

Drawing List				
Sheet Number	Sheet Name	Sheet Issue Date	Total	Current Revision Date
A-000	Cover Sheet	09/18/2017		10/18/2017
C-1	Plot Plan	09/08/2016		
A-020	Architectural Site Plan	09/18/2017		10/18/2017
L-1	Illustrative Landscape Plan	09/27/2017		10/18/2017
EX-101	Existing Conditions	09/18/2017		10/02/2017
A-100	Basement & First Floor Plans	09/18/2017		10/18/2017
A-102	2nd & 3rd Floor Plans	09/18/2017		10/18/2017
A-300	Front & Left Side Elevations	09/18/2017		10/18/2017
A-301	Rear & Right Elevation	09/18/2017		10/18/2017
AV-1	Perspectives	09/18/2017		10/18/2017
SS-1	Existing Shadow Study	10/17/17		
SS-2	Proposed Shadow Study	10/17/17		



PROJECT NAME
Royce Place Residences

PROJECT ADDRESS
3 Royce Place
Somerville, MA

CLIENT

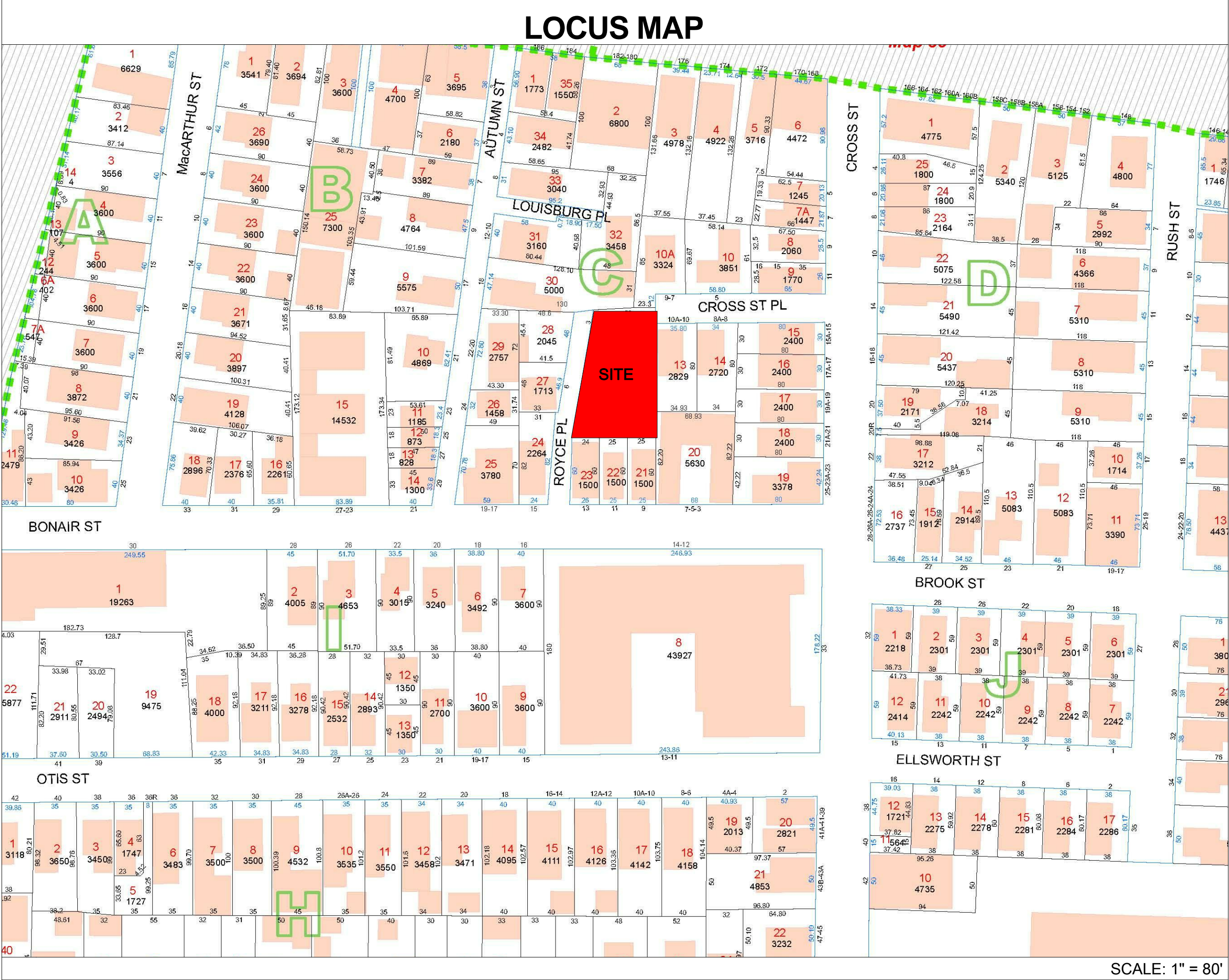
JEL MATTOS

ARCHITECT

KHALSA

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

CONSULTANTS:



PROJECT: ROYCE PLACE RESIDENCES

PROJECT ADDRESS:
3 ROYCE PLACE
SOMERVILLE, MASSACHUSETTS

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

CLIENT
JEL MATTOS

SD SET
09.18.2017
REV. 1 : 10/02/2017
REV. 2 : 10/18/2017

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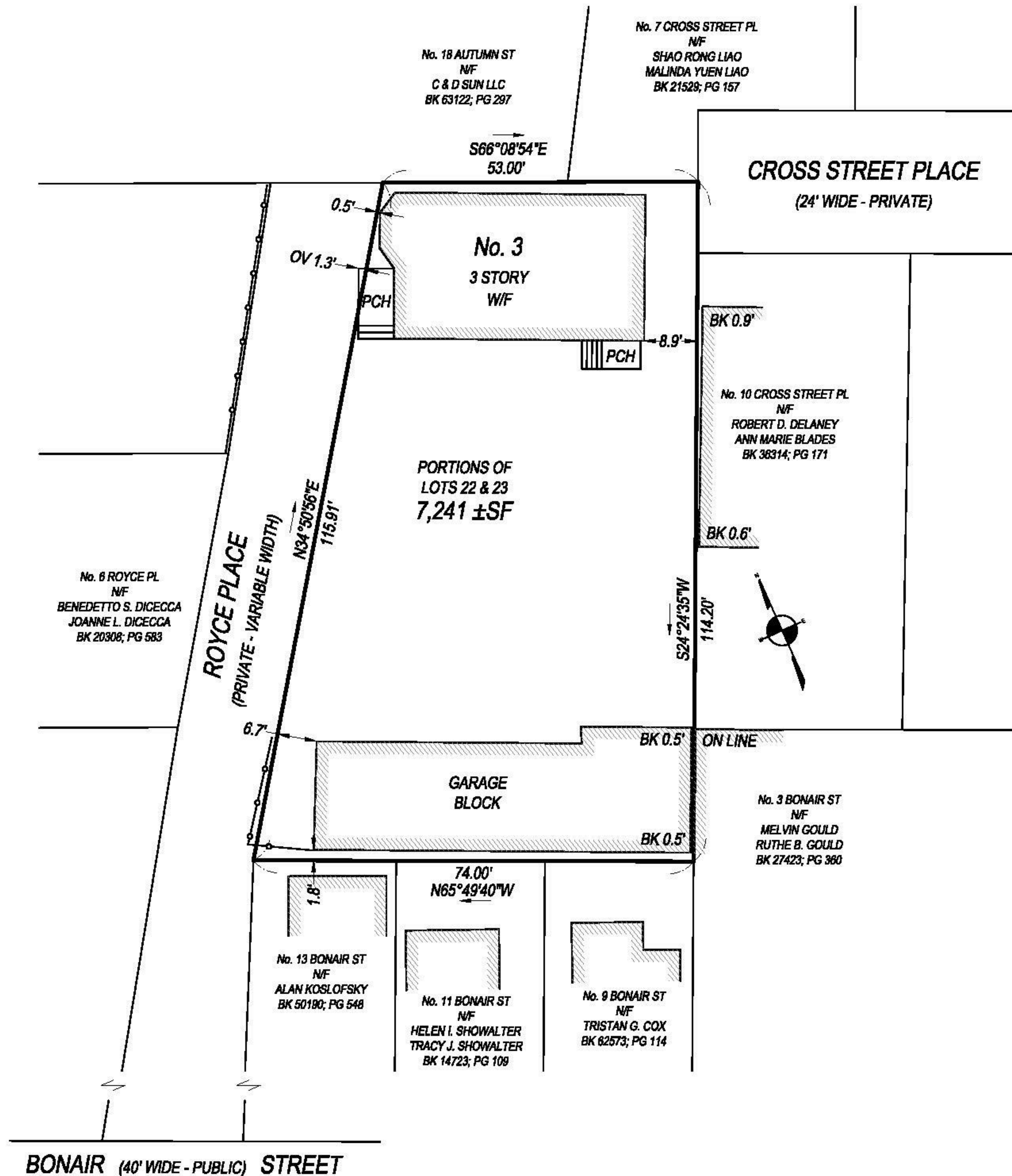
Project number	16117
Date	10/18/2017
Drawn by	ERS
Checked by	JSK
Scale	1" = 80'-0"

