

| Architectural Drawing List | | |
|----------------------------|------------|------------------|
| Sheet Number | Sheet Name | Sheet Issue Date |

| | | |
|-------|-------------------------------|----------|
| A-000 | Cover Sheet | 01/23/18 |
| A-020 | Architectural Site Plan | 01/23/18 |
| A-021 | Area Analysis | 01/23/18 |
| A-100 | Basement & 1st Floor Plans | 01/23/18 |
| A-101 | 2nd & 3rd Floor Plans | 01/23/18 |
| A-102 | Garage Plans | 01/23/18 |
| A-300 | Front & Right Side Elevations | 01/23/18 |
| A-301 | Rear & Right Side Elevations | 01/23/18 |
| AV-1 | Perspectives | 01/23/18 |



PROJECT NAME

41 Myrtle
Residences

PROJECT ADDRESS

41 Myrtle Street
Somerville, MA

CLIENT

B&L Associates, Inc.

ARCHITECT



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

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REGISTRATION



| | |
|----------------|--------------|
| Project number | 17143 |
| Date | 01/23/18 |
| Drawn by | ERS |
| Checked by | JSK |
| Scale | 1" = 100'-0" |

REVISIONS

| No. | Description | Date |
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Cover Sheet

A-000

41 Myrtle Residences



PROJECT: 41 Myrtle Residences

PROJECT ADDRESS:
41 Myrtle Street
Somerville MA, 02145

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

CLIENT
L.J. DiCarlo
B&L Associates, Inc.
13 Tech Circle
Natick, MA 01760

SD SET
01-23-18

41 MYRTLE STREET
CONDOMINIUM SITE PLAN

LOCATED AT
41 MYRTLE STREET
SOMERVILLE, MA

PREPARED FOR:
XXXXXXXXXXXXXXXXXX

RESERVED FOR REGISTRY USE



REFERENCES

DEED: BOOK 25369, PAGE 489
PLAN: 807 OF 2002
PLAN: PLAN BOOK 9A, PLAN 20

CERTIFICATION

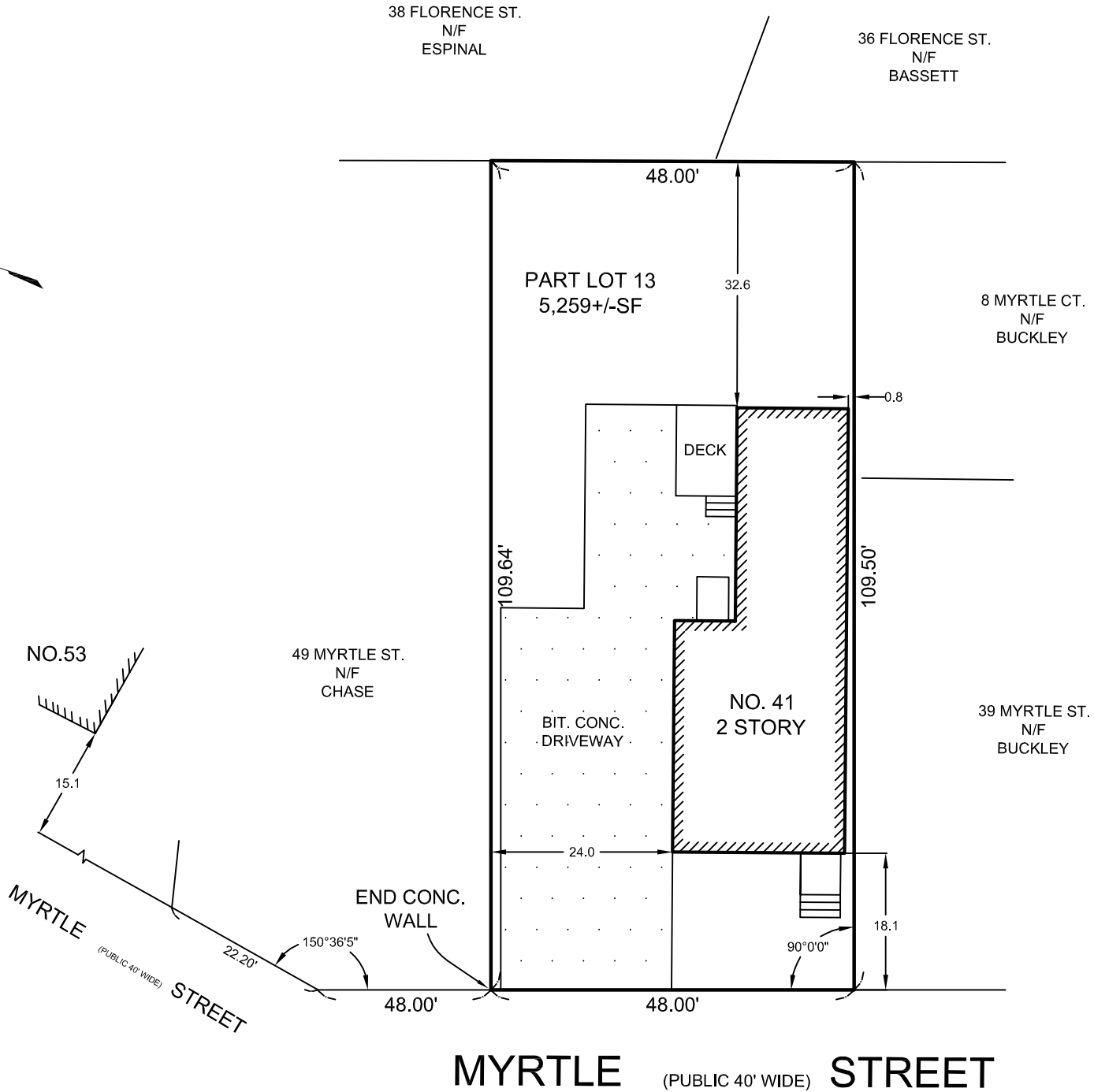
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF NOVEMBER 10 AND NOVEMBER 12, 2017 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATIONS AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER FULLY AND ACCURATELY DEPICTS, LOCATES AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF ANY BUILDING.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.
DATE:



MASSACHUSETTS
SURVEY
CONSULTANTS

14 SUMNER STREET
GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM

SCALE: 1 INCH = 20 FEET
0 10 20

Trees



Saucer Magnolia

Shrubs



Truebox Boxwood



Steeds Holly



Golden Mop Cypress



Sweetspire

Front Yard Fence



Perennials



Golden Hakone Grass



May Night Sage



Globemaster Allium



Fencing



solid wood board fence at rear and right side property lines

Permeable Paving



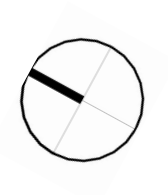
"Eco-Priora" by Unilock, standard finish. Two colors to distinguish vehicular and pedestrian areas.

PROPOSED PLANT LIST

| | | | | |
|-------------------|----|-------------------------------------|--------------------------------|---------------------|
| Trees: | | | | |
| 1 | MS | Magnolia soulangeana | Saucer Magnolia | 1.5-2" cal. B&B |
| Shrubs: | | | | |
| 2 | BS | Buxus sempervirens 'Arborescens' | Truetree Box | 5 gal. Pots |
| 4 | CP | Chamaecyparis pisifera 'Golden Mop' | Golden Mop Cypress | 5 gal. Pots |
| 8 | IV | Itea virginica 'Henry's Garnet' | Henrys Garnet Sweetspire | 5 gal. Pots |
| 2 | IC | Ilex crenata 'Schoebel's Upright' | Steeds Holly | 36" ht./5 gal. Pots |
| 4 | SI | Stephanandra incisa 'Crispa' | Cutleaf Stephanandra | 18-24" ht. |
| Perennials/Vines: | | | | |
| 12 | al | Allium 'Globemaster' | Purple Globe Allium | bulbs |
| 18 | ha | Hakonachloa macra 'Aureola' | Golden Hakone Grass | 2 gal. Pots |
| 10 | is | Iberis sempervirens | Candytuft | 2 gal. Pots |
| 2 | mm | Miscanthus sinensis 'Morninglight' | Morning Light Miscanthus Grass | 3 gal. Pots |
| 16 | sn | Salvia nemerosa 'May Night' | May Night Sage | 2 gal. Pots |

PLANTING NOTES

1. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
2. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
3. No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
4. The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
5. All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
6. No planting shall be installed before acceptance of rough grading of topsoil.
7. The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted. The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
8. All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
9. 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
10. All beds as shown on the drawings shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
11. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
12. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.
13. Contractor shall provide one year guarantee for all plant materials.
14. Adjust sprinklers to cover all new plantings and existing shrub materials. Use riser pipes attached to oak stakes to spray above height of perennials. Remove riser pipes and Oak stakes at winterization. Reinstall in spring when system is turned on and adjusted.



| ZONING CHART | | | | |
|-------------------------|--|-------------------------|--|--|
| RB ZONE | REQUIRED | EXISTING | PROPOSED | REMARKS |
| MIN. LOT SIZE | 7,500 SF | 5,259 SF | 5,259 SF | DOES NOT COMPLY |
| LOT AREA/DU 1-9DU | 1,500 SF / DU | 2,629.5 SF / DU (2 DUs) | 1,753 SF / DU (3 DUs) | COMPLIES |
| MAX GROUND COVER | 50% (2,629 S.F. MAX) | 21% / 1,110 SF | 39% / 2,047 SF | COMPLIES |
| LANDSCAPE AREA | 25% (1,315 S.F. MIN) | 41% / 2,146 s.f. | 25% / 1,328 SF | COMPLIES |
| PERMEABLE AREA | 35% (1,840 SF MIN) | 41% / 2,146 s.f. | 37% / 1,931 SF | COMPLIES |
| FAR | 1.0 / 5,259 SF | .46 / 2,417 SF | 0.95 / 4,969 SF | COMPLIES |
| MAX HEIGHT | 40'-0" / 3 ST | +/- 27'-0" / 2.5 ST | 29'-1" / 2.5 ST | COMPLIES |
| MIN. FRONT SETBACK | 15'- 0" (FOOTNOTES 5a, 5b, 5c, 17) | +/- 18'-1" | +/- 18'-1" @ EXISTING +/- 34'-6" AT NEW | COMPLIES |
| MIN. LEFT SIDE SETBACK | 10'- 0" (SUM 20') (FOOTNOTES 7,8,9,11) | +/- 24'-0" | +/- 24'-0" @ EXISTING 12'-3" @ NEW | COMPLIES |
| MIN. RIGHT SIDE SETBACK | 10'- 0" (SUM 20') | +/-9" | +/- 9" @ EXISTING | PRE-EXISTING NONCONFORMITY; NEW WORK COMPLIES |
| MIN. REAR SETBACK | 20'- 0" | +/- 32'-6" | +/- 32'-6" @ EXISTING +/- 43'-8" @ NEW | COMPLIES |
| MIN. FRONTAGE | 50'- 0' | 48' | 48' | DOES NOT COMPLY |
| PARKING | PROPOSED REQUIRED: 6 SPACES TOTAL UNIT 1 (3 BRM)=2 SPACES UNIT 2 (3 BRM)=2 SPACES UNIT 3 (2 BRM)=2 SPACES 6 TOTAL SPACES REQUIRED | | 3 SPACES PROVIDED 1/ DU | DOES NOT COMPLY |

*Section 8.6 - Footnotes to 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.

