



PROPOSED 595 SOMERVILLE AVE
RESIDENCES

10-18-2013 SUBMISSION

CLIENT
DOUG BEAUDET
c/o DG REAL ESTATE DEVELOPMENT
14 Ibbetson Street #3
Somerville, MA 02143

ARCHITECT
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T:(617)-591-8682

LANDSCAPE ARCHITECTS
Blair Hines Design Associates, LLC
318 Harvard Street suite 25
Brookline, MA 02446
T: 617-735-1180
F: 617-608-5025

CIVIL ENGINEER
Columbia Design Group, LLC
Consulting Engineers
14 Upham Avenue
Boston, MA 02125
T: 617-506-1474
F: 617-507-7740

PROJECT NAME

595 SOMERVILLE AVE

PROJECT ADDRESS
595
SOMERVILLE AVE,
SOMERVILLE, MA

CLIENT

BEAUDET

ARCHITECT
KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number	12052
Date	10-18-13
Drawn by	MT
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

Cover Sheet

A-000

595 SOMERVILLE AVE



1



2



3



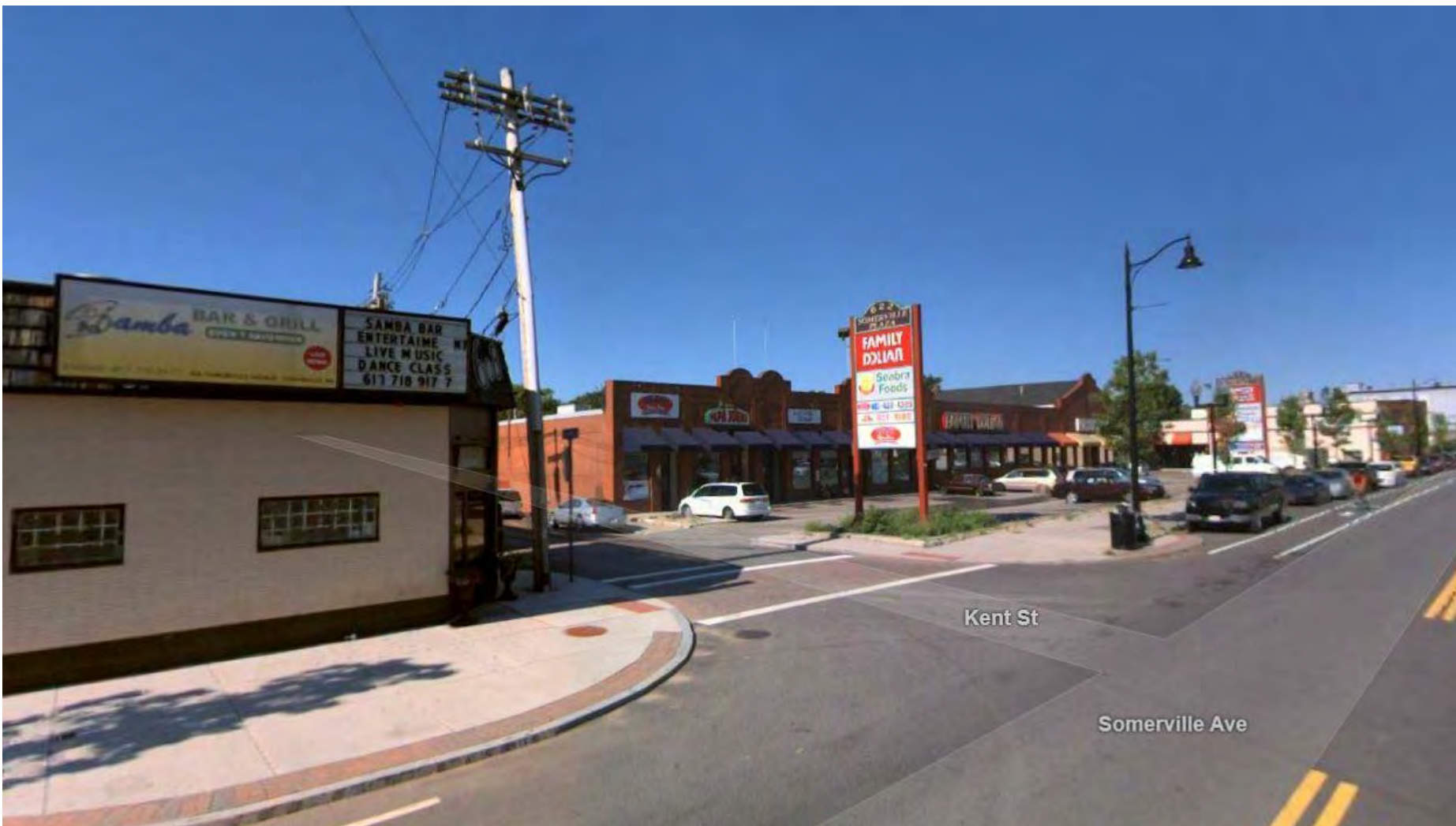
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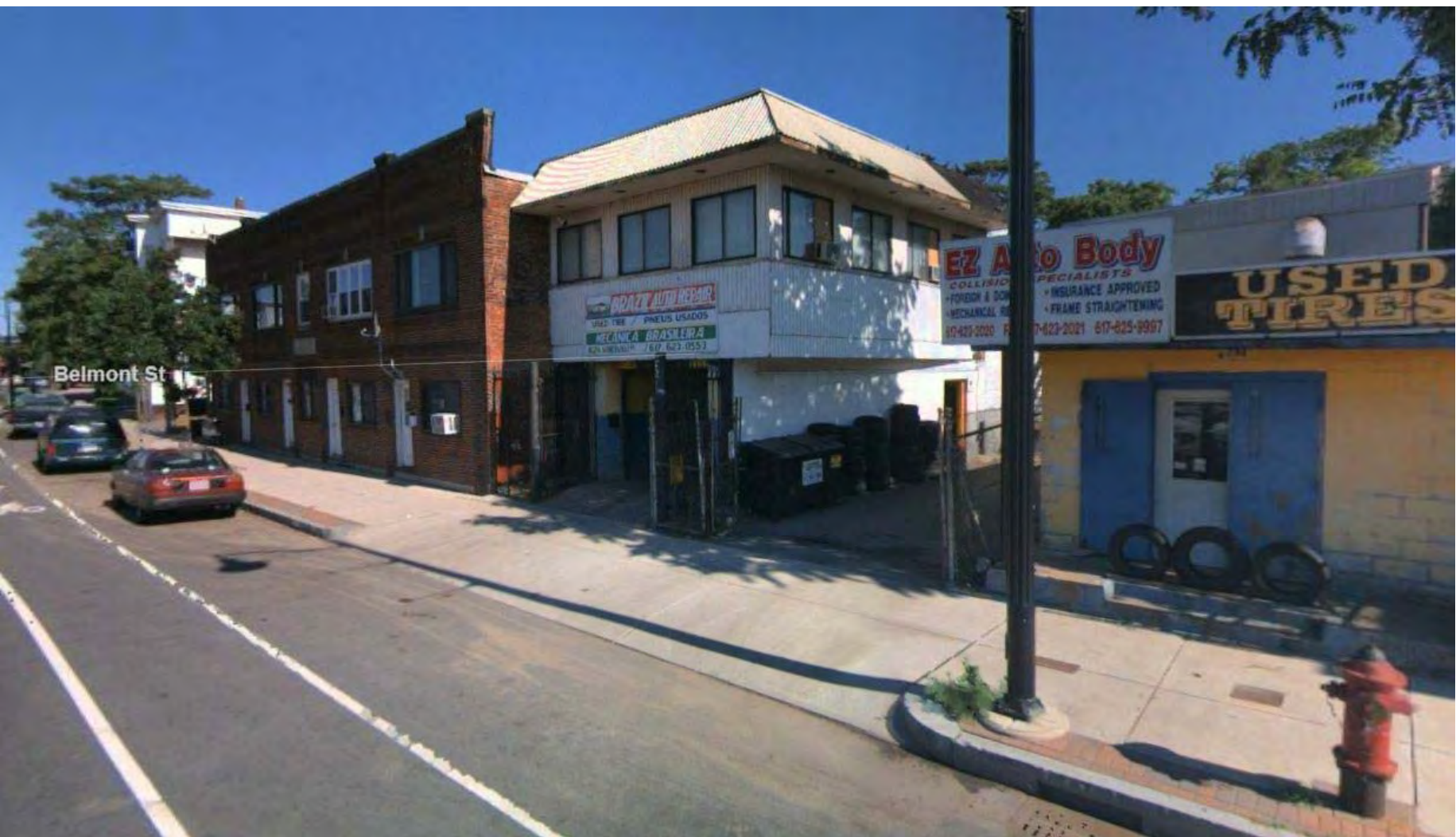
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Project number	12052
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Scale	

