ALEXANDRIA®

ALEXANDRIA REAL ESTATE EQUITIES, INC.

# SPECIAL PERMIT APPLICATION

BUILDING 1 & 1A
3000 MINUTEMAN ROAD
ANDOVER, MA

LIST OF DRAWINGS

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| | B1 FLOOR PLANS | 01/25/2022 |

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**Building 1 & 1A**
3000 Minuteman Road
Andover, MA 01810-1032

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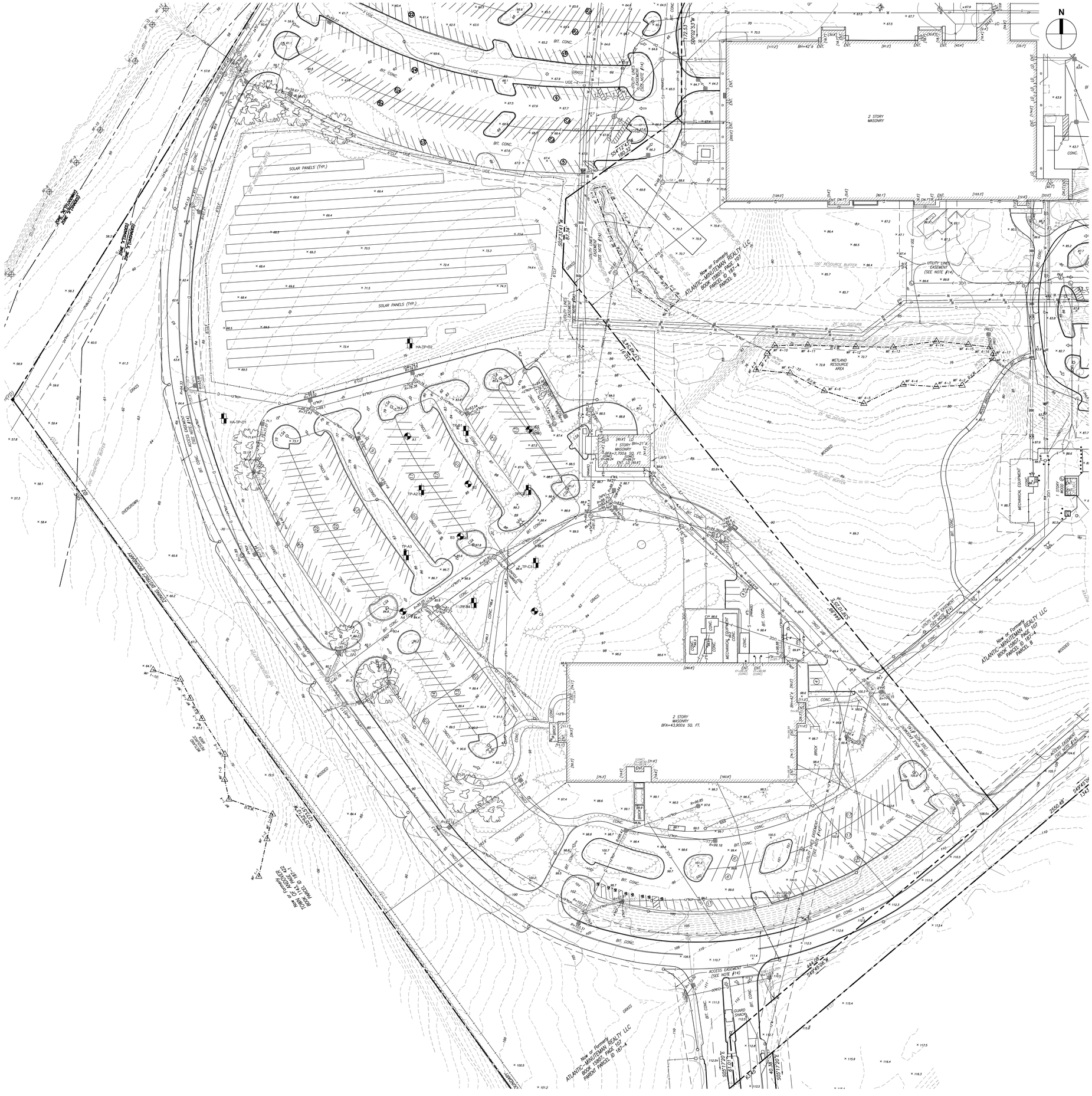
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## COVER SHEET

# G-001

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NOTES:

1. PROPERTY LINE, TOPOGRAPHIC, AND UTILITY INFORMATION SHOWN HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY FELDMAN LAND SURVEYORS.
2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, MASSACHUSETTS STATE PLANE MAINLAND COORDINATE SYSTEM.
3. THE VERTICAL DATUM SHOWN HEREON REFERENCES THE NATIONAL GEODETIC VERTICAL DATUM.
4. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON.

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COMMONWEALTH OF MASSACHUSETTS
BRIAN W. LAWLOR
CIVIL
No. 37118
REGISTERED PROFESSIONAL ENGINEER

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| SCALE | 1"=40' |
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# EXISTING CONDITIONS PLAN

# C-101

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## LEGEND

- LIMIT OF WORK
- COMPOST SOCK W/ SILT FENCE
- SEDIMENT BAG AT CATCH BASIN
- TEMPORARY CONSTRUCTION ENTRANCE
- SAWCUT LINE
- REMOVE BITUMINOUS SIDEWALK, CONCRETE PAVEMENT AND ADJACENT CURB
- MILL PAVEMENT
- REMOVE AND CLEAR TREES
- REMOVE UTILITY LINE
- REMOVE ITEM
- ABANDON UTILITY LINE
- PROPOSED CURB/EOP LINE
- PROPOSED BUILDING LINE

## GENERAL EROSION CONTROL NOTES:

1. CONTRACTOR SHALL CONFORM TO ALL CONDITIONS LISTED IN THE ORDER OF CONDITIONS ISSUED FOR THIS PROJECT.

2. CONTRACTOR SHALL CONFORM TO ALL CONDITIONS OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND THE NPDES GENERAL PERMIT.

3. EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE IN PLACE AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY SITEWORK OR EARTHWORK OPERATIONS, AND MUST BE MAINTAINED DURING CONSTRUCTION, AND REMAIN IN PLACE UNTIL ALL SITEWORK IS COMPLETE AND GROUNDCOVER IS ESTABLISHED.

4. THE CONTRACTOR SHALL SUBMIT PROOF OF APPLICATION FOR A NPDES GENERAL PERMIT TO THE ARCHITECT AND OWNER PRIOR TO ANY ACTIVITY OR WORK ON SITE.

5. THE CONTRACTOR SHALL NOTIFY THE MASS DEP NERO AND THE LEXINGTON CONSERVATION COMMISSION, IN WRITING, FORTY-EIGHT (48) HOURS BEFORE ANY ACTIVITY COMMENCES ON THE PROJECT SITE.

6. STOCKPILES MUST BE SURROUNDED ON THEIR PERIMETERS WITH STAKED HAYBALES AND SILT FENCES TO CONTROL EROSION.

7. STABILIZE EXPOSED AREAS IN ACCORDANCE WITH THE NPDES GENERAL PERMIT. STABILIZE STOCK PILES AND EXPOSED SOIL IN AREAS WHERE CONSTRUCTION ACTIVITIES WILL CEASE FOR 21 DAYS.

8. EARTHWORK ACTIVITY ON THE SITE SHALL BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO TEMPORARY DRAINAGE SWALES AND TEMPORARY SEDIMENTATION BASINS. TEMPORARY DRAINAGE SWALES ARE TO BE ADJUSTED AND RELOCATED THROUGHOUT THE SITE AS CONSTRUCTION PROGRESSES.

9. THE DETENTION BASINS AND FOREBAYS AS DESIGNATED ON THE PLANS, MAY BE USED AS TEMPORARY SEDIMENTATION BASINS THROUGHOUT CONSTRUCTION AND SHALL BE PERIODICALLY CLEANED DURING CONSTRUCTION. SEPARATE TEMPORARY SEDIMENTATION BASINS SHALL BE CONSTRUCTED AND USED THROUGHOUT THE SITE AS NECESSARY.

10. TEMPORARY SEDIMENTATION BASINS SHALL BE CONSTRUCTED TO CONTAIN A VOLUME OF RUNOFF EQUAL TO 0.12 ACRE-FT FOR EACH ACRE THAT IS TRIBUTARY TO THE BASIN.

11. THE DRAINAGE SYSTEM INCLUDING THE DETENTION BASIN AND FOREBAYS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF THE PROJECT SO IT IS FUNCTIONAL DURING CONSTRUCTION. SAID STRUCTURES SHALL BE KEPT FREE OF SILT AND DEBRIS TO ENSURE THEIR PROPER OPERATION. THE CONTRACTOR SHALL INSTALL SILT SACKS AT CATCH BASIN GRATES AND USE STAKED HAYBALES AT CATCH BASINS IN ALL EXPOSED SOIL AREAS, AND AS INDICATED ON THE PLANS.

12. CULVERT AND PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY HAYBALE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED. CATCHBASINS SHALL BE PROTECTED BY SILTSACKS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

13. DEWATERING REQUIRED IN CONSTRUCTING THE DETENTION AREAS OR FOR OTHER FEATURES ON THE SITE SHALL DISCHARGE INTO A TEMPORARY SEDIMENTATION BASIN.

14. THE LOCATION OF HAYBALE CHECK DAMS SHALL BE FIELD VERIFIED DURING SITE PREPARATION OPERATIONS BY THE OWNER'S REPRESENTATIVE.

15. SOIL SHALL NOT BE STOCKPILED WITHIN THE 100 FOOT WETLAND BUFFER ZONE. RE-FUELING OF EQUIPMENT IS NOT ALLOWED WITHIN THE 100 FOOT WETLAND BUFFER ZONE. THE STORAGE OF MACHINERY IS NOT ALLOWED WITHIN THE 100 FOOT WETLAND BUFFER ZONE.

16. ALL EROSION CONTROL MEASURES MUST BE ROUTINELY INSPECTED, CLEANED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTION MUST TAKE PLACE AFTER EACH RAINFALL EVENT.

17. THE CONTRACTOR MUST KEEP ON SITE AT ALL TIMES ADDITIONAL HAYBALES, EXTRA SILTATION FENCING, EROSION CONTROL BLANKETS, STONE RIP-RAP, AND OTHER EROSION CONTROL DEVICES USED DURING CONSTRUCTION. THESE SHALL BE INSTALLED AS NEEDED AND AT THE DIRECTION OF THE ENGINEER OR THE MASS DEP, NERO TO MITIGATE ANY EMERGENCY CONDITION. MINIMUM RESERVE OF HAYBALES AND SILT FENCE MUST INCLUDE 50 LF WITH STAKES.

## MAINTENANCE NOTES:

DURING THE PERIOD OF CONSTRUCTION AND UNTIL LONG TERM VEGETATION IS ESTABLISHED:

1. THE HAYBALE AND SILTATION FENCING BARRIERS AND OTHER EROSION AND SEDIMENT CONTROL MEASURES/DEVICES SHALL BE INSPECTED, CLEANED, REPLACED AND/OR REPAIRED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL.

2. SEDIMENTATION BASINS AND TEMPORARY DRAINAGE SWALES SHALL BE INSPECTED AFTER EACH SIGNIFICANT RAINFALL AND CLEANED AS NEEDED TO RETAIN DESIGN CAPACITY.

3. THE ENTRANCES AND EXITS FROM THE SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO THE PUBLIC WAY. ALL SEDIMENT THAT IS TRACKED, SPILLED OR WASHED INTO THE PUBLIC WAY SHALL BE REMOVED BY THE CONTRACTOR IMMEDIATELY.

4. CATCH BASINS, OVERFLOW CONTROL STRUCTURES AND OIL/SAND TRAPS SHALL BE INSPECTED AT LEAST EIGHT TIMES PER YEAR, DURING CONSTRUCTION, AND REMOVE SEDIMENT IF OVER SIX INCHES DEEP.

