

| Architectural Drawing List | | |
|----------------------------|--|------------------|
| Sheet Number | Sheet Name | Sheet Issue Date |
| A-000 | Cover Sheet | 06/13/19 |
| C-1 | Proposed Civil | 06/13/19 |
| L-1 | Landscape | 06/13/19 |
| A-010 | Bldg A - Code Review & Egress Calculations | 06/13/19 |
| A-019 | Existing Conditions | 08/22/19 |
| A-020 | Architectural Site Plan | 06/13/19 |
| A-102 | 11 R - BASEMENT AND FIRST FLOOR PLANS | 06/13/19 |
| A-103 | 11 R - 2nd AND ROOF PLANS | 06/13/19 |
| A-104 | AREA PLANS | 06/13/19 |
| A-301 | 11 R ELEVATIONS | 06/13/19 |
| AV | Perspectives | 06/13/19 |



PROJECT NAME

DANE STREET RESIDENCES

PROJECT ADDRESS

11R DANE ST,
SOMERVILLE, MA 02143

CLIENT

7-11 Dane st LLC.

ARCHITECT

DESIGN

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

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REGISTRATION

| | |
|----------------|------------|
| Project number | 19048 |
| Date | 08-22-2019 |
| Drawn by | AK |
| Checked by | JSK |
| Scale | |

REVISIONS

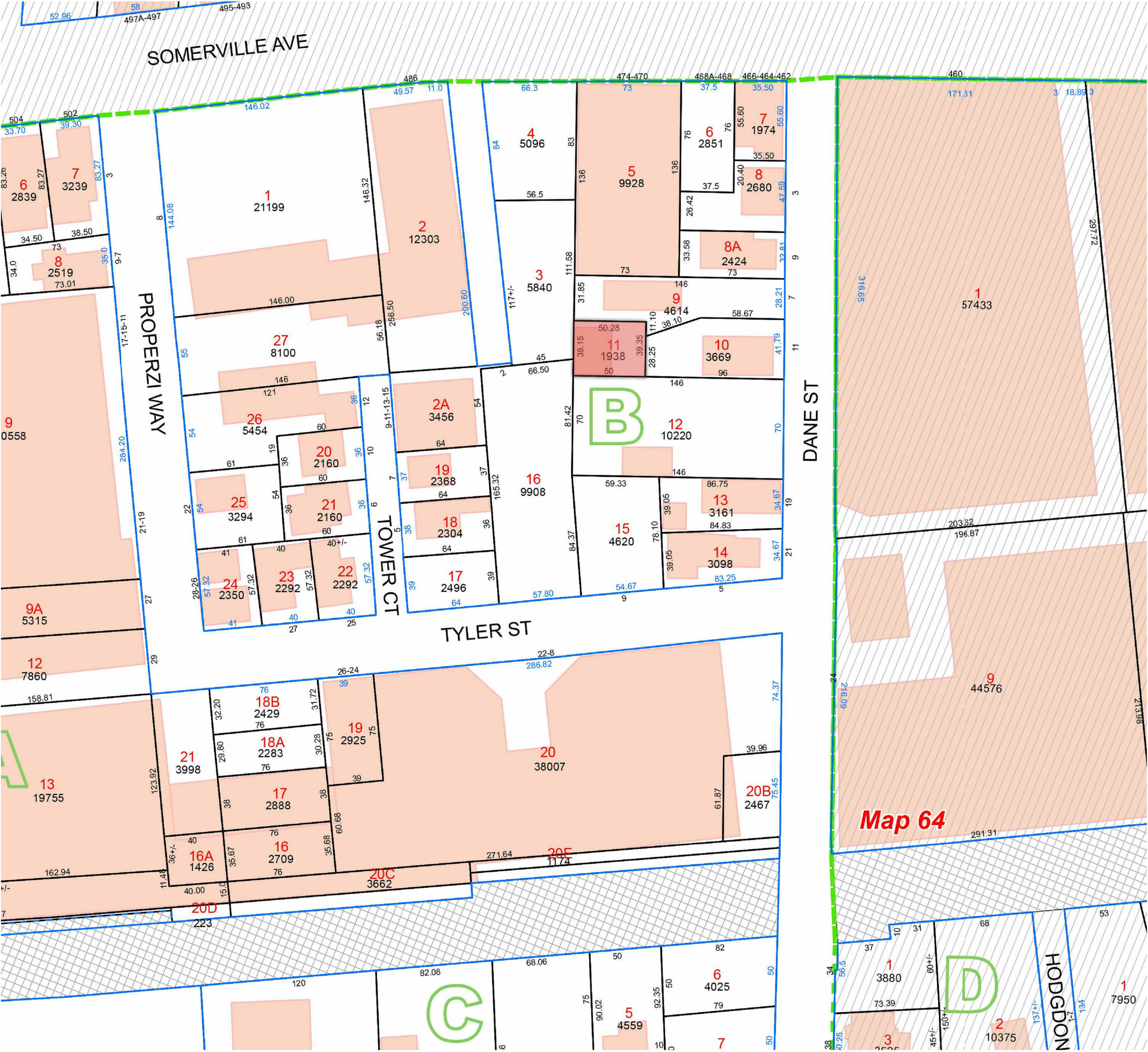
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Cover Sheet

A-000

DANE STREET RESIDENCES

LOCUS MAP



PROJECT:
11 R DANE STREET
RESIDENCES
SD SET
08-22-2019

PROJECT ADDRESS:
7-11 DANE STREET
SOMERVILLE
MASSACHUSETTS, 02143

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

CLIENT
7-11 Dane St. LLC
ADDRESS:
P.O.BOX 610312,
NEWTON MA 02461

MEP ENGINEER

ADDRESS:

STRUCTURAL

ADDRESS:

