

Landscape Civil Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
101	Net Area Plans	03/11/11
L-1	Landscape Plan	03/11/11

Civil Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
101	Net Area Plans	03/11/11
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

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

- All contractors shall inspect site prior to bidding to verify existing conditions for themselves.
- The Contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- 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 Z601-Current Edition.
- All plants to be balled in burlap or container grown. No plastic burlap.
- All plants to be approved by the Landscape Architect.
- Stake location of all proposed plant material for approval of Landscape Architect prior to commencement of planting.
- The landscape contractor shall guarantee all plant materials for one (1) full year from date of acceptance.
- Heal all construction scars with lawn or mulch, as indicated by drawings and/or Landscape Architect.
- Street Trees shall remain and have installed in a 4'x4' ADA compliant tree grate.

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
EVERGREEN TREES						
CE	5	PRUNUS STROBUS	COMMON WHITE PINE	5'-6"	BAB	NATURAL SHAPE, UNDESIGNED
TP	5	THUJA D. 'SMARAGD'	EMERALD GREEN ARBORVITAE	5'-6"	BAB	NATURAL SHAPE, UNDESIGNED
DECIDUOUS AND ORNAMENTAL TREES						
AG	2	AMELANCHIER FRAGRANS 'VIRGIN HILL'	ROBIN HILL SERVICEBERRY	5'-7"	BAB	(7) + STEM CLUMP
BM	2	BETULA NANA 'VERMOREL'	HERITAGE BIRCH	5'-7"	BAB	(3) STEM CLUMP SPECIMEN
PC	2	PRUNUS C. 'CHANDLER'	CHANDLER'S FLORIBUNDA PEAR	2 1/2'-3'	BAB	STRAIGHT SINGLE LEADER SPECIMEN
GT	6	QUERCUS TRACANTHOS 'BAYLUM'	BAYLUM HONEYLOCUST	2 1/2'-3'	BAB	STRAIGHT SINGLE LEADER SPECIMEN
PA	1	PLATANUS ACERIFOLIA 'MILCOCCOCCO'	MILCOCCOCCO LONDON PLANETREE	2 1/2'-3'	BAB	STRAIGHT SINGLE LEADER SPECIMEN
SHRUBS						
BJ	8	ILEX X. MEXICANAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	5'-6"	BAB	SPECIMEN FEMALE
BM	1	ILEX X. MEXICANAE 'BLUE PRINCE'	BLUE PRINCE HOLLY	5'-6"	BAB	SPECIMEN MALE
KC	43	ILEX QUINA 'QUINQUA'	QUINQUA SHADDOX	5'-6"	BAB	
NR	18	BUXODENDRON 'DE LA MER'	DE LA MER BUXODENDRON	2 1/2'-3'	BAB	
PM	5	BUXODENDRON 'TUM'	TUM BUXODENDRON	2 1/2'-3'	BAB	
JS	35	JUNIPERUS C. 'SARGENT'	SARGENT JUNIPER	18'-24'	BAB	
PERENNIALS AND GROUNDCOVER						
HH	28	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY'S	0AL	0AL	
BE	33	BES SANCERCA 'CACKERS BROTHER'	CACKERS BROTHERS IRE	0AL	0AL	
VM	58	VIRGA SERICA	WINDY WILLOW	FLAT	FLAT	FLAT=50 FT (2/20)

OPEN SPACE:

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

GRAPHIC LEGEND

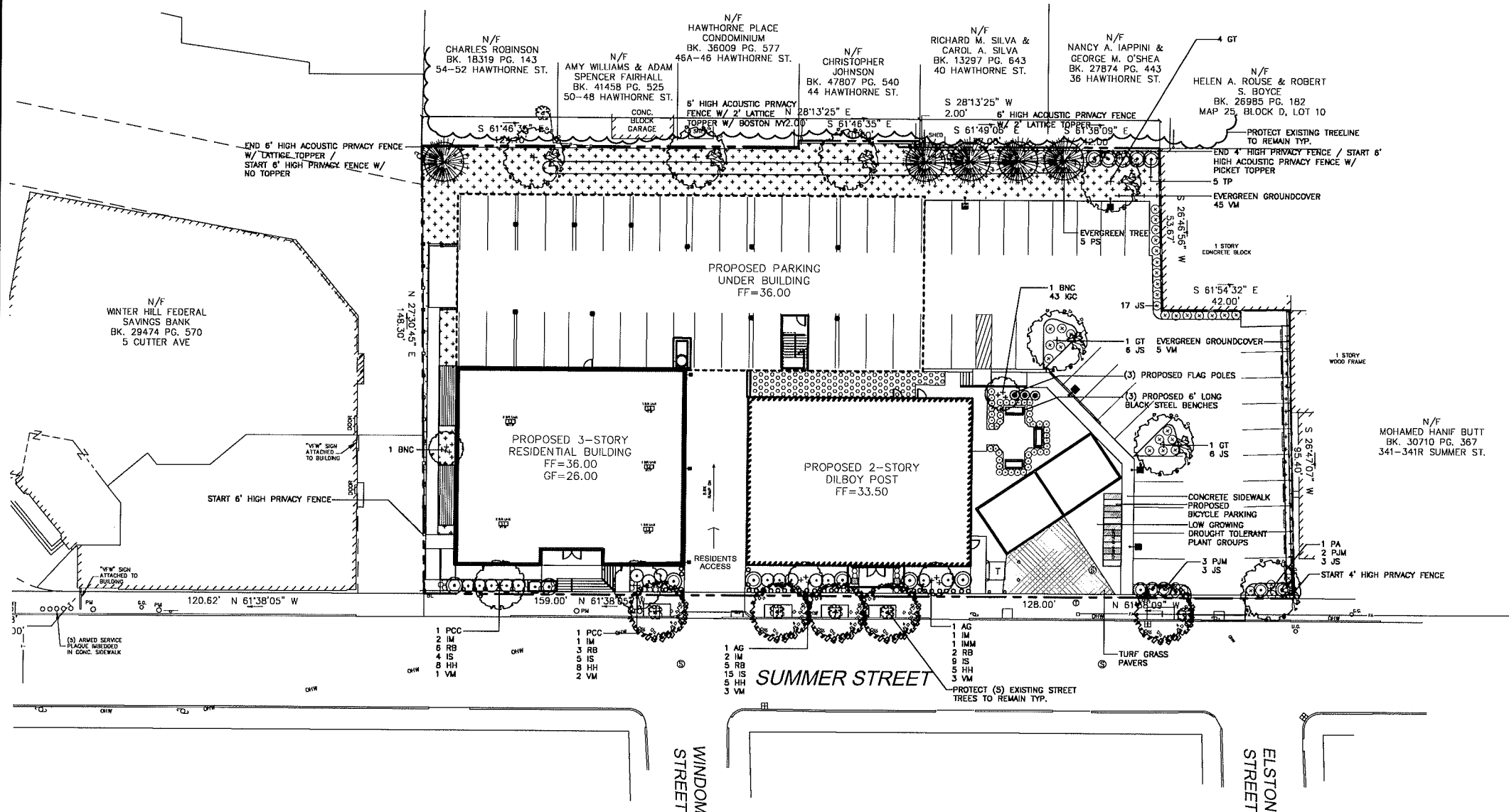
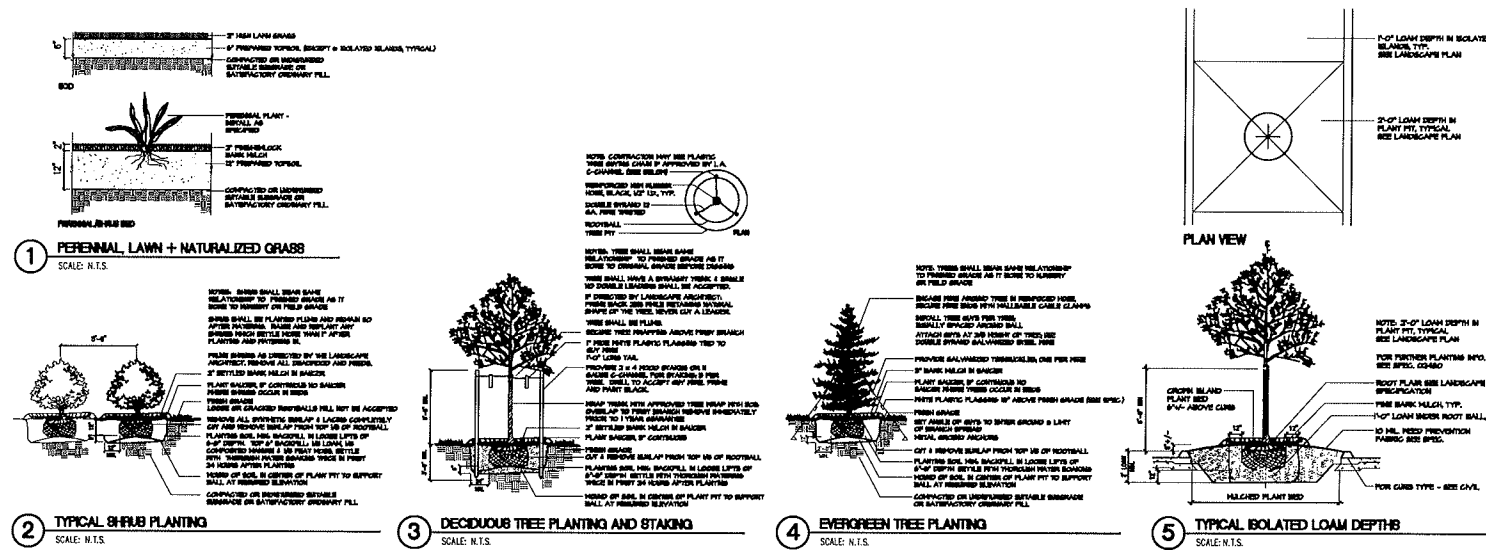
- EXISTING VEGETATION TO REMAIN
- EXISTING TREES TO REMAIN
- PROPOSED EVERGREEN TREES
- PROPOSED DECIDUOUS SHADE TREES / STREET TREES
- PROPOSED ORNAMENTAL & FLOWERING TREES
- PROPOSED EVERGREEN & DECIDUOUS SHRUBS
- PROPOSED PERENNIALS
- SPECIAL PAVING
- EVERGREEN GROUNDCOVER
- DROUGHT TOLERANT PLANTS
- TURF GRASS PAVERS
- 4' / 6' HIGH PERIMETER ACOUSTIC PRIVACY FENCE / 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:
- LAWN AREAS - 6" ROLLED THICKNESS
 - PLANT BEDS - 1'-0" LOAM DEPTH IN THE PLANTED AREA WITH 2" MULCH.
 - 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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Consulting Engineers and Surveyors

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

WILLIAM F. RYAN ASSOCIATES
LANDSCAPE ARCHITECTURE
PLANNING

6 Central Square
Taunton, MA 01960
781-481-3000
781-481-3011
E: wfr@wfrassociates.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

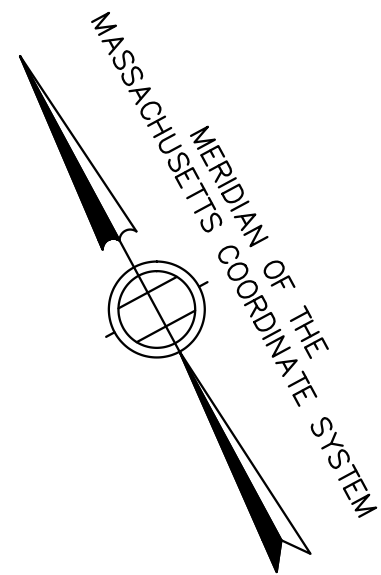
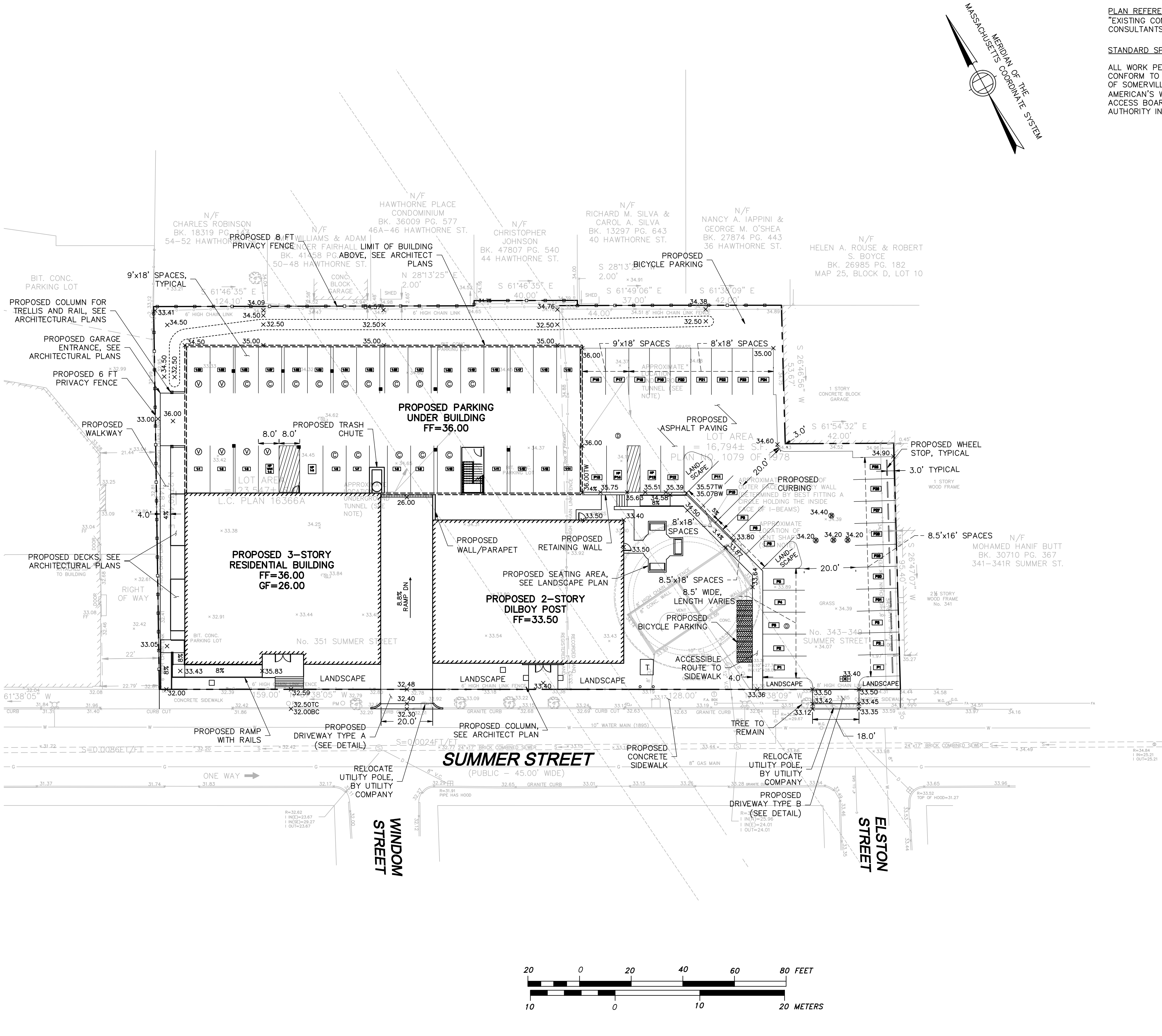
343-351 SUMMER STREET

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

RECEIVED
S.P.C.D. AND
PLANNING DEPT.

