

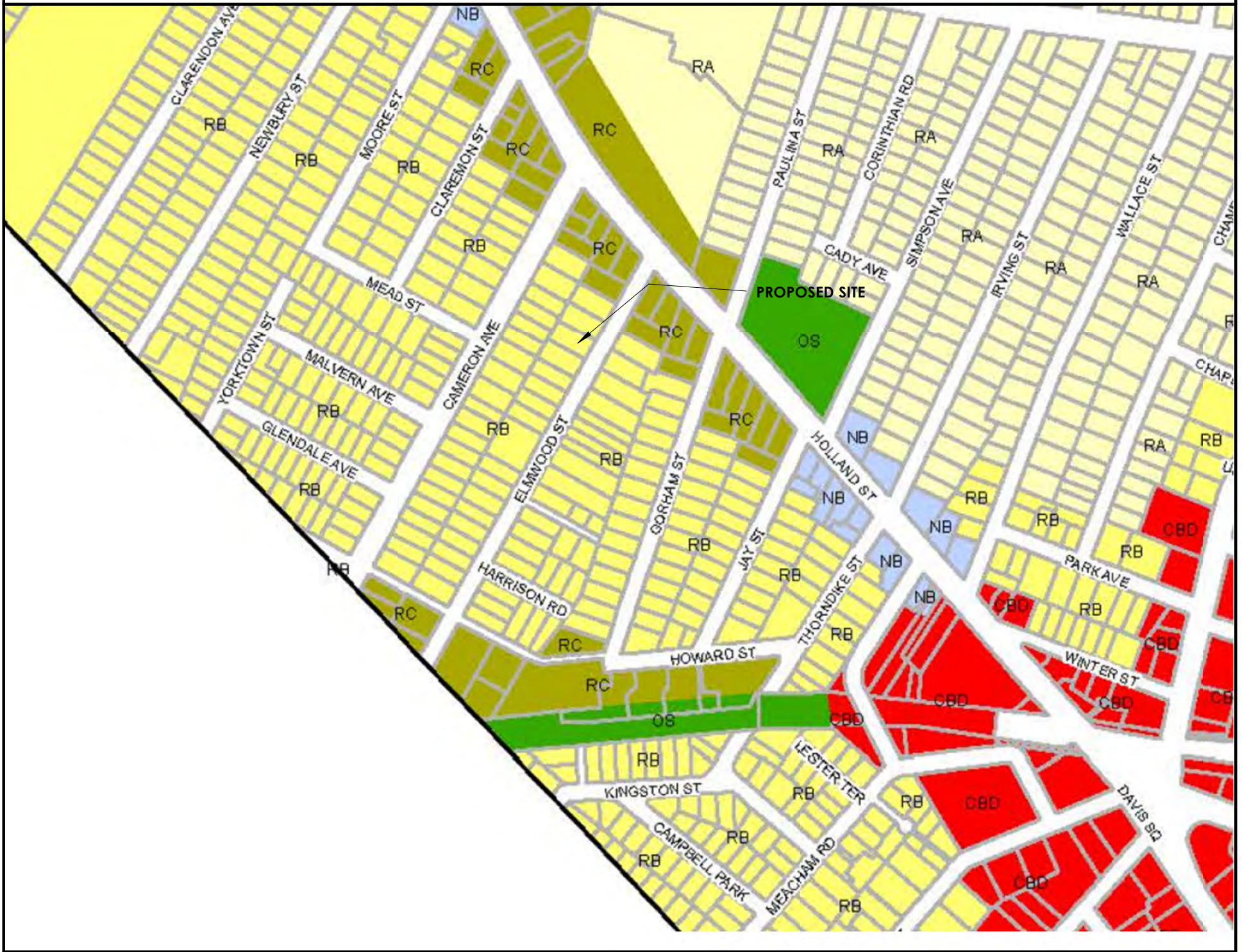
DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
0-COVER		
A-000	COVER SHEET	08/23/18
2-LANDSCAPE		
L-1	LANDSCAPE PLAN	08/22/18
3-ARCHITECTURAL		
A-020	ARCHITECTURAL SITE PLAN / ZONING TABLE	08/23/18
A-100	FLOOR PLANS	08/23/18
A-300	ELEVATIONS	08/23/18
AV-1	BUILDING PERSPECTIVES	08/23/18
AV-2	RENDERING	08/23/18



PROJECT:
17 ELMWOOD STREET

SPECIAL PERMIT SUBMISSION
08/23/2018

LOCUS PLAN



CLIENT
ELMWOOD ST LLC
17 ELMWOOD ST UNIT 1
SOMERVILLE MA 02144

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

SURVEYOR
EDWARD J. FARRELL
ADDRESS:
110 WINN STREET
WOBURN, MA

SURVEYOR
EDWARD J. FARRELL
ADDRESS:
110 WINN STREET
WOBURN, MA

LANDSCAPE
VERDANT LANDSCAPE
ADDRESS:
318 HARVARD ST. SUITE 25
BROOKLINE, MA 02446

PROJECT NAME
17 Elmwood St. Residences

PROJECT ADDRESS
17 Elmwood Street,
Somerville MA

CLIENT
Elmwood St LLC

ARCHITECT
KHALSA DESIGN INC.
**KHALSA**
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION


