

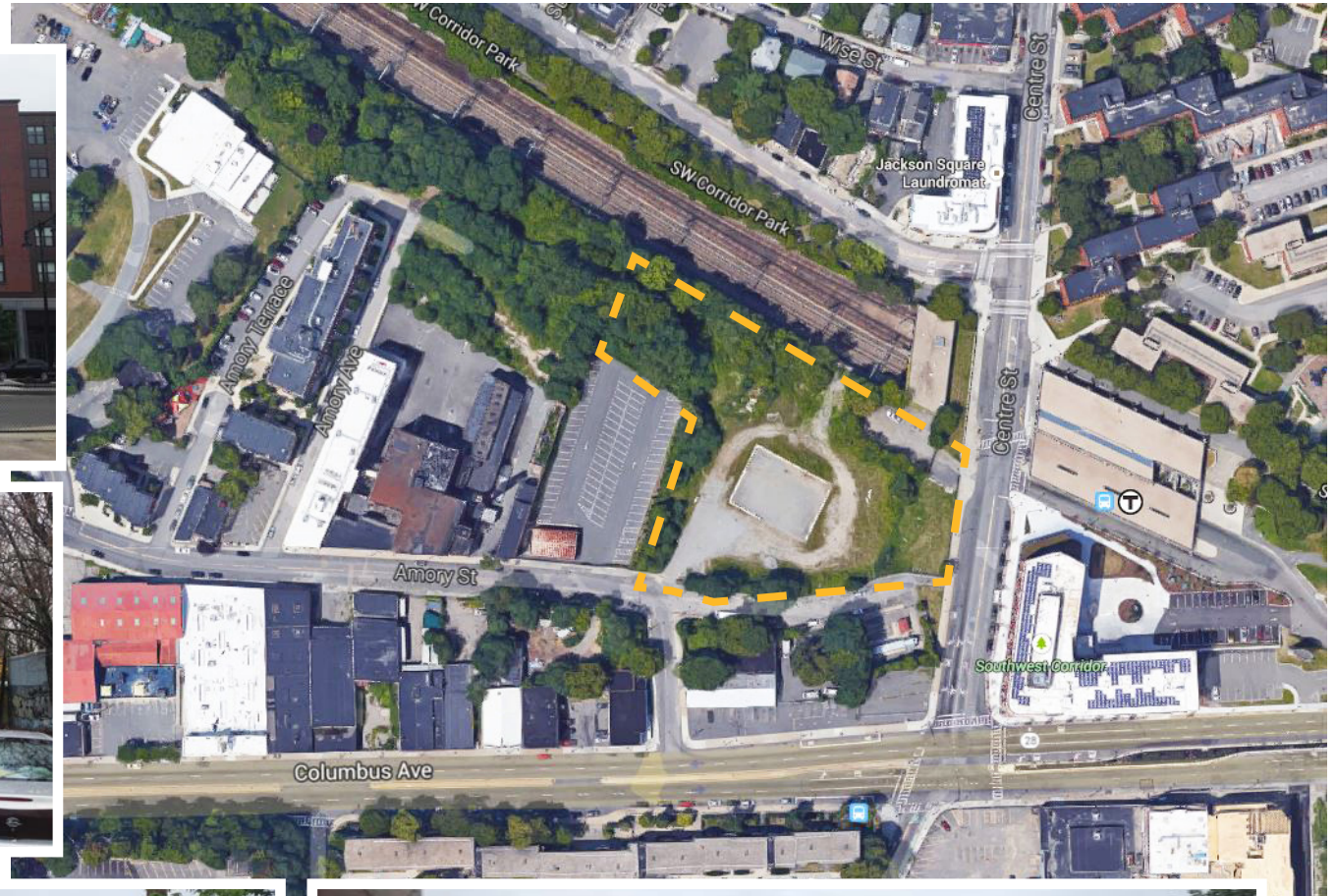
View of the Site from Columbus Avenue



View of Amory Street Extension



View of Amory Street Extension from Centre Street



View of Site from Jackson Square MBTA Station





- Parking Spaces:
- 50 inside 250 Centre Street
 - 52 On-Site
 - Total 102 Residential Parking Spaces



