

Drawing List		
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A-103	Roof Plan	09/25/2017
A-300	North & West Elevations	09/25/2017
A-301	South & East Elevations	09/25/2017



PROJECT NAME
38 Oliver Street Residences

PROJECT ADDRESS
 38 Oliver Street
 Somerville, MA 02143

CLIENT
Mark Ahern
38 Oliver Street
Somerville, MA 02143



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

CONSULTANTS:

LOCUS MAP



PROJECT: OLIVER STREET RESIDENCES

PROJECT ADDRESS:
 38 OLIVER STREET
 SOMERVILLE, MASSACHUSETTS

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

CLIENT
 MARK AHERN
 ADDRESS:
 38 OLIVER STREET
 SOMERVILLE, MA

SD SET
09/15/2017
REVISED: 09/22/2017
REVISED: 09/25/2017
REVISED: 10/24/2017

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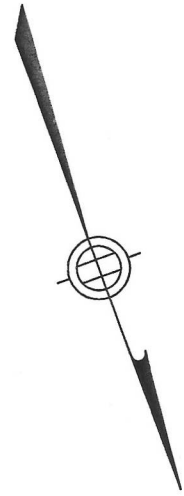
REGISTRATION	
Project number	17106
Date	09/25/2017
Drawn by	TMC
Checked by	JSK
Scale	

REVISIONS		
No.	Description	Date

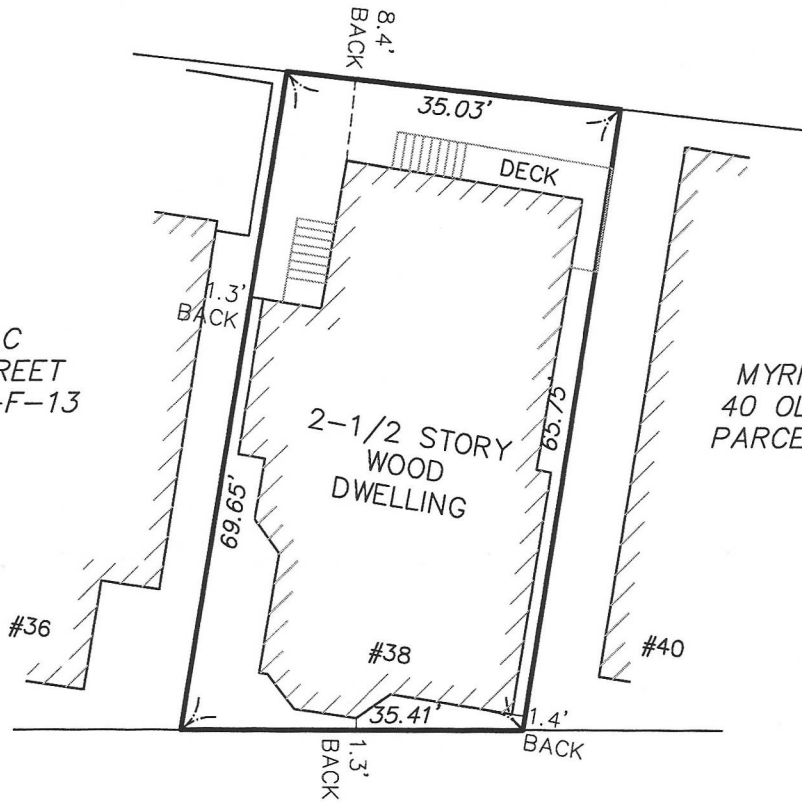
Cover Sheet

A-000
 38 Oliver Street Residences

N/F
 CHRISTOPHER D. ALDER
 129-133 GLEN STREET
 PARCE ID: 92-F-14



N/F
 LUNAJH, LLC
 36 OLIVER STREET
 PARCE ID: 92-F-13



N/F
 MYRIAM SCRUGLI
 40 OLIVER STREET
 PARCE ID: 92-F-11

OLIVER STREET

(PUBLIC - 40' WIDE)

PLAN

SCALE: 1"=20'



I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN MARCH 2017 AND THAT THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.

ZONING SETBACKS: RB

FRONT YARD 15'
 SIDE YARD 8'
 REAR YARD 20'

RECORD OWNER:

ANA M. MIGUEL
 BOOK 43197 PAGE 325

PLAN REFERENCE:

LOT 2 ON END OF BOOK 2199

3-27-17
 DATE

[Signature]
 SIGNATURE

PARCEL ID: 92-F-12

SCOTT M. CERRATO
 Professional Land Surveyor

PLOT PLAN
 38 OLIVER STREET
 SOMERVILLE, MASSACHUSETTS

24 Pleasant View Drive • Exeter, NH 03833 • 781-775-3724

JOB NO:
 17-201

SCALE:
 1"=20'

DATE:
 3-27-17

BY:
 S.M.C.

ZONING DIMENSIONAL TABLE:				
	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	RB ZONE			
USE	RESIDENTIAL 1-3 Family Dwelling Units	RESIDENTIAL/ 4- UNITS	RESIDENTIAL/ 4- UNITS	PRE-EXIST/ NO CHANGE
MIN LOT SIZE	7,500 SF	2,368 +/- SF	2,368 +/- SF	PRE-EXIST/ NO CHANGE
MIN LOT ARE PER DWELLING	1,500 SF / DU (1-9 UNITS)	592 SF / DU (4 UNITS)	592 SF / DU (4 UNITS)	PRE-EXIST/ NO CHANGE
MAX GROUND COVERAGE	50% / 1,184 SF	73% / 1,729 SF	72% / 1,709 SF	PRE-EXIST
LANDSCAPE AREA	25% / 592 SF	1% / 28 SF	1% / 28 SF	PRE-EXIST/ NO CHANGE
MAX FLOOR AREA RATIO (FAR)	1.0 / 2,368 SF	1.33 / 3,142 SF	1.29 / 3,075 SF	PRE-EXIST/ DOES NOT COMPLY
MAX BUILDING HEIGHT	40' - 0" / 3 ST	32'-7" 2 1/2 ST	32'-7" 2 1/2 ST	COMPLIES/ NO CHANGE
MIN. YARD SETBACKS				
FRONT	10'-0" (FOOTNOTE 5)	1.3'	1.3'	PRE-EXIST/ NO CHANGE
LEFT SIDE	6'-10" SUM 14'-8" (FOOTNOTE 10)	1.3'	1.3'	PRE-EXIST/ NO CHANGE
RIGHT SIDE	6'-10" SUM 14'-8" (FOOTNOTE 10)	0.0' (TO DECK)	0.0' (TO DECK)	PRE-EXIST/ NO CHANGE
REAR	12'-6" (FOOTNOTE 13)	5.3' (TO DECK)	5.3' (TO DECK)	PRE-EXIST/ NO CHANGE
MIN FRONTAGE	50' - 0"	35.41'	35.41'	PRE-EXIST/ NO CHANGE
PERVIOUS AREA, MIN % OF LOT	35% / 829 SF	1% / 28 SF	1% / 28 SF	PRE-EXIST/ NO CHANGE
PARKING REQUIREMENTS	EXISTING- 6.5 SPACES TOTAL (UNIT 1, 4 BED= 2 SP, UNIT 2, 1 BED= 1.5 SP, UNIT 3, 1 BED= 1.5 SP, UNIT 4, 1 BED= 1.5 SP,) PROPOSED- 6.5 SPACES TOTAL (UNIT 1, 3 BED= 2 SP, UNIT 2, 1 BED= 1.5 SP, UNIT 3, 2 BED= 1.5 SP, UNIT 4, 1 BED= 1.5 SP,)	0 SPACES	0 SPACES	PRE-EXIST/ NO CHANGE
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.

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.

50'- 36"= 14' , 14'X1"= 14"
8'-14"= 6'-10" SIDE YARD SETBACK
SUM 17'- 28"= SUM 14'-8"

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'- 70"= 30' , 30'X3"= 90"= 7.5'
20'-7.5"= 12.5' REAR YARD SETBACK

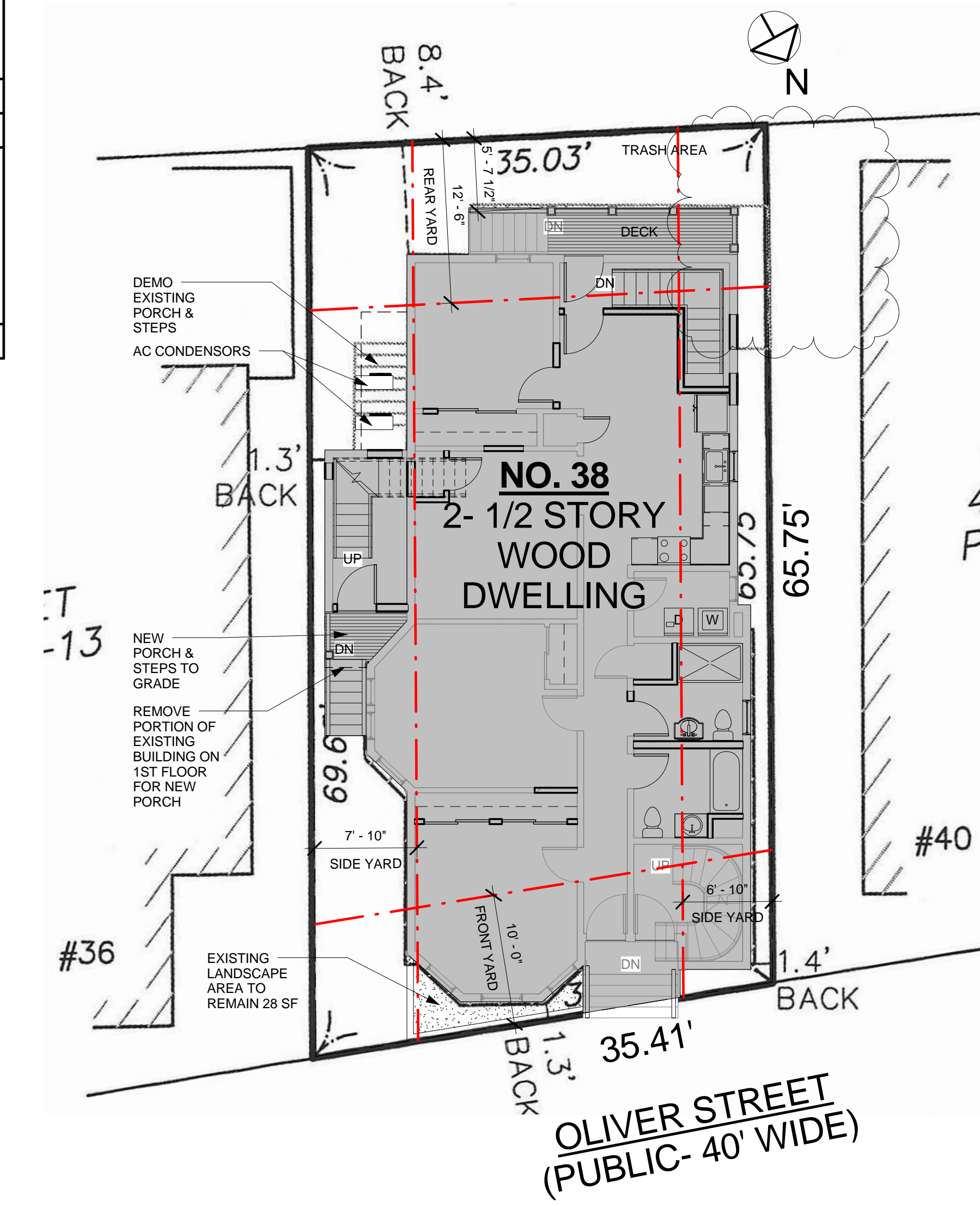
Section 4.4. - Nonconforming Structures.