## STORMWATER MANAGEMENT NOTES

1. PROVIDE TEMPORARY DRAINAGE INCLUDING TEMPORARY BASINS, PIPING AND DRAINAGE SWALES AS REQUIRED DURING CONSTRUCTION. PROTECT THE EXISTING STORM DRAINS AS NECESSARY FOR DISCHARGE OF STORMWATER RUNOFF PRIOR TO COMPLETION OF THE NEW TRUNK LINE IN ESSEX STREET.

2. STORMWATER RUNOFF FROM THIS SITE WILL DISCHARGE TO A NEW 30-INCH DRAINAGE TRUNK LINE IN ESSEX STREET. THE LAYOUT OF THIS LINE IS INCLUDED FOR INFORMATIONAL PURPOSES. MAINTAIN CURRENT DRAINAGE PATHS PRIOR TO COMPLETION OF AND CONNECTION TO THE NEW 30-INCH LINE.

## WATER SUPPLY NOTES

1. INSTALL AND TEST WATER MAIN PRIOR TO INTERRUPTION OF EXISTING SERVICE. COORDINATE CONNECTION OF NEW LINE WITH THE WATER DEPARTMENT.

2. MAINTAIN ONE ACTIVE HYDRANT DURING ALL PHASES OF CONSTRUCTION.

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

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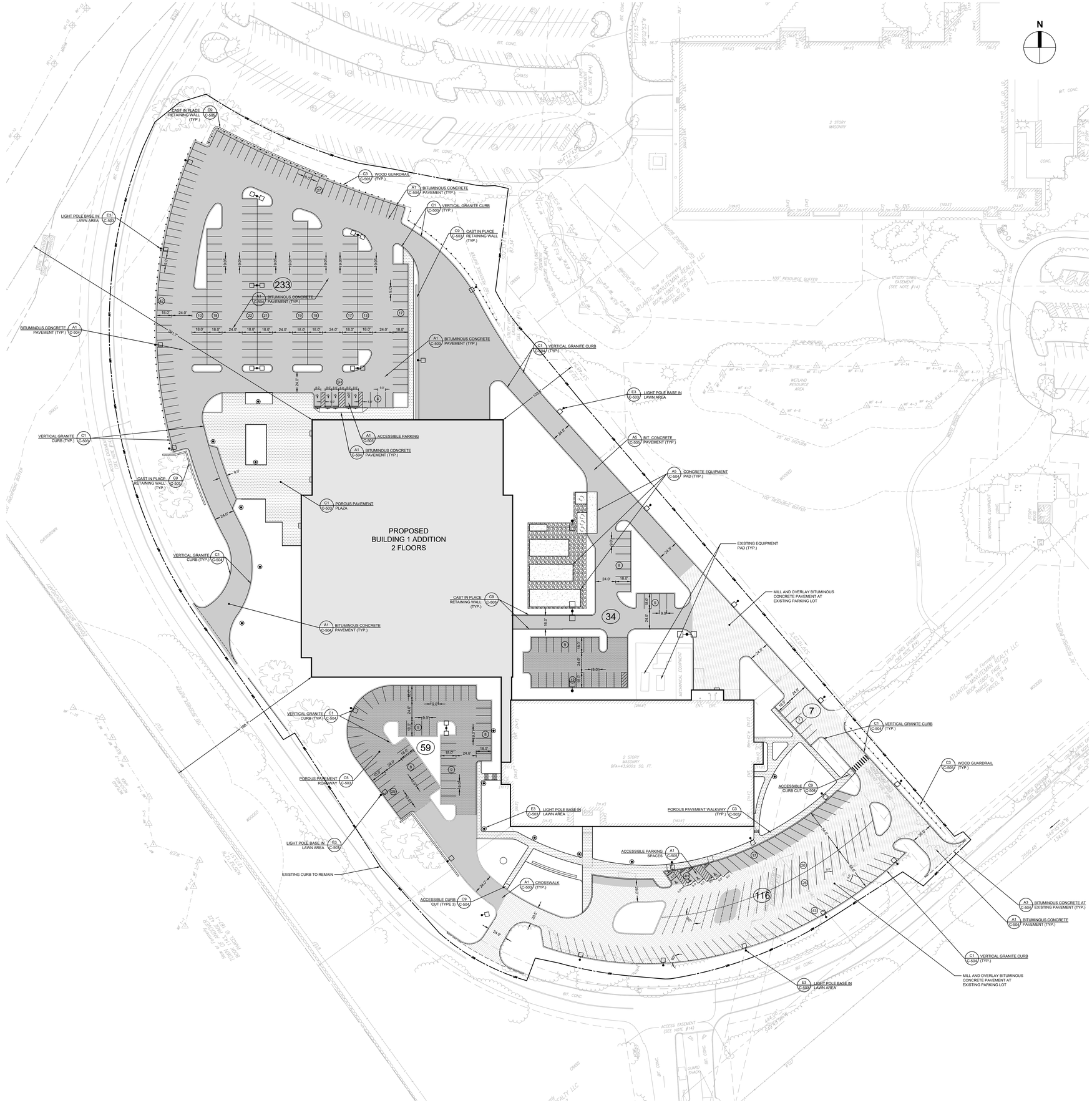
COMMONWEALTH OF MASSACHUSETTS
BRIAN W. LAWLOR
CIVIL
No. 37178
REGISTERED PROFESSIONAL ENGINEER

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| SCALE | 1"=40' |
| DRAWN BY | DCC |
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| JOB NO. | 21141.00 |

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# SITE PREPARATION PLAN

# C-111




## LEGEND

- BOLLARD
- SIGN
- LIGHTPOLE BASE (PEDESTRIAN)
- LIGHTPOLE BASE (PARKING LOT)
- RETAINING WALL
- VERTICAL GRANITE CURB
- CROSSWALK
- DIRECTIONAL PAVEMENT MARKINGS
- ACCESSIBLE CURB CUT W/ TRANSITION CURB
- HANDICAP PARKING
- (14) PARKING COUNTS (REGULAR)
- STANDARD BITUMINOUS PAVEMENT
- POROUS PAVEMENT
- MILL AND OVERLAY
- CONCRETE PAD
- BUILDING
- WOOD GUARDRAIL
- CHAIN LINK FENCE
- TREE LINE

## ZONING SUMMARY

| | REQUIRED | PROPOSED |
|---|---|---|
| MIN. LOT AREA (SQ. FT.) | N/A | 1,902,443 |
| MIN. LOT FRONTAGE (FT) | 50 | 62.86 |
| MIN. FRONT YARD DEPTH (FT) | 50 | 190.4 |
| MIN. SIDE YARD DEPTH (FT) | 40 | 80.2 |
| MIN. REAR YARD DEPTH (FT) | 40 | 391.7 |
| MAX. HEIGHT (FT) | 50 | 50* |
| MAX. HEIGHT (STORIES) | 4 | 2 - 3 |
| MAX. COVERAGE (BUILDING, %) | 30 | 6.4 |
| LANDSCAPE BUFFER STRIP (FT) | 12 | 12 (MIN.) |
| INT. PARKING LOT LANDSCAPE (%) | 5 | 5 (MIN.) |

*PLUS ADDITIONAL HEIGHT <25% GROUND FLOOR AREA

## PARKING SUMMARY

| | PROPOSED |
|---|---|
| REGULAR PARKING SPACES | 440 |
| ACCESSIBLE PARKING SPACES | 9 (INCL. 2 VAN) |
| COMPACT PARKING SPACES | 0 |
| TOTAL PARKING SPACES | 449 |
| PARKING RATIO (PER 1,000 GSF) | 2.41* |

*REFER TO ZONING BOARD OF APPEALS (ZBA) DECISION Z-21-150 & Z-151

NOTES:

1. DIMENSIONS SHOWN OFF THE BUILDING ARE FROM THE EXTERIOR FACE OF THE FOUNDATION WALL.
2. DIMENSIONS SHOWN IN THE PARKING LOTS AND ROADWAYS ARE FROM THE FACE OF CURB, CENTERLINE OF STRIPING, AND EDGE OF PAVEMENT.
3. DIMENSIONS SHOWN IN THE CONCRETE WALKWAYS AND PLAZAS ARE FROM SCORE JOINTS, EXPANSIONS JOINTS, AND EDGE OF CONCRETE.
4. CURB RADII ARE TO BE 3-FT, UNLESS NOTED OTHERWISE.
5. COORDINATE THE EXACT LOCATION OF THE TRANSFORMER AND GENERATOR PADS WITH THE ELECTRICAL PLANS. CONFIRM PAD SIZES WITH THE SELECTED PRODUCT PRIOR TO INSTALLING.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF DOORS.
7. COORDINATE WORK IN THE TOWN RIGHT-OF-WAY WITH THE ANDOVER DEPARTMENT OF PUBLIC WORKS.
8. INSTALL GUARDRAIL SO THAT FACE OF RAIL IS 2'-0" FROM FACE OF CURB, UNLESS NOTED OTHERWISE.
9. LIGHTPOLE BASES IN LAWN AREAS ARE TO BE INSTALLED SO THAT THE CENTER OF BASE IS 3'-0" AWAY FROM THE FACE OF CURB OR EDGE OF PAVED AREA, UNLESS OTHERWISE NOTED.
10. INSTALL SITE FEATURES AND FURNISHINGS TO MEET ADA AND MAAB REQUIREMENTS FOR ACCESSIBILITY. NOTIFY THE ARCHITECT OF POTENTIAL CONFLICTS PRIOR TO INSTALLING.
11. CONSTRUCTION CENTERLINES SHOWN ARE FOR REFERENCE ONLY, AND ARE NOT TO BE INCORPORATED INTO THE PAVEMENT STRIPING.

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

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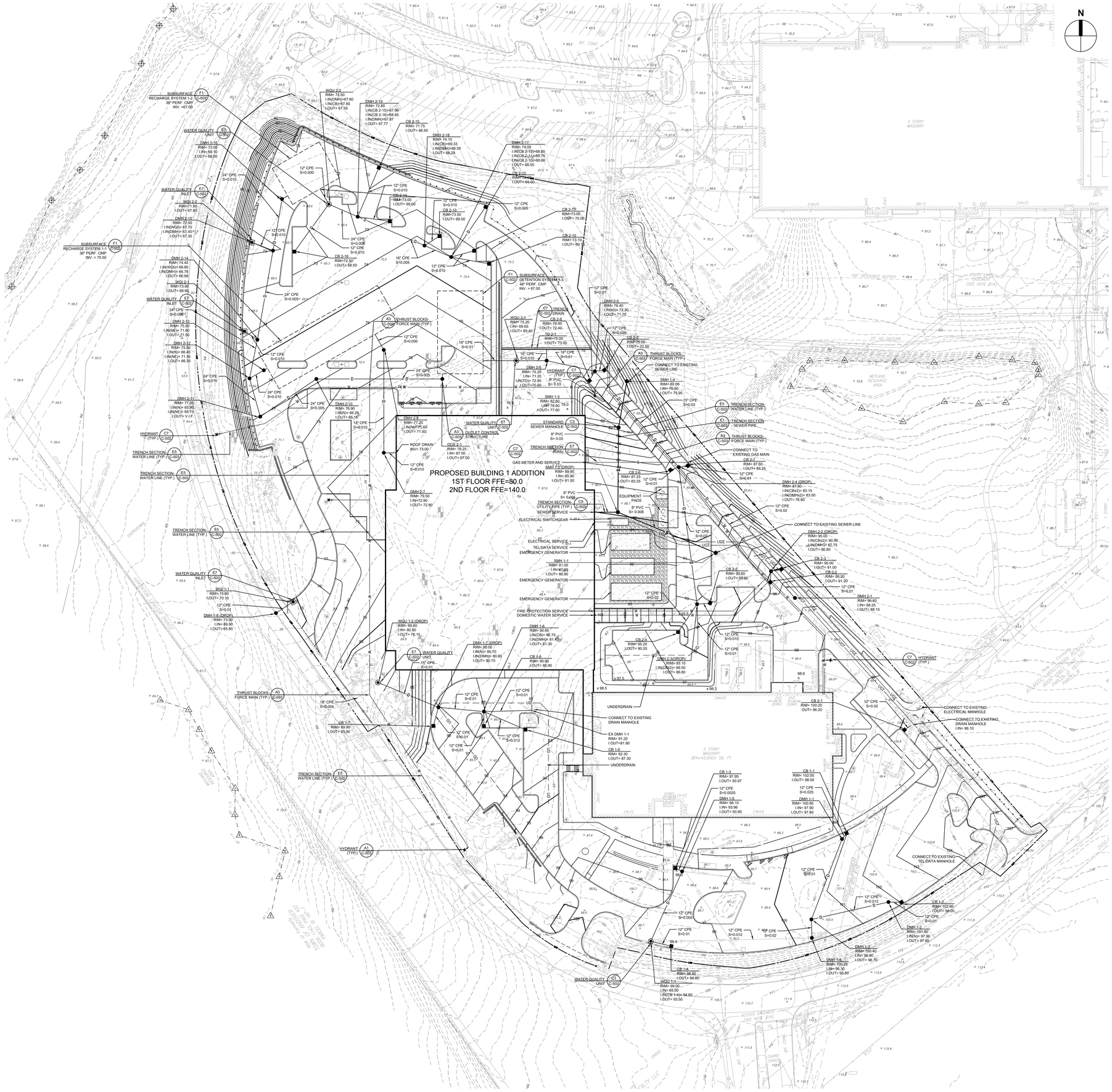
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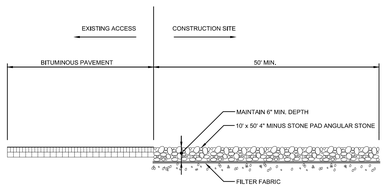
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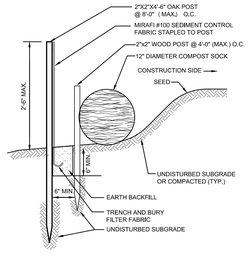
# LAYOUT & MATERIALS PLAN

