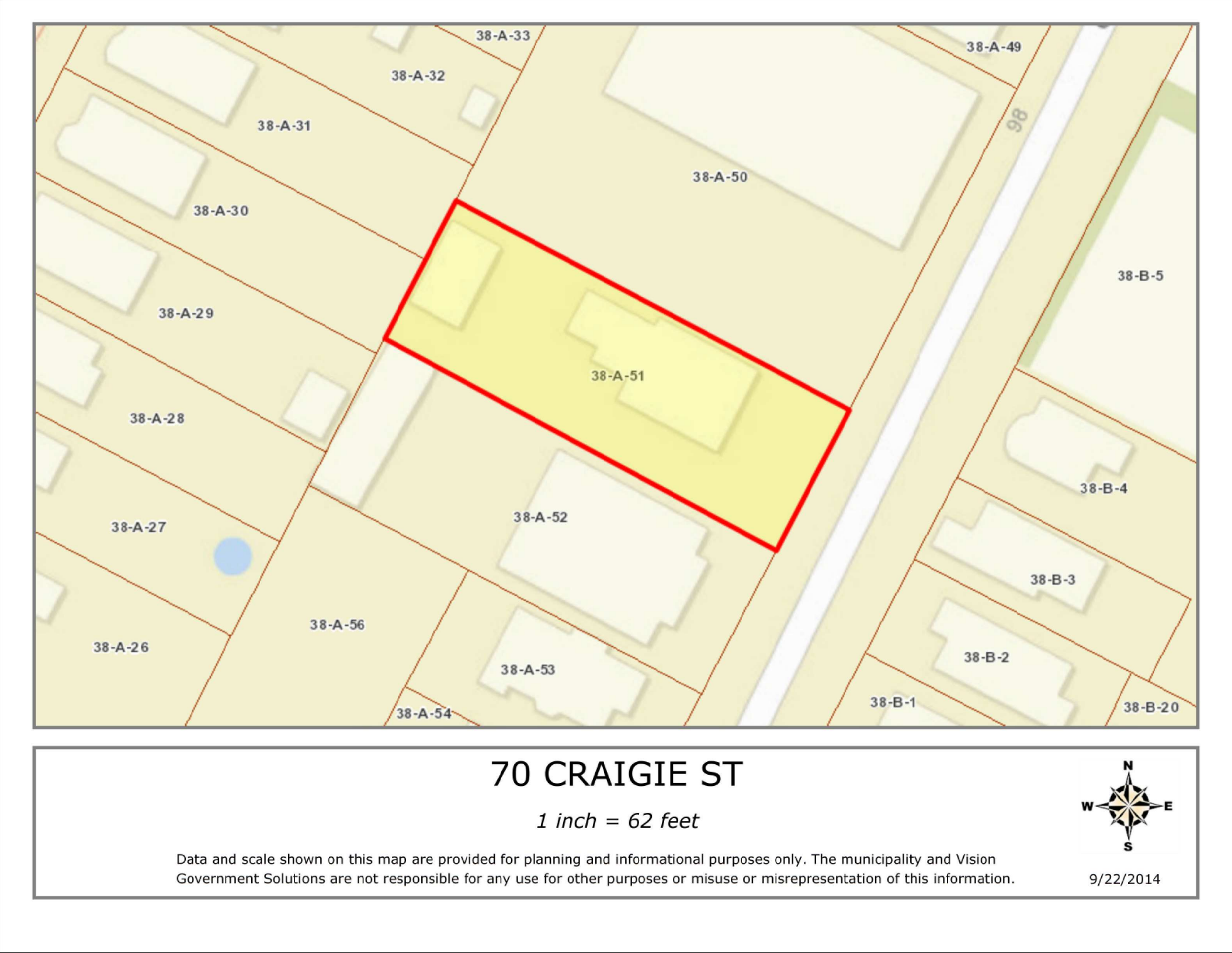


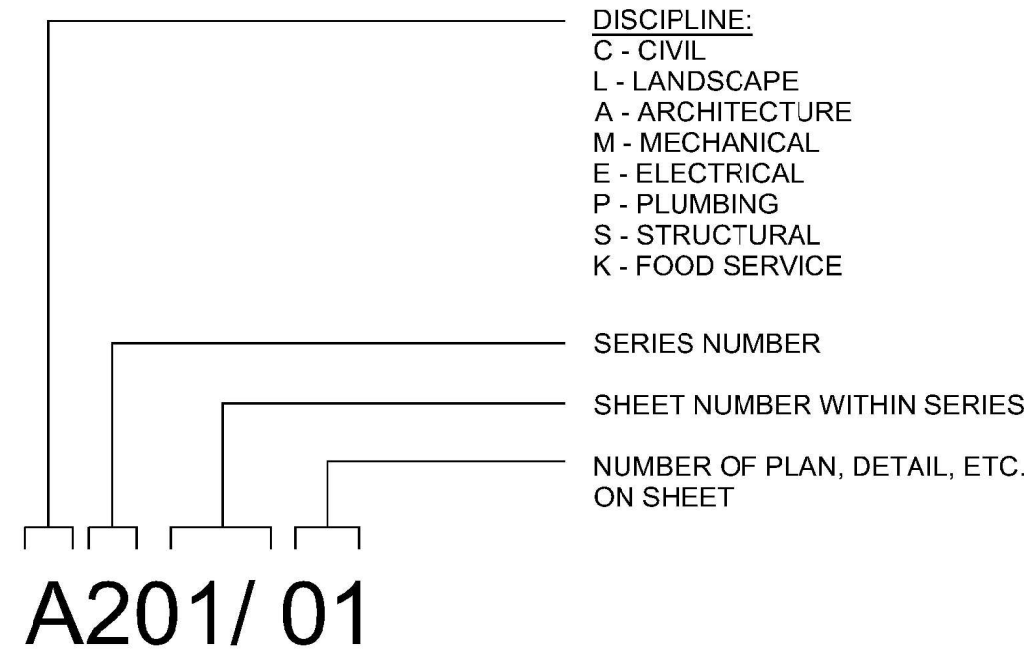
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APPLICATION For Planning Board and Zoning Board of Appeals Approval						
9. Zoning Data						
Refer to the SZO § 2.2 Definitions and SZO § 8 Dimensional Requirements for more information.						
Data	Existing	Proposed	Allowed	Existing or Permitted Nonconformity	New Violation	SZO Section Cited
	Fill in both columns: numbers must match those on plans and other attached documentation.		Office Use			
A. Use						
B. # of Dwelling Units*	Multi Family	Unchanged				
C. Lot Area	9984 square feet	9984 square feet				
D. Lot Area ÷ # of Dwelling Units	3328 sf per du	3328 sf per du				
E. Gross Floor Area of Footprints of All Buildings	1990 square feet	2820 square feet				
F. Ground Coverage (E. ÷ C.)	19.9 %	28.3 %				
G. Landscaped Area (landscaped area ÷ C.)	(4282) 42.9 %	(4036) 40 %				
H. Pervious Area (pervious area ÷ C.)	(4017) 40.2 %	(4036) 40 %				
I. Net Floor Area** / *** (sum of all usable square feet)	3863 square feet	8827 square feet				
J. Floor Area Ratio (FAR) (I. ÷ C.)	0.39	0.80				
K. Building Height	31.93' feet	unchanged feet				
L. Front Yard Setback	36.54 feet	36.54 feet				
M. Rear Yard Setback	54.54 feet	43.8 feet				
N. Side Yard Setback (left when you face property)	20.0 feet	18.8 feet				
O. Side Yard Setback (right when you face property)	6.48 feet	6.48 feet				
P. Street Frontage	60 feet	60 feet				
Q. # of Parking Spaces	4	6				
R. # of Bicycle Parking Spaces	0	3				
S. # of Loading Spaces	n/a	n/a				
* 8 or more dwelling units - determine if Inclusionary Housing, Article 13, applies						
** In CCD and TOD use GROSS floor area						
*** 30,000+ square feet - determine if Linkage, Article 15, applies						

INDEX OF DRAWINGS

NUMBERING SYSTEM:

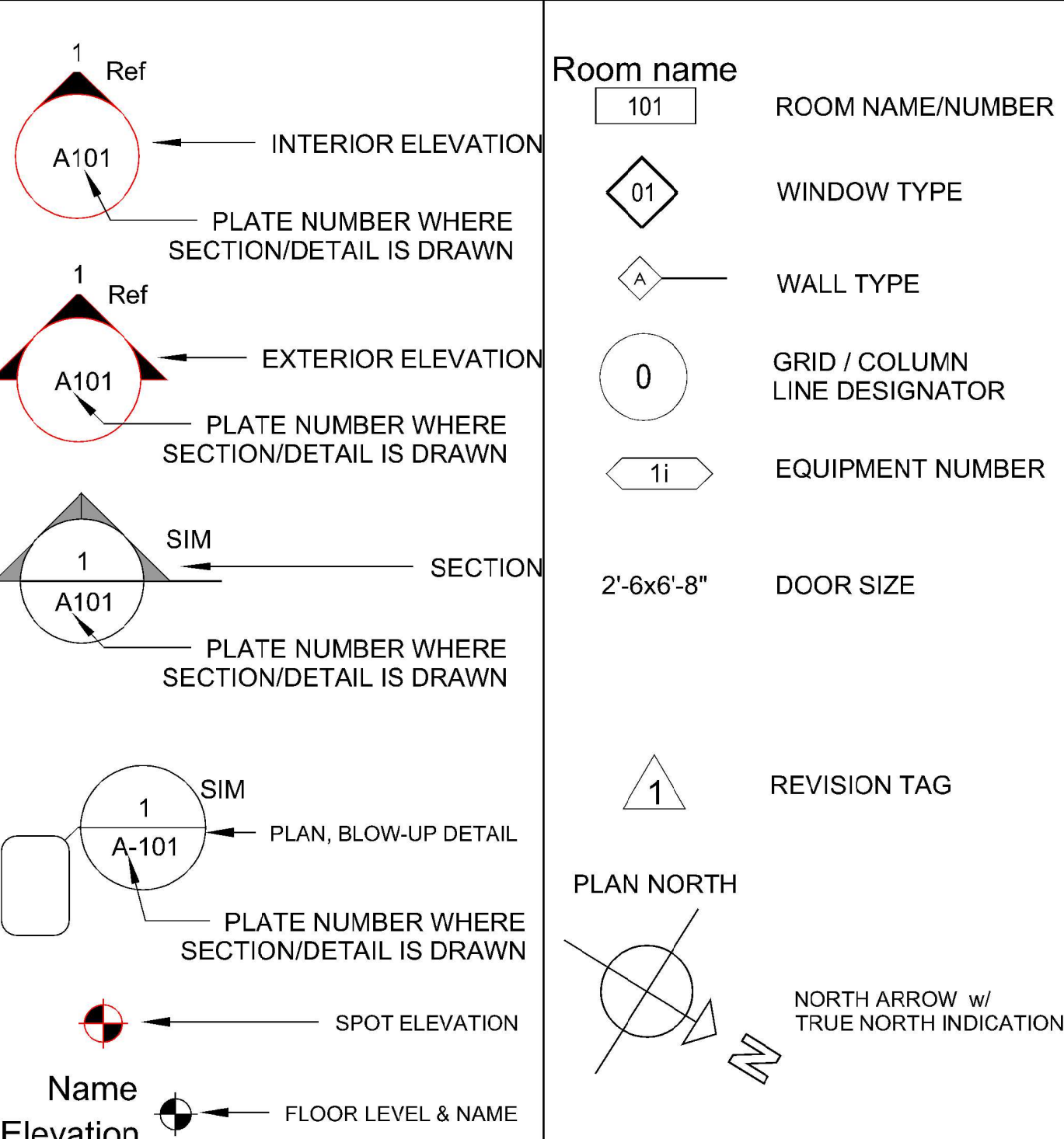


LEGEND

MATERIALS

	CONCRETE/ PRECAST CONCRETE		GYPSUM BOARD
	SOIL		EXTERIOR GYPSUM SHEATHING
	SAND, EIFS FINISH COAT, OR CEMENT PLASTER		EXTERIOR CEMENT BOARD
	BRICK		COATED GLASS MAT WATER RESISTANT GYP BD
	CMU		PLYWOOD
	STONE		COVER BOARD
	FIBERGLASS BATT INSULATION		
	FIBERGLASS SEMI RIGID INSULATION		
	MINERAL WOOL SEMI RIGID INSULATION		
	EXPANDED POLYSTYRENE RIGID INSULATION		
	EXTRUDED POLYSTYRENE RIGID INSULATION		
	POLYISOCYANURATE RIGID INSULATION		

