

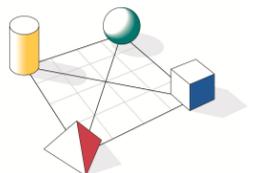


380 SOMERVILLE AVENUE

SOMERVILLE, MASSACHUSETTS
May 19, 2011

Perspective

Jeffrey Meese Architect



ICON
architecture

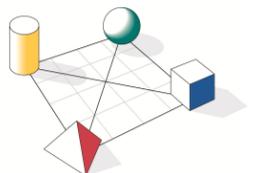


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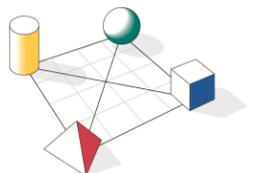


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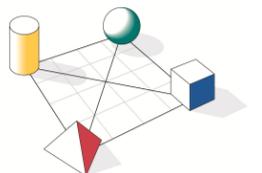


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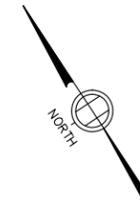
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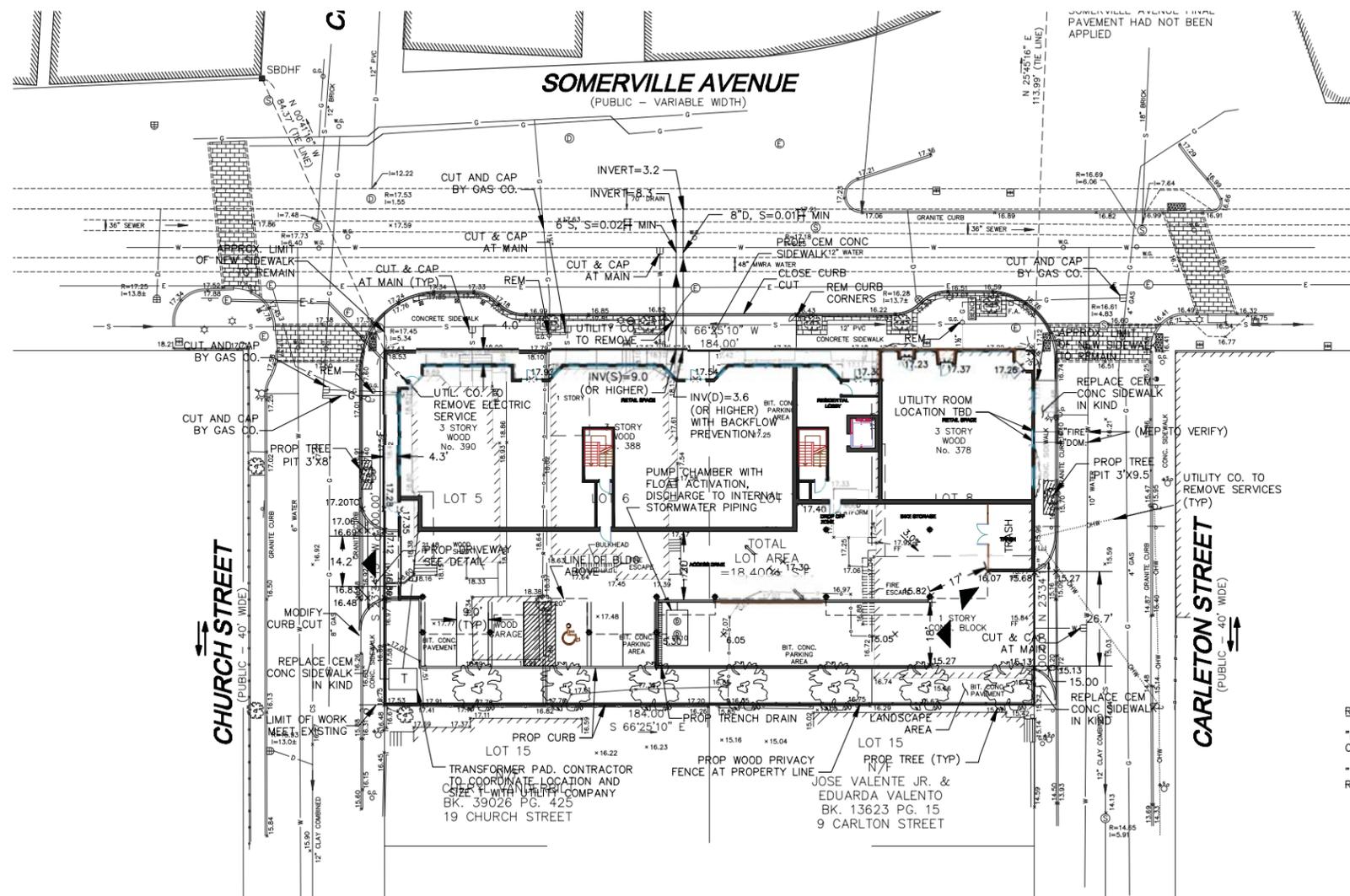