5A: PROJECTIONS INTO FRONT YARDS: N/A

5B: Fences, walls, steps, patios: Dimensional provisions of this Article shall not apply to:

- front yard fences or walls not over four (4) feet high above the average natural grade, and side or rear yard fences/walls not over six (6) feet high above the average natural grade;
- steps of a height no more than three (3) feet above average grade;
- patios

5C: TRAFFIC VISIBILITY ACROSS CORNERS: N/A

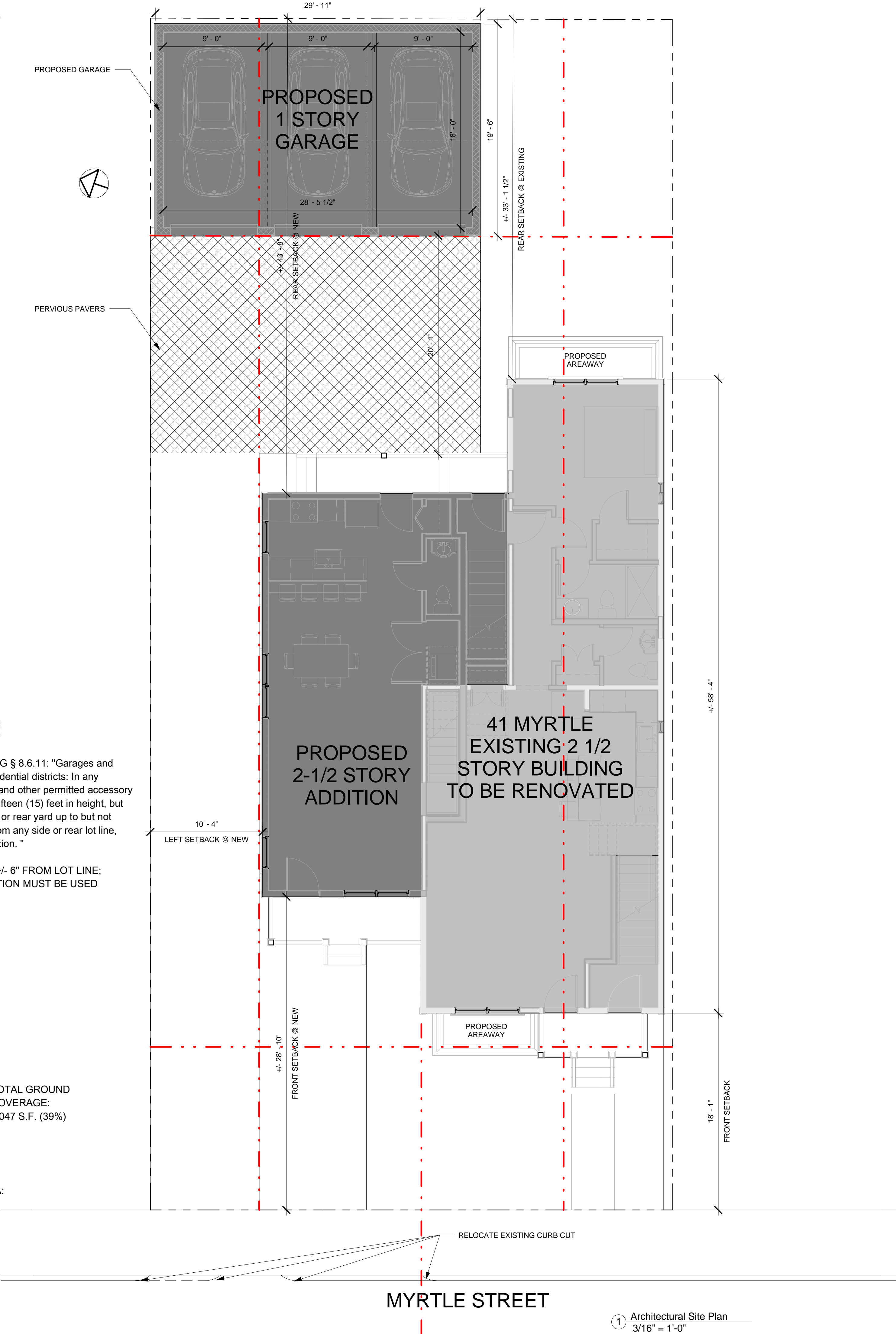
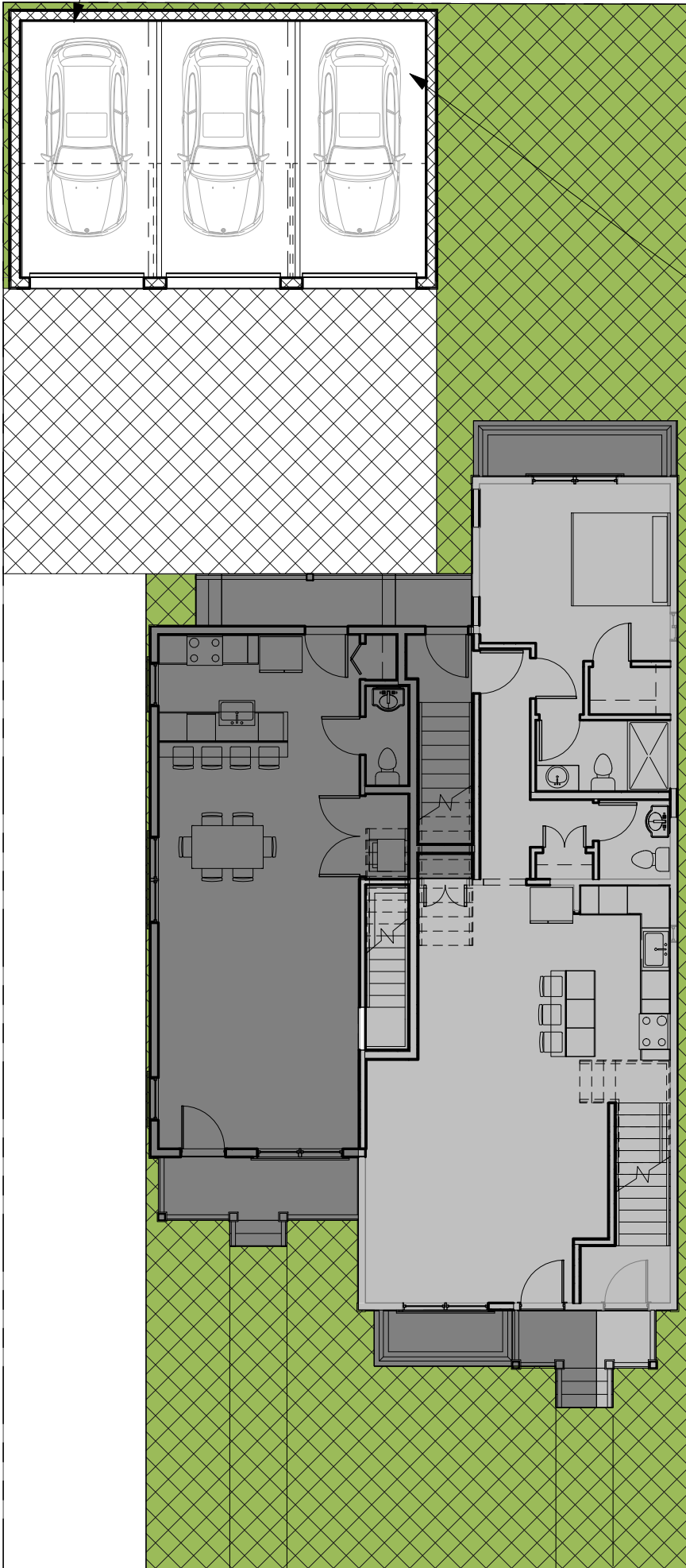
6. Projections into side yards: Bays, bay windows and oriel windows (provided that said bays, bay windows or oriel windows encumber no more than one-third of the length of the side of the structure they project from), balconies, chimneys, flues and fire escapes, steps down from the first story, and cornices, belt courses, leaders, sills, pilasters, lintels, decks, unenclosed porches, or other similar structures and ornamental features may project into a required side yard not more than one-quarter (¼) of the required setback, nor more than three (3) feet in any case.

