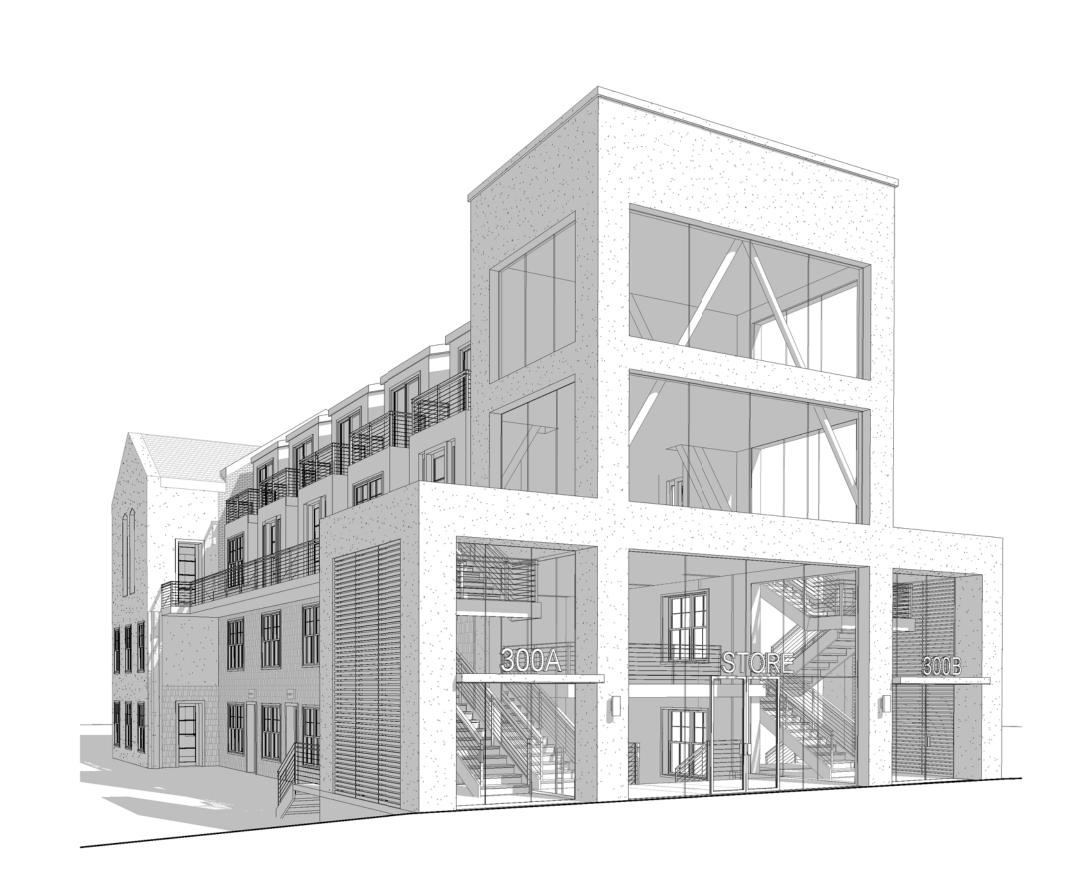
	Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date	
O-Cover			
A-000	COVER SHEET	12/4/18	
I-CIVII			
C-00 I	EXISTING CONDITIONS SITE PLAN	12/4/18	
C-002	CIVIL PLAN	12/4/18	
C-003	DETAILS	12/4/18	
C-004	DEMOLITION & EROSION CONTROL PLAN	12/4/18	
2-Landscape		<u>'</u>	
L- I	LANDSCAPE PLAN	12/4/18	
3-Architectural		-1	
A-020	ARCHITECTURAL SITE PLAN	12/4/18	
A-02 I	FAR CALCULATIONS	12/4/18	
A-101	PROPOSED FLOOR PLANS	12/4/18	
A-300	PROPOSED ELEVATIONS	12/4/18	
EX-100	EXISTING PLANS	12/4/18	
EX-101	EXISTING ELEVATIONS	12/4/18	
AV-I	PERSPECTIVE VIEWS	12/4/18	
AV-2	NEIGHBORHOOD CONTEXT	12/4/18	