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GENERAL NOTES

1. THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY DCI, PLANS OF RECORD & PLANS FROM RESPECTIVE UTILITY COMPANIES.
2. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET ROW, OR ON ADJUTING LOTS.
3. THE CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER & DRAIN) ARE PART OF DIG-SAFE. MARKING OF CITY OF SOMERVILLE FACILITIES IS DONE BY CITY OF SOMERVILLE PERSONNEL. CONTACT DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
4. THE CONTRACTOR SHALL SUPPLY ALL FITTINGS AND VALVES NECESSARY FOR THE INSTALLATION OF THE DOMESTIC AND FIRE WATER SERVICES.
5. NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY THE CITY OF SOMERVILLE.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS OF EXISTING UTILITIES, AND VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
7. ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF EACH CONNECTION. THE WATER, DRAIN, AND SEWER SERVICES SHALL BE CAPPED AND CUT AT THE MAIN IN THE STREET BY THE CONTRACTOR. THE PROPOSED GAS INSTALLATION AND ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE COMPANY.
8. PERCOLATION TESTS SHALL BE PERFORMED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT SYSTEM. ADJUSTMENTS TO SYSTEM MAY BE REQUIRED PER TEST PIT RESULTS.
9. THE RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE OF THE SEWER, WATER, AND DRAIN CONNECTIONS ON PRIVATE PROPERTY AND/OR PRIVATE AND PUBLIC WAYS SHALL REMAIN THAT OF THE OWNER.
10. THE CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE MUNICIPAL DRAIN, SEWER, AND COMBINED SEWER SYSTEMS.
11. ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARD SPECIFICATIONS & REGULATIONS OF THE CITY OF SOMERVILLE AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.
12. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
13. ALL RIMS AND COVERS OF EXISTING UTILITIES STRUCTURES TO REMAIN WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED OR REMODELED TO MEET PROPOSED GRADES, UNLESS OTHERWISE NOTED.
14. ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE APPROXIMATE AND THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEER PLANS.
15. THIS PLAN HAS BEEN PREPARED FOR THE APPROVAL OF THE DOMESTIC/FIRE WATER SERVICE, SEWER SERVICE, AND THE STORM DRAINAGE SYSTEM.



REFERENCE

"EXISTING CONDITIONS PLAN" PREPARED BY DESIGN CONSULTANTS, INC., DATED AUG. 24, 2010.
 "SITE PLAN" PREPARED BY ICON ARCHITECTS, RECEIVED NOVEMBER 19, 2010.

PIPE MATERIALS:

DRAIN: 8" PVC ASTM D3034-SDR 35, UNLESS OTHERWISE NOTED.
 ROOF DRAIN: 8" PVC ASTM D3034-SDR 35, UNLESS OTHERWISE NOTED.
 SEWER: 6" PVC ASTM D3034-SDR 35.
 WATER: DOMESTIC: 4" CONCRETE LINED DUCTILE IRON PIPE
 FIRE: 6" CONCRETE LINED DUCTILE IRON PIPE
 ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.



PERMIT

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SCALE:
 HORIZ: 1" = 20'
 VERT: _____

