

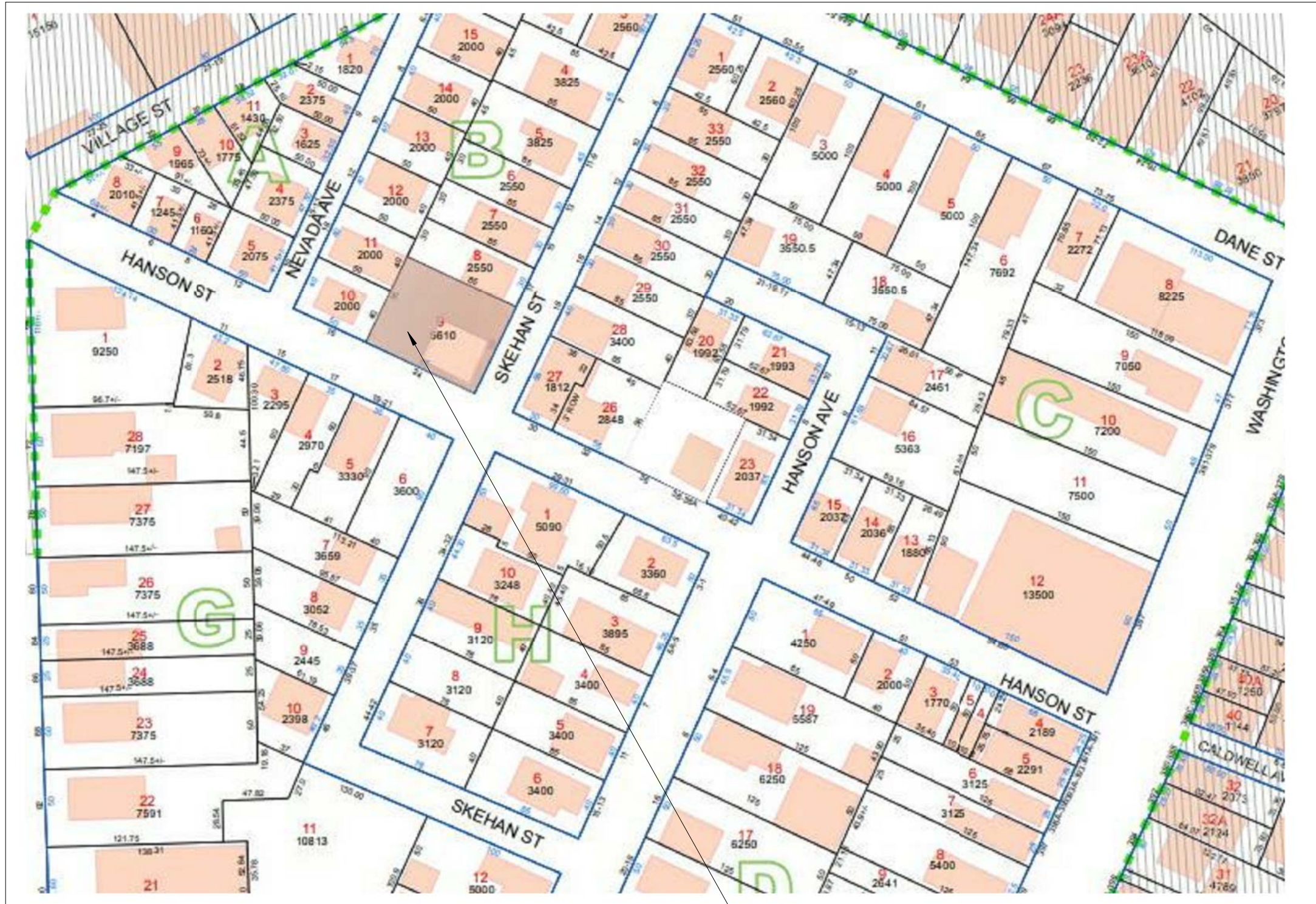
HANSON STREET RESIDENCES

24 HANSON STREET, SOMERVILLE, MA



Front Perspective

SD SET
11-08-2018



LOCUS MAP

PROJECT SITE

PROJECT NAME

**HANSON ST
RESIDENCES**

PROJECT ADDRESS

24 HANSON STREET,
SOMERVILLE, MA

CLIENT

BRUCE M SCOTT

ARCHITECT



KHALSA

17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION



Project number 18075
Date 11/08/2018
Drawn by AV
Checked by JSK
Scale

REVISIONS

No.	Description	Date

Cover Sheet

A-000

HANSON ST RESIDENCES

PREPARED BY:

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

LANDSCAPE
**VERDANT LANDSCAPE
ARCHITECTURE**
318 Harvard Street, Suite 25
Brookline MA 02446

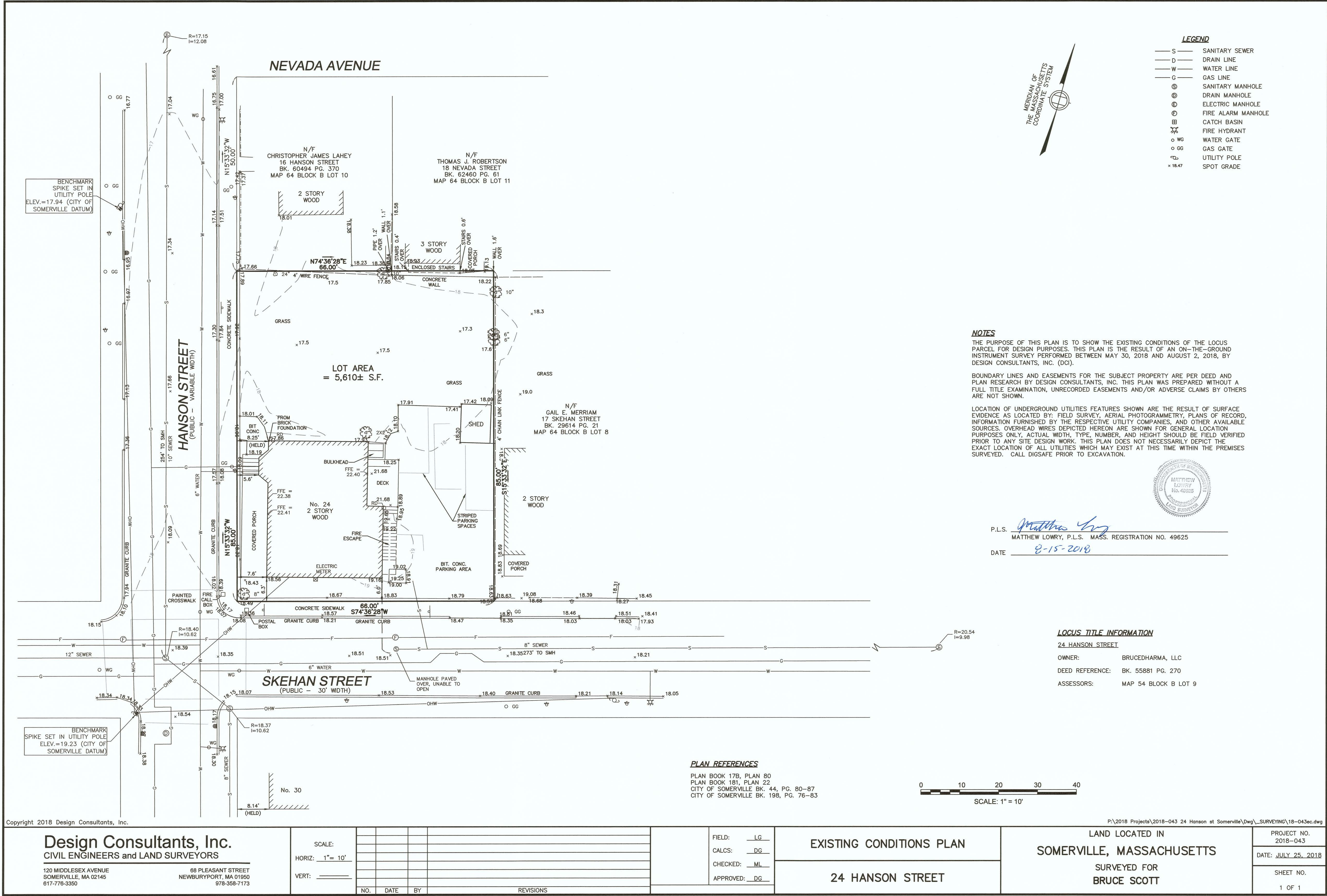
STRUCTURAL

-

CLIENT
**DHARMA RAJOO G
BRUCE M SCOTT**
72 FROST STREET,
CAMBRIDGE, MA 02140

CIVIL
DESIGN CONSULTANTS, INC.
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
(617)-776-3350

Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	11/08/18
L-01	Civil Plan	11/08/18
L-02	Landscape Plan	11/08/18
A-002	Architectural Site Plan	11/08/18
EX - 100	Existing Plans & Elevations	11/08/18
A-011	Area Calculations	11/08/18
A-101	Basement & 1st Level Floors Plans	11/08/18
A-102	2nd, 3rd and Roof Level Floor Plans	11/08/18
A-300	South & East Elevations	11/08/18
A-301	North & West Elevations	11/08/18
AV-01	3D	11/08/18



PROPOSED PLANT LIST

Trees:

1	AR	Acer rubrum 'Armstrong'	Red Maple	2.5" cal.	B&B
1	CF	Cornus florida 'Cherokee Princess'	Flowering Dogwood	2-2.5" cal.	B&B

Shrubs:

5	CS	Cornus sericea 'Cardinal'	Red Twig Dogwood	5 gal.	Pots
5	HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pots
11	IC	Ilex crenata 'Green Lustre'	Green Lustre Holly	24-30" ht.	Pots
5	IV	Itea virginica 'Little Henry'	Little Henry Sweetspire	5 gal.	Pots
2	LF	Leucothoe fontanesiana	Drooping Leucothoe	5 gal.	Pots

Perennials:

45	he	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Pots
50	hm	Hakonechloa macra 'Aureola'	Japanese Fountain Grass	1 gal.	Pots
18	pv	Panicum virgatum 'Shenandoah'	Red Switch Grass	2 gal.	Pots
23	nf	Nepeta fassenii 'Walker's Low'	Catmint	2 gal.	Pots
22	vm	Vinca minor	Periwinkle	1 qt.	Pots



Armstrong Red Maple



Flowering Dogwood



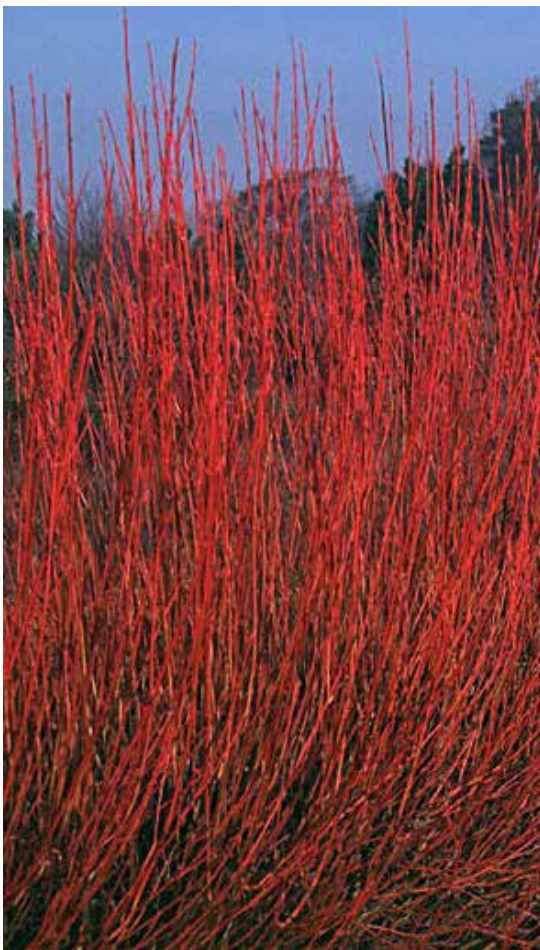
Annabelle Hydrangea



Green Lustre Holly



Little Henry Sweetspire



Red Twig Dogwood



Drooping Leucothoe



Red Switchgrass



Japanese Fountain Grass



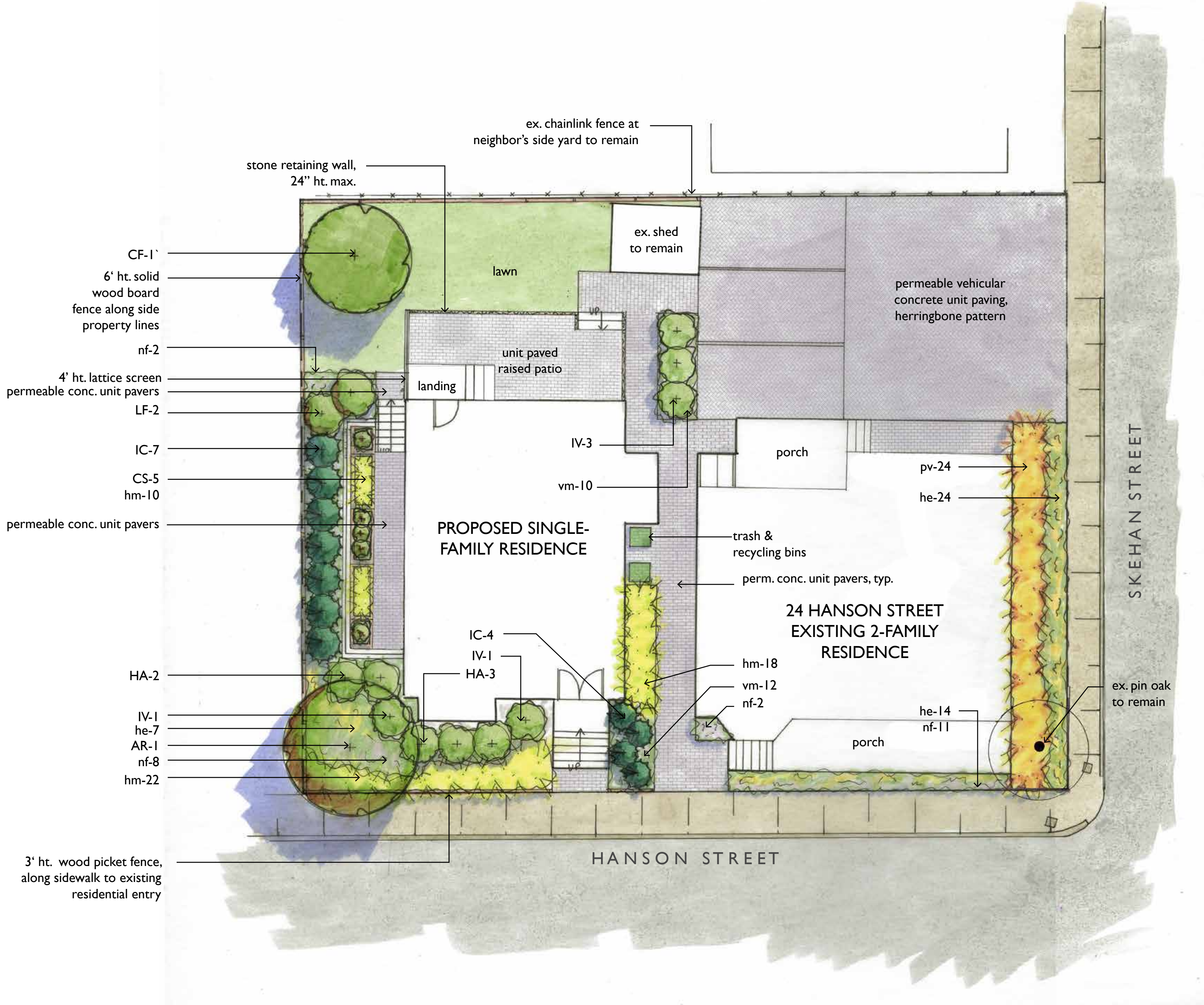
Catmint



Daylily



Periwinkle



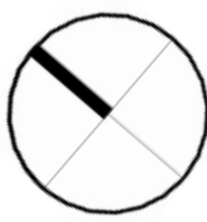
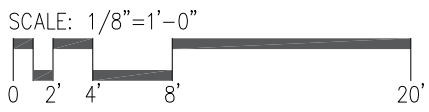
picket fence for along Hanson Street



solid wood board fence for sides



permeable concrete unit paving, patterns per plan
'Permeable 4.5" x 9"' by Hanover Architectural Products, patterns per plan

