

Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	COVER SHEET	09/14/2017
EX-101	EXISTING PLANS AND ELEVATIONS	09/14/2017
A-020	ARCHITECTURAL SITE PLAN	09/14/2017
A-021	FAR SUMMARY	09/14/2017
A-100	PROPOSED FLOOR PLANS	09/14/2017
A-300	PROPOSED ELEVATIONS	09/14/2017



PROJECT NAME
Franklin Street Residences

PROJECT ADDRESS
57-59 Franklin Street
Somerville, MA 02152

CLIENT
JEL MATTOS

ARCHITECT

DESIGN

KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-591-8682 FAX 617-591-2086

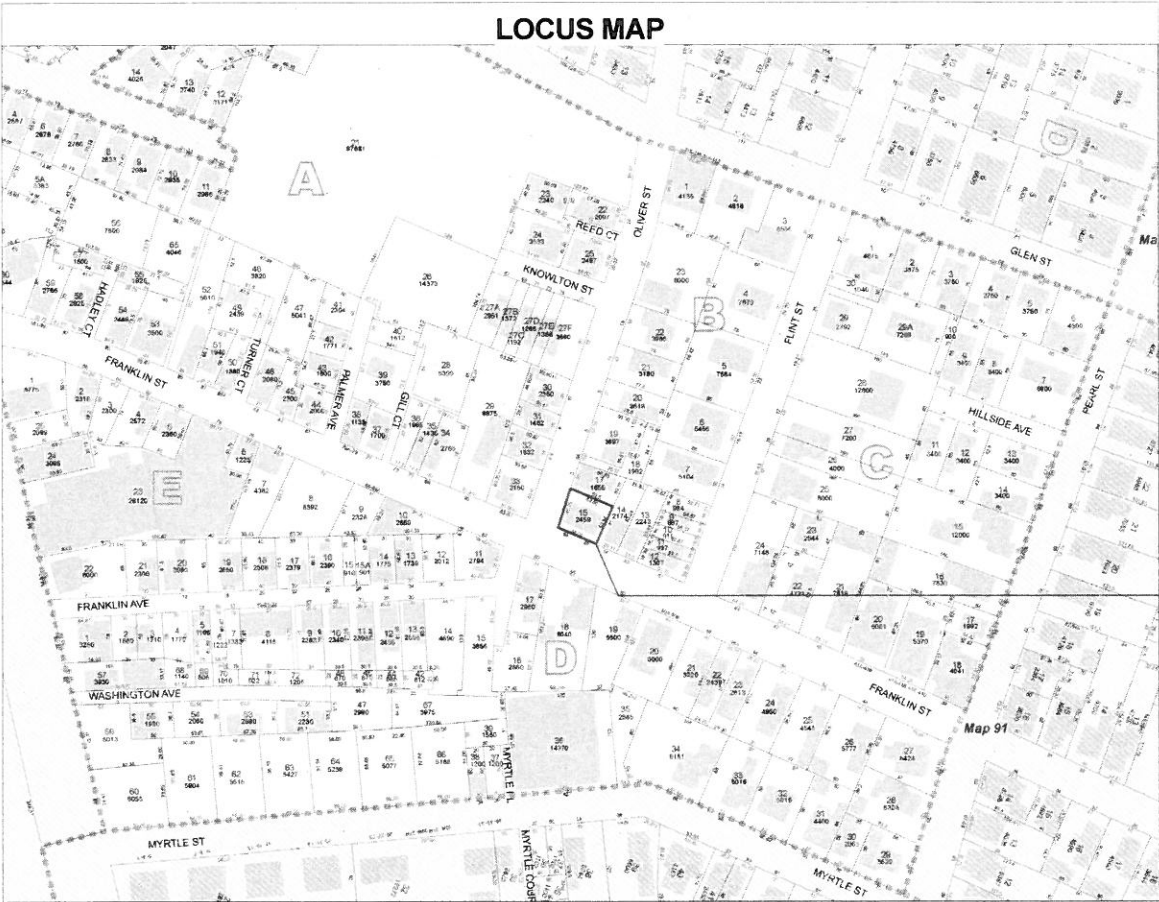
CONSULTANTS:

PROJECT: FRANKLIN STREET RESIDENCES

PROJECT ADDRESS:
57-59 FRANKLIN STREET
SOMERVILLE, MASSACHUSETTS

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

CLIENT
JEL MATTOS



57-59 FRANKLIN STREET,
SOMERVILLE

SD SET
09.14.2017

REGISTRATION

Project number 17096
Date 09/14/2017
Drawn by VM
Checked by JSK
Scale 1/2" = 1'-0"

REVISIONS

No.	Description	Date

COVER SHEET

A-000
Franklin Street Residences

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 22, 2017 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0439E
EFFECTIVE DATE: 06/04/2010

REFERENCES:
OWNER OF RECORD:
57-59 FRANKLIN 02145, LLC
275 MAIN STREET
BOSTON, MA 02129

DEED: BK 68460; PG 80
PLAN: BK 1929; PG END
PL BK 10; PL 43
PL BK 344; PL 19
LCC: 20622-A

NOTES:
PARCEL ID: 104-B-15



BOSTON

SURVEY, INC.

