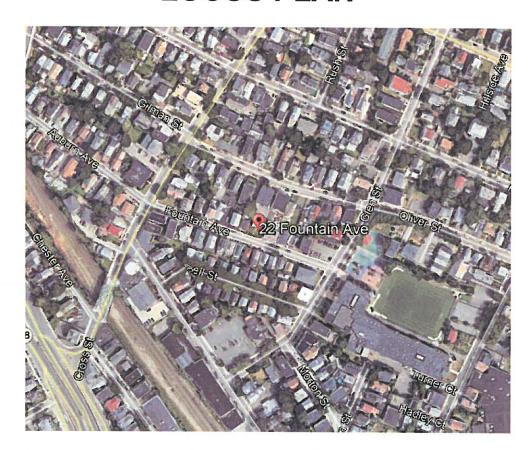
A-000	Cover Sheet	10/04/18
C-01	Cıvıl Plan	10/04/18
L-I	Landscape Plan	08/08/18
A-011	FAR Calculation	10/04/18
A-020	Architectural Site Plan	10/04/18
EX-100	Existing Plans # Elevations	08/08/18
A-100	Basement # First Floor Plan	10/04/18
A-101	Second Floor & Roof Plan	10/04/18
A-300	South \$ West Elevations	10/04/18
A-301	North & East Elevations	10/04/18
AV-100	Neighborhood Photos	10/04/18
AV-101	Rendering	08/08/18

LOCUS PLAN





PROJECT: 22-24 FOUNTAIN AVENUE

PROJECT ADDRESS: 22-24 FOUNTAIN AVENUE SOMERVILLE, MA 02143

ARCHITECT KHALSA DESIGN INC. ADDRESS: 17 IVALOO STREET, SUITE 400 SOMERVILLE, MA 02143

CLIENT PROSPECT REALTY & ADVISORS ADDRESS: 419 MT. AUBURN STREET WATERTOWN, MA 02472

SD SET 10-05-2018

PROJECT NAME 22-24 FOUNTAIN **AVENUE**

PROJECT ADDRESS 22-24 FOUNTAIN **AVENUE**

CLIENT

Renato Fontes

ARCHITECT



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

CONSULTANTS:

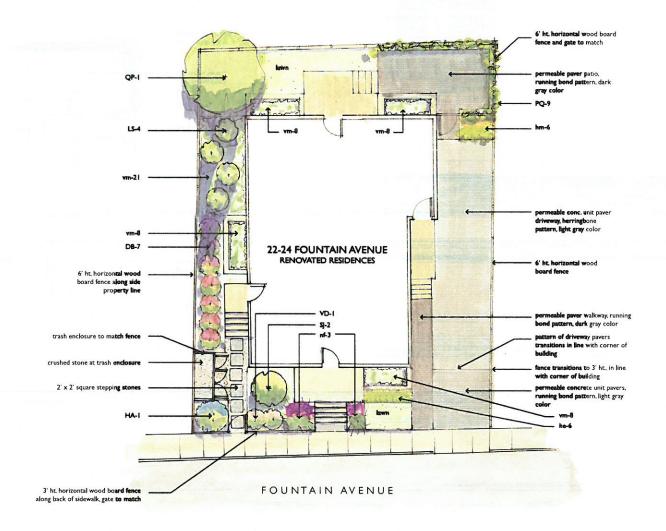


REVISIONS

Cover Sheet

A-000 22-24 FOUNTAIN AVENUE

PLAN OF LAND **MASSACHUSETTS** 48 OLIVER ST. 50 OLIVER ST. N/F N/F BOUBOULIS SURVEY LOCATED AT BOUBOULIS 22-24 FOUNTAIN AVENUE - 4.4 CONSULTANTS SOMERVILLE, MA 14 SUMNER STREET GLOUCESTER, MA 01930 50.00' SCALE: 1 INCH = 10 FEET 617 899-0703 WWW.MASSACHUSETTSSURVEY.COM 8.3 8.4 NO. 22-24 20 FOUNTAIN AVE. 2.5 STORY N/F DACOSTA 65.30 65.30 26 FOUNTAIN AVE. ANDRADE 28.9 3,262+/-SF 102°17′0" 92°15'20" **REFERENCES** DEED: BOOK 69892, PAGE 81 PLAN: 33504-A; 7399-A **CERTIFICATION** 50.00' 231.82' I CERTIFY THAT THIS PLAN WAS MADE FROM AN FOUNTAIN (PUBLIC 40' WIDE) AVENUE INSTRUMENT SURVEY ON THE GROUND BETWEEN THOMAS P. THE DATES OF MARCH 25 AND MARCH 29, 2018 AND BERNARDI ALL STRUCTURES ARE LOCATED AS SHOWN HEREON. NO. 49190 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. THOMAS BERNARDI P.L.S. **DATE: APRIL 5, 2018**





