

500 LITER PILOT LINE EXPANSION

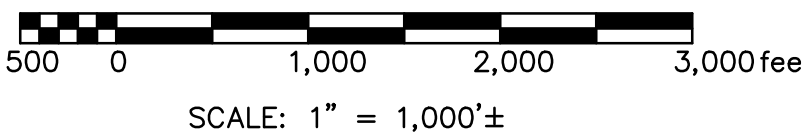
1000 TECHNOLOGY PARK DRIVE
BILLERICA, MASSACHUSETTS

DECEMBER 12, 2025

REVISED:



LOCUS MAP



INDEX OF DRAWINGS

- G-100 TITLE SHEET
- EC-100 EXISTING CONDITIONS PLAN
- N-100 LEGEND AND NOTES
- C-100 SITE PLAN
- C-200 DETAILS

(ARCHITECTURAL DRAWINGS FROM IF DESIGN FOR REFERENCE ONLY)

- A-01 FIRST FLOOR PLAN
- A-02 PIGMENT EXPANSION
EXTERIOR ELEVATIONS

PREPARED FOR:



E INK CORPORATION
1000/1200 TECHNOLOGY DRIVE
BILLERICA, MA

PREPARED BY:



ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

GENERAL NOTES

1. THIS PLAN IS THE RESULT OF AN ON THE GROUND INSTRUMENT SURVEY PERFORMED BY THE BSC GROUP IN JULY 2011. ADDITIONAL DETAIL TAKEN FROM "ALTA/ACSM LAND TITLE PLAN" BY HOWE SURVEYING ASSOCIATES, INC., DATED NOVEMBER 12, 2003, AND AERIAL IMAGERY. PARKING SPACE RE-STRIPING SUBSEQUENT TO BSC'S JULY FIELD SURVEY NOT SHOWN HEREON.
2. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM.
3. THE ENTIRE LOCUS LIES WITHIN FEMA ZONE "X" AS SHOWN ON FIRM PANEL 269 OF COMMUNITY NO. 250183, MAP 25017C0269E WITH EFFECTIVE DATE OF JUNE 4, 2010.
4. THE LOCUS IS ZONED "INDUSTRIAL" AS PER THE OFFICIAL ZONING MAP OF THE TOWN OF BILLERICA, MA DATED JUNE 13, 2007.

UTILITY NOTE

EXISTING UTILITIES, WHERE SHOWN HEREON, ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING ANY ON-SITE ACTIVITY WITH DIG-SAFE AND THE APPROPRIATE UTILITY COMPANY AND MAINTAINING EXISTING UTILITY SYSTEM SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE COMMONWEALTH OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 40, AT 1-888-344-7233. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERTS OR UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

PLAN REFERENCES

"LOT LINE ADJUSTMENT PLAN FOR TECHNOLOGY PARK IN BILLERICA, MA" DATED MARCH 28, 1983 IN PLAN BOOK 139, PLAN NO. 33.

"EXISTING CONDITIONS PLAN OF LAND" BY VANASSE HANGEN BRUSTLIN, INC., DATED NOVEMBER 15, 2001.

"AS-BUILT SITE PLAN" BY HOWE SURVEYING ASSOCIATES INC., DATED OCTOBER 12, 1989, REVISED NOVEMBER 7, 1989.

"ALTA/ACSM LAND TITLE PLAN" BY HOWE SURVEYING ASSOCIATES INC., DATED NOVEMBER 12, 2003, REVISED FEBRUARY 20, 2004.

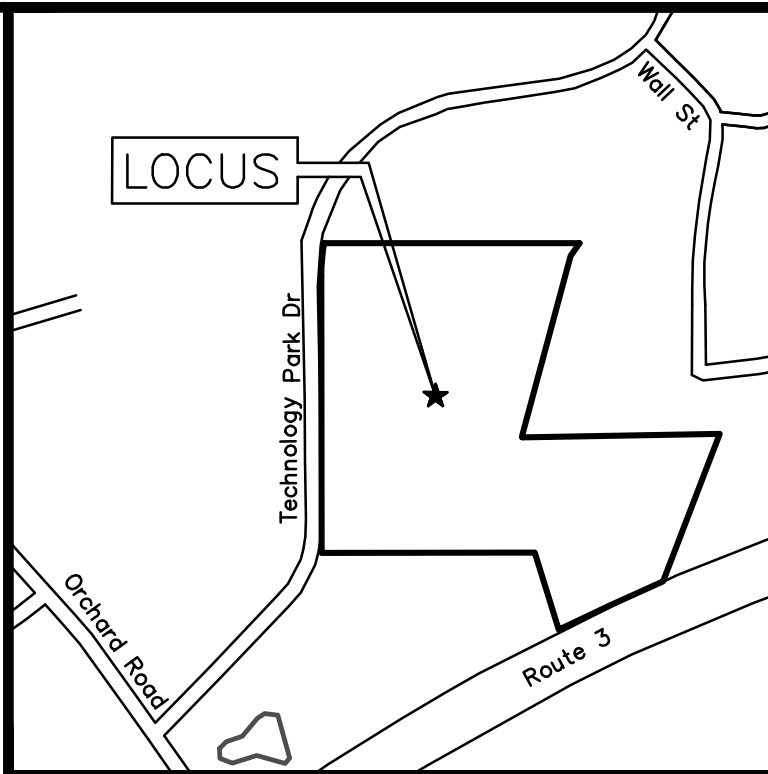
"EASEMENT PLAN FOR TECHNOLOGY PARK" BY THE GUTIERREZ COMPANY, DATED MARCH 30, 1983, IN PLAN BOOK 139, PLAN NO. 89.

