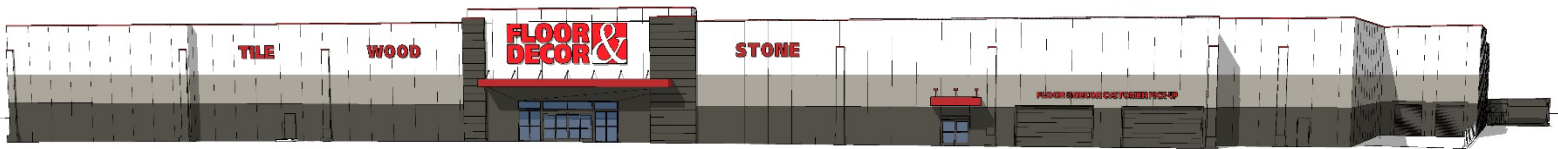


729 William T. Morrissey Boulevard

Dorchester, Massachusetts

Proposed

**FLOOR &
DECOR**



Application for Article 80 Small Project Review

Boston Redevelopment Authority d/b/a Boston Planning & Development Agency

November 18, 2019

Developer: **Floor & Décor**

Primary Contact: **Centerpoint Integrated Solutions**

Architect: **SBLM**

Civil Engineer: **Bohler Engineering**

Legal Counsel: **Hinckley Allen**

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1.0 PROJECT SUMMARY

1.1 Project Team

Primary Contact

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Developer and Applicant

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Architecture

SBLM

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Surveyor

Control Point Associates, Inc.
352 Turnpike Road, Suite 320
Southborough, MA 01772
Phone: 508-948-3000

1.2 Project Summary

This Small Project Review Application (“SPRA”) is being submitted by Floor & Decor (the “Proponent”) in accordance with Article 80, Section 80E, of the Boston Zoning Code (the “Code” or “Zoning Code”). The Proponent proposes to substantially renovate an existing retail building located at 729 William T. Morrissey Boulevard in Dorchester (the “Property”) for use as a Floor & Decor (the “Project”). The Proponent has entered an agreement to lease the Property from New Creek LLC (the “Owner”), an affiliate of Kimco Realty Corporation. The Owner supports the Proponent with respect to the Project. The use of the Property as a Floor & Decor falls within the definition of a General Retail Business Use. This use is conditional within the Neighborhood Shopping Subdistrict. The Property was used by National Wholesale Liquidators for General Retail Business Use until the end of 2018 when it filed for bankruptcy protection.

The Property consists of three parcels of land comprising approximately 3.68± acres (158,947± square feet) located on the westerly side of Morrissey Boulevard near the intersection of Victory Road as shown on **Figure 3.12**, titled “Boundary & Topographic Survey”, dated June 19, 2019, prepared by Control Point Associates, Inc. The Property is currently developed with an approximate 82,378± square foot single story, masonry building which was formerly National Wholesale Liquidators. The Property is surrounded by a mix of retail, office, residential and institutional uses.

The Project includes substantial renovations to the interior and facade of the existing building and reconfiguration of on-site parking to allow the Proponent to use the Property as a Floor & Decor. Although the Proponent anticipates substantial renovations to the building, the Project is currently anticipated to remain within the footprint of the existing structure. The proposed layout of the Project is shown on **Figure 3.14**, titled Concept Plan, dated November 15, 2019, prepared by Bohler Engineering.

The project also includes the addition of enhanced landscaping, where limited landscaping is present today. The Proponent has solicited feedback from BPDA and neighborhood groups, respectively, which has resulted in the introduction of additional landscape features both proximate to Morrissey Boulevard and internal to the parking area. While this will result in a reduction in the matter of parking spaces available to the project, the number of proposed parking spaces will meet the tenant’s operational expectations while providing additional green space.

As shown on the Concept Plan, the Project proposes one hundred and eighteen (118) off-street parking spaces. The existing loading area is proposed to be maintained on the northwest side of the building. A new interior customer pick up area will be located on the northern side of the building. This feature is intended to allow customers to facilitate loading of materials into their vehicles. As previously discussed with the BPDA, the project proposes to implement an audio and visual alarm system to alert pedestrians of vehicles entering and exiting the proposed customer pick up area. Additional information relative to the proposed audio-visual equipment is

shown on **Figure 3.15**, titled Audible Signal Devices, prepared by WERMA. The anticipated renovations to the building facade are shown on **Figures 3.18**, titled Exterior Elevations Colored, dated June 17, 2019, prepared by SBLM Architects. The anticipated floor plan of the building is shown on **Figure 3.21**, titled Proposed Floor Plan, dated June 17, 2019, prepared by SBLM Architects. A bicycle rack is proposed to accommodate pedestrian access and is located within the vicinity of the building, as shown on the enclosed Concept Plan.

The Proponent is aware of the improvements being considered by the Massachusetts Department of Conservation and Recreation (DCR) with respect to Morrissey Boulevard and is continuing to coordinate with these respective agencies to determine what impact, if any, this project may have on the Floor and Décor proposal and how these projects can continue to work together. An Exhibit, titled Morrissey Boulevard Improvements Exhibit, is included with this document to provide context as to how this project relates to the Morrissey Boulevard improvements.

The Proponent and Owner believe that the Project will benefit the City of Boston, Dorchester and the NS Subdistrict by, among other things: dramatically improving a dilapidated building and occupying same with a new long-term tenant; adding landscaping features; properly sizing parking spaces; providing goods and services to the larger neighborhood; and improving security and public safety.

1.3 Community Benefits

The Project is anticipated to result in a number of public benefits for the Dorchester community, as well as for the City of Boston. These benefits include, among others:

- Improvements to the perimeter of the Property including enhanced landscape buffering and associated streetscape improvements;
- Providing interior landscape and parking improvements;
- Providing additional property tax revenue to the City;
- Substantial improvements to the existing dilapidated building and parking area;
- Improving public safety and security by providing twenty-four (24) hour surveillance of the Property with security cameras and signage specifying same;
- Upgrades to the stormwater management system by way of a new subsurface detention/infiltration system, where none exists today;
- Contributing to community involvement, including local charities
- Construction jobs over the length of the Project; and
- New full-time and part-time jobs within the local Dorchester community.

2.0 DETAILED PROJECT INFORMATION

2.1 Project Description

The Property is identified in the public records of the City of Boston (the “City”) as 729 William T. Morrissey Boulevard, Dorchester, Suffolk County, Massachusetts with Parcel No. 1600247000, 1600245020, and 1600244000. In particular, according to a review of the public records on file with the City, the Property consists of approximately 3.68± acres (158,947 square feet) of land, with an existing single-story retail structure of approximately 82,378 square feet and last recorded legal use and occupancies as National Wholesale Liquidators. See **Figure 3.11** for Project locus and **Figure 3.13** for Project aerial.

2.2 Proposed Program, Data, and Dimensions

Lot Area: 158,947± SF
Maximum Building Height/Stories: 32± feet, 1 Story
Total Building Square Footage: 82,378± SF
Floor Area Ratio: 0.51±
Proposed Parking Spaces: 118

2.3 Design Approach

The Project includes substantial renovations to the interior and facade of the existing building and reconfiguration of on-site parking to allow the Proponent to use the Property as a Floor & Decor. Although the Proponent anticipates substantial renovations to the building, the Project is currently anticipated to remain within the footprint of the existing building. The proposed layout of the Project is shown on **Figure 3.14**, titled Concept Plan, dated November 15, 2019, prepared by Bohler Engineering.

The Proponent has previously met with BPDA on September 16, 2019 and received comments regarding accessible sidewalk connections from the adjacent roadways. Although not reflected on the current conceptual plans, the Proponent is continuing to work with the Owner relative to same.

2.4 Parking and Access

There are one hundred and twenty-six (126) existing parking spaces on-site. The dimensions of the existing parking spaces do not meet minimum Boston Zoning requirements. The Project proposes to restripe the existing parking area to meet those requirements. Restriping the parking spaces – the previously described landscaping improvements – will reduce the total number of parking spaces for the Project to one hundred and eighteen (118). As explained in Section 3.2 of this SPRA, the Proponent anticipates the potential need for zoning relief from the Board of Appeal

with respect to the number of parking spaces for the Project. Based on the Proponent’s previous discussions with the BPDA and neighborhood groups, it is believed that this relief will be supported.

The existing loading area will be maintained on the northwest side of the building. A new interior customer pick up area will be located on the northern side of the building as shown on **Figure 3.18**. The project is intended to be accessed via existing driveways proximate to Victory Road and Morrissey Boulevard.

2.5 Preliminary List of Permits and Approvals

At this time, the Proponent anticipates that the Project will require the following permits and approvals. Please note that this is a preliminary list based on currently available information. Not all of the following permits and approvals may ultimately be required and additional permits and approvals may be needed.

Table 2.5 Preliminary List of Permits and Approvals

PERMITTING AUTHORITY	PERMIT OR APPROVAL
U.S. Environmental Protection Agency	Notice of Intent for Coverage under NPDES Construction General Permit and SWPPP, if required
BPDA	Article 80E Small Project Review Certificate of Compliance
Boston Zoning Board of Appeal	Variances, Exceptions and/or Conditional Use Permit
Boston Fire Department	Approval of Fire Safety Equipment
Boston Water and Sewer Commission	Stormwater Permit; General Service Application
Boston Department of Inspectional Services	Building Permits; Certificates of Occupancy; Potentially Other Construction-Related Permits
Boston Parks & Recreation Department	Parks Approval for Building Permit
Boston Department of Conservation and Recreation	Construction Access Permit

Boston Conservation Commission	Notice of Intent
Boston Landmarks Commission	Dorchester Pottery Works – Historic Designation

2.6 Public Outreach

The Proponent and Owner have met with neighborhood groups, representatives of the City of Boston, and other stakeholders in support of the Project prior to filing this SPRA.

The Proponent and Owner had productive and positive meetings with the Clam Point Civic Association on October 21, 2019 and Pope’s Hill Neighborhood Association on October 23, 2019 and the project was well received. The Proponent has also discussed the Project with representatives of the BPDA and other representatives of the City of Boston, including during meetings at the BPDA on July 9, 2019 and September 16, 2019. This application is reflective of the feedback received to date and the Proponent is continuing to work with these groups and the BPDA as the Project continues to evolve.

The Proponent has discussed the Project with representatives of the Boston Water and Sewer Commission (BWSC) to determine the anticipated permitting requirements and to solicit feedback such that it can be incorporated into the design plans, as appropriate.

The Proponent and Owner will continue to meet with public agencies, neighborhood representatives, local business organizations, abutting property owners, and other stakeholders, and will follow the requirements of Article 80 pertaining to the public review process.

3.0 BOSTON ZONING CODE ANALYSIS

3.1 Zoning District and Project Use

The Property is located in the Dorchester Neighborhood District, Neighborhood Shopping (“NS”) Subdistrict, which is one of three Neighborhood Business Districts in the Dorchester Neighborhood District. A small portion of the eastern side of the Property is located within the Greenbelt Protection Overlay District (“GPOD”). Consequently, the Project is also subject to Article 29 and the Proponent must demonstrate to the BPDA that the Project complies with the standards set forth in Section 29-6.

Section 65-15 provides that any use of a location in a Neighborhood Business Subdistrict must be identified as “A” (allowed) or “C” (conditional) on Table B of Article 65. As noted above, the Proponent’s proposed use of the Property as a Floor & Decor falls within the definition of a General Retail Business Use, which is identified as “C” (conditional) for the NS Subdistrict under Table B of Article 65. Based on previous discussions with the Boston Landmarks Commission (BLC), a portion of the existing building is located within a designated landmark property and is subject to BLC review.

3.2 Scope of BPDA Review

Section 80E-2.1(b)(iv) provides that Small Project Review is required for any project for which the underlying zoning requires design review by the BPDA. Section 65-37.1(b) expressly requires Small Project Review for any project within a Neighborhood Business Subdistrict that proposes exterior alterations affecting 300 or more square feet of a building facade if visible from any public street. The anticipated exterior alterations to the building – which are shown on the **Figure 3.18** – will affect more than 300 square feet of the building facade and will be visible from Morrissey Boulevard. Consequently, the Project is subject to Small Project Review under Sections 65-37.1(b) and 80E-2.1(b)(iv).

The Proponent anticipates that Small Project Review for the Project will include the Design Component under Section 80E-2.1, the Site Plan Component under Section 80E-2.2 and the Comprehensive Sign Design Component under Section 80E-2.3. Additional information relative to the Comprehensive Sign Design Package is shown on **Figure 3.20**.

3.3 Applicable Dimensional Regulations

The site consists of three (3) parcels of land comprising a total of 158,947± square feet, providing a floor area ratio (FAR) of approximately 0.51. The NS Subdistrict establishes a maximum FAR of 1.0. The applicable dimensional regulations under NS Subdistrict require No Minimum Lot Size, No Lot Width Minimum and No Front or Side Yard Minimum. The applicable

dimensional regulations require a maximum building height of forty (40) feet, and a Rear Yard Setback Minimum of twenty (20) feet. The Project, as proposed, conforms to the dimensional regulations of the Code as follows:

Table 3.1 Zoning Analysis Table

Dimensional Regulation	Neighborhood Shopping (NS) Subdistrict	Existing Conditions	Proposed Conditions	Zoning Relief Required
Minimum Lot Size	None	158,947± SF	No Change	None
Minimum Lot Width	None	95.0± FT	No Change	None
Minimum Frontage	None	95.0± FT	No Change	None
Maximum Floor Area Ratio (FAR)	1.0	0.51±	No Change	None
Maximum Building Height	40 ft	22.3± FT	32± FT	None
Minimum Front Yard	None	166.8± FT	No Change	None
Minimum Side Yard	None	4.1± FT	No Change	None
Minimum Rear Yard	20 ft	N/A	N/A	None
Minimum Number of Parking Spaces	2 spaces per 1,000 SF Gross Area; 165 spaces required	126 Spaces	118 Spaces	Yes, Zoning Board of Appeal

3.4 Zoning Relief Required

As noted above, the anticipated use of the Property as a Floor & Decor constitutes a General Retail Business Use which is allowed as a conditional use in the NS Subdistrict under Table B of Article 65. In addition, a portion of the Property is located in the GPOD, making the Project subject to the provisions of Article 29. Consequently, the Proponent anticipates the need to file an appeal for a conditional use with the Board of Appeal after completion of Small Project Review.

The Proponent anticipates that the Project may require zoning relief from the Zoning Board of Appeal with respect to the total number of parking spaces for the Project and for screening requirements under Article 65. As noted above, the Proponent anticipates that the BPDA's Small Project Review will include the Comprehensive Sign Design Component under Section 80E-2.3.

Pursuant to Table F of Article 65, retail uses require two (2) parking spaces per one thousand (1,000) square feet of gross floor area. Therefore, the Project would require 165 parking spaces. There are one hundred and twenty-six (126) existing parking spaces on-site. As noted above, the Proponent proposes one hundred and eighteen (118) parking spaces for the Project, including 5 accessible parking spaces. During the July 9, 2019 meeting, BPDA staff expressed an interest in providing additional landscaping islands within the existing parking lot in an effort to reduce impervious surfaces and provide opportunities for new plantings. This would, however, reduce the number of proposed parking spaces that can be accommodated as part of the project and would further reinforce the project's need to seek relief from the parking requirement. The Proponent welcomes further discussions with BPDA staff with respect to parking.

The Project may also require zoning relief from certain screening and buffering requirements under Section 65-39. Boston Zoning Code requires interior landscaping of parking areas to consist of a minimum of five (5) by ten (10) feet provided after every ten (10) contiguous parking spaces. As previously mentioned, the Proponent is willing to consider the addition of other landscape features, but such additions would further decrease the number of parking spaces available thereby increasing the zoning nonconformity. The Proponent is continuing to work with BPDA to strike a balance between the available parking and the additional landscaping such that the Proponent's operations needs can be met while also bettering the property.

As part of the Comprehensive Sign Design Component of Small Project Review, the Proponent seeks relief from the BPDA for certain sign regulations in the Boston Zoning Code, potentially including, among other things: (i) relief from certain dimensional requirements for signs parallel to the building wall under Section 65-40.1 and (ii) relief from the prohibition of free-standing signs under Section 65-40.3. The proposed sign package prepared by ID. Associates is shown on **Figure 3.20**.

3.5 Building Code Analysis

Applicable Codes:

Building: Massachusetts Building Code, Ninth Edition - 780 CMR, (Adopts with Amendments – IBC 2015)

Mechanical: Mechanical Code 2009 of Massachusetts - 271 CMR, (Adopts without Amendments – IMC 2009)

Plumbing: Uniform State Plumbing Code - 248 CMR

Electrical: Massachusetts electrical code – 527 CMR 12.00, (Adopts with Amendments - NFPA 70, 2017 edition)

Energy: Energy Conservation Code 2009 of Massachusetts- 780 CMR 13.0, (Adopts with Amendments - IECC 2009)

Fire: Massachusetts Fire code – 527 CMR 1.00, (Adopts with Amendments - NFPA 1, 2015 Edition)

Accessibility: 521 CMR / 2010 ADA Standards

Code Analysis:

Construction Type: II-A (1-Hr fire Rated Structure)

Occupancy: M-Mercantile

Fully Sprinkled: Yes

Travel Distance: 250'-0 Maximum to Exit.

