

# **28 CHESTNUT**

## NORTH RIVER LEERINK

### **Construction Update For 28 Chestnut Street - Scheduled Activities for 6.11.23 – 6.17.23**

The following is a list of activities expected to take place:

- Saturdays, June 10<sup>th</sup> and 17<sup>th</sup> are projected to be workdays.
- Extended work hours next Monday thru Friday are anticipated.
- There is no work scheduled for Monday, May 29<sup>th</sup>, in observation of the Memorial Day holiday.
- Sundays June 11<sup>th</sup>, 18<sup>th</sup> and 25<sup>th</sup>, and July 2<sup>nd</sup> and 10<sup>th</sup> are also expected to be workdays (interior only).
- These Saturday, and Monday thru Friday overtime work hours will be compliant with the City of Somerville ordinances. Saturday and Sunday start of work hours is 9AM.
  
- **North End Work:**
  - There will be fewer crane works originating from west of the building/adjacent to Chestnut Street, and form within the north parking lot, to support various trade works with moderately sized cranes.
    - With the crane works lessening, there will be an increase of forklift work within Chestnut Street in support of the Level 1 brick veneer installation.
    - All trucking to support these north end works will enter/exit the neighborhood from the north, Chestnut, Joy and Poplar Streets.
    - Anticipated that <15 delivery trucks per day will make deliveries to the north end of the site.
  - There will be multiple aerial and scissor lifts being used by tradesman in support of installing the building's façade elements.
  - No parking will remain in effect along the west curb line of Chestnut Street, with signs installed, as per the City of Somerville.
  - Exterior wall work will continue on all elevations, including the roof.
  
- **South End Work:**
  - Continue receiving, offloading, load-in of various building materials, including load-in for multiple crafts, primarily utilizing forklifts.
  - It's projected that there will be small volume intermittent concrete placements occurring, as well as small crane works to continuously tender ongoing roofing work.
  - Exterior wall construction will continue on all levels on all elevations.
    - To include multiple aerial lifts in support of the windows, glass, glazing, and other façade elements being installed.
  - There will activities at street grade similar to the work recently at the building's southwest corner (near the transformer) and along Chestnut Street as the works of these area of Level 1 will continue to advance with the focus works being the ongoing masonry veneer and the soon to start site finishes.
  - Levels 4 terrace, and Levels 5-6 roof installations will continue.
  - Deliveries in support of these works will include trucking entering/exiting the neighborhood from the north on Joy and Chestnut Streets and will be daily in frequency.
    - Anticipated that < 10 delivery trucks per day will enter the south end of Chestnut Street.
  - There will be aerial lift works being performed on the south elevation of the building where these lifts will be based off the recently paved area at the northern limits of Fitchburg Street and within the construction barriers.
  - South and west of the building, and at street grade, there will be various works performed to continuously "reset" the work areas to provide access for the trade works to be performed while concurrently maintaining/improving the separation within Fitchburg and Chestnut Streets and the Brickbottom residents.

