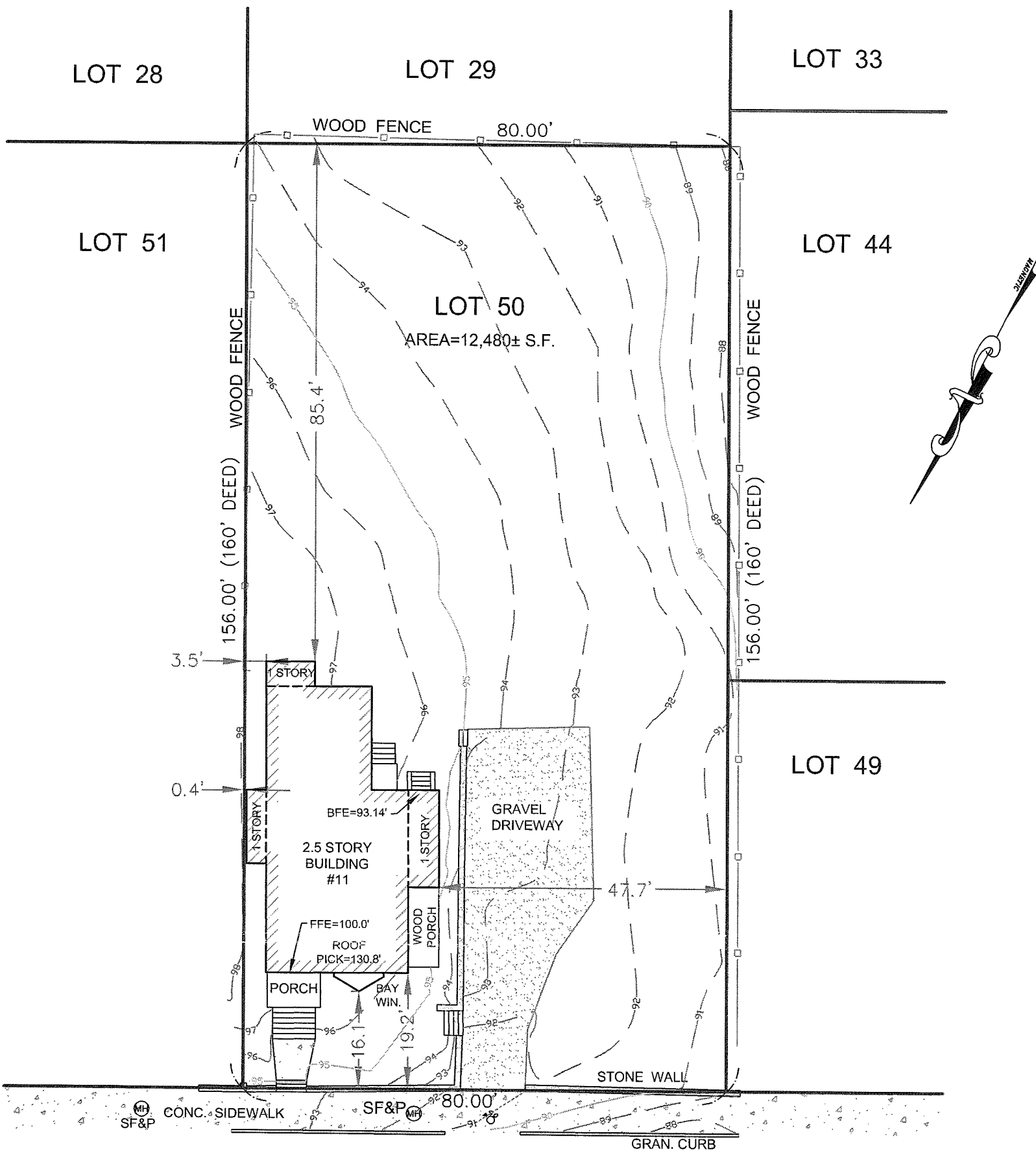




LINDEN (45 WIDE - PUBLIC) AVENUE

NOTES:

- * Scale 1 inch = 20 ft.
- * Assessors Ref.: Map 36, Block C, Lot 50
- * Deed Ref.: Book 57570, Page 135
- * Plan Ref.: End of Book 453
- * Zone: RES B
- * Elevation shown are based on assumed datum (FFE=100.0')

Patrick J. Roseingrave
Patrick J. Roseingrave
Professional Land Surveyor



Plot Plan
11 Linden Avenue
Somerville, MA.

Plan Prepared By:



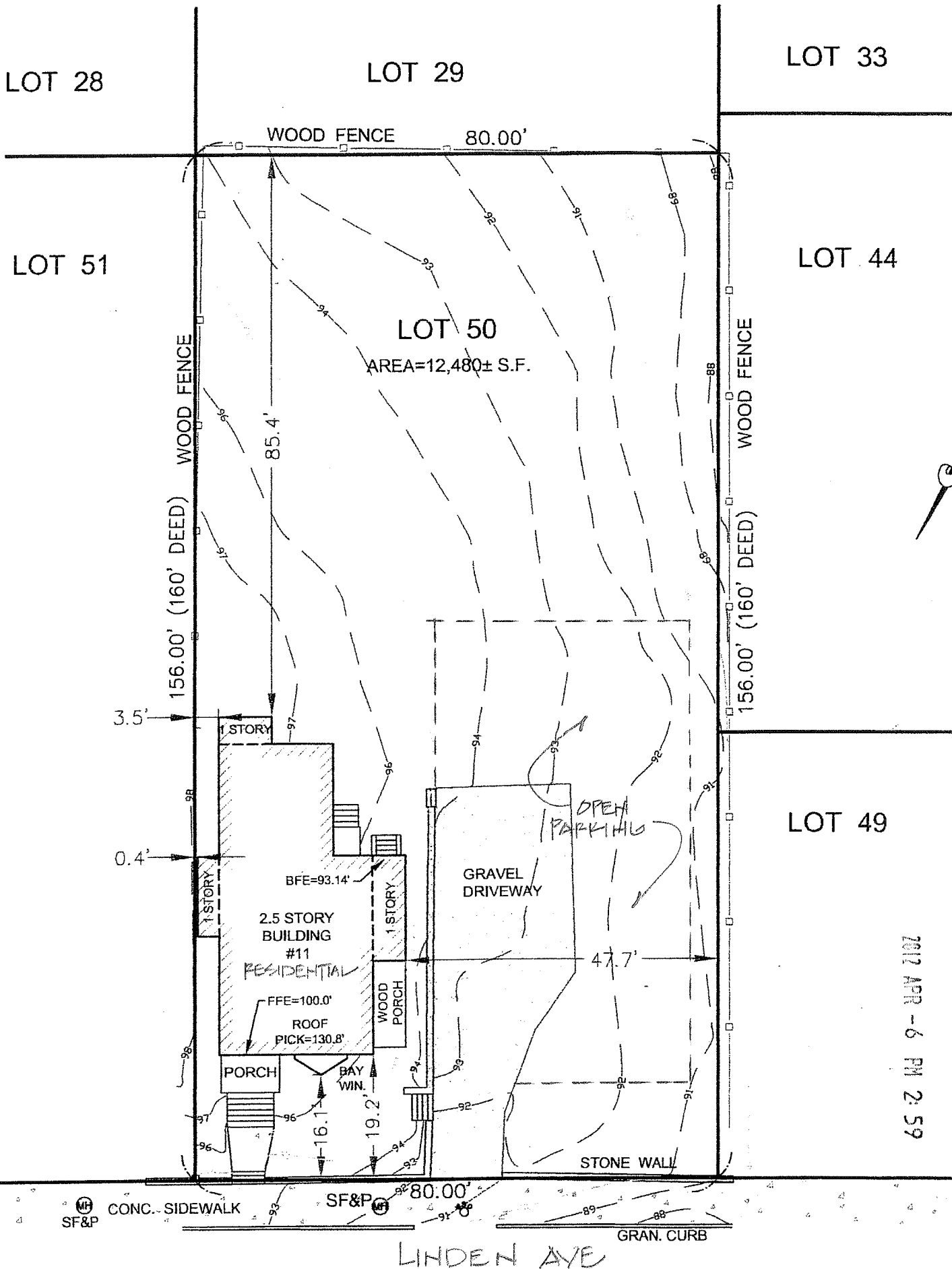
CCR Associates
Civil Engineers & Land Surveyors
40 Mears Ave.
Quincy, MA 02169
Phone 857-544-3061
www.ccr-associates.com

