

AN ADAPTIVE REUSE OF 163 GLEN STREET

163 GLEN STREET CONDOMINIUMS

163 GLEN STREET, LLC
SOMERVILLE, MA



CITY STAMP



DRAWING LIST

G001	COVER SHEET				
1/4	EXISTING CONDITIONS SITE PLAN				
2/4	PROPOSED SITE PLAN				
3/4	DEMOLITION AND EROSION CONTROL PLAN				
4/4	DETAILS				
L100	LANDSCAPE PLAN				
A001	EXISTING ELEVATION PHOTOS, SUN STUDIES AND RENDERING				
A100	FIRST AND SECOND FLOOR PLANS				
A101	THIRD FLOOR AND ROOF PLAN				
A200	BUILDING ELEVATIONS				

FLOOR	UNIT	NO. OF BEDROOMS	NO. OF BATHS	AREA (S.F.)	ACCESSIBLE
163 Glen St					
1st	Front - Left	2	1	780	Group 1
	Front - Right	2	1	780	Group 2
	Rear - Left	3	1.5	1285	Group 1
	Rear - Right	2	1	1185	Group 1
2nd	Front - Left	2	1	825	-
	Front - Right	2	1	920	-
	Rear - Left	2	1	780	-
	Rear - Right	2	1	705	-
3rd	Front - Left	2	1	820	-
	Rear - Left	2	1	785	-
	Right	2	1	1085	-

MAP 93, BLOCK A, LOTS 12 AND 14



Owner:
163 Glen Street LLC
c/o Somerville Community Corporation
337 Somerville Ave #2, Somerville, MA 02143
617.776.5931
Scott Hayman

Development Partner:
Douglas George Development
846 Dorchester Avenue, Dorchester, MA 02125
617.293.0149
Douglas George

Architect:
Davis Square Architects
240A Elm Street, Somerville, MA 02144
617.628.5700
Iric Rex, AIA, LEED AP, Jeff Ashburn, AIA

Surveyor and Civil Engineer:
Civil Environmental Consultants, LLC
8 Oak Street, Peabody, MA 01960
978.531.1191
Ken Bouffard

Structural Engineer:
Daniel Bonardi Structural Engineer
240 Elm St # A, Somerville, MA 02144
781.483.3336
Daniel Bonardi

Environmental Engineer:
TRC
650 Suffolk St, Lowell, MA 01854
978.656.3685
Matthew Robins, LSP, PG

LOCATION MAP



SPECIAL PERMIT APPLICATION SET
6.12.14



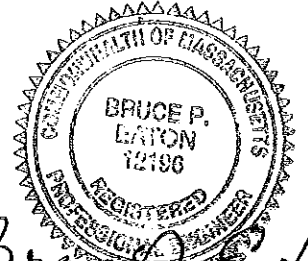
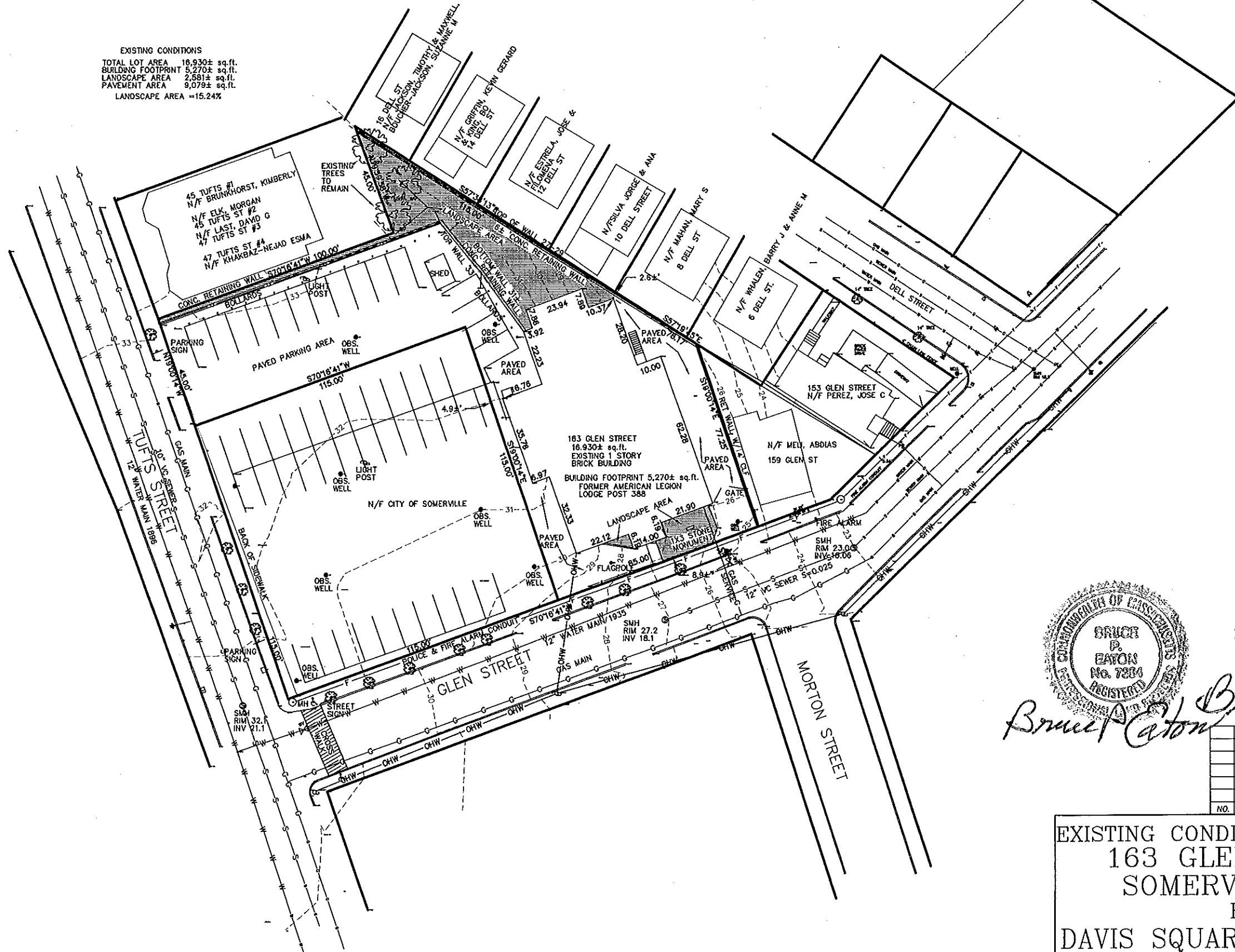
PROJECT NO.
14020.00