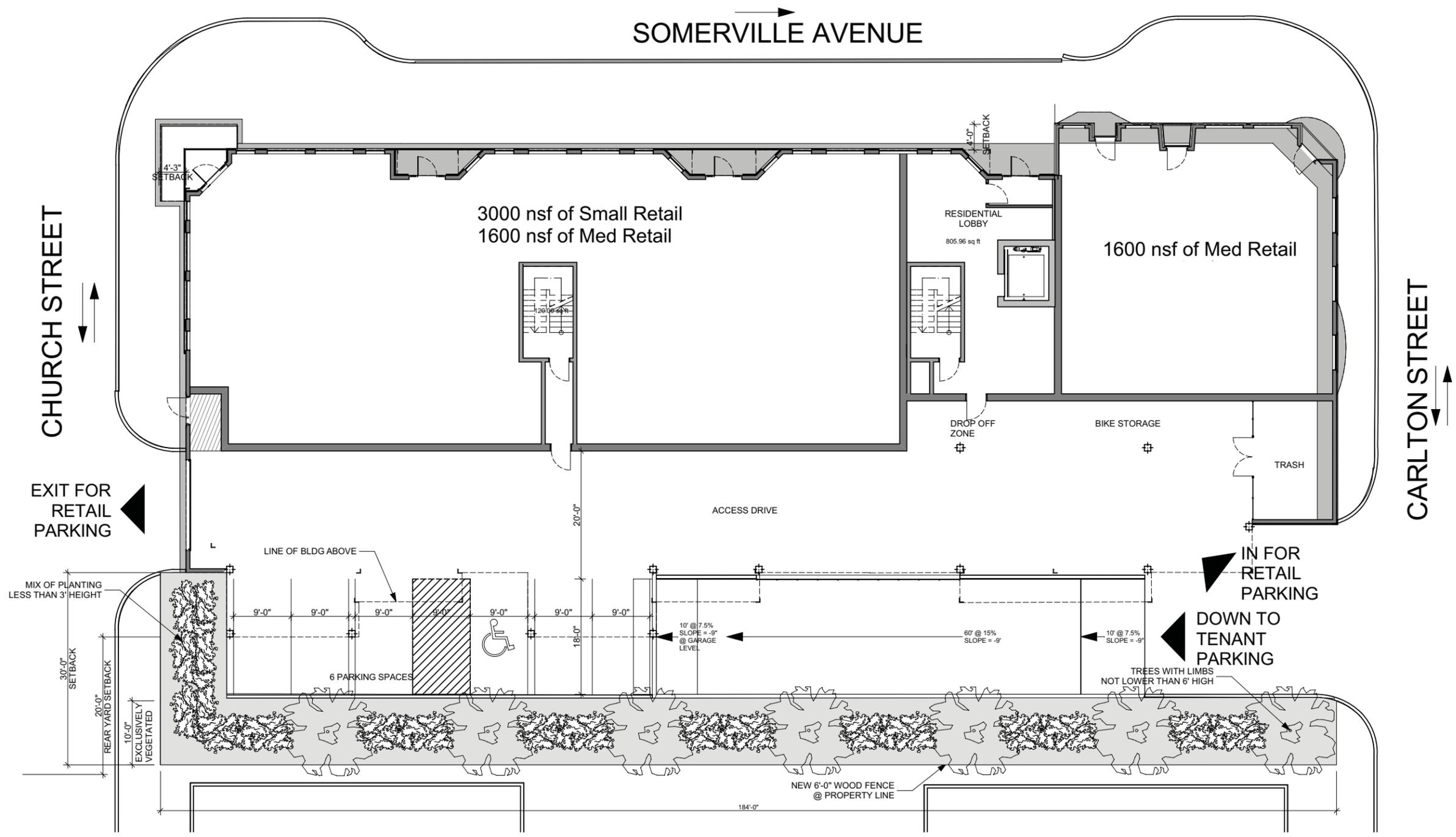
NO.	DATE	BY	REVISIONS

DESIGNED: RB
 DRAFTED: STS
 CHECKED: SBS
 APPROVED: SBS

PROPOSED SITE PLAN
 380 SOMERVILLE AVENUE

PLAN OF LAND IN
 SOMERVILLE, MASSACHUSETTS
 PREPARED FOR
 ICON ARCHITECTS, INC.
 AND JEFFREY MESE ARCHITECT

PROJECT NO.
 2010-052
 DATE: NOV. 19, 2010
 SHEET NO.
 1 OF 3



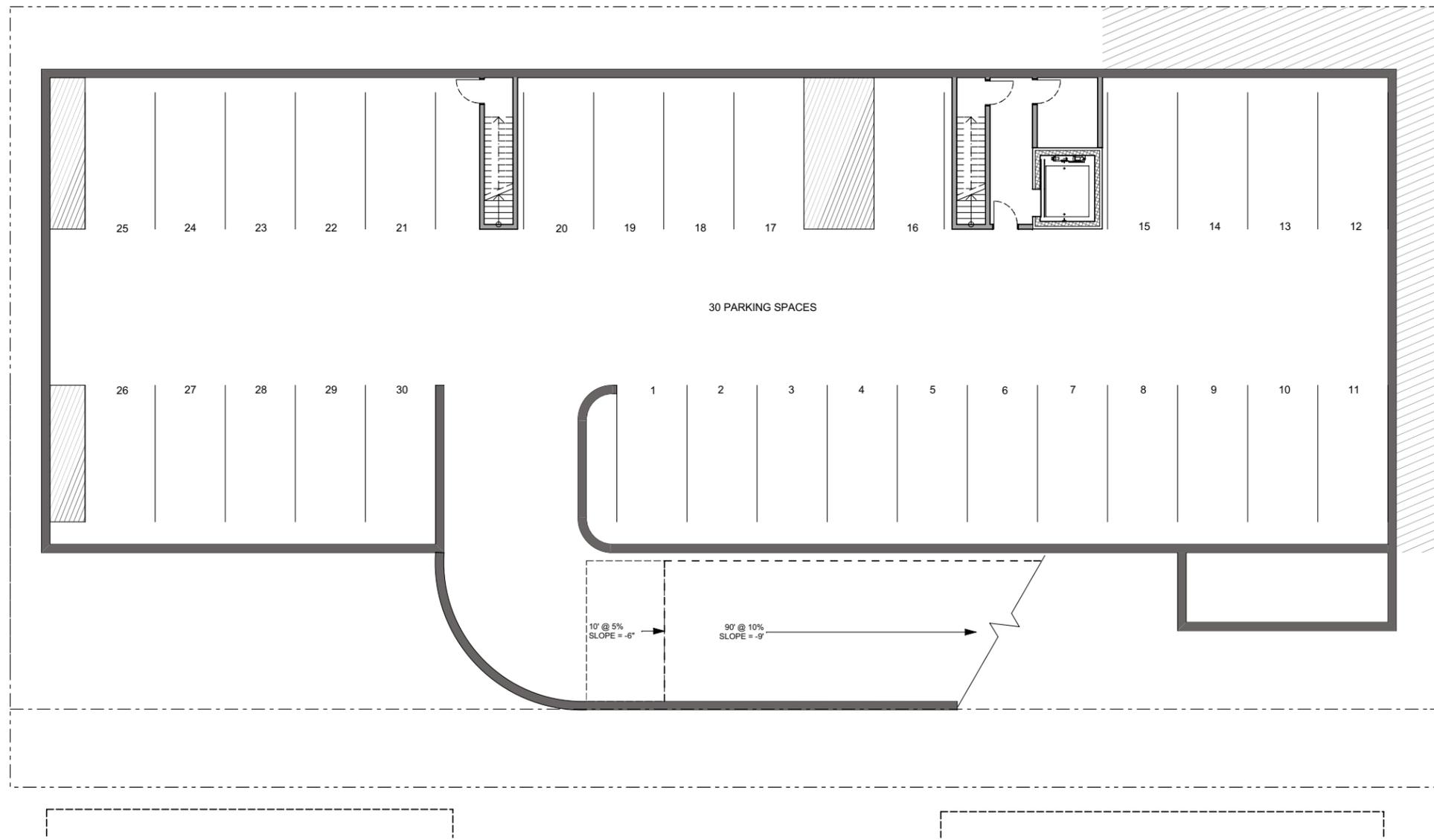
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SOMERVILLE, MASSACHUSETTS
 May 19, 2011

