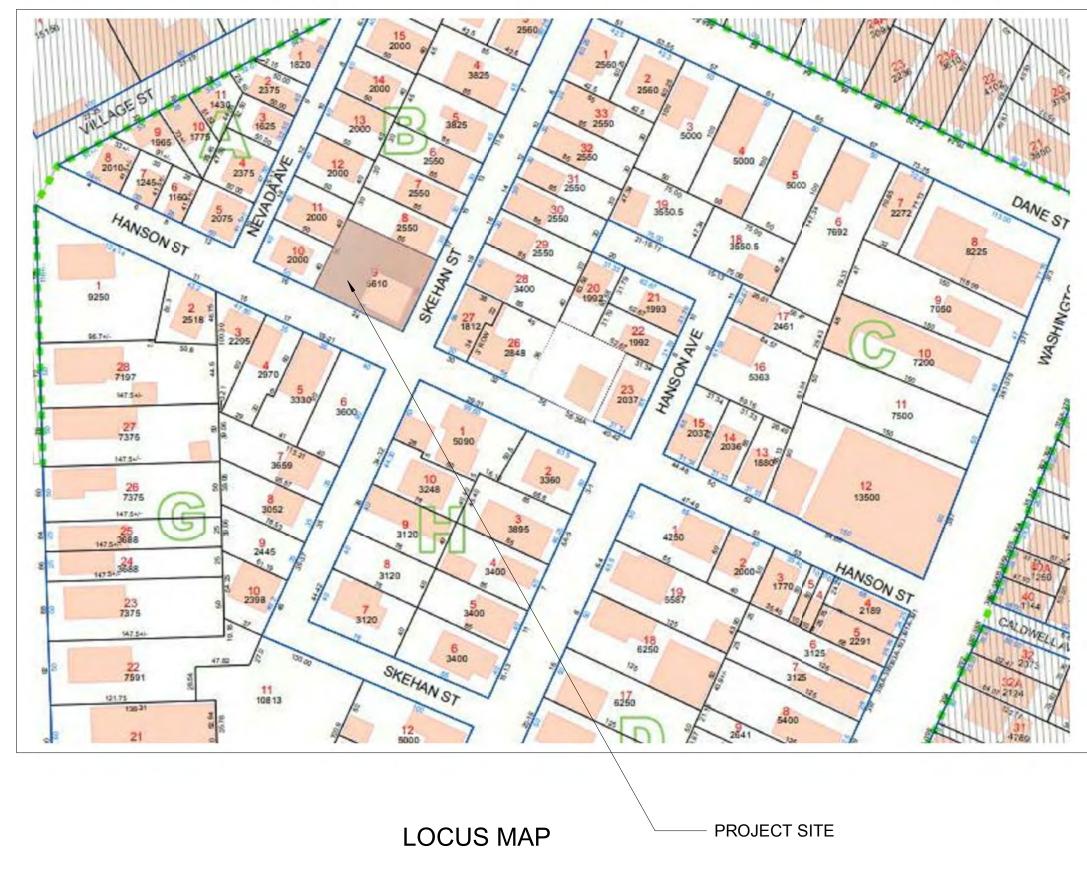
HANSON STREET RESIDENCES

24 HANSON STREET, SOMERVILLE, MA

SD SET 04-29-2019





Front Perspective

PREPARED BY:

ARCHITECT
KHALSA DESIGN INC.

