

LIST OF DRAWINGS

CONTEXT & GENERAL INFORMATION

Context Plan A002 Existing vs Proposed in Photographic Comparison A003

ZONING INFORMATION

Area Diagram - Existing A004
Area Diagram - Proposed A005
Area Diagram - Landscape A006

EXPLICITORY DRAWINGS & PROPOSED CONSTRUCTION

Birdeye View SE A011
Proposed Plan : 1st Floor / Site A101
Proposed Plan : 2nd Floor A102

Proposed Plan : Roof A103 Proposed Plan : Landscape L100

Proposed Plan: Front Building : Basement A110
Proposed Plan: Front Building : 1st Floor A111
Proposed Plan: Front Building : 2nd Floor A112
Proposed Plan: Front Building : Roof A113

Proposed Exterior Elevations: Front Building A114

Proposed Exterior Elevations : Bow Market A201

Proposed Sections : Bow Market A301

Proposed Uses CD101

EXISTING CONDITIONS DRAWINGS

PROPOSED USES

Existing Plan : Basement EX101
Existing Plan : 1st Floor EX102
Existing Plan : 2nd Floor EX103
Existing Plan : Roof EX104

Existing Exterior Elevations : Front Building EX105

CIVIL ENGINEERING & SURVEY

Site Survey S1.0
Site, Grading, Utility & Drainage Plan
Detail Sheet C1.2

337 Somerville Ave

SPECIAL PERMIT APPROVAL

Somerville, MA

DATE ISSUED: 7/27/2016

BOYES-WATSON ARCHITECTS thirty bow street somerville, ma architects@boyeswarson.co phone: (617) 629.8200 fax: (617) 629.8201

job number01

date issued 7/27/2016

SPECIAL PERMIT APPROVAL

COVER

<u>n/a</u>

merville

337

CIVIL ENGINEER

DESIGN CONSULTANTS, INC.

120 MIDDLESEX AVE, SUITE 20 SOMERVILLE, MA 02145

617.776.3350

<u>Developer</u>

SZO Secti on Cited

Office Use

BOYES-WATSON & BAUM

30 BOW ST. SOMERVILLE, MA 02143

518.312.8166

<u>Owner</u>

GNJREALESTATE HOLDINGS, LLC

34 INDIAN ROCK DR SAUGUS, MA 01906

781.231.0470

ARCHITECT 1

BOYES-WATSON ARCHITECTS

30 BOW ST. SOMERVILLE, MA 02143

617.629.8200

DAVIS SQUARE ARCHITECTS

ARCHITECT 2

240A ELM ST SOMERVILLE, MA 02144

617.628.5700

A000

¹ We will be putting out an Request for Proposal (RFP) for bike storage to hold, at minimum, 8 bikes.

S. # of Loading Spaces

* 8 or more dw elling units - determine if Inclusionary Housing, Article 13, applies

Proposed

Unit 2) Restaurant

Unit 4) Retail, mixed commercial, restaurant,

maker and AOD uses

NB: 15,147 square feet CCD55: 9,862 square feet Total: 25,009 square feetet

UNCH

UNCH

Unit 2) Medical office

30,441 +/- square feet

NB: 10,809 square fee CCD55: 4931 square feet Total:15,740 square feet

NB: 15,362 square feet CCD55: 9,862 square feet Total: 25,224 square feet

25.27

Unit 4) Storage

B. # of Dw elling Units*

D. Lot Area ÷ # of Dw elling

Units

E. Gross Floor Area of

Footprints of All

Buildings

F. Ground Coverage
(E ÷ C.)

G. Landscaped Area

(landscaped area ÷ C.

H. Pervious Area (pervious area ÷ C.)

I. Net Floor Area** / ***

(sum of all usable square J. Floor Area Ratio (FAR) (I. ÷ C.)

K. Building Height

L. Front Yard Setback

M. Rear Yard Setback

N. Side Yard Setback

(left when you face property)

O. Side Yard Setback

(right when you face property)

P. Street Frontage

Q. # of Parking Spaces

R. # of Bicycle Parking

** In CCD and TOD use GROSS floor area

C. Lot Area



337 Somerville Ave CONTEXT PLAN

thirty bow street somerville, ma architects@boyeswatson.comphone: (617) 629.8200 fax: (617) 629.8201

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scale 1" = 60'-0"

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EXISTING VIEW OF COURTYARD



VIEW FROM SOMERVILLE ENTRANCE



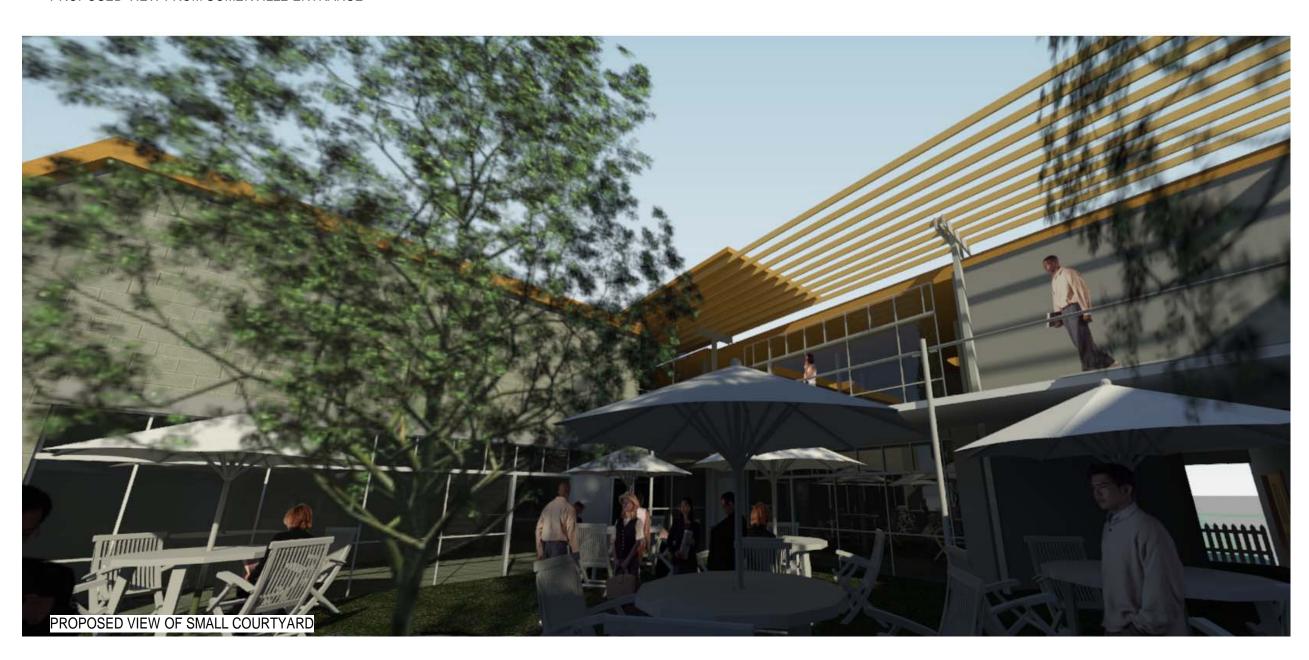
EXISTING VIEW OF SMALL COURTYARD



PROPOSED VIEW OF COURTYARD FROM 2ND FLOOR COVERED EXTERIOR WALKWAY



PROPOSED VIEW FROM SOMERVILLE ENTRANCE



otographic (Pho Existing vs Proposed in

BOYES-WATSON ARCHITECTS

Somerville Ave

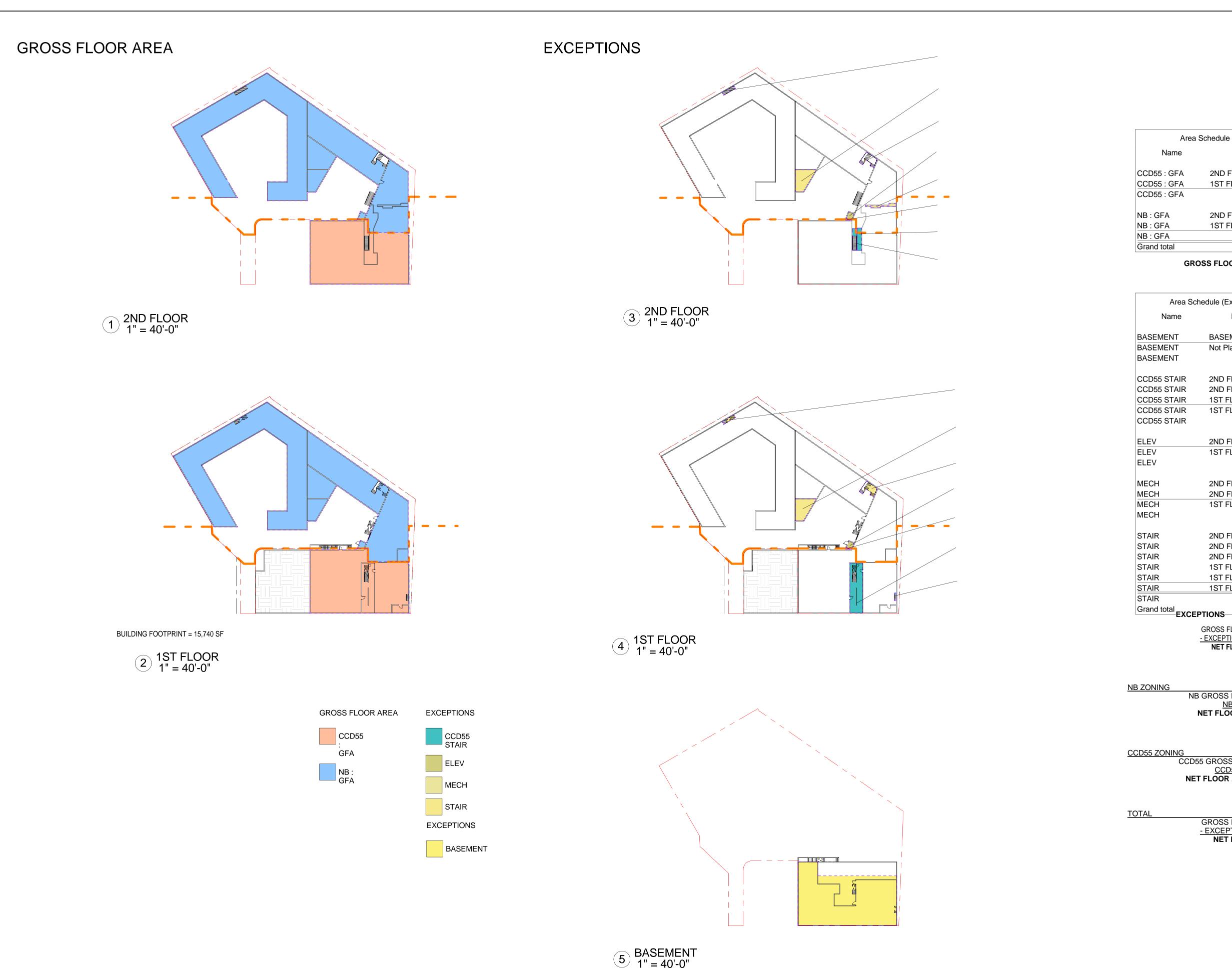
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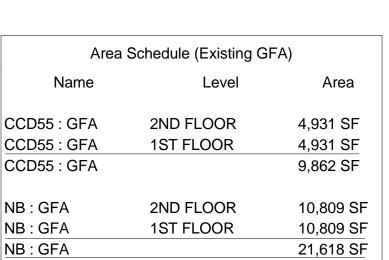
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job number01

scale 12" = 1'-0"

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GROSS FLOOR AREA 31,480 SF

31,480 SF

Name	Level	Are
BASEMENT	BASEMENT	4,378 SF
BASEMENT	Not Placed	Not Plac
BASEMENT		4,378 SF
CCD55 STAIR	2ND FLOOR	83 SF
CCD55 STAIR	2ND FLOOR	83 SF
CCD55 STAIR	1ST FLOOR	533 SF
CCD55 STAIR	1ST FLOOR	14 SF
CCD55 STAIR		713 SF
ELEV	2ND FLOOR	31 SF
ELEV	1ST FLOOR	31 SF
ELEV		63 SF
MECH	2ND FLOOR	3 SF
MECH	2ND FLOOR	47 SF
MECH	1ST FLOOR	3 SF
MECH		53 SF
STAIR	2ND FLOOR	38 SF
STAIR	2ND FLOOR	263 SF
STAIR	2ND FLOOR	112 SF
STAIR	1ST FLOOR	112 SF
STAIR	1ST FLOOR	38 SF
STAIR	1ST FLOOR	263 SF
STAIR		824 SF
Grand total	PTIONS-	გ ევე SF 6,969 SF