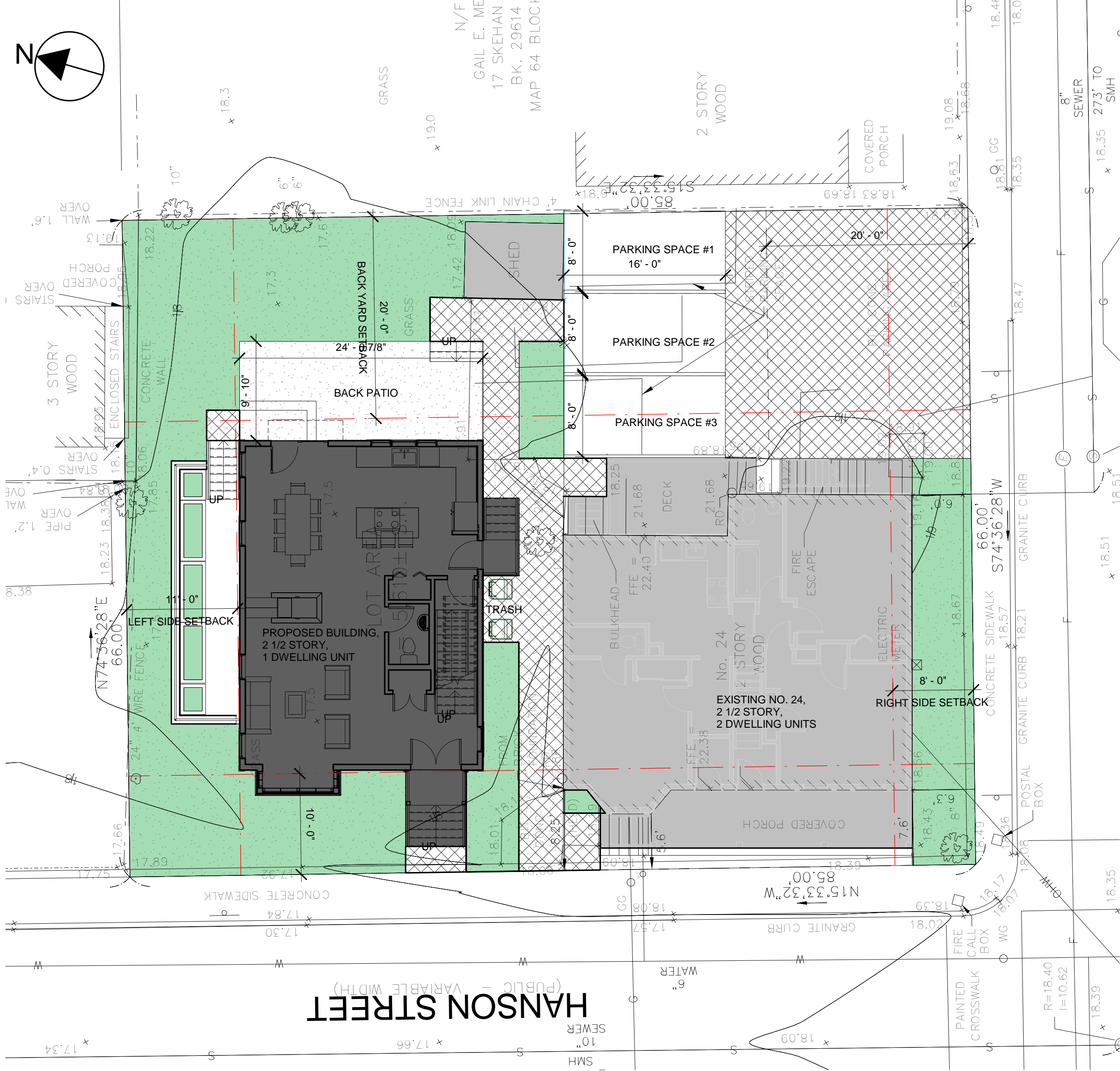


ZONING DIMENSIONAL TABLE:				
	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	RB ZONE			
USE	RESIDENTIAL 1 and 2 Family Dwelling Units / 3 FAMILY DWELLING	RESIDENTIAL/ 2-FAMILY	RESIDENTIAL/ 3-FAMILY	COMPLIES
MIN LOT SIZE	7,500 SF	5,610 +/- SF	5,610 +/- SF	PRE-EXIST. NO CHANGE
MIN LOT ARE PER DWELLING	1,500 SF / DU (1-9 UNITS)	2DU = 2,805 SF / DU	3DU=1,870 SF / DU	COMPLIES
MAX GROUND COVERAGE	50% / 2, 782 SF	23% / 1,290 SF	40 % / 2,244 SF	COMPLIES
LANDSCAPE AREA	25% / 1,392 SF	55 % / 3,092 SF	25 % / 1,395 SF	COMPLIES
MAX FLOOR AREA RATIO (FAR)	1.0 / 5,610 SF	0.32 / 1,791 SF	0.73 / 4,094 SF	COMPLIES
MAX BUILDING HEIGHT	3 ST / 40' - 0"	2.5 ST / 24' - 11 5/8"	2.5 ST / 28' - 0 5/8"	COMPLIES
MIN. YARD SETBACKS				
FRONT	15'-0" OR STREET AVG. = 10' - 0"	5.6'	5.6'	PRE-EXIST./NO CHANGE
LEFT SIDE	8' - 0" SUM 17'	43'	11'	COMPLIES
RIGHT SIDE	8' - 0" SUM 17'	6"	6"	PRE-EXIST./NO CHANGE
REAR	20'-0"	24' - 4"	22'	COMPLIES
MIN FRONTAGE	50' - 0"	85' - 0"	85' - 0"	COMPLIES / NO CHANGE
PERVIOUS AREA, MIN % OF LOT	35% / 1,948 SF	73 % / 4,122 SF	42 % / 2,368 SF	COMPLIES
PARKING REQUIREMENTS 2.0 per unit with 3 or more bedrooms;	EXISTING 4 SPACES TOTAL (UNIT 1 3BD= 2 SP, UNIT 2 3BD=2 SP); PROPOSED 5 SPACES TOTAL (UNIT 1 3BD= 2 SP, UNIT 2 3BD= 2 SP, UNIT 3 5BD=1 SP)	4 SPACES	3 SPACES	NON-CONFORMING
BICYCLE PARKING	0 SPACES	0 SPACES	0 SPACES	COMPLIES

2) Special Residential Conversions:

a. Existing 1 and 2 family residences converting to 2 or 3 family residences shall provide one (1) parking space per additional (e.g. newly created) dwelling unit. Also note that the provisions of Section 9.4 as to nonconformity with respect to parking are likely to apply in many instances.
EXAMPLE: A single family home is converting to a 2 family residence. One (1) space is required for each new dwelling unit created in the conversion. If the single-family home is converting to a 3 family residence, then two (2) parking spaces are required for the conversion — one (1) for each new unit.

Note that this is the parking required for the newly converted unit(s) and is additional parking above what is required for the existing site. However, if the existing lot is nonconforming with respect to parking, then please refer to the special considerations under Section 9.4.1.



