

PROJECT NAME

40 PITMAN ST

PROJECT ADDRESS

40 PITMAN ST
SOMERVILLE MA

CLIENT

ARCHITECT

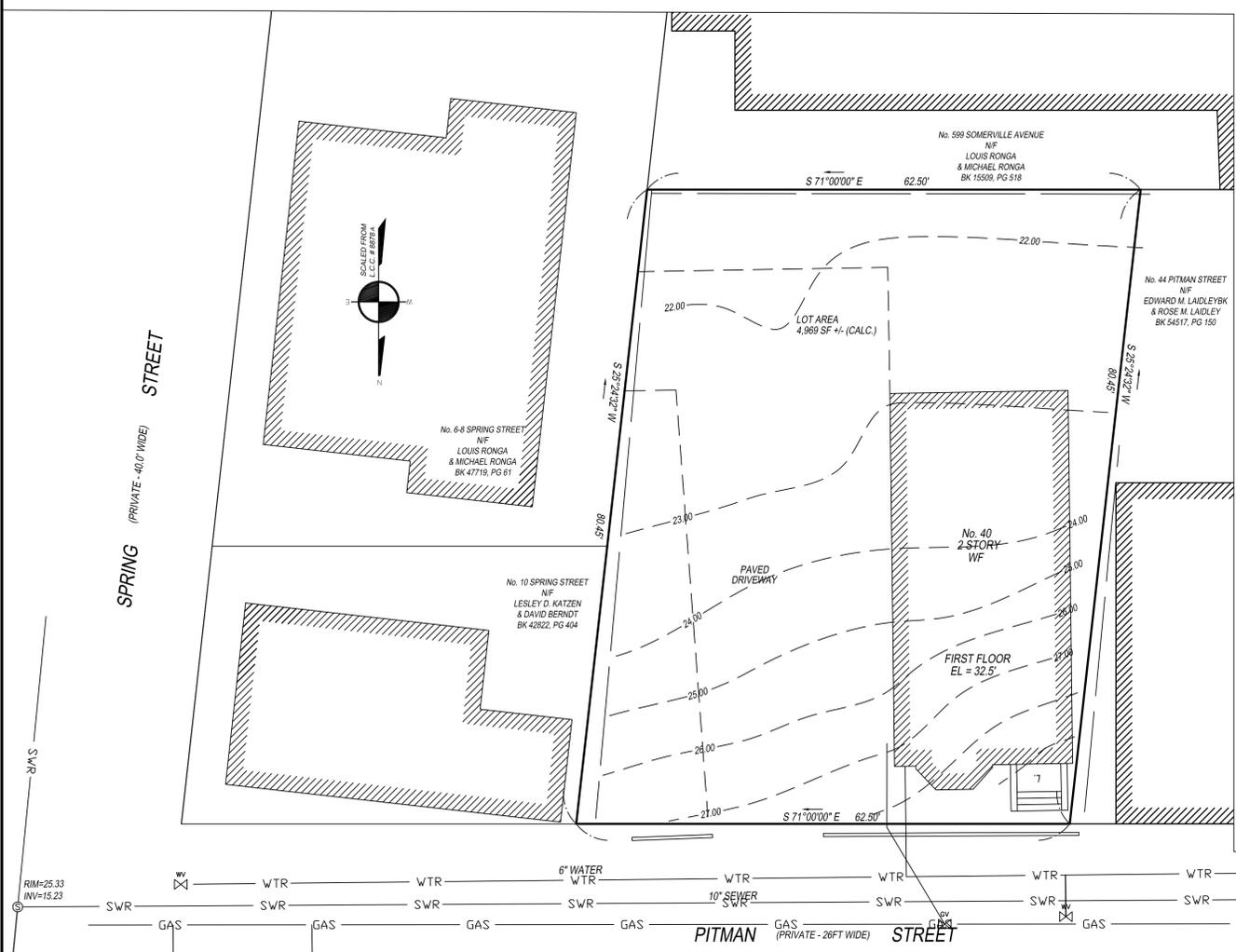
KHALSA DESIGN INC.



