

PARK STREET SENIOR CITIZENS HOUSING

44 Park Street, Somerville Massachusetts 02143

May 2008

LIST OF DRAWINGS:

- T-1 Title Sheet
- P-1 Building Perspectives

Architectural

- A-1 Ground Floor Plan\Architectural Site Plan
- A-2 2nd & 3rd Floor Plans
- A-3 Fourth Floor Plan
- A-4 Roof Plan
- A-5 Building Elevations
- A-6 Photometric Site Plan

Civil Engineering

- Existing Conditions Plan
- Proposed Civil Site Plan
- Details

Architect :

Sergio Modigliani Architect
134 Salisbury Rd.
Brookline, MA 02445
Phone: 617-734-1337
Fax : 617-734-1338

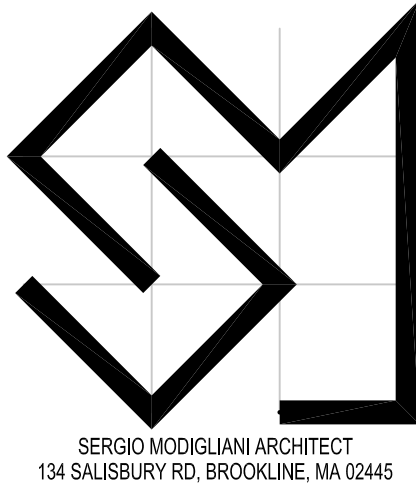


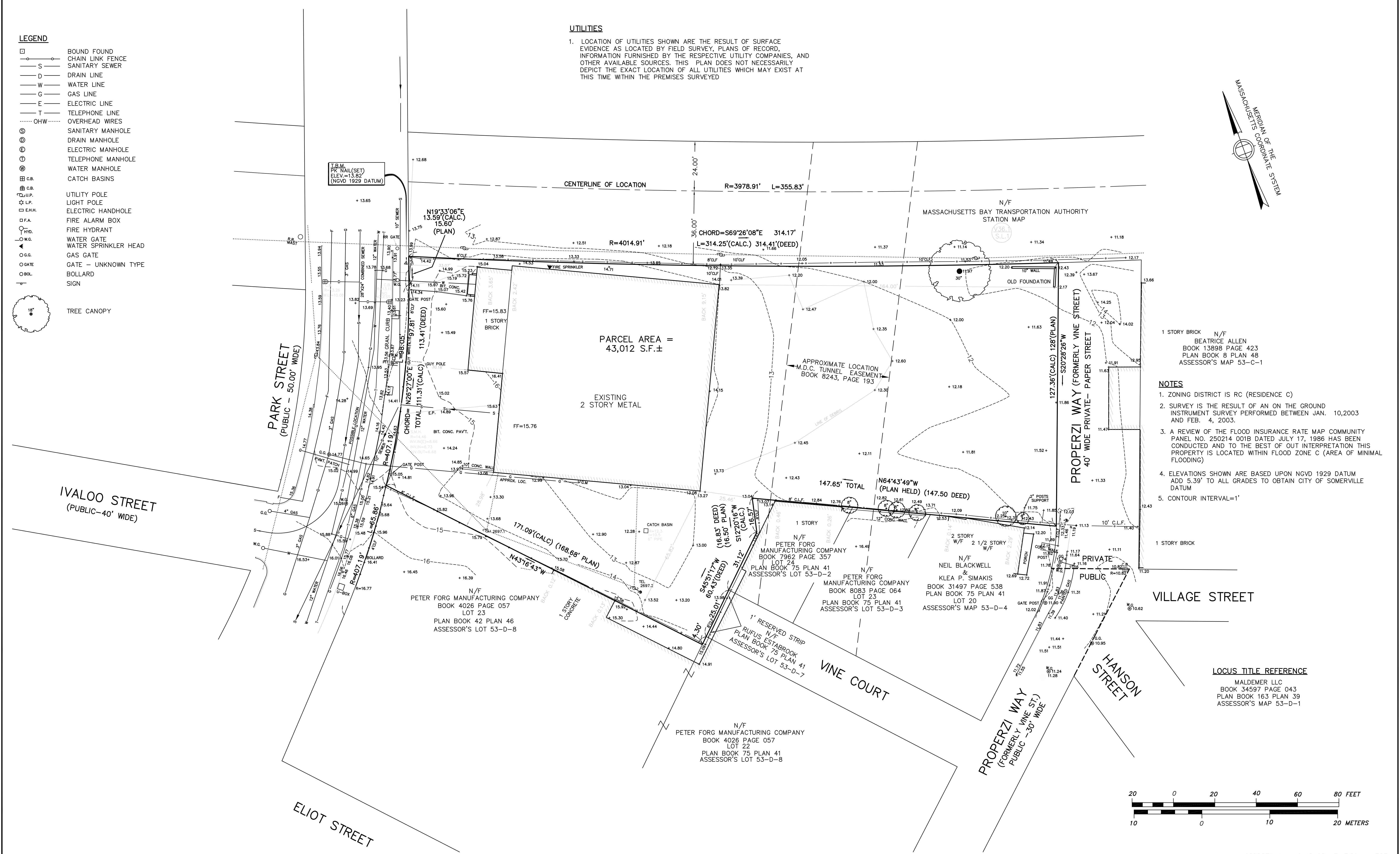
Civil Engineer:

Design Consultants, Inc.
Consulting Engineers and Surveyors
Design Consultants Building
265 Medford Street
Somerville, MA 02143
Phone : 617-776-3350



LOCUS PLAN





LEGEND

- BOUND FOUND
- CHAIN LINK FENCE
- S SANITARY SEWER
- D DRAIN LINE
- W WATER LINE
- G GAS LINE
- E ELECTRIC LINE
- T TELEPHONE LINE
- OHW OVERHEAD WIRES
- SM SANITARY MANHOLE
- DM DRAIN MANHOLE
- EM ELECTRIC MANHOLE
- TM TELEPHONE MANHOLE
- WM WATER MANHOLE
- CB CATCH BASINS
- U.P. UTILITY POLE
- L.P. LIGHT POLE
- E.H.H. ELECTRIC HANDHOLE
- F.A. FIRE ALARM BOX
- F.H. FIRE HYDRANT
- W.G. WATER GATE
- W.S.H. WATER SPRINKLER HEAD
- G.G. GAS GATE
- GATE - UNKNOWN TYPE
- BOLLARD
- SIGN
- 18" TREE CANOPY

UTILITIES

1. LOCATION OF UTILITIES SHOWN 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. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED

1 STORY BRICK N/F
BEATRICE ALLEN
BOOK 13898 PAGE 423
PLAN BOOK 8 PLAN 48
ASSESSOR'S MAP 53-C-1

NOTES

1. ZONING DISTRICT IS RC (RESIDENCE C)
2. SURVEY IS THE RESULT OF AN ON THE GROUND INSTRUMENT SURVEY PERFORMED BETWEEN JAN. 10,2003 AND FEB. 4, 2003.
3. A REVIEW OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 250214 001B DATED JULY 17, 1986 HAS BEEN CONDUCTED AND TO THE BEST OF OUT INTERPRETATION THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE C (AREA OF MINIMAL FLOODING)
4. ELEVATIONS SHOWN ARE BASED UPON NGVD 1929 DATUM ADD 5.39' TO ALL GRADES TO OBTAIN CITY OF SOMERVILLE DATUM
5. CONTOUR INTERVAL=1'

LOCUS TITLE REFERENCE

MALDEMER LLC
BOOK 34597 PAGE 043
PLAN BOOK 163 PLAN 39
ASSESSOR'S MAP 53-D-1

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Design Consultants, Inc.
Consulting Engineers and Surveyors

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

SCALE:
HORIZ: 1"=20'
VERT: _____

NO.	DATE	BY	REVISIONS
1	6/10/03	K.M.T.	PROPERZI WAY - PUBLIC WAY DELINEATION

FIELD: L.J.G.
CALCS: G.E.J.
CHECKED: K.M.T.
APPROVED: A.R.G.

EXISTING CONDITIONS PLAN

44 PARK STREET

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS

SURVEYED FOR
EMERALD DEVELOPMENT GROUP, INC.

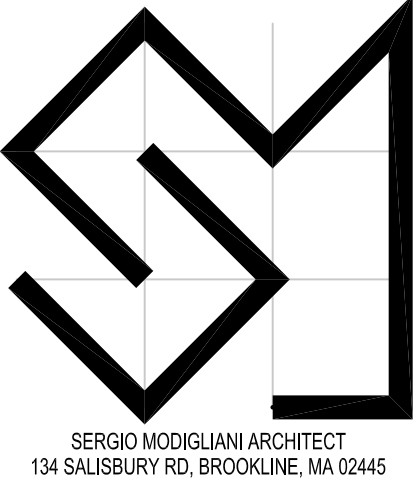
PROJECT NO.
2002-099
DATE: FEB. 19, 2003
SHEET NO.
1 OF 1



