

118 BROADWAY & 8 GLEN ST
SOMERVILLE, MA

Special Permit Set

November 16, 2016

NEW CONSTRUCTION OF MIXED USE
COMMERCIAL & RESIDENTIAL

CURTIS DIBENEDETTO AND
ASSOCIATES, INC
23 SHORE RD.
WINCHESTER, MA 01980
www.cdaarchitects.net

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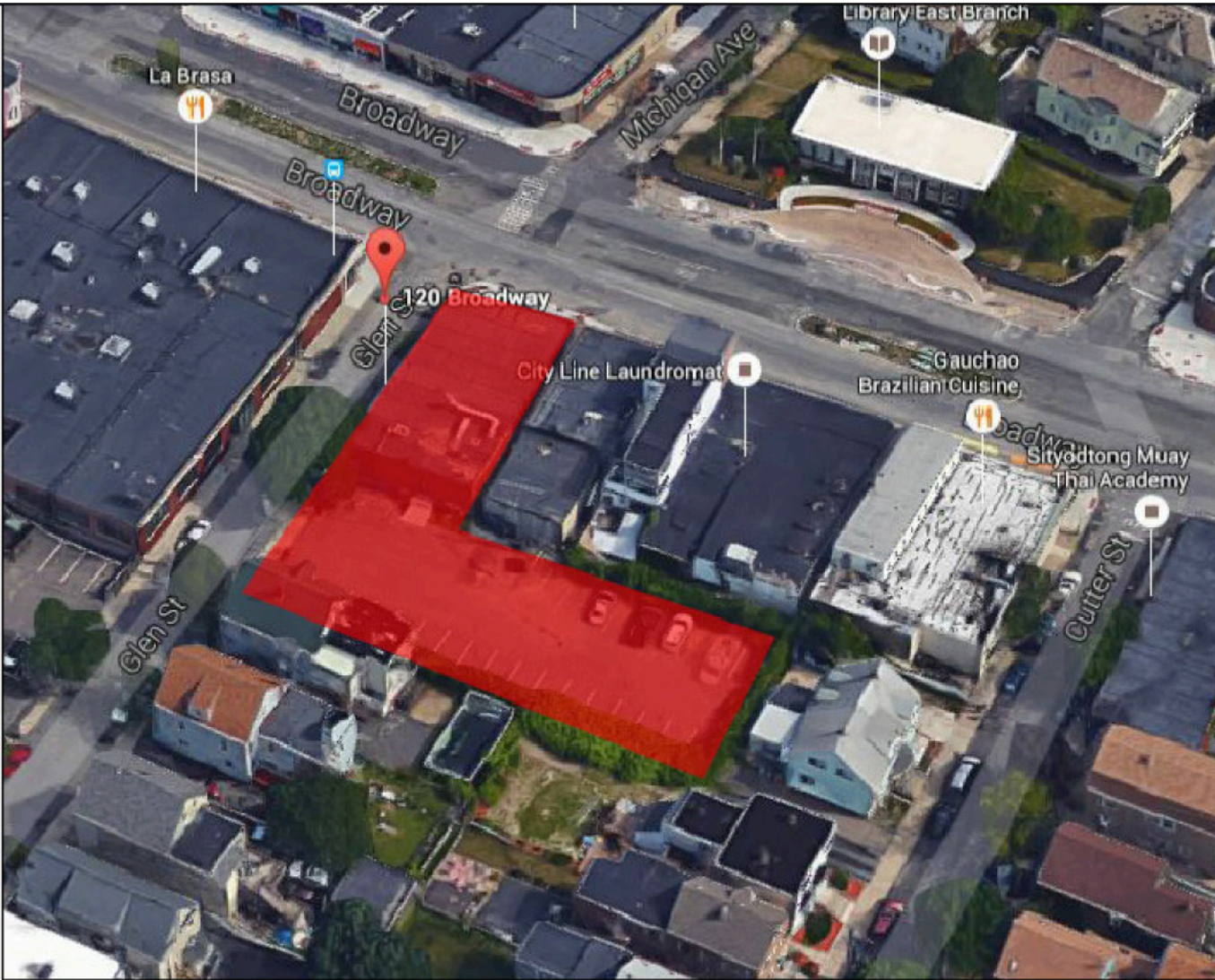
T1 TITLE SHEET

CIVIL

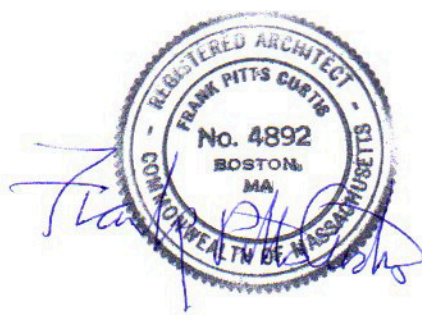
- C-1 COVER SHEET
- C-2 EXISTING CONDITION PLAN
- C-3 DEMOLITION & EROSION CONTROL PLAN
- C-4 CONSTRUCTION / LAYOUT PLAN
- C-5 GRADING & DRAINAGE
- C-6 UTILITY PLAN
- C-7 LIGHTING PLAN
- C-8 LANDSCAPE PLAN
- C-9 EROSION CONTROL PLAN
- C-10 DETAIL SHEET

ARCHITECTURAL

- A-1.1 PROPOSED ARCHITECTURAL BASEMENT & FIRST LEVEL PARKING PLAN
- A-1.2 PROPOSED ARCHITECTURAL SECOND & THIRD FLOOR PLAN
- A-1.3 PROPOSED ARCHITECTURAL FORTH FLOOR PLAN
- A-1.4 PROPOSED ARCHITECTURAL TYPICAL ENLARGED PLANS
- A-2.0 PROPOSED ARCHITECTURAL ELEVATION
- A-2.1 PROPOSED ARCHITECTURAL ELEVATION
- A-2.0 PROPOSED ELEVATION COLOR RENDERING
- A-2.1 PROPOSED ELEVATION COLOR RENDERING
- PROPOSED SITE ELEVATION COLOR RENDERING



LOCUS MAP



ZONING EVALUATION FOR 118 BROADWAY AND 8 GLEN ST SOMERVILLE, MA Zoning District: CCD-55		ALLOWED	PROPOSED	USE: MIXED MULTIFAMILY/ COMMERCIAL
MULTIPLE DWELLING		REQUIRED	TOTAL ALLOWED	TOTAL PROPOSED
A)	MINIMUM LOT SIZE (S.F.)	NA	14,356 S.F. (EXISTING)	14,356 S.F. (EXISTING)
B)	MIN. LOT AREA PER DWELLING UNIT			
	1-9 UNITS (S.F.)	600 S.F. PER UNIT		
	10 OR MORE UNITS (S.F.)	600 S.F. PER UNIT		
	INCLUSIONARY HOUSING	20% INCLUSIONARY HOUSING	(14,356 SF / 495 SF = 29)	29 UNITS
	INCLUSIONARY HOUSING	REDUCTION IN LOT AREA P/ UNIT 17.5% = 495 S.F.		
C)	MAXIMUM GROUND COVERAGE (%)	80%	80% = 11,485.2 S.F.	8,951 S.F. = 63%
D)	LANDSCAPED AREA, MIN.% OF LOT	10%	10% = 1,435.6 S.F.	2,584 S.F. = 18%
E)	FLOOR AREA RATIO (F.A.R.)	3	FAR OF 3 = 43,068 S.F.	30,188 S.F. = 2.1 F.A.R.
F)	MAXIMUM HEIGHT			
	STORIES/	N/A	5 STORIES	4 STORIES
	FEET	55 FEET	55 FEET	43 FT
G)	MINIMUM FRONT YARD	N/A	0 FEET	1.0 FT
H)	MINIMUM SIDE YARD	N/A (NOTE #22)	0 FEET & 20 FEET @ RB DISTRICT	1.0 FT & 20 FT @ RB DISTRICT
I)	MINIMUM REAR YARD	N/A (NOTE #22)	0 FEET & 20 FEET @ RB DISTRICT	20 FEET @ RB DISTRICT
J)	MINIMUM FRONTAGE (FT)	30 FEET	44.85 FEET +/-	44.85 FEET +/-
K)	PERVIOUS AREA, MINIMUM % OF LOT	0	0	2,881 S.F.
	PARKING REQUIRED	SMALL RETAIL & SERVICE = 1 PER 1,500 N.S.F. RESIDENTIAL = 1 PER DWELLING UNIT	REQUIRED: 2 PARKING STALLS REQUIRED: 24 PARKING STALLS	TOTAL REQUIRED PARKING STALLS: 26 PROVIDED: 20 PARKING STALLS

Note #22 Transition requirements apply for parcels abutting a residential district (RA, RB or RC) pursuant to Section 6.1.22.G (Transition to Abutting Residential Districts).

Section 6.1.22.G Transition to Abutting Residential District. The minimum side or rear yard setback of a property abutting or spanning a residential district line (RA, RB, RC) shall be 20 feet from the district line with outermost 10 feet of the setback to consist exclusively of vegetative landscaping. The building shall have a 15 foot Upper Level Setback at a Tapering Height of 35 feet from the property line(s) abutting the residential district. The building shall be designed so that its massing is concentrated along the commercial corridor and away from properties in residential zoning districts to the extent possible.

ZONING ORDINANCES CITY OF SOMERVILLE MA
ARTICLE 2
2.2.93. Lot Line, Front. The property line dividing a lot from a street right-of-way. In the case of a corner lot the owner shall have the option of choosing which of the two (2) corner lot lines is to be considered the front lot line.

PLAN INDEX		PARKING CALCULATIONS			PROPOSED BUILDING 118 BROADWAY	
		SECTION 9.17 PARKING SPACE & LOADING REQUIREMENTS IN CCD				
SHEET DESIGNATION	DRAWING	CATEGORY	REQUIRED SPACES	PROVIDED SPACES	USE	
COVER SHEET	C-1	RESIDENTIAL	1 PER UNIT 1 x 24 UNITS = 24	20 SEE ORDINANCE 2016-06 2.g.	COMMERCIAL	2 UNITS AT 1,500 S.F. TOTAL AREA = 3,000 S.F.
EXISTING CONDITION PLAN	C-2					
DEMOLITION & EROSION CONTROL PLAN	C-3					
CONSTRUCTION / LAYOUT PLAN	C-4	RETAIL (COMMERCIAL)	SMALL RETAIL AND SERVICE 1 PER 1500 N.S.F 3,000/1,500 = 2	-		
GRADING & DRAINAGE PLAN	C-5	TOTAL	26	20 (1 VAN)	RESIDENTIAL	10 - 1 BEDROOM UNITS 6 - 1 BEDROOM UNITS 8 - 2 BEDROOM UNITS 24 UNITS TOTAL AREA =
UTILITY PLAN	C-6					
LIGHTING PLAN	C-7					
LANDSCAPE PLAN	C-8	LOADING	RESIDENTIAL: N/A RETAIL: 0-5,000 s.f. = 0 0	1		
EROSION CONTROL PLAN	C-9	BICYCLING	RESIDENTIAL 0.5 / UNIT = 12 RETAIL 1/6,000 n.f.s. = 0.5 REQUIRED = 13	13 (4 UPPER 9 IN LOWER LEVEL)	BUILDING	TOTAL AREA = 30,188 S.F.
DETAIL SHEET	C-10					
ZONING TABLE		PARKING DIMENSIONS & REQUIREMENTS DETERMINED BY CURTIS DIBENEDETTO & ASSOCIATES, INC.			SEE ARCHITECTURAL PLANS BY CURTIS DIBENEDETTO & ASSOCIATES, INC. FOR UNIT INFORMATION	

OWNERS:
GOODFOOD RESTAURANT GROUP LLC
& SPRING HILL REAL-ESTATE LLC
6 AZALEA ROAD
WINCHESTER, MA 01890

LOCUS:
118 BROADWAY
8 GLEN STREET

ASSESSORS
118 BROADWAY:
ASSESSORS MAP 91 BLOCK A LOT 1

8 GLEN STREET:
ASSESSORS MAP 91 BLOCK A LOT 47

PLAN REFERENCE:
PLAN NUMBER 362 of 1980
PLAN NUMBER 694 of 1958

APPLICANT:
MICHAEL BANDAR
27 FRANCESCA AVE.
SOMERVILLE, MA

ENGINEER:
WILLIAMS & SPARGES
189 N MAIN STREET
MIDDLETON, MA 01949

ARCHITECT:
CURTIS DiBENEDETTO
& ASSOCIATES, INC.
23 SHORE ROAD
WINCHESTER, MA 01890

CITY OF SOMERVILLE

COVER SHEET
#118 BROADWAY, SOMERVILLE, MA

DRAWING: C-1

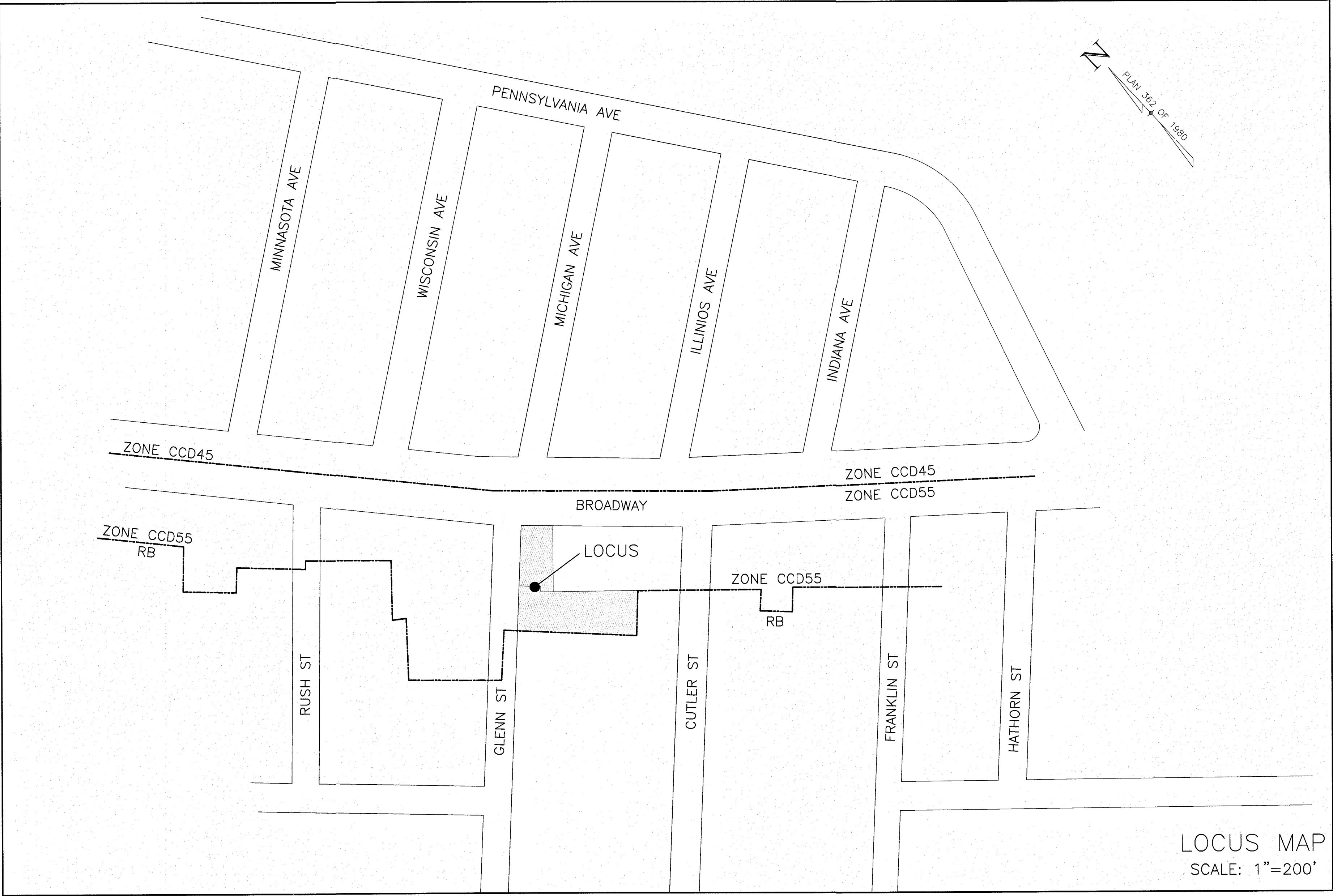
SHEET 1 OF 10

NOVEMBER 1, 2016

DATE _____

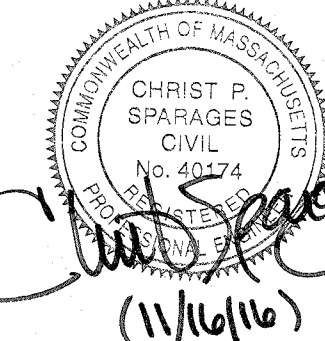
ON

118 BROADWAY
NEW CONSTRUCTION OF MIXED USE
COMMERCIAL & RESIDENTIAL
118 BROADWAY & 8 GLEN STREET
SOMERVILLE, MA



LOCUS MAP
SCALE: 1"=200'

SEAL



**WILLIAMS
SPARAGES**
ENGINEERS | PLANNERS | SURVEYORS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

Designed By: CPS
 Drawn By: JST
 Reviewed By: CPS
 Project Manager: CPS
 Job File Number: SOME-0021
 Drawing File Folder: SOME-0021

<input type="checkbox"/>	Drawing Issued for Review Only
<input checked="" type="checkbox"/>	Drawing Issued for Permit
<input type="checkbox"/>	Drawing Issued for Construction

Owner:
Goodfood Restaurant Group LLC
& Spring Hill Real-Estate LLC
6 Azalea Road

Applicant:
Michael Bandar
27 Francesca Avenue
Somerville, MA 02144

(1) SEE TABLE 13.3.4.B: UNIT BONUS (SEE BELOW)
(2) SEE ARCHITECTURAL PLAN SET, COVER SHEET ZONING EVALUATION NOTE #22.

TABLE 13.3.4.B: UNIT BONUSES

SHEET DESIGNATION	DRAWING
TOTAL NUMBER OF UNITS PERMITTED BY THE LOT AREA PER DWELLING UNIT AS ESTABLISHED ELSEWHERE IN THE SZO	REDUCTION IN LOT AREA PER DWELLING UNIT %
UP TO 17 UNITS	NO BONUS
18 OR MORE UNITS	17.5%
LOT REDUCTION OF 17.5%: $14,356 \text{ S.F.} - (14,356 \times 17.5\%) = 11,844 \text{ S.F. MIN. REQUIRED}$	
EXISTING LOT AREA = 14,356 S.F. (PROVIDED) > 11,844 S.F. (REQUIRED)	
EXISTING BUILDING	
AREA OF BUILDING	9,405 S.F.
NUMBER OF STORIES	4
PRINCIPAL USE	FOOD SERVICE
SETBACK FROM PROPERTY LINES	FRONT = 0.0' SIDE = 0.0' REAR = 0.0'
FINISHED FLOOR ELEVATIONS	105.35 105.18 (ASSUMED BENCH)

PROJECT NOTES:

- EXISTING TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARGES LLC CONDUCTED IN 2016.
2. THE UTILITIES SHOWN ARE THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARGES LLC, FROM VARIOUS PLANS ON FILE WITH THE CITY OF SOMERVILLE AND OTHER PLANS OF RECORD. NO REPRESENTATION OR WARRANTIES IS MADE AS TO THE ACCURACY OF THE LOCATION OF THE SUBSURFACE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE.
3. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
4. IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
5. CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION (811) FOR NEW TICKET, TO UPDATE TICKET AND/OR VERIFY TICKET VALIDATION. DIGSAFE TICKET IS VALID 30 DAYS FROM THE DATE OF ISSUE. BEYOND THIS POINT, TICKETS ARE VALID INDEFINITELY, PROVIDED THAT 1) THE MARKS ARE MAINTAINED, AND 2) THE WORK IS CONTINUOUS.
6. THE PROPOSED WATER CONNECTION SIZE, TYPE & LOCATION ARE TO BE DESIGNED IN ACCORDANCE WITH 248 CMR 10.00: UNIFORM STATE PLUMBING CODE.
7. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND ARCHITECTURAL SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
8. PROP. DRAIN PIPES TO BE HDPE OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.
9. THE APPLICANT SHALL COORDINATE WITH THE SOMERVILLE WATER DEPARTMENT TO ENSURE PROPER DOMESTIC AND FIRE FLOWS PRIOR TO BUILDING PERMIT.
10. VERIFY ROOF DRAIN LOCATIONS WITH ARCHITECTURAL PLANS.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJUTING PROPERTIES FROM DAMAGE IN RELATION TO ALL PROPOSED SITE WORK.
12. THE FOUNDATION PERIMETER DRAIN SHALL BE INSTALLED IN ACCORDANCE WITH 780 CMR 5405 (THE MASSACHUSETTS STATE BUILDING CODE).
13. ELEVATIONS ARE ON AN ASSUMED DATUM

BENCHES:

ELEVATIONS ARE ON AN ASSUMED DATUM

TOP TACK #2 - ELEVATION = 100.00

TOP SMH (GLEN ST CROSSWALK) - ELEVATION = 104.00

RIM SMH (#16 GLEN ST) - ELEVATION = 101.46

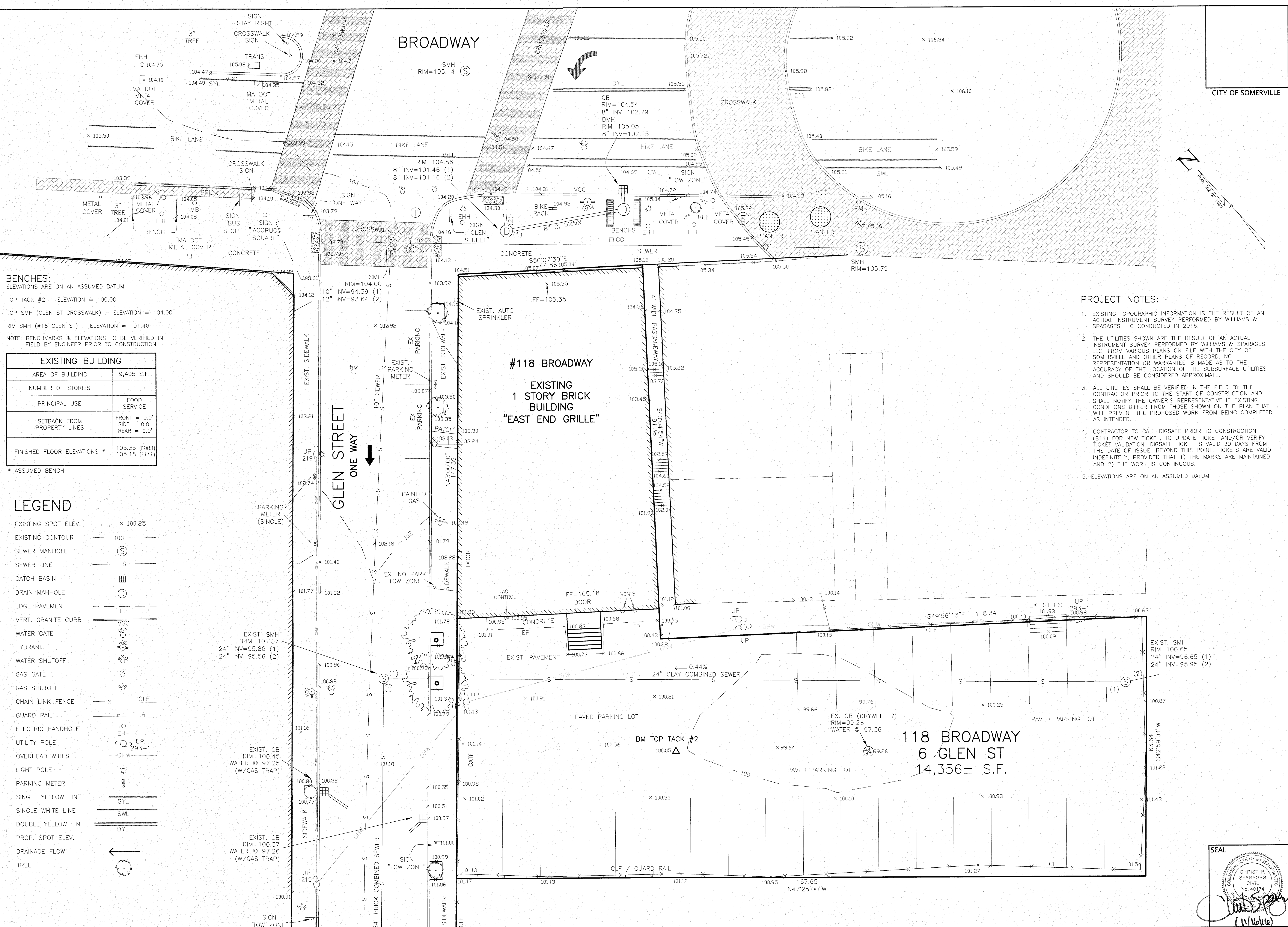
NOTE: BENCHMARKS & ELEVATIONS TO BE VERIFIED IN FIELD BY ENGINEER PRIOR TO CONSTRUCTION.

EXISTING BUILDING	
AREA OF BUILDING	9,405 S.F.
NUMBER OF STORIES	1
PRINCIPAL USE	FOOD SERVICE
SETBACK FROM PROPERTY LINES	FRONT = 0.0' SIDE = 0.0' REAR = 0.0'
FINISHED FLOOR ELEVATIONS *	105.35 (FRONT) 105.18 (REAR)

* ASSUMED BENCH

LEGEND

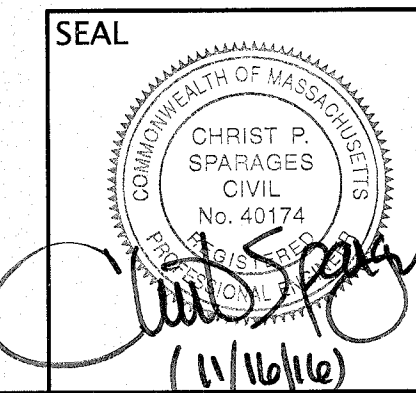
EXISTING SPOT ELEV.	x 100.25
EXISTING CONTOUR	100
SEWER MANHOLE	⊙
SEWER LINE	S
CATCH BASIN	⊞
DRAIN MAHOLE	⊙
EDGE PAVEMENT	EP
VERT. GRANITE CURB	VGC
WATER GATE	⊙
HYDRANT	⊙
WATER SHUTOFF	⊙
GAS GATE	⊙
GAS SHUTOFF	⊙
CHAIN LINK FENCE	CLF
GUARD RAIL	—
ELECTRIC HANDHOLE	EHH
UTILITY POLE	UP
OVERHEAD WIRES	OHW
LIGHT POLE	⊙
PARKING METER	⊙
SINGLE YELLOW LINE	SYL
SINGLE WHITE LINE	SWL
DOUBLE YELLOW LINE	DYL
PROP. SPOT ELEV.	×
DRAINAGE FLOW	→
TREE	⊙



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- ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
- CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION (811) FOR NEW TICKET, TO UPDATE TICKET AND/OR VERIFY TICKET VALIDATION. DIGSAFE TICKET IS VALID 30 DAYS FROM THE DATE OF ISSUE. BEYOND THIS POINT, TICKETS ARE VALID INDEFINITELY, PROVIDED THAT 1) THE MARKS ARE MAINTAINED, AND 2) THE WORK IS CONTINUOUS.
- ELEVATIONS ARE ON AN ASSUMED DATUM

SEAL



**EXISTING CONDITIONS PLAN
#118 BROADWAY, SOMERVILLE, MA**

Owner:
Goodfood Restaurant Group LLC
& Spring Hill Real-Estate LLC
6 Azalea Road
Winchester, MA 01890

Applicant:
Michael Bandar
27 Franciska Avenue
Somerville, MA 02144

Designed By: CPS
Drawn By: JST
Reviewed By: CPS
Project Manager: CPS
Job File Number: SOME-0021
Drawing File Folder: SOME-0021
Drawing Issued for Review Only
Drawing Issued for Permit
Drawing Issued for Construction

WILLIAMS & SPARGES
ENGINEERS | PLANNERS | SURVEYORS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: 617-933-8888
FAX: 617-933-8200
WSENGINEERS.COM

DRAWING: C-2

SHEET 2 OF 10

NOVEMBER 1, 2016

DATE

NO.