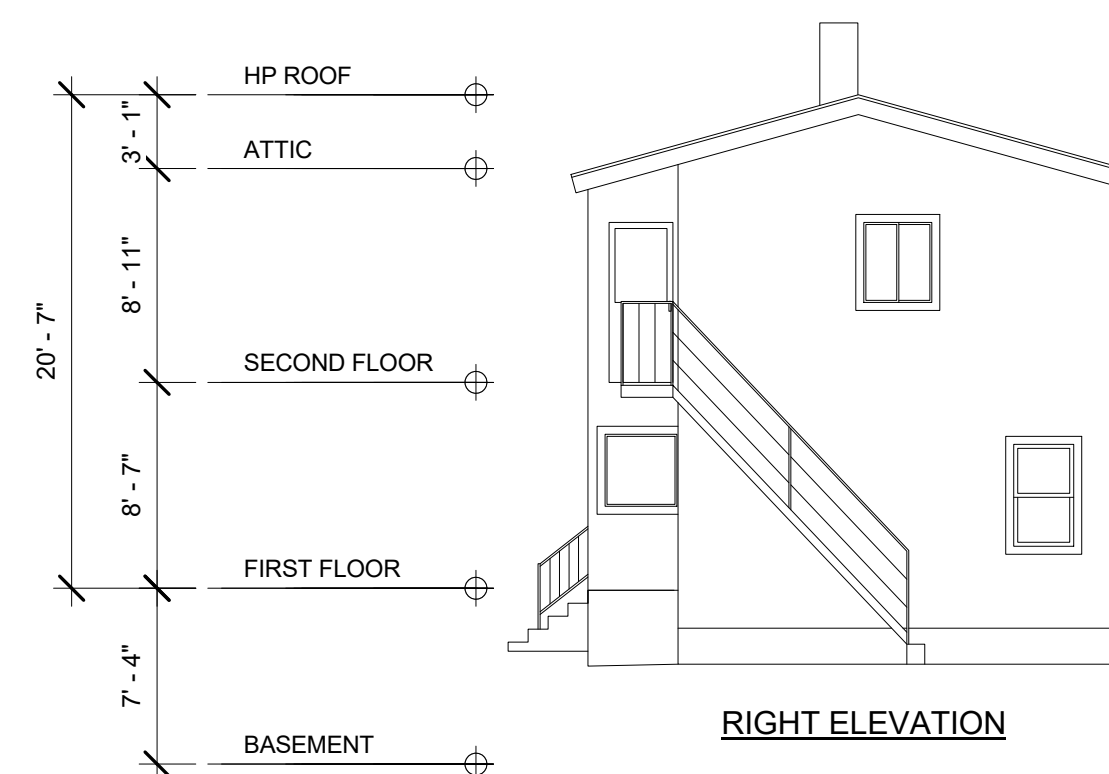
DANE STREET RESIDENCES

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ARCHITECT



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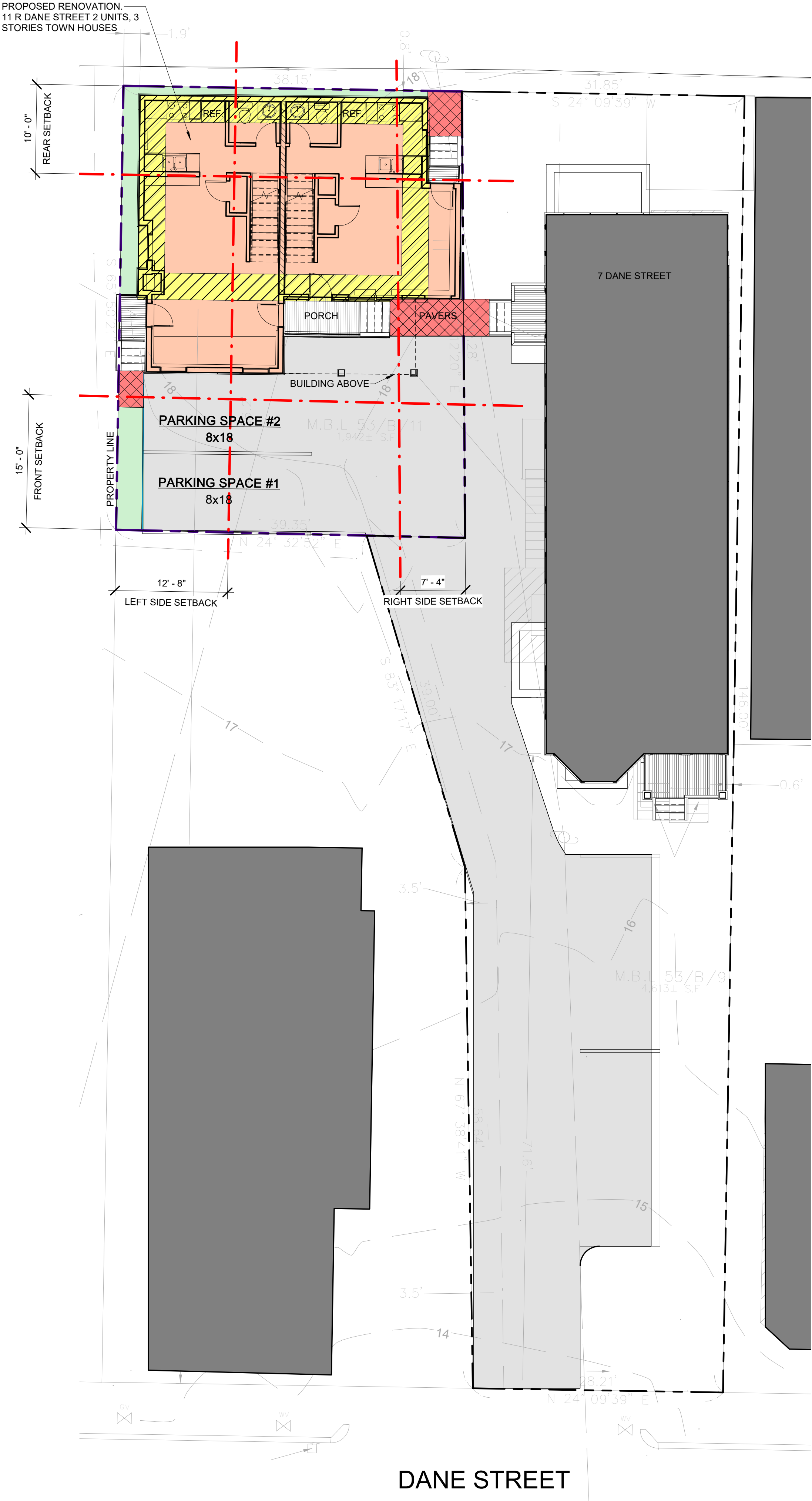
Existing Conditions

A-019

DANE STREET RESIDENCES

| ZONING DIMENSIONAL TABLE: | | | | | |
|-----------------------------|-----------------------------|---|-------------------------|-------------------------|----------------------|
| | ALLOWED / REQUIRED | | EXISTING | PROPOSED | COMPLIANCE |
| ZONE | RC | | | | |
| USE | RESIDENTIAL | | RESIDENTAIL/ 2 UNITS | RESIDENTAIL/ 2 UNITS | COMPLIES |
| MIN LOT SIZE | 7,500 SF | | 1,942 SF +/- | 1,942 SF +/- | PRE-EXIST. NO CHANGE |
| MIN LOT ARE PER DWELLING | 875 SF / DU | 1,942 SF / 875 = 2 UNITS ALLOWED | 2 UNITS | 2 UNITS | COMPLIES |
| MAX GROUND COVERAGE | 70% / 1,358 SF | | 40% / 782 SF | 47% / 910 SF | COMPLIES |
| LANDSCAPE AREA | 25% / 485 SF | | 15% / 300 SF | 10% / 201 SF | DOES NOT COMPLY |
| MAX FLOOR AREA RATIO (FAR) | 2.0 / 3,882 SF | | 1.08 / 2100 SF | 1.2 / 2,332 SF | COMPLIES |
| MAX BUILDING HEIGHT | 3 ST / 40' - 0" | | 2 ST / 23' - 8" | 3 ST / 32 -11" | COMPLIES |
| MIN. YARD SETBACKS | | | | | |
| FRONT | 15'-0" | <div>RIGHT SETBACK CALCULATION:</div> <div>50 - 12 = 38'-0"</div> <div>38 x 1" = 3'2"</div> <div>10' - 3'2" = 6'10"+6"</div> <div>=7'4"</div> <div>LEFT SETBACK CALCULATION:</div> <div>7'4" - 20'0"= 12'8"</div> | 26'-0" | 18'-0" | COMPLIES |
| LEFT SIDE | 3 STORY: 10'-0" SUM 20'-0"; | | 1'-9" | 1'-9" | PRE-EXIST./NO CHANGE |
| RIGHT SIDE | 3 STORY: 10'-0" SUM 20'-0"; | | 3'-6" | 0'-0" | DOES NOT COMPLY |
| REAR | 10'-0" | | 0'-9" | 0'-9" | PRE-EXIST./NO CHANGE |
| MIN FRONTAGE | 50' - 0" | | 12'-0" | 12'-0" | PRE-EXIST/ NO CHANGE |
| PERVIOUS AREA, MIN % OF LOT | 30% / 582 SF | | 18% / 350 SF | 12% / 236 SF | DOES NOT COMPLY |
| PARKING REQUIREMENTS | 1/D.U. | | 2 SPACES | 2 SPACES | PRE-EXIST/ NO CHANGE |
| BICYCLE PARKING | | | 0 SPACES | 0 SPACES | PRE-EXIST/ NO CHANGE |

| KEY | |
|-------------|---------------------------------------|
| <div></div> | EXISTING BUILDINGS |
| <div></div> | 11 R DANE. PROPOSED 3 STORIE BUILDING |
| <div></div> | LANDSCAPE AREA |
| <div></div> | PERVIOUS AREA |
| <div></div> | SETBACK LINE |
| <div></div> | PROPERTY LINE |
| <div></div> | EXISTING BUILDING FOOTPRINT |



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

PROJECT NAME

DANE STREET
RESIDENCES

PROJECT ADDRESS

11R DANE ST,
SOMERVILLE, MA 02143

CLIENT

7-11 Dane st LLC.