# **LOCUS MAP**





## PROJECT: 300 SOMERVILLE AVE

PROJECT ADDRESS: 300 SOMERVILLE AVE SOMERVILLE, MA 02143

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

CIVIL SPRUHAN ENGINEERING ADDRESS: 80 JEWETT ST. NEWTON, MA 02458

CLIENT 300 SOMERVILLE AVE, LLC. ADDRESS: P.O. BOX 610312 NEWTON, MA 02461

> LANDSCAPE DE-SIGN2 ADDRESS: NEWTON, MA 02458

SPECIAL PERMIT SUBMISSION 12/4/18

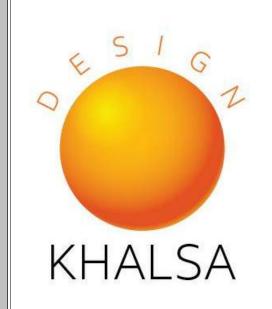
300 SOMERVILLE AVE **PROJECT ADDRESS** 300 SOMERVILLE AVE, SOMERVILLE MA

PROJECT NAME

CLIENT

**300 SOMERVILLE** AVE, LLC.

ARCHITECT



17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

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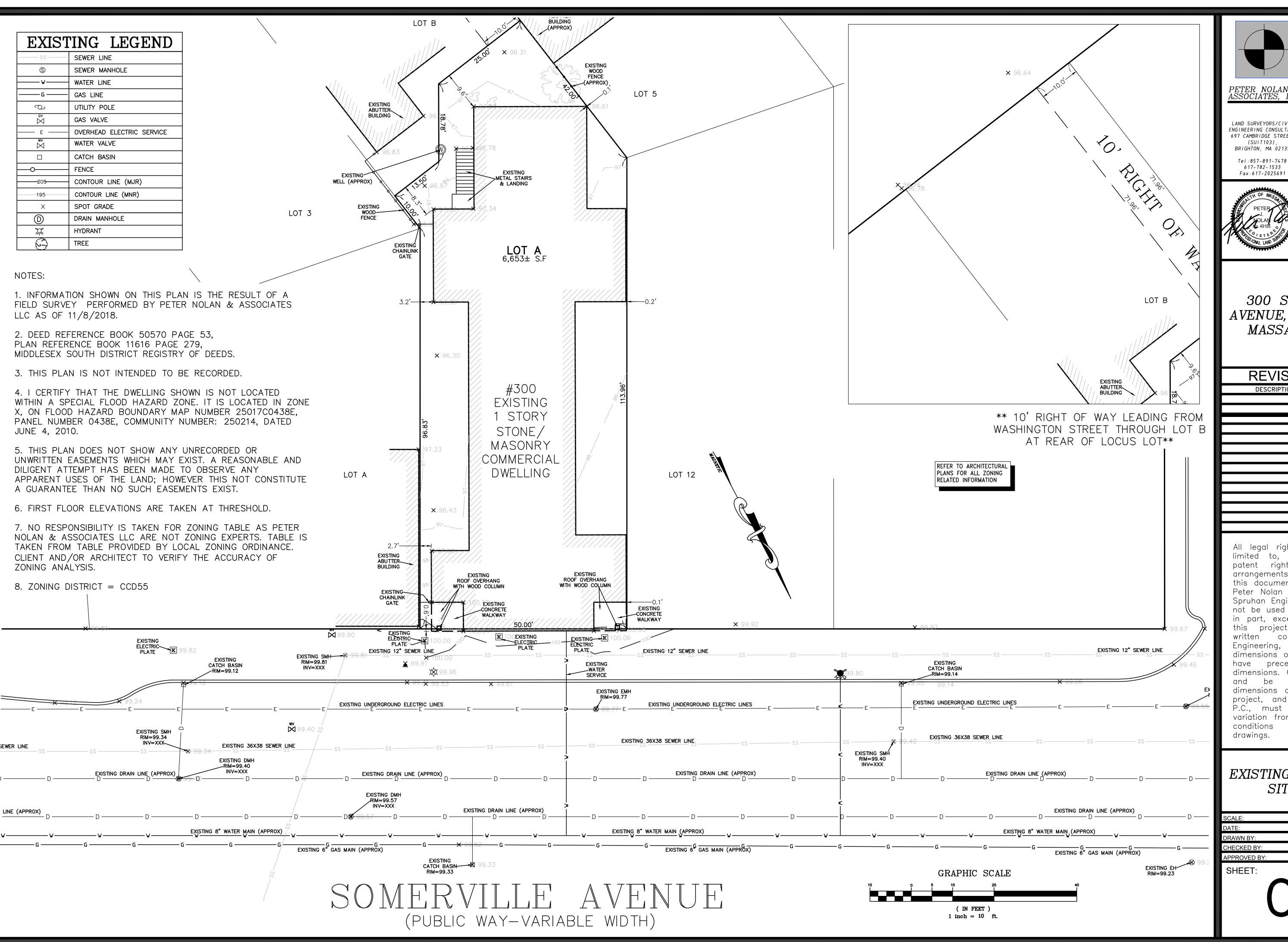
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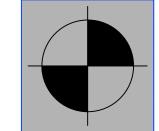


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**COVER SHEET** 

**A-000** 300 SOMERVILLE AVE







PETER NOLAN & ASSOCIATES, LLC

LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET (SUIT103), BRIGHTON, MA 02135

80 JEWETT ST, (SUITE 1 NEWTON, MA 02458 Tel: 617-816-0722 mail:edmond@spruhaneng.com



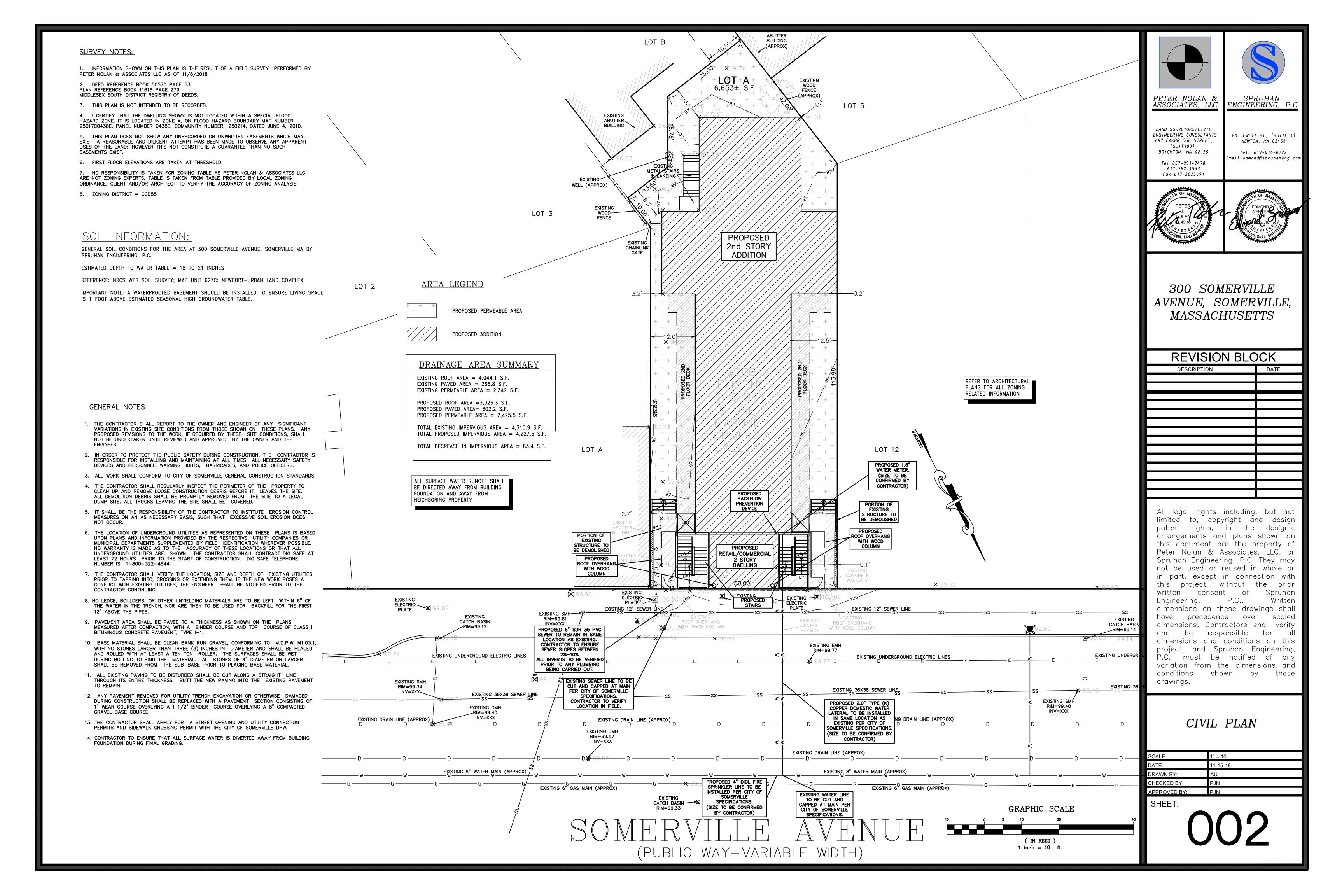
300 SOMERVILLE AVENUE, SOMERVILLE, **MASSACHUSETTS** 