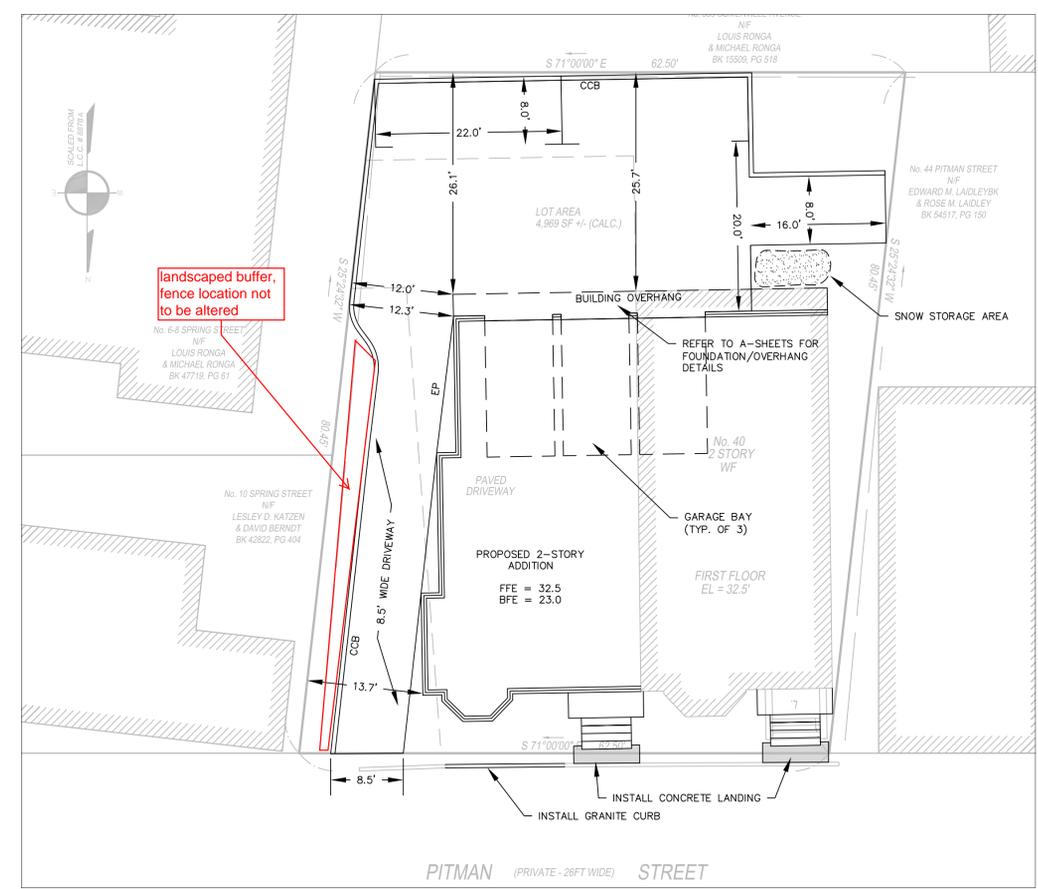
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