MBTA Lot
Approx. 30,790 SF
Lot Area

250 Centre Street
100 Units 6 Stories
Parking 1/2 level
below grade

Approx. 33,656 SF
Lot Area

Building M
4 Stories
44 Units
Approx. 36,003 SF Lot Area



Proposed Site Section



Proposed View of Plaza on Centre Street



Proposed View of 250 Centre Street + Plaza and Greenway



Proposed View of Greenway from the South



Proposed View of Courtyard



Proposed View of Courtyard



Proposed View at the Corner of Amory Street



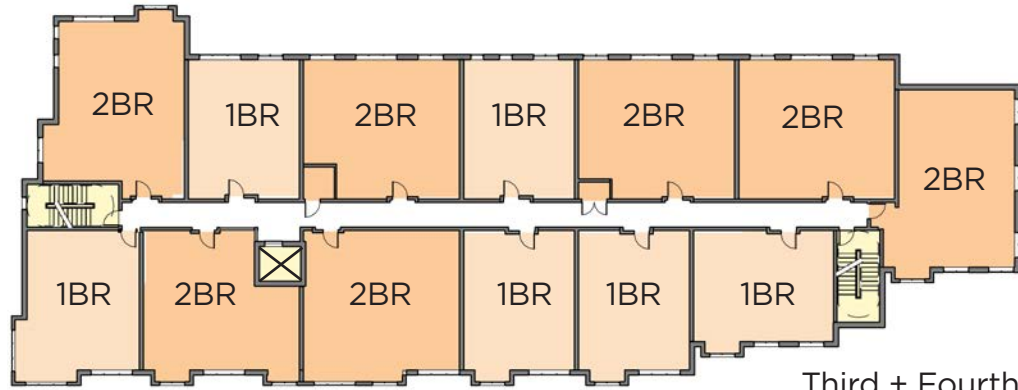
Proposed View of Building M on Amory Street



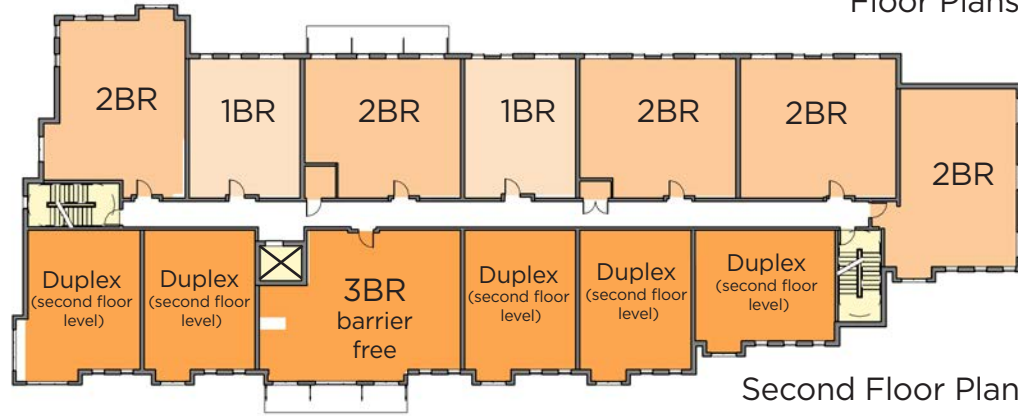
Proposed View at the Corner of Amory and Centre Streets



