

Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
.A-000	Cover Sheet	12/15/2011
.C-0	Existing Conditions	12/15/11
.C-1	Site Plan	12/15/2011
.C-2	Site details	12/15/2011
.L-1	Landscape Plan	12/15/2011
A-020	ARCHITECTURAL SITE PLAN	12/15/2011
A-100	BASEMENT LEVEL	12/15/2011
A-101	1st FLOOR PLAN	12/15/2011
A-102	2nd FLOOR PLAN	12/15/2011
A-103	3rd FLOOR PLAN	12/15/2011
A-104	4th FLOOR PLAN	12/15/2011
A-105	Roof Plan	12/15/2011
A-300	ELEVATIONS	12/15/2011
A-900	Shadow Studies	12/15/2011
ES-1	Outdoor Lighting / Photometric Plan	12/15/2011



PROJECT:
CEDAR STREET RESIDENCES

PROJECT ADDRESS:
143 CEDAR STREET
SOMERVILLE MASSACHUSETTS

CLIENT
ALDAR REALTY TRUST
P.O. BOX 207
SOMERVILLE MA 02143

ARCHITECT
KHALSA DESIGN INC.

17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

CIVIL ENGINEER
DESIGN CONSULTANTS

265 MEDFORD STREET
SOMERVILLE MA 02143

PROJECT NAME
CEDAR STREET RESIDENCES

PROJECT ADDRESS
143 Cedar Street
Somerville, MA

CLIENT
**Aldar Realty Trust P.O
Box 207 Somerville
MA 02143**

ARCHITECT
KHALSA DESIGN INC.



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

CONSULTANTS:

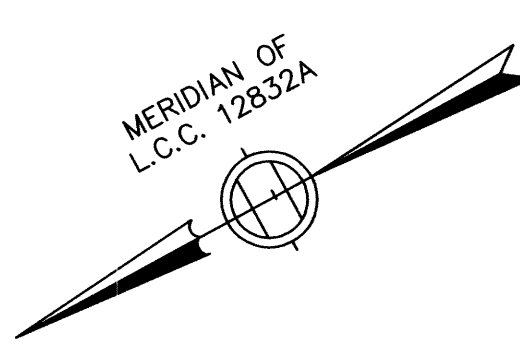
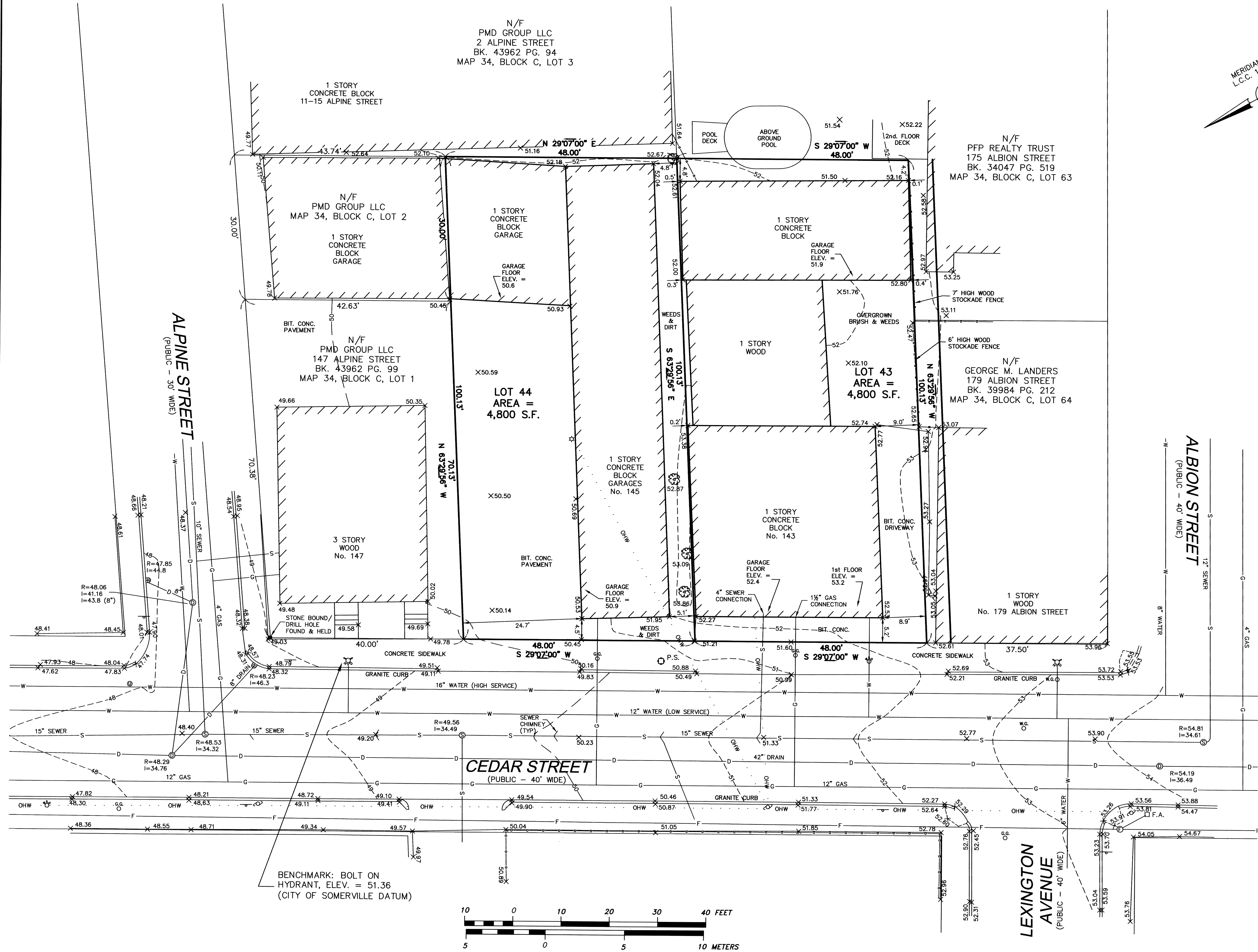


Project number		06007
Date		12/15/2011
Drawn by		KK
Checked by		JSK
Scale		
REVISIONS		
No.	Description	Date

Cover Sheet

.A-000

CEDAR STREET RESIDENCES



- LEGEND**
- CHAIN LINK FENCE
 - STOCKADE FENCE
 - S SANITARY SEWER
 - D DRAIN LINE
 - W WATER LINE
 - G GAS LINE
 - F FIRE ALARM
 - OHW OVERHEAD ELECTRIC
 - Sanitary Manhole
 - Drain Manhole
 - Electric Manhole
 - Unknown Manhole
 - Catch Basin
 - Utility Pole
 - Fire Hydrant
 - Water Gate
 - Gas Gate
 - Sign

