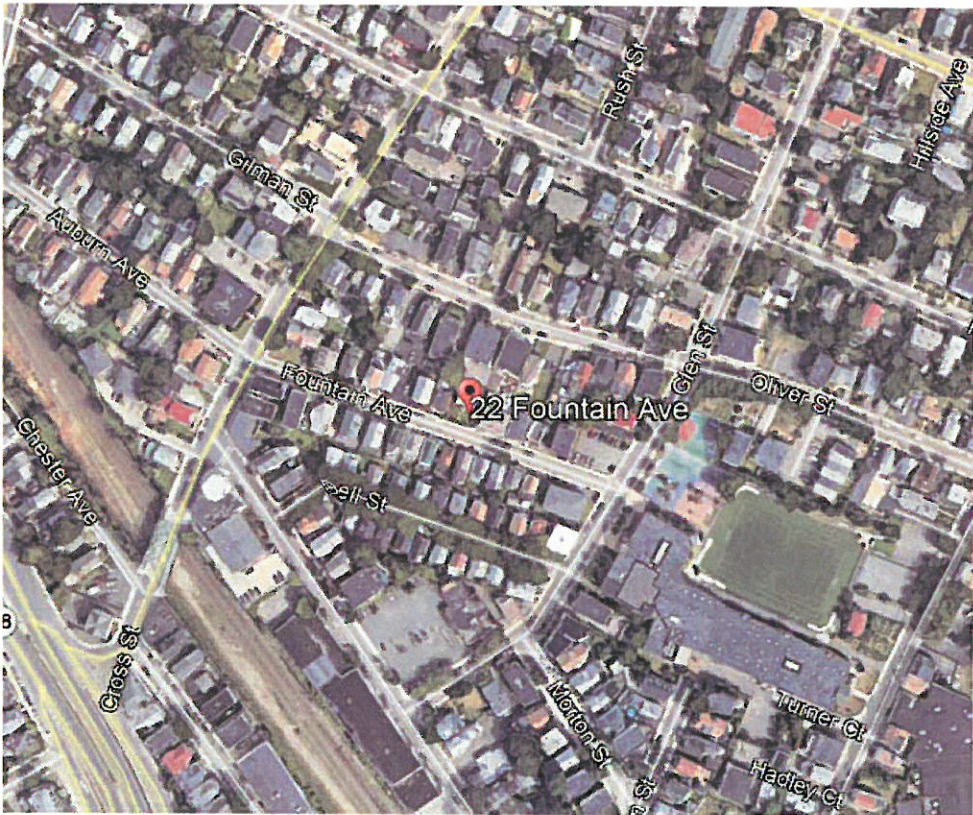


Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	10/04/18
C-01	Civil Plan	10/04/18
L-1	Landscape Plan	08/08/18
A-011	FAR Calculation	10/04/18
A-020	Architectural Site Plan	10/04/18
EX-100	Existing Plans & Elevations	08/08/18
A-100	Basement & First Floor Plan	10/04/18
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