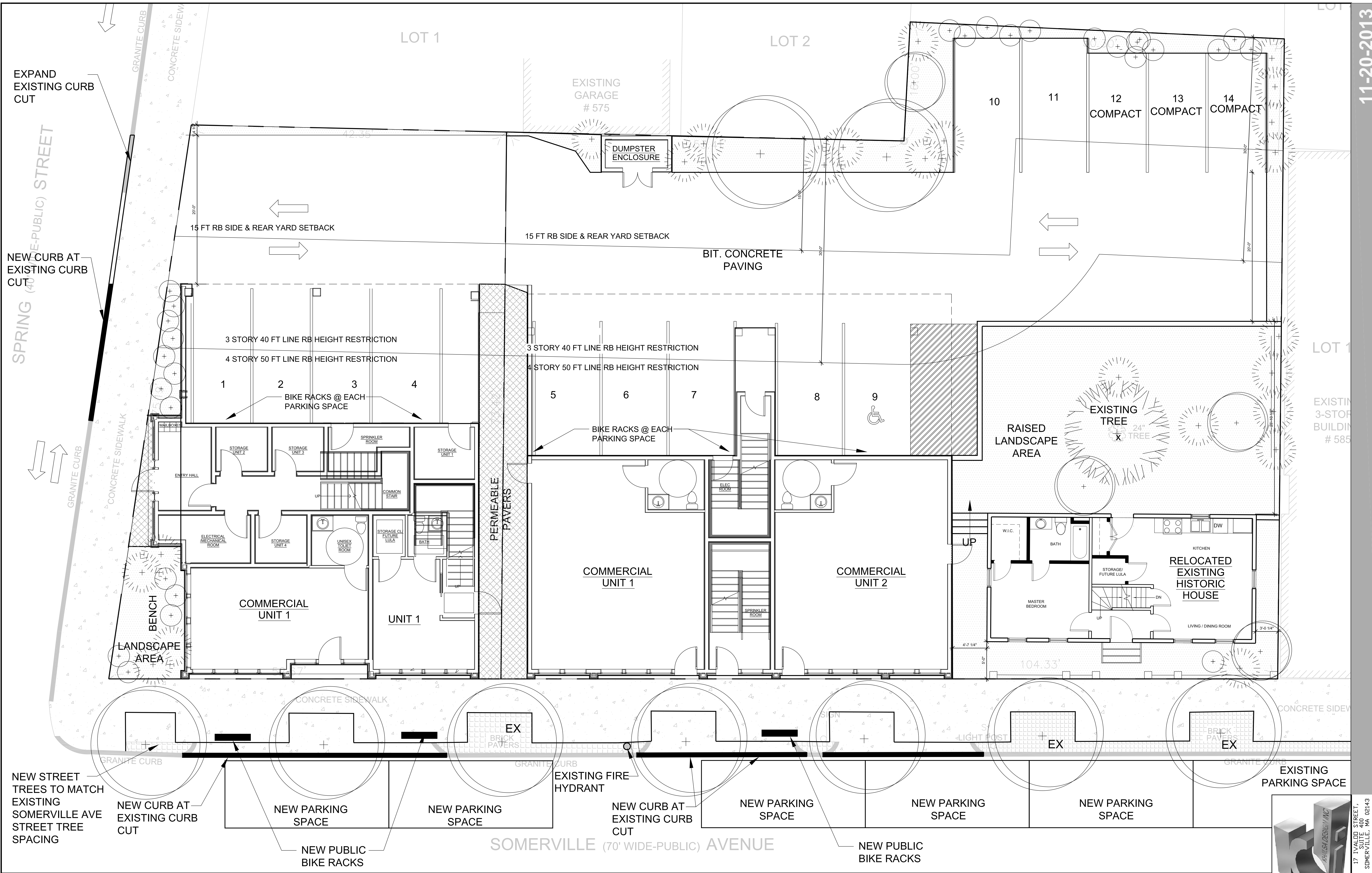
REVISIONS

No.	Description	Date

Site Context

Z-001

595 SOMERVILLE AVE



EXPAND EXISTING CURB CUT

NEW CURB AT EXISTING CURB CUT

NEW STREET TREES TO MATCH EXISTING SOMERVILLE AVE STREET TREE SPACING

NEW CURB AT EXISTING CURB CUT

NEW PARKING SPACE

NEW PARKING SPACE

NEW PUBLIC BIKE RACKS

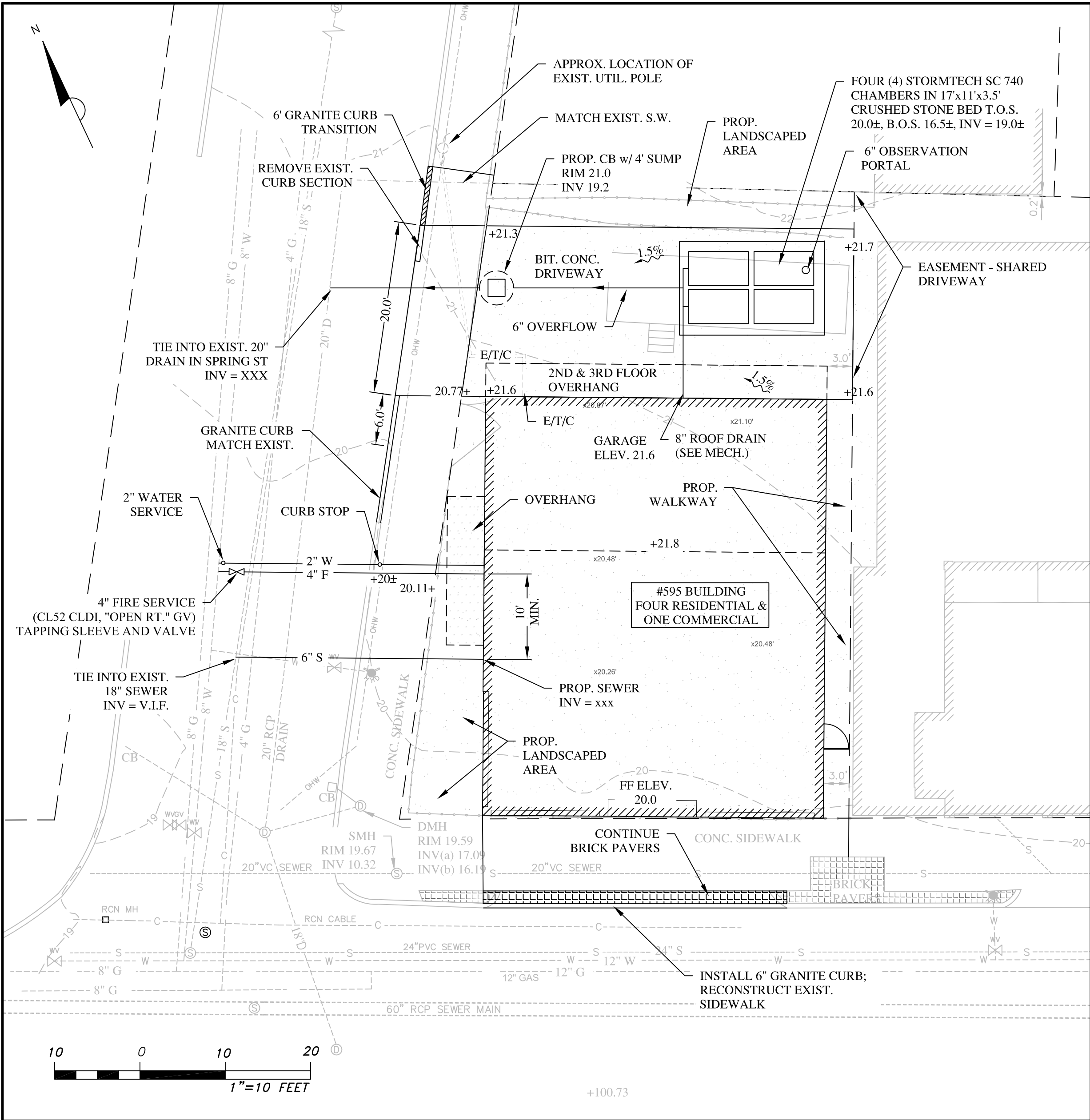
SOMERVILLE (70' WIDE-PUBLIC) AVENUE

593-595 Somerville Ave Site Plan



RFL/SA DESIGN, INC.
17 WALDO STREET,
SUITE 400
SOMERVILLE, MA 02143
