PROJECT: GREENVILLE STREET RESIDENCES

SD SET 11-14-2018

Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	11/14/18
A-020	Architectural Site Plan	11/14/18
A-021	Area Calculations	11/14/18
A-100	Proposed Floor Plans	11/14/18
A-300	Proposed East Elevation	11/14/18
EX-O I	Existing Floor Plans and Elevation	11/14/18

PROJECT ADDRESS: 9 GREENVILLE STREET SOMERVILLE MASSACHUSETTS

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

CLIENT **MANNY BARBOSA** ADDRESS: 9 GREENVILLE ST SOMERVILLE MA 02143

Somerville, MA CLIENT

Manny Barbosa



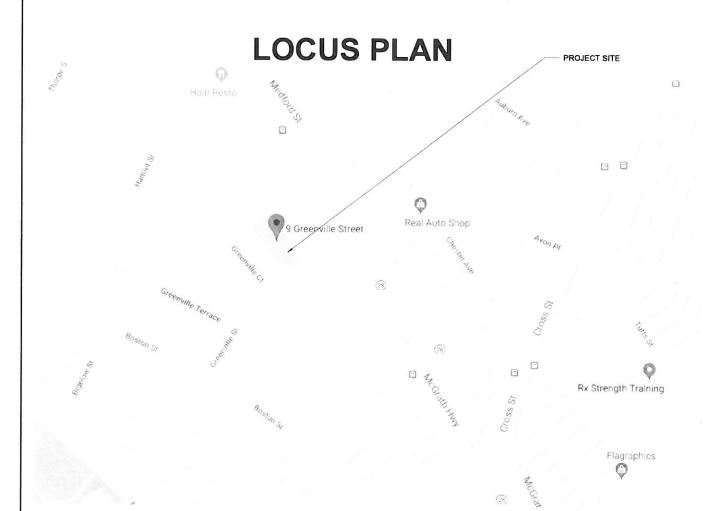
17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682 FAX: 617-591-

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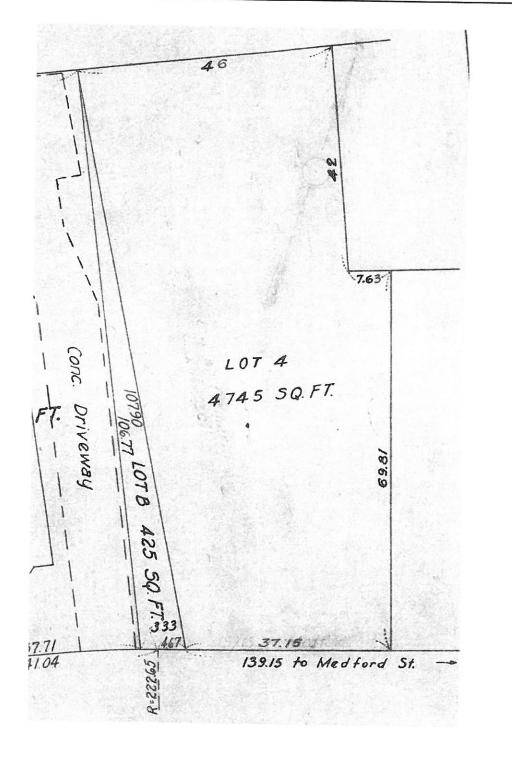


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Cover Sheet



ZONING DIM	ENSIONAL TABLE:			
	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	RA ZONE			
USE	RESIDENTIAL 1 and 2 Family Dwelling Units / 3 FAMILY DWELLING	RESIDENTAIL/ 3-FAMILY	RESIDENTAIL/ 3-FAMILY	COMPLIES
MIN LOT SIZE	10,000 SF	4,745 +/- SF	4,745 +/- SF	PRE-EXIST. NO CHANGE
MIN LOT ARE PER DWELLING	2,250 SF / DU (1-9 UNITS)	3DU = 1,582 SF / DU	3DU = 1,582 SF / DU	COMPLIES
MAX GROUND COVERAGE	50% / 2,373 SF	42% / 2,015 SF	42% / 2,015 SF	COMPLIES
LANDSCAPE AREA	25% / 1,186 SF	Unknown / Existing	Unknown / Existing	PRE-EXIST. NO CHANGE
MAX FLOOR AREA RATIO (FAR)	0.75 / 3,559 SF	0.96 / 4,542 SF	1.2 / 5,734 SF	NON-CONFORMING
MAX BUILDING HEIGHT	3 ST / 35' - 0"	3 ST / 37' - 3"	3 ST / 37' - 3"	PRE-EXIST, NO CHANGE
MIN. YARD SETBACKS FRONT LEFT SIDE RIGHT SIDE REAR	15'-0" OR STREET AVG. = 10' - 0" 8' - 0" SUM 17' 8' - 0" SUM 17' 20'-0"	Unknown / Existing	Unknown / Existing	PRE-EXIST./NO CHANGE PRE-EXIST./NO CHANGE PRE-EXIST./NO CHANGE PRE-EXIST./NO CHANGE
MIN FRONTAGE	50' - 0"	37.75'	37.75'	PRE-EXIST. NO CHANGE
PERVIOUS AREA, MIN % OF LOT	35% / 1,661 SF	Unknown / Existing	Unknown / Existing	PRE-EXIST, NO CHANGE
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)	Unknown / Existing	Unknown / Existing	PRE-EXIST. NO CHANGE
BICYCLE PARKING	0 SPACES	0 SPACES	0 SPACES	NON-CONFORMING



