

Landscape Civil Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date

101.1	First Floor Plan	03/18/11
102.1	Second Floor Plan	03/18/11
L-1	Landscape Plan	03/11/11

Civil Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date

101.1	First Floor Plan	03/18/11
102.1	Second Floor Plan	03/18/11
C-1	Permit Layout and Grading Plan	02/10/11
C-2	Permit Utility Plan	02/10/11
C-3	Details Sheet 1	02/10/11
C-4	Deatils Sheet 2	02/10/11

Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date

.A-000	Cover Sheet	02/09/11
.AZ-010	Zoning Site Plan	02/10/11
A-100	Garage Floor Plan	02/09/11
A-101	1st Floor Plan	02/09/11
A-102	2nd Floor Plan	02/09/11
A-103	3rd Floor Plan	02/09/11
A-300	North & East Elevations	02/09/11
A-301	South & West Elevations	02/09/11
A-302	Dilboy Post	02/10/11
A-901	Perspective views	02/09/11
A-902	Perspective & Streetscape View	02/24/11



ISSUE DATE: 02-09-11  
REVISED: 03-11-11  
REVISED: 03-24-11

# PROJECT: SUMMER STREET RESIDENCES

351 SUMMER STREET  
SOMERVILLE MASSACHUSETTS  
02143

CLIENT  
STRATEGIC CAPITAL GROUP, LLC  
1264 Main St  
Waltham, MA 02451

LANDSCAPE ARCHITECT  
WILLIAM FLEMING ASSOCIATES, INC  
ADDRESS:  
5 Central Square Suite 301  
Stoneham, MA 02180  
TEL. 781.438.3088

ARCHITECT  
KHALSA DESIGN INC.  
ADDRESS:  
17 IVALOO STREET, SUITE 400  
SOMERVILLE, MA 02143

CIVIL ENGINEER  
DESIGN CONSULTANTS, INC.  
ADDRESS:  
120 MIDDLESEX AVE STE 20  
SOMERVILLE, MA 02145  
Tel: 617-776-3350

PROJECT NAME  
**Summer Street  
Residences**

PROJECT ADDRESS  
351 Summer Street  
Somerville MA 02143

CLIENT  
**Strategic Capital  
Group,LLC.**

ARCHITECT  
KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number	11006
Date	02-09-11
Drawn by	KK
Checked by	JSK
Scale	

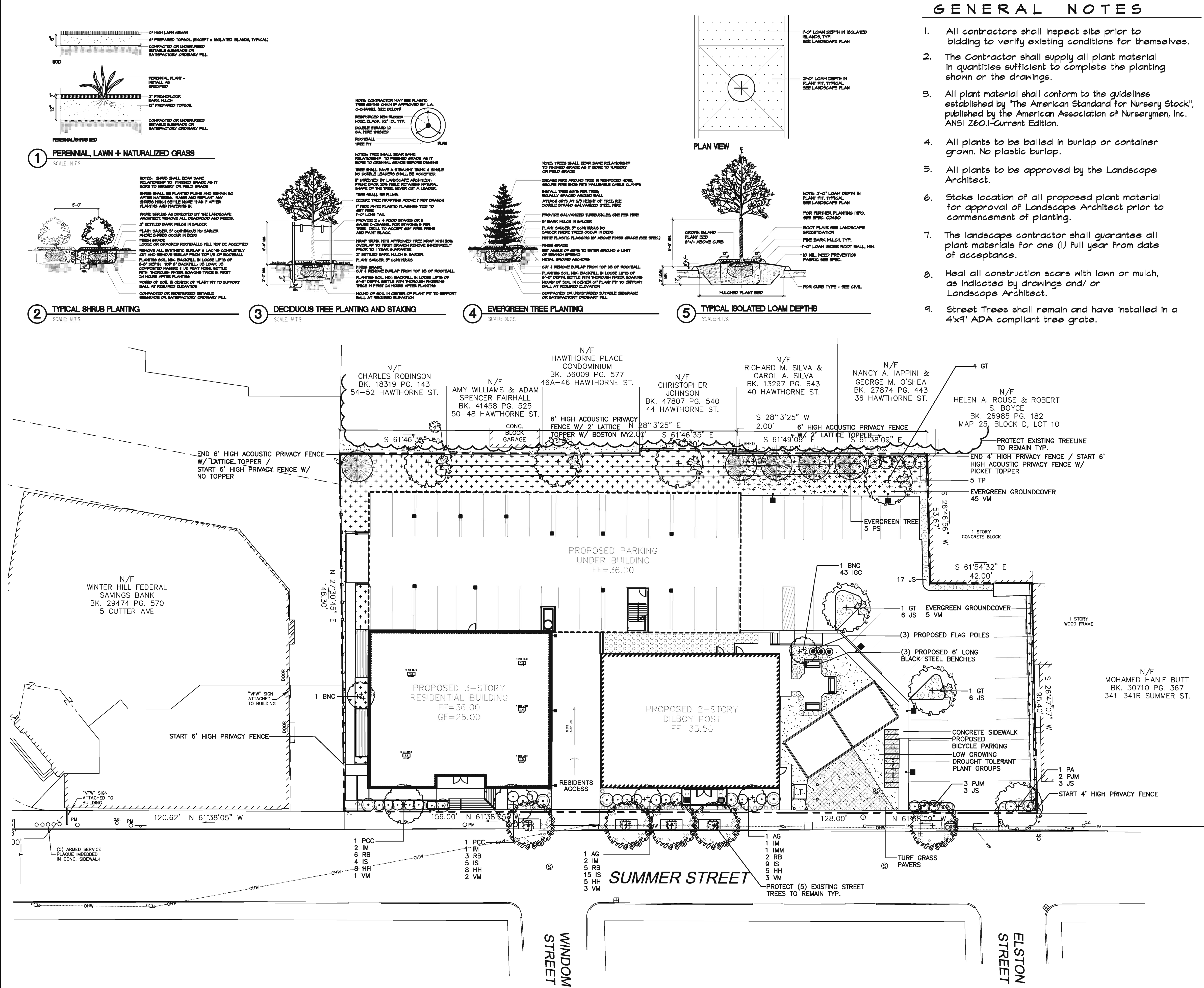
REVISIONS		
No.	Description	Date
1	Site, Plans, Elevations	02-24-2011
2	Site, Plans, Elevations	03-11-2011

Cover Sheet

**.A-000**

Summer Street Residences





GENERAL NOTES

- 1. All contractors shall inspect site prior to bidding to verify existing conditions for themselves.
- 2. The Contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- 3. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc. ANSI Z60.1-Current Edition.
- 4. All plants to be balled in burlap or container grown. No plastic burlap.
- 5. All plants to be approved by the Landscape Architect.
- 6. Stake location of all proposed plant material for approval of Landscape Architect prior to commencement of planting.
- 7. The landscape contractor shall guarantee all plant materials for one (1) full year from date of acceptance.
- 8. Heal all construction scars with lawn or mulch, as indicated by drawings and/or Landscape Architect.
- 9. Street Trees shall remain and have installed in a 4'x4' ADA compliant tree grate.

PLANT		MATERIAL LIST				
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
EVERGREEN TREES						
PS	5	Pinus strobus	EASTERN WHITE PINE	5'-6"	B&B	NATURAL SHAPE, UNSHEARED
TP	5	Taxus c. 'sawado'	EMERALD GREEN ARBORVITAE	5'-6"	B&B	NATURAL SHAPE, UNSHEARED
DECIDUOUS AND ORNAMENTAL TREES						
AG	2	Ametanther grandiflora 'robin hill'	ROBIN HILL SERVICEBERRY	6'-7"	B&B	(7) + STEM CLUMP
BNC	2	Betula nigra 'heritage'	HERITAGE RIVER BIRCH	6'-7"	B&B	(3) STEM CLUMP SPECIMEN
PCD	2	Pyrus c. 'chancellor'	CHANCELLER FLOWERING PEAR	2 1/2 - 3'	B&B	STRAIGHT SINGLE LEADER SPECIMEN
GT	6	Gleditsia triacanthos 'sylvia'	SYLVIA HONEYLOCUST	2 1/2 - 3'	B&B	STRAIGHT SINGLE LEADER SPECIMEN
PA	1	Platanus acerifolia 'bloodgood'	BLOODGOOD LONDON PLANETREE	2 1/2 - 3'	B&B	STRAIGHT SINGLE LEADER SPECIMEN
SHRUBS						
IM	6	Ilex x. meserveae 'blue princess'	BLUE PRINCESS HOLLY	5'-6"	B&B	SPECIMEN FEMALE
IMM	1	Ilex x. meserveae 'blue prince'	BLUE PRINCE HOLLY	5'-6"	B&B	SPECIMEN MALE
IGC	43	Ilex glabra 'compacta'	DWARF INKBERY	2 1/2 - 3'	B&B	
RB	16	Rhododendron 'boule de neige'	BOULE D'ENIGME RHODODENDRON	2 1/2 - 3'	B&B	
PJM	5	Rhododendron 'jam'	JAM RHODODENDRON	2 1/2 - 3'	B&B	
JS	35	Juniperus c. 'sargentii'	SARGENT JUNIPER	18 - 24"	B&B	
PERENNIALS AND GROUNDCOVER						
HN	26	Heimericallus 'happy returns'	HAPPY RETURNS DAYLILLY'S	GAL	GAL	
IS	33	Iris siberica 'casahs brother'	CASAH'S BROTHERS IRIS	GAL	GAL	
VM	59	Viola minor	PERIWINKLE	FLAT	FLAT	FLAT=50 FT (2/50')

OPEN SPACE:

TOTAL PROPERTY: 40,316 SQ'  
LANDSCAPE AREA: 8,985 SQ'  
LANDSCAPE AREA RATIO: 22.2%

GRAPHIC LEGEND

- EXISTING VEGETATION TO REMAIN
- EXISTING TREES TO REMAIN
- PROPOSED EVERGREEN TREES
- PROPOSED DECIDUOUS SHADE TREES / STREET TREES
- PROPOSED ORNAMENTAL & FLOWERING TREES
- PROPOSED EVERGREEN & DECIDUOUS SHRUBS
- PROPOSED PERENNIALS
- SPECIAL PAVING
- EVERGREEN GROUNDCOVER
- DROUGHT TOLERANT PLANTS
- TURF GRASS PAVERS
- 4' / 6' HIGH PERIMETER ACOUSTIC PRIVACY FENCE W/ 2' HIGH LATTICE TOPPER / 6' HIGH PRIVACY FENCE W/ TOPPER (4' HIGH FENCE NO LATTICE TOPPER)
- WALL MOUNTED CUT-OFF HORIZONTAL LIGHT FIXTURE 100 W HPS
- 12' HIGH POLE HIGH CUT-OFF LIGHT FIXTURE 150 W HPS

LANDSCAPE NOTES:

- LOAM DEPTHS SHALL BE AS FOLLOWS:
  - A. LAWN AREAS - 6" ROLLED THICKNESS
  - B. PLANT BEDS - 1'-0" LOAM DEPTH IN THE PLANTED AREA WITH 2" MULCH.
  - C. ISOLATED PLANTED ISLANDS - 1'-0" LOAM DEPTH

SITE LIGHTING

Due to the urban nature of the site, lighting levels have been designed as minimal and offer the motorist direction in and out of the project site. Light levels at the parking areas have been increased due to the increase of motorist and pedestrian activity. Lighting levels will be augmented by Architectural wall mounted / soffit lighting on the Buildings. All site fixtures are to have High Cut-Off Optics with house shields where required.

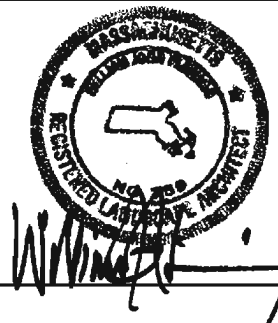
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**Design Consultants, Inc.**  
Consulting Engineers and Surveyors  
GRANDE SPAULDING BUILDING  
120 MIDDLESEX AVENUE SUITE 20  
SOMERVILLE, MA 02145  
(617) 776-3350

**WILLIAM FLEMING ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
PLANNING  
5 Central Square  
Third Floor  
Boston, MA 02180  
771-481-8000  
771-481-8811  
Wwfleming@williamfleming.com

SCALE:  
HORIZ: 1" = 20'

NO.	DATE	BY	REVISIONS
7.	3/08/11	WFA	REVISED PER OWNER COMMENTS
6.	2/23/11	WFA	REVISED PER OWNER COMMENTS
5.	2/09/11	WFA	REVISED PER OWNER COMMENTS
4.	9/22/10	WFA	REVISED PER OWNER COMMENTS
3.	6/11/10	WFA	REVISED PER OWNER COMMENTS
2.	2/05/10	WFA	REVISED PER OWNER COMMENTS
1.	1/28/10	WFA	REVISED PER OWNER COMMENTS



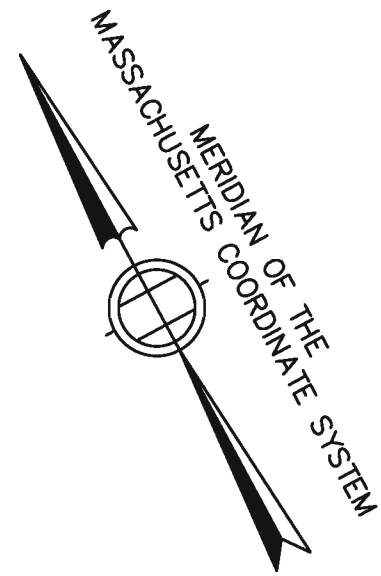
DESIGNED: WFA  
DRAFTED: WFA  
CHECKED: WFA  
APPROVED: WFA

**LANDSCAPE PLAN**  
**343-351 SUMMER STREET**

**PLAN OF LAND IN**  
**SOMERVILLE, MASSACHUSETTS**  
**PREPARED FOR**  
**STRATEGIC CAPITAL GROUP LLC**

PROJECT NO.  
2008-038  
DATE: NOV. 3, 2009  
SHEET NO.  
1 OF 1



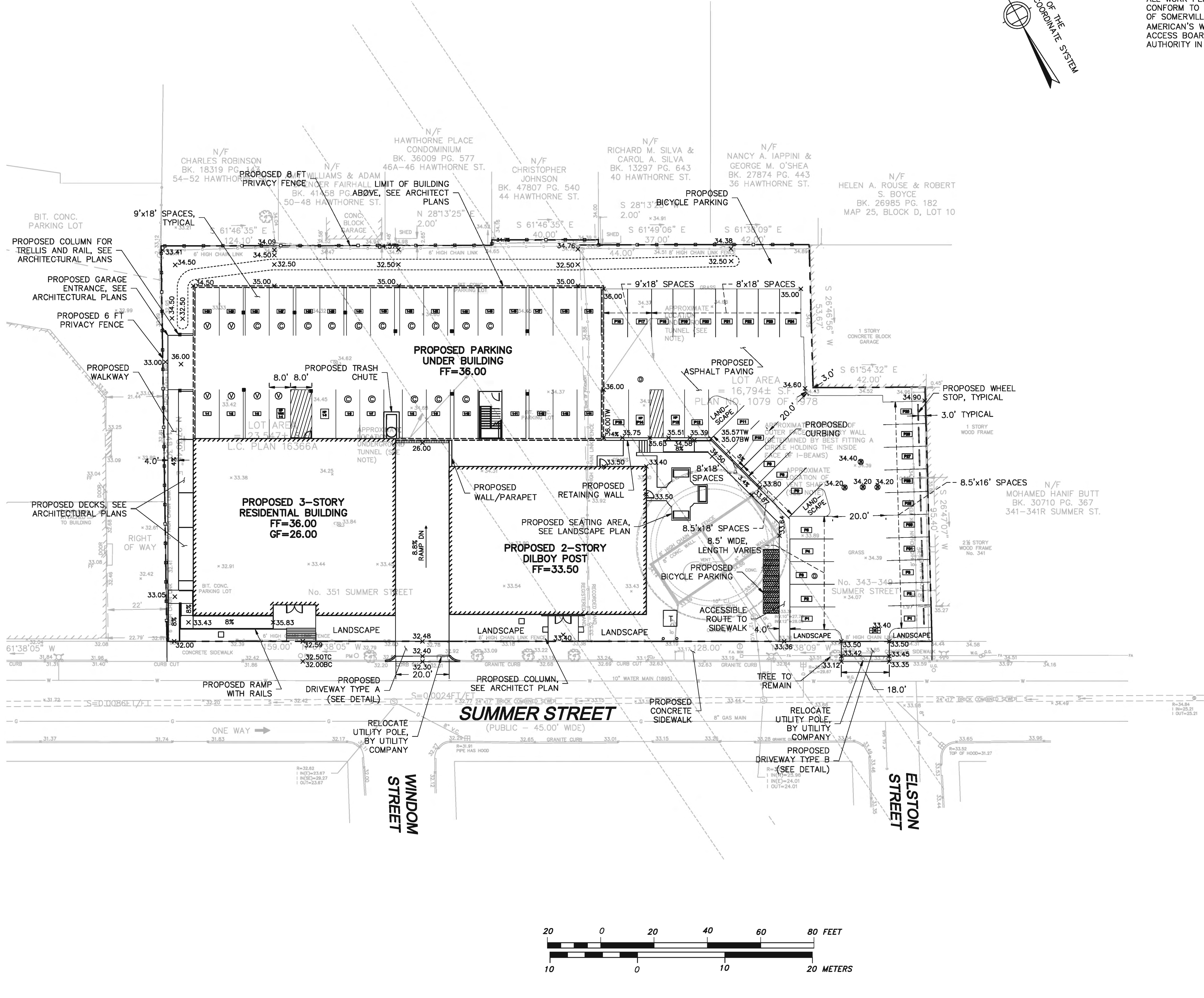


**PLAN REFERENCE**  
"EXISTING CONDITIONS PLAN" PREPARED BY DESIGN CONSULTANTS, INC., DATED JUNE 30, 2009.

**STANDARD SPECS:**

ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE CITY OF SOMERVILLE, DEPARTMENT OF PUBLIC WORKS, THE AMERICAN'S WITH DISSABILITIES ACT, ARCHITECTURAL ACCESS BOARD, AND ANY OTHER AGENCY WITH AUTHORITY IN THE AREA.

- GENERAL NOTES**
1. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET RIGHT-OF-WAY, OR ON ABUTTING LOTS.
  2. THE ADJACENT ABUTTER(S) MUST BE NOTIFIED PRIOR TO THE CONSTRUCTION LOCATED ON THEIR PROPERTY.
  3. ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE DEMOLISHED, IF THERE ARE ANY. UTILITY POLES ARE TO BE REMOVED & RELOCATED BY OTHERS, UNLESS OTHERWISE DIRECTED BY OWNER.
  4. CONTRACTOR SHALL ADJUST ALL GATES, SERVICE BOXES, ETC. WITHIN THE RECONSTRUCTION OF THE SIDEWALK AREA.
  5. THE CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER, & DRAIN) ARE NOT PART OF DIG-SAFE. CONTACT THE CITY OF SOMERVILLE FOR THE MARKING OF SOMERVILLE MUNICIPAL UTILITIES, CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
  6. THE PROPOSED DESIGN MUST MEET THE APPROVAL OF THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY. THE OWNER IS RESPONSIBLE FOR OBTAINING THIS APPROVAL.
  7. THE STRUCTURAL INTEGRITY OF THE MBTA'S VENT SHAFT IS TO BE REVIEWED BY A GEOTECHNICAL ENGINEER AND A STRUCTURAL ENGINEER FOR TRAFFIC AND LOADING AND ADDITIONAL HYDROSTATIC PRESSURE AGAINST ALL STRUCTURES DUE TO THE PROPOSED SUBSURFACE INFILTRATION SYSTEM. THIS REVIEW BY A LICENSED PROFESSIONAL STRUCTURAL AND GEOTECHNICAL ENGINEER IS THE RESPONSIBILITY OF THE OWNER.
  8. SEE LANDSCAPE PLANS FOR TREATMENT AND GRADING OF LANDSCAPE AREAS.