TEL: 617-261-4882 FAX: 617-261-4882

11-20-2013



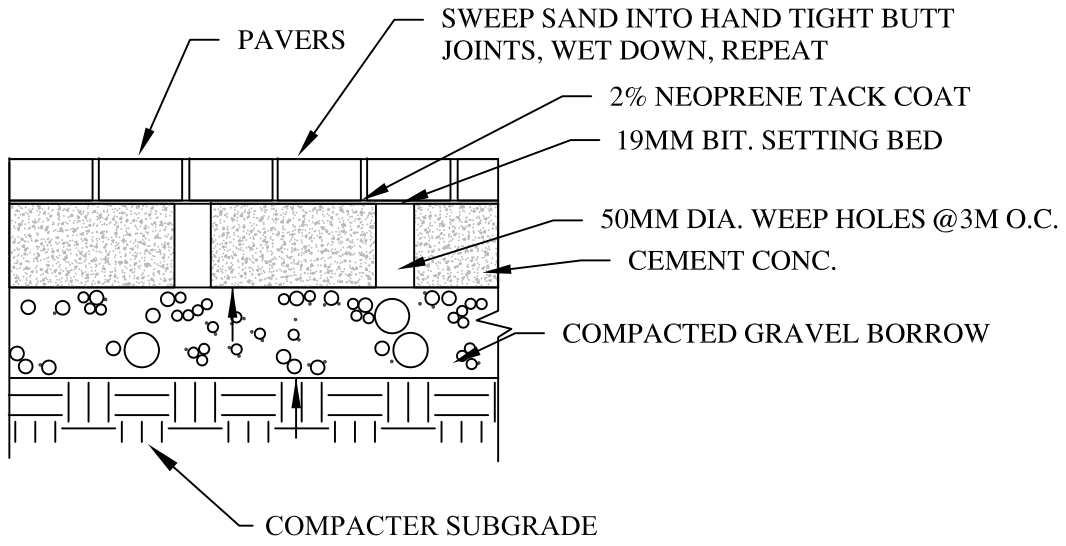
OPERATIONS AND MAINTENANCE

1. STORMTECH: THE PROPOSED UNDERGROUND INFILTRATION SYSTEMS HAVE INSPECTION PORTS THAT CAN BE USED TO OBSERVE ANY EXCESSIVE BUILD UP OF SEDIMENTS OR STANDING WATER. INSPECTIONS ARE TO BE PERFORMED AFTER EVERY MAJOR STORM DURING FIRST THREE MONTHS AND TWICE PER YEAR THEREAFTER. REMOVAL OF SEDIMENT, IF REQUIRED, TO BE PERFORMED BY A MAINTENANCE COMPANY FAMILIAR WITH THE SYSTEM DESIGN.