Date: March 14, 2012

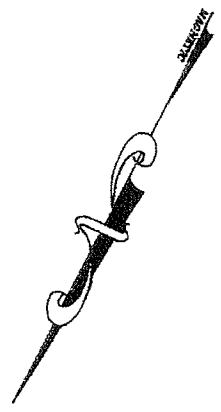
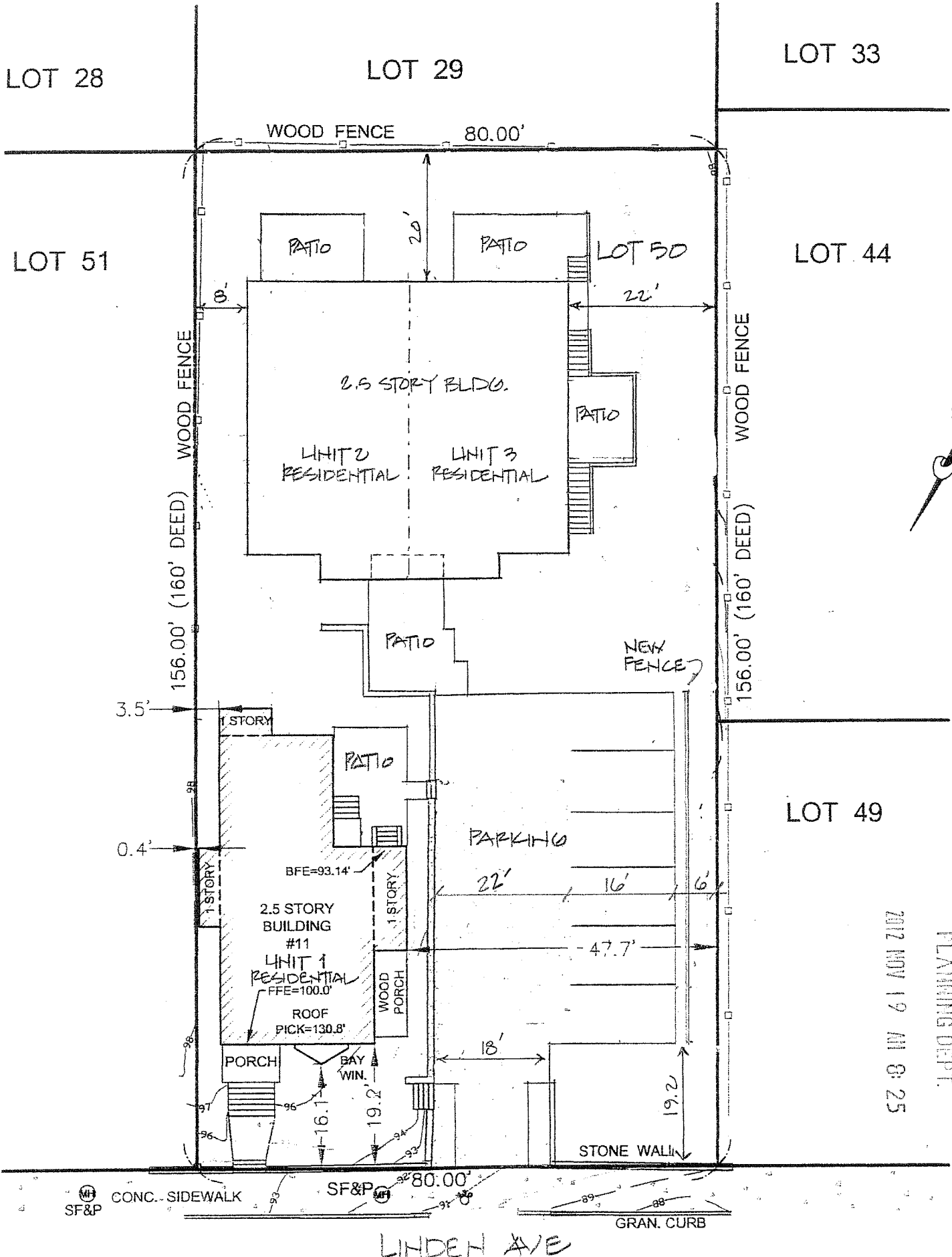
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11 LINDEN AVENUE • SITE PLAN-EXISTING
1"=20'
15 MARCH 12



11 LINDEN AVENUE · SITE PLAN - PROPOSED
 1" = 20'
 (SEE LANDSCAPE PLAN) 14 NOV 2012



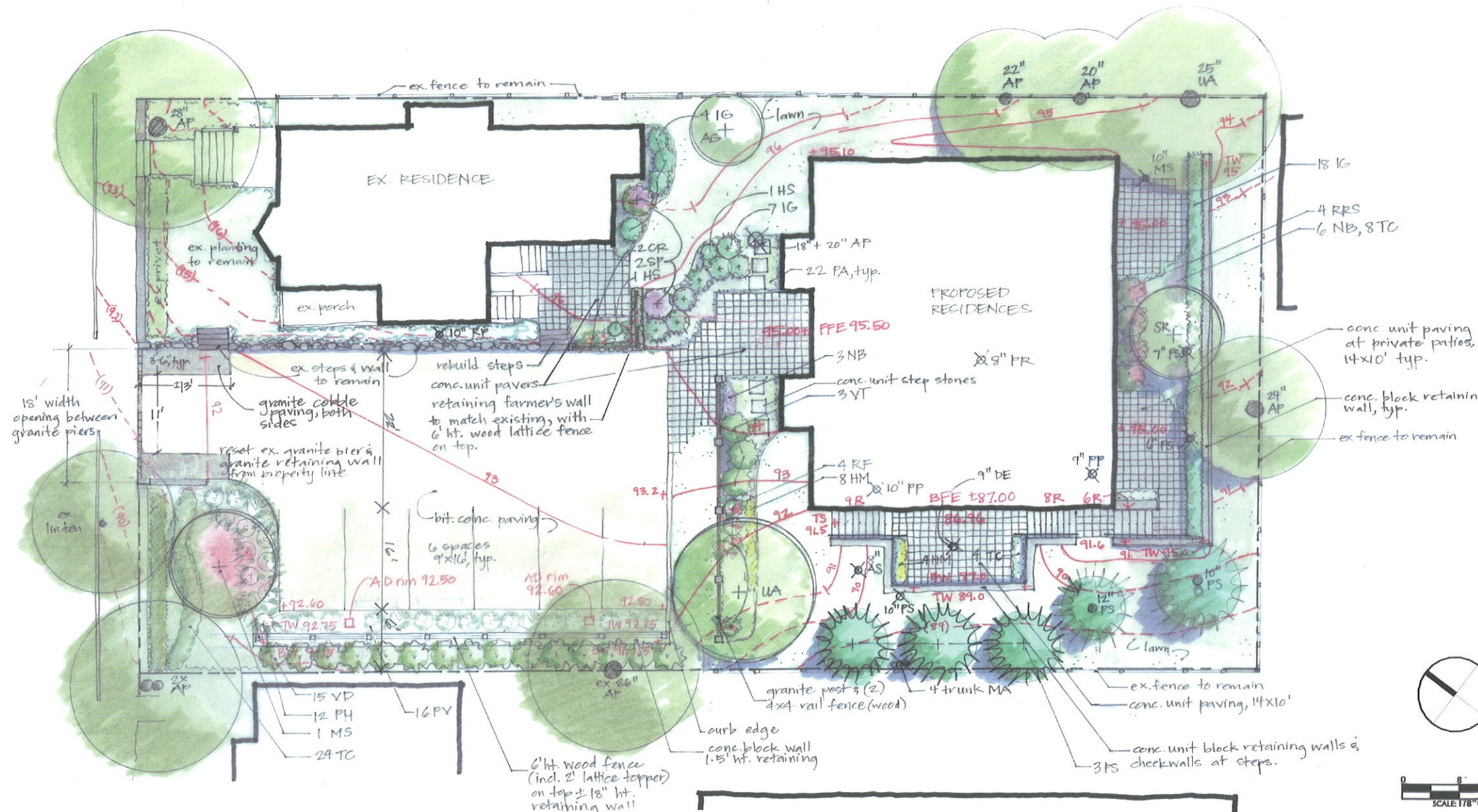
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11 Linden Avenue, Somerville, MA

Planting Plan



NOTES

- Concrete unit paving pattern (grid) may differ from that shown (staggered joints).
- Verify concrete unit pavers are adequate for vehicular traffic. Alternate: granite cobblestone at 14'x7' zone adjacent to driveway.

PROPOSED PLANTING LIST

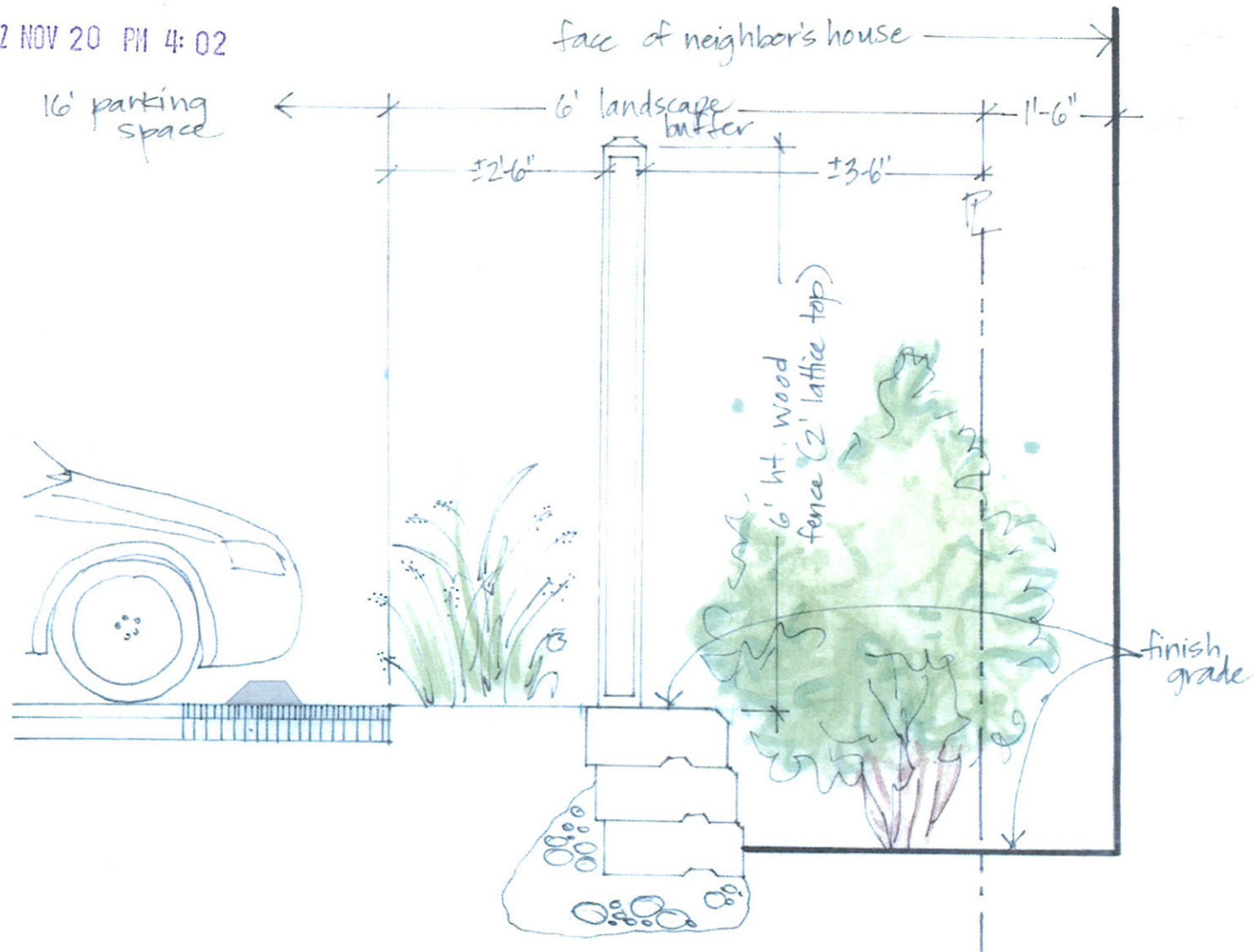
Trees:				EXISTING TREES TO REMAIN			
1	AG	Amelanchier grandiflora	Serviceberry	7-8' ht.	B&B	5	AP
1	MS	Magnolia stellata 'Centennial'	Centennial Magnolia	1.5" cal.	B&B	2	PS
3	PS	Pinus strobus	White pine	7-8' ht.	B&B	1	UA
1	SR	Syringa reticulata	Japanese Tree Lilac	2" cal.	B&B		
1	UA	Ulmus americana 'Princeton'	Princeton Elm	2" cal.	B&B		
Shrubs:				EXISTING TREES TO BE REMOVED (8" DBH AND GREATER)			
29	IG	Ilex glabra	Inkberry	24" ht.	pot	2	AP
4	RF	Rosa 'The Fairy'	Fairy Rose	24" ht.	pot	1	AS
4	RRS	Rhododendron 'Scintillation'	Pink Rhododendron	36" ht.	B&B	4	MA
2	SP	Syringa patula 'Miss Kim'	Miss Kim Lilac	36" ht.	B&B	1	MS
15	VD	Viburnum dentatum	Arrowwood Viburnum	36" ht.	B&B	2	PP
3	VT	Viburnum trilobum	American Cranberrybush	36" ht.	B&B	1	PR
Perennials/Vines:							
2	CR	Campsis radicans	Trumpet creeper	3 gal.	pot	1	RP
12	HM	Heemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 gal.	pot		
2	HS	Hosta elegans	Hosta	2 gal.	pot		
12	NB	Nepeta 'Blue Wonder'	Blue Wonder Catmint	2 gal.	pot		
22	PA	Polystichum acrostichoides	Christmas Fern	1 gal.	pot		
12	PH	Pennisetum a. 'Hameln'	Dwarf Fountain Grass	1 gal.	pot		
16	PV	Panicum virgatum 'Shenandoah'	Red Switchgrass	1 gal.	pot		
36	TC	Tiarella c. 'Running Tapestry'	Foamflower	1 gal.	pot		

