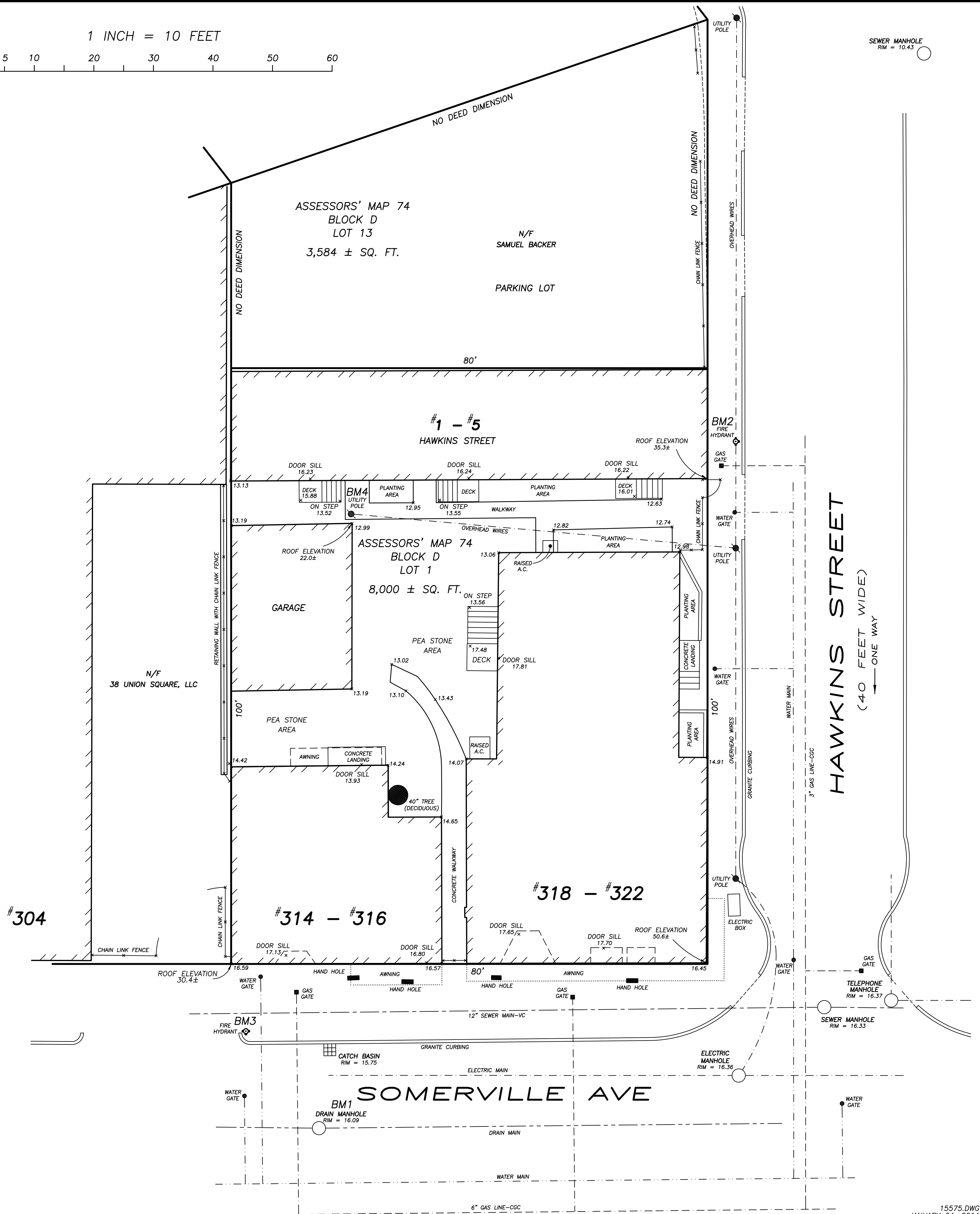


SITE PLAN
314-322 SOMERVILLE AVE
SOMERVILLE, MASSACHUSETTS
1 INCH = 10 FEET JANUARY 24, 2014
SNELLING & HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773
(781) 259-0071

OWNERS OF RECORD:
BELMONT HILL CORPORATION
BK. 22406 PG. 158

NORTH FROM PLAN BOOK 14 PAGE 93

1 INCH = 10 FEET
0 5 10 20 30 40 50 60



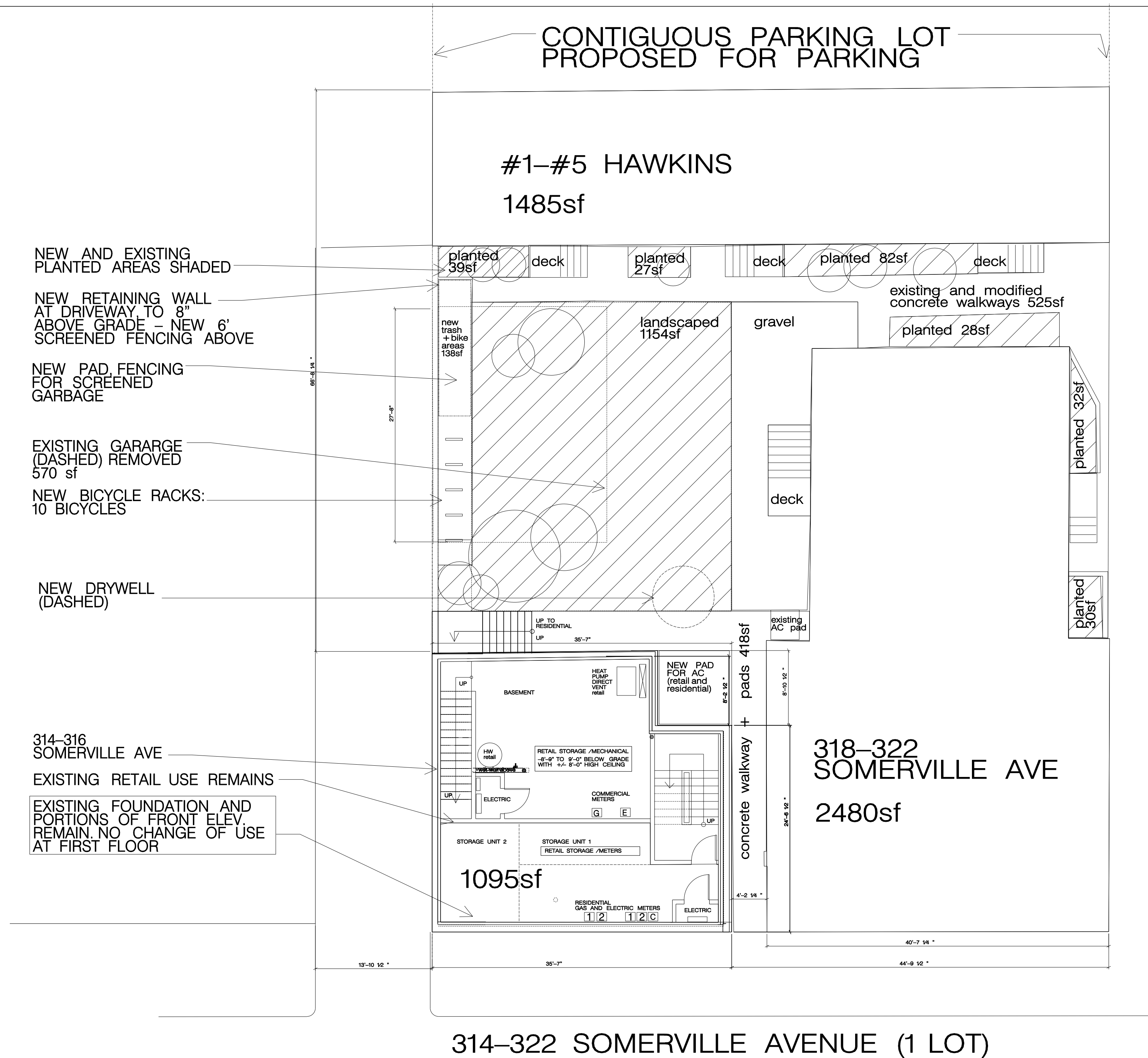
NOTES:
- THE ELEVATIONS ARE BASED ON DRAIN MANHOLE RIM (ELEVATION = 4.904m) AS SHOWN ON PLAN SHOWING THE LOCATION OF UTILITIES ON FILE WITH THE CITY OF SOMERVILLE ENGINEERING DEPARTMENT.
- A CONVERSION FACTOR OF 3.2808 HAS BEEN APPLIED TO ESTABLISH THE ELEVATIONS SHOWN HEREON (CONVERTING METERS INTO FEET).
- THE LOCATION OF THE SUBSURFACE UTILITIES IS APPROXIMATE & BASED ON FILED OBSERVATIONS & INFORMATION TAKEN FROM THE AFOREMENTIONED PLAN.

