PROJECT: BEDFORD PLACE APARTMENTS
54 LOOMIS STREET
BEDFORD, MASSACHUSETTS

PROPERTY OWNER: DAVID CERUNDOLO TRUSTEE
6 POWERS COURT
LEXINGTON, MASSACHUSETTS

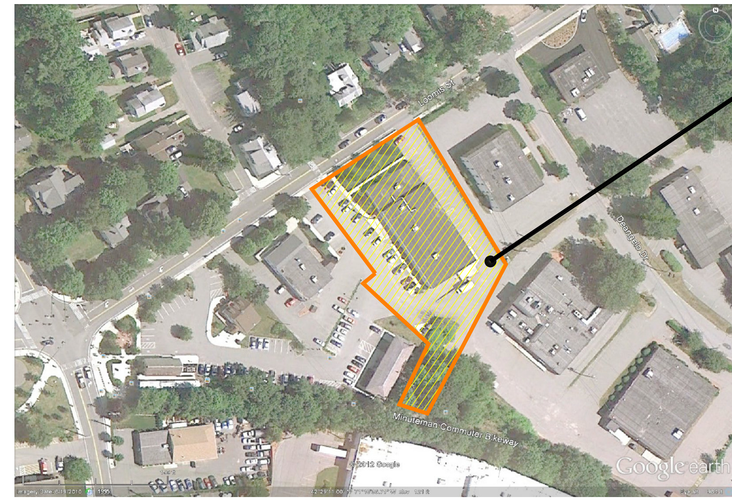
DEVELOPER: TAMBONE INVESTMENT GROUP
200 WHEELER ROAD
BURLINGTON, MASSACHUSETTS

CIVIL ENGINEER: EUGENE T. SULLIVAN, INC.
230 LOWELL STREET- SUITE 2A
WILMINGTON, MASSACHUSETTS

LANDSCAPE ARCHITECT: HART HOWERTON
1280 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS

ARCHITECT: db2/ARCHitecture
5 LOWELL AVENUE
WINCHESTER, MASSACHUSETTS

GENERAL CONTRACTOR: A.J. MARTINI, INC.
5 LOWELL AVENUE
WINCHESTER, MASSACHUSETTS



LOCUS PLAN

DRAWING INDEX:

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C.2	SITE LAYOUT PLAN
C.3	UTILITIES PLAN
C.4	SITE DETAILS
L.1	LANDSCAPE PLAN
A-1	BUILDING "A" ELEVATIONS AND FLOOR PLANS
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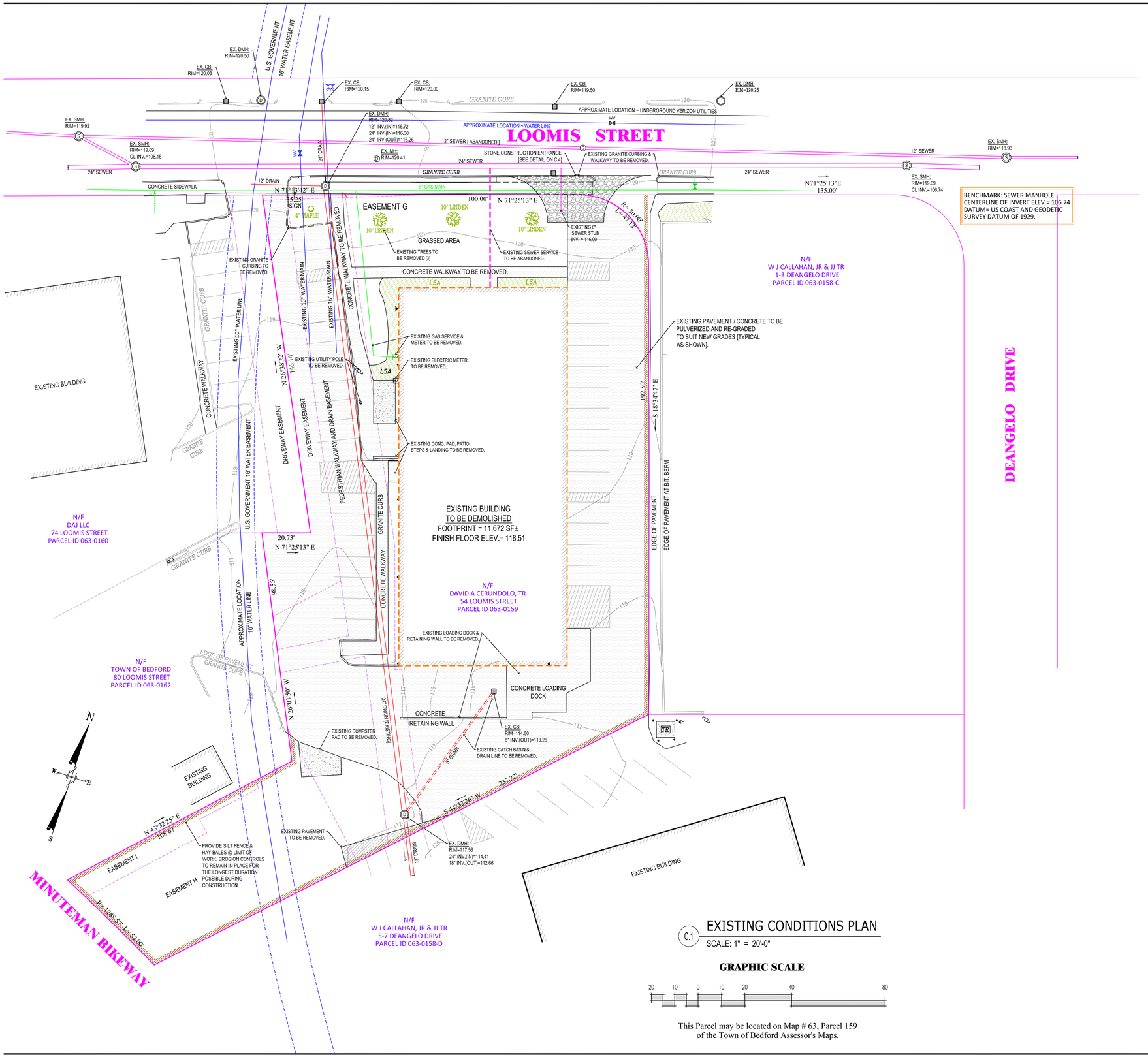
FEBRUARY 7, 2013

DATE	REVISIONS

COMMONWEALTH OF MASSACHUSETTS
EUGENE T. SULLIVAN
CIVIL
No. 48707
REGISTERED PROFESSIONAL ENGINEER



C.1 EXISTING CONDITIONS PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE

20 10 0 10 20 40 80

This Parcel may be located on Map # 63, Parcel 159 of the Town of Bedford Assessor's Maps.

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTIFY "DIG-SAFE" [888.344.7233] AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. THE UNDERGROUND UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED BY FIELD SURVEY AND EXISTING DRAWINGS. THIS ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN USE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
3. THESE SITE PLANS ARE BASED UPON A TOPOGRAPHICAL SURVEY PREPARED BY DANA F. PERKINS INC. NO ATTEMPT WAS MADE IN PREPARING THESE PLANS TO ASCERTAIN THE LOCATION OF NON-VISUALLY APPARENT SUBSURFACE UTILITIES AND STRUCTURES OR CONDITIONS.
4. THESE PLAN HAVE BEEN PREPARED FOR THIS CLIENT AND THIS PROJECT. REPRODUCTION IN WHOLE OR IN PART FOR OTHER PURPOSES IS STRICTLY PROHIBITED.
5. THESE DRAWINGS SHALL NOT BE SCALED. IF CLARIFICATION OF INTENT IS REQUIRED, THE CONTRACTOR SHALL REQUEST CLARIFICATION PRIOR TO CONTINUING HIS WORK.
6. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO INITIATION OF THE WORK AND SHALL NOTIFY THE CIVIL ENGINEER OF RECORD AND THE OWNER OF ANY DISCREPANCIES WITH THE SITE CONDITIONS OR PROPOSED CONSTRUCTION IMMEDIATELY UPON DISCOVERY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING PROPOSED CONSTRUCTION WITH EXISTING CONDITIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AND LICENSES.
9. ALL WORK SHALL CONFORM TO ALL LOCAL AND STATE REGULATORY AGENCIES AND UTILITY REQUIREMENTS.
10. UPON ENTERING THE SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL, DEWATERING AND SHALL UNDERTAKE ALL MEASURES TO PROTECT WETLANDS, THE DRAINAGE SYSTEMS, ADJACENT PROPERTIES AND STREETS FROM SILTATION, STORMWATER RUNOFF, AND DUST DURING THE ENTIRE PROJECT DURATION.
11. THE LIMIT OF WORK SHALL BE AS DESIGNATED ON THESE PLANS, AND/OR THE EDGE OF PROPOSED GRADING AND/OR THE PROPERTY LINES IF NOT INDICATED OTHERWISE.
12. THE CONTRACTOR SHALL CLEARLY MARK THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.
13. MATERIALS IMPORTED TO THE SITE SHALL BE FREE OF HAZARDOUS WASTE AND NOXIOUS MATERIALS, STORED AS DESIGNATED AND SHALL NOT HAMPER THE SITE ACTIVITIES.
14. MATERIALS EXPORTED FROM THE SITE SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF IN A LEGAL MANNER.
15. ALL NECESSARY POLICE DETAILS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE DETAILS WITH THE LOCAL POLICE DEPARTMENT.
16. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES IN WORKING ORDER AND FREE FROM DAMAGE DURING THE ENTIRE DURATION OF THE PROJECT. ALL COSTS RELATED TO THE REPAIR OF DAMAGED UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION AT NO ADDITIONAL COSTS TO THE OWNER.
17. THE CONTRACTOR SHALL UTILIZE ALL PRECAUTIONS AND MEASURES NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC, ALL PERSONNEL AND PROPERTY DURING CONSTRUCTION IN ACCORDANCE WITH OSHA STANDARDS, INCLUDING BARRICADES, SAFETY LIGHTING, CONES, POLICE DETAILS, AND/OR FLAGMEN AS NECESSARY.
18. ALL TRENCHING WORK WITHIN A ROADWAY SHALL BE COORDINATED WITH THE PROPER LOCAL AND/OR STATE AGENCY. TRENCH SAFETY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR DOING THE TRENCH WORK, INCLUDING ANY LOCAL AND/OR STATE PERMITS REQUIRED FOR THE TRENCHWORK.
19. ALL TRENCHWORK WITHIN EXISTING PAVEMENT SHALL BE SAWCUT PER THE APPLICABLE DETAILS. TRENCHWORK BACKFILL AND COMPACTION SHALL HAVE MAXIMUM 8" LIFTS. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE THE PATCH AND REPAVE AFTER ONE COMPLETE 12-MONTH CYCLE IF SETTLEMENT OCCURS DUE TO INADEQUATE COMPACTION.
20. SITE LAYOUT SURVEY REQUIRED FOR CONSTRUCTION WILL BE PROVIDED BY THE CONTRACTOR AND SHALL BE CONDUCTED BY A MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS DURING CONSTRUCTION.
21. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS REGARDING NOISE, VIBRATION, DUST, SEDIMENTATION CONTAINMENT, TRENCHWORK AND ROADWAY WORK.
22. SOLID WASTES SHALL BE COLLECTED AND STORED IN A SECURED DUMPSTER. THE DUMPSTER SHALL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS.
23. THE CONTRACTOR SHALL RESTORE ALL SURFACES EQUAL TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION IS COMPLETE. AREAS NOT DISTURBED BY CONSTRUCTION SHALL BE LEFT NATURAL. THE CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO SHRUBS, TREES AND OTHER LANDSCAPING AND/OR NATURAL FEATURES.
24. EXISTING TREES TO REMAIN TO THE MAXIMUM EXTENT POSSIBLE. ROOT PROTECTION OF EXISTING TREES TO REMAIN TO BE IN CONFORMANCE WITH MASSACHUSETTS HIGHWAY DEPARTMENT'S PROJECT DEVELOPMENT & DESIGN GUIDE LATEST EDITION. CHAPTER 13 LANDSCAPE & AESTHETICS.
25. LEDGE OR BOULDER EXCAVATION IS NOT ANTICIPATED FOR THIS SITE. HOWEVER THE CONTRACTOR SHALL PROVIDE A UNIT COST PER CUBIC YARD FOR LEDGE AND/OR BOULDER REMOVAL. LEDGE AND/OR BOULDERS LESS THAN ONE CUBIC YARD IN SIZE WILL NOT BE CONSIDERED PAYABLE ROCK.