G001

CITY OF SOMERVILLE
USE ONLY

EXISTING CONDITIONS
TOTAL LOT AREA 18,930± sq.ft.
BUILDING FOOTPRINT 5,270± sq.ft.
LANDSCAPE AREA 2,581± sq.ft.
PAVEMENT AREA 9,079± sq.ft.
LANDSCAPE AREA =15.24%

LOCUS MAP
(N.T.S.)



Bruce P. Eaton

NO.	DATE	DESCRIPTION	BY

EXISTING CONDITIONS SITE PLAN
163 GLEN STREET
SOMERVILLE, MA
FOR
DAVIS SQUARE ARCHITECTS
CIVIL ENVIRONMENTAL CONSULTANTS
8 OAK STREET PEABODY, MA 01960 978-531-1191

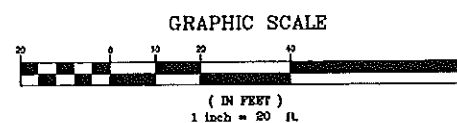
SHEET NO: 1 OF 4

DATE: 6/2/2014 JOB: 3237

DRAWN BY: L.J.B.

ZONING DISTRICTS RB/RC SEE SUBMITTAL PACKAGE FOR ZONING TABLE ANALYSIS

REFERENCE PLANS
PLAN BOOK 60 PLAN 38
PLAN 1182 OF 1987
PLAN 397 OF 1991
PLAN 1365 OF 1983



CITY OF SOMERVILLE
USE ONLY

OPEN SPACE(LANDSCAPE & PATIO) TABLE
LOT AREA 16,930± sq.ft.
BUILDING FOOTPRINT 4,771± sq.ft.
IMPERVIOUS AREA 7,708± sq.ft.
LANDSCAPE & PATIO 4,451± sq.ft.
% LANDSCAPE & PATIO 26.29%

NOTE: LANDSCAPE & PATIO CALCULATION
EXCLUDES RETENTION WALLS, WALKWAYS,
DUMPSTER AREA & CURBING.

LEGEND

CATCH BASIN



DRYWELL



LIGHT POST



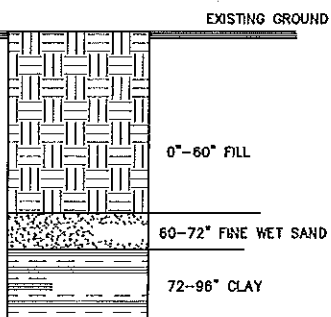
WALL SCIENCE



ELEC HANDHOLE



TEST PIT 1

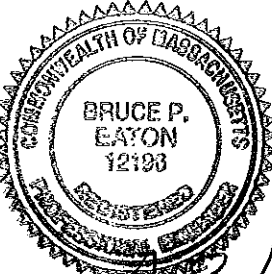
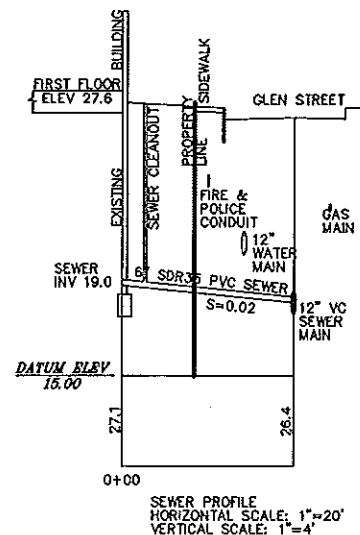