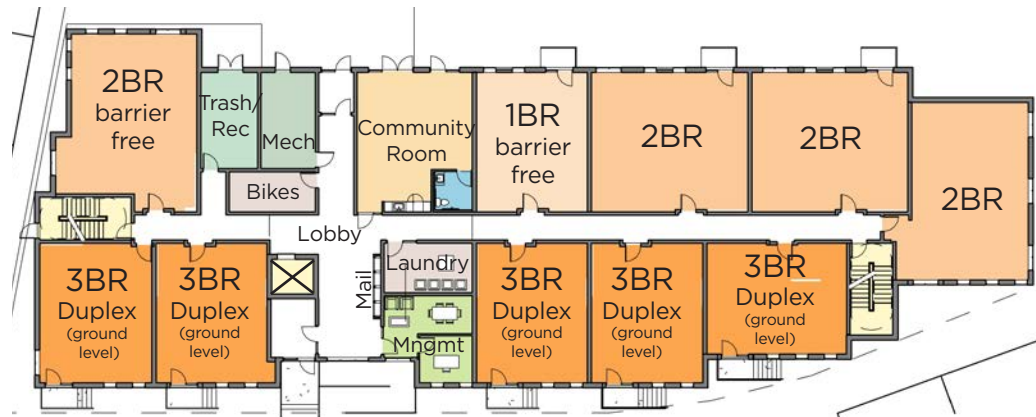
Proposed View at the corner of Columbus Avenue and Centre Street



Third + Fourth Floor Plans



Second Floor Plan



Ground Floor Plan

Unit Matrix

| | 1BR | 2BR | 3BR | |
|---------|-----|-----|-----|--------------------|
| Floor 1 | 1 | 4 | 5 | |
| Floor 2 | 2 | 5 | 1 | |
| Floor 3 | 6 | 7 | 0 | |
| Floor 4 | 6 | 7 | 0 | |
| | 15 | 23 | 6 | 44 |
| | 34% | 52% | 14% | Total Units |