GROSS FLOOR AREA = 31,480 SF
- EXCEPTIONS TO GFA = 6,969 SF
NET FLOOR AREA = 24,511 SF

NB GROSS FLOOR AREA = 21,618 SF NB EXCEPTIONS = 6,256 SF NET FLOOR AREA (NB)= 15,362 SF

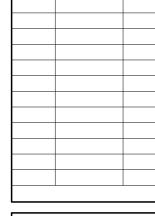
CCD55 ZONING

CCD55 GROSS FLOOR AREA = 9,862 SF

CCD55 EXCEPTIONS = 713 SF

NET FLOOR AREA (CCD55) = 9,149 SF

GROSS FLOOR AREA = 31,480 SF - EXCEPTIONS TO GFA = 6,969 SF NET FLOOR AREA = 24,511 SF



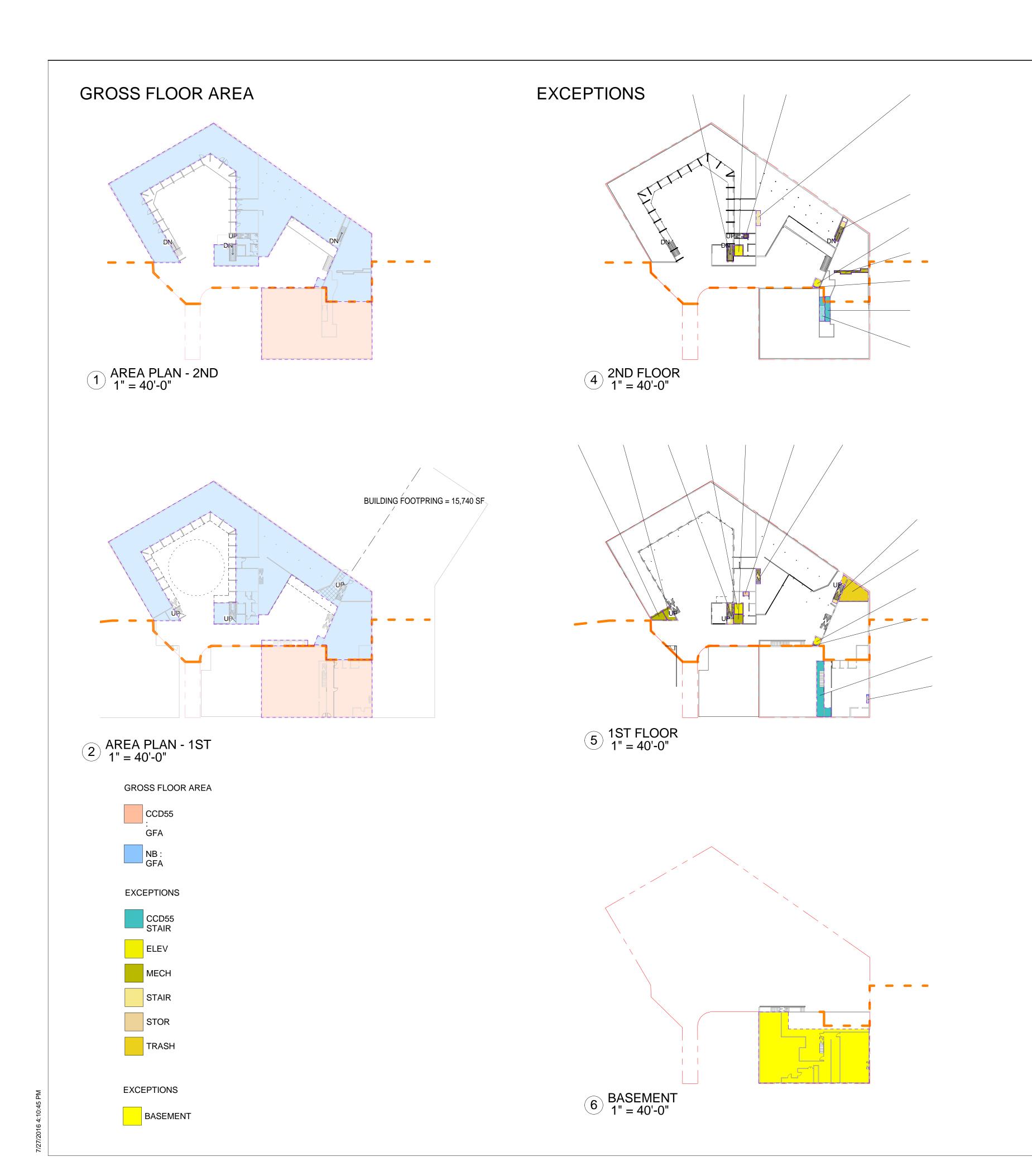
<u>ന</u> EXISTIN 337 Somerville Ave AREA DIAGRAM -

BOYES-WATSON ARCHITECTS thirty bow street somerville, ma architects@boyeswatson.co m phone: (617) 629.8200 fax: (617) 629.8201

job number01

scale 1" = 40'-0"

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	Area Schedule (GF	A)
Name	Level	Area
CCD55 : GFA	2ND FLOOR	4,931 SF
CCD55 : GFA	1ST FLOOR	4,931 SF
CCD55 : GFA		9,862 SF
NB : GFA	2ND FLOOR	10,809 SF
NB : GFA	1ST FLOOR	10,808 SF
NB : GFA		21,617 SF
Grand total		31,480 SF

GROSS FLOOR AREA 31,480 SF

Name	Level	Area
BASEMENT	BASEMENT	4,378 SF
BASEMENT		4,378 SF
CCD55 STAIR	2ND FLOOR	83 SF
CCD55 STAIR	2ND FLOOR	83 SF
CCD55 STAIR	1ST FLOOR	316 SF
CCD55 STAIR	1ST FLOOR	14 SF
CCD55 STAIR		496 SF
ELEV	2ND FLOOR	61 SF
ELEV	2ND FLOOR	31 SF
ELEV	1ST FLOOR	61 SF
ELEV	1ST FLOOR	31 SF
ELEV		185 SF
MECH	2ND FLOOR	47 SF
MECH	2ND FLOOR	3 SF
MECH	1ST FLOOR	64 SF
MECH	1ST FLOOR	72 SF
MECH	1ST FLOOR	55 SF
MECH	1ST FLOOR	3 SF
MECH		244 SF
STAIR	2ND FLOOR	69 SF
STAIR	2ND FLOOR	68 SF
STAIR	2ND FLOOR	44 SF
STAIR	1ST FLOOR	85 SF
STAIR	1ST FLOOR	44 SF
STAIR	1ST FLOOR	68 SF
STAIR		377 SF
STOR	2ND FLOOR	15 SF
STOR	1ST FLOOR	15 SF
STOR		30 SF
TRASH	1ST FLOOR	317 SF
TRASH		317 SF
Grand total		6,028 SF

EXCEPTIONS TO GFA 6,966 SF

NB GROSS FLOOR AREA = 21,617 SF NB EXCEPTIONS = 6,470 SF NET FLOOR AREA (NB)= 15,147 SF

CCD55 ZONING

CCD55 GROSS FLOOR AREA = 9,862 SF

CCD55 EXCEPTIONS = 496 SF

NET FLOOR AREA (CCD55) = 9,366 SF

GROSS FLOOR AREA = 31,480 SF
- EXCEPTIONS TO GFA = 6,966 SF
NET FLOOR AREA = 24,298 SF

stamp	

<u>n/a</u>

PROPOSED 337 Somerville Ave AREA DIAGRAM -

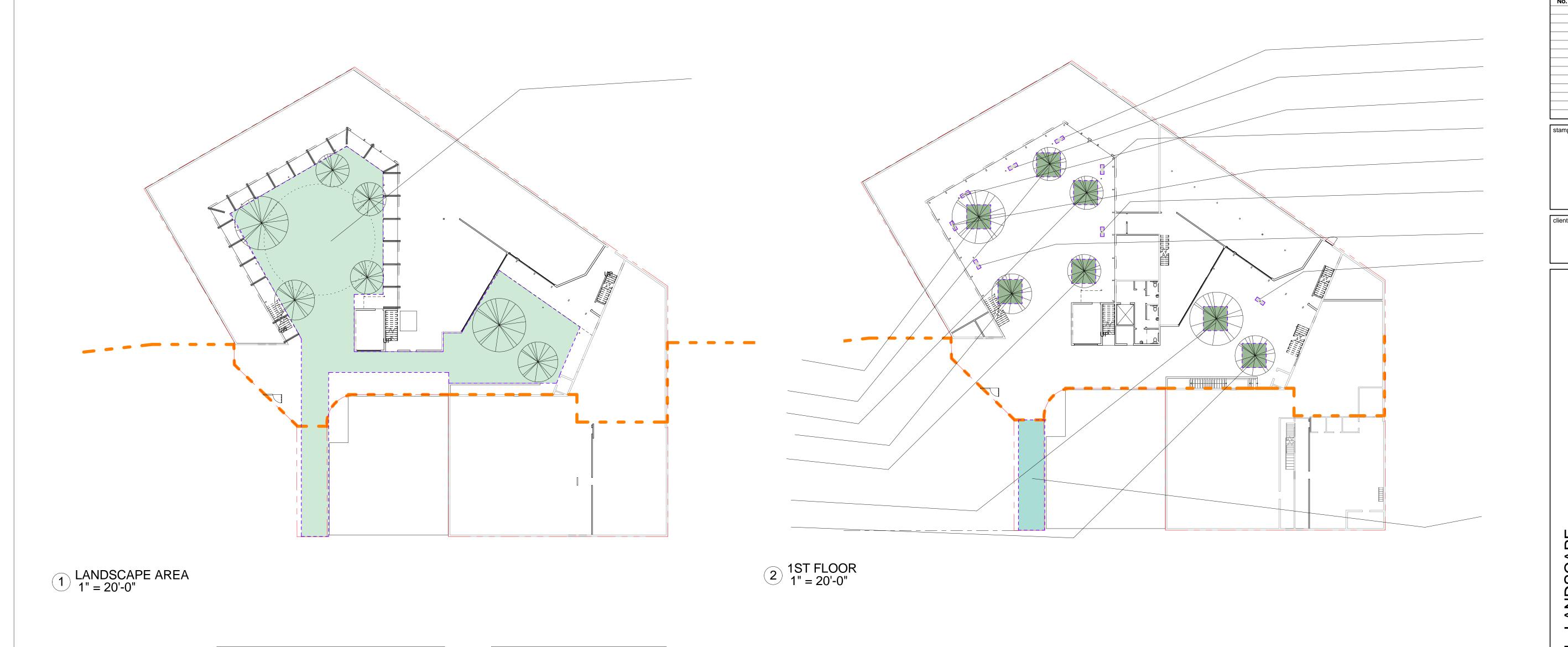
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job number01

scale 1" = 40'-0"

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Area Schedule (Lar	ndscape)
Name	Area
LANDSCAPE LANDSCAPE	6,440 SF 6,440 SF
LANDSCAPE AREA LEGEND	
LANDSCAPE	
PERVIOUS AREA LEGEND	
PERVIOUS PAVERS	
PERVIOUS PLANTER	
TREE WELL	

Area Schedule (Perv	ious / (iou)
Name	Area
PERVIOUS PAVERS	497 SF
PERVIOUS PAVERS	497 SF
PERVIOUS PLANTER	6 SF
PERVIOUS PLANTER	6 SF
PERVIOUS PLANTER	6 SF
PERVIOUS PLANTER	6 SF
PERVIOUS PLANTER	6 SF
PERVIOUS PLANTER	6 SF
PERVIOUS PLANTER	6 SF
PERVIOUS PLANTER	6 SF
PERVIOUS PLANTER	48 SF
TREE WELL	100 SF
TREE WELL	100 SF
TREE WELL	100 SF
TREE WELL	100 SF
TREE WELL	100 SF
TREE WELL	100 SF
TREE WELL	100 SF
TREE WELL	700 SF
Grand total	1,245 SF