scale: NTS

P-1 PERSPECTIVE VIEWS

Sergio Modigliani
 REGISTERED ARCHITECT
 STATE OF MASSACHUSETTS
 NO. 10000



SERGIO MODIGLIANI ARCHITECT
 134 SALISBURY RD, BROOKLINE, MA 02445
 TEL: 617-344-1337 FAX: 617-344-1338

ISSUE DATE: 07-09-2008

DATE: 06-04-2008

PARK STREET SENIOR CITIZENS HOUSING

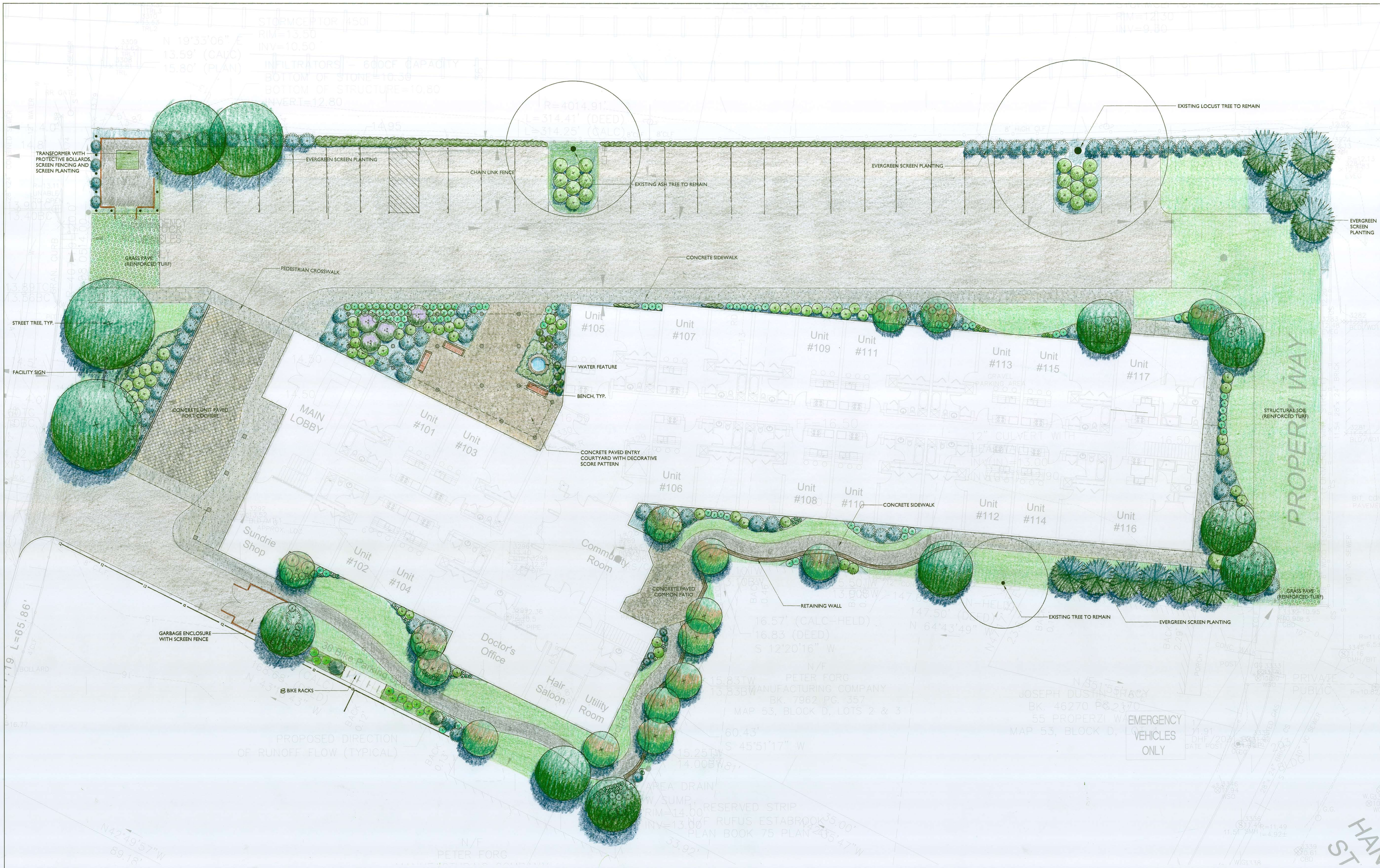


44 Park Street
Somerville, MA

Site Plan

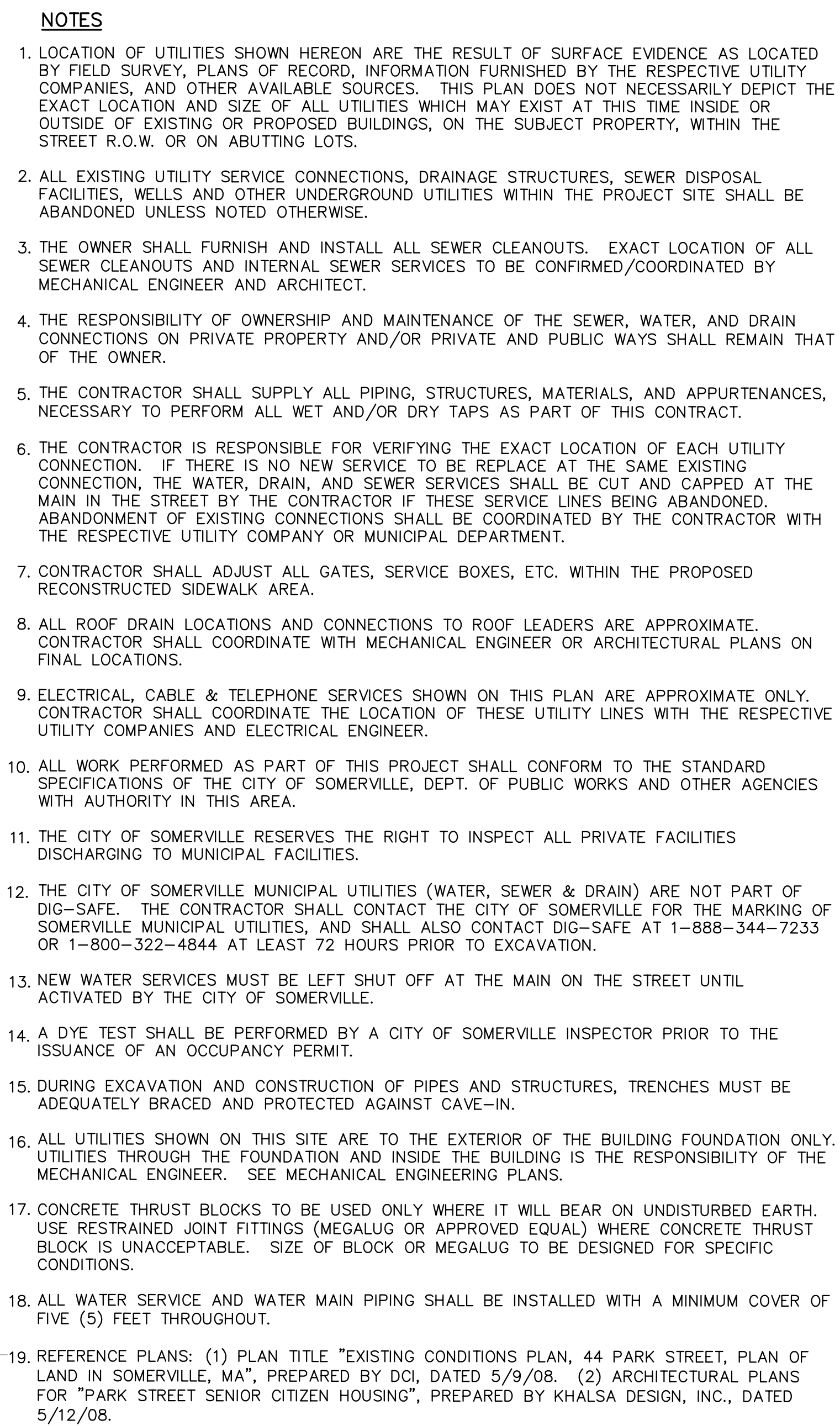
Project #: 0871 Date: 07.08.08
Drawn by: CDP Reviewed: HW
Scale: 1" = 10'

Revisions:



PLANT LIST

SYM	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES	SYM	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES	SYM	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
EVERGREEN TREES						SHRUBS						PERENNIALS / GRASSES / GROUND COVERS					
TO		THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	5'-6" HT		CA		CORNUS ALBA 'IVORY HALO'	IVORY HALO TATARIAN DOGWOOD	2'-3" HT		ep		ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	KIM'S KNEE HIGH CONEFLOWER	1 GAL	SP 18"-36" O.C.
TP		THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	3'-4" HT		HA		CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET CLETHRA	2'-3" HT		hah		HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL	SP 20" O.C.
		THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5'-6" HT		IC		HYDRANGEA MACROPHYLLA	GREAT HYDRANGEA	3 GAL		hbc		HYPERICUM DAYLILY	HYPERICUM DAYLILY	1 GAL	SP 20" O.C.
DECIDUOUS TREES						ICB		ILEX CRENATA 'JAPANESE HOLLY'	JAPANESE HOLLY	24-30" CAL		hbc		HOSTA 'BLUE CADET'	BLUE CADET HOSTA	2 GAL	SP 18" O.C.
AC		AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6-7' HT	CLUMP FORM, B&B	IG		ILEX MESERVEAE 'CHINA BOY'	CHINA BOY HOLLY	2'-3" HT	B&B	hm		HAKONECHLOA MACRO 'AURORE'	GOLD STRIPPED FOREST GRASS	2 GAL	SP 18" O.C.
ARI		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2'-5" CAL	CLUMP FORM, B&B	KL		ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL HOLLY	2'-3" HT	B&B	lm		LIROPE MUSCARI 'BIG BLUE'	BIG BLUE LIROPE	1 GAL	SP 9" O.C.
BN		BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	12-14' HT	CLUMP FORM, B&B	LF		ILEX GLABRA	GLABRA	2'-3" HT		pa		LINUM CATENARIA 'LITTLE PRINCESS'	LITTLE PRINCESS LINUM	2 GAL	SP 9" O.C.
GT		GLEDETIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	3-3.5' CAL		RA		KALMIA LATIFOLIA	MOUNTAIN LAUREL	2'-3" HT		vm		LIROPE MUSCARI 'BIG BLUE'	BIG BLUE LIROPE	1 GAL	SP 9" O.C.
MS		MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	3-3.5' CAL		RC		LEUCODENDRON 'FONTANESIANA 'COMPACTA'	FONTANESIANA	2'-3" HT				LIROPE MUSCARI 'BIG BLUE'	BIG BLUE LIROPE	1 GAL	SP 9" O.C.
MS		MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	7-8' HT		RL		RHODODENDRON 'CATAWBIENSE'	CATAWBIENSE	2'-3" HT				LIROPE MUSCARI 'BIG BLUE'	BIG BLUE LIROPE	1 GAL	SP 9" O.C.
MV		MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	7-8' HT		RC		RHODODENDRON 'CATAWBIENSE'	CATAWBIENSE	2'-3" HT				LIROPE MUSCARI 'BIG BLUE'	BIG BLUE LIROPE	1 GAL	SP 9" O.C.
						SJ		ROSA 'CARISMA BEAUTY'	CARISMA BEAUTY	5 GAL				LIROPE MUSCARI 'BIG BLUE'	BIG BLUE LIROPE	1 GAL	SP 9" O.C.
						TB		SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	2'-3" HT				LIROPE MUSCARI 'BIG BLUE'	BIG BLUE LIROPE	1 GAL	SP 9" O.C.
						VC		TAXUS BACCATA 'GREEN WAVE'	GREEN WAVE YEW	2'-3" HT				LIROPE MUSCARI 'BIG BLUE'	BIG BLUE LIROPE	1 GAL	SP 9" O.C.
						VCM		VIBURNUM 'CARLESI' 'MAYFLOWER'	MAYFLOWER	2'-3" HT	B&B			LIROPE MUSCARI 'BIG BLUE'	BIG BLUE LIROPE	1 GAL	SP 9" O.C.
						VPI		VIBURNUM PLICATUM 'TOMENTOSUM 'IGLOO'	TOMENTOSUM	2'-3" HT	B&B			LIROPE MUSCARI 'BIG BLUE'	BIG BLUE LIROPE	1 GAL	SP 9" O.C.