ARCHITECT

DESIGN

KHALSA

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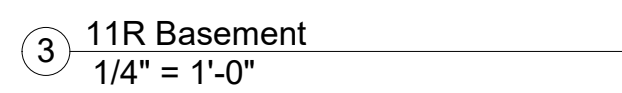
| REGISTRATION | | |
|----------------|--------------|--|
| Project number | 19048 | |
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| Checked by | JSK | |
| Scale | As indicated | |

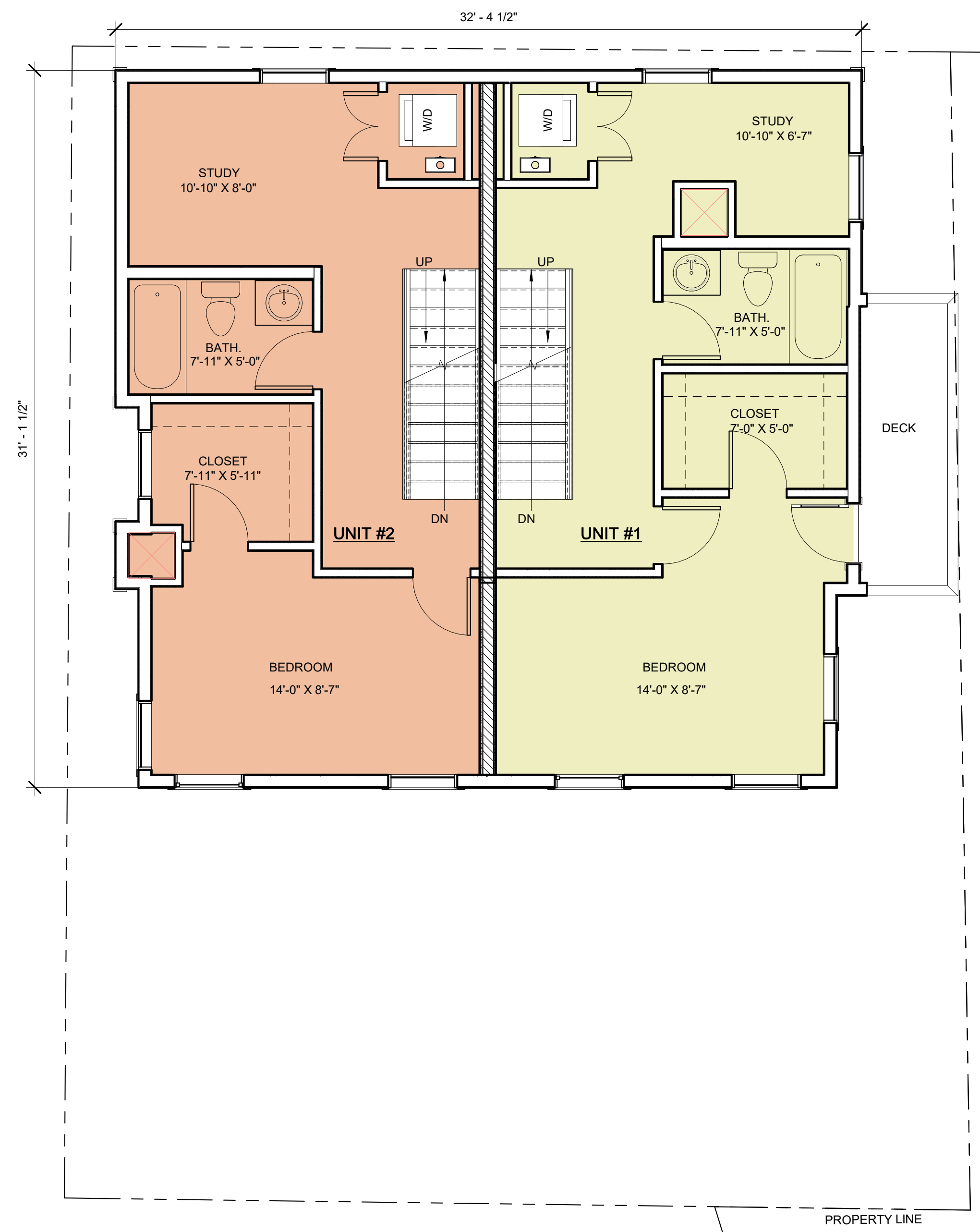
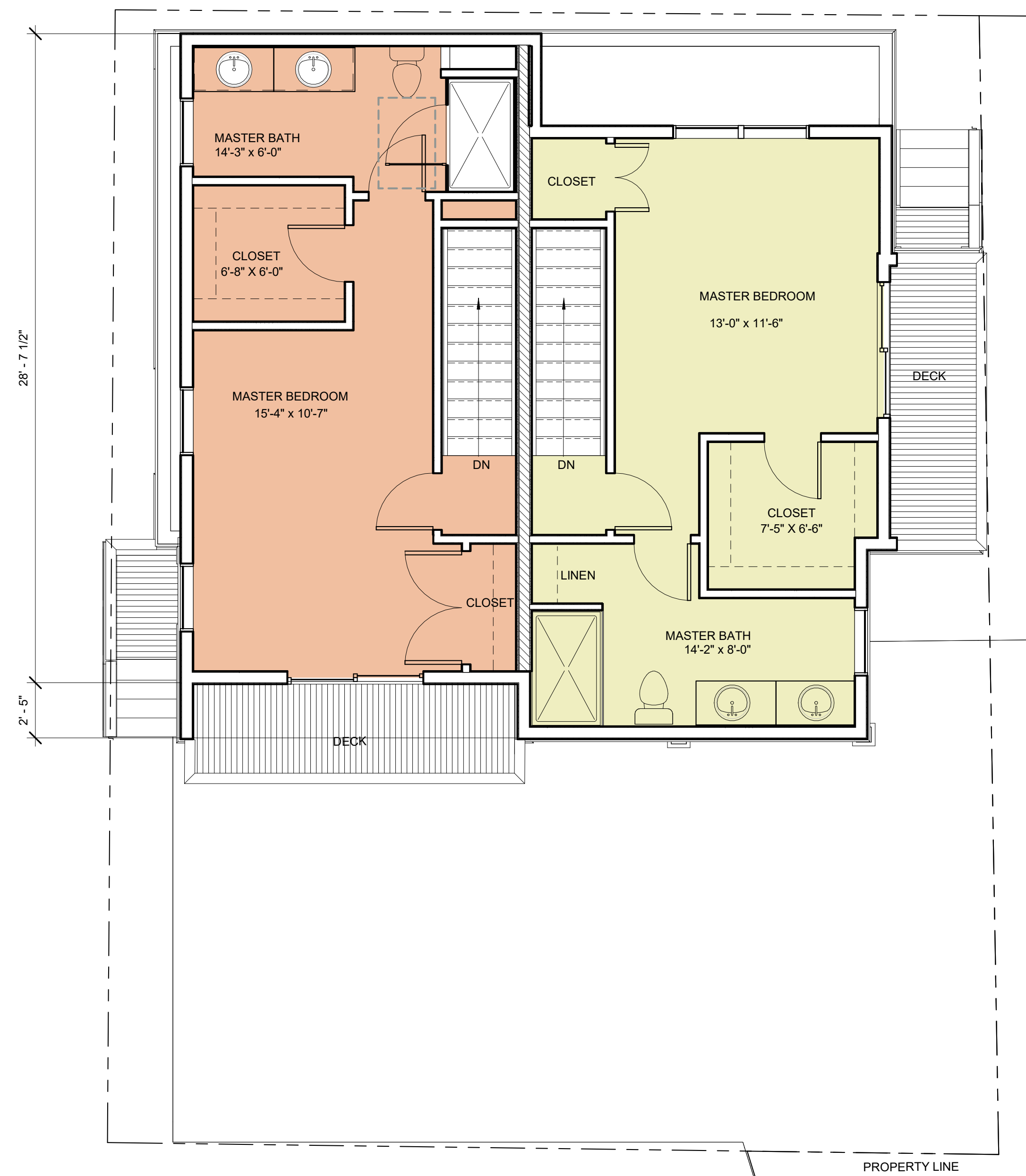
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Architectural Site
Plan

A-020

DANE STREET RESIDENCES





PROJECT NAME

DANE STREET RESIDENCES

PROJECT ADDRESS

11R DANE ST,
SOMERVILLE, MA 02143

CLIENT

7-11 Dane st LLC.

ARCHITECT



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REVISIONS

[illegible]

11R - 2nd AND ROOF PLANS

A-103

DANE STREET RESIDENCES

UNIT AREAS

| Area Schedule (UNIT AREA) | | |
|---------------------------|--------|---------|
| Level | Area | Name |
| 11R Basement | 350 SF | UNIT #1 |
| 11R 1st Floor | 412 SF | UNIT #1 |
| 11R 2nd Floor | 497 SF | UNIT #1 |
| 11R 3rd floor | 431 SF | UNIT #1 |
| UNIT #1: 4 | | 1690 SF |
| 11R Basement | 313 SF | UNIT #2 |
| 11R 1st Floor | 492 SF | UNIT #2 |
| 11R 2nd Floor | 490 SF | UNIT #2 |
| 11R 3rd floor | 439 SF | UNIT #2 |
| UNIT #2: 4 | | 1734 SF |
| Grand total: 8 | | 3425 SF |

FAR

| Area Schedule (FAR) | |
|---------------------|---------|
| Level | Area |
| 11R 1st Floor | 788 SF |
| 11R 2nd Floor | 744 SF |
| 11R 3rd floor | 650 SF |
| Grand total: 3 | 2181 SF |