17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
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	04/29/19
L-01	Civil Plan	04/29/19
L-02	Landscape Plan	04/29/19
A-002	Architectural Site Plan	04/29/19
EX - 100	Existing Plans & Elevations	04/29/19
A-011	Area Calculations	04/29/19
A-101	Proposed Floors Plans	04/29/19
A-300	Proposed West and South Elevations	04/29/19
A-301	Proposed East and North Elevations	04/29/19
AV-01	3D	04/29/19
AV-02	Shadow Study	04/29/19

HANSON ST RESIDENCES

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24 HANSON STREET SOMERVILLE, MA

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BRUCE M SCOTT

ARCHITECT



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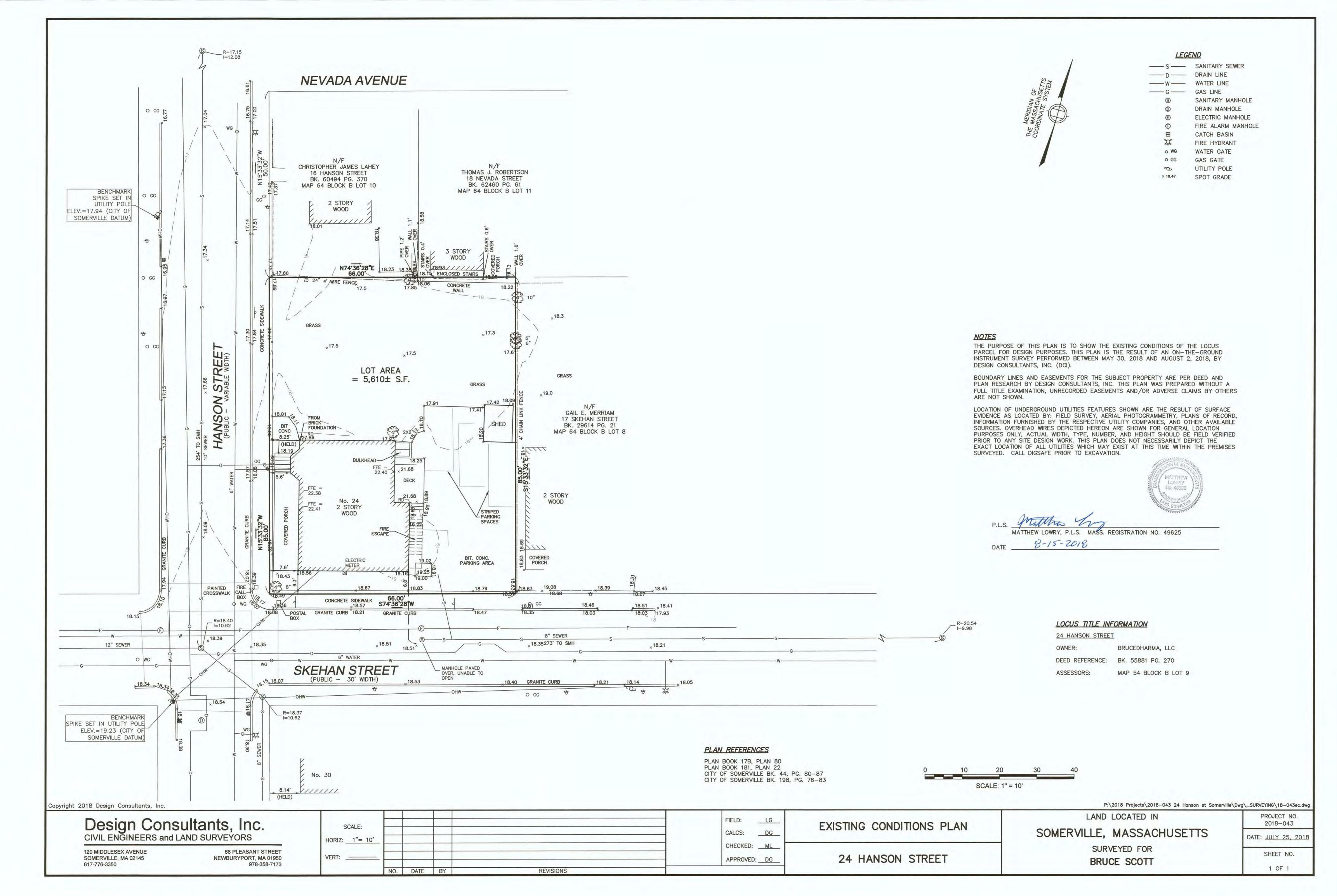
Project nu	ımher		18075
Project number			4/29/2019
Date_		U	
Drawn by			AV
_Checked I	by		JSK
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REVISION	ONS		
No.	Description		Date

