

| Drawing List | | |
|------------------|----------------------------|------------------|
| Sheet Number | Sheet Name | Sheet Issue Date |
| 1- Cover | | |
| A-000 | Cover Sheet | 11/20/2017 |
| 2- Civil | | |
| C-1 | Plan of Land | 09/12/2017 |
| 3- Architectural | | |
| A-100 | Garage & First Floor Plans | 11/20/2017 |
| A-101 | Second Floor & Roof Plan | 11/20/2017 |
| A-300 | East & South Elevations | 11/20/2017 |
| A-301 | West & North Elevation | 11/20/2017 |
| A-400 | Building Section | 11/20/2017 |
| A-020 | Architectural Site Plan | 11/20/2017 |
| AV-1 | Perspectives | 11/20/2017 |



PROJECT NAME
0 Fremont St. Residences

PROJECT ADDRESS
0 Fremont Street
Somerville, MA

CLIENT
Joe Salamone

ARCHITECT
DESIGN
KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
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REGISTRATION
Project number 17108
Date 11/20/2017
Drawn by TMC
Checked by JSK
Scale

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Cover Sheet
A-000
0 Fremont St. Residences

LOCUS MAP



PROJECT: 0 FREMONT ST RESIDENCES

PROJECT ADDRESS:
0 FREEMONT STREET
SOMERVILLE, MASSACHUSETTS

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

CLIENT
JOE SALAMONE
TOP-NOTCH CUSTOM HOMES, INC.
PO BOX 2015
WAKEFIELD, MA 01880

CIVIL ENGINEER
P.J.F. AND ASSOCIATES
4 HIGHLAND AVENUE
WAKEFIELD, MA 01880

SD PROGRESS SET
11/20/2017



LEGEND:

| | |
|---------------------|-------|
| WATER MANHOLE | WMH ○ |
| WATER GATE | WG ○ |
| TREE | ⊗ |
| FENCE | —○—○— |
| EXISTING CONTOUR | —+08— |
| EXISTING SPOT GRADE | 108X6 |
| GAS GATE | GG * |
| HYDRANT | HYD ○ |
| INVERT | I |
| RIM | R |
| SEWER LINE | —S— |
| SEWER MANHOLE | SMH ○ |
| | |
| | |
| | |

DATUM - ASSUMED

PLAN OF LAND
OF
ZERO FREMONT STREET
IN
SOMERVILLE, MA

PREPARED BY: P.J.F. AND ASSOCIATES
4 HIGHLAND AVENUE
WAKEFIELD, MA 01880
(781) 883-5473

0' 5' 10' 15' 20'
SCALE: 1" = 10'

DATE: SEPTEMBER 12, 2017 FILE No. 6999

| | | | | | |
|-------|------|--------|-------|-------|-------|
| FIELD | PLOT | DESIGN | DRAFT | CALC. | CHECK |
| | | | | | |

| ZONING DIMENSIONAL TABLE: | | | | |
|-----------------------------|---|----------|--------------------------------------|-----------------------|
| | ALLOWED / REQUIRED | EXISTING | PROPOSED | COMPLIANCE |
| ZONE | RA ZONE | RA ZONE | RA ZONE | |
| USE | RESIDENTIAL 1 and 2 Family Dwelling Units | N/A | RESIDENTIAL/ 2-FAMILY | |
| MIN LOT SIZE | 10,000 SF | 5,656 SF | 5,656 SF | PRE-EXIST./ NO CHANGE |
| MIN LOT ARE PER DWELLING | 2,250 SF / DU (1-9 UNITS) | N/A | 2 DU= 2,828/ DU | COMPLIES |
| MAX GROUND COVERAGE | 50% / 2,828 SF | N/A | 32% / 1,806 SF | COMPLIES |
| LANDSCAPE AREA | 25% / 1,414 SF | N/A | 51% / 2,939 SF | COMPLIES |
| MAX FLOOR AREA RATIO (FAR) | 0.75 / 4,242 SF | N/A | 0.60 / 3,406 SF | COMPLIES |
| MAX BUILDING HEIGHT | 35' - 0" / 2 1/2 ST | N/A | 34' - 11" / 2 ST | COMPLIES |
| MIN. YARD SETBACKS | | | | |
| FRONT | 15'-0" (FOOTNOTE 5) | N/A | 10'-0" | DOES NOT COMPLY |
| LEFT SIDE | 8" SUM 17'- 0" | N/A | 13'-0" | COMPLIES |
| RIGHT SIDE | 8'-0" SUM 17'- 0" | N/A | 4'-0" | DOES NOT COMPLY |
| REAR | 20'-0" | N/A | 48'-5 1/2" | COMPLIES |
| MIN FRONTAGE | 50' - 0" | 56' - 0" | 56' - 0" | COMPLIES |
| PERVIOUS AREA, MIN % OF LOT | 35% / 1,780 SF | N/A | 47% / 2,660 SF | COMPLIES |
| PARKING REQUIREMENTS | 4 SPACES TOTAL (UNIT 1= 2 SP, UNIT 2= 2 SP) | 0 SPACES | 2 GARAGE SPACES + 2 TANDEM SPACES | DOES NOT COMPLY |
| BICYCLE PARKING | 0 SPACES | 0 SPACES | 0 SPACES | COMPLIES |

