I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATES OF NOVEMBER 7 & DECEMBER 11, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
FLOOD ZONE: X
MAP NUMBER: 25017C0438E
EFFECTIVE DATE: 06-04-2010

CERTIFIED PLOT PLAN

LOCATED AT

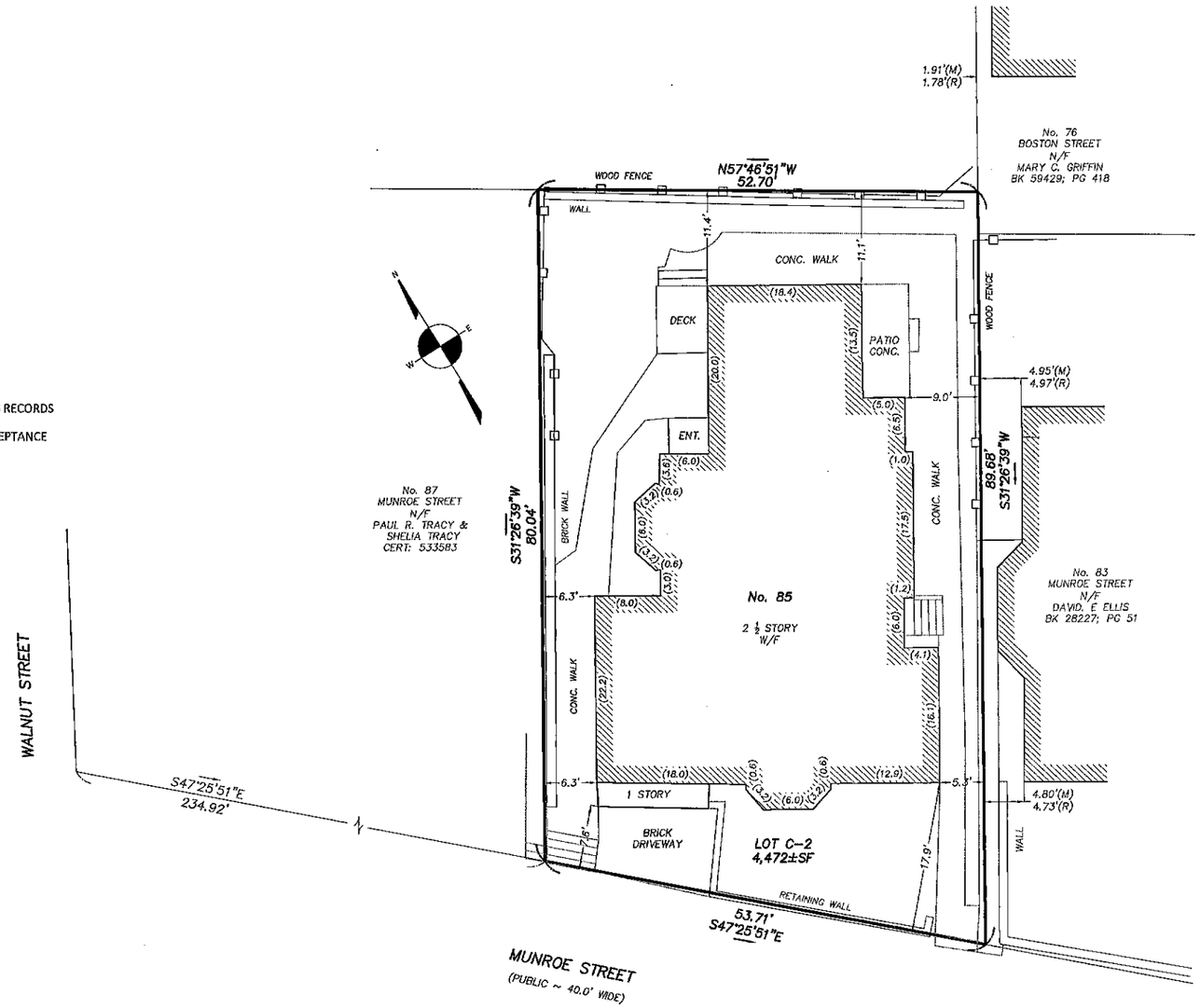
85 MUNROE STREET
SOMERVILLE, MA

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

PREPARED FOR:
OWNER OF RECORD:
RAYMOND A. SNOW
MARY E. SNOW
42 RICHDALE AVENUE
SOMERVILLE, MA 02145

REFERENCES:
DEED: C. 269152
PLAN: BK 3790; PG END
BK 4301; PG END
PL BK 50; PL 39
PL BK 58; PL 47
LCC: 638-A
638-C
638-D

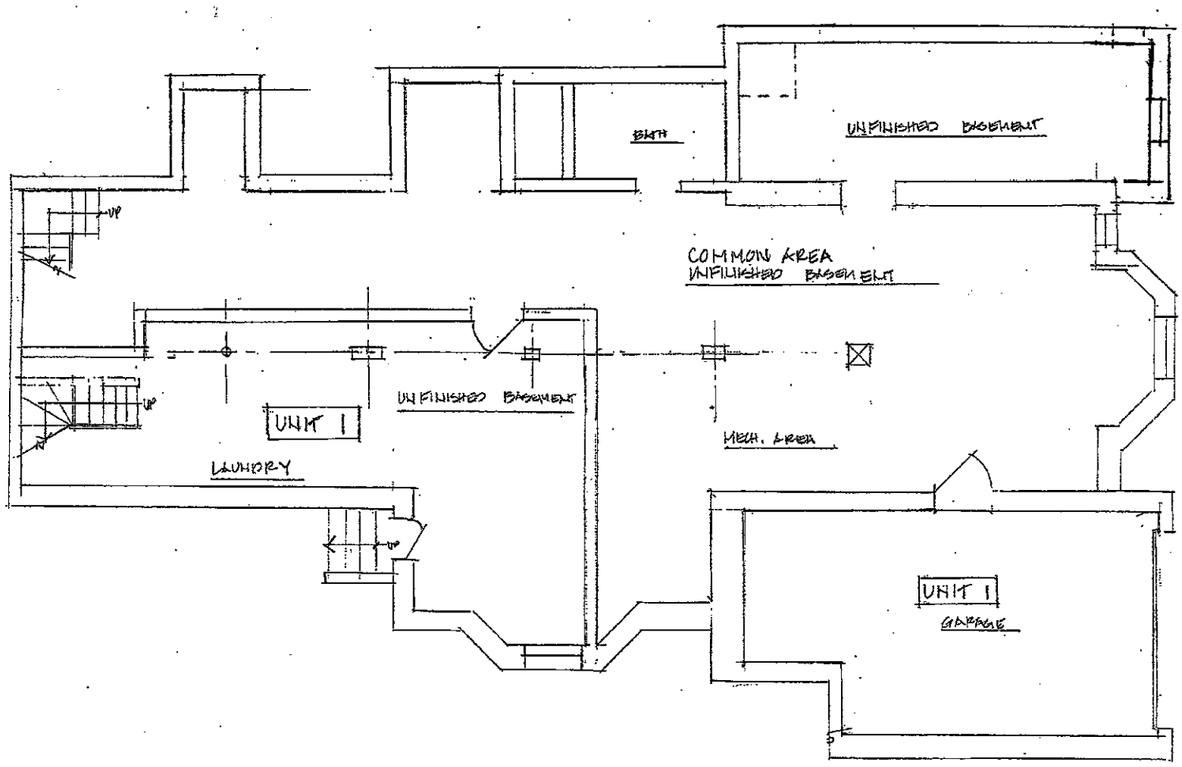
CITY OF SOMERVILLE ENGINEERING RECORDS
NB 86; PG 146
MUNROE STREET LAYOUT FOR ACCEPTANCE