TEST PIT 2

ZONE: RB/RC - SEE SUBMITTAL PACKAGE FOR ZONING TABLE ANALYSIS

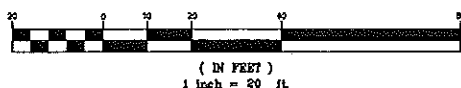
REFERENCE PLANS
PLAN BOOK 60 PLAN 38
PLAN 1182 OF 1987
PLAN 397 OF 1981
PLAN 1365 OF 1983

LOCUS MAP
(N.T.S.)



Bruce P. Eaton Bruce P. Eaton

GRAPHIC SCALE



PROPOSED SITE PLAN 163 GLEN STREET SOMERVILLE, MA FOR DAVIS SQUARE ARCHITECTS CIVIL ENVIRONMENTAL CONSULTANTS 8 OAK STREET PEABODY, MA 01960 978-531-1191			
SHEET NO: 2 OF 4		DATE: 6/2/2014 JOB: 3237	
		DRAWN BY: L.J.B.	

REFERENCE PLANS
PLAN BOOK 60 PLAN 38
PLAN 1182 OF 1987
PLAN 397 OF 1961
PLAN 1365 OF 1963

DENOTES PAVEMENT
 AND RETENTION WALL
 SECTIONS TO BE REMOVED

DENOTES BUILDING SECTIONS
TO BE REMOVED

DENOTES STRAW WATTLE
 FOR EROSION CONTROL

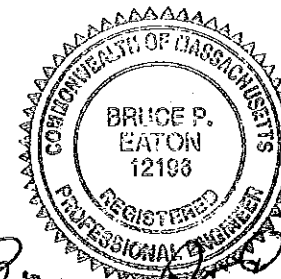
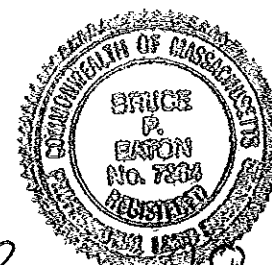
■ DENOTES SILT FENCING ALONG
PROPERTY LINES FOR PROJECT EXTENT
DELINEATION & EROSION CONTROL

OBSERVATION WELL

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

LOCUS MAP
(N.T.S.)



Bruce Naton

No.	Date	Description	R

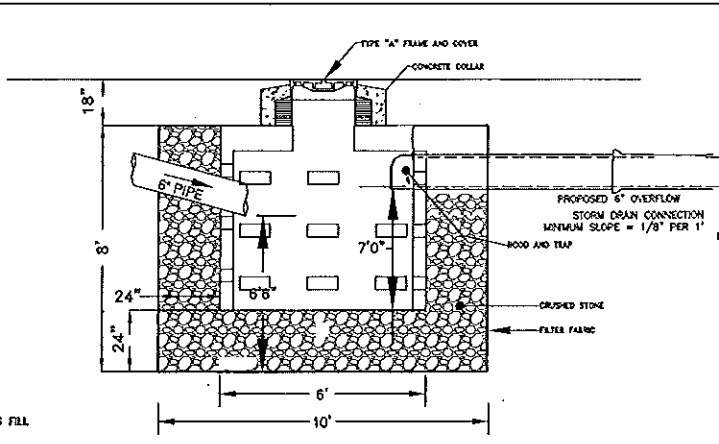
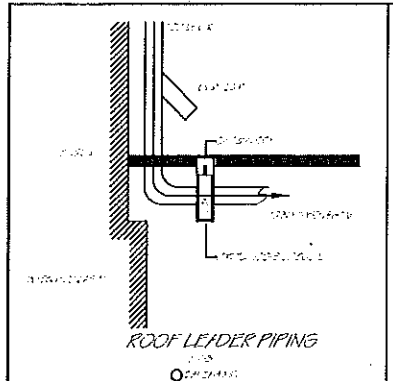
DEMOLITION & EROSION CONTROL PLAN
163 GLEN STREET
SOMERVILLE, MA
FOR
DAVIS SQUARE ARCHITECTS
CIVIL ENVIRONMENTAL CONSULTANTS