REVISIONS		
No.	Description	Date
1	GENERAL REVISIONS	10/02/2017
2	NEW BLD REVISIONS	10/18/2017

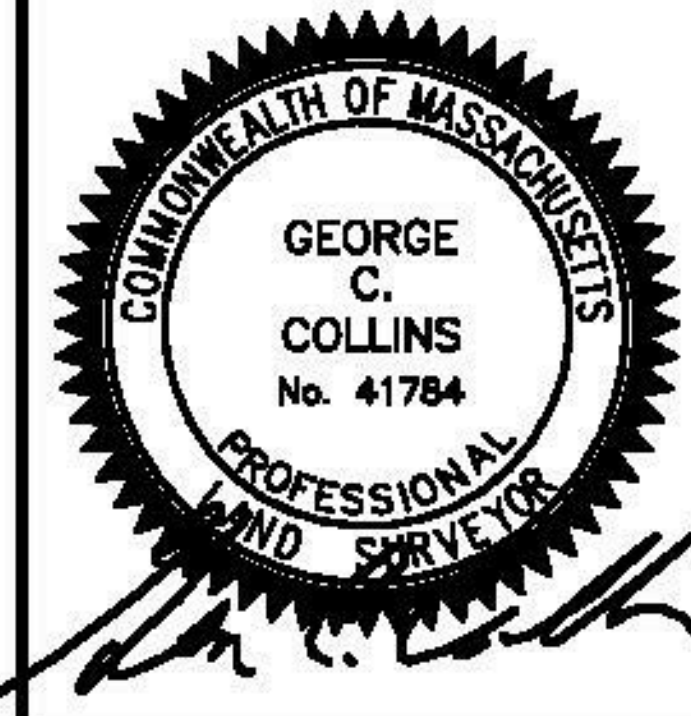
Cover Sheet

A-000

Royce Place Residences



REFERENCES:
DEED: BK 56908; PG 278
PLAN: PL BK 4; PL 80
PL BK 52; PL 46
PL BK 324; PL 8
BK 17624; PG END
#458 OG 2012



FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
M	N/A	MO	RAP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 6, 2016 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" (AREA DETERMINED TO BE OUTSIDE 0.2 % ANNUAL CHANCE FLOODPLAIN).
COMMUNITY PANEL: #25017C0439E
EFFECTIVE DATE: JUNE 4, 2010

PREPARED FOR:
HARDIAL SINGH
861 MIDDLE STREET
WEYMOUTH, MA 02188

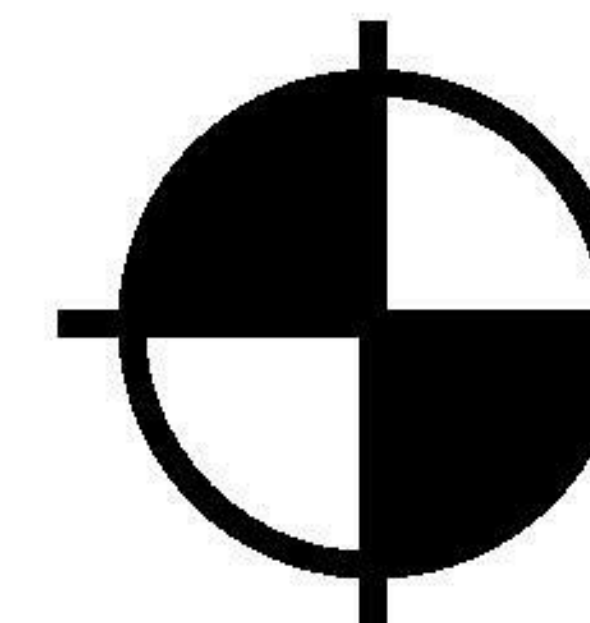
NOTES:
PARCEL ID: 90-C-11

CERTIFIED PLOT PLAN

LOCATED AT

1-3 ROYCE PLACE SOMERVILLE, MA

SCALE: 1 INCH = 20 FEET DATE: SEPTEMBER 8, 2016



**BOSTON
SURVEY, INC.**
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617)242-1313

JOB #16-00569

FILE #16-00569 - CPP.DWG

PROJECT NAME
**Royce Place
Residences**

PROJECT ADDRESS
3 Royce Place
Somerville, MA

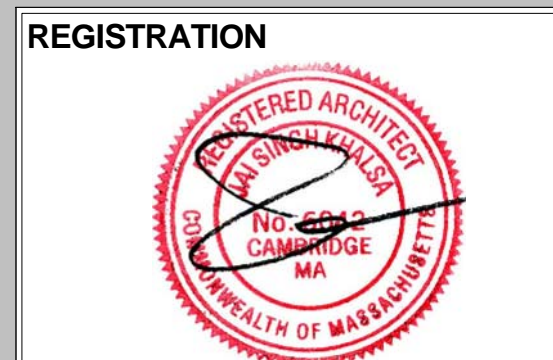
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ARCHITECT
DESIGN
KHALSA

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SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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Project number 16117
Date 10/18/2017
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Scale

No.	Description	Date

Plot Plan

C-1
Royce Place Residences

ZONING CHART				
RB ZONE	REQUIRED	EXISTING	PROPOSED	REMARKS
MIN. LOT SIZE	7,500 SF	7,241 SF	7,241 SF	PRE-EXISTING/NO CHANGE
LOT AREA/DU 1-9DU	1,500 SF / DU	2,414 SF / DU (3 DUs)	2,414 SF / DU (3 DUs)	PRE-EXISTING/NO CHANGE
MAX GROUND COVER	50% (3,620 SF MAX)	32%/2,357 SF	45% 3,223 SF	COMPLIES
LANDSCAPE AREA	25% (1,810 SF MIN)	~67% / 4884 SF	30% / 2,189 SF	COMPLIES
PERMEABLE AREA	35% (3,028 SF MIN)	~67% / 4884 SF	37% / 2,741 SF	COMPLIES
FAR	1.0 / 7,241 SF	.32 / 2,369 SF	0.77 / 5,564 SF	COMPLIES
MAX HEIGHT	40'-0" / 3 ST	33'- 0" / 3 ST	33'- 0" / 3 ST	COMPLIES
MIN. FRONT SETBACK	15'- 0"	0'- 6"	0'-6" AT EXISTING 5'-0" AT NEW	PRE-EXISTING
MIN. LEFT SIDE SETBACK	10'- 0" (SUM 20')	1'- 8"	1'- 8" AT EXITSING 39'-3 1/2" AT NEW	PRE-EXISTING/ NO CHANGE
MIN. RIGHT SIDE SETBACK	10'- 0" (SUM 20')	88'-0"	51'-7"	COMPLIES
MIN. REAR SETBACK	20'- 0" (FOOTNOTE 13 100' - 74' = 26' x 3" = 78"= 6'-6" 20'-0" - 6'-6" = 13'- 6" MIN.)	8.9'	8.9' AT EXISTING 22'-7 1/2" AT NEW	PRE-EXISTING/ DOES NOT COMPLY
MIN. FRONTAGE	50'- 0'	115.91'	115.91'	COMPLIES
ACCESSORY BUILDING SETBACKS				
FRONT	1'-0"	6.7'	6.7'	COMPLIES
LEFT SIDE	3'-0"	91.7'	91.7'	COMPLIES
RIGHT SIDE	3'-0"	1.8'	1.8'	PRE-EXIST. /NO CHANGE
REAR	3'-0"	0.5'	0.5'	PRE-EXIST. /NO CHANGE
PARKING	EXISTING REQUIRED: 6 SPACES TOTAL UNIT 1 (3 BRM)=2 SPACES UNIT 2 (3 BRM)=2 SPACES UNIT 3 (3 BRM)=2 SPACES PROPOSED REQUIRED: 6 SPACES TOTAL UNIT 1 (3 BRM)=2 SPACES UNIT 2 (3 BRM)=2 SPACES UNIT 3 (3 BRM)=2 SPACES	6 SPACES	6 SPACES PROVIDED (1.8 / DU)	DOES NOT COMPLY

*Section 8.6 - Footnotes to 8.5

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.

