

9 LEYLAND ST

AGE-RESTRICTED AFFORDABLE HOUSING



**APPLICATION FOR
SMALL PROJECT REVIEW**

Submitted to:
The Boston Planning &
Development Agency

Submitted by:
Dorchester Bay Economic
Development Corporation

05/24/2019



Boston City Council

ALTHEA GARRISON
Councilor At-Large

18 April 2019

Mr. Brian Golden
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
Re: Small Project Article 80 Approval for Leyland Street Supportive Senior Housing

Dear Mr. Golden,

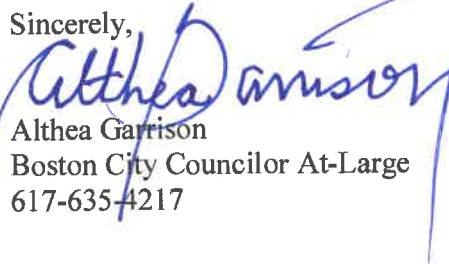
I am writing this letter in support of the Dorchester Bay Economic Development Corporation (DBEDC) in their pursuit of article 80 approval for a new affordable supportive senior housing project in Dorchester. This project, located in the Upham's Corner neighborhood, is an area that has been identified by the Imagine Boston 2030 plan as an area ripe for opportunity and investment and is on the cusp of transformative change. I have lived in the area of Upham's for over 50 years and have been supportive of my community through my past service as a Massachusetts State Representative and in my current role as an At-Large Boston City Councilor.

While investing in a neighborhood that has historically experienced under-investment can bring substantial benefits to the residents of the neighborhood, it also brings with it the potential for gentrification and displacement. Dorchester has already begun to feel the pressures of rising housing prices and gentrification, which is seen through recent projects such as the high-end South Bay Center Mall. The Leyland Street project will ensure that those who are most vulnerable to displacement, such as low-income seniors, can reap the benefits of the project. The Housing Boston 2030 Plan has identified seniors as the largest growing population in Boston, and DBEDC is working hard to ensure that seniors continue to have a place to call home in our growing and changing City.

This project is being developed through a partnership between DBEDC and the Dream Collaborative, which is a minority-owned, Boston based architectural firm. 100% of the project's approximately 42 units are affordable to low income seniors earning 60% of the area median income or below. The project places an emphasis on serving extremely low-income seniors in a supportive environment that promotes health and quality of life. The proposed development will consist of a 5-story building with amenities, such as a library, laundry, parking and multiple gathering spaces to promote social interactions and a sense of community among the residents and the larger community. This project will be a welcome activation of an underutilized community asset.

In conclusion, I believe this project on Leyland Street is vitally necessary in order to take some of the pressure off senior citizens who are seeking affordable housing. As an At-Large Boston City Councilor I wholeheartedly support the development project on Leyland Street, and I applaud the outstanding work of the Dorchester Bay Economic Development Corporation (DBEDC) in supporting senior housing. I hope that this development project is approved swiftly by the BPDA.

Sincerely,



Althea Garrison
Boston City Councilor At-Large
617-635-4217

9 LEYLAND STREET

Dorchester, MA

Application to the Boston Planning &
Development Agency

Pursuant to Article 80 E of the Boston Zoning Code

Submitted by:

Dorchester Bay Economic Development Corporation

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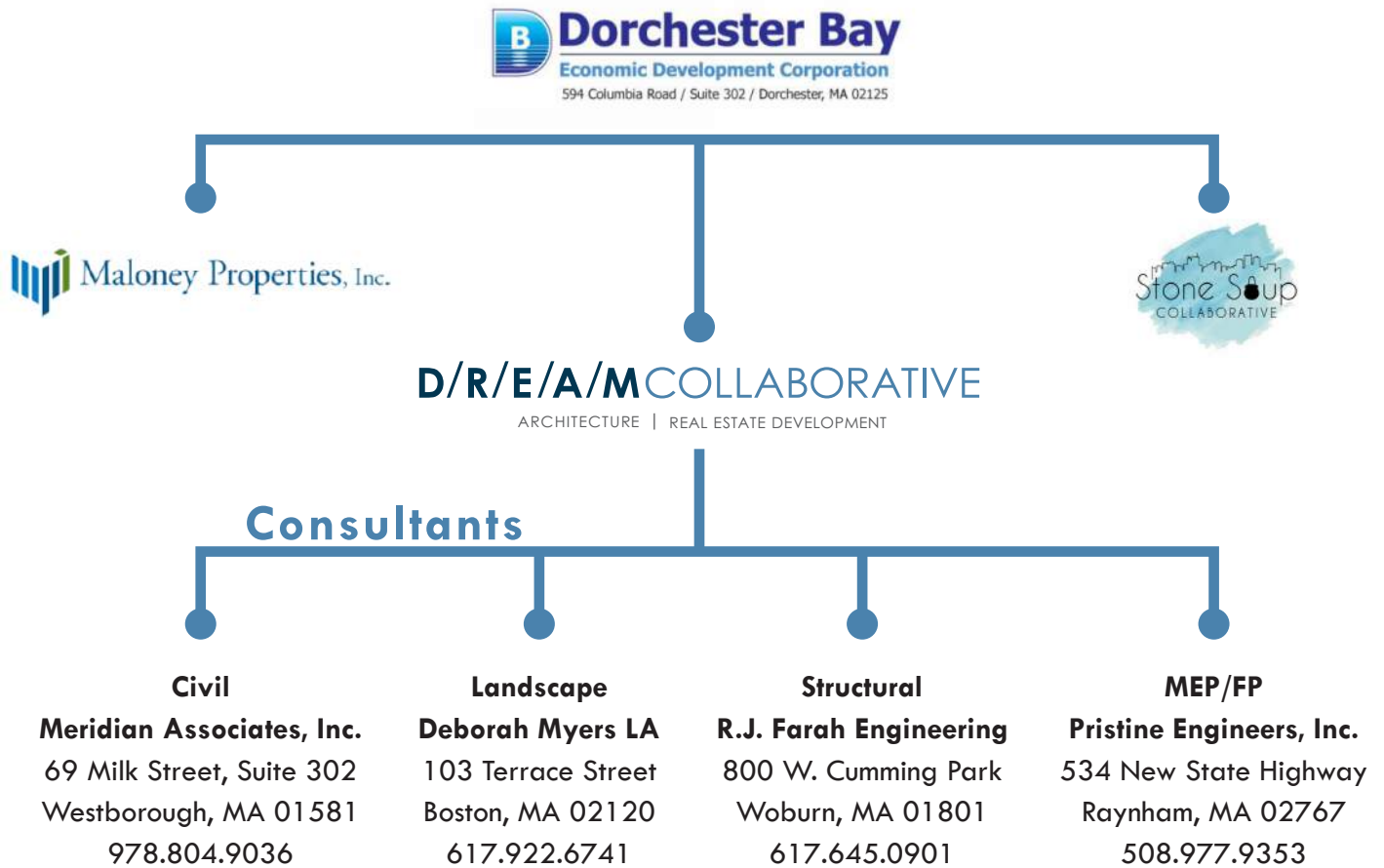
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1 PROJECT SUMMARY

1.1 PROJECT TEAM





Dorchester Bay Economic Development Corporation (DBEDC) is the community development corporation that serves North Dorchester and Lower Roxbury. Dorchester Bay EDC was founded in 1979 by local civic associations to address the problems of economic disinvestment, unemployment, crime, community tensions and the shortage of quality affordable housing undermining Boston's Dorchester neighborhoods. Over the last 40 years, we have worked in partnership with local leaders and stakeholders to build and preserve 1,100 units of affordable housing and over 200,000 square feet of commercial space, to engage residents in community life, and to support a robust economy through small business support and economic development.

Dorchester Bay's work has been recognized locally and nationally for our accomplishments serving our community. The bricks and mortar we have built are physical manifestations of our work, but the core of our work is about strengthening our community, which is made up of the people who live in our service area. Our work has created nearly over 1200 new jobs and includes over \$7.5M in small business and home improvement loans, which in turn created 850 additional jobs. We helped to initiate the nationally-recognized Fairmount-Indigo CDC Collaborative, which, with the Fairmount Transit Coalition, helped catalyze investment of over \$200 million in public transit improvements and over 900 housing units. We have developed an award-winning re-entry program to support ex-offenders, placing more than 350 individuals in jobs while maintaining a recidivism rate of less than 7%. We have proudly supported more than 2,841 local youth and adults in a variety of camp, after school, technology, community organizing, and leadership development programs.



The Dream Collaborative is a minority-owned full-service architecture, urban design, and real estate development firm renowned for bringing world-class design to the local level. Dream brings a proven track record of successfully navigating the challenges and nuances of designing high quality buildings within densely populated, historically significant, and culturally diverse city neighborhoods. They do so through a collaborative approach that harnesses the passion and creativity of their clients and the wisdom of the community. Dream knows how to engage community members in an authentic way and work with local officials to get projects moving and keep them on track while respecting the needs of multiple stakeholders. They have worked on 35 Boston-area projects of all kinds, including 16 housing projects, many of them affordable as well as senior housing.



Maloney Properties is a women-owned property management firm that provides management services to community-based housing owners who are committed to the interests and well-being of the resident population that the housing serves. Maloney is a longtime partner of DBEDC and manages hundreds of units in DBEDC properties across Dorchester. Maloney has built strong ties to the Dorchester community over decades and is recognized for their efficient property management and people-centered approach to resident services. For more than 37 years, Maloney has successfully designed, created, and implemented resident services programs that improve the quality of life in the communities they serve. They currently manage over 1,700 units of senior housing across Massachusetts. Maloney understands the unique needs of low income seniors aging in place and have the tools to develop programming and relationships to meet those needs. Several of Maloney-managed properties have been recognized - regionally and nationally - for outstanding service in providing supportive housing programs. One notable recognition is the commissioning of Maloney Properties by MassHousing to author the Massachusetts Resident Services Coordinator's Handbook in 2006, and again in 2014 to update the Handbook.



Maura Camosse Tsongas created Stone Soup Collaborative LLC in 2018 to provide real estate development consulting and training within the affordable housing development field. Stone Soup has a focus on mixed-income residential and mixed-use projects in urban, suburban and rural areas. Maura also focuses on supportive housing and the ways that local services and property management can enhance housing developments.

Maura enjoys working with organizations from the early feasibility stages through design development, financing and through lease up and occupancy. She began her new venture with almost 20 years of community development and real estate development experience throughout Massachusetts. During that time, Maura has contributed to the permitting and execution of almost 1,000 housing units from a 9-unit project in Harvard, MA to a 103-unit mixed use project in Cambridge.

1.2 PROJECT NARRATIVE

The proposed project consists of a new five-story building with nine (9) off-street parking spaces (7 standard & 2 HC). The lot size is approximately 17,179 square feet and is currently a vacant lot. Directly across the street is a community garden, and to the rear of the property is an existing children's playscape. The site abuts a driveway and a neighbor to the east. The remaining housing on that side of Leyland Street and the property directly behind it on Dudley Street was developed by Dorchester Bay Economic Development Corporation (DBEDC) as affordable housing. To the east of the block is the Salvation Army Ray and Joan Kroc Corps Community Center and the Upham's Corner Commuter Rail Station.

The proposed building is approximately 41,000 GSF and contains 43 units of affordable, age-restricted dwelling units, a partial basement for mechanical spaces, and various amenity spaces will be serviced by two elevators and each floor will also include a trash room for waste and recycling chutes.

1.3 COMMUNITY BENEFITS

Community Outreach

Dorchester Bay has engaged in community outreach to almost 100 community members through the following:

8/14/2018 Aging in Place Design Charrette 1, approximately 30 attendees

9/24/2018 Aging in Place Design Charrette 2, approximately 40 attended

9/27/2018 Presentation to DSNi Sustainable Development Committee

43 units of affordable, age-restricted housing

Units are designed to allow aging-in-place for residents within 30-60% AMI. This project will contribute towards the City of Boston's goal - expressed in the Housing Boston 2030 plan – for housing the aging Baby Boomer population, which is the fastest growing demographic in Boston, estimated to experience a 53% growth by 2030 . The plan reports that 84% of Boston seniors are low-income, which indicates a strong demand for housing affordable to low-income seniors. All units will be designed as fully accessible units or designed to be converted into accessible units (Group I).

Neighborhood Safety

Activating this underutilized lot will eliminate existing safety and health risks associated with a vacant lot, which have invited illicit activities such as the sale and usage of drugs. A ground floor street-facing community room will also activate the streetscape and add "eyes on the street" that

will contribute to creating a safer street atmosphere within the neighborhood block.

Creation of new jobs

The development of the building is expected to create new construction jobs. Permanent jobs will be generated for the ongoing management and maintenance of the building. DBEDC actively promotes greater local, minority and female hiring in its projects and participates in the partnership between the Massachusetts Minority Contractors Association and Massachusetts Association of Community Development Corporations to expand opportunities to MBE subcontractors. At the recently completed \$25M renovation of the neighboring Cottage Brook Apartments, DBEDC achieved 50% MBE and 8%WBE contractor participation and hiring levels were 65% minority, 43% local, and 7% female.

Community Engagement

The project design includes a community room that can be used for residents for socializing, exercising, and hosting community events and meetings. It is oriented toward Leyland Street in order to promote community engagement. An open terrace and protected bench seating further extends the presence of the residents onto the street. A rear terrace also provides opportunity for community engagement to the adjacent children's playground.

Health and Wellness

The team has worked with community members and Enterprise to create a thoughtful design that incorporates as many opportunities as possible to promote the health and wellness of the future senior residents at Leyland Street. We recognize that social isolation can have a significant negative impact on the health and wellbeing of seniors. DBEDC and Dream has worked together to thoughtfully design the Leyland Street building to include as many opportunities for socialization as possible, from outdoor bench areas to encourage interaction with the outdoors to lounge areas in halls and within laundry rooms. These socialization spaces have been thoughtfully placed to maximize access to natural lighting.

The project also seeks to promote health and wellness through partnerships and service offerings both on-site and off-site. The building design includes a street-facing community room space for anticipated programming with preventative and wellness services through partnerships with local providers. Services can include fitness classes, nutritional counseling workshops and individual consultation coordinated with residents' primary medical providers to promote comprehensive health and wellness for the community overall. Additional social support services for residents will also be offered.

2 DETAILED PROJECT INFORMATION

2.1 PROPOSED PROJECT PROGRAM, DATA & DIMENSIONS

Lot Size	17,179 [City of Boston Parcel IDs: 0800139000-0800143000]
Gross Square Footage	41,000
Units	43 Total 41 one bedroom 2 two bedroom
Affordability	30%-60% AMI
Parking	9 spaces (7 standard, 2 hc)

PROGRAM GROSS	BUILDING TOTAL			BASEMENT LEVEL		LEVEL 1		LEVEL 2		LEVEL 3		LEVEL 4		LEVEL 5		ROOF	
GROSS BUILDING AREA	41,750			2,290		8,000		7,920		7,920		7,920		7,700			
GROSS FLOOR AREA	30,685			0		7,400		7,530		7,745		7,745		7,530		265	
UNITS (NET)	UNITS	Unit (%)	SF	SF	UNITS	SF	UNITS	SF	UNITS	SF	UNITS	SF	UNITS	SF	UNITS	SF	SF
1 Bedroom	41	95%	25,232	0	3	1,832	9	5,400	10	6,000	10	6,000	9	6,000			0
2 Bedrooms	2	5%	1,474	0	2	1,474	0	0	0	0	0	0	0	0			0
Total:	43		26,706														
PROGRAM (NET)			SF	SF	SF	SF	SF	SF	SF	SF	SF	SF	SF	SF	SF	SF	SF
Lobby / Mail			400	0	400	0	0	0	0	0	0	0	0	0	0	0	0
Common Space			2,460		1,360	513											587
Mechanical			1,552	1,530	0		22		0		0		22				0
Trash Room			524	0	380		48		48		48		48				0
Corridor			2,900	206	950		650		650		650		650				0
Vertical Circulation			2,210	275	415		415		415		415		415				275

2.2 PROJECT FINANCING

The Total Development Cost (TDC) of the Leyland Street project will be approximately \$20 million, which includes the cost of acquiring the land. Dorchester Bay Economic Development Corporation (DBEDC) is in the process of closing on acquisition and aligning the appropriate funding sources for the project. BPDA and zoning approvals are critical milestones for finalizing site control. Proposed funding includes resources from the City of Boston Department of Neighborhood Development (DND) and state-awarded resources such as Federal and State Low Income Housing Tax Credits, HOME, CDBG and other affordable housing programs.