8 OAK STREET PEABODY, MA 01960 978-531-1191

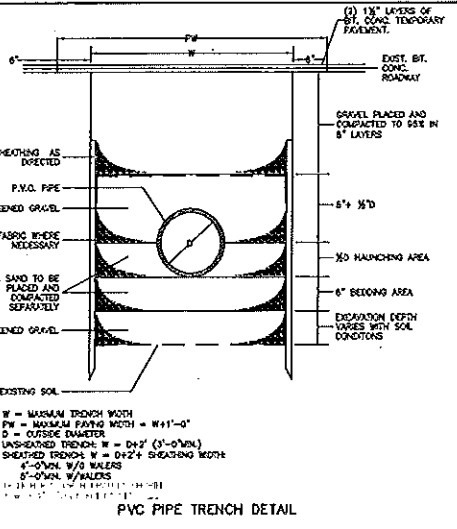
SHEET NO: 3 OF 4

DATE: 6/3/14 JOB: 3237

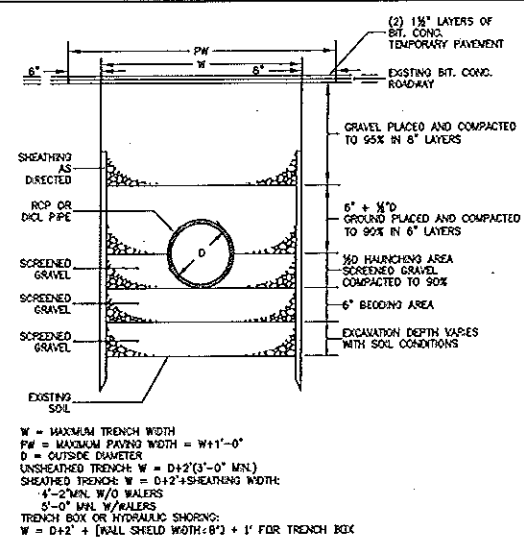
DRAWN BY: L.J.B.



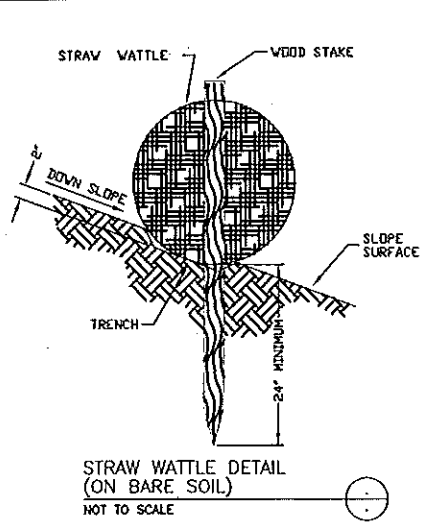
PRECAST 6' DIA 1000 GAL DRYWELL



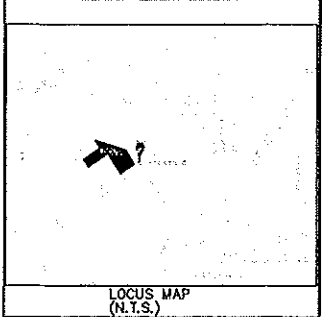
PVC PIPE TRENCH DETAIL



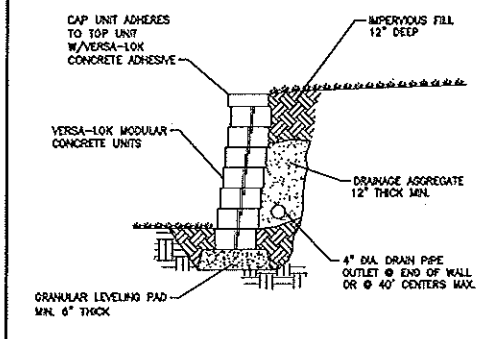
DITCH PIPE TRENCH DETAIL



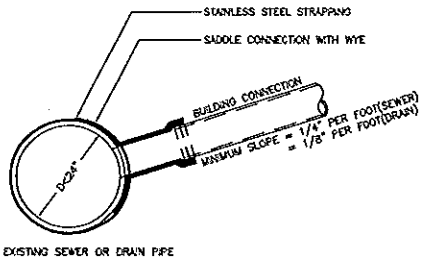
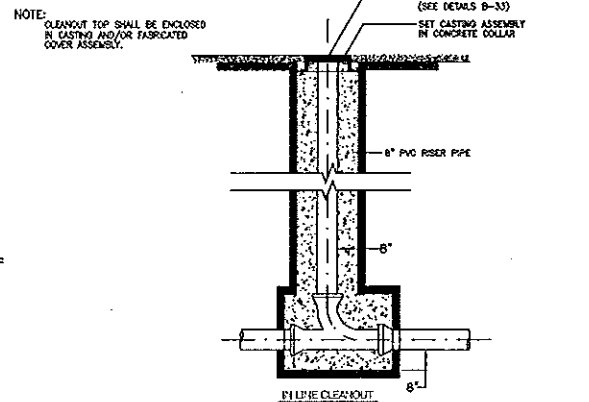
STRAW WATTLE DETAIL (ON BARE SOIL)



