

17 HUDSON DEVELOPMENT

17 HUDSON STREET
SOMERVILLE, MA

NAD



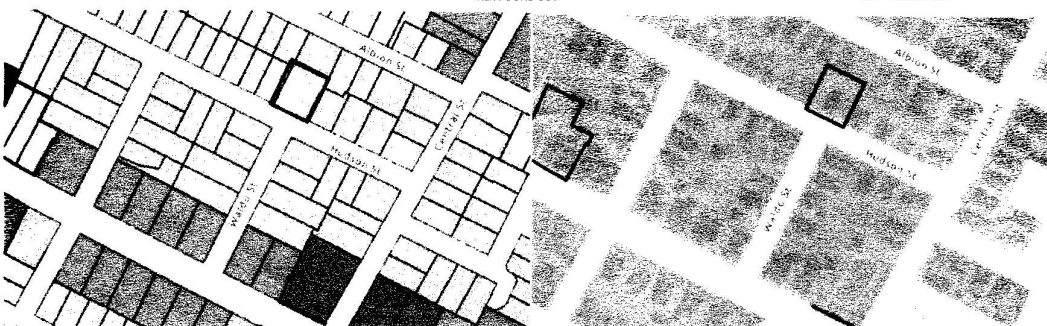
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A-020

17 HUDSON DEVELOPMENT



TRANSIT WALKSHED: 1/2 MILE

1/7/2025 8:23:22 PM
\\log-nas162\data\24\24074_North America Dev_17 Hudson St_Somerville\03_DRAWINGS\00_ARCH\03_CD\24074-17 Hudson St-ADJUSTED FOR LOT A AVERAGE GRADE.rvt



17 HUDSON STREET
SOMERVILLE
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

[illegible]

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DATE:	12/05/2024
DRAWN BY:	L.O
CHECKED BY:	C.C
APPROVED BY:	C.C

LOT SPLIT PLAN

SHEET 1 OF 1

I HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON 12/05/2024 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

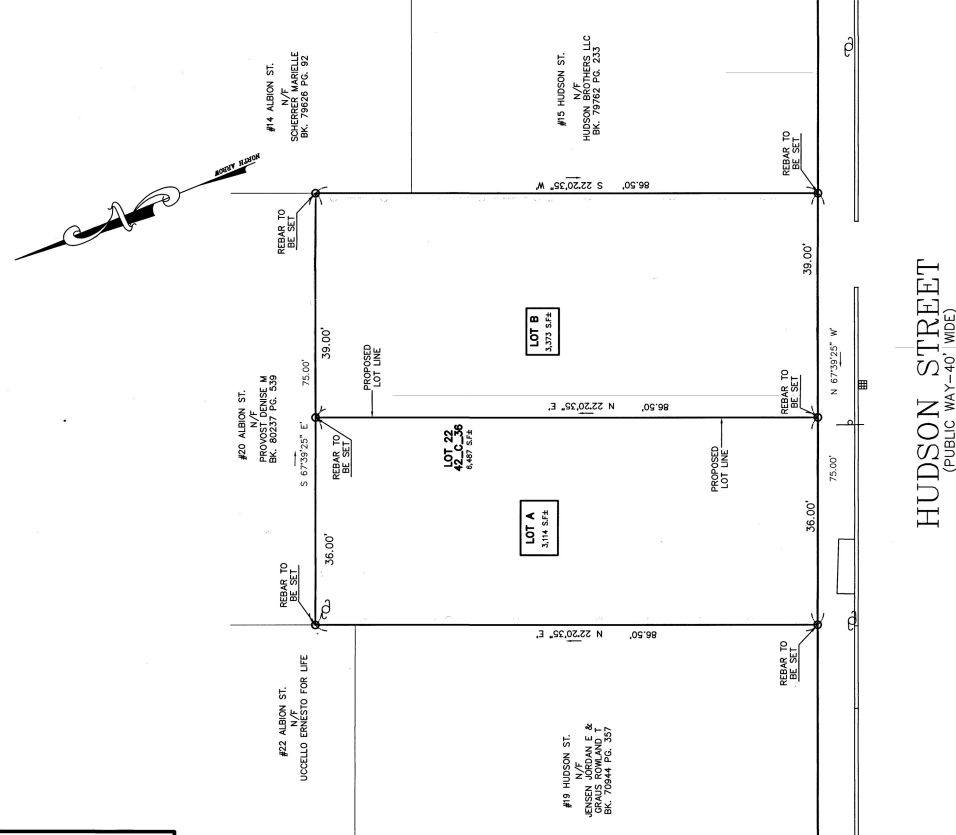
I HEREBY CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



CHRISTOPHER C CHARITON	P I S	DATE
		12/05/2024

REGISTERED PROFESSIONAL LAND SURVEYOR:
Christopher C. Charlton P.L.S.