PROJECT NOTES:

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2. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
3. DURING CONSTRUCTION SHOULD A CONFLICT ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
4. CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION: 811.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ABUTTING PROPERTIES FROM DAMAGE IN RELATION TO ALL PROPOSED SITE WORK.
6. EXCAVATION AND TRENCHES TO COMPLY TO 520 CMR 14.00 AND SHALL BE IN ACCORDANCE WITH CHAPTER 82A OF THE MASSACHUSETTS GENERAL LAWS.
7. REMOVE AND DISPOSE DEMOLISHED MATERIAL, DEBRIS AND WASTE FROM SITE AS SOON AS POSSIBLE.
8. COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.
9. COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND SAFETY CODES AND WITH ALL AUTHORITIES WITH JURISDICTION.
10. TEMPORARY BARRICADES PERTAINING TO ACTIVITIES SHALL BE INSTALLED TO PREVENT INJURIES AND ACCIDENTS TO PERSONS IN OR AROUND THE CONSTRUCTION SITE IN ACCORDANCE TO OSHA REQUIREMENTS.
11. SITE DEMOLITION AND CONSTRUCTION SHALL COMPLY TO OSHA STANDARDS/REQUIREMENTS.
12. SITE TO BE SECURED BY SECURITY FENCE.
13. EXISTING UTILITIES THAT ARE NOT TO BE USED AND/OR ABANDONED SHALL BE CUT AND CAPPED AS DIRECTED BY THE CITY OF SOMERVILLE DPW / ENGINEERING.
14. SEE DETAIL SHEET C-9 FOR EROSION CONTROL DETAILS.

LEGEND

EXISTING SPOT ELEV.	1273 X 100.25 PSC
EXISTING CONTOUR	100
SEWER MANHOLE	S
SEWER LINE	S
CATCH BASIN	CB
DRAIN MAHOLE	DMH
EDGE PAVEMENT	EP
VERT. GRANITE CURB	VGC
WATER GATE	WG
HYDRANT	H
WATER SHUTOFF	WS
GAS GATE	GS
GAS SHUTOFF	GS
CHAIN LINK FENCE	CLF
GUARD RAIL	GR
ELECTRIC HANDHOLE	EHH
UTILITY POLE	UP
OVERHEAD WIRES	OHW
LIGHT POLE	LP
PARKING METER	PM
SINGLE YELLOW LINE	SYL
SINGLE WHITE LINE	SWL
DOUBLE YELLOW LINE	DYL
PROP. SPOT ELEV.	
DRAINAGE FLOW	
TREE	

UTILITY COMPANIES

CABLE/INTERNET/TELEPHONE: COMCAST/XFINITY
179 W MAIN STREET, AYER, MA 0143(800) 266-2278

CABLE/INTERNET/TELEPHONE: VERIZON FIOS
185 FRANKLIN STREET, BOSTON, MA 02107(800) 870-9999

CABLE/INTERNET/TELEPHONE: RCN
(800) 746-4736

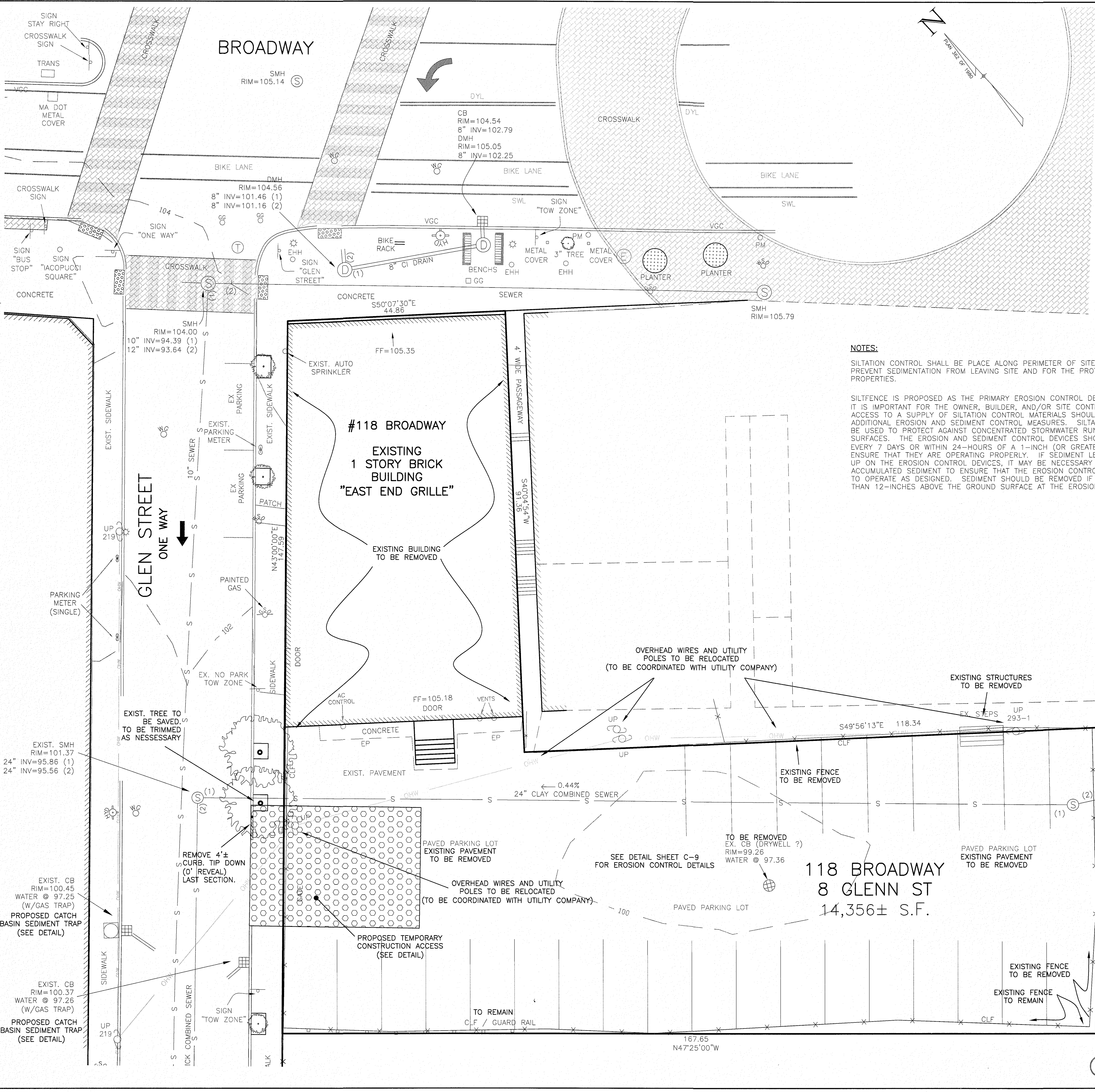
TELEPHONE/INTERNET BASED: VONAGE
(866) 243-4357

ELECTRICITY: EVERSOURCE
WHEELER CT, WATERTOWN, MA 02472
CONSTRUCTION SERVICES SUPPORT CENTER 800-362-7764

GAS: NATIONAL GRID
(800) 233-5325

WATER: SOMERVILLE WATER COMMISSION
FRANEY ROAD, SOMERVILLE, MA(617) 625-6600, EXT. 5850

PUBLIC WORKS: DEPARTMENT OF PUBLIC WORKS
(617) 625-6600 X5100

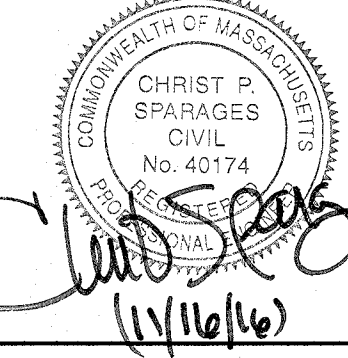


NOTES:

SILTATION CONTROL SHALL BE PLACE ALONG PERIMETER OF SITE OR AS NEEDED TO PREVENT SEDIMENTATION FROM LEAVING SITE AND FOR THE PROTECTION OF ABUTTING PROPERTIES.

SILTENCE IS PROPOSED AS THE PRIMARY EROSION CONTROL DEVICE FOR THIS PROJECT IT IS IMPORTANT FOR THE OWNER, BUILDER, AND/OR SITE CONTRACTOR TO HAVE ACCESS TO A SUPPLY OF SILTATION CONTROL MATERIALS SHOULD THE NEED ARISE FOR ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES. SILTATION CONTROL SHALL BE USED TO PROTECT AGAINST CONCENTRATED STORMWATER RUNOFF OVER EXPOSED SURFACES. THE EROSION AND SEDIMENT CONTROL DEVICES SHOULD BE INSPECTED EVERY 7 DAYS OR WITHIN 24-HOURS OF A 1-INCH (OR GREATER) RAINFALL EVENT TO ENSURE THAT THEY ARE OPERATING PROPERLY. IF SEDIMENT LEVELS BEGIN TO BUILD UP ON THE EROSION CONTROL DEVICES, IT MAY BE NECESSARY TO REMOVE THE ACCUMULATED SEDIMENT TO ENSURE THAT THE EROSION CONTROL DEVICES CONTINUE TO OPERATE AS DESIGNED. SEDIMENT SHOULD BE REMOVED IF IT BUILDS UP MORE THAN 12-INCHES ABOVE THE GROUND SURFACE AT THE EROSION CONTROL DEVICE.

SEAL



DEMOLITION & EROSION PLAN
#118 BROADWAY, SOMERVILLE, MA

Owner:
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& Spring Hill Real-Estate LLC
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Applicant:
Michael Bandar
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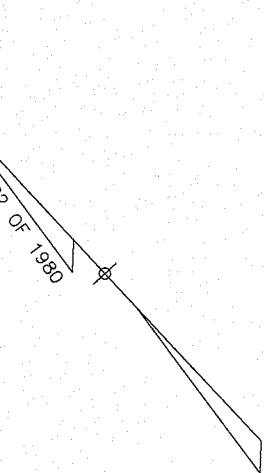
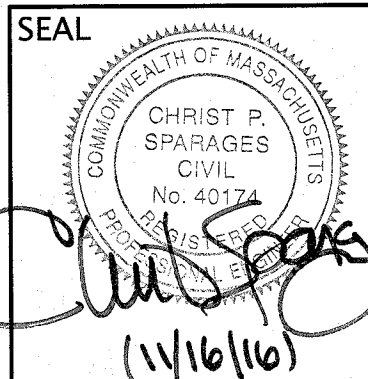
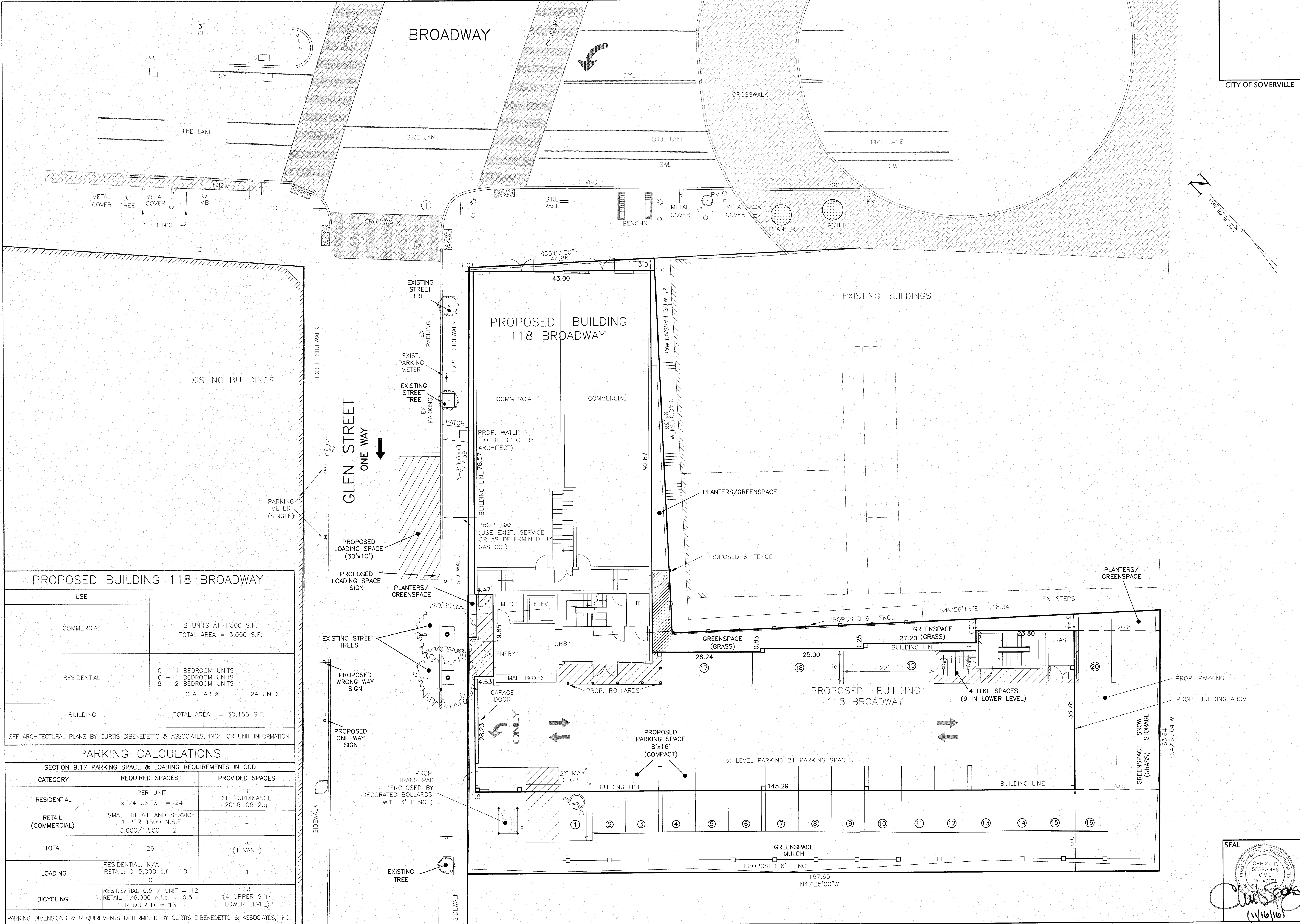
SCALE: 1"=10'

SHEET 3 OF 10

NOVEMBER 1, 2016

DATE

NO.



PROPOSED BUILDING 118 BROADWAY		
USE		
COMMERCIAL		2 UNITS AT 1,500 S.F. TOTAL AREA = 3,000 S.F.
RESIDENTIAL	10 - 1 BEDROOM UNITS 6 - 1 BEDROOM UNITS 8 - 2 BEDROOM UNITS TOTAL AREA =	24 UNITS
BUILDING		TOTAL AREA = 30,188 S.F.
SEE ARCHITECTURAL PLANS BY CURTIS DIBENEDETTO & ASSOCIATES, INC. FOR UNIT INFORMATION		
PARKING CALCULATIONS		
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CATEGORY	REQUIRED SPACES	PROVIDED SPACES
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RETAIL (COMMERCIAL)	SMALL RETAIL AND SERVICE 1 PER 1500 N.S.F 3,000/1,500 = 2	-
TOTAL	26	20 (1 VAN)
LOADING	RESIDENTIAL: N/A RETAIL: 0-5,000 s.f. = 0 0	1
BICYCLING	RESIDENTIAL 0.5 / UNIT = 12 RETAIL 1/6,000 n.f.s. = 0.5 REQUIRED = 13	13 (4 UPPER 9 IN LOWER LEVEL)
PARKING DIMENSIONS & REQUIREMENTS DETERMINED BY CURTIS DIBENEDETTO & ASSOCIATES, INC.		

CONSTRUCTION / LAYOUT PLAN
#118 BROADWAY, SOMERVILLE, MA

Owner:
Goodfood Restaurant Group LLC
& Spring Hill Real Estate LLC
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Winchester, MA 01890

Designed By: CPS
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PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

DRAWING: C-4

SCALE: 1"=10'

DATE

NO.

1

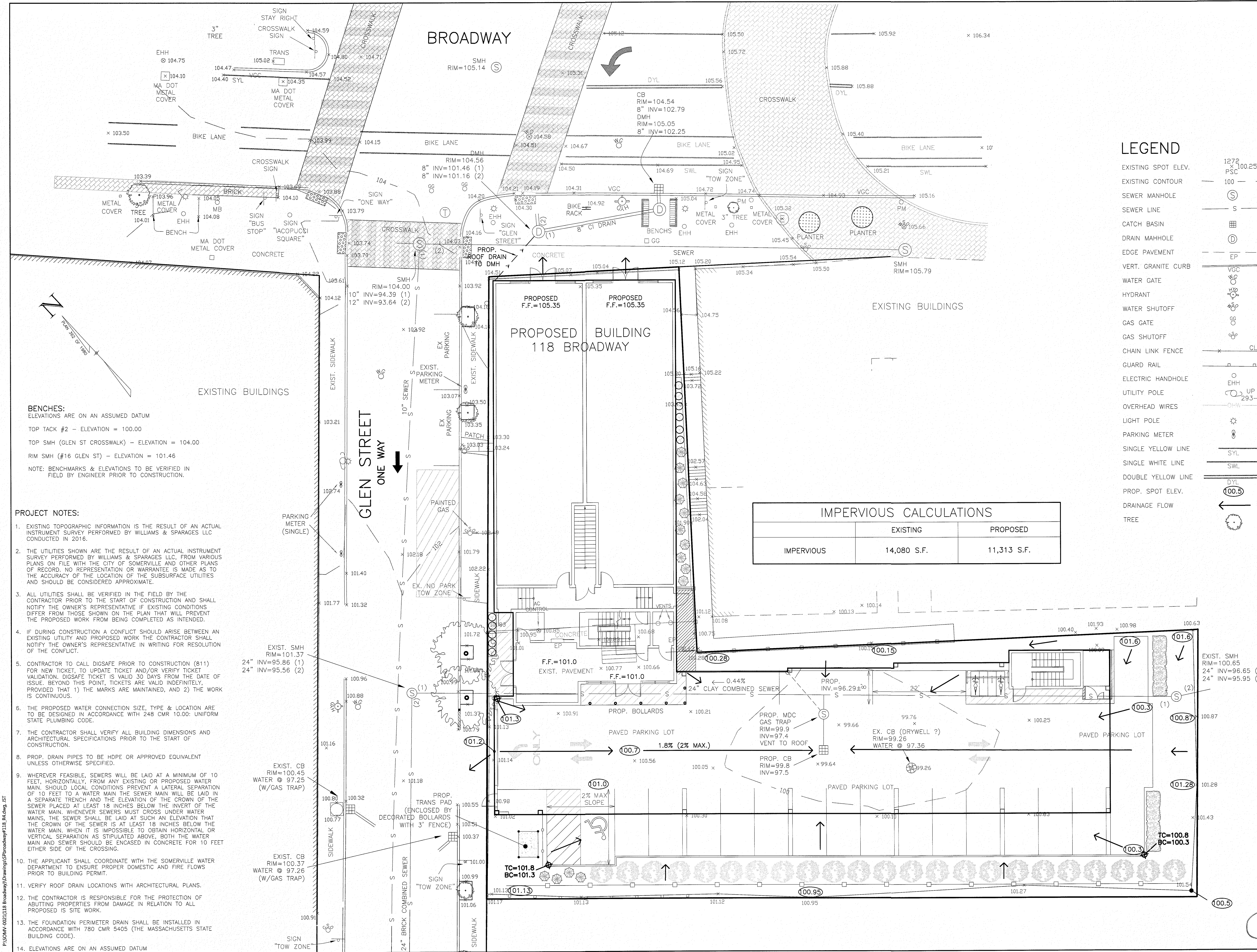
2

3

4

SHEET 4 OF 10

NOVEMBER 1, 2016



BENCHES:
ELEVATIONS ARE ON AN ASSUMED DATUM
TOP TACK #2 - ELEVATION = 100.00
TOP SMH (GLEN ST CROSSWALK) - ELEVATION = 104.00
RIM SMH (#16 GLEN ST) - ELEVATION = 101.46
NOTE: BENCHMARKS & ELEVATIONS TO BE VERIFIED IN FIELD BY ENGINEER PRIOR TO CONSTRUCTION.

- PROJECT NOTES:**
- EXISTING TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC CONDUCTED IN 2016.
 - THE UTILITIES SHOWN ARE THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC, FROM VARIOUS PLANS ON FILE WITH THE CITY OF SOMERVILLE AND OTHER PLANS OF RECORD. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THE LOCATION OF THE SUBSURFACE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE.
 - ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
 - IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
 - CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION (811) FOR NEW TICKET, TO UPDATE TICKET AND/OR VERIFY TICKET. VALIDATION, DIGSAFE TICKET IS VALID 30 DAYS FROM THE DATE OF ISSUE. BEYOND THIS POINT, TICKETS ARE VALID INDEFINITELY, PROVIDED THAT 1) THE MARKS ARE MAINTAINED, AND 2) THE WORK IS CONTINUOUS.
 - THE PROPOSED WATER CONNECTION SIZE, TYPE & LOCATION ARE TO BE DESIGNED IN ACCORDANCE WITH 24B CMR 10.00: UNIFORM STATE PLUMBING CODE.
 - THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND ARCHITECTURAL SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
 - PROP. DRAIN PIPES TO BE HDPE OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.
 - WHEREVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.
 - THE APPLICANT SHALL COORDINATE WITH THE SOMERVILLE WATER DEPARTMENT TO ENSURE PROPER DOMESTIC AND FIRE FLOWS PRIOR TO BUILDING PERMIT.
 - VERIFY ROOF DRAIN LOCATIONS WITH ARCHITECTURAL PLANS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJUTING PROPERTIES FROM DAMAGE IN RELATION TO ALL PROPOSED IS SITE WORK.
 - THE FOUNDATION PERIMETER DRAIN SHALL BE INSTALLED IN ACCORDANCE WITH 780 CMR 5405 (THE MASSACHUSETTS STATE BUILDING CODE).
 - ELEVATIONS ARE ON AN ASSUMED DATUM

LEGEND

EXISTING SPOT ELEV.	127.2
EXISTING CONTOUR	100.25
SEWER MANHOLE	100
SEWER LINE	S
CATCH BASIN	100
DRAIN MAHOLE	100
EDGE PAVEMENT	EP
VERT. GRANITE CURB	VGC
WATER GATE	W
HYDRANT	H
WATER SHUTOFF	WS
GAS GATE	GS
GAS SHUTOFF	GS
CHAIN LINK FENCE	CLF
GUARD RAIL	GR
ELECTRIC HANDHOLE	EHH
UTILITY POLE	UP
OVERHEAD WIRES	OW
LIGHT POLE	LP
PARKING METER	PM
SINGLE YELLOW LINE	SYL
SINGLE WHITE LINE	SWL
DOUBLE YELLOW LINE	DYL
PROP. SPOT ELEV.	100.5
DRAINAGE FLOW	DF
TREE	T

IMPERVIOUS CALCULATIONS		
	EXISTING	PROPOSED
IMPERVIOUS	14,080 S.F.	11,313 S.F.

SEAL

CHRIST P. SPARAGES
CIVIL ENGINEER
No. 40174
MASSACHUSETTS
11/16/16

GRADING & DRAINAGE PLAN #118 BROADWAY, SOMERVILLE, MA

DRAWING: C-5

SHEET 5 OF 10

0' 5' 10' 20'

SCALE: 1"=10'

NOVEMBER 1, 2016

DATE

NO.

