

LEGEND

● DHF	DRILL HOLE FOUND
○ PF	IRON PIPE FOUND
○ RR SG	RAILROAD CONTROL ARM
○ U	UTILITY POLE
⊕	HYDRANT
⊕	WATER SHUT OFF
○ W.G.	WATER GATE
⊕	CATCH BASIN (CB)
⊕	DRAIN MANHOLE (DMH)
⊕	SEWER MANHOLE (SMH)
⊕	UNKNOWN MANHOLE
⊕	TELEPHONE MANHOLE
○ G.A.	GAS GATE
⊕ BL	BOLLARD
—	SIGN
—	CHAIN LINK FENCE
S	SEWER LINE
G	GAS LINE
W	WATER LINE
T	TELEPHONE LINE
E	ELECTRIC LINE
D	DRAIN LINE
—	TERMINUS UNKNOWN
GC	VERTICAL GRANITE CURB
CC	VERTICAL CONCRETE CURB
CW	CONCRETE BARRIER
CLF	CHAIN LINK FENCE
BIT.	BITUMINOUS
CONC.	CONCRETE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
CI	CAST IRON PIPE
VC	VITRIFIED CLAY PIPE
INV.	INVERT
WL	WATER LEVEL
(BC)	BOTTOM CENTER
NPV	NO PIPES VISIBLE
FF	FINISHED FLOOR ELEVATION
+	SPOT GRADE
##	REGULAR PARKING SPACE
##	COMPACT PARKING SPACE
■	PROPOSED RAILROAD BALLAST
■	PROPOSED BITUMINOUS CONCRETE PAVEMENT

DHF

GENERAL NOTES

1. ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE CITY OF SOMERVILLE, DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.
2. CONTRACTOR TO MAINTAIN WORK AREA IN A CLEAN CONDITION. NO CONSTRUCTION DEBRIS SHALL BE ALLOWED TO ACCUMULATE WITHIN THE WORKSITE AND NO DIRT, GRAVEL, ETC. SHALL BE ALLOWED TO ACCUMULATE ON THE PUBLIC RIGHT-OF-WAY.
3. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
4. SNOW SHALL BE REMOVED OFF-SITE DURING EACH SNOW STORM.
5. PRIMARY USE IS RESIDENTIAL.

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
300 A Street
Boston, MA 02210
617 350-0450 Tel

PROJECT NAME

Millbrook

9 and 39 Medford Street
Somerville, MA 02143

PROPERTY OWNER

Medford Freezer

Realty, Inc.