*2.2.64: GROUND COVERAGE RATIO. THE PERCENTAGE OF LOT AREA INCLUDED WITHIN THE OUTSIDE LINES OF THE EXTERIOR WALLS OF ALL BUILDINGS LOCATED ON THE LOT, EXCEPT GARAGES AND CARPORTS IN DISTRICTS RA AND RB, BUT INCLUDING THE AREA OF PORCHES, DECKS, BREEZEWAYS, BALCONIES, AND BAY WINDOWS, PATIOW, EXCEPT PATIOS NOT MORE THAN SIX (6) INCHES ABOVE GRADE

PER SOMERVILLE ZONING § 8.6.11: "Garages and accessory structures in residential districts: In any residence district, garages and other permitted accessory buildings shall not exceed fifteen (15) feet in height, but may extend within any side or rear yard up to but not closer than three (3) feet from any side or rear lot line, unless of fireproof construction. "

PROPOSED GARAGE IS +/- 6" FROM LOT LINE; FIREPROOF CONSTRUCTION MUST BE USED

- EXISTING GROUND COVERAGE TO REMAIN:
1,100 S.F.
- NEW GROUND COVERAGE:
947 S.F.
- PROPOSED LANDSCAPED AREA:
1,328 S.F. (25%)
- PERVIOUS AREA:
1,931 S.F. (37%)
- TOTAL GROUND COVERAGE:
2,047 S.F. (39%)



PROJECT NAME

41 Myrtle
Residences

PROJECT ADDRESS

41 Myrtle Street
Somerville, MA

CLIENT

B&L Associates, Inc.

ARCHITECT



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

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| Project number | 17143 |
| Date | 02/06/2018 |
| Drawn by | ERS |
| Checked by | JSK |
| Scale | As indicated |

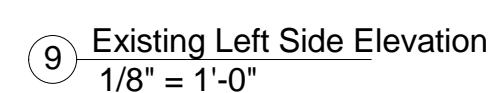
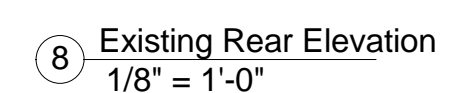
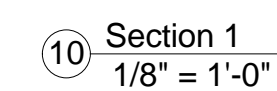
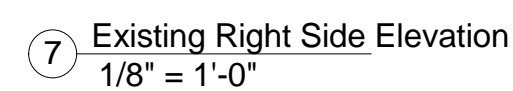
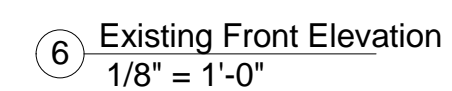
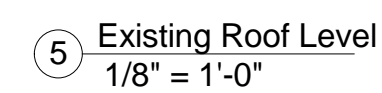
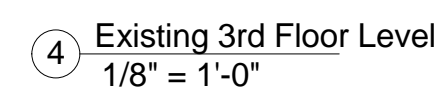
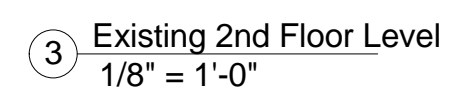
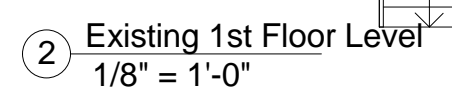
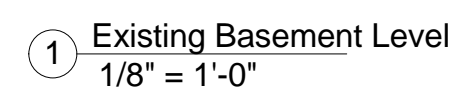
REVISIONS

| No. | Description | Date |
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Architectural Site
Plan