Project number18051
Date08/23/18
Drawn byAB
Checked byJSK
Scale

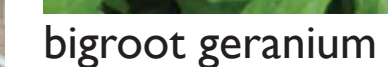
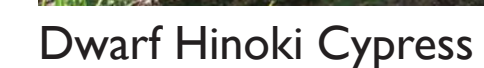
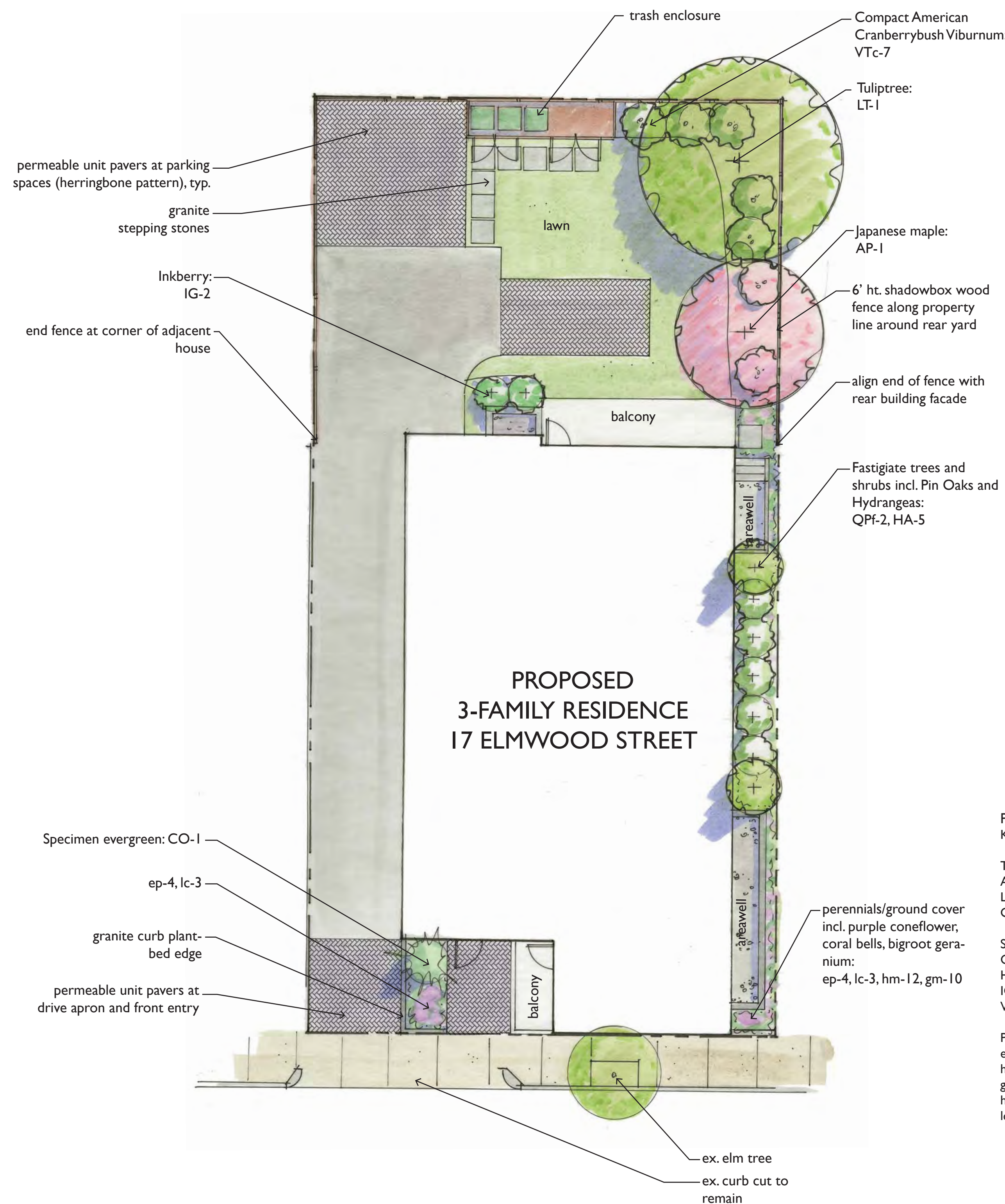
REVISIONS

No.	Description	Date
1	-	-

COVER SHEET

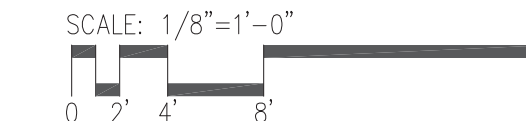
A-000
17 Elmwood St. Residences

G:\New folder\KDI-Boston\17 Elmwood\03 Drawings\00_ARCH_SD_DD17 Elmwood_SD-R3.vrt 2018-08-23 5:55:44 PM