Owner:
Goodfood Restaurant Group LLC
& Spring Hill Real-Estate LLC
6 Azalea Road
Winchester, MA 01890

Applicant:
Michael Bandar
27 Francesca Avenue
Somerville, MA 02144

Designed By: CPS

Drawn By: JST

Reviewed By: CPS

Project Manager: CPS

Job File Number: SOME-0021

Drawing File Folder: SOME-0021

☐ Drawing Issued for Review Only

☒ Drawing Issued for Permit

☐ Drawing Issued for Construction

WILLIAMS & SPARAGES
180 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

P:\SOMV-0021118 Broadway\Drawings\SProadway\118_R4.dwg, JST

UTILITY COMPANIES

CABLE/INTERNET/TELEPHONE: COMCAST/XFINITY
179 W MAIN STREET, AYER, MA 0143(800) 266-2278

CABLE/INTERNET/TELEPHONE: VERIZON FIOS
185 FRANKLIN STREET, BOSTON, MA 02107(800) 870-9999

CABLE/INTERNET/TELEPHONE: RCN
(800) 746-4736

TELEPHONE/INTERNET BASED: VONAGE
(866) 243-4357

ELECTRICITY: EVERSOURCE
WHEELER CT, WATERTOWN, MA 02472
CONSTRUCTION SERVICES SUPPORT CENTER 800-362-7764

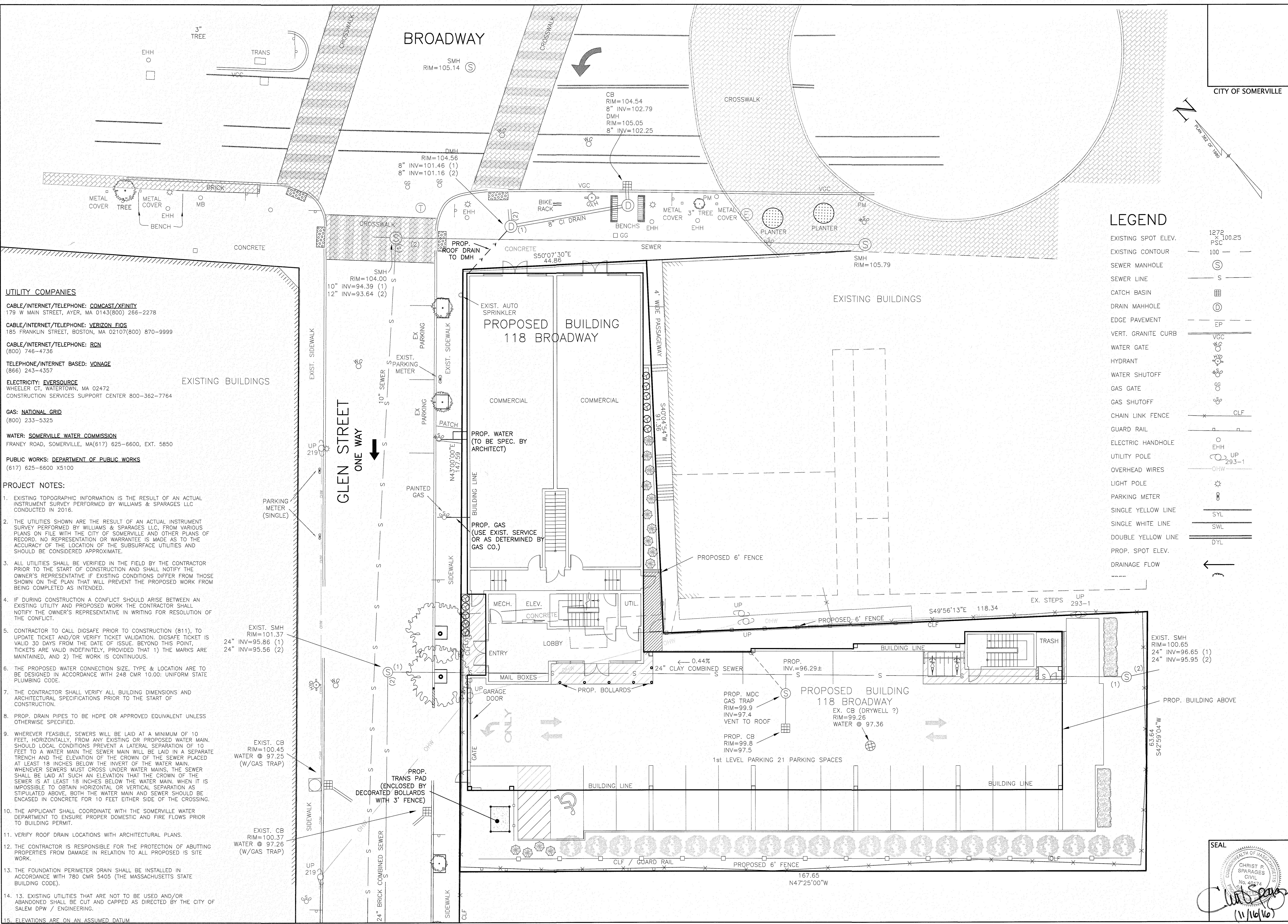
GAS: NATIONAL GRID
(800) 233-5325

WATER: SOMERVILLE WATER COMMISSION
FRANEY ROAD, SOMERVILLE, MA(617) 625-6600, EXT. 5850

PUBLIC WORKS: DEPARTMENT OF PUBLIC WORKS
(617) 625-6600 X5100

PROJECT NOTES:

- EXISTING TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC CONDUCTED IN 2016.
- THE UTILITIES SHOWN ARE THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC, FROM VARIOUS PLANS ON FILE WITH THE CITY OF SOMERVILLE AND OTHER PLANS OF RECORD. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THE LOCATION OF THE SUBSURFACE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE.
- ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
- IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
- CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION (811), TO UPDATE TICKET AND/OR VERIFY TICKET VALIDATION. DIGSAFE TICKET IS VALID 30 DAYS FROM THE DATE OF ISSUE. BEYOND THIS POINT, TICKETS ARE VALID INDEFINITELY, PROVIDED THAT 1) THE MARKS ARE MAINTAINED, AND 2) THE WORK IS CONTINUOUS.
- THE PROPOSED WATER CONNECTION SIZE, TYPE & LOCATION ARE TO BE DESIGNED IN ACCORDANCE WITH 248 CMR 10.00: UNIFORM STATE PLUMBING CODE.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND ARCHITECTURAL SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
- PROP. DRAIN PIPES TO BE HDPE OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.
- WHEREVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.
- THE APPLICANT SHALL COORDINATE WITH THE SOMERVILLE WATER DEPARTMENT TO ENSURE PROPER DOMESTIC AND FIRE FLOWS PRIOR TO BUILDING PERMIT.
- VERIFY ROOF DRAIN LOCATIONS WITH ARCHITECTURAL PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ABUTTING PROPERTIES FROM DAMAGE IN RELATION TO ALL PROPOSED SITE WORK.
- THE FOUNDATION PERIMETER DRAIN SHALL BE INSTALLED IN ACCORDANCE WITH 780 CMR 5405 (THE MASSACHUSETTS STATE BUILDING CODE).
13. EXISTING UTILITIES THAT ARE NOT TO BE USED AND/OR ABANDONED SHALL BE CUT AND CAPPED AS DIRECTED BY THE CITY OF SALEM DPW / ENGINEERING.
- ELEVATIONS ARE ON AN ASSUMED DATUM



LEGEND

EXISTING SPOT ELEV.	1272
EXISTING CONTOUR	100
SEWER MANHOLE	S
SEWER LINE	S
CATCH BASIN	CB
DRAIN MAHOLE	DMH
EDGE PAVEMENT	EP
VERT. GRANITE CURB	VGC
WATER GATE	WG
HYDRANT	H
WATER SHUTOFF	WS
GAS GATE	GG
GAS SHUTOFF	GS
CHAIN LINK FENCE	CLF
GUARD RAIL	GR
ELECTRIC HANDHOLE	EHH
UTILITY POLE	UP
OVERHEAD WIRES	OHW
LIGHT POLE	LP
PARKING METER	PM
SINGLE YELLOW LINE	SYL
SINGLE WHITE LINE	SWL
DOUBLE YELLOW LINE	DYL
PROP. SPOT ELEV.	PS
DRAINAGE FLOW	DF

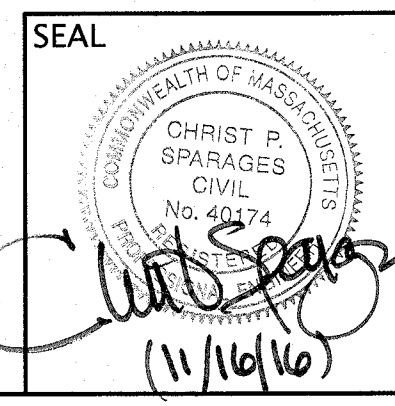
UTILITY PLAN #118 BROADWAY, SOMERVILLE, MA

Owner:
Goodfood Restaurant Group LLC
& Spring Hill Real-Estate LLC
6 Azalea Road
Winchester, MA 01890

Applicant:
Michael Bandar
27 Francesca Avenue
Somerville, MA 02144

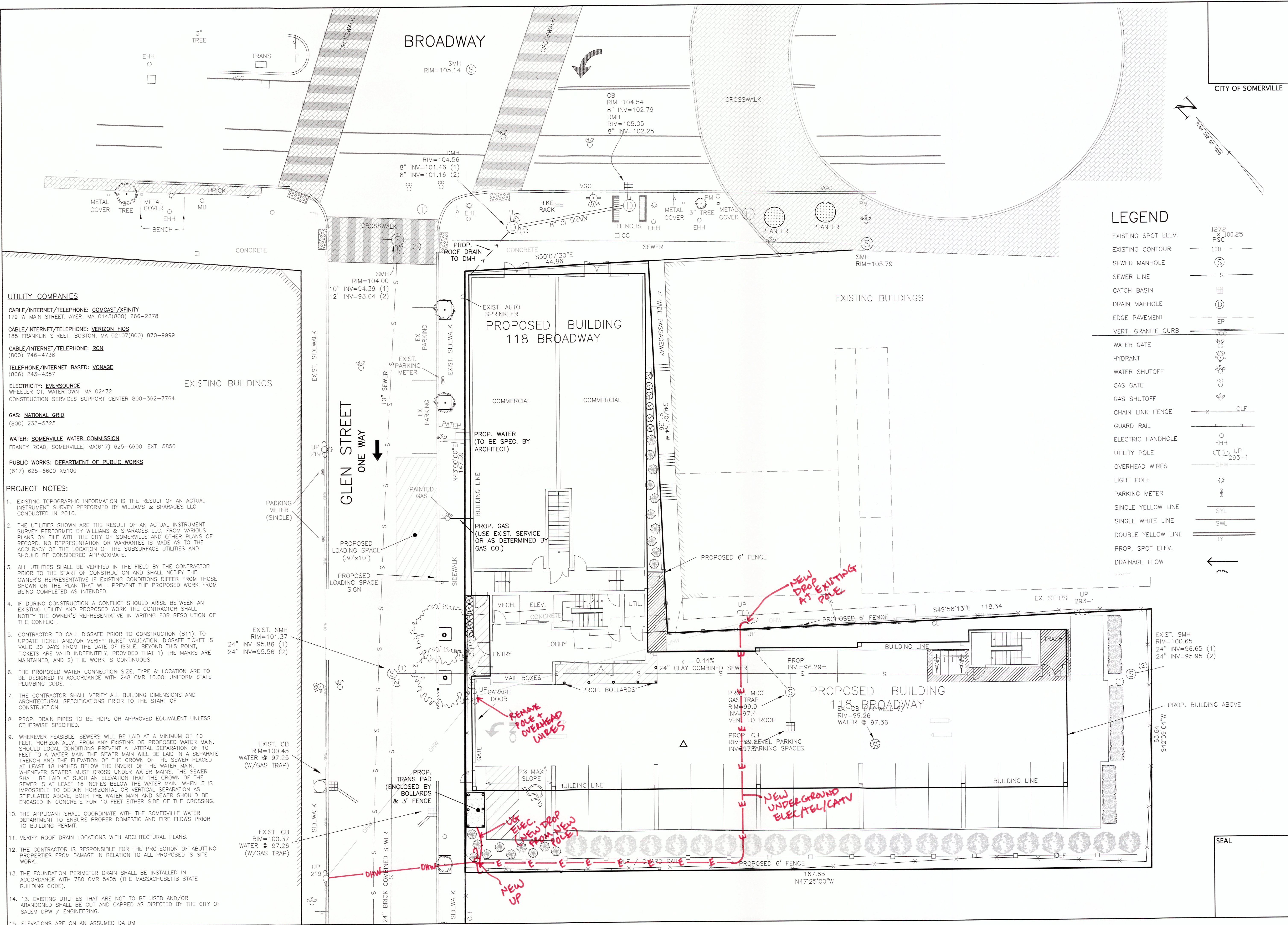
Designed By: CPS
Drawn By: JST
Reviewed By: CPS
Project Manager: CPS
Job File Number: SOME-0021
Drawing File Folder: SOME-0021
Drawing Issued for Review Only
Drawing Issued for Permit
Drawing Issued for Construction

WILLIAMS & SPARAGES
ENGINEERS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM



0' 5' 10' 20'
SCALE: 1"=10'
NOVEMBER 1, 2016

DRAWING: C-6
SHEET 6 OF 10



UTILITY PLAN

#118 BROADWAY, SOMERVILLE, MA

Owner: Goodfood Restaurant Group LLC
6 Spring Hill Real-Estate LLC
6 Azalea Road
Winchester, MA 01890

Applicant: Michael Bandar
27 Francesca Avenue
Somerville, MA 02144

Designed By: CPS
Drawn By: JST
Reviewed By: CPS
Project Manager: CPS

Job File Number: SOME-0021

Drawing File Folder: SOME-0021

☐ Drawing Issued for Review Only
☒ Drawing Issued for Permit
☐ Drawing Issued for Construction

WILLIAMS & SPARAGES
ENGINEERS | PLANNERS | SURVEYORS
89 NORTH MAIN STREET
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM



DRAWING: C-6

SHEET 6 OF 10

NOVEMBER 1, 2016

DATE

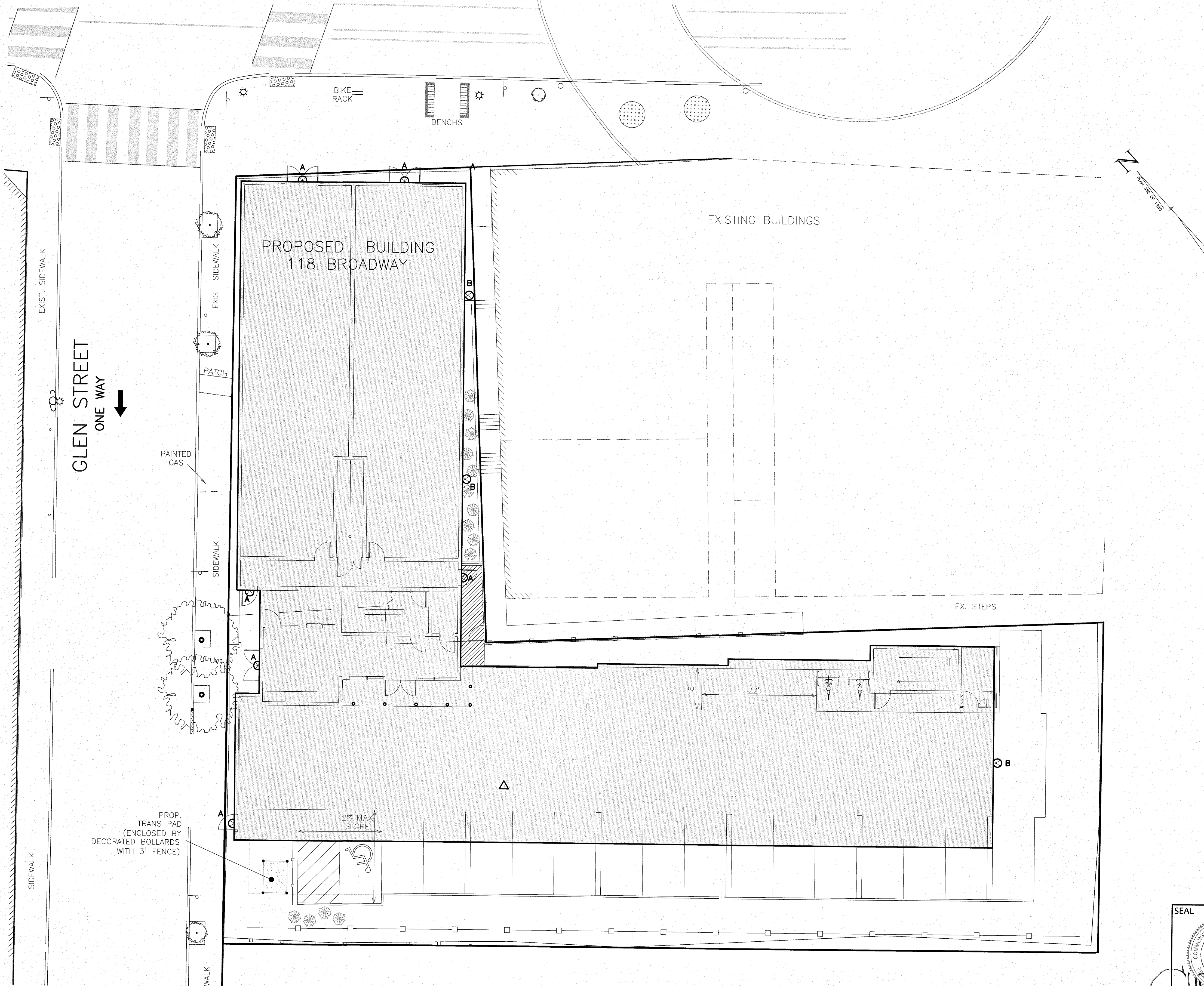
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LUMINAIRE SCHEDULE					
SYMBOL	LABEL	QUANTITY	HUBBELL OUTDOOR LIGHTING	DESCRIPTION	LAMP TYPE
	A	6	EXAMPLE LIGHT LNC2 SERIES (EXACT FINISH,ELECTRICAL,PEDASTAL & POLE TO BE SPECIFIED BY OTHERS)	DESIGNED FOR PERIMETER ILLUMINATION FOR SAFETY, SECURITY AND IDENTITY. THIS COMPACT FIXTURE HAS NO UPLIGHT AND IS NEIGHBOR FRIENDLY WITH TYPICAL MOUNTING HEIGHTS UP TO 15FT	TO BE DETERMINED BY OTHERS
	B	3	VAPORTITE VBGG/VWGG INCANDESCENT	WALL MOUNTED OR BOX/PENDENT, CORRIDOR, TUNNEL, SERVICE AREA, STAIRWELL, OR RETRO-ACCENT	TO BE DETERMINED BY OTHERS

NOTE:
LIGHTING SHOWN IS FOR SUGGESTED PURPOSES ONLY. EXACT LIGHTING
TO BE DETERMINED AT A LATER TIME AND SHALL CONFORM TO
SOMERVILLE ZONING ORDINANCE.

SECTION 9.9. - LIGHTING REQUIREMENTS
(\$ 9.9.C AMENDED BY ORDINANCE 1991-10 ON AUGUST 22, 1991.)
LIGHTING OF PARKING AREAS. ALL ARTIFICIAL LIGHTING USED TO
SPECIFICALLY ILLUMINATE ANY PARKING SPACE, LOADING BAY,
MANEUVERING SPACE OR DRIVEWAY SHALL BE SO ARRANGED THAT ALL
DIRECT RAYS FROM SUCH LIGHTING FALL ENTIRELY WITHIN THE PARKING
OR LOADING AREA AND SHALL BE SHIELDED SO AS NOT TO SHINE UPON
ABUTTING PROPERTIES OR STREETS. THE LEVEL OF ILLUMINATION OF
LIGHTING FOR PARKING AND LOADING AREAS SHALL BE LOW SO AS TO
REDUCE THE FLOW OF AMBIENT LIGHTING PERCEPTIBLE AT NEARBY
PROPERTIES OR STREETS, UNLESS ABUTTING NEIGHBORS REQUEST
OTHERWISE.

- NOTES:
1. SECURITY LIGHTING TO BE DETERMINED.
 2. ILLUMINANCE VALUES SHOWN REPRESENT MAINTAINED HORIZONTAL FOOTCANDLES AT GROUND LEVEL.
 3. FOOT CANDLE VALUES SHOWN DO NOT ACCOUNT FOR LIGHT REFLECTION, EXISTING LIGHT SOURCES,
SLOPING GRADE OR EXISTING OR PROPOSED THREE DIMENSIONAL OBJECTS.



CITY OF SOMERVILLE

LIGHTING PLAN
#118 BROADWAY, SOMERVILLE, MA

4	0'	5'	10'	20'
3				
2				
1				
NO.				

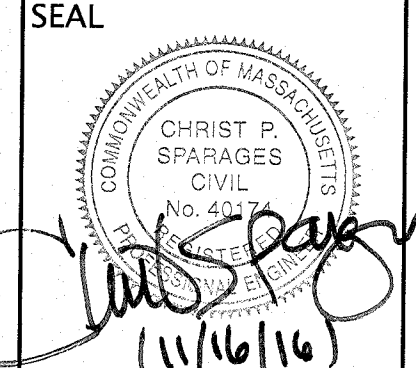
DRAWING: C-7
SHEET 7 OF 10
SCALE: 1"=10'
OCTOBER 14, 2016
DATE

Owner:
Goodfood Restaurant Group LLC
& Spring Hill Real-Estate LLC
6 Azalea Road
Winchester, MA 01890

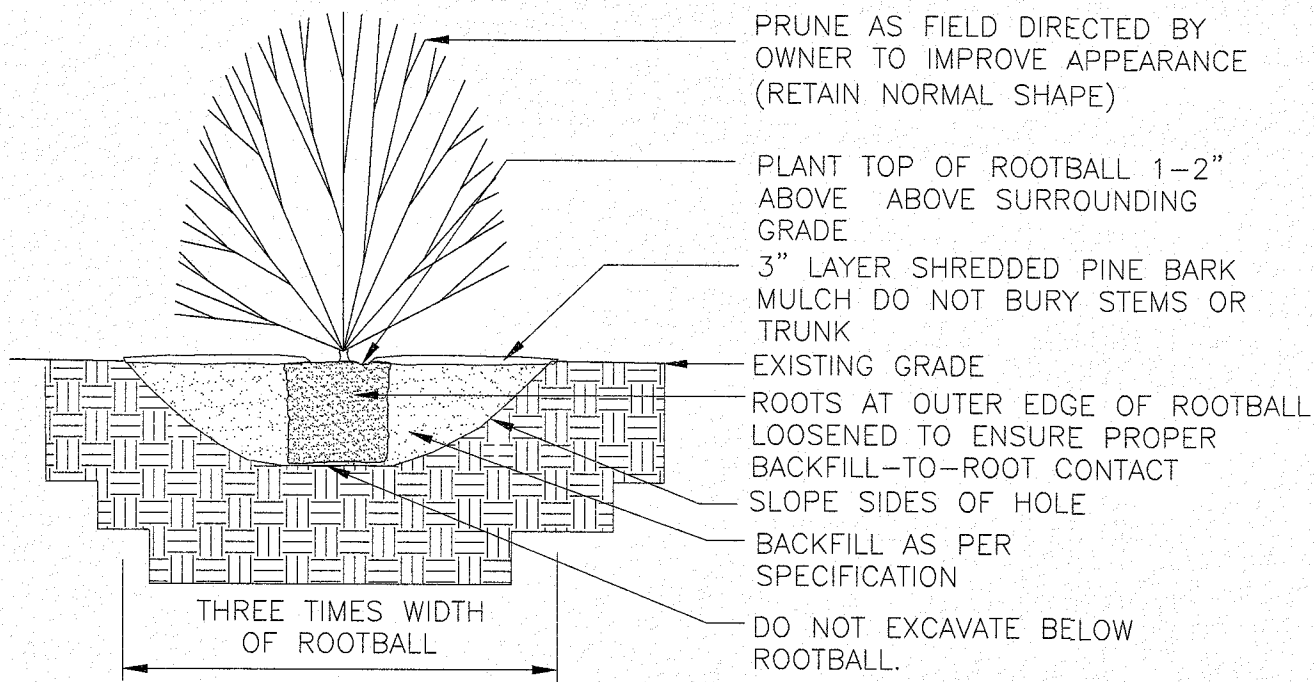
Applicant:
Michael Bandar
27 Francesca Avenue
Somerville, MA 02144

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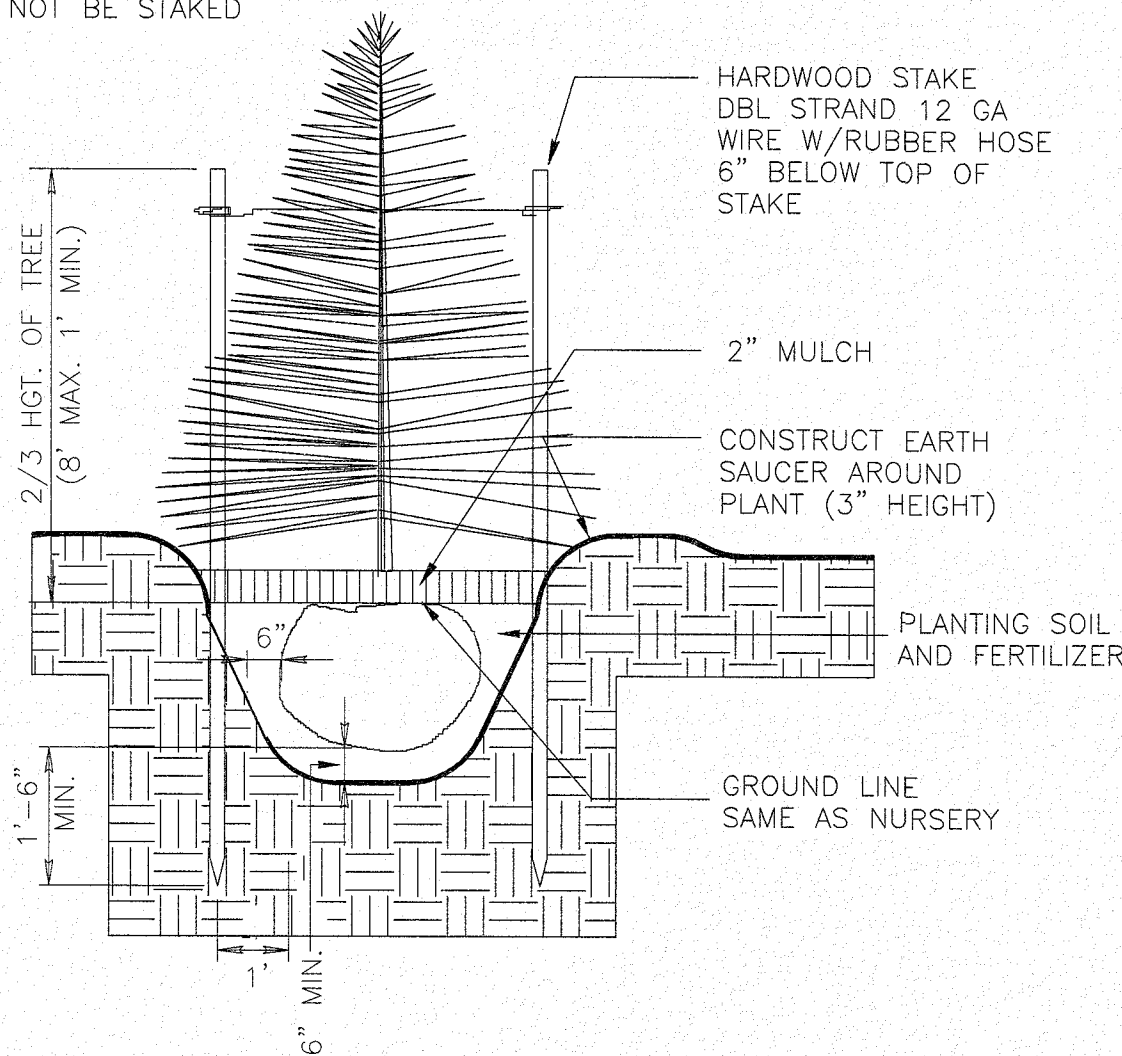