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.

KEY

- USEABLE OPEN SPACE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PERVIOUS AREA
- PROPERTY LINE



2 Zoning Plan
1/8" = 1'-0"

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Somerville, MA 02143

CLIENT
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38 Oliver Street
Somerville, MA 02143

ARCHITECT

DESIGN

KHALSA

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Checked by	JSK
Scale	As indicated

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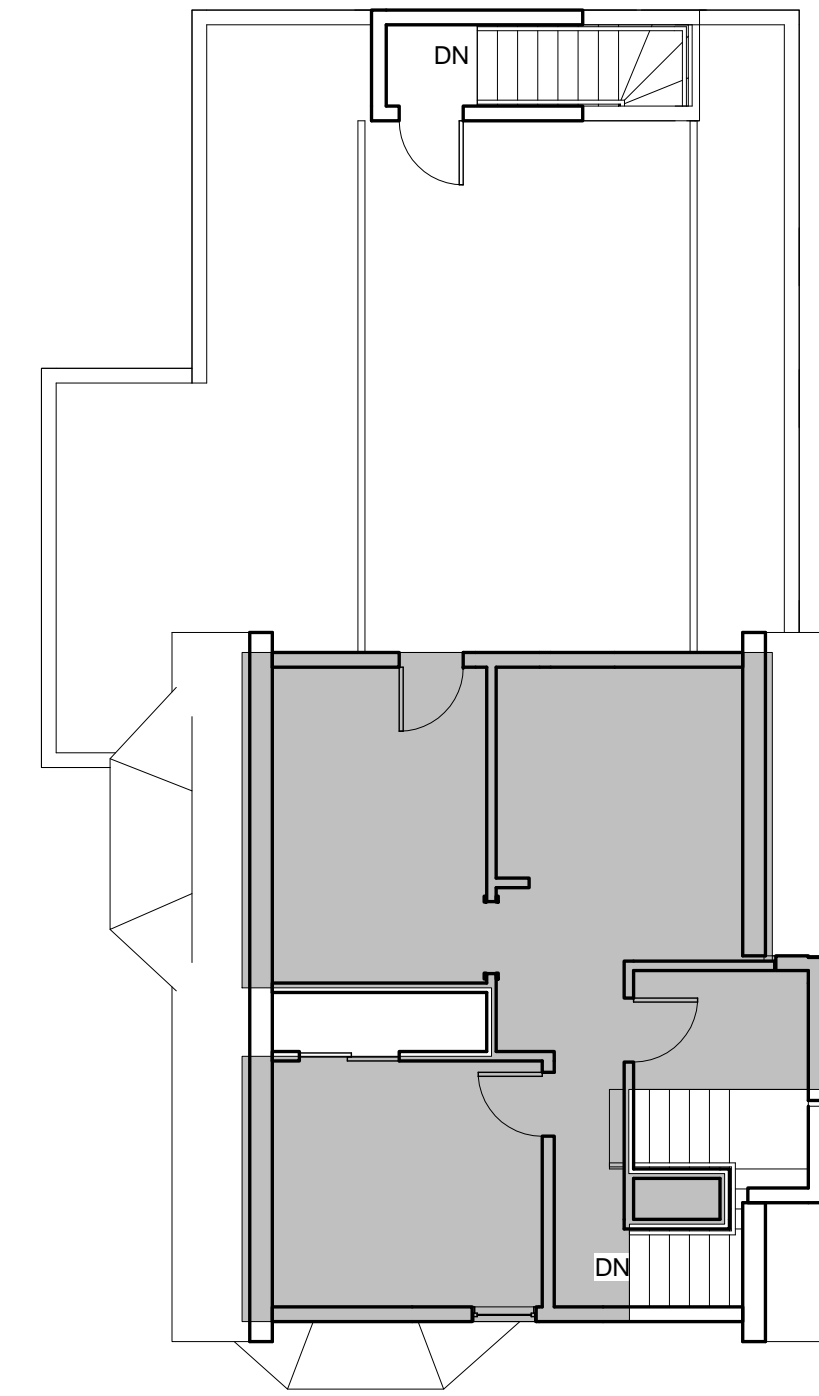
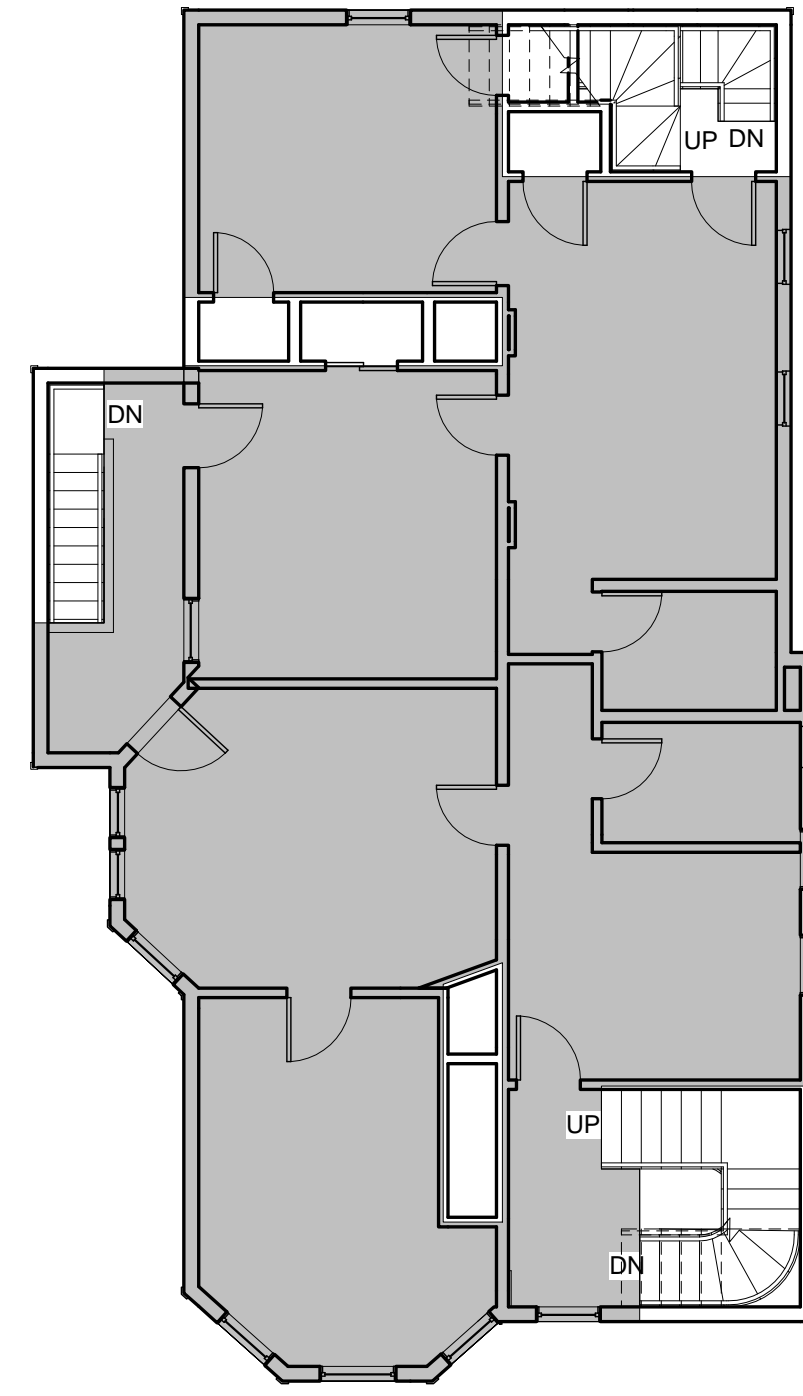
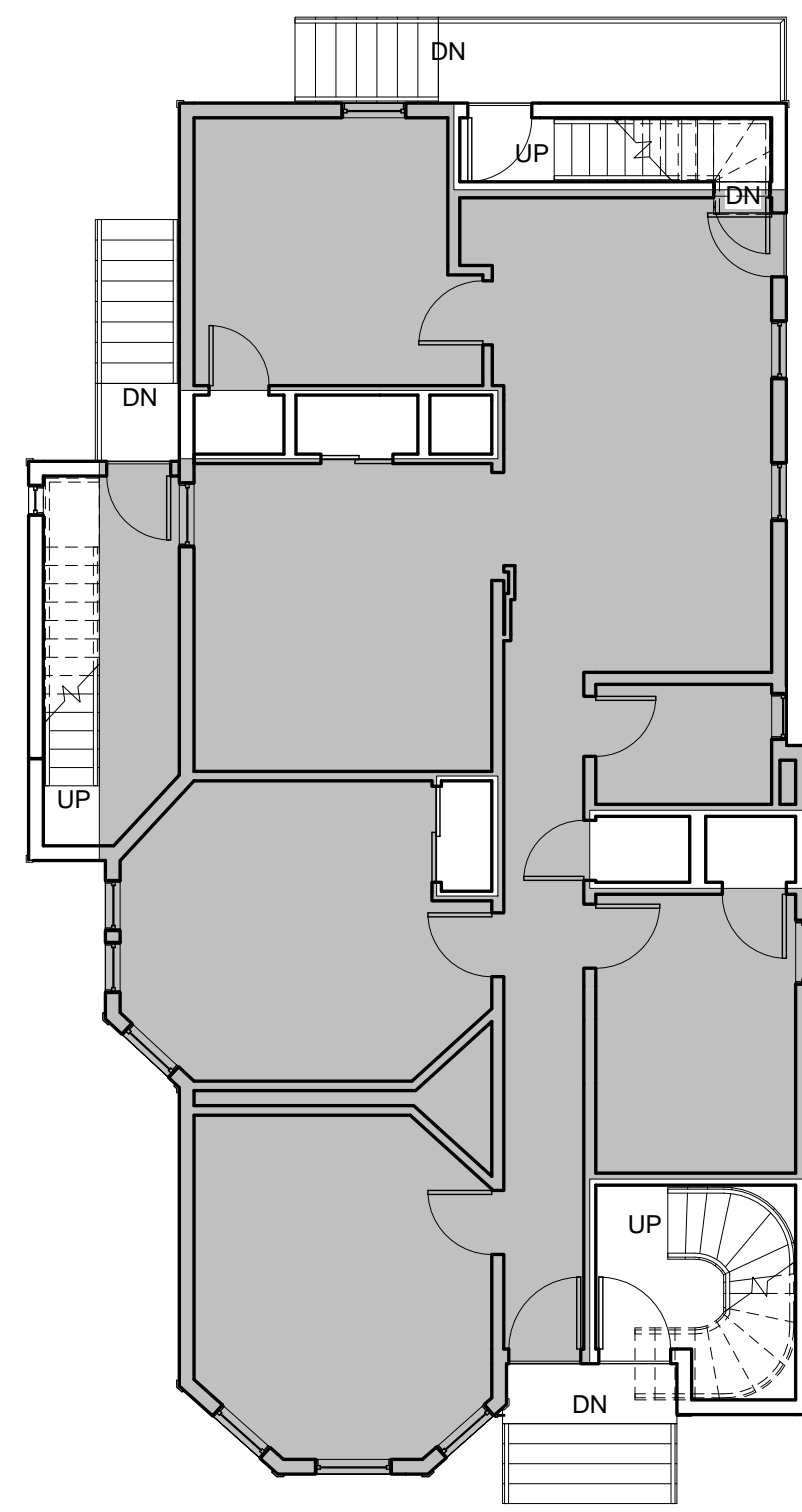
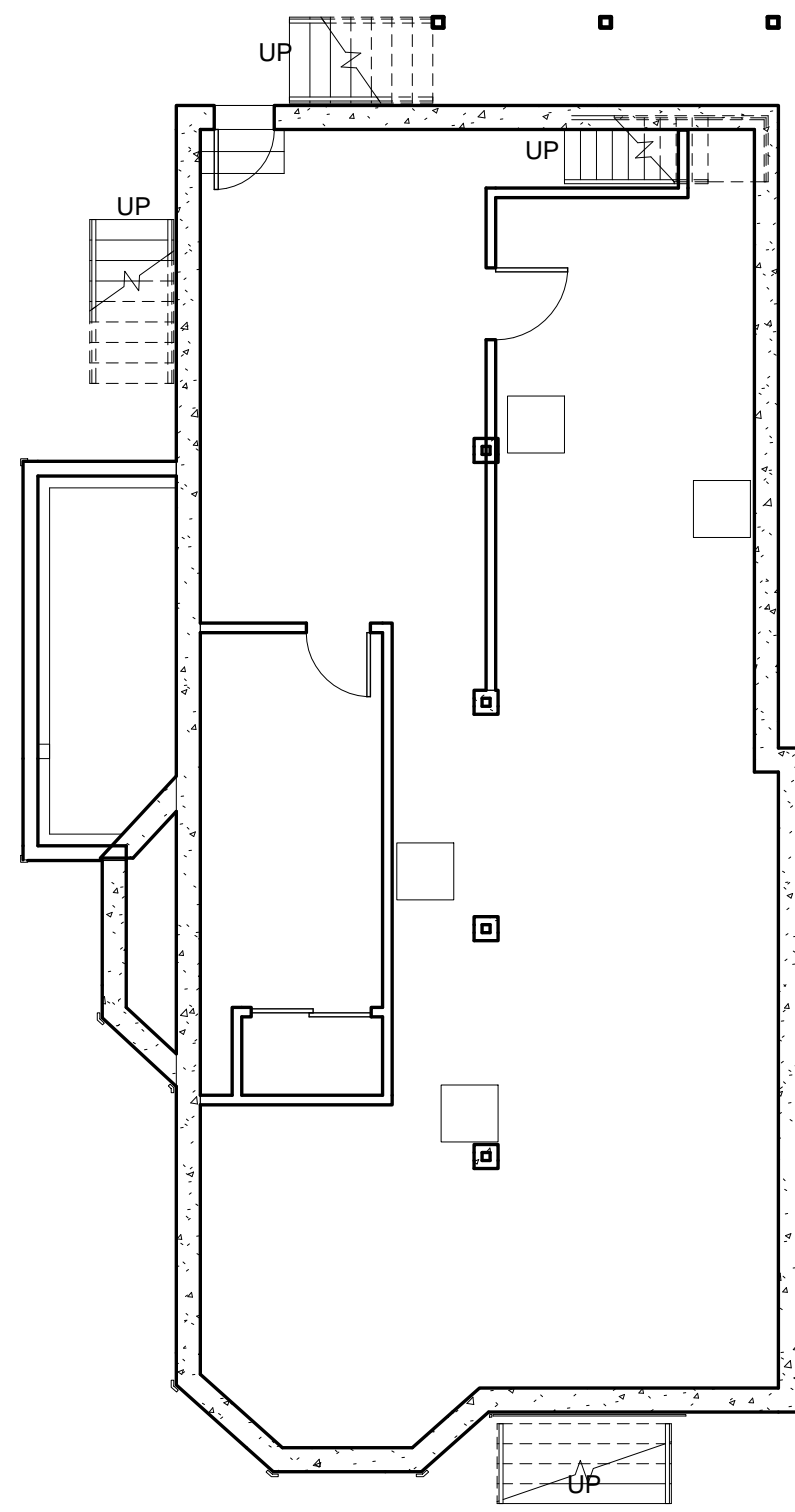
No.	Description	Date
1	Deck Adjustment	10.24.17