LOCUS TITLE INFORMATION

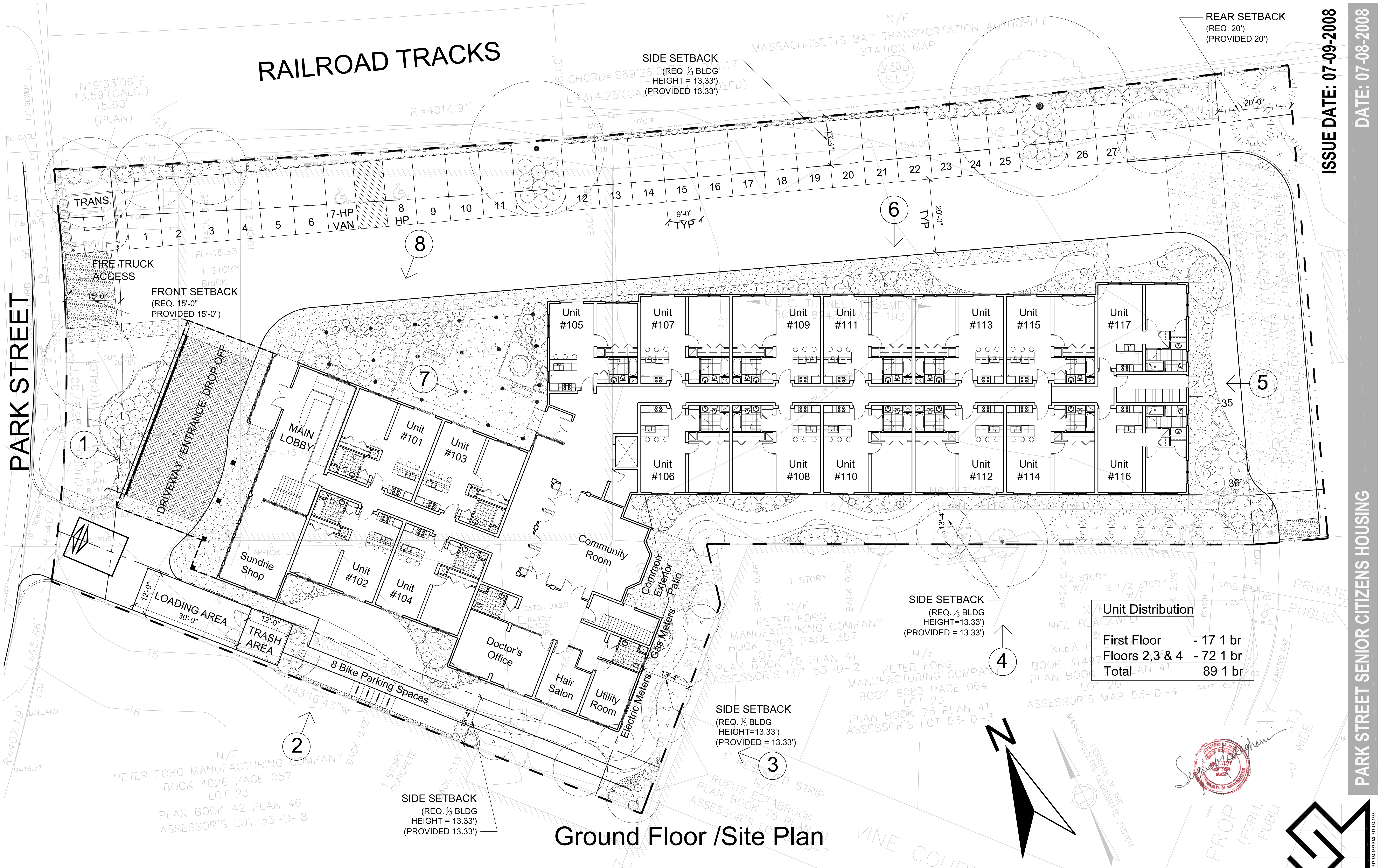
44 PARK STREET

OWNER: MALDEMER, LLC

DEED REFERENCE: BK. 34597 PG. 43

ASSESSORS: MAP 53, BLOCK D, LOT 1

RAILROAD TRACKS





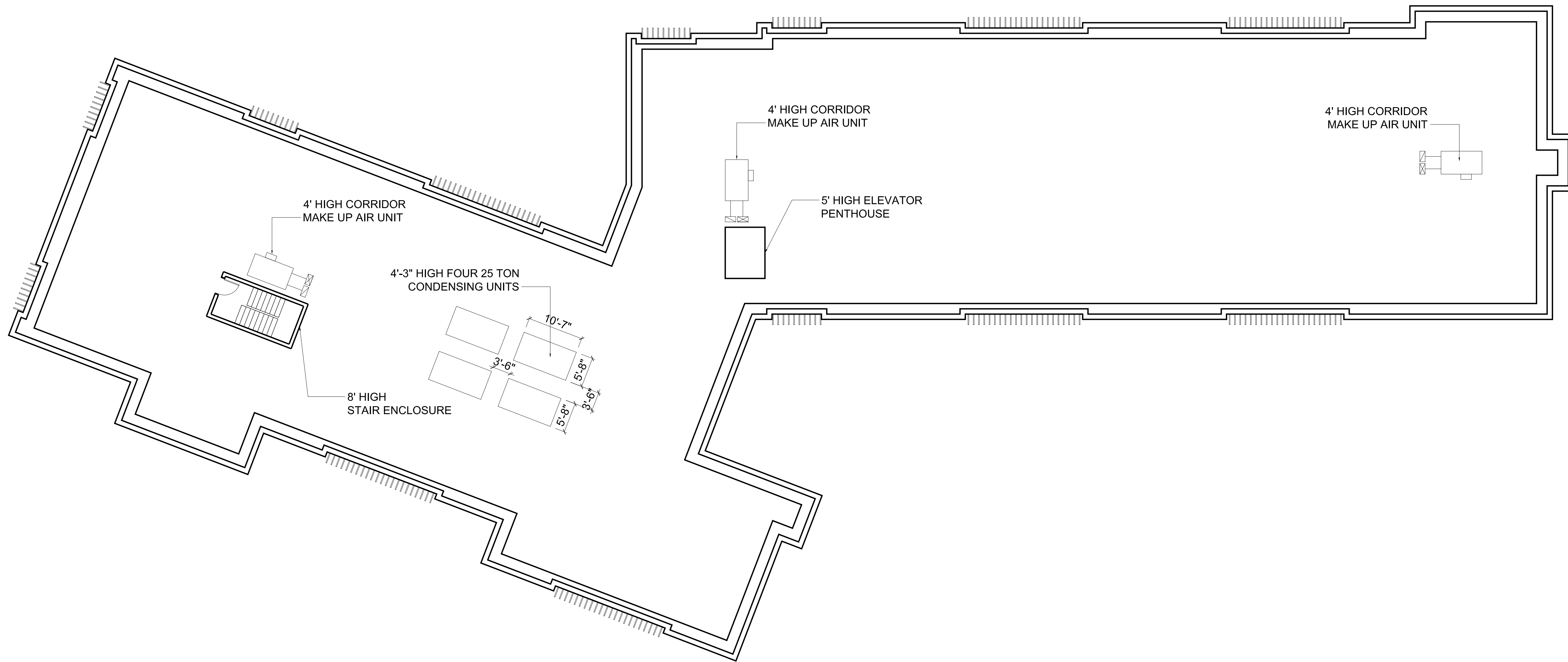
2nd & 3rd Floor Plans

Sergio Modigliani
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS
No. 10101