LEGEND			
	BOUND FOUND		TELEPHONE MANHOLE
	CHAIN LINK FENCE		MANHOLE - UNKNOWN TYPE
	STOCKADE FENCE		CATCH BASIN
	SANITARY SEWER		LIGHT POLE
	DRAIN LINE		UTILITY POLE
	WATER LINE		FIRE HYDRANT
	GAS LINE		WATER GATE
	OVERHEAD WIRES		GAS GATE
	ELECTRIC LINE		GATE - UNKNOWN TYPE
	TELEPHONE LINE		CLEANOUT
	CABLE TELEVISION LINE		PLANTER DRAIN
	FIRE ALARM CABLE		FIRE ALARM BOX
	OVERHEAD WIRES		SIGN
	SANITARY MANHOLE		TOP OF WALL
	DRAIN MANHOLE		PROPOSED GRADE
	HIGH POINT		HOLD EXISTING GRADE
	DIRECTION OF FLOW		VISITOR PARKING
			COMMERCIAL PARKING

Design Consultants, Inc.  
Consulting Engineers and Surveyors

GRANDE SPAULDING BUILDING  
120 MIDDLESEX AVENUE SUITE 20  
SOMERVILLE, MA 02145  
(617) 776-3350

SCALE:  
HORIZ: 1"= 20'  
VERT: \_\_\_\_\_

1	2/24/11	RB	EXTEND SWALE, ACCESS FROM PARKING, RELOCATE BIKE RACK		
NO.	DATE	BY	REVISIONS		

DESIGNED: RB  
DRAFTED: RB  
CHECKED: TP  
APPROVED: TP

PERMIT LAYOUT AND GRADING PLAN

343-351 SUMMER STREET

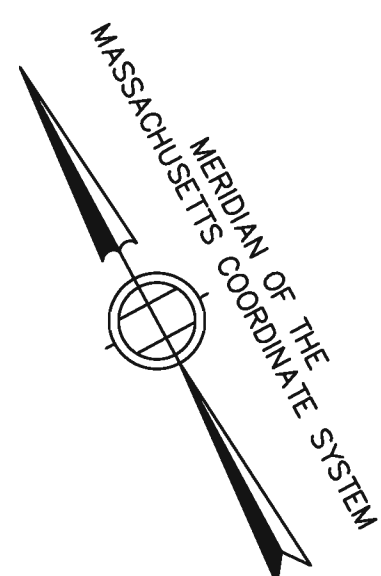
PLAN OF LAND IN  
SOMERVILLE, MASSACHUSETTS

PREPARED FOR  
STRATEGIC CAPITAL GROUP, LLC

PROJECT NO.  
2008-038  
DATE: FEB. 9, 2011  
SHEET NO.  
C1

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PLAN REFERENCE  
"EXISTING CONDITIONS PLAN" PREPARED BY DESIGN CONSULTANTS, INC., DATED JUNE 30, 2009.

PIPE MATERIALS:

DOMESTIC WATER SERVICE: 4-INCH CONCRETE-LINED (DCL) CLASS 52 (MEP TO VERIFY)

FIRE SERVICE: 6-INCH CONCRETE-LINED (DCL) CLASS 52 (MEP TO VERIFY)

SEWER SERVICE: 6-INCH PVC ASTM D3034-SDR 35 MINIMUM SLOPE S=0.020

STORM DRAIN: PVC ASTM D3034-SDR 35, SIZE AS NOTED MINIMUM SLOPE S=0.010

PIPE COVER:

ALL WATER SERVICES AND WATER MAIN PIPING SHALL BE INSTALLED WITH A MINIMUM COVER OF FIVE (5) FEET THROUGHOUT.

THRUST BLOCKS:

CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH. USE RESTRAINED JOINT FITTINGS (MEGALUG OR APPROVED EQUAL) WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.

SEWER CLEANOUTS & INTERNAL SEWER SERVICES:

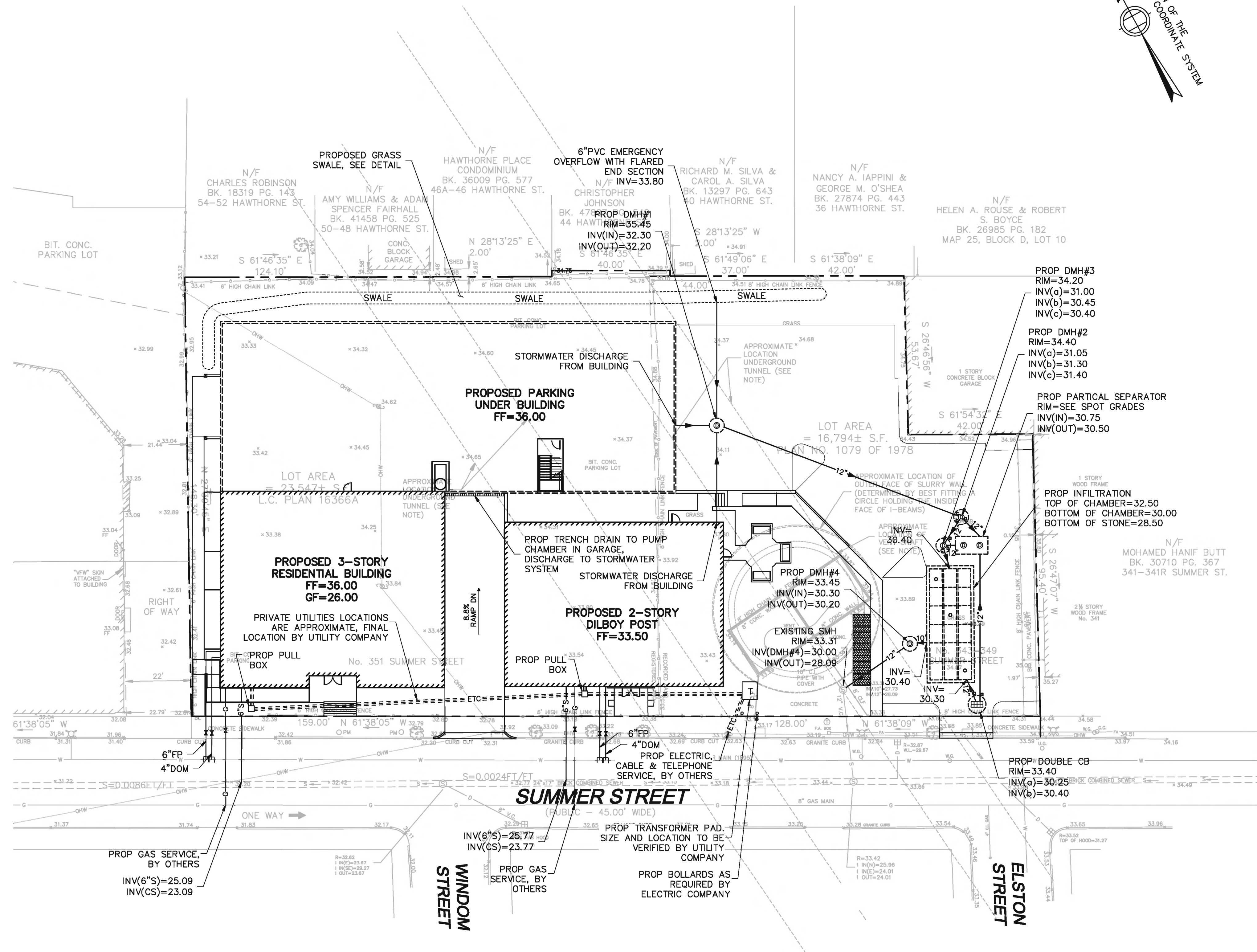
THE OWNER SHALL FURNISH AND INSTALL ALL SEWER CLEANOUTS. EXACT LOCATION OF ALL SEWER CLEANOUTS AND INTERNAL SEWER SERVICES TO BE CONFIRMED/COORDINATED BY MECHANICAL ENGINEER AND ARCHITECT.

STANDARD SPECS:

ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE CITY OF SOMERVILLE, DEPARTMENT OF PUBLIC WORKS, THE AMERICAN'S WITH DISSABILITIES ACT, ARCHITECTURAL ACCESS BOARD, AND ANY OTHER AGENCY WITH AUTHORITY IN THE AREA.

