

## GENERAL NOTES

OWNER OF RECORD: DAVID J. GILLER  
P.O. BOX 64 CANTON, MA 02021

DEED REFERENCE: BOOK 64249, PAGE 86  
PLAN REFERENCE: BOOK 3452 / END  
TAX MAP REFERENCE: MAP 15 BLOCK A LOT 1

ACCORDING TO THE F.E.M.A. MAP FOR MIDDLESEX COUNTY,  
MAP No. 25017C0438E, DATED JUNE 4, 2010 THE  
PARCEL(S) FALLS IN AN AREA CLASSIFIED AS ZONE "X".

I HEREBY CERTIFY THAT THE STRUCTURES ARE LOCATED ON THE  
GROUND AS SHOWN ACCORDING TO AN ACTUAL FIELD SURVEY BY  
OTTE & DWYER, INC., LAND SURVEYORS ON MAY 14, 2018.

2/7/19   
PROFESSIONAL LAND SURVEYOR  
FOR OTTE & DWYER, INC.

## CERTIFIED PLOT PLAN 80 POWDER HOUSE BOULEVARD SOMERVILLE, MASS. 02144

PREPARED FOR  
DAVID GILLER

BY

OTTE & DWYER, INC.  
LAND SURVEYORS

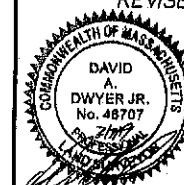
WWW.OTTEDWYER.COM

59 APPLETON STREET SAUGUS, MA 01906

P.O. BOX 982 (781)233-8155

SCALE: 1"=10' MAY 29, 2018

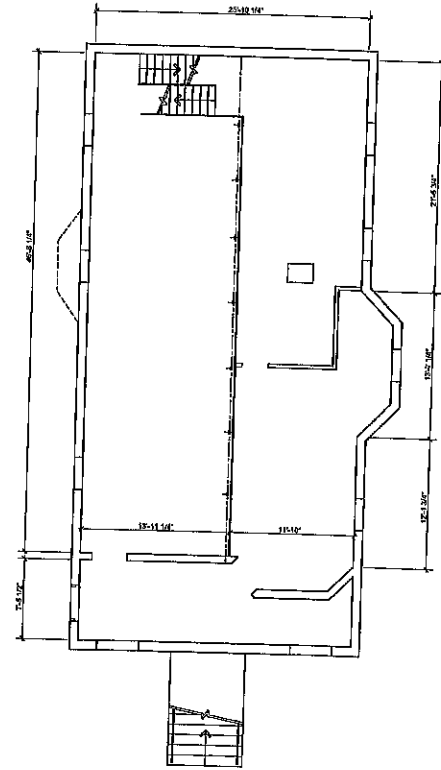
REVISED 7-31-2018 TO ADD SIDE OFFSET TO DECK  
REVISED 2-7-2019 TO ADD PROPOSED PARKING SPACE