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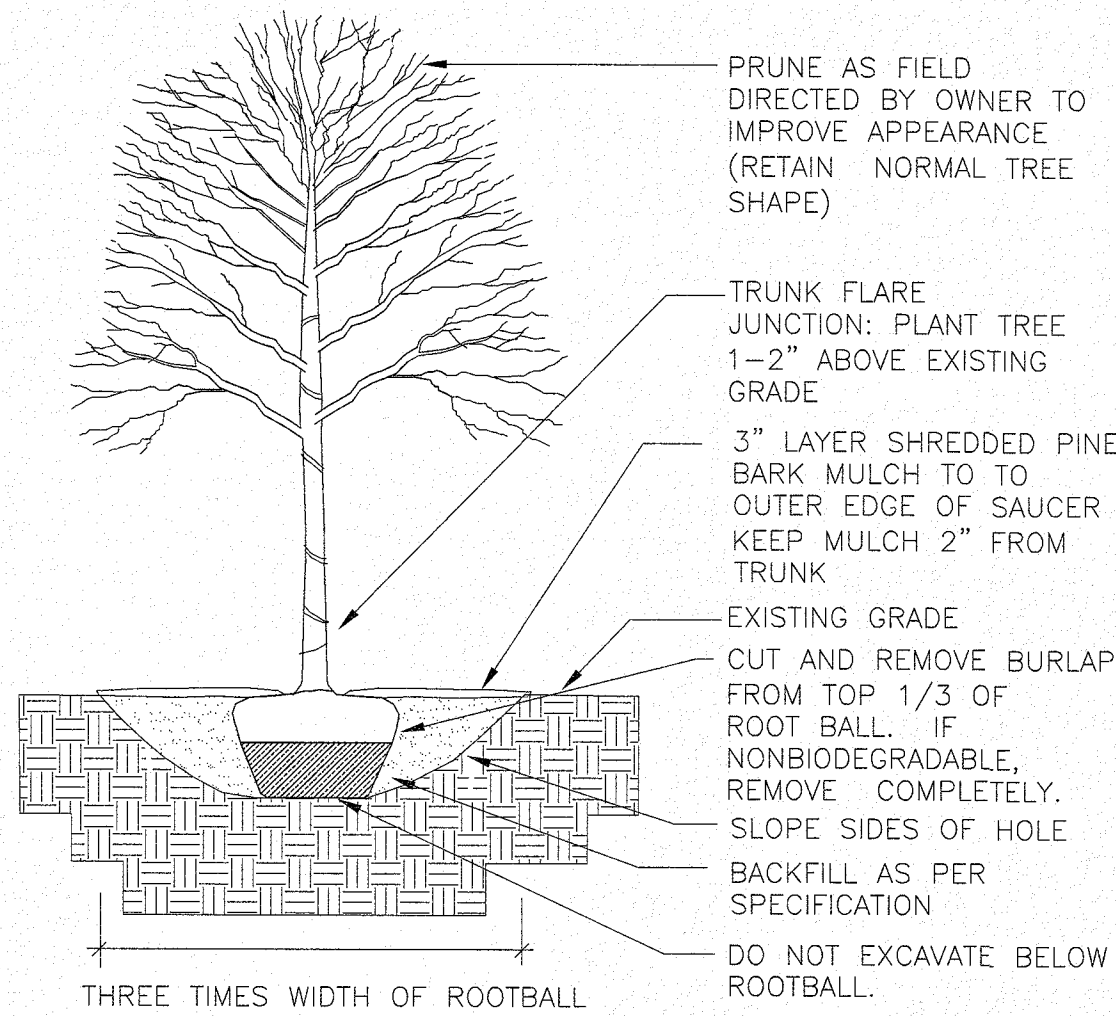


SHRUB PLANTING
(NOT TO SCALE)

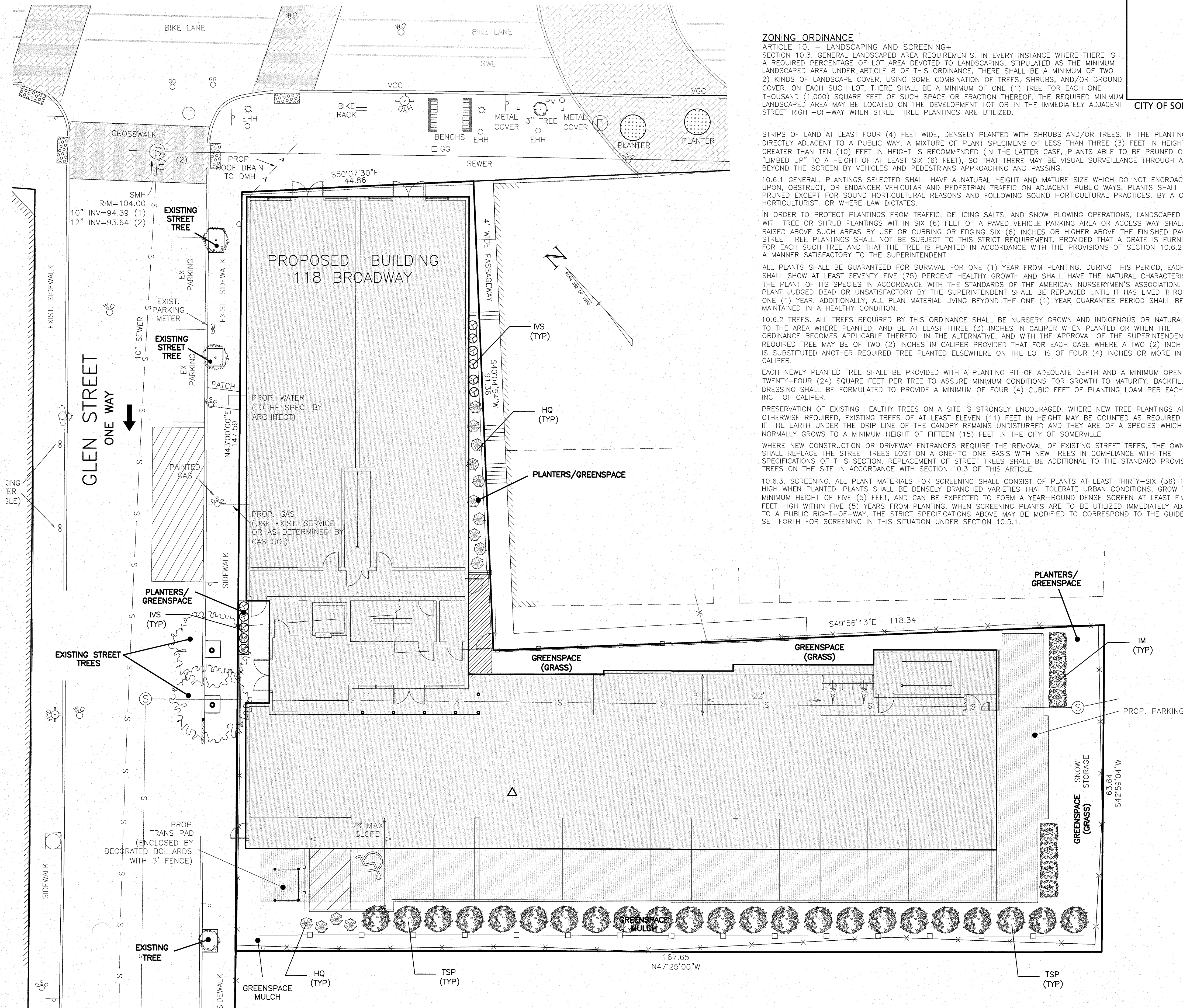
NOTE: CONIFERS W/2' OR LARGER ROOT BALL NEED NOT BE STAKED



CONIFEROUS TREE PLANTING
(NOT TO SCALE)



DECIDUOUS TREE PLANTING
(NOT TO SCALE)



PLANTING NOTES

1. VERIFY ALL UNDERGROUND UTILITIES PRIOR TO INSTALLING LANDSCAPE FEATURES TO AVOID POSSIBLE CONFLICTS.
2. CONSULT WITH ENGINEER / CONTRACTOR TO VERIFY CHANGES AS NECESSARY.
3. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM AND AROUND BUILDING PER BUILDING CODE.
4. ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A U.S.D.A. PLANT HARDINESS ZONE WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.
6. ALL DISTURBED AREAS TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE CONDITIONS.
7. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES BY "THE AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL TREES TO RECEIVE A MINIMUM OF 3" OF MULCH. ALL SHRUBS TO RECEIVE A MINIMUM OF 2" OF MULCH.
9. CONTRACTOR TO PROVIDE TWO YEAR GUARANTEE ON ALL PLANTING MATERIAL.
10. NO PLANTING PRIOR TO APPROVAL OF FINISHED GRADE.

PLANTING LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	NOTES
TSP	23	THUJA STANDISHII X PLICATA	GREEN GIANT ARBORVITAE	6-8' HEIGHT
IVS	11	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY VIRGINIA SWEETSPICE	2-3' HEIGHT
IM	8	ILEX X MESERVEAE	BLUE PRINCESS	8'-10' HEIGHT
HQ	14	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	4' HEIGHT

ZONING ORDINANCE

ARTICLE 10. LANDSCAPING AND SCREENING+ SECTION 10.3. GENERAL LANDSCAPED AREA REQUIREMENTS. IN EVERY INSTANCE WHERE THERE IS A REQUIRED PERCENTAGE OF LOT AREA DEVOTED TO LANDSCAPING, STIPULATED AS THE MINIMUM LANDSCAPED AREA UNDER ARTICLE 8 OF THIS ORDINANCE, THERE SHALL BE A MINIMUM OF TWO (2) KINDS OF LANDSCAPE COVER, USING SOME COMBINATION OF TREES, SHRUBS, AND/OR GROUND COVER. ON EACH SUCH LOT, THERE SHALL BE A MINIMUM OF ONE (1) TREE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF SUCH SPACE OR FRACTION THEREOF. THE REQUIRED MINIMUM LANDSCAPED AREA MAY BE LOCATED ON THE DEVELOPMENT LOT OR IN THE IMMEDIATELY ADJACENT STREET RIGHT-OF-WAY WHEN STREET TREE PLANTINGS ARE UTILIZED.

STRIPS OF LAND AT LEAST FOUR (4) FEET WIDE, DENSELY PLANTED WITH SHRUBS AND/OR TREES. IF THE PLANTINGS ARE DIRECTLY ADJACENT TO A PUBLIC WAY, A MIXTURE OF PLANT SPECIMENS OF LESS THAN THREE (3) FEET IN HEIGHT AND GREATER THAN TEN (10) FEET IN HEIGHT IS RECOMMENDED (IN THE LATTER CASE, PLANTS ABLE TO BE PRUNED OR "LIMBED UP" TO A HEIGHT OF AT LEAST SIX (6) FEET), SO THAT THERE MAY BE VISUAL SURVEILLANCE THROUGH AND BEYOND THE SCREEN BY VEHICLES AND PEDESTRIANS APPROACHING AND PASSING.

10.6.1 GENERAL PLANTINGS SELECTED SHALL HAVE A NATURAL HEIGHT AND MATURE SIZE WHICH DO NOT ENCROACH UPON, OBSTRUCT, OR ENDANGER VEHICULAR AND PEDESTRIAN TRAFFIC ON ADJACENT PUBLIC WAYS. PLANTS SHALL NOT BE PRUNED EXCEPT FOR SOUND HORTICULTURAL REASONS AND FOLLOWING SOUND HORTICULTURAL PRACTICES, BY A CERTIFIED HORTICULTURIST, OR WHERE LAW DICTATES.

IN ORDER TO PROTECT PLANTINGS FROM TRAFFIC, DE-ICING SALTS, AND SNOW PLOWING OPERATIONS, LANDSCAPED AREAS WITH TREE OR SHRUB PLANTINGS WITHIN SIX (6) FEET OF A PAVED VEHICLE PARKING AREA OR ACCESS WAY SHALL BE RAISED ABOVE SUCH AREAS BY USE OR CURBING OR EDOING SIX (6) INCHES OR HIGHER ABOVE THE FINISHED PAVEMENT. STREET TREE PLANTINGS SHALL NOT BE SUBJECT TO THIS STRICT REQUIREMENT, PROVIDED THAT A GRATE IS FURNISHED FOR EACH SUCH TREE AND THAT THE TREE IS PLANTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10.6.2 AND IN A MANNER SATISFACTORY TO THE SUPERINTENDENT.

ALL PLANTS SHALL BE GUARANTEED FOR SURVIVAL FOR ONE (1) YEAR FROM PLANTING. DURING THIS PERIOD, EACH PLANT SHALL SHOW AT LEAST SEVENTY-FIVE (75) PERCENT HEALTHY GROWTH AND SHALL HAVE THE NATURAL CHARACTERISTIC OF THE PLANT OF ITS SPECIES IN ACCORDANCE WITH THE STANDARDS OF THE AMERICAN NURSERYMEN'S ASSOCIATION. ANY PLANT JUDGED DEAD OR UNSATISFACTORY BY THE SUPERINTENDENT SHALL BE REPLACED UNTIL IT HAS LIVED THROUGH ONE (1) YEAR. ADDITIONALLY, ALL PLANT MATERIAL LIVING BEYOND THE ONE (1) YEAR GUARANTEE PERIOD SHALL BE MAINTAINED IN A HEALTHY CONDITION.

10.6.2 TREES. ALL TREES REQUIRED BY THIS ORDINANCE SHALL BE NURSERY GROWN AND INDIGENOUS OR NATURALIZED TO THE AREA WHERE PLANTED, AND BE AT LEAST THREE (3) INCHES IN CALIPER WHEN PLANTED OR WHEN THE ORDINANCE BECOMES APPLICABLE THERETO. IN THE ALTERNATIVE, AND WITH THE APPROVAL OF THE SUPERINTENDENT, A REQUIRED TREE MAY BE OF TWO (2) INCHES IN CALIPER PROVIDED THAT FOR EACH CASE WHERE A TWO (2) INCH TREE IS SUBSTITUTED ANOTHER REQUIRED TREE PLANTED ELSEWHERE ON THE LOT IS OF FOUR (4) INCHES OR MORE IN CALIPER.

EACH NEWLY PLANTED TREE SHALL BE PROVIDED WITH A PLANTING PIT OF ADEQUATE DEPTH AND A MINIMUM OPENING OF TWENTY-FOUR (24) SQUARE FEET PER TREE TO ASSURE MINIMUM CONDITIONS FOR GROWTH TO MATURITY. BACKFILL AND DRESSING SHALL BE FORMULATED TO PROVIDE A MINIMUM OF FOUR (4) CUBIC FEET OF PLANTING LOAM PER EACH ONE INCH OF CALIPER.

PRESERVATION OF EXISTING HEALTHY TREES ON A SITE IS STRONGLY ENCOURAGED. WHERE NEW TREE PLANTINGS ARE OTHERWISE REQUIRED, EXISTING TREES OF AT LEAST ELEVEN (11) FEET IN HEIGHT MAY BE COUNTED AS REQUIRED TREES IF THE EARTH UNDER THE DRIP LINE OF THE CANOPY REMAINS UNDISTURBED AND THEY ARE OF A SPECIES WHICH NORMALLY GROWS TO A MINIMUM HEIGHT OF FIFTEEN (15) FEET IN THE CITY OF SOMERVILLE.

WHERE NEW CONSTRUCTION OR DRIVEWAY ENTRANCES REQUIRE THE REMOVAL OF EXISTING STREET TREES, THE OWNER SHALL REPLACE THE STREET TREES LOST ON A ONE-TO-ONE BASIS WITH NEW TREES IN COMPLIANCE WITH THE SPECIFICATIONS OF THIS SECTION. REPLACEMENT OF STREET TREES SHALL BE ADDITIONAL TO THE STANDARD PROVISION OF TREES ON THE SITE IN ACCORDANCE WITH SECTION 10.3 OF THIS ARTICLE.

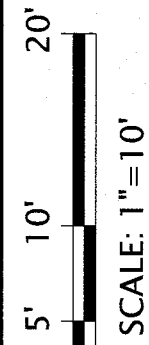
10.6.3. SCREENING. ALL PLANT MATERIALS FOR SCREENING SHALL CONSIST OF PLANTS AT LEAST THIRTY-SIX (36) INCHES HIGH WHEN PLANTED. PLANTS SHALL BE DENSELY BRANCHED VARIETIES THAT TOLERATE URBAN CONDITIONS, GROW TO A MINIMUM HEIGHT OF FIVE (5) FEET, AND CAN BE EXPECTED TO FORM A YEAR-ROUND DENSE SCREEN AT LEAST FIVE (5) FEET HIGH WITHIN FIVE (5) YEARS FROM PLANTING. WHEN SCREENING PLANTS ARE TO BE UTILIZED IMMEDIATELY ADJACENT TO A PUBLIC RIGHT-OF-WAY, THE STRICT SPECIFICATIONS ABOVE MAY BE MODIFIED TO CORRESPOND TO THE GUIDELINE SET FORTH FOR SCREENING IN THIS SITUATION UNDER SECTION 10.5.1.

CITY OF SOMERVILLE

LANDSCAPE PLAN
#118 BROADWAY, SOMERVILLE, MA

DRAWING: C-8

SHEET 8 OF 10



NOVEMBER 1, 2016

DATE

4
3
2
1
NO.

Owner:
Goodfood Restaurant Group LLC
& Spring Hill Real Estate LLC
6 Azalea Road
Winchester, MA 01890

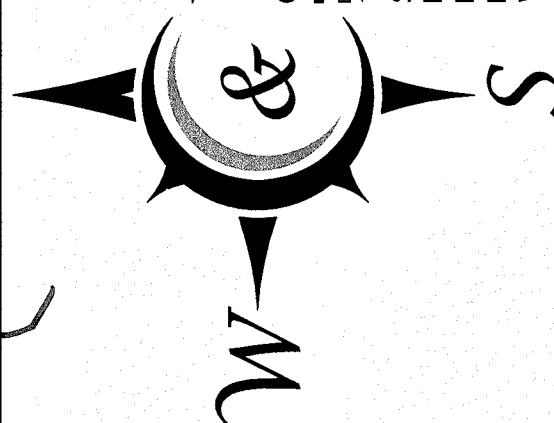
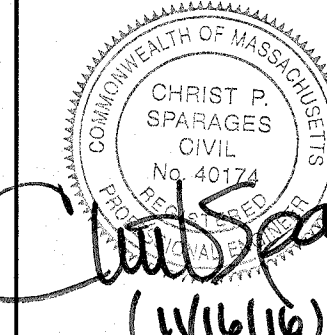
Applicant:
Michael Bandar
27 Francesca Avenue
Somerville, MA 02144

Designed By: CPS
Drawn By: JST
Reviewed By: CPS
Project Manager: CPS
Job File Number: SOME-0021
Drawing File Folder: SOME-0021