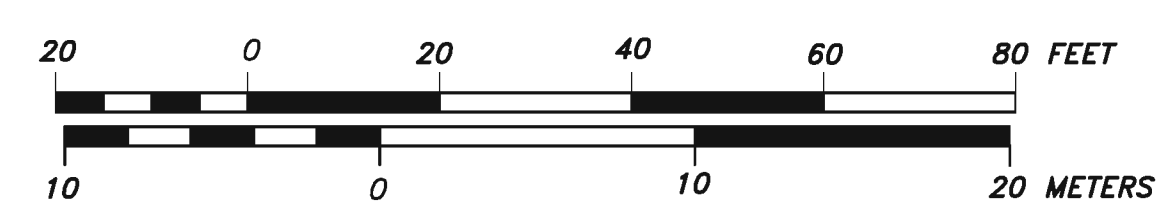
GENERAL NOTES:

- THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET RIGHT-OF-WAY, OR ON ABUTTING LOTS.
- THE ADJACENT ABUTTER(S) MUST BE NOTIFIED PRIOR TO THE CONSTRUCTION LOCATED ON THEIR PROPERTY.
- ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE DEMOLISHED, IF THERE ARE ANY. UTILITY POLES ARE TO BE REMOVED & RELOCATED BY OTHERS, UNLESS OTHERWISE DIRECTED BY OWNER.
- ALL EXISTING UNDERGROUND UTILITIES SHALL BE ABANDONED, IF THERE ARE ANY, IN THEIR ENTIRETY, UP TO THE PROPERTY LINE, AND TO THE SPECIFICATIONS OF THE CITY OF SOMERVILLE. ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE OWNERS.
- CUTTING AND CAPPING AT THE PROPERTY LINE FOR SAID UTILITIES AND REMOVAL/ABANDONMENT/CAPPING BEYOND THE PROPERTY LINE SHALL BE AS PER INSTRUCTED BY THE RESPECTIVE UTILITY COMPANY.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF EACH PROPOSED UTILITY CONNECTION.
- CONTRACTOR SHALL ADJUST ALL GATES, SERVICE BOXES, ETC. WITHIN THE RECONSTRUCTION OF THE SIDEWALK AREA.
- THE CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER, & DRAIN) ARE NOT PART OF DIG-SAFE. CONTACT THE CITY OF SOMERVILLE FOR THE MARKING OF SOMERVILLE MUNICIPAL UTILITIES, CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL SUPPLY ALL PIPING, STRUCTURES, MATERIALS, AND APPURTENANCES, AND SHALL PERFORM ALL WET AND/OR DRY TAPS, AS PART OF HIS CONTRACT.
- NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY THE CITY OF SOMERVILLE.
- A DYE TEST SHALL BE PERFORMED BY A CITY OF SOMERVILLE INSPECTOR PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
- THIS PLAN HAS BEEN PREPARED FOR THE APPROVAL OF THE DOMESTIC WATER SERVICE, FIRE PROTECTION WATER SERVICE, THE ON-SITE DRAINAGE FACILITIES AND THE SEWER SERVICE.
- THE RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE OF THE SEWER, WATER, AND DRAIN CONNECTIONS ON PRIVATE PROPERTY AND/OR PRIVATE AND PUBLIC WAYS SHALL REMAIN THAT OF THE OWNER.
- THE CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL PRIVATE FACILITIES DISCHARGING TO MUNICIPAL FACILITIES.
- DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
- ALL ROOF DRAINS WILL BE ROUTED THROUGH THE GARAGE, AND WILL LEAVE THE BUILDING AT THE POINT INDICATED ON THE PLAN (TO BE DESIGNATED BY OTHERS).
- THE PROPOSED DESIGN MUST MEET THE APPROVAL OF THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY. THE OWNER IS RESPONSIBLE FOR OBTAINING THIS APPROVAL.
- THE STRUCTURAL INTEGRITY OF THE MBTA'S VENT SHAFT IS TO BE REVIEWED BY A GEOTECHNICAL ENGINEER AND A STRUCTURAL ENGINEER FOR TRAFFIC AND LOADING AND ADDITIONAL HYDROSTATIC PRESSURE AGAINST ALL STRUCTURES DUE TO THE PROPOSED SUBSURFACE INFILTRATION SYSTEM. THIS REVIEW BY A LICENSED PROFESSIONAL STRUCTURAL AND GEOTECHNICAL ENGINEER IS THE RESPONSIBILITY OF THE OWNER.



LEGEND:

- |  |                       |  |                        |
|--|-----------------------|--|------------------------|
|  | BOUND FOUND           |  | TELEPHONE MANHOLE      |
|  | CHAIN LINK FENCE      |  | MANHOLE - UNKNOWN TYPE |
|  | STOCKADE FENCE        |  | CATCH BASIN            |
|  | SANITARY SEWER        |  | LIGHT POLE             |
|  | DRAIN LINE            |  | UTILITY POLE           |
|  | WATER LINE            |  | FIRE HYDRANT           |
|  | GAS LINE              |  | WATER GATE             |
|  | OVERHEAD WIRES        |  | GAS GATE               |
|  | ELECTRIC LINE         |  | GATE - UNKNOWN TYPE    |
|  | TELEPHONE LINE        |  | CLEANOUT               |
|  | CABLE TELEVISION LINE |  | PLANTER DRAIN          |
|  | FIRE ALARM CABLE      |  | FIRE ALARM BOX         |
|  | OVERHEAD WIRES        |  | SIGN                   |
|  | SANITARY MANHOLE      |  | TOP OF WALL            |
|  | DRAIN MANHOLE         |  | PROPOSED GRADE         |
|  | OVERFLOW              |  | HOLD EXISTING GRADE    |
|  | DIRECTION OF FLOW     |  | HIGH POINT             |



<b>Design Consultants, Inc.</b> Consulting Engineers and Surveyors GRANDE SPAULDING BUILDING 120 MIDDLESEX AVENUE SUITE 20 SOMERVILLE, MA 02145 (617) 776-3350	SCALE: HORIZ: 1"= 20' VERT: _____	1 2/24/11 RB SWALE OVERFLOW REVISIONS		DESIGNED: RB DRAFTED: RB CHECKED: TP APPROVED: TP	PERMIT UTILITY PLAN  343-351 SUMMER STREET	PLAN OF LAND IN SOMERVILLE, MASSACHUSETTS  PREPARED FOR STRATEGIC CAPITAL GROUP, LLC	PROJECT NO. 2008-038	
				DATE: FEB 9, 2011				
								SHEET NO. C2

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IE STREET  
10.00' WIDE)

**HEIGHT SETBACK IN CBD TO RA ZONE**

SECTION 8.6-20.HEIGHT LIMIT FOR STRUCTURES ABUTTING RESIDENTIAL DISTRICTS: WHERE A LOT ABUTS AN RA, RB OR RC ZONING DISTRICT LINE, ANY STRUCTURE (OR PORTION OF A STRUCTURE) WITHIN THIRTY (30) FEET OF SAID DISTRICT LINE SHALL BE LIMITED TO THREE (3) STORIES AND FORTY (40) FEET IN HEIGHT.

**REAR SETBACK IN CBD ZONE**

SECTION 8.5 10 FT PLUS 2 FT PER STORY OVER FIRST FLOOR EQUALS 14 FEET, SECTION 8.6 FOOTNOTE 12 WHEN A BUSINESS ZONE ABUTS A RESIDENTIAL ZONE THEN 1/3 HEIGHT MINIMUM 15 FEET SO  $39/3 = 13$  FEET, SO **15 FEET MINIMUM REQUIRED**

**REAR SETBACK IN RA ZONE**  
**SECTION 8.5 20 FT**

SECTION 8.6 14 PROJECTIONS INTO REAR YARDS CAN BE 1/4 REAR SETBACK [OR 5 FT] BUT IN NO CASE LESS THAN 10 FT SETBACK.

Schedule of Parking Spaces for 343-351 Summer Street				
Parking for Residential In Garage	res units	pkg req	total req	total provided
studios	5	1	5	
1-bedroom units	8	1.5	12	
2-bedroom units	18	1.5	27	
	31		44	45
visitor parking (surface) - 1/6 units			6	6
Parking for Dilboy Post Building			req	provided
assembly space 10 sf	2,478			
seating capacity - 156/person	165			
parking required - 1/6 people		28	42	
Commercial Parking				15
total parking		78	108	
Parking Stall Sizes		req	provided	
full size - 9' x 18'		57	77	
compact		15	27	
handicap parking		4	4	
		76	108	
Garage Parking				
17 units have one space				
14 units have 2 spaces 11 are tandem				
no units share spaces				