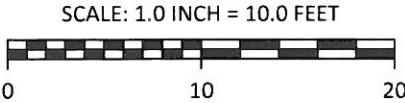
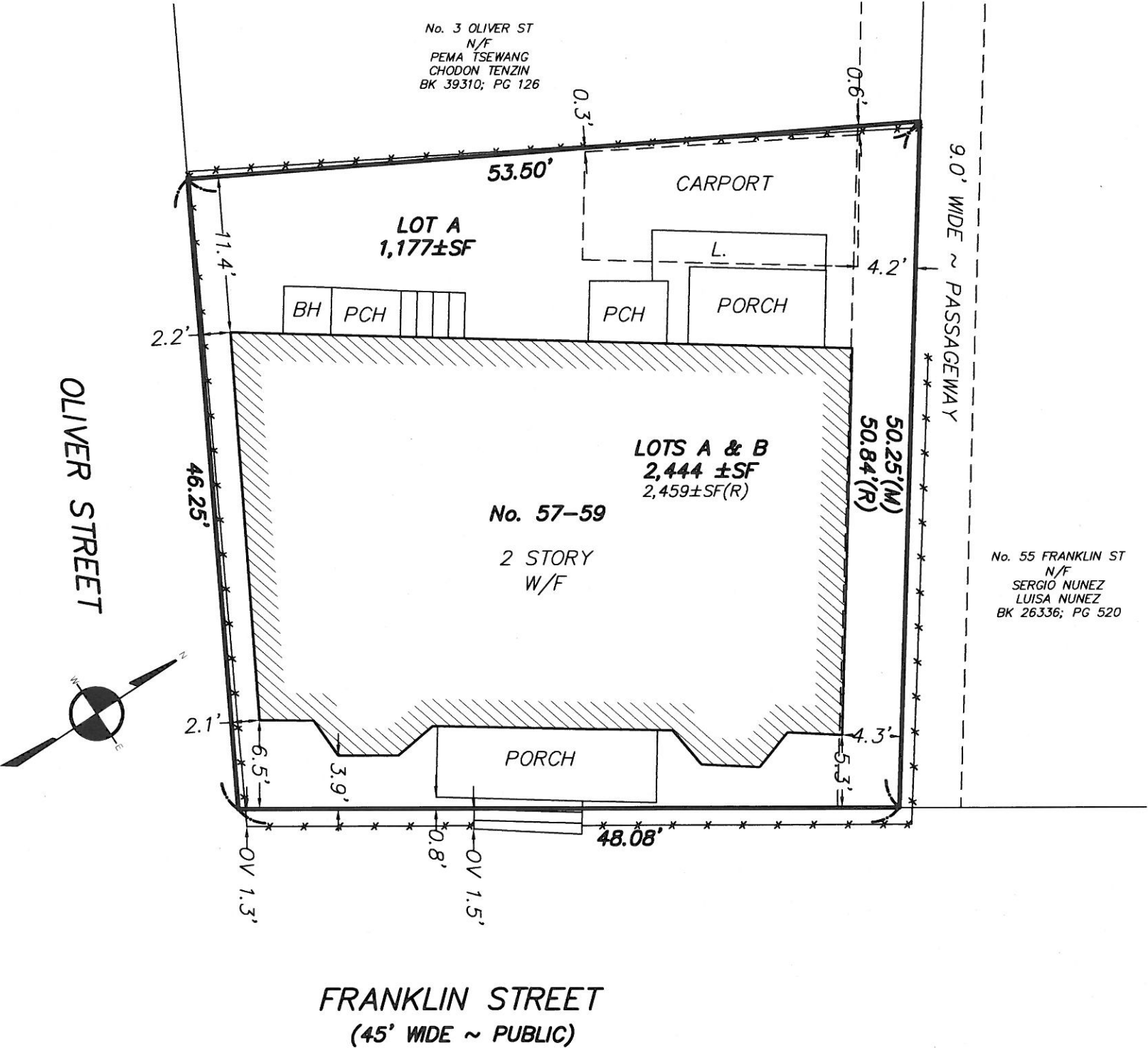
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