Cover Sheet

A-000

HANSON ST RESIDENCES

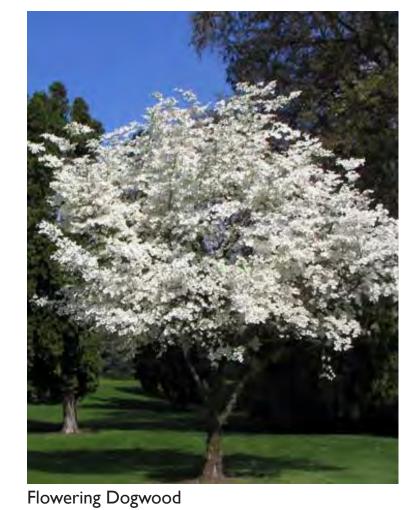
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PROPOSED PLANT LIST

Tree		D PLANT LIST			
I	AR	Acer rubrum 'Armstrong'	Red Maple	2.5" cal.	B&B
I	CF	Cornus florida 'Cherokee Princess'	Flowering Dogwood	2-2.5" cal.	B&B
Shru	ıbs:				
5	HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pots
13	IC	llex crenata 'Green Lustre'	Japanese Holly	24-30" ht.	Pots
3	IVa	Itea virginica 'Henry's Garnet'	Sweetspire	5 gal.	Pots
3	IVb	Itea virginica 'Little Henry'	Dwarf Sweetspire	3 gal.	Pots
1	LF	Leucothoe fontanesiana	Drooping Leucothoe	5 gal.	Pots
2	RC	Rhododendron catawbiense	Purple Rhododendron	5 gal.	Pots
4	VD	Viburnum dentatum 'Autumn Jazz'	Arrowwood Dentatum	5 gal.	Pots
<u>Pere</u>	nnials:				
45	he	Hemerocallis 'Happy Returns'	Happy Returns Daylily	2 gal.	Pots
50	hm	Hakonechloa macra 'Aureola'	Japanese Fountain Grass	2 gal.	Pots
18	pν	Panicum virgatum 'Shenandoah'	Red Switch Grass	2 gal.	Pots
23	nf	Nepeta faassenii 'Walker's Low'	Catmint	2 gal.	Pots
20	vm	Vinca minor	Periwinkle	l qt.	Pots















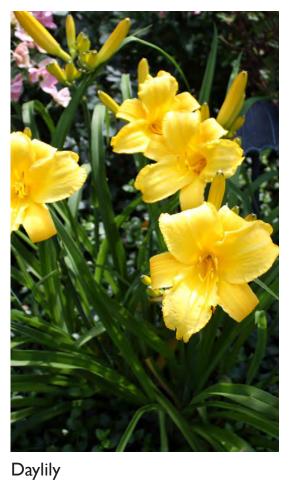
Brooping Ledcothoc













solid wood board fence along sides

Periwinkle

picket fence along Hanson Street solid wood board fence alon

MAY 2, 2019



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







ŀ	KEY
	USABLE OPEN SPACE
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	PERVIOUS AREA
	LANDSCAPE AREA
	PROPERTY LINE

NOTE: THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF PLAN SHALL NOT BE USED OR RELIED UPON IN ANY

PARKING REQUIREMENTS THIS PLAN MAKES NO CLAIM TO IT'S ACCURACY. THIS 2.0 per unit with 3 or more bedrooms; CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN. BICYCLE PARKING 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. 212.32,25,18 AIN LINK FENCE PARKING SPACE #1 16' - 0" DVERED OVER PARKING SPACE #2 BACK PATIO PARKING SPACE #3 AVENUE STREE LEFT SIDE SETBACK PROPOSED BUILDING, 2 1/2 STORY, SKFHAN NEVADA 1 DWELLING UNIT RIGHT SIDE SETBACK EXISTING NO. 24, LINE OF ORIGINAL AREAWAY PROPOSAL 2 1/2 STORY, × 18' - 10 1/4" 2 DWELLING UNITS LINE OF ORIGINAL BUILDING PROPOSAL M15.23,25,M 00.08 M15°33°32"W CONCRETE SIDEWALK BAUD BIINARS 19.91 27.91 .9 MATER HANSON STREET HWS 727, TO 1 Site Plan 1/8" = 1'-0"