NOTE TO CONTRACTOR:

1. ALL EROSION CONTROLS ARE THE RESPONSIBILITY OF CONTRACTOR FOR THIS PROJECT.
2. A COPY OF THE APPROVED SITE PLANS MUST BE READILY ACCESSIBLE ON-SITE AT ALL TIMES DURING CONSTRUCTION.

EROSION AND SEDIMENT CONTROLS:

THE FOLLOWING EROSION AND SEDIMENT CONTROL TECHNIQUES AND PROCEDURES ARE TO BE EMPLOYED TO PROTECT THE NEIGHBORING PROPERTIES AND ROADWAYS.

1. PRIOR TO ANY SITE ACTIVITIES, SILT FENCE AND HAY BALES ARE TO BE PLACED WHERE SHOWN ON THESE PLANS. SILT FENCE/HAY BALE BARRIERS ARE TO TRAP SEDIMENT TRANSPORTED BY RUN-OFF BEFORE IT LEAVES THE CONSTRUCTION SITE. THESE SILT FENCES AND HAY BALES ARE TO BE INSPECTED PERIODICALLY AND REPAIRED / REPLACED AS NECESSARY DURING THE CONSTRUCTION PROJECT. INSPECTIONS OF THE EROSION CONTROLS ARE TO BE PERFORMED WEEKLY AND AFTER EVERY SIGNIFICANT PRECIPITATION EVENT [EXCEEDING ½" OF PRECIPITATION].
2. THE EROSION CONTROLS ARE TO BE IN PLACE PRIOR TO ANY EXCAVATION OR CLEARING OF THE SITE.
3. TO REDUCE THE TRACKING OF SEDIMENT ONTO PUBLIC WAYS, PROVIDE A CRUSHED STONE FILTER AT THE DRIVE ENTRANCE. ALL CONSTRUCTION VEHICLES ENTERING AND LEAVING THE SITE SHALL USE THE PROPOSED CONSTRUCTION ENTRANCE.
4. PROPER MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IF DEWATERING IS NECESSARY DURING CONSTRUCTION. THESE MEASURES SHALL INCLUDE DEWATERING BAGS, TEMPORARY HAYBALES, SILT FENCES, SILT SOCKS AND/OR OTHER APPROVED DEVICES. THE DEWATERING SETUP SHALL BE APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION.
5. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF ALL STORMWATER FACILITIES INSTALLED OR AFFECTED BY THE PROJECT DURING CONSTRUCTION. ANY SEDIMENT OR DEBRIS COLLECTED WITHIN THESE FACILITIES FROM THE PROJECT WORK SHALL BE REMOVED PRIOR TO THE OWNER'S ACCEPTANCE.

Eugene T. Sullivan, Inc.

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NO	DATE	REVISIONS

COMMONWEALTH OF MASSACHUSETTS
EUGENE T. SULLIVAN
CIVIL
No. 48797
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

TAMBONE INVESTMENT GROUP, INC.
200 WHEELER ROAD-SOUTH TOWER
BURLINGTON, MA 01830

PROJECT:

BEDFORD PLACE APARTMENTS
54 LOOMIS STREET
BEDFORD, MASSACHUSETTS

DRAWING:

EXISTING CONDITIONS PLAN

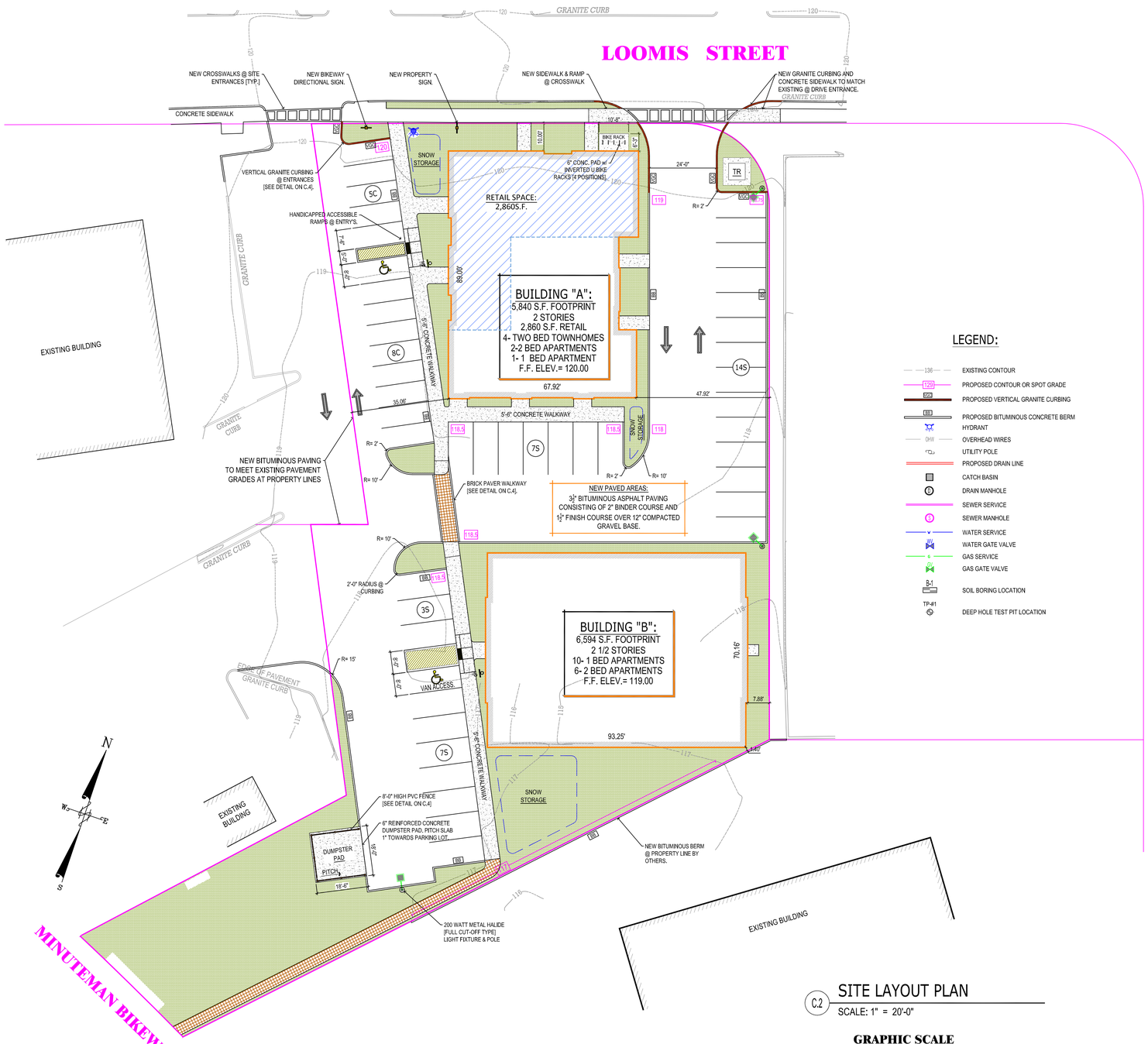
SCALE:	1" = 20'-0"
DATE:	FEBRUARY 7, 2013
ACAD REF.	1275