Continental Land Survey, LLC
105 Beaver Street
Franklin, MA 02038
Ph/Fax: 508.528.2528
survey@clslsma.com
www.clslsma.com



ZONING LEGEND				
ZONING DISTRICT: NR				
	REQUIRED	EXISTING %	PROPOSED %	PROPOSED S.F. ±
MIN. AREA	—	6.487 S.F. ±	3.114 S.F. ±	3,373 S.F. ±
MIN. FRONTAGE	34'	75.0'	36.0'	39.0'

5/1 of 2025

DAN BARTMAN, DIRECTOR OF PLANNING,
PRESERVATION & ZONING, ON BEHALF OF
THE CITY OF SOMERVILLE PLANNING BOARD
DOES HEREBY CERTIFY THAT 10.0 AND 15.3 OF
THE SOMERVILLE ZONING ORDINANCE.

1800000274

CASE NUMBER

1.6.25

SIGNATURE

Southern Registry of Deeds
 Southern District
 Cambridge, Massachusetts
 Plan No. 51 of 2025
 Recd. 01/22/2025
 03 H 11 M P
 [Signature]
 Registrar

REFERENCES

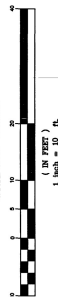
MIDDLESEX SOUTH REGISTRY OF DEEDS.
DEED REFERENCE: BOOK 80132, PAGE 428
PLAN REFERENCE 1: PLAN 274 OF 2024
PLAN REFERENCE 1: PLAN 106 OF 2012

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUIHAN ENGINEERING, P.C. AS OF 12/05/2024.
2. THE PURPOSE OF THIS PLAN IS TO DIVIDE LOT 22 (PARCELS 42-02-C-36), INTO 2 SEPARATE BUILDABLE LOTS (DEPOTED AS: LOTS A (3.114 S.F.) & LOT B (3,373 S.F.)).
3. DEED REFERENCE: BOOK 80132, PAGE 428
4. DEED REFERENCE: BOOK 80132, PAGE 428
5. DEED REFERENCE: BOOK 716, PAGE 1072
6. DEED REFERENCE: SOUTH REGISTRY OF DEEDS
7. I, CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN THE UNDEVELOPED PORTION OF THE BOUNDARY OF THE LOT. THE LOT IS NOT IN ANY COMMUNITY NUMBERED ZONE.
8. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY SUCH EASEMENTS AND TO LOCATE ANY SUCH EASEMENTS TO CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
9. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUIHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. A TABLE TAKEN FROM LOT B PROVIDED BY LOT B ZONING TABLE IS TAKEN FROM LOT B PROVIDED BY LOT B ZONING TABLE TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
10. COUNTY DISTRICT NO. 5, CIVIC CENTER