2.3 PROJECT DESIGN - CONTEXT, MASSING, & DESIGN

Context

The property is situated within a neighborhood comprised of a variety of 3-4 story masonry row-housing, masonry low-rise apartment buildings, and single-family colonial homes. The site is across from a community garden available for resident use. The proposed building is setback approximately thirteen feet to provide a healthy separation distance from this neighbor to the east. The front setback is located in response to the adjacent buildings for continuity. Parking access occurs via the shared driveway to the west of the proposed building. 9 spaces (7 standard & 2 HC) are provided to residents, as well as a requested drop-off zone in front of the building on Leyland Street. To the rear of the property is a children's playground. Landscaping will be installed to provide a visual separation of the parking from the street.

The main entrance is located at grade on Leyland Street, and is comprised of an overhang, protected bench seating, and a paved terrace ("front porch") for outward socialization. The entrance toward the rear of the building creates a second opportunity for a smaller paved terrace that engages with the children's playground. This also provides the opportunity for residents to gain more direct access to Dudley Street and its accompanying MBTA bus routes.

Building Design

The proposed project at 9 Leyland Street will contain 43 affordable, age-restricted units. The building and its spaces are being designed specifically to promote aging-in-place for its residents, many of whom may be downsizing for the first time from homes within the neighborhood. The intent is to provide housing that allows aging residents to remain in the community as opposed to needing to move to costly assisted living facilities located in removed locations to meet their housing and support needs. Amenities such as a large community room provide space and opportunity for residents to socialize, exercise, and learn. The space is designed with storefront glazing in order to publicize community and socialization, as well to create an atmosphere of interior/exterior occupancy. Additional common spaces on floors 2 and 5 provide smaller scale spaces for more intimate socialization and community building. Within these smaller common spaces are laundry rooms, so that any resident is no more than 1 floor away from access to laundry.

Each unit is designed to be fully accessible, or convertible (Group 1) in order to provide housing security for aging-in-place individuals. Units comply fully with DND standards and guidelines. Units are designed with the consideration for healthy living, utilizing significant natural light and natural ventilation. Unit entry doors are recessed to provide a more celebrated procession, and to create opportunity for individual expression. Current design plans also include in-unit video security systems to promote safety and visitability.

Material & Design

The exterior of the building will be constructed to reduce utility costs and maximize thermal comfort. The exterior skin will be comprised of a mixture of high-density fiber cement rainscreen panels, brick or other masonry elements at the base for durability, and a mixture of corrugated metal panels and fiber cement boards as accents. Projected bay windows are expressed by extruded frames that give residents the opportunity to “occupy the façade” and give a sense of personal exterior space within the unit. and give a sense of personal exterior space within the unit.

Energy Efficiency & Resiliency

The project will achieve LEED Silver certifiable standards or better. The development team strives to reduce the energy footprint and build a resilient project. The building enclosure will be designed and constructed to minimize heating and cooling needs and maximize daylighting. The incorporation of water reducing plumbing fixtures, LED lighting, lighting control mechanisms, and energy efficient HVAC and window systems will also promote energy efficiency. With resiliency in mind, a back-up generator is also being installed to provide required emergency power in the case of loss of electricity.

2.4 TRAFFIC, PARKING & ACCESS

9 Leyland Street is located within a 5-minute walk to Upham’s Corner Station on the Fairmount line. Via this train, residents at 9 Leyland have affordable public transit connection to South Station and Andrew Square to the north, and various southern points throughout Dorchester and Mattapan, including direct access to the South Bay shopping center. Residents also have direct access to local bus stops along Dudley Street and Columbia Road including routes: 15, 16, 17, & 41. These routes connect the residents to Dudley Station (9 minutes), Andrew Station (10 minutes), JFK/UMass Red Line Station (15 minutes), Forest Hills (30 minutes), and Ruggles Station (17 minutes).

In addition to public transit, 9 Leyland Street is also accessible to the regional highway network via the I-93 Expressway.

See traffic study on following pages:

2.5 ANTICIPATED PERMITS & APPLICATIONS

Boston Planning & Development Agency

Article 80E Small Project Review
Affordable Rental Housing Agreement and Restriction
Certificate of Approval

Boston Zoning Commission

The long form building permit application was filed with ISD on May 8, 2019
(project number: **ERT950698**)

Public Improvement Commission / Department of Public Works

Public Way Improvements

Boston Public Safety Commission, Committee on Licenses

Inflammables Storage Permit

Boston Water & Sewer

Site Plan Approval

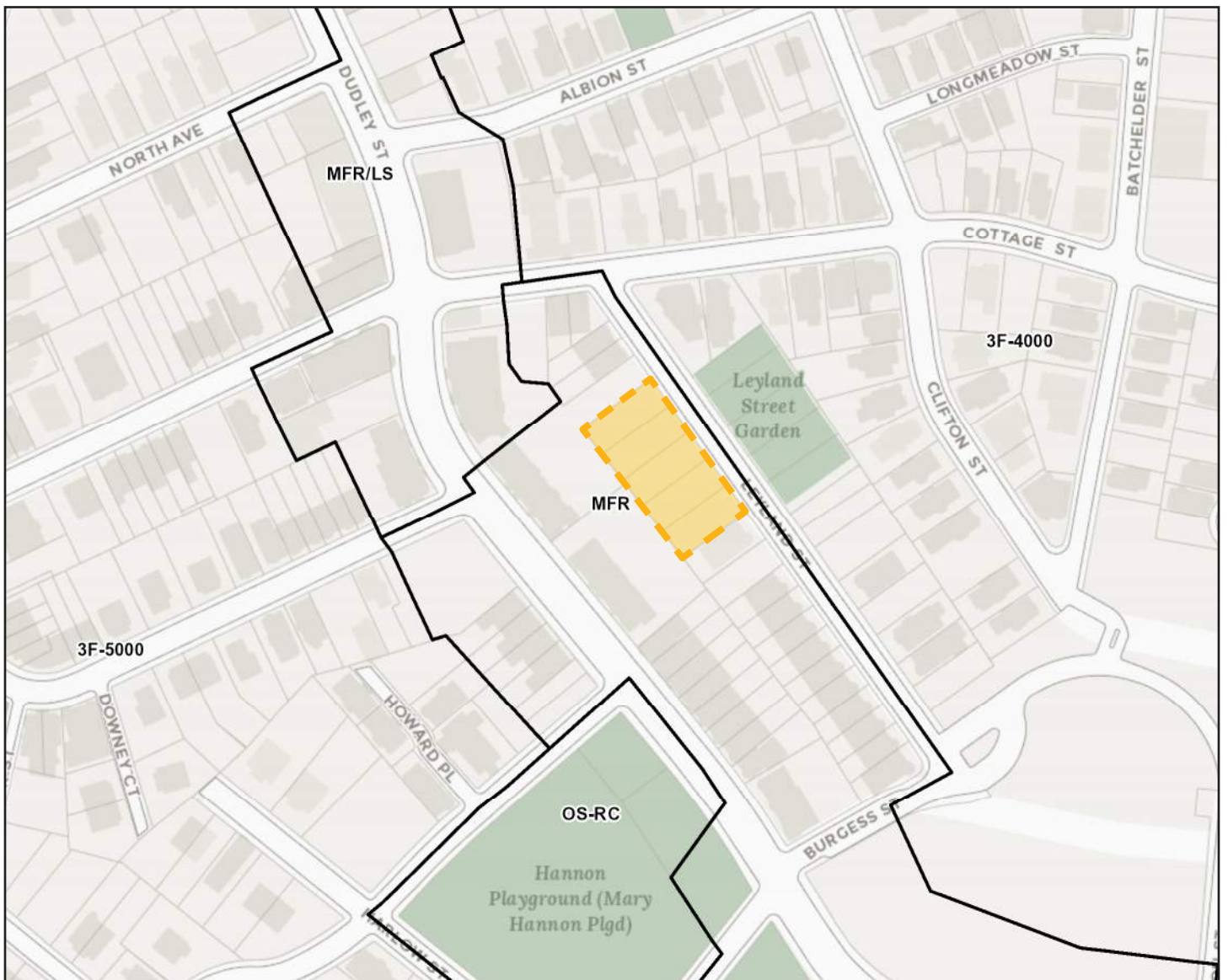
Boston Inspectional Services Department

Building Permit
Certificate of Occupancy

3 BOSTON ZONING CODE

9 Leyland Street is located within the Roxbury Neighborhood District governed by Article 50 of the Boston Zoning Code. It is further located in the Multifamily Residential [MFR] sub-district.

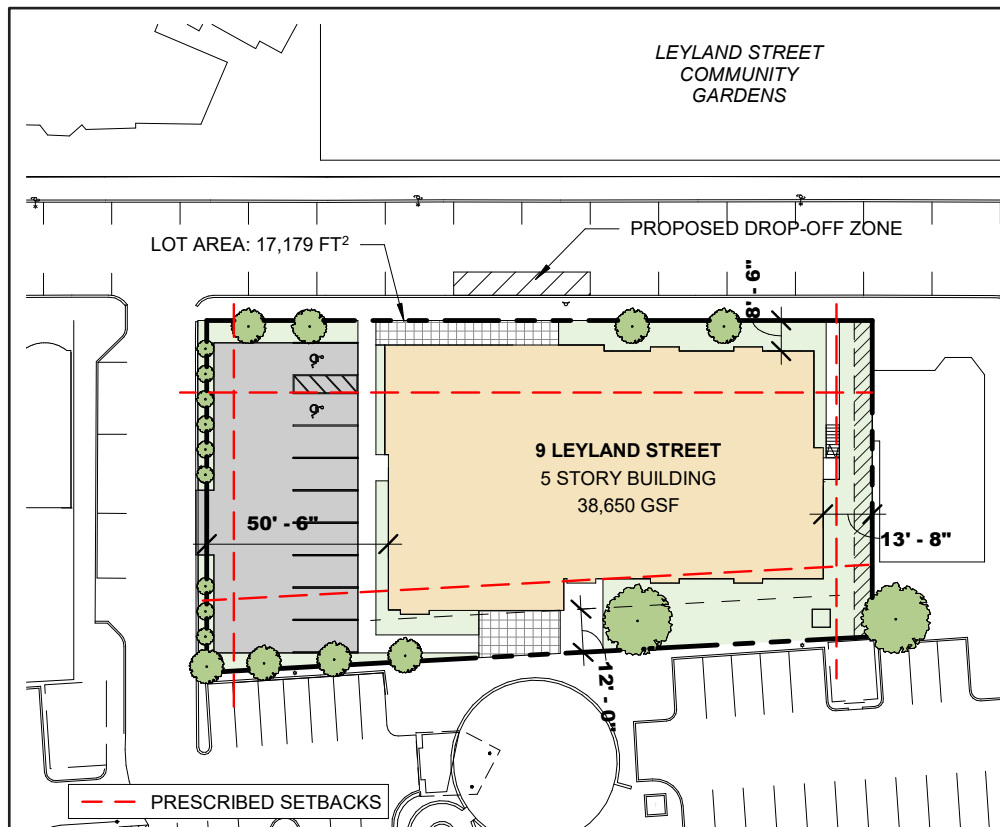
Parcel IDs	0800139000-0800143000
Address	5-13 LEYLAND ST, 02125
Owner	BOSTON NATURAL AREA FUND
Zoning District	ROXBURY NEIGHBORHOOD
Subdistrict	MULTI-FAMILY RESIDENTIAL



Dimensional Regulations	Roxbury Neighborhood District - Multifamily Residential Sub-District	Proposed Building	Seeking Variance
Max. FAR	1.0	2.25	Yes
Max. Height	45 ft 4 Stories	57 ft 5 Stories	Yes
Min. Lot Size*	44,000 ft ²	17,179 ft ²	Yes
Min. Usable Open Area**	8,600 ft ²	5,450 ft ²	Yes
Min. Lot Width	40 ft	185 ft	No
Min. Lot Frontage	40 ft	117 ft	No
Min. Front Yard	20 ft	7 ft	Yes
Min. Side Yard	10 ft	13 ft	No
Min. Rear Yard	20 ft	12 ft	Yes
Max. Rear Yard Occupancy by Accessory Building	25%	N/A	No
Off-Street Parking Spaces	[0.7(43 units)] = 31	9	Yes
Off-Street Loading Spaces	1	0	Yes

* 4,000 ft² required for first 3 dwelling units and an additional 1,000 ft² per each additional unit.