PROJECT NUMBER

1275

DRAWING NUMBER

C.1



LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR OR SPOT GRADE
- PROPOSED VERTICAL GRANITE CURBING
- PROPOSED BITUMINOUS CONCRETE BERM
- HYDRANT
- OVERHEAD WIRES
- UTILITY POLE
- PROPOSED DRAIN LINE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER SERVICE
- SEWER MANHOLE
- WATER SERVICE
- WATER GATE VALVE
- GAS SERVICE
- GAS GATE VALVE
- B-1 SOIL BORING LOCATION
- TP-#1 DEEP HOLE TEST PIT LOCATION

C.2 SITE LAYOUT PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE

20 10 0 10 20 40 80

ZONING REQUIREMENTS

DEPOT AREA MIXED-USE OVERLAY DISTRICT

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	45,018 SF	---
MINIMUM LOT FRONTAGE	50 FEET	135 FEET	---
MINIMUM LOT WIDTH	50 FEET	150 FEET	---
MINIMUM FRONT YARD	0 FEET		50 FEET
MAXIMUM FRONT YARD	20 FEET	39 FEET	10 FEET
MINIMUM SIDE YARD	0 FEET	38 FEET	7 FEET
MINIMUM REAR YARD	0 FEET	34 FEET	1 FOOT
MINIMUM OPEN SPACE	10 %	23.5 %	25.8 %
BUILDING FOOTPRINT [S.F.]	---	11,672 S.F.	12,434 S.F.
MAXIMUM BUILDING HEIGHT	37 FEET	24 FEET	34.5 FEET
MAXIMUM NUMBER OF STORIES	2 1/2	1 1/2	2 1/2

PROPERTY USES:

THE PROPOSED USES FOR THIS PROPERTY ARE RETAIL STORE NOT EXCEEDING 2,000 SQUARE FEET OF SALES FLOOR AREA AND MULTI-FAMILY RESIDENTIAL WHICH ARE APPROVED USES BY SPECIAL PERMIT IN THE DEPOT AREA MIXED-USE OVERLAY DISTRICT IN ACCORDANCE WITH SECTION 18.4 OF THE TOWN OF BEDFORD ZONING BYLAWS.

PARKING CALCULATIONS

	CRITERIA	UNIT OF MEASURE	REQUIRED
RETAIL USE	4 SPACES / 1,000 G.S.F.	2,860 S.F.	11 SPACES
RESIDENTIAL USE	1.5 SPACES PER UNIT	23 UNITS	35 UNITS
TOTAL SPACES REQUIRED			46 SPACES
TOTAL SPACES PROVIDED			46 SPACES

GENERAL NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR ELEVATION AND FURTHER BUILDING DIMENSIONS AND DETAILS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND ANY OTHER APPLICABLE FEDERAL, STATE, AND/OR LOCAL REQUIREMENTS.
3. ALL WALLS GREATER THAN FOUR [4] FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED ENGINEER PRIOR TO CONSTRUCTION. FALL PROTECTION SHALL BE PROVIDED AS REQUIRED BY THE BUILDING CODE.
4. ACCESSIBLE ROUTES, ACCESSIBLE PARKING SPACES, ACCESSIBLE RAMPS, ACCESSIBLE SIDEWALKS AND ACCESSIBLE WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH THE ARCHITECTURAL ACCESS BOARD 521 CMR ACCESSIBILITY REGULATIONS.

GRADING NOTES:

COMPACTION REQUIREMENTS:

MINIMUM COMPACTION	LOCATION
95 %	BELOW PAVED OR CONCRETE AREAS
95 %	TRENCH BEDDING MATERIALS
90 %	BELOW LOAM AND SEED AREAS

1. ALL PERCENTAGES OF COMPACTION TESTING SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS MUST BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR EARTHWORK AND COMPACTION REQUIREMENTS FOR ALL SLABS AND BUILDING FOUNDATIONS.
3. SPRINKLER OR USE A WATER TRUCK AS NECESSARY TO APPLY WATER DURING GRADING OPERATIONS IN ORDER TO MINIMIZE SEDIMENT TRANSPORT AND MAINTAIN ACCEPTABLE AIR QUALITY CONDITIONS. REPETITIVE TREATMENTS SHALL BE DONE AS NEEDED UNTIL THE GRADES ARE PAVED OR SEEDED.
4. ONCE THE PERIMETER EROSION CONTROL MEASURES HAVE BEEN IMPLEMENTED, CUTTING AND EARTH PREPARATION SHALL COMMENCE FOR THE PROPOSED CONSTRUCTION ENTRANCE..
5. DIVERSION BERMS AND SEDIMENT TRAPS SHALL BE CONSTRUCTED, AS NEEDED, TO CAPTURE SILT LADEN RUNOFF FROM THE SITE.
6. SITE CLEARING AND GRUBBING CAN PROCEED UP TO THE LIMIT OF WORK. NO ALTERATIONS SHALL TAKE PLACE OUTSIDE THE LIMIT OF WORK FOR THE PROJECT WITHOUT PRIOR AUTHORIZATION FROM THE CIVIL ENGINEER OF RECORD.
7. PROCEED WITH ROUGH GRADING OF SUB-SOILS IN PREPARATION FOR GRAVEL BASE COURSES.
8. ALL EARTHWORK AND SITE PREPARATION SHALL BE DONE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF ANY SUBSURFACE INVESTIGATION OR GEOTECHNICAL REPORTS PREPARED FOR THIS SITE.
9. 2" BINDER COURSE AND 1½" FINISH COURSE OF BITUMINOUS PAVEMENT TO BE INSTALLED ON SITE ON ALL PARKING AREAS. GRAVEL BASE CROSS-SECTION TO BE PREPARED AND INSPECTED BY THE CIVIL ENGINEER OF RECORD PRIOR TO PAVEMENT INSTALLATION.
10. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
11. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL RECEIVE A MINIMUM OF 6" OF LOAM AND BE SEEDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ANY LOAMED AND SEEDED AREAS UNTIL LAWN GROWTH IS ESTABLISHED AND APPROVED BY THE ENGINEER / OWNER.
12. CONTRACTOR TO PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

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NO	DATE	REVISIONS

COMMONWEALTH OF MASSACHUSETTS
EUGENE T. SULLIVAN
CIVIL
No. 48707
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

TAMBONE INVESTMENT GROUP, INC.
200 WHEELER ROAD-SOUTH TOWER
BURLINGTON, MA 01830

PROJECT:

BEDFORD PLACE APARTMENTS
54 LOOMIS STREET
BEDFORD, MASSACHUSETTS

DRAWING:

SITE LAYOUT PLAN

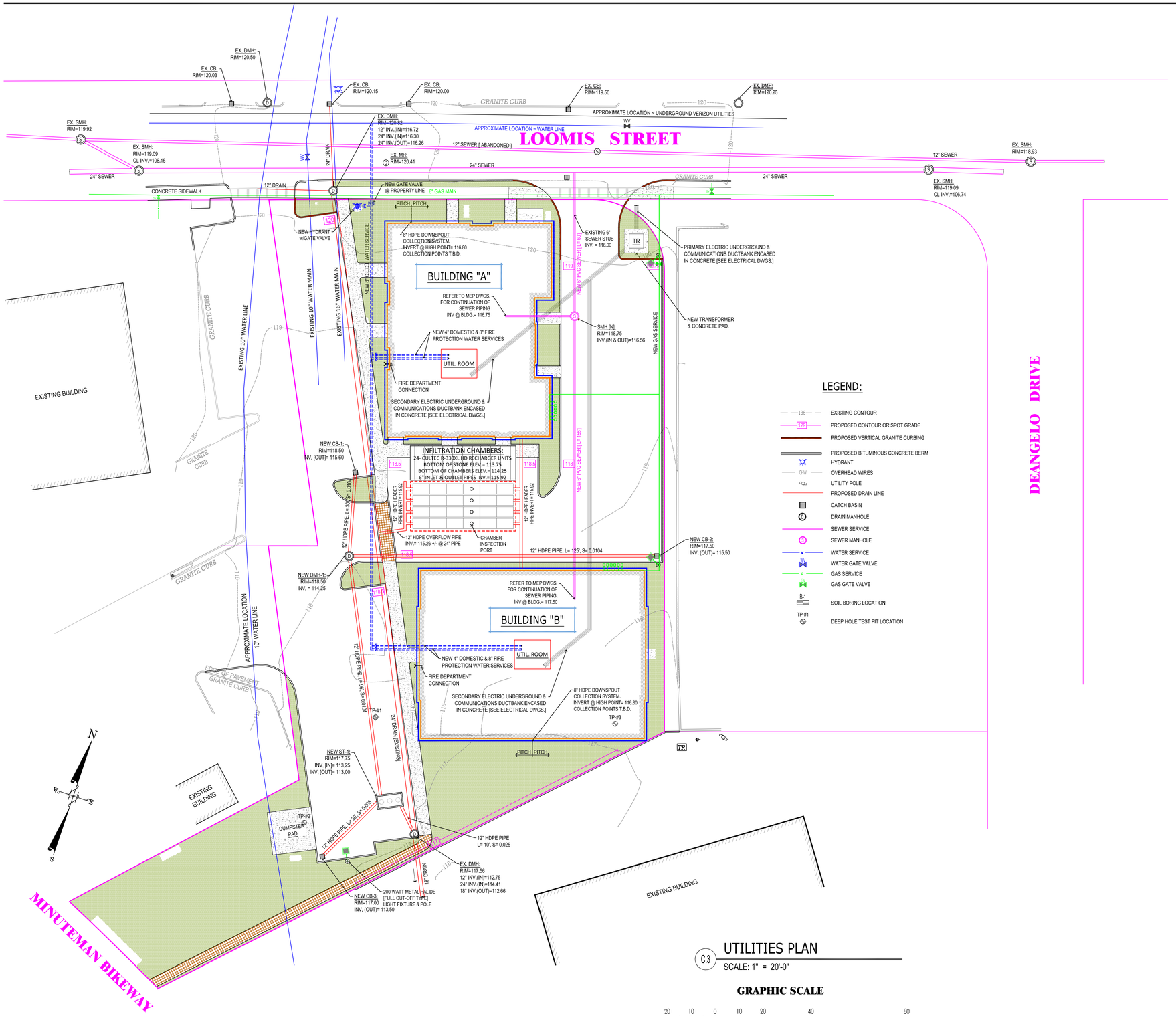
SCALE:	1" = 20'-0"
DATE:	FEBRUARY 7, 2013
ACAD REF.	1275