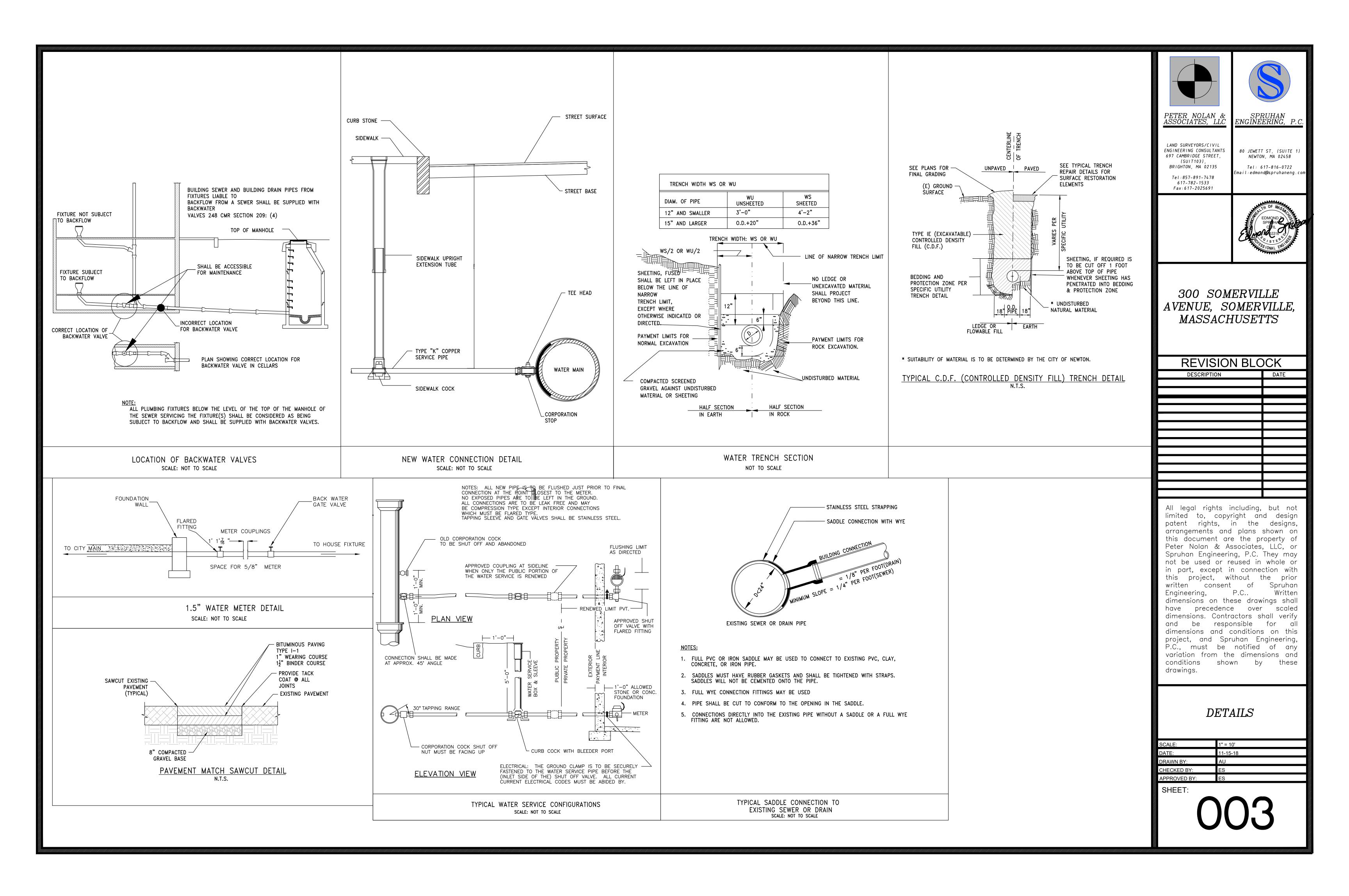
REVISION BLOCK				
DESCRIPTION	DATE			

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### EXISTING CONDITIONS SITE PLAN

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CHECKED BY:	PJN
APPROVED BY:	PJN
SHFFT <sup>.</sup>	





### EROSION CONTROL NOTES

- 1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL WORK WITH THE PROJECT'S ENGINEER THROUGHOUT CONSTRUCTION TO ENSURE THE SITE IS PROPERLY PROTECTED FROM POSSIBLE POLLUTANTS. THE ENGINEER HAS AUTHORIZATION TO ADD OR REMOVE BMP MEASURES THROUGHOUT CONSTRUCTION.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
- 3. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
- 4. AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE CONTRACTOR SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
- 5. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
- 6. ALL AREAS ON— AND OFF—SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING.
- 7. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
- 8. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
- 9. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED.
- 10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF—SITE ARE IMPLEMENTED.
- 11. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED.