rees



Slender Silhouette Fastigiate Pin Oak Sweetgum

PROPOSED PLANT LIST

4	LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	2.5" cal.	B&B
1	QP	Quercus palustris 'Pringreen'	Fastigiate Pin Oak	3-3.5" cal.	B&B
Shru	bs:				
7	DB	Daphne x burkwoodii 'Carol Mackii'	Carol Mackii Daphne	24" ht.	Pots
1	HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24-36" ht.	B&B
2	SJ	Spiraea japonica 'Little Princess'	Little Princess Spiraea	3 gal.	Pots
1	VD	Viburnum dentatum 'Northern Burgundy'	Northern Burgundy Viburnum	36" ht.	B&B
Pere	nnials:				
12	he	Hemerocallis 'Happy Returns'	Happy Returns Daylily	2 gal	Pots
	nf	Nepeta faasenii 'Walker's Low'	Walker's Low Catmint	2 gal.	Pots
3					
3 Vine	s:	A THE MAN PARTY OF THE PROPERTY OF THE PARTY			
2%	s: PQ	Parthenosissus quinquefolia	Woodbine	l gal.	Pots
Vine 9		12 161	Woodbine	l gal.	Pots

Shrubs



Carol Mackii Daphne

drangea

ttle Princess Spiraea

Viburnum

Perennials



Hanny Returns Daylily



eturns Daylily Catmint

Vines



Woodbine

Groundcovers



Periwinkle

Fencing



horizontal wood board fence

Concrete Unit Paving

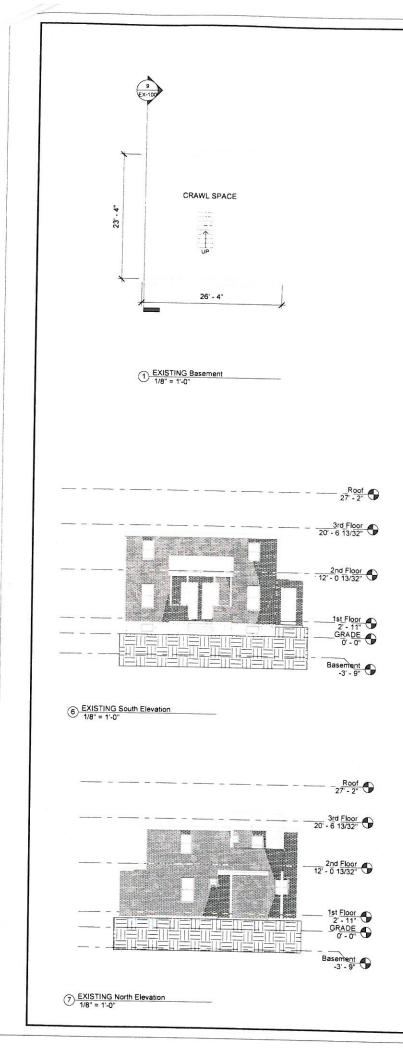


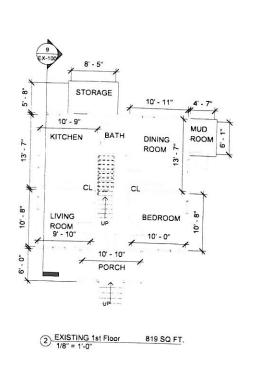
permeable concrete unit paving, patterns per plan 'Permeable 4.5" x 9"' by Hanover Architectural Products Limestone Gray for light areas and Charcoal Gray for dark areas

