

Front Perspective



PREPARED BY:

ARCHITECT KHALSA DESIGN INC. 17 IVALOO STREET, SUITE 400 SOMERVILLE, MA 02143 T:(617)-591-8682

CLIENT ANTHONY FAVA & RYAN HUNT 11 ELKINS STREET, #250 South Boston, MA 02127

<u>LANDSCAPE</u> **BLAIR HINES DESIGN ASSOCIATES** 318 HARVARD ST. #25 Brookline, MA 02446 T: (617)-735-1180

> **CIVIL AGH ENGINEERING 166 WATER STREET** Stoughton, MA 02072 T: (781)-344-2386

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C-100	Site Layout, Grading, Drainage & Utility Plan	02/09/16
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CLIENT

Anthony Fava & Ryan Hunt

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400

CONSULTANTS:

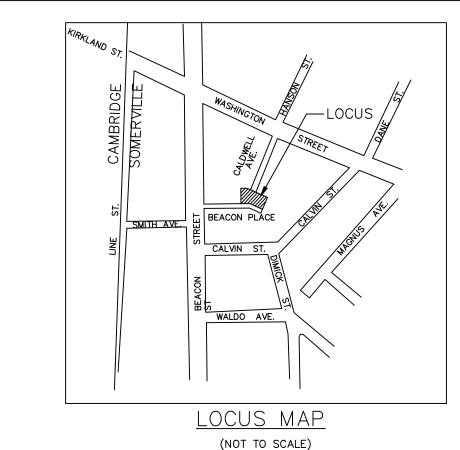
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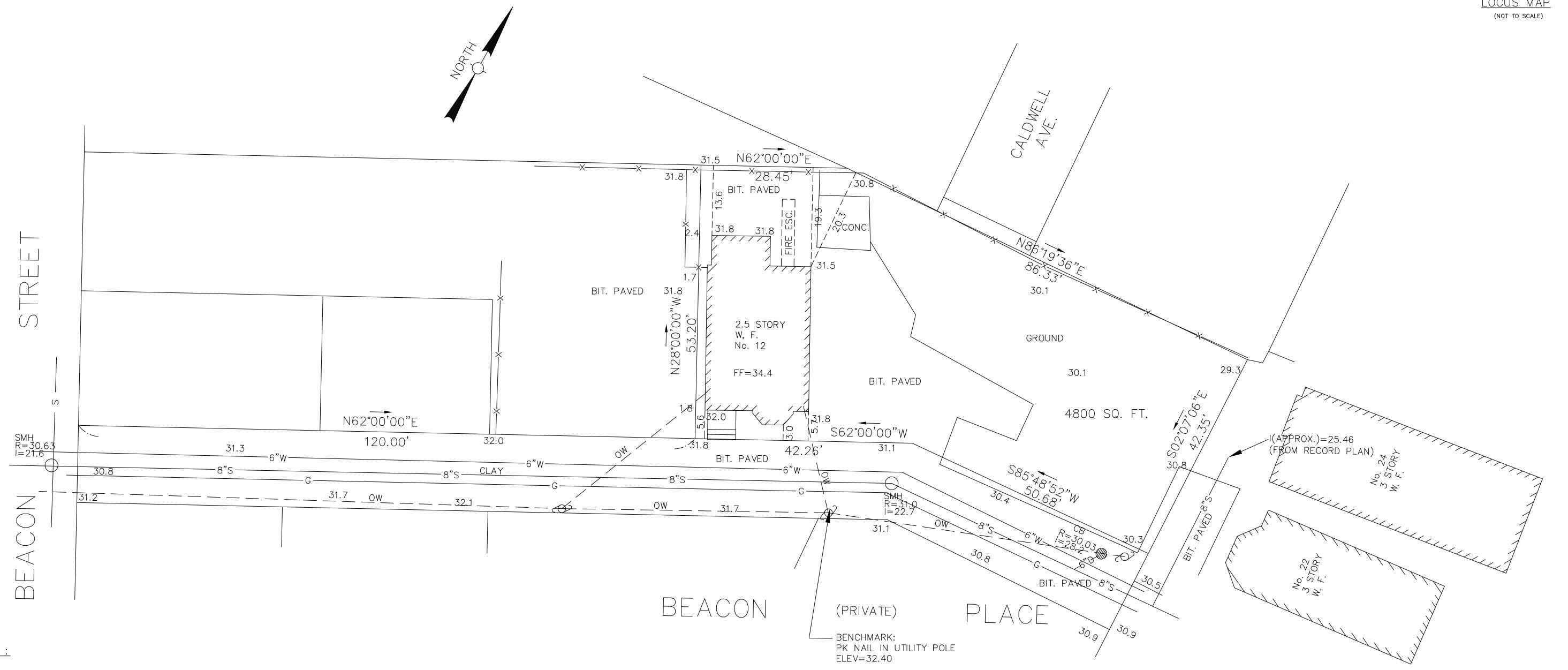


Project number			15070
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No.	Description		Date

Cover Sheet







<u>LEGEND:</u>

☐ CB CATCH BASIN CONCRETE DRAIN MANHOLE ELECTRIC MANHOLE GAS GATE GRANITE INVERT ELEVATION LIGHT POLE OVERHEAD WIRES POLYVINYLCHLORIDE REINFORCED CONCRETE R=105.65 RIM ELEVATION SMH SEWER MANHOLE -o- SIGN UTILITY POLE UNKNOWN MANHOLE O WG WATER GATE oWSO WATER SHUTOFF ———12"CS—— COMBINED SEWER LINE AND SIZE IN INCHES -----12"D----- DRAIN LINE AND SIZE OF PIPE IN INCHES ---- E ---- ELECTRIC LINES

 PLOT PLAN

12 BEACON PLACE

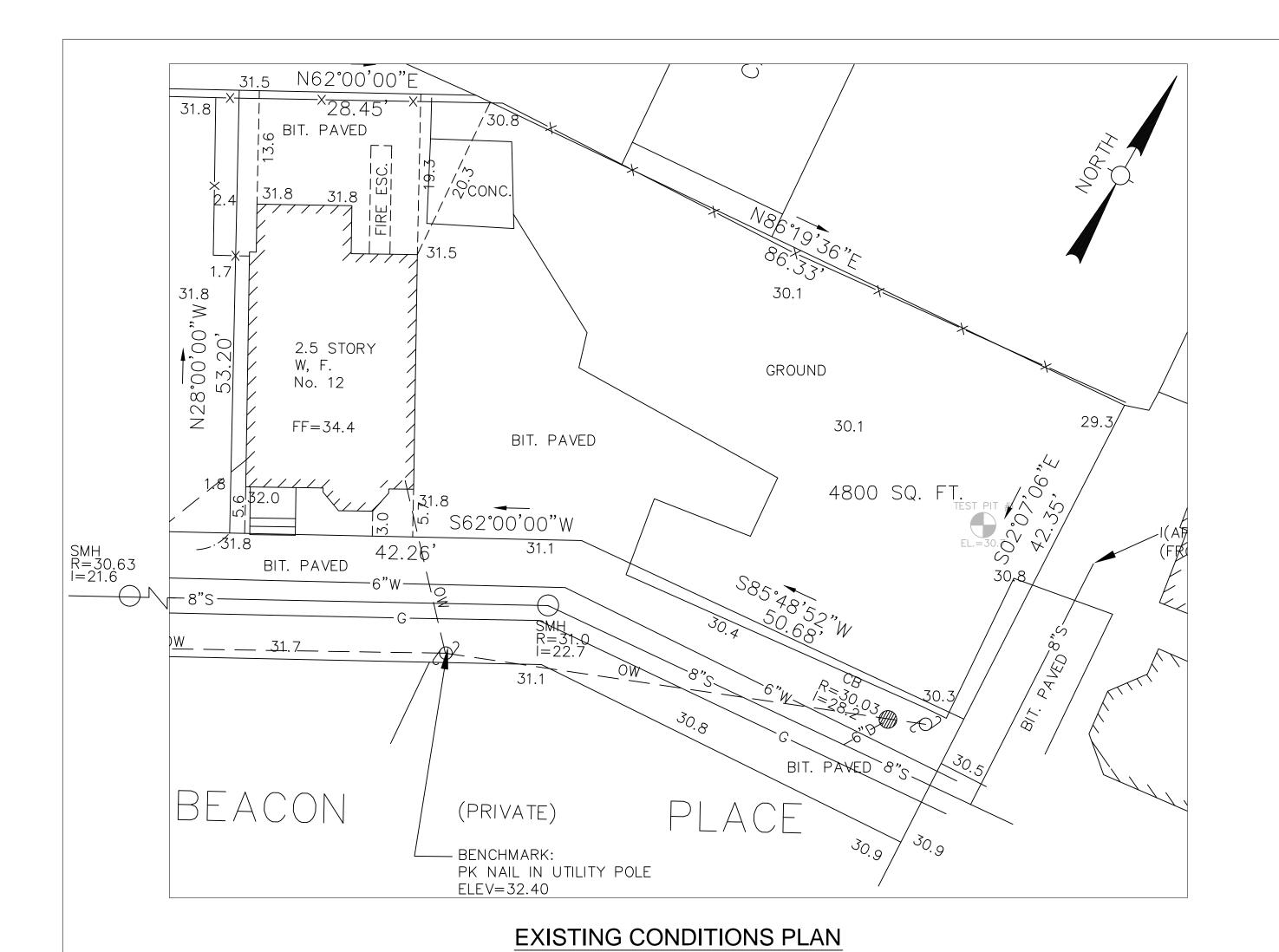
SOMERVILLE, MASS.