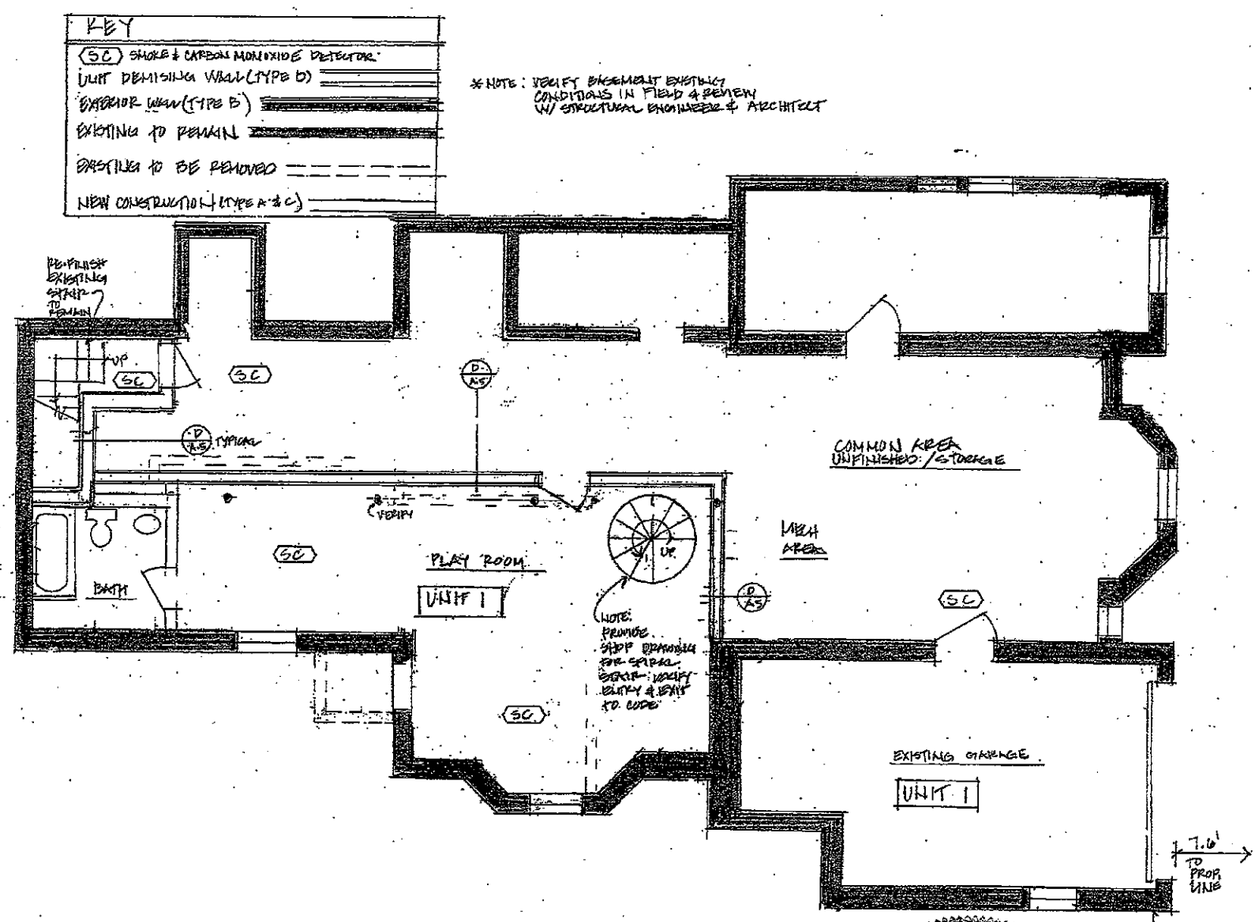
SCALE: 1.0 INCH = 10.0 FEET
0 10 20 30

FIELD:	MO
DRAFT:	JCY, RAP
CHECK:	GCC
DATE:	12/13/18
JOB #	18-00691

COMMONWEALTH OF MASSACHUSETTS
GEORGE C. COLLINS
No. 41784
PROFESSIONAL LAND SURVEYOR



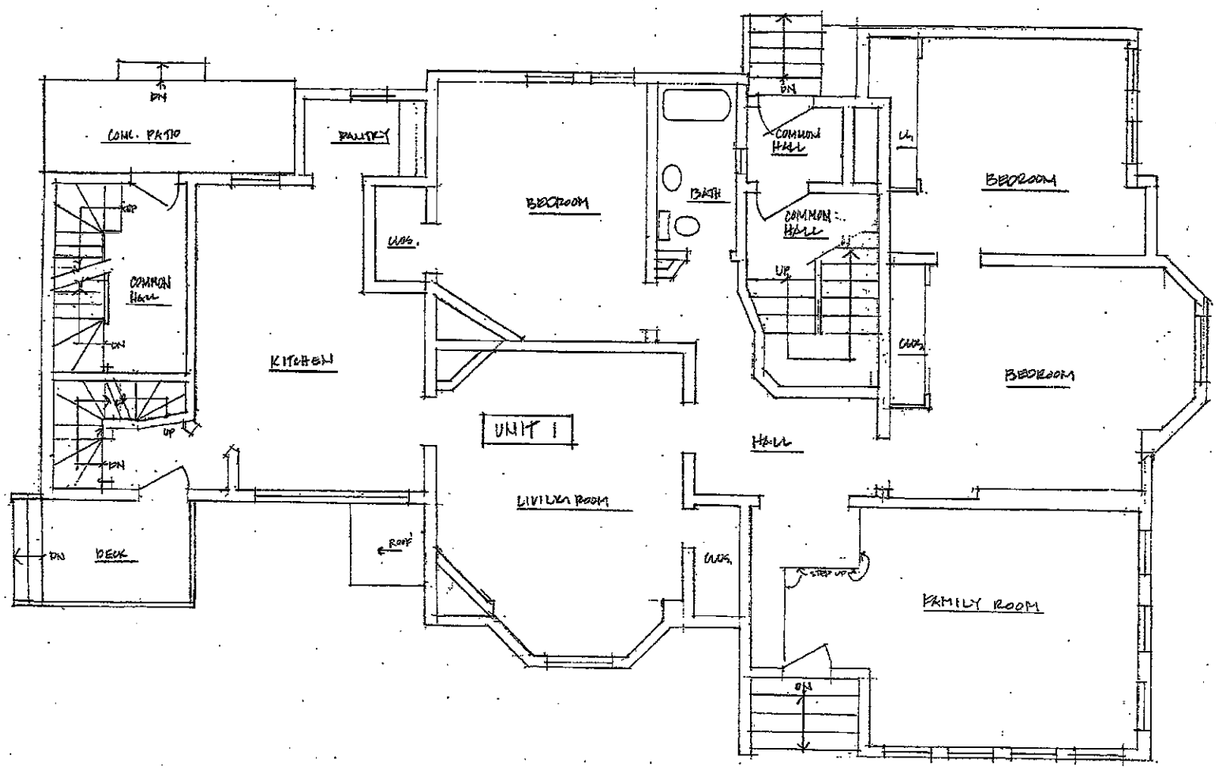
Existing Basement Plan



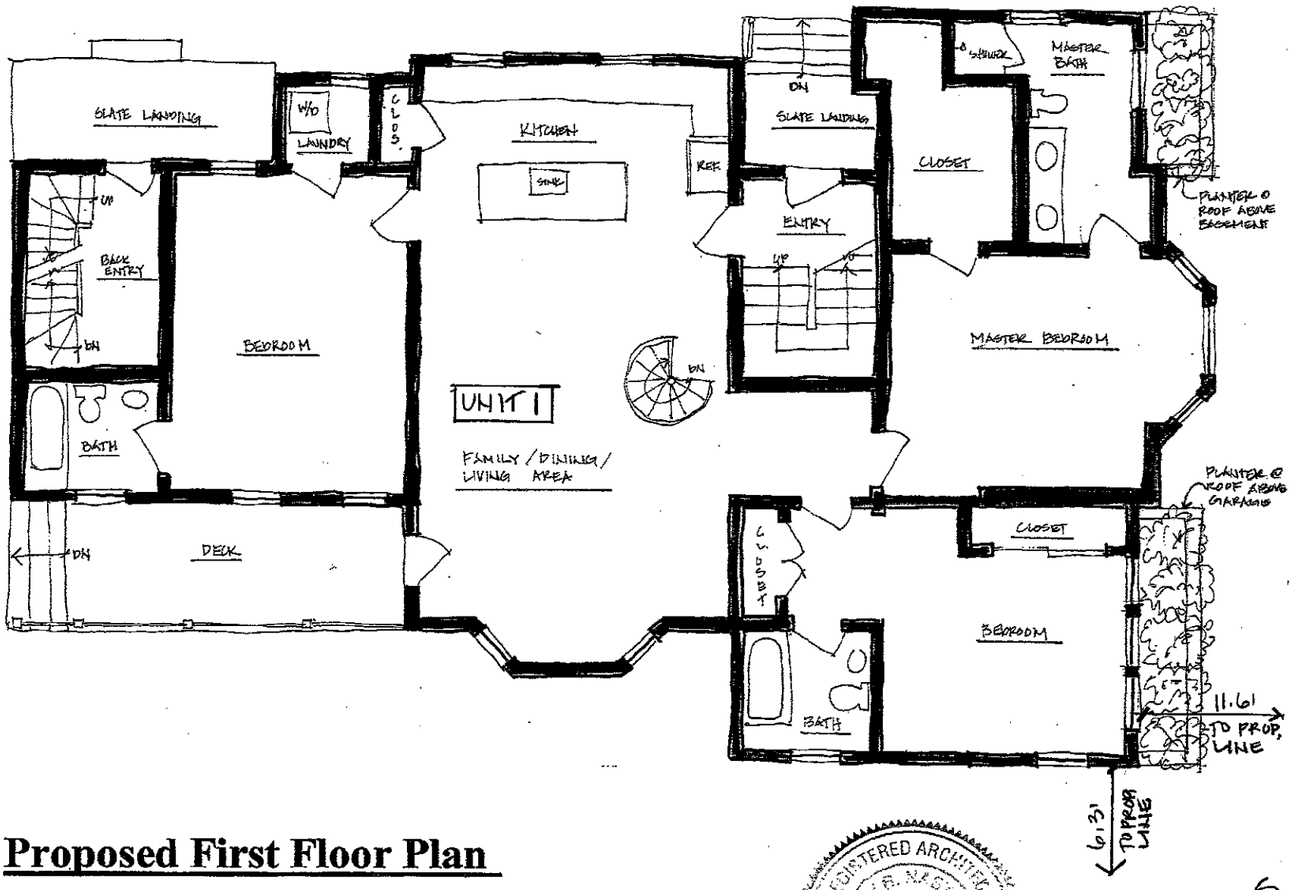
Proposed Basement Plan

REGISTERED ARCHITECT
AMY B. NASTASI
No. 8384
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Amy Nastasi Architect 1341 Massachusetts Avenue Lexington, MA 02420 339-223-2692 amynastasi@gmail.com	Project: 85a Munroe Street