Architectural Site Plan

A-020

38 Oliver Street Residences

EXISTING FAR SUMMARY



LEVEL	FAR	GROSS
BASEMENT	0 SF	1,417 SF
FIRST	1,286 SF	1,548 SF
SECOND	1,307 SF	1,563 SF
THIRD	549 SF	735 SF
TOTAL	3,142 SF	5,263 SF

BASEMENT

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

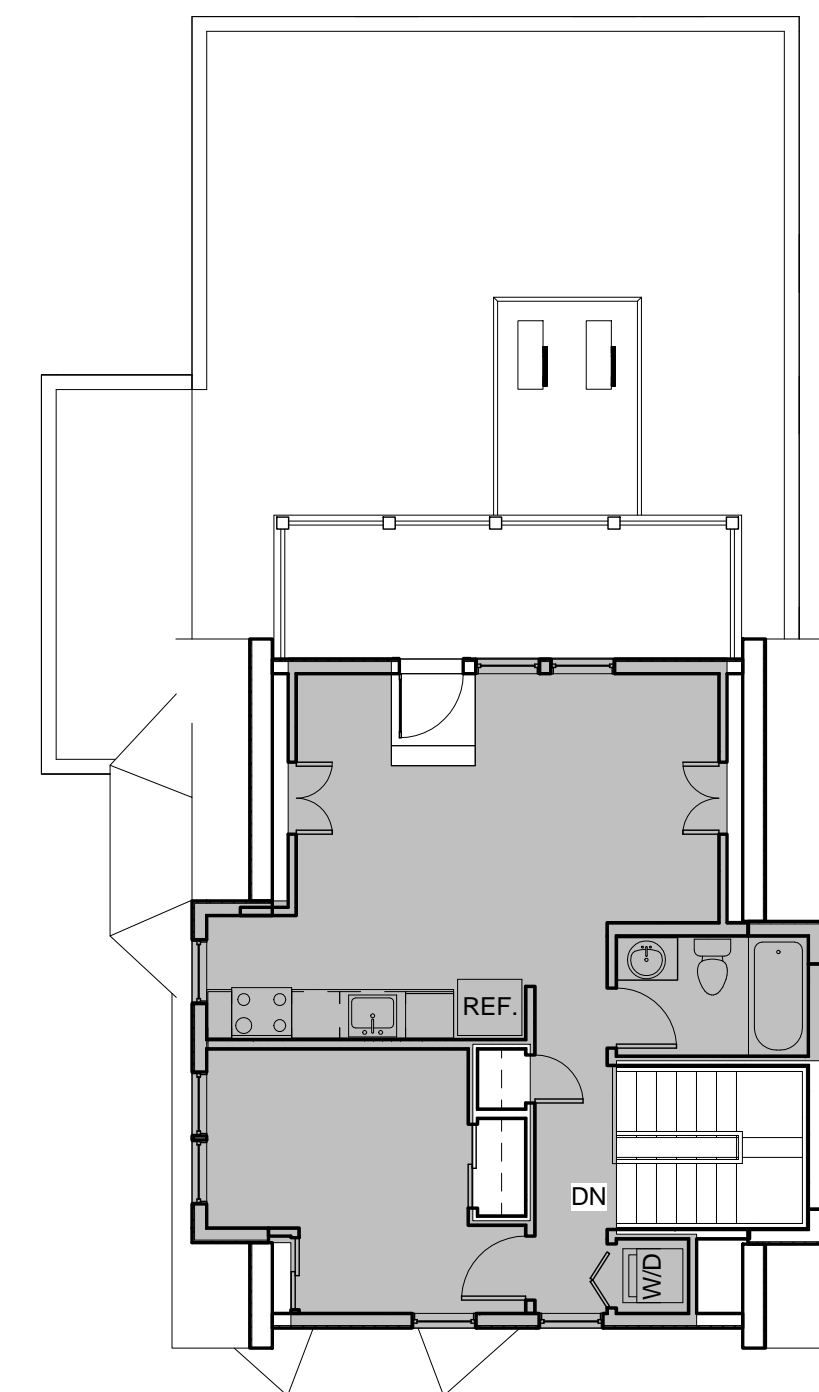
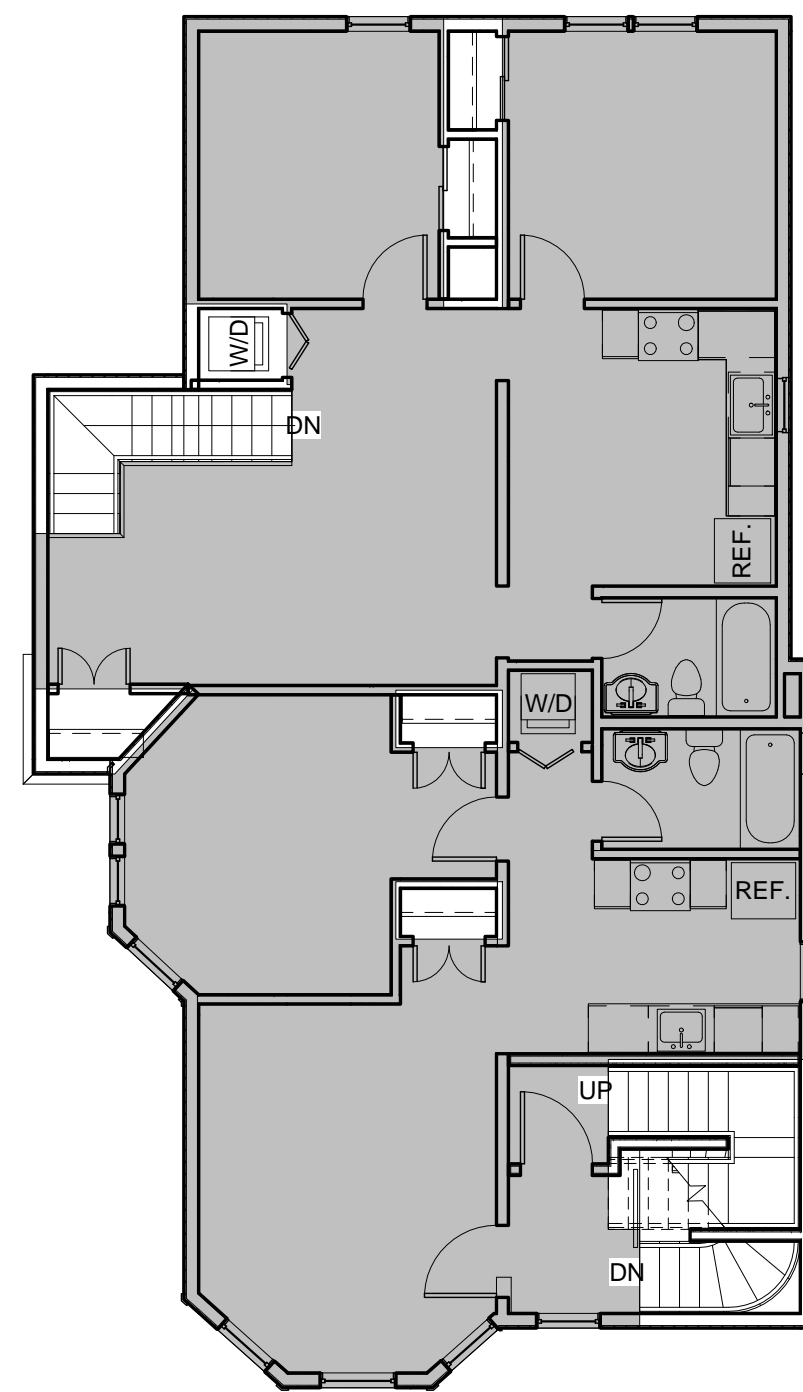
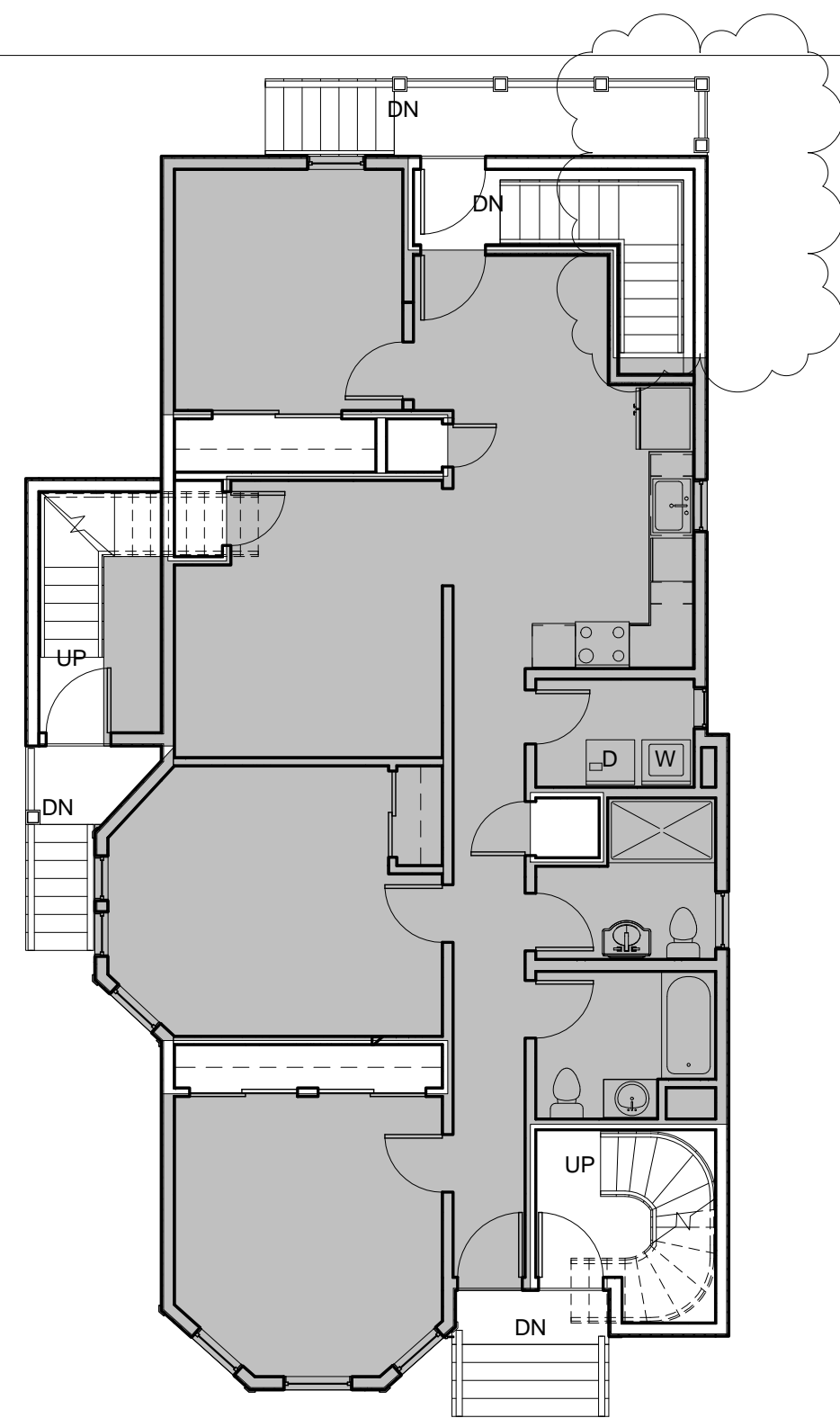
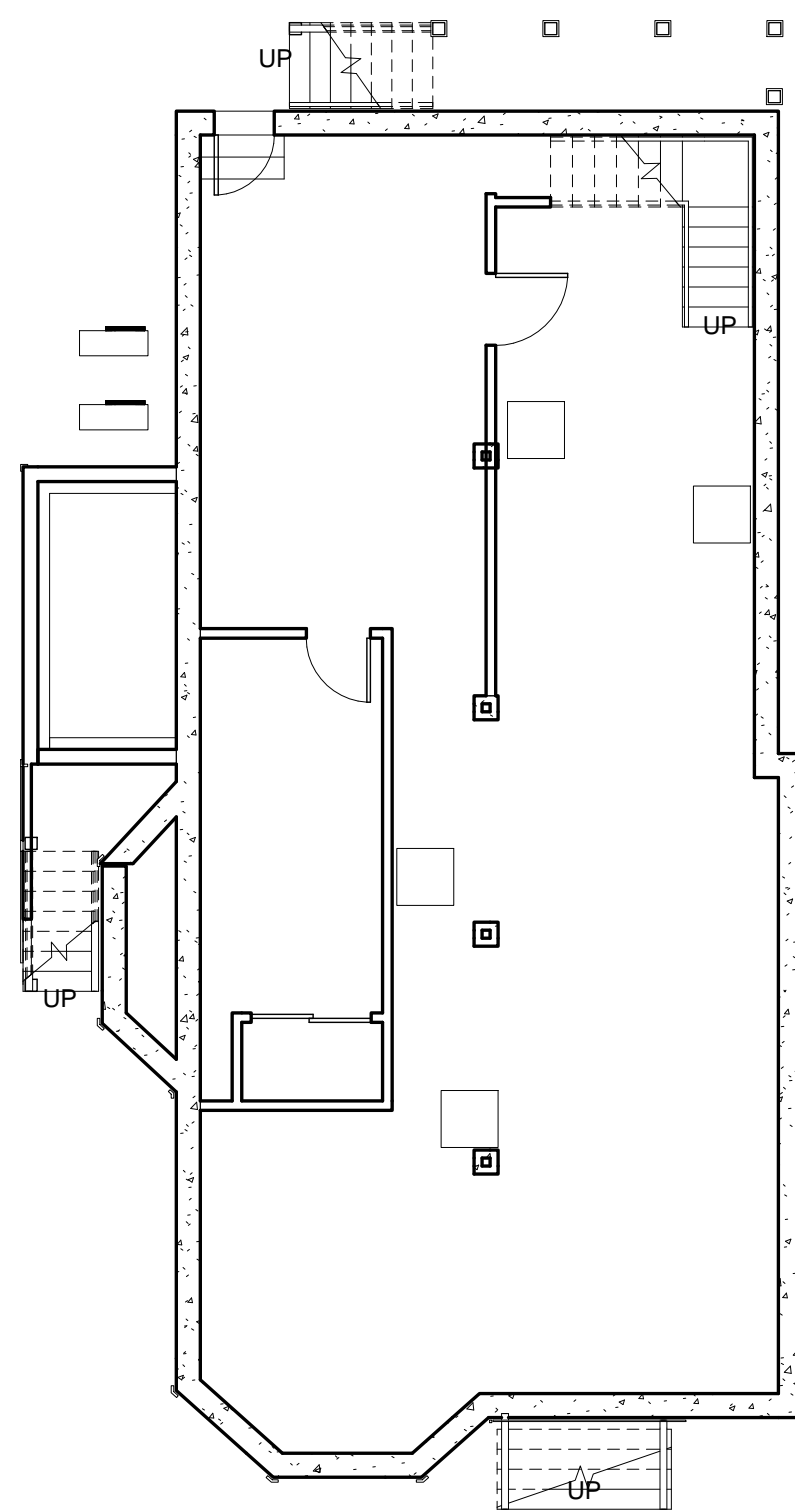
FAR: 0 SF
GROSS: 1,417 SF

