

NORTH



DEVELOPER:  
HUDSON SANTANA  
150 CAMBRIDGE PARK DRIVE, SUITE 703  
CAMBRIDGE, MA 02140

ARCHITECT:  
KHALSA DESIGN INC.  
17 WALDO STREET SUITE 400  
SOMERVILLE, MA 02143  
617-591-8682

PROJECT TEAM

PROJECT NAME  
3-STORY, 6-UNITS  
32 GLENN STREET  
SOMERVILLE, MA

REV	DESCRIPTION	DATE



STAMP:

# PROPOSED CONDITIONS PLAN

SHEET NAME:

## C-1

SHT NO:  
 DR BY: MSK  
 CHK BY: -  
 PROJ NO: 2018-013  
 DATE: 4/19/2018  
 SCALE: 1" = 20'

**LOCUS TITLE INFORMATION**  
**32R GLEN STREET**  
 OWNER: DAVID APOSHIAN  
 DEED REFERENCE: BK. 66887 PG. 320  
 PLAN REFERENCES: PLAN BK. 331 PLAN 47  
 PLAN BK. PLAN 22  
 ASSESSORS: MAP 91, BLOCK A, LOTS 17-20 & 39

**PIPE MATERIALS:**  
 SANITARY SEWER: 6" PVC ASTM D3034-SDR 35.  
 WATER: DOMESTIC: X" COPPER TYPE K TUBING, TO BE CONFIRMED BY MEP.  
 FIRE: SIZE AND MATERIAL TO MATCH PLUMBING PLANS.  
 ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.

