



PROPOSED SOMERVILLE AVE RESIDENCES

10-18-2013 SUBMISSION

CLIENT
THOMAS J. TUTTON
 c/o T&T ELECTRICAL
 531 2nd Street
 Everett, MA 02149

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

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 Consulting Engineers
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 T: 617-506-1474
 F: 617-507-7740

PROJECT NAME
593 SOMERVILLE AVE RESIDENCES

PROJECT ADDRESS
 593
 SOMERVILLE AVE,
 SOMERVILLE, MA

CLIENT
TUTTON

ARCHITECT
KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION

Project number	12031
Date	10-18-13
Drawn by	MT
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Cover Sheet

A-000

593 SOMERVILLE AVE RESIDENCES



1



2



3



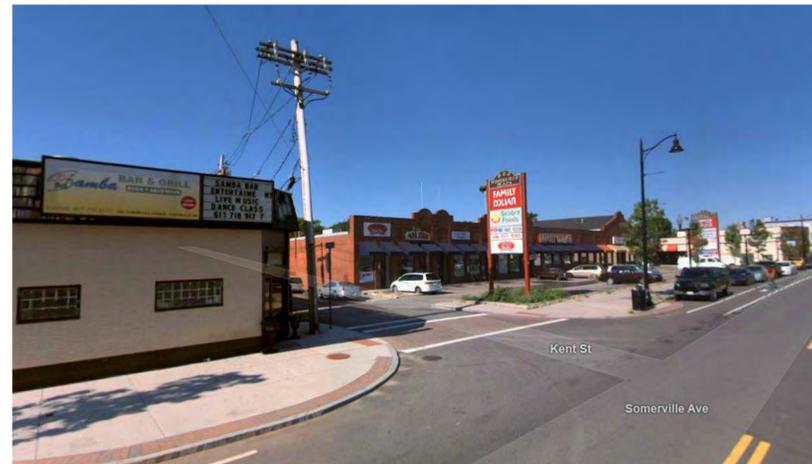
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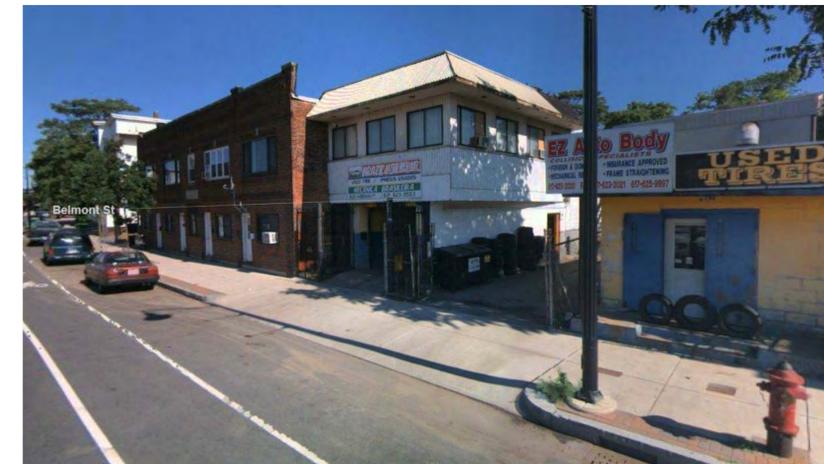
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6



7



8

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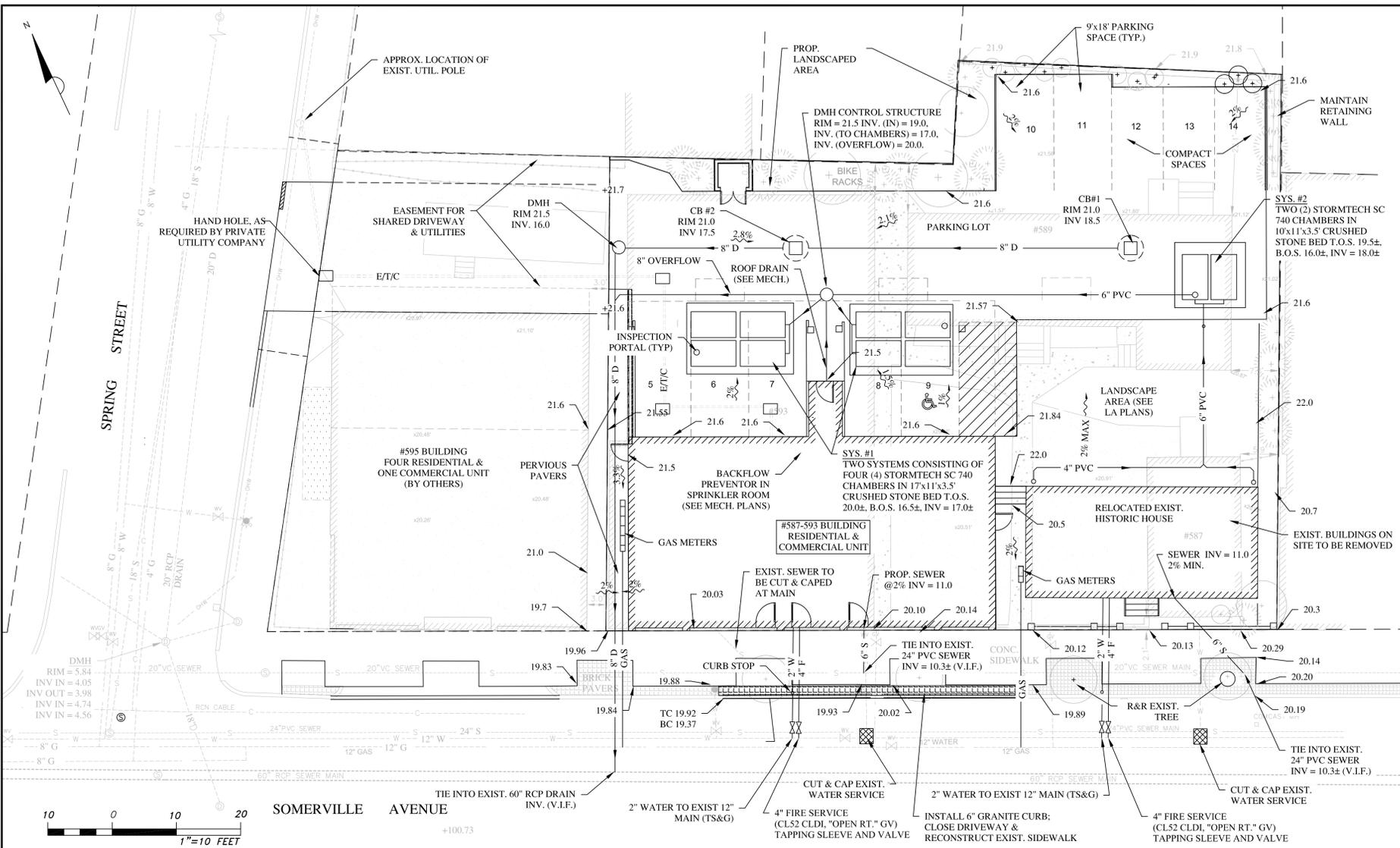
REVISIONS