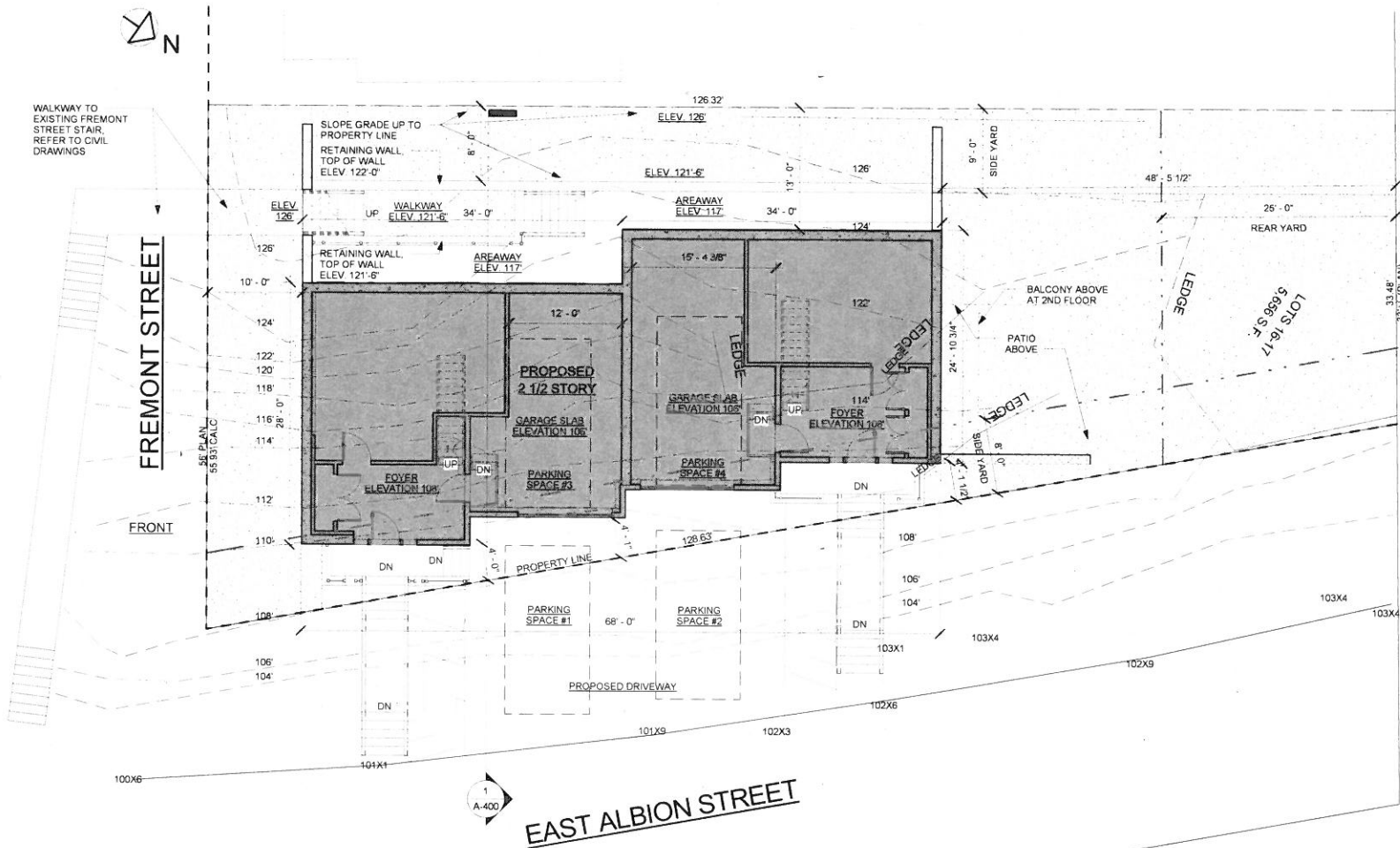
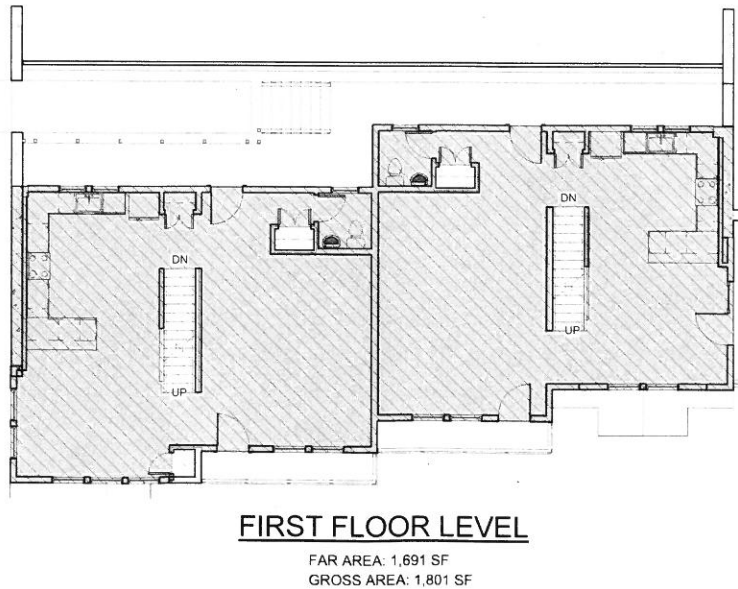
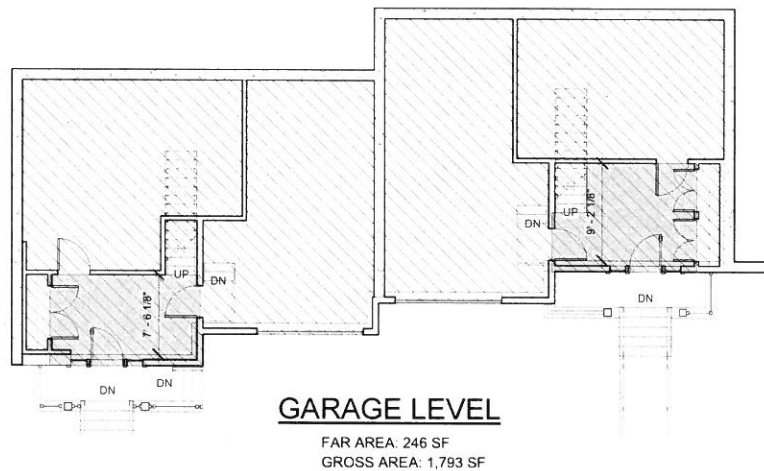
FOOTNOTE 13