### LEGEND

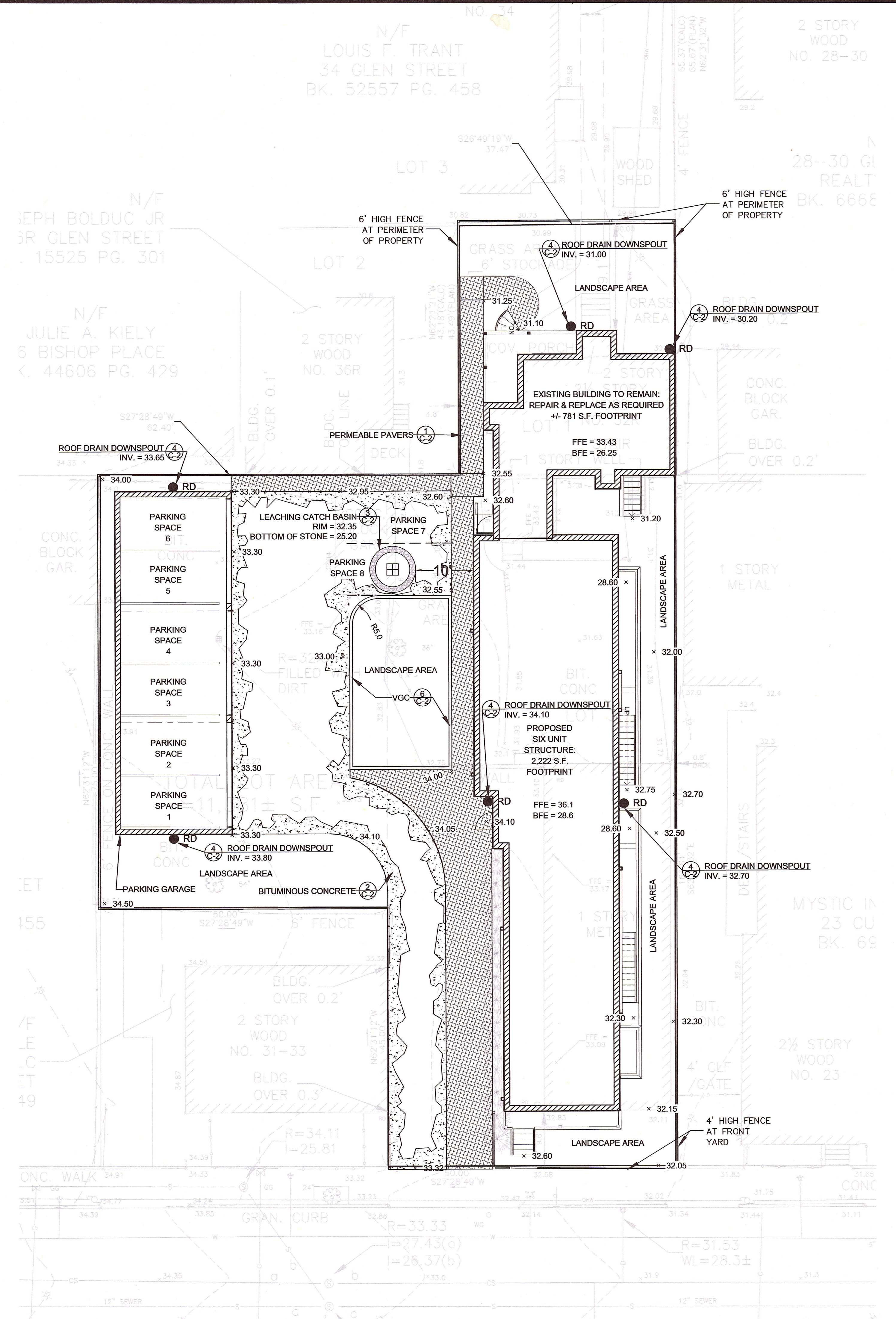
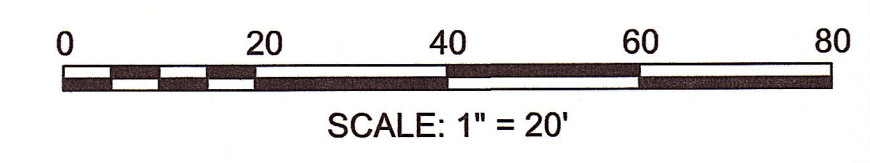
<b>EXISTING:</b>	CS --- COMBINED SEWER & DRAIN	W --- WATER LINE	ST --- STEAM LINE	CS (C) --- CATCH BASIN	W (C) --- WATER GATE
S --- SANITARY SEWER	D --- DRAIN LINE	EL --- ELECTRIC LINE	SM --- SANITARY MANHOLE	W (G) --- GAS GATE	G.P. --- GAS PIT
W --- WATER LINE	EL --- ELECTRIC LINE	TEL --- TELEPHONE LINE	DM --- DRAIN MANHOLE	W (G) --- WATER GATE	T.P. --- TEST PIT
EL --- ELECTRIC LINE	TEL --- TELEPHONE LINE	ST --- STEAM LINE	UM --- UNKNOWN MANHOLE	W (G) --- WATER GATE	STOCKADE --- STOCKADE
EL --- ELECTRIC LINE	TEL --- TELEPHONE LINE	ST --- STEAM LINE	EM --- ELECTRIC MANHOLE	W (G) --- WATER GATE	S.L. --- SEWER LINE
EL --- ELECTRIC LINE	TEL --- TELEPHONE LINE	ST --- STEAM LINE	TM --- TELEPHONE MANHOLE	W (G) --- WATER GATE	G.L. --- GAS LINE
EL --- ELECTRIC LINE	TEL --- TELEPHONE LINE	ST --- STEAM LINE	TM --- TELEPHONE MANHOLE	W (G) --- WATER GATE	DOM --- DOMESTIC WATER LINE
EL --- ELECTRIC LINE	TEL --- TELEPHONE LINE	ST --- STEAM LINE	TM --- TELEPHONE MANHOLE	W (G) --- WATER GATE	F.S.L. --- FIRE SUPPRESSION LINE
EL --- ELECTRIC LINE	TEL --- TELEPHONE LINE	ST --- STEAM LINE	TM --- TELEPHONE MANHOLE	W (G) --- WATER GATE	ETC --- ELECTRIC, TEL. & CABLE LINE
EL --- ELECTRIC LINE	TEL --- TELEPHONE LINE	ST --- STEAM LINE	TM --- TELEPHONE MANHOLE	W (G) --- WATER GATE	D --- DRAIN LINE
EL --- ELECTRIC LINE	TEL --- TELEPHONE LINE	ST --- STEAM LINE	TM --- TELEPHONE MANHOLE	W (G) --- WATER GATE	SG --- SPOT GRADE
EL --- ELECTRIC LINE	TEL --- TELEPHONE LINE	ST --- STEAM LINE	TM --- TELEPHONE MANHOLE	W (G) --- WATER GATE	C --- CONTOUR
EL --- ELECTRIC LINE	TEL --- TELEPHONE LINE	ST --- STEAM LINE	TM --- TELEPHONE MANHOLE	W (G) --- WATER GATE	TC,BC --- TOP OF CURB, BOTTOM OF CURB
EL --- ELECTRIC LINE	TEL --- TELEPHONE LINE	ST --- STEAM LINE	TM --- TELEPHONE MANHOLE	W (G) --- WATER GATE	TW,BW --- TOP OF WALL, BOTTOM OF WALL
EL --- ELECTRIC LINE	TEL --- TELEPHONE LINE	ST --- STEAM LINE	TM --- TELEPHONE MANHOLE	W (G) --- WATER GATE	INS --- INSPECTION PORT
EL --- ELECTRIC LINE	TEL --- TELEPHONE LINE	ST --- STEAM LINE	TM --- TELEPHONE MANHOLE	W (G) --- WATER GATE	CO --- CLEAN OUT
EL --- ELECTRIC LINE	TEL --- TELEPHONE LINE	ST --- STEAM LINE	TM --- TELEPHONE MANHOLE	W (G) --- WATER GATE	PA --- PERMEABLE PAVERS
EL --- ELECTRIC LINE	TEL --- TELEPHONE LINE	ST --- STEAM LINE	TM --- TELEPHONE MANHOLE	W (G) --- WATER GATE	BC --- BITUMINOUS CONCRETE

### GENERAL NOTES

- ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS OF THE CITY OF SOMERVILLE, DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.
- CONTRACTOR TO MAINTAIN WORK AREA IN A CLEAN CONDITION. NO CONSTRUCTION DEBRIS SHALL BE ALLOWED TO ACCUMULATE WITHIN THE WORKSITE AND NO DIRT, GRAVEL, ETC. SHALL BE ALLOWED TO ACCUMULATE ON THE PUBLIC RIGHT-OF-WAY.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

