ALEXANDRIA®

ALEXANDRIA REAL ESTATE EQUITIES, INC.

SPECIAL PERMIT APPLICATION

BUILDING 1 & 1A
3000 MINUTEMAN ROAD
ANDOVER, MA

LIST OF DRAWINGS

SHEET #	SHEET NAME	REVISION DATE
CIVIL ENGINEERING - SMMA		
C-001	COVER SHEET	04/12/2022
C-101	EXISTING CONDITIONS PLAN	01/26/2022
C-111	SITE PREPARATION PLAN	04/12/2022
C-121	LAYOUT & MATERIALS PLAN	04/12/2022
C-131	GRADING & UTILITIES PLAN	04/12/2022
C-501	DETAILS I	04/12/2022
C-502	DETAILS II	04/12/2022
C-503	DETAILS III	04/12/2022
C-504	DETAILS IV	01/26/2022
C-505	DETAILS V	01/26/2022
LANDSCAPE ARCHITECTURE - SASAKI		
L-101	LANDSCAPE SITE PLAN	01/26/2022
ELECTRICAL ENGINEERING - SMMA		
EC-101	PHOTOMETRIC PLAN	01/26/2022
ARCHITECTURE - SMMA		
	EXTERIOR ELEVATIONS	01/25/2022
	B1 FLOOR PLANS	01/25/2022

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64 Pleasant Street
Watertown, Massachusetts 02472
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ALEXANDRIA®

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

MARK	DATE	DESCRIPTION
4	04/12/2022	RESPONSE TO COMMENTS
3	03/16/2022	REPRINT FOR CLARIFICATION
2	01/26/2022	SPECIAL PERMIT APPLICATION
1		

ISSUE LOG
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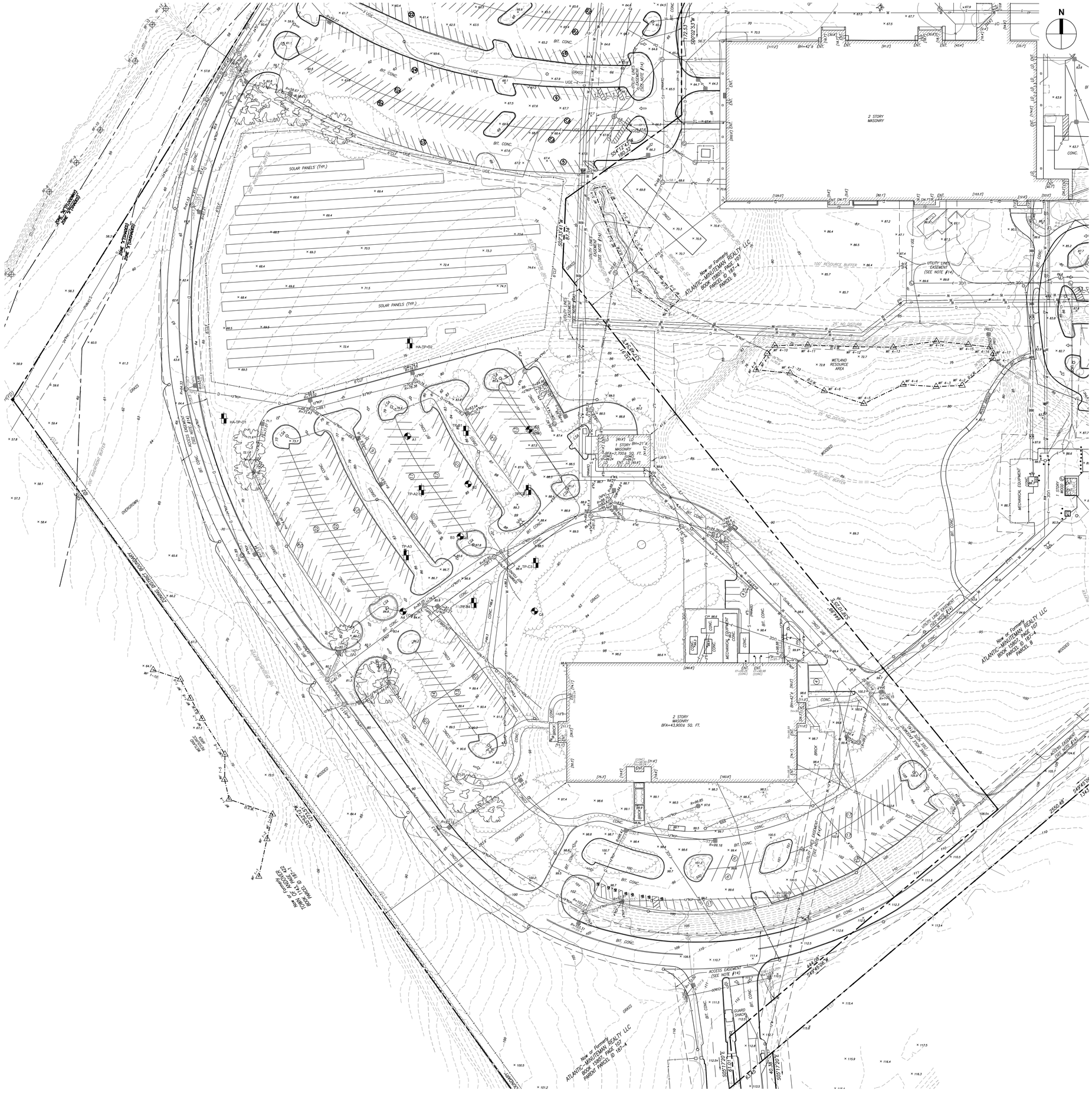
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JOB NO.	21141.00

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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

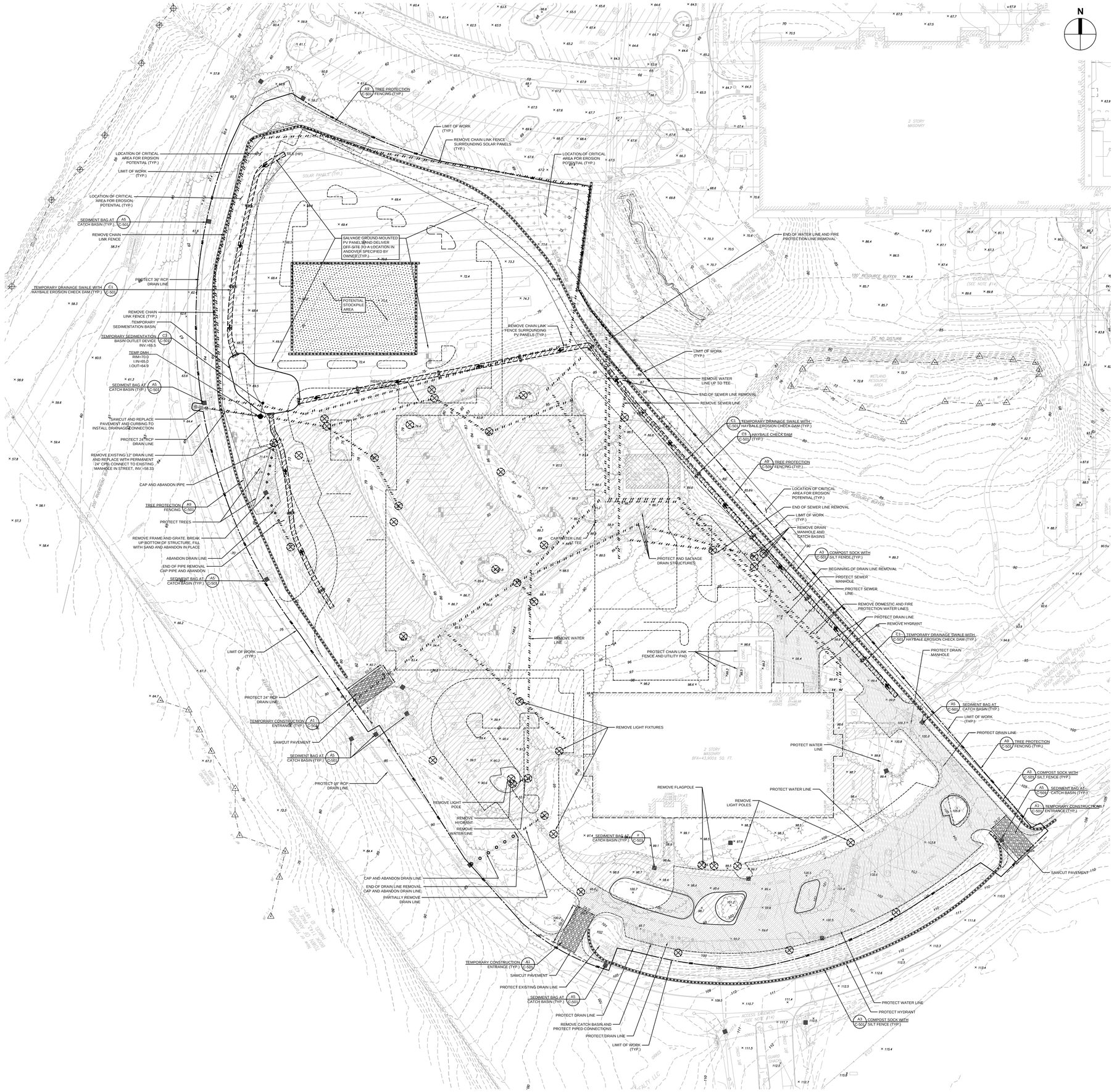
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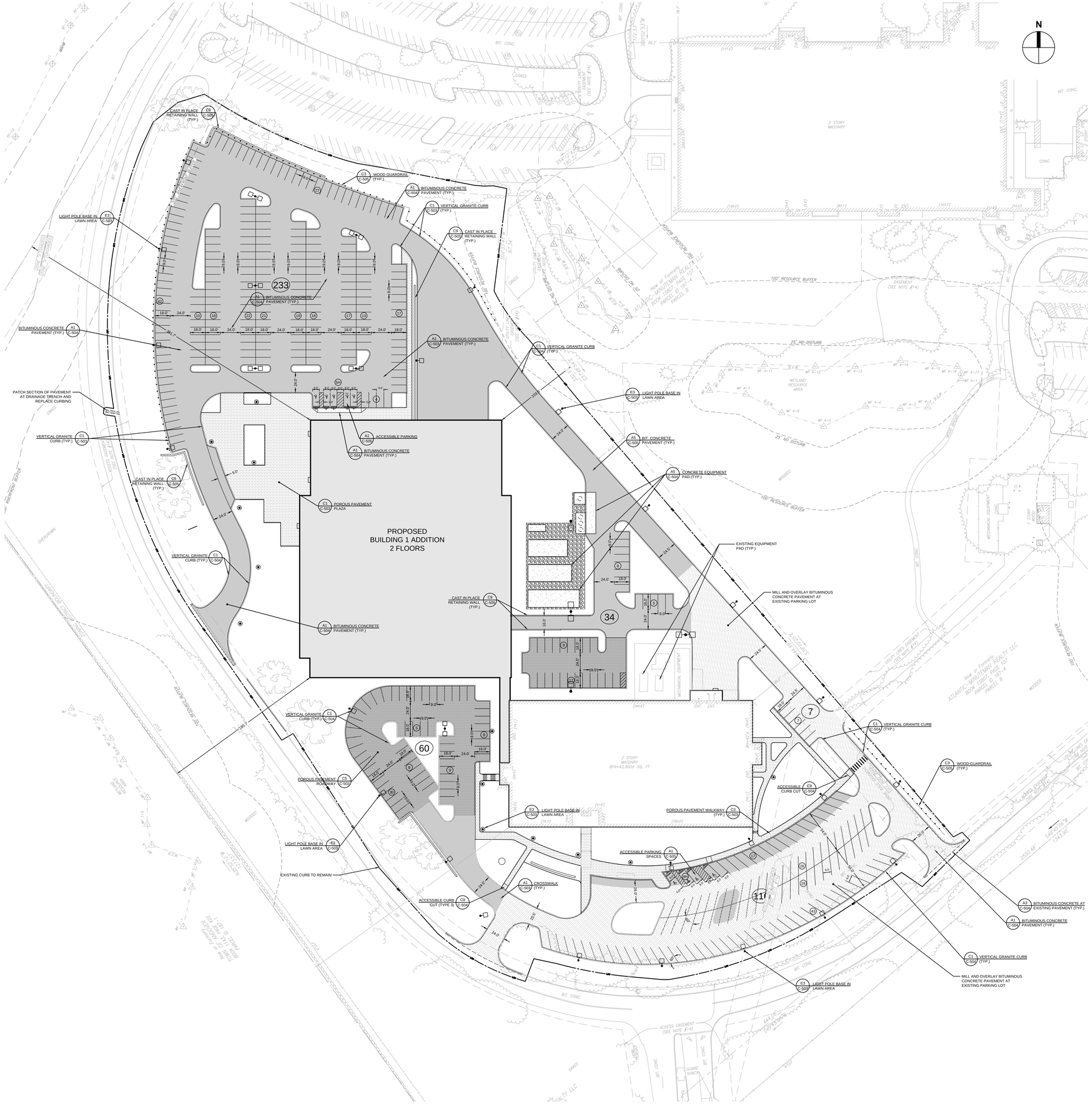
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EXISTING CONDITIONS PLAN