LOCUS TITLE INFORMATION

OWNER: HELEN CARNAVALE
DEED REFERENCE: BK. 15904 PG. 474
PLAN REFERENCE: PLAN BK. 40 PLAN 43
ADDRESS: 145 CEDAR STREET
ASSESSORS: MAP 34, BLOCK C, LOT 66

OWNER: ALSPAR HOMES INC.
DEED REFERENCE: BK. 21929 PG. 148
PLAN REFERENCE: PLAN BK. 40 PLAN 43
ADDRESS: 143 CEDAR STREET
ASSESSORS: MAP 34, BLOCK C, LOT 65

PLAN REFERENCES

PLAN BOOK 25 PLAN 42
PLAN BOOK 27 PLAN 40
PLAN BOOK 40 PLAN 43
PLAN BOOK 167 PLAN 35
PLAN No. 1328 of 2004
PLAN No. 1185 of 1947
L.C.C. 25635
L.C.C. 14182
L.C.C. 13491
CEDAR STREET ACCEPTANCE PLAN OF 1854
ALBION STREET ACCEPTANCE PLAN OF 1891
ALPINE STREET ACCEPTANCE PLAN OF 1907

NOTES

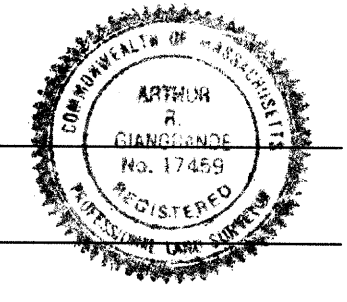
LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES IN POSSESSION OF DESIGN CONSULTANTS INC. AS OF THIS DATE. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED.

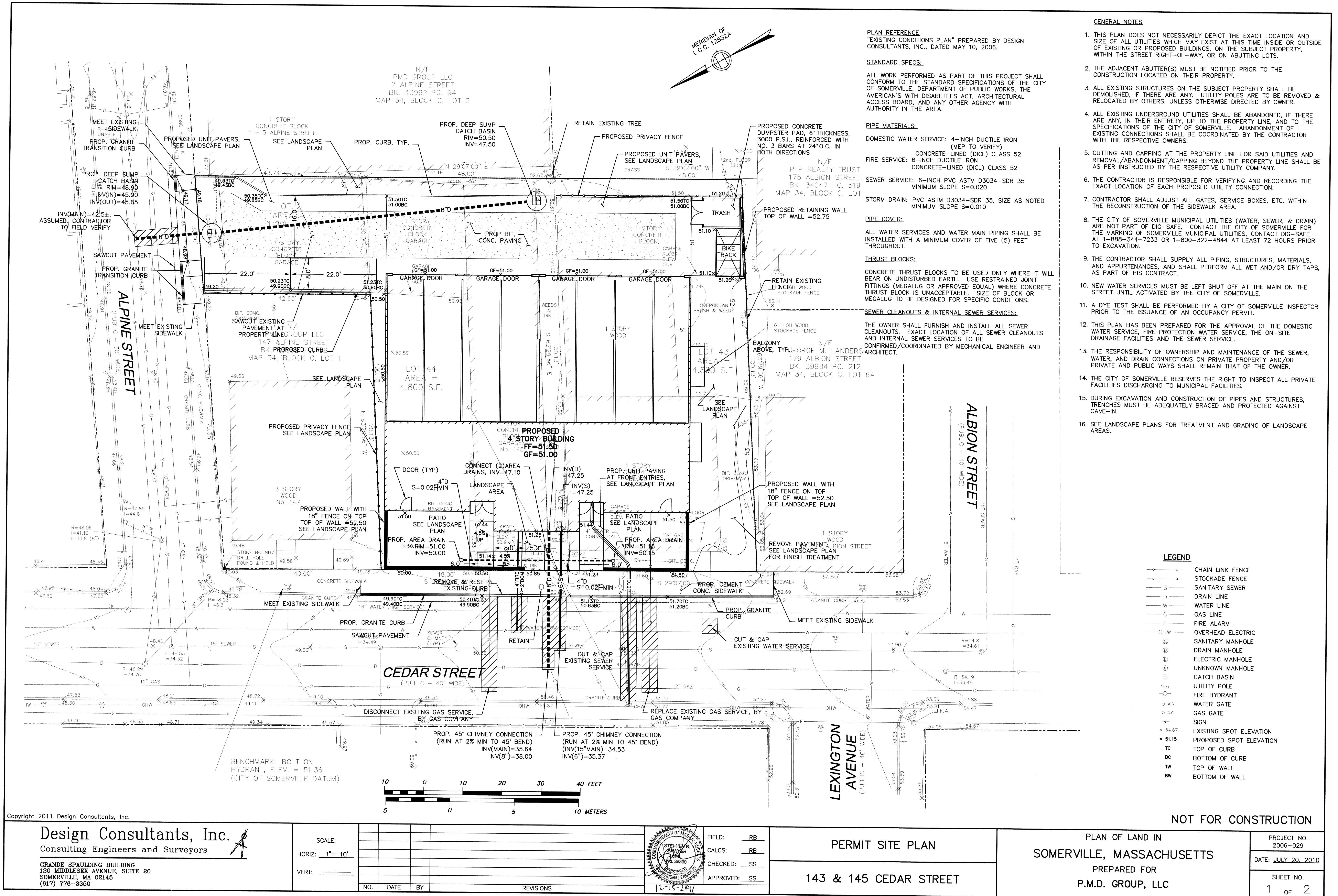
THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY TO RETRACE THE PROPERTY LINES AND SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND WAS PERFORMED ON MARCH 13 & 14, 2006.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF SOMERVILLE ASSESSOR'S OFFICE.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S. *Arthur J. DiGiuseppe*
May 11, 2006





PLAN REFERENCE
"EXISTING CONDITIONS PLAN" PREPARED BY DESIGN CONSULTANTS, INC., DATED MAY 10, 2006.

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 DISABILITIES ACT, ARCHITECTURAL ACCESS BOARD, AND ANY OTHER AGENCY WITH AUTHORITY IN THE AREA.

PIPE MATERIALS:

DOMESTIC WATER SERVICE: 4-INCH DUCTILE IRON (MEP TO VERIFY)
CONCRETE-LINED (DCL) CLASS 52
FIRE SERVICE: 6-INCH DUCTILE IRON
CONCRETE-LINED (DCL) CLASS 52

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.