FAR: 1,286 SF
GROSS: 1,548 SF

FAR: 1,307 SF
GROSS: 1,563 SF

FAR: 549 SF
GROSS: 735 SF

PROPOSED FAR SUMMARY



LEVEL	FAR	GROSS
BASEMENT	0 SF	1,417 SF
FIRST	1,214 SF	1,527 SF
SECOND	1,341 SF	1,563 SF
THIRD	520 SF	735 SF
TOTAL	3,075 SF	5,242 SF

BASEMENT

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FAR: 0 SF
GROSS: 1,417 SF

FAR: 1,214 SF
GROSS: 1,527 SF

FAR: 1,328 SF
GROSS: 1,563 SF

FAR: 520 SF
GROSS: 735 SF

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ARCHITECT

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FAR Summary

A-021

38 Oliver Street Residences

PROJECT NAME
**38 Oliver Street
 Residences**

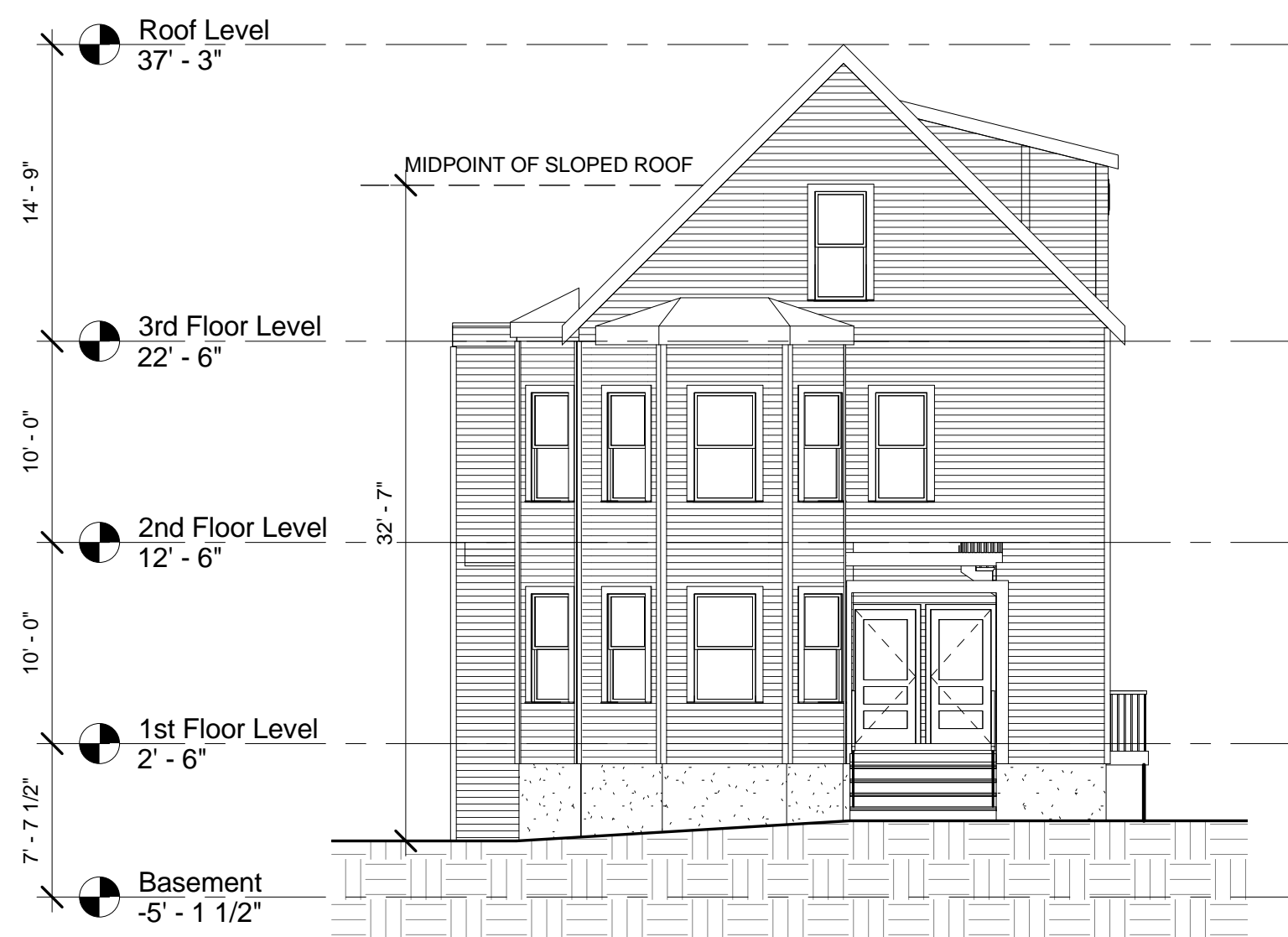
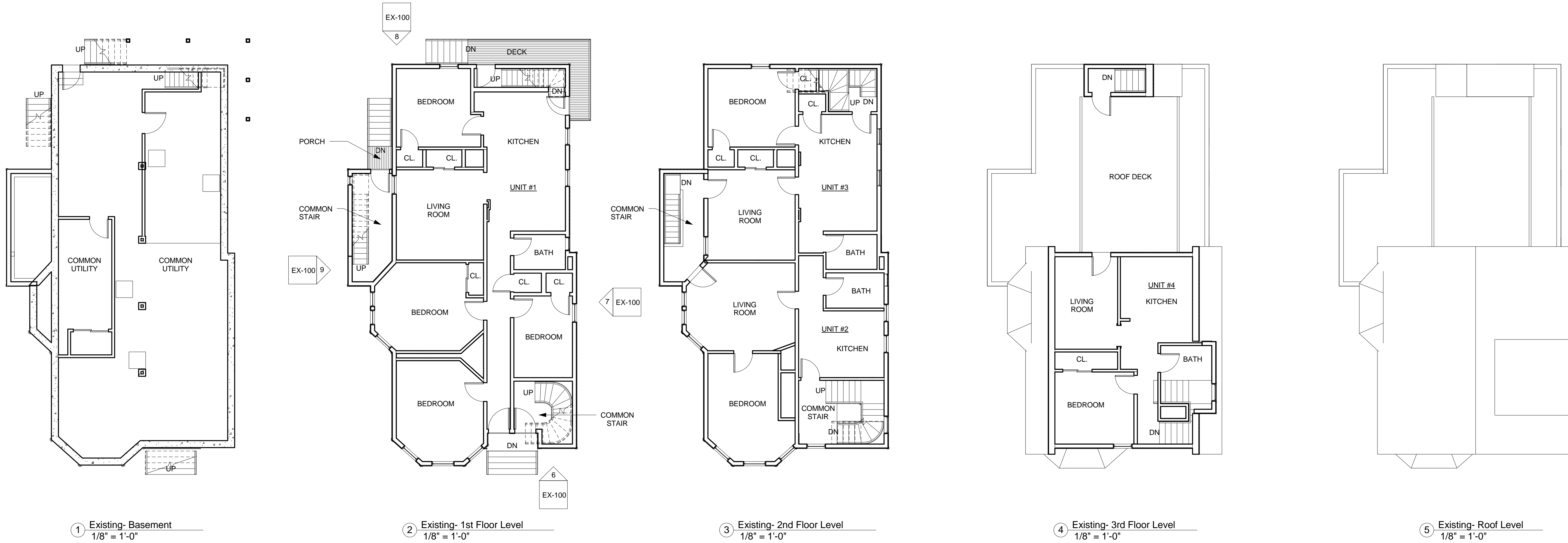
PROJECT ADDRESS
 38 Oliver Street
 Somerville, MA 02143

CLIENT
**Mark Ahern
 38 Oliver Street
 Somerville, MA 02143**



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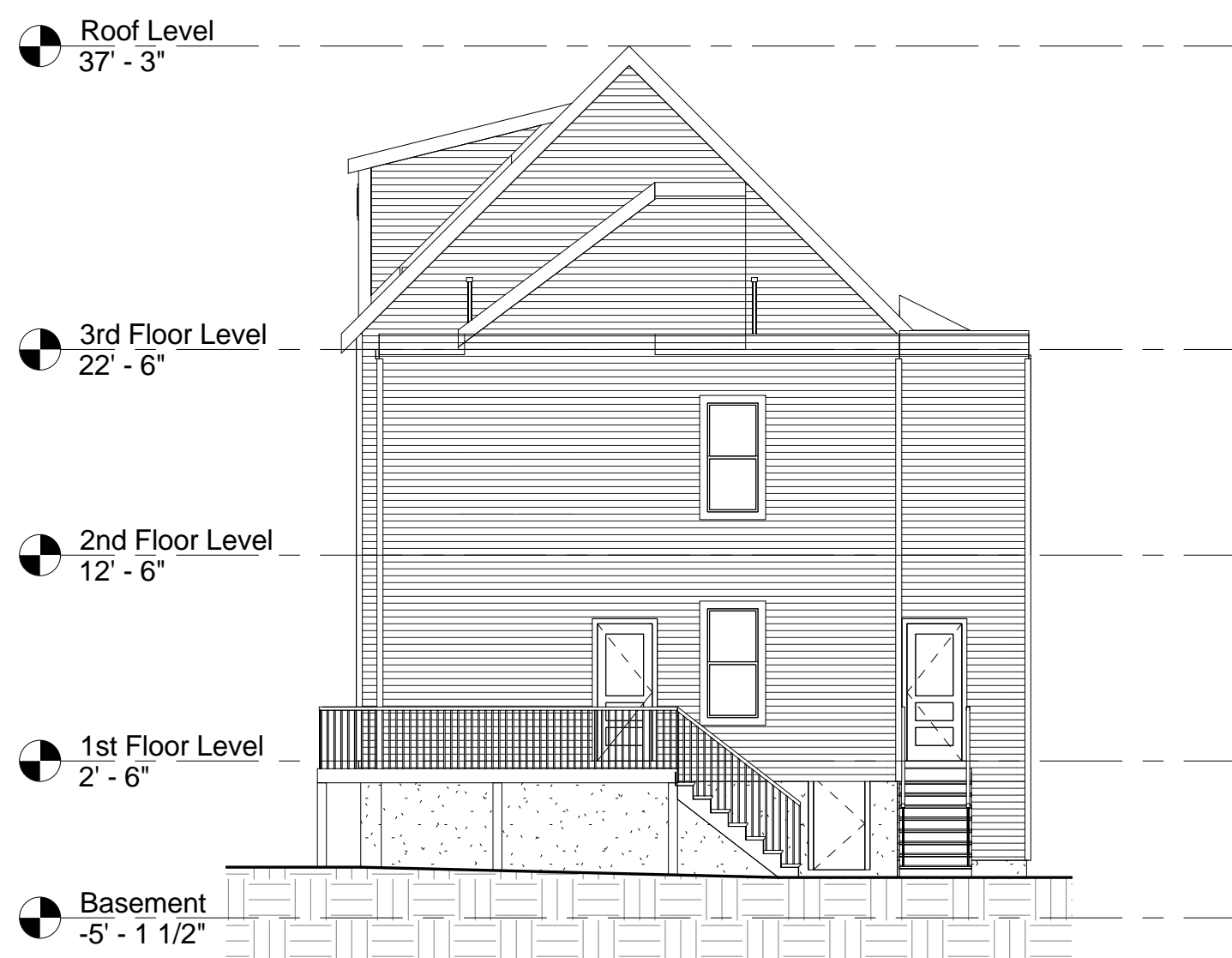
CONSULTANTS:



6 Existing North Elevation
 1/8" = 1'-0"



7 Existing West Elevation
 1/8" = 1'-0"



8 Existing South Elevation
 1/8" = 1'-0"



9 Existing East Elevation
 1/8" = 1'-0"

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REVISIONS

No.	Description	Date

Existing Conditions

EX-100
 38 Oliver Street Residences

LEGEND			
	NEW WALL		CARBON MONOXIDE DETECTOR
	EXISTING TO REMAIN		SMOKE DETECTOR
	WALL TYPE		

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ARCHITECT

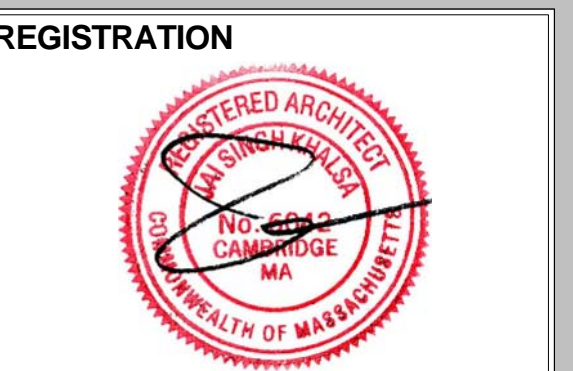
DESIGN

KHALSA

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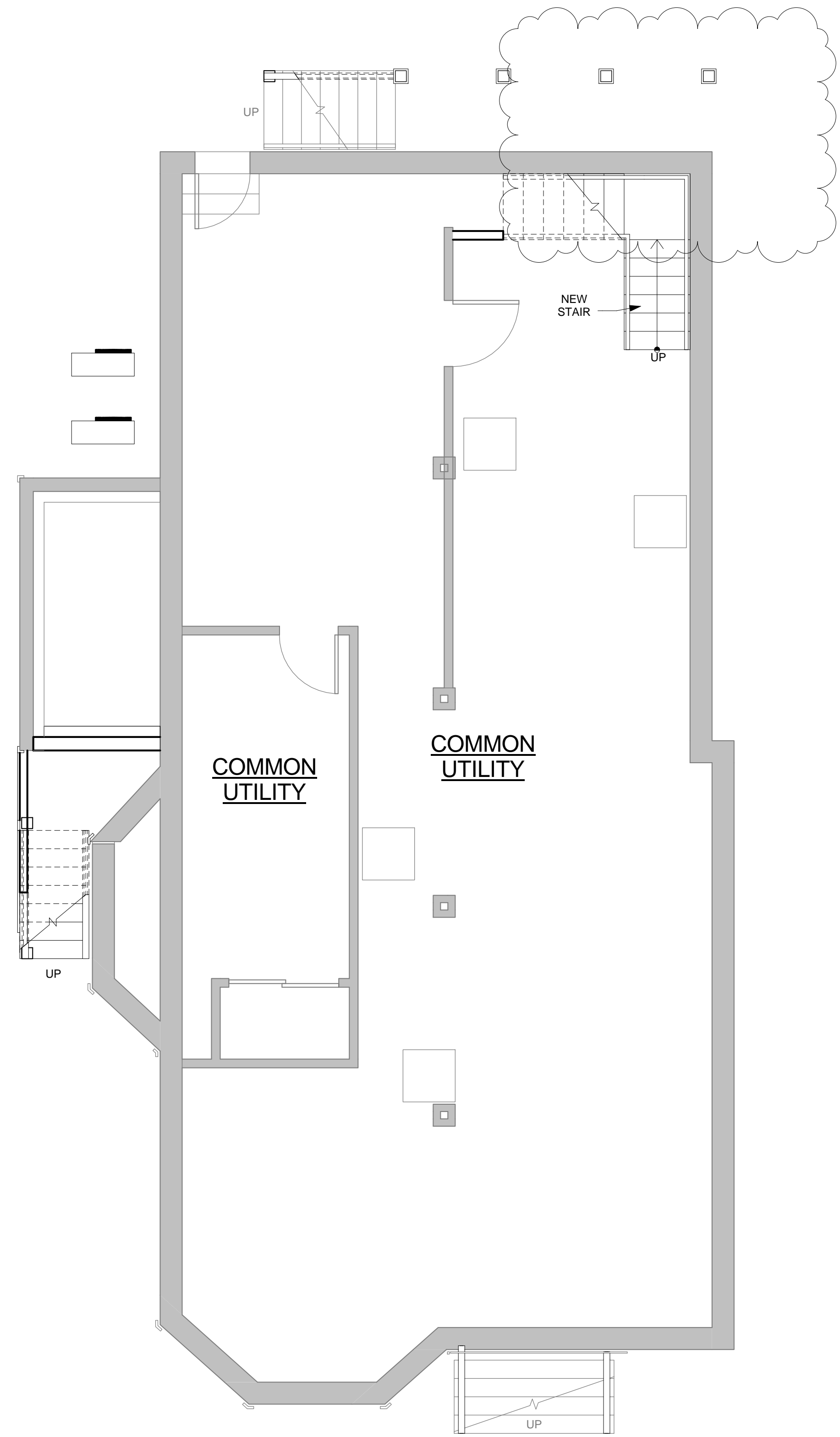
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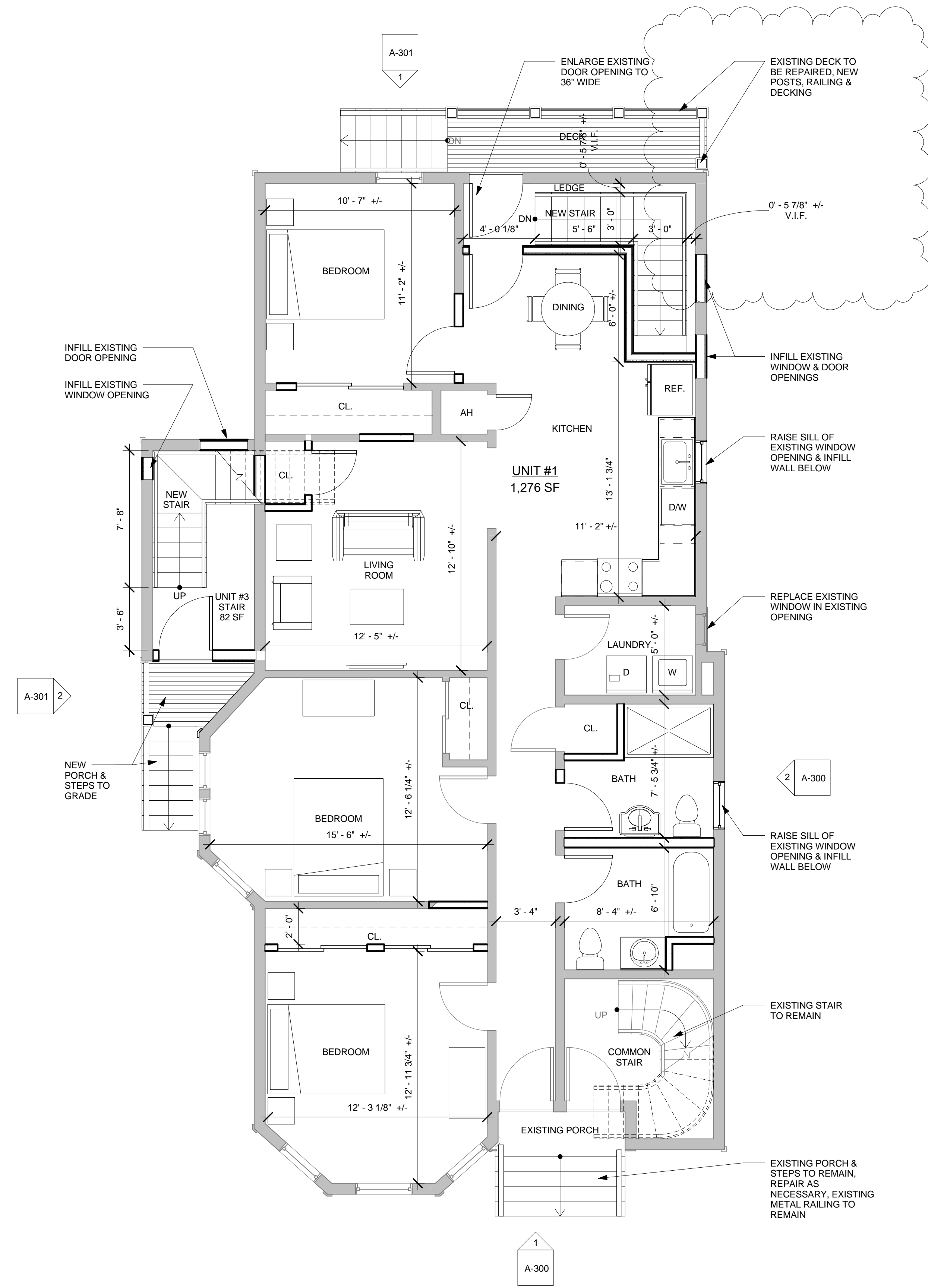
Basement & 1st Floor Plan