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.

GROSS FLOOR AREA CALCULATIONS			
	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL
BASEMENT	929 S.F.	729 S.F.	1,658 S.F.
FIRST FLOOR	881 S.F.	758 S.F.	1,639 S.F.
SECOND FLOOR	881 S.F.	695 S.F.	1,576 S.F.
THIRD FLOOR	881 S.F.	695 S.F.	1,576 S.F.
TOTAL	3,572 S.F.	2,877 S.F.	6,449 S.F.

4.4.1.i. Alteration, reconstruction, extension, or structural change to a one- or two-family structure that complies with the dimensional requirements of the zoning ordinance in effect at the time of the application, but is located on a lot with insufficient area, and provided any such alteration, reconstruction, extension or structural change remains in compliance with all current dimensional requirements and does not increase the Gross Floor Area (GFA) of the dwelling by more than twenty-five percent (25%). For the purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the effective date of this ordinance.

EXISTING G.S.F. = 3,572 S.F. (X 25% = 893 S.F. ADDITION)
PROPOSED G.S.F. = 6,449 (80% ADDITION)

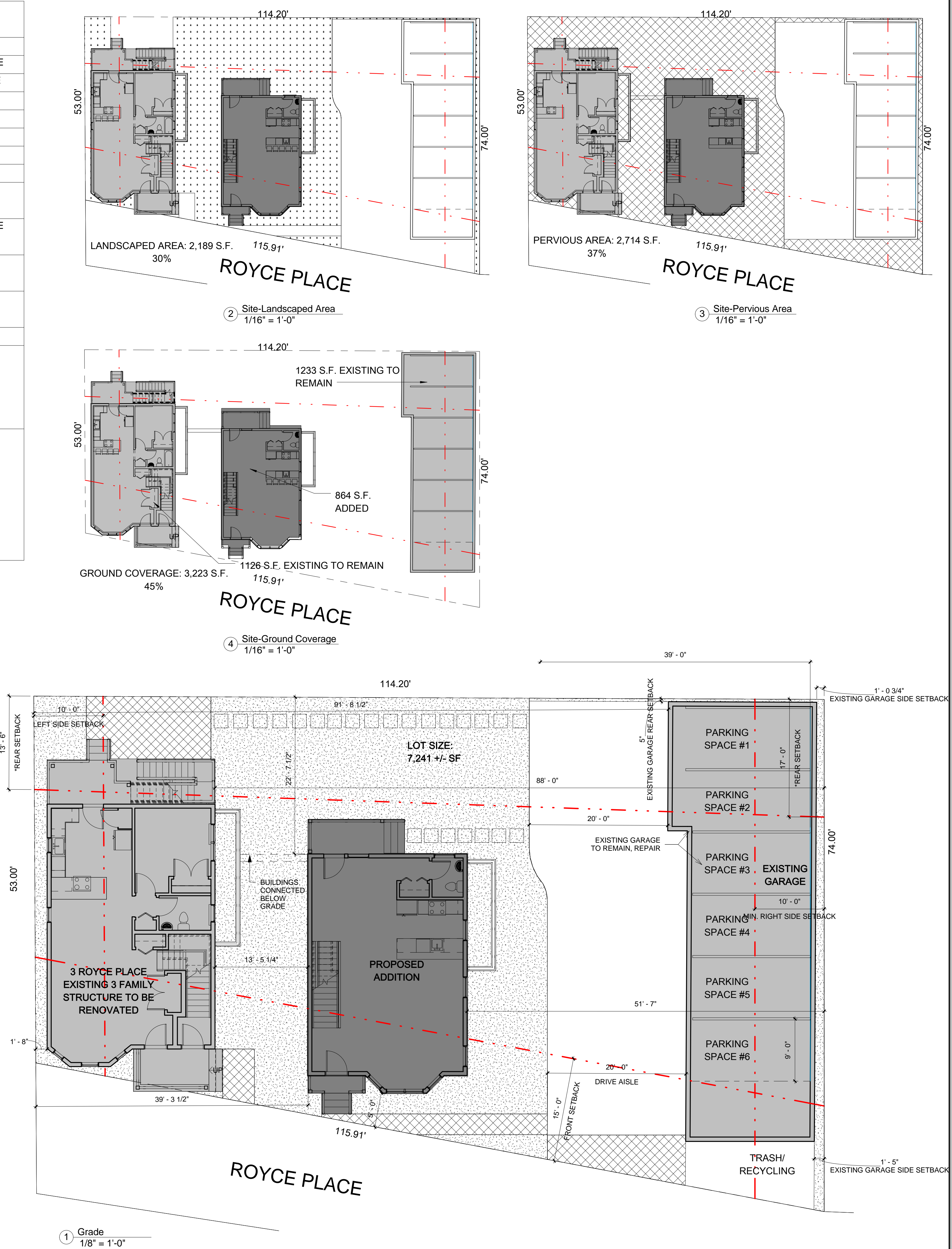
NET FLOOR AREA (FAR)		
Area	Name	Level
837 SF	UNIT 1	Basement Level
747 SF	UNIT 1	1st Floor Level
1584 SF		
463 SF	UNIT 2	Basement Level
703 SF	UNIT 2	1st Floor Level
611 SF	UNIT 2	2nd Floor Level
645 SF	UNIT 2	3rd Floor Level
2422 SF		
27 SF	UNIT 3	1st Floor Level
805 SF	UNIT 3	2nd Floor Level
744 SF	UNIT 3	3rd Floor Level
1576 SF		
5581 SF		

3 BEDROOMS / 2 BATHROOMS

3 BEDROOMS / 2.5 BATHROOMS

3 BEDROOMS / 2.5 BATHROOMS

UNIT AREAS		
Area	Name	Level
929 SF	Unit 1	Basement Level
824 SF	Unit 1	1st Floor Level
1754 SF		
729 SF	Unit 2	Basement Level
758 SF	Unit 2	1st Floor Level
695 SF	Unit 2	2nd Floor Level
695 SF	Unit 2	3rd Floor Level
2877 SF		
57 SF	Unit 3	1st Floor Level
881 SF	Unit 3	2nd Floor Level
881 SF	Unit 3	3rd Floor Level
1818 SF		
6449 SF		



PROJECT NAME

Royce Place Residences

PROJECT ADDRESS

3 Royce Place
Somerville, MA

CLIENT

JEL MATTOS

ARCHITECT

DESIGN

KHALSA

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

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REGISTRATION

REGISTERED ARCHITECT

KHALSA

MA

Project number

16117

Date

10/18/2017

Drawn by

ERS

Checked by

JSK

Scale

As indicated

REVISIONS

No.	Description	Date
1	GENERAL REVISIONS	10/02/2017
2	NEW BLD REVISIONS	10/18/2017

Architectural Site Plan

A-020

Royce Place Residences



Heritage River Birch

Endless Summer Hydrangea

Double Play Red Spirea

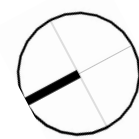
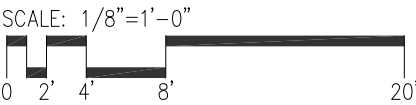
PROPOSED PLANT LIST