AREA DIAGRAM - LANDSCAPE

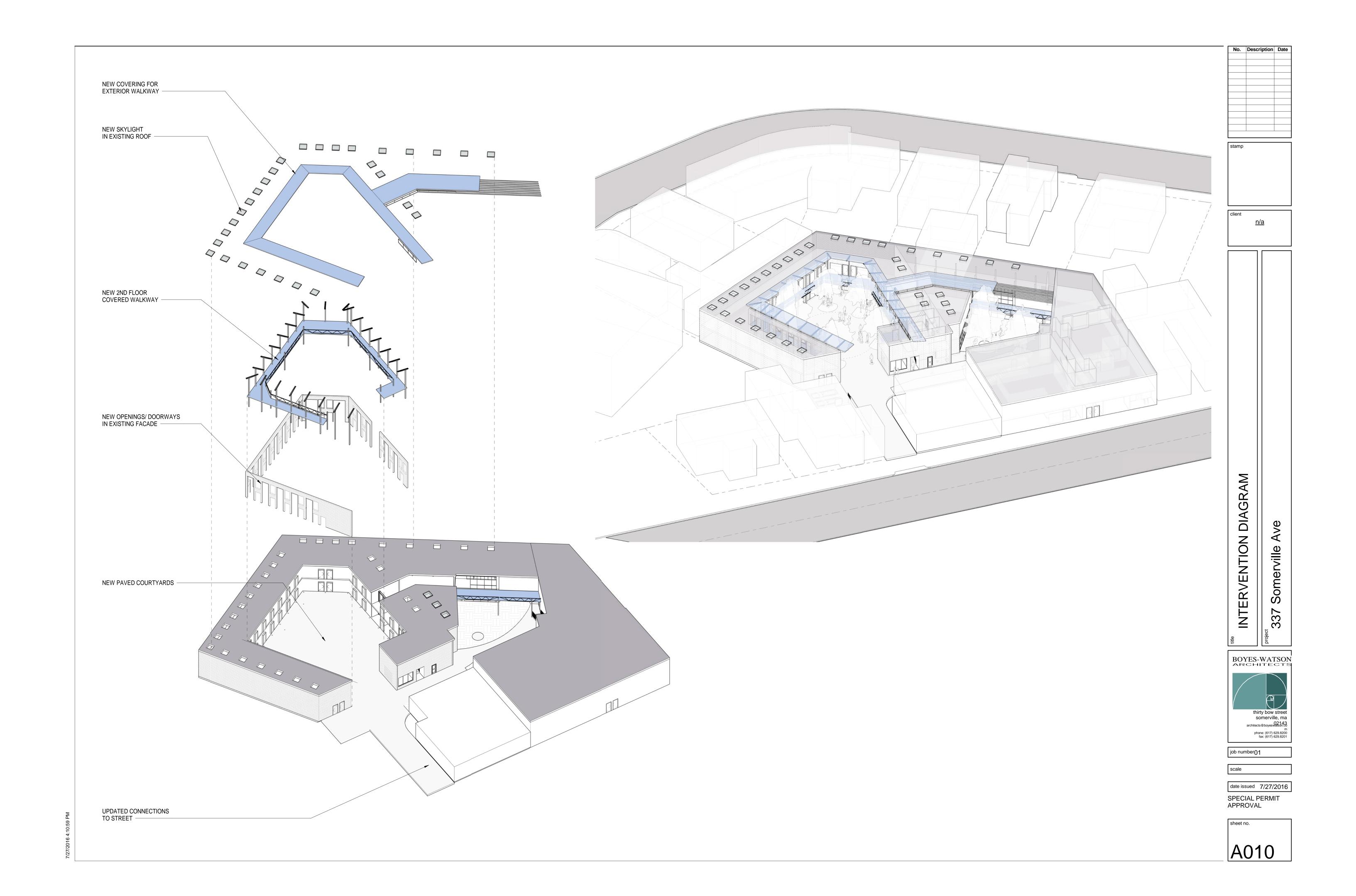
BOYES-WATSON ARCHITECTS thirty bow street somerville, ma architects@boyeswarson.co m phone: (617) 629.8200 fax: (617) 629.8201

