



EXISTING



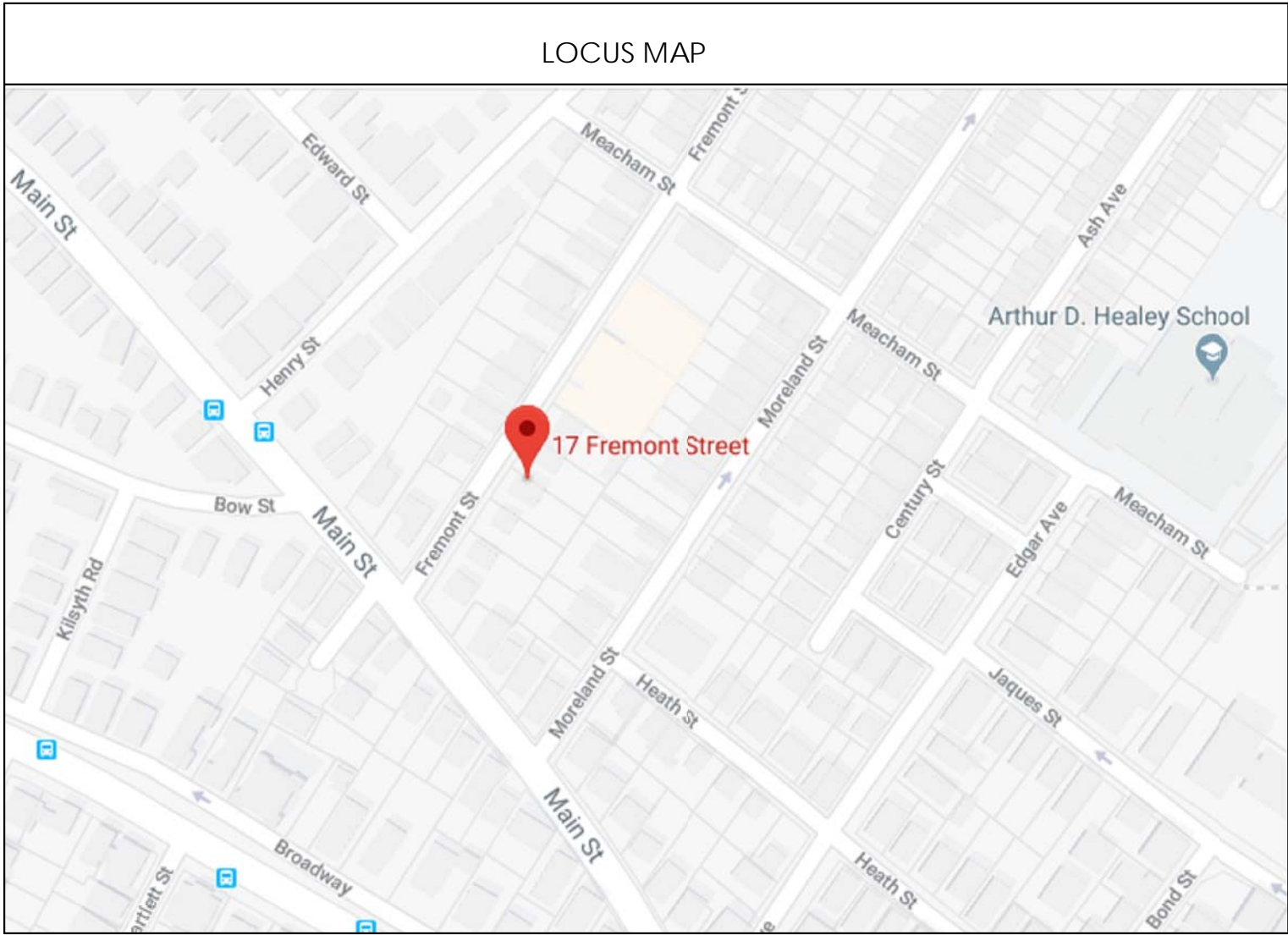
PROPOSED

PROPOSED ADDITION AT:

17 FREMONT STREET
SOMERVILLE , MA

07-02-2018

DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	COVER SHEET	07/02/18
A-100	PROPOSED SITE PLAN	07/02/18
A-101	PROPOSED FLOOR PLANS	07/02/18
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A-300	PROPOSED ELEVATIONS	07/02/18
AV-1	PERSPECTIVES	07/02/18
EX-300	EXISTING ELEVATIONS	07/02/18



CLIENT:
-
SOMERVILLE, MA

ARCHITECT:
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T: 617.591.862

SURVEYOR:
JOHN D. SULLIVAN III, P.E.
P.O. BOX 2004
WOBURN MA 01888
T: 781.854.8644

STRUCTURAL:

MEP:

PROJECT NAME

17 FREMONT STREET
RESIDENCE

PROJECT ADDRESS

17 FREMONT STREET,
SOMERVILLE MA

CLIENT

-

ARCHITECT

KHALSA DESIGN
INC.



KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX:
617-591-2086

CONSULTANTS:

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REGISTRATION

Project number 18012
Date 07/02/18
Drawn by AB
Checked by JSK
Scale

REVISIONS

No.	Description	Date

COVER SHEET

A-000

17 FREMONT STREET
RESIDENCE

ZONING DIMENSIONAL TABLE:

TOWN OF SOMERVILLE	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	RB ZONE (NEIGHBOURHOOD BUSINESS DISTRICT)	RB ZONE	RB ZONE	
USE	MULTI-FAMILY	MULTI-FAMILY	MULTI-FAMILY	COMPLIES
MIN LOT SIZE	7500 SF	5,948.95 SF	5,948.95 SF	COMPLIES
MIN LOT AREA/DU	1500 SF MIN./ UNIT	1,322 SF	SEE STATS	COMPLIES
MAX GROUND COVERAGE	50% MAX.	22%	35.8% (2131.6 SF)	COMPLIES
LANDSCAPE AREA	25% MIN.	65%	37.7% (2243 SF)	COMPLIES
MAX FLOOR AREA RATIO (FAR)	1.0	0.54	0.95.5	COMPLIES
MAX BUILDING HEIGHT	40'-0" / 3 STORIES	33' - 6" / 2-1/2 STORIES	24'-5" / 2 STORIES	COMPLIES
MIN. YARD SETBACKS				
FRONT	15 FT	8.4 FT	8.4 FT	COMPLIES/PRE-EXISTING
LEFT SIDE	(7) 10 FT (SUM OF BOTH SIDE YARDS = 20FT)	4.3 FT	4.3 FT	COMPLIES/PRE-EXISTING
RIGHT SIDE	(7) 10 FT (SUM OF BOTH SIDE YARDS = 20FT)	11.8 FT	11.9 FT	COMPLIES/PRE-EXISTING
REAR	20 FT	64.6 FT	45.7 FT	COMPLIES/PRE-EXISTING
MIN FRONTAGE	50 FT	50 FT	50 FT	COMPLIES
PERVIOUS AREA, MIN. PERCENTAGE OF LOT (24) (25)	35%	65.2% (3881 SF)	14.2% (845.3 SF)	SPECIAL PERMIT
PARKING REQUIREMENTS				
RESIDENTIAL	1.5 PER DU (1.5x3 UNITS = 5)	1 SPACES	3 SPACES	SPECIAL PERMIT

(Ord. No. 2010-05, § 16, 2-11-2010)

24. A waiver to the Pervious Area requirement may be issued by a Special Permit by the SPGA, per Section 5.1 of the SZO if the proposed plan meets the findings of Section 5.1.4 and addresses adverse environmental impacts per Section 5.1.4.e. (Ord. No. 2012-03, § 3, 4-12-2012)

25. Properties otherwise conforming to the SZO shall not be determined to be nonconforming based only upon violation of the provisions of 8.5.k that were in existence as of March 1, 2012. Such properties may maintain, upgrade, and/or renovate their existing nonconforming pervious coverage by-right.



GROSS FLOOR AREA		
Level	Name	Area
Existing - Basement	BASEMENT FLOOR	1895 SF
Existing - Level 1	GROUND FLOOR	1895 SF
Existing - Level 2	SECOND FLOOR	1895 SF
		5686 SF

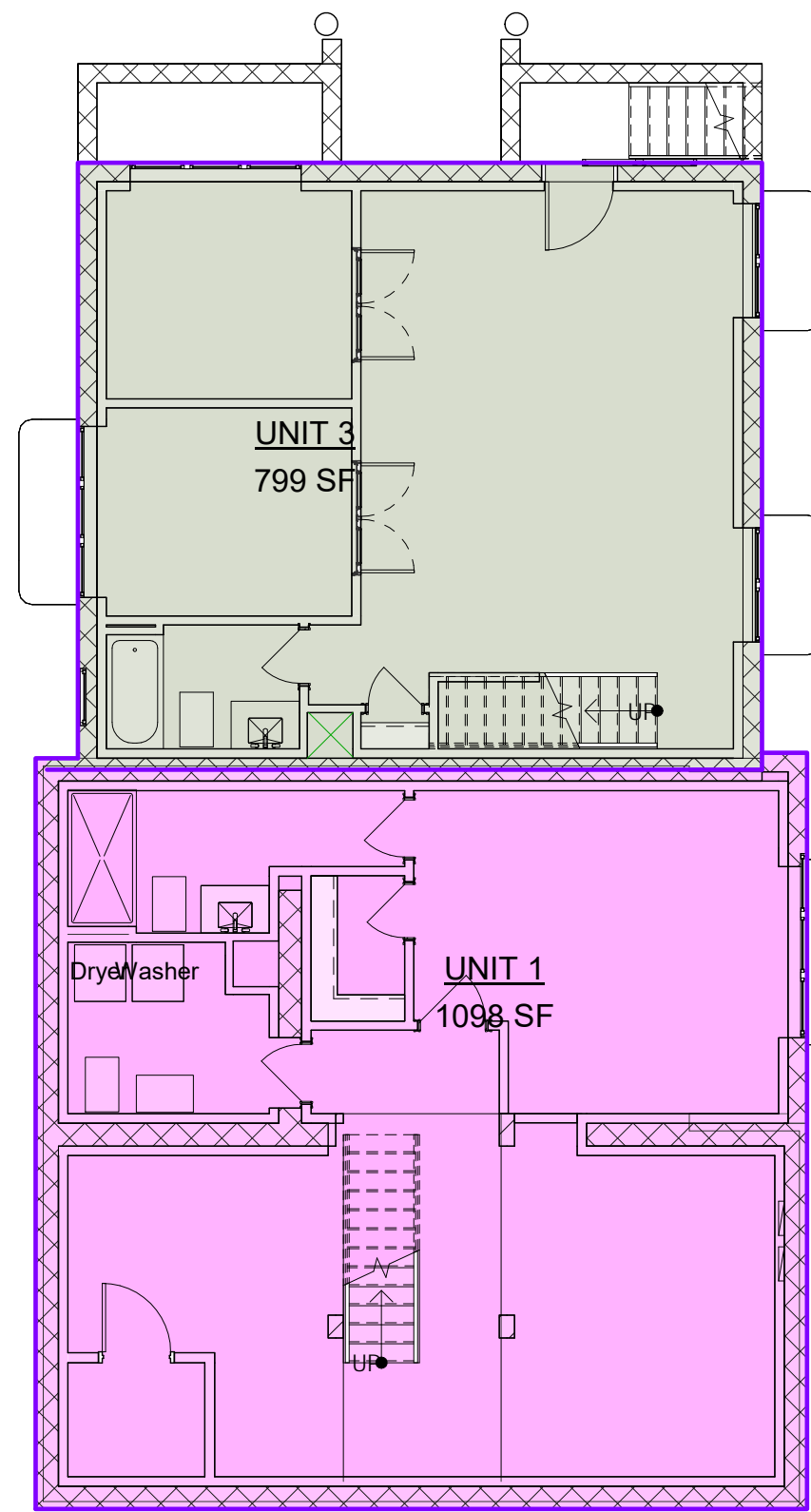
UNIT AREAS		
Name	Level	Area
UNIT 1	Existing - Basement	1098 SF
UNIT 1	Existing - Level 1	1044 SF
		2143 SF