QTY	KEY	LATIN NAME	COMMON NAME	MIN. SIZE
TREES				
2	AR	Acer rubrum 'Armstrong'	Armstrong Red Maple	2.5-3" cal. B&B
1	BN	Betula nigra 'Heritage'	Heritage River Birch	2.5-3" cal. single stem
4	QP	Quercus paulstris 'Green Pillar'	Green Pillar Pin Oak	3" cal. B&B
1	TD	Thuja occ. 'DeGroot's Spire'	DeGroots Spire Arb.	6-7' ht.
SHRUBS/VINES				
1	CM	Clematis montana Rubens	PinkAnemone Clematis	3 gal.
1	KL	Kalmia latifolia	Mountain Laurel	5 gal.
5	SP	Spiraea japonica "Double Play Red"	Double Play Spirea	5 gal.
4	HM	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hyd.	5 gal.
GROUNDCOVERS				
20	ac	Anemone canadensis	Canada Anemone	2 gal. Pots
20	am	Alchemilla mollis	Lady's Mantle	2 gal. Pots
9	cf	Calamagrostis acutifolia 'Karl Foerster'	Karl F. Feather Reed Grass	2 gal. Pots
20	gm	Geranium maccrorhyzum 'Bevan's Variety'	Bigroot Geranium	2 gal. Pots
20	go	Galium odoratum	Sweet Woodruff	1 gal. Pots