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- At the eastern property line adjacent to the MBTA, landscape work will continue in a south to north progression with most access for these works originating from the project's north end parking lot.
  - There is an upcoming need to utilize a crane within Fitchburg Street to hoist materials to the east side of the new building's roof. This will be a 1-day event, pending schedule confirmation. Once a date is targeted a request to Brickbottom to accommodate will be made. It is currently projected to occur on or around the week of June 26<sup>th</sup>.
- **Chestnut and Fitchburg Streets Utility Work:**
    - Eversource Gas has completed the installation of their new underground gas infrastructure within Fitchburg Street West which connects Chestnut Linwood Streets.
      - To reinstall the cobblestones displaced by this work, albeit they have not advised as to their schedule for that work.
      - Similarly the building's gas service is to be installed from Chestnut Street, south to the building, which will occur in the general area of the building's southwest corner, but is projected to occur the week of June 26<sup>th</sup>.
    - Eversource Electric has remobilized to Fitchburg Street East to install primary underground cabling.
      - While yet to commit to a schedule, it's anticipated that they will have intermittent presence within Fitchburg Street during the weeks of May 29<sup>th</sup>, and June 5<sup>th</sup> and 12<sup>th</sup>, with the goal being to have Eversource completed with this primary cabling work by week ending June 16<sup>th</sup>.
    - Eversource Electric has some remaining work in Fitchburg St East to complete.
      - While yet to commit to a schedule, it is anticipated that they will have intermittent presence within Fitchburg Street East during the weeks between June 12<sup>th</sup> and July 28<sup>th</sup>.
      - Including localized excavation at the two electric manholes in order for the new city street lights underground conduit and cabling to be installed.
      - New city street lights will be installed along Chestnut Street, and will be controlled by a new City Light Control Cabinet which will be located at the eastern end of Fitchburg Street, adjacent to the existing fire hydrant.
    - More information on this Eversource Electric work will be forwarded when received.
    - Continuous efforts are being made to acquire more information from the public utilities as to their individual work schedules, and will be included in future notifications.
    - All efforts will be made to maintain a minimum width of one vehicle driving lane on all streets during these public utility installations.
  - **Additional Projected Works and Project Milestones:**
    - There will be continuous work on the building's sidewall facades throughout the Spring and early Summer with the façade being substantially completed for early July.
      - To mirror the continuous works ongoing within the interior portions of the building, with works projected to be substantially complete for the end of August.
    - During the Spring and into the early Summer months, there will be intermittent crane use and continued trucking occurring from within/adjacent to Chestnut Street.
    - There will be additional days where crane setup on Fitchburg Street will be requested. All efforts will be made to minimize the quantity of days that this will be requested.
    - Chestnut Street will remain active as the project's primary route to receive materials.

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- In the Spring, finish sitework resumed.
  - To include construction activities on all sides of the project, and 2 newly activated fire hydrants on Chestnut Street, the first located near the corner of Chestnut/Fitchburg, and the second being north of the building's main entrance.
  - These hydrants are available for fire department use if needed.
  - Phase 1 of the finish sitework included the east side towards the MBTA, & the landscape plantings required in this area have been substantially completed.
  - Phase 2 of the finish sitework will include soil works, shallow underground utilities, granite curb, concrete sidewalk and concrete paver installation, and soft landscape plantings at the south end of the building.
  - There has been more detailed scheduling/logistical planning for Fitchburg and Chestnut Streets forwarded to the Brickbottom community as of the weeks ending March 17<sup>th</sup> and June 9<sup>th</sup>.
  - As the east/south sides advance, Phase 3 of the site finishes work on the west towards the full width of Chestnut Street will complete in July.
  - Early Summer will culminate with the last of the project's large crane activities as the remainder of the roof's large HVAC and electric equipment will be received and hoisted into position.
  - In a progressive manner, early Summer will culminate most of the project's larger work scopes adjacent to the public ways and which have been visible will begin to recede in conjunction of those site finishes being installed.
- During late Summer, the project will be nearing completion, and therefore there will be less visible construction activity external of the building.
  - While the project will remain an active construction site with many tradespeople still employed on site, their physical work locations will be mostly within the building's exterior walls.
- By late Summer, the project's construction phase will be concluding and final inspections, Certificates of Occupancy (CoO), etc. will be achieved and the project will transition from that of an active construction site to that of an occupied campus.

The project team will keep in touch with and update Juan of all works south of the buildings, and those that are close in proximity to the Chestnut Street and Fitchburg Street intersection.

Thank you for your continued support and understanding.

Sincerely,  
North River Leerink & Consigli Construction

**ST-04**  
 SOIL TYPE 4 - PLANTING SOIL MIX  
 IMPORTED ORNAMENTAL PLANTING SOIL MIX TO 60"  
 DEPTH AT PLANTING AREAS AND AT TREE LOCATIONS.  
 REFER TO PLANTING DETAILS FOR WIDTH OF AREA AT  
 TREE LOCATIONS.