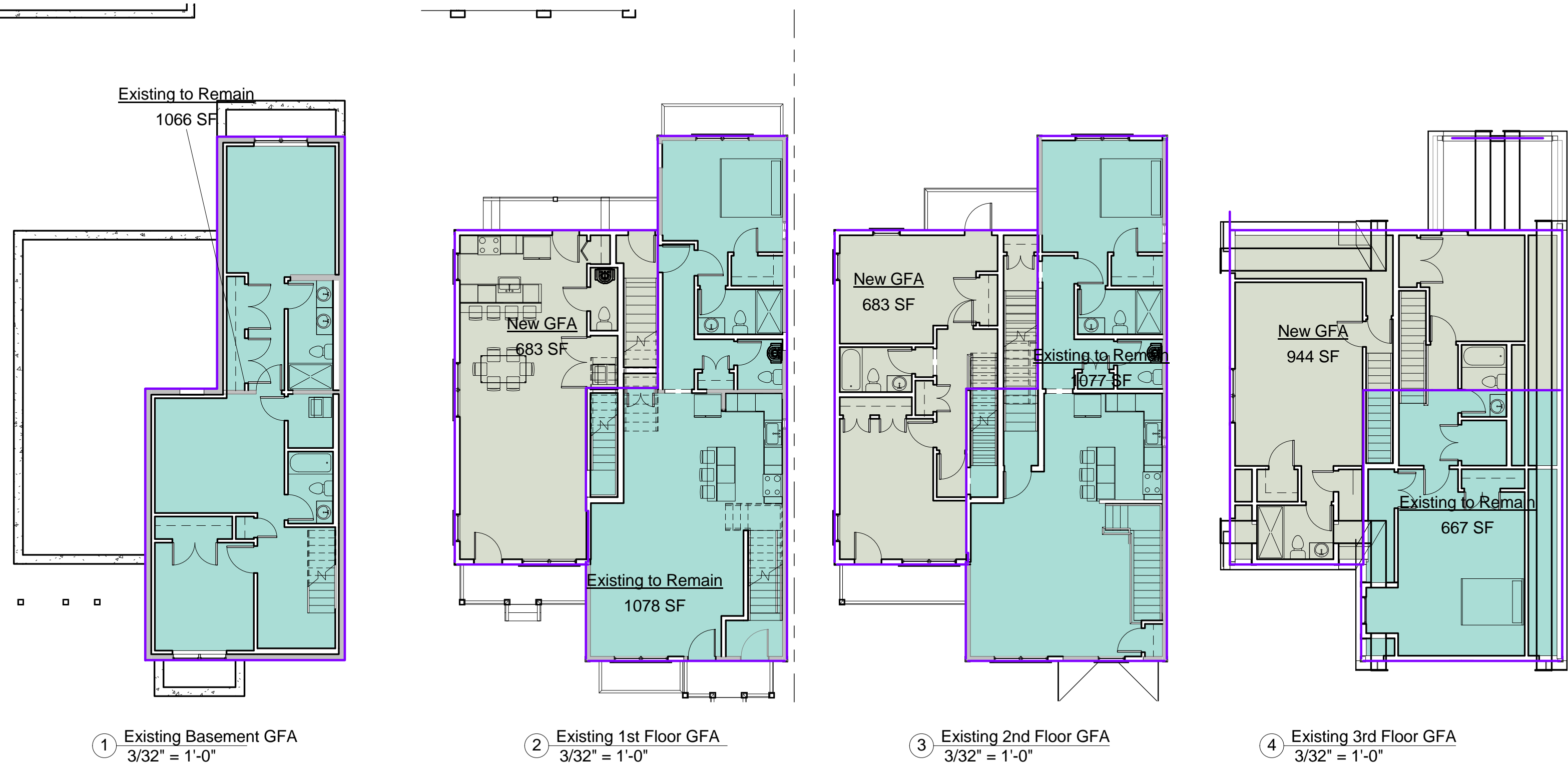
A-020

41 Myrtle Residences



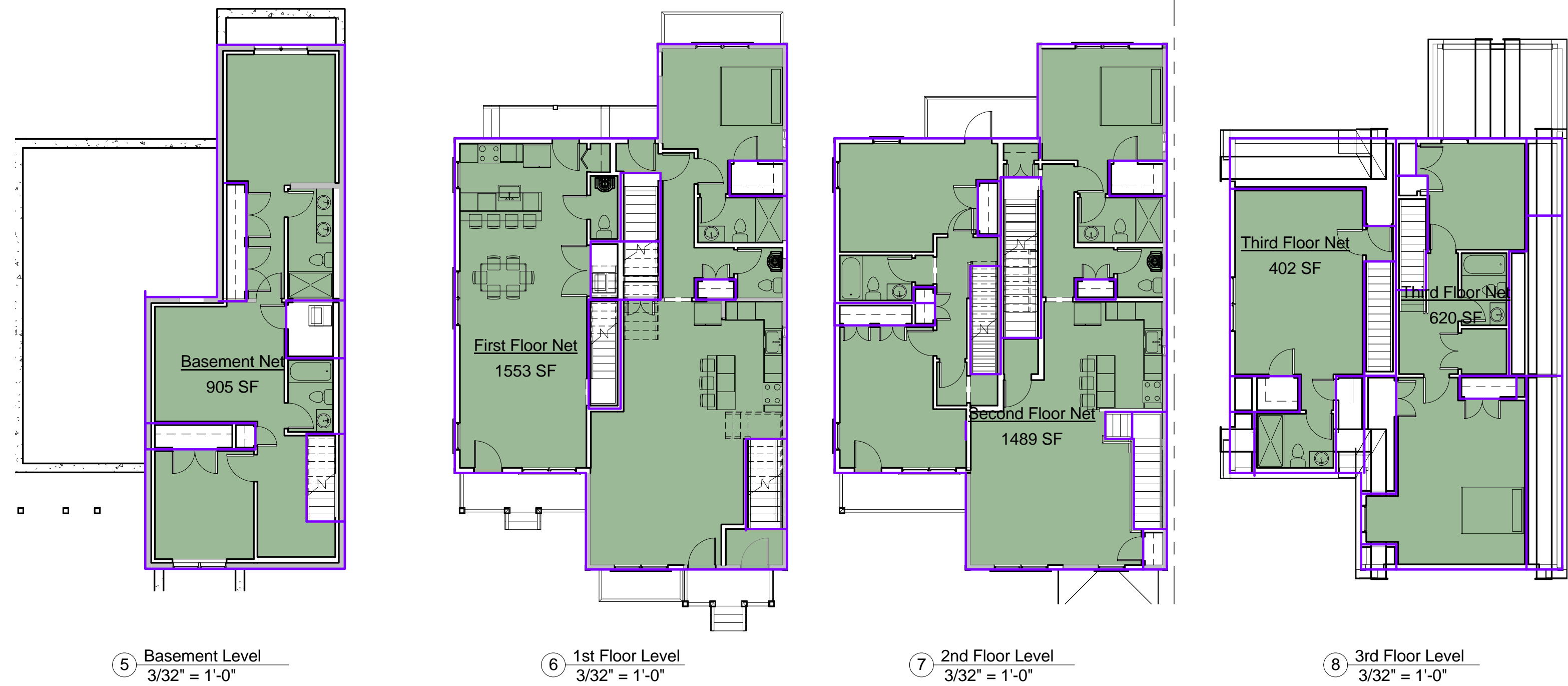
EX-100
41 Myrtle Residences

GROSS FLOOR AREA

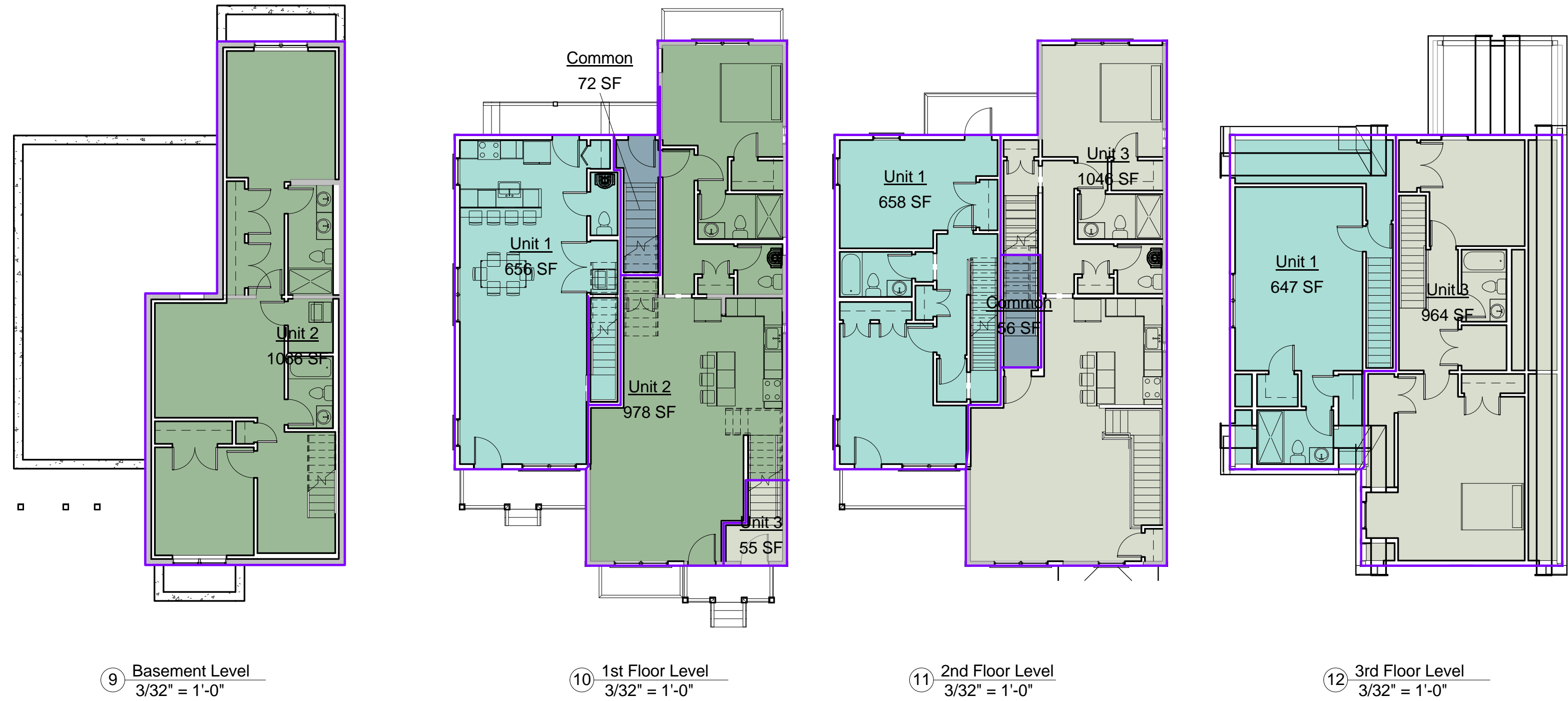


| Gross Building Area | | |
|---------------------|--------------------|-----------------|
| Area | Name | Level |
| 1066 SF | Existing to Remain | Basement Level |
| 1066 SF | | |
| 1078 SF | Existing to Remain | 1st Floor Level |
| 683 SF | New GFA | 1st Floor Level |
| 1761 SF | | |
| 1077 SF | Existing to Remain | 2nd Floor Level |
| 683 SF | New GFA | 2nd Floor Level |
| 1761 SF | | |
| 667 SF | Existing to Remain | 3rd Floor Level |
| 944 SF | New GFA | 3rd Floor Level |
| 1611 SF | | |
| 6198 SF | | |

NET FLOOR AREA



UNIT AREAS



PROJECT NAME
**41 Myrtle
Residences**

PROJECT ADDRESS
41 Myrtle Street
Somerville, MA

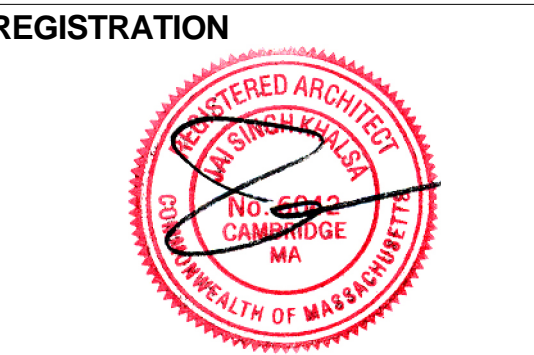
CLIENT
B&L Associates, Inc.

ARCHITECT
**DESIGN
KHALSA**

17 IVALOO STREET SUITE 400
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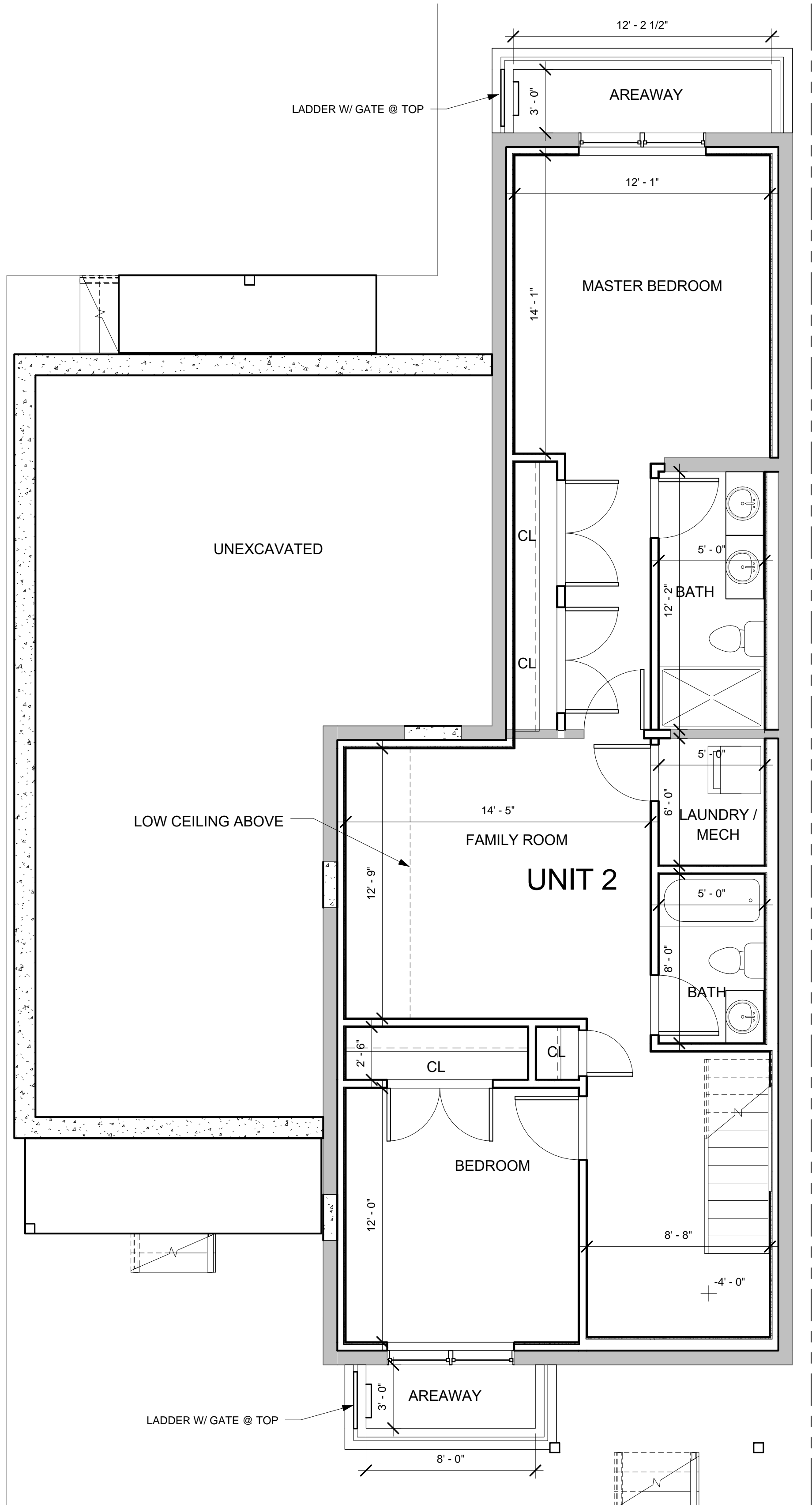
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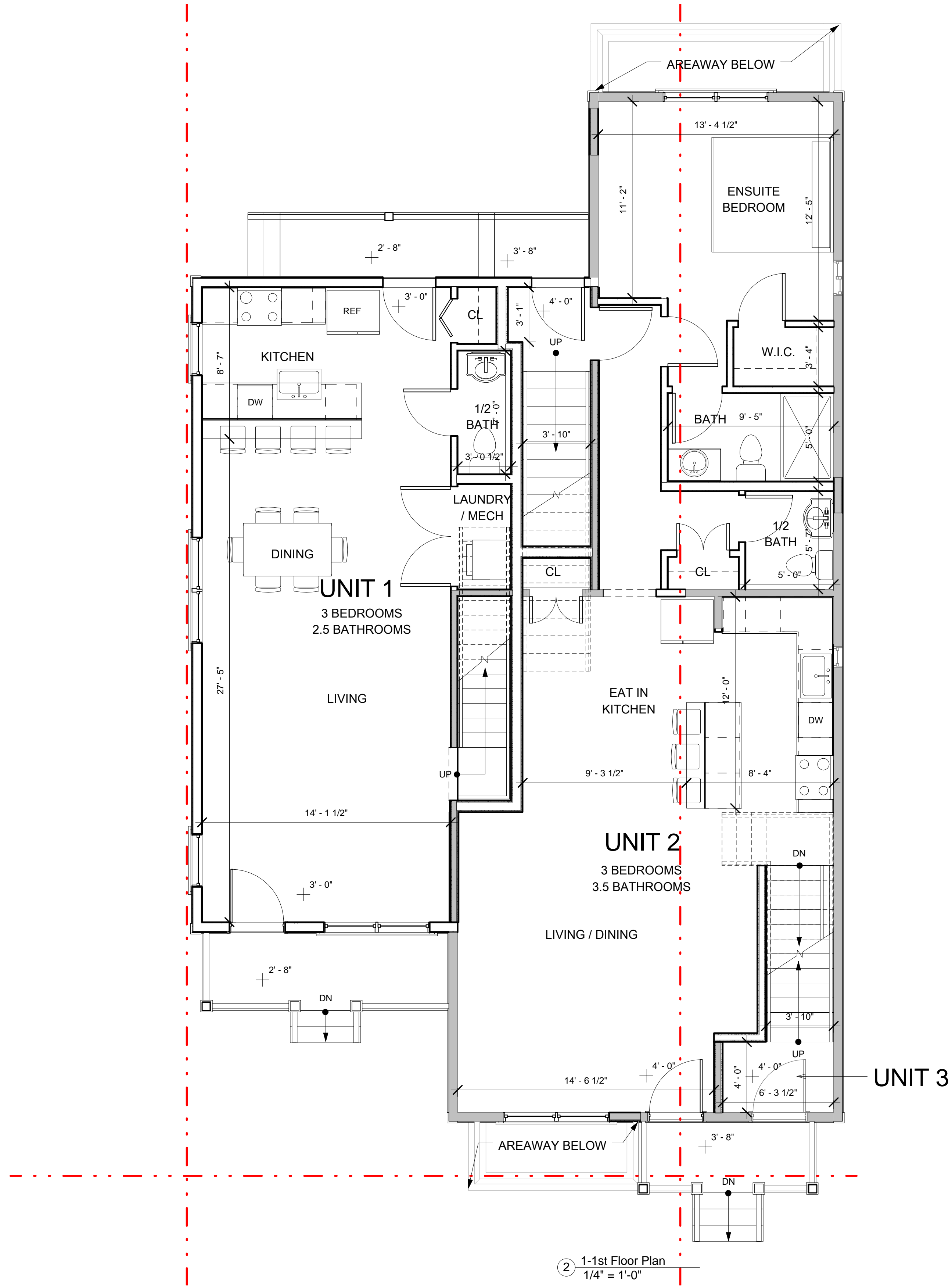
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Date 01/23/18
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Scale 3/32" = 1'-0"