ANNOTATION CALLOUTS/DRAWING SYMBOLS



DRAWING LIST

ARCHITECTURAL

- A000 COVER SHEET / PROJECT INFORMATION
- A001 EXISTING & PROPOSED FLOOR AREA DIAGRAM

- AS001 ARCHITECTURAL SITE PLAN & EXISTING CONDITIONS SITE SURVEY

- A101 EXISTING & PROPOSED BASEMENT PLANS
- A102 EXISTING & PROPOSED FIRST FLOOR PLANS
- A103 EXISTING & PROPOSED SECOND FLOOR PLANS
- A104 EXISTING & PROPOSED THIRD FLOOR PLANS

- A201 EXISTING & PROPOSED BUILDING ELEVATIONS
- A202 EXISTING & PROPOSED BUILDING ELEVATIONS
- A203 EXISTING & PROPOSED BUILDING ELEVATIONS

CIVIL

- C101 EROSION CONTROL AND DEMO PLAN
- C201 SITE UTILITY AND DRAINAGE
- C301 CIVIL DETAILS

PROJECT TEAM

CLIENT

70 CRAIGIE STREET LLC
70 CRAIGIE STREET, SOMERVILLE MA 02143
markboyeswatson@gmail.com

ARCHITECT:

BOYES-WATSON ARCHITECTS
30 BOW STREET, SOMERVILLE MA 02143
617.629.8200
CONTACT: KELLY SPEAKMAN
kspeakman@boyeswatson.com

CIVIL ENGINEERING

LENARD ENGINEERING
19 MIDSTATE DRIVE SUITE 120, AUBURN MA 01501
508.721.7600
CONTACT: COREY BRODEUR
brodeur@lenard-eng.com

SURVEYOR

MEDFORD SURVEY
15 HALL STREET, MEDFORD MA 02155
781.396.4466
CONTACT: CHARLES VENEZIANO
chuck@medfordsurvey.com

revisions
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stamp

client
70 Craigie LLC 30 Bow Street Somerville, MA 02143

file
COVER SHEET AND PROJECT INFORMATION
project
70 Craigie Street, Somerville MA

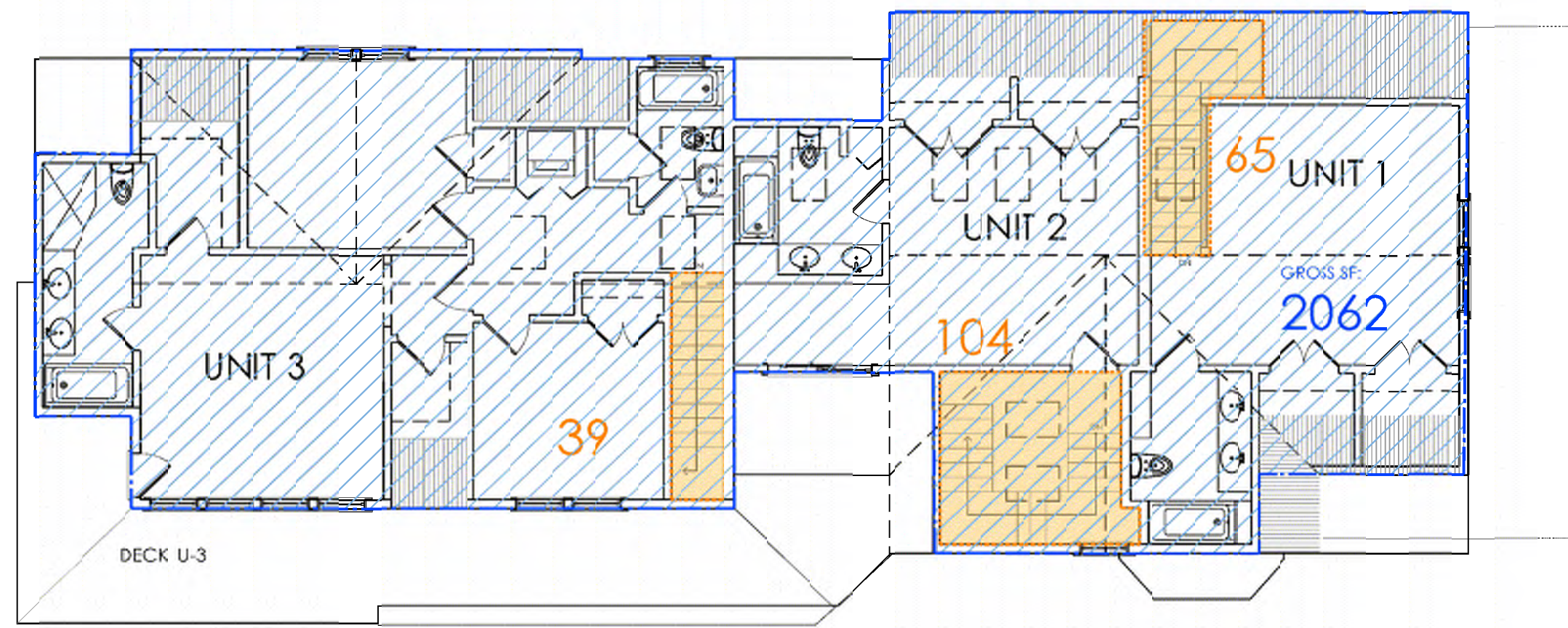
BOYES-WATSON ARCHITECTS
1917 bow street somerville, ma 02143 architects@boyeswatson.com phone: (617) 629.8200 fax: (617) 629.8201

job number
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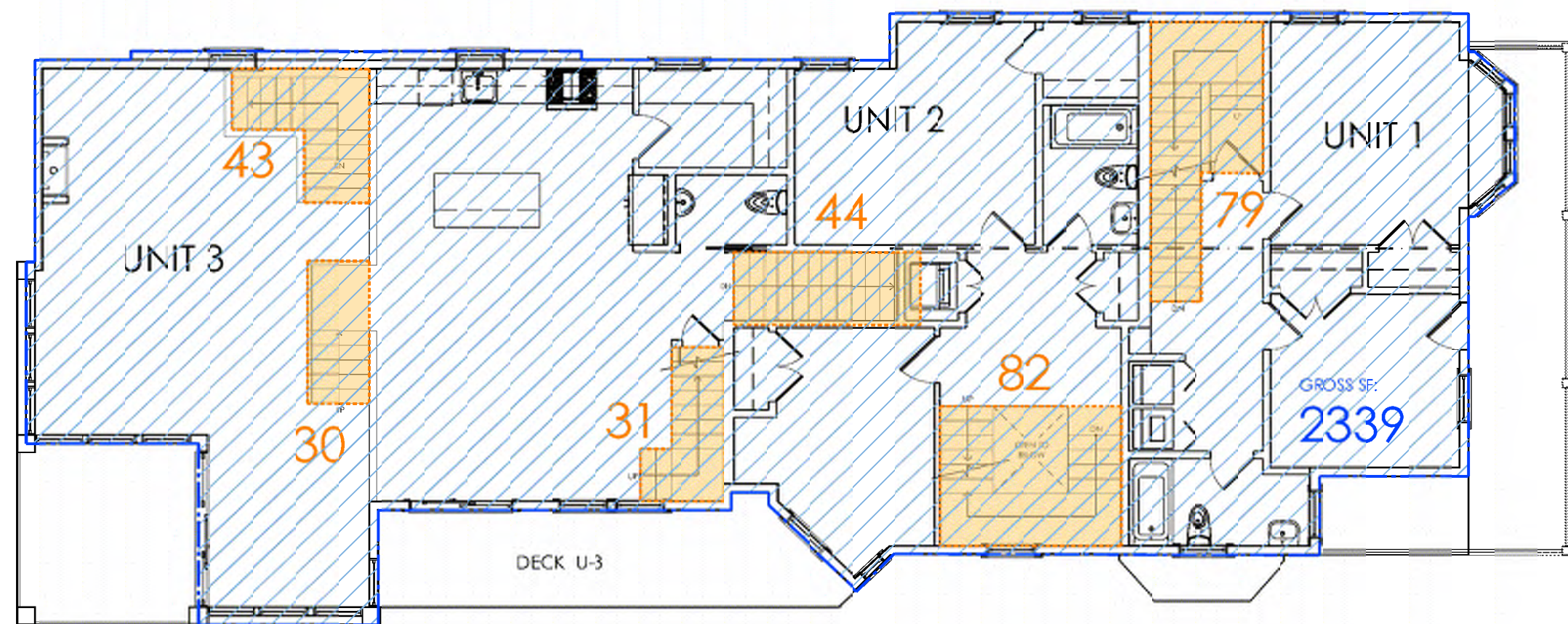
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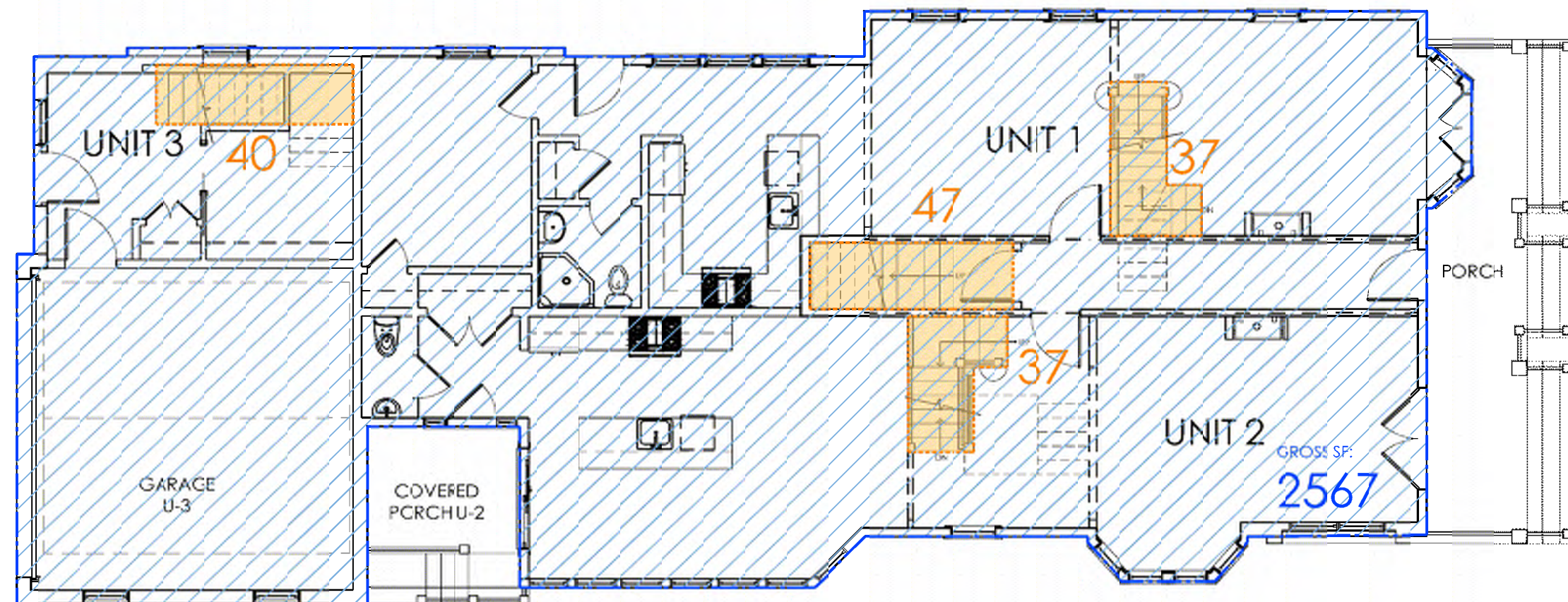
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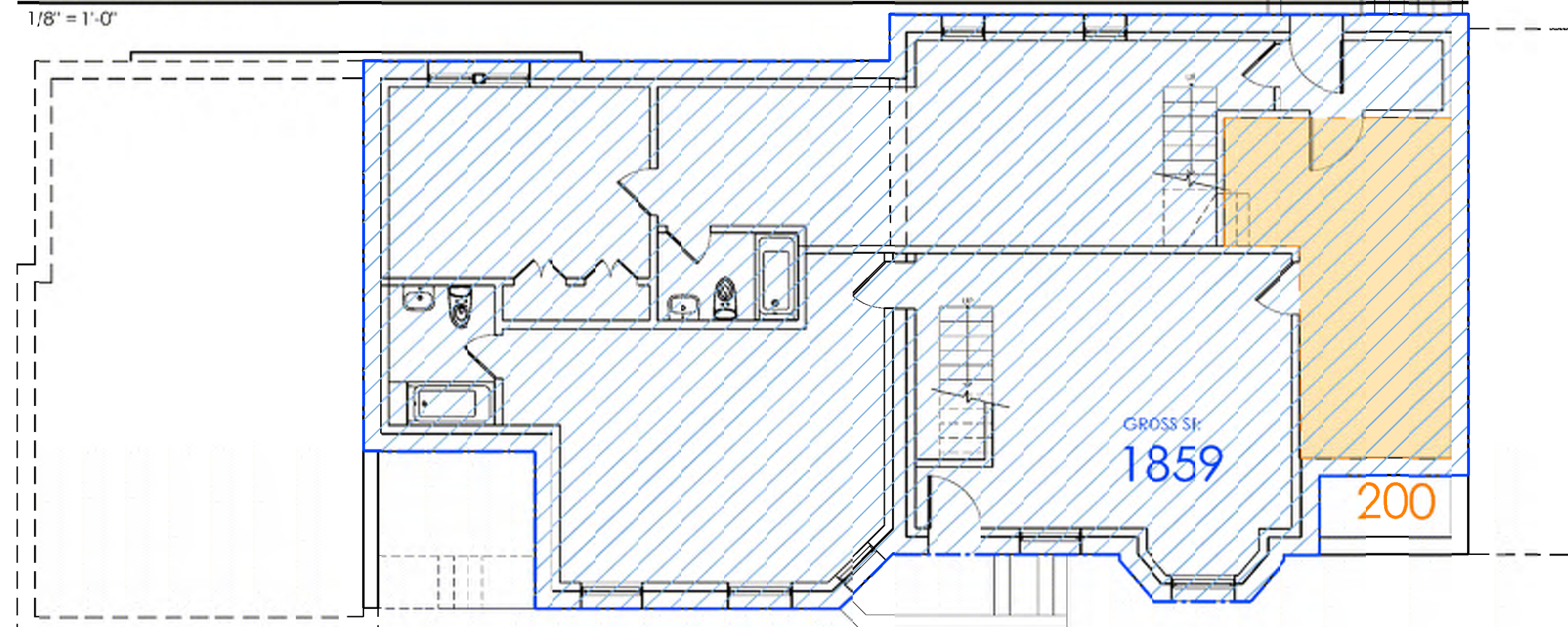
THIRD FLOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"