BENCHMARKS: (SEE NOTE)
BM1 - RIM OF DRAIN MANHOLE IN FRONT OF LOCUS AS SHOWN ELEVATION = 16.09
BM2 - SPINDLE OF FIRE HYDRANT ON HAWKINS STREET AS SHOWN ELEVATION = 14.99
BM3 - SPINDLE OF FIRE HYDRANT ON SOMERVILLE AVENUE AS SHOWN ELEVATION = 19.08
BM4 - SPIKE UP 1'± IN UTILITY POLE AS SHOWN ELEVATION = 14.01

PLAN REFERENCE:
- PLAN NUMBER 69 RECORDED IN PLAN BOOK 16B

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF JANUARY 16, 2014, WITH THE USE OF A TOPCON TOTAL STATION.

JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR
DATE: _____



33 1/2 UNION SQUARE
SOMERVILLE, MA
02143
TEL.: (617) 776-2233
FAX: (617) 776-4455

WRITTEN DIMENSIONS ON THESE
PLANS SHALL HAVE PREFERENCE
OVER SCALED DIMENSIONS.
CONTRACTORS SHALL VERIFY AND
BE RESPONSIBLE FOR ALL
DIMENSIONS AND CONDITIONS ON
THE JOB AND THIS OFFICE MUST BE
NOTIFIED OF ANY VARIATIONS FROM
THE DIMENSIONS AND CONDITIONS

PROJECT:	314-316 SOMERVILLE AVENUE	OFFICE REF#	2013-01
DRAWING TITLE:	PROPOSED SITE PLAN		
SCALE:			
DATE:	7-15-14		
DRAWN BY:			

REVISION/DATE:

L1.1

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2013-01

OFFICE REF#

PROJECT: 314-316 SOMERVILLE AVENUE
DRAWING TITLE: FRONT ELEVATION (SOMERVILLE AVENUE)

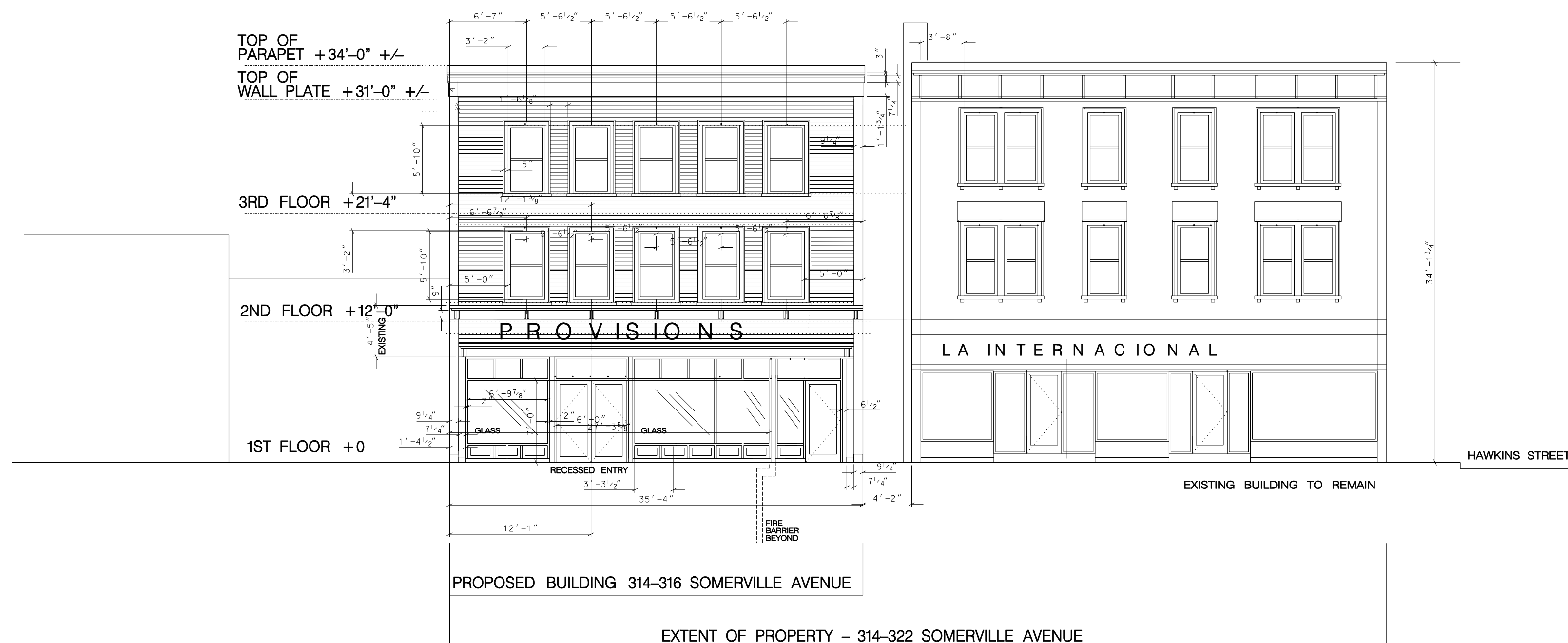
SCALE: $\frac{1}{8}" = 1'-0"$

DATE: 7-15-14

DRAWN BY:

REVISION/DATE:

A1.3

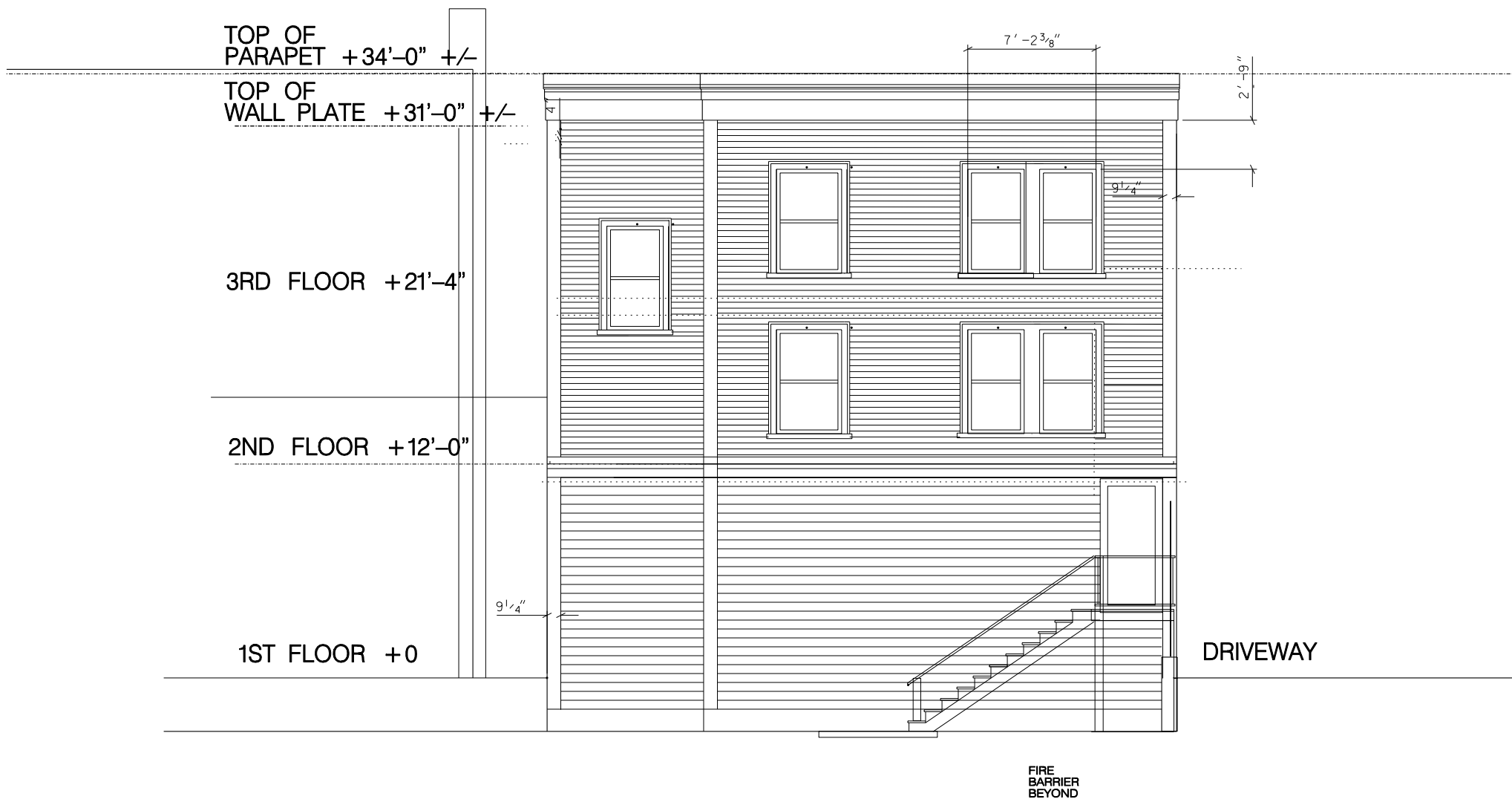


1

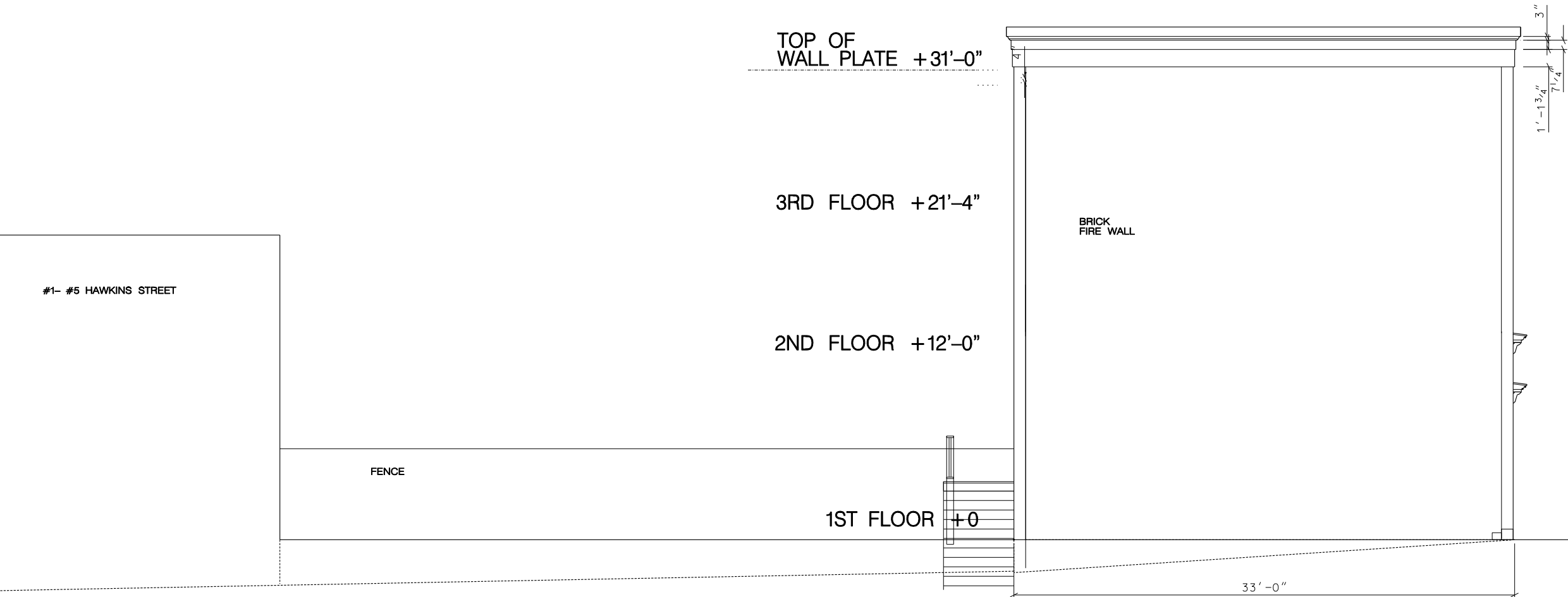
SOMERVILLE AVENUE STREET ELEVATION (HISTORIC COMMISSION MOA)

SCALE: 1/8" = 1'-0" (8' X 24" SHEET SIZE)

SOUTH SIDE ELEVATION (REAR)

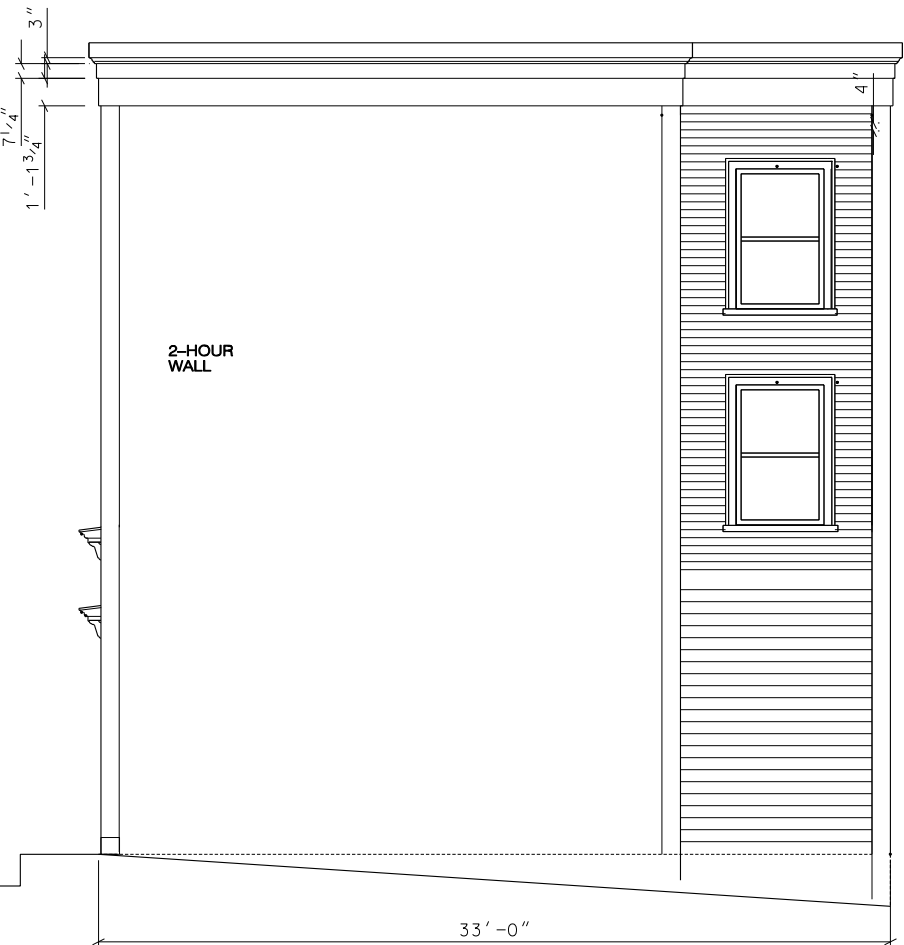


2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



EAST SIDE ELEVATION (DRIVEWAY)