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.
- SEE LANDSCAPE PLANS FOR TREATMENT AND GRADING OF LANDSCAPE AREAS.

LEGEND

- CHAIN LINK FENCE
- STOCKADE FENCE
- SANITARY SEWER
- DRAIN LINE
- WATER LINE
- GAS LINE
- FIRE ALARM
- OVERHEAD ELECTRIC
- SANITARY MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- UNKNOWN MANHOLE
- CATCH BASIN
- UTILITY POLE
- FIRE HYDRANT
- WATER GATE
- GAS GATE
- SIGN
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL

NOT FOR CONSTRUCTION

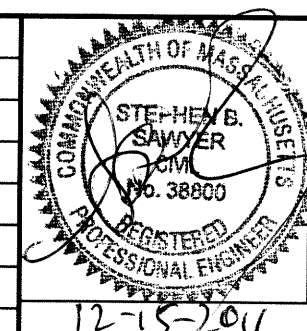
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Design Consultants, Inc.
Consulting Engineers and Surveyors

GRANDE SPAULDING BUILDING
120 MIDDLESEX AVENUE, SUITE 20
SOMERVILLE, MA 02145
(617) 778-3350

SCALE:
HORIZ: 1" = 10'
VERT: _____

NO. DATE BY REVISIONS



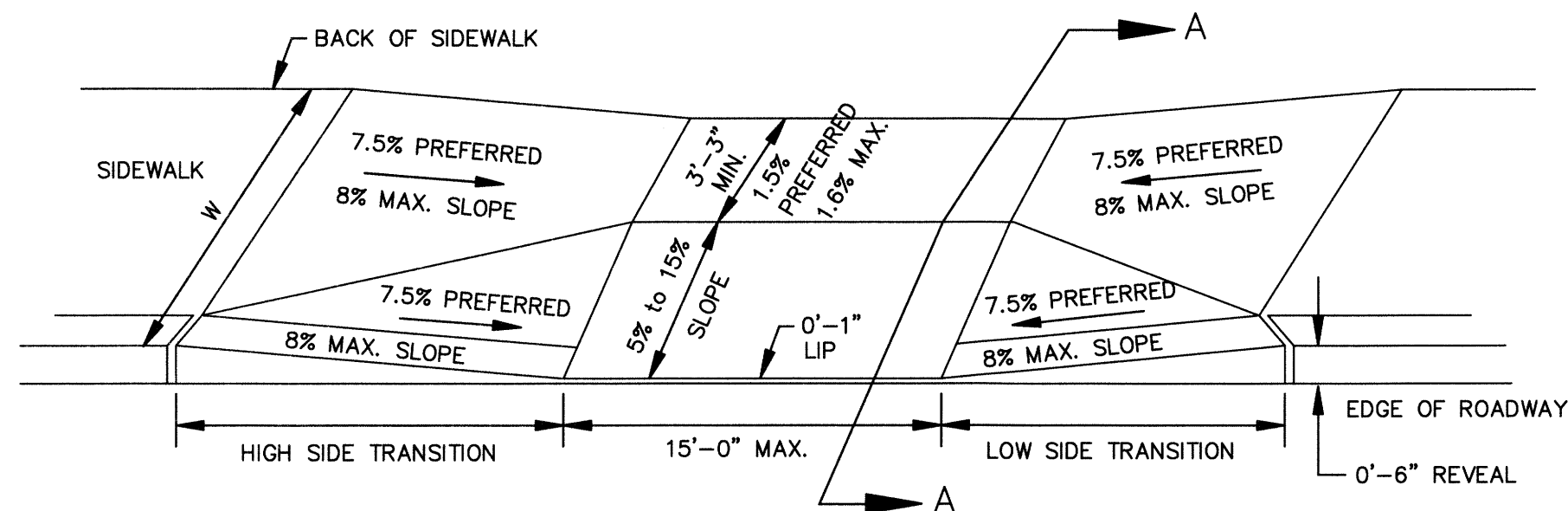
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CALCS: RB
CHECKED: SS
APPROVED: SS

PERMIT SITE PLAN

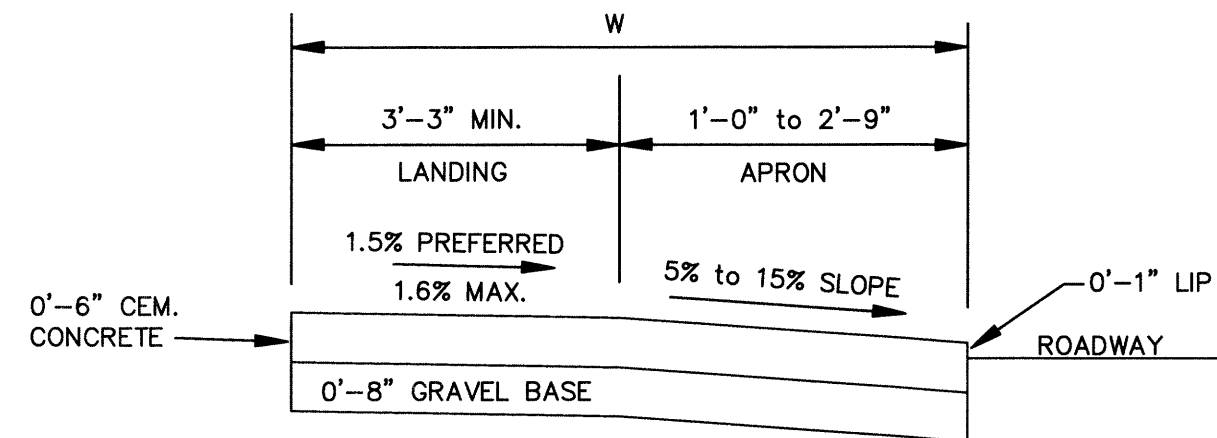
143 & 145 CEDAR STREET

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
PREPARED FOR
P.M.D. GROUP, LLC