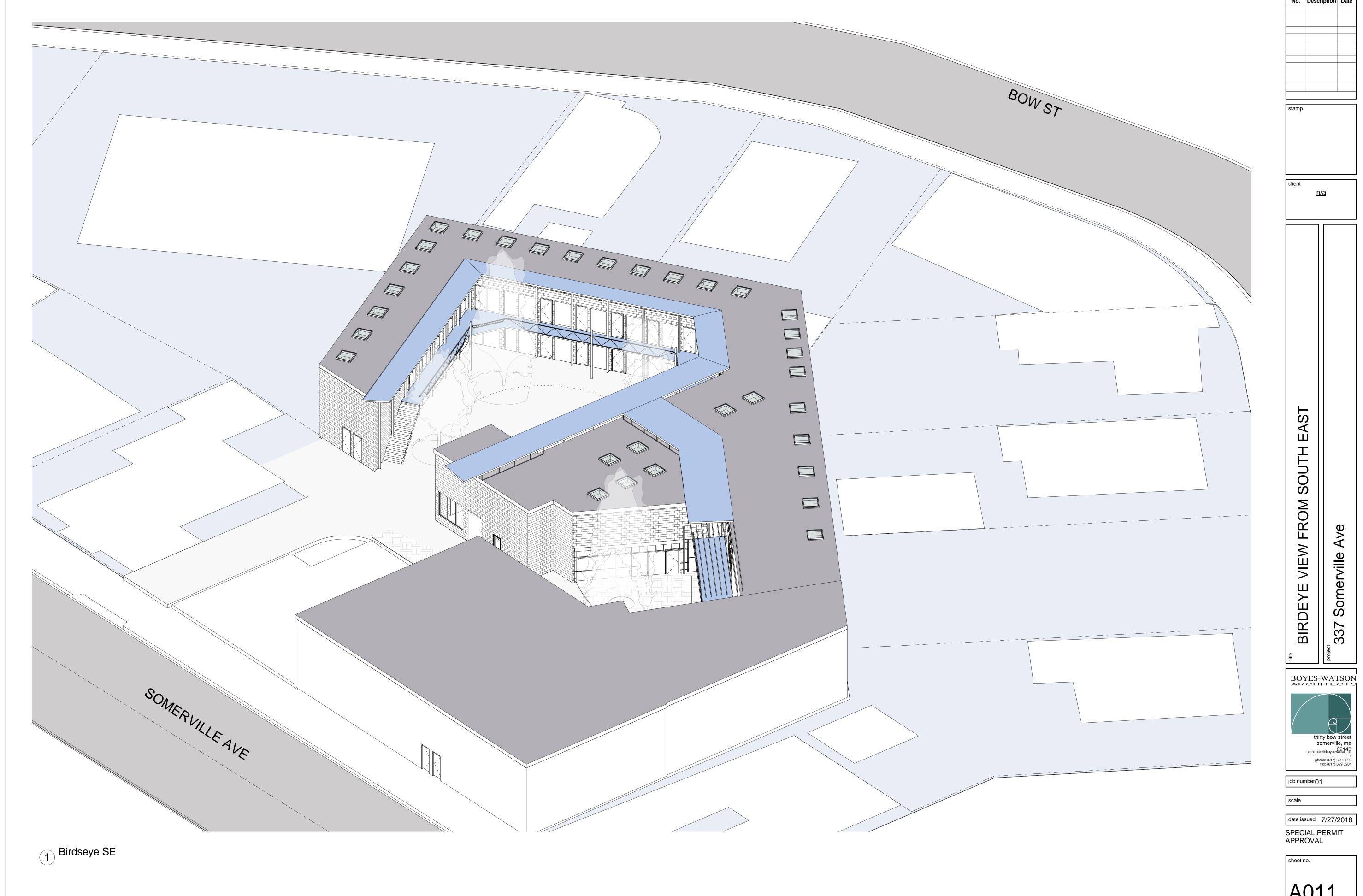
337 Somerville Ave

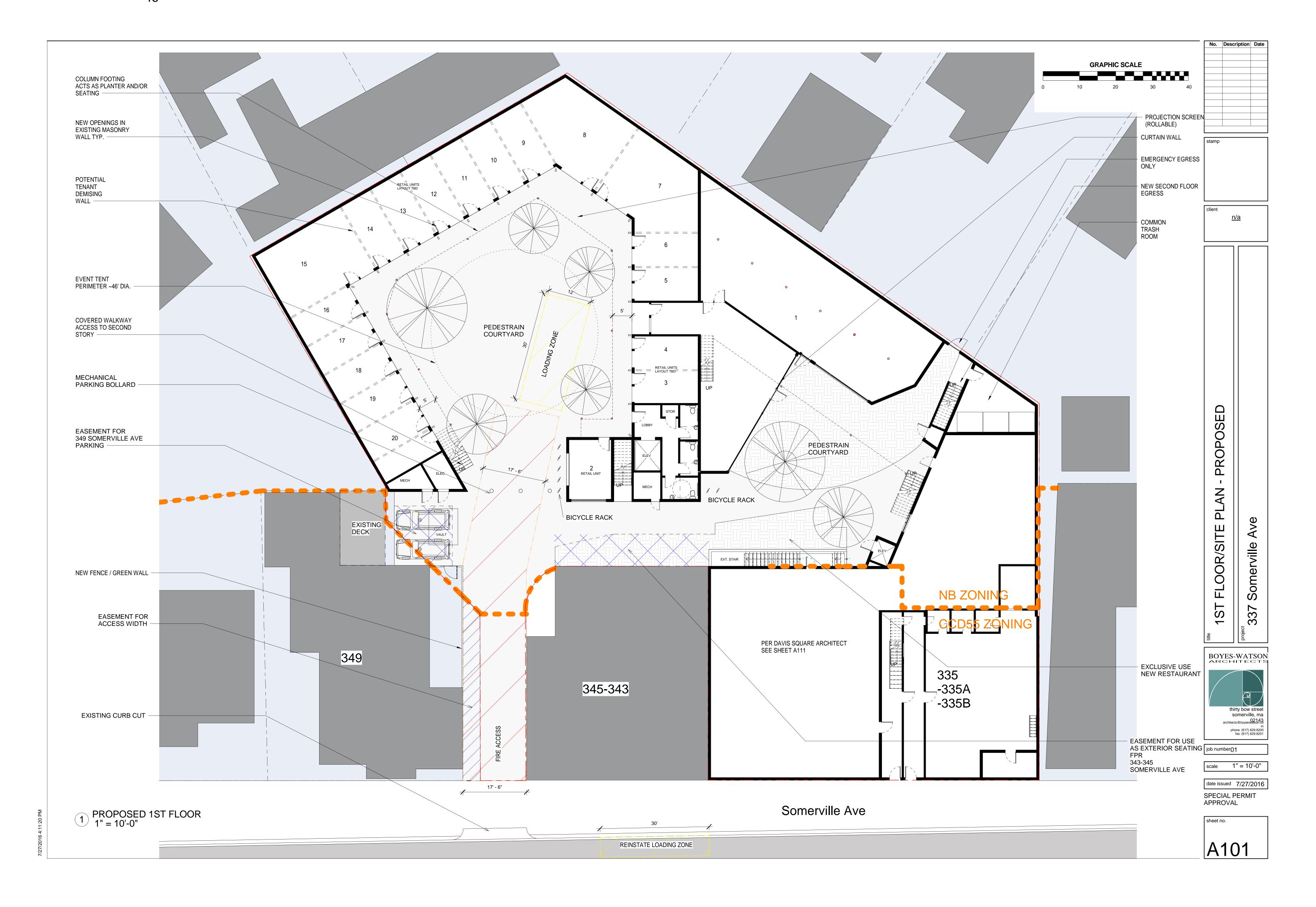
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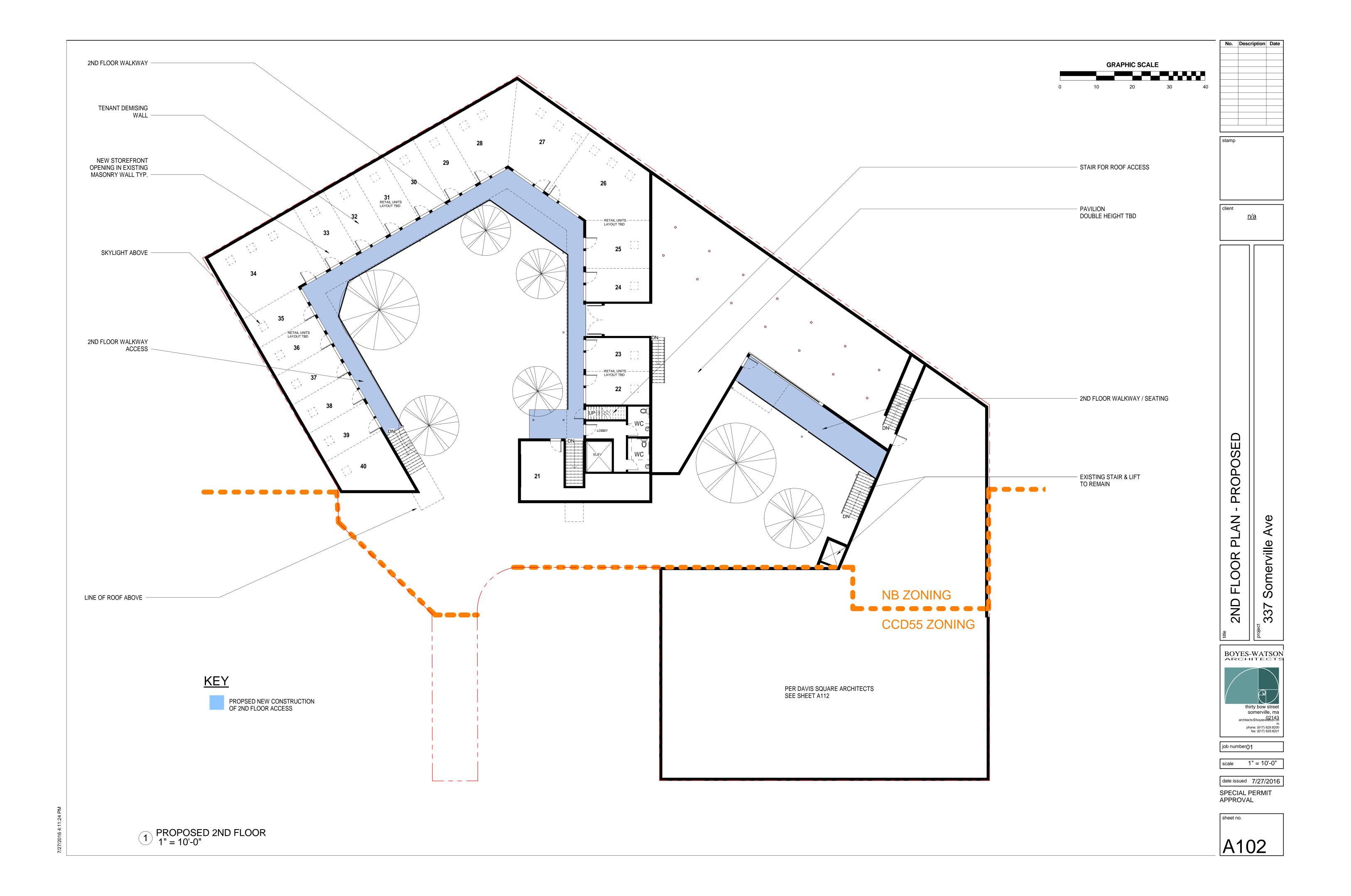
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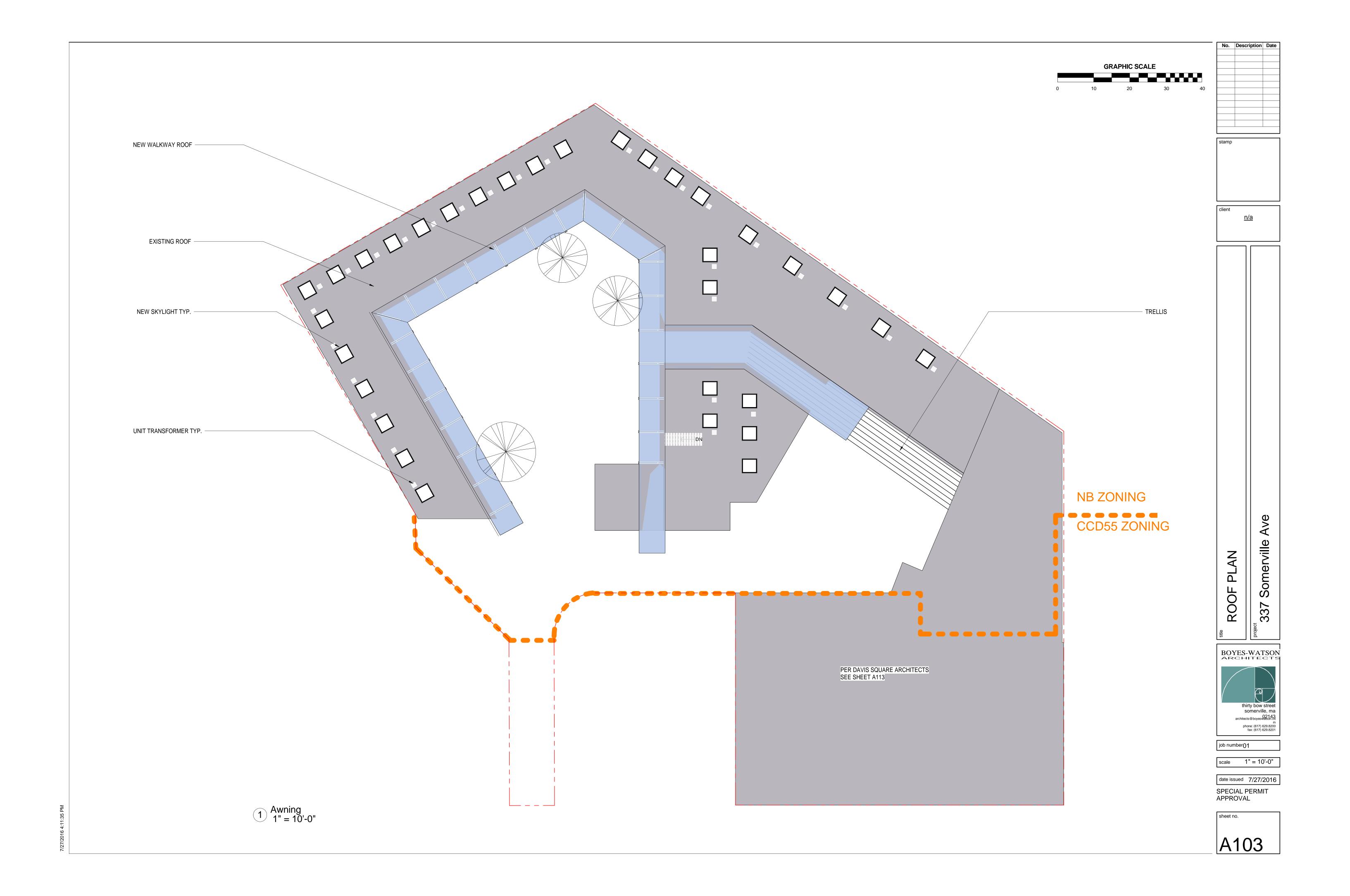
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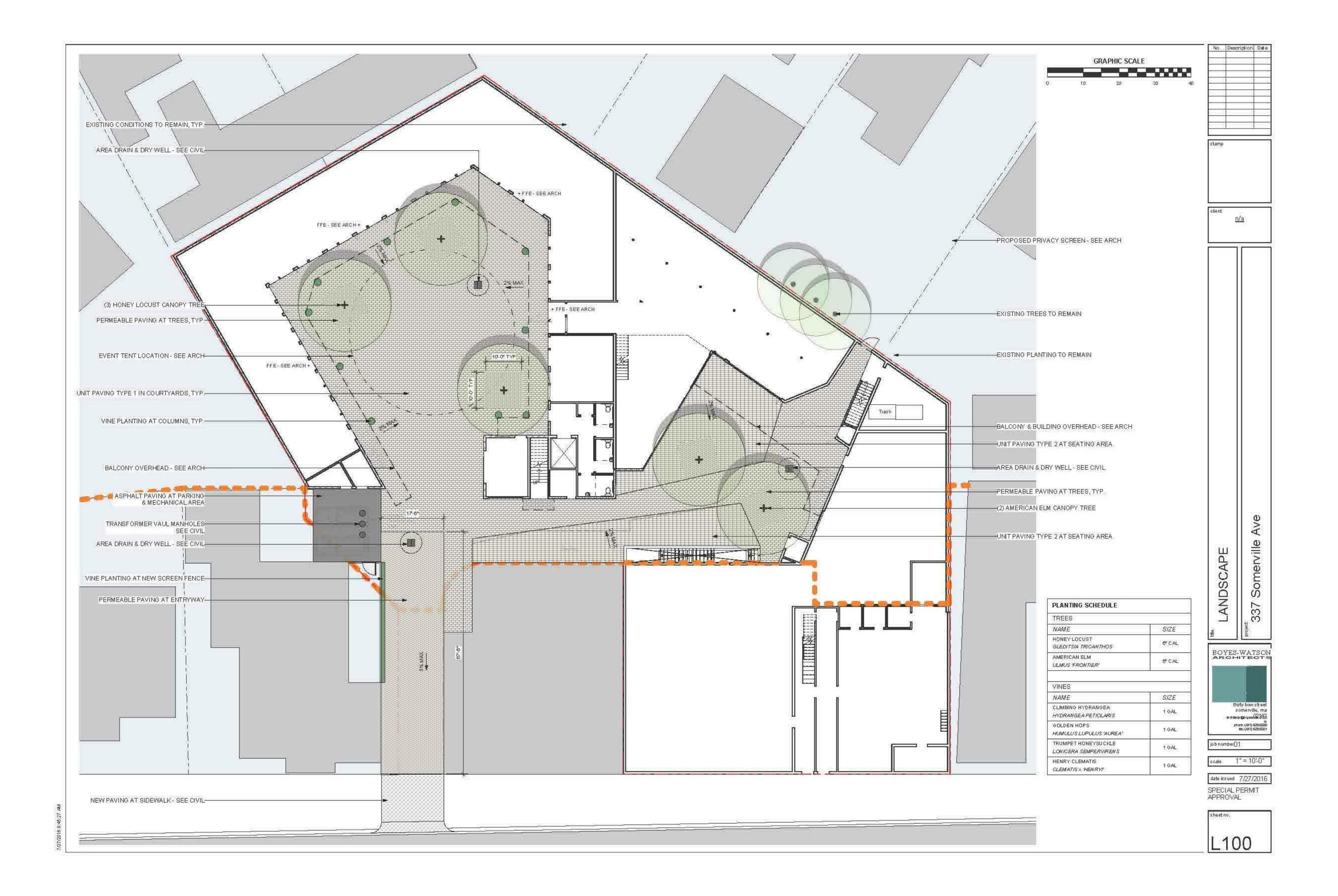