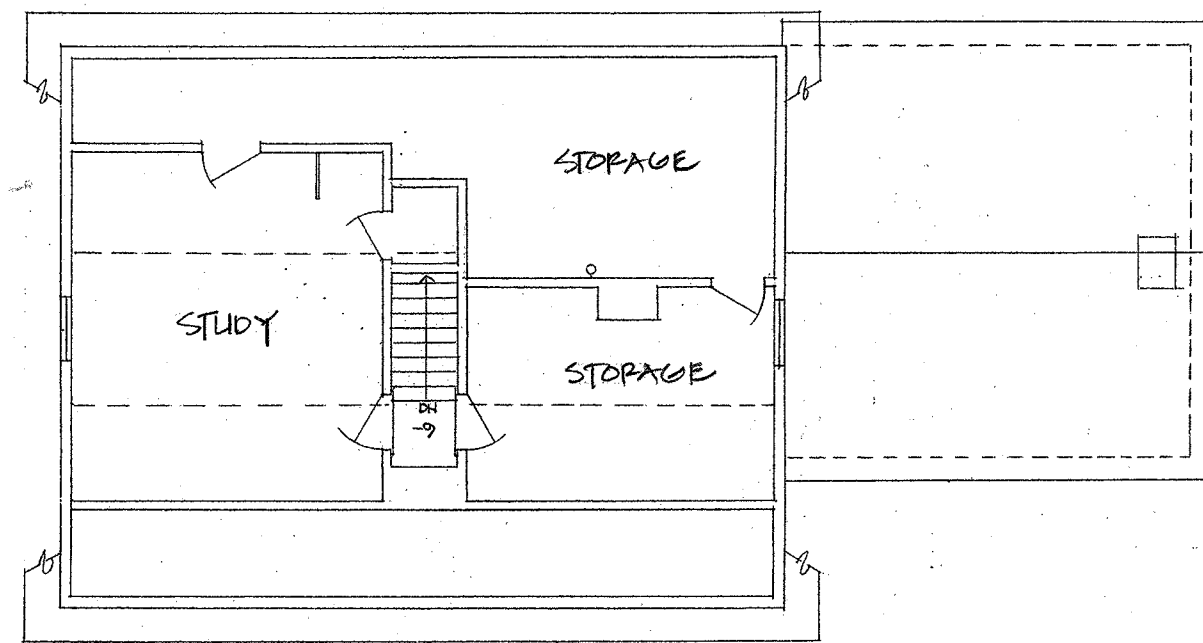
PLANTING NOTES

- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
- No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
- The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
- All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
- No planting shall be installed before acceptance of rough grading of topsoil.
- The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
- The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
- All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
- 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All shrub beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
- All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

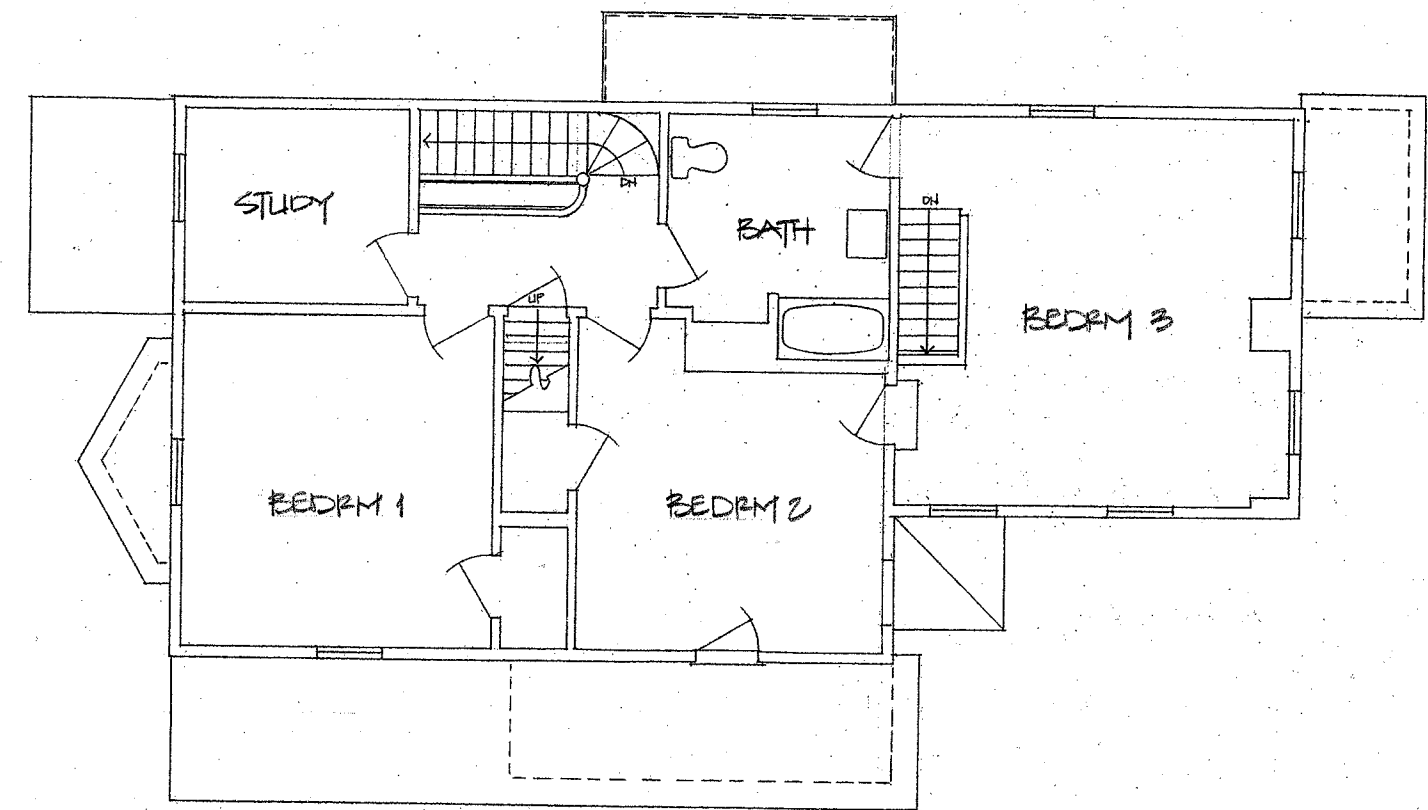
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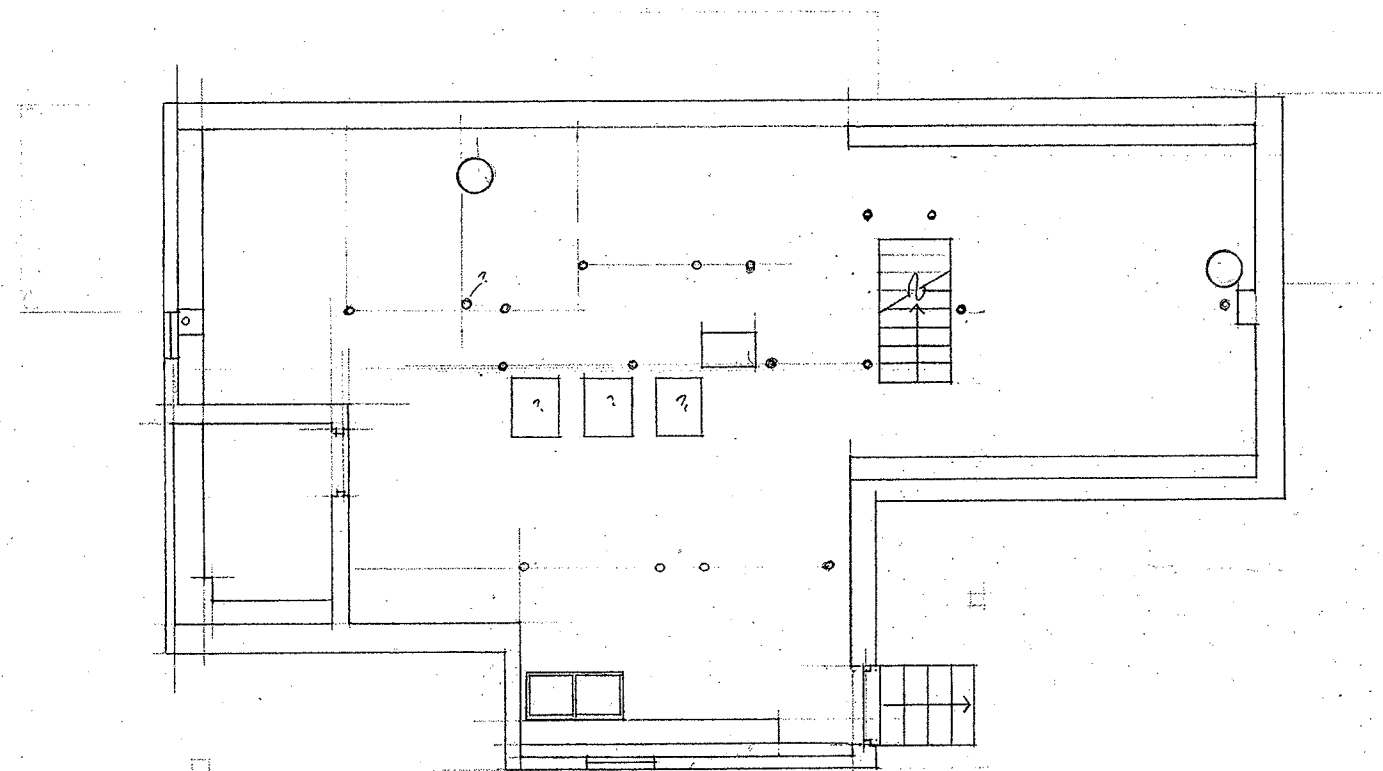