** 200 ft² per dwelling unit.

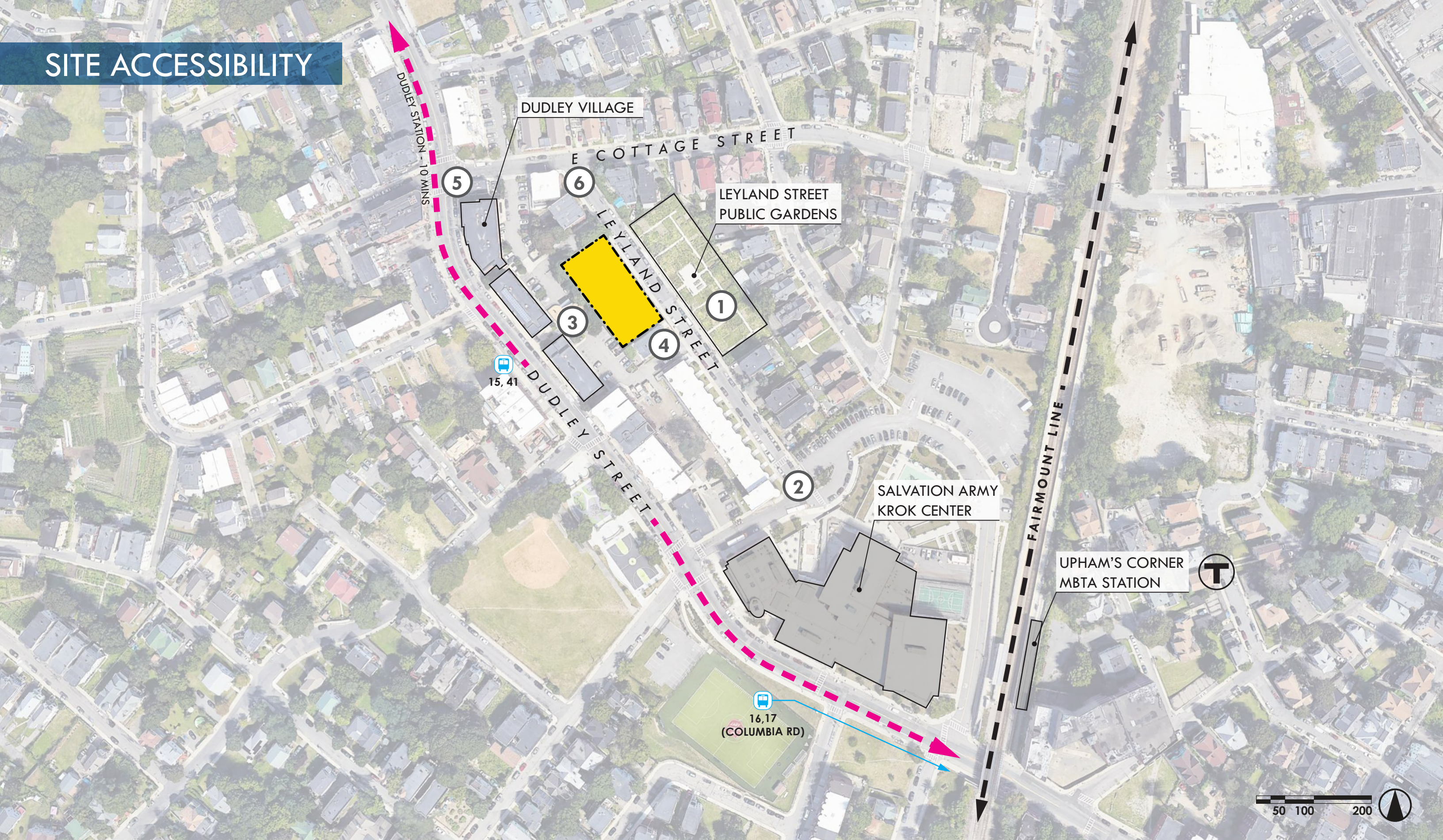


4 URBAN DESIGN SUBMISSION

LIST OF EXHIBITS

EXHIBIT 1	NEIGHBORHOOD PLAN & ACCESSIBILITY
EXHIBIT 2	EXISTING SITE PHOTOGRAPHS
EXHIBIT 3	AFFILIATE PROPERTIES
EXHIBIT 4	SITE ANALYSIS: SOLAR PATH
EXHIBIT 5	EXISTING SITE SURVEY
EXHIBIT 6	PROPOSED SITE PLAN
EXHIBIT 7	PROPOSED SITE SECTION
EXHIBIT 8	SITE CIRCULATION
EXHIBIT 9	PARKING PLAN
EXHIBIT 10	DESIGN DRAWINGS
EXHIBIT 11	RENDERINGS & AXONS
EXHIBIT 12	CIVIL SITE PLAN
EXHIBIT 13	LANDSCAPE PLAN & DETAILS
EXHIBIT 14	ZONING CODE DENIAL LETTER (<i>SUPPLIED AS ADD'L INFORMATION</i>)

SITE ACCESSIBILITY



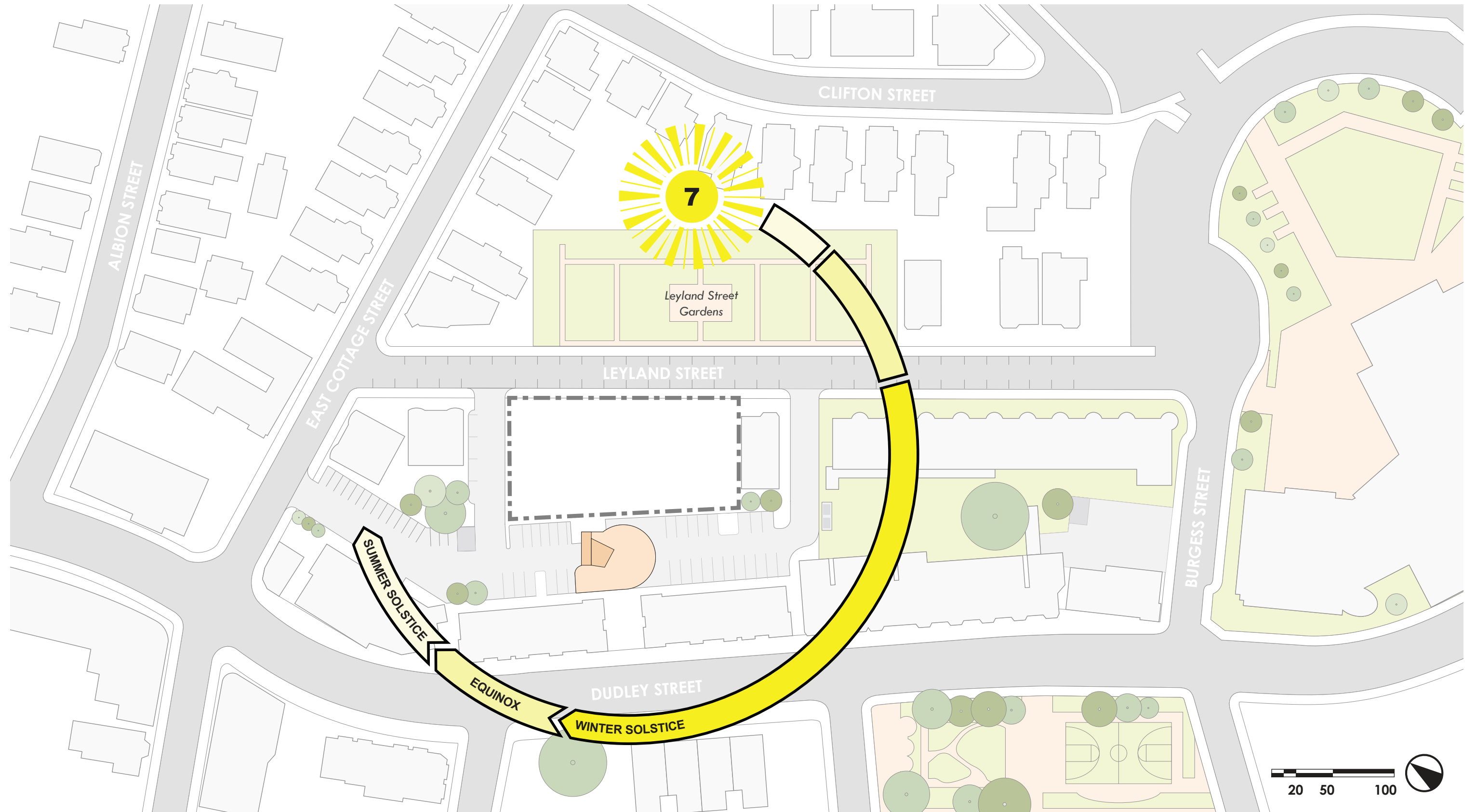
SITE CONTEXT



SITE CONTEXT: AFFILIATE PROPERTIES



SITE CONTEXT: SOLAR PATH



EXISTING SITE SURVEY

PLAN REFERENCES

SUFFOLK COUNTY REGISTRY OF DEEDS
 PLAN NO. 631 OF 2006
 964 OF 2006
 968 OF 2006
 1585 PG 88
 1595 PG 116
 1915 PG 561
 2055 PG 557

MASSACHUSETTS LAND COURT
 LCC 26134 (WITHDRAWN FROM REGISTRATION)
 171434

CITY OF BOSTON ENGINEERING DEPARTMENT
 PLAN NO. L-1707
 L-1708
 L-2378
 L-11696

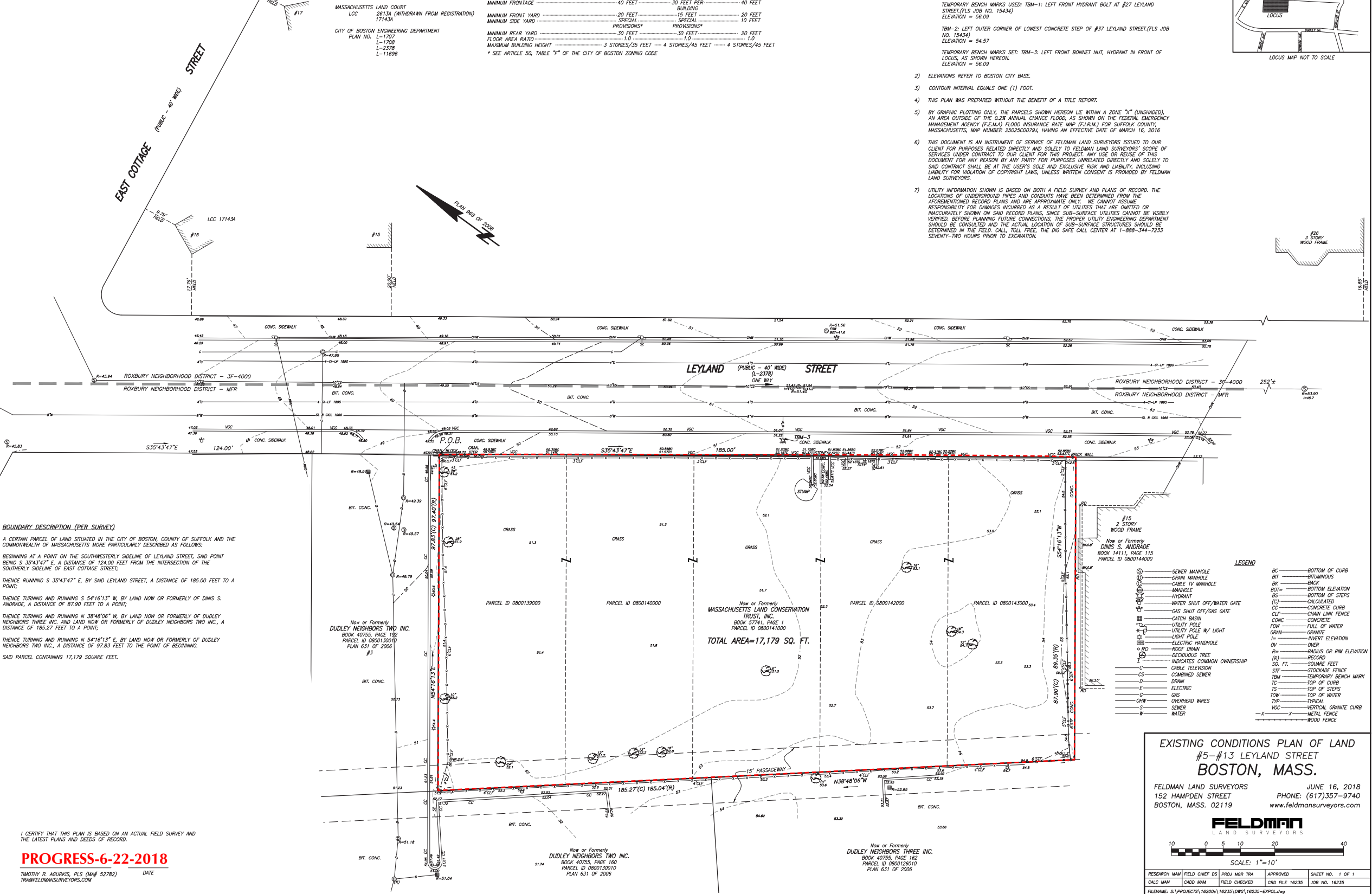
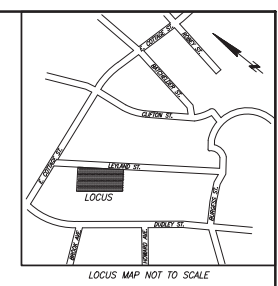
ZONING CLASSIFICATION - "ROXBURY NEIGHBORHOOD DISTRICT-MFR"

	1 OR 2 FAMILY DETACHED OR SEMI-DETACHED DWELLING	ROW HOUSE BUILDING OR TOWN HOUSE BUILDING	ANY OTHER DWELLING OR USE
MINIMUM LOT SIZE	3000 SQ. FT. PER BUILDING OF 1 OR 2 UNITS	3000 SQ. FT. FOR UP TO 4 UNITS PER BUILDING	4000 SQ. FT. FOR THE FIRST 3 UNITS
MINIMUM FRONTAGE	40 FEET	30 FEET PER BUILDING	40 FEET
MINIMUM FRONT YARD	20 FEET	15 FEET PER BUILDING	20 FEET
MINIMUM SIDE YARD	5 FEET	SPECIAL PROVISIONS*	10 FEET
MINIMUM REAR YARD	30 FEET	30 FEET	20 FEET
FLOOR AREA RATIO	1.0	1.0	1.0
MAXIMUM BUILDING HEIGHT	3 STORIES/35 FEET	4 STORIES/45 FEET	4 STORIES/45 FEET

* SEE ARTICLE 50, TABLE "B" OF THE CITY OF BOSTON ZONING CODE

NOTES:

- BENCH MARK INFORMATION: A BNSC ASBUILT SITE PLAN TITLED "SALVATION ARMY BOSTON KROC, COMMUNITY CENTER, 650 DUDLEY STREET, DORCHESTER, MA," DATED 1/2/2011 AND REVISED 1/31/2011 PROVIDED BY BOSTON WATER AND SEWER COMMISSION.
 BENCH MARK USED: HIGH CORNER OF STONE BOUND ON THE SOUTHERLY SIDE LINE OF CLIFTON STREET AT THE INTERSECTION WITH BACHELDER STREET.
 ELEVATION = 46.29
 TEMPORARY BENCH MARKS USED: TBM-1: LEFT FRONT HYDRANT BOLT AT #27 LEYLAND STREET, (FLS JOB NO. 15434)
 ELEVATION = 56.09
 TBM-2: LEFT OUTER CORNER OF LOWEST CONCRETE STEP OF #37 LEYLAND STREET, (FLS JOB NO. 15434)
 ELEVATION = 54.57
 TEMPORARY BENCH MARKS SET: TBM-3: LEFT FRONT BONNET NUT, HYDRANT IN FRONT OF LOCUS, AS SHOWN HEREON.
 ELEVATION = 56.09
- ELEVATIONS REFER TO BOSTON CITY BASE.
- CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- BY GRAPHIC PLOTTING ONLY, THE PARCELS SHOWN HEREON LIE WITHIN A ZONE "X" (UNSHADDED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 250200079A, HAVING AN EFFECTIVE DATE OF MARCH 16, 2016.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' 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 FELDMAN LAND SURVEYORS.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE FOREMENTIONED 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 PLANS, 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 800 SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.



BOUNDARY DESCRIPTION (PER SURVEY)
 A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF BOSTON, COUNTY OF SUFFOLK AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE LINE OF LEYLAND STREET, SAID POINT BEING S 35°43'47" E, A DISTANCE OF 124.00 FEET FROM THE INTERSECTION OF THE SOUTHERLY SIDE LINE OF EAST COTTAGE STREET;
 THENCE RUNNING S 35°43'47" E, BY SAID LEYLAND STREET, A DISTANCE OF 185.00 FEET TO A POINT;
 THENCE TURNING AND RUNNING S 54°16'13" W, BY LAND NOW OR FORMERLY OF DINIS S. ANDRADE, A DISTANCE OF 87.90 FEET TO A POINT;
 THENCE TURNING AND RUNNING N 38°48'06" W, BY LAND NOW OR FORMERLY OF DUDLEY NEIGHBORS THREE INC. AND LAND NOW OR FORMERLY OF DUDLEY NEIGHBORS TWO INC., A DISTANCE OF 185.27 FEET TO A POINT;
 THENCE TURNING AND RUNNING N 54°16'13" E, BY LAND NOW OR FORMERLY OF DUDLEY NEIGHBORS TWO INC., A DISTANCE OF 97.83 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINING 17,179 SQUARE FEET.