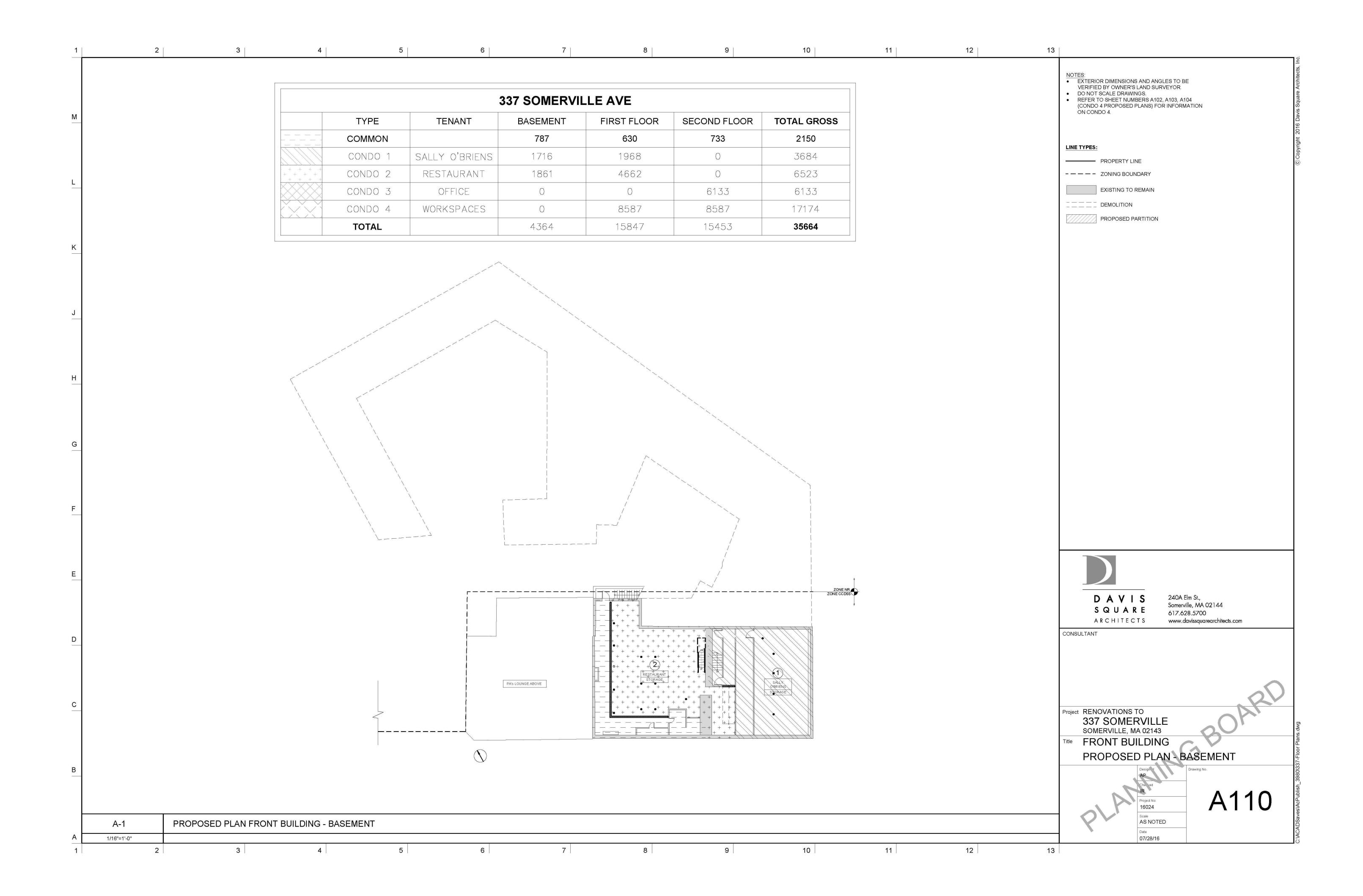


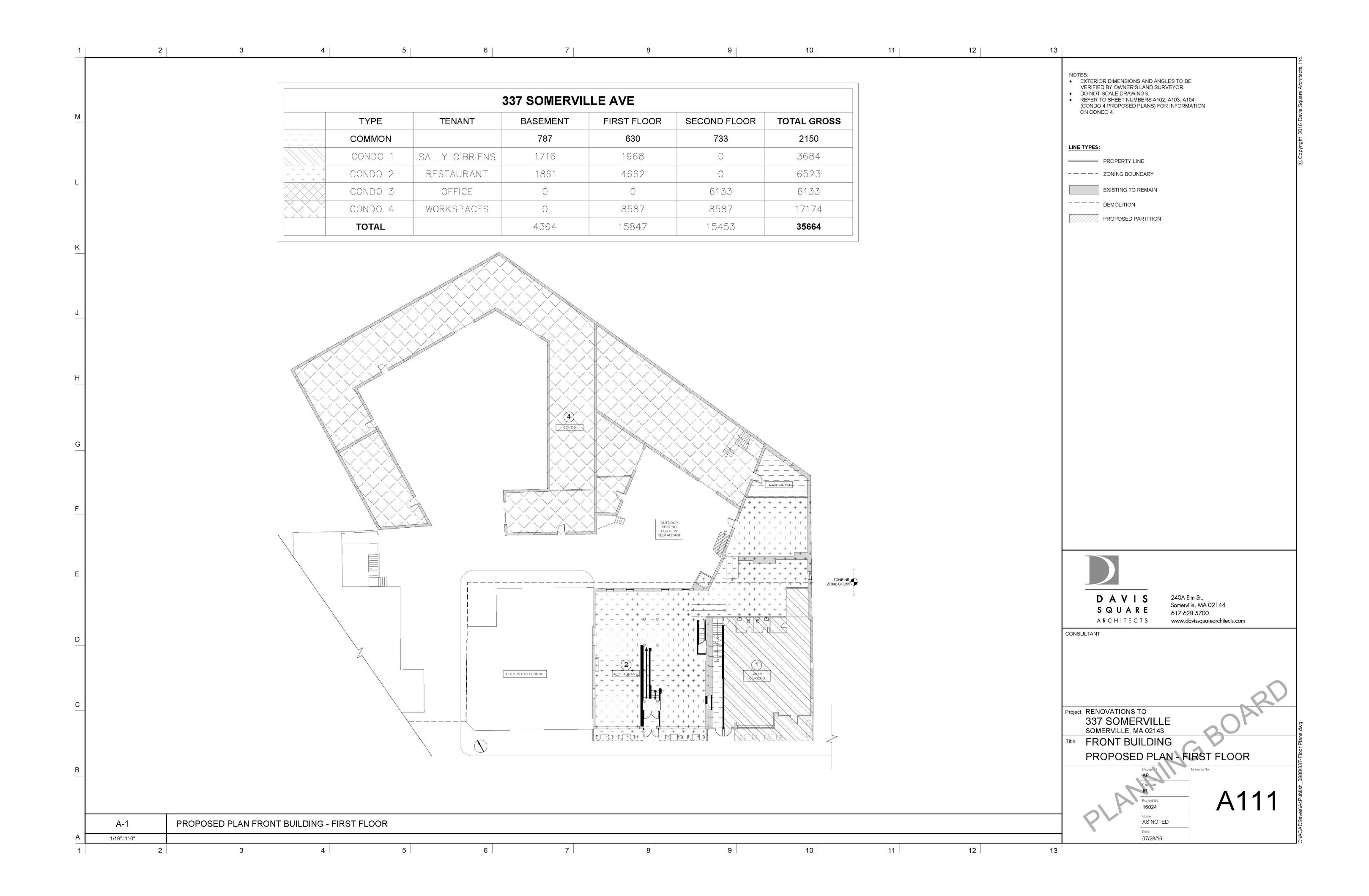


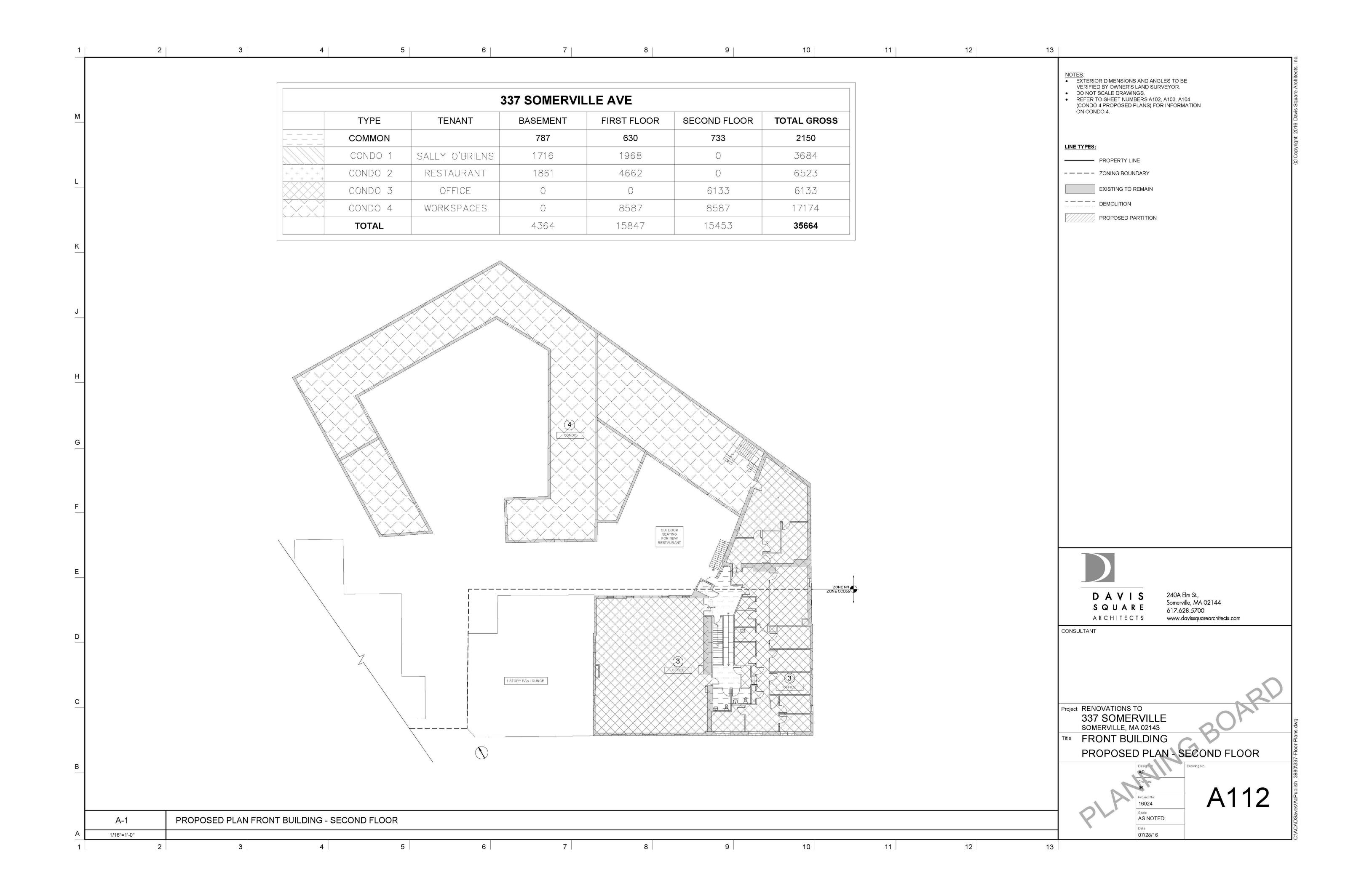


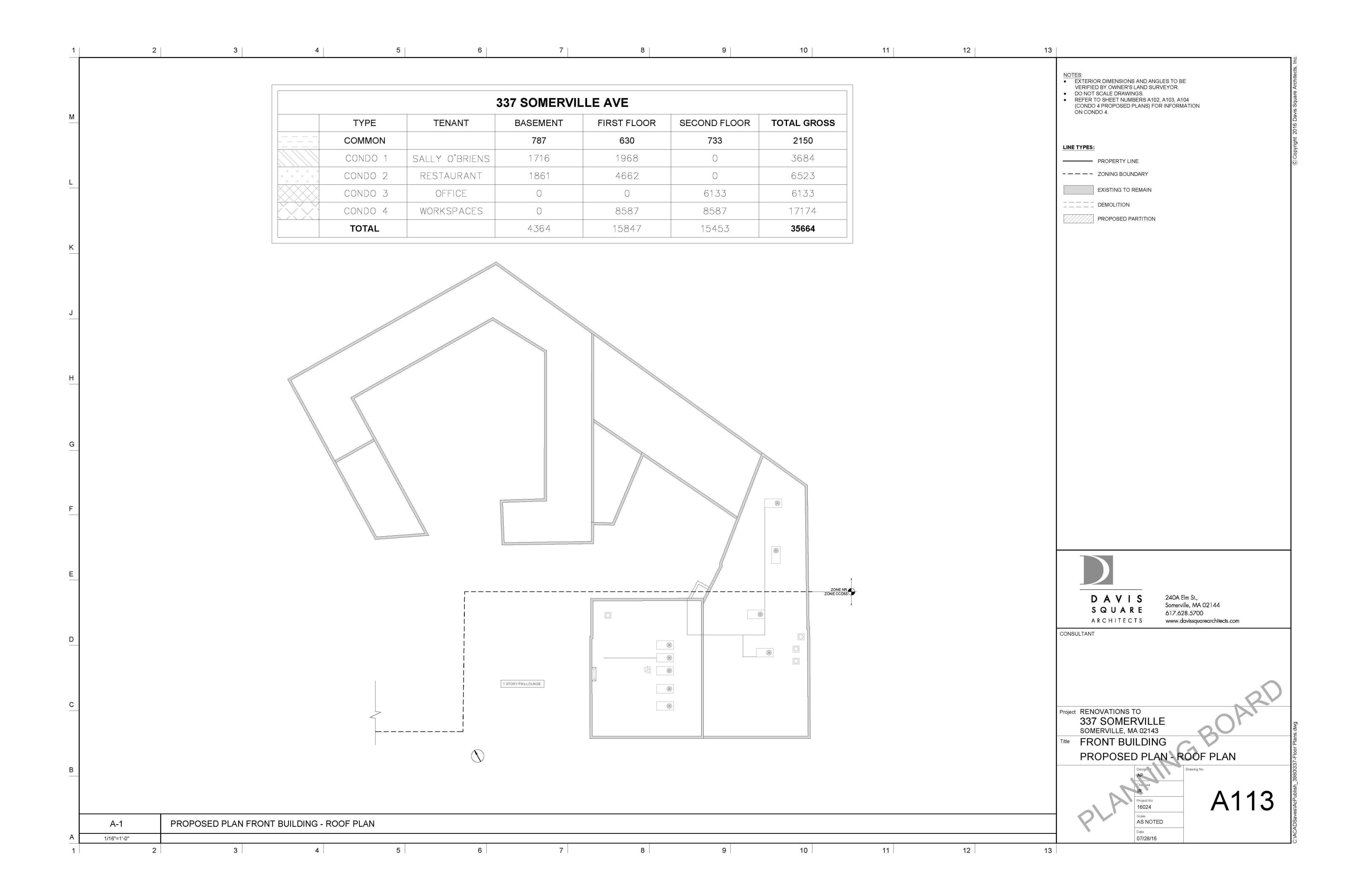


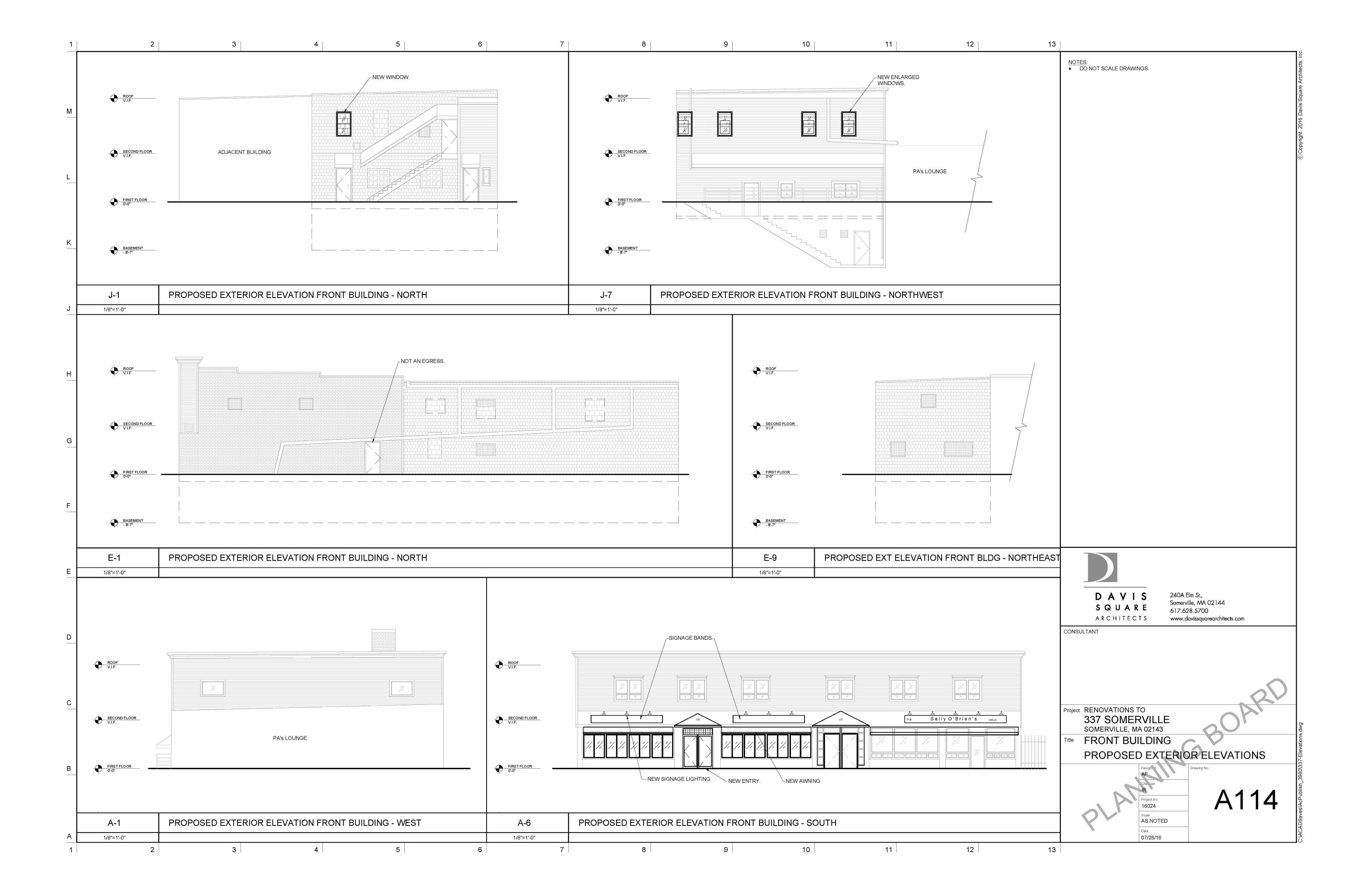