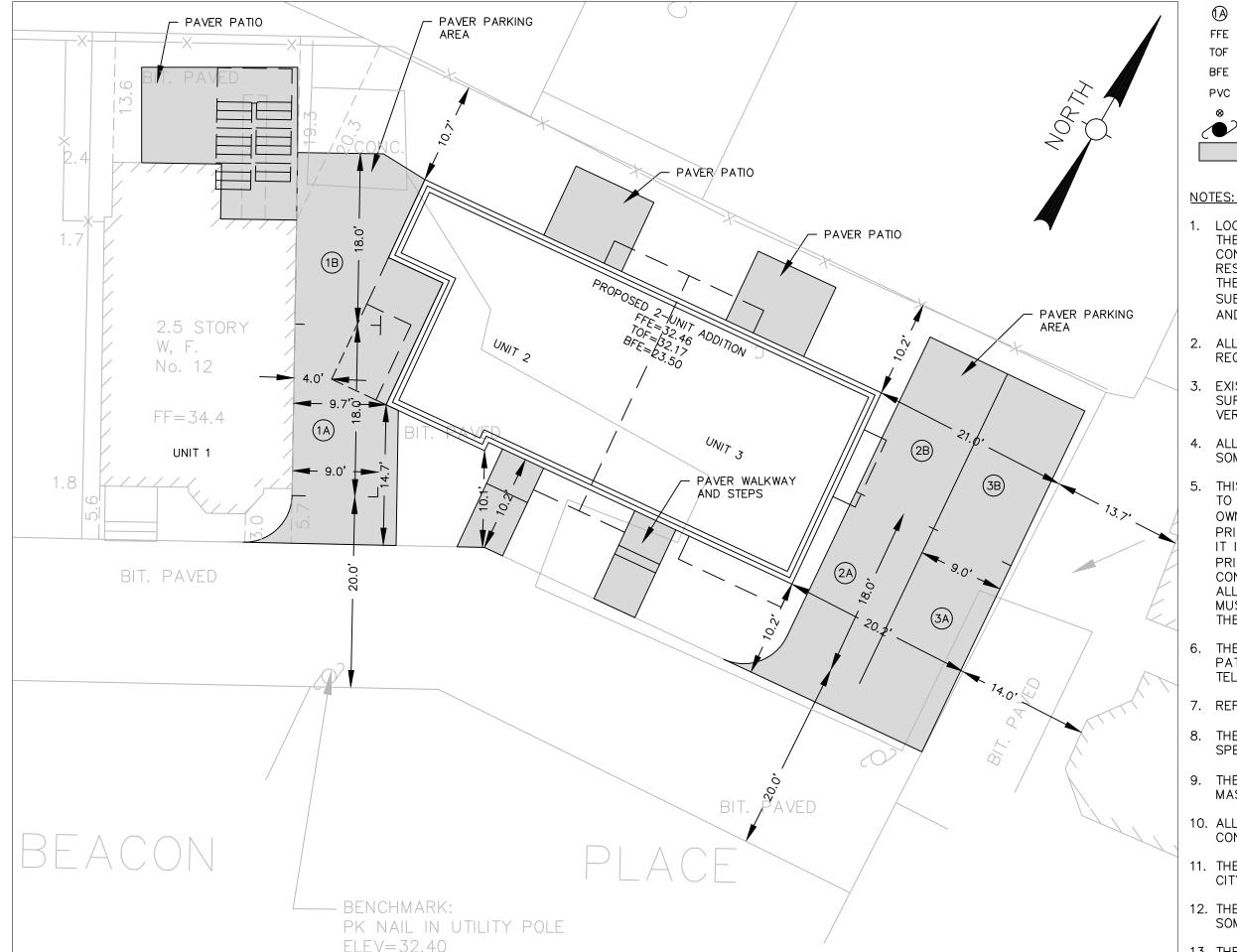
SCALE: 1"= 10' SEPTEMBER 9, 2015

AGH ENGINEERING

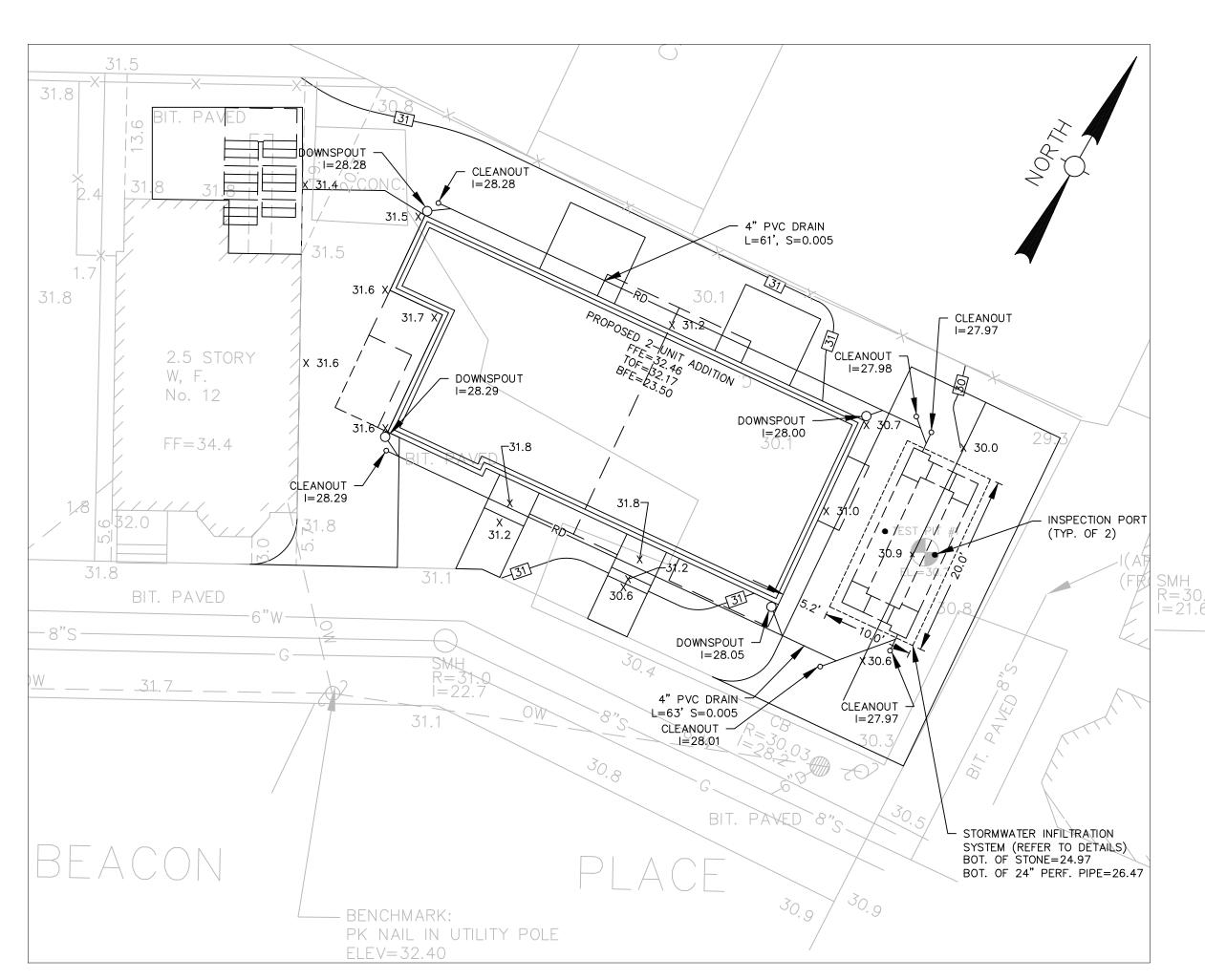
166 WATER STREET STOUGHTON, MA 02072 PHONE: (781)344–2386

GRAPHIC SCALE
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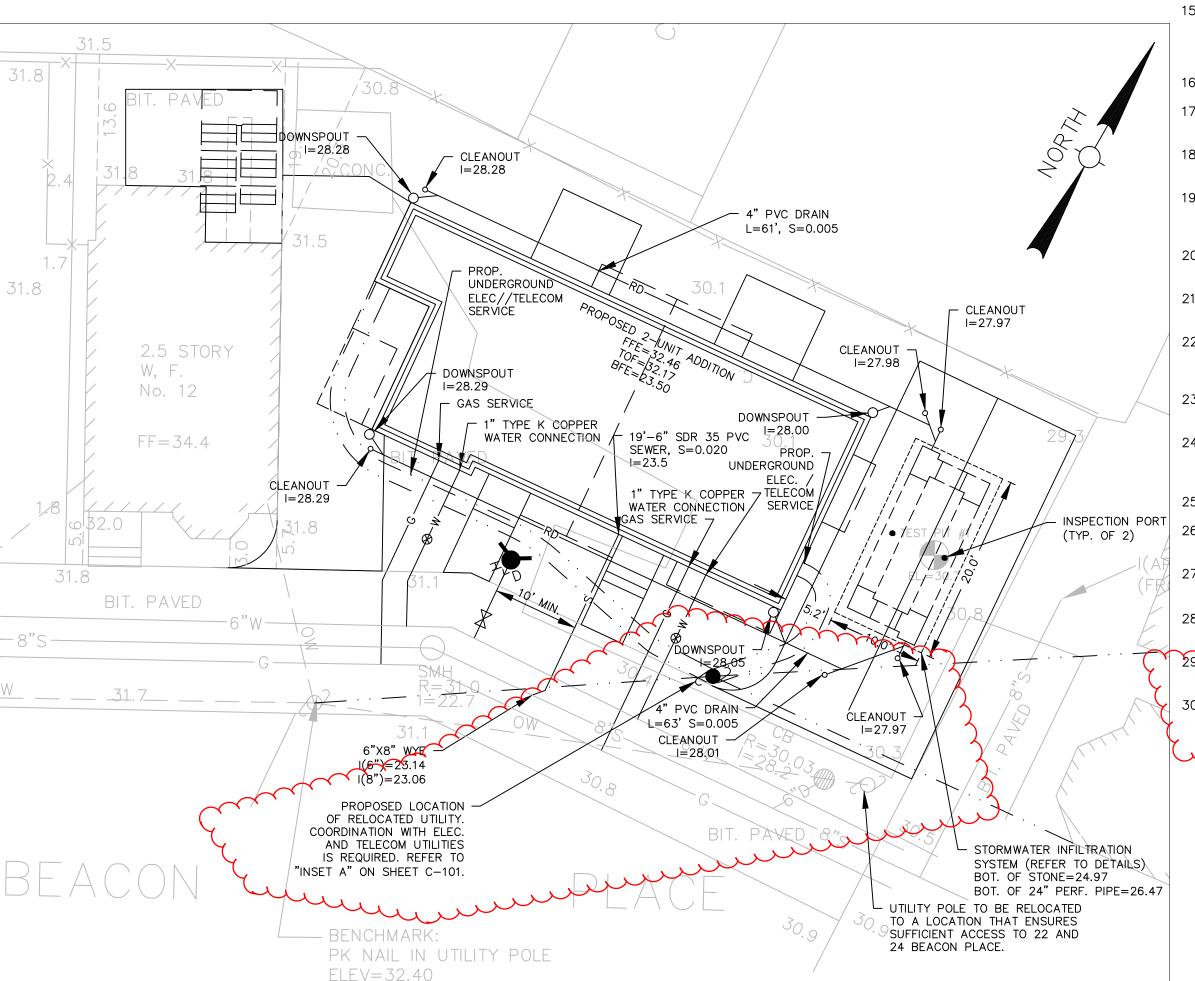