CERTIFIED PLOT PLAN

LOCATED AT

57-59 FRANKLIN STREET

SOMERVILLE, MA



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	05/01/17
JOB #	17-00163

COMMONWEALTH OF MASSACHUSETTS

GEORGE C. COLLINS
No. 41784

PROFESSIONAL LAND SURVEYOR



ZONING DIMENSIONAL TABLE:				
	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	RB ZONE			
USE	RESIDENTIAL 1-3 Family Dwelling Units	RESIDENTIAL/ 3-FAMILY	RESIDENTIAL/ 3-FAMILY	COMPLIES
MIN LOT SIZE	7,500 SF	2,444 +/- SF	2,444 +/- SF	PRE-EXIST/ NO CHANGE
MIN LOT ARE PER DWELLING	1,500 SF / DU (1-9 UNITS)	815 SF / DU (3 UNITS)	815 SF / DU (3 UNITS)	PRE-EXIST/ DOES NOT COMPLY
MAX GROUND COVERAGE	50% / 1,222 SF	62% / 1,514 SF	62% / 1,519 SF	PRE-EXIST/DOESNT COMPLY
LANDSCAPE AREA, MIN % OF LOT	25% / 611 SF	32% / 780 SF	34% / 846 SF	COMPLIES
MAX FLOOR AREA RATIO (FAR)	1.0 / 2,444 SF	1.04 / 2,556 SF	1.45 / 3,544 SF	PRE-EXIST/ DOES NOT COMPLY
MAX BUILDING HEIGHT	40' - 0" / 3 ST	22'-6" 1 3/4 ST	22'-6" 1 3/4ST	COMPLIES/ NO CHANGE
MIN. YARD SETBACKS FRONT LEFT SIDE RIGHT SIDE REAR	10'-0" (FOOTNOTE 5) 8'-0" SUM 17'-0" (FOOTNOTE 7) 8'-0" SUM 17'-0" (FOOTNOTE 7) 10'-0" (FOOTNOTE 13)	5.3' 2.1' 4.3' 11.4'	5.3' 2.1' 4.3' 11.4'	PRE-EXIST./ NO CHANGE PRE-EXIST./ NO CHANGE PRE-EXIST./ NO CHANGE PRE-EXIST./ NO CHANGE
MIN FRONTAGE	50' - 0" (30'-0"?)	48.08'	48.08'	PRE-EXIST/ NO CHANGE
PERVIOUS AREA, MIN % OF LOT	35% / 829 SF	39% / 946 SF	35% / 845 SF	COMPLIES
PARKING REQUIREMENTS	EXISTING- 5 SPACES TOTAL (UNIT 1, 3 BED= 2 SP, UNIT 2, 1 BED= 1.5 SP, UNIT 3, 1 BED= 1.5 SP) PROPOSED- 6 SPACES TOTAL (UNIT 1, 2 BED= 2 SP, UNIT 2, 2 BED= 2 SP, UNIT 3, 2 BED= 2 SP)	0 SPACES	0 SPACES	DOES NOT COMPLY
BICYCLE PARKING	0 SPACES	0 SPACES	0 SPACES	COMPLIES

Section 8.6. - Footnotes to Section 8.5.

5. Front yard: If the average front yard depth of two (2) or more existing buildings on each side of a lot within one hundred (100) feet and within the district and same block, uninterrupted by an intersection, is less than the required front yard, the average of such existing front yard depths may be the required front yard depth for buildings of three (3) stories or less, but in no case may the front yard depth be less than ten (10) feet.