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.

LEGEND

- GROSS AREA
- FAR AREA

| | FAR AREA | GROSS FLOOR AREA |
|--------------|----------|------------------|
| GARAGE | 246 SF | 1,793 SF |
| FIRST FLOOR | 1,691 SF | 1,801 SF |
| SECOND FLOOR | 1,469 SF | 1,803 SF |
| TOTAL | 3,406 SF | 5,397 SF |



PROJECT NAME
0 Fremont St. Residences

PROJECT ADDRESS
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Somerville, MA

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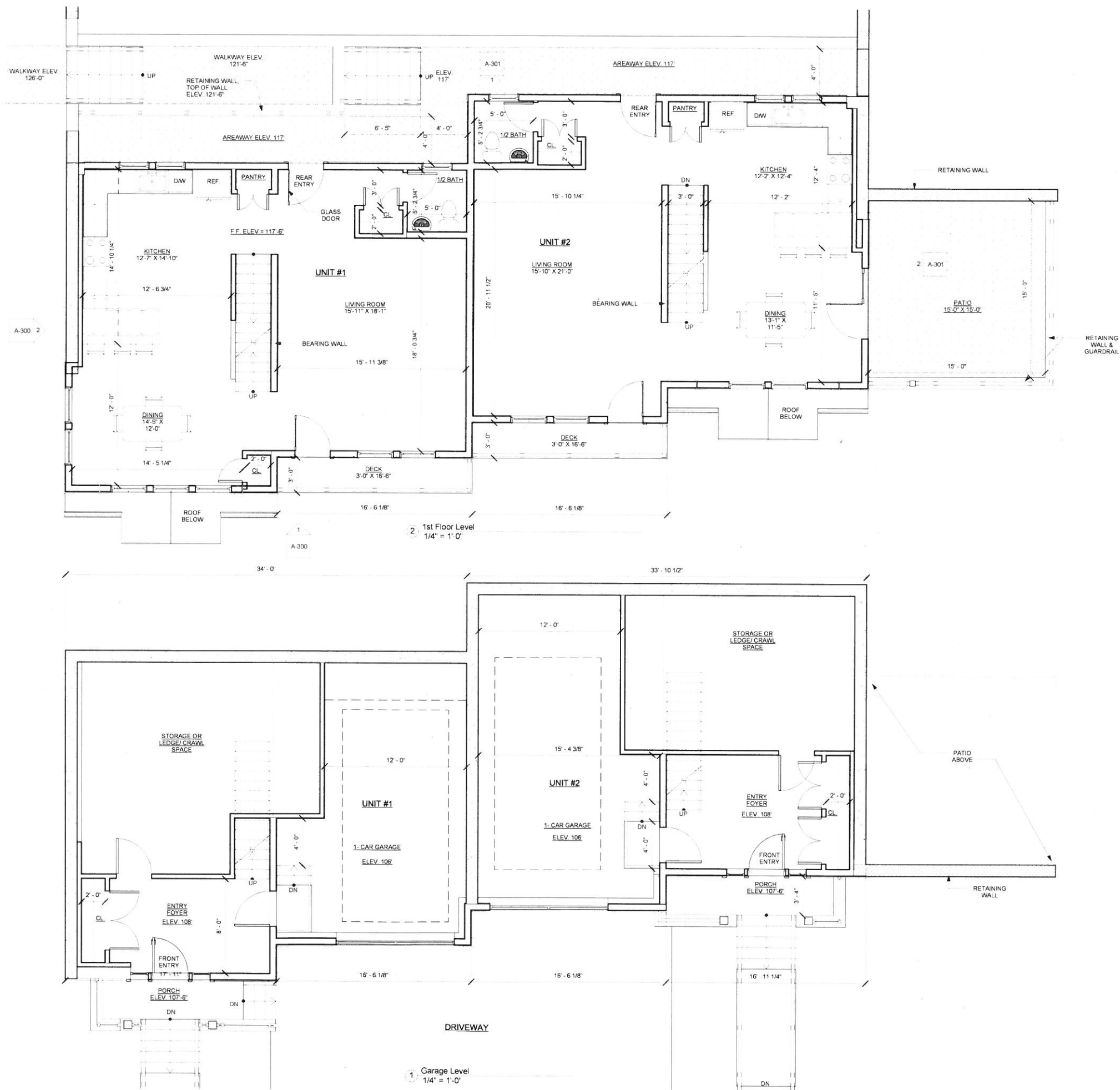
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Architectural Site
Plan

A-020

0 Fremont St. Residences

| Area Schedule (Unit Areas) | | |
|----------------------------|-----------------|---------|
| Name | Level | Area |
| UNIT 1 | 2nd Floor Level | 911 SF |
| UNIT 1 | 1st Floor Level | 910 SF |
| UNIT 1 | Garage Level | 173 SF |
| UNIT 1 | | 1994 SF |
| UNIT 1 GARAGE | Garage Level | 362 SF |
| UNIT 1 GARAGE | | 362 SF |
| UNIT 1 STORAGE | Garage Level | 378 SF |
| UNIT 1 STORAGE | | 378 SF |
| UNIT 2 | 2nd Floor Level | 892 SF |
| UNIT 2 | 1st Floor Level | 891 SF |
| UNIT 2 | Garage Level | 180 SF |
| UNIT 2 | | 1963 SF |
| UNIT 2 GARAGE | Garage Level | 403 SF |
| UNIT 2 GARAGE | | 403 SF |
| UNIT 2 STORAGE | Garage Level | 296 SF |
| UNIT 2 STORAGE | | 296 SF |



