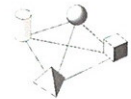


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PROJECT NO.: 201027

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SHEET TITLE

BUILDING A FROM
LOWELL ST.

G-003

0001-9054(200607)28:7;1-10



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SHEET TITLE

PARK VIEW OF
BUILDING A

G-004



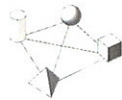
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BUILDINGS B & C
FROM BUIDING A

G-005



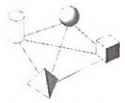
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SHEET TITLE

PARK VIEW OF
BUILDING B

G-006

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SHEET TITLE

PARK VIEW OF
BUILDING C

G-007

[illegible]



NOTES:
1. REFER TO SHEET NO. C-1 FOR GENERAL NOTES AND LEGEND.
2. DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE HANDICAP RAMP AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT.
4. VERTICAL GRANITE CURB SHALL BE USED ON ALL ISLANDS.
5. ALL STRIPING, PAVEMENT MARKINGS, AND RPM'S SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BRG. CH-DIST.
C1	115.441	3035.460	2.1828	57.83	S29°59'01.01"E 110.63
C2	26.678	1951.330	0.7833	13.34	N63°00'04.01"W 26.68

CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BRG. CH-DIST.
C3	26.219	15,000	100.1511	17.92	S77°05'17.02"W 23.01
C4	5.360	19,500	15.7476	2.70	N44°57'45.41"W 5.34
C5	31.416	20,000	90.0000	20.00	S72°54'48.15"W 28.28
C7	31.416	20,000	90.0000	20.00	N72°54'48.15"E 28.28
C8	84.228	20,500	169.330	30.22	N67°39'16.12"W 38.75
C6	48.429	31,000	89.5084	30.74	S16°50'26.96"E 43.85
C10	38.884	10,000	55.6978	21.13	S34°21'55.51"E 37.37
C9	126.085	130,000	55.5701	68.50	N34°18'05.65"W 121.20

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SHEET TITLE

PROPOSED
LAYOUT
PLAN

C1.01

DRAINAGE RIM AND INVERT SCHEDULE									
STRUCTURE	RIM ELEVATION	INVERT ELEVATION	SIZE & MATERIAL	CONNECTION	STRUCTURE	RIM ELEVATION	INVERT ELEVATION	SIZE & MATERIAL	CONNECTION
AD-1	R=44.50	I=40.25	12 HOPE	TO FROM DMH-8A RD D-3.2	DMH-18	R=45.00	I=38.99	12 HOPE	FROM CO-2 DMH-18
AD-3	R=53.50	I=49.50	4 PVC	TO DMH-11	DMH-2	R=52.10	I=48.70	6 PVC	FROM RD C-2 DMH-18
AD-4	R=48.50	I=42.80	0 PVC	TO CO-2	DMH-3	R=54.00	I=48.10	15 HOPE	FROM DMH-4 Chambers 1
AD-5	R=43.50	I=40.31	12 HOPE	TO CO-5	DMH-4	R=51.00	I=48.28	15 HOPE	FROM DMH-3 Chambers 1
AD-6	R=50.00	I=48.30	12 HOPE	TO WOI-1	DMH-5	R=50.40	I=48.00	15 HOPE	FROM DMH-4 Chambers 3
CB-1	R=51.40	I=47.57	12 HOPE	TO DMH-1	DMH-6	R=50.10	I=48.00	15 HOPE	FROM DMH-5 Chambers 4
CB-3	R=51.80	I=47.13	12 HOPE	TO DMH-2	DMH-7	R=50.50	I=48.43	15 HOPE	FROM DMH-6 DMH-6
CB-7	R=52.70	I=48.07	4 PVC	FROM RD A-4 DMH-12	DMH-8A	R=49.50	I=48.15	12 HOPE	FROM DMH-7 DMH-8
CB-8	R=57.85	I=49.75	8 PVC	FROM RD A-2 DMH-15	DMH-8	R=48.00	I=43.91	15 HOPE	FROM DMH-7 DMH-8A
CB-9	R=57.50	I=49.50	8 PVC	FROM RD A-3 DMH-15	DMH-8A	R=49.50	I=48.15	12 HOPE	FROM DMH-8 DMH-8
Chambers 2	R=54.20	I=48.00	16 HOPE	FROM WOI-2 TO DMH-3	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-1 TO DMH-8
Chambers 3	R=54.20	I=48.00	16 HOPE	FROM WOI-2 TO DMH-3	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-2 TO DMH-8
Chambers 4	R=54.20	I=48.00	16 HOPE	FROM WOI-2 TO DMH-3	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-3 TO DMH-8
CD-2	R=50.20	I=45.25	4 PVC	FROM RD A-4 DMH-19	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-4 TO DMH-8
CD-5	R=45.50	I=38.32	15 HOPE	FROM DMH-6A DMH-9	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-5 TO DMH-8
DCB-2	R=51.70	I=48.05	8 PVC	FROM DMH-2 TO DMH-3	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-6 TO DMH-8
DCB-6	R=52.30	I=48.20	8 PVC	FROM RD A-1 DMH-12	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-7 TO DMH-8
DMH-1	R=51.60	I=47.50	12 HOPE	FROM CB-1 DMH-4	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-8 TO DMH-8
DMH-10	R=47.10	I=42.26	4 PVC	FROM DMH-9 DMH-11	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-9 TO DMH-8
DMH-11	R=54.50	I=48.20	4 PVC	FROM AD-3 DMH-10	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-10 TO DMH-8
DMH-12	R=54.40	I=47.43	12 HOPE	FROM DMH-14 CB-7	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-11 TO DMH-8
DMH-13	R=54.10	I=46.15	15 HOPE	TO DMH-18 Chambers 2	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-12 TO DMH-8
DMH-14	R=55.25	I=48.67	4 PVC	FROM DMH-15 DMH-12	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-13 TO DMH-8
DMH-15	R=57.50	I=49.25	12 HOPE	FROM CB-8 DMH-14	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-14 TO DMH-8
DMH-16	R=58.55	I=49.27	15 HOPE	FROM DMH-13 DMH-17	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-15 TO DMH-8
DMH-17	R=59.55	I=49.99	15 HOPE	FROM DMH-16 DMH-18	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-16 TO DMH-8
DMH-18	R=59.70	I=50.00	24 DI	FROM DMH-19 E-DMH	DMH-8	R=48.10	I=43.71	4 PVC	FROM RD D-17 TO DMH-8

NOTES:
 1. SEE SHEET NUMBER C-1 FOR GENERAL NOTES.
 2. CONTRACTOR SHALL NOT SCALE PLAN BUT SHALL REFER TO SITE PLAN FOR ALL LINE DIMENSIONS.
 3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM CENTER OF GRADE/RING AND COVER.
 4. CONTRACTOR SHALL CONNECT ALL ROOF DRAINS TO DRAINAGE SYSTEM WITH HOPE PIPE WITH FITTINGS AS REQUIRED. ALL FITTINGS SHALL BE INSTALLED BELOW FINISHED GRADE WITH CLEANOUTS FOR ALL ROOF DRAINS.
 5. REMOVE ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH PROPOSED PAVEMENT MARKINGS. REMOVAL OF EXISTING PAVEMENT MARKINGS CAN BE ACCOMPLISHED BY ANY MEANS OTHER THAN PAINTING OVER OR GRINDING (TYPICAL).
 6. BACK OF CURB IS 6" ABOVE EDGE OF PAVEMENT EXCEPT AT HANDICAP RAMPS AND WHERE NOTED OTHERWISE.

LEGEND	
	DRAIN LINE/MANHOLE
	ROOF DRAIN
	CATCH BASIN
	AREA DRAIN
	TRENCH DRAIN
	WATER QUALITY INLET
	CLEANOUT
	SUBSURFACE INFILTRATION CHAMBERS
	HIGH POINT
	LOW POINT
	TOP OF CURB
	TOP OF STEP
	BOTTOM OF STEP
	TOP OF WALL
	BOTTOM OF WALL
	TOP OF FENCE
	PITCH AND % OF SLOPE
	MINOR CONTOUR
	MAJOR CONTOUR
	EXISTING SPOT ELEVATION
	SPOT ELEVATION

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PROPOSED
GRADING
PLAN

C-1.02

11/23/2010 16:15 PM

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	
LP	2	PLATANUS X ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE	3"	CAL
AF	17	ACER X FREEMANT 'ARMSTRONG'	ARMSTRONG COLUMNAR MAPLE	3"	CAL
ZS	25	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	3"	CAL
GT	13	GLEITZIA THACANTHOS 'SHADEMASTER'	SHADEMASTER HOLLEY LOCUST	3"	CAL
CC	16	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	3"	CAL
PC	28	PYRUS CALLERYANA 'CLEVELAND SELECT'	CALLEY PEAR	3"	CAL
MS	6	MALUS 'SUTZAM'	SUGAR TIME CRABAPPLE	3"	CAL
CM	10	CORNUS MAS 'GOLDEN GLORY'	CORNUANCHERRY DOGWOOD	3"	CAL
BP	15	BETULA PAPERIFERA 'REINISANCE REFLECTION'	REINISANCE REFLECTION BIRCH	8"-10"	HT.
PS	34	PIRUS STROBUS	EASTERN WHITE PINE	8"-10"	HT.
PA	11	PICEA ABIES	NORWAY SPRUCE	8"-10"	HT.
YG	60	PHYLLOSTACHYS AUROSULCATA	YELLOW GROVE BAMBOO	7"	GAL

LANDSCAPING & SCREENING REQUIREMENTS

REGULATION	REQUIRED	PROVIDED
MINIMUM LOT SIZE	75,000 SF	± 236,338 SF
LANDSCAPED AREA = MINIMUM 20% OF LOT AREA	70% ± = 47,269 SF (1.1 AC)	± 50% total = 117,930 SF (2.70 AC) ± 10% screen = 28,744 SF (0.66 AC) ± 35% screen = 75,136 SF (1.72 AC)
PERMANENT USABLE OPEN SPACE = 50% OF MINIMUM LANDSCAPED AREA	50% = 23,634 SF (0.54 AC)	23,640 SF
PROVIDE 1 TREE PER 1,000 SF LANDSCAPED AREA	48 TREES (3" CALIPER PER TREE)	179 TREES PROVIDED 61% REQUIRED 1 / 39% NOT REQUIRED 1