No.	Description	Date

Site Context

Z-001

593 SOMERVILLE AVE RESIDENCES



- GENERAL NOTES**
- 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.
 - ROOF RUNOFF IS TO BE COLLECTED BY AREA DRAINS ON THE FLAT TOP ROOF AND PIPED TO THE INFILTRATION SYSTEM LOCATED UNDER PAVED PORTION AT REAR OF PROPERTY.
 - 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 TO VERIFY AND RECORD THE LOCATION OF EACH UTILITY. THERE ARE SEVERAL EXISTING DRAIN AND SEWER STRUCTURES IN SOMERVILLE AVE WHERE THE INVERT DATA IS NOT KNOWN. THE CONTRACTOR SHALL DETERMINE THESE INVERTS AND PROVIDE INFORMATION TO THE ENGINEER PRIOR TO START OF WORK.
 - 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.
 - ALL WORK PERFORMED SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND REGULATIONS OF THE CITY OF SOMERVILLE AND TO ALL APPLICABLE LOCAL AND STATE REGULATIONS.
 - THE CONTRACTOR SHALL SUPPLY ALL PIPING, STRUCTURES, MATERIALS, AND APPURTENANCES, NECESSARY TO COMPLETE THE STORM DRAINAGE SYSTEMS AS INDICATED ON THE PLANS.
 - THE CITY RESERVES THE RIGHT TO INSPECT ALL PRIVATE FACILITIES DISCHARGING TO MUNICIPAL FACILITIES.
 - DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED TO PROTECT AGAINST CAVE-IN.
 - THE CONTRACTOR SHALL TIE IN ALL ROOF DRAINS FROM THE BUILDING TO THE INFILTRATION SYSTEM. COORDINATION WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS IS NECESSARY.
 - 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.
 - AN AS-BUILT DRAWING (CERTIFIED BY A 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.
 - 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.
 - FIRE SERVICE SIZE IS PER THE OWNERS MECHANICAL ENGINEER/FIRE SUPPRESSION DESIGNER. THE CONTRACTOR SHALL VERIFY SIZE PRIOR TO CONSTRUCTION.
 - NOT ALL INVERTS OF THE EXISTING STORM AND SEWER DRAINS IN SOMERVILLE AVE. ARE KNOWN AT THIS TIME. THE CONTRACTOR SHALL INVESTIGATE EXISTING STRUCTURES AND PROVIDE INVERT DATA TO THE ENGINEER PRIOR TO START OF WORK.

Civil Site Plan

587-593 Somerville Ave.
Somerville, MA



REFERENCES:
SURVEY: 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)

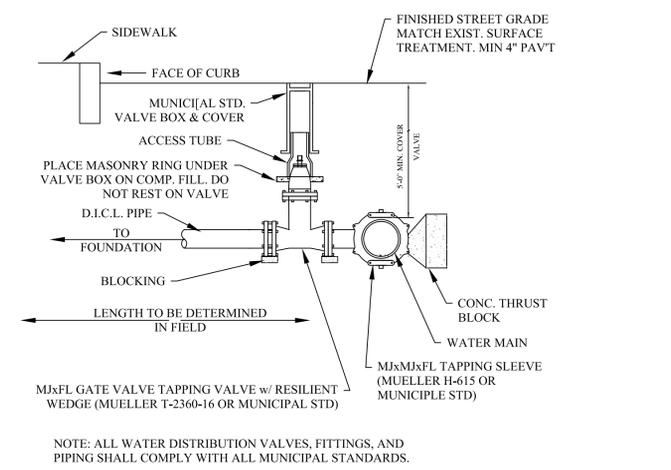
ROOF DRAINS: 6" PVC SCHED. 40 (TYP.) OR AS NOTED ON THE PLANS

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

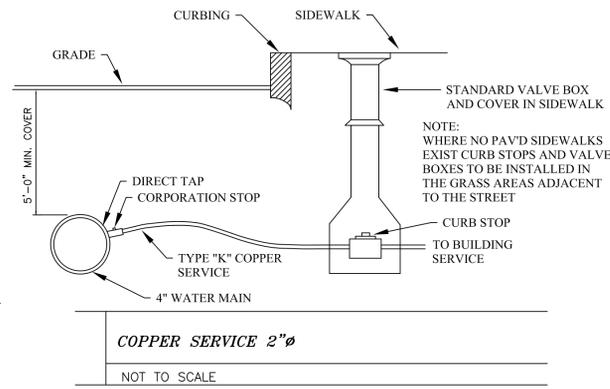
WATER: 4" DUCTILE IRON CEMENT LINED (CLASS 56)
2" COPPER TUBING TYPE K (MINIMUM OF 5 FEET BELOW GRADE)