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ARCHITECT

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

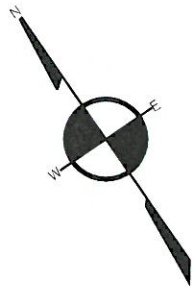
REVISIONS		
No.	Description	Date

Cover Sheet
A-000
22-24 FOUNTAIN AVENUE

PLAN OF LAND

LOCATED AT
22-24 FOUNTAIN AVENUE
SOMERVILLE, MA

SCALE: 1 INCH = 10 FEET



20 FOUNTAIN AVE.
N/F
DACOSTA

50 OLIVER ST.
N/F
BOUBOULIS

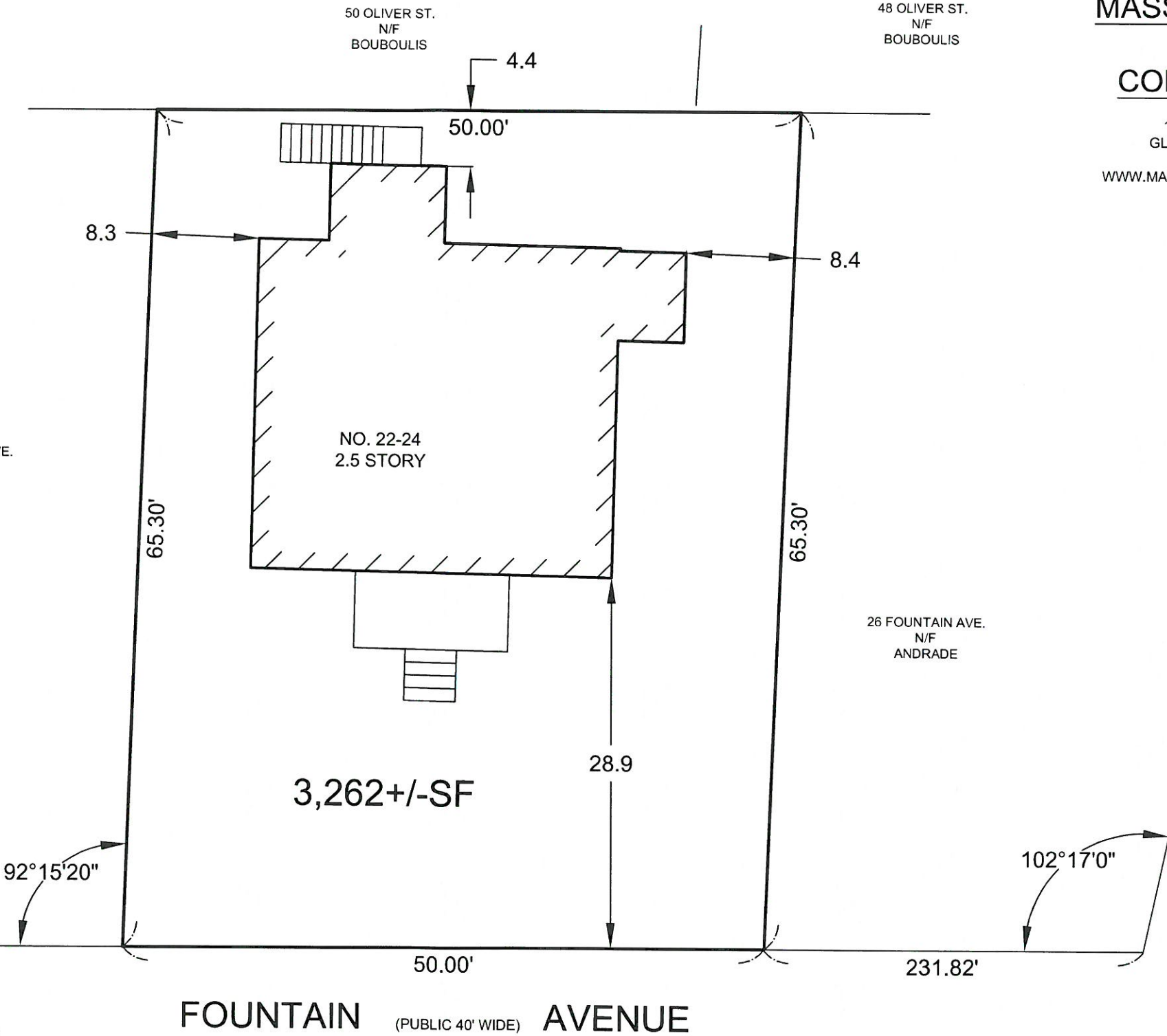
48 OLIVER ST.
N/F
BOUBOULIS

MASSACHUSETTS
SURVEY
CONSULTANTS

14 SUMNER STREET
GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM

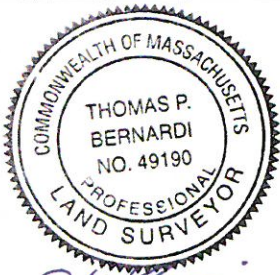
26 FOUNTAIN AVE.
N/F
ANDRADE

GLEN STREET



REFERENCES

DEED: BOOK 69892, PAGE 81
PLAN: 33504-A; 7399-A



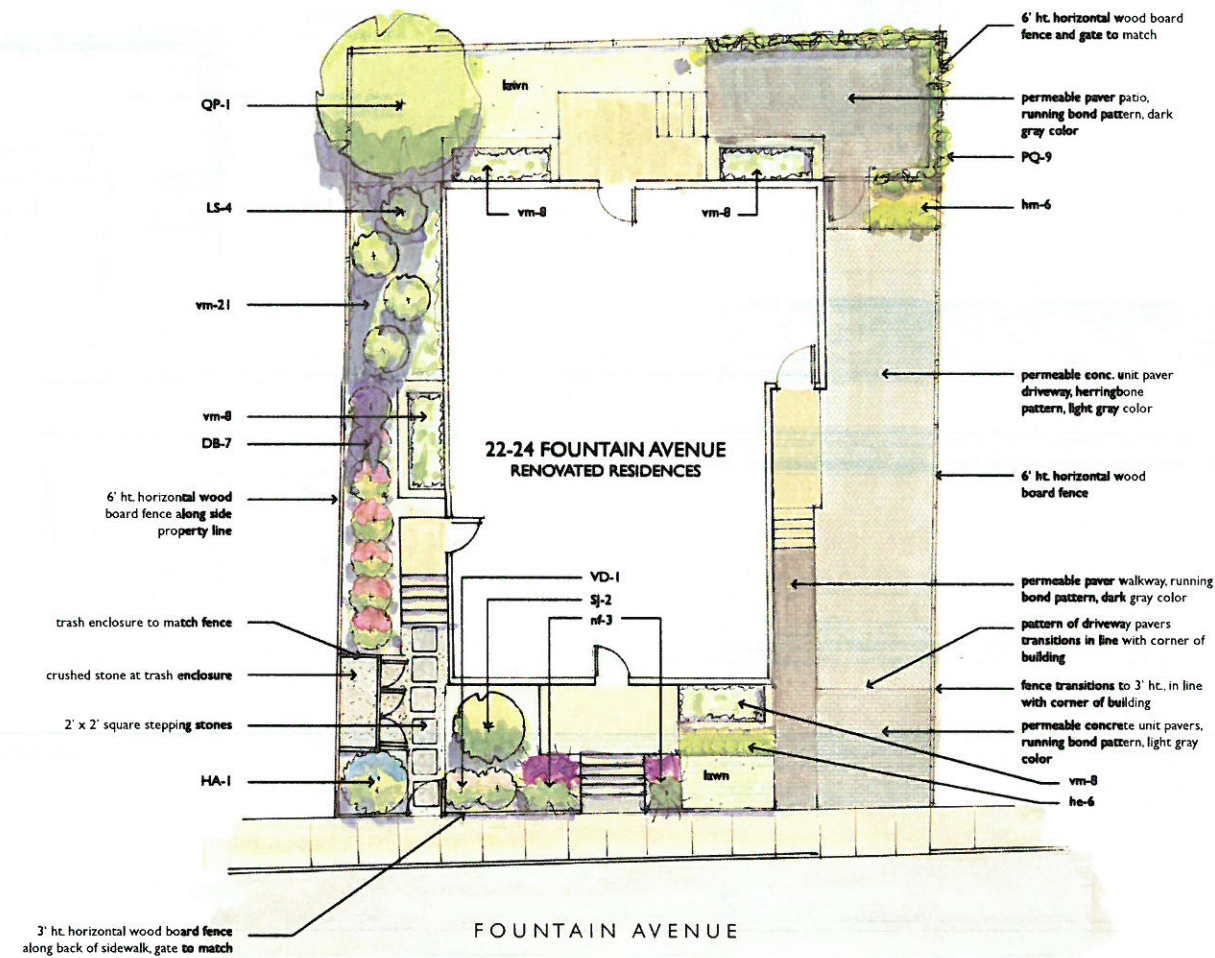
CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN
INSTRUMENT SURVEY ON THE GROUND BETWEEN
THE DATES OF MARCH 25 AND MARCH 29, 2018 AND
ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

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



Trees



Slender Silhouette Sweetgum Fastigate Pin Oak

PROPOSED PLANT LIST

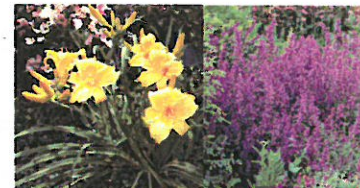
Trees:					
4	LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	2.5" cal.	B&B
1	QP	Quercus palustris 'Pringreen'	Fastigate Pin Oak	3-3.5" cal.	B&B
Shrubs:					
7	DB	Daphne x burkwoodii 'Carol Mackii'	Carol Mackii Daphne	24" ht.	Pots
1	HA	Hydrangea arborescens 'Annabelle'	Annabelle 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
Perennials:					
12	he	Hemerocallis 'Happy Returns'	Happy Returns Daylily	2 gal.	Pots
3	nf	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	2 gal.	Pots
Vines:					
9	PQ	Parthenocissus quinquefolia	Woodbine	1 gal.	Pots
Groundcovers:					
9	vm	Vinca minor	Periwinkle	1 qt.	Pots