1 Site Plan
1/8" = 1'-0"

KEY

USEABLE OPEN SPACE

EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

PERVIOUS AREA

LANDSCAPE AREA

PROPERTY LINE

PROJECT NAME

HANSON ST RESIDENCES

PROJECT ADDRESS

24 HANSON STREET,
SOMERVILLE, MA

CLIENT

BRUCE M SCOTT

ARCHITECT

DESIGN

KHALSA

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REGISTRATION

REGISTERED ARCHITECT
KHALSA
No. 661
CAMBRIDGE
MA
SPECIALTY OF MASSACHUSETTS

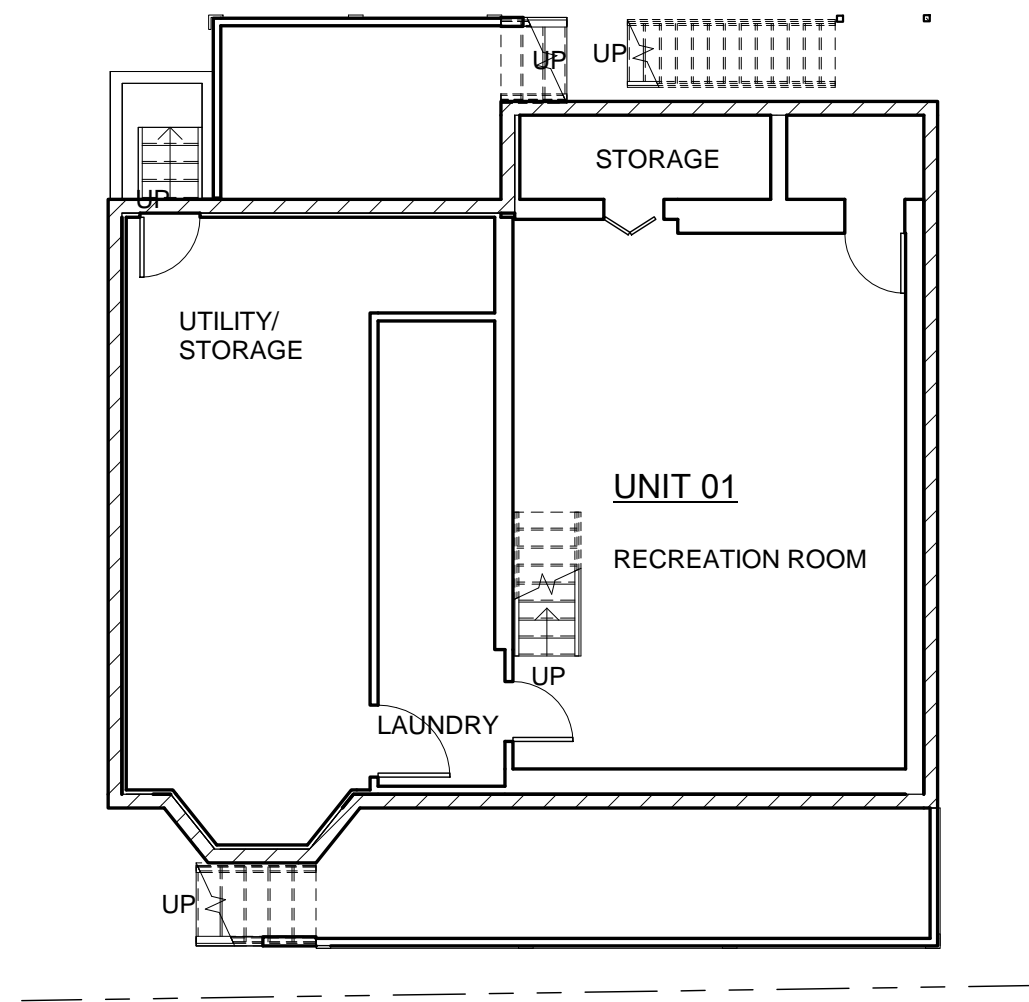
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Scale	As indicated