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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

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

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

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

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

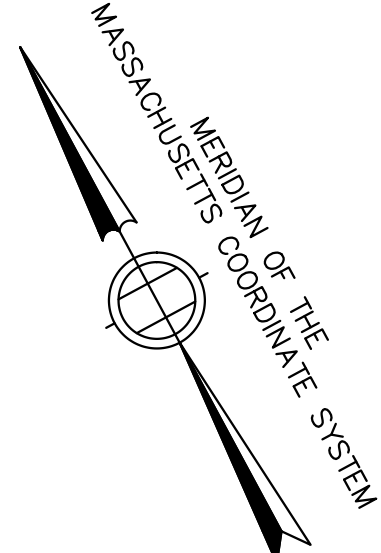
PERMIT LAYOUT AND
GRADING PLAN

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:

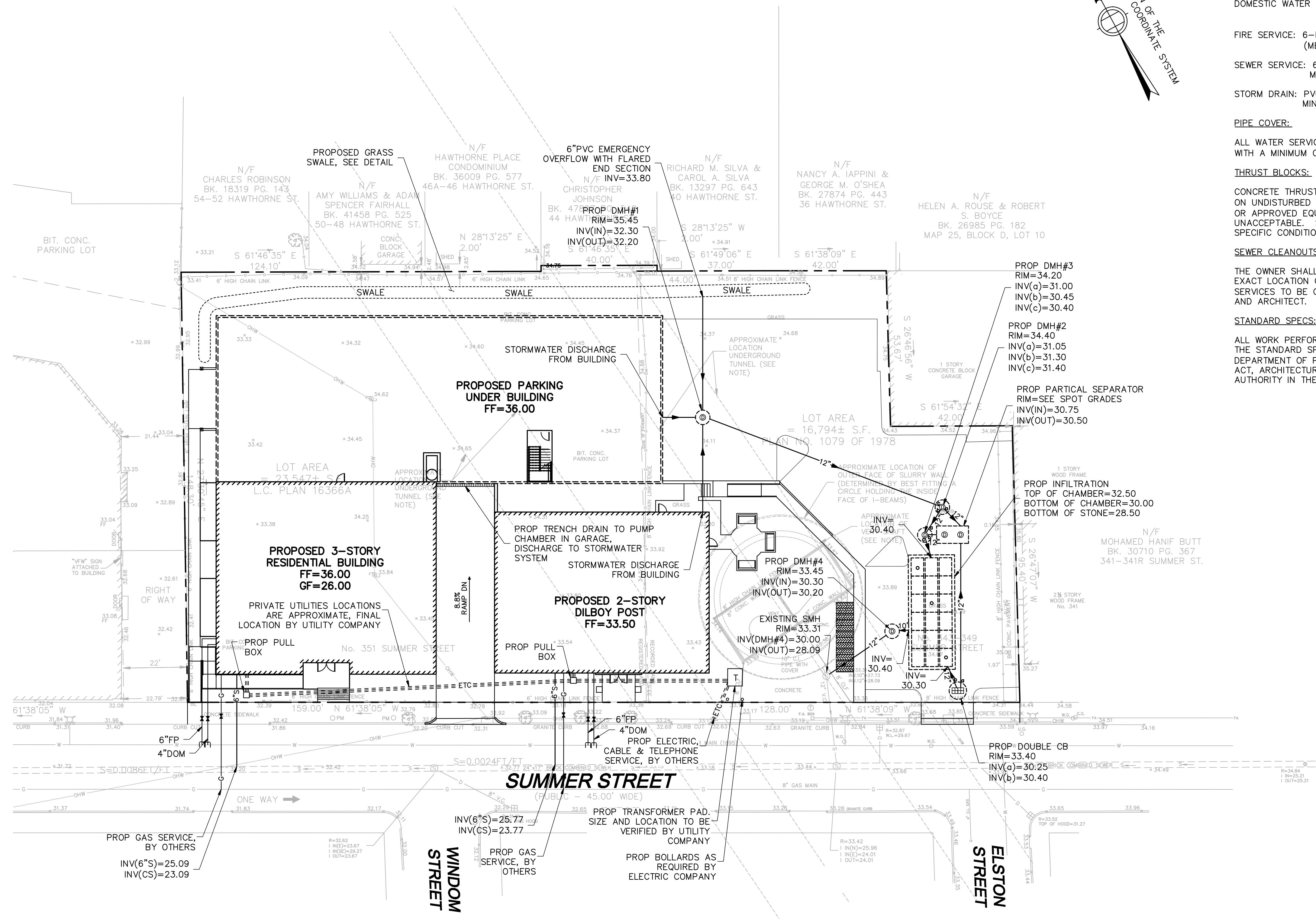
THE OWNER SHALL FURNISH AND INSTALL ALL SEWER CLEANOUTS. EXACT LOCATION OF ALL SEWER CLEANOUTS AND INTERNAL SEWER SERVICES TO BE CONFIRMED/COORDINATED BY MECHANICAL ENGINEER AND ARCHITECT.

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

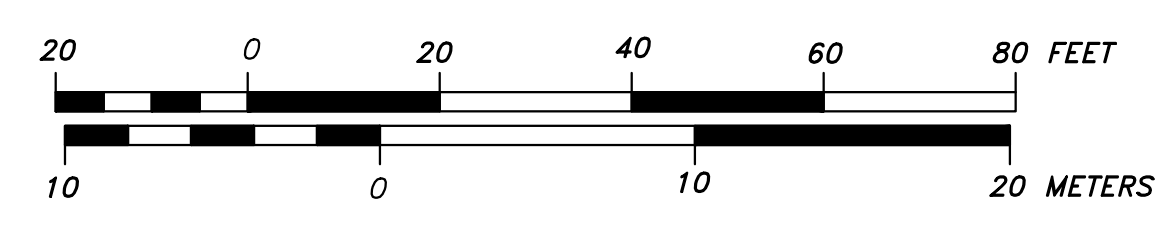
GENERAL NOTES:

- 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 |



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		SWALE OVERFLOW	
NO.	DATE	BY		REVISIONS	

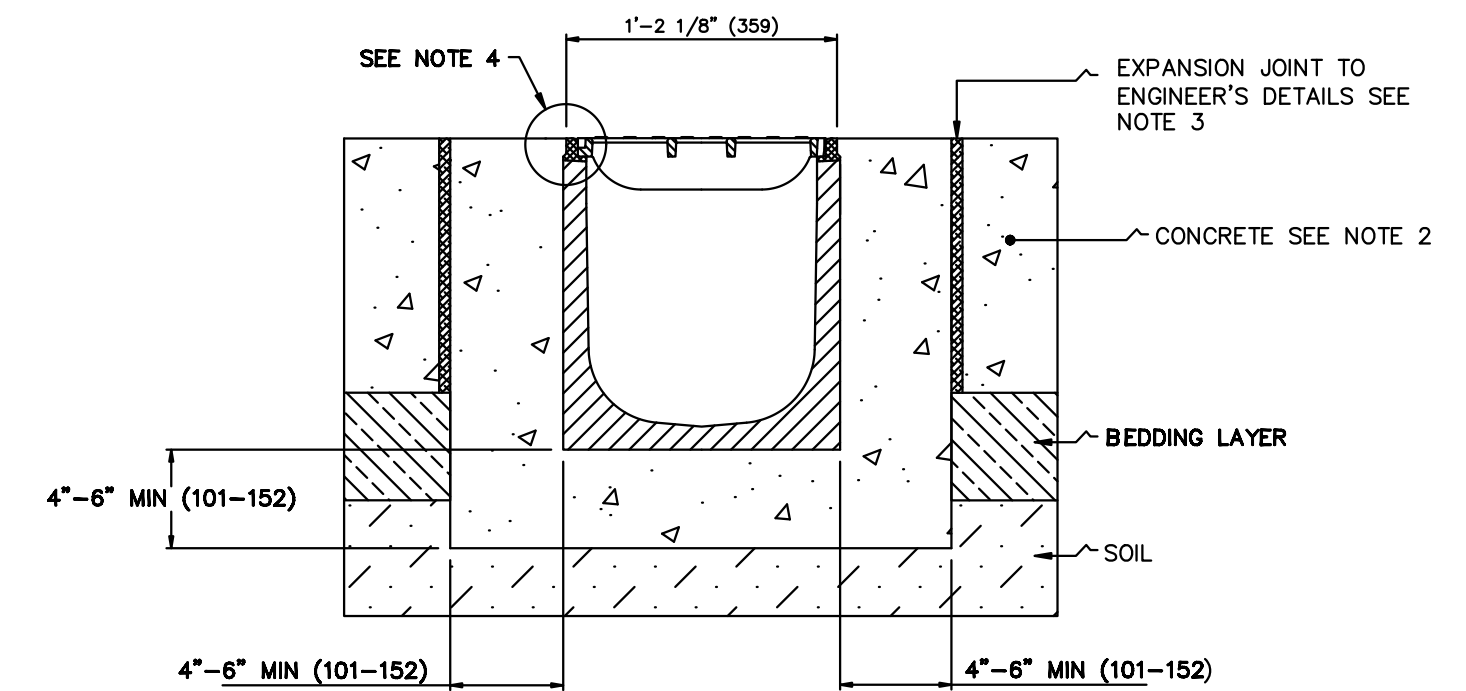
DESIGNED: RB
DRAFTED: RB
CHECKED: TP
APPROVED: TP

PERMIT UTILITY PLAN

343-351 SUMMER STREET

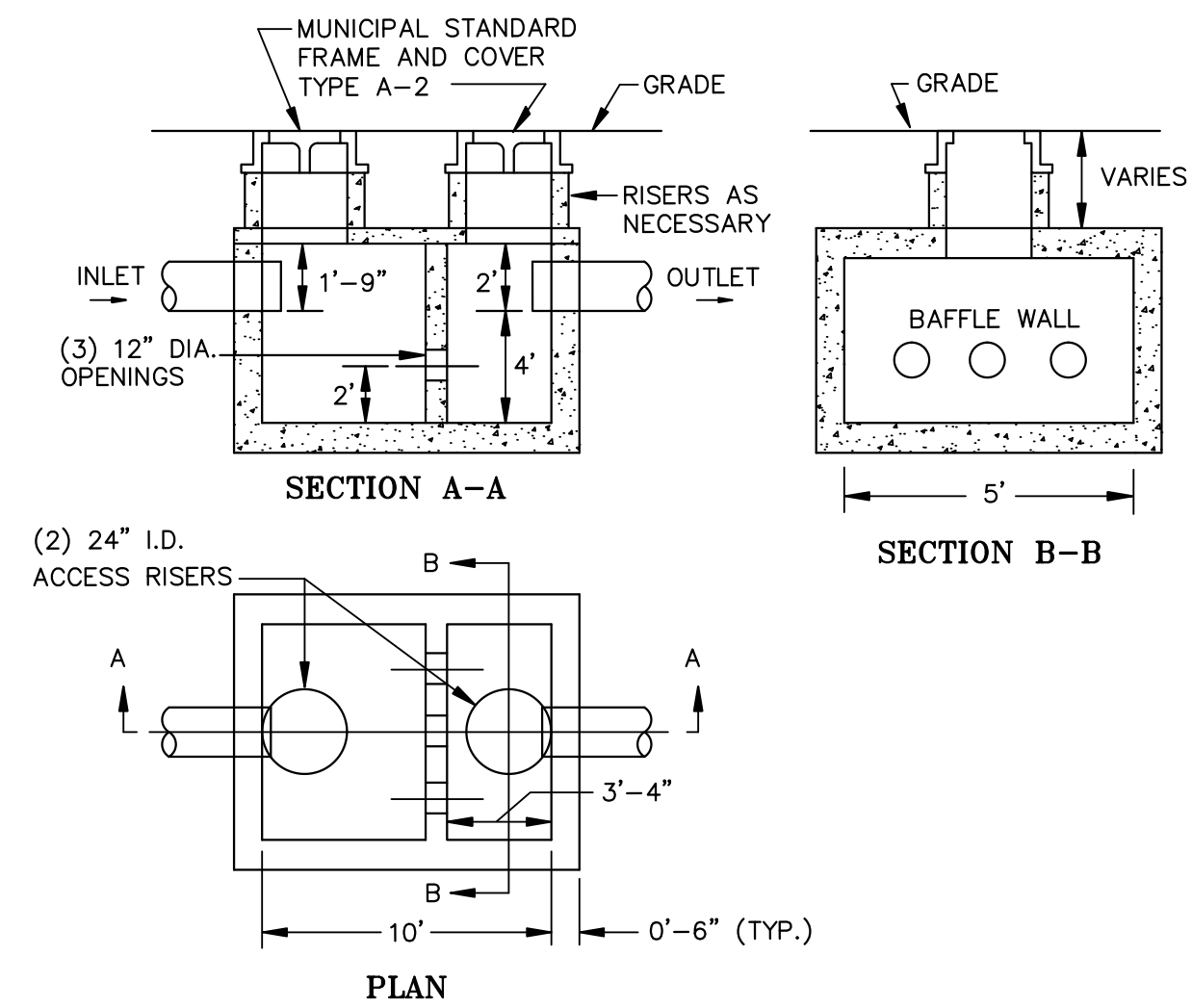
PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
PREPARED FOR
STRATEGIC CAPITAL GROUP, LLC

PROJECT NO.
2008-038
DATE: FEB 9, 2011
SHEET NO.
C2

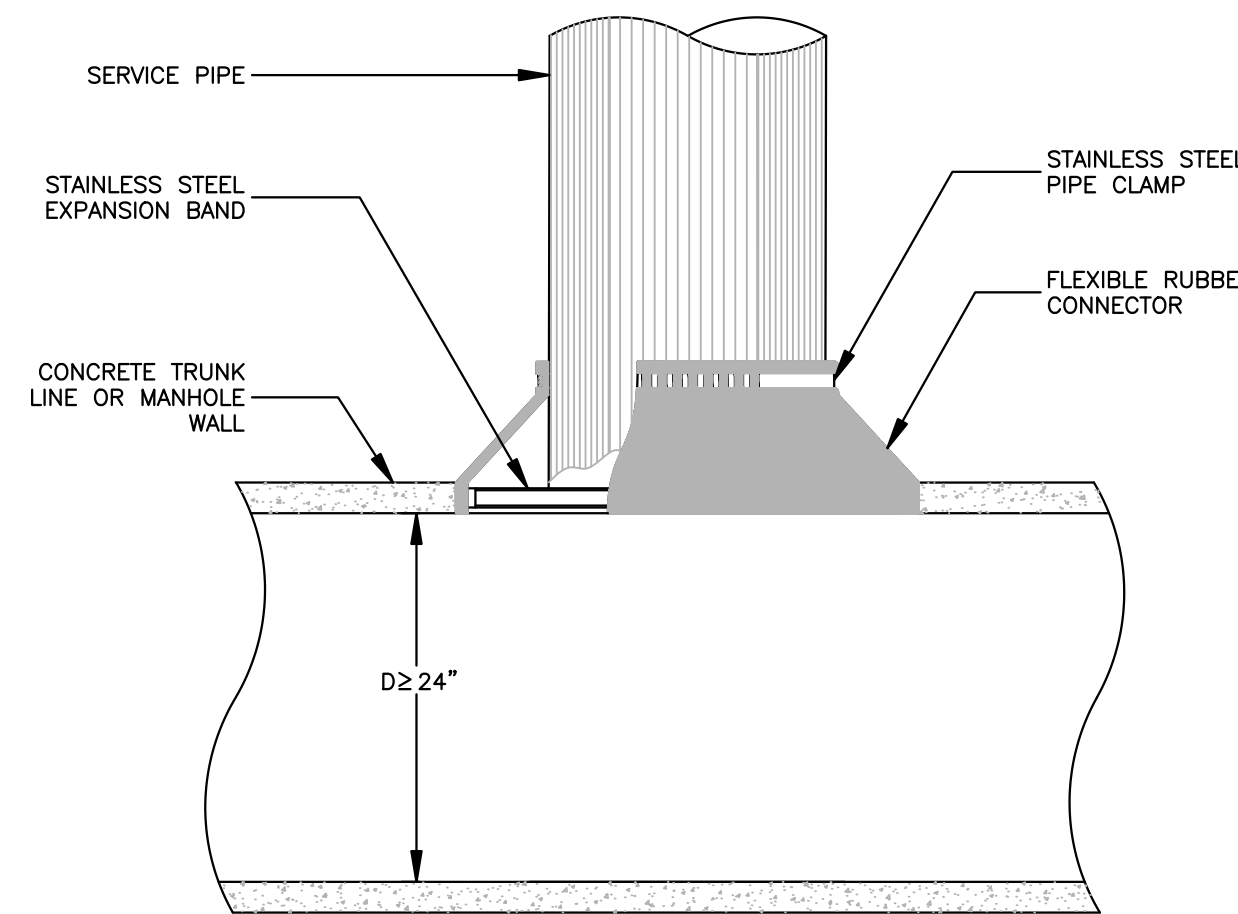


NOTES:
 1. IT IS NECESSARY TO ENSURE THE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR THE EXISTING GROUND CONDITIONS. **ENGINEERING ADVICE MAY BE REQUIRED.**
 2. A MINIMUM CONCRETE STRENGTH OF 3000 PSI IS RECOMMENDED. THE CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
 3. EXPANSION AND CRACK CONTROL JOINTS ARE RECOMMENDED TO PROTECT THE CHANNEL AND THE CONCRETE SURROUND. **ENGINEERING ADVICE MAY BE REQUIRED.**
 4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" (3) ABOVE THE TOP OF THE CHANNEL EDGE.
 5. REFER TO SMITH/ACO'S LATEST INSTALLATION INSTRUCTIONS FOR COMPLETE DETAILS.