GROSS FLOOR AREA

| Area Schedule (Gross Building) | |
|--------------------------------|---------|
| Level | Area |
| 11R Basement | 663 SF |
| 11R 1st Floor | 905 SF |
| 11R 2nd Floor | 987 SF |
| 11R 3rd floor | 871 SF |
| Grand total: 4 | 3425 SF |

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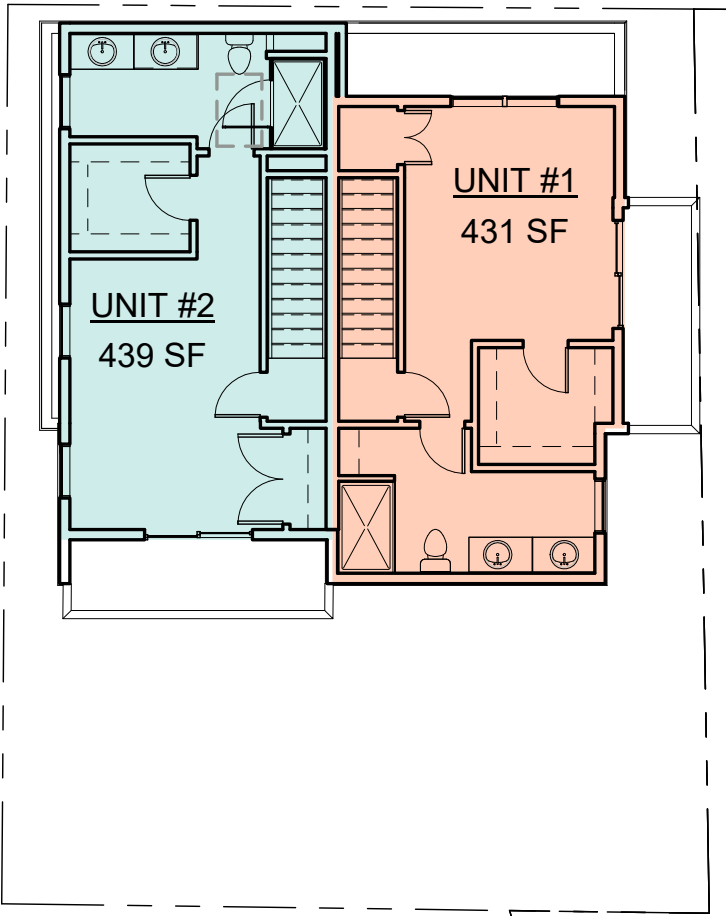
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| Scale | 3/32" = 1'-0" |

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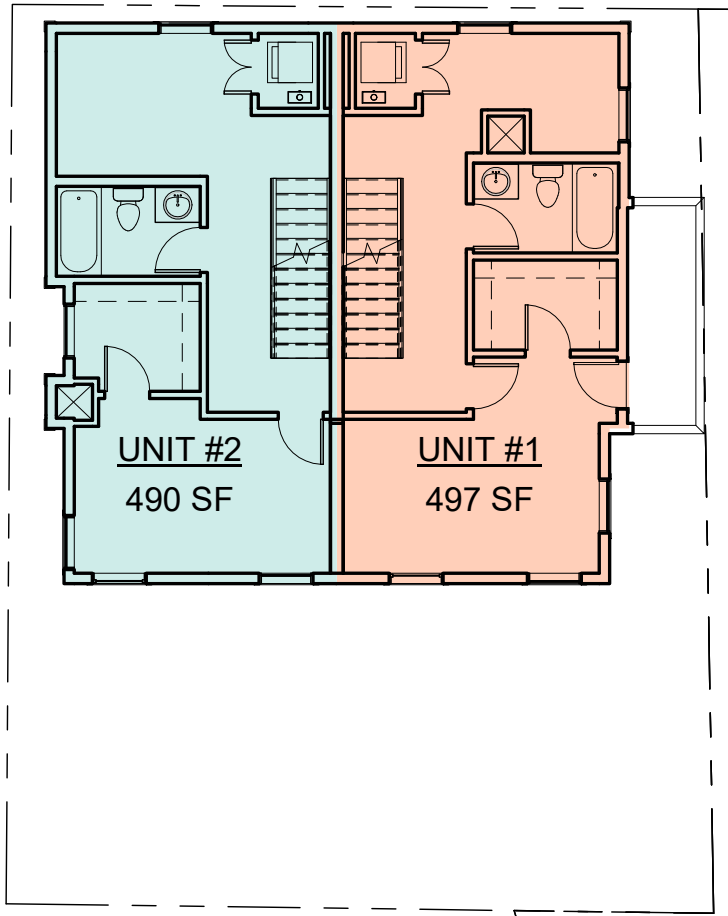
AREA PLANS

A-104

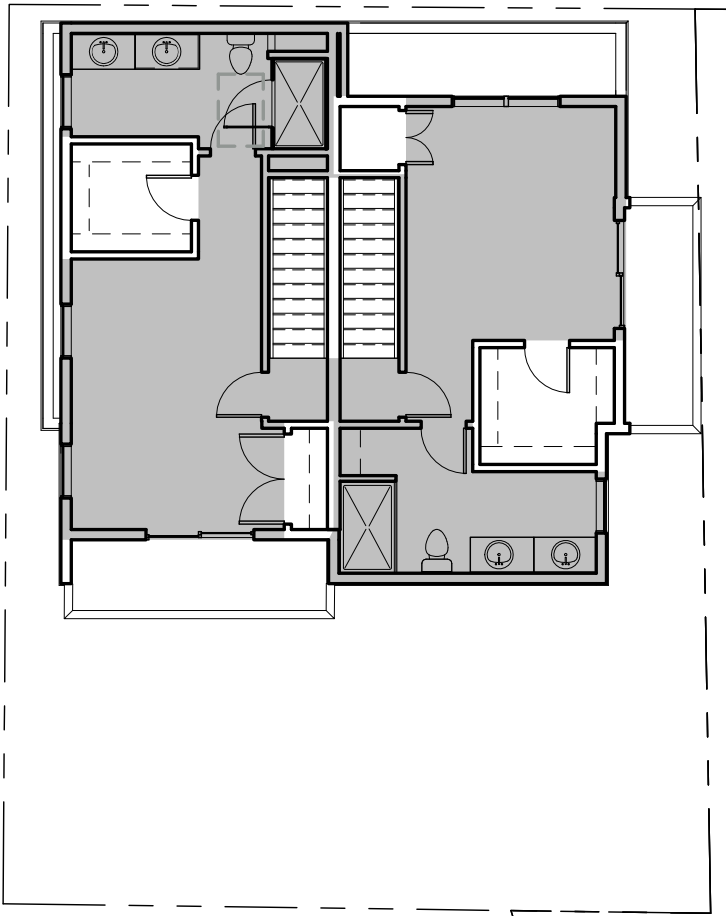
DANE STREET RESIDENCES



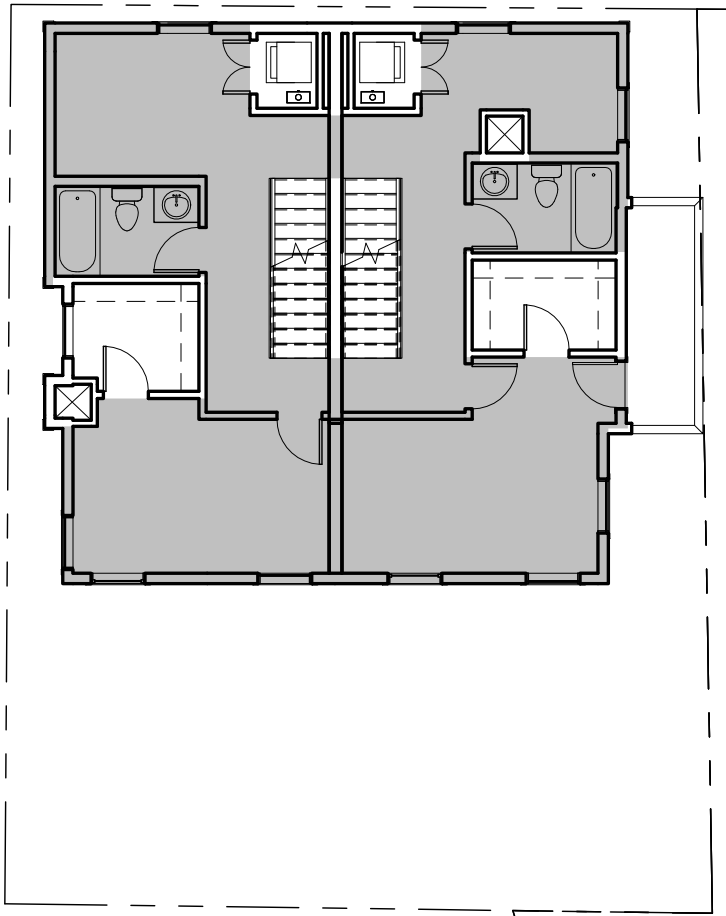
12 11R 3rd floor
3/32" = 1'-0"