PROJECT NAME

HANSON ST RESIDENCES

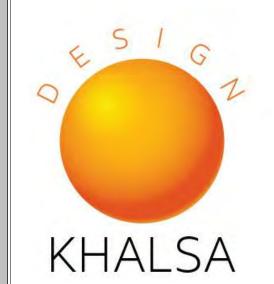
PROJECT ADDRESS

24 HANSON STREET SOMERVILLE, MA

CLIENT

BRUCE M SCOTT

ARCHITECT



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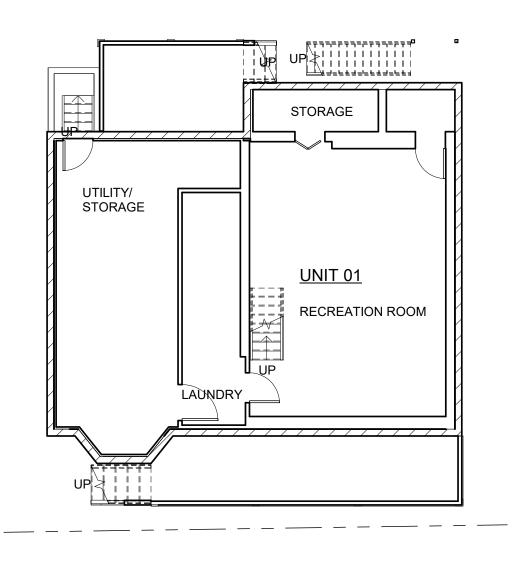
REGISTRATION

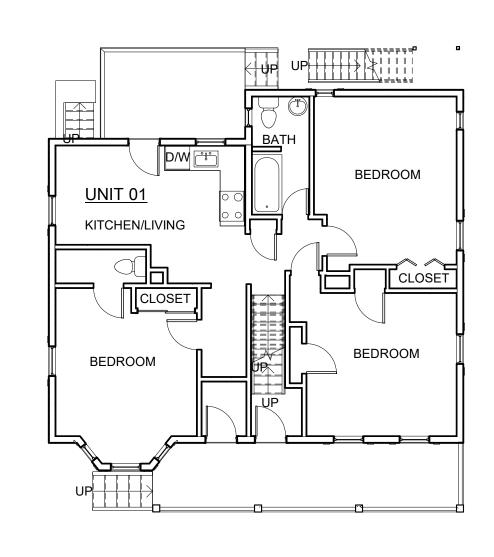


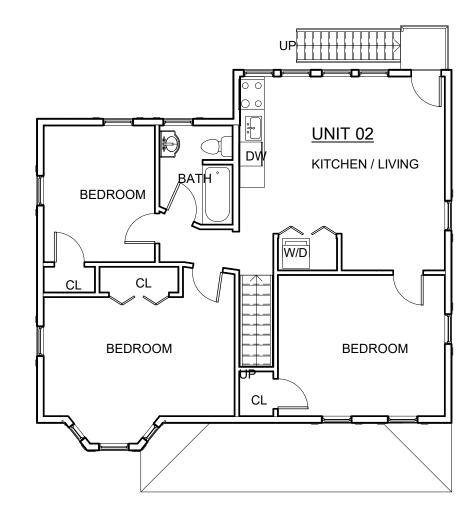
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Date		04/29/2019
Drawn	by	AV
Checke	ed by	JSK
Scale		As indicated
REVISIONS		
No.	Description	Date