C-101

P:\Client\ARE\21141\BIM\civil\C-101 EXISTING CONDITIONS PLAN.dwg 1/26/2022 12:19:35 AM


LIMIT OF WORK (TYP.)
REMOVE CHAIN LINK FENCE SURROUNDING SOLAR PANELS (TYP.)
LOCATION OF CRITICAL AREA FOR EROSION POTENTIAL (TYP.)
A0 C-501 TREE PROTECTION FENCING (TYP.)
SOLAR PANELS (TYP.)
SALVAGE GROUND-MOUNTED PV PANELS AND DELIVER OFF-SITE TO A LOCATION IN ANDOVER SPECIFIED BY OWNER (TYP.)
POTENTIAL STOCKPILE AREA
END OF WATER LINE AND FIRE PROTECTION LINE REMOVAL
REMOVE CHAIN LINK FENCE SURROUNDING PV PANELS (TYP.)
TEMPORARY DRAINAGE SWALE WITH HAYBALE EROSION CHECK DAM (TYP.)
C1 C-501
PROTECT 36" RCP DRAIN LINE
REMOVE CHAIN LINK FENCE (TYP.)
TEMPORARY SEDIMENTATION BASIN
TEMPORARY SEDIMENTATION BASIN OUTLET DEVICE
C2 C-501
TEMP DMH - RIM=70.0 I.IN=65.0 I.OUT=64.9
A5 C-501 SEDIMENT BAG AT CATCH BASIN (TYP.)
SAWCUT AND REPLACE PAVEMENT AND CURBING TO INSTALL DRAINAGE CONNECTION
PROTECT 24" RCP DRAIN LINE
REMOVE EXISTING 12" DRAIN LINE AND REPLACE WITH PERMANENT 24" CPE; CONNECT TO EXISTING MANHOLE IN STREET, INV.=58.33
CAP AND ABANDON PIPE
TREE PROTECTION FENCING
PROTECT TREES
REMOVE FRAME AND GRATE, BREAK UP BOTTOM OF STRUCTURE, FILL WITH SAND AND ABANDON IN PLACE
ABANDON DRAIN LINE
END OF PIPE REMOVAL CAP PIPE AND ABANDON
LIMIT OF WORK (TYP.)
PROTECT 24" RCP DRAIN LINE
TEMPORARY CONSTRUCTION ENTRANCE (TYP.)
A1 C-501
SAWCUT PAVEMENT
PROTECT 18" RCP DRAIN LINE
REMOVE LIGHT FIXTURES
REMOVE LIGHT POLE
REMOVE HYDRANT
REMOVE WATER LINE
CAP AND ABANDON DRAIN LINE
END OF DRAIN LINE REMOVAL CAP AND ABANDON DRAIN LINE (PARTIALLY REMOVE DRAIN LINE
REMOVE WATER LINE UP TO TEE
END OF SEWER LINE REMOVAL
REMOVE SEWER LINE
C1 C-501 TEMPORARY DRAINAGE SWALE WITH HAYBALE EROSION CHECK DAM (TYP.)
C3 C-501 HAYBALE CHECK DAM (TYP.)
A0 C-501 TREE PROTECTION FENCING (TYP.)
LOCATION OF CRITICAL AREA FOR EROSION POTENTIAL (TYP.)
END OF SEWER LINE REMOVAL
LIMIT OF WORK (TYP.)
REMOVE DRAIN MANHOLE AND CATCH BASINS
A5 C-501 COMPOST SOCK WITH SILT FENCE (TYP.)
BEGINNING OF DRAIN LINE REMOVAL
PROTECT SEWER MANHOLE
PROTECT SEWER LINE
REMOVE DOMESTIC AND FIRE PROTECTION WATER LINES
PROTECT DRAIN LINE
REMOVE HYDRANT
C1 C-501 TEMPORARY DRAINAGE SWALE WITH HAYBALE EROSION CHECK DAM (TYP.)
PROTECT DRAIN MANHOLE
A5 C-501 SEDIMENT BAG AT CATCH BASIN (TYP.)
LIMIT OF WORK (TYP.)
PROTECT DRAIN LINE
A0 C-501 TREE PROTECTION FENCING (TYP.)
A5 C-501 COMPOST SOCK WITH SILT FENCE (TYP.)
A5 C-501 SEDIMENT BAG AT CATCH BASIN (TYP.)
A1 C-501 TEMPORARY CONSTRUCTION ENTRANCE (TYP.)
SAWCUT PAVEMENT
PROTECT WATER LINE
REMOVE FLAGPOLE
REMOVE LIGHT POLES
PROTECT WATER LINE
PROTECT HYDRANT
A5 C-501 COMPOST SOCK WITH SILT FENCE (TYP.)
PROTECT AND SALVAGE DRAIN STRUCTURES
REMOVE WATER LINE
PROTECT CHAIN LINK FENCE AND UTILITY POD
PROTECT EXISTING DRAIN LINE
REMOVE CATCH BASIN AND PROTECT PIPED CONNECTIONS
PROTECT DRAIN LINE
LIMIT OF WORK (TYP.)
CAP AND ABANDON DRAIN LINE
SEDIMENT BAG AT CATCH BASIN (TYP.)
2 STORY MASONRY
BFA=43,900± SQ. FT.
100' RESOURCE BUFFER
25' NO DISTURB
WETLAND RESOURCE AREA
ACCESS EASEMENT (SEE NOTE #14)
ACCESS EASEMENT (SEE NOTE #14)
ALEWIFE WALK CONDO ASSOCIATION
ALEWIFE WALK CONDO ASSOCIATION
ALEWIFE WALK CONDO ASSOCIATION



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
- 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	441
ACCESSIBLE PARKING SPACES	9 (INCL. 2 VAN)
COMPACT PARKING SPACES	0
TOTAL PARKING SPACES	450
PARKING RATIO (PER 1,000 GSF)	2.42*