Somerville, MA	Title: Existing & Prop. Basement Floor Plan Scale: 1/8"-1'-0" Date: 8/2/19 REV. 11.18.19	Drawing No. A-1



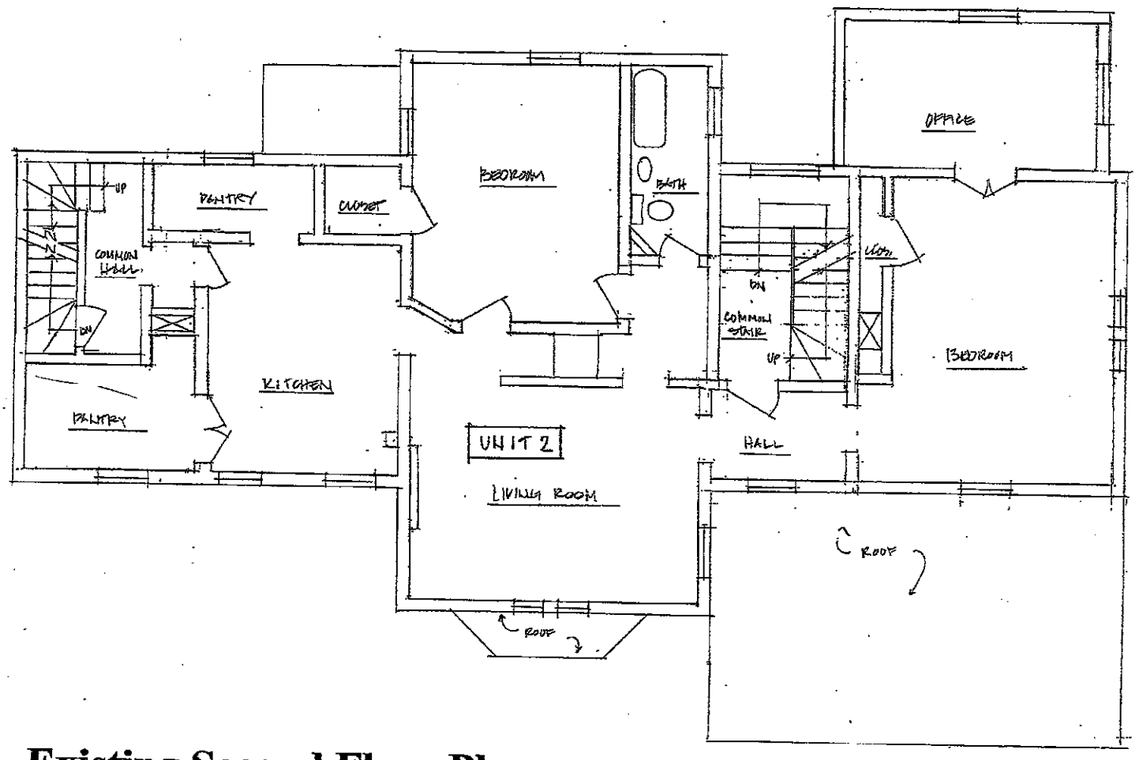
Existing First Floor Plan



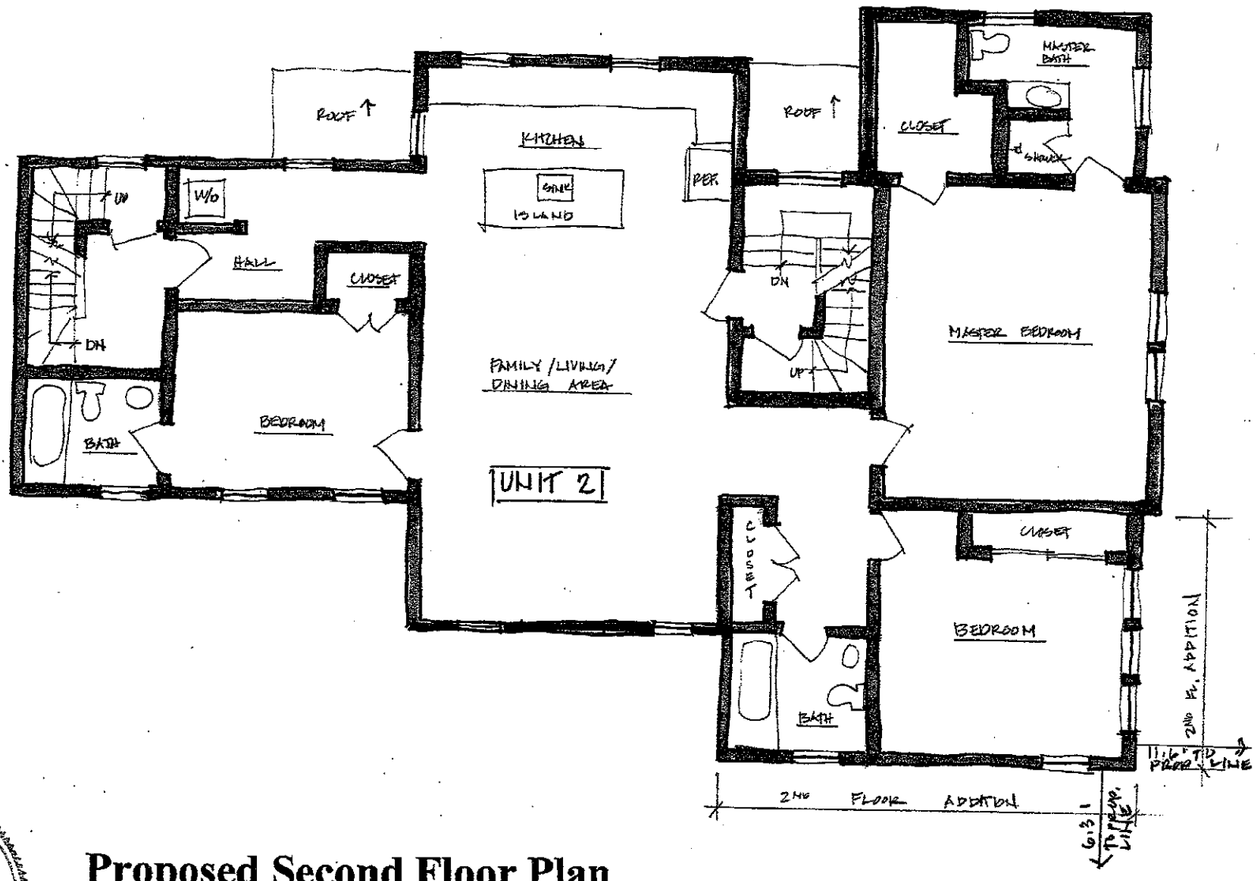
Proposed First Floor Plan

REGISTERED ARCHITECT
AMY B. NASTASI
No. 8384
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Amy Nastasi Architect 1341 Massachusetts Avenue Lexington, MA 02420 339-223-2692 amynastasi@gmail.com	Project: 85a Munroe Street Somerville, MA	Title: Existing & Prop. First Floor Plan Scale: 1/8"-1'-0" Date: 8/2/19 REV. 11·18·19	Drawing No. A-2