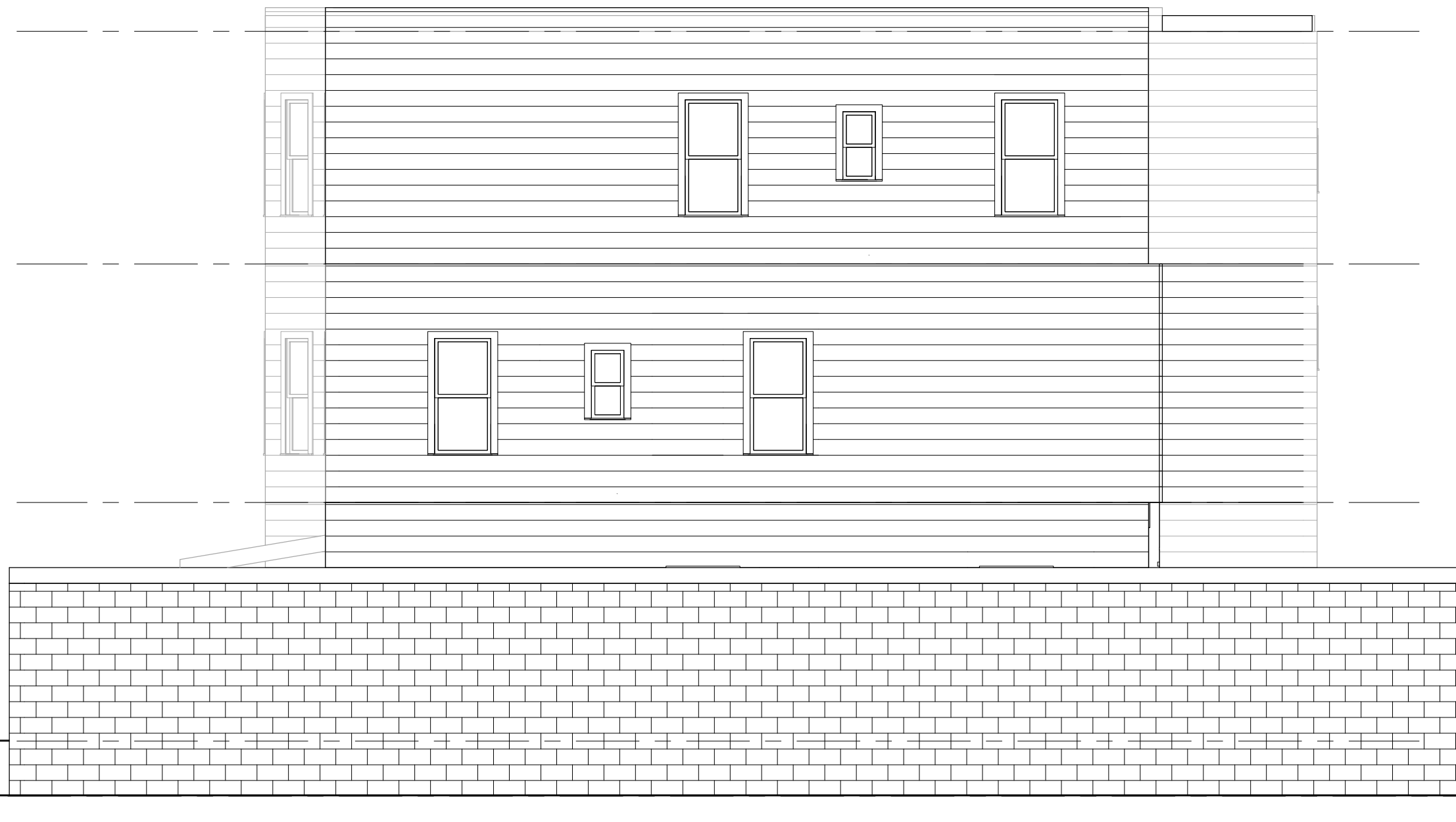
Green Pillar Pin Oak

Armstrong Red Maple





5 Existing Front Elevation
3/16" = 1'-0"



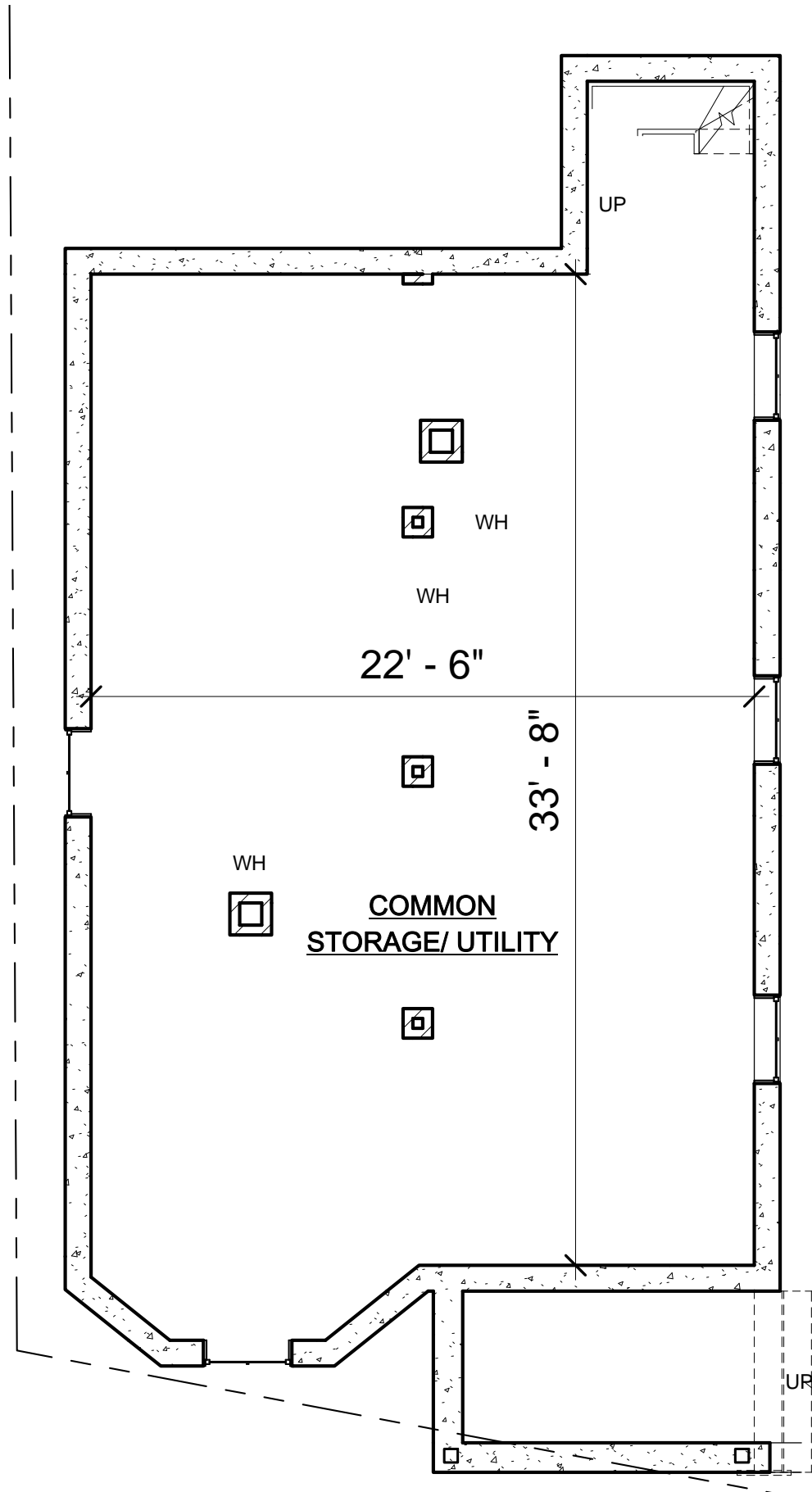
8 Existing Right Side Elevation
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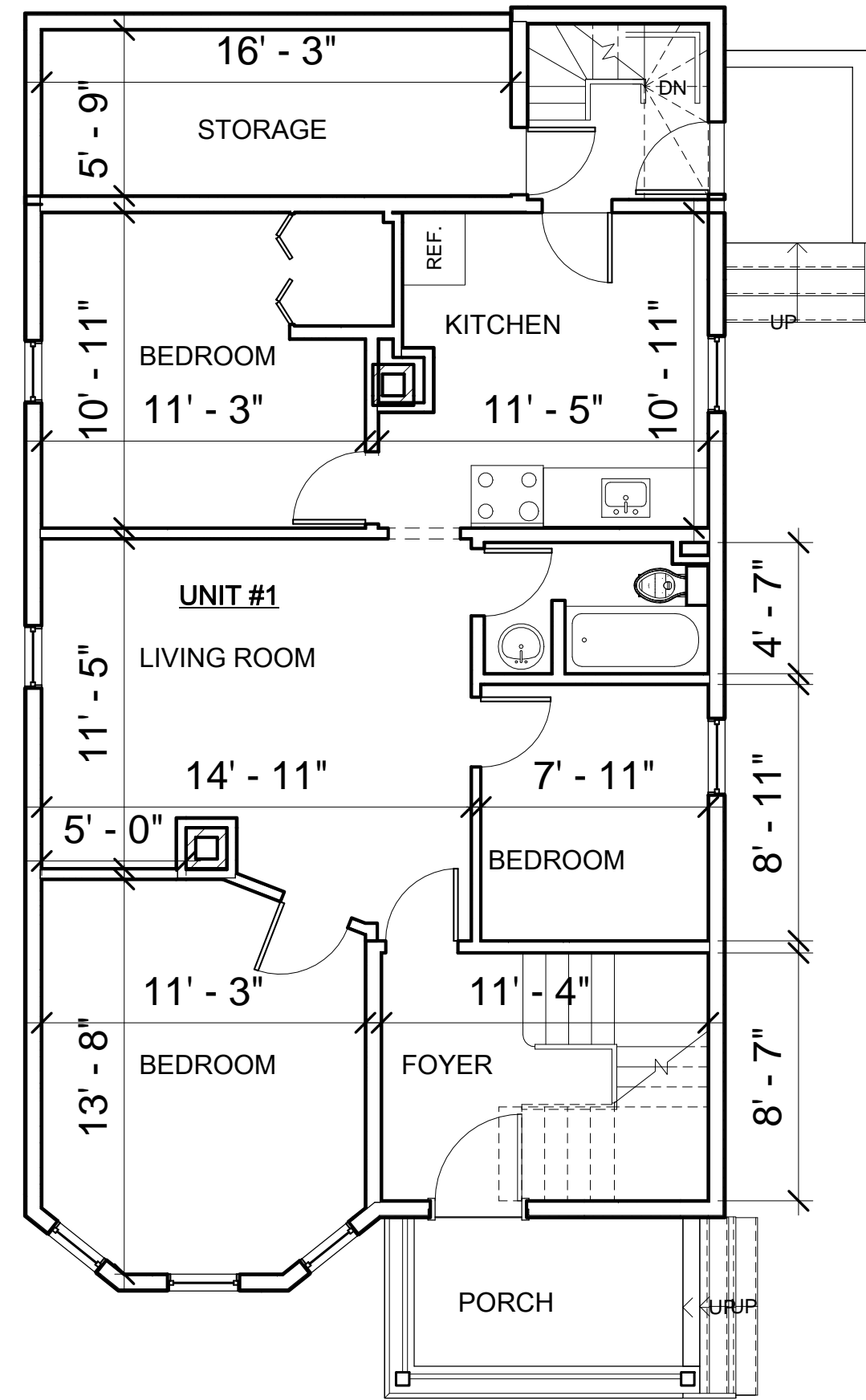
7 Existing Rear Elevation
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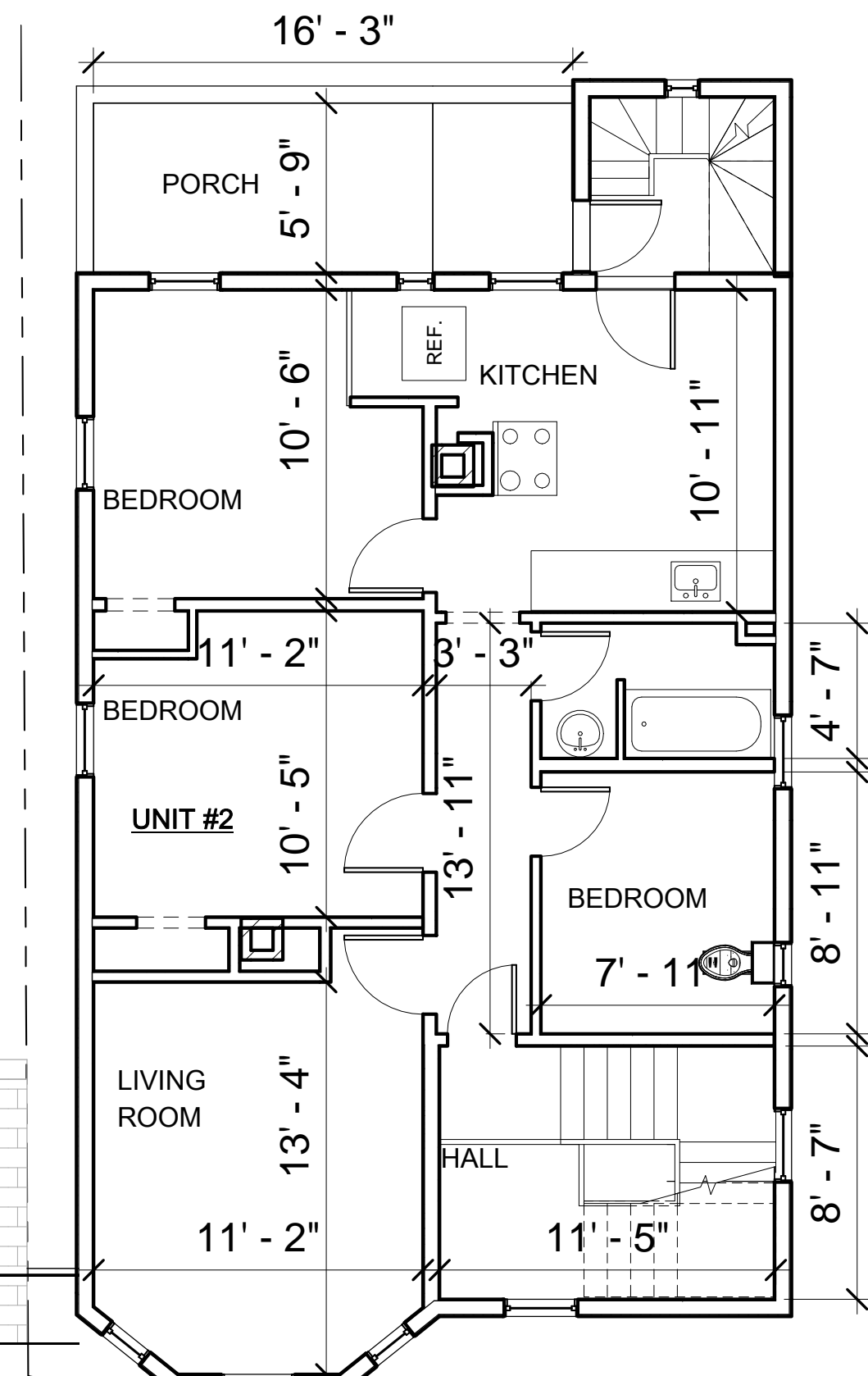
6 Existing Left Side Elevation
3/16" = 1'-0"