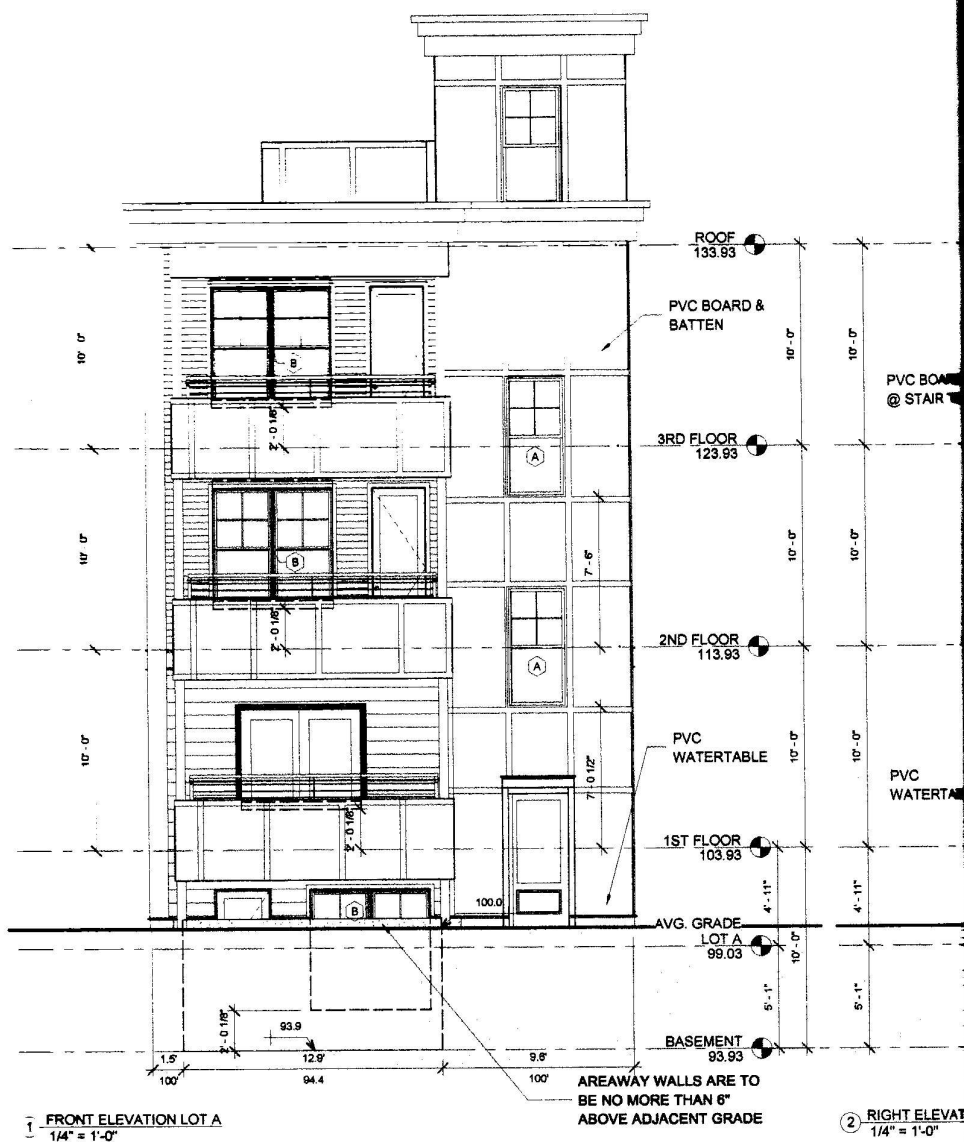
GRAPHIC SCALE

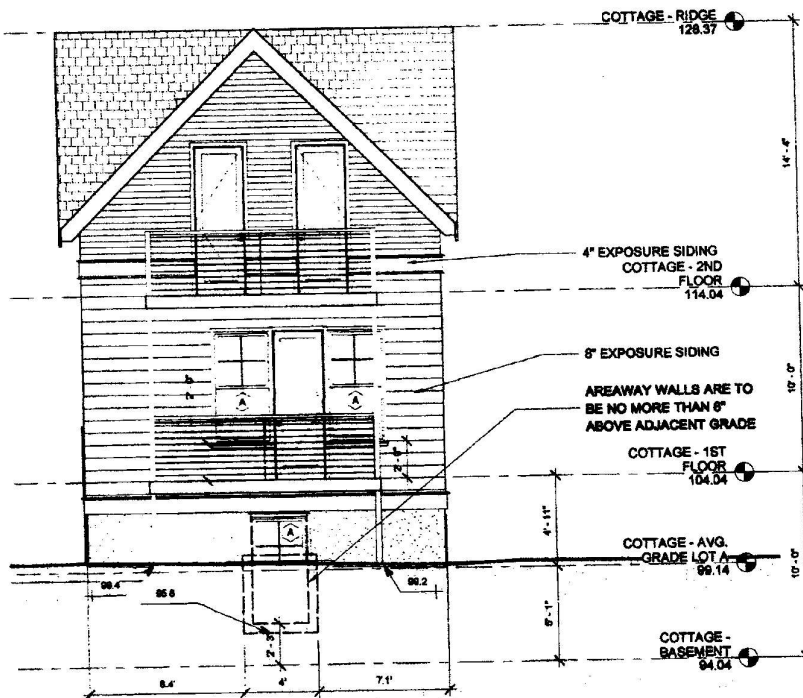


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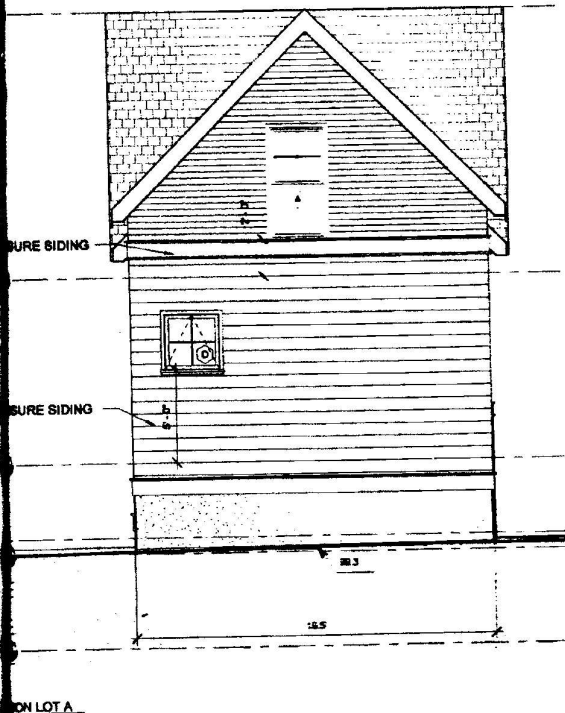








② COTTAGE - RIGHT ELEVATION LOT A
1/4" = 1'-0"



LOCATION	LENGTH (FT)	GRADE (FT)	LENGTH X GRADE
FRONT	24	99.5	2388.00
RIGHT	8.4	98.4	834.96
RIGHT	4	96.8	383.20
RIGHT	7.1	99.2	704.32
REAR	24	99.1	2378.40
LEFT	18.5	99.3	1836.35
TOTAL	87		8625.23

PROJECT NAME

**17 HUDSON
DEVELOPMENT**

PROJECT ADDRESS

**17 HUDSON STREET
SOMERVILLE, MA**

CLIENT

NAD

ARCHITECT



**KDI
ARCHITECTURE**
KHALSA DESIGN, INC.
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-691-6882

CONSULTANTS:

THIS PROJECT IS CONTROLLED
CONSTRUCTION S.C. TO CORRECT
ARCHITECT AT COMMENCEMENT OF
WORK TO CORRECT
CONSTRUCTION OBSERVATIONS.