CITY OF SOMERVILLE USE ONLY

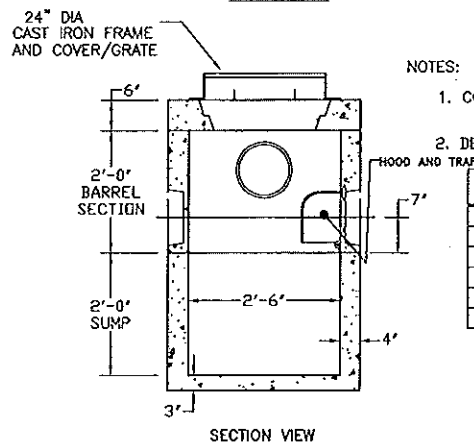


TYPICAL SECTION-UNREINFORCED RETAINING WALL



1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
3. FULL WYE CONNECTION FITTINGS MAY BE USED.
4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

SEWER CONNECTION DETAIL

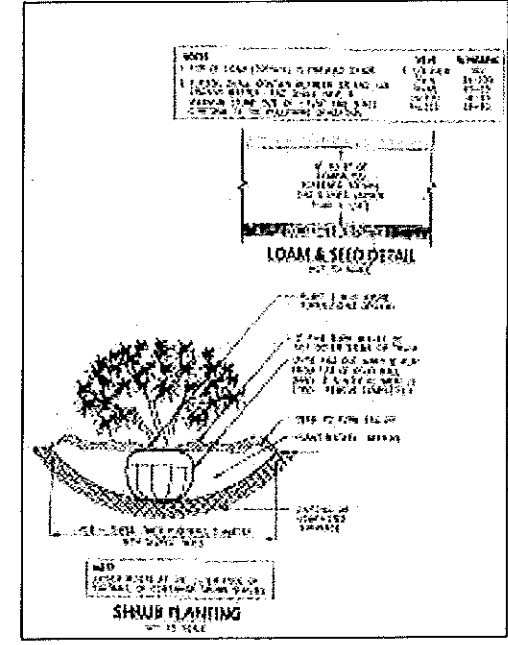
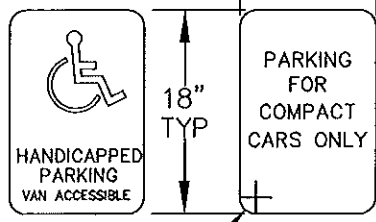


MANHOLE 30' DIA H-20 MINI CATCH BASIN

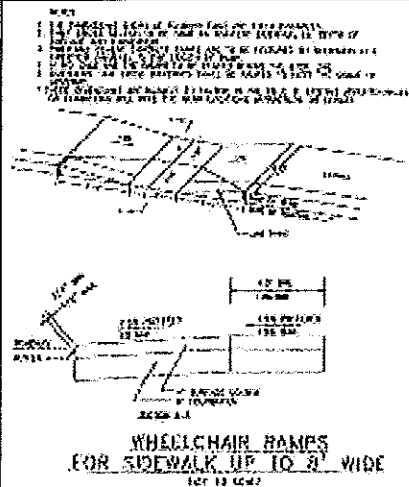
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR H-20 LOADING.

SECTIONS	
1'-0" RISER	MC-MCB12RH
2'-0" RISER	MC-MCB24RH
3'-0" RISER	MC-MCB36RH
2'-0" BASE	MC-MCB249SH
38" COVER	MC-38WTCH

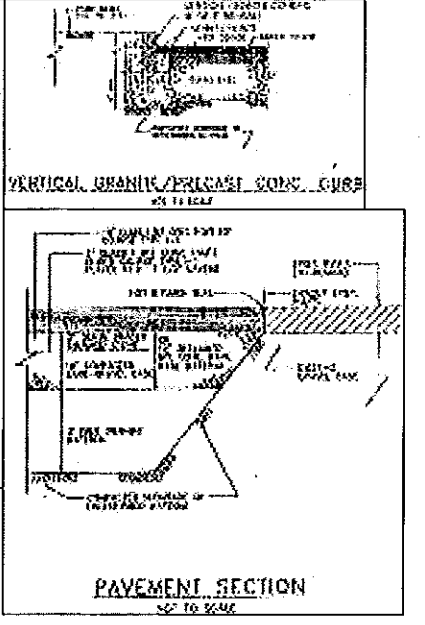
TYPICAL SIGN DETAILS (N.T.S.)