**PROJECT NAME**  
**Summer Street  
Residences & Dilboy  
Post Building**

**PROJECT ADDRESS**  
**351 Summer Street  
Somerville MA 02143**

**CLIENT**

**Strategic Capital  
Group,LLC.**

**ARCHITECT**  
**KHALSA DESIGN INC.**

**17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143**  
TELEPHONE: 617-591-6682 FAX: 617-591-2086

**CONSULTANTS:**

**REGISTRATION**

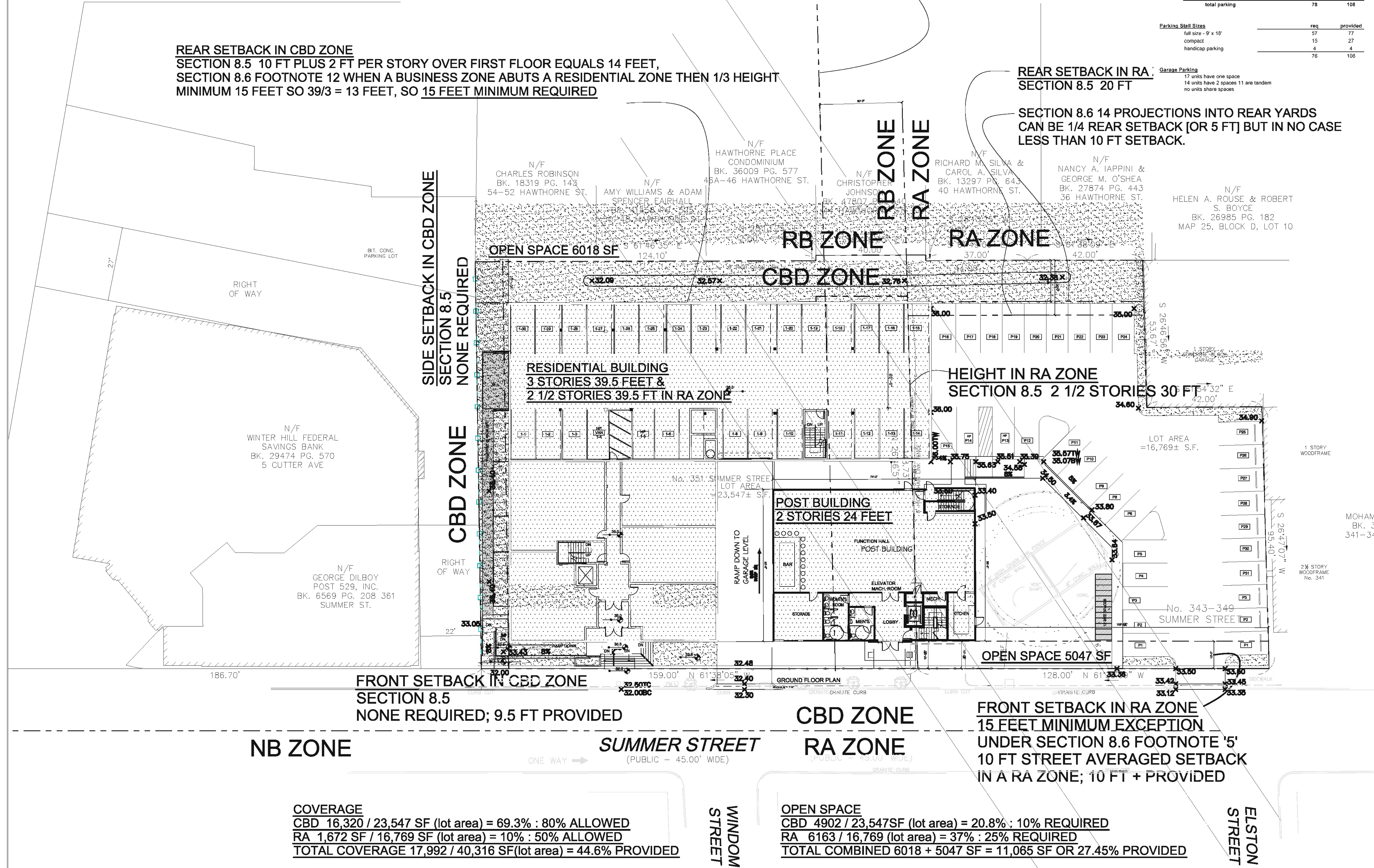
Project number 07042  
Date 02-09-11  
Drawn by KK-JL  
Checked by JSK  
Scale

**REVISIONS**

No.	Description	Date
1.	Site, Plans, Elevations	02-24-11
2.	Site, Plans, Elevations	03-11-11

**Zoning  
Site Plan**

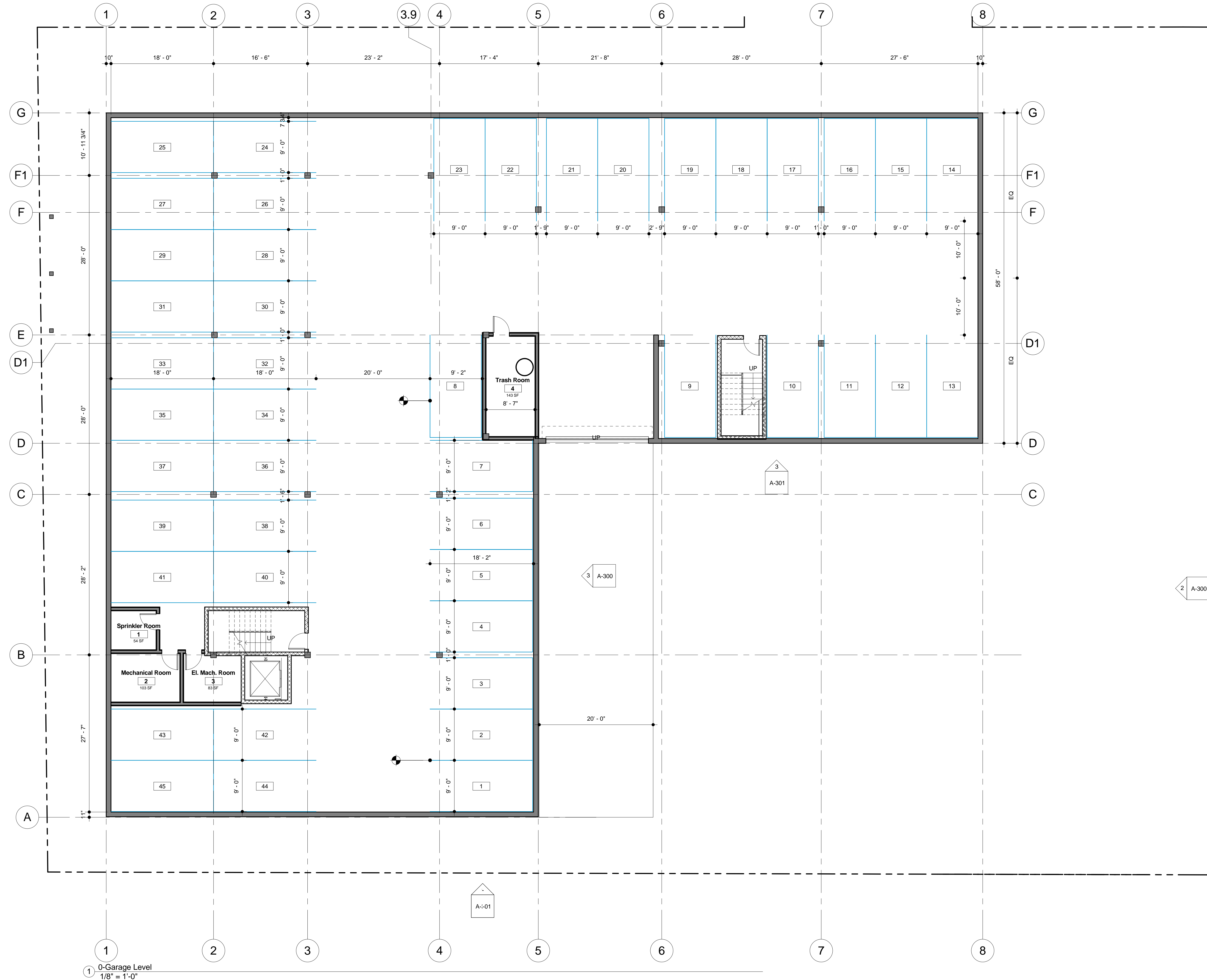
**AZ-010**  
Summer Street residences



**COVERAGE**  
CBD 16,320 / 23,547 SF (lot area) = 69.3% : 80% ALLOWED  
RA 1,672 SF / 16,769 SF (lot area) = 10% : 50% ALLOWED  
TOTAL COVERAGE 17,992 / 40,316 SF (lot area) = 44.6% PROVIDED

**OPEN SPACE**  
CBD 4902 / 23,547 SF (lot area) = 20.8% : 10% REQUIRED  
RA 6163 / 16,769 (lot area) = 37% : 25% REQUIRED  
TOTAL COMBINED 6018 + 5047 SF = 11,065 SF OR 27.45% PROVIDED





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**Summer Street Residences**

PROJECT ADDRESS  
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**Strategic Capital Group, LLC.**

ARCHITECT  
**KHALSA DESIGN INC.**



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number 11006  
Date 02-09-11  
Drawn by KK  
Checked by JSK  
Scale 1/8" = 1'-0"

REVISIONS		
No.	Description	Date
1	Site, Plans, Elevations	02-24-2011
2	Site, Plans, Elevations	03-11-2011

Garage Floor Plan

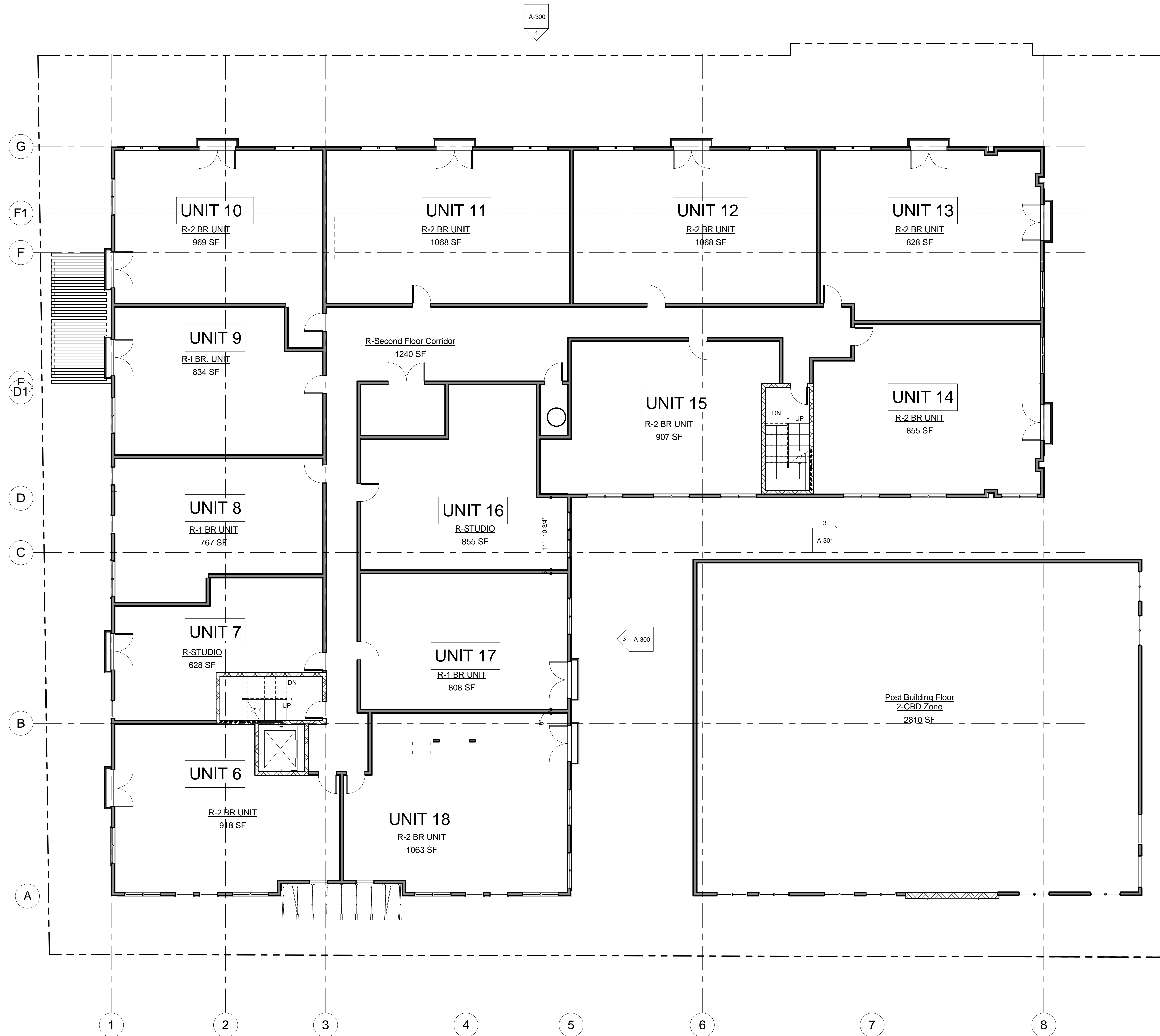
**A-100**

Summer Street Residences



1 1st Floor Level  
1/8" = 1'-0"