BASEMENT PLAN
1/8" = 1'-0"

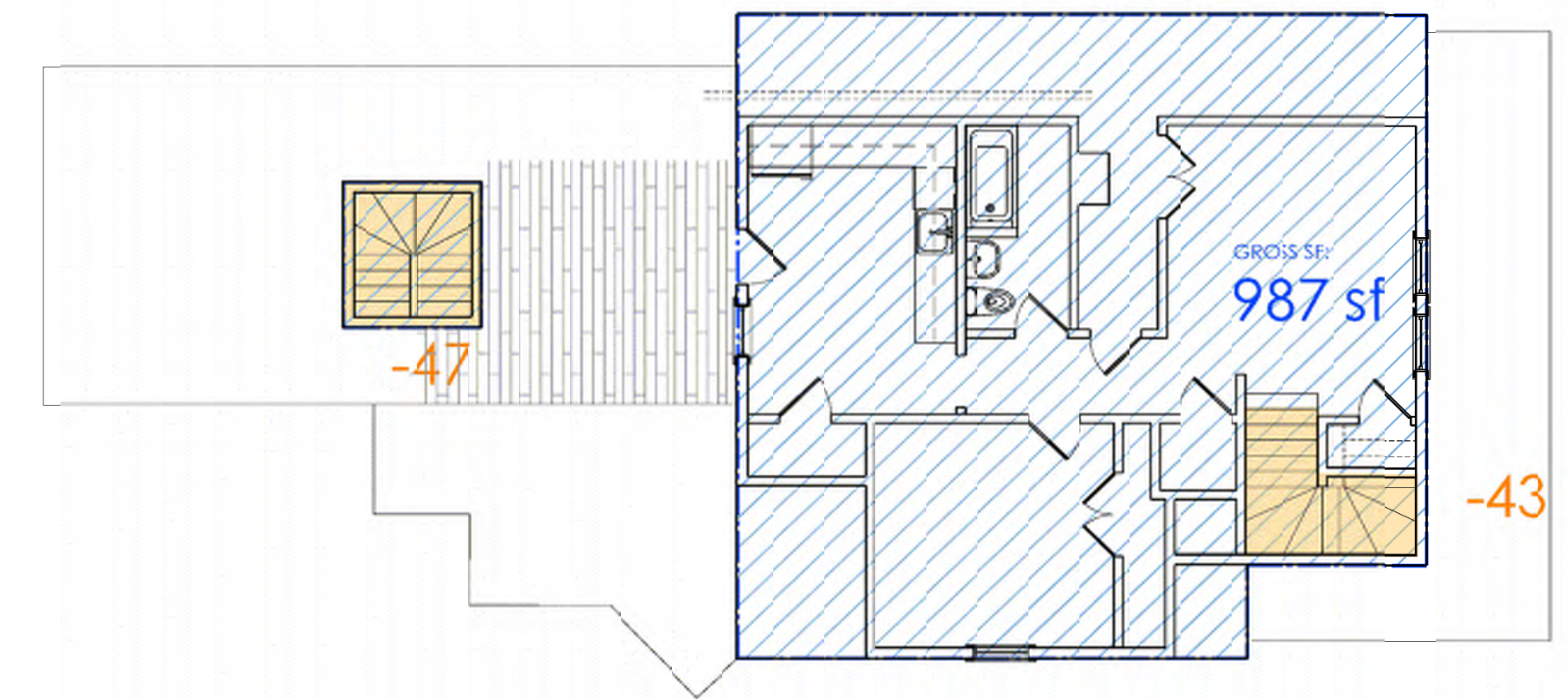
PROPOSED

70 CRAIGIE STREET							
	BMENT	1ST FL	2ND FL	3RD FL	TOTAL GROSS	TOTAL NET	FAR = NET/LOT
EXIST GROSS	1740	1715	1459	1034	5948		
STAIR / MECH	1740	123	132	90			
EXISTING NET = GROSS - STAIR/MECH	0	1592	1327	944		3863	0.39
PROPOSED GROSS	859	2567	2339	2062	8827		
STAIR / MECH	200	161	309	208			
PROPOSED NET = GROSS - STAIR/MECH	659	2406	2030	1854		7949	0.80
LOT SIZE	9984		FAR	9984 x (1.0) = 9984 SF allowable			

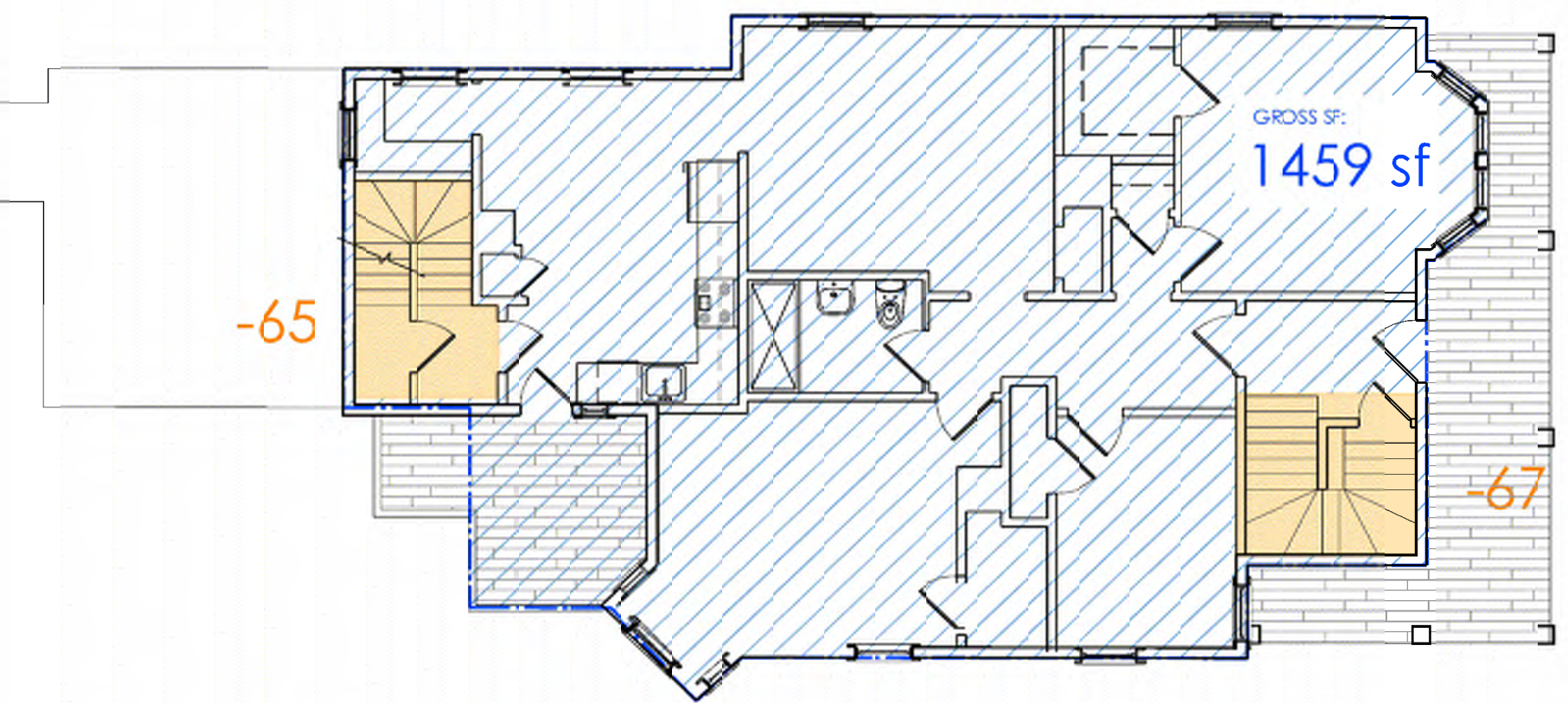
PLAN KEY:

DASHED LINE INDICATES EXTENT OF GROSS FLOOR AREA

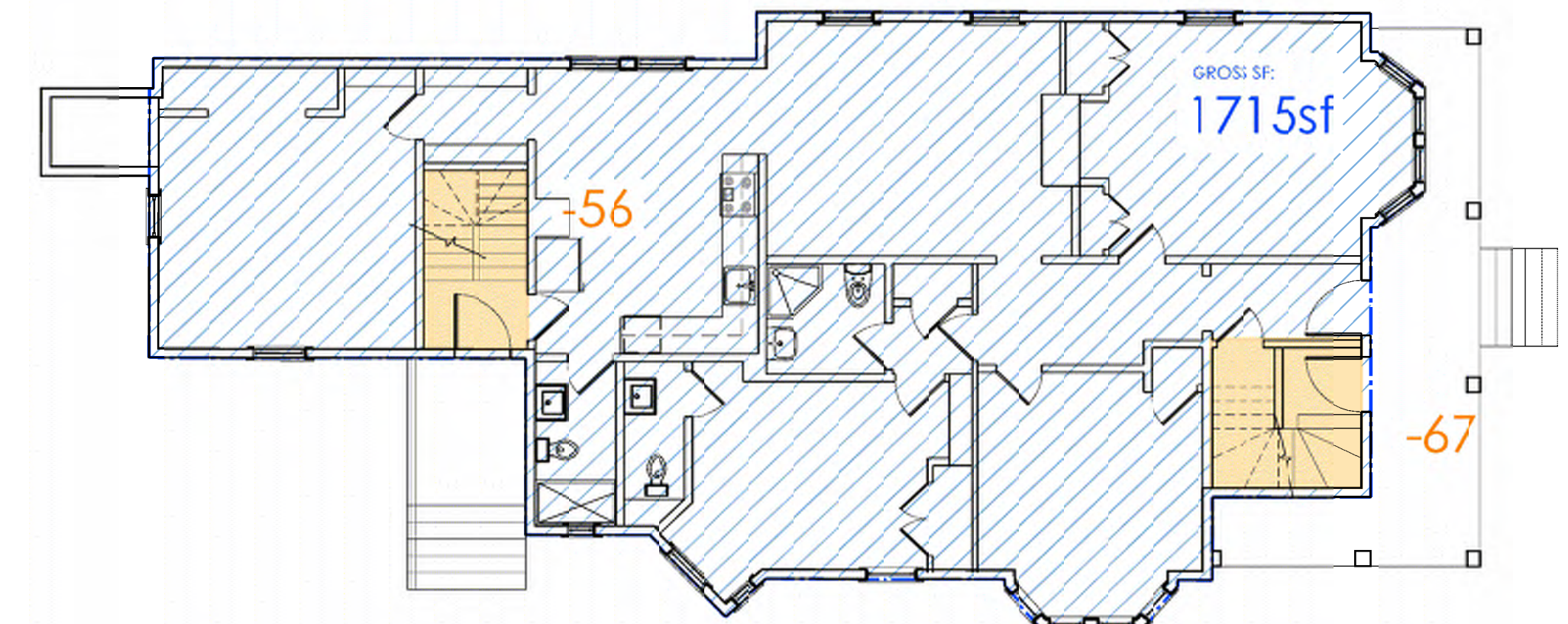
HATCH INDICATES AREA REMOVED FROM GFA TO CALCULATE NET FL. AREA



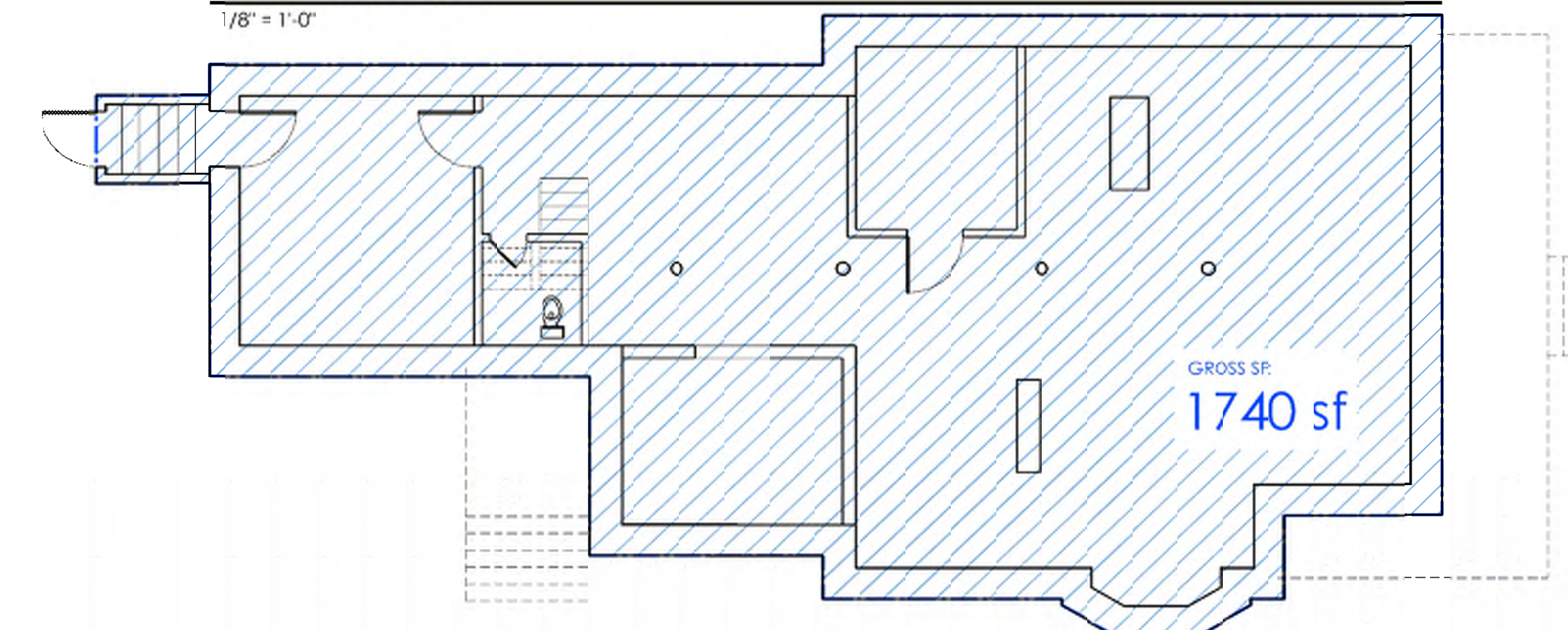
THIRD FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"



BASEMENT PLAN
1/8" = 1'-0"

EXISTING

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stamp

client
7C Craigie LLC
30 Bow Street
Somerville, MA 02143

EXISTING AND PROPOSED ZONING DIAGRAMS

70 Craigie Street, Somerville MA

BOYES-WATSON
ARCHITECTS

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fax: (617) 629-8201

job number
18840

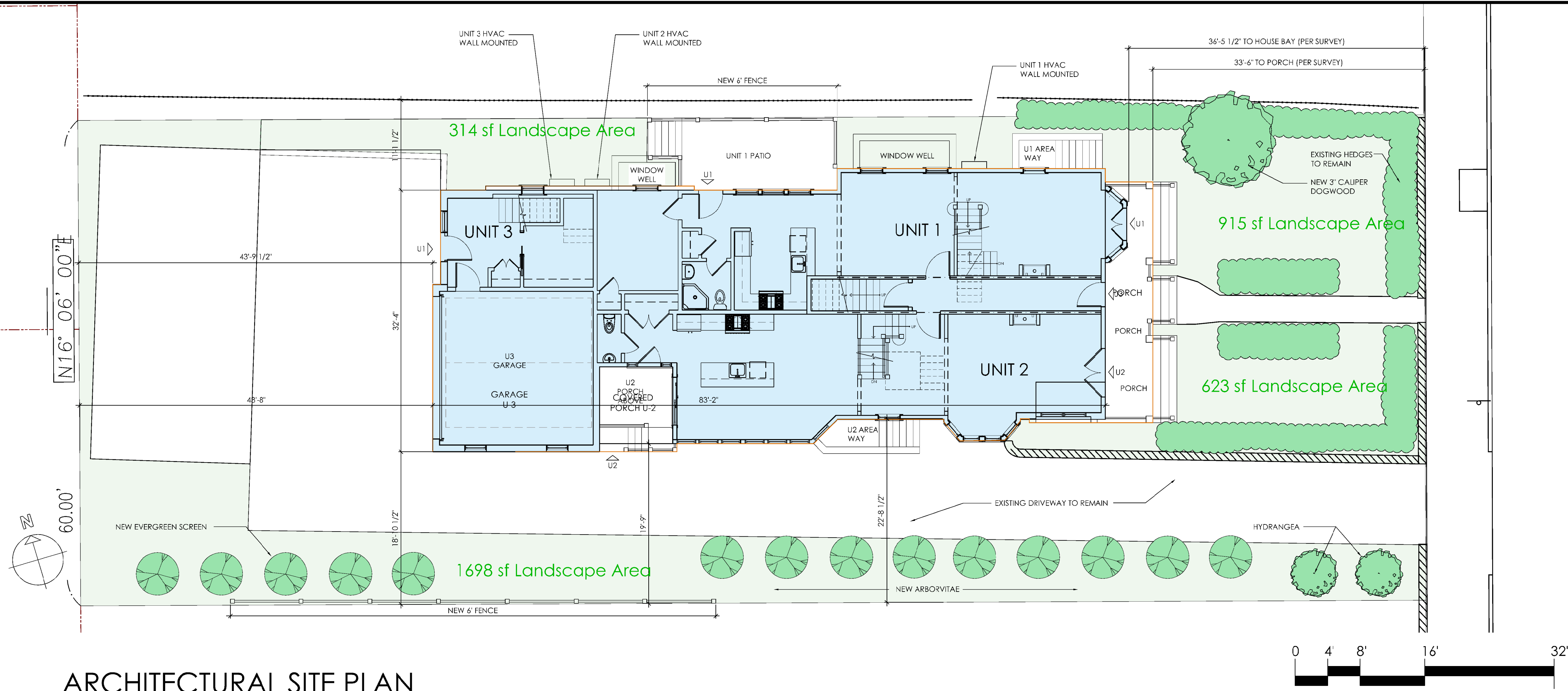
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date issued
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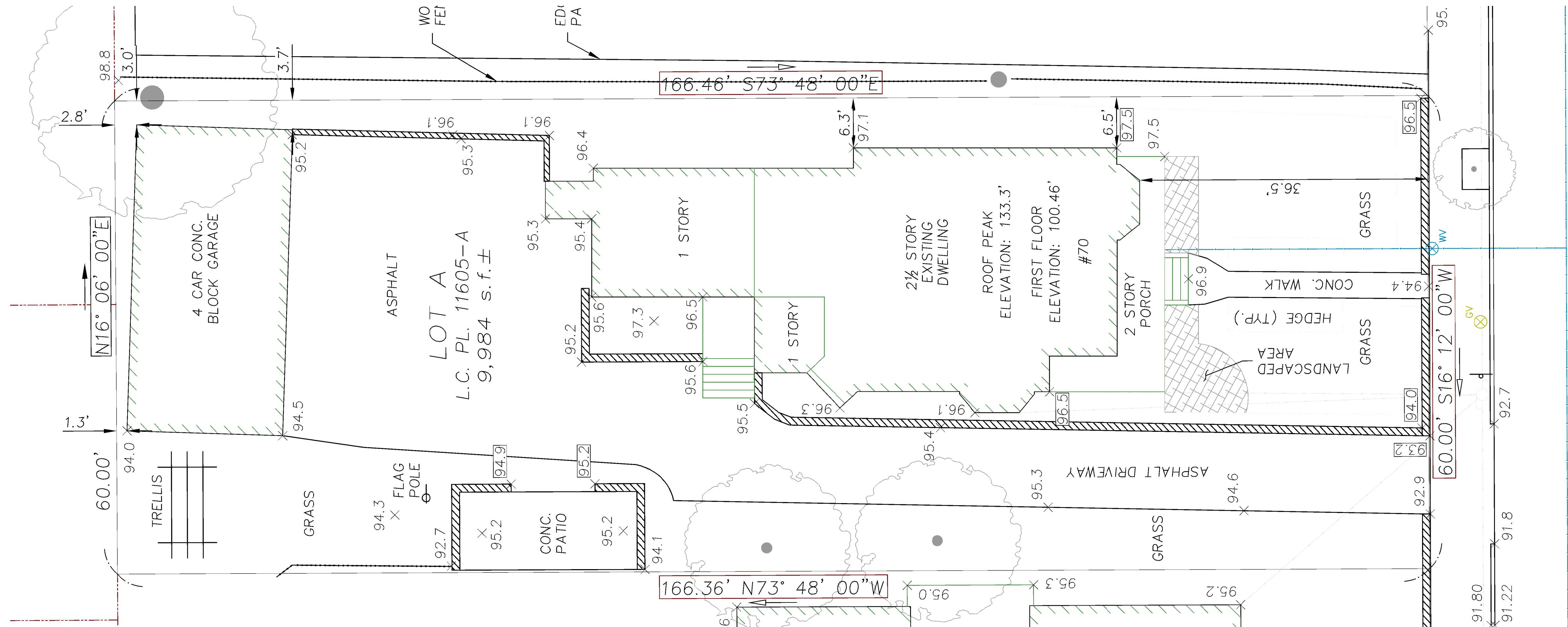
PROPOSED