Ground Floor Plan

Jeffrey Meese Architect

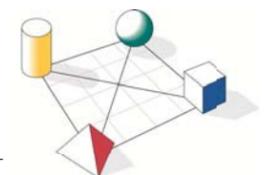




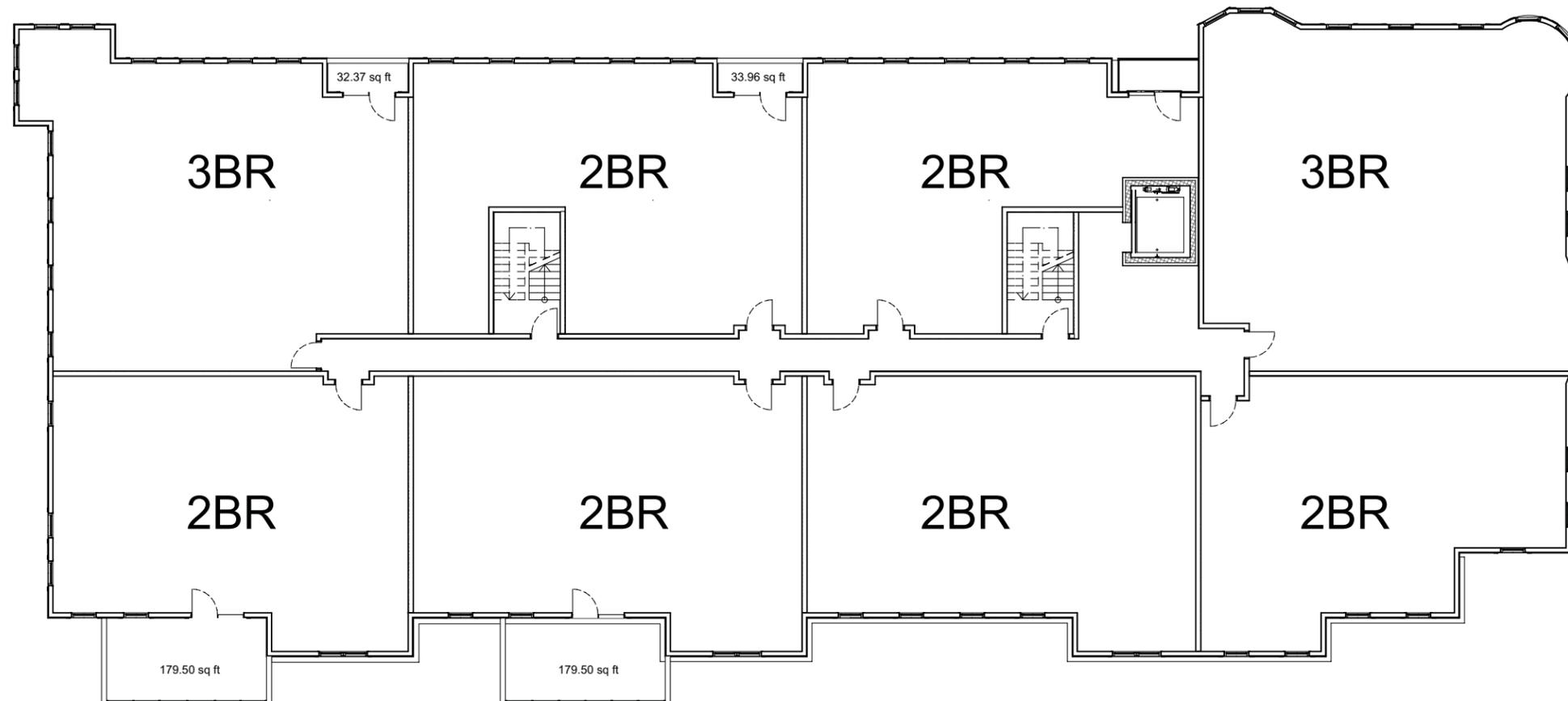
380 SOMERVILLE AVENUE

SOMERVILLE, MASSACHUSETTS
 May 19, 2011

Parking Plan



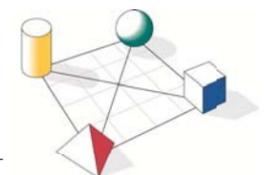
Jeffrey Meese Architect
 I C O N
 architecture



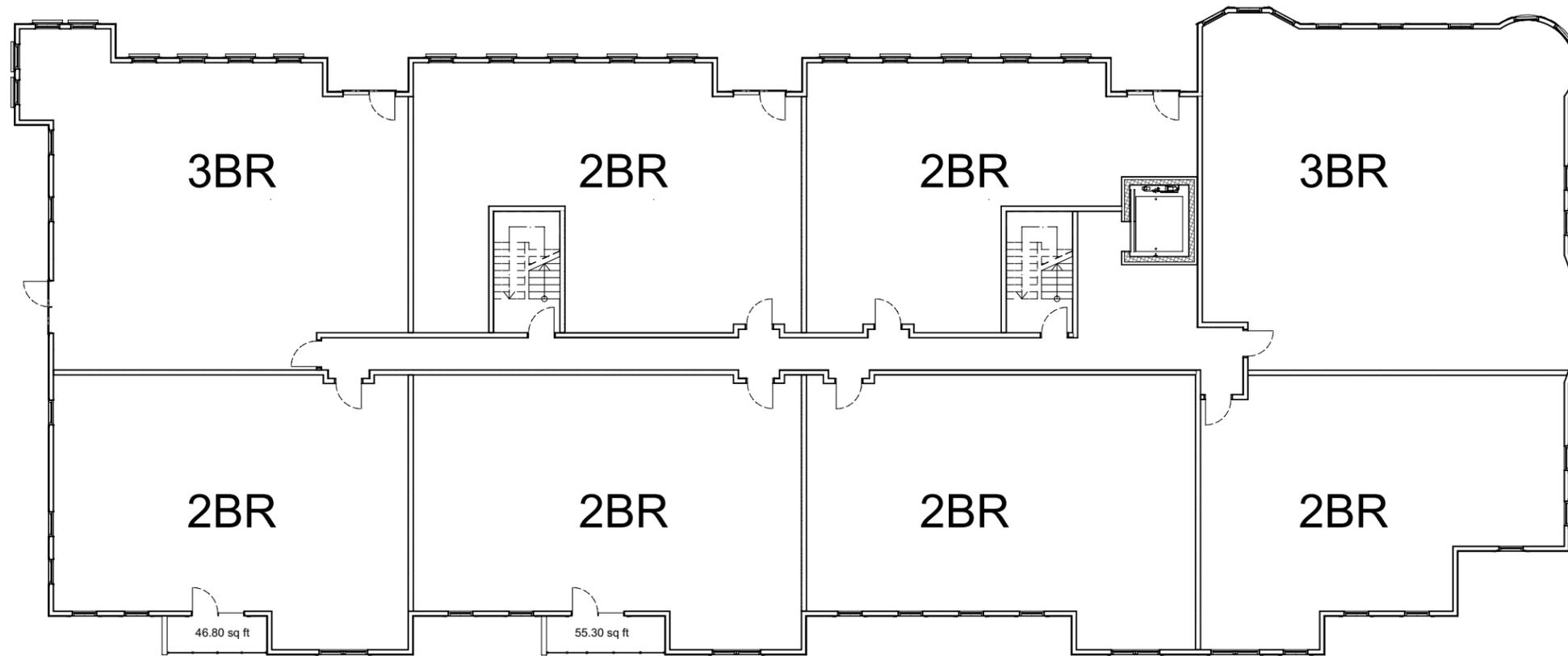
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May 19, 2011