A-101

38 Oliver Street Residences



① Basement
 1/4" = 1'-0"



② 1st Floor Level
 1/4" = 1'-0"

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 Residences**

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 38 Oliver Street
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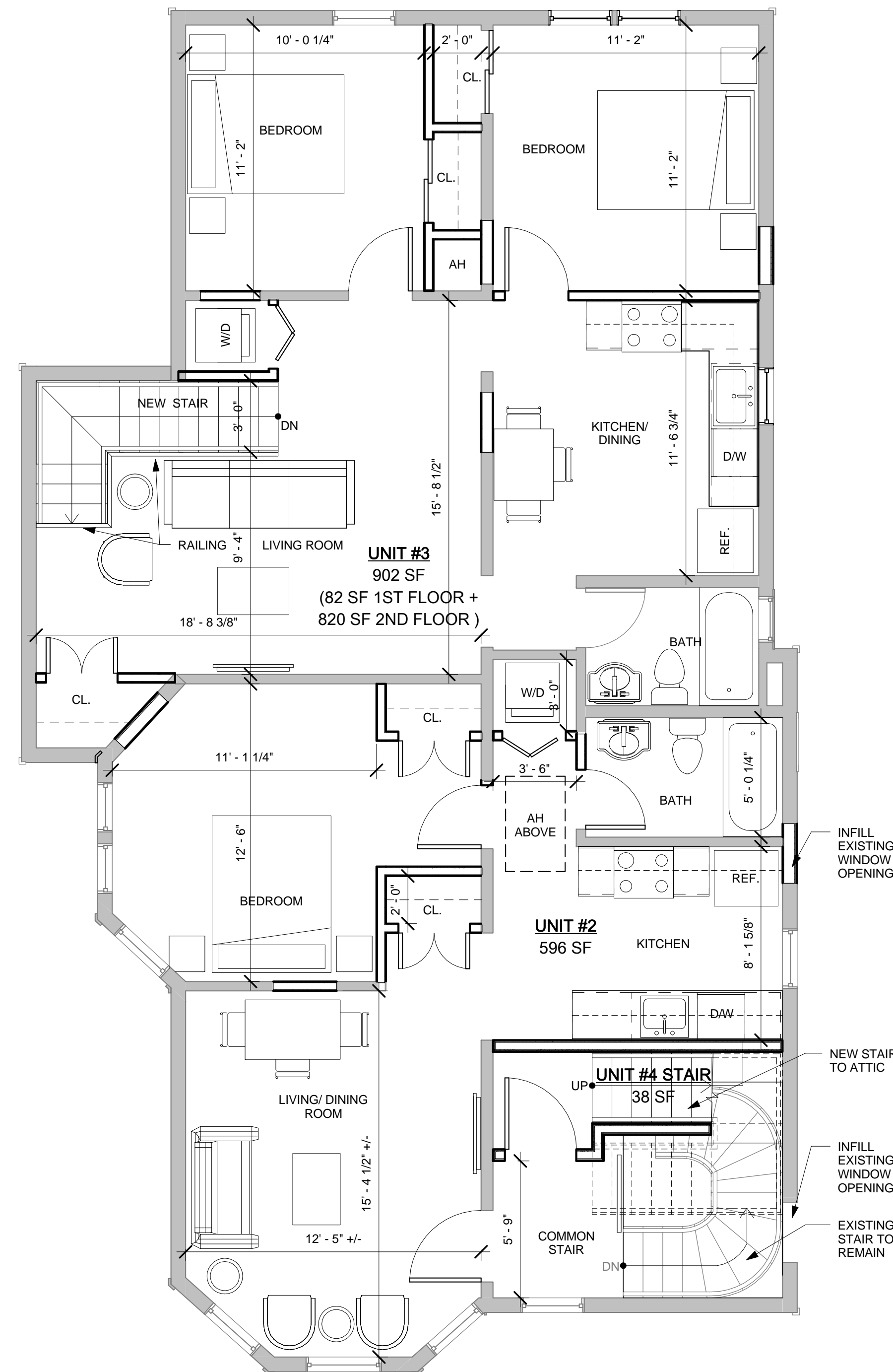
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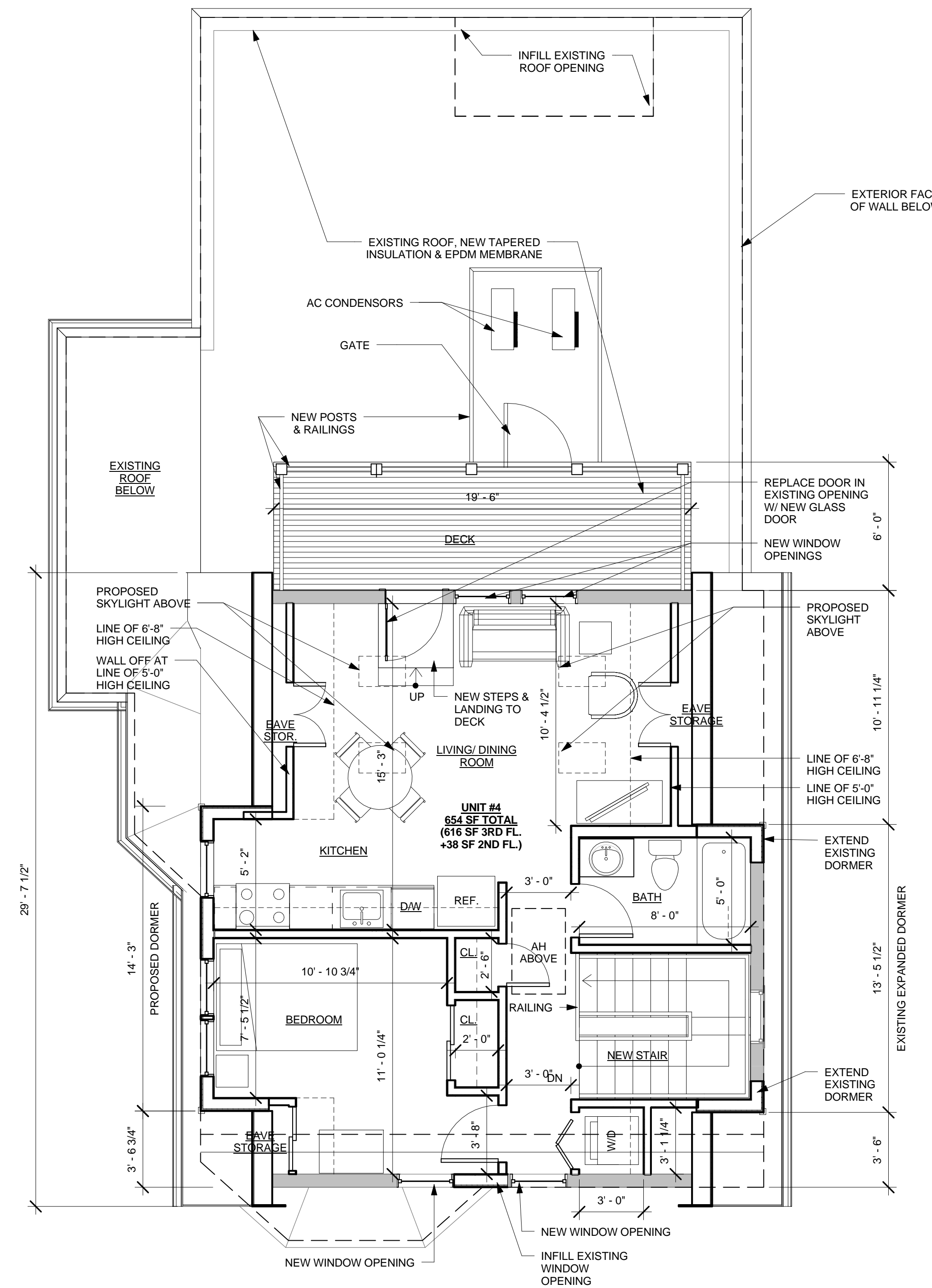
Second & Third
 Floor Plans

A-102

38 Oliver Street Residences



① 2nd Floor Level
 1/4" = 1'-0"



② 3rd Floor Level
 1/4" = 1'-0"

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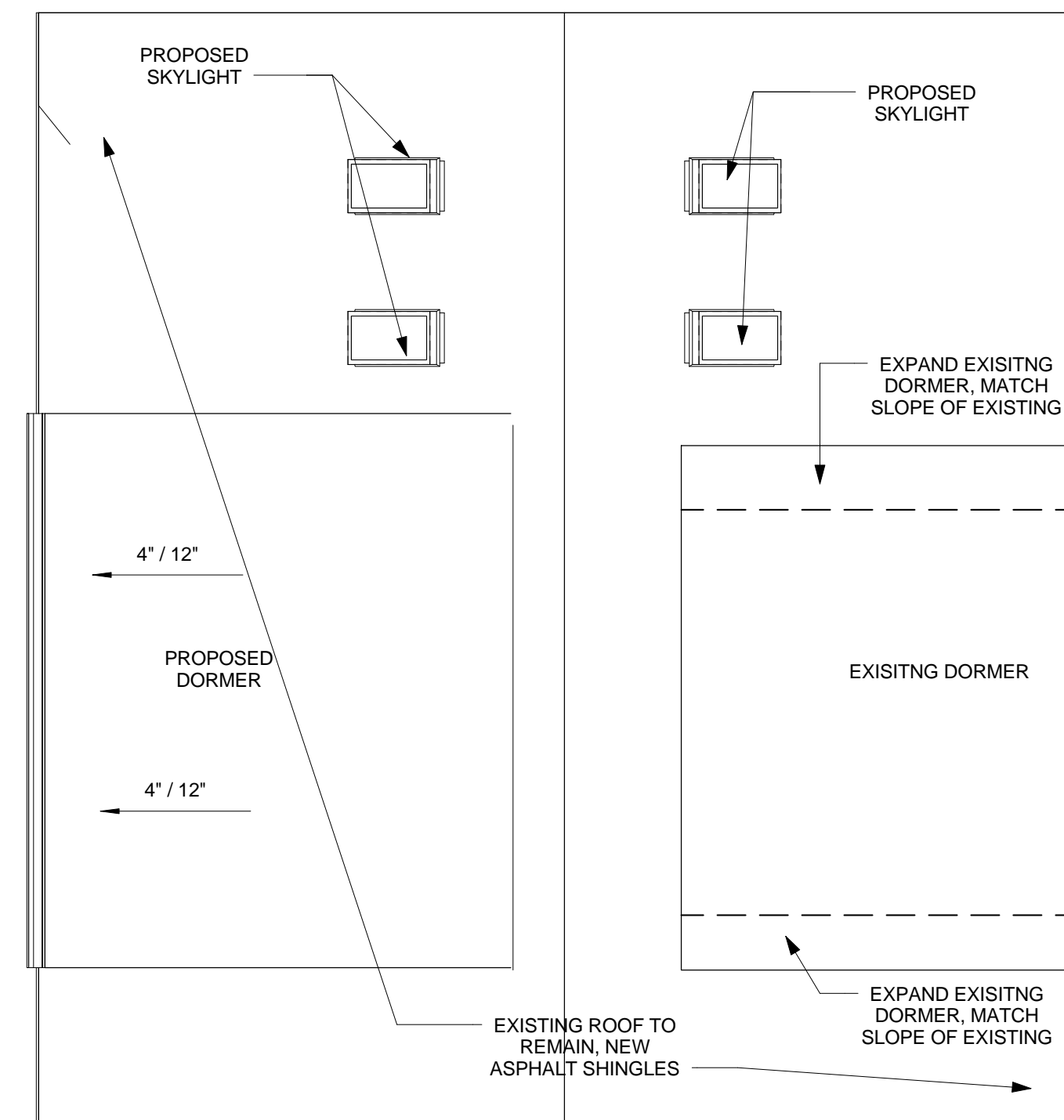
REVISIONS