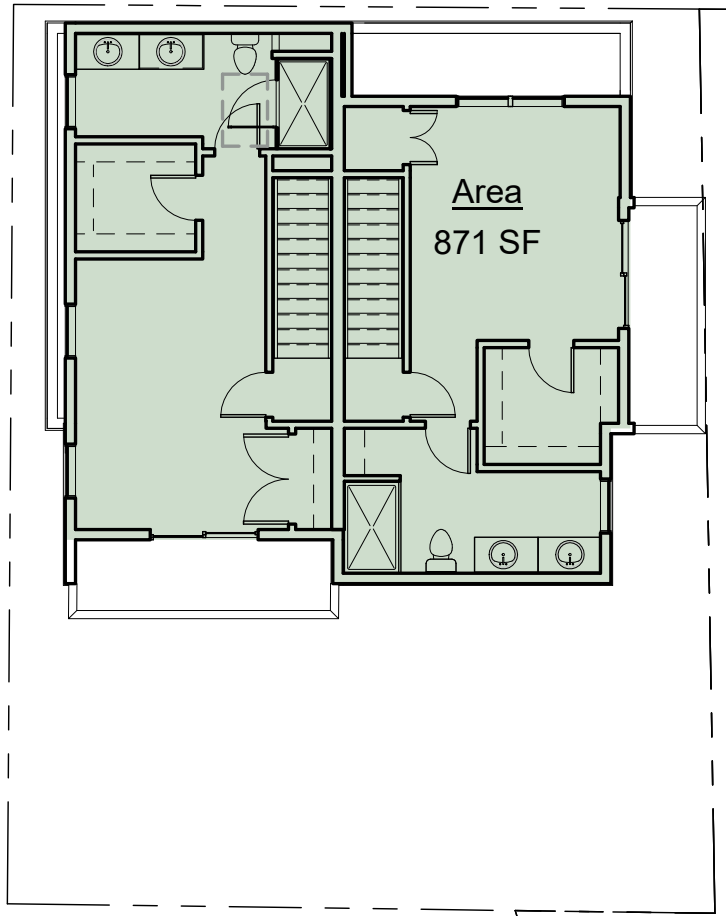
11 11R 2nd Floor
3/32" = 1'-0"



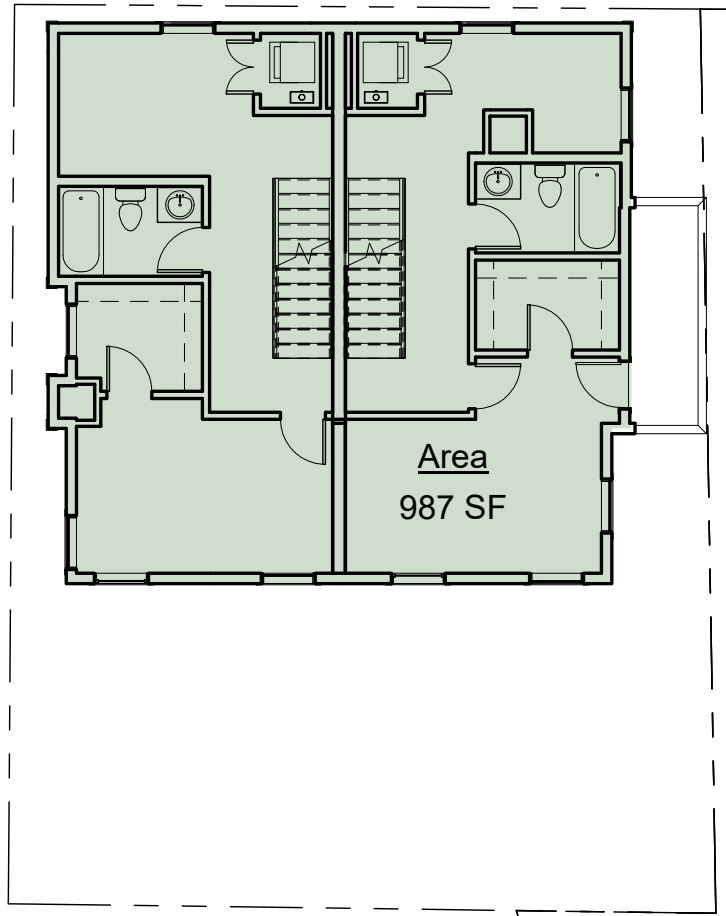
8 11R 3rd floor
3/32" = 1'-0"



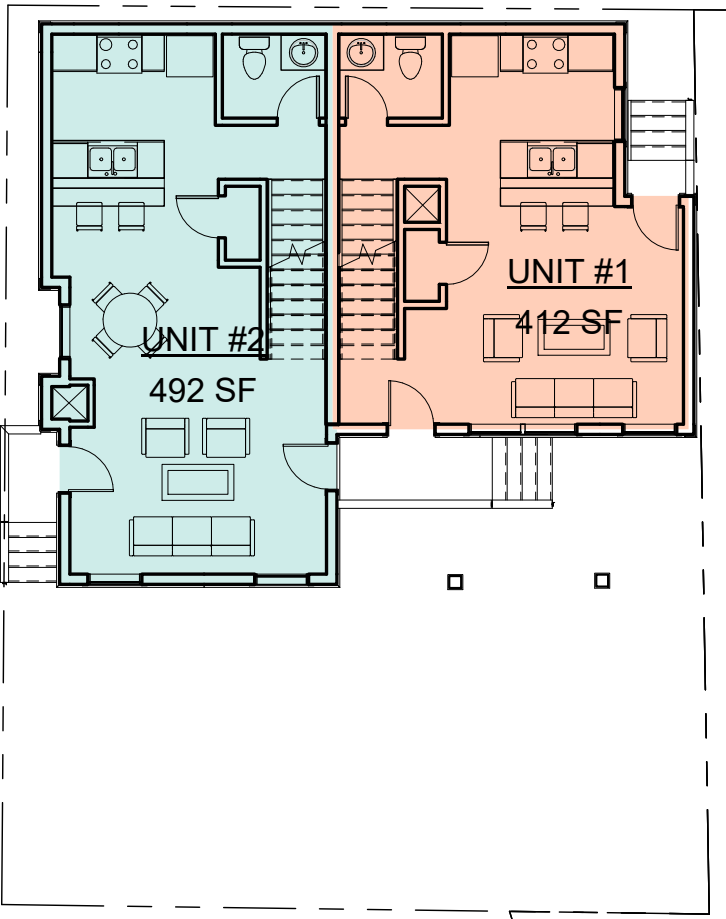
7 11R 2nd Floor
3/32" = 1'-0"



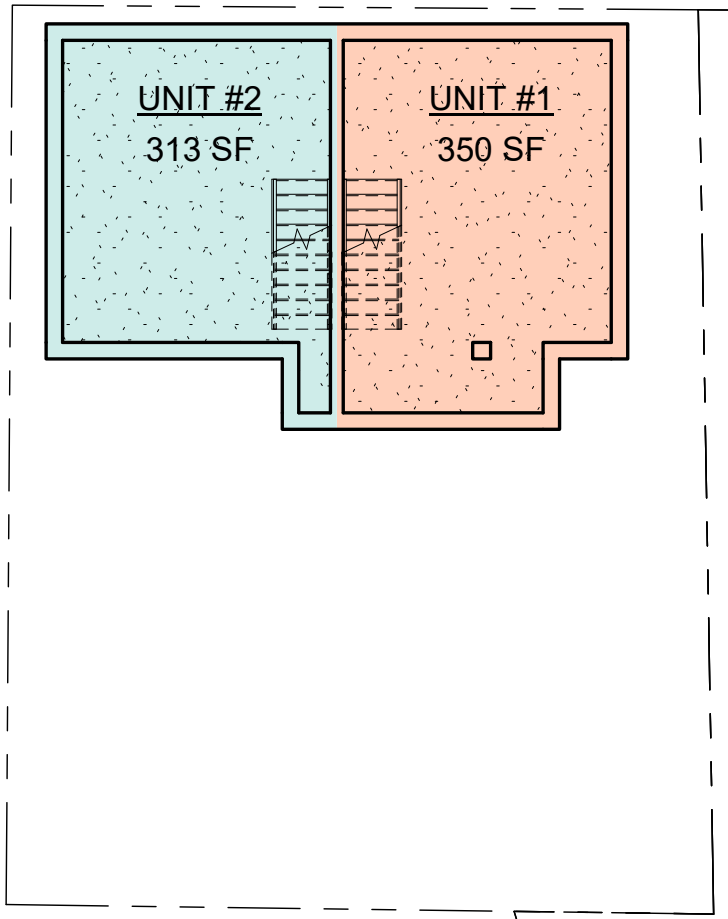
4 11R 3rd floor
3/32" = 1'-0"