TRENCH DRAIN
 NOT TO SCALE

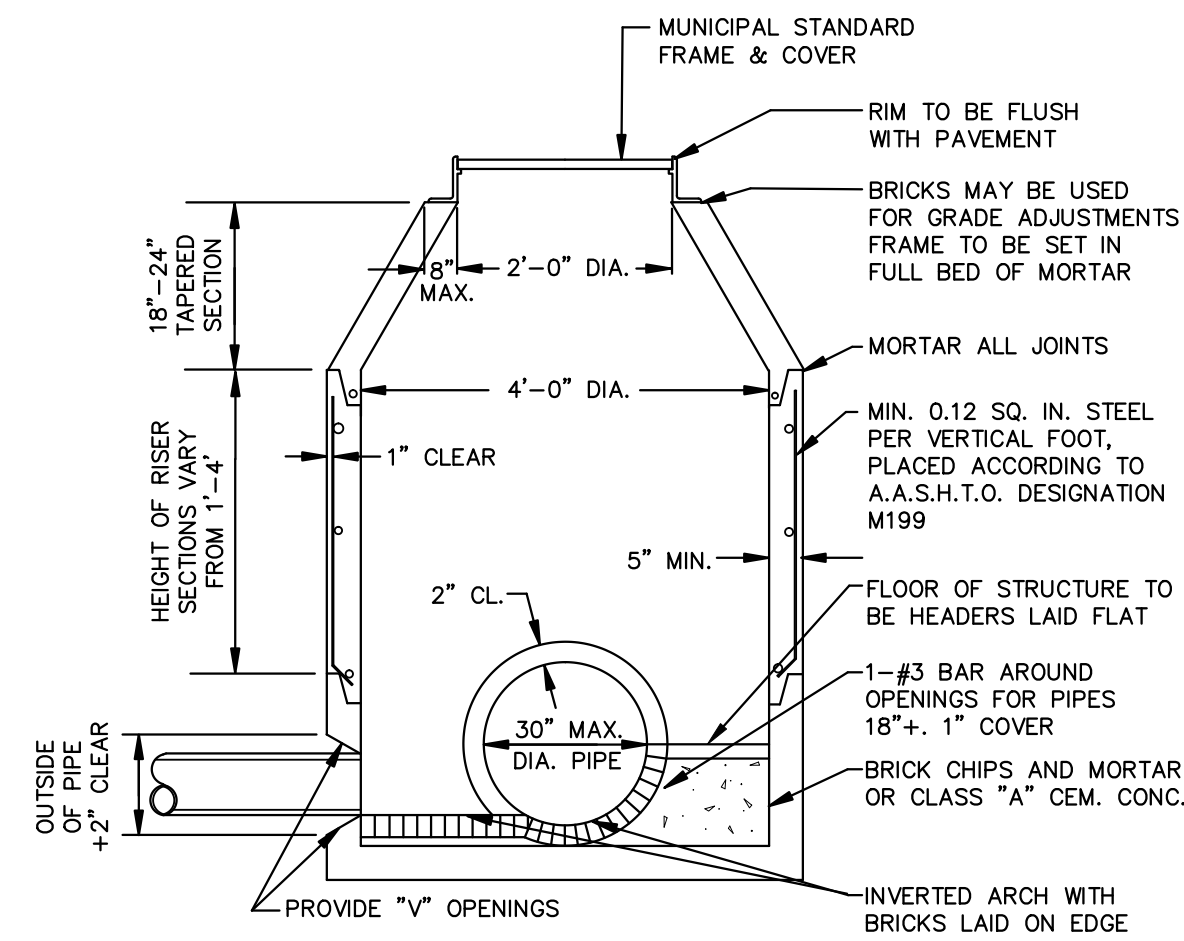


TYPICAL INLINE PARTICLE SEPARATOR
 1,500 GALLON CAPACITY - H2O
 NOT TO SCALE

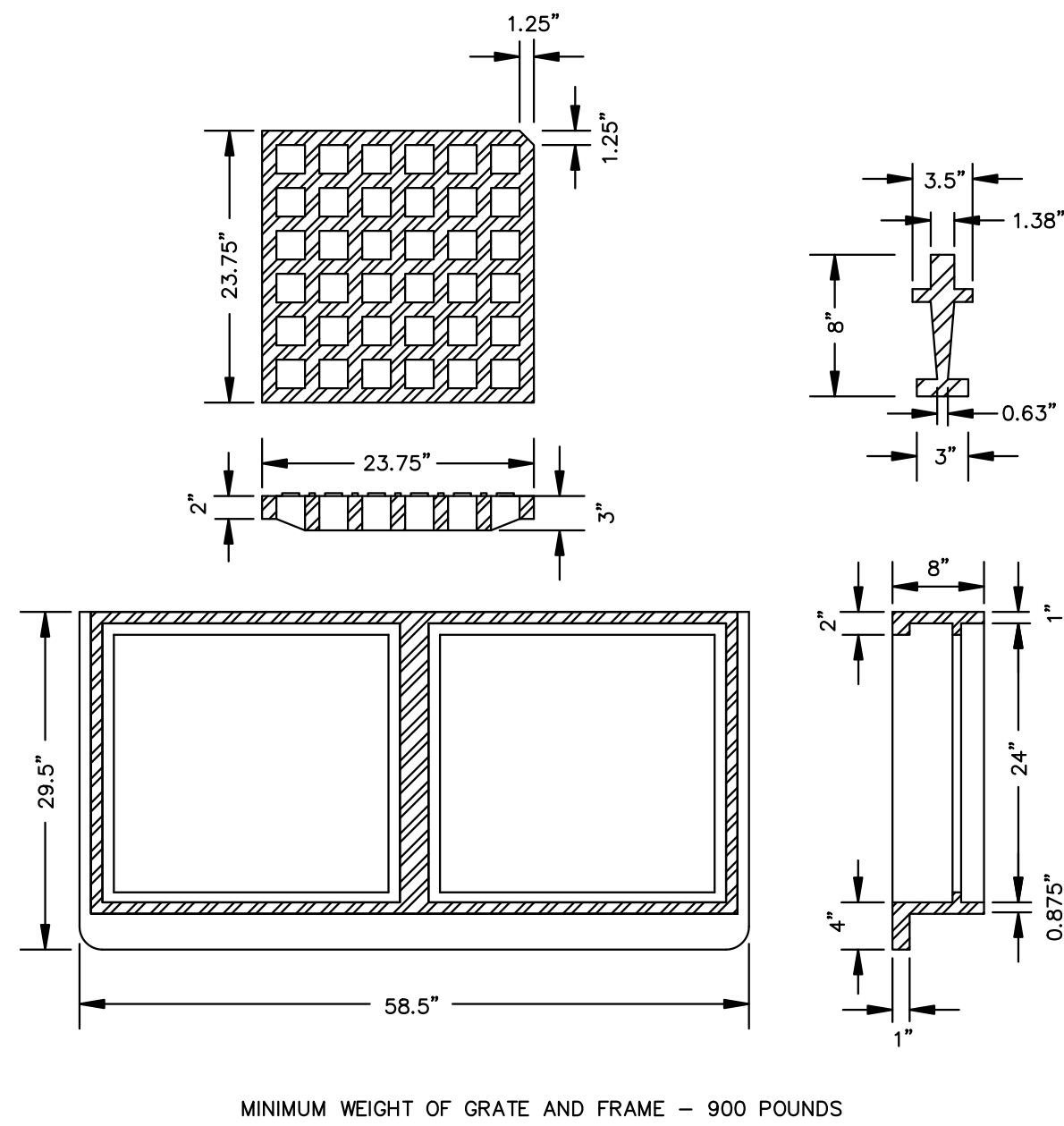
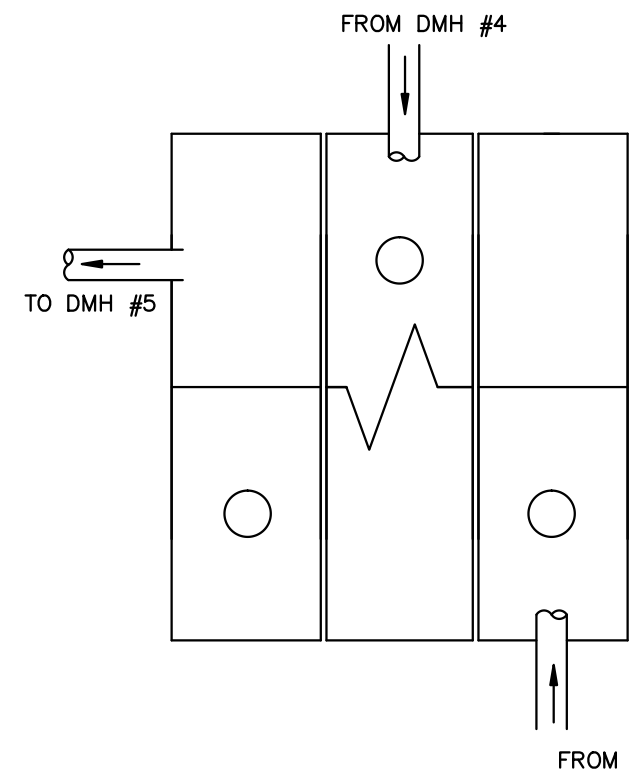


NOTES:
 1. OPENING IN CONCRETE WALL SHALL BE CORED USING HIGH SPEED DIAMOND DRILL.
 2. ALL METAL FIXTURES SHALL BE OF STAINLESS STEEL.
 3. SERVICE LINE SHALL BE FLUSH WITH THE INSIDE OF THE CONCRETE PIPE OR WALL.
 4. IF TRUNK LINE DIAMETER IS LESS THAN 24", THEN A SADDLE TYPE CONNECTION WILL BE USED.

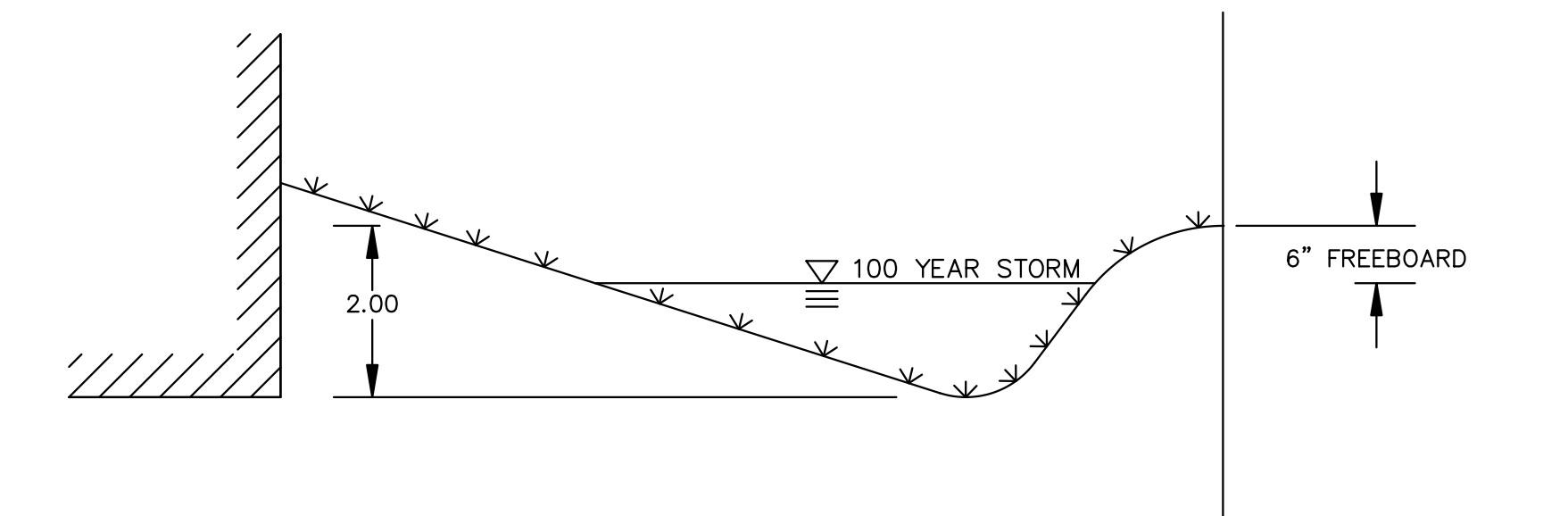
TYPICAL FIELD CONNECTION TO LARGE CONCRETE PIPE OR MANHOLE
 NOT TO SCALE



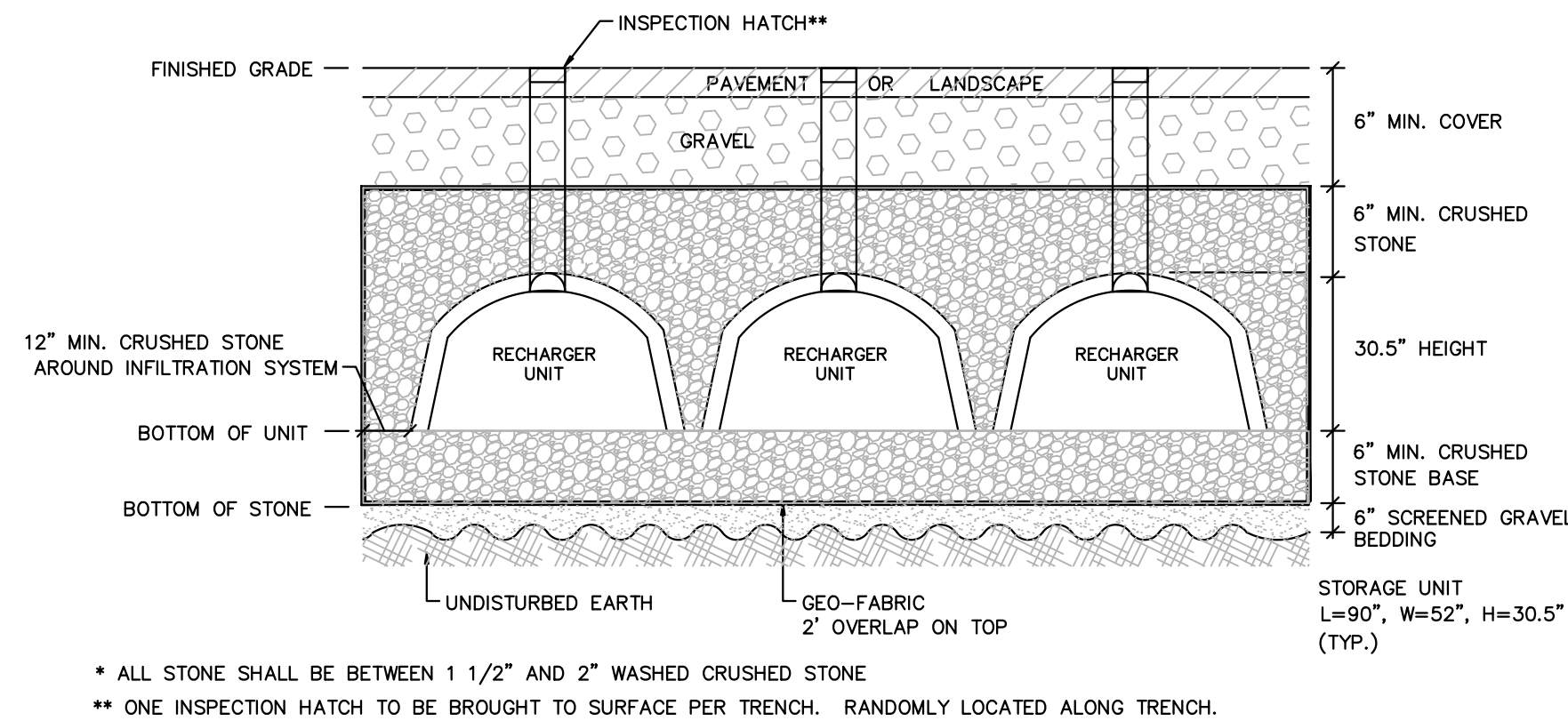
PRECAST CONCRETE DRAIN MANHOLE
 NOT TO SCALE