North Elevation



Amory Street Elevation



South Elevation



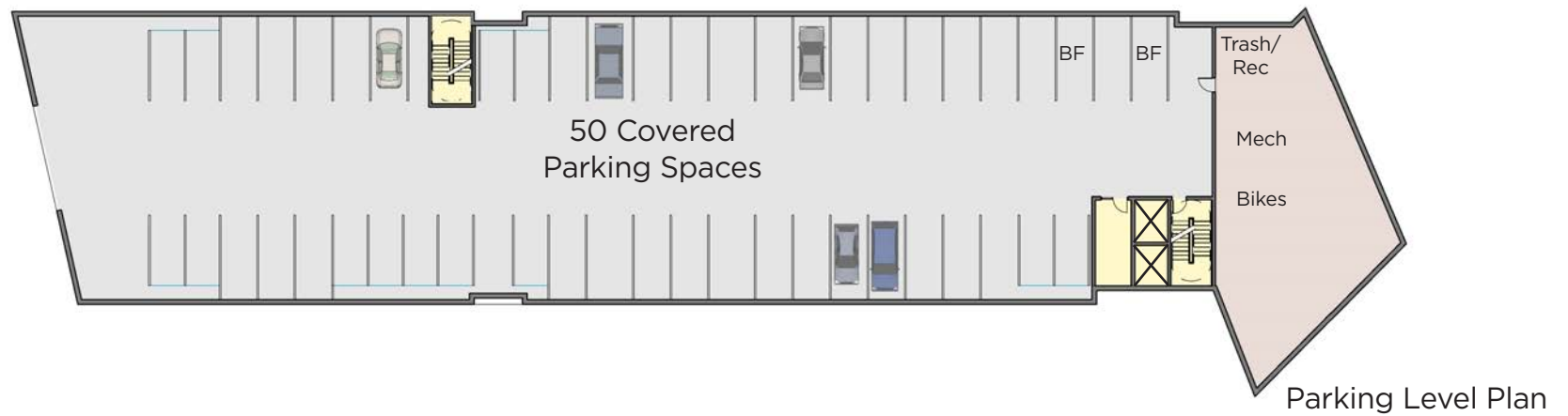
Courtyard Elevation

Unit Matrix

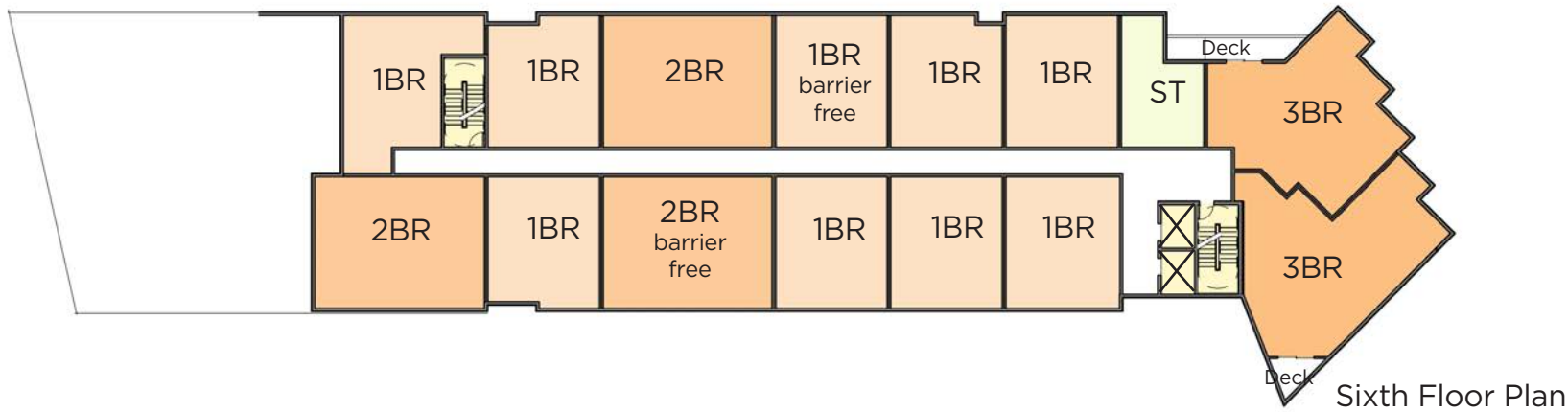
| | Studio | 1BR | 2BR | 3BR | |
|---------|--------|-----|-----|-----|--------------------|
| Floor 1 | 1 | 8 | 3 | 0 | |
| Floor 2 | 2 | 10 | 5 | 2 | |
| Floor 3 | 2 | 10 | 5 | 2 | |
| Floor 4 | 2 | 10 | 5 | 2 | |
| Floor 5 | 2 | 10 | 3 | 2 | |
| Floor 6 | 0 | 9 | 3 | 2 | |
| | 9 | 57 | 24 | 10 | 100 |
| | 9% | 57% | 24% | 10% | Total Units |