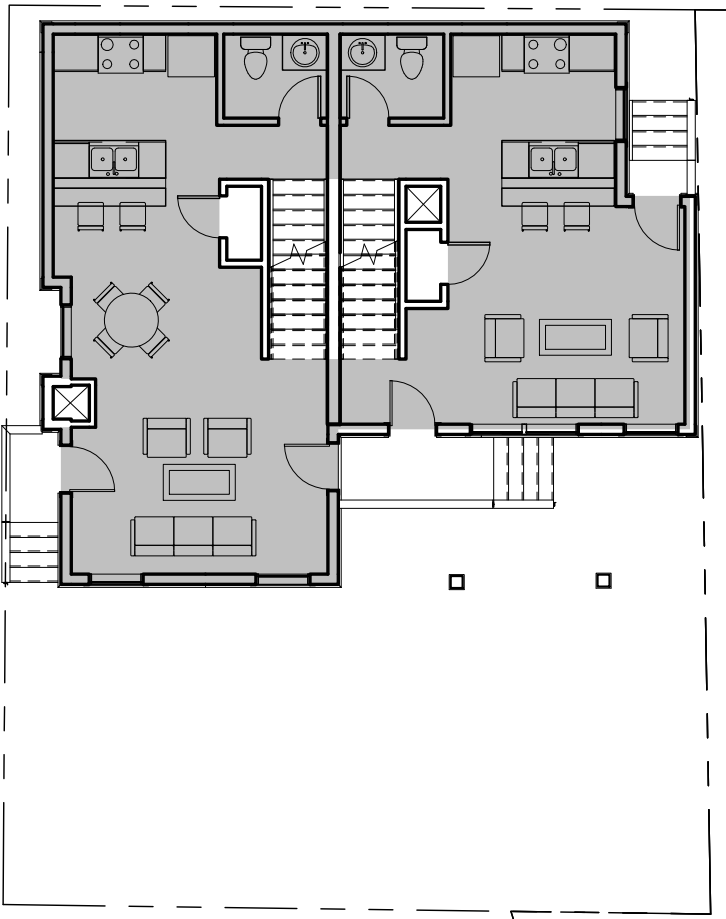
3 11R 2nd Floor
3/32" = 1'-0"



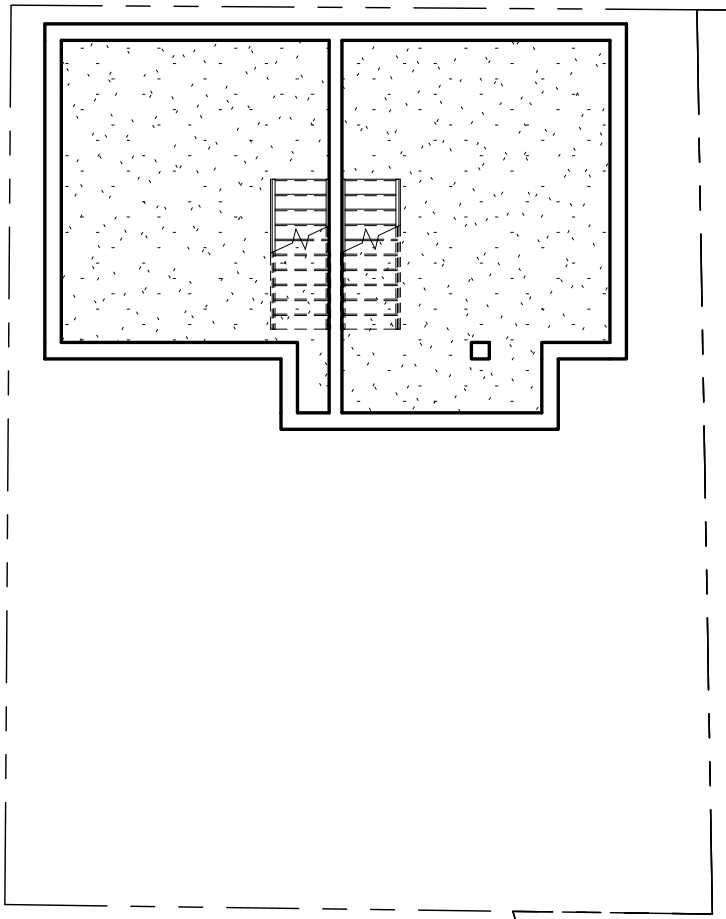
10 11R 1st Floor
3/32" = 1'-0"



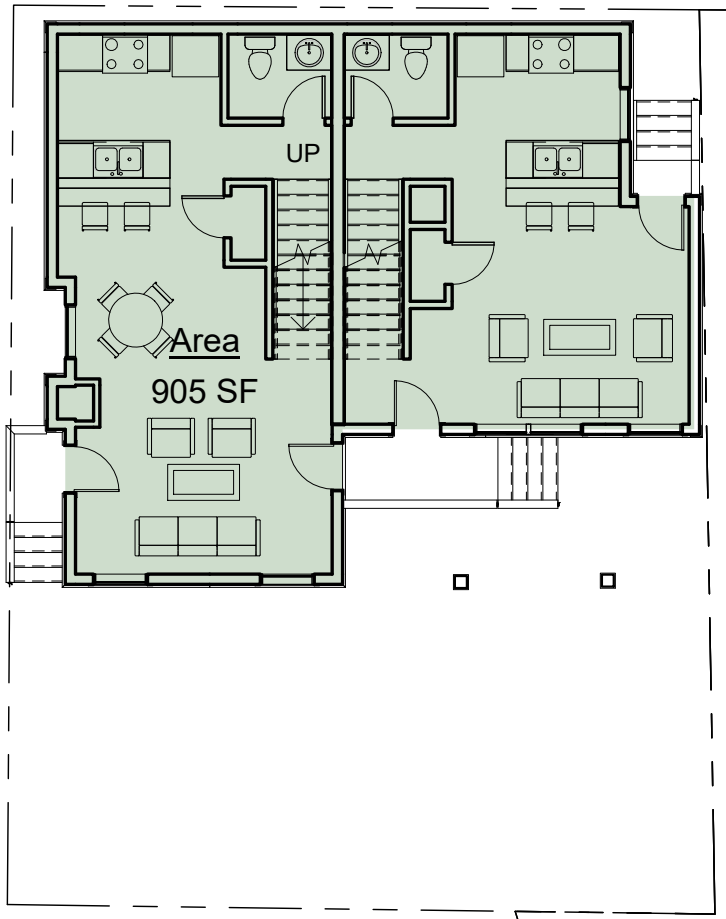
9 11R Basement
3/32" = 1'-0"



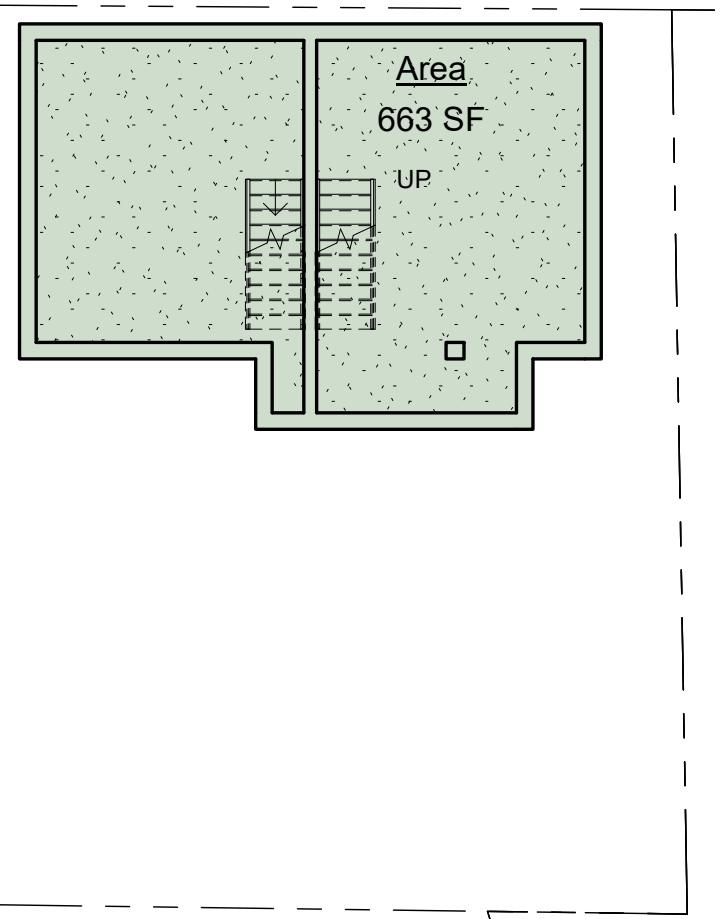
6 11R 1st floor
3/32" = 1'-0"



