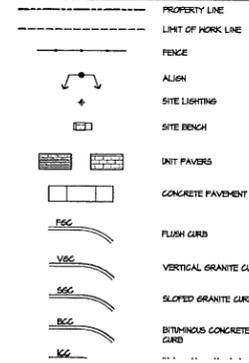


- NOTES:**
1. WATERWORKS ROADWAY IMPROVEMENTS INCLUDE:
    - #5 U. WOODEN GUARDRAIL (DETAIL T1 SHEET L502)
    - CONCRETE HORROR ON 12" PAINTED BLACK 4" DIA. METAL POST
    - BITUMINOUS CONCRETE SPEED TABLE 10'x20'
    - SIGNS: STOP, DO NOT ENTER, (2) NO PARKING ANY TIME, NO LEFT TURN BY HOTEL USERS, HOTEL EXIT (WITH ARROW), SPEED LIMIT 10 MPH
  2. TO BE LAID OUT IN THE FIELD WITH OWNER'S REPRESENTATIVE.

**LEGEND**



**LAYOUT AND MATERIAL NOTES**

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY PRECISION LAND SURVEYING, INC. OF SOUTHBOROUGH, MA, DATED 09 OCTOBER 2005.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BEGINS OR CONSTRUCTION.
5. ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF BROOKLINE AND THE CITY OF BOSTON AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, HALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
7. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHEREVER IS MORE STRINGENT.
8. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL, UNLESS OTHERWISE NOTED ON THE PLAN. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING. ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
9. FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
10. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPOSED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.



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**ISSUED FOR PERMIT**

PROJECT NUMBER: 210001221

DATE: 01.11.16

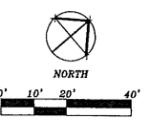
REVISIONS:

SCALE: 1" = 20' - 0"

DRAWING NAME:  
LAYOUT PLAN

DRAWING NUMBER:

**L100**







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**ISSUED FOR PERMIT**

PROJECT NUMBER: 21001221

DATE: 01.11.16

REVISIONS:

SCALE: 1" = 20' - 0"

DRAWING NAME:  
GRADING PLAN

DRAWING NUMBER:  
**L200**

**GRADING LEGEND**

---	PROPERTY LINE
---	LIMIT OF WORK LINE
---	PROPOSED CONTOUR MAJOR LINE
---	PROPOSED CONTOUR MINOR LINE
---	SPOTGRADE

**GRADING NOTES**

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY PRECISION LAND SURVEYING, INC. OF SOUTHBOROUGH, MA, DATED 09 OCTOBER 2015.
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. POCKING AT TRANSITION AREAS WILL NOT BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3%, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF 521 CMR OF THE ARCHITECTURAL ACCESS BOARD REGULATIONS. ALL GRADES ON WALKWAYS, RAMPS, CURB CUTS AND PARKING AREAS AS DEFINED BY 521 CMR SHALL COMPLY WITH THE MAXIMUM ALLOWABLE GRADES. GRADES SHALL BE MEASURED AT TWO FOOT INTERVALS. GROSS SLOPES ON ALL WALKS, PATHS OF TRAVEL AND ACCESSIBLE ROUTES AS DEFINED IN 521 CMR SHALL NOT EXCEED 1:8. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF DISCREPANCIES ARISE BETWEEN THE ACTUAL GRADES SHOWN ON THE PLANS AND THE MAXIMUM ALLOWABLE GRADES INDICATED IN 521 CMR.
- ALL WALKWAYS SHALL BE GRADED TO A MAXIMUM 4.5% RUNNING SLOPE (PARALLEL TO THE DIRECTION OF TRAVEL). THE CROSS SLOPE OF ALL WALKWAYS, PATHS AND PLAZAS SHALL NOT EXCEED 1:5% PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE SLOPE OF ALL RAMPS AND SIDE SLOPES OF HANDICAP CURB CUTS AS DEFINED BY SECTION 2.11 OF 521 CMR SHALL BE CONSTRUCTED AT 1:5% MAXIMUM. RAMPS AS DEFINED IN SECTION 2.41 OF 521 CMR SHALL BE CONSTRUCTED TO A MAXIMUM SLOPE OF 1:3%.  
 15. ENSURE ALL EXISTING (TO REMAIN), AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICED.  
 16. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.  
 17. BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH BASINS.  
 18. CONTRACTOR TO ADJUST UTILITY ELEMENT HEIGHT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.  
 19. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPAIRED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.