PROJECT NAME

Greenville Street Residence

PROJECT ADDRESS

9 Greenville St, Somerville, MA

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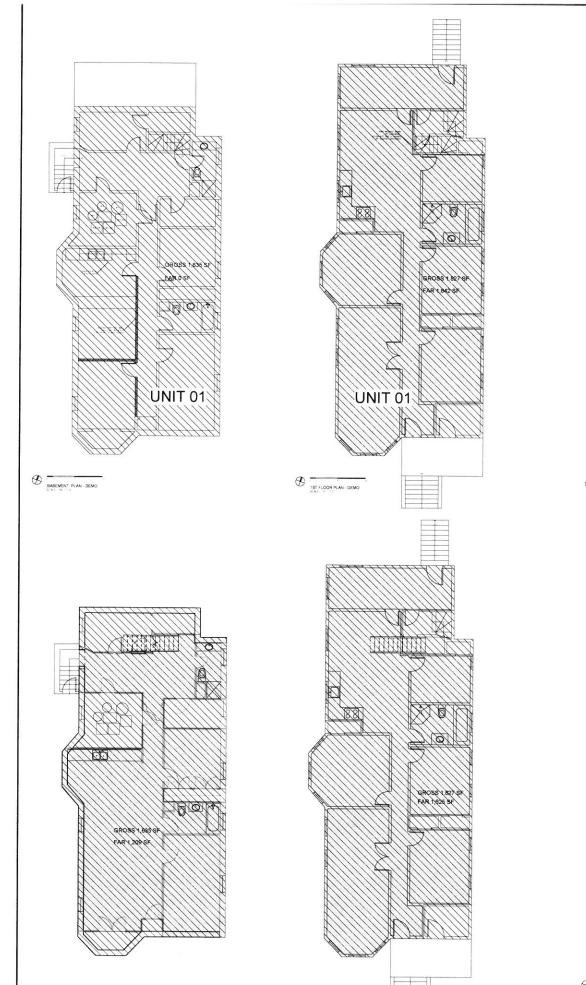
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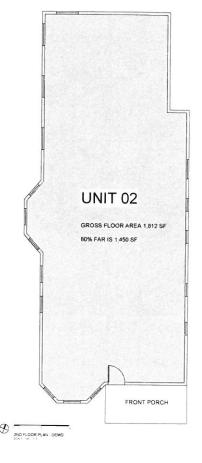
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Architectural Site Plan



3 FAR PROPOSED 1ST FLOOR LEVEL 1/8" = 1'-0"

FAR PROPOSED BASEMENT
1/8" = 1'-0"







SUMMARY

	FAR AREA	GROSS FLOOR AREA
BASEMENT	0 SF	1,635 SF
FIRST FLOOR	1,642 SF	1,827 SF
SECOND FLOOR	1,450 SF	1,1812 SF
THIRD FLOOR	1,450 SF	1,812 SF
TOTAL	4,542 SF	7,086 SF

NOTE: 2.2.58. Floor area, net. For reasons of convenience, eighty percent (80%) of the gross floor area may be used if this is deemed reasonable in the judgment of the Superintendent.



SRD FLOOR PLAN DEMO

SUMMARY

	FAR AREA	GROSS FLOOR AREA
BASEMENT	1,209 SF	1,635 SF
FIRST FLOOR	1,625 SF	1,827 SF
SECOND FLOOR	1,450 SF	1,812 SF
THIRD FLOOR	1,450 SF	1,812 SF
TOTAL	5,734 SF	7.086 SF