ARCHITECTURAL SITE PLAN

1/8" = 1'-0"

EXISTING



EXISTING SITE SURVEY (PREPARED BY MEDFORD SURVEY)

1/8" = 1'-0"

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stamp

client
70 Craigie LLC
30 Bow Street
Somerville, MA 02143

EXISTING SITE SURVEY + PROPOSED ARCH. SITE PLAN
70 Craigie Street, Somerville MA

BOYES-WATSON
ARCHITECTS
117 1/2 Bow Street
Somerville, MA 02143
architects@boyeswatson.com
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job number
18840

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date issued
11.30.2015

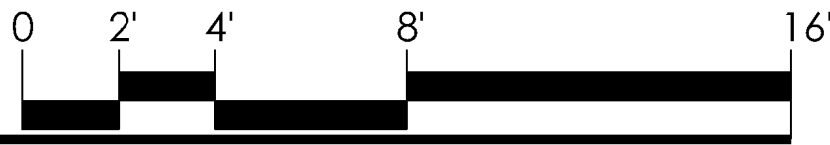
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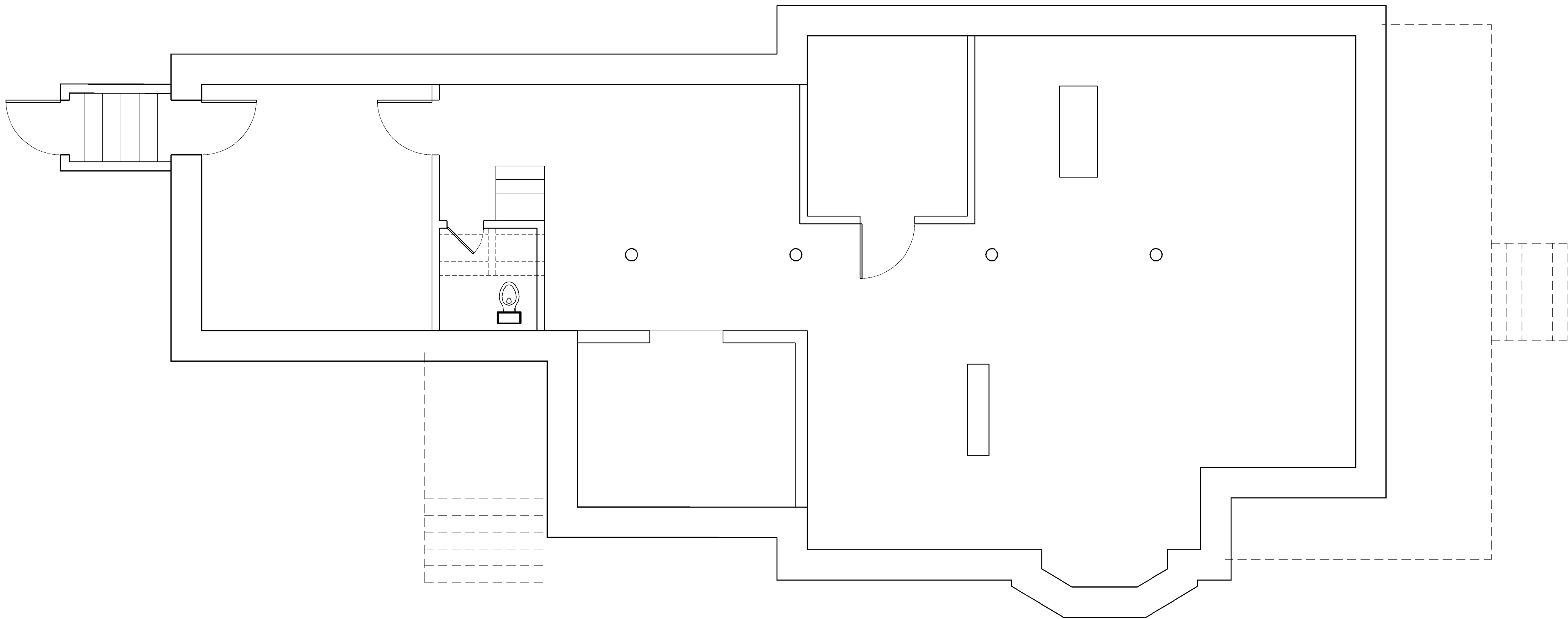
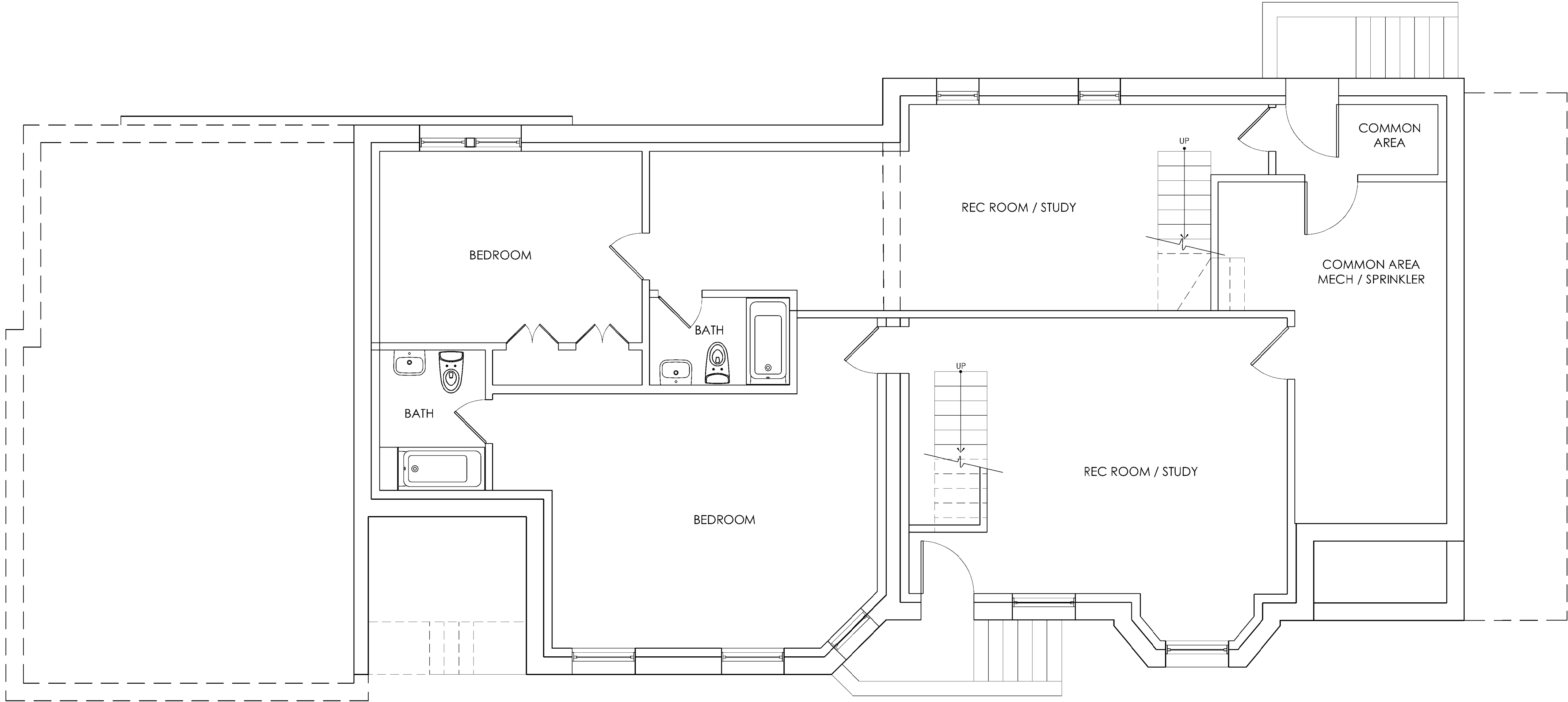
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BASEMENT PLAN

1/4" = 1'-0"



EXISTING



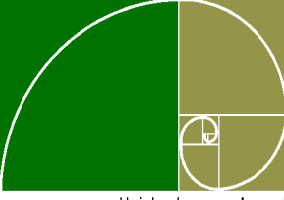
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stamp

client
70 Craigie LLC
30 Bow Street
Somerville, MA 02143

title
EXISTING AND PROPOSED FLOOR PLANS
project
70 Craigie Street, Somerville MA

BOYES-WATSON
ARCHITECTS



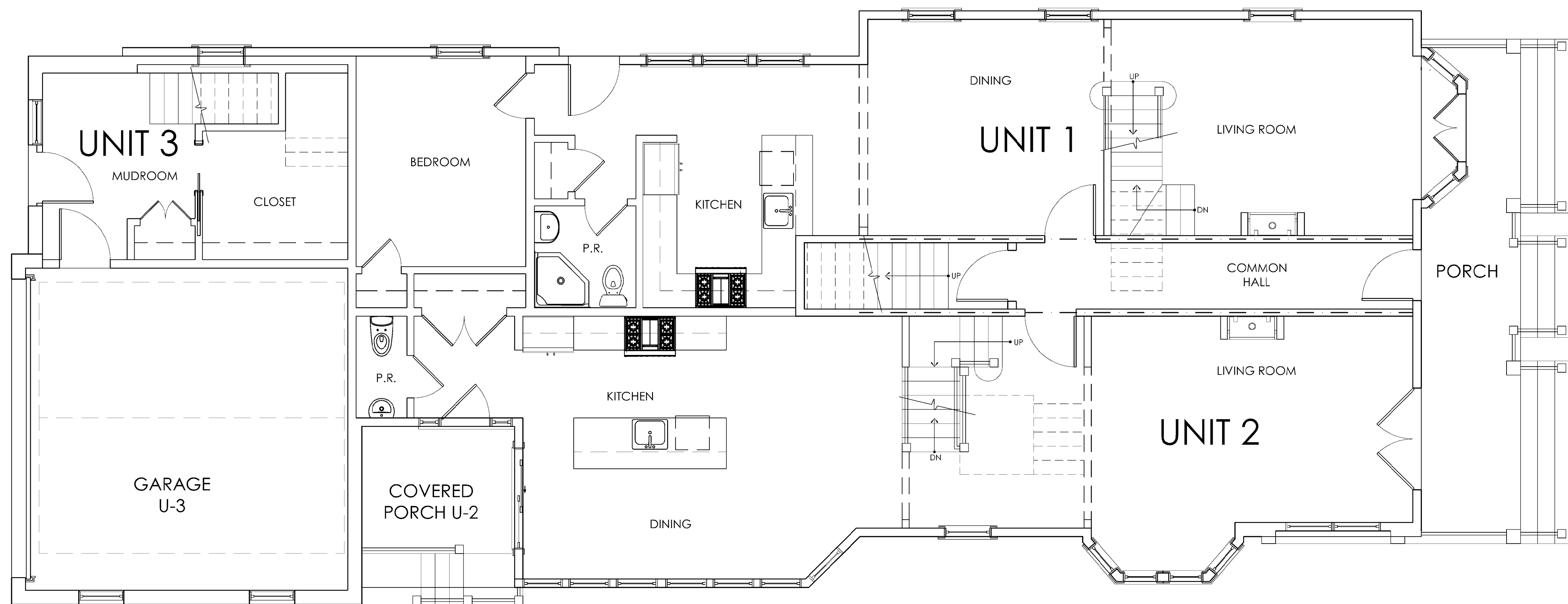
thirty bow street
somerville, ma 02143
architects@boyeswatson.com
phone: (617) 629.8200
fax: (617) 629.8201

job number
18840

scale
1/4" = 1'-0"