OPERATIONS AND MAINTENANCE

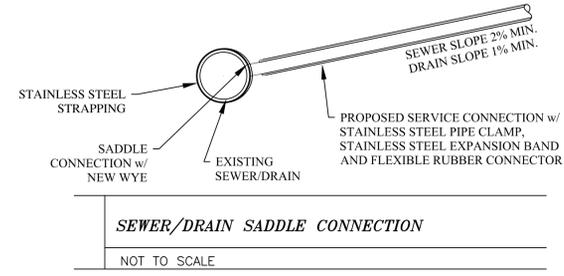
- STORMTECH: THE PROPOSED UNDERGROUND INFILTRATION SYSTEMS HAVE INSPECTION PORTS THAT CAN BE USED TO OBSERVE ANY EXCESSIVE BUILD UP OF SEDIMENTS OR STANDING WATER. INSPECTIONS ARE TO BE PERFORMED AFTER EVERY MAJOR STORM DURING FIRST THREE MONTHS AND TWICE PER YEAR THEREAFTER. REMOVAL OF SEDIMENT, IF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



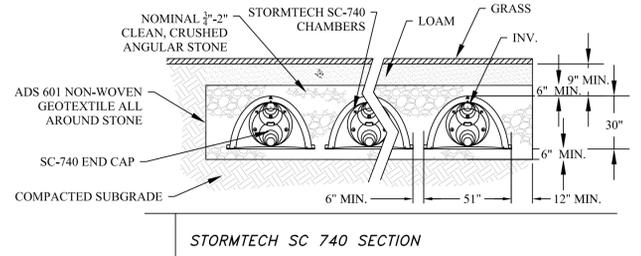
TYPICAL WATER CONNECTION W/ WET TAP FOR 4 INCH SERVICE PIPE
NOT TO SCALE



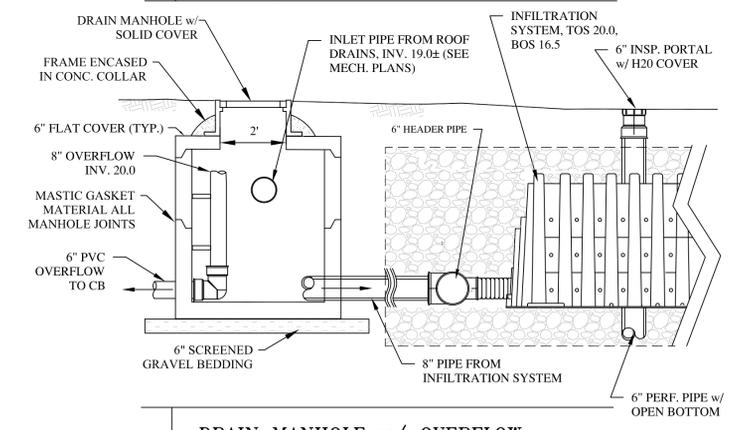
COPPER SERVICE 2\"/>



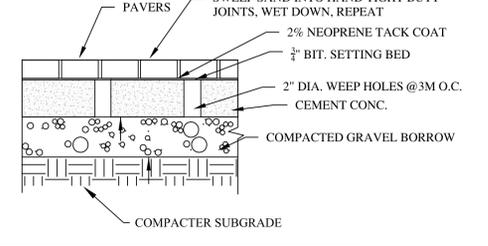
SEWER/RAIN SADDLE CONNECTION
NOT TO SCALE



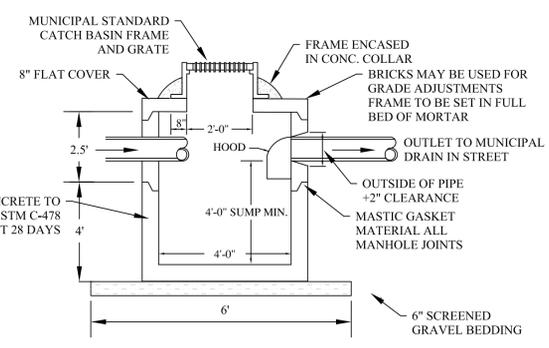
STORMTECH SC 740 SECTION
NOT TO SCALE



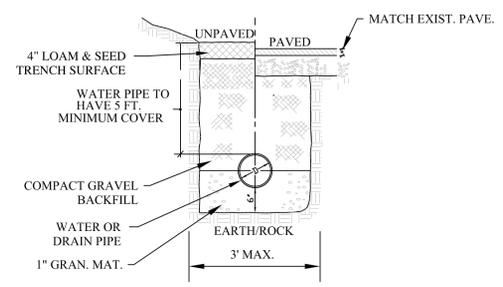
DRAIN MANHOLE w/ OVERFLOW
NOT TO SCALE, (H=20 LOADING)



PAVERS ON CONC. SIDEWALK
NOT TO SCALE



FLAT TOP CATCH BASIN WITH HOODED OUTLET (H20)
NOT TO SCALE



PIPE EXCAVATION & TRENCH PATCH
NOT TO SCALE



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No.	Date	Comment
#1	11-25-13	REVISED w/ HISTORIC HOUSE

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:	May 1, 2013	Scale:	1" = 10'
Project No.:	2013-113	Drawing by:	NG/PJ

C-1

PROJECT NAME
593 SOMEVILLE AVE
RESIDENCES

PROJECT ADDRESS
593 SOMERVILLE AVE
SOMERVILLE, MA

CLIENT
TUTTON

ARCHITECT
KHALSA DESIGN INC.