UNIT AREAS		
Name	Level	Area
UNIT 3	Existing - Basement	799 SF
UNIT 3	Existing - Level 1	781 SF
UNIT 3	Existing - Level 2	780 SF
		2360 SF

UNIT 2	Existing - Level 2	1113 SF
UNIT 2	Existing - Level 1	69 SF
		1182 SF

AREA LEGEND

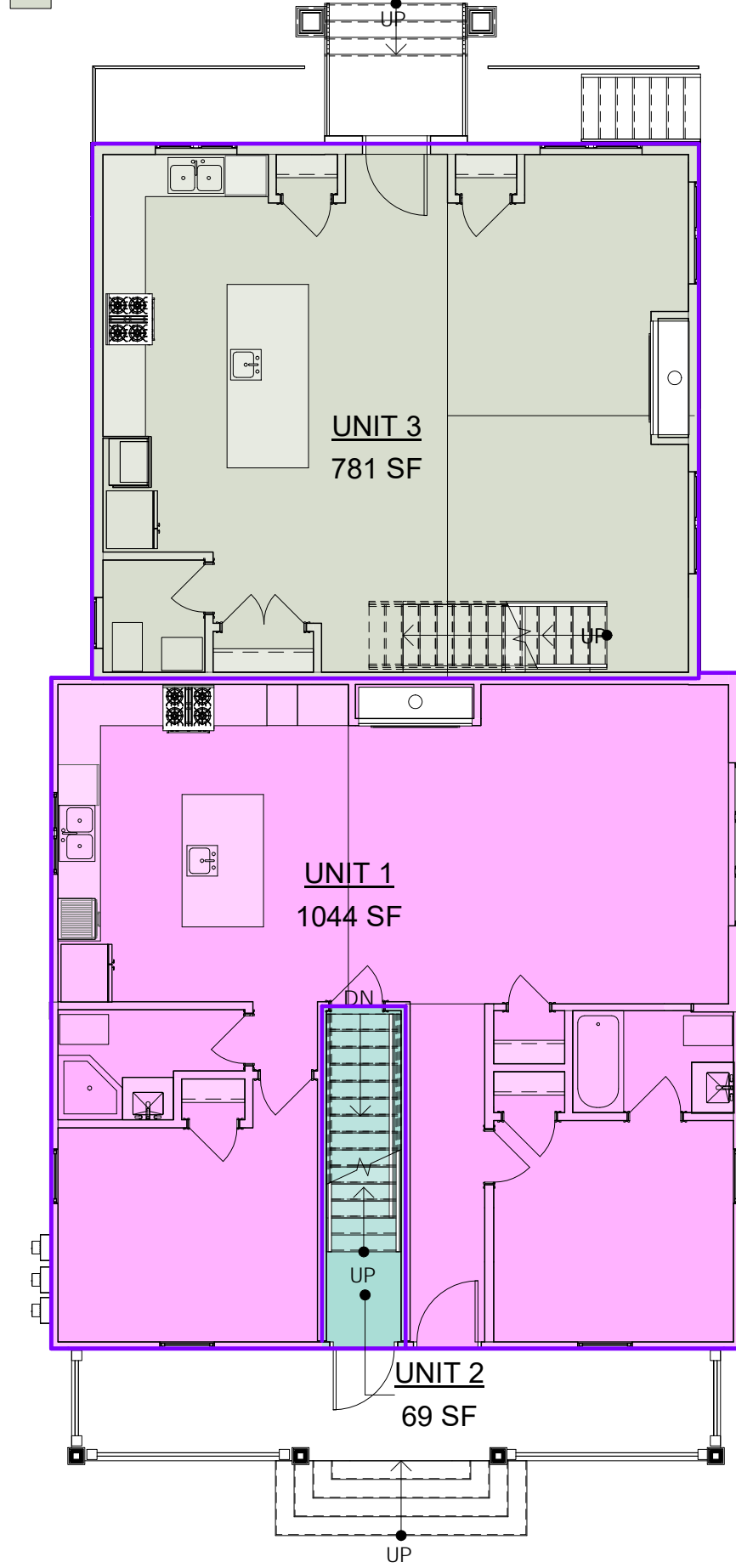
- UNIT 1
- UNIT 3



3 BASEMENT AREA PLAN
1/8" = 1'-0"

AREA LEGEND

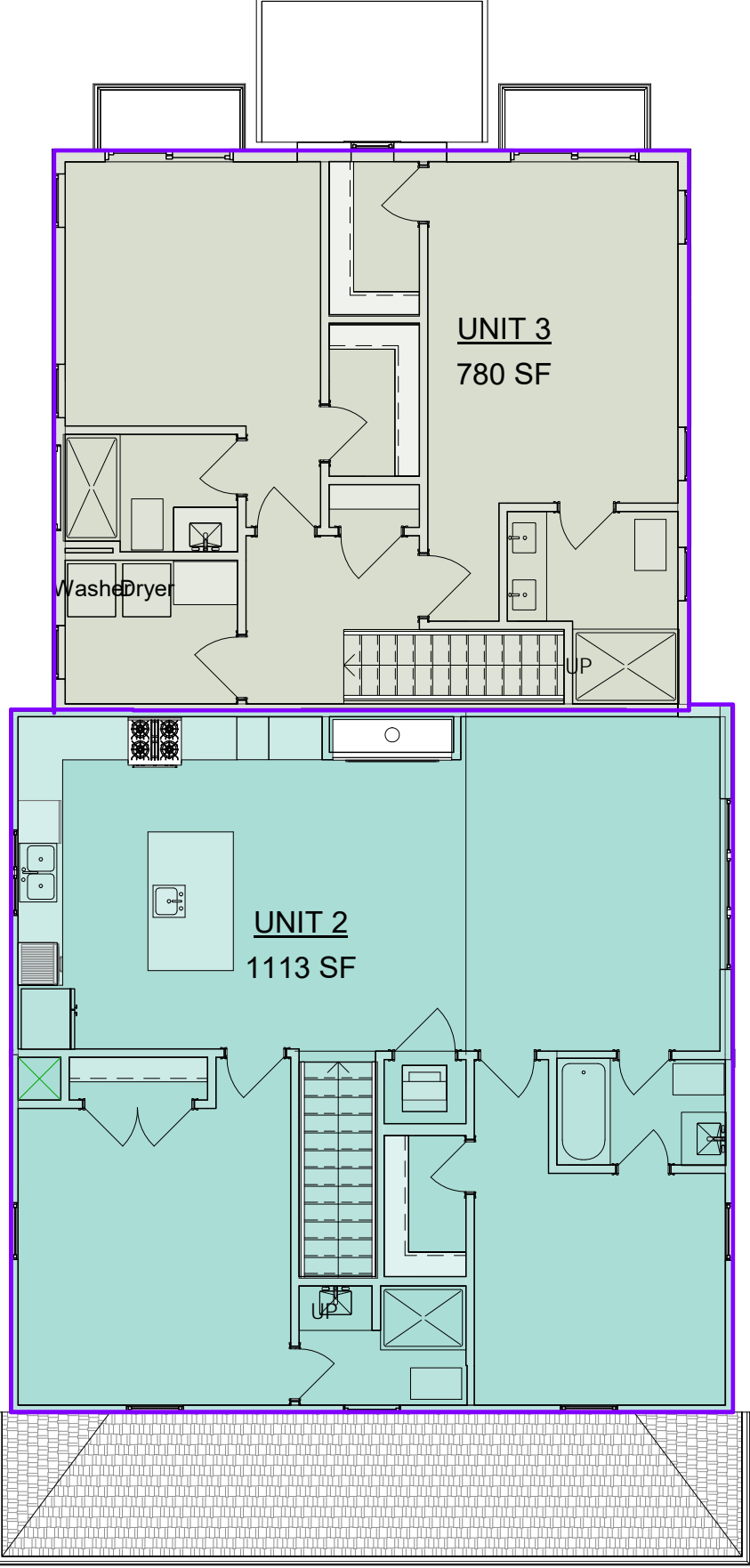
- UNIT 1
- UNIT 2
- UNIT 3



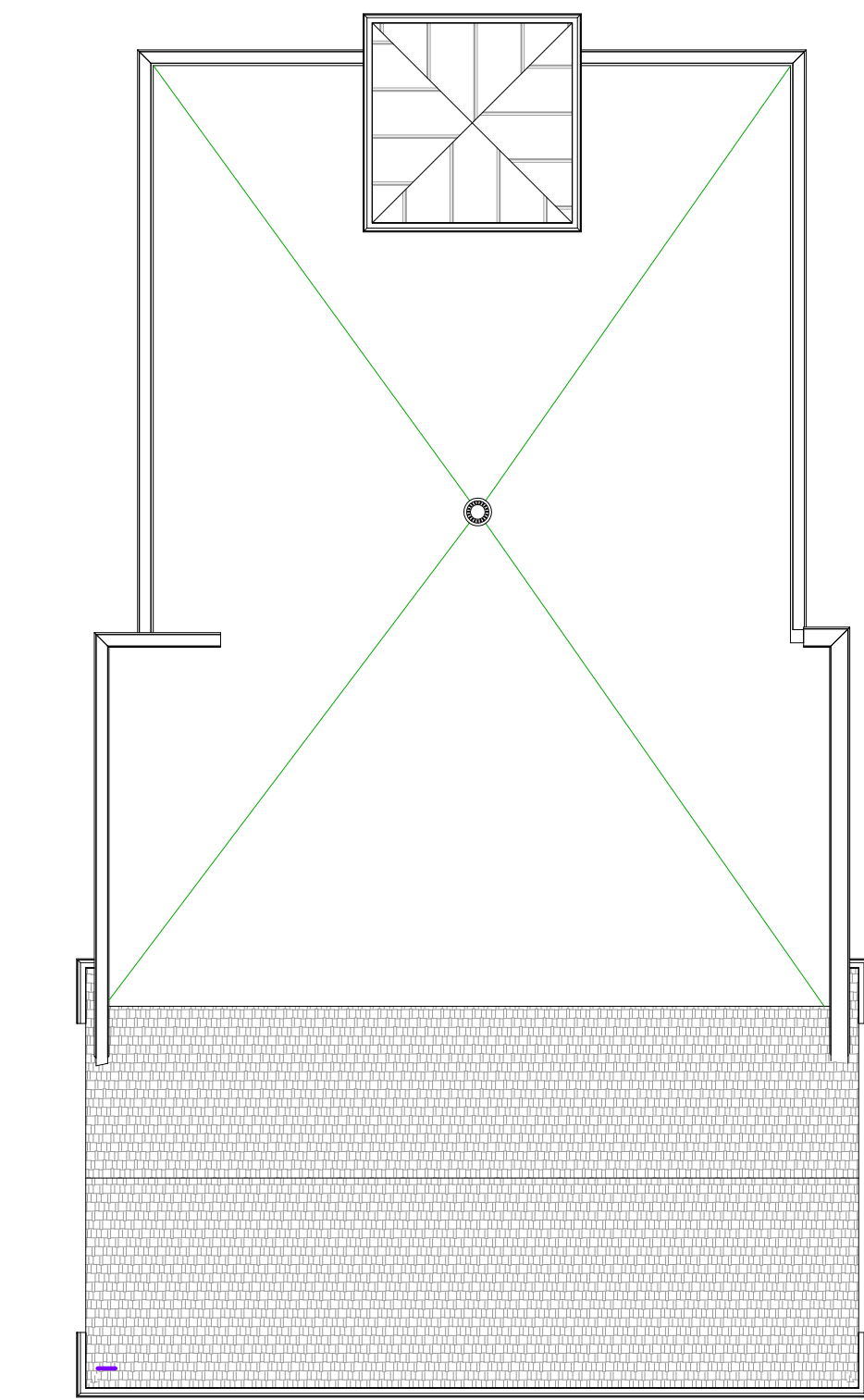
4 GROUND FLOOR AREA PLAN
1/8" = 1'-0"