"DEFINITIVE PLAN TECHNOLOGY PARK" BY FLEMING, BIENVENU & ASSOCIATES, INC., DATED JUNE 4, 1982, IN PLAN BOOK 139, PAGE 29.

RECORD OWNER

TECH PARK I AND II LIMITED PARTNERSHIP
BOOK 24088 PAGE 273
PLAN BOOK 139 PLAN 33
ASSESSORS PARCEL 95-129-6-2

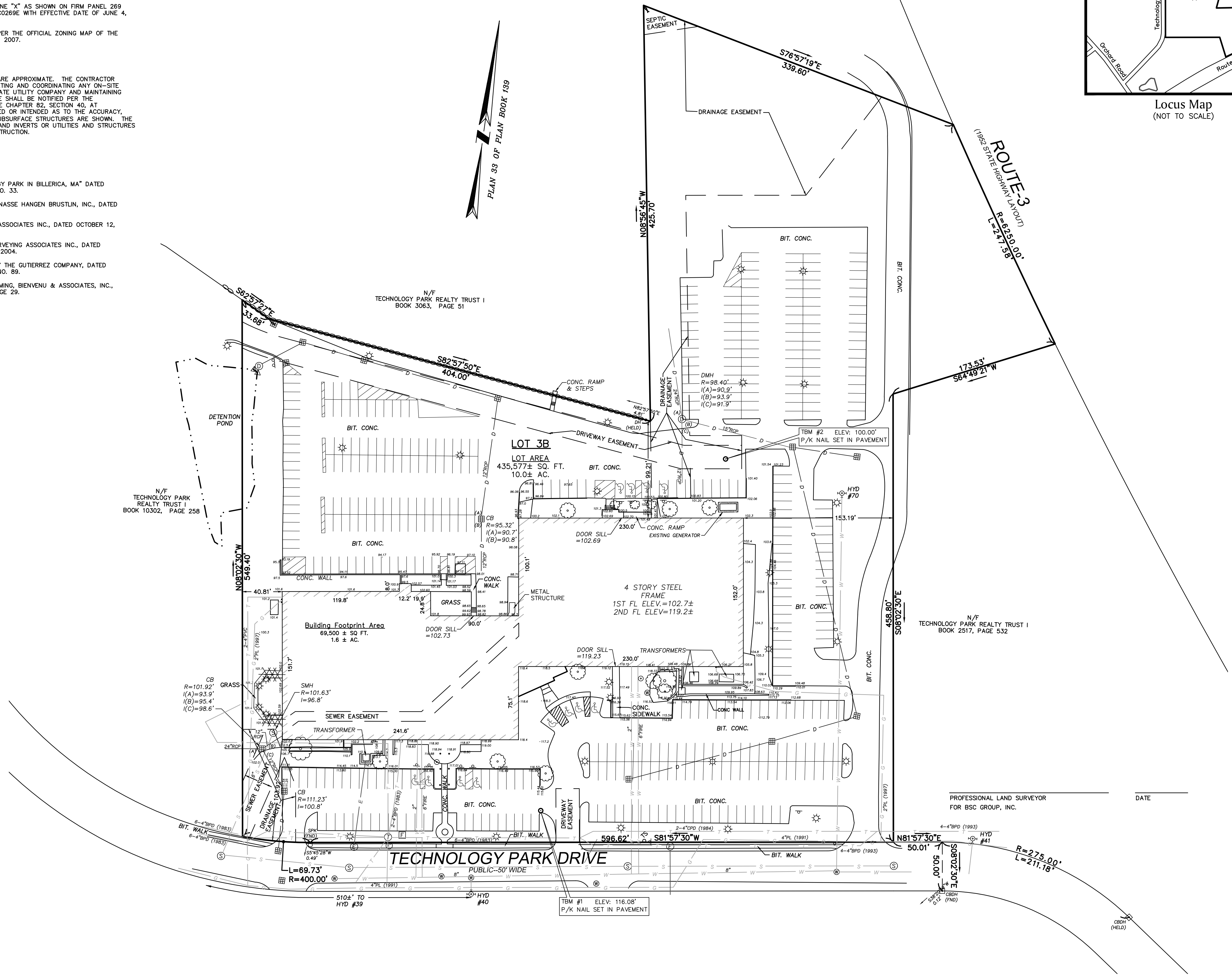
PLAN 33 OF PLAN BOOK 139



Locus Map
(NOT TO SCALE)

LEGEND

- STONE BOUND W/DRILL HOLE
- DRILL HOLE
- RAILROAD SPIKE
- SEWER MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- FIRE ALARM
- TELEPHONE MANHOLE
- FIRE MANHOLE
- CATCH BASIN
- PIPE INVERT
- HYDRANT
- POST INDICATOR VALVE
- WATER GATE
- GAS GATE
- GAS METER
- TRAFFIC SIGNAL
- LIGHT POLE
- LAMP
- SIGN
- HANDICAP PARKING SPACE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BIT. CONC.
- CONC.
- SEWER LINE
- DRAIN LINE
- WATER LINE
- TELEPHONE LINE
- ELECTRIC LINE
- GAS LINE
- STEEL GUARDRAIL
- STONE WALL



PROFESSIONAL LAND SURVEYOR
FOR BSC GROUP, INC.

