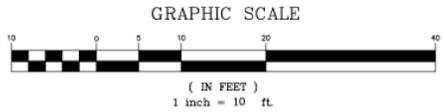


- GENERAL NOTES**
1. THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY DCI, PLANS OF RECORD & PLANS FROM RESPECTIVE UTILITY COMPANIES.
  2. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET ROW, OR ON ADJUTING LOTS.
  3. THE CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER & DRAIN) ARE PART OF DIG-SAFE. MARKING OF CITY OF SOMERVILLE FACILITIES IS DONE BY CITY OF SOMERVILLE PERSONNEL. CONTACT DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
  4. THE CONTRACTOR SHALL SUPPLY ALL FITTINGS AND VALVES NECESSARY FOR THE INSTALLATION OF THE DOMESTIC AND FIRE WATER SERVICES.
  5. NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY THE CITY OF SOMERVILLE.
  6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS OF EXISTING UTILITIES, AND VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
  7. ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF EACH CONNECTION. THE WATER, DRAIN, AND SEWER SERVICES SHALL BE CAPED AND CUT AT THE MAIN IN THE STREET BY THE CONTRACTOR. THE PROPOSED GAS INSTALLATION AND ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE COMPANY.
  8. PERCOLATION TESTS MAY BE REQUIRED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT SYSTEM. ADJUSTMENTS TO SYSTEM MAY BE REQUIRED PER TEST PIT RESULTS.
  9. 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.
  10. THE CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE MUNICIPAL DRAIN, SEWER, AND COMBINED SEWER SYSTEMS.
  11. ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARD SPECIFICATIONS & REGULATIONS OF THE CITY OF SOMERVILLE AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.
  12. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
  13. ALL RIMS AND COVERS OF EXISTING UTILITIES STRUCTURES TO REMAIN WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED OR REMODELED TO MEET PROPOSED GRADES, UNLESS OTHERWISE NOTED.
  14. ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE APPROXIMATE AND THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEER PLANS.
  15. THIS PLAN HAS BEEN PREPARED FOR THE APPROVAL OF THE DOMESTIC/FIRE WATER SERVICE, SEWER SERVICE, AND THE STORM DRAINAGE SYSTEM.

**PIPE MATERIALS:**  
 (TO BE CONFIRMED WITH MECHANICAL ENGINEER)  
 DRAIN: 8" PVC ASTM D3034-SDR 35, UNLESS OTHERWISE NOTED.  
 ROOF DRAIN: 8" PVC ASTM D3034-SDR 35, UNLESS OTHERWISE NOTED.  
 SEWER: 6" PVC ASTM D3034-SDR 35.  
 WATER: DOMESTIC: 4" CONCRETE LINED DUCTILE IRON PIPE  
 FIRE: 6" CONCRETE LINED DUCTILE IRON PIPE  
 ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.

**LOCUS TITLE INFORMATION**  
 70 PROSPECT STREET  
 OWNER: LAUREL A. SHUMAN TRUST  
 DEED REFERENCE: BK. 15815 PG. 211  
 PLAN REFERENCE: PLAN BK. 63 PLAN 47  
 ASSESSORS: MAP 83, BLOCK B, LOT 1



**CONCORD AVENUE**  
 (PUBLIC - 40' WIDE)  
 ONE WAY

**PROSPECT STREET**  
 (PUBLIC - 50' WIDE)

**LEGEND**

⊕	CATCH BASIN	D	DRAIN
⊙	DRAIN MANHOLE	E	ELECTRIC
⊕	ELECTRIC MANHOLE	FS	FIRE SERVICE
⊕	SIGN	S	SEWER
⊙	SEWER MANHOLE	T	TELEPHONE
⊕	TELEPHONE MANHOLE	W	WATER
⊕	UNKNOWN MANHOLE	X X X	CHAIN LINK FENCE
G.G.	GAS GATE		
W.G.	WATER GATE		
AD	AREA DRAIN		
CB	CATCH BASIN		
CO	CLEAN OUT		
FS	FIRE SERVICE		
O/F	OVERFLOW		
RD	ROOF DRAIN		

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**Design Consultants, Inc.**  
 Consulting Engineers and Surveyors  
 180 MIDDLESEX AVENUE  
 SOMERVILLE, MA 02145  
 617-778-8350