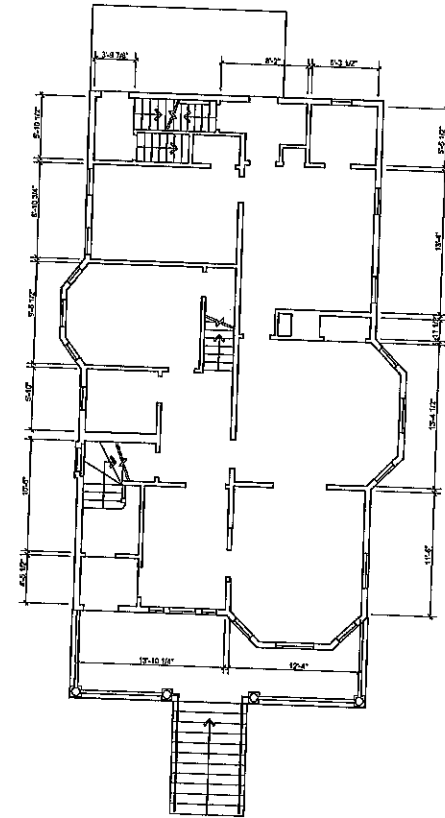
0' 10' 20' 30'  
SCALE

JN. 12264

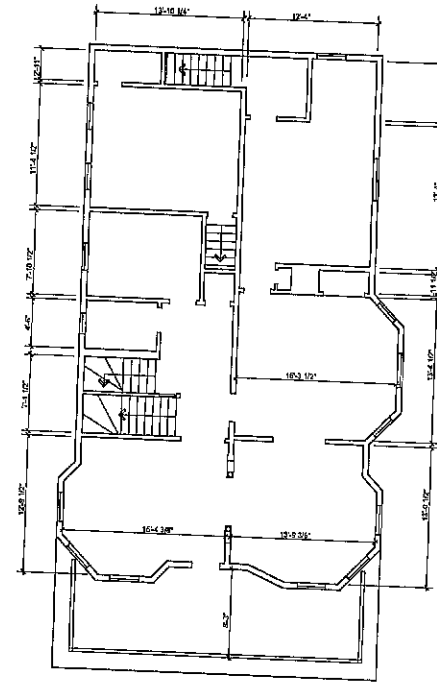
This map or plat is not valid without the seal and  
signature of the responsible surveyor.



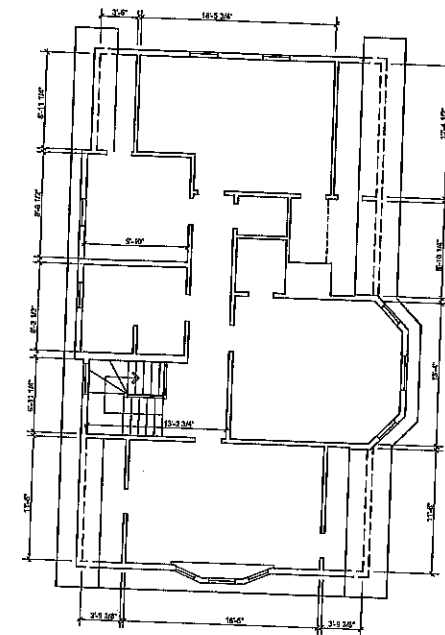
1 Existing Basement Plan  
Scale: 1/8" = 1'-0"



2 Existing First Floor Plan  
Scale: 1/8" = 1'-0"



3 Existing Second Floor Plan  
Scale: 1/8" = 1'-0"



4 Existing Third Floor Plan  
Scale: 1/8" = 1'-0"

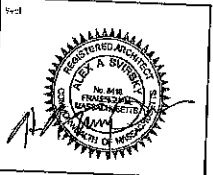
ZONING CALCULATIONS & DIMENSIONAL TABLE:

ZONING DISTRICT:	RA REQUIRED or ALLOWED	2 FAMILY EXISTING	PROPOSED	COMPLIANCE
A. Lot Area:	10,000sf	4,196sf	No Change	Existing Non-Conforming
B. Lot Area Per D.U.	2,250sf	2,878sf	No Change	Existing Non-Conforming
C. Max. Ground Coverage	50%	48%	No Change	Existing Non-Conforming
D. Min. Landscaped Area	25%	39.29%	34.19%	Conforming
E. FAR	0.75	1.04	1.23	Increased Non-Conformance
F. Max. Height - Stories	3-12	3	No Change	Existing Non-Conforming
G. Max. Height - Feet	30'	39.4'	No Change	Existing Non-Conforming
H. Min. Front Yard	15'	14.6'	No Change	Existing Non-Conforming
I. Min. Side Yard	10'	L-3' / R-6.7'	No Change	Existing Non-Conforming
J. Min. Rear Yard	20'	11.9'	No Change	Existing Non-Conforming
K. Min. Frontage	50'	45'	No Change	Existing Non-Conforming
L. Min. Permitted Area	55%	39.29%	36.73%	Conforming
Gross Floor Areas:				
Total		5,836sf		
Basement		1,583sf		
First		1,420sf		
Second		1,412sf		
Third		1,213sf		

No.	Description	Date
1	Owner Review	5/9/18
2	Revisions	5/8/18
3	Revisions	7/29/18
4	Revisions	12/13/18

Private Residences  
80 Powder House Boulevard,  
Somerville, MA

Existing Plans,  
Dimensional Table



architecture sv  
ARCHITECTURE DESIGN PLANNING  
30 Highgate Road, Framingham, MA 01901  
Tel: (508) 277-7617  
Fax: (508) 277-7621  
archsv@alacant.com