42 Grove Street
Winchester, MA 01890

DEVELOPER

Berkeley

Investments

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Landscape Architect

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617 426-3030

REVISIONS

1	November 19, 2013	
2		
3		
4		
5		

DRAWING TITLE

Construction/
Layout
Plan

DRAWING INFORMATION

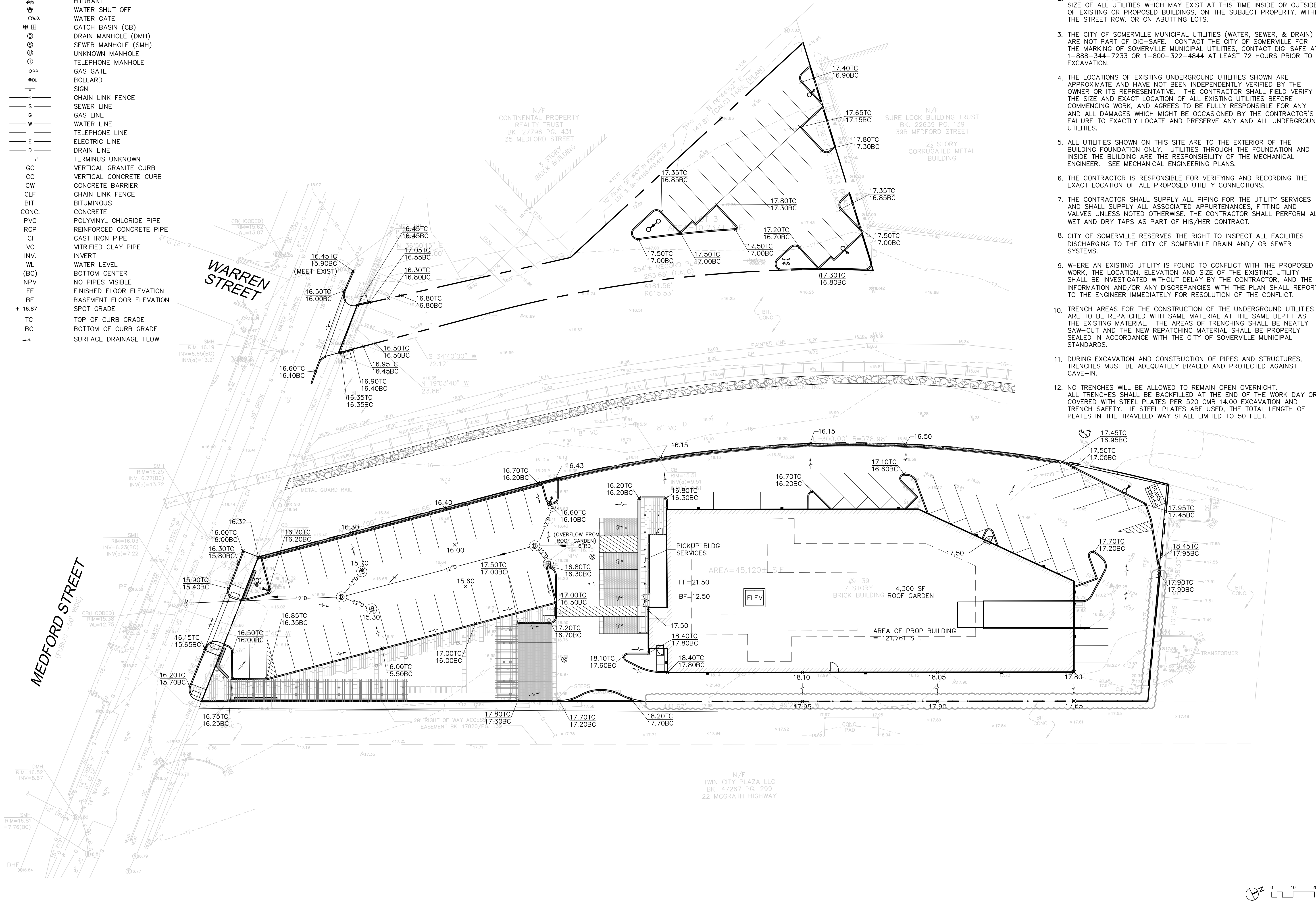
October 8, 2013	
DATE OF ISSUE	
Permitting Set	
DESCRIPTION	
1" = 20'-0"	WAK
SCALE	DRAWN BY
2013-033	3142 Millbrook_R2013.rvt
PROJECT #	FILE NAME

DRAWING NUMBER

4 of 28

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(BC)	BOTTOM CENTER
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FF	FINISHED FLOOR ELEVATION
BF	BASEMENT FLOOR ELEVATION
+ 16.87	SPOT GRADE
TC	TOP OF CURB GRADE
BC	BOTTOM OF CURB GRADE
—	SURFACE DRAINAGE FLOW



1. THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY DESIGN CONSULTANTS INC., PLANS OF RECORD & PLANS FROM RESPECTIVE UTILITY COMPANIES.
2. 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 ROW, OR ON ABUTTING LOTS.
3. 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.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
5. ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEERING PLANS.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
7. THE CONTRACTOR SHALL SUPPLY ALL PIPING FOR THE UTILITY SERVICES AND SHALL SUPPLY ALL ASSOCIATED APPURTENANCES, FITTING AND VALVES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PERFORM ALL WET AND DRY TAPS AS PART OF HIS/HER CONTRACT.
8. CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND/ OR SEWER SYSTEMS.
9. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE EXISTING UTILITY SHALL BE INVESTIGATED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION AND/OR ANY DISCREPANCIES WITH THE PLAN SHALL REPORT TO THE ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT.
10. TRENCH AREAS FOR THE CONSTRUCTION OF THE UNDERGROUND UTILITIES ARE TO BE REPATCHED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SAW-CUT AND THE NEW REPATCHING MATERIAL SHALL BE PROPERLY SEALED IN ACCORDANCE WITH THE CITY OF SOMERVILLE MUNICIPAL STANDARDS.
11. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
12. NO TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF THE WORK DAY OR COVERED WITH STEEL PLATES PER 520 CMR 14.00 EXCAVATION AND TRENCH SAFETY. IF STEEL PLATES ARE USED, THE TOTAL LENGTH OF PLATES IN THE TRAVELED WAY SHALL LIMITED TO 50 FEET.