1 2nd Floor Level  
1/8" = 1'-0"

PROJECT NAME

**Summer Street  
Residences**

PROJECT ADDRESS

351 Summer Street  
Somerville MA 02143

CLIENT

**Strategic Capital  
Group,LLC.**

ARCHITECT

**KHALSA DESIGN INC.**



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CONSULTANTS:

REGISTRATION

Project number	11006
Date	02-09-11
Drawn by	KK
Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS

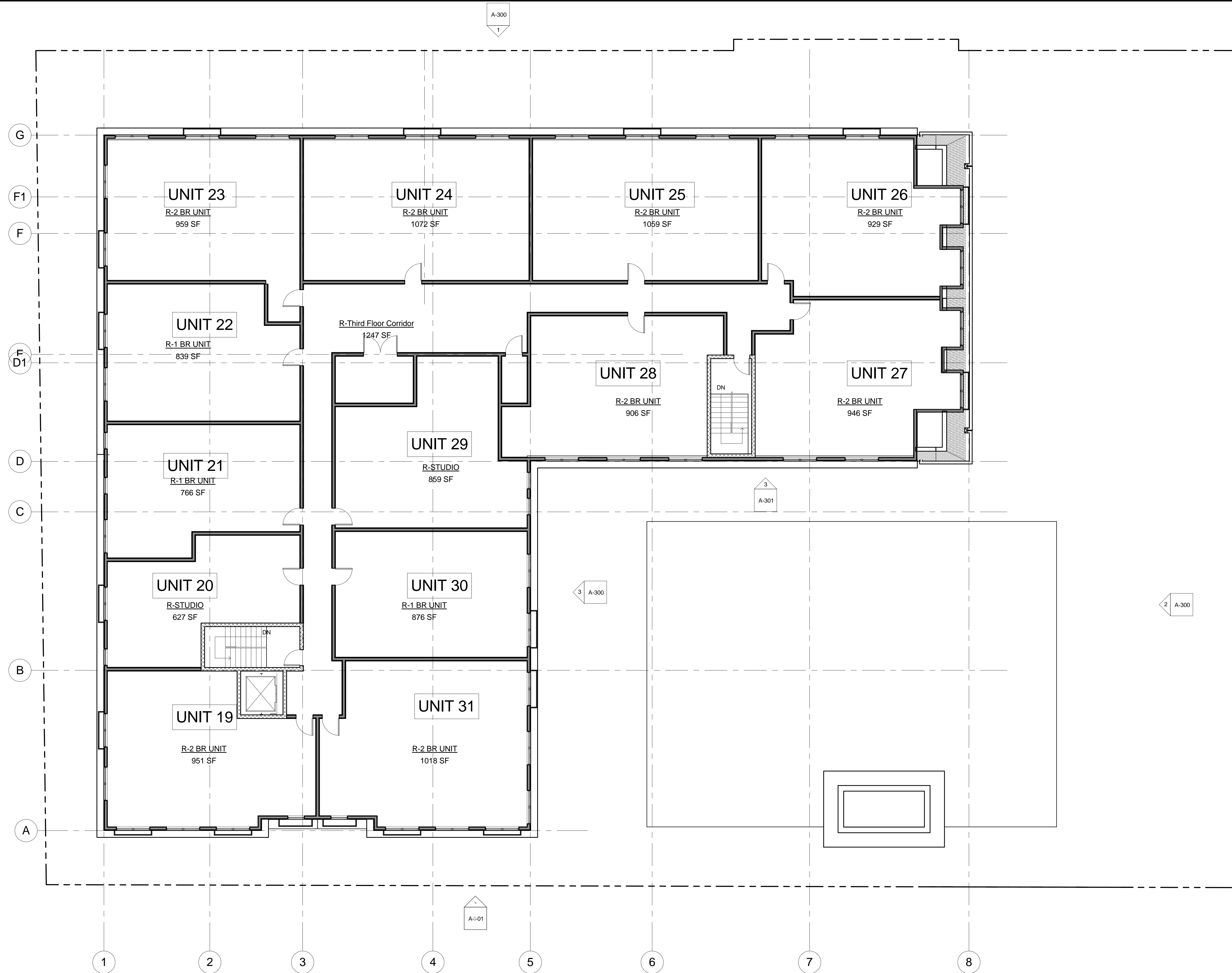
No.	Description	Date
1	Site, Plans, Elevations	02-24-2011
2	Site, Plans, Elevations	03-11-2011

2nd Floor Plan

**A-102**

Summer Street Residences





1 3rd Floor Level  
1/8" = 1'-0"

PROJECT NAME  
**Summer Street Residences**

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351 Summer Street  
Somerville MA 02143

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ARCHITECT  
**KHALSA DESIGN INC.**



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CONSULTANTS:

REGISTRATION

Project number	11006
Date	02-09-11
Drawn by	KK
Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS		
No.	Description	Date
1	Site, Plans, Elevations	02-24-2011
2	Site, Plans, Elevations	03-11-2011

3rd Floor Plan

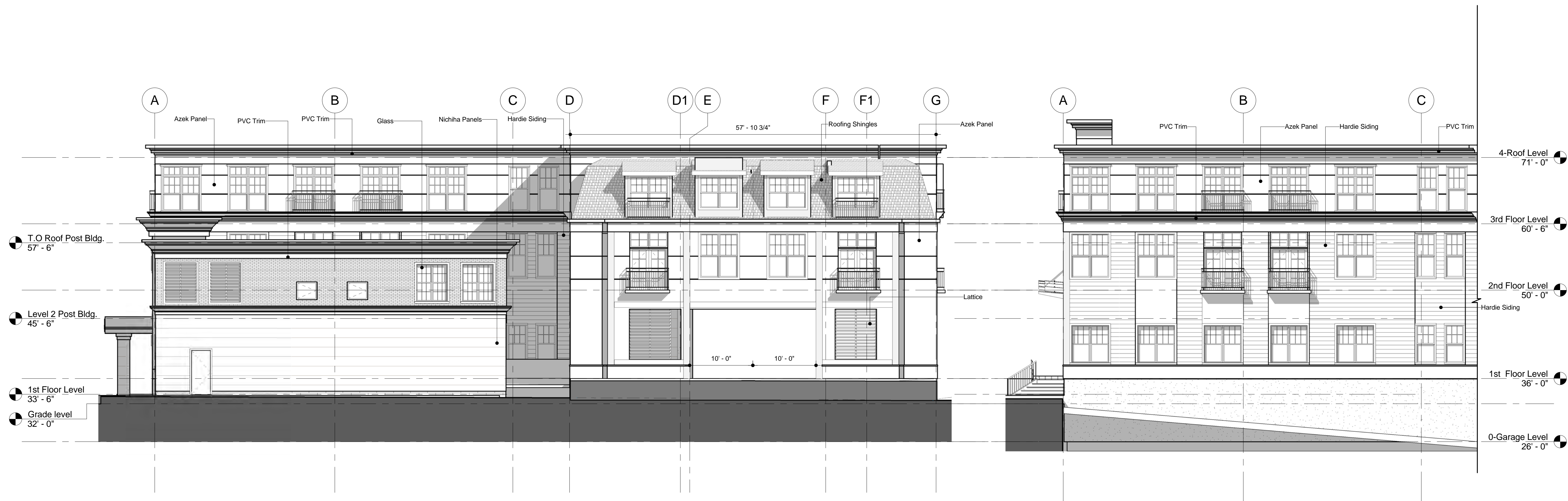
**A-103**

Summer Street Residences





1 North Elevation  
1/8" = 1'-0"



2 East Elevation  
1/8" = 1'-0"

3 East Elevation-2  
1/8" = 1'-0"

PROJECT NAME

## Summer Street Residences

PROJECT ADDRESS

351 Summer Street  
Somerville MA 02143

CLIENT

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TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

### REGISTRATION

Project number 11006  
Date 02-09-11  
Drawn by KK  
Checked by JSK  
Scale 1/8" = 1'-0"