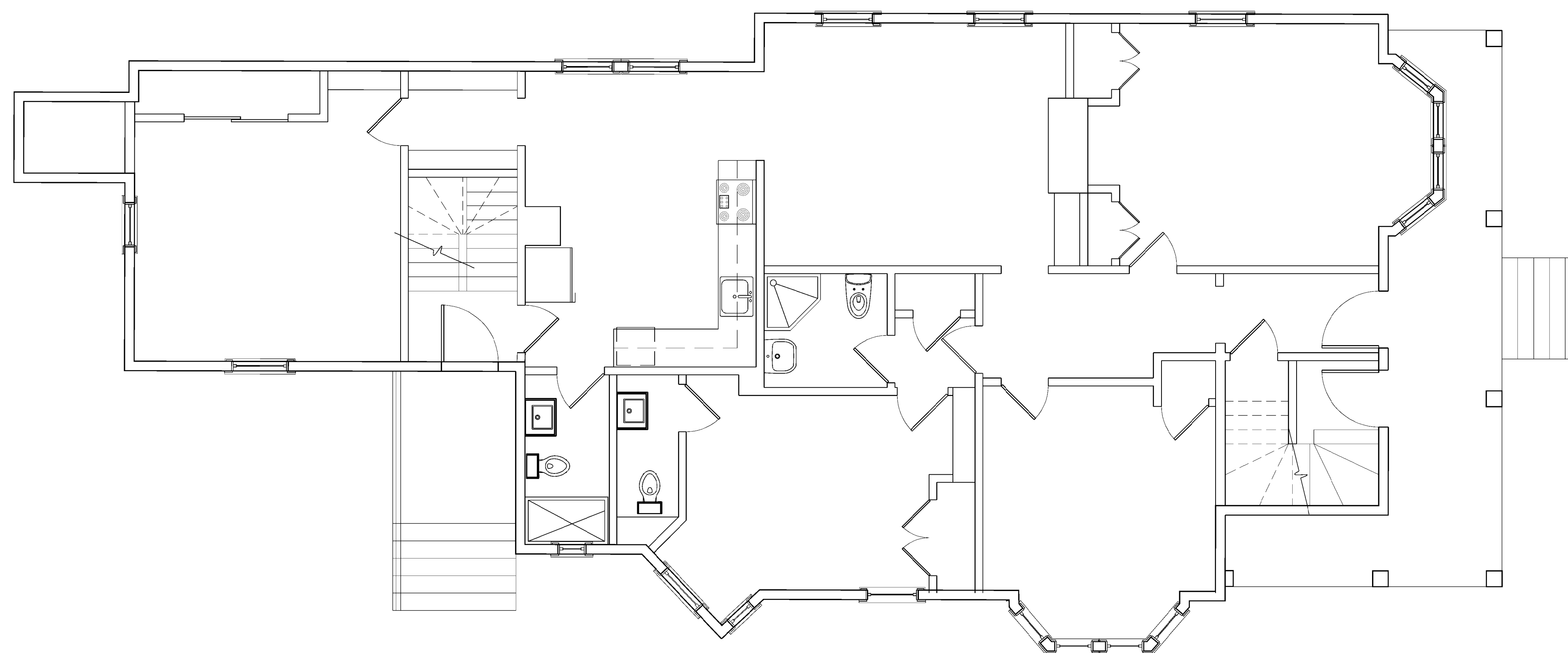
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FIRST FLOOR PLAN

1/4" = 1'-0"



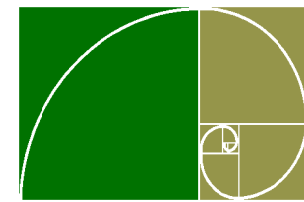
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client
70 Craigie LLC
30 Bow Street
Somerville, MA 02143

EXISTING AND PROPOSED FLOOR PLANS
70 Craigie Street, Somerville MA

BOYES-WATSON
ARCHITECTS



thirty bow street
somerville, ma 02143
architects@boyeswatson.com
phone: (617) 629.8200
fax: (617) 629.8201

job number
18840

scale
1/4" = 1'-0"

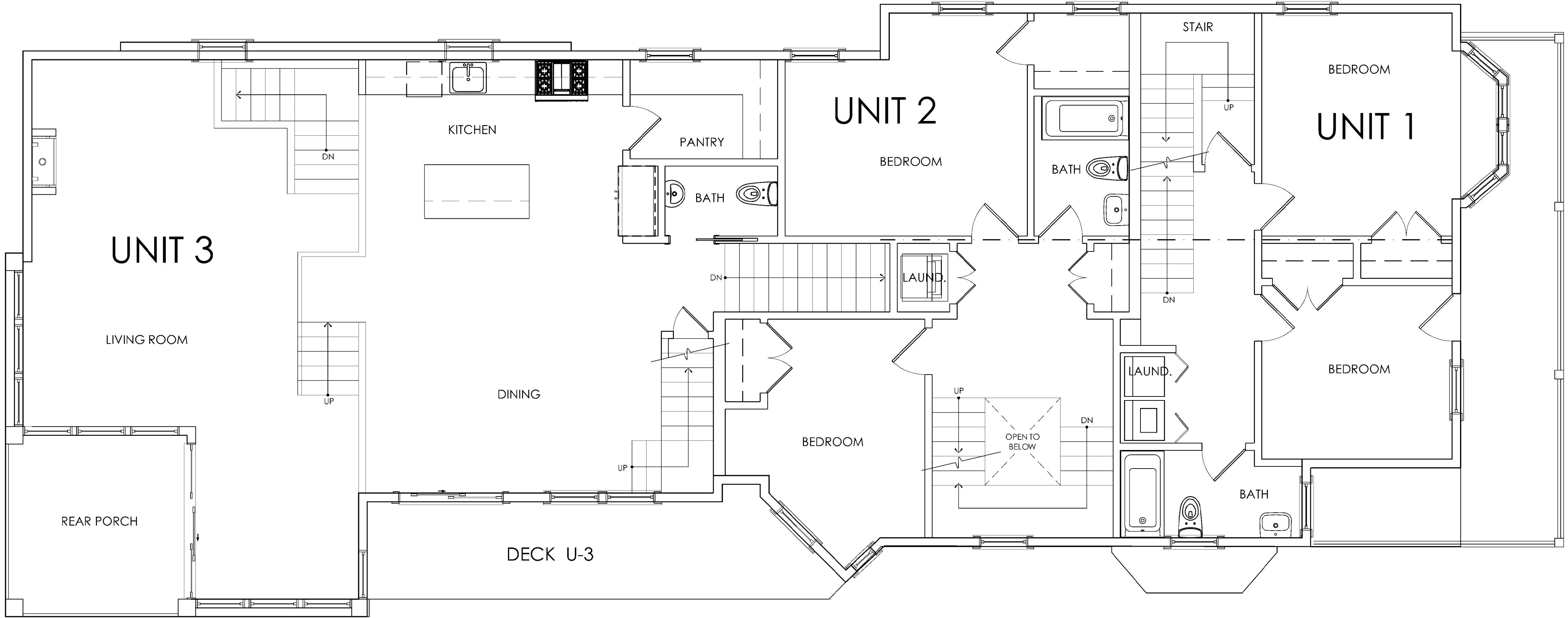
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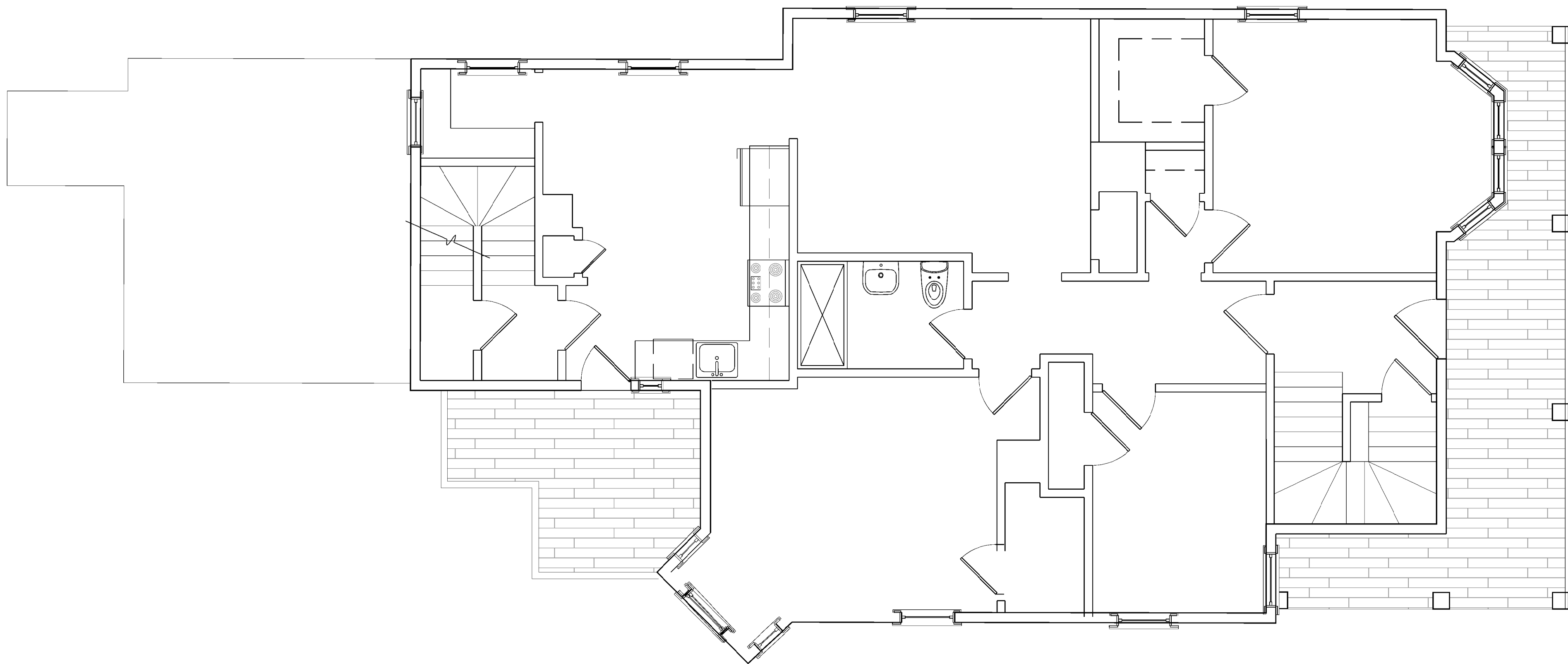
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PROPOSED

SECOND FLOOR PLAN
1/4" = 1'-0"



EXISTING



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stamp

client
70 Craigie LLC
30 Bow Street
Somerville, MA 02143

EXISTING AND PROPOSED FLOOR PLANS
70 Craigie Street, Somerville MA

BOYES-WATSON
ARCHITECTS

170 bow street
somerville, ma 02143
architects@boyeswatson.com
phone: (617) 629.8200
fax: (617) 629.8201

job number
18840

scale
1/4" = 1'-0"