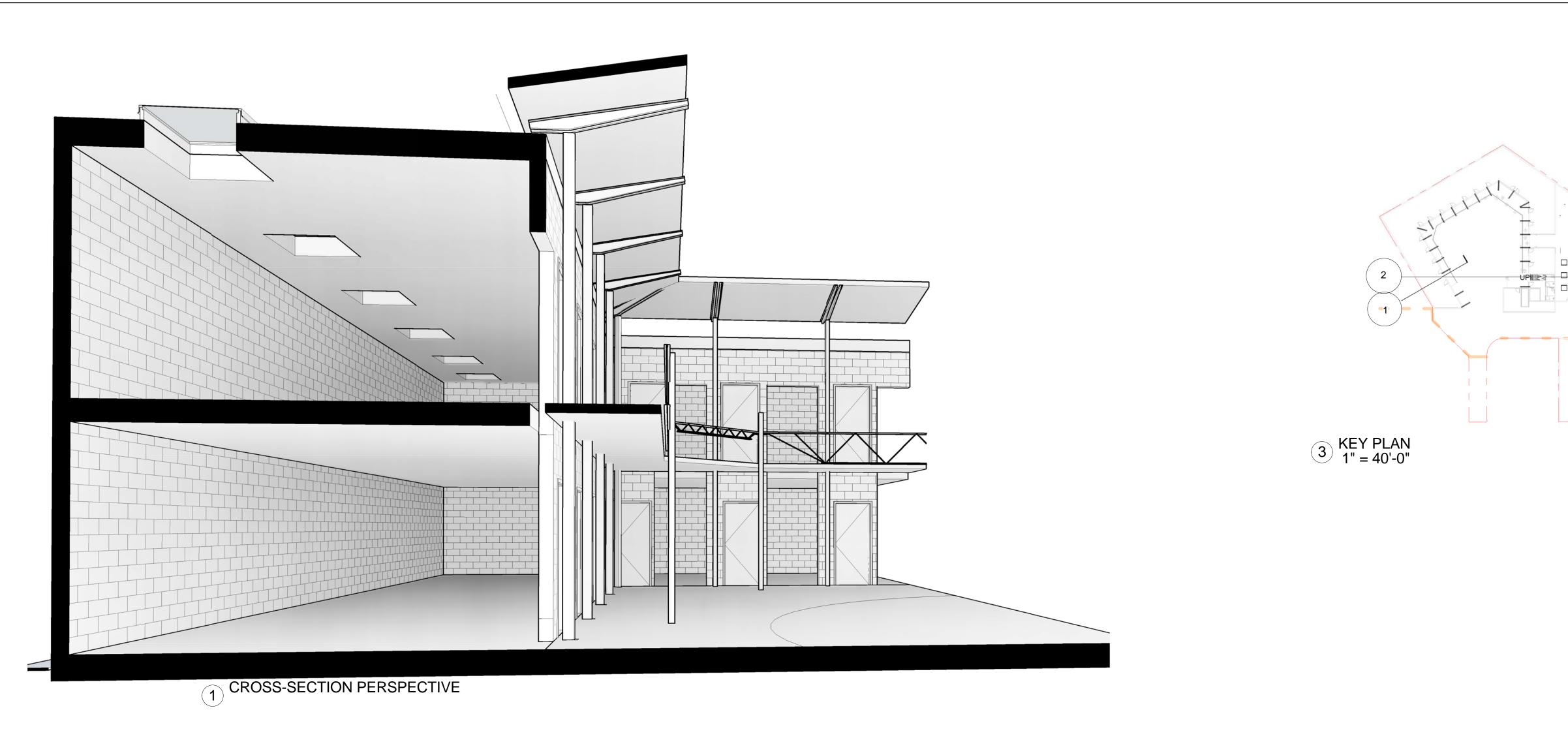


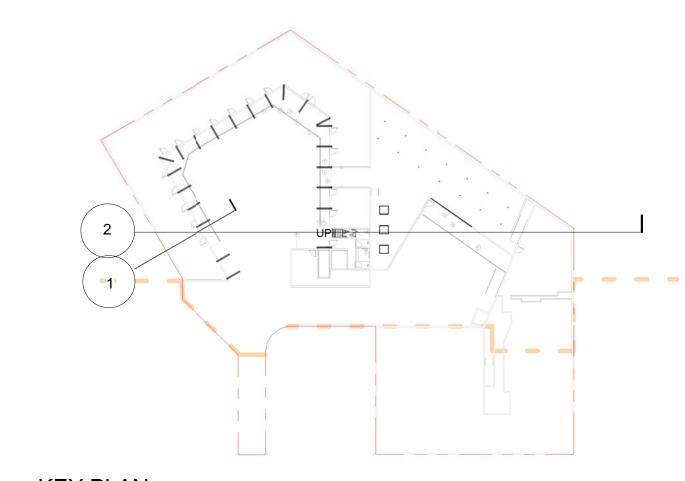




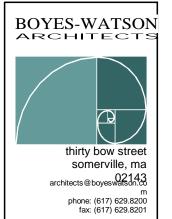
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337 Somerville SECTION



job number01

scale 1" = 40'-0"