### UTILITY & DRAINAGE NOTES

- THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY DESIGN CONSULTANTS INC., PLANS OF RECORD & PLANS FROM RESPECTIVE UTILITY COMPANIES.
- 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 ADJUTTING LOTS.
- CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION. THE CITY OF CITY/TOWN MUNICIPAL UTILITIES (WATER, SEWER, & DRAIN) ARE NOT PART OF DIG-SAFE. CONTACT THE CITY OF CITY/TOWN FOR THE MARKING OF CITY/TOWN MUNICIPAL UTILITIES.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. CUTTING AND CAPPING OF DESIGNATED WATER AND SEWER SERVICES SHALL OCCUR AT THE MAIN IN THE STREET, BY THE CONTRACTOR, IN ACCORDANCE WITH THE CITY OF SOMERVILLE STANDARDS. THE PROPOSED GAS, ELECTRIC AND/OR CATV INSTALLATION AND ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE COMPANIES.
- FINAL DEMARCATION POINTS FOR GAS, ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICE ENTRANCES ARE SUBJECT TO APPROVALS OF EACH PROVIDER.
- ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEERING PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
- NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY CITY OF SOMERVILLE.
- TEST PITS SHALL BE REQUIRED TO DETERMINE SUBSURFACE SOILS AND ESTABLISH MEAN HIGH GROUNDWATER ELEVATION PRIOR TO ORDERING AND INSTALLATION OF STORMWATER MANAGEMENT SYSTEM COMPONENTS. ADJUSTMENTS TO SYSTEM MAY BE REQUIRED PER TEST RESULTS.
- THE CONTRACTOR SHALL SUPPLY ALL PIPING FOR THE UTILITY SERVICES AND SHALL SUPPLY ALL ASSOCIATED APPURTENANCES, FITTING AND VALVES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PERFORM ALL WET AND DRY TAPS AS PART OF HIS/HER CONTRACT.
- CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND SEWER SYSTEMS. A DYE TEST SHALL BE PERFORMED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
- PRIOR TO CONSTRUCTION OF NEW SANITARY SEWER AND STORM DRAIN LINES, CONTRACTOR SHALL PERFORM TEST PITS AT LOCATIONS OF EXISTING LATERAL CONNECTIONS FOR SANITARY SEWER AND STORM DRAINS TO CONFIRM INVERTS OF LATERALS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION SHALL BE FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- TRENCH AREAS FOR THE CONSTRUCTION OF THE UNDERGROUND UTILITIES ARE TO BE REPATCHED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SAW-CUT AND THE NEW PATCHING MATERIAL SHALL BE PROPERLY SEALED IN ACCORDANCE WITH THE CITY OF SOMERVILLE MUNICIPAL STANDARDS.
- DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
- NO TRENCHES ARE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF THE WORK DAY OR COVERED WITH STEEL PLATES PER 520 CMR 14.00 EXCAVATION AND TRENCH SAFETY. IF STEEL PLATES ARE USED, THE TOTAL LENGTH OF PLATES IN THE TRAVELED WAY SHALL LIMITED TO 50'.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET ADA AND MASSAAB STANDARDS. FIELD ADJUSTMENTS MAY BE NECESSARY TO SATISFY COMPLIANCE. CONTRACTOR IS TO NOTIFY ENGINEER IF STANDARDS CANNOT BE MET.
- SLOPE GROUND DOWN AND AWAY FROM BUILDING AT A MINIMUM OF 2% FOR A DISTANCE OF 10 FEET.





NORTH



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HUDSON SANTANA  
150 CAMBRIDGE PARK DRIVE, SUITE 703  
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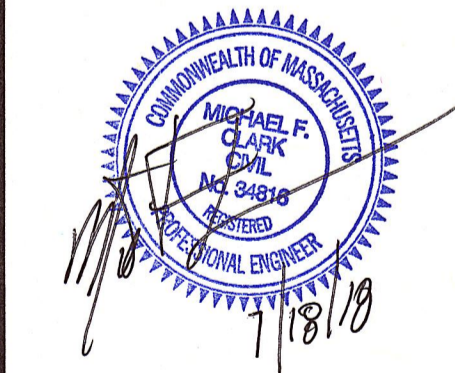
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**PROJECT TEAM**

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32 GLENN STREET  
SOMERVILLE, MA

**PROJECT INFO**

REV	DESCRIPTION	DATE
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STAMP:

### DETAILS

SHEET NAME:

# C-2

SHT NO:

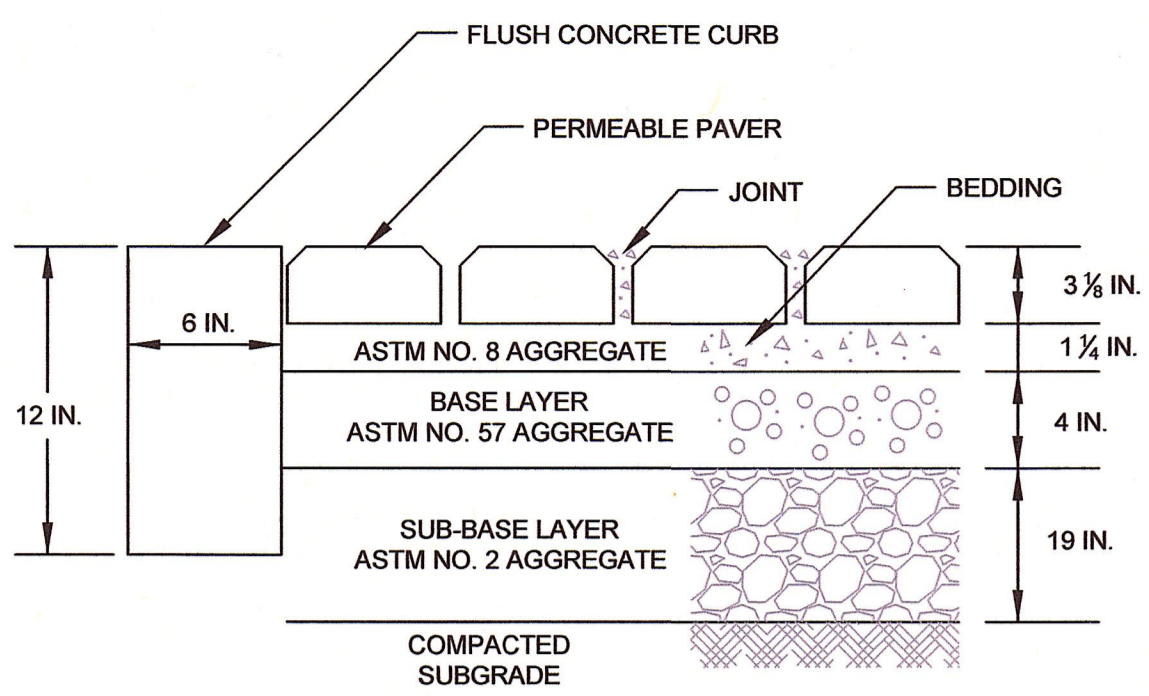
DR BY: MSK

CHK BY: -

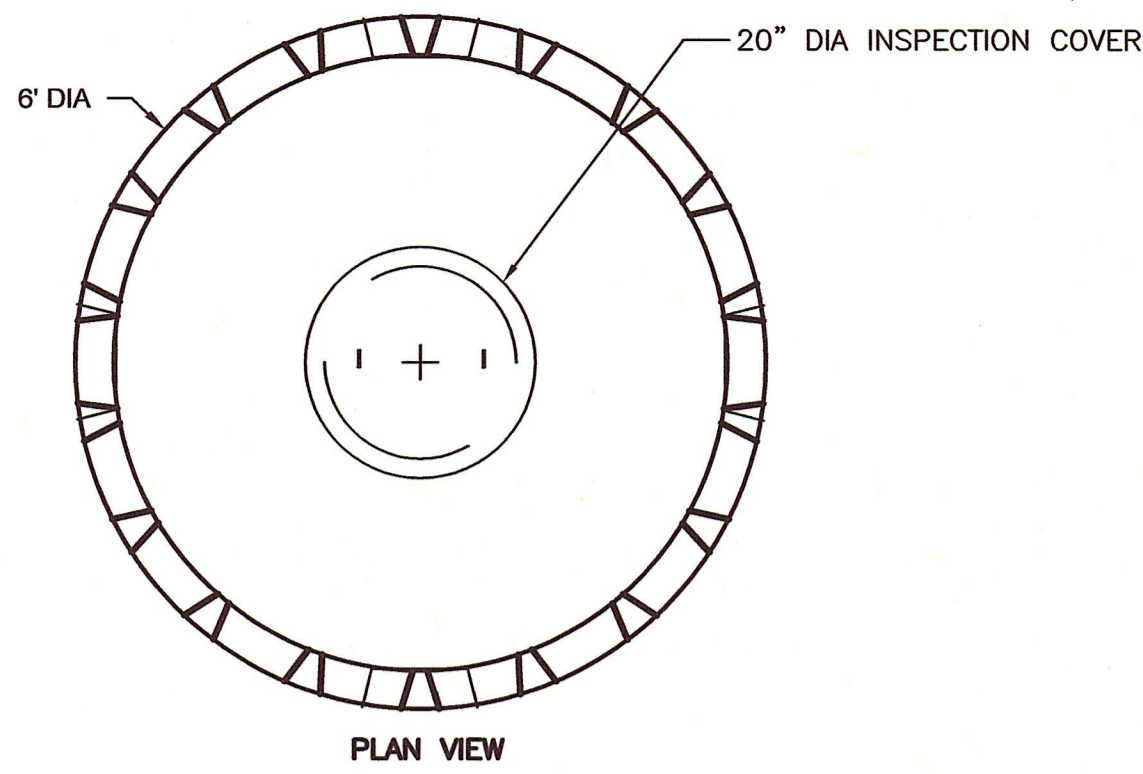
PROJ NO: 2018-013

DATE: 4/19/2018

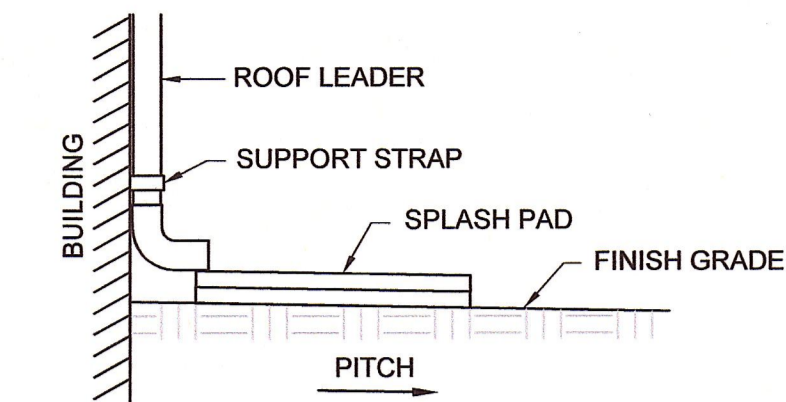
SCALE: NTS