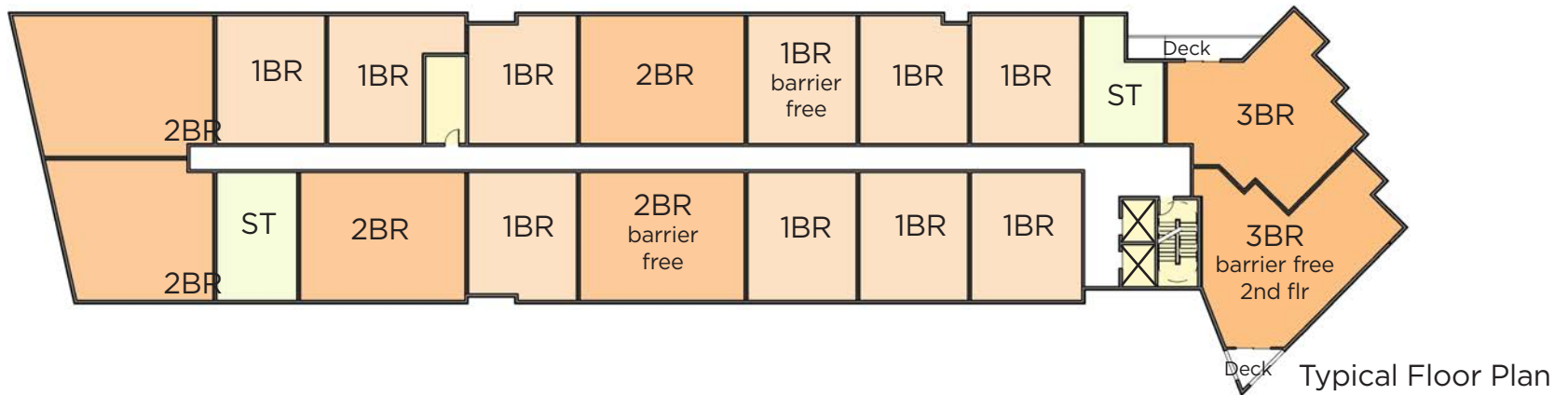
Ground Floor Plan



Parking Level Plan



Sixth Floor Plan



Typical Floor Plan



- Metal Shingle System
- Corrugated Metal System
- Cementitious Panel System
- Retail Canopy

Courtyard Elevation



- Metal Panel System at Bays
- Fiberglass Windows
- Decks
- Concrete Base

Plaza/ Greenway Elevation



North Elevation (Amory Street Extension)



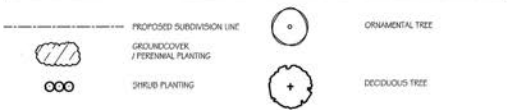
South Elevation



LAYOUT, MATERIAL AND PLANTING NOTES

- EXISTING CONDITIONS INFORMATION FROM SURVEY PREPARED BY NTSOH ENGINEERING FROM BOSTON, MA.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE DOCUMENTS REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DISAFAE 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(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE PROTECTED OR TRANSPLANTED 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.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE BIDDING.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE ASYD FINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS 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 SEEDED WITH A MINIMUM OF 4" DEPT. 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.