2 EAST SIDE ELEVATION
SCALE: 1/8" = 1'-0"



WEST SIDE

3 WEST SIDE ELEVATION
SCALE: 1/8" = 1'-0"

SEITZ
ARCHITECTS

33 1/2 UNION SQUARE
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02143
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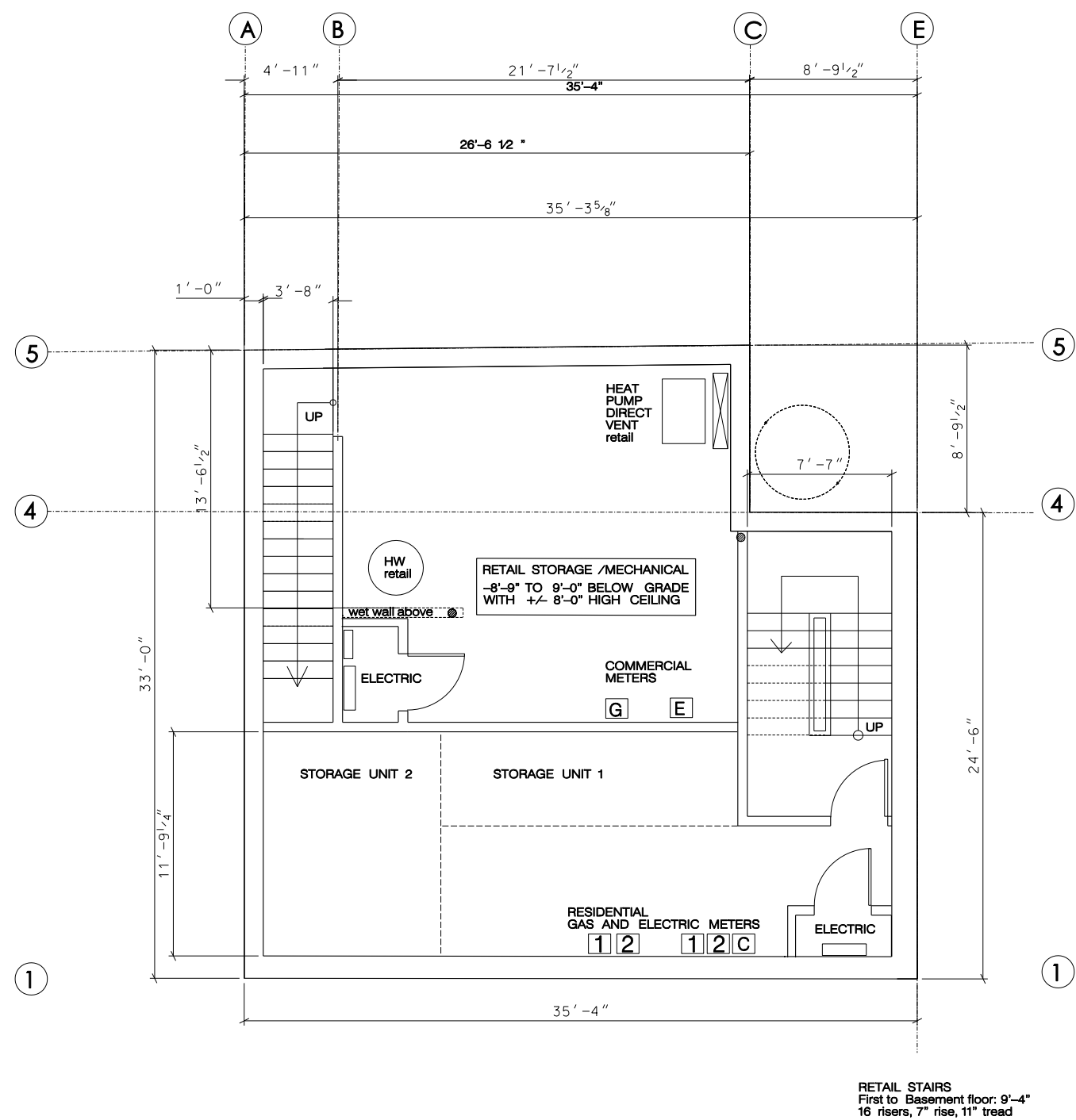
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PROJECT: 314-316 SOMERVILLE AVENUE
DRAWING TITLE: SIDE AND REAR ELEVATIONS
SCALE: 1/8" = 1'-0"
DATE: 7-15-14
DRAWN BY: OFFICE REF# 2013-01

REVISION/DATE:

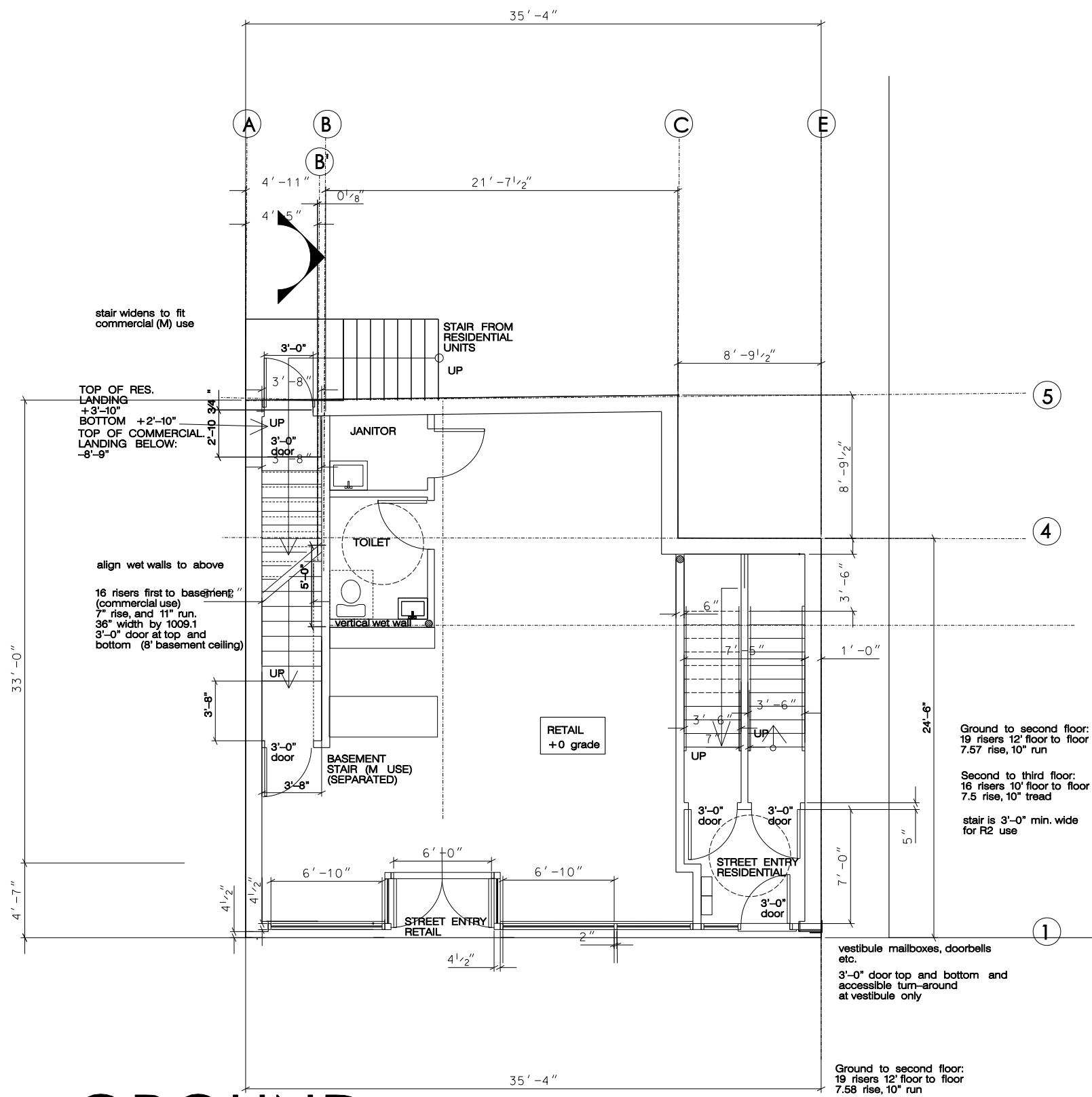
A1.4

SCHEMATIC DESIGN



BASEMENT

0 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0" FOOTPRINT +/- 1100 SF



GROUND

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" INTERIOR RETAIL (EXCLUDING STAIRS): +/- 694 SF
INTERIOR RETAIL INCLUDING EXCLUSIVE USE BASEMENT STAIR: +/- 944 SF