Second Floor Plan



Jeffrey Meese Architect
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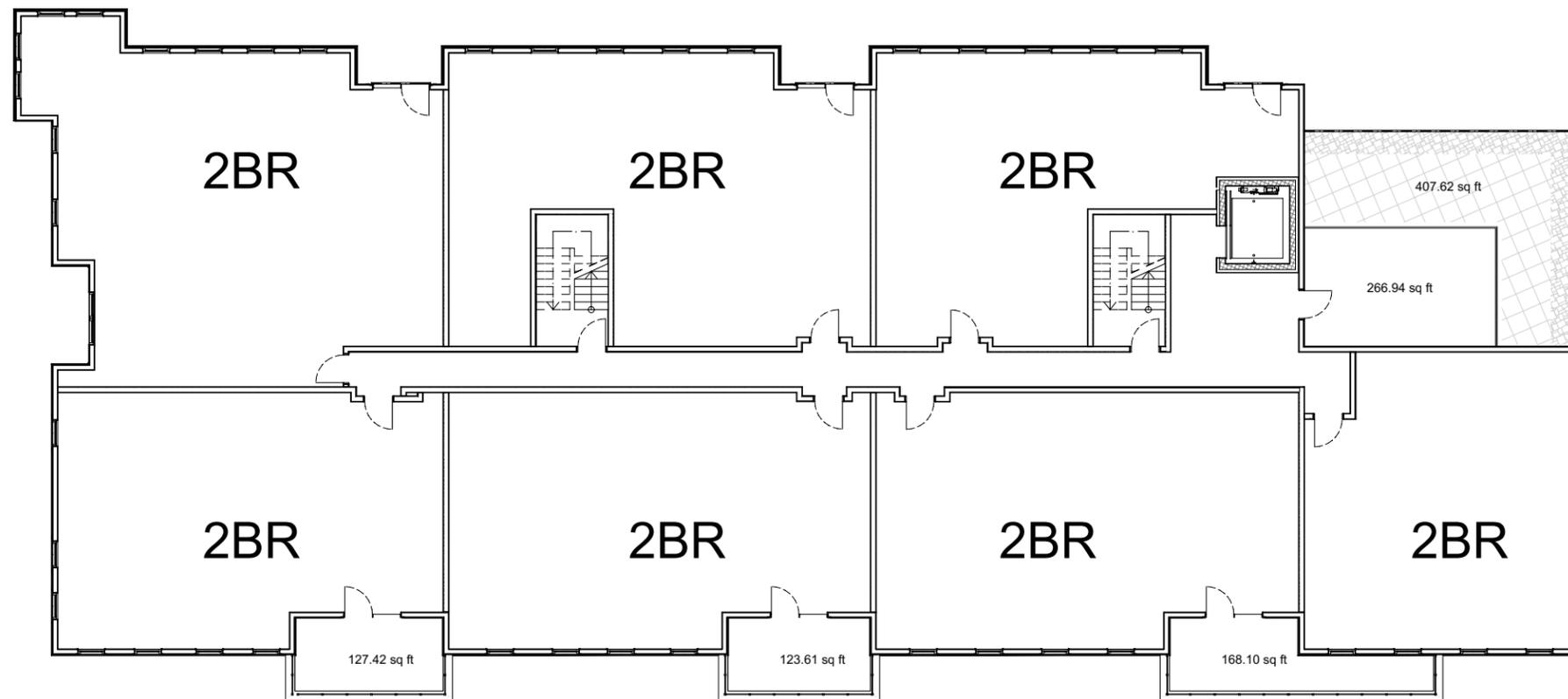
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May 19, 2011