NOTES

- All existing trees and invasive species on Subject Property to be removed.
- Proposed tree species and locations have been chosen for diagrammatic purposes and are subject to change so long as all planting materials satisfy zoning requirements and are appropriately suited to the site conditions and program needs of the development.
- Trees proposed along accessible routes shall include 4" square ADA grades (as shown on plan). The accessible route will maintain a minimum clearance of 4 feet.
- Screening shall consist of: a) single or double row of trees, b) walls and/or fences of at least four (4) feet high, but no more than six (6) feet in height. Use of a combination of screening methods and mixtures of plants is highly desirable, as is design of undulating berms and staggered plantings. (Article 10, Section 10.5.2)
- There shall be landscaped areas within the parking lot and/or immediately adjacent to and within five (5) feet of the perimeter of said parking area(s) in the minimum amount of twenty-four (24) square feet for each parking space. It is recommended that no parking space be located more than ninety (90) feet from a landscaped area. (Article 10, Section 10.4)
- In addition, the term landscaping may include some natural or manufactured materials including, but not limited to, reflecting pools, works of art, walkways, screens, walls, fences, benches and other types of landscape or street furniture. Landscaping may also include other non-living materials used as improving outdoor space, such as rocks, pebbles, sand, bark mulch, landscape pavers, earthen mounds and the like, but excluding curbing and pavement for vehicular use. (Article 2, Section 2.81)
- Each open space area should be connected to another existing or proposed open space area, to the greatest extent possible, with the intent of establishing a network of usable open space. Said usable open space shall be accessible to the public at minimum from 9:00 am to 5:00 pm, and may be owned in whole or part by a private corporation or trust representing the owners or persons responsible for the PUD, or by a non-profit conservation organization, and shall be protected by a conservation restriction pursuant to M.G.L. Ch. 40A, Sec. 9 for common open space in cluster developments. A covenant shall be placed on the deed such that no part of the PUD shall be sold or occupied until a satisfactory written agreement has been executed for the protection of the open space. The required usable open space may also be in whole or part conveyed to a public entity, and the SPCA may require such for approval of the PUD, though the SPDA shall not make a requirement of public dedication of more than the 50% minimum landscaped area. (Article 10, Section 6.1)
- Open space accessible to and designed for use by the public and limited to use as landscaped area and/or non-profit recreational uses. Landscaping, plazas, walkways, decks, bridges and loggias, landscaped boulevard medians of minimum fifteen (15) feet width, swimming pools, basketball and tennis courts and other sports facilities, boat launches, and similar uses, all of which are open to public use and, whether dedicated to such public use in fee or by easement, deed restriction, covenant or other comparable legal instrument enforceable by the City of Somerville or other public entity, shall constitute usable open space for purposes of this Ordinance. Usable open space shall include all enclosed interior space, unless such space is associated with and integral to an accepted recreational use. (Also see "Landscaping", "Landscaped Area (Minimum)", "Open Space", and refer to Article 16, Planned Unit Development, for additional definitions and information). (Article 2, Section 2.111)



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PLAN

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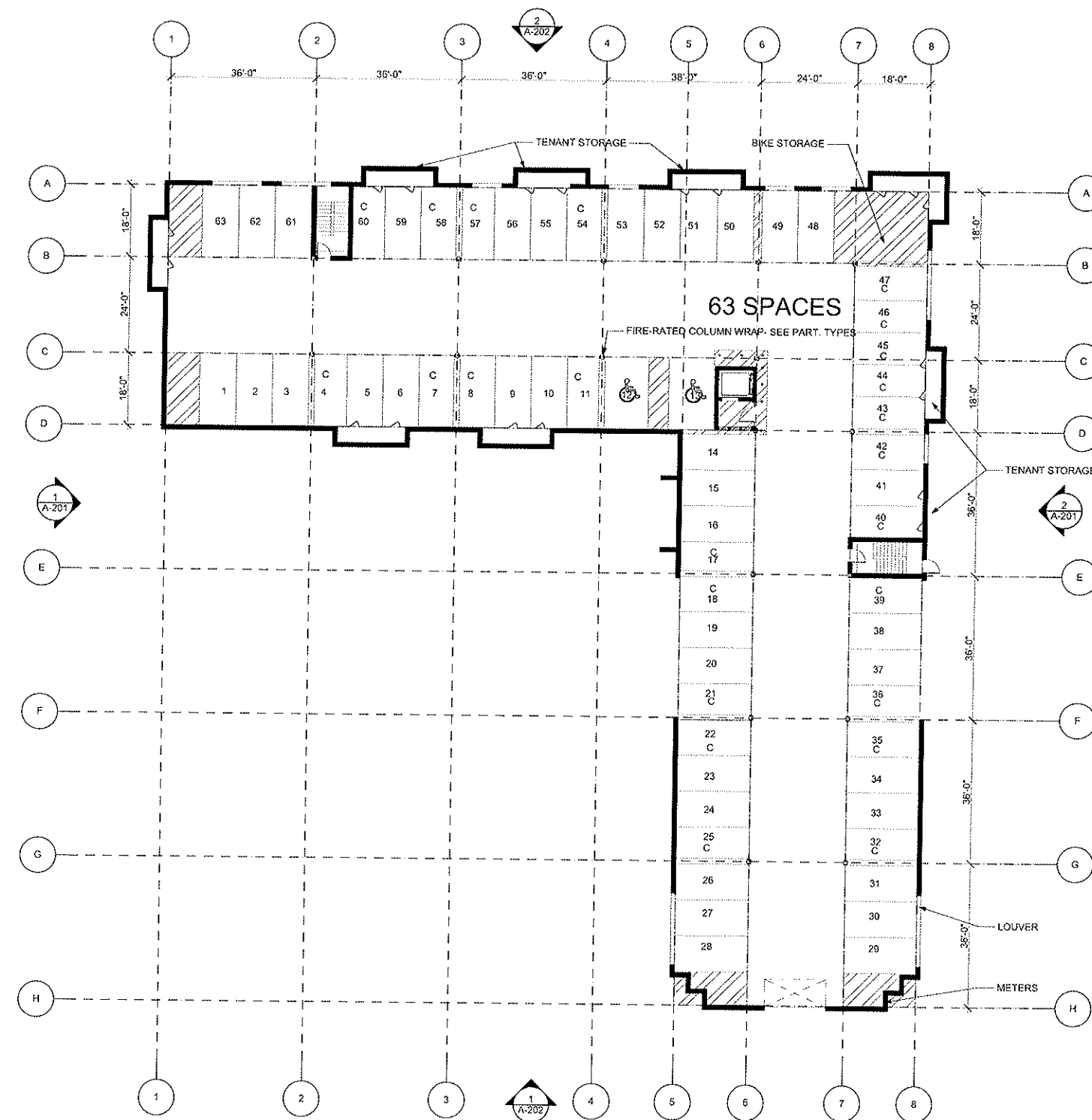
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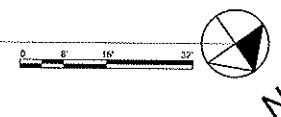
SHEET TITLE

BUILDING A
CONCEPTUAL
GARAGE FLOOR PLAN

A-101



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



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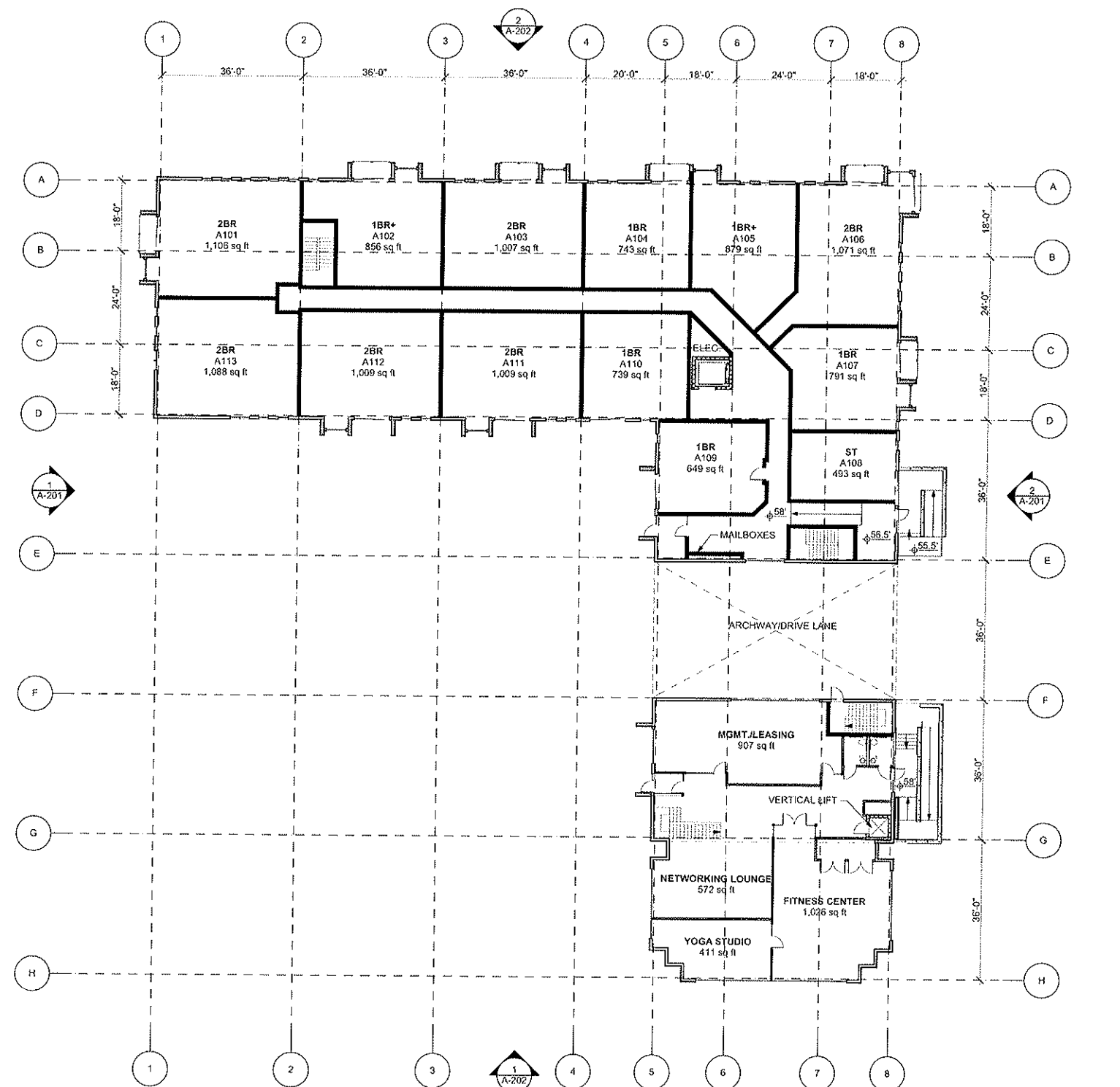
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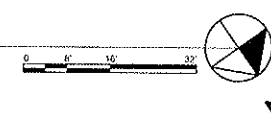
SHEET TITLE