LEGEND

SM	SEWER MANHOLE	BC	BOTTOM OF CURB
DM	DRAIN MANHOLE	BIT	BITUMINOUS
MM	MANHOLE	BK	BACK
BM	BOTTOM OF STEPS	BOT	BOTTOM ELEVATION
BS	BOTTOM OF STEPS	BS	BOTTOM OF STEPS
BT	BITUMEN	CC	CALCULATED
CS	COMBINED SEWER	CC	CONCRETE CURB
CS	COMBINED SEWER	CLF	CHAIN LINK FENCE
D	DRAIN	CNC	CONCRETE
E	ELECTRIC	CONC	CONCRETE
G	GAS	CONC	CONCRETE
OH	OVERHEAD WIRES	CONC	CONCRETE
S	SEWER	CONC	CONCRETE
W	WATER	CONC	CONCRETE
		CONC	CONCRETE

EXISTING CONDITIONS PLAN OF LAND #5-#13 LEYLAND STREET BOSTON, MASS.

FELDMAN LAND SURVEYORS
 152 HAMPDEN STREET
 BOSTON, MASS. 02119

JUNE 16, 2018
 PHONE: (617)357-9740
 www.feldmansurveyors.com

FELDMAN
 LAND SURVEYORS

SCALE: 1"=10'

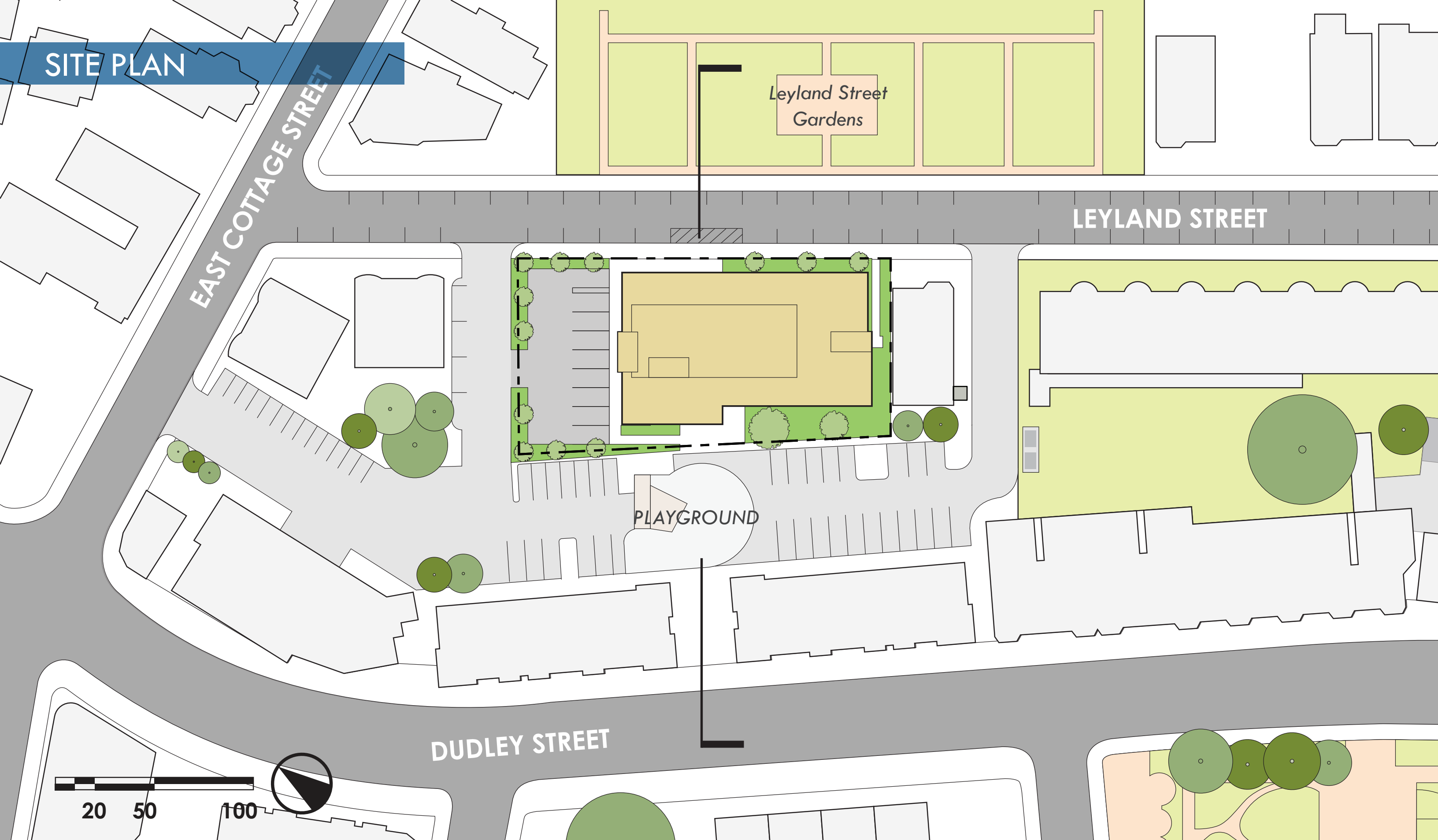
RESEARCH MAM FIELD CHIEF DS PROJ MGR TRA APPROVED SHEET NO. 1 OF 1
 CALC MAM CADD MAM FIELD CHECKED CRD FILE 16235 JOB NO. 16235
 FILENAME: S:\PROJECTS\16200A\16235\DWG\16235-EXPOS.dwg

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

PROGRESS-6-22-2018

TIMOTHY R. ACURRIS, PLS (MA# 52782) DATE
 TR@FELDMANSURVEYORS.COM

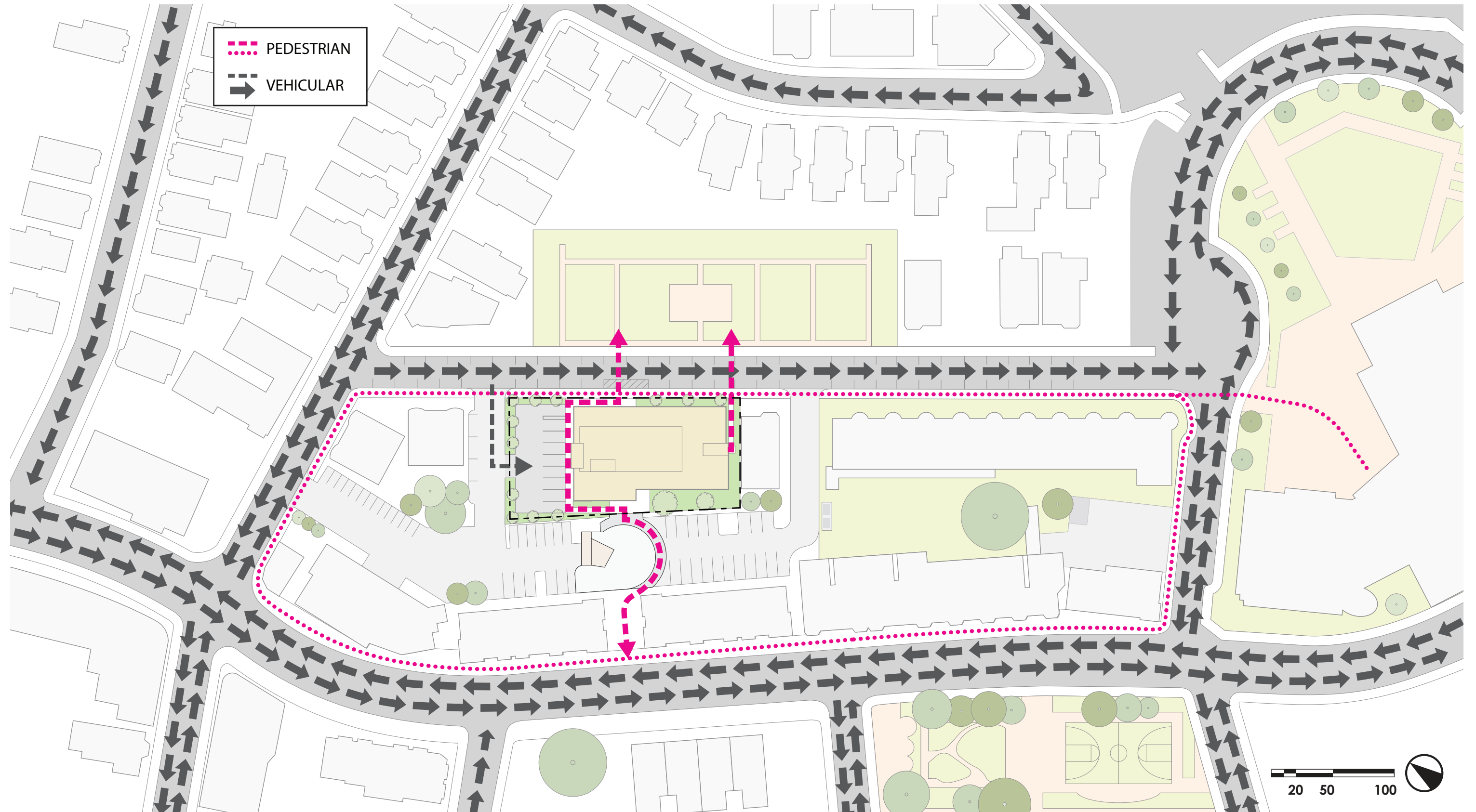
SITE PLAN



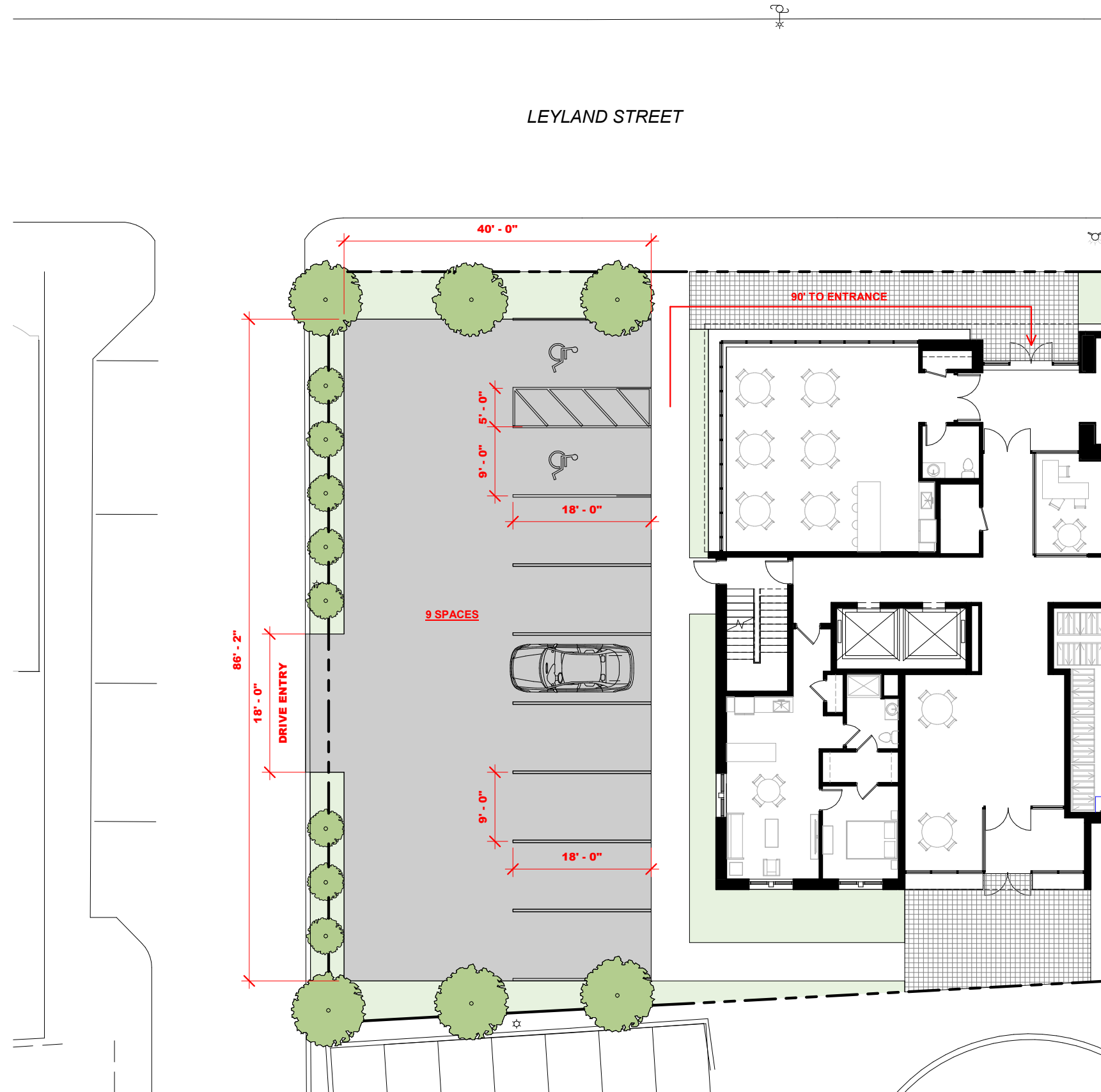
SITE SECTION



SITE CIRCULATION

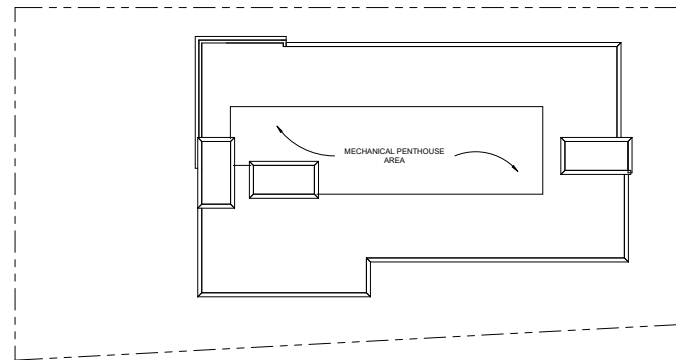


PARKING PLAN

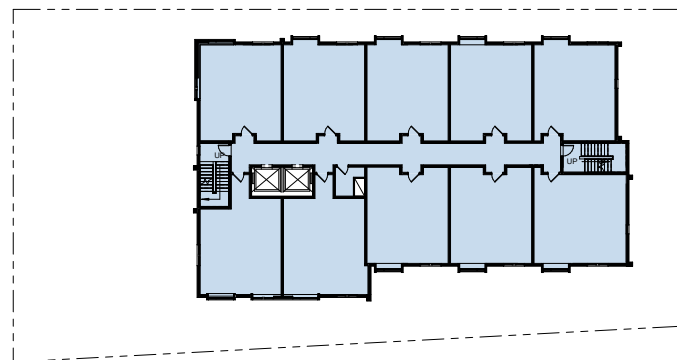


PROJECT METRICS

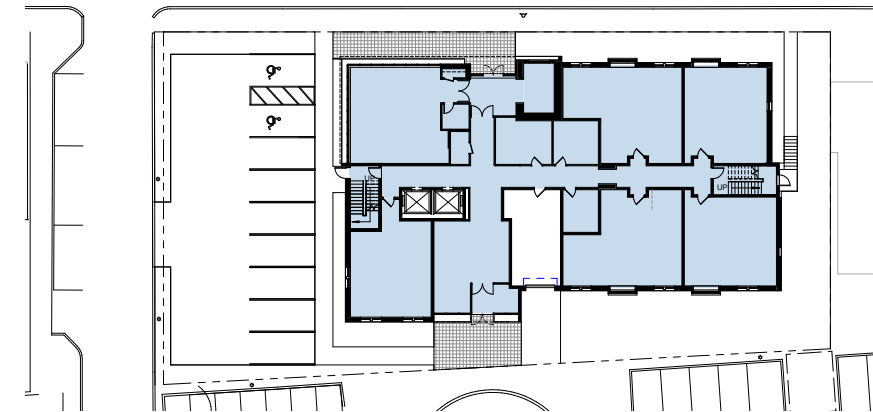
PROGRAM GROSS		BUILDING TOTAL			BASEMENT LEVEL		LEVEL 1		LEVEL 2		LEVEL 3		LEVEL 4		LEVEL 5		ROOF	
GROSS BUILDING AREA		41,750			2,290		8,000		7,920		7,920		7,920		7,700			
GROSS FLOOR AREA		30,685			0		7,400		7,530		7,745		7,745		7,530		265	
UNITS (NET)		UNITS	Unit (%)	SF		SF	UNITS	SF	UNITS	SF	UNITS	SF	UNITS	SF	UNITS	SF		SF
1 Bedroom		41	95%	25,232		0	3	1,832	9	5,400	10	6,000	10	6,000	9	6,000		0
2 Bedrooms		2	5%	1,474		0	2	1,474	0	0	0	0	0	0	0	0		0
Total:		43		26,706														
PROGRAM (NET)				SF		SF		SF		SF		SF		SF		SF		SF
Lobby / Mail				400		0		400		0		0		0		0		0
Common Space				2,460				1,360		513		0		0		0		587
Mechanical				1,552		1,530		0		22		0		0		22		0
Trash Room				524		0		380		48		48		48		48		0
Corridor				2,900		206		950		650		650		650		650		0
Vertical Circulation				2,210		275		415		415		415		415		415		275



