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37/2) -STORE NAME - STORE NAME - STORE NAME

379 SOMERVILLE AVE MIXED-USE BUILDING 01/29/21 PLANNING BOARD SUBMISSION

PROJECT ADDRESS: 379 SOMERVILLE AVE SOMERVILLE, MASSACHUSETTS

CLIENT 379 SOMERVILLE AVE,LLC PO BOX 610312 NEWTON, MA 02461

CIVIL/SURVEY

PETER NOLAN & ASSOCIATES LLC.

697 CAMBRIDGE ST., SUITE 103

BRIGHTON, MA 02135

T: 857-891-7478

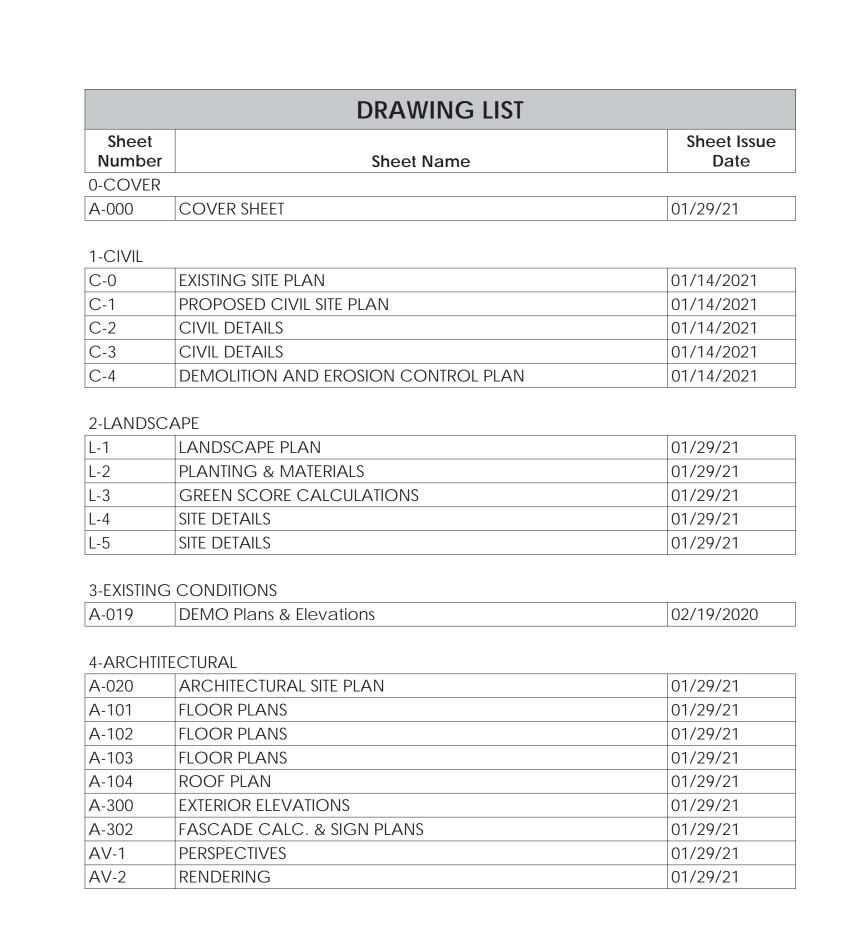
ARCHITECT KHALSA DESIGN INC. 17 IVALOO STREET, SUITE 400 SOMERVILLE, MA 02143 T:(617)-591-8682

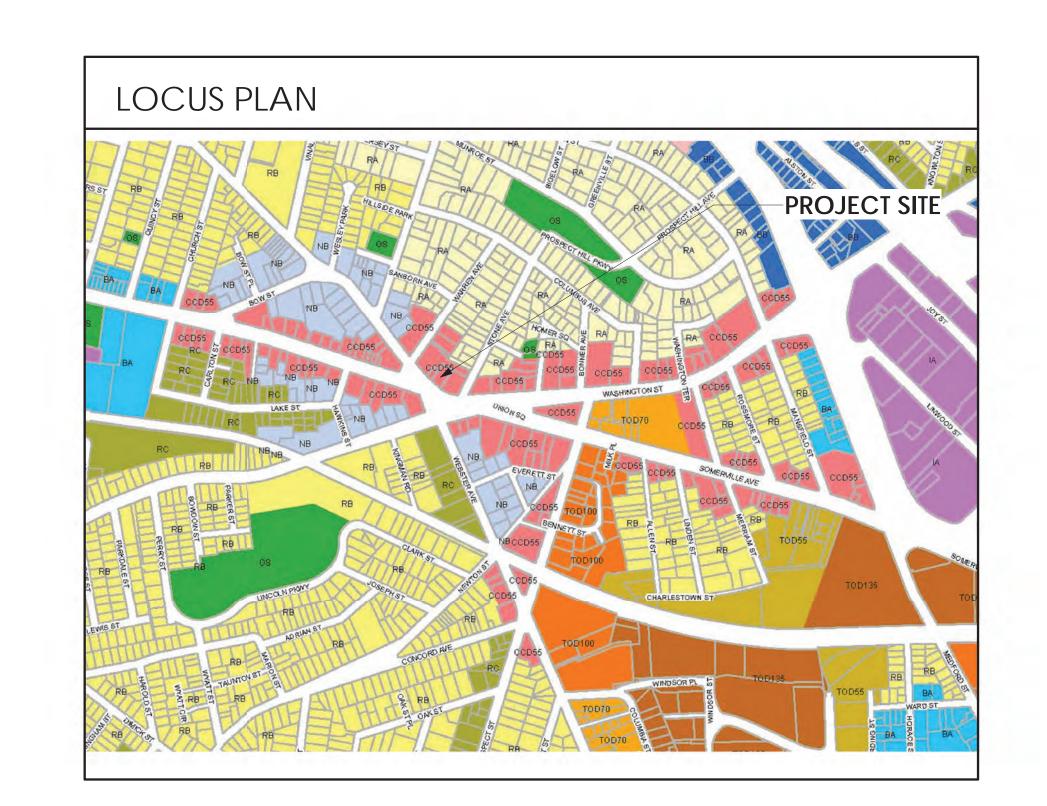
LANDSCAPE
VERDANT LANDSCAPE ARCHITECTS

318 HARVARD AVE, SUITE 25

BROOKLINE, MA 02446

T:(617)-735-1180





E 5 / G

THUNDER ROAD

379 Somerville Ave

Somerville, MA

379 SOMERVILLE

AVE, LLC

KHALSA

PROJECT NAME

PROJECT ADDRESS

CLIENT

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

CONSULTANTS:

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REGISTRATION

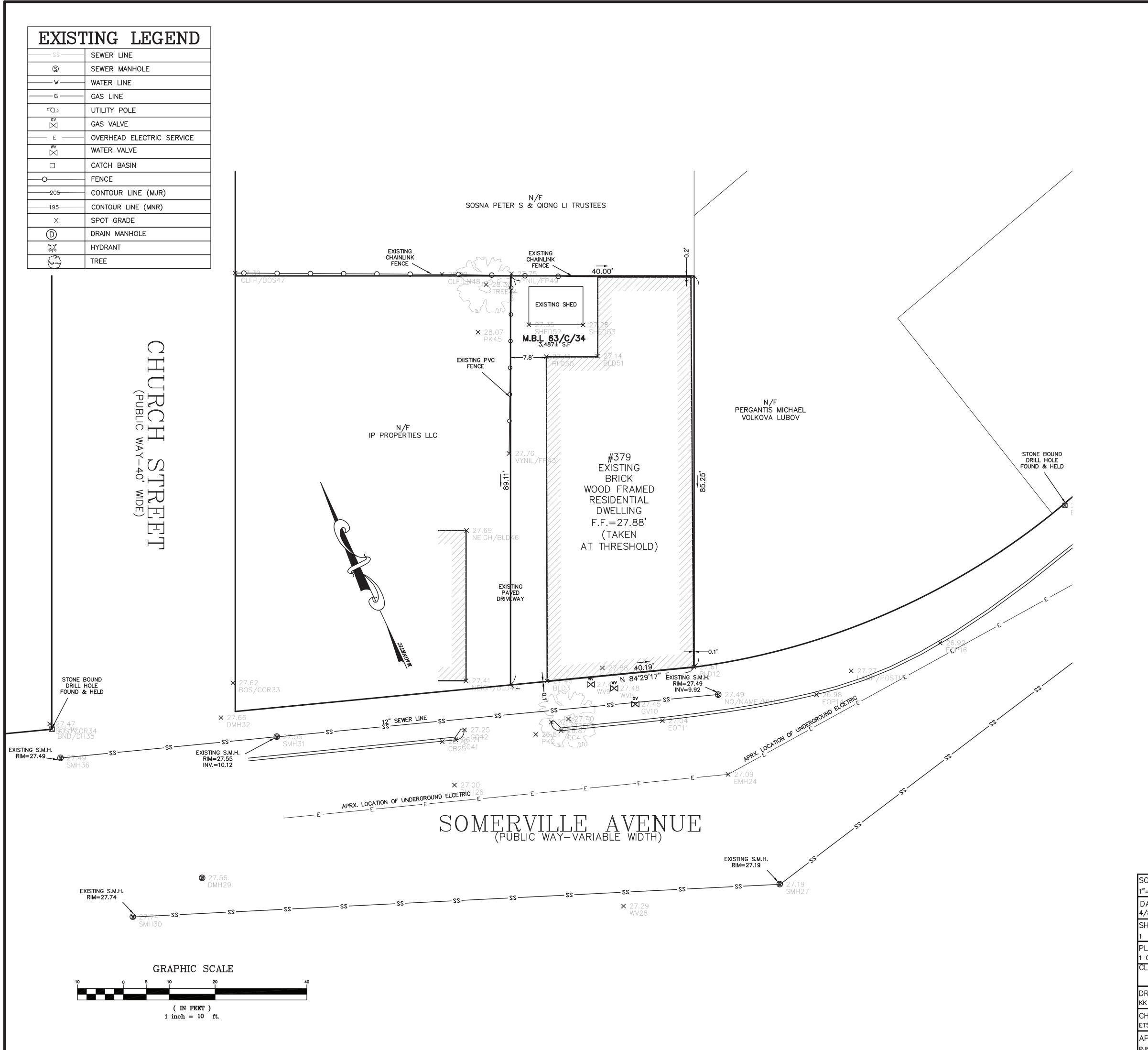


Project nu	ımber	190
Date		01/29/
Drawn by		A
Checked	by	J
Scale		
REVISI	ONS	
No.	Description	Date

COVER SHEET

A-000
THUNDER ROAD

9/2021 4:02:54 PM



NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 4-2-2019.