DATE



EXISTING
CONDITIONS PLAN
1000 TECHNOLOGY PARK DR.
IN
BILLERICA
MASSACHUSETTS
(MIDDLESEX COUNTY)

DECEMBER 12, 2025

PREPARED FOR:

INDUSTRIAL FACILITIES DESIGN, INC.
85 MAIN STREET
HOPKINTON, MA 01748

BSC GROUP
BUILD | SUPPORT | CONNECT
300 Brickstone Square, Suite 203
Andover, Massachusetts
01810
617 896 4300

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SCALE: 1" = 50'

0 6.25 12.5 25 METERS
0 25 50 100 FEET

PROJ. MGR.: T. DOWDY	
FIELD: N. BRYANT	
CALC./DESIGN: J. DOTOLO	
DRAWN: A. SLOAT / J. DOTOLO	
CHECK: S. EWALD	
FILE: P:\010157500\C\010157500EC.DWG	
DWG. NO: ED 50SC	FILED: SHEET
JOB. NO: 01-01575.00	EC-100

LEGEND

EXISTING	DESC.	PROPOSED
AC.	ACRES	
BK	BOOK	
BIT CONC	BITUMINOUS CONCRETE	BIT CONC
Ⓢ	CABLE MANHOLE	
ⓈⓈⓈ	CATCH BASIN	ⓈⓈ
CONC	CONCRETE	
Ⓢ	DRAIN MANHOLE	Ⓢ
Ⓢ	ELECTRIC HANDHOLE	
Ⓢ	ELECTRIC MANHOLE	Ⓢ
ⓈⓈ	GAS GATE	Ⓢ
GC	GRANITE CURB	
Ⓢ	HANDHOLE	
ⓈⓈ	HYDRANT	ⓈⓈ
Ⓢ	LIGHT POLE	Ⓢ
Ⓢ	MANHOLE	
N/F	NOW OR FORMERLY	
PG	PAGE	
Ⓢ	PEDESTRIAN SIGNAL	
R=	RIM ELEVATION	
Ⓢ	SEWER MANHOLE	Ⓢ
SBC	SLOPED BITUMINOUS CURB	
SGC	SLOPED GRANITE CURB	
Ⓢ	SIGN	Ⓢ
SQ. FT.	SQUARE FEET	
Ⓢ	TELEPHONE MANHOLE	Ⓢ
TOB	TOP OF BELL	
Ⓢ	TRAFFIC CONTROL BOX	
Ⓢ	TRAFFIC SIGNAL	
Ⓢ	WATER GATE	Ⓢ
_____w_____	WATER LINE	_____w_____
_____T_____	TELEPHONE LINE	
_____D_____	DRAIN LINE	_____D_____
_____S_____	SEWER LINE	_____S_____
	SEWER FORCE MAIN	
_____G_____	GAS LINE	_____G_____
_____E_____	ELECTRIC LINE	_____UGE_____
_____OHW_____	OVERHEAD WIRE	_____OHE_____
	CABLE TELEVISION CONDUIT	
	CHAIN LINK FENCE	_____X_____
	ELEC/TEL/CABLE	_____CTV_____
	VERTICAL GRANITE CURB	=====VGC=====
	BUILDING OVERHANG	-----
	ACCESSIBLE PARKING	Ⓢ
	MINOR CONTOUR	59
	MAJOR CONTOUR	60
	NUMBER OF PARKING SPACES	16
	WETLAND DELINEATION	
	GUARD RAIL	
	STONE WALL	
	GRADE TO DRAIN	GTD

GENERAL EROSION CONTROL NOTES:

- SEDIMENT BASINS SHALL BE APPROPRIATELY SIZED AND LOCATED/RELOCATED BY THE CONTRACTOR DURING EARTHWORK OPERATIONS.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENTATION CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE INCLUDING CONSTRUCTION ENTRANCES AND PERIMETER SEDIMENT CONTROLS. SILT SHALL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS.
- EROSION CONTROL SHALL, AT MINIMUM, BE PROPRIETARY SEDIMENT INLET FILTER BAGS AT ALL AREA CATCH BASINS AND BARK MULCH WATTLE BARRIERS DOWN-GRADIENT OF ALL WORK BEING PERFORMED AND ANY STOCKPILING ONSITE. SEE INCLUDED DETAILS FOR EXACT EROSION CONTROL MATERIALS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ADDITIONAL EROSION CONTROLS AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING SILT AND DEBRIS OUT OF ALL STORM DRAINAGE STRUCTURES UPON THE COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.
- CONTRACTOR SHALL STABILIZE ALL AREAS WITH EXPOSED SOIL WHICH WILL NOT BE DISTURBED BY GRADING OPERATIONS FOR A PERIOD OF 14 DAYS OR MORE. IF WORK ON THIS PROJECT IS SUSPENDED FOR ANY REASON, THE CONTRACTOR SHALL MAINTAIN THE SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES IN GOOD CONDITION DURING THE SUSPENSION OF WORK.
- SPRINKLE OR APPLY DUST SUPPRESSERS TO KEEP DUST WITHIN TOLERABLE LIMITS AT THE CONSTRUCTION SITE.
- INLET FILTER BAGS SHALL BE INSTALLED IN ALL CATCH BASINS, WITH PERIODIC CLEANING AND/OR REPLACING OF THE FILTER FABRIC, WHEN NECESSARY, THROUGHOUT THE DURATION OF THE CONSTRUCTION.

DURING CONSTRUCTION

- THE CONTRACTOR SHALL INSPECT THE SITE AT A MINIMUM OF ONCE A WEEK TO ENSURE THAT EROSION OF SLOPES, STOCKPILES, ETC, ARE NOT OCCURRING. IN INSTANCES WHERE EROSION IS OBSERVED, MULCH WATTLE BARRIERS SHALL BE INSTALLED DOWN GRADIENT OF ERODING AREAS. APPROPRIATE REPAIRS TO THE SEDIMENT CONTROLS SHALL BE MADE AS NECESSARY.
- INSTALL INLET PROTECTION UNDER ALL CATCH BASIN RIMS. INLET PROTECTION SHALL BE INSPECTED ONCE A WEEK AND WITHIN 24 HOURS OF A 1/4 INCH OR GREATER RAIN STORM EVENT TO ENSURE THAT DAMAGE TO THE SILT SACS HAS NOT OCCURRED. APPROPRIATE REPLACEMENT SHALL BE PERFORMED AS NECESSARY.
- CONSTRUCTION ENTRANCES SHALL BE INSPECTED WEEKLY AND AFTER HEAVY RAINS OR HEAVY USE. THE CONSTRUCTION ENTRANCE SHALL BE TOP DRESSED WITH NEW STONE ONCE THE ENTRANCE BECOMES COMPLETELY CLOGGED WITH MUD AND SOIL PARTICLES.
- SEDIMENT BEHIND PERIMETER SEDIMENT CONTROLS SHALL BE REMOVED ONCE SEDIMENT REACHES A LEVEL OF DEPOSITION EQUAL TO HALF THE HEIGHT OF THE BARRIER OR LOWER IF RECOMMENDED BY THE MANUFACTURER.

SITE PREPARATION AND DEMOLITION:

- AREAS OUTSIDE THE LIMIT OF WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE ENGINEER. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENTS SHALL RECEIVE SIX INCHES OF LOAM AND SEED, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS AND LOCAL & STATE REQUIREMENTS.
- ALL MATERIALS SHALL BE DISPOSED OF PER APPLICABLE LAWS AND REGULATIONS.
- WHERE EXISTING PAVEMENT TO BE REMOVED MEETS EXISTING PAVEMENTS TO REMAIN, CONTRACTOR SHALL SAWCUT A STRAIGHT LINE UNLESS INDICATED OTHERWISE. ADDITIONALLY, EXISTING PAVEMENT SHALL BE SAWCUT, AS NECESSARY, FOR ALL PROPOSED UTILITY CONNECTIONS WITHIN THE RIGHT-OF-WAY.
- ALL WORK SHALL CONFORM TO STANDARD SPECIFICATIONS & DETAILS OF THE TOWN OF BILLERICA AND, "COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES" AND "MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS, HIGHWAY DIVISION", LATEST EDITIONS, AND THESE CONTRACT DOCUMENTS.
- ALL EXISTING REMAINING UTILITIES SHALL BE PROTECTED, UNLESS NOTED OTHERWISE.
- ALL EXISTING UTILITY STRUCTURES, CONDUITS, AND APPURTENANCES OF ANY KIND SHALL BE COMPLETELY REMOVED WITHIN THE LIMITS OF EXCAVATION FOR NEW BUILDINGS, UNLESS NOTED OTHERWISE ON THE DRAWINGS. OUTSIDE THE LIMITS OF EXCAVATION FOR NEW BUILDINGS, ALL ABANDONED AND TO-BE-ABANDONED UTILITIES GREATER THAN 8 INCHES IN DIAMETER SHALL BE SEALED BY FILLING WITH HIGH SLUMP CONCRETE (FLOWABLE FILL) AT THE LIMIT OF EXCAVATION. ALL UTILITY STRUCTURES TO BE REMOVED SHALL HAVE THE ASSOCIATED PIPES REMOVED TO A DISTANCE OF 15 FEET FROM THE STRUCTURE AND SEALED.

