

Site Plans

Issued for: **Special Permit and Site Plan Approval**

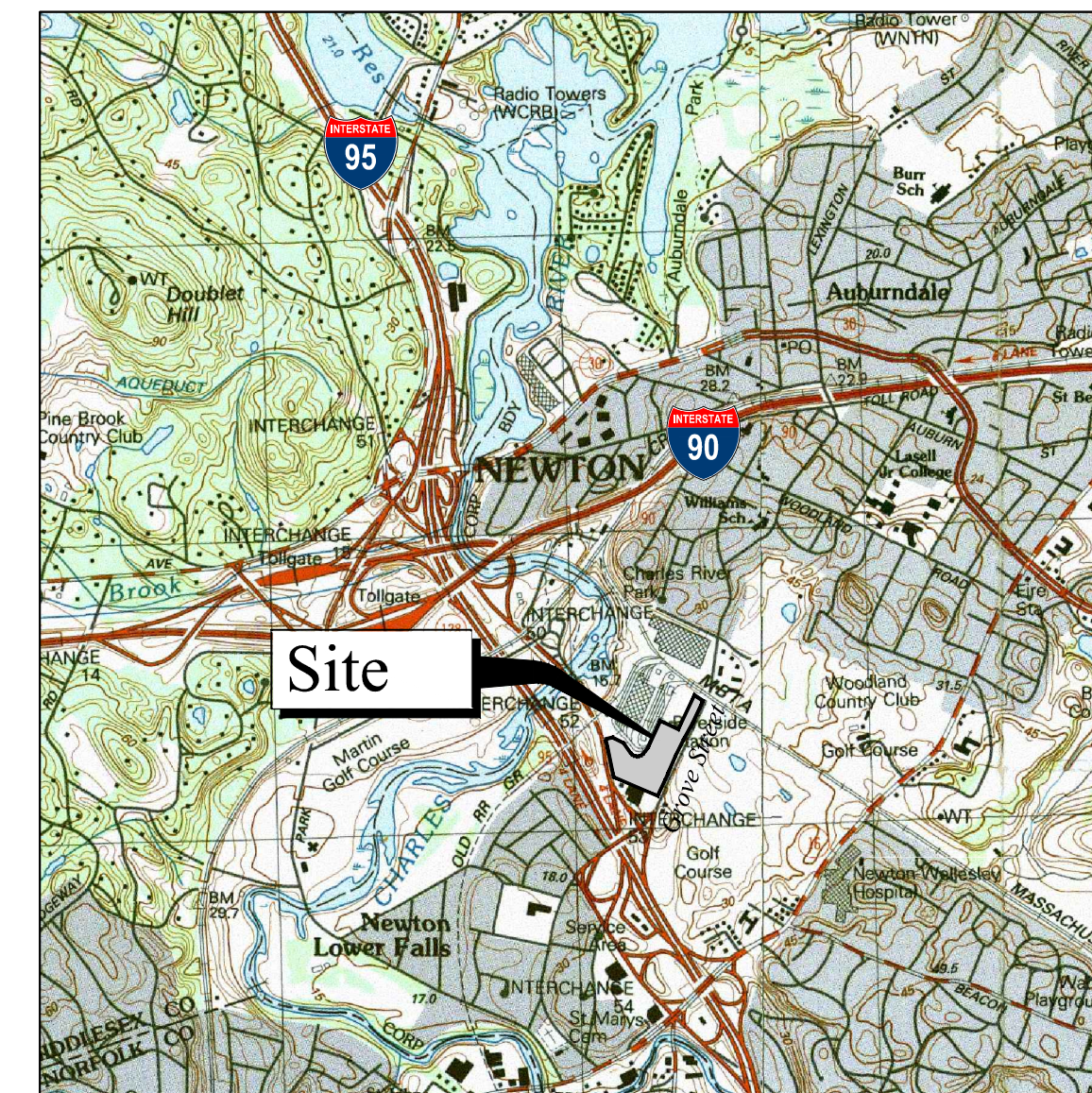
Date Issued: August 27, 2012

Latest Issue: July 23, 2013

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The Station at Riverside

Grove Street
Newton, Massachusetts



Site Location Map ↑ 0 1000 2000 Feet

Applicant/Ground Lessee
BH Normandy Riverside LLC
99 Summer Street
Boston, MA 02110

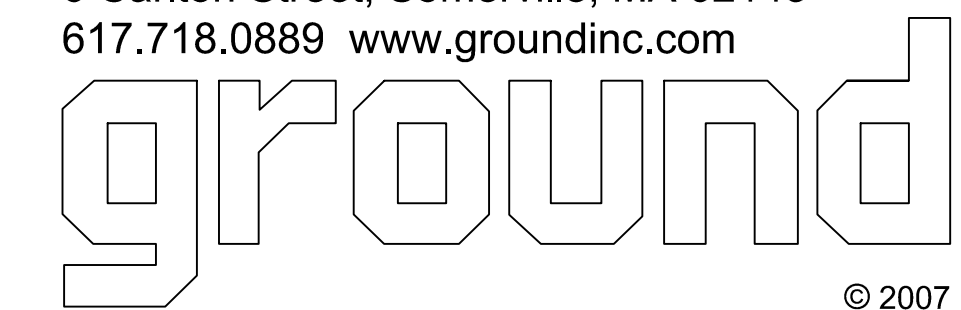
Owner:
Massachusetts Bay Transportation Authority
150 Causeway Street
Boston, MA 02114



311 SUMMER STREET BOSTON, MA 02210 617.234.3100

FELDMAN
Professional Land Surveyors

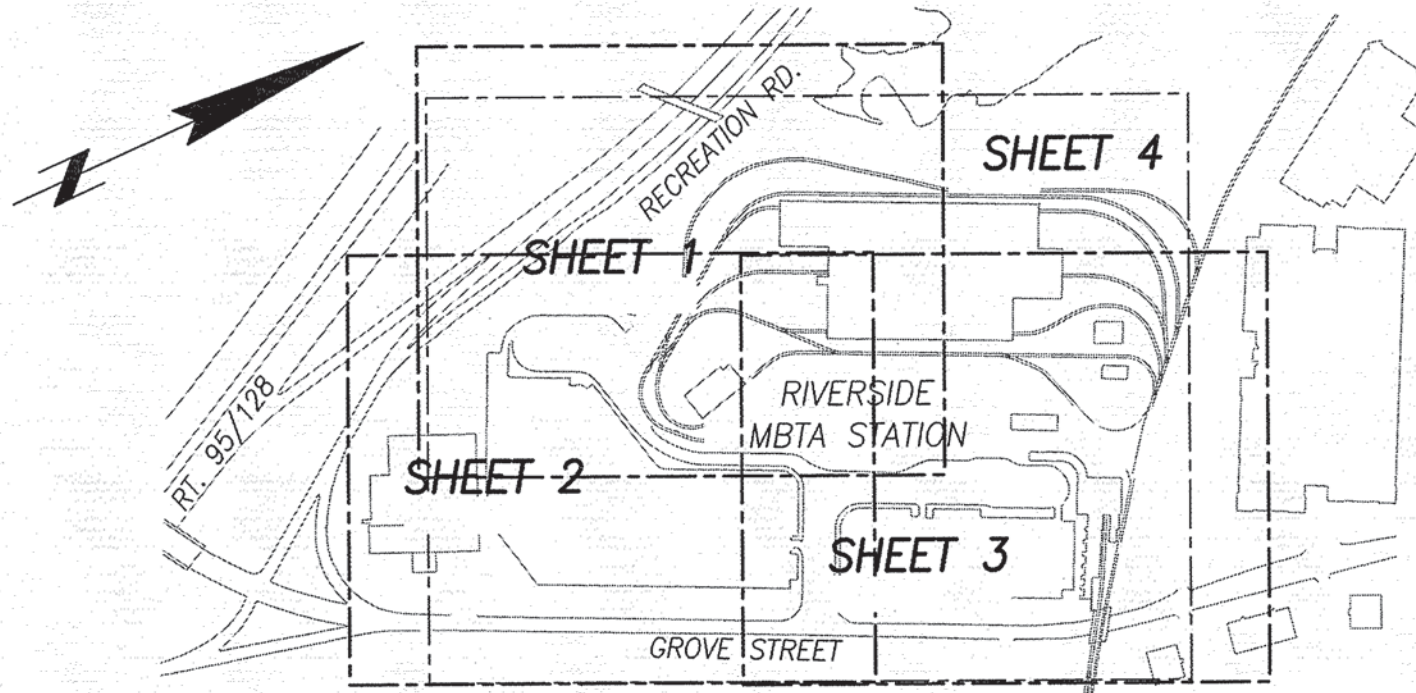
Ground Inc.
6 Carlton Street, Somerville, MA 02143
617.718.0889 www.groundinc.com



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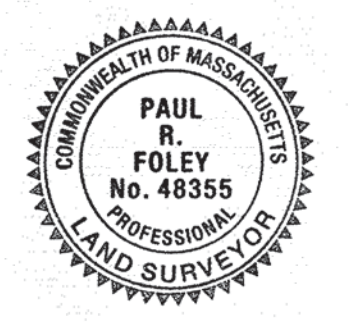
101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471
617.924.1770 • FAX 617.924.2286





KEY PLAN
NOT TO SCALE

- LEGEND:**
- ⊙ DRAIN MANHOLE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ MBTA MANHOLE
 - ⊙ SEWER MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ WATER MANHOLE
 - MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ CATCH BASIN-ROUND
 - ⊙ GAS SHUT OFF
 - ⊙ WATER SHUT OFF
 - ⊙ HYDRANT
 - ⊙ OBSERVATION WELL
 - ⊙ UTILITY POLE
 - ⊙ LIGHT POLE
 - ⊙ WALK LIGHT
 - ⊙ ELECTRIC HANDHOLE
 - ⊙ TRAFFIC SIGNAL
 - ⊙ TRAFFIC CONTROL BOX
 - ⊙ SIGN
 - ⊙ BOLLARD
 - ⊙ HANDICAP RAMP
 - ⊙ TREE
 - BIT BITUMINOUS
 - CONC CONCRETE
 - BB BIT. CONC. BERM
 - SGC SLOPED GRANITE CURB
 - VGC VERTICAL GRANITE CURB
 - FGC FLUSH GRANITE CURB
 - CC CONCRETE CURB
 - CLF CHAIN LINK FENCE
 - WIF WROUGHT IRON FENCE
 - FND FOUND
 - REC RECORD
 - TYP TYPICAL
 - R= RIM ELEVATION
 - I= INVERT ELEVATION
 - TT= TOP OF TRAP ELEVATION
 - TR= TROUGH ELEVATION
 - S= SUMP ELEVATION
 - FOW FULL OF WATER
 - FOD FULL DEBRIS
 - NVP NO VISIBLE PIPES
 - INACC INACCESSIBLE
 - x-x-x METAL FENCE
 - o-o-o WOOD FENCE
 - o-o-o MISCELLANEOUS FENCE
 - — — — — GUARD RAIL
 - S SEWER
 - D DRAIN
 - W WATER
 - G GAS
 - E ELECTRIC
 - OHW OVERHEAD WIRE

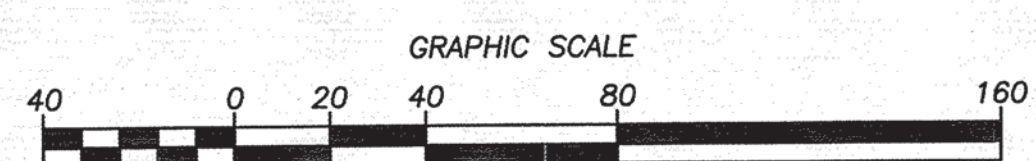


Paul R. Foley
PAUL R. FOLEY, PLS (MA# 48355) DATE

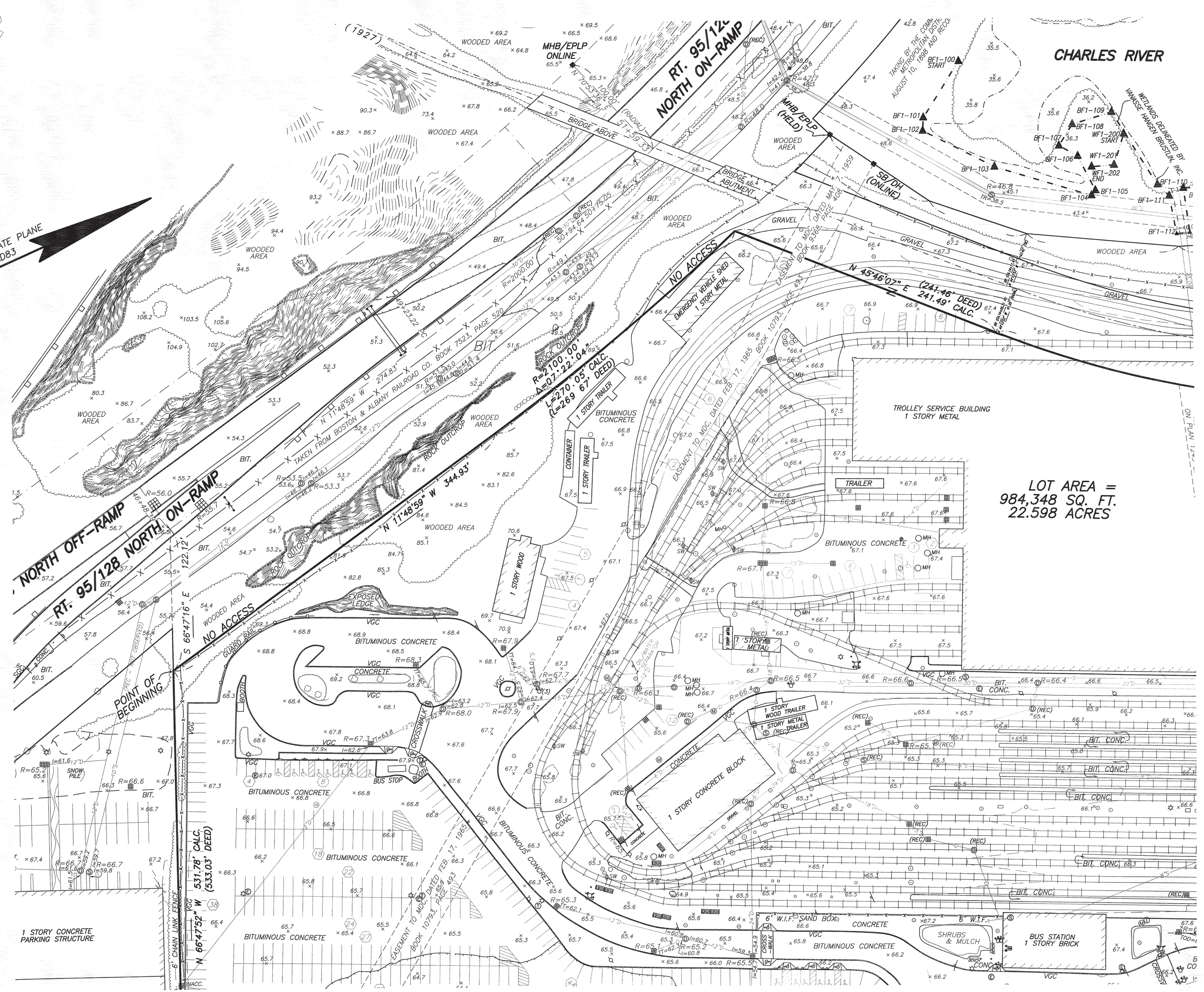
SHEET 1 OF 4
UPDATED 6/3/2011; ADDED WETLAND FLAG LOCATIONS

ROUTE SURVEY/PLAN OF LAND
RIVERSIDE MBTA STATION, GROVE STREET
NEWTON, MASSACHUSETTS
SCALE: 1"=40' FEBRUARY 14, 2011
HARRY R. FELDMAN, INC. LAND SURVEYORS
112 SHAWMUT AVENUE PHONE: (617)357-9740
BOSTON, MASS. 02118 WWW.HARRYFELDMAN.COM

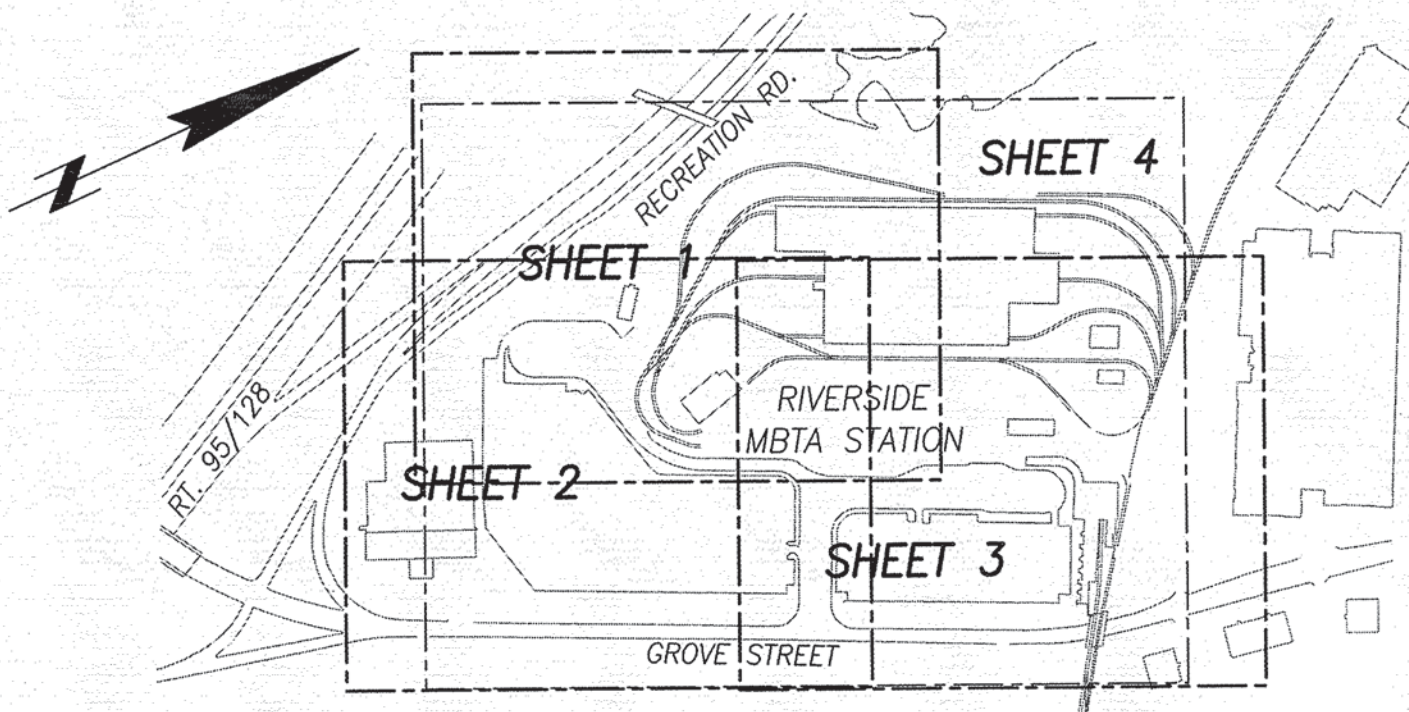
FELDMAN
Professional Land Surveyors



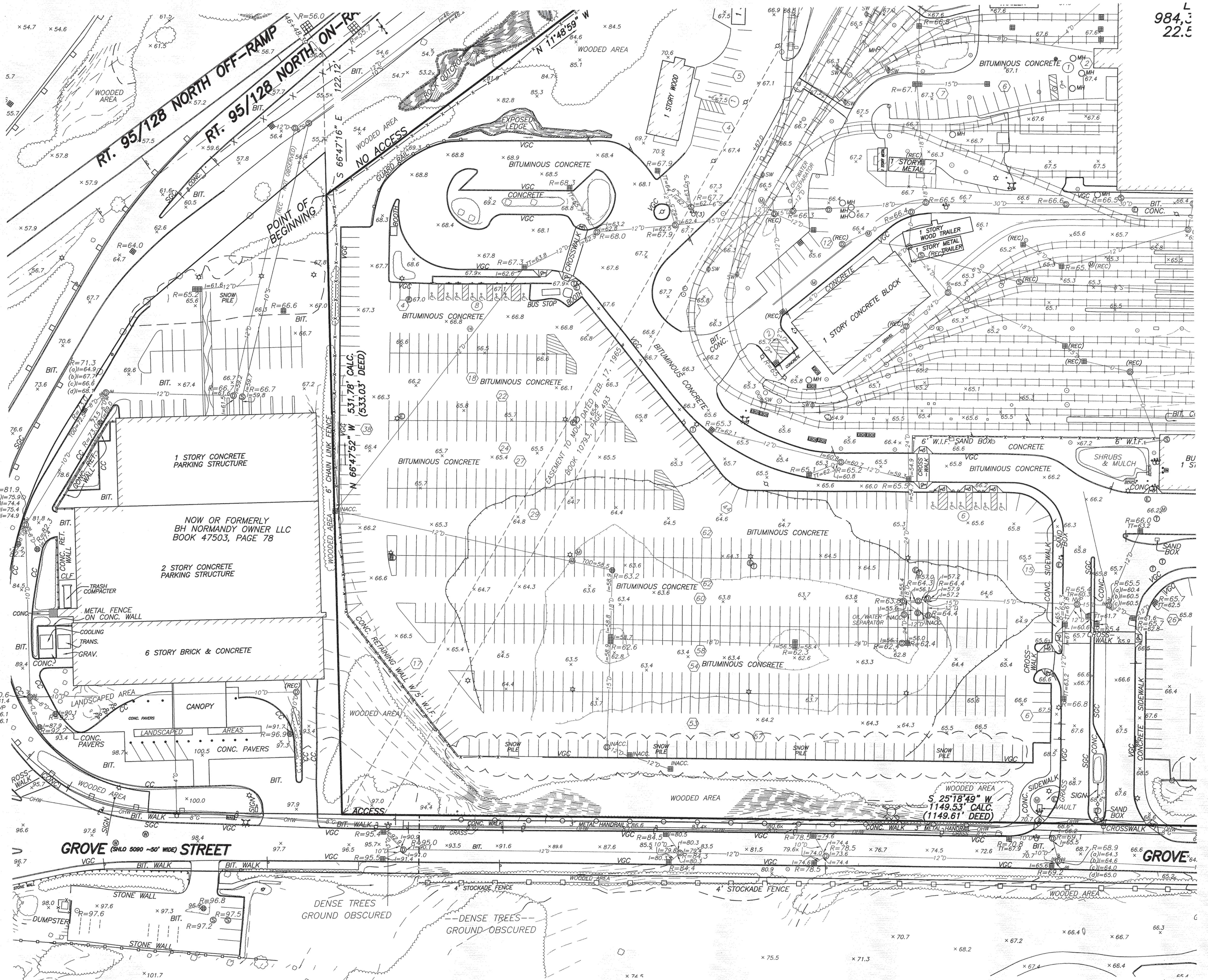
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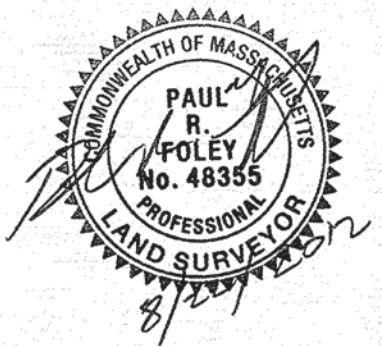
LOT AREA =
984,348 SQ. FT.
22.598 ACRES



KEY PLAN
NOT TO SCALE



984.3
22.5



SHEET 2 OF 4
UPDATED 6/3/2011: ADDED WETLAND FLAG LOCATIONS

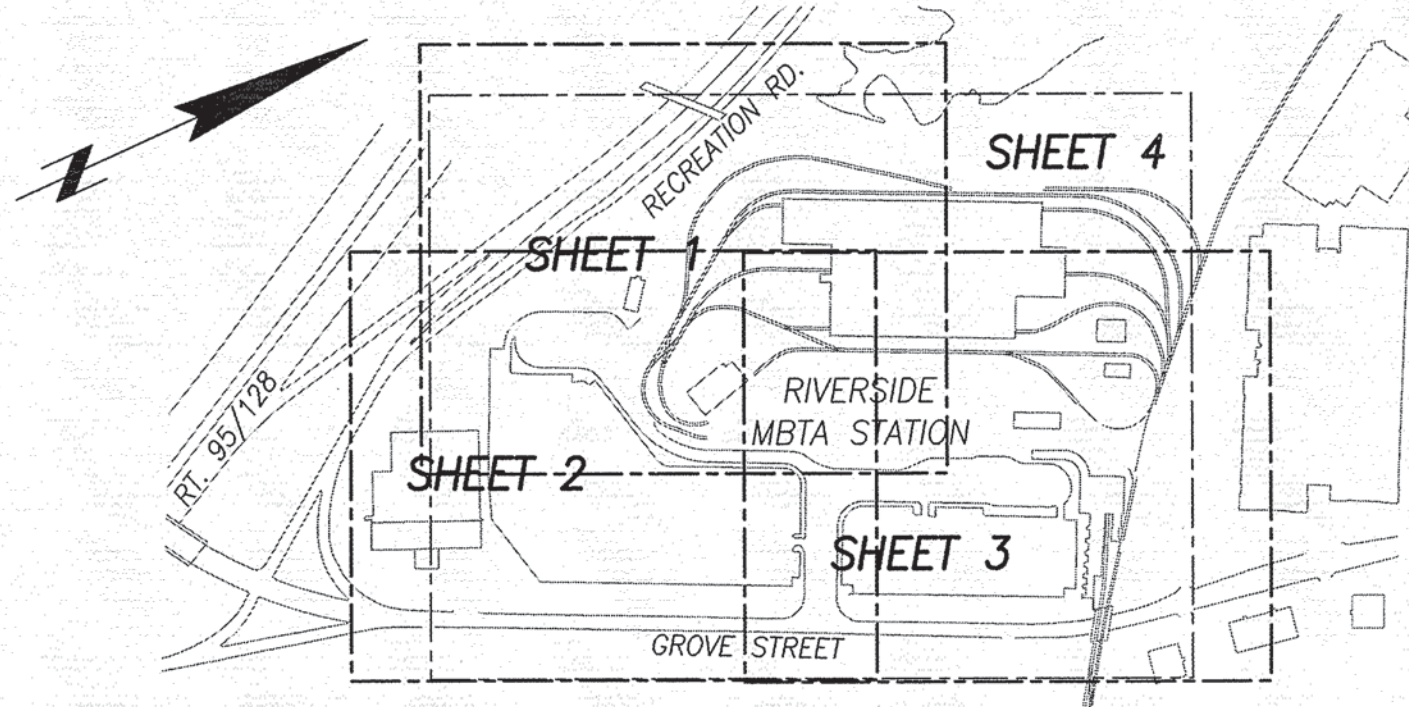
**ROUTE SURVEY/PLAN OF LAND
RIVERSIDE MBTA STATION, GROVE STREET
NEWTON, MASSACHUSETTS**

SCALE: 1"=40' FEBRUARY 14, 2011
HARRY R. FELDMAN, INC. LAND SURVEYORS
112 SHAWMUT AVENUE PHONE: (617)357-9740
BOSTON, MASS. 02118 WWW.HARRYFELDMAN.COM

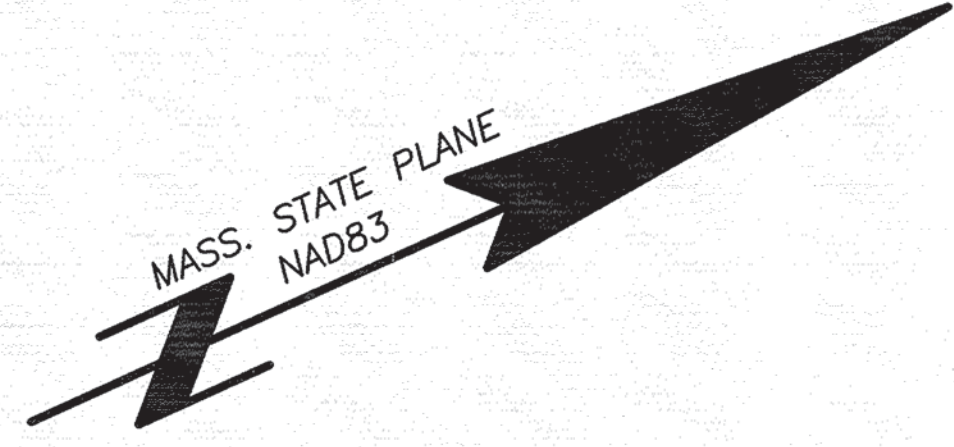
FELDMAN
Professional Land Surveyors



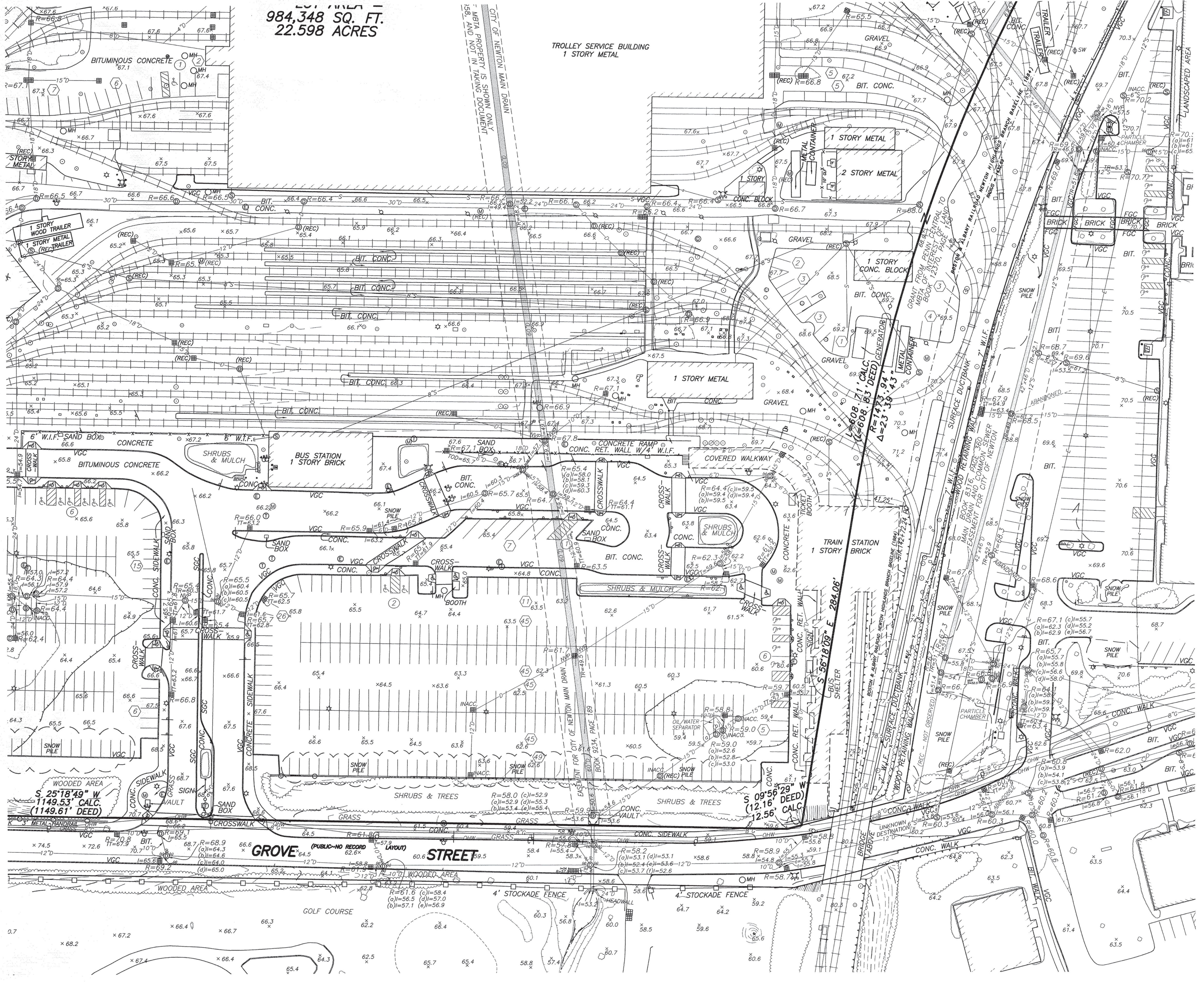
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| CALC PRF | CADD R/P | FIELD CHECKED | CRD 12503-CALC | JOB NO. 12503C |



KEY PLAN
NOT TO SCALE



984,348 SQ. FT.
22.598 ACRES

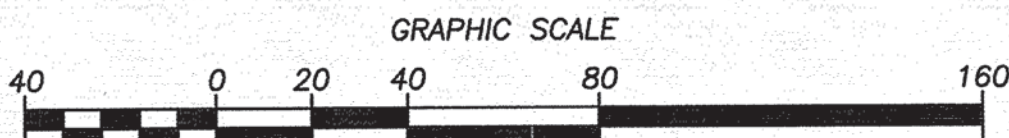


SHEET 3 OF 4
UPDATED 6/3/2011: ADDED WETLAND FLAG LOCATIONS

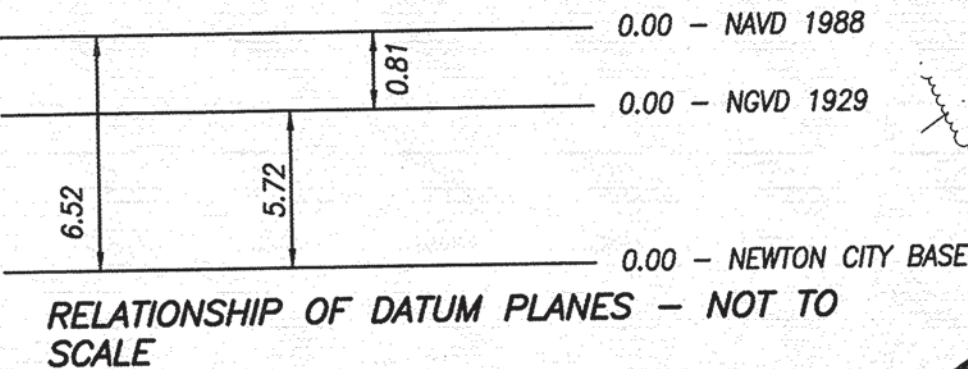
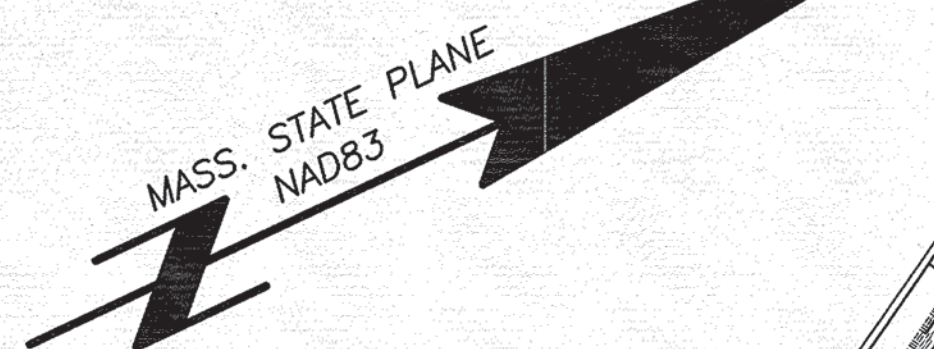
**ROUTE SURVEY/PLAN OF LAND
RIVERSIDE MBTA STATION, GROVE STREET
NEWTON, MASSACHUSETTS**

SCALE: 1"=40' FEBRUARY 14, 2011
HARRY R. FELDMAN, INC. LAND SURVEYORS
112 SHAWMUT AVENUE PHONE: (617)357-9740
BOSTON, MASS. 02118 WWW.HARRYR FELDMAN.COM

FELDMAN
Professional Land Surveyors



| | | | | |
|--------------|----------------|---------------|----------------|------------------|
| RESEARCH PRF | FIELD CHIEF KP | CHECKED | APPROVED | FILE NAME 12503C |
| CALC PRF | CADD RJP | FIELD CHECKED | CRD 12503-CALC | JOB NO. 12503C |



- NOTES:
- SEVERAL AREAS OF THE TRACKS WERE OCCUPIED BY TROLLEYS AT THE TIME OF SURVEY.
 - ELEVATIONS REFER TO NAVD88.
 - CONTOUR INTERVAL EQUALS ONE (1) FOOT.
 - UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLAN. SINCE SUB-SURFACE UTILITIES CANNOT BE VISIBLY VERIFIED, BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY TWO HOURS PRIOR TO EXCAVATION.
 - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF HARRY R. FELDMAN, INC. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO HARRY R. FELDMAN INC.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY HARRY R. FELDMAN, INC.
 - THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AS WELL AS AERIAL PHOTOGRAMMETRY.



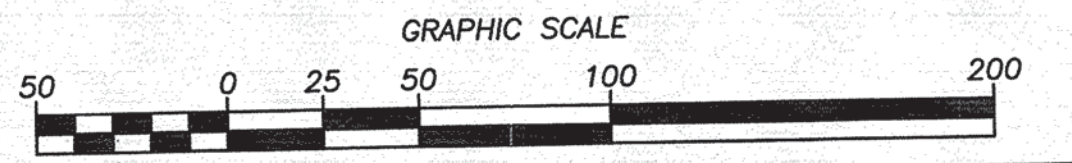
SHEET 4 OF 4
 UPDATED 6/3/2011: ADDED WETLAND FLAG LOCATIONS

ROUTE SURVEY/PLAN OF LAND
RIVERSIDE MBTA STATION, GROVE STREET
NEWTON, MASSACHUSETTS

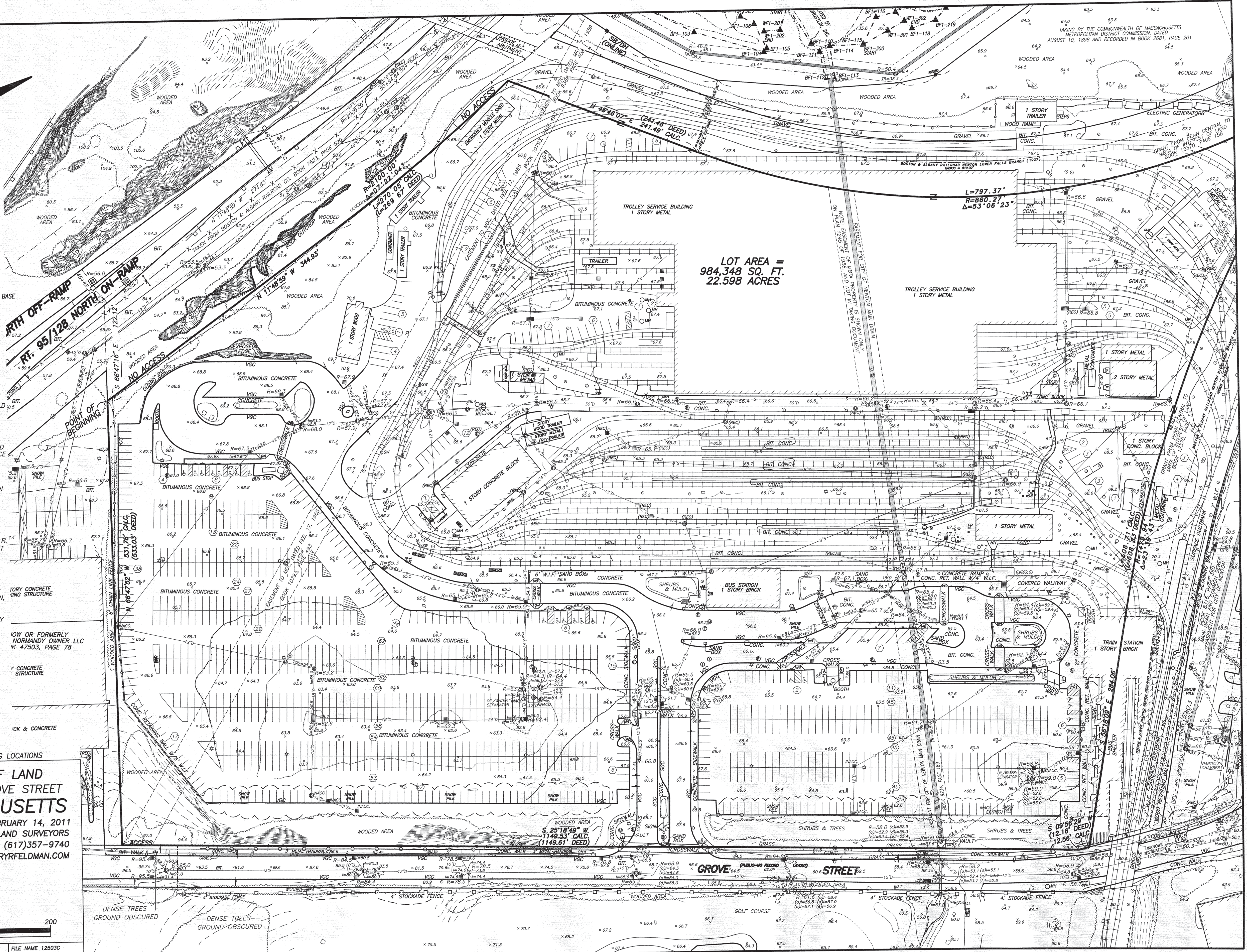
SCALE: 1"=50'
 HARRY R. FELDMAN, INC.
 112 SHAWMUT AVENUE
 BOSTON, MASS. 02118

FEBRUARY 14, 2011
 LAND SURVEYORS
 PHONE: (617)357-9740
 WWW.HARRYRFELDMAN.COM

FELDMAN
 Professional Land Surveyors



| | | | | |
|--------------|----------------|---------------|----------------|------------------|
| RESEARCH PRF | FIELD CHIEF KP | CHECKED | APPROVED | FILE NAME 12503C |
| CALC PRF | CADD RJP | FIELD CHECKED | CRD 12503-CALC | JOB NO. 12503C |



LOT AREA =
 984,348 SQ. FT.
 22.598 ACRES

S 25°18'49" W
 1149.61' CALC.
 (1149.61' DEED)

S 09°59'29" W
 12.16' CALC.
 (12.16' DEED)

Legend table with columns for Exist. and Prop. symbols, descriptions, and Matchline details.

Abbreviations table listing terms like ABAN, ACR, ADJ, etc., and their corresponding meanings.

- General
1. CONTRACTOR SHALL NOTIFY 'DIG-SAFE' (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY...

- Layout and Materials
1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS...
2. CURB RADI ARE 3 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE VERTICAL GRANITE (VGC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.



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

Transportation
Land Development
Environmental Services

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

Table with 4 columns: No., Revision, Date, Ass'd. (Empty table for revision tracking).

1 Working Session Completed Revisions 7/23/13 CRG
CAD checked by [Signature] Approved by [Signature]
Scale N.T.S. Date August 27, 2012
Project Title

The Station at Riverside
Grove Street
Newton, Massachusetts
Issued for
Special Permit &
Site Plan Approval

Not Approved for Construction
Drawing Title
Legend and
General Notes

Professional Engineer stamp for Curtis R. Quitzau, No. 43893, Registered Professional Engineer, dated 7.23.13.

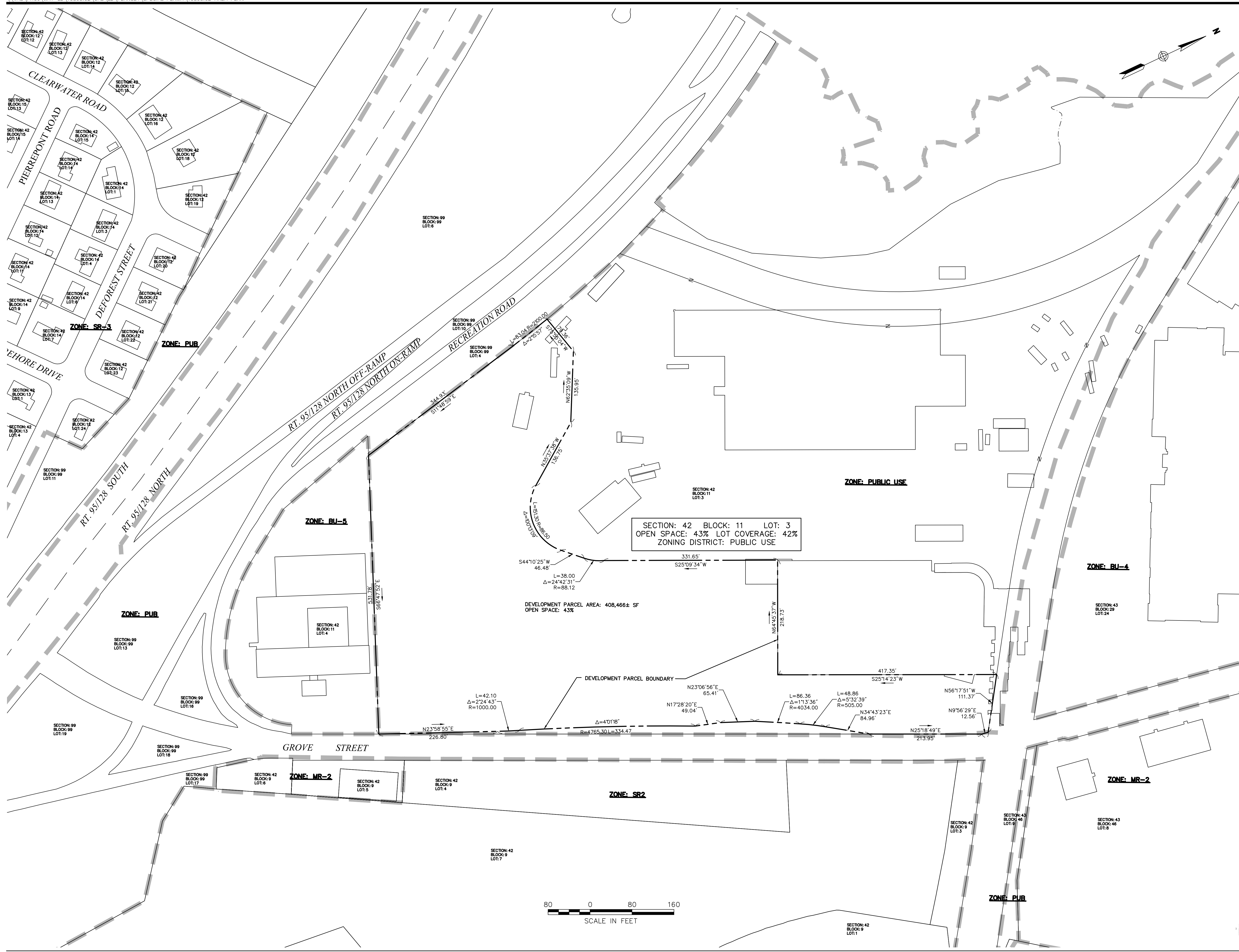
Speed Tuesday, July 23, 2013 11:55:58 AM DGRICCO Plotted Wednesday, July 24, 2013 7:45:27 AM Grieco, Dennis



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SECTION: 42 BLOCK: 11 LOT: 3
OPEN SPACE: 43% LOT COVERAGE: 42%
ZONING DISTRICT: PUBLIC USE

DEVELOPMENT PARCEL AREA: 408,466± SF
OPEN SPACE: 43%



| No. | Revision | Date | Appvd. |
|-----|--------------------------|---------|--------|
| 1 | Working Session Compiled | 7/23/13 | DRO |

Designed by: _____ Drawn by: _____ Checked by: _____
CAD checked by: _____ Approved by: _____
Scale 1"=80' Date August 27, 2012
Project Title

The Station at Riverside

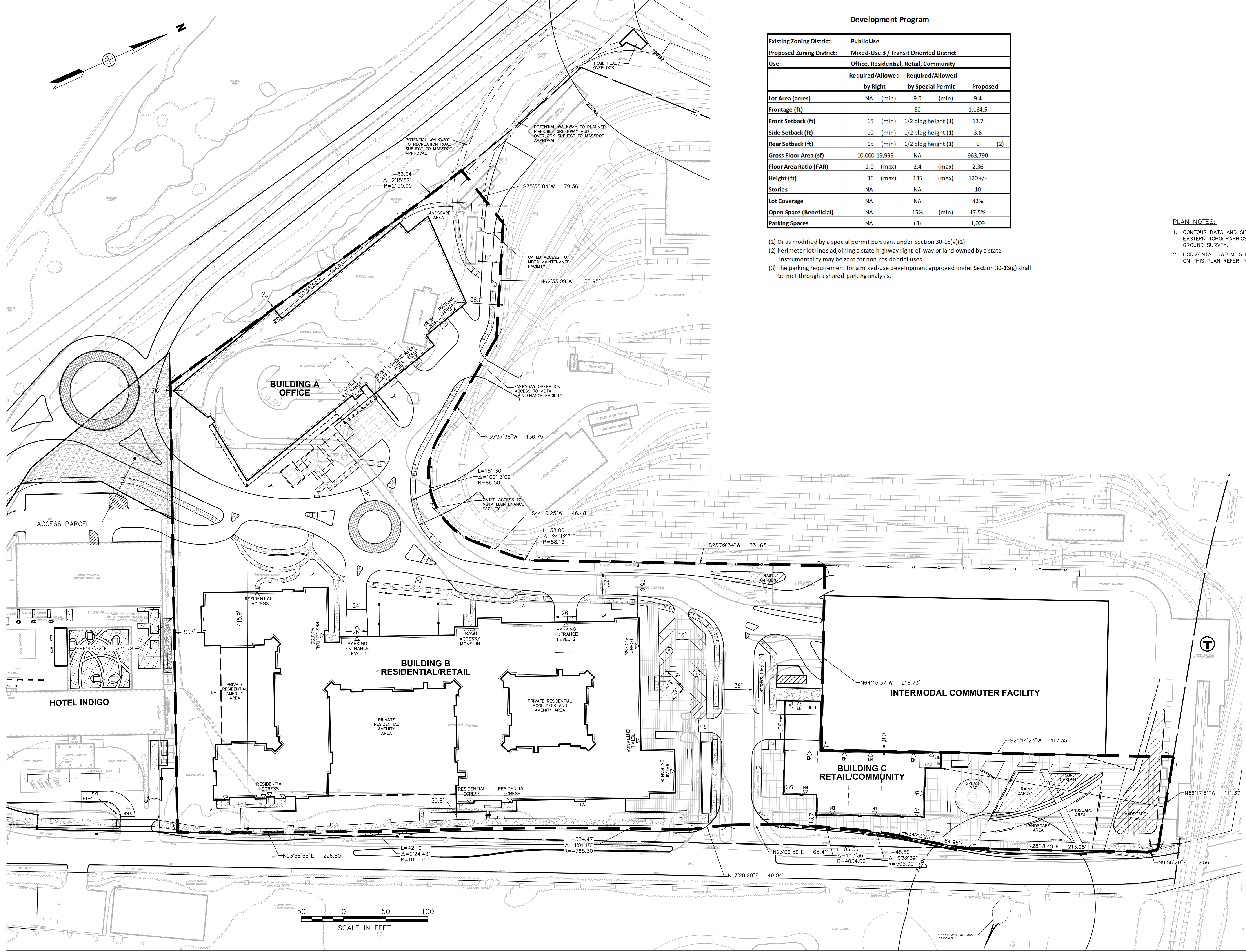
Grove Street
Newton, Massachusetts

Issued for
Special Permit &
Site Plan Approval

Not Approved for Construction

Area Plan

Drawing Number
S-2.0
Sheet of 3 21
Project Number 10865.02



Development Program

| Existing Zoning District: | Public Use | | |
|---------------------------|-----------------------------------------|------------------------------------|----------|
| Proposed Zoning District: | Mixed-Use 3 / Transit Oriented District | | |
| Use: | Office, Residential, Retail, Community | | |
| | Required/Allowed by Right | Required/Allowed by Special Permit | Proposed |
| Lot Area (acres) | NA (min) | 9.0 (min) | 9.4 |
| Frontage (ft) | | 80 | 1,164.5 |
| Front Setback (ft) | 15 (min) | 1/2 bldg height (1) | 13.7 |
| Side Setback (ft) | 10 (min) | 1/2 bldg height (1) | 3.6 |
| Rear Setback (ft) | 15 (min) | 1/2 bldg height (1) | 0 (2) |
| Gross Floor Area (sf) | 10,000-19,999 | NA | 963,790 |
| Floor Area Ratio (FAR) | 1.0 (max) | 2.4 (max) | 2.36 |
| Height (ft) | 36 (max) | 135 (max) | 120 +/- |
| Stories | NA | NA | 10 |
| Lot Coverage | NA | NA | 42% |
| Open Space (Beneficial) | NA | 15% (min) | 17.5% |
| Parking Spaces | NA | (3) | 1,009 |

- (1) Or as modified by a special permit pursuant under Section 30-15(v)(1).
- (2) Perimeter lot lines adjoining a state highway right-of-way or land owned by a state instrumentality may be zero for non-residential uses.
- (3) The parking requirement for a mixed-use development approved under Section 30-13(g) shall be met through a shared-parking analysis.

PLAN NOTES:

1. CONTOUR DATA AND SITE DETAIL TAKEN FROM AERIAL PHOTOGRAMMETRY PROVIDED BY EASTERN TOPOGRAPHICS ON APRIL 2009. PROPERTY BOUNDARY IS BASED UPON GROUND SURVEY.
2. HORIZONTAL DATUM IS BASED ON MASS GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.