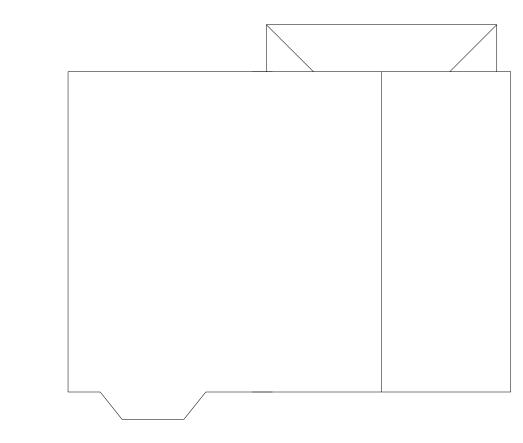
Architectural Site Plan

A-002 HANSON ST RESIDENCES









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"



PROJECT NAME **HANSON ST**

RESIDENCES PROJECT ADDRESS

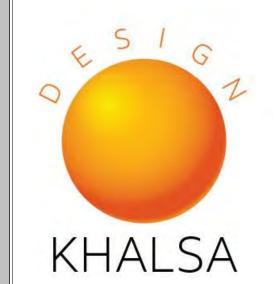
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Scale		1/	/8" = 1'-0"
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No.	Description		Date