**PROPOSED SEQUENCE OF WORK -**

1. remove street light, pole, & base
2. over excavate native soils at PA islands having soil type ST-04 (TBD spoils might be acceptable for sub & fine grading at other concrete pavement & unit paver locations)
3. fill PA islands (TBD crushed stone bottom followed by Brightview Landscape soils) w/ compacted gravel base up to bottom of granite curb
4. over excavate native soils at UP-5 & UP-1 & install crushed stone drain aggregate & perforated pipe blind underdrain (see detail 14/L3.001)
5. e&b irrigation (including sleeve install)
6. e&b site lighting (with pole bases installed)
7. crushed stone backfill at building granite base stone (see sections A4.407)
8. install granite curb
9. fine grade for concrete pavement, PA, & UP-5/UP-1

**QUICK REFERENCE LEGEND**

REFERENCE L1.000 FOR FULL CONSTRUCTION SCHEDULE  
**KEY SYM DESCRIPTION**  
**ASPHALT PAVING**  
 AP-01 ASPHALT PAVING - TYPE 1  
 AP-02 ASPHALT PAVING - TYPE 2  
 AP-03 ASPHALT PAVING - TYPE 3  
 OMT OMIT  
**CURBING**  
 CR-01 CURB - TYPE 1  
**CONCRETE PAVING**  
 CP-01 CONCRETE PAVING - TYPE 1  
 CP-02 CONCRETE PAVING - TYPE 2  
 CP-03 CONCRETE PAVING - TYPE 3  
 OMT OMIT  
**JOINTING**  
 JO-01 CONTROL JOINT  
 JO-02 EXPANSION JOINT  
**UNIT PAVING**  
 UP-01 UNIT PAVEMENT - TYPE 1  
 UP-02 UNIT PAVEMENT - TYPE 2  
 OMT OMIT  
 UP-04 UNIT PAVEMENT - TYPE 4  
 OMT OMIT  
**LANDSCAPE MATERIALS**  
 LND-01 SITE SPECIFIC PLANTING  
 OMT OMIT  
**FENCING**  
 FR-01 FENCE - TYPE 1  
**SITE FEATURES**  
 SF-01 BENCH - TYPE 1  
 SF-02 BRICK/PAVE PLANTER EDGE  
 SF-03 BRK PAVK  
 SF-04 GREEN WALL  
 SF-05 PLANTER EDGE  
 SF-06 SITE RETAINING WALL  
 OMT OMIT  
**LANDSCAPE LIGHTING**  
 LIC-01 PEDESTRIAN BOLLARD  
 LIC-02 PEDESTRIAN POLE  
 LIC-03 VEHICLE/BUS STOPWAY POLE  
 LIC-04 SIGN  
 LIC-05 TREE LIGHTING  
**LIGHTING**  
 ALL PAIRNS AND EXTERIOR AREAS SHALL BE WELL LIGHTED FOR SAFETY AND VISIBILITY STANDARDS USING PEDESTRIAN LIGHT POST, AND PEDESTRIAN LIGHT BOLLARDS. SPECIFIC LIGHTING SHALL BE PROVIDED AT ALL FEATURE LOCATIONS.  
**CONSTRUCTION NOTES**  
 REFERENCE L1.000 FOR GENERAL CONSTRUCTION NOTES  
**KEY DESCRIPTION**  
 (Symbol) CURB RE: CURB  
 (Symbol) ADJN NEW FINISH TO EXISTING FINISH  
 (Symbol) ADJN NEW FINISH TO EXISTING FINISH  
 (Symbol) EXISTING WALL BELOW GRADE, FIELD VERIFY  
 (Symbol) FURNISH MARKINGS PER DIAL  
 (Symbol) FACILITY PROVIDER PER DIA  
 (Symbol) STORMWATER CONFORMANCE UNDER ONE LINE TO STREET/PAVEMENT AREAS, REFER TO DIA AND LANDSCAPE PLAN  
**ABBREVIATIONS AND SYMBOLS**  
 PA PLANTING AREA  
 TL TREE LOCATIONS  
 (Symbol) OMT  
 (Symbol) OMT  
 (Symbol) OMT