2. CATCH BASIN: SHALL BE INSPECTED TWICE PER YEAR AND CLEANED OF DEBRIS AS NEEDED.

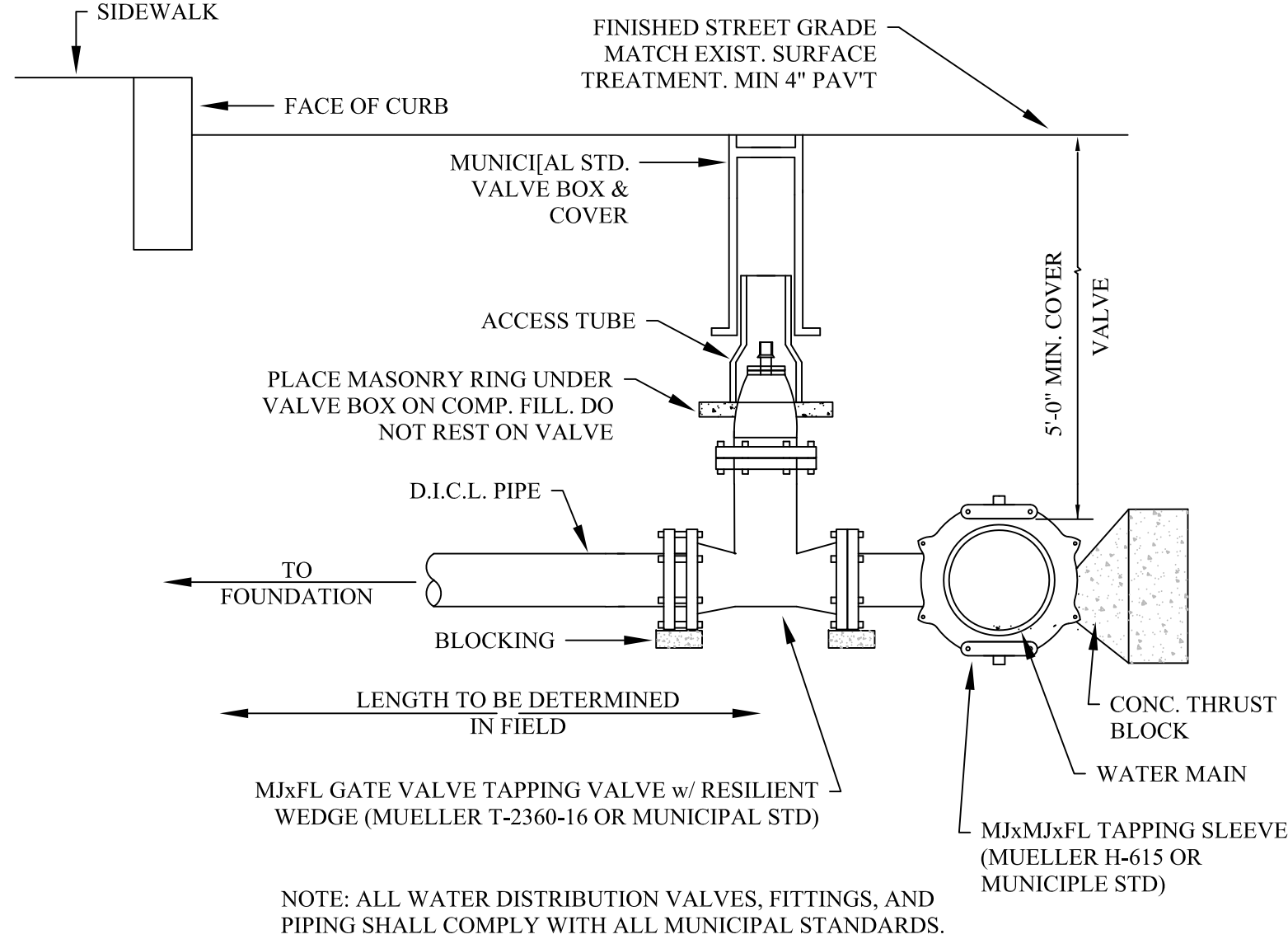
GENERAL NOTES

1. THE PURPOSE OF THIS SITE PLAN IS TO DEPICT THE DESIGN AND LAYOUT OF THE DRIVEWAY, PROP. BUILDING, UTILITIES AND STORM DRAINAGE SYSTEM. FOR ADDITIONAL INFORMATION SEE ARCHITECTURAL AND LAND SURVEY PLANS.
2. ROOF RUNOFF IS TO BE COLLECTED BY AN AREA DRAIN ON ONE END OF THE FLAT TOP ROOF AND PIPED TO THE INFILTRATION SYSTEM LOCATED UNDER PAVED PORTING AT REAR OF PROPERTY.
3. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OR SIZE OF EXISTING UTILITIES ON THE SITE OR WITHIN THE STREET. IT IS THE CONTRACTORS RESPONSIBLE FOR VERIFYING AND RECORDING THE LOCATION OF EACH UTILITY.
4. THE CONTRACTOR SHALL CONTACT THE CITY OF SOMERVILLE FOR THE MARKING OF EXISTING MUNICIPAL UTILITIES, AND SHALL ALSO CONTACT DIG-SAFE AT 1-888-344-7233, FAX 1-800-322-4844. DIGSAFE MUST BE NOTIFIED AT LEAST 72 HOURS PRIOR TO EXCAVATION.
5. ALL WORK PERFORMED SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND REGULATIONS OF THE CITY OF SOMERVILLE AND TO ALL APPLICABLE LOCAL AND STATE REGULATIONS.
6. THE CONTRACTOR SHALL SUPPLY ALL PIPING, STRUCTURES, MATERIALS, AND APPURTENANCES, NECESSARY TO COMPLETE THE STORM DRAINAGE SYSTEMS AS INDICATED ON THE PLANS.