*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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ISSUE LOG

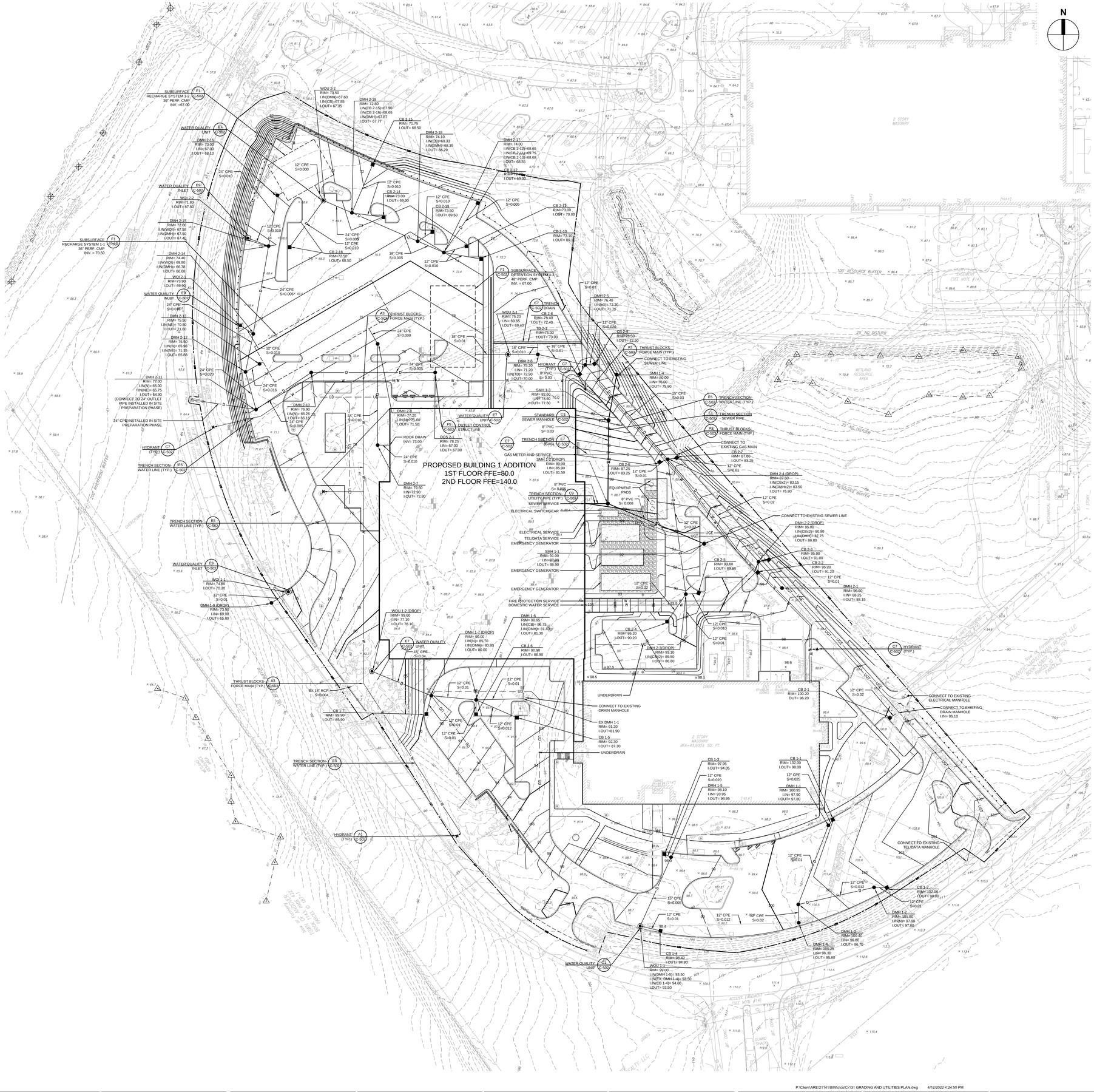
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LAYOUT & MATERIALS PLAN

C-121



LEGEND

	WATER GATE
TD	TRENCH DRAIN
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
WQU	WATER QUALITY UNIT (MANHOLE)
TMH	TELEPHONE MANHOLE
EMH	ELECTRIC MANHOLE
CB	CATCH BASIN
DCB	DOUBLE CATCH BASIN
	HYDRANT
CO	CLEAN OUT
	RIPRAP
x91.00	SPOT GRADE
1	1' CONTOUR
5	5' CONTOUR
W	WATER LINE
D	DRAIN LINE
UD	UNDERDRAIN
S	SEWER LINE
G	GAS LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
TC / TW	TOP OF CURB / TOP OF WALL
BC / BW	BOTTOM OF CURB / BOTTOM OF WALL
FFE	FINISH FLOOR ELEVATION
R=	RIM ELEVATION
I.=	INVERT ELEVATION
PVC	POLYVINYL CHLORIDE PIPE
CPE	CORRUGATED POLYETHYLENE PIPE
CLDI	CEMENT LINE DUCTILE IRON PIPE

NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST VERIFY EXISTING UTILITY LOCATIONS AS SHOWN ON THE DRAWINGS. REPORT DISCREPANCIES TO SYMMES MAINI & McKEE ASSOCIATES.

2. CONTRACTOR MUST PAY ALL FEES AND PERMITS. (UNLESS OTHERWISE NOTED.)

3. PIPE MATERIALS (UNLESS OTHERWISE SPECIFIED):
   STORM DRAIN: CORRUGATED POLETHYLENE PIPE (CPE)
   WATER: CLASS 52 CEMENT LINED DUCTILE IRON (CLDI)
   SEWER: POLYVINYL CHLORIDE PIPE (PVC)

4. PROVIDE ADEQUATE BRACING AND SHORING OF ALL EXCAVATIONS IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS.

5. PROTECT ALL NEW AND EXISTING UTILITIES DURING CONSTRUCTION.

6. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE UTILITY COMPANIES.

7. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER MUST BE NOTIFIED OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT.

9. CLEAN ALL STRUCTURES PRIOR TO PROJECT CLOSE-OUT.

10. THE GAS, ELECTRIC AND TELEPHONE SERVICES SHOWN ARE APPROXIMATE. COORDINATE ACTUAL LOCATIONS WITH THE APPROPRIATE SUBCONTRACTOR AND UTILITY COMPANY AND GREATER IN NEW WATER.

11. PROVIDE CONCRETE THRUST BLOCKS AT ALL BENDS 22 -1/2 MAIN.

12. PROPOSED HYDRANTS MUST MEET THE REQUIREMENTS OF THE TOWN OF ANDOVER FIRE DEPARTMENT AND WATER DEPARTMENT.

14. REFER TO ELECTRICAL SITE PLANS FOR EXACT ROUTING OF UNDERGROUND ELECTRICAL AND TELECOMMUNICATION UTILITIES AND FOR TEMPORARY ELECTRICAL UTILITIES. REFER TO ELECTRICAL SITE PLANS FOR EXACT NUMBER AND LOCATION OF LIGHT POLES AND FOR LIGHTING TYPES.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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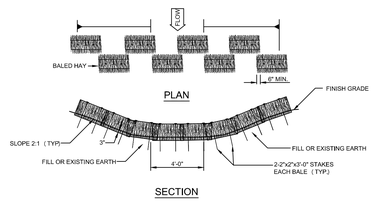
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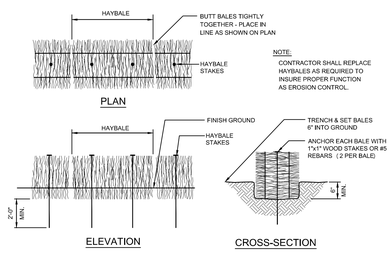
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GRADING & UTILITIES PLAN

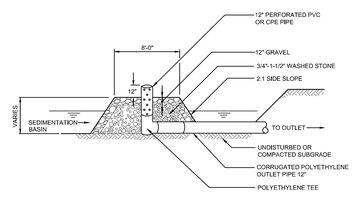
C-131



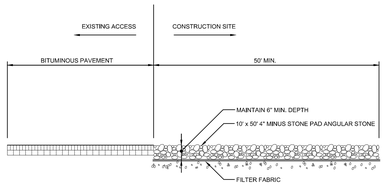
C1 TEMPORARY DRAINAGE SWALE WITH HAYBALE EROSION CHECK DAM
N.T.S.



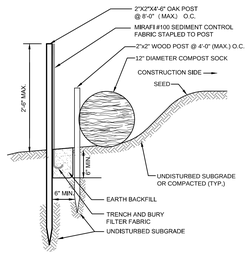
C3 HAYBALE CHECK DAM
N.T.S.



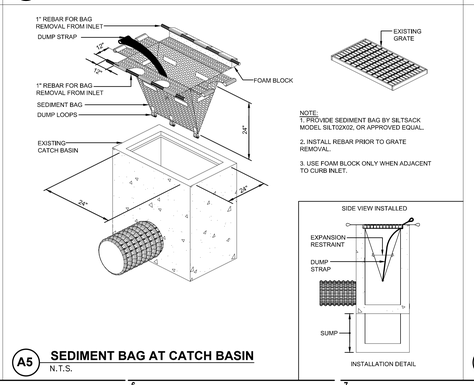
C5 TEMPORARY SEDIMENTATION BASIN OUTLET DEVICE
N.T.S.