AS NOTED  
2/8/2019  
1810

A 0.1

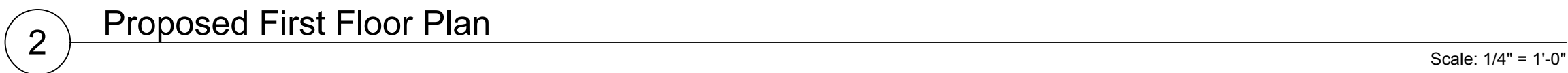
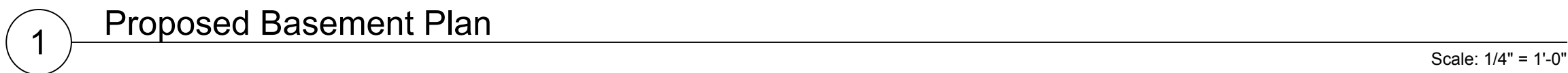
Notes

# Proposed Plans

**architecture sv**  
ARCHITECTURE DESIGN PLANNING  
36 Highgate Road, Framingham, MA 01701  
Tel. (617) 277-7617  
Fax. (617) 277-8621  
architex@alexnet.com

Sheet

A 1.1



# A 1.1

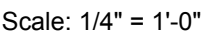
Notes

Drawing Title

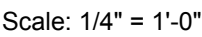
**architecture sv**  
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Sheet

A 2.2



Scale: 1/4" = 1'-0"



Scale: 1/4" = 1'-0"



Trees



Fastigate Sweetgum



Eastern Redbud

Shrubs



Panicked Hydrangea



Japanese Holly



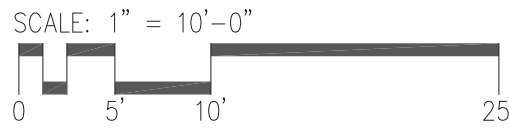
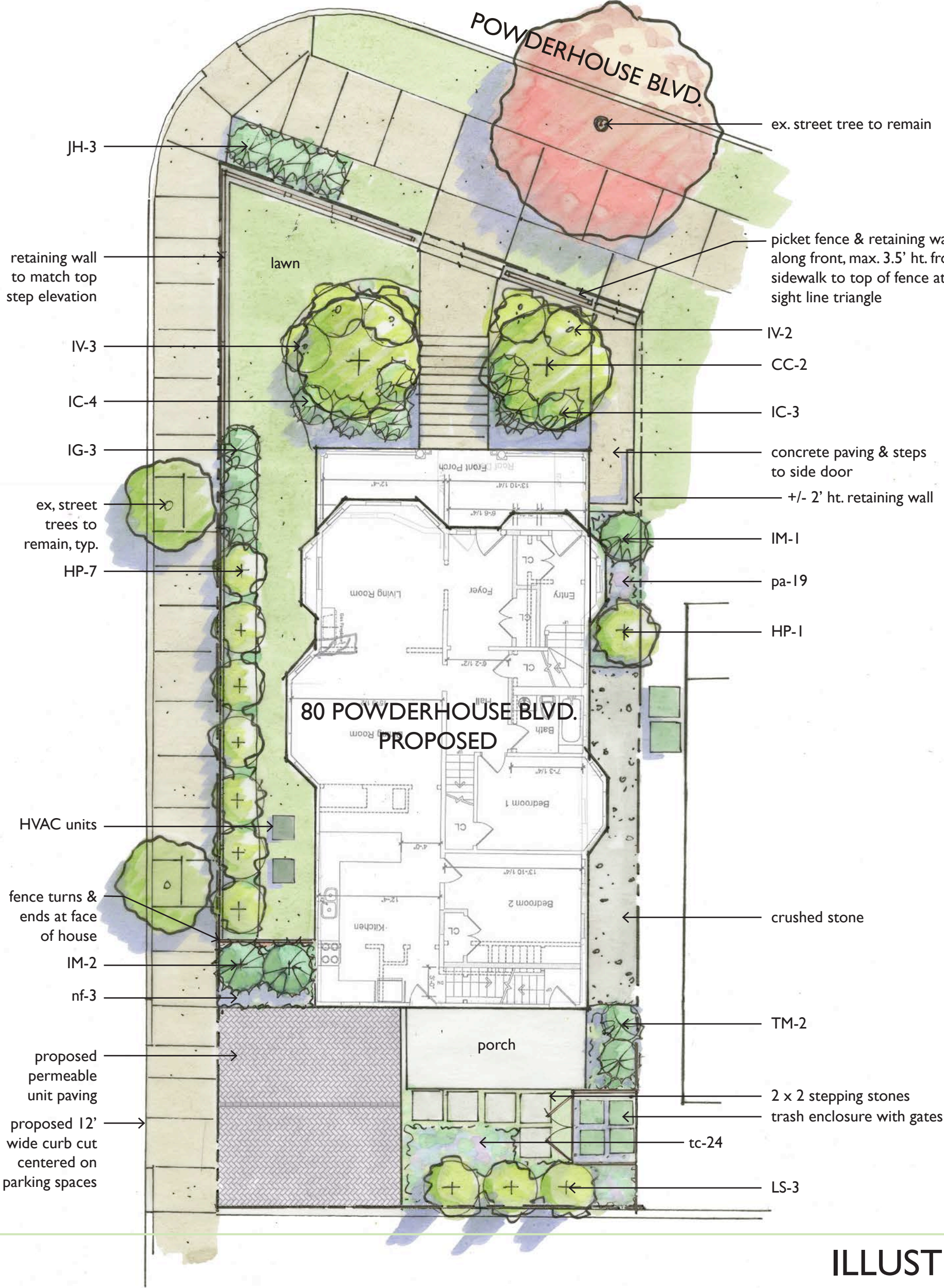
Virginia Sweetspire