CEK DESIGN GROUP
30 BAY ROAD
EASTON, MA

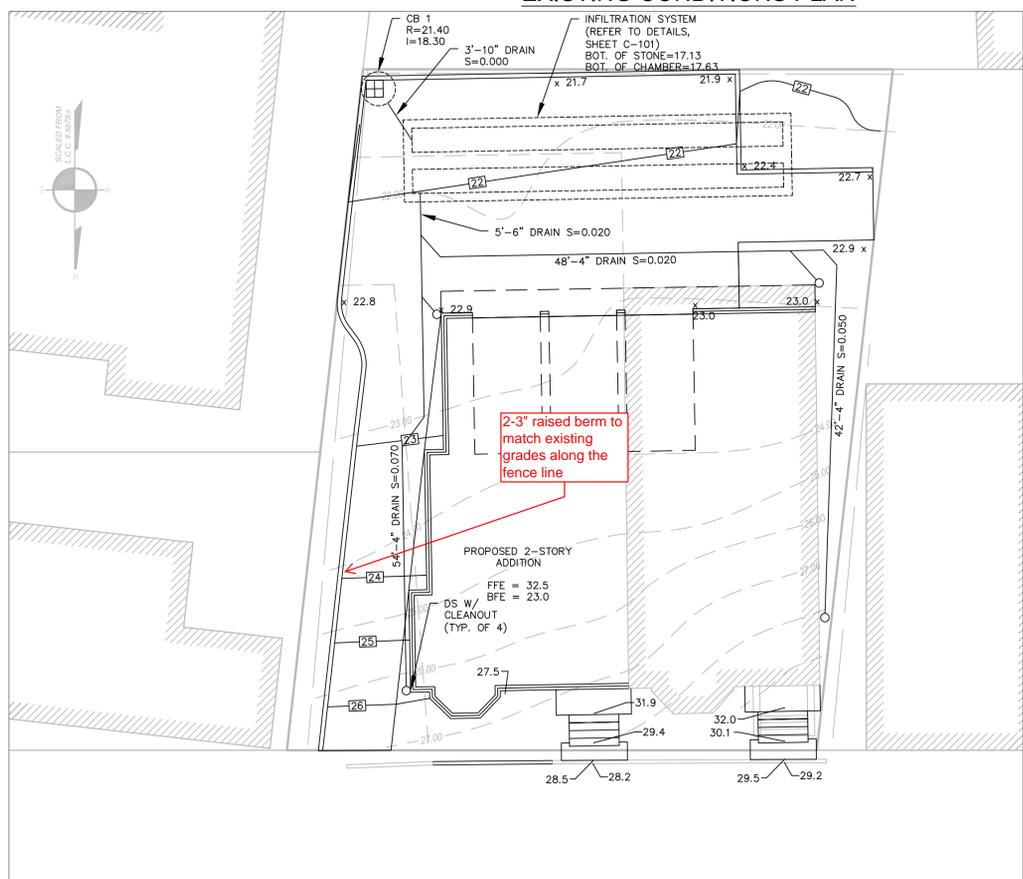


EXISTING CONDITIONS PLAN

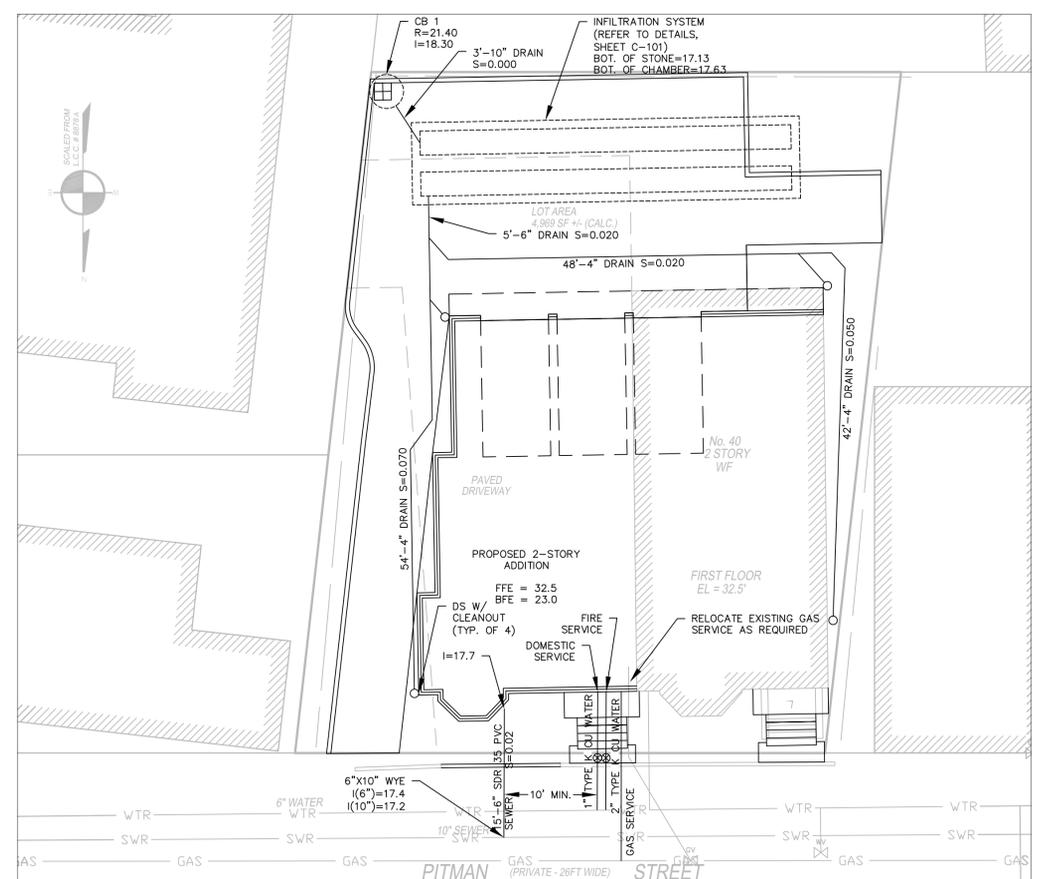


SITE LAYOUT PLAN

- NOTES:
- EXISTING CONDITIONS PLAN PREPARED BY BOSTON SURVEY, INC. AND IS TAKEN FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MARCH 28, 2011 AND DECEMBER 19, 2013. VERTICAL DATUM: NAVD83
 - REFER TO A-SHEETS FOR FOUNDATION DIMENSIONS OF PROPOSED ADDITION.
 - REFER TO SHEET L-100 FOR ALL LANDSCAPING DETAILS.
 - FIRE SERVICE SIZE TO BE CONFIRMED BY FIRE PROTECTION ENGINEER.
 - THESE PLANS ARE SCHEMATIC IN NATURE AND ARE NOT FOR CONSTRUCTION PURPOSES.



GRADING AND DRAINAGE PLAN



SITE UTILITIES PLAN

LEGEND:

- ⊗ BWSC HANDHOLE
- ⊙ CATCH BASIN
- ⊕ DRAIN MANHOLE
- ⊖ ELECTRIC MANHOLE
- ⊗ ELECTRIC HANDHOLE
- ⊕ GAS GATE
- ⊙ HYDRANT
- ⊕ LIGHT POLE
- ⊖ SEWER MANHOLE
- ⊗ UTILITY POLE
- ⊕ WATER GATE
- ⊙ BOTTOM BELL
- ⊖ DRILL HOLE
- ⊗ FND
- ⊕ INVERT
- ⊙ MAPLE
- ⊖ OAK
- ⊗ RIM
- ⊕ SB
- ⊙ STONE BOUND
- ⊖ VGC
- ⊗ VERTICAL GRANITE CURB

REGISTRATION

Project number	13087
Date	1-21-14
Drawn by	ACF
Checked by	ZFK
Scale	1"=10'