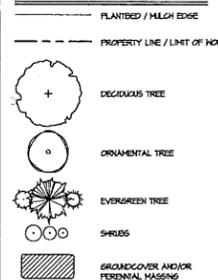
PLANT SCHEDULE - CLINTON ROAD NEIGHBORS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENT
<b>HOODY PLANTS</b>					
TS	TSUGA CANADENSIS	HEMLOCK	45	8'-10' HT.	BAB
TG	THUJA 'GREEN GANT'	ARBOREAL 'GREEN GANT'	10	6'-7' HT.	BAB
RC	RHOODENDRON CATAMBENSE 'CHONODES'	RHOODENDRON 'CHONODES'	21	2.5'-3' HT.	BAB, MULTISTEM

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENT
<b>EVERGREEN TREES</b>					
JC	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	25	10'-12' HT.	BAB
PN	PICEA ABIES	NORWAY SPRUCE	6	16'-18' HT.	BAB
PS	PRINUS STROBUS 'FASTIGIATA'	WHITE PINE	18	16'-18' HT.	BAB
TD	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBOREAL	34	12'-14' HT.	BAB
<b>DECIDUOUS AND ORNAMENTAL TREES</b>					
BN	BETULA NIGRA 'NANA HEAT'	RIVER BIRCH	2	8'-10' HT.	BAB, MULTISTEM
GB	GINKGO BILoba 'PRINCETON SENTRY'	WADDONIAN TREE	31	3-3 1/2' CAL.	BAB
LT	LIRIODENDRON 'TULIPIFERA'	TULIP TREE	8	3-3 1/2' CAL.	BAB
OP	QUERCUS PALustris 'GREEN PALMAR'	GREEN PALMAR OAK	13	3-3 1/2' CAL.	BAB
UF	ULMUS FRONTALIS	FRONTIER ELM	4	3-3 1/2' CAL.	BAB
<b>SHRUBS AND ORNAMENTAL GRASSES</b>					
CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	10	2-2 1/2' HT	
FS	FOTHERGILLA GARDNERI	OWENS FOTHERGILLA	137	2-2 1/2' HT	
IS	ILEX GLABRA 'COMPACTA'	HICKBERRY	24	2-2 1/2' HT	
IV	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY ITEA	159	2-2 1/2' HT	
MS	MISCANTHUS SINENSIS 'MORNING LIGHT'	JAPANESE SILVER GRASS	53	#2 POT	
PA	PENNISETUM ALPESTRICUM 'SHAWLEY'	FOUNTAIN GRASS	230	#2 POT	
<b>PERENNIALS AND GRASSCOVERS</b>					
AL	ALLIUM 'GLOBEMASTER'	GLOBEMASTER ALLIUM	103	#1 POT	
HA	HAKONECHLOA MACRA 'AUREOLA'	HAKONE GRASS	391	#1 POT	
HK	HEDERA HELIX	ENGLISH IVY	30	#1 POT	10' O.C. ALONG CL. FENCE
HE	HEUCHERA 'PALACE PURPLE'	CORALBELLS	315	#1 POT	
LM	LIRIOPE MUSCARI '30 BLUE'	LK TURF	441	#1 POT	
PT	PACHYSANDRA TERMINALIS 'GREEN SHEEN'	GREEN SHEEN PACHYSANDRA	375	FLAT OF 100	

PLANTING LEGEND



PLANTING NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY PRECISION LAND SURVEYS, INC. OF SCITUBOROUGH, MA, DATED 05 OCTOBER 2015.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSLANTED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MINIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3%, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE APPLIED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF HOOD GRASS, THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOADED AND SEEDDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
- PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.