7. Side Yards in RA, RB, RC, and OS Districts:

No.OF STORIES OF BUILDING:	LEAST WIDTH OF SIDE YARD:	SUM WIDTH OF BOTH YARDS:
2 OR 2 1/2	8 FEET	17 FEET

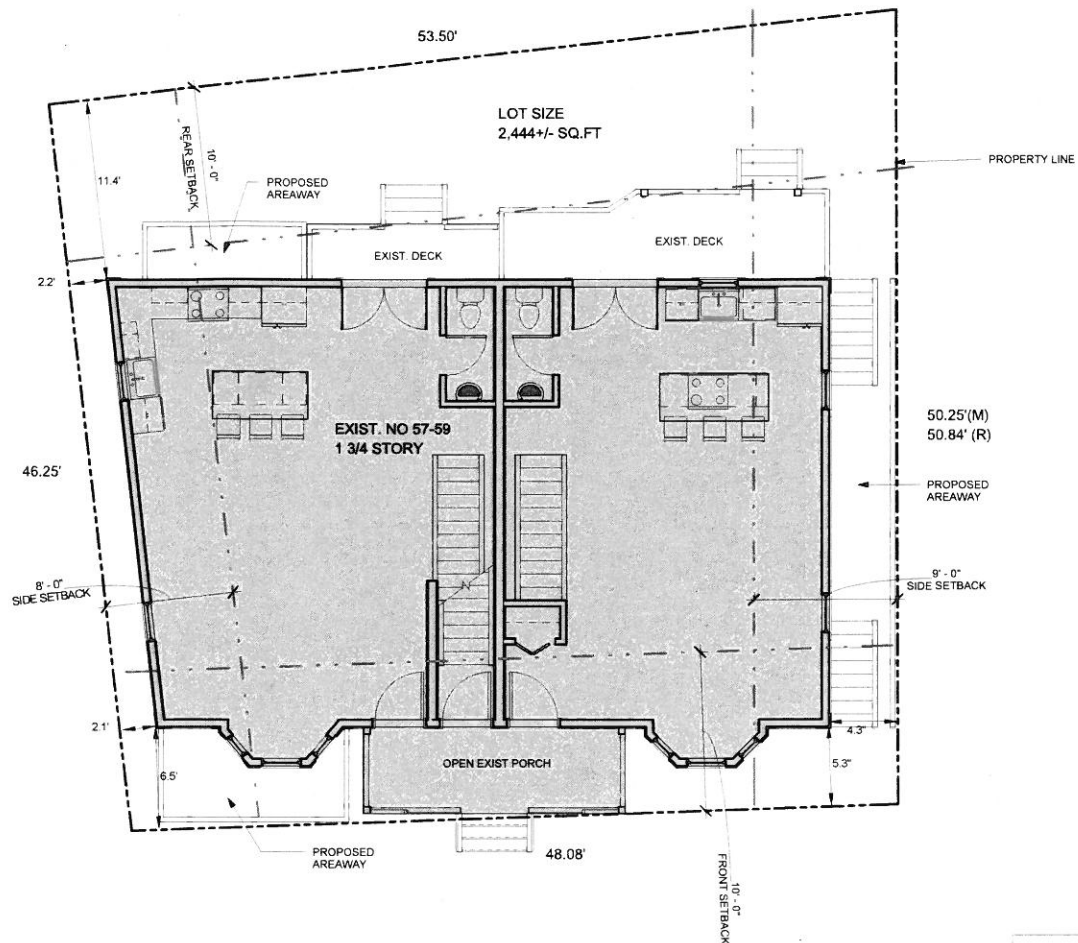
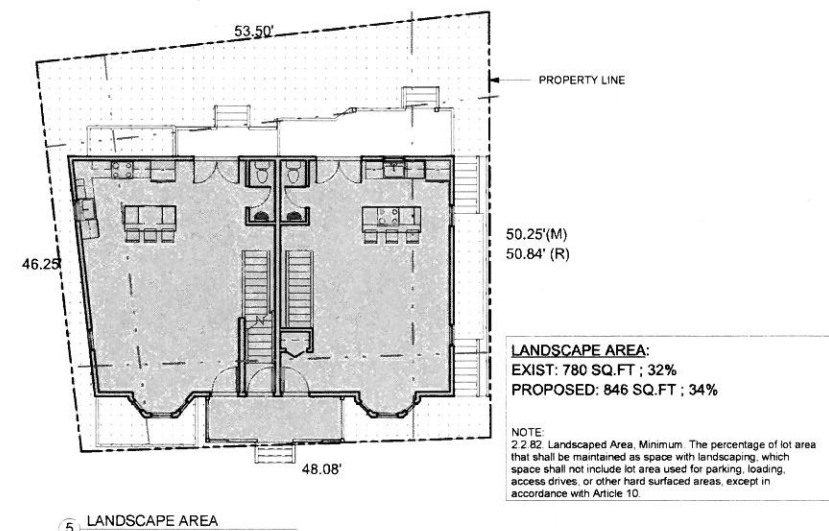
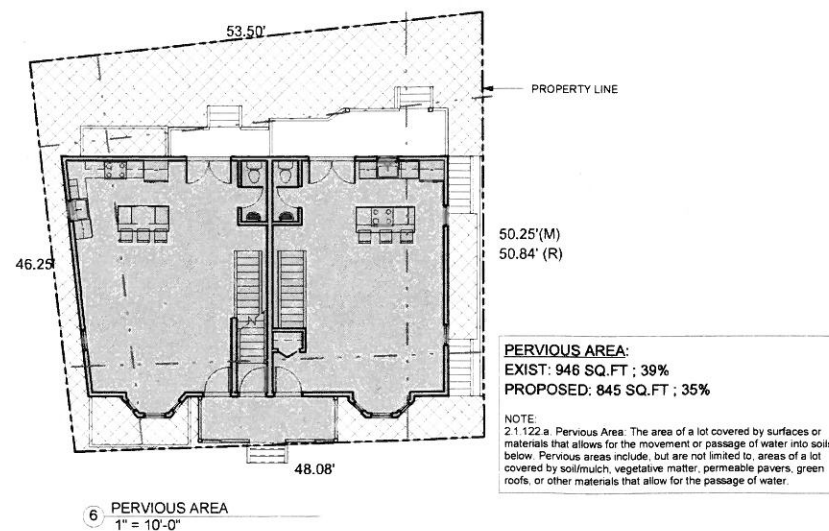
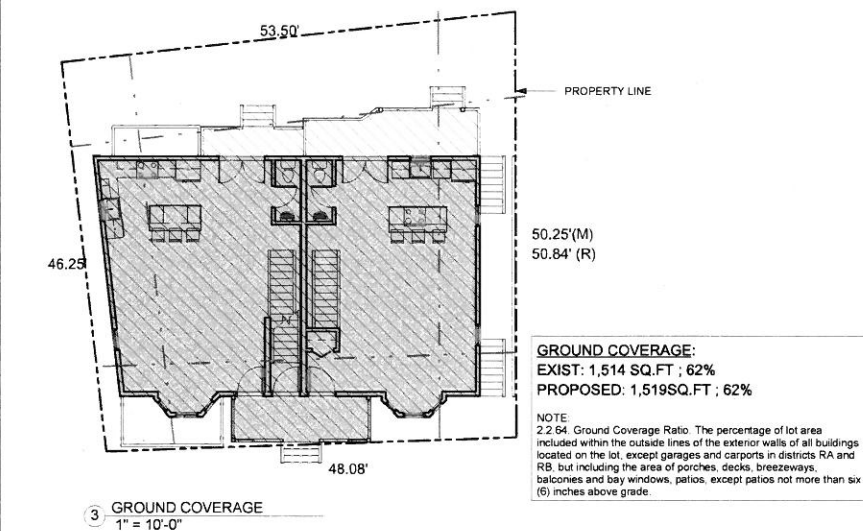
10. Reduction of side yards for narrow lots: For each foot by which a lot is less than fifty (50) feet wide on the effective date of this Ordinance, one (1) inch may be deducted from the required width of each side yard and two (2) inches from the required width of both side yards, provided that no side yard shall be less than five (5) feet. No building projections, as enumerated in footnote 6 above, shall be allowed in the minimum five (5) foot side yard.