PROJECT NUMBER

1275

DRAWING NUMBER

C.2



LEGEND:

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- PROPOSED CONTOUR OR SPOT GRADE
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- WATER SERVICE
- WATER GATE VALVE
- GAS SERVICE
- GAS GATE VALVE
- B-1 SOIL BORING LOCATION
- TP-#1 DEEP HOLE TEST PIT LOCATION

DRAINAGE AND UTILITIES NOTES:

1. ALL STORM DRAINAGE PIPING TO BE HIGH DENSITY POLYETHELENE [HDPE, ADS N-12 OR APPROVED EQUAL] OR RCP CLASS IV CAPABLE OF WITHSTANDING H-20 LOADING. MINIMUM CLEARANCE BETWEEN PROPOSED DRAINAGE PIPING AND OTHER UTILITIES/STRUCTURES SHALL BE 18 INCHES VERTICALLY AND 4 FEET HORIZONTALLY. THE MINIMUM COVER OF THE HDPE PIPE IS 1'-0" FOR H-20 LOADS, THIS COVER IS MEASURED FROM THE PIPE OD TO THE TOP OF RIGID PAVEMENT.
2. THE MAINTENANCE OF ALL DRAINAGE STRUCTURES IS THE RESPONSIBILITY OF THE OWNER.
3. ALL CONSTRUCTION AND TESTING METHODS SHALL COMPLY WITH THE TOWN OF BEDFORD RULES AND REGULATIONS. IN CASES WHERE THE DRAWINGS DIFFER FROM THESE REGULATIONS, THE MOST RESTRICTIVE REQUIREMENT SHALL APPLY.
4. ALL DRAINAGE STRUCTURES AND DETAILS TO BE BE CONSTRUCTED AND INSPECTED CONSISTENT WITH THE REQUIREMENTS OF THE TOWN OF BEDFORD.
5. THE CONTRACTOR SHALL INSPECT AND RESTORE / CLEAN ALL FACILITIES [INLETS, MANHOLES, BASINS, ETC] OF SEDIMENT AND DEBRIS PRIOR TO THE ENGINEER'S ACCEPTANCE.
6. PROPOSED GAS, ELECTRIC, WATER, TELEPHONE AND TELEVISION SERVICE LOCATIONS MUST BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION DETAILS TO BE CONSISTENT WITH UTILITY COMPANY STANDARDS AND REQUIREMENTS.
7. CONTRACTOR TO PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
8. ALL WATER MAINS AND WATER SERVICES SHALL HAVE A MINIMUM OF FIVE [5] FEET OF COVER.
9. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND PRIOR TO ACTIVATING THE SYSTEM.
10. HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE TOWN OF BEDFORD. THE CONTRACTOR SHALL CONSTRUCT THE WATER MAIN AND ITS APPURTENANCE WORK IN ACCORDANCE WITH THE BEDFORD WATER DEPARTMENT'S STANDARDS AND SPECIFICATIONS AND PAY FOR ALL ASSOCIATED FEES AS REQUIRED BY THE WATER DEPARTMENT. THE CONTRACTOR SHALL CONTACT THE WATER DEPARTMENT TO ENSURE PROPER INSPECTIONS OF WATER PIPING PRIOR TO BACKFILLING.
11. ALL SEWER PIPE SHALL BE PVC SDR-35 UNLESS OTHERWISE STATED. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE TOWN OF BEDFORD.
12. ALL SEWER PIPE WITH LESS THAN 5' OF COVER UNDER PAVEMENT AND LESS THAN 4' OF COVER UNDER LOAMED AREAS SHALL BE INSULATED. INSULATION SHALL BE 2" THICK POLYURETHANE INSULATION WITH PVC JACKET PLACED AROUND PIPE.
13. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ANY WATER AND SANITARY SEWER LINES. AN 18 INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
14. MECHANICAL AND FIRE PROTECTION ENGINEERS TO VERIFY DESIGN AND SIZES OF PROPOSED WATER AND SEWER SERVICES TO SITE.
15. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH THE POWER COMPANY.
16. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.
17. WHERE MANUFACTURERS ARE SPECIFIED ON THESE DRAWINGS, APPROVED EQUALS MAY BE SUBSTITUTED UPON WRITTEN APPROVAL FROM THE CIVIL ENGINEER OF RECORD.
18. IF AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY OR OTHER CONFLICT SHALL BE ACCURATELY DETERMINED BY THE CONTRACTOR WITHOUT DELAY, AND THE INFORMATION FURNISHED IN WRITING TO CIVIL ENGINEER OF RECORD TO RESOLVE THE CONFLICT.
19. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF NEW UTILITY SERVICES, LOCATIONS AND ELEVATIONS WITH THE UTILITY COMPANIES AND THE BUILDING DRAWINGS.
20. THE CONTRACTOR IS RESPONSIBLE TO SUBMIT TESTING REPORTS, SHOP DRAWINGS AND PRODUCT SPECIFICATIONS TO THE CIVIL ENGINEER OF RECORD FOR MATERIALS, STRUCTURES, EQUIPMENT, RETAINING WALLS, ETC. FOR APPROVAL PRIOR TO INSTALLATION.
21. THE CONTRACTOR IS TO SUBMIT AS-BUILT PLANS IN ELECTRONIC CAD FORMAT TO THE OWNER AND CIVIL ENGINEER OF RECORD UPON COMPLETION OF THE PROJECT. THE AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A MA LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.

C.3 UTILITIES PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE

20 10 0 10 20 40 80

Eugene T. Sullivan, Inc.

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NO	DATE	REVISIONS

COMMONWEALTH OF MASSACHUSETTS
EUGENE T. SULLIVAN
CIVIL
No. 48717
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

TAMBONE INVESTMENT GROUP, INC.
200 WHEELER ROAD-SOUTH TOWER
BURLINGTON, MA 01830

PROJECT:

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54 LOOMIS STREET
BEDFORD, MASSACHUSETTS

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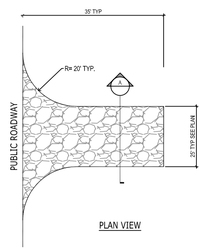
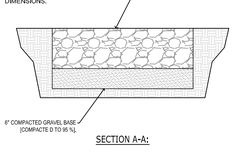
C.3



PLAN VIEW

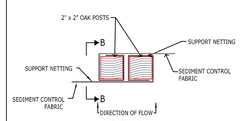
NOTES:

1. STONE ENTRANCES TO REMAIN UNTIL INSTALLATION OF PAVEMENT SUB-BASE IS TO BEGIN.
2. STONE SHALL BE REPLACED AS REQUIRED TO ENSURE MUD REMOVAL.
3. SEE C.2 FOR LOCATIONS AND DIMENSIONS.

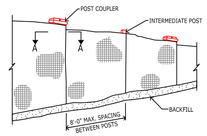


SECTION A-A:

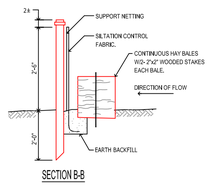
STONE CONSTRUCTION ENTRANCE DETAIL



SECTION A-A

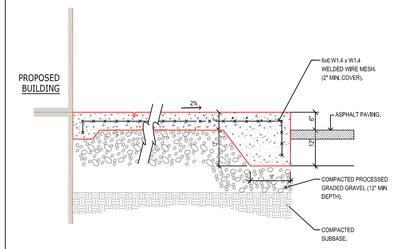


ELEVATION

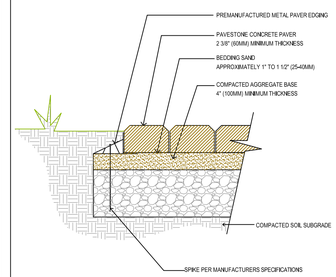


SECTION B-B

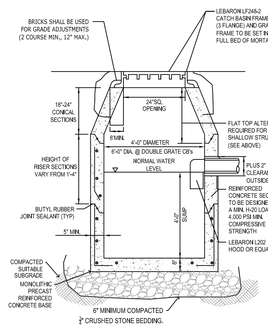
SILT FENCE DETAIL.



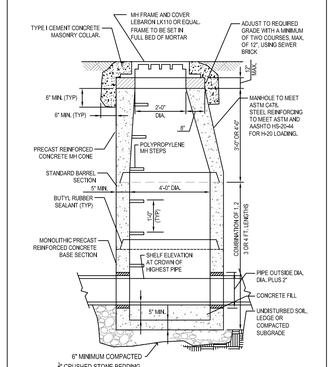
CONCRETE SIDEWALK DETAIL @ PARKING LOT



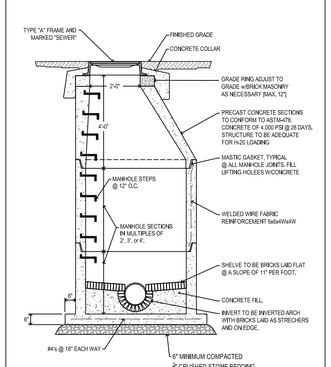
PAVER WALKWAY DETAIL



CATCH BASIN DETAIL



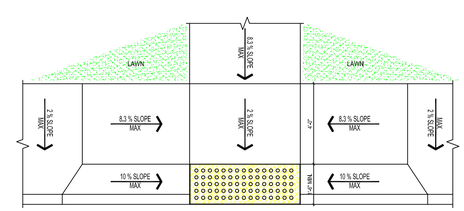
DRAIN MANHOLE DETAIL



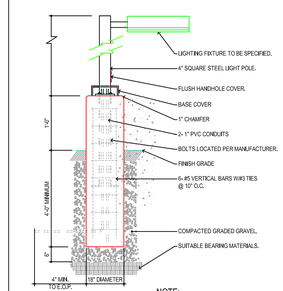
SEWER MANHOLE DETAIL

NOTES - POURED CONCRETE WALKS:

1. CONCRETE TO BE 4000 PSI (28 DAYS), 4% AIR-ENTRAINED WITH STEEL TROWELED EDGE. SURFACE TO HAVE LIGHT BROOM FINISH. LOCATE PREMOLDED EXPANSION JOINT MATERIAL AT BUILDING EDGE (COLOR TO MATCH CONCRETE). EXPANSION JOINTS LOCATED 25' FEET (MAXIMUM).
2. GRAVEL SUBBASE SHALL CONTAIN NO STONES GREATER THAN 2" & BE INSTALLED TO A MINIMUM 6" DEPTH. COMPACT IN 6" MAXIMUM LIFTS. REMOVE ALL ORGANIC SILTS AND UNSUITABLE MATERIAL BENEATH.
3. SCORE JOINTS TO BE 5' O.C. MAX. (EACH WAY). ALONG ENTIRE LENGTH. ALL JOINTS TO BE APPROVED BY ARCHITECT. SEE PLAN FOR LOCATIONS.