date issued 7/27/2016 SPECIAL PERMIT APPROVAL

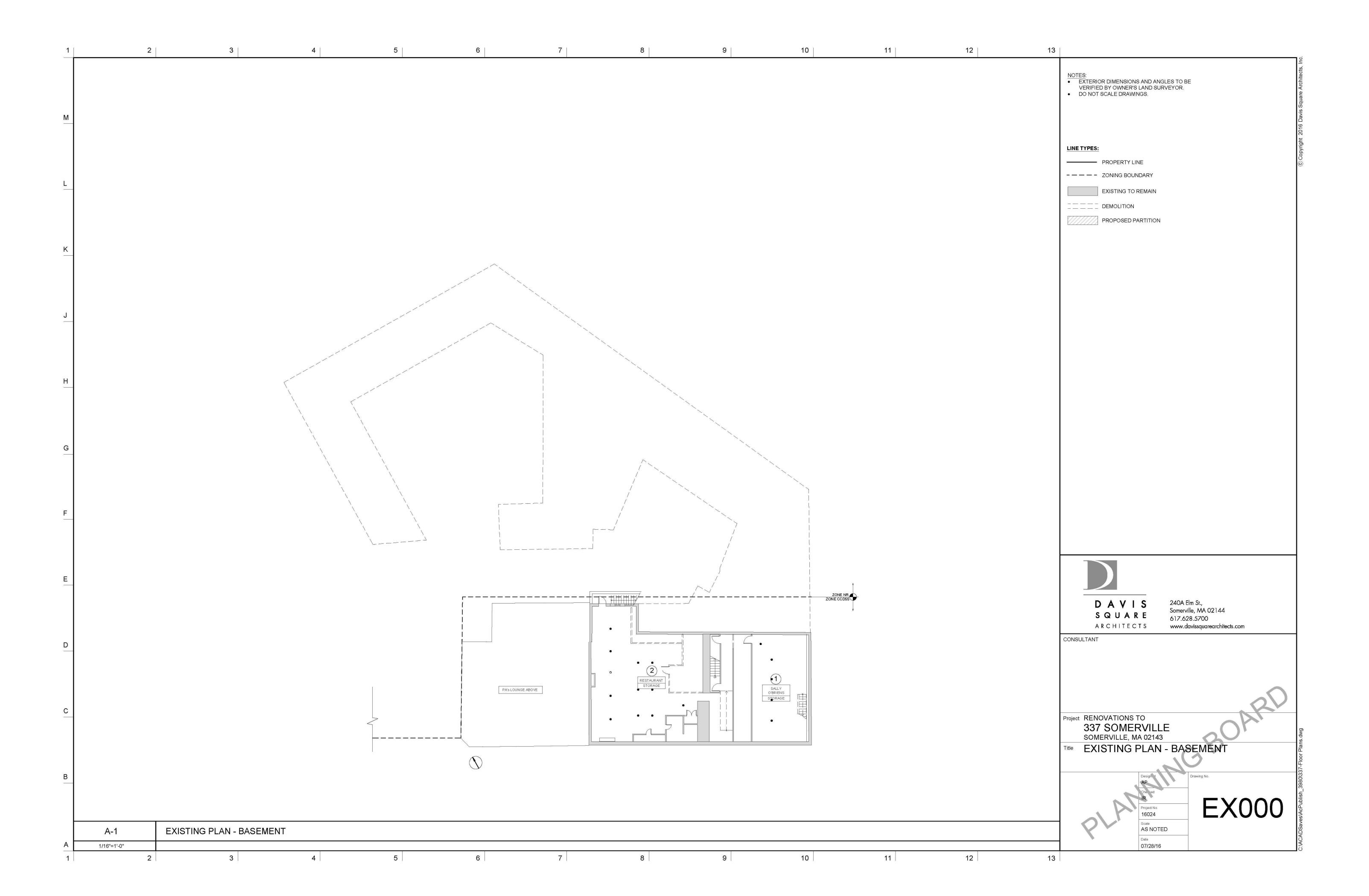
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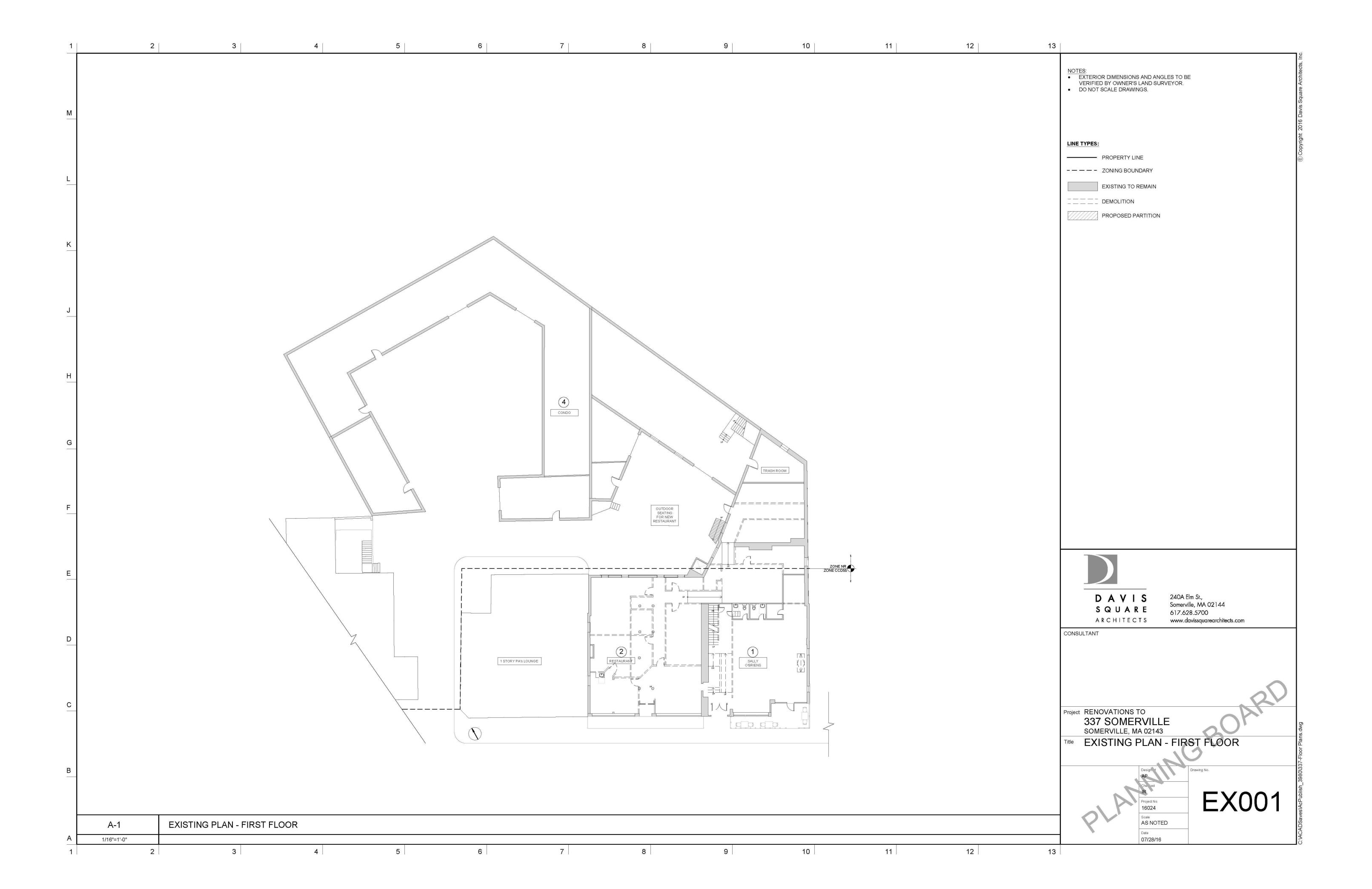
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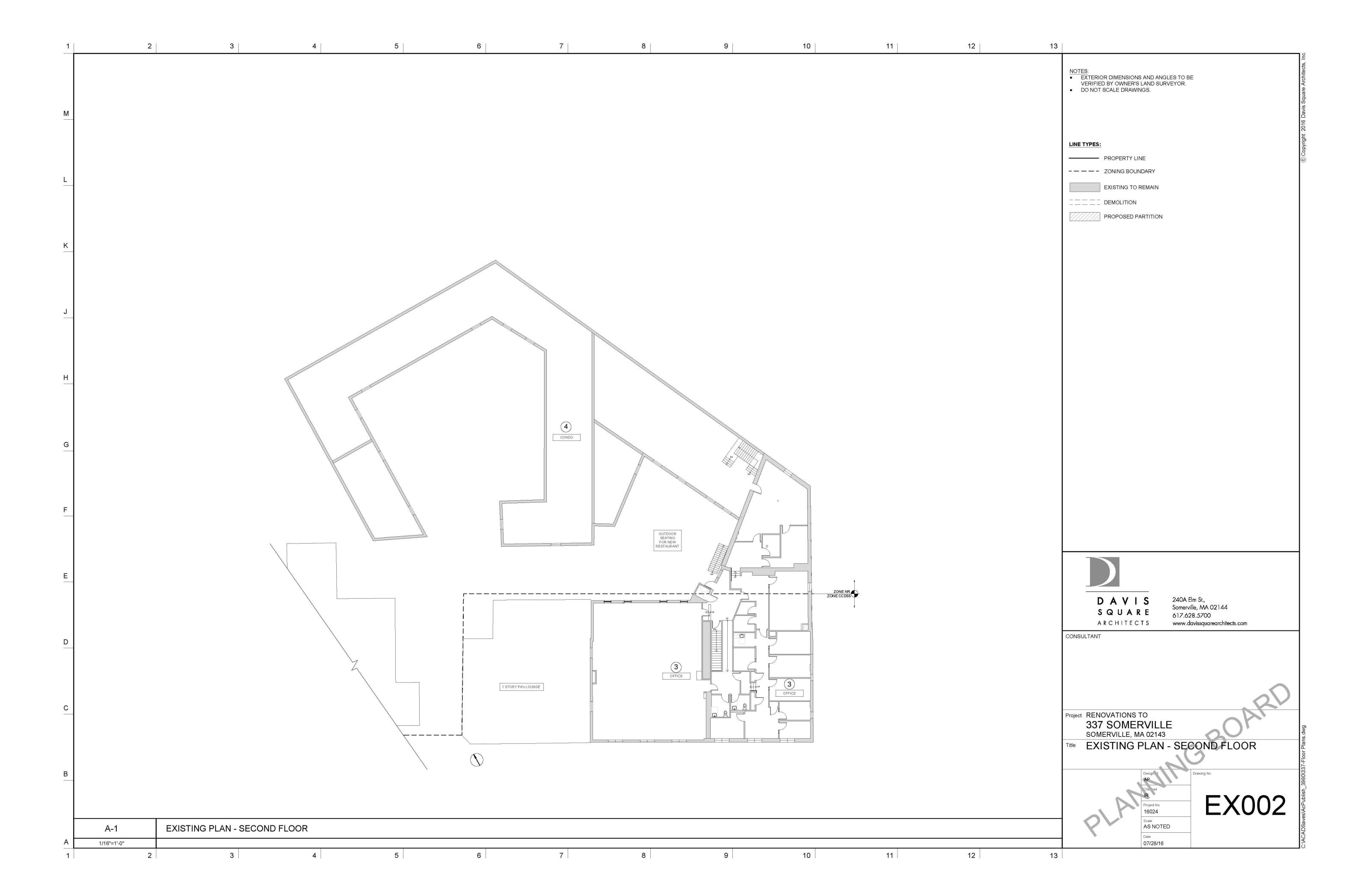