REVISIONS

No.	Description	Date
1		9/4/14

Site Layout,
Grading & Utility
Plans

C-100

40 PITMAN ST

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PLANTING NOTES

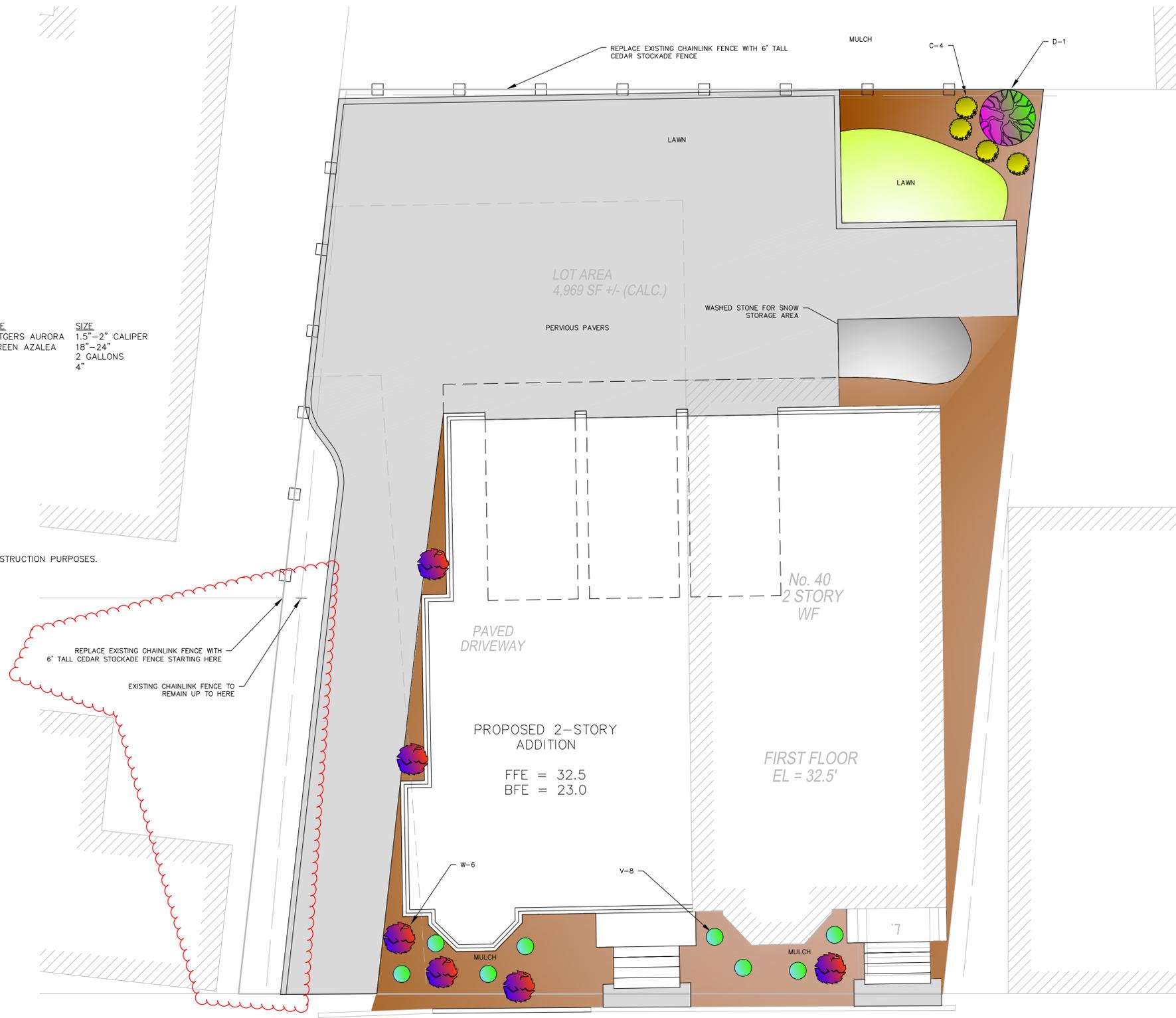
1. ALL PLANT MATERIAL SHALL BE APPROVED BY THE ENGINEER UPON ARRIVAL ON THE SITE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
3. NO SUBSTITUTION OF PLANT SPECIES WILL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. 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.
4. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT ANY CONFLICTS TO THE ENGINEER.
5. 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 ENGINEER TO ACCOUNT FOR SUBSURFACE UTILITIES, OTHER FIELD CONDITIONS AND TO ACHIEVE DESIGN INTENT. FINAL LOCATIONS MUST BE APPROVED BY THE ENGINEER PRIOR TO PLANTING.
6. NO PLANTING SHALL BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING OF TOPSOIL.
7. 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.
8. THE ROOTBALLS OF SHRUBS SHALL BE PLANTED 2" ABOVE ADJACENT FINISHED GRADE. EXCAVATE HOLES NO DEEPER THAN THE ROOTBALL OF SHRUBS.
9. 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.
10. "PLANTING MIX" SHALL CONSIST OF 2 PARTS OF TOPSOIL AND 1 PART COMPOST. THOROUGHLY MIX TO CREATE UNIFORM BLENDED MIXTURE.
11. ALL BEDS AS SHOWN ON THE DRAWINGS SHALL BE EXCAVATED 12" AND BACKFILLED WITH PLANTING MIX.
12. ALL SHRUB BEDS 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.
13. ALL PLANTS ARE TO BE THOROUGHLY WATERED AFTER INSTALLATION, AT LEAST TWICE WITHIN THE FIRST 24 HOURS.

PLANT LIST

KEY	QUANTITY	LATIN NAME	COMMON NAME	SIZE
D	1	CORNUS x AURORA	DOGWOOD RUTGERS AURORA	1.5"-2" CALIPER
W	6	AZALEA DELAWARE VALLEY WHITE	WHITE EVERGREEN AZALEA	18"-24"
C	4	NEPETA FAASSENII	CATMINT	2 GALLONS
V	8	VINCA MINOR	VINCA	4"

NOTE:

1. THESE PLANS ARE SCHEMATIC IN NATURE AND ARE NOT FOR CONSTRUCTION PURPOSES.



PITMAN (PRIVATE - 26FT WIDE) STREET

PROJECT NAME

40 PITMAN ST

PROJECT ADDRESS
40 PITMAN ST
SOMERVILLE MA

CLIENT

ARCHITECT
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EASTON, MA

REGISTRATION

Project number	13087
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Checked by	ZEK
Scale	1"=5'

REVISIONS

NO.	DATE	DESCRIPTION
1	9/4/14	

Landscaping Plan

L-100

40 PITMAN ST