88 PLEASANT STREET  
 NEWBURYPORT, MA 01950  
 978-358-7173

SCALE:  
 HORIZ: 1" = 10'  
 VERT: \_\_\_\_\_

NO.	DATE	BY	REVISIONS



DESIGNED: RLB  
 DRAFTED: RLB  
 CHECKED: SBS  
 APPROVED: SBS

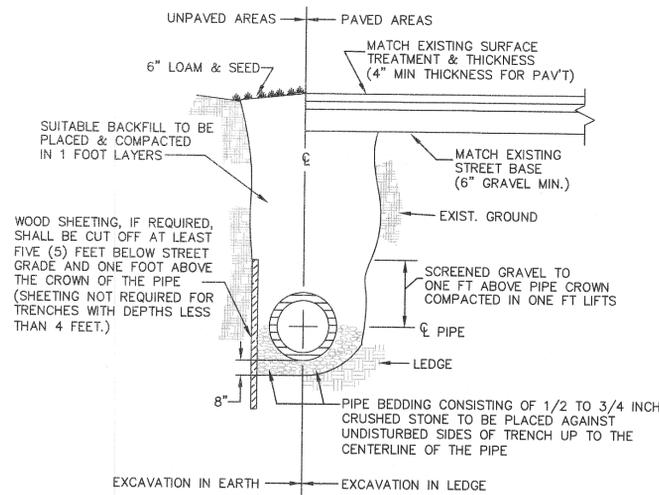
PRELIMINARY PERMIT SITE PLAN

70 PROSPECT STREET

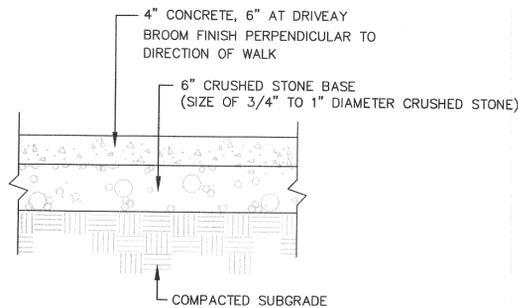
PLAN OF LAND IN  
 SOMERVILLE, MASSACHUSETTS  
 PREPARED FOR  
 DG/REAL ESTATE DEVELOPMENT

PROJECT NO.  
 2012-070  
 DATE: JAN. 15, 2013  
 SHEET NO.  
 1 OF 2

P:\2012 PROJECTS\2012-070 70 PROSPECT ST SOMERVILLE\DWG\_ENGINEERING\12-070 SP.DWG

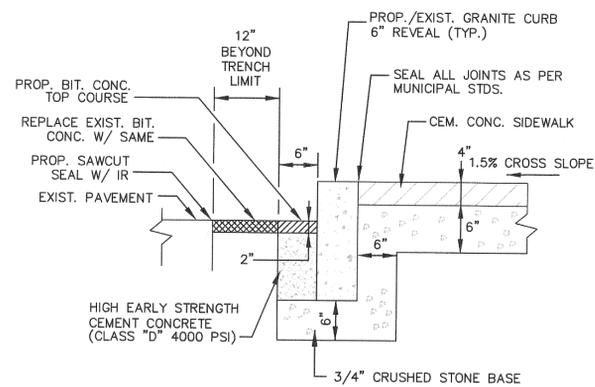


**TRENCH EXCAVATION**  
NOT TO SCALE

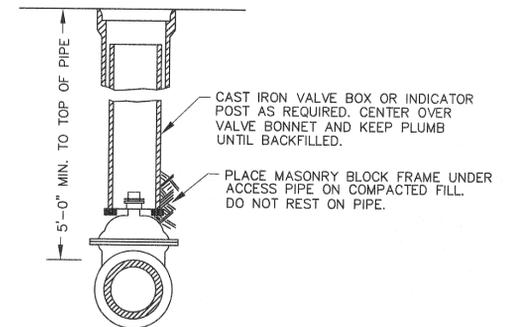


- NOTES:
1. PROVIDE 1/2" CONSTRUCTION CONTROL JOINT WITH PREFORMED EXPANSION MATERIAL EVERY 10'-0" O.C. MAX.
  2. PROVIDE A TOOLED DUMMY JOINT 1/4" W x 1/2" D AS NEEDED TO PROVIDE SYMMETRY.