REVISIONS		
No.	Description	Date

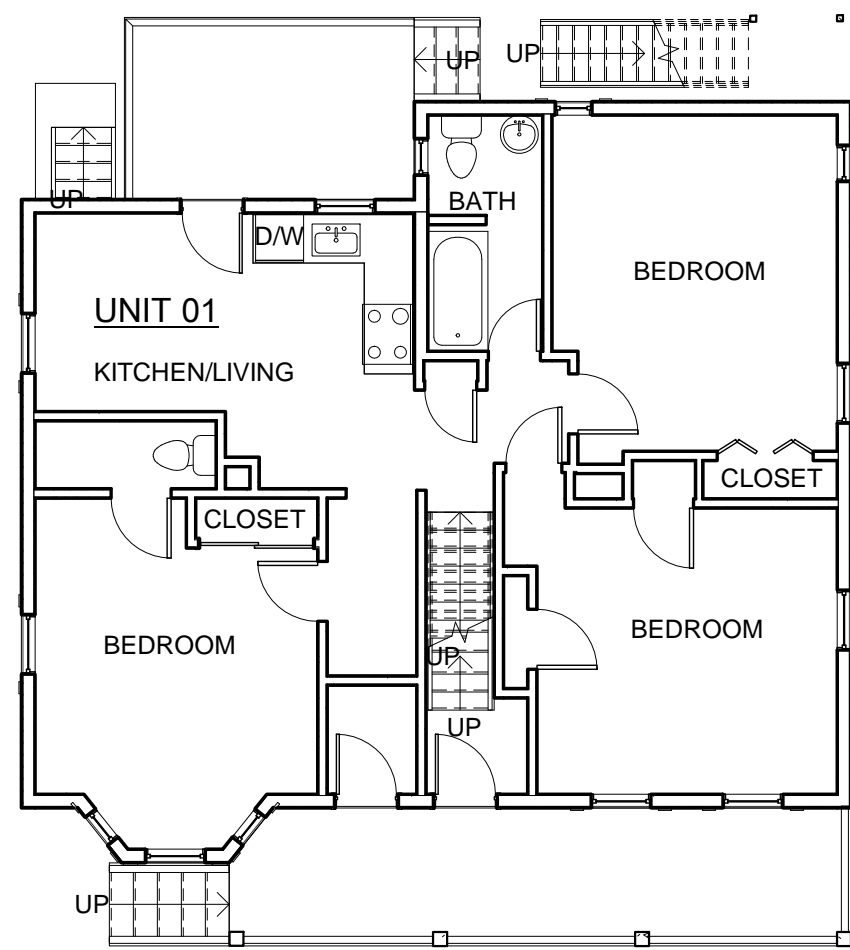
Architectural Site Plan

A-002

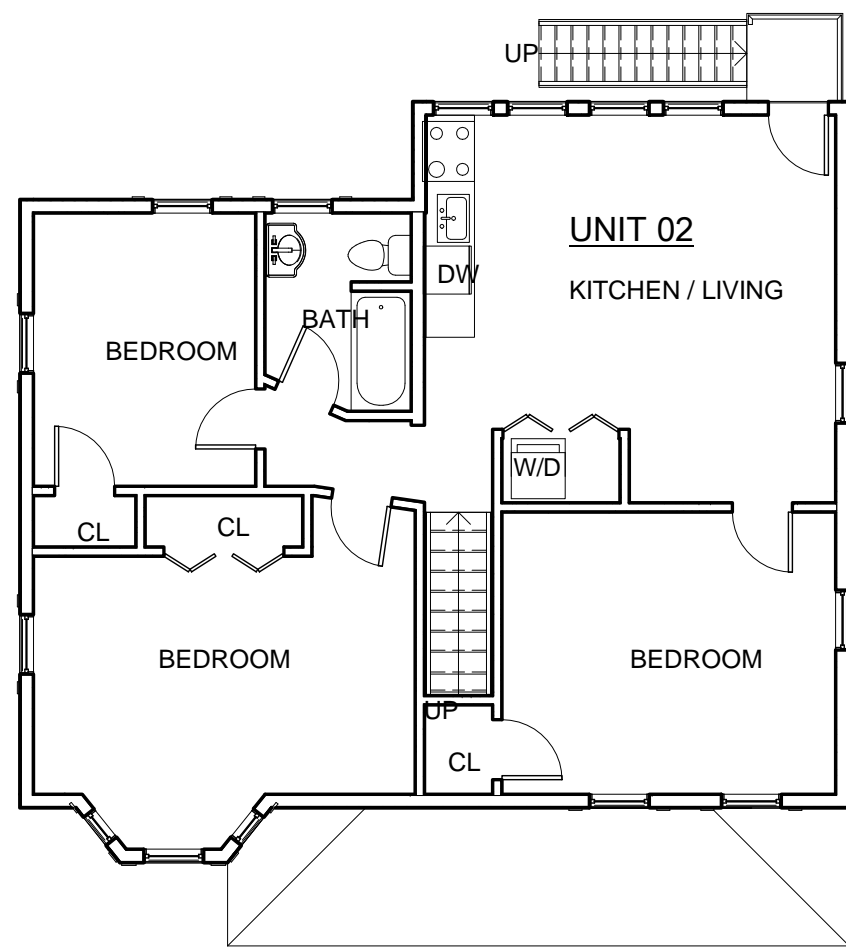
HANSON ST RESIDENCES



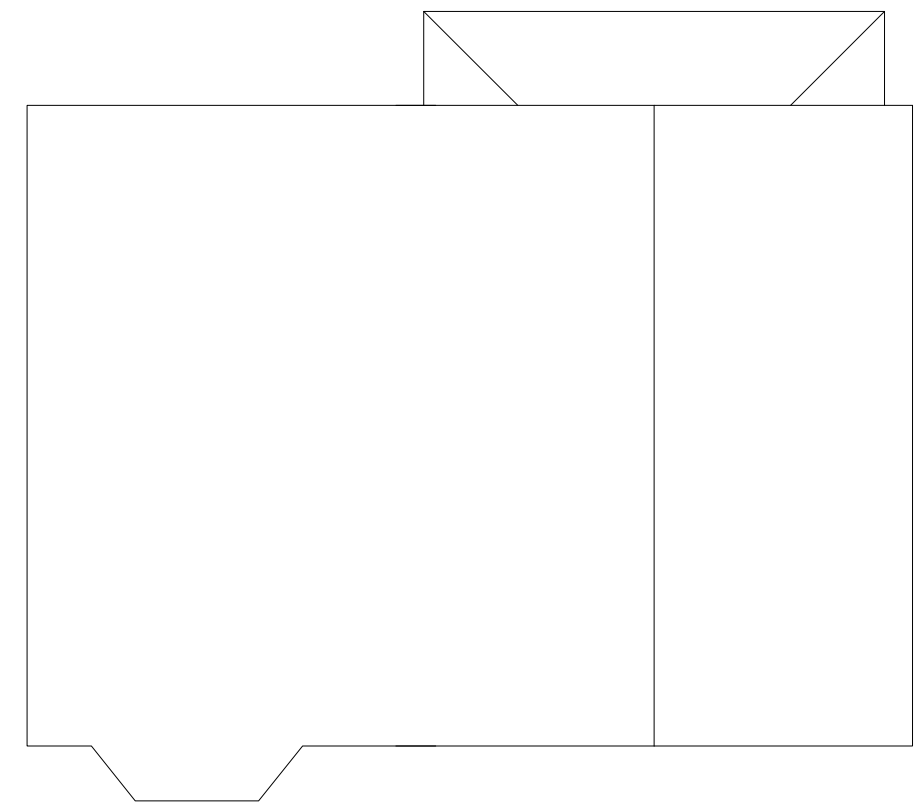
1 Existing Basement Level
1/8" = 1'-0"



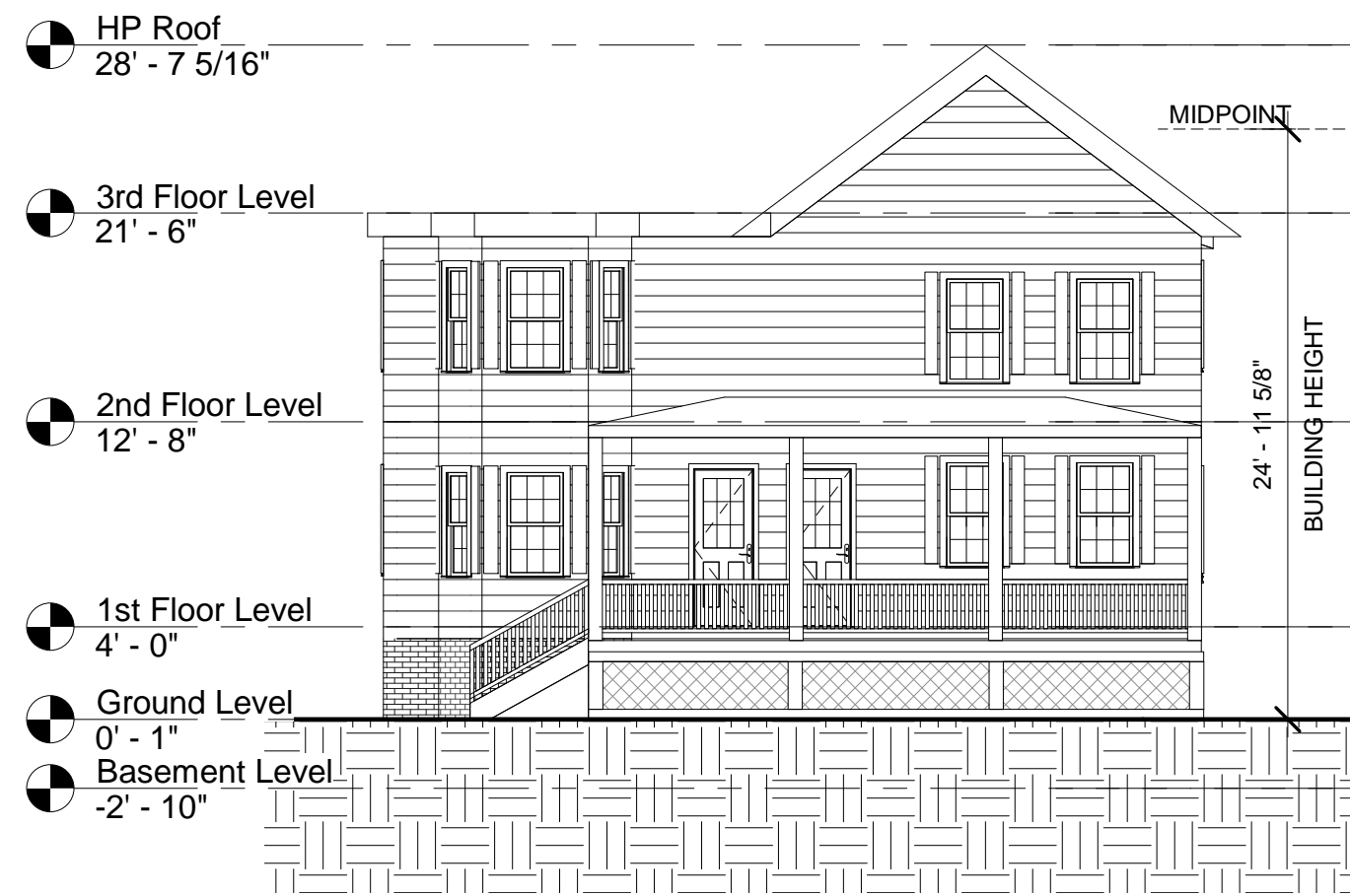
2 Existing 1st Floor Level
1/8" = 1'-0"



3 Existing 2nd Floor Level
1/8" = 1'-0"



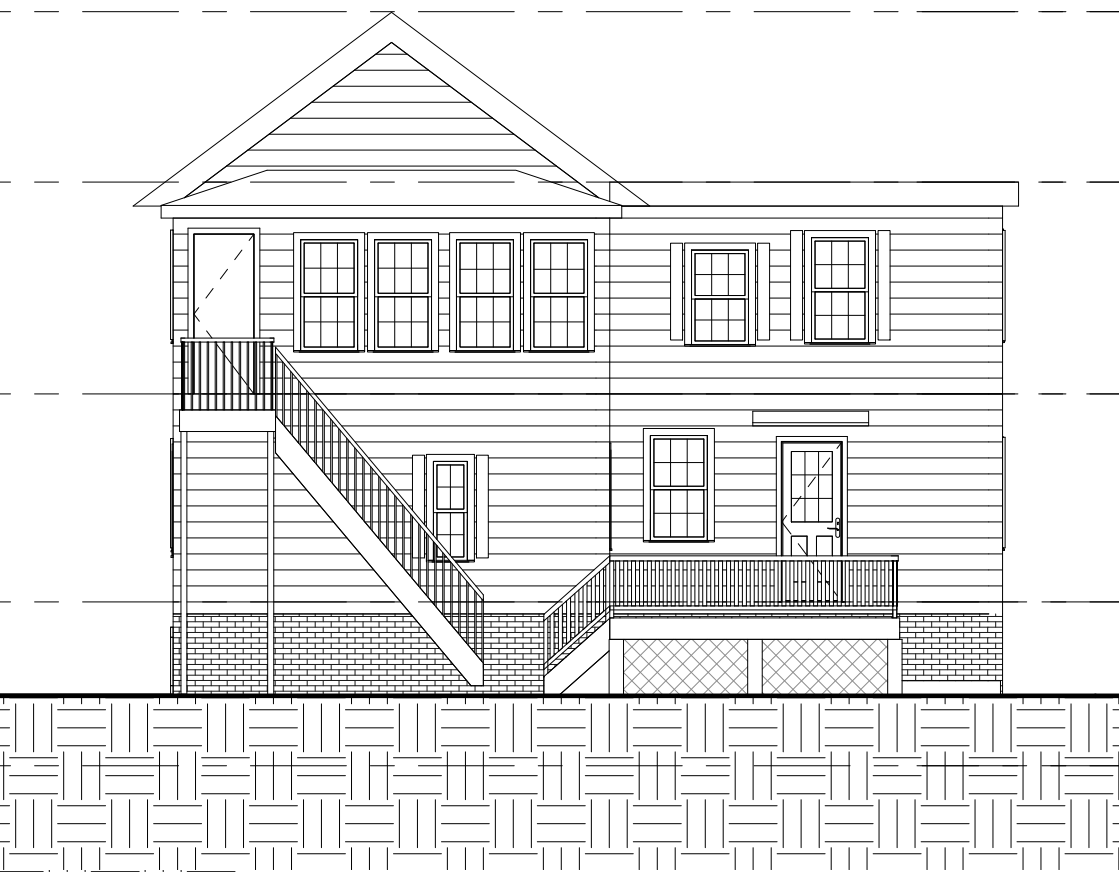
4 Existing Roof
1/8" = 1'-0"