No.	Description	Date

Roof Plan

A-103

38 Oliver Street Residences



① Roof Level
1/4" = 1'-0"

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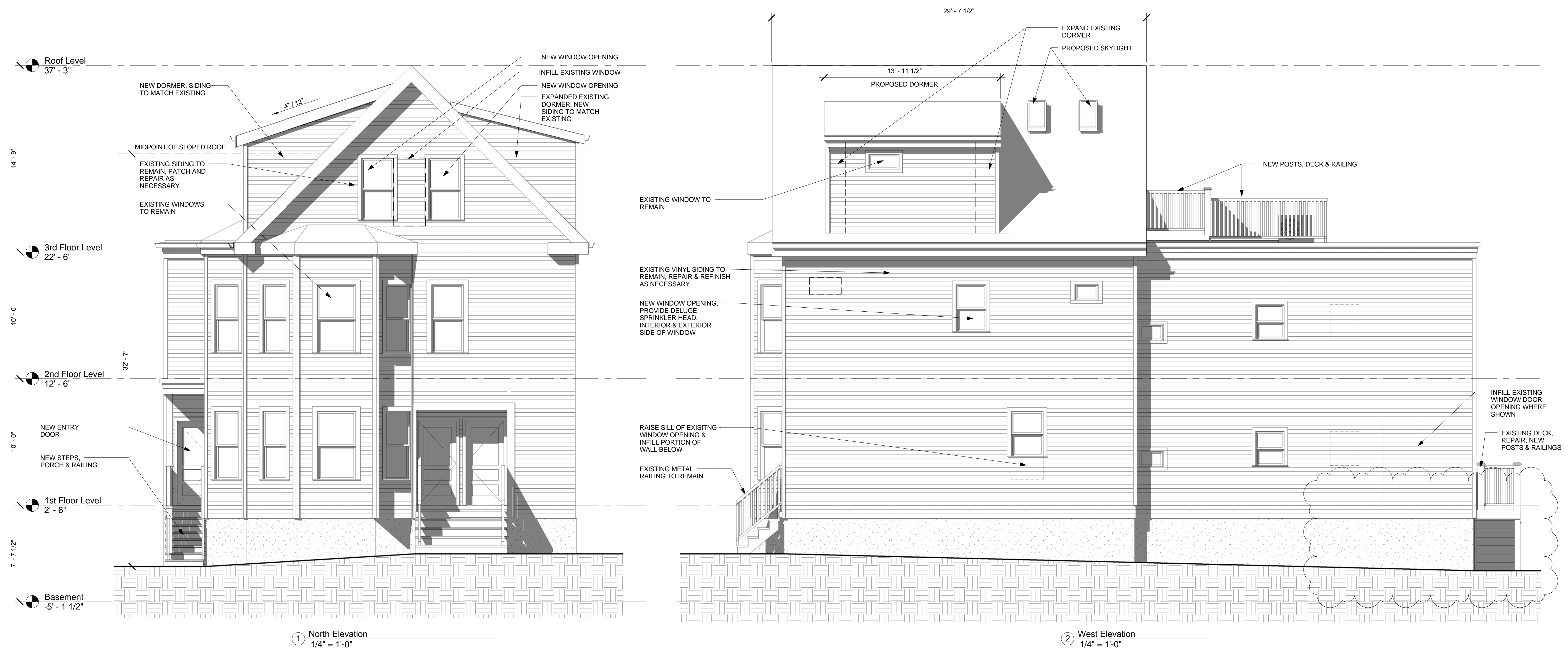
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No.	Description	Date
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North & West Elevations

A-300

38 Oliver Street Residences



① North Elevation
1/4" = 1'-0"

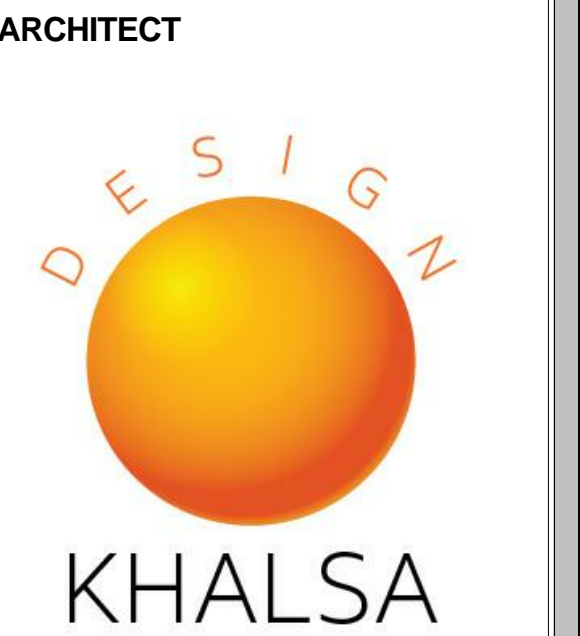
② West Elevation
1/4" = 1'-0"

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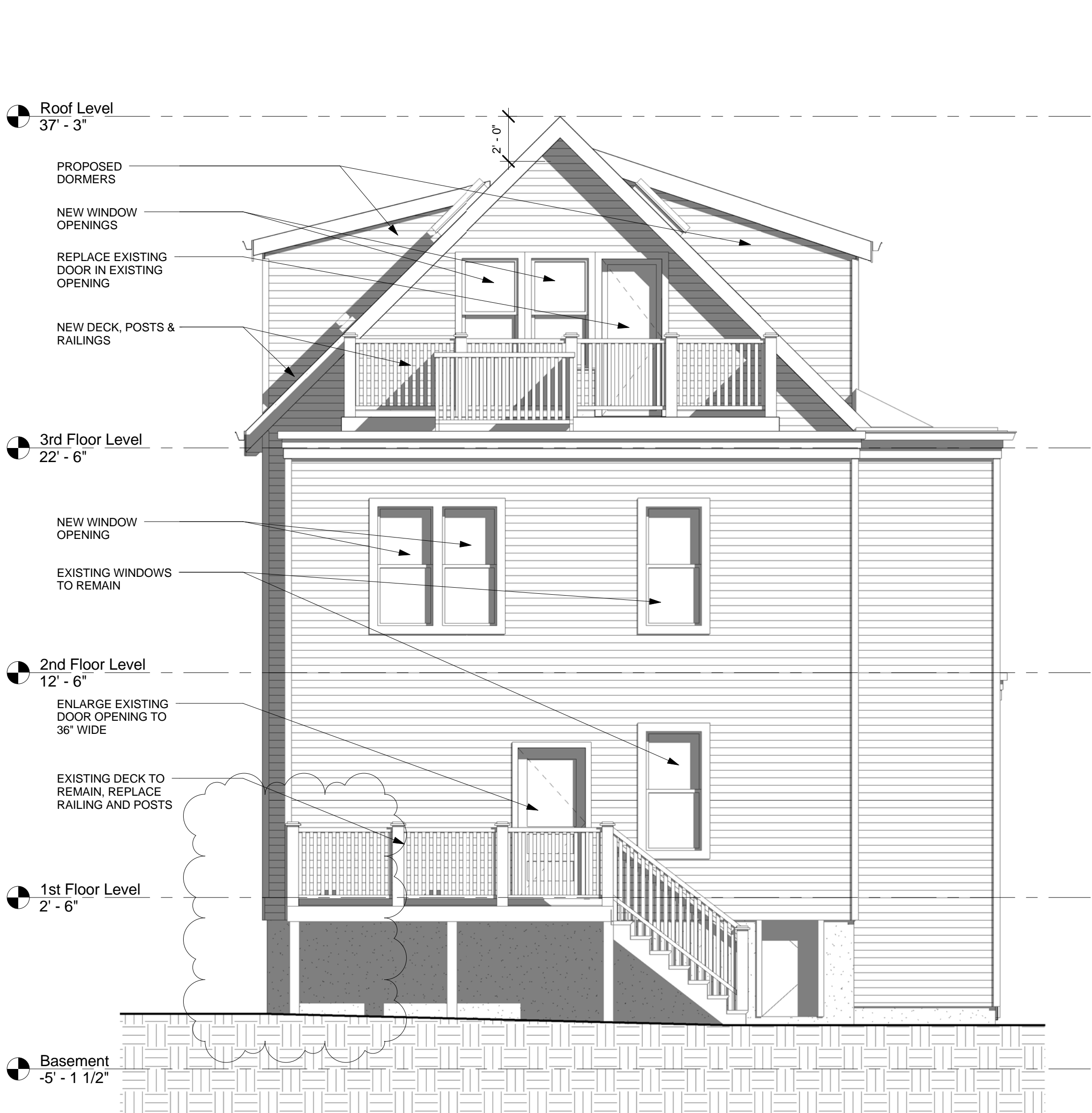
REVISIONS

No.	Description	Date
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South & East
 Elevations

A-301

38 Oliver Street Residences



① South Elevation
 1/4" = 1'-0"



② East Elevation
 1/4" = 1'-0"

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