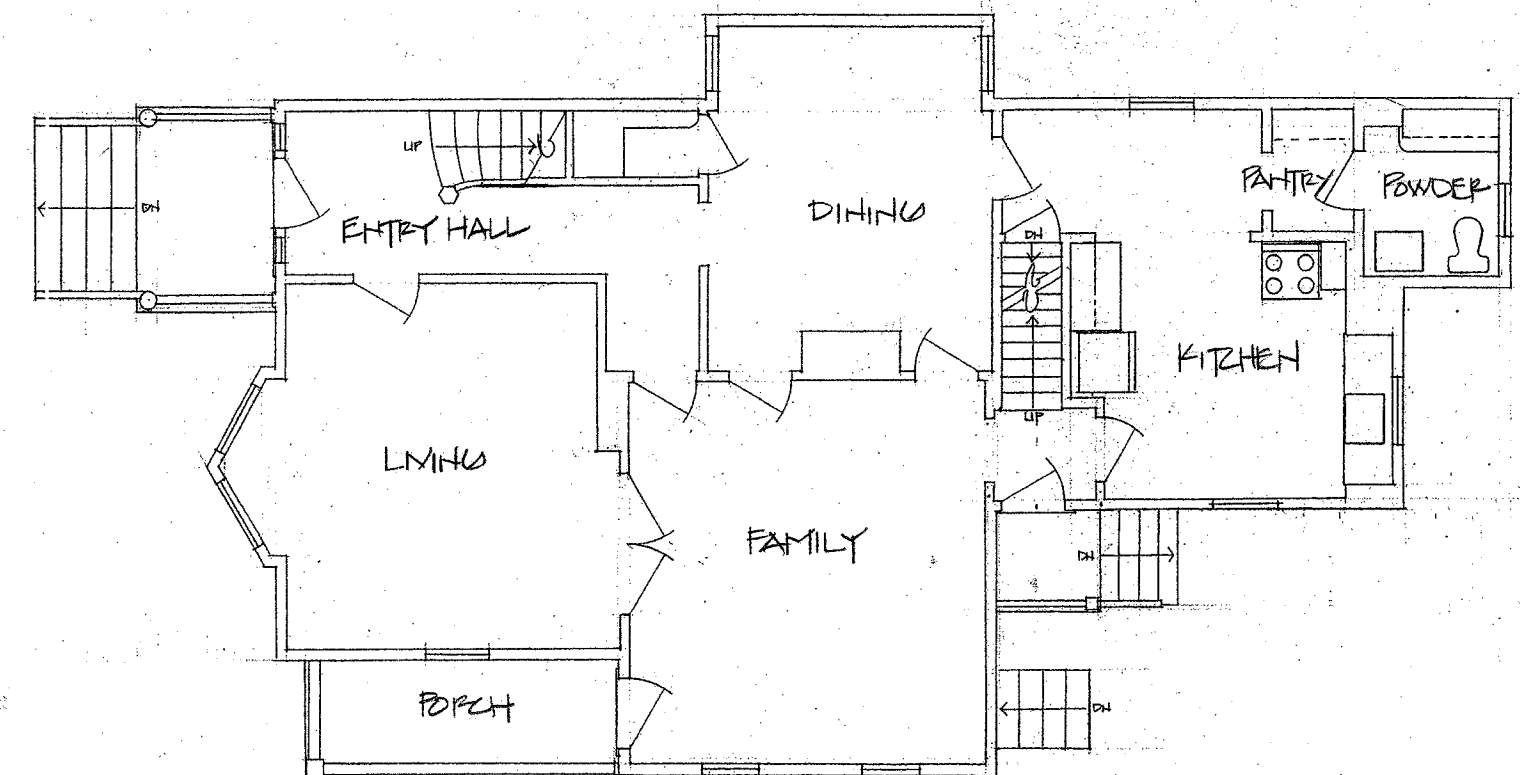
Third Floor Plan
276 S.F. NET



Second Floor Plan
929 S.F. NET



Basement Floor Plan



First Floor Plan
1085 S.F. NET

0 5 10 1/8" = 1'-0"

11 Linden Avenue, Somerville MA

Unit 1 Floor Plans – Existing

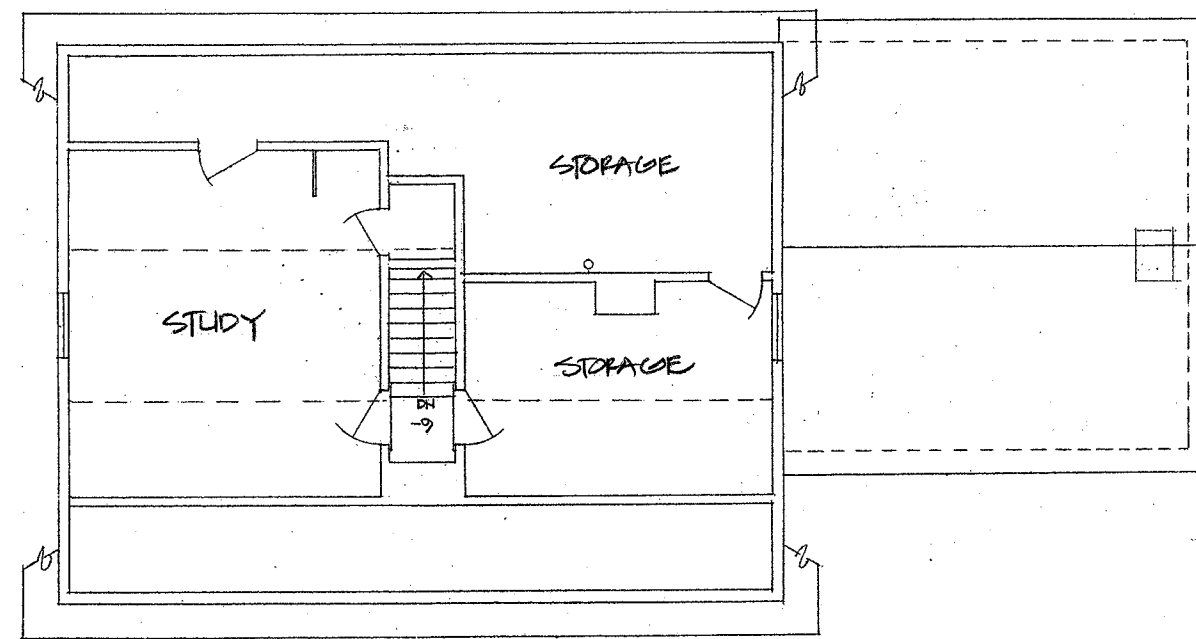
Snare + Snare Design 617 625-2935

15 March 2012

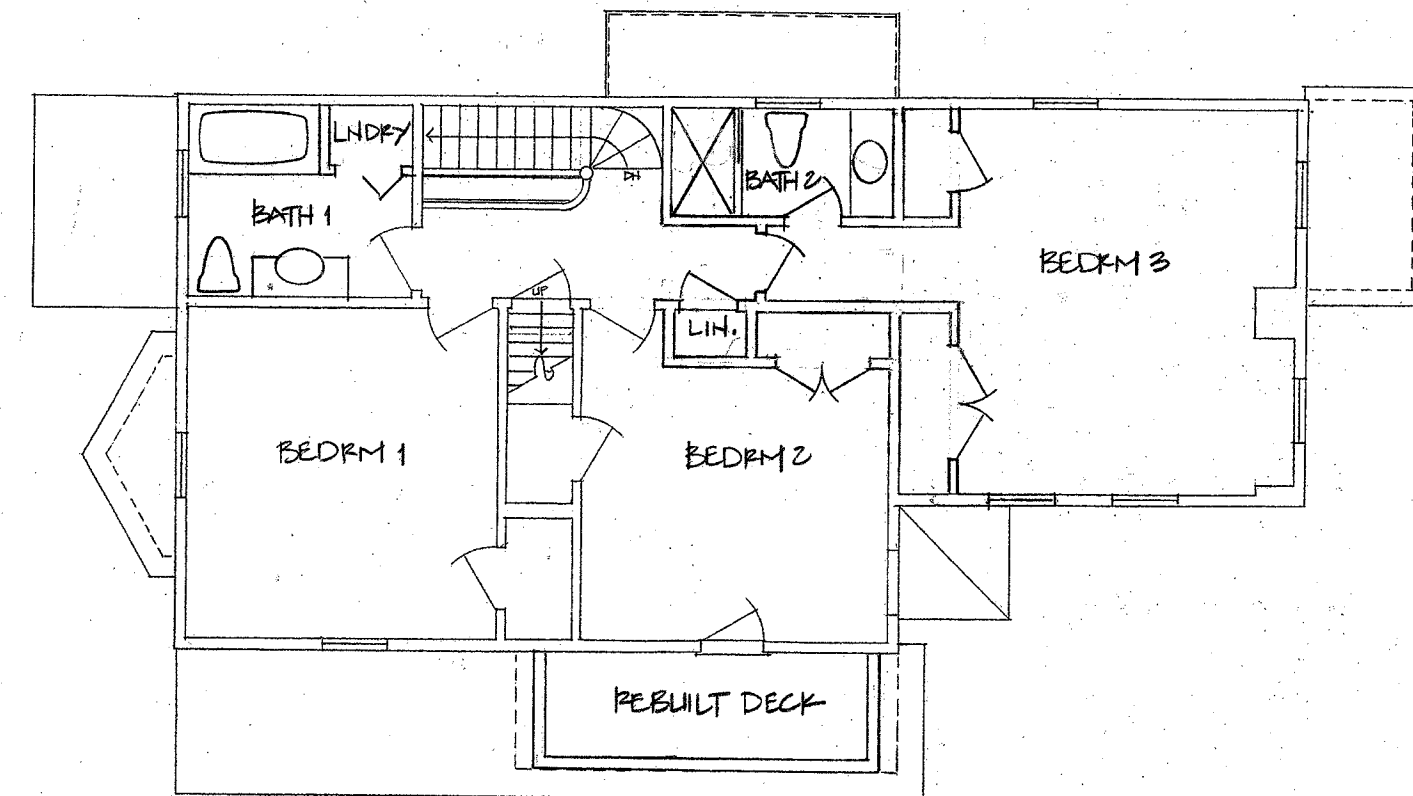
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2012 MAR -3 PM 2:32
CITY OF BOSTON
STANDARD SERVICE