17 IVALOO STREET, SUITE 400
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CONSULTANTS:

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REGISTRATION

Project number 12031
Date 10-18-13
Drawn by
Checked by JSK
Scale

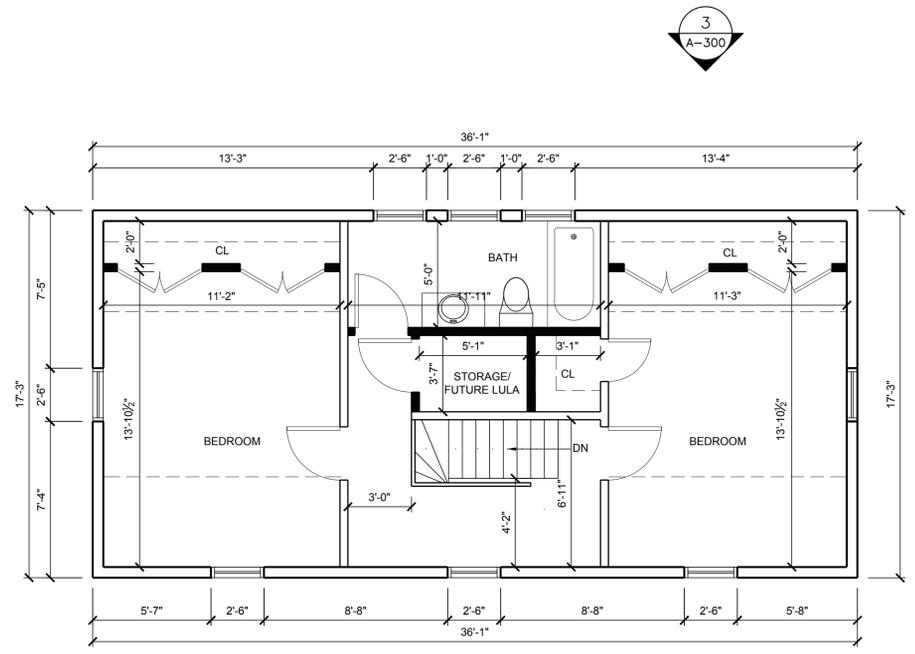
REVISIONS

No.	Description	Date

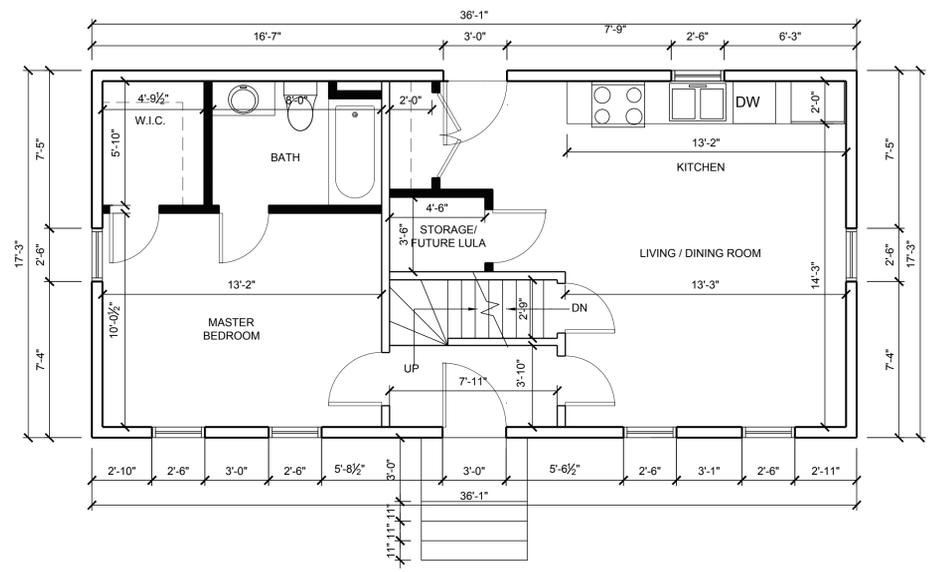
**BASEMENT, 1ST, 2ND
FLOOR PLANS**

A-102

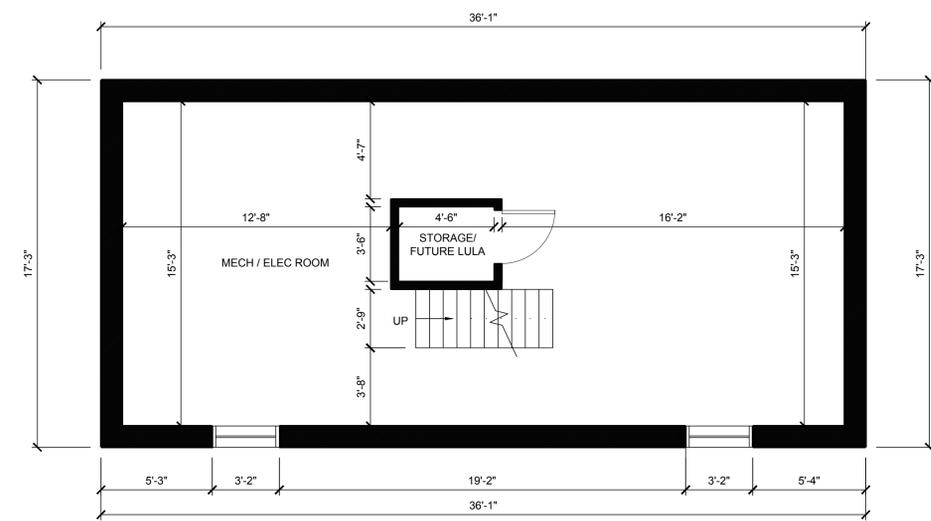
593 SOMERVILLE AVE RESIDENCES



3 SECOND FLOOR
A100 Scale: 1/4"=1'-0"



2 FIRST FLOOR
A100 Scale: 1/4"=1'-0"



1 BASEMENT
A100 Scale: 1/4"=1'-0"

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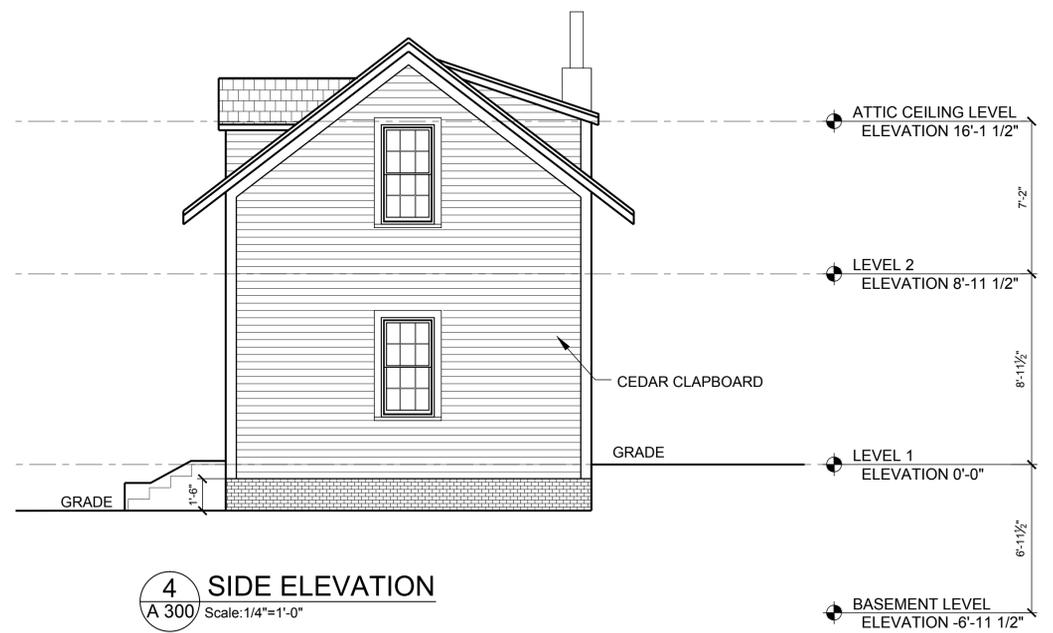
**FRONT, SIDE, REAR
ELEVATIONS**

A-103

593 SOMERVILLE AVE RESIDENCES



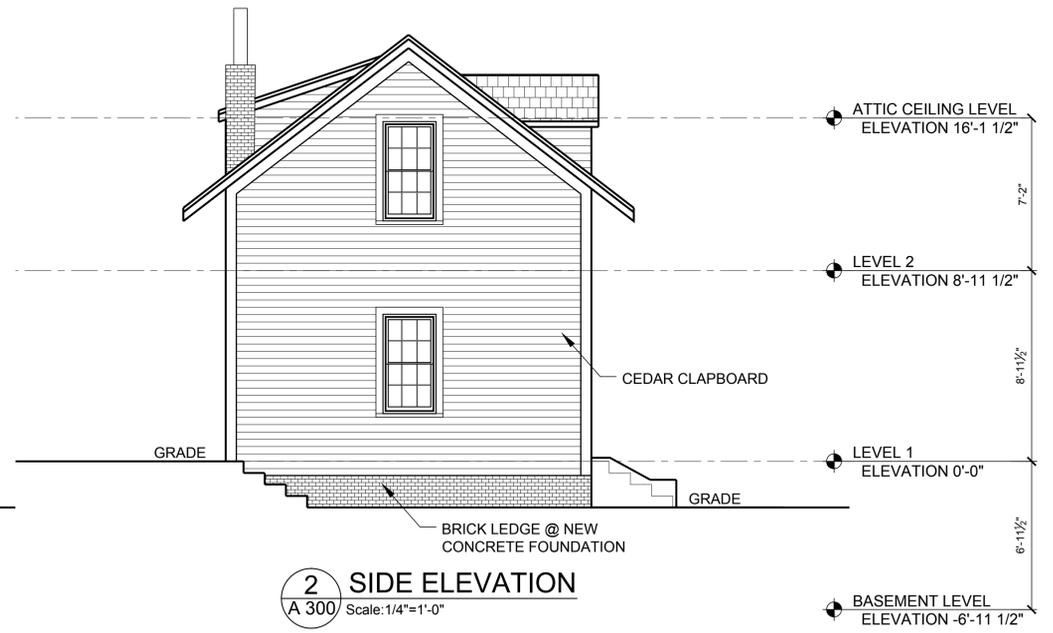
3 REAR ELEVATION
A 300 Scale: 1/4"=1'-0"



4 SIDE ELEVATION
A 300 Scale: 1/4"=1'-0"



1 FRONT ELEVATION
A 300 Scale: 1/4"=1'-0"



2 SIDE ELEVATION
A 300 Scale: 1/4"=1'-0"

ZONING REQUIREMENTS FOR 593 SOMERVILLE AVE PROJECT					
ZONE BA	REQUIRED	ALLOWED	PROVIDED	COMPLIANCE	