AREA LEGEND

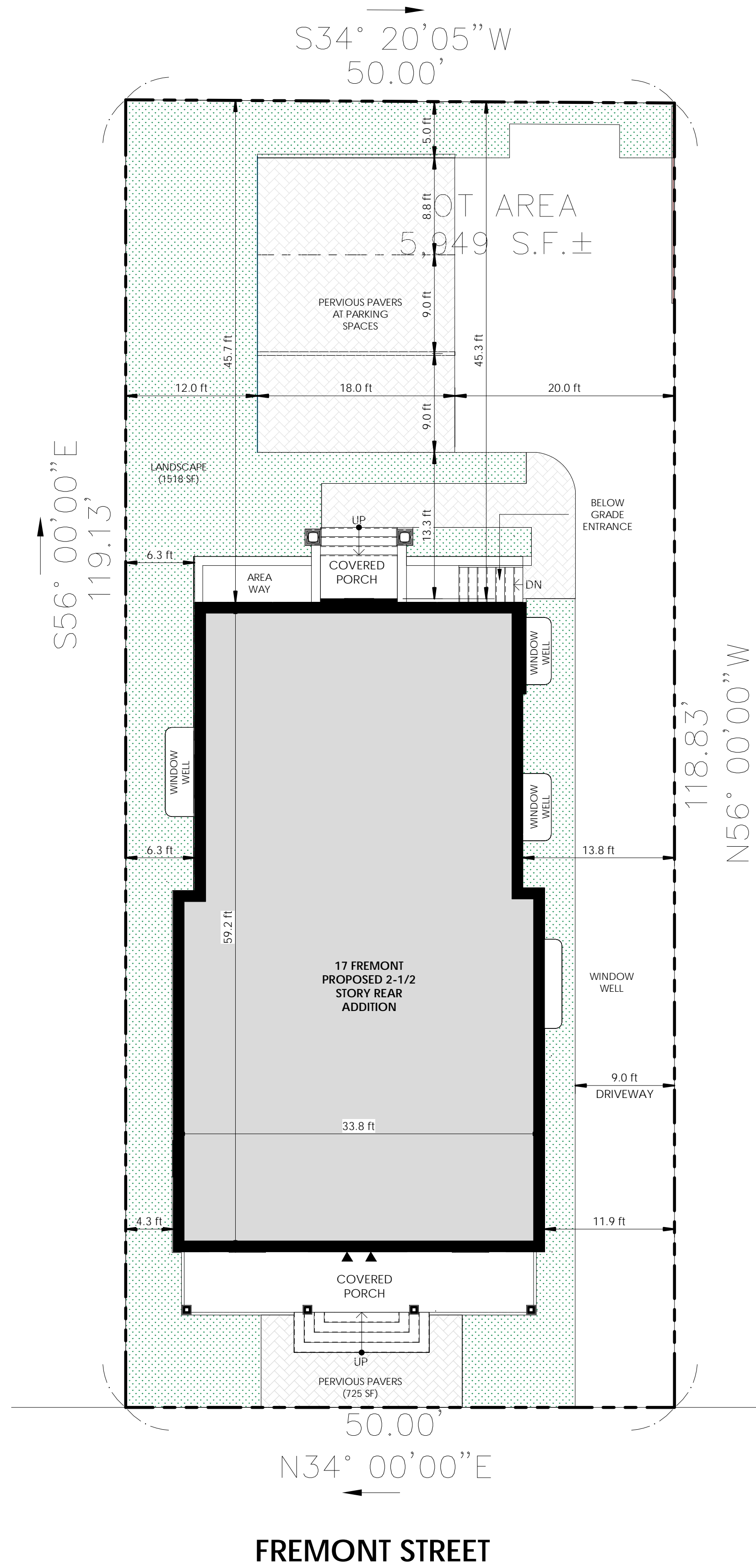
- UNIT 2
- UNIT 3



5 SECOND FLOOR AREA PLAN
1/8" = 1'-0"



6 ROOF PLAN
1/8" = 1'-0"



1 Proposed - Site
1/8" = 1'-0"

PROJECT NAME

17 FREMONT STREET
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REGISTRATION

Project number 18012
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Scale As indicated