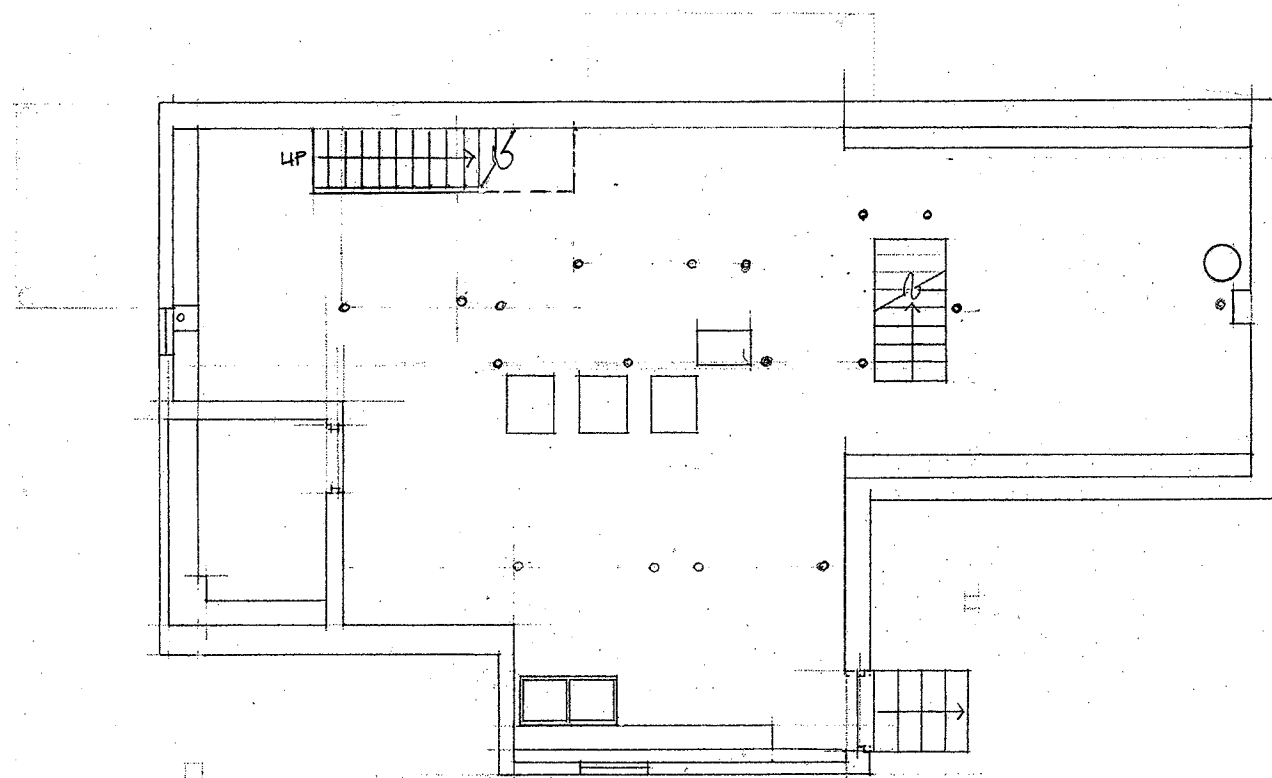
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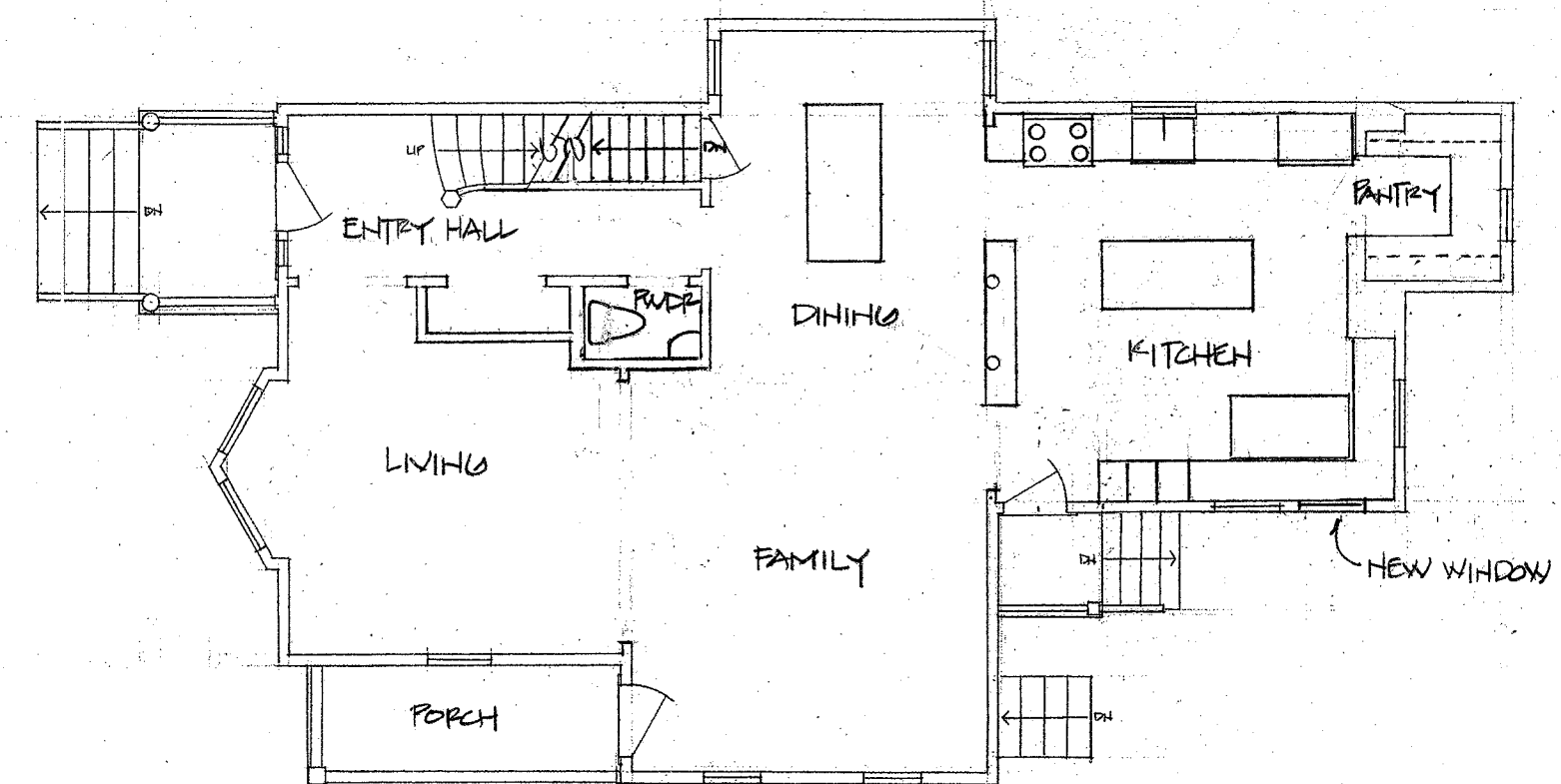
Third Floor Plan



Second Floor Plan



Basement Floor Plan



First Floor Plan

0 5 10 1/8" = 1'-0"