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REGISTRATION



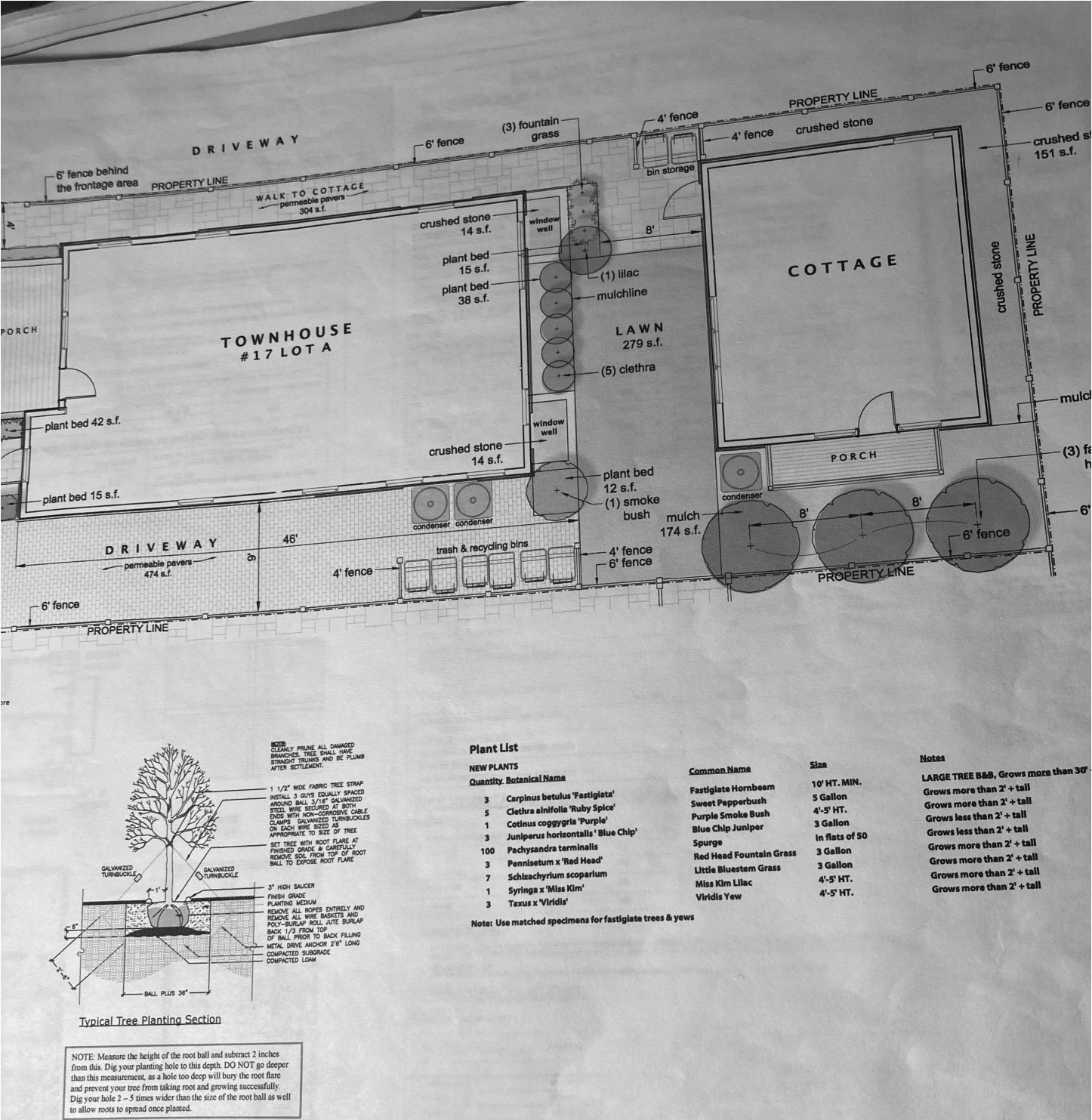
Project number: 2107
Date: 06/17/2005
Drawn by: A. KDI
Checked by: C. KDI
Scale: 1/4" = 1'-0"