5 Existing South Elevation
1/8" = 1'-0"



6 Existing East Elevation
1/8" = 1'-0"



7 Existing North Elevation
1/8" = 1'-0"



8 Existing West Elevation
1/8" = 1'-0"

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SOMERVILLE, MA**

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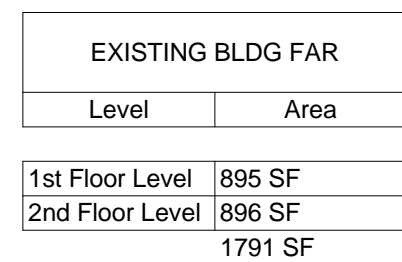
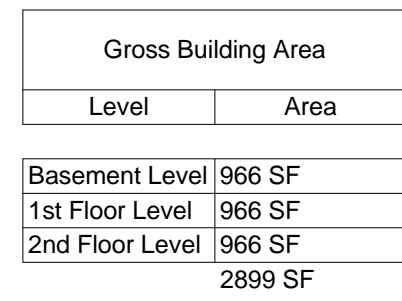
No.	Description	Date

**Existing Plans &
Elevations**

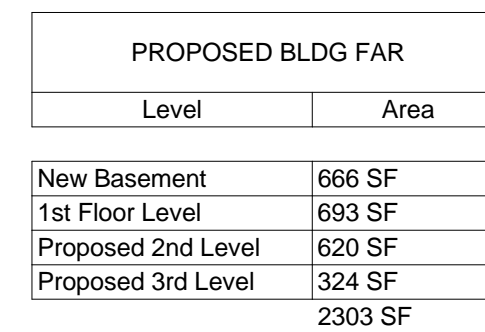
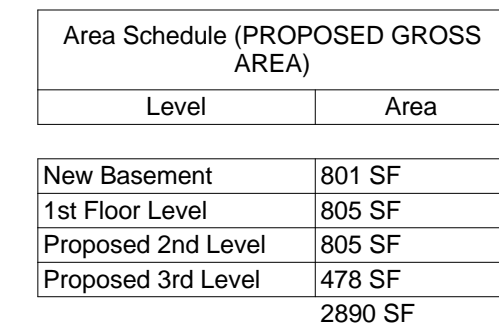
EX - 100

HANSON ST RESIDENCES

EXISTING BUILDING FAR



PROPOSED BUILDING FAR



TOTAL FAR	
Existing Building	1,791 SF
Proposed Building	2,303 SF
Total:	4,094 SF

ARCHITECT

D E S I G N



KHALSA

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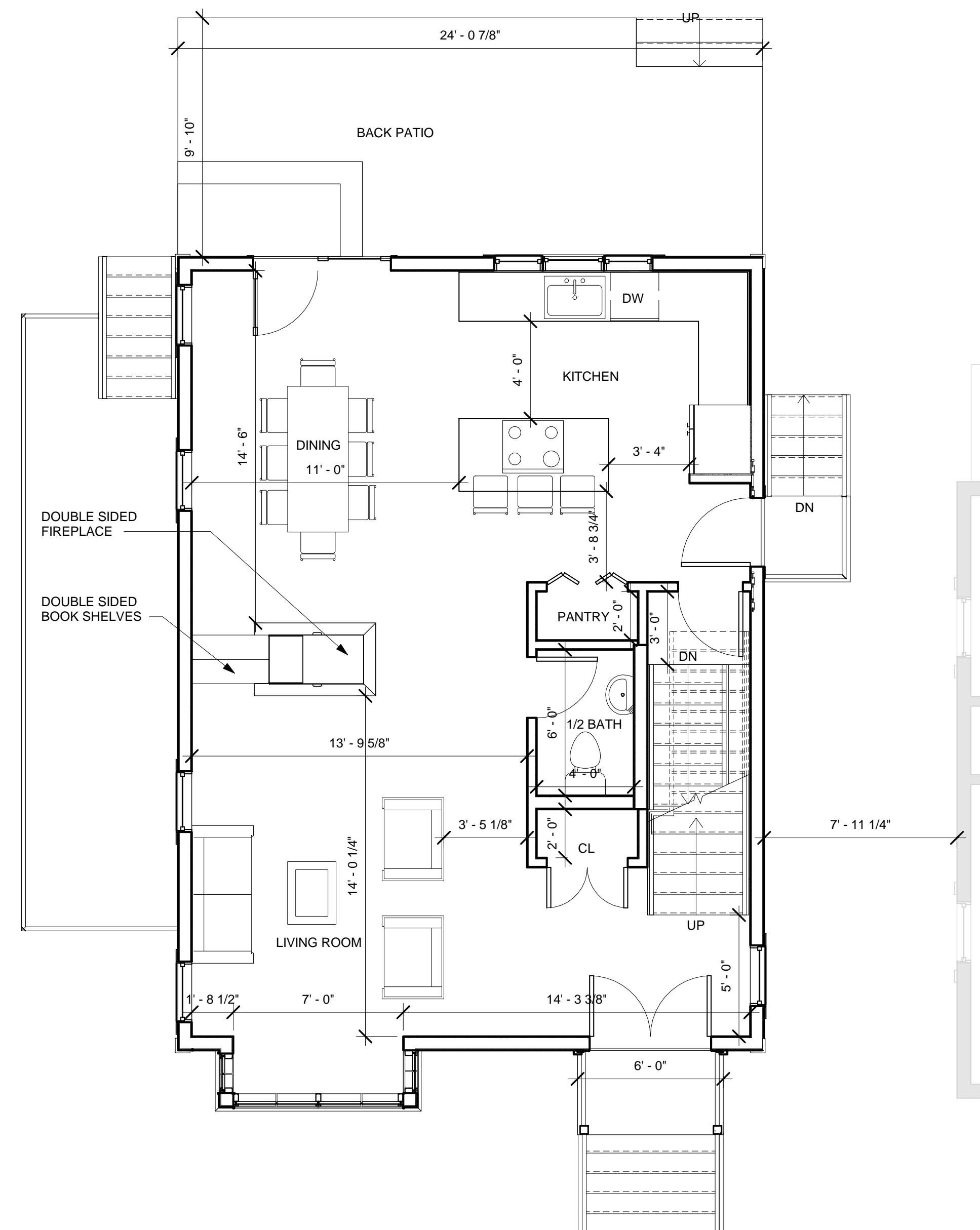
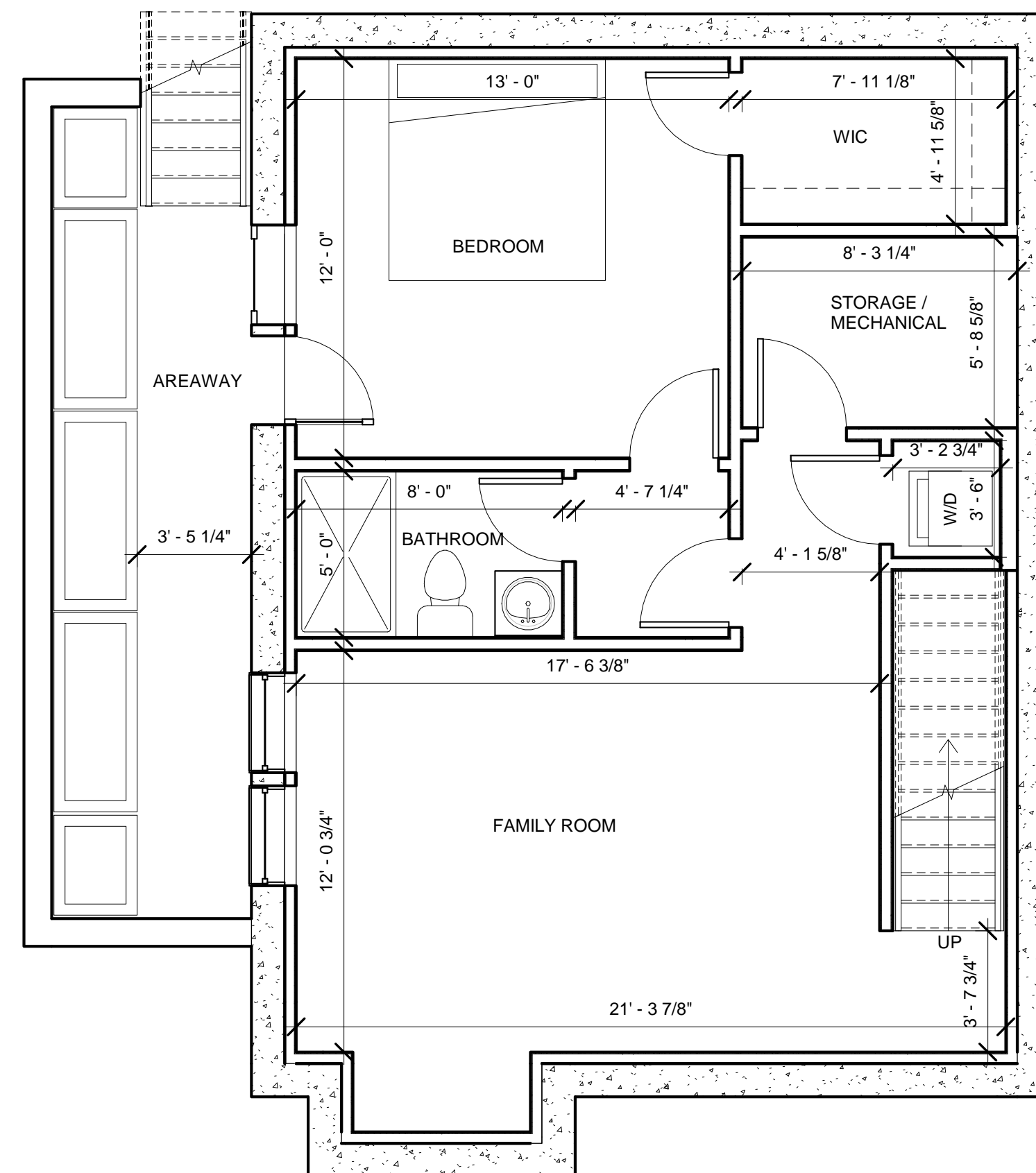
Area Calculations