BUILDING A CONCEPTUAL FIRST FLOOR PLAN

A-102



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



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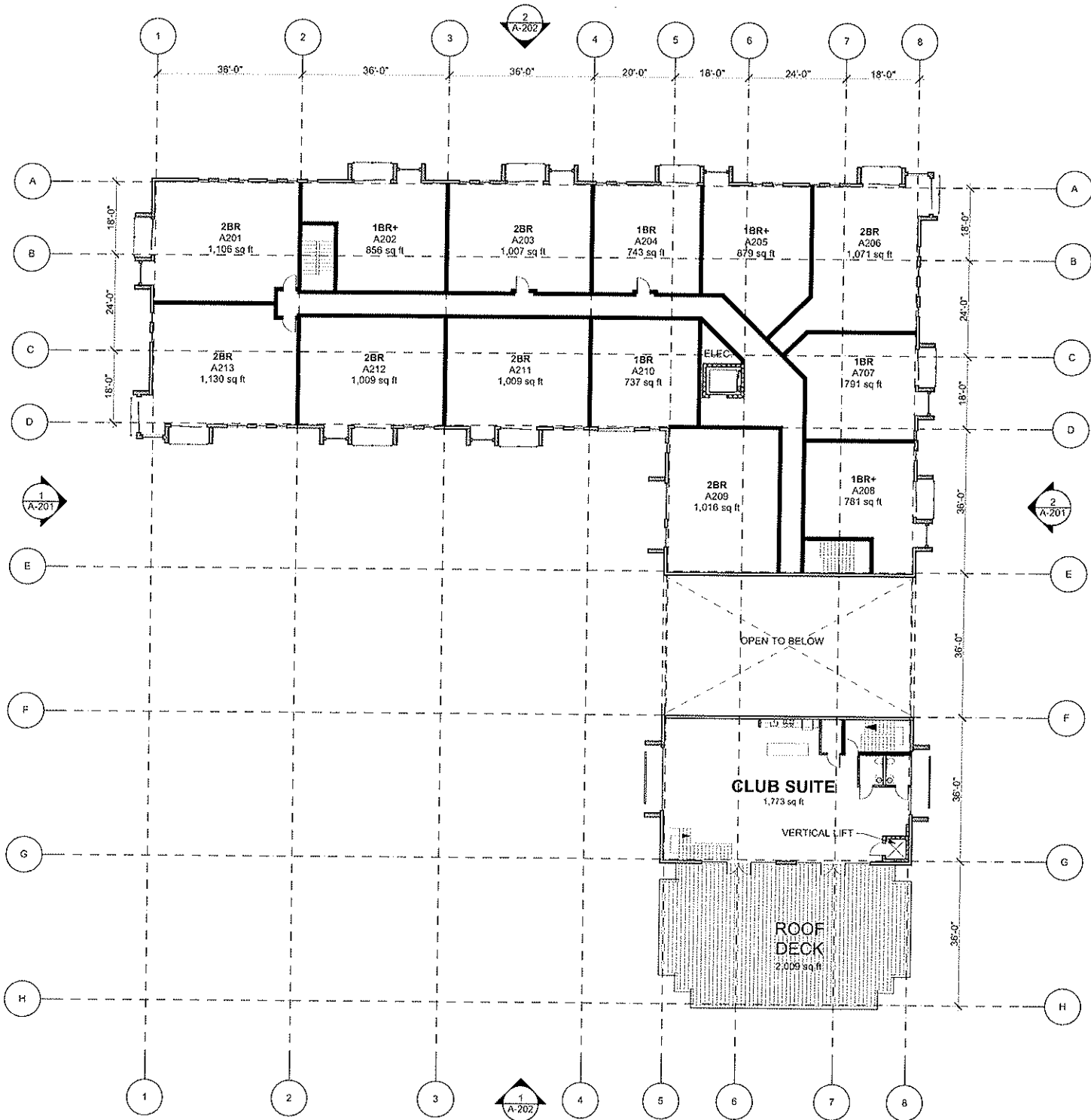
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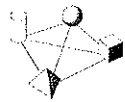
BUILDING A
CONCEPTUAL
SECOND FLOOR PLAN

A-103



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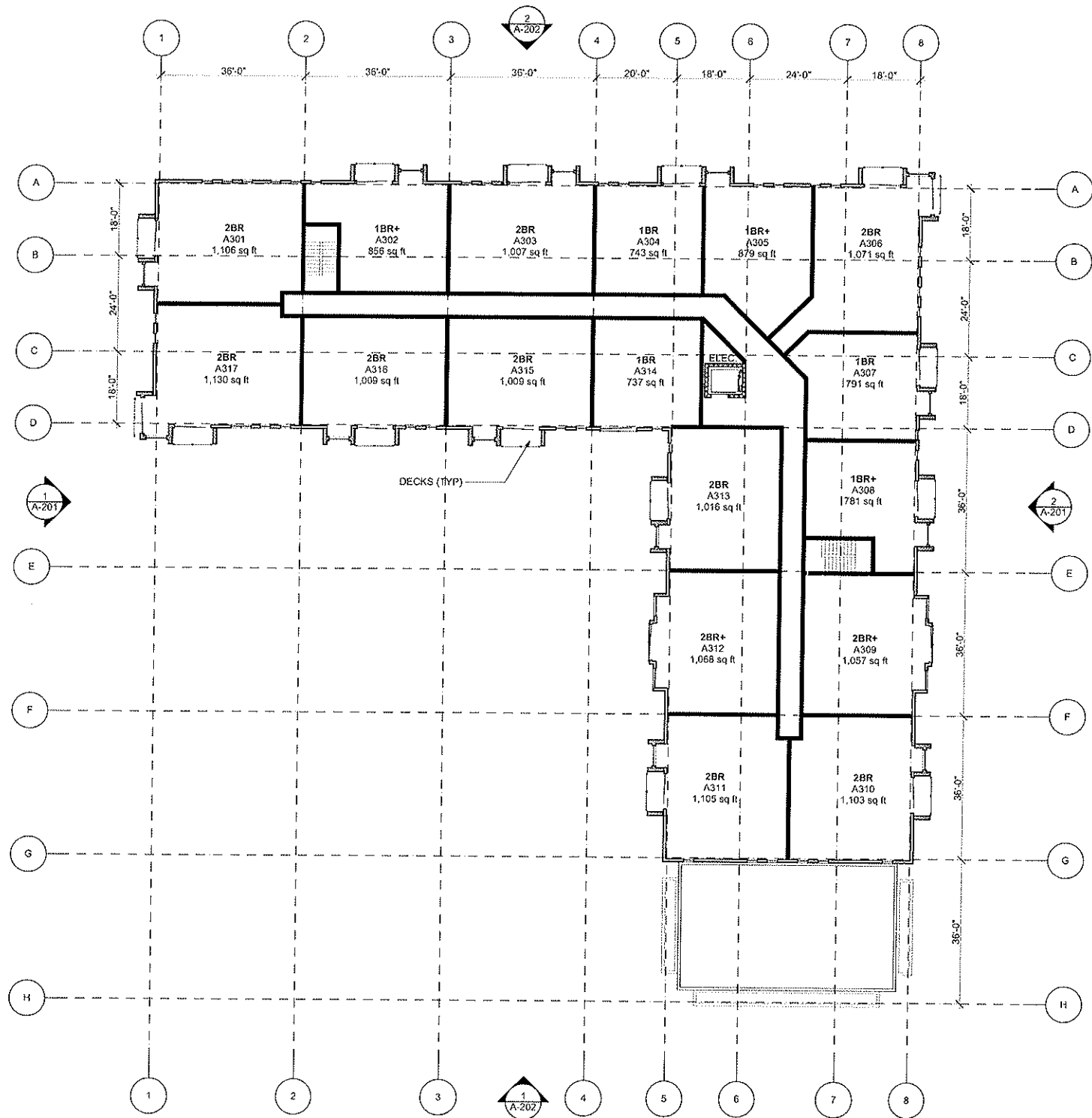
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SHEET TITLE