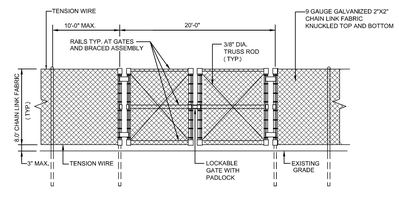
A1 TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.



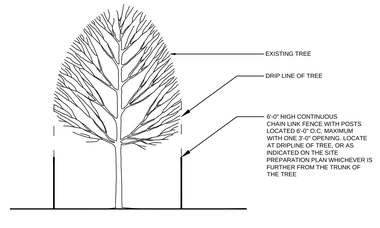
A3 COMPOST SOCK WITH SILT FENCE
N.T.S.



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.

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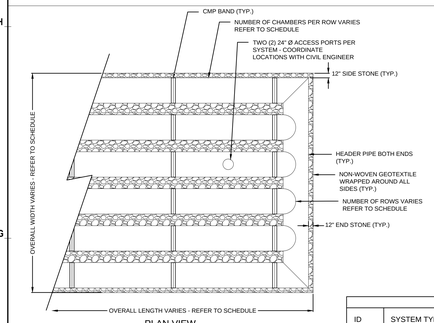
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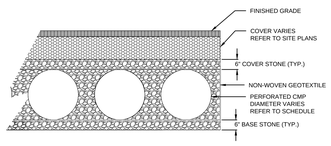
DETAILS I

C-501

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PLAN VIEW
N.T.S.



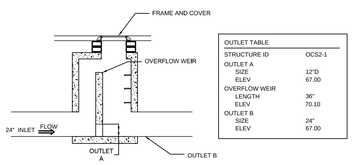
SECTION VIEW
N.T.S.

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

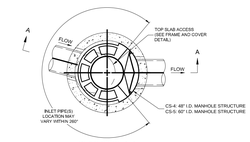
ID	SYSTEM TYPE	OVERALL DIM. (W X L X H)	STORAGE VOLUME	CMP PIPE INVERT	CMP PIPE DIAM.	NO. OF ROWS	BOTTOM OF CRUSHED STONE	TOP OF STONE	OUTLET PIPE INVERT
1-1	RECHARGE	50' X 165' X 3.5'	17,600 C.F.	70.50'	36"	10	70.00'	74.00'	70.50'
1-2	RECHARGE	50' X 65' X 4.0'	7,500 C.F.	67.00'	36"	10	66.50'	70.50'	67.00'
1-3	DETENTION	55' X 100' X 5.0'	16,800 C.F.	67.00'	48"	8	66.50'	71.50'	67.00'

F1 SUBSURFACE PERFORATED PIPE SYSTEM
N.T.S.



OUTLET TABLE	
STRUCTURE ID	OCS2-1
OUTLET A	
SIZE	12"D
ELEV	67.00
OVERFLOW WEIR	
LENGTH	36"
ELEV	70.10
OUTLET B	
SIZE	24"
ELEV	67.00

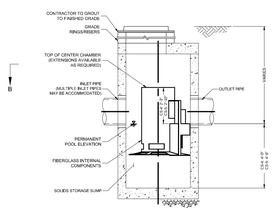
F5 OUTLET CONTROL STRUCTURE
N.T.S.



PLAN VIEW B-B
NOT TO SCALE



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

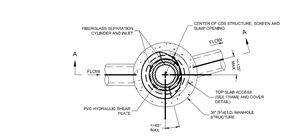


ELEVATION A-A
NOT TO SCALE

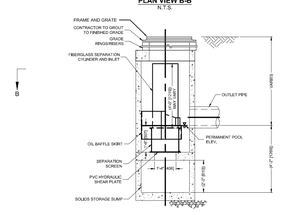
UNIT ID	PRODUCT
WQU 1-1	CS-4
WQU 1-2	CS-4
WQU 2-1	CS-5
WQU 2-2	CS-4

NOTES:
1. WATER QUALITY UNIT BASIS OF DESIGN: CONTECH CASCADE SEPARATOR CS-4 OR CS-5 (SEE TABLE)
2. WATER QUALITY UNIT SIZED TO PROVIDE MINIMUM 80% TSS REMOVAL FROM 1" WATER QUALITY STORM EVENT.
3. PROVIDE FRAME AND MANHOLE COVER FOR STRUCTURES LABELED "WATER QUALITY UNIT"
4. REFER TO C-131 FOR RIMS, INVERTS, AND INLET/OUTLET PIPE CONFIGURATIONS OF EACH UNIT.

E7 WATER QUALITY UNIT
N.T.S.



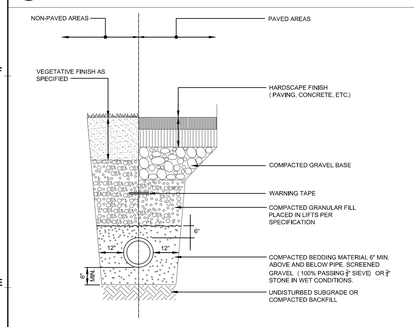
PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

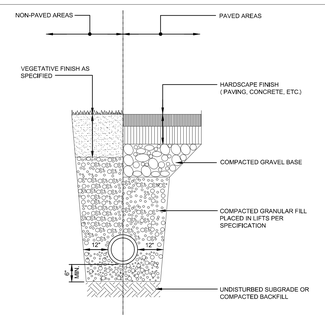
NOTES:
1. WATER QUALITY INLET BASIS OF DESIGN: CONTECH CDS1515-3-C
2. WATER QUALITY INLET SIZED TO PROVIDE MINIMUM 80% TSS REMOVAL FROM 1" WATER QUALITY STORM EVENT.
3. PROVIDE FRAME AND GRATE FOR INLET STRUCTURES.
4. REFER TO C-131 FOR RIMS AND INVERTS OF EACH UNIT.

E9 WATER QUALITY INLET
N.T.S.



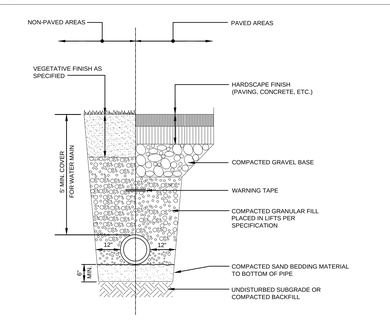
NOTE: SEE APPLICABLE HARDSCAPE DETAIL FOR THICKNESS OF HARDSCAPE MATERIAL AND GRAVEL BASE COURSE.

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



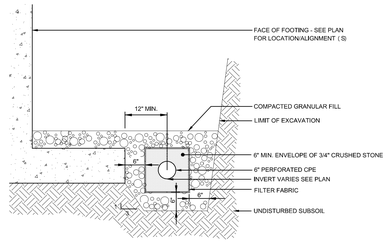
NOTE: SEE APPLICABLE HARDSCAPE DETAIL FOR THICKNESS OF HARDSCAPE MATERIAL AND GRAVEL BASE COURSE.

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

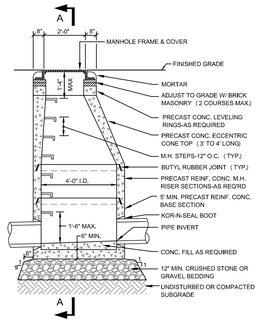


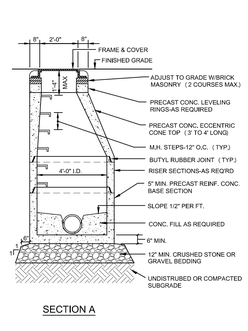
NOTE: SEE APPLICABLE HARDSCAPE DETAIL FOR THICKNESS OF HARDSCAPE MATERIAL AND GRAVEL BASE COURSE.

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



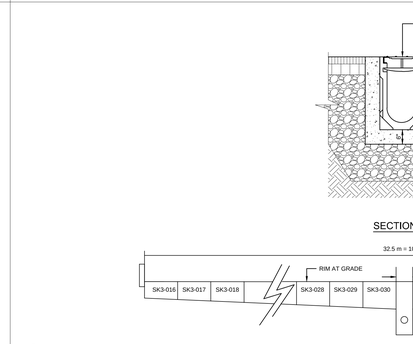
C1 FOUNDATION DRAIN
N.T.S.





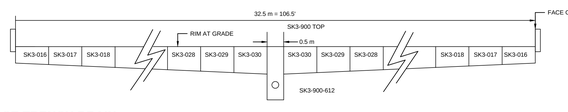
SECTION A

C3 STANDARD SEWER MANHOLE
N.T.S.



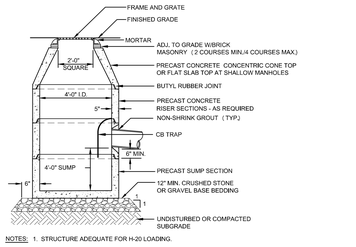
NOTES:
1. PROVIDE ACO POWER DRAIN S300K OR APPROVED EQUAL SYSTEM COMPLETE WITH ALL COMPONENTS TO COMPLETE INSTALLATION.
2. PROVIDE IN-LINE CATCH BASIN (SK3-900-612) INCLUDING TRASH BUCKET (TYPE 620).
3. 8" OUTLET CAN USE INCREASER TO 12".

SECTION



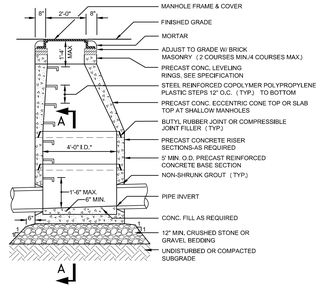
SCHEMATIC ELEVATION - ACO POWERDRAIN S300K

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

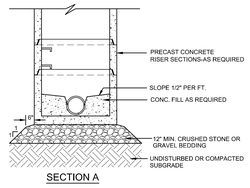


NOTES: 1. STRUCTURE ADEQUATE FOR H-20 LOADING.