Third Floor Plan

Jeffrey Meese Architect

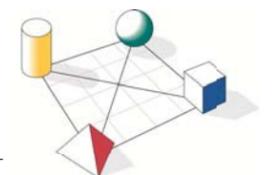




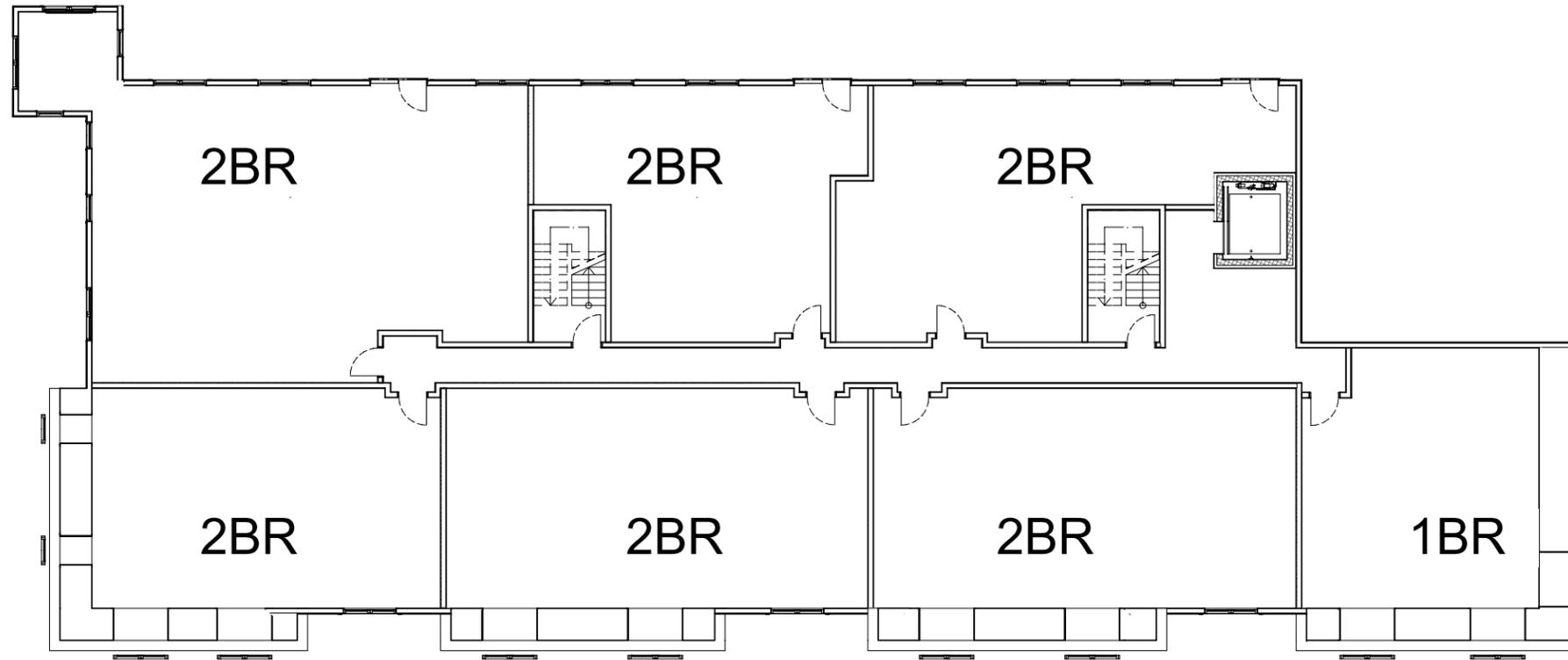
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Fourth Floor Plan



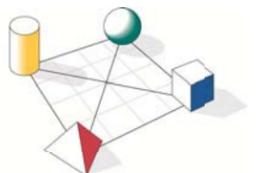
Jeffrey Meese Architect
ICON
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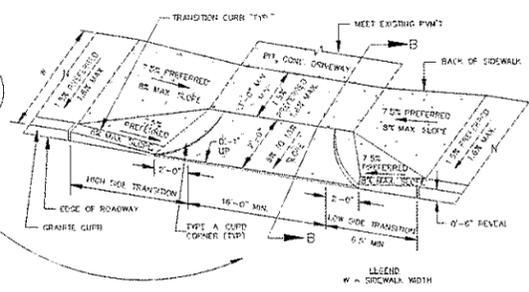
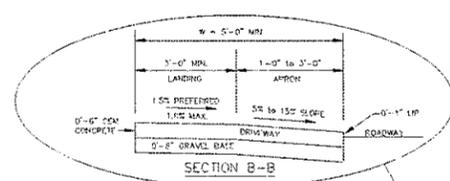
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May 19, 2011

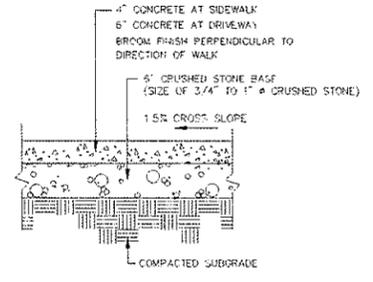
Fifth Floor Plan



Jeffrey Meese Architect
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a r c h i t e c t u r e



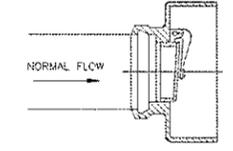
DRIVEWAYS - 5 FT. MIN. SIDEWALK
2 FT. CURB CORNERS



- NOTES
1. PROVIDE 1\"/>
 2. PROVIDE A TOOLED DUMBY JOINT 1/4\"/>

CEMENT CONCRETE SIDEWALK

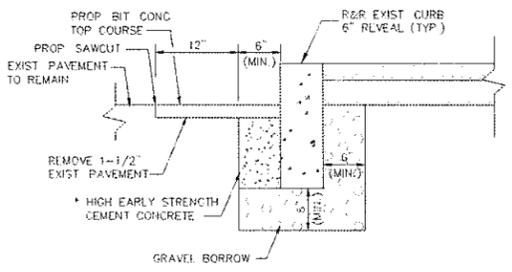
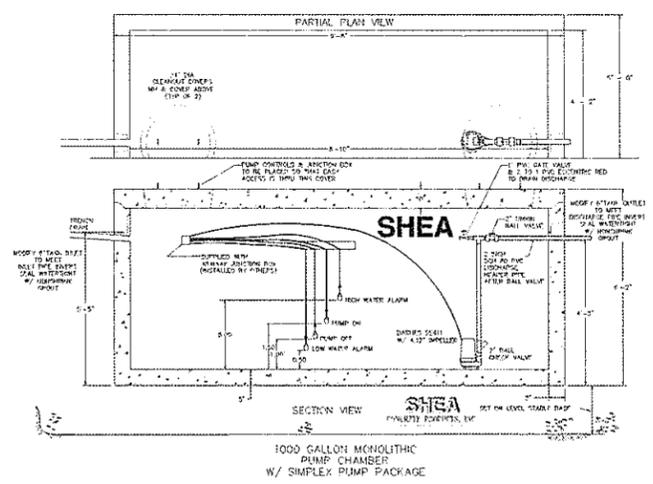
NOT TO SCALE