SITE LAYOUT PLAN



GRADING AND DRAINAGE PLAN



SITE UTILITIES PLAN

PROPOSED LEGEND: PARKING SPACE NUMBERING X 31.5 SPOT GRADE FFE FIRST FLOOR ELEVATION — 31 CONTOUR LINE TOF TOP OF FOUNDATION BASEMENT FLOOR ELEVATION ——— G ——— GAS SERVICE **POLYVINYLCHLORIDE** ---- W ----- WATER SERVICE CURB STOP (WATER SHUTOFF) UTILITY POLE ---- OVERHEAD WIRE PAVER AREA LIMITS UNDERGROUND SERVICE

 \rightarrow HYDRANT & GATE VALVE

- LOCATIONS AND LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE BELOW REFERENCED PLAN AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CEK DESIGN GROUP ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES INACCURATELY SHOWN OR OMITTED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY DEPARTMENT SHALL BE NOTIFIED AND THE ACTUAL LOCATIONS OF ALL SUBSURFACE STRUCTURES SHALL BE VERIFIED IN THE FIELD. CALL THE BWSC (617-989-7000) AND DIG SAFE CALL CENTER (888-344-7233) 72 HOURS PRIOR TO EXCAVATION.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CITY OF SOMERVILLE REQUIREMENTS AND ALL OTHER APPLICABLE MUNICIPAL REGULATIONS.
- EXISTING CONDITIONS PLAN PREPARED BY AGH ENGINEERING AND IS TAKEN FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF AUGUST 1, 2015 AND SEPTEMBER 16, 2015. VERTICAL DATUM: CITY OF SOMERVILLE BASE ELEVATION.
- 4. ALL DISTURBANCES WITHIN THE PUBLIC AND PRIVATE WAY SHALL CONFORM TO THE CITY OF SOMERVILLE STANDARDS.
- THIS PLAN HAS BEEN PREPARED FOR APPROVAL OF THE WATER, SEWER AND DRAIN CONNECTIONS TO THE CITY OF SOMERVILLE FACILITIES. IT IS UNDERSTOOD THAT THE RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE OF THE SEWER CONNECTIONS ON PRIVATE PROPERTY AND/OR PRIVATE AND PUBLIC WAYS SHALL BE THE RESPONSIBILITY OF THE DEVELOPERS AND/OR OWNERS IT IS ALSO UNDERSTOOD THAT THE WATER CONNECTIONS ON PRIVATE PROPERTY INCLUDING PRIVATE WAYS ARE ALSO THE RESPONSIBILITY OF THE DEVELOPERS AND/OR OWNERS. IF THE CONNECTIONS CROSS, OR ARE NEAR INDIVIDUAL PROPERTY LINES, PROVISIONS MUST BE MADE TO ALLOW EACH OWNER TO MAINTAIN OR RECONSTRUCT THEIR RESPECTIVE CONNECTIONS. THIS FACT MUST BE INCORPORATED INTO ANY PURCHASE AND SALES AGREEMENT AND DEEDS RELATED TO THE TRANSFER OF OWNERSHIP OF PROPERTIES.
- THE SITE CONTRACTOR SHALL PROVIDE ALL EXCAVATION, INSTALLATION, BACK-FILLING, PAVEMENT PATCHING, FINAL PAVING, ETC. FOR THE INSTALLATION OF UNDERGROUND GAS, ELECTRIC, TELEPHONE, FIRE ALARM, WATER, SEWER, DRAIN AND SIMILAR SERVICES.
- REFER TO PLUMBING PLANS FOR ALL WORK WITHIN 10 FEET OF THE BUILDING.
- 8. THE SEWER PIPES SHALL BE PVC PIPE (SDR 35) CONFORMING TO ASTM STANDARD AND MASS DOT SPECIFICATIONS.
- 9. THE STORM DRAIN PIPES SHALL BE PVC PIP (SDR 35) CONFORMING TO ASTM STANDARD AND MASS DOT SPECIFICATIONS.
- 10. ALL PIPE INSTALLATIONS AND MATERIALS SHALL CONFORM WITH THE STATE PLUMBING CODE, THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL PLUMBING INSPECTOR PRIOR TO STARTING WORK.
- 11. THE PROPOSED DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER IN ACCORDANCE WITH THE CITY OF SOMERVILLE STANDARDS.
- 12. THE SITE CONTRACTOR SHALL OBTAIN THE ROUGH CONSTRUCTION SIGN OFFS FROM THE CITY OF SOMERVILLE ENGINEERING DEPARTMENT PRIOR BACKFILLING ALL UTILITY TRENCHES.
- 13. THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR PREPARING AS-BUILDT DRAWINGS IN ACCORDANCE WITH THE CITY OF SOMERVILLE STANDARDS.
- 14. THE SITE CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND INVERT ELEVATIONS OF THE EXISTING UTILITIES PRIOR TO THE INSTALLATION OF NEW SERVICE CONNECTIONS. SERVICES SHALL BE FIELD LOCATED AND APPROVED BY THE ENGINEER BEFORE CONSTRUCTION BEGINS.
- 15. ANY CONSTRUCTION DEWATERING SHALL EMPLOY MEASURES TO FILTER OUT ANY SEDIMENT PRIOR TO ITS DISCHARGE AND SHALL CONFORM TO THE CITY OF SOMERVILLE REQUIREMENTS. THE SITE CONTRACTOR SHALL SUBMIT A SKETCH OF THE PROPOSED METHODS TO THE ENGINEER FOR APPROVAL
- 16. THE SITE CONTRACTOR SHALL EMPLOY MEASURES TO CONTROL DUST DURING CONSTRUCTION.
- 17. THE SITE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM AND ALL OTHER PRIVATE COMPANIES AS REQUIRED.
- 18. COORDINATE ANY ELECTRIC, CATV, TELEPHONE AND GAS INSTALLATION OR MODIFICATIONS WITH THE APPROPRIATE UTILITY COMPANIES.
- 19. EXISTING WATER, SEWER AND DRAIN SERVICES ARE SHOWN ON THIS PLAN STRICTLY FOR PERMITTING PURPOSES ONLY. EXACT LOCATIONS AND ELEVATIONS SHALL BE FIELD VERIFIED PRIOR
- 20. COORDINATE ALL PROPOSED SITE LAYOUT DESIGN AND MATERIALS WITH THE ENGINEER PRIOR TO CONSTRUCTION. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY.
- 21. ALL WORK SHALL BE CONSTRUCTED SO THAT THERE IS MINIMAL DISTURBANCE TO STREETS, SIDEWALKS, TRAFFIC AND PEDESTRIANS.
- 22. THE PROPOSED BUILDING SIZE AND LOCATION WERE SCALED FROM THE ARCHITECTURAL PLANS. THE EXACT SIZE AND PROPOSED LOCATION OF THE BUILDING LAYOUT SHALL BE TAKEN FROM THE FINAL ARCHITECTURAL CONSTRUCTION PLANS.
- 23. ALL EXISTING FEATURES WITHIN THE PROPERTY LINES, SUCH AS FENCES, PAVEMENT, CONCRETE, ETC., SHALL BE REMOVE AND DISPOSED OF BY THE CONTRACTOR.
- 24. CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING ANY EXCAVATED TRENCHES THAT ARE TO REMAIN OPEN OVERNIGHT OR FOR AN EXTENDED PERIOD OF TIME AT NO EXTRA COST TO THE
- 25. REFER TO A-SHEETS FOR FOUNDATION DIMENSIONS OF PROPOSED ADDITION/STRUCTURE.
- 26. REFER TO ILLUSTRATIVE LANDSCAPE PLAN BY BLAIR HINES DESIGN + ASSOCIATES DATED SEPTEMBER 16, 2015 FOR ALL LANDSCAPING DETAILS.
- 27. REFER TO STRUCTURAL PLANS FOR DETAILS ON TOP OF FOUNDATION ELEVATIONS AND BASEMENT FLOOR ELEVATIONS.
- 28. SEWER FLOWS: 3 UNITS, (3) 3 BEDROOM UNITS = 9 BEDROOMS 9 BEDROOMS X 110 GALLONS PER DAY = 990 GPD OF SEWER FLOW
- 29. ALL WATER CONNECTIONS MUST BE ARPROVED BY THE GIT OF SOMERVILLE WATER DEPARTMENT PRIOR TO CONSTRUCTION.
- 30. THE EXISTING A PROPOSED STRUCTURES AT 12 BEACON PLACE ARE TO BE SPRINKLERED. REFER TO FIRE PROTECTION PLANS.