PROJECT NO.
2006-029
DATE: JULY 20, 2010
SHEET NO.
1 OF 2



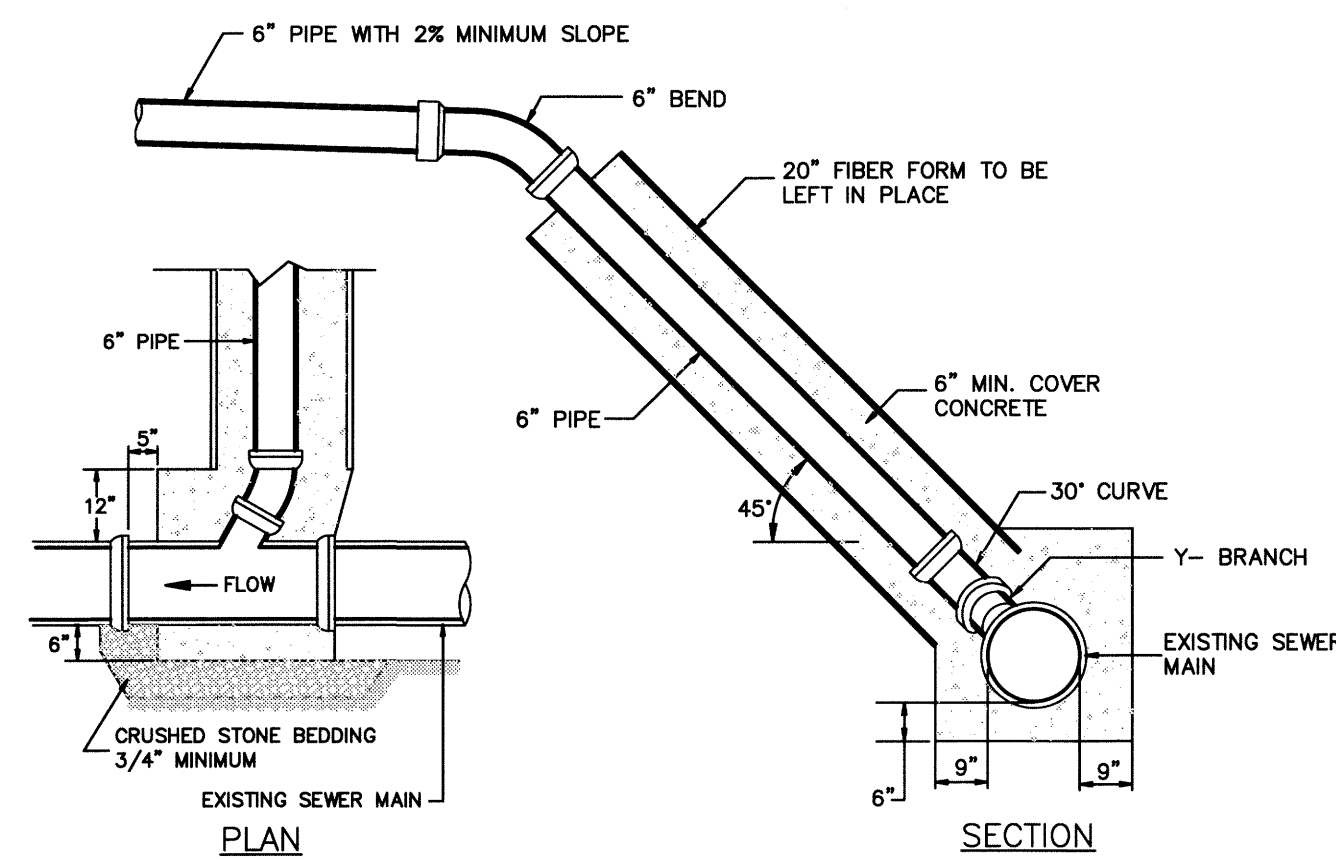
LEGEND
W = SIDEWALK WIDTH



SECTION A-A

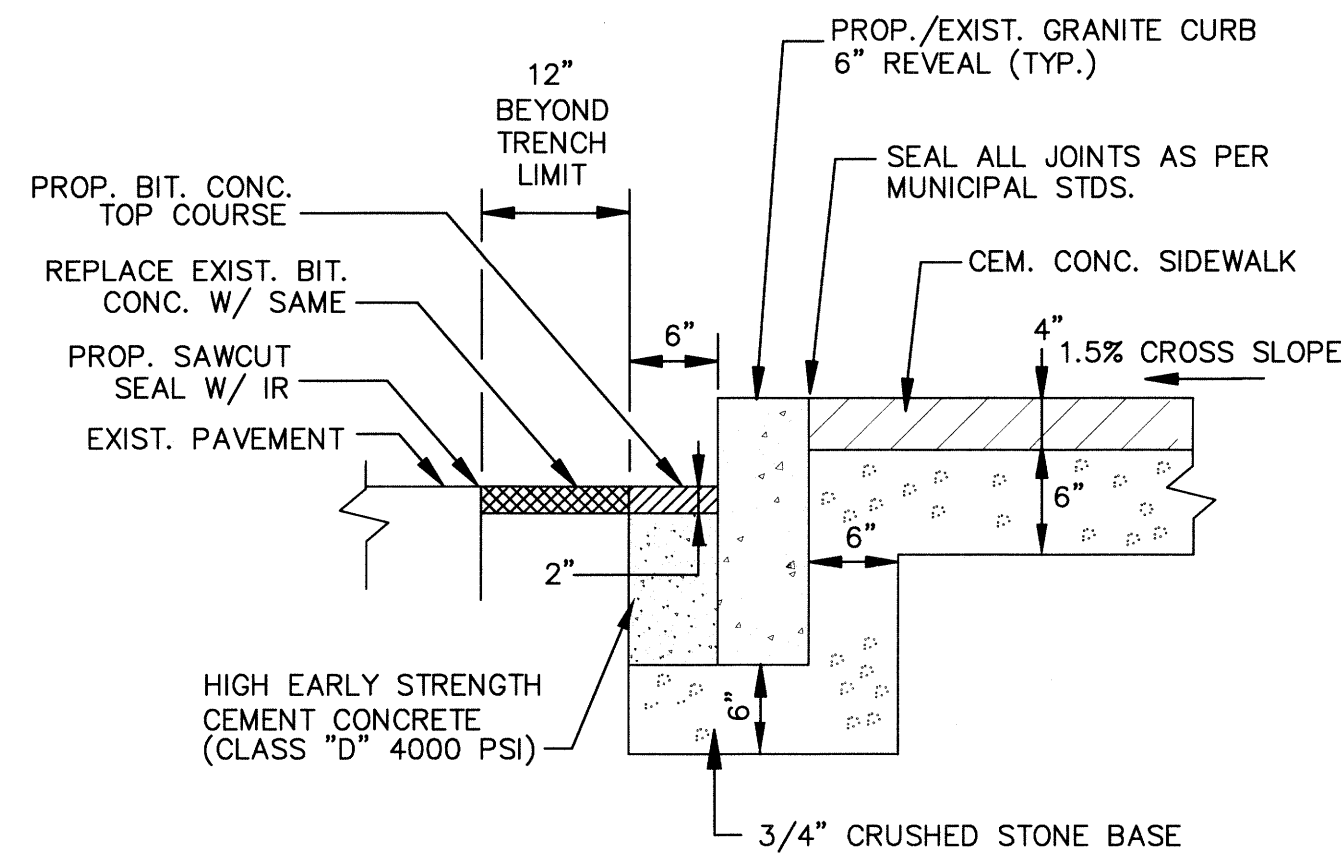
TYPICAL DRIVEWAY DETAIL