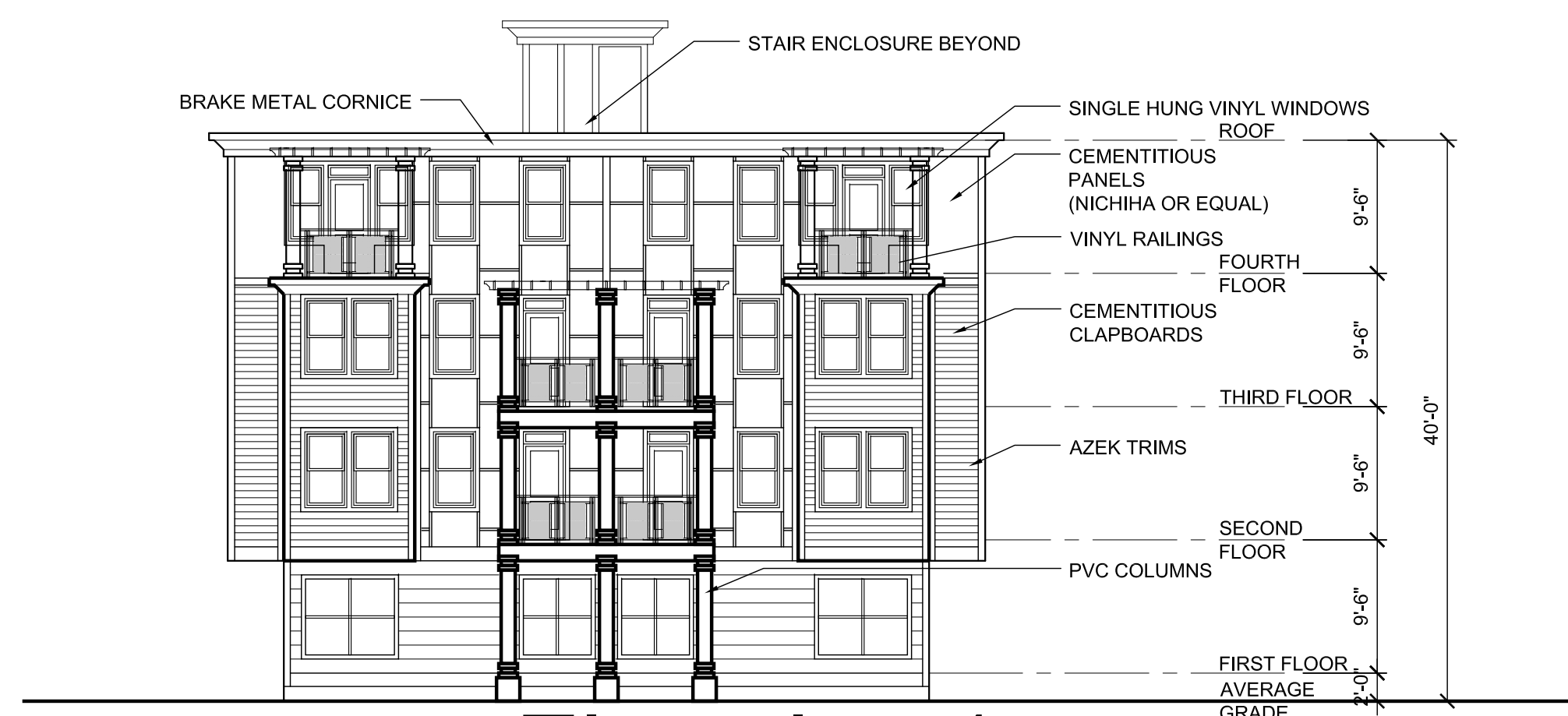


4th Floor Plan

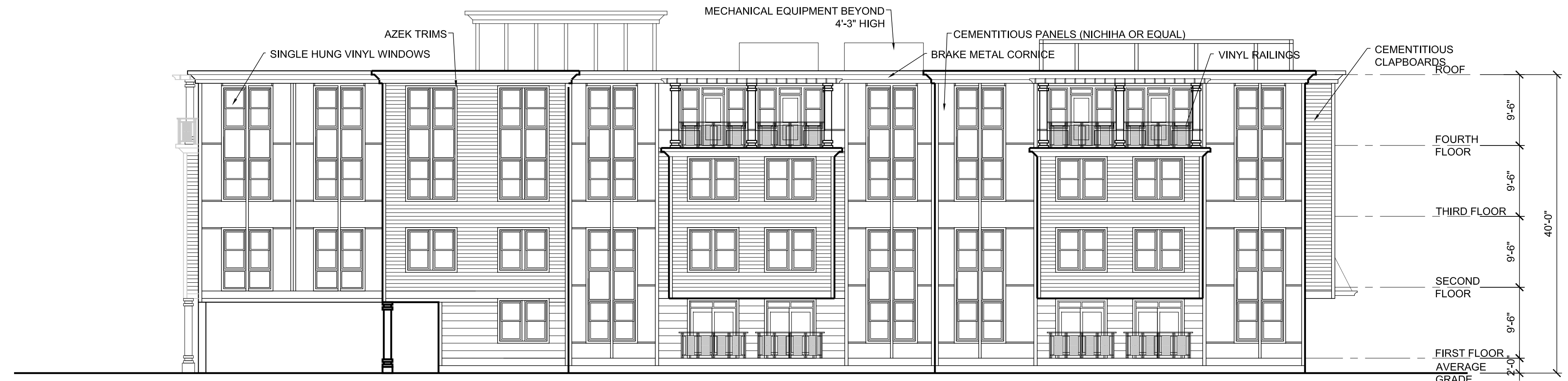
Sergio Modigliani
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS
EXPIRATION DATE 12/31/2010



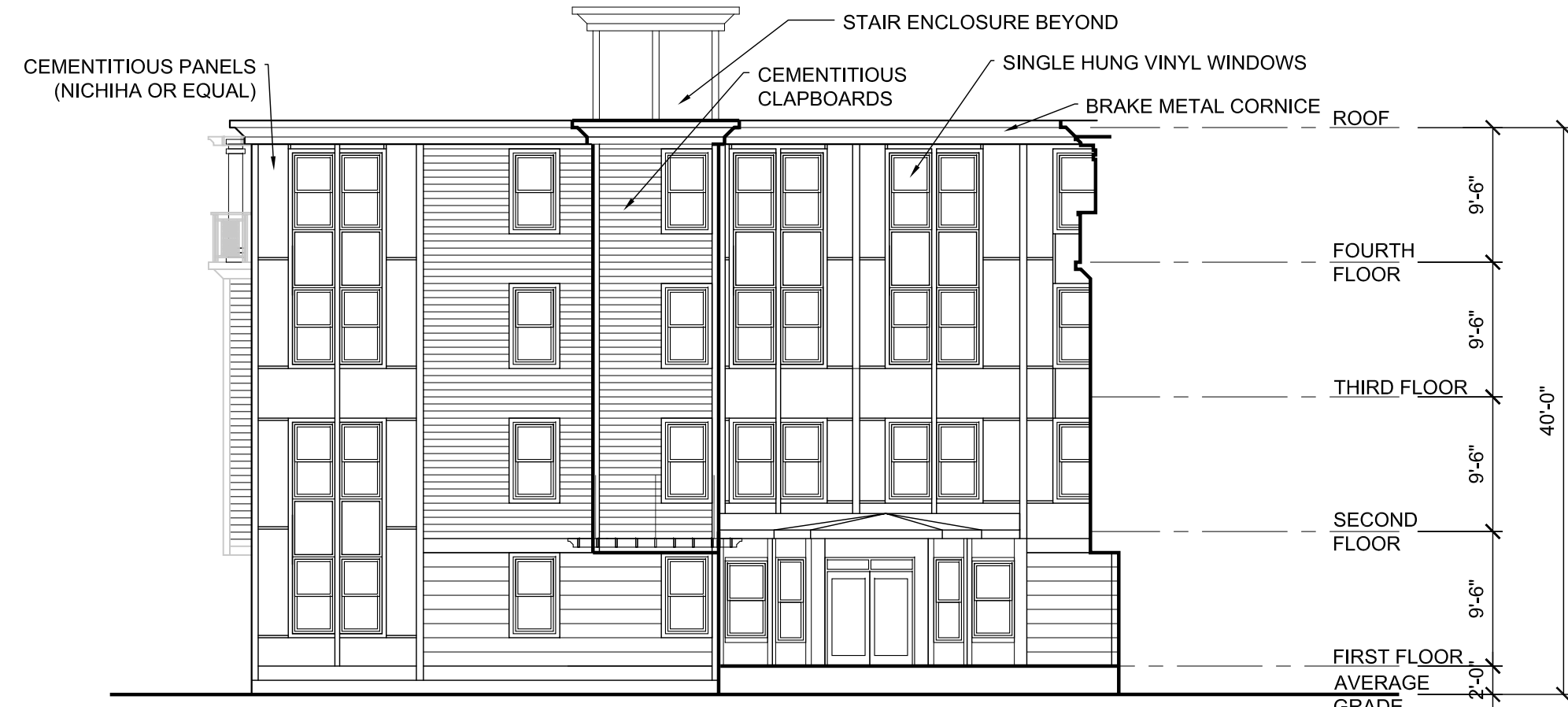
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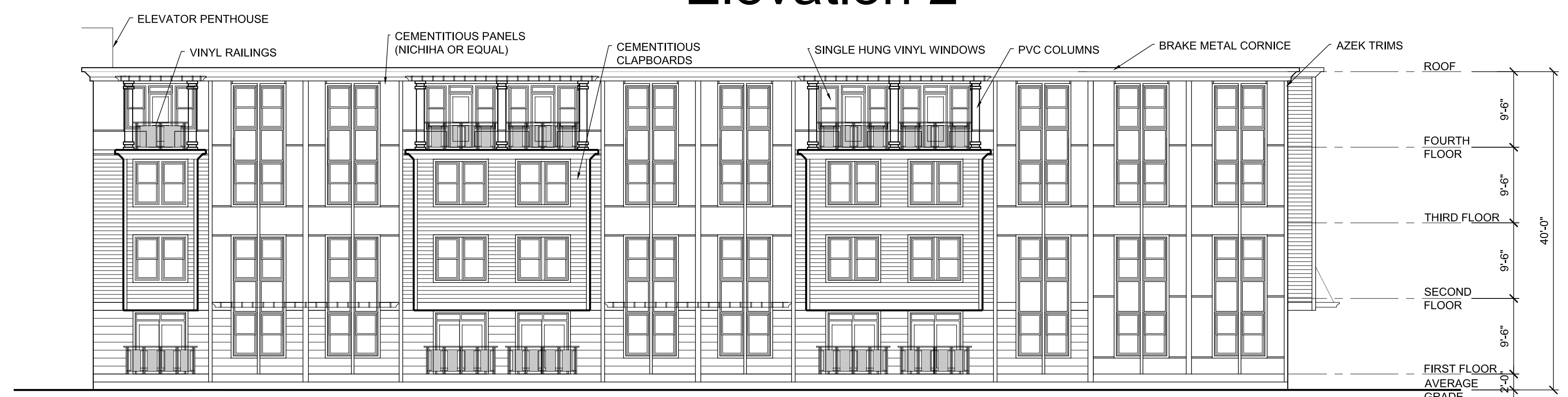
Elevation 1