DOUBLE CATCH BASIN GRATE AND FRAMES
 NOT TO SCALE

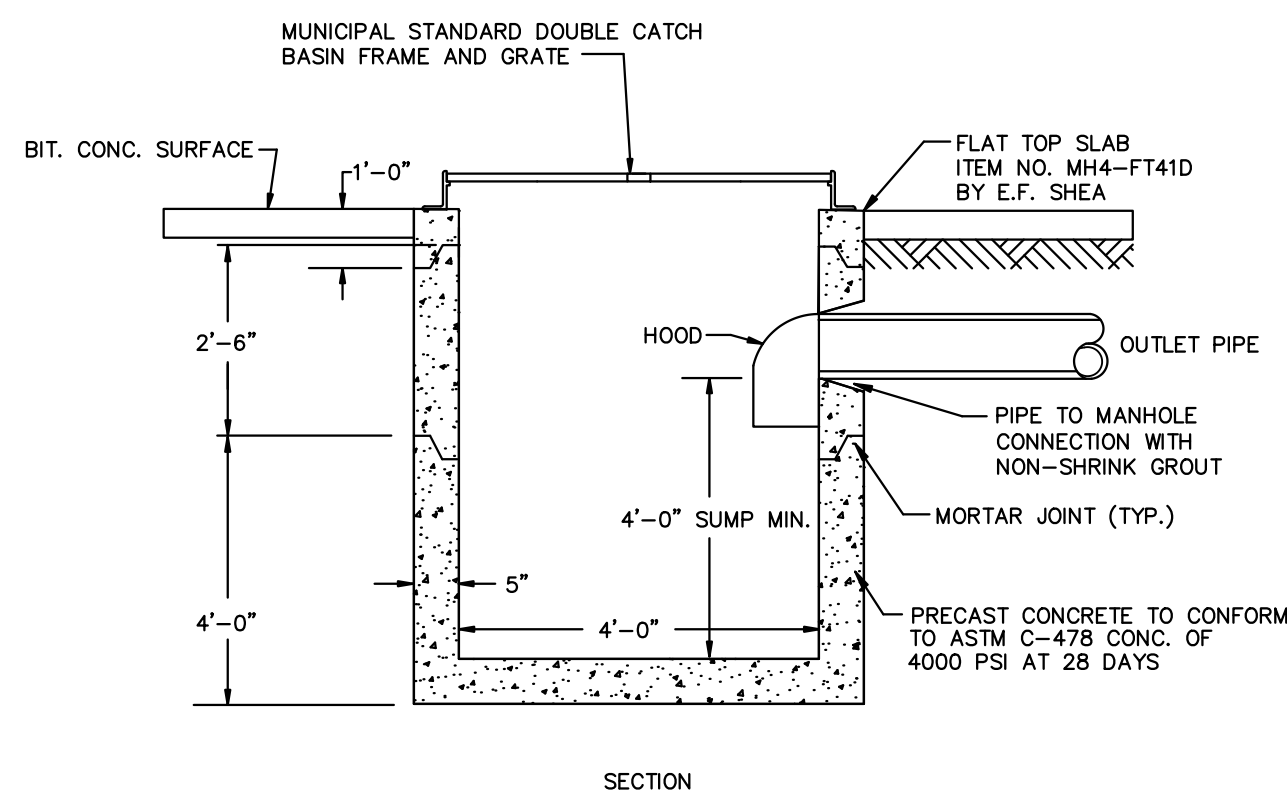


WET WATER QUALITY SWALE
 NOT TO SCALE

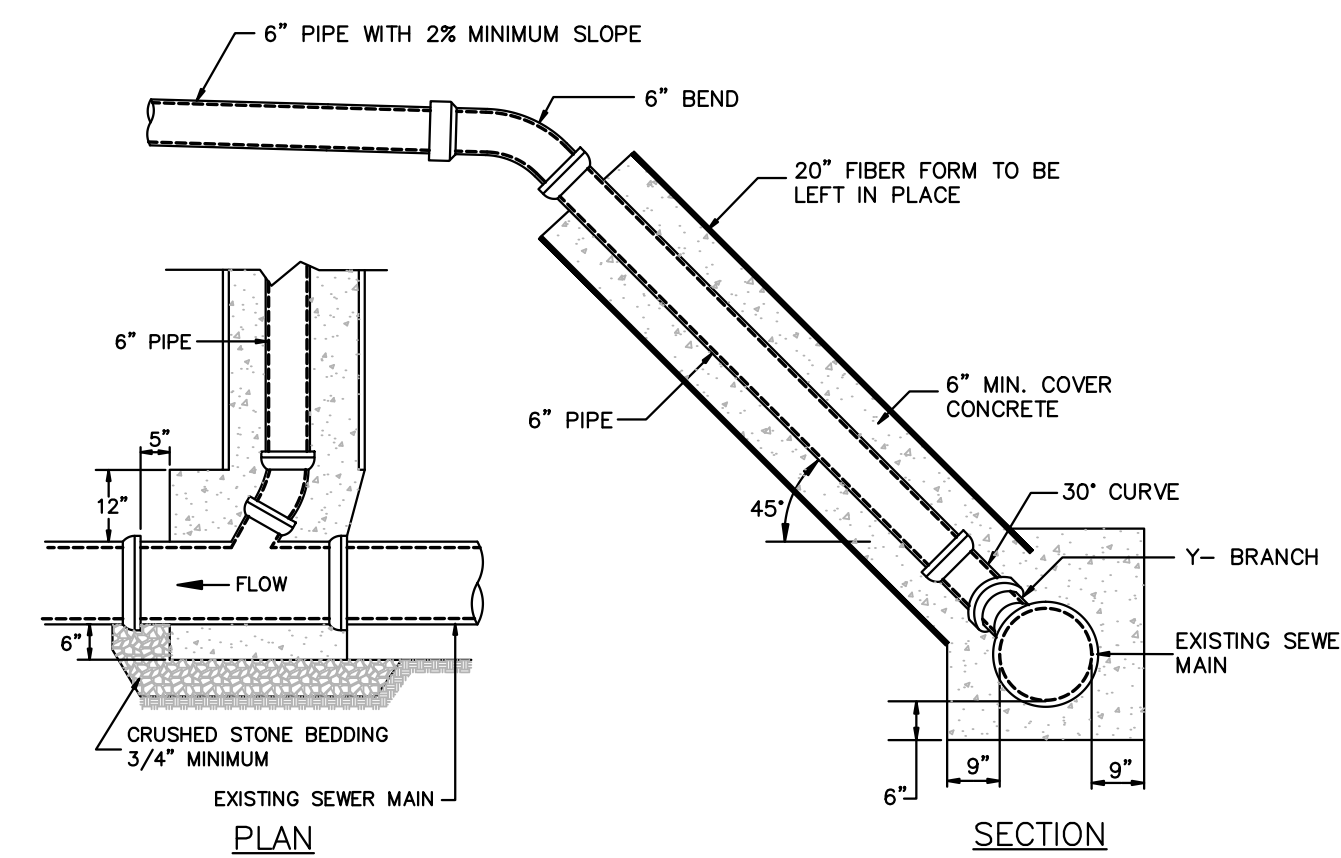


* ALL STONE SHALL BE BETWEEN 1 1/2" AND 2" WASHED CRUSHED STONE
 ** ONE INSPECTION HATCH TO BE BROUGHT TO SURFACE PER TRENCH. RANDOMLY LOCATED ALONG TRENCH.

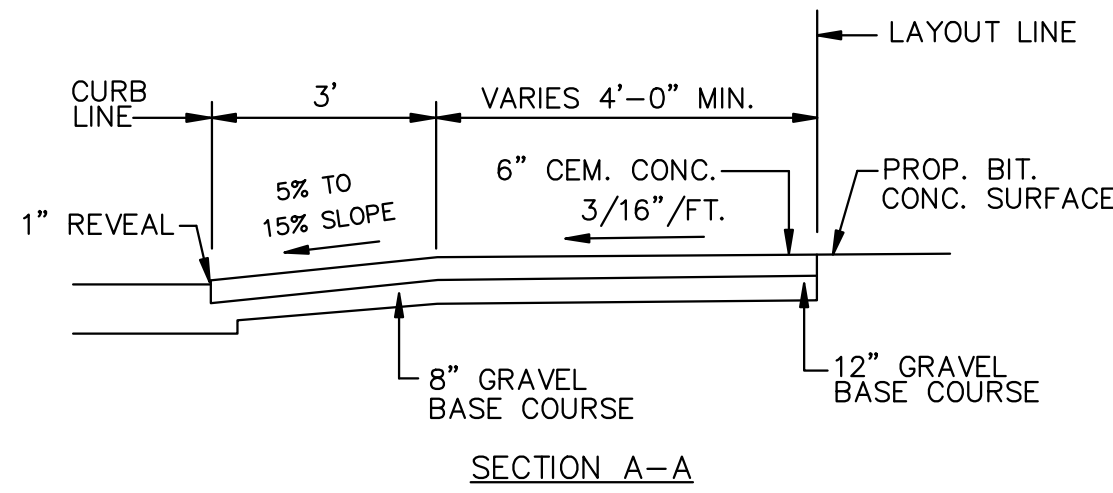
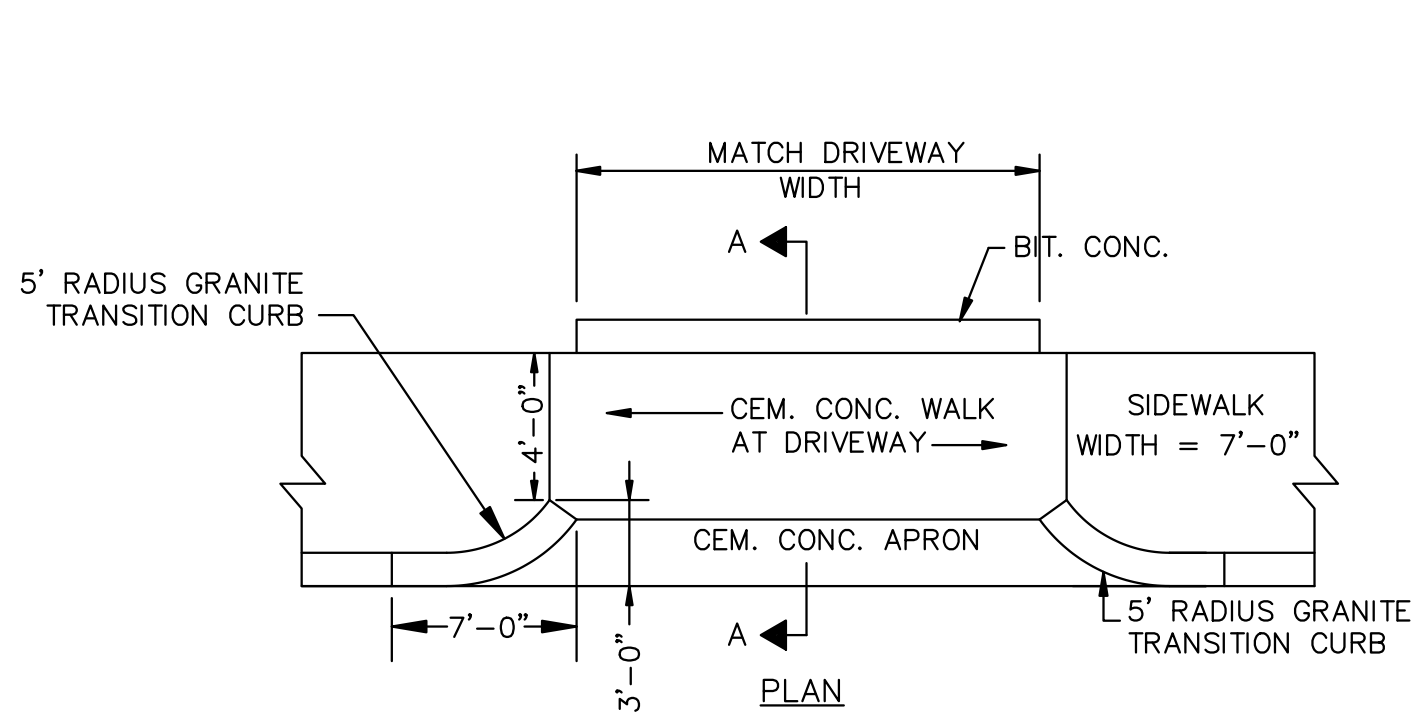
INFILTRATION CHAMBERS
 NOT TO SCALE



FLAT TOP CATCH BASIN WITH HOODED OUTLET
 NOT TO SCALE

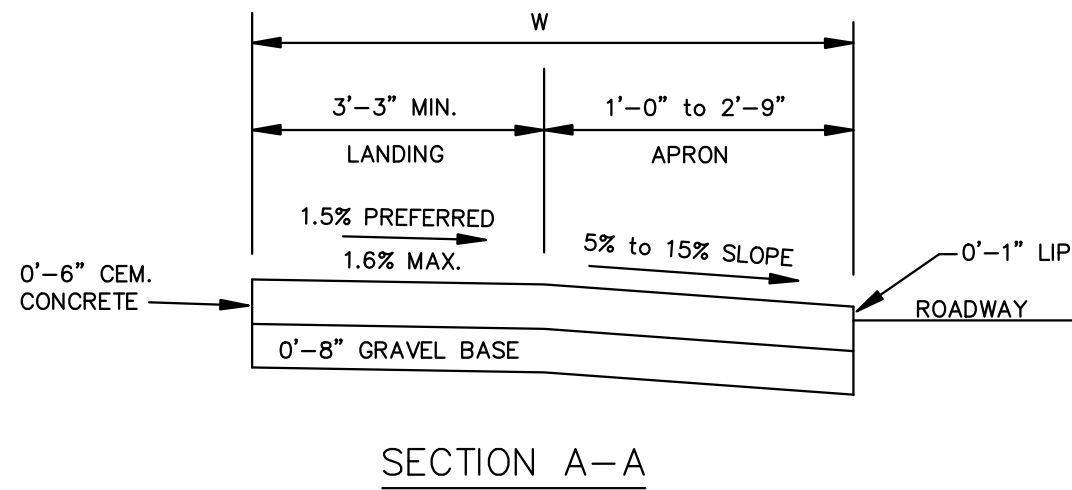
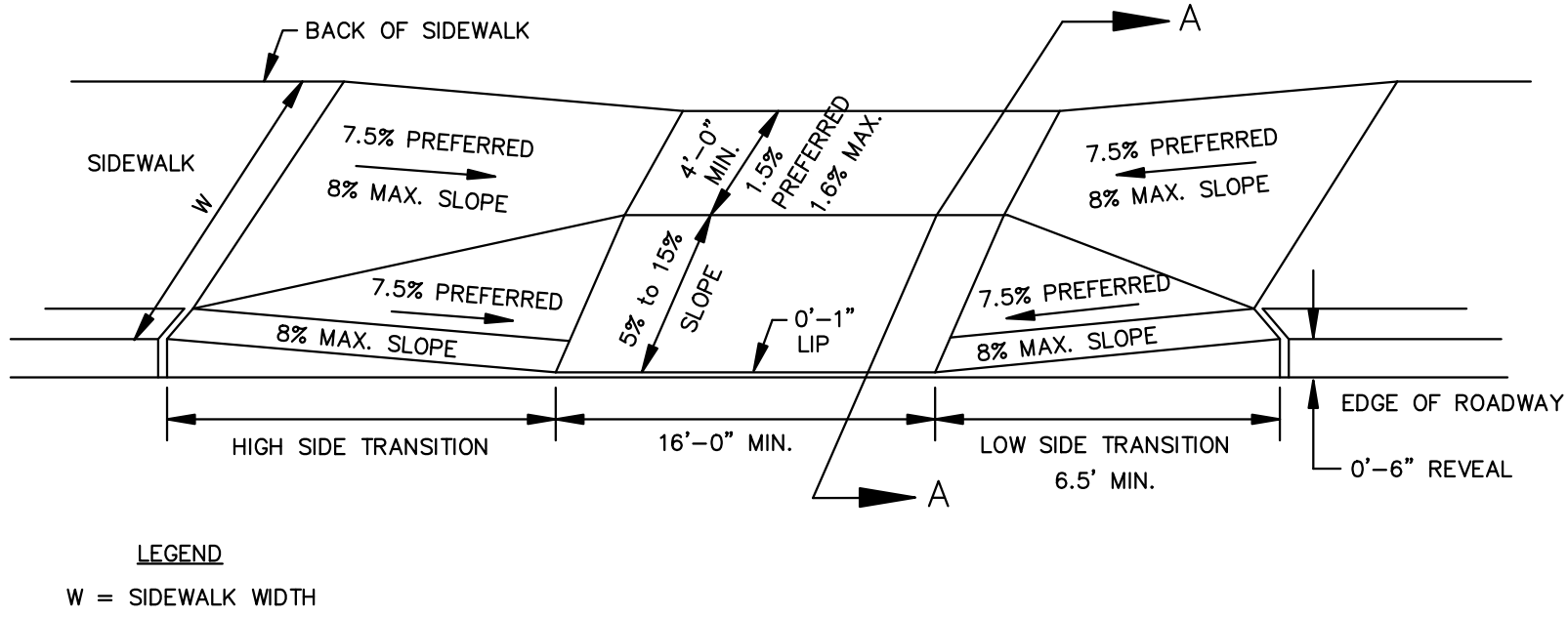