Occupancy Load:

Mercantile:	61,053 sq. ft.	1,018 Occupants
Storage:	16,316 sq. ft.	55 Occupants
Total:	80,119 sq. ft.	1,099 Occupants

3.6 Design Submission and Project Drawings

Figures 3-1 through **3-21** more fully illustrate the design and include the following figures and photographs:

Figure 3.1	Site Photograph
Figure 3.2	Site Photograph
Figure 3.3	Site Photograph
Figure 3.4	Site Photograph
Figure 3.5	Site Photograph
Figure 3.6	Site Photograph
Figure 3.7	Site Photograph
Figure 3.8	Site Photograph
Figure 3.9	Site Photograph
Figure 3.10	Site Photograph
Figure 3.11	Assessor's Map
Figure 3.12	Existing Conditions Plan
Figure 3.13	Aerial Exhibit
Figure 3.14	Concept Plan
Figure 3.15	Visual-Audible Signal Devices Overview
Figure 3.16	Conceptual Rendering Looking South on William T. Morrissey Boulevard
Figure 3.17	Exterior Elevations Plan
Figure 3.18	Exterior Elevations Rendering
Figure 3.19	Morrissey Boulevard Improvements Exhibit
Figure 3.20	Comprehensive Sign Design Package
Figure 3.21	Floor Plan



Figure 3.1: Existing Parking Area and Existing Building



Figure 3.2: Existing ADA Spaces and Existing Main Entrance Location



Figure 3.3: Existing Sidewalk with 2.5% Cross-Slope (2.0% Max. Allowed)



Figure 3.4: Existing ADA Spaces with 3.4% Cross-Slope (2.0% Max. Allowed)



Figure 3.5: Existing Compactor Location (Rear)



Figure 3.6: Existing Compactor Location (Left)



Figure 3.7: Existing Sign Location and Parking Area



Figure 3.8: Existing Parking Area Southeast of Existing Building



Figure 3.9: Existing Southeast Building Façade



Figure 3.10: Existing Catch Basin in Parking Area

Figure 3.11 Assessor's Map

729 William T. Morrissey Boulevard, Dorchester, City of Boston, Massachusetts

Map 5E, Parcel 1600247000 (729 William T. Morrissey Boulevard)

Map 5E, Parcel 1600245020 (Victory Road)

Map 5E, Parcel 1600244000 (Victory Road)

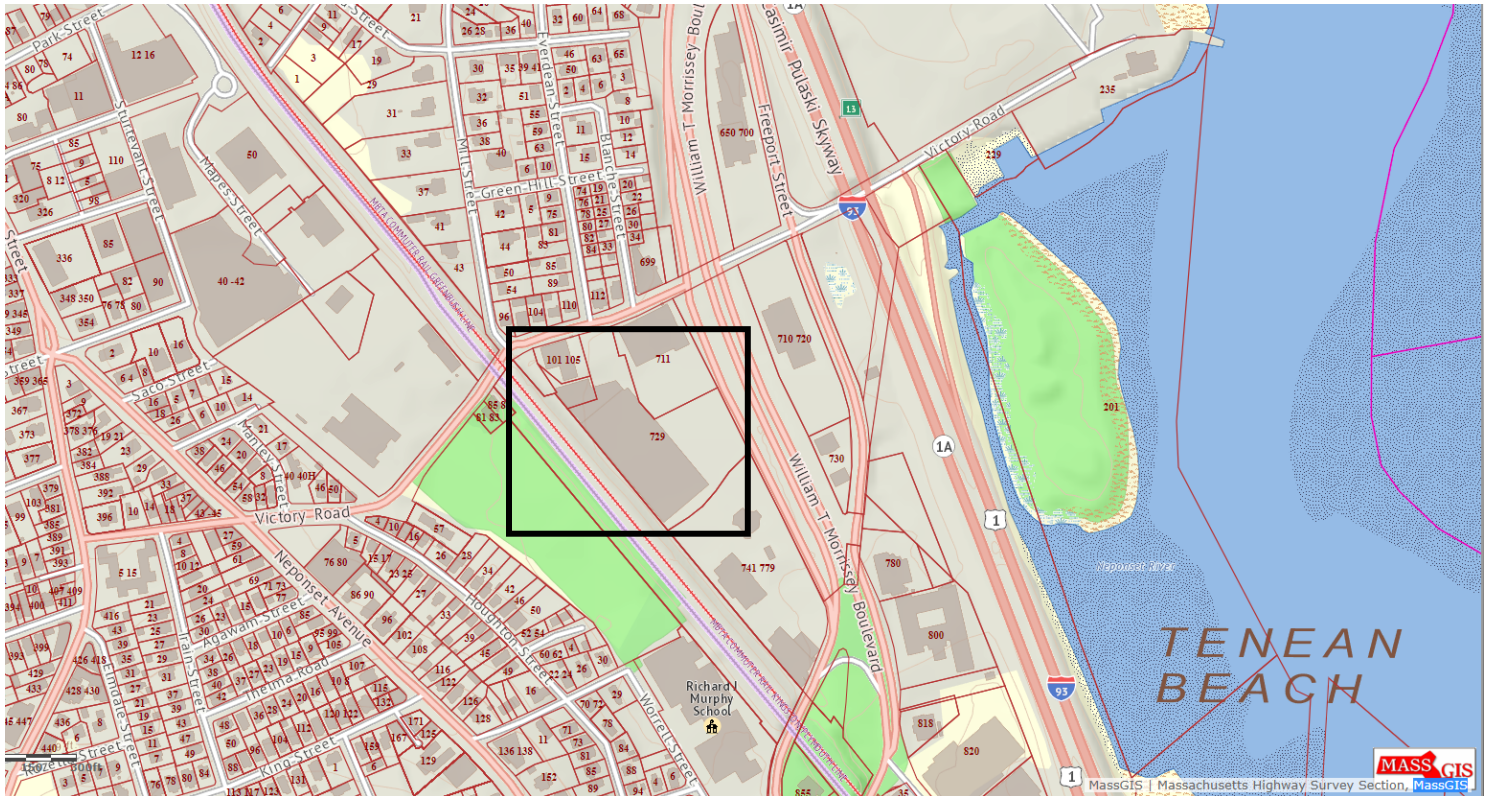
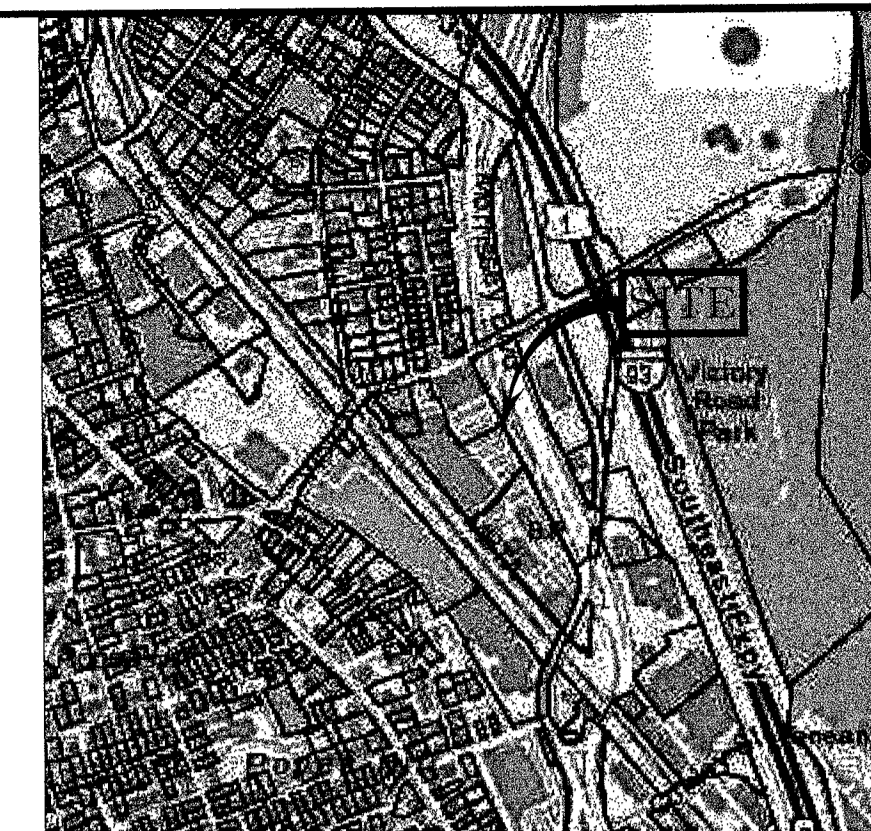
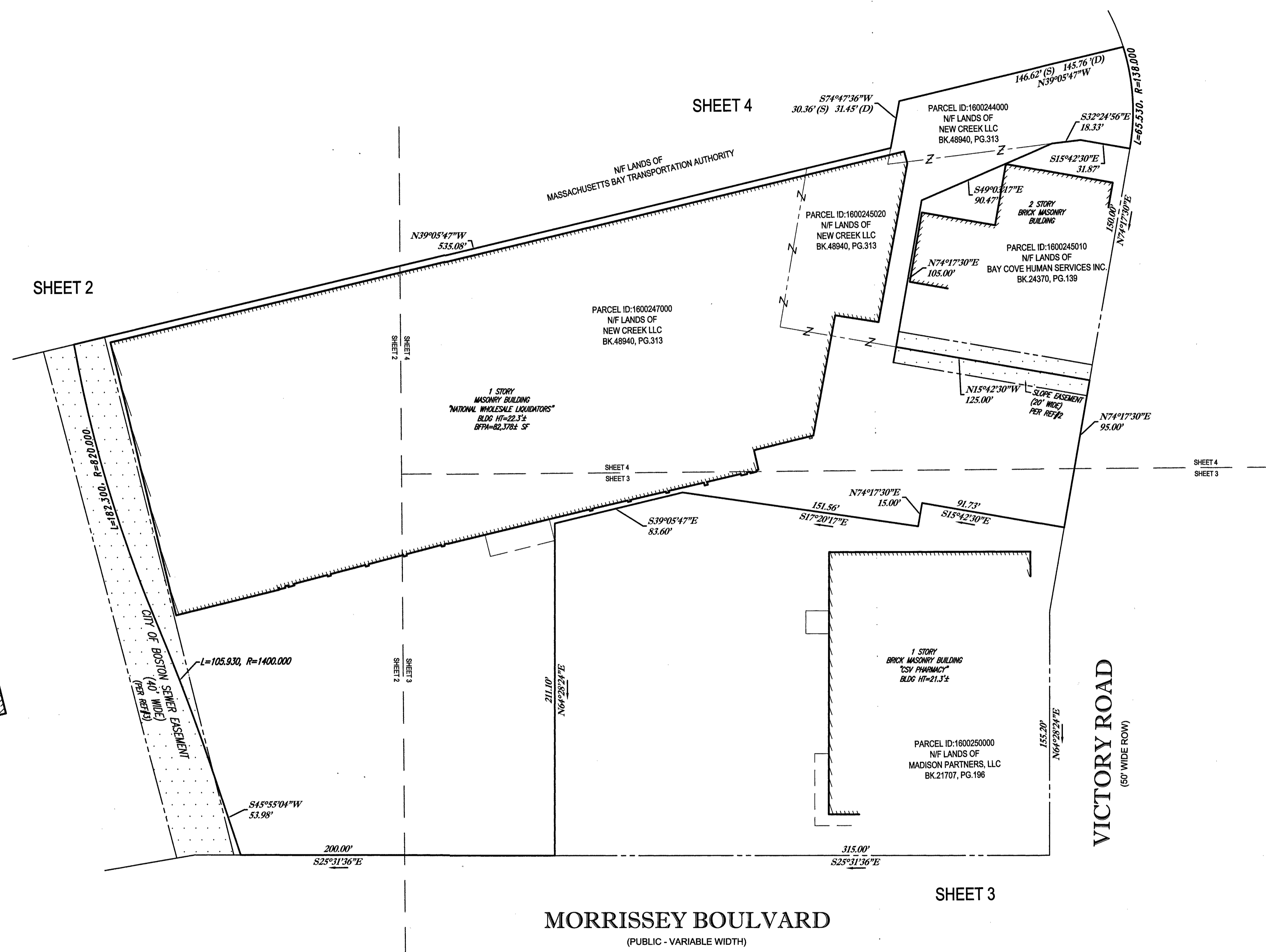
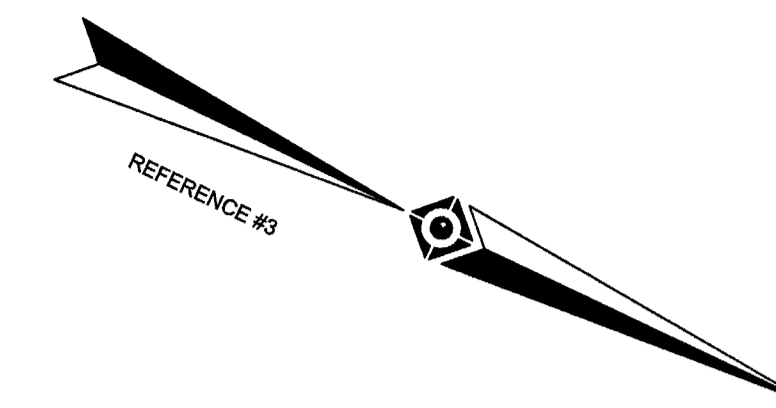


Figure 3.12 Existing Conditions Plan



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS



- NOTES:**
- PROPERTY KNOWN AS PARCEL ID'S 1600247000, 1600245020, & 1600244000 AS SHOWN ON THE CITY OF BOSTON (DORCHESTER DISTRICT), SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS
 - AREA:
PARCEL ID: 1600247000 = 142,054 S.F.
PARCEL ID: 1600245020 = 8,503 S.F.
PARCEL ID: 1600244000 = 7,389 S.F.
TOTAL AREA = 3.68 ACRES (DEED)
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD89), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- TEMPORARY BENCH MARKS SET:
TBM-A: - NORTHWEST BOLT OF FIRE HYDRANT ELEVATION = 8.61
TBM-B: - MAG NAIL IN ASPHALT PAVEMENT ELEVATION = 8.34
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF THE CITY OF BOSTON, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS
 - MAP ENTITLED "PLAN OF LAND BOSTON (DORCHESTER DISTRICT) MASS", DATED JANUARY 28, 1959, REVISED APRIL, 1964, PREPARED BY FRANCIS A. CASS, RECORDED IN BOOK 7922 PAGE 660.
 - MAP ENTITLED "CITY OF BOSTON PLAN NO 1295 SEWERAGE WORKS TENEAN CREEK DORCHESTER" DATED MARCH 11, 1947, PREPARED BY THOMAS MCGOVERN, RECORDED IN BOOK 6314 PAGE 353.
 - DEED OF NEW CREEK II LLC, RECORDED IN BOOK 48940 PAGE 313.

LEGEND		
---	EXISTING CONTOUR	PAINTED ARROWS
X 123.45	EXISTING SPOT ELEVATION	UG UNDER GROUND
X TC 123.45	EXISTING TOP OF CURB ELEVATION	CLF CHAIN LINK FENCE
X G 122.95	EXISTING GUTTER ELEVATION	DC DEPRESSED CURB
X TW 123.45	EXISTING TOP OF WALL ELEVATION	EDC EDGE OF CONCRETE
X BW 122.95	EXISTING BOTTOM OF WALL ELEVATION	EOP EDGE OF PAVEMENT
X FF 123.45	EXISTING FINISHED FLOOR ELEVATION	LSA LANDSCAPED AREA
⊕	HYDRANT	MC METAL COVER
⊕	WATER VALVE	(TP) TYPICAL
⊕	GAS VALVE	⊕ SMH ELECTRIC MANHOLE
OH	OVERHEAD WIRES	⊕ SMH SANITARY/SEWER MANHOLE
S	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE	⊕ MH UNKNOWN MANHOLE
UP / -	UTILITY POLE	⊕ CB CATCH BASIN OR INLET
⊕	STREET LIGHT	⊕ CB TREE & TRUNK SIZE
⊕	AREA LIGHT	⊕ CB PARKING SPACE COUNT
G/O	CLEAN OUT	---
⊕	SIGN	---
⊕	BOLLARD	(S) SURVEY DIMENSION
Po	POST	(D) DEED DIMENSION

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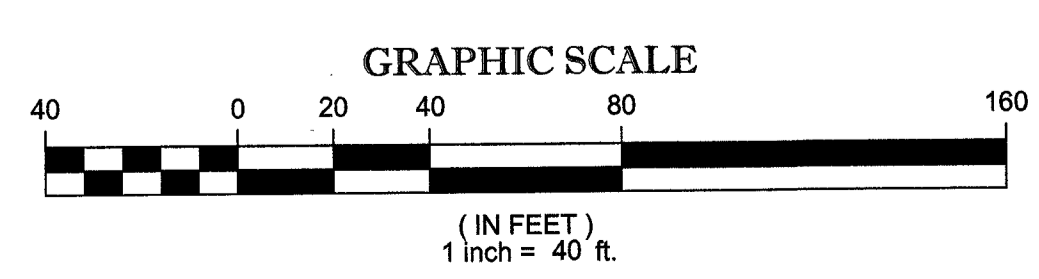
UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND UTILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
REQUEST NUMBER(S): 20192309732

UTILITY COMPANY	PHONE NUMBER
AT&T	1-800-321-2000
VERIZON	1-800-622-6204
COMCAST - PEMBROKE	1-800-934-6489
CENTURY LINK	1-855-650-7284
EVERSOURCE - ELECTRIC	1-888-633-5737
NATIONAL GRID GAS - BOSTON	1-800-233-5325