Existing Second Floor Plan

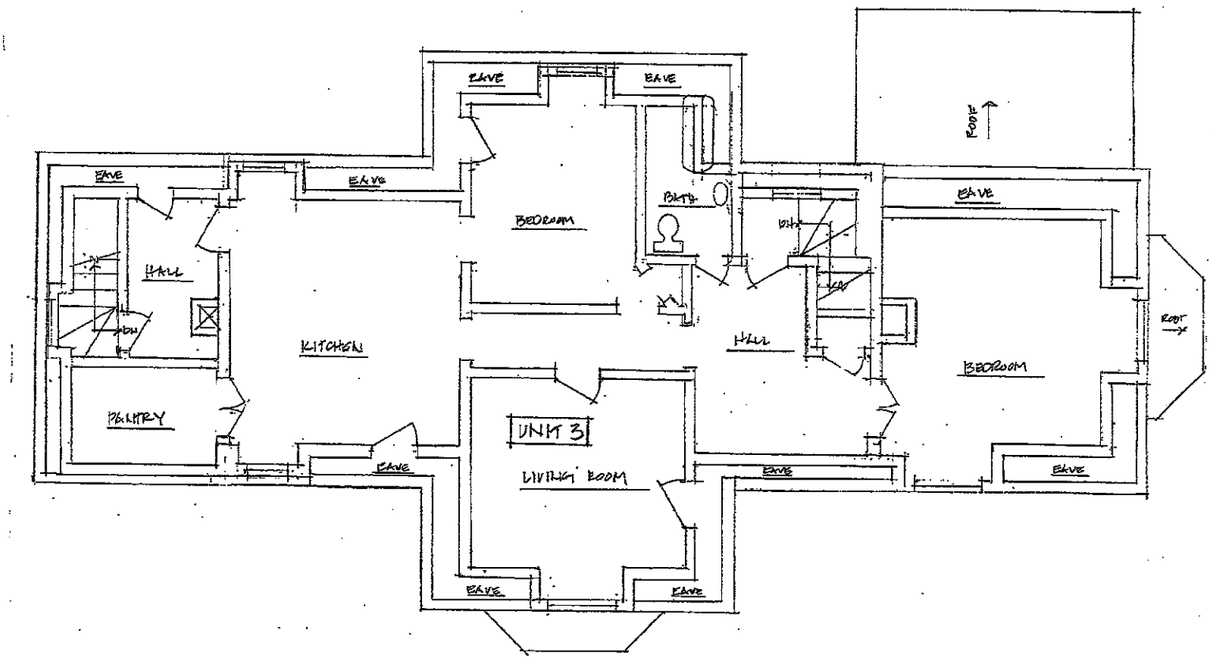


Proposed Second Floor Plan

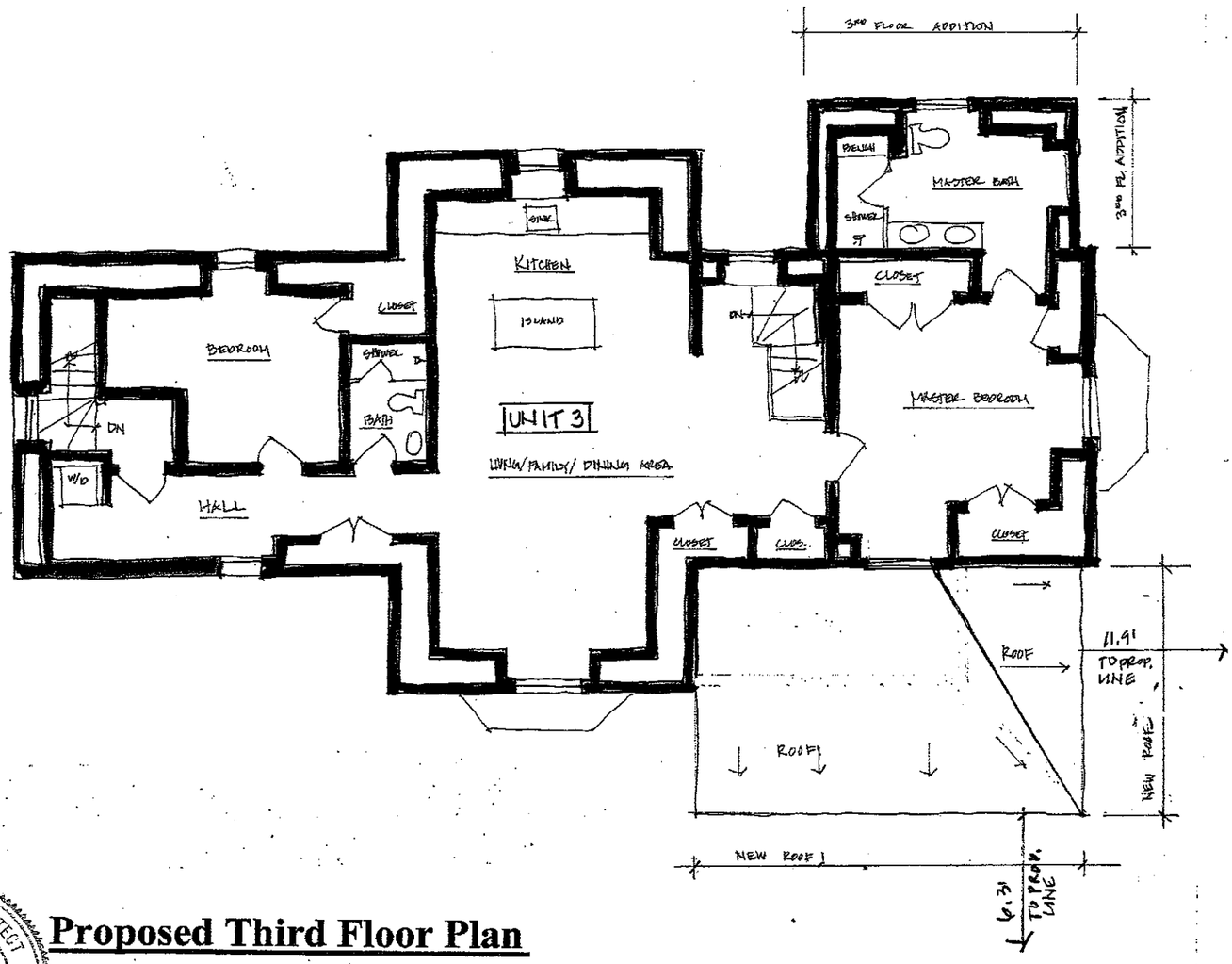
REGISTERED ARCHITECT
AMY B. NASTASI
No. 8384
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Amy Nastasi

Amy Nastasi Architect 1341 Massachusetts Avenue Lexington, MA 02420 339-223-2692 amynastasi@gmail.com	Project: 85a Munroe Street Somerville, MA	Title: Existing & Prop. Second Floor Plan Scale: 1/8"-1'-0" Date: 8/2/19 REV. 11-18-19	Drawing No. A-3