SHRUB PLANTING

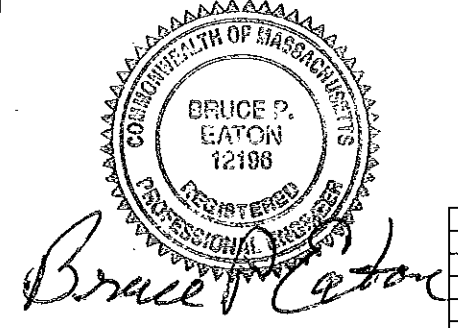


WHEELCHAIR RAMP FOR SIDEWALK UP TO 8' WIDE



PAVEMENT SECTION

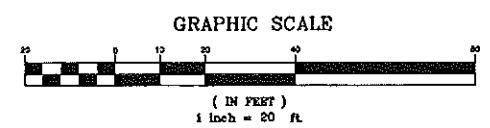
1. ALL PLANT MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN ASSOCIATION OF HURSEYMAN, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT, NOT INDICATED TO REMAIN UNDISTURBED, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LOAMED & SEED TO LAWN.
3. ALL PLANTS NOT OTHERWISE DESIGNATED ARE TO BE DELIVERED B&B (BALLED & BURLAPPED), NO BARE ROOT OR FIELD CLUMP MATERIAL IS ALLOWED (EXCEPT BULBS AND DAYLILIES).
4. REPORT ANY UNSATISFACTORY CONDITIONS IMMEDIATELY TO THE OWNER. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR UNSATISFACTORY CONDITIONS REPORTED AFTER THE FACT OR AFTER COMPLETION OF PLANTING.
5. ALL AREAS DISTURBED BY CONSTRUCTION TO BE REPAIRED OR RESTORED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO OWNER.
6. PLANTING SOIL MIXTURE: 3 PARTS TOP SOIL TO 1 PART ORGANIC COMPOST.
7. ALL LAWN AREAS TO RECEIVE 4" TOPSOIL, PLANT AND ANNUAL BEDS 12" OF TOPSOIL.
8. PLANTS LISTED WITH MULTIPLE COLORS: SUPPLY EQUAL NUMBERS OF VARIETIES WITH LISTED COLOR CHARACTER.
9. TOPSOIL TO BE MAX 3" SCREENED LOAM.
10. MAINTAIN ALL SURFACE DRAINAGE PATTERNS WHEN PLANTING TREES AND SHRUBS.
11. WARRANT ALL PLANT MATERIAL AND INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROVISIONAL ACCEPTANCE.