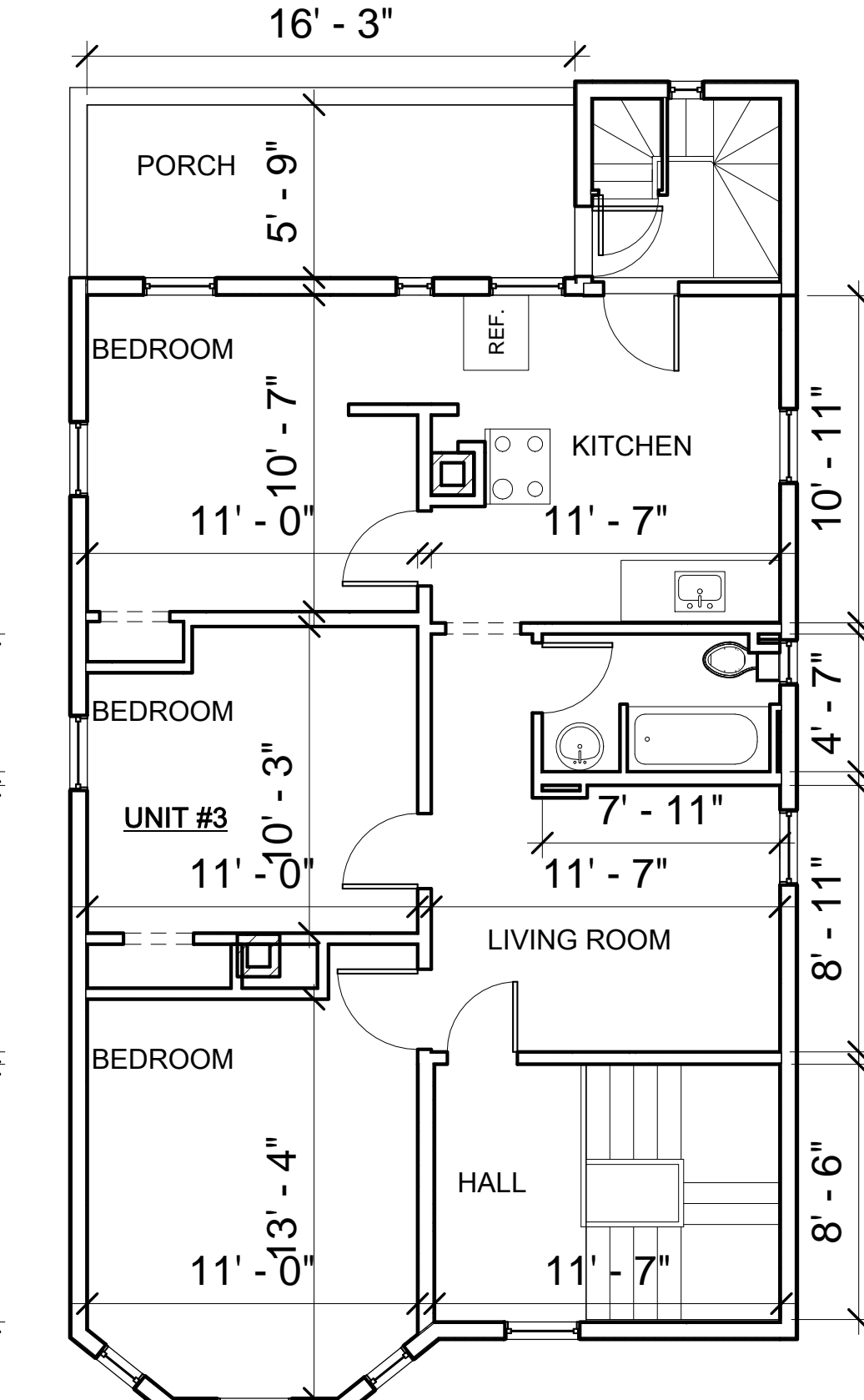
4 Existing Basement
3/16" = 1'-0"



1 Existing 1st Floor Level
3/16" = 1'-0"



2 Existing 2nd Floor Level
3/16" = 1'-0"



3 Existing 3rd Floor Level
3/16" = 1'-0"

PROJECT NAME

**Royce Place
Residences**

PROJECT ADDRESS

3 Royce Place
Somerville, MA

CLIENT

JEL MATTOS

ARCHITECT



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

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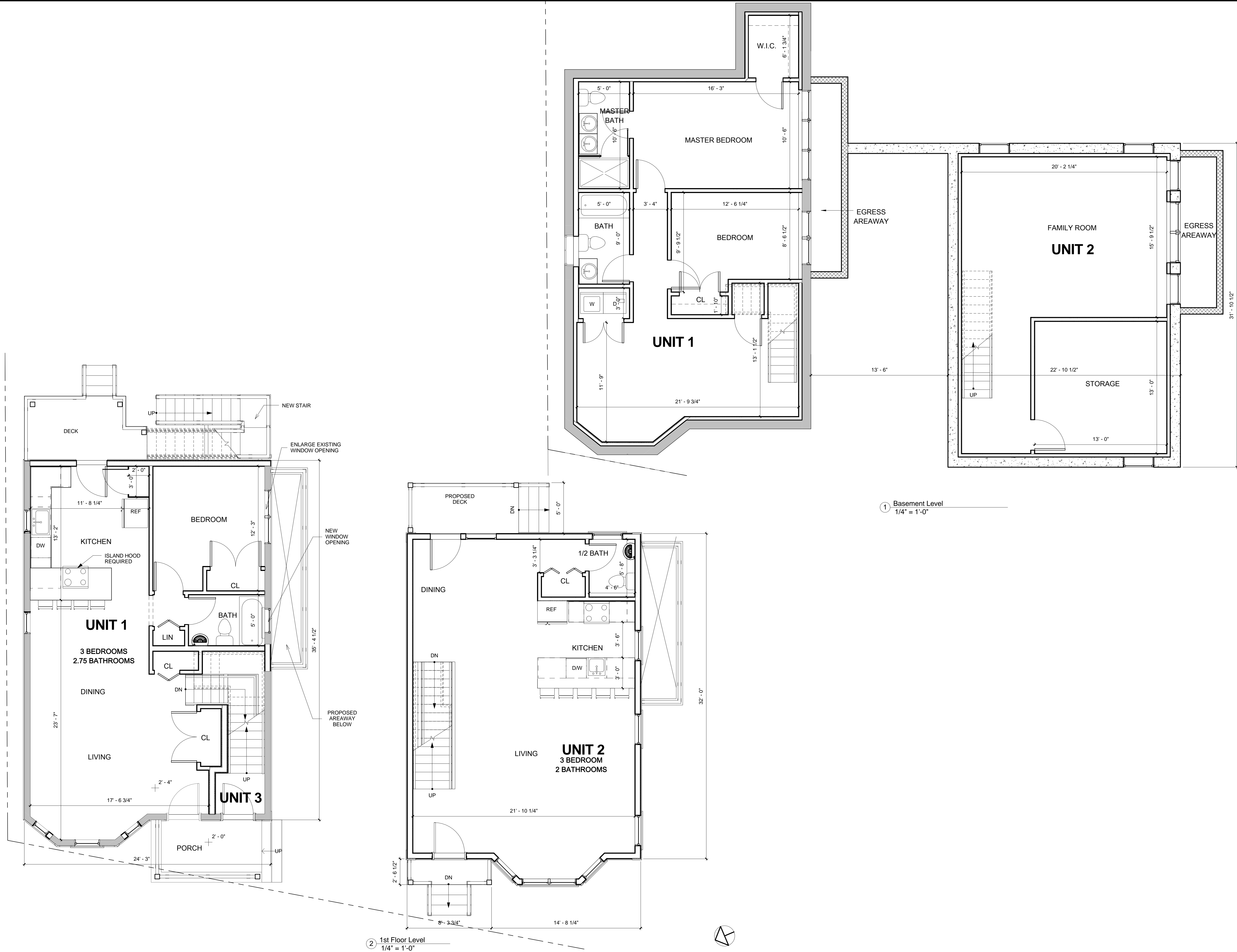
REVISIONS