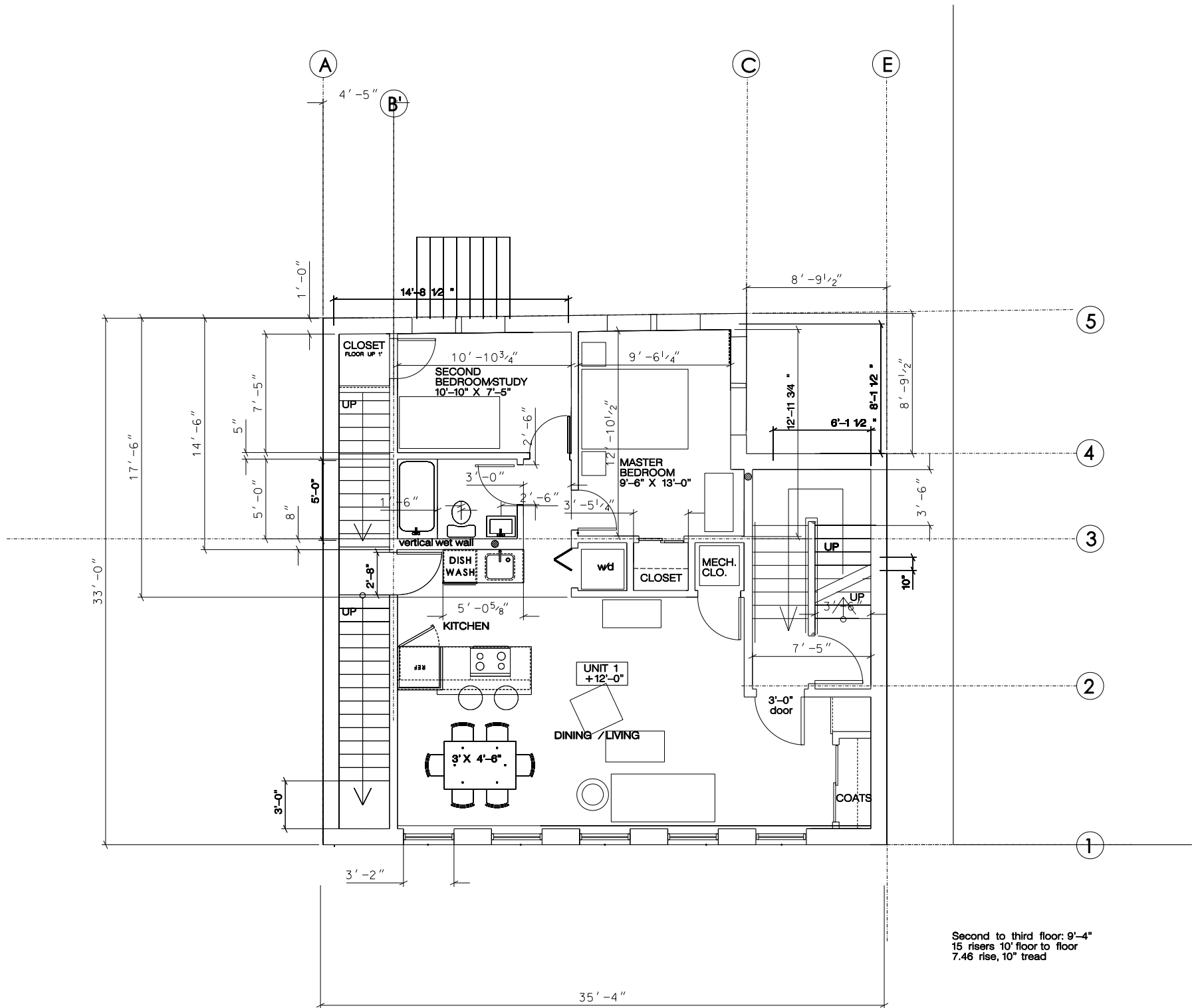
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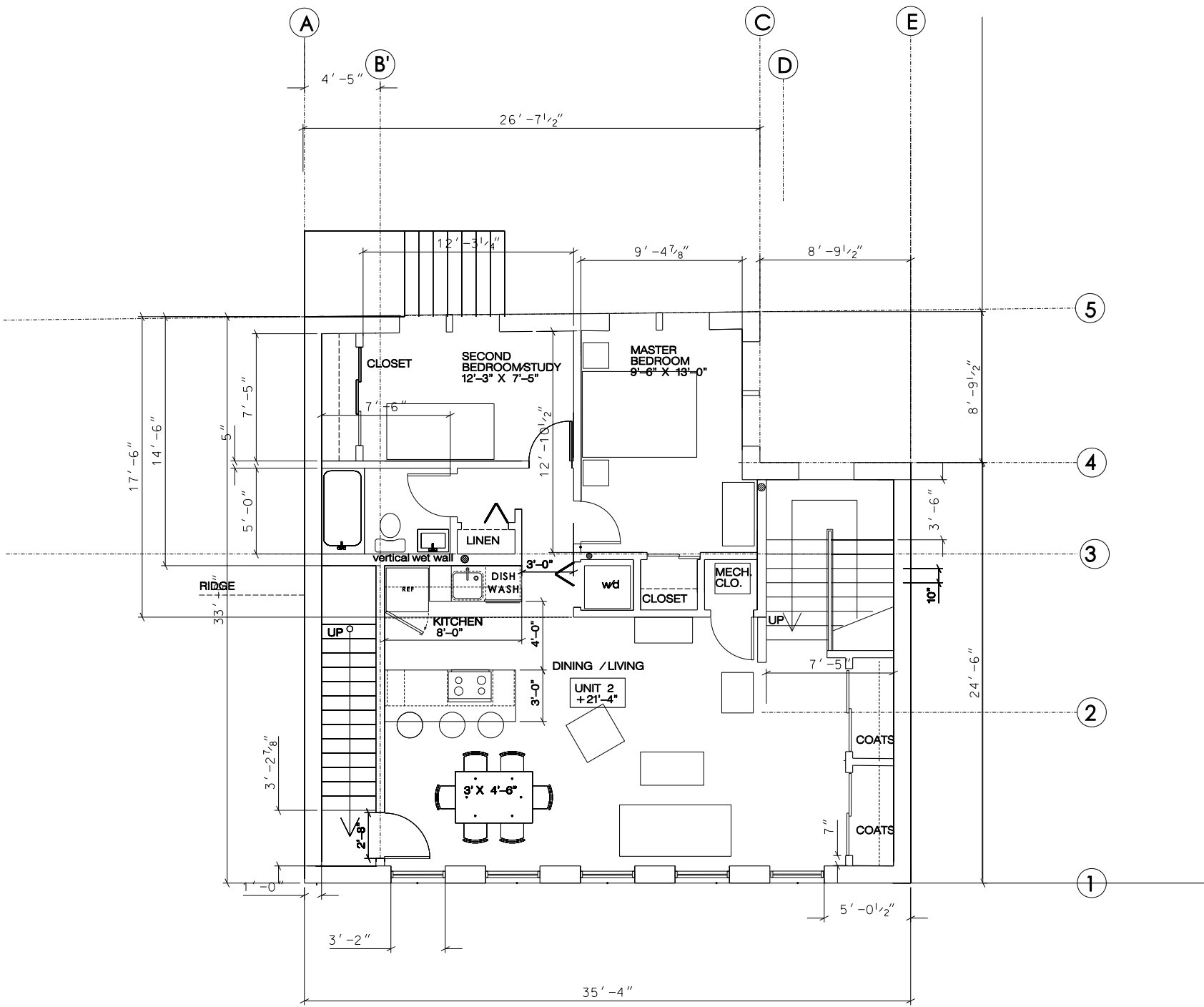
PROJECT: 314-316 SOMERVILLE AVENUE
DRAWING TITLE: BASEMENT AND GROUND FLOOR PLANS
SCALE: 1/8" = 1'-0"
DATE: 7-15-14
DRAWN BY:
OFFICE REF# 2013-01

REVISION/DATE:

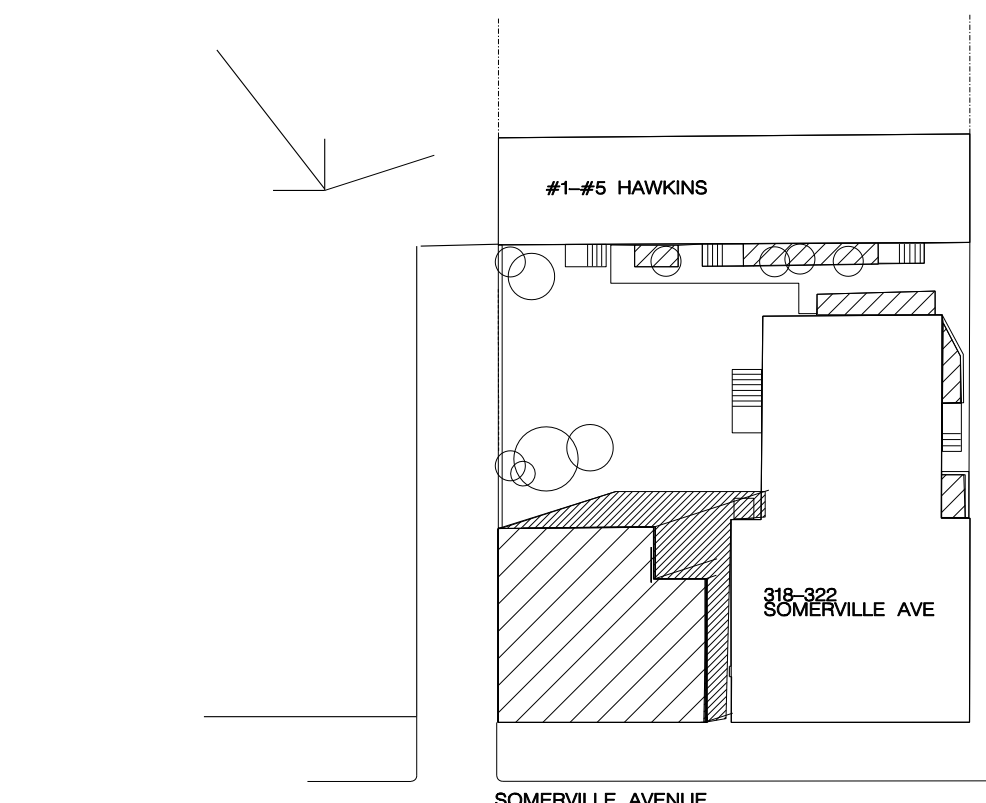
SCHEMATIC DESIGN



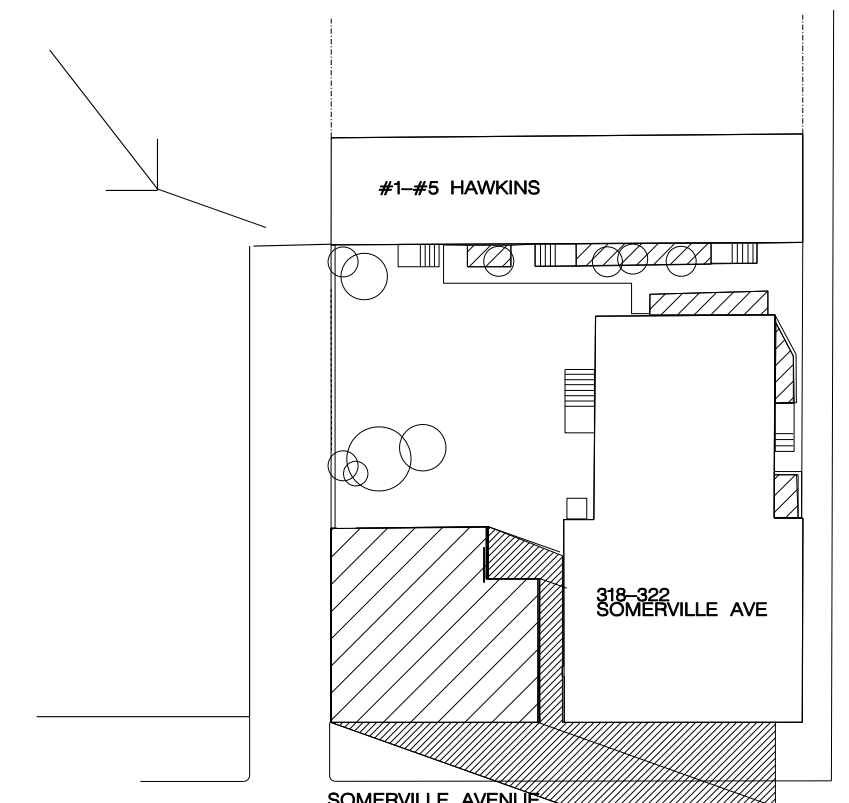
SECOND
2 INTERIOR AREA EXCLUDING STAIRS:
750 SF 2 BEDROOM UNIT
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



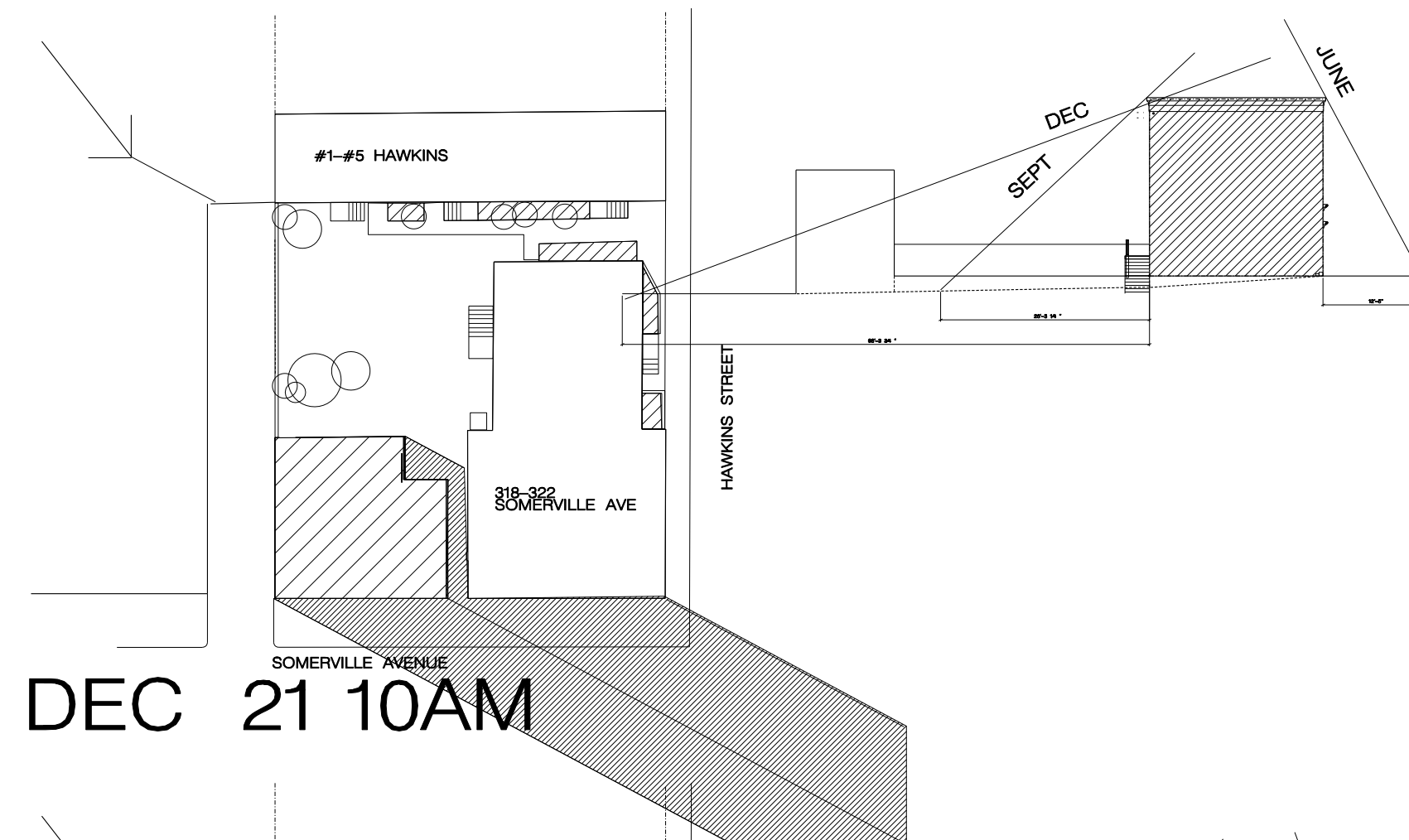
THIRD
3 INTERIOR AREA EXCLUDING STAIRS:
812 SF 2 BEDROOM UNIT
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