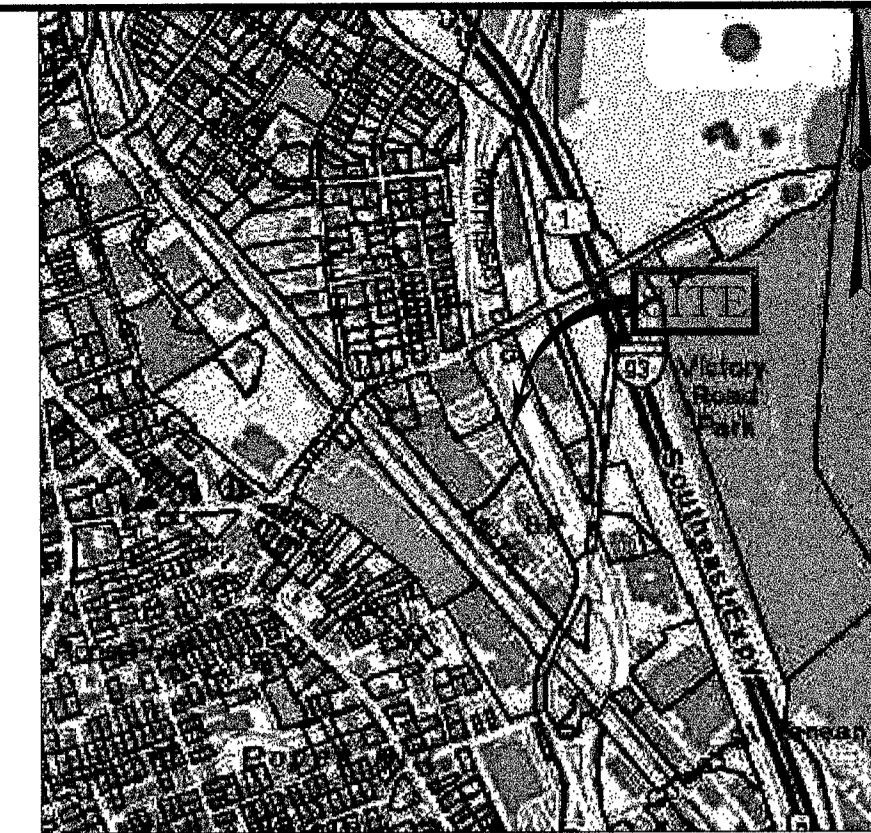
THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

MORRISSEY BOULEVARD
(PUBLIC - VARIABLE WIDTH)

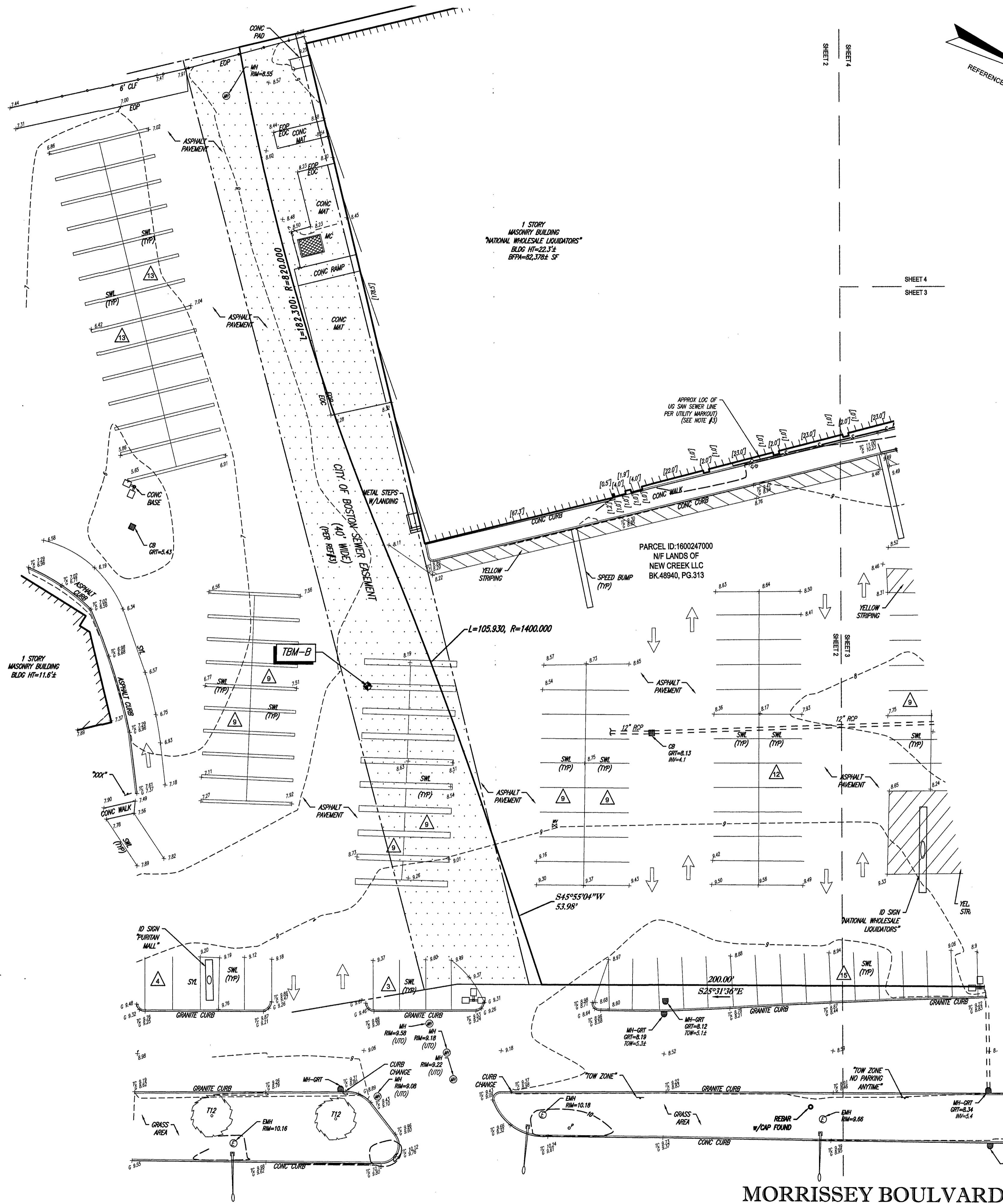
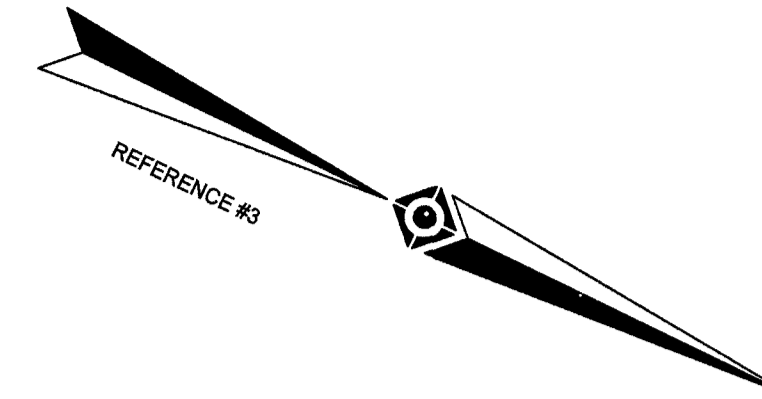


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FIELD BOOK NO. 19-9MA	VICTORY ROAD PARCEL 1600245020 & PARCEL 1600244000		FIELD BOOK PG. 101-102	CITY OF DORCHESTER, SUFFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS	
FIELD CREW B.S.B. B.A.V.		CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX		ALBANY, NY 5182175010 CHALFONTS, PA 2157129800 MANHATTAN, NY 6467800411 MT LAUREL, NJ 6098572099 WARREN, NJ 9086680099	DWG. NO. 1 OF 4
REVIEWED: J.P.Z.	APPROVED: G.L.H.	DATE 6-19-19	SCALE 1"=40'	FILE NO. 06-180099-01	DATE 6-19-2019

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



LOCUS MAP
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PARCEL ID: 160025500
NF LANDS OF
LAMBERT REALTY TRUST
CERTIFICATE OF TITLE #87931

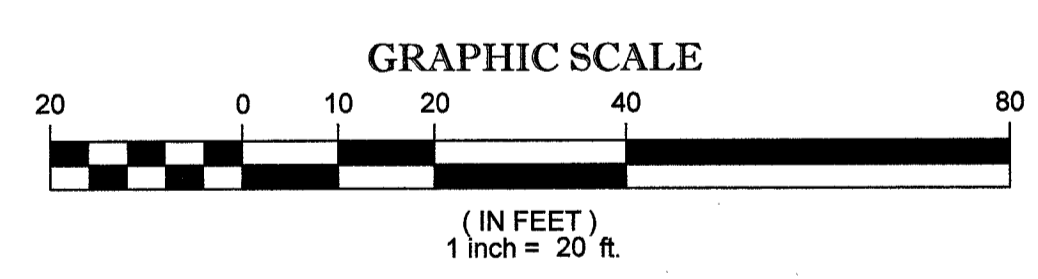
PARCEL ID: 1600247000
NF LANDS OF
NEW CREEK LLC
BK 48940, PG. 313

LEGEND

---	EXISTING CONTOUR	PAINTED ARROWS
X 121.45	EXISTING SPOT ELEVATION	UG
X TO 121.45	EXISTING TOP OF CURB ELEVATION	CLF
X G 122.85	EXISTING GUTTER ELEVATION	DC
X TW 123.45	EXISTING TOP OF WALL ELEVATION	EDC
X BW 122.85	EXISTING BOTTOM OF WALL ELEVATION	EDP
X FF 123.45	EXISTING FINISHED FLOOR ELEVATION	LSA
HYDRANT		MC
WATER VALVE		(TYP)
GAS VALVE		EMH
OVERHEAD WIRES		SMH
APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE		UMH
UTILITY POLE		CB
STREET LIGHT		T
AREA LIGHT		CS
CLEAN OUT		(S)
SIGN		(D)
BOLLARD		
POST		

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PARCEL ID: 1600245020 = 9,503± S.F.
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GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

6-19-19 DATE

**BOUNDARY & TOPOGRAPHIC SURVEY
FLOOR & DECOR**

725 MORRISSEY BOULEVARD & VICTORY ROAD
PARCEL 1600247000 & PARCEL 1600245020
CITY OF DORCHESTER, SUFFOLK COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
ALBANY, NY 5182125010
CHALFONT, PA 2157129800
352 TURNPIKE ROAD MANHATTAN, NY 646706411
SOUTHBOROUGH, MA 01772
508.948.3000 508.948.3003 FAX
MT LAUREL, NJ 6098572099
WARRKEN, NJ 9086680099

FIELD DATE: 6-10-2019
FIELD BOOK NO: 19-9MA
FIELD BOOK PG: 101-102

FIELD CREW: B.S.B.
DRAWN: B.A.V.

REVIEWED: J.P.Z.
APPROVED: G.L.H.
DATE: 6-19-2019
SCALE: 1"=20'
FILE NO: 06-180099-01
DWG. NO: 2 OF 4

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REQUEST NUMBER(S): 20192309732

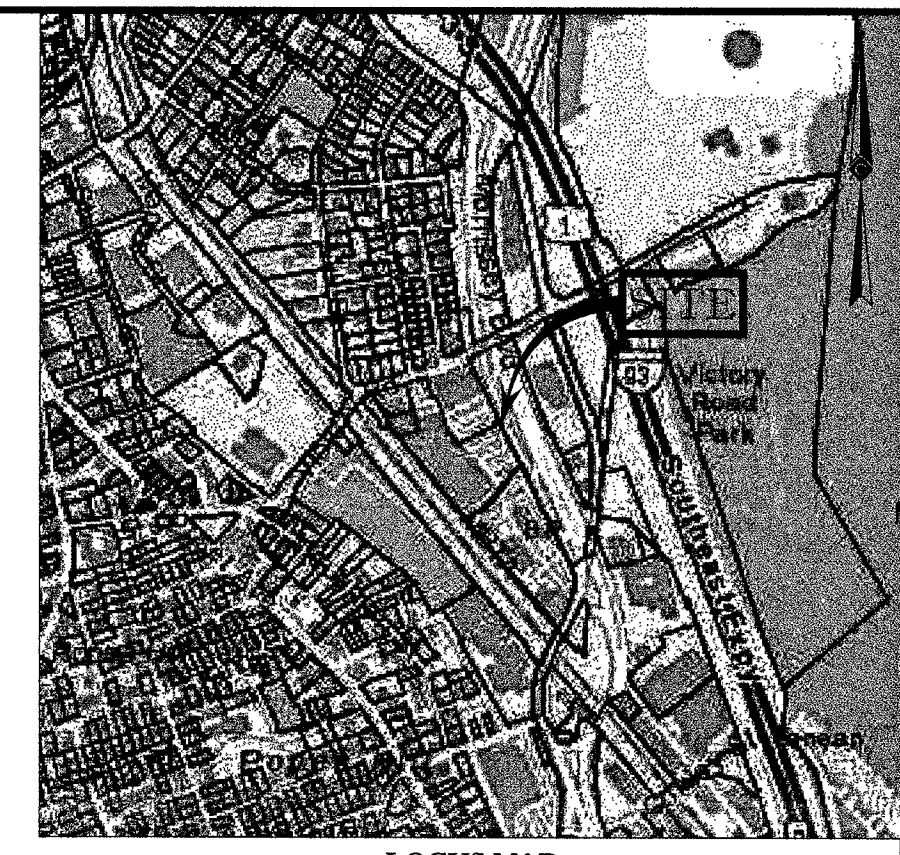
UTILITY COMPANY	PHONE NUMBER
AT&T	1-800-321-2000
VERIZON	1-800-922-0204
COMCAST - PEMBROKE	1-800-934-6489
CENTURY LINK	1-855-653-7254
EVERSOURCE - ELECTRIC	1-888-633-3797
NATIONAL GRID GAS - BOSTON	1-800-233-5325

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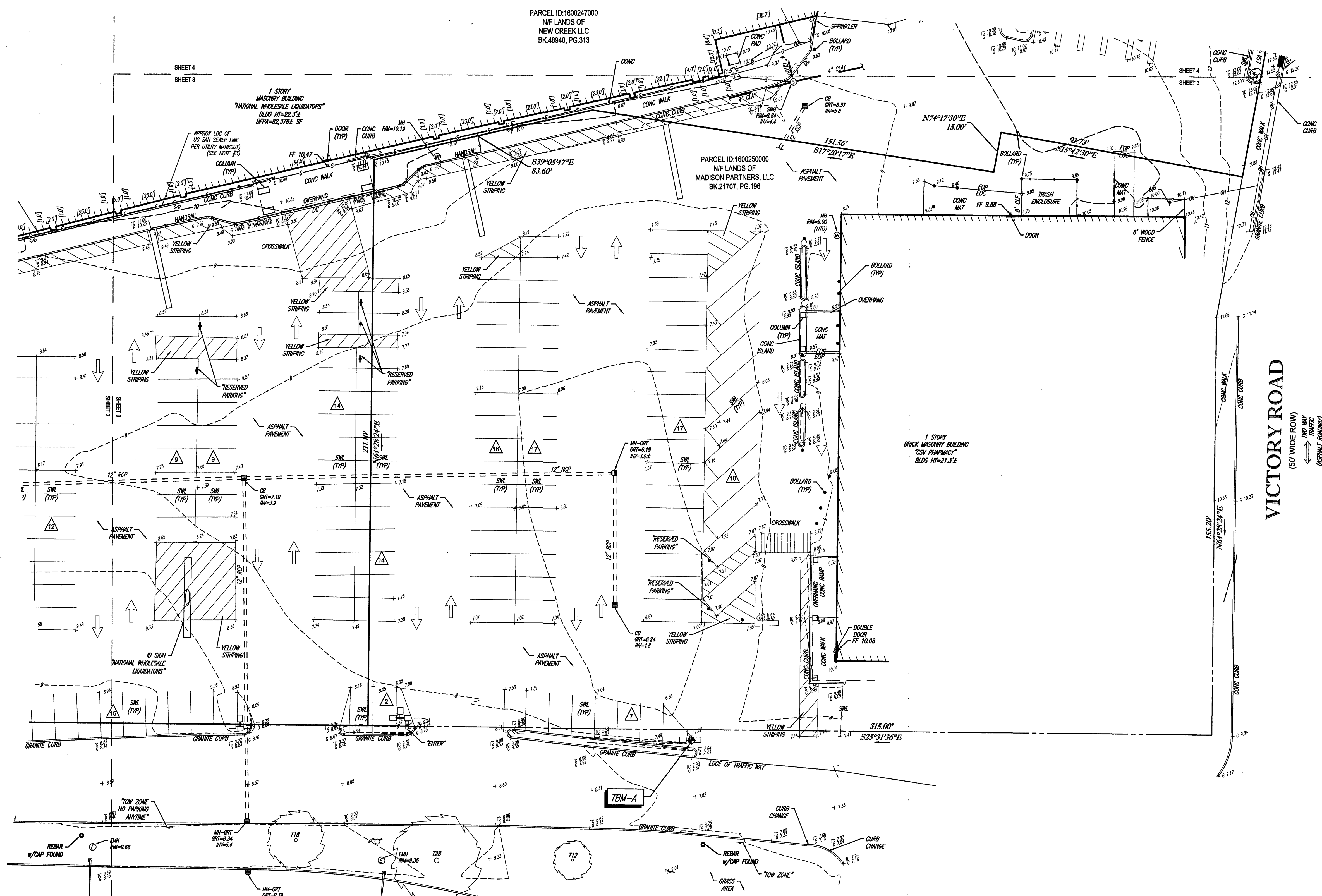
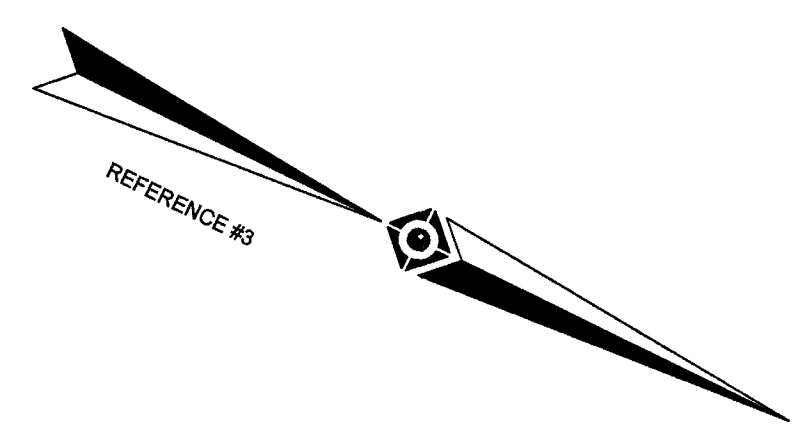


PARCEL ID:1600247000
N/F LANDS OF
NEW CREEK LLC
BK.48940, PG.313

PARCEL ID:1600250000
N/F LANDS OF
MADISON PARTNERS, LLC
BK.21707, PG.196

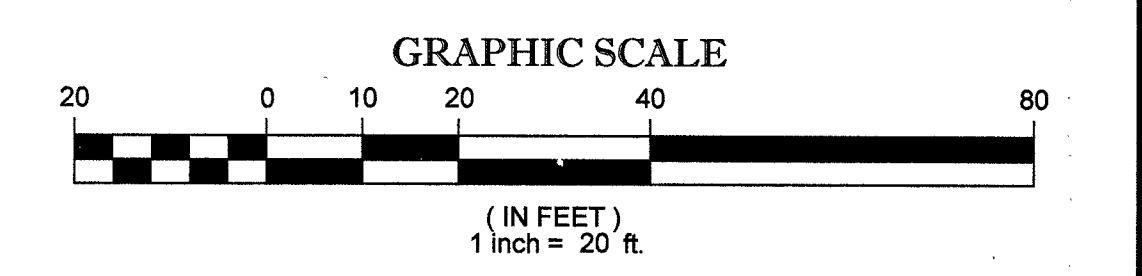


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 - DEED OF NEW CREEK II LLC, RECORDED IN BOOK 48940 PAGE 313.