BACKWATER VALVE - JAY R. SMITH MODEL 7070

NOT TO SCALE

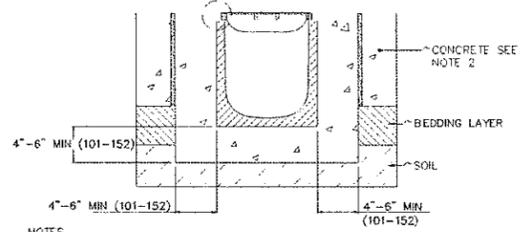
- | PUMP SYSTEM DESIGN CRITERIA | PUMP CHAMBER NOTES |
|---|--|
| 1. PUMP TYPE - 1 SUBMERSIBLE ELECTRIC WINDMILL TYPE CONCRETE W/ ELECTRICAL CONTROL, HERMETIC PUMP VALVES & MOTOR FLOAT SWITCH LEVEL CONTROL SYSTEM FOR PUMP AND ALARM | 1. CONCRETE - 4000 PSI MINIMUM AFTER 28 DAYS |
| 2. ALARM SYSTEM - THE ALARM SYSTEM SHALL BE FUNCTIONAL AND PROVIDE SOUNDING OF ALARM LIGHTS ACROSS THE STREET. THE LIGHTS OR SOUND COMPONENTS TO BE PLACED ON FACE OF PUMP CHAMBER WALL. ALARM SYSTEM TO BE DEACTIVATED DURING SEPARATE FROM PUMP OPERATION | 2. REINFORCED STEEL CONFORMS TO LATEST ACI 308 AND SPEC. 615. 50 IN GENERALITY AND 8 IN 50 IN (DOWN) PLAYS BASE BOTTOM |
| 3. SIZES - CAPABLE OF PASSING 1 - 1/2 INCH DIA SOLIDS | 3. W-200 DESIGN BARS |
| 4. PUMP CAPACITY - 50 GPM @ 11 FEET TDH | 4. BUTIL RUBBER SECTION JOINT CONFORMS TO LATEST ASTM C442 SPEC. |
| 5. MOTOR - AS REQUIRED BY PUMPER PUMP MANUFACTURER | 5. THE PUMP CHAMBER PUMP SHALL BE HOUSED IN A NET SHALL BE COVERED BY A PERFECT COPY PUMP CHAMBER 11-1/2\"/> |
| | 6. SAID CHAMBER SHALL BE AS MONOLITHIC AS POSSIBLE |
| | 7. AN EMPTY PUMP CHAMBER SHALL NOT FLOAT |
| | 8. INSTALL ALARM & OPERATION PANEL IN PLACE |
| | 9. DIMENSIONS LMP TO BE RUN TO THE DAM W/ POSITIVE SLOPE. MAINTAIN 4 FT COVER WHERE POSSIBLE |
- PUMP/ALARM OPERATION LOGIC**
- PUMP ON
1. AT LEAST FOUR (4) CYCLES IN 24 HRS
 2. IN 15 MINUTE CYCLE
 3. IN 15 MINUTE CYCLE
- PUMP OFF
1. IF THE LOW POINT OF LIQUID LEFT IN WELLS
 2. IN 15 MINUTE CYCLE
 3. LOW WATER ALARM SOUNDS



- NOTES
- * HIGH EARLY STRENGTH CEMENT CONCRETE
 - * HIGH EARLY STRENGTH CONCRETE BASE COURSE SHALL BE INCLUDED IN THE LINEAR FOOT PRICE OF GRANITE CURB

R&R EXISTING CURB IN EXISTING PAVEMENT

NOT TO SCALE



- NOTES
1. IT IS NECESSARY TO ENSURE THE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR THE EXISTING GROUND CONDITIONS. ENGINEERING ADVICE MAY BE REQUIRED.
 2. A MINIMUM CONCRETE STRENGTH OF 3000 PSI IS RECOMMENDED. THE CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
 3. EXPANSION AND CRACK CONTROL JOINTS ARE RECOMMENDED TO PROJECT THE CHANNEL AND THE CONCRETE SURROUND. ENGINEERING ADVICE MAY BE REQUIRED.
 4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX 1/8\"/>
 5. REFER TO SMITH/ACO'S LATEST INSTALLATION INSTRUCTIONS FOR COMPLETE DETAILS.