**28 CHESTNUT**

28 Chestnut Street  
 Somerville, MA 02143

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Date	Description	Drawn by	Checked by
04.21.21	ISSUED FOR DESIGN DEVELOPMENT	AC	DS
04.21.21	ISSUED FOR SUELLY/AC PERMIT ONLY	AC	DS
07.20.21	ISSUED FOR BID	ADCC	DS
09.02.21	ISSUED FOR PERMIT & CONSTRUCTION	ADCC	DS
3 12.03.21	BALLETIN 03	AC	DS
4 03.15.22	ISSUED FOR PERMIT & CONSTRUCTION	ADCC	DS
5 05.19.22	ISSUED FOR PERMIT & CONSTRUCTION	ADCC	DS
6 06.15.22	BALLETIN 06	ADCC	DS
8 05.05.23	BALLETIN 27	ADCC	DS

Seal / Signature

Project Name  
**28 CHESTNUT**

Project Number  
 11,7501.000

Description  
 LANDSCAPE CONSTRUCTION PLAN

Scale  
 1" = 10'-0"

Project Name  
**28 CHESTNUT**

Project Number  
 11,7501.000

Description  
 LANDSCAPE CONSTRUCTION PLAN

Scale  
 1" = 10'-0"

**L1.001**

Matched By: Clarity Cheung Sheet Set: BB-20P Layout: L1.001 Version: May 05, 2023 03:41:57pm Status: Construction - 28 Chestnut Way - BB-20P - SUELLY/AC PERMIT ONLY - CONSTRUCTION - PLANTING

proposed concrete jersey barrier / temp chain link fence

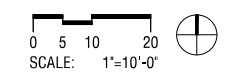
face of ex west curb

26'-2" face of west to curb to west face of new curb islands

proposed 22'-6" road width to accommodate 2 / 11'-3" travel lanes (1 north & 1 south)

Ex Street Light & Pole to be removed (de-energized 5/24/23)

(Symbol) = site lighting w precast concrete bases



Plan by: Clarity Group, Sheet Set: BB-23P, Layout: L1.002, Version: May 05, 2023, Date: 05.10.2023, Scale: 1"=10'-0", Title: 28 CHESTNUT - 28 Chestnut Street - 28 Chestnut Street - 28 Chestnut Street - CONSTRUCTION PLANS