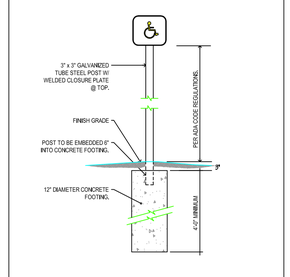
HANDICAPPED ACCESS RAMP @ ENTRY'S



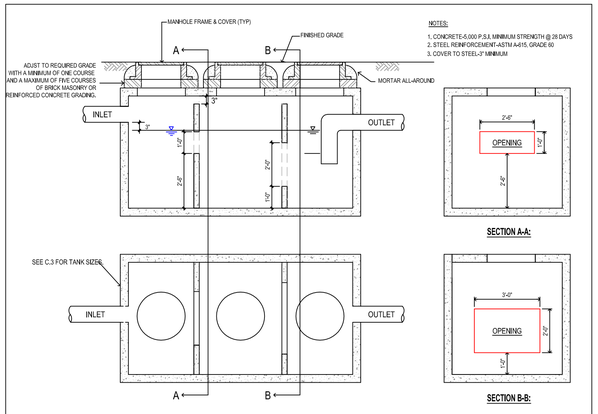
NOTE:

SITE LIGHTING SHALL BE DESIGNED IN CONFORMANCE WITH THE TOWN OF WILMINGTON ZONING BYLAWS.

LIGHT POLE & FOOTING DETAIL



HANDICAPPED PARKING SIGN



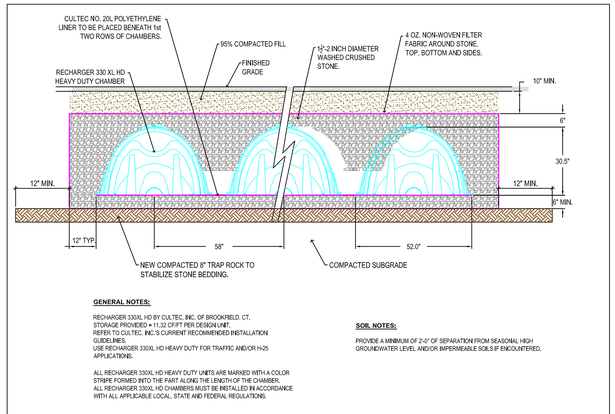
NOTES:

1. CONCRETE-5,000 P.S.I. MINIMUM STRENGTH @ 28 DAYS
2. STEEL REINFORCEMENT-ASTM A-615, GRADE 60
3. COVER TO STEEL-3" MINIMUM.

SECTION A-A:

SECTION B-B:

1,500 GALLON OIL / GREASE SEPARATOR TANK



GENERAL NOTES:

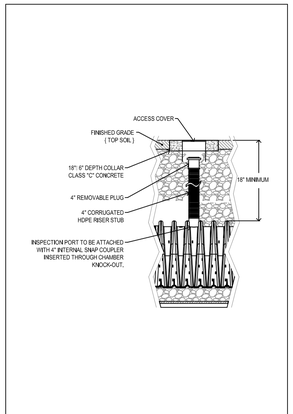
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS.

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

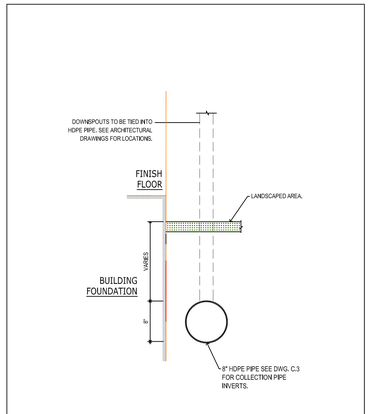
SOIL NOTES:

PROVIDE A MINIMUM OF 2'-0" OF SEPARATION FROM SEASONAL HIGH GROUNDWATER LEVEL AND/OR IMPERMEABLE SOILS IF ENCOUNTERED.

CULTEC 330HD XL CHAMBER DETAILS



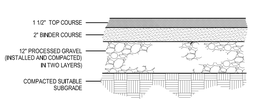
CHAMBER INSPECTION PORT DETAIL



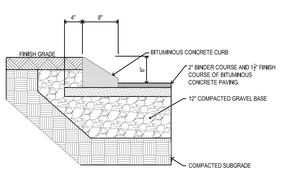
ROOF DOWNSPOUT COLLECTION SYSTEM

NOTES:

1. SANDY-LOAM AND/OR LOAMY-SAND TOPSOIL MATERIALS SHALL BE EXCAVATED FROM ALL PAVED AREAS PRIOR TO SUB-BASE INSTALLATION.
2. SUB-GRADE (EXISTING MATERIALS) SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND/OR COARSE SAND. FREE FROM LOAM AND CLAY TO A DEPTH NOT LESS THAN 4 FEET BELOW THE FINISH PAVEMENT SURFACE.
3. SUBGRADE FILL SHALL BE COMPACTED TO 95% COMPACTION.
4. PRIOR TO INSTALLING THE FINISH COURSE THE BINDER COURSE SURFACE SHALL BE SWEPT CLEAN BY A STREET SWEEPING MACHINE AND A TACK COAT SHALL BE INSTALLED TO A LEVEL APPROVED BY THE ENGINEER.



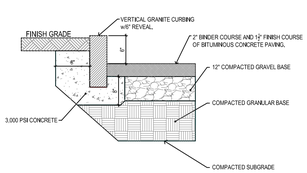
BITUMINOUS CONCRETE PAVEMENT



NOTES:

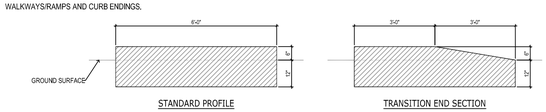
1. BERM TO BE CONSTRUCTED OF BITUMINOUS CONCRETE WEARING SURFACE COURSE.
2. THE BITUMINOUS BERM MUST BE FOUNDED ENTIRELY ON THE BASE COURSE.

BITUMINOUS CONCRETE CURBING DETAIL



NOTE:

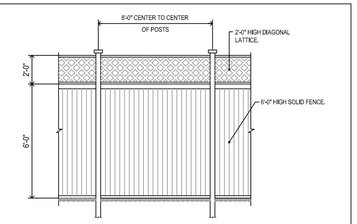
1. RE-USE EXISTING GRANITE CURBING WHEREVER POSSIBLE.
2. MIN. VERTICAL CURBING HT: 18"
3. MIN CURBING WIDTH: 6"
4. PROVIDE CURBING EXPANSION JOINTS @ 5'-0" O.C.
5. MINIMUM CONCRETE STRENGTH OF 4,000 P.S.I.
6. INSTALL TRANSITION CURBING AT ALL WALKWAYS/RAMPS AND CURB ENDINGS.



STANDARD PROFILE

TRANSITION END SECTION

VERTICAL GRANITE CURBING DETAILS



PVC FENCE @ DUMPSTER LOCATIONS

Eugene T. Sullivan, Inc.

Consulting Engineers
230 Lowell Street - Suite 2A
Wilmington, MA 01887
Phone: 978.657.6469
Fax: 978.657.8563
Email: ETSPE@aol.com

NO	DATE	REVISIONS

COMMONWEALTH OF MASSACHUSETTS
EUGENE T. SULLIVAN
CIVIL
No. 48707
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

TAMBONE INVESTMENT GROUP, INC.
200 WHEELER ROAD-SOUTH TOWER
BURLINGTON, MA 01830

PROJECT:

BEDFORD PLACE APARTMENTS
54 LOOMIS STREET
BEDFORD, MASSACHUSETTS

DRAWING:

SITE DETAILS PLAN

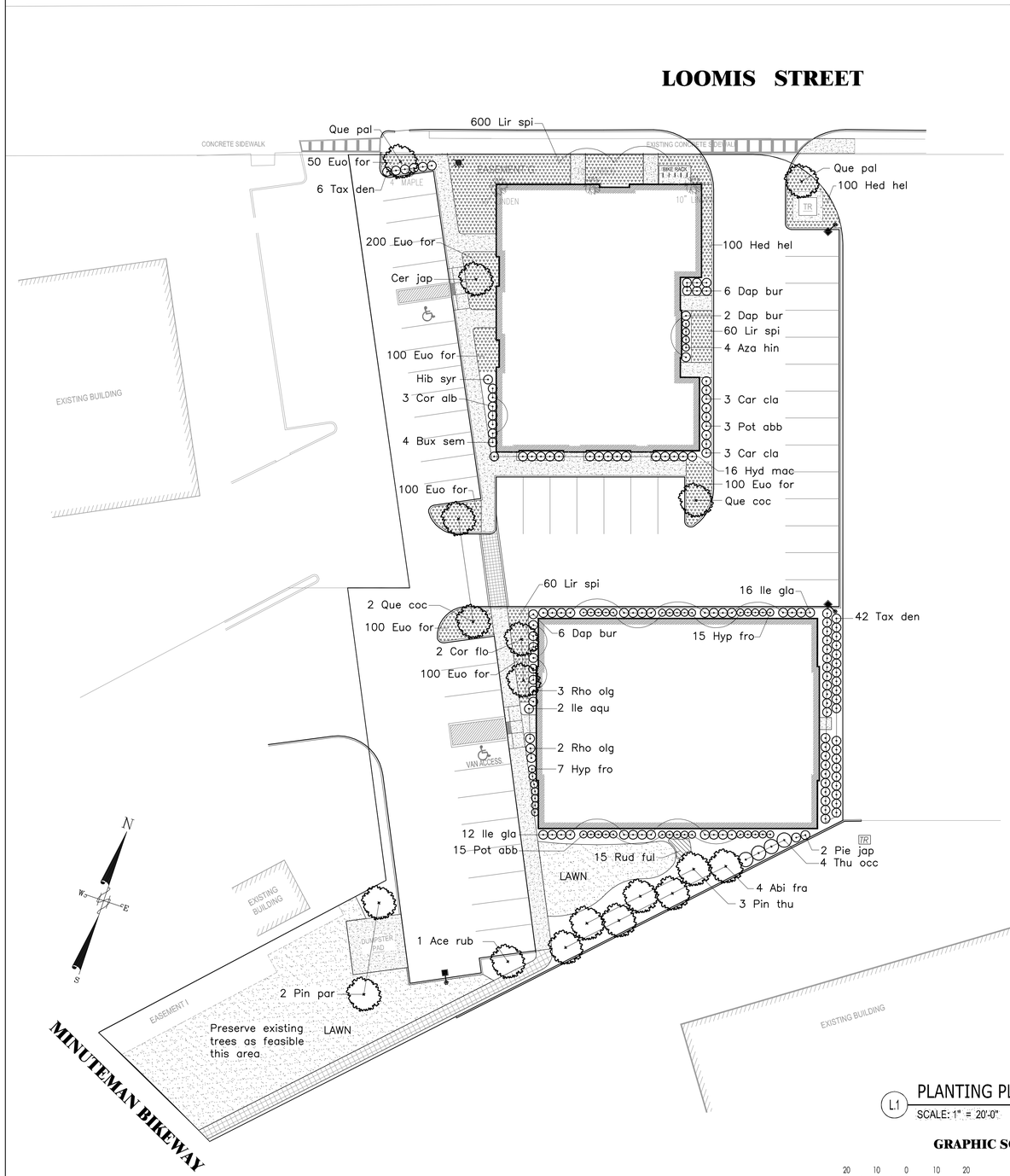
SCALE:	1" = 20'-0"
DATE:	FEBRUARY 7, 2013
ACAD REF.	1275

PROJECT NUMBER

1275

DRAWING NUMBER

C.4



L.1 PLANTING PLAN

SCALE: 1" = 20'-0"

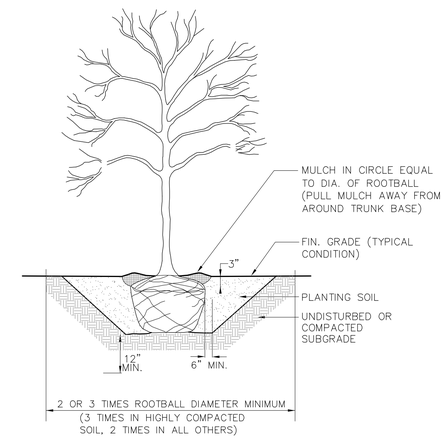
GRAPHIC SCALE

20 10 0 10 20 40 80

LANDSCAPE NOTES:

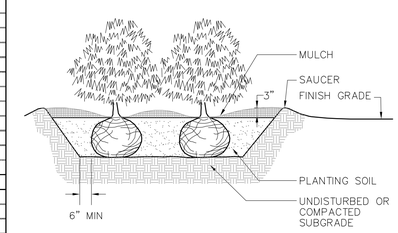
1. REFER TO CIVIL PLANS FOR HARDSCAPE LAYOUT AND MATERIALS, UTILITIES, GRADING, EROSION CONTROL AND DRAINAGE.
2. EXISTING VEGETATION TO BE CLEARED AND GRUBBED (INCLUDING ROOTBALL) WITH DEBRIS REMOVED FROM SITE UNLESS OTHERWISE INDICATED ON DRAWINGS OR AS DIRECTED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL REGRADE AREAS OF THE SITE AS NEEDED TO CREATE SMOOTH TRANSITIONS TO EXISTING GRADES AND DIRECT WATER AWAY FROM STRUCTURES.
4. NO TOPSOIL SHALL BE REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER. ANY NEW TOPSOIL BROUGHT TO SITE SHALL BE CLEAN, SCREENED LOAM WITH MINIMUM 10% ORGANIC MATTER SUITABLE FOR PLANTING.
5. ALL PLANTING AREAS TO BE COVERED WITH 6" MINIMUM DEPTH OF TOPSOIL.
6. ALL NEW PLANTS SHALL BE HEALTHY, VIGOROUS AND WITHOUT BROKEN BRANCHES IN ACCORDANCE WITH ASNS.
7. PLANT SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON SITE.
8. PLANT INSTALLATION MAY ONLY OCCUR BETWEEN THE DATES OF APRIL 15 – JUNE 15 AND SEPTEMBER 1 – OCTOBER 30. PLANT INSTALLATION OUTSIDE OF THESE TIMES SHALL BE APPROVED BY OWNER OR ARCHITECT.
9. ALL LAWN AREAS TO BE SODDED.
10. DISTURBED AREAS OF GROUND AROUND DETENTION POND SHALL BE HYDROSEEDED WITH SHADE TOLERANT GRASS SEED. SEE CIVIL PLANS FOR SEEDING WITHIN DETENTION POND.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED FOR 100% COVERAGE. PLANT BEDS TO BE IRRIGATED WITH DRIP IRRIGATION, LAWN AND GROUNDCOVER AREAS TO BE IRRIGATED WITH SPRAY HEADS.
12. ALL PLANT BEDS TO BE FULLY COVERED WITH 3" OF DARK, 6 MONTH AGED BARK MULCH
13. CONTRACTOR SHALL GUARANTEE ALL PLANTS AND LAWN AREAS FOR ONE YEAR FROM ACCEPTANCE OF FINAL PLANTING.

Plant Schedule				
Qty.	Sym.	Botanical Name	Common Name	Size
		Trees		
4	Abi fra	Abies fraserii	Fraser Fir	8-10', B&B
1	Ace rub	Acer rubrum	Red Maple	3" cal., B&B
2	Cor flo	Cornus florida 'Cherokee Princess'	Flowering Dogwood	3" cal., B&B
2	Pin par	Pinus parviflora	Japanese White Pine	8-10', B&B
3	Pin thu	Pinus thunbergii	Japanese Black Pine	7-8' ht., B&B
1	Cer jap	Cercidiphyllum japonicum	Sargent Cherry	4" cal., B&B
3	Que coc	Quercus coccinea	Scarlet Oak	3" cal., B&B
2	Que pal	Quercus palustris	Pin Oak	3" cal., B&B
4	Thu occ	Thuja occidentalis 'Techny'	Arborvitae	10' ht., B&B
		Shrubs		
4	Bux sem	Buxus sempervirens 'Newport Blue'	Boxwood	3' ht., B&B
6	Car cla	Caryopteris x clandonensis 'Blue Mist'	Blue Spirea	#3 pot
3	Cor alb	Cornus alba 'Ivory Halo'	Tartarian Dogwood	#3 pot
14	Dap bur	Daphne x burkwoodii "Carol Mackie'	Daphne	18-24", B&B
1	Hib syr	Hibiscus syricacus 'Aphrodite'	Rose of Sharon	4-5' B&B
16	Hyd mac	Hydrangea macrophylla 'Endless Summer'	Hydrangea	#3 pot
7	Hyp fro	Hypericum frondosum 'Sunburst'	Golden St. John's Wort	#3 pot
2	Ile aqu	Ilex x aquipernyi 'Dragon Lady'	Holly	5-6' ht., B&B
28	Ile gla	Ilex glabra 'Shamrock'	Inkberry Holly	#7 pot
2	Pie jap	Pieris japonica 'Mountain Fire'	Japanese Andromeda	2.5-3' ht., B&B
33	Pot abb	Potentilla 'Abbotswood'	Potentilla	#3 pot
4	Rho hin	Rhododendron 'Hino Crimson'	Rhododendron	18-24", B&B
5	Rho olg	Rhododendron 'Olga Mezitt	Rhododendron	2-2.5' ht., B&B
48	Tax den	Taxux x media 'Densiformis'	Spreading Yew	2.5-3' ht., B&B
		Groundcovers		
650	Euo for	Euonymus fortunеii	Wintercreeper	4" pot
200	Hed del	Hedra helix	Boston Ivy	Flats, 8" o.c.
720	Lir spi	Liriope spicata	Lilyturf	4" pot
		Perennial		
15	Rud ful	Rudebekia fulgida 'Goldstrum'	Black-eyed Susan	#2 pot



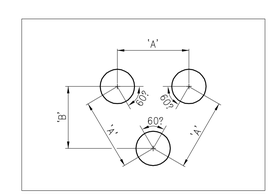
DECIDUOUS TREE PLANTING

N.T.S.



SHRUB PLANTING

N.T.S.



PLANT SPACING ('A')	ROW SPACING ('B')
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8–1/2 IN. O.C.
12 IN. O.C.	10–1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.

GROUNDCOVER SPACING CHART

N.T.S.

Eugene T. Sullivan, Inc.