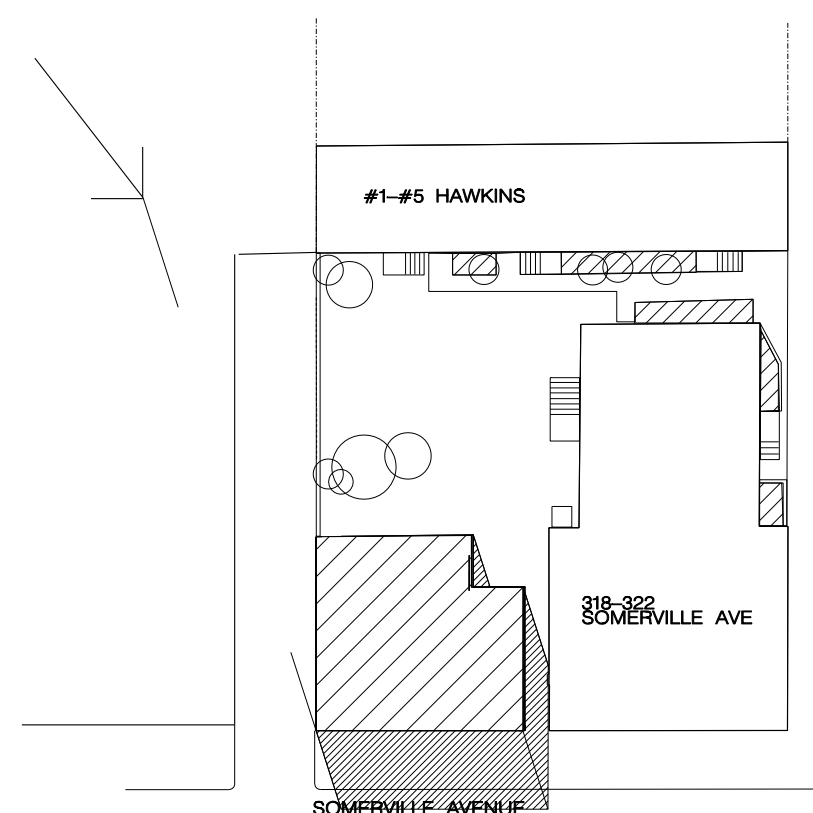
JUNE 21 10AM



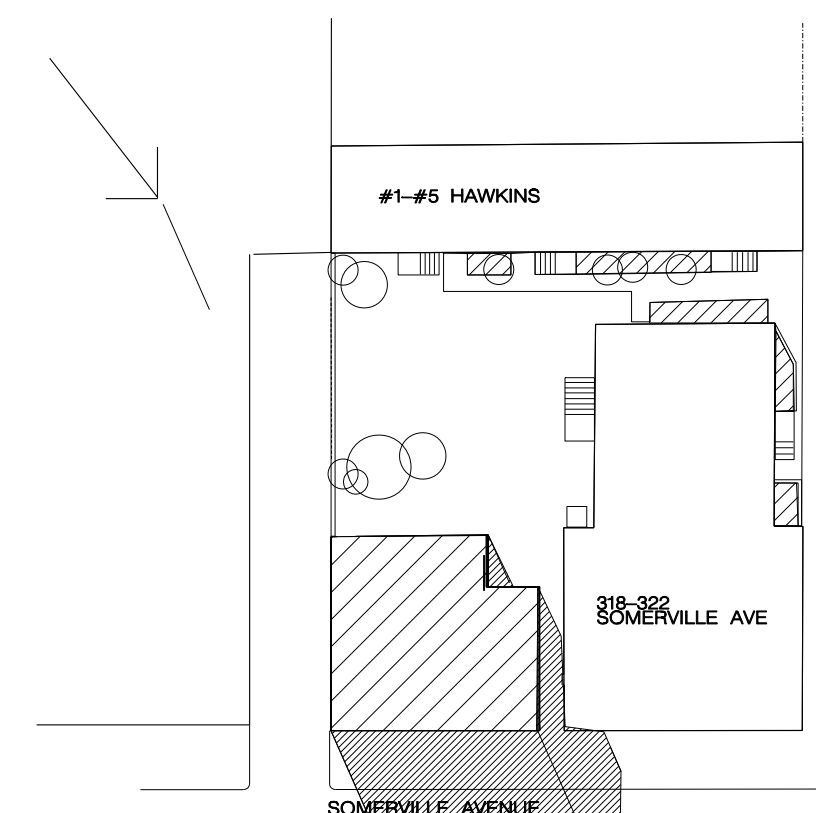
SEPT 21 10AM



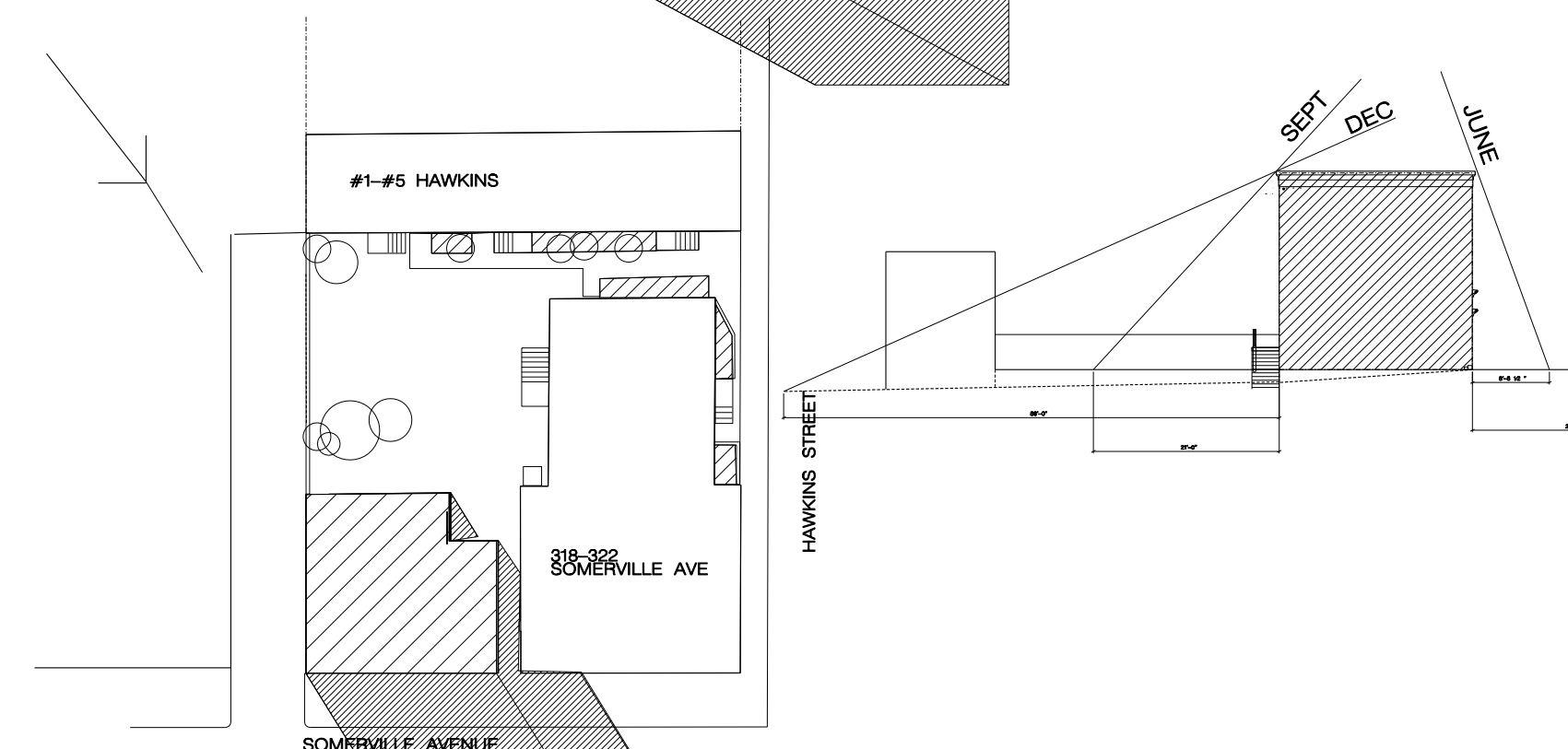
DEC 21 10AM



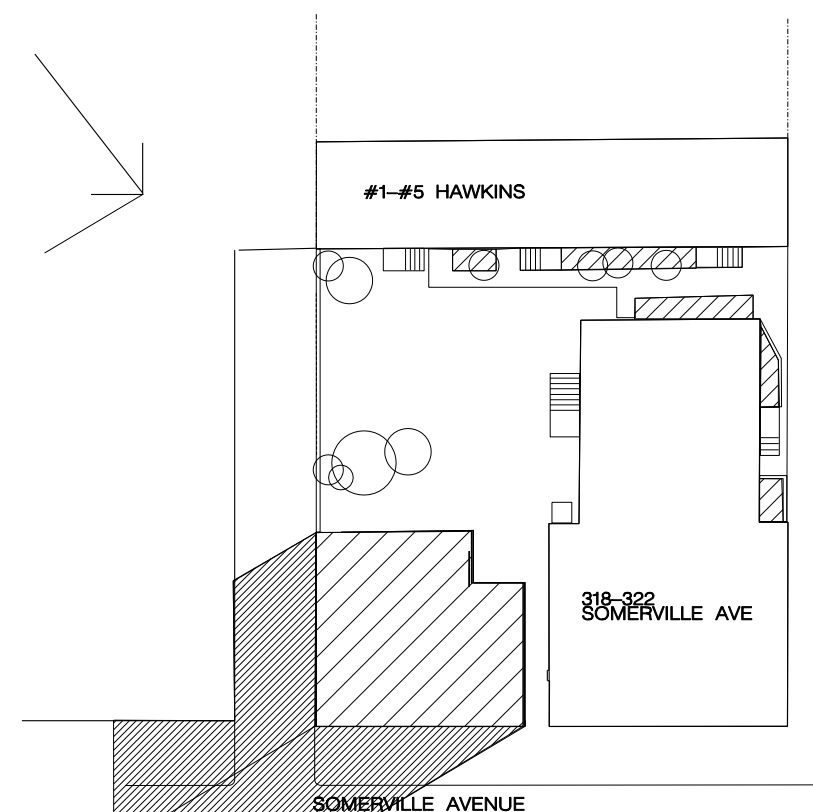
JUNE 21 NOON



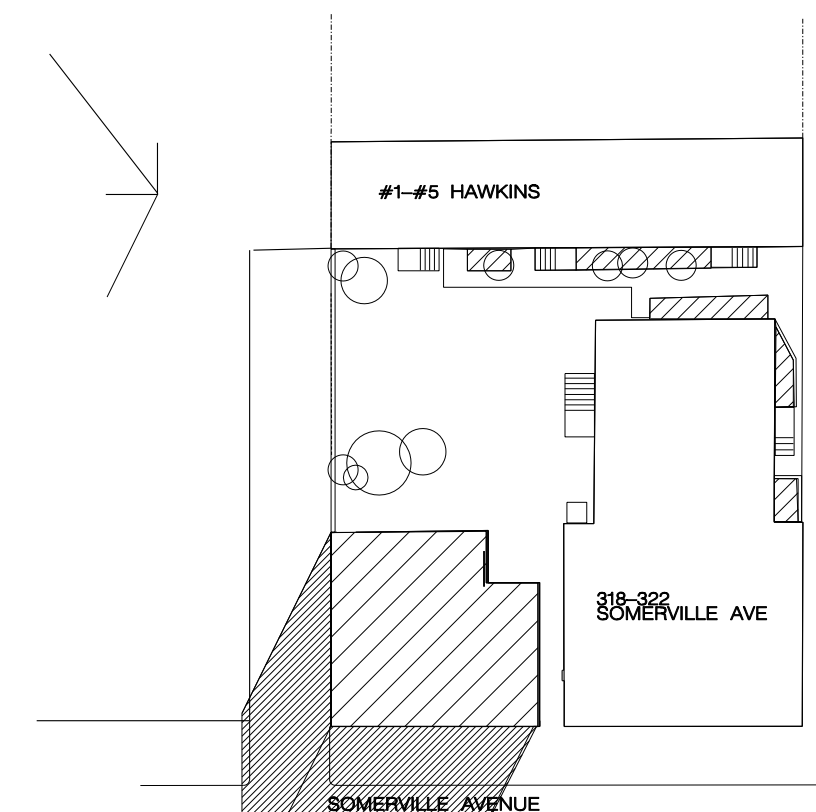
SEPT 21 NOON