# 28 CHESTNUT

28 Chestnut Street  
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## QUICK REFERENCE LEGEND

REFERENCE L1.000 FOR FULL CONSTRUCTION SCHEDULE

KEY	SYM	DESCRIPTION
<b>ASPHALT PAVING</b>		
AP-01	ASPHALT PAVING - TYPE 1	
AP-02	ASPHALT PAVING - TYPE 2	
AP-03	ASPHALT PAVING - TYPE 3	
OMT		OMT
<b>CONCRETE PAVING</b>		
CP-01	CONCRETE PAVING - TYPE 1	
CP-02	CONCRETE PAVING - TYPE 2	
CP-03	CONCRETE PAVING - TYPE 3	
OMT		OMT
<b>JOINING</b>		
JO-01	CONTROL JOINT	
JO-02	EXPANSION JOINT	
<b>UNIT PAVING</b>		
UP-01	UNIT PAVER - TYPE 1	
UP-02	UNIT PAVER - TYPE 2	
OMT		OMT
UP-04	UNIT PAVER - TYPE 4	
OMT		OMT
<b>LANDSCAPE MATERIALS</b>		
OMT		OMT
OMT		OMT
OMT		OMT
<b>FENCING</b>		
FR-01	FENCE - TYPE 1	
<b>SITE FEATURES</b>		
SF-01	BENCH - TYPE 1	
SF-02	BIOSWALE PLANTER EDGE	
SF-03	RINK FENCE	
SF-04	GREEN WALL	
SF-05	PLANTER EDGE	
SF-06	SITE RETAINING WALL	
<b>LANDSCAPE LIGHTING</b>		
LL-01	PEDESTRIAN BOLLARD	
LL-02	PEDESTRIAN POLE	
LL-03	VEHICULAR REMEDIATION POLE	
LL-04	VEHICULAR REMEDIATION	
LL-05	BENCH LIGHTING	
<b>LIGHTING</b>		
ALL PATHS AND EXTERIOR AREAS SHALL BE WELL LIGHTED FOR SAFETY AND VARIETY STANDARDS UTILIZING PEDESTRIAN LIGHT POST, AND PEDESTRIAN LIGHT BOLLARDS. SPECIFIC LIGHTING SHALL BE PROVIDED AT ALL FEATURE LOCATIONS.		
<b>CONSTRUCTION NOTES</b>		
REFERENCE L1.000 FOR GENERAL CONSTRUCTION NOTES		
<b>KEY DESCRIPTION</b>		
○	CURB RE. CURB	
○	ALUMN NEW PAVER TO ROADWAY PAVING	
○	ALUMN NEW PAVER TO EXISTING PAVING LOT PAVING	
○	18 IN SETS RETAINING WALL WITH EXISTING WALL	
○	EXISTING WALL BELOW GRADE, FIELD VERIFY	
○	PROPOSED MARKINGS PER CABL	
○	FACT & PAVERS PER CABL	
○	STORMWATER CONVEYANCE UNDER ONE WAY TO STREET/TRAFFIC PLANTING AREA - REFER TO CABL AND LANDSCAPE DETAILS	
○	OMT	
○	OMT	
<b>ABBREVIATIONS AND SYMBOLS</b>		
PA	PLANTING AREA	
○	TREE LOCATIONS	

- PROPOSED SEQUENCE OF WORK -**
1. crushed stone backfill of building granite base stone
  2. e&b site lighting (with pole bases installed)
  3. e&b irrigation (including sleeve install)
  4. remove street light, pole, & base
  5. over excavate native soils at Bioswale D (stockpile)
  6. fill Bioswale D ( crushed stone bottom followed by Brightview Landscape soils) w/ compacted gravel base at concrete wall/curb
  7. backfill Bioswale D concrete wall/curb
  8. fine grade for concrete pavement
  9. fine grade & install AP-03 walkway (north)
  10. fine grade & install AP-02 walkway (east)
  11. install granite curb; over ex (shallow) at street landscape islands
  12. fine grade & install AP-01 Bike Path
  13. fine grade (blend to existing) & install AP-01 street

0.5

pls use crushed stone as backfill at granite stone base typical all elevations (see det 1/A4.402)

= 7 type HE-6 site lights needing to have field cast concrete bases. Equally spaced. (see Bulletin 27 sheet E1.200)

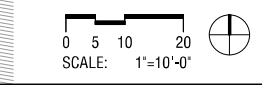
= site lighting w precast concrete bases

Irrigation (see irrigation sleeving submission)

Ex Street Light & Pole to be removed (de-energized 5/24/23)

proposed concrete jersey barrier / temp chain link fence

Date	Description	Drawn by	Checked by
04.21.21	ISSUED FOR DESIGN DEVELOPMENT	AC	DS
04.21.21	ISSUED FOR SOE/SURVEY WALL/MASS EXCAVATION PERMIT ONLY	AC	DS
07.20.21	ISSUED FOR BID	ADCC	DS
09.02.21	ISSUED FOR PERMIT & CONSTRUCTION	ADCC	DS
3	12.03.21 BULLETIN 03	AC	DS
4	03.19.22 ISSUED FOR PERMIT & CONSTRUCTION	ADCC	DS
5	05.19.22 ISSUED FOR PERMIT & CONSTRUCTION	CC	DS
6	06.15.22 BULLETIN 09	CC	DS
7	10.07.22 BULLETIN 14	CC	DS
8	11.06.22 BULLETIN 15	JK	DS
9	05.05.23 BULLETIN 27	ADCC	DS



Project Name  
**28 CHESTNUT**

Project Number  
**11,7501.000**

Description  
**LANDSCAPE CONSTRUCTION PLAN**

Scale  
1" = 10'-0"

**L1.002**

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