A1 PRECAST CONCRETE CATCHBASIN
N.T.S.



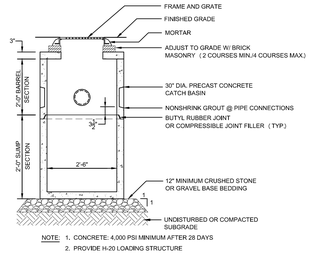
NOTE: 1. STRUCTURE ADEQUATE FOR H-20 LOADING.



SECTION A

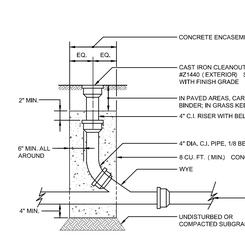
* PROVIDE 5' I.D. OR 6' I.D. SECTIONS AS REQUIRED FOR MULTIPLE/LARGE DIAMETER PIPES.

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 I.dwg 4/12/2022 4:25:16 PM

SMMA

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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:
	04/12/2022	RESPONSE TO COMMENTS
	01/26/2022	SPECIAL PERMIT APPLICATION

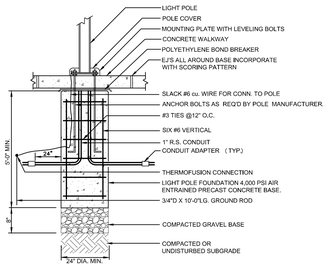
ISSUE LOG
△ = CLOUDED CHANGE

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

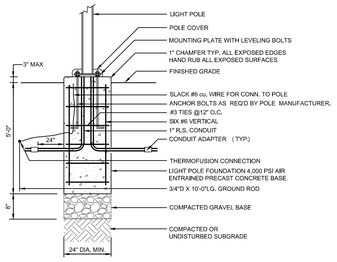
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DETAILS II

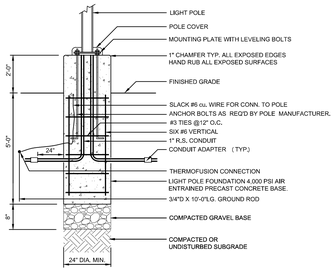
C-502



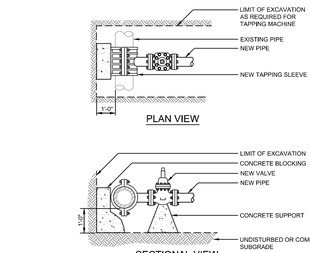
E1 **LIGHT POLE BASE IN CONCRETE WALKWAY**
N.T.S.



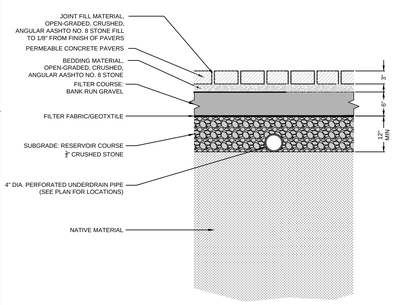
E3 **LIGHTPOLE BASE IN LAWN AREAS**
N.T.S.



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

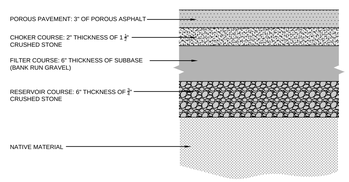


E9 **TAPPING SLEEVE AND VALVE**
N.T.S.



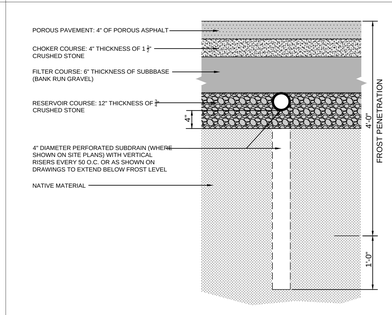
NOTE:
PROVIDE MINIMUM 30% VOIDS IN RESERVOIR COURSE.

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



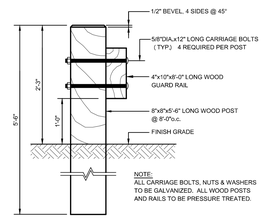
NOTE:
PROVIDE MINIMUM 30% VOIDS IN RESERVOIR COURSE.

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



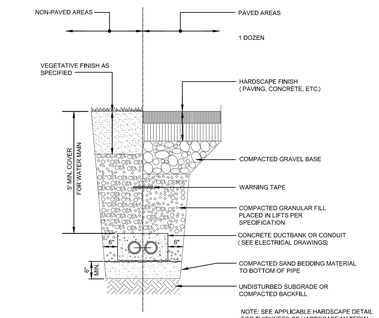
NOTE:
PROVIDE MINIMUM 30% VOIDS IN RESERVOIR COURSE.

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



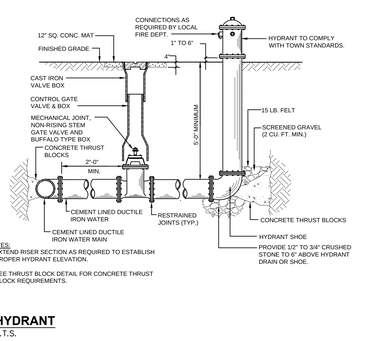
NOTE:
ALL CARRIAGE BOLTS, NUTS & WASHERS TO BE GALVANIZED. ALL WOOD POSTS AND RAILS TO BE PRESSURE TREATED.

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



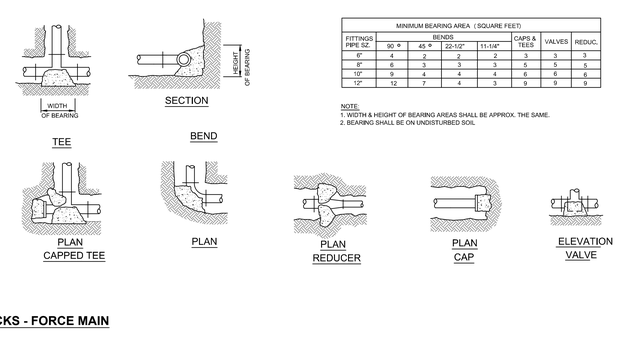
NOTE: SEE APPLICABLE HARDSCAPE DETAIL FOR THICKNESS OF HARDSCAPE MATERIAL AND GRAVEL BASE COURSE.

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



NOTES:
1. EXTEND RISER SECTION AS REQUIRED TO ESTABLISH PROPER HYDRANT ELEVATION.
2. SEE THRUST BLOCK DETAIL FOR CONCRETE THRUST BLOCK REQUIREMENTS.

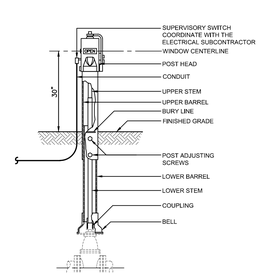
A1 **HYDRANT**
N.T.S.



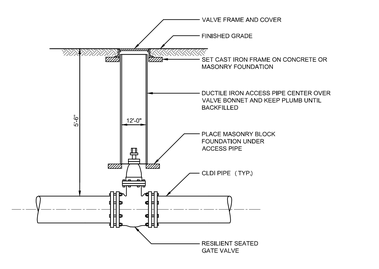
MINIMUM BEARING AREA (SQUARE FEET)							
FITTINGS PIPE SZ.	BENDS				CAPS & TEES	VALVES	REDUC.
	90 °	45 °	22-1/2°	11-1/4°			
6"	4	2	2	2	3	3	3
8"	6	3	3	3	5	5	5
10"	9	4	4	4	6	6	6
12"	12	7	4	3	9	9	9

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.

SMMA

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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:
2	04/12/2022	RESPONSE TO COMMENTS
1	01/26/2022	SPECIAL PERMIT APPLICATION

ISSUE LOG
△ = CLOUDED CHANGE

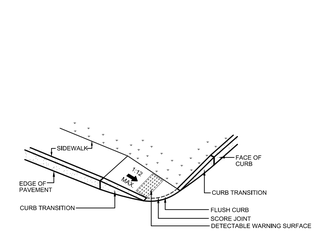
SCALE	NTS
DRAWN BY	DCC
CHECK BY	
PROJ.ARCH./ENGR.	BWL
PROJ. MRG.	JUM
JOB NO.	21141.00

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DETAILS III

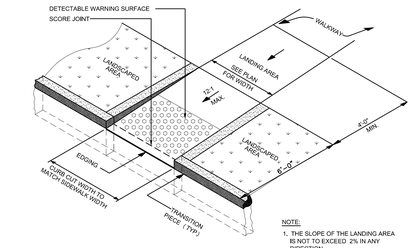
C-503

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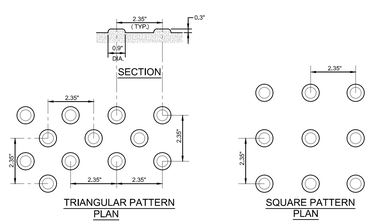
E1 ACCESSIBLE CURB CUT (TYPE 4)
N.T.S.

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

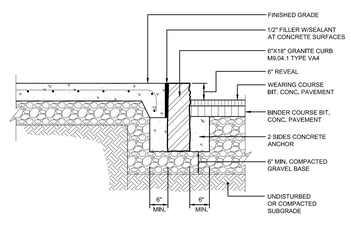
E5 ACCESSIBLE CURB CUT (TYPE 6)
N.T.S.