# C-121

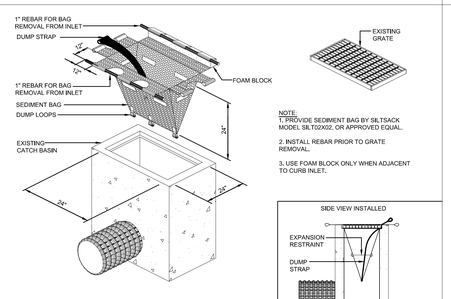

PROPOSED BUILDING 1 ADDITION
1ST FLOOR FFE=80.0
2ND FLOOR FFE=140.0
N
SUBSURFACE RECHARGE SYSTEM 1-2 36" PERF. CMP INV. =67.00
SUBSURFACE RECHARGE SYSTEM 1-1 36" PERF. CMP INV. = 70.50
SUBSURFACE DETENTION SYSTEM 1-1 48" PERF. CMP INV. = 67.00
WATER QUALITY UNIT
WATER QUALITY INLET
THRUST BLOCKS- FORCE MAIN (TYP.)
HYDRANT (TYP.)
TRENCH SECTION- WATER LINE (TYP.)
TRENCH DRAIN
STANDARD SEWER MANHOLE
OUTLET CONTROL STRUCTURE
ROOF DRAIN
GAS METER AND SERVICE
EQUIPMENT PADS
TRENCH SECTION- UTILITY PIPE (TYP.)
SEWER SERVICE
ELECTRICAL SWITCHGEAR
ELECTRICAL SERVICE
TEL/DATA SERVICE
EMERGENCY GENERATOR
FIRE PROTECTION SERVICE
DOMESTIC WATER SERVICE
UNDERDRAIN
CONNECT TO EXISTING SEWER LINE
CONNECT TO EXISTING GAS MAIN
CONNECT TO EXISTING SEWER LINE
CONNECT TO EXISTING ELECTRICAL MANHOLE
CONNECT TO EXISTING DRAIN MANHOLE
CONNECT TO EXISTING TEL/DATA MANHOLE
EX DMH 1-1
RIM= 91.20
I.OUT=81.90
CB 1-5
RIM= 92.30
I.OUT= 87.30
2 STORY MASONRY BFA=43,900± SQ. FT.
2 STORY MASONRY
MECHANICAL EQUIPMENT
ACCESS EASEMENT (SEE NOTE #14)
100' RESOURCE BUFFER
1ST DRIVE
2ND DRIVE
WETLAND RESOURCE AREA
ATLANTIC WHITE CEDAR SWAMP
BORDERING VEGETATED WETLAND
BVW
BIT. CONC.
CONC.
GRAVEL
GUARD CHAIR
BOLLARD
SIGN
TOWN OF ANDOVER WATER SHED BOUNDARY
ANDOVER CONSERVATION COMMISSION JURISDICTIONAL BOUNDARY
ANDOVER CONSERVATION COMMISSION JURISDICTIONAL BOUNDARY (100' BUFFER)
ATLANTIC-MINUTEMAN BANK & TRUST CO. BOOK 18145 PAGE 318
NOW OR FORMERLY ATLANTIC-MINUTEMAN BANK & TRUST CO. BOOK 18145 PAGE 318
NOW OR FORMERLY ANDOVER COUNTRY CLUB
NOW OR FORMERLY ANDOVER COUNTRY CLUB BOOK 2 PAGE 1
NOW OR FORMERLY ANDOVER COUNTRY CLUB BOOK 2 PAGE 1 PARCEL B
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**A1 TEMPORARY CONSTRUCTION ENTRANCE**
N.T.S.




**A3 COMPOST SOCK WITH SILT FENCE**
N.T.S.







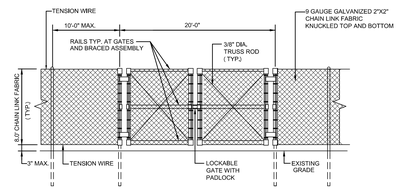
NOTE:
1. PROVIDE SEDIMENT BAG BY SILTSACK MODEL SILT02X02, OR APPROVED EQUAL.

2. INSTALL REBAR PRIOR TO GRATE REMOVAL.

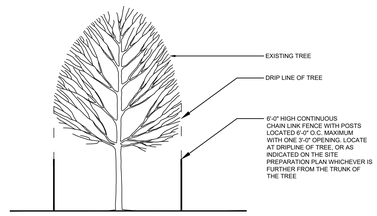
3. USE FOAM BLOCK ONLY WHEN ADJACENT TO CURB INLET.




**A5 SEDIMENT BAG AT CATCH BASIN**
N.T.S.




**A7 TEMPORARY CONSTRUCTION FENCE W/GATE**
N.T.S.




**A9 TREE PROTECTION FENCING**
N.T.S.

SMMA

**SYMMES MAINI & McKEE ASSOCIATES**
1000 Massachusetts Avenue
Cambridge, Massachusetts 02138
P:617.547.5400 F:617.648.4920

ALEXANDRIA

**Building 1 & 1A**
3000 Minuteman Road
Andover, MA 01810-1032

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| | 01/26/2022 | SPECIAL PERMIT APPLICATION |

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△ = CLOUDED CHANGE

COMMONWEALTH OF MASSACHUSETTS
BRIAN W. LAWLOR
CIVIL
No. 37178
REGISTERED PROFESSIONAL ENGINEER

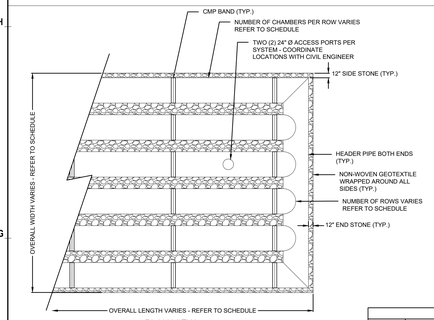
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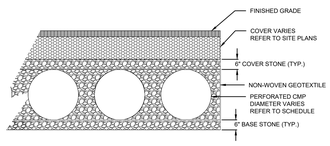
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PLAN VIEW
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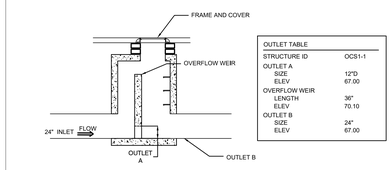



SECTION VIEW
N.T.S.

NOTES:
1. STRUCTURE SHALL MEET HS20 (AASHTO M 306) LOAD RATING.
2. CMP PIPE WALL TYPE: PERFORATED
3. STEEL GAGE: 14
4. COATING: ALUMINIZED STEEL
5. FOR DETENTION SYSTEM (1-3), WRAP IMPERMEABLE PVC LINER OUTSIDE GEOTEXTILE FABRIC. OVERLAP SEAMS AND SEAL.
6. PROVIDE TWO (2) 1.5" Ø GALVANIZED STEEL DRIVE-POINT WELLS PER CHAMBER SYSTEM OUTSIDE THE FOOTPRINT OF THE SYSTEM. COORDINATE LOCATIONS WITH CIVIL ENGINEER PRIOR TO INSTALLATION.

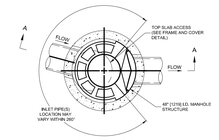
| SYSTEM DIMENSIONS AND ELEVATIONS SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| ID | SYSTEM TYPE | OVERALL DIM. (W X L X H) | STORAGE VOL. | CMP PIPE INV. | NO. OF ROWS | CMP PIPE DIAM. |
| 1-1 | RECHARGE | 50' X 165' X 3.5' | 17,600 C.F. | 70.50' | 10 | 36" |
| 1-2 | RECHARGE | 50' X 65' X 4.0' | 7,500 C.F. | 67.00' | 10 | 36" |
| 1-3 | DETENTION | 55' X 100' X 5.0' | 16,800 C.F. | 67.00' | 8 | 48" |

## F1 SUBSURFACE PERFORATED PIPE SYSTEM
N.T.S.




| OUTLET TABLE | |
|---|---|
| STRUCTURE ID | OCS1-1 |
| OUTLET A | |
| SIZE | 12"D |
| ELEV | 67.00 |
| OVERFLOW WEIR | |
| LENGTH | 36" |
| ELEV | 70.10 |
| OUTLET B | |
| SIZE | 24" |
| ELEV | 67.00 |

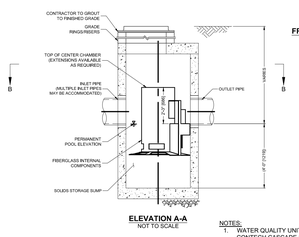
## F5 OUTLET CONTROL STRUCTURE
N.T.S.




PLAN VIEW B-B
NOT TO SCALE

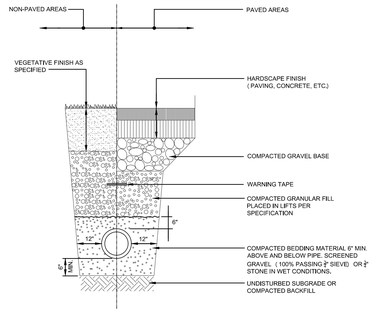


FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE



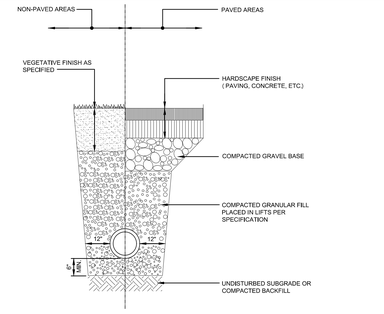

ELEVATION A-A
NOT TO SCALE

NOTES:
1. WATER QUALITY UNIT BASIS OF DESIGN: CONTECH CASCADE SEPARATOR CS-4
2. WATER QUALITY UNIT SIZED TO PROVIDE MINIMUM 80% TSS REMOVAL FROM 1" WATER QUALITY STORM EVENT.
3. PROVIDE FRAME AND GRATE FOR STRUCTURES LABELED "WATER QUALITY INLET" (SEE C-131).
4. PROVIDE FRAME AND MANHOLE COVER FOR STRUCTURES LABELED "WATER QUALITY UNIT" (SEE C-131).