A-011

HANSON ST RESIDENCES

\\TKG-SERVER\Data\18\18075-24-Hanson-Bruse-Scott\03 Drawings\00 ARCH SD DD\18075 24 Hanson Street SD 03.rvt

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PROJECT NAME

HANSON ST RESIDENCES

PROJECT ADDRESS

24 HANSON STREET,
SOMERVILLE, MA

CLIENT

BRUCE M SCOTT

ARCHITECT



KHALSA

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Scale	1/4" = 1'-0"

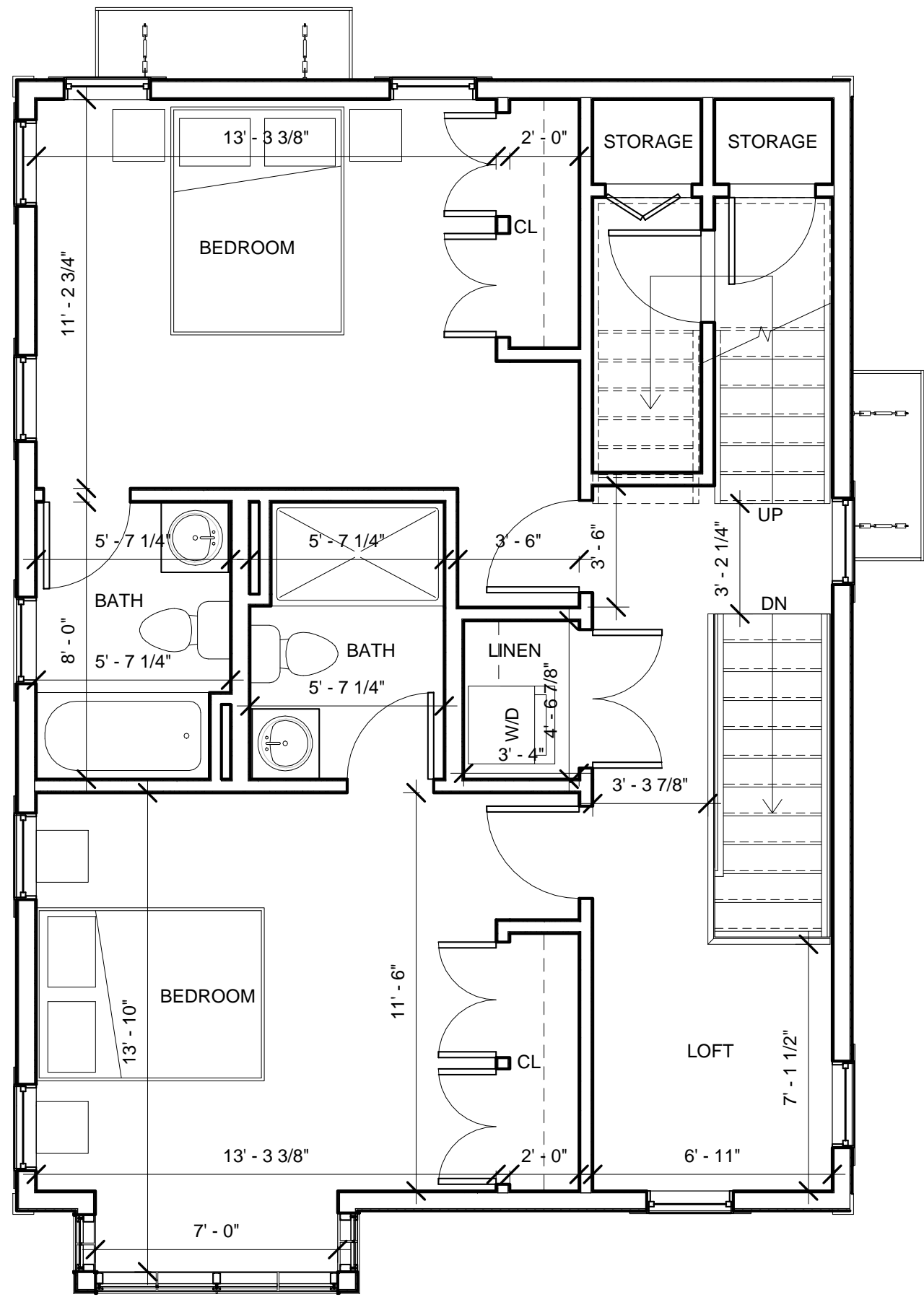
REVISIONS

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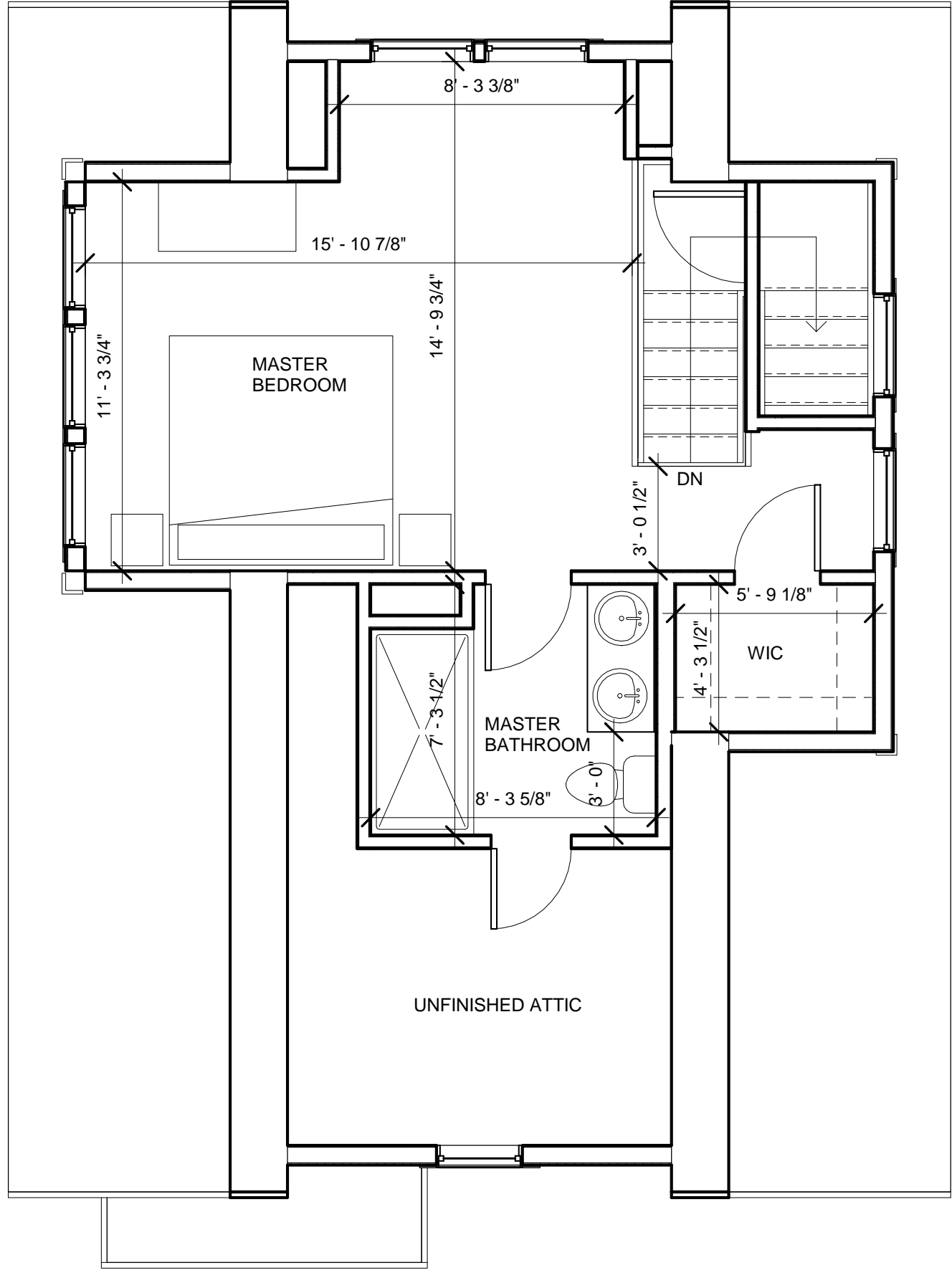
Basement & 1st Level Floors Plans