MORRISSEY BOULEVARD
(PUBLIC - VARIABLE WIDTH)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

LEGEND

---	EXISTING CONTOUR	→	PAINTED ARROWS
x 123.45	EXISTING SPOT ELEVATION	UG	UNDER GROUND
x TC 123.45	EXISTING TOP OF CURB ELEVATION	CLF	CHAIN LINK FENCE
x G 122.25	EXISTING GUTTER ELEVATION	DC	DEPRESSED CURB
x TW 123.45	EXISTING TOP OF WALL ELEVATION	EDC	EDGE OF CONCRETE
x BW 122.95	EXISTING BOTTOM OF WALL ELEVATION	EDP	EDGE OF PAVEMENT
x FF 123.45	EXISTING FINISHED FLOOR ELEVATION	LSA	LANDSCAPED AREA
⊕	HYDRANT	MC	METAL COVER
W	WATER VALVE	(TYP)	TYPICAL
⊕	GAS VALVE	EMH	ELECTRIC MANHOLE
OH	OVERHEAD WIRES	SMH	SANITARY/SEWER MANHOLE
S	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE	MH	UNKNOWN MANHOLE
UP	UTILITY POLE	CB	CATCH BASIN OR INLET
—	STREET LIGHT	T	TREE & TRUNK SIZE
□	AREA LIGHT	△	PARKING SPACE COUNT
C/O	CLEAN OUT	(S)	DEPRESSED CURB
—	SIGN	(D)	SURVEY DIMENSION
•	BOLLARD		
o	POST		

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VERIZON	1-800-822-0204
COMCAST - PEMBROKE	1-800-934-6489
CENTURY LINK	1-855-650-7284
EVERSOURCE - ELECTRIC	1-888-633-3797
NATIONAL GRID GAS - BOSTON	1-800-233-5325

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GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

DATE: 6-19-19

BOUNDARY & TOPOGRAPHIC SURVEY FLOOR & DECOR

FIELD DATE: 6-10-2019
FIELD BOOK NO: 19-SMA
FIELD BOOK PG: 101-102

725 MORRISSEY BOULEVARD & PARCEL 1600247000
VICTORY ROAD & PARCEL 1600245020 & PARCEL 1600244000
CITY OF DORCHESTER, SUFFOLK COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 5182178010
CHALFONT, PA 2171138600
MANHATTAN, NY 6467800411
MT LAUREL, NJ 6098572099
WARREN, NJ 9086680009

REVIEWED: J.P.Z.
APPROVED: G.L.H.
DATE: 6-19-2019
SCALE: 1"=20'
FILE NO: 06-180099-01
DWS. NO: 3 OF 4



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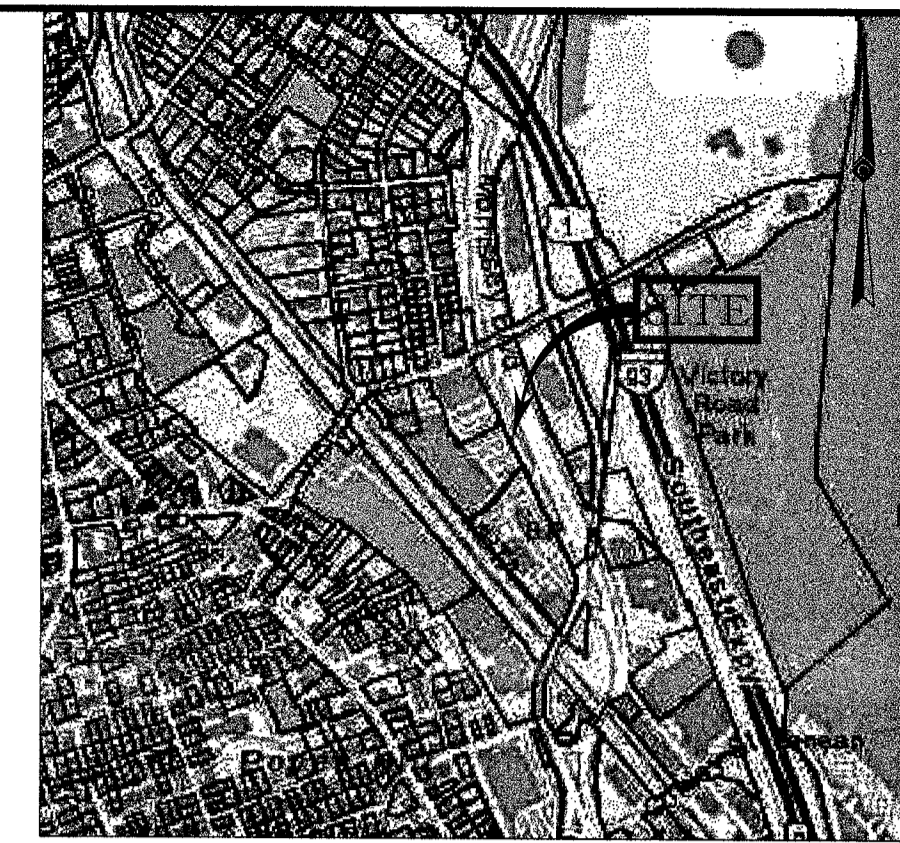
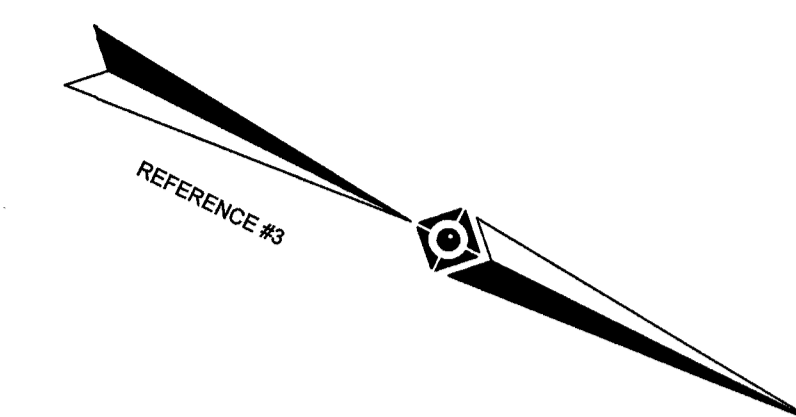
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NATIONAL GRID GAS - BOSTON	1-800-233-5325

LEGEND

--- 124 ---	EXISTING CONTOUR		PAINTED ARROWS
x 123.45	EXISTING SPOT ELEVATION		UNDER GROUND
x 70 123.45	EXISTING TOP OF CURB ELEVATION		CHAIN LINK FENCE
x G 122.85	EXISTING GUTTER ELEVATION		DEPRESSED CURB
x TW 123.45	EXISTING TOP OF WALL ELEVATION		EDGE OF CONCRETE
x BW 122.85	EXISTING BOTTOM OF WALL ELEVATION		EDGE OF PAVEMENT
x FF 123.45	EXISTING FINISHED FLOOR ELEVATION		LANDSCAPED AREA
	HYDRANT		METAL COVER
	WATER VALVE		TYPICAL
	GAS VALVE		ELECTRIC MANHOLE
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	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE		UNKNOWN MANHOLE
	UTILITY POLE		CATCH BASIN OR INLET
	STREET LIGHT		TREE & TRUNK SIZE
	AREA LIGHT		PARKING SPACE CURB
	CLEAN OUT		DEPRESSED CURB
	SIGN		SURVEY DIMENSION
	BOLLARD		DEED DIMENSION
	POST		



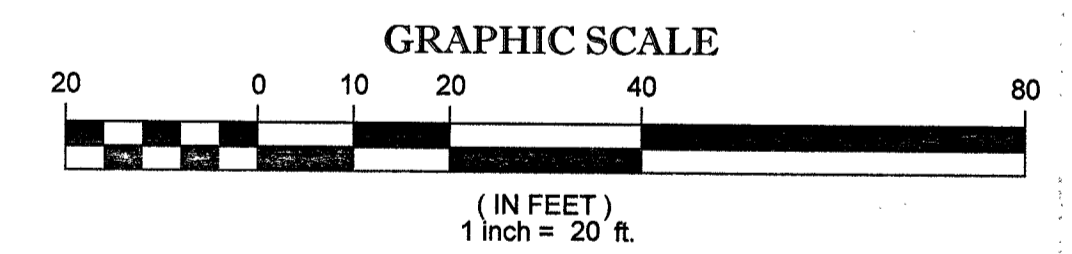
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GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

DATE: 6-19-19

BOUNDARY & TOPOGRAPHIC SURVEY		FLOOR & DECOR	
FIELD DATE	6-10-2019	FIELD BOOK NO.	19-9MA
FIELD BOOK NO.	19-9MA	FIELD BOOK PG.	101-102
FIELD CREW	B.S.B.	FILE NO.	06-180099-01
DRAWN	B.A.V.	DWG. NO.	4 OF 4
REVIEWED	J.P.Z.	DATE	6-19-2019
APPROVED	G.L.H.	SCALE	1"=20'
DATE	6-19-2019	FILE NO.	06-180099-01
SCALE	1"=20'	DWG. NO.	4 OF 4

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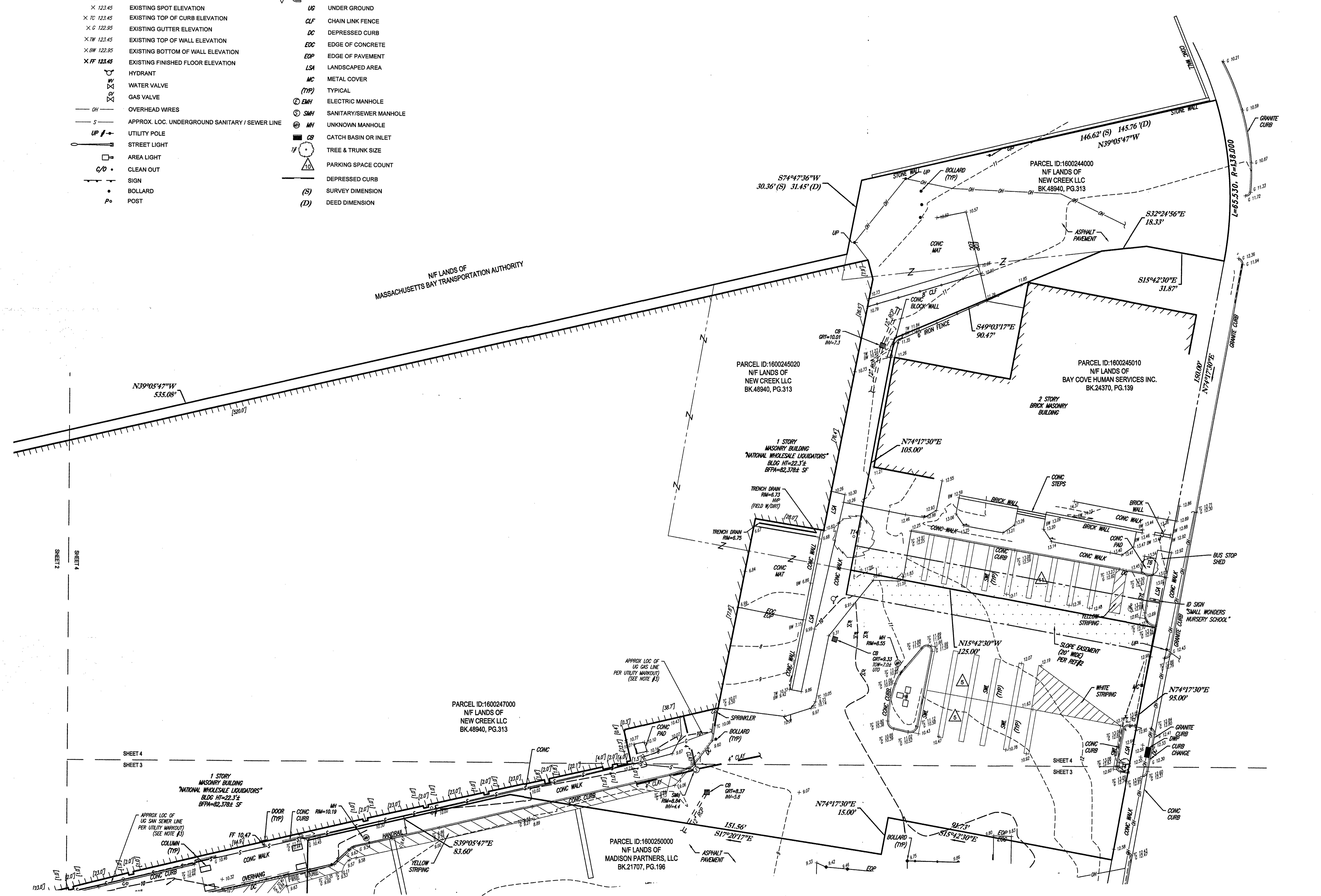
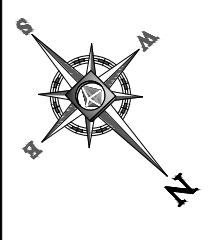
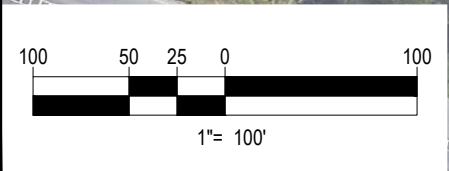


Figure 3.13 Aerial Exhibit



WILLIAM T. MORRISSEY BOULEVARD

VICTORY ROAD

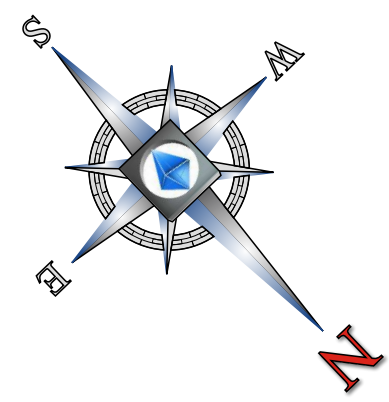


PREPARED BY:



BOHLER
ENGINEERING

Figure 3.14 Concept Plan



**FLOOR
DECOR &**

PARKING TABLE			
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
PARKING SPACES	165*	126*	118*
PARKING CRITERIA (8.5' x 20')	TWO SPACES PER 1,000 SF OF GROSS FLOOR AREA (2 SPACES / 1000 SF) X (82,378 SF) = 165 SPACES		
ACCESSIBLE PARKING SPACES	5*	10*	5*
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE- 8'x20' W/ 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE-8'x20' W/ 8' ACCESS AISLE)	TOTAL PARKING 101 TO 150 = 5 ACCESSIBLE SPACES (VAN ACCESSIBLE SPACES= 1) / 6 SPACES		

*FOR PROPOSED FLOOR & DECOR ONLY

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
 LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
 SUSTAINABLE DESIGN

CHARLOTTE, NC
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 CHICAGO, IL
 COLUMBIA, SC
 DALLAS, TX
 DENVER, CO
 HOUSTON, TX
 LOS ANGELES, CA
 MEMPHIS, TN
 MIAMI, FL
 MINNEAPOLIS, MN
 NEW YORK, NY
 PHILADELPHIA, PA
 RICHMOND, VA
 SOUTH BEND, IN
 SOUTH BOSTON, MA
 WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY
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PRELIMINARY

PROJECT No.: W191106
 DRAWN BY: EKR
 CHECKED BY: AFT
 DATE: 11/15/2019
 SCALE: AS NOTED
 CAD I.D.:

SITE DEVELOPMENT PLANS FOR

CENTERPOINT INTEGRATED SOLUTIONS
 Project Management | Civil Design | Real Estate Development

FLOOR DECOR &

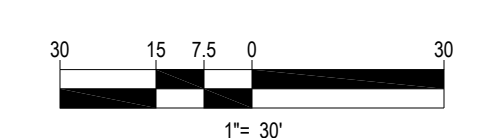
LOCATION OF SITE
 PARCEL ID: 1600247000 & 1600245020
 725 WILLIAM T. MORRISSEY BOULEVARD
 CITY OF BOSTON
 DORCHESTER
 SUFFOLK COUNTY,
 MASSACHUSETTS

BOHLER ENGINEERING

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 Fax: (508) 480-9080
www.BohlerEngineering.com

CONCEPT LAYOUT PLAN NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JUNE 6, 2019.
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF SURVEY.