Inkberry

PROPOSED PLANT LIST

Trees:					
2	CC	Cercis canadensis	Eastern Redbud	2-2.5" cal.	B&B
3	LS	Liquidambar styraciflua 'Slender Silhouette'	Fastigate Sweetgum	3-3.5" cal.	B&B
Shrubs:					
8	HP	Hydrangea paniculata 'Grandiflora'	Panicked Hydrangea	5 gal.	Pots
7	IC	Ilex crenata 'Beehive'	Japanese Holly	3 gal.	Pots
3	IG	Ilex glabra 'Shamrock'	Inkberry	3 gal.	Pots
3	IM	Ilex meserveae 'Blue Princess'	Blue Holly	5 gal.	Pots
5	IV	Itea virginica 'Henry's Garnet'	Virginia Sweetspire	5 gal.	Pots
3	JH	Juniperus horizontalis 'Blue Chip'	Creeping Juniper	3 gal.	Pots
2	TM	Taxus x media 'Hicksii'	Hicks Yew	7 gal.	Pots
Perennials/Groundcovers:					
3	nf	Nepeta faassenii 'Walker's Low'	Catmint	2 gal.	Pots
19	pa	Polystichum acrostichoides	Christmas Fern	1 gal.	Pots
24	tc	Tiarella cordifolia 'Running Tapestry'	Running Foam Flower	1 gal.	Pots



Fencing



2.5' - 3.5' Ht. Wood Picket Fence (max. 3.5' ht. from sidewalk to top of fence at sight line triangle)

Stepping Stones



2 x 2 Unit Paver Stepping Stones

PLANTING NOTES

1. All plant material shall be approved by the Landscape Architect prior to arrival on the site
2. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
3. 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.
4. The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
5. All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
6. No planting shall be installed before acceptance of rough grading of topsoil.
7. The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
8. The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
9. All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
10. 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
11. All beds as shown on the drawings shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
12. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
13. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.
14. Contractor shall provide one year guarantee for all plant materials.
15. Adjust sprinklers to cover all new plantings and existing shrub materials. Use riser pipes attached to oak stakes to spray above height of perennials. Remove riser pipes and Oak stakes at winterization. Reinstall in spring when system is turned on and adjusted.