12 BEACON PLACE SOMERVILLE, MASS.

SCALE : 1"= 10'

SEPTEMBER 17, 2015 REV. NOVEMBER 20, 2015

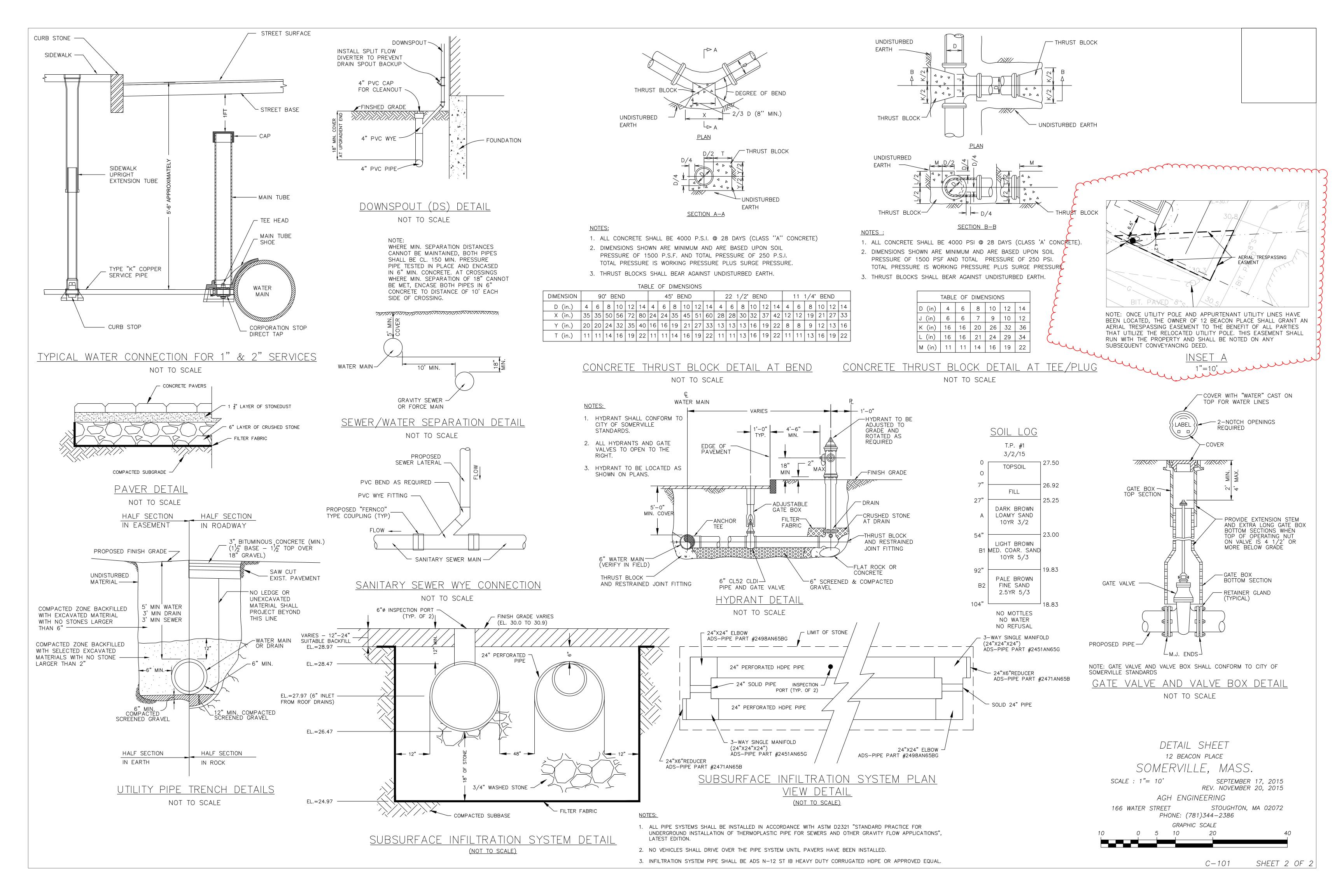
AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072

PHONE: (781)344-2386 GRAPHIC SCALE

C - 100

SHEET 1 OF 2



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 approval of the Landscape Architect.
- 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 I part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of I part soil to I part compost. Remove all stones and debris larger than 2" from planting mix.
- II. All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2"depth settled bark mulch and no greater than 3" depth bark mulch.

COMMON NAME

Allegheny Serviceberry

Carol Macke Daphne

Blue Princess Holly

Everblooming Daylily

Persian Catmint

Virginia Creeper

Periwinkle

Sweetspire

Slender Silhouette Sweetgum

'Little Princess Japanese Spirea

Gertrude Jekyll Climbing Rose

Emerald Green Arborvitae

12. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.





Vinca minor

PROPOSED PLANT LIST

TREES

SHRUBS

<u>PERENNIALS</u>

<u>VINES + GROUNDCOVER</u>

KEY QTY LATIN NAME

Amelanchier laevis

iiex x meservae

Thuja occidentalis 'Smaragd'

Itea virginica 'Little Henry'

Spirea japonica 'Little Princess'

Nepeta fasseniui 'Blue Wonder'

Parthenocissus quinquefolia Rosa 'Gertrude Jekyll Climbing'

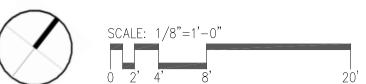
Liquidambar styraciflua 'Slender Silhouette'

Hemerocallis 'Stella D'Oro' and 'Ruby Stella'

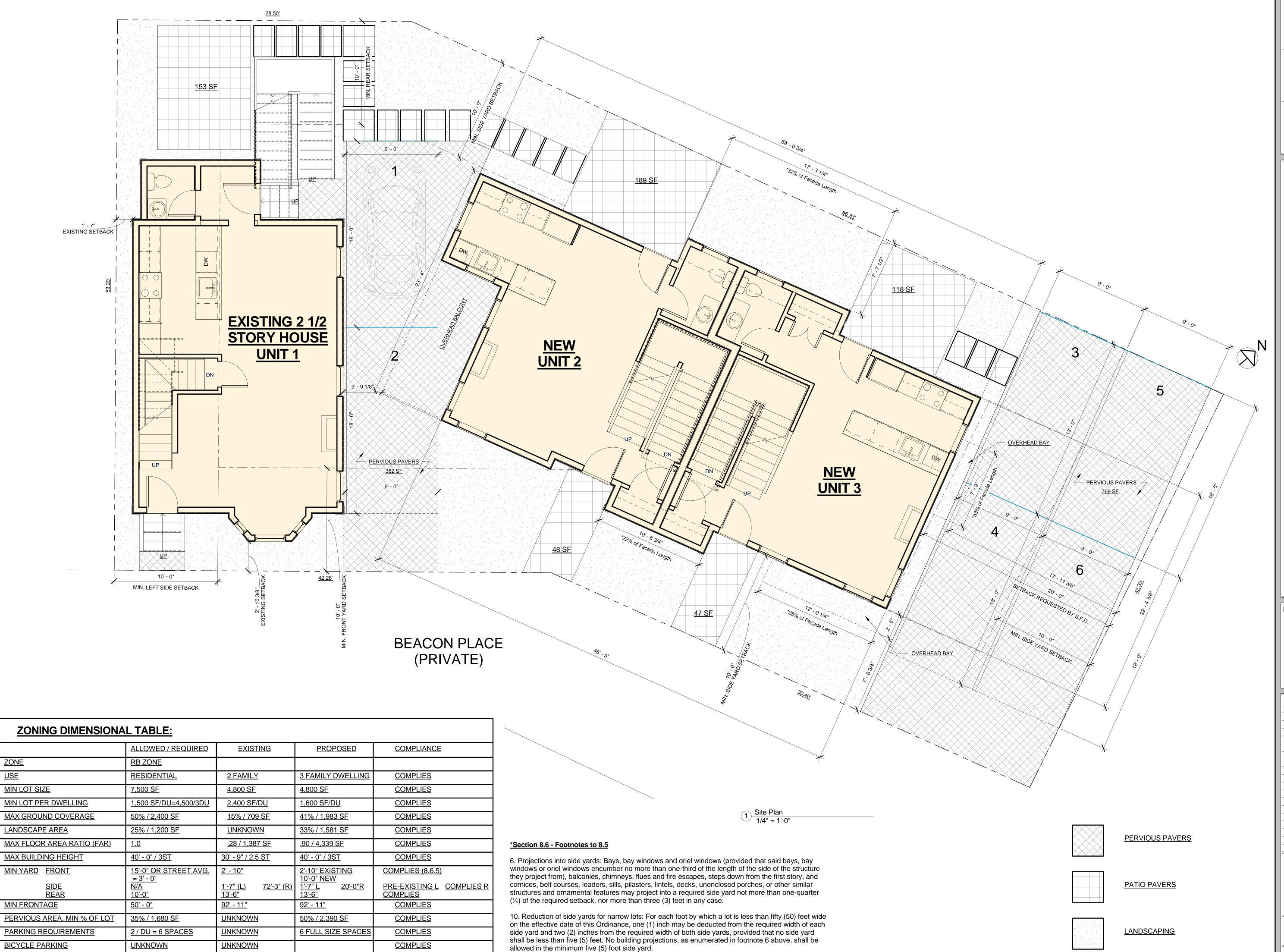
Daphne x burkwoodii 'Carole Mackie'

12 Beacon Place | Somerville, MA









<u>ZONE</u>

PROJECT NAME

12 Beacon Place

PROJECT ADDRESS

12 Beacon Place, Somerville, MA

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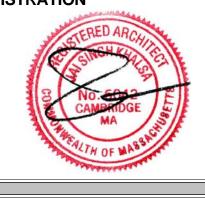
Anthony Fava & Ryan Hunt

ARCHITECT KHALSA DESIGN INC.



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

CONSULTANTS:



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Architectural Site



12 Beacon Place

PROJECT ADDRESS

12 Beacon Place, Somerville, MA

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ARCHITECT

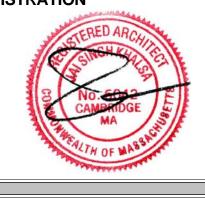
KHALSA DESIGN INC.