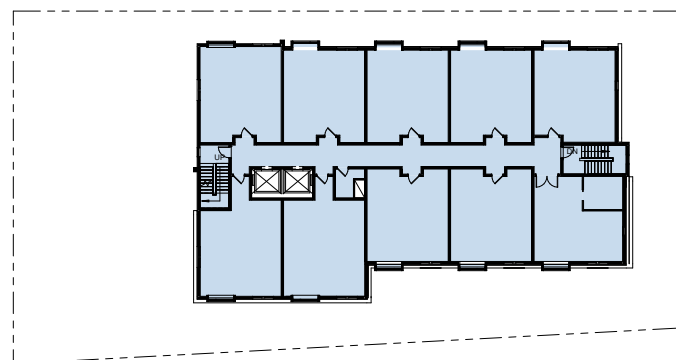
ROOF



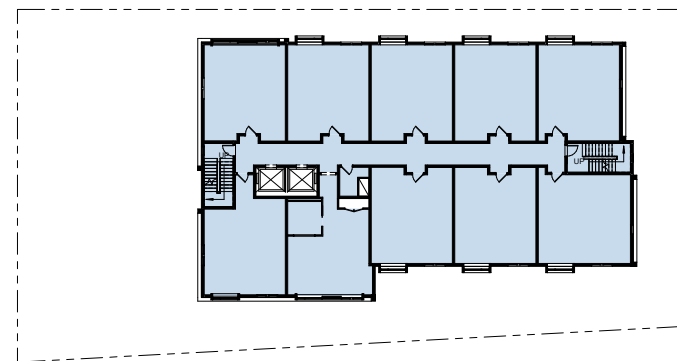
LEVEL 3-4 TYP



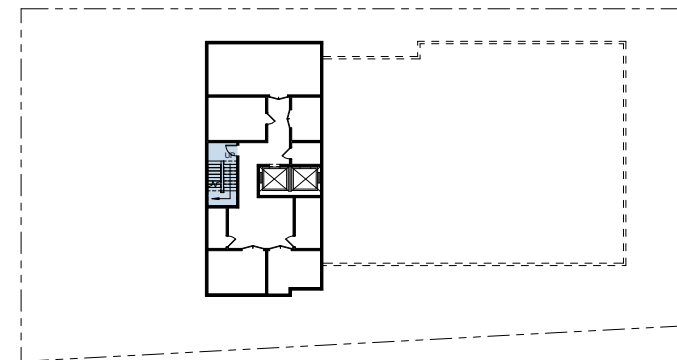
GROUND LEVEL



LEVEL 5

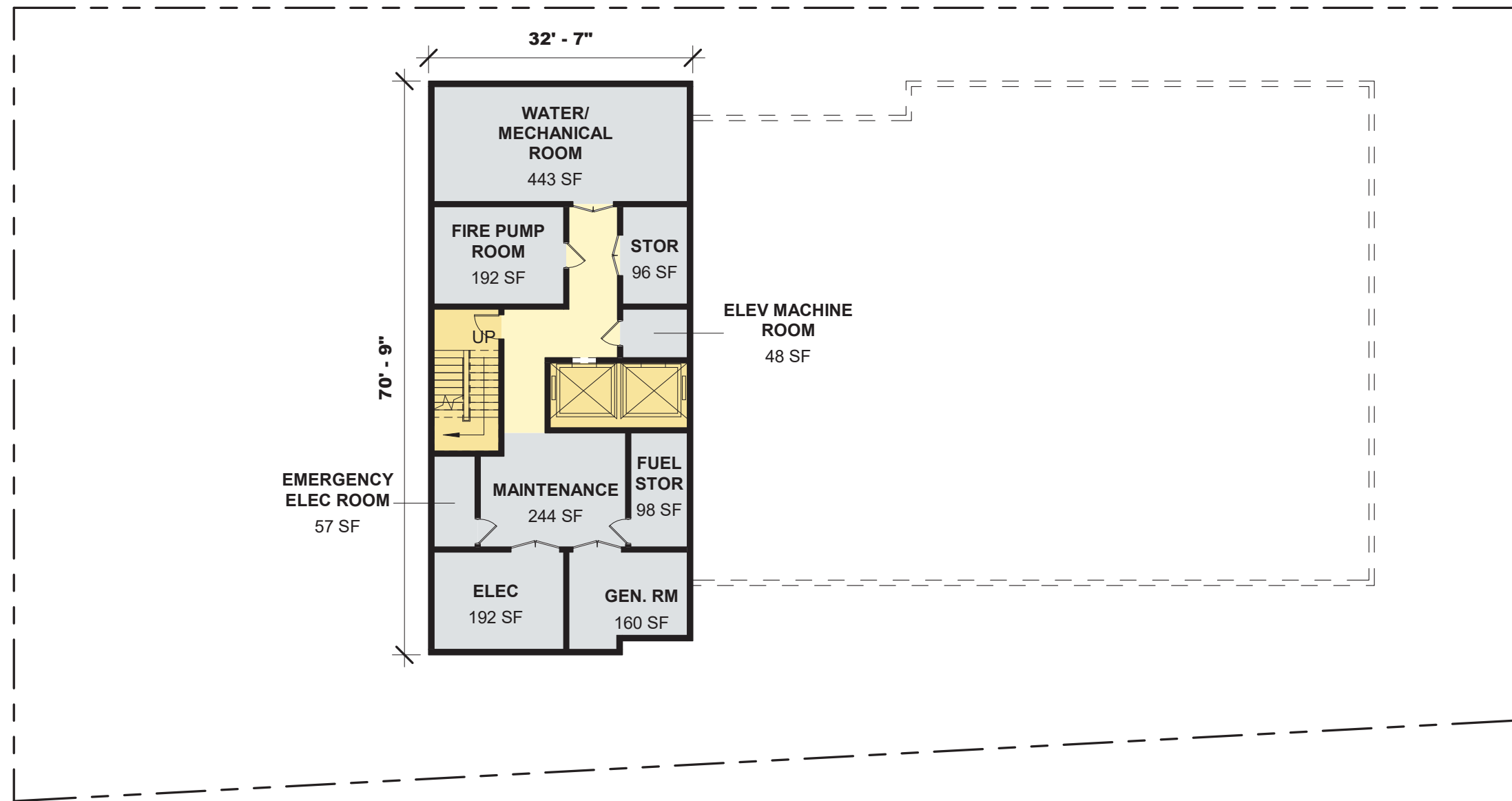


LEVEL 2



BASEMENT LEVEL

BASEMENT PLAN



GROUND PLAN



LEVEL 2 PLAN



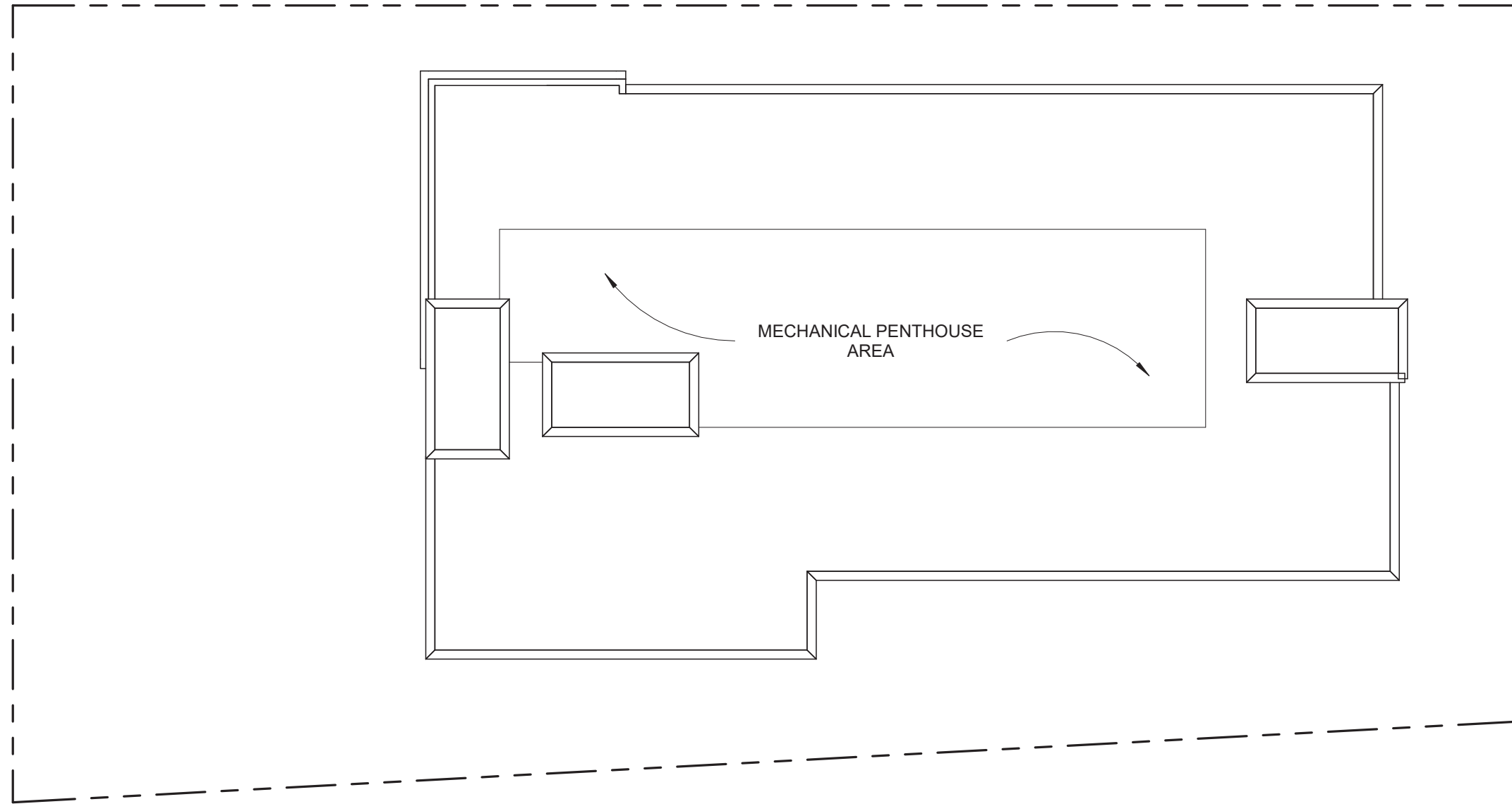
LEVELS 3 & 4 PLANS



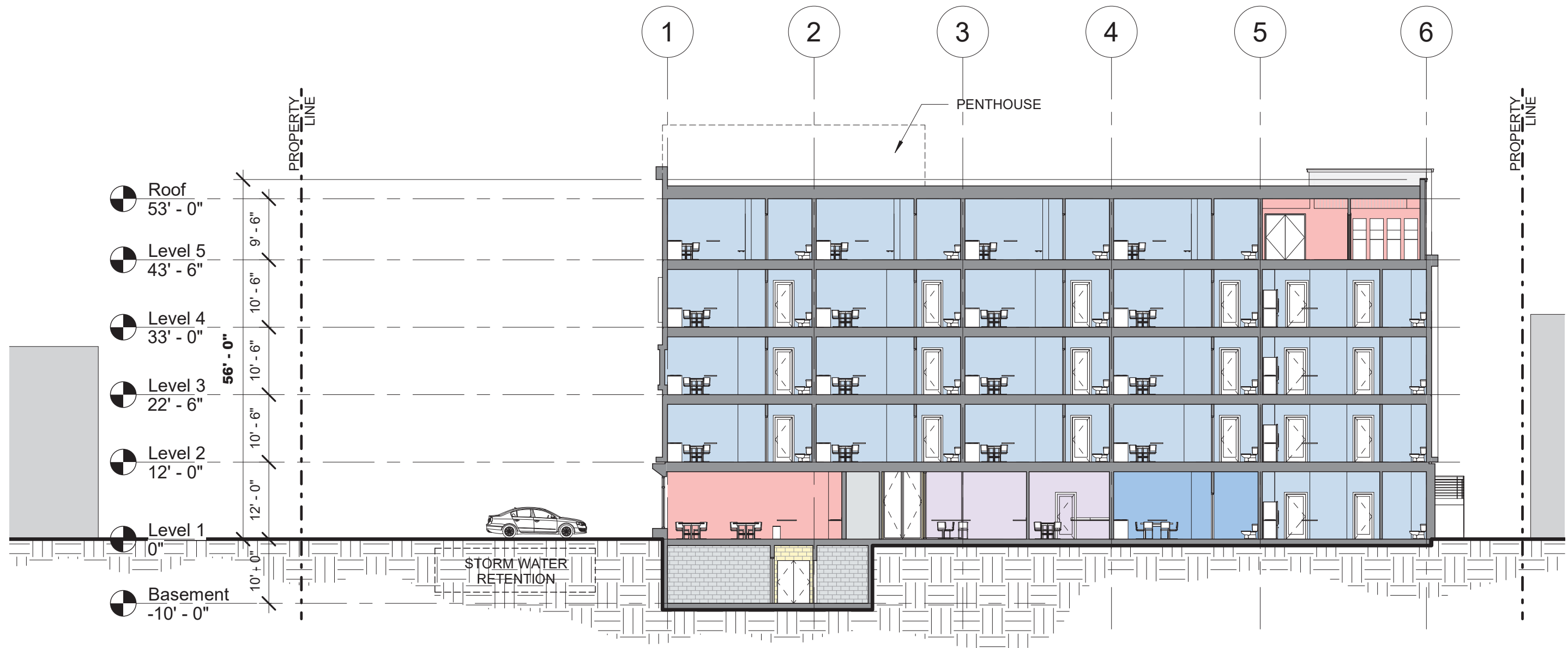
LEVEL 5 PLAN



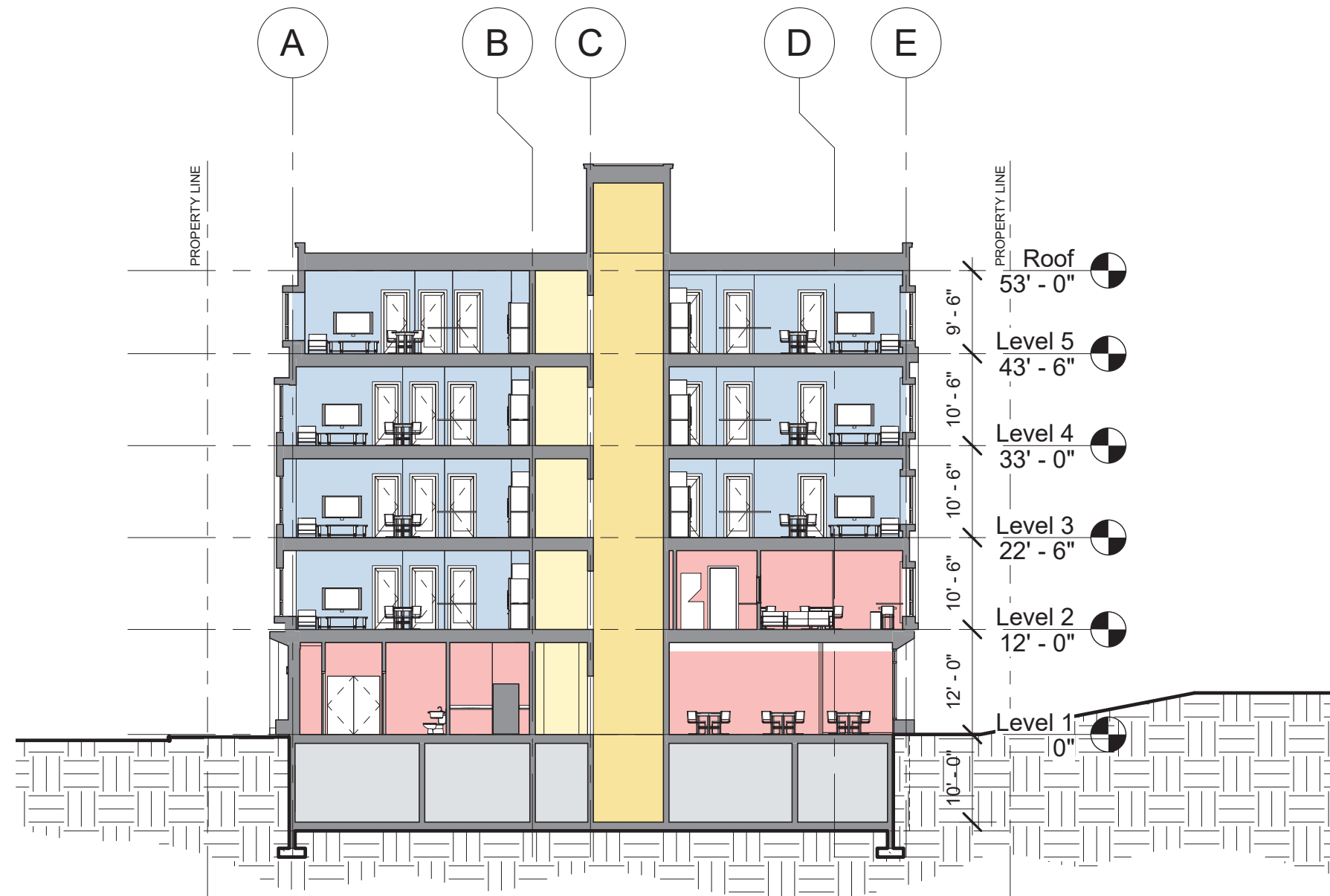
ROOF PLAN



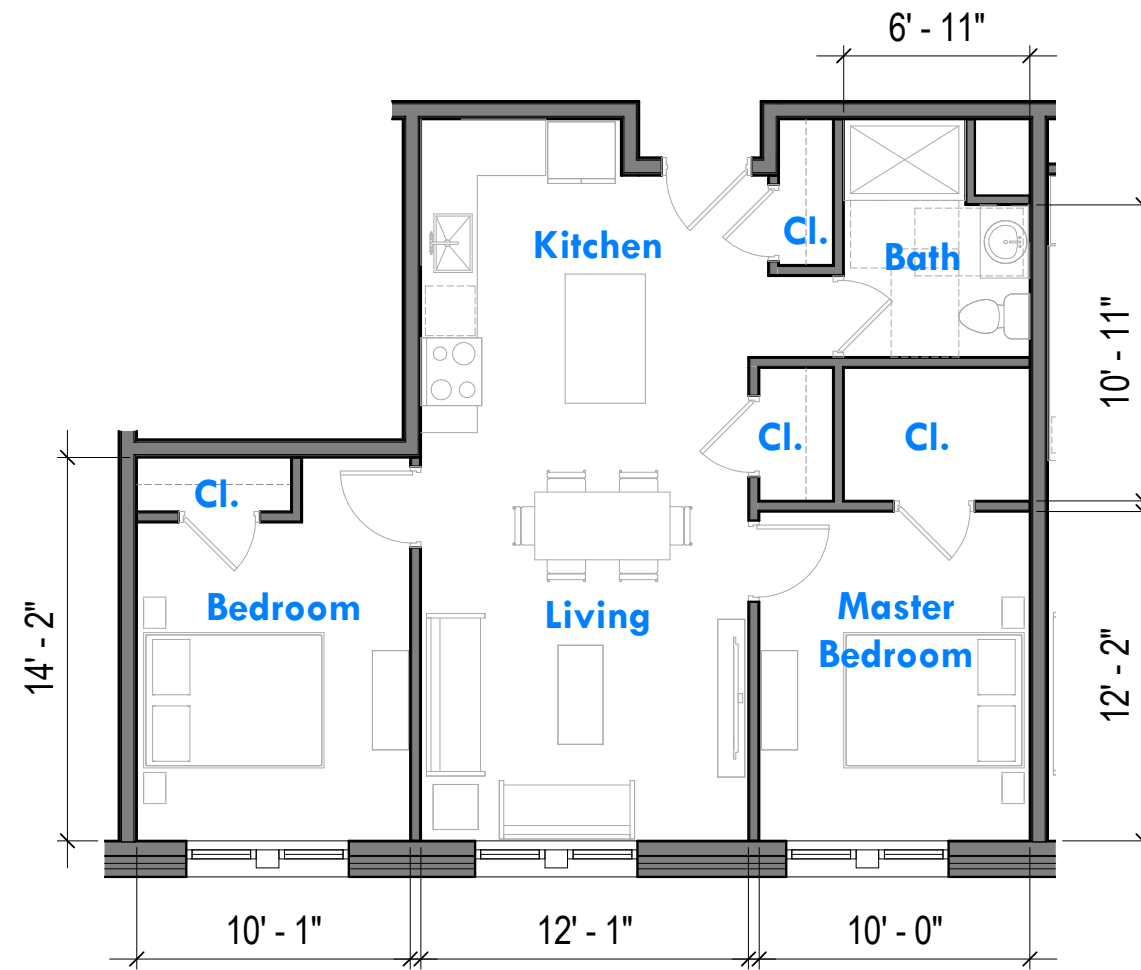
LONGITUDINAL SECTION



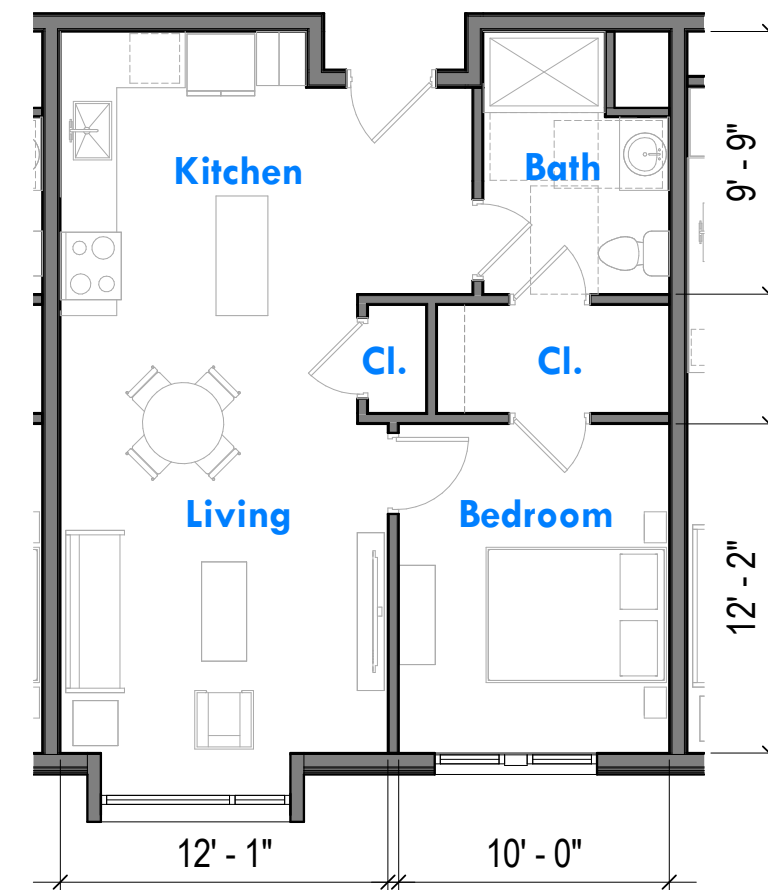
TRANSVERSE SECTION



UNIT PLANS



2 BED - TYPICAL UNIT
750 sf



1 BED - TYPICAL UNIT
600 sf

ELEVATION: NORTH

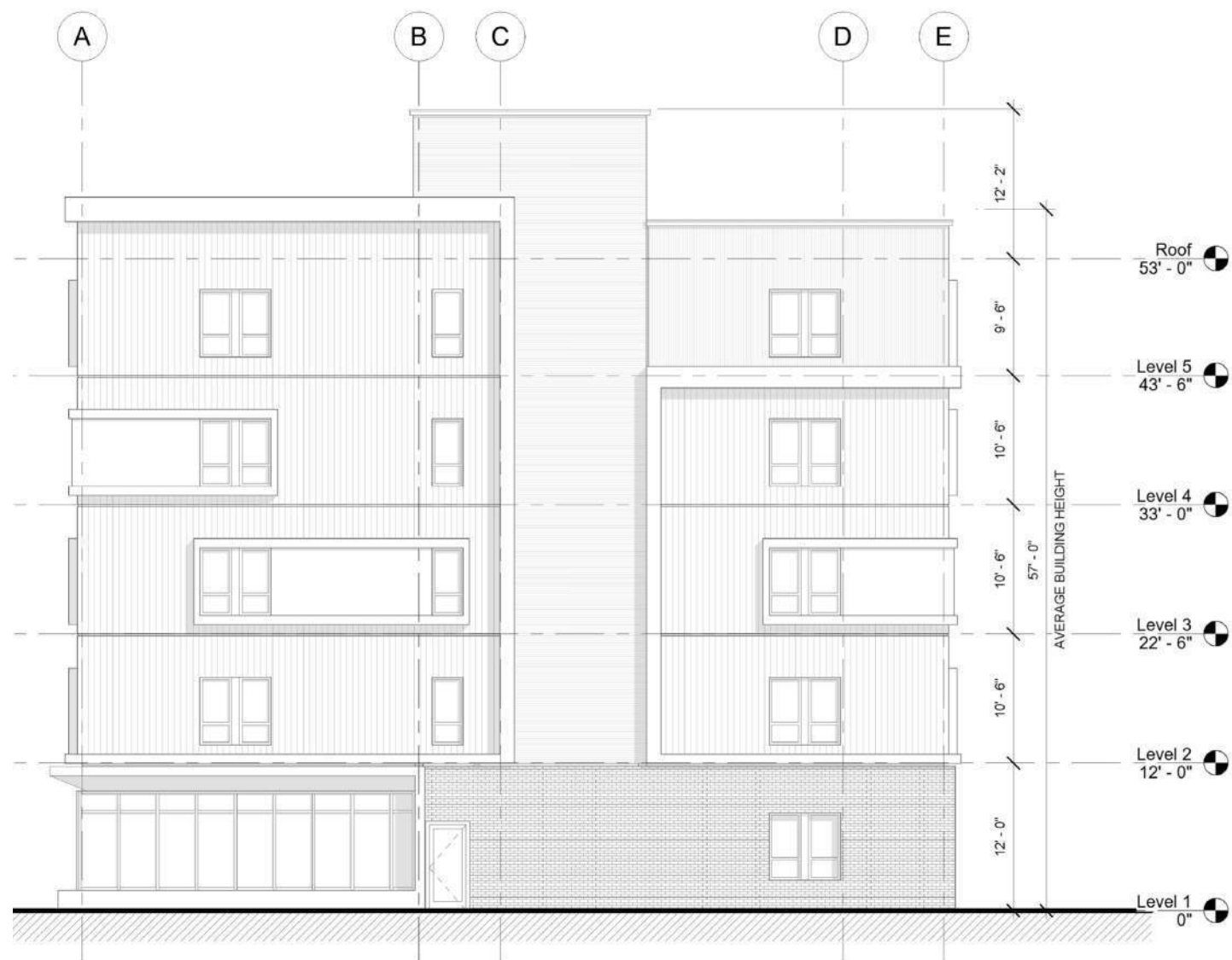


ELEVATION: SOUTH

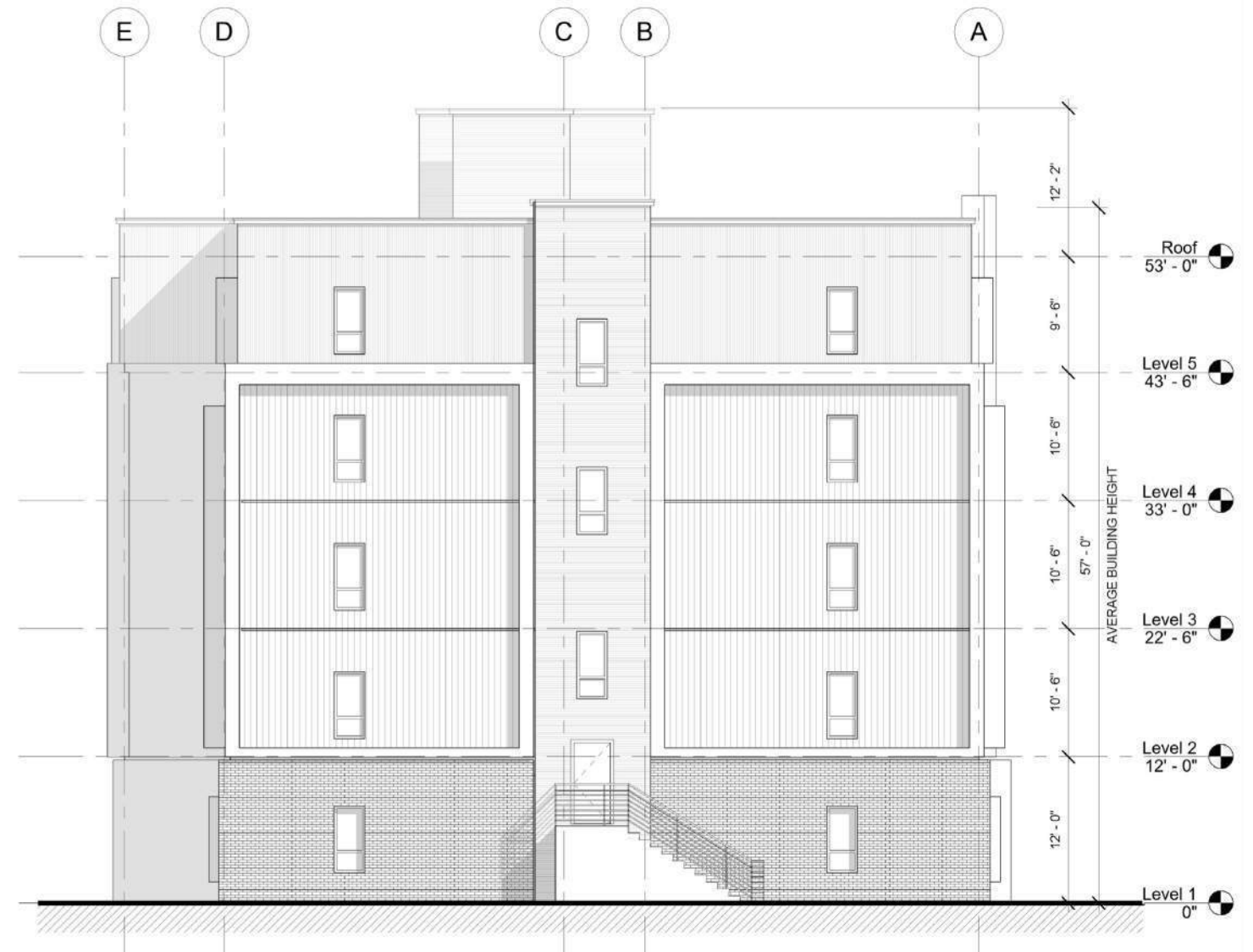


FACING DUDLEY ST/PARKING

ELEVATION: EAST/WEST

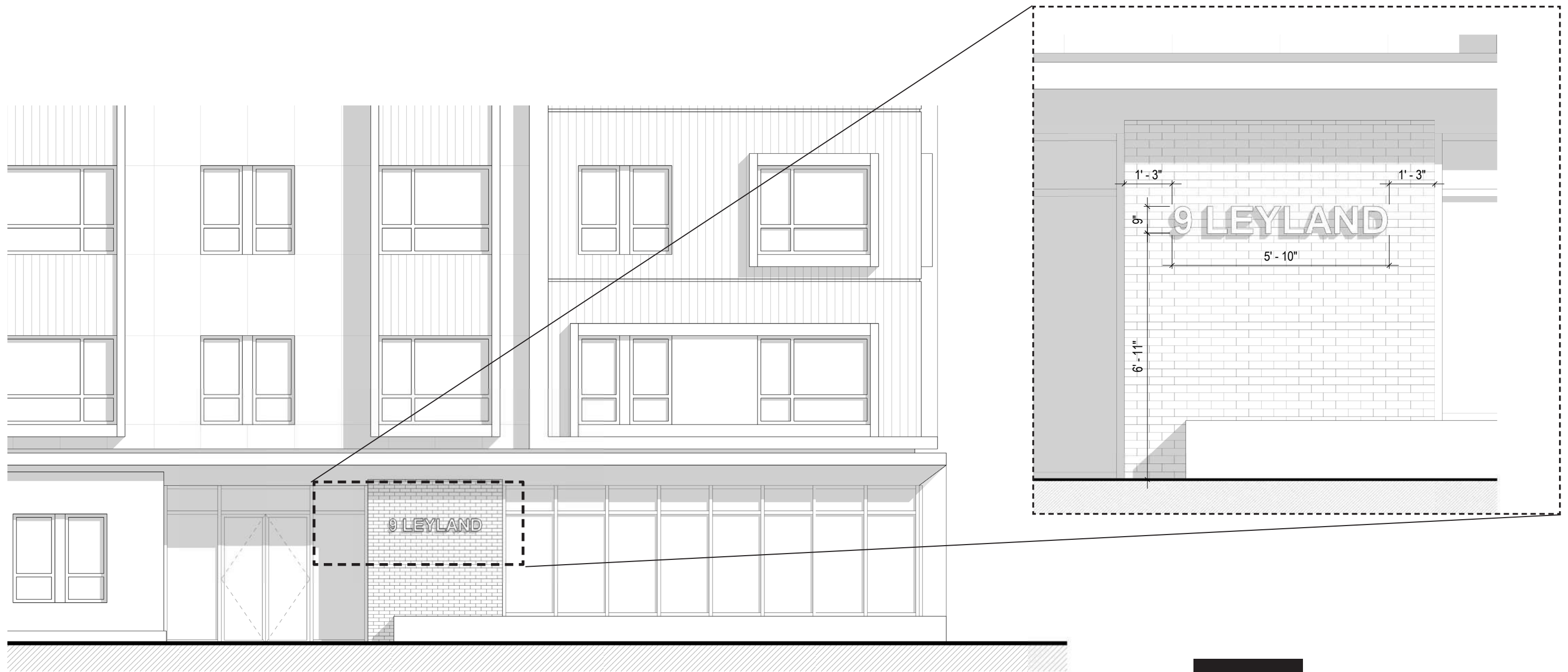


FACING DRIVEWAY



FACING NEIGHBOR

SIGNAGE

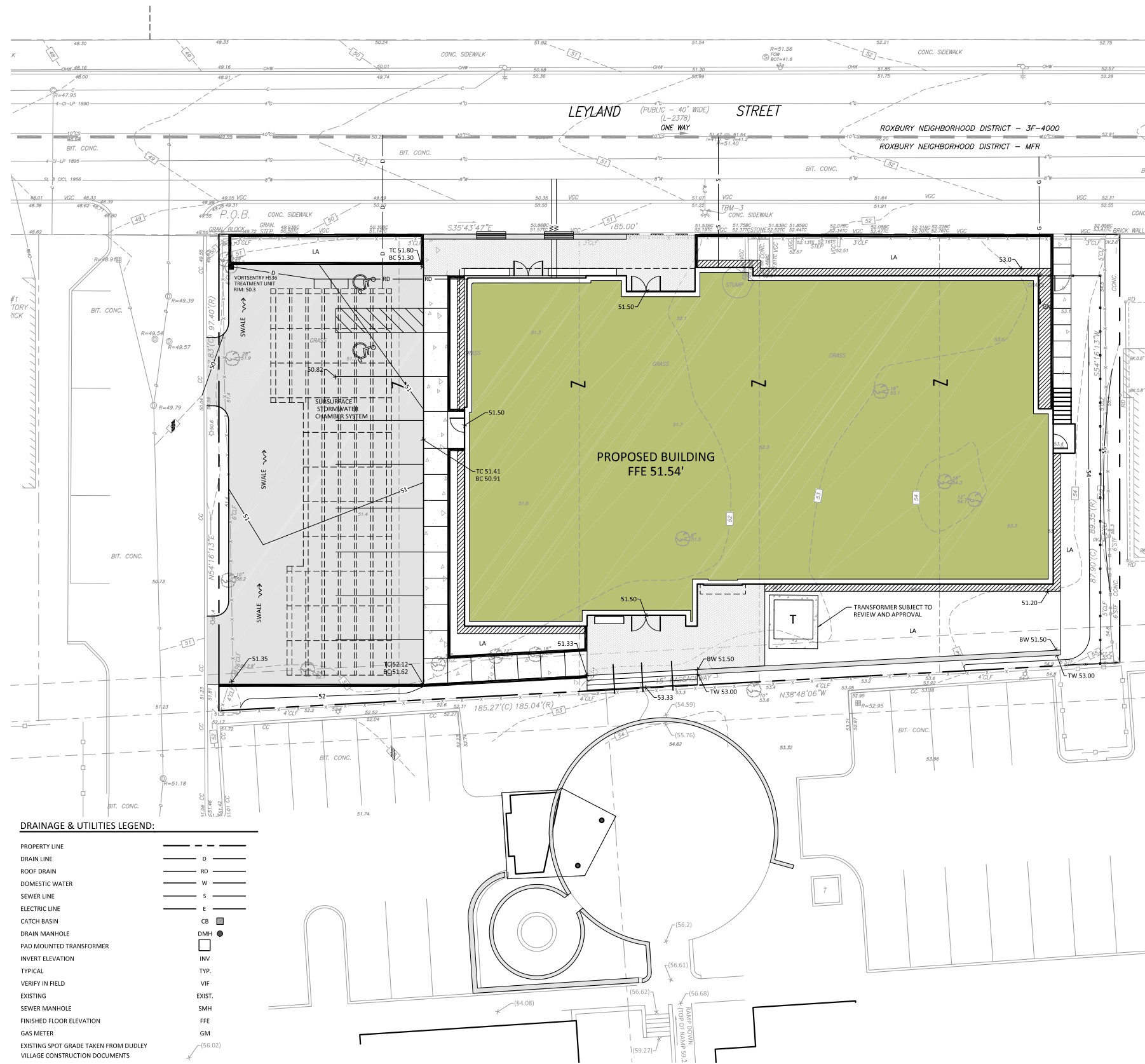


LEYLAND STREET PERSPECTIVE



AERIAL VIEW



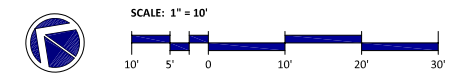


GRADING, DRAINAGE & UTILITY NOTES

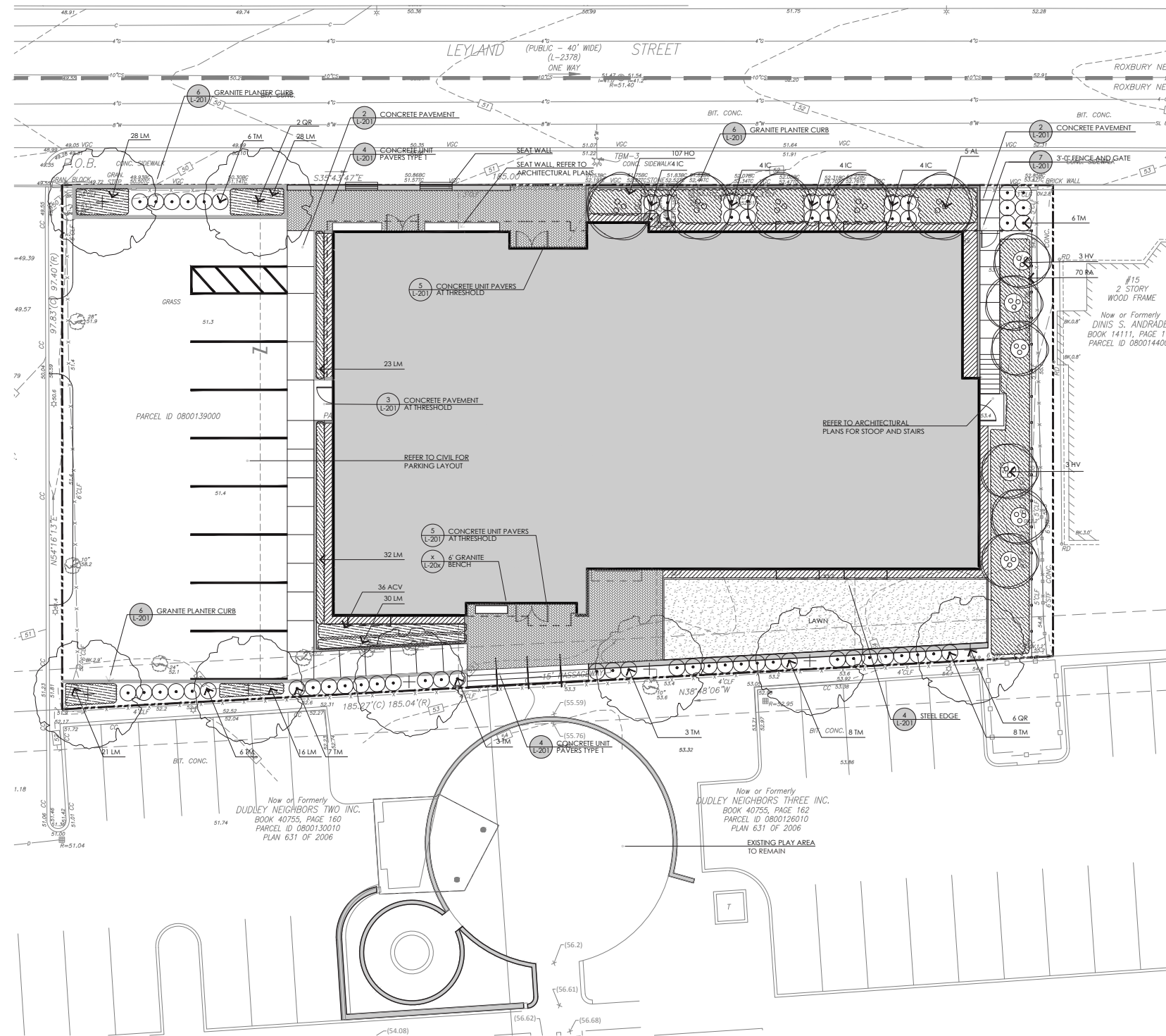
- ALL PROPOSED UTILITIES WITHIN A PUBLIC WAY SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ALL BWSC STANDARDS AND SPECIFICATIONS.
- ALL PROPOSED SANITARY PIPING SHALL BE MADE OF SDR35 POLYVINYL CHLORIDE (PVC).
- ALL PROPOSED DRAIN PIPING SHALL BE SMOOTH INTERIOR WALLED HDPE UNLESS OTHERWISE NOTED. ALL PIPES TO HAVE A MINIMUM PIPE SLOPE OF 0.5%.
- ALL FIRE PROTECTION WATERPIPE SHALL BE CL56, ZINC COATED, CEMENT LINED DUCTILE IRON.
- ALL DOMESTIC WATERPIPE SHALL BE TYPE K COPPER
- UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
- CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER.
- EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
- ALL SEWER, WATER AND DRAIN WORK SHALL MEET OR EXCEED BWSC STANDARDS.
- NEW BUILDING SEWER SHALL BE DYE TESTED BY BWSC TO CONFIRM IT WAS PROPERLY CONNECTED TO THE BWSC'S WASTEWATER SYSTEM. NEW DRAINAGE SHALL BE DYE TESTED TO CONFIRM IT IS PROPERLY CONNECTED TO THE EXISTING DRAINAGE SYSTEM.
- A BACKWATER VALVE IS NOT PROPOSED FOR SEWER.
- REFER TO ELECTRICAL SITE PLAN FOR DETAILS ON ELECTRIC SERVICE, DUCT BANK, SITE LIGHTING AND TELEPHONE/CATV.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
- THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ARCHITECT FOR RESOLUTION.
- ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS. PITCH EVENLY BETWEEN SPOT GRADES.
- ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF AND IN COORDINATION WITH THE NECESSARY APPROVING AUTHORITIES.
- THE CONTRACTOR SHALL PRESERVE FROM DAMAGE ALL VEGETATION DESIGNATED TO REMAIN AS SHOWN ON THE DRAWINGS, FLAGGED IN THE FIELD OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS EXCEPT FOR NECESSARY DEPOSITS. CONSTRUCTION SHALL COMPLY WITH ALL DEPARTMENT OF PUBLIC WORKS REQUIREMENTS FOR PAVING, PAVEMENT CUTTING, EXCAVATION, UTILITY CONNECTIONS, BACKFILLING, AND PATCHING.
- BARRICADE OPEN DEPRESSIONS AND EXCAVATIONS OCCURRING AS PART OF THE WORK, IN ACCORDANCE WITH OSHA REQUIREMENTS AND POST WARNING LIGHTS ON AREAS WITH PUBLIC ACCESS. SECURE THE SITE AS REQUIRED BY THE OWNER AND THE TOWN.