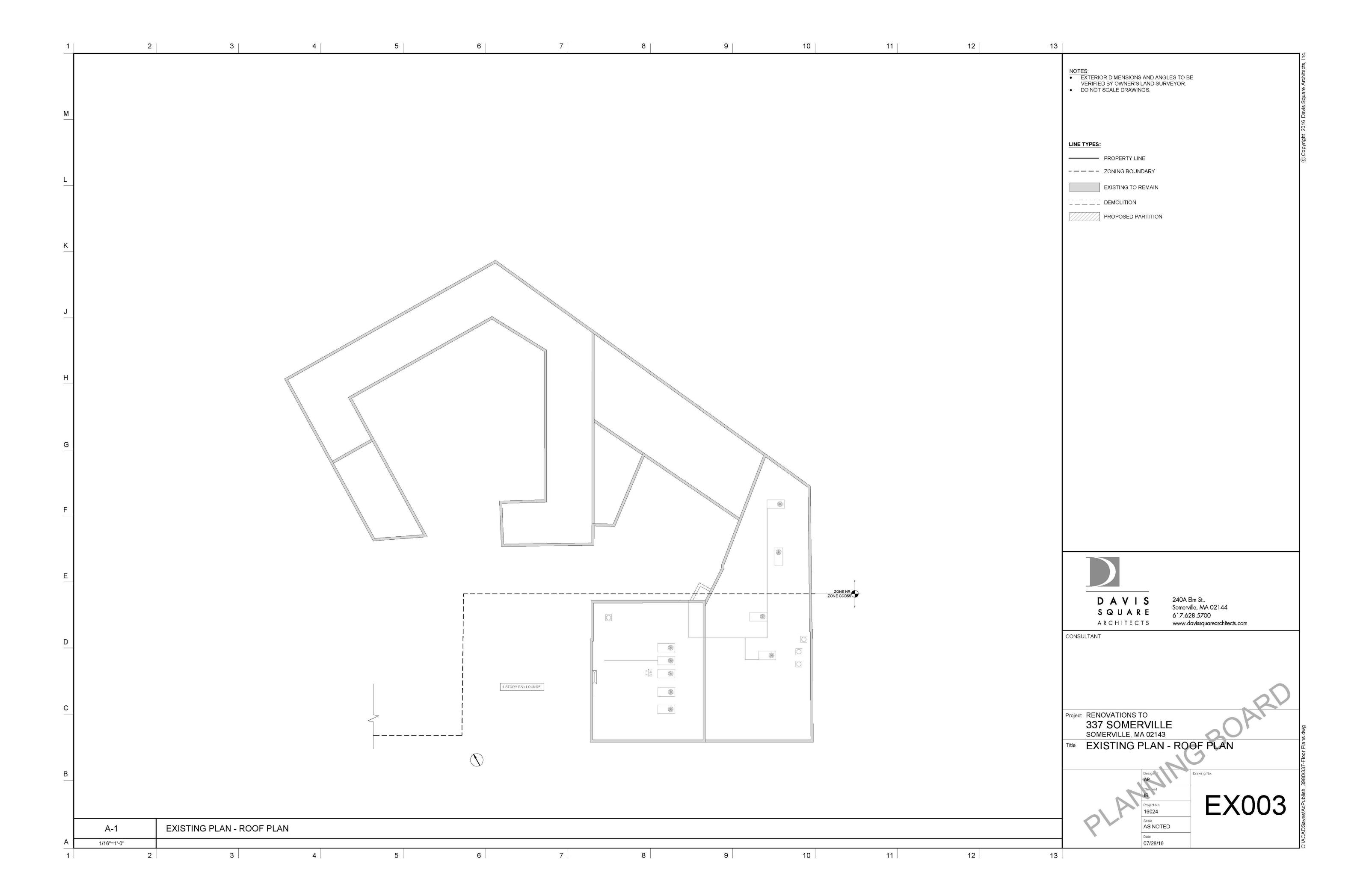
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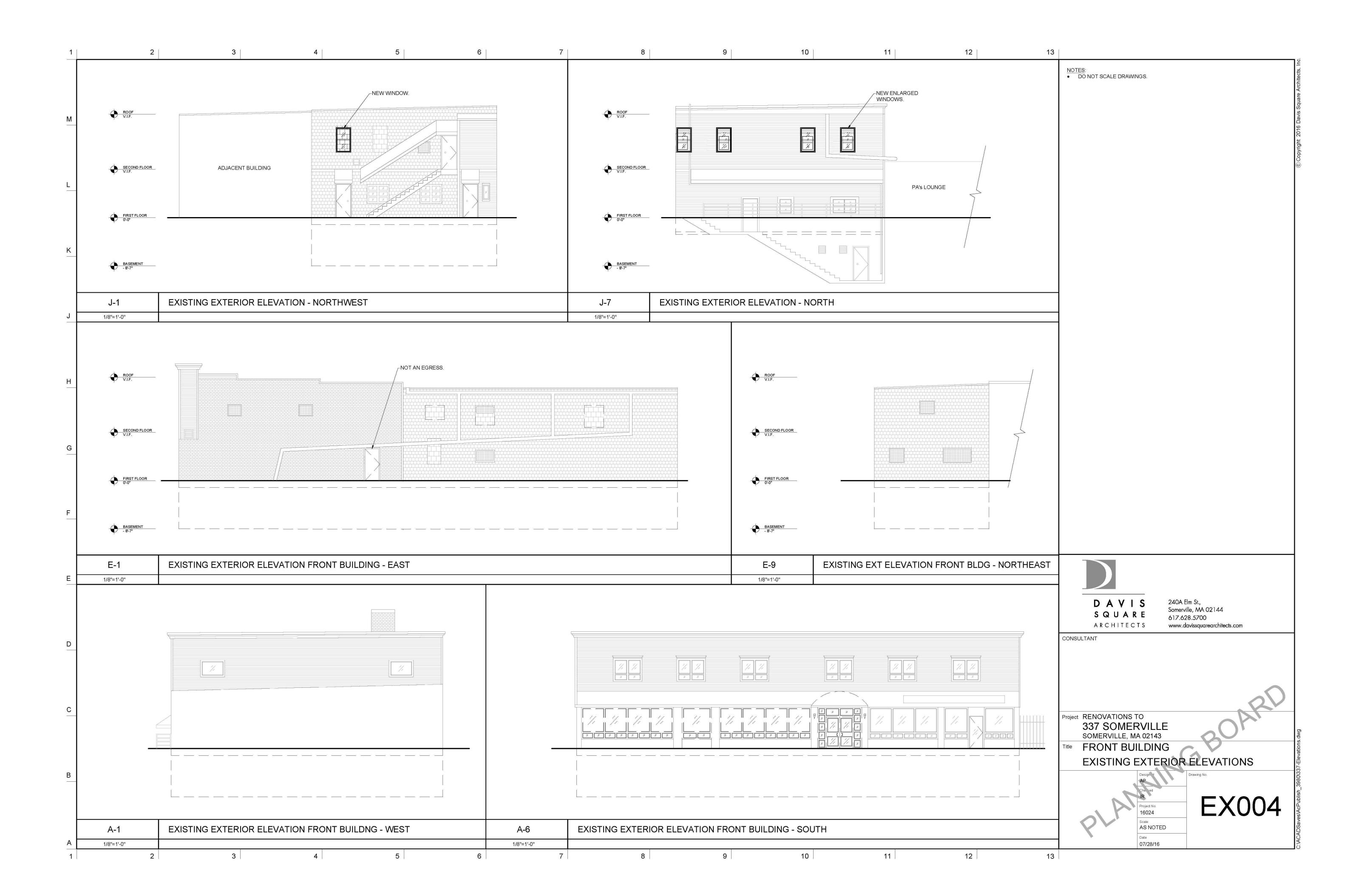
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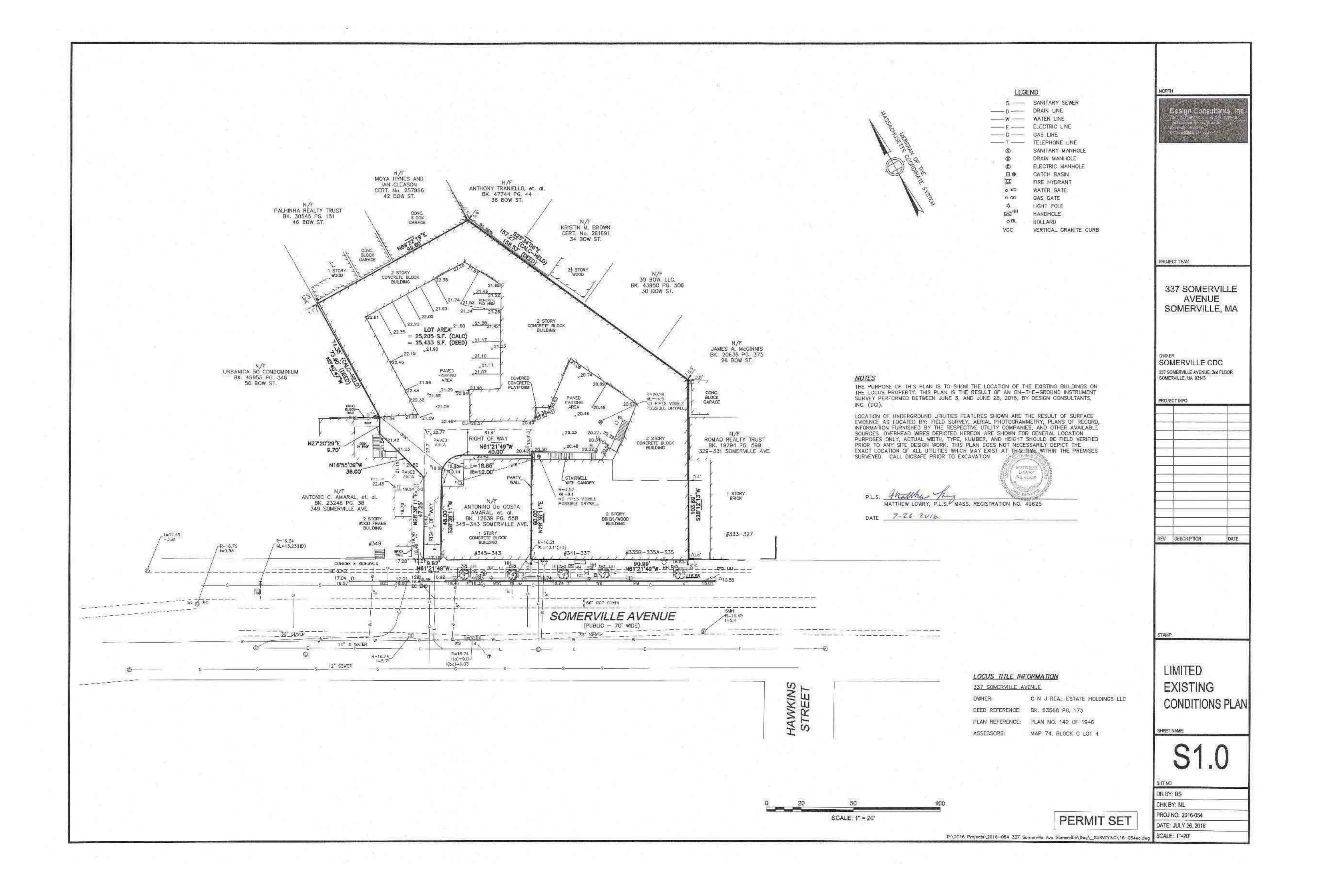












SCALE: 1" = 20"

- THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY DESIGN CONSULTANTS INC., PLANS OF RECORD & PLANS FROM RESPECTIVE
- THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET ROW, OR ON ABUTTING
- 3. CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER & DRAIN) ARE NOTPART OF DIG-SAFE. REQUEST FOR MARKINGS CAN BE MADE BY CALLING DIG SAFE AT 1-888-344-7233 AT LEAST 72 HOUR'S. PRIOR TO EXCAVATION, STREET OPENING PERMITS SHOULD ALSO
- 4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- 5. ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. THE WATER AND SEWER SERVICES SHALL BE OUT AND CAPPED AT THE MAIN IN THE STREET BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF SOMERVILLE STANDARDS. THE PROPOSED GAS, ELECTRIC AND/OR CATVINSTALLATION AND ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH
- 6. FINAL DEMARCATION POINTS FOR GAS, ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICE ENTRANCES ARE SUBJECT TO
- 7. ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEERING PLANS.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
- 9. NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY CITY OF SOMERVILLE.
- 10. A DYE TEST SHALL BE PERFORMED PRIOR TO THE ISSUANCE OF AN
- 11. THE CONTRACTOR SHALL SUPPLY ALL PIPING FOR THE UTILITY SERVICES AND SHALL SUPPLY ALL ASSOCIATED APPURTENANCES, FITTING AND VALVES UNLESS NOTED OTHER WISE. THE CONTRACTOR SHALL PERFORM ALL WET AND DRY TAPS AS PART OF
- 12. CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND
- 13. PRIOR TO CONSTRUCTION OF NEW SANITARY SEWER SERVICE LINES, CONTRACTOR TO PERFORM TEST PITS AT LOCATIONS OF EXISTING LATERAL CONNECTIONS FOR SANITARY SEWER TO CONFIRM INVERITS OF LATERALS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY:
- 14. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION SHALL FURNISH TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- 15. TRENCH AREAS FOR THE CONSTRUCTION OF THE UNDERGROUND UTILITIES ARE TO BE REPATCHED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SAW-CUT AND THE NEW REPATCHING. MATERIAL SHALL BE PROPERLY SEALED IN ACCORDANCE WITH THE CITY OF SOMERVILLE MUNICIPAL STANDARDS.
- 16. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND
- 17. NO TRENCHES ARE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF THE WORK DAY OR COVERED WITH STEEL PLATES PER 520 CMR 14:00 EXCAVATION AND TRENCH SAFETY. IF STEEL PLATES ARE USED, THE TOTAL LENGTH OF PLATES IN THE TRAVELED WAY SHALL LIMITED TO 50 FT.
- THE SIZE OF THE PROPOSED WATER SERVICE AND ITS CONNECTION LOCATION SHALL BE REVIEWED AND APPROVED BY THE CITY OF SOMERVILLE WATER DEPARTMENT, PRIOR TO INITIATING THE CONSTRUCTION OF THIS PROJECT.
- 19. THE PROPOSED GAS SERVICE & ELECTRICAL CONDUIT SHOWN ARE APPROXIMATE, THE SIZE, FINAL LOCATION & CONNECTION TO THE BUILDING ARE TO BE CONFIRM BY THE OWNER & RESPECTIVE

DOMESTIC WATER SERVICE: 2 INCH TYPE "K" COPPER

FIRE SERVICE: 4 INCH DUCTILE IRON CEMENT LINED (DICL) CLASS 52

ALL WATER LINES SHALL HAVE A MINIMUM OF

Design Consultants, Inc. 1. ENGINEERS AND SURVEYOR 123 Moderns Avanua, Surv. 23
Survey No. MA (2148)
6 1 7 76 33500 6 17 7/6 77 97

ROJECT TEAM

337 SOMERVILLE **AVENUE** SOMERVILLE, MA

ASSESSOR MAP XX LOT XX

SOMERVILLE CDC 37 SOMERVILLE AVENUE, 2nd FLOOR

CT INFO	
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SITE, GRADING **UTILITY &** DRAINAGE PLAN

HEET NAME:

DR BY: SSW CHK BY: SBS PROJ NO: 2016-054 DATE: JULY 26, 2016 SCALE: 1"=20"

PERMIT SET