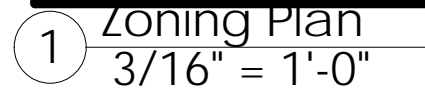
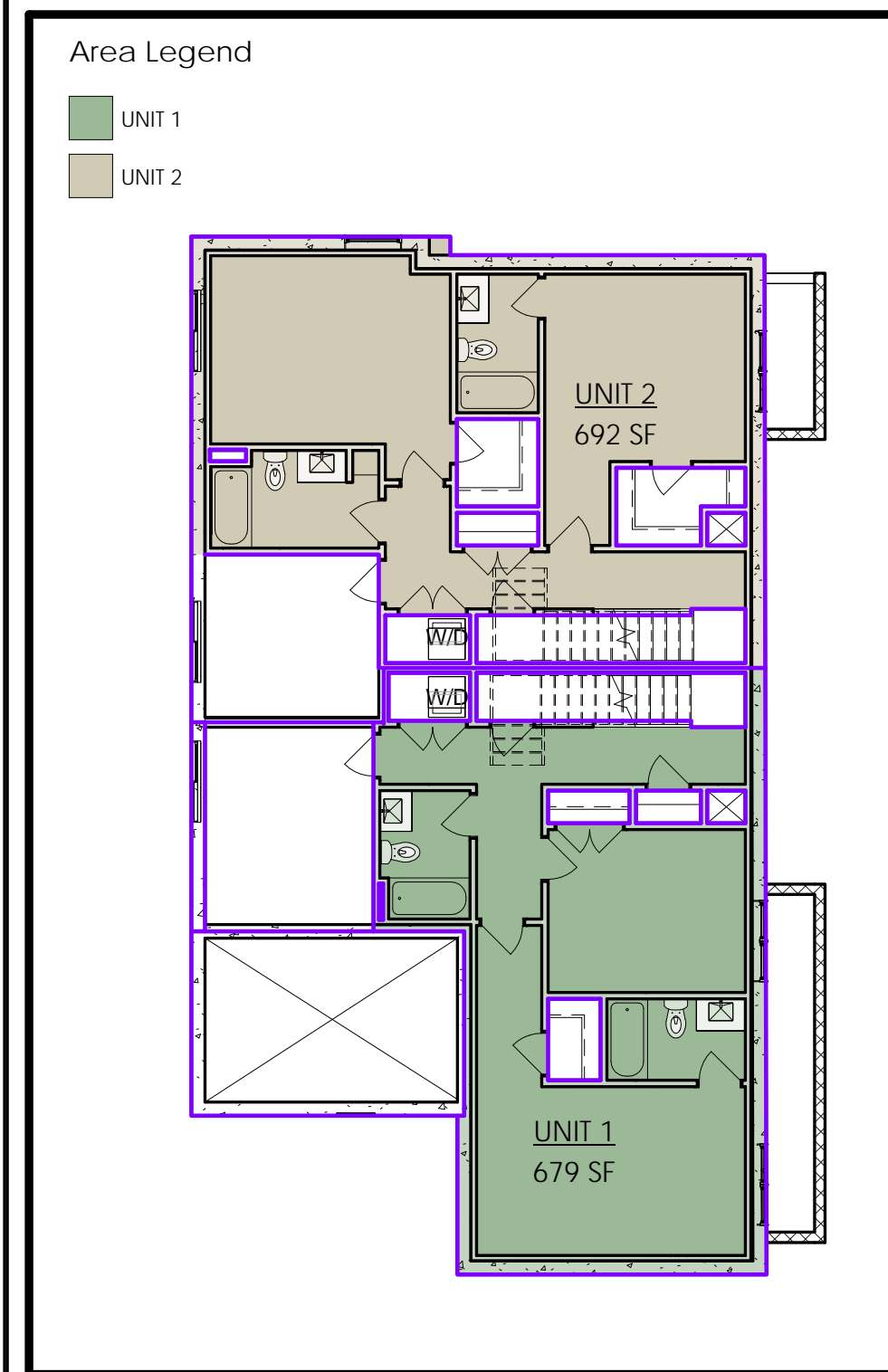
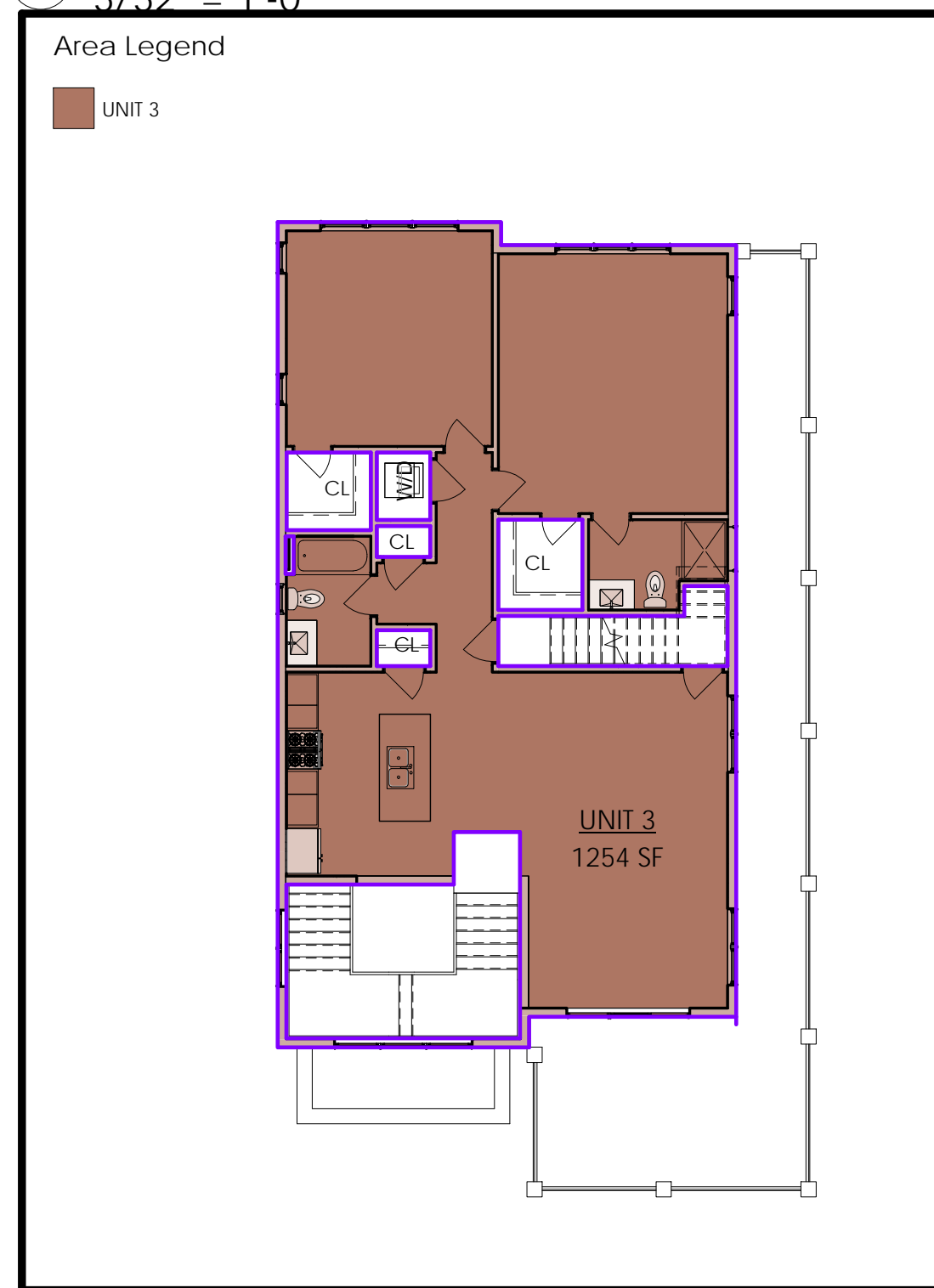
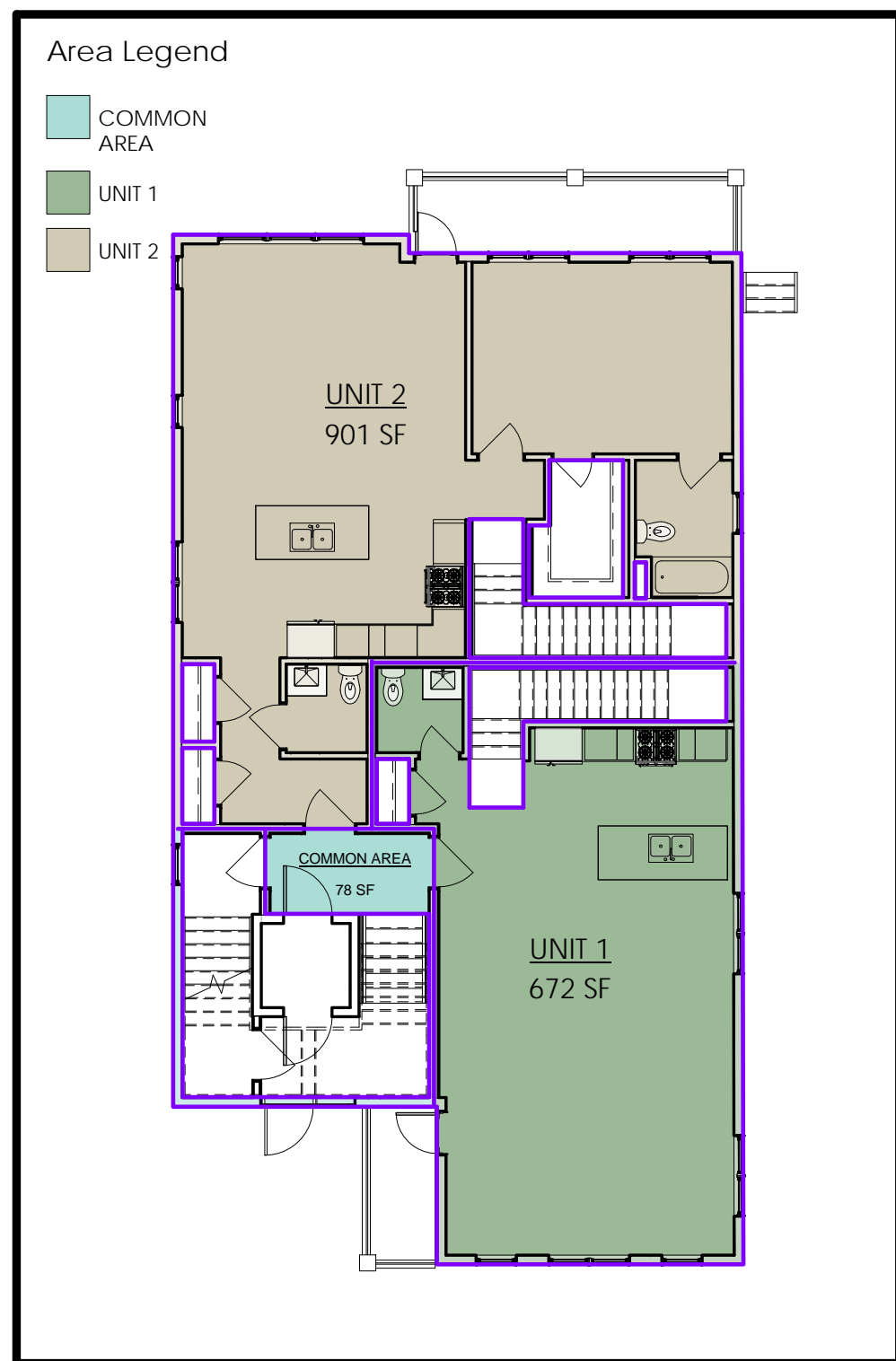
PROPOSED PLANT LIST					
KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES
TREES					
AP	1	Acer palmatum	Japanese Maple	10-12' ht.	b&b
LT	1	Liriodendron tulipifera	Tuliptree	2.5-3" cal.	b&b
QPF	2	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	3" cal.	b&b
SHRUBS					
CO	1	Chamaecyparis obtusa 'Gracilis Compacta'	Compact Hinoki Cypress	7 gal.	pots
HA	5	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	
IG	2	Ilex glabra 'Shamrock'	Inkberry	5 gal.	
VTc	7	Viburnum trilobum 'Compacta'	Compact Cranberrybush	Viburnum 5 gal.	
PERENNIALS					
ep	8	Echinacea purpurea	Purple Coneflower	2 gal.	pots
hm	12	Heuchera micrantha	Coralbells	2 gal.	
gm	10	Geranium macrorrhizum 'Bevans Variety'	Running/Bigroot Geranium	2 gal.	
hm	8	Hakonachloa macra 'Aureola'	Golden Hakone Grass	2 gal.	
lc	6	Lychnis coronaria	Rose Campion	2 gal.	