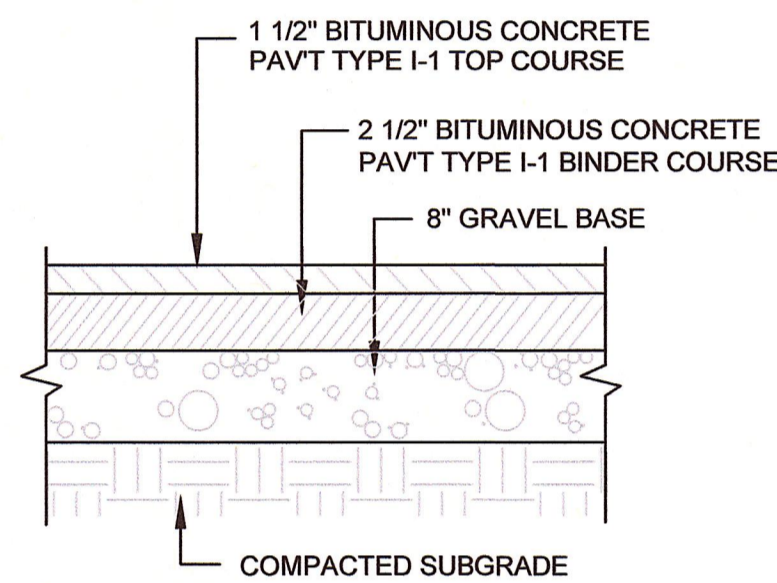
**1 PERMEABLE PAVER**  
NOT TO SCALE



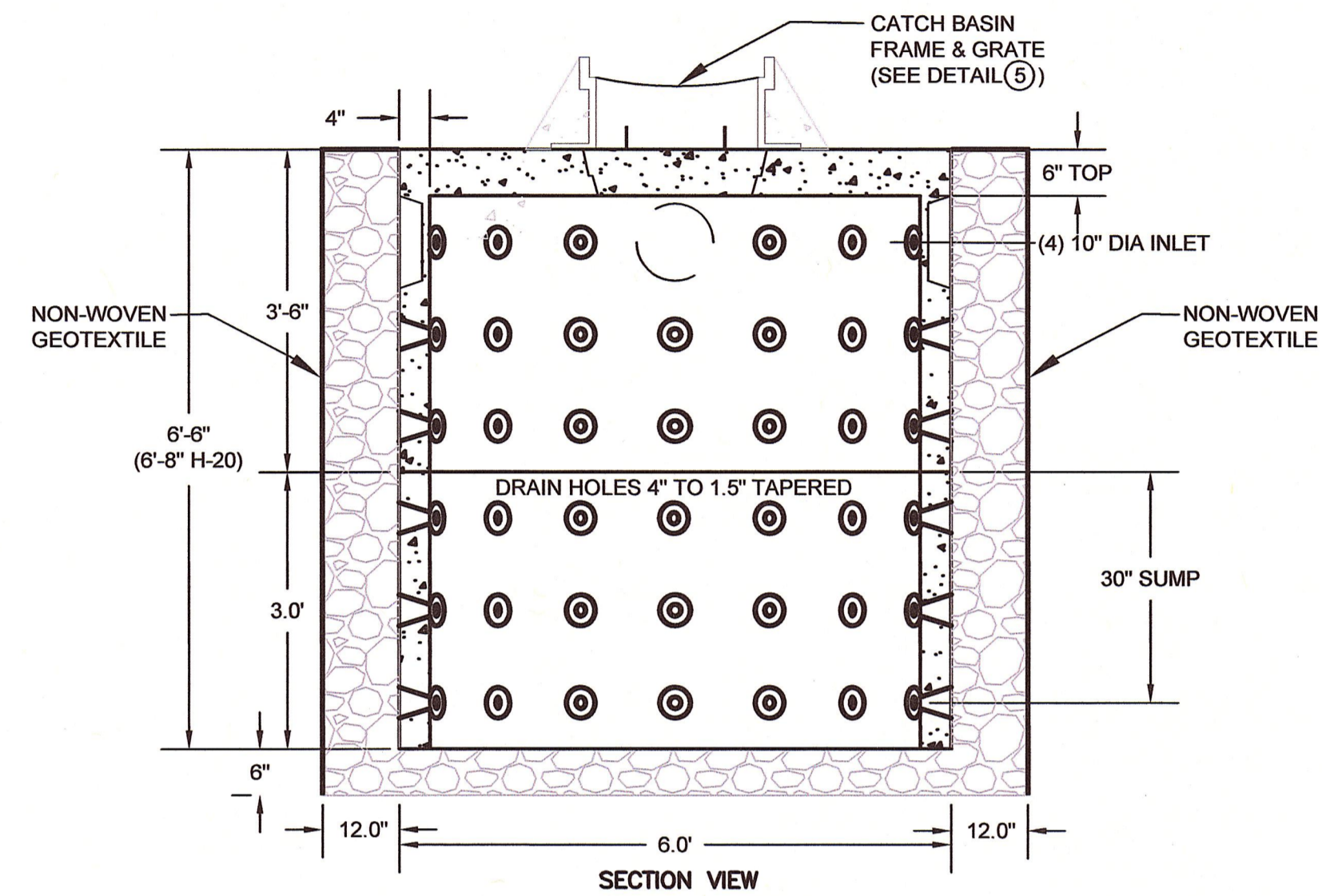
PLAN VIEW



**4 ROOF DRAIN DOWNSPOUT**  
NOT TO SCALE

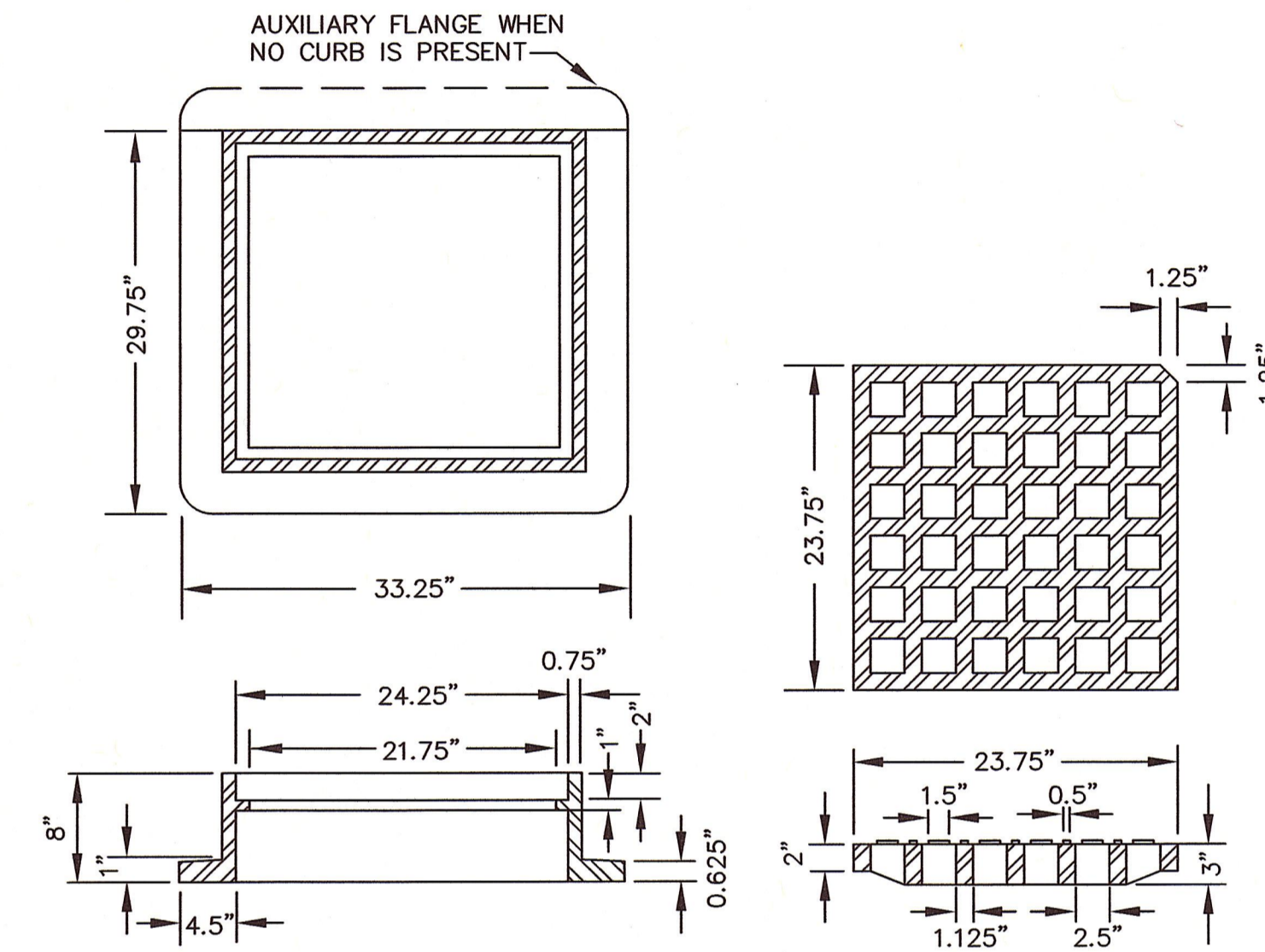