Existing Plans & Elevations

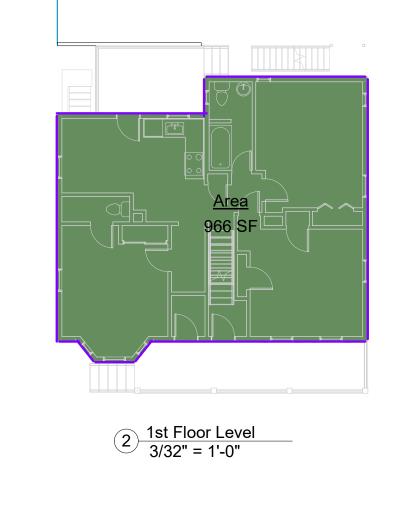
EX - 100

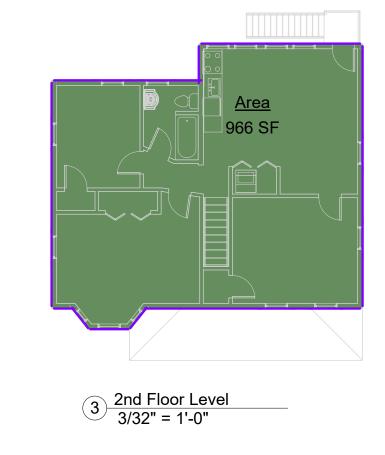
HANSON ST RESIDENCES

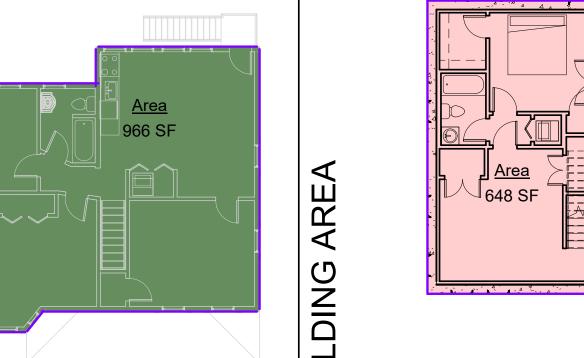
2nd Floor Level 896 SF

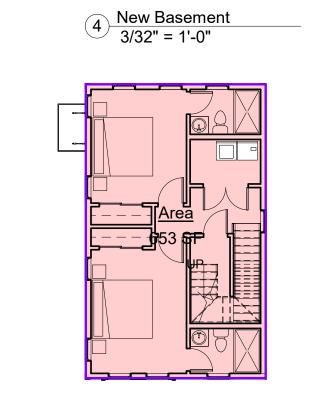
1791 SF





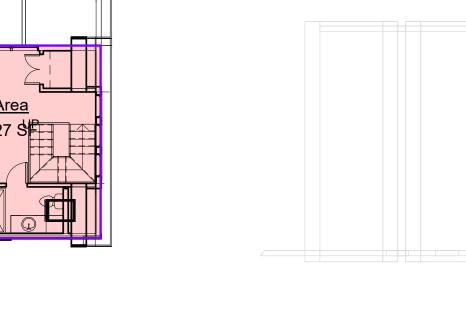




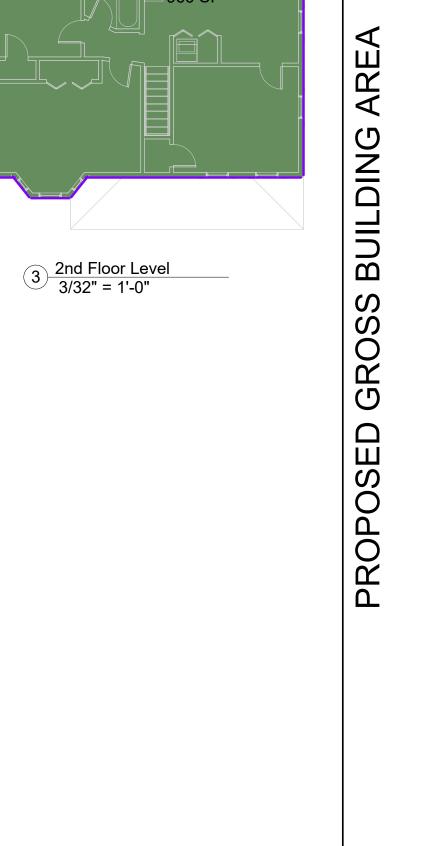


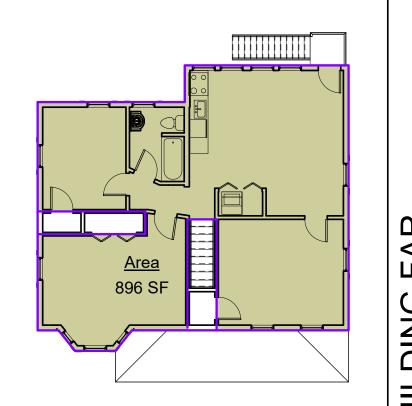
6 Proposed 2nd Level 3/32" = 1'-0"

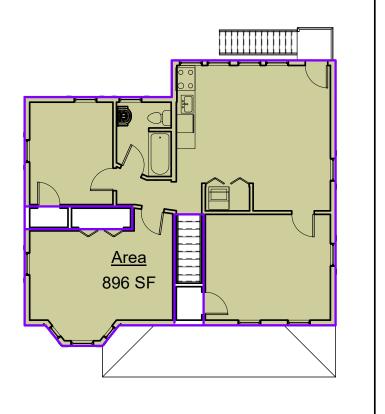




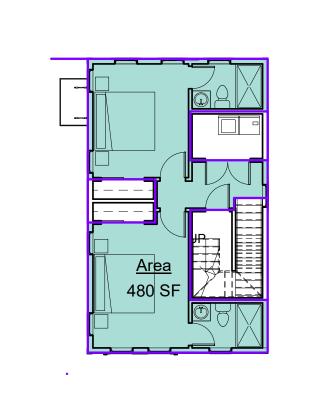
Area Schedule (PROP AREA)	OSED GROSS
Level	Area
New Basement	648 SF
1st Floor Level	653 SF
Proposed 2nd Level	653 SF
Proposed 3rd Level	427 SF
	2382 SF







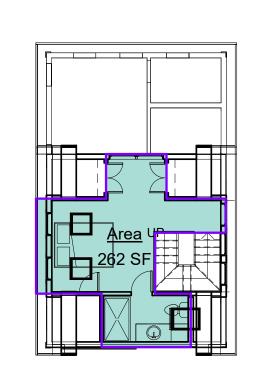




<u>Area</u>

5 1st Floor Level 3/32" = 1'-0"