Elevation 2



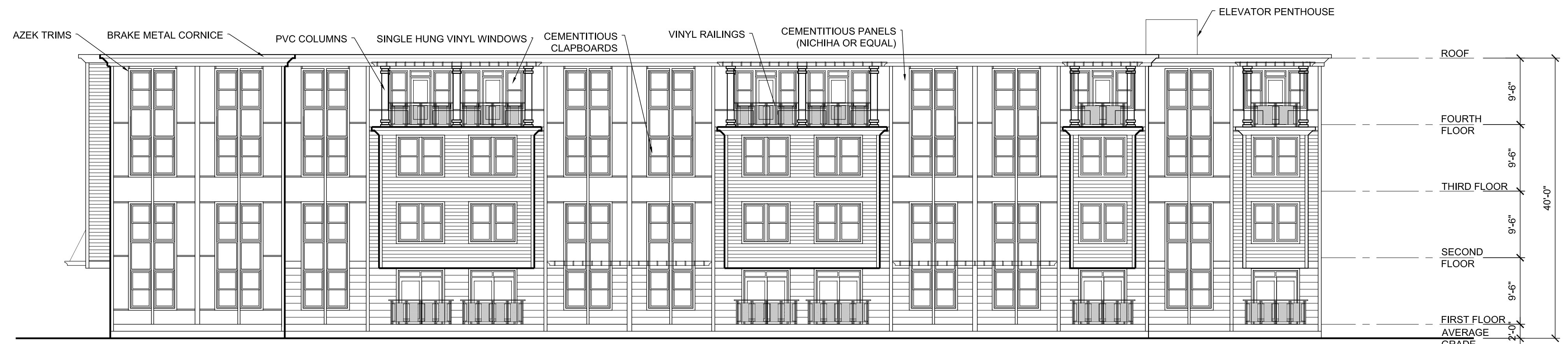
Elevation 3



Elevation 4



Elevation 5



Elevation 6



Elevation 7



Elevation 8

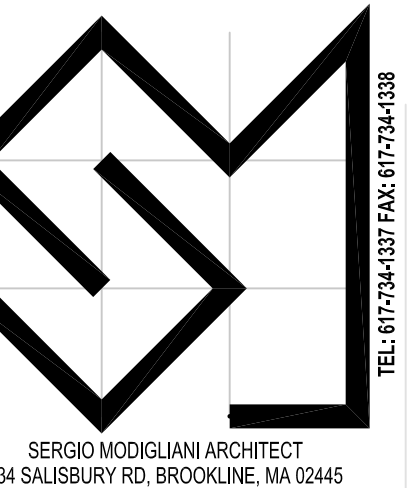
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A-5 BUILDING ELEVATIONS