Shrubs



Carol Mackii Daphne Annabelle Hydrangea Little Princess Spiraea Viburnum

Perennials



Happy Returns Daylily Catmint

Vines



Woodbine

Groundcovers



Periwinkle

Fencing



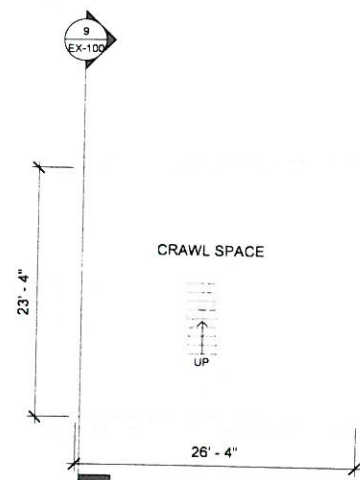
horizontal wood board fence

Concrete Unit Paving

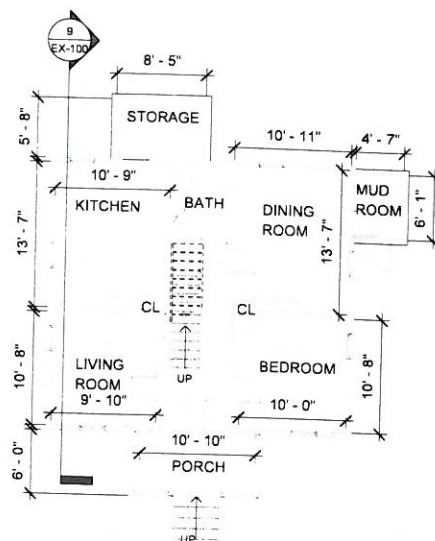


permeable concrete unit paving, patterns per plan
"Permeable 4.5" x 9" by Hanover Architectural Products
Limestone Gray for light areas and Charcoal Gray for dark areas

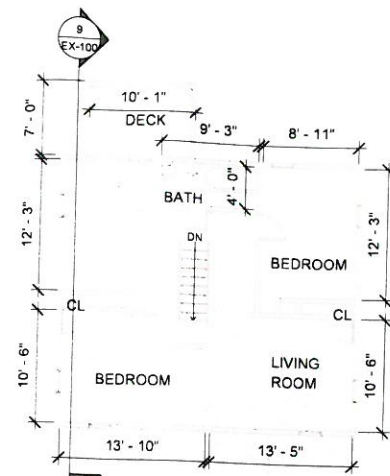




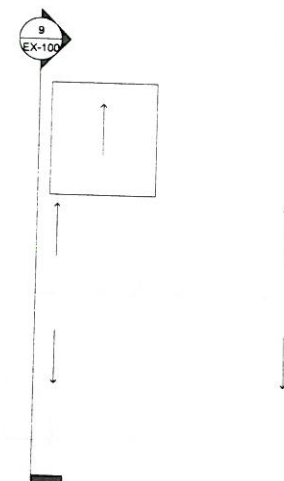
1 EXISTING Basement
1/8" = 1'-0"



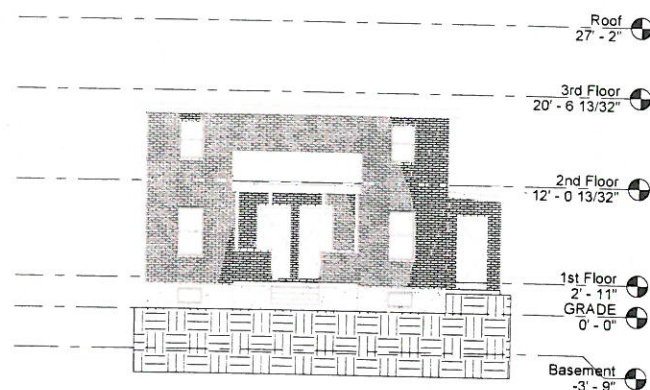
2 EXISTING 1st Floor 819 SQ. FT.
1/8" = 1'-0"



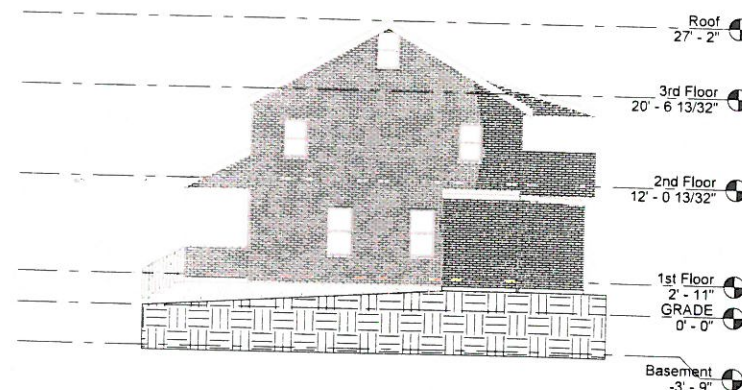
3 EXISTING 2nd Floor 727 SQ. FT.
1/8" = 1'-0"



