting construction.
2. The Contractor shall supply all plant materials in quantities sufficient to complete all planting shown on these drawings.
3. All plant materials to conform to guidelines established by the American Standard for Nursery Stock published by the American Assn. of Nurserymen.
4. All plant materials to be selected by the Landscape Architect with the Contractor at the nursery.
5. All plants to be located on the site for approval of the Landscape Architect prior to installation.
6. If the plant list does not agree with the planting plan, the plan shall be followed.
7. The Contractor shall guarantee all plant materials for one year following installation.
8. Plant beds to receive 3" shredded bark mulch or 2" peastone (see plan); supply samples for approval of Landscape Architect.
9. All planting beds to have a minimum 12" depth of topsoil.
10. No substitution of plant materials shall be allowed without approval of Landscape Architect.
11. All Chamaecyparis obtusa 'Gracilis' trunks must be able to support itself.

0 4 8 16 24 32

MEDFORD SQUARE PARKING FACILITY

Governors Avenue
Medford, Massachusetts

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Project No:	601104
Drawn By:	DJC
Checked By:	CCB
Issue Date:	

Revisions

No	Date	Description	By

Medford Square Parking Facility

EXHIBIT B.6

Planting Plan

8/15/2011

1/8"=1'-0"

Drawing Number

L–2