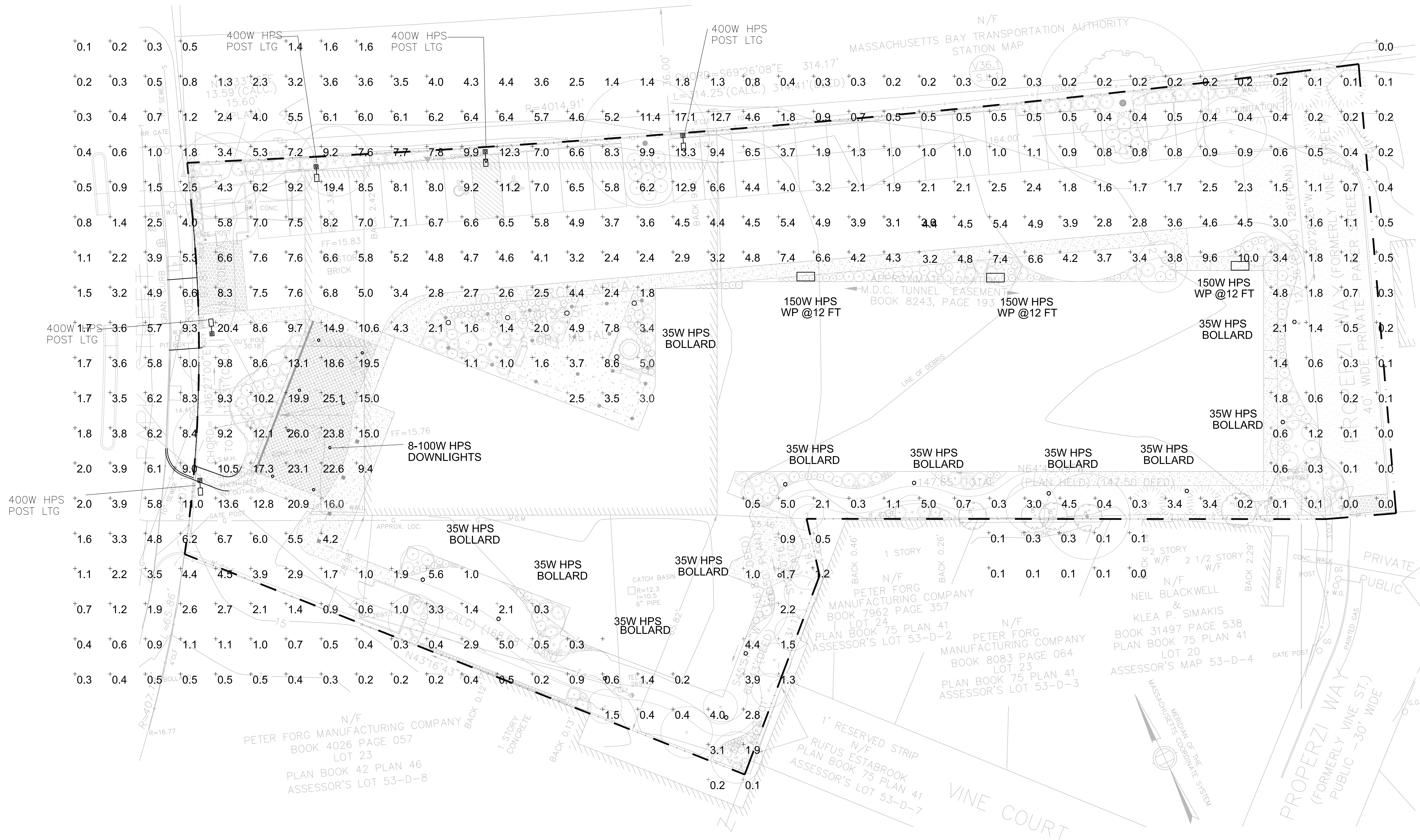
ISSUE DATE: 07-09-2008

DATE: 06-04-2008

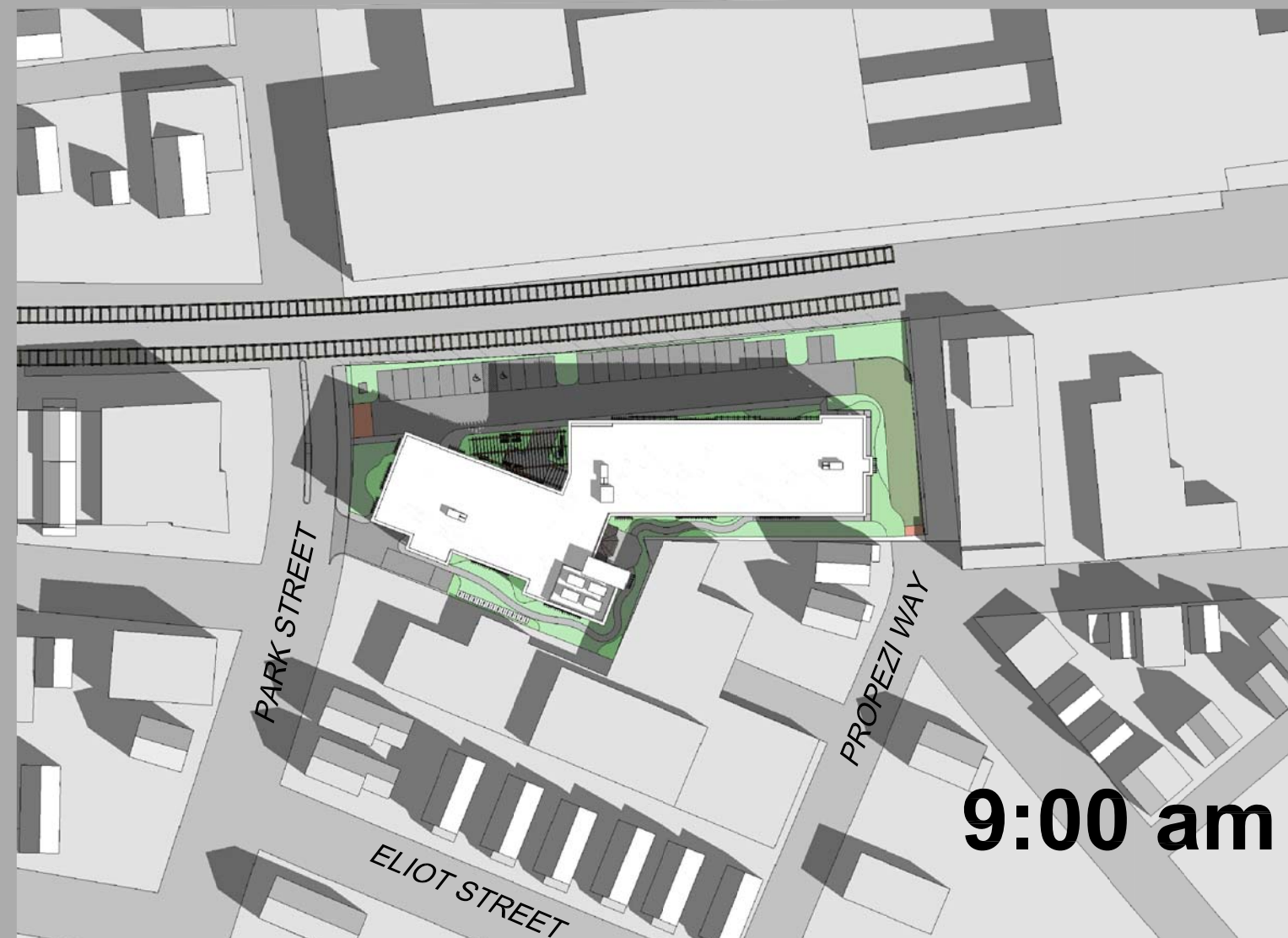
PARK STREET SENIOR CITIZENS HOUSING



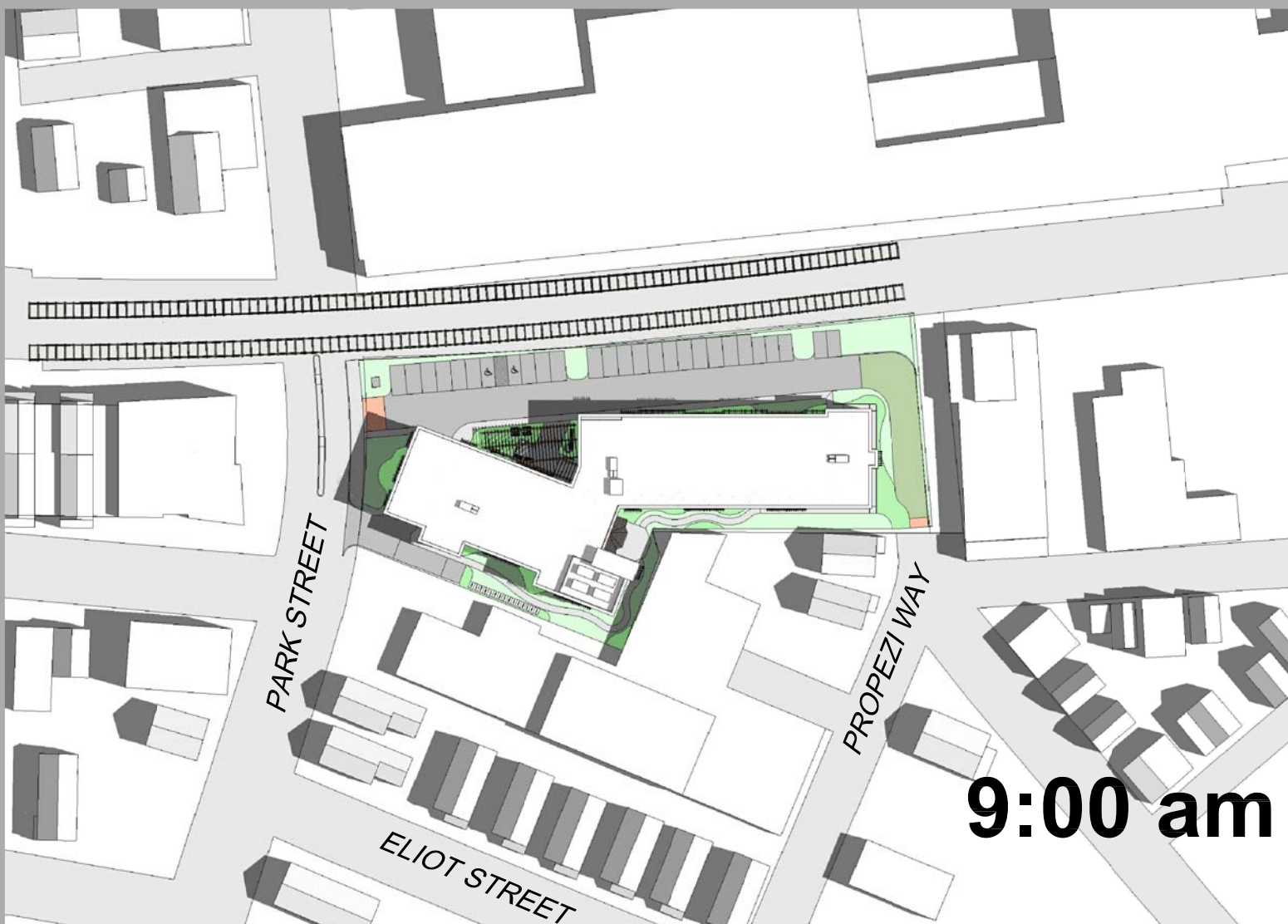
TEL: 617-344-1337 FAX: 617-344-1338