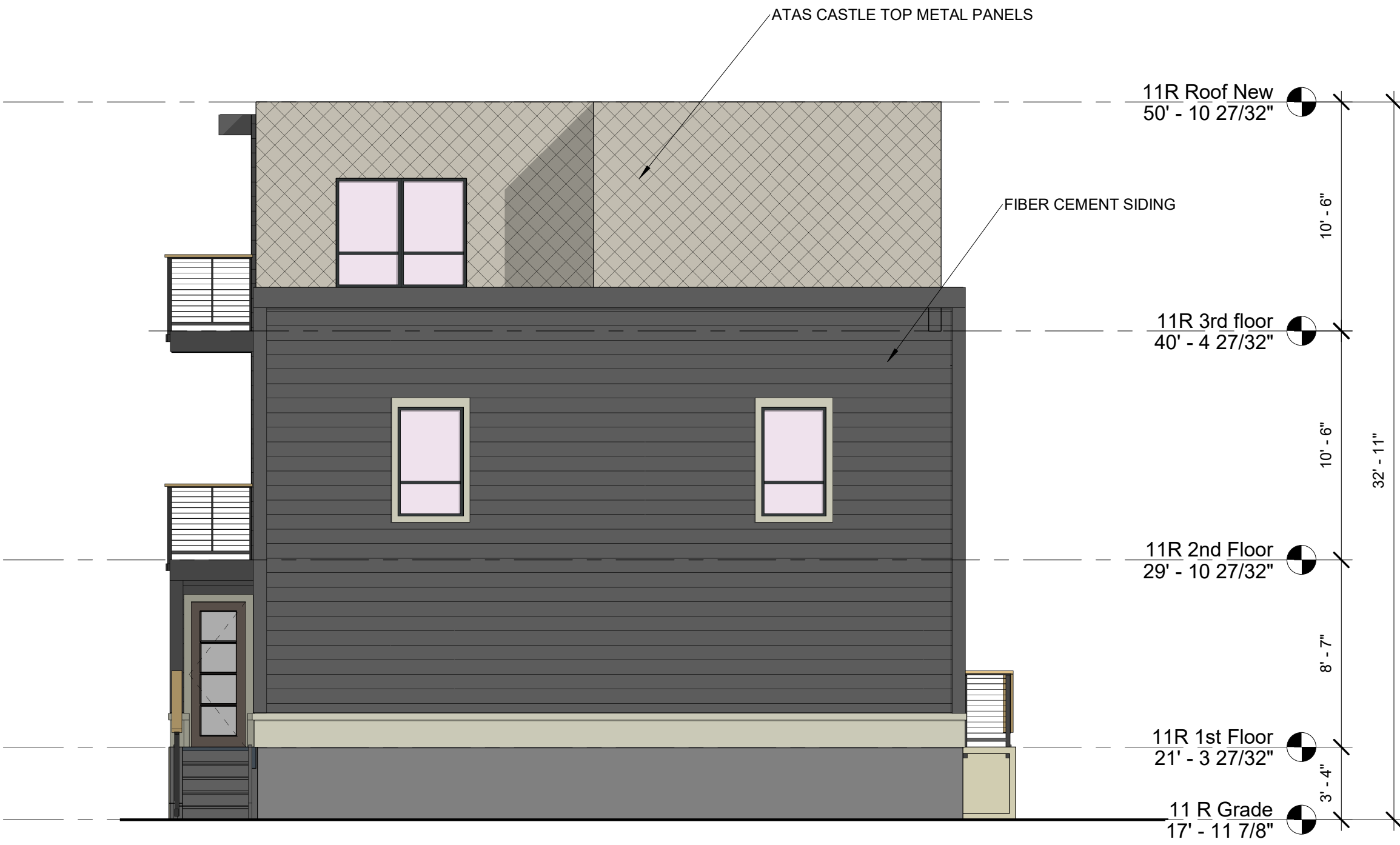
5 11R Basement
3/32" = 1'-0"



2 11R 1st Floor
3/32" = 1'-0"



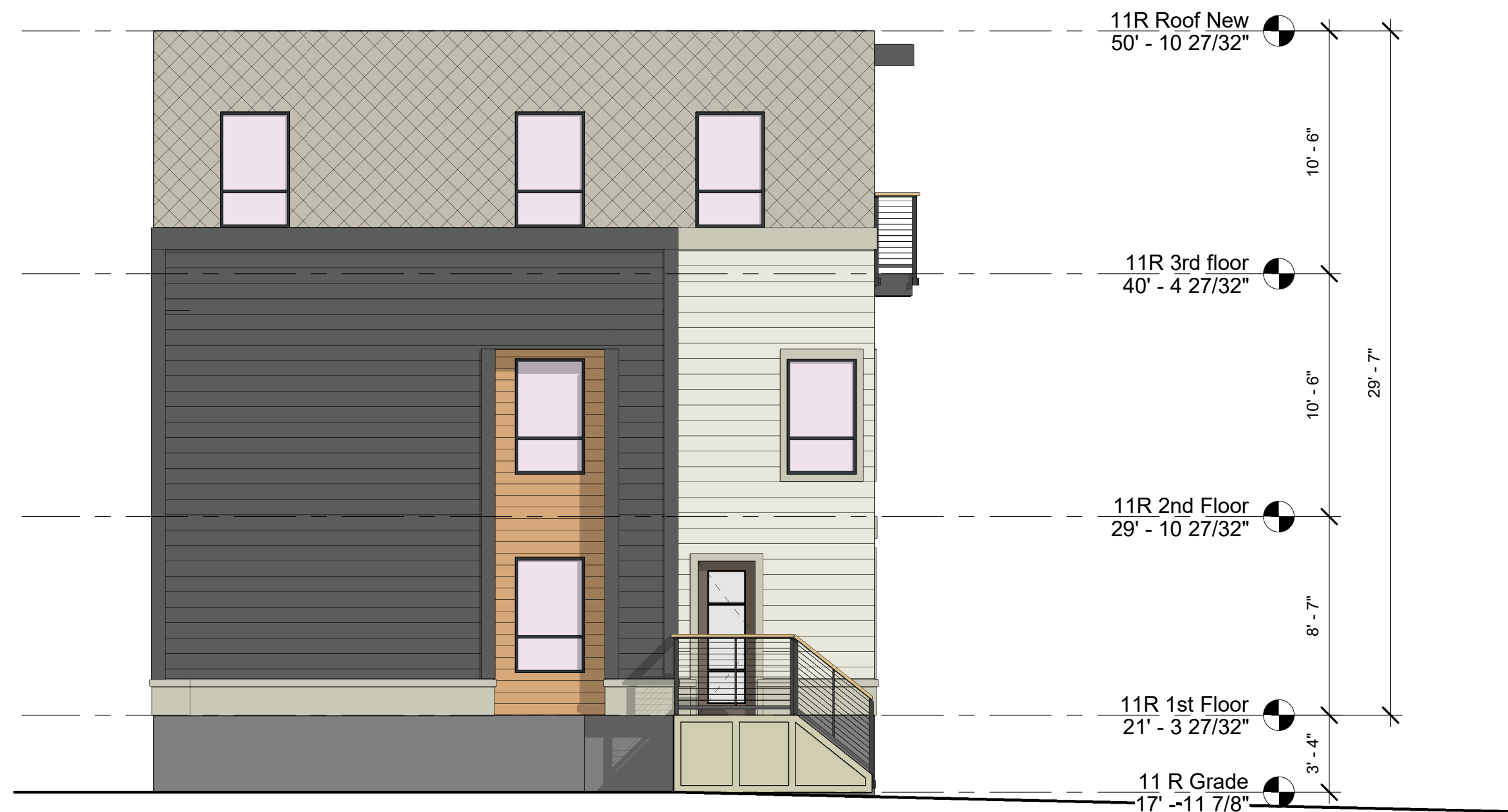
1 11R Basement
3/32" = 1'-0"