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) .

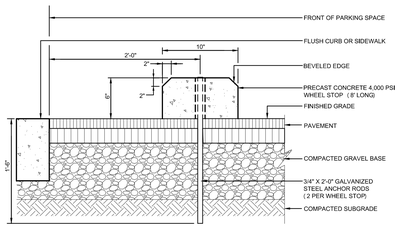
2. DETECTABLE WARNING SURFACE TO BE INSTALLED ONLY AT LOCATIONS SHOWN ON C3.0

E7 DETECTABLE WARNING SURFACE
N.T.S.

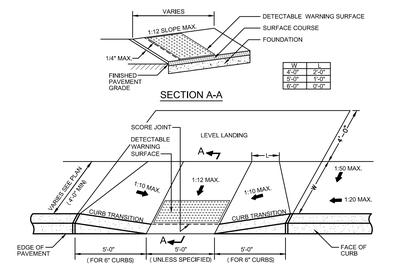


NOTE:
WHEN VERTICAL GRANITE CURB IS TO BE INSTALLED ADJACENT TO EXISTING PAVEMENT, CONTRACTOR SHALL SAWCUT THE EXISTING PAVEMENT.

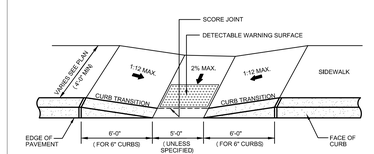
C1 VERTICAL GRANITE CURB
N.T.S.



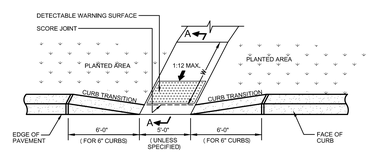
C3 DOUBLE FACE PRECAST CONCRETE WHEELSTOP
N.T.S.



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



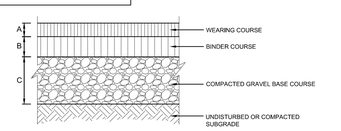
C7 ACCESSIBLE CURB CUT (TYPE 2)
N.T.S.



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

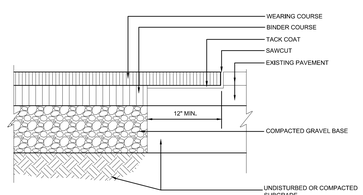
REVIEW WITH GEOTECHNICAL REPORT

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



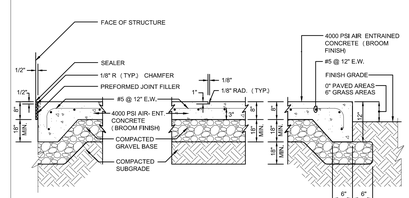
NOTE:
FOR BITUMINOUS CONCRETE SIDEWALK USE 8" OF COMPACTED GRAVEL BASE.

A1 BITUMINOUS CONCRETE PAVEMENT
N.T.S.

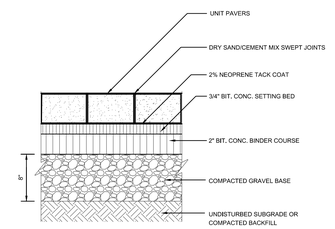


A3 BITUMINOUS CONCRETE AT EXISTING PAVEMENT
N.T.S.

NOTE: PROVIDE SCORE JOINT ONLY AS INDICATED ON PLAN.

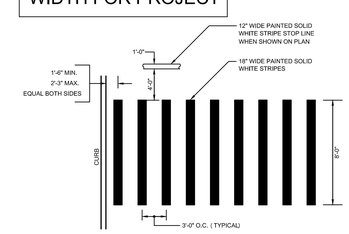


A5 EQUIPMENT PAD
N.T.S.



A7 UNIT PAVER
N.T.S.

ALTER SIDEWALK WIDTH FOR PROJECT



A9 CROSSWALK
N.T.S.

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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. 37719
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 IV

C-504

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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.

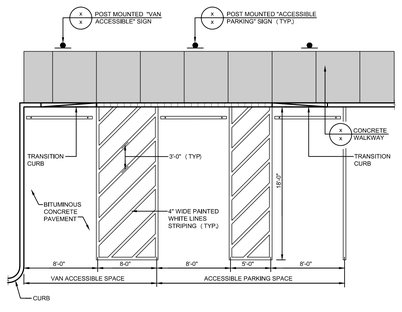
NOTE: 4000 PSI CONCRETE

C9 CONCRETE RETAINING WALL
N.T.S.

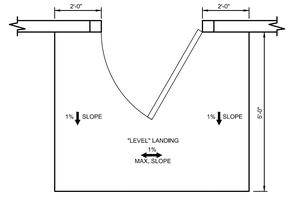
RETAINING WALL TYPE "B"

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"

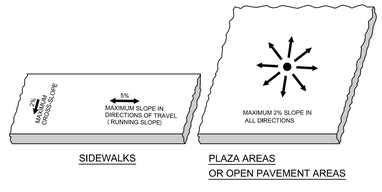
NOTE: IN-BETWEEN DIMENSIONS MUST ALWAYS BE ROUNDED UP.



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.

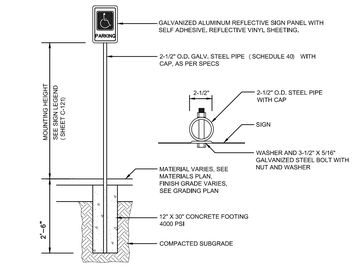
SIDEWALKS AND PLAZAS:
1. SLOPE REQUIREMENTS APPLY TO ALL WALKWAY SURFACES INCLUDING BITUMINOUS, PORTLAND CEMENT, PAVERS AND CHIPSEAL.
2. SLOPE REQUIREMENTS APPLY TO ALL SIDEWALKS AND PLAZAS AND ARE NOT LIMITED TO ACCESSIBLE ROUTES.
3. PROVIDE A 5' LEVEL LANDING AT ALL BUILDING DOORWAYS.
4. IN THE EVENT 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

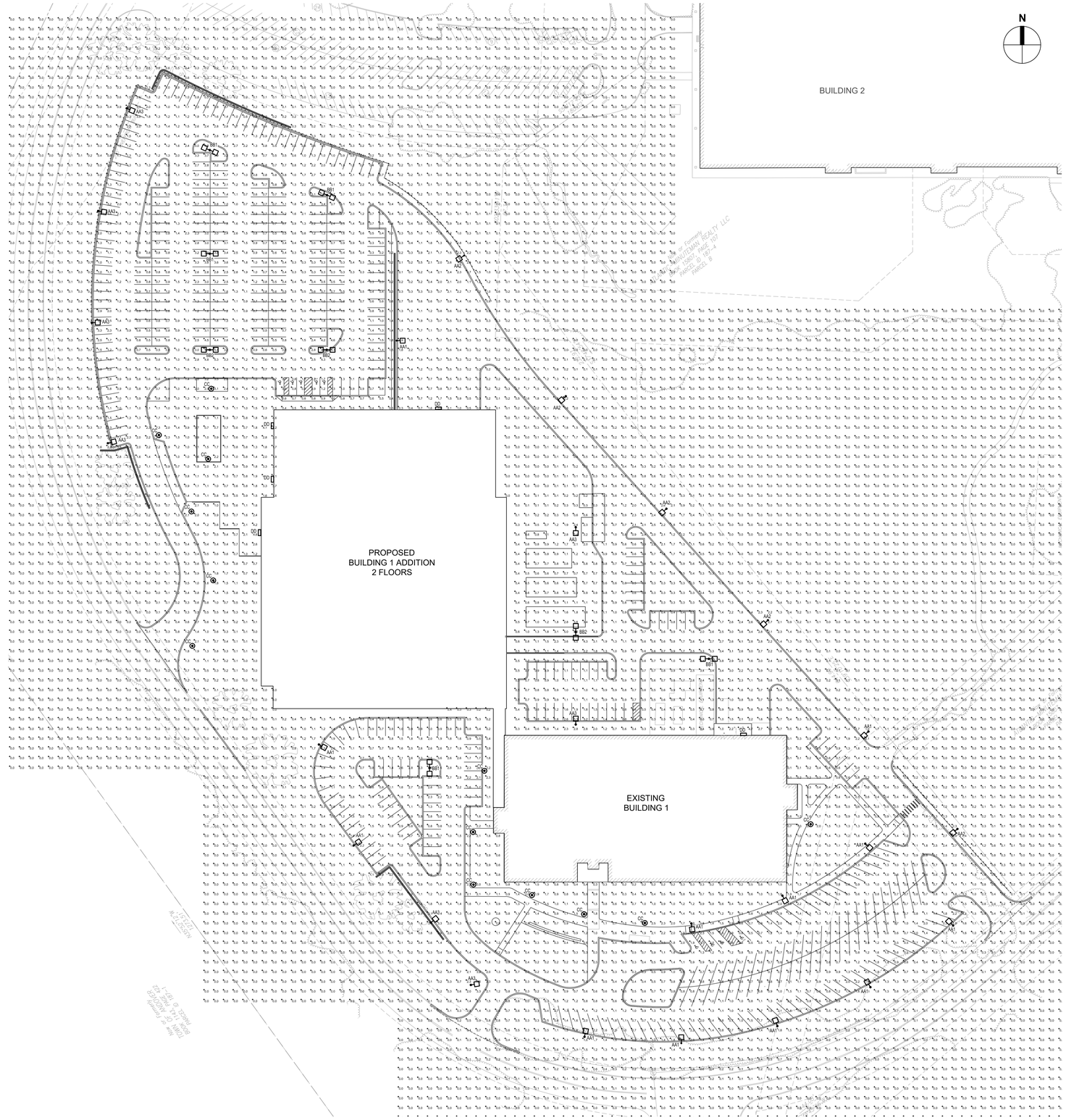
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DRAWN BY	DCC
CHECK BY	
PROJ.ARCH./ENGR.	BWL
PROJ. MRG.	JUM
JOB NO.	21141.00