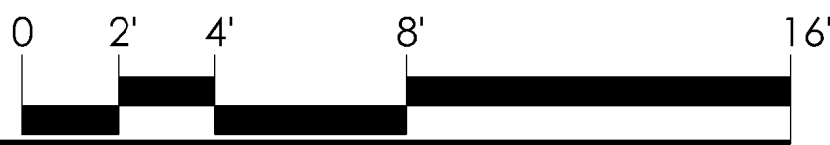
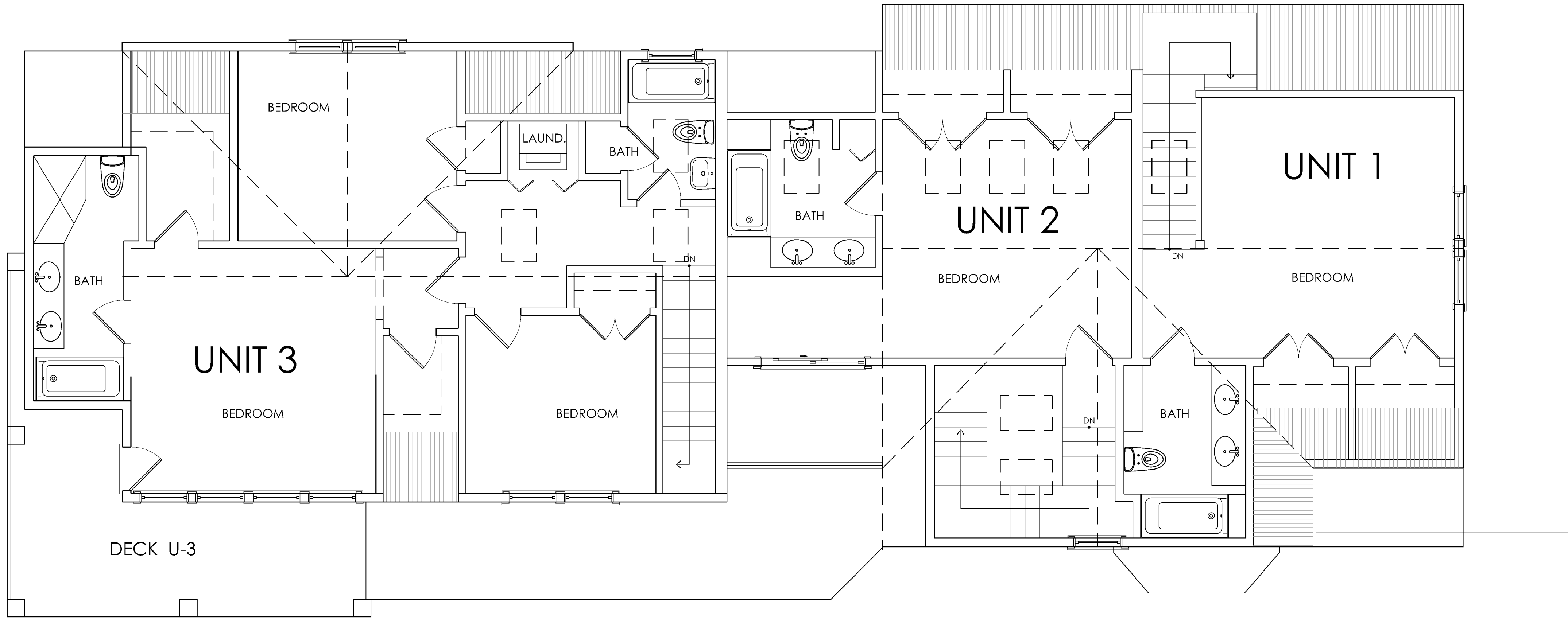
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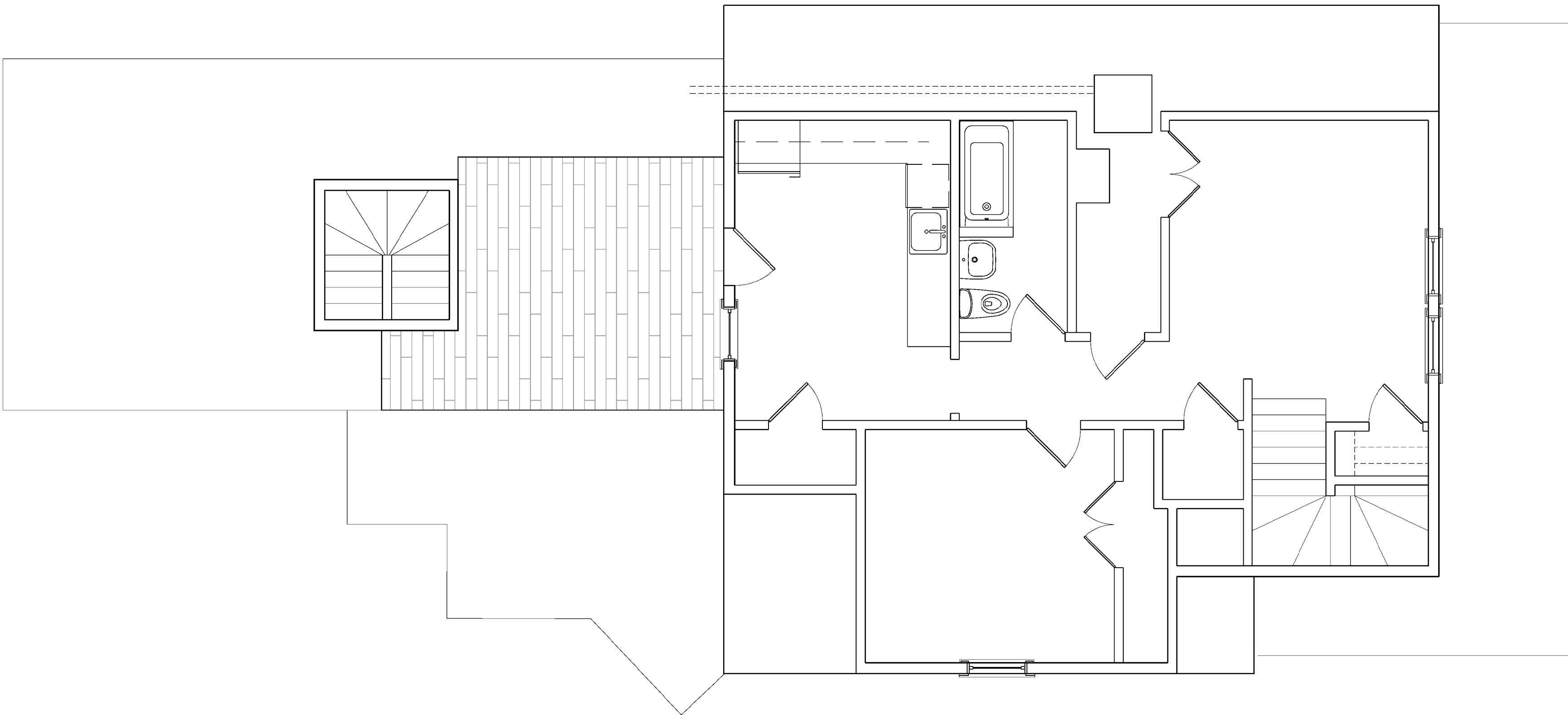
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PROPOSED

THIRD FLOOR PLAN
1/4" = 1'-0"



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stamp

client
70 Craigie LLC
30 Bow Street
Somerville, MA 02143

file
EXISTING AND PROPOSED FLOOR PLANS
70 Craigie Street, Somerville MA
project

BOYES-WATSON
ARCHITECTS



110 Bow Street
Somerville, MA 02143
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phone: (617) 629-8200
fax: (617) 629-8201

job number
18840

scale
1/4" = 1'-0"

date issued
11.30.2015

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A104
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PROPOSED



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client
7C Cragle LLC
30 Bow Street
Somerville, MA 02143

EXISTING AND PROPOSED ELEVATIONS
70 Craigie Street, Somerville MA

BOYES-WATSON
ARCHITECTS
177 Bow Street
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8800
fax: (617) 629-8801

job number
18840

scale
1/4" = 1'-0"

date issued
11.30.2015

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A201
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client
7C Cragie LLC
30 Bow Street
Somerville, MA 02143

EXISTING AND PROPOSED ELEVATIONS
70 Craigie Street, Somerville MA

BOYES-WATSON
ARCHITECTS



177 1/2 Bow Street
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8200
fax: (617) 629-8201

job number
18840

scale
1/4" = 1'-0"

date issued
11.30.2015

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stamp

client
7C Cragie LLC 30 Bow Street Somerville, MA 02143

title	EXISTING AND PROPOSED ELEVATIONS
project	70 Craigie Street, Somerville MA

BOYES-WATSON
ARCHITECTS



187½ Bow Street
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8200
fax: (617) 629-8201

job number
18840

scale
1/4" = 1'-0"

date issued
11.30.2015

sheet no.
A203
B/A SUBMISSION SET

1. THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH ANY PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH ANY EXCAVATION WORK.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES.

ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK.

CALL DIGSAFE: 1-800-322-4844

3. THE FIELD WORK WAS COMPLETED BETWEEN: 11/3/2014-11/25/2014

OWNER INFORMATION (11/2014):

CURRENT OWNER: SOMERVISTA LLC

TITLE REFERENCE: BOOK 1461 PAGE 88

PLAN REFERENCE: LAND COURT PLAN 11605-A
PLAN 643 OF 2013
END OF BOOK 3614

APPLICANT: MARK BOYES-WATSON
30 BOW STREET
SOMERVILLE, MA 02143

MAP/BLOCK/LOT: 38/A/51

LOT B
LC. PL. 11605-A

N/F
KAREN A. WALCZAK
KARL J. WALCZAK
BK 1404 PG 84

4 PG 84
REMOVE & DISPOSE-
CEM. CONC. WALL
HERE TO NEW ADDITION

RIM: 87.52
INV: 79.1

12" VC
COMBINED
SEWER,
SLOPE:
5.5%

ORANGE CONSTRUCTION FENCE-
PROVIDE OPENING FOR DRIVEWAY ACCESS

HAY BALE BARRIER AT
ENTRANCE TO SITE
IF SITE DRIVEWAY IS STRIPPED
AND EARTH IS EXPOSED

RE-USE EXISTING DOMESTIC WATER
(NEW 13-R SPRINKLER SYSTEM TO BE INSTALLED)

- RE-USE EXISTING GAS SERVICE

RE-USE EXISTING SAN. SEWER LATERAL

GENERAL NOTES:

1. SITE SURVEY BY MEDFORD SURVEY IN 2014.
2. UNDERGROUND UTILITY LOCATIONS AS SHOWN HEREON ARE TAKEN FROM LIMITED FIELD INFORMATION AND RECORD PLANS FROM THE CITY OF CAMBRIDGE AND ARE APPROXIMATE ONLY. CONTACT 1-888-DIG-SAFE (1-888-344-7233) BEFORE PLANNING ANY CONSTRUCTION. ALL UTILITIES MUST BE CONFIRMED IN THE FIELD AS THEY COULD NOT BE VERIFIED WITH RECORD DRAWINGS AND ARE SHOWN APPROXIMATELY ONLY.