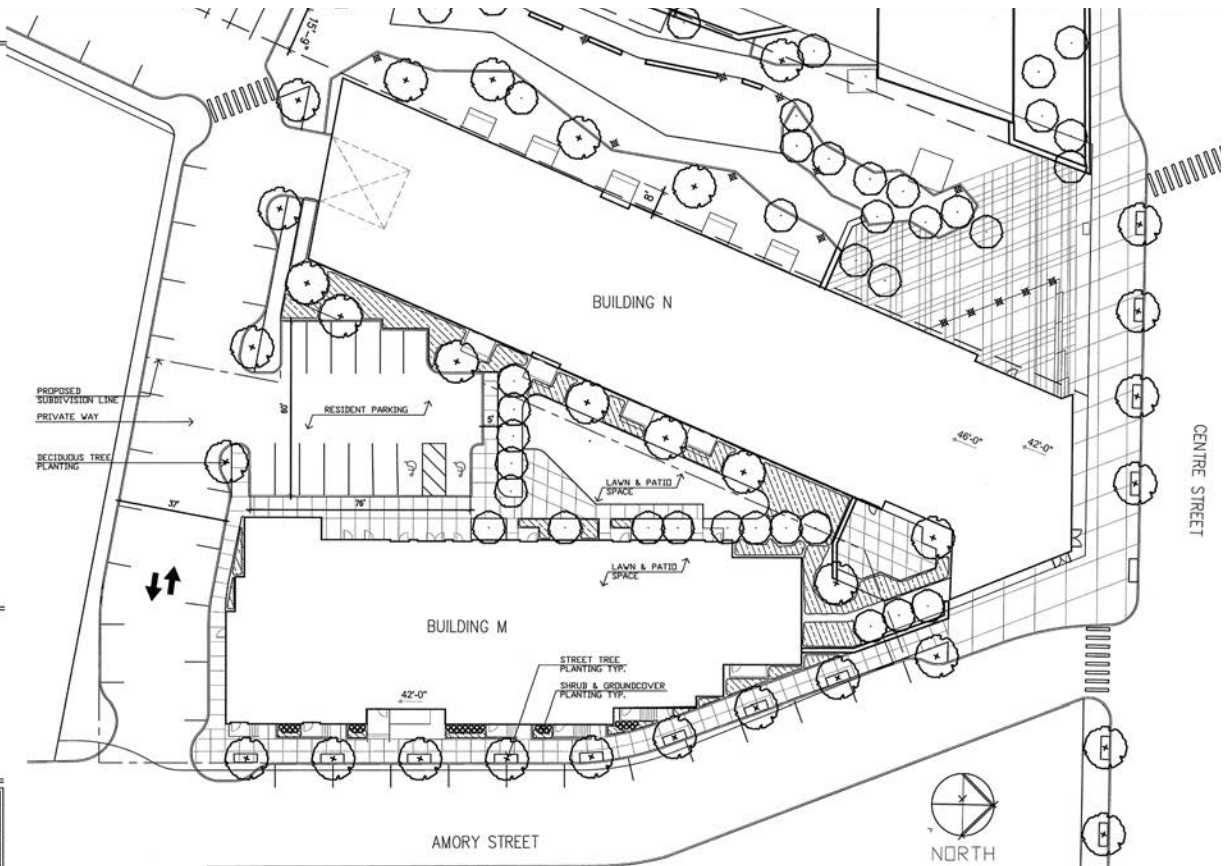
LEGEND



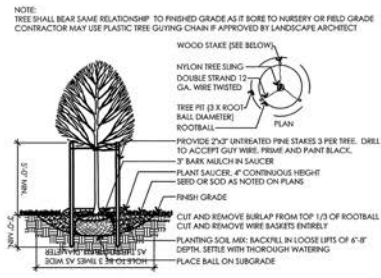
SUGGESTED PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY | SIZE | COMMENT |
|------------------------------------|----------------------------------|---------------------------|-----|-----------------|--------------------|
| DECIDUOUS TREES | | | | | |
| AR | ACER RUBRUM | RED MAPLE | X | 3 - 3 1/2" CAL. | |
| AP | ACER PSEUDOPLATANUS | SYCAMORE MAPLE | X | 3 - 3 1/2" CAL. | |
| OB | CARPINUS BETULUS 'ASTIGATA' | FASTIGATE HORNBREAM | X | 3 - 3 1/2" CAL. | |
| GT | GLYSTRIS TRICANTHOS VAR. INERMIS | HONEY LOCUST | X | 3 - 3 1/2" CAL. | |
| ORNAMENTAL TREES | | | | | |
| ME | MAGNOLIA SOULANGANA 'ELIZABETH' | ELIZABETH MAGNOLIA | X | 10-12' HT. | MULTI-STEM |
| PT | PRUNUS SERIALATA 'KAWANAN' | KAWANAN CHERRY | X | 6-7' HT. | SINGLE STEM |
| SHRUBS | | | | | |
| CA | OLEFRA ALNIFOLIA | SUMMERSWEET | X | 5 GALLON | |
| IC | ILEX CHONATA 'NELLY' | NELLY HOLLY | X | 24-32" HT. | |