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Landscape Architect
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617 426-3030

1 November 19, 2013

Grading & Drainage Plan

October 8, 2013

Permitting Set

$$1'' = 20' - 0''$$
SCALE
2012.022

PROJECT #

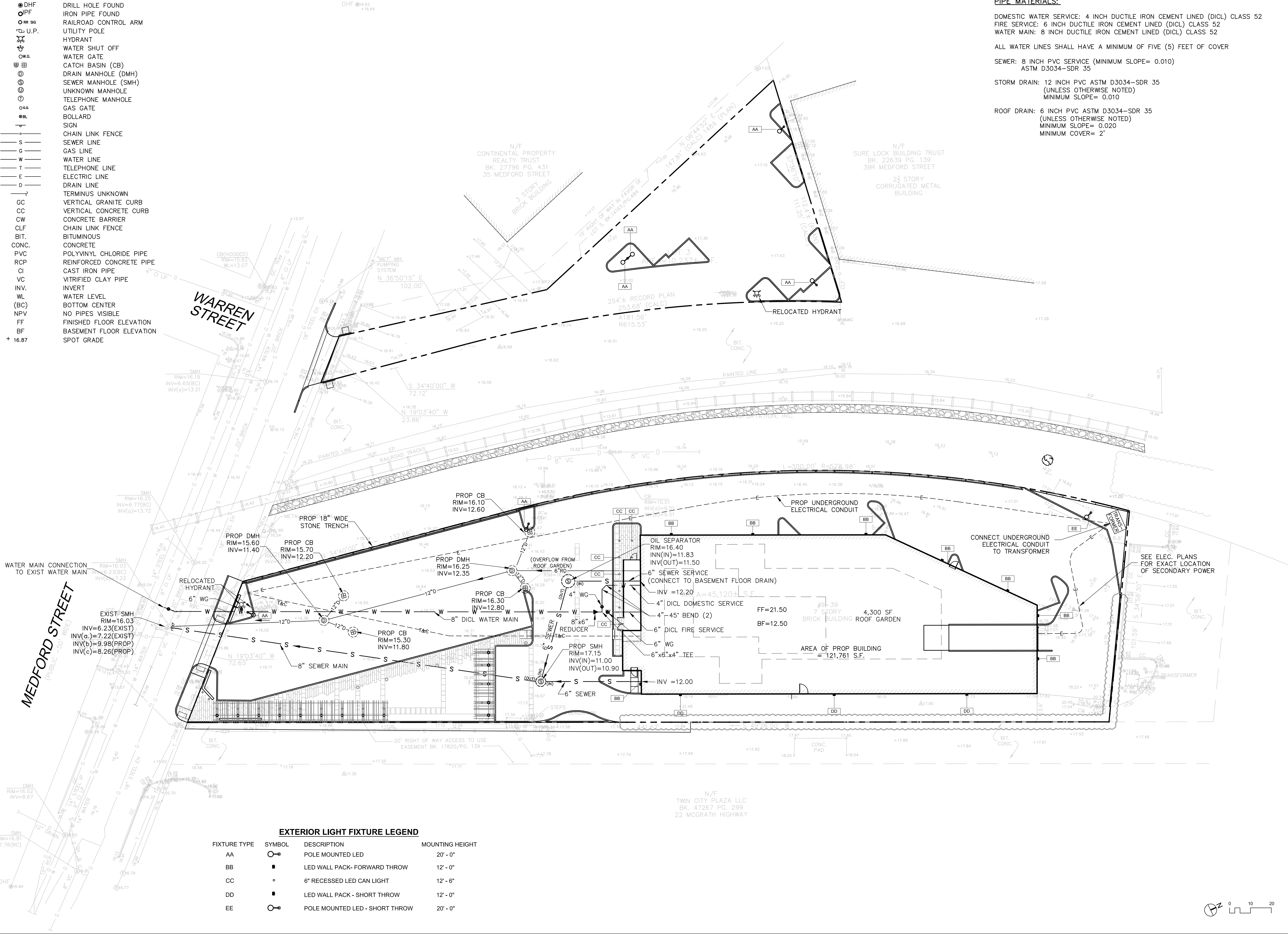
DRAWING NUMBER

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⌵	NO PIPES VISIBLE
⌵	FINISHED FLOOR ELEVATION
⌵	BASEMENT FLOOR ELEVATION
⌵	SPOT GRADE