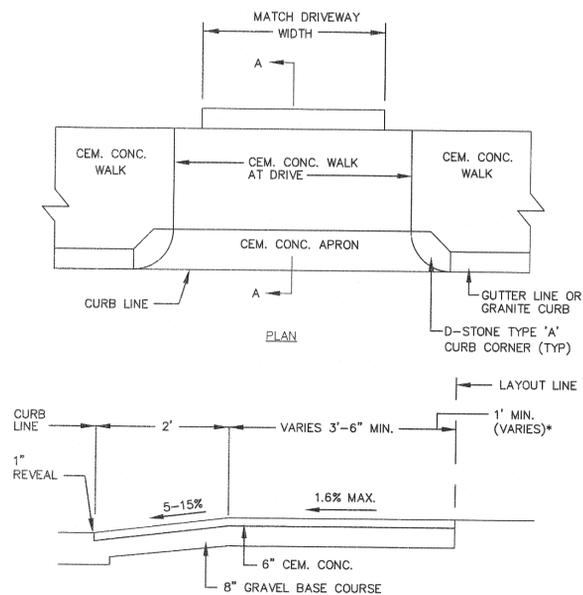
**CEMENT CONCRETE SIDEWALK**  
NOT TO SCALE



**GRANITE CURB IN EXISTING ROAD PAVEMENT W/ NEW SIDEWALK**  
NOT TO SCALE

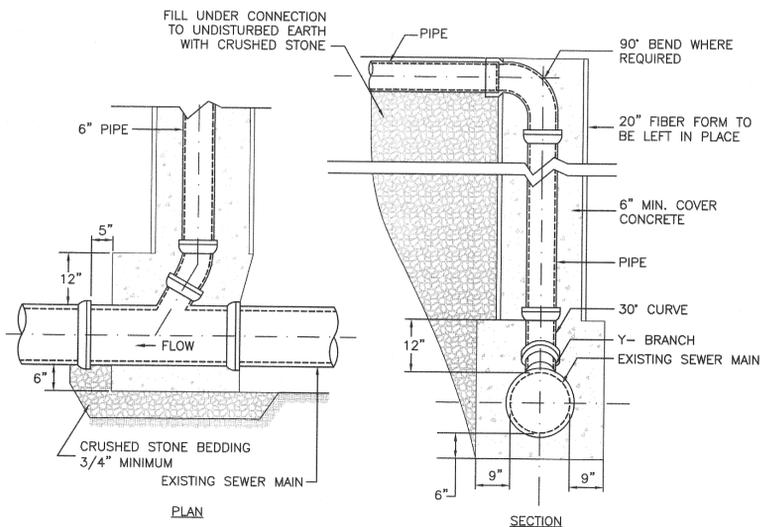


**GATE VALVE INSTALLATION IN TRENCH**  
NOT TO SCALE



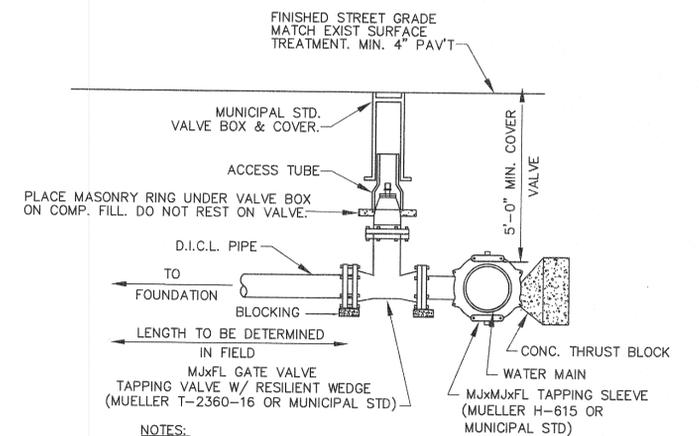
\* 2-1/2" BIT. CONC. MAY BE ELIMINATED IF EXISTING BACK OF SIDEWALK IS AT THE PROPERTY LINE OR CITY LAYOUT.