A	LOT SIZE in SF	N/A	5000 MIN.	8318	YES
B	MIN. LOT AREA FOR EACH D.U. in SF				
	1-9 D.U.	875	9,506,285,714	7DU	YES
	10 D.U.	1,000			YES
	NUMBER OF D.U. ALLOWED TOTAL D.U.		9		YES
C	MAXIMUM GROUND COVERAGE %	80%	6654.4	40%	YES
D	LANDSCAPED AREA MINIMUM % OF LOT	10%	831.8	23%	YES
	FAR - MAX	2	16,636	1.3	YES
F	MAXIMUM HEIGHT IN FEET	50	50	47'-8"	YES
	[20] # STORIES	4	4	4	YES
	[3] ABUTING RB ZONE WITHIN 30 FT, 3 STORIES	40	40	40'	YES
	[3] ABUTING RB ZONE WITHIN 30 FT, 40 FT HEIGHT	3	3	3	YES
G	MINIMUM FRONT (FT) (5a, 5b, 5c, 17)	0	0	0	YES
	5a-FIRST FLOOR -50% BAY WINDOWS				YES
	SIDE (12, 5B, 6, 7, 10, 17)	N/A	N/A	VARIES	YES
H	[12]-1/3 OF HT OR 15 FT MIN WHEN ABUTING RB ZONE)				YES
	[6]-1/3 OF LENGTH-BAYS 3 FT MAX OR 1/4 OF SB)				YES
I	REAR			VARIES	YES
	10 FT+2' / STORY ABOVE GF (12, 5B, 13, 14, 15, 17)				YES
	[12]-1/3 OF HT OR 15 FT MIN WHEN ABUTING RB ZONE)				YES
	[14]-50% PROJECTED TO REAR YARD, 1/4 SB, 10' MIN. SB)				YES
J	MIN. LOT FRONTAGE	N/A	N/A	N/A	YES
K	PARKING				YES
	CARS PER DU (1, 2 BDR UNITS)	1.5	13.5	10	
	VISITORS 1 PER 6 DU		2		
	BIKES 1 FOR EVERY 3 D.U.		3.00	3	