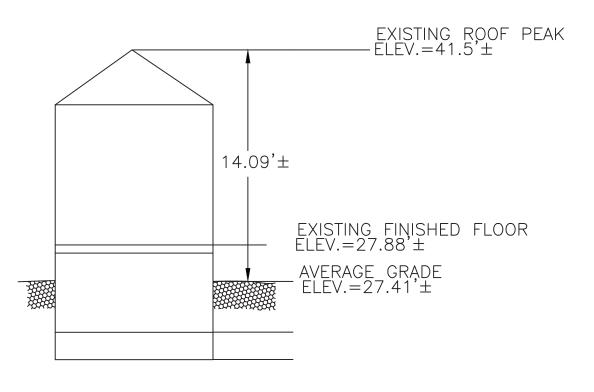
2. DEED REFERENCE: BOOK 70293 PAGE 393 PLAN REFERENCE: END OF BOOK 4283 SOUTHERN MIDDLESEX COUNTY REGISTRY OF DEEDS.

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, PANEL NUMBER 0438E, COMMUNITY NUMBER: 250214, DATED JUNE 4,

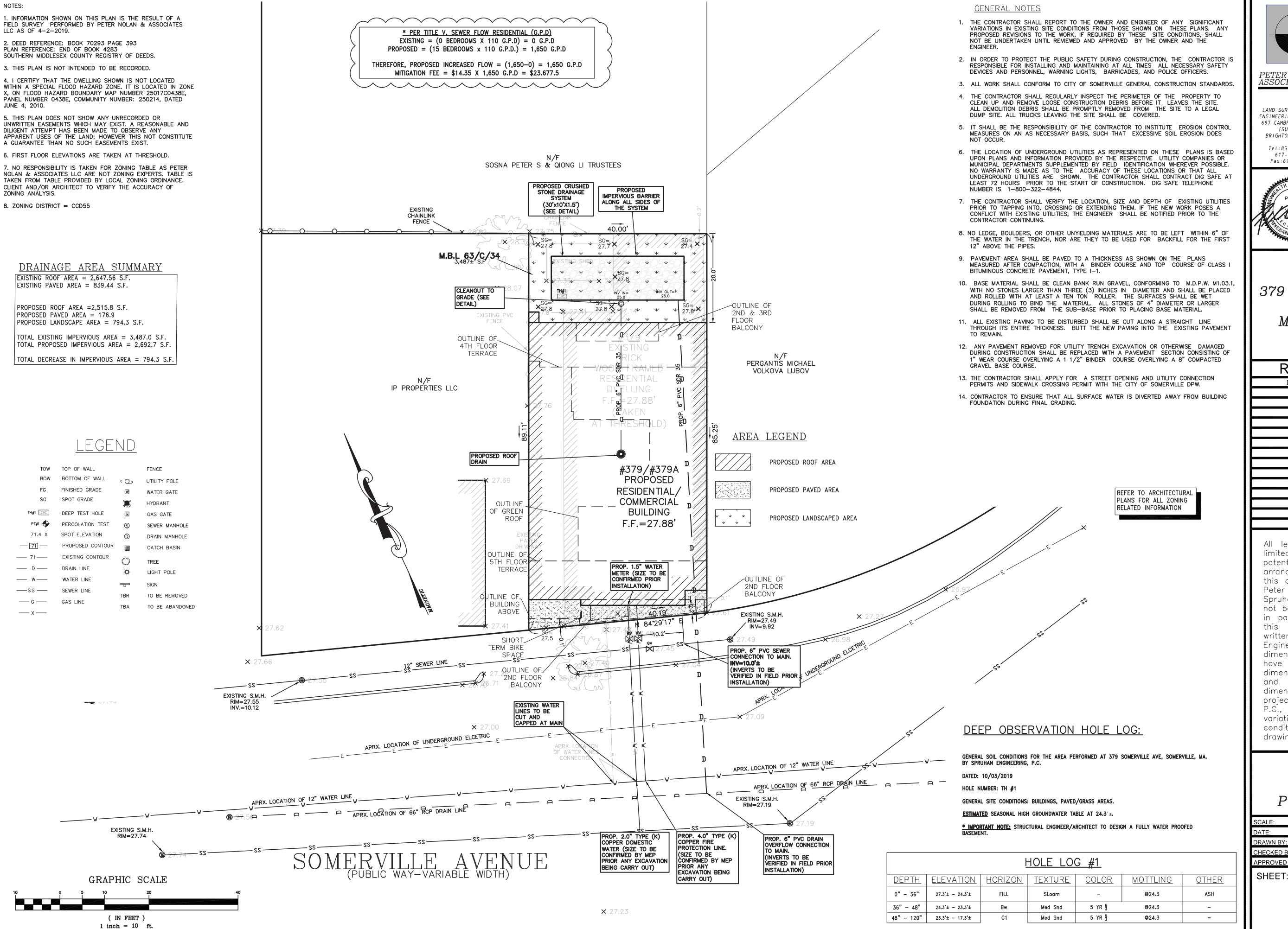
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.

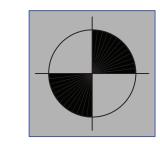
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.



EXISTING PROFILE NOT TO SCALE

SCALE					
1"=10'					
DATE					
4/8/2019	REV	DATE	REVISION	BY	
SHEET 1		-4	379 SOMERVILLE AVENUE		
PLAN NO.	SOMERVILLE				
1 OF 1	MASSACHUSETTS				
CLIENT:			EXISTING CONDITIONS		SHEET NO.
DRAWN BY	<u> </u>		PLAN		
KK D. DV		a —	TER NOLAN & ASSOCIATES LL		
CHKD BY ETS		ナ LAI	ND SURVEYORS/CIVIL ENGINEERING CONSULTANT	S	
APPD BY	† Ť		80 JEWETT STREET, SUITE 1, NEWTON MA 02458		
		PHONE	: 857 891 7478/617 <u>7</u> 82 1533	91	
PJN		EMA	AIL: pnoľan@pnasurveyors.cor	n	









ENGINEERING. P.C

LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, (SUIT103). BRIGHTON, MA 02135