**DRIVEWAY APRON CONSTRUCTION**  
NOT TO SCALE



1. SEE SHEET 1 FOR SERVICE CONNECTION SIZES

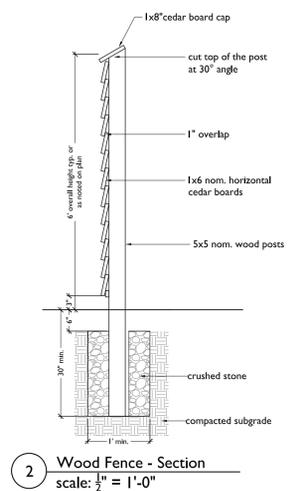
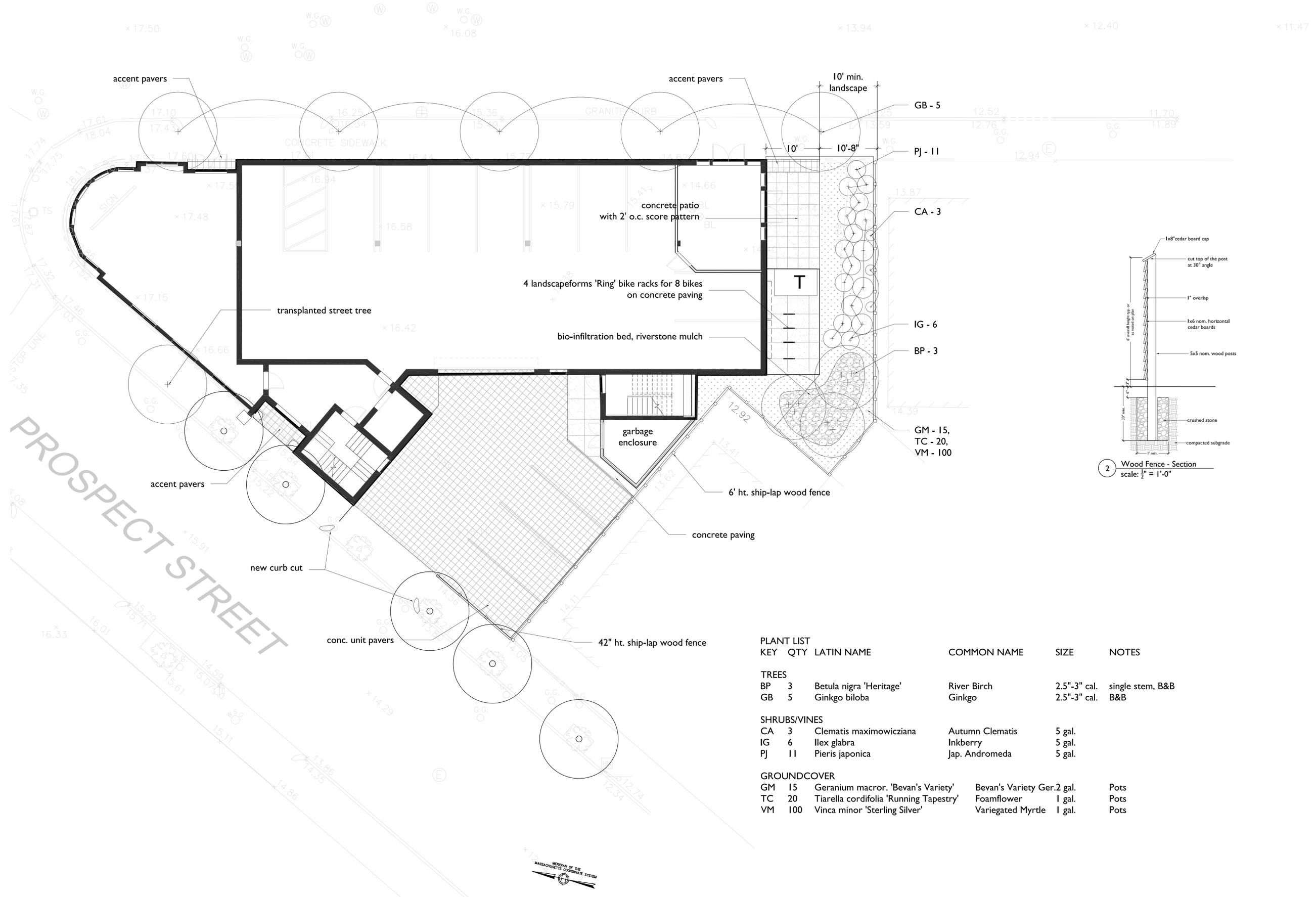
**SEWER/STORMWATER SERVICE CHIMNEY CONNECTION**  
NOT TO SCALE