Perennials/Groundcovers



Christmas Fern



Running Foam Flower





Trees



Eastern Redbud

Shrubs



Hicks Yew



Blue Holly



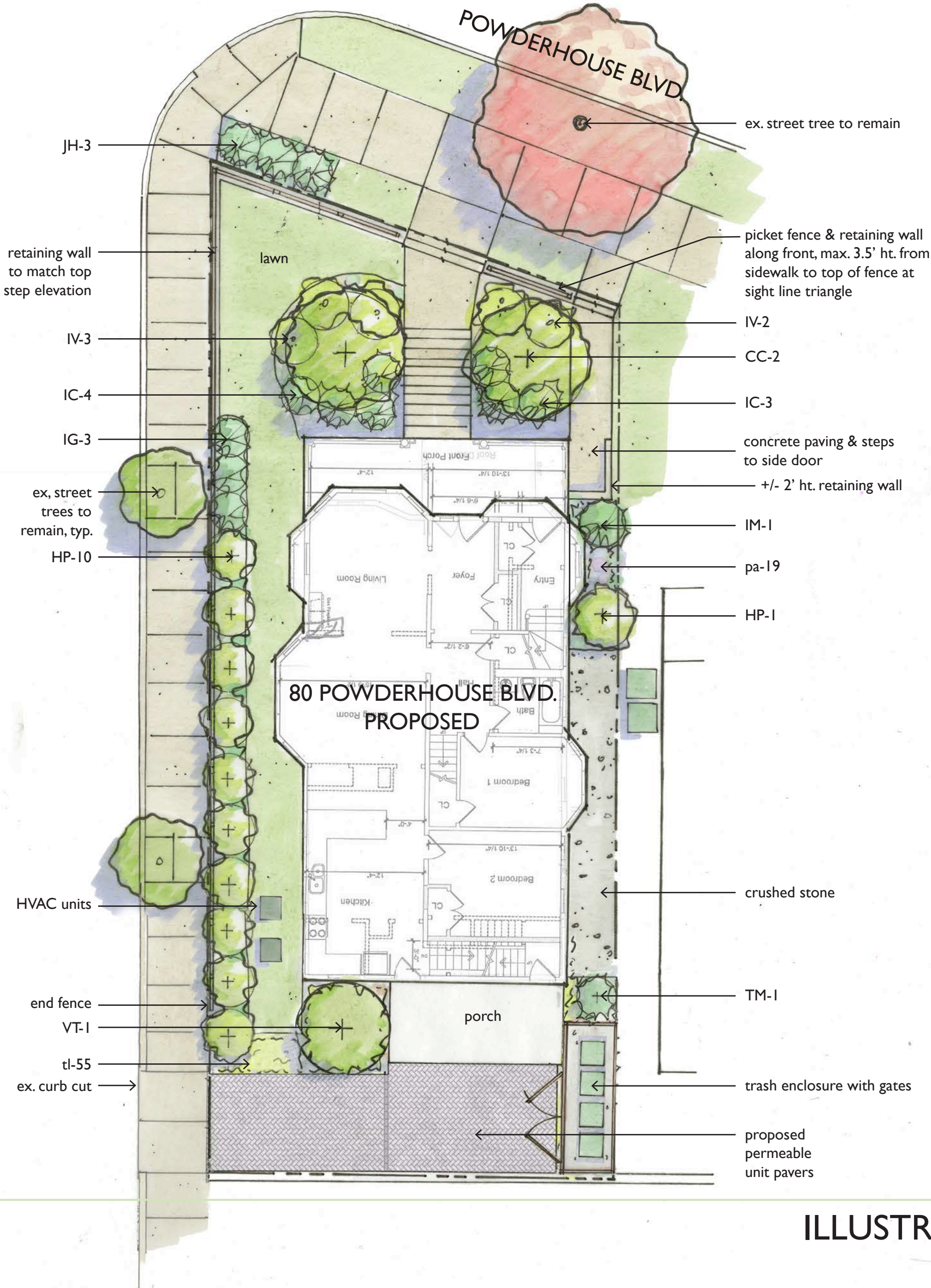
Creeping Juniper



Doublefile Viburnum

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Shrubs:					
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1	TM	Taxus x media 'Hicksii'	Hicks Yew	7 gal.	Pots
1	VP	Viburnum plicatim f. tomentosum	Doublefile Viburnum	7 gal.	Pots
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19	pa	Polystichum acrostichoides	Christmas Fern	1 gal.	Pots
55	tl	Thymus lanuginosus	Woolly Thyme	1 gal.	Pots



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