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CONSULTANTS:

REGISTRATION



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Zoning

A-01112 Beacon Place



LOOKING DOWN BEACON PLACE



EMPTY LOT AT 12 BEACON PLACE



EXISTING CONDITION OF 12 BEACON PLACE



LOOKING BACK AT 12 BEACON PLACE

12 Beacon Place

PROJECT ADDRESS

12 Beacon Place, Somerville, MA

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CONSULTANTS:

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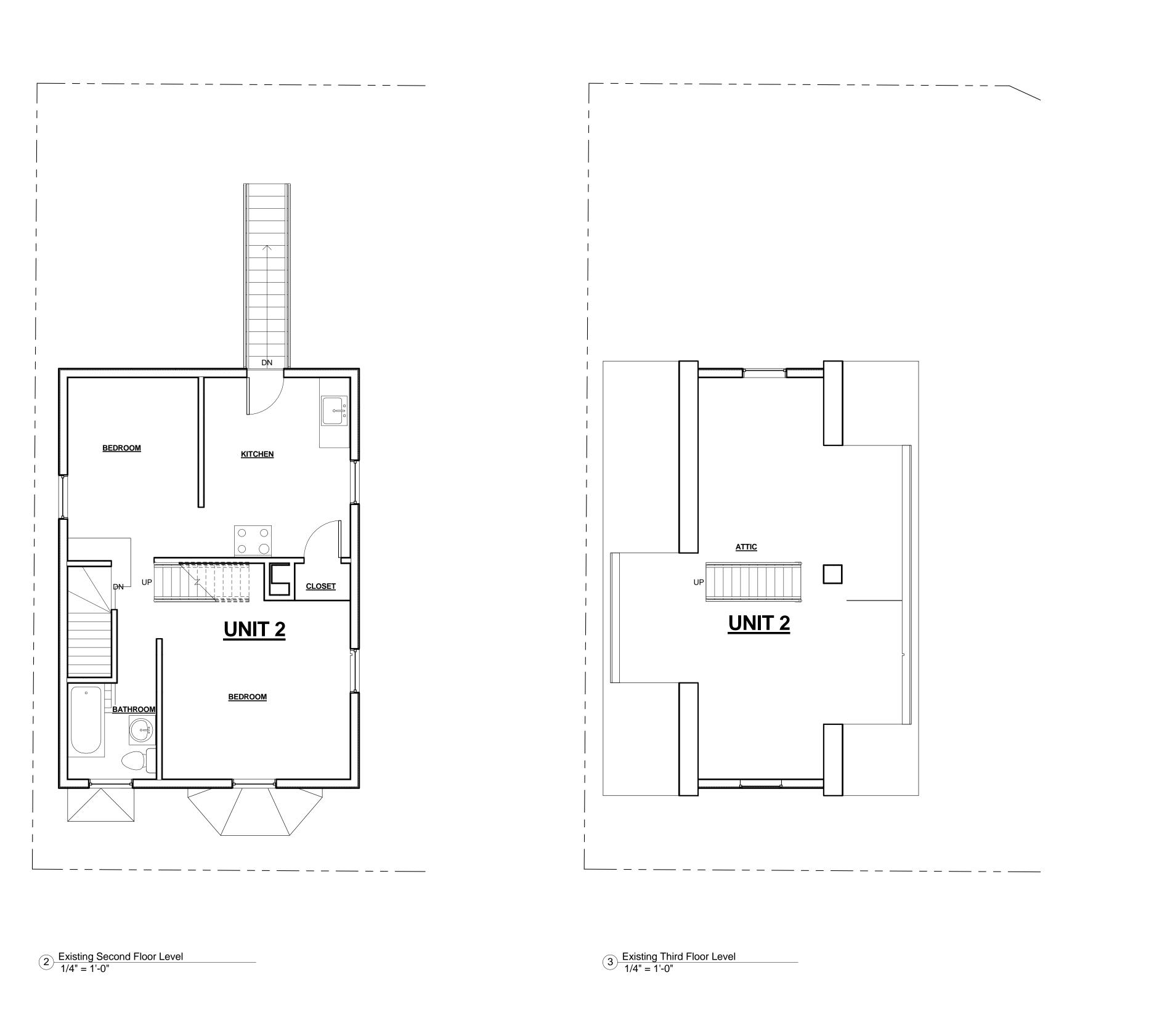


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Neighborhood Photographs







UNIT 1

LIVING ROOM

Existing First Floor Level
1/4" = 1'-0"

PROJECT NAME

12 Beacon Place

PROJECT ADDRESS 12 Beacon Place, Somerville, MA

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Existing Plans



12 Beacon Place

PROJECT ADDRESS

12 Beacon Place, Somerville, MA

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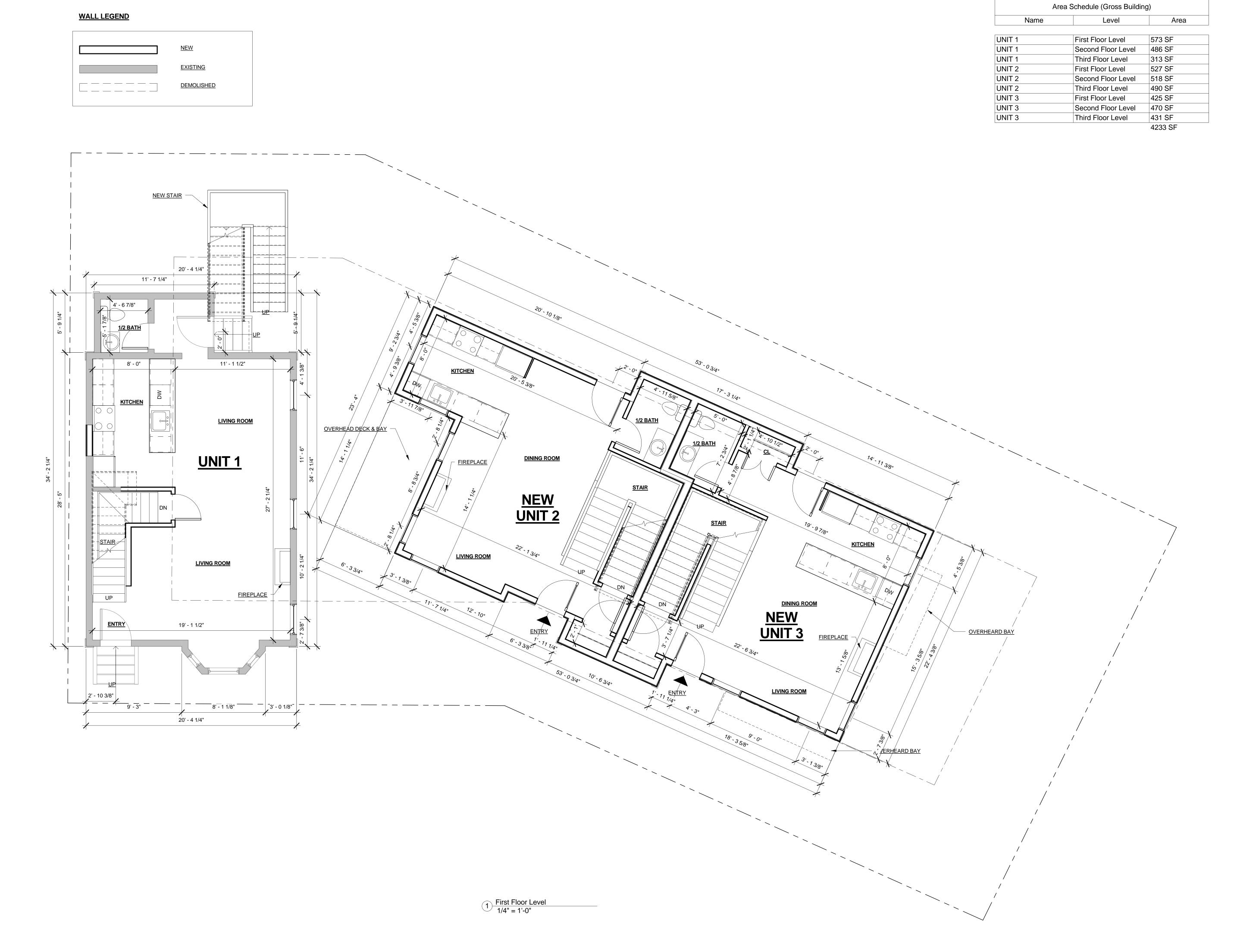
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1st Floor Plan

A-10012 Beacon Place



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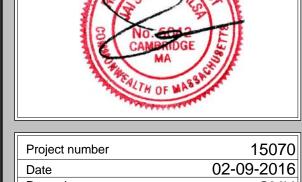
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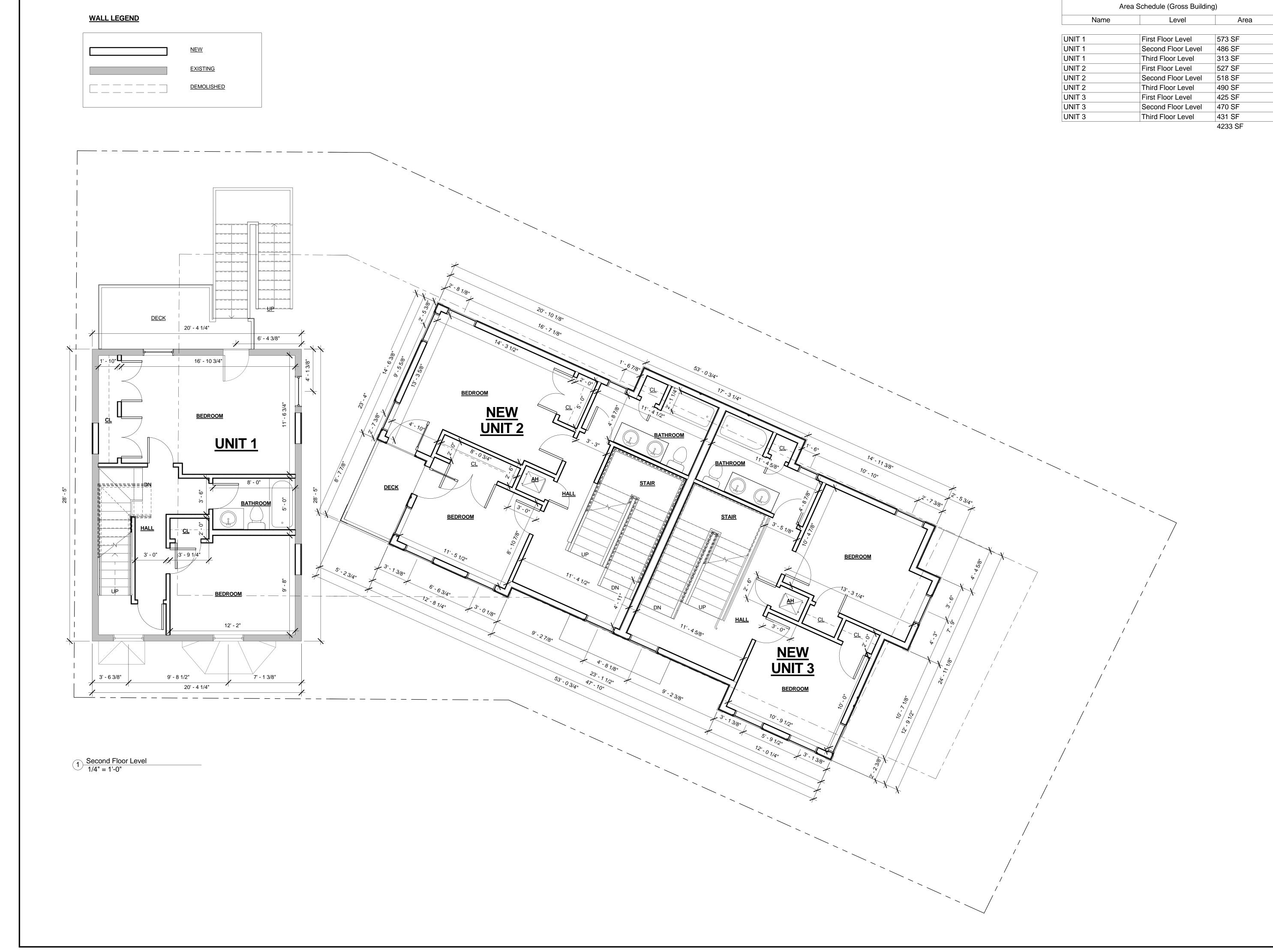
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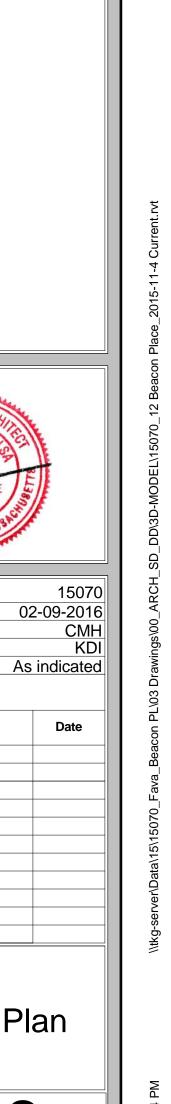