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ISSUED FOR PERMIT

PROJECT NUMBER: 216001221

DATE: 01.11.16

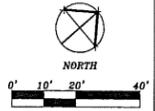
REVISIONS:

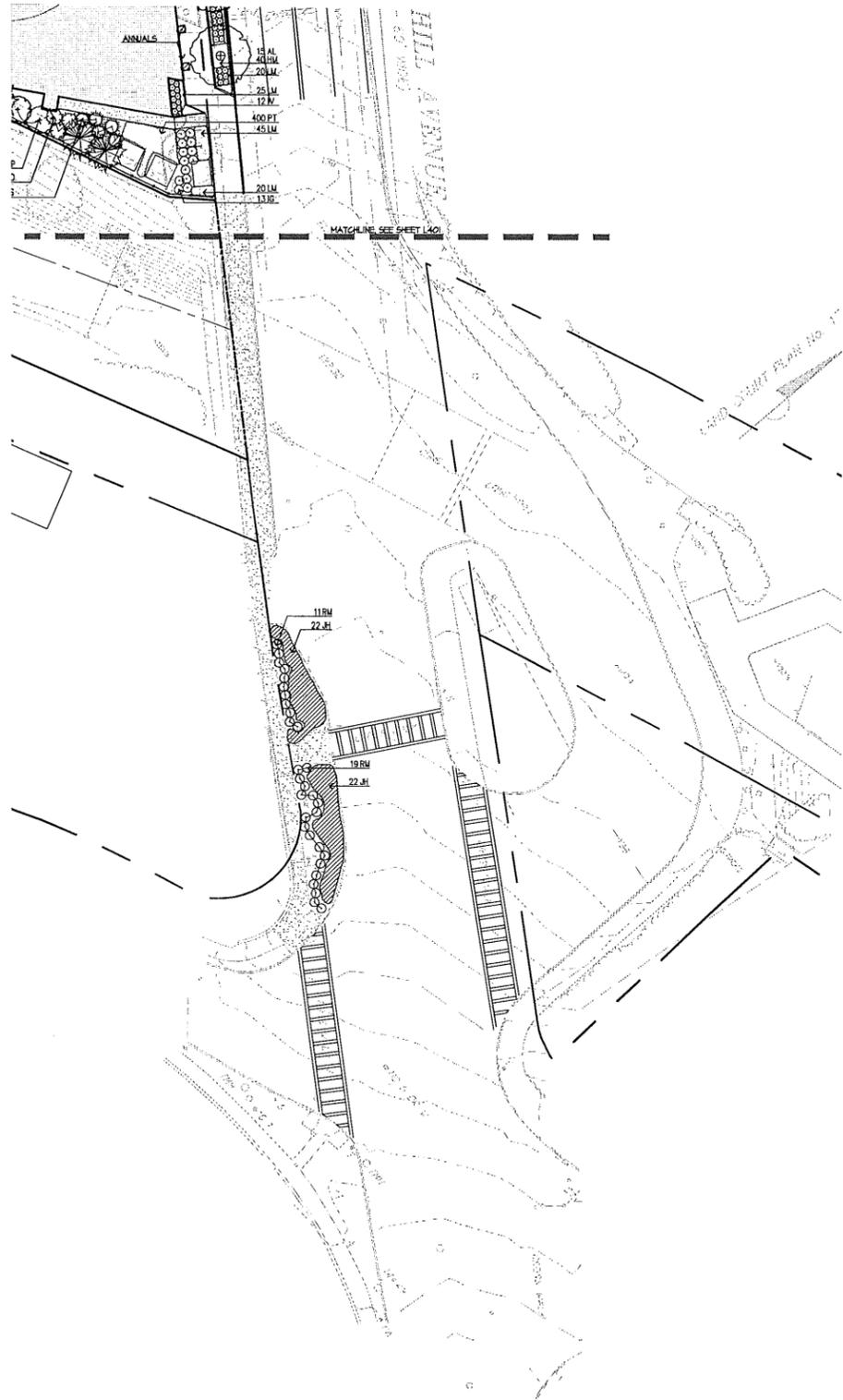
SCALE: 1" = 20' - 0"