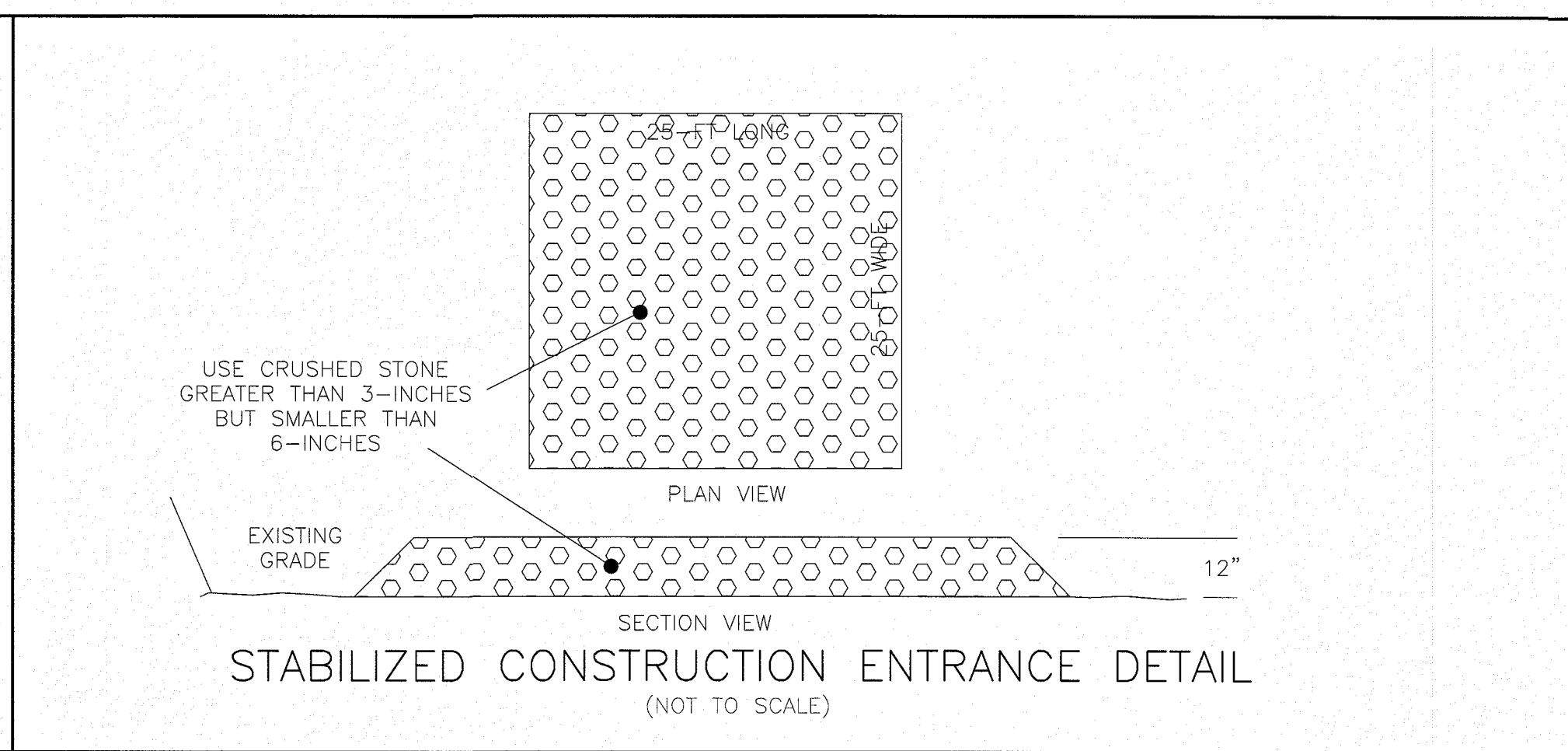
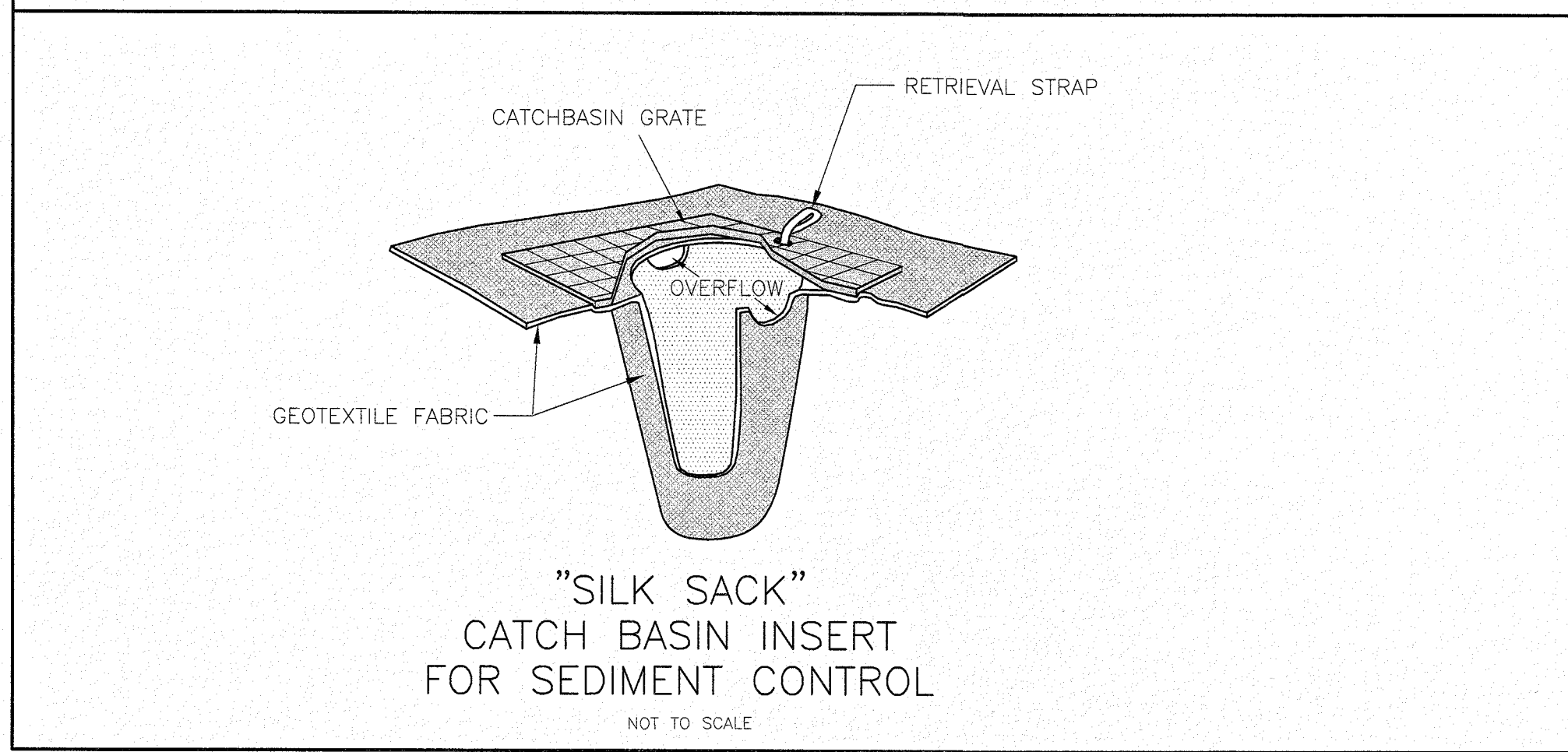
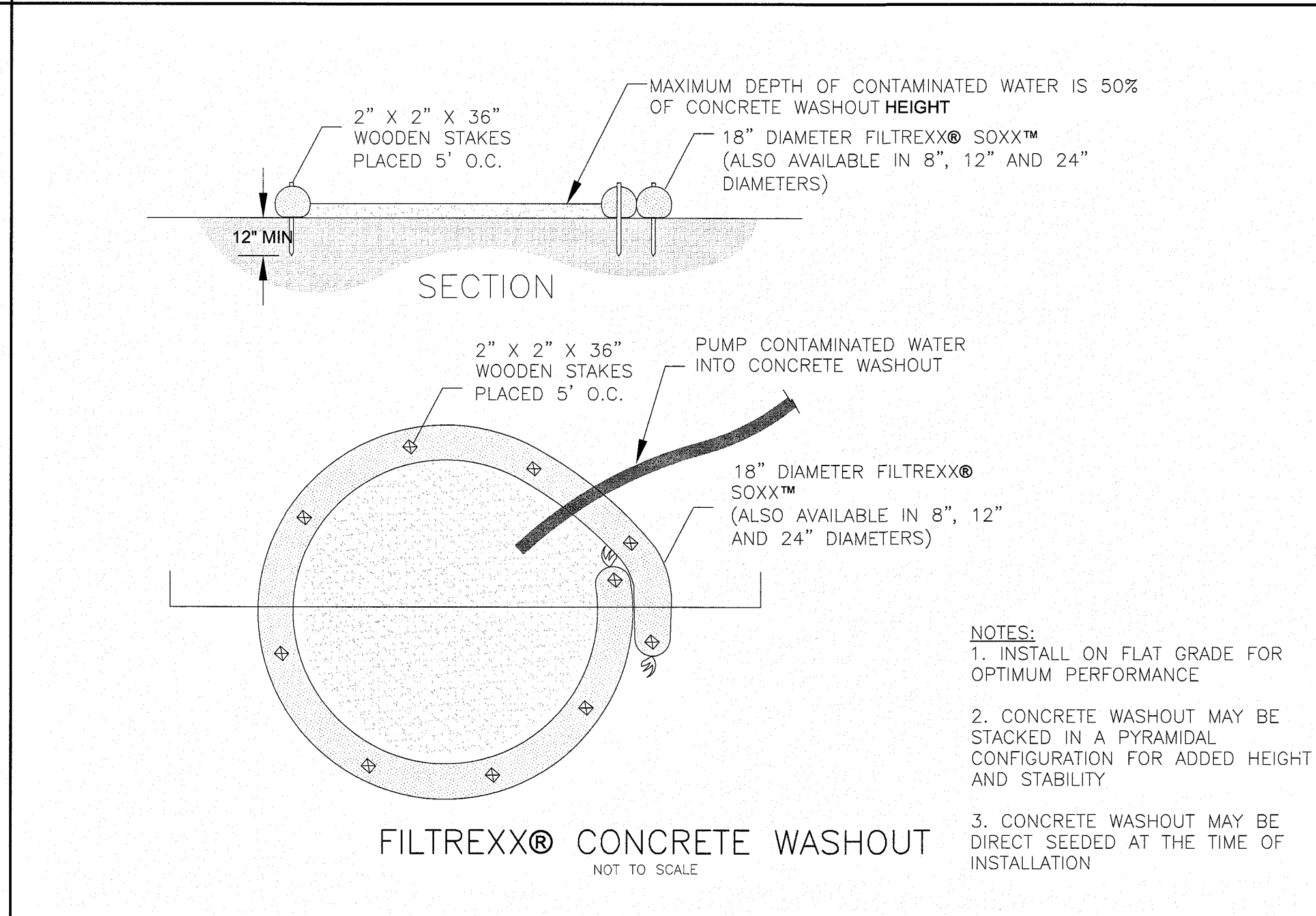
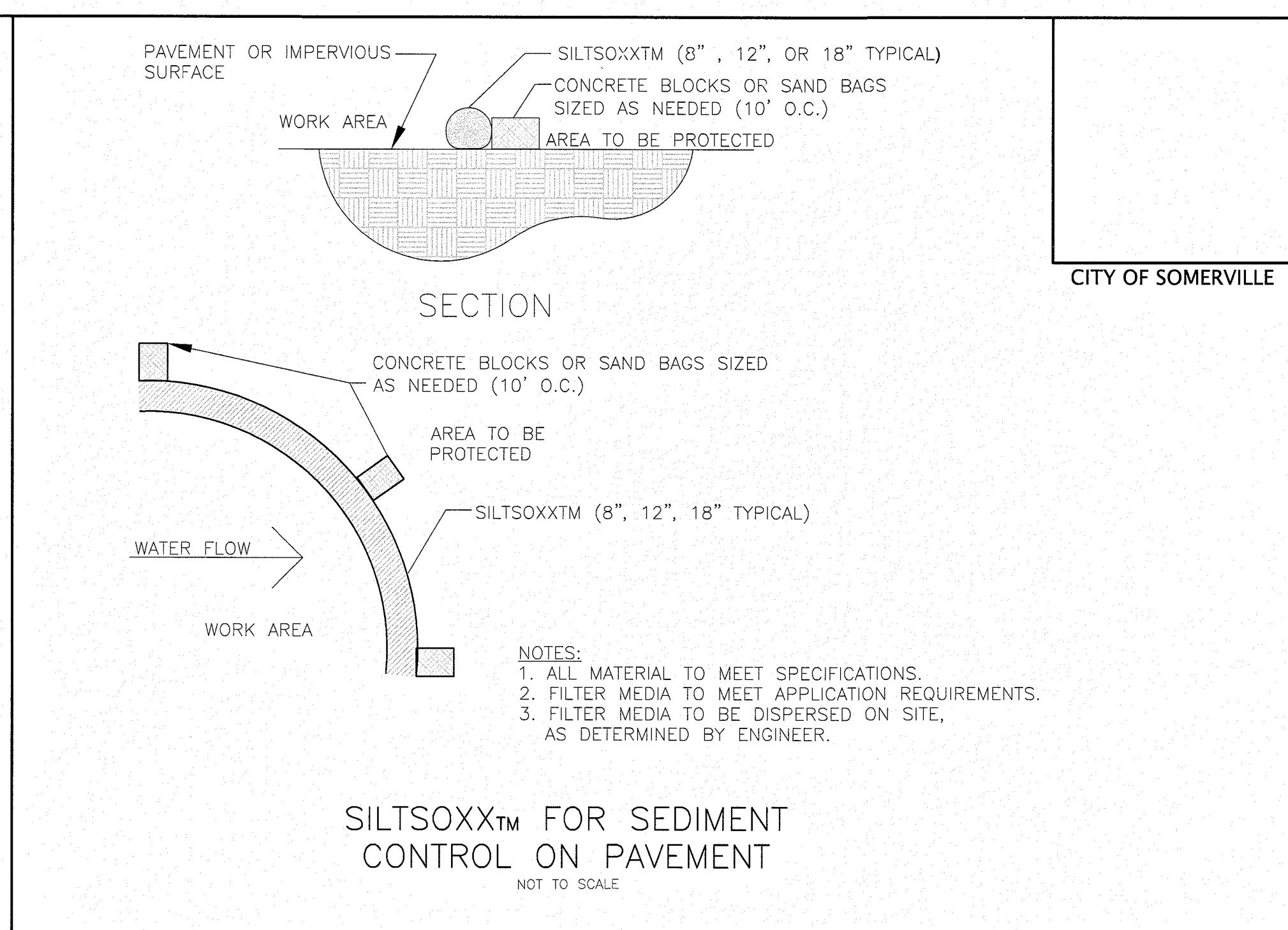
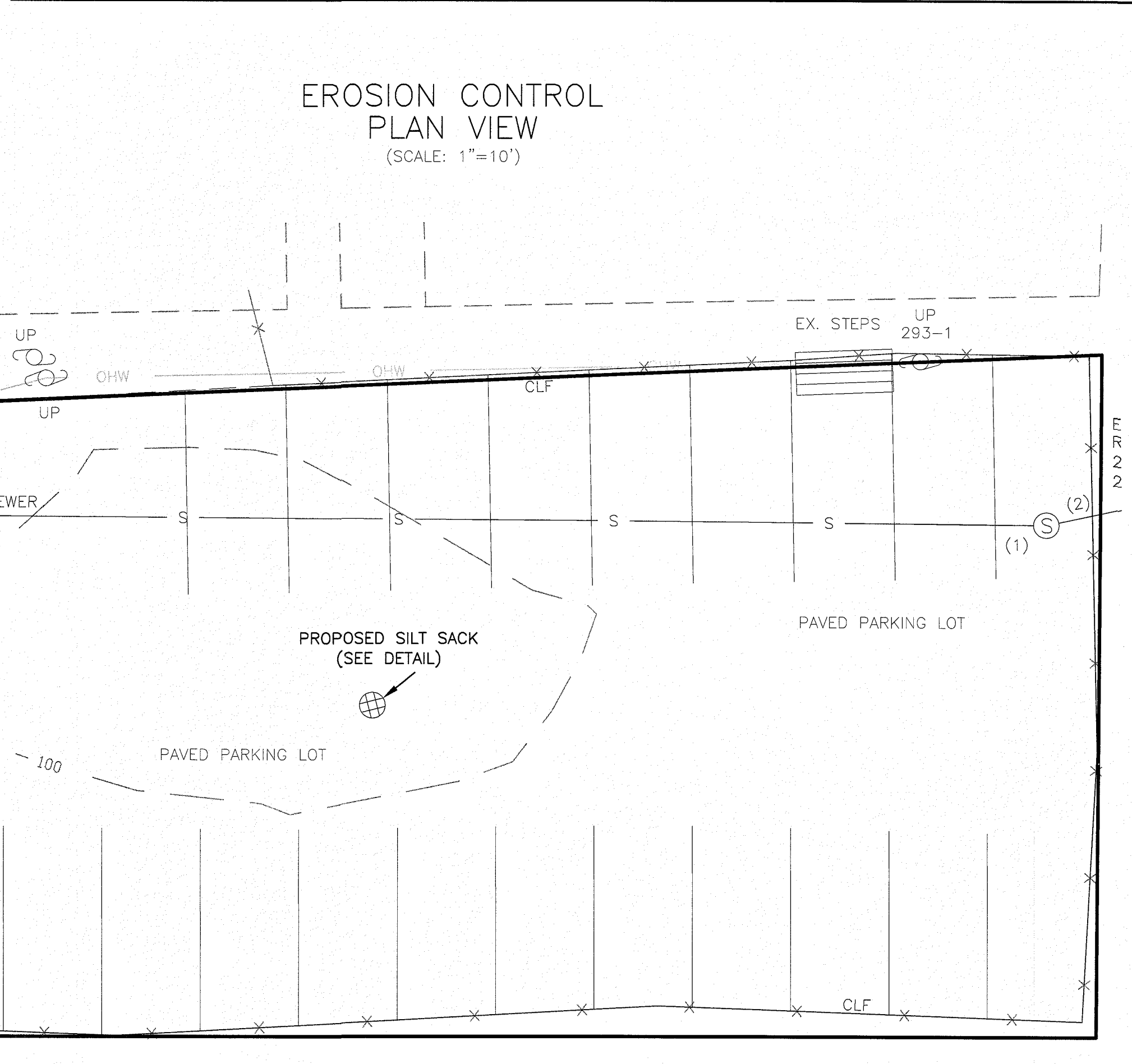
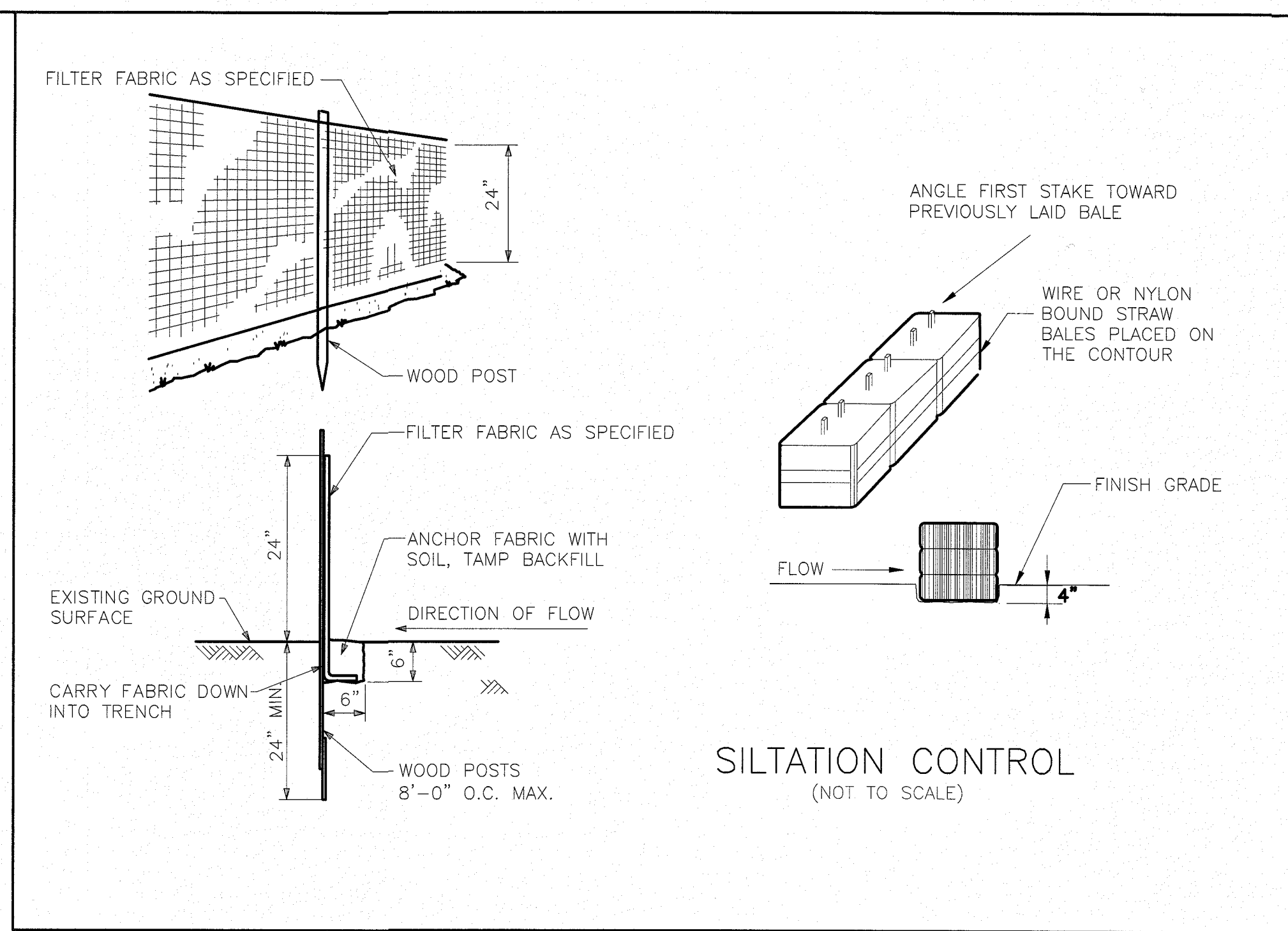
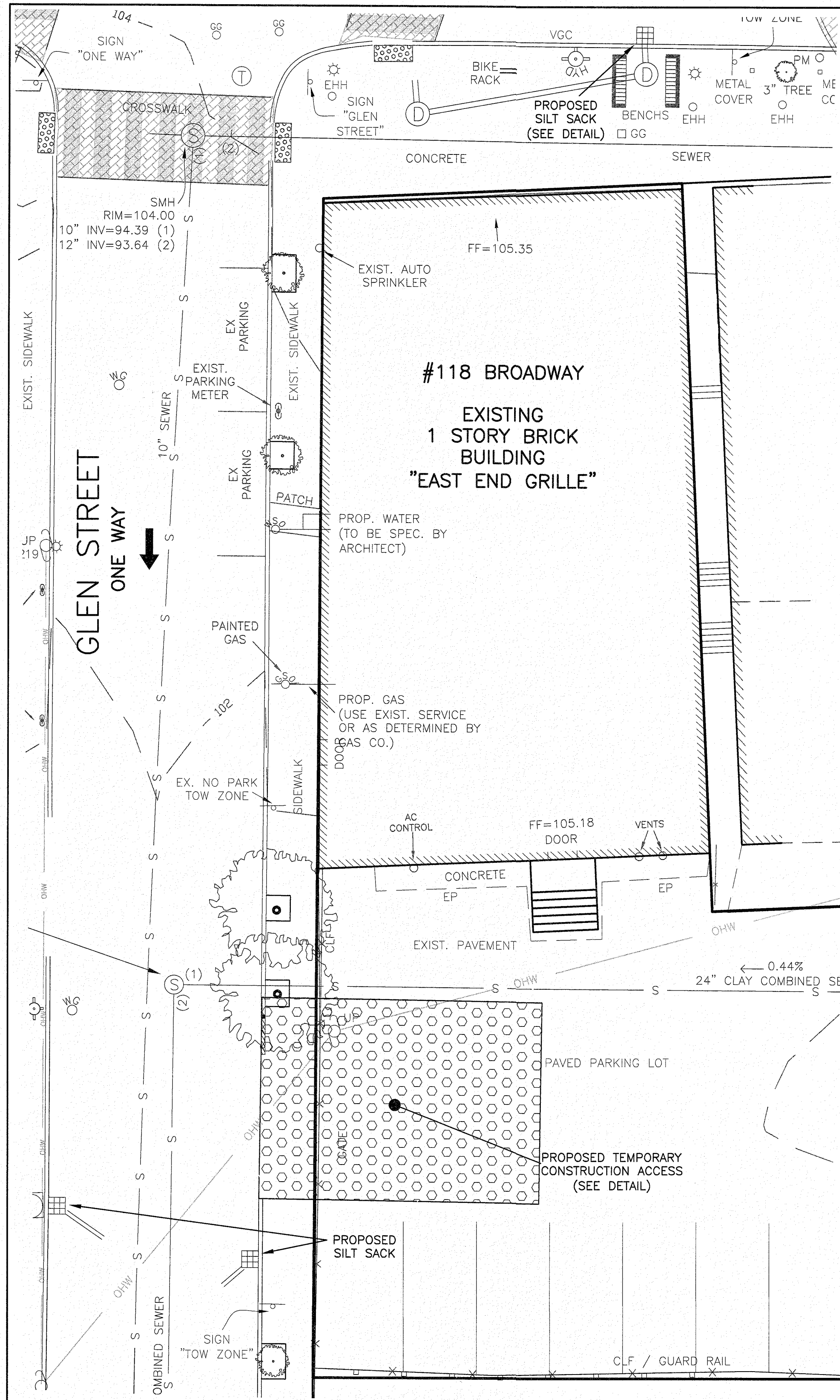
☐ Drawing Issued for Review Only
☒ Drawing Issued for Permit
☐ Drawing Issued for Construction

WILLIAMS & SPARAGES
ENGINEERS, PLANNERS, SURVEYORS
100 NORTH MAIN STREET
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

SEAL



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- EROSION CONTROL NOTES**
- ALL EROSION MITIGATION MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF SITE CONSTRUCTION.
 - STRAW WATTLES SHALL BE INSTALLED AT THE LIMIT OF PROPOSED GRADING IN ACCORDANCE WITH THESE PLANS AND WILL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. AN ADDITIONAL SUPPLY OF STRAW WATTLES SHALL BE ON SITE TO REPLACE AND REPAIR IF NECESSARY. PRIOR TO THE COMMENCEMENT OF WORK, THE SEDIMENT TRAPS AND STRAW WATTLES SHALL BE INSTALLED AND INSPECTED BY THE ENGINEER. THE CONTRACTOR SHALL VERIFY THAT ALL EROSION CONTROL AND STABILIZING MEASURES ARE STILL IN PLACE AND INTACT. ANY BREAKS IN STRAW WATTLES AND SEDIMENT TRAPS WILL BE CORRECTED IMMEDIATELY.
 - ALL STOCKPILING OF MATERIALS OR ANY OTHER EXPOSED MATERIALS, OPEN TO THE ELEMENTS, SHALL BE STABILIZED WITHIN TWO DAYS.
 - AT THE COMPLETION OF THE PROJECT ALL DISTURBED AREAS ARE TO BE PERMANENTLY LOAMED AND SEEDING OR PERMANENTLY STABILIZED WITH OTHER SUITABLE GROUND COVER APPROVED BY THE ENGINEER.
 - DUST CONTROL: THE UNDISTURBED PERIMETER OF VEGETATION/TREES AROUND THE SITE WILL LIMIT THE TRANSPORTATION OF DUST. IF DUST IS GENERATED DURING CONSTRUCTION ACTIVITIES THEN THE USE OF WATER TRUCKS OR WATER SPRINKLING WILL BE IMPLEMENTED.
 - DEBRIS AND LITTER REMOVAL: ALL DEBRIS AND LITTER SHALL BE REMOVED WHEN NECESSARY.
 - PLACE SEDIMENT TRAPS AT ALL EXISTING CATCH BASINS ON GLENN STREET AND BROADWAY IN THE VICINITY OF THE PROPOSED SITE WORK DURING CONSTRUCTION.
 - THE SURFACE OF ALL DISTURBED AREAS SHALL BE STABILIZED DURING AND AFTER CONSTRUCTION. TEMPORARY MEASURES SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT EROSION AND SILTATION. TEMPORARY EROSION CONTROL MEASURES SHALL CONFIRM WITH THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES URBAN AND SUBURBAN AREAS" DATED MARCH 1997 AND SHALL BE APPROVED BY THE ENGINEER. ALL DISTURBED SLOPES WILL BE STABILIZED WITH A PERMANENT VEGETATIVE COVER. ALL 3:1 AND STEEPER SLOPES SHALL BE STABILIZED WITH EROSION CONTROL NETTING. SOME OR ALL OF THE FOLLOWING MEASURES WILL BE UTILIZED ON THIS PROJECT.
 - TEMPORARY SEEDING
 - TEMPORARY MULCHING (STRAW)
 - PERMANENT SEEDING
 - PLACEMENT OF SOD
 - HYDROSEEDING
 - PLACEMENT OF HAY (WINTER MONTHS)
 - PLACEMENT OF JUTE NETTING

OWNER

Goodfood Restaurant Group LLC
& Spring Hill Real-Estate LLC
6 Azalea Road
Winchester, MA 01890

APPLICANT

Michael Bandar
27 Francesca Avenue
Somerville, MA 02144

DESIGNED BY

CP

DRAWN BY

JST

REVIEWED BY

CP

PROJECT MANAGER

CP

JOB FILE NUMBER

SOME-0021

DRAWING FILE FOLDER

SOME-0021

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☐

DRAWING ISSUED FOR PERMIT

☒

DRAWING ISSUED FOR CONSTRUCTION

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WILLIAMS & SPARGES

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FAX: (978) 339-8200
WSENGINEERS.COM

SEAL

CHRIST P. SPARGES
CIVIL
No. 16174
11/16/16

SCALE: AS SHOWN

DATE

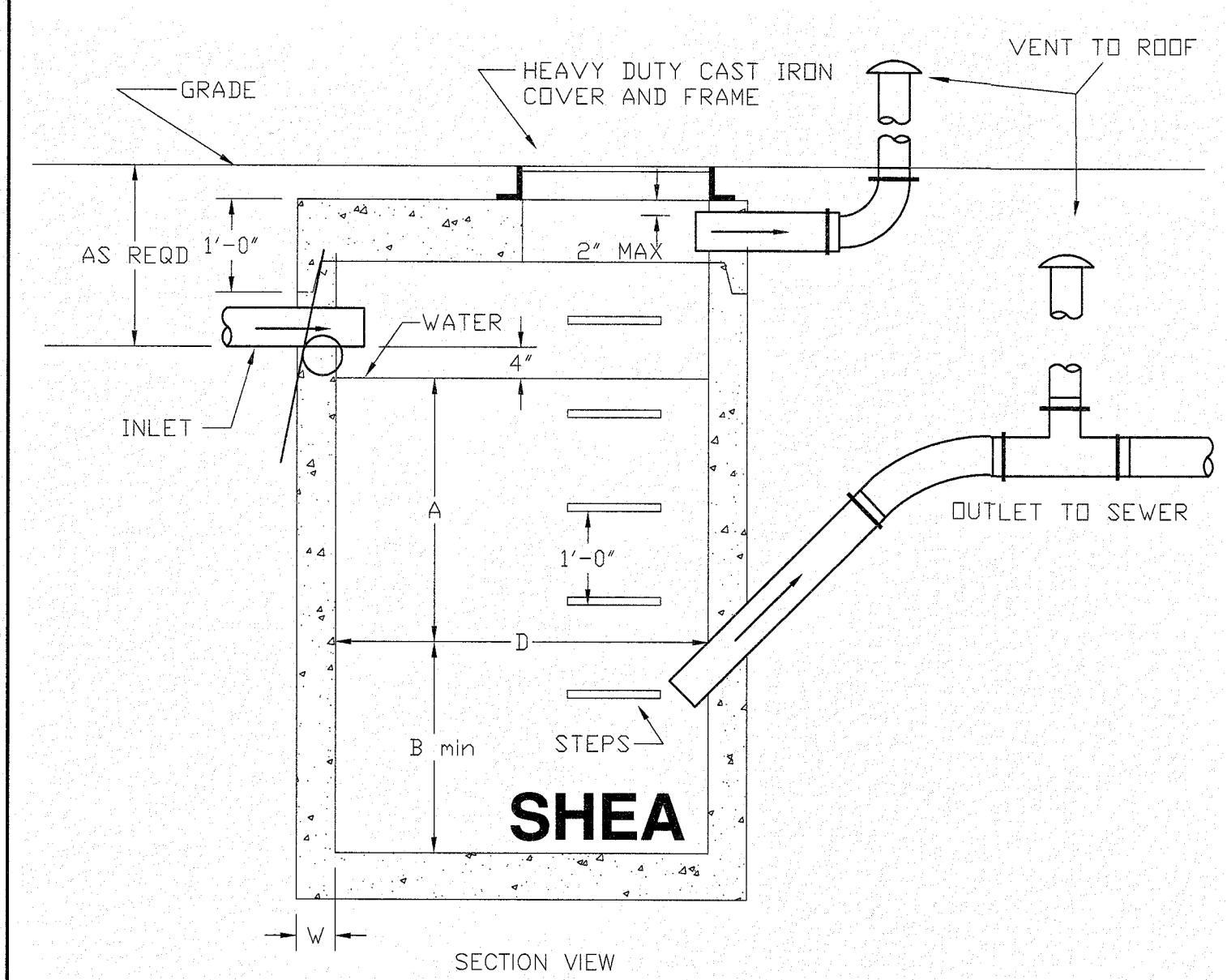
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SHEET 9 OF 10