**2 BITUMINOUS CONCRETE PAVEMENT**  
NOT TO SCALE

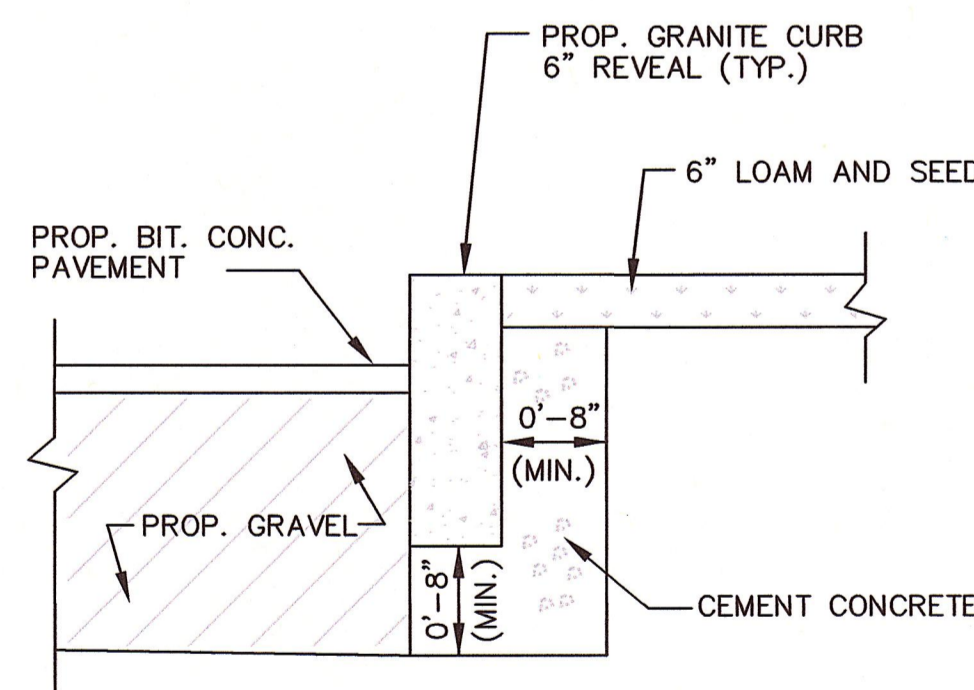


- NOTES:**
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
  2. AVAILABLE IN H-20 LOADING.