13. Reduction of rear yards for shallow lots: For each foot by which a lot is less than one hundred (100) feet deep on the effective date of this Ordinance, three (3) inches may be deducted from the required depth of the rear yard, provided that no rear yard shall be less than ten (10) feet.
100'- 51"= 49' , 49'X3"= 147"= 12.3'
20'-12.3"= 7'-9"= 10= 10'-0" REAR YARD SETBACK

Section 4.4. - Nonconforming Structures.

4.4.1. Alteration, Reconstruction, Extension, or Structural Change to a Nonconforming Structure.

Lawfully existing nonconforming structures other than one- and two-family dwellings may be enlarged, extended, renovated or altered only by special permit authorized by the SPGA in accordance with the procedures of Article 5. The SPGA must find that such extension, enlargement, renovation or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming building. In making the finding that the enlargement, extension, renovation or alteration will not be substantially more detrimental, the SPGA may consider, without limitation, impacts upon the following: traffic volumes, traffic congestion, adequacy of municipal water supply and sewer capacity, noise, odor, scale, on-street parking, shading, visual effects and neighborhood character.



2 SITE PLAN
3/16" = 1'-0"

KEY	
	PERVIOUS AREA
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	LANDSCAPE AREA
	GROUND COVERAGE
	PROPERTY LINE

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CONSULTANTS:

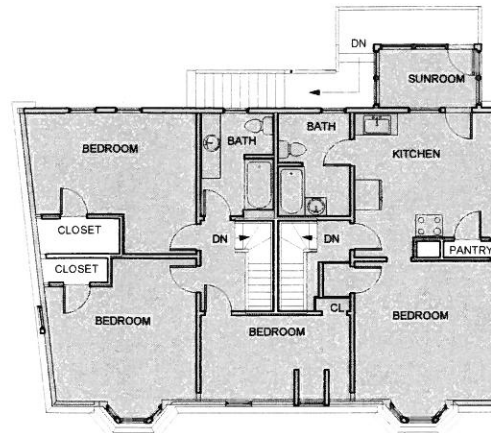
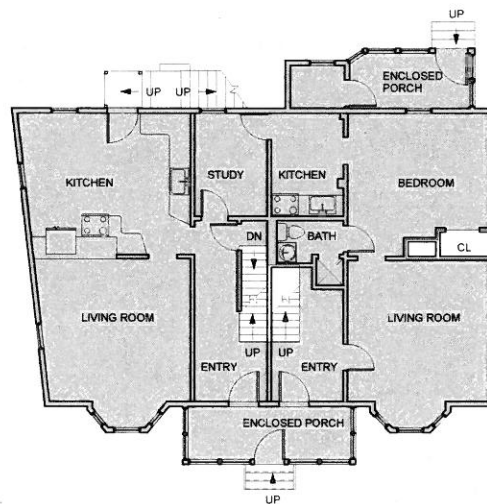
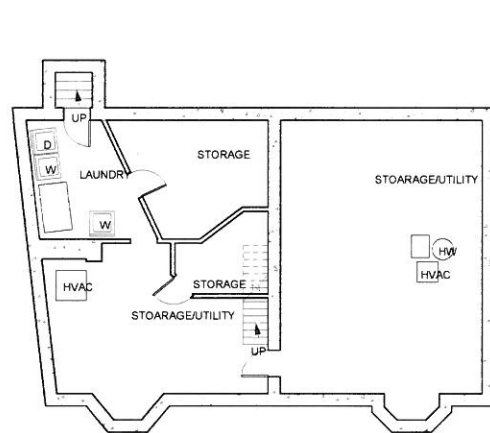


Project number 17096
Date 09/14/2017
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Scale As indicated