BUILDING A
CONCEPTUAL THIRD
FLOOR PLAN

A-104



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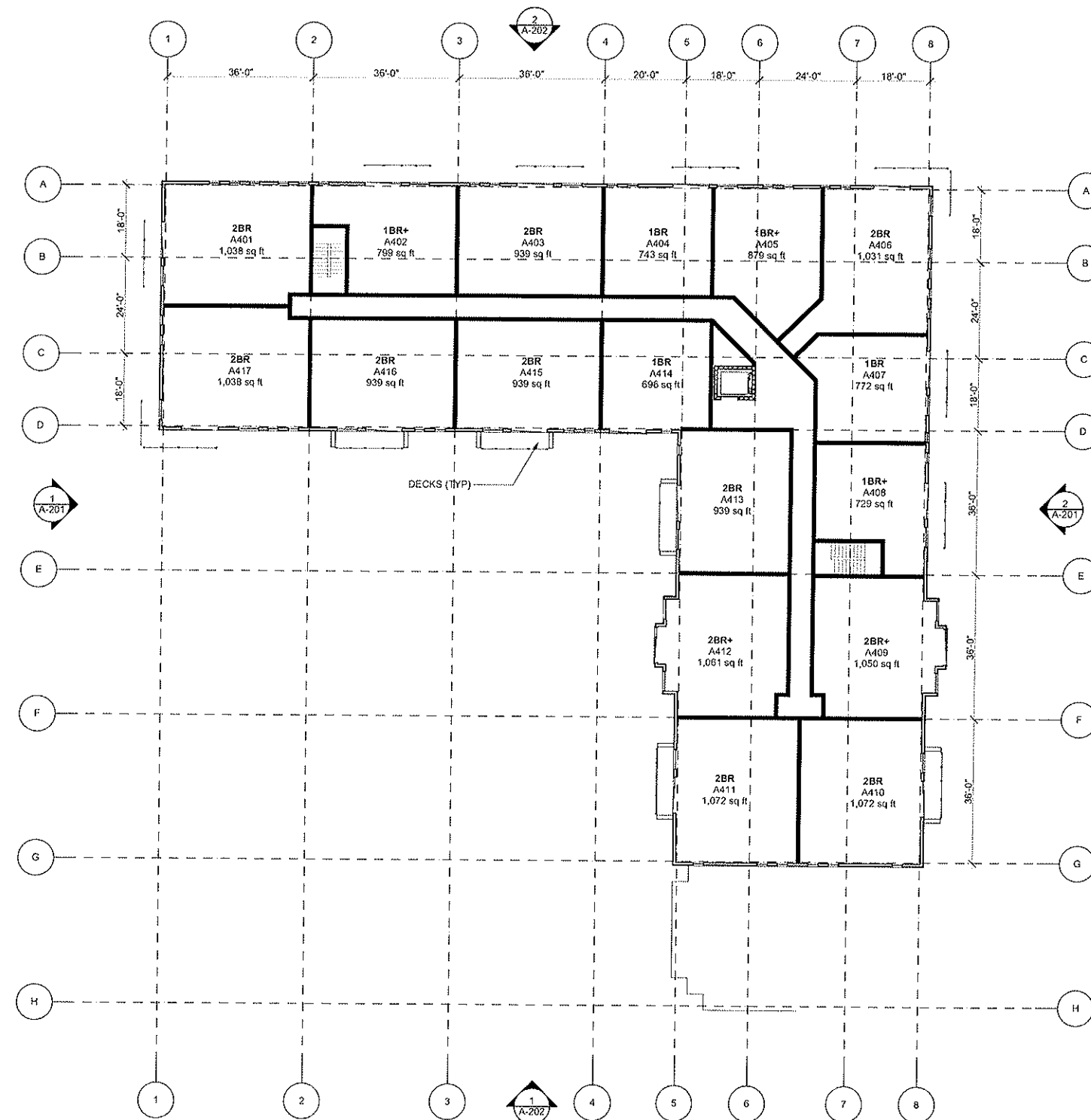
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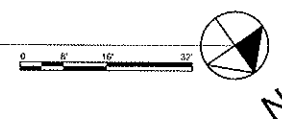
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BUILDING A
CONCEPTUAL
FOURTH FLOOR PLAN

A-105

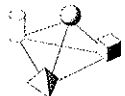


SCALE: 1/16" = 1'-0"



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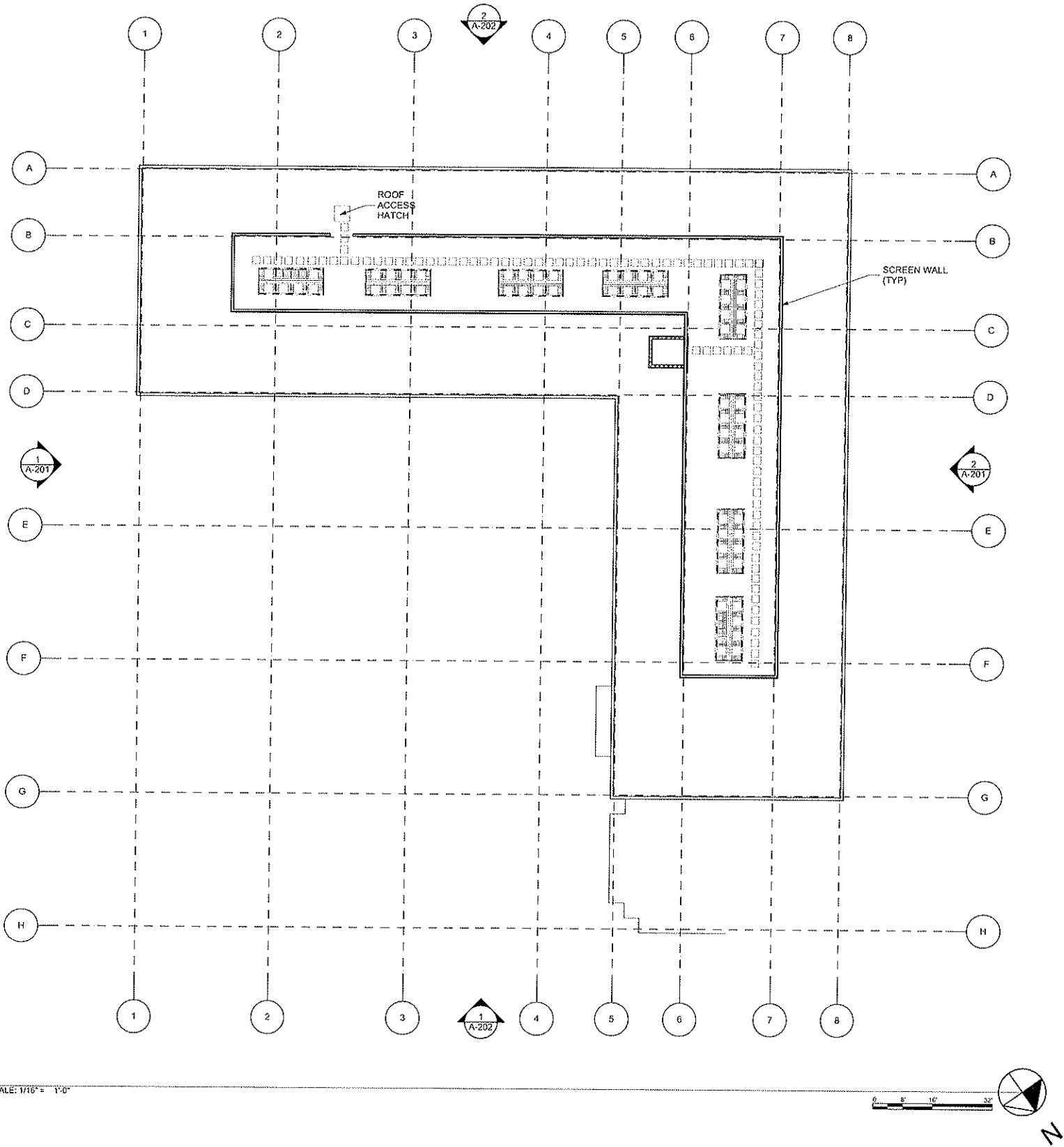
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SHEET TITLE

BUILDING A
CONCEPTUAL ROOF
PLAN

A-106



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SHEET TITLE

BUILDING B
CONCEPTUAL
GARAGE, FIRST,
SECOND & THIRD
FLOOR PLANS

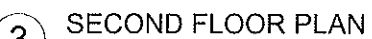
A-107



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



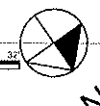
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SCALE: 1/16" = 1'-0"



SCALE: CUSC = 4.01



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PROJECT NO.: 201027

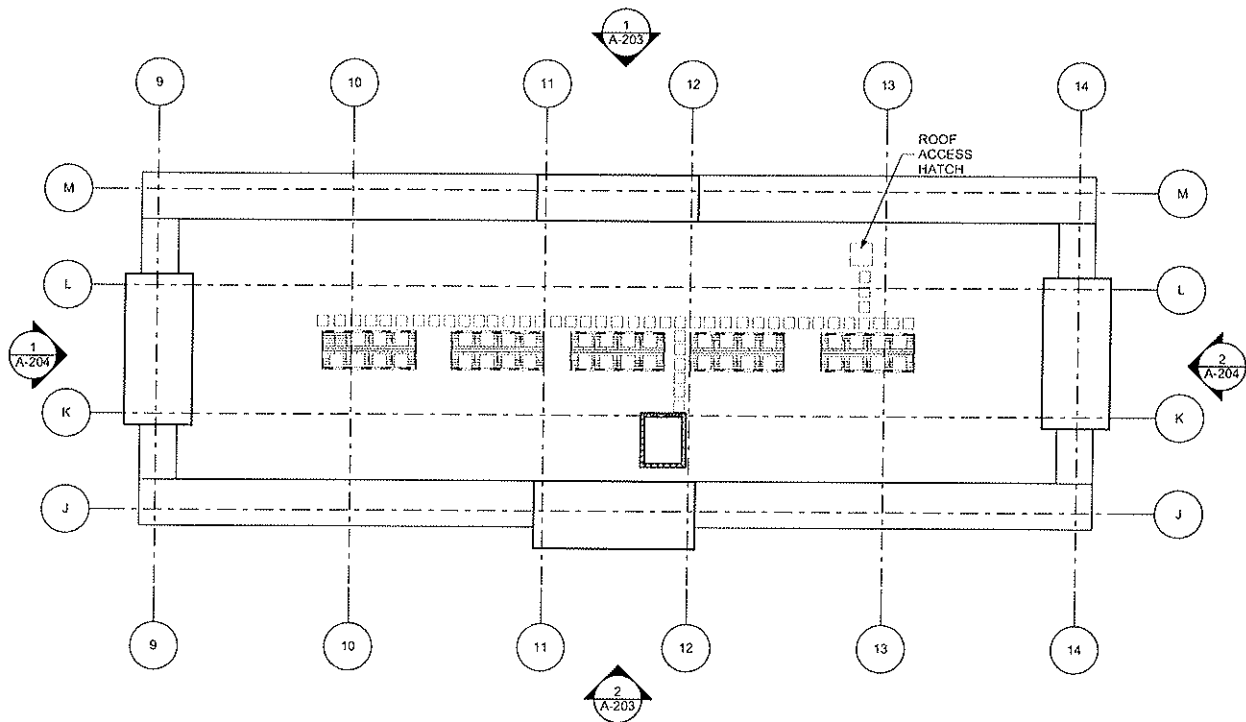
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SHEET TITLE