Area Schedule (Gross Building)		
Name	Level	Area
COMMERCIAL UNIT 1	First Floor Level	707 SF
COMMERCIAL UNIT 2	First Floor Level	707 SF
COMMON AREA	First Floor Level	304 SF
COMMON AREA	Second Floor Level	321 SF
COMMON AREA	Third Floor Level	321 SF
UNIT 1	Second Floor Level	1292 SF
UNIT 2	Second Floor Level	1298 SF
UNIT 3	Third Floor Level	1295 SF

Area Schedule (Gross Building)		
Name	Level	Area
UNIT 4	Third Floor Level	1295 SF
UNIT 5	Fourth Floor Level	981 SF
UNIT 6	Fourth Floor Level	981 SF
UNIT 7	First Floor Level	619 SF
UNIT 7	Second Floor Level	489 SF
		10610 SF

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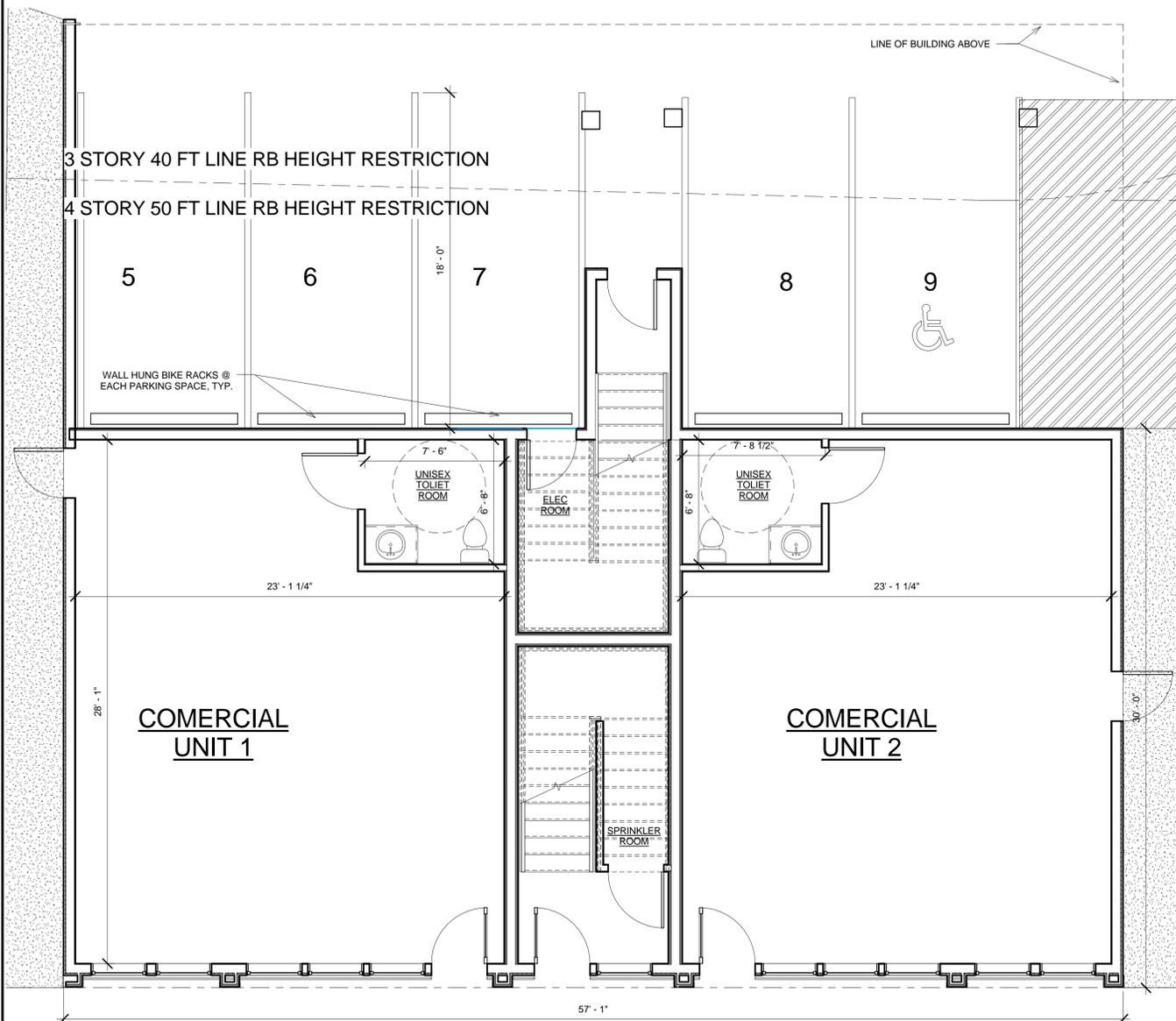
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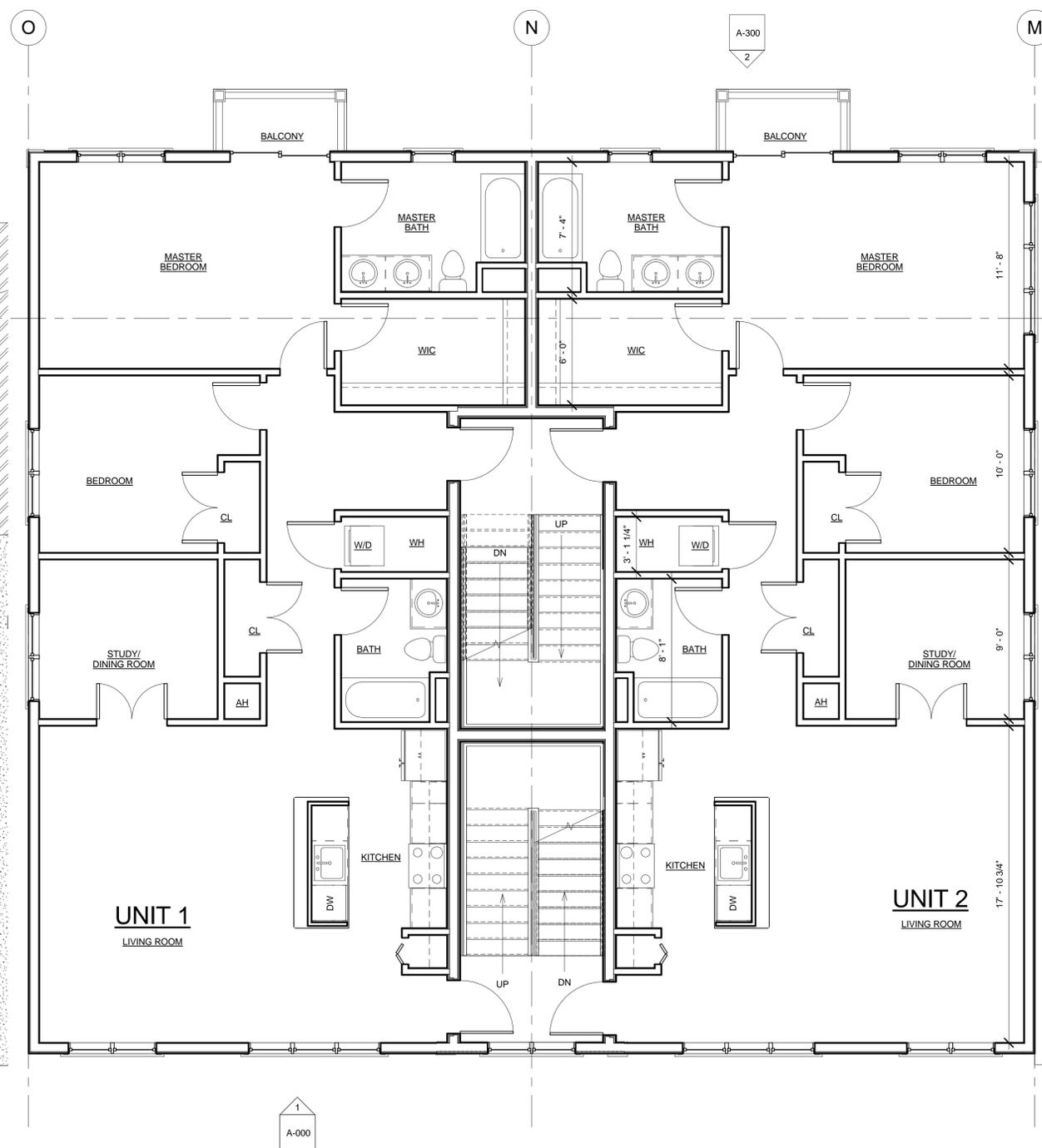
No.	Description	Date