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DETAILS V

C-505

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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

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Cambridge, Massachusetts 02138
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ALEXANDRIA

Building 1 & 1A

3000 Minuteman Road
Andover, MA 01810-1032

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

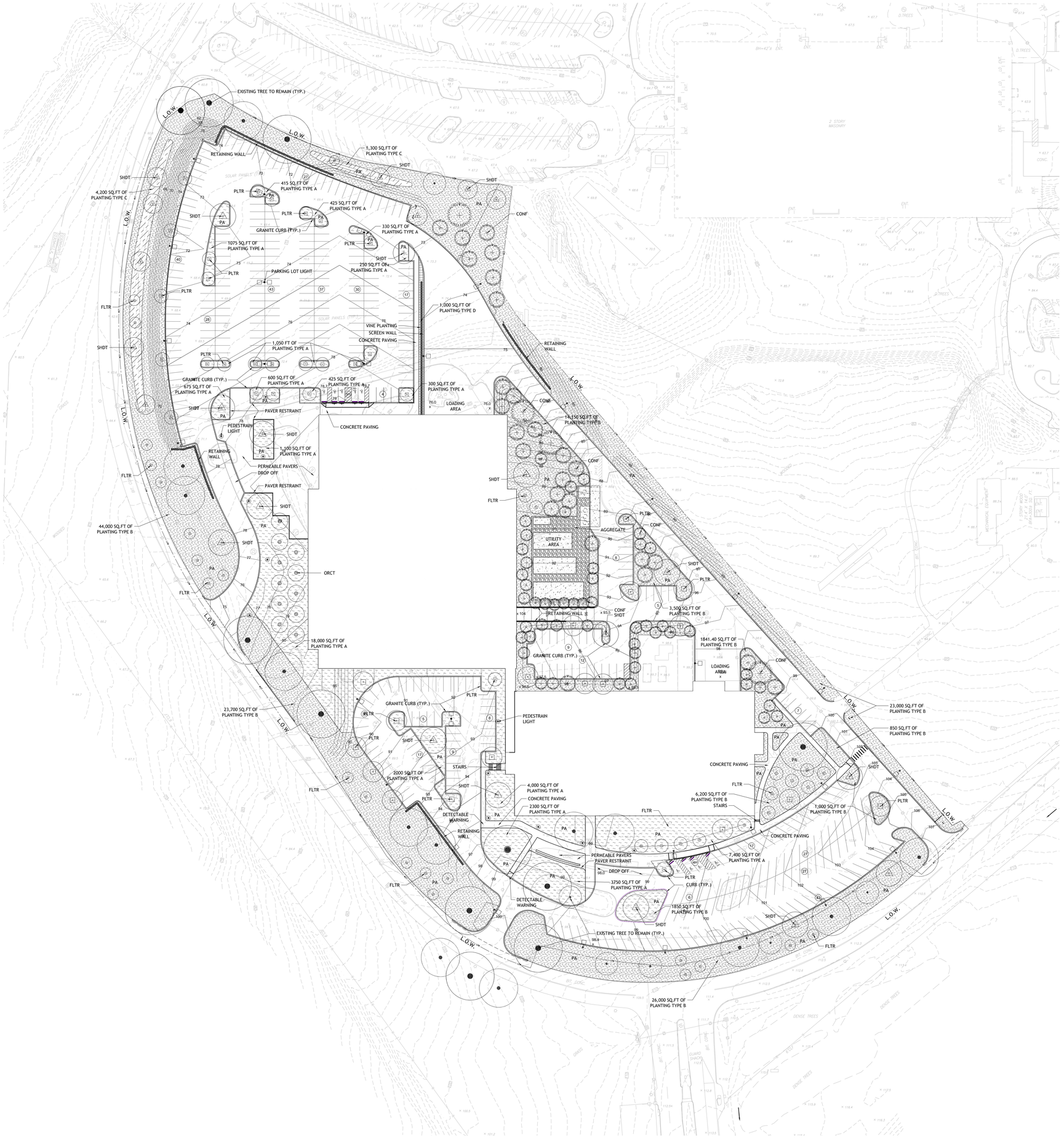
△ = CLOUDED CHANGE

SCALE	1" = 40'
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CHECK BY	JA
PROJ.ARCH./ENGR.	JA
PROJ. MRG.	JLM
JOB NO.	21141.00

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PHOTOMETRIC PLAN

EC-101



— 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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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

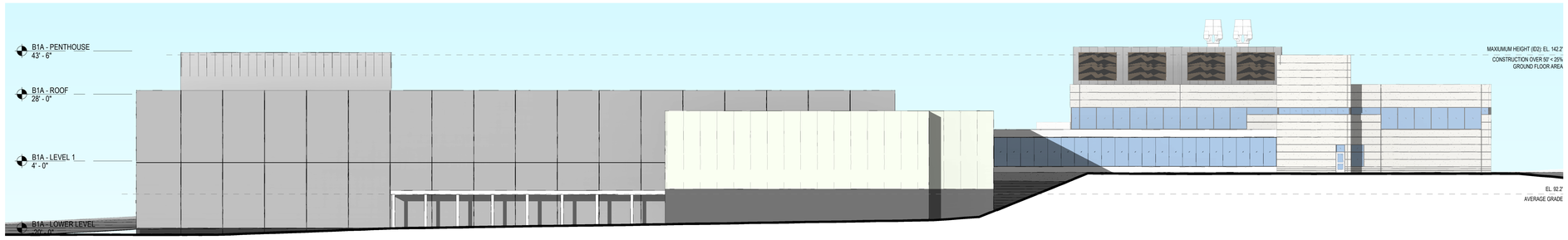
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PROJ.ARCH./ENGR.	BWL
PROJ. MRG.	JLM
JOB NO.	21141.00

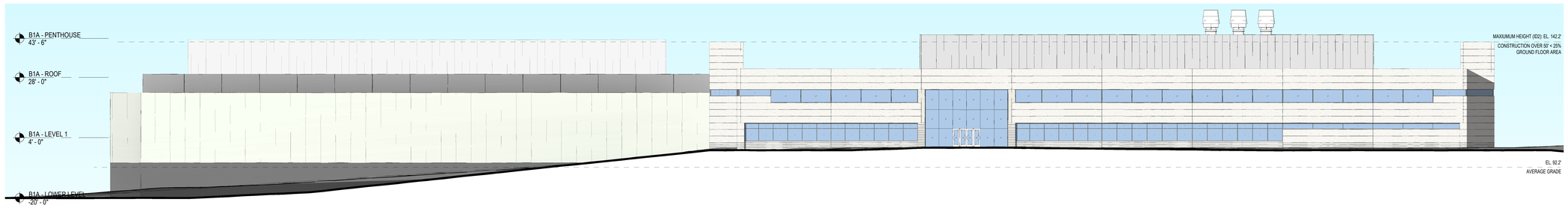
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LANDSCAPE PLAN

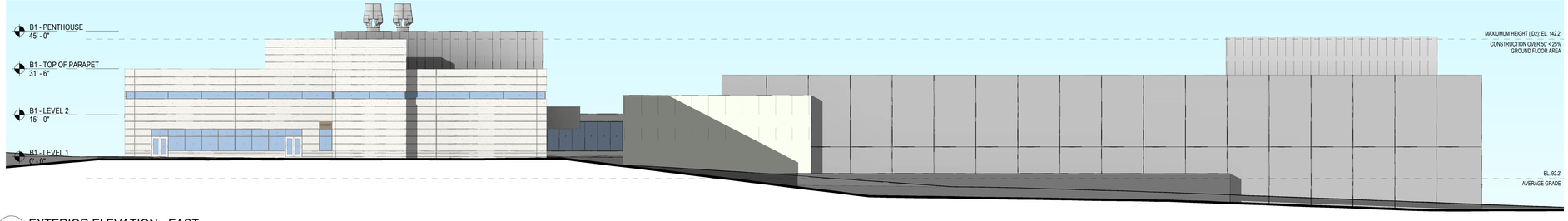
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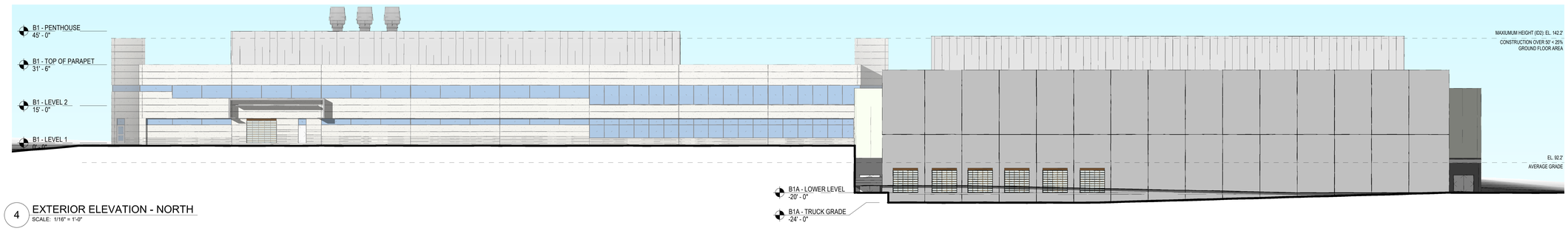
1 EXTERIOR ELEVATION - WEST
SCALE: 1/16" = 1'-0"