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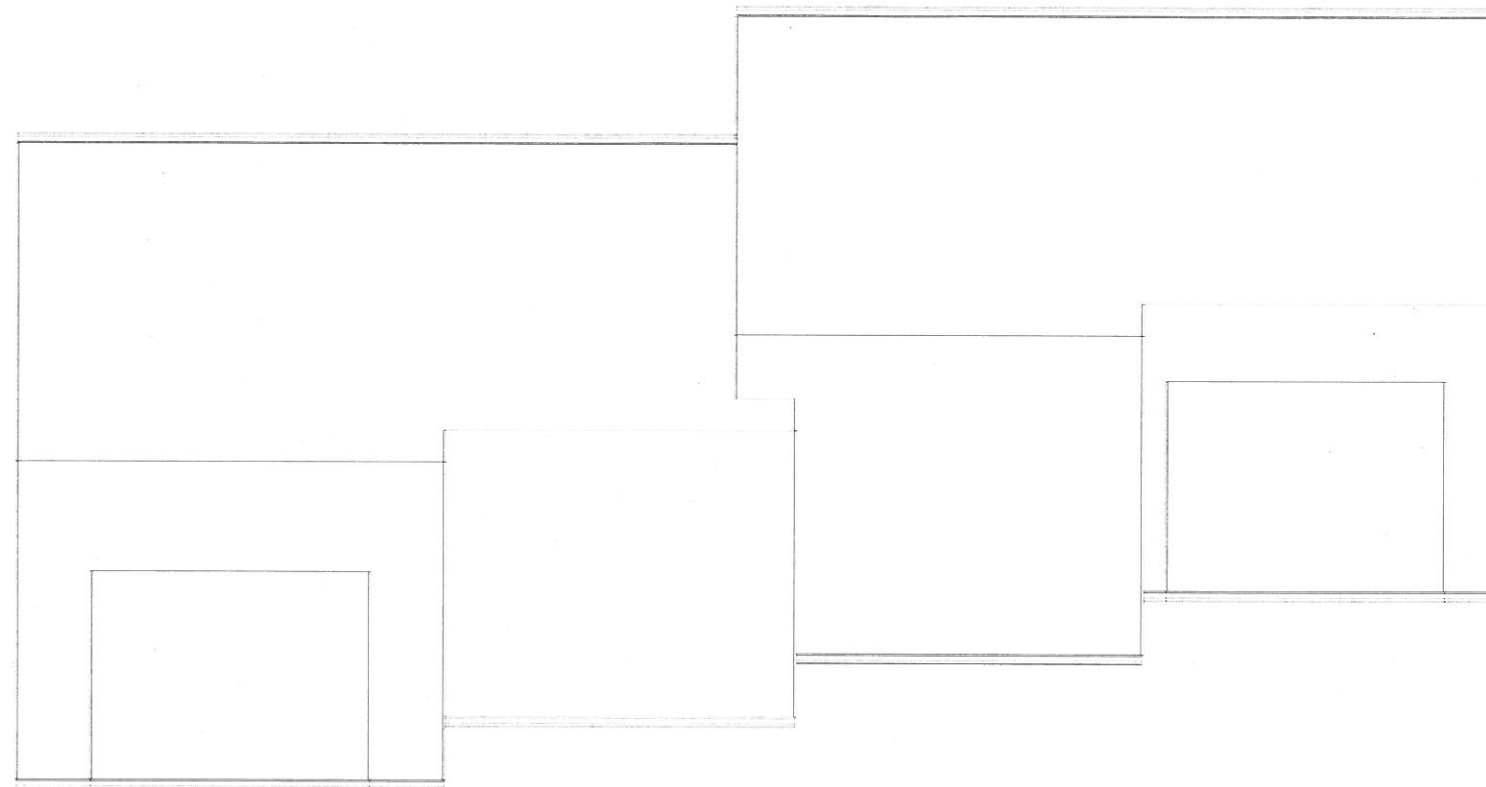