11 Linden Avenue, Somerville MA

Unit 1 Floor Plans – Proposed

2012 APR -6 PM 3:17

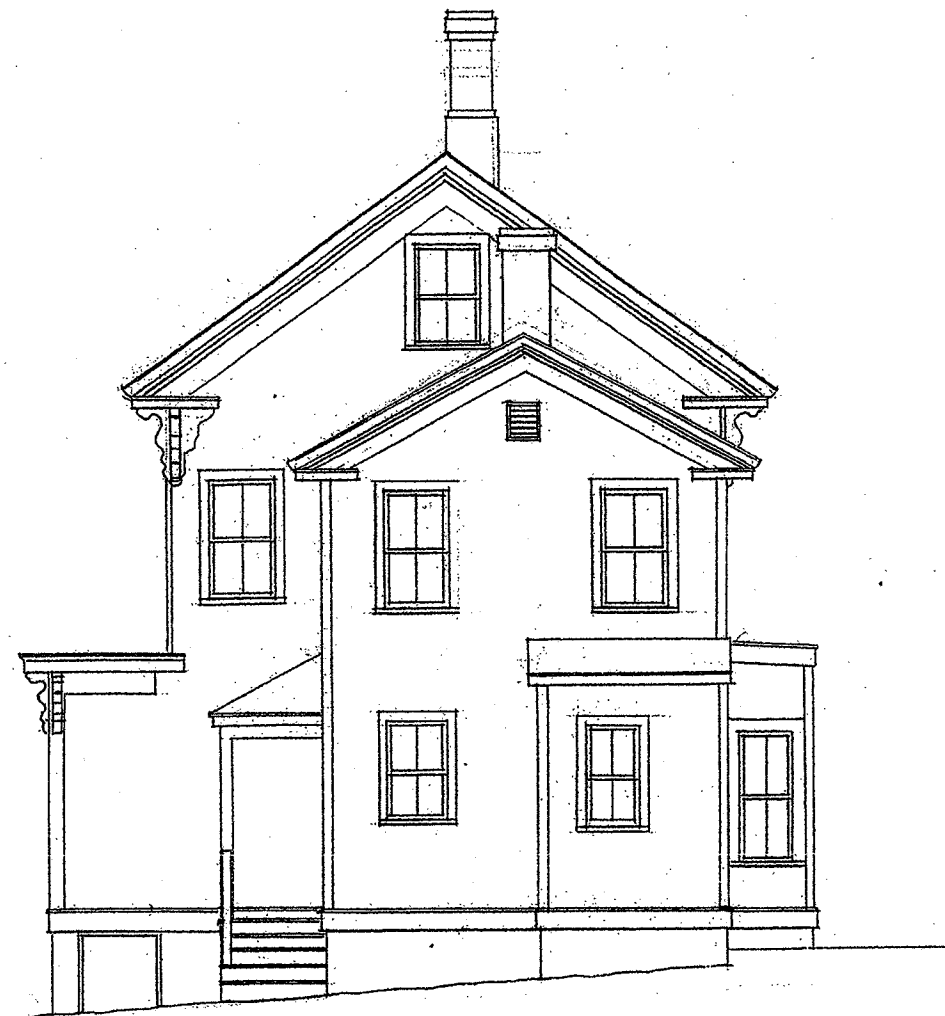


West Elevation

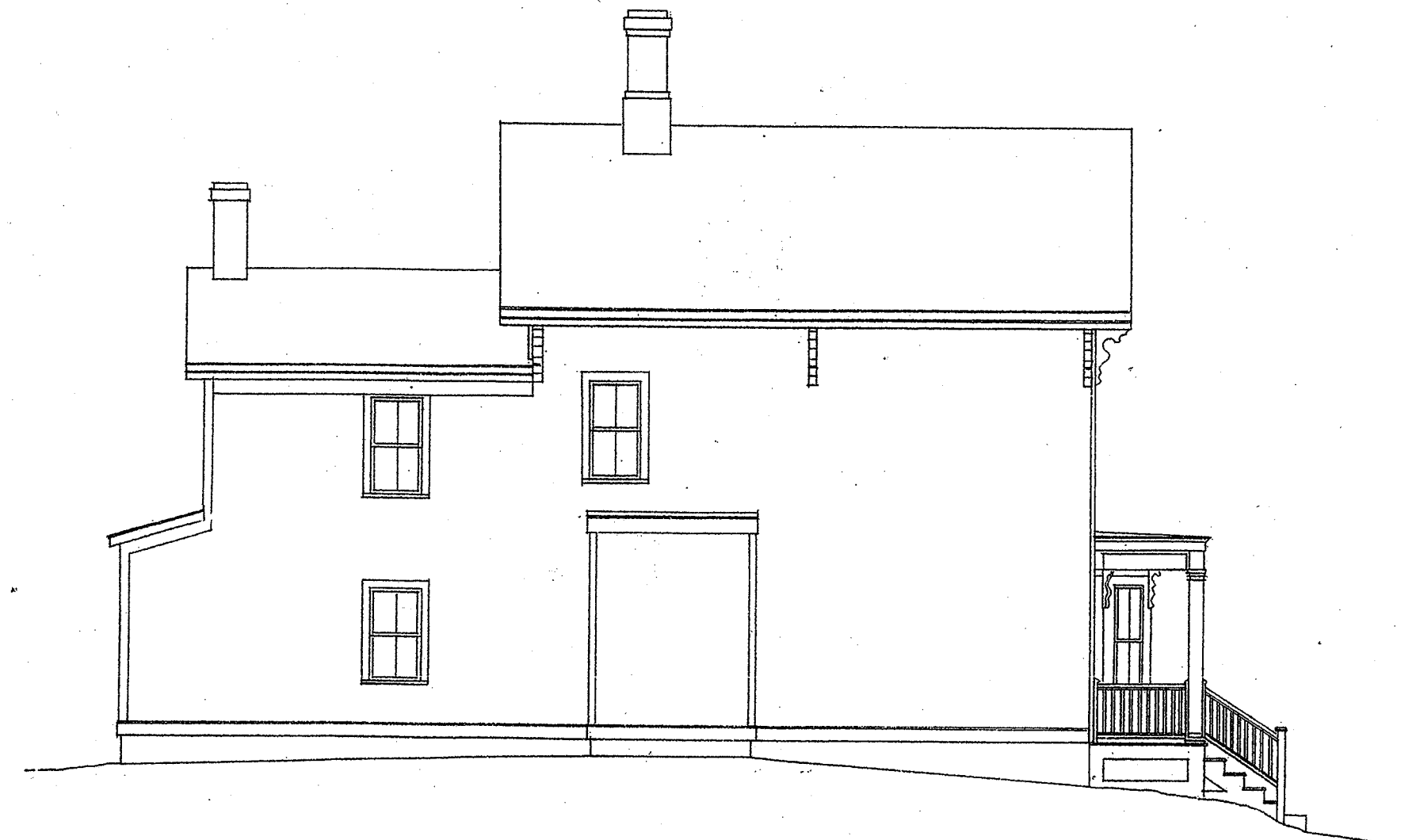
- EXISTING TO REMAIN:
- F.G. ROOF SHINGLES, GREEN
 - WD. TRIM, CREAM
 - WD. CLAPBOARD (SOME W/ FEATHERED EDGES) 4 1/8" - 4 1/4" T.T.W., YELLOW
 - WINDOWS: WOOD, DOUBLE HUNG, SINGLE PANE, 2/2
 - STONE & BRICK FOUNDATION



South Elevation



East Elevation



North Elevation

0 5 10 1/8" = 1'-0"

11 Linden Avenue, Somerville MA

Unit 1 Elevations – Existing

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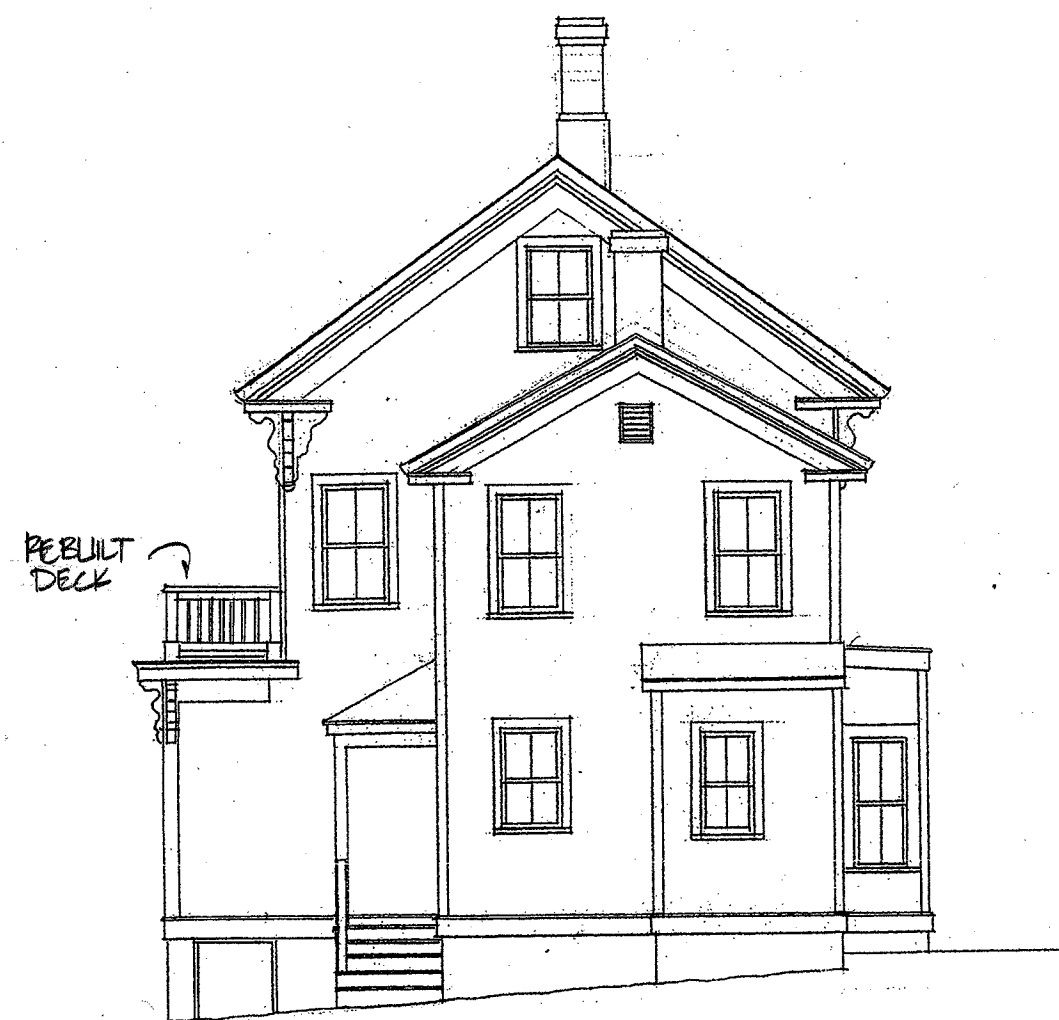
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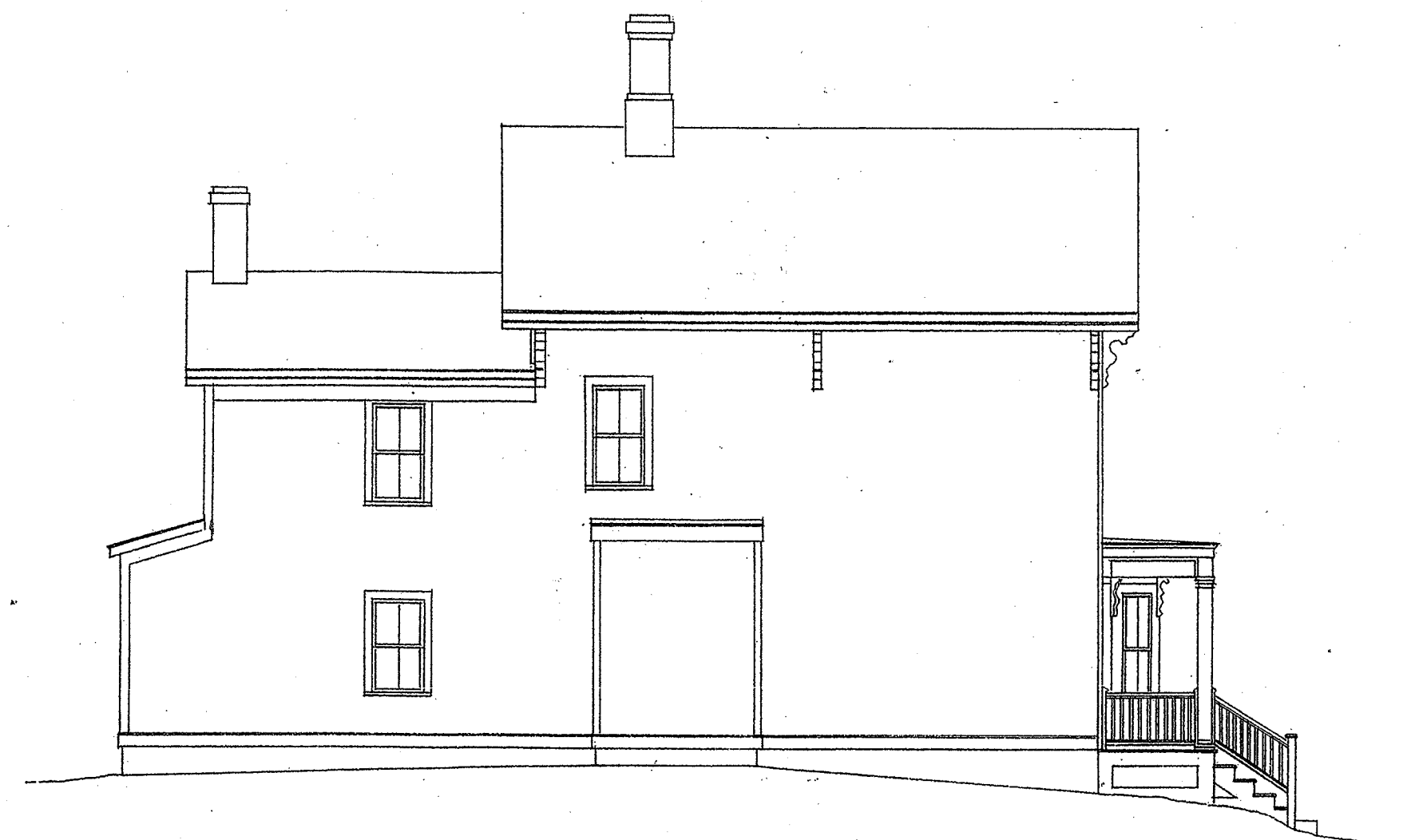
West Elevation