REVISIONS		
No.	Description	Date

ARCHITECTURAL
SITE PLAN
A-020
Franklin Street Residences

EXISTING FAR SUMMARY



LEVEL	FAR	GROSS
BASEMENT	0 SF	1,284 SF
FIRST	1,375 SF	1,441 SF
SECOND	1,181 SF	1,301 SF
TOTAL	2,556 SF	4,026 SF

BASEMENT

FAR: 0 SF
GROSS: 1,284 SF

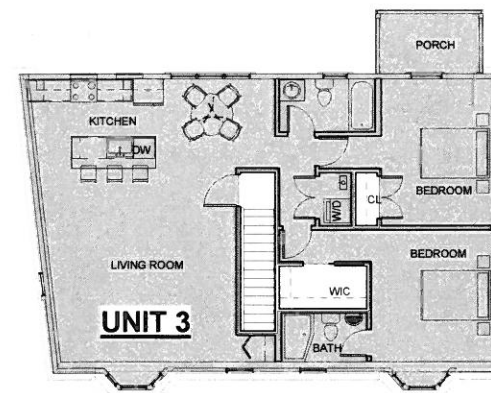
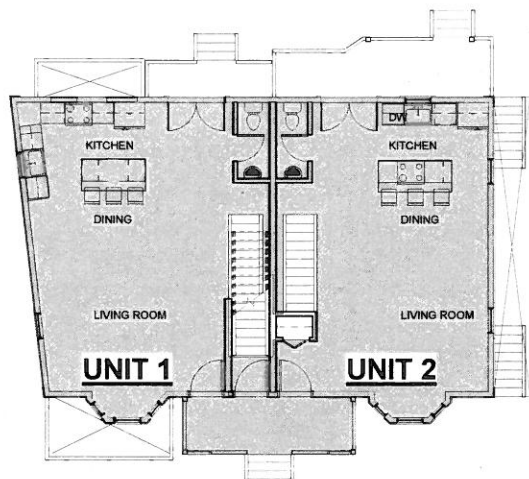
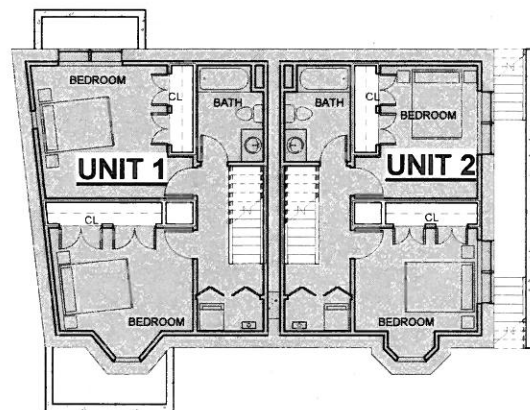
FIRST FLOOR

FAR: 1,375 SF
GROSS: 1,441 SF

SECOND FLOOR

FAR: 1,181 SF
GROSS: 1,301 SF

PROPOSED FAR SUMMARY



LEVEL	FAR	GROSS
BASEMENT	1,091 SF	1,257 SF
FIRST	1,259 SF	1,349 SF
SECOND	1,194 SF	1,301 SF
TOTAL	3,544 SF	3,907 SF

BASEMENT

FAR: 1,091 SF
GROSS: 1,257 SF

FIRST FLOOR

FAR: 1,259 SF
GROSS: 1,349 SF

SECOND FLOOR

FAR: 1,194 SF
GROSS: 1,301 SF

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CONSULTANTS:



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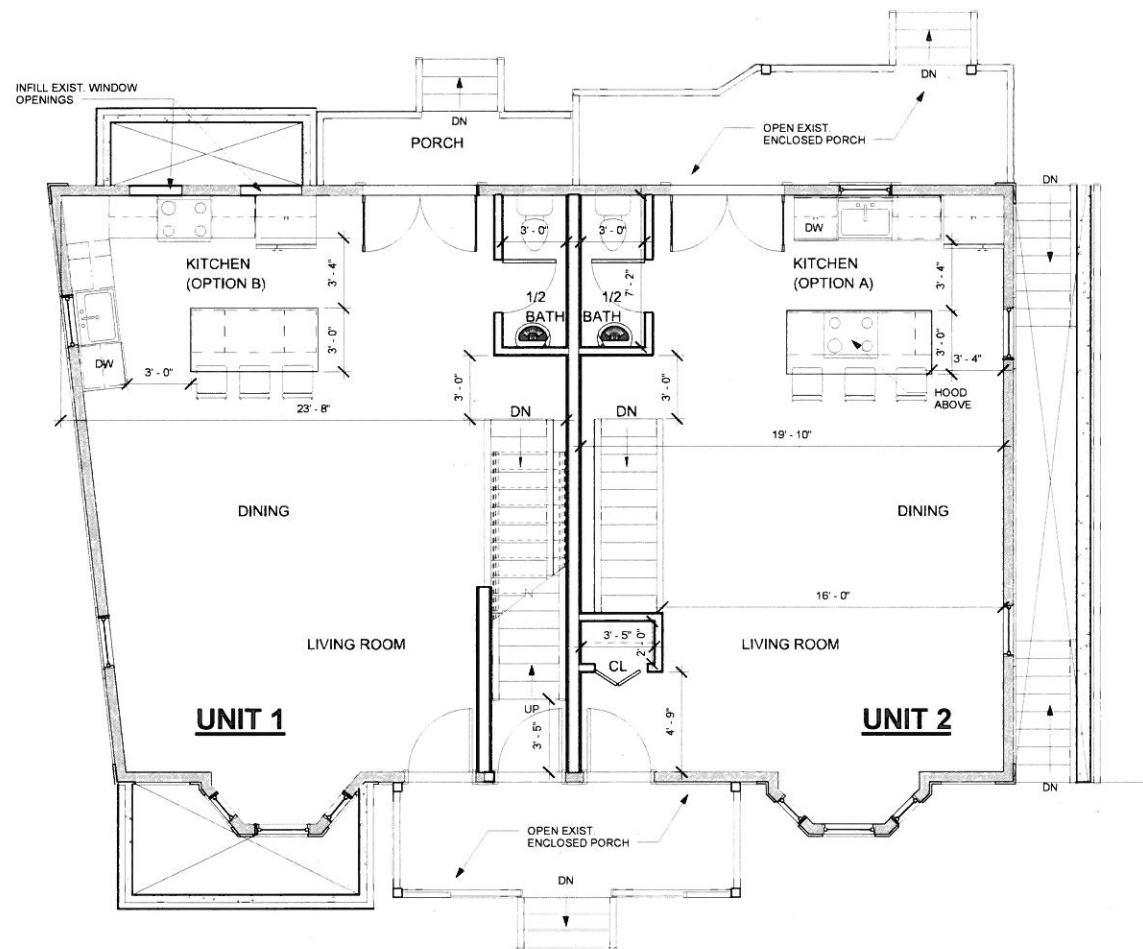
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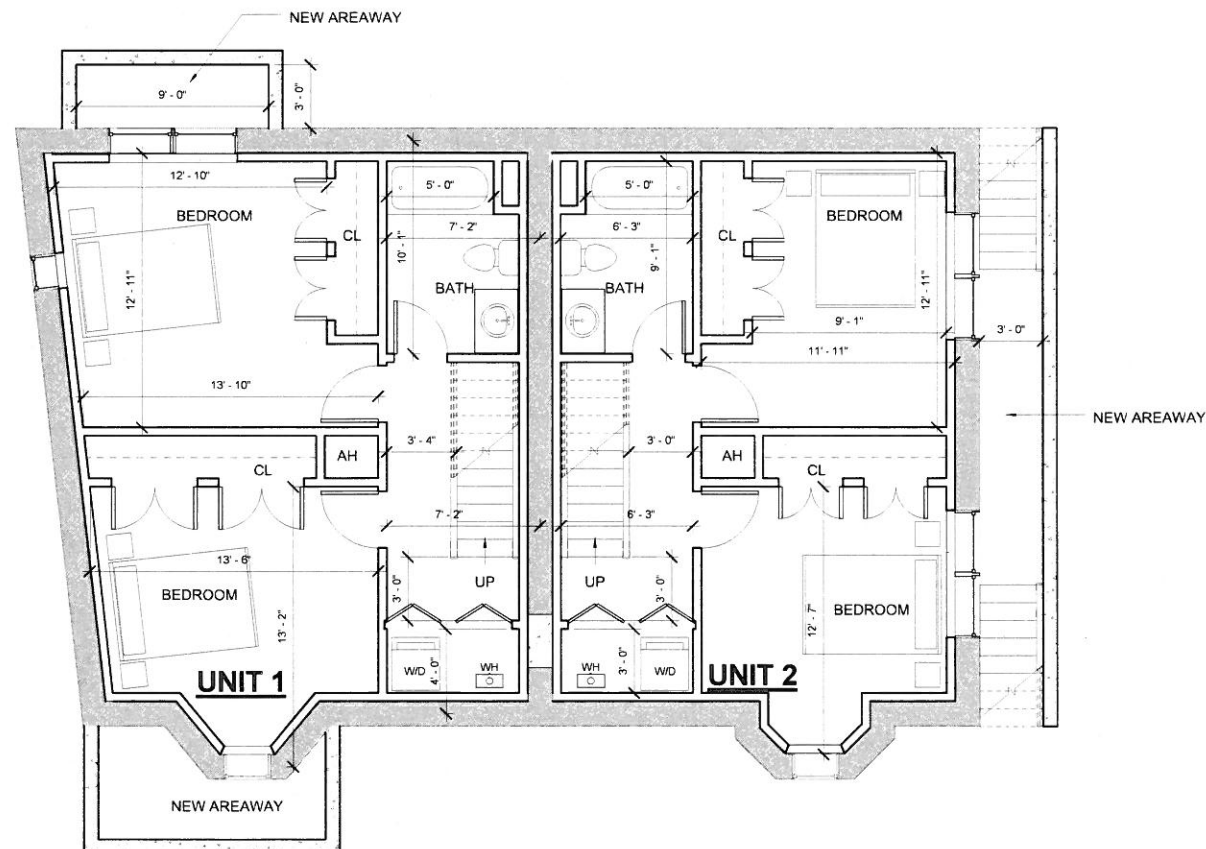
FAR SUMMARY