NOT TO SCALE



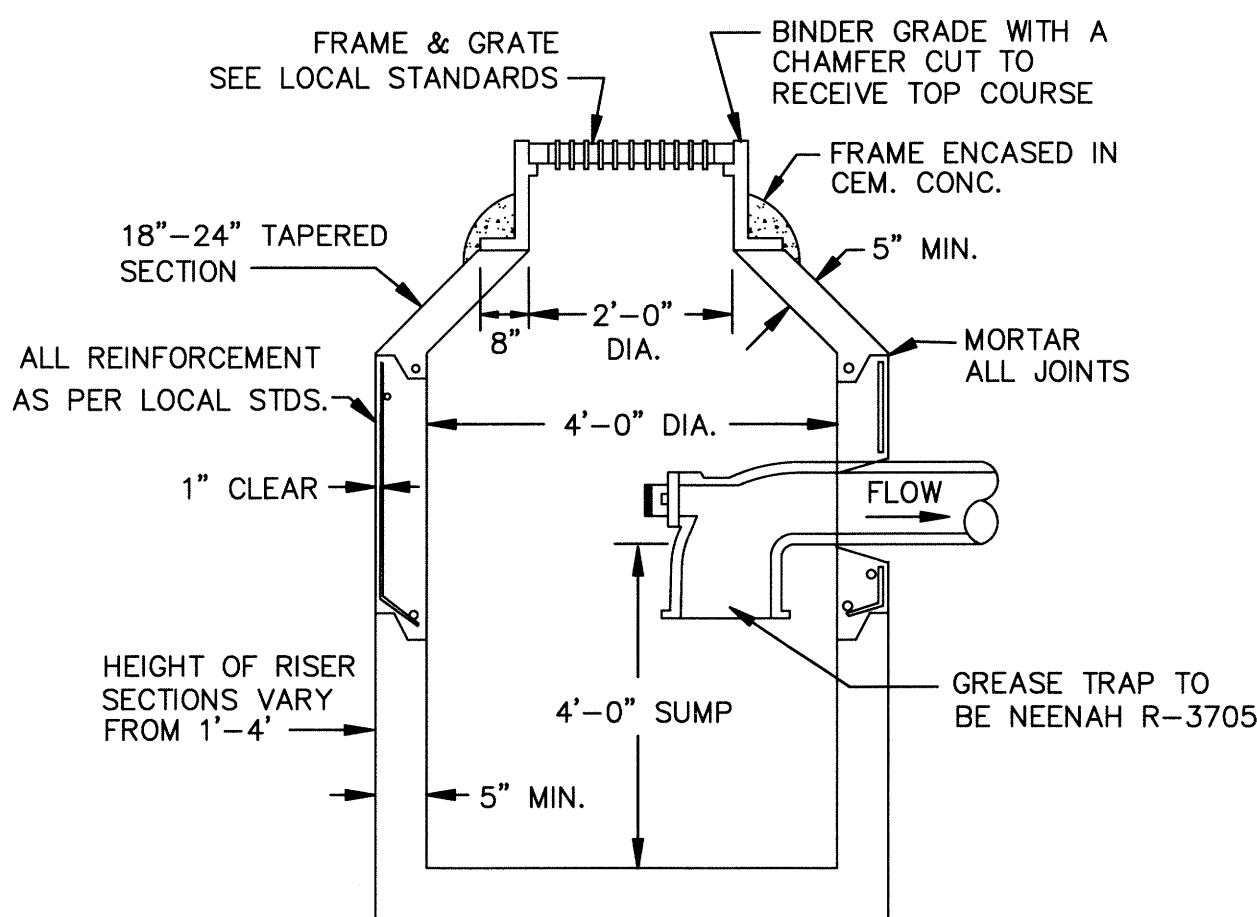
SEWER CHIMNEY WITH 45° CONNECT TO EXISTING SEWER

NOT TO SCALE



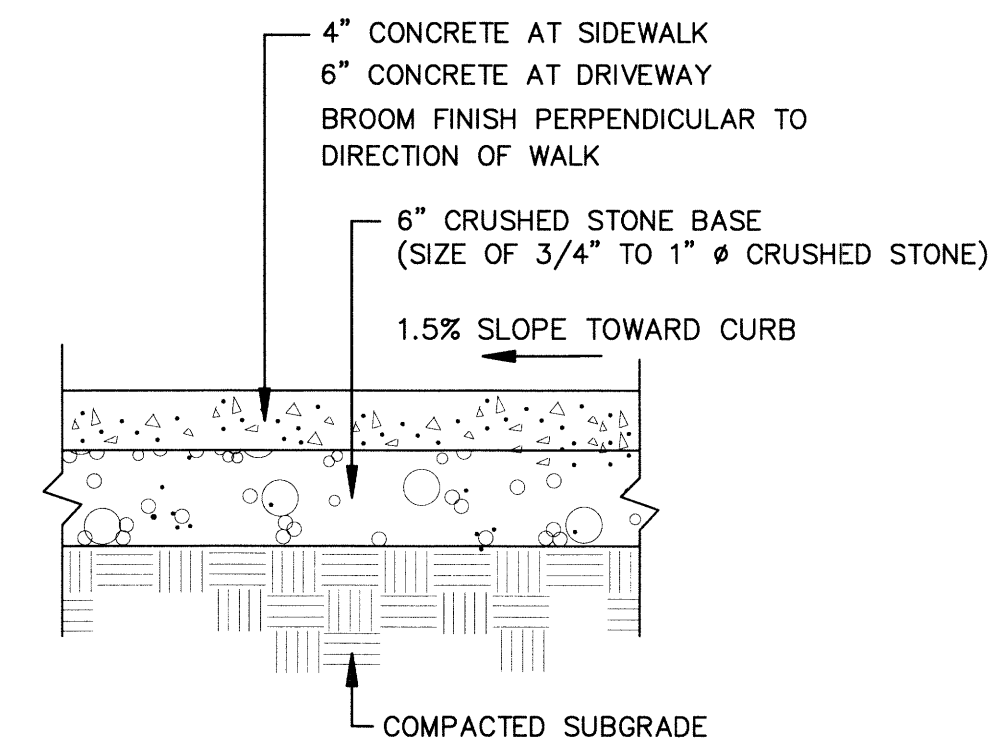
GRANITE CURB IN EXISTING ROAD PAVEMENT W/NEW SIDEWALK