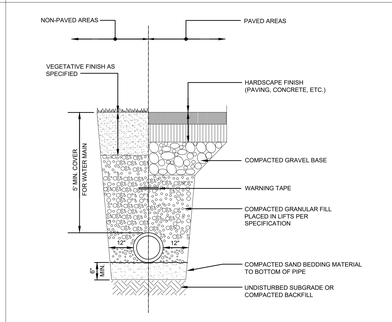

NOTE: SEE APPLICABLE HARDSCAPE DETAIL FOR THICKNESS OF HARDSCAPE MATERIAL AND GRAVEL BASE COURSE.

## E1 TRENCH SECTION - SEWER PIPE
N.T.S.




NOTE: SEE APPLICABLE HARDSCAPE DETAIL FOR THICKNESS OF HARDSCAPE MATERIAL AND GRAVEL BASE COURSE.

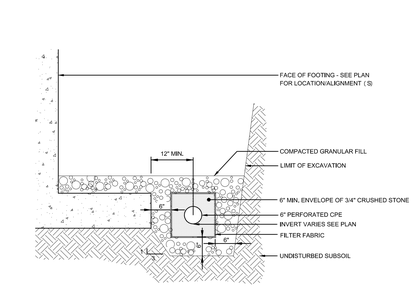
## E3 TRENCH SECTION - CPE DRAINS
N.T.S.



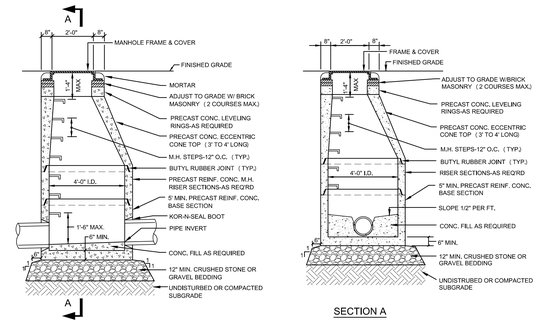

NOTE: SEE APPLICABLE HARDSCAPE DETAIL FOR THICKNESS OF HARDSCAPE MATERIAL AND GRAVEL BASE COURSE.

## E5 TRENCH SECTION - WATER & ELEC / TELECOM / GAS
N.T.S.

## E7 WATER QUALITY UNIT
N.T.S.




## C1 FOUNDATION DRAIN
N.T.S.

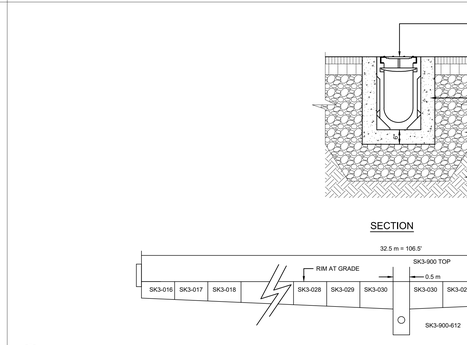






SECTION A

## C3 STANDARD SEWER MANHOLE
N.T.S.



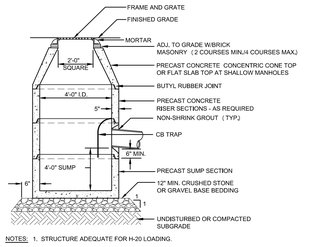

NOTES:
1. PROVIDE ACO POWER DRAIN S300K OR APPROVED EQUAL SYSTEM COMPLETE WITH ALL COMPONENTS TO COMPLETE INSTALLATION.
2. PROVIDE IN-LINE CATCH BASIN (SK3-900-612) INCLUDING TRASH BUCKET (TYPE 620).
3. 8" OUTLET CAN USE INCREASER TO 12".

SECTION



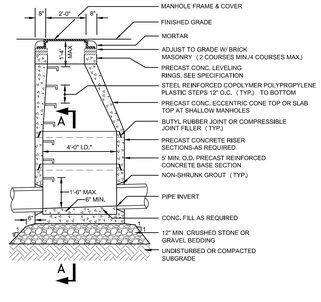

SCHEMATIC ELEVATION - ACO POWERDRAIN S300K

## C7 CAST-IN-PLACE TRENCH DRAIN
N.T.S.

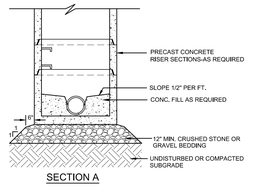



NOTES: 1. STRUCTURE ADEQUATE FOR H-20 LOADING.

## A1 PRECAST CONCRETE CATCHBASIN
N.T.S.



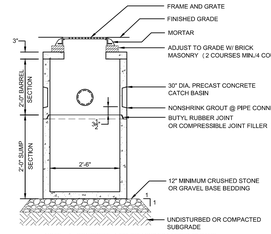

NOTE: 1. STRUCTURE ADEQUATE FOR H-20 LOADING.




SECTION A

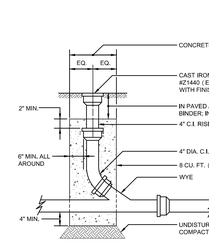
* PROVIDE 5' I.D. OR 6' I.D. SECTIONS AS REQUIRED FOR MULTIPLE/LARGE DIAMETER PIPES.

## A3 PRECAST CONCRETE DRAIN MANHOLE
N.T.S.




NOTE: 1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS
2. PROVIDE H-20 LOADING STRUCTURE

## A7 AREA DRAIN
N.T.S.




## A9 CLEANOUT
N.T.S.

P:\Client\ARE\21141\BIM\civil\C-501 DETAILS.dwg 1/26/2022 12:21:05 AM


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SYMMES MAINI & McKEE ASSOCIATES
1000 Massachusetts Avenue
Cambridge, Massachusetts 02138
P:617.547.5400 F:617.648.4920

ALEXANDRIA

Building 1 & 1A
3000 Minuteman Road
Andover, MA 01810-1032


| MARK: | DATE: | DESCRIPTION: |
|---|---|---|
| ISSUE LOG | | |
| △ | 01/26/2022 | SPECIAL PERMIT APPLICATION |
| △ = CLOUDED CHANGE | | |

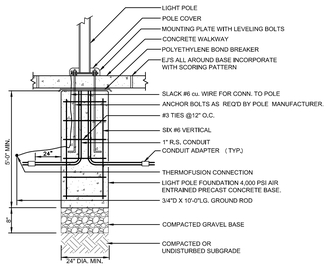
COMMONWEALTH OF MASSACHUSETTS
BRIAN W. LAWLOR
CIVIL
No. 37119
REGISTERED PROFESSIONAL ENGINEER

| | |
|---|---|
| SCALE | NTS |
| DRAWN BY | DCC |
| CHECK BY | |
| PROJ.ARCH./ENGR. | BWL |
| PROJ. MRG. | JLM |
| JOB NO. | 21141.00 |

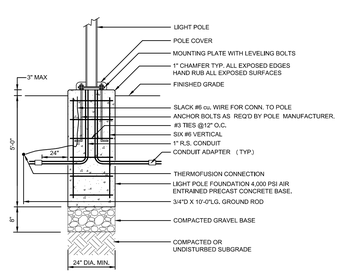
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# DETAILS II

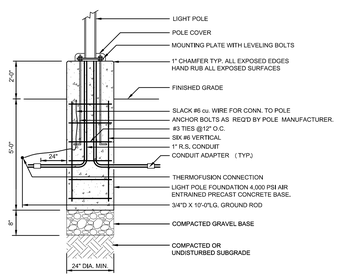
# C-502



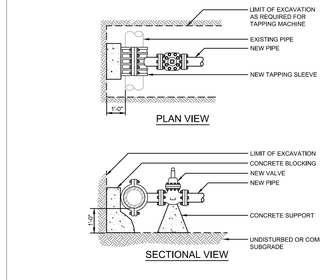

E1 **LIGHT POLE BASE IN CONCRETE WALKWAY**
N.T.S.



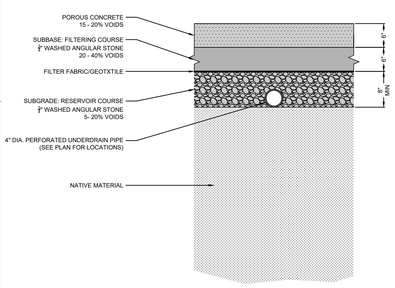

E3 **LIGHTPOLE BASE IN LAWN AREAS**
N.T.S.



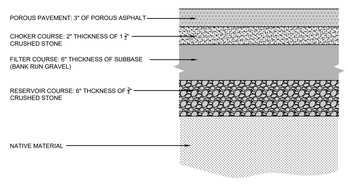

E5 **LIGHTPOLE BASE IN PAVEMENT**
N.T.S.



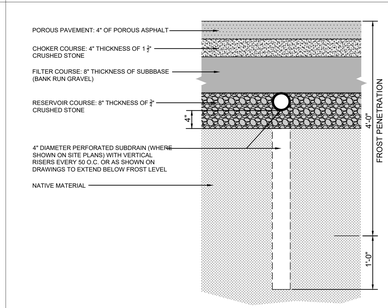

E9 **TAPPING SLEEVE AND VALVE**
N.T.S.



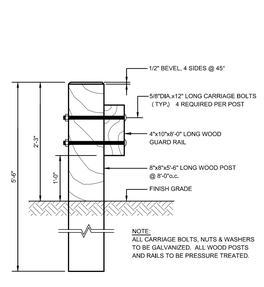

C1 **POROUS CONCRETE - PLAZA**
N.T.S.



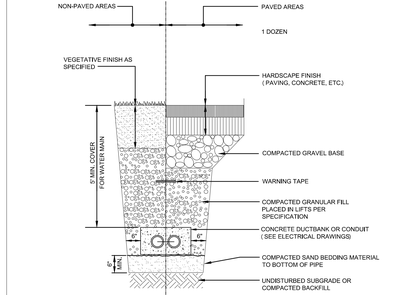

C3 **POROUS PAVEMENT - WALKWAY**
N.T.S.



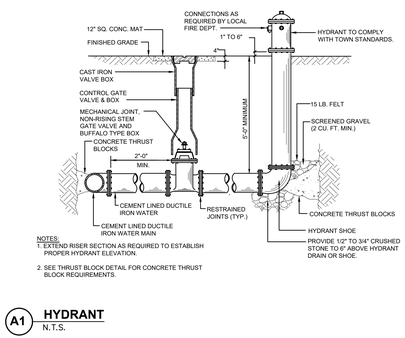

C5 **POROUS PAVEMENT - ROADWAY**
N.T.S.



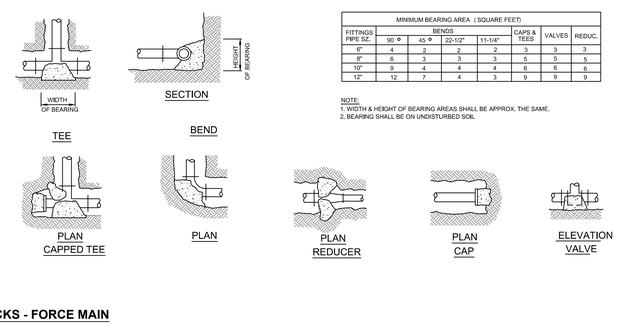

C7 **WOOD GUARDRAIL**
N.T.S.




C9 **TRENCH SECTION - ELEC / TELECOM DUCT BANK**
N.T.S.



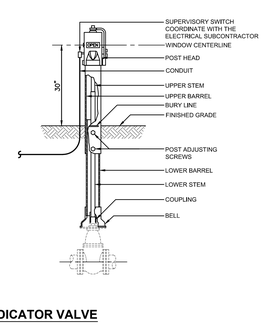

A1 **HYDRANT**
N.T.S.