### **CONSTRUCTION MATERIALS**

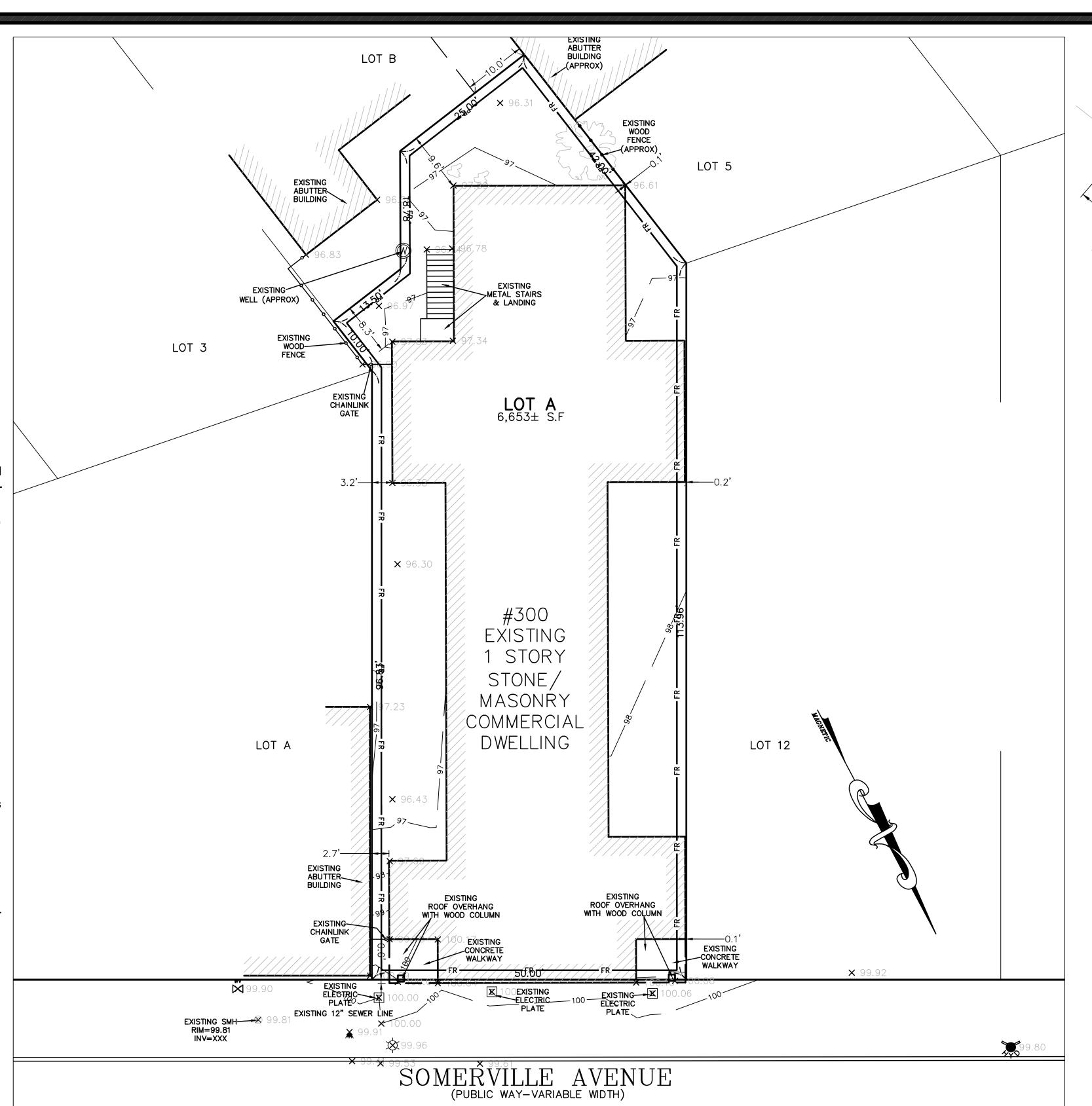
- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

### **WASTE MANAGEMENT**

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND

• CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

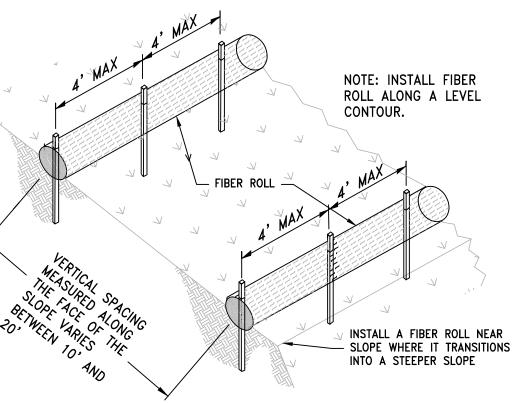


### VEHICLE STORAGE AND MAINTENANCE

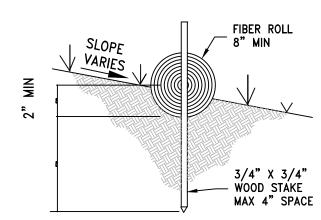
- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BARBO
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

### LANDSCAPE MATERIALS

- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.



### TYPICAL INSTALLATION



### ENTRENCHMENT DETAIL

FIBER ROLLS

#### FIBER ROLL CONSTRUCTION SPECIFICATIONS

- 1. PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
- 2. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
- 3. START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF
- THE SLOPE AND WORK UP.

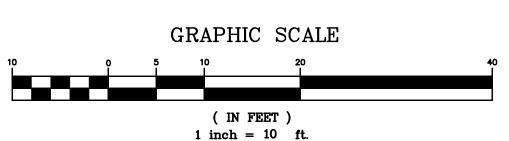
  4. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE
- CLOSER TOGETHER THE TRENCHES.

  5. LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE
- AND INTO THE SOIL FOR THE WOODEN STAKES.

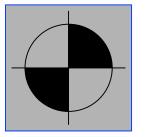
  6. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE. BIOENGINEERING. FOR GUIDELINES TO PREPARING LIVE WILLOW
- 7. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE.
  ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE
  TRENCHES ON HIGHLY EROSIVE OR VERY STEEP SLOPES.