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| No. | Revision | Date | Appvd. |
|-----|--------------------------|---------|--------|
| 1 | Working Session Compiled | 7/23/13 | DRO |

Designed by: _____ Drawn by: _____ Checked by: _____
 CAD checked by: _____ Approved by: _____
 Scale 1"=50' Date August 27, 2012
 Project Title

The Station at Riverside

Grove Street
Newton, Massachusetts

Issued for
Special Permit & Site Plan Approval

Not Approved for Construction
Drawing Title

Overall Zoning Assessment for Development Parcel

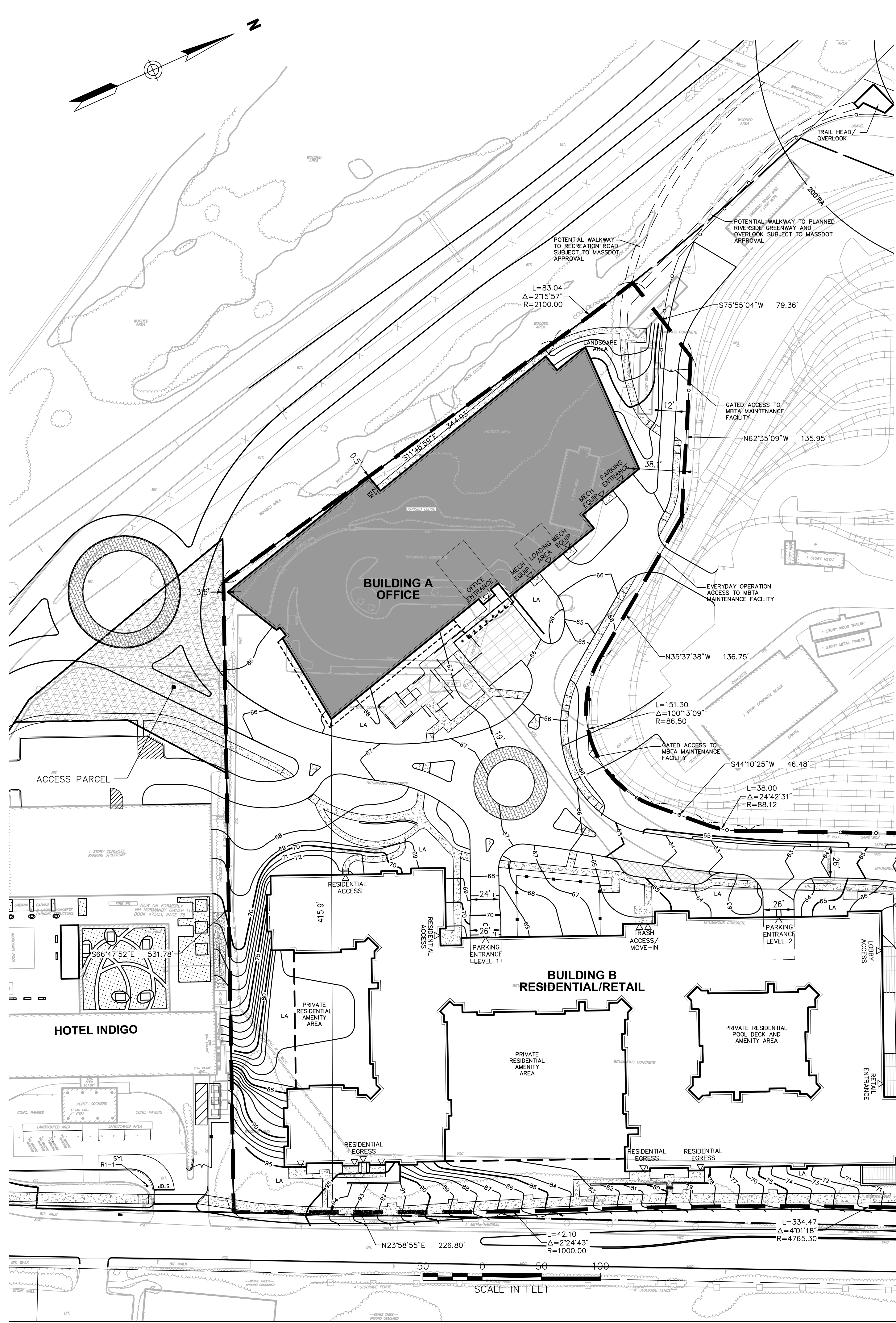
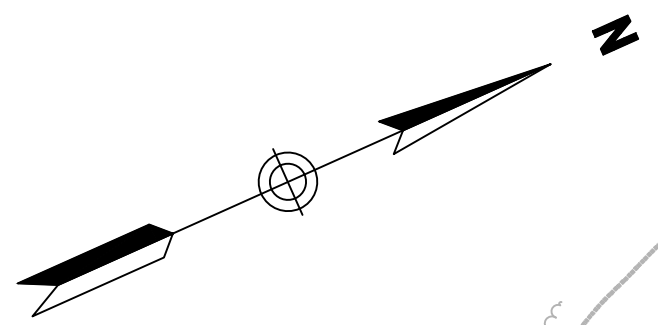
Drawing Number

S-2.1

Sheet of 4 21

Project Number 10865.02

7-23-13



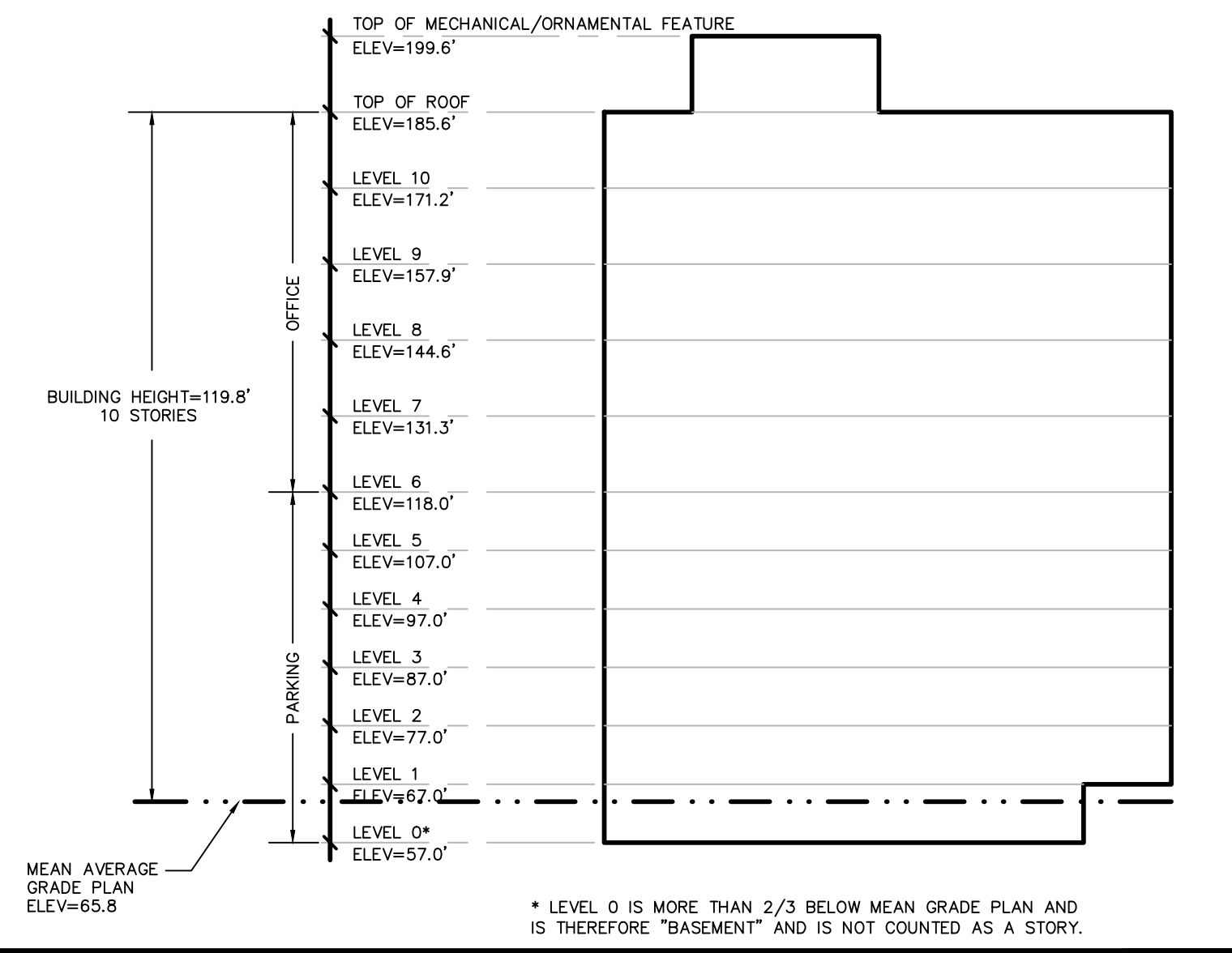
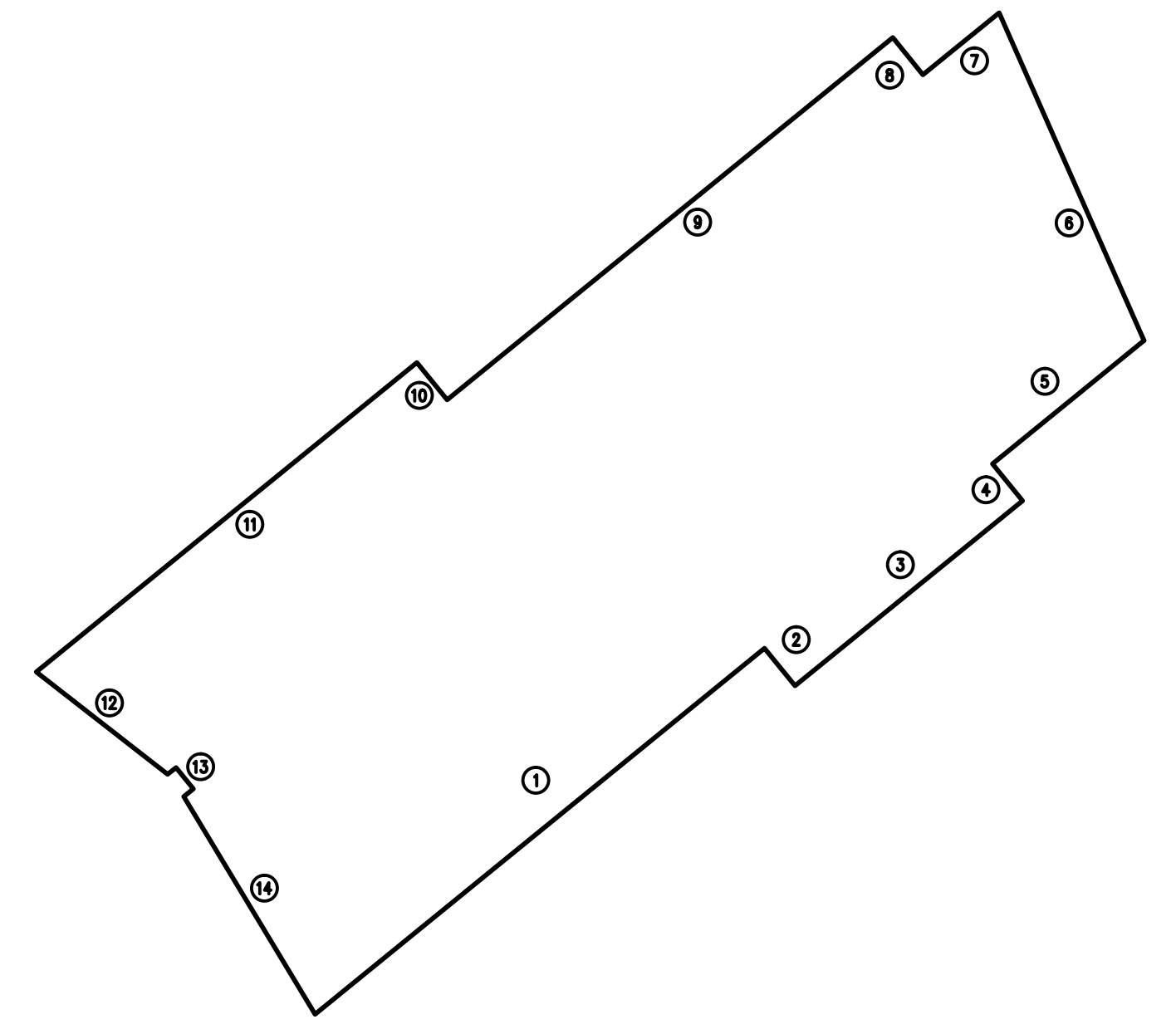
area

Building A

| | | | |
|---------------------------|-----------------------------------------|------------------------------------|----------|
| Existing Zoning District: | Public Use | | |
| Proposed Zoning District: | Mixed-Use 3 / Transit Oriented District | | |
| Use: | Office | | |
| | Required/Allowed by Right | Required/Allowed by Special Permit | Proposed |
| Lot Area (acres) | NA (min) | 9.0 (min) | 9.4 |
| Frontage (ft) | | 80 | 1,163 |
| Front Setback (ft) | 15 (min) | 1/2 bldg height (1) | 415.9 |
| Side Setback (ft) | 10 (min) | 1/2 bldg height (1) | 0.5 |
| Rear Setback (ft) | 15 (min) | 1/2 bldg height (1) | 38.1 (5) |
| Gross Floor Area | 10,000-19,999 | NA | 450,000 |
| Height (ft) | 36 (max) | 135 (max) | 120 +/- |
| Stories | NA | NA | 10 (3) |
| Parking Spaces | NA | (4) | 571 |

- (1) Or as modified by a special permit pursuant under Section 30-15(v)(1).
- (2) The lowest level of parking is below the mean average grade plane elevation. This is "basement" space, and is therefore not included in the gross floor area total.
- (3) Lowest parking level is below the mean average grade plane elevation and is not counted as a story.
- (4) The parking requirement for a mixed-use development approved under Section 30-13(g) shall be met through a shared-parking analysis.
- (5) Perimeter lot lines adjoining a state highway right-of-way or land owned by a state instrumentality may be zero for non-residential uses.

| segment | e1 | e2 | Length | Length-Weighted Mean |
|-------------------------------|------|------|--------|----------------------|
| 1 | 67.2 | 66.9 | 181.6 | 12,176.3 |
| 2 | 67 | 66.9 | 15.1 | 1,010.9 |
| 3 | 66.8 | 66.4 | 91.9 | 6,120.5 |
| 4 | 66.4 | 66.4 | 15.0 | 996.0 |
| 5 | 66.5 | 66.4 | 61.2 | 4,066.7 |
| 6 | 66.4 | 64 | 112.2 | 7,315.4 |
| 7 | 64 | 64.3 | 30.7 | 1,969.4 |
| 8 | 64.3 | 63.2 | 15 | 956.3 |
| 9 | 63.2 | 66.9 | 180 | 11,709.0 |
| 10 | 66.8 | 65.9 | 15 | 995.3 |
| 11 | 65.9 | 63.4 | 153.8 | 9,943.2 |
| 12 | 65.5 | 66.1 | 52.2 | 3,434.8 |
| 13 | 66.1 | 66.2 | 8.6 | 568.9 |
| 14 | 66.2 | 67.1 | 79.6 | 5,305.3 |
| sum: | | | 1011.9 | 66,568.0 |
| Weighted Average Grade Plane: | | | | 65.8 |



Building Height Detail (NTS)

Vanasse Hangen Brustlin, Inc.
 Transportation
 Land Development
 Environmental Services
 101 Walnut Street, P.O. Box 9151
 Watertown, Massachusetts 02471
 617.924.1770 • FAX 617.924.2286

- PLAN NOTES:**
- 1. CONTOUR DATA AND SITE DETAIL TAKEN FROM AERIAL PHOTOGRAMMETRY PROVIDED BY EASTERN TOPOGRAPHICS ON APRIL 2009. PROPERTY BOUNDARY IS BASED UPON GROUND SURVEY.
 - 2. HORIZONTAL DATUM IS BASED ON MASS GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.

| | | | |
|----------------|--------------------------|------------|-----------------|
| No. | Revision | Date | Appvd. |
| 1 | Working Session Compiled | 7/23/13 | DRO |
| Designed by | Drawn by | Checked by | |
| CAD checked by | Approved by | Date | August 27, 2012 |

The Station at Riverside
 Grove Street
 Newton, Massachusetts
 Issued for
Special Permit & Site Plan Approval
 Not Approved for Construction
 Drawing Title
Zoning Assessment for Building A

Sheet **S-2.2** of 5 21
 Project Number 10865.02



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

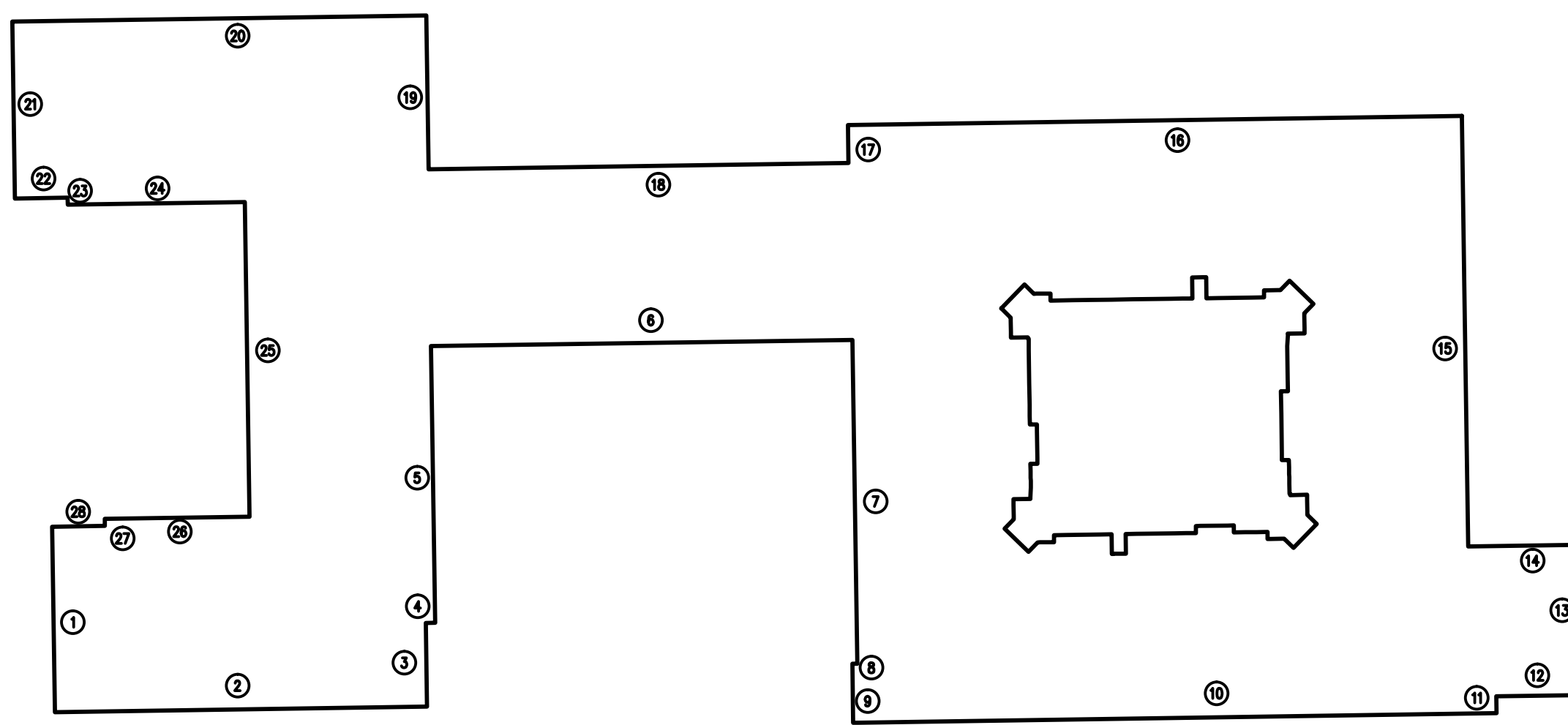
101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471
617.924.1770 • FAX 617.924.2286

PLAN NOTES:

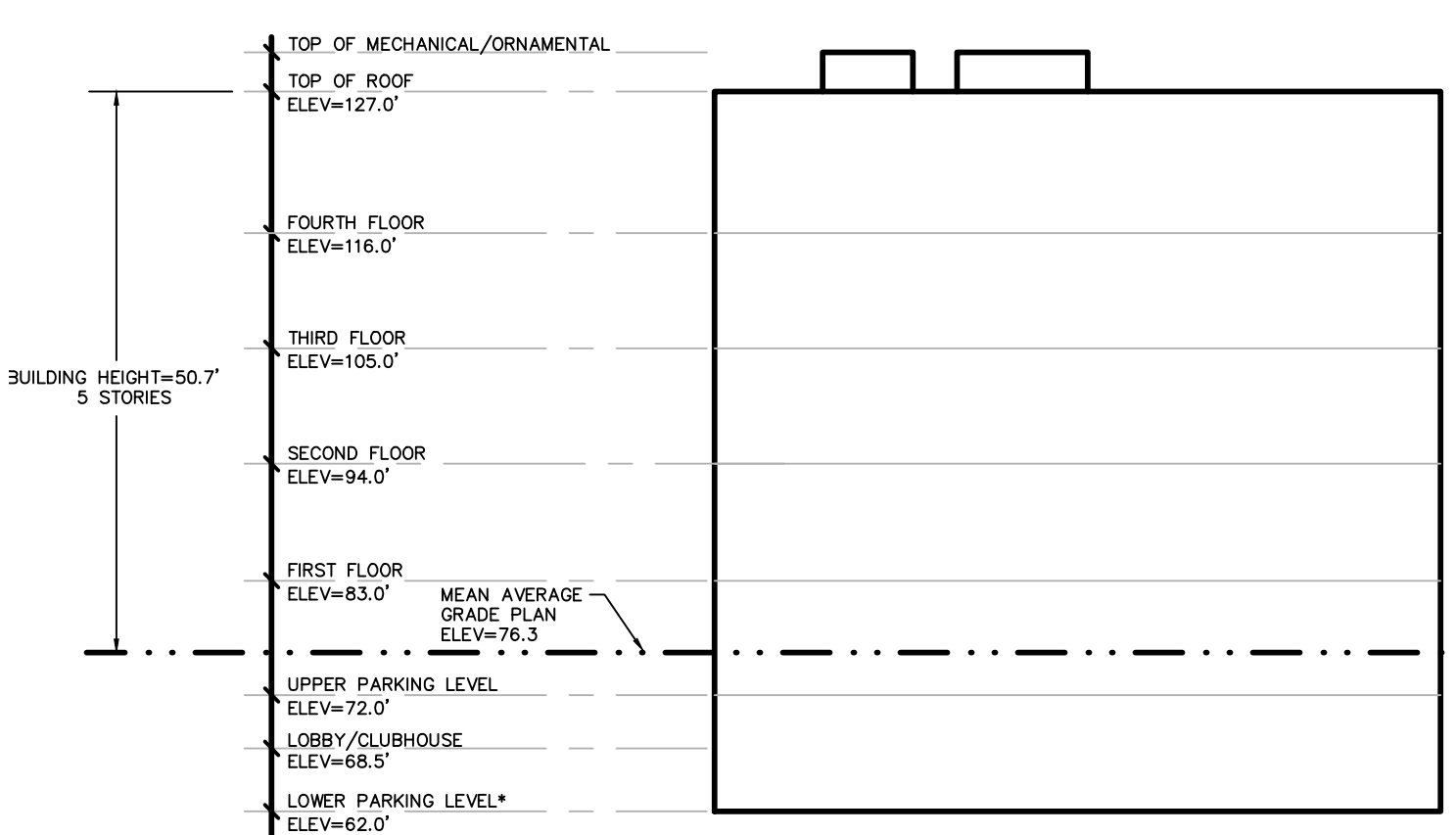
1. CONTOUR DATA AND SITE DETAIL TAKEN FROM AERIAL PHOTOGRAMMETRY PROVIDED BY EASTERN TOPOGRAPHICS ON APRIL 2009. PROPERTY BOUNDARY IS BASED UPON GROUND SURVEY.
2. HORIZONTAL DATUM IS BASED ON MASS GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.

| Building B | | | | |
|---------------------------|-----------------------------------------|------------------------------------|-------------|--|
| Existing Zoning District: | Public Use | | | |
| Proposed Zoning District: | Mixed-Use 3 / Transit Oriented District | | | |
| Use: | Residential, Retail | | | |
| | Required/Allowed by Right | Required/Allowed by Special Permit | Proposed | |
| Lot Area (acres) | NA (min) | 9.0 (min) | 9.4 | |
| Frontage (ft) | | 80 | 1,163 | |
| Front Setback (ft) | 15 (min) | 1/2 bldg height (1) | 30.8 | |
| Side Setback (ft) | 10 (min) | 1/2 bldg height (1) | 32.3 | |
| Rear Setback (ft) | 15 (min) | 1/2 bldg height (1) | 65.8 | |
| Gross Floor Area | | NA | 490,790 (2) | |
| Height (ft) | 36 (max) | 135 (max) | 51 +/- | |
| Stories | NA | NA | 5 (3) | |
| Parking Spaces | NA | (4) | 438 (5) | |

- (1) Or as modified by a special permit pursuant under Section 30-15(v)(1).
- (2) The lowest level of parking is below the mean average grade plane elevation. This is "basement" space, and is therefore not included in the gross floor area total.
- (3) Lowest parking level is below the mean average grade plane elevation and is not counted as a story.
- (4) The parking requirement for a mixed-use development approved under Section 30-13(g) shall be met through a shared-parking analysis.
- (5) Includes short term parking spaces at main entrance.

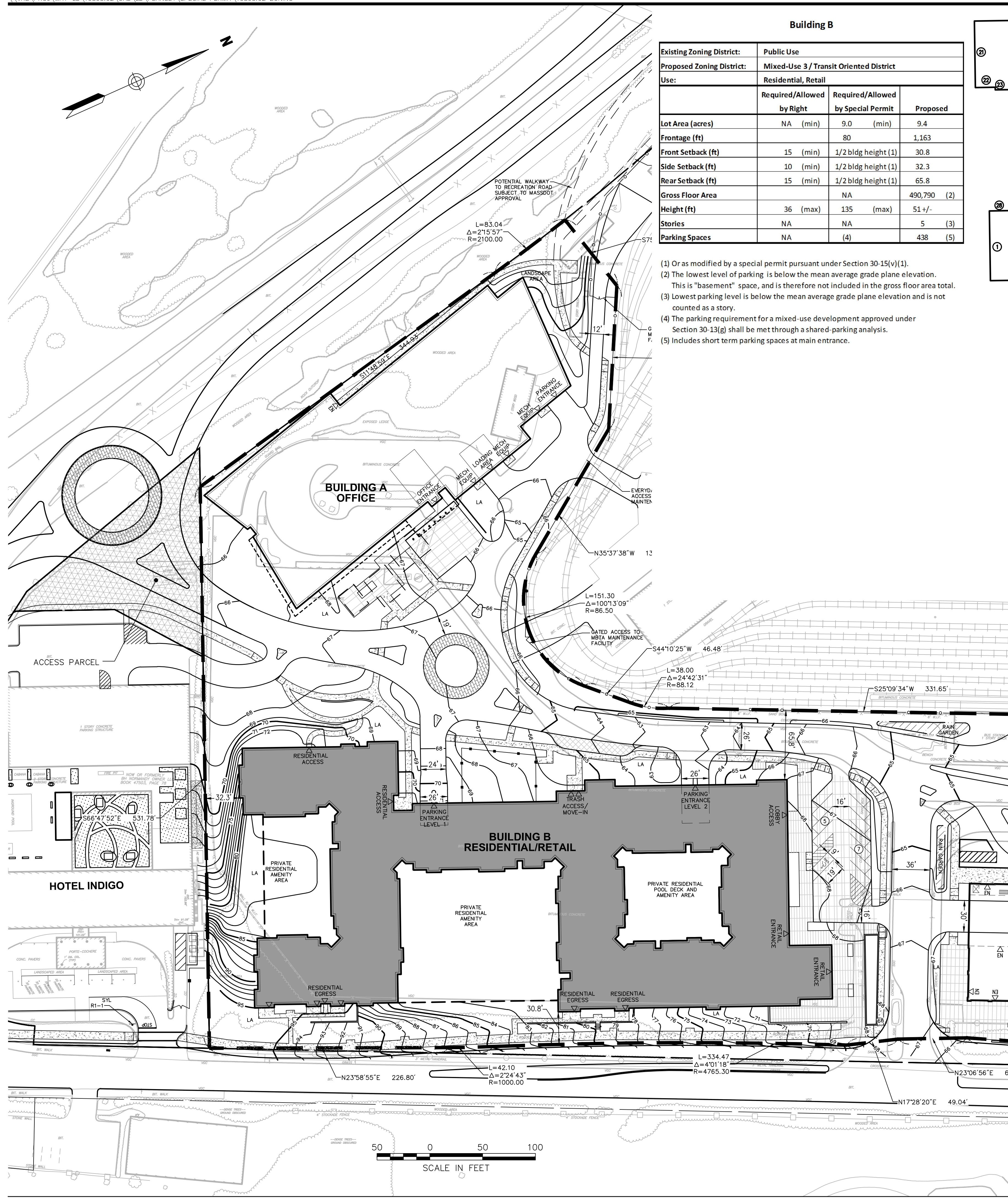


| Weighted Average Grade Plane | | | | |
|-------------------------------|------|------|--------|----------------------|
| segment | e1 | e2 | Length | Length-Weighted Mean |
| 1 | 84.5 | 95 | 66 | 5,923.5 |
| 2 | 95 | 84.5 | 132.4 | 11,882.9 |
| 3 | 84.5 | 83 | 29.8 | 2,495.8 |
| 4 | 83 | 83 | 3.3 | 273.9 |
| 5 | 83 | 83 | 98.5 | 8,175.5 |
| 6 | 83 | 83 | 150 | 12,450.0 |
| 7 | 83 | 83 | 115.3 | 9,569.9 |
| 8 | 83 | 83 | 1.8 | 149.4 |
| 9 | 83 | 79.3 | 21 | 1,704.2 |
| 10 | 79.3 | 68.5 | 227.3 | 16,797.5 |
| 11 | 68.5 | 68.5 | 6 | 411.0 |
| 12 | 68.5 | 68.5 | 30.8 | 2,109.8 |
| 13 | 68.5 | 68.5 | 53.5 | 3,664.8 |
| 14 | 68.5 | 68.5 | 40 | 2,740.0 |
| 15 | 68.5 | 67 | 94.5 | 6,402.4 |
| 16 | 67 | 66 | 218.5 | 14,530.3 |
| 17 | 66 | 67.5 | 13.5 | 901.1 |
| 18 | 67.5 | 72 | 149.4 | 10,420.7 |
| 19 | 72 | 68.8 | 54.8 | 3,857.9 |
| 20 | 68.8 | 73 | 147.3 | 10,443.6 |
| 21 | 73 | 80.5 | 63 | 4,835.3 |
| 22 | 80.5 | 83 | 18.9 | 1,545.1 |
| 23 | 83 | 83 | 2.5 | 207.5 |
| 24 | 83 | 83 | 63 | 5,229.0 |
| 25 | 83 | 83 | 25 | 2,075.0 |
| 26 | 83 | 83 | 51.5 | 4,274.5 |
| 27 | 83 | 83 | 2.5 | 207.5 |
| 28 | 83 | 84.5 | 18.8 | 1,574.5 |
| sum: | | | 1898.9 | 144,852.2 |
| Weighted Average Grade Plane: | | | | 76.3 |



Building Height Detail (NTS)

* LOWER PARKING LEVEL IS MORE THAN 2/3 BELOW MEAN GRADE PLANE AND IS THEREFORE "BASEMENT" AND IS NOT COUNTED AS A STORY.



| No. | Revision | Date | App'd. |
|-----|---------------------------|---------|--------|
| 1 | Working Session Completed | 7/23/13 | PRO |

The Station at Riverside

Grove Street
Newton, Massachusetts

Issued for
Special Permit & Site Plan Approval

Not Approved for Construction

Zoning Assessment for Building B



S-2.3

Sheet of 6 21

Project Number 10865.02



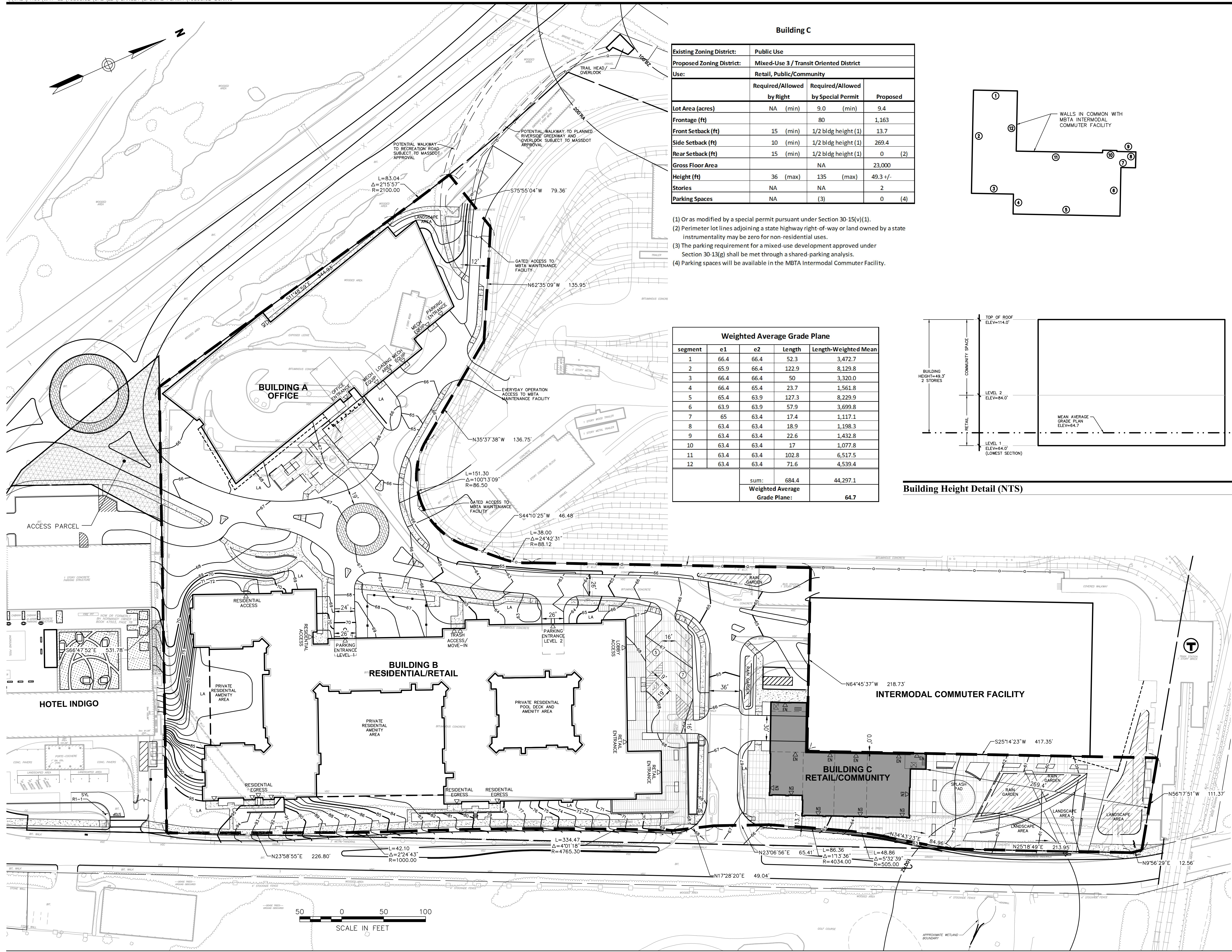
Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

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

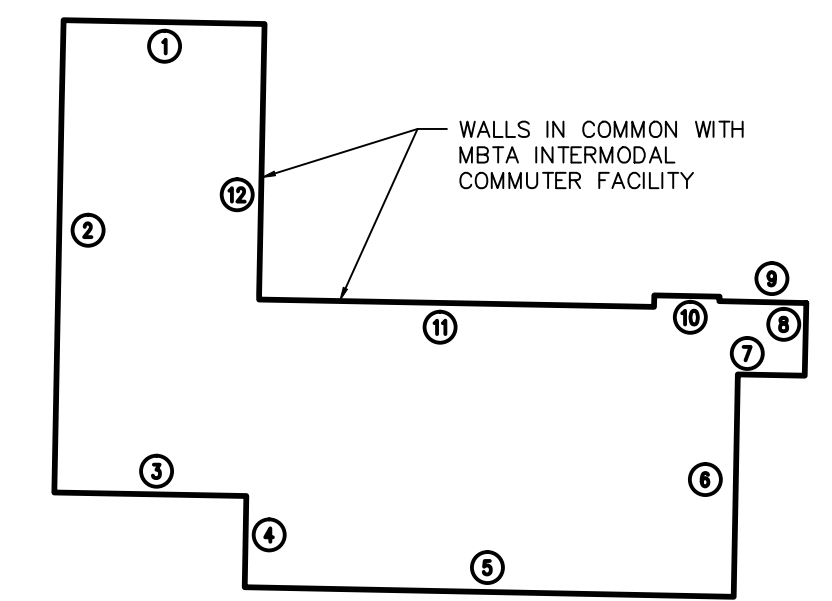
PLAN NOTES:

1. CONTOUR DATA AND SITE DETAIL TAKEN FROM AERIAL PHOTOGRAMMETRY PROVIDED BY EASTERN TOPOGRAPHICS ON APRIL 2009. PROPERTY BOUNDARY IS BASED UPON GROUND SURVEY.
2. HORIZONTAL DATUM IS BASED ON MASS GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.



Building C

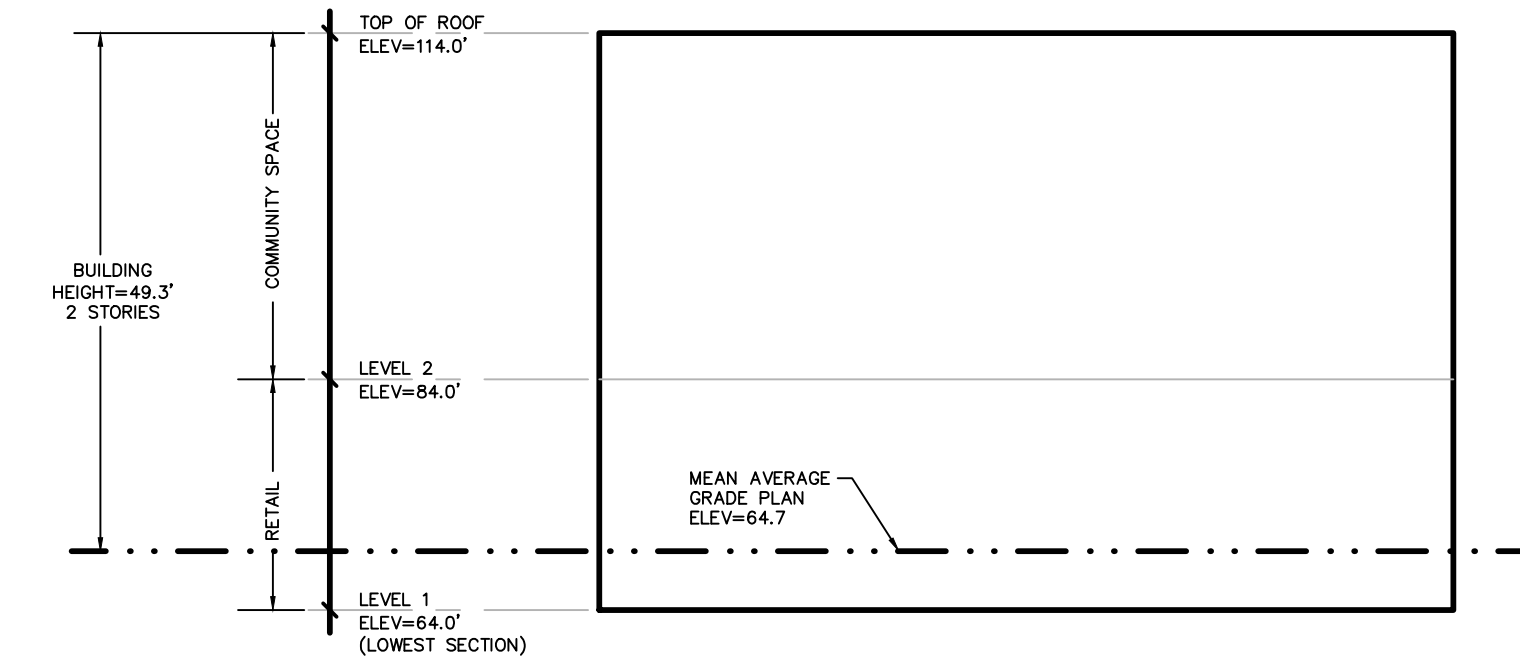
| | | | |
|---------------------------|-----------------------------------------|------------------------------------|----------|
| Existing Zoning District: | Public Use | | |
| Proposed Zoning District: | Mixed-Use 3 / Transit Oriented District | | |
| Use: | Retail, Public/Community | | |
| | Required/Allowed by Right | Required/Allowed by Special Permit | Proposed |
| Lot Area (acres) | NA (min) | 9.0 (min) | 9.4 |
| Frontage (ft) | | 80 | 1,163 |
| Front Setback (ft) | 15 (min) | 1/2 bldg height (1) | 13.7 |
| Side Setback (ft) | 10 (min) | 1/2 bldg height (1) | 269.4 |
| Rear Setback (ft) | 15 (min) | 1/2 bldg height (1) | 0 (2) |
| Gross Floor Area | NA | NA | 23,000 |
| Height (ft) | 36 (max) | 135 (max) | 49.3 +/- |
| Stories | NA | NA | 2 |
| Parking Spaces | NA | (3) | 0 (4) |



- (1) Or as modified by a special permit pursuant under Section 30-15(v)(1).
- (2) Perimeter lot lines adjoining a state highway right-of-way or land owned by a state instrumentality may be zero for non-residential uses.
- (3) The parking requirement for a mixed-use development approved under Section 30-13(g) shall be met through a shared-parking analysis.
- (4) Parking spaces will be available in the MBTA Intermodal Commuter Facility.

Weighted Average Grade Plane

| segment | e1 | e2 | Length | Length-Weighted Mean |
|--------------------------------------|------|------|--------|----------------------|
| 1 | 66.4 | 66.4 | 52.3 | 3,472.7 |
| 2 | 65.9 | 66.4 | 122.9 | 8,129.8 |
| 3 | 66.4 | 66.4 | 50 | 3,320.0 |
| 4 | 66.4 | 65.4 | 23.7 | 1,561.8 |
| 5 | 65.4 | 63.9 | 127.3 | 8,229.9 |
| 6 | 63.9 | 63.9 | 57.9 | 3,699.8 |
| 7 | 65 | 63.4 | 17.4 | 1,117.1 |
| 8 | 63.4 | 63.4 | 18.9 | 1,198.3 |
| 9 | 63.4 | 63.4 | 22.6 | 1,432.8 |
| 10 | 63.4 | 63.4 | 17 | 1,077.8 |
| 11 | 63.4 | 63.4 | 102.8 | 6,517.5 |
| 12 | 63.4 | 63.4 | 71.6 | 4,539.4 |
| sum: | | | 684.4 | 44,297.1 |
| Weighted Average Grade Plane: | | | | 64.7 |



Building Height Detail (NTS)

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|-----|--------------------------|---------|--------|
| No. | Revision | Date | App'd. |
| 1 | Working Session Compiled | 7/23/13 | DRO |

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|----------------|-------------|-----------------|
| Designed by | Drawn by | Checked by |
| CAD checked by | Approved by | |
| Scale 1"=50' | Date | August 27, 2012 |

The Station at Riverside

Grove Street
Newton, Massachusetts

Issued for
Special Permit & Site Plan Approval

Not Approved for Construction
Drawing Title

Zoning Assessment for Building C

Drawing Number

S-2.4

Sheet of 7 21

Project Number 10865.02

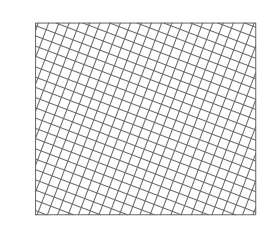
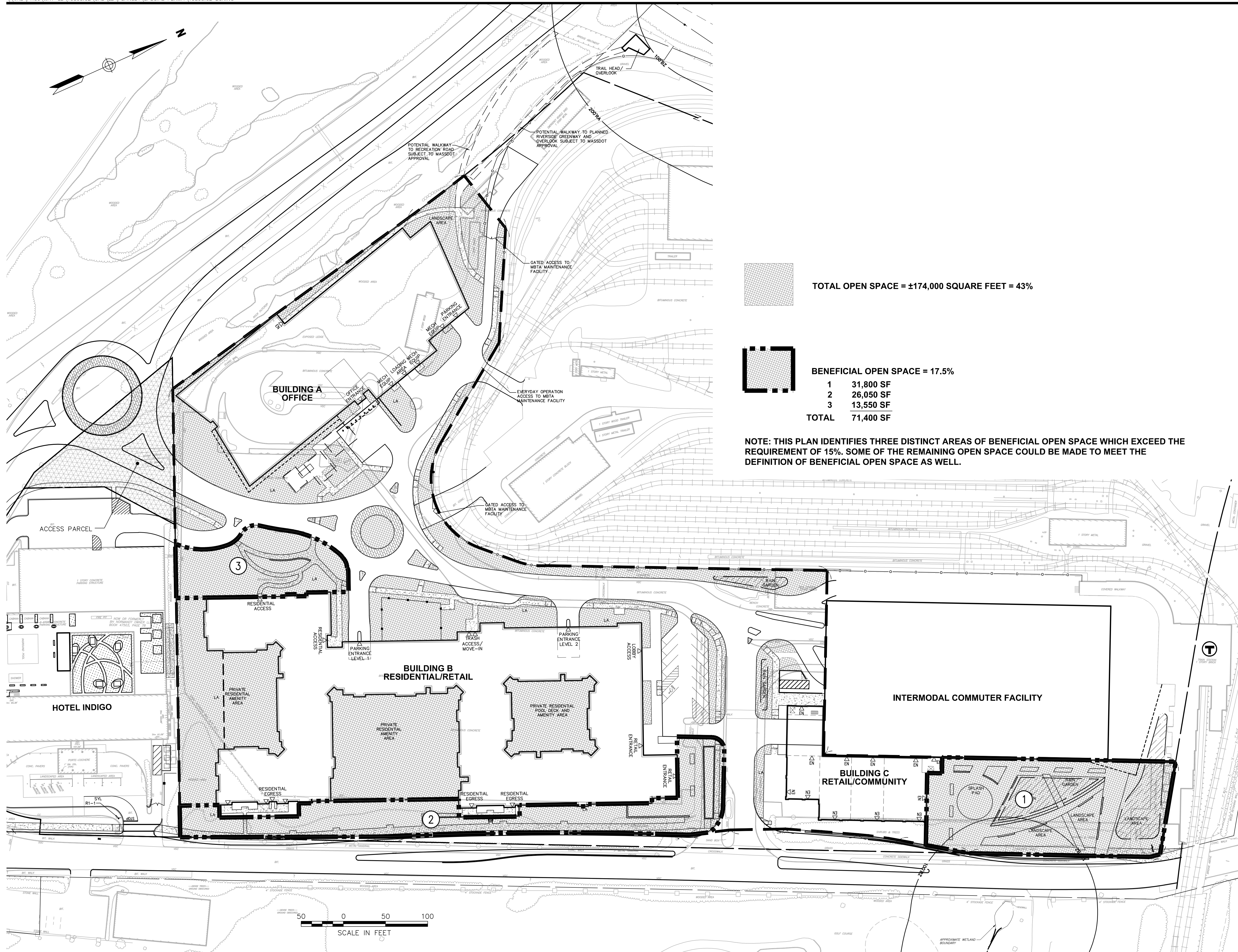
7.23.13



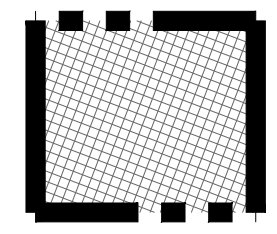
Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

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Watertown, Massachusetts 02471
617.924.1770 • FAX 617.924.2286



TOTAL OPEN SPACE = ±174,000 SQUARE FEET = 43%



BENEFICIAL OPEN SPACE = 17.5%

| | |
|--------------|------------------|
| 1 | 31,800 SF |
| 2 | 26,050 SF |
| 3 | 13,550 SF |
| TOTAL | 71,400 SF |

NOTE: THIS PLAN IDENTIFIES THREE DISTINCT AREAS OF BENEFICIAL OPEN SPACE WHICH EXCEED THE REQUIREMENT OF 15%. SOME OF THE REMAINING OPEN SPACE COULD BE MADE TO MEET THE DEFINITION OF BENEFICIAL OPEN SPACE AS WELL.

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| 1 | Working Session Completed | Revisions | 7/23/13 | PRO |
| No. | Revision | Date | Appvd. | |
| Designed by | Drawn by | Checked by | | |
| CAD checked by | Approved by | | | |
| Scale | 1"=50' | Date | August 27, 2012 | |
| Project Title | | | | |

The Station at Riverside

Grove Street
Newton, Massachusetts

Issued for
**Special Permit &
Site Plan Approval**

Not Approved for Construction
Drawing Title

**Beneficial Open Space for
Development Parcel**

Drawing Number

S-2.5

Sheet of 8 21

Project Number
10865.02

7-23-13

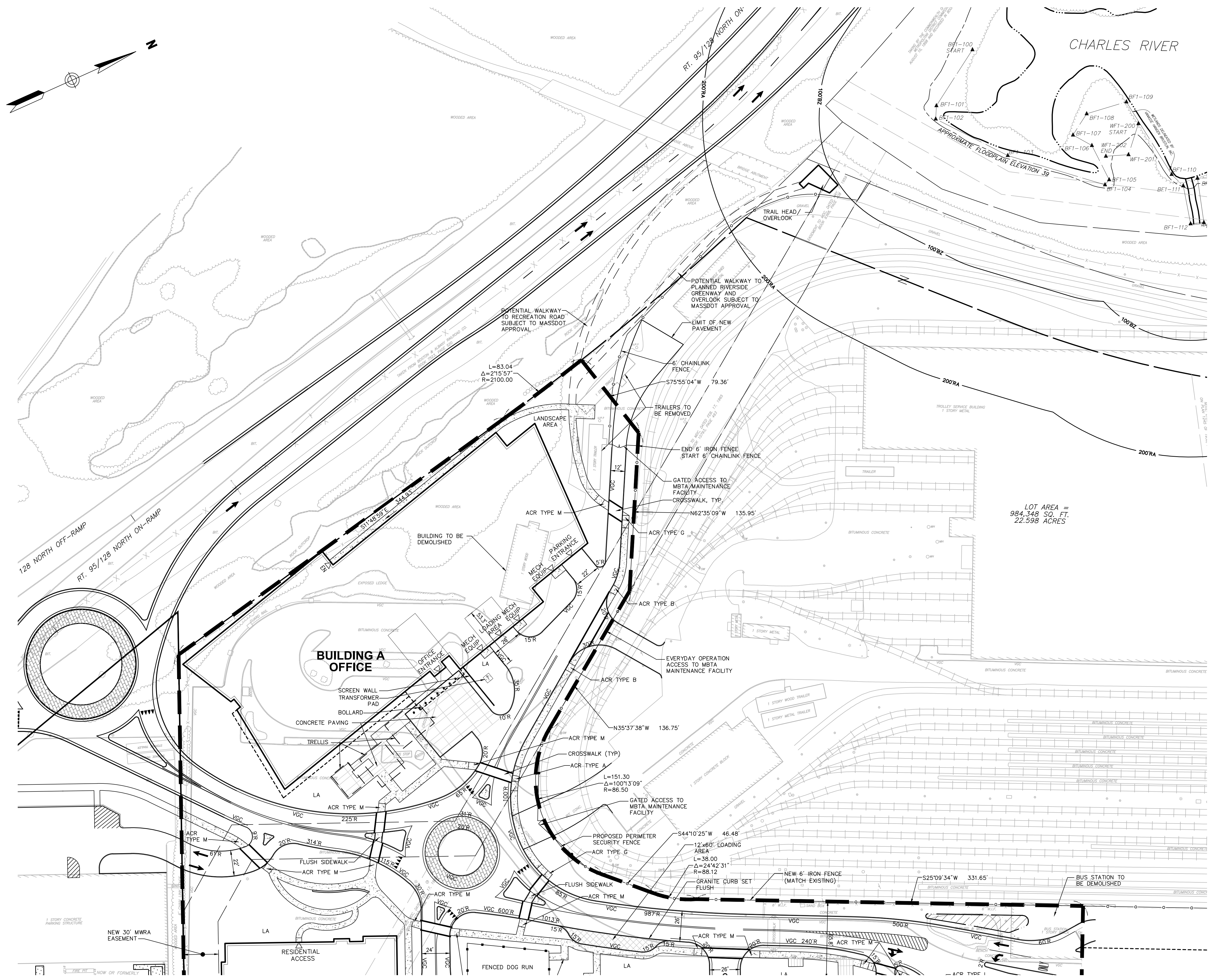
\\VHB\PROJ\WAT-LD\10865.02\CAD\LD\PLANSET\SPECIAL PERMIT\10865.02 LM
Saved Tuesday, July 23, 2013 5:14:53 PM DGRICCI Plotted Wednesday, July 24, 2013 7:48:31 AM Grieco, Dennis



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Transportation
Land Development
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LOT AREA =
984,348 SQ. FT.
22.598 ACRES

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| 1 Working Session Completed Revisions 7/23/13 CRQ | | | | |
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Project Title
The Station at Riverside

Grove Street
Newton, Massachusetts

Issued for
**Special Permit &
Site Plan Approval**

Not Approved for Construction
Drawing Title

**Layout and
Materials Plan**

Drawing Number

S-3.1

Sheet of 9 21

Project Number 10865.02

7-23-13

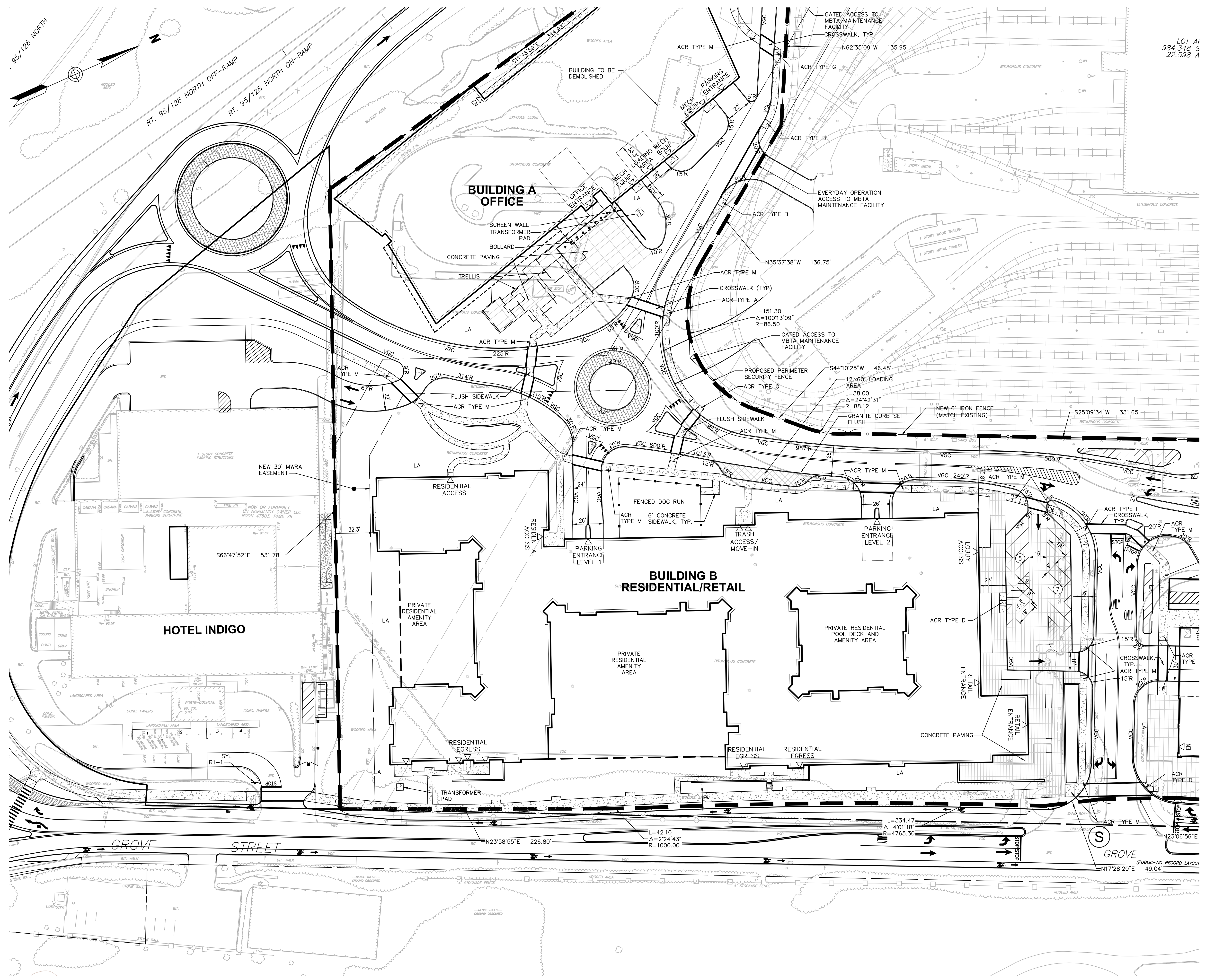
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LOT A1
984.348 S
22.598 A

| No. | Revision | Date | Appvd. |
|-----|----------------|---------|--------|
| 1 | Access Updates | 3/27/13 | |

Working Session Compiled Revisions 7/23/13 CRG

Designed by: _____ Drawn by: _____ Checked by: _____
CAD checked by: _____ Approved by: _____
Scale 1"=40' Date August 27, 2012