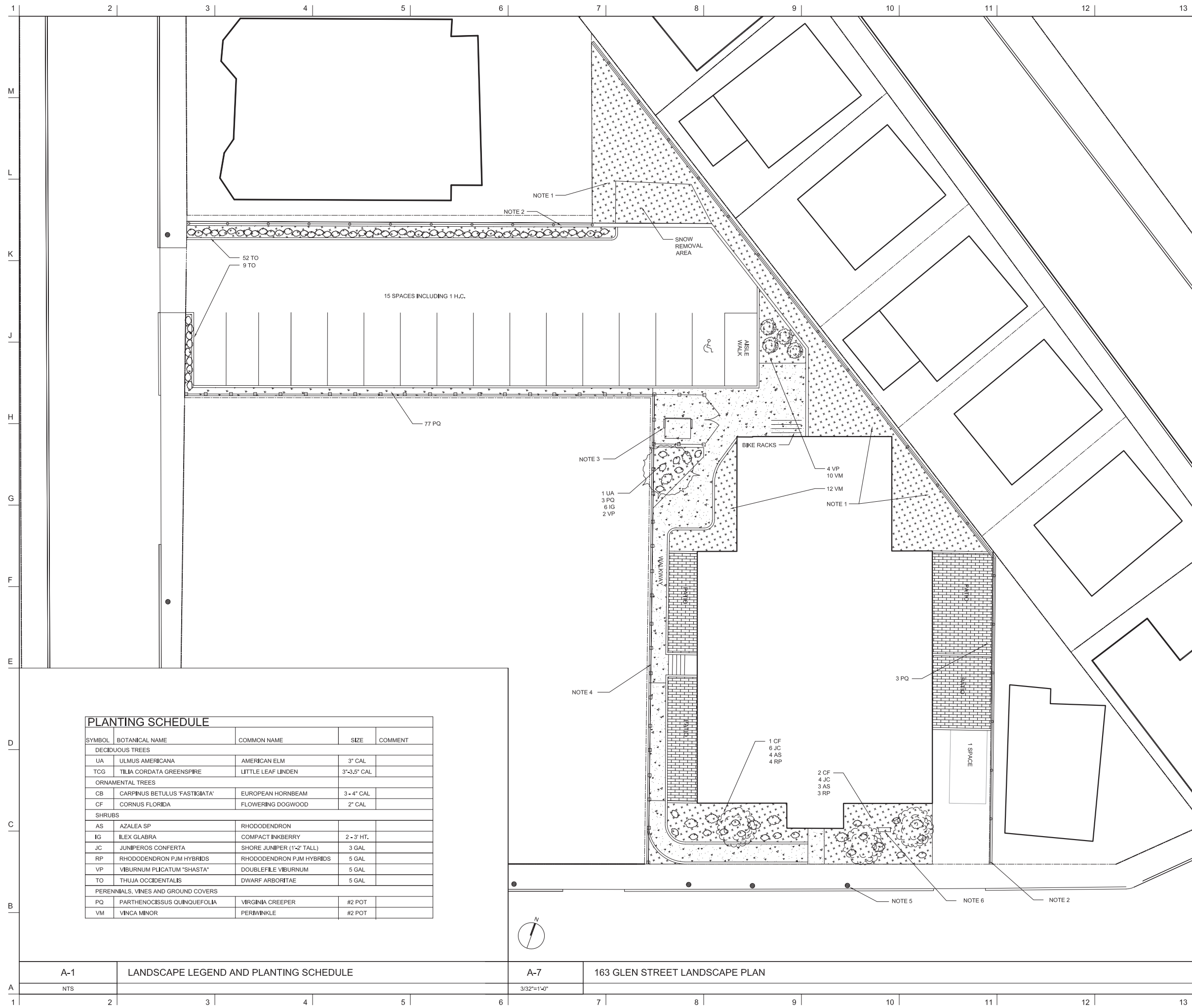


NO.	DATE	DESCRIPTION	BY

DETAILS
163 GLEN STREET
SOMERVILLE, MA
FOR
DAVIS SQUARE ARCHITECTS
CIVIL ENVIRONMENTAL CONSULTANTS
8 OAK STREET PEABODY, MA 01960 978-531-1191

SHEET NO: 4 OF 4
DATE: 6/2/2014 JOB: 3237
DRAWN BY: L.J.B.





NOTES

DO NOT SCALE DRAWINGS.

NUMBERED NOTES:

1. CLEAN OUT UNDERGROWTH AND PRUNE EXISTING TREES. ADD 6" MULCH.
2. CONCRETE RETAINING WALL WITH 4" CEDAR FENCE.
3. FENCED DUMPSTER AREA
4. 6% SLOPE WALK TO ENTRANCE
5. 14" TREE
6. 1' x 3' STONE MONUMENT

DRAWING LEGEND:		
	PROPERTY LINE	
	NEW CHAIN LINK FENCE	
	NEW 6" CEDAR FENCE	
	MULCH	
	CONCRETE	
	BITUMINOUS PAVING	
	GRASS	
	BRICK PATIO	
		EXISTING TREE

No.	REVISIONS/SUBMISSIONS	Date
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DAVIS
SQUARE
ARCHITECTS

240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project AN ADAPTIVE REUSE
163 GLEN STREET CONDOMINIUMS
SOMERVILLE, MA

Title **GLEN STREET LANDSCAPE PLAN**

Designed	Drawing No.
Checked	
Project No. 14020.00	
Scale AS NOTED	
Date 6.06.2014	

L100



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date
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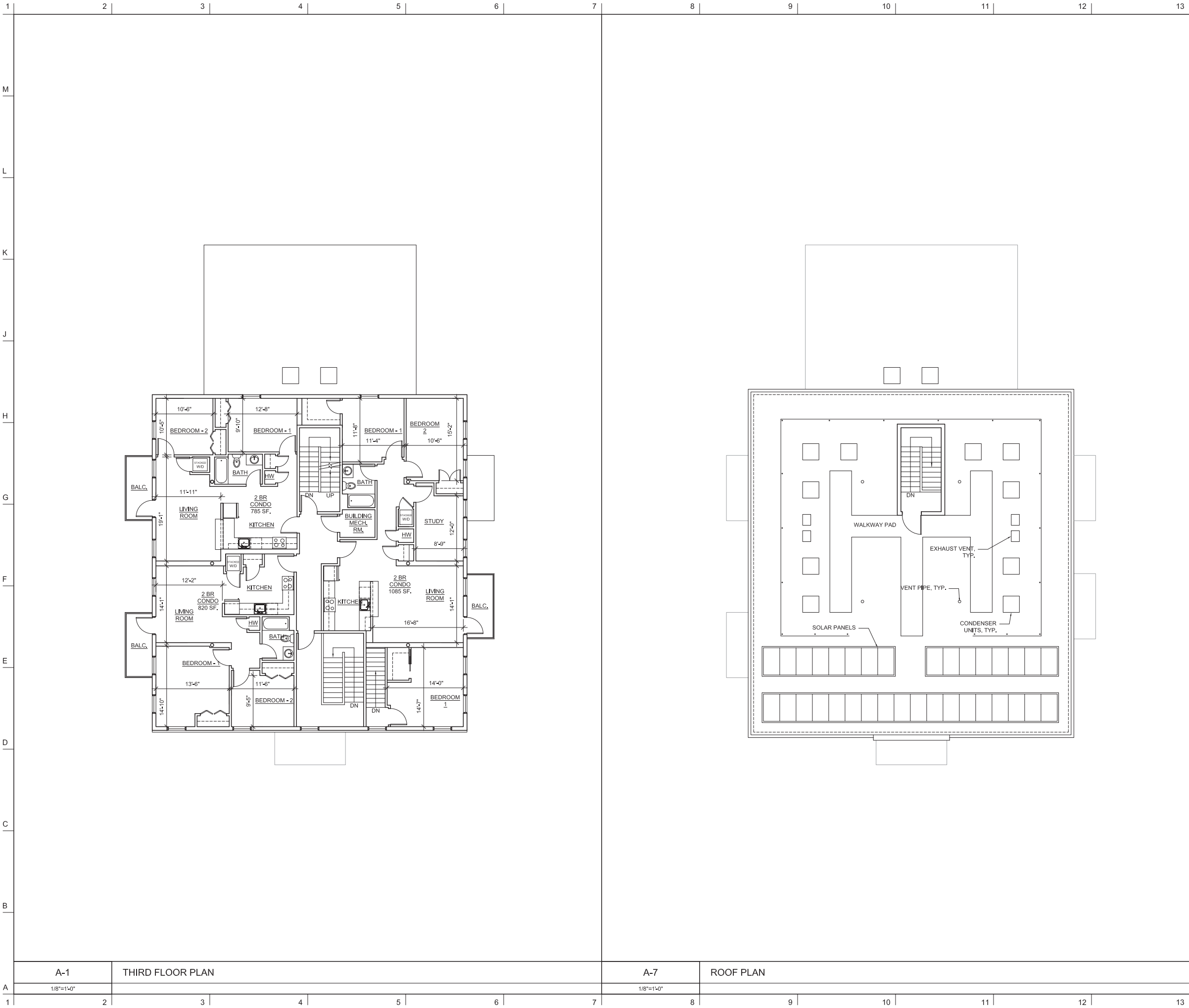
Consultant