### REVISIONS

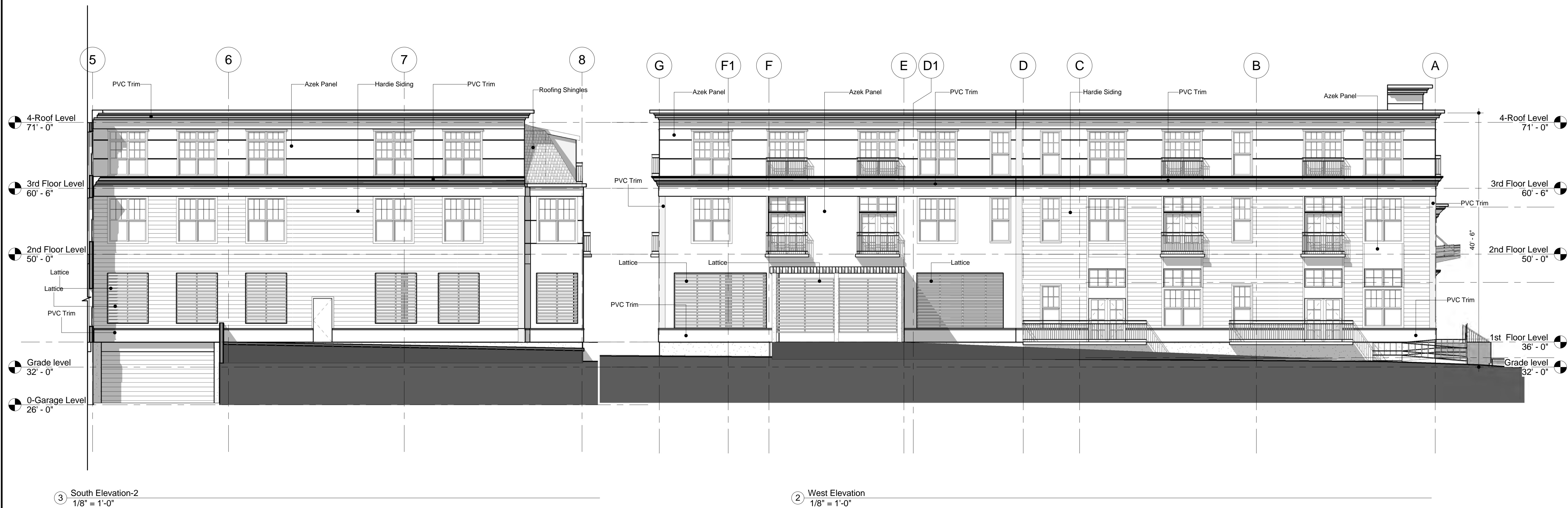
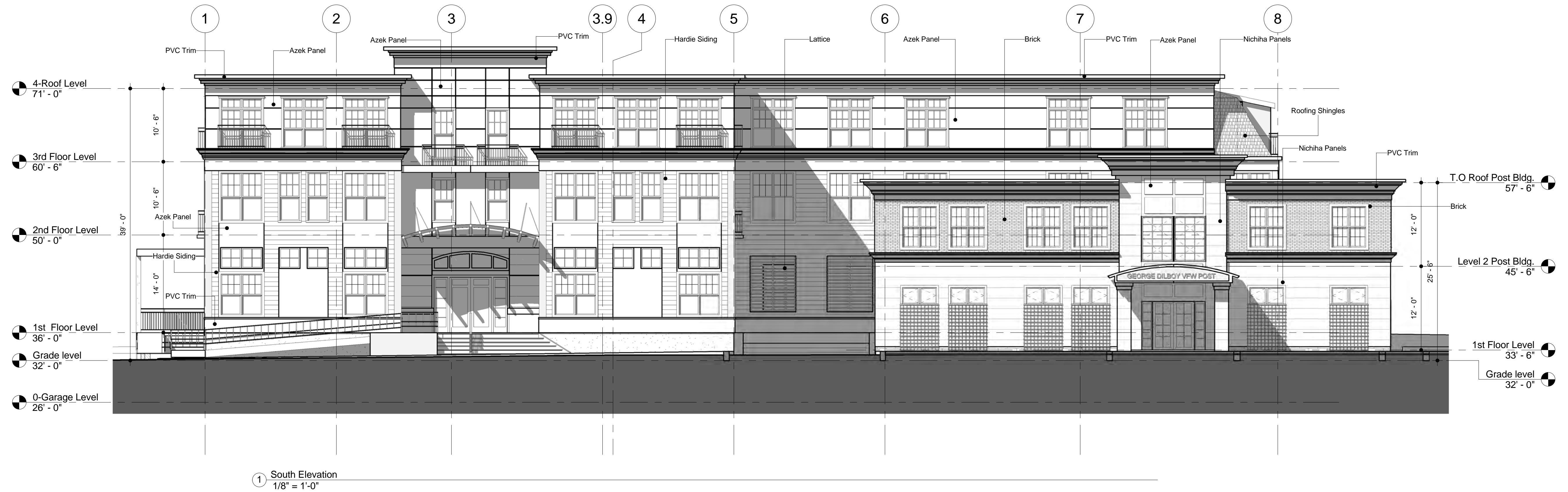
No.	Description	Date
1	Site, Plans, Elevations	02-24-2011
2	Site, Plans, Elevations	03-11-2011
3	Elevations	03-24-2011

North & East  
Elevations

# A-300

Summer Street Residences





PROJECT NAME  
**Summer Street  
Residences**

PROJECT ADDRESS  
351 Summer Street  
Somerville MA 02143

CLIENT  
**Strategic Capital  
Group,LLC.**

ARCHITECT  
**KHALSA DESIGN INC.**



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SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number 11006  
Date 02-09-11  
Drawn by KK  
Checked by JSK  
Scale 1/8" = 1'-0"

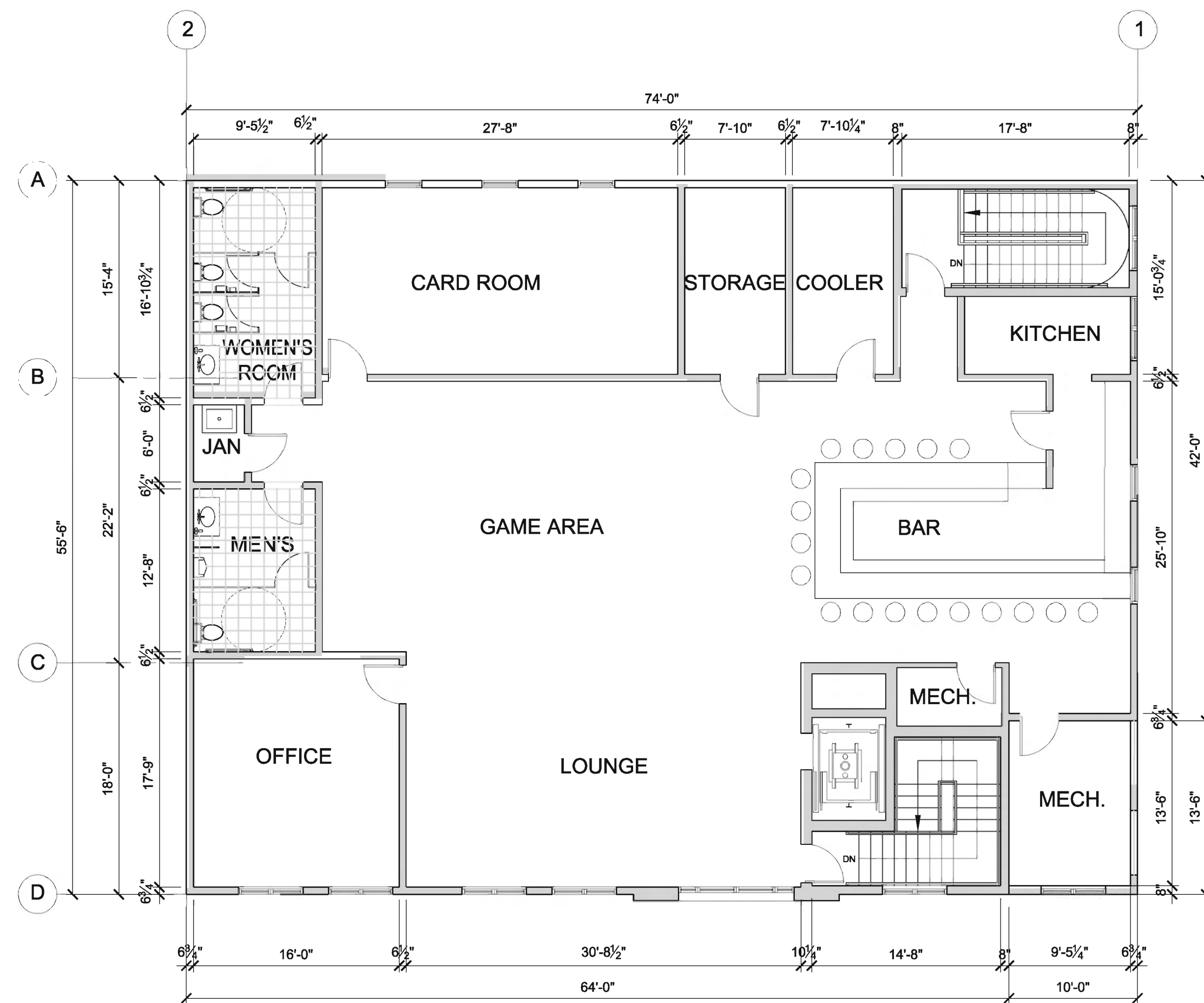
REVISIONS

No.	Description	Date
1	Site, Plans, Elevations	02-24-2011
2	Site, Plans, Elevations	03-11-2011
3	Elevations	03-24-2011