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Area Analysis
A-021
41 Myrtle Residences



① 0-Basement Level
1/4" = 1'-0"



② 1-1st Floor Plan
1/4" = 1'-0"

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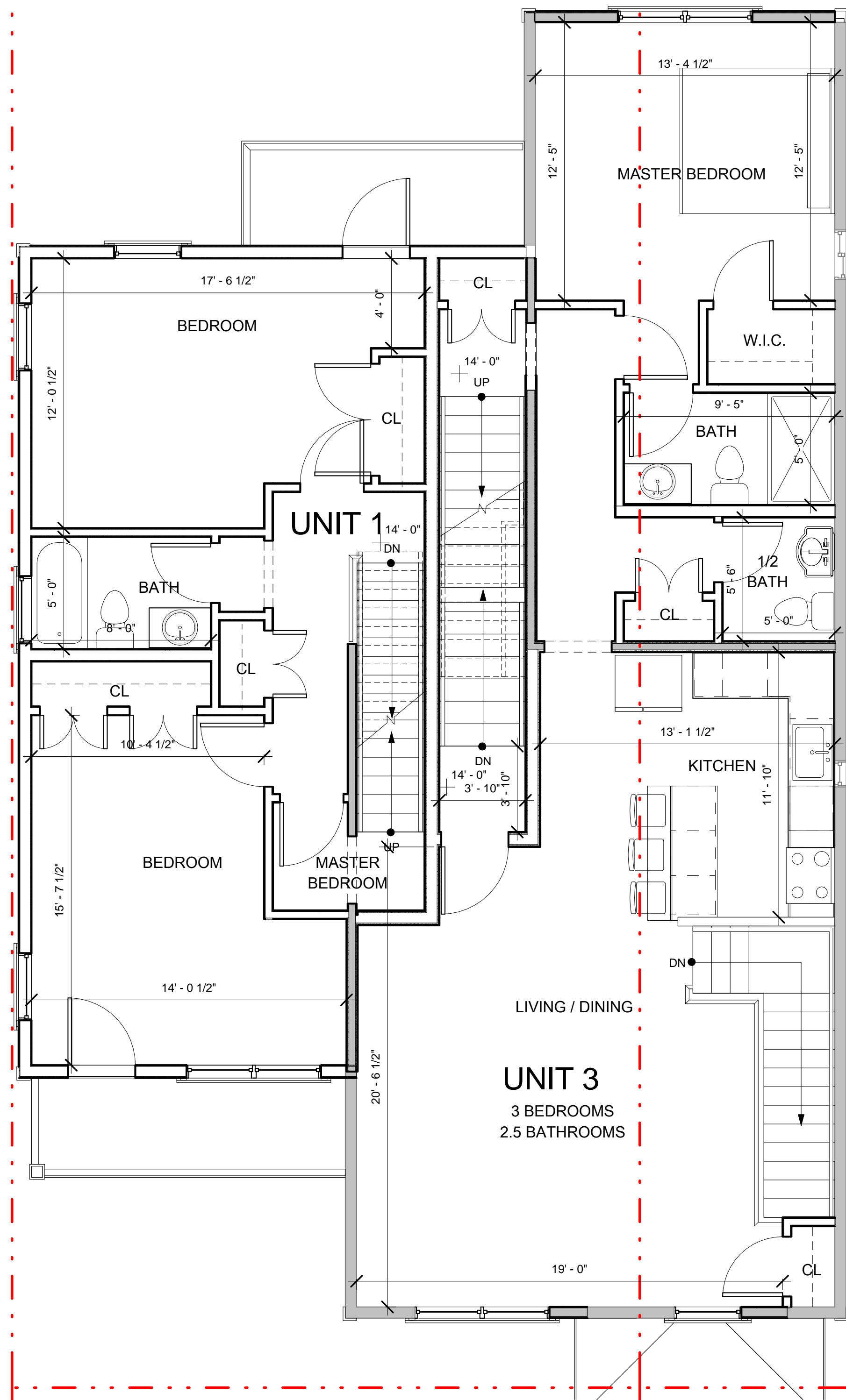
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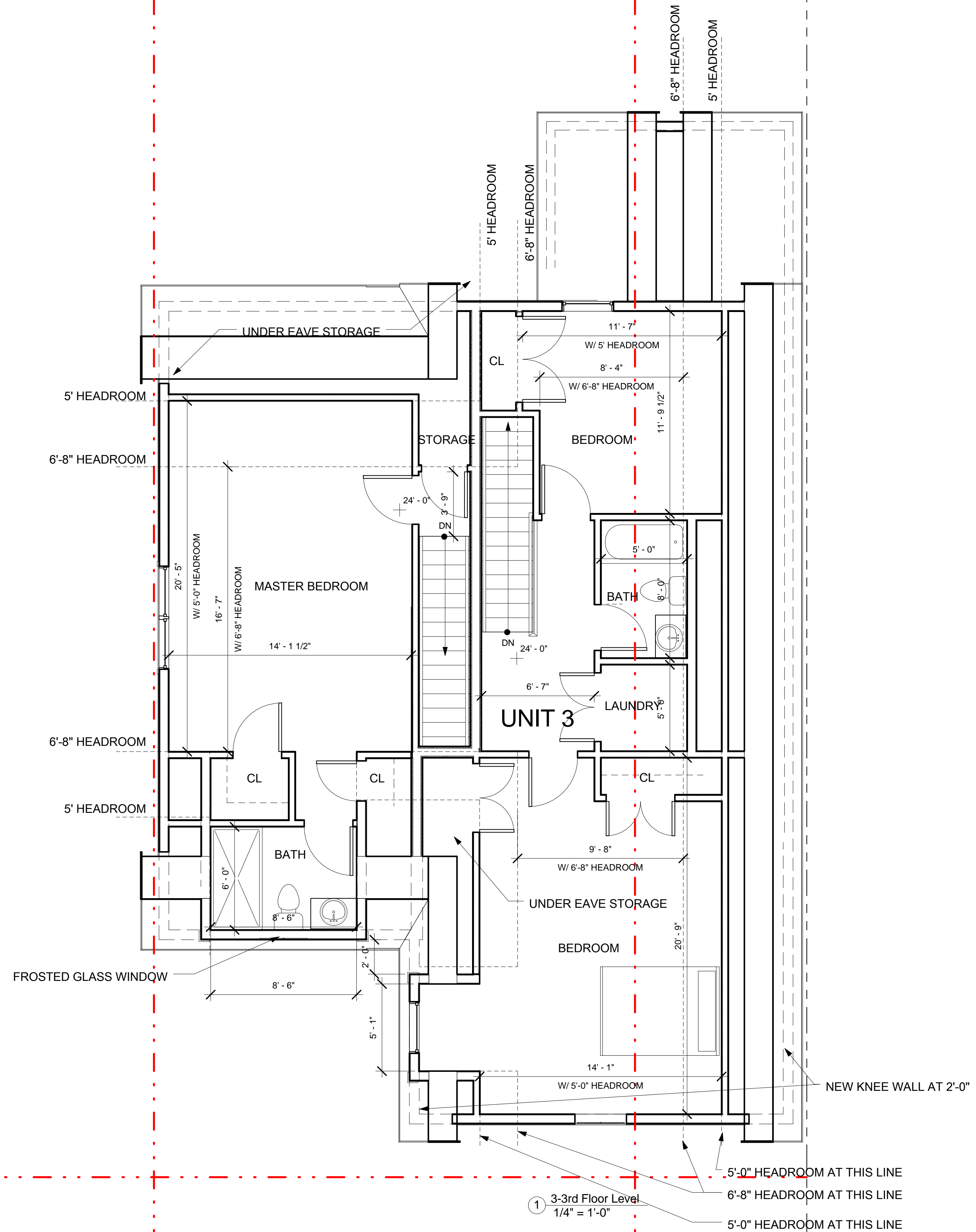
Basement & 1st
Floor Plans