**WATER CONNECTION WITH WET TAP**  
NOT TO SCALE



# WEBSTER AVENUE



KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>TREES</b>					
BP	3	Betula nigra 'Heritage'	River Birch	2.5"-3" cal.	single stem, B&B
GB	5	Ginkgo biloba	Ginkgo	2.5"-3" cal.	B&B
<b>SHRUBS/VINES</b>					
CA	3	Clematis maximowicziana	Autumn Clematis	5 gal.	
IG	6	Ilex glabra	Inkberry	5 gal.	
PJ	11	Pieris japonica	Jap. Andromeda	5 gal.	
<b>GROUNDCOVER</b>					
GM	15	Geranium macror. 'Bevan's Variety'	Bevan's Variety Ger.	2 gal.	Pots
TC	20	Tiarella cordifolia 'Running Tapestry'	Foamflower	1 gal.	Pots
VM	100	Vinca minor 'Sterling Silver'	Variiegated Myrtle	1 gal.	Pots

70 PROSPECT STREET  
 SOMERVILLE MA  
 LANDSCAPE PLAN

Project #: Date: 2013/01/09  
 Drawn by: KP Reviewed: BH  
 Scale: 1/8" = 1'-0"

Revisions:  
 Revised 03/11/13: Switched bike racks with transformer location.