South Elevation



East Elevation



North Elevation

0 5 10 1/8" = 1'-0"

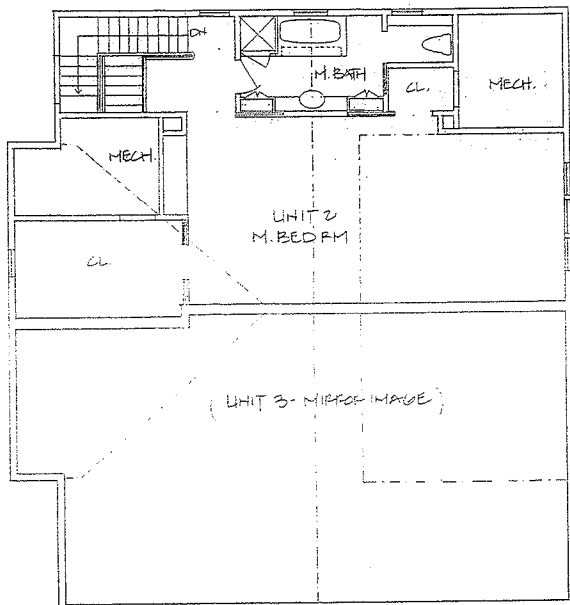
11 Linden Avenue, Somerville MA

Unit 1 Elevations – Proposed

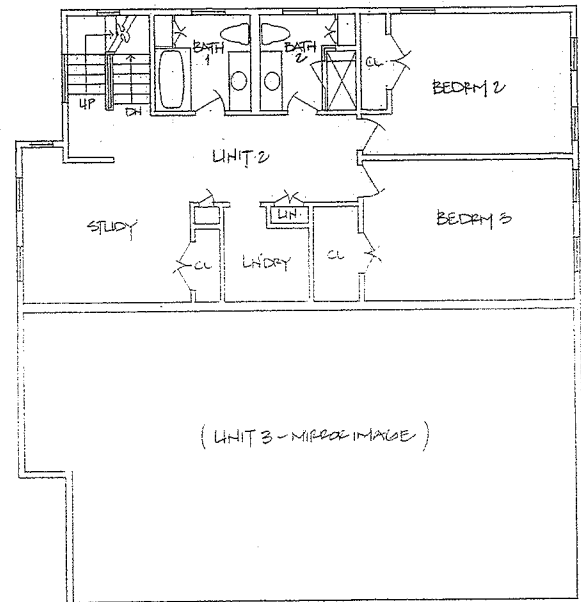
Snare + Snare Design 617 625-2935

15 March 2012

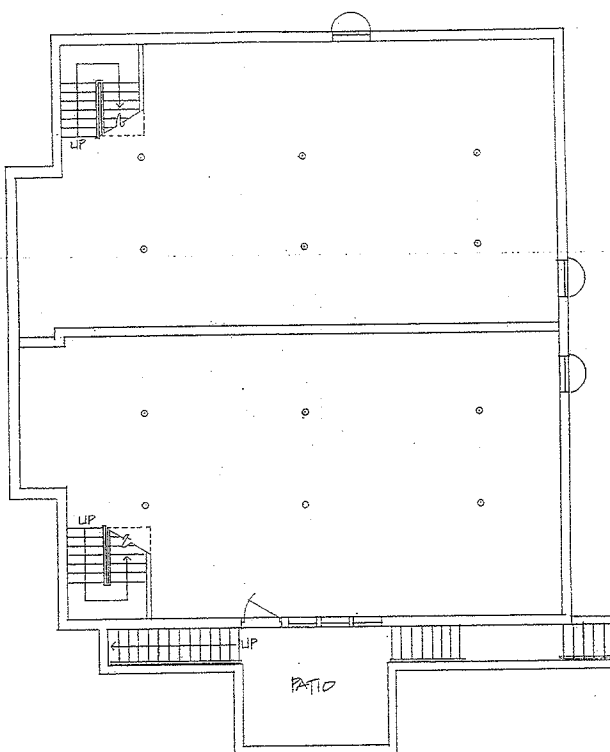
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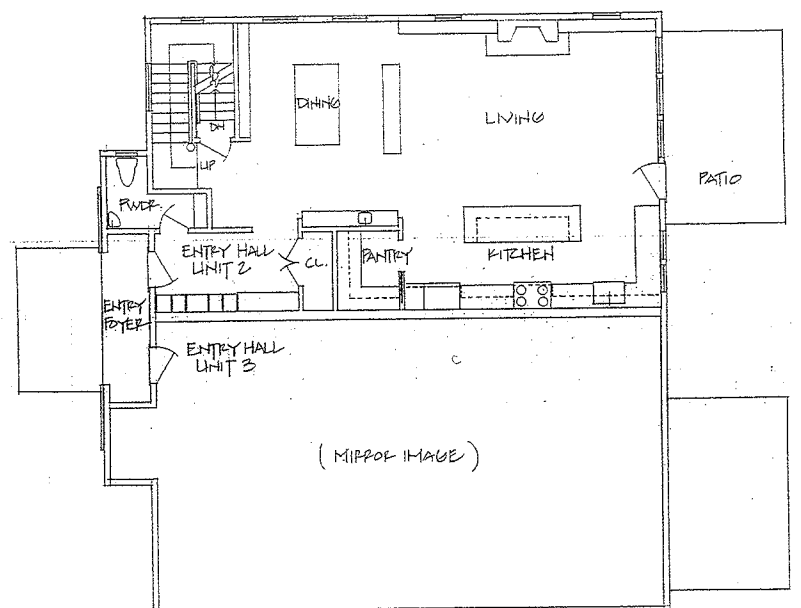
Third Floor Plan



Second Floor Plan



Basement Floor Plan



First Floor Plan

0 5 10 1/8" = 1'-0"