NOT TO SCALE



PRECAST CONCRETE CATCH BASIN WITH GAS TRAP

NOT TO SCALE

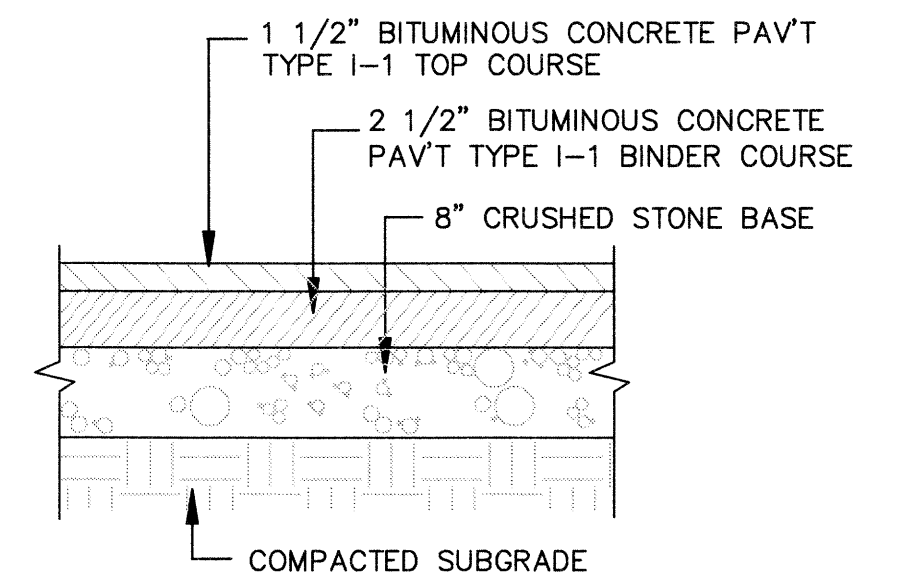


NOTES:

1. PROVIDE $\frac{1}{2}$ " CONSTRUCTION CONTROL JOINT WITH PREFORMED EXPANSION MATERIAL EVERY 25'-0" O.C. MAX.
2. PROVIDE A TOOLED DUMMY JOINT $\frac{1}{4}$ " W x $\frac{1}{2}$ " D AS NEEDED TO PROVIDE SYMMETRY.