**3 LEACHING CATCH BASIN**  
NOT TO SCALE



**5 CATCH BASIN FRAME AND GRATE**  
NOT TO SCALE



**6 VERTICAL GRANITE CURB (VGC)**  
NOT TO SCALE

**PROPOSED PLANT LIST**

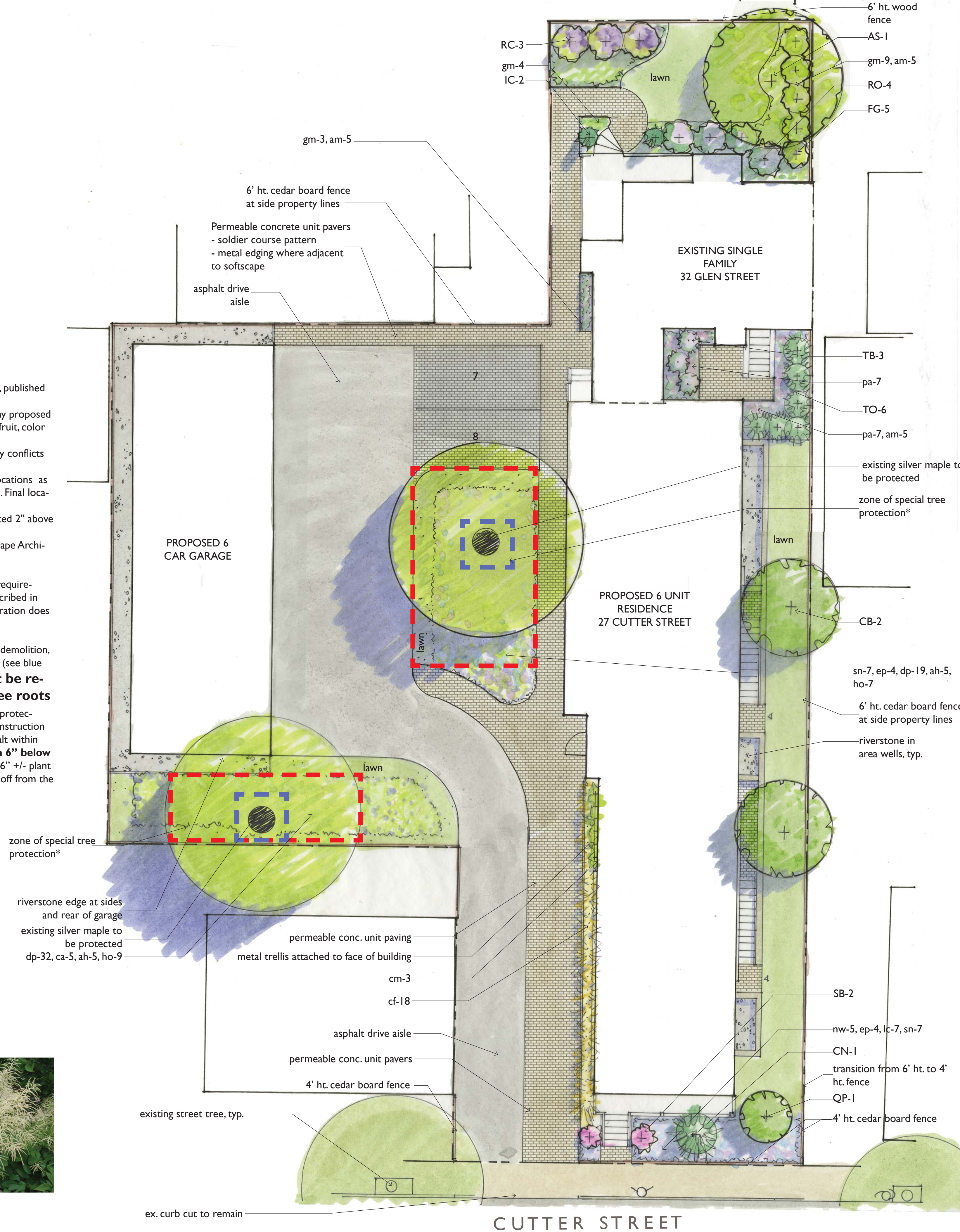
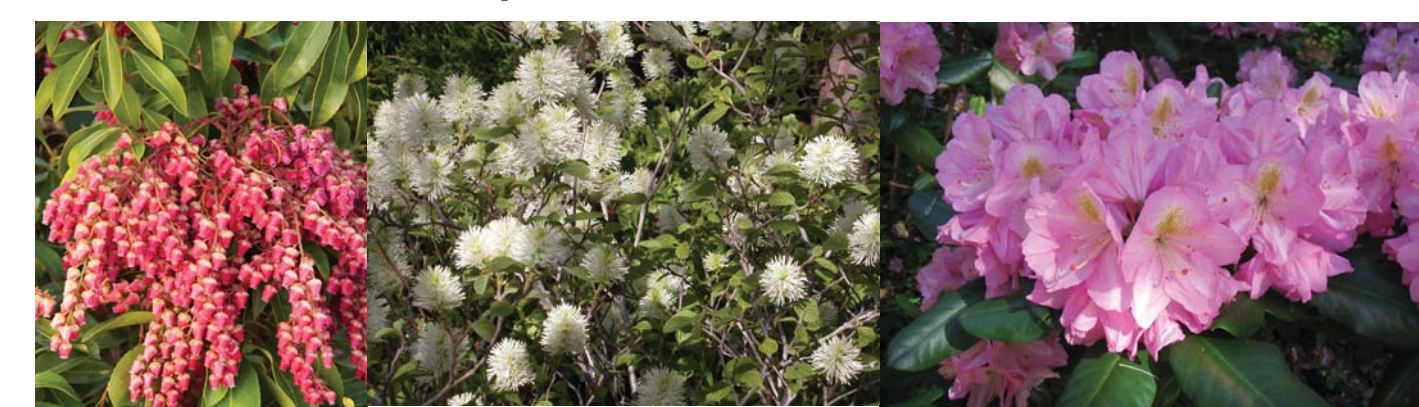
Trees:					
Qty	Sym	Botanical name	Common name	Min Size	Notes
1	AS	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	3" cal.	B&B
2	CB	Carpinus betulus 'Fastigiata'	Fastigate Hornbeam	2.5" cal.	B&B
1	CN	Chamaecyparis nootkatensis 'Pendula'	'Weeping Cypress	4-5' ht.	B&B
1	QP	Quercus palustris 'Green Pillar'	Fastigate Pin Oak	3" cal.	B&B
6	TO	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	7-8' ht.	B&B
Shrubs:					
5	FG	Fothergilla gardenii	Dwarf Fothergilla	5 gal.	Pots
2	IC	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	5 gal.	Pots
2	SB	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	5 gal.	Pots
3	TB	Taxus baccata 'Compact Form'	Compact English Yew	5 gal.	Pots
3	RC	Rhododendron x 'Scintillation'	Rhododendron	36" ht.	B&B
4	RO	Rhododendron chinoides	Small White Rhodo	24" ht.	Pots
Perennials and Vines:					
10	ah	Aruncus 'Horatio'	Goatsbeard	2 gal.	Pots
15	am	Alchemilla mollis	Ladys Mantle	2 gal.	Pots
5	ca	Cimicifuga simplex 'Atropurpurea'	Bugbane	2 gal.	Pots
3	cm	Clematis maximowicziana	Sweet Autumn Clematis	2 gal.	Pots
18	cf	Calamagrostis acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Pots
51	dp	Dennstaedtia punctilobia	Hay-scented Fern	2 gal.	Pots
8	ep	Echinacea purpureum 'Magnum'	Coneflower	2 gal.	Pots
16	gm	Geranium macrorrhizum 'Bevans Variety'	Bigroot Geranium	2 gal.	Pots
16	ho	Hosta spp.	Hosta	2 gal.	Pots
7	lc	Lychnis coronaria	Rose Campion	2 gal.	Pots
5	nw	Nepeta faassenii 'Walkers Low'	Catmint	1 gal.	Pots
14	pa	Pachysandra terminalis 'Green Sheen'	'Pachysandra	1 qt.	Pots
14	sn	Salvia nemerosa 'May Night'	May Night Salvia	2 gal.	Pots