L-1























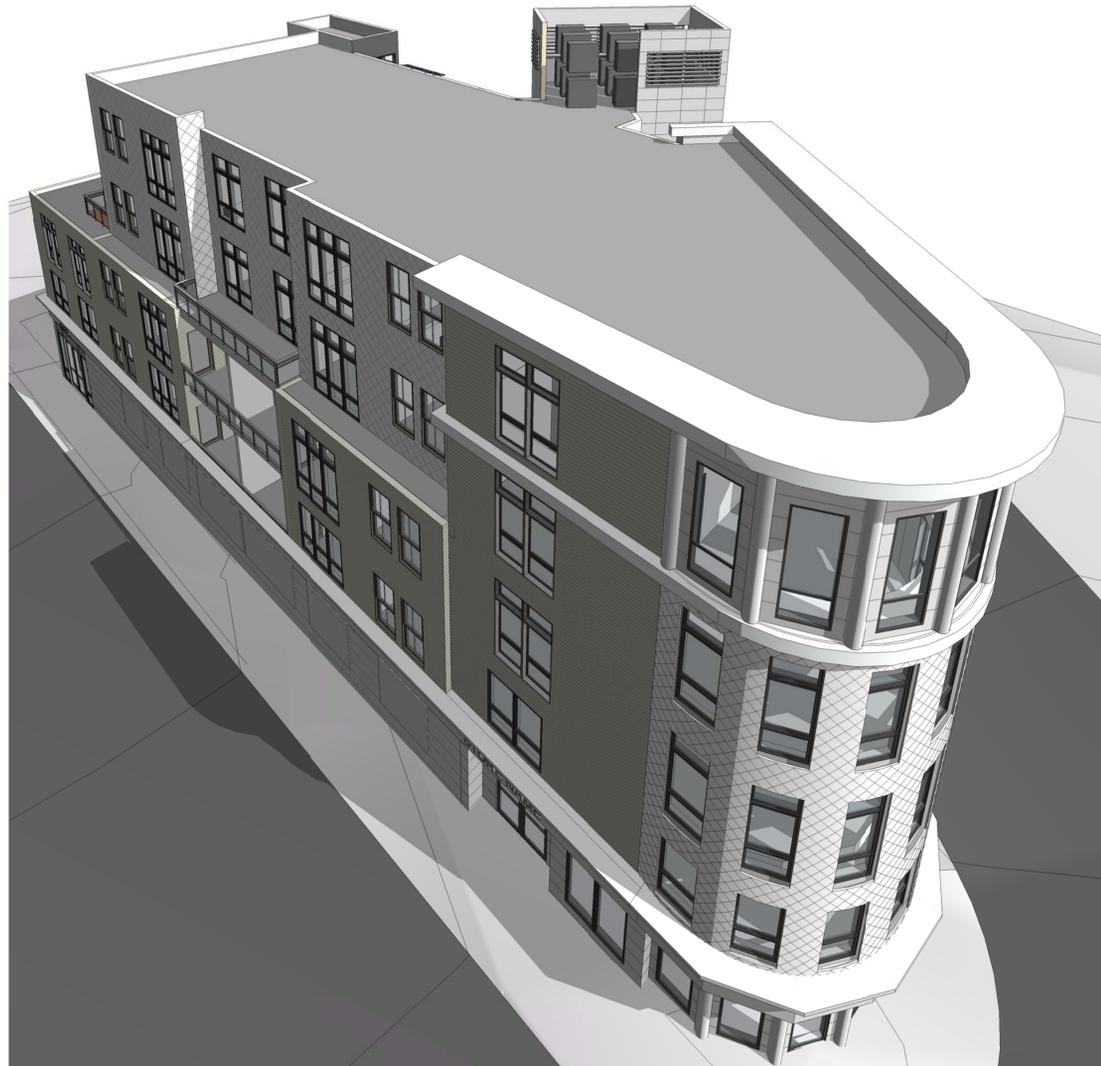
2 3D View 2



4 3D View 4



3 3-D VIEW 3



5 3D View 5



1 3D View 1

**PROJECT NAME**  
Prospect St residences

**PROJECT ADDRESS**  
70 PROSPECT ST.  
SOMERVILLE MA

**CLIENT**  
DG/ Real Estate Development  
14 Ibbetson St. #3  
Somerville, MA 02143

**ARCHITECT**  
KHALSA DESIGN INC.

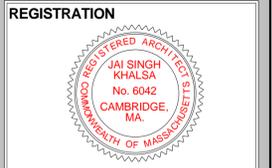


17 VALOO STREET SUITE 400  
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TELEPHONE 617-591-8682 FAX: 617-591-2066

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BH@BHDASSOCIATES.COM

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info@designconsultants.org

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UNDER LAW



Project number 12026  
Date 03/14/2013  
Drawn by KK  
Checked by JSK  
Scale  
Phase Pre Design

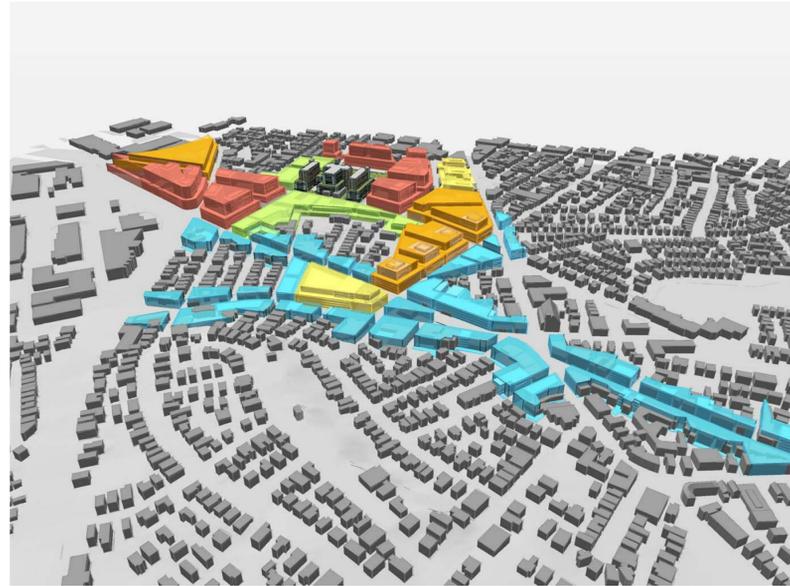
**REVISIONS**

No.	Description	Date
1	DRC Comments	01-10-13
2	Stair tower windows	02-28-13

**PERSPECTIVE  
VIEWS**

**A900**

Prospect St residences



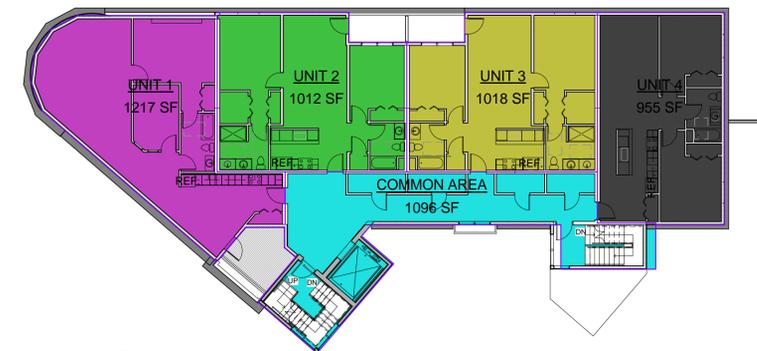
1 1-Ground Level  
1/16" = 1'-0"