Existing Third Floor Plan



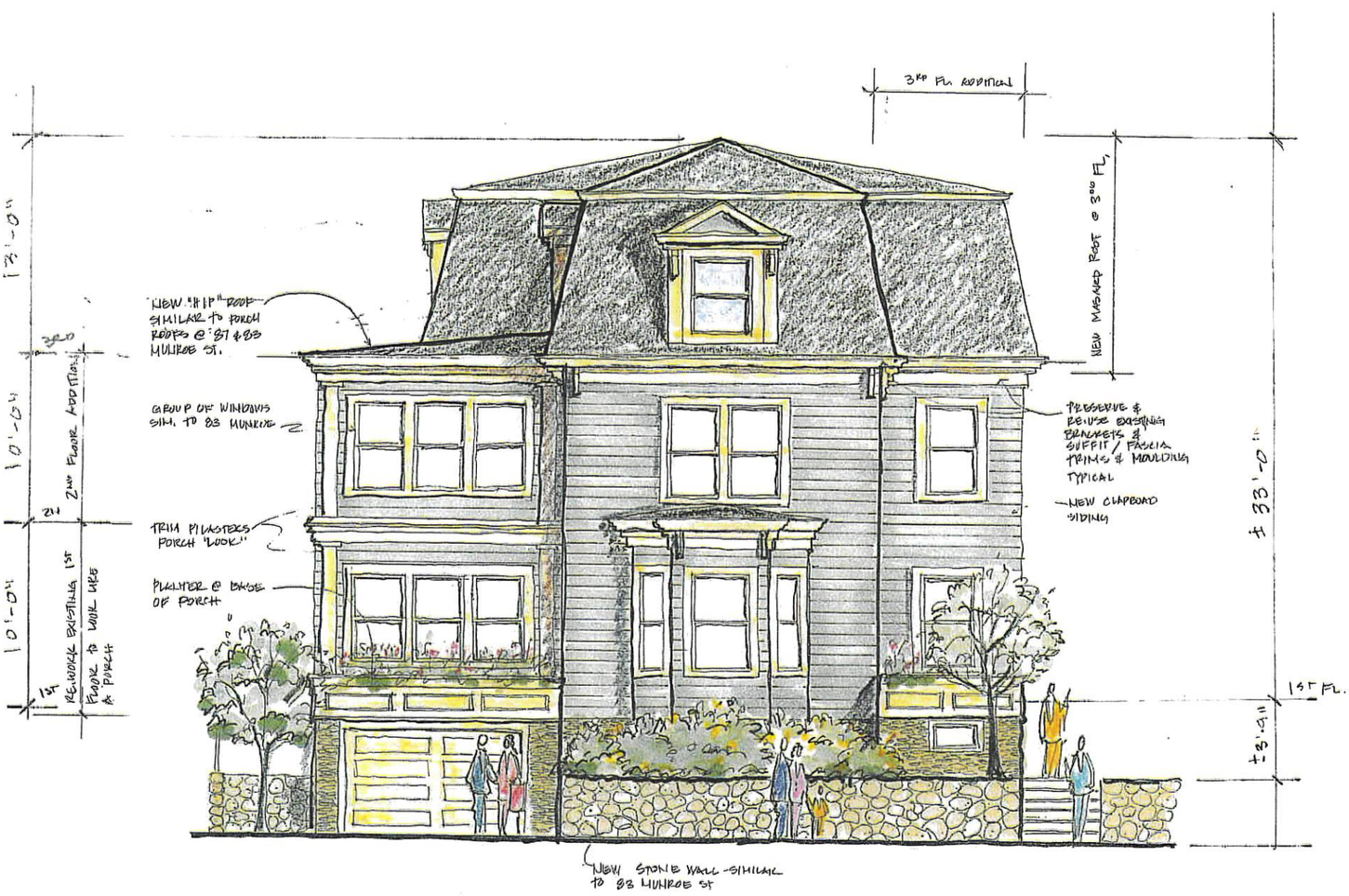
Proposed Third Floor Plan

REGISTERED ARCHITECT
AMY B. NASTASI
No. 8384
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Amy B. Nastasi

Amy Nastasi Architect 1341 Massachusetts Avenue Lexington, MA 02420 339-223-2692 amynastasi@gmail.com	Project: 85a Munroe Street Somerville, MA	Title: Existing & Prop. Third Floor Plan Scale: 1/8"-1'-0" Date: 8/2/19 REV. 11·18·19	Drawing No. A-4

Existing Front Elevation

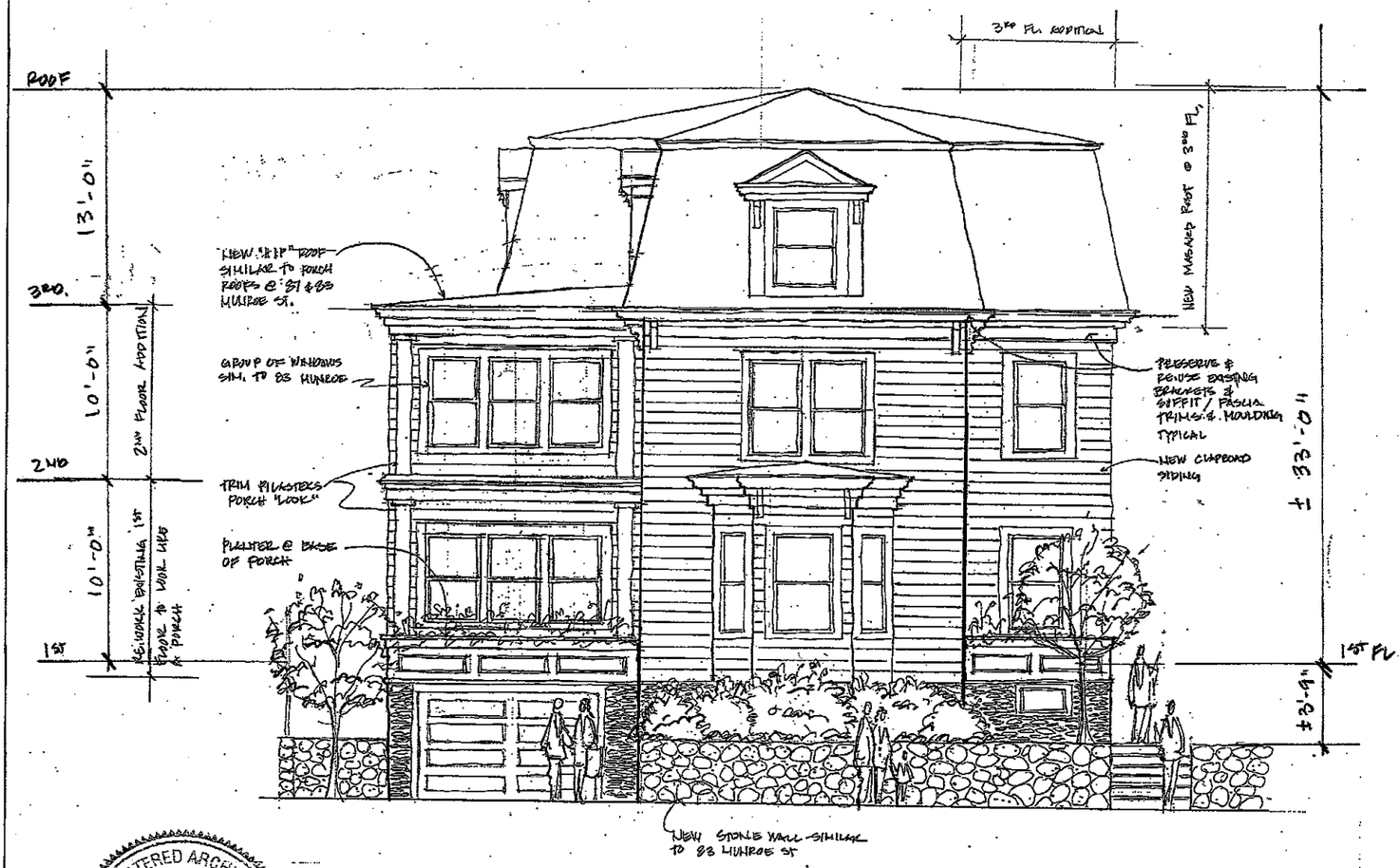


Proposed Front Elevation

REGISTERED ARCHITECT
AMY B. NASTASI
No. 6384
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Amy Nastasi Architect 1341 Massachusetts Avenue Lexington, MA 02420 339-223-2692 amynastasi@gmail.com	Project: 85a Munroe Street Somerville, MA	Title: Existing & Prop. Front Elevation Scale: 1/8"-1'-0" Date: 8/2/19 REV. 11·18·19	Drawing No. A-5