The Station at Riverside

Grove Street
Newton, Massachusetts

Issued for
Special Permit & Site Plan Approval

Not Approved for Construction
Drawing Title

Layout and Materials Plan

Drawing Number

S-3.2

Sheet of 10 21

Project Number 10865.02

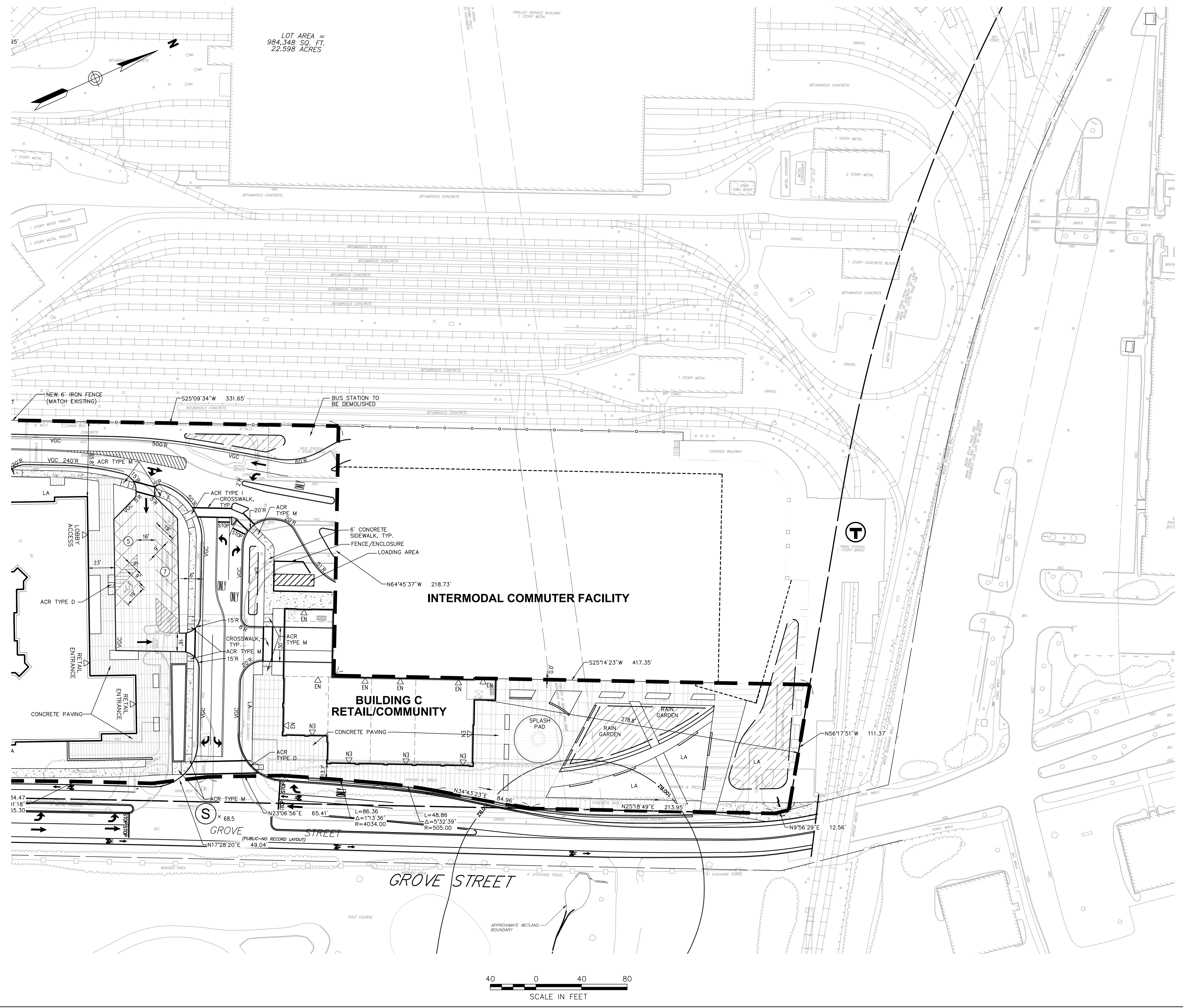
7-23-13



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| 1 Working Session Completed Revisions 7/23/13 CRQ | | | |
| No. | Revision | Date | Appvd. |
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Designed by _____ Drawn by _____ Checked by _____

CAD checked by _____ Approved by _____

Scale 1"=40' Date August 27, 2012

Project Title

The Station at Riverside

Grove Street
Newton, Massachusetts

Issued for
**Special Permit &
Site Plan Approval**

Not Approved for Construction
Drawing Title

**Layout and
Materials Plan**

Drawing Number

Drawing Number
S-3.3

Sheet of
11 21

Project Number
10865.02

7-23-13



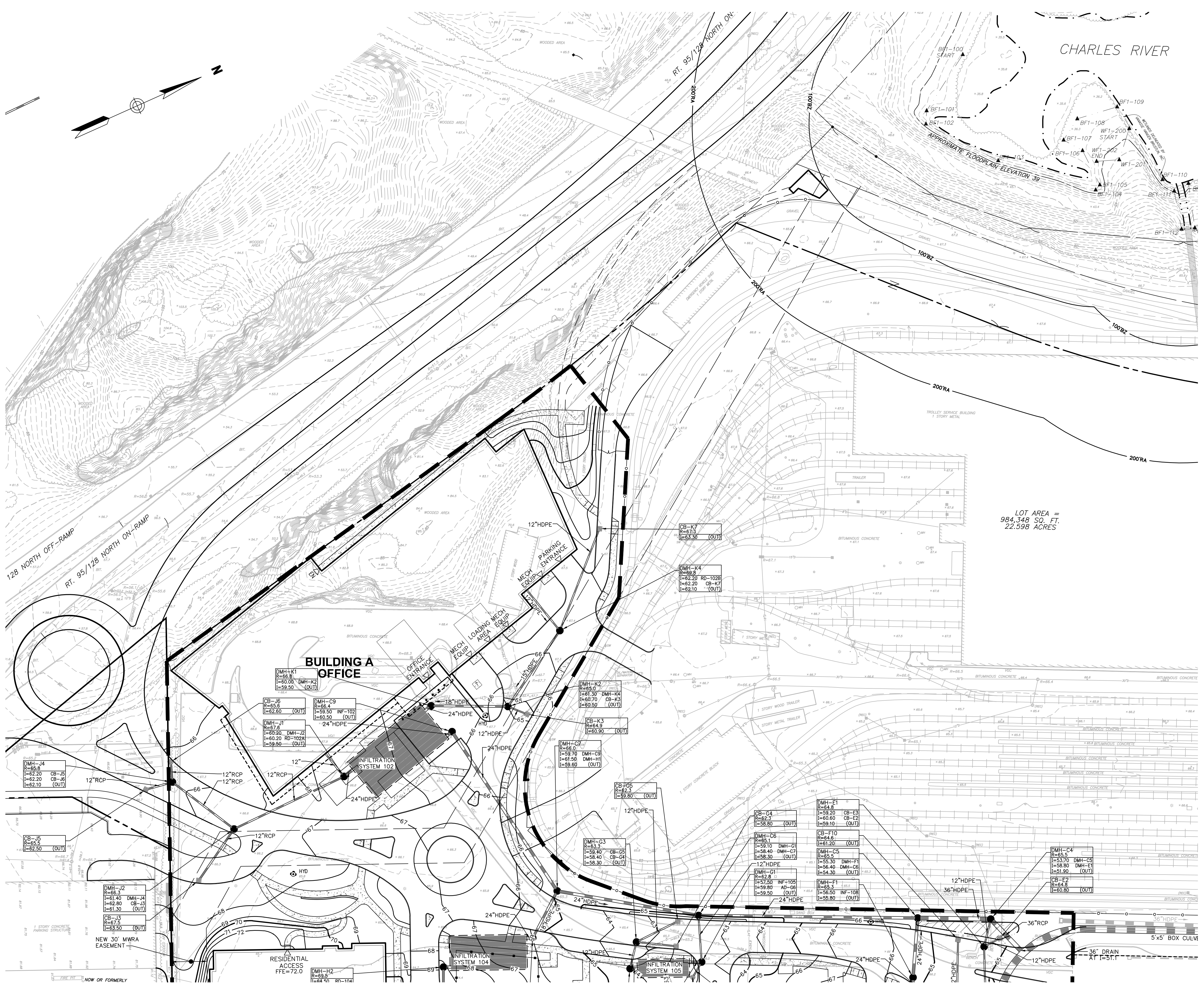
Saved Wednesday, July 24, 2013 7:40:43 AM DGR/CCI Plotted Wednesday, July 24, 2013 7:49:52 AM Grieco, Dennis



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Transportation
Land Development
Environmental Services

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



LOT AREA =
984,348 SQ. FT.
22.598 ACRES

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| 1 | Working Session | Completed | Revisions | 7/23/13 | CR0 |
| No. | Revision | Date | Appvd. | | |
| Designed by | Drawn by | Checked by | | | |
| CAD checked by | | Approved by | | | |
| Scale | 1"=40' | Date | August 27, 2012 | | |
| Project Title | | | | | |

The Station at Riverside

Grove Street
Newton, Massachusetts

Issued for
**Special Permit &
Site Plan Approval**

Not Approved for Construction

Grading Plan

Drawing Title

Drawing Number

S-4.1

Sheet of 12 21

Project Number 10865.02

7.23.13

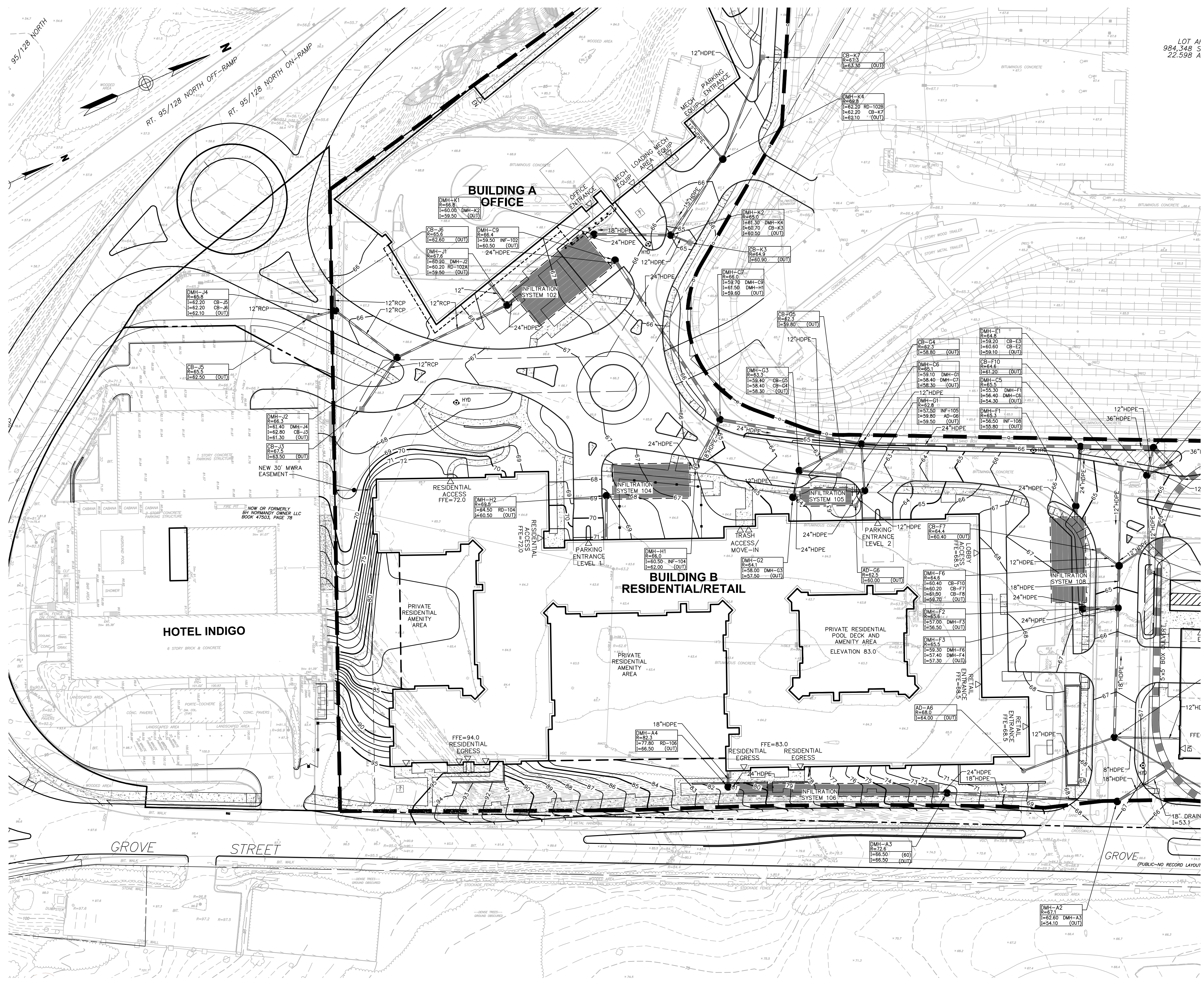
Saved Wednesday, July 24, 2013 7:40:43 AM DPRECCI Plotted Wednesday, July 24, 2013 7:50:15 AM Grieco, Dennis



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LOT A/
984.348 S
22.598 A

| No. | Revision | Date | App'd. |
|-----|---------------------------|---------|--------|
| 1 | Working Session Completed | 7/23/13 | PRO |

Designed by: _____ Drawn by: _____ Checked by: _____

CAD checked by: _____ Approved by: _____

Scale: 1"=40' Date: August 27, 2012

The Station at Riverside

Grove Street
Newton, Massachusetts

Issued for:
Special Permit &
Site Plan Approval

Not Approved for Construction
Drawing Title

Grading Plan



Drawing Number

S-4.2

Sheet of 13 21

Project Number 10865.02

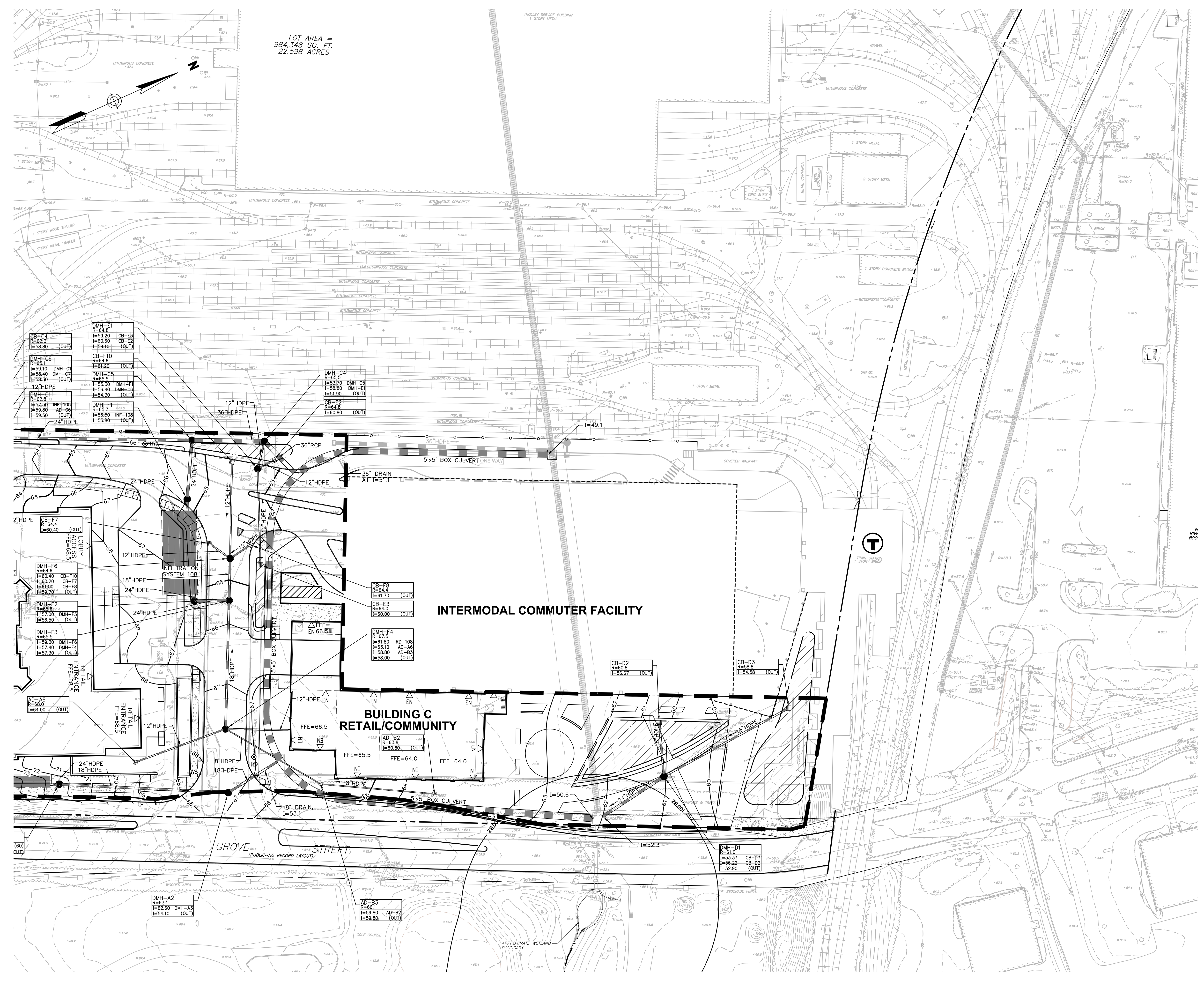
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Transportation
Land Development
Environmental Services

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LOT AREA =
984,348 SQ. FT.
22.598 ACRES

INTERMODAL COMMUTER FACILITY

**BUILDING C
RETAIL/COMMUNITY**

| No. | Revision | Date | App'd. |
|-----|--------------------------|---------|--------|
| 1 | Working Session Compiled | 7/23/13 | CRD |

Designed by _____ Drawn by _____ Checked by _____
CAD checked by _____ Approved by _____
Scale 1"=40' Date August 27, 2012
Project Title _____

The Station at Riverside

Grove Street
Newton, Massachusetts

Issued for
**Special Permit &
Site Plan Approval**

Not Approved for Construction
Drawing Title

Grading Plan



S-4.3

Sheet of
14 21

Project Number
10865.02

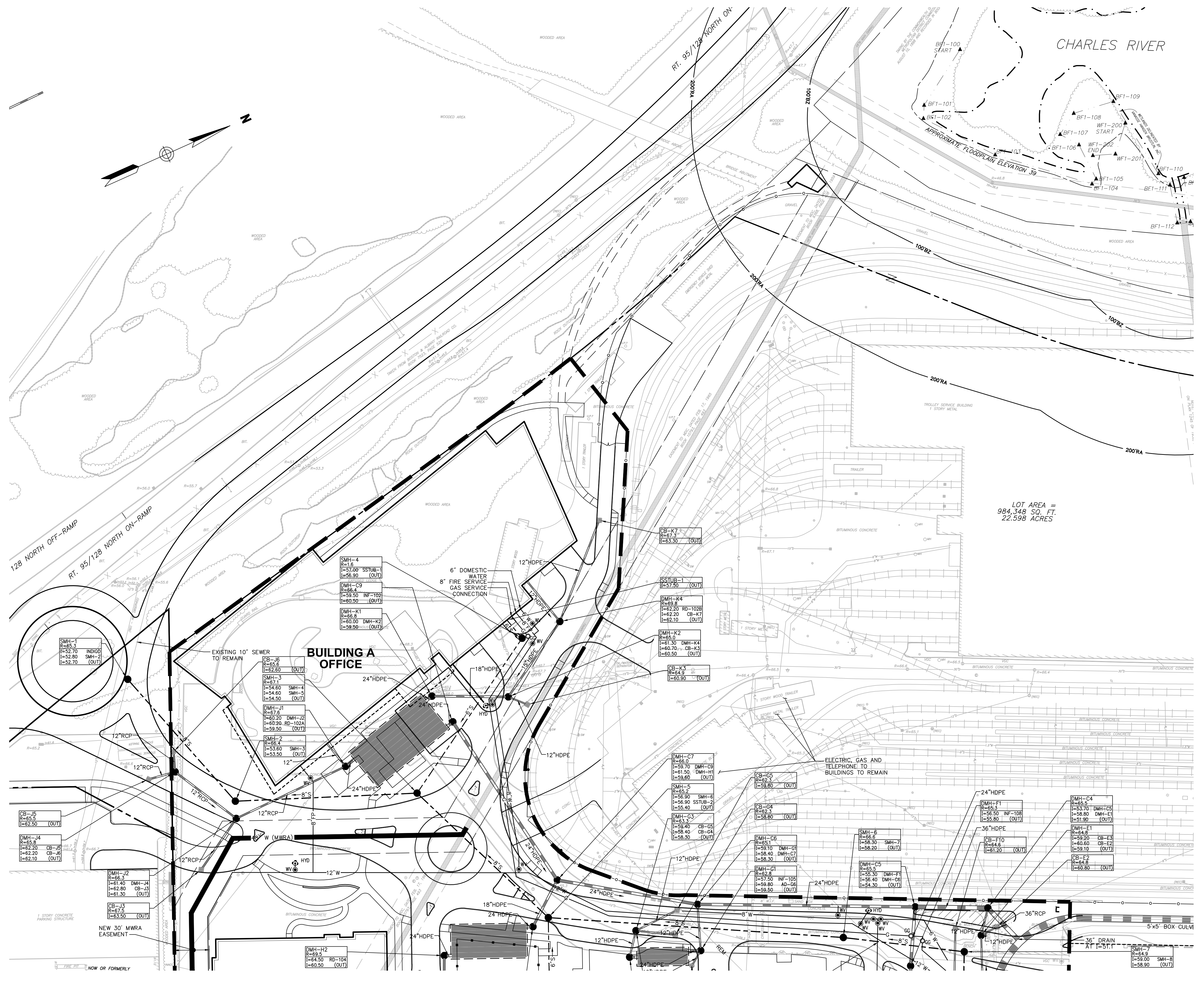
Saved Wednesday, July 24, 2013 7:40:17 AM DORECCI Plotted Wednesday, July 24, 2013 7:51:19 AM Grieco, Dennis



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Transportation
Land Development
Environmental Services

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Watertown, Massachusetts 02471
617.924.1770 • FAX 617.924.2286



LOT AREA =
984,348 SQ. FT.
22.598 ACRES

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| 1 | Working Session Compiled | Revisions | 7/23/13 | PRO |
| No. | Revision | Date | Appvd. | |
| Designed by | Drawn by | Checked by | | |
| CAD checked by | Approved by | | | |
| Scale 1"=40' | Date August 27, 2012 | | | |
| Project Title | | | | |

The Station at Riverside

Grove Street
Newton, Massachusetts

Issued for
Special Permit &
Site Plan Approval

Not Approved for Construction
Drawing Title

Utility Plan



Drawing Number
S-5.1

Sheet of
15 21

Project Number
10865.02

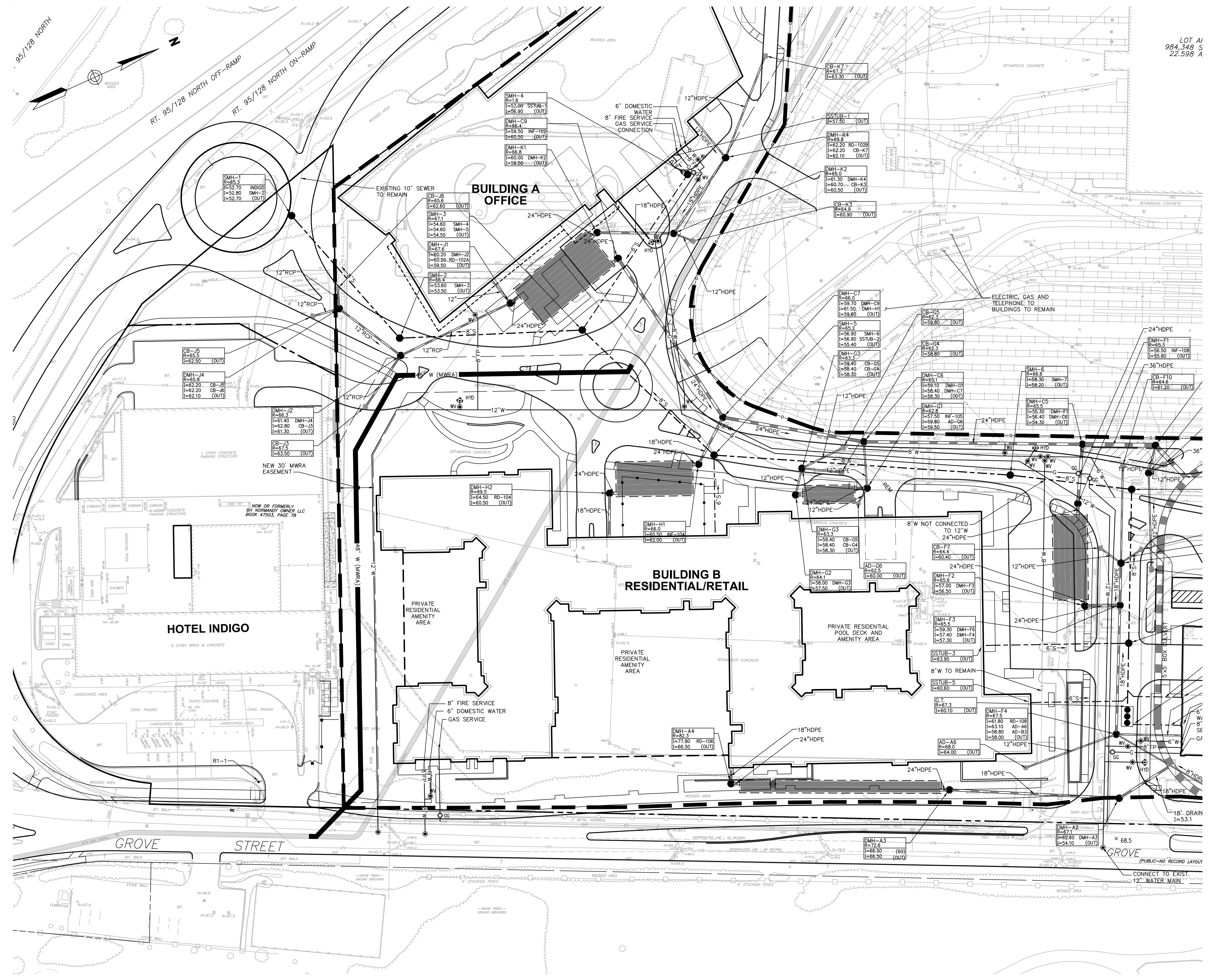


Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

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Watertown, Massachusetts 02471
617.924.1770 • FAX 617.924.2286

LOT A1
984,348 S
22,598 A



Notes:

- 1. STORM DRAINAGE PIPES SHALL BE 12" HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE INDICATED.

| No. | Revision | Date | Appr. |
|-----|--------------------------|---------|-------|
| 1 | Working Session Compiled | 7/23/13 | PRO |

Designed by _____ Drawn by _____ Checked by _____
 CAD checked by _____ Approved by _____

Scale 1"=40' Date August 27, 2012

The Station at Riverside

Grove Street
Newton, Massachusetts

Issued for
Special Permit &
Site Plan Approval

Not Approved for Construction

Utility Plan

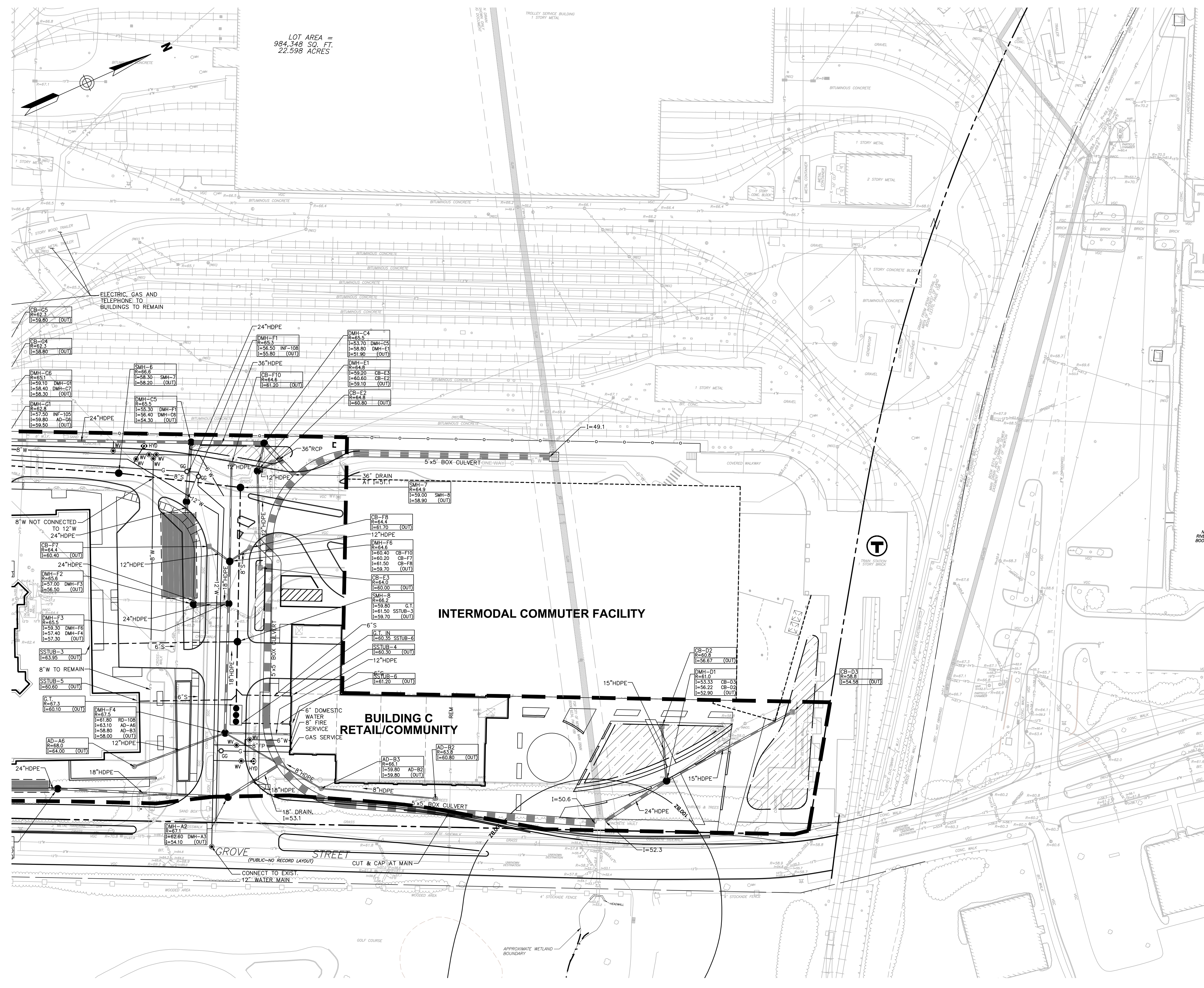


Drawing Number
S-5.2

Sheet of 16 21

Project Number
10865.02

7.23.13



LOT AREA =
984,348 SQ. FT.
22.598 ACRES

ELECTRIC, GAS AND
TELEPHONE TO
BUILDINGS TO REMAIN

INTERMODAL COMMUTER FACILITY

BUILDING C
RETAIL/COMMUNITY

GROVE STREET
(PUBLIC-NO RECORD LAYOUT)



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

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| No. | Revision | Date | Appr. |
|-----|--------------------------|---------|-------|
| 1 | Working Session Compiled | 7/23/13 | CR |

Designed by _____ Drawn by _____ Checked by _____
 CAD checked by _____ Approved by _____
 Scale 1"=40' Date August 27, 2012

The Station at Riverside

Grove Street
Newton, Massachusetts

Issued for
Special Permit &
Site Plan Approval

Not Approved for Construction
Drawing Title

Utility Plan

Drawing Number

S-5.3

Sheet of 17 21

Project Number 10865.02

7.23.13

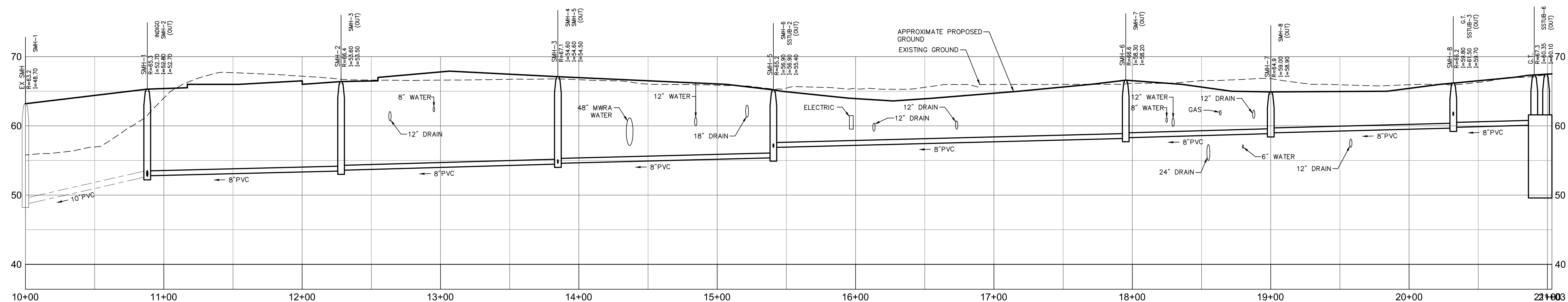
Speed Tuesday, July 16, 2013 10:43:28 AM DGRICCI Plotted Wednesday, July 24, 2013 7:52:17 AM Grieci, Dennis



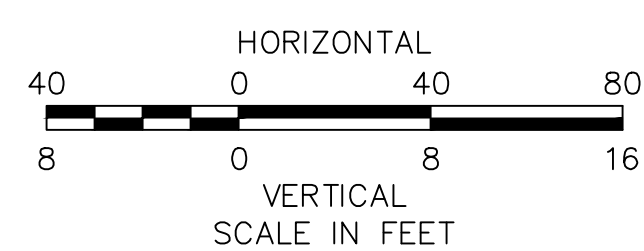
Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

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



Riverside Sewer



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1 Working Session Completed Revisions 7/18/13 CRD

| No. | Revision | Date | Appvd. |
|-----|----------|------|--------|
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| Designed by | Drawn by | Checked by |
|-------------|----------|------------|

| | |
|----------------|-------------|
| CAD checked by | Approved by |
|----------------|-------------|

Scale 1"=40'H; 1"=8'V Date August 27, 2012

Project Title

The Station at Riverside

Grove Street
Newton, Massachusetts
Issued for
**Special Permit &
Site Plan Approval**

Not Approved for Construction

Sanitary Sewer Profile

Drawing Number

S-5.4

Sheet of 18 21

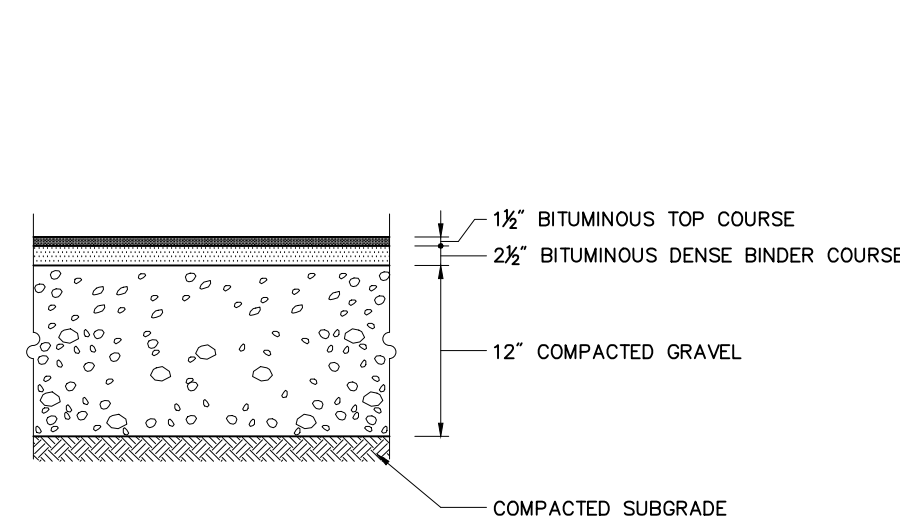
Project Number
10865.02



Vanasse Hangen Brustlin, Inc.

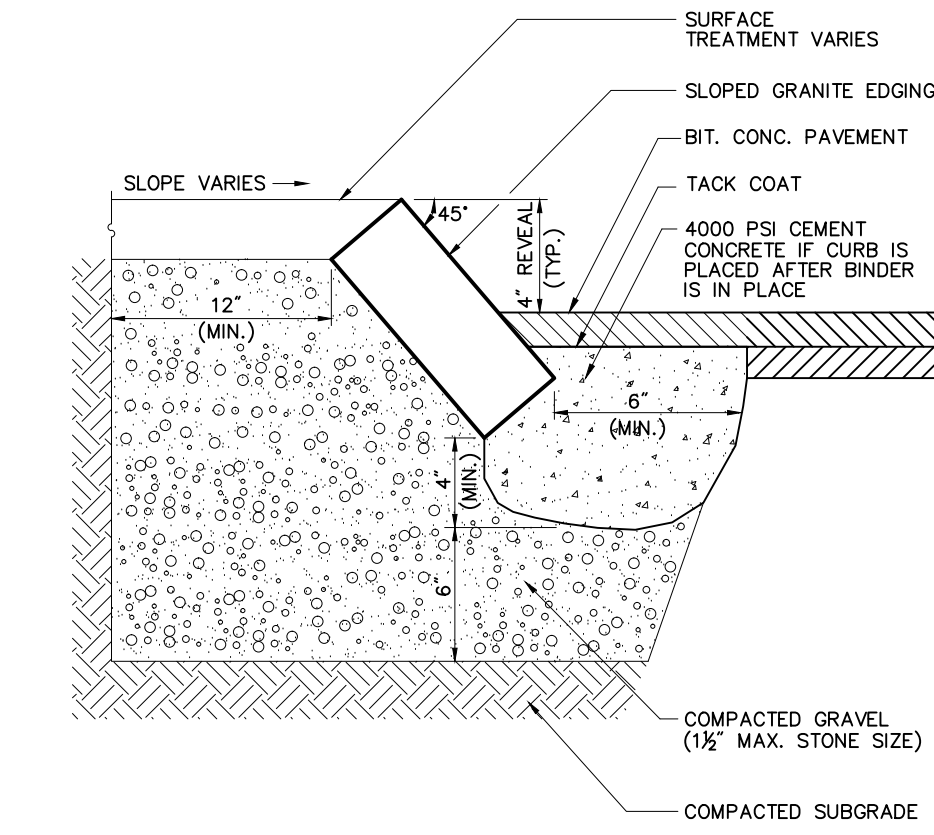
Transportation
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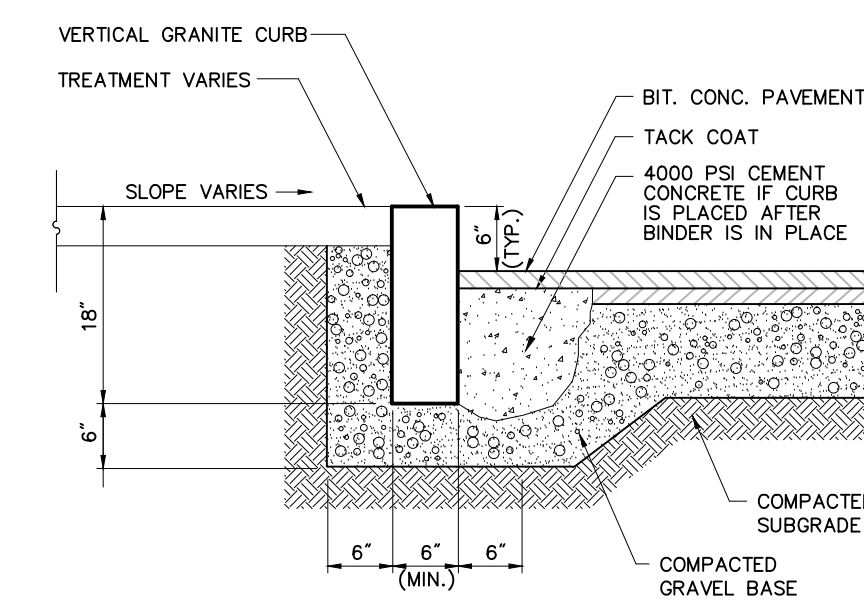


Note:
PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

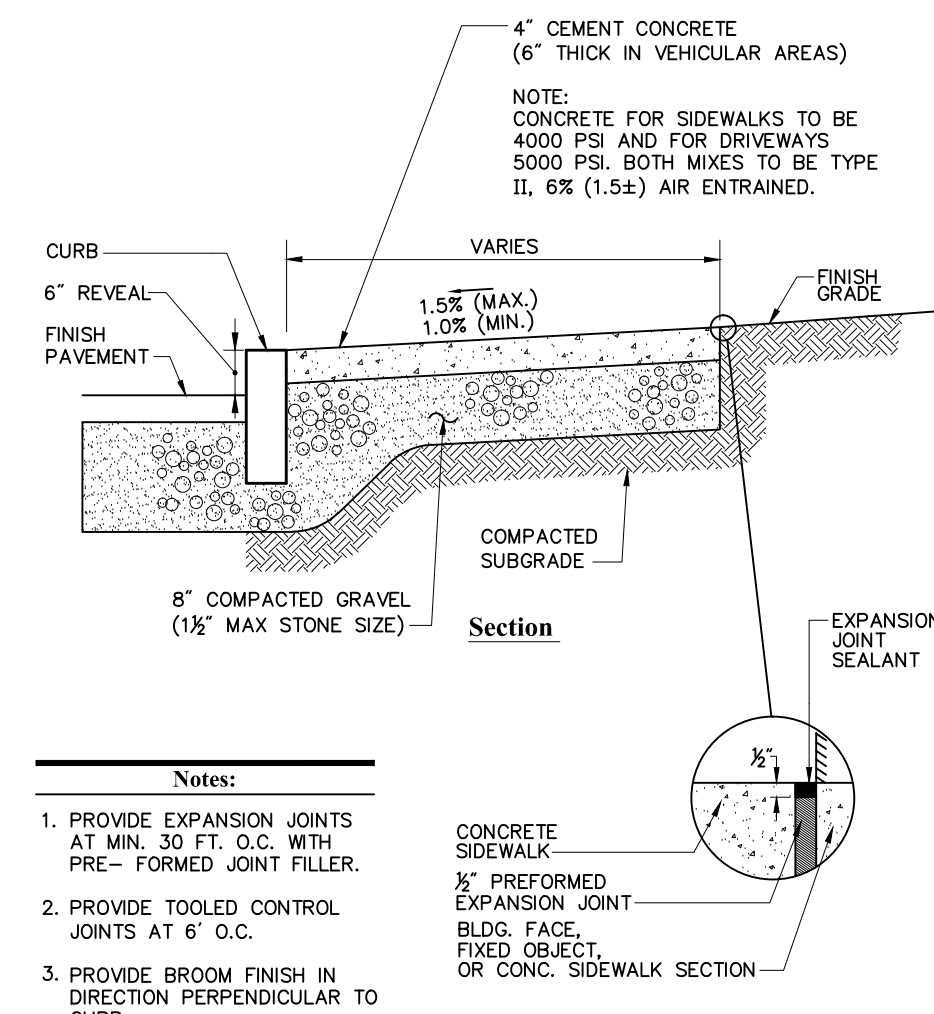
Bituminous Concrete Pavement Section 12/11
N.T.S. Source: VHB LD_430



Sloped Granite Edging (SGE) 12/11
N.T.S. Source: VHB LD_401

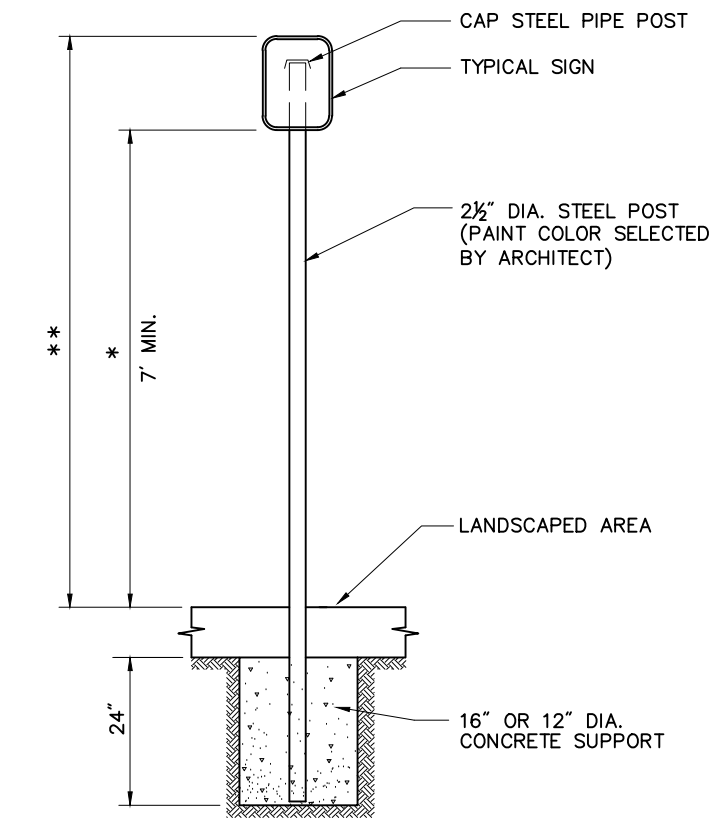


Vertical Granite Curb (VGC) 6/12
N.T.S. Source: VHB LD_402



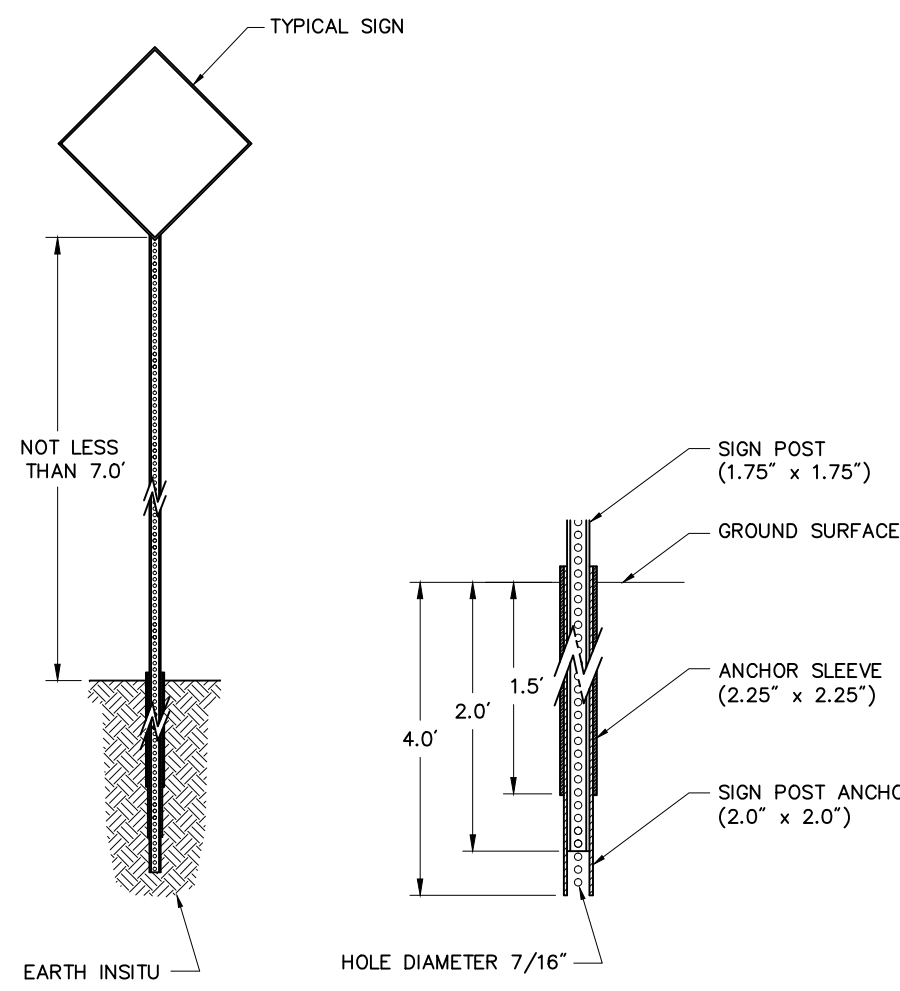
Notes:
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED JOINT FILLER.
2. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

Concrete Sidewalk 4/12
N.T.S. Source: VHB LD_420

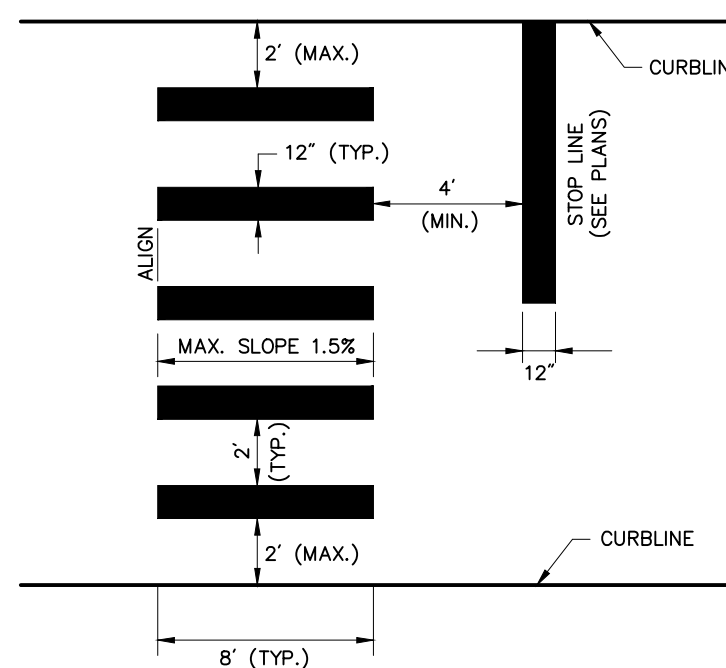


* THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
** THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

Sign Post - Type 'A' 4/12
N.T.S. Source: VHB LD_701

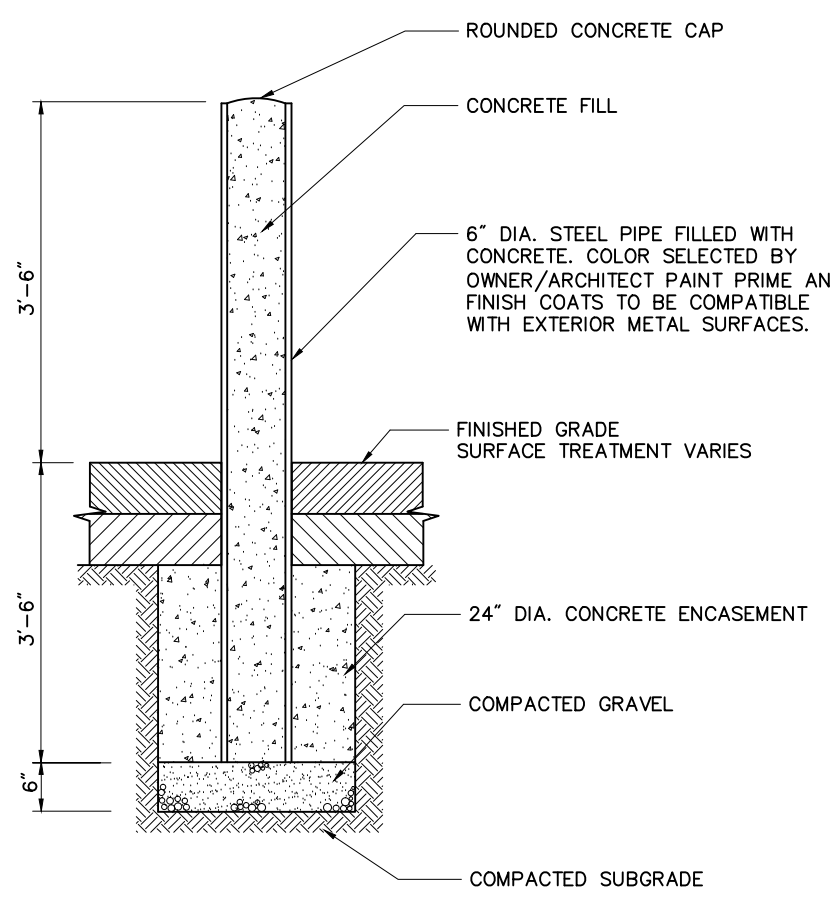


Sign Post - Type 'B' 6/08
N.T.S. Source: VHB LD_502

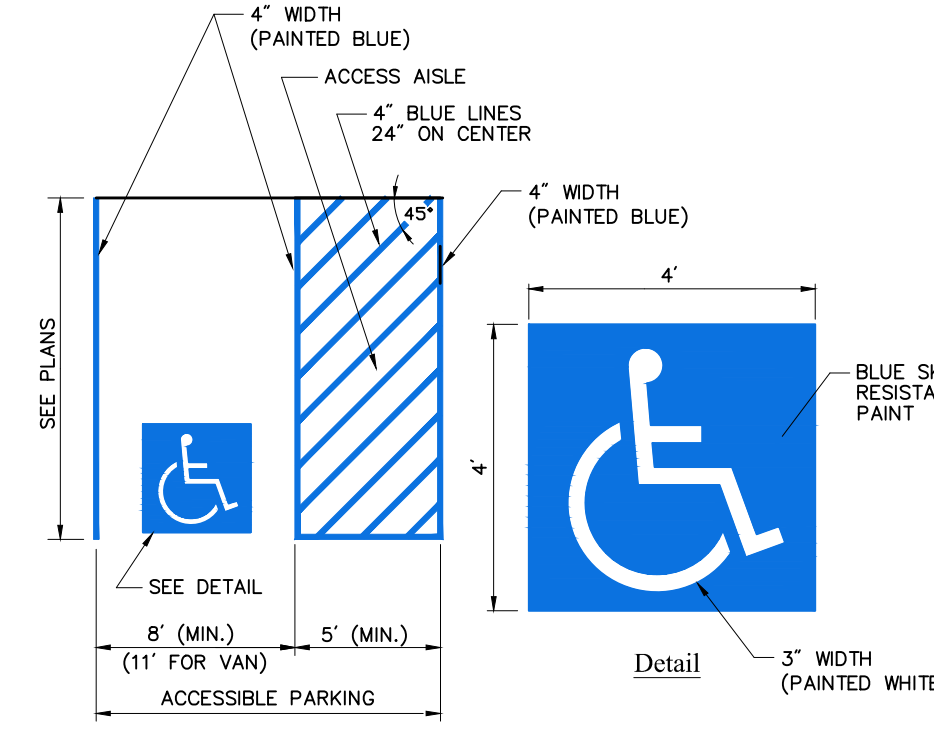


Notes:
1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION. NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
3. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.
4. CROSS WALK SIDESLOPE SHALL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

Crosswalk 6/08
N.T.S. Source: VHB LD_553

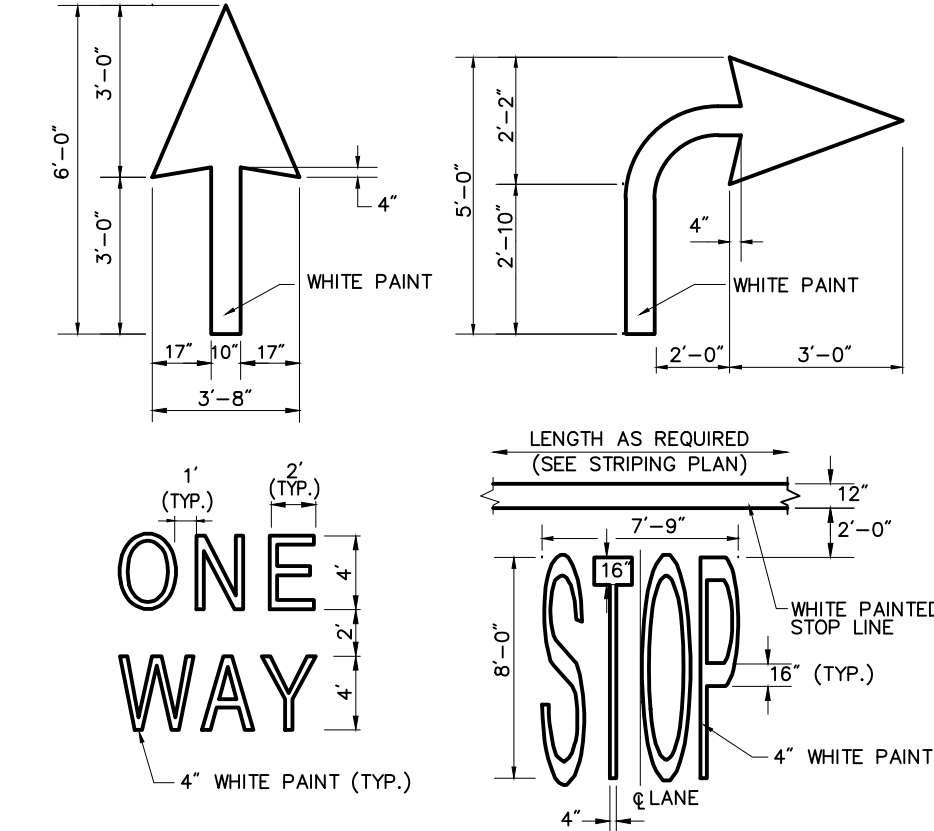


Bollard 6/08
N.T.S. Source: VHB LD_700



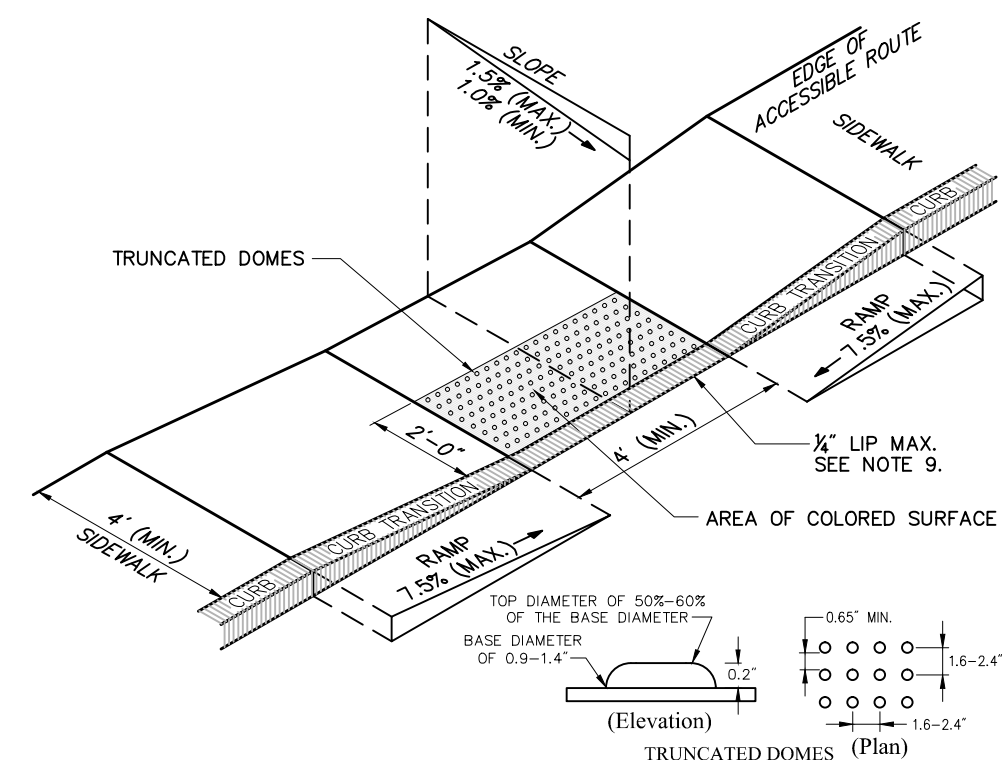
Notes:
1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.