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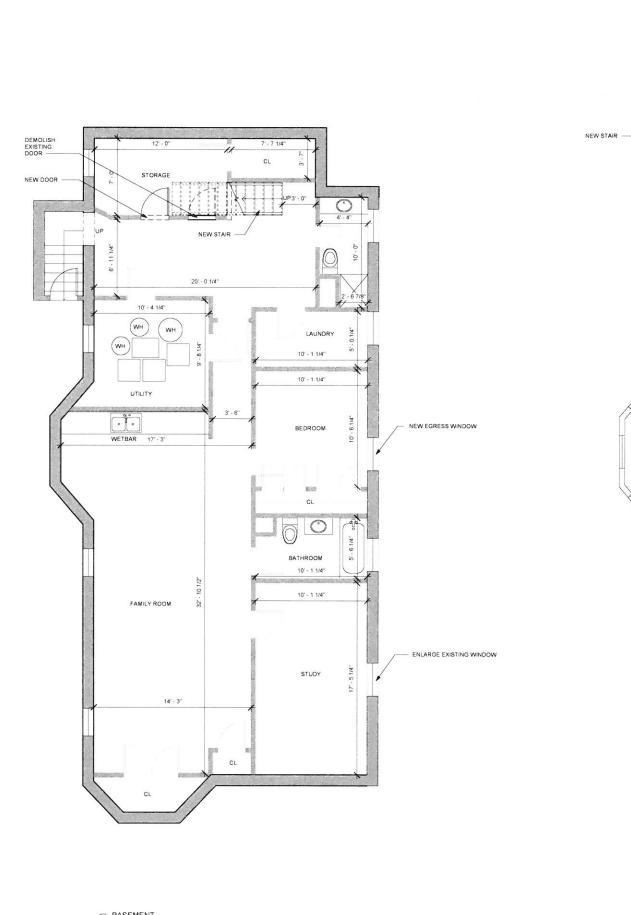
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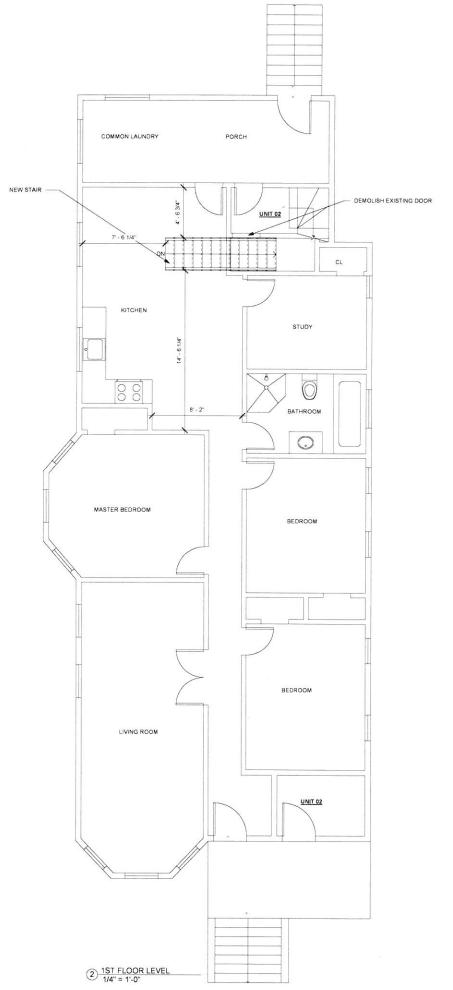


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Area Calculations

A-021





PROJECT NAME Greenville Street Residence

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Proposed Floor Plans

East Elevation

Greenville Street Residence

PROJECT ADDRESS

9 Greenville St, Somerville, MA

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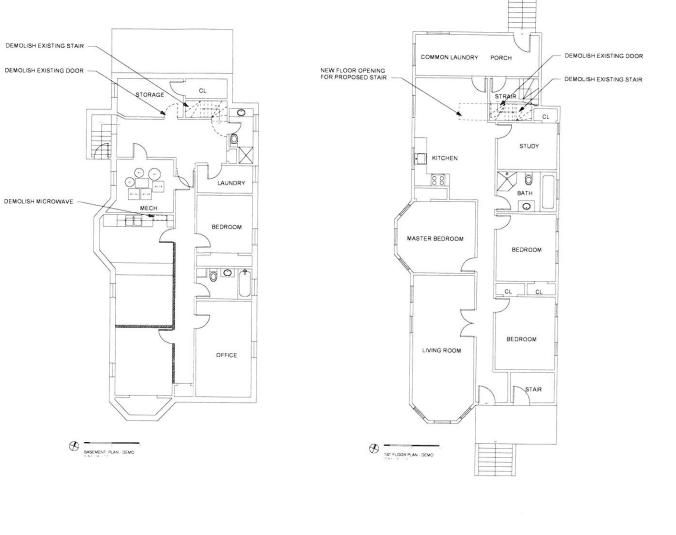
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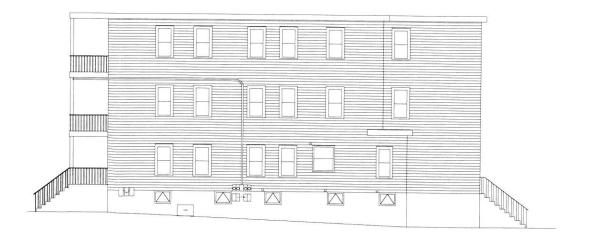
Proposed East Elevation

A-300

Greenville Street Residence

MA 00.90 11 9100/AN





EAST ELEVATION - EXISTING

Existing Floors Plans and Elevation
1/8" = 1'-0"

PROJECT NAME

Greenville Street Residence

PROJECT ADDRESS

9 Greenville St, Somerville, MA

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Existing Floor Plans and Elevation

EX-01