| IV | ITEA VIRGINIANA 'HENRY'S GARNET' | GARNET ITEA | X | 24-32" HT. | |
| KL | KALMA LATIFOLIA 'SNOWDRIFT' | SNOWDRIFT MOUNTAIN LAUREL | X | 5 GALLON | |
| MP | MYRTICA PENNSYLVANICA | BAYBERRY | X | 5 GALLON | |
| RA | RHUS AROMATICA 'GRD-LOW' | GRD-LOW SUMAC | X | 3 GALLON | SPACE 3' O.C. |
| RN | ROSA 'NEW DAWN' | NEW DAWN ROSE | X | 3-4' HT. | TRAINED TO TRELLIS |
| VT | VERBURUM TROLOBIUM | AMERICAN CRANBERRYBUSH | X | 3-4' HT. | |
| GROUNDCOVERS AND PERENNIALS | | | | | |
| CE | CAREX ELATA 'AUREA' | GOLDEN SEDGE | X | 1 GALLON | SPACE 1.5' O.C. |
| CR | COMPTONIA PEGEODORICA | SWEETWYREN | X | 1 GALLON | SPACE 1.5' O.C. |
| FR | RUPECOCA FLUIDA VAR. SPOCOCA | BLACK EYED SUSAN | X | 1 GALLON | SPACE 1.5' O.C. |
| LM | LEUCOPAE MASCARON | LYALIS | X | 1 GALLON | SPACE 1.5' O.C. |
| HF | HEMEROCALLIS FLAVA | DAYLILIES | X | 1 GALLON | SPACE 1.5' O.C. |
| PV | PANICUM VIRGATUM 'HEAVY METAL' | SWITCH GRASS | X | 2 GALLON | SPACE 2' O.C. |
| SP | SPHONOLUS HETEROLEPIS | PRAIRIE DROPSIDE | X | 2 GALLON | SPACE 2' O.C. |