REVISIONS

No.	Description	Date

PROPOSED SITE
PLAN

A-100

17 FREMONT STREET
RESIDENCE

UNIT AREAS		
Name	Level	Area
UNIT 1	Existing - Basement	1098 SF
UNIT 1	Existing - Level 1	1044 SF
		2143 SF
UNIT 2	Existing - Level 2	1113 SF
UNIT 2	Existing - Level 1	69 SF
		1182 SF

UNIT AREAS		
Name	Level	Area
UNIT 3	Existing - Basement	799 SF
UNIT 3	Existing - Level 1	781 SF
UNIT 3	Existing - Level 2	780 SF
		2360 SF
		5685 SF

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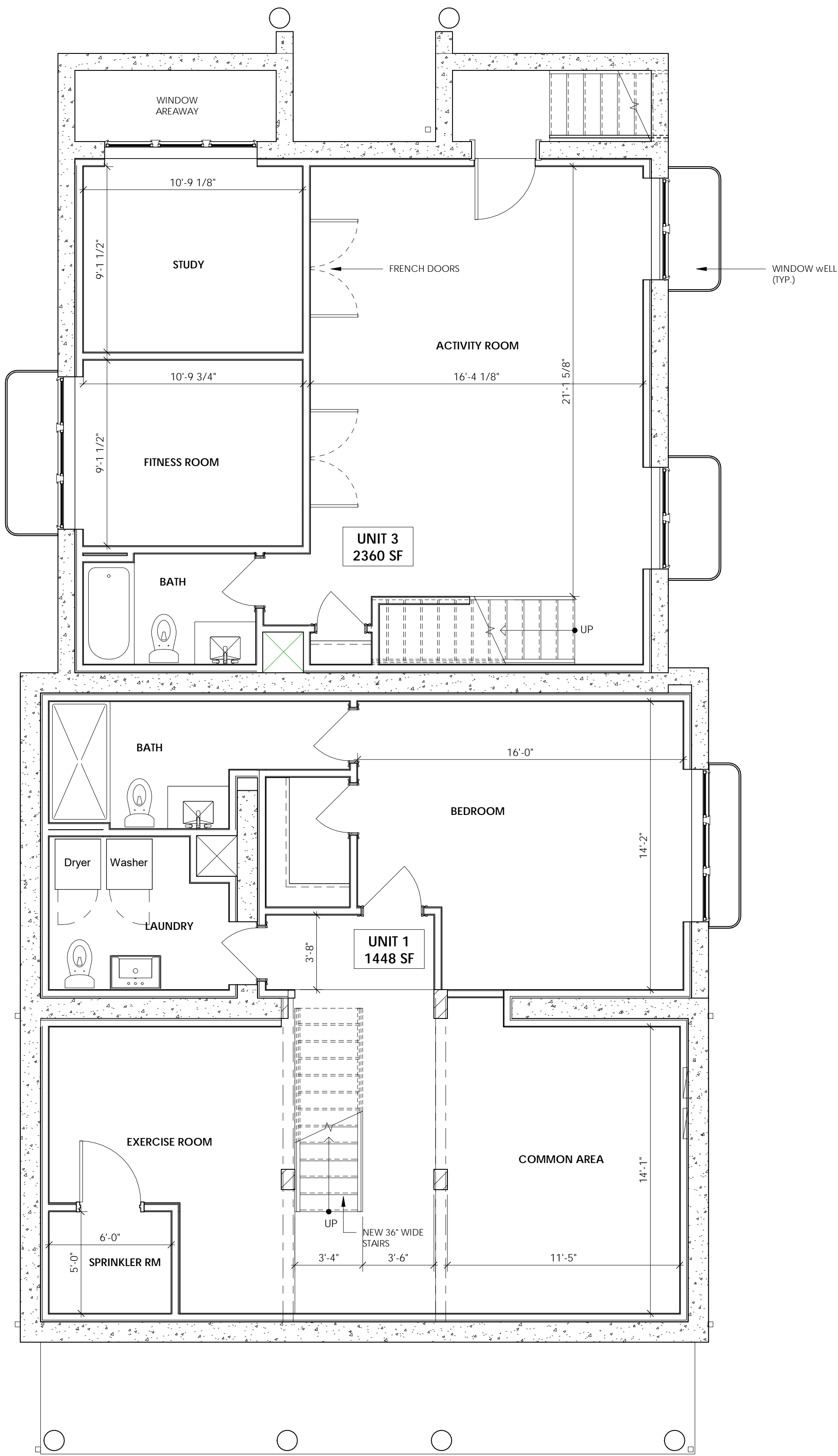
Project number	18012
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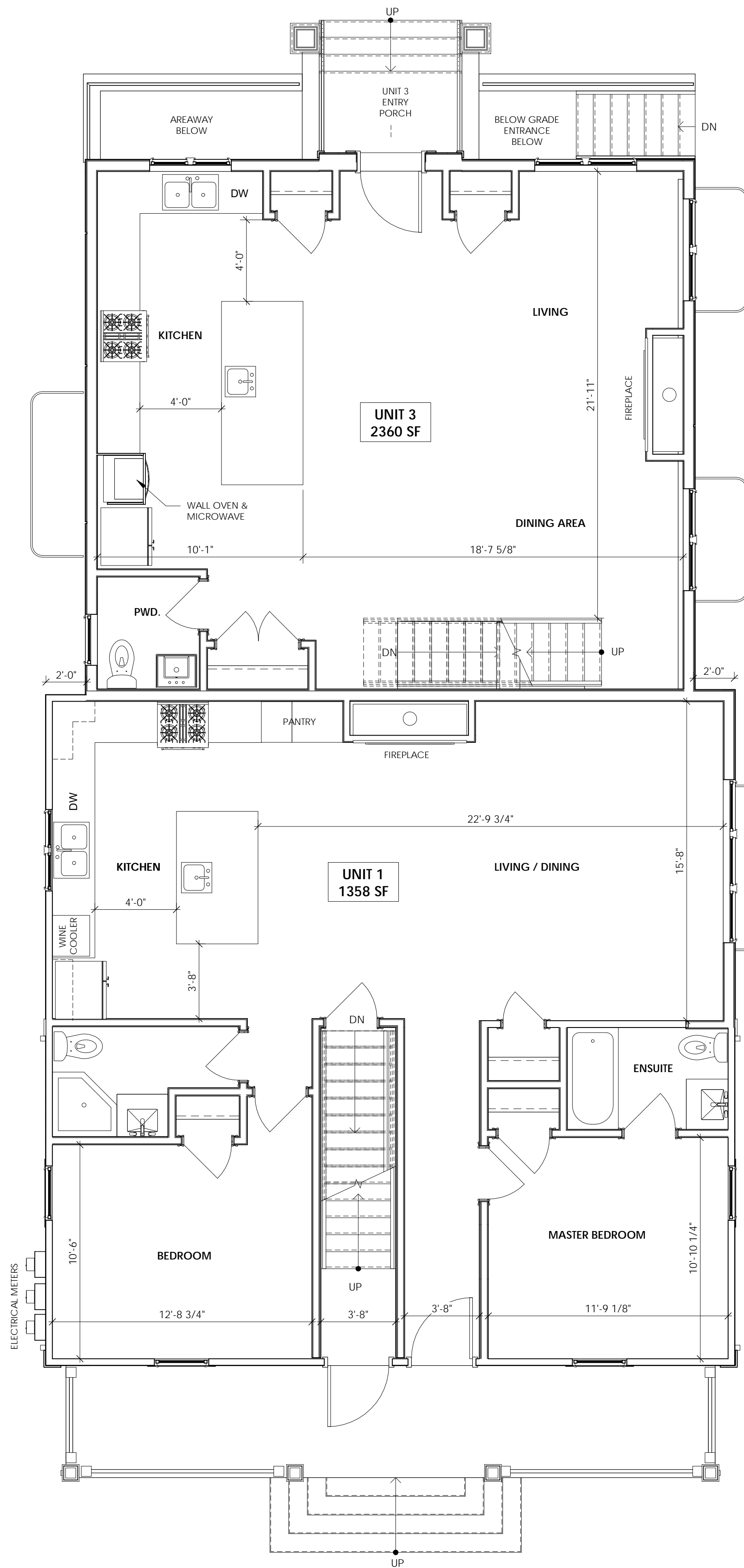
PROPOSED
FLOOR PLANS