Consulting Engineers
230 Lowell Street - Suite 2A
Wilmington, MA 01887
Phone: 978.657.6469
Fax: 978.657.8563
Email: ETSPE@aol.com

NO	DATE	REVISIONS

PLAN PREPARED BY:

Olmsted Design
197 Mystic Valley Parkway
Winchester, MA 01890
781 570 9668

PREPARED FOR:

TAMBONE INVESTMENT GROUP, INC.
200 WHEELER ROAD-SOUTH TOWER
BURLINGTON, MA 01830

PROJECT:

BEDFORD PLACE APARTMENTS
54 LOOMIS STREET
BEDFORD, MASSACHUSETTS

DRAWING:

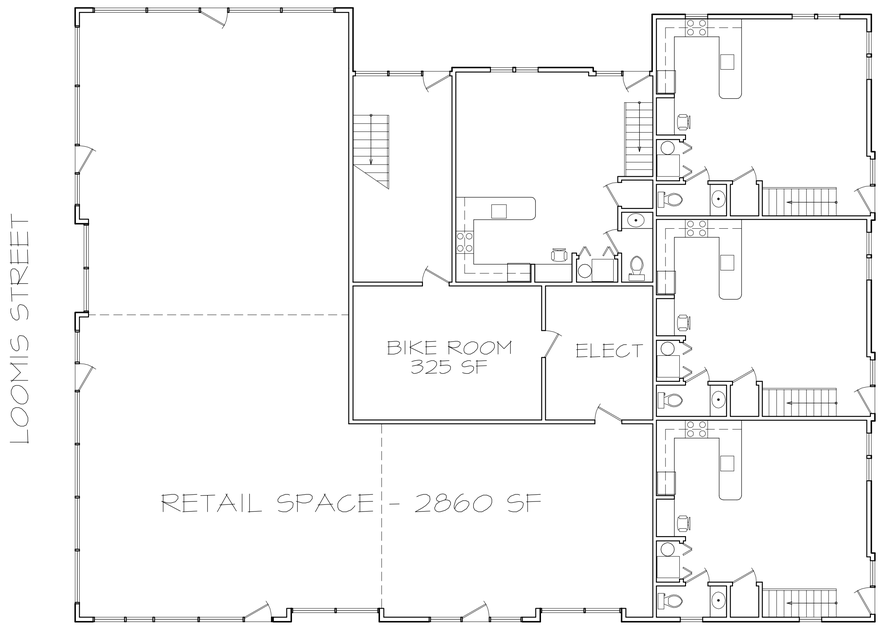
SCALE:	1" = 20'-0"
DATE:	02/13/2013
ACAD REF.	1275

PROJECT NUMBER

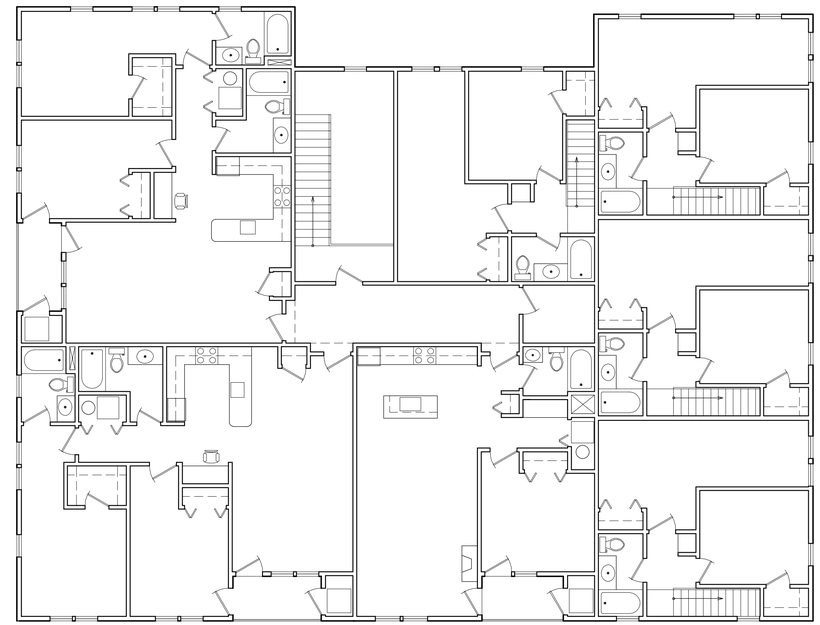
1275

DRAWING NUMBER

L.1



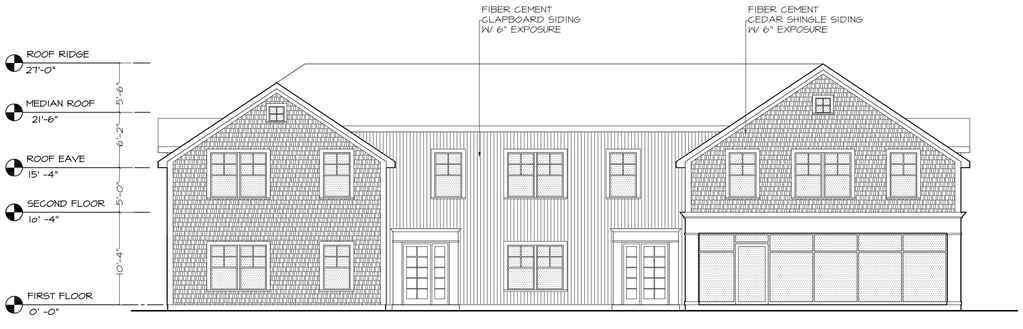
1 BUILDING A - GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



2 BUILDING A - UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

A BUILDING A - ELEVATION
SCALE: 1/8"=1'-0"

B BUILDING A - ELEVATION
SCALE: 1/8"=1'-0"



C BUILDING A - ELEVATION
SCALE: 1/8"=1'-0"

D BUILDING A - ELEVATION
SCALE: 1/8"=1'-0"