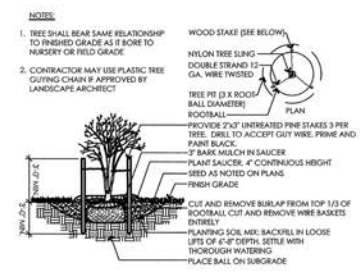
NOTE: PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF LANDSCAPE ARCHITECT.



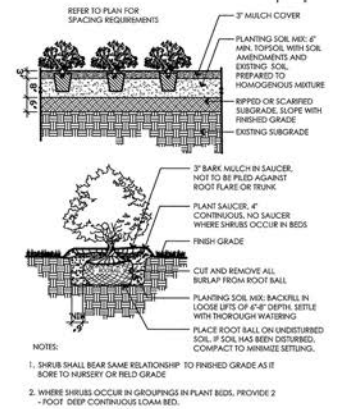
1 SITE PLAN
SCALE: 1" = 20'-0"



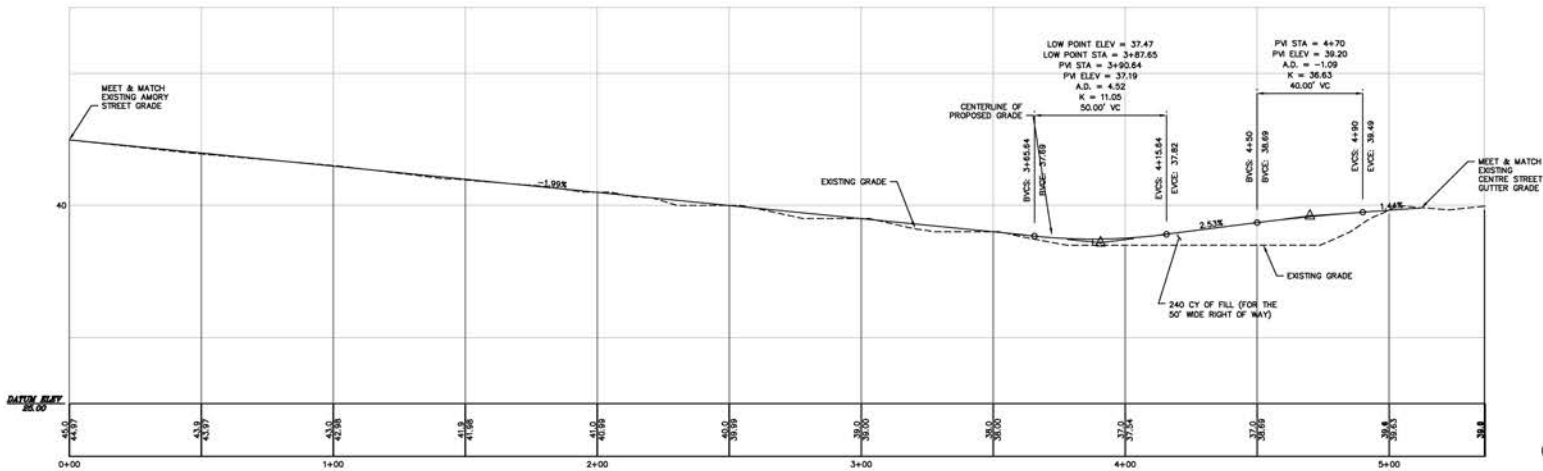
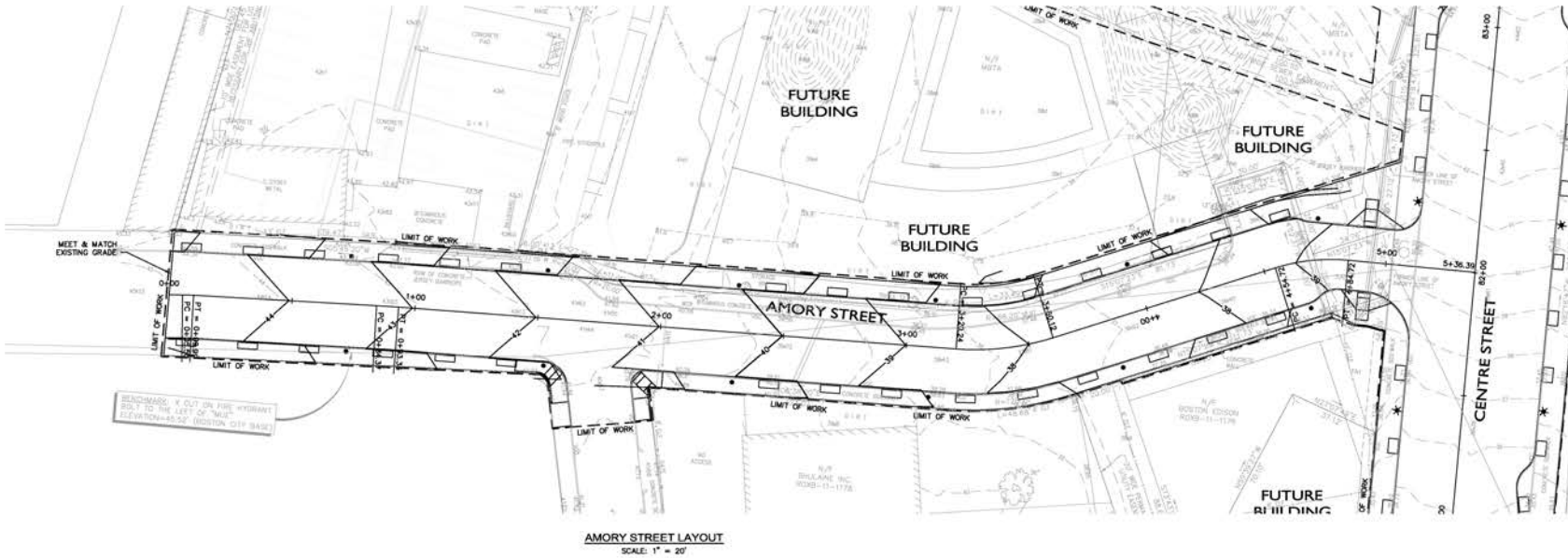
2 DECIDUOUS TREE DETAIL
NOT TO SCALE



3 MULTI-STEM DECIDUOUS TREE DETAIL
NOT TO SCALE

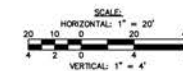


4 SHRUB + GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



CIP xx-xx SHEET 20 OF 48 SHEETS

AMORY STREET PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



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CITY OF BOSTON PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION
 ALIGNMENT & GRADING PLAN
AMORY STREET
 JACKSON SQUARE
 WEST ROXBURY

SCALE: AS SHOWN
 DISTRICT: 10

AREA: 2
 DATE: JUNE 2009

CITY ENGINEER _____

C18