SEWER CHIMNEY WITH 45° CONNECT TO EXISTING SEWER
 NOT TO SCALE



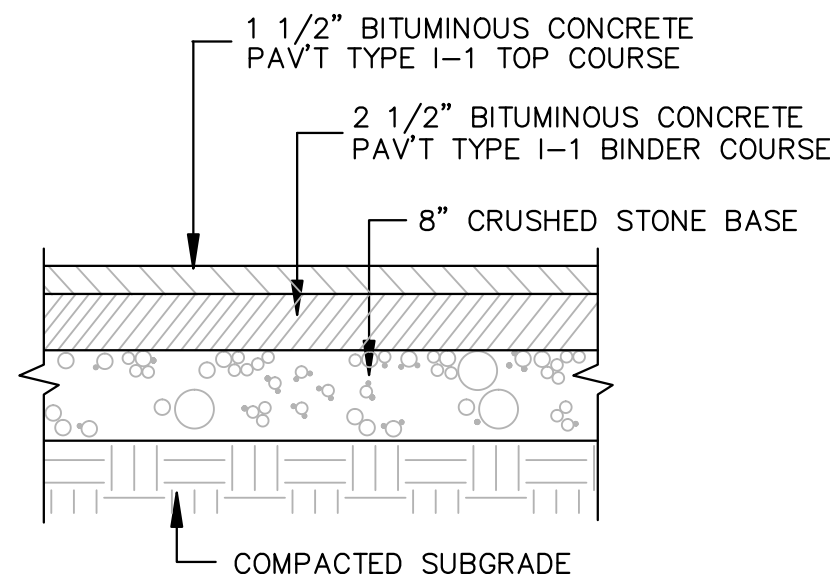
DRIVEWAY APRON TYPE A

NOT TO SCALE



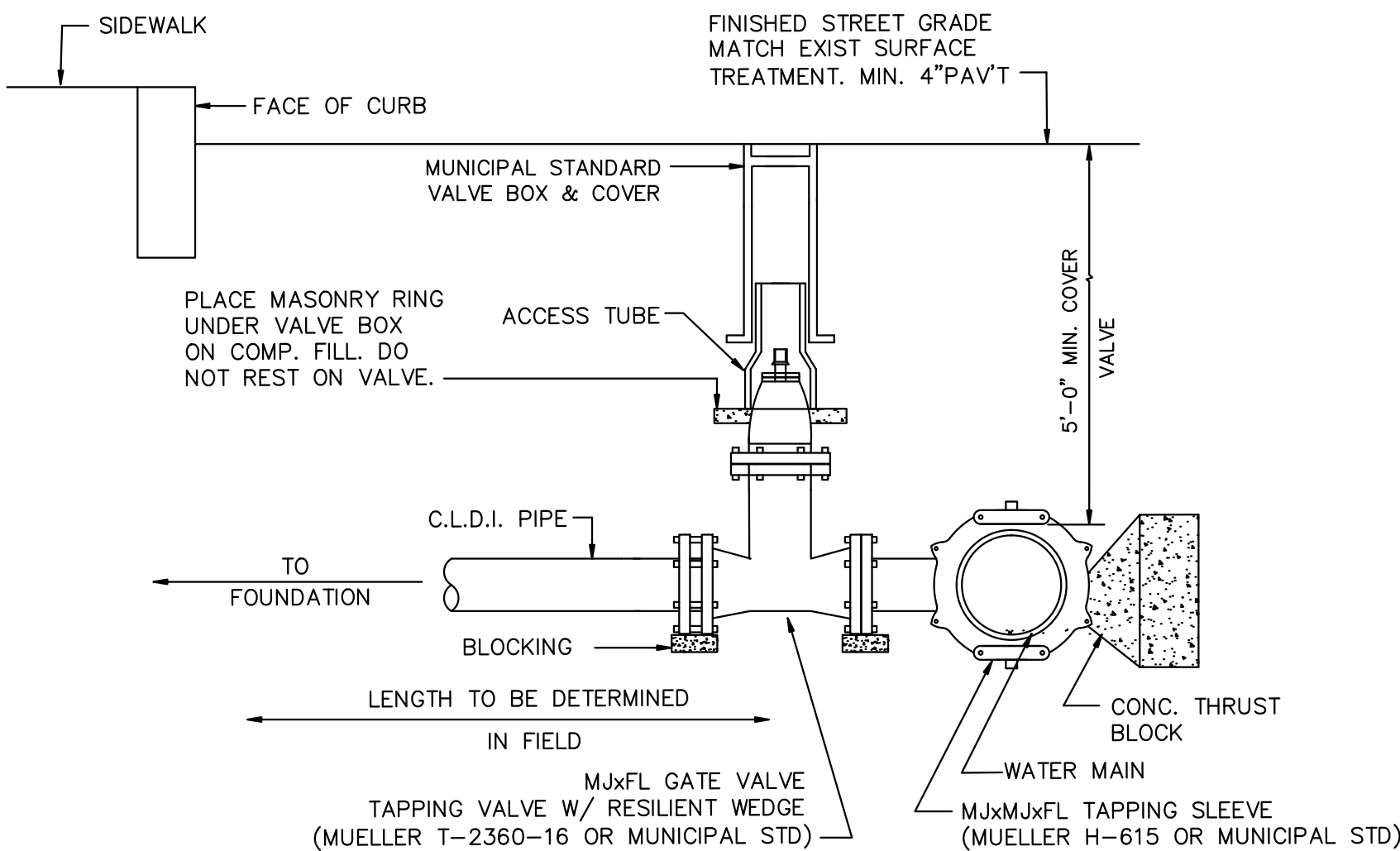
DRIVEWAY APRON TYPE B

NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE

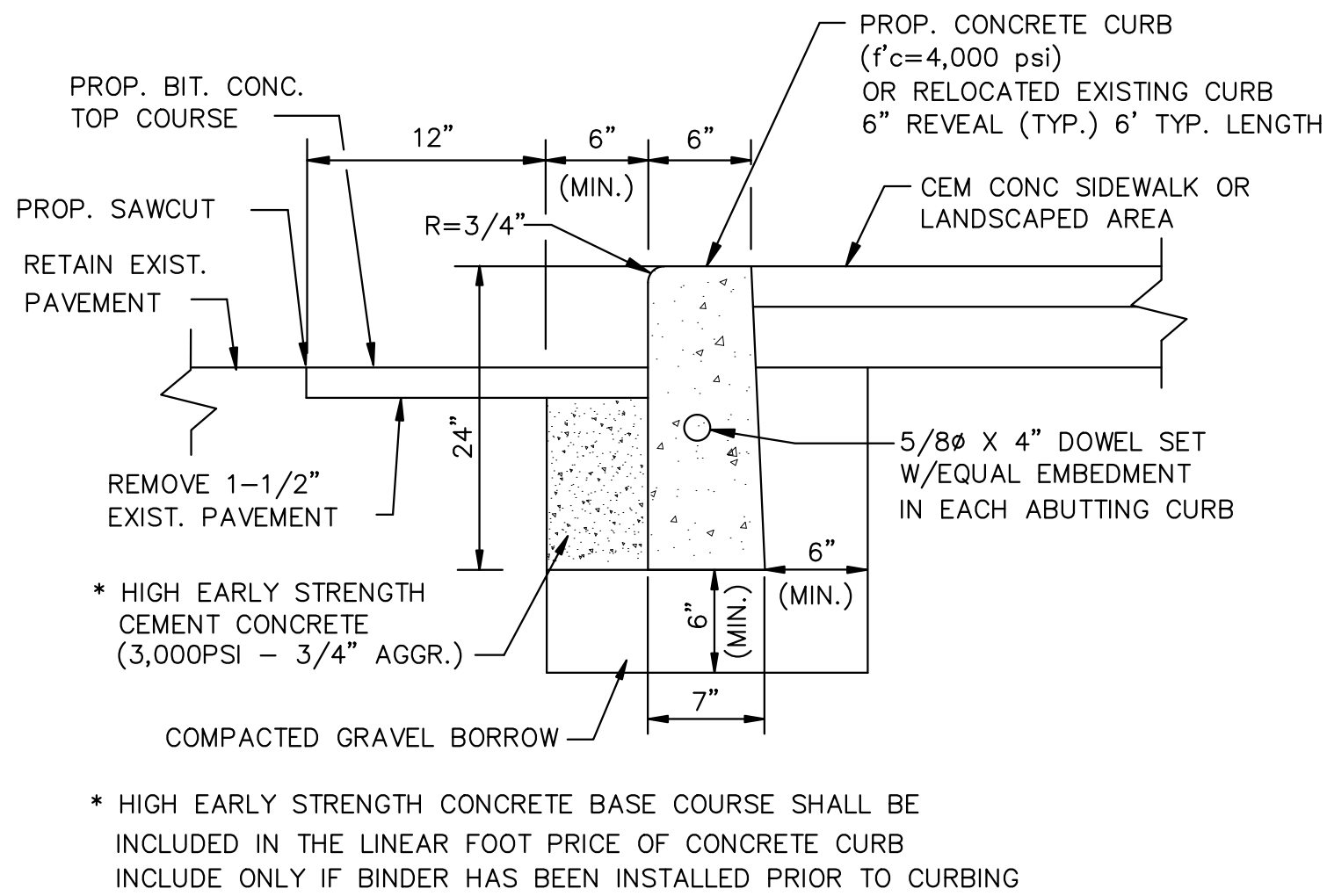


NOTE: 1. ALL WATER DISTRIBUTION VALVES, FITTINGS, AND PIPING SHALL COMPLY WITH ALL MUNICIPAL STANDARDS.

2. DETAIL UTILIZED FOR 4, 6, OR 8 INCH SERVICE PIPE.

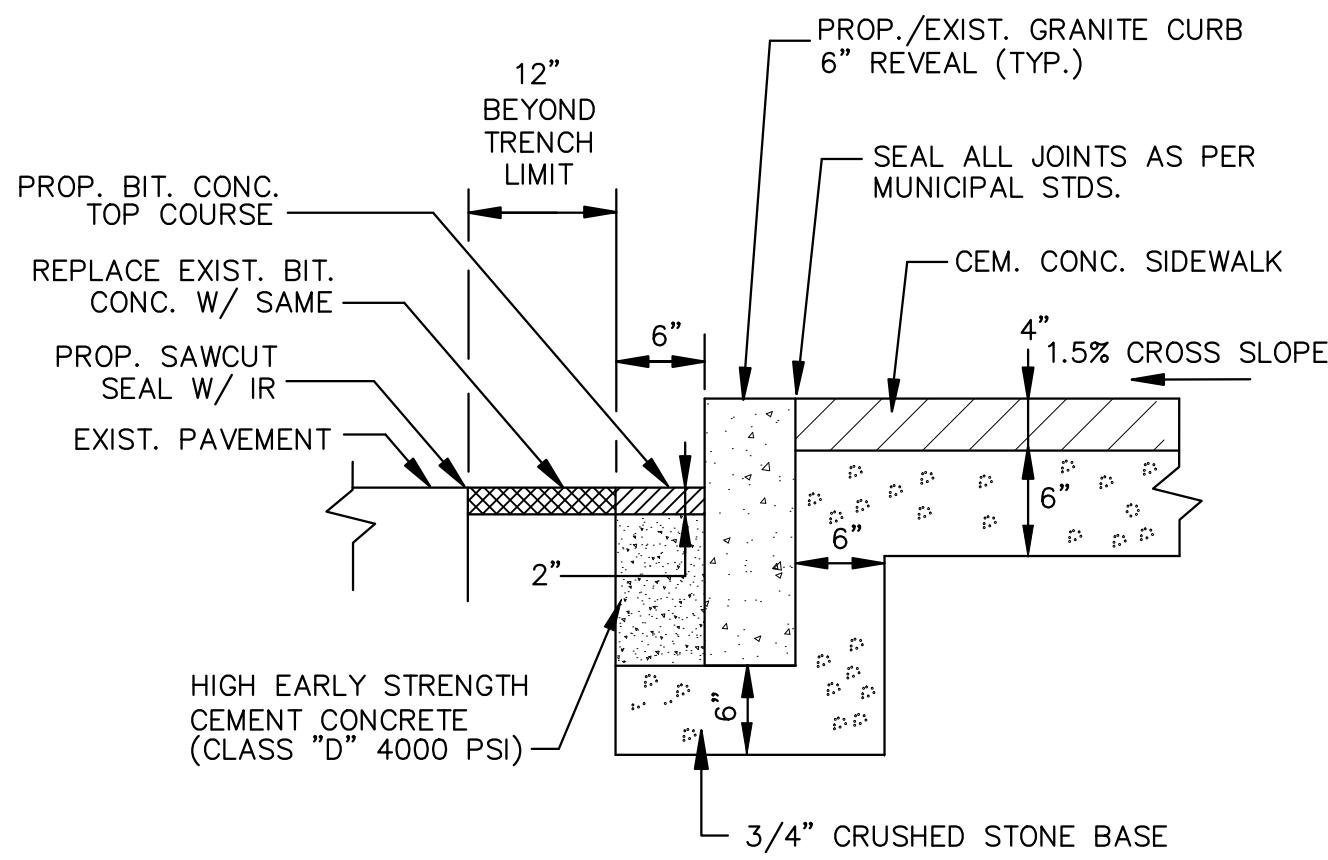
WATER CONNECTION WITH WET TAP FOR 4 & 6 INCH SERVICE PIPE

NOT TO SCALE



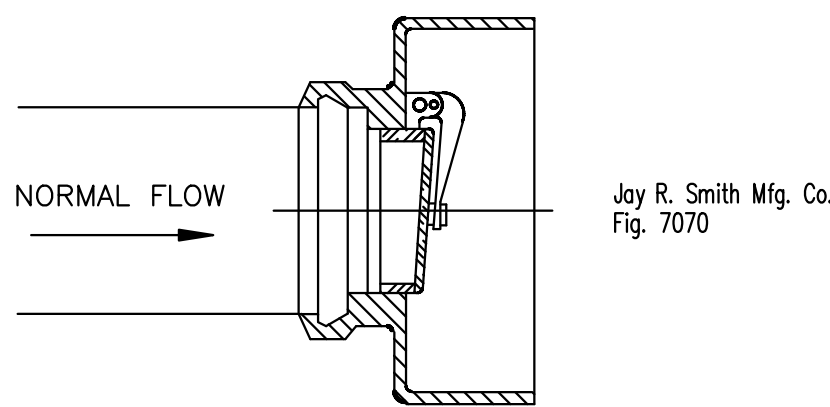
PRECAST CONCRETE CURB

NOT TO SCALE



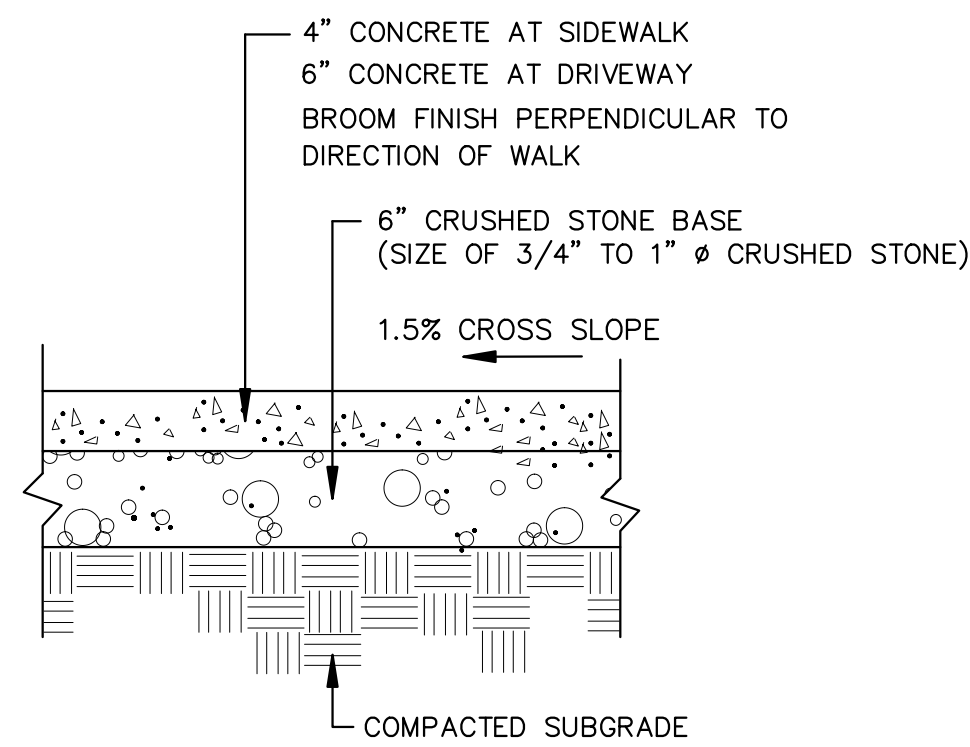
GRANITE CURB IN EXISTING ROAD PAVEMENT W/ NEW SIDEWALK