EROSION CONTROL PLAN
#118 BROADWAY, SOMERVILLE, MA

CITY OF SOMERVILLE

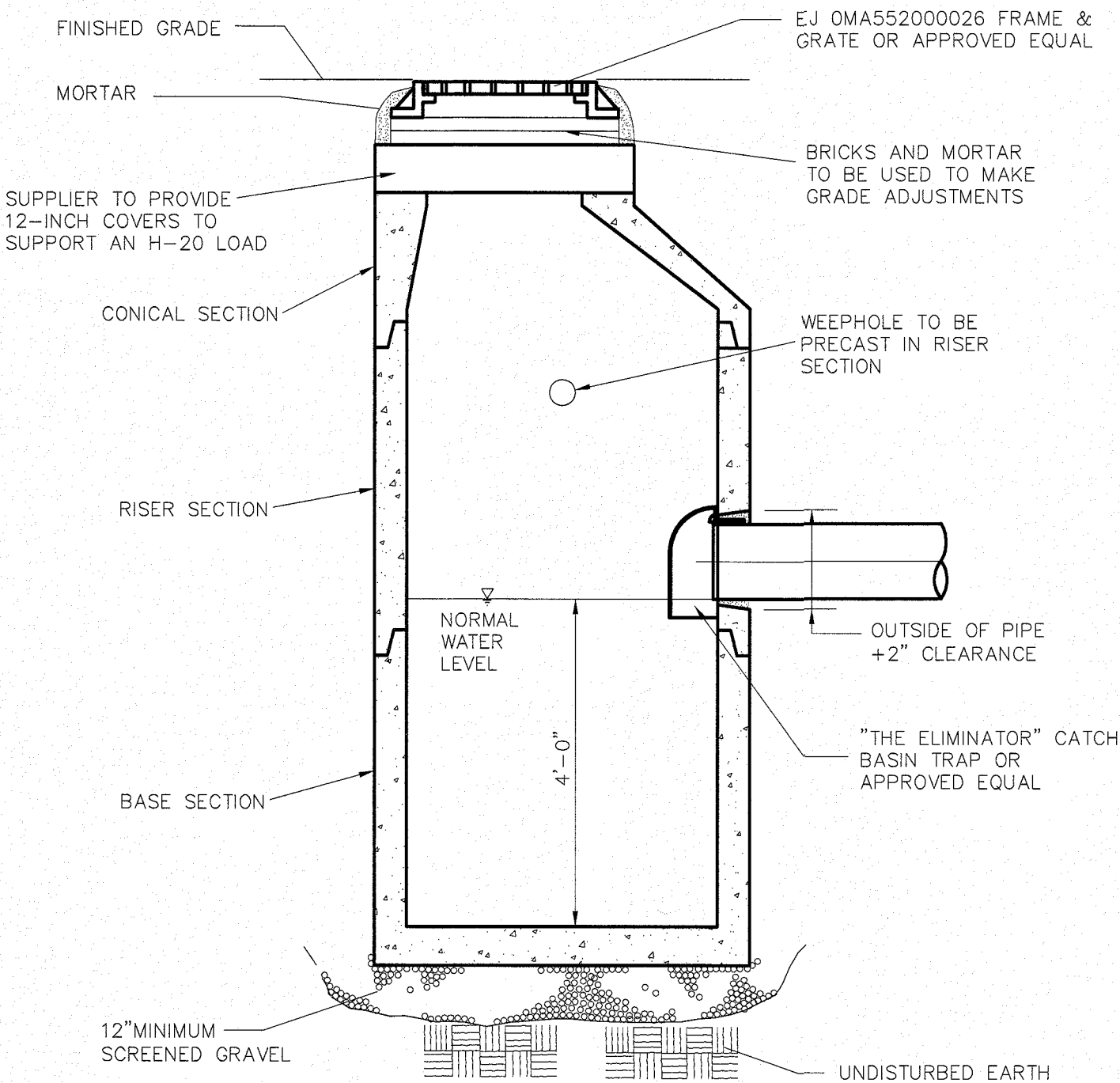
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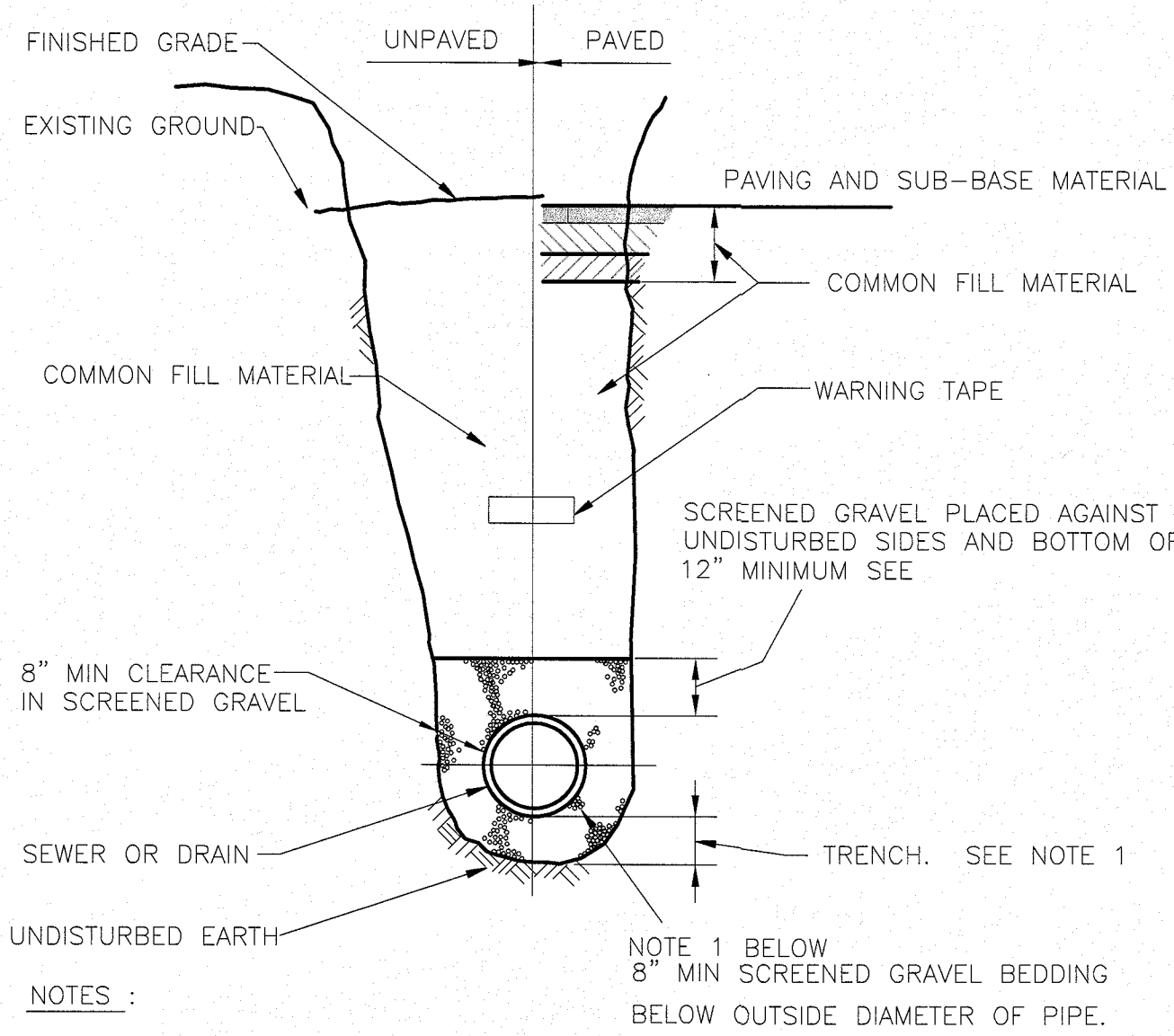
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. MANHOLE DESIGN SPECIFICATIONS CONFORM TO LATEST ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
3. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC.
4. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
5. PIPE NOT SUPPLIED.
6. CONE SECTION AVAILABLE IN 4'-0" I.D. ONLY.
7. FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSION WILL BE DETERMINED FOR EACH PARTICULAR CASE.

INLET	D	A	B	W
4"	4'-0"	3'-0"	2'-6"	5"
5"	4'-0"	3'-6"	3'-0"	5"
	4'-0"x4'-0"	3'-0"	2'-6"	6"
6"	4'-0"	5'-0"	4'-6"	5"
	4'-0"x4'-0"	4'-0"	3'-6"	6"
	5'-0"	3'-6"	3'-0"	6"
8"	5'-0"	6'-0"	5'-0"	6"
	6'-0"	4'-0"	3'-6"	7"
	8'-0"	3'-0"	2'-6"	9"
10"	6'-0"	6'-6"	5'-6"	7"
	8'-0"	5'-0"	4'-0"	9"

GAS TRAP DETAIL
(NOT TO SCALE)



PRECAST CATCH BASIN
DETAIL
(NOT TO SCALE)
SINGLE GRATE



NOTES :

1. FOR PIPES OTHER THAN PVC, SELECTED COMMON FILL MAY BE USED FROM MID-DIAMETER OF PIPE TO 12" ABOVE TOP OF PIPE

TRENCH DETAIL FOR
GRAVITY PIPE
(NOT TO SCALE)

PROJECT NOTES:

1. THE UTILITIES SHOWN ARE THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC, FROM VARIOUS PLANS ON FILE WITH THE CITY OF SOMERVILLE AND OTHER PLANS OF RECORD. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THE LOCATION OF THE SUBSURFACE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE.
2. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
3. DURING CONSTRUCTION SHOULD A CONFLICT ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
4. CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION: 811.
5. THE PROPOSED WATER CONNECTION SIZE, TYPE & LOCATION ARE TO BE DESIGNED IN ACCORDANCE WITH 24B CMR 10.00: UNIFORM STATE PLUMBING CODE.
6. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND ARCHITECTURAL SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
7. ALL PROPOSED DRAIN PIPES ARE TO BE HDPE OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.
8. PROPOSED WATER SUPPLY SHALL BE DESIGNED BY MECHANICAL ENGINEER.
9. WHEREVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.
10. THE APPLICANT SHALL COORDINATE WITH THE SOMERVILLE PUBLIC WORKS DEPARTMENT TO ENSURE PROPER DOMESTIC AND FIRE FLOWS PRIOR TO BUILDING PERMIT.
11. VERIFY ROOF DRAIN LOCATIONS WITH ARCHITECTURAL PLANS.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ABUTTING PROPERTIES FROM DAMAGE IN RELATION TO ALL PROPOSED IS SITE WORK.
13. THE FOUNDATION PERIMETER DRAIN SHALL BE INSTALLED IN ACCORDANCE WITH 780 CMR 5405 (THE MASSACHUSETTS STATE BUILDING CODE).
14. PORTIONS OF SITE WORK SHALL COMPLY WITH THE CURRENT AMERICANS WITH DISABILITIES ACT AND MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS.
15. ALL DIRECTIONAL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
16. SITE TO COMPLY WITH ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.

CITY OF SOMERVILLE

DETAIL SHEET
#118 BROADWAY, SOMERVILLE, MA

DRAWING: C-10

SHEET 10 OF 10

20'
10'
5'
0'
SCALE: 1"=10'

NOVEMBER 1, 2016

DATE

Owner:
Goodfood Restaurant Group LLC
& Spring Hill Real-Estate LLC
6 Azalea Road
Winchester, MA 01890

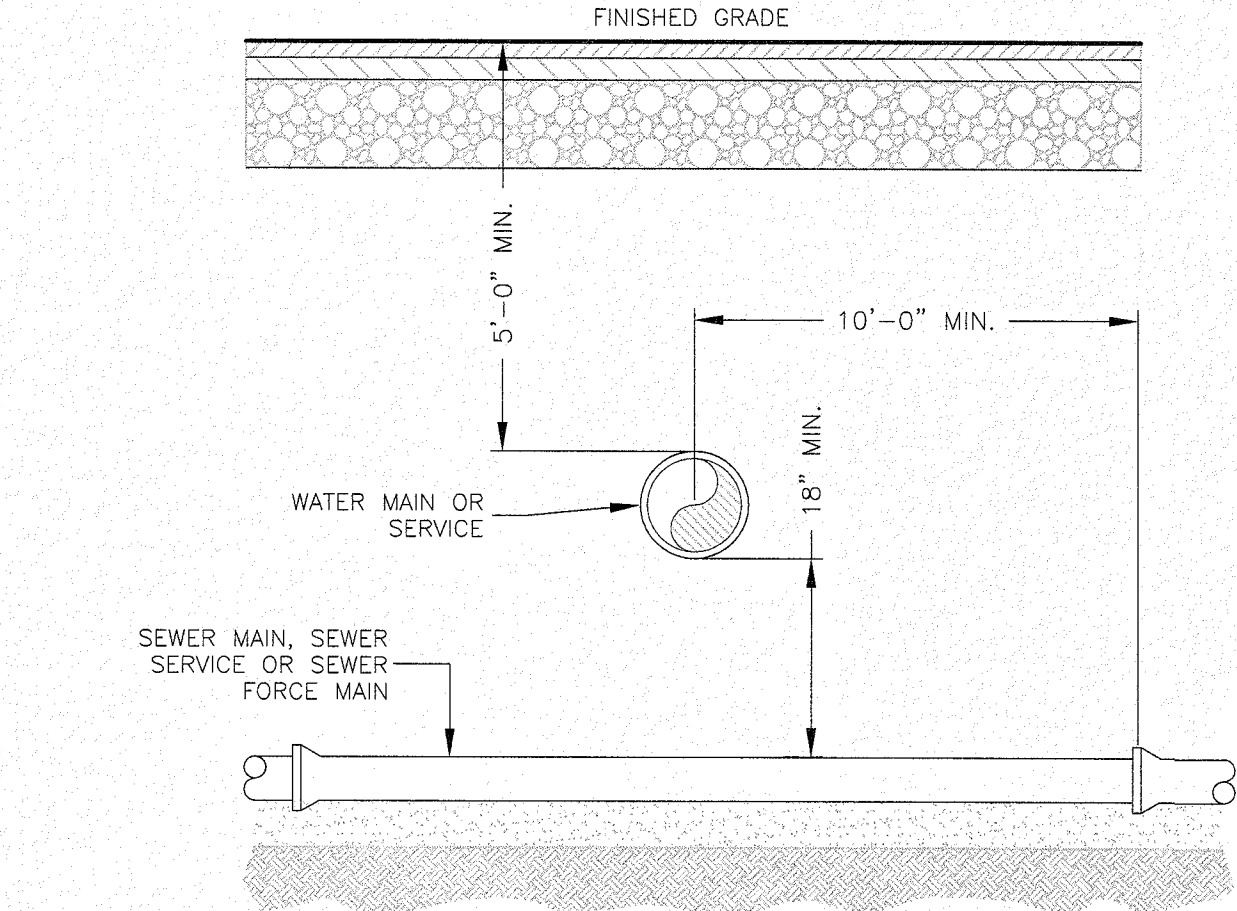
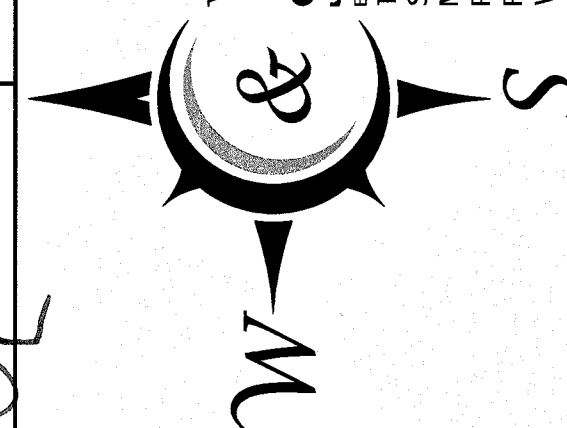
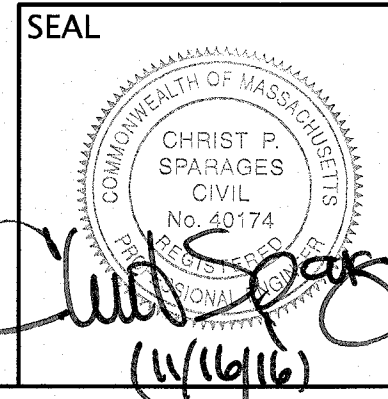
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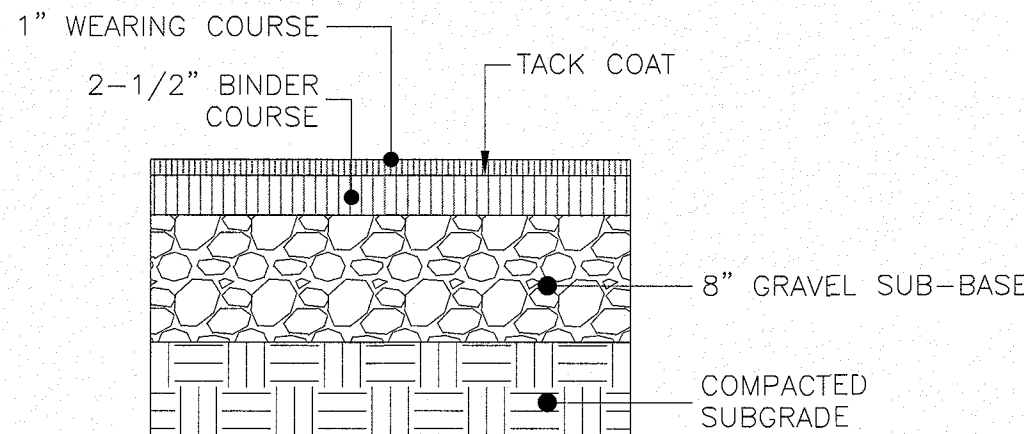
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WILLIAMS
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WSENGINEERS.COM



NOTES:

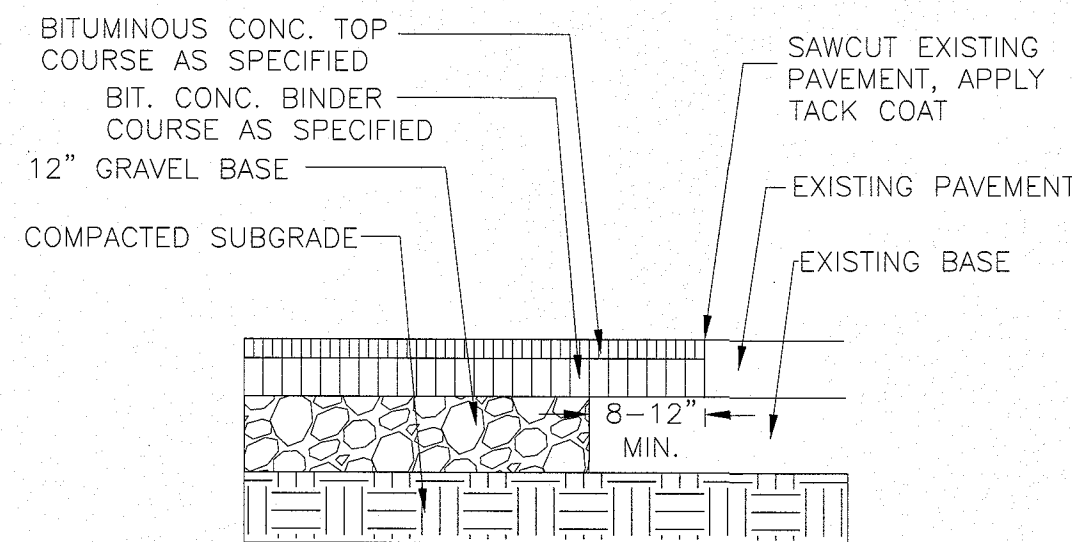
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2. IN LOCATIONS WHERE THE SEWER MAIN DOES NOT HAVE 48" OF COVER THE MAIN SHALL BE INSULATED.



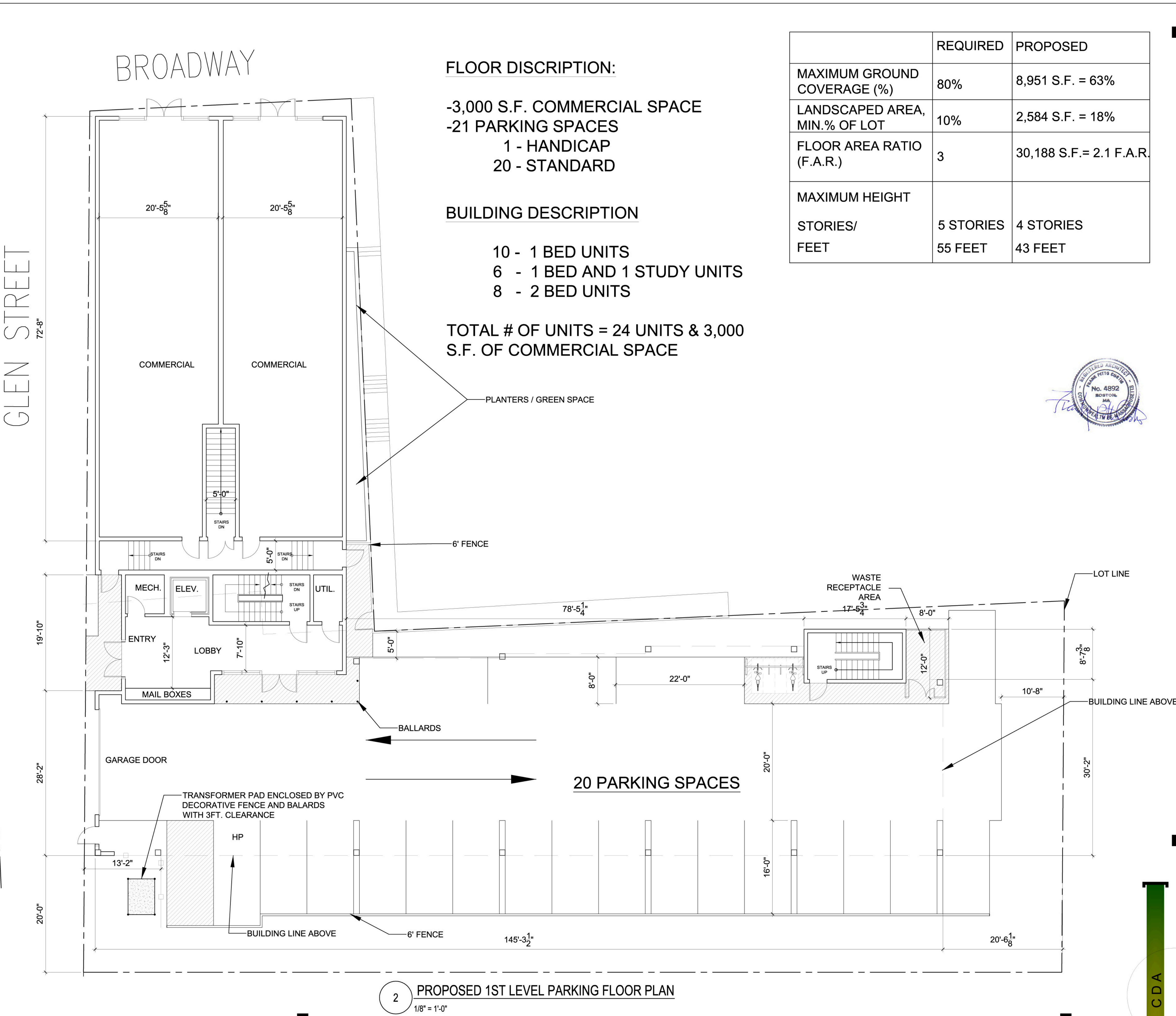
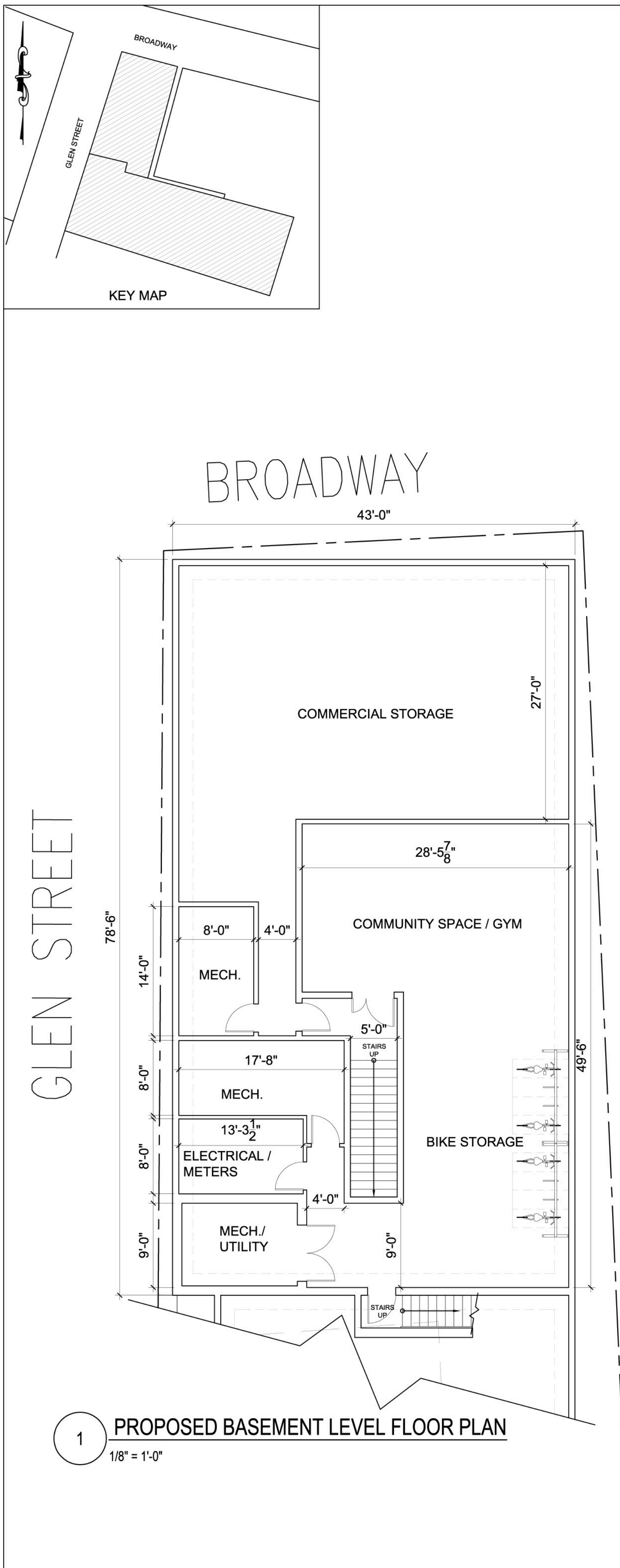
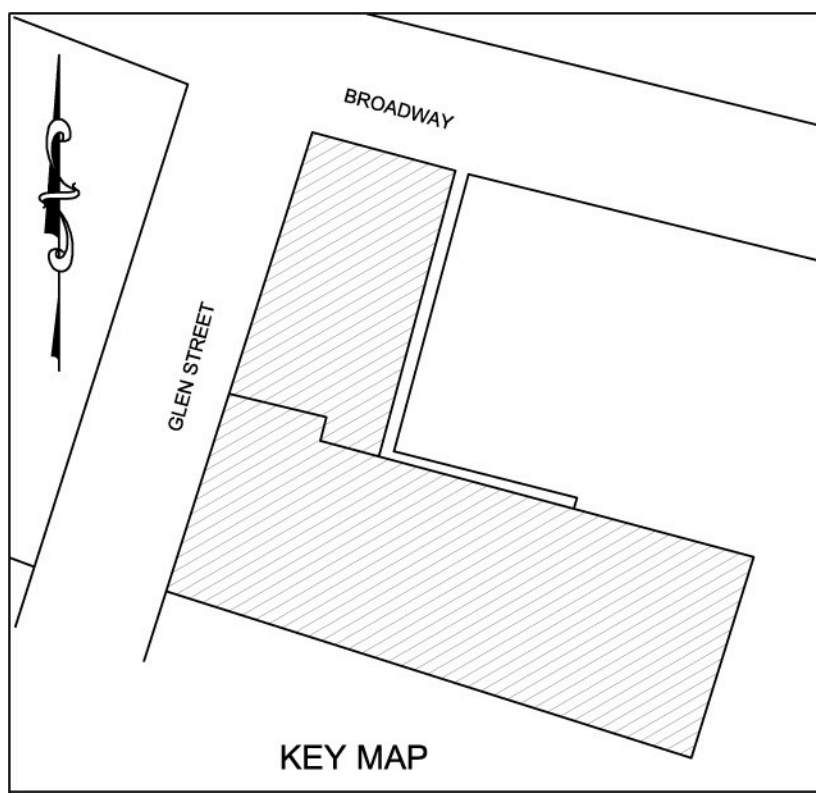
PAVEMENT SECTION
(NOT TO SCALE)

NOTES:

1. BASE COURSE AND SUBBASE COURSE SHALL EXTEND 3" MIN. BEYOND EDGE OF PAVEMENT.



PAVEMENT MATCH
(NOT TO SCALE)



FLOOR DISCRIPTION:

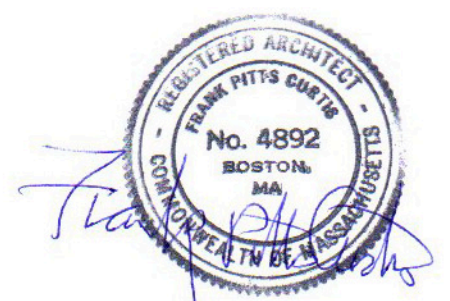
- 3,000 S.F. COMMERCIAL SPACE
- 21 PARKING SPACES
 - 1 - HANDICAP
 - 20 - STANDARD

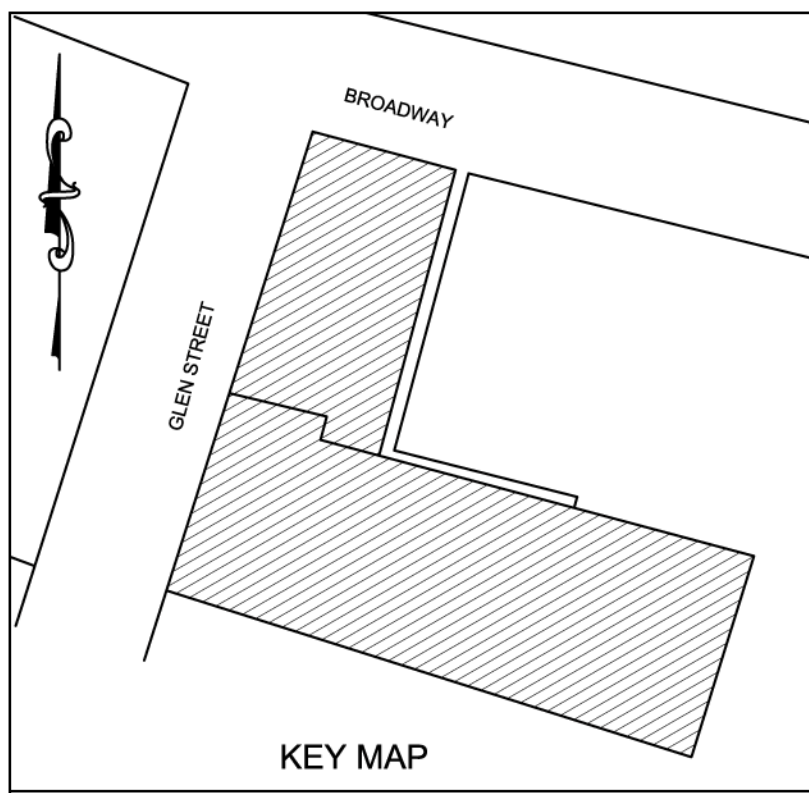
BUILDING DESCRIPTION

- 10 - 1 BED UNITS
- 6 - 1 BED AND 1 STUDY UNITS
- 8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

	REQUIRED	PROPOSED
MAXIMUM GROUND COVERAGE (%)	80%	8,951 S.F. = 63%
LANDSCAPED AREA, MIN.% OF LOT	10%	2,584 S.F. = 18%
FLOOR AREA RATIO (F.A.R.)	3	30,188 S.F.= 2.1 F.A.R.
MAXIMUM HEIGHT		
STORIES/ FEET	5 STORIES 55 FEET	4 STORIES 43 FEET





FLOOR DISCRPTION:

2ND FL.-8 UNITS 8,713 S.F.