SCALE: 1/8"=1'-0"



ZONING CHART					
	ZONE : RB RESIDENCE B	REQUIRED	EXISTING	PROPOSED	REMARKS
	ALLOWED USE	RESIDENTIAL	3- FAMILY RESIDENTIAL	3-FAMILY RESIDENTAIL (3 DWELLING UNITS)	COMPLIES
A	LOT AREA, MIN. S.F. FOR DWELL. UNIT(S)	7500 SF	5000 SF	5000 SF	PRE-EXISTING / DOES NOT COMPLY
B	1-9 UNITS (SF)	1500	N/A	5000 SF / 3DU = 1667 SF / DU	COMPLIES
C	MAX. GROUND COVERAGE (%)	50%	53% (2,656 SF)	44 % (2,216 SF)	COMPLIES
D	LANDSCAPED AREA, MIN. % OF LOT	25%	22% (1,100 SF)	25.0 % [1,254.43 SF]	COMPLIES
E	FAR	1.0	N/A	.98 [4,910 SF]	COMPLIES
F	MAX. HEIGHT				
	STORIES	3	1	2-1/2	COMPLIES
	FEET	40'-0"	+/- 10'	31.5'	COMPLIES
G	MIN. FRONT YARD (FT) (5a)(5b)(5c)(17)	15'-0" OR EXISTING ALIGN., 10'-0" MIN.	0.2'	0.2 '	PRE-EXISTING/NO CHANGE
H	MIN. SIDE YARDS (FT) (5a)(6)(10)(17)	(7)(8)(9)(11) 10', SUM 20'	0.4' / 4.8'	10' / 4.8'	COMPLIES (LEFT) PRE-EXIST/NO CHANGE (RIGHT)
I	MIN. REAR YARDS (FT) (5b)(13)(14)(15)(17)	20'-0"	0'	36.00'	COMPLIES
J	MIN. FRONTAGE (FT)	50 (16)	50'	50'	COMPLIES
K	PERVIOUS AREA, MIN. % OF LOT	35%	22% (1,100 SF)	36.1% [1809.73 SF]	COMPLIES

FAR FLOOR AREA		
Level	Name	Area
COMMON AREA		
2- 1st Floor Level	COMMON AREA	78 SF
		78 SF
UNIT 1		
0- Basement	UNIT 1	679 SF
2- 1st Floor Level	UNIT 1	672 SF
		1350 SF
UNIT 2		
0- Basement	UNIT 2	692 SF
2- 1st Floor Level	UNIT 2	901 SF
		1593 SF
UNIT 3		
3- 2nd Floor Level	UNIT 3	1254 SF
4- Attic Floor Level	UNIT 3	726 SF
		1980 SF
Grand total		5001 SF