SHEET TITLE:

CONCEPT PLAN

1
OF 1

REV 0 - 11/15/2019

P:\191106\Drawings\Site\191106_SitePlan.dwg 10/20/2019 4:28:00 PM c:\ahaly, Norm, norm, user, media, 11

Figure 3.15 Visual-Audible Signal Devices Overview

Audible Signal Devices



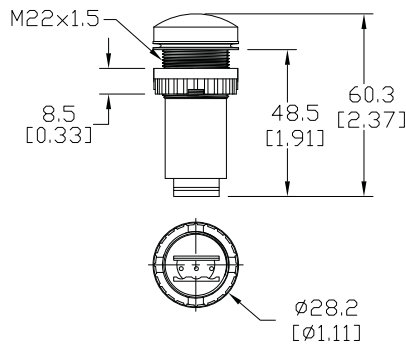
22.5 mm Panel-mount Electrical Buzzers

- Mount in 22.5 mm hole
- Fourteen models available
- Continuous and pulse-tone models
- 80 to 100 decibels
- Buzzer without sound output holes
- Low current consumption
- High IP 65 protection rating



DIMENSIONS mm [in]

107 Series



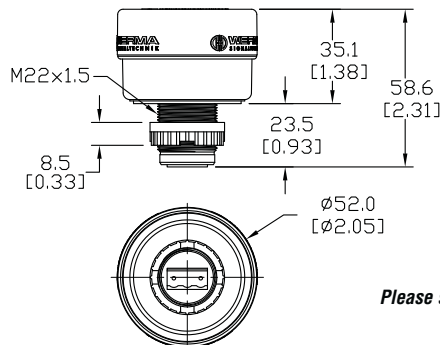
107 Series Buzzer Specifications				
Part Number	10700075	10700077	10701075	10701077
Price	\$30.50	\$34.00	\$30.50	\$34.00
Description	Buzzer			
Voltage	24V AC/DC	115V AC/DC	24V AC/DC	115V AC/DC
Current Consumption	≤ 8mA			
Tone Frequency	2.4 kHz			
Maximum Volume	80dB @ 10cm			
Tone Type	Continuous		Pulse, approx.1Hz	
Life Duration	> 5000h			
Operating Temperature	-4°F to 122°F [-20°C to 50°C]			
Protection	IP65			
Weight	30g [1.06 oz]			
Housing Material	Polyamide-Fiberglass			
Connection	Connector with max. wire 1.5 mm ² (16AWG), 0.3 N torque			
Agency Approvals	cULus file E164155, CE, RoHS			

To obtain the most current agency approval information, see the Agency Approval Checklist section on the specific part number's web page at www.AutomationDirect.com



DIMENSIONS mm [in]

109 Series



109 Series Buzzer Specifications				
Part Number	10900075	10900077	10901075	10901077
Price	\$62.00	\$69.00	\$62.00	\$69.00
Description	Buzzer			
Voltage	24V AC/DC	115V AC/DC	24V AC/DC	115V AC/DC
Current Consumption	≤ 25mA			
Tone Frequency	2.1 kHz			
Maximum Volume	80dB @ 1m			
Tone Type	Continuous		Pulse, approx. 1Hz	
Life Duration	> 5000h			
Operating Temperature	-4°F to 122°F [-20°C to 50°C]			
Protection	IP65			
Weight	44g [1.55 oz]	47g [1.66 oz]	44g [1.55 oz]	47g [1.66 oz]
Housing Material	Polycarbonate (PC)/ABS, (black)			
Connection	Connector with max. wire 1.5 mm ² (16AWG), 0.3 N torque			
Agency Approvals	cULus file E164155, CE, RoHS			

Please see our website www.AutomationDirect.com for complete engineering drawings.

Audible Signal Devices

22.5 mm Panel-mount Electrical Buzzers

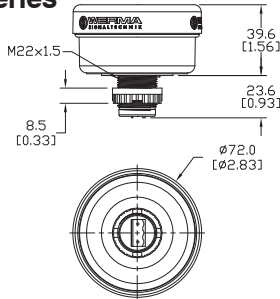


Buzzer without sound output holes

- Mount in 22.5 mm hole
- 8 selectable tones
- Adjustable volume, 100 decibels maximum at one meter

DIMENSIONS mm [inches]

110 Series



110 Series Buzzer Specifications		
Part Number	11000067	11000075
Price	\$104.00	\$94.00
Description	Buzzer Element with selectable tones	
Voltage	115VAC	24V AC/DC
Current Consumption	≤ 40mA	≤ 80mA
Tone Frequency	1.6 and 3.4 kHz	
Maximum Volume	100dB @ 1m	
Tone Type	Multi-tonal, 8 selectable tones	
Life Duration	> 5000h	
Operating Temperature	-4°F to 122°F [-20°C to 50°C]	
Protection	IP65	
Weight	79g [2.79 oz]	64g [2.26 oz]
Housing Material	Polycarbonate (PC)/ABS	
Connection	Connector with max. wire 1.5 mm ² (16AWG), 0.3 N torque	
Agency Approvals	cULus file E164155, CE, RoHS	

Note: Refer to insert for available tones.

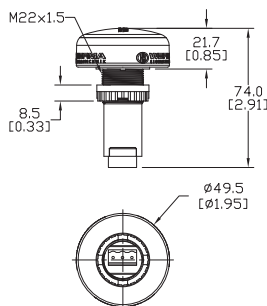
To obtain the most current agency approval information, see the Agency Approval Checklist section on the specific part number's web page at www.AutomationDirect.com



- Mount in 22.5 mm hole
- LED permanent light indicator
- Continuous tone
- Simple con with connector plug
- 80 decibels volume at one meter

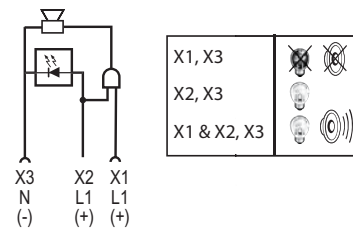
DIMENSIONS mm [inches]

150 Series



150 Series Buzzer with LED Indicator Specifications				
Part Number	15010055	15010067	15030055	15030067
Price	\$73.00	\$80.00	\$73.00	\$80.00
Description	Buzzer element with LED indicator			
LED Indicator	Red		Yellow	
Voltage	24VDC	115VAC	24VDC	115VAC
Current Consumption	≤ 50mA	≤ 20mA	≤ 50mA	≤ 20mA
Tone Frequency	2.8 kHz			
Maximum Volume	80dB @ 1m			
Tone Type	Continuous			
Life Duration	Up to 50,000h			
Operating Temperature	-4°F to 122°F [-20°C to 50°C]			
Protection	IP65			
Weight	30g [1.06 oz]	30g [1.06 oz]	30g [1.06 oz]	30g [1.06 oz]
Housing Material	Cap: Polycarbonate. Base: Polycarbonate (PC)/ABS - black			
Connection	Connector with max. wire 1.5 mm ² (16AWG), 0.3 N torque			
Agency Approvals	cULus file E164155, CE, RoHS			

Wiring Diagram



Note: Buzzer will not sound without light energized.

Please see our website www.AutomationDirect.com for complete engineering drawings.

Figure 3.16 Conceptual Rendering Looking South on William T. Morrissey Boulevard

EXTERIOR FINISH LEGEND

(P-7) STC COLOR: NA17-0034 HIGH REFLECTIVE WHITE
PAINT: #80217 STOCOLOR LOTUSAN LOW VOC

(P-8) STC COLOR: SW-7044 AMAZING GRAY
PAINT: #80217 STOCOLOR LOTUSAN LOW VOC

(P-9) STC COLOR: NA17-0030 URBANE BRONZE
PAINT: #80217 STOCOLOR LOTUSAN LOW VOC

(P-10) SHERWIN WILLIAMS 6868 "REAL RED"
METAL TO BE PAINTED WITH "DIRECT TO METAL" (DMT) PAINT

- SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE SIZE AND LOCATIONS SUBJECT TO CODE REVIEW.
- DOOR LOCATIONS SUBJECT TO FIRE MARSHAL APPROVAL.



PROJECT NAME

FLOOR & DECOR

SCALE

**NOT FOR
CONSTRUCTION**

PROJECT TEAM

PRINCIPAL IN CHARGE:
MICHAEL LeFANDE

PROJECT MANAGER:
RICHARD ROSA

DRAWN BY:

MF

ISSUE / REVISIONS

NO.	REASON	DATE

SHEET TITLE

**EXTERIOR ELEVATIONS
COLORED**

PROJECT NO.

018144

ISSUE / DATE

08/15/19

SHEET NUMBER

A201

Figure 3.17 Exterior Elevations Plan

ISSUE	
50% COORDINATION	10/25/19
75% COORDINATION	11/03/19
90% REVIEW	11/15/19

SEAL

SHEET

EXTERIOR ELEVATIONS

DRAWN: DJ
CHECKED: GF

GENERAL NOTES

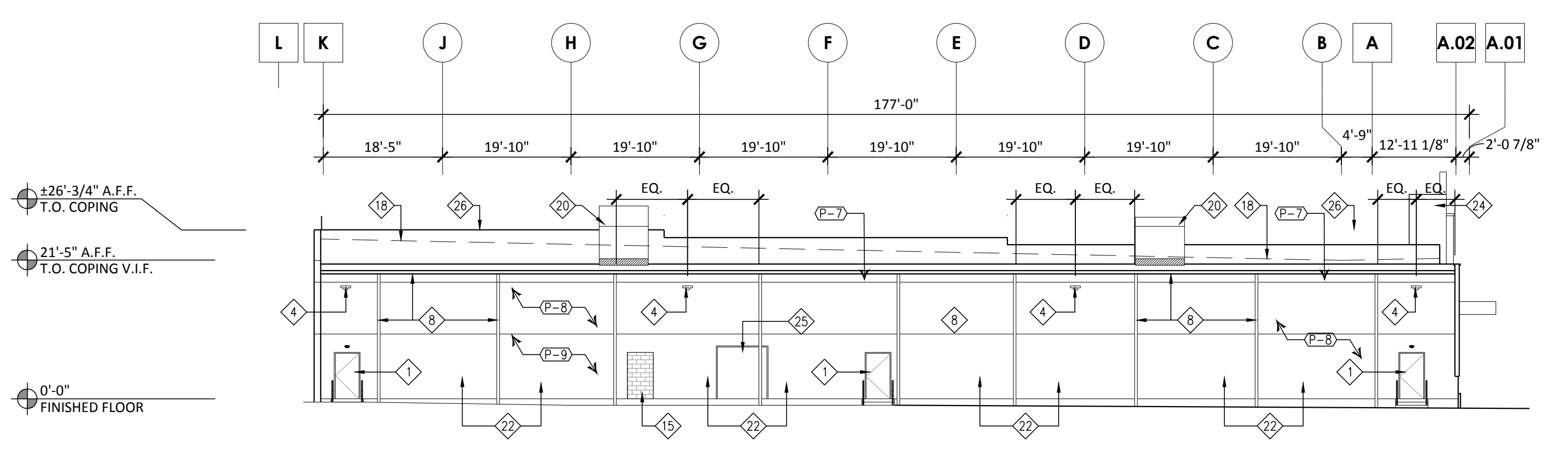
- ALL SURFACES TO BE PREPPED AND PRIMED PER MANUFACTURER'S RECOMMENDATIONS
- PROVIDE EIFS EXPANSION/CONTROL JOINTS PER MANUFACTURER RECOMMENDATIONS. SEALANT COLOR TO MATCH EIFS.
- ALL EXTERIOR PAINT TO BE A 3 COAT SYSTEM (1) PRIMER AND (2) COATS FINAL.
- ALL COLORS AND MATERIALS MUST BE CONFIRMED WITH FLOOR & DECOR CONSTRUCTION PROJECT MANAGER PRIOR TO APPLICATION.
- PAINT ALL CONDUIT, GAS PIPING ETC. TO MATCH ADJACENT WALL. NO EXPOSED CONDUIT ON FRONT WALL.
- SEE A801 FOR FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
- SEE A802 FOR DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL REPAIR ALL DEFECTIVE EIFS AND FINISH AS REQUIRED.
- CONTRACTOR SHALL CONTACT ANDREA DINICE OF SHERWIN WILLIAMS AT (845) 641.5798, ANDREA.DINICE@SHERWIN.COM TO DISCUSS ALL ASPECTS OF PAINTING.

ELEVATION LEGEND

XX	DOOR MARK	DOOR IDENTIFIER
X	GLAZING MARK	GLAZING IDENTIFIER
XX	FINISH MARK	FINISH IDENTIFIER
XXXX	DESCRIPTION	SPOT ELEVATION
XXXX	ELEVATION	

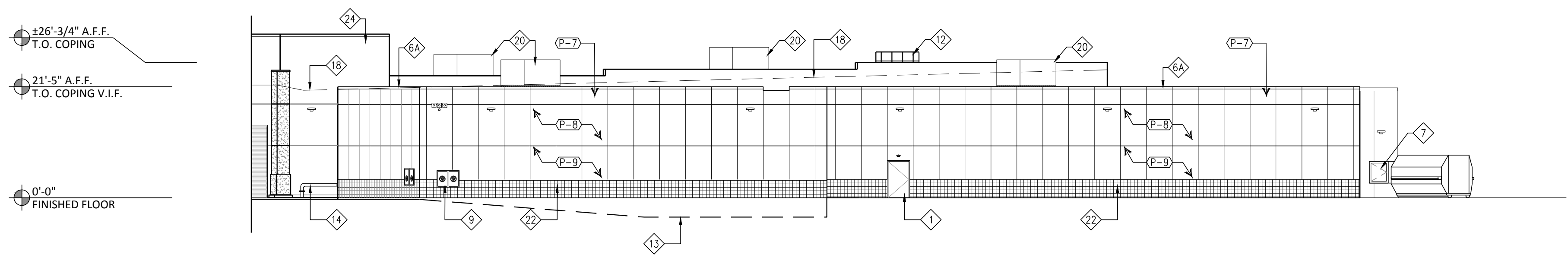
KEYNOTES

- DOOR - PAINT TO MATCH ADJACENT WALL UNLESS NOTED OTHERWISE
- OVERHEAD DOOR PREFINISHED TO MATCH ADJACENT WALL COLOR
- PIPE BOLLARD WITH COVER - SEE 2/A604
- WALL MOUNTED LIGHT FIXTURE AT 17'-0" A.F.F. U.N.O. - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
- STORE SIGNAGE BY OTHERS - G.C. TO COORDINATE W/ SIGN VENDOR. PROVIDE BLOCKING AS REQ'D
- PREFINISHED "KYNAR" METAL COPING TO MATCH P-10
- PREFINISHED KYNAR METAL COPING TO MATCH WALL BELOW
- TRASH COMPACTOR DOOR PAINT P-8 - SEE DOOR SCHEDULE
- PREFINISHED "KYNAR" METAL GUTTERS AND DOWNSPOUTS TO MATCH P-8. LOCATE LEADERS WHERE PREVIOUSLY LOCATED. TIE INTO UNDERGROUND STORM DRAIN
- EXISTING SPRINKLER VALVES, SCRAPE FRAME & HOUSING & PAINT TO MATCH COLOR OF WALL. PAINT VALVES RED
- DOCK SEAL AND BUMPERS - REFER TO 7/A604 AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
- METAL DOCK HOOD - SEE 9/A604
- 42" HT. METAL GUARD RAIL SEE 4/A302
- TRUCK WELL BEYOND
- GAS RISER AND METER PAINT TO MATCH ADJACENT WALL - SEE MECHANICAL DRAWINGS
- WALL IN-FILL MATCH ADJACENT CONSTRUCTION
- NEW CMU TO MATCH EXISTING. SEE 4/A302
- AUTO SLIDING DOORS - REFER TO DOOR SCHEDULE FOR MORE INFORMATION
- ROOF LINE BEYOND
- WALL MOUNTED LIGHT FIXTURE - CENTER LIGHT BETWEEN AND MOUNT FLUSH WITH DOCK HOODS - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
- ROOF TOP UNIT WITH SCREEN
- CONCRETE CURB
- REPOINT JOINTS PRIOR TO REPAINTING. PROVIDE AN ALLOWANCE IN BID TO REPOINT 900 SF. REPLACE ANY BROKEN CMU
- 4'-0" X 14'-0" METAL CANOPY, P-10. THE LEADER INTO UNDERGROUND STORM DRAIN
- WING WALL
- EXISTING FRAME TO REMAIN. SCRAPE & PAINT
- LINE OF NEW PARAPET AT NEW HIGH ROOF