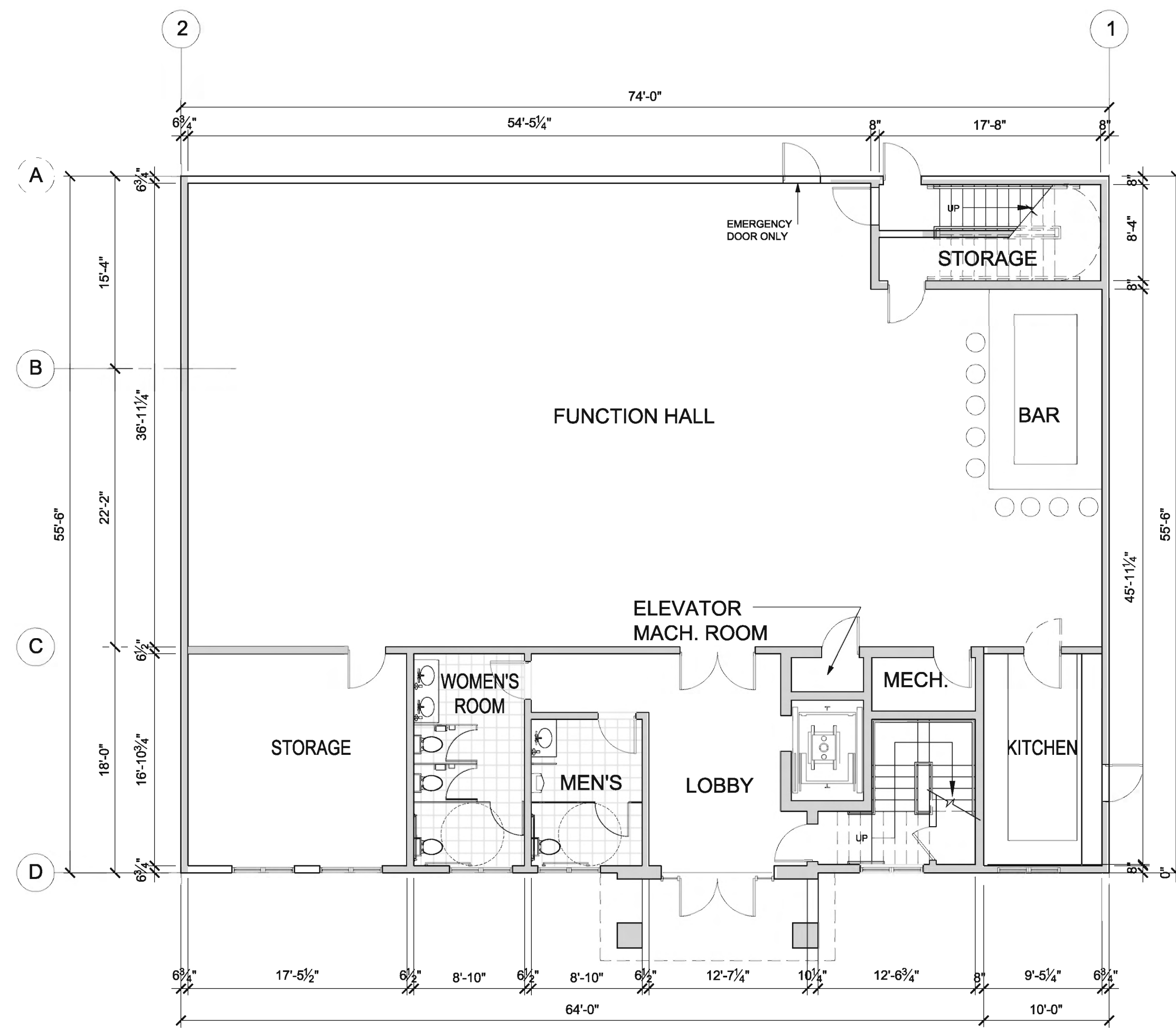
South & West  
Elevations

**A-301**

Summer Street Residences



SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



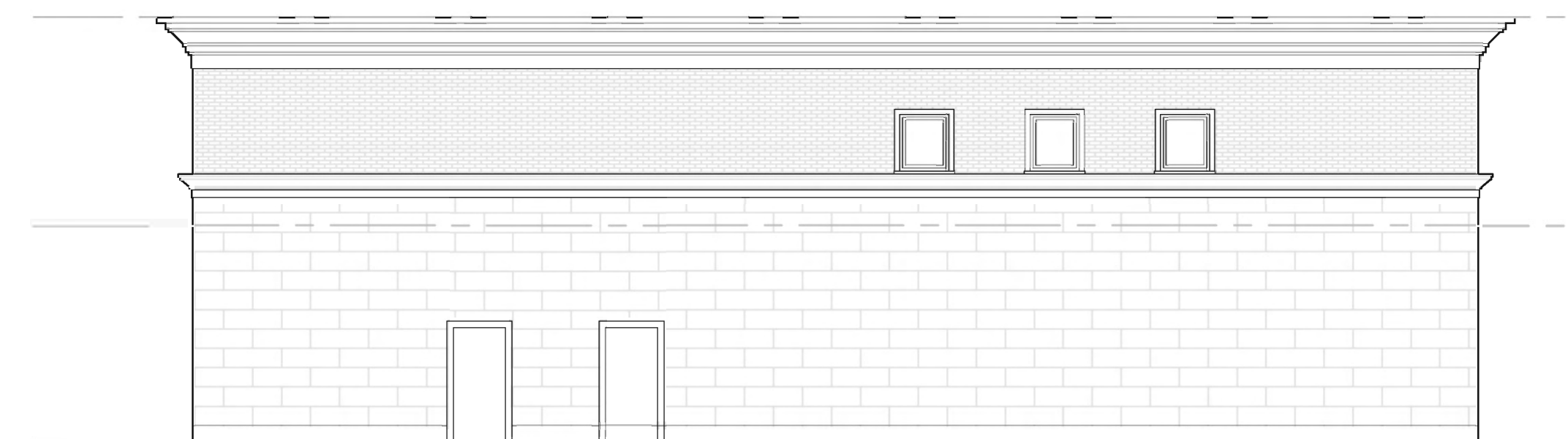
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



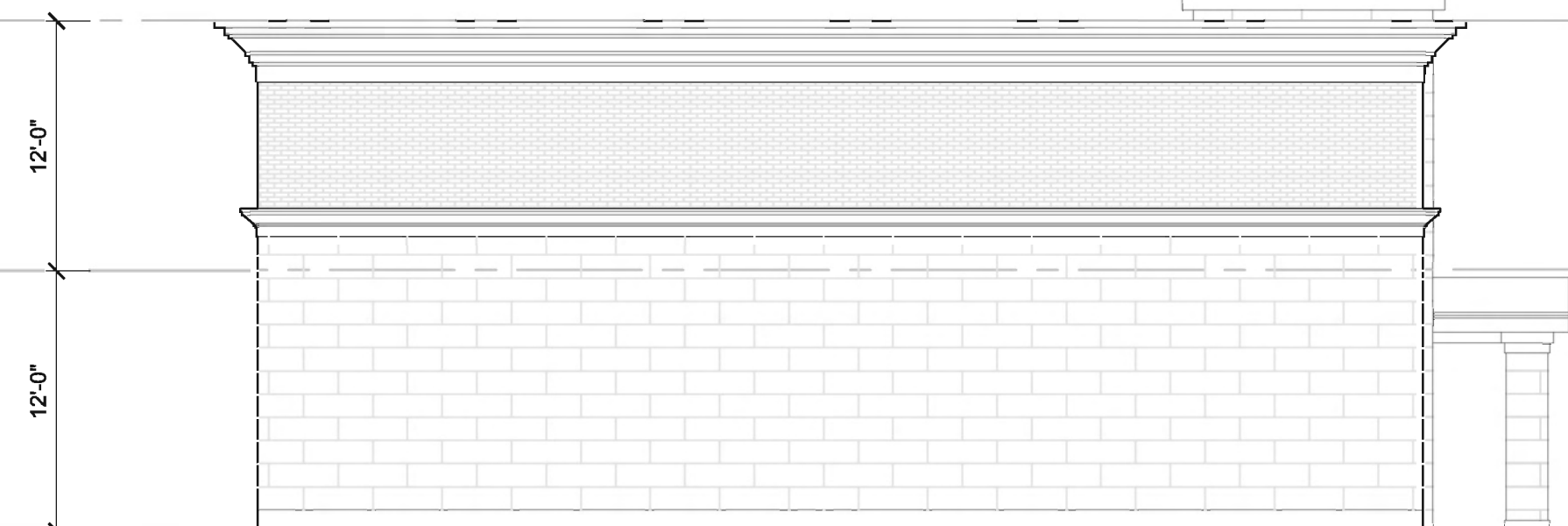
FRONT ELEVATION  
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE 1/8" = 1'-0"



REAR ELEVATION  
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION  
SCALE 1/8" = 1'-0"

PROJECT NAME  
Summer Street  
Residences & Dilboy  
Post Building

PROJECT ADDRESS  
351 Summer Street  
Somerville MA 02143

CLIENT  
  
Strategic Capital  
Group, LLC.

ARCHITECT  
KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8882 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number 07042  
Date 06-10-10  
Drawn by KK-JL  
Checked by JSK  
Scale

REVISIONS		
No.	Description	Date
1	Site, Plans, Elevations	02-24-11
2	Site, Plans, Elevations	03-11-11
3	Elevations	03-24-11

Dilboy Post

A-302  
Summer Street residences





PROJECT NAME

**Summer Street  
Residences**

PROJECT ADDRESS

351 Summer Street  
Somerville MA 02143

CLIENT

**Strategic Capital  
Group,LLC.**

ARCHITECT

**KHALSA DESIGN INC.**



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SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number	11006
Date	02-09-11
Drawn by	KK
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date
1	Site, Plans, Elevations	02-24-2011
2	Site, Plans, Elevations	03-11-2011
3	Elevations	03-24-2011

Perspective views

**A-901**

Summer Street Residences





Perspective View (option 2)



Streetscape View (option 2)

PROJECT NAME  
**Summer Street Residences**

PROJECT ADDRESS  
351 Summer Street  
Somerville MA 02143

CLIENT  
**Strategic Capital Group,LLC.**

ARCHITECT  
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CONSULTANTS:

REGISTRATION

Project number 11006  
Date 02-24-2011  
Drawn by KK  
Checked by JSK  
Scale

REVISIONS		
No.	Description	Date
1	Site, Plans Elevation	02-24-2011
2	Site, Plans Elevation	03-11-2011
3	Elevations	03-24-2011

Perspective &  
Streetscape View

**A-902**

Summer Street Residences