11 Linden Avenue, Somerville MA

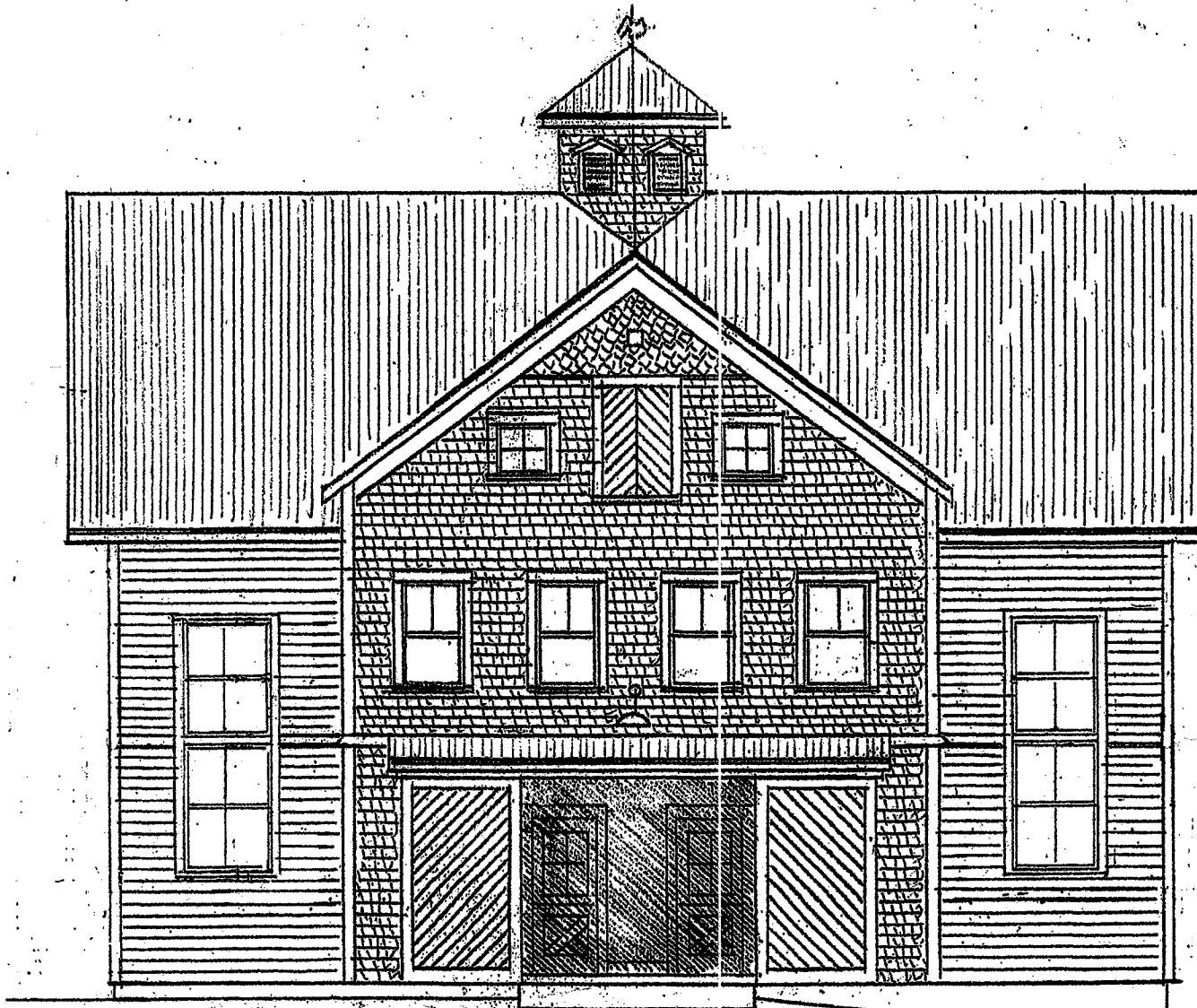
Units 2 & 3 Floor Plans - Proposed

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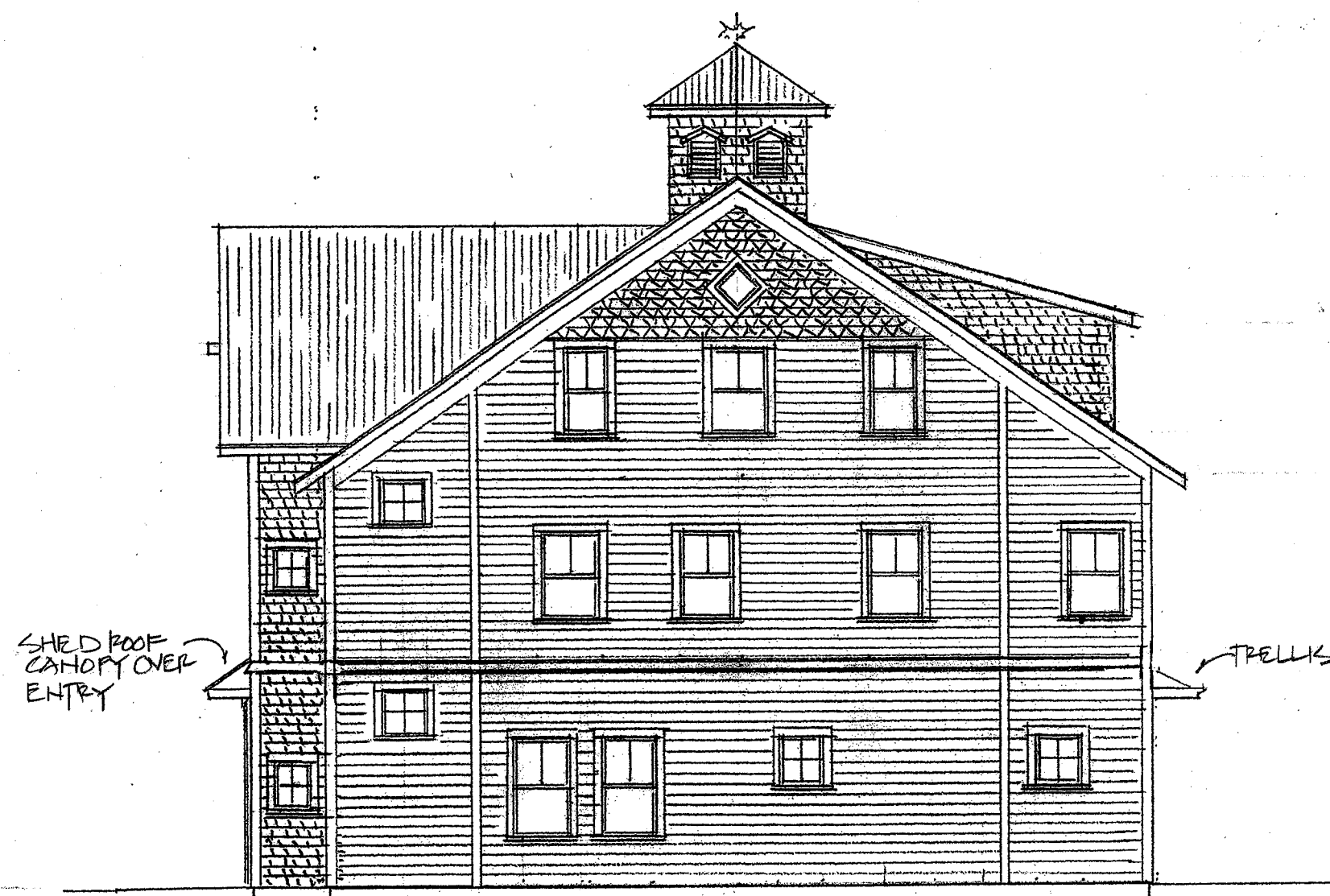
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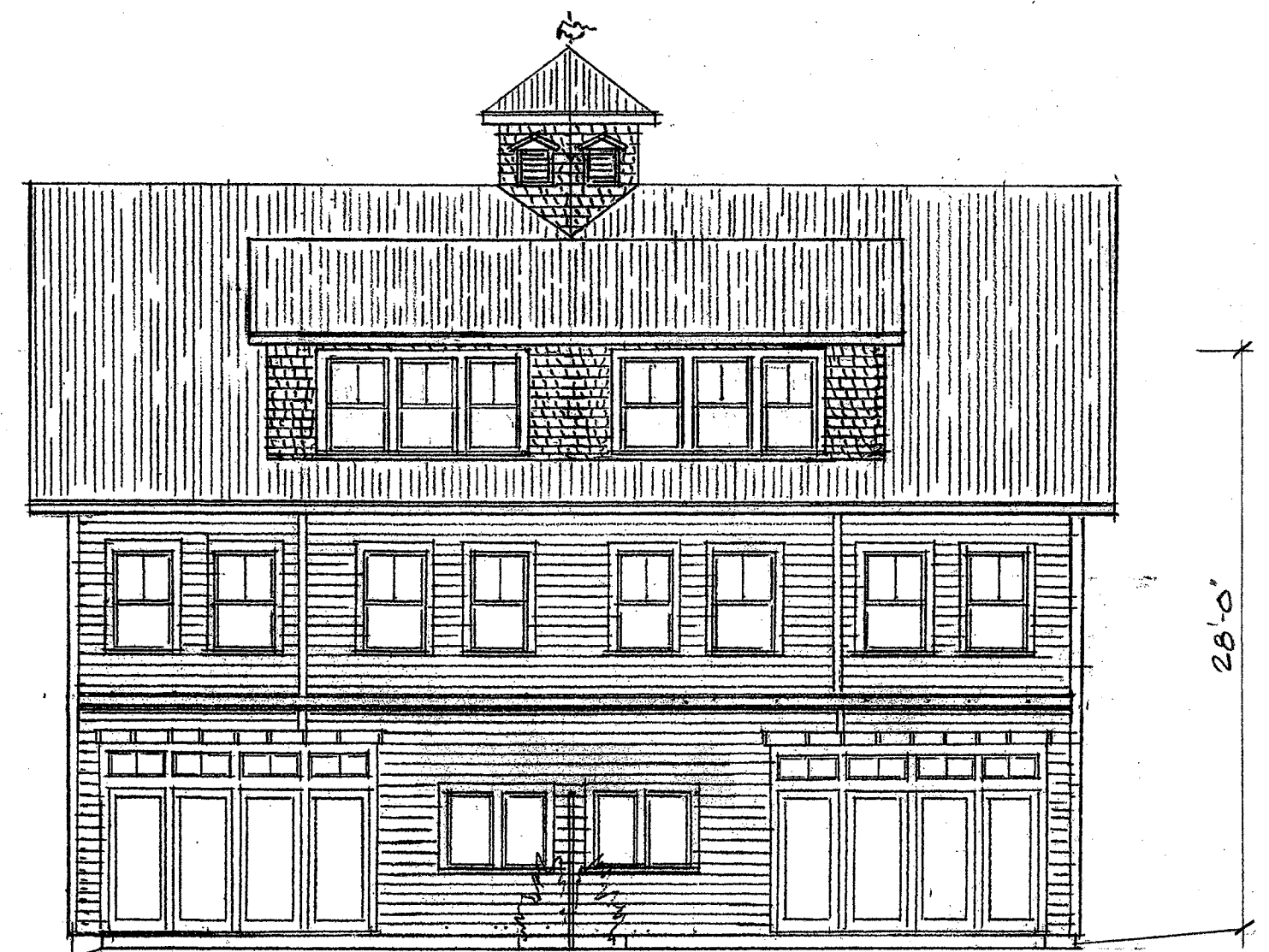


West Elevation

- COPPER WIND VANE
- CLIPBLA - WD. SHINGLES, WOVEN CORNERS
- FG. POOR SHINGLES, DK. GRAY/BLACK
- PROJECTING HAY LOFT POST
- DECORATIVE (DIAMOND) SHINGLES IN GABLE PEAKS - TYP
- TRIM BDS - AZEK, VERATEX, MDF
- WD. SHINGLES ON GABLE FACADE 4" T.T.W.
- WD. (OF CEMENT FIBERBOARD) CLAPBOARDS ON MAIN STRUCTURE 4" T.T.W.
- GOOSE NECK BARN LIGHT FIXTURE
- DECORATIVE BARN PET. FLOORS - TRIM BD. W/ MLDG. ON CLAPBOARD FACADES / SLOPED "SKIRT" ON SHINGLE FACADES
- WINDOWS - DOUBLE HUNG, SIMULATED DIVIDED LITES, 2/1, WD. INTERIOR, CLAD EXTERIOR, LOW E, NON-GLAZE
- WD. BARN DOORS ON TRACKS & ENTRY, SHED CANOPY ABOVE
- CONCRETE FOUNDATION
- COLORSTBD - "DUCKY" (DARK) TO CONTRAST WITH EXISTING STRUCTURE.



North & South Elevation



East Elevation

0 5 10 1/8"=1'-0"

11 Linden Avenue, Somerville MA

Units 2 & 3 Elevations - Proposed

Snare + Snare Design 617 625-2935

15 March 2012



MODEL - WITH FOLIAGE



MODEL- FOREGROUND FOLIAGE REMOVED FOR VISIBILITY