Existing Front Elevation



Proposed Front Elevation

REGISTERED ARCHITECT
AMY B. NASTASI
No. 8364
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

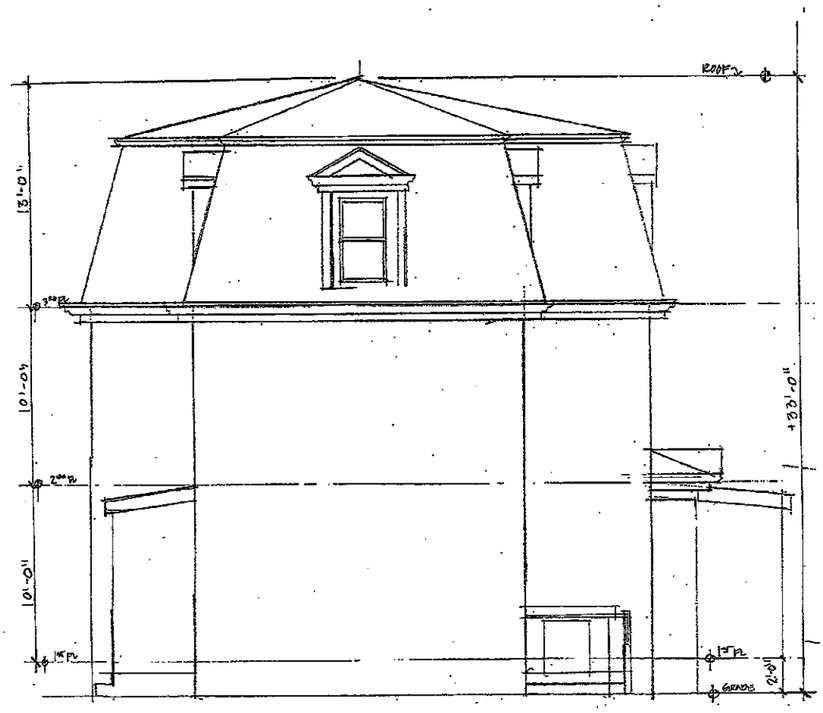
Amy Nastasi Architect 1341 Massachusetts Avenue Lexington, MA 02420 339-223-2692 amynastasi@gmail.com	Project: 85a Munroe Street Somerville, MA	Title: Existing & Prop. Front Elevation Scale: 1/8"-1'-0" Date: 8/2/19 REV. 11·18·19	Drawing No. A-5

Existing Left Side Elevation

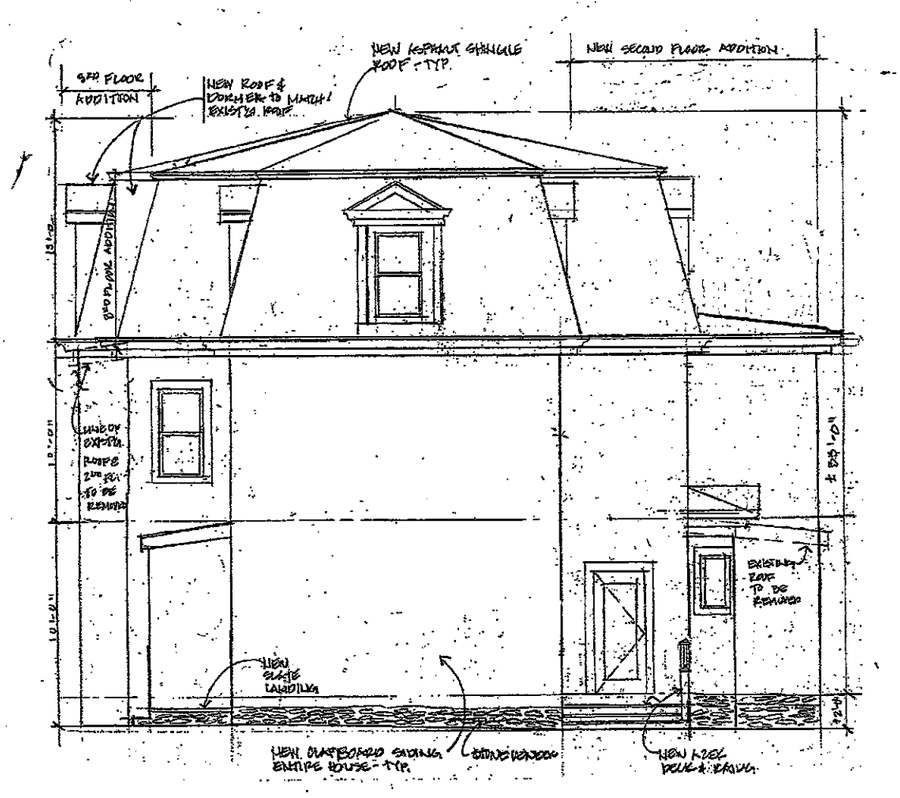
Proposed Left Side Elevation

REGISTERED ARCHITECT
AMY B. NASTASI
No. 8384
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Amy Nastasi Architect 1341 Massachusetts Avenue Lexington, MA 02420 339-223-2692 amynastasi@gmail.com	Project: 85a Munroe Street Somerville, MA	Title: Existing & Prop. West Elevation Scale: 1/8"-1'-0" Date: 8/2/19 REV 11·18·19	Drawing No. A-6