BUILDING B
CONCEPTUAL
FOURTH FLOOR &
ROOF PLANS

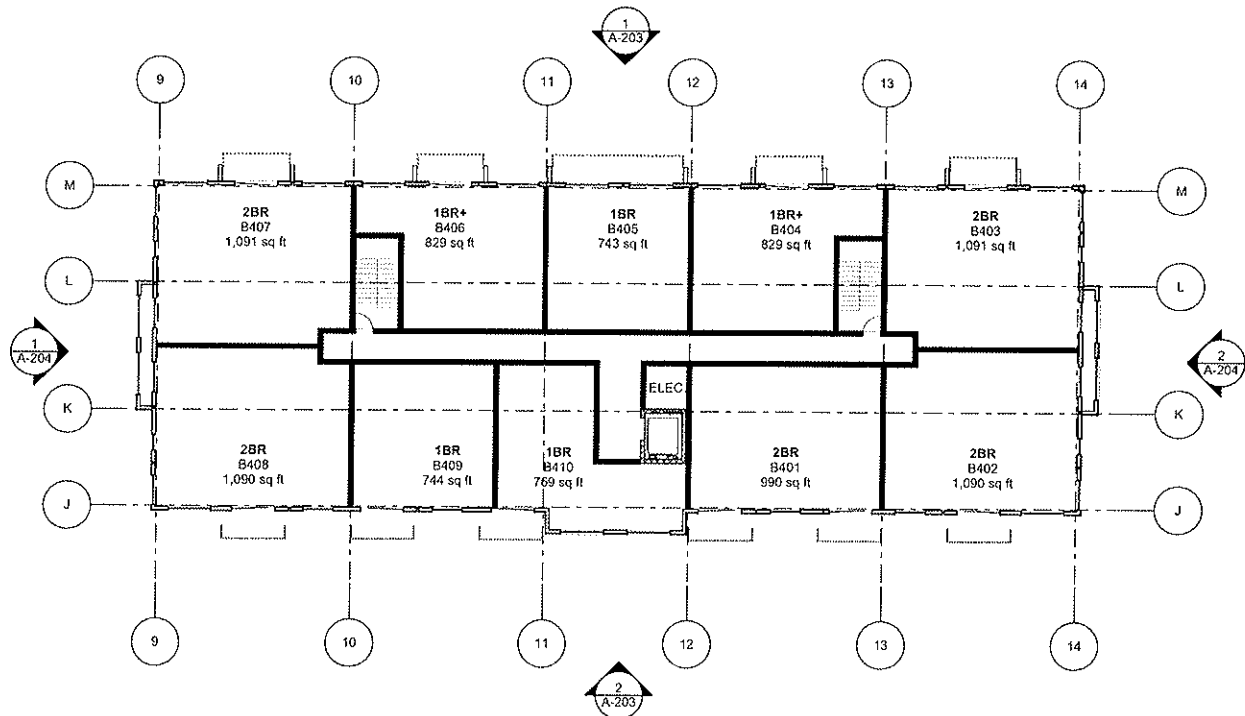
A-108



2 ROOF PLAN

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

0 5' 10' 30'



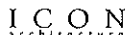
1 FOURTH FLOOR PLAN

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

0 5' 10' 30'



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[illegible]

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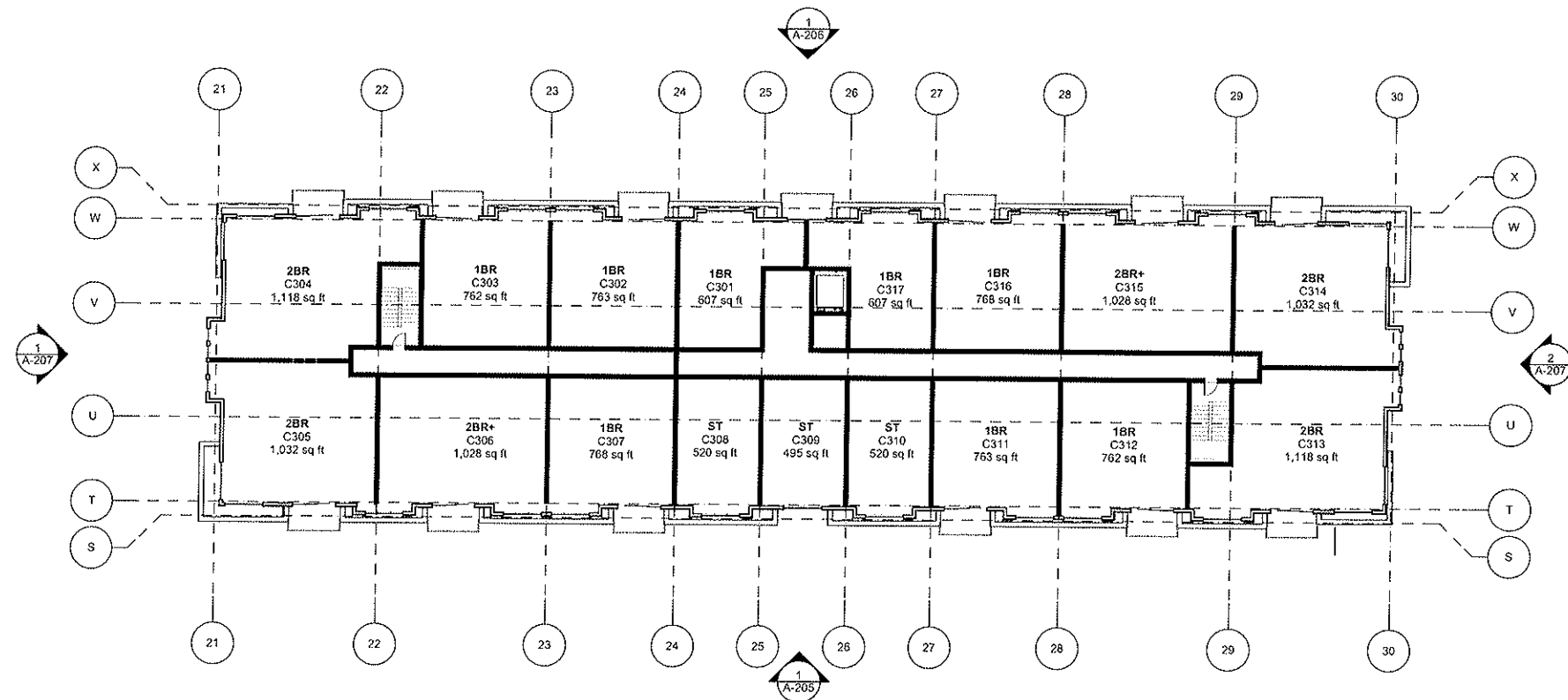
DRAWN BY:

CHECKED BY:

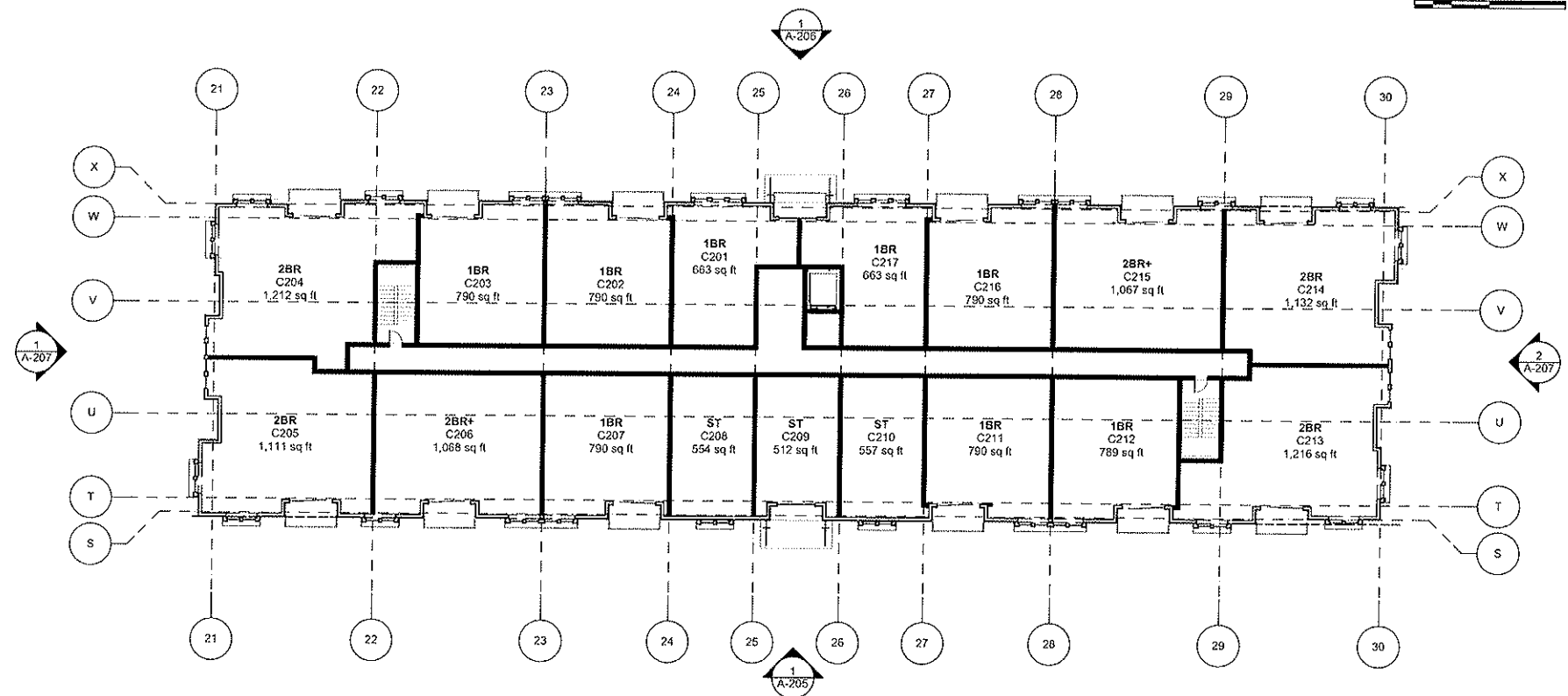
SHEET TITLE

BUILDING C
CONCEPTUAL
SECOND AND THIRD
FLOOR PLANS

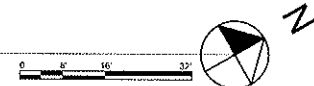
A-110



2 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

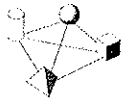


1 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



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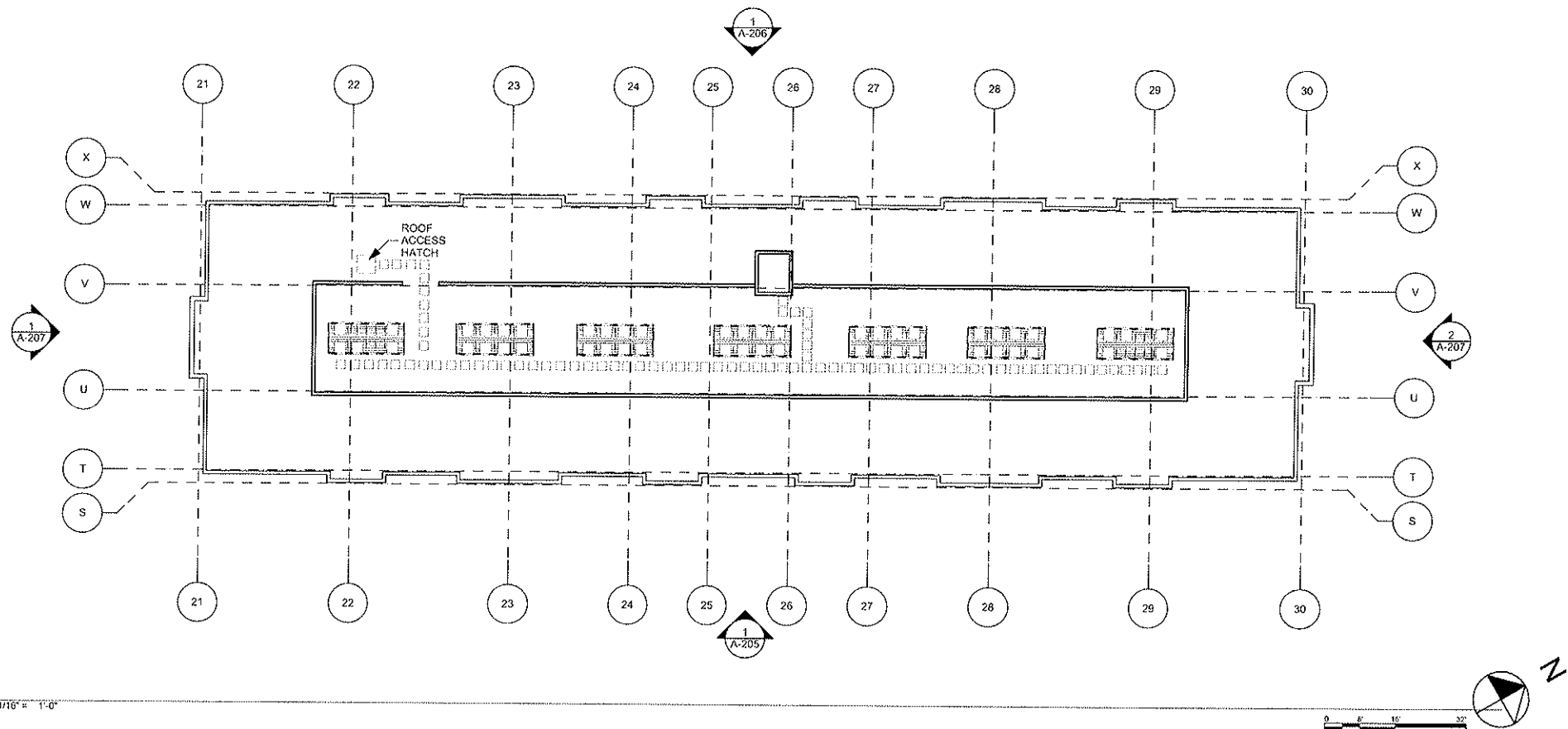
MARK	DATE	DESCRIPTION
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CHECKED BY:

SHEET TITLE

BUILDING C
CONCEPTUAL ROOF
PLAN

A-111



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SHEET TITLE

BUILDING E
CONCEPTUAL
GARAGE, FIRST,
SECOND & THIRD
FLOOR PLANS

A-112



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



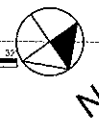
SCALE: 1/16" = 1'-0"



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



SCALE 1/16" = 1' 0"



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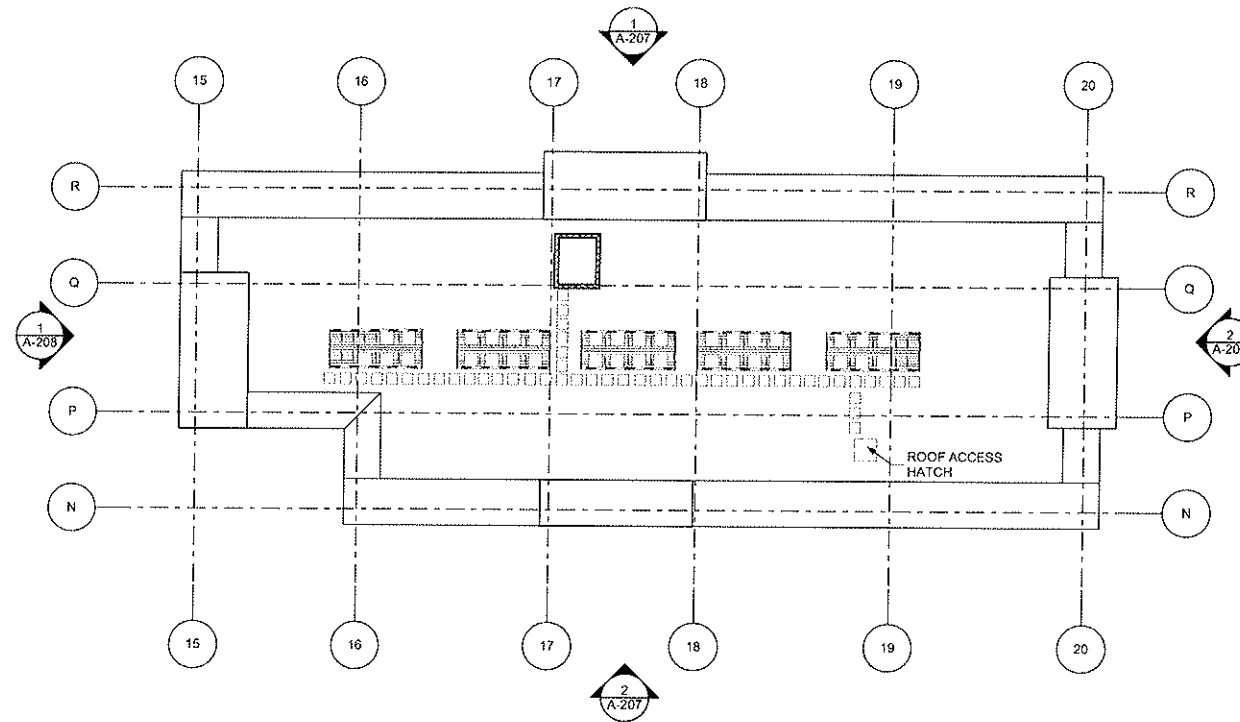
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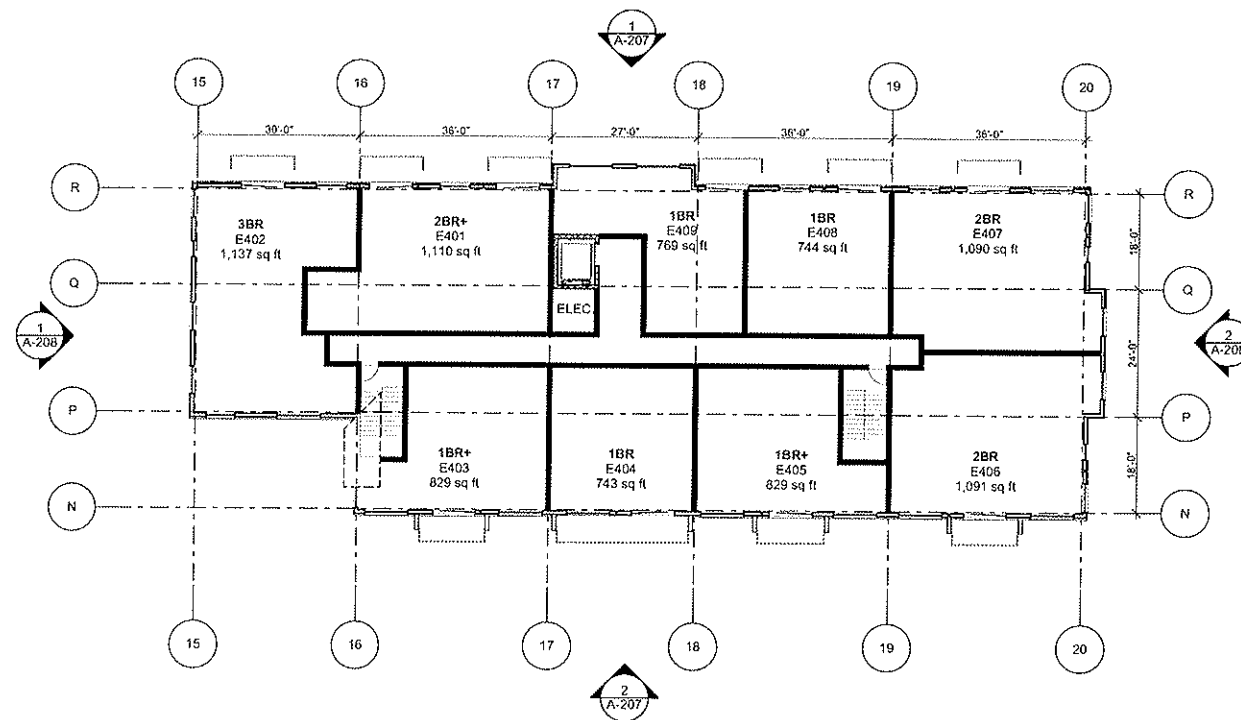
SHEET TITLE