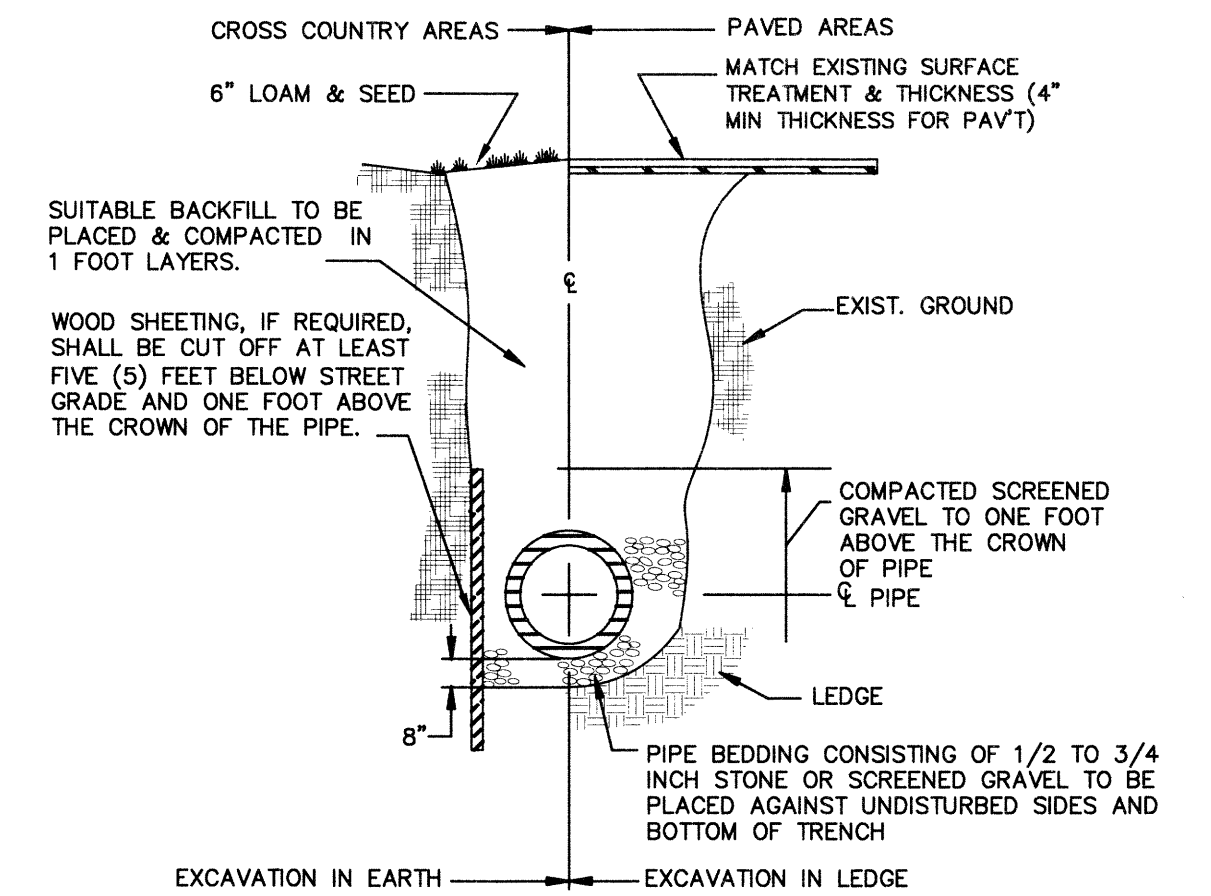
CEMENT CONCRETE SIDEWALK

NOT TO SCALE



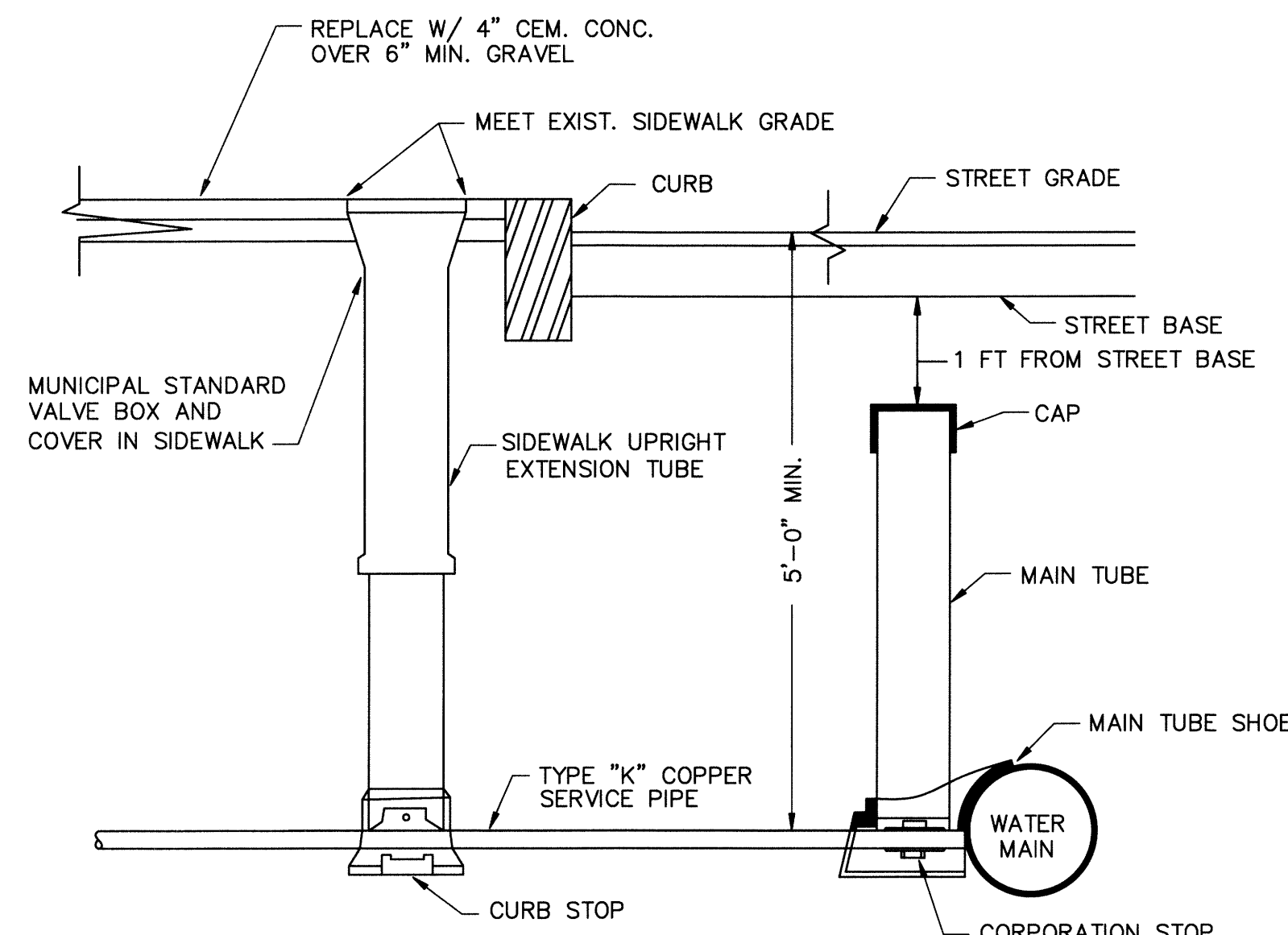
BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