Existing Rear Elevation

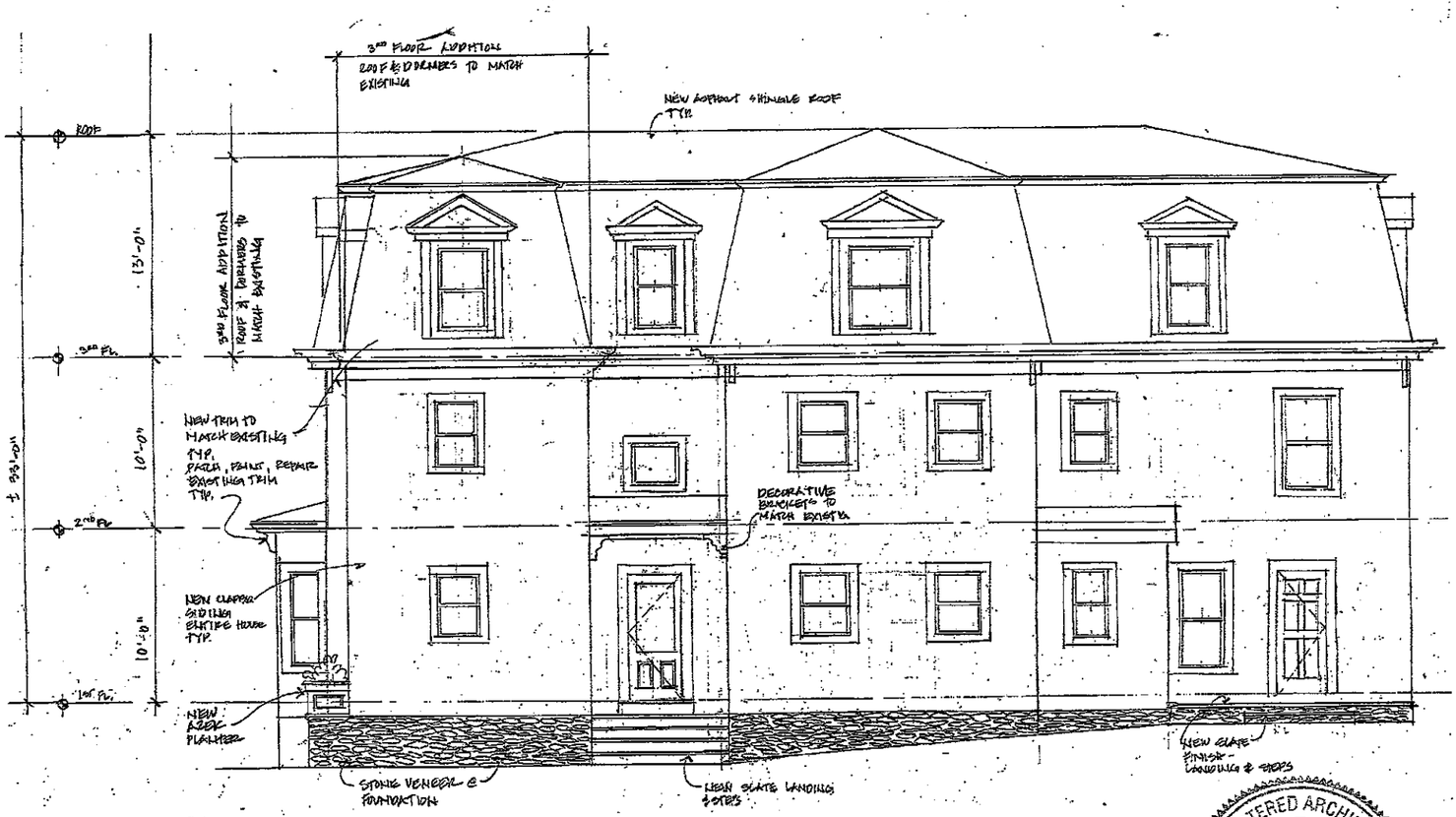


Proposed Rear Elevation

REGISTERED ARCHITECT
AMY B. NASTASI
No. 8384
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Amy Nastasi Architect 1341 Massachusetts Avenue Lexington, MA 02420 339-223-2692 amynastasi@gmail.com	Project: 85a Munroe Street Somerville, MA	Title: Existing & Prop. Rear Elevation Scale: 1/8"-1'-0" Date: 8/2/19 REV. 10/24/19	Drawing No. A-7

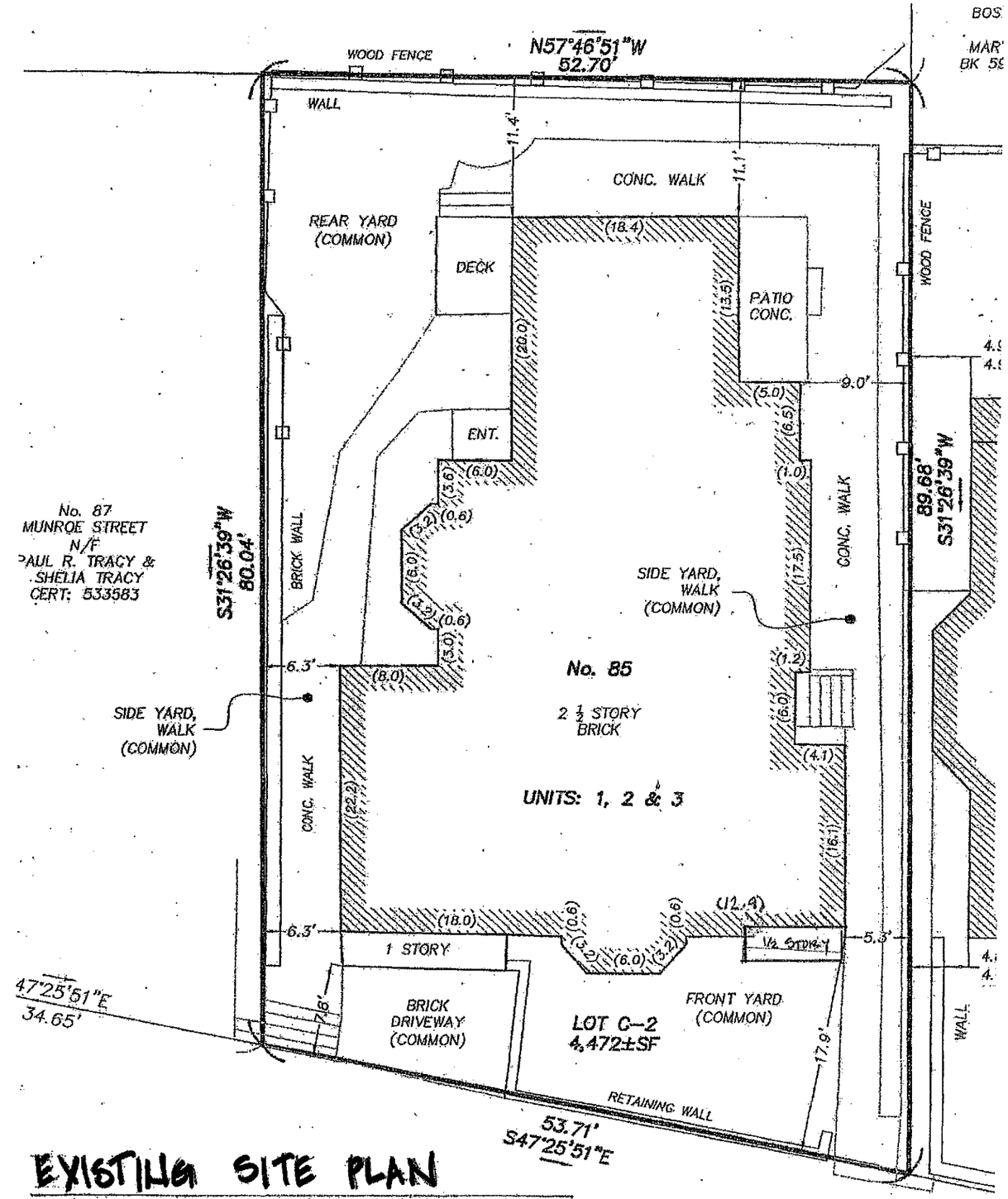
Existing Right Side Elevation



Proposed Right Side Elevation

REGISTERED ARCHITECT
AMY B. NASTASI
No. 8384
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Amy Nastasi Architect 1341 Massachusetts Avenue Lexington, MA 02420 339-223-2692 amynastasi@gmail.com	Project: 85a Munroe Street Somerville, MA	Title: EXIST'G & PROP. EAST SIDE ELEV. Scale: 1/8"=1'-0" Date: 8/2/19 REV. 11·18·19	Drawing No. A.8