GENERAL CONSTRUCTION NOTES:

- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO STANDARD SPECIFICATIONS & DETAILS OF THE TOWN OF BILLERICA AND, "COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES" AND "MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS, HIGHWAY DIVISION", LATEST EDITIONS, AND THESE CONTRACT DOCUMENTS.
- FILL MATERIALS PLACED UNDER PROPOSED DRIVEWAYS, LOADING DOCKS AND PARKING AREAS SHALL MEET THE FILL MATERIAL GRADATION AND COMPACTION REQUIREMENTS OF THE PROJECT PLANS AND SPECIFICATIONS.
- UNLESS OTHERWISE INDICATED, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS.
- ALL ACCESSIBLE PARKING SPACES, WALKWAYS AND PUBLIC BUILDING ENTRANCES SHALL BE IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS 521 CMR AAB AND DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION. FOR ANY DISCREPANCIES OR CLARIFICATION THE CONTRACTOR SHALL CONTACT THE ENGINEER.
- CONTRACTOR SHALL CONSTRUCT ALL PEDESTRIAN WAYS IN ACCORDANCE WITH ADA/AAB STANDARDS.
- ALL CURB RADII SHALL BE AS NOTED.
- ALL EXISTING PAVEMENT IN THE VICINITY OF THE PROPOSED WORK SHALL BE RESTORED, IF DAMAGED, AT NO ADDITIONAL COST TO THE OWNER. ALL PAVEMENT WORK SHALL BLEND WITH EXISTING PAVEMENT WITH SAWCUTS AND EMULSION APPLIED TO ALL CUT SURFACES.
- ALL DUMPSTERS SHALL REQUIRE A PERMIT PER 527 CMR 34.03.
- CONTRACTOR SHALL PROVIDE FULL AS-BUILT OF UTILITY WORK PRIOR TO FINAL PAYMENT. AS-BUILT PLANS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER ELECTRONICALLY UPON COMPLETION OF PROJECT, AND TO THE TOWN OF BILLERICA IN ACCORDANCE WITH THEIR REQUIREMENTS.
- ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN THE PROJECT SITE SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

UTILITY NOTES:

- LOCATIONS OF UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE COORDINATION WITH UTILITY COMPANIES AND PUBLIC AGENCIES AND FOR OBTAINING ALL REQUIRED PERMITS AND PAYING ALL REQUIRED FEES. IN ACCORDANCE WITH M.G.L., CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS; CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING PRIOR TO SUCH EXCAVATION. CONTRACTOR SHALL ALSO CALL "DIG SAFE" AT 1(888)344-7233 NO LESS THAN 72 HOURS (EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS TO SUCH EXCAVATION. DOCUMENTATION OF REQUESTS SHALL BE PROVIDED TO PROJECT REPRESENTATIVE PRIOR TO EXCAVATION WORK.
- NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERTS OR UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- FINAL DESIGN OF PRIVATE UTILITIES INCLUDING GAS, ELECTRIC, COMMUNICATIONS AND TELEPHONE SHALL BE PROVIDED BY THE APPROPRIATE UTILITY COMPANY. THE DRY UTILITIES SHOWN HERE ARE SHOWN FOR GENERAL COORDINATION PURPOSES ONLY.
- CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR THE ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, ETC. BY THE UTILITY COMPANY.
- ALL UNDERGROUND STRUCTURES AND UTILITIES SHALL BE CAPABLE OF WITHSTANDING HS-20 WHEEL LOADS.
- MEP CONSULTANT/ENGINEER IS RESPONSIBLE FOR ALL CONNECTIONS WITHIN 10-FT OF ALL PROPOSED BUILDINGS.
- RIM ELEVATIONS OF PROPOSED MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS SHALL BE SET FLUSH AND CONSISTENT WITH THE PROPOSED FINISHED GRADES.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATIONS AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
- CONTRACTOR SHALL VERIFY UTILITY CONNECTIONS TO BUILDING WITH ARCHITECTURAL AND MEP DRAWINGS.
- ALL DRAINAGE STRUCTURES SHALL BE CLEANED AT COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL SUBMIT AN AS-BUILT OF ALL UNDERGROUND UTILITIES, INCLUDING TELEPHONE, ELECTRIC, GAS, WATER, SEWER, AND STORM DRAINAGE TO THE OWNER. THE AS-BUILT SHALL INCLUDE HORIZONTAL AND VERTICAL TIES FROM ANY HANDHOLES, MANHOLES, VALVES, GATES, CLEANOUTS, TEES, ELBOWS, BENDS, ETC. TO FIXED POINTS OF REFERENCE. THE AS-BUILT SHALL BE SUBMITTED ON ONE (1) CAD DISK.

EARTHWORK/GRADING NOTES:

- RIM ELEVATIONS OF PROPOSED MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS SHALL BE SET FLUSH AND CONSISTENT WITH THE PROPOSED FINISHED GRADES.
- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO EARTHWORK OPERATION AND MAINTAIN ALL EROSION CONTROL MEASURES AND SEEDED EMBANKMENTS DURING CONSTRUCTION. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH EPA'S NPDES PERMITTING FOR CONSTRUCTION ACTIVITIES, AS WELL ANY EROSION AND SEDIMENTATION CONTROL PERMIT ISSUED FOR THIS PROJECT.
- THE CONTRACTOR SHALL GIVE FOURTY-EIGHT (48) HOUR NOTICE, OR AS REQUIRED BY PROJECT PERMITS, TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING WORK IN THE FIELD.