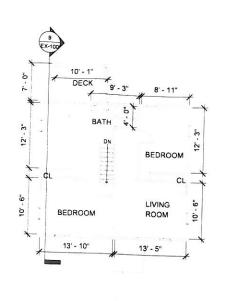




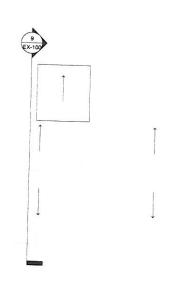




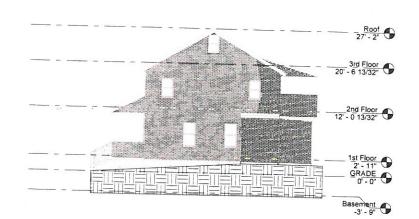




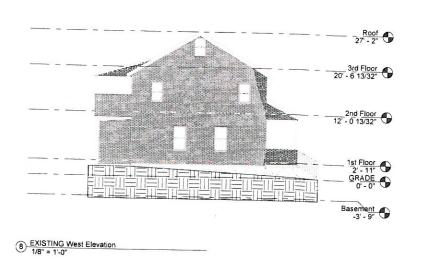
3 EXISTING 2nd Floor 727 SQ FT. 1/8" = 1'-0"

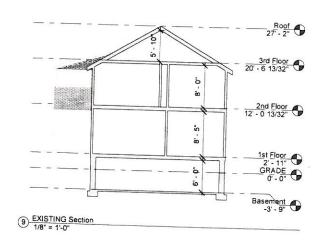


4 EXISTING Roof 1/8" = 1'-0"









PROJECT NAME

22-24 FOUNTAIN

AVENUE

PROJECT ADDRESS

22-24 FOUNTAIN

AVENUE

CLIENT

Renato Fontes

£ 5 1 G z

KHALSA

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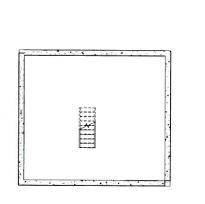
REVISIONS

No. Description Date

Existing Plans & Elevations

EX-100

0 NUE



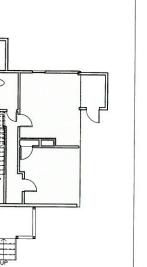
BASEMENT LEVEL

FAR AREA: 0 SF

FIRST FLOOR LEVEL

FAR AREA: 682 SF

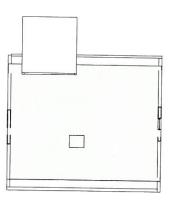
GROSS AREA: 719 SF GROSS AREA: 819 SF



SECOND FLOOR LEVEL

FAR AREA: 684 SF

GROSS AREA: 727 SF



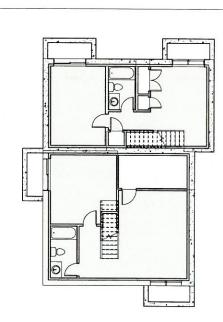
ATTIC LEVEL

FAR AREA: 0 SF

GROSS AREA: 597 SF

	FAR AREA	GROSS FLOOR AREA
BASEMENT	0 SF	719 SF
FIRST FLOOR	682 SF	682 SF
SECOND FLOOR	684 SF	727 SF
ATTIC	0 SF	597 SF
TOTAL	1,366 SF	2,265 SF

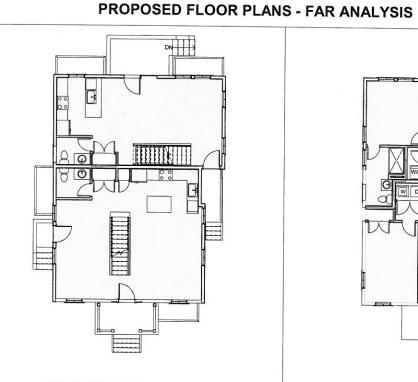
SUMMARY



BASEMENT LEVEL

FAR AREA: 1,042 SF

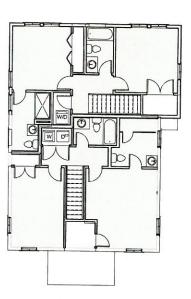
GROSS AREA: 1,264 SF



FIRST FLOOR LEVEL

FAR AREA: 1,158 SF

GROSS AREA: 1,270 SF



SECOND FLOOR LEVEL

FAR AREA: 1,052 SF

GROSS AREA: 1,274 SF

SUMMARY

	FAR AREA	GROSS FLOOR AREA
BASEMENT	1,042 SF	1,264 SF
FIRST FLOOR	1,158 SF	1,270 SF
SECOND FLOOR	1,052 SF	1,274 SF
TOTAL	3,252 SF	3,808 SF