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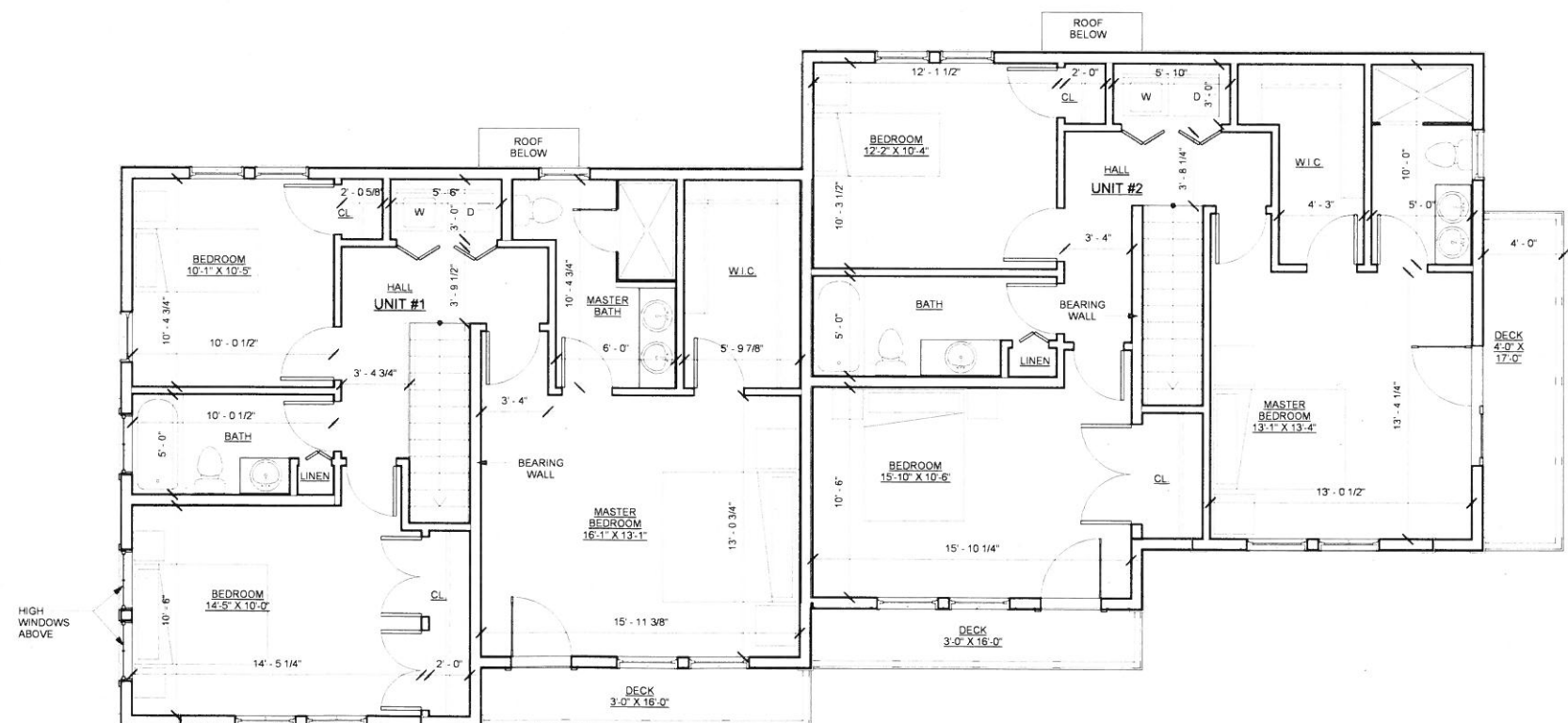
**Garage & First
Floor Plans**