Accessible Parking Space 11/10
N.T.S. Source: VHB LD_552



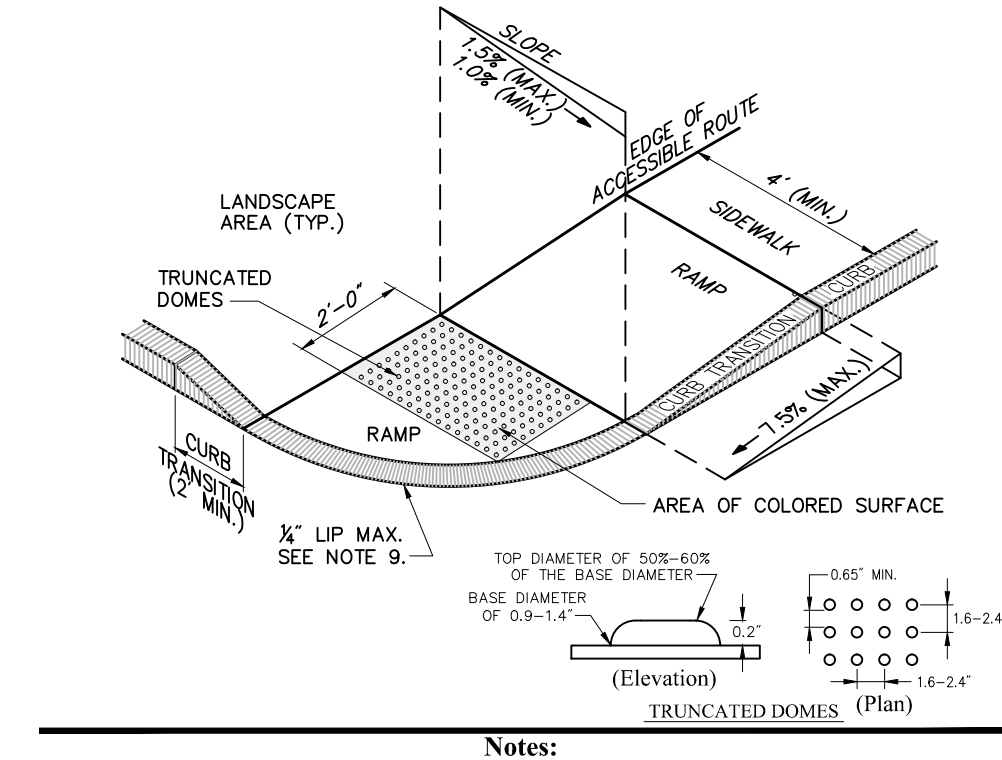
Notes:
1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

Painted Pavement Markings - On Site 6/08
N.T.S. Source: VHB LD_554



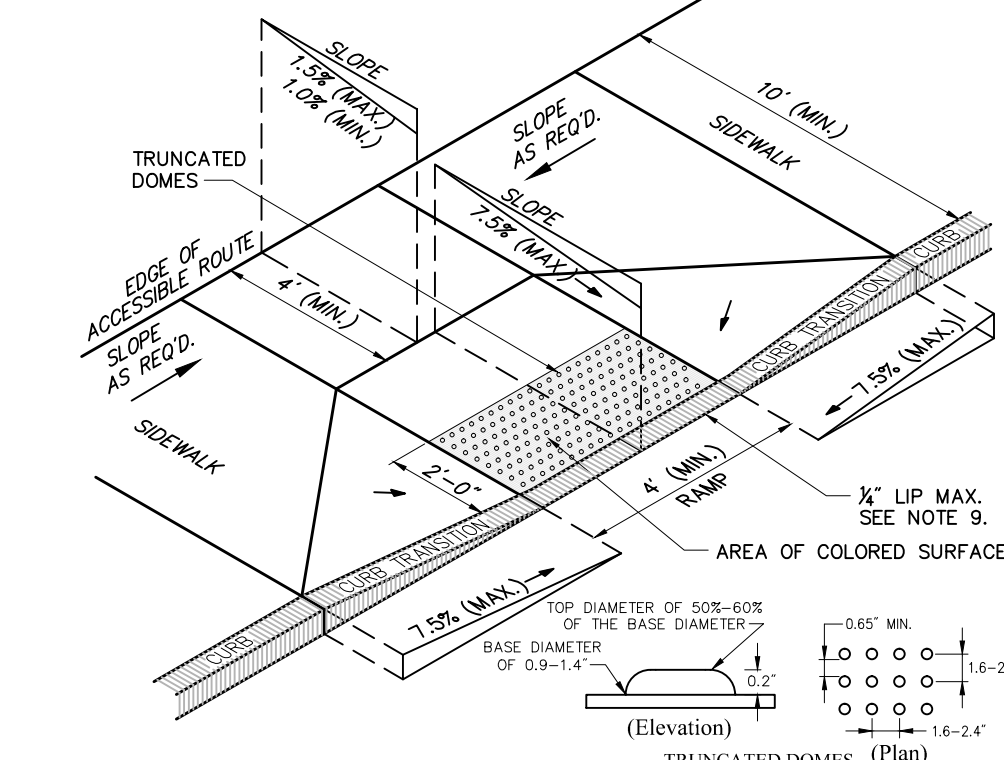
Notes:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE 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-P' 3/12
N.T.S. Source: VHB LD_500



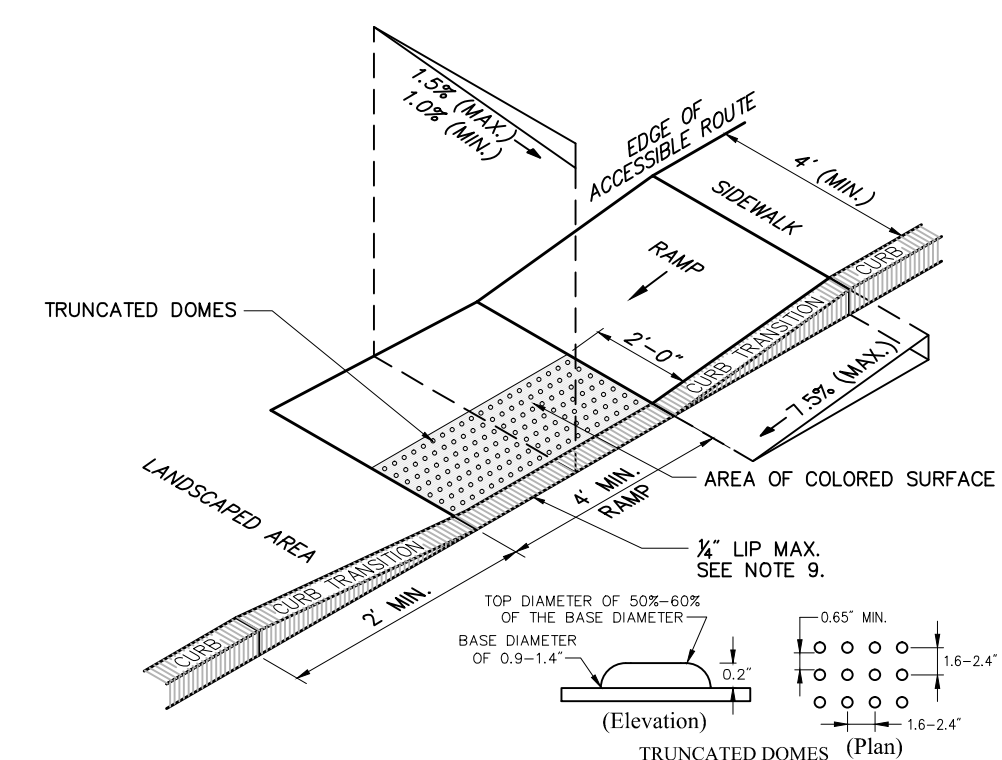
Notes:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED 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 THE 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-P' 3/12
N.T.S. Source: VHB LD_501



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. TYPICAL SIDEWALK SECTION FOR RAMP SECTION 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 SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'D-P' 3/12
N.T.S. Source: VHB LD_503



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. TYPICAL SIDEWALK SECTION FOR RAMP SECTION 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 THE ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'G-P' 3/12
N.T.S. Source: VHB LD_506

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| 1 | Working Session | Completed | Revisions | 7/23/13 | DR |
| No. | Revision | Date | Appvd. | | |
| Designed by | Drawn by | Checked by | | | |
| CAD checked by | Approved by | | | | |
| Scale | N.T.S. | Date | August 27, 2012 | | |
| Project Title | The Station at Riverside | | | | |

The Station at Riverside

Grove Street
Newton, Massachusetts

Issued for
Special Permit & Sign Plan Approval

Not Approved for Construction

Details



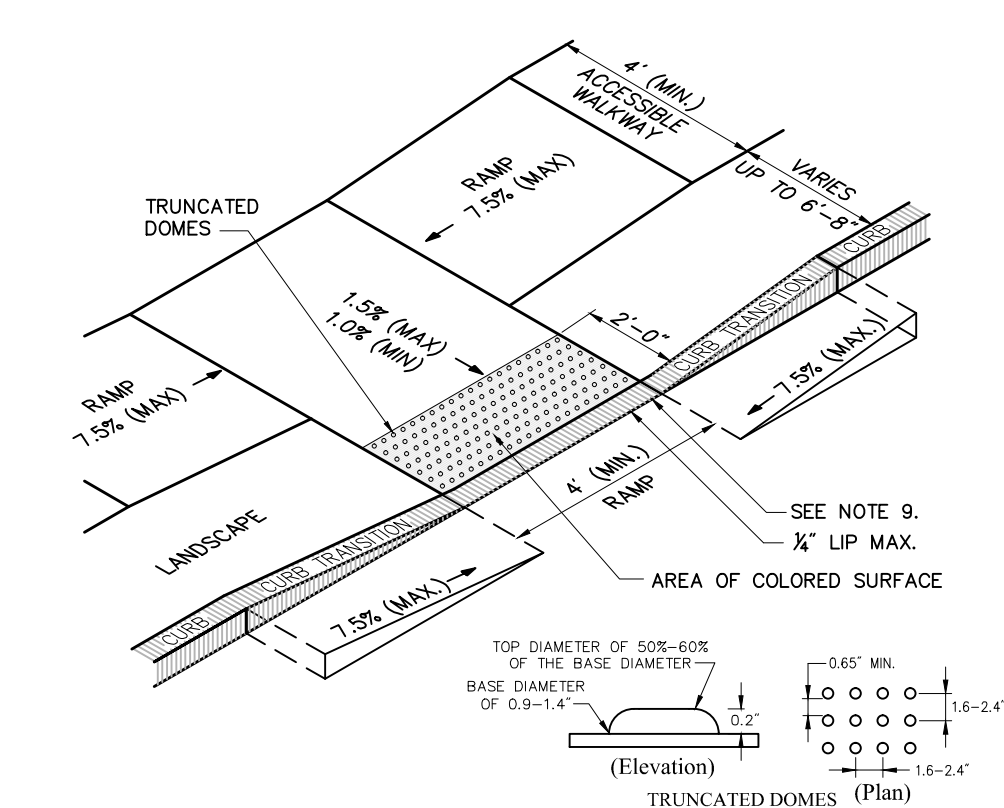
Drawing Number
S-6.1
Sheet of 18 21
Project Number
10865.02



Vanasse Hangen Brustlin, Inc.

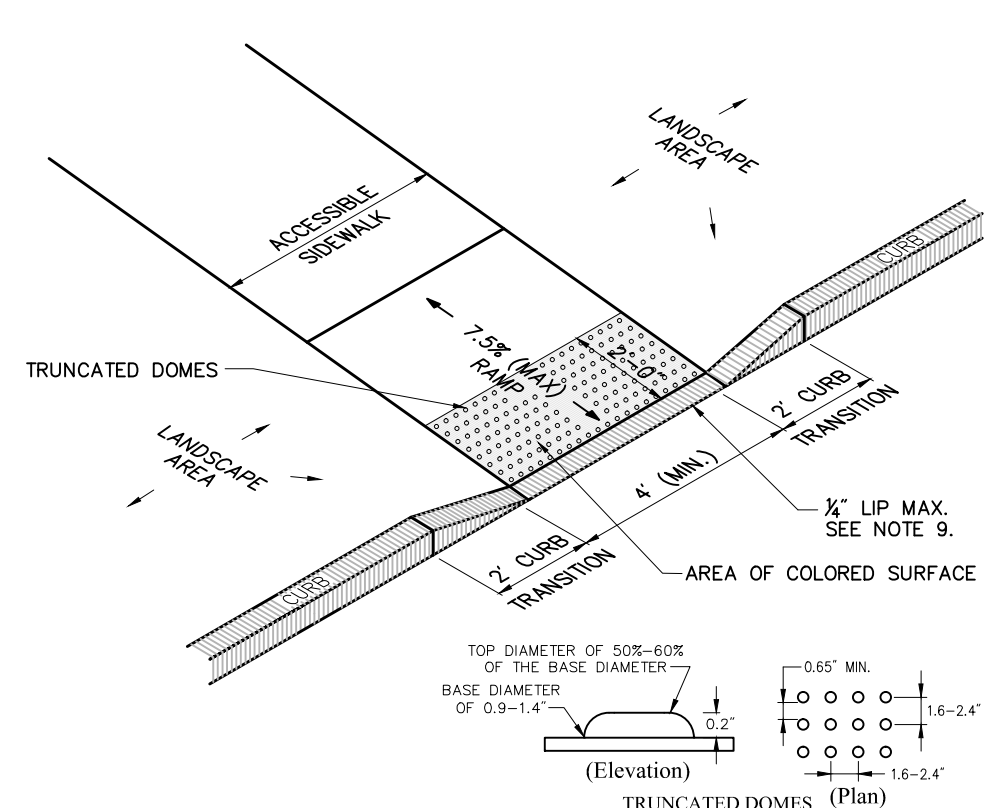
Transportation
Land Development
Environmental Services

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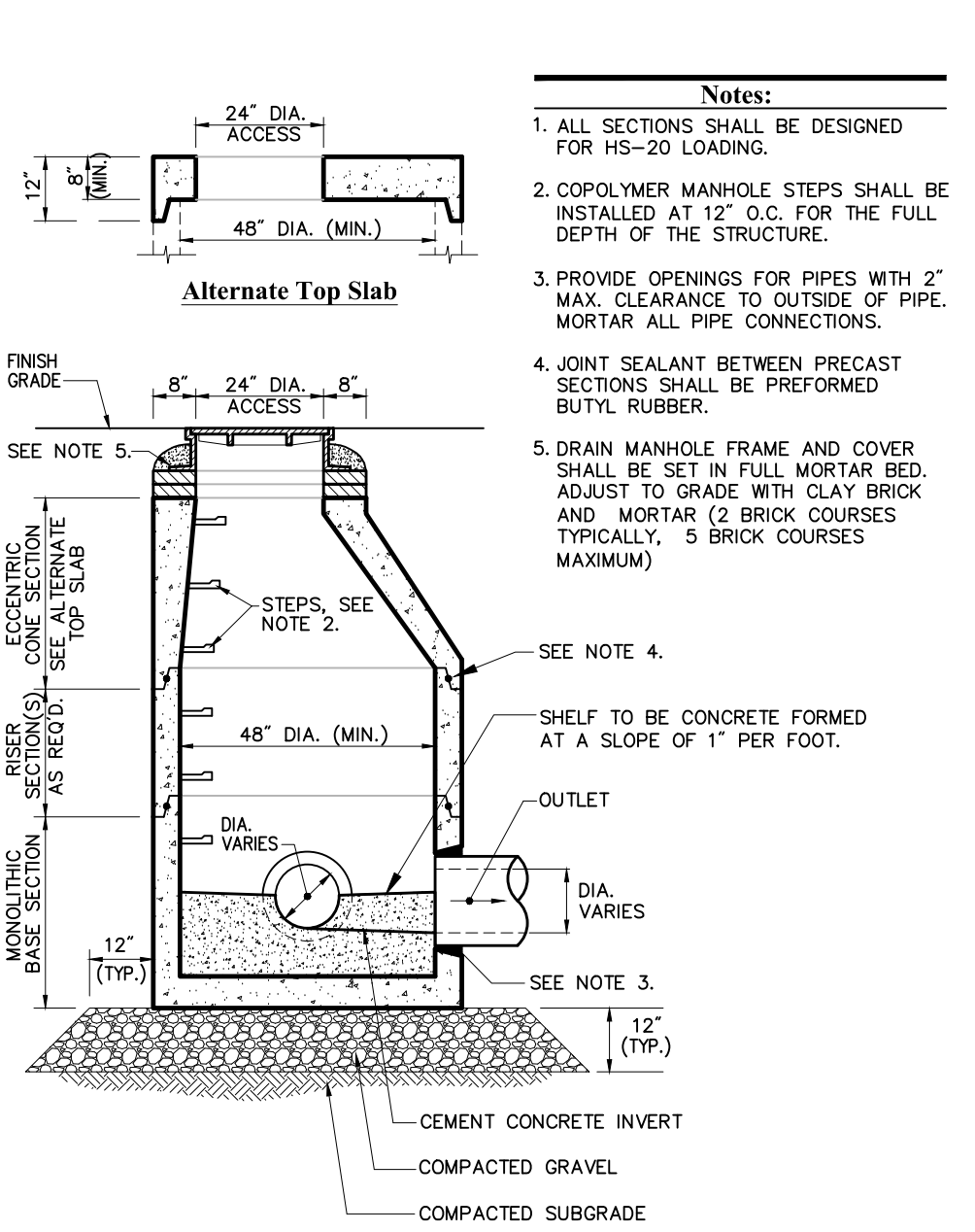
- Notes:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1/4 MIN.).
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
 4. A MINIMUM OF 3 FEET CLEAR SHALL BE 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. TYPICAL SIDEWALK SECTION FOR RAMP SECTION 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 THE ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'I-P' 3/12
N.T.S. Source: VHB LD_508

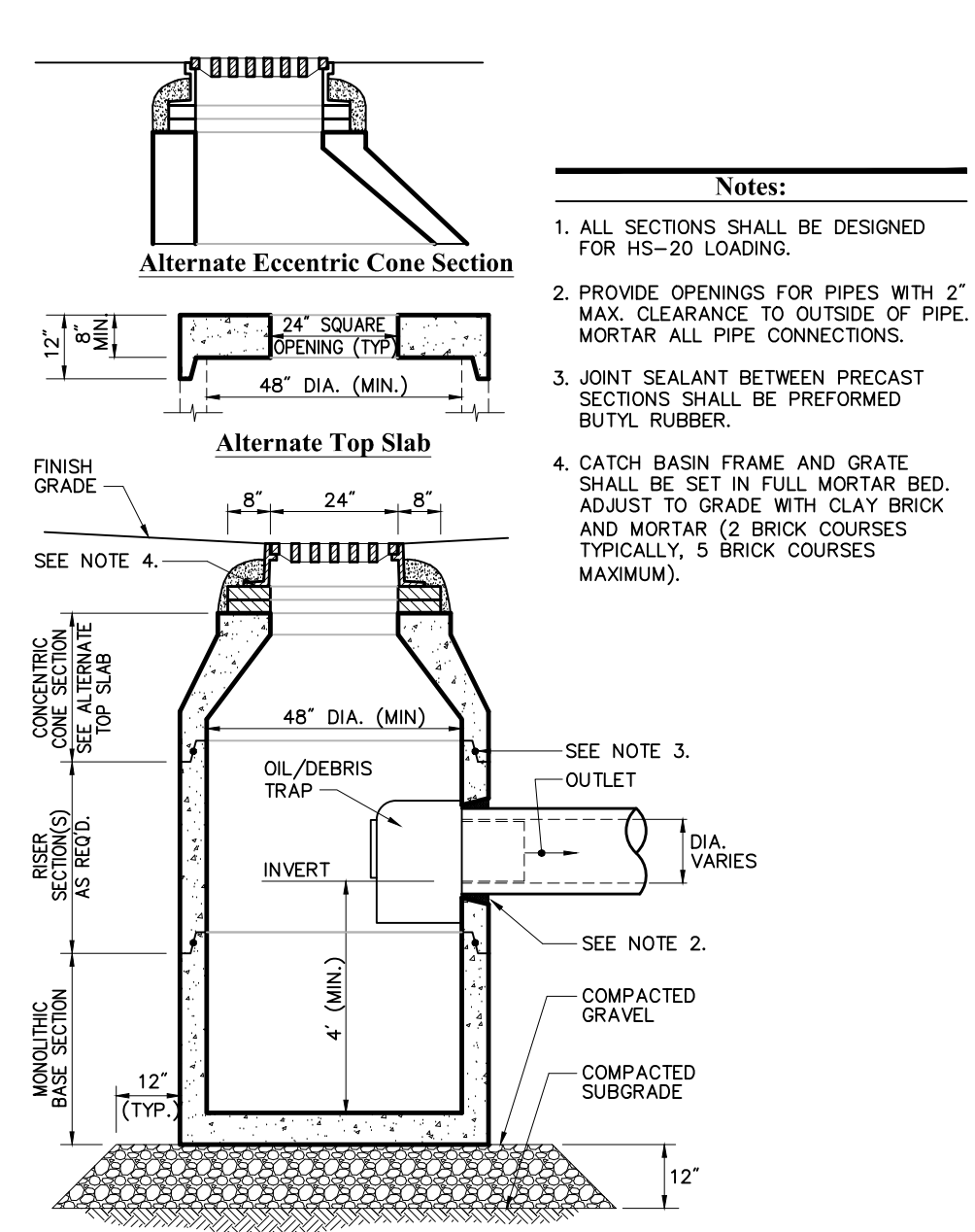


- Notes:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1/4 MIN.).
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
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 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
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 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 ROADWAY.
 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

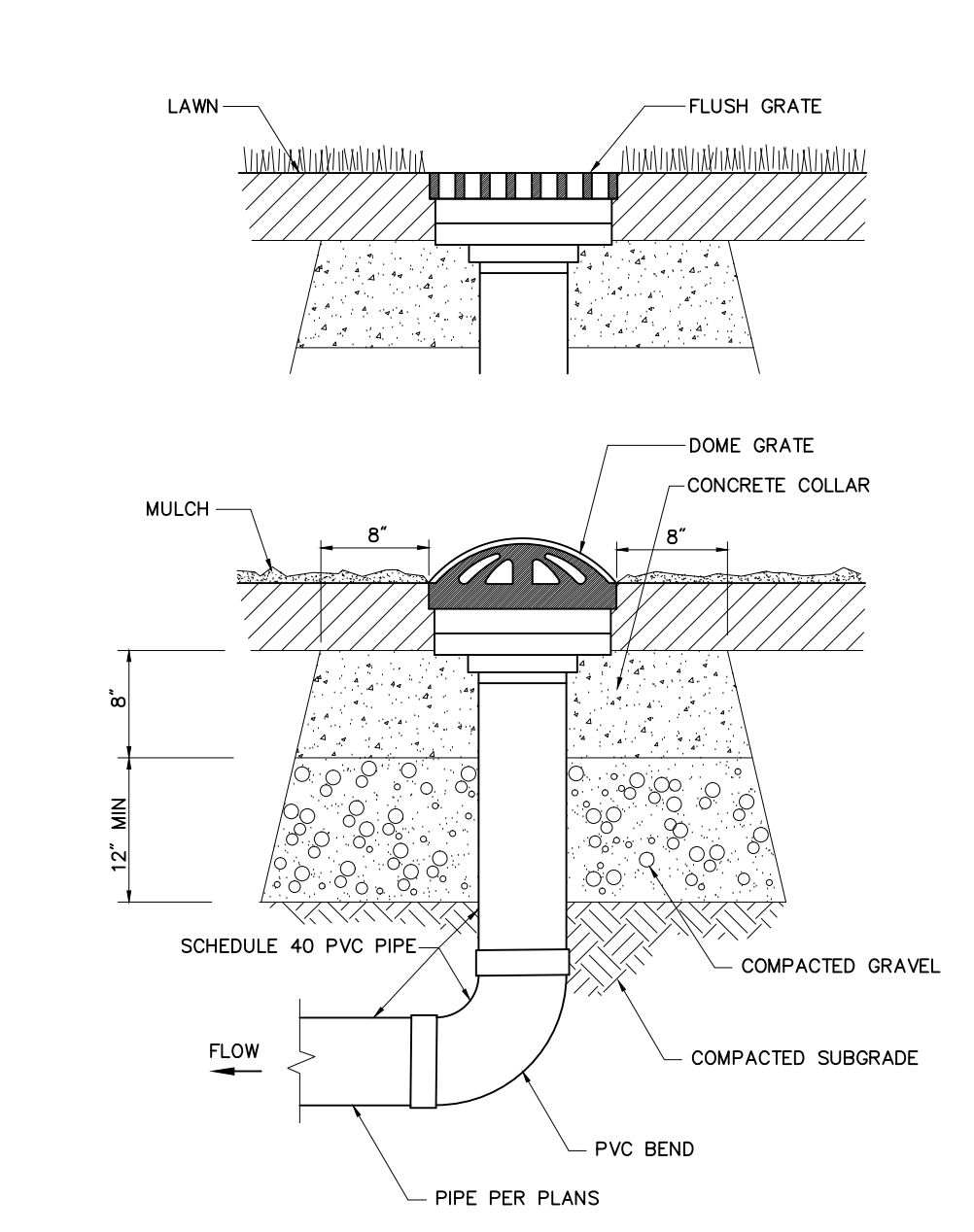
Accessible Curb Ramp (ACR) Type 'M-P' 3/12
N.T.S. Source: VHB LD_512



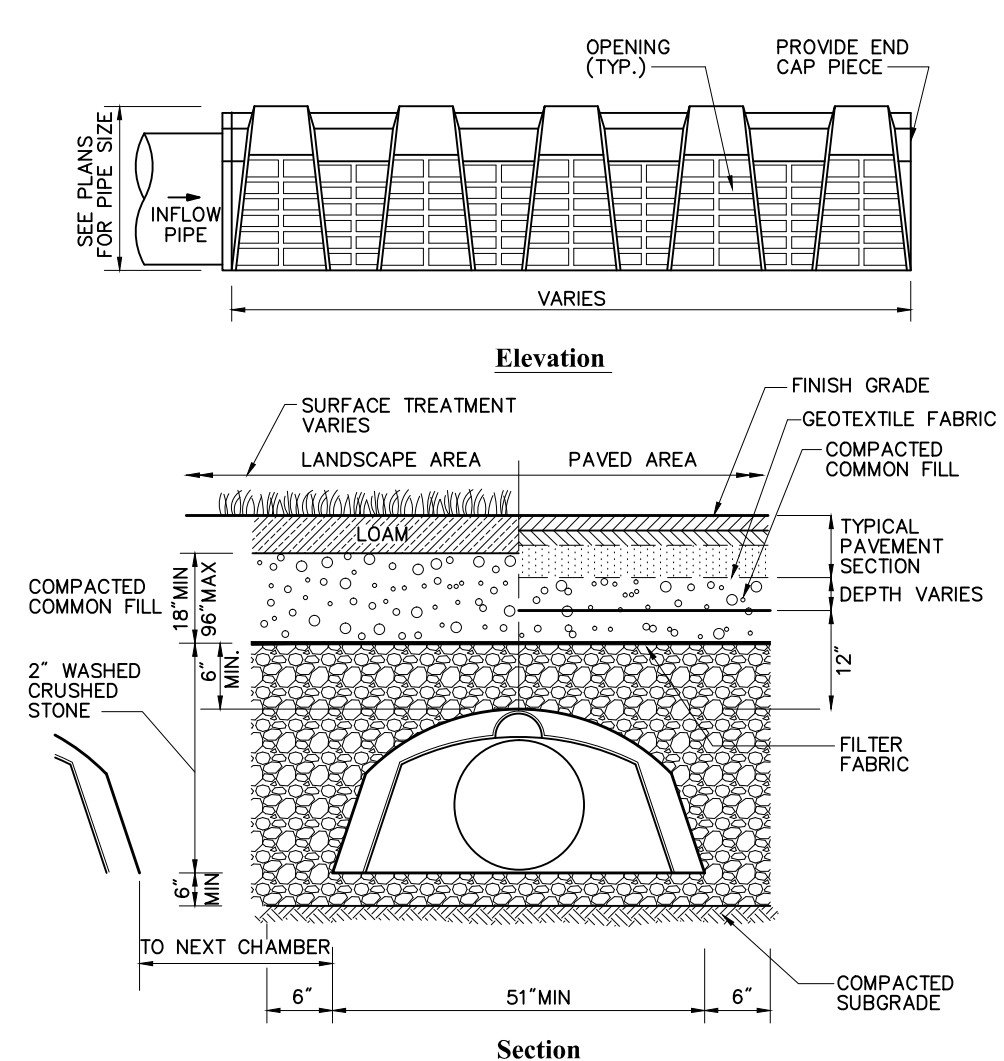
Drain Manhole (DMH) 6/08
N.T.S. Source: VHB LD_115



Catch Basin (CB) With Oil/Debris Trap 6/08
N.T.S. Source: VHB LD_101

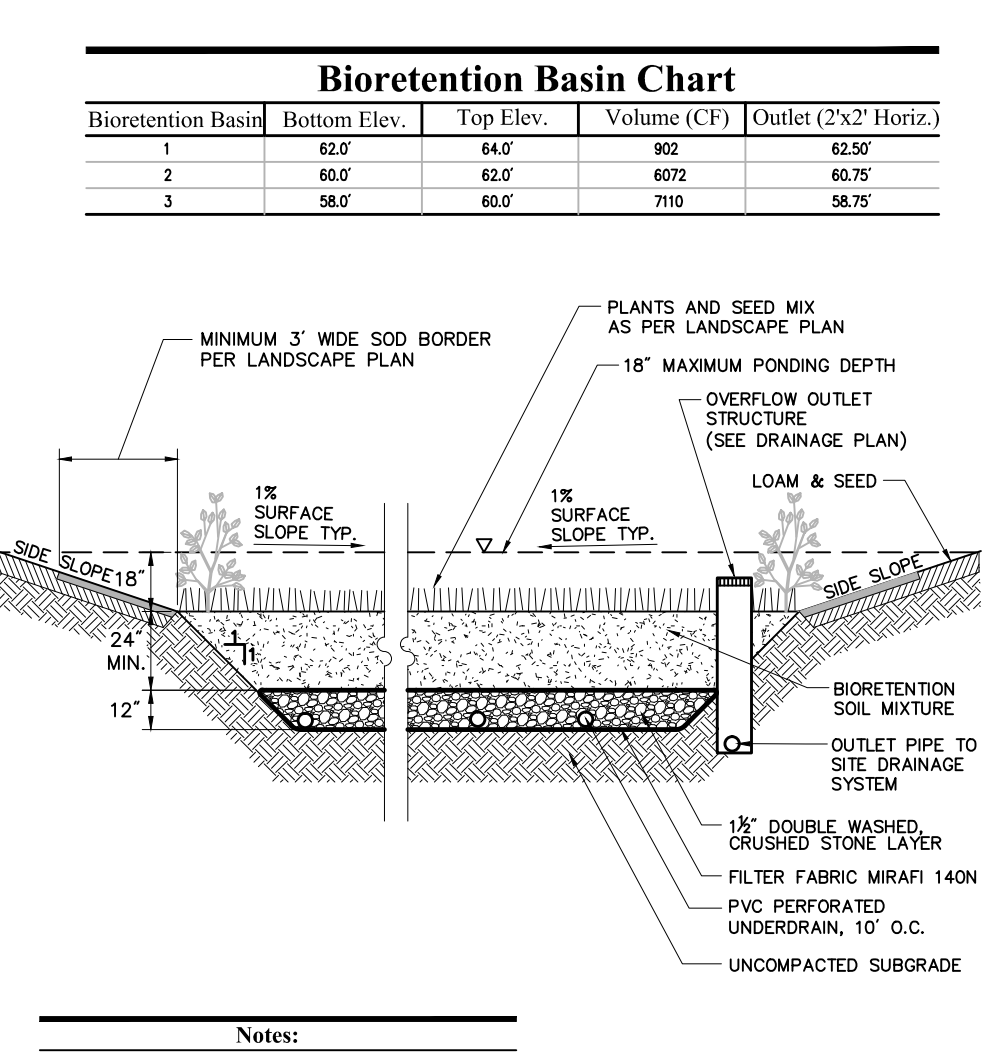


Landscape Drain (LD) 6/08
N.T.S. Source: VHB LD_193



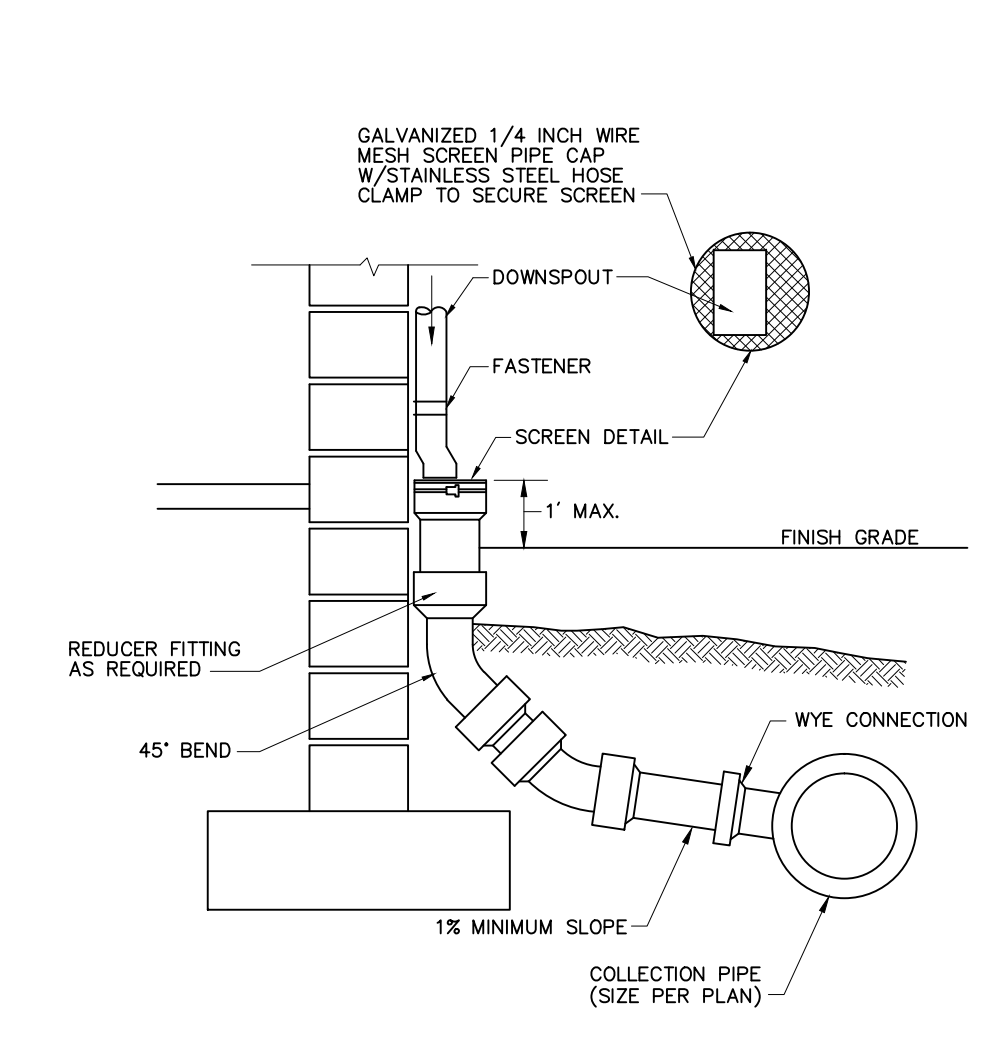
- Notes:**
1. ALL DIMENSIONS AND INSTALLATION PROCEDURES MUST BE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS APPROVED BY ENGINEER.

Recharge Chamber 6/08
N.T.S. Source: VHB REV LD_182

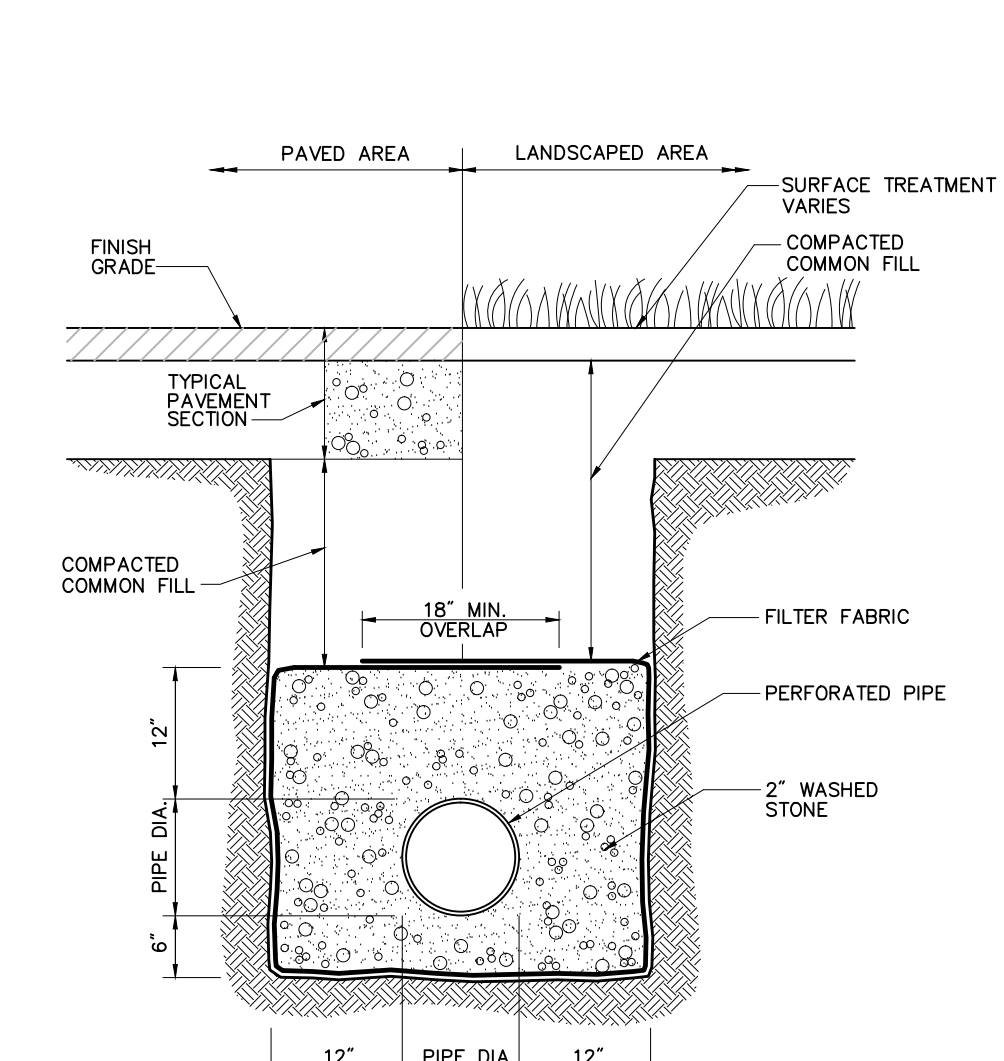


- Notes:**
1. INSTALL UNDERDRAINS AT 10 FEET ON CENTER. CONNECT TO DRAINS PER PLAN.
 2. SIDE SLOPES SHALL BE 3:1 MAX. 2% MIN.

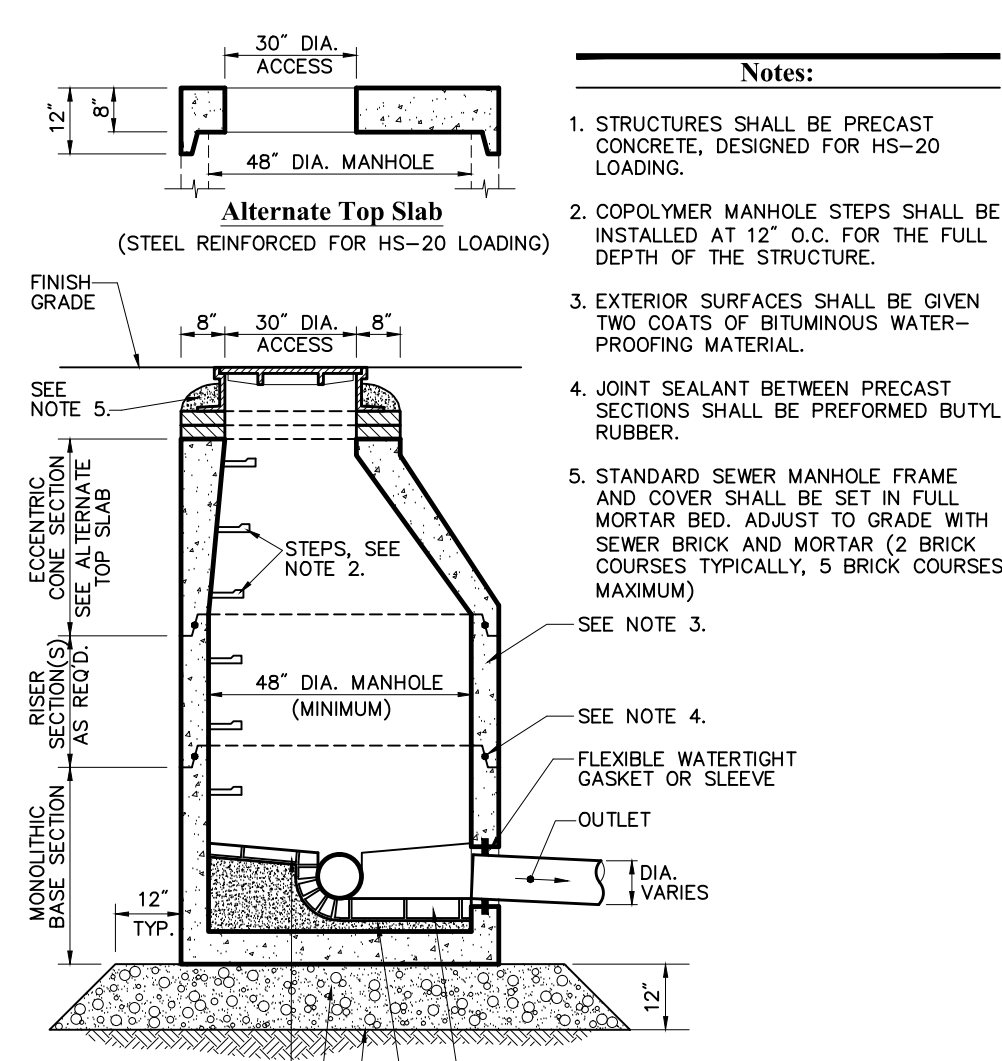
Bioretention Basin 6/08
N.T.S. Source: VHB LD_353



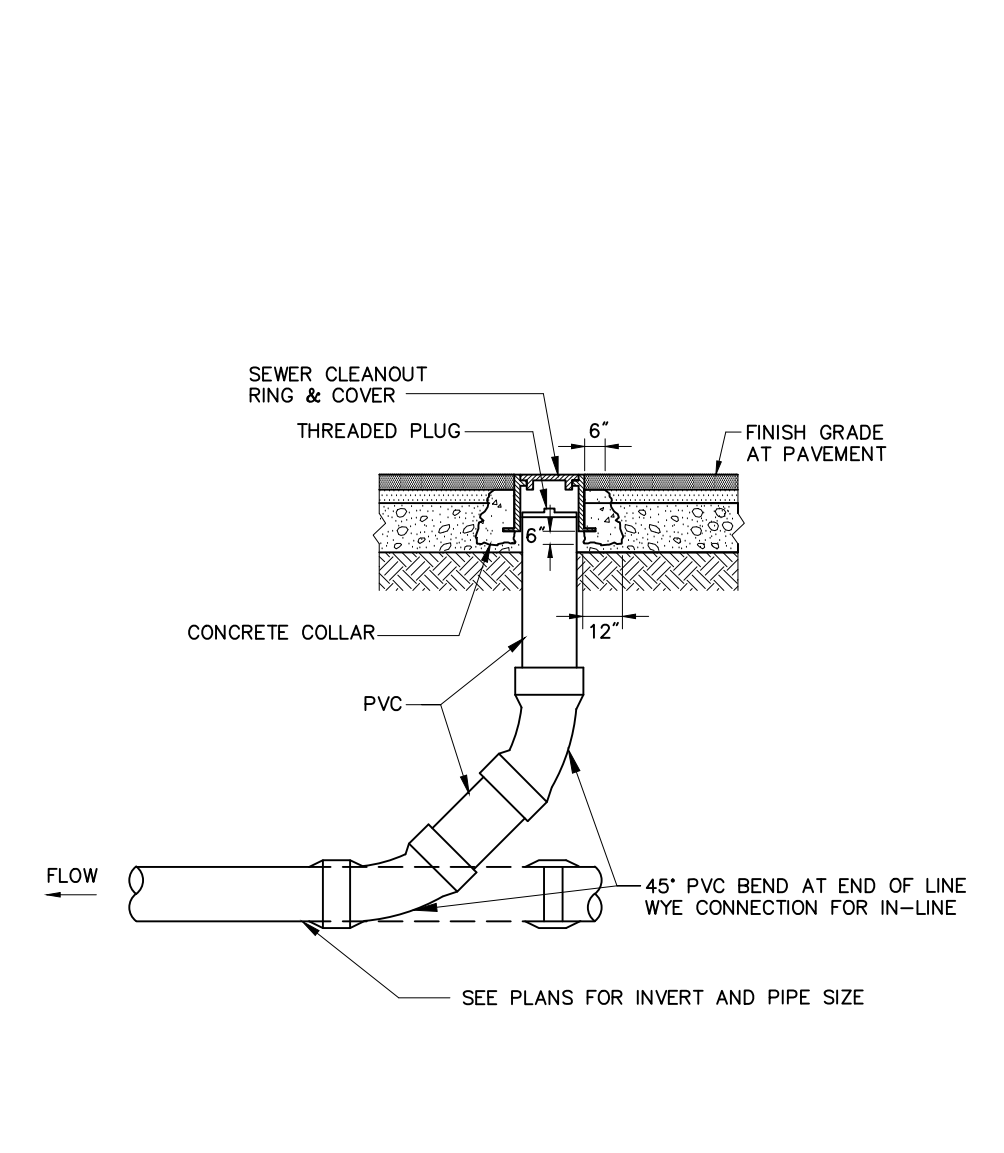
Downspout Rain Leader 6/08
N.T.S. Source: VHB LD_195



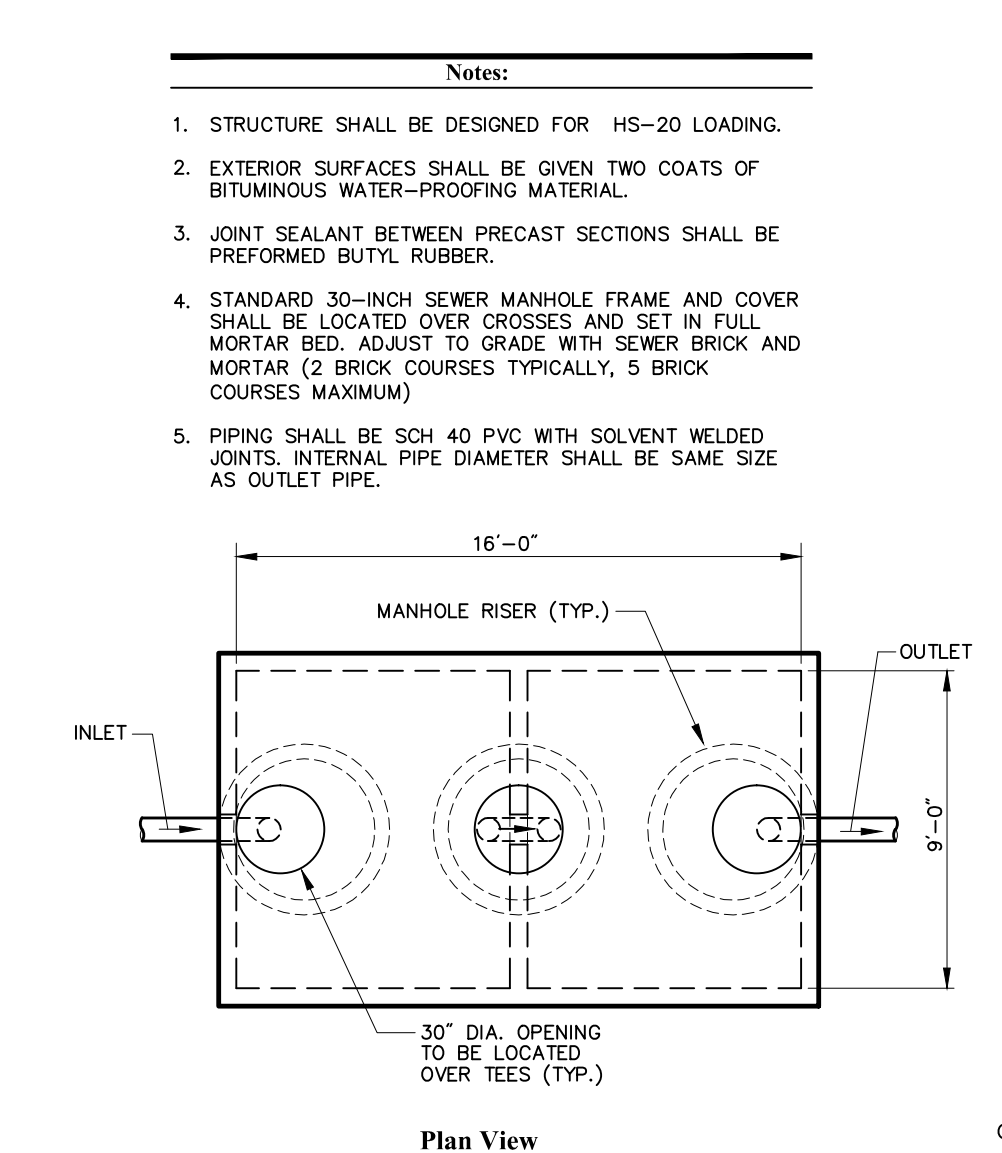
Underdrain (UD) 6/08
N.T.S. Source: VHB LD_184



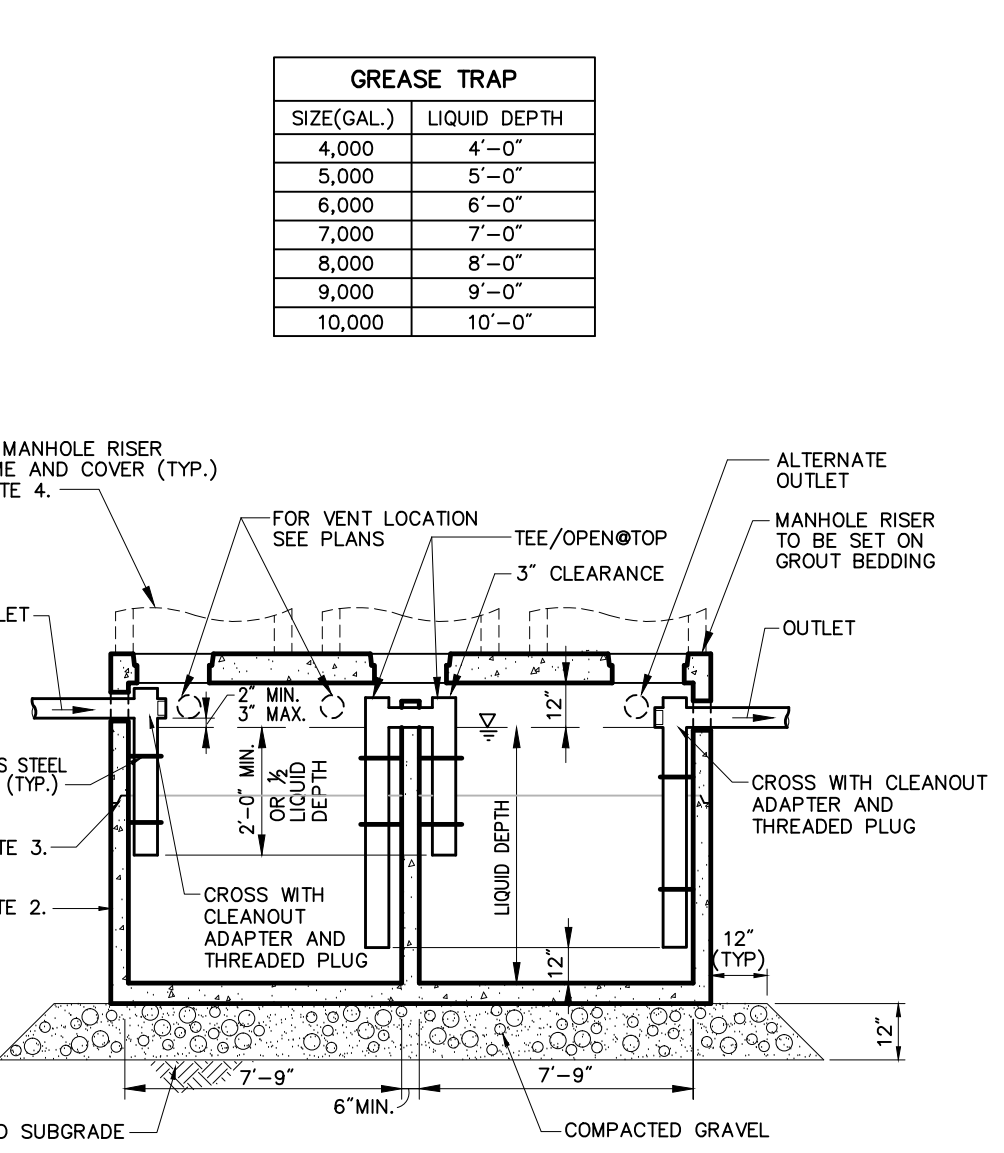
Sanitary Sewer Manhole (SMH) 6/08
N.T.S. Source: VHB LD_200



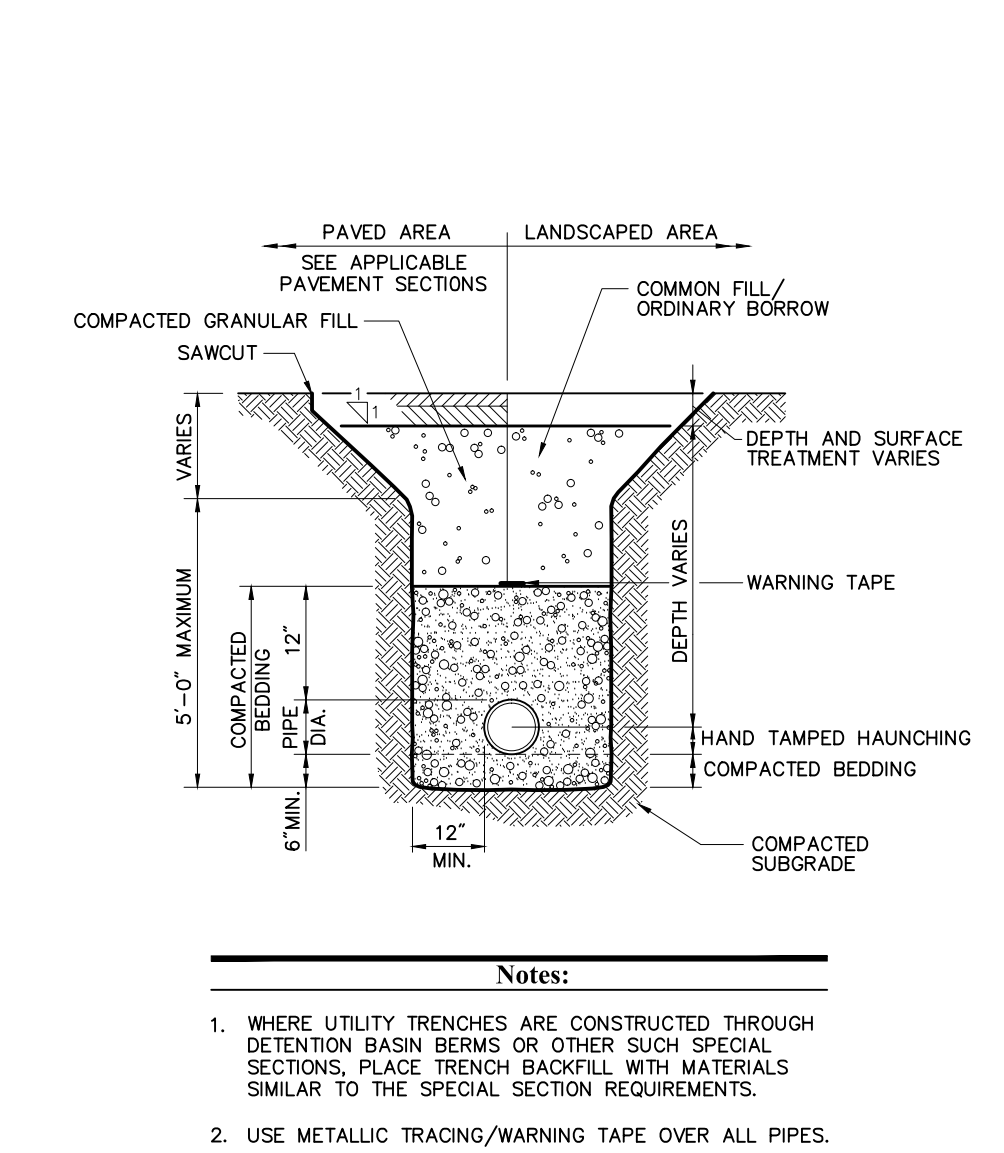
Cleanout - Paved Area 3/11
N.T.S. Source: VHB LD_303



Precast Concrete Grease Trap (GT) 6/08
N.T.S. Source: VHB LD_311



Grease Trap (GT) 6/08
N.T.S. Source: VHB LD_311



Utility Trench 8/11
N.T.S. Source: VHB LD_300

Bioretention Basin Chart

| Basin | Bottom Elev. | Top Elev. | Volume (CF) | Outlet (2"x2" Horiz.) |
|-------|--------------|-----------|-------------|-----------------------|
| 1 | 62.7 | 64.0 | 92 | 62.50 |
| 2 | 60.0 | 62.0 | 607 | 60.75 |
| 3 | 58.0 | 60.0 | 710 | 58.75 |

GREASE TRAP

| SIZE (GAL.) | LIQUID DEPTH |
|-------------|--------------|
| 4,000 | 4'-0" |
| 5,000 | 5'-0" |
| 6,000 | 6'-0" |
| 7,000 | 7'-0" |
| 8,000 | 8'-0" |
| 9,000 | 9'-0" |
| 10,000 | 10'-0" |

| No. | Revision | Date | Appr. |
|-----|--------------------------|---------|-------|
| 1 | Working Session Compiled | 7/23/13 | CRD |

Designed by: _____ Drawn by: _____ Checked by: _____
CAD checked by: _____ Approved by: _____
Scale: N.T.S. Date: August 27, 2012
Project Title: _____

The Station at Riverside

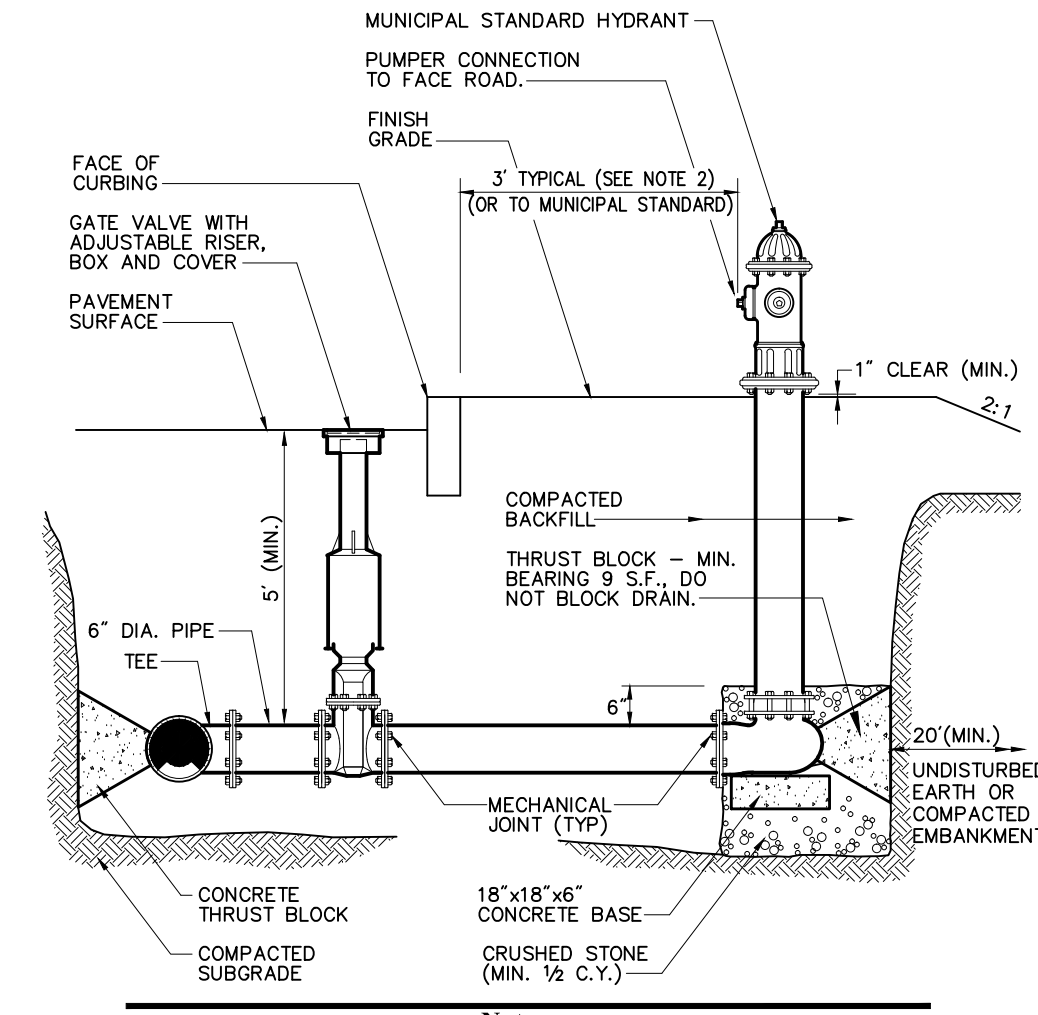
Grove Street
Newton, Massachusetts
Issued for
**Special Permit &
Site Plan Approval**

Not Approved for Construction

Details

Drawing Number: _____
Sheet of 19 21
Project Number: 10865.02
Date: 7-23-13

Saved Wednesday, July 24, 2013 7:42:38 AM D:\PROJECTS\10865.02\DWG\LD\PLANSET\SPECIAL PERMIT\10865.02.DT



Notes:

1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.
2. HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT.