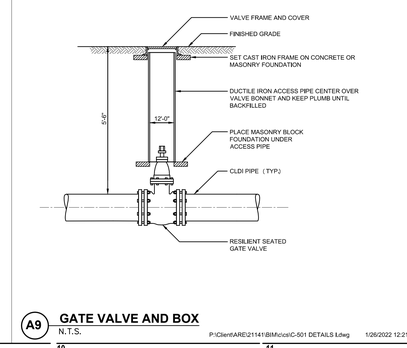

| MINIMUM BEARING AREA (SQUARE FEET) | | | | | | | |
|---|---|---|---|---|---|---|---|
| FITTINGS PIPE SZ. | BENDS | | | | CAPS & TEES | VALVES | REDUC. |
| | 90 ° | 45 ° | 22-1/2° | 11-1/4° | | | |
| 6" | 4 | 2 | 2 | 2 | 3 | 3 | 3 |
| 8" | 6 | 3 | 3 | 3 | 5 | 5 | 5 |
| 10" | 9 | 4 | 4 | 4 | 6 | 6 | 6 |
| 12" | 12 | 7 | 4 | 3 | 9 | 9 | 9 |

NOTE:
1. WIDTH & HEIGHT OF BEARING AREAS SHALL BE APPROX. THE SAME.
2. BEARING SHALL BE ON UNDISTURBED SOIL

A3 **THRUST BLOCKS - FORCE MAIN**
N.T.S.




A7 **POST INDICATOR VALVE**
N.T.S.




A9 **GATE VALVE AND BOX**
N.T.S.


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**SYMMES MAINI & McKEE ASSOCIATES**
1000 Massachusetts Avenue
Cambridge, Massachusetts 02138
P:617.547.5400 F:617.648.4920


ALEXANDRIA

**Building 1 & 1A**

3000 Minuteman Road
Andover, MA 01810-1032

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|
| | 01/26/2022 | SPECIAL PERMIT APPLICATION |

ISSUE LOG
△ = CLOUDED CHANGE

COMMONWEALTH OF MASSACHUSETTS
BRIAN W. LAWLOR
CIVIL
No. 37118
REGISTERED PROFESSIONAL ENGINEER

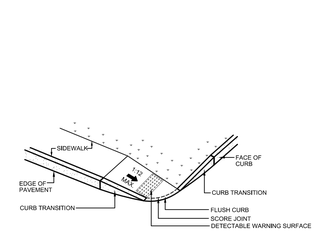
| | |
|---|---|
| SCALE | NTS |
| DRAWN BY | DCC |
| CHECK BY | |
| PROJ.ARCH./ENGR. | BWL |
| PROJ. MRG. | JLM |
| JOB NO. | 21141.00 |

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# DETAILS III

# C-503

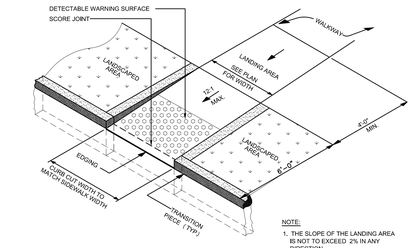
P:\Client\ARE\21141\BIM\civil\C-501 DETAILS.dwg 1/26/2022 12:21:14 AM




**E1 ACCESSIBLE CURB CUT (TYPE 4)**
N.T.S.

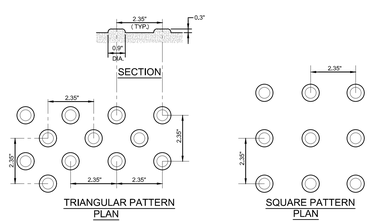



**E3 ACCESSIBLE CURB CUT (TYPE 5)**
N.T.S.




NOTE:
1. THE SLOPE OF THE LANDING AREA IS NOT TO EXCEED 2% IN ANY DIRECTION

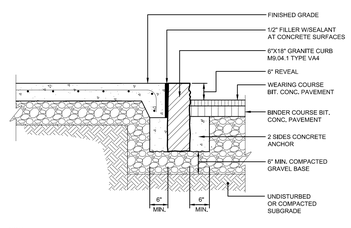
**E5 ACCESSIBLE CURB CUT (TYPE 6)**
N.T.S.




NOTES:
1. THE DETECTABLE SURFACE MUST CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES. A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES. THE TEXTURE OF THE DETECTABLE WARNING FEATURE MUST CONTRAST WITH THE SURROUNDING SURFACES ( EITHER LIGHT-ON-DARK) .

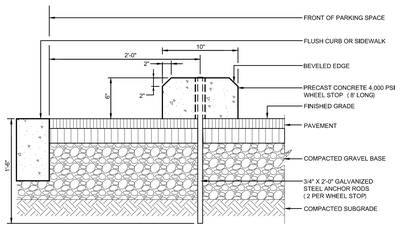
2. DETECTABLE WARNING SURFACE TO BE INSTALLED ONLY AT LOCATIONS SHOWN ON C3.0

**E7 DETECTABLE WARNING SURFACE**
N.T.S.

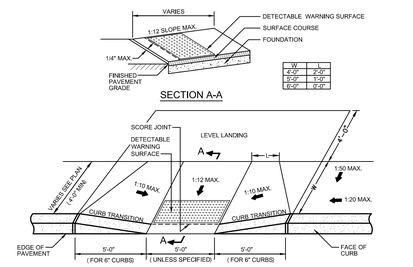



NOTE:
WHEN VERTICAL GRANITE CURB IS TO BE INSTALLED ADJACENT TO EXISTING PAVEMENT, CONTRACTOR SHALL SAWCUT THE EXISTING PAVEMENT.

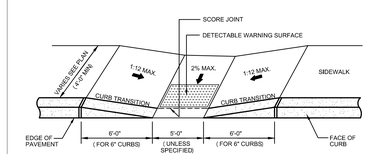
**C1 VERTICAL GRANITE CURB**
N.T.S.



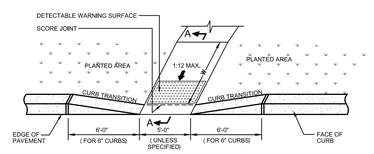

**C3 DOUBLE FACE PRECAST CONCRETE WHEELSTOP**
N.T.S.




**C5 ACCESSIBLE CURB CUT (TYPE 1)**
N.T.S.



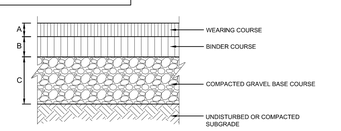

**C7 ACCESSIBLE CURB CUT (TYPE 2)**
N.T.S.




**C9 ACCESSIBLE CURB CUT (TYPE 3)**
N.T.S.

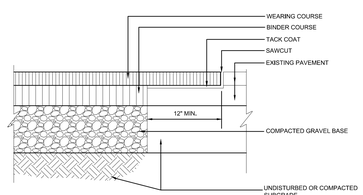
REVIEW WITH GEOTECHNICAL REPORT

| | WEARING COURSE "A" | BINDER COURSE "B" | GRAVEL BASE "C" |
|---|---|---|---|
| STANDARD DUTY | 1" | 2½" | 12" |
| HEAVY DUTY | 2" | 3½" | 18" |



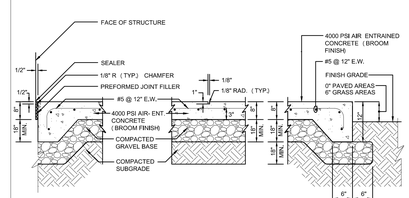

NOTE:
FOR BITUMINOUS CONCRETE SIDEWALK USE 8" OF COMPACTED GRAVEL BASE.

**A1 BITUMINOUS CONCRETE PAVEMENT**
N.T.S.

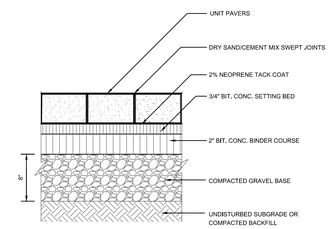



**A3 BITUMINOUS CONCRETE AT EXISTING PAVEMENT**
N.T.S.

NOTE: PROVIDE SCORE JOINT ONLY AS INDICATED ON PLAN.

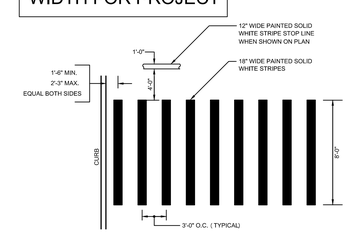



**A5 EQUIPMENT PAD**
N.T.S.




**A7 UNIT PAVER**
N.T.S.

ALTER SIDEWALK WIDTH FOR PROJECT




**A9 CROSSWALK**
N.T.S.

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**SYMMES MAINI & McKEE ASSOCIATES**
1000 Massachusetts Avenue
Cambridge, Massachusetts 02138
P:617.547.5400 F:617.648.4920

ALEXANDRIA

**Building 1 & 1A**
3000 Minuteman Road
Andover, MA 01810-1032

| MARK | DATE: | DESCRIPTION: |
|---|---|---|
| | 01/26/2022 | SPECIAL PERMIT APPLICATION |

ISSUE LOG
△ = CLOUDED CHANGE

COMMONWEALTH OF MASSACHUSETTS
BRIAN W. LAWLOR
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| | |
|---|---|
| SCALE | NTS |
| DRAWN BY | DCC |
| CHECK BY | |
| PROJ.ARCH./ENGR. | BWL |
| PROJ. MRG. | JLM |
| JOB NO. | 21141.00 |

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**DETAILS IV**

**C-504**

SMMA

**SYMMES MAINI & McKEE ASSOCIATES**
1000 Massachusetts Avenue
Cambridge, Massachusetts 02138
P:617.547.5400 F:617.648.4920

ALEXANDRIA

**Building 1 & 1A**

3000 Minuteman Road
Andover, MA 01810-1032

NOTES FOR TEMPORARY SIGNS:

1. 2" SQUARE GALVANIZED STEEL POST SHALL BE REPLACED WITH GALVANIZED STEEL CHANNEL.
2. POST SHALL BE SET 4'-0" INTO EXISTING GROUND WITHOUT CONCRETE BASE.




**C1 TRAFFIC SIGN**
N.T.S.




**C3 WOOD GUARDRAIL**
N.T.S.



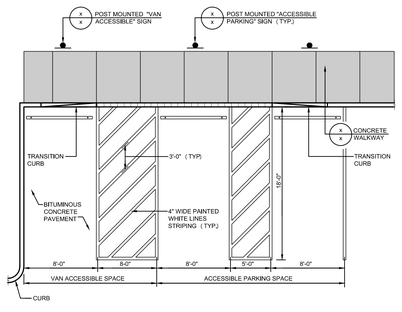

NOTE: 4000 PSI CONCRETE

**C9 CONCRETE RETAINING WALL**
N.T.S.

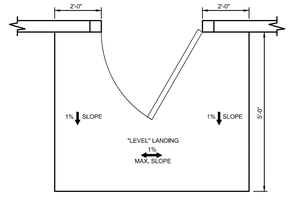
RETAINING WALL TYPE "B"

| DIMENSIONS | | | | | | REINFORCING | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| h | A | B | C | W | t | V | H | F | L | D |
| 6'-5 | 6" | 1'-4" | 2'-6" | 4'-4" | 1'-0" | #5@12" | #5@8" | #5@12" | 5-#5 | #4@12" |
| 6' TO 9' | 1'-2" | 1'-4" | 4'-1" | 6'-7" | 1'-1" | #5@9" | #5@8" | #5@9" | 6-#5 | #4@9" |

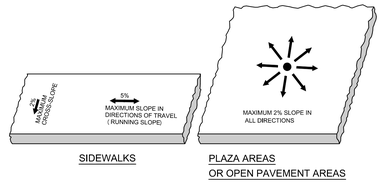
NOTE: IN-BETWEEN DIMENSIONS MUST ALWAYS BE ROUNDED UP.




