

POTENTIAL GSF	
BASEMENT	1,005 SF
1ST	1,005 SF
2ND	1,005 SF
ATTIC	800 SF
TOTAL	3,815 SF +/-

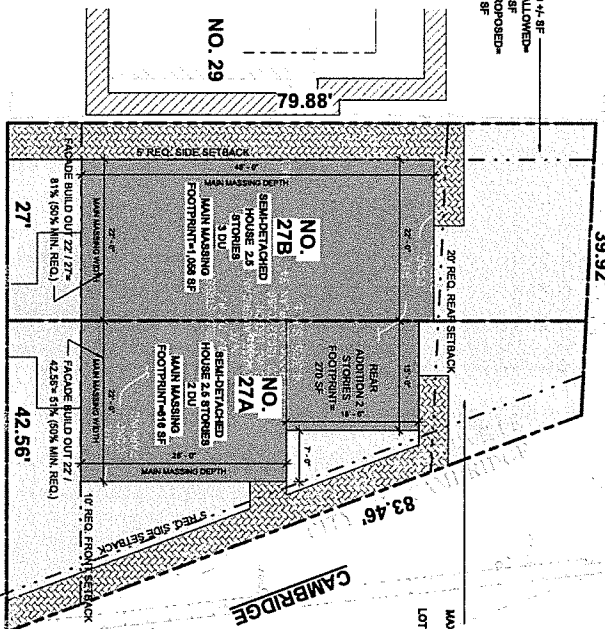
UP TO 3 UNITS PERMITTED ON EACH LOT, HOWEVER LOT 27A GSF IS A BETTER FIT FOR 2 UNITS, LOT 27B COULD ALSO BE A GOOD FIT FOR 2 UNITS.

SPLIT LOT
"BQ. RIGHT"
3 units / lot
2.5 stories

CONSIDER NOT PROPOSING A BASEMENT DUE TO HIGH MARKET VALUE ON THIS STREET

LOT 27A - 2,138 +/- SF
MAX. COVERAGE ALLOWED - 60% / 1,283 SF
LOT COVER - 63% / 1,148 SF

LOT 27B - 2,138 +/- SF
MAX. COVERAGE ALLOWED - 60% / 1,283 SF
LOT COVER - 48% / 878 SF



SITE PLAN LEGEND	
	PROPOSED FOOTPRINT
	LANDSCAPE
	PAVERS
	REQUIRED SETBACKS

NOTE: THESE PLANS ARE FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PRESENCE OF PLANS SHALL NOT BE USED ON THE FIELD UNDER ANY CIRCUMSTANCES. ALL SETBACKS AND DISTANCES SHALL PROVIDE AN OFFICIAL CERTIFIED FOOT PLAN.

PROJECT NAME	27 SPRINGFIELD ST. RESIDENCES
PROJECT ADDRESS	27 SPRINGFIELD ST SOMERVILLE, MA
CLIENT	JOSH FETTERMAN

KDI ARCHITECTURE
KHALSA DESIGN, INC.
17 WALTON STREET SUITE 400
SOMERVILLE, MA 02143
CONSULTANTS: (617) 891-8822

PROJECT NUMBER	2020-001	
DATE	03/12/2020	
DESIGNED BY	AS	
CHECKED BY	AS	
DATE	03/12/2020	
REVISIONS		
No.	Description	Date

ZONING SKETCH
SK-A1
27 SPRINGFIELD ST.
RESIDENCES

1ST FLOOR
1/8" = 1'-0"