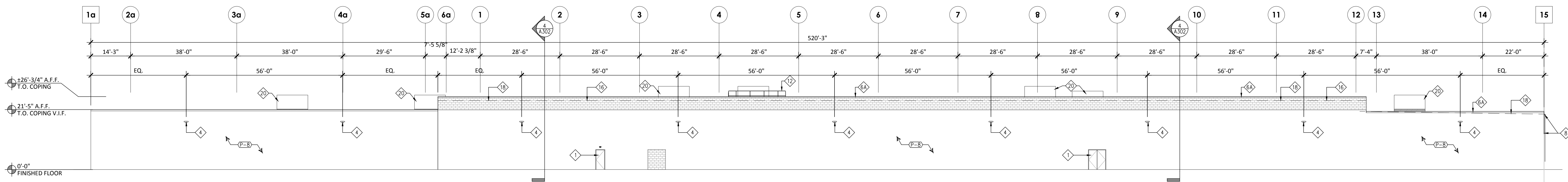


4 LEFT ELEVATION
SCALE: 1/16" = 1'-0"

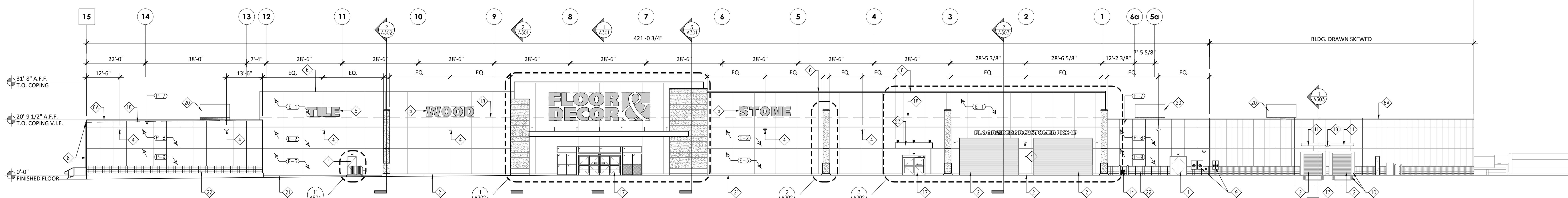
NOTE:
REMOVE ALL LOOSE PAINT FROM ENTIRE LEFT ELEVATION.
REPAINT AND REPLACE CMU AS PER KEYNOTE 22. PREPARE
WALL PER PAINT MANUFACTURER'S RECOMMENDATIONS.
PRIME & PAINT. SEE GENERAL NOTES



3 RIGHT ELEVATION
SCALE: 1/16" = 1'-0"



2 REAR ELEVATION
SCALE: 1/16" = 1'-0"



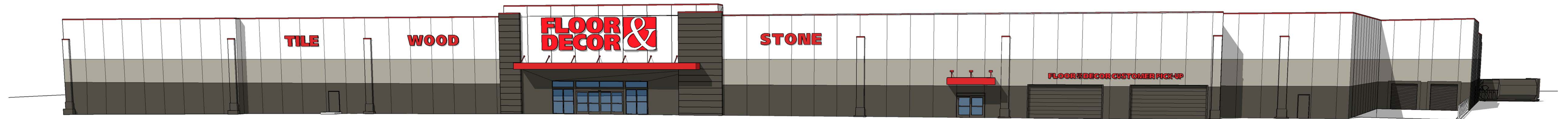
1 FRONT ELEVATION
SCALE: 1/16" = 1'-0"

Figure 3.18 Exterior Elevations Rendering

EXTERIOR FINISH LEGEND

- (P-7) STC COLOR: NA17-0034 HIGH REFLECTIVE WHITE
 PAINT: #80217 STOCOLOR LOTUSAN LOW VOC
- (P-8) STC COLOR: SW-7044 AMAZING GRAY
 PAINT: #80217 STOCOLOR LOTUSAN LOW VOC
- (P-9) STC COLOR: NA17-0030 URBANE BRONZE
 PAINT: #80217 STOCOLOR LOTUSAN LOW VOC
- (P-10) SHERWIN WILLIAMS 6868 "REAL RED"
 METAL TO BE PAINTED WITH "DIRECT TO METAL" (DMT) PAINT

- SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE SIZE AND LOCATIONS SUBJECT TO CODE REVIEW.
- DOOR LOCATIONS SUBJECT TO FIRE MARSHAL APPROVAL.



PROJECT NAME

FLOOR & DECOR

SCALE

**NOT FOR
CONSTRUCTION**

PROJECT TEAM

PRINCIPAL IN CHARGE:
MICHAEL LeFANDE

PROJECT MANAGER:
RICHARD ROSA

DRAWN BY:
MF

ISSUE / REVISIONS		DATE
NO.	REASON	

SHEET TITLE

**EXTERIOR ELEVATIONS
COLORED**

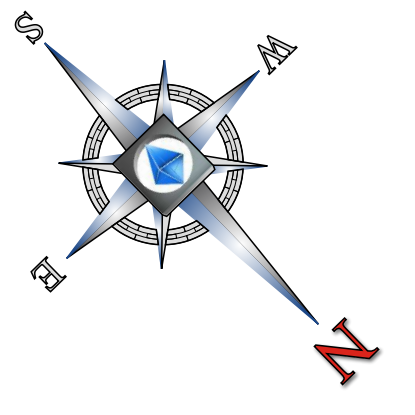
PROJECT NO.

018144

ISSUE / DATE SHEET NUMBER

08/15/19 **A201**

Figure 3.19 Morrissey Boulevard Improvements Exhibit



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
 LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
 SUSTAINABLE DESIGN

CHARLOTTE, NC
 CHICAGO, IL
 COLUMBIA, SC
 DALLAS, TX
 DENVER, CO
 HOUSTON, TX
 LOS ANGELES, CA
 MIAMI, FL
 MINNEAPOLIS, MN
 NEW YORK, NY
 PHILADELPHIA, PA
 RICHMOND, VA
 SOUTH BEND, IN
 TAMPA, FL
 WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
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PRELIMINARY

PROJECT No.: W191106
 DRAWN BY: EKR
 CHECKED BY: AFT
 DATE: 11/13/2019
 SCALE: AS NOTED
 CAD I.D.: W191106 MORRISSEY CONCEPT

SITE DEVELOPMENT PLANS
 FOR

CENTERPOINT INTEGRATED SOLUTIONS
 Project Management | Civil Design | Real Estate Development

FLOOR DECOR &

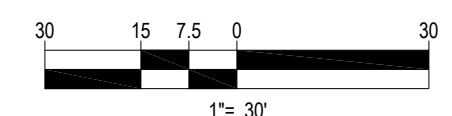
LOCATION OF SITE
 PARCEL ID: 1600247000 & 1600245020
 725 WILLIAM T. MORRISSEY BOULEVARD
 CITY OF BOSTON
 DORCHESTER
 SUFFOLK COUNTY,
 MASSACHUSETTS

BOHLER ENGINEERING

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 Fax: (508) 480-9080
www.BohlerEngineering.com

CONCEPT LAYOUT PLAN NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JUNE 8, 2019.
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF SURVEY.
- APPROXIMATE LIMITS OF MORRISSEY BOULEVARD IMPROVEMENTS BASED UPON CONCEPTUAL PLANS FOR SAME PROVIDED BY MASSACHUSETTS DEPARTMENT OF CONSERVATION AND RECREATION, DATED JUNE 27, 2017.



SHEET TITLE:
MORRISSEY BOULEVARD IMPROVEMENTS EXHIBIT

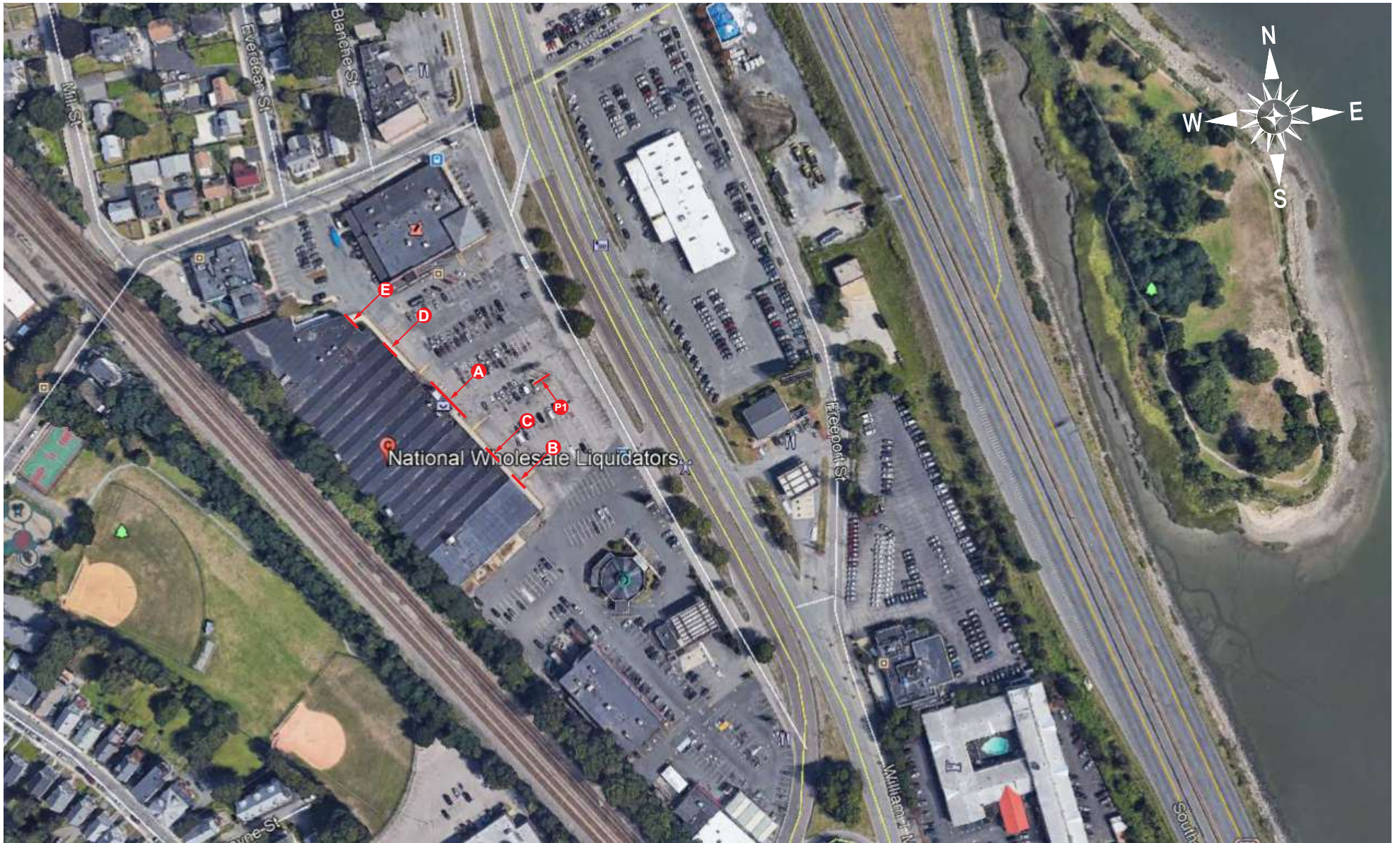
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 OF 1

REV 0 - 11/13/2019

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Figure 3.20 Comprehensive Sign Design Package

CODE: Variance required for proposed.



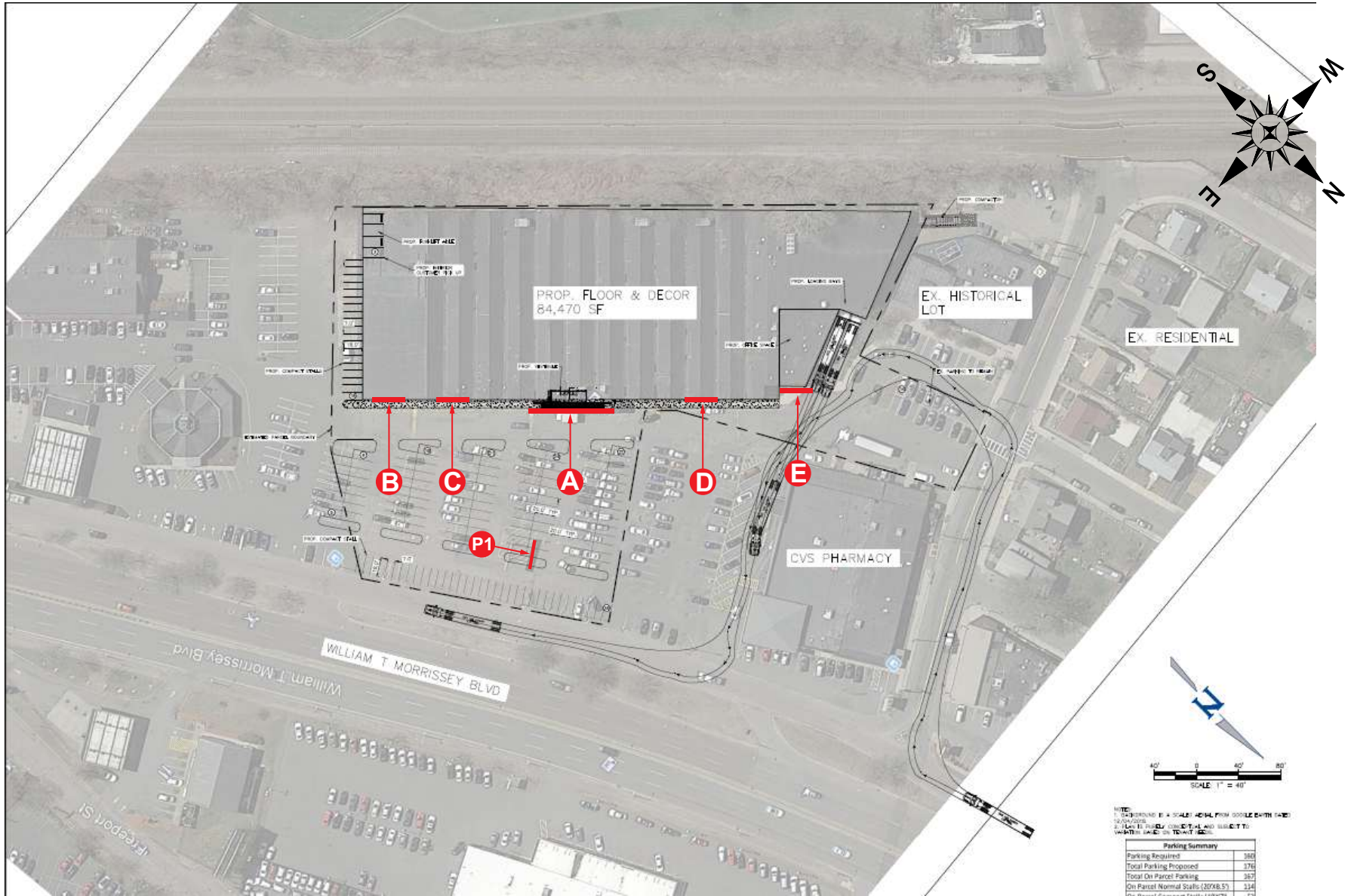
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CLIENT:	FLOOR & DECOR	STORE NO.:		REV.:	R1 8/26/19 MKB	REV.:		REV.:	
LOCATION:	DORCHESTER, MA	DATE:	06/26/19	REV.:		REV.:		REV.:	
ACCOUNT REP.:	C. CARPENTER	DRAWN BY:	MKB	REV.:		REV.:		REV.:	
DRAWING NO.:	FD-DORCHESTER MA-VARIANCE			REV.:		REV.:		REV.:	
									EXHIBIT APPROVED BY:



CODE: Variance required for proposed.



NOTE:
 1. DIMENSIONS IN A SCALE: ACIAL FROM GOOGLE EARTH (2018);
 2. PLAN TO BE FULLY COMPLETED AND SUBJECT TO VARIANCE LAID ON TO THE SITE.