BUILDING E
CONCEPTUAL
FOURTH FLOOR AND
ROOF

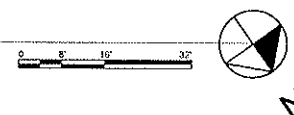
A-113

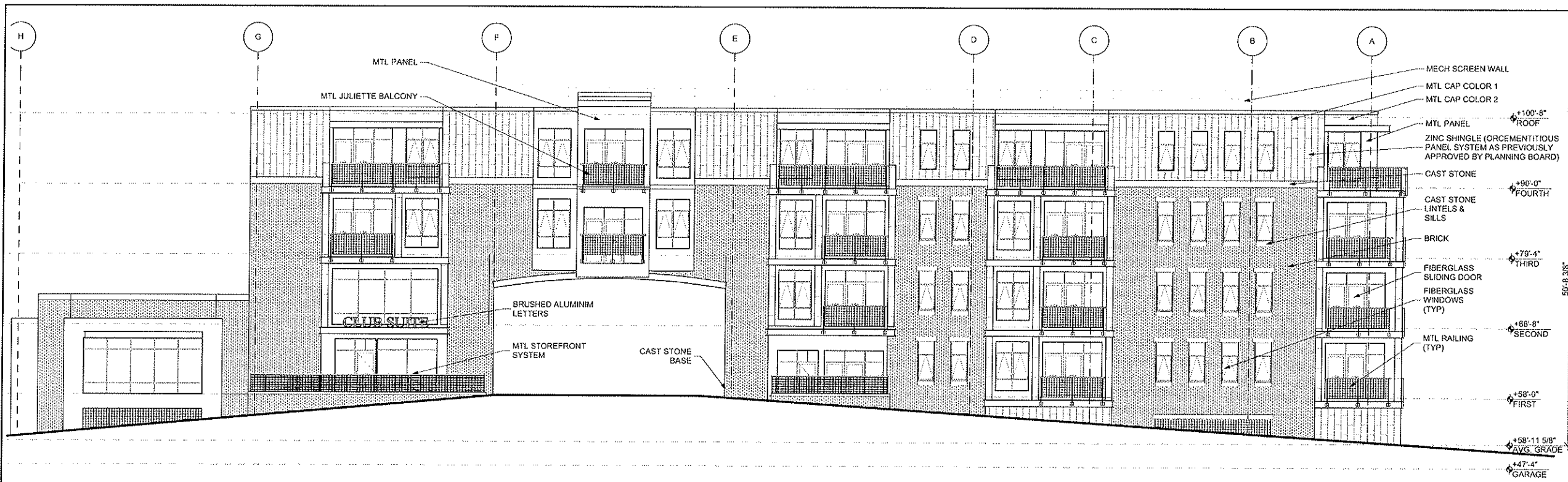


2 ROOF PLAN
SCALE: 1/16" = 1'-0"

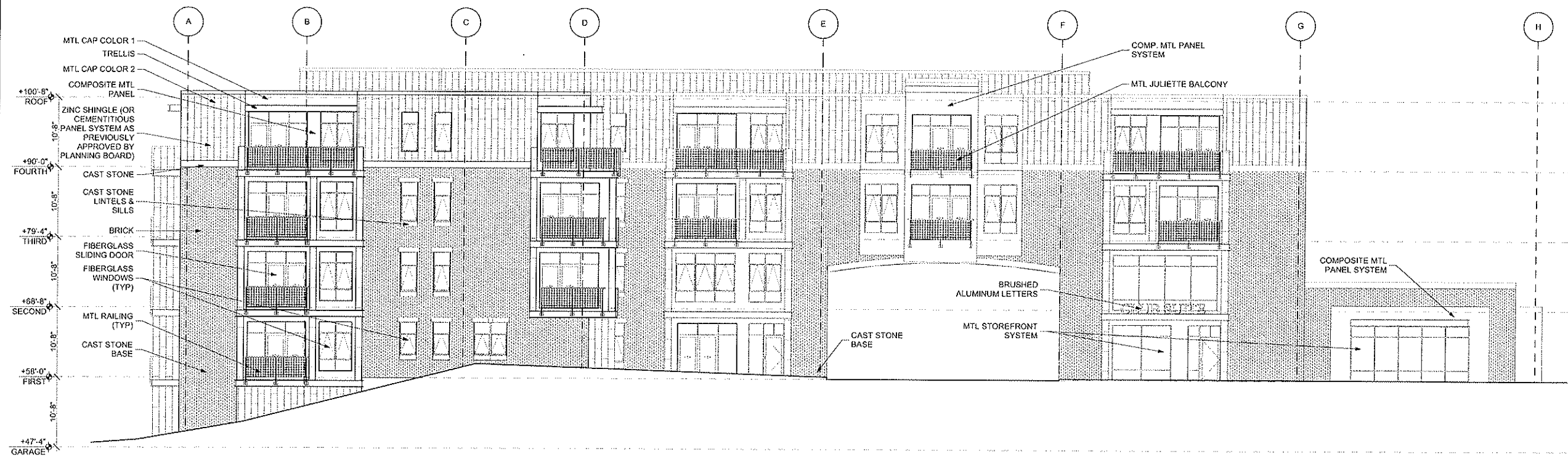


1 **FOURTH FLOOR PLAN**
SCALE: 1/16" = 1'-0"





2 WEST ELEVATION



1 EAST ELEVATION

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SHEET TITLE

BUILDING A ELEVATIONS

A-201

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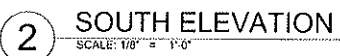
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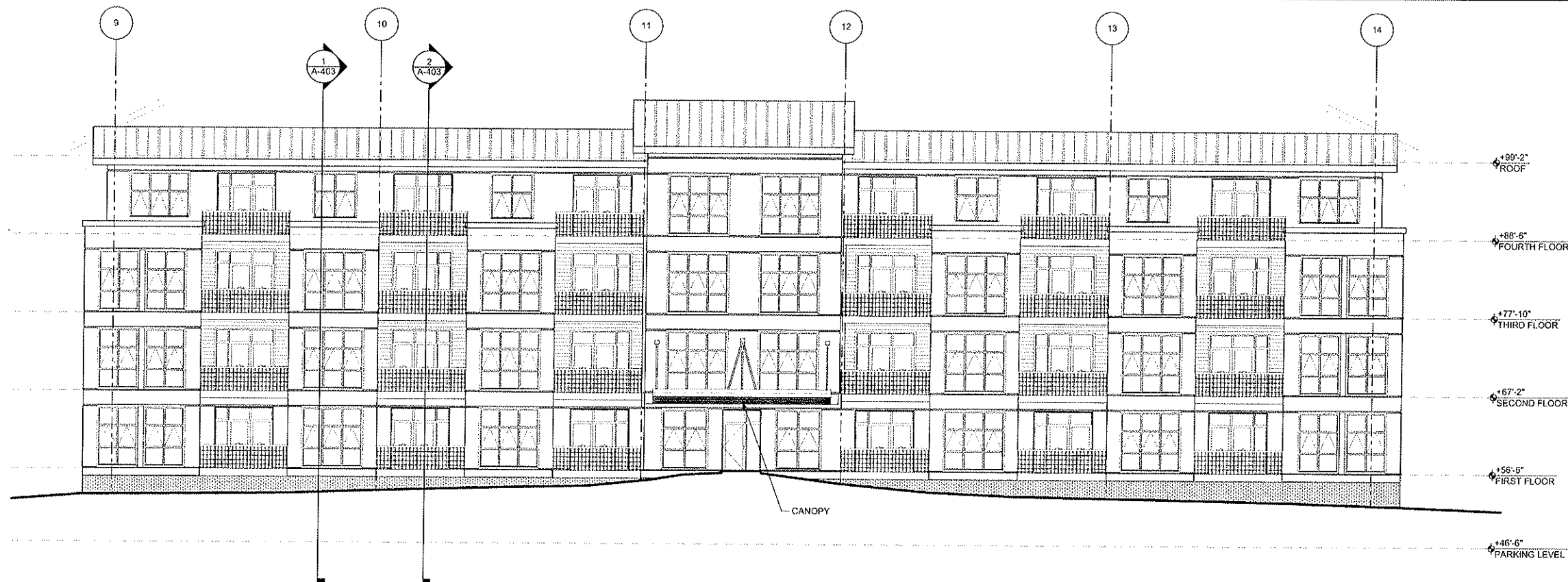
CHECKED BY:

SHEET TITLE

BUILDING A ELEVATIONS

A-202





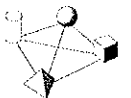
2 NORTH ELEVATION



1 SOUTH ELEVATION

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SHEET TITLE

BUILDING B ELEVATIONS

A-203

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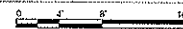
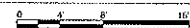
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PROJECT NO.: 201027
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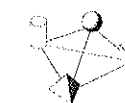
SHEET TITLE