3 - 1 BED UNITS

2 - 1 BED AND 1 STUDY UNITS

3 - 2 BED UNITS

3RD FL.-8 UNITS 8,713 S.F.

3 - 1 BED UNITS

2 - 1 BED AND 1 STUDY UNITS

3 - 2 BED UNITS

BUILDING DESCRIPTION

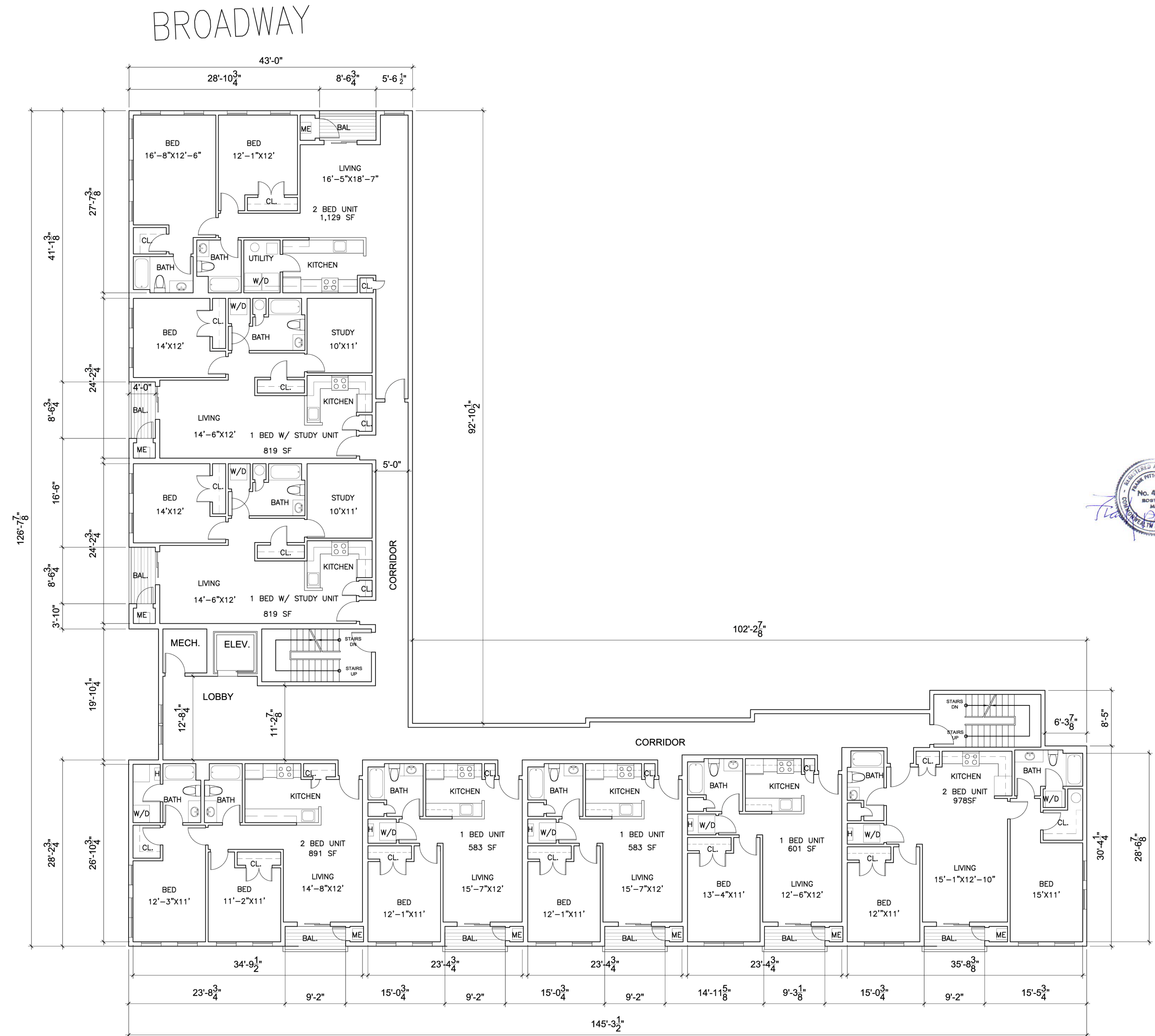
10 - 1 BED UNITS

6 - 1 BED AND 1 STUDY UNITS

8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000
S.F. OF COMMERCIAL SPACE

GLEN STREET



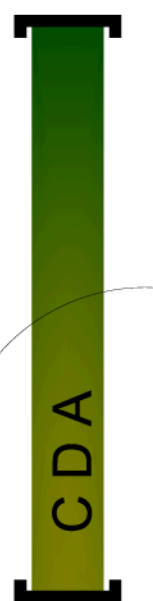
1 PROPOSED 2ND&3RD FLOOR PLAN
1/8" = 1'-0"

A-1.2

PROPOSED ARCHITECTURAL 2ND&3RD FLOOR PLAN

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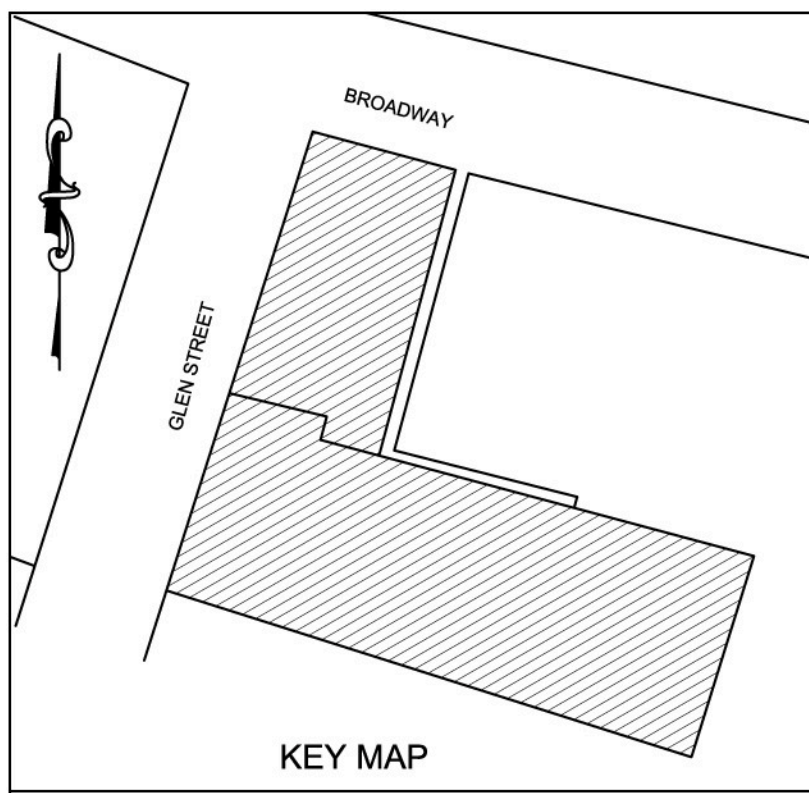
SCALE: AS NOTED
JOB NO: SE0216.012



23 Shore Rd.
Winchester, MA 01890
www.cdaarchitects.net

CURTIS DIBENEDITTO
AND ASSOCIATES, INC.

118 BROADWAY & 8 GLEN STREET



FLOOR DISCRIPTION:

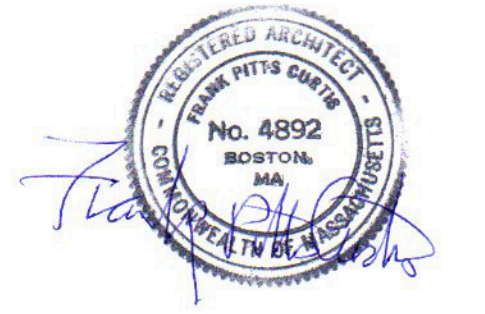
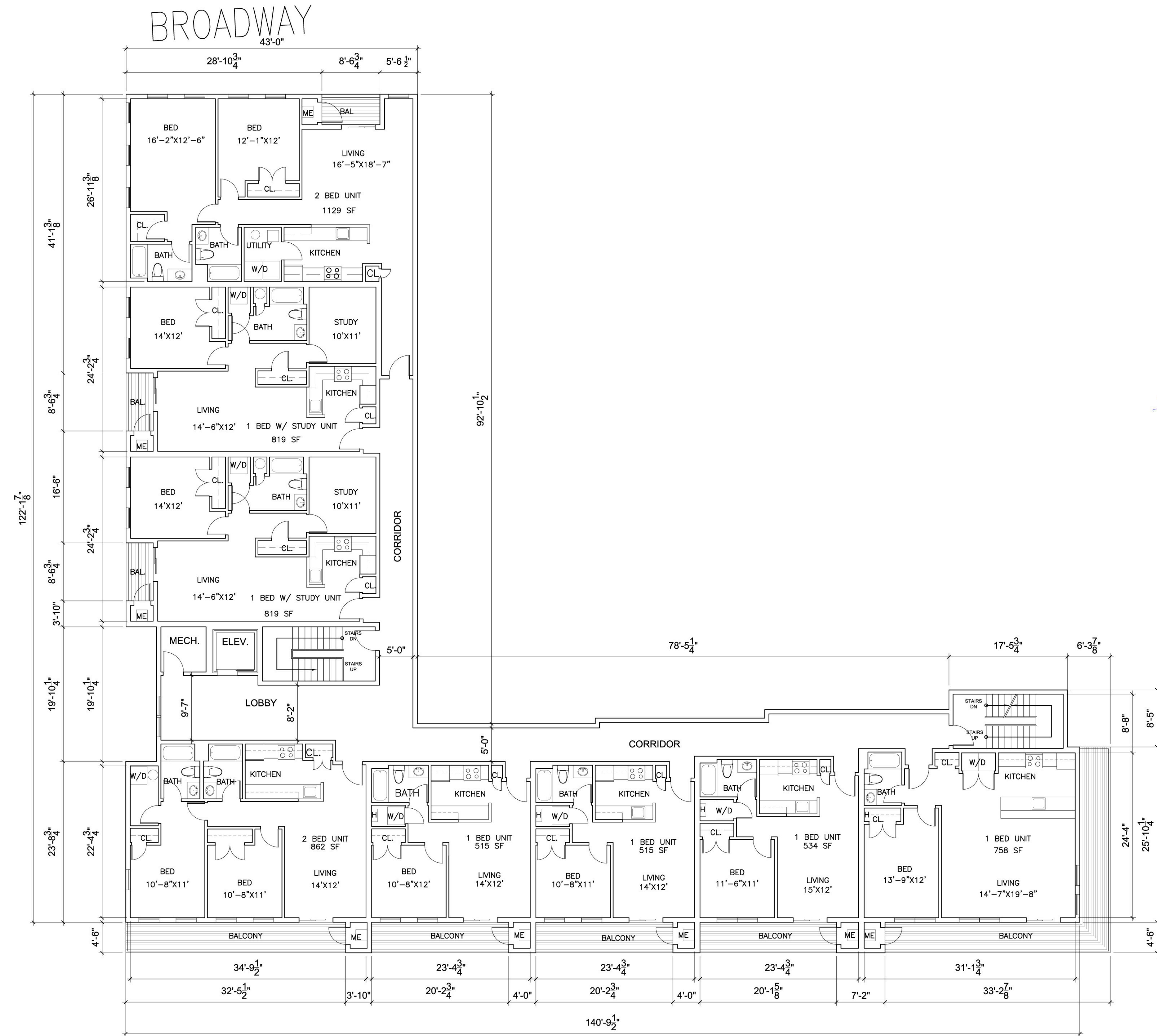
- 8 UNITS 8,162 S.F.
- 4 - 1 BED UNITS
- 2 - 1 BED AND 1 STUDY UNITS
- 2 - 2 BED UNITS

BUILDING DESCRIPTION

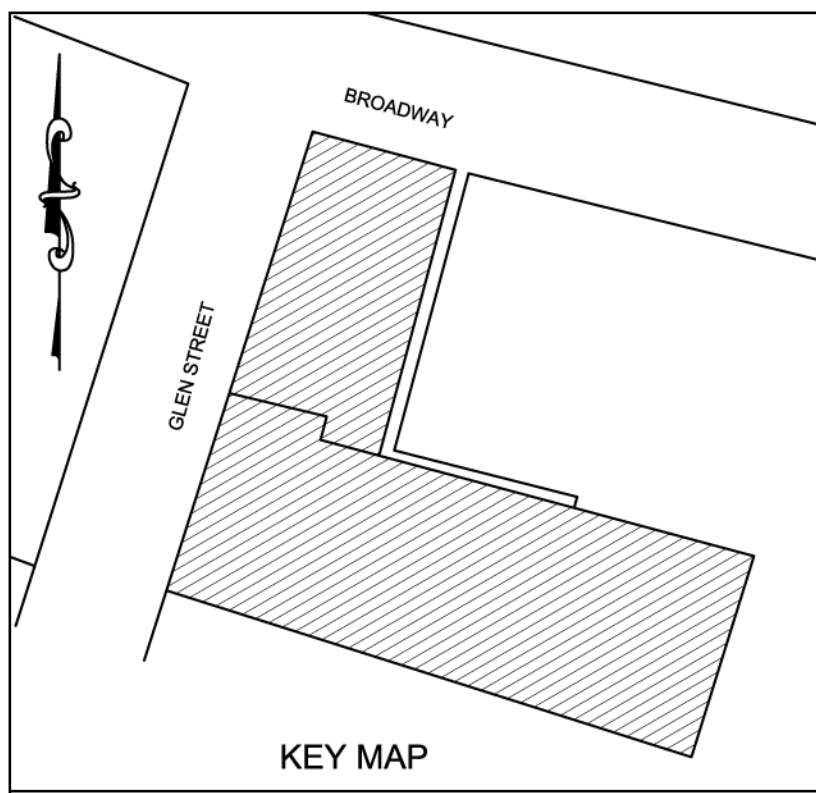
- 10 - 1 BED UNITS
- 6 - 1 BED AND 1 STUDY UNITS
- 8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

GLEN STREET



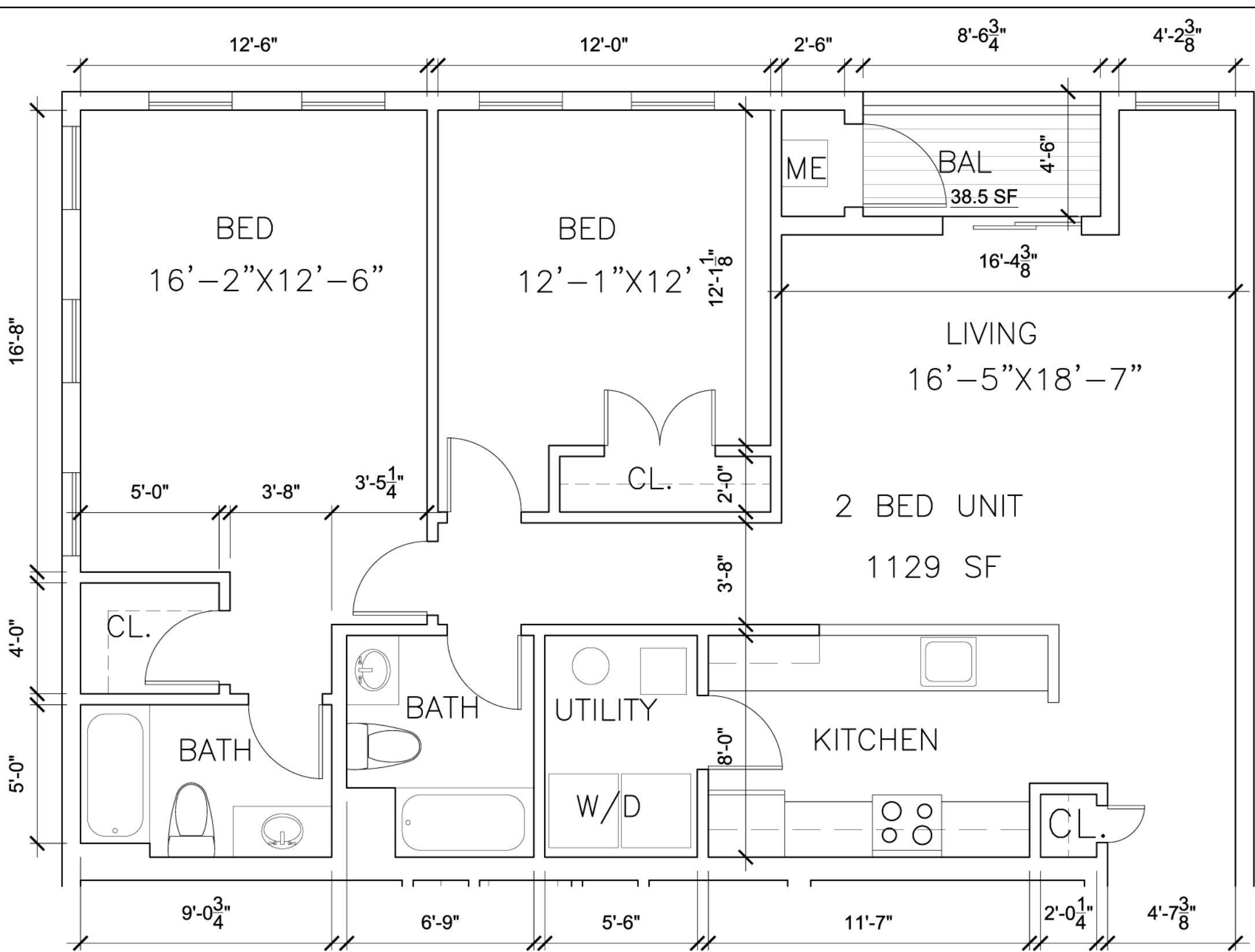
1 PROPOSED 4TH FLOOR PLAN
1/8" = 1'-0"



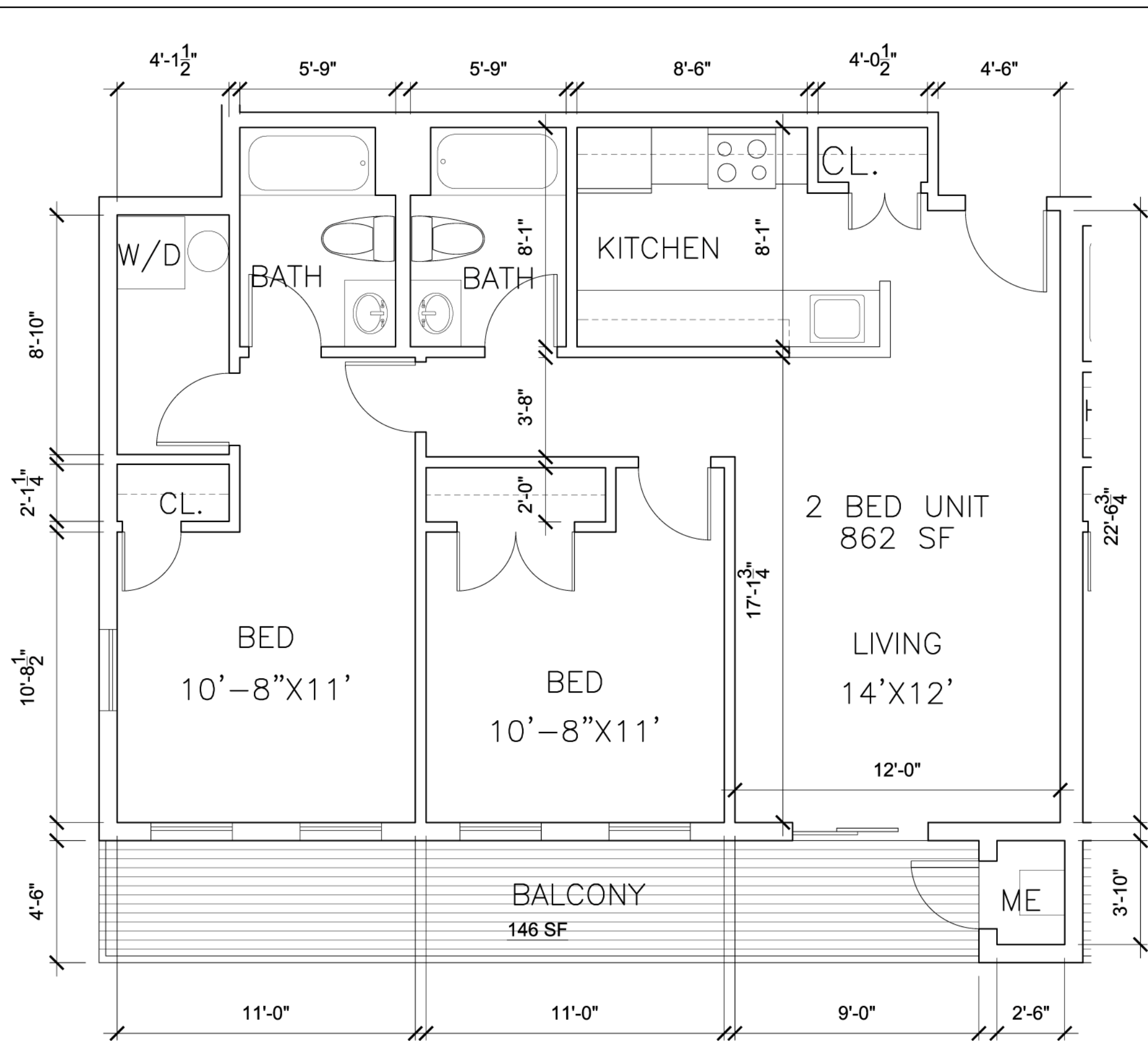
UNIT COUNT

- 10 - 1 BED UNITS
- 6 - 1 BED AND 1 STUDY UNITS
- 8 - 2 BED UNITS

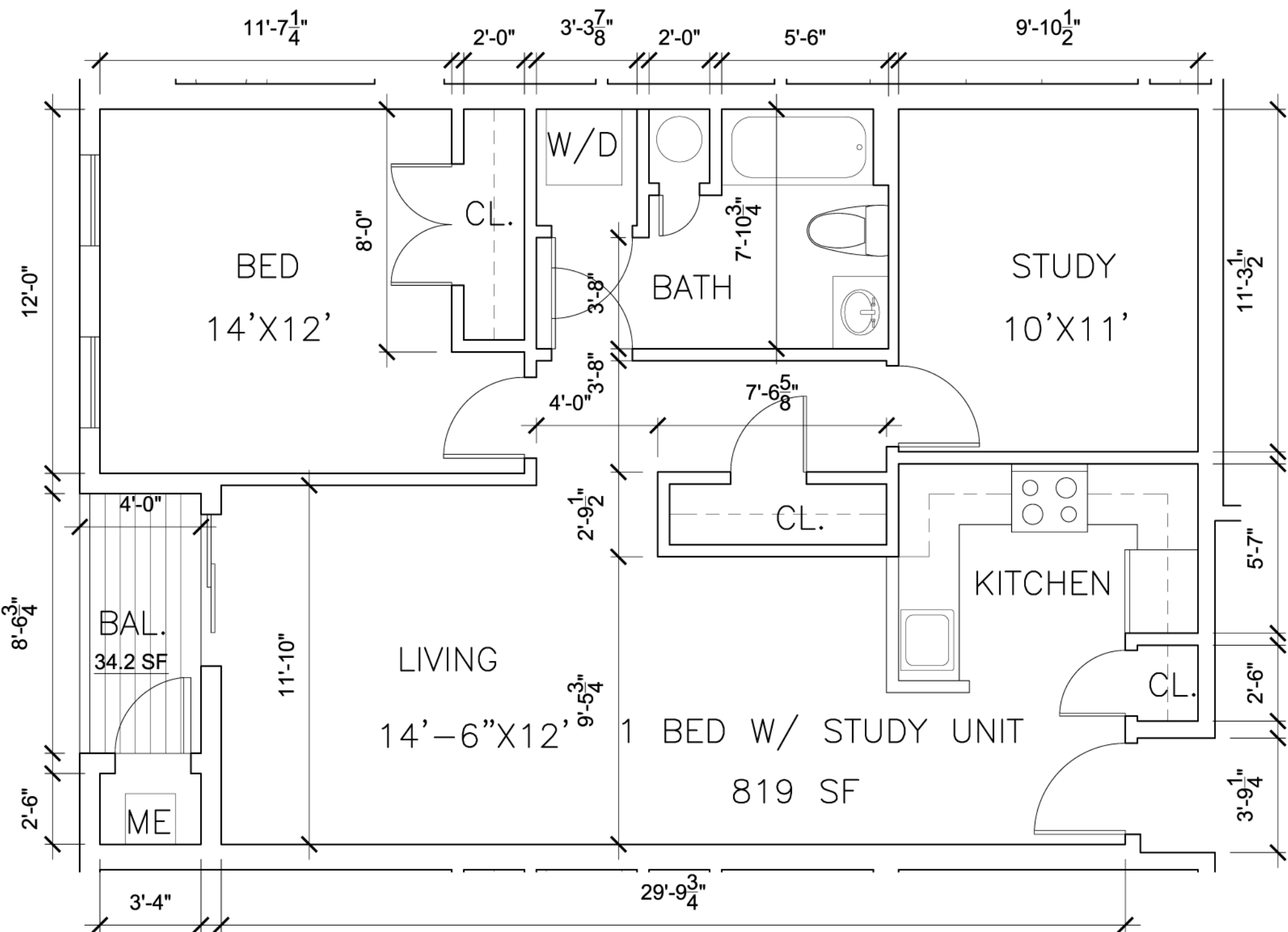
TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE



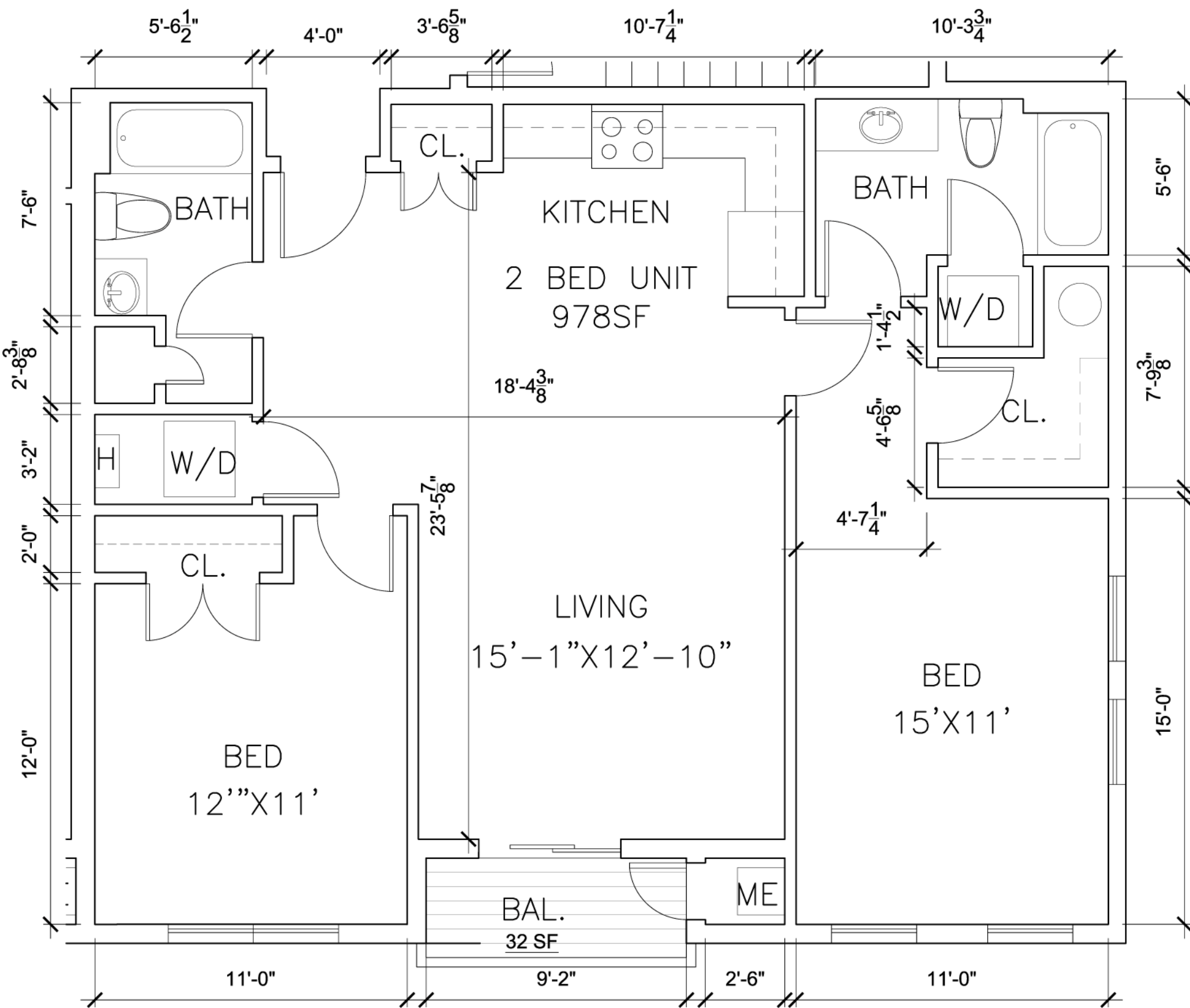
1 PROPOSED TWO BED LAYOUT (TYP.)
1/4" = 1'-0"



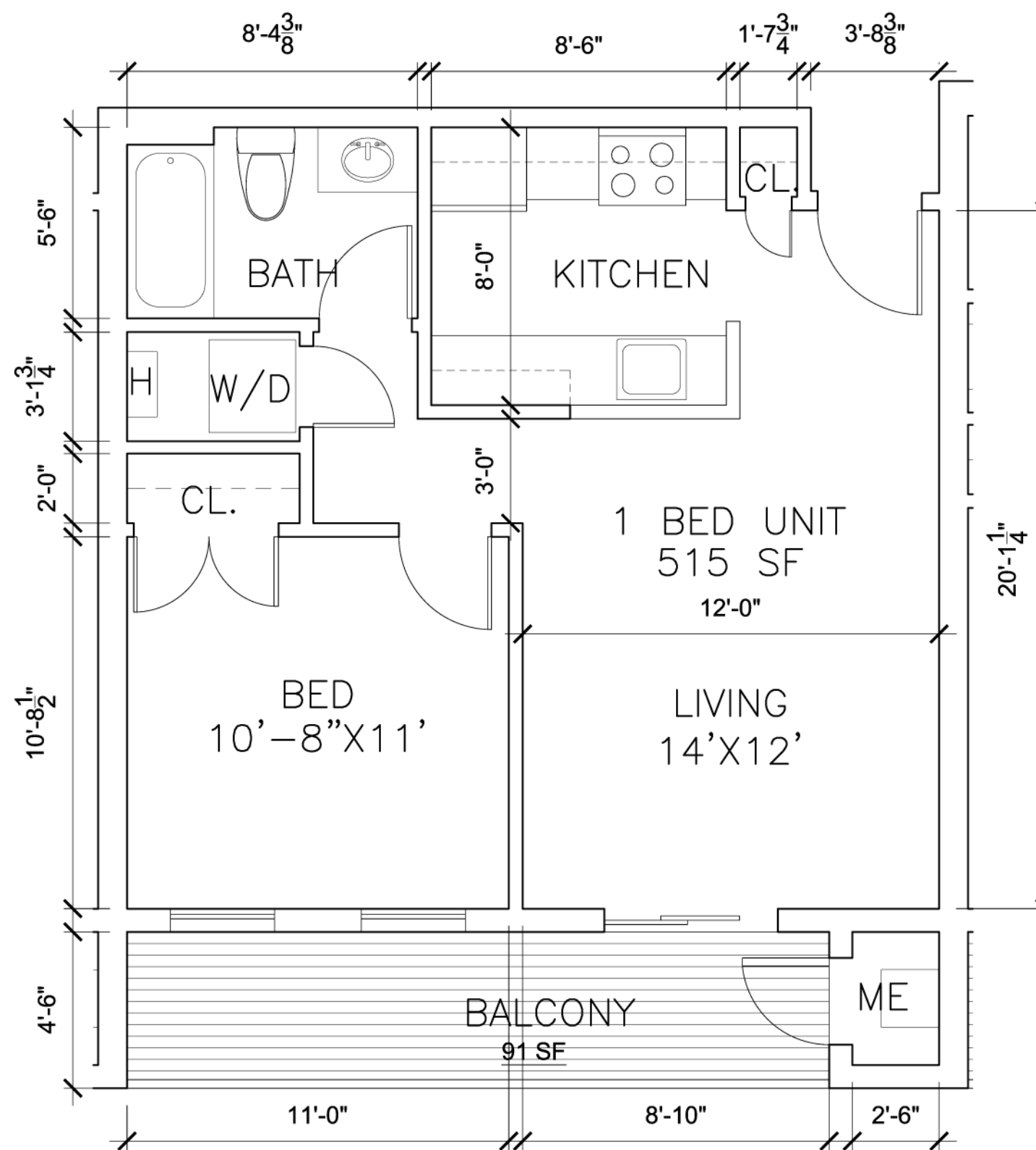
2 PROPOSED TWO BEDROOM LAYOUT ON 4TH FLOOR (TYP.)
1/8" = 1'-0"



3 PROPOSED ONE BED LAYOUT W/ STUDY (TYP.)
1/4" = 1'-0"

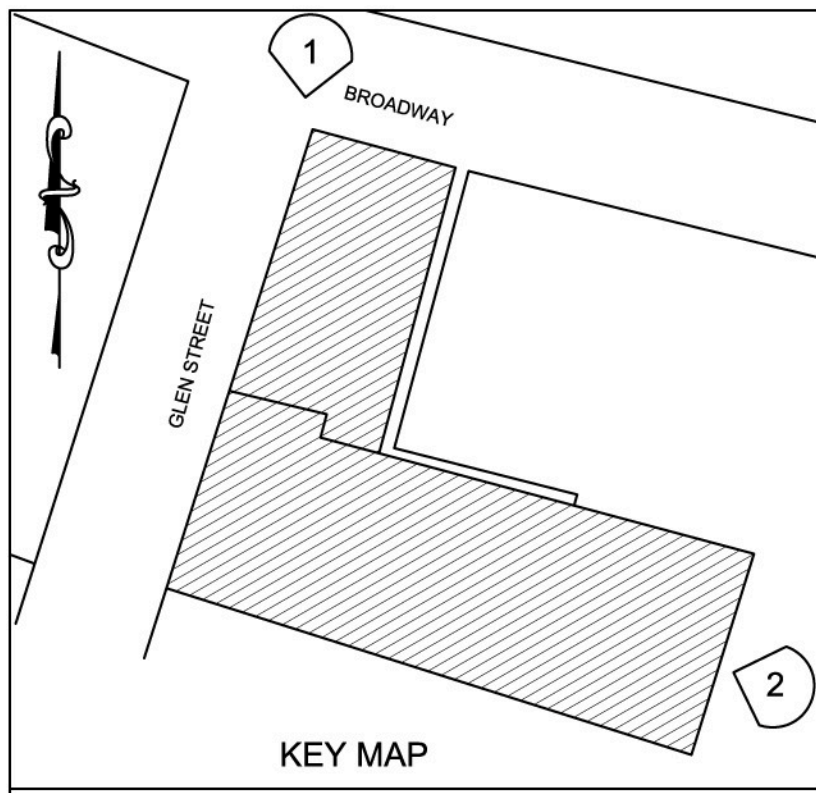


4 PROPOSED TWO BED SECOND/THIRD FLOOR (TYP.)
1/4" = 1'-0"



5 PROPOSED ONE BEDROOM LAYOUT ON 4TH FLOOR (TYP.)
1/4" = 1'-0"



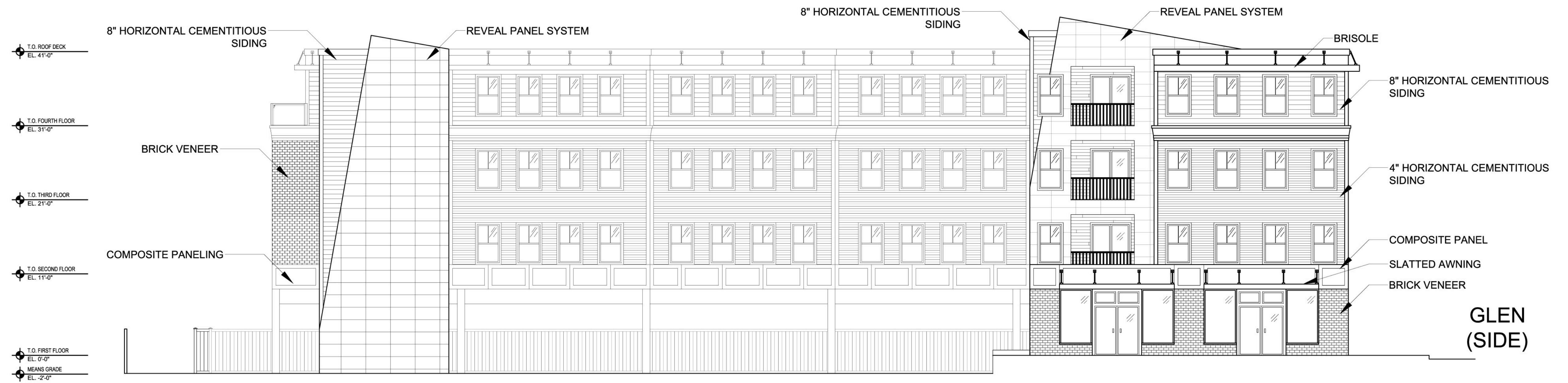


BUILDING DESCRIPTION

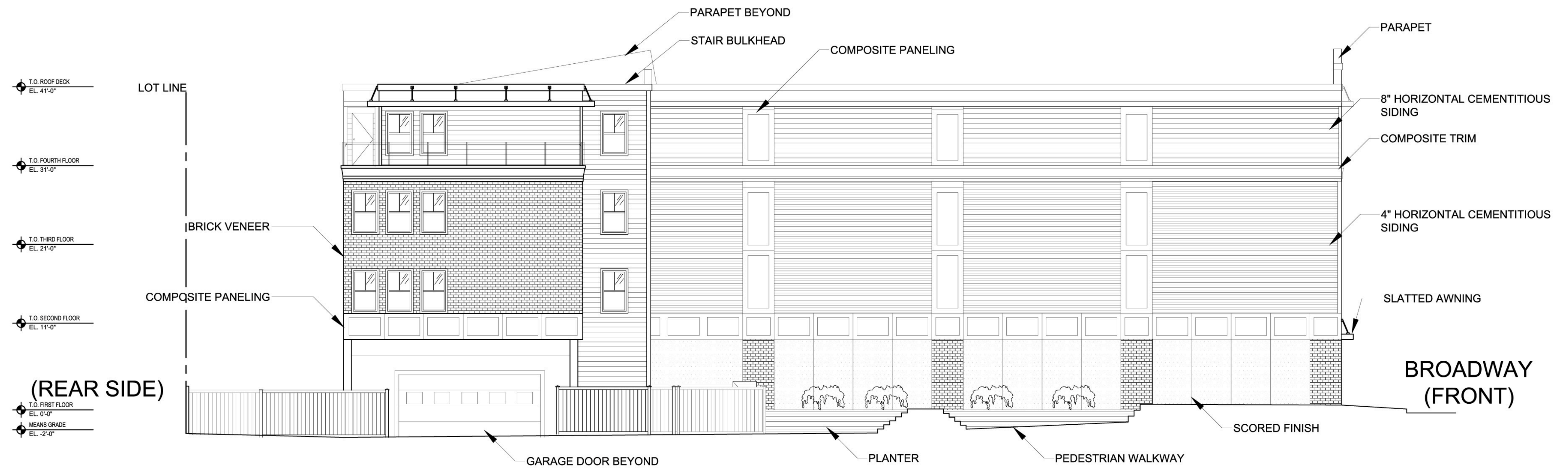
10 - 1 BED UNITS
6 - 1 BED UNITS W/ STUDY
8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000
S.F. OF COMMERCIAL SPACE

GROSS S.F. = 30,188 S.F.



1 BROADWAY STREET ELEVATION (NORTH)
1/8" = 1'-0"



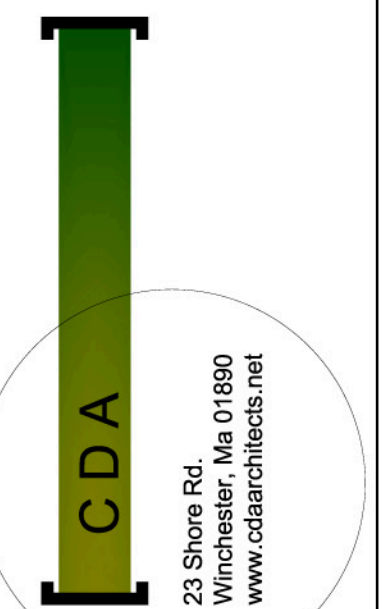
2 SIDE ELEVATION (EAST)
1/8" = 1'-0"

A-2.1

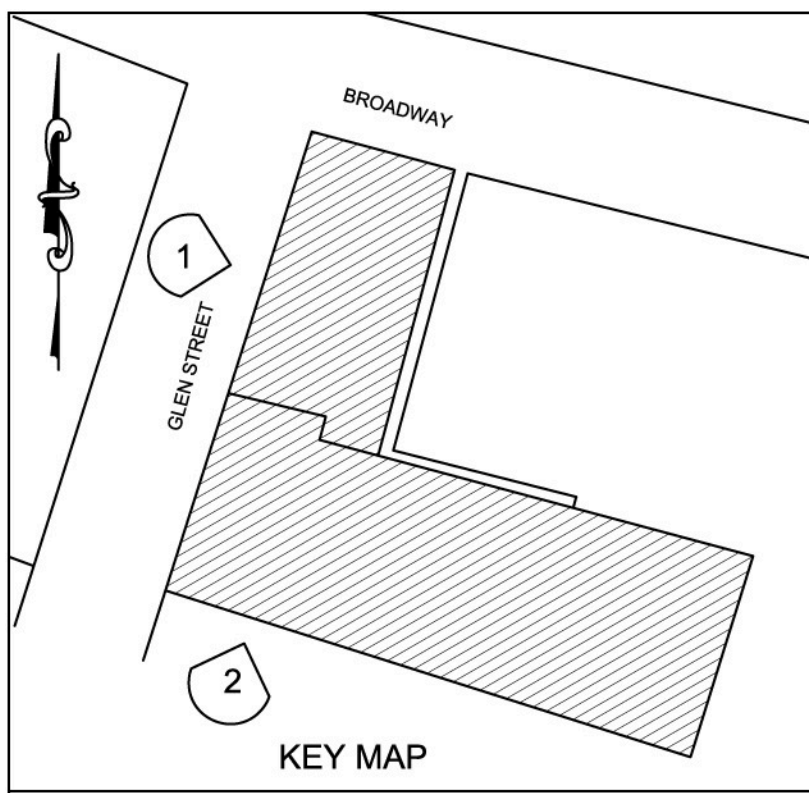
PROPOSED ARCHITECTURAL ELEVATIONS

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SCALE: AS NOTED
JOB NO.: SE0216.012



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AND ASSOCIATES, INC.

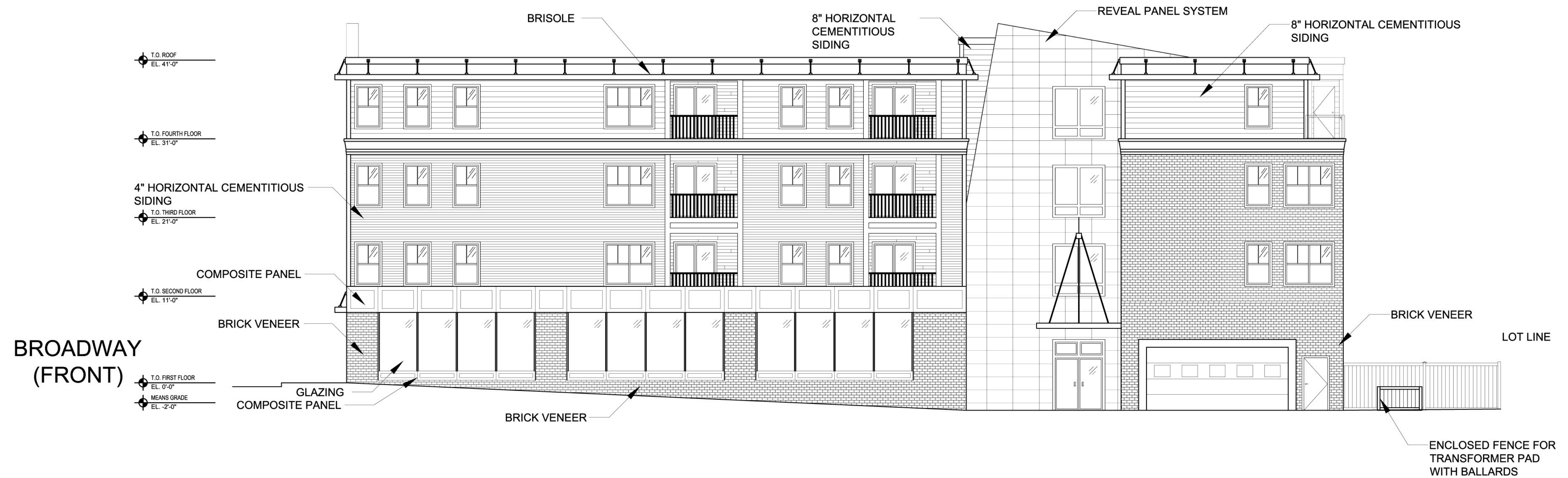


BUILDING DESCRIPTION

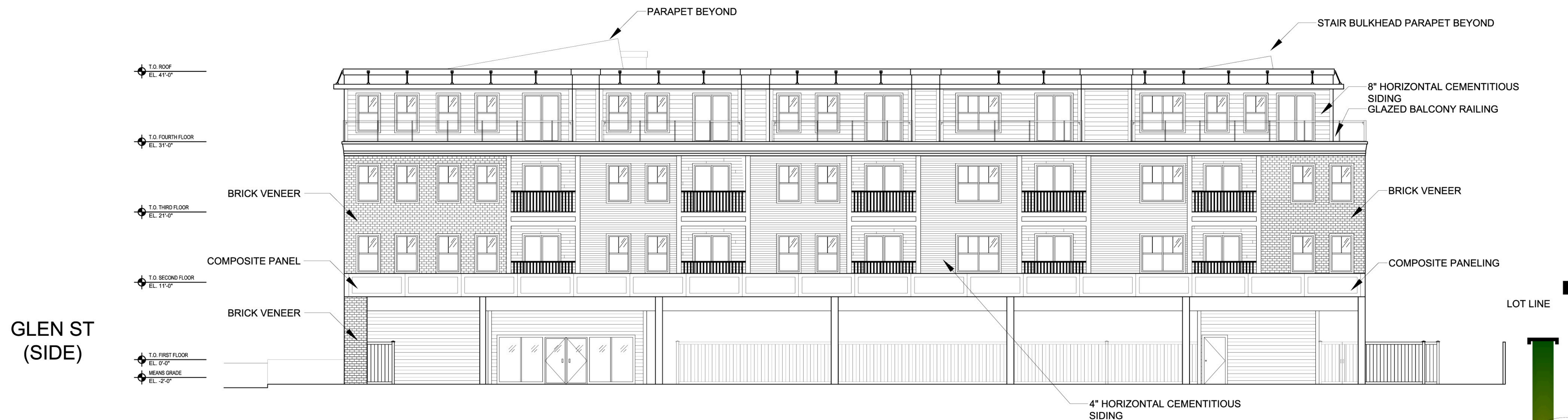
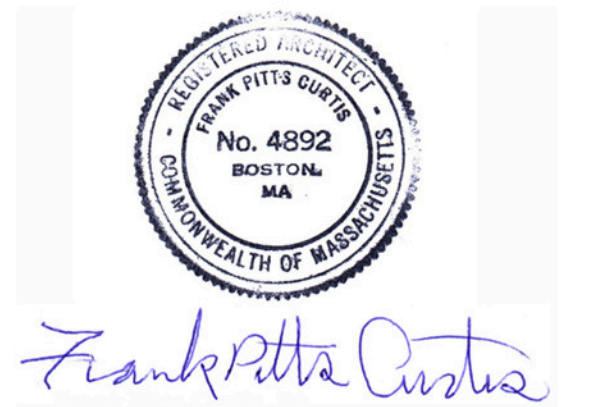
10 - 1 BED UNITS
6 - 1 BED UNITS W/ STUDY
8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000
S.F. OF COMMERCIAL SPACE

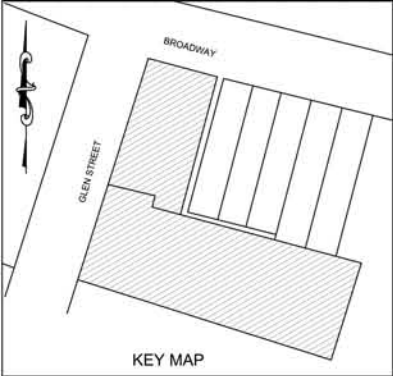
GROSS S.F. = 30,188 S.F.



1 GLEN STREET ELEVATION (WEST)
1/8" = 1'-0"



2 REAR ELEVATION (SOUTH)
1/8" = 1'-0"



BUILDING DESCRIPTION

- 10 - 1 BED UNITS
- 6 - 1 BED UNITS W/ STUDY
- 8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000
S.F. OF COMMERCIAL SPACE

GROSS S.F. = 30,188 S.F.

T.O. ROOF DECK
EL. 41'-0"

T.O. FOURTH FLOOR
EL. 31'-0"

T.O. THIRD FLOOR
EL. 21'-0"

T.O. SECOND FLOOR
EL. 11'-0"

T.O. FIRST FLOOR
EL. 0'-0"

MEANS GRADE
EL. -2'-0"



GLEN
(SIDE)

1 BROADWAY STREET ELEVATION (NORTH)
1/8" = 1'-0"

T.O. ROOF DECK
EL. 41'-0"

T.O. FOURTH FLOOR
EL. 31'-0"

T.O. THIRD FLOOR
EL. 21'-0"

T.O. SECOND FLOOR
EL. 11'-0"

T.O. FIRST FLOOR
EL. 0'-0"

MEANS GRADE
EL. -2'-0"

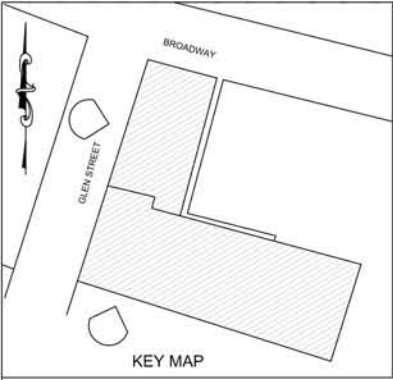
LOT LINE

(REAR SIDE)



BROADWAY
(FRONT)

2 SIDE ELEVATION (EAST)
1/8" = 1'-0"

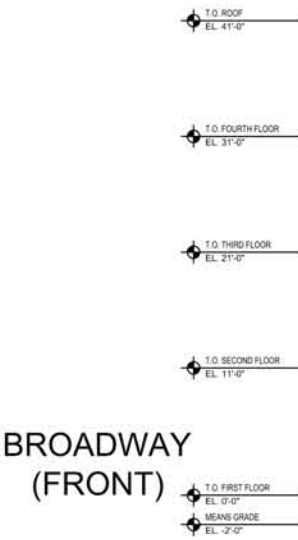


BUILDING DESCRIPTION

- 10 - 1 BED UNITS
- 6 - 1 BED UNITS W/ STUDY
- 8 - 2 BED UNITS

TOTAL # OF UNITS = 24 UNITS & 3,000 S.F. OF COMMERCIAL SPACE

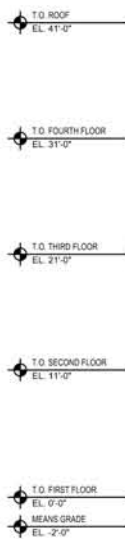
GROSS S.F. = 30,188 S.F.



**BROADWAY
(FRONT)**



1 GLEN STREET ELEVATION (WEST)
1/8" = 1'-0"



**GLEN ST
(SIDE)**



2 REAR ELEVATION (SOUTH)
1/8" = 1'-0"