Project AN ADAPTIVE REUSE
163 GLEN STREET CONDOMINIUMS
SOMERVILLE, MA

Title FIRST AND SECOND FLOOR PLANS

Designed	Drawing No.
Checked	
Project No. 14020.00	
Scale AS NOTED	
Date 6.12.2014	

A100



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

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SQUARE
ARCHITECTS

240A Elm St.
Somerville, MA 02144
617.628.5700
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Consultant

Project

AN ADAPTIVE REUSE
163 GLEN STREET CONDOMINIUMS
SOMERVILLE, MA

Title

THIRD FLOOR AND ROOF PLAN

Designed	Drawing No.
Checked	A101
Project No.	
Scale	
Date	

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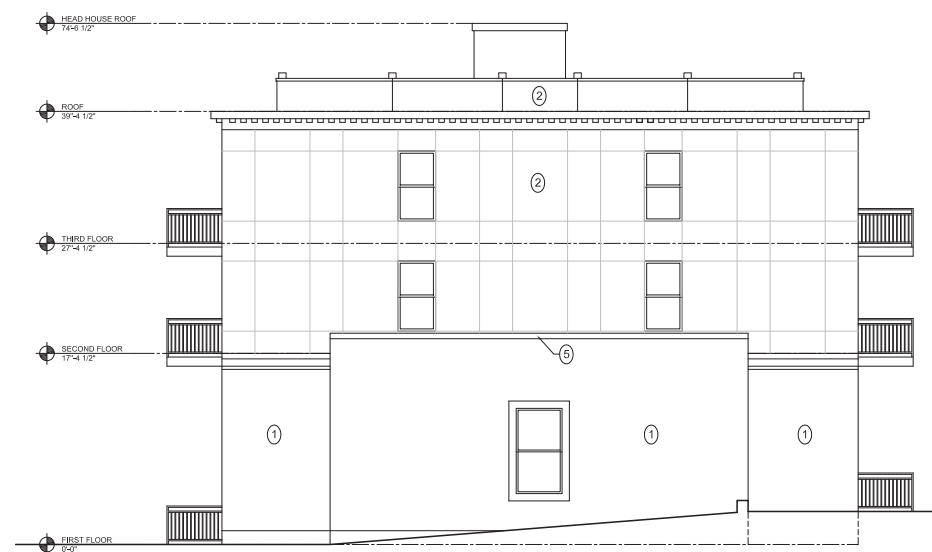
G	G-1	WEST ELEVATION
	1/8"=1'-0"	



	A-1	EAST ELEVATION
A	1/8"=1'-0"	



G-7	SOUTH ELEVATION
1/8"=1'-0"	



A-7	NORTH ELEVATION
1/8"=1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

- MATERIAL KEY:**
1. EXISTING RED BRICK.
 2. FIBER-CEMENT PANELS.
 3. STANDING SEAM METAL - ZINC.
 4. GALVANIZED OR PAINTED STEEL.
 5. METAL FLASHING.

No.	REVISIONS/SUBMISSIONS	Date
-----	-----------------------	------

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SQUARE
ARCHITECTS

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Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant	
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Project	AN ADAPTIVE REUSE 163 GLEN STREET CONDOMINIUMS SOMERVILLE, MA
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Title	BUILDING ELEVATIONS
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Designed	Drawing No.
Checked	
Project No. 14020.00	
Scale AS NOTED	
Date 6.12.2014	

A200