### FIBER ROLL INSTALLATION AND MAINTENANCE

- 8. INSPECT THE STRAW WATTLE AND THE SLOPES AFTER SIGNIFICANT STORMS.
  MAKE SURE THE WATTLES ARE IN CONTACT WITH THE SOIL.
- REPAIR ANY RILLS OR GULLIES PROMPTLY.
- 10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.



FIBER ROLLS



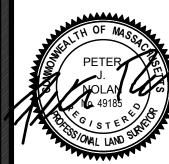


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BRIGHTON, MA 02135

Email:edmond@spruhaneng.com





300 SOMERVILLE AVENUE, SOMERVILLE, MASSACHUSETTS

# REVISION BLOCK DESCRIPTION DATE

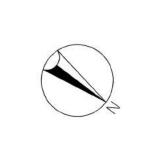
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DEMOLITION & EROSION CONTROL PLAN

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CHECKED BY:	PN
APPROVED BY:	PN
SHEET:	

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NORTH







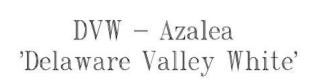




HAG – Hakonechloa 'All Gold'



ST - Existing Street Tree









PJM - Rhododendron 'PJM'



VcC – Viburnum carlesii 'Cayuga'



TDS – Thuja 'Degroot Spire'



Mv – Magnolia virginiana



HBA – Hosta 'Blue Angels'