A-100
41 Myrtle Residences

\\gso-server\\Data\\1717143-Santana_41 Myrtle\\03 Drawings\\00_ARCH_SD_DD\\17143-41 Myrtle Street-updated GARAGE.rvt 1/23/2018 11:13:42 AM



② 2-2nd Floor Level
1/4" = 1'-0"



① 3-3rd Floor Level
1/4" = 1'-0"

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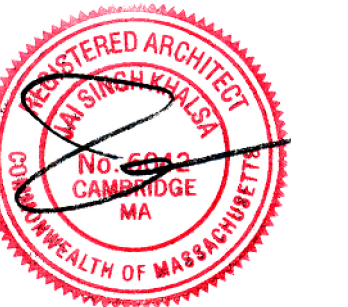


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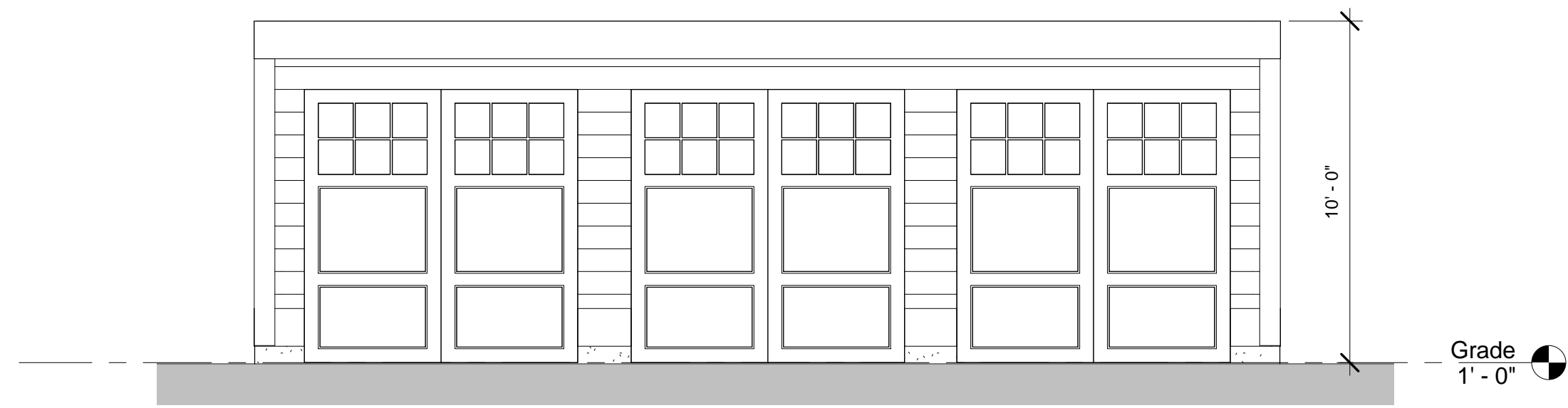
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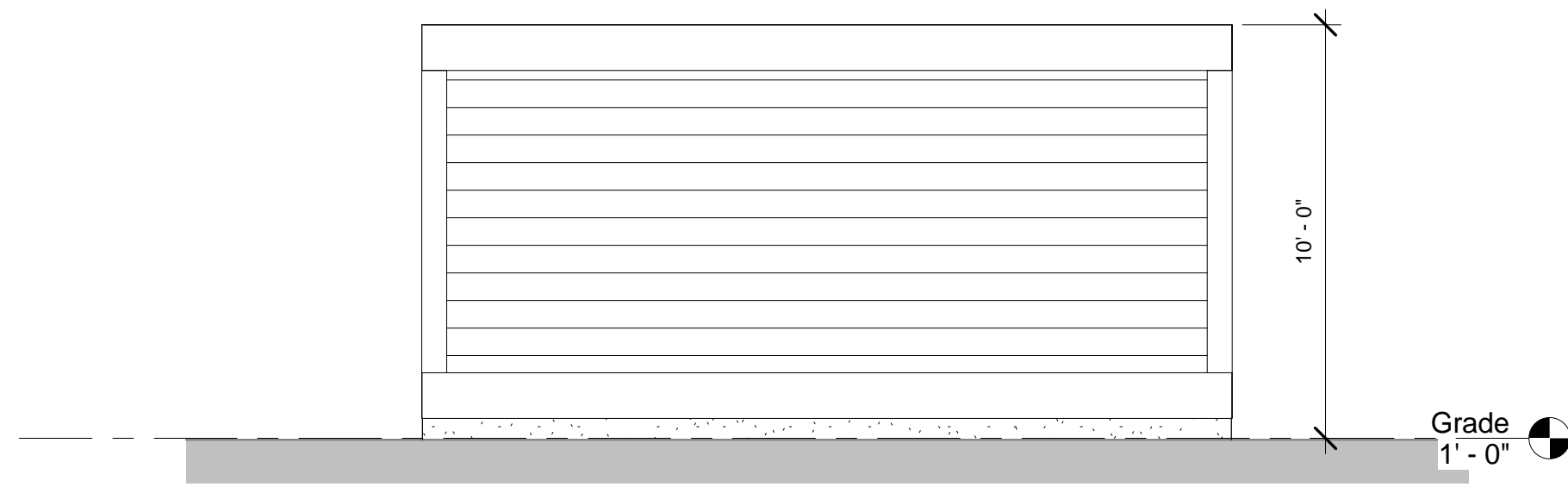
**2nd & 3rd Floor
Plans**

A-101

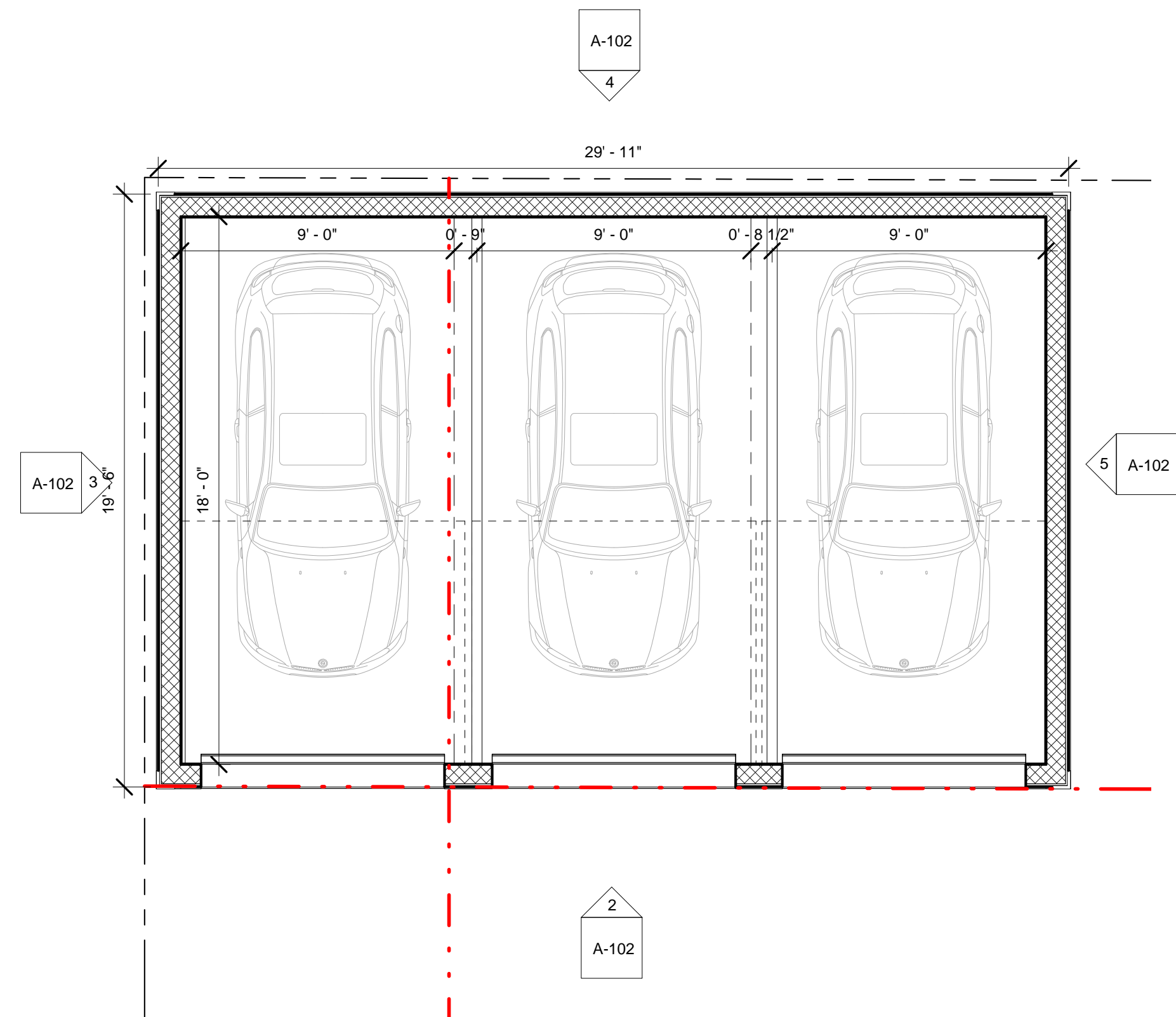
41 Myrtle Residences



② Garage Front Elevation
1/4" = 1'-0"