REVISIONS

No.	Description	Date

**BACKYARD
COTTAGE
ELEVATIONS
(LOT A)**

A-302A



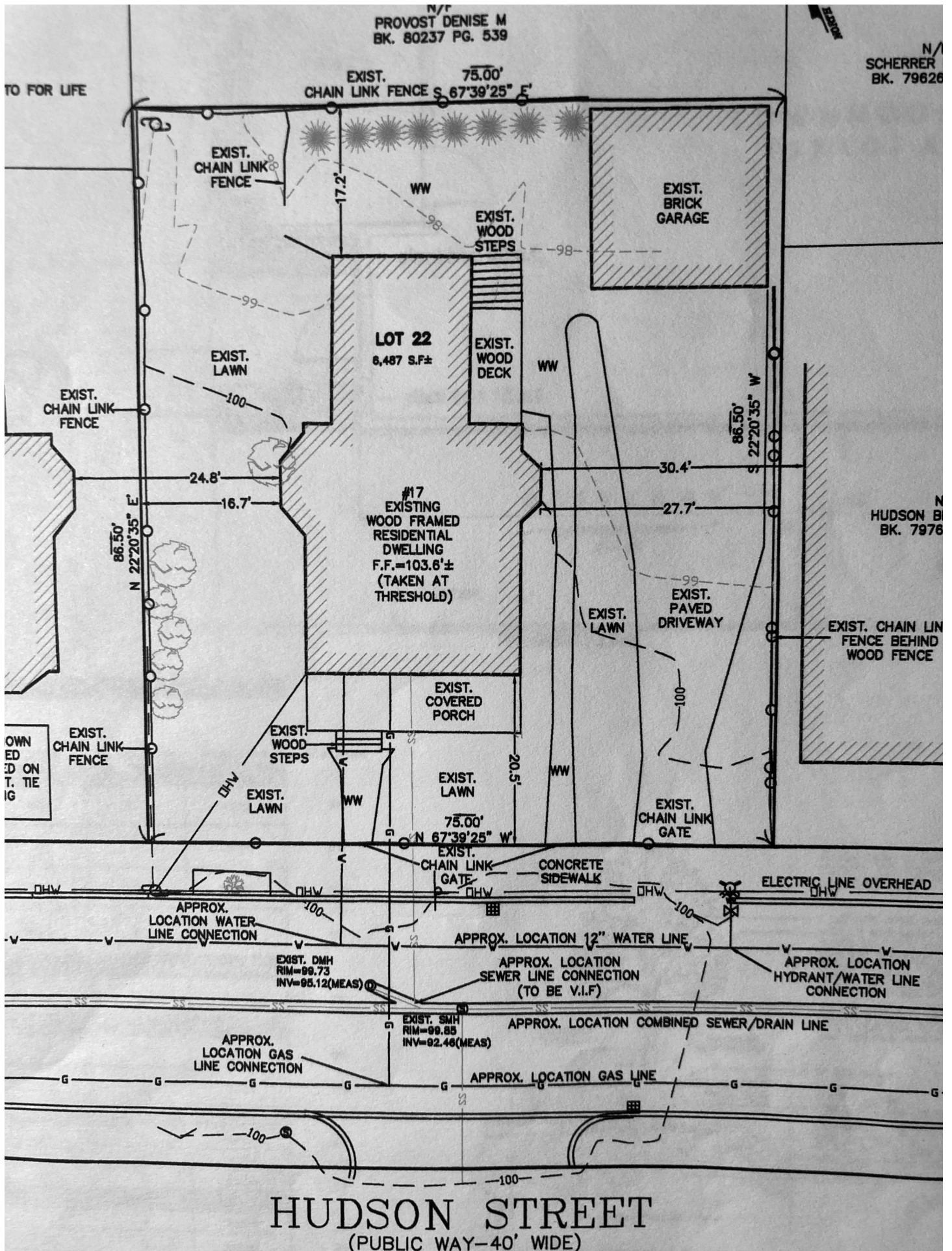
Hudson Street - LOT A | Somerville, Massachusetts

LANDSCAPE



EXISTING STRUCTURE

SITE:





PROJECT: 17 HUDSON CONDOMINIUM

PROJECT ADDRESS:
17 HUDSON STREET
SOMERVILLE, MASSACHUSETTS

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

OWNER
NORTH AMERICA DEVELOPMENT
ADDRESS:
93 BROADWAY
SOMERVILLE, MA 02145

LANDSCAPE ARCHITECT
MARC MAZZARELLI ASSOCIATES LLC.
ADDRESS:
284 CONCORD AVENUE
CAMBRIDGE, MA 02138

CIVIL
SPRUHAN ENGINEERING P.C.
ADDRESS:
80 JEWETT STREET, SUITE 1
NEWTON, MA 02458

STRUCTURAL
SPRUHAN ENGINEERING P.C.
ADDRESS:
80 JEWETT STREET, SUITE 1
NEWTON, MA 02458

PERMIT SET-LOT A 06/17/2025

PROJECT N

17

DEV

PROJECT

17 HUD

SOM

CLIENT

ARCHITE

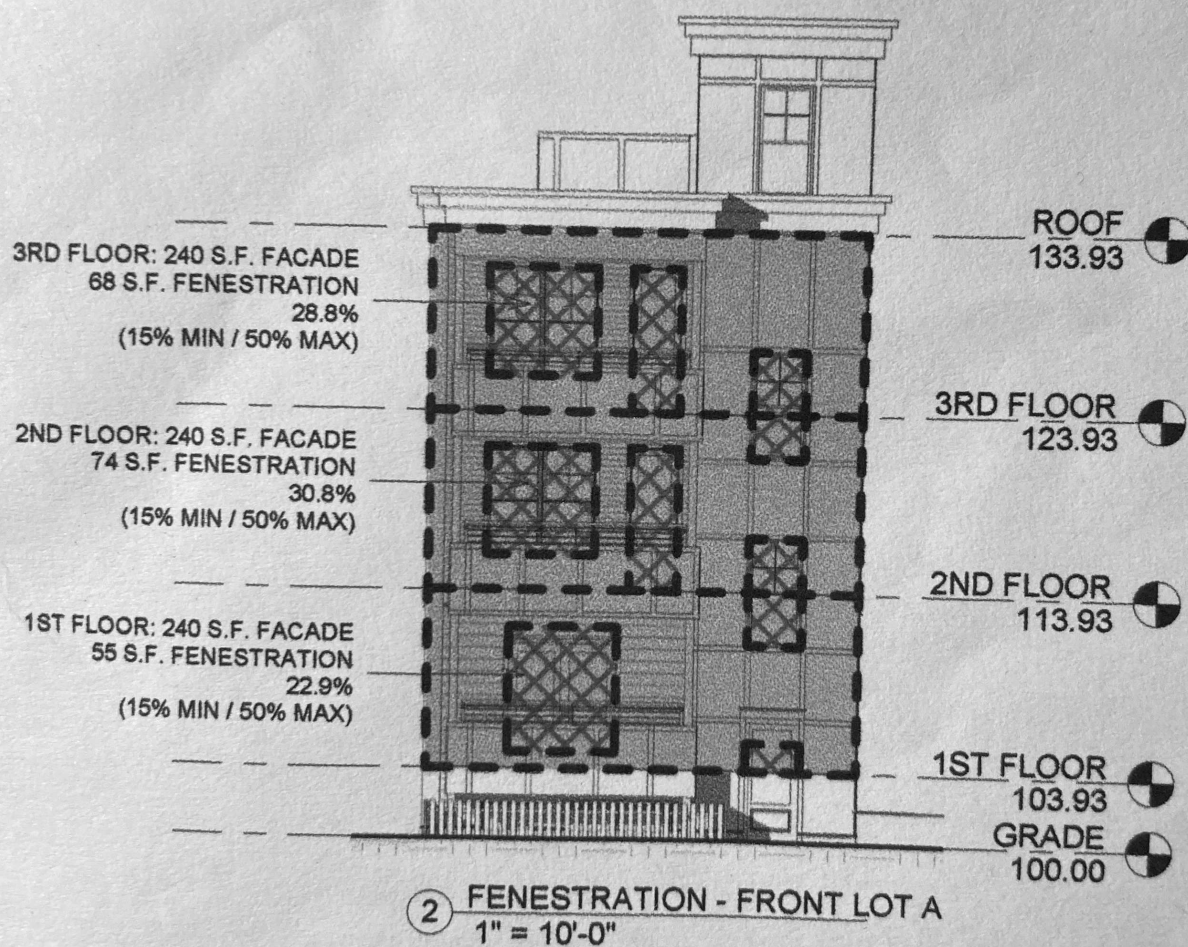
A F

17 IV

S

CONS

LONG -TERM	NONE	NONE
MOTOR VEHICLE	NONE	2 SPACES



BUILDING CODE REVIEW

INTERNATIONAL BUILDING CODE-2015 EDITION

INTRODUCTION:

This report documents the code compliance review for the proposed New Construction project located at 156 Albion Street (the Building), located in Somerville, MA. The compliance review is limited to the fire protection, life safety and accessibility of the applicable codes.

PROJECT DESCRIPTION

The proposed construction project resides in Somerville, MA. The existing structure on the lot has been demolished. The proposed development consists of a new, 3 Unit, Triple Decker Style structure & a 2 story, single unit Backyard Cottage Structure.