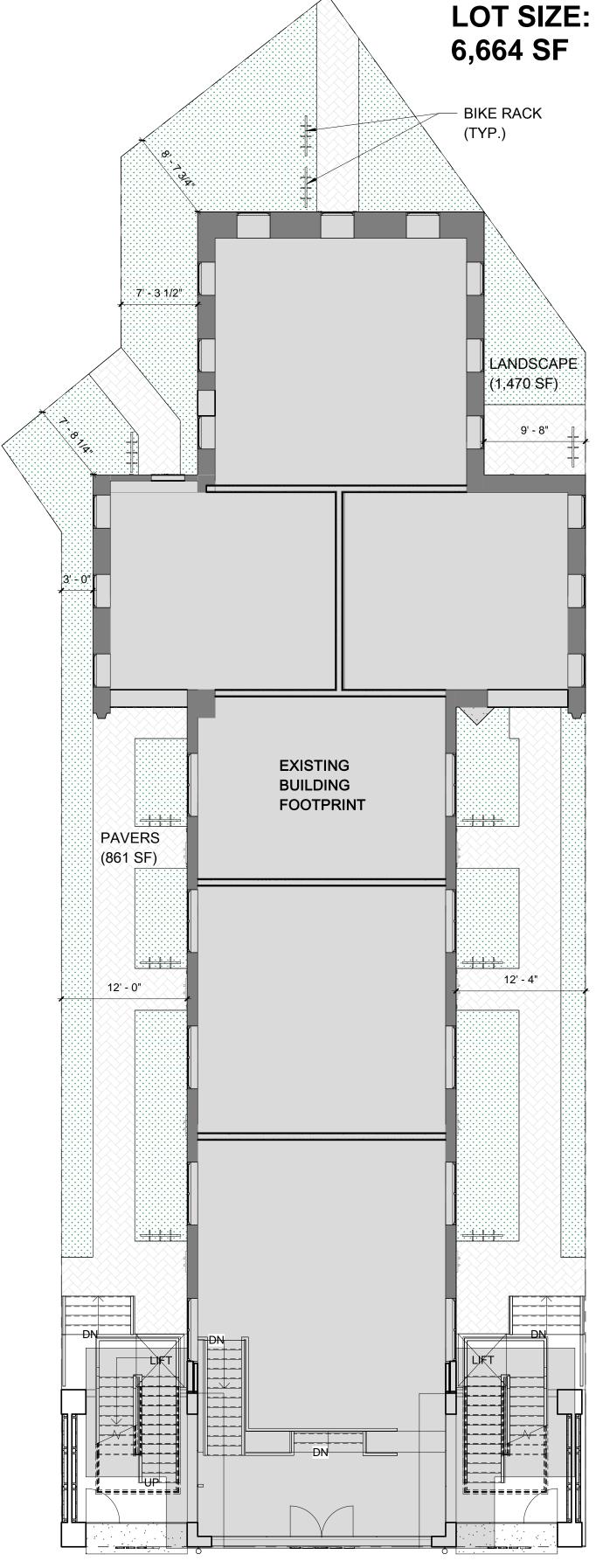


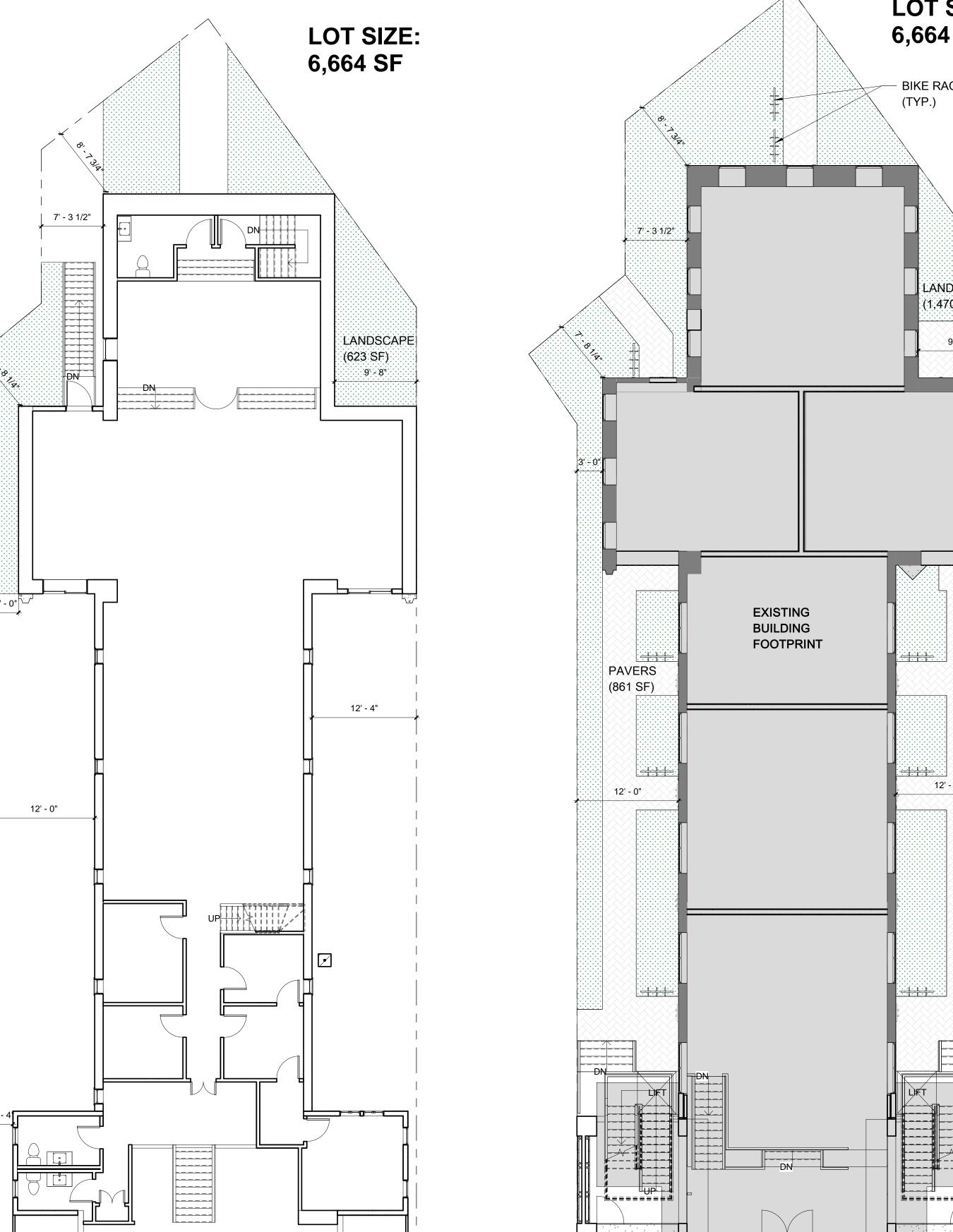
CK – Cornus Kousa



Fence

LOT SIZE: 6,664 SF LANDSCAPE (623 SF) 9' - 8" 12' - 4" 12' - 0" 12' - 0"





PROJECT NAME

PROJECT ADDRESS 300 SOMERVILLE AVE, SOMERVILLE MA

300 SOMERVILLE AVE

CLIENT

**300 SOMERVILLE** AVE, LLC.

ARCHITECT



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

CONSULTANTS:

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No.	Description		Date

ARCHITECTURAL SITE PLAN

300 SOMERVILLE AVE

SITE PLAN LEGEND

PROPOSED

11 ALLOWED / 10 PROPOSED

10 DU = 666.4 SF/DU

2.12 (14,129 SF)

65% (4,336 SF)

22% (1,470 SF)

35% (2,331 SF)

45' - 6 1/2"

NO CHANGE

NO CHANGE

NO CHANGE

0' - 0"

50.0'

NONE

10

6,664 SF

**ZONING CHART - SOMERVILLE** 

EXISTING

6,664 SF

1.2 (8,032 SF)

61% (4,090 SF)

9% (623 SF)

9% (623 SF)

44' - 2 1/2"

0' - 0"

3' - 0"

VARIES

VARIES

50.0'

NONE

NONE

PROPOSED

N/A

ALLOWED

600 SF/DU=1,200/2DU

3.0 (19,992 SF)

80% (5,332 SF)

10% (665 SF)

N/A

N/A

55' - 0"

0' - 0"

0' - 0"

0' - 0"

0' - 0"

30' - 0"