**PLANTING NOTES**

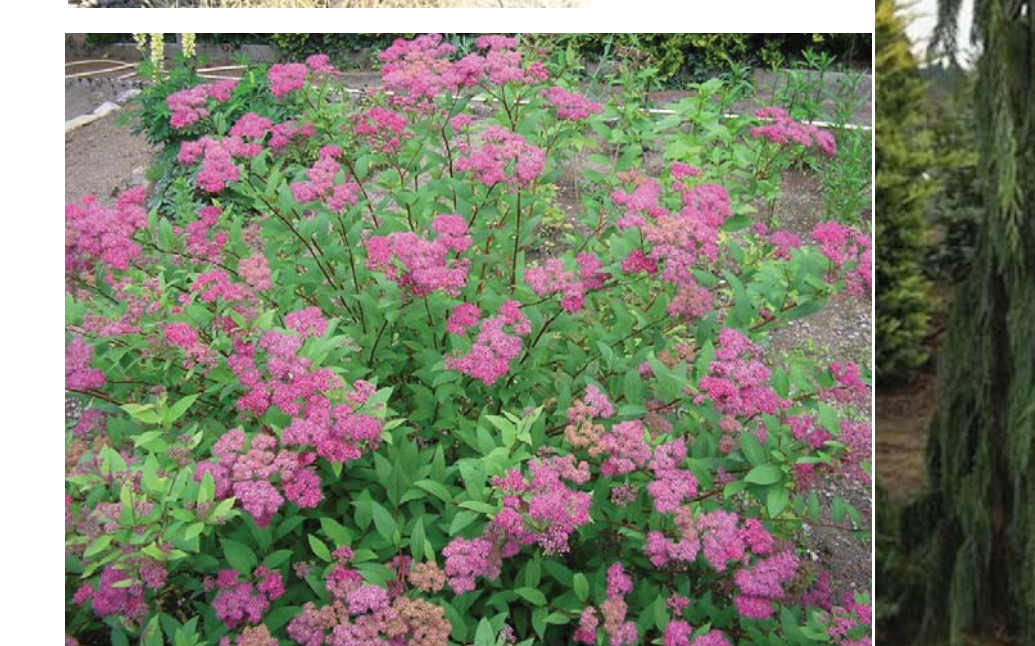
- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Hort.
- No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
- The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
- All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
- The rootballs of trees shall be planted 3" above adjacent finished grade. The rootballs of shrubs shall be planted 2" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
- All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.
- The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.

\*10. Tree protection measures shall include the following for two existing silver maple trees on site: Prior to site demolition, temporary 6' ht. chain link fences shall be erected around each tree trunk - approx. 8'x8' square in dimension each (see blue dashed squares). Additionally, existing asphalt paving within red dashed zones shall not be removed until after building construction is complete in order to protect the tree roots from over-compaction by heavy trucks - (see red dashed zones on plan). These will be the 'tree protection zones'. No construction materials shall be stored within temporary chain link fence tree protection. After construction of buildings, and during site work to install plants, remove chain link fences and carefully remove top layers of asphalt within tree protection zone taking care to avoid large roots greater than 4" in diameter. Do not excavate more than 6" below existing finish grade within the red dashed zones. After removing max. 6" asphalt/layers below grade, install 6" +/- plant mix for perennial plantings/lawn. A slight depression/low area is acceptable at this zones to receive stormwater runoff from the adjacent roof and pavements.

**Shrubs & Perennials - Shady Sides**



6' Cedar Board fence



**Perennials, Ornamental Grasses - Sunny Sides**