PIPE MATERIALS:

DOMESTIC WATER SERVICE: 4 INCH DUCTILE IRON CEMENT LINED (DICI) CLASS 52
FIRE SERVICE: 6 INCH DUCTILE IRON CEMENT LINED (DICI) CLASS 52
WATER MAIN: 8 INCH DUCTILE IRON CEMENT LINED (DICI) CLASS 52

ALL WATER LINES SHALL HAVE A MINIMUM OF FIVE (5) FEET OF COVER

SEWER: 8 INCH PVC SERVICE (MINIMUM SLOPE= 0.010)
ASTM D3034-SDR 35

STORM DRAIN: 12 INCH PVC ASTM D3034-SDR 35
(UNLESS OTHERWISE NOTED)
MINIMUM SLOPE= 0.010

ROOF DRAIN: 6 INCH PVC ASTM D3034-SDR 35
(UNLESS OTHERWISE NOTED)
MINIMUM SLOPE= 0.020
MINIMUM COVER= 2'

ARCHITECT

bh+a

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DEVELOPER

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REVISIONS

1	November 19, 2013	
2		
3		
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DRAWING TITLE

Utility

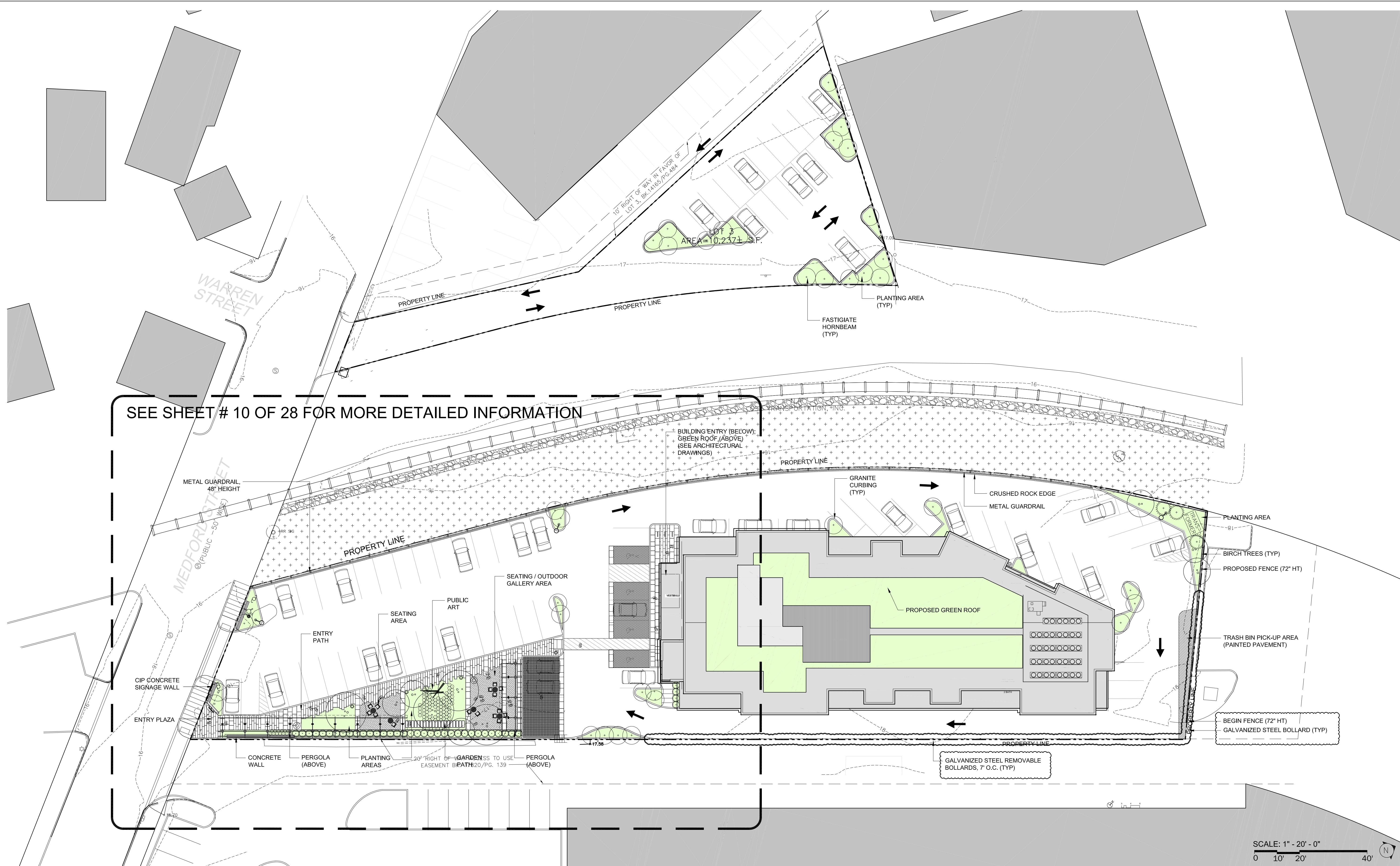
Plan

DRAWING INFORMATION

October 8, 2013	
DATE OF ISSUE	
Permitting Set	
DESCRIPTION	
1" = 20'-0"	WAK
SCALE	DRAWN BY
2013-033	3142 Millbrook_R2013.rvt
PROJECT #	FILE NAME

DRAWING NUMBER

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MATERIALS KEY

	PRECAST CONCRETE PAVER		AREA OF PAINTED ASPHALT