ARCHITECT

DESIGN




KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

REGISTRATION



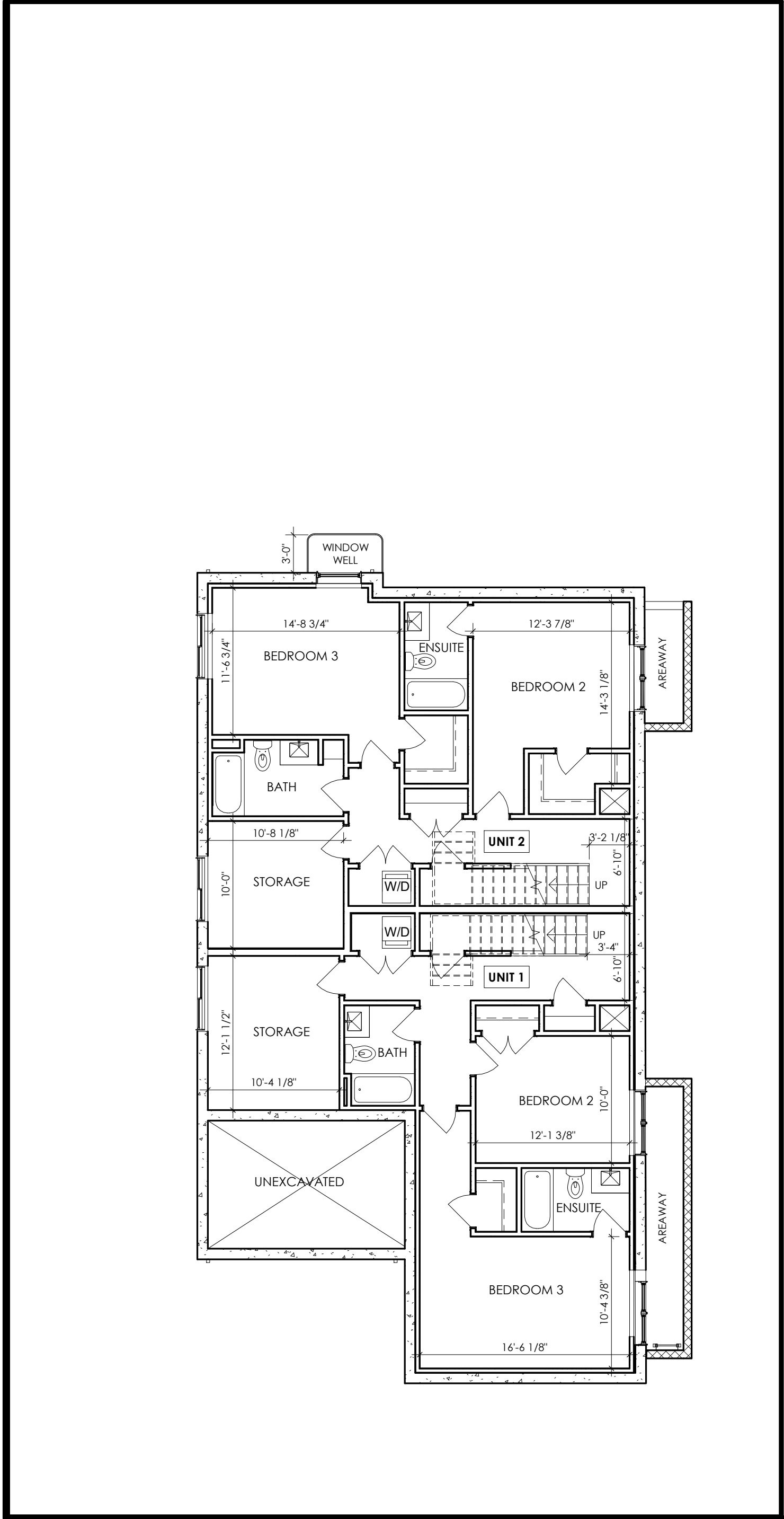
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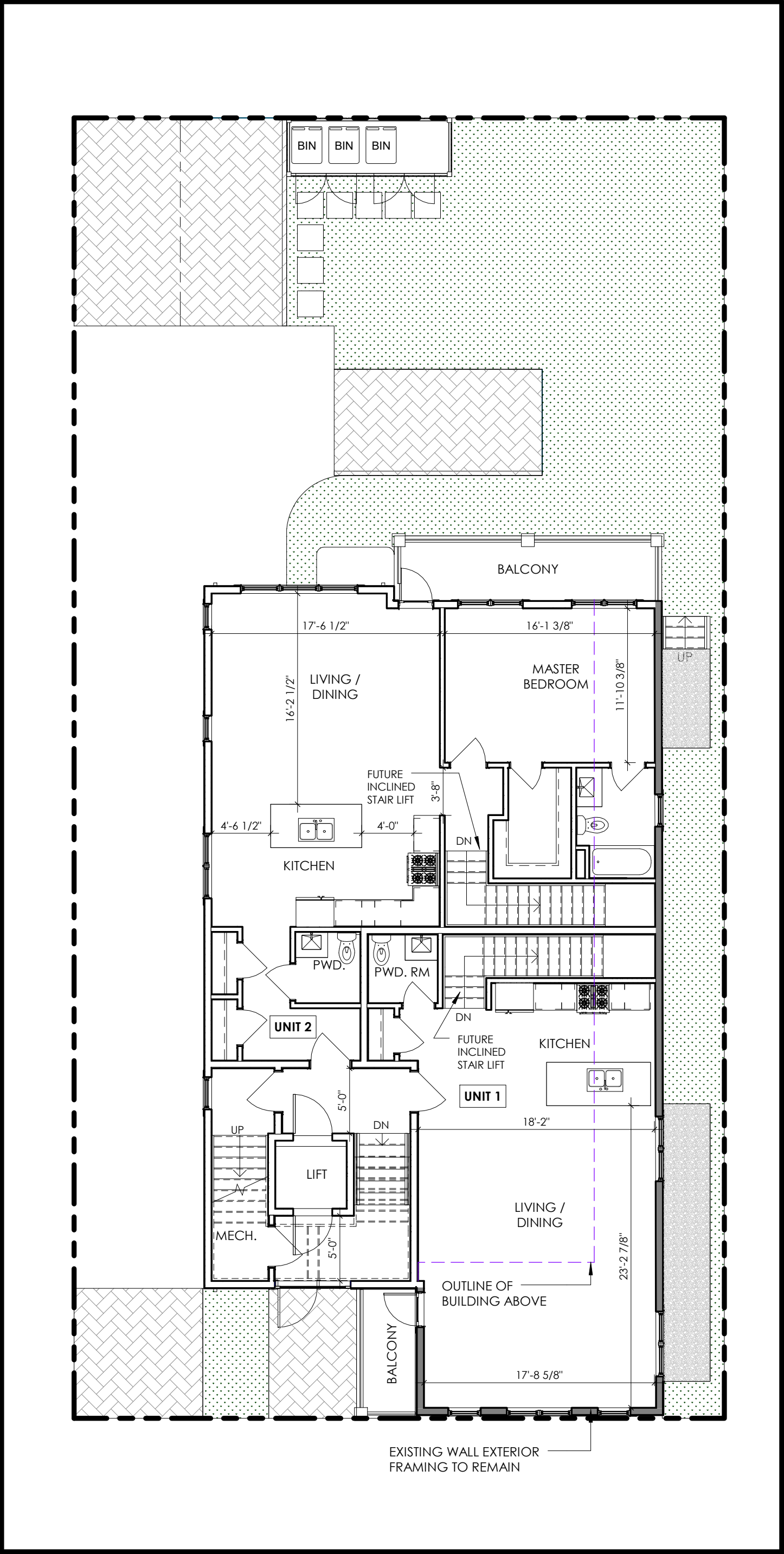
ARCHITECTURAL
SITE PLAN /
ZONING TABLE