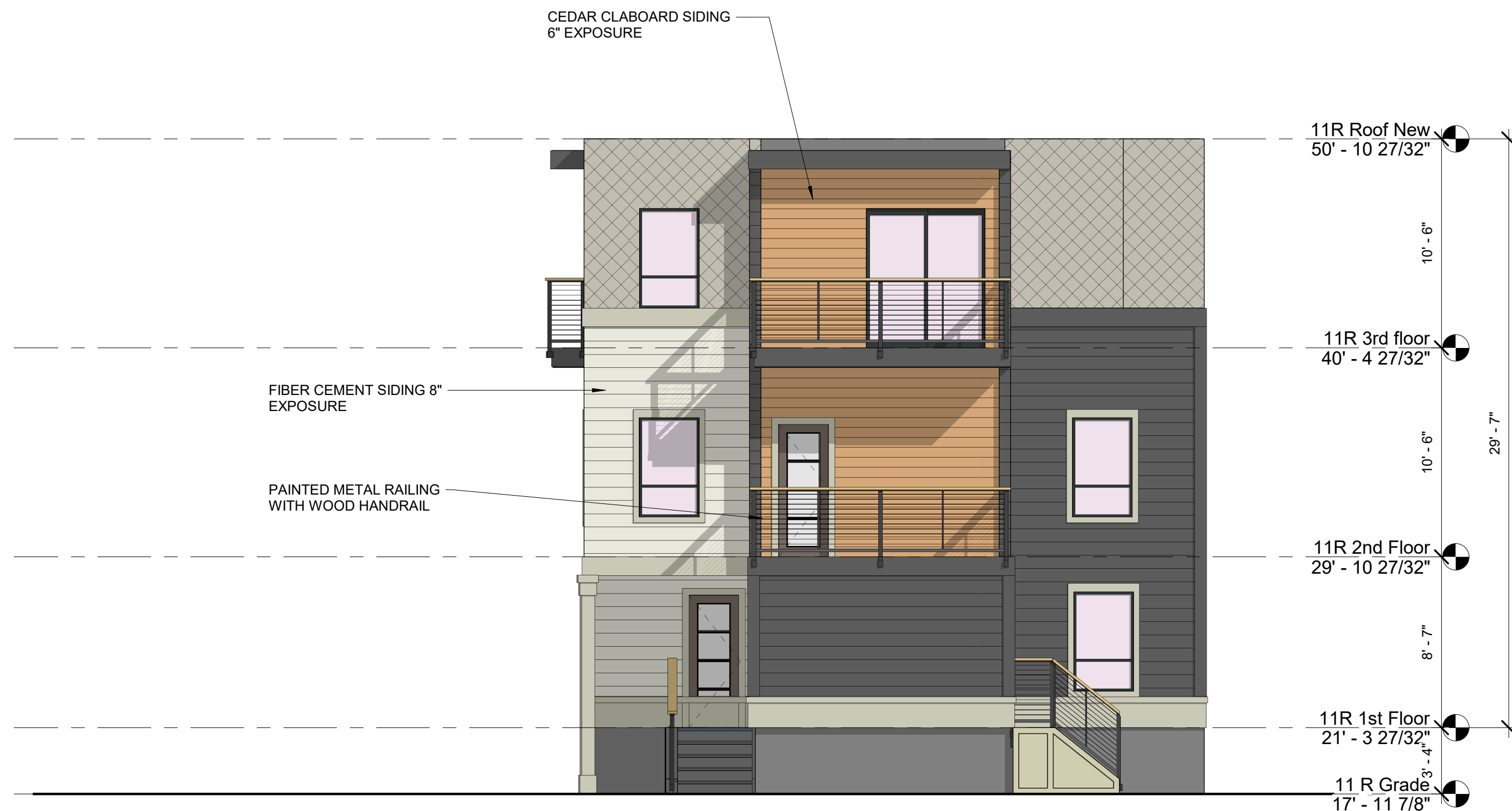
① Elevation A
3/16" = 1'-0"



② Elevation B
3/16" = 1'-0"



③ Elevation C
3/16" = 1'-0"



④ Elevation D
3/16" = 1'-0"

PROJECT NAME

**DANE STREET
RESIDENCES**

PROJECT ADDRESS

11R DANE ST,
SOMERVILLE, MA 02143

CLIENT

7-11 Dane st LLC.

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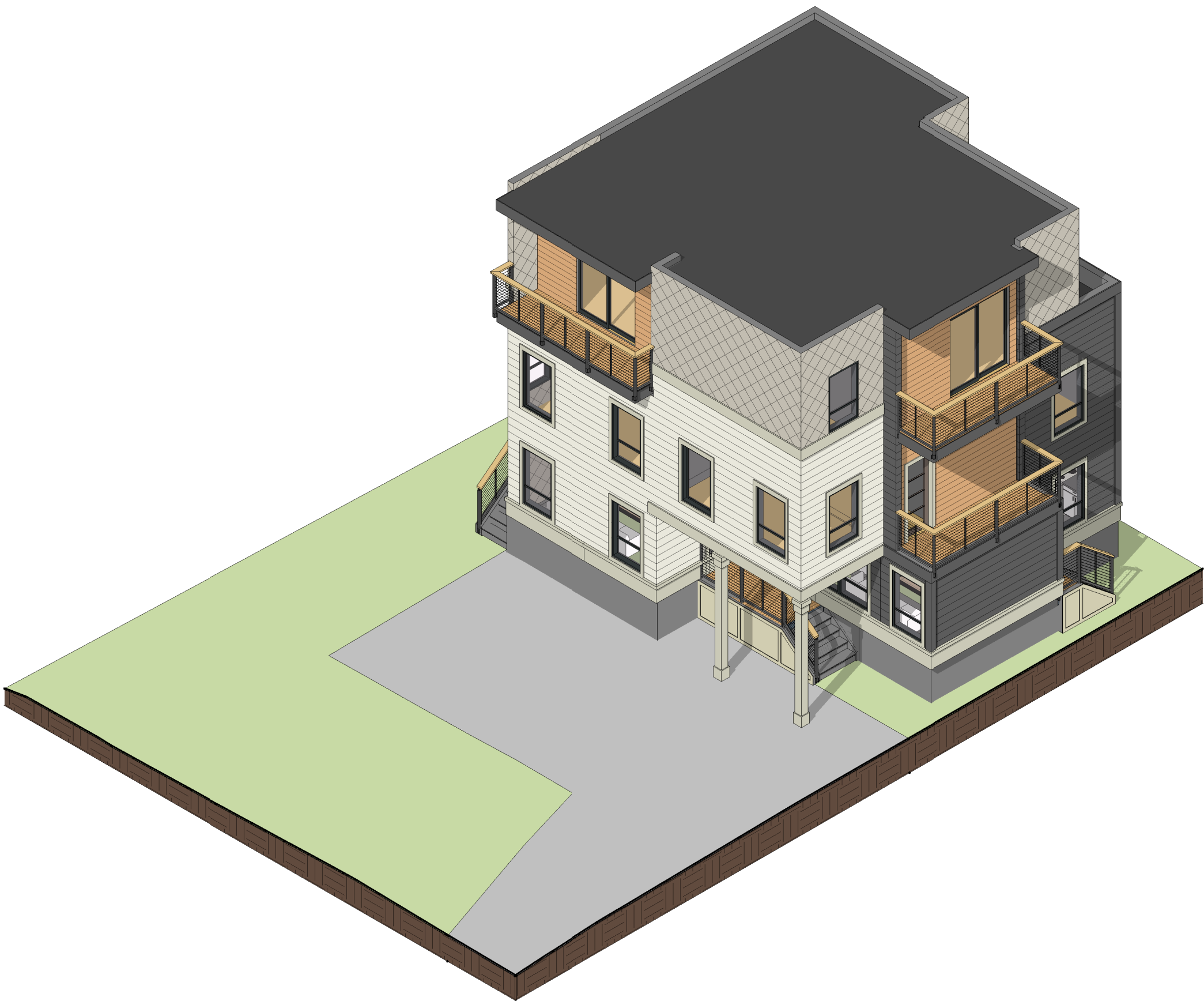
11R ELEVATIONS

A-301

DANE STREET RESIDENCES



PROPOSED VIEW FROM THE FRONT



TOWNHOUSE AXON VIEW

PROJECT NAME

DANE STREET RESIDENCES

PROJECT ADDRESS

11R DANE ST,
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Drawn byAuthor

Checked byChecker

Scale

| REVISIONS | | |
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| No. | Description | Date |
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Perspectives

AV

DANE STREET RESIDENCES