**EXISTING** 

CCD-55 ZONE

MIN. LOT SIZE

LOT AREA/DU 1-2DU

MAX GROUND COVER

LANDSCAPE AREA

PERMEABLE AREA

FRONT SETBACK

REAR SETBACK

FRONTAGE

PARKING

BIKE RACK

LEFT SIDE SETBACK

RIGHT SIDE SETBACK

MAX HEIGHT

EXISTING FOOTPRINT

PROPOSED ADDITION

REMARKS

COMPLIES

REQUIRED

SPECIAL PERMIT

LANDSCAPE

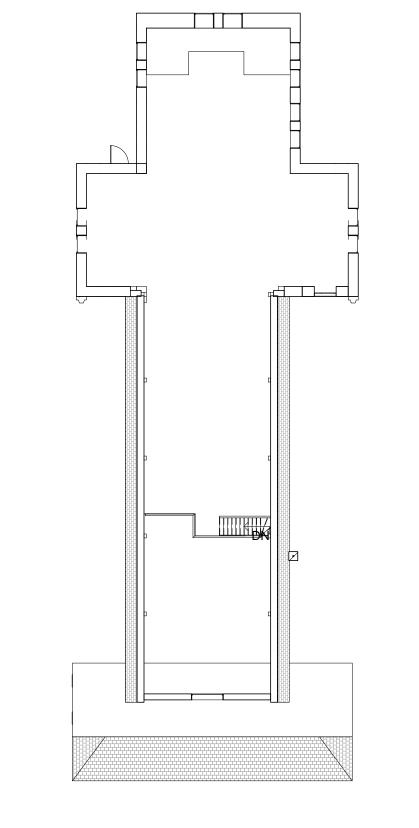
**PAVERS** 

**— · · —** REQUIRED SETBACKS

## **FIRST FLOOR LEVEL**

FAR AREA: 3,029 SF

GROSS AREA: 3,029 SF



## SECOND FLOOR LEVEL

FAR AREA: 765 SF

GROSS AREA: 1,020 SF

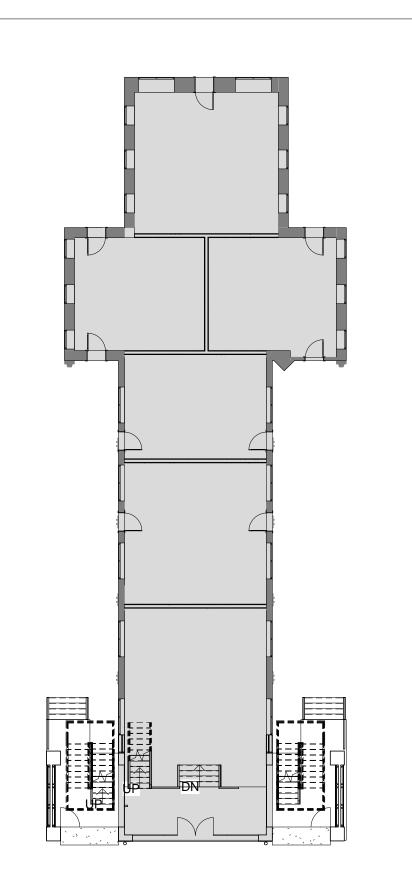
## **EXISTING FAR SUMMARY**

	FAR AREA	GROSS FLOOR AREA
BASEMENT	4,238 SF	4,238 SF
FIRST FLOOR	3,029 SF	3,029 SF
MEZZANINE	765 SF	1,020 SF
TOTAL	8,032 SF	8,427 SF

## PROPOSED FAR SUMMARY

	FAR AREA	GROSS FLOOR AREA
GROUND FLOOR	3,790 SF	3,954 SF
FIRST FLOOR	3,455 SF	4,065 SF
SECOND FLOOR	3,695 SF	4,065 SF
THIRD FLOOR	3,189 SF	3,582 SF
TOTAL	14,129 SF	15,666 SF

### PROPOSED FLOOR PLANS - FAR ANALYSIS



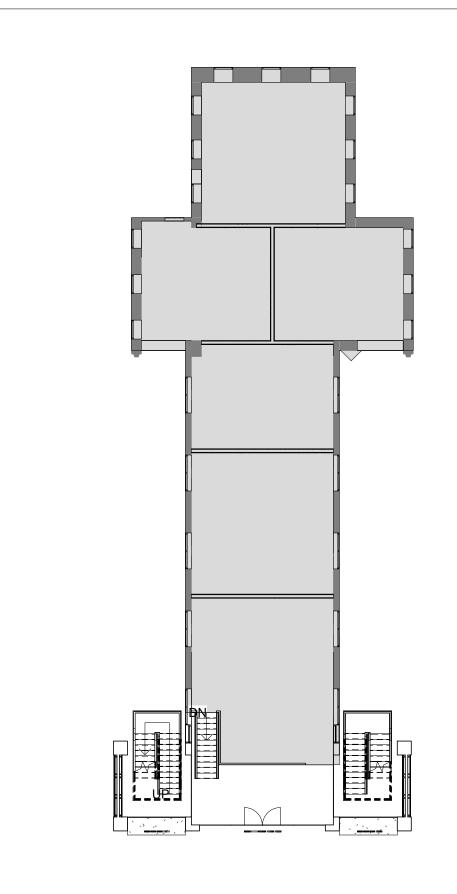
## **GROUND FLOOR LEVEL**

FAR AREA: 3,790 SF

FAR AREA: 4,238 SF

GROSS AREA: 4,238 SF

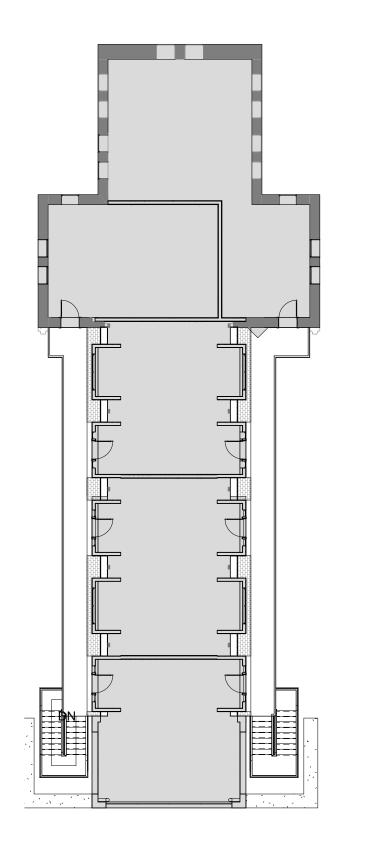
GROSS AREA: 3,954 SF



## FIRST FLOOR LEVEL

FAR AREA: 3,455 SF

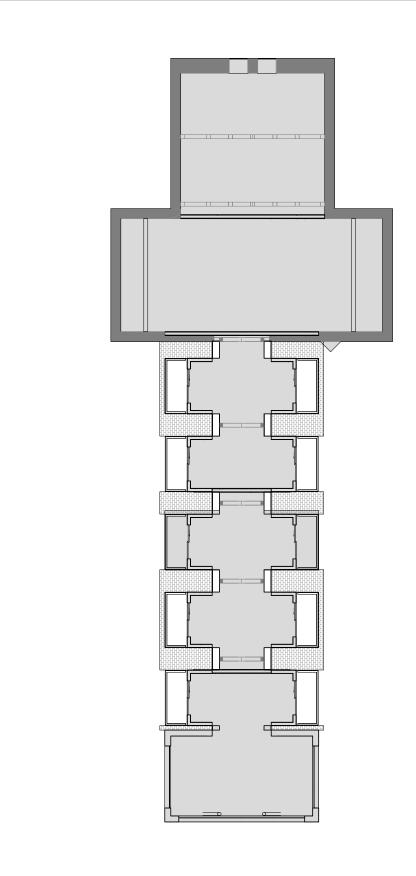
GROSS AREA: 4,065 SF



## **SECOND FLOOR LEVEL**

FAR AREA: 3,695 SF

GROSS AREA: 4,065 SF



## THIRD FLOOR LEVEL

FAR AREA: 3,189 SF

GROSS AREA: 3,582 SF

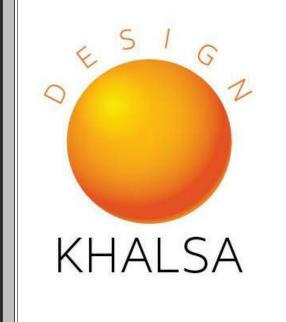
PROJECT NAME

300 SOMERVILLE AVE PROJECT ADDRESS 300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

**300 SOMERVILLE** AVE, LLC.

ARCHITECT



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FAR CALCULATIONS

**A-021** 300 SOMERVILLE AVE



PROJECT NAME

PROJECT ADDRESS

CLIENT

SOMERVILLE MA

**300 SOMERVILLE** 

AVE, LLC.