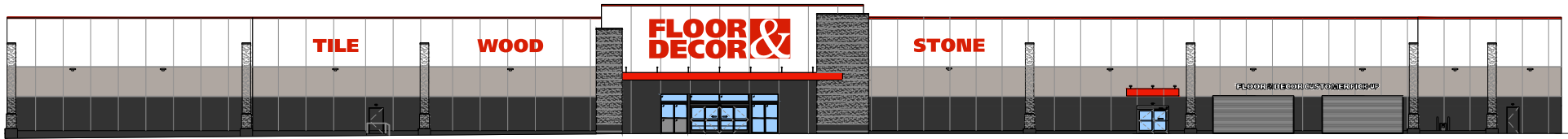
Parking Summary	
Parking Required	386
Total Parking Proposed	376
Total On Parcel Parking	367
On Parcel Normal Scale (20'x8.5')	334
On Parcel Reduced Normal Scale (20'x6.5')	33

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

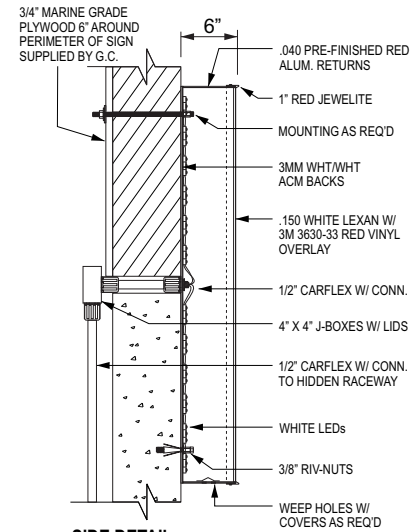
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CLIENT:	FLOOR & DECOR	STORE NO.:		REV.:	R1 8/26/19 MKB	REV.:		REV.:	
LOCATION:	DORCHESTER, MA	DATE:	06/26/19	REV.:		REV.:		REV.:	
ACCOUNT REP.:	C. CARPENTER	DRAWN BY:	MKB	REV.:		REV.:		REV.:	
DRAWING NO.:	FD-DORCHESTER MA-VARIANCE	REV.:		REV.:		REV.:		REV.:	
									EXHIBIT APPROVED BY:

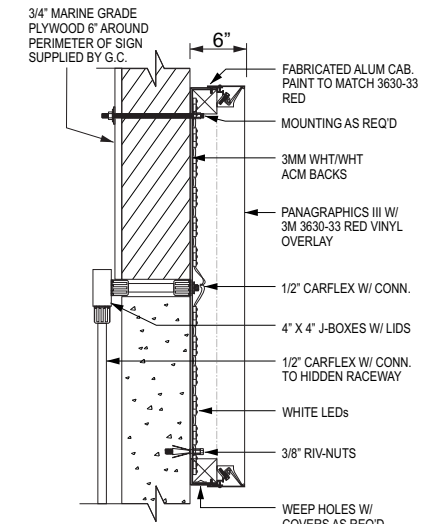




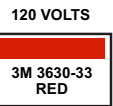
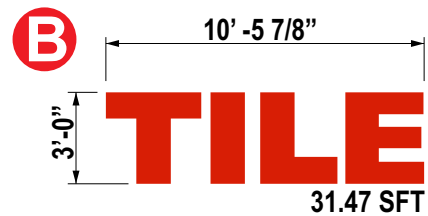
NORTH ELEVATION
Scale: none



SIDE DETAIL
-LETTERS SMALLER THAN 5'-0"
-AMPERSAND SMALLER THAN 4'-0"



SIDE DETAIL
-AMPERSAND 4'-0" AND LARGER



MOUNTING:
A) THRU-BOLT W/ 3/8" THREADED ROD WITH BLOCKING
B) 1/4" LAG BOLTS WITH SHIELD FOR CONCRETE WALLS

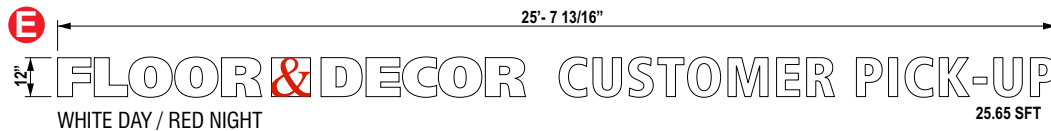
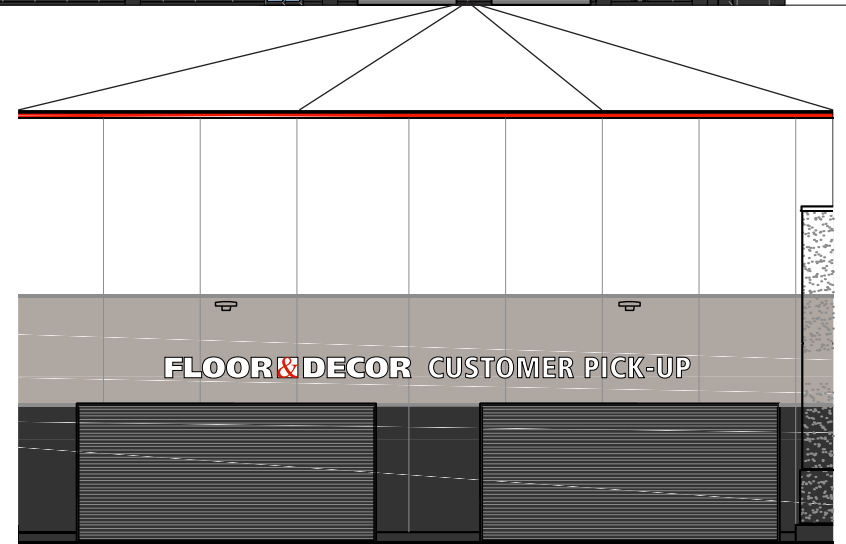
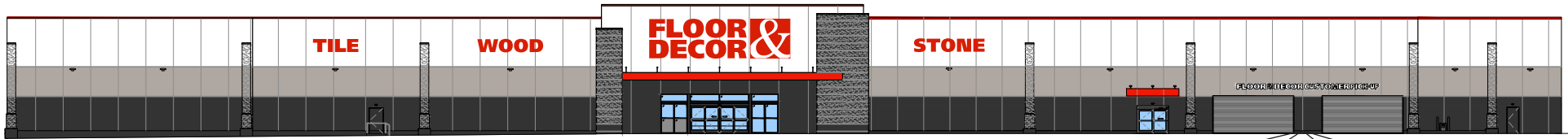
INSTALLATION NOTE:
SIGN INSTALLERS SHALL COORDINATE TIMING WITH G.C. AND I.D. ASSOCIATES SEAL ALL WALL PENETRATIONS WITH SILICONE CAULKING.

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

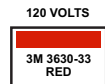
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PH (888) 303-5534 · FAX (334) 836-1401
www.idassociatesinc.com

CLIENT:	FLOOR & DECOR	STORE NO.:		REV.:	R1 8/26/19 MKB	REV.:		REV.:	
LOCATION:	DORCHESTER, MA	DATE:	06/26/19	REV.:		REV.:		REV.:	
ACCOUNT REP.:	C. CARPENTER	DRAWN BY:	MKB	REV.:		REV.:		REV.:	
DRAWING NO.:	FD-DORCHESTER MA-VARIANCE			REV.:		REV.:		REV.:	
								EXHIBIT APPROVED BY:	



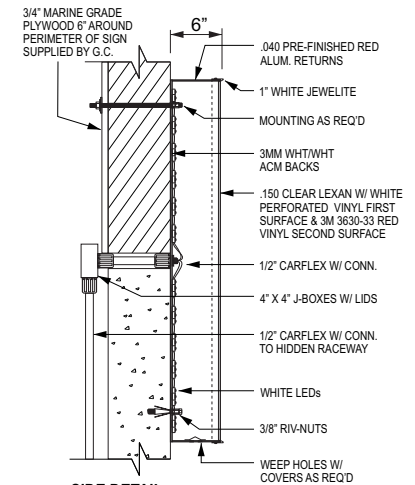


- *INTERNALLY ILLUMINATED CHANNEL LETTERS SMALLER THAN 5'**
- RETURNS - .040 PRE-FINISHED RED ALUMINUM (6" DEEP) ON RED LETTERS
.040 PRE-FINISHED WHITE ALUMINUM (6" DEEP) ON WHITE LETTERS
 - JEWELITE - 1" RED ON RED LETTERS / 1" WHITE ON WHITE LETTERS
 - BACKS - 3MM WHITE ACM
 - LETTER FACES - WHITE DAY/RED NIGHT LETTERS - .150 CLEAR LEXAN W/ WHITE PERFORATED VINYL FIRST SURFACE & 3M 3630-33 RED VINYL SECOND SURFACE
 - ILLUMINATION - WHITE LEDs (6500 KELVIN / .76 WATTS PER MOD)
 - POWER SUPPLIES LOCATED IN REMOTE HIDDEN RACEWAY



MOUNTING:
 A) THRU-BOLT W/ 3/8" THREADED ROD WITH BLOCKING
 B) 1/4" LAG BOLTS WITH SHIELD FOR CONCRETE WALLS

INSTALLATION NOTE:
 SIGN INSTALLERS SHALL COORDINATE TIMING WITH G.C. AND I.D. ASSOCIATES SEAL ALL WALL PENETRATIONS WITH SILICONE CAULKING.



SIDE DETAIL
-LETTERS & AMPERSAND

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

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CLIENT:	FLOOR & DECOR	STORE NO.:		REV.:	R1 8/26/19 MKB	REV.:		REV.:	
LOCATION:	DORCHESTER, MA	DATE:	06/26/19	REV.:		REV.:		REV.:	
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DRAWING NO.:	FD-DORCHESTER MA-VARIANCE	REV.:		REV.:		REV.:		REV.:	
								EXHIBIT APPROVED BY:	



Underwriters
 Laboratories Inc.
LABORATORIES



PROPOSED



EXISTING



FLOOR & DECOR
TILE • WOOD • STONE

NOTES:

Replacement faces for existing tenant panel.
 Sizes, Retainers and materials TBD.

COLORS:

Background - 3630-33 red vinyl
 Copy - white

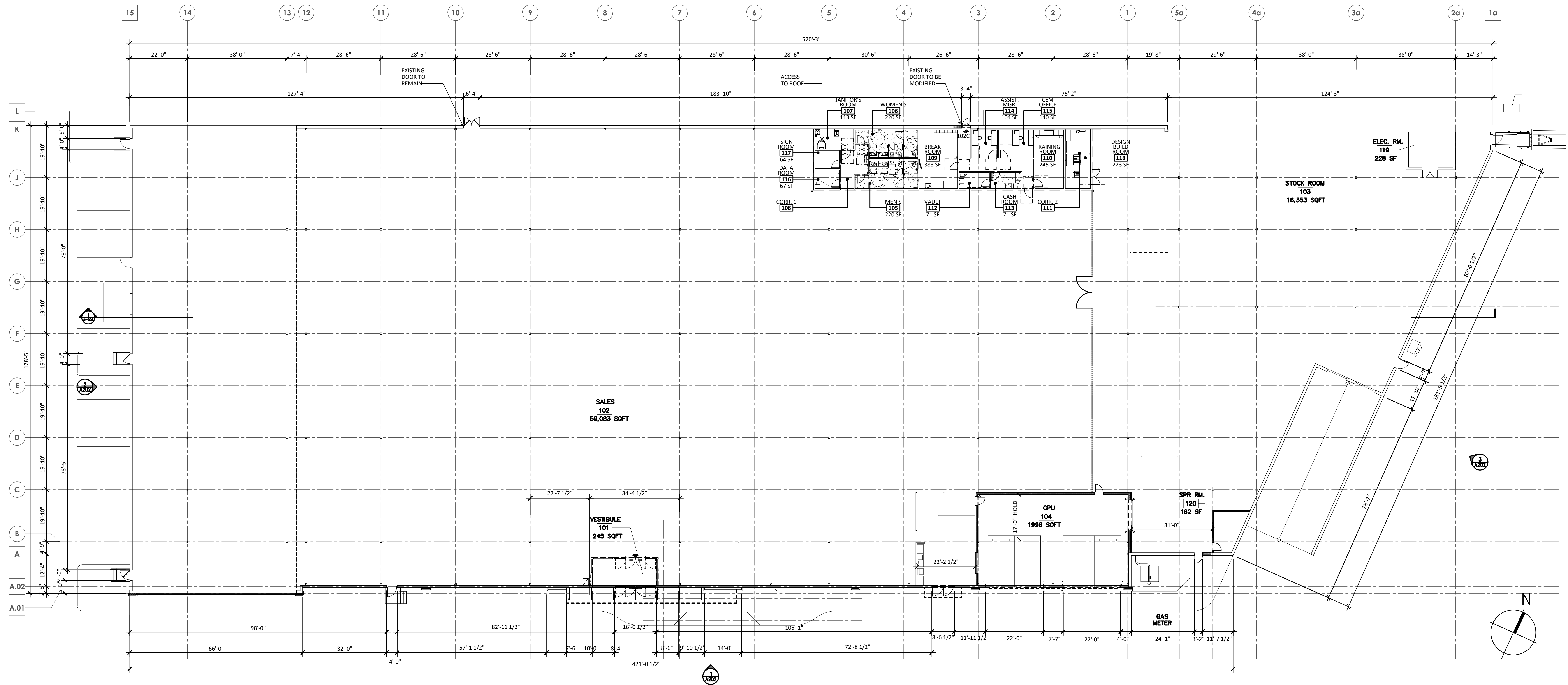
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

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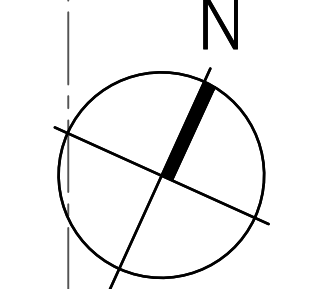
CLIENT:	FLOOR & DECOR	STORE NO.:		REV.:	R1 8/26/19 MKB	REV.:		REV.:	
LOCATION:	DORCHESTER, MA	DATE:	06/26/19	REV.:		REV.:		REV.:	
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DRAWING NO.:	FD-DORCHESTER MA-VARIANCE	REV.:		REV.:		REV.:		REV.:	
								EXHIBIT APPROVED BY:	



Figure 3.21 Floor Plan



1 FIRST FLOOR SHELL PLAN
SCALE: 1/16" = 1'-0"



FLOOR DECOR &
720 MORRISSEY
BOSTON/DORCHESTER, MA, 02122

NOT FOR
CONSTRUCTION

PRINCIPAL IN CHARGE
GEORGE FANOUS
PROJECT MANAGER
DAVID JAFFONI
DRAWN BY
MD

NO.	REASON	DATE
1		

SHELL PLAN

018144

W:\Projects\2019\018144\File-out\All Consultants\2019_1001\018144_XBase.dwg Oct 1, 2019 - 9:43am hj.png

4.0 ACCESSIBILITY CHECKLIST

Article 80 – Accessibility Checklist

A requirement of the Boston Planning & Development Agency (BPDA) Article 80 Development Review Process

The Mayor's Commission for Persons with Disabilities strives to reduce architectural, procedural, attitudinal, and communication barriers that affect persons with disabilities in the City of Boston. In 2009, a Disability Advisory Board was appointed by the Mayor to work alongside the Commission in creating universal access throughout the city's built environment. The Disability Advisory Board is made up of 13 volunteer Boston residents with disabilities who have been tasked with representing the accessibility needs of their neighborhoods and increasing inclusion of people with disabilities.

In conformance with this directive, the BPDA has instituted this Accessibility Checklist as a tool to encourage developers to begin thinking about access and inclusion at the beginning of development projects, and strive to go beyond meeting only minimum MAAB / ADAAG compliance requirements. Instead, our goal is for developers to create ideal design for accessibility which will ensure that the built environment provides equitable experiences for all people, regardless of their abilities. As such, any project subject to Boston Zoning Article 80 Small or Large Project Review, including Institutional Master Plan modifications and updates, must complete this Accessibility Checklist thoroughly to provide specific detail about accessibility and inclusion, including descriptions, diagrams, and data.

For more information on compliance requirements, advancing best practices, and learning about progressive approaches to expand accessibility throughout Boston's built environment. Proponents are highly encouraged to meet with Commission staff, prior to filing.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
http://www.ada.gov/2010ADASTandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Massachusetts State Building Code 780 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations
http://www.mbta.com/riding_the_t/accessible_services/
6. City of Boston – Complete Street Guidelines
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board
www.boston.gov/disability
8. City of Boston – Public Works Sidewalk Reconstruction Policy
http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy
http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf

Glossary of Terms:

1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. **Accessible Guestrooms** – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. **Inclusionary Development Policy (IDP)** – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: <http://www.bostonplans.org/housing/overview>
5. **Public Improvement Commission (PIC)** – The regulatory body in charge of managing the public right of way. For more information visit: <https://www.boston.gov/pic>
6. **Visitability** – A place's ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

Article 80 | ACCESSIBILITY CHECKLIST

1. Project Information: <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>			
Project Name:	Floor & Decor – Dorchester, MA		
Primary Project Address:	729 Morrissey Blvd, Dorchester, MA 02122		
Total Number of Phases/Buildings:	1		
Primary Contact (Name / Title / Company / Email / Phone):	Vanessa Masell, Development Manager Centerpoint Integrated Solutions vmasell@centerpoint-is.com 720-445-4387		
Owner / Developer:	Floor & Decor – Brandy N. Crawford		
Architect:	SBLM Architects - George Fanous		
Civil Engineer:	Bohler Engineering – Austin Turner		
Landscape Architect:	Bohler Engineering – Matthew Mrva		
Permitting:	CenterPoint Integrated Solutions – Vanessa Masell		
Construction Management:	N/A		
At what stage is the project at time of this questionnaire? Select below:			
	PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
	BPDA Design Approved	Under Construction	Construction Completed:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes</i> , identify and explain.	No variances are anticipated at this time.		
2. Building Classification and Description: <i>This section identifies preliminary construction information about the project including size and uses.</i>			
What are the dimensions of the project? 471.0'± x 179.0'± (average building length)			
Site Area:	158,947± SF	Building Area:	82,378± GSF

Article 80 | ACCESSIBILITY CHECKLIST

Building Height:	+/- 32'-0 FT.	Number of Stories:	One	
First Floor Elevation:	+/- 10.47'	Is there below grade space:	Yes / No	
What is the Construction Type? (Select most appropriate type)				
	Wood Frame	Masonry	Steel Frame	Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
	Residential – One - Three Unit	Residential - Multi-unit, Four +	Institutional	Educational
	Business	Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:	Mercantile			
<p>3. Assessment of Existing Infrastructure for Accessibility:</p> <p><i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i></p>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	The Site is located in the Dorchester Neighborhood District and the Neighborhood Shopping (NS) Subdistrict on the southeast side of Morrissey Boulevard. The site is relatively flat and generally slopes towards Morrissey Boulevard.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	The MBTA track is located directly southeast of the subject property. There are two existing Puritan Mall bus stops located along Victory Road and Morrissey Boulevard proximate to the Site.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	The Property is surrounded by a mix of retail, office, residential and institutional uses. These include CVS Pharmacy, Bay Cove Early Intervention, Citizen’s Bank, CITGO Gas Station, Puritan Pizza, Herb Chambers Honda in Boston, and multiple residential properties along Victory Road.			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	There are no known governmental facilities proximate to the Site.			