Tel:857-891-7478

617-782-1533

Fax:617-2025691



379 SOMERVILLE AVE SOMERVILLE, *MASSACHUSETTS*

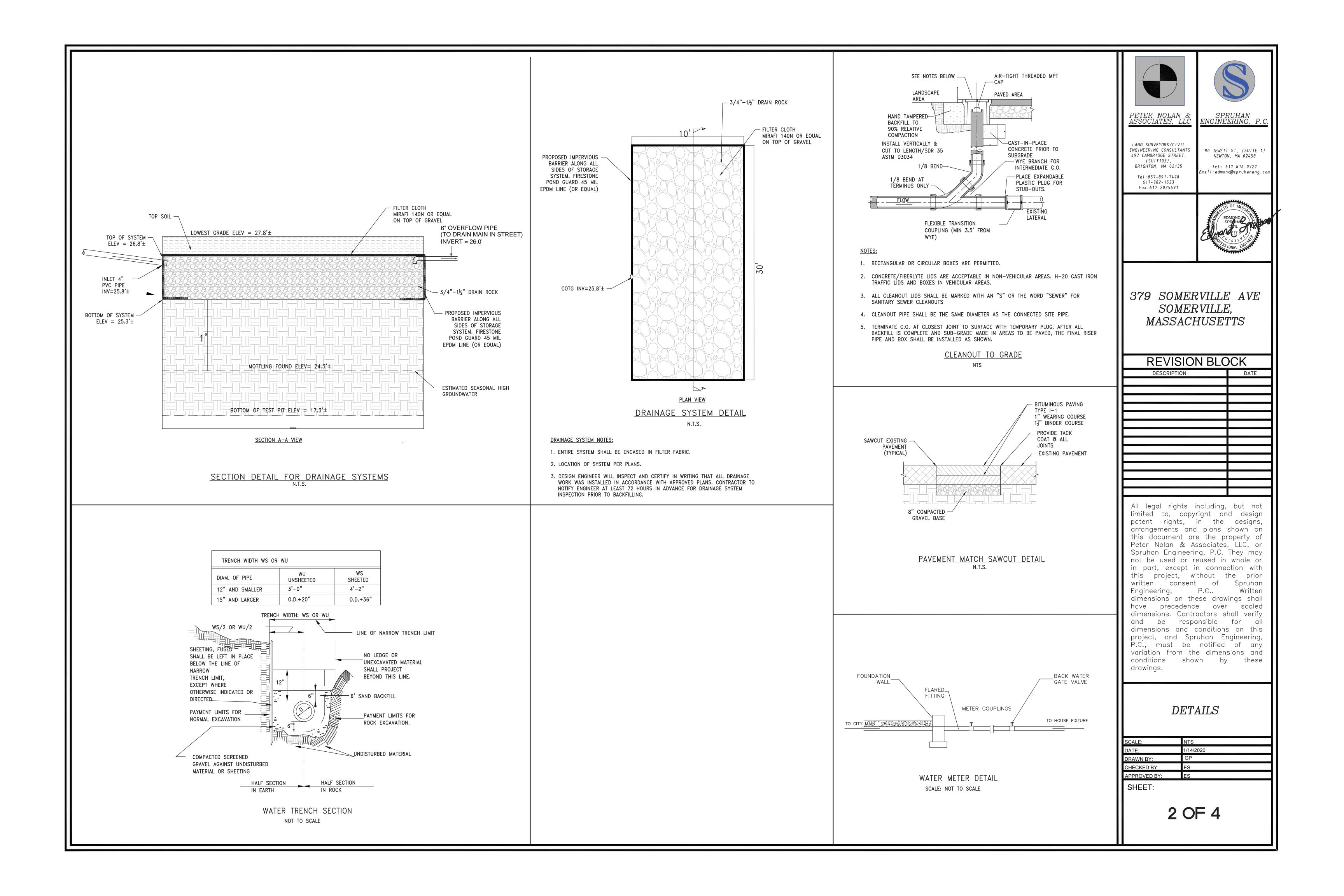
REVISION BLC	CK
DESCRIPTION	DATE

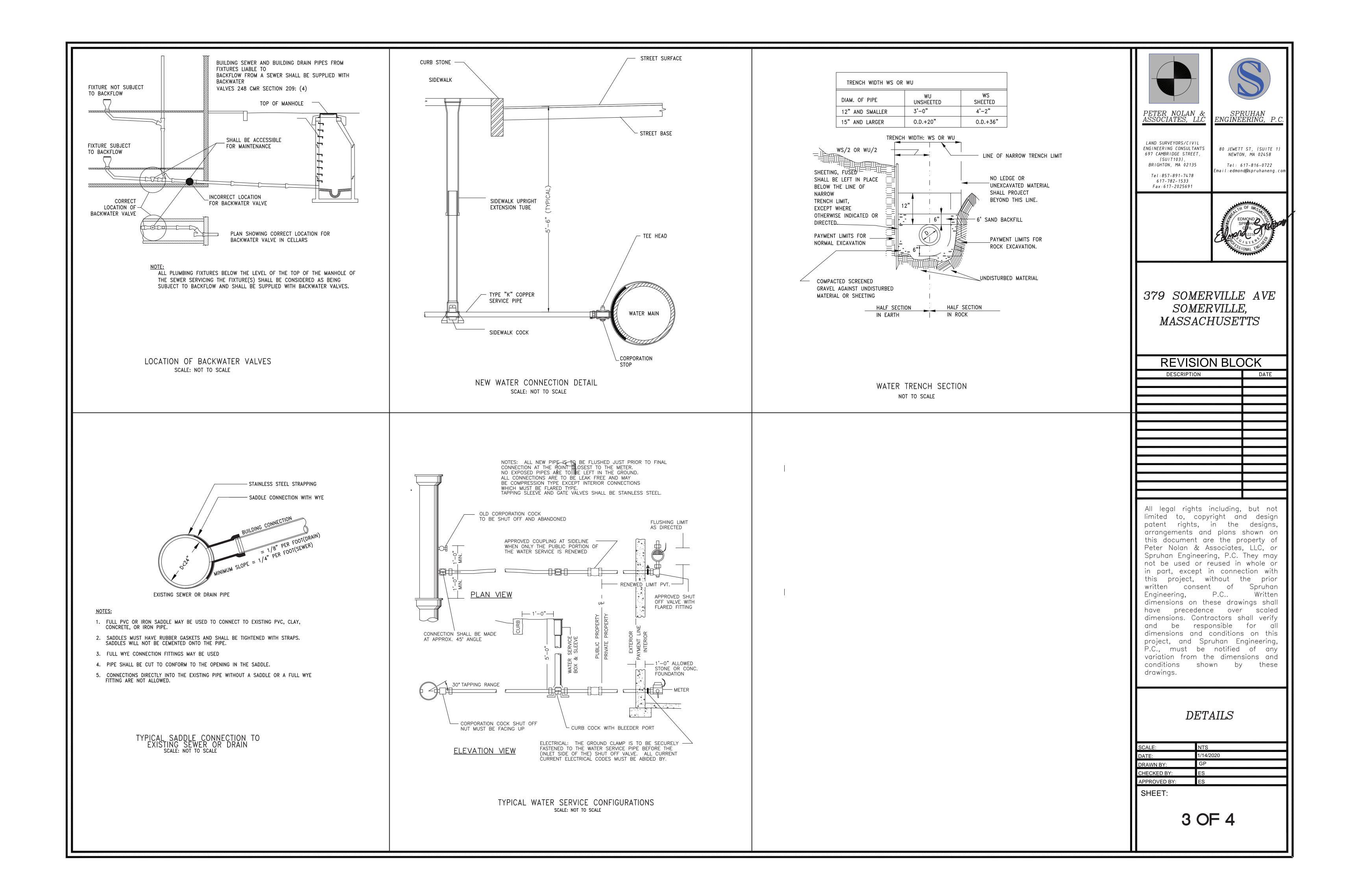
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CIVIL PLAN (FOR PLANING PURPOSES ONLY)

SCALE:	1" = 10'
DATE:	1/14/2020
DRAWN BY:	GP
CHECKED BY:	ES
APPROVED BY:	ES

1 OF 4





EROSION CONTROL NOTES

- 1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL WORK WITH THE PROJECT'S ENGINEER THROUGHOUT CONSTRUCTION TO ENSURE THE SITE IS PROPERLY PROTECTED FROM POSSIBLE POLLUTANTS. THE ENGINEER HAS AUTHORIZATION TO ADD OR REMOVE BMP MEASURES THROUGHOUT CONSTRUCTION.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
- 3. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
- 4. AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE CONTRACTOR SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
- 5. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
- 6. ALL AREAS ON— AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING.
- 7. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
- 8. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
- 9. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED.
- 10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
- 11. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED.

CONSTRUCTION MATERIALS

- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED.

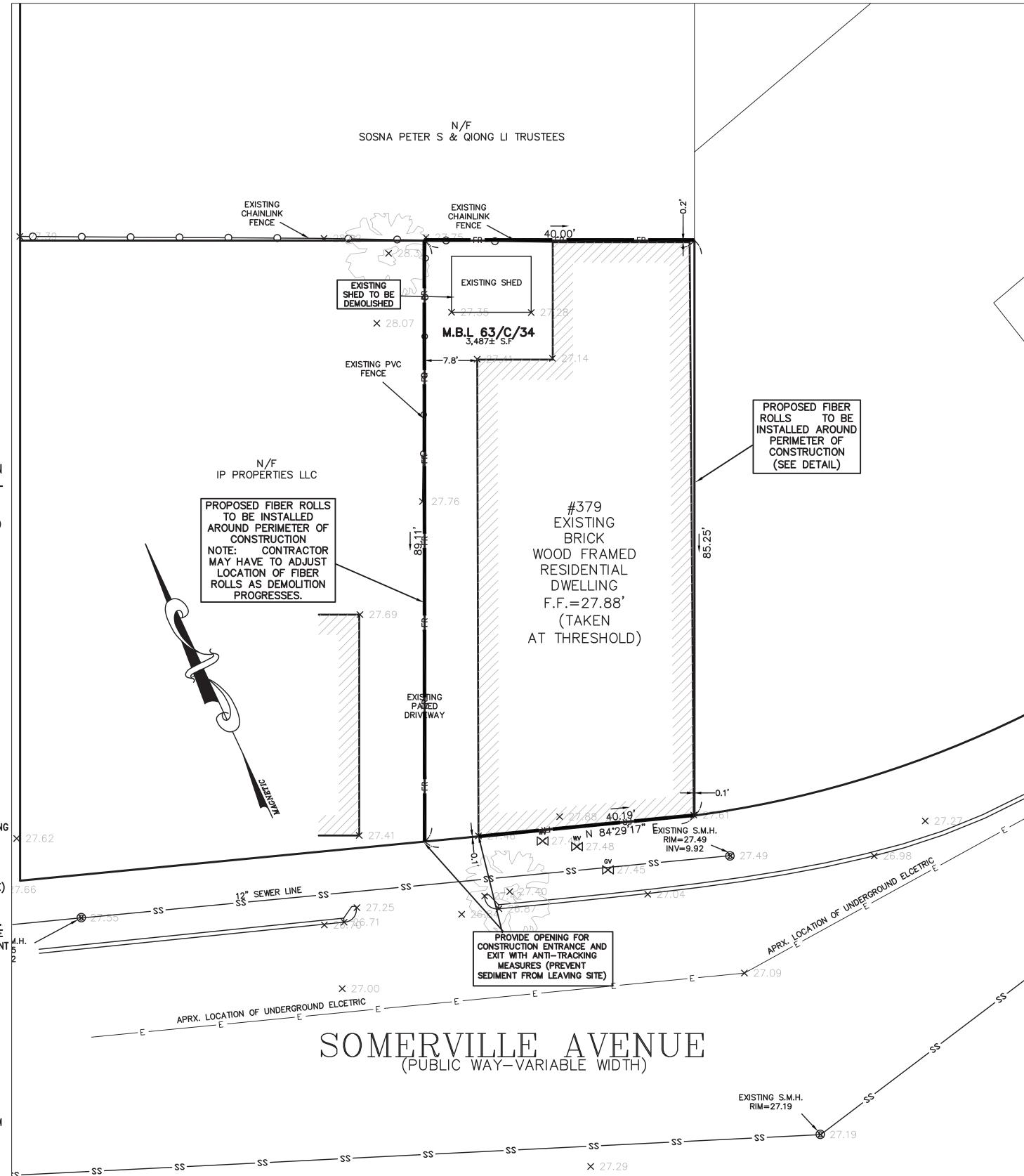
 THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE
 OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT 5
 PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND

• CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

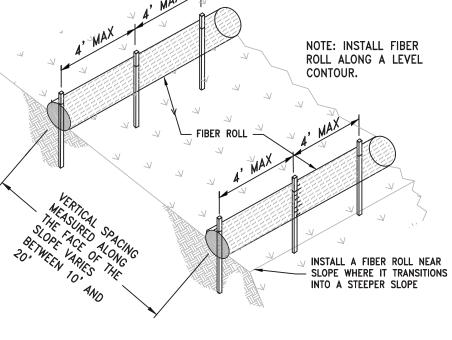


VEHICLE STORAGE AND MAINTENANCE

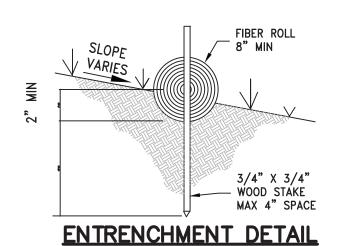
- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

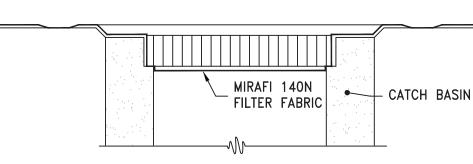


TYPICAL INSTALLATION



FIBER ROLLS

NTS



INSPECTION AND MAINTENANCE:

- 1. FILTER FABRIC BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM 1 INCH RAINFALL (25.4 MM) IN 24 HOUR PERIOD. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- 2. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 0.5" MAXIMUM HEIGHT. AT THAT TIME INSPECT THE FILTER MATERIAL FOR TEARS AND CLEAN OR REPLACE AS REQUIRED.
- 3. THE REMOVED SEDIMENT SHALL BE DISTRIBUTED EVENLY ACROSS AREAS ON-SITE, CONFORM WITH THE EXISTING GRADE AND BE REVEGETATED OR OTHERWISE STABILIZED PER EROSION CONTROL NOTES.

CATCH BASIN PROTECTION

FIBER ROLL CONSTRUCTION SPECIFICATIONS

- 1. PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES
- SHOULD BE SMOOTHED AS WORK PROGRESSES.

 2. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
- 3. START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF THE SLOPE AND WORK UP.
- 4. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER
- THE TRENCHES.

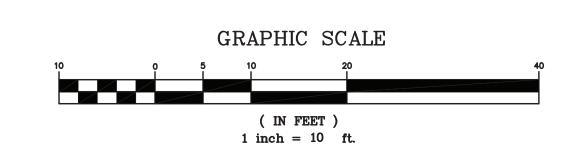
 5. LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WOODEN
- 6. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW MATERIAL.
- 7. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSIVE OR VERY STEEP SLOPES.

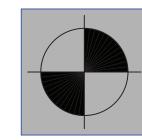
FIBER ROLL INSTALLATION AND MAINTENANCE

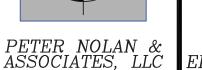
8. INSPECT THE STRAW WATTLE AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE WATTLES ARE IN CONTACT WITH THE SOIL.

FIBER ROLLS

9. REPAIR ANY RILLS OR GULLIES PROMPTLY.
10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.



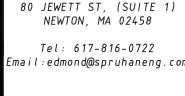




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617-782-1533





Fax:617-2025691



379 SOMERVILLE AVE SOMERVILLE, MASSACHUSETTS

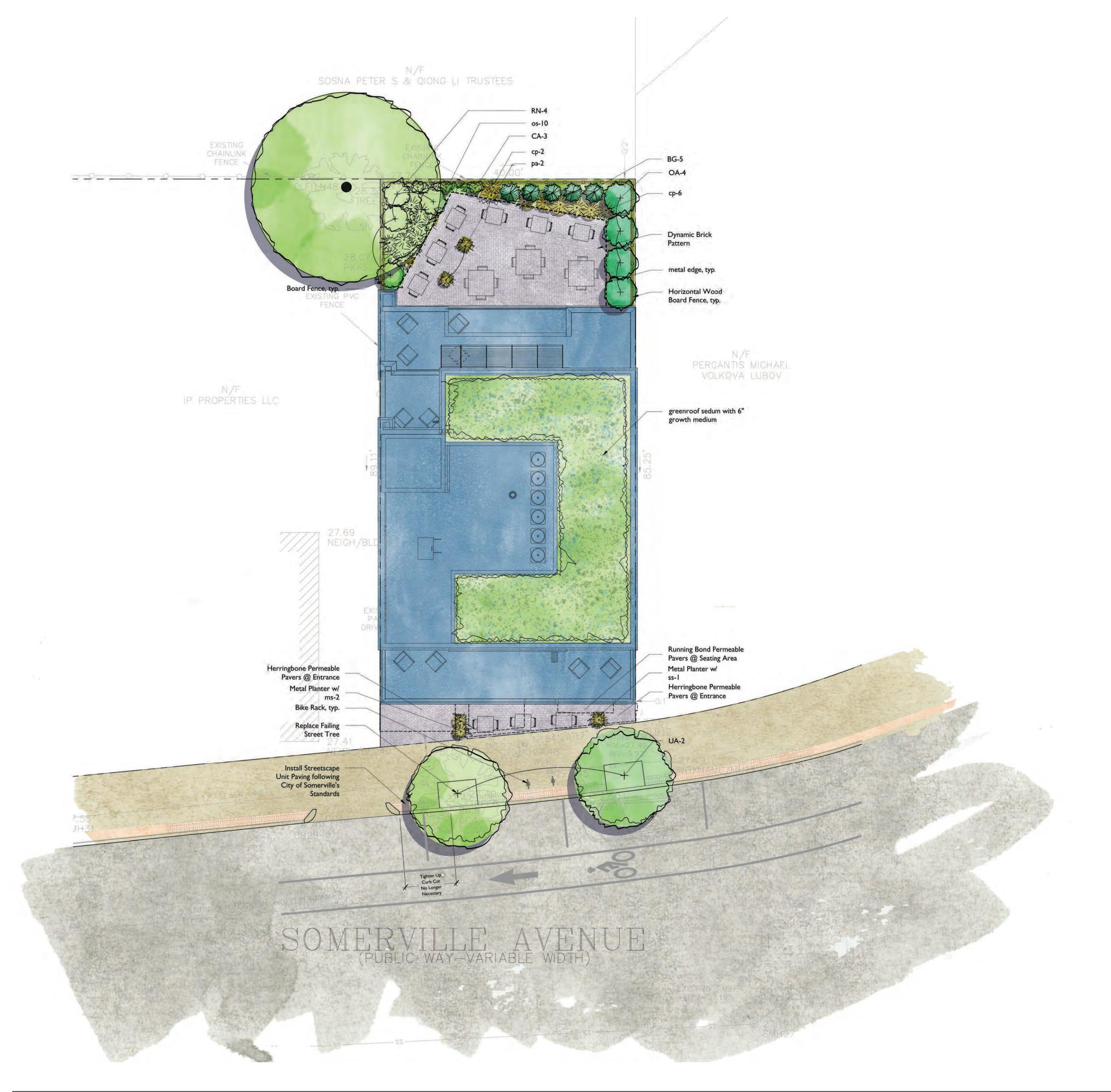
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DEMOLITION & EROSION CONTROL PLAN

SCALE:	1" = 10'
DATE:	1/14/2020
DRAWN BY:	GP
CHECKED BY:	ES
APPROVED BY:	ES
SHEET:	

4 OF 4



PROPO	SED PLA	NT LIST			
SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
OA	4	Oxydendrum arboreum	Sourwood	2-3" cal.	B&B, native, ≥ 2' ht.
UA	2	Ulmus americana	American Elm 'Valley Forge'	2.5-3.0" cal.	B&B, ≥ 2' ht.
SHRUE	S & VINE	S			
BG	5	Buxus 'Green Mountain'	Green Mountain Boxwood	30-36" ht.	Pots, \geq 2' ht.
CA	3	Clethra alnifolia	Sweet Pepperbush	2 gal.	Pots, native, \geq 2' ht.
RN	4	Rhododendron 'Nova Zembla'	Rhododendron	3 gal.	Pots, \geq 2' ht
HERBA	CEOUS				
ср	8	Carex pennsylvanica	Sedge	2 gal.	Pots, native, $\leq 2'$ ht.
os	10	Osmundastrum cinnamoneum	Cinnamon Fern	l gal.	Pots, native, \geq 2' ht.
ms	2	Miscanthus sinesis 'Little Zebra'	Little Maiden Grass	l gal.	Pots, \geq 2' ht.
ра	2	Polystichum acrostichoides	Christmas Fern	l gal.	Pots, native, $\leq 2'$ ht.
SS	I	Schizachyrium scoparium	Little Bluestem	l gal.	Pots, native, \geq 2' ht.