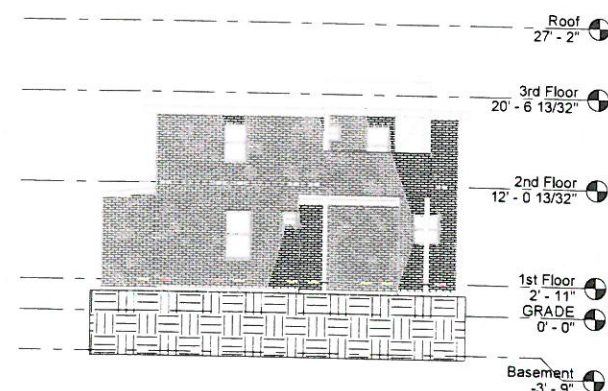
4 EXISTING Roof
1/8" = 1'-0"



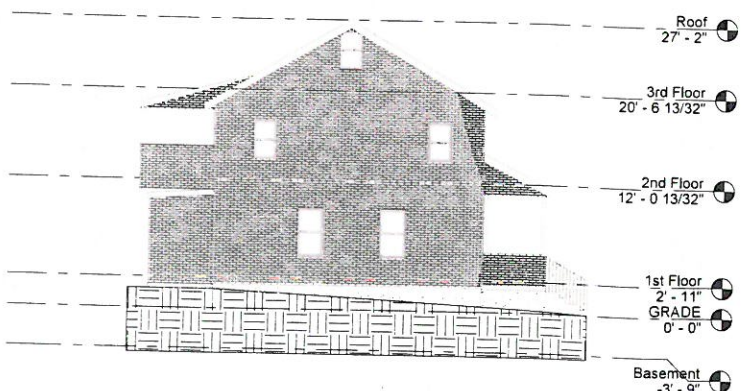
6 EXISTING South Elevation
1/8" = 1'-0"



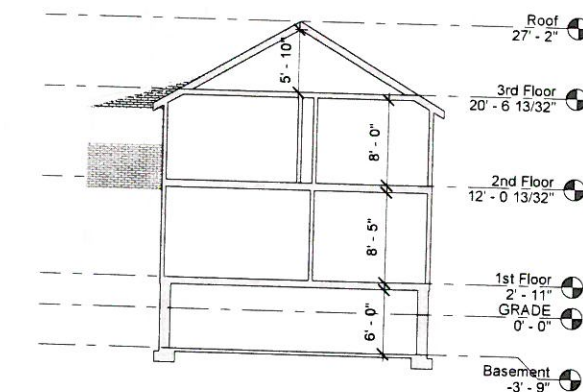
5 EXISTING East Elevation
1/8" = 1'-0"



7 EXISTING North Elevation
1/8" = 1'-0"



8 EXISTING West Elevation
1/8" = 1'-0"



9 EXISTING Section
1/8" = 1'-0"

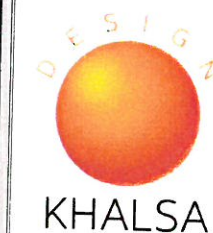
PROJECT NAME
22-24 FOUNTAIN AVENUE

PROJECT ADDRESS
22-24 FOUNTAIN AVENUE

CLIENT

Renato Fontes

ARCHITECT



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Drawn by DM
Checked by Checker
Scale 1/8" = 1'-0"