A-021

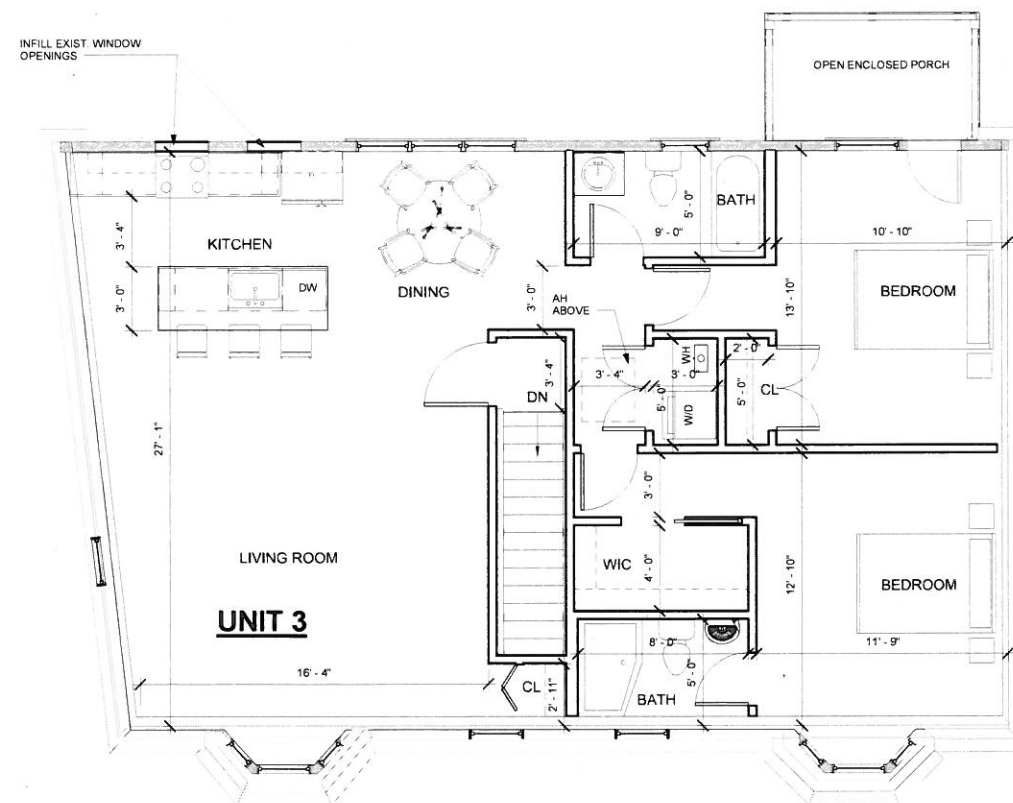
Franklin Street Residences



2 1ST FLOOR_PROPOSED
1/4" = 1'-0"



1 BASEMENT_PROPOSED
1/4" = 1'-0"



3 2ND FLOOR_PROPOSED
1/4" = 1'-0"

UNIT AREA TABULATIONS			
	UNIT 1	UNIT 2	UNIT 3
BASEMENT	661 SQ. FT	597 SQ. FT	N/A
1ST FLOOR	619 SQ. FT	597 SQ. FT	43 SQ. FT
2ND FLOOR	N/A	N/A	1,253 SQ. FT
TOTAL	1,280 SQ. FT	1,194 SQ. FT	1,296 SQ. FT

* AREA CALCULATIONS INCLUDE ALL UNFINISHED STORAGE ROOMS, CLOSETS AND STAIRS

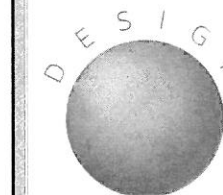
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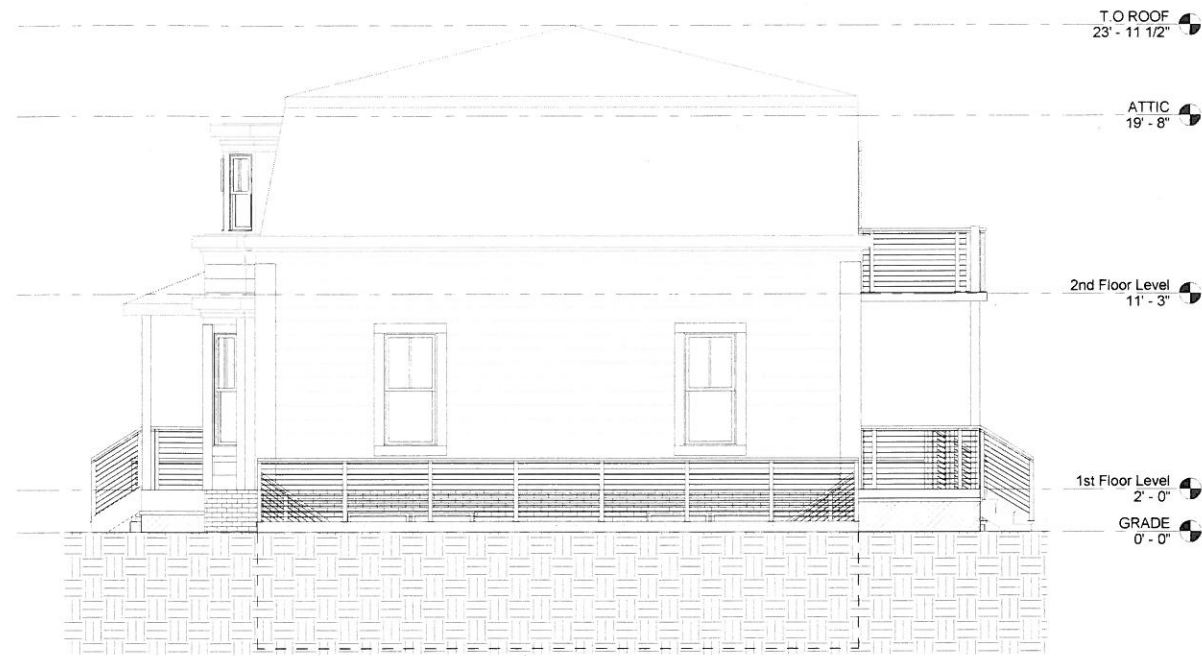
**PROPOSED
FLOOR PLANS**

A-100

Franklin Street Residences



1 FRONT ELEVATION_PROPOSED
1/4" = 1'-0"



2 RIGHT ELEVATION_PROPOSED
1/4" = 1'-0"



3 REAR ELEVATION_PROPOSED
1/4" = 1'-0"



4 LEFT ELEVATION_PROPOSED
1/4" = 1'-0"

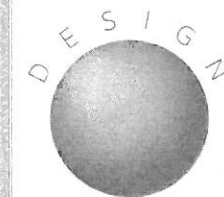
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**PROPOSED
ELEVATIONS**

A-300

Franklin Street Residences