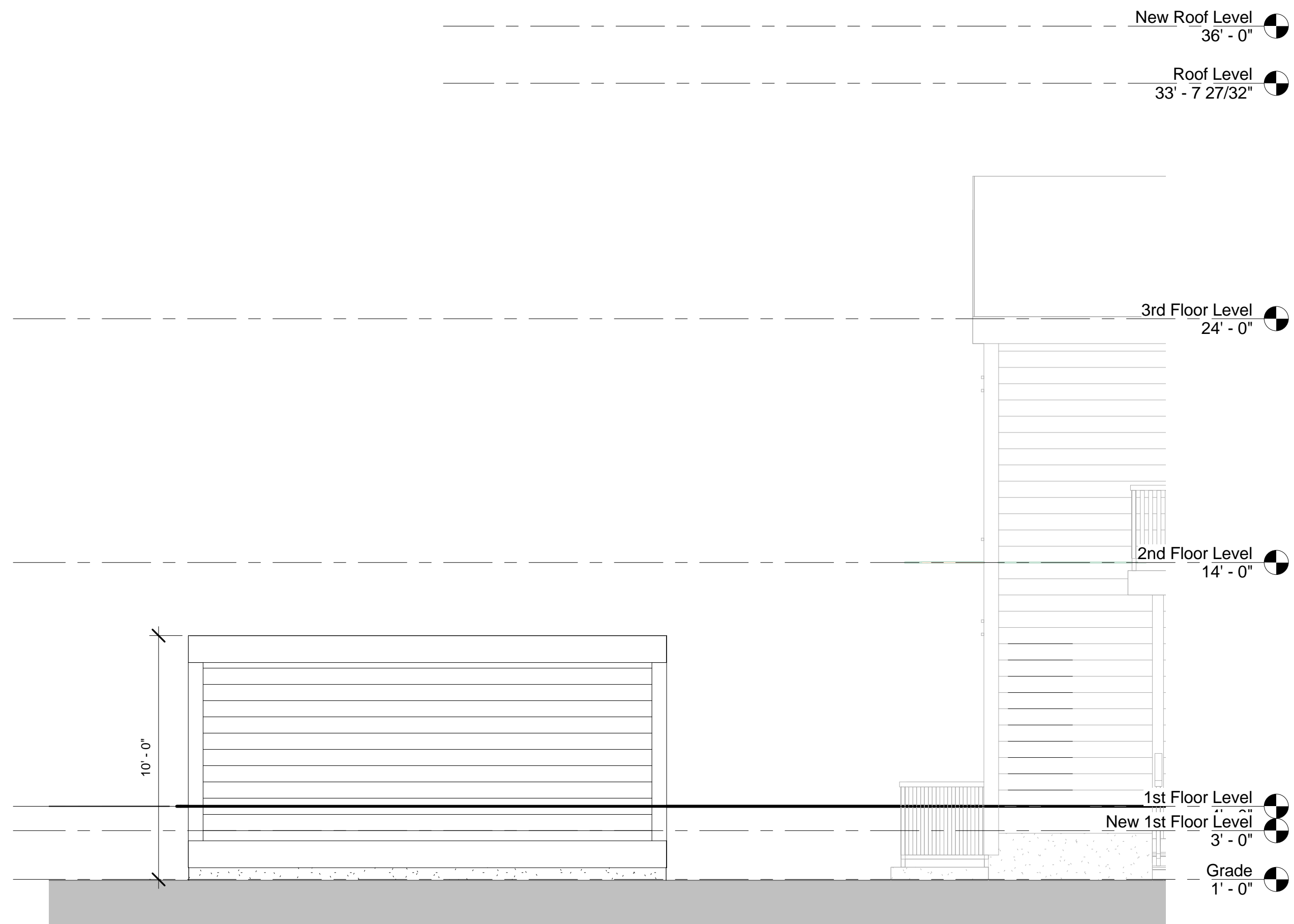
⑤ Garage Right Elevation
1/4" = 1'-0"



① Garage Floor Plan
1/4" = 1'-0"



④ Garage Rear Elevation
1/4" = 1'-0"



③ Garage Left Elevation
1/4" = 1'-0"

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REGISTRATION



| | |
|----------------|--------------|
| Project number | 17143 |
| Date | 01/23/18 |
| Drawn by | ERS |
| Checked by | JSK |
| Scale | 1/4" = 1'-0" |

REVISIONS

| No. | Description | Date |
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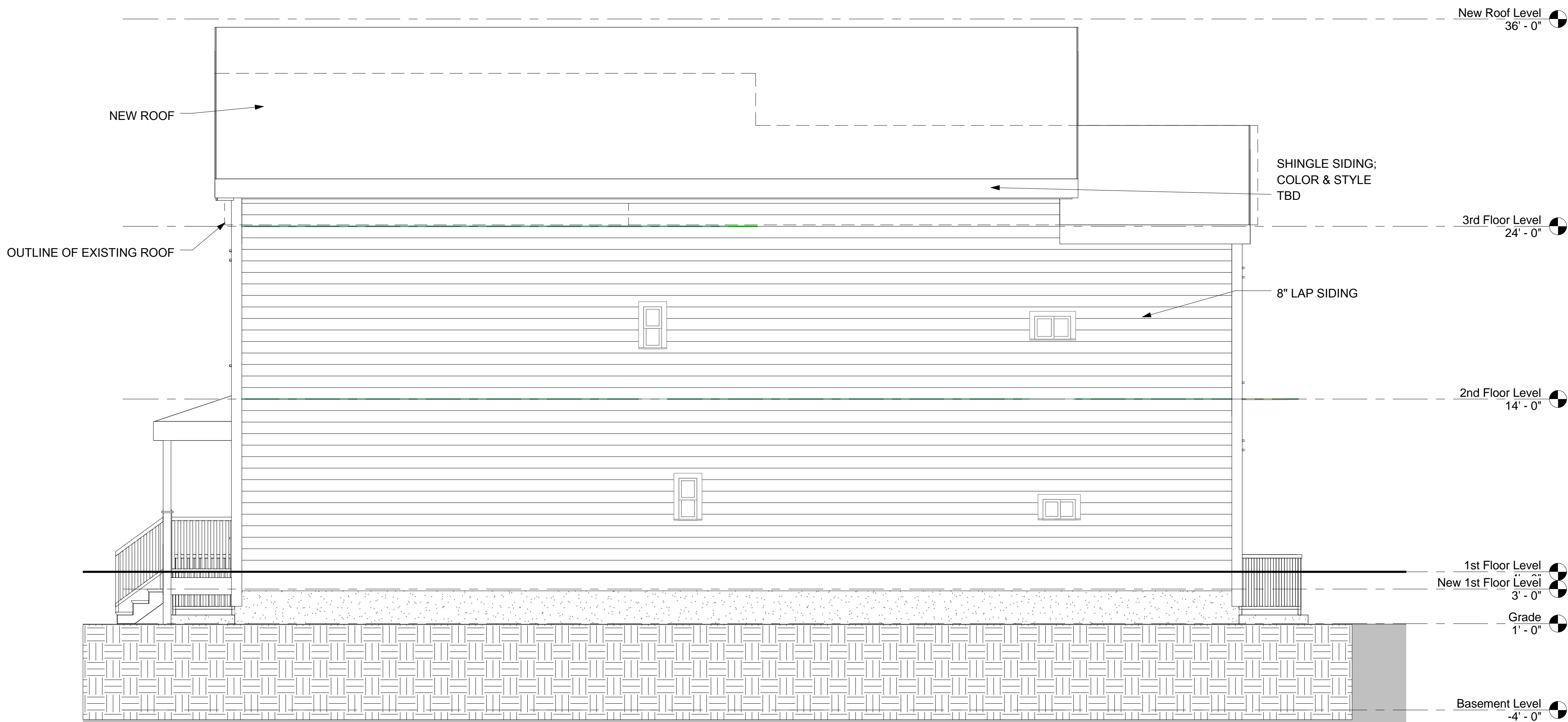
Garage Plans

A-102

41 Myrtle Residences



① Front Elevation
1/4" = 1'-0"



② Right Side Elevation
1/4" = 1'-0"

PROJECT NAME

**41 Myrtle
Residences**

PROJECT ADDRESS

41 Myrtle Street
Somerville, MA

CLIENT

B&L Associates, Inc.

ARCHITECT



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

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| Drawn by | ERS |
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| Scale | 1/4" = 1'-0" |

REVISIONS

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**Front & Right Side
Elevations**

A-300

41 Myrtle Residences



PROJECT NAME
41 Myrtle Residences

PROJECT ADDRESS
41 Myrtle Street
Somerville, MA

CLIENT
B&L Associates, Inc.