REVISIONS

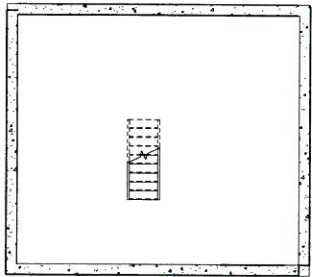
No.	Description	Date

Existing Plans &
Elevations

EX-100

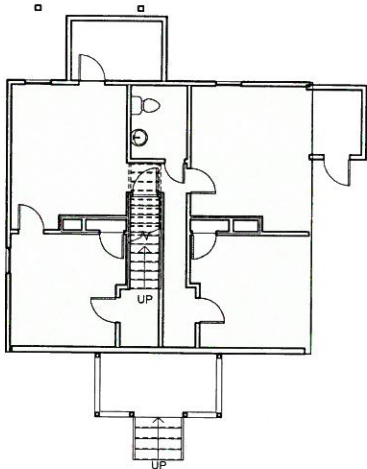
22-24 FOUNTAIN AVENUE

EXISTING FLOOR PLANS - FAR ANALYSIS



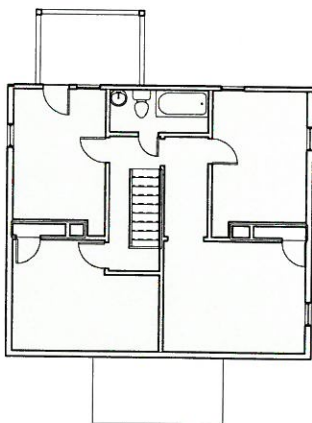
BASEMENT LEVEL

FAR AREA: 0 SF
GROSS AREA: 719 SF



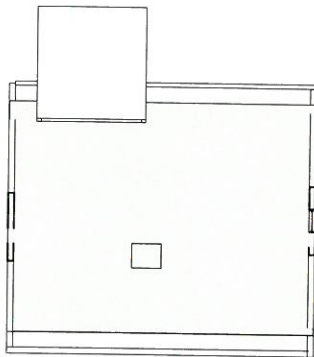
FIRST FLOOR LEVEL

FAR AREA: 682 SF
GROSS AREA: 819 SF



SECOND FLOOR LEVEL

FAR AREA: 684 SF
GROSS AREA: 727 SF



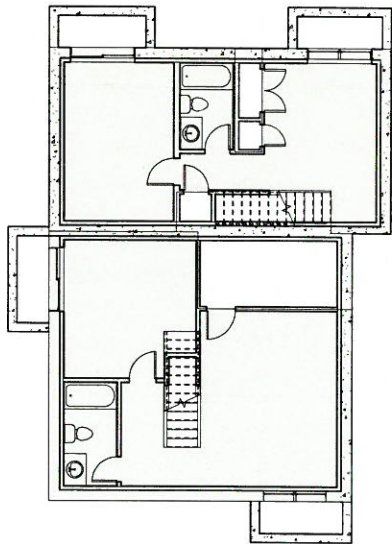
ATTIC LEVEL

FAR AREA: 0 SF
GROSS AREA: 597 SF

SUMMARY

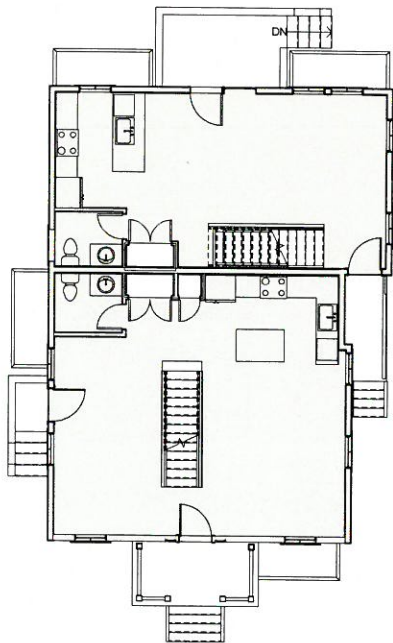
	FAR AREA	GROSS FLOOR AREA
BASEMENT	0 SF	719 SF
FIRST FLOOR	682 SF	882 SF
SECOND FLOOR	684 SF	727 SF
ATTIC	0 SF	597 SF
TOTAL	1,366 SF	2,265 SF

PROPOSED FLOOR PLANS - FAR ANALYSIS



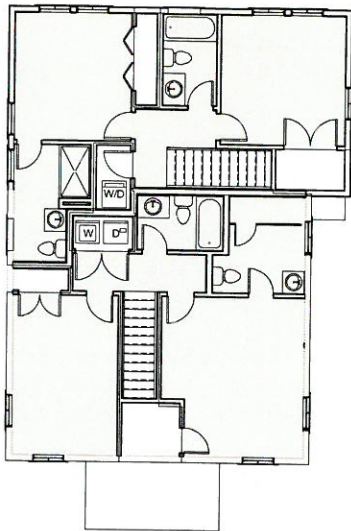
BASEMENT LEVEL

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
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CONSULTANTS:

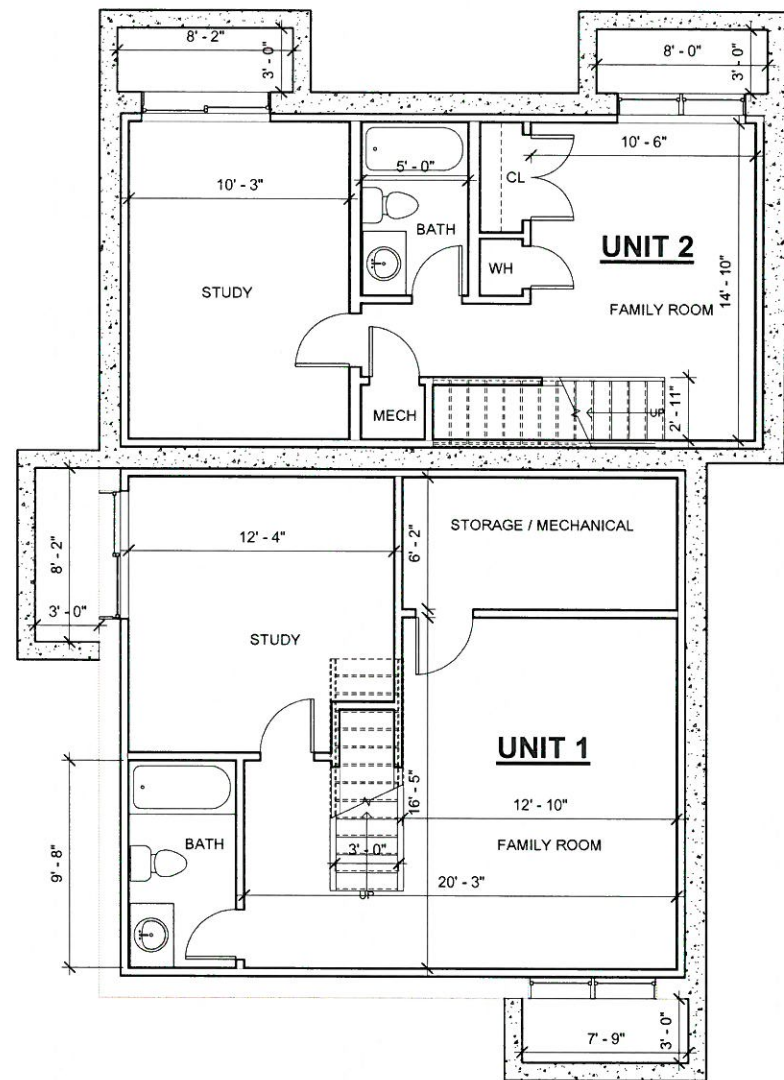
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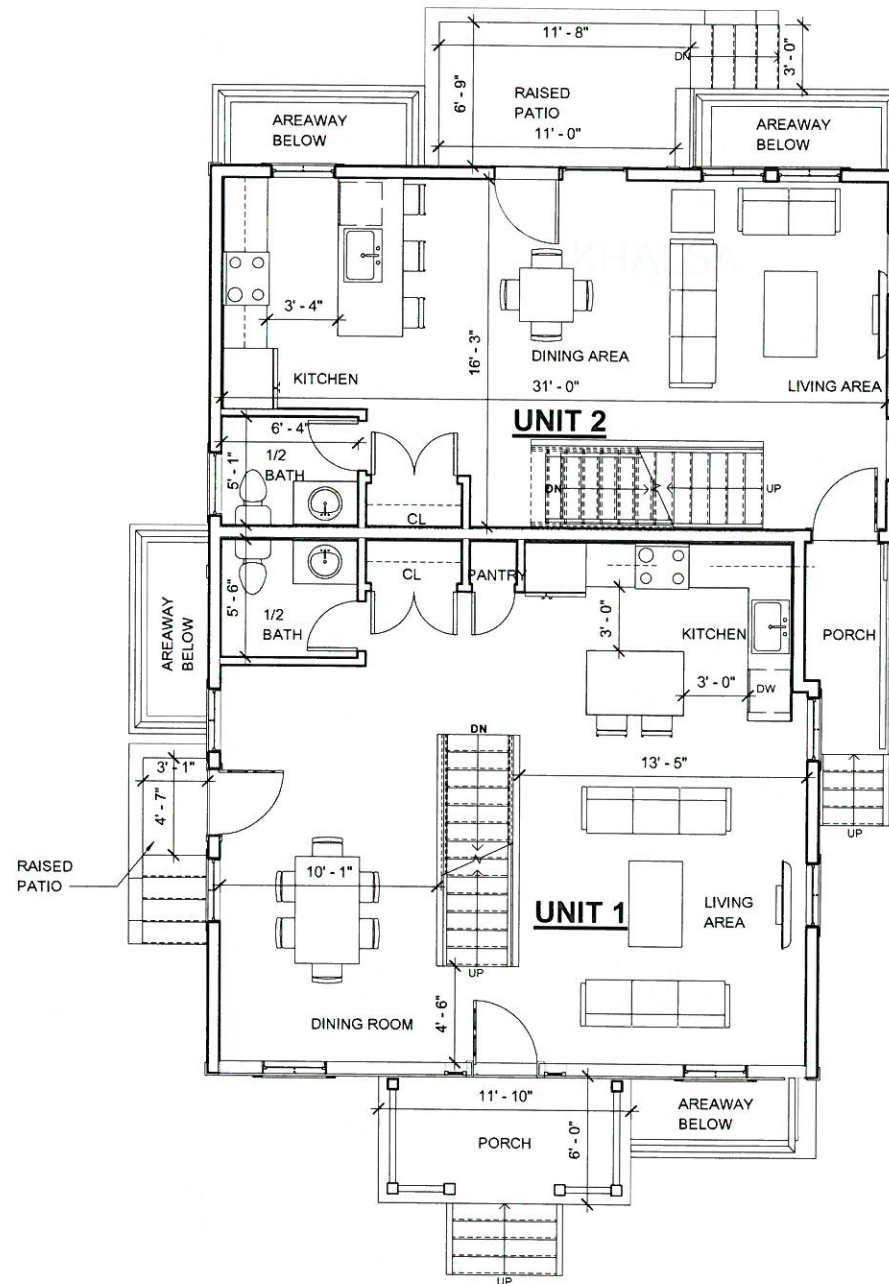
Project number 18049
Date 10-05-2018
Drawn by DM / AV
Checked by JSK
Scale 1/8" = 1'-0"