PLANTING NOTES

- 1. Existing plants shall be pruned by an Arborist or Nurseryman knowledgeable about growth characteristics of the species of plantsto remain.
- 2. Remove invasive trees, except Chinese Elm as noted.
- 3. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
- 4. 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.
- 5. The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
- 6. All potted plants shall have the rootballs scarified prior to planting to cut encircling roots.
- 7. 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.
- 8. 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- 9. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

IRRIGATION NOTES

1. Intensive green roofs shall have an irrigation system.







6' Horizontal Wood Board Fence



Blended Brick Paving



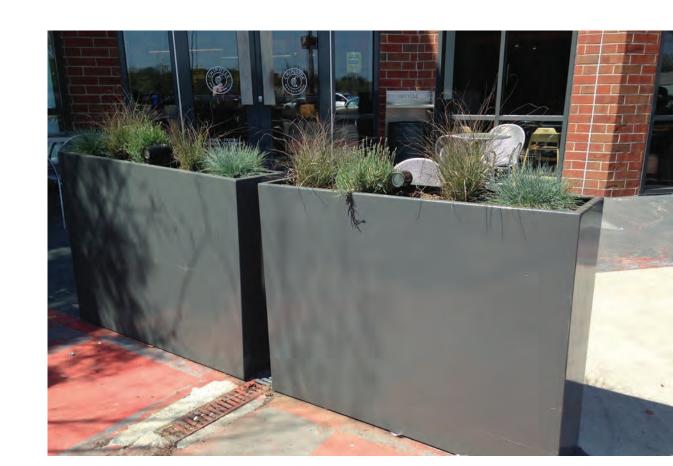
Planters



Miscanthus sinensis 'Little Zebra'



Ostrich Fern Matteuccia struthiopteris



Planters



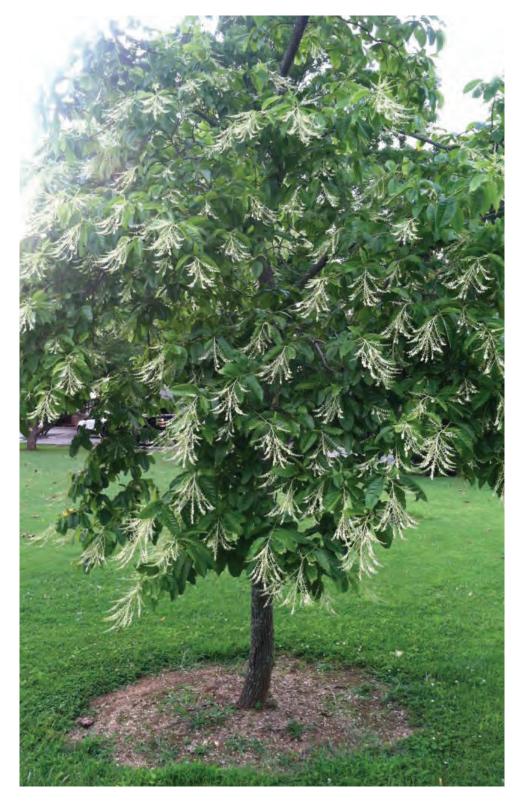
American Elm Ulmus Americana



Little Bluestem Schizachyrium scoparium



Cinnamon Fern
Osmundastrum cinnamoneum



Sourwood Oxydendrum arboreum



Carex Carex pennsylvanica



Boxwood
Buxus 'sempervirens



Rhododendron



Clethra alnifolia Sweet Pepperbush



Polystichum acrostichoides Christmas Fern





10. DEVELOPMENT STANDARDS

Green Score

Table 10.4.1 Green Score Calculation

	Credit	Multiplier
Soils		
Landscaped area with a soil depth < 24 inches	actual sf	0.3
Landscaped area with a soil depth => 24 inches	actual sf	0.6
Pervious Paving with 6 to 24 inches of subsurface soil or gravel	actual sf	0.2
Pervious Paving with more than 24 inches of subsurface soil or gravel	actual sf	0.5
Groundcovers		
Turfgrass, mulch, and inorganic surfacing materials	actual sf	0.1
Plants		
Vegetation less than two (2) feet tall at maturity	actual sf	0.2
Vegetation at least two (2) feet tall at maturity	12 sf.	0.3
Trees		
SMALL TREE	50 sf.	0.6
Large Tree	450 sf.	0.6
Preserved Tree	65 sf.	0.8
Engineered Landscape		
Vegetated Wall	actual sf	0.1
Rain gardens, bioswales, and stormwater PLANTERS.	actual sf	1.0
Green Roof with up to 6" of growth medium	actual sf	0.1
Green Roof with 6"-10" of growth medium	actual sf	0.4
Green Roof of 10"-24" growth medium	actual sf	0.6
Green Roof of over 24" growth medium		per individual landscape elements

Green Score is a performance-based environmental landscape standard measured as a ratio of the weighted value of all landscape elements to the total land area of a lot.

379 Somerville Ave. 3,479.2 SF Total

Key		Multiplier	Bonus	Credit	1
		Mulliplier	+	 	
Α	Soils Landscaped Area with a soil	.6	NS .1	323.0	258.4
	depth => 24 inches		DP .1		
В	Soils Pervious Paving with more than	.5	DP.1	546.8	328.1
	24 inches of subsurface soil or gravel				
С	Plants Vegetation less than two feet	.2	NS .1	36.3	10.9
	tall at maturity				
D	Plants Vegetation at least two feet tall	.3	NS .1	(22)12	105.6
	at maturity				
Е	Trees Small Tree	.6	NS .1	(4) 50	140.0
F	Engineered Landscape Green Roof	.1		760.3	76.0
	with up to 6" of growth medium				
	Total				919.0
	Green Score Bonus				
	Native Species $=$ NS $=$.1				
	De-paved = DP = .1				
	·				

919.0/3,479.2= .26 Green Score minimum .25 required ideal .30 score

Table 10.4.2 Green Score Bonuses

	Credit	Multiplier
Bonus Credits		
Publicly visible landscape		0.1
Native species		0.1
High value species		0.1
50% of irrigation is harvested rainwater		0.1
Food cultivation		0.1
De-paved LOT AREA		0.1



Key Site Plan

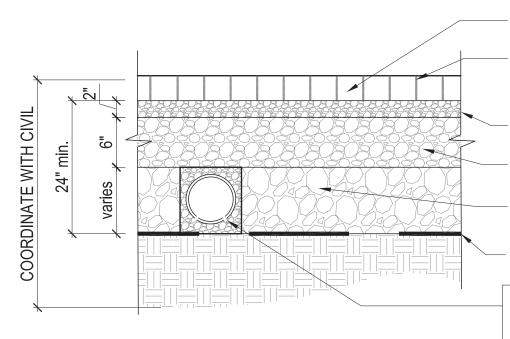


5. Calculation

- a. Green Score is calculated as follows:
 - i. Determine total LOT AREA.
 - ii. Calculate the area of each proposed landscape element for each category identified in the first column of Table 10.4.1. Certain types of plantings USE the number of individual plants multiplied by an equivalent square footage when indicated in the second column of Table 10.4.1.
 - iii. Multiply the actual square footage, or the equivalent square footage, of each landscape element by the multiplier specified for each landscape element in the third column of Table 10.4.1 plus any bonus on Table 10.4.2 to determine the weighted score of each element.
 - iv. Add the weighted score of all landscape elements together.
 - v. Divide the resulting sum by the area of the LOT to determine the final Green Score.
 - vi. If necessary, redesign the landscape plan to achieve the required GREEN SCORE.
- o. Bonuses
 - i. Review Boards may establish additional bonuses



GREEN SCORE CALCULATIONS



Permeable pavers by Unilock, see specifications permeable joint opening aggregate; filled with $\frac{1}{8}$ " open graded crushed, angular stone; (ASTM #8)

2" Leveling Course open graded stone (ASTM #8)

Base Course $\frac{3}{4}$ "-1" open graded stone no fines (ASTM #57)

Reservoir Course I $\frac{1}{2}$ "-3" open graded stone no fines (ASTM #2)

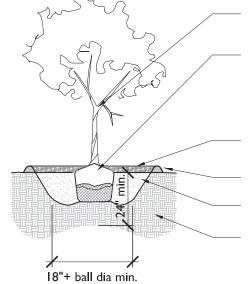
Geotextile soil separation, see specification

pvc underdrain pipe; location as shown on Civil drawings, install if infiltration is less than 0.5 in./hr. typ. - if shown in Civil drawing

Notes:

- . Edge restraints vary see plan.
- 2. All aggregate material shall be crushed, angular stone and free of fines.
- 3. Compact subsoil with a California bearing ratio (cbr) of less than 5% as directed by a professional engineer.
- 4. Surface slope shall be a minimum of 1% and a maximum of 5%.
- 5. Install pvc underdrain pipe where infiltration rate of subsoil is less than 0.5 in./hr. size as directed by a professional engineer.
- 6. Never build permeable pavements on organic clay soils of high plasticity and/or peat, mulch, soils with high organic content.
- 7. Maintain a minimum distance of 2' between bottom of permeable base and water table.
- 8. The minimum aggregate thicknesses are after compaction.

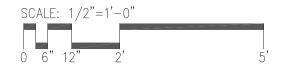




tree or shrub

ropes at top of rootball shall be cut, remove top 1/3 of burlap, non-biodegradable material shall be totally removed settled pine mulch 3" min.

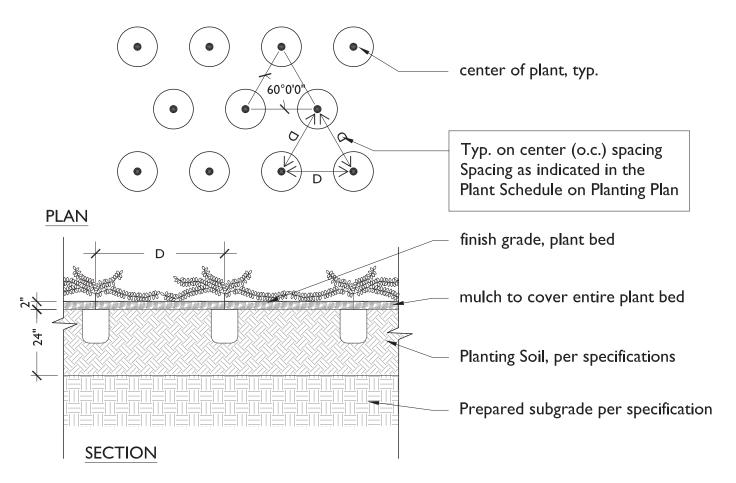
create saucer with topsoil 2" min. gently compacted planting mixture subsoil, loosened to 24" min.