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PROPOSED FLOOR PLANS

A-101 300 SOMERVILLE AVE



PROJECT ADDRESS 300 SOMERVILLE AVE,

> **300 SOMERVILLE** AVE, LLC.



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18136

Date		12/4/18
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No.	Description	Date

**PROPOSED ELEVATIONS** 

**A-300** 300 SOMERVILLE AVE

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS 300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

**300 SOMERVILLE** AVE, LLC.



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No.	Description		Date

EXISTING PLANS

**EX-100** 

300 SOMERVILLE AVE



300 SOMERVILLE AVE

300 SOMERVILLE AVE, SOMERVILLE MA

> 300 SOMERVILLE AVE, LLC.



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_Date		1	2/4/18
Drawn by		DN	
Checked by		JSK	
Scale		1/8" = 1'-0'	
REVISI	ONS		
No.	Description		Date

**EXISTING ELEVATIONS** 

**EX-101** 



2 PERSPECTIVE 2 - STREET VIEW



1) PERSPECTIVE 1 - STREET VIEW

3 PERSPECTIVE 3

4 PERSPECTIVE 4

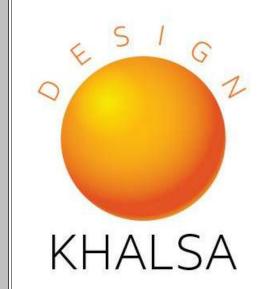
PROJECT NAME

300 SOMERVILLE AVE PROJECT ADDRESS 300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT



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

CONSULTANTS:

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Project	number	1813	
Date		12/4/1	
Drawn by		D	
Checked by		JS	
Scale			
REVI	SIONS		
No.	Description	Date	

PERSPECTIVE VIEWS

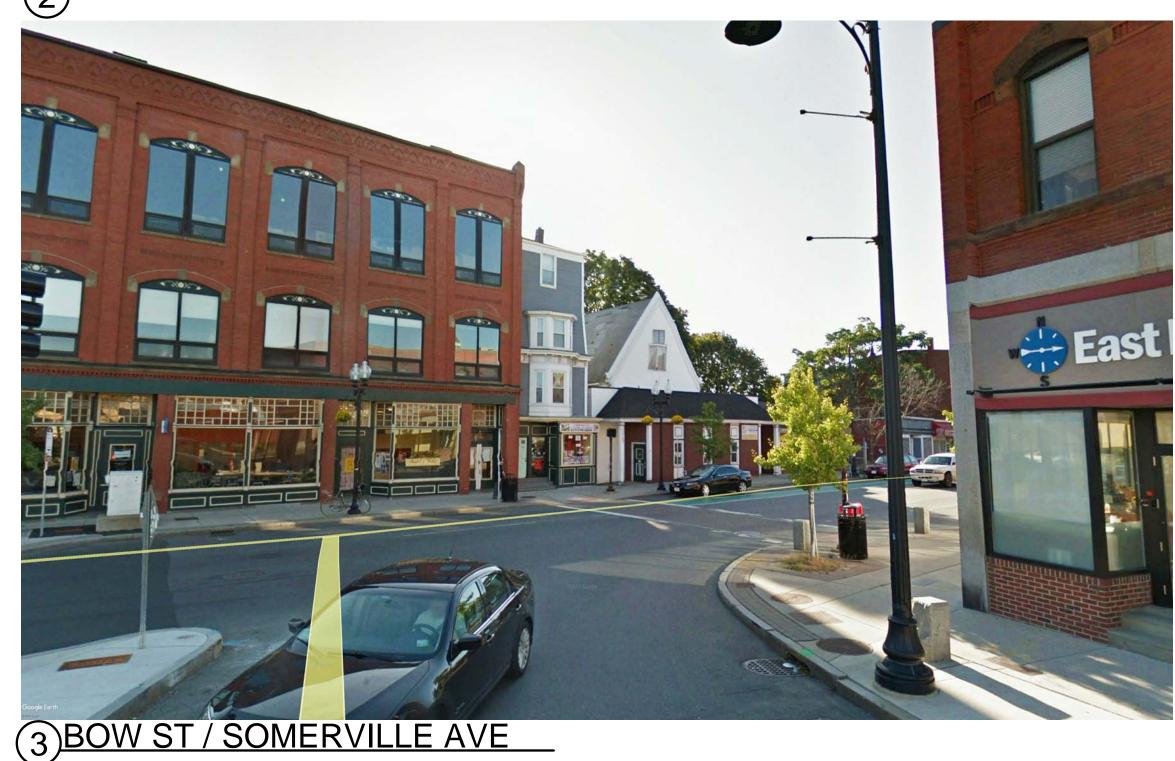




VIEW @ SOMERVILLE AVE



2)VIEW @ SOMERVILLE AVE





**KEY MAP** 



(4) VIEW @ UNION SQUARE



PROJECT NAME

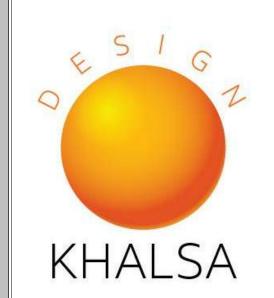
300 SOMERVILLE AVE PROJECT ADDRESS 300 SOMERVILLE AVE,

CLIENT

**300 SOMERVILLE** AVE, LLC.

SOMERVILLE MA

ARCHITECT



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

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REGISTRATION



Project number		181	
Date		12/4/	
Drawn by			
Checked by		JS	
Scale			
REVISI	ONS		
No.	Description	Date	
		1	

NEIGHBORHOOD CONTEXT

AV-2

300 SOMERVILLE AVE