REVISIONS		
No.	Description	Date

FAR Calculation
A-011
22-24 FOUNTAIN AVENUE



① New Basement
1/4" = 1'-0"



② 1st Floor
1/4" = 1'-0"

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

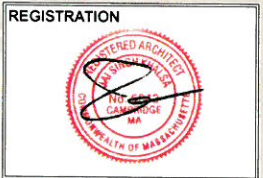
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REVISIONS		
No.	Description	Date

Basement & First
Floor Plan

A-100
22-24 FOUNTAIN AVENUE



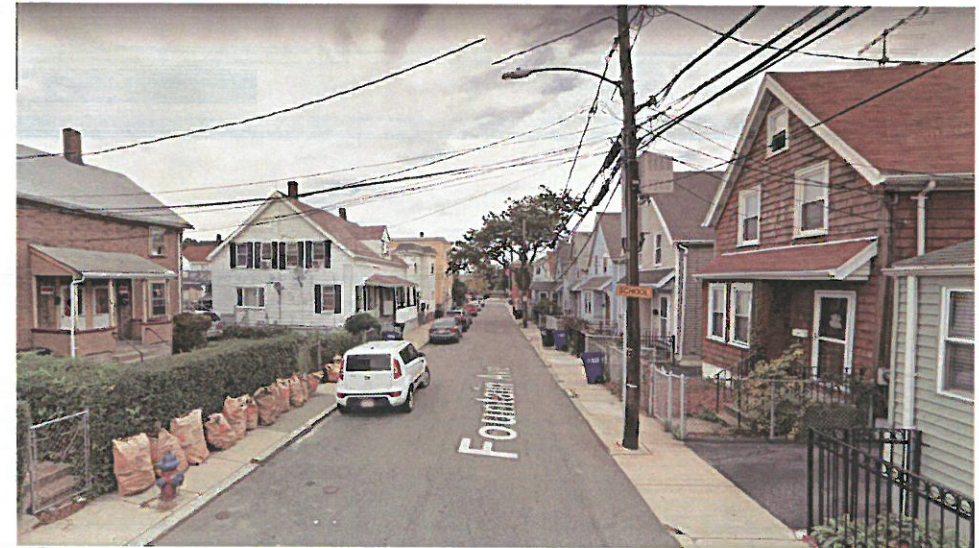
22-24 FOUNTAIN AVENUE



1 STREET VIEW
FRONT OF HOUSE



2 STREET VIEW
FOUNTAIN AVE WEST VIEW



3 STREET VIEW
FOUNTAIN AVE EAST
VIEW



NEIGHBORHOOD MAP



4 STREET VIEW
END OF FOUNTAIN AVE EAST VIEW



5 STREET VIEW
END OF FOUNTAIN AVE WEST VIEW

PROJECT NAME
**22-24 FOUNTAIN
AVENUE**

PROJECT ADDRESS
22-24 FOUNTAIN
AVENUE

CLIENT
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REGISTRATION



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

REVISIONS

No.	Description	Date

Neighborhood
Photos

AV-100
22-24 FOUNTAIN AVENUE




PROJECT NAME
22-24 FOUNTAIN AVENUE

PROJECT ADDRESS
22-24 FOUNTAIN AVENUE

CLIENT
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ARCHITECT

DESIGN



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Scale

REVISIONS		
No.	Description	Date

Rendering

AV-101

22-24 FOUNTAIN AVENUE