7. THE CITY RESERVES THE RIGHT TO INSPECT ALL PRIVATE FACILITIES DISCHARGING TO MUNICIPAL FACILITIES.
8. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED TO PROTECT AGAINST CAVE-IN.
9. THE CONTRACTOR SHALL TIE IN ALL ROOF DRAINAGE FROM THE BUILDING TO THE INFILTRATION SYSTEM. COORDINATION WITH THE ARCHITECTURAL DRAWINGS IS NECESSARY.
10. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SOIL IS TRACKED FROM THE SITE ONTO CITY STREETS OR SIDEWALKS. NO VEHICLES MAY PARK ON CITY SIDEWALKS AT ANY TIME.
11. AN AS-BUILT DRAWING (CERTIFIED BY P.E.) OF THE PROPOSED SITE WORK, INCLUDING BUILDING FOOTPRINT, UTILITIES ABANDONED AND INSTALLED, DRAINAGE IMPROVEMENTS AND FINAL GRADING MUST BE SUBMITTED TO THE DPW. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER AND SOMERVILLE DPW FOR INSPECTION PRIOR TO BACKFILLING.
12. SOIL TESTS MAY BE REQUIRED BY THE DPW AT THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE THESE TESTS AND INSPECTIONS WITH THE DPW.
13. FIRE SERVICE SIZE IS PER THE OWNERS MECHANICAL ENGINEER/FIRE SUPPRESSION DESIGNER. THE CONTRACTOR SHALL VERIFY SIZE PRIOR TO CONSTRUCTION.



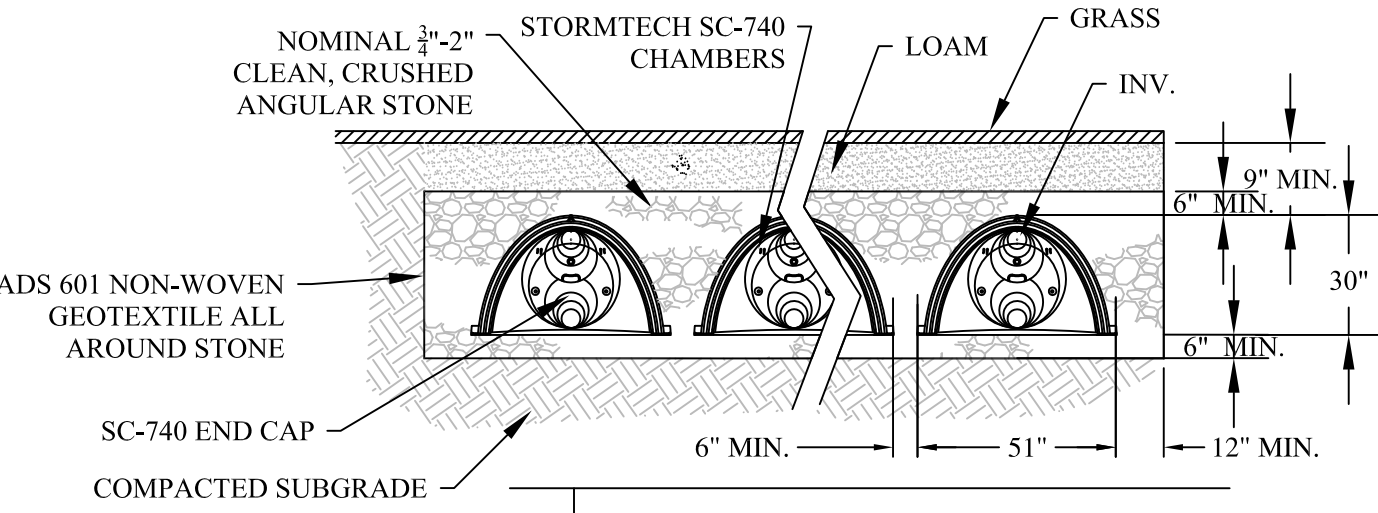
PAVERS ON CONC. SIDEWALK

NOT TO SCALE



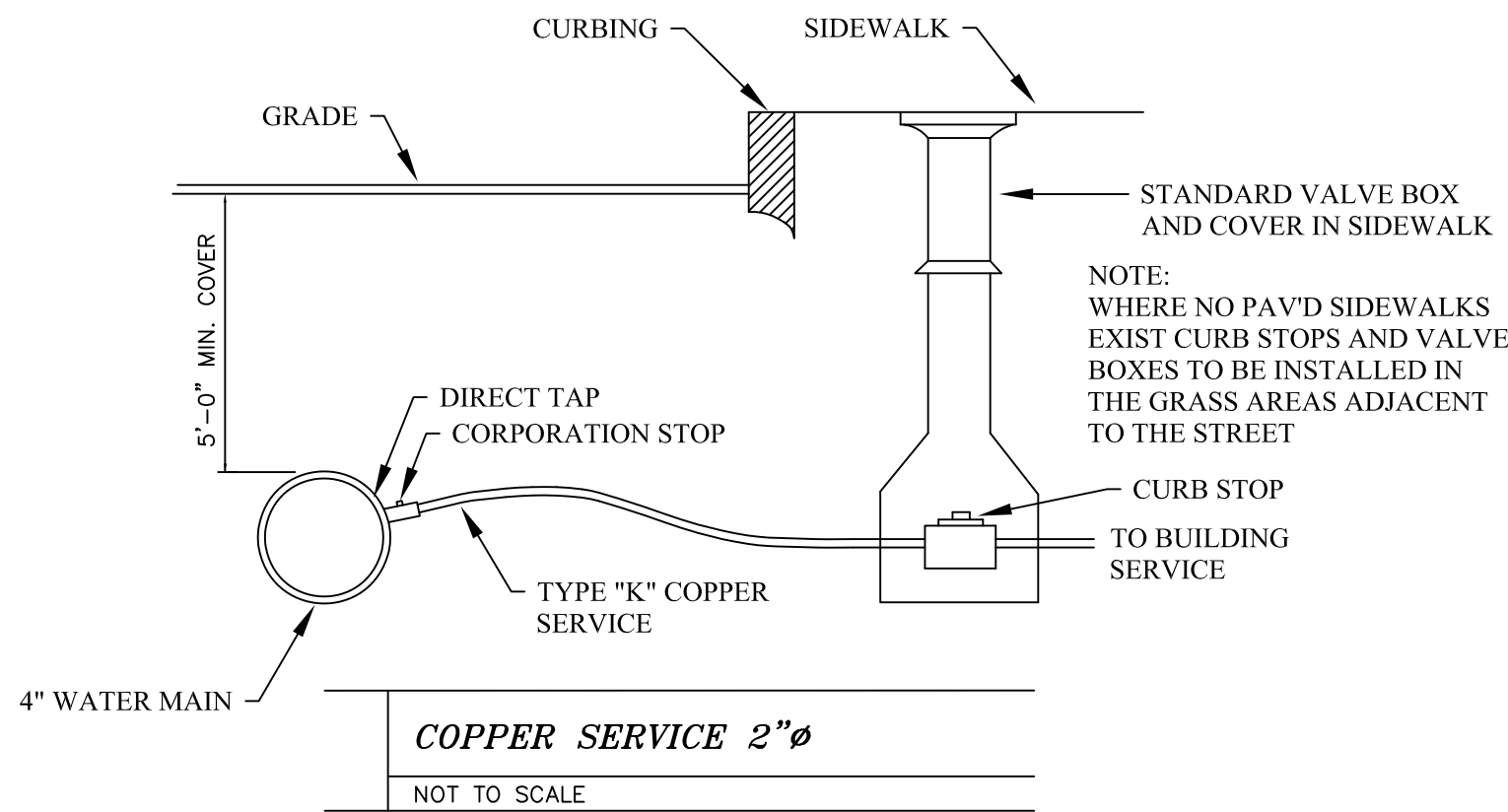
TYPICAL WATER CONNECTION W/ WET TAP FOR 4 INCH SERVICE PIPE