ARCHITECT

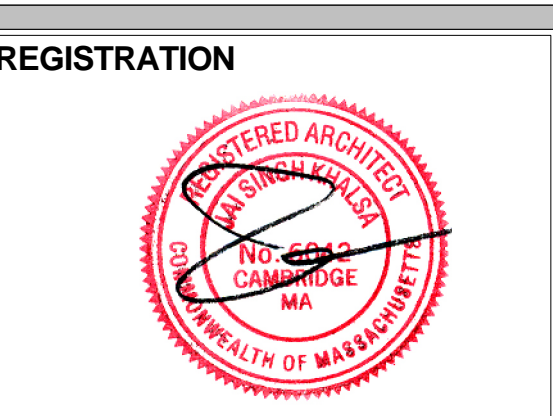


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| Project number | 17143 |
| Date | 01/23/18 |
| Drawn by | ERS |
| Checked by | JSK |
| Scale | 1/4" = 1'-0" |

| REVISIONS | | |
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Rear & Right Side Elevations

A-301

41 Myrtle Residences



PROJECT NAME

41 Myrtle
Residences

PROJECT ADDRESS

41 Myrtle Street
Somerville, MA

CLIENT

B&L Associates, Inc.

ARCHITECT



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| Project number | 17143 |
| Date | 01/23/18 |
| Drawn by | Author |
| Checked by | Checker |
| Scale | |

REVISIONS

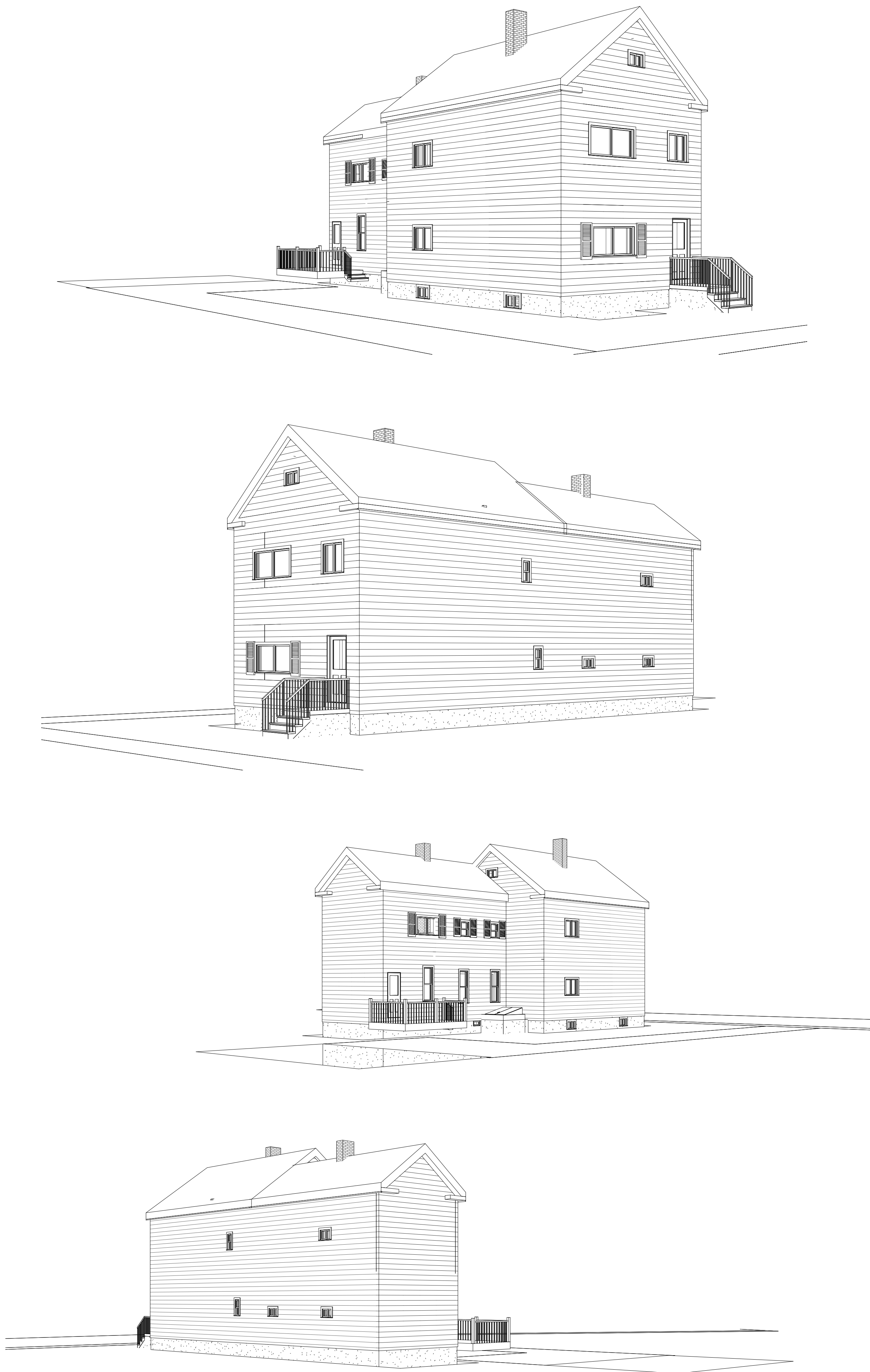
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Perspectives

AV-1

41 Myrtle Residences

EXISTING



PROPOSED



PROJECT NAME

41 Myrtle
Residences

PROJECT ADDRESS

41 Myrtle Street
Somerville, MA

CLIENT

B&L Associates, Inc.

ARCHITECT



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REGISTRATION



Project number 17143
Date 02/06/2018
Drawn by ERS
Checked by JSK
Scale

REVISIONS

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Perspectives

AV-1

41 Myrtle Residences

PROJECT NAME

41 Myrtle
Residences

PROJECT ADDRESS

41 Myrtle Street
Somerville, MA

CLIENT

B&L Associates, Inc.

ARCHITECT

DESIGN



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REVISIONS

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Neighborhood
Photos

AV-2

41 Myrtle Residences



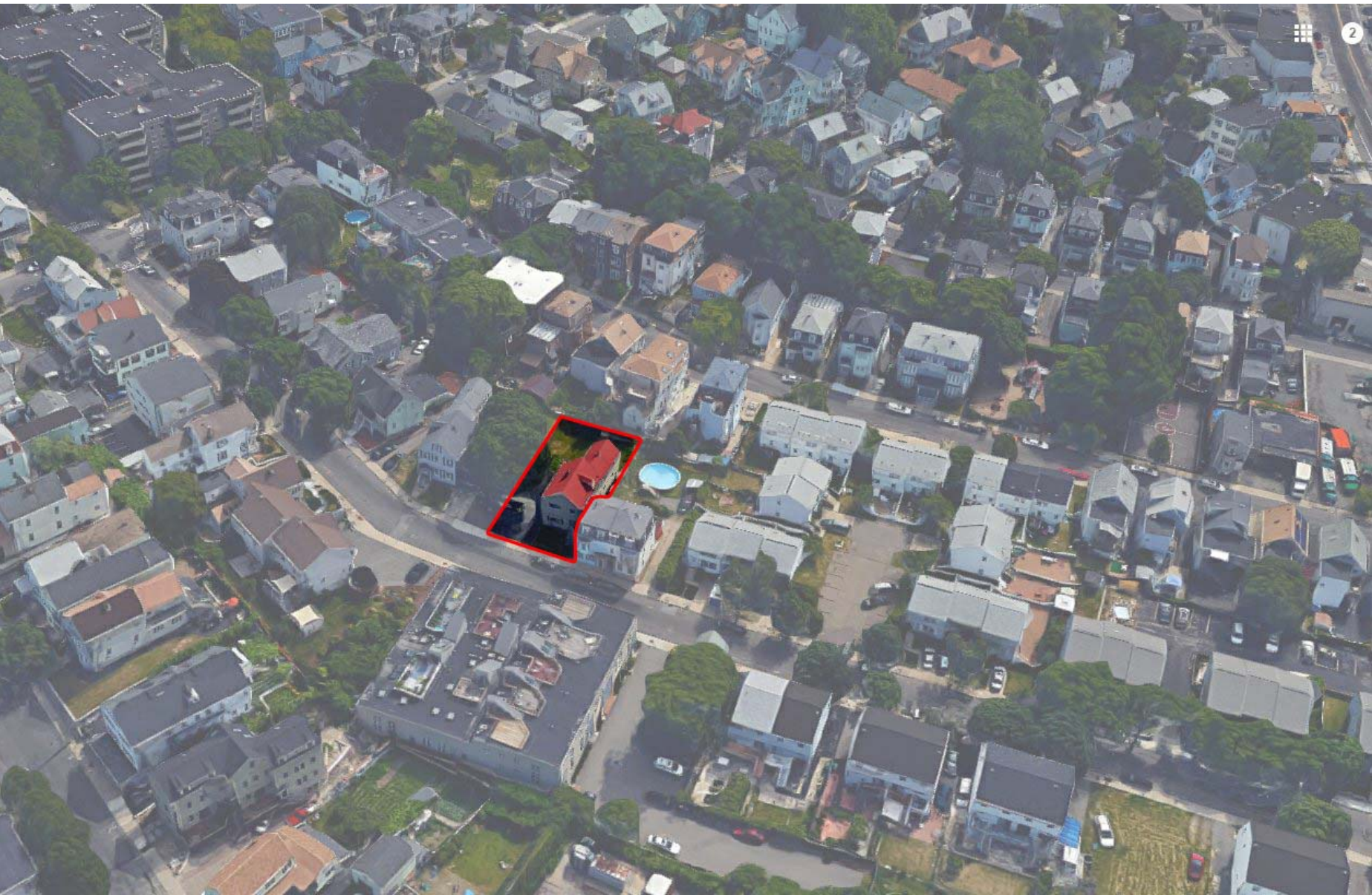
SITE



VIEW UP MYRTLE ST



VIEW DOWN MYRTLE ST



AERIAL VIEW



OPPOSITE-LEFT OF SITE



OPPOSITE OF SITE



OPPOSITE-RIGHT OF SITE