Area Schedule (Rentable)

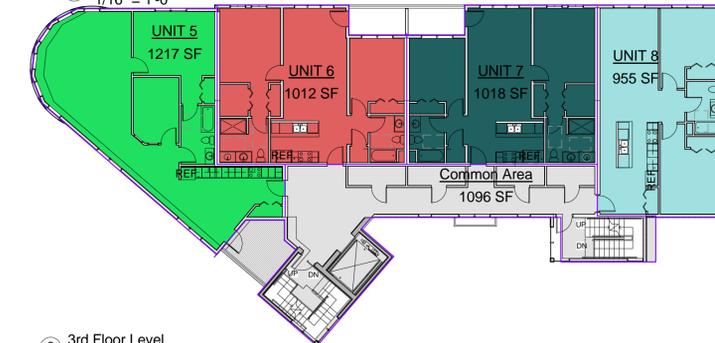
Name	Level	Area
UNIT 1	2nd Floor level	1217 SF
UNIT 2	2nd Floor level	1012 SF
UNIT 3	2nd Floor level	1018 SF
UNIT 4	2nd Floor level	955 SF
UNIT 5	3rd Floor Level	1217 SF
UNIT 6	3rd Floor Level	1012 SF
UNIT 7	3rd Floor Level	1018 SF
UNIT 8	3rd Floor Level	955 SF
UNIT 9	4th Floor Level	1217 SF
UNIT 10	4th Floor Level	938 SF
UNIT 11	4th Floor Level	956 SF
UNIT 12	5th Floor Level	1217 SF
UNIT 13	5th Floor Level	938 SF
UNIT 14	5th Floor Level	956 SF
Grand total: 14		14626 SF

Area Schedule Ground Level

Name	Level	Area
Area	1-Ground Level	1576 SF
Common Area	1-Ground Level	766 SF
Garage	1-Ground Level	3480 SF
Open Space	1-Ground Level	1369 SF
Retail	1-Ground Level	1296 SF
Grand total: 8		8487 SF



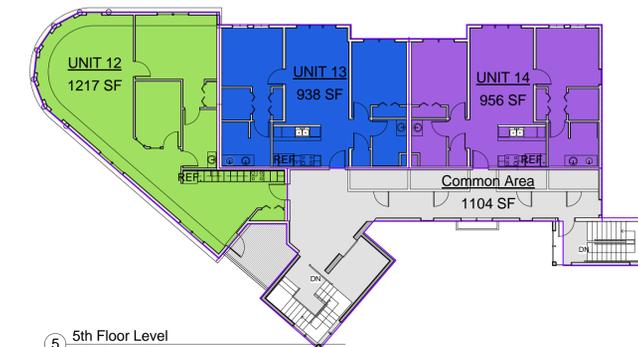
2 2nd Floor level  
1/16" = 1'-0"



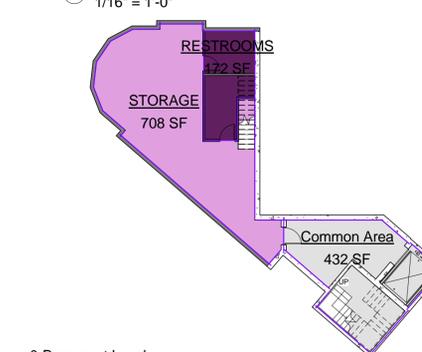
3 3rd Floor Level  
1/16" = 1'-0"



4 4th Floor Level  
1/16" = 1'-0"



5 5th Floor Level  
1/16" = 1'-0"



6 0-Basement Level  
1/16" = 1'-0"

PROJECT NAME  
Prospect St residences

PROJECT ADDRESS  
70 PROSPECT ST.  
SOMERVILLE MA

CLIENT  
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REGISTRATION



Project number 12026  
Date 03/14/2013  
Drawn by KK  
Checked by JSK  
Scale 1/16" = 1'-0"  
Phase Pre Design

REVISIONS

No.	Description	Date
1	DRC Comments	01-10-13

AREA PLANS

A901

Prospect St residences