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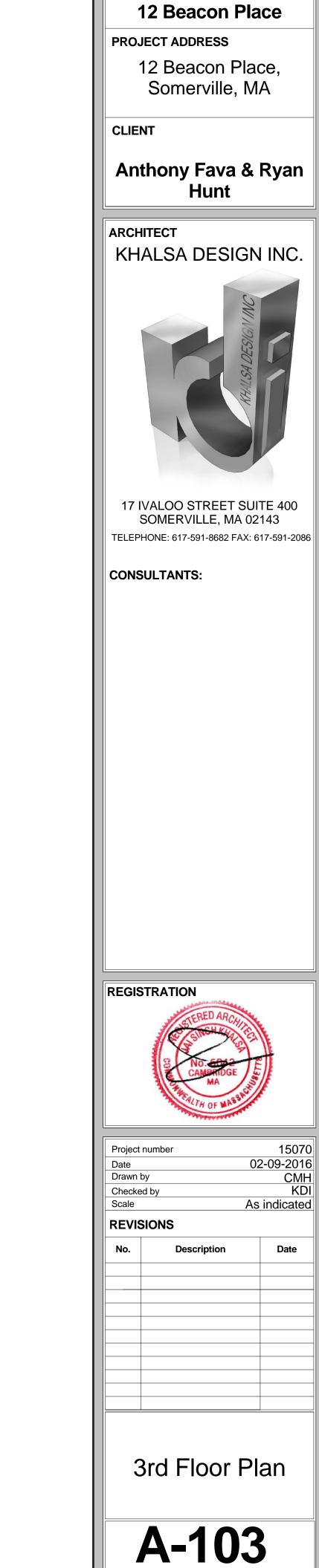
2nd Floor Plan

A-10112 Beacon Place

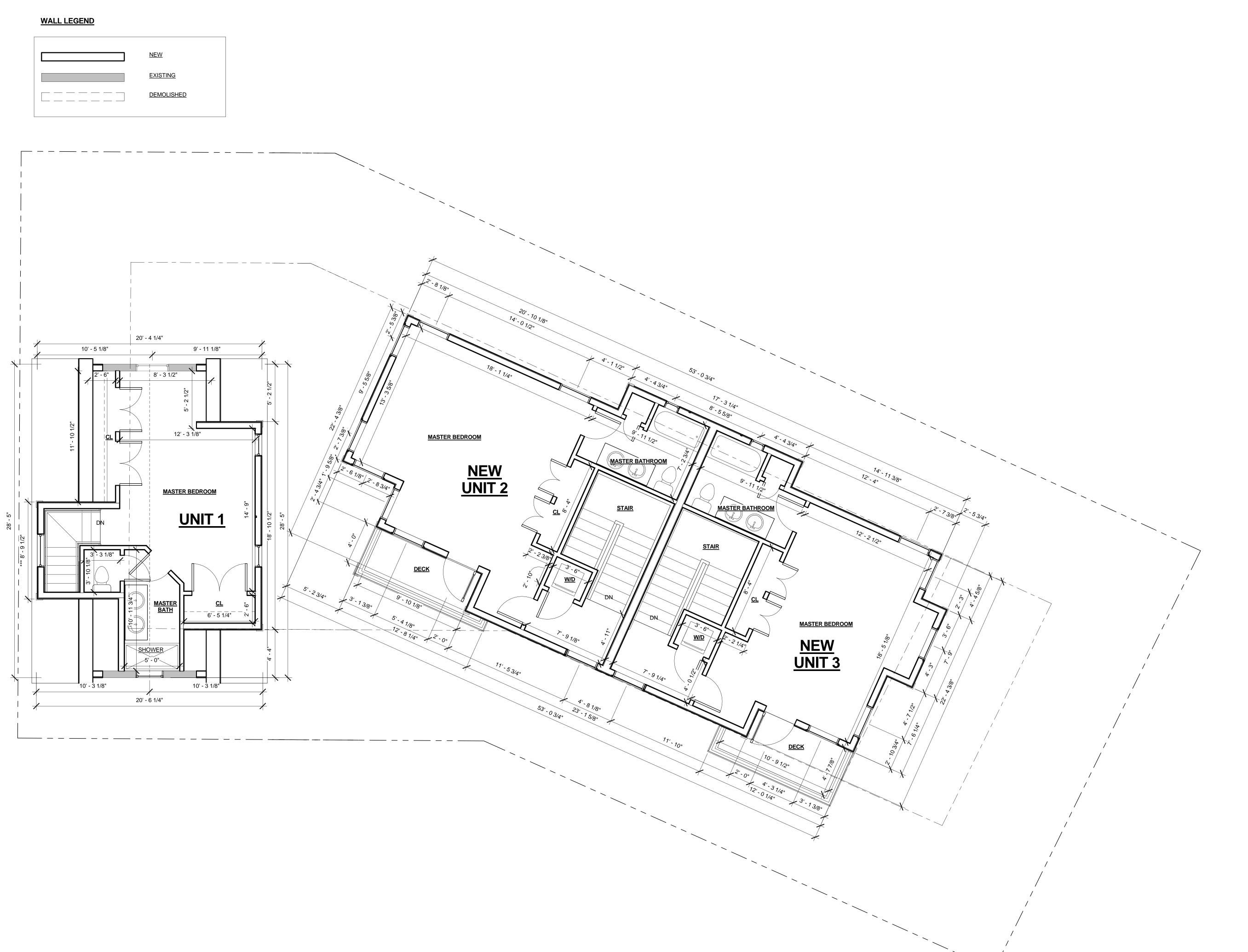




12 Beacon Place

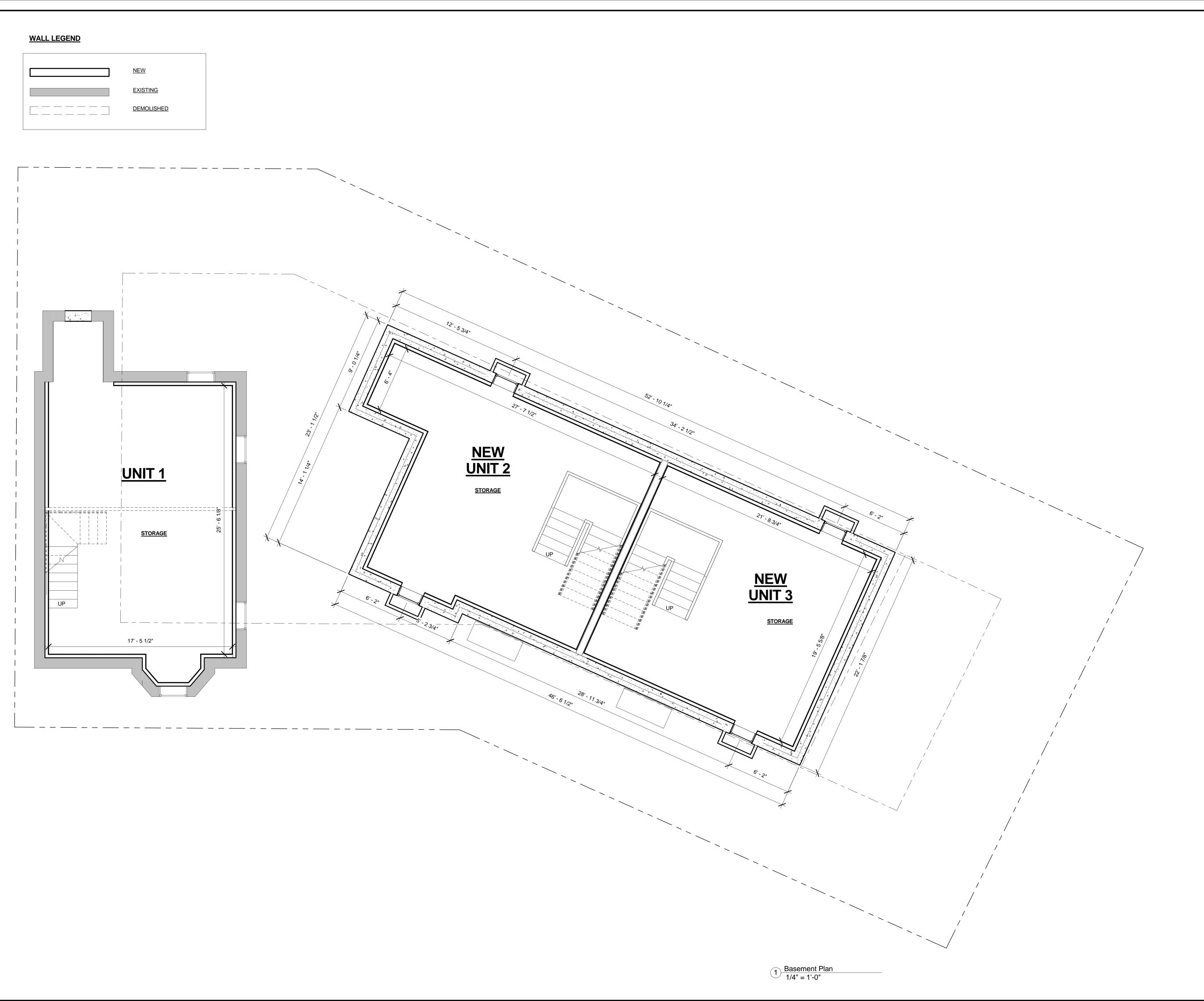


PROJECT NAME



Third Floor Level
1/4" = 1'-0"