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION



PROFESSIONAL ENGINEER DATE

E INK CAMPUS
500 LITER PILOT
LINE EXPANSION

1000 TECHNOLOGY PARK
DRIVE
IN
BILLERICA
MASSACHUSETTS

LEGEND AND NOTES

DECEMBER 12, 2025

REVISIONS:

PREPARED FOR:
E INK CORPORATION
1000 TECHNOLOGY PARK DRIVE
BILLERICA, MA 01821



BUILD | SUPPORT | CONNECT
300 Brickstone Square, Suite 203
Andover, Massachusetts
01810

617 896 4300

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SCALE: NONE

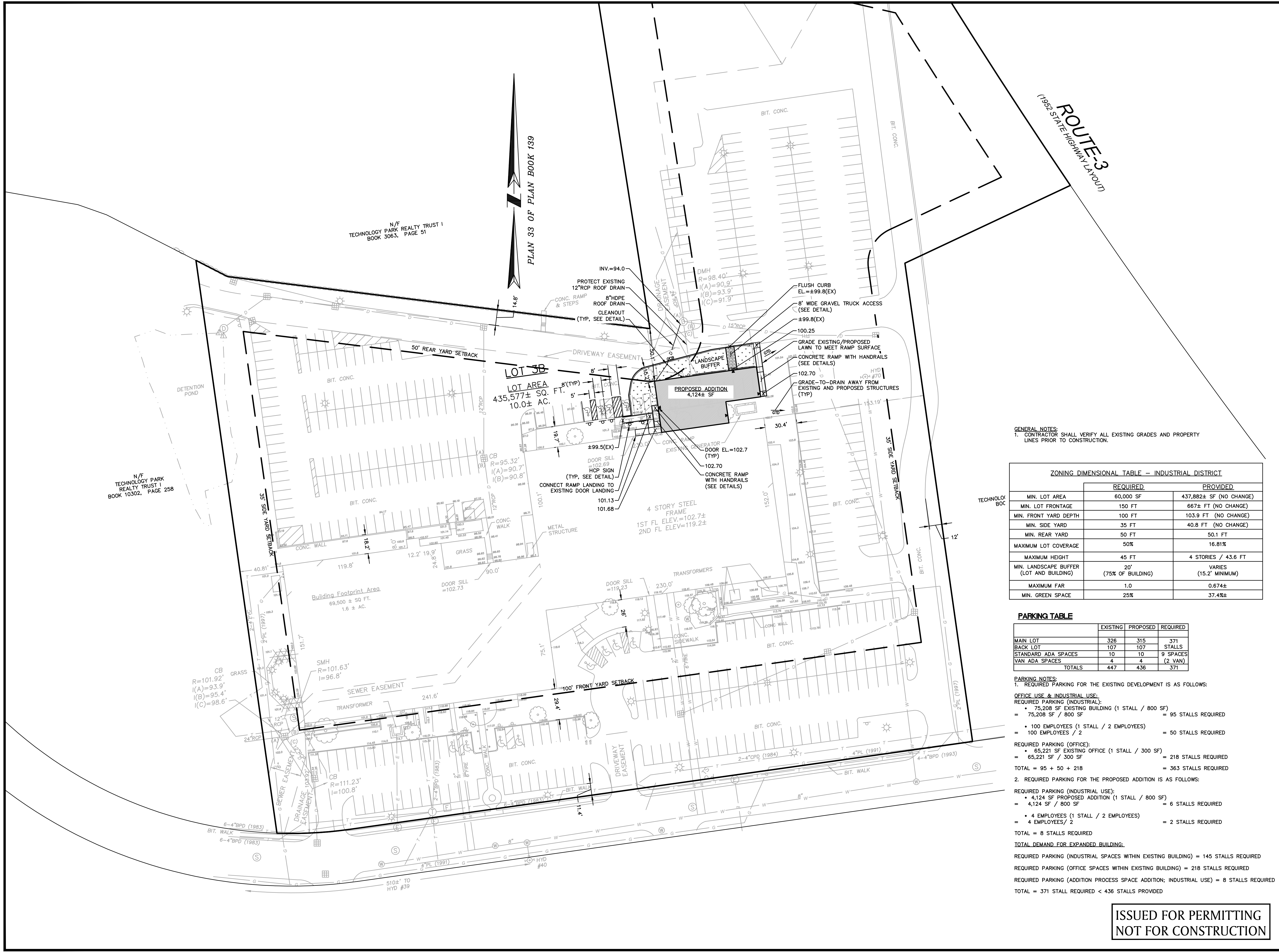


FILE: P:\010157500\C\010157500-LN

DWG. NO: LN

JOB. NO: 0101575.00

N-100



PROFESSIONAL ENGINEER DATE

E INK CAMPUS 500 LITER PILOT LINE EXPANSION

1000 TECHNOLOGY PARK
DRIVE
IN
BILLERICA
MASSACHUSETTS

SITE PLAN

DECEMBER 12, 2025

REVISIONS:

PREPARED FOR:
E INK CORPORATION
1000 TECHNOLOGY PARK DRIVE
BILLERICA, MA 01821

BSC GROUP
BUILD | SUPPORT | CONNECT
300 Brickstone Square, Suite 203
Andover, Massachusetts
01810
617 896 4300

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SCALE: 1" = 40'
0 20 40 80 FEET
FILE: P:\010157500\C\010157500-SP
DWG. NO: SITE PLAN
JOB. NO: 0101575.00
C-100

GENERAL NOTES:
1. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND PROPERTY LINES PRIOR TO CONSTRUCTION.