A-100

0 Fremont St. Residences



2 Roof Level
1/4" = 1'-0"




1 2nd Floor Level
1/4" = 1'-0"

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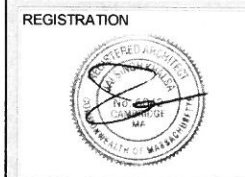
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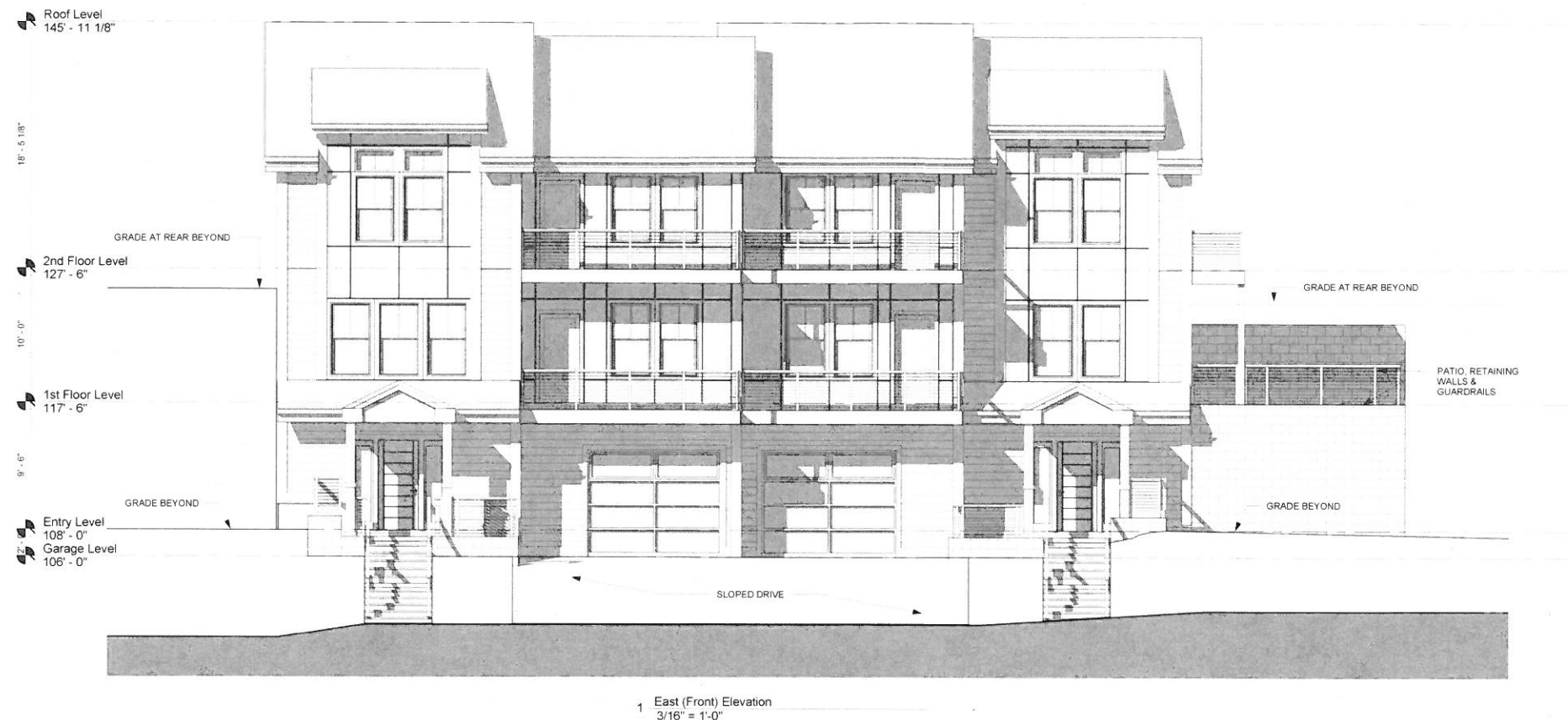
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**Second Floor &
Roof Plan**