INDIVIDUAL FLOOR AREA REVIEW

PRIMARY STRUCTURE

Basement has a building area of 969 square feet.
 Floor 1 has a building area of 976 square feet.
 Floor 2 has a building area of 976 square feet.
 Floor 3 has a building area of 976 square feet
 Roof has a building area of 181 square feet

Total Primary Building Gross Area = 4,078 square feet. Total Gross Area = 5,477

INDIVIDUAL FLOOR AREA REVIEW

BACKYARD COTTAGE:

Basement has a building area of 463 square feet.
 Floor 1 has a building area of 468 square feet.
 Floor 2 has a building area of 468 square feet.
Total Backyard Cottage Gross Area = 1,399

USE GROUP - RESIDENTIAL R-2

TABLE 503:

TYPE OF CONSTRUCTION

BUILDING A (DETACHED TRIPLE DECKER)						ALLOWED		INCREASE		TOTAL	PROVIDED		REMARKS
NO	FLOOR	USE GROUP				AREA S.F.	STORIES/ HEIGHT	AREA S.F.	STORIES	ALLOWED	AREA S.F.	STORIES/ HEIGHT	
0	BASEMENT	"R2"	RESIDENTIAL MULTIFAMILY	"VB"	COMBUSTIBLE UNPROTECTED	7,000	2	NOT USED	1	7,000	969	1	
1	FIRST	"R2"	RESIDENTIAL MULTIFAMILY	"VB"	COMBUSTIBLE UNPROTECTED	7,000	2	NOT USED	1	7,000	976	1	
2	SECOND	"R2"	RESIDENTIAL MULTIFAMILY	"VB"	COMBUSTIBLE UNPROTECTED	7,000	2	NOT USED	1	7,000	976	1	
3	THIRD	"R2"	RESIDENTIAL MULTIFAMILY	"VB"	COMBUSTIBLE UNPROTECTED	7,000	2	NOT USED	1	7,000	976	1	
R	ROOF	"R2"	RESIDENTIAL MULTIFAMILY	"VB"	COMBUSTIBLE UNPROTECTED	7,000	2	NOT USED	1	7,000	181	0	
	TOTAL										4,078	3	
BUILDING B (BACKYARD COTTAGE)													
0	BASEMENT	"R2"	RESIDENTIAL MULTIFAMILY	"VB"	COMBUSTIBLE UNPROTECTED	7,000	2	NOT USED	1	7,000	463	1	
1	FIRST	"R2"	RESIDENTIAL MULTIFAMILY	"VB"	COMBUSTIBLE UNPROTECTED	7,000	2	NOT USED	1	7,000	468	1	
2	SECOND	"R2"	RESIDENTIAL MULTIFAMILY	"VB"	COMBUSTIBLE UNPROTECTED	7,000	2	NOT USED	1	7,000	468	1	
	SUBTOTAL					28,000	8		2	28,000	1,399	2	
GRAND TOTAL											5,477	3	

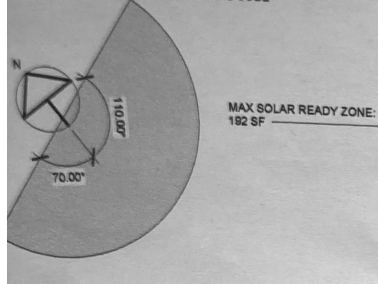
FIRE RESISTANCE OF STRUCTURAL ELEMENTS:

TABLE 601:

STRUCTURAL ELEMENTS	TYPE OF CONSTRUCTION	FIRE RATING FILE #
	VB	
1. EXTERIOR FRAME: INCLUDING COLUMNS, GIRDERS, TRUSSES	OHR	
2. BEARING WALLS EXTERIOR INTERIOR	OHR OHR	
3. NONBEARING WALLS AND PARTITIONS: EXTERIOR (table 602)	SEE BELOW	
4. NONBEARING WALLS AND PARTITIONS: INTERIOR	OHR	
5. FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	OHR	
6. ROOF CONSTRUCTION: INCLUDING SUPPORTING BEAMS AND JOISTS	OHR	

1006.3.2 CONSTRUCTION DOCUMENT REQUIREMENTS FOR SOLAR-READY ZONE. CONSTRUCTION DOCUMENTS SHALL INDICATE THE SOLAR-READY ZONE.

1006.3.2.1 SOLAR-READY ZONE AREA. THE TOTAL SOLAR-READY ZONE SHALL BE NOT LESS THAN 300 SQUARE FEET (27.87 M²) EXCLUSIVE OF MANDATORY ACCESS OR SETBACK AREAS AS REQUIRED BY THE MASSACHUSETTS FIRE CODE. NEW HOUSES THREE STORIES OR LESS IN HEIGHT ABOVE GRADE AND WITH A TOTAL FLOOR AREA LESS THAN OR EQUAL TO 15,000 SQUARE FEET (1395.8 M²) PER DWELLING SHALL HAVE A SOLAR-READY ZONE AREA OF NOT LESS THAN 150 SQUARE FEET (13.94 M²). SOLAR-READY ZONE SHALL BE COMPOSED OF AREAS NOT LESS THAN 5 FEET (1524 MM) IN WIDTH AND NOT LESS THAN 80 SQUARE FEET (7.44 M²) EXCLUSIVE OF ACCESS OR SETBACK AREAS AS REQUIRED BY THE MASSACHUSETTS FIRE CODE.