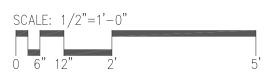


JANUARY 2021

TYPICAL PERENNIAL DETAIL



NOTE: Prior to planting, remove plant from container and comb out roots.





19041

PROJECT NAME

THUNDER ROAD

PROJECT ADDRESS

379 Somerville Ave Somerville, MA

CLIENT

379 SOMERVILLE AVE, LLC

ARCHITECT



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

CONSULTANTS:

NOTE:

THIS PROJECT RECEIVED

BOARD ON 7.21.20

THE HISTORIC PRESERVATION

PERMISSION TO BE DEMOLISHED BY

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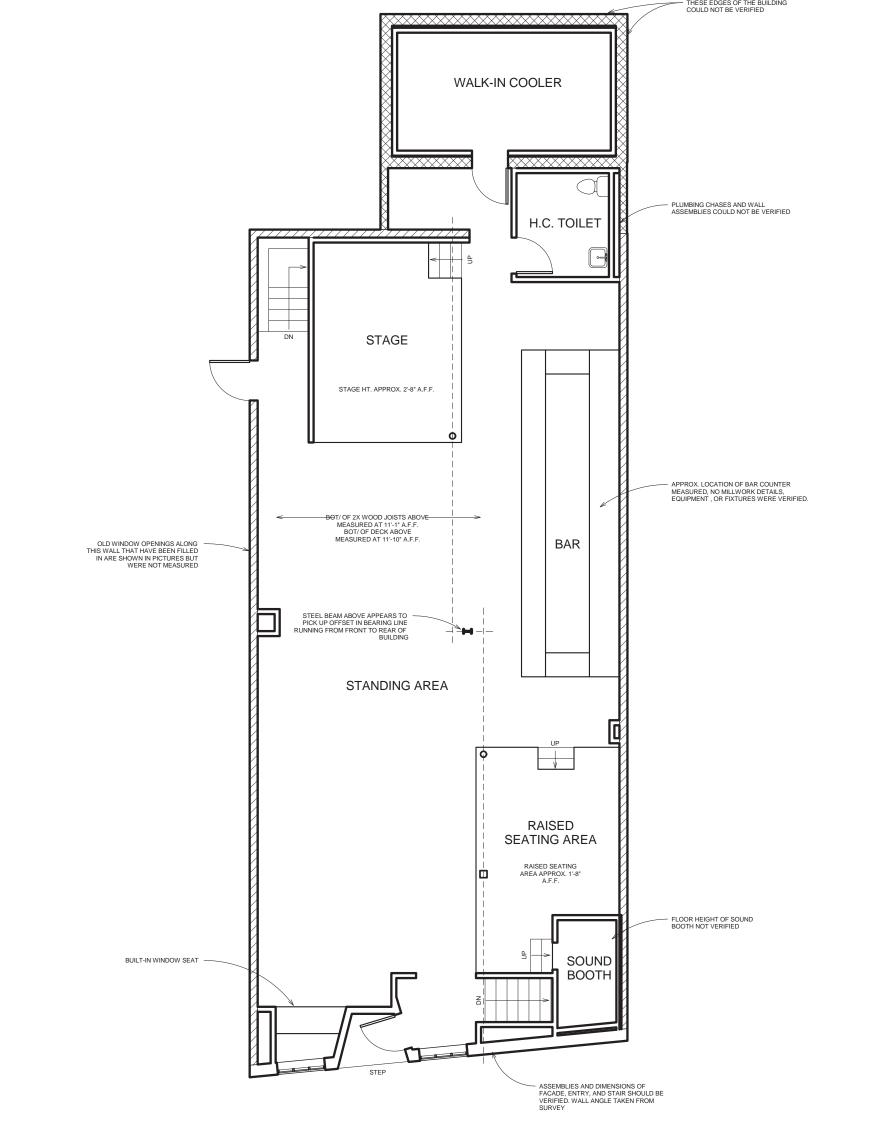
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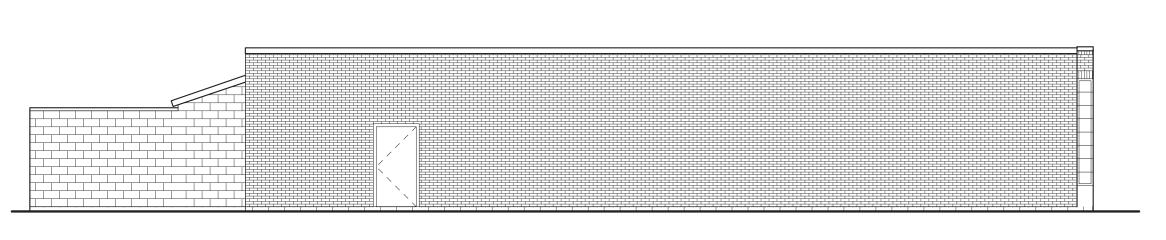
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Scale		1/8" = 1'-
REVI	SIONS	
No.	Description	Date
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DEMO Plans & Elevations

THUNDER ROAD



FIRST FLOOR PLAN



BASEMENT PLAN

OFFICE

WALK-IN COOLER

KITCHEN

STANDING AREA

ONLY APPROX. LOCATION OF COUNTER INDICATED FOR THIS BAR AREA. NO MILLWORK DETAILS OR FIXTURES WERE VERIFIED.

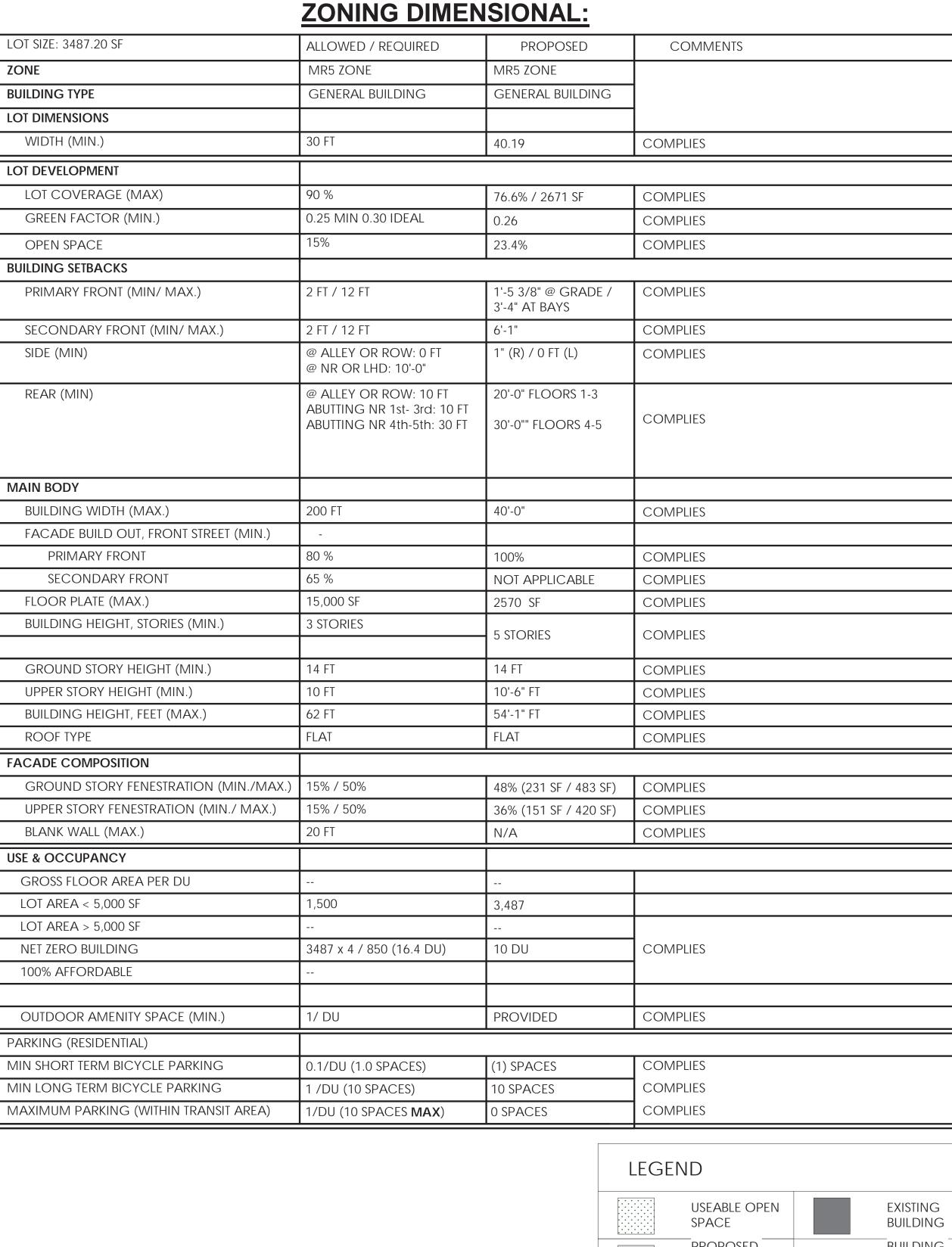
CHASE WALL ASSEMBLY COULD NOT BE VERIFIED.