**A1 ACCESSIBLE PARKING SPACES**
N.T.S.




**A3 LEVEL LANDING AT BUILDING ENTRANCES**
N.T.S.




**A5 PAVEMENT SLOPES**
N.T.S.

NOTES:

ACCESSIBLE PARKING SPACES:
1. MAXIMUM SLOPE 2% IN ANY DIRECTION.
2. LOCATE SIGN WITHIN 10' OF ACCESSIBLE SPACE.
3. PROVIDE AN ACCESSIBLE CURB CUT AT EACH ACCESS AISLE BETWEEN ACCESSIBLE SPACES.

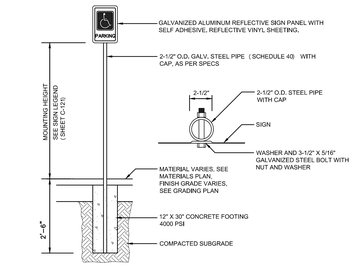
SIDEWALKS AND PLAZAS:
1. SLOPE REQUIREMENTS APPLY TO ALL WALKWAY SURFACES INCLUDING BITUMINOUS, PORTLAND CEMENT, PAVERS AND CHIPSEAL.
2. SLOPE REQUIREMENTS APPLY TO ALL SIDEWALKS AND PLAZAS AND ARE NOT LIMITED TO ACCESSIBLE ROUTES.
3. PROVIDE A 5' LEVEL LANDING AT ALL BUILDING DOORWAYS.
4. IN THE EVENT OF DISCREPANCY BETWEEN THE MAXIMUM ACCESSIBLE CROSS SLOPE OR RUNNING SLOPE PER THE DETAILS AND THE GRADING SHOWN ON THE DRAWINGS, NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTING THE PAVEMENT.

CURB CUTS:
1. PROVIDE FLUSH TRANSITION FROM CURB CUTS TO ADJACENT WALKS AND STREETS, FREE OF CHANGES IN LEVEL GREATER THAN 1/2-INCH.
2. THE SLOPE OF THE LEVEL LANDING AT THE TOP OF THE CURB CUT SHALL NOT EXCEED 1% IN ANY DIRECTION.
3. ALL CURB CUTS ARE TO BE CONSTRUCTED OUT OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE NOTED ON PLANS.

LEVEL LANDINGS:
1. PROVIDE LEVEL LANDINGS WITH MAXIMUM SLOPE IN ANY DIRECTION OF 1%.

TACTILE WARNING DEVICES:
1. EXTEND FULL WIDTH OF CURB RAMP AND A LENGTH OF 24 INCHES.
2. MATERIAL CONTRASTS WITH ADJACENT MATERIAL BY AT LEAST 70%.
3. DOME SIZE
   HEIGHT: 0.2 INCHES
   BASE DIAMETER: 0.9 TO 1.4 INCHES
   TOP DIAMETER: 50% TO 65% OF BASE DIAMETER
4. DOME SPACING:
   PATTERN: SQUARE GRID PATTERN
   CENTER-TO-CENTER: 1.6 TO 2.4 INCHES
   BASE TO BASE: 0.65 MINIMUM, BETWEEN CLOSEST DOMES IN GRID

**A7 NOTES**
N.T.S.




**A9 PARKING SIGN**
N.T.S.

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|
| | 01/26/2022 | SPECIAL PERMIT APPLICATION |

ISSUE LOG

△ = CLOUDED CHANGE

COMMONWEALTH OF MASSACHUSETTS
BRIAN W. LAWLOR
CIVIL
No. 37178
REGISTERED PROFESSIONAL ENGINEER

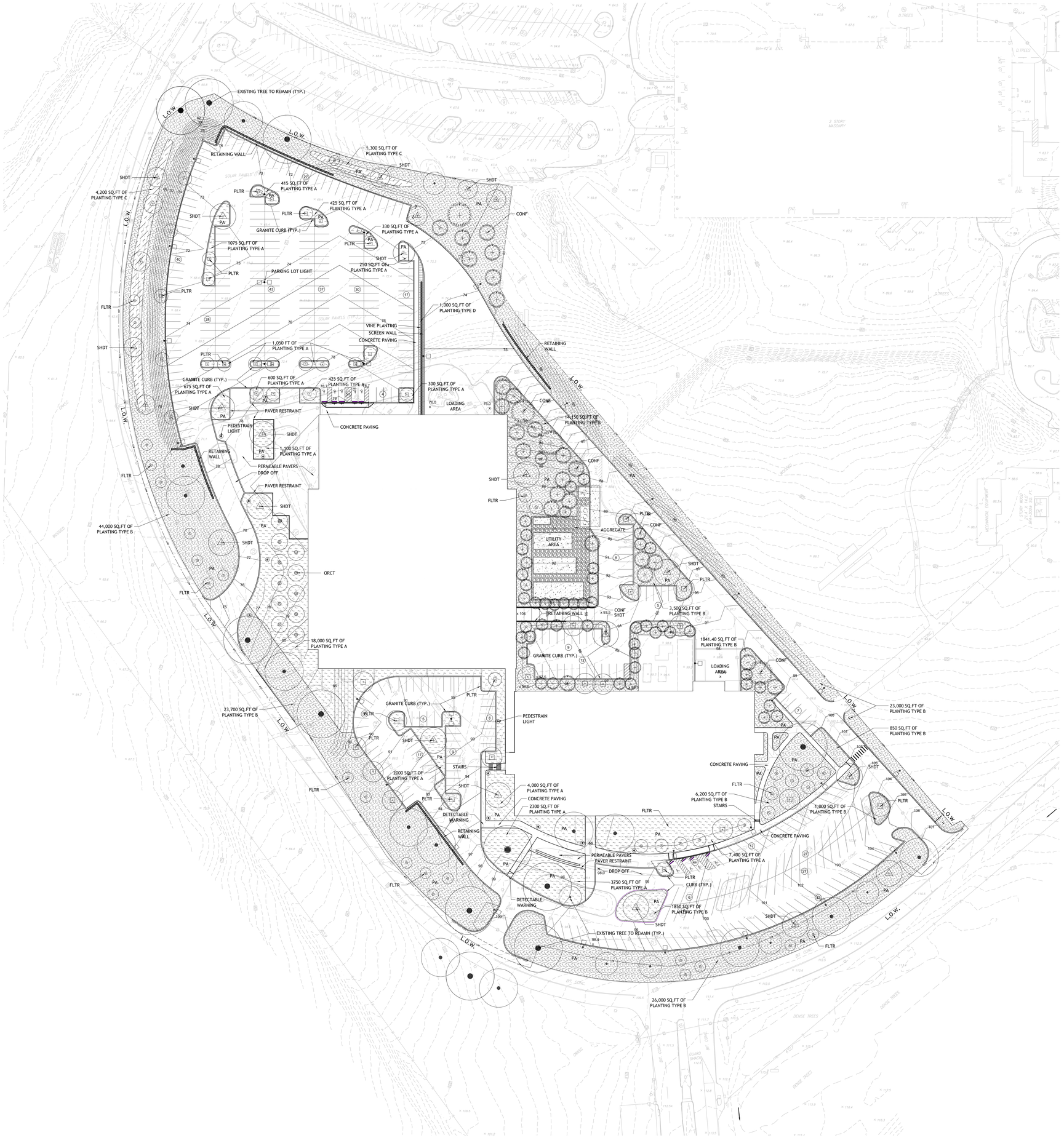
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| PROJ.ARCH./ENGR. | BWL |
| PROJ. MRG. | JUM |
| JOB NO. | 21141.00 |

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# DETAILS V

# C-505

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— EXISTING TREE TO REMAIN

PA — PROPOSED PLANTED AREA

# PROPOSED TREE PLANTING SCHEDULE

## "SHDT" - LARGE SHADE TREE — QUANTITY 23 TOTAL

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| Quercus rubra | Red Oak | 3" Cal. min. |
| Nyssa sylvatica | Black Gum | 3" Cal. min. |
| Quercus bicolor | Swamp white oak | 3" Cal. min. |
| Acer saccharum | Sugar Maple | 3" Cal. min. |
| Gleditsia triacanthos inermis 'Skyline' | Honey Locust | 3" Cal. min. |

## "PLTR" - PARKING LOT SHADE TREE — QUANTITY 44 TOTAL

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| Acer rubrum | Red Maple | 3" Cal. min. |
| Quercus rubra | Red Oak | 3" Cal. min. |
| Betula nigra | River Birch | MULTISTEM 15' HT |
| Quercus velutina | Black Oak | 3" Cal. min. |
| Gleditsia triacanthos inermis 'Skyline' | Honey Locust | 3" Cal. min. |

## "ORCT" - ORCHARD TREE — QUANTITY 11 TOTAL

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| Crataegus viridis 'Winterking' | 'Winterking' Hawthorne | 3" Cal. min. |
| Malus domestica | Apple Tree | 3" Cal. min. |
| Amelanchier arborea | Serviceberry | 3" Cal. min. |
| Malus 'Donald Wyman' | 'Donald Wyman' Apple | 3" Cal. min. |
| Prunus sargentii | Sargent's cherry | 3" Cal. min. |

## "FLTR" - SMALL FLOWERING TREE — QUANTITY 35 TOTAL

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| Cornus florida | Flowering Dogwood | 3" Cal. min. |
| Cercis canadensis | Redbud | 3" Cal. min. |
| Crataegus viridis 'Winterking' | 'Winterking' Hawthorne | 3" Cal. min. |
| Magnolia virginiana | Sweetbay Magnolia | 3" Cal. min. |
| Chionanthus virginicus | Fringe Tree | 3" Cal. min. |

## "CONF" - CONIFER — QUANTITY 79 TOTAL

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| Juniperus virginiana | Eastern Red Cedar | 6' ht min. |
| Chamaecyparis thyoides | Atlantic White Cedar | 6' ht min. |
| Tsuga canadensis | Hemlock | 6' ht min. |
| Picea pungens | Blue Spruce | 6' ht min. |
| Pinus strobus | Eastern White Pine | 6' ht. min. |
| Picea glauca | White Spruce | 6' ht. min. |

## PLANTING TYPE A - TOTAL AREA = 46,000 SF

**SHRUBS**

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| Hydrangea quercifolia | Oakleaf Hydrangea | ____ |
| Myrica pensylvanica | Bayberry | ____ |
| Kalmia latifolia | Mountain Laurel | ____ |
| Illex glabra | Inkberry Holly | ____ |
| Viburnum species | Viburnum Species | ____ |
| Cornus stolinifera | Red twig Dogwood | ____ |
| Rhododendron sp. | Rhododendron Species | ____ |

**GROUNDCOVER**

| | | |
|---|---|---|
| Arcostaphyllos uva ursi | Bearberry | ____ |
| Gaylussacia baccata | Huckleberry | ____ |
| Carex eburenea | Ivory Sedge | ____ |
| Vaccinium macrocarpon | Cranberry | ____ |
| Tiarella cordifolia | Foamflower | ____ |
| Coreopsis Verticillata | Threadleaf Coreopsis | ____ |
| Dryopteris marginalis | Marginal Fern | ____ |
| Vaccinium angustifolium | Low Bush Blueberry | ____ |
| Carex laxiculmis | Spreading Sedge | ____ |

## PLANTING TYPE B - TOTAL AREA = 137,400 SF

**SHRUBS**

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| Myrica pensylvanica | Bayberry | ____ |
| Aronia arbutifolia | Red Chokeberry | ____ |
| Clethra alnifolia | Summersweet | ____ |
| Itea virginiana | Sweetspire | ____ |
| Cornus stolinifera | Red Twig Dogwood | ____ |
| Fothergilla gardenii | Dwarf Fothergilla | ____ |

**GROUNDCOVER**

| | | |
|---|---|---|
| Low-mow fescue | Low-Mow Fescue | SEEDED |

## PLANTING TYPE C - TOTAL AREA = 5,560 SF

**SHRUBS**

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| Myrica pensylvanica | Bayberry | ____ |
| Aronia arbutifolia | Red Chokeberry | ____ |
| Clethra alnifolia | Summersweet | ____ |
| Cornus stolinifera | Red Twig Dogwood | ____ |

**GROUNDCOVER**

| | | |
|---|---|---|
| Bioretention Seed Mix | Bioretention Seed Mix | SEEDED |
| Chelone glabra | White Turtlehead | ____ |
| Osmunda cinnamomea | Cinnamon Fern | ____ |
| Juncus effusus | Common Rush | ____ |
| Vaccinium macrocarpon | Cranberry | ____ |

## PLANTING TYPE D - TOTAL AREA = 1,000 SF

**VINES**

| BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|
| Parthenocissus quinquefolia | Virginia creeper | ____ |

**GROUNDCOVER**

| | | |
|---|---|---|
| Arcostaphyllos uva ursi | Bearberry | ____ |
| Carex eburenea | Ivory Sedge | ____ |

NOTE: SPECIES PROVIDED IN ABOVE LIST REPRESENT POTENTIAL SPECIES & SIZES. THE VARIOUS "PLANTING TYPES" LISTED ABOVE ARE PROVIDED WITH A LIST OF POTENTIAL SPECIES COMPOSITION. THE FINAL SPACING, QUANTITIES, AND LAYOUT OF EACH "PLANTING TYPES" IS TO BE DETERMINED.