PROJECT NAME 22-24 FOUNTAIN **AVENUE**

PROJECT ADDRESS 22-24 FOUNTAIN **AVENUE**

CLIENT

Renato Fontes



17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

CONSULTANTS:

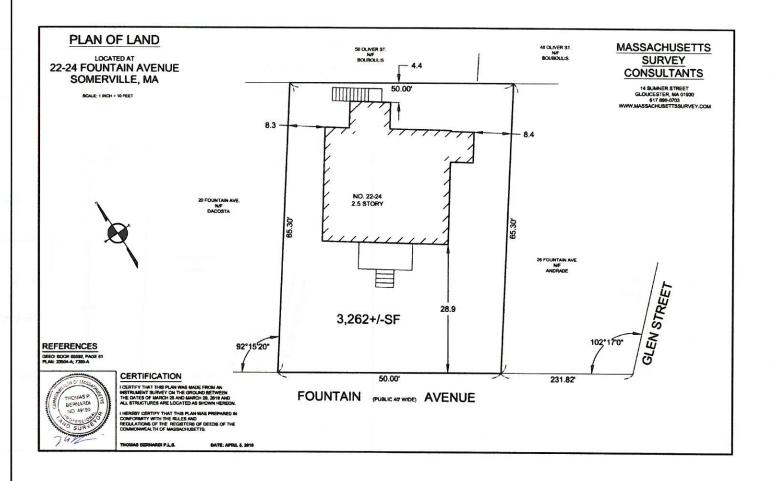


Project number	18049
Date	10-05-2018
Drawn by	DM / AV
Checked by	JSK
Scale	1/8" = 1'-0'

No.	Description	Date
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FAR Calculation

A-011 22-24 FOUNTAIN AVENUE

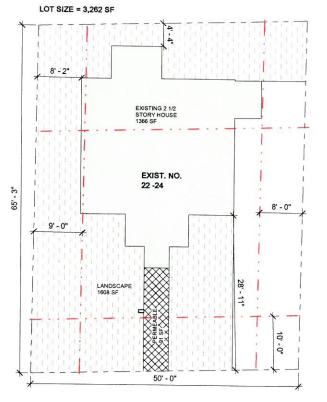


		ZON	IING CHART		
RB ZONE	REQUIRED		EXISTING	PROPOSED	REMARKS
MIN. LOT SIZE	7,500 SF		3,262 SF	3,262 SF	PRE-EXIST. / NO CHANGE
LOT AREA/DU 1-2DU	1500 SF/DU=3,00	0/2DU	1DU = 3,262 SF/DU	2DU = 1,621 SF/DU	COMPLIES
FAR	1.0 (3,262 SF)		0.42 (1,366 SF)	0.99 (3,252 SF)	COMPLIES
MAX GROUND COVER	50% (1,621 SF)		28% (909 SF)	47% (1,533 SF)	COMPLIES
LANDSCAPE AREA	25% (816 SF)		49.2% (1605 SF)	27.4% (896 SF)	COMPLIES
PERMEABLE AREA	35% (1,142 SF)		49.2% (1605 SF)	37% (1206 SF)	COMPLIES
MAX HEIGHT	40'-0" / 3ST		27 - 2" / 2.5 ST	27 - 2" / 2.5 ST	COMPLIES / NO CHANGE
FRONT SETBACK	15' OR STREET AVERAGE = 10'-0" MIN.		28' - 10"	10' - 0"	COMPLIES
LEFT SIDE SETBACK	MIN SIDE SB=8'-0" MIN LSB+RSB=17'-0"		8'-3 1/2"	9' - 0"	COMPLIES
RIGHT SIDE SETBACK			8'-4 3/4"	8' - 0"	COMPLIES
REAR SETBACK	20'-0" REAR SETBACK CALCULATION: 100' - 65.3' = 34.7' x 3" = 104.1 / 12 = 8.675 20'-0" - 8.675' = 11.325' = 11'-4"		4'-4 3/4"	11' - 6"	COMPLIES
FRONTAGE	50'		50'	50'	COMPLIES / NO CHANGE
PARKING	EXISTING	PROPOSED	1 SPACE (2 TANDEM)	1 SPACE (2 TANDEM)	DOES NOT COMPLY
	UNIT 1 - 3 BR	UNIT 1 - 3 BR UNIT 2 - 3 BR		- 1	
	2 SPACES REQ.	4 SPACES REQ.			