	CIP CONCRETE PAVEMENT		CIP CONCRETE WALL
	DECOMPOSED GRANITE		GRANITE CURB
	BITUMINOUS CONCRETE PAVEMENT		METAL GUARDRAIL
	PERVIOUS PAVEMENT		CONCRETE AND STEEL PERGOLA
	PLANTING AREA		PROPERTY LINE
	MEADOW		FENCE LINE

PLANTING KEY

	CANOPY TREE <i>Betula populifolia</i>
	ACCENT TREE <i>Carpinus betulus</i>
	HEDGE <i>Ilex glabra</i>
	GROUNDCOVER <i>Mixed perennials</i>

PLANTING SCHEDULE

QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES					
QTY	<i>Betula platyphylla</i>	Japanese White Birch	12-14" CLUMP	AS PER PLAN	
QTY	<i>Carpinus betulus</i> 'Fastigiata'	Upright European Hornbeam	3" CAL	AS PER PLAN	
HEDGE					
QTY	<i>Ilex glabra</i>	Inkberry Holly	24-36" HT. B&B	AS PER PLAN	
GROUNDCOVER					
QTY	<i>Liriope spicata</i>	Lily Turf	1 GAL POT	18" O.C.	
QTY	<i>Anemone sylvestris</i>	Snowdrop Anemone	1 GAL POT	8" O.C.	
QTY	<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	1 GAL POT	8" O.C.	

ARCHITECT
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Somerville, MA 02143

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Landscape Architect
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617 426-3030