12 Beacon Place

PROJECT ADDRESS

12 Beacon Place, Somerville, MA

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Basement Plan

A-119

12 Beacon Place

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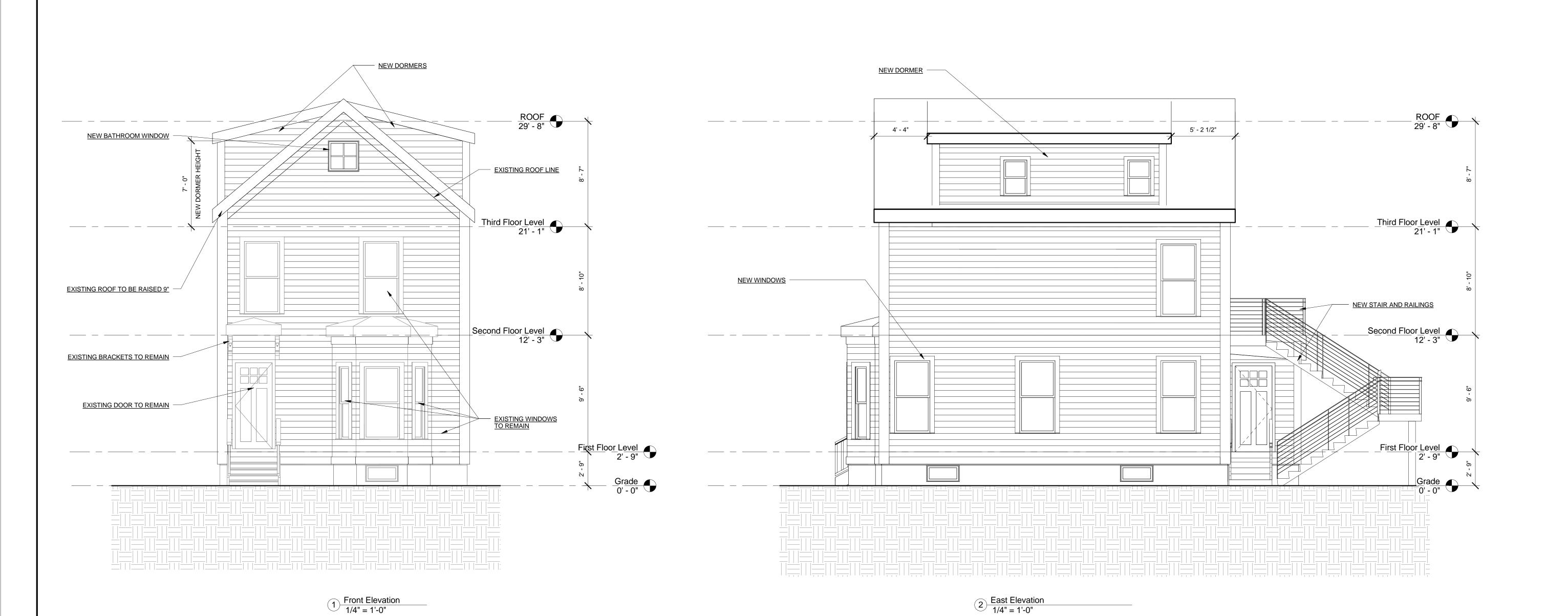
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North & West Exterior Elevations

A-300 12 Beacon Place

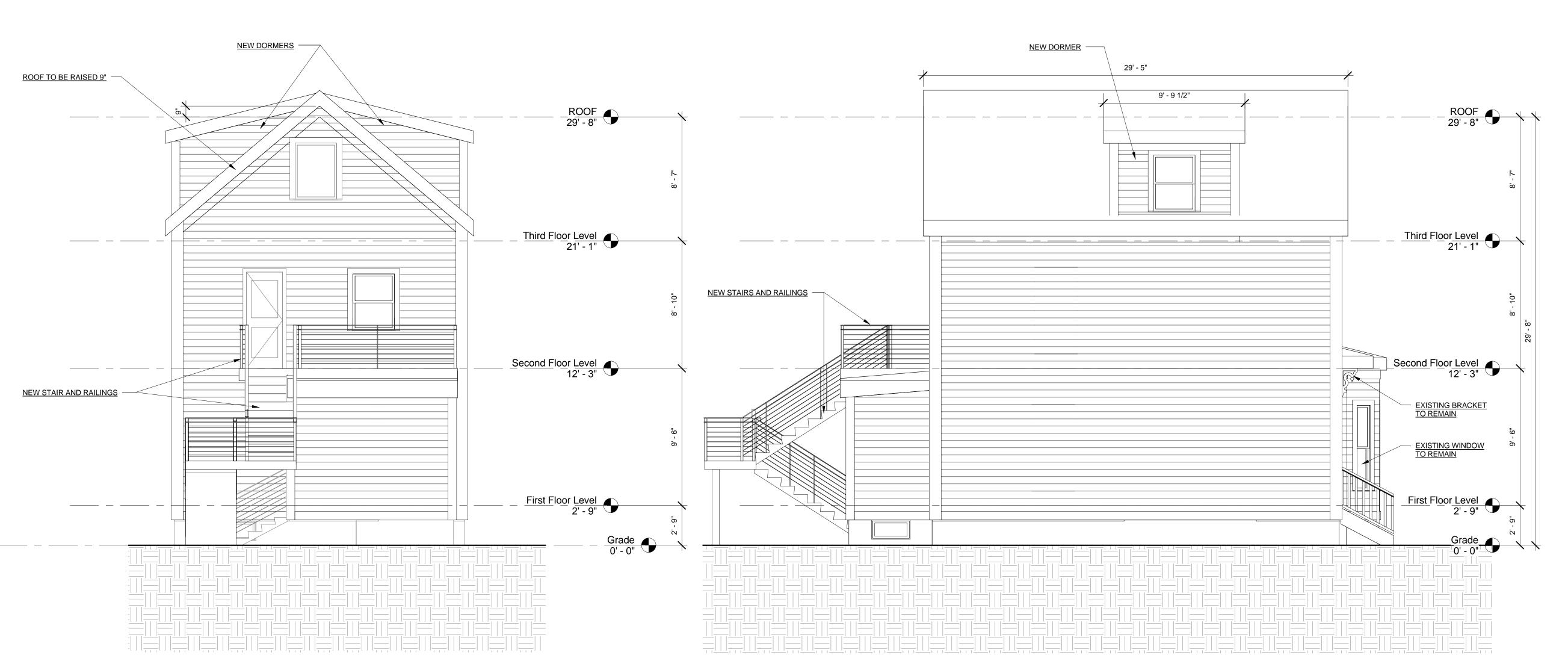


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South & East Exterior Elevations

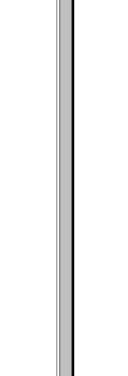
A-301 12 Beacon Place



West Elevation
1/4" = 1'-0"