A-020

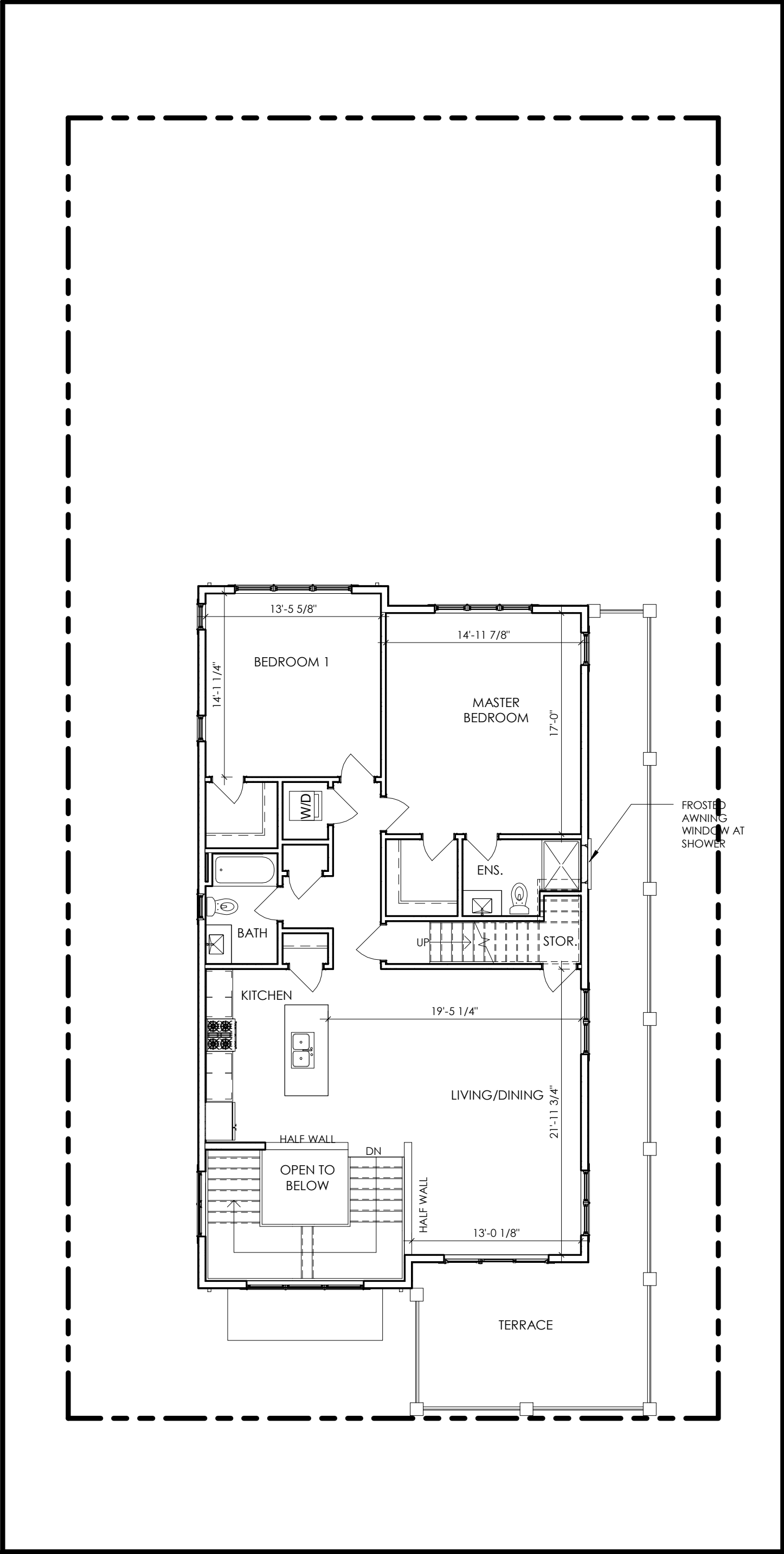
17 Elmwood St. Residences



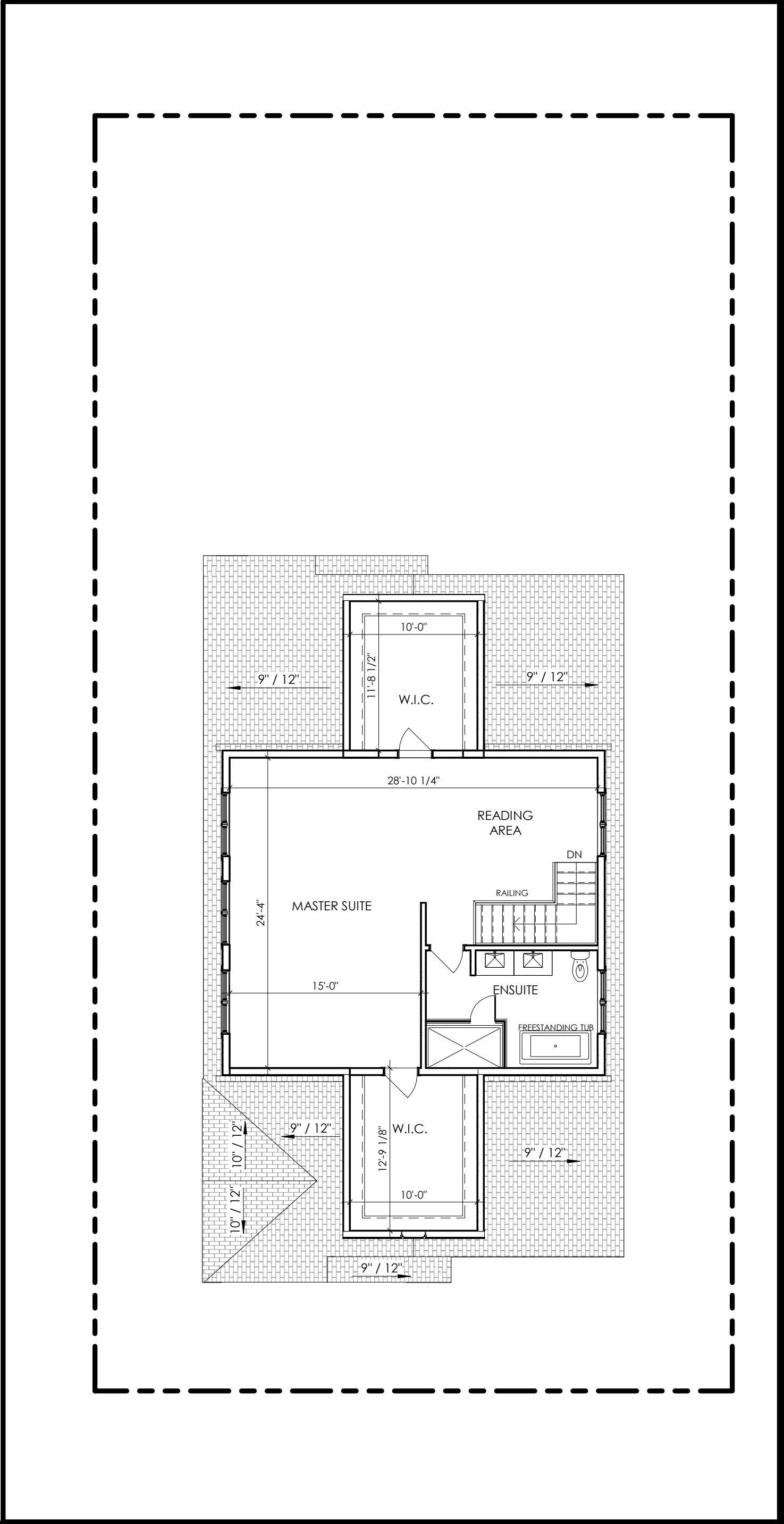
① 0- Basement
1/8" = 1'-0"



② 2- 1st Floor Level
1/8" = 1'-0"



③ 3- 2nd Floor Level
1/8" = 1'-0"



④ 4- Attic Floor Level
1/8" = 1'-0"

PROJECT NAME

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Residences

PROJECT ADDRESS

17 Elmwood Street,
Somerville MA

CLIENT

Elmwood St LLC

ARCHITECT

KHALSA DESIGN INC.



KHALSA

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Checked by JSK
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date
1		

FLOOR PLANS

A-100

17 Elmwood St. Residences



1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

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17 Elmwood St.
Residences

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Date	08/23/18
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

No.	Description	Date

BUILDING
PERSPECTIVES

AV-1

17 Elmwood St. Residences



STREET RENDERING ALONG ELMWOOD STREET

PROJECT NAME

17 Elmwood St.
Residences

PROJECT ADDRESS

17 Elmwood Street,
Somerville MA

CLIENT

Elmwood St LLC

ARCHITECT

KHALSA DESIGN INC.



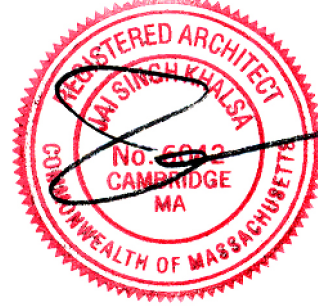
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Scale	

REVISIONS		
No.	Description	Date

RENDERING

AV-2

17 Elmwood St. Residences