NOT TO SCALE



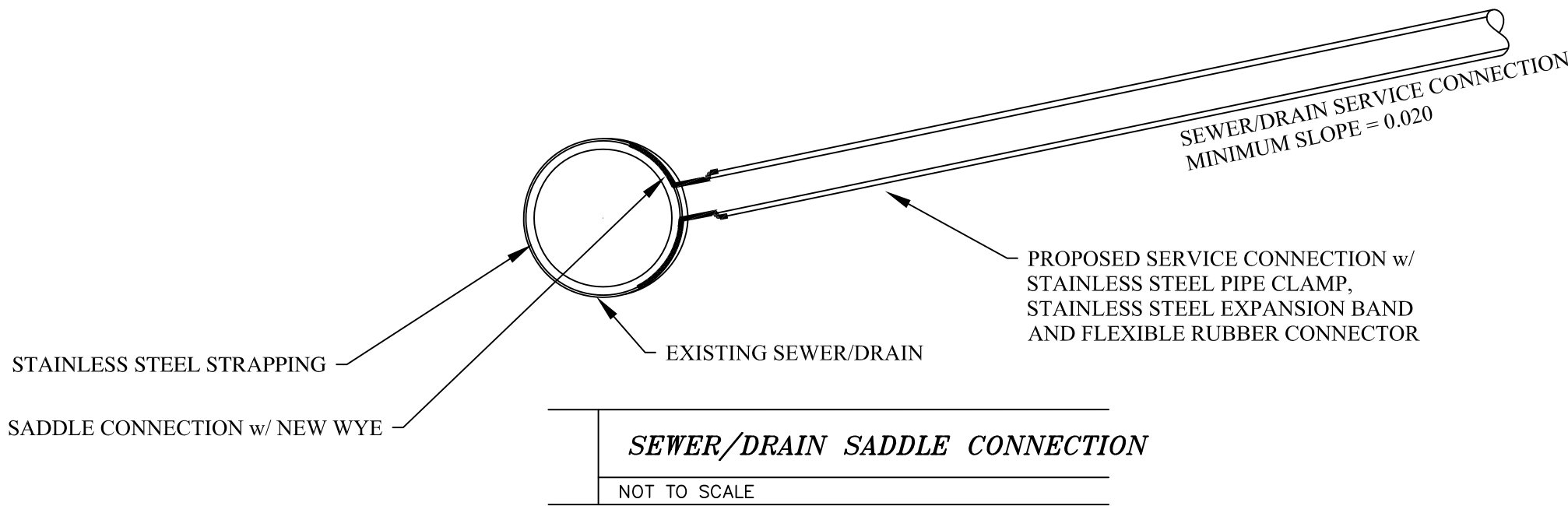
STORMTECH SC 740 SECTION

NOT TO SCALE



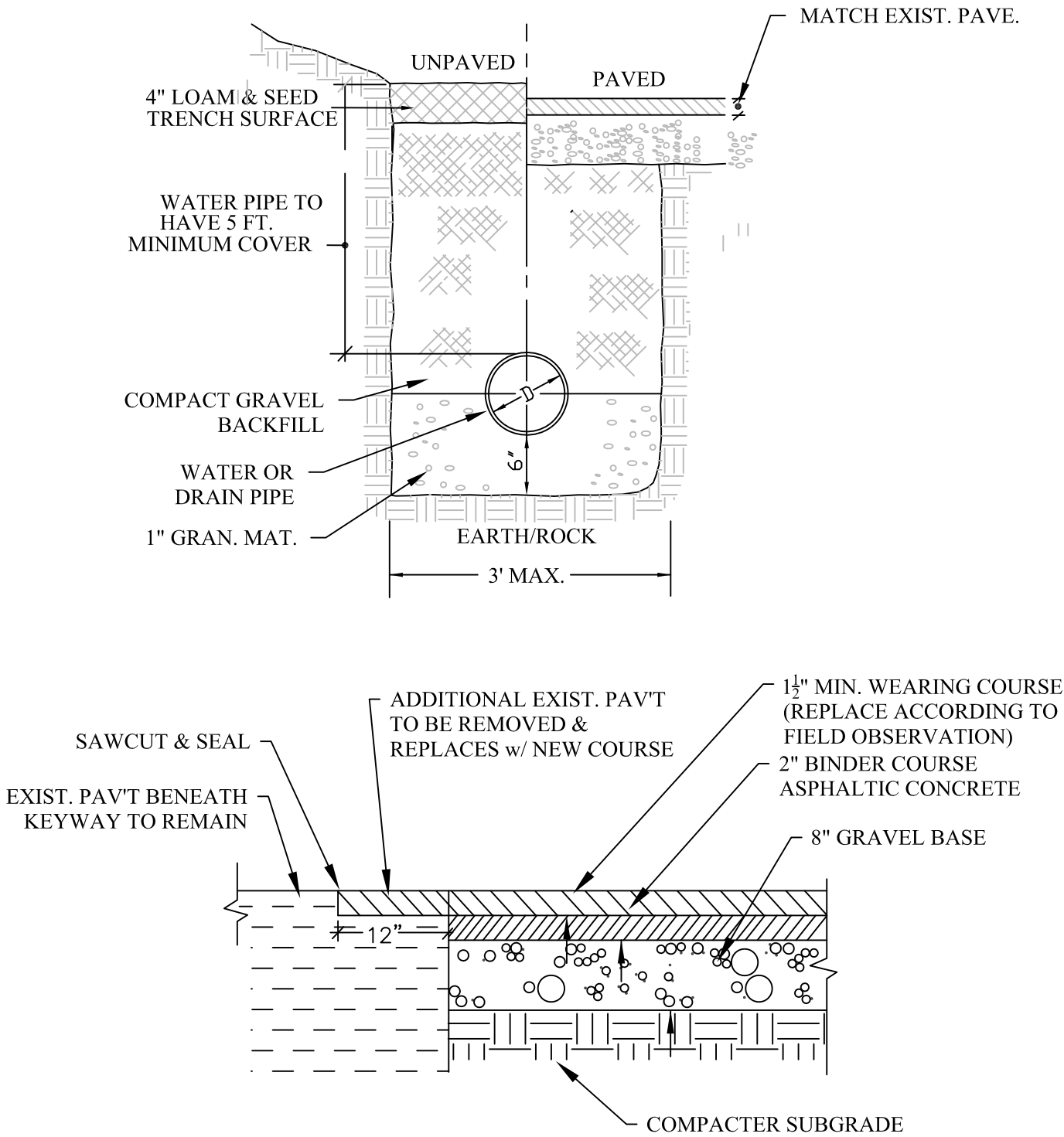
COPPER SERVICE 2\"/>

NOT TO SCALE



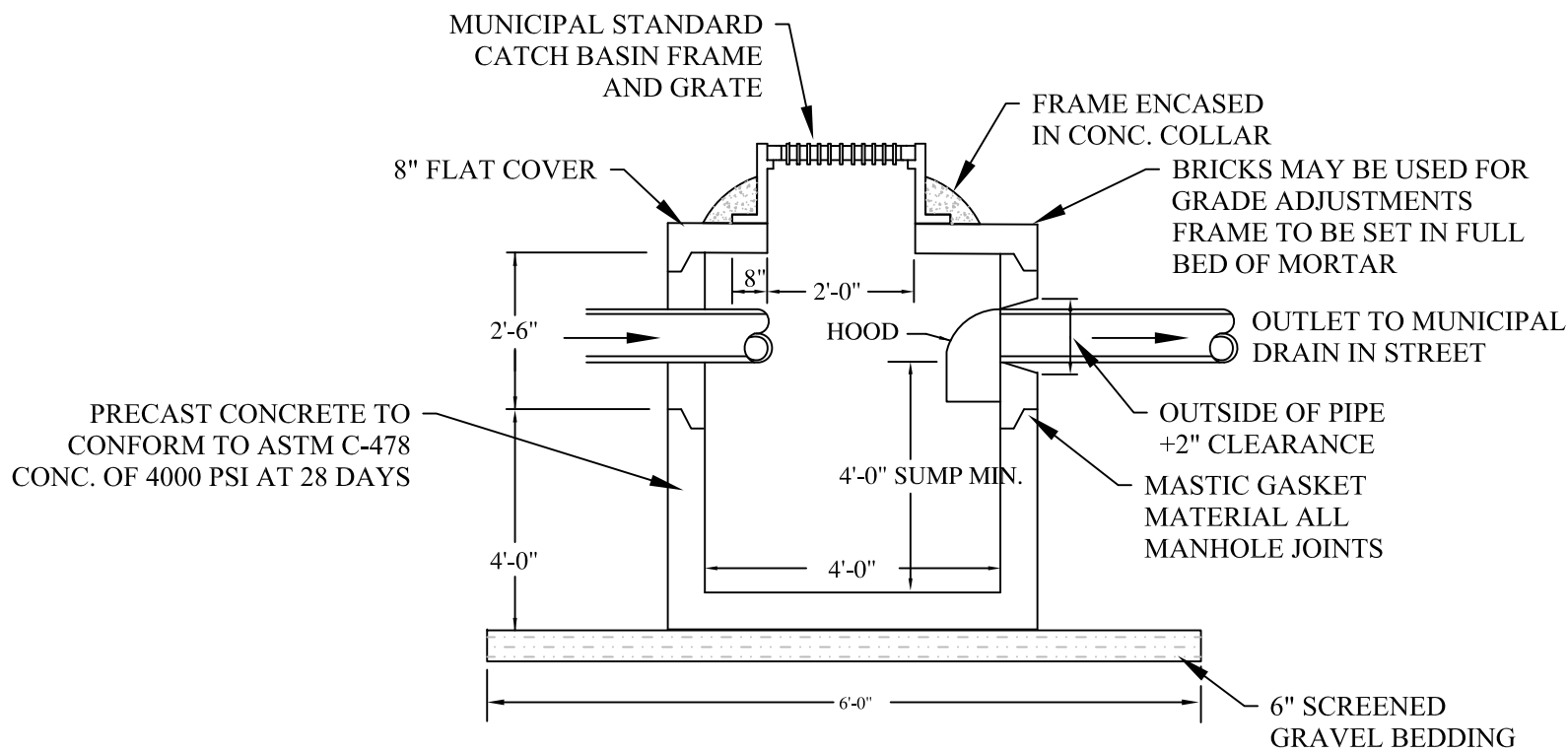
SEWER/DRAIN SADDLE CONNECTION

NOT TO SCALE



PIPE EXCAVATION & TRENCH PATCH

NOT TO SCALE

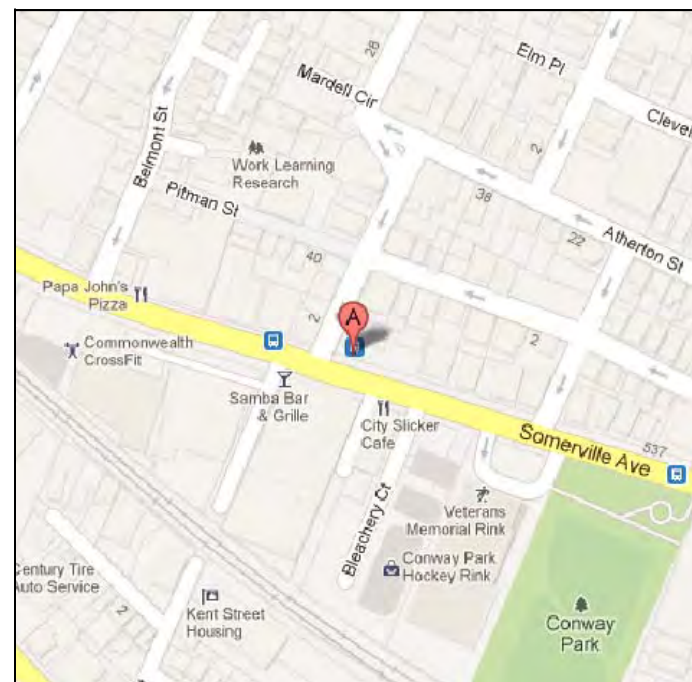


FLAT TOP CATCH BASIN WITH HOODED OUTLET (H20)

NOT TO SCALE

Civil Site Plan

595 Somerville Ave.
Somerville, MA



REFERENCES:

SURVEY:
By Land Mapping Inc. on 4/11/13

ARCHITECT: KDI, Somerville MA

MATERIALS:

STORM DRAIN: 8" PVC ASTM D3034-SDR 35
SIZE AS NOTED ON PLANS
(1% MINIMUM SLOPE)

ROOF DRAINS: 4" PVC SCHED. 40 (TYP.) SIZES
AS NOTED ON THE PLANS

SEWER: 6" SEWER & 6" WASTE - PVC ASTM
D3034-SDR 35 (2% MIN. SLOPE)

WATER: 4" DUCTILE IRON CEMENT LINED
(CLASS 56)
2" COPPER TUBING TYPE K