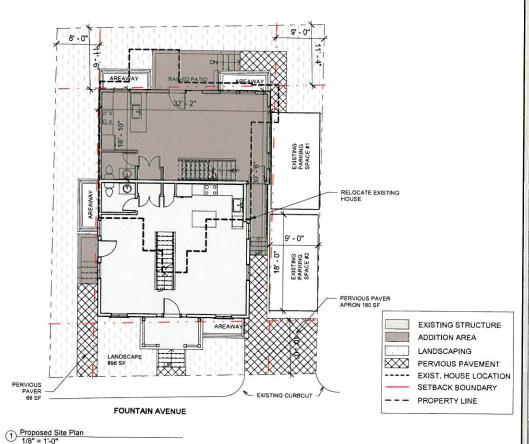
4.4.1 (ii) Alteration, reconstruction, extension or structural change to a nonconforming one- or two-family structure not affecting the
nonconforming aspect of the one- or two-family structure and where the alteration, reconstruction, extension, or structural change will
comply with all current dimensional requirements of the zoning ordinance, and provided any such alteration, reconstruction, extension
or structural change does not increase the Gross Floor Area of the dwelling by more than twenty-five percent (25%). For the
purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the
effective date of this ordinance.

New Basement	1264 SF
1st Floor	1270 SF
2nd Floor	1274 SF

Gross Building Area



2 Existing Architectural Site Plan
1/8" = 1'-0"



PROJECT NAME 22-24 FOUNTAIN AVENUE

PROJECT ADDRESS

22-24 FOUNTAIN

AVENUE

CLIENT

Renato Fontes



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No.	Description	Date	
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Scale	A	s indicated	
Checked	by	JSK	
Drawn by		DM	
Date		10-05-2018	
TOJOCETII	umber	18049	

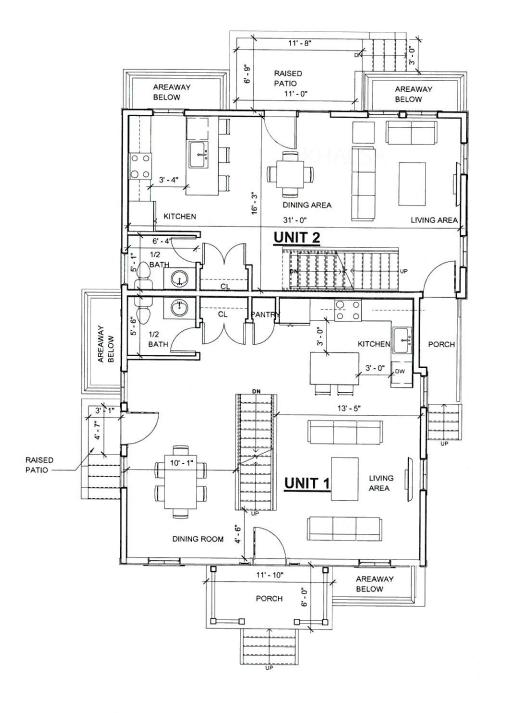
Architectural Site Plan

A-02022-24 FOUNTAIN AVENUE

0/5/2018 11-57-12 A

	Unit Areas	
Name	Level	Area
Unit 01	New Basement	716 SF
Unit 01	1st Floor	718 SF
Unit 01	2nd Floor	668 SF
		2102 SF
Unit 02	New Basement	548 SF
Unit 02	1st Floor	552 SF
Unit 02	2nd Floor	605 SF
		1705 SF