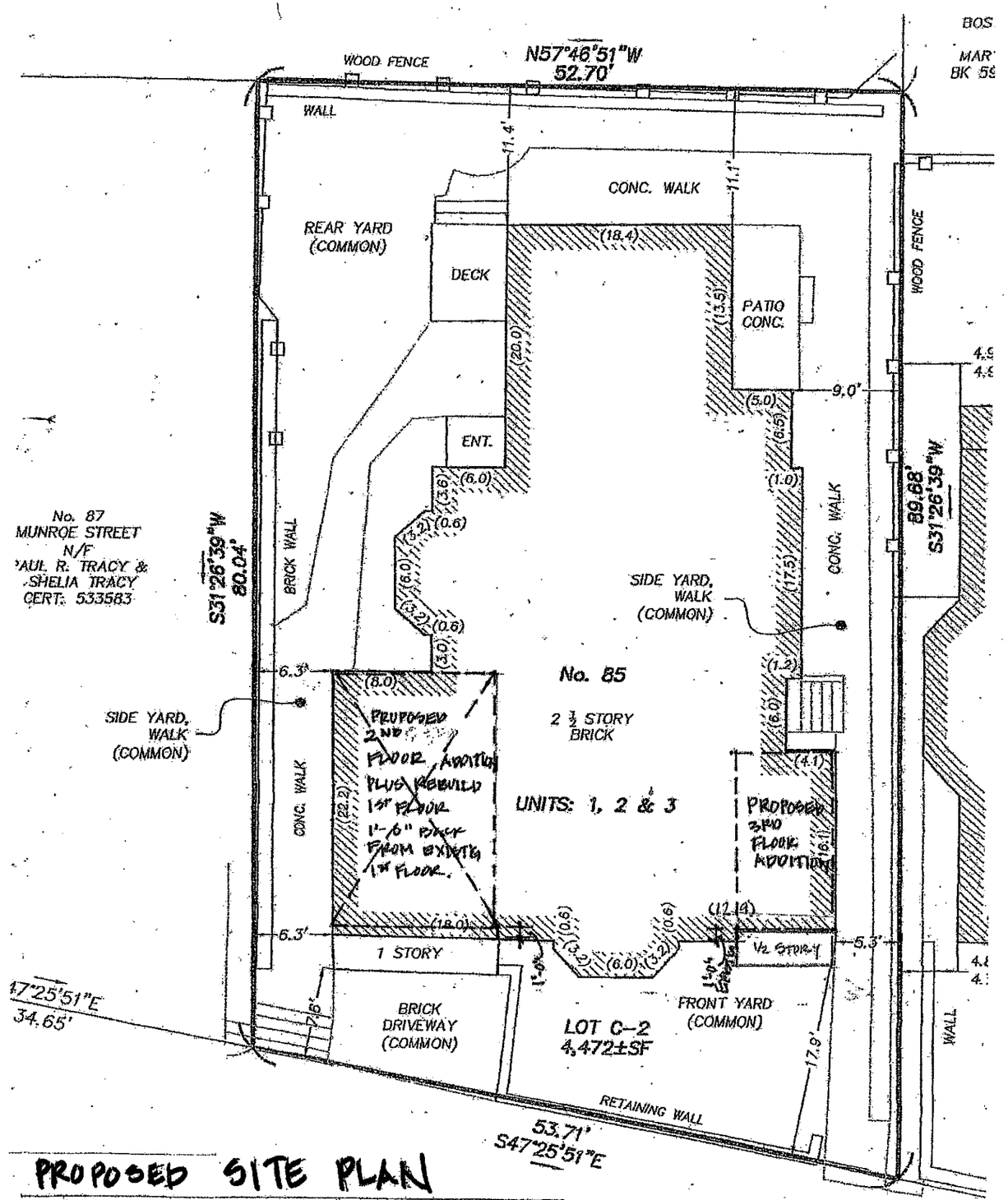


EXISTING SITE PLAN

1" = 10'

MUNROE STREET

PUBLIC ~ 40.0' WIDE



PROPOSED SITE PLAN

1" = 10'

MUNROE STREET

PUBLIC ~ 40.0' WIDE

11.18.19

PROPOSED PLANT LIST

Trees:					
AL	1	Amelanchier laevis	Allegheny Serviceberry	2-2.5" cal.	b&b
LT	1	Liriodendron tulipifera	Tulip Tree	2.5-3" cal.	b&b
MS	1	Malus 'Sugar Tyme'	Crabapple	2-2.5" cal.	b&b
TG	2	Thuja 'Green Giant'	Western Red Cedar	7-8' ht.	b&b
Shrubs & Vines:					
CA	4	Clethra alnifolia 'Ruby Spice'	Sweet Pepperbush	5 gal.	pots
CR	2	Campsis radicans	Trumpet Creeper	3 gal.	pots
CV	3	Clematis virginiana	Virgin's Bower	3 gal.	pots
HA	2	Hydrangea arborescens 'Annabelle'	Smooth Hydrangea	5 gal.	pots
IG	1	Ilex glabra 'Shamrock'	Inkberry	5 gal.	pots
IV	16	Itea virginica 'Henry's Garnet'	Virginia Sweetspire	3 gal.	pots
SV		Syringa vulgaris 'President Grevy'	Common Lilac - Lilac Bloom	36" ht.	b&b, 19 total lilacs
SV		Syringa vulgaris 'Wonder Blue'	Common Lilac - Blue Bloom	36" ht.	b&b, 19 total lilacs
SV		Syringa vulgaris 'Yankee Doodle'	Common Lilac - Purple Bloom	36" ht.	b&b, 19 total lilacs
VD	7	Viburnum dentatum 'Blue Muffin'	Arrowwood Viburnum	5 gal.	pots
VT	5	Viburnum trilobum	Highbush Cranberry	5 gal.	pots
Perennials:					
dp	72	Dennstaedtia punctiloba	Hay-Scented Fern	2 gal.	pots, 18" o.c.
he		Hemerocallis 'Bertie Ferris'	Daylily - Orange Bloom	2 gal.	pots, 18" o.c., 76 total daylilies
he		Hemerocallis 'Bitsy'	Daylily - Yellow Bloom	2 gal.	pots, 18" o.c., 76 total daylilies
he		Hemerocallis 'Green Flutter'	Daylily - Yellow Green Bloom	2 gal.	pots, 18" o.c., 76 total daylilies
nr	9	Nepeta racemosa 'Walker's Low'	Catmint	2 gal.	pots, 24" o.c.
vm	282	Vinca minor	Creeping Myrtle	1 qt.	pots, 15" o.c.

PLANTING NOTES

1. All plant material shall be approved by the Landscape Architect prior to 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 Nurserymen, Inc.

3. No substitution of plant species will be allowed without the approval of the Landscape Architect.

4. The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.

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 Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect 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.

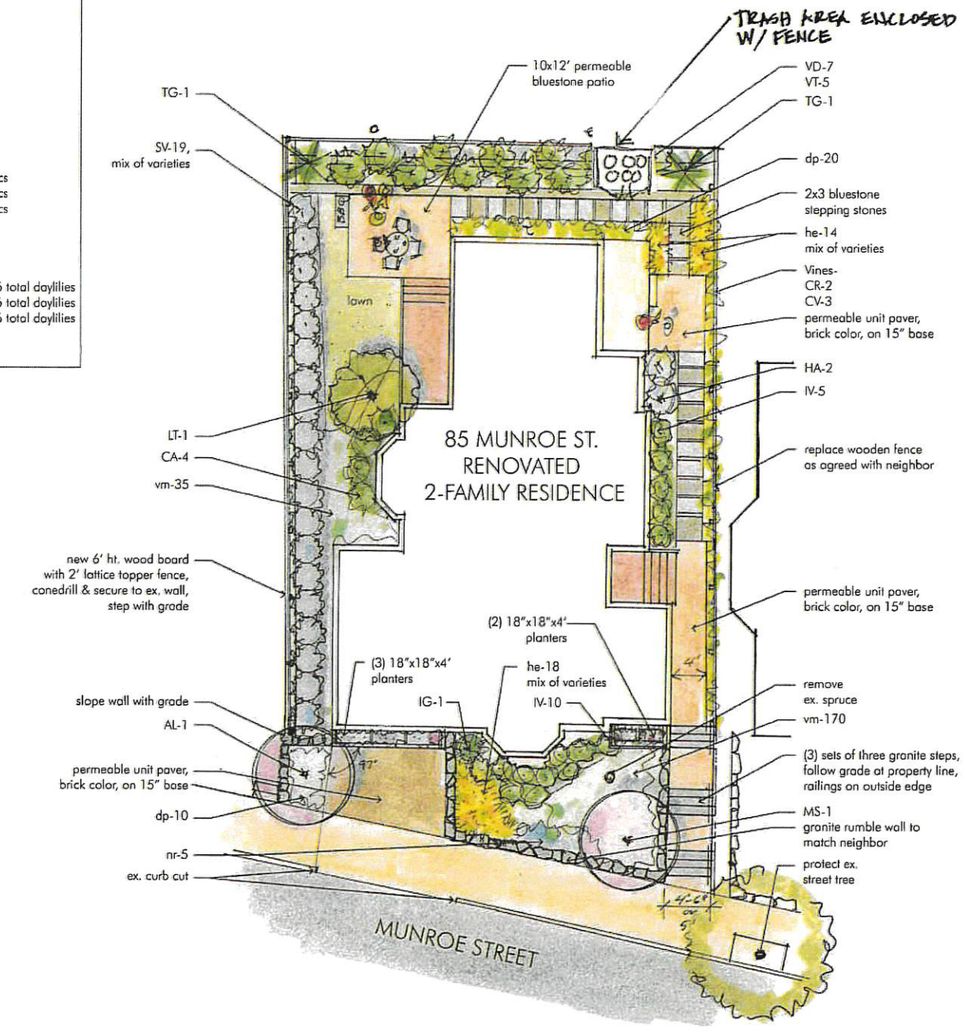
8. The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.

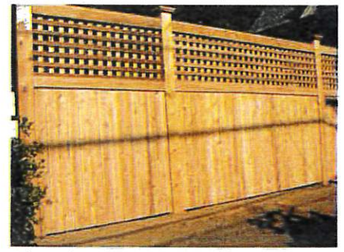
9. All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.

10. 'Planting Mix' shall consist of 2 parts of topsoil 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.

11. All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2"depth settled bark mulch and no greater than 3" depth bark mulch.

12. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.




6' ht. Wood Board Fence with 2' Lattice Topper

Bluestone Paving

Permeable Unit Paver
Eco Priora by Unilock

SCALE: 1/8"=1'-0"
0 2' 4' 8' 20'

VERDANT
LANDSCAPE ARCHITECTURE

LANDSCAPE PLAN
85 MUNROE STREET
SOMERVILLE

AUGUST 2, 2019

L1