REVISIONS

1	October 31, 2013	
2	November 18, 2013	
3		
4		
5		

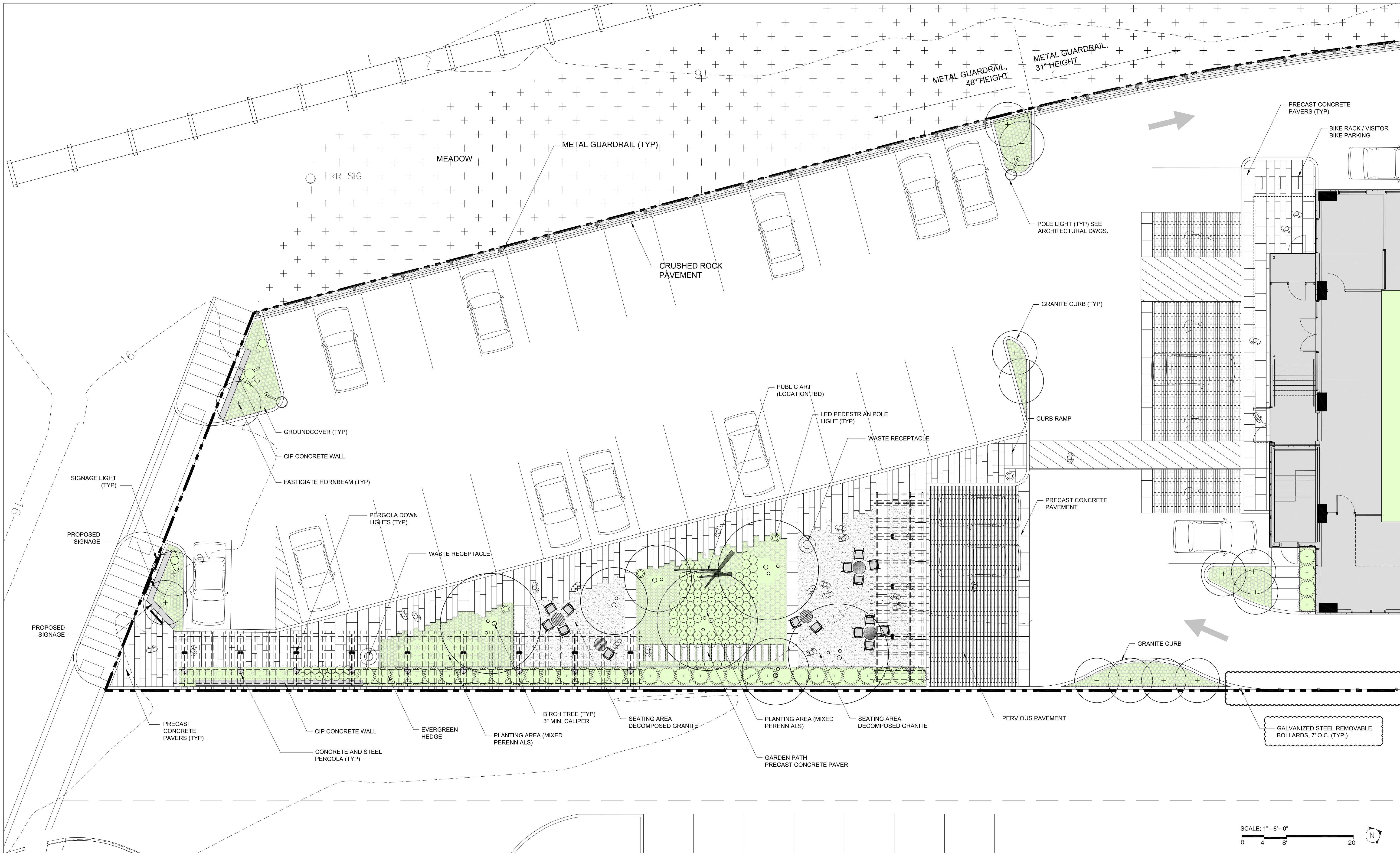
DRAWING TITLE
Landscape Plan

DRAWING INFORMATION

October 08, 2013
DATE OF ISSUE
Permitting Set
DESCRIPTION
1" = 20'-0"
SCALE
3142
PROJECT #
3142 Millbrook_R2013.rvt
DRAWN BY
FILE NAME

DRAWING NUMBER
9 of 28

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MATERIALS KEY

	PRECAST CONCRETE PAVER
	CIP CONCRETE PAVEMENT
	DECOMPOSED GRANITE
	BITUMINOUS CONCRETE PAVEMENT
	PERVIOUS PAVEMENT
	PLANTING AREA
	MEADOW
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	PROPERTY LINE
	FENCE LINE

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DRAWING TITLE
Detail Landscape Layout Plan

DRAWING INFORMATION

October 08, 2013
DATE OF ISSUE
Permitting Set
DESCRIPTION
1/8" = 1'-0" RR
SCALE DRAWN BY
3142 3142 Millbrook_R2013.rvt
PROJECT # FILE NAME