NOT TO SCALE



BACKWATER VALVE — JAY R. SMITH MODEL 7070

NOT TO SCALE



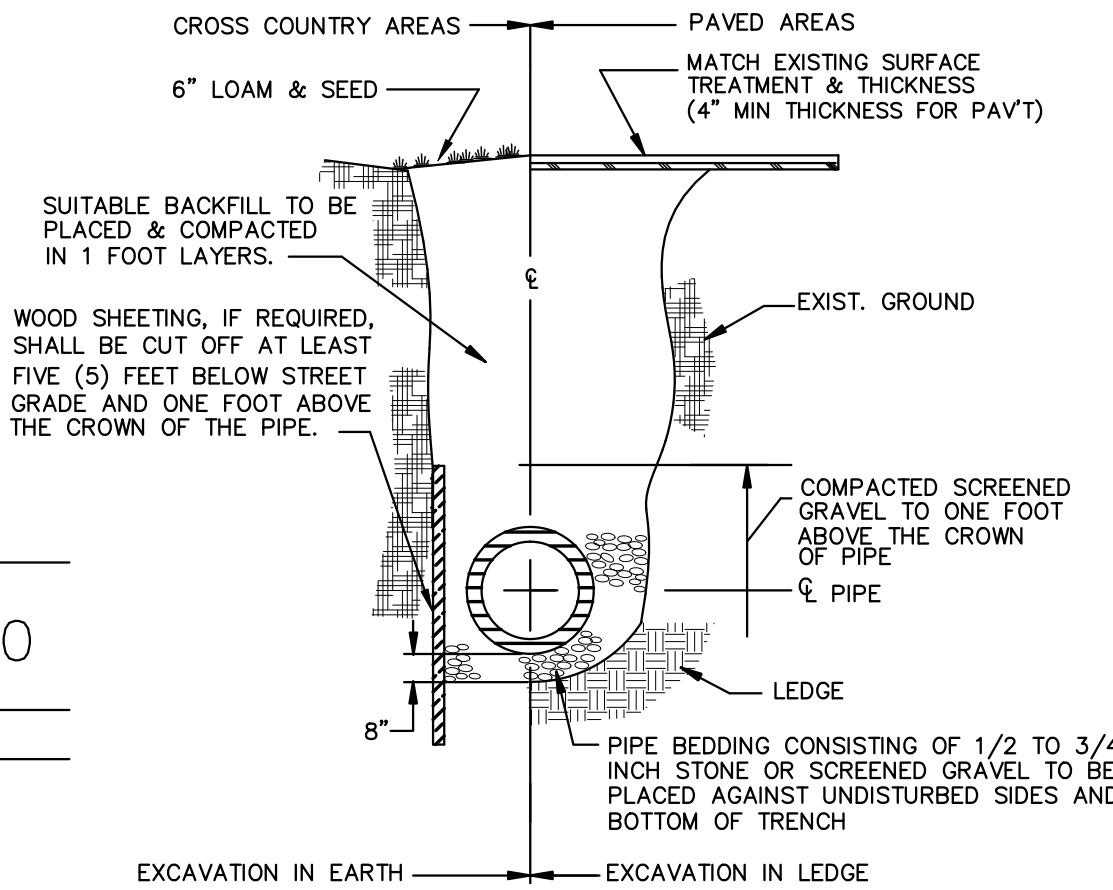
NOTES:

1. PROVIDE 1/2" CONSTRUCTION CONTROL JOINT WITH PREFORMED EXPANSION MATERIAL EVERY 20'-0" O.C. MAX.

2. PROVIDE A TOOLED DUMMY JOINT 1/4"W x 1/2"D AS NEEDED TO PROVIDE SYMMETRY.

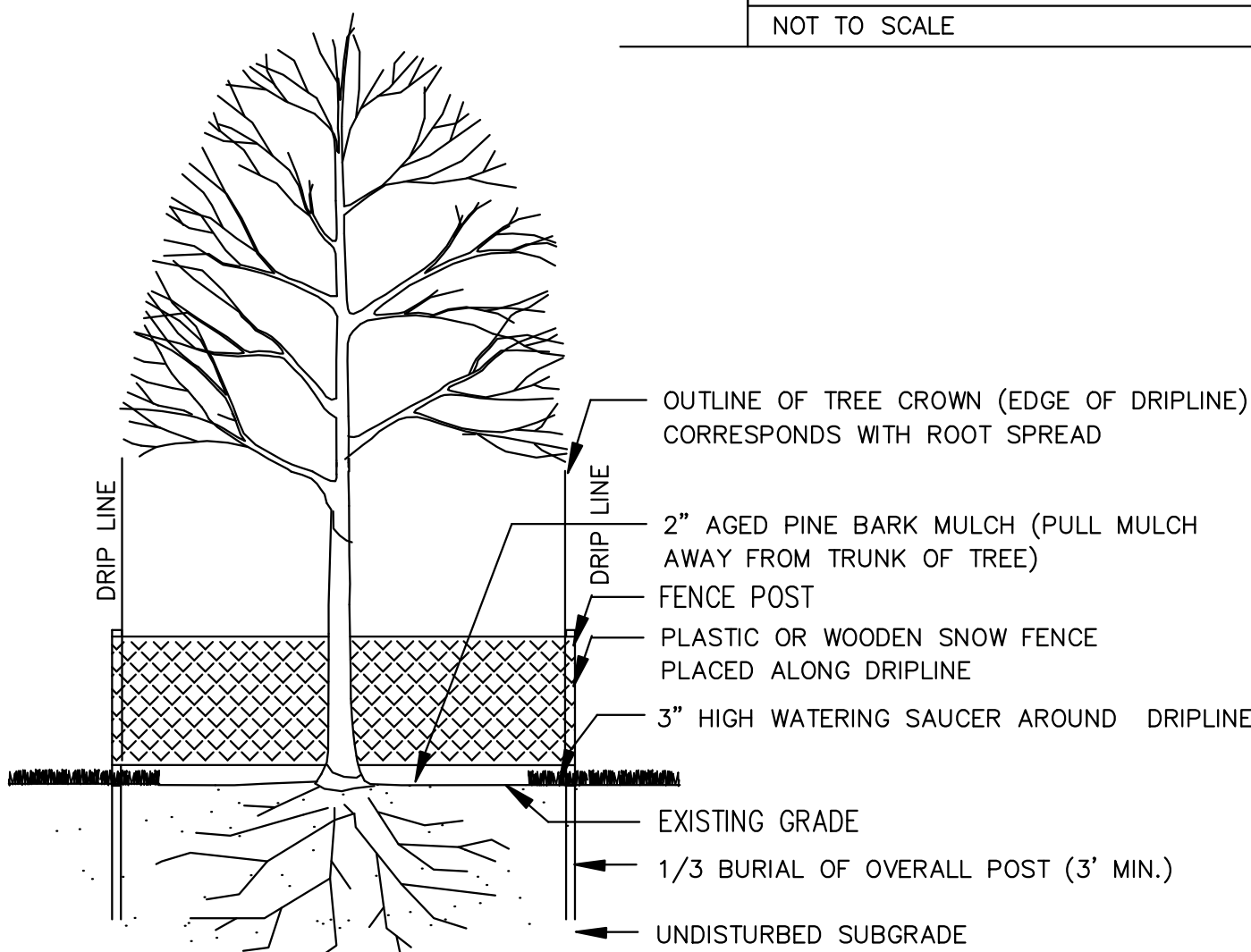
CEMENT CONCRETE SIDEWALK

NOT TO SCALE



TRENCH EXCAVATION

NOT TO SCALE



TREE PROTECTION

NOT TO SCALE

IE STREET
30.00' 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
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
studios		5	1	5
1-bedroom units		8	1.5	12
2-bedroom units		18	1.5	27
		31		44
visitor parking (surface) - 1/6 units				6
				6
Parking for Dilboy Post Building			req	provided
assembly space in rd		2,478		
seating capacity - 155/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: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

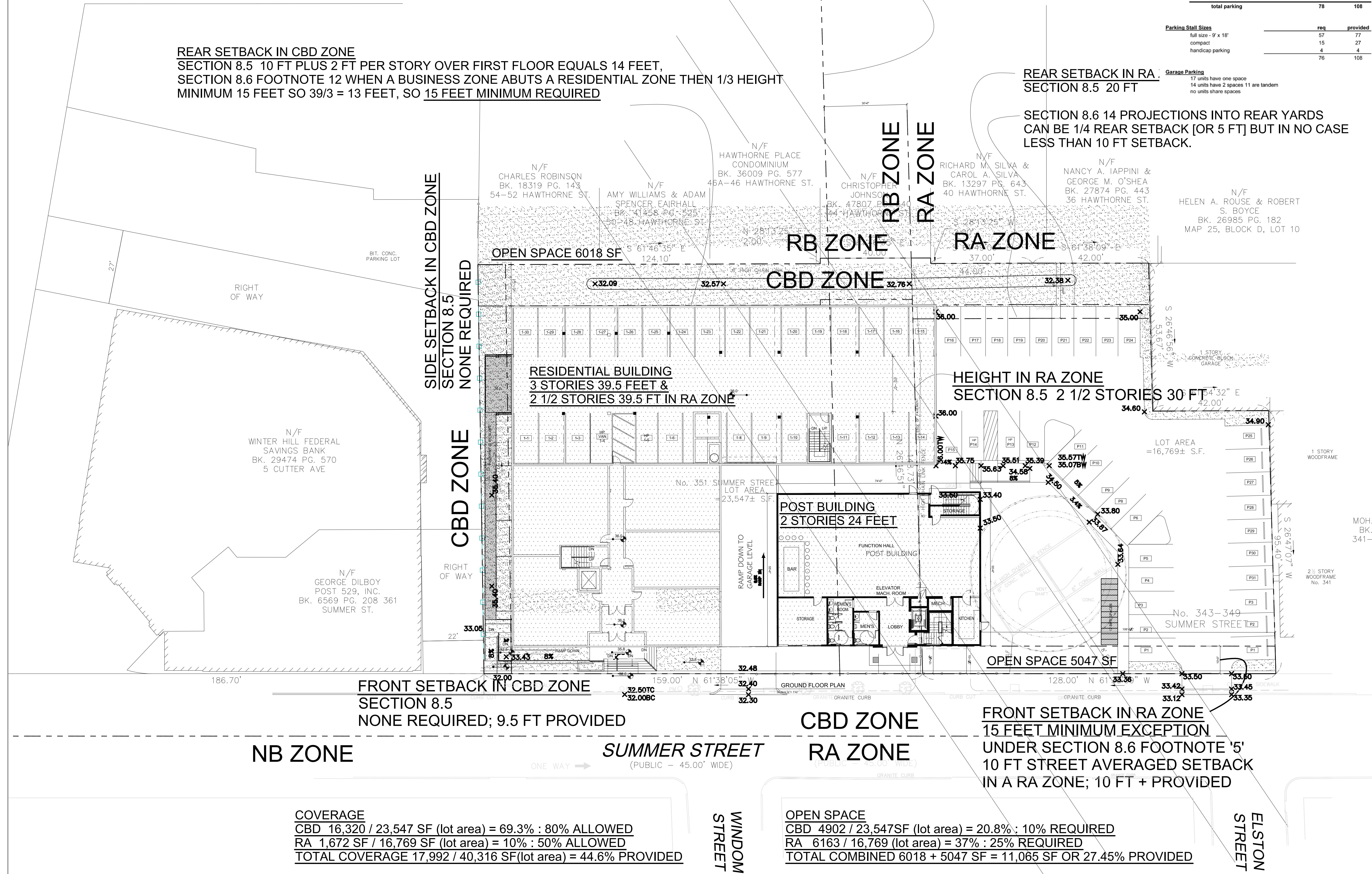
Project number	07042
Date	02-09-11
Drawn by	KK-IL
Checked by	JSK
Scale	

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

Zoning
Site Plan

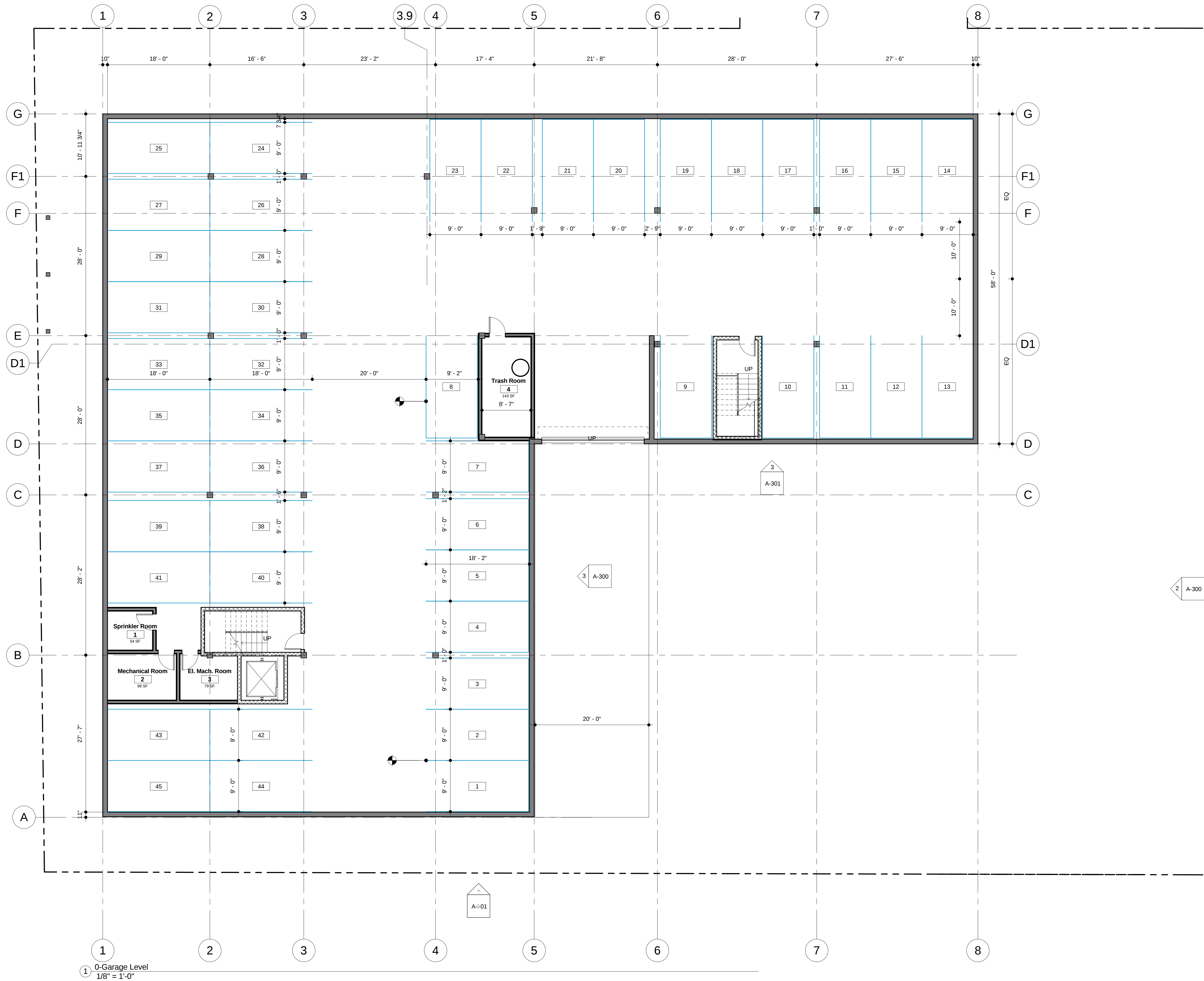
AZ-010

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 / 23,547SF (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



PROJECT NAME

**Summer Street
Residences**

PROJECT ADDRESS

351 Summer Street
Somerville MA 02143

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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"