LEFT-SIDE ELEVATION

FOUNDATION WALL ASSEMBLIES UNCONFIRMED UNLESS NOTES OTHERWISE



1/8" = 1'-0"



	COMPLIES		
LE	GEND		
* * * * * * * * * * * * * * * * * * *	USEABLE OPEN SPACE	EXISTING BUILDING	
	PROPOSED BUILDING FOOTPRINT	BUILDING ENTRANCE/EXIT MARKER	
	PAVED AREA		
	SETBACK LINE		
	PROPOERTY LINE		

PROJECT NAME

THUNDER ROAD

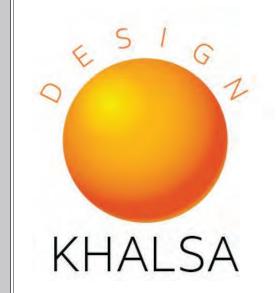
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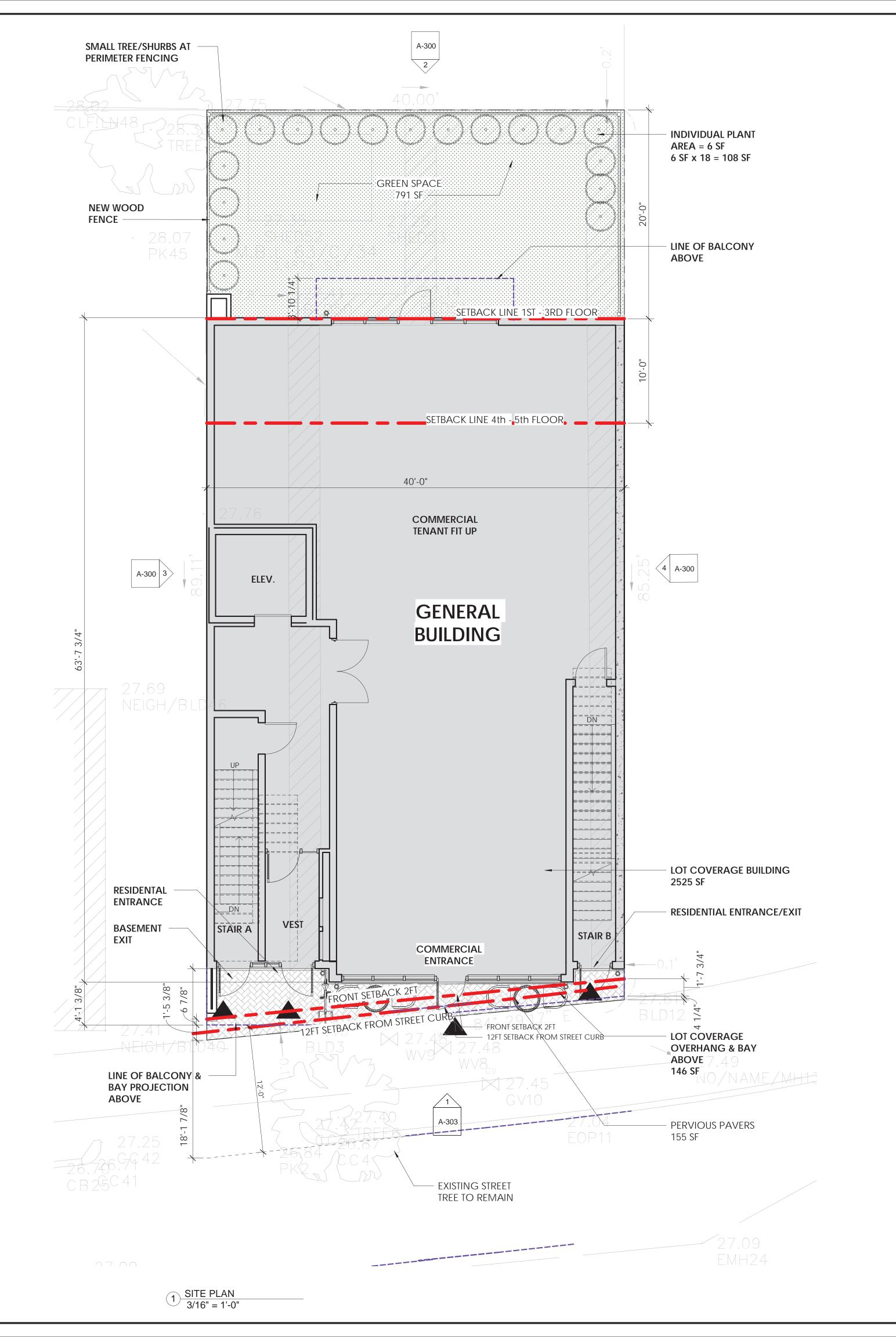
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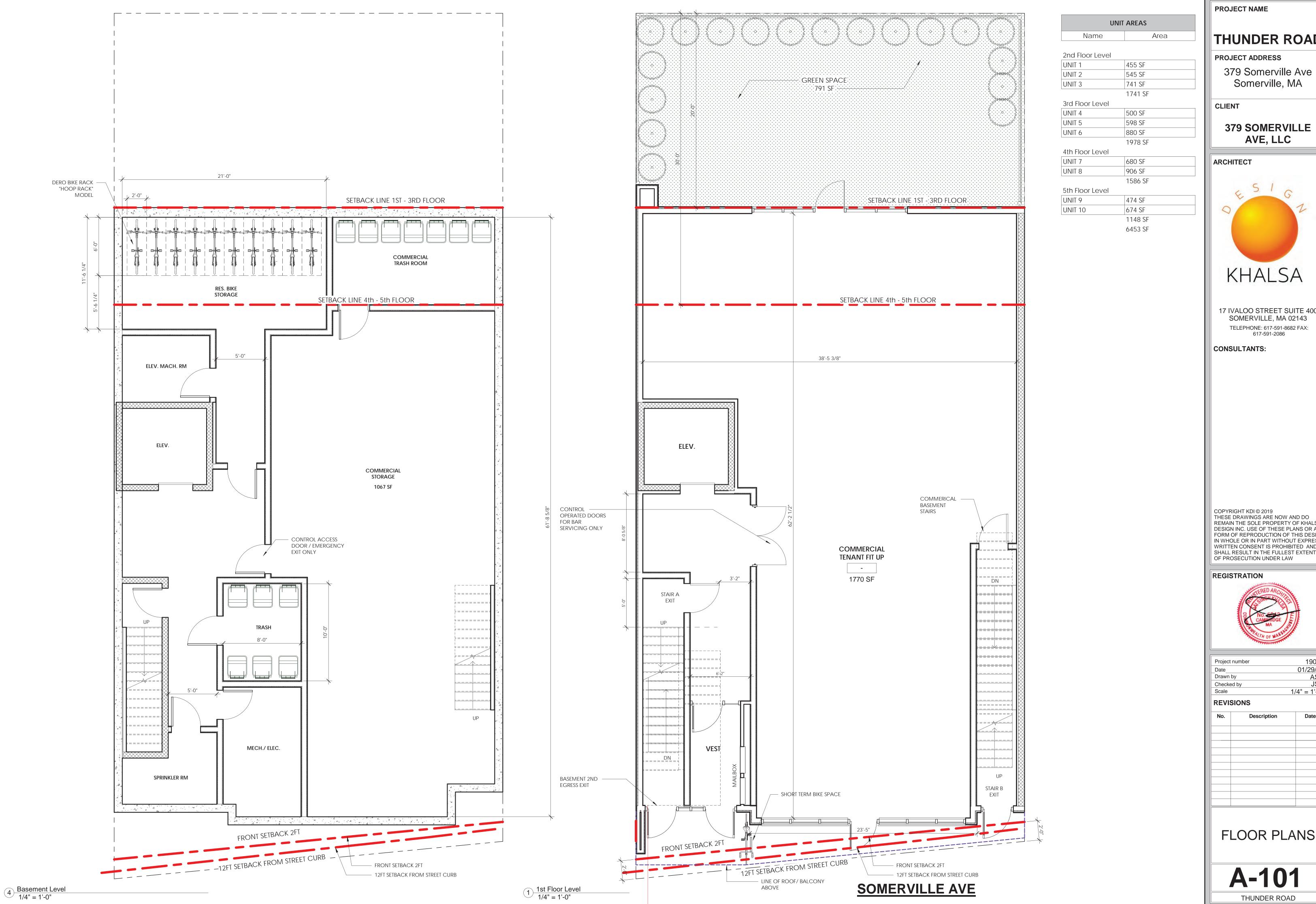


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ARCHITECTURAL SITE PLAN

A-020
THUNDER ROAD





379 Somerville Ave Somerville, MA



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FLOOR PLANS

THUNDER ROAD

PROJECT NAME

THUNDER ROAD

PROJECT ADDRESS

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CLIENT

379 SOMERVILLE AVE, LLC

ARCHITECT



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FLOOR PLANS

A-102
THUNDER ROAD

PROJECT NAME

THUNDER ROAD



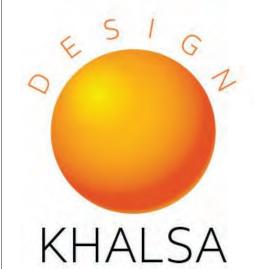
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ARCHITECT