- ACCESSIBLE CURB RAMPS, RAMP, LANDINGS, WALKWAYS, CROSWALKS, PATIOS/PLAZAS AND PARKING AREAS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY REQUIREMENTS. WALKWAY AND CROSWALK ALONG ACCESSIBLE ROUTE(S) SHALL HAVE 5% MAX. LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. LANDINGS, PATIOS/PLAZAS, AND ACCESSIBLE PARKING SPACES SHALL BE 2% MAX IN ALL DIRECTIONS. RAMPS SHALL BE 8.3% MAXIMUM.
- REFER TO MEP PLANS FOR PLUMBING, GAS, FIRE PROTECTION AND SITE ELECTRIC DETAILING.
- ALL CONSTRUCTION WORK PERFORMED ON SYSTEMS WHOSE OWNERSHIP MAY BE TRANSFERRED TO BWSC SHALL BE INSPECTED BY A BWSC CONSTRUCTION INSPECTOR.
- THE CONTRACTOR SHALL NOTIFY IN WRITING THE DIRECTOR OF BWSC SEVEN (7) DAYS PRIOR TO THE ONSET OF CONSTRUCTION ACTIVITIES.
- A BWSC GENERAL SERVICE APPLICATION MUST BE FILLED OUT AND SIGNED BY THE OWNER OF THE PROPERTY OR THE OWNER'S AGENT PRIOR TO THE TIME OF INSTALLATION OF DOMESTIC WATER SERVICE, FIRE PIPE SERVICE, BUILDING SEWER AND BUILDING STORM DRAIN CONNECTIONS. A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BWSC IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICE DEPARTMENT.
- ALL EXISTING UTILITIES CONNECTED TO THE EXISTING BUILDING SHALL BE PROPERLY REMOVED AND CUT AND CAPPED AT MAINS AS APPROVED BY BWSC PRIOR TO DEMOLITION.
- THE CONTRACTOR SHALL NOTIFY AND WAIT FOR BWSC TO INSPECT THE INSTALLATION OF THE PROPOSED WATER SERVICES PRIOR TO BACKFILLING THE TRENCH.
- FIRE PIPE SUPPLY LINE SHALL HAVE BACKFLOW PREVENTION DEVICE INSTALLED.
- PROPOSED WATER SERVICES AND FIRE PIPE SHALL HAVE A MINIMUM OF FIVE (5) FEET, SIX (6) INCHES, OF COVER.
- PRIOR TO ANY CONSTRUCTION, COORDINATE WITH ABUTTERS AND/OR CITY OF BOSTON CONCERNING ANY WORK AT, NEAR OR ON ADJACENT PROPERTIES.