7 Proposed 3rd Level 3/32" = 1'-0"



	The state of the s		
Project	number		18075
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HANSON ST

RESIDENCES

24 HANSON STREET

SOMERVILLE, MA

BRUCE M SCOTT

KHALSA

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

CONSULTANTS:

REVISION		
No.	Description	Da

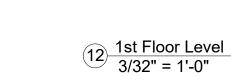
Area Calculations

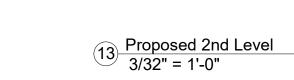
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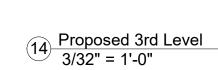
	Ĭ
d Floor Level 32" = 1'-0"	
DZ - 1-0	

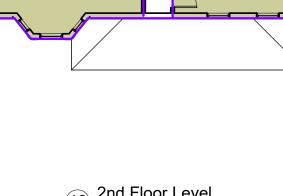
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POSED BU	11) New Baser 3/32" = 1'-
PROP(







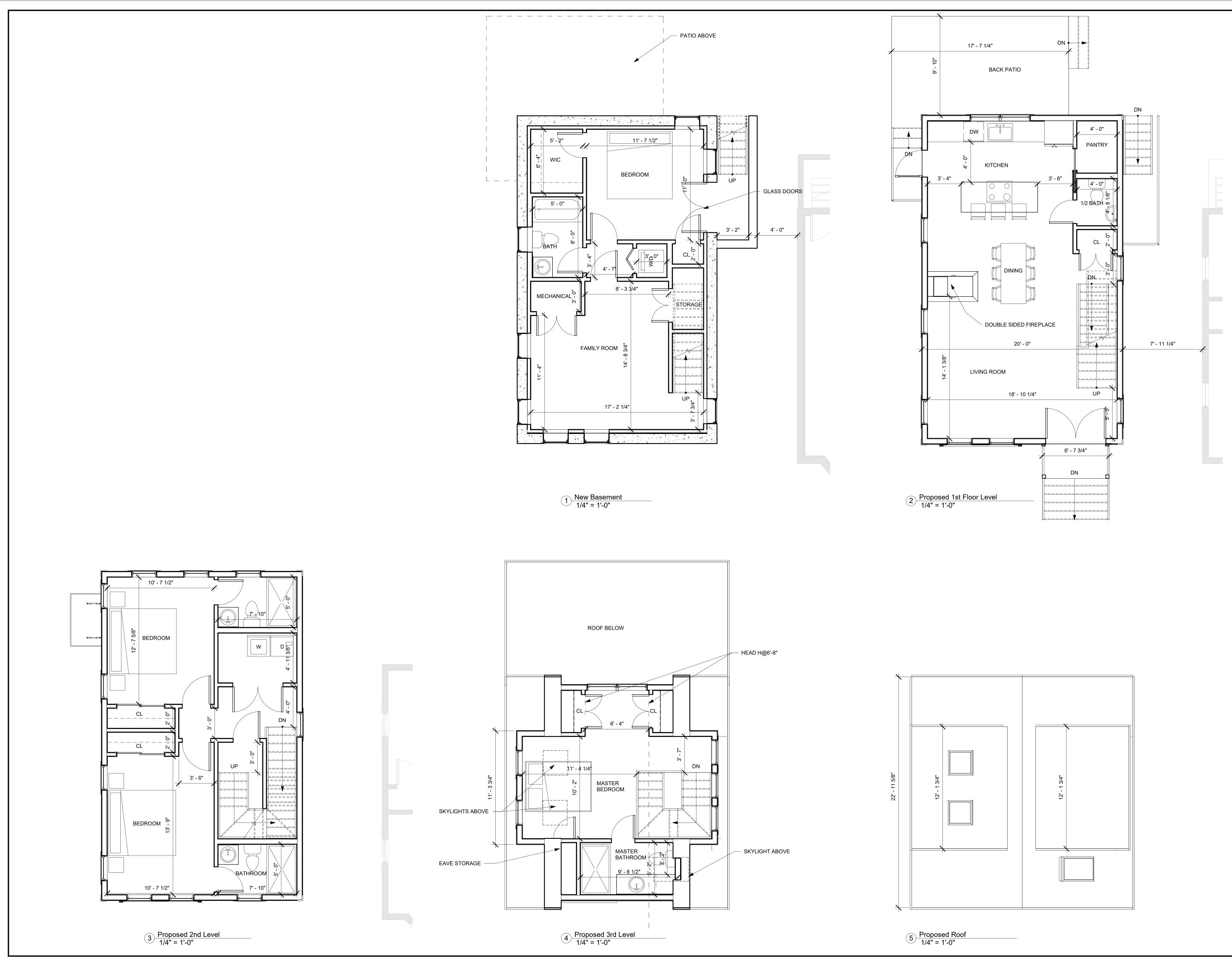


PROPOSED BLDG FAR			
Level Area			
New Basement	489 SF		
1st Floor Level	564 SF		

Proposed 2nd Level 480 SF

TOTAL FAR	
Existing Building	1,791 SF
Proposed Building	1,794 SF
Total:	3,585 SF
	•

9 1st Floor Level 3/32" = 1'-0"



HANSON ST RESIDENCES

PROJECT ADDRESS

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CLIENT

BRUCE M SCOTT

ARCHITECT



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No.	Description	Date	