A-101

0 Fremont St. Residences



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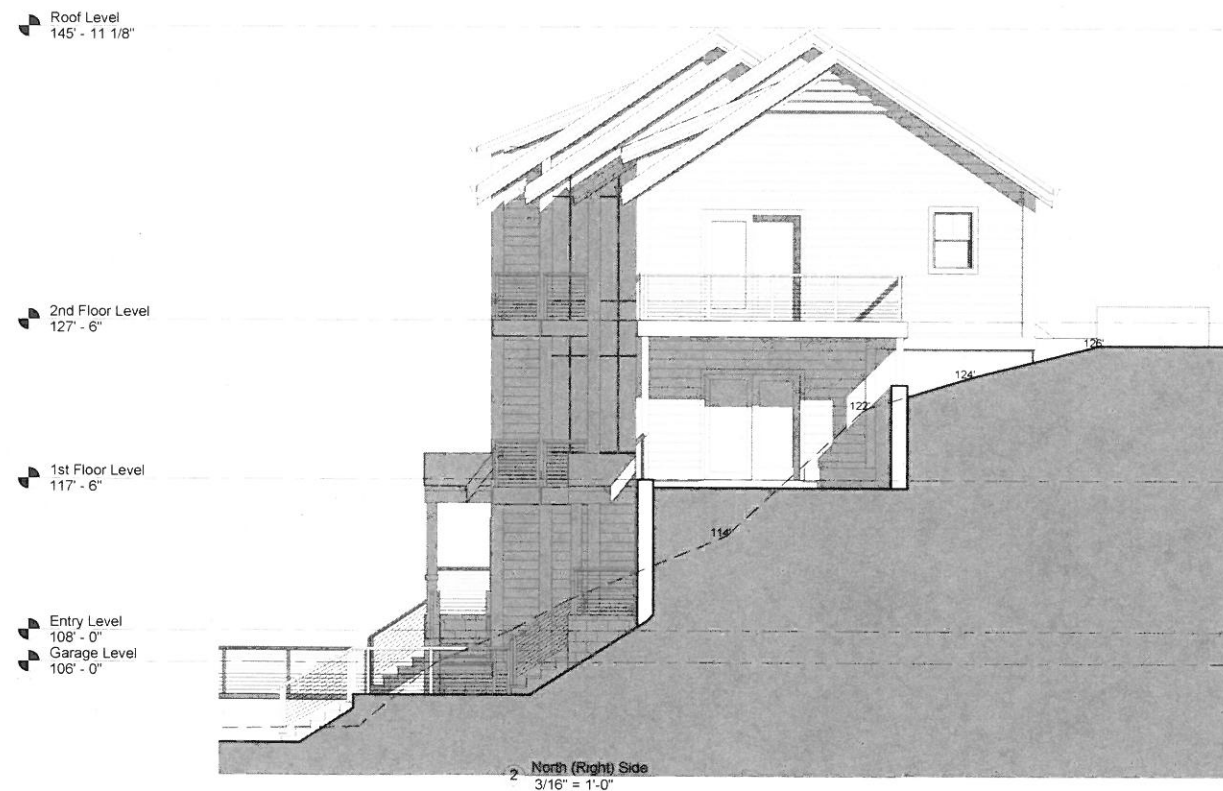
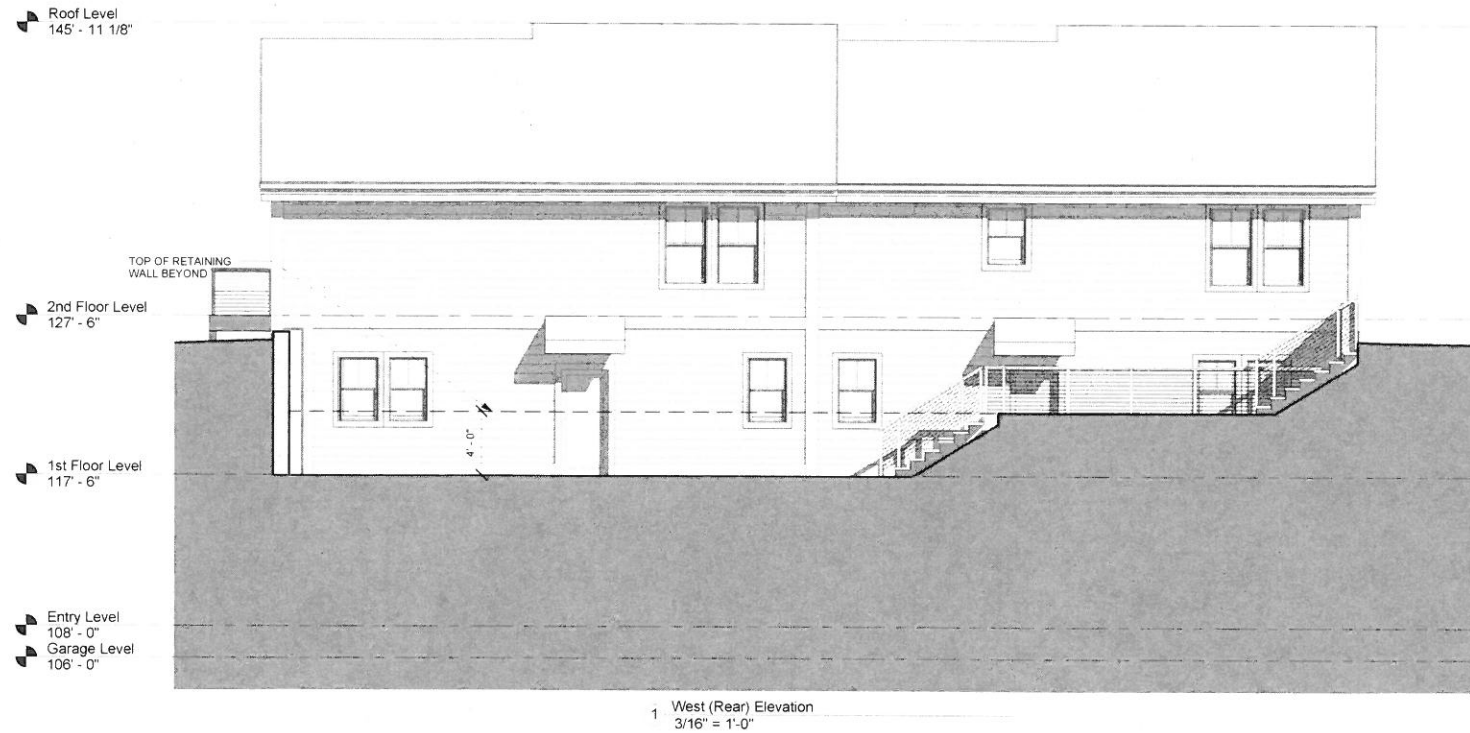
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East & South
Elevations

A-300

0 Fremont St. Residences



PROJECT NAME
**0 Fremont St.
Residences**

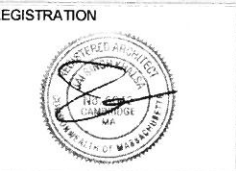
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West & North
Elevation

A-301
0 Fremont St. Residences




PROJECT NAME
**0 Fremont St.
Residences**

PROJECT ADDRESS
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Somerville, MA

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Perspectives

AV-1

0 Fremont St. Residences