A-101

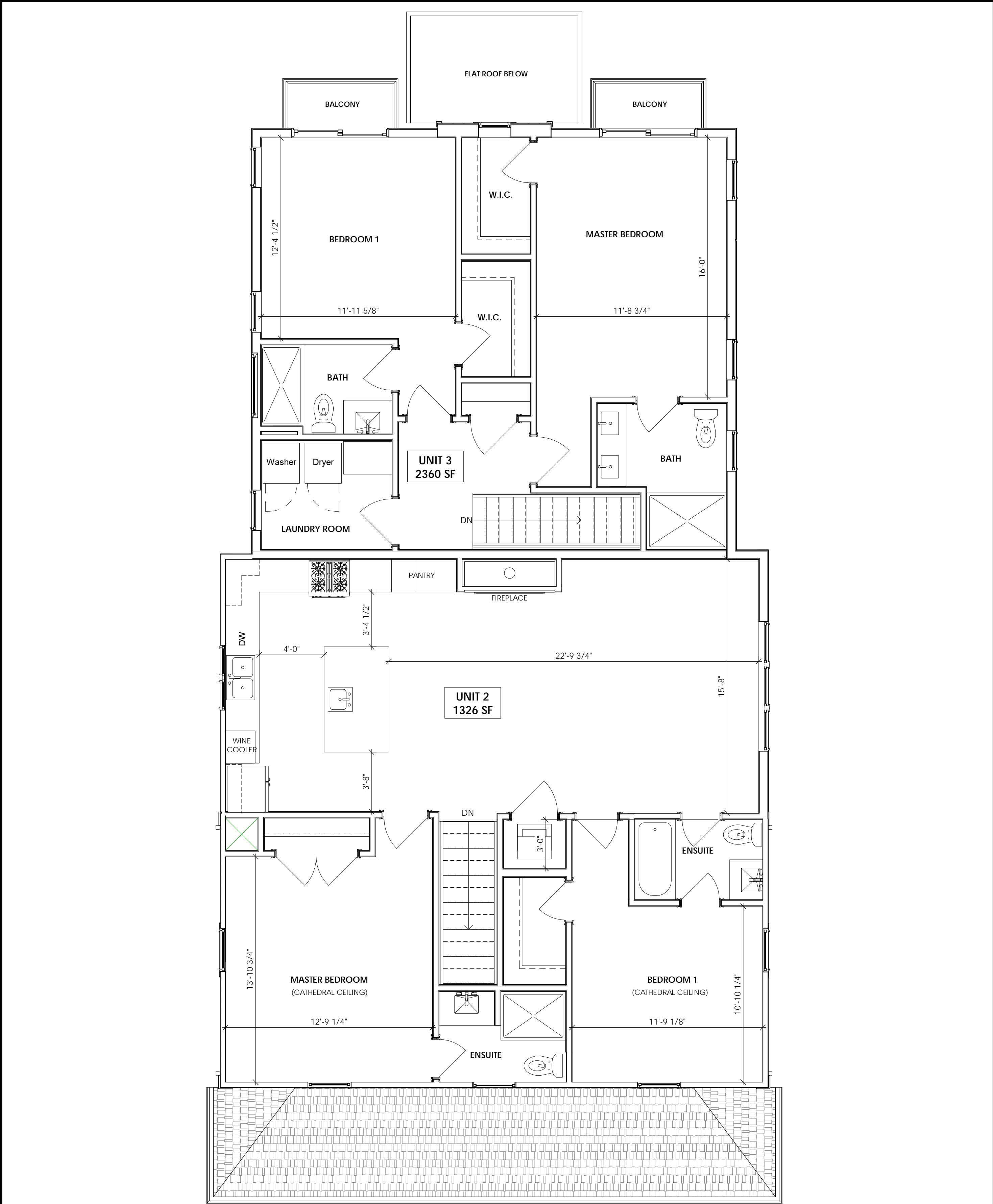
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RESIDENCE