Proposed Floors Plans

A-101

HANSON ST RESIDENCES

4/29/2019 10:00:36 AM

HANSON ST RESIDENCES

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BRUCE M SCOTT



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Date		04	1/29/2019
Drawn	by		AV
Check	ed by		JSK
Scale		1/	<u>'4" = 1'-0"</u>
REVI	SIONS		
No.	Description		Date
-			

Proposed West and South Elevations

A-300

HANSON ST RESIDENCES

PROJECT ADDRESS

HANSON ST

RESIDENCES

Project number	18075
Date	04/29/2019
Drawn by	AV
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

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

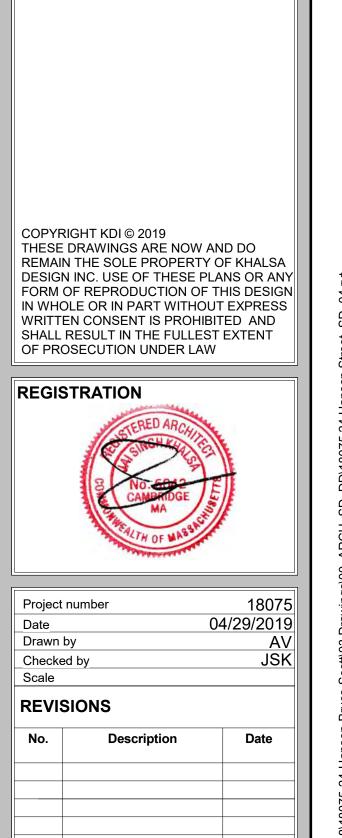
No.	Description	Date

Proposed East and North Elevations

A-301 HANSON ST RESIDENCES



Proposed East (Rear) Elevation
1/4" = 1'-0"





HANSON ST RESIDENCES

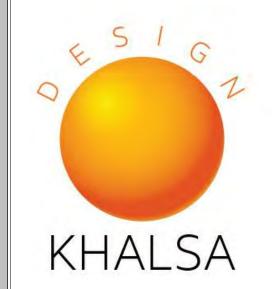
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No.	Description	Date

3D

AV-01 HANSON ST RESIDENCES

HANSON ST RESIDENCES

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Drawn	by		AV
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Scale		1" = 30'-0"	
REVI	SIONS		
No.	Description		Date

Shadow Study

AV-02 HANSON ST RESIDENCES