Hydrant Construction 6/08
N.T.S. Source: WB LD_250

Table Of Dimensions

| BENDS | B | C | D | E | F | BENDS | B | C | D | E | F | |
|-------|---------|----|-----|-----|-----|-------|-----|-----|-----|-----|-----|-----|
| 6" | 11 1/4" | 8" | 15" | 12" | 24" | 12" | 6" | 45" | 8" | 30" | 12" | 24" |
| 6" | 22 1/2" | - | 18" | - | 12" | 6" | 90" | - | 30" | - | - | 27" |
| 8" | 11 1/4" | - | 20" | - | 12" | 8" | 45" | - | 30" | - | - | 24" |
| 8" | 22 1/2" | - | 22" | - | 17" | 8" | 90" | - | 38" | - | - | 36" |
| 12" | 11 1/4" | - | 30" | - | 15" | 12" | 45" | - | 40" | - | - | 40" |
| 12" | 22 1/2" | - | 35" | - | 25" | 12" | 90" | - | 60" | - | - | 52" |

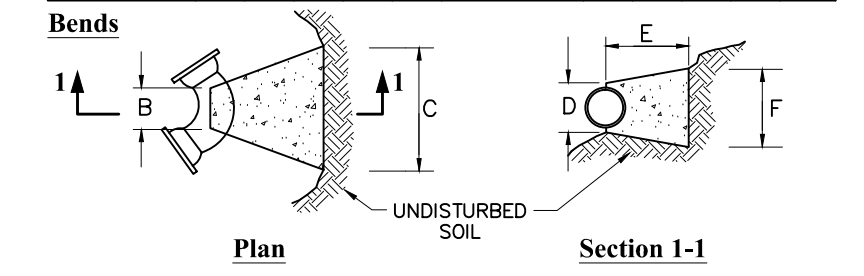
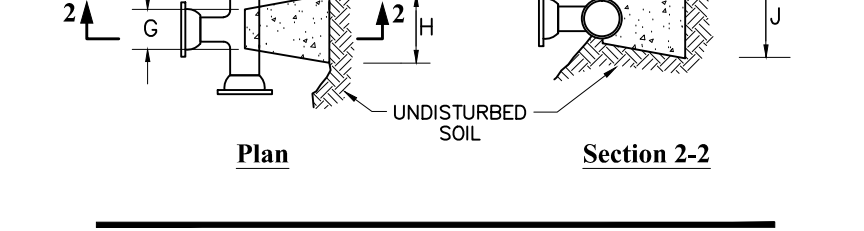


Table Of Dimensions

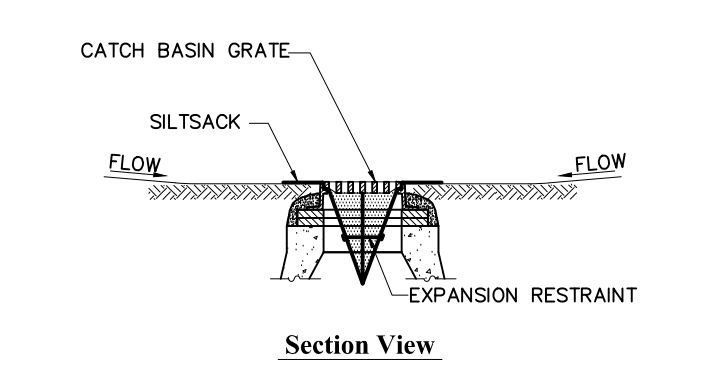
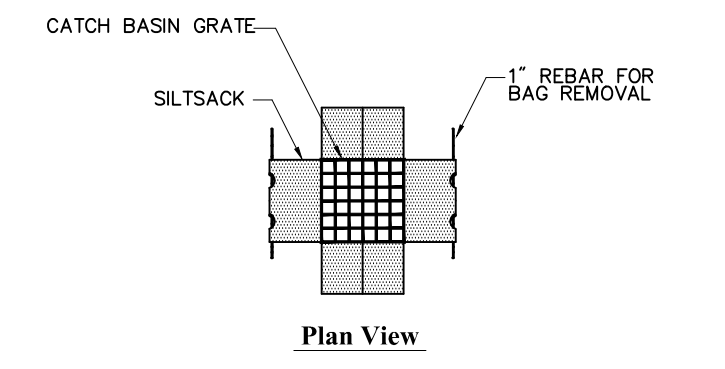
| TEES | G | H | I | J | TEES | G | H | I | J |
|--------------|-----|-----|-----|-----|-----------------|-----|-----|-----|-----|
| 6" x 6" x 6" | 12" | 24" | 24" | 18" | 12" x 12" x 6" | 12" | 24" | 24" | 18" |
| 8" x 8" x 8" | - | - | - | - | 12" x 12" x 8" | - | - | - | - |
| 8" x 8" x 8" | - | - | - | - | 12" x 12" x 12" | - | - | - | - |



Notes:

1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
3. CONCRETE SHALL BE 3000 PSI-TYPE I.

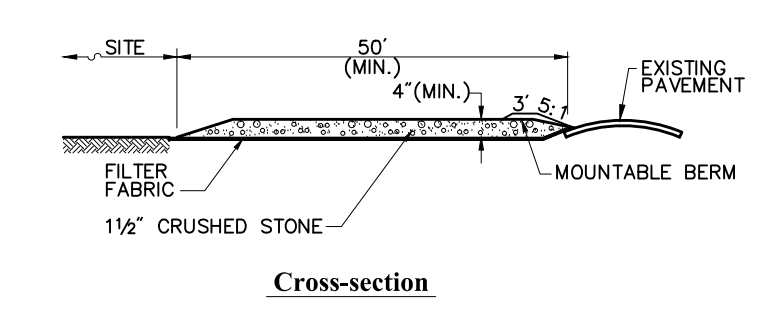
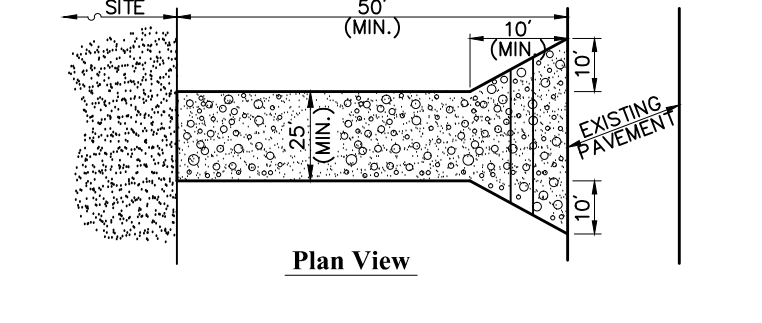
Concrete Thrust Block 10/10
N.T.S. Source: WB LD_260



Notes:

1. INSTALL SILTSAK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSAK.
3. SILTSAK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

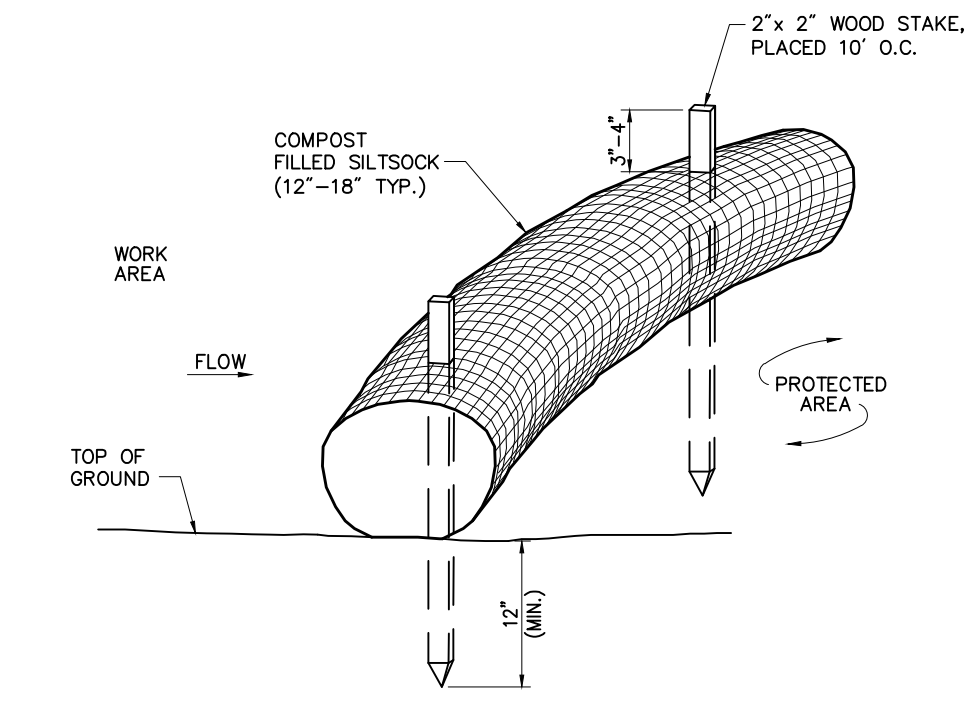
Siltsock Sediment Trap 6/08
N.T.S. Source: WB LD_674



Notes:

1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED, PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

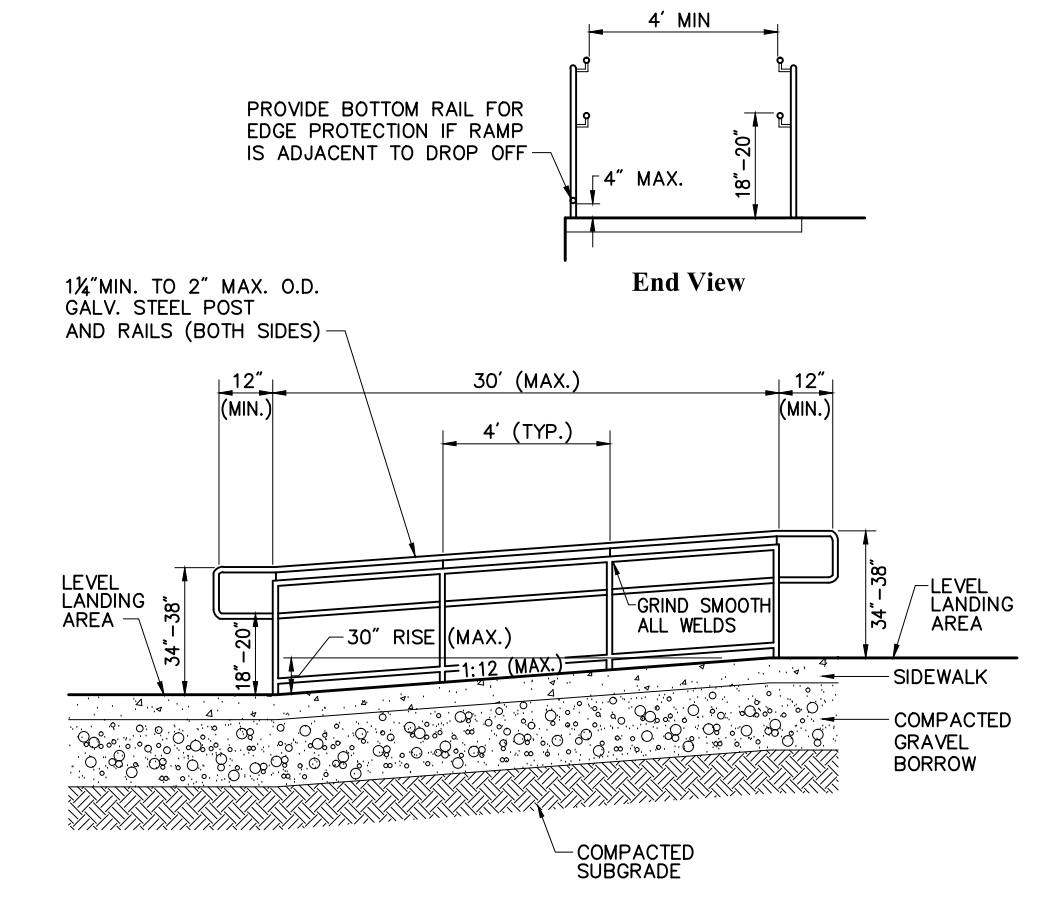
Stabilized Construction Exit 6/08
N.T.S. Source: WB LD_682



Notes:

1. SILTSAK SHALL BE FILTREXX SILTSAK, OR APPROVED EQUAL.
2. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
3. SILTSAK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.

Siltsock 1/07
N.T.S. Source: WB



Notes:

1. FOR ADDITIONAL INFORMATION SEE 521 CMR 24.00 RAMPS.
2. REFER TO SIDEWALK DETAIL FOR SIDEWALK CONSTRUCTION.

AAB Ramp 7/12
N.T.S. Source: WB LD_764B

VHB
Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471
617.924.1770 • FAX 617.924.2286

| No. | Revision | Date | App'd. |
|-----|------------------------------------|---------|--------|
| 1 | Working Session Compiled Revisions | 7/23/13 | CRD |

Designed by _____ Drawn by _____ Checked by _____
CAD checked by _____ Approved by _____
Scale: N.T.S. Date: August 27, 2012
Project Title: _____

The Station at Riverside
Grove Street
Newton, Massachusetts
Issued for
**Special Permit &
Site Plan Approval**

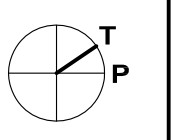
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Drawing Title
Details

Drawing Number
S-6.3
Sheet of 19 21
Project Number
10865.02

**The Station
at Riverside**

SPECIAL PERMIT AND SITE PLAN APPROVAL

Grove Street
Newton, Massachusetts



PLANTS LEGEND

| TYPE | SYMBOL |
|----------------------|------------------------------------------------|
| CANOPY SHADE TREES | Circle with a cross inside |
| MID-CANOPY TREES | Circle with a dot inside |
| UNDERSTORY TREES | Circle with a vertical line through the center |
| EVERGREEN TREES | Starburst symbol |
| LARGE SHRUBS | Circle with three smaller circles inside |
| SMALL SHRUBS | Circle with a scalloped edge |
| GROUNDCOVERS & VINES | Starburst and grid patterns |

NOTES
1. REFER TO L-1.3 FOR PLANT LIST WITH SPECIES



NOT APPROVED FOR CONSTRUCTION

ISSUANCES

| No. | Description | Date: |
|-------------------------------|-------------|------------|
| SPECIAL PERMIT | | 08/27/2012 |
| ACCESS UPDATES | | 03/27/2013 |
| WORKING SESSION COMPILED REV. | | 07/23/2013 |

Checked By:

Job No.

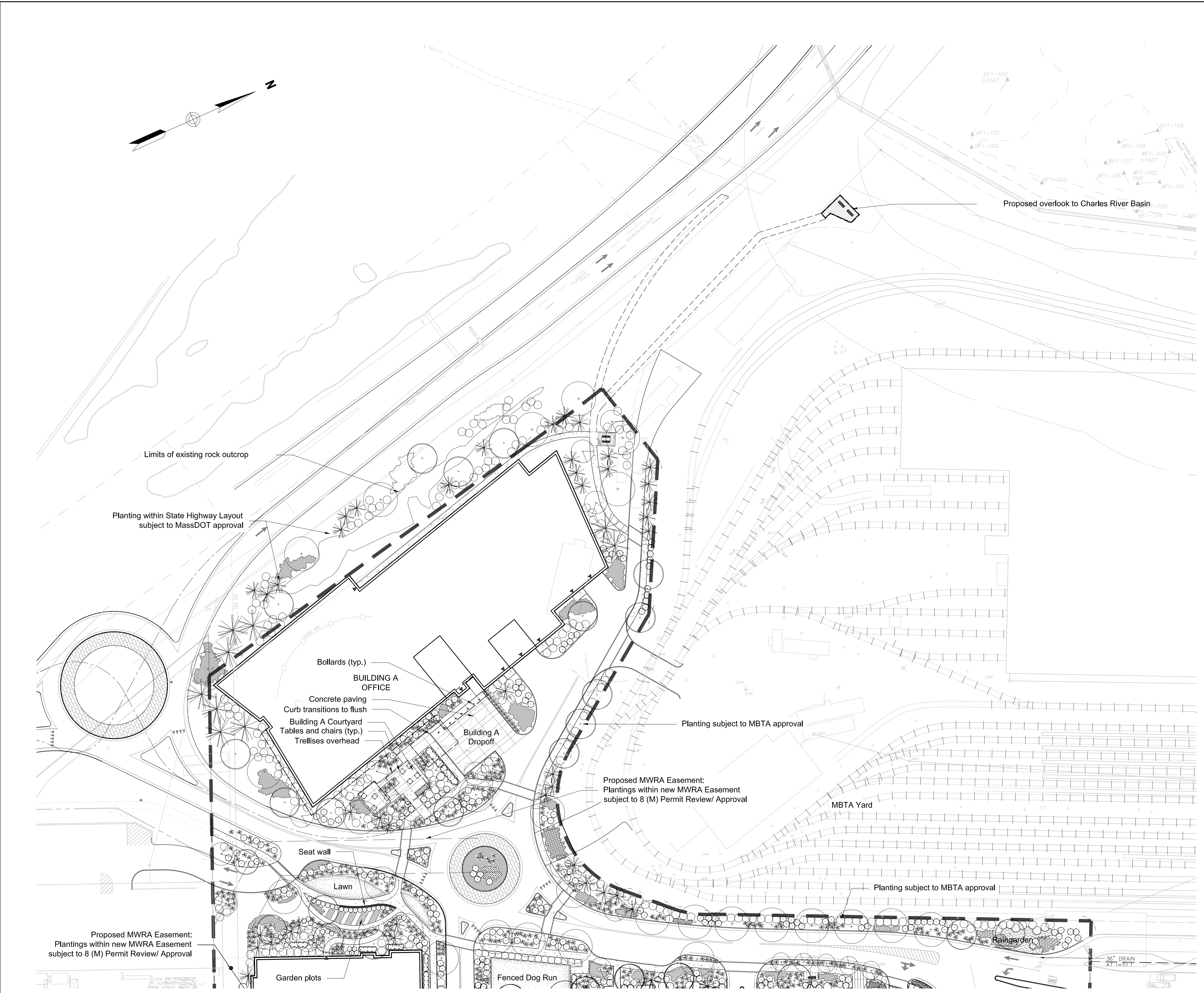
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LANDSCAPE PLAN**

Scale@Arch D:
1"=40'

Drawing Date:
08/27/2012
Revision Date:
07/23/2013

Revision

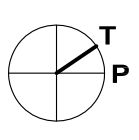
L1.1



The Station
at Riverside

SPECIAL PERMIT AND SITE PLAN APPROVAL

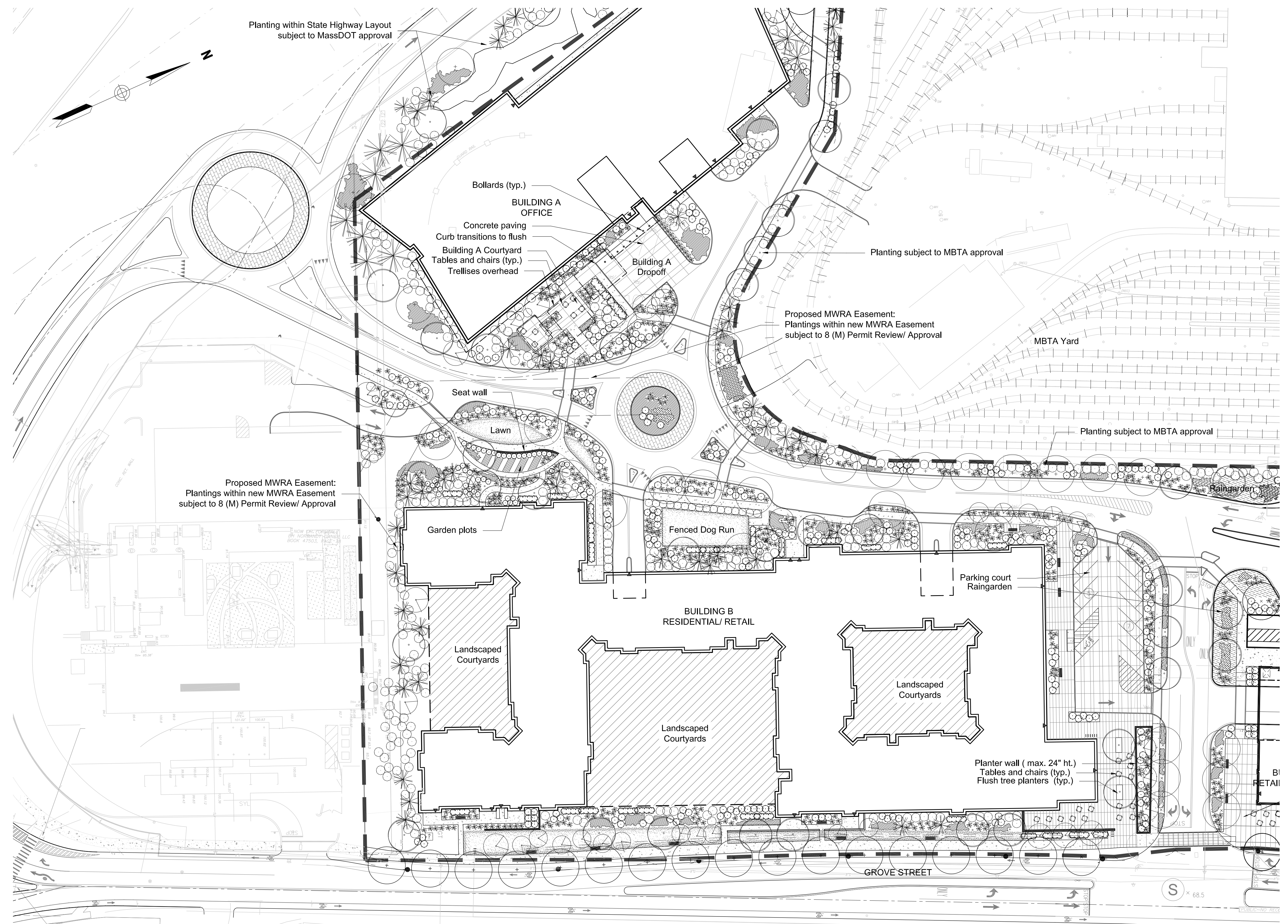
Grove Street
Newton, Massachusetts



PLANTS LEGEND

| TYPE | SYMBOL |
|----------------------|--------|
| CANOPY SHADE TREES | |
| MID-CANOPY TREES | |
| UNDERSTORY TREES | |
| EVERGREEN TREES | |
| LARGE SHRUBS | |
| SMALL SHRUBS | |
| GROUNDCOVERS & VINES | |

NOTE
1. REFER TO L-1.3 FOR PLANT LIST WITH SPECIES



NOT APPROVED FOR CONSTRUCTION

ISSUANCES

| No. | Description | Date: |
|-------------------------------|-------------|------------|
| SPECIAL PERMIT | | 08/27/2012 |
| ACCESS UPDATES | | 03/27/2013 |
| WORKING SESSION COMPILED REV. | | 07/23/2013 |

Checked By:

Job No.

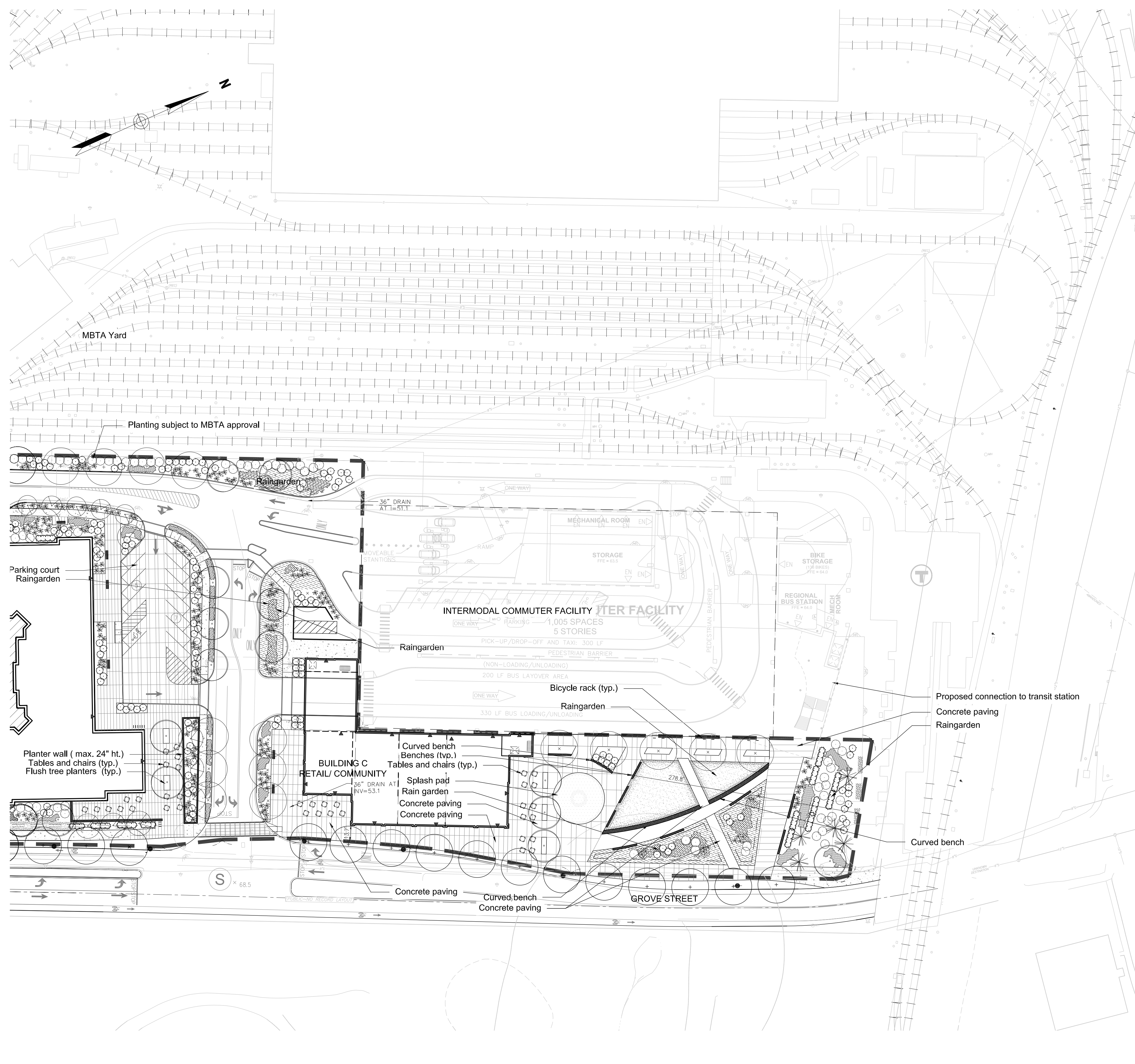
Title
**BUILDING B
LANDSCAPE PLAN**



Scale@Arch D:
1"=40'
Drawing Date:
08/27/2012
Revision Date:
07/23/2013

Revision

L1.2



PLANT LIST

| TYPE | SYMBOL | BOTANICAL NAME | COMMON NAME | CALIPER | | |
|---------------------------------|-------------------|-------------------------------------------|------------------------|------------------------------|-------------------|--------------------|
| CANOPY SHADE TREES | + | <i>Fraxinus pennsylvanica</i> | Green Ash | 4" min. | | |
| | | <i>Gleditsia triacanthos var. inermis</i> | Honey Locust | 4" min. | | |
| | | <i>Gymnocladus dioica</i> | Kentucky Coffeetree | 4" min. | | |
| | | <i>Platanus occidentalis</i> | Sycamore | 4" min. | | |
| | | <i>Quercus alba</i> | White Oak | 4" min. | | |
| | | <i>Quercus macrocarpa</i> | Bur Oak | 4" min. | | |
| | | <i>Ulmus americana 'Princeton'</i> | Princeton American Elm | 4" min. | | |
| MID-CANOPY TREES | • | <i>Betula nigra</i> | River Birch | 3" min. | | |
| | | <i>Carpinus caroliniana</i> | Ironwood | 3" min. | | |
| | | <i>Cercis canadensis</i> | Eastern Redbud | 2.5" min. | | |
| | | <i>Ostrya virginiana</i> | American Hophornbeam | 3" min. | | |
| UNDERSTORY TREES | ⊙ | <i>Amelanchier arborea</i> | Servicelberry | 10'-12' height | | |
| | | <i>Chionanthus virginicus*</i> | Fringetree | 10'-12' height | | |
| | | <i>Cornus florida</i> | Eastern Redbud | 10'-12' height | | |
| | | <i>Hamamelis virginiana</i> | Witch Hazel | 10'-12' height | | |
| | | <i>Magnolia virginiana</i> | Sweetbay magnolia | 10'-12' height | | |
| | | <i>Malus spp.</i> | Crabapple | 10'-12' height | | |
| | | <i>Oxydendron arboreum</i> | Sourwood | 10'-12' height | | |
| EVERGREEN TREES | ✱ | <i>Ilex opaca</i> | American Holly | 2.5" min. | | |
| | | <i>Juniperus virginiana</i> | Eastern Red Cedar | 2.5" min. | | |
| | | <i>Picea glauca</i> | White Spruce | 2.5" min. | | |
| | | <i>Pinus strobus</i> | White Pine | 3.5" min. | | |
| LARGE SHRUBS | ⊗ | <i>Calycanthus floridus</i> | Sweetshrub | 7 gallon container | | |
| | | <i>Clethra alnifolia*</i> | Clethra | 7 gallon container | | |
| | | <i>Dicra palustris</i> | Leatherwood | 7 gallon container | | |
| | | <i>Hydrangea quercifolia</i> | Oakleaf Hydrangea | 7 gallon container | | |
| | | <i>Ilex verticillata*</i> | Common Winterberry | 7 gallon container | | |
| | | <i>Kalmia latifolia</i> | Mountain Laurel | 7 gallon container | | |
| | | <i>Viburnum dentatum*</i> | Arrowwood | 7 gallon container | | |
| | | SMALL SHRUBS | ⊗ | <i>Calliopsis americana*</i> | Beautyberry | 5 gallon container |
| | | | | <i>Cornus sericea*</i> | Red-osier Dogwood | 5 gallon container |
| <i>Fothergilla gardenii*</i> | Fothergilla | | | 5 gallon container | | |
| <i>Ilex glabra*</i> | Inkberry | | | 5 gallon container | | |
| <i>Itea virginica*</i> | Sweetspire | | | 5 gallon container | | |
| <i>Vaccinium angustifolium*</i> | Lowbush Blueberry | | | 5 gallon container | | |
| GROUNDCOVERS & VINES | ✱ | <i>Aquilegia canadensis</i> | Wild Columbine | 1 gallon container | | |
| | | <i>Asclepias incarnata</i> | Swamp Milkweed | 1 gallon container | | |
| | | <i>Campsis radicans</i> | Trumpet Vine | 1 gallon container | | |
| | | <i>Carex stricta</i> | Tussock Sedge | 1 gallon container | | |
| | | <i>Juniperus horizontalis</i> | Creeping Juniper | 1 gallon container | | |
| | | <i>Lonicera sempervirens</i> | Trumpet Honeysuckle | 1 gallon container | | |
| | | <i>Osmunda cinnamomea*</i> | Cinnamon fern | 1 gallon container | | |
| | | <i>Parthenocissus quinquefolia</i> | Virginia Creeper | 1 gallon container | | |
| | | <i>Phlox divaricata</i> | Phlox | 1 gallon container | | |
| | | <i>Rutbeckia spp.</i> | Rutbeckia | 1 gallon container | | |

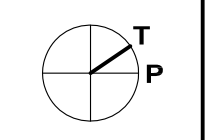
* DENOTES SPECIES SUITABLE FOR RAINGARDENS



The Station at Riverside

SPECIAL PERMIT AND SITE PLAN APPROVAL

Grove Street
Newton, Massachusetts



NOT APPROVED FOR CONSTRUCTION

ISSUANCES

| No. | Description | Date: |
|-------------------------------|-------------|------------|
| SPECIAL PERMIT | | 08/27/2012 |
| WORKING SESSION COMPILED REV. | | 07/23/2013 |

Checked By:

Job No.

Title
**BUILDING C
LANDSCAPE PLAN**

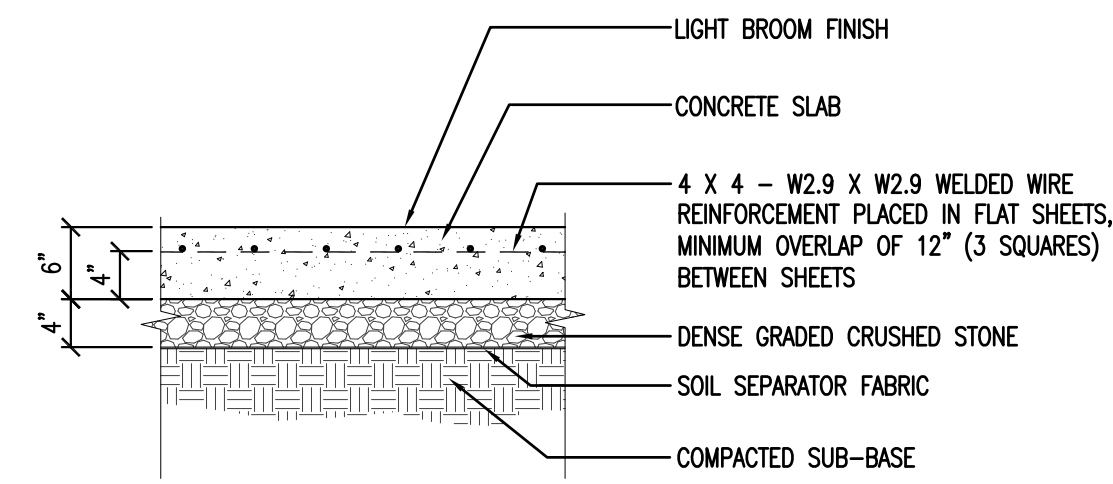
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Drawing Date:
08/27/2012
Revision Date:
07/23/2013

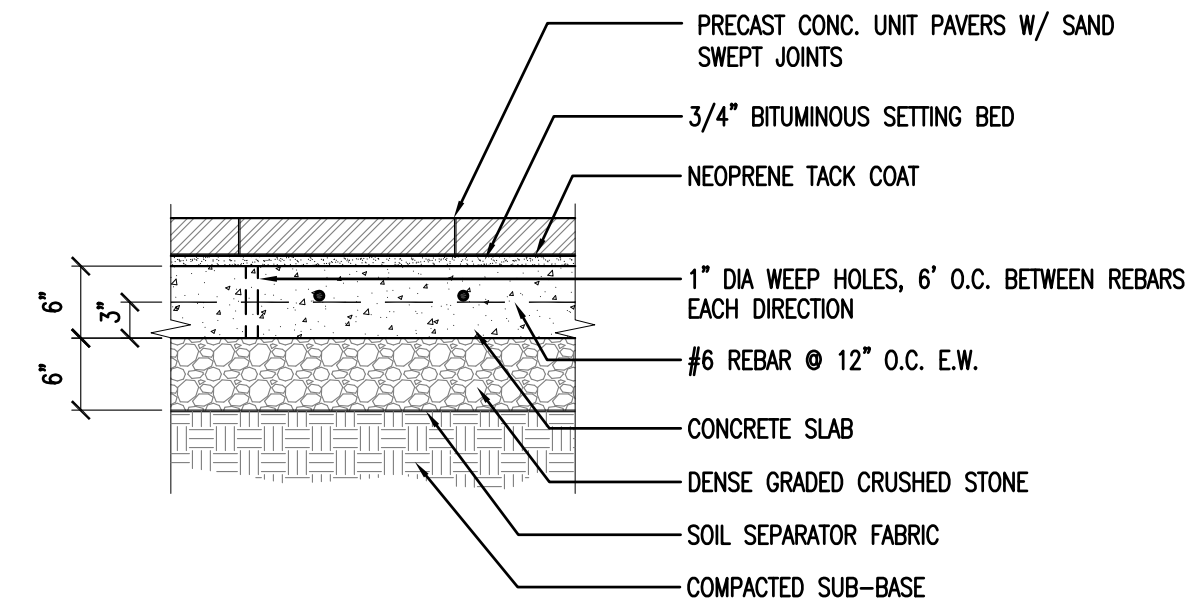
Revision

L1.3

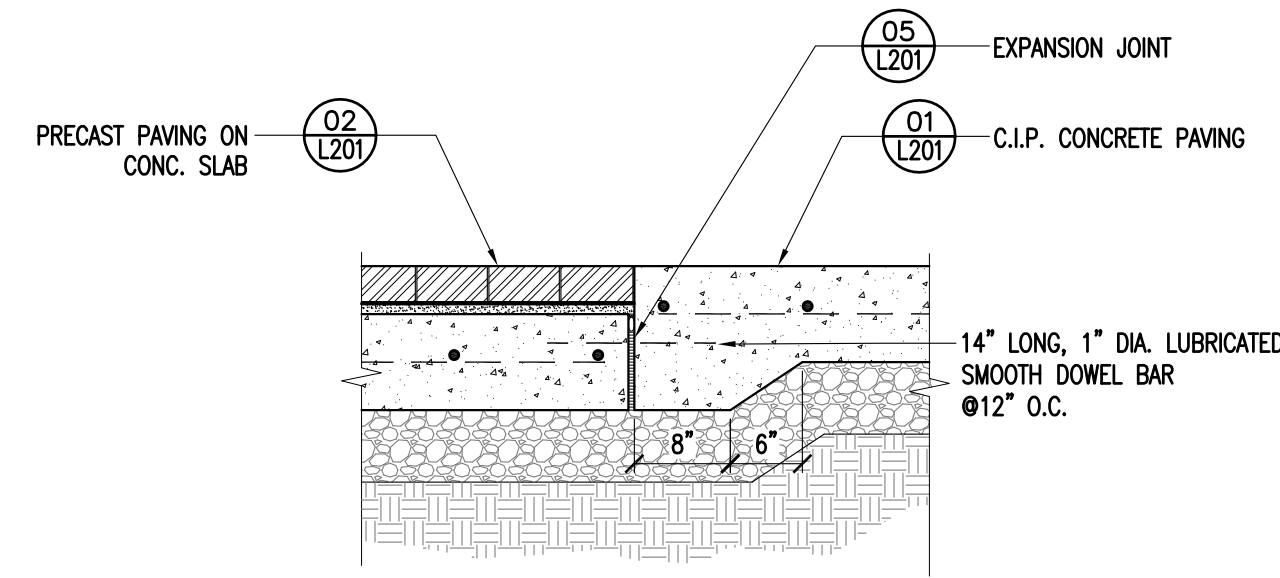




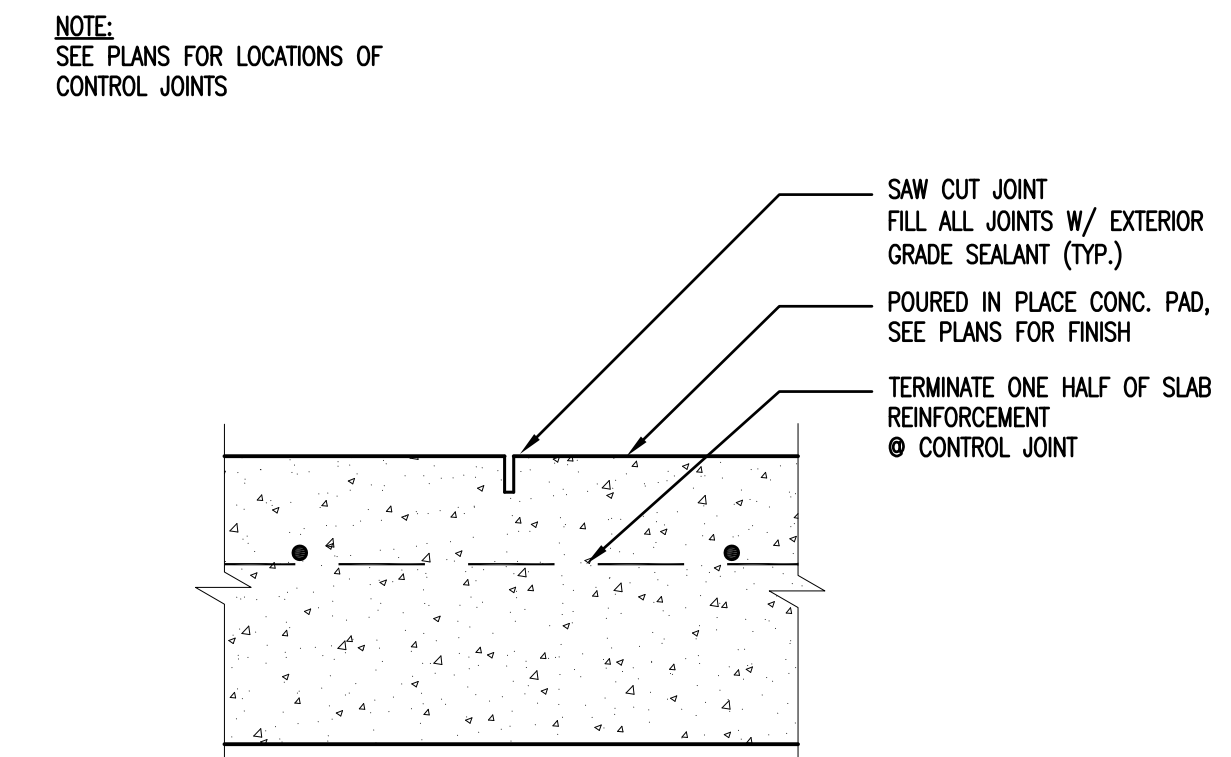
01 C.I.P. CONCRETE PAVING
SCALE: 3/4" = 1'-0"



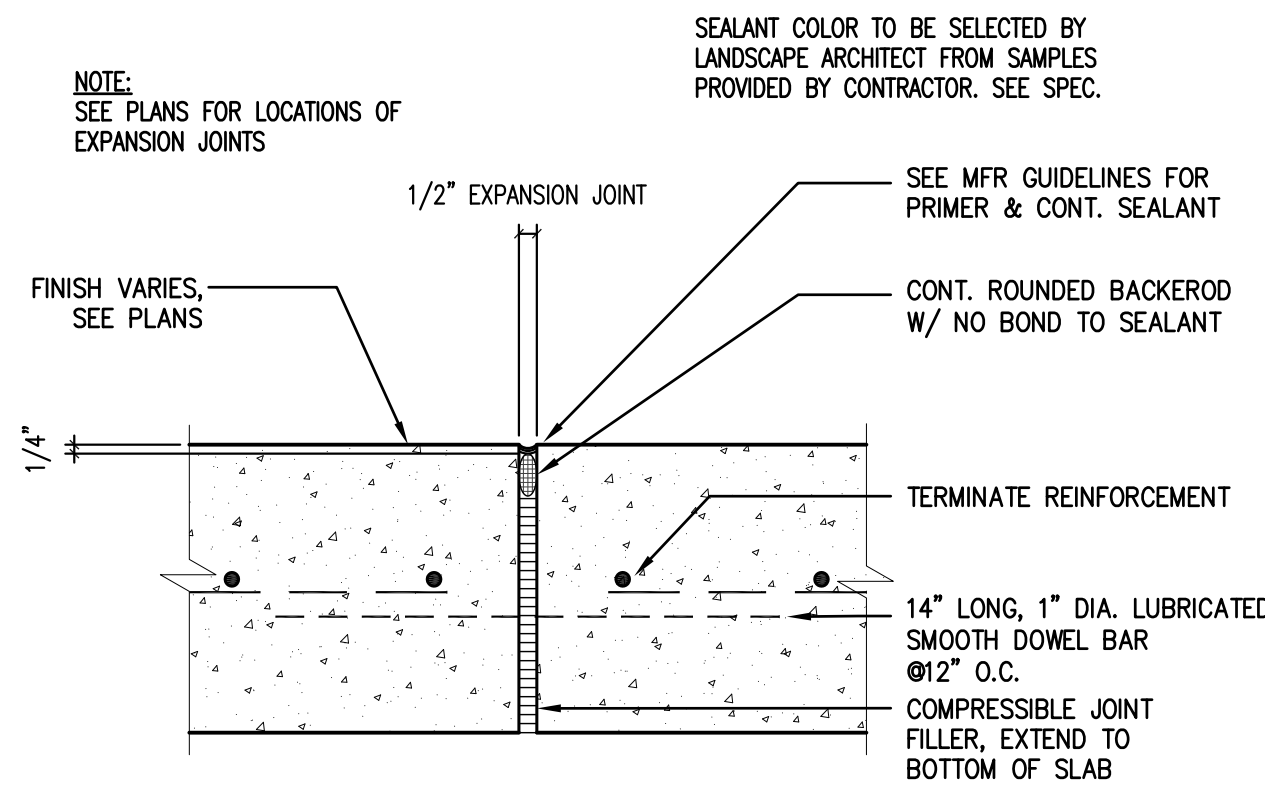
02 PRECAST PAVING ON CONC. SLAB - SECTION
SCALE: 3/4" = 1'-0"



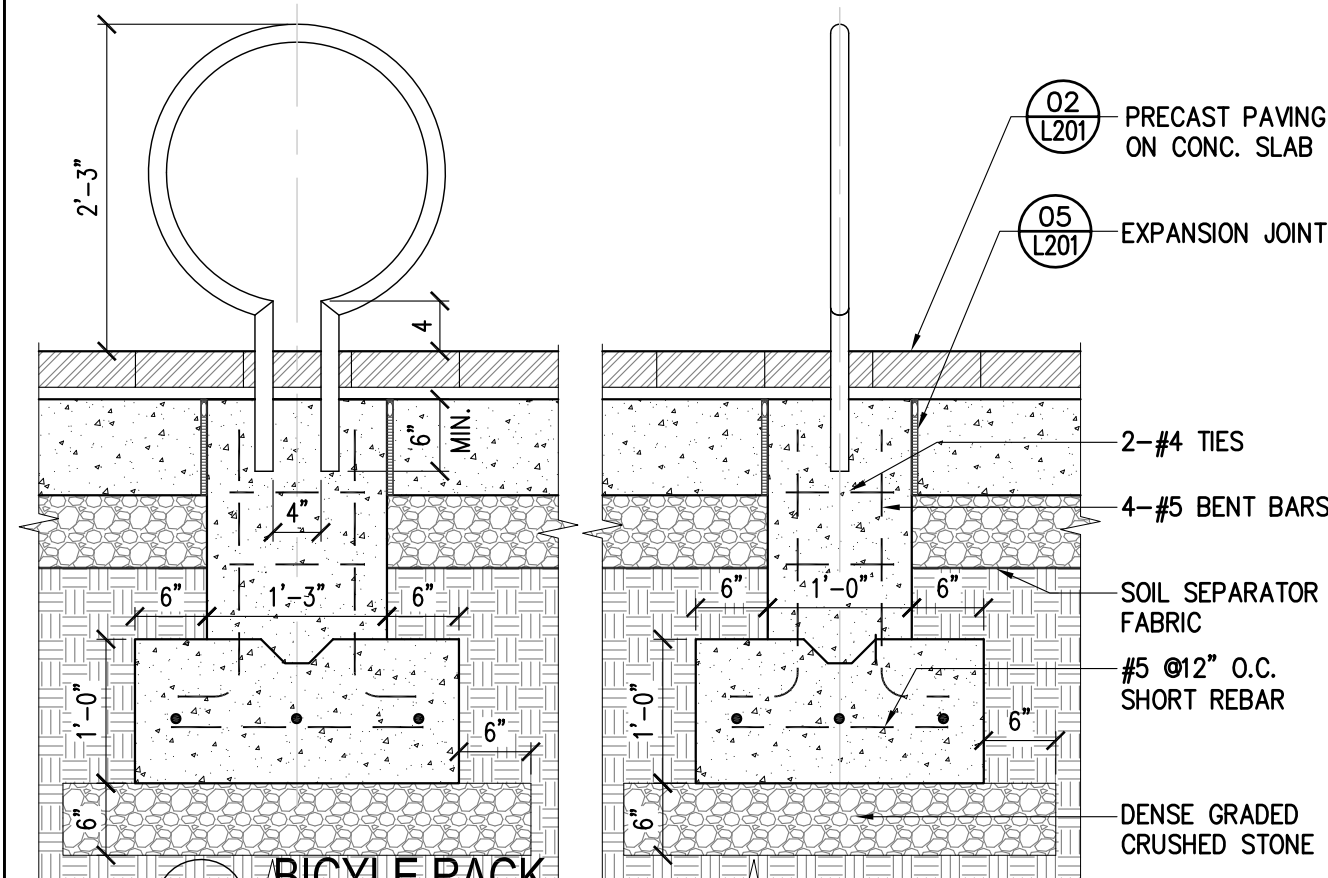
03 SIDEWALK TRANSITION - SECTION
SCALE: 3/4" = 1'-0"



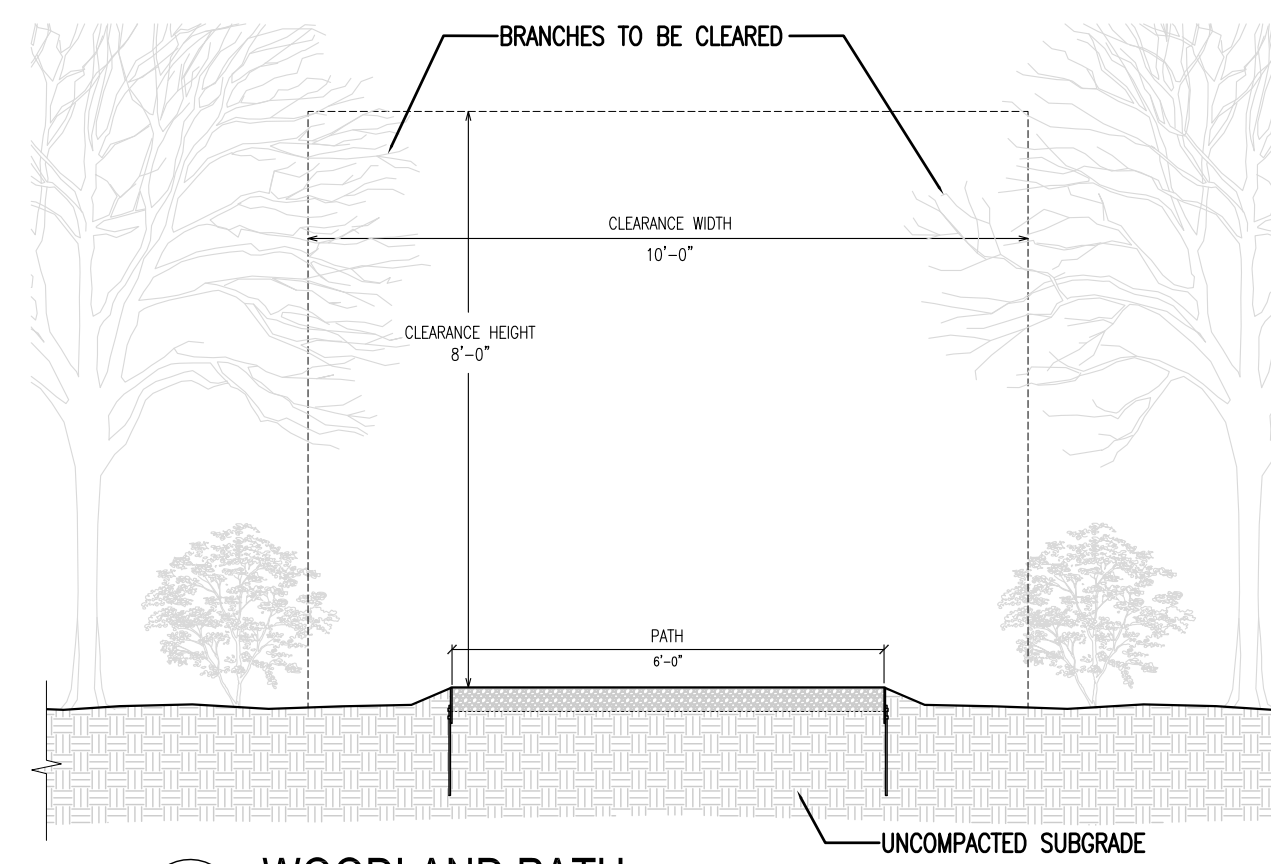
04 CONTROL JOINT
SCALE: 3/4" = 1'-0"



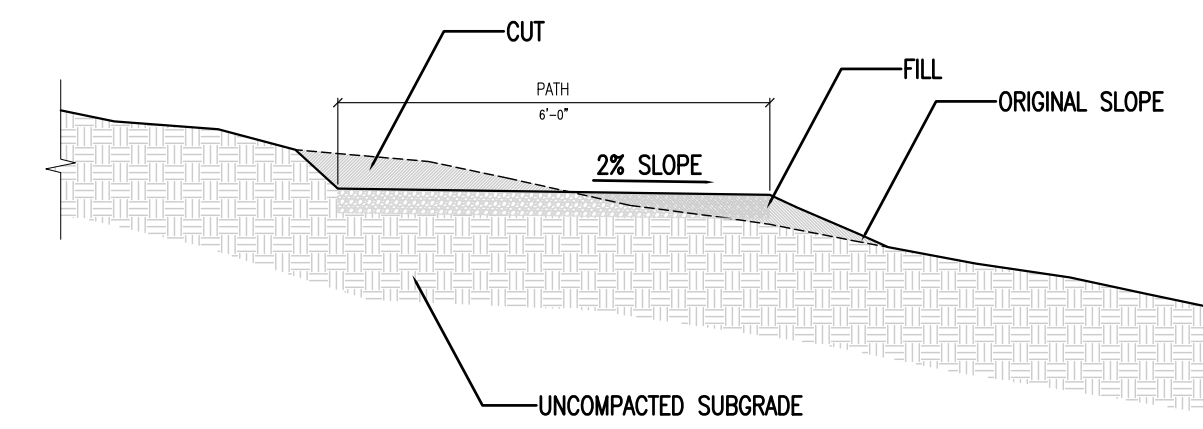
05 EXPANSION JOINT
SCALE: 3/4" = 1'-0"



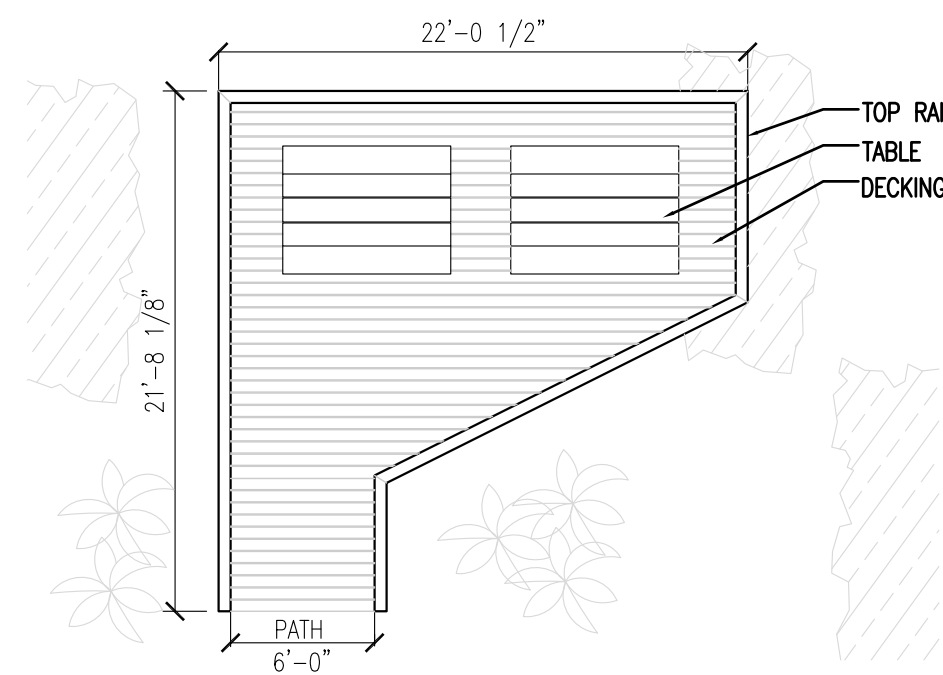
06 BICYCLE RACK
N.T.S.