CODE REVIEW - ROOF LOT A
1/8" = 1'-0"

SECTION 1006.3.2

A single exit or access to a single exit shall be permitted from any story or occupied roof where one of the following conditions are met:
5. Individual single-story or multistory dwelling units shall be permitted to have a single exit or access to a single exit if both of the following criteria are met:
5.1. The dwelling unit complies with section 1006.2.1 as a space with one means of egress.
5.2. Either the exit from the dwelling unit discharges directly to the exterior at the level of exit discharge, or the unit's entrance door provides access to not less than two approved independent exits.

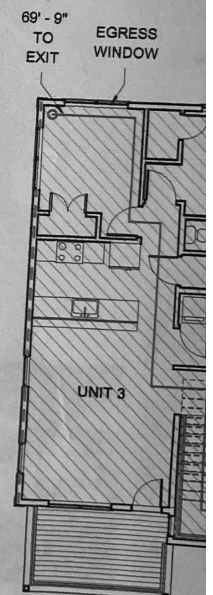
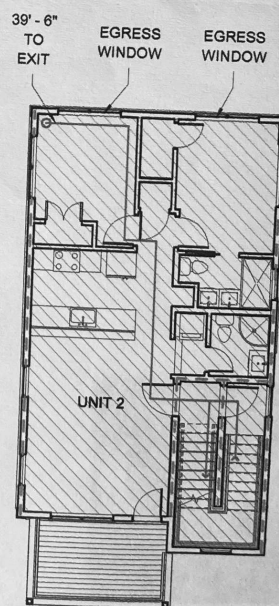
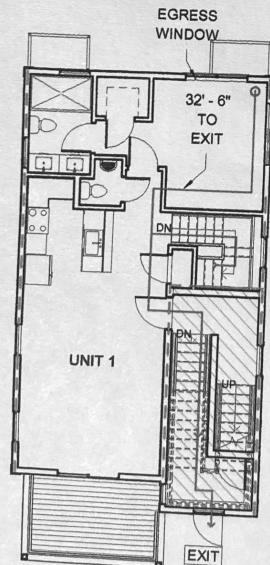
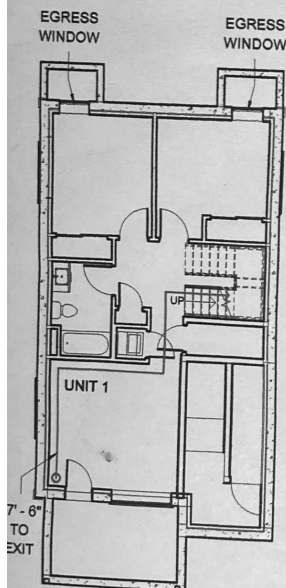
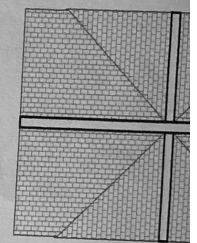
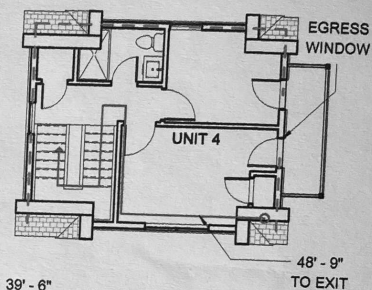
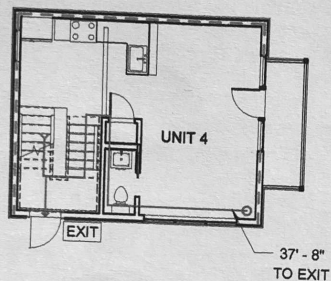
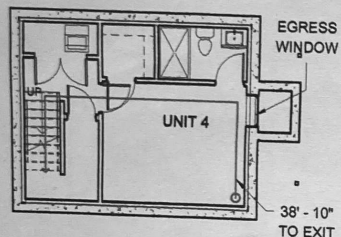
TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL WITHOUT SPRINKLER SYSTEM (FEET)	
		OCCUPANT LOAD	WITH SPRINKLER SYSTEM
R-2	10	OL ≤ 30	OL ≤ 30
		NP	NP

TABLE 1006.3.2(1) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCY

STORY	OCCUPANCY	MAXIMUM OCCUPANTS (OR DWELLING UNITS) PER FLOOR AND TRAVEL DISTANCE
FIRST, SECOND & THIRD STORY	R-2	(UNIT 1, 2, & 3) 4 DWELLING UNITS AND 125 FEET

MAX TRAVEL DISTANCE = 69'-9"



CODE REVIEW - BASEMENT LOT A
1/8" = 1'-0"

3 CODE REVIEW - 1ST FL LOT A
1/8" = 1'-0"

4 CODE REVIEW - 2ND FL LOT A
1/8" = 1'-0"

5 CODE REVIEW - 3RD FL LOT A
1/8" = 1'-0"