BUILDING C
ELEVATIONS

A-205



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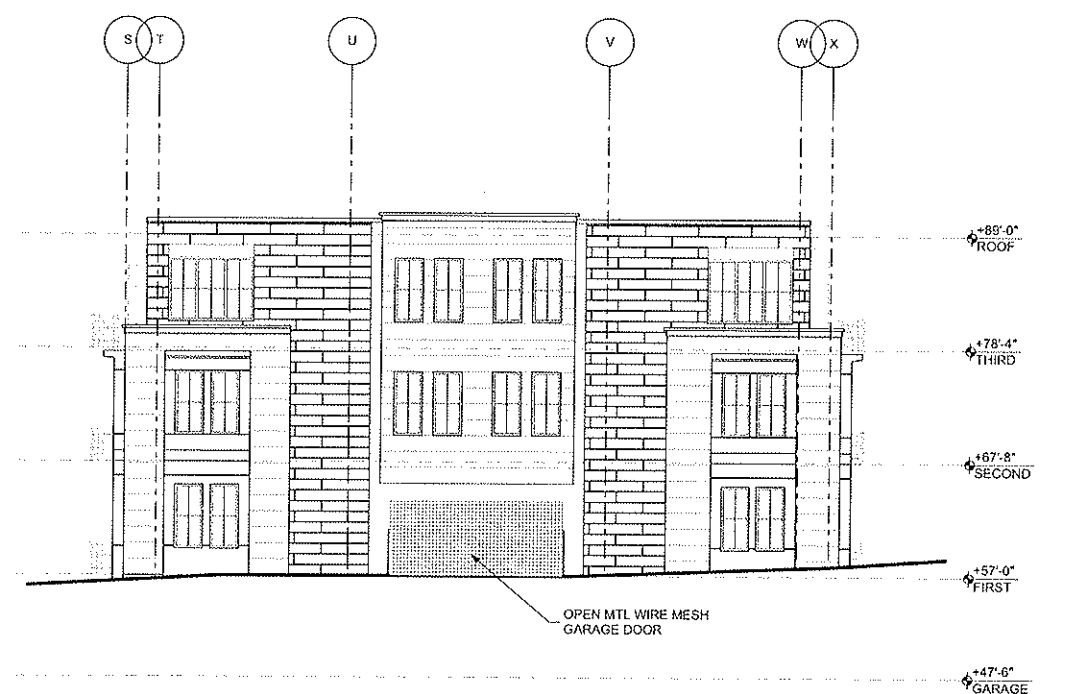
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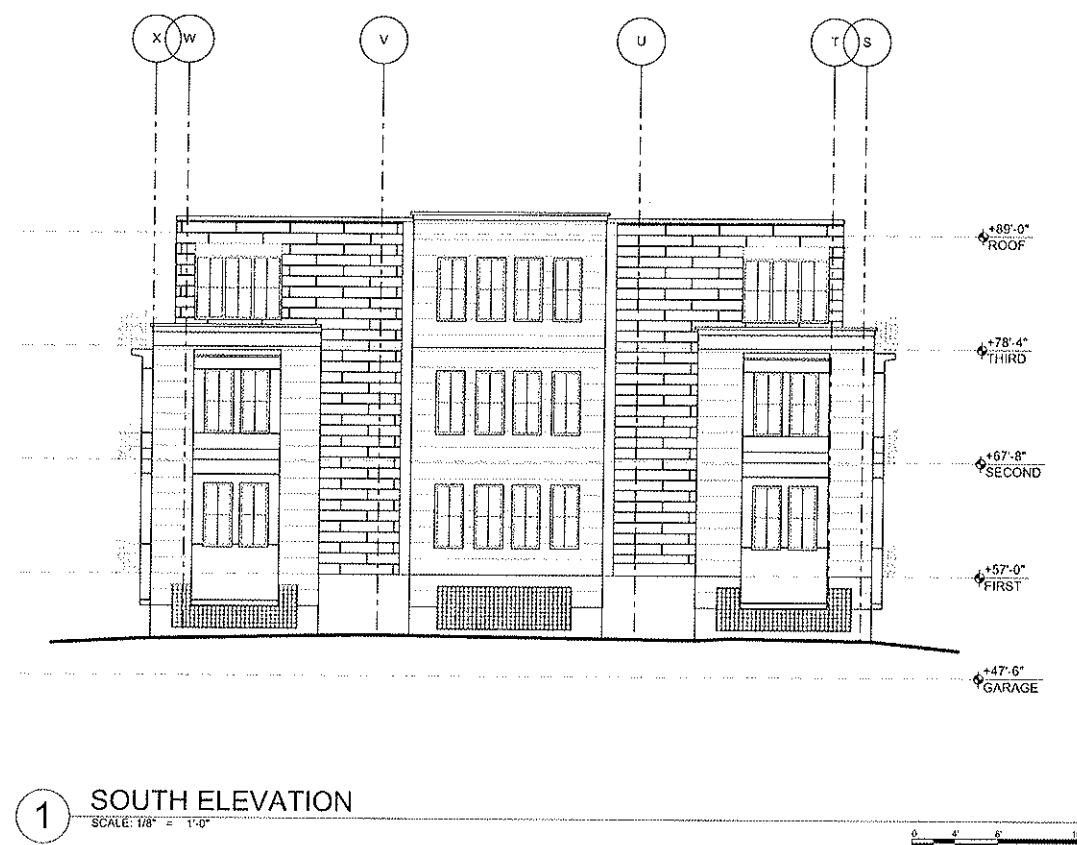
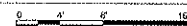
SHEET TITLE

BUILDING C
ELEVATIONS

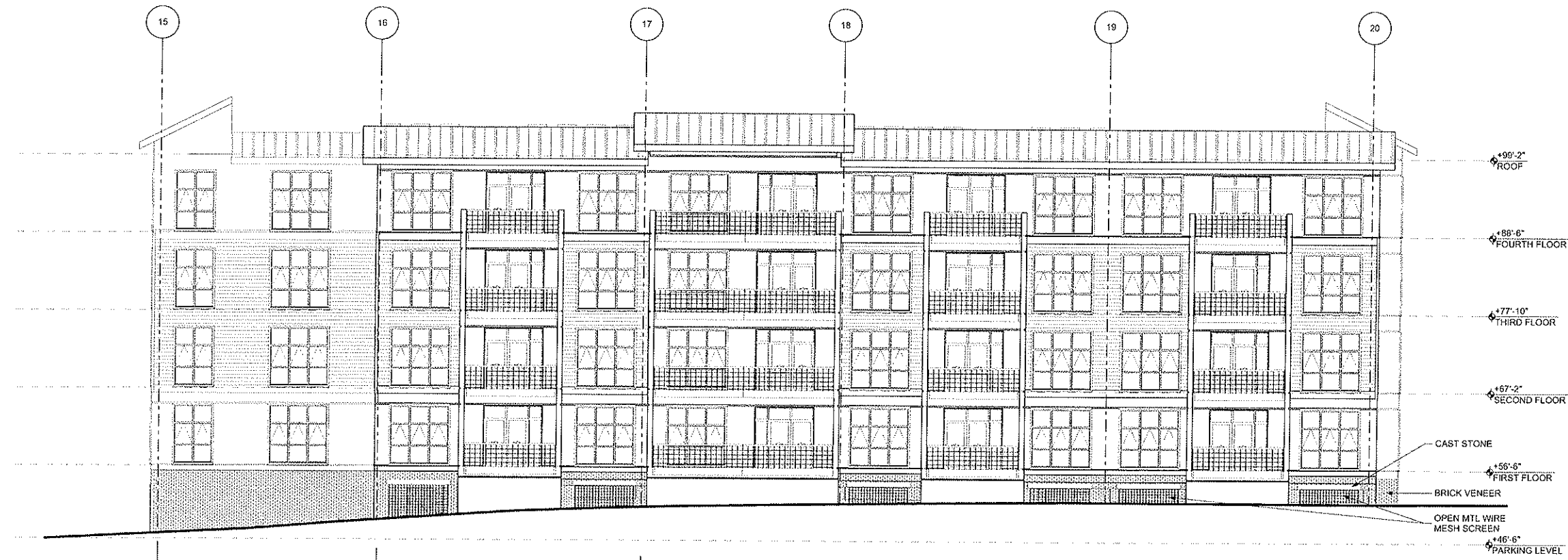
A-207



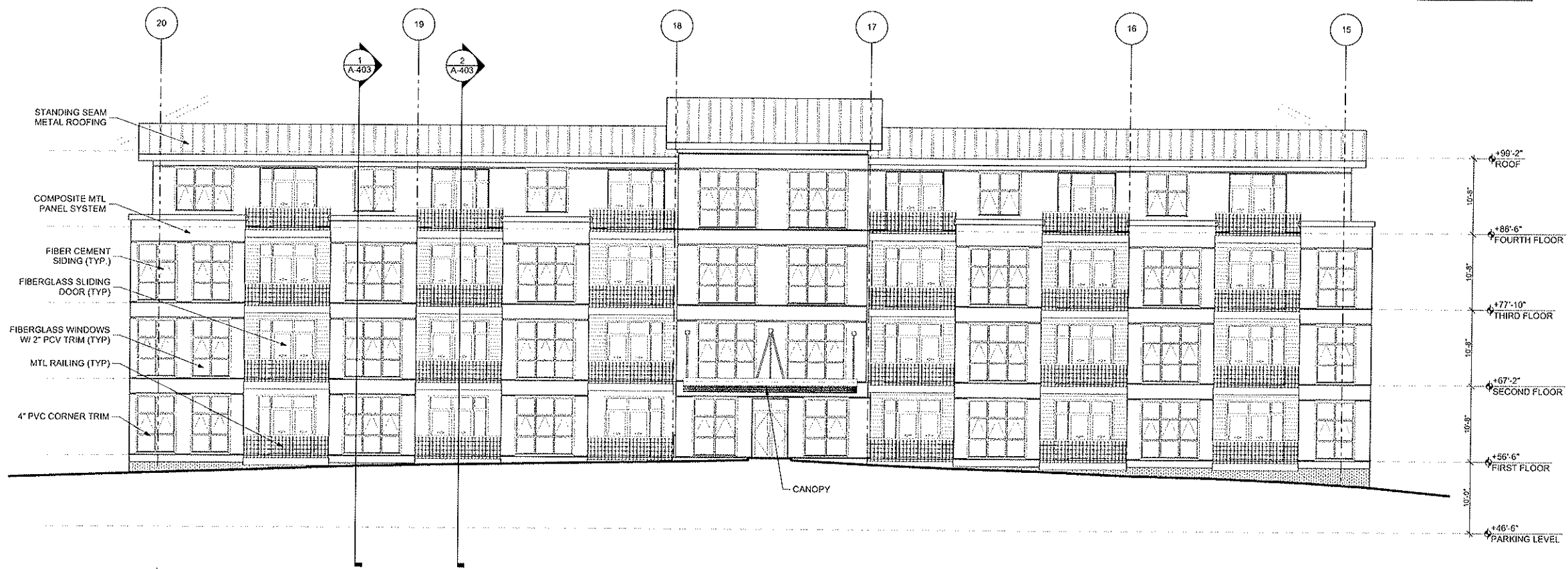
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



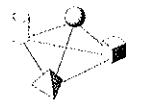
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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SHEET TITLE

BUILDING E ELEVATIONS

A-208

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PROJECT NO.: 201027

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SHEET TITLE

BUILDING E ELEVATIONS

A-209