ZONING DIMENSIONAL TABLE - INDUSTRIAL DISTRICT		
	REQUIRED	PROVIDED
MIN. LOT AREA	60,000 SF	437,882± SF (NO CHANGE)
MIN. LOT FRONTAGE	150 FT	667± FT (NO CHANGE)
MIN. FRONT YARD DEPTH	100 FT	103.9 FT (NO CHANGE)
MIN. SIDE YARD	35 FT	40.8 FT (NO CHANGE)
MIN. REAR YARD	50 FT	50.1 FT
MAXIMUM LOT COVERAGE	50%	16.81%
MAXIMUM HEIGHT	45 FT	4 STORIES / 43.6 FT
MIN. LANDSCAPE BUFFER (LOT AND BUILDING)	20' (75% OF BUILDING)	VARIES (15.2' MINIMUM)
MAXIMUM FAR	1.0	0.674±
MIN. GREEN SPACE	25%	37.4%±

PARKING TABLE

	EXISTING	PROPOSED	REQUIRED
MAIN LOT	326	315	371
BACK LOT	107	107	STALLS
STANDARD ADA SPACES	10	10	9 SPACES
VAN ADA SPACES	4	4	(2 VAN)
TOTALS	447	436	371

PARKING NOTES:
1. REQUIRED PARKING FOR THE EXISTING DEVELOPMENT IS AS FOLLOWS:
OFFICE USE & INDUSTRIAL USE:
REQUIRED PARKING (INDUSTRIAL):
• 75,208 SF EXISTING BUILDING (1 STALL / 800 SF)
= 75,208 SF / 800 SF = 95 STALLS REQUIRED
• 100 EMPLOYEES (1 STALL / 2 EMPLOYEES)
= 100 EMPLOYEES / 2 = 50 STALLS REQUIRED
REQUIRED PARKING (OFFICE):
• 65,221 SF EXISTING OFFICE (1 STALL / 300 SF)
= 65,221 SF / 300 SF = 218 STALLS REQUIRED
TOTAL = 95 + 50 + 218 = 363 STALLS REQUIRED
2. REQUIRED PARKING FOR THE PROPOSED ADDITION IS AS FOLLOWS:
REQUIRED PARKING (INDUSTRIAL USE):
• 4,124 SF PROPOSED ADDITION (1 STALL / 800 SF)
= 4,124 SF / 800 SF = 6 STALLS REQUIRED
• 4 EMPLOYEES (1 STALL / 2 EMPLOYEES)
= 4 EMPLOYEES / 2 = 2 STALLS REQUIRED
TOTAL = 8 STALLS REQUIRED
TOTAL DEMAND FOR EXPANDED BUILDING:
REQUIRED PARKING (INDUSTRIAL SPACES WITHIN EXISTING BUILDING) = 145 STALLS REQUIRED
REQUIRED PARKING (OFFICE SPACES WITHIN EXISTING BUILDING) = 218 STALLS REQUIRED
REQUIRED PARKING (ADDITION PROCESS SPACE ADDITION; INDUSTRIAL USE) = 8 STALLS REQUIRED
TOTAL = 371 STALL REQUIRED < 436 STALLS PROVIDED

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

STAMP

THE PROFESSIONAL ENGINEER'S SEAL APPEARS TO THE RIGHT OF THIS SHEET. ANY OTHER SEAL OR SIGNATURE OF ANY OTHER PERSON SHALL BE VOID. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