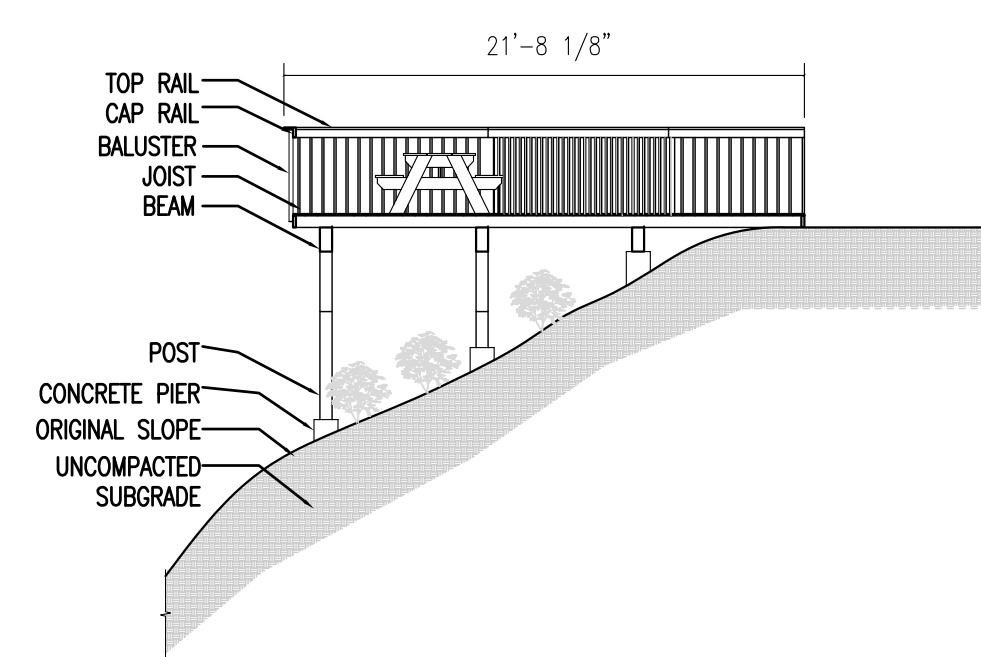
07 WOODLAND PATH
3/8" = 1'-0"



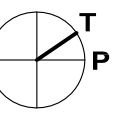
08 WOODLAND PATH CUT AND FILL
3/8" = 1'-0"



09 OVERLOOK - PLAN
1/8" = 1'-0"



10 OVERLOOK - SECTION
1/8" = 1'-0"



NOT APPROVED FOR CONSTRUCTION

ISSUANCES

| No. | Description | Date: |
|-----|-------------------------------|------------|
| | SPECIAL PERMIT | 08/27/2012 |
| | WORKING SESSION COMPILED REV. | 07/23/2013 |

Checked By:

Job No.

Title
**LANDSCAPE
CONSTRUCTION DETAILS**

Scale@Arch D:
VARIES
Drawing Date:
08/27/2012
Revision Date:
07/23/2013

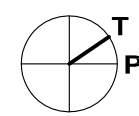
Revision

L2.1

The Station
at Riverside

SPECIAL PERMIT AND SITE PLAN APPROVAL

Grove Street
Newton, Massachusetts



NOT APPROVED FOR CONSTRUCTION

ISSUANCES

| No. | Description | Date: |
|-----|--------------------------------|------------|
| 1 | SPECIAL PERMIT | 08/27/2012 |
| 2 | WORKING SESSION COMPLETED REV. | 07/23/2013 |
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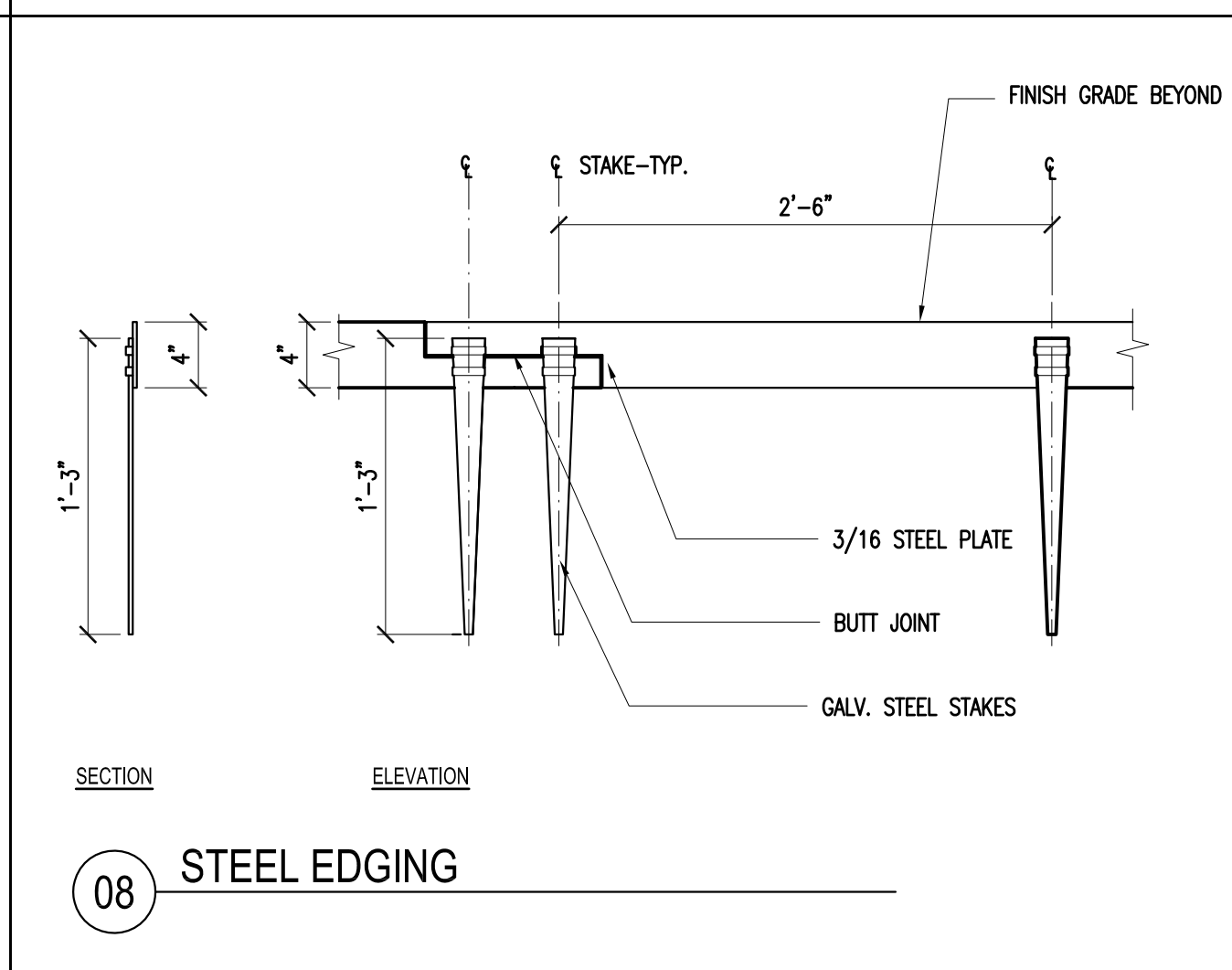
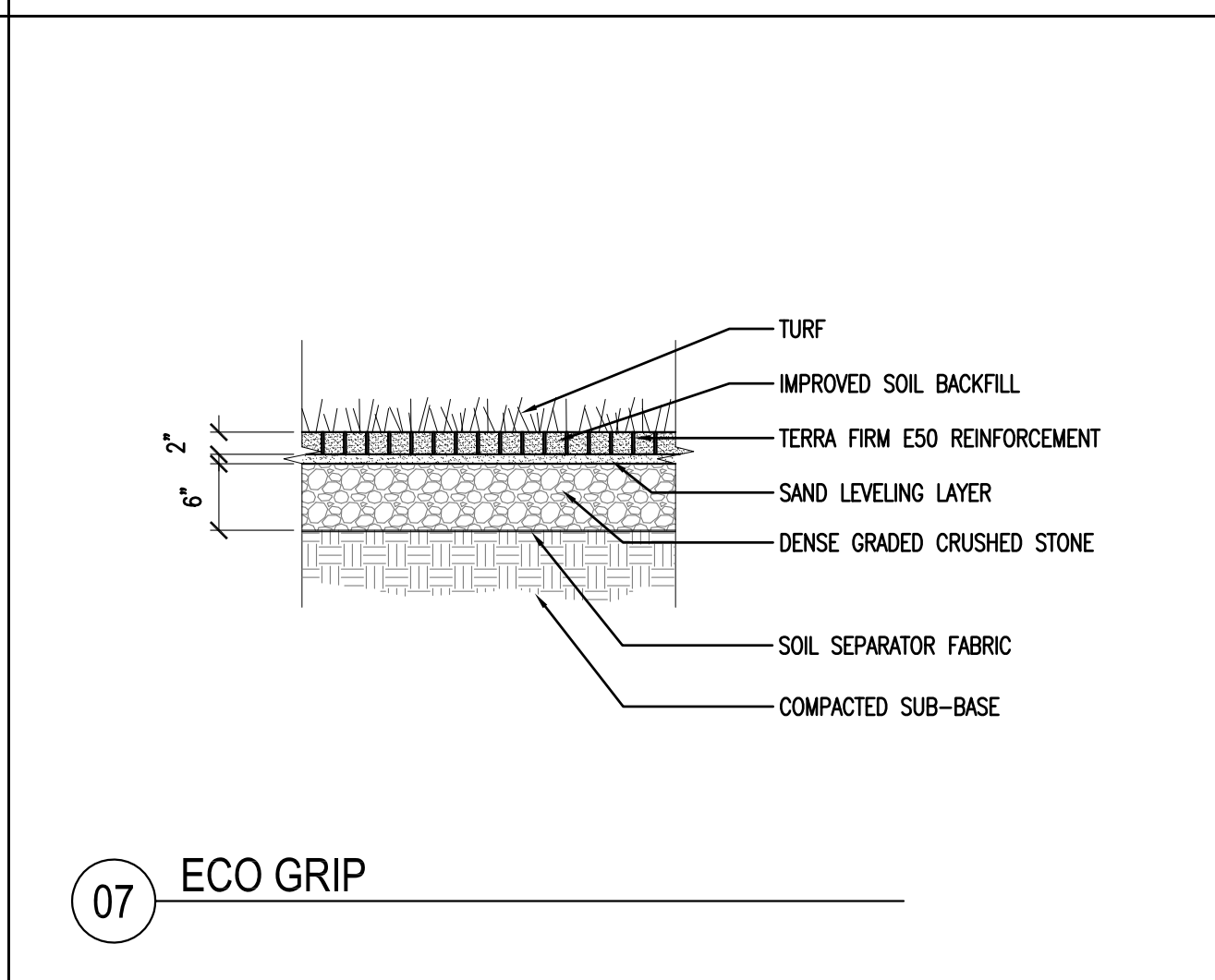
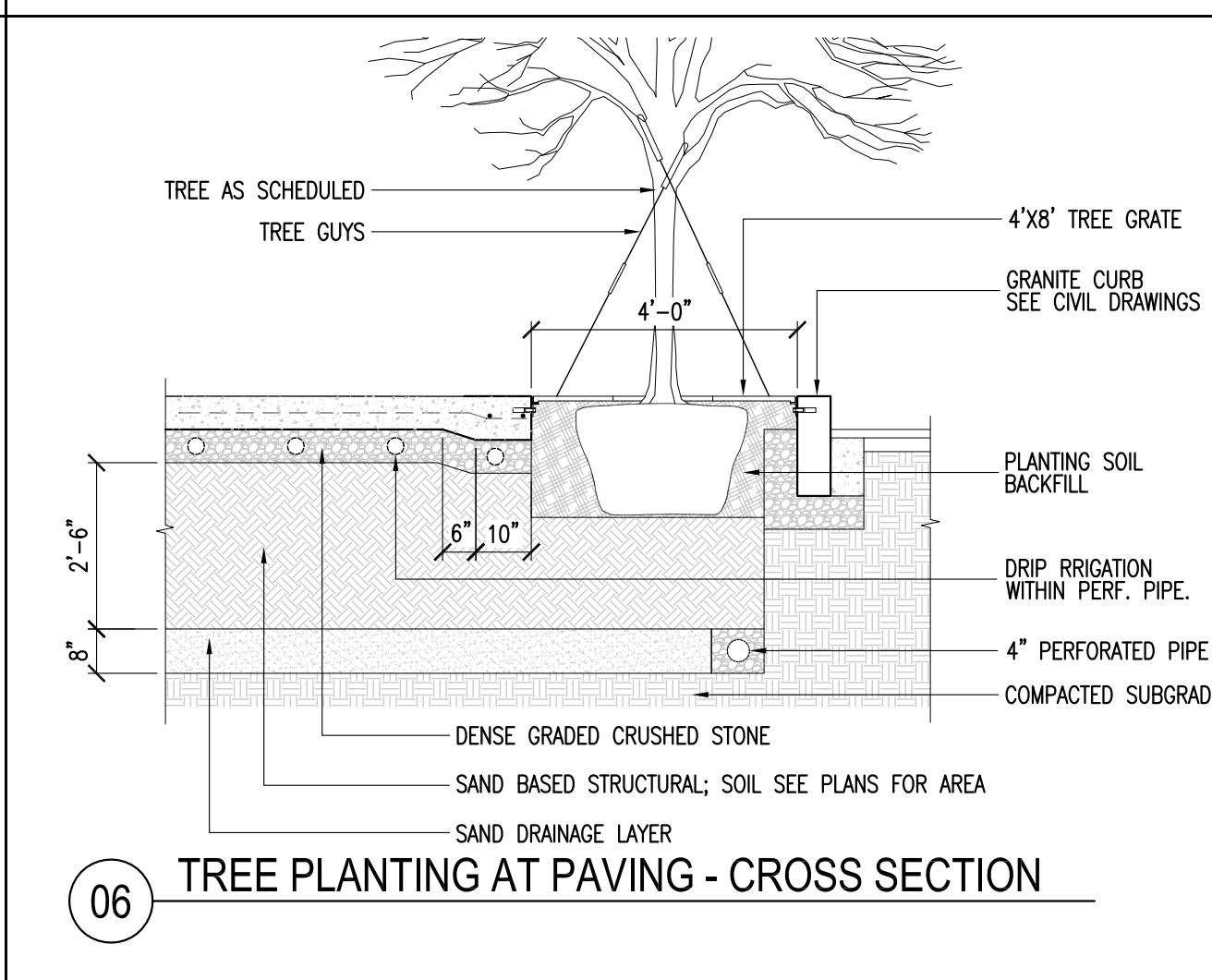
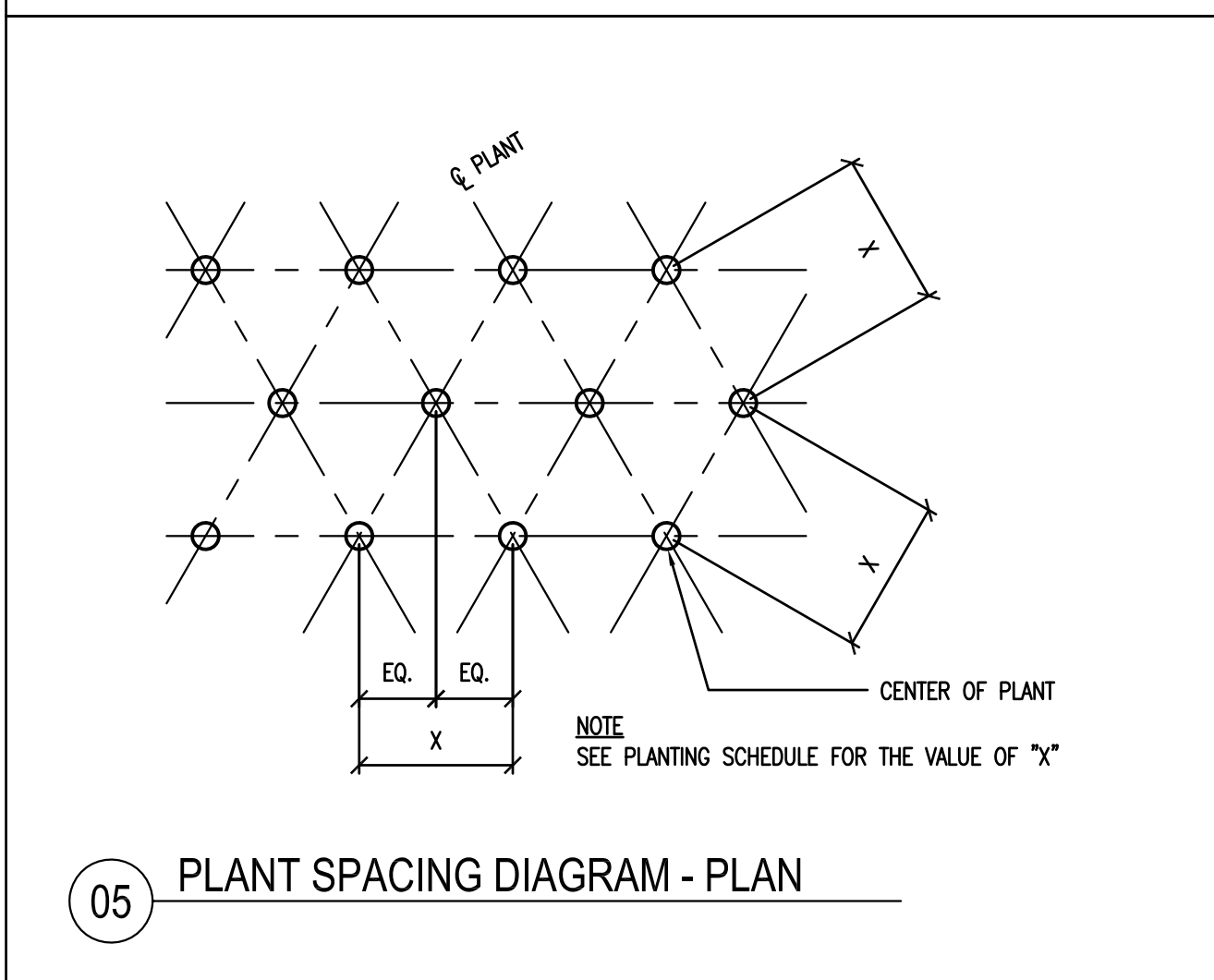
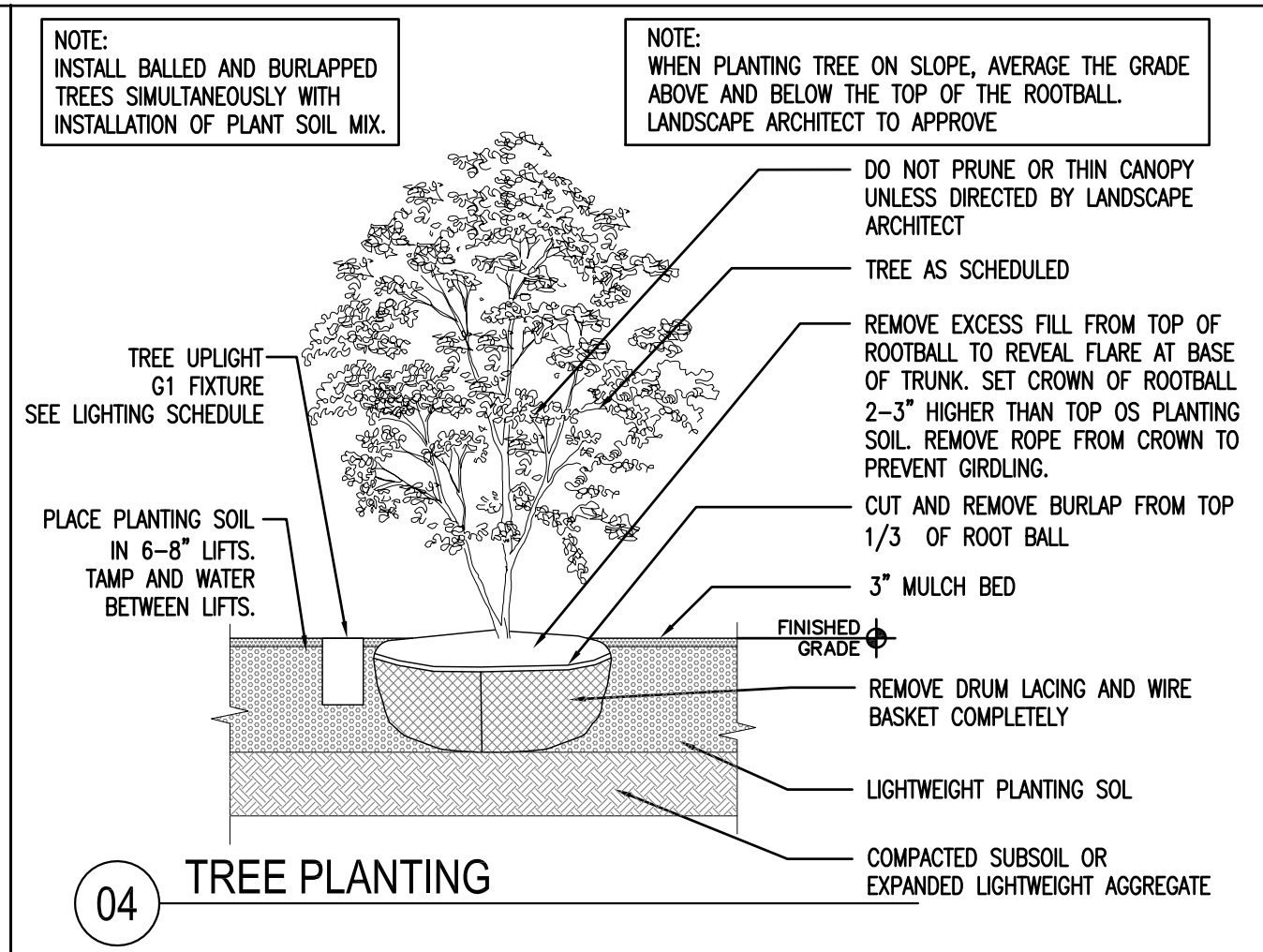
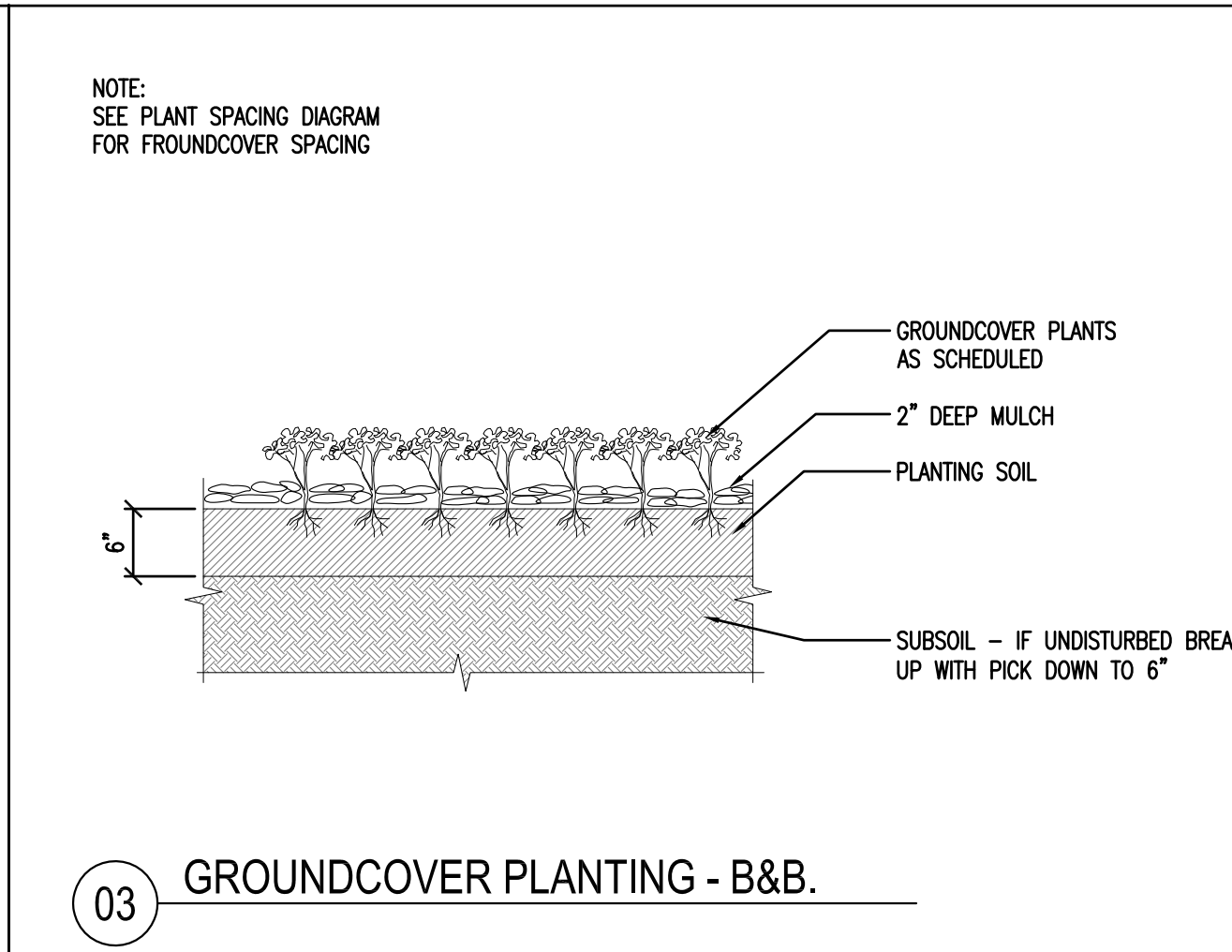
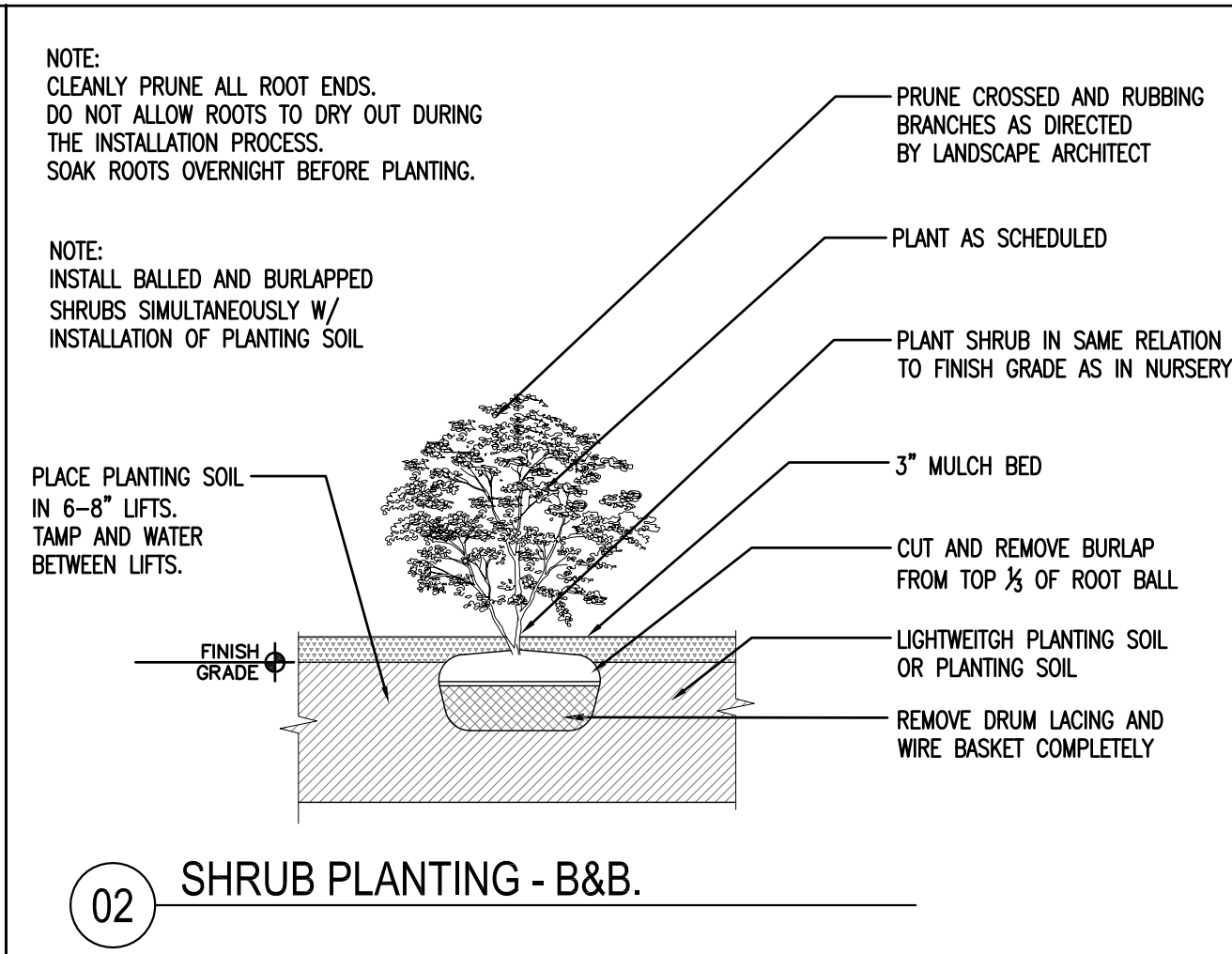
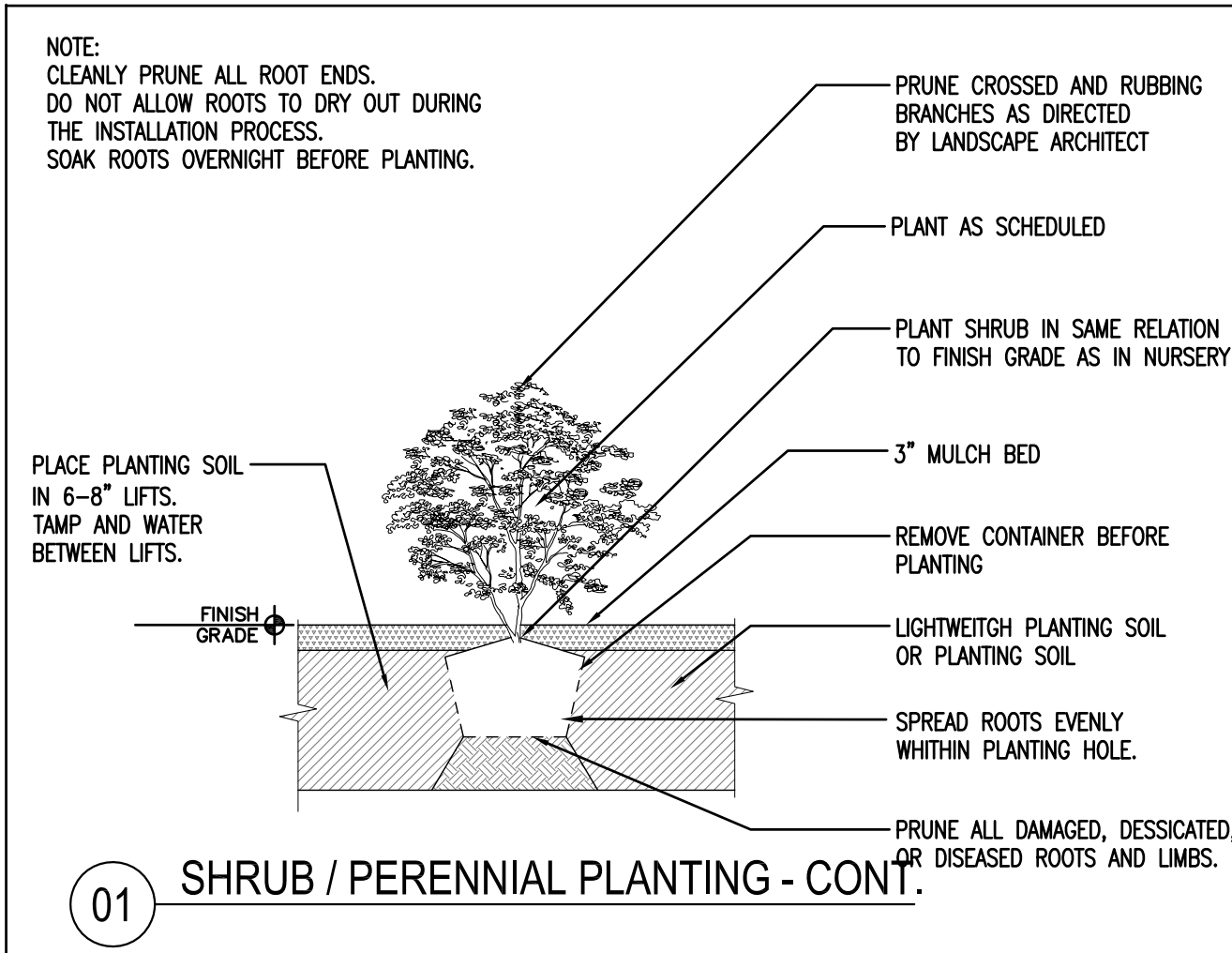
Checked By:

Job No.

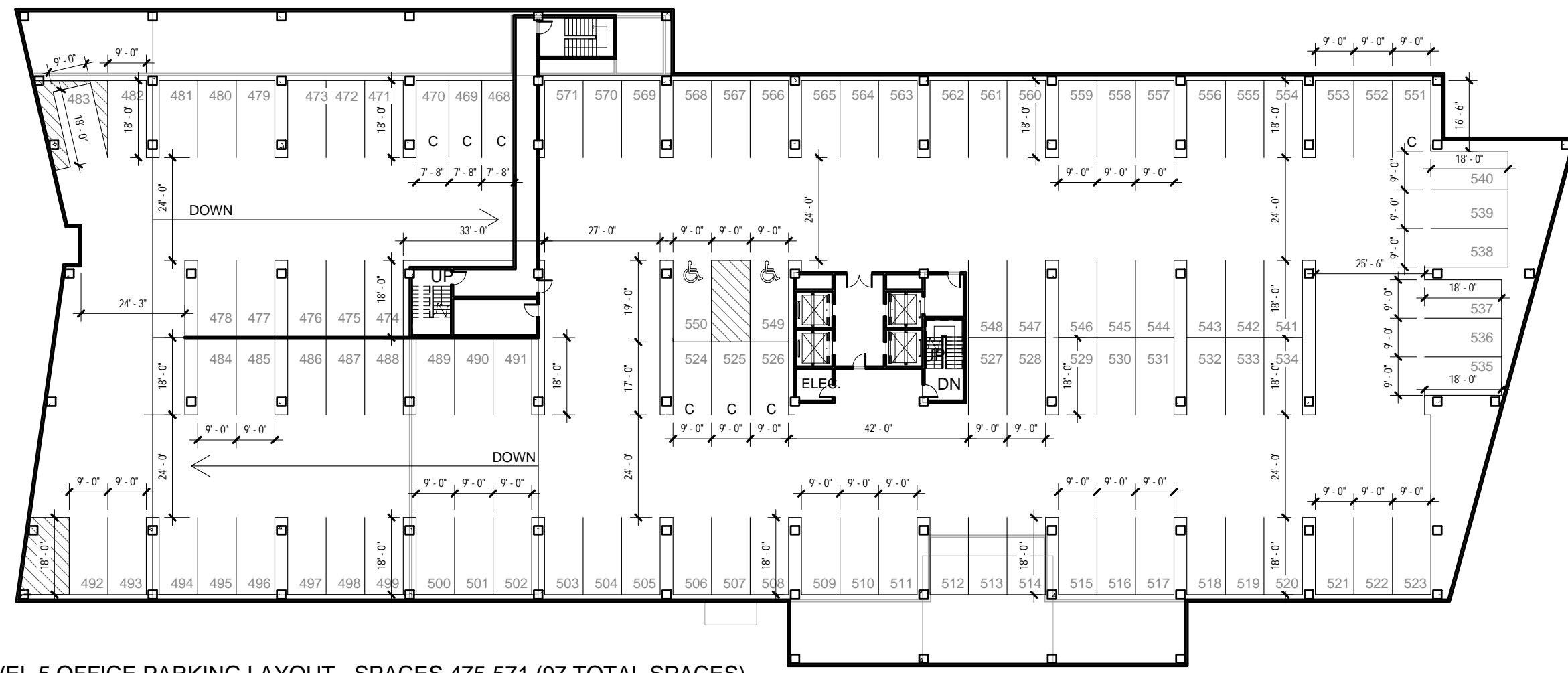
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PLANTING DETAILS**

Scale@Arch D:
VARIES
Drawing Date:
08/27/2012
Revision Date:
07/23/2013

Revision
L2.2

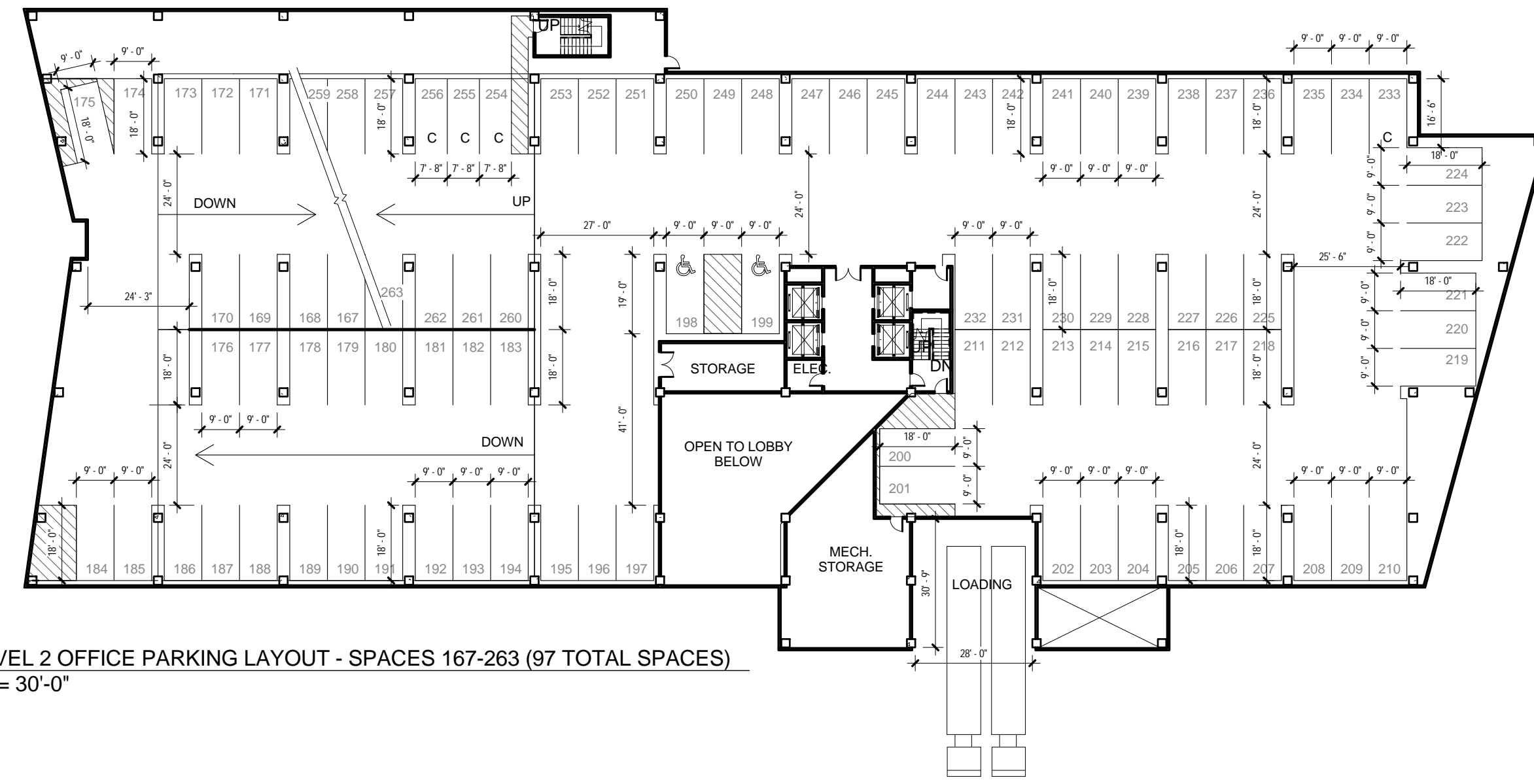


RIVERSIDE BUILDING A

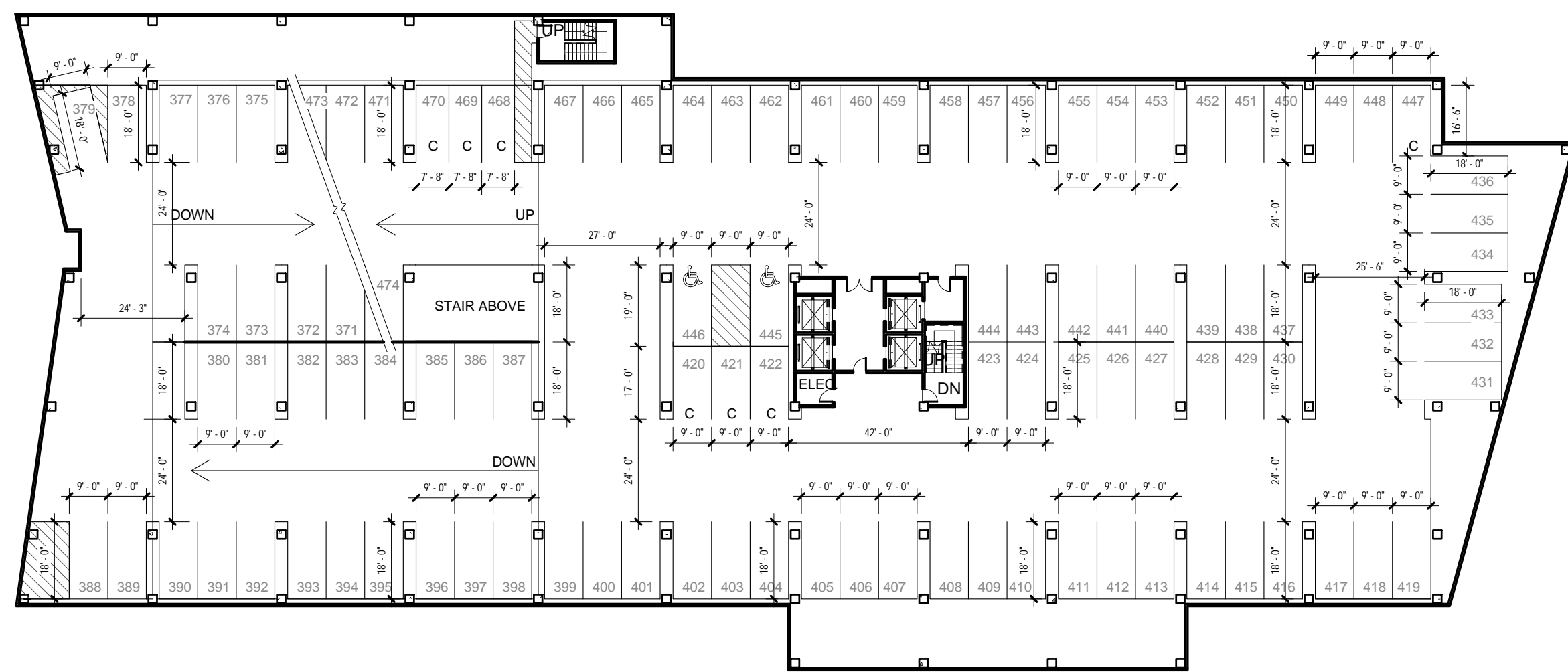


5 LEVEL 5 OFFICE PARKING LAYOUT - SPACES 475-571 (97 TOTAL SPACES)
1" = 30'-0"

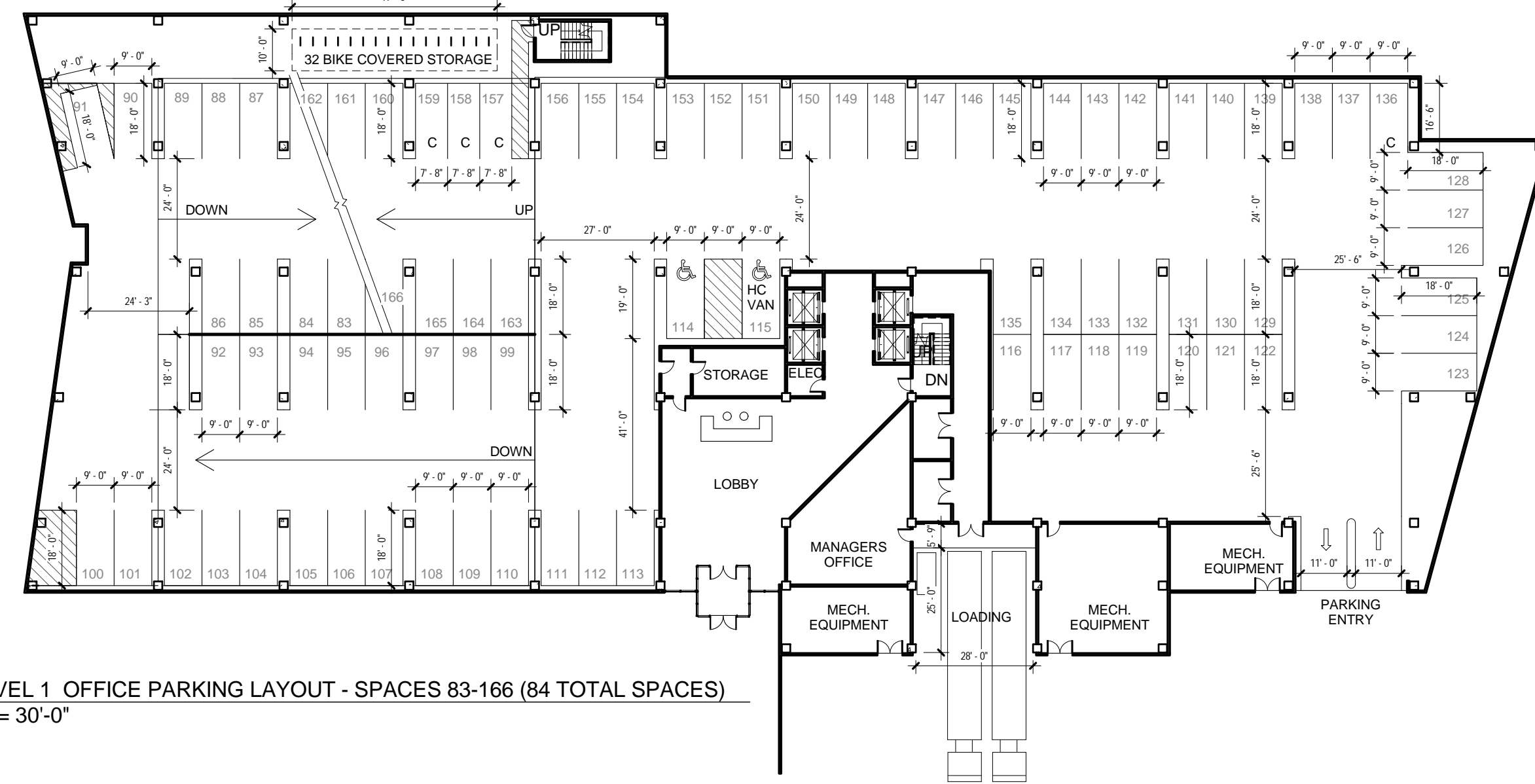
NOTE: SPACES 468-474 ARE INCLUDED IN THE SPACE COUNT FOR LEVEL 4. THESE SPACES ARE VISIBLE IN THE 4TH AND 5TH LEVEL PARKING PLANS



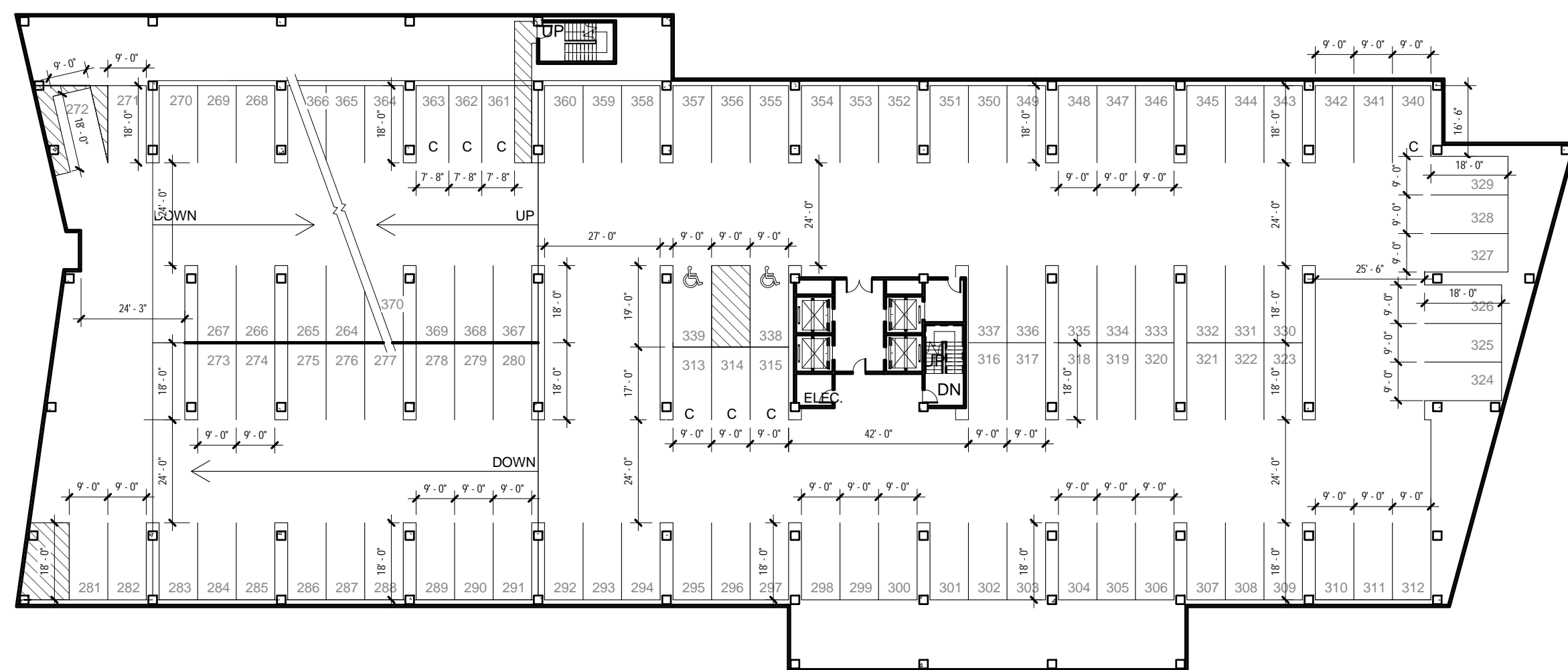
2 LEVEL 2 OFFICE PARKING LAYOUT - SPACES 167-263 (97 TOTAL SPACES)
1" = 30'-0"