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )

1 inch = 40 ft.

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SMMA

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SASAKI

64 Pleasant Street
Watertown, MA 02472
Tel 617.926.3300 Fax 617.924.2748


ALEXANDRIA

**Building 1 & 1A**

3000 Minuteman Road
Andover, MA 01810-1032

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|
| | 01/26/2022 | PERMITTING |

ISSUE LOG

△ = CLOUDED CHANGE

COMMONWEALTH OF MASSACHUSETTS — JAMES L. MCKEE — REGISTERED LANDSCAPE ARCHITECT — No. 1035

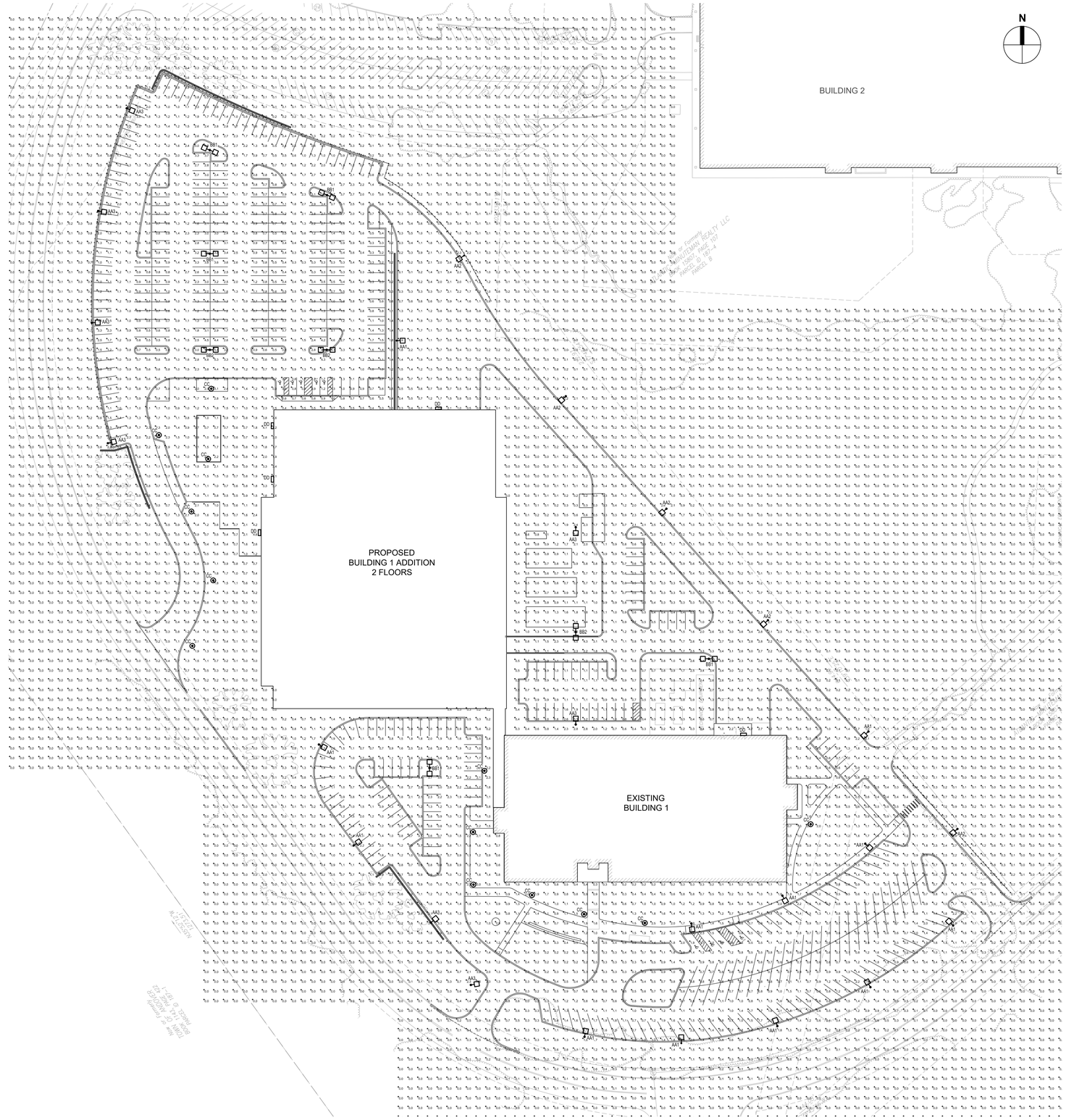
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| SCALE | 1"=40' |
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| CHECK BY | SASAKI TM |
| PROJ.ARCH./ENGR. | BWL |
| PROJ. MRG. | JLM |
| JOB NO. | 21141.00 |

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# LANDSCAPE PLAN

# L101




## LEGEND

- PEDESTRIAN LIGHTPOLE
- PARKING LOT LIGHTPOLE
- BUILDING-MOUNTED FIXTURE
- 5.0 LIGHT LEVEL (FOOT-CANDLE)

## LIGHTING FIXTURE SCHEDULE

| FIXT. TYPE | MANUFACTURER | CATALOG NO. | VOLTS | WATTAGE | LAMP TYPE | MOUNTING | DESCRIPTION |
|---|---|---|---|---|---|---|---|
| AA1 | CREE LIGHTING | OSQ-MI-B-11L-30K7-4M-UL-NM-FINISH / OSQ-ML-B-DA-FINISH | 277 V | 72 W | LED | 25'-0" POLE | POLE-MOUNTED LIGHT FIXTURE, SINGLE-HEAD, FULL CUTOFF OPTICS, TYPE IV LIGHT DISTRIBUTION, 11000 LUMEN OUTPUT, 3000K COLOR TEMPERATURE, B2 U0 G2 BUG RATING. PROVIDE FIXTURE MOUNT AS SPECIFIED, FINISH BY ARCHITECT. |
| AA2 | CREE LIGHTING | OSQ-MI-B-11L-30K7-2M-UL-NM-FINISH / OSQ-ML-B-DA-FINISH | 277 V | 72 W | LED | 25'-0" POLE | SAME AS FIXTURE TYPE "AA1" EXCEPT TYPE II LIGHT DISTRIBUTION. |
| AA3 | CREE LIGHTING | OSQ-MI-B-11L-30K7-3M-UL-NM-FINISH / OSQ-ML-B-DA-FINISH | 277 V | 72 W | LED | 25'-0" POLE | SAME AS FIXTURE TYPE "AA1" EXCEPT TYPE III LIGHT DISTRIBUTION. |
| BB1 | CREE LIGHTING | OSQ-MI-B-11L-30K7-4M-UL-NM-FINISH / OSQ-ML-B-DA-FINISH&@180° | 277 V | 72 W | LED | 25'-0" POLE | POLE-MOUNTED LIGHT FIXTURE, DOUBLE-HEAD @ 180°, FULL CUTOFF OPTICS, TYPE IV LIGHT DISTRIBUTION, 11000 LUMEN OUTPUT, 3000K COLOR TEMPERATURE, B2 U0 G2 BUG RATING. PROVIDE FIXTURE MOUNT AS SPECIFIED, FINISH BY ARCHITECT. |
| BB2 | CREE LIGHTING | OSQ-MI-B-11L-30K7-3M-UL-NM-FINISH / OSQ-ML-B-DA-FINISH&@180° | 277 V | 72 W | LED | 25'-0" POLE | SAME AS FIXTURE TYPE "BB1" EXCEPT TYPE III LIGHT DISTRIBUTION. |
| CC | CREE LIGHTING | ARE-EDR-06MR5-04-E-UL-FINISH-350 | 277 V | 46 W | LED | 12'-0" POLE | POLE-MOUNTED LIGHT FIXTURE, SINGLE-HEAD, FULL CUTOFF OPTICS. TYPE V LIGHT DISTRIBUTION, 4400 LUMEN OUTPUT, 3000K COLOR TEMPERATURE, B3 U0 G1 BUG RATING, PROVIDE 5" DIAMETER, 12'-0" TALL POLE MOUNT, FINISH BY ARCHITECT. |
| DD | CREE LIGHTING | NTW-A-WM-T3-7L-30K-UL-FINISH | 277 V | 46 W | LED | WALL MOUNTED @ 18'-0" | WALL MOUNTED LIGHT FIXTURE, TYPE III LIGHT DISTRIBUTION, 7000 LUMEN OUTPUT, B2 U0 G1 BUG RATING. FINISH BY ARCHITECT. |

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

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SMMA

SYMMES MAINI & McKEE ASSOCIATES
1000 Massachusetts Avenue
Cambridge, Massachusetts 02138
P:617.547.5400 F:617.648.4920

ALEXANDRIA

**Building 1 & 1A**

3000 Minuteman Road
Andover, MA 01810-1032

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|
| ISSUE LOG | | |
| △ | 01/26/2022 | SPECIAL PERMIT APPLICATION |

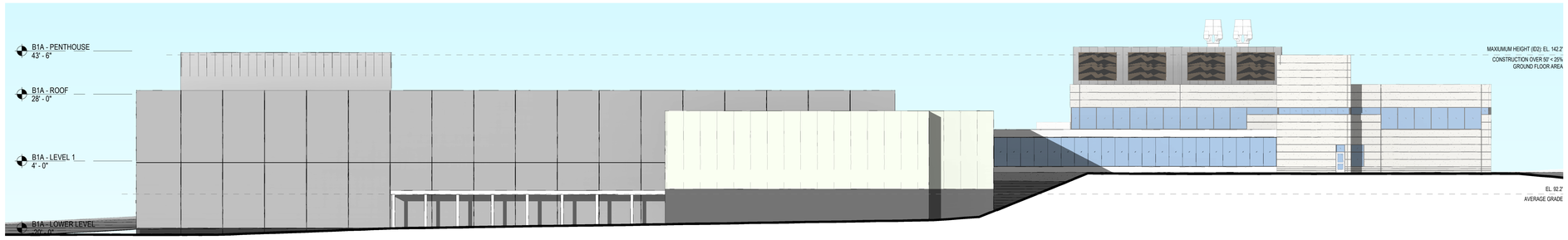
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| PROJ.ARCH./ENGR. | JA |
| PROJ. MRG. | JLM |
| JOB NO. | 21141.00 |

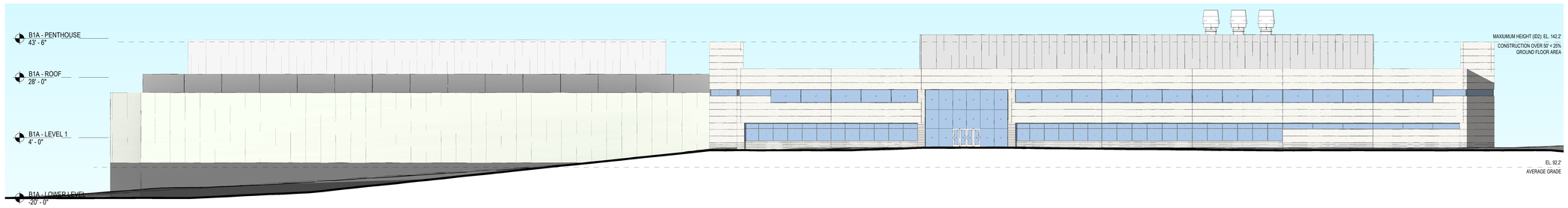
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# PHOTOMETRIC PLAN