DRAWING NAME:  
PLANTING PLAN

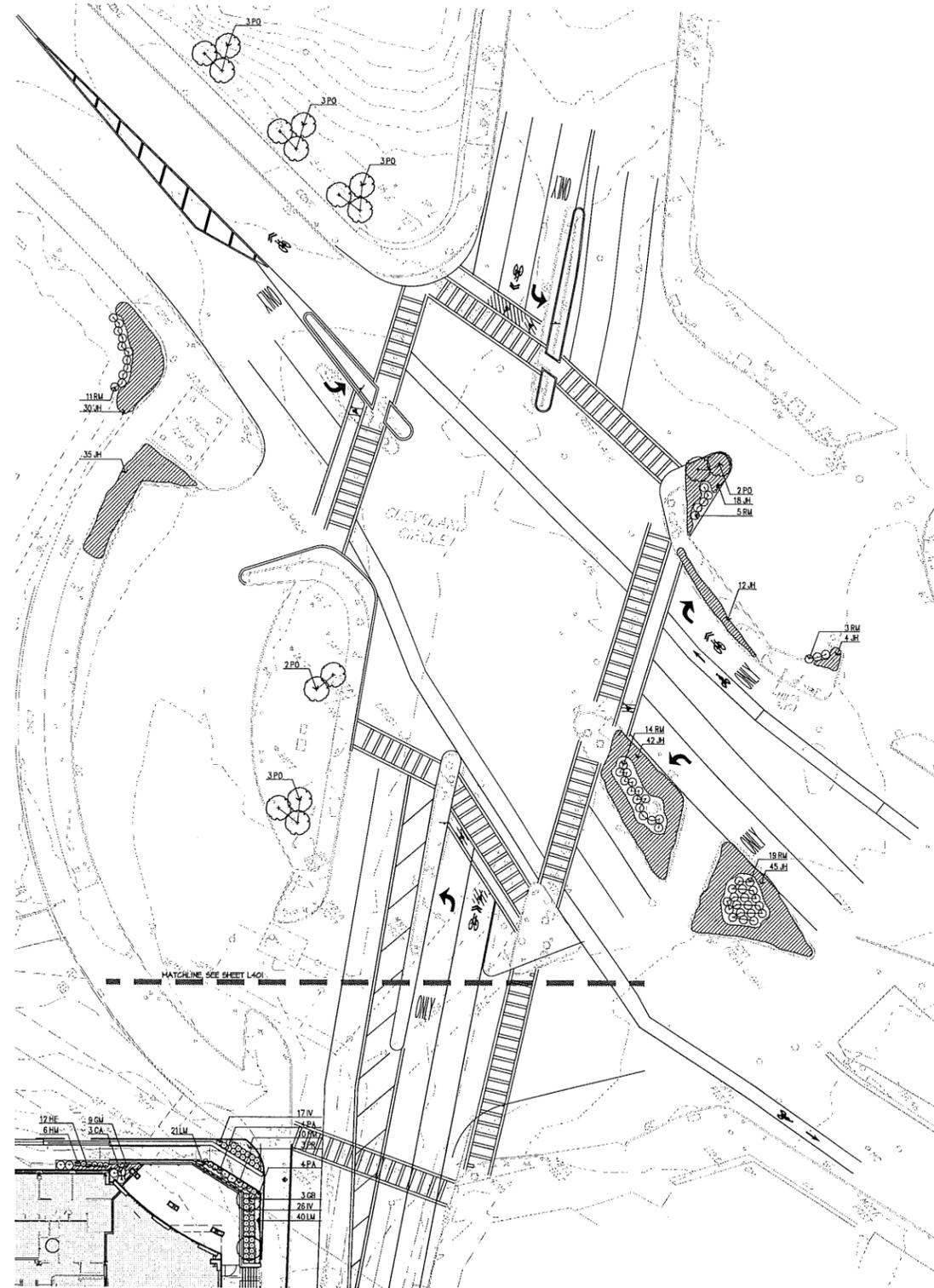
DRAWING NUMBER:

L400





1 CLINTON ROAD INTERSECTION IMPROVEMENTS  
SCALE: 1" = 20'-0"



2 CLEVELAND CIRCLE LANDSCAPE IMPROVEMENTS  
SCALE: 1" = 20'-0"

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CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 210001221

DATE: 11.05.15

REVISIONS:

SCALE: 1" = 20'-0"

DRAWING NAME:  
PLANTING PLAN

DRAWING NUMBER:

L401