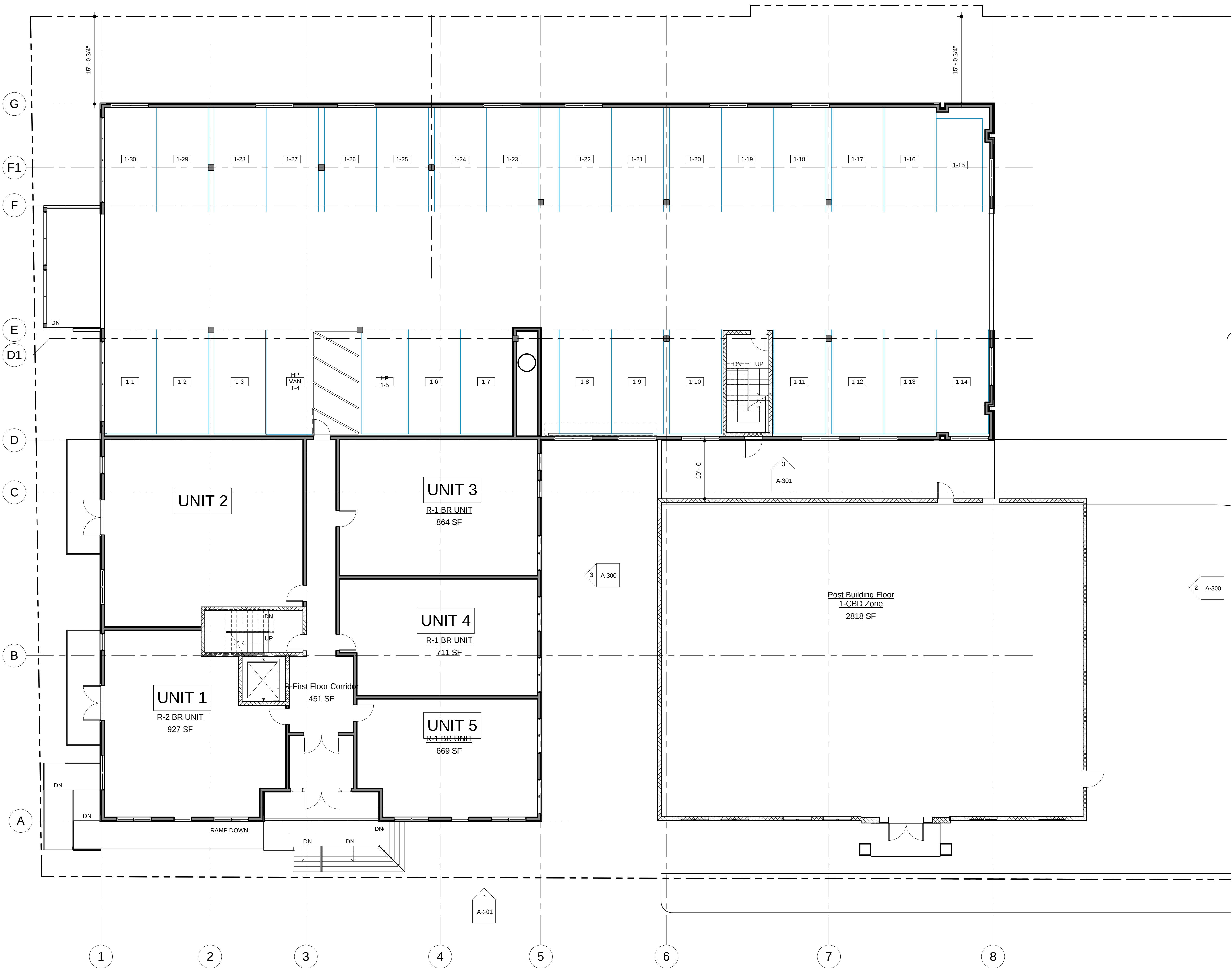
REVISIONS

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"

PROJECT NAME

**Summer Street
Residences**

PROJECT ADDRESS

351 Summer Street
Somerville MA 02143

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ARCHITECT

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CONSULTANTS:

REGISTRATION

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

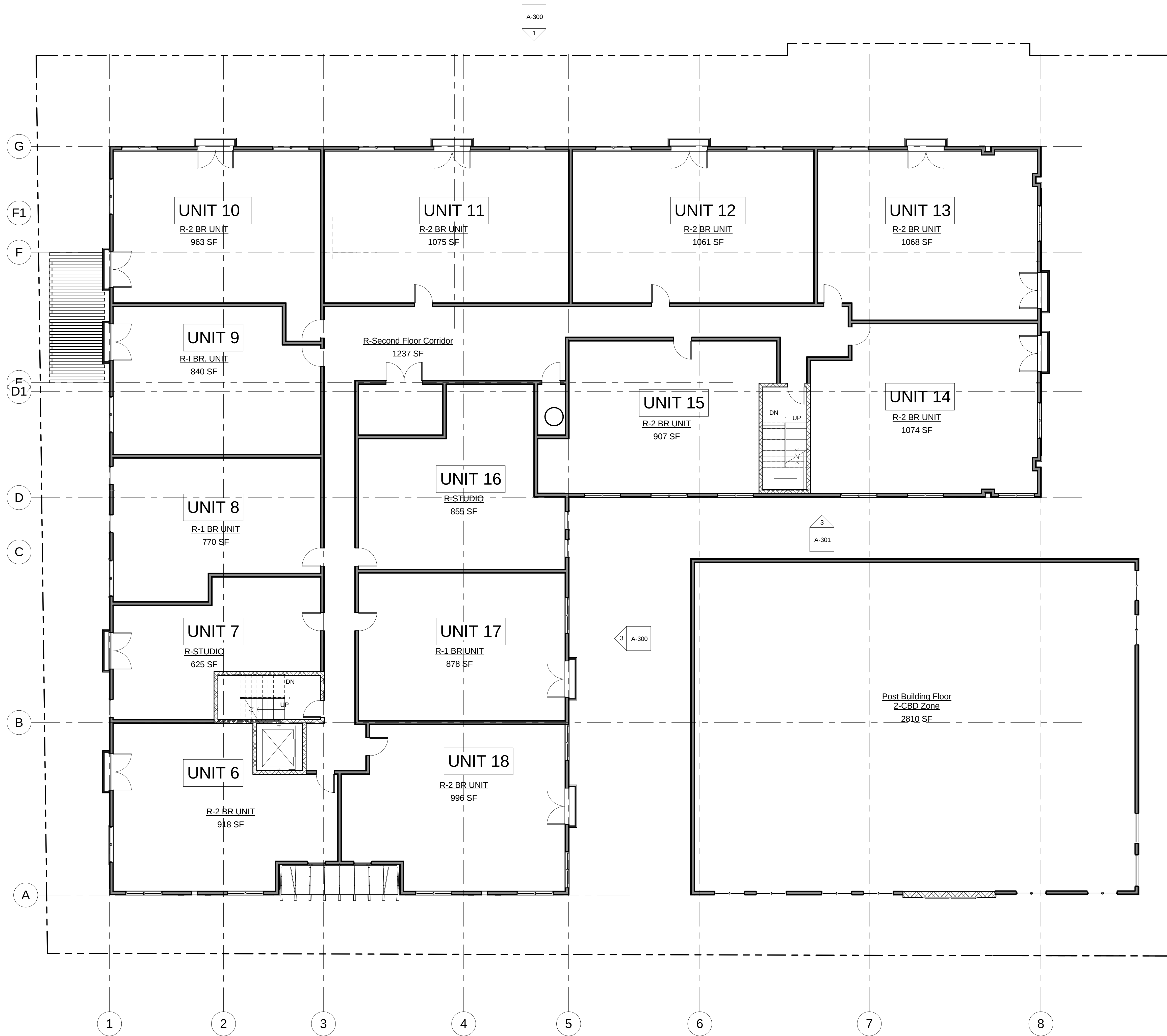
REVISIONS

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

1st Floor Plan

A-101

Summer Street Residences



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

PROJECT NAME

Summer Street
Residences

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CONSULTANTS:

REGISTRATION

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

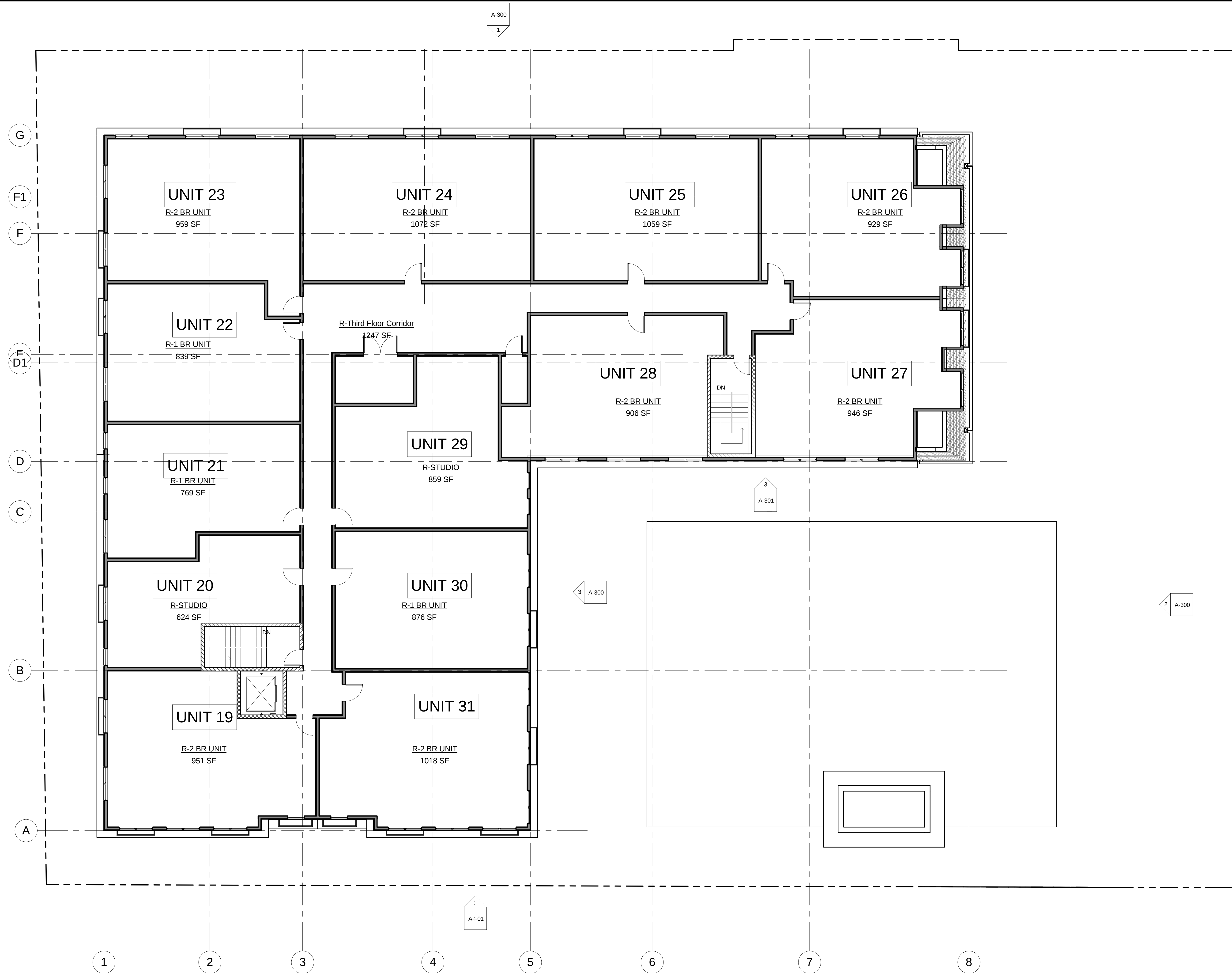
REVISIONS

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

PROJECT ADDRESS
351 Summer Street
Somerville MA 02143

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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

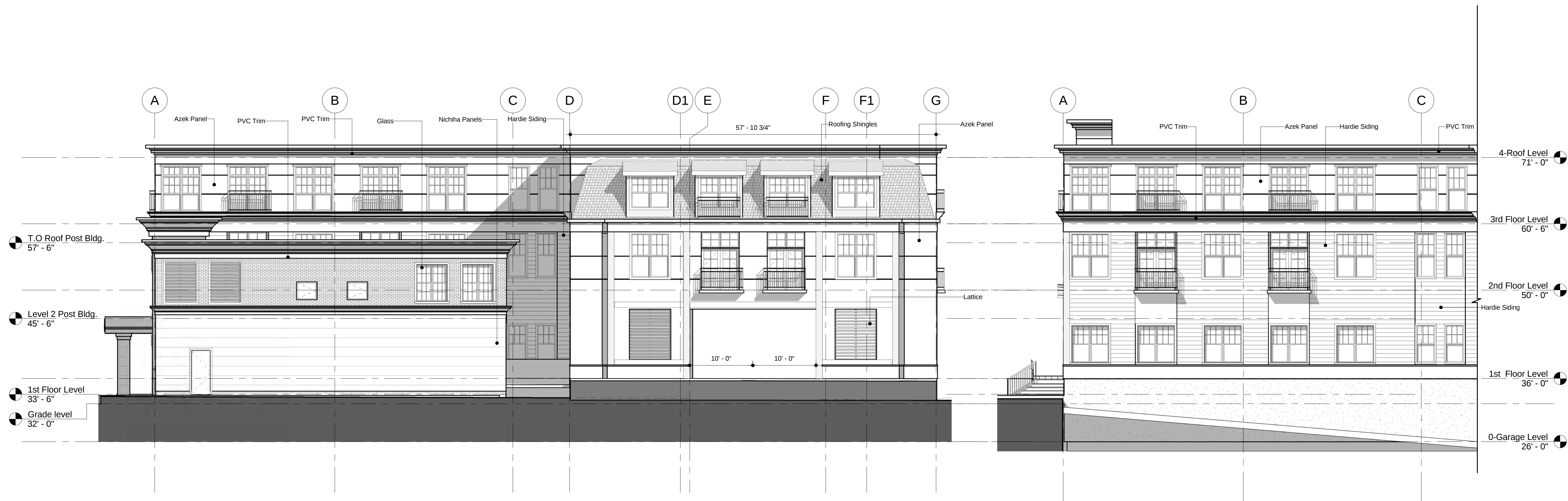
A-103

Summer Street Residences

3/11/2011 3:48:48 PM G:\1111006-Dakota-Summer Street 2011\03 Drawings\00_ARCH_SD_D01Rev11006_SUMMER ST_02-07-11-K.rvt



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

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CONSULTANTS:

REGISTRATION

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

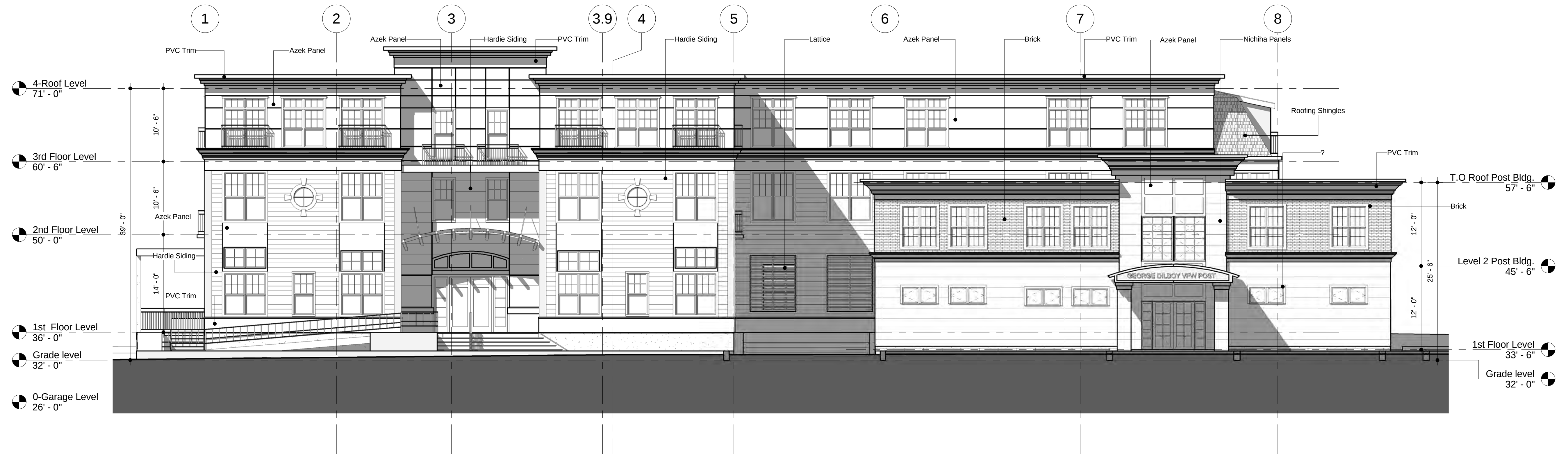
REVISIONS

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

North & East
Elevations

A-300

Summer Street Residences



① South Elevation
1/8" = 1'-0"



③ South Elevation-2
1/8" = 1'-0"

② West Elevation
1/8" = 1'-0"

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Residences**

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CONSULTANTS:

REGISTRATION

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

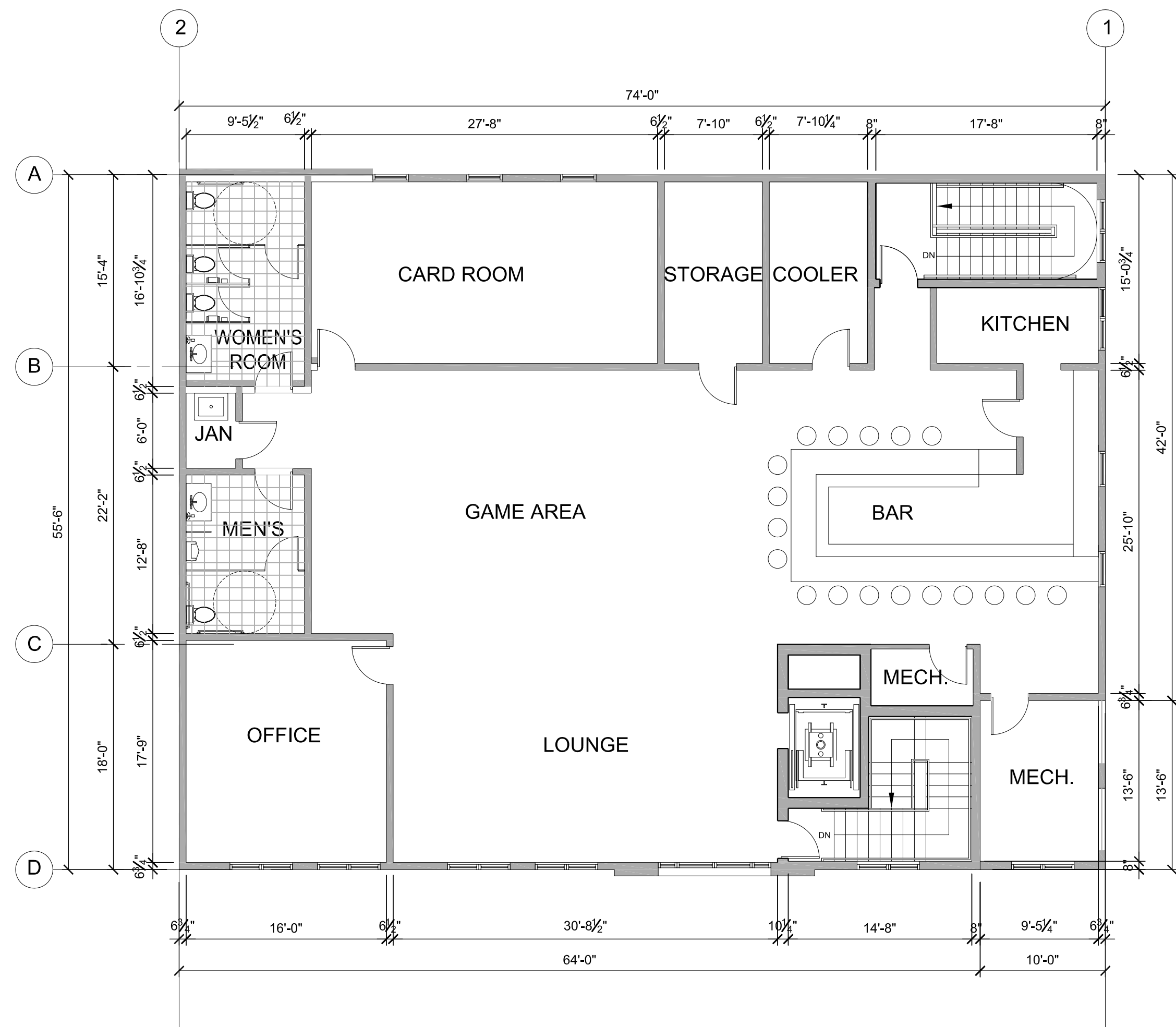
REVISIONS

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

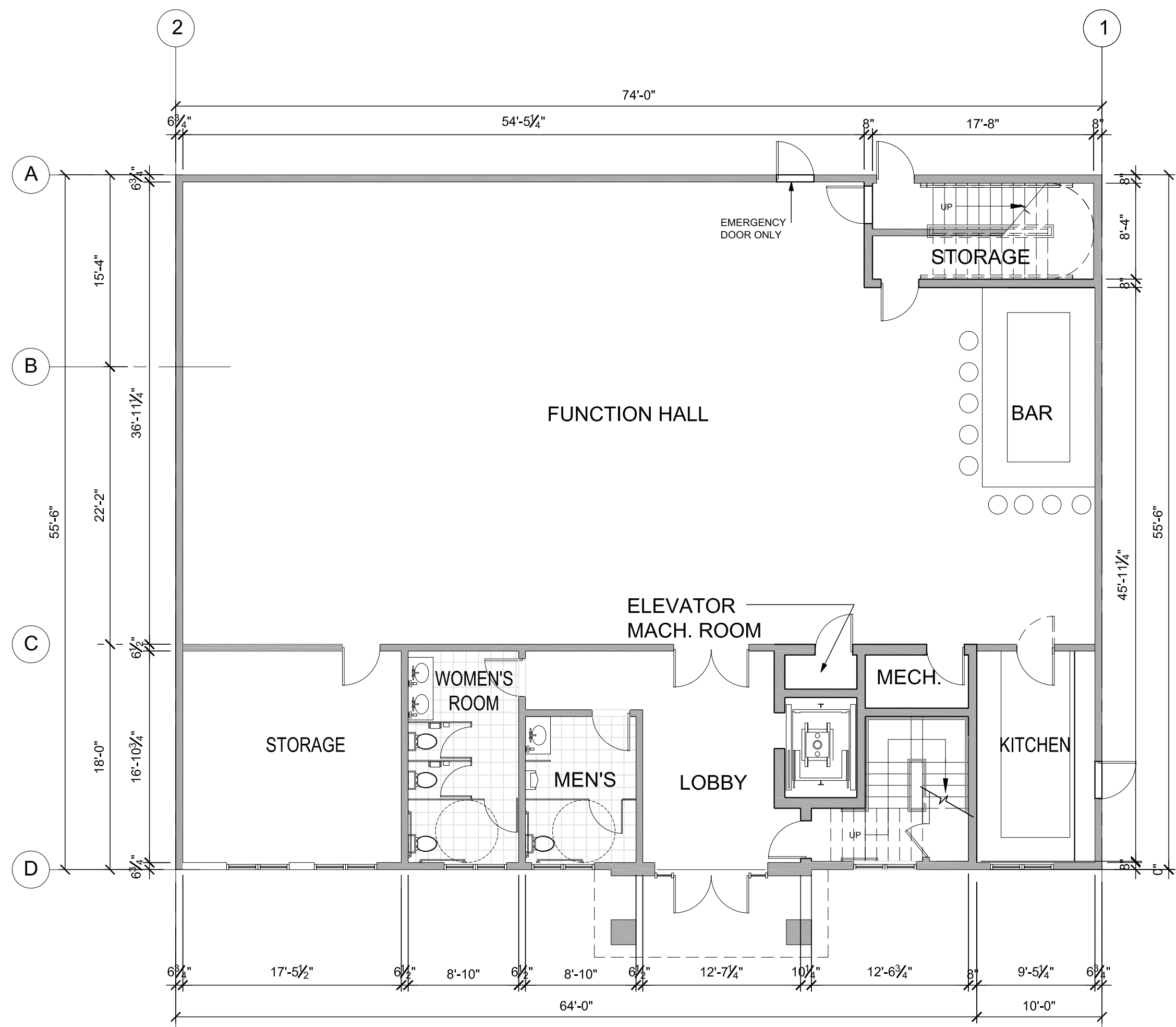
**South & West
Elevations**

A-301

Summer Street Residences



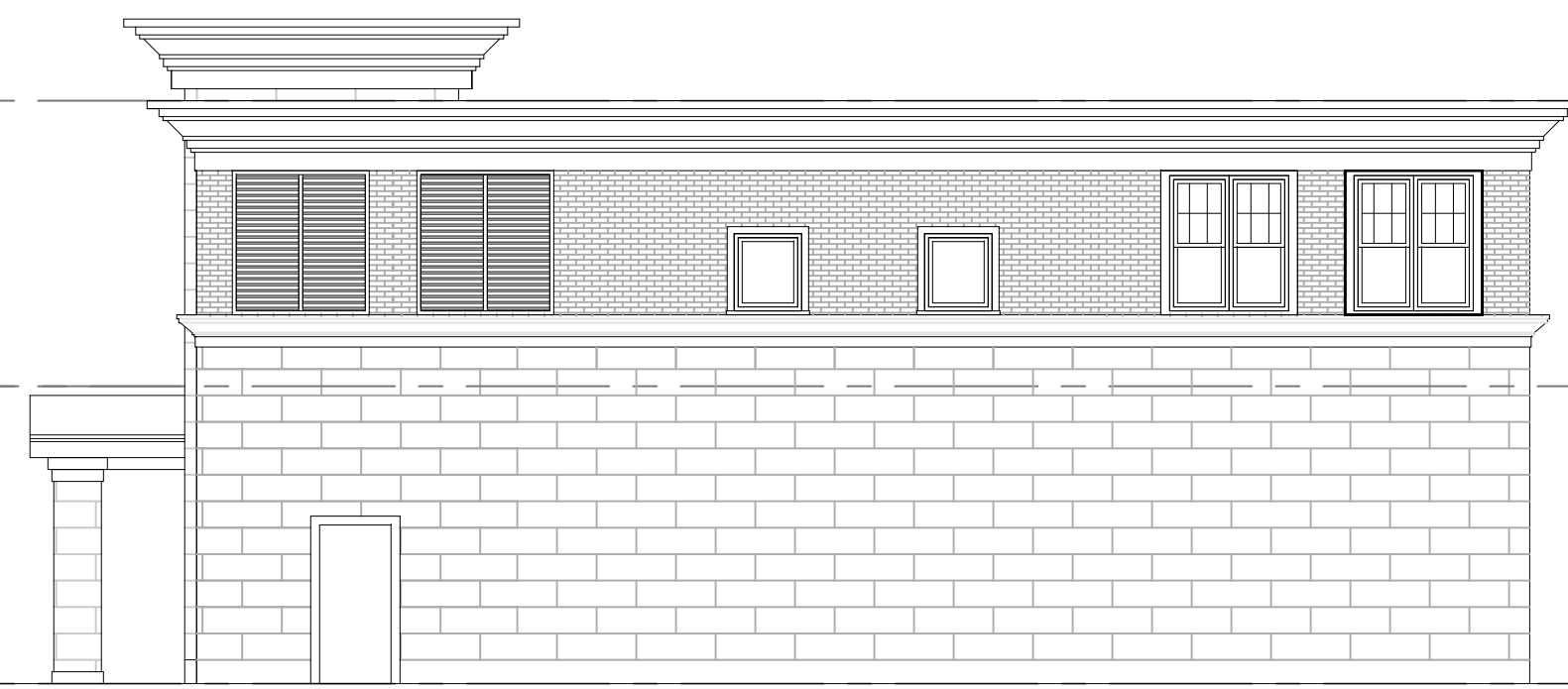
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



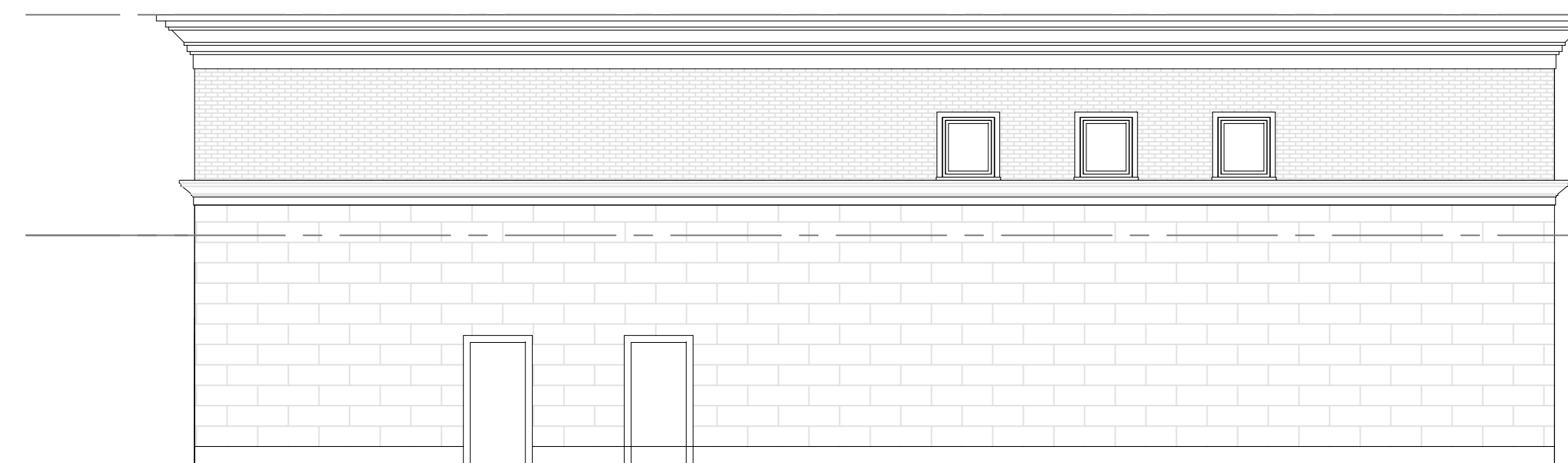
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



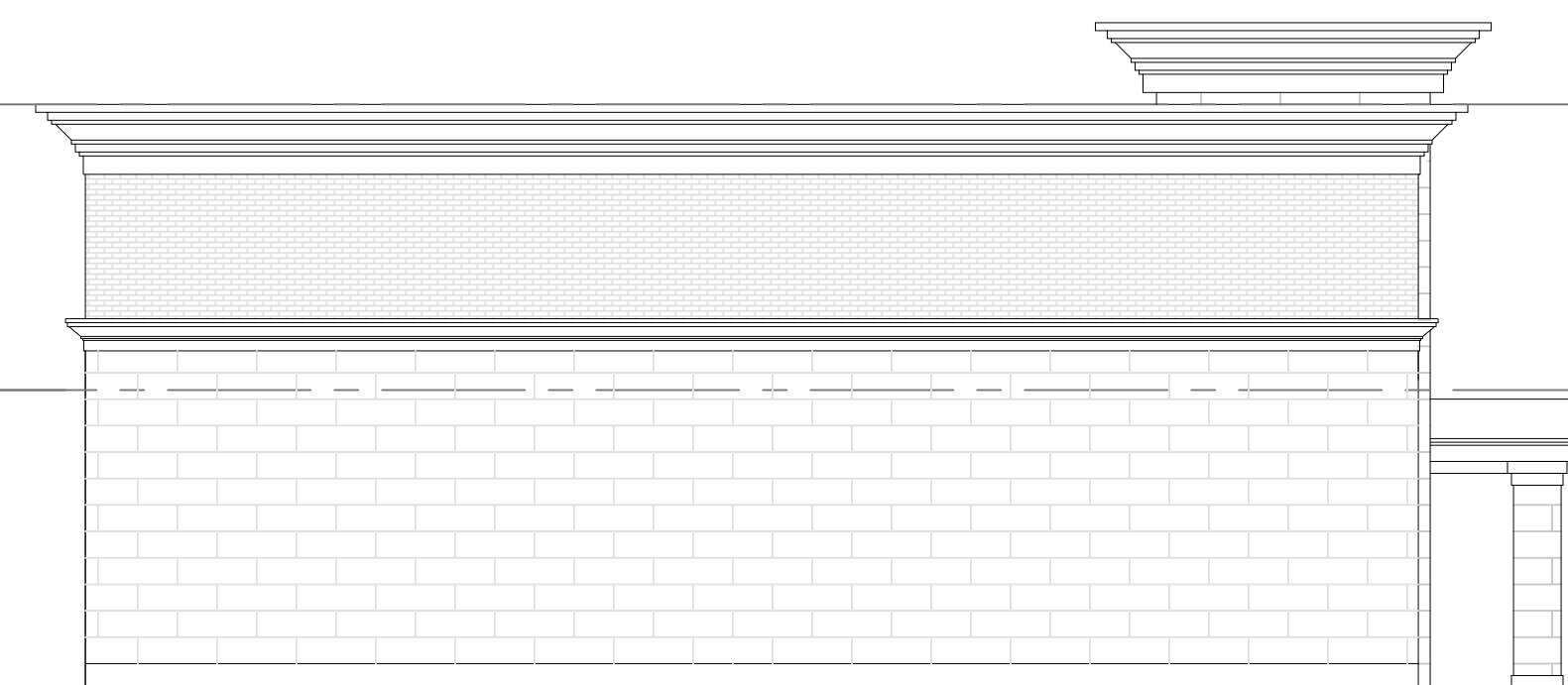
FRONT ELEVATION
SCALE 1/8" = 1'-0"



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

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ARCHITECT
KHALSA DESIGN INC.

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

CONSULTANTS:

REGISTRATION

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

REVISIONS

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

Dilboy Post

A-302

Summer Street residences



PROJECT NAME

Summer Street
Residences

PROJECT ADDRESS

351 Summer Street
Somerville MA 02143

CLIENT

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ARCHITECT

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SOMERVILLE, MA 02143

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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

Perspective views

A-901

Summer Street Residences



Perspective View



Streetscape View

PROJECT NAME
**Summer Street
Residences**

PROJECT ADDRESS
351 Summer Street
Somerville MA 02143

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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

Perspective &
Streetscape View

A-902
Summer Street Residences