PROJECT NAME 22-24 FOUNTAIN **AVENUE** PROJECT ADDRESS

22-24 FOUNTAIN **AVENUE**

CLIENT

Renato Fontes



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Project number	1804
Date	10-05-2018
Drawn by	DM / A\
Checked by	JSH
Scale	1/4" = 1'-0

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REVISIONS			
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Basement & First Floor Plan

A-100 22-24 FOUNTAIN AVENUE

1/4" = 1'-0"

STUDY

12' - 4"

STUDY

2 1st Floor 1/4" = 1'-0"

UNIT 2

STORAGE / MECHANICAL

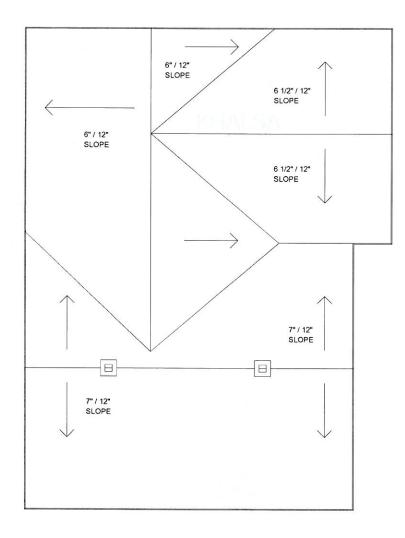
UNIT 1

12' - 10"

FAMILY ROOM

FAMILY ROOM

1 2nd Floor 1/4" = 1'-0"



2 Proposed Roof 1/4" = 1'-0" PROJECT NAME

22-24 FOUNTAIN AVENUE

PROJECT ADDRESS 22-24 FOUNTAIN AVENUE

CLIENT

Renato Fontes

ARCHITECT



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Project nu	ımber	18	
Date		10-05-2	
Drawn by			
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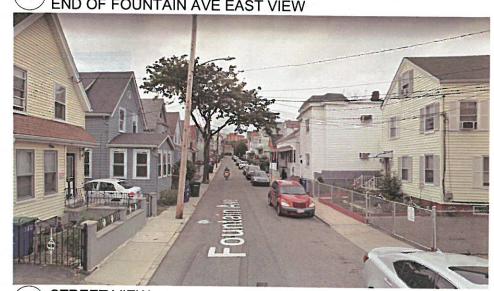
Second Floor & Roof Plan

A-10122-24 FOUNTAIN AVENUE





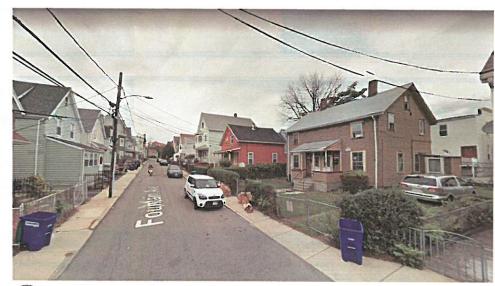
4 STREET VIEW END OF FOUNTAIN AVE EAST VIEW



5 STREET VIEW
END OF FOUNTAIN AVE WEST VIEW



1 STREET VIEW FRONT OF HOUSE



2 STREET VIEW FOUNTAIN AVE WEST VIEW



3 STREET VIEW FOUNTAIN AVE EAST NTKG-SERVER\Data\18\18049-22-24-Fountain-1

CO018 11:57:32 AM

PROJECT NAME

22-24 FOUNTAIN

AVENUE

PROJECT ADDRESS

22-24 FOUNTAIN

AVENUE

CLIENT

Renato Fontes

ARCHITECT S / G Z

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Project number	18049
Date	10-05-2018
Drawn by	DM
Checked by	JSK
Scale	

No. Description Date

Neighborhood Photos

22-24 FOUNTAIN AVENUE

VIEW



PROJECT NAME

22-24 FOUNTAIN AVENUE

PROJECT ADDRESS

22-24 FOUNTAIN AVENUE

Renato Fontes

ARCHITECT



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Date		10-05-20	
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Checked I	by	J:	
Scale			
REVISION	ONS		
No.	Description	Date	
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	-	_	

Rendering

22-24 FOUNTAIN AVENUE