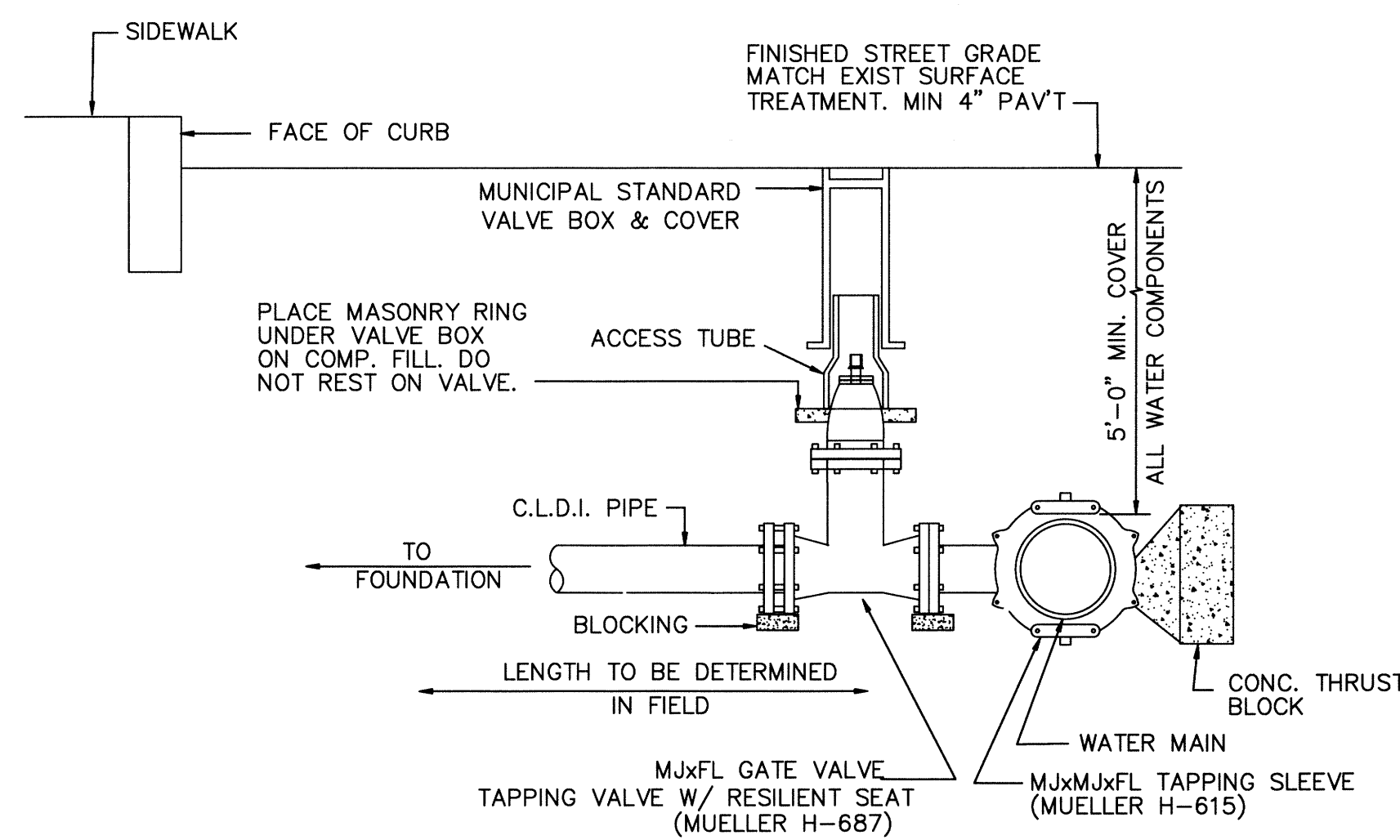
TRENCH EXCAVATION

NOT TO SCALE



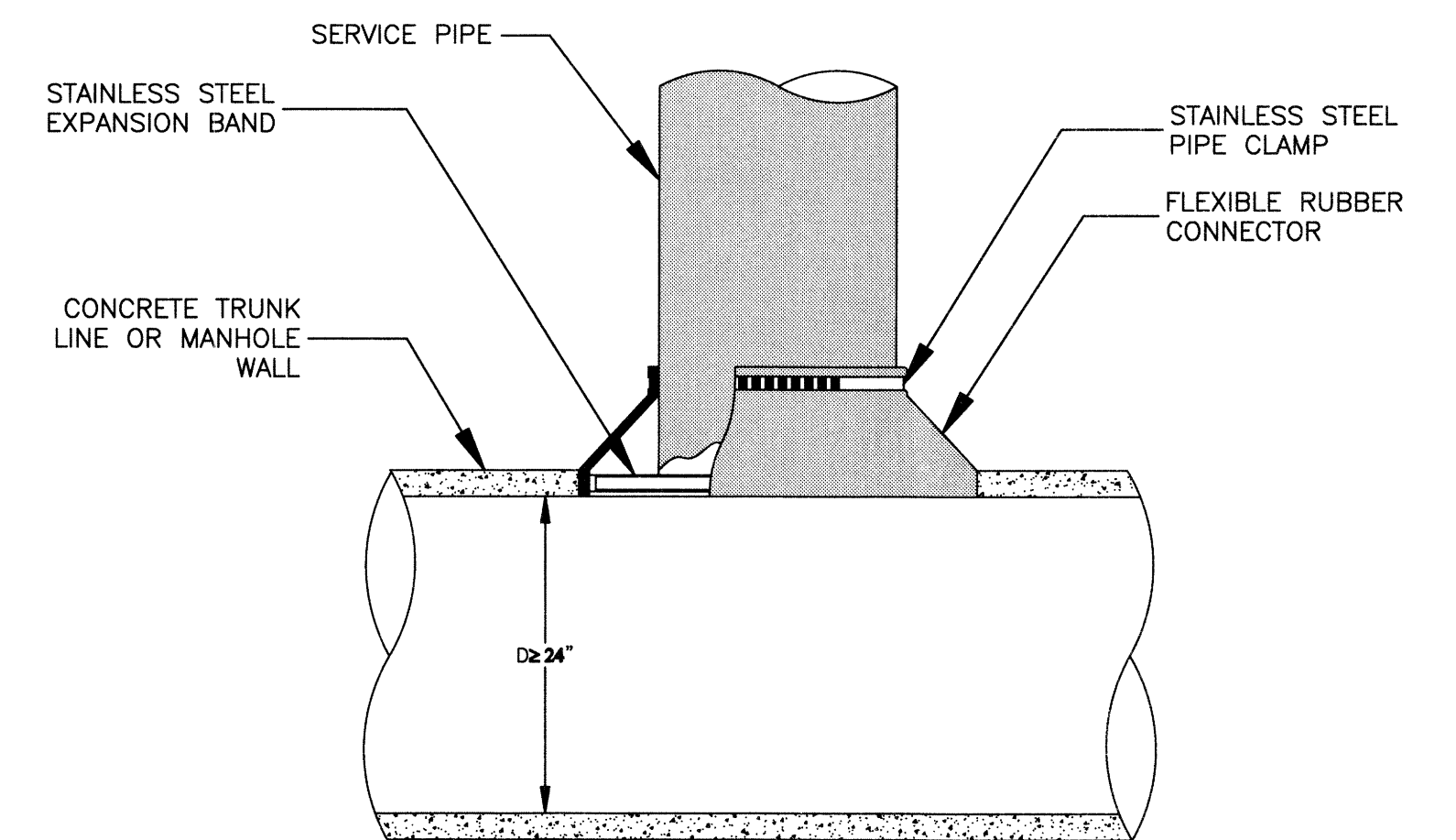
WATER CONNECTION FOR 2" SERVICE PIPE

NOT TO SCALE



WATER CONNECTION WITH WET TAP FOR 4 & 6 INCH SERVICE PIPE

NOT TO SCALE



NOTES:

1. OPENING IN CONCRETE WALL SHALL BE CORED USING HIGH SPEED DIAMOND DRILL.
2. ALL METAL FIXTURES SHALL BE OF STAINLESS STEEL.
3. SERVICE LINE SHALL BE FLUSH WITH THE INSIDE OF THE CONCRETE PIPE OR WALL.
4. IF TRUNK LINE DIAMETER IS LESS THAN 24" THEN A SADDLE TYPE CONNECTION WILL BE USED.

DRAIN LINE CONNECTION LARGE PIPE

NOT TO SCALE

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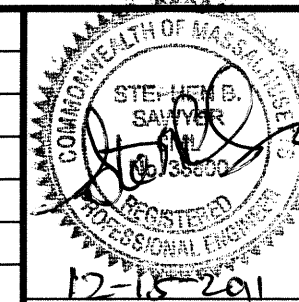
DESIGN CONSULTANTS BUILDING
265 MEDFORD STREET
SOMERVILLE, MA 02143
(617) 776-3350

SCALE:

HORIZ: 1" = 10'

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NO.	DATE	BY	REVISIONS



FIELD: RB
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CHECKED: SS
APPROVED: SS

DETAILS

143 & 145 CEDAR STREET

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
P.M.D. GROUP, LLC

PROJECT NO.
2006-029
DATE: JULY 20, 2011
SHEET NO.
2 OF 2