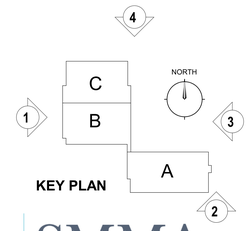
2 EXTERIOR ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



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



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



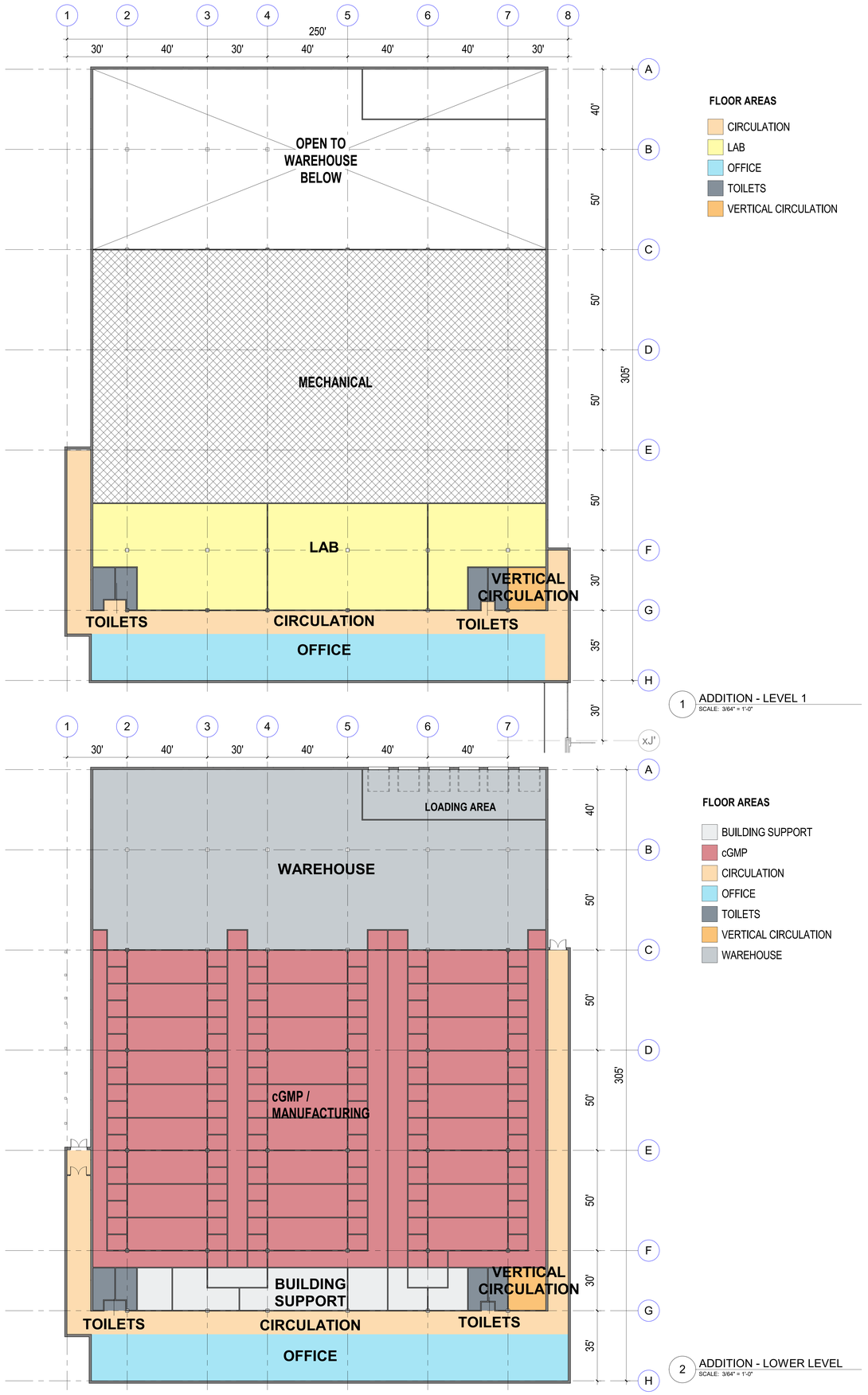
EXTERIOR ELEVATIONS

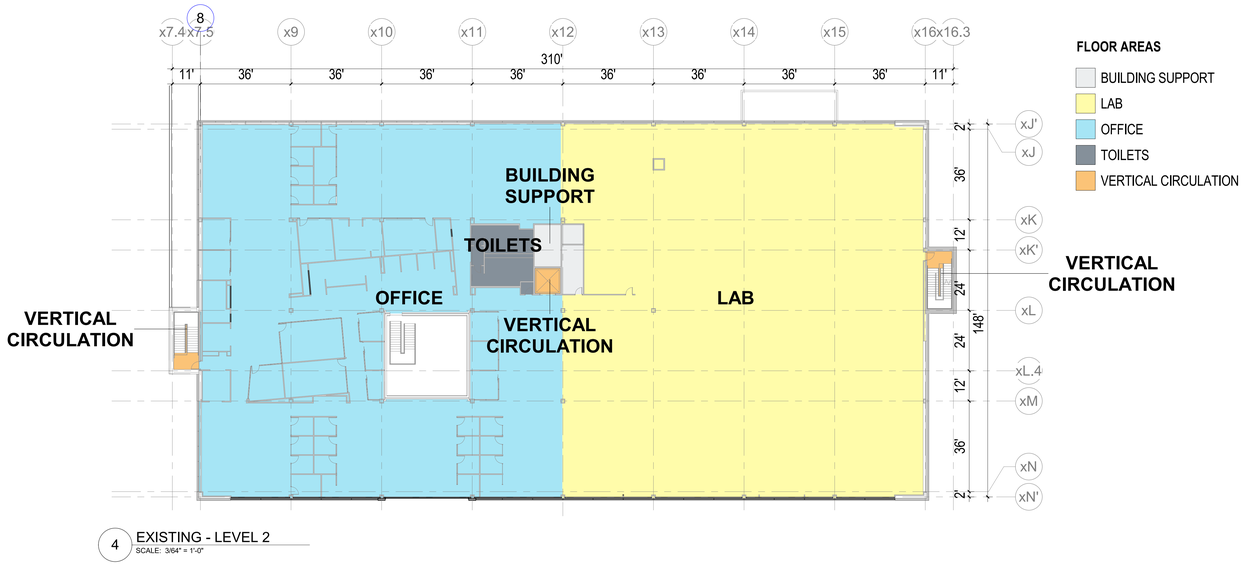
3000 Minuteman Road, Building 1

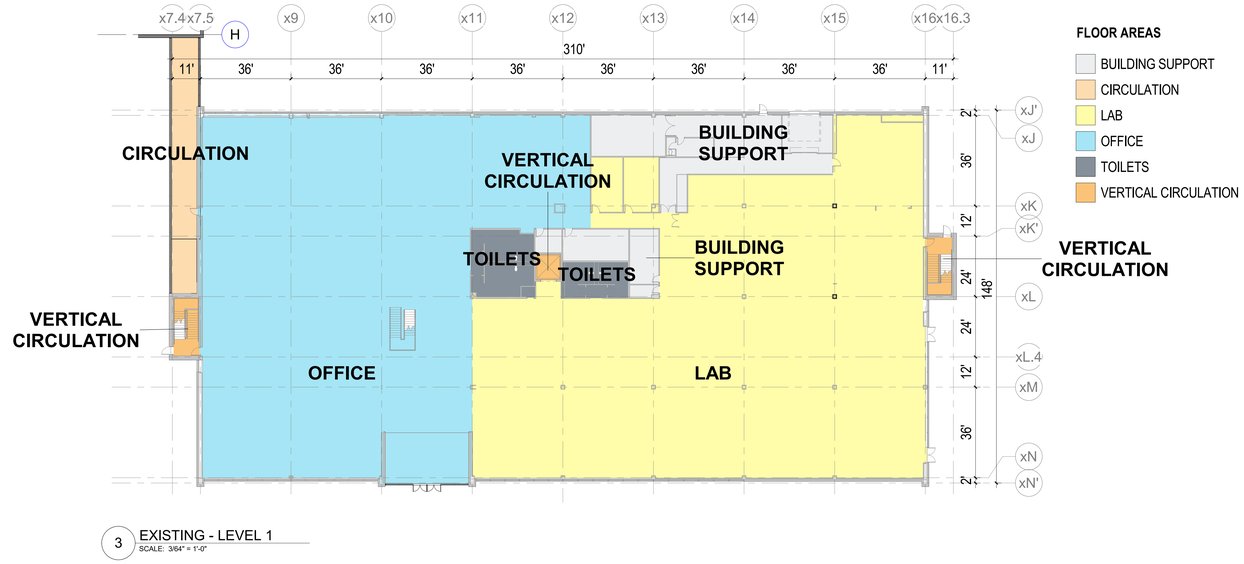
1/16" = 1'-0"

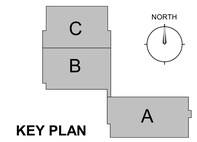
01/25/2022

ALEXANDRIA. SASAKI GENESIS ARCHITECTS • ENGINEERS • CONSTRUCTORS SMMA









B1 FLOOR PLANS

3000 Minuteman Road, Building 1

3/64" = 1'-0"

01/25/2022

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