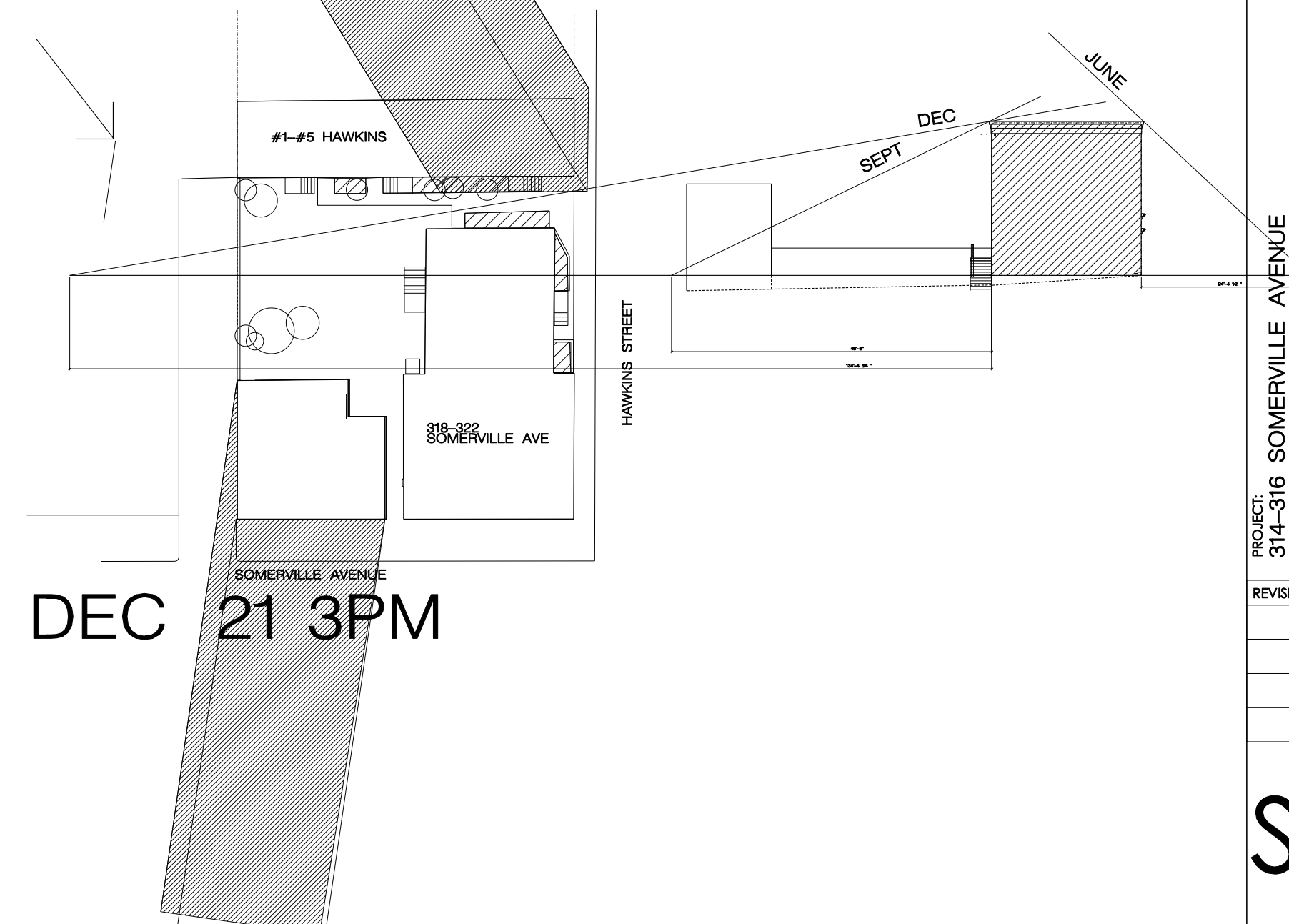
DEC 21 NOON



JUNE 21 3PM



SEPT 21 3PM



DEC 21 3PM

SHADOW STUDIES

SEITZ
ARCHITECTS

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PROJECT: 314-316 SOMERVILLE AVENUE
DRAWING TITLE: SHADOW STUDIES
SCALE:

DATE: 7-15-14
DRAWN BY:

OFFICE REF# 2013-01

REVISION/DATE:

SH-1