CLIENT

CONSULTANT

IFDesign
L.L.C.
INNOVATIVE FACILITY DESIGN FOR ADVANCED TECHNOLOGIES

31 SOUTH MAIN ST., SUITE A NATTICK, MA 01760

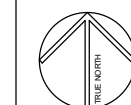
PROJECT NAME

E INK CORPORATION

500 LITER
PILOT LINE
EXPANSION

1000 TECHNOLOGY PARK DRIVE
BILLERICA, MA 01821

KEY PLAN



REVISION/ISSUANCE

#	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	10.22.25
2	ISSUE FOR REVIEW	12.11.25

PROJECT NO.: 25-0008088

DESIGNED BY: AJS

CHECKED BY: RCT

DATE: 11/17/2025

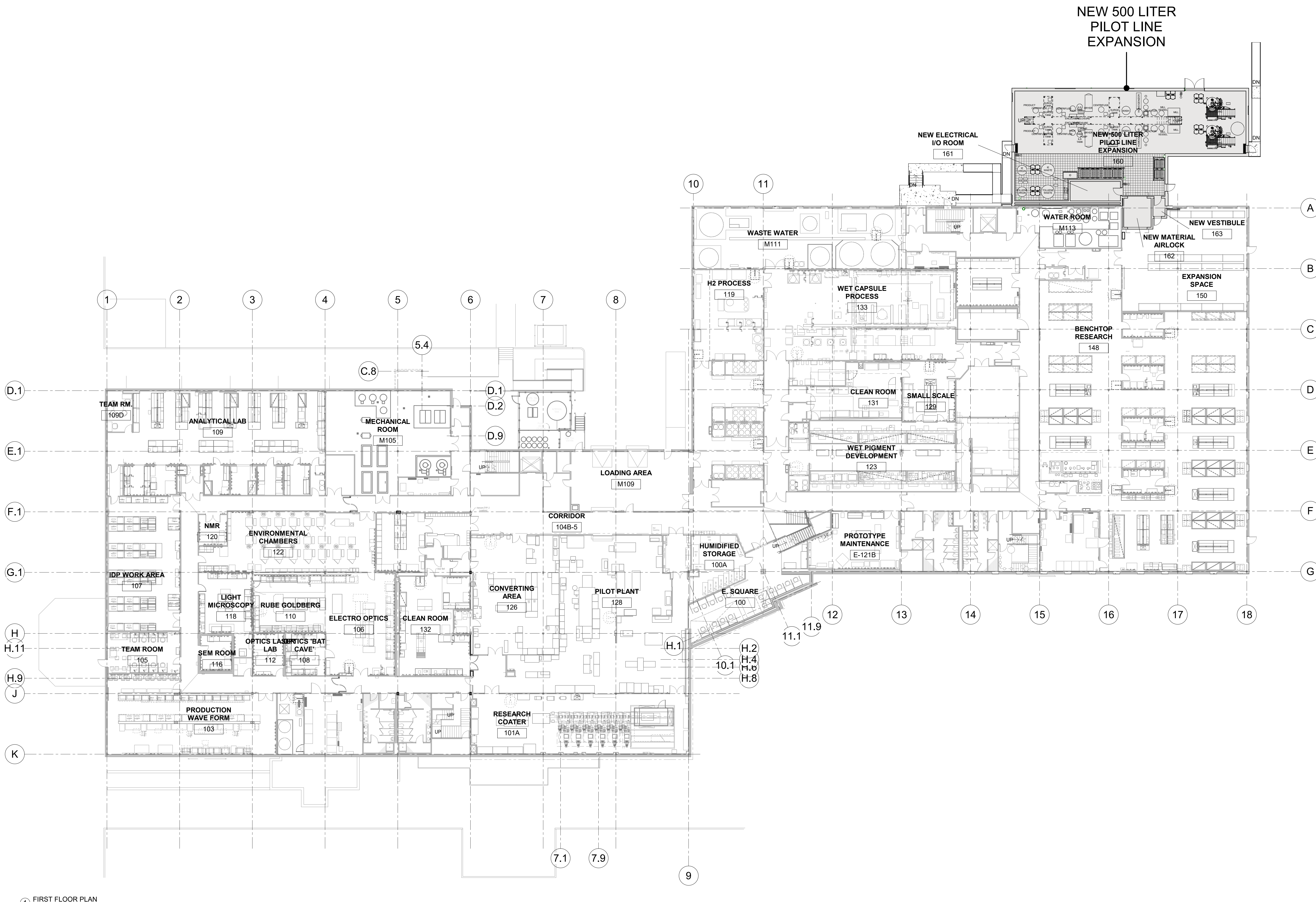
SCALE: 1/16" = 1'-0"

SHEET NAME

FIRST FLOOR
PLAN

SHEET NUMBER

A-01



1 FIRST FLOOR PLAN
1/16" = 1'-0"

4'-0" 8'-0" 16'-0"

STAMP

THE PROFESSIONAL ENGINEER'S SEAL APPEARS TO THE SHEET APPLICABLE ONLY TO THE MATERIAL AND ITEMS SHOWN ON THIS SHEET. ALL OTHERS ARE NOT TO BE USED FOR ANY OTHER PROJECTS. THE ENGINEER'S SEAL IS NOT TO BE USED FOR ANY OTHER PROJECTS.

CLIENT

CONSULTANT

IFDesign
L.L.C.
INNOVATIVE FACILITIES DESIGN FOR ADVANCED TECHNOLOGIES

31 SOUTH MAIN ST, SUITE A NATICK, MA 01760

PROJECT NAME

E INK CORPORATION

500 LITER
PILOT LINE
EXPANSION

1000 TECHNOLOGY PARK DRIVE
BILLERICA, MA 01821

KEY PLAN



REVISION/ISSUANCE		
#	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	10.22.25
2	ISSUE FOR REVIEW	12.11.25

PROJECT NO.: 25-0008088
DESIGNED BY: AJS
CHECKED BY: RCT
DATE: 11/17/2025
SCALE: 1/8" = 1'-0"

SHEET NAME

PIGMENT
EXPANSION
EXTERIOR
ELEVATIONS

SHEET NUMBER

A-02