NOTE

- ELEVATIONS BASED ON BOSTON CITY BASE DATUM.
- PROJECT SITE AREA IS LESS THAN 1 ACRE. NO NPDES CONSTRUCTION GENERAL PERMIT FILING REQUIRED.
- FOR BIDDING PURPOSES, CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR EXCAVATION AND REMOVAL OF ROCK, BUILDING DEBRIS, OR OTHER UNSUITABLE MATERIALS. REPLACE WITH COMPACTED FILL IN ACCORDANCE WITH SPECIFICATIONS.
- PROVIDE COMPOST FILTER SOCK AND EROSION CONTROL BARRIER ALONG EDGES OF WORK.



LANDSCAPE PLAN



LAYOUT AND MATERIALS LEGEND

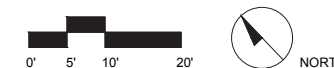
PROPERTY LINE	---
LIMIT OF WORK	----
GRANITE PLANTER CURB	=====
3'-0" HIGH METAL PICKET FENCE	-----
SEAT WALL	=====

SUGGESTED PLANTING SCHEDULE

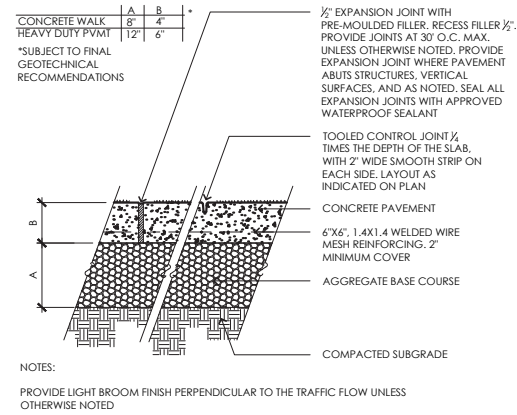
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
DECIDUOUS TREES				
QR	QUERCUS RUBRUM	RED OAK	8	3-3.5 CAL.
ORNAMENTAL TREES				
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	5	3-3.5 CAL.
HV	HAMAMELIS VIRGINIANA	WITCHAZEL	6	3-3.5 CAL.
SHRUBS				
HS	HIBISCUS SYRIACUS	ROSE OF SHARON	0	2-2.5 HT
IC	ILEX CRENATA	JAPANESE HOLLY	16	2-2.5 HT
RA	RHUS AROMATICA 'GRO-LOW'	GROW LOW FRAGRANT SUMAC	70	2-2.5 HT
TM	TAXUS MEDIA HICKSI	HICKSII YEW	47	2-2.5 HT
GROUNDCOVER AND PERENNIALS				
ACV	ASTILBE CHINENSIS 'VISION IN WHITE'	VISION IN WHITE ASTILBE	36	1 GAL
HO	HOSTA VARIEGATA	3X HOSTA VARIETIES	107	1 GAL
LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	178	1 GAL

LAYOUT, MATERIAL, AND PLANTING NOTES

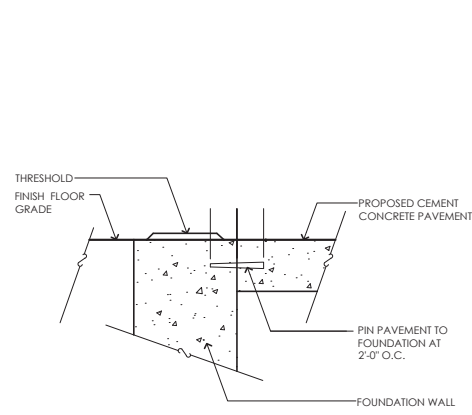
- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE COMPILED EXISTING CONDITIONS PLAN OF LAND PREPARED BY...
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM PROPOSED BUILDING, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- FINAL LAYOUT OF PLANTINGS WILL BE IN THE FIELD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT, PROVIDE A MINIMUM FORTY-EIGHT (48) HOURS NOTICE PRIOR TO BEGINNING FINAL LAYOUT AND PLANTING OPERATIONS.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- ALL PLANTED AREAS TO BE EDGED AND MULCHED WITH AGED PINE BARK; PARTIALLY DECOMPOSED, JET BLACK IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: UTILIZE EXISTING SITE LOAM FROM STOCKPILES, THOROUGHLY INCORPORATE WITH COMPOST AS NEEDED PER SOILS ANALYSIS. FERTILIZER PER RECOMMENDED RATES IN SOIL ANALYSIS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL UNLESS OTHERWISE NOTED.
- ALL PLANT BEDS SHALL BE IRRIGATED.



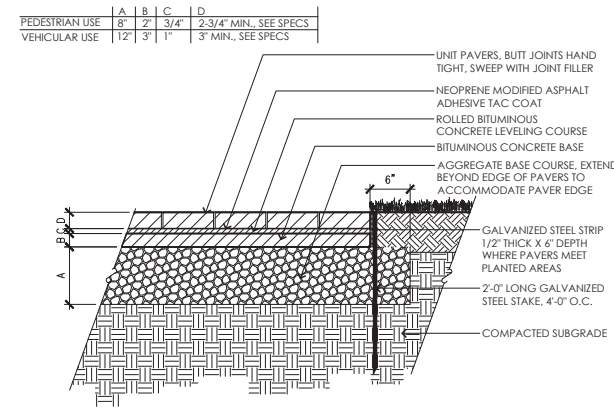
LANDSCAPE DETAILS



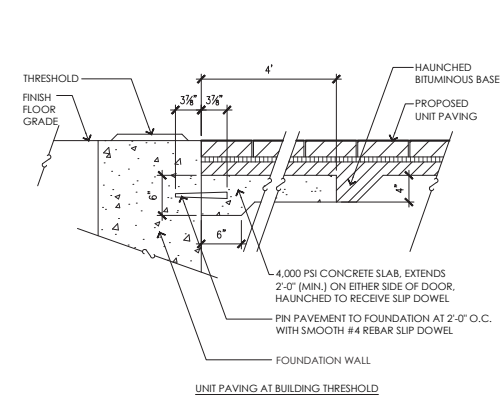
1 CONCRETE PAVEMENT
1 1/2" = 1'-0"



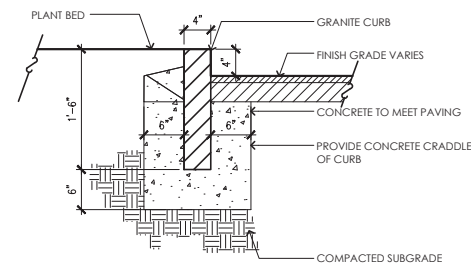
2 PAVEMENT AT THRESHOLD
1" = 1'-0"



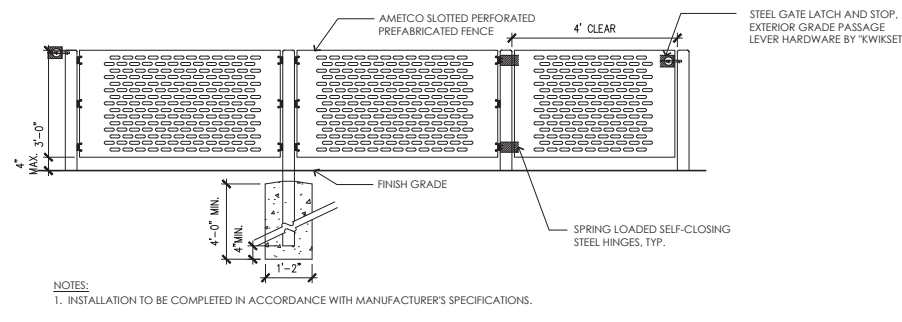
3 CONCRETE UNIT PAVERS
1" = 1'-0"



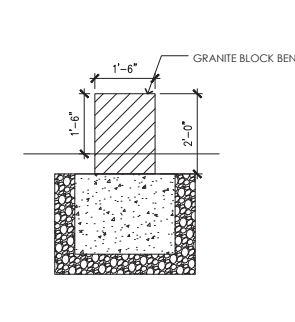
4 CONCRETE UNIT PAVERS AT THRESHOLD
1" = 1'-0"



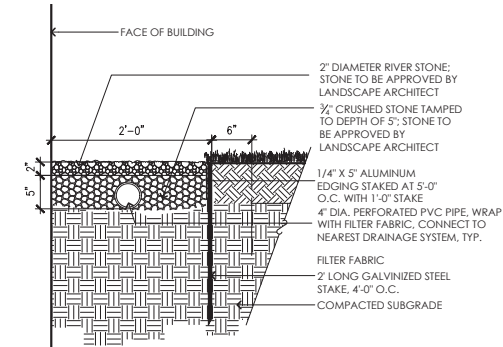
5 4" REVEAL GRANITE PLANTER CURB
1" = 1'-0"



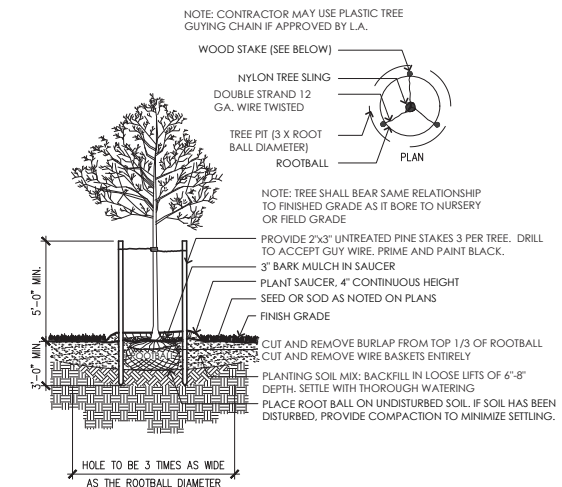
6 3'-0" HIGH FENCE AND GATE
1/2" = 1'-0"



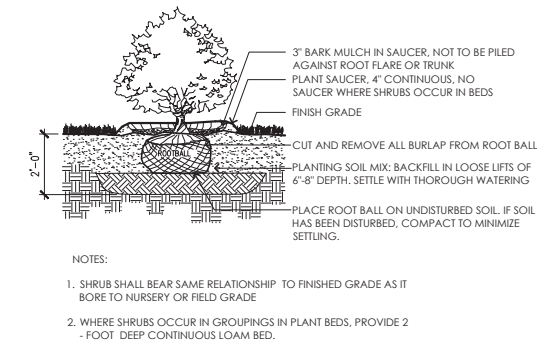
7 GRANITE BENCH
1/2" = 1'-0"



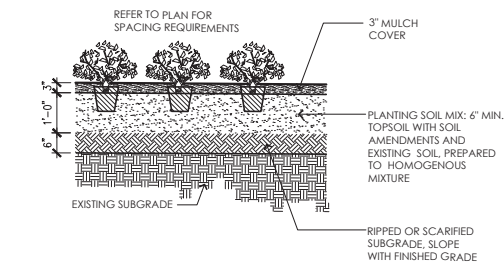
8 STONE MAINTENANCE STRIP AND STEEL EDGE RESTRAINT
1" = 1'-0"



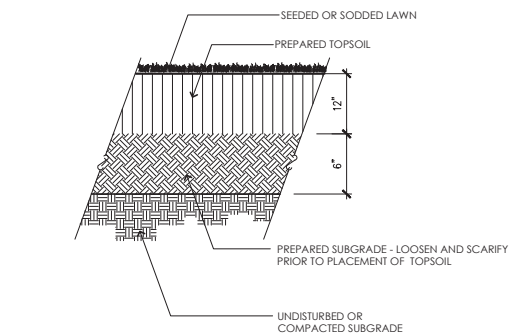
9 TYPICAL TREE PLANTING
1/4" = 1'-0"



10 TYPICAL SHRUB PLANTING
3/8" = 1'-0"



11 TYPICAL GROUNDCOVER PLANTING
1/2" = 1'-0"



12 TYPICAL LOAM AND SEED PLANTING
1 1/2" = 1'-0"