(MINIMUM OF 3 FEET BELOW GRADE)

No. Date Comment

Columbia Design Group, LLC
Consulting Engineers

14 Upham Avenue
Boston, MA 02125
(T) 617.506.1474 (F) 617.507.7740

587-593 Somerville Ave.
Somerville

Date:
April 18, 2013

Project No.:
2013-113

Scale:
1" = 10'

Drawing by:
NG/PG

C-1



PROJECT NAME

595-593
Somerville Ave

PROJECT ADDRESS

595-593 Somerville Ave
SOMERVILLE, MA

CLIENT

Tutton

ARCHITECT

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17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number	12031
Date	10-18-2013
Drawn by	MT, WC
Checked by	KDI
Scale	As indicated

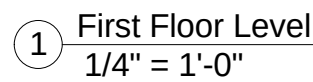
REVISIONS

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Street View & Perspectives

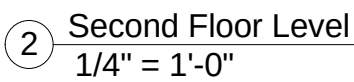
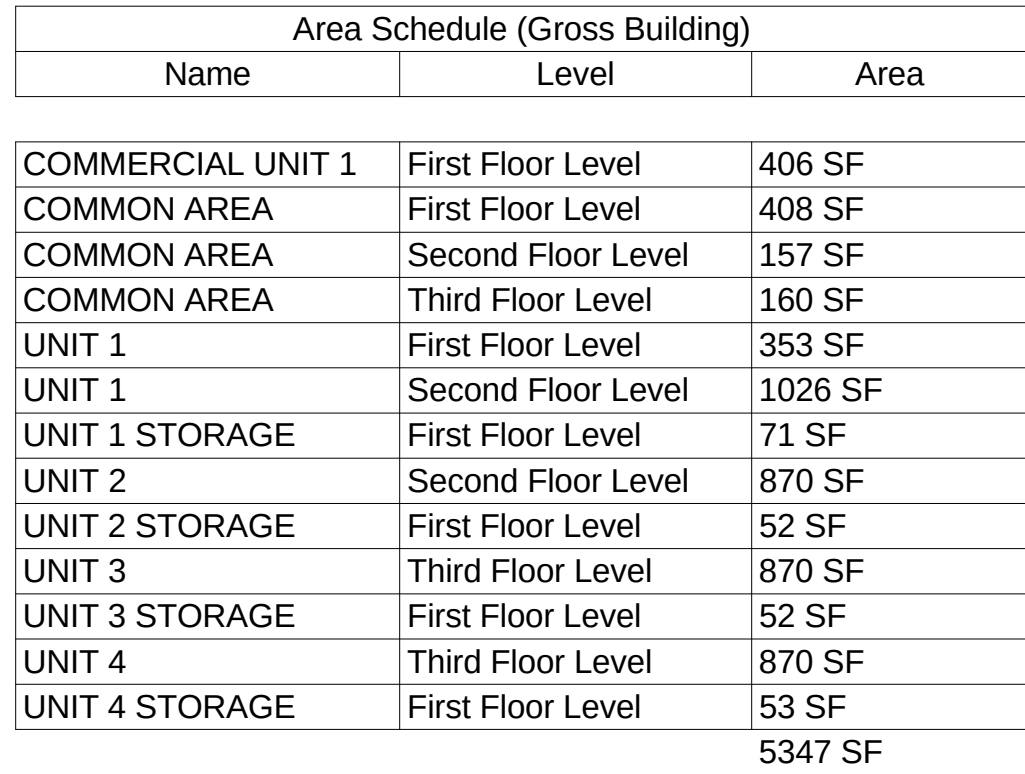
A-303

595-593 Somerville Ave



A-300

3



595 SOMERVILLE AVE



① View 1



② View 2



③ View 3



④ View 4

PROJECT NO: **595**
**SOMERVILLE
AVE**

PROJECT ADDRESS
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17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682 FAX: 617-591-2086
CONSULTANTS:

REGISTRATION

Project number 12052
Date 10-18-13
Drawn by Author
Checked by Checker
Scale

REVISIONS

No.	Description	Date
1	Planning Board Review	2-16-12
2	Design Committee Review	2-22-12
3	Zoning Board Submission	5-30-12

Perspectives

A-110

595 SOMERVILLE AVE



① East Elevation
1/4" = 1'-0"



③ North Elevation
1/4" = 1'-0"



② West Elevation
1/4" = 1'-0"



④ South Elevation
1/4" = 1'-0"

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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Building Elevations

A-300

595 SOMERVILLE AVE