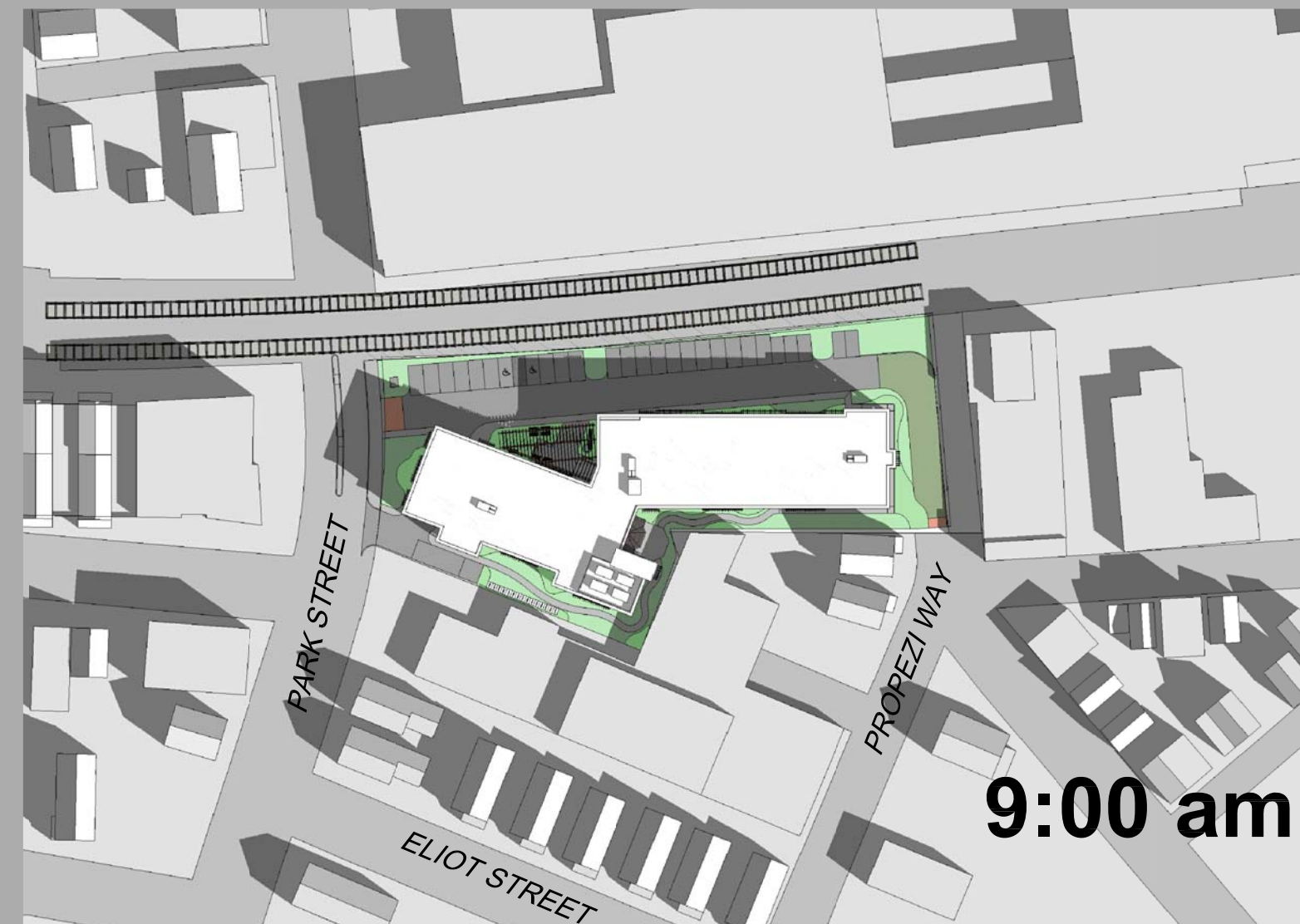
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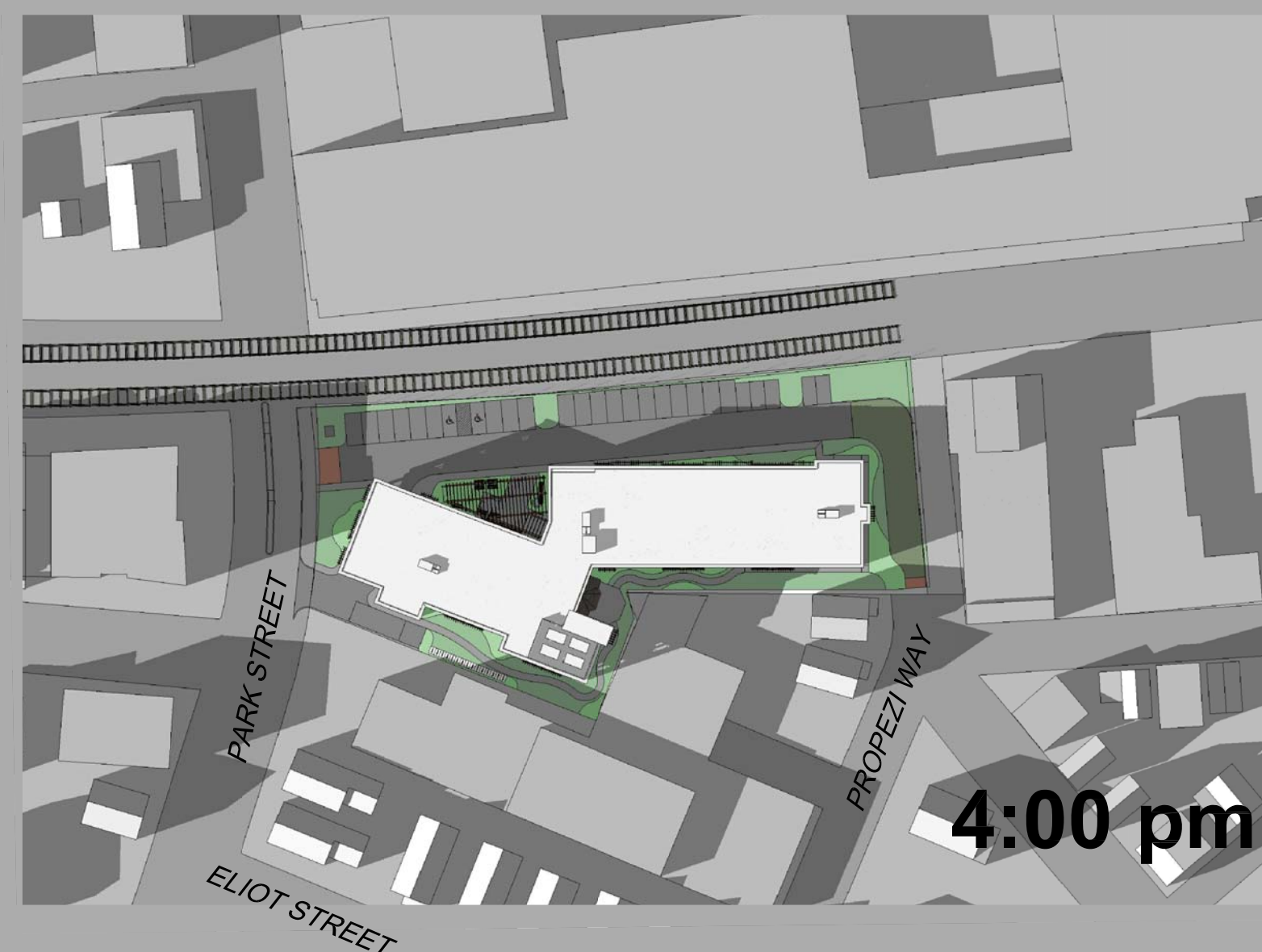
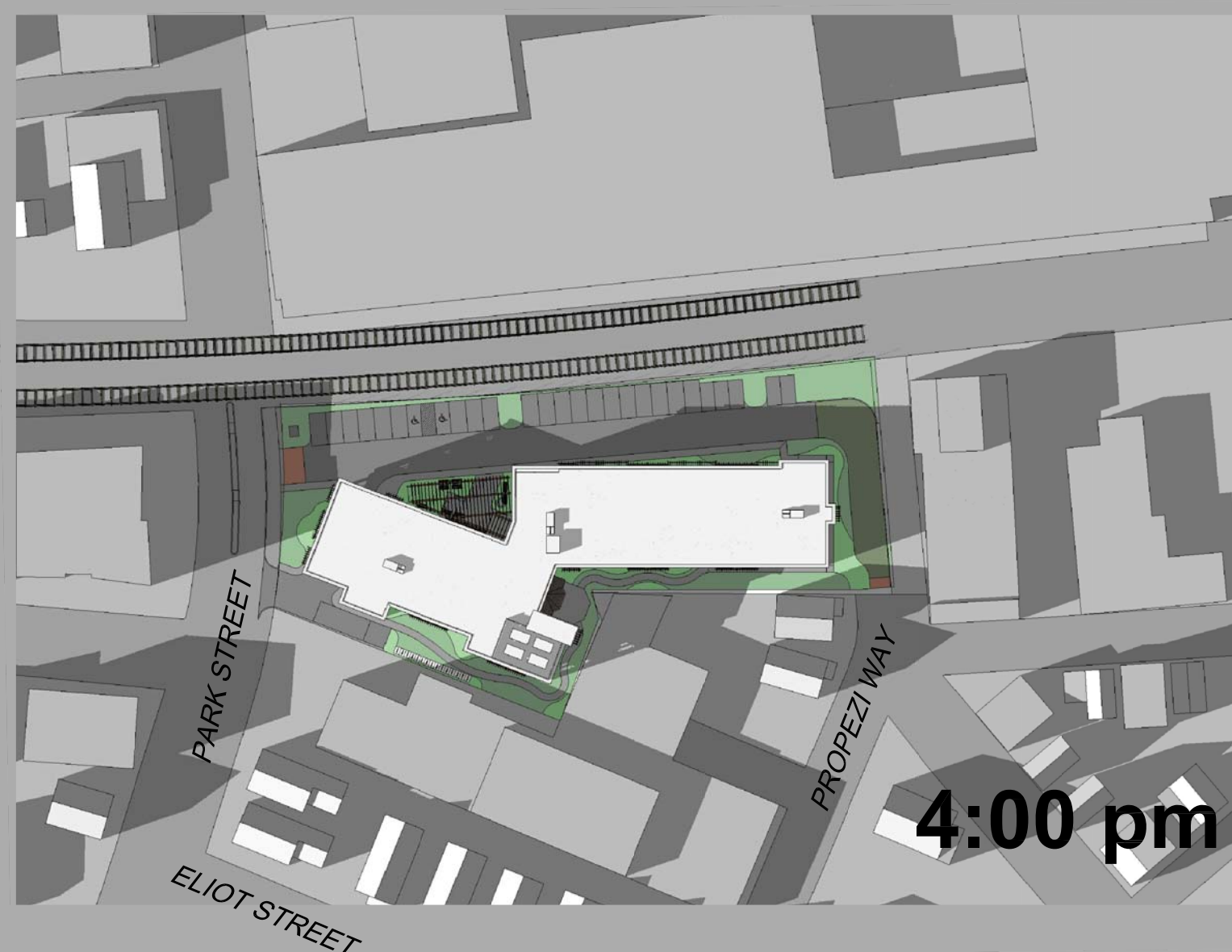
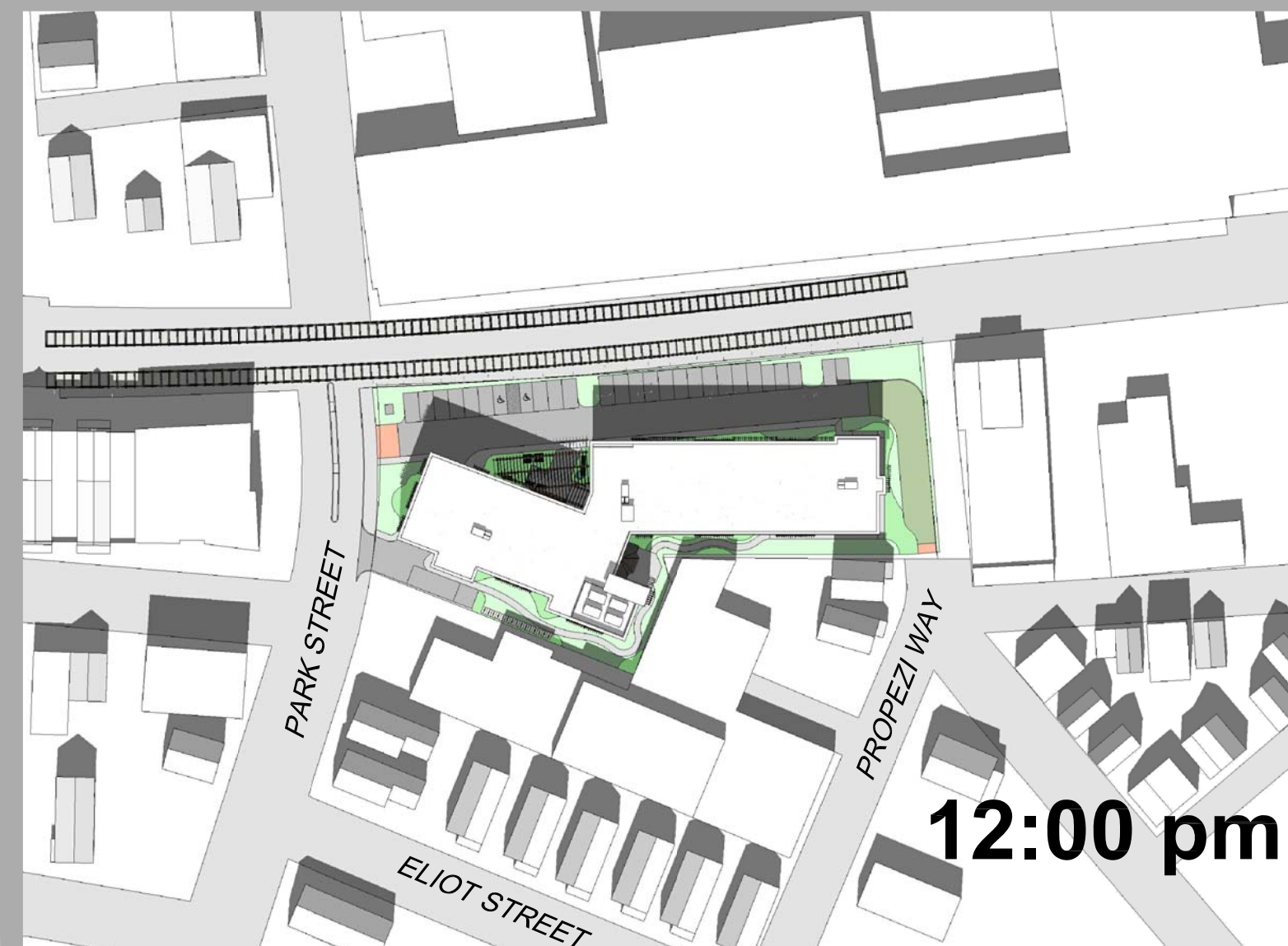
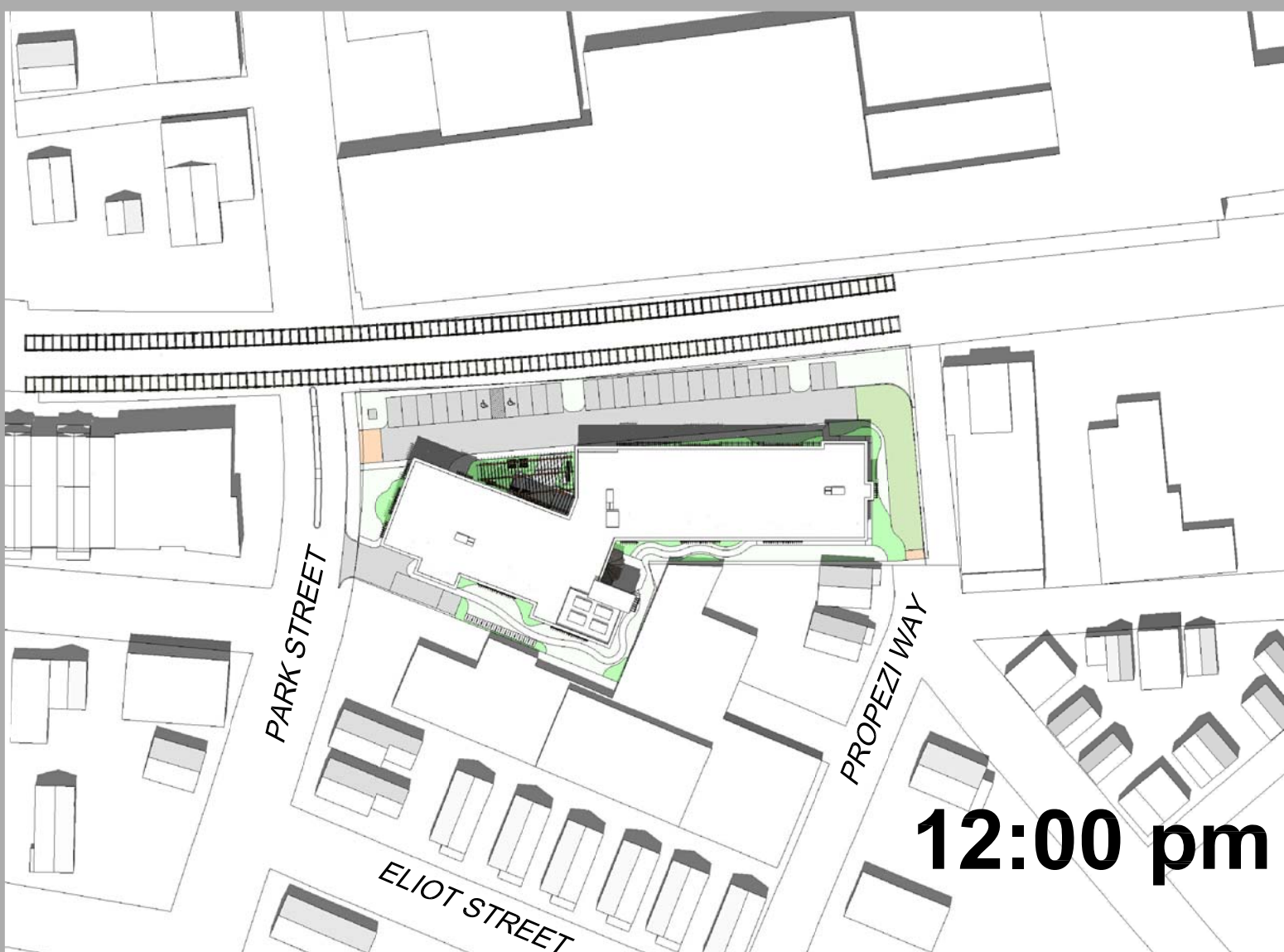