1 Rear Elevation 1/4" = 1'-0"







PROJECT ADDRESS

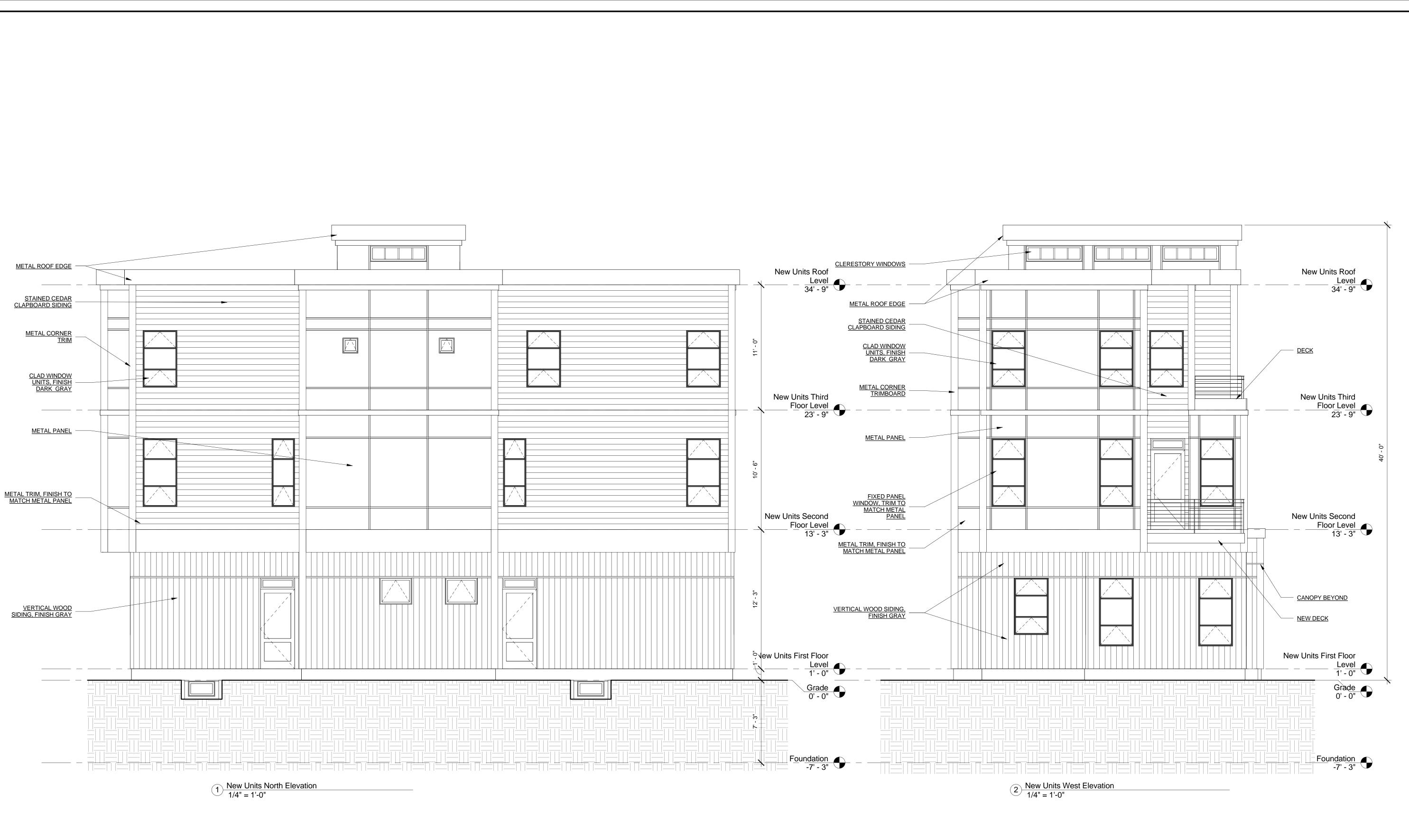
12 Beacon Place

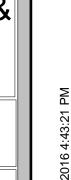


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New Units North & West Elevations

A-30212 Beacon Place







12 Beacon Place

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12 Beacon Place, Somerville, MA

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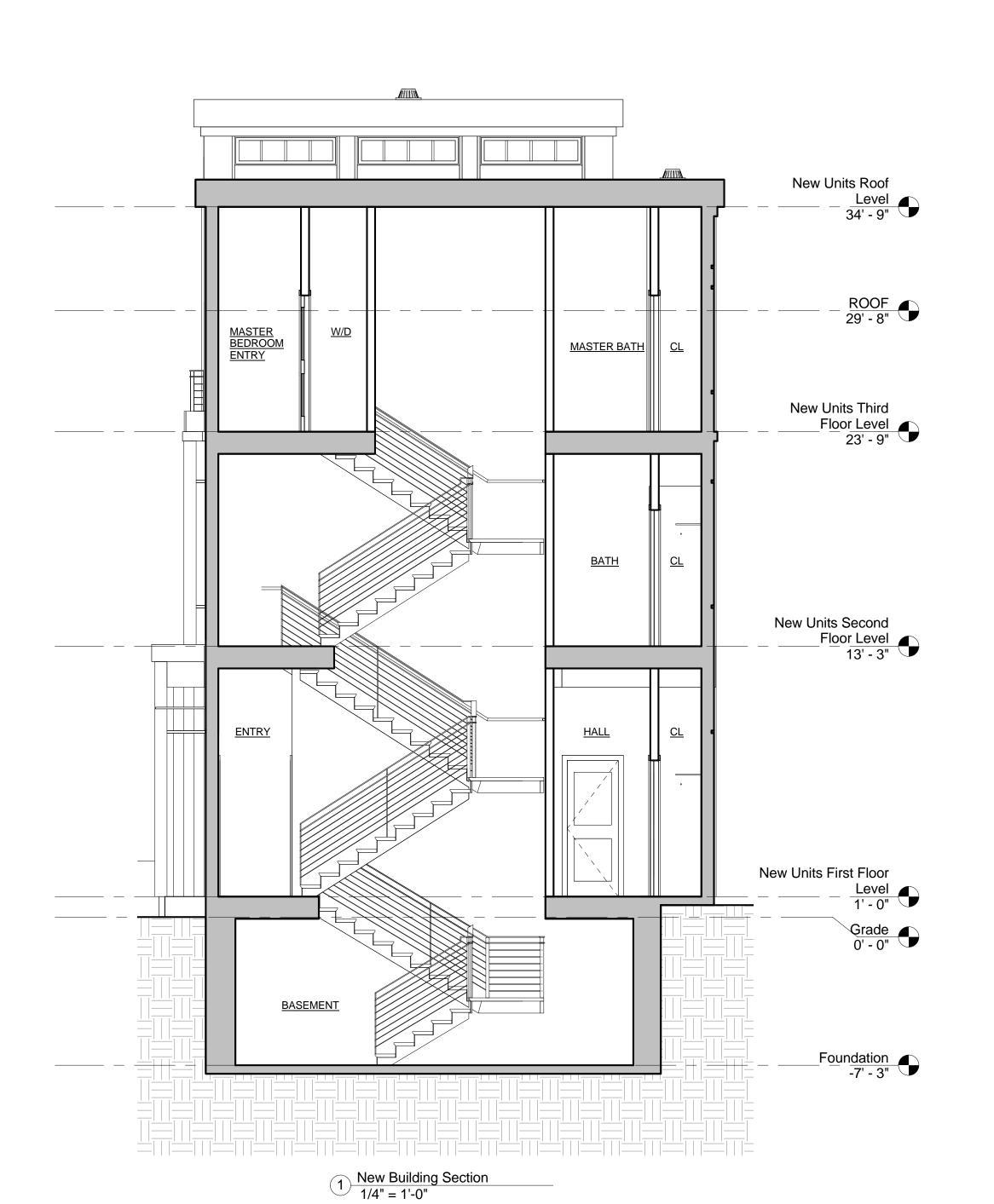
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No.	Description	Date

New Units South & East Elevations

A-303



12 Beacon Place

PROJECT ADDRESS 12 Beacon Place, Somerville, MA

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Anthony Fava & Ryan Hunt

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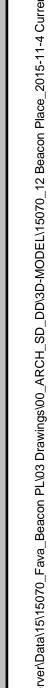
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CONSULTANTS:



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Building Section



PROJECT NAME 12 Beacon Place PROJECT ADDRESS 12 Beacon Place, Somerville, MA

CLIENT

Anthony Fava & Ryan Hunt

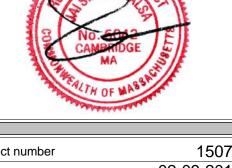
ARCHITECT KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



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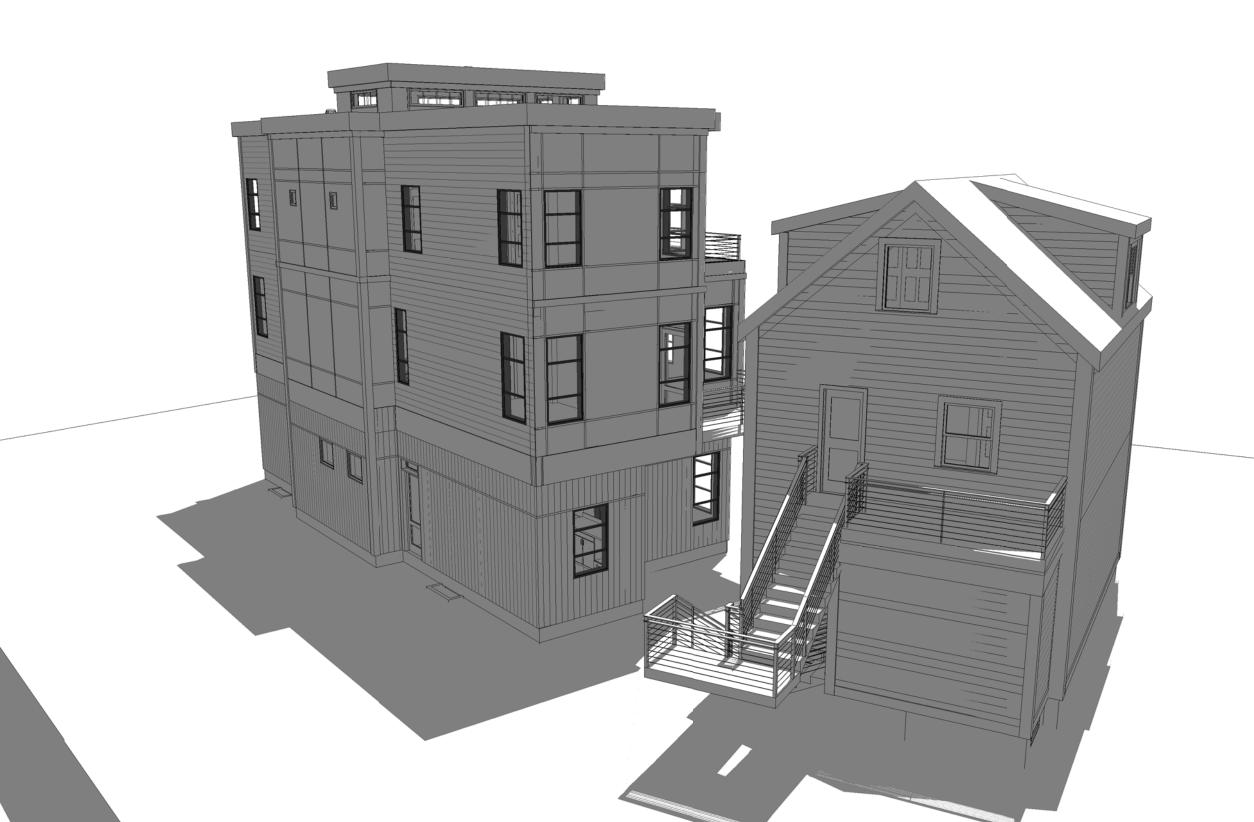
Perspectives







1 3D View 2



4 3D View 4

3 3D View 3





12 Beacon Place

PROJECT ADDRESS

12 Beacon Place, Somerville, MA

CLIENT

Anthony Fava & Ryan Hunt

ARCHITECT KHALSA DESIGN INC.



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CONSULTANTS:

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Project	number	1507
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Rendering

AV-3 12 Beacon Place