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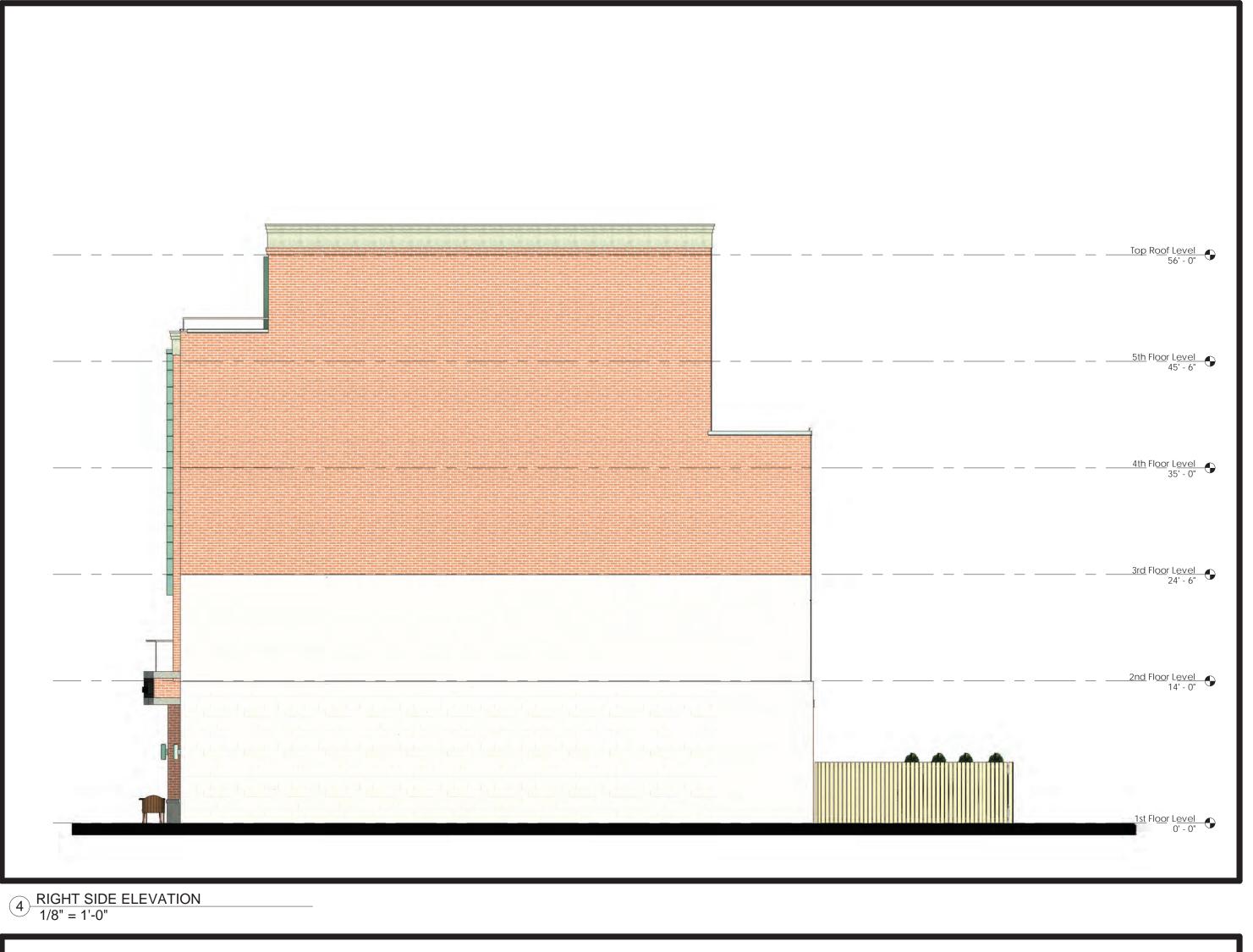
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ROOF PLAN

THUNDER ROAD



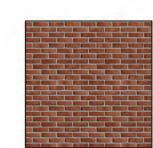
SPANDREL GLASS ----



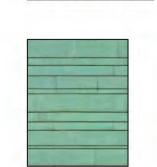


EXTERIOR MATERIALS

THIN STONE CLADDING AT BASE



FULL BRICK EXTERIOR



PRE-PATINA'D COPPER **PANELS**



PRECAST CORNICE



TYPICAL EXTERIOR WALL SCONCE



CEMENTITIOUS PANELS BY CEMBRIT. COLOR: **GRANITE**

PROJECT NAME

THUNDER ROAD

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EXTERIOR **ELEVATIONS**

THUNDER ROAD

3 LEFT SIDE ELEVATION 1/8" = 1'-0"

2 REAR ELEVATION
1/8" = 1'-0"

Top Roof <u>Level</u> 56' - 0"

5th Floor Level 45' - 6"

4th Floor <u>Level</u> 35' - 0"

3rd Floor <u>Level</u> 24' - 6"

1st Floor Level

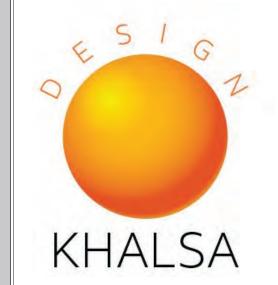
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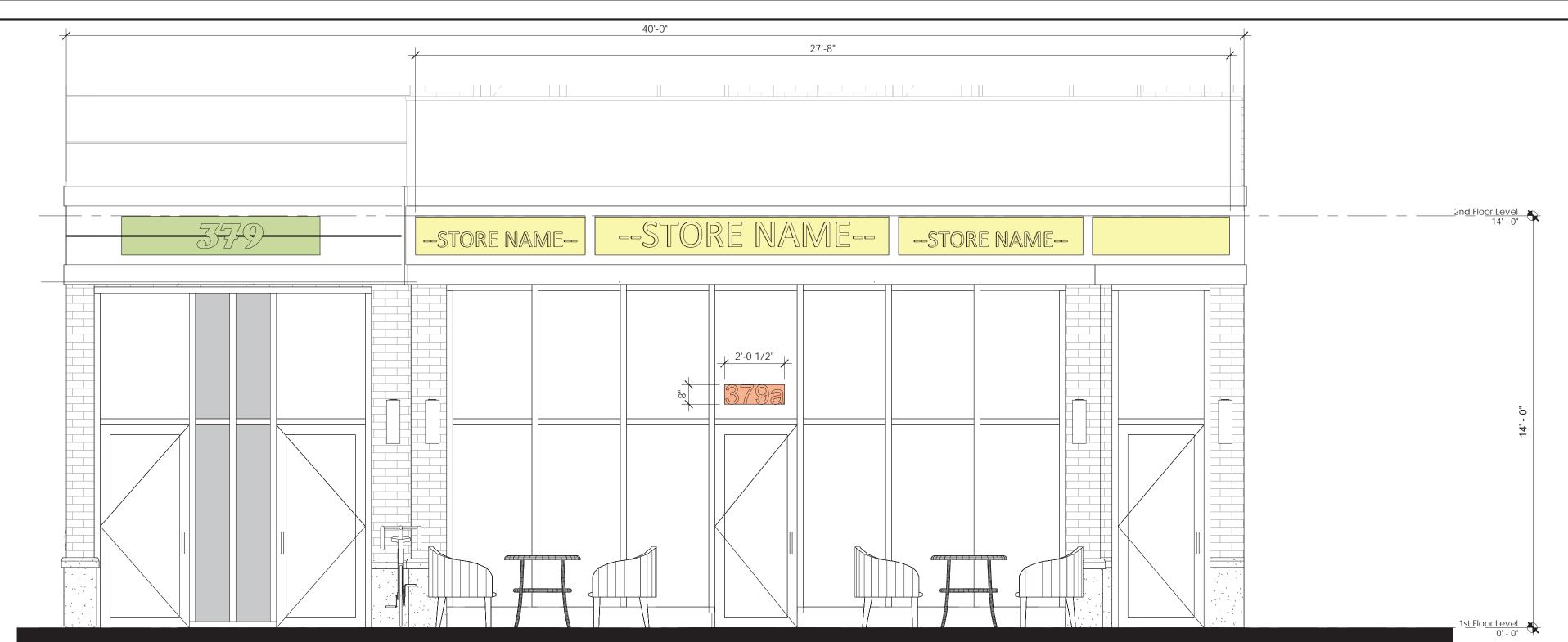


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FASCADE CALC. & SIGN PLANS

A-302 THUNDER ROAD



1 SIGN ELEVATION 3/8" = 1'-0"

WINDOW SIGN PERMITTED SIZES: PROVIDED: Area (max) 20% of Glass .05% Width (max) 5'-0" 2'-0 1/2" Height (max) 3'-0" LETTERING: Height (max) 18"

COMMERCIAL WALL SIGN

PROVIDED:

34.42 SQ FT

1'-3 3/4"

27'-8" (69%)

TBD

TBD

TBD

TBD

1 COMMERCIAL SIGN

PROVIDED:

8.84 SQ FT

1'-3 3/4"

TBD

TBD

TBD

TBD

1 RESIDENTIAL SIGN

90% of Facade width 7'-4 7/8" (19%)

PERMITTED SIZES:

Width (max)

Width (max)

LOCATION:

PERMITTED SIZES:

Width (max)

Width (max)

LOCATION:

LETTERING:

Area (max) 40 SQ FT.

Height (min/max) 1ft / 4 ft

LETTERING:

Area (max) 40 SQ FT.

Height (min/max) 1ft / 4 ft

90% of Facade width

75% of Sign width

75% of Sign width

Height (max) 75% of Sign height

Projection from Facade (max)

Number of Signs 1 per Tenant

Raceway Height (max)

Height (max) 75% of Sign height

Projection from Facade (max)

Number of Signs 1 per Tenant

RESIDENTIAL WALL SIGN

Raceway Height (max)

TYPICAL STORY TOTAL WALL AREA = 420 SF GLAZING AREA = 150.6 SF = 35.85 % RATIO

GROUND STORY TOTAL WALL AREA GLAZING AREA RATIO

= 560 SF = 394 SF= 70.3 %







1 3D View 1





PROJECT NAME

THUNDER ROAD

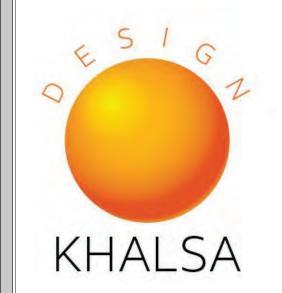
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ARCHITECT



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PERSPECTIVES



3 3D View 3

3D View 4



THUNDER ROAD PROJECT ADDRESS 379 Somerville Ave Somerville, MA

CLIENT **379 SOMERVILLE**

PROJECT NAME

ARCHITECT



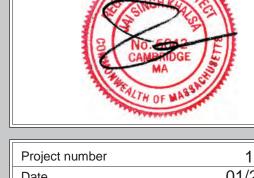
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RENDERING