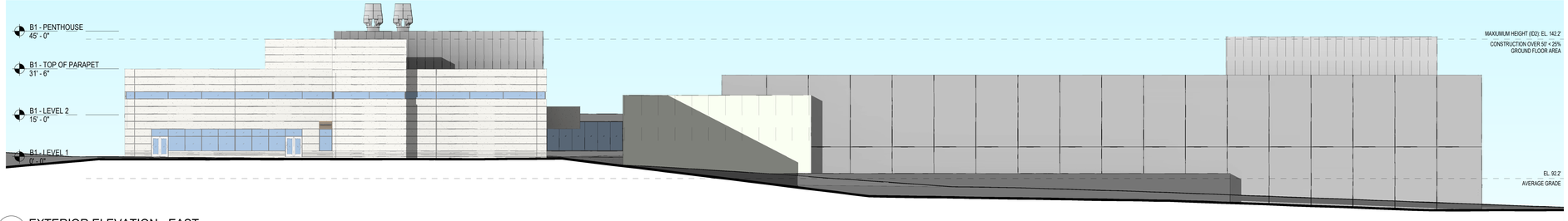
# EC-101



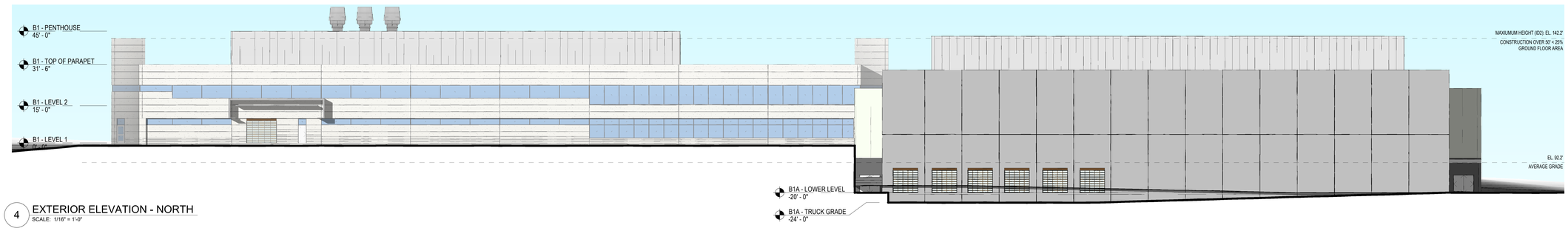

1 EXTERIOR ELEVATION - WEST
SCALE: 1/16" = 1'-0"



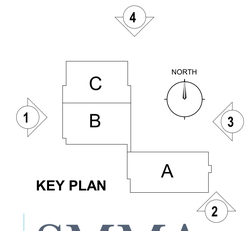

2 EXTERIOR ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"




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




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



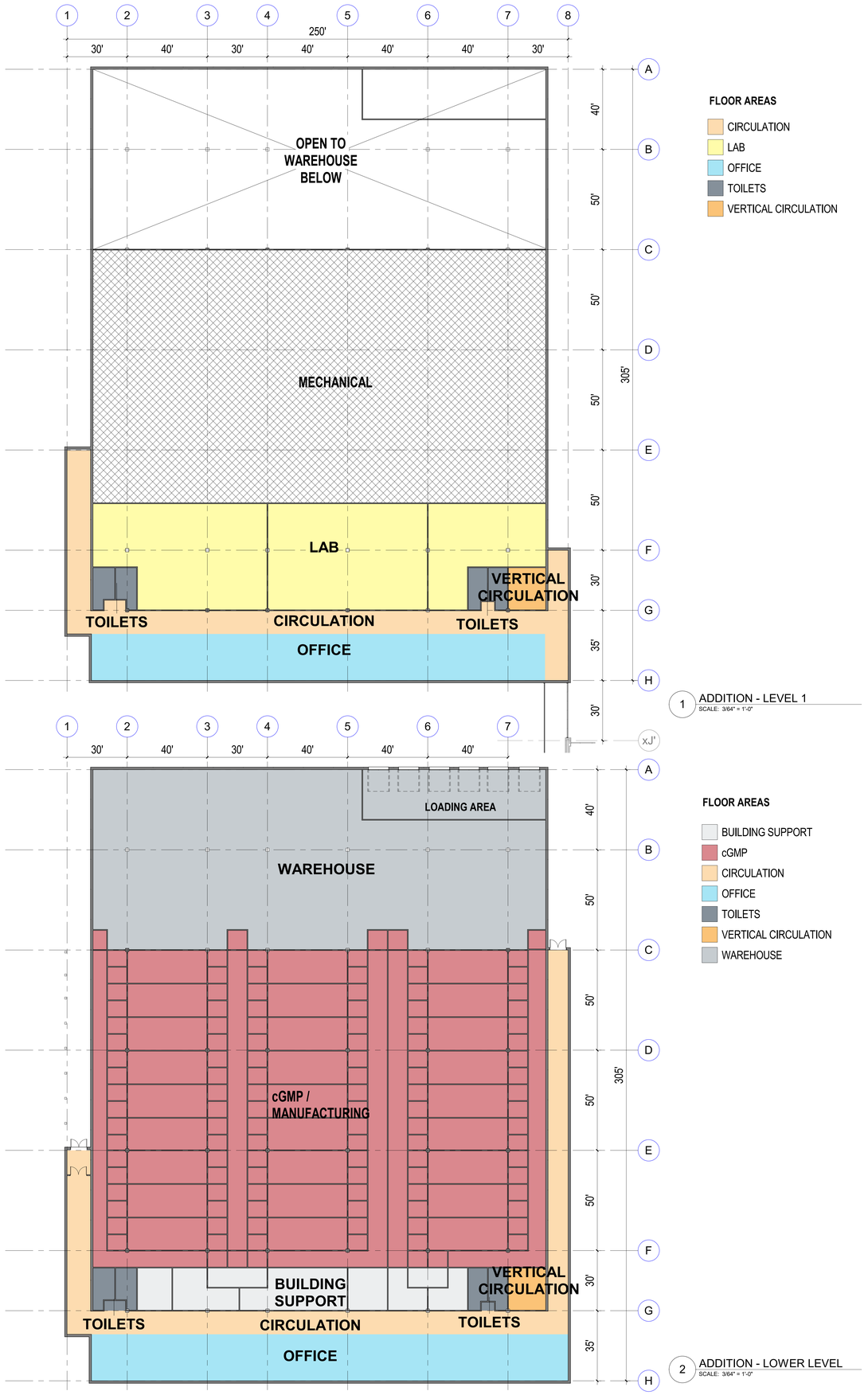

# EXTERIOR ELEVATIONS

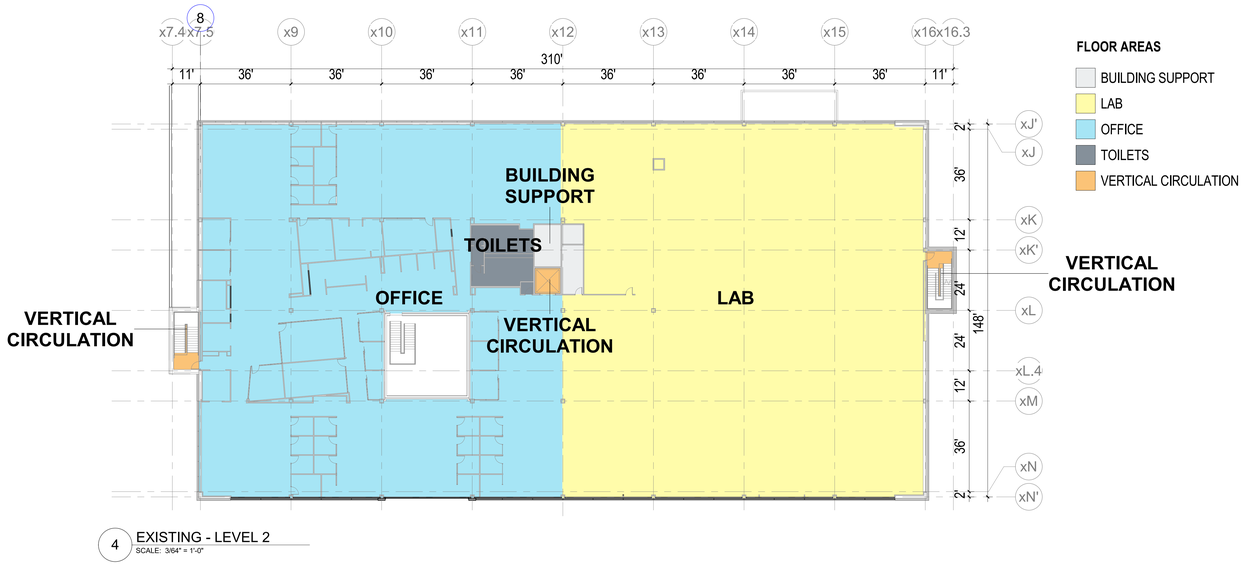
3000 Minuteman Road, Building 1

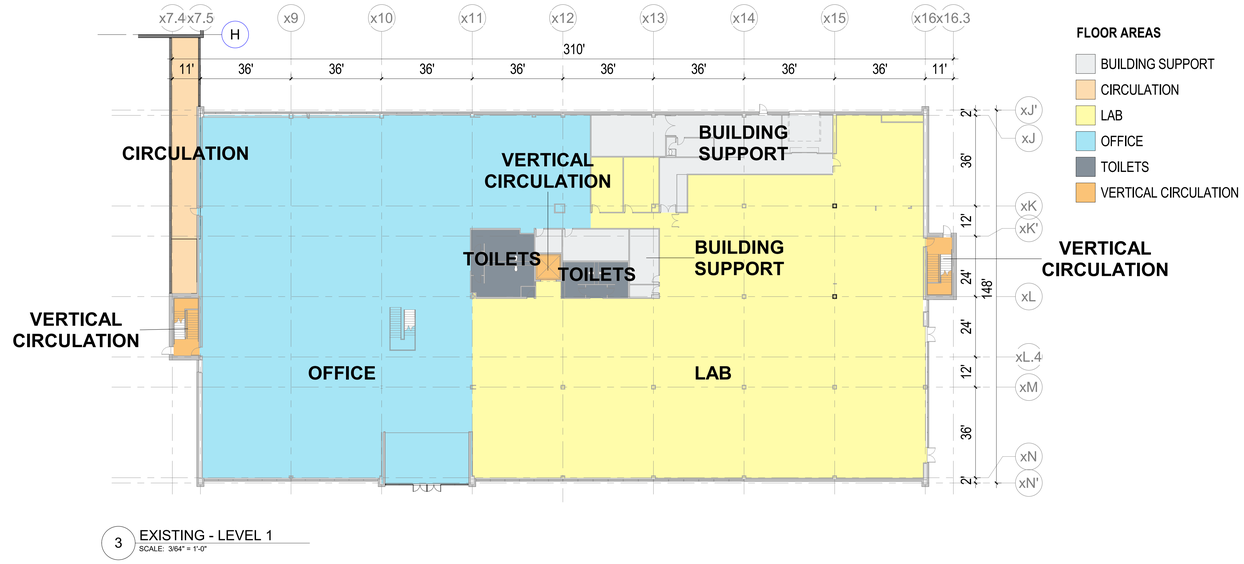
1/16" = 1'-0"

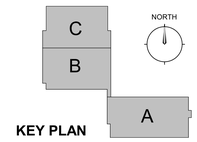
01/25/2022

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# B1 FLOOR PLANS

3000 Minuteman Road, Building 1

3/64" = 1'-0"

01/25/2022

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