First & Second
Floor Plans

A-100
593 SOMERVILLE AVE RESIDENCES



2 Site Plan
1/4" = 1'-0"



1 Second Floor Level
1/4" = 1'-0"

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593 SOMERVILLE AVE RESIDENCES

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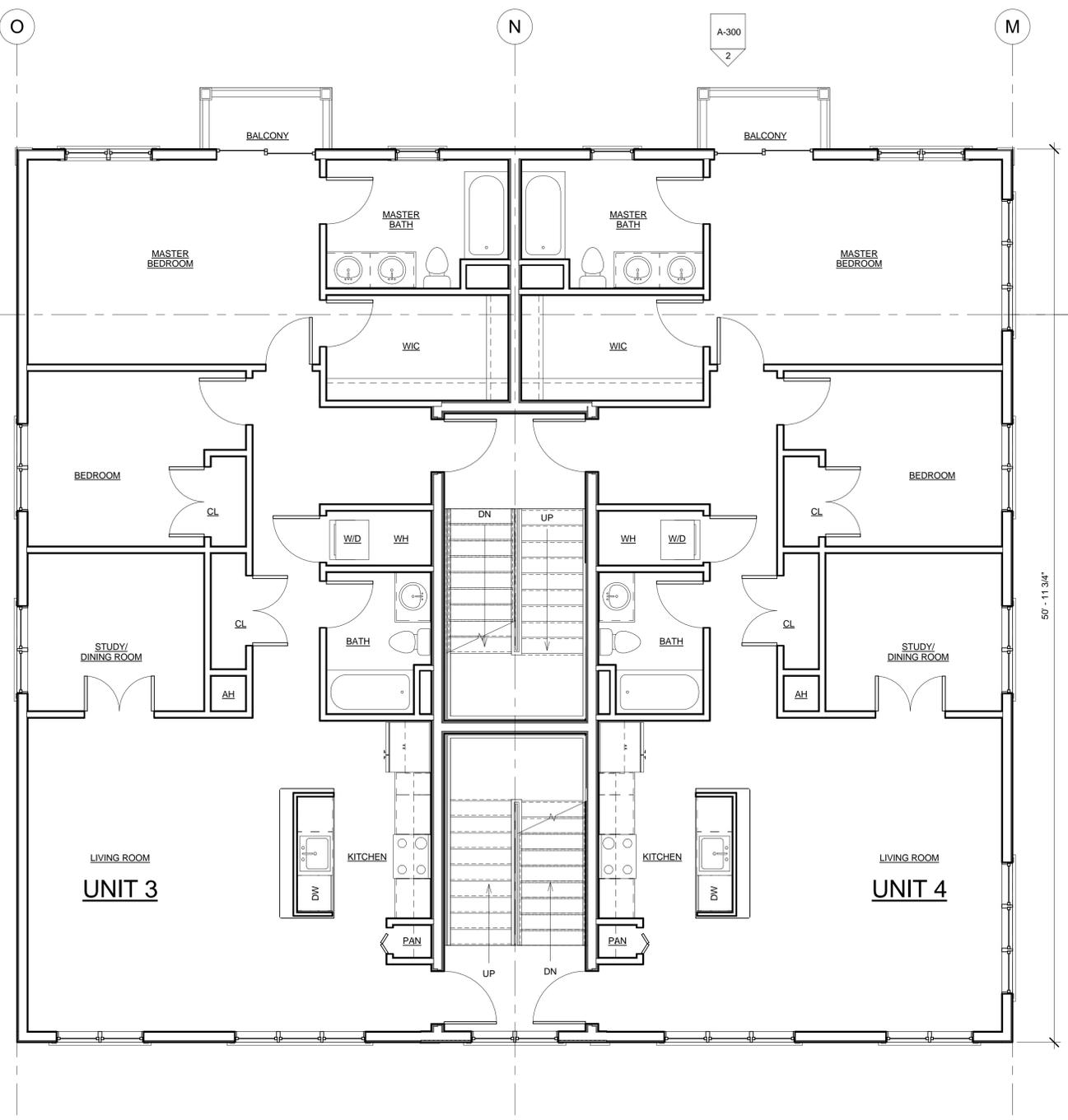
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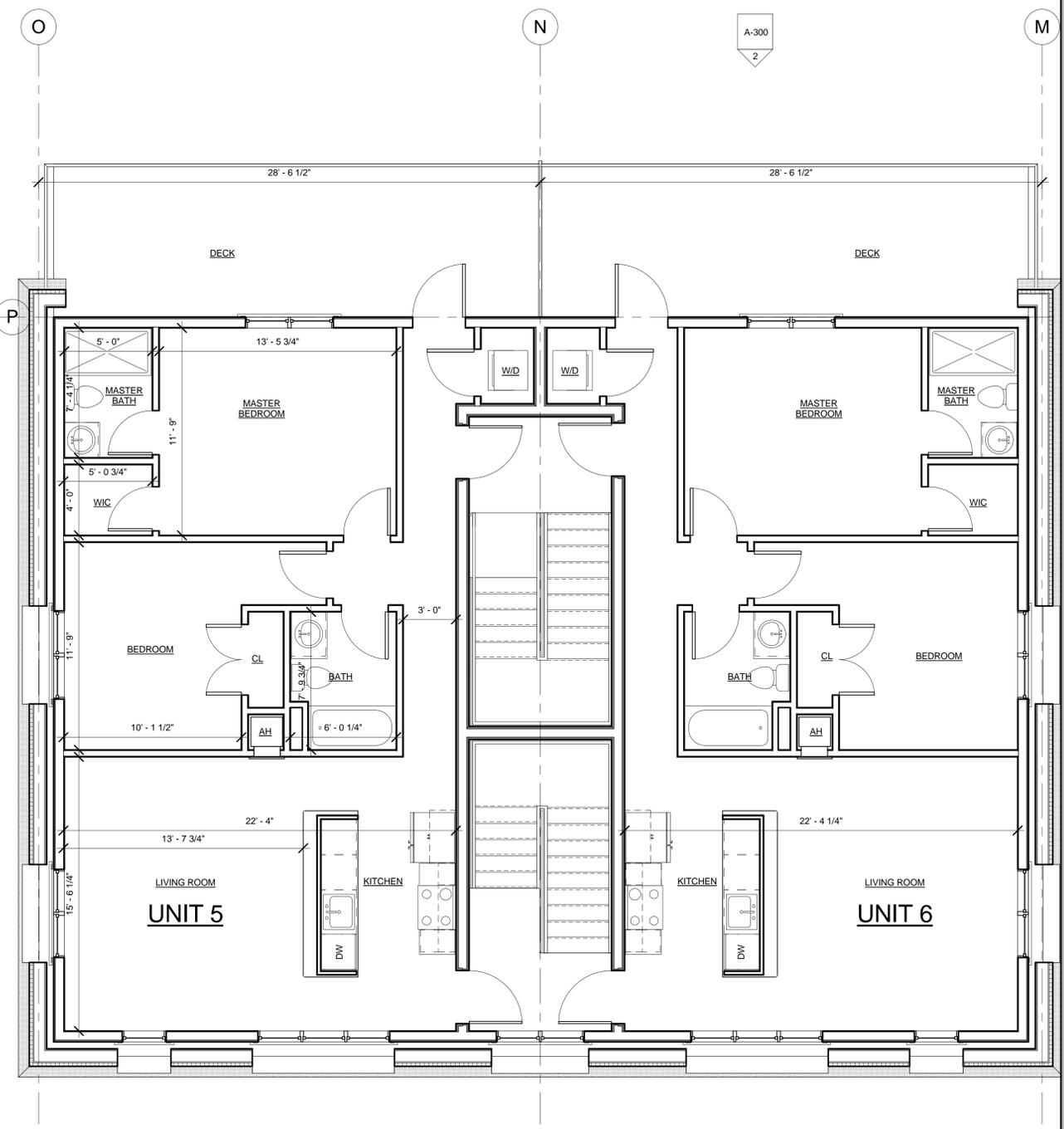
No.	Description	Date

3rd & 4th Floor Plans

A-101
 593 SOMERVILLE AVE RESIDENCES



1 Third Floor Level
 1/4" = 1'-0"



2 Fourth Floor Level
 1/4" = 1'-0"

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1 View 1



3 View 3



5 View 5



2 View 2



4 View 4

PROJECT NAME

**593 SOMERVILLE AVE
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Perspectives

A-110

593 SOMERVILLE AVE RESIDENCES

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Building Elevations

A-300

593 SOMERVILLE AVE RESIDENCES



② North Elevation
 1/4" = 1'-0"

③ West Elevation
 1/4" = 1'-0"

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Building Elevations

A-301

593 SOMERVILLE AVE RESIDENCES



② East Elevation
 1/4" = 1'-0"

① South Elevation
 1/4" = 1'-0"