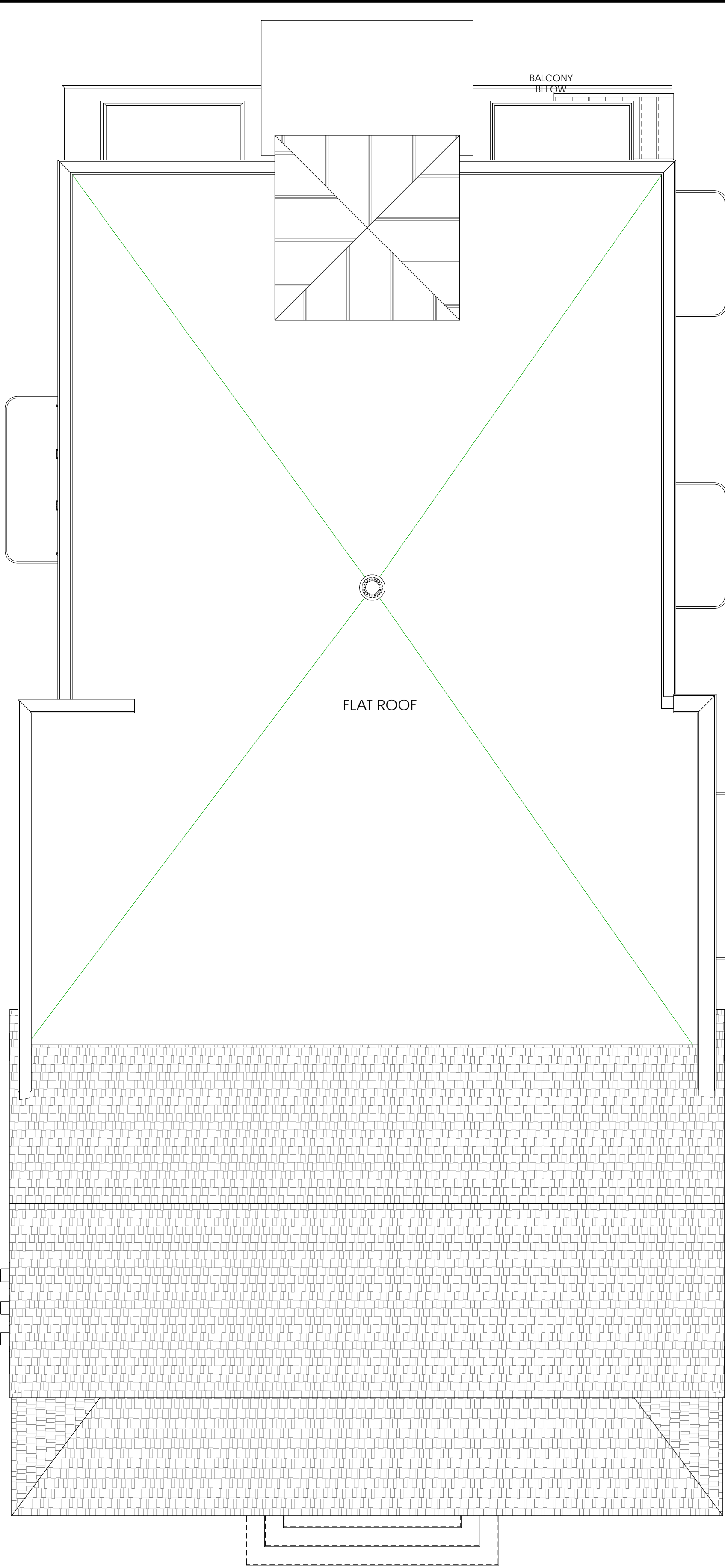
1 Proposed - Basement
1/4" = 1'-0"



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



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



2 Proposed - Roof Plan
1/4" = 1'-0"

UNIT AREAS		
Name	Level	Area
UNIT 1	Existing - Basement	1098 SF
UNIT 1	Existing - Level 1	1044 SF
		2143 SF
UNIT 2	Existing - Level 2	1113 SF
UNIT 2	Existing - Level 1	69 SF
		1182 SF

UNIT AREAS		
Name	Level	Area
UNIT 3	Existing - Basement	799 SF
UNIT 3	Existing - Level 1	781 SF
UNIT 3	Existing - Level 2	780 SF
		2360 SF
		5685 SF

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PROPOSED FLOOR PLANS

A-102

17 FREMONT STREET
RESIDENCE



3 PROPOSED WEST ELEVATION
1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



4 PROPOSED EAST ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

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No.	Description	Date

PROPOSED
ELEVATIONS

A-300

17 FREMONT STREET
RESIDENCE



③ 3D View 3



① 3D View 1



④ 3D View 4



② 3D View 2

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PERSPECTIVES

AV-1

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