REV	ISSUED	DESCRIPTION
–	–	–
–	–	–
–	–	–

db2/ARCHitecture
5 Lowell Avenue
Winchester, MA 01890
Tel: 781.205.2280

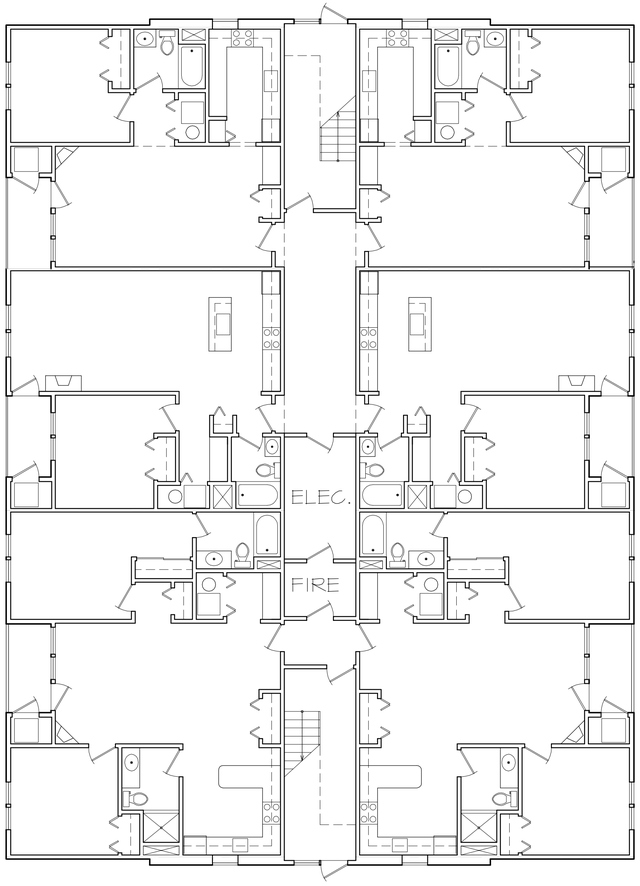
PROJECT:
Bedford Place Apartments

ADDRESS:
54 Loomis St
Bedford, MA

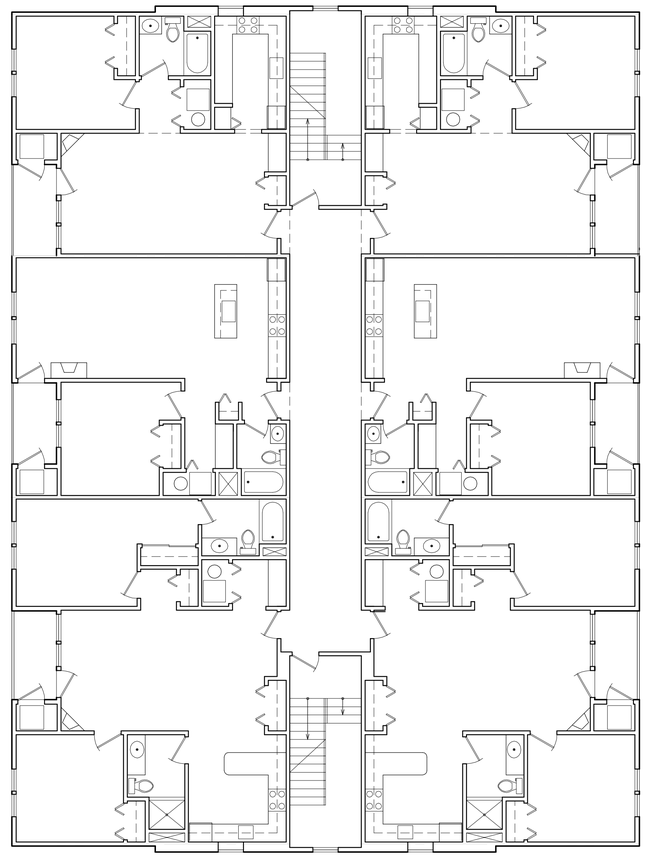
TITLE:
First and Second Floor Plans

PROJ.#: 12232
DATE: 01-24-13
SCALE: 1/8" =1'-0"
DRAWN BY: DB

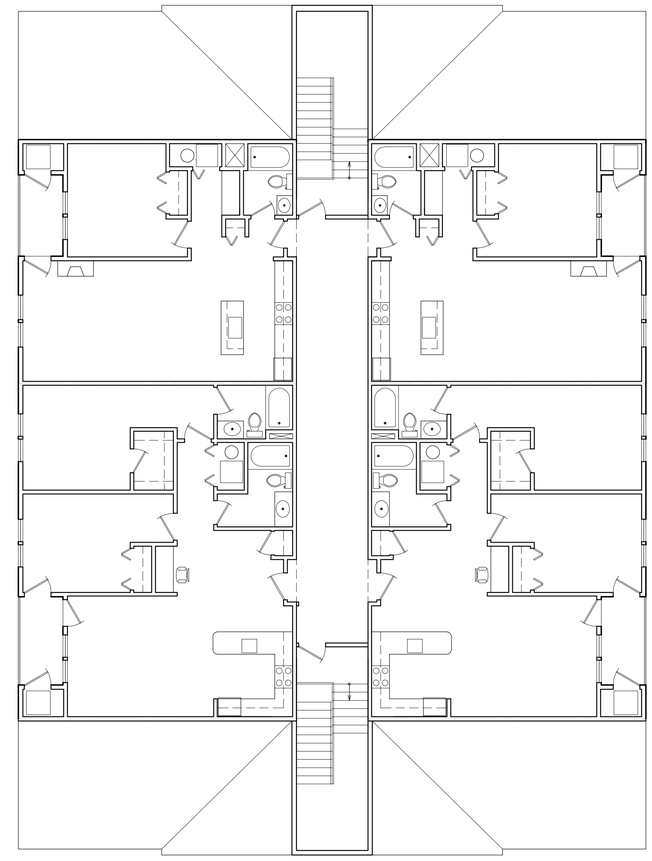
DWG.#: A-1



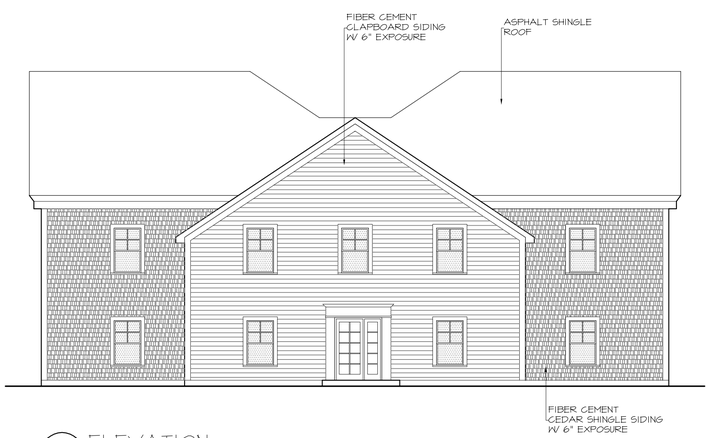
1 BUILDING B - FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



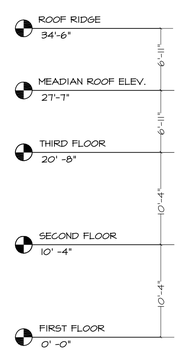
2 BUILDING B - SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



3 BUILDING B - THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



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



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

REGISTERED ARCHITECT
E. DANIEL BROGGI
No. 30028
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

REV	ISSUED	DESCRIPTION
–	–	–
–	–	–
–	–	–

db2/ARCHitecture
5 Lowell Avenue
Winchester, MA 01890
Tel: 781.205.2280

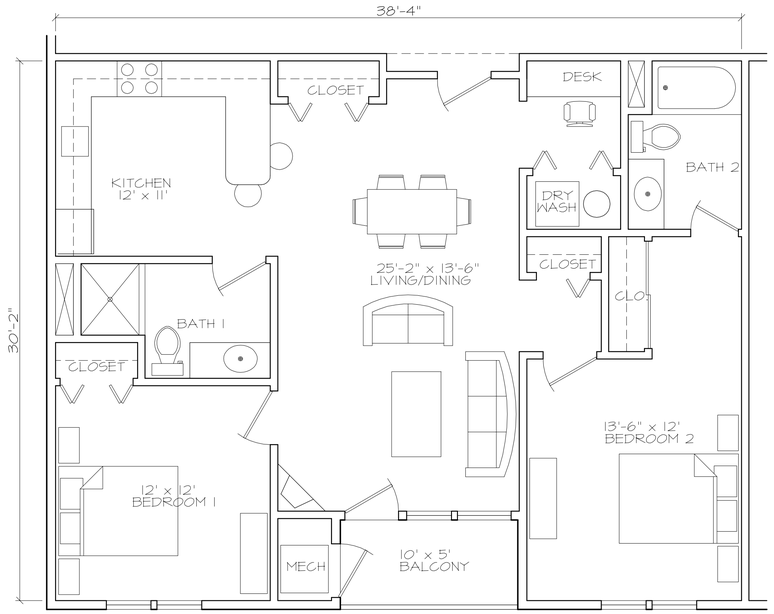
PROJECT:
Bedford Place Apartments

ADDRESS:
54 Loomis St
Bedford, MA

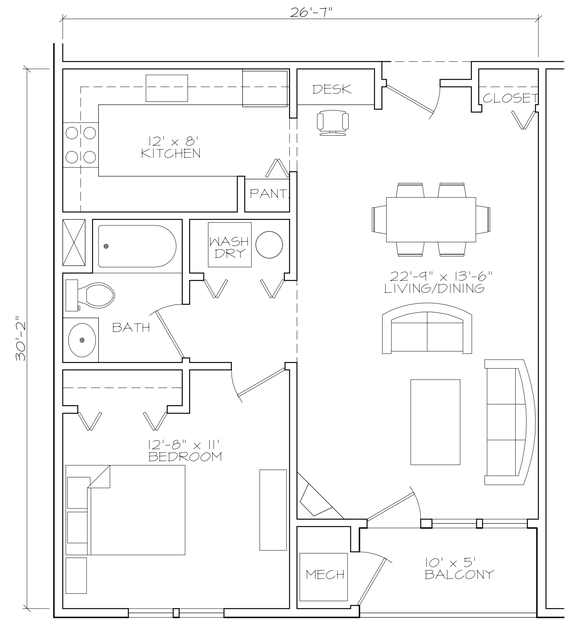
TITLE:
Rear Building Plans and Elevations

PROJ.#: 12232
DATE: 01-24-13
SCALE: 1/8" =1'-0"
DRWN BY: DB

DWG.#: A-2

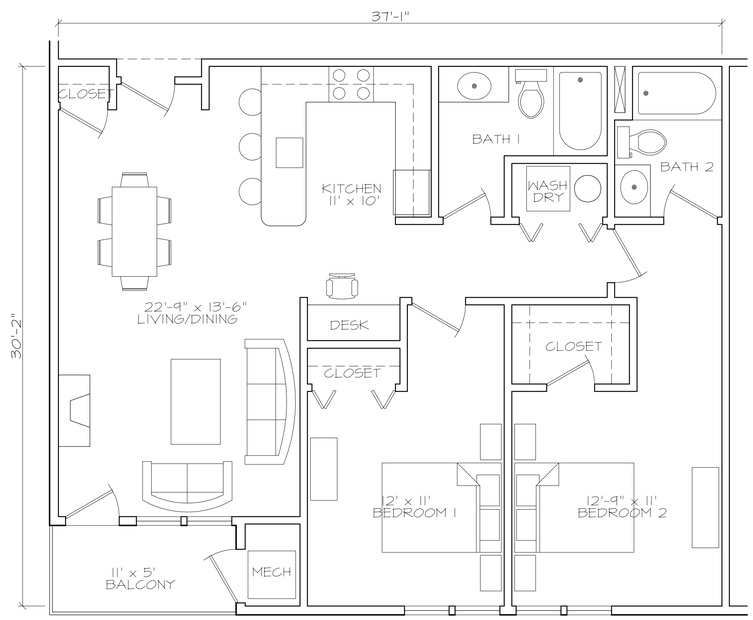


TWO BEDROOM - 1094 sf
1155 sf w/ balcony

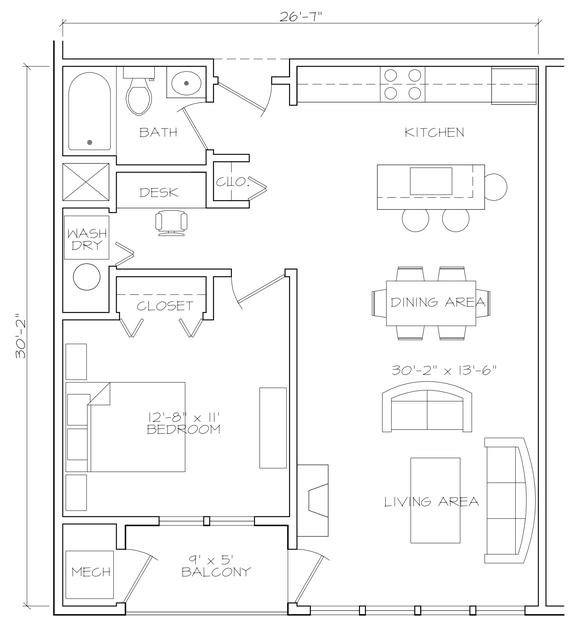


ONE BEDROOM - 745 sf net
800 sf w/ balcony

BEDFORD PLACE - OPTION 1



TWO BEDROOM - 1055 sf
1118 sf w/ balcony



ONE BEDROOM - 745 sf net
800 sf w/ balcony

BEDFORD PLACE - OPTION 2

REGISTERED ARCHITECT
E. DANIEL BROGGI
No. 30028
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

REV	ISSUED	DESCRIPTION
–	–	–
–	–	–
–	–	–

db2/ARCHitecture
5 Lowell Avenue
Winchester, MA 01890
Tel: 781.205.2280

PROJECT:
Bedford Place Apartments

ADDRESS:
54 Loomis St
Bedford, MA

TITLE:
Unit Plans

PROJ.#: 12232
DATE: 01-24-13
SCALE: 1/4" = 1'
DRAWN BY: DB

DWG.#:
A-3