EROSION AND SEDIMENT CONTROL NOTES

1. PRIOR TO ANY LAND DISTURBANCE ACTIVITIES COMMENCING ON THE SITE, THE DEVELOPER SHALL PHYSICALLY MARK LIMITS OF NO LAND DISTURBANCE ON THE SITE WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE, SO THAT WORKERS CAN SEE THE AREAS TO BE PROTECTED. THE PHYSICAL MARKERS SHALL REMAIN IN PLACE UNTIL A CERTIFICATE OF COMPLETION HAS BEEN ISSUED.
2. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SOIL DISTURBANCE. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
3. MINIMIZE TOTAL AREA OF DISTURBANCE AND PROTECT NATURAL FEATURES AND SOIL.
4. THE CONTRACTOR SHALL SEQUENCE ALL ACTIVITIES TO MINIMIZE SIMULTANEOUS AREAS OF DISTURBANCE. MASS CLEARINGS AND GRADING OF THE ENTIRE SITE SHALL BE AVOIDED.
5. MINIMIZE SOIL EROSION AND CONTROL SEDIMENTATION DURING CONSTRUCTION.
6. DIVERT UNCONTAMINATED WATER AROUND DISTURBED AREAS.
7. INSTALL AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES OR THE 2008 EPA'S CONSTRUCTION GENERAL PERMIT.
8. PROTECT AND MANAGE ON AND OFF-SITE MATERIAL STORAGE AREAS (OVERBURDEN AND STOCKPILES OF DIRT, BORROW AREAS, OR OTHER AREAS USED SOLELY BY THE PERMITTED PROJECT ARE CONSIDERED A PART OF THE PROJECT).
9. COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS INCLUDING WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS, AND AIR QUALITY REQUIREMENTS, INCLUDING DUST CONTROL.
10. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES $\frac{1}{4}$ TO $\frac{1}{2}$ THE HEIGHT OF THE EROSION CONTROL DEVICE. SEDIMENT SHALL BE REMOVED FROM SILT FENCE PRIOR TO REACHING THE LOAD-BEARING CAPACITY OF THE SILT FENCE WHICH MAY BE LOWER THAN $\frac{1}{4}$ TO $\frac{1}{2}$ THE HEIGHT.
11. SEDIMENT FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS SHALL BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT.
12. BMPs TO BE USED FOR INFILTRATION AFTER CONSTRUCTION SHALL NOT BE USED AS BMPs DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE BOARD. MANY INFILTRATION TECHNOLOGIES ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF, AND THUS MUST BE PROTECTED FROM CONSTRUCTION RELATED SEDIMENT LOADINGS.
13. SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS.
14. FOR ACTIVE CONSTRUCTION AREAS SUCH AS BORROW OR STOCKPILE AREAS, ROADWAY IMPROVEMENTS AND AREAS WITHIN 50 FEET OF A BUILDING UNDER CONSTRUCTION, A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED AND MAINTAINED TO CONTAIN SOIL.
15. A TRACKING PAD OR OTHER APPROVED STABILIZATION METHOD SHALL BE CONSTRUCTED AT ALL ENTRANCE/EXIST POINTS OF THE SITE TO REDUCE THE AMOUNT OF SOIL CARRIED ONTO ROADWAYS AND OFF THE SITE.
16. ON THE CUT SIDE OF ROADS, DITCHES SHALL BE STABILIZED IMMEDIATELY WITH ROCK RIP-RAP OR OTHER NON-ERODIBLE LINERS, OR WHERE APPROPRIATE, VEGETATIVE MEASURES SUCH AS HYDROSEEDING OR JUTE MATTING.
17. PERMANENT SEEDING SHALL BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM AUGUST TO OCTOBER 15. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS FOUND TO BE IMPRACTICAL, APPROPRIATE TEMPORARY STABILIZATION SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE MULCHING AND WATERING.
18. ALL SLOPES STEEPER THAN 3:1 (H:V, 33.3%), AS WELL AS PERIMETER DICES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS MUST, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST NOT BE DISTURBED.
19. TEMPORARY SEDIMENT TRAPPING DEVICES MUST NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
21. PROPERLY MANAGE ON-SITE CONSTRUCTION AND WASTE MATERIALS.
22. PREVENT OFF-SITE VEHICLE TRACKING OF SEDIMENTS.
23. DUST SHALL BE CONTROLLED AT THE SITE.
24. ALL PREVIOUSLY DISTURBED LAND SHALL BE STABILIZED BY APPROVED METHODS AFTER 14 DAYS IF LEFT UNDISTURBED. THIS INCLUDES STOCKPILES, CONSTRUCTION ENTRANCES, GRADED AREAS AND OTHER CONSTRUCTION ACTIVITY RELATED CLEARING.
25. IF WORK IS HALTED OVER WINTER MONTHS THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING THE AREA THROUGH GROUND COVER PRACTICES.
26. HAY BALE BARRIER AT ENTRANCE TO SITE SHALL BE MOVED ON AN AS-NEEDED BASIS. HAY BALE BARRIER SHALL BE IN PLACE AT THE END OF THE WORK DAY.

EXISTING	LEGEND	PROPOSED
	DRIVEWAY	
	DRAINAGE LINE	
	SEWER LINE	
	UNDERGROUND TELECOM	
	GAS LINE	
	DOWNSPOUT DISCHARGE LINE	
	WATER LINE	
	OVERHEAD WIRES	
	WATER SERVICE LINE	
	SAWCUT	
	CATCH BASIN	
	WATER VALVE	
	FLUSH GRANITE CURB	
	GRANITE CURB WITH REVEAL	
	DRAIN STRUCTURE COVER	
	SEWER MANHOLE	
	FLOW DIRECTION	
	HAYBALES	
	SPOT GRADE	

CRAIGIE STREET

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

CITY STAMP

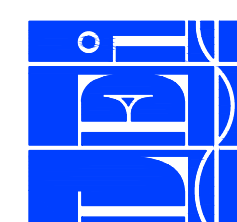
EROSION CONTROL & DEMOLITION

PREPARED FOR
70 Craigie Street
Boyes Watson Architects
Somerville, MA

Lenard Engineering, Inc.

CIVIL, ENVIRONMENTAL AND HYDROGEOLOGICAL CONSULTANTS

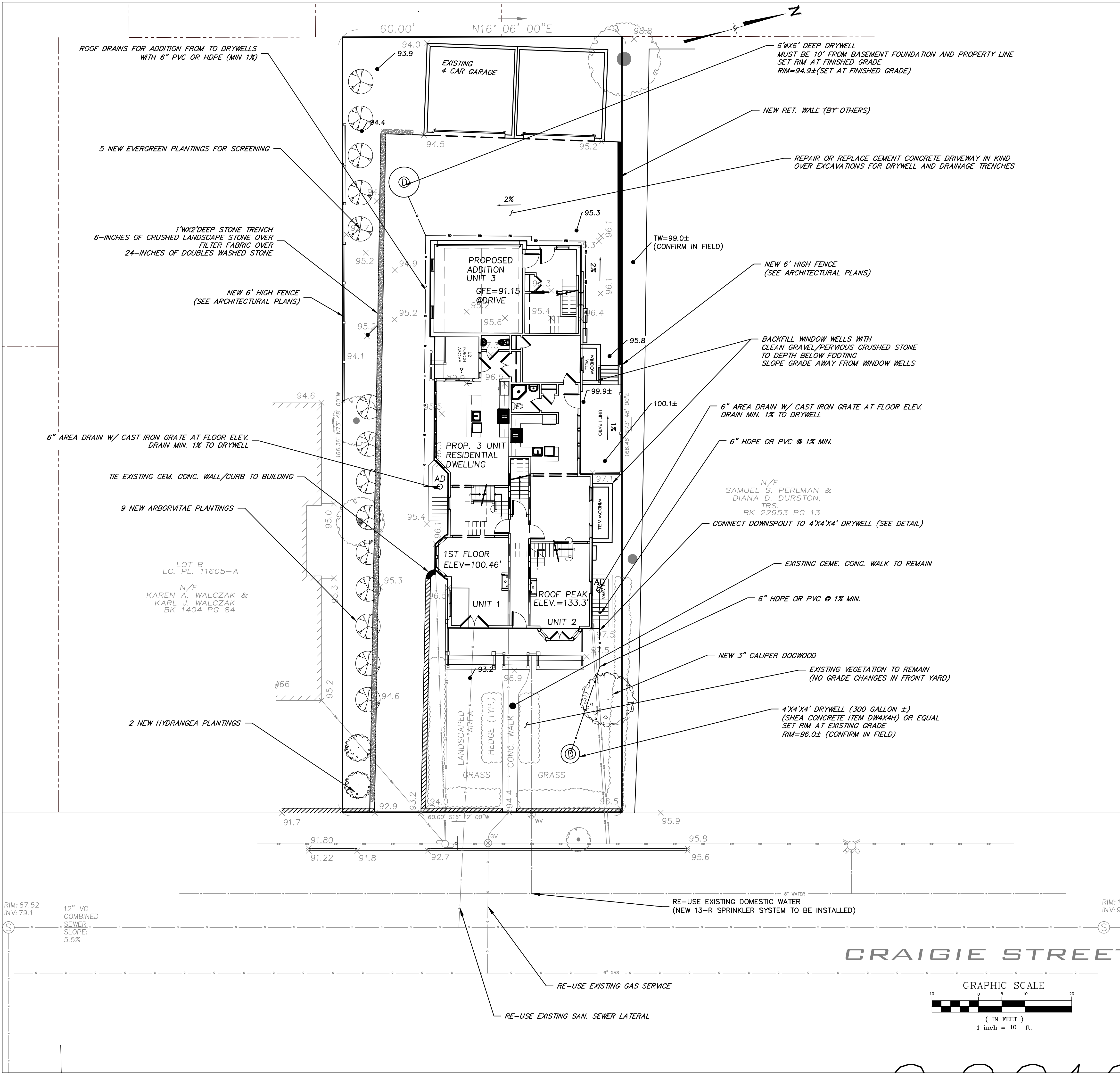
2210 MAIN STREET	140 WILLOW DRIVE
WILSONVILLE, OR 97158	WINSTED, CT
(503) 659-3100	(860) 379-6669
(503) 659-3100	(508) 721-7600



Drawing #:

C-101

Job #: 15-724



- NOTES:
1. ALL EXISTING SERVICE LINES TO BE REPLACED BY A NEW WATER SERVICE LINE MUST BE "CLIPPED" AT THE MAIN. ("CLIPPING" MEANS TO EXPOSE THE CORPORATION AT THE WATER MAIN, CLOSE IT, CUT IT AWAY AND ABANDON, IN PLACE, THE OLD SERVICE LINE FROM THE CLOSED CORPORATION).
 2. ALL COMPACTION WITHIN THE CITY OF SOMERVILLE ROADWAY LIMITS SHALL BE TESTED.
 3. THE CONTRACTOR SHALL PERFORM A TEST PIT PRIOR TO INSTALLATION OF ANY STORMWATER STRUCTURES, STORM DRAIN LINES AND SANITARY SEWER LATERALS TO VERIFY THE INVERT ELEVATION OF THE CITY OF CAMBRIDGE STORM DRAIN LINE OR SANITARY SEWER.
 4. BACKFLOW PREVENTORS SHALL BE INSTALLED AT ALL BELOW GRADE FIXTURES.
 5. CONTRACTOR SHALL KEEP RED-LINE DRAWINGS OF LOCATIONS, INVERT ELEVATIONS, SIZES AND MATERIALS OF AS-BUILT ELECTRICAL, TELEPHONE, CABLE, GAS, WATER, DRAIN AND SEWER. THE REDLINE DRAWINGS SHALL BE MADE AVAILABLE TO THE OWNER AND ENGINEER IN ORDER TO PRODUCE AS-BUILT DRAWINGS TO SUBMIT TO THE CAMBRIDGE DPW.
 6. ALL ROOF DOWNSPOUTS MUST BE DISCONNECTED FROM SANITARY SEWER LINE
 7. ALL ROOF DOWNSPOUTS FROM REAR/DRIVEWAY SIDE(BUILDING ADDITION DOWNSPOUTS) OF BUILDINGS MUST DRAIN TO DRYWELLS. DOWNSPOUTS FOR THE FRONT OF THE BUILDINGS SHALL DRAIN WITH SPLASH BLOCKS.
 8. TEST PITS/SOIL TESTING ARE REQUIRED TO CONFIRM SOIL CONDITIONS INCLUDING DEPTH TO GROUNDWATER AND HYDRAULIC CONDUCTIVITY OF SOIL. SOIL IS ASSUMED TO BE HYDROLIC SOIL GROUP D WITH A HYDRAULIC CONDUCTIVITY OF 0.09 INCHES PER HOUR BASED ON NRCS SOIL MAPS. DOWNSPOUTS TO BE EQUIPPED WITH SPLASH BLOCKS AND DRAIN TO PVIOUS AREAS WHEN POSSIBLE. THE ROOF DOWNSPOUTS FROM THE BUILDING ADDITION AND STAIRWAY DRAIN TO BE CONNECTED TO 6-FT DIAMETER DRYWELL. THE STAIR DRAIN AND ROOF DOWNSPOUT IN FRONT OF UNIT 2 SHALL DRAIN TO THE 4-FT DRYWELL.
 - 9.

EXISTING	LEGEND	PROPOSED
	DRIVEWAY	
	DRAINAGE LINE	
	SEWER LINE	
	UNDERGROUND TELECOM	
	GAS LINE	
	DOWNSPOUT DISCHARGE LINE	
	WATER LINE	
	OVERHEAD WIRES	
	WATER SERVICE LINE	
	SAWCUT	
	CATCH BASIN	
	WATER VALVE	
	FLUSH GRANITE CURB	
	GRANITE CURB WITH REVEAL	
	DRAIN STRUCTURE COVER	
	SEWER MANHOLE	
	FLOW DIRECTION	
	HAYBALES	
	SPOT GRADE	

Designed By:
DWB

Drawn By:
DWB

Checked By:
CMB

CAD File:
70 Craigie

PRELIMINARY
PLAN FOR
ZONING BOARD
SPECIAL
PERMIT

Drawing date:
11-30-15

Drawing Scale:
AS SHOWN

Rev. Date Revision By

SITE UTILITY & DRAINAGE

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CITY STAMP

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C-201

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