No.	Description	Date
1	GENERAL REVISIONS	10/02/2017

Existing Conditions

EX-101

Royce Place Residences



PROJECT NAME
Royce Place Residences

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3 Royce Place
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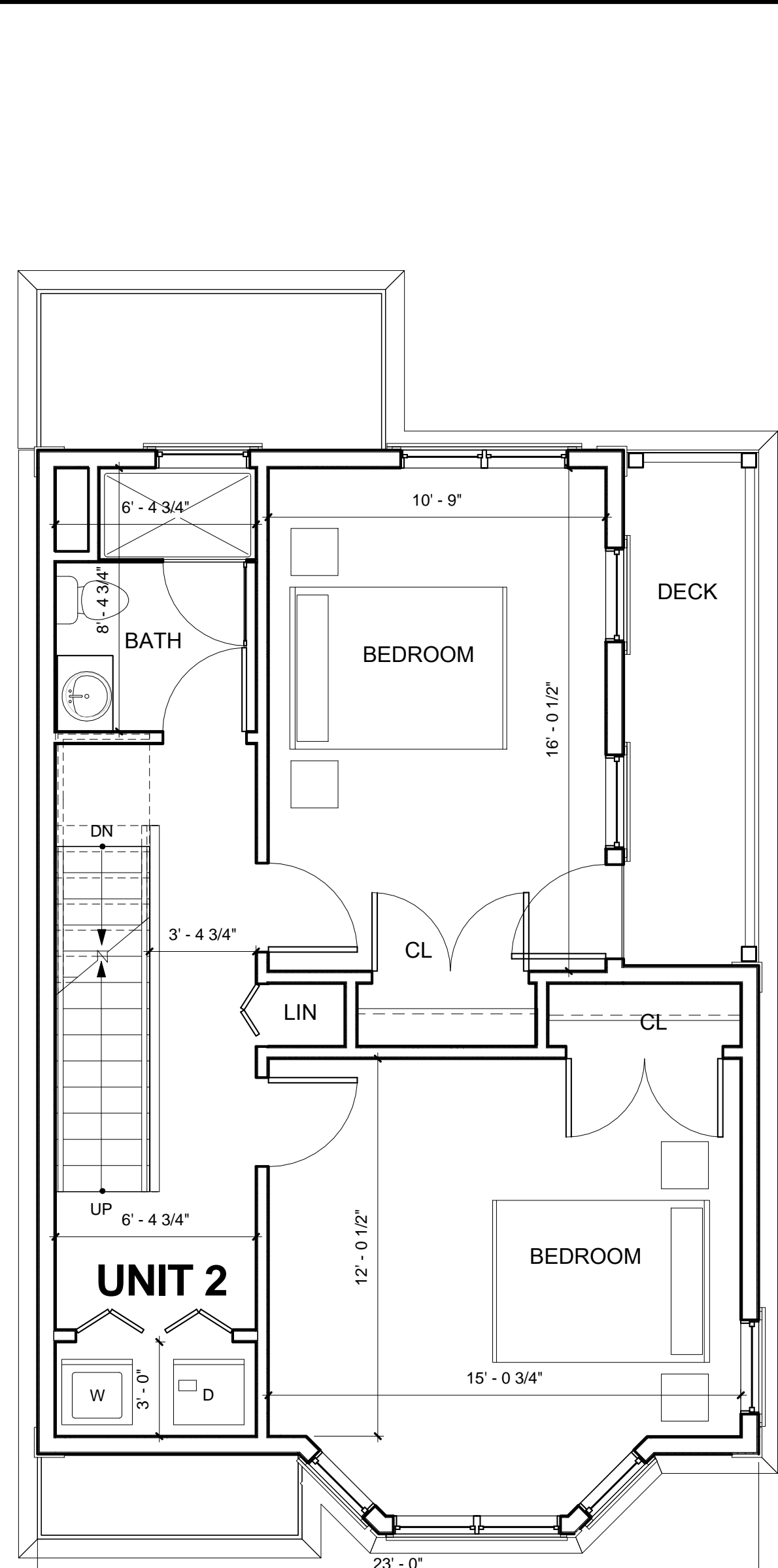
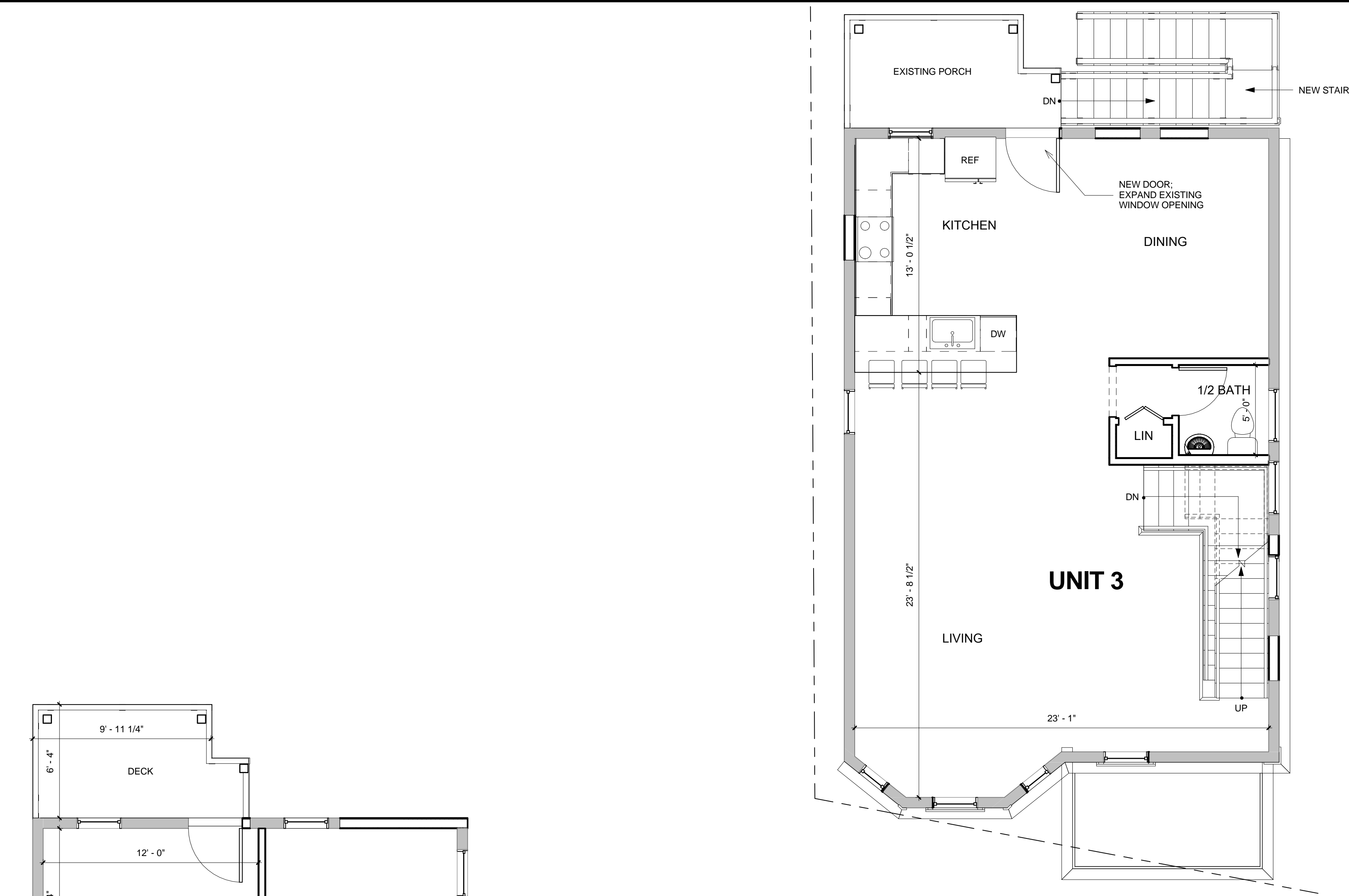
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REVISIONS		
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1	GENERAL REVISIONS	10/02/2017
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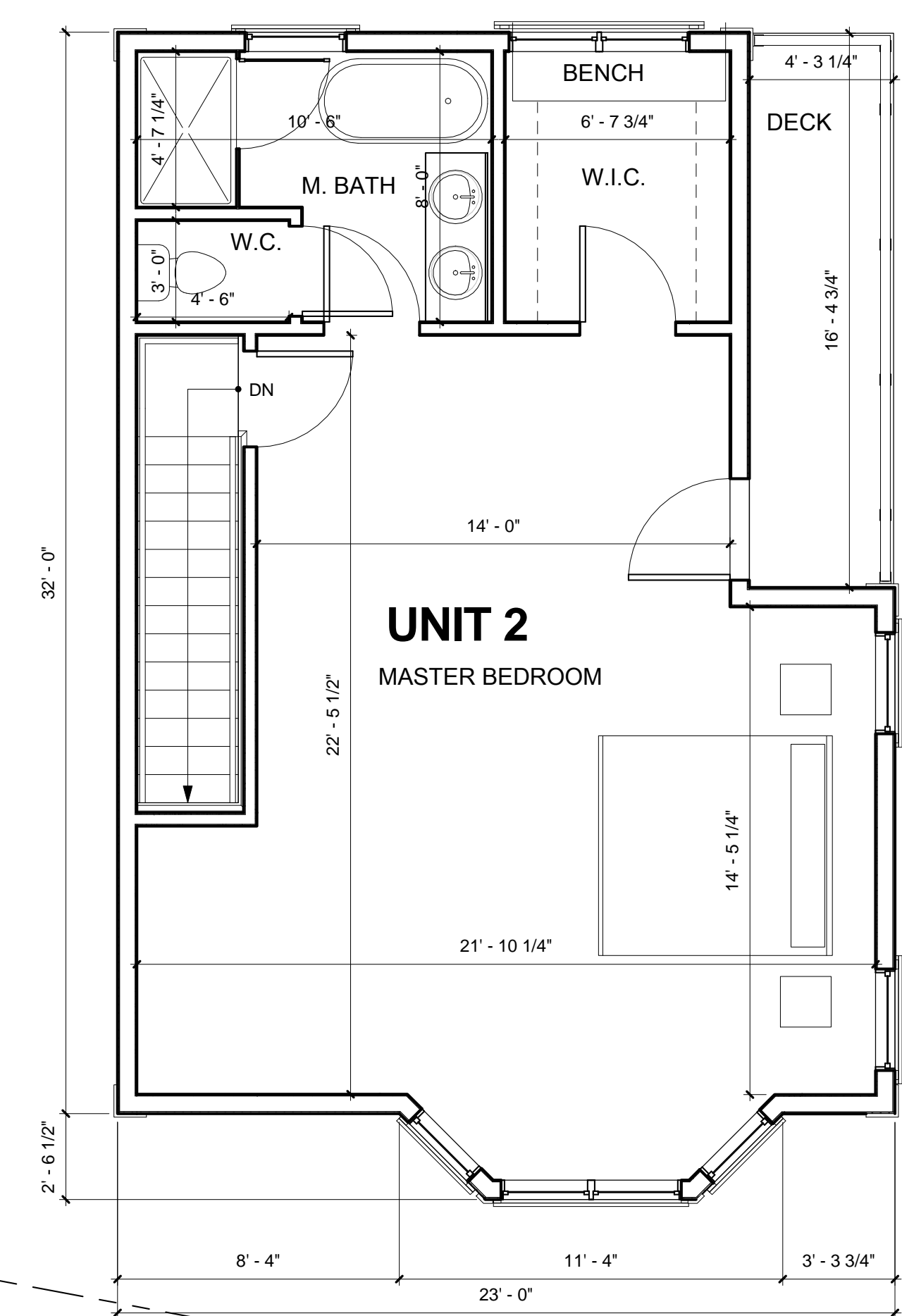
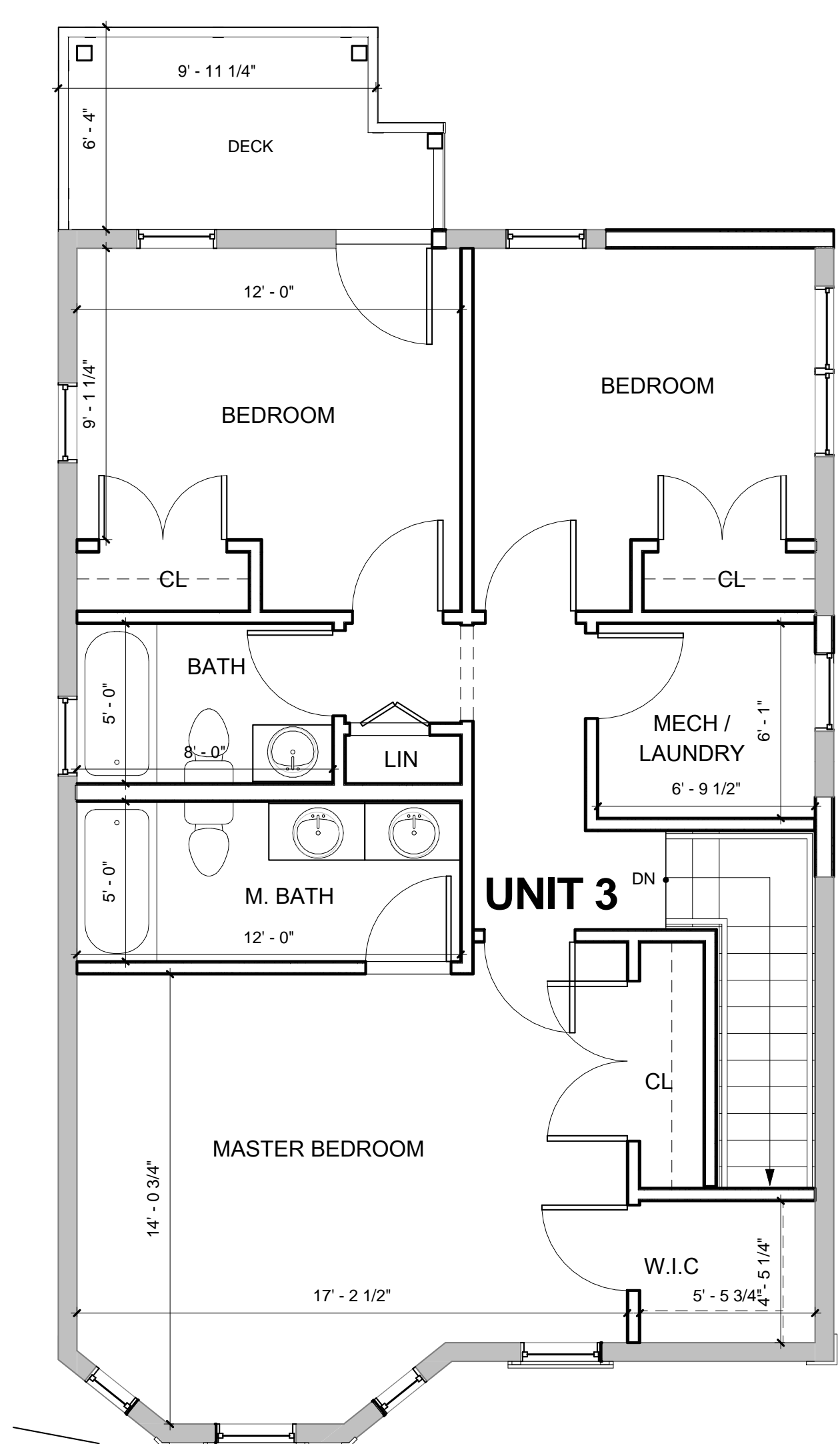
Basement & First
Floor Plans

A-100

Royce Place Residences



① 2nd Floor Level
1/4" = 1'-0"



② 3rd Floor Level
1/4" = 1'-0"

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Scale

1/4" = 1'-0"

REVISIONS

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2nd & 3rd Floor
Plans

A-102

Royce Place Residences

10/18/2017 1:12:52 PM \\kg-server\\Data\\16117_Jul_3 Royce Place\\03 Drawings\\00_ARCH_SD_DD16117-3 royce place 3 units_NEW OPTION.rvt



① 1-Front Elevation
1/4" = 1'-0"



② 2-Left Side Elevation
1/4" = 1'-0"

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Front & Left Side
Elevations

A-300

Royce Place Residences



① 3-Rear Elevation
1/4" = 1'-0"



② 4-Right Side Elevation
1/4" = 1'-0"

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**Rear & Right
Elevation**

A-301

Royce Place Residences



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Perspectives

AV-1

Royce Place Residences

SUMMER SOLSTICE