TRENCH DRAIN

NOT TO SCALE

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SOMERVILLE, MA 02145
(617) 776-3350

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DRAFTED: SIS
CHECKED: SBS
APPROVED: SBS

DETAILS SHEET

380 SOMERVILLE AVE

SCALE

HORIZ: N.T.S.
VERT:

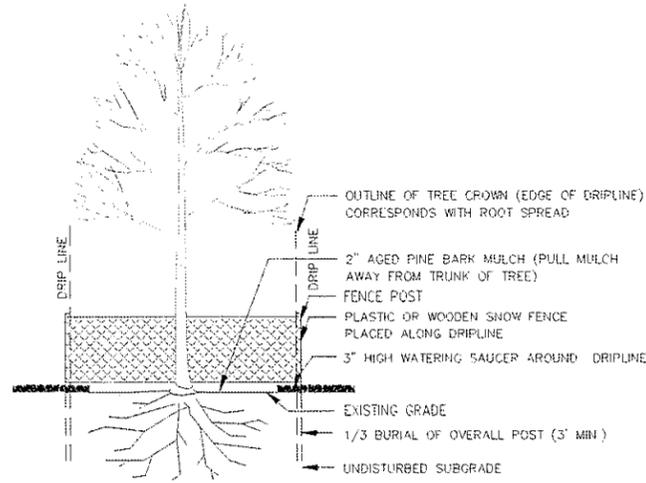
PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS

PREPARED FOR
ICON ARCHITECTS, INC.
AND JEFFREY MEESE ARCHITECT

PROJECT NO
2010-052

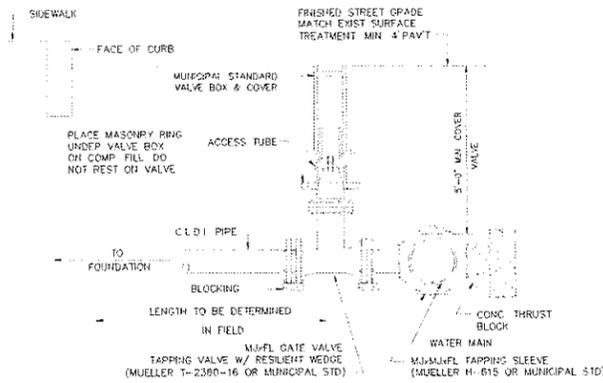
DATE NOV 19, 2010

SHEET NO
2 OF 3



TREE PROTECTION

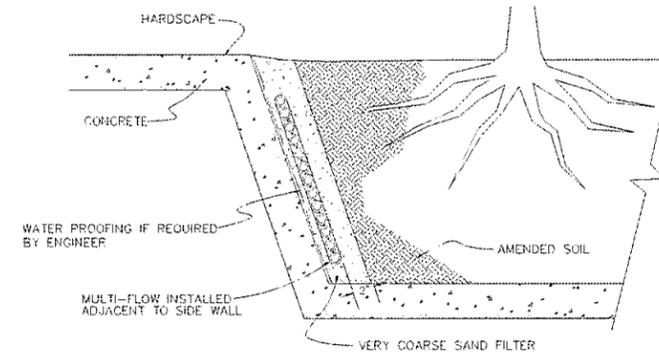
NOT TO SCALE



- NOTE 1. ALL WATER DISTRIBUTION VALVES, FITTINGS, AND PIPING SHALL COMPLY WITH ALL MUNICIPAL STANDARDS
- NOTE 2. DETAIL UTILIZED FOR 4, 6, OR 8 INCH SERVICE PIPE

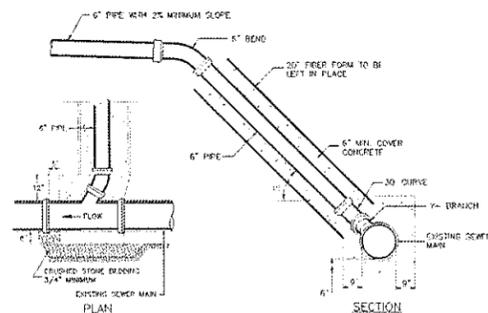
WATER CONNECTION WITH WET TAP FOR 4 & 6 INCH SERVICE PIPE

NOT TO SCALE



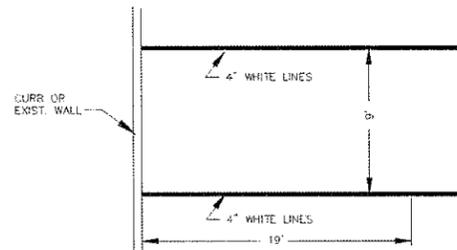
TREE WELL INSTALLATION

NOT TO SCALE



SEWER CHIMNEY WITH 45° CONNECT TO EXISTING SEWER

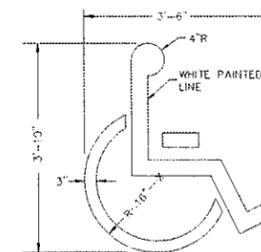
NOT TO SCALE



- NOTES
1. PAVEMENT MARKINGS SHALL BE WHITE, REFLECTORIZED PAINT
2. STALL DIMENSIONS SHALL BE 10'X20' UNLESS NOTED OTHERWISE

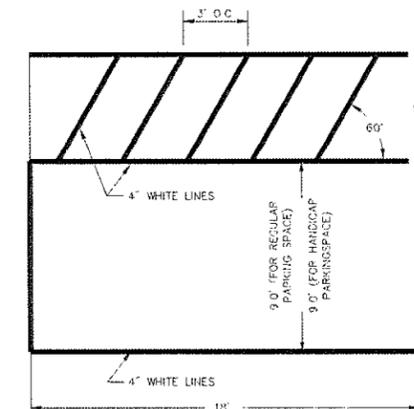
TYPICAL PARKING STALL

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PAINTED HANDICAP SYMBOL

NOT TO SCALE



- NOTES
1. FIELD ENGINEER TO DETERMINE FINAL DIMENSIONS
2. PAVEMENT MARKINGS SHALL BE WHITE REFLECTORIZED PAINT

HANDICAP WALK WHITE LINE STRIPING AND PARKING STALL

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 APPROVED: SBS

DETAILS SHEET #2

380 SOMERVILLE AVE

SCALE
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PLAN OF LAND IN
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