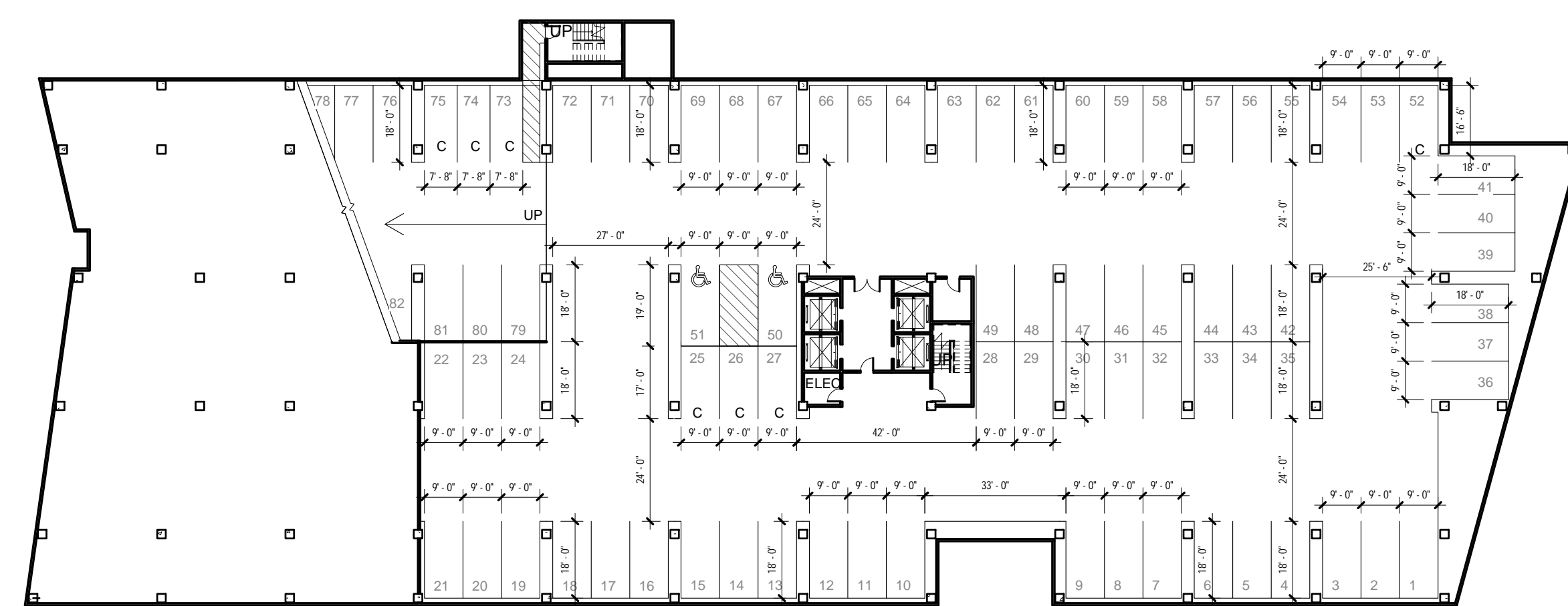
4 LEVEL 4 OFFICE PARKING LAYOUT - SPACES 371-474 (104 TOTAL SPACES)
1" = 30'-0"



1 LEVEL 1 OFFICE PARKING LAYOUT - SPACES 83-166 (84 TOTAL SPACES)
1" = 30'-0"



3 LEVEL 3 OFFICE PARKING LAYOUT - SPACES 264-370 (107 TOTAL SPACES)
1" = 30'-0"



0 LEVEL 0 OFFICE PARKING LAYOUT - SPACES 1-82 (82 TOTAL SPACES)
1" = 30'-0"

| PARKING SCHEDULE | | | | |
|-----------------------------|-----|-----|----|-------|
| NUMBER OF SPACES PER LEVEL: | | | | |
| | STD | CPT | HC | TOTAL |
| LEVEL 5 : | 91 | 4 | 2 | 97 |
| LEVEL 4 : | 95 | 7 | 2 | 104 |
| LEVEL 3 : | 98 | 7 | 2 | 107 |
| LEVEL 2 : | 91 | 4 | 2 | 97 |
| LEVEL 1 : | 78 | 4 | 2 | 84 |
| LEVEL 0 : | 73 | 7 | 2 | 82 |
| TOTAL SPACES: | | | | 571 |
| TOTAL HC : | | | | 12 |
| TOTAL COMPACT CAR: | | | | 33 |

NOTE:
- ALL STANDARD SPACES ARE 9' x 18'
- ALL HC SPACES ARE 9' x 19'
- COMPACT SPACES VARY

ADD Inc
311 SUMMER STREET BOSTON, MA 02110 617.234.3100

| ISSUANCES | | |
|-----------|-------------|------------|
| No. | Description | Date |
| | | 08.30.2012 |

Checked By: _____ Checker

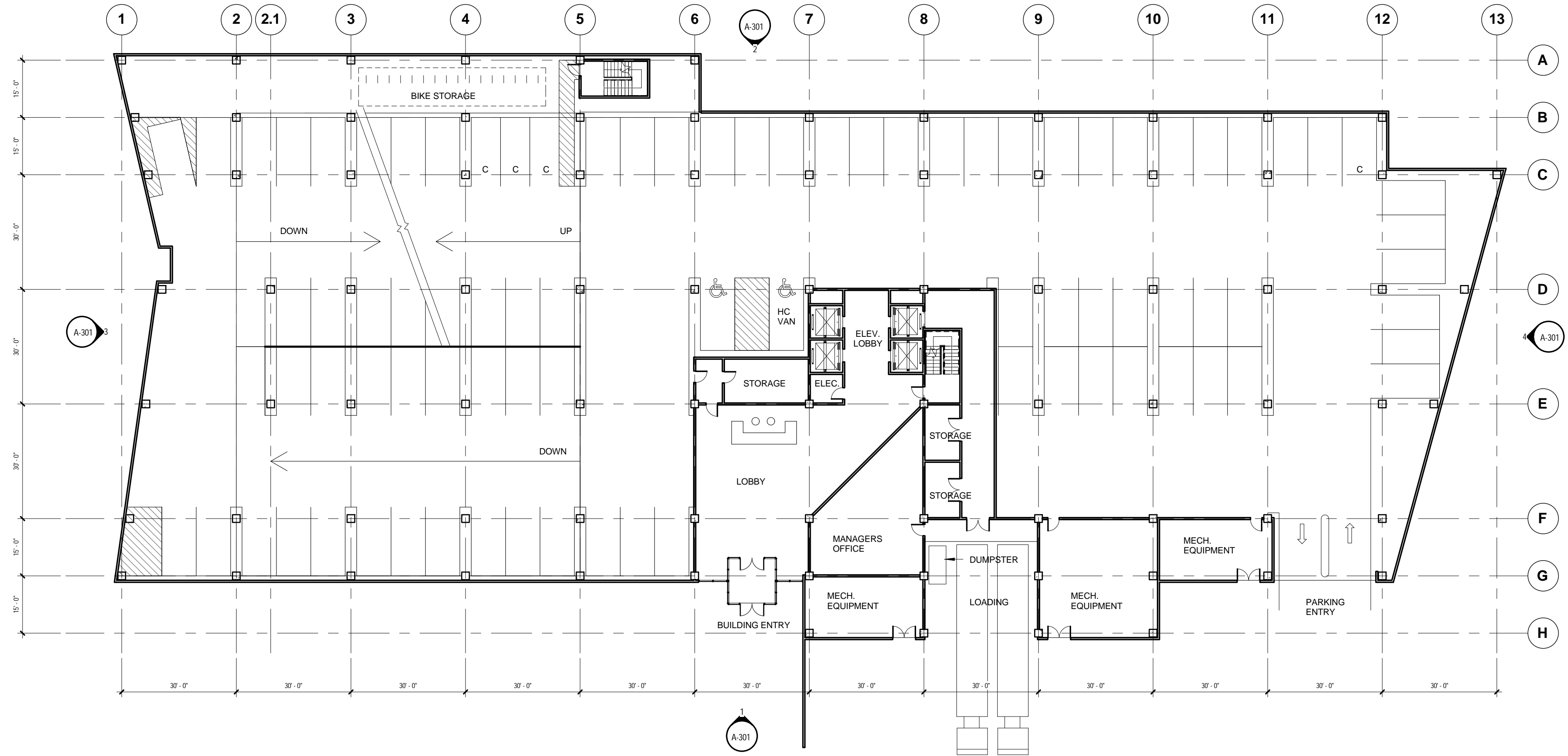
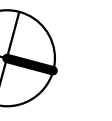
OFFICE PARKING LAYOUT LEVELS 0-5

Drawing Scale: As indicated

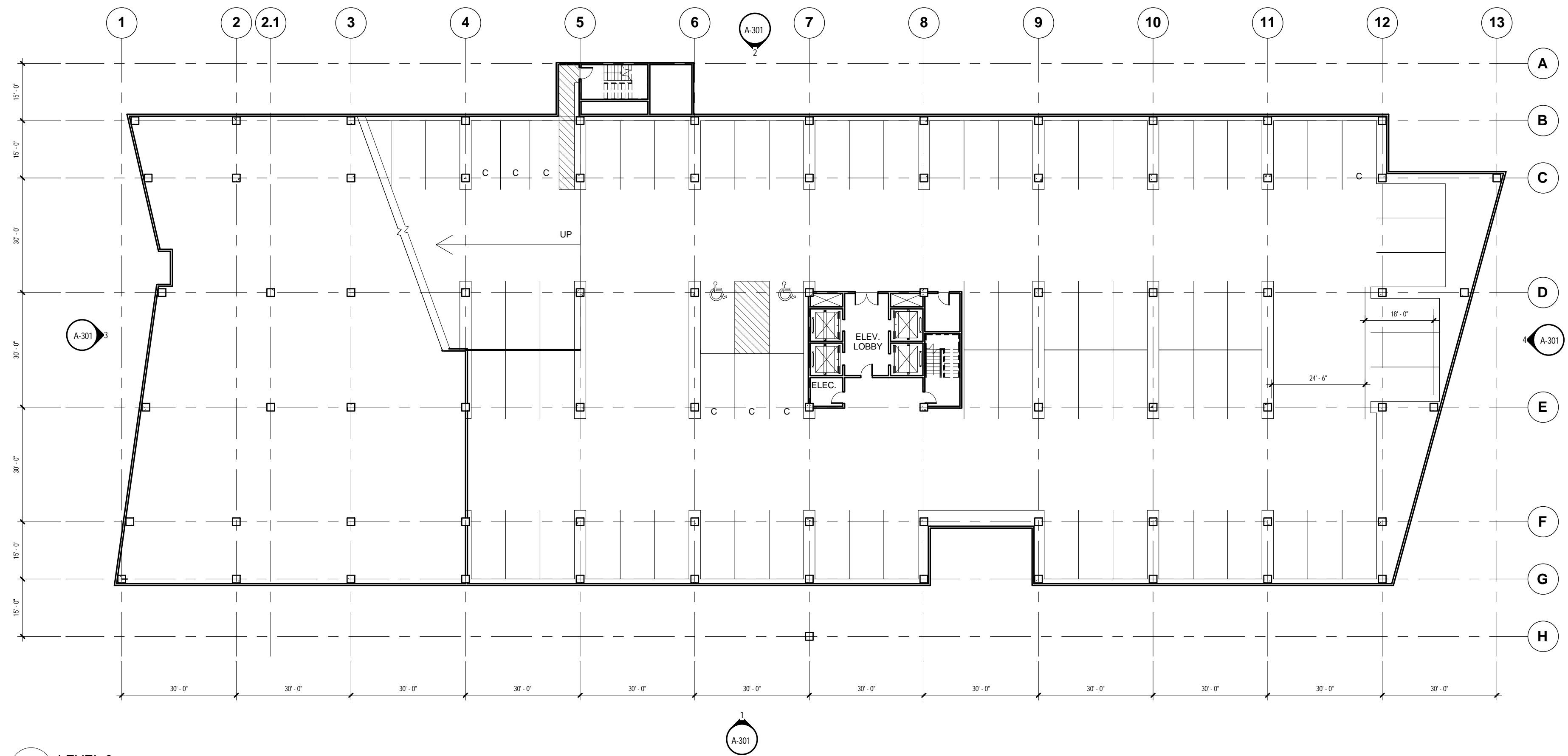
Job No. 09026.00

AP-100

RIVERSIDE BUILDING A



2 LEVEL 1
3/64" = 1'-0"



1 LEVEL 0
3/64" = 1'-0"

ADD Inc

311 SUMMER STREET BOSTON, MA 02110 617.234.3100

ISSUANCES

| No. | Description | Date |
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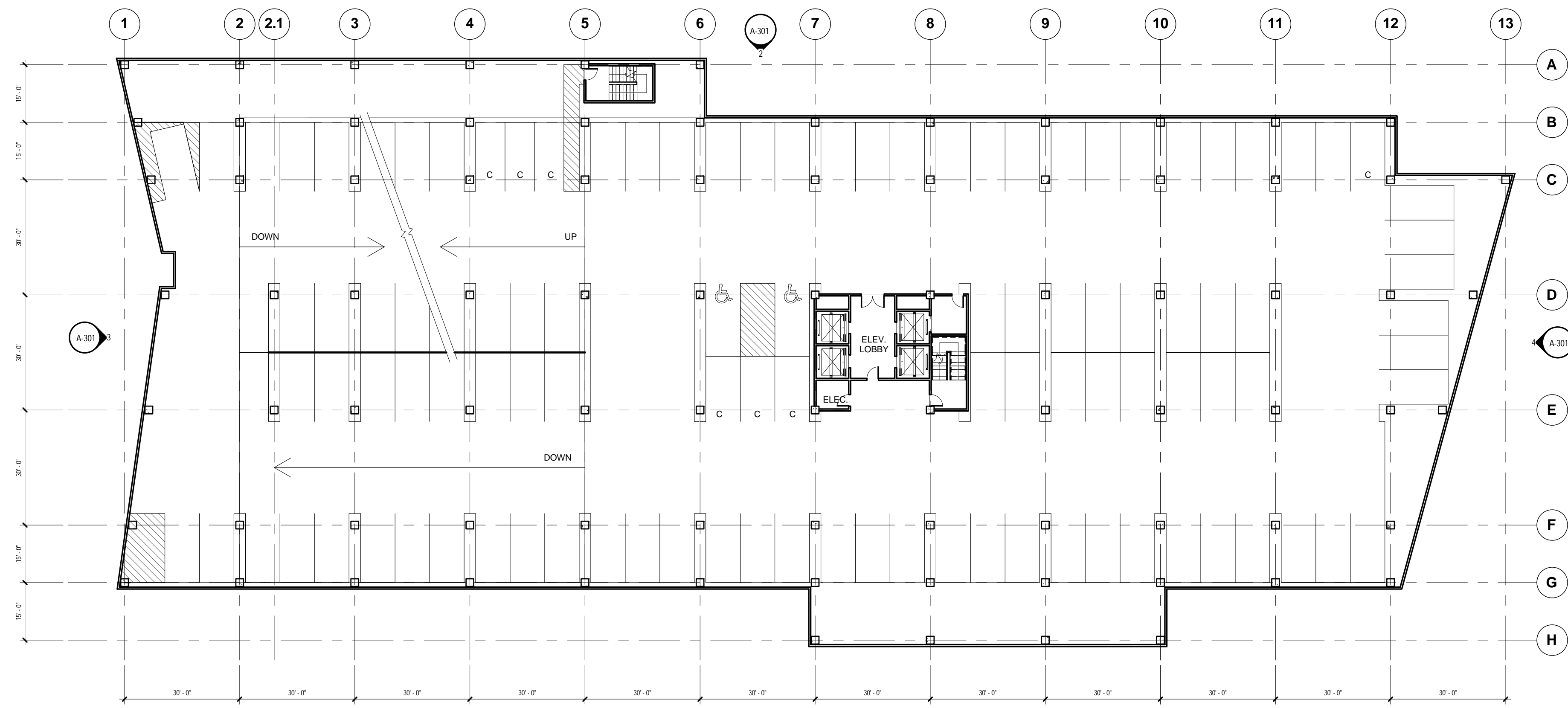
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FLOOR PLANS
LEVELS 0-1

Drawing Scale: 3/64" = 1'-0"

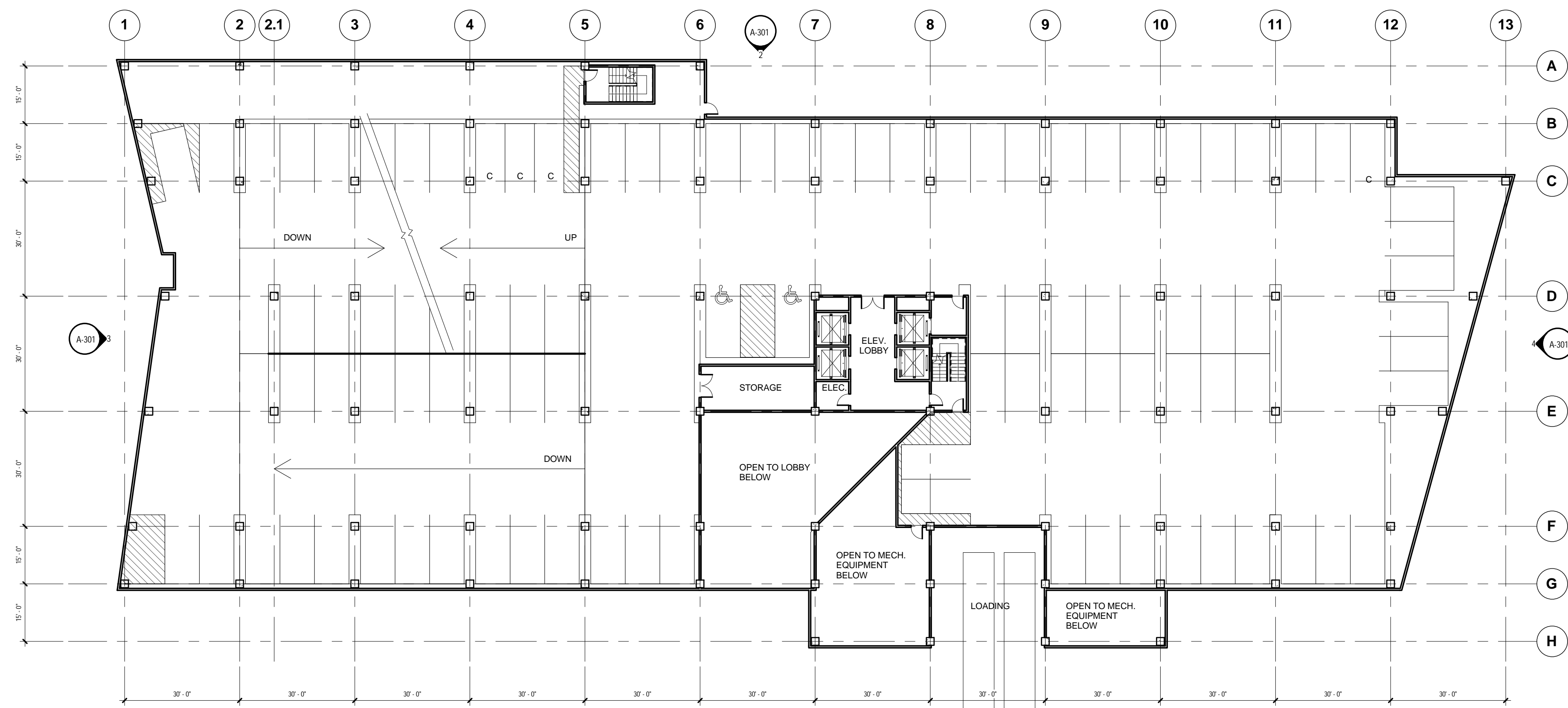
Job No. 09026.00

RIVERSIDE BUILDING A



2 LEVEL 3-4
3/64" = 1'-0"

NOTE: LEVELS 3 AND 4 ARE IDENTICAL



1 LEVEL 2
3/64" = 1'-0"



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ISSUANCES

| No. | Description | Date |
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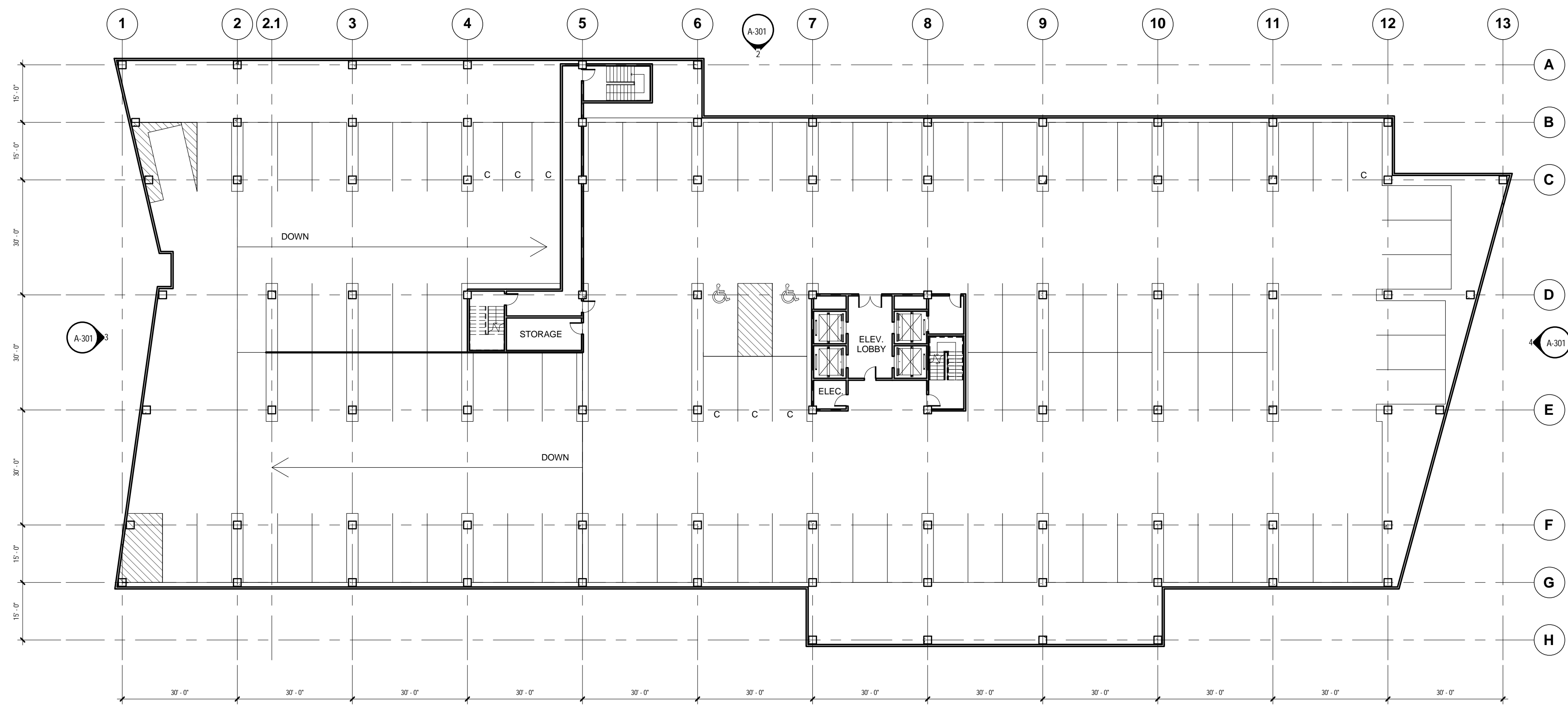
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FLOOR PLANS
LEVELS 2,3-4

Drawing Scale: 3/64" = 1'-0"

Job No. 09026.00

RIVERSIDE BUILDING A



1 LEVEL 5
3/64" = 1'-0"

ISSUANCES

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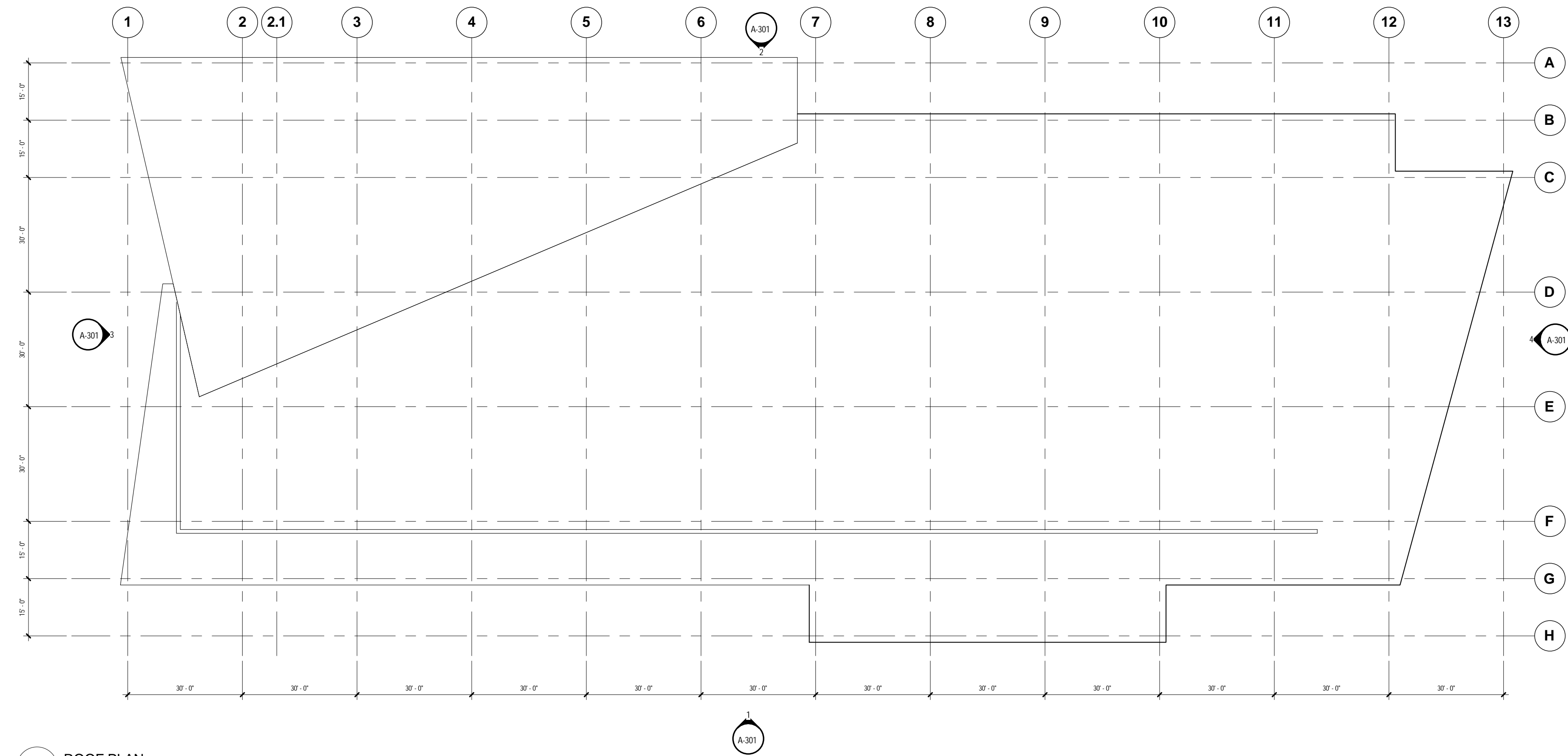
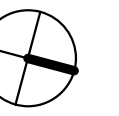
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FLOOR PLANS
LEVEL 5

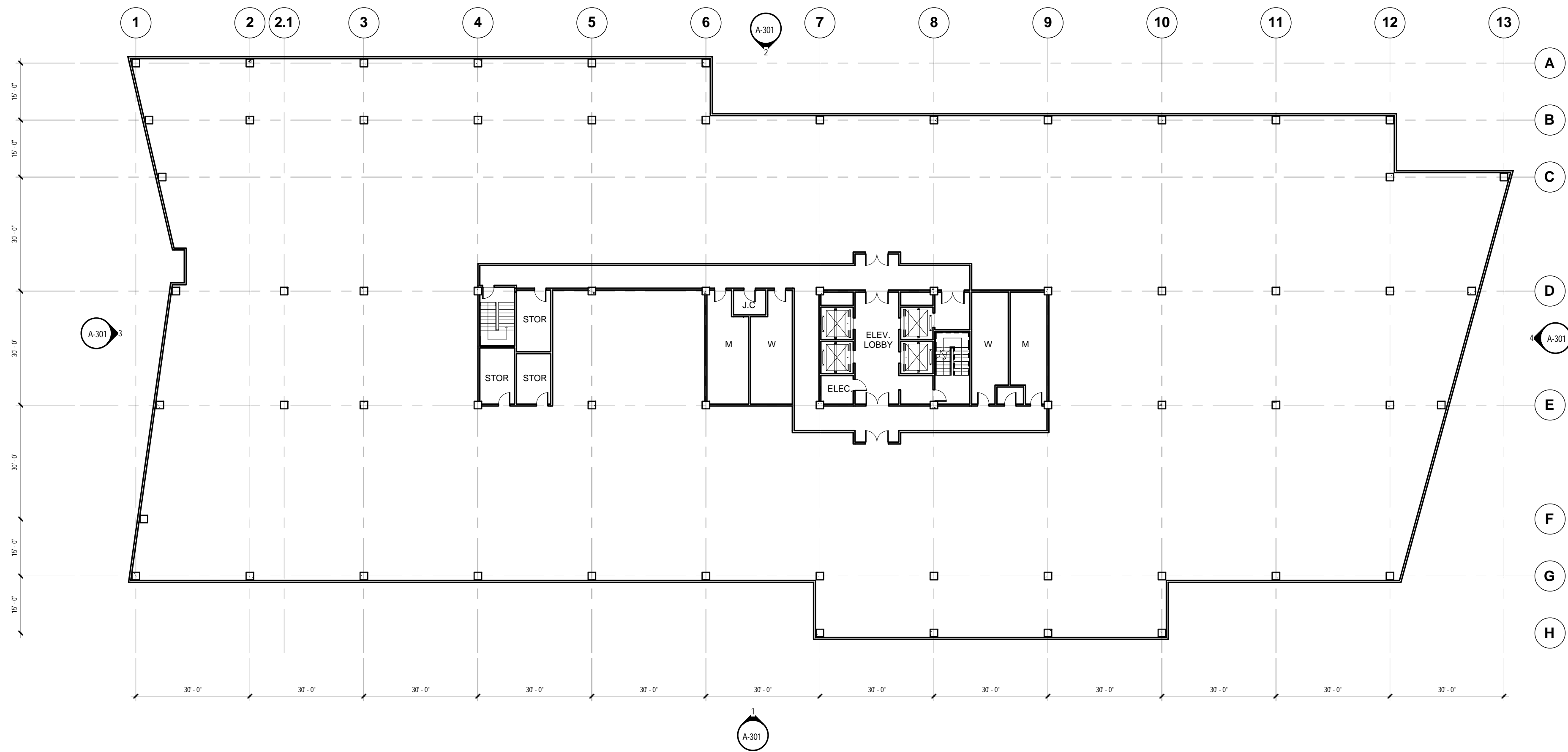
Drawing Scale: 3/64" = 1'-0"

Job No. 09026.00

RIVERSIDE BUILDING A



1 ROOF PLAN
3/64" = 1'-0"



2 LEVEL 6 - 10 OFFICE FLOOR PLAN
3/64" = 1'-0"

NOTE: LEVELS 6 THROUGH 10 ARE IDENTICAL



311 SUMMER STREET BOSTON, MA 02110 617.234.3100

ISSUANCES

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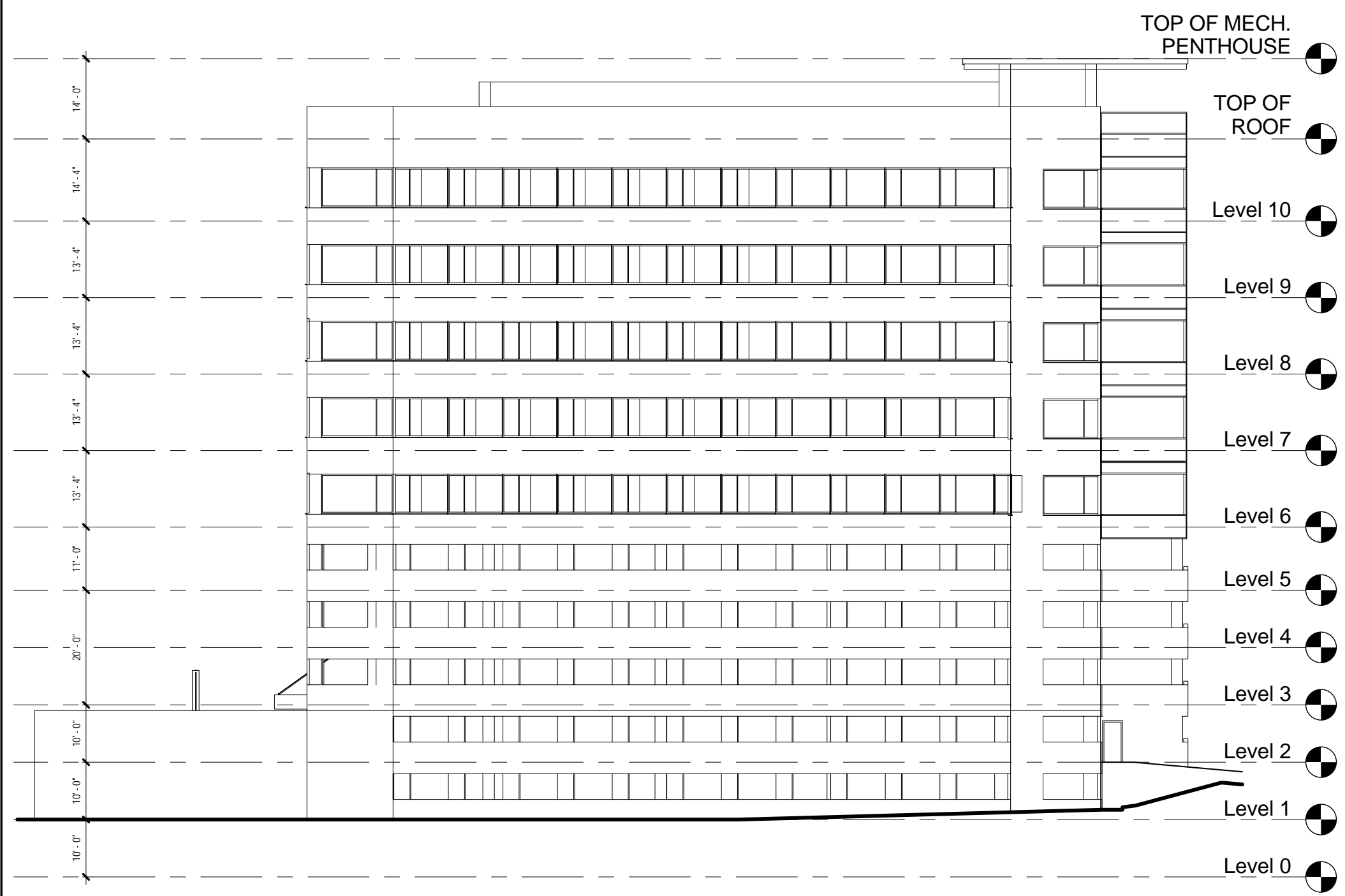
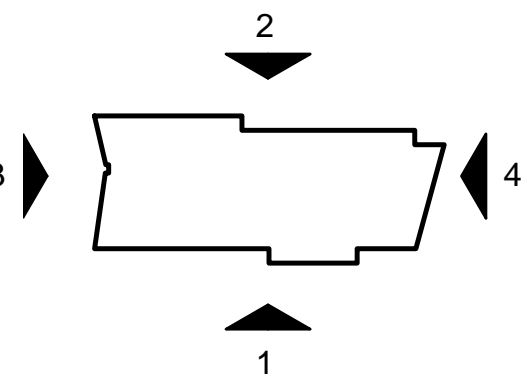
LEVELS 6-10 & ROOF PLAN

Drawing Scale: 3/64" = 1'-0"

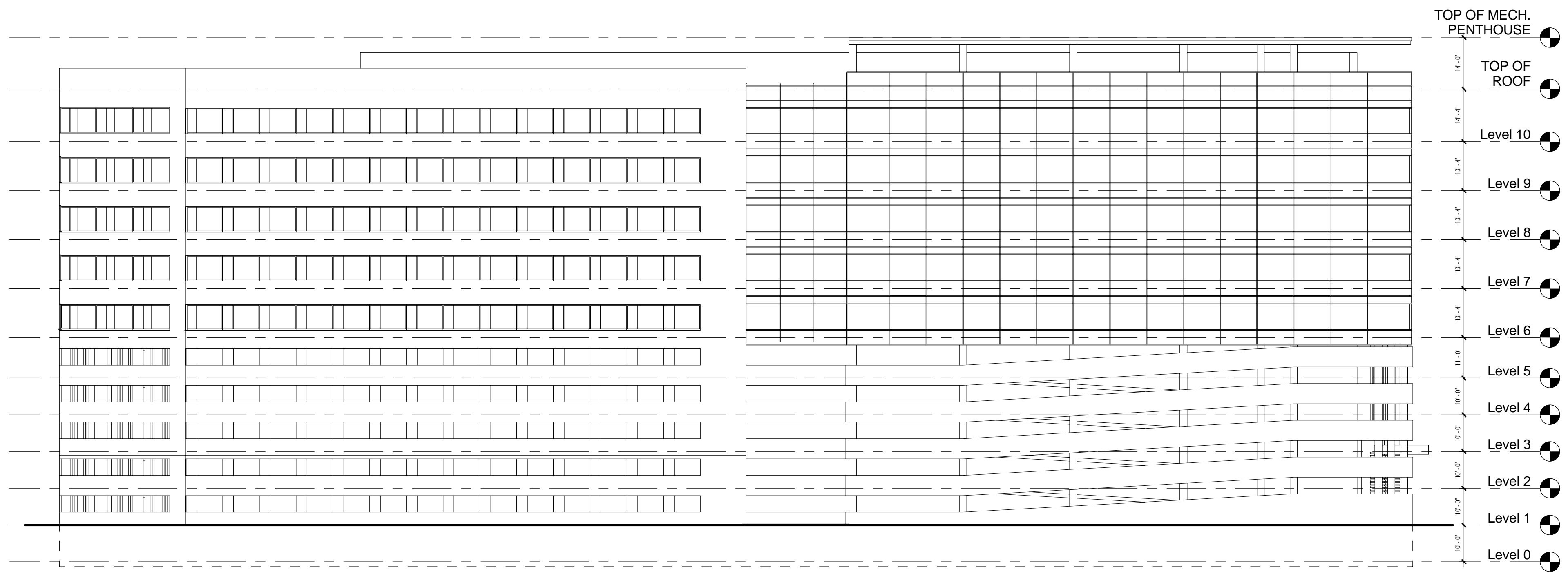
Job No. 09026.00

A-105

RIVERSIDE BUILDING A



4 NORTH ELEVATION (VIEW FROM CHARLES RIVER BASIN)
3/64" = 1'-0"



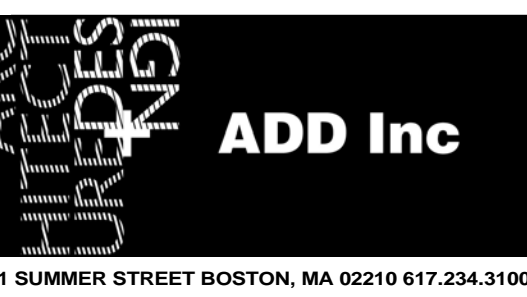
2 WEST ELEVATION (VIEW FROM I-93)
3/64" = 1'-0"



3 SOUTH ELEVATION (VIEW FROM HOTEL INDIGO)
3/64" = 1'-0"



1 EAST ELEVATION (VIEW FORM INTERMODAL COMMUTER FACILITY)
3/64" = 1'-0"



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BUILDING ELEVATIONS

Drawing Scale: As indicated

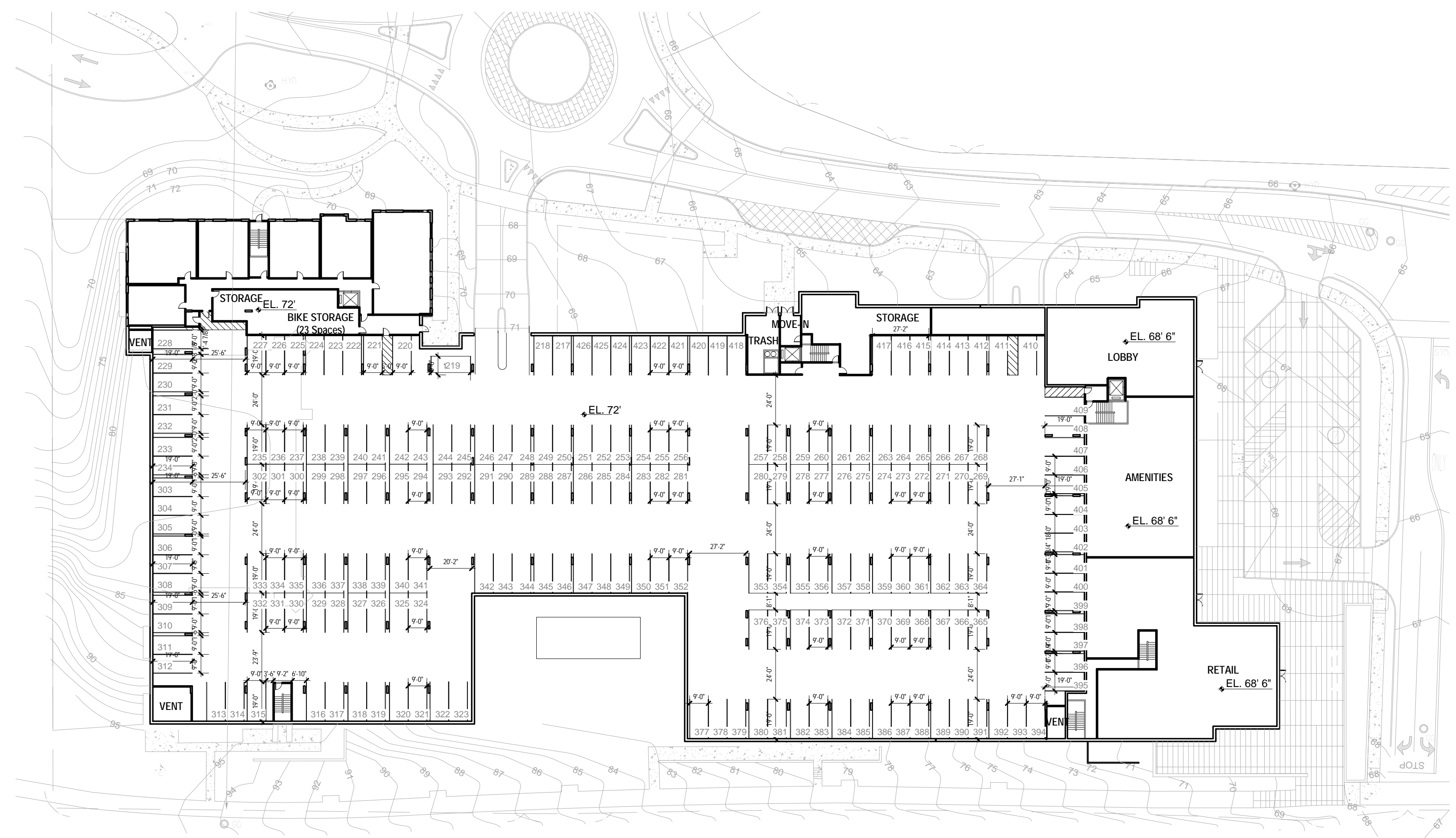
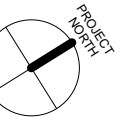
Job No. 09026.00

A-301

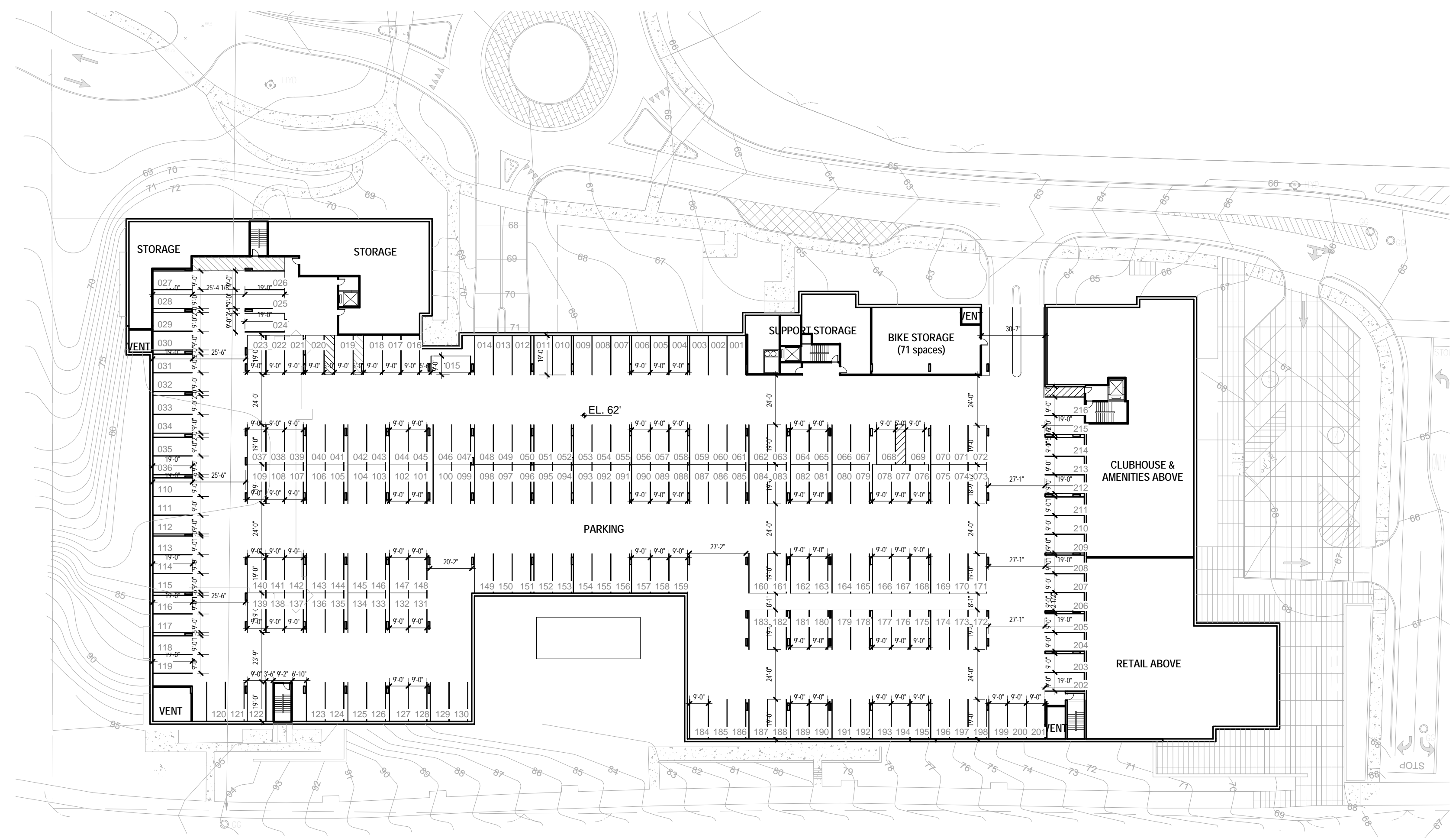
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Riverside, Newton MA

SECONDARY LOGO / NAME
(IF APPLICABLE)



2 0-UPPER PARKING LAYOUT
1" = 40'-0"



1 0-LOWER PARKING LAYOUT
1" = 40'-0"

ADD Inc

311 SUMMER STREET BOSTON, MA 02210 617.234.3100

ISSUANCES

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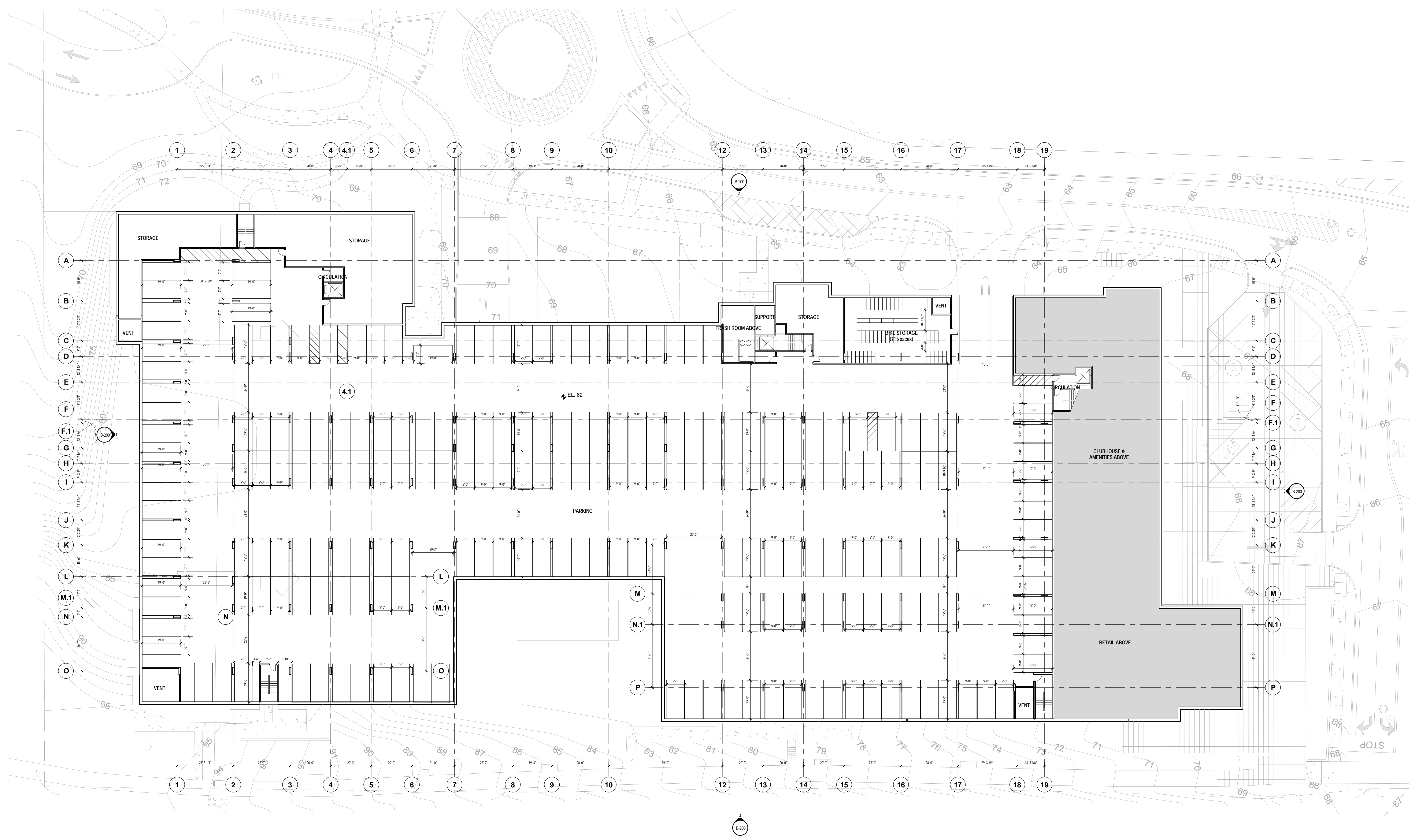
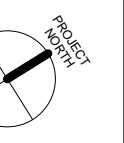
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**BUILDING B
PARKING LAYOUTS**

Drawing Scale: 1" = 40'-0"

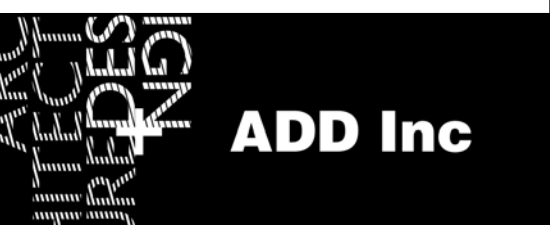
Job No. 09026.06

B-100.1



UNIT MIX

| | | |
|--------------------------------|------------|-------|
| STUDIO UNITS | 18 | 6.2% |
| 1-BED UNITS | 157 | 54.2% |
| 2-BED UNITS | 103 | 35.5% |
| 3-BED UNITS | 12 | 4.1% |
| TOTAL UNITS | 290 | |
| (+ ONE MODEL UNIT = 291 UNITS) | | |



311 SUMMER STREET BOSTON, MA 02210 617.234.3100

ISSUANCES

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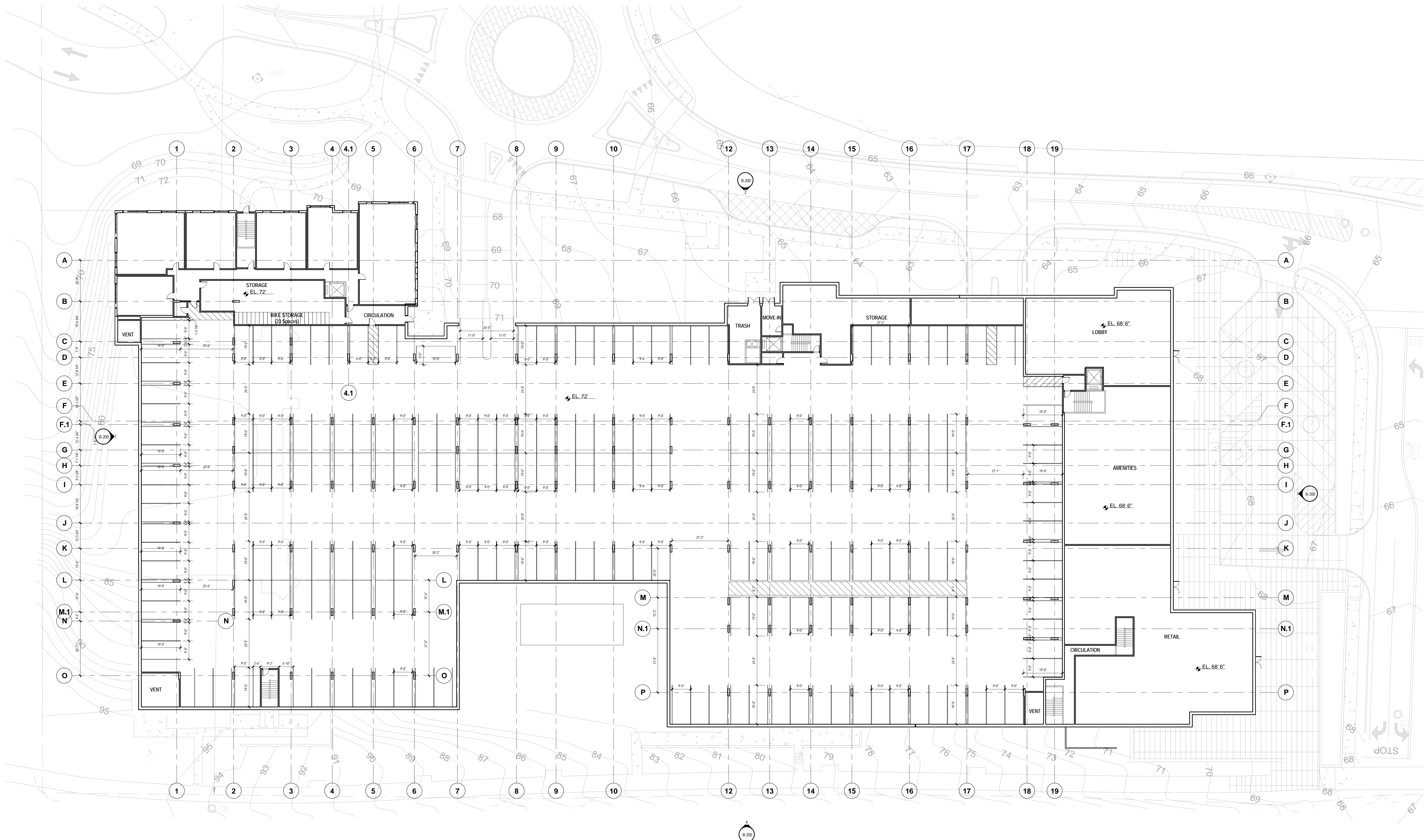
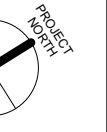
**BUILDING B
LOWER PARKING
FLOOR PLAN**

Drawing Scale: As indicated

Job No. 09026.06

B-100.2

1 0-LOWER PARKING
1" = 20'-0"



UNIT MIX

| | | |
|--------------------------------|-----|-------|
| STUDIO UNITS | 18 | 6.2% |
| 1-BED UNITS | 157 | 54.2% |
| 2-BED UNITS | 103 | 35.5% |
| 3-BED UNITS | 12 | 4.1% |
| TOTAL UNITS | 290 | |
| (+ ONE MODEL UNIT = 291 UNITS) | | |

ADD Inc
311 SUMMER STREET BOSTON, MA 02210 617.234.3100

ISSUANCES

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**BUILDING B UPPER
PARKING FLOOR
PLAN**

Drawing Scale: As indicated
Job No. 09026.06

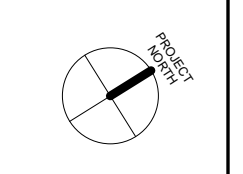
B-100.3

1 0-UPPER PARKING
1" = 20'-0"

Enter address here

Riverside, Newton MA

SECONDARY LOGO / NAME
(IF APPLICABLE)



UNIT MIX

| | | |
|--------------------------------|-----|-------|
| STUDIO UNITS | 18 | 6.2% |
| 1-BED UNITS | 157 | 54.2% |
| 2-BED UNITS | 103 | 35.5% |
| 3-BED UNITS | 12 | 4.1% |
| TOTAL UNITS | 290 | |
| (+ ONE MODEL UNIT = 291 UNITS) | | |

ADD Inc
311 SUMMER STREET BOSTON, MA 02210 617.234.3100

ISSUANCES

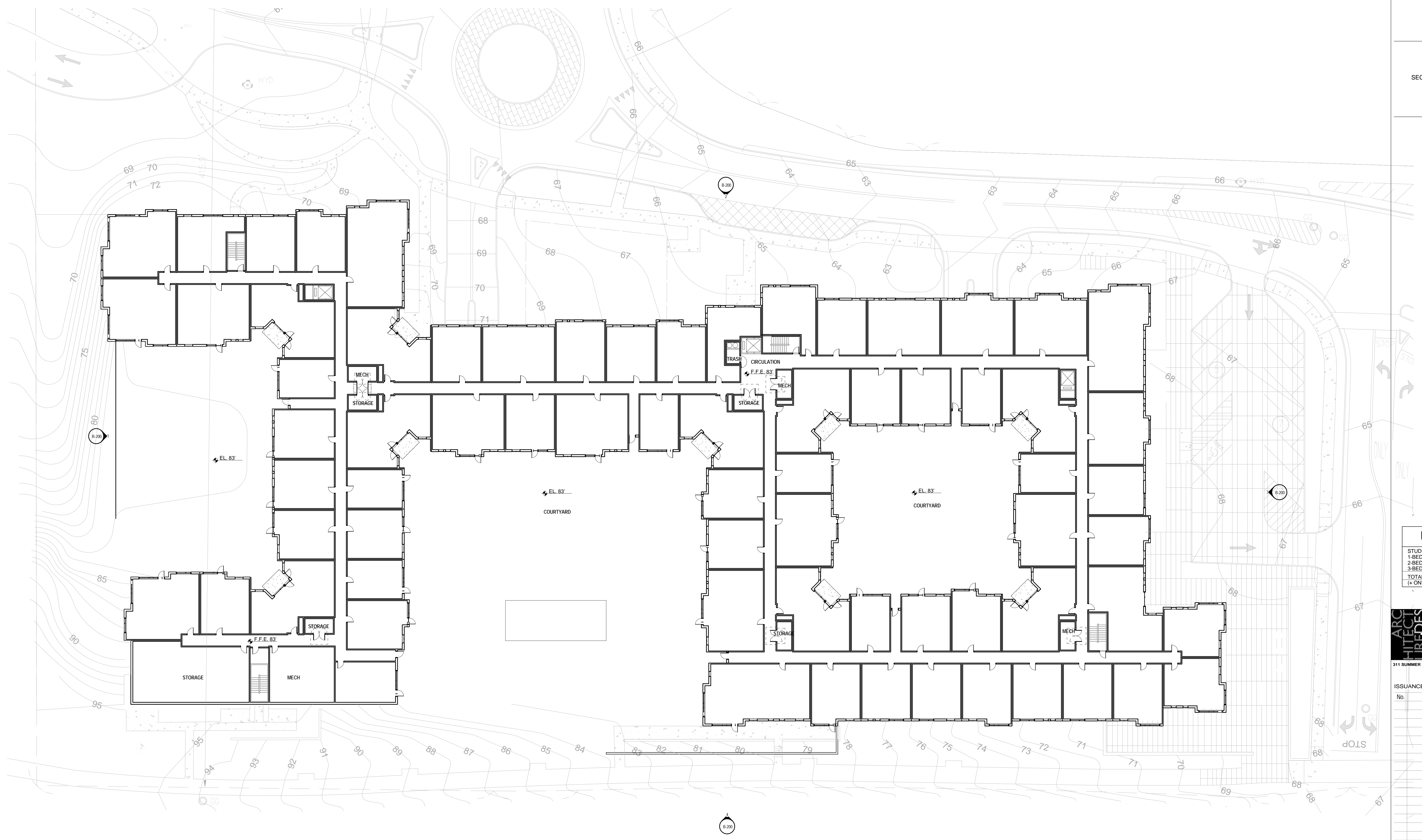
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BUILDING B FIRST RESIDENTIAL FLOOR PLAN

Drawing Scale: As indicated
Job No. 09026.06

B-101

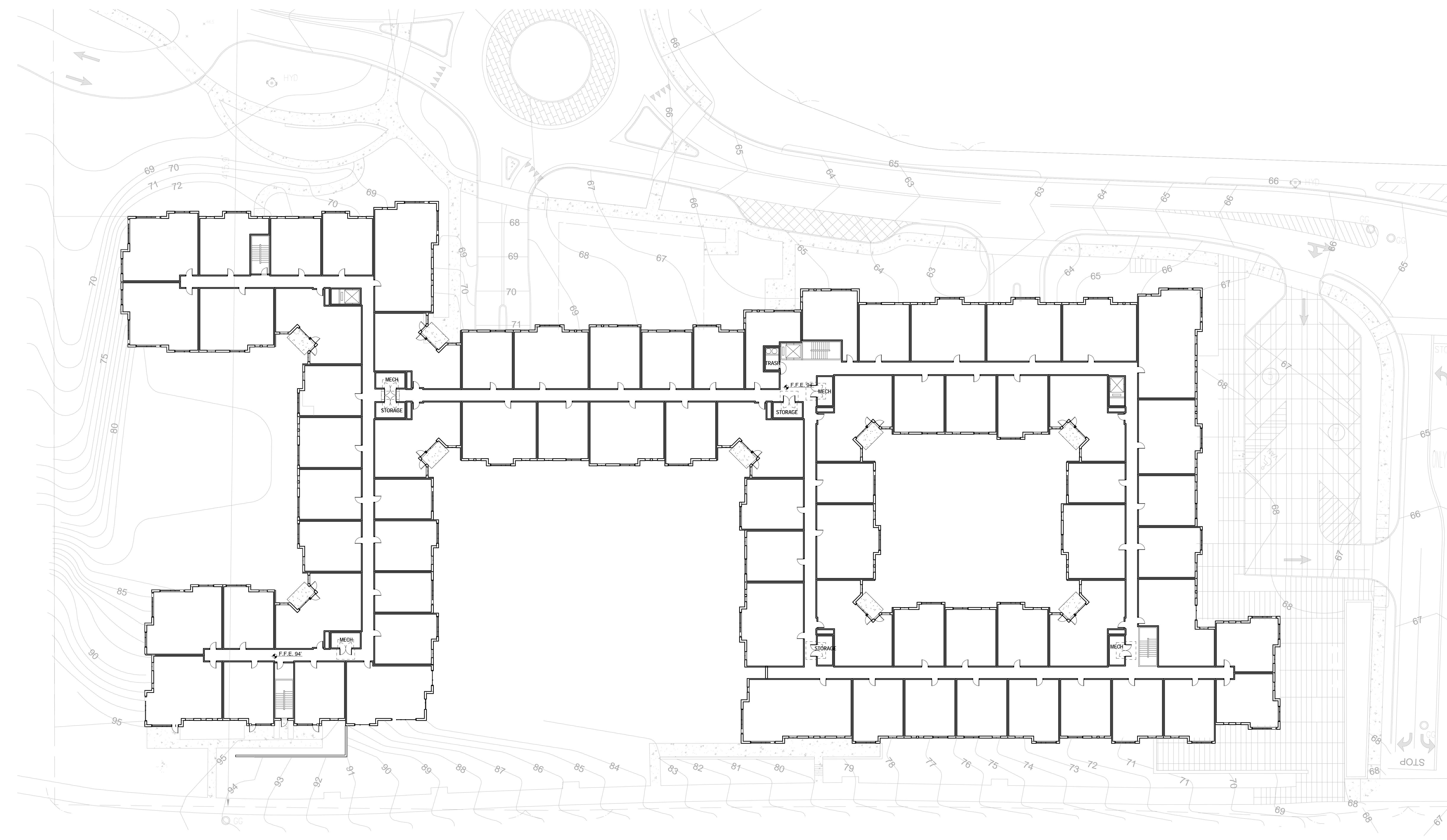


1 1-FIRST RESIDENTIAL FLOOR PLAN
1" = 20'-0"

Enter address here

Riverside, Newton MA

SECONDARY LOGO / NAME
(IF APPLICABLE)



| UNIT MIX | | |
|--------------------------------|-----|-------|
| STUDIO UNITS | 18 | 6.2% |
| 1-BED UNITS | 157 | 54.2% |
| 2-BED UNITS | 103 | 35.5% |
| 3-BED UNITS | 12 | 4.1% |
| TOTAL UNITS | 290 | |
| (+ ONE MODEL UNIT = 291 UNITS) | | |

ADD Inc
311 SUMMER STREET BOSTON, MA 02210 617.234.3190

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**BUILDING B
SECOND FLOOR
RESIDENTIAL
FLOOR PLAN**

Drawing Scale: As indicated
Job No. 09026.06

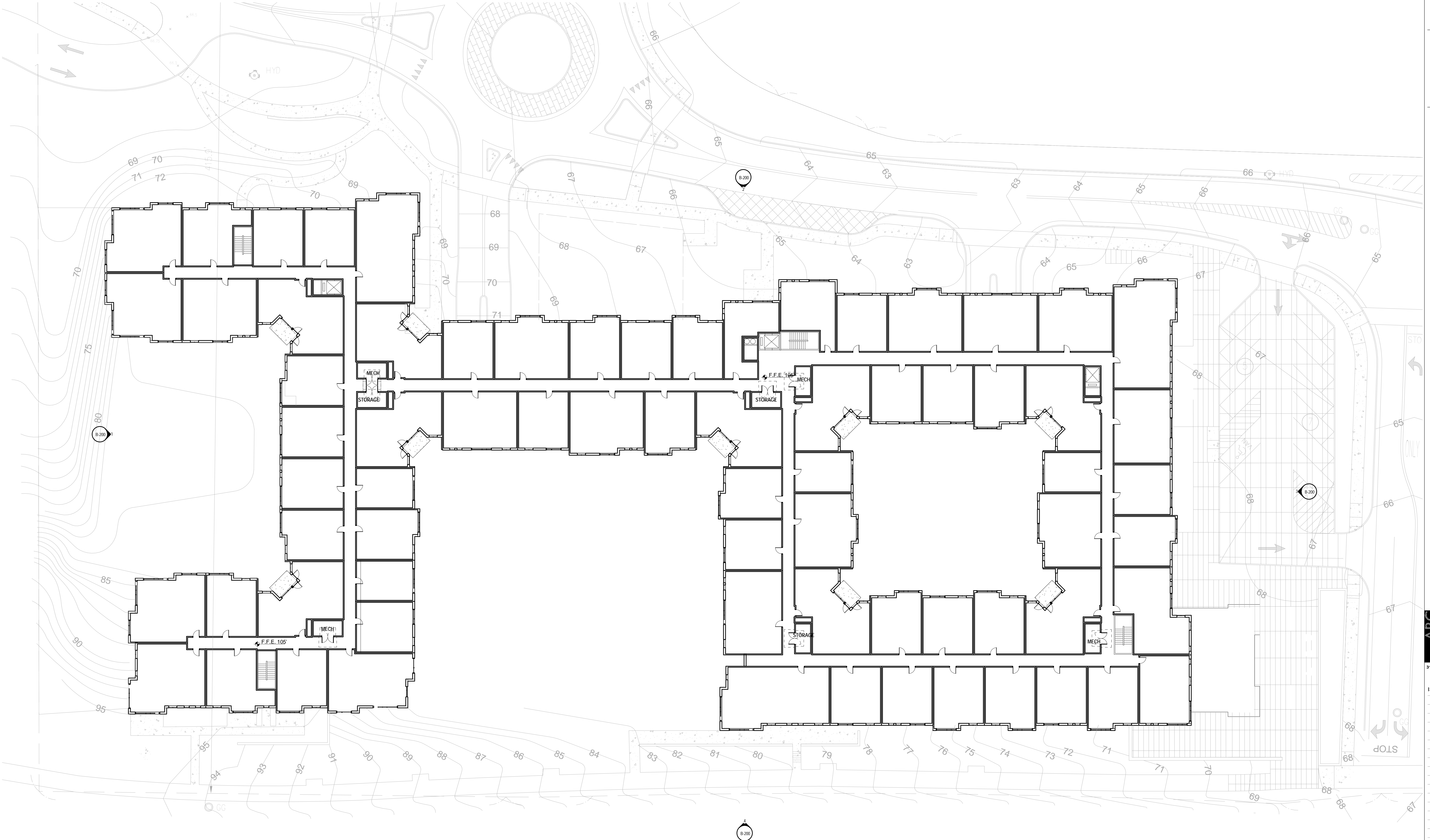
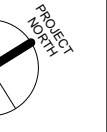
B-102

1 2-SECOND RESIDENTIAL FLOOR PLAN
1" = 20'-0"

Enter address here

Riverside, Newton MA

SECONDARY LOGO / NAME
(IF APPLICABLE)



UNIT MIX

| | | |
|--------------------------------|-----|-------|
| STUDIO UNITS | 18 | 6.2% |
| 1-BED UNITS | 157 | 54.2% |
| 2-BED UNITS | 103 | 35.5% |
| 3-BED UNITS | 12 | 4.1% |
| TOTAL UNITS | 290 | |
| (+ ONE MODEL UNIT = 291 UNITS) | | |



311 SUMMER STREET BOSTON, MA 02210 617.234.3100

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BUILDING B THIRD FLOOR RESIDENTIAL FLOOR PLAN

Drawing Scale: As indicated

Job No. 09026.06

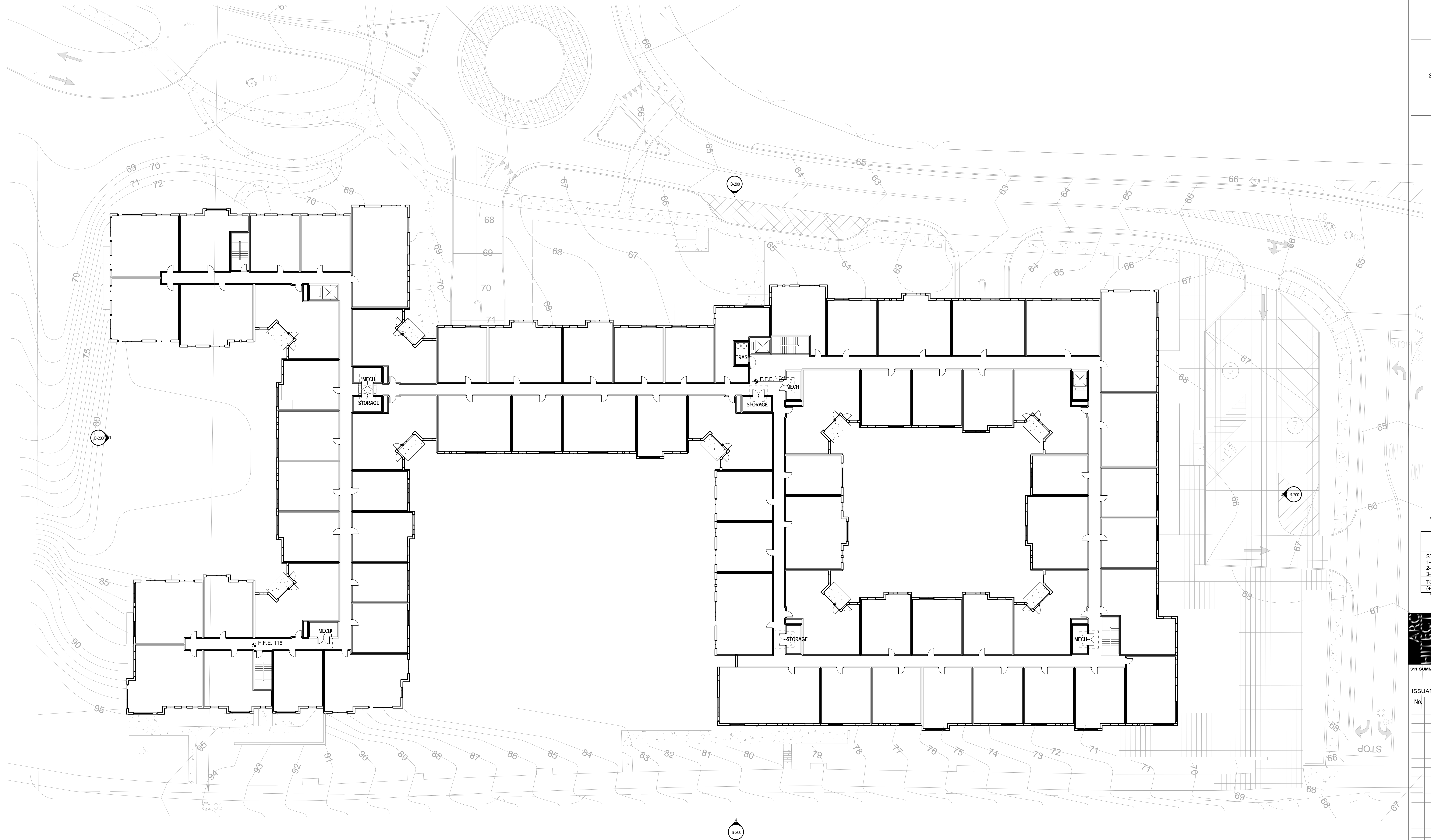
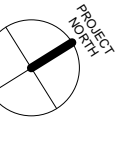
B-103

1 3-THIRD RESIDENTIAL FLOOR PLAN
1" = 20'-0"

Enter address here

Riverside, Newton MA

SECONDARY LOGO / NAME
(IF APPLICABLE)



| | | |
|--------------------------------|------------|-------|
| STUDIO UNITS | 18 | 6.2% |
| 1-BED UNITS | 157 | 54.2% |
| 2-BED UNITS | 103 | 35.5% |
| 3-BED UNITS | 12 | 4.1% |
| TOTAL UNITS | 290 | |
| (+ ONE MODEL UNIT = 291 UNITS) | | |

ADD Inc
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**BUILDING B
FOURTH FLOOR
RESIDENTIAL
FLOOR PLAN**

Drawing Scale: As indicated

Job No. 09026.06

B-104

1 4-FOURTH RESIDENTIAL FLOOR PLAN
1" = 20'-0"

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Riverside, Newton MA

SECONDARY LOGO / NAME
(IF APPLICABLE)



4 SOUTH ELEVATION - VIEW FROM GROVE STREET
1" = 20'-0"



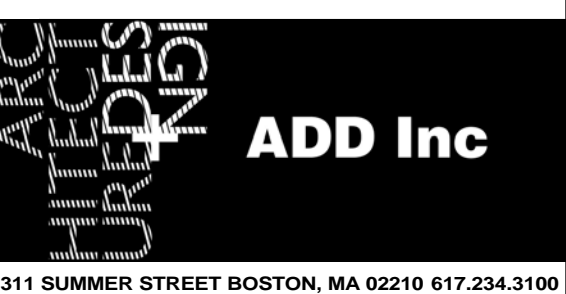
3 EAST ELEVATION - VIEW OF RETAIL ENTRANCE
1" = 20'-0"



2 NORTH ELEVATION - VIEW FROM MBTA YARD
1" = 20'-0"



1 WEST ELEVATION - VIEW FROM INDIGO HOTEL
1" = 20'-0"



311 SUMMER STREET BOSTON, MA 02210 617.234.3100

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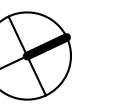
**BUILDING B
ELEVATIONS**

Drawing Scale: 1" = 20'-0"

Job No. 09026.06

B-200

RIVERSIDE BUILDING C



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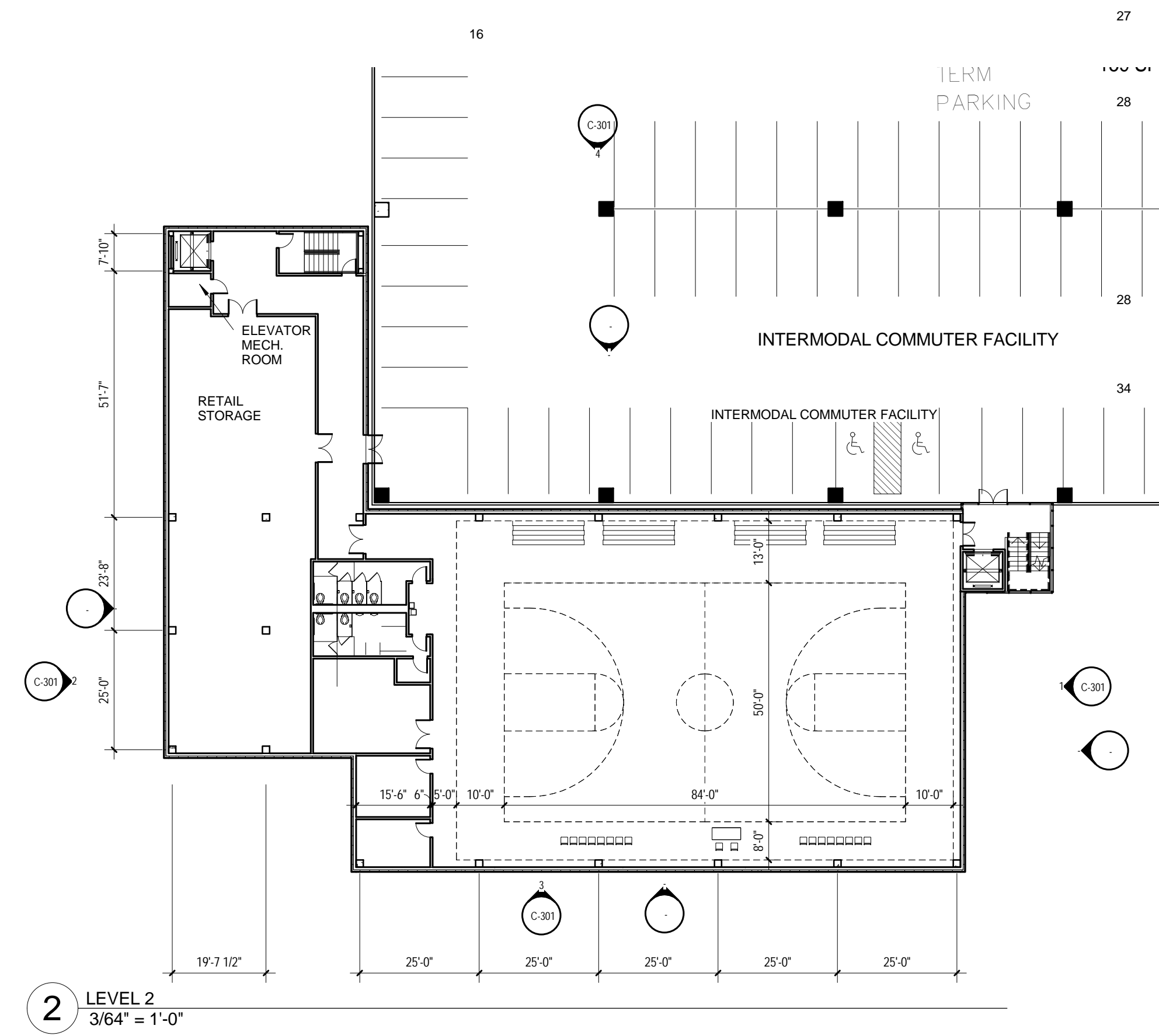
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FLOOR PLANS

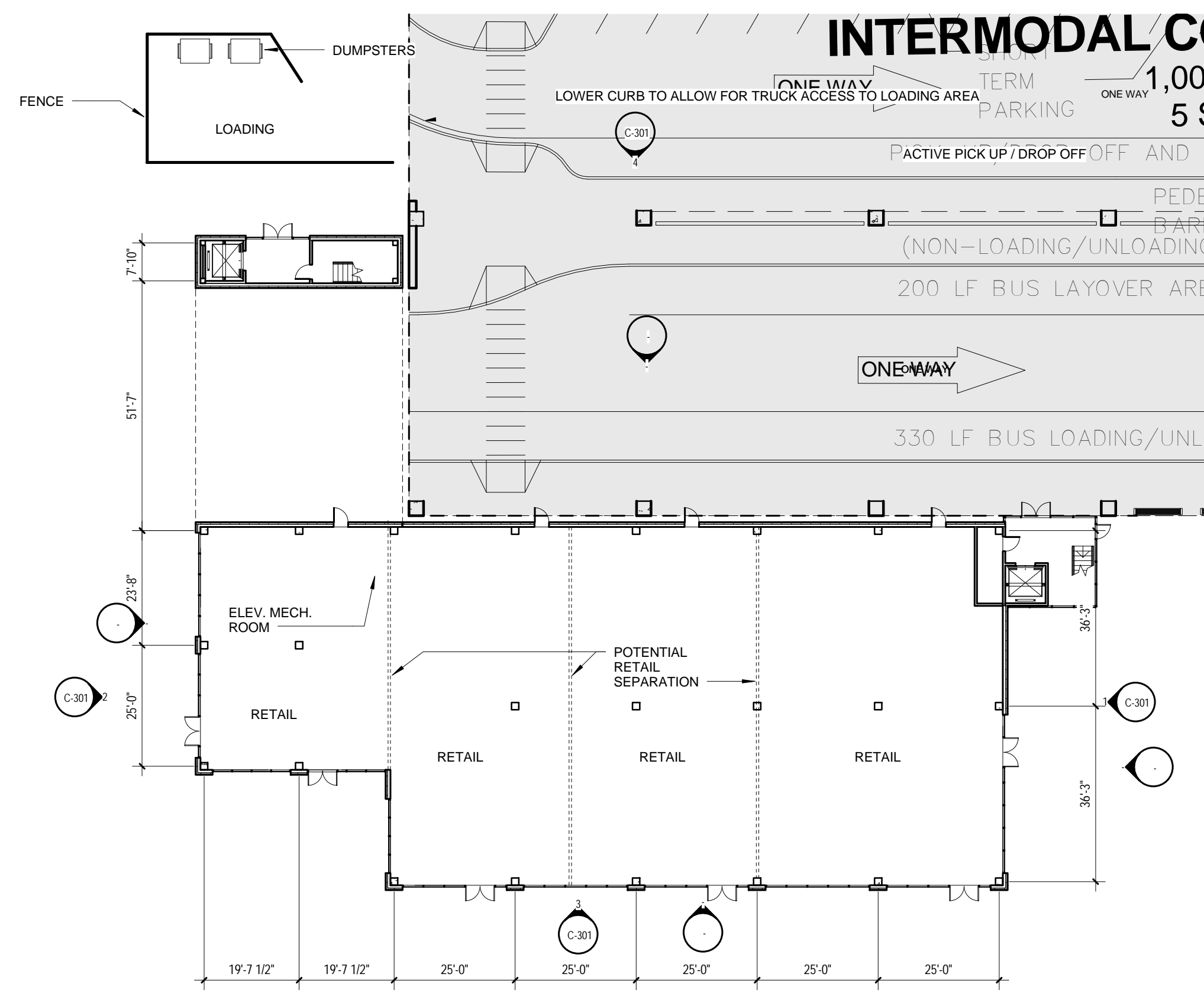
Drawing Scale: 3/64" = 1'-0"

Job No. 09026.00

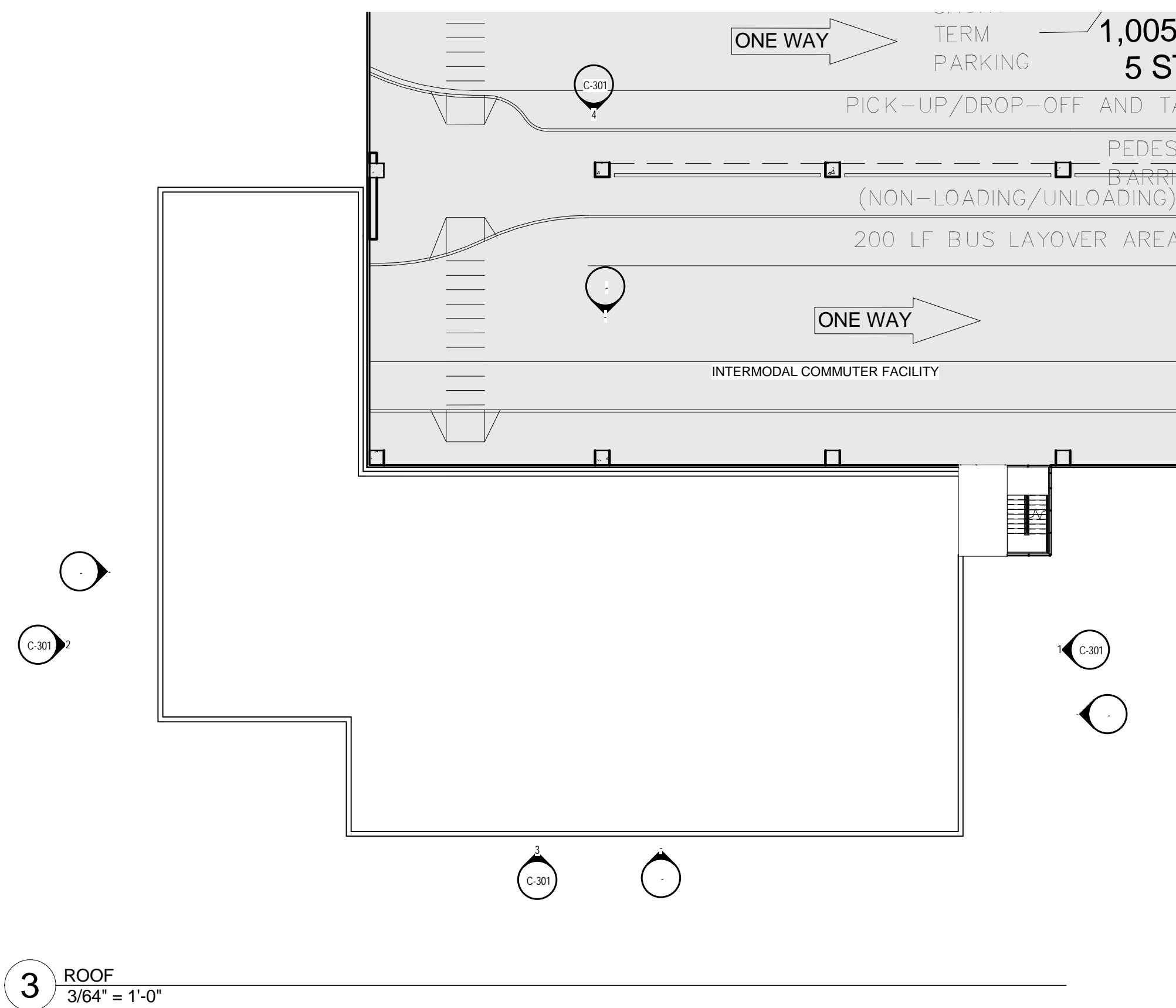
C-102



2 LEVEL 2
 3/64" = 1'-0"

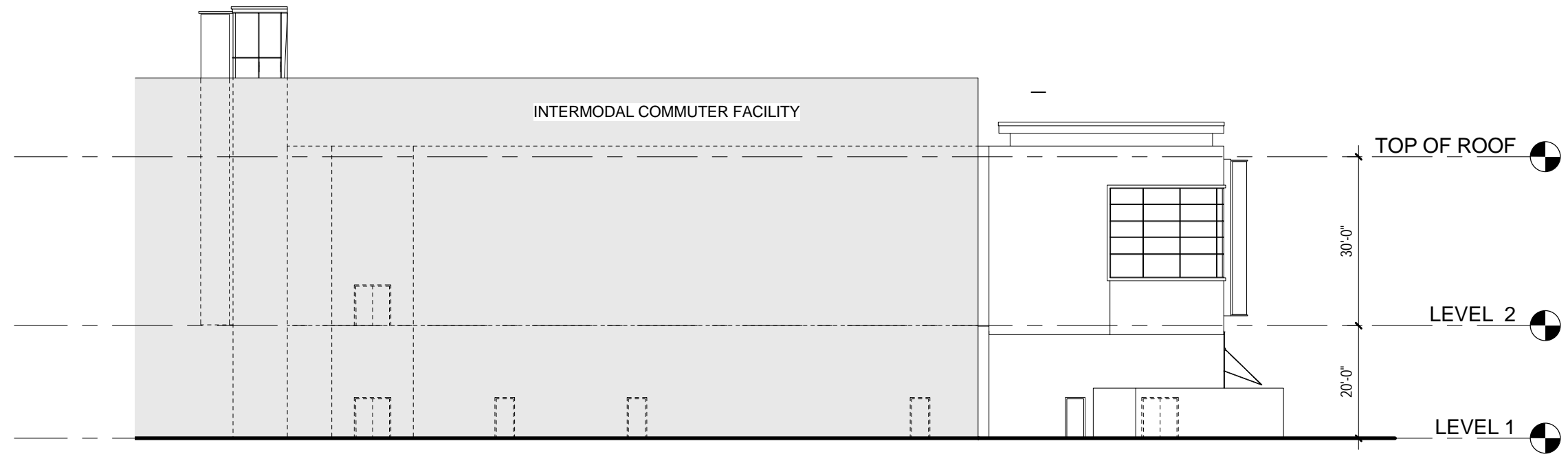


1 LEVEL 1
 3/64" = 1'-0"

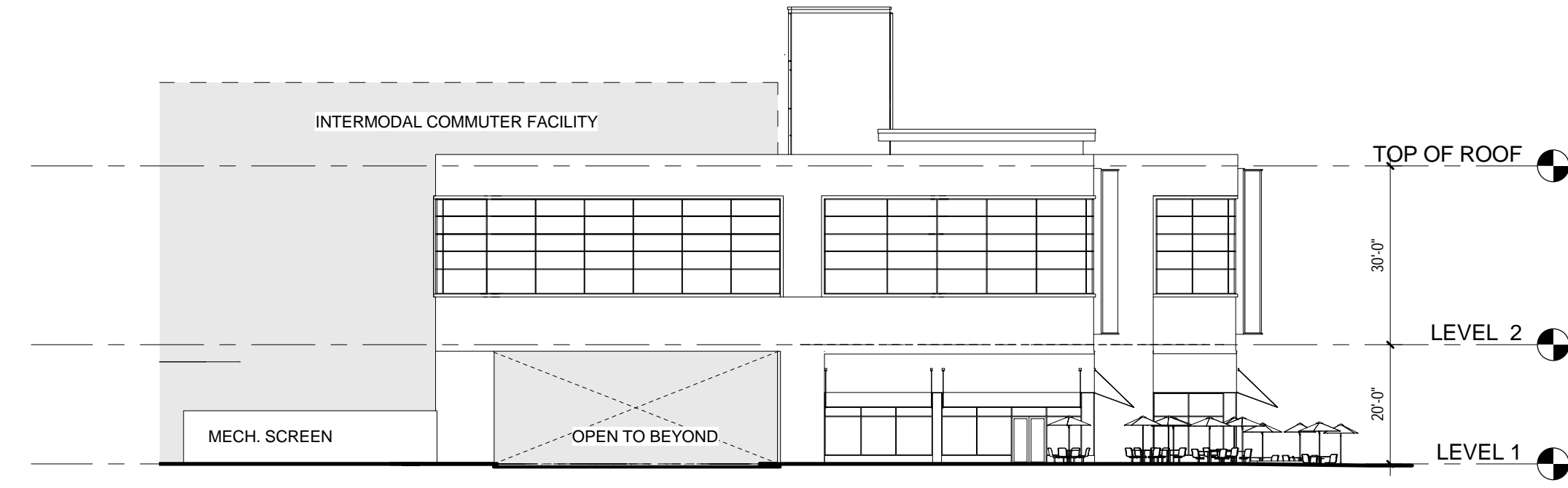


3 ROOF
 3/64" = 1'-0"

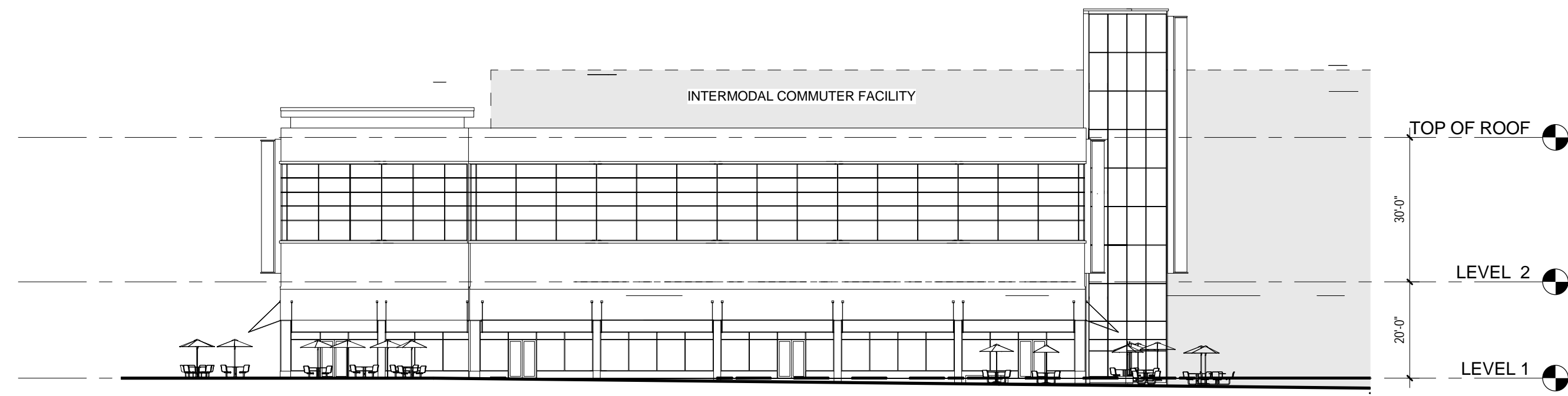
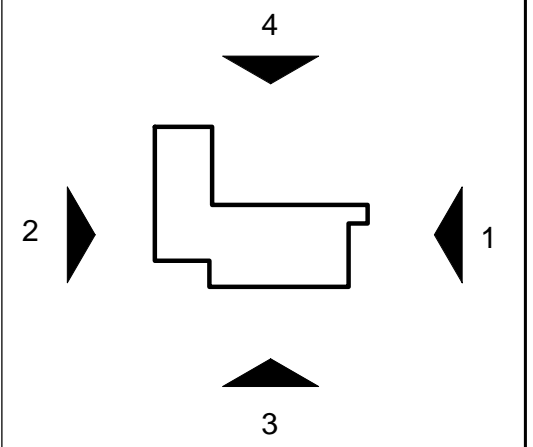
RIVERSIDE BUILDING C



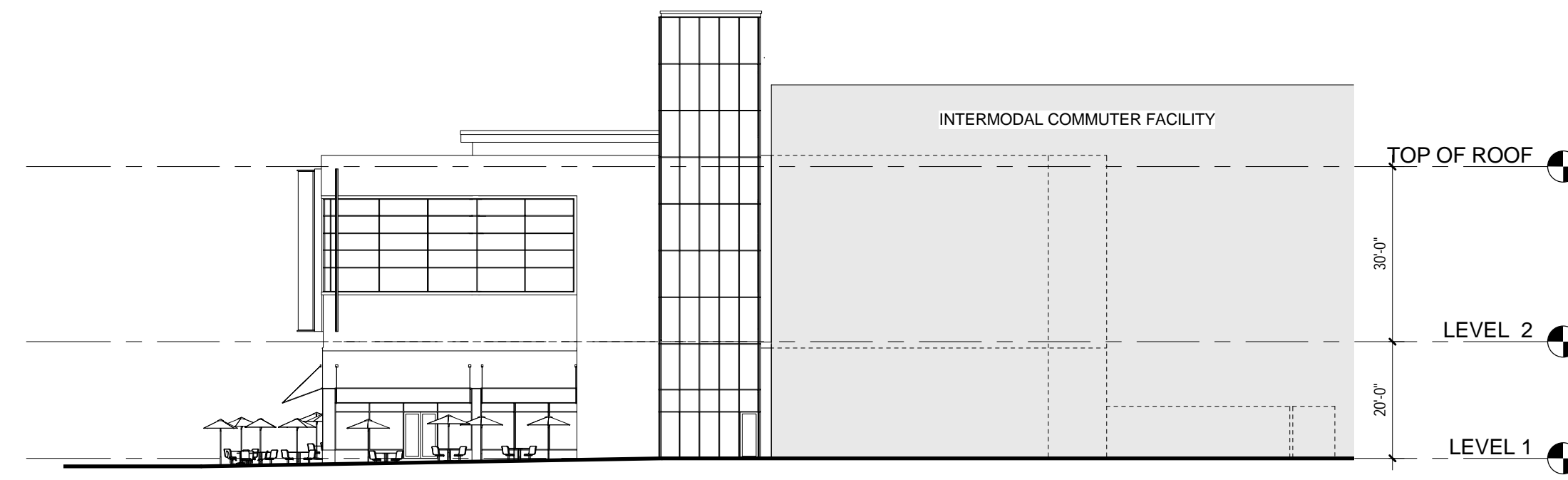
4 WEST ELEVATION (VIEW FROM MBTA TRAIN YARD)
3/64" = 1'-0"



2 SOUTH ELEVATION (VIEW FROM BUILDING B)
3/64" = 1'-0"



3 EAST ELEVATION (VIEW FROM GROVE STREET)
3/64" = 1'-0"



1 NORTH ELEVATION (VIEW FROM GREEN LINE T-STOP)
3/64" = 1'-0"

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311 SUMMER STREET BOSTON, MA 02110 617.234.3100

ISSUANCES

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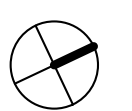
BUILDING ELEVATIONS

Drawing Scale: As indicated

Job No. 09026.00

C-301

RIVERSIDE



SIGNAGE LEGEND

BUILDING MOUNTED SIGNS

RETAIL BUILDING C

1.A - MAIN STOREFRONT SIGN
ONE SIGN LOCATED ABOVE THE INDIVIDUAL TENANT'S STOREFRONT. POSITIONED ON THE LANDLORD DESIGNATED SIGN BAND OF THE BUILDING'S FRONT ELEVATION. TWO SQUARE FEET OF SIGNAGE FOR EVERY FOOT OF EXPOSED WALL LENGTH ON THAT SUPPORTING WALL, OR 50 SQUARE FEET TOTAL. THE SIGN'S LETTERS AND/OR IMAGE CHARACTERS ARE LIMITED TO A MAXIMUM OF 36" IN HEIGHT.

1.B - SECONDARY REAR SIGN
ONE SIGN FOR EACH TENANT LOCATED ON THE LANDLORD DESIGNATED SIGN BAND OF THE BUILDING'S REAR ELEVATION FACING THE PARKING/BUS AREA. THE AREA OF THE SIGN IS LIMITED TO 10 SQUARE FEET EACH. THE SIGN'S INDIVIDUAL LETTERS WILL BE 14" IN HEIGHT, MADE FROM 1/2" THICK SOLID ACRYLIC, FINISHED WITH MATTHEWS ACRYLIC POLYURETHANE OR EQUAL, AND PIN MOUNTED WITH 1/2" SPACERS.

1.C - PROJECTING SIGN
ONE BLADE SIGN FOR EACH TENANT MOUNTED PERPENDICULAR TO ITS STOREFRONT WHICH MAY BE DOUBLE-SIDED. BLADE SIGNS ARE LIMITED TO 25 SQUARE FEET OF AREA PER SIDE.

RESIDENTIAL BUILDING B

1.A - MAIN STOREFRONT SIGN
ONE SIGN LOCATED ABOVE THE INDIVIDUAL TENANT'S STOREFRONT. POSITIONED ON THE LANDLORD DESIGNATED SIGN BAND OF THE BUILDING'S FRONT ELEVATION. TWO SQUARE FEET OF SIGNAGE FOR EVERY FOOT OF EXPOSED WALL LENGTH ON THAT SUPPORTING WALL, OR 50 SQUARE FEET TOTAL. THE SIGN'S LETTERS AND/OR IMAGE CHARACTERS ARE LIMITED TO A MAXIMUM OF 36" IN HEIGHT.

1.C - PROJECTING SIGN
ONE BLADE SIGN FOR EACH TENANT MOUNTED PERPENDICULAR TO ITS STOREFRONT WHICH MAY BE DOUBLE-SIDED. BLADE SIGNS ARE LIMITED TO 25 SQUARE FEET OF AREA PER SIDE.

1.D - IDENTITY SIGN
ONE SIGN LOCATED ADJACENT TO THE BUILDING'S MAIN ENTRY. THE MAXIMUM AREA FOR THE IDENTITY SIGN IS 50 SQUARE FEET. THE SIGN'S LETTERS AND / OR IMAGE CHARACTERS ARE LIMITED TO A MAXIMUM OF 24" IN HEIGHT.

OFFICE BUILDING A

1.E - TENANT SIGN
SIGN(S) LOCATED ON THE BUILDING FACADE AS DESIGNATED. EACH MAJOR TENANT (50,000 SQUARE FEET OR LARGER) MAY UTILIZE A MAXIMUM OF 100 SQUARE FEET OF AREA. THE SIGN'S LETTERS AND / OR IMAGE CHARACTERS ARE LIMITED TO A MAXIMUM OF 36" IN HEIGHT.

1.F - SECONDARY TENANT SIGN
SIGN(S) LOCATED ON THE BUILDING FACADE AS DESIGNATED. THE AREA OF THE SIGN IS LIMITED TO 15 SQUARE FEET EACH. THE SIGN'S INDIVIDUAL LETTERS ARE LIMITED TO A MAXIMUM OF 14" IN HEIGHT.

GROUND MOUNTED SIGNS

RETAIL

2.A - MONUMENT SIGN
ONE SIGN LOCATED AT BOTH THE GROVE STREET / ENTRY ROAD INTERSECTION AND THE REAR ENTRANCE ROAD. GROUND SIGN IS LIMITED TO 16' IN HEIGHT AND 32 SQUARE FEET OF SIGN FACE ON ANY ONE PREMISE OR 64 SQUARE FEET IF DOUBLE-FACED SIGN. INDIVIDUAL TENANT IDENTITY LETTERS AND / OR IMAGE CHARACTERS ARE LIMITED TO A MAXIMUM OF 14" IN HEIGHT.

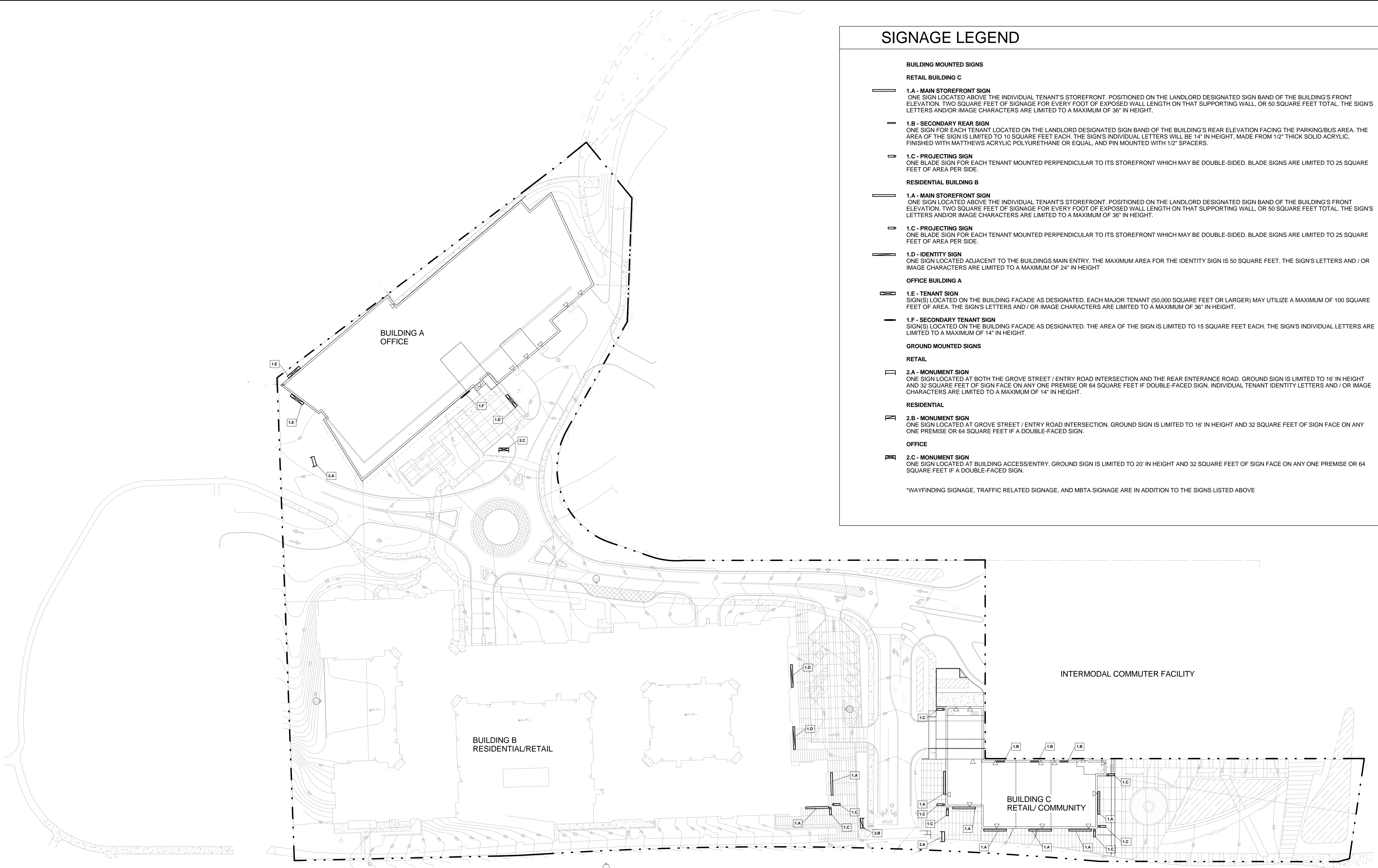
RESIDENTIAL

2.B - MONUMENT SIGN
ONE SIGN LOCATED AT GROVE STREET / ENTRY ROAD INTERSECTION. GROUND SIGN IS LIMITED TO 16' IN HEIGHT AND 32 SQUARE FEET OF SIGN FACE ON ANY ONE PREMISE OR 64 SQUARE FEET IF A DOUBLE-FACED SIGN.

OFFICE

2.C - MONUMENT SIGN
ONE SIGN LOCATED AT BUILDING ACCESS/ENTRY. GROUND SIGN IS LIMITED TO 20' IN HEIGHT AND 32 SQUARE FEET OF SIGN FACE ON ANY ONE PREMISE OR 64 SQUARE FEET IF A DOUBLE-FACED SIGN.

*WAYFINDING SIGNAGE, TRAFFIC RELATED SIGNAGE, AND MBTA SIGNAGE ARE IN ADDITION TO THE SIGNS LISTED ABOVE



1 SIGNAGE PLAN
1" = 50'-0"

ARC
HITECT
UREDES
NGI

ADD Inc
311 SUMMER STREET BOSTON, MA 02110 617.234.3100

ISSUANCES

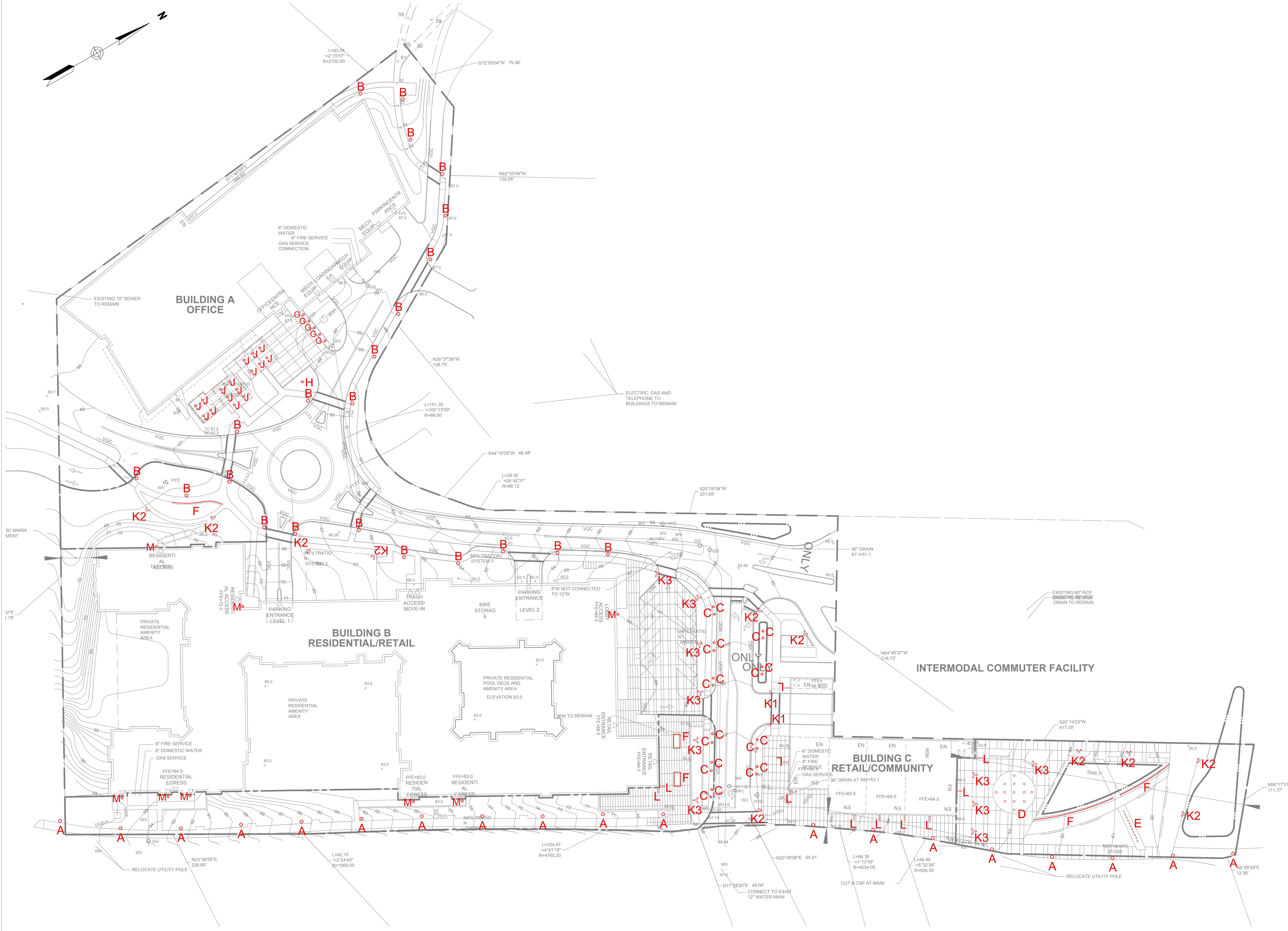
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Checked By: _____ Checker

EXTERIOR
SIGNAGE

Drawing Scale: As indicated

Job No. 09026.00



Date issued: 1-28-2013

Revised: 7-16-2013

Drawn by: JTB

Checked by: xx

Schematic Design

Not for bidding or construction unless fully incorporated into contract documents by Architect and/or Engineer.

Preliminary Site Lighting Plan

Scale: 1" = 40'