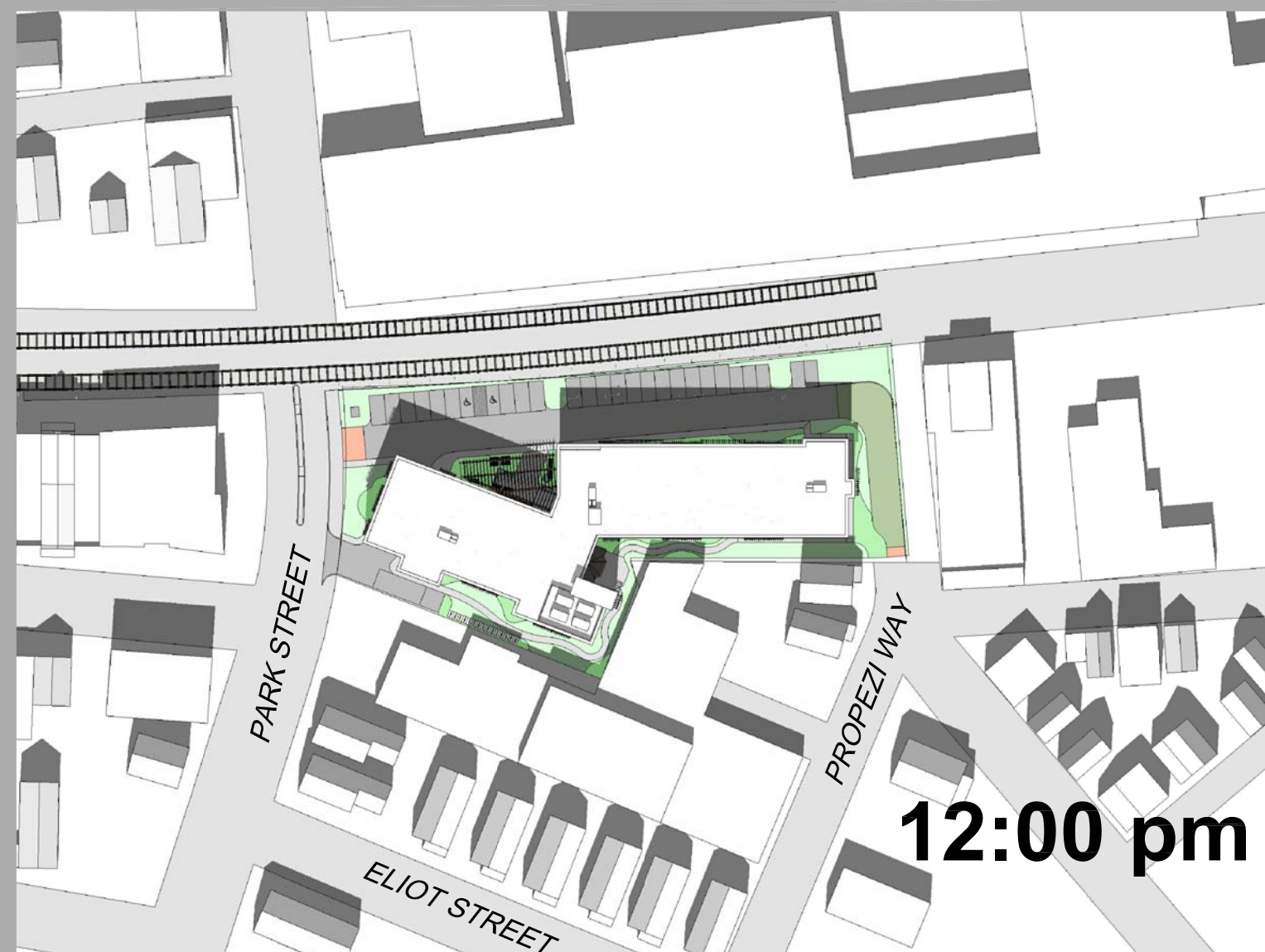
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FALL EQUINOX_9-22-2008



WINTER SOLSTICE_12-21-2008



scale: NTS

SHADOW STUDY



PARK STREET SENIOR CITIZENS HOUSING

ISSUE DATE: 07-09-2008

DATE: 07-08-2008