Article 80 | ACCESSIBILITY CHECKLIST

<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>	
<p>Is the development site within a historic district? <i>If yes</i>, identify which district:</p>	<p>Yes, Parcel No. 160024000 is within the Landmarks Designation District.</p>
<p>Are there sidewalks and pedestrian ramps existing at the development site? <i>If yes</i>, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>The existing concrete sidewalk along the front of the existing building is approximately seven (7) feet in width with a cross-slope of approximately 2.5%±. There is an existing concrete ramp at the main entrance of the existing building with a slope of approximately 6.2%±.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? <i>If yes</i>, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <i>If yes</i>, provide description and photos:</p>	<p>The existing main entrance is proposed to be removed and relocated in support of the proposed Floor & Decor facility. The cross-slope of the existing sidewalk surrounding the building was observed to exceed the maximum allowed cross-slope indicated in the current Americans with Disabilities Act (ADA) and Architectural Access Board (AAB) requirements. The existing accessible ramps and sidewalks proximate to the building are expected to be reconstructed on account of same.</p>
<p>5. Surrounding Site Conditions – Proposed <i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <i>If yes</i>, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>Yes, the proposed sidewalks are intended to be consistent with the minimum Boston Complete Street Guidelines for Downtown Commercial.</p>
<p>What are the total dimensions and slopes of the proposed sidewalks?</p>	<p>The proposed sidewalk width is 7'-6" and slopes are proposed to be less than two (2%) percent in all directions to meet ADA and AAB requirements.</p>

Article 80 | ACCESSIBILTY CHECKLIST

<p>List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:</p>	<p>No new sidewalks are proposed along Morrissey Boulevard or Victory Road.</p>
<p>List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?</p>	<p>The proposed sidewalk is intended to be concrete. The proposed materials will be on the subject Site.</p>
<p>Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <i>If yes</i>, what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?</p>	<p>None anticipated.</p>
<p>If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?</p>	<p>N/A</p>
<p>Will any portion of the Project be going through the PIC? <i>If yes</i>, identify PIC actions and provide details.</p>	<p>N/A</p>
<p>6. Accessible Parking: <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i></p>	
<p>What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?</p>	<p>There are one hundred and twenty-six (126) existing parking spaces on-site in an existing parking lot. The existing dimensions of the parking stalls do not meet minimum Boston Zoning requirements. The Project proposes to restripe the existing parking area to meet Code. This will inevitably result in a reduction of parking, for a total of one hundred and eighteen (118) parking spaces to be proposed. The Proponent anticipates that the Project may seek relief from the Board of Appeal with respect to parking requirements.</p>
<p>What is the total number of accessible spaces provided at the development site? How many of</p>	<p>Five (5) accessible spaces are proposed on-site, including one (1) Van Accessible space.</p>

Article 80 | ACCESSIBILTY CHECKLIST

these are “Van Accessible” spaces with an 8 foot access aisle?	
Will any on-street accessible parking spaces be required? <i>If yes</i> , has the proponent contacted the Commission for Persons with Disabilities regarding this need?	No on-street parking spaces are proposed.
Where is the accessible visitor parking located?	The proposed accessible parking is located proximate to the proposed main entrance to the building.
Has a drop-off area been identified? <i>If yes</i> , will it be accessible?	No drop-off area is proposed.
<p>7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability-with neighbors.</i></p>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	An accessible ramp is proposed to be located at the proposed main entrance to the building. A proposed crosswalk is also provided to facilitate pedestrian crossing to the accessible parking spaces.
Are the accessible entrances and standard entrance integrated? <i>If yes</i> , describe. <i>If no</i> , what is the reason?	Yes, the main building entrance is designed to be accessible.
<i>If project is subject to Large Project Review/Institutional Master Plan</i> , describe the accessible routes way-finding / signage package.	N/A
<p>8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i></p>	
What is the total number of proposed housing units or hotel rooms for the development?	N/A

Article 80 | ACCESSIBILTY CHECKLIST

<p><i>If a residential development</i>, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?</p>	<p>N/A</p>
<p><i>If a residential development</i>, how many accessible Group 2 units are being proposed?</p>	<p>N/A</p>
<p><i>If a residential development</i>, how many accessible Group 2 units will also be IDP units? <i>If none</i>, describe reason.</p>	<p>N/A</p>
<p><i>If a hospitality development</i>, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? <i>If yes</i>, provide amount and location of equipment.</p>	<p>N/A</p>
<p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. <i>If yes</i>, provide reason.</p>	<p>N/A</p>
<p>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? <i>If yes</i>, describe:</p>	<p>N/A</p>
<p>9. Community Impact: <i>Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.</i></p>	
<p>Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or</p>	<p>The Proponent and Owner believe that the Project will benefit the City of Boston, Dorchester, and the NS Subdistrict by dramatically improving a dilapidated building and by providing goods and services to the larger neighborhood. Additional interior landscaping and limited site improvements are proposed to improve the aesthetic of the existing conditions.</p>

Article 80 | ACCESSIBLTY CHECKLIST

<p>supporting other community-based initiatives?</p>	
<p>What inclusion elements does this development provide for persons with disabilities in common social and open spaces? Example: Indoor seating and TVs in common rooms; outdoor seating and barbeque grills in yard. Will all of these spaces and features provide accessibility?</p>	<p>N/A</p>
<p>Are any restrooms planned in common public spaces? <i>If yes</i>, will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? <i>If no</i>, explain why not.</p>	<p>Restrooms are proposed to be available in common public spaces. Companion restrooms will not be provided, as they are not required.</p>
<p>Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? <i>If yes</i>, did they approve? <i>If no</i>, what were their comments?</p>	<p>In progress.</p>
<p>Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? <i>If no</i>, what recommendations did the Advisory Board give to make this project more accessible?</p>	<p>In progress.</p>
<p>10. Attachments <i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i></p>	

Article 80 | ACCESSIBILITY CHECKLIST

<p>Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.</p> <p>Please see attached.</p>
<p>Provide a diagram of the accessible route connections through the site, including distances.</p> <p>Please see attached.</p>
<p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)</p> <p>N/A</p>
<p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.</p> <p>N/A</p>
<p>Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.</p>

This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to help achieve ideal accessibility and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit www.boston.gov/disability, or our office:

The Mayor's Commission for Persons with Disabilities
1 City Hall Square, Room 967,
Boston MA 02201.

Architectural Access staff can be reached at:

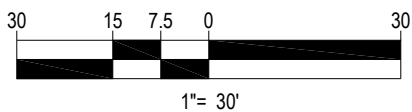
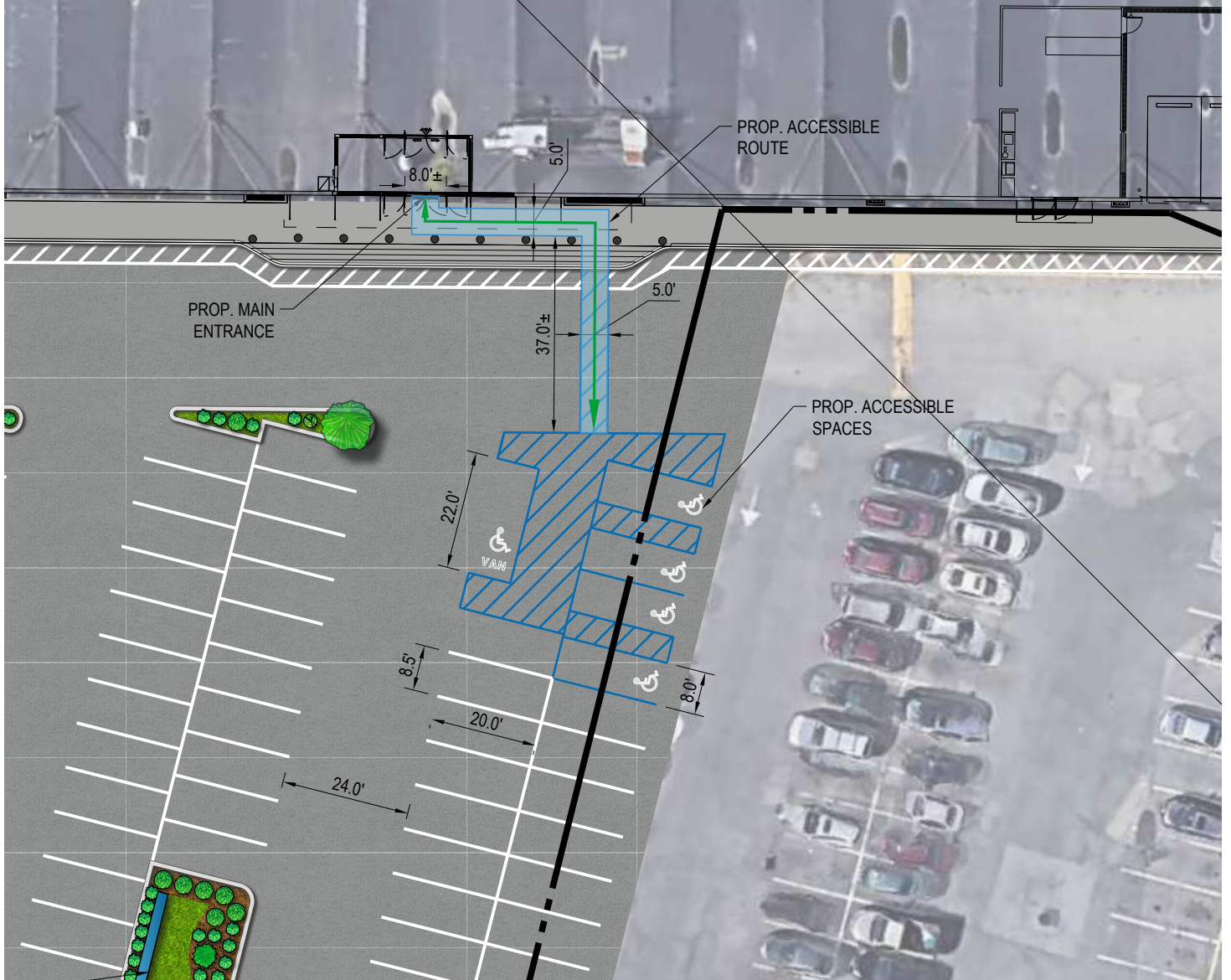
accessibility@boston.gov | patricia.mendez@boston.gov | sarah.leung@boston.gov | 617-635-3682

Figure 4.1 Exterior Accessibility Plan Diagram

PROPOSED

FLOOR & DECOR

(82,378± SF)



ACCESSIBILITY DIAGRAM

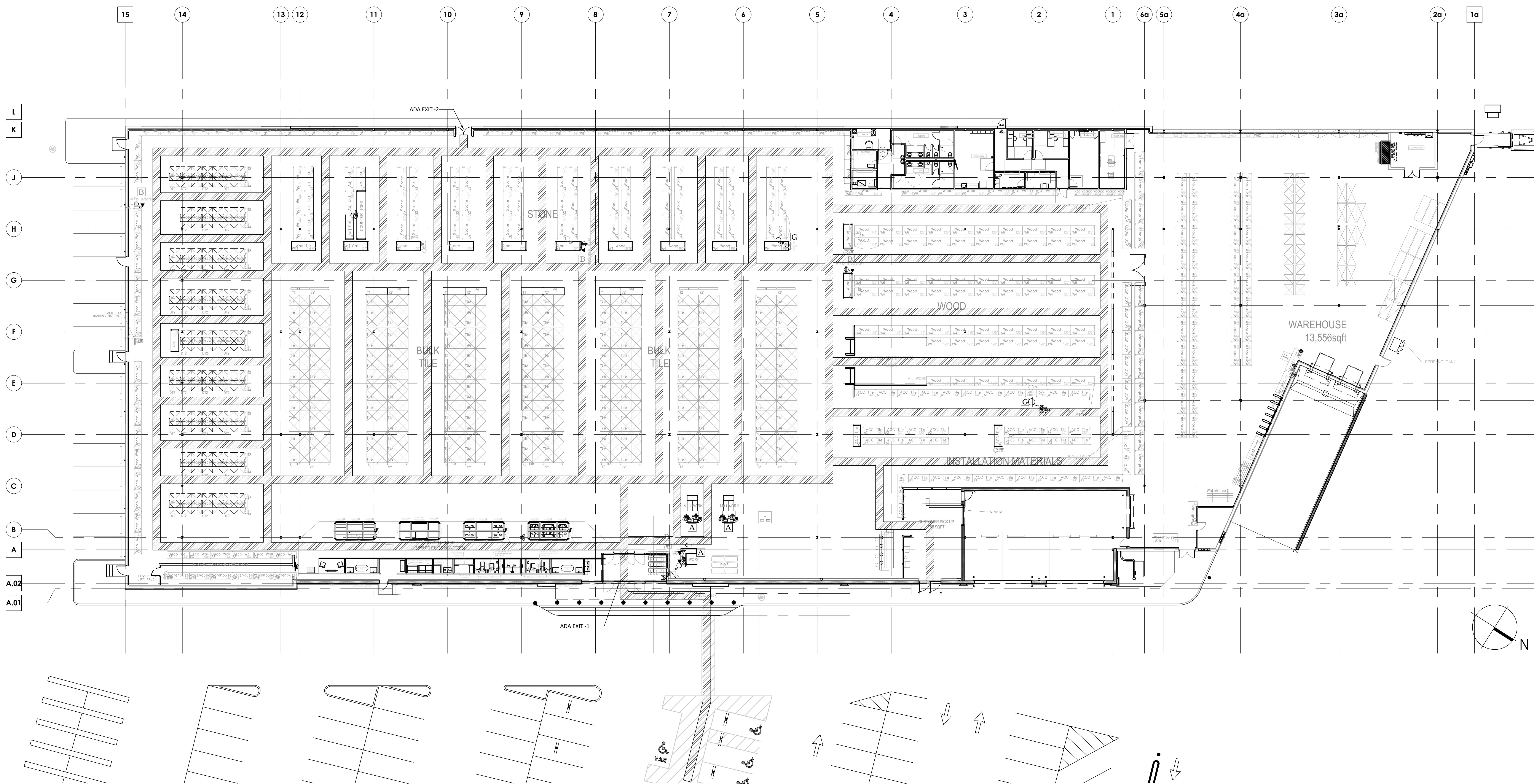
129 WILLIAM T. MORRISSEY BOULEVARD
DORCHESTER, MASSACHUSETTS

PREPARED BY

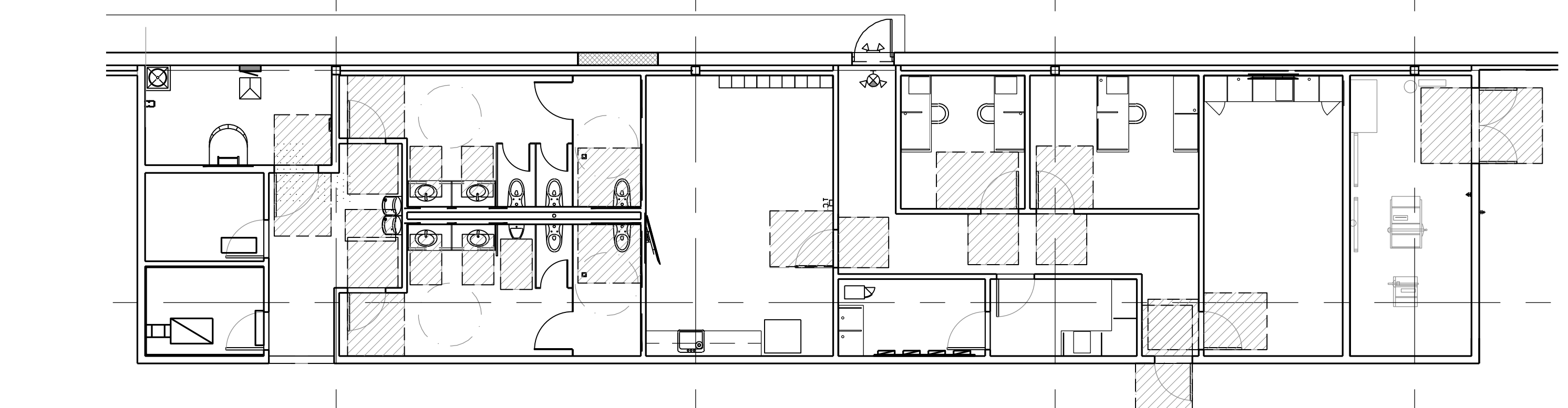


BOHLER
ENGINEERING

Figure 4.2 Interior Accessibility Plan Diagram



1 ACCESSIBILITY PLAN
 SCALE: 1/16"=1'-0"



2 OFFICE BLOCK ADA PLAN
 SCALE: 1/8"=1'-0"

5.0 PROJECT CERTIFICATION

This SPRA has been circulated to the Boston Planning and Development Agency as required by Article 80E of the Boston Zoning Code.



Signature of Proponent



Date

Brandy Crawford, Construction Design Project Manager
Floor & Decor



Signature of Proponent's
Representative

11/15/19

Date

Austin F. Turner, Associate
Bohler Engineering