A-101

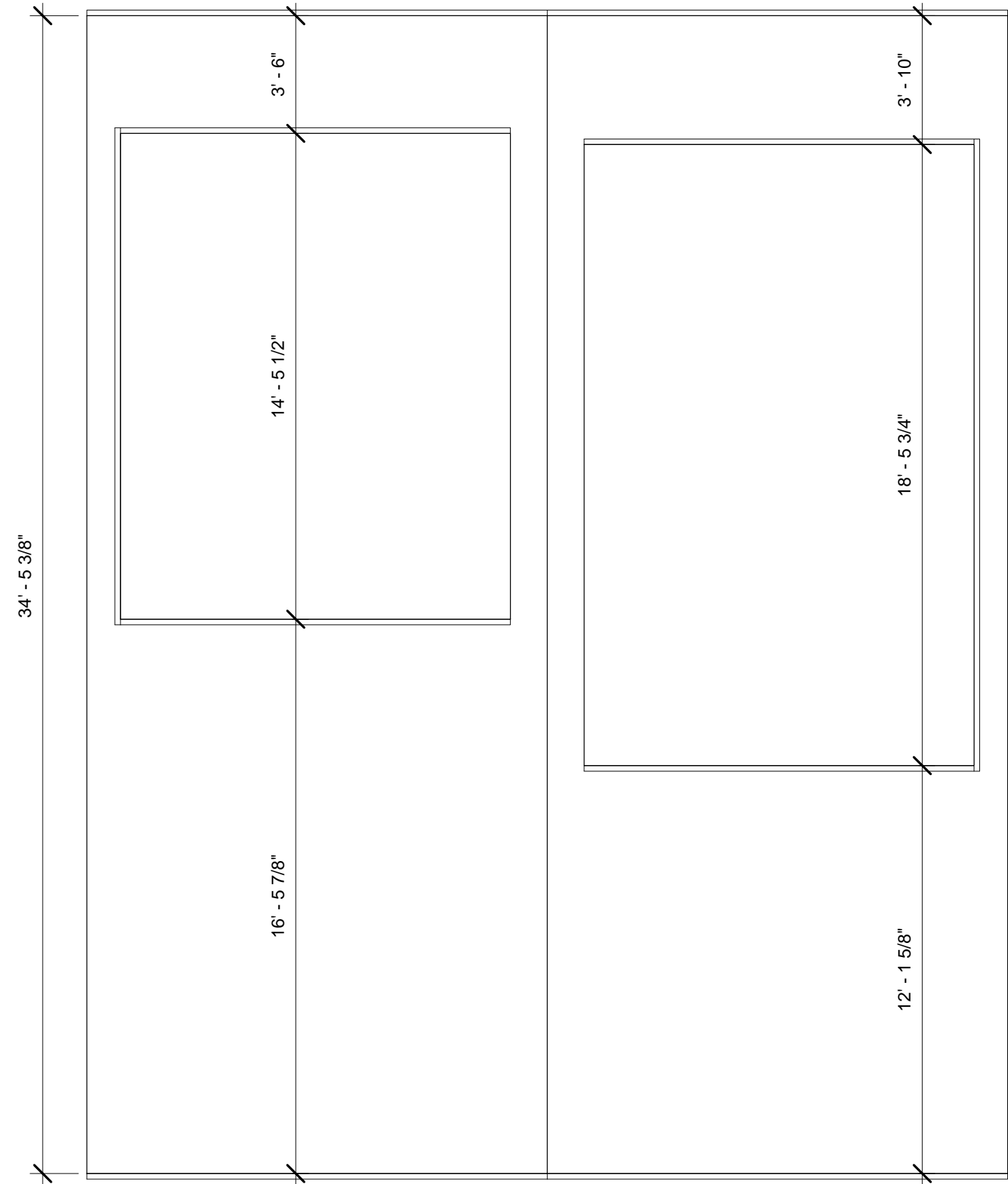
HANSON ST RESIDENCES



① Proposed 2nd Level
1/4" = 1'-0"



② Proposed 3rd Level
1/4" = 1'-0"



③ Proposed Roof
1/4" = 1'-0"

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REVISIONS

No.	Description	Date

2nd, 3rd and Roof
Level Floor Plans

A-102

HANSON ST RESIDENCES

HANSON ST RESIDENCES

24 HANSON STREET,
SOMERVILLE, MA

BRUCE M SCOTT



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A-300

HANSON ST RESIDENCES

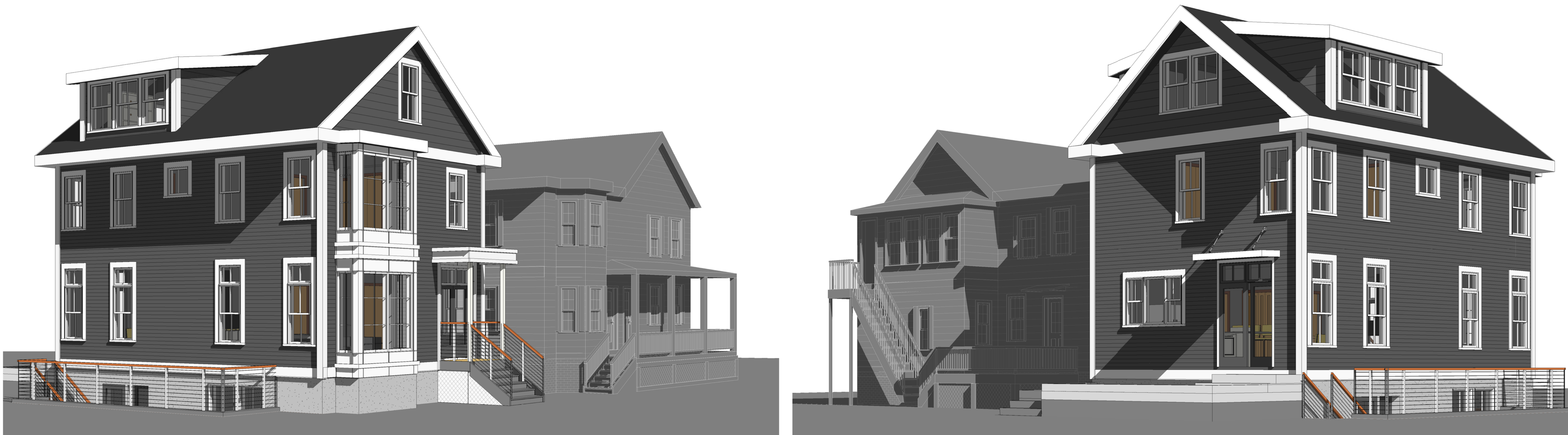
24 HANSON STREET,
SOMERVILLE, MA

BRUCE M SCOTT

CONSULTANTS:

HANSON ST RESIDENCES

② Proposed West (Left) Elevation
1/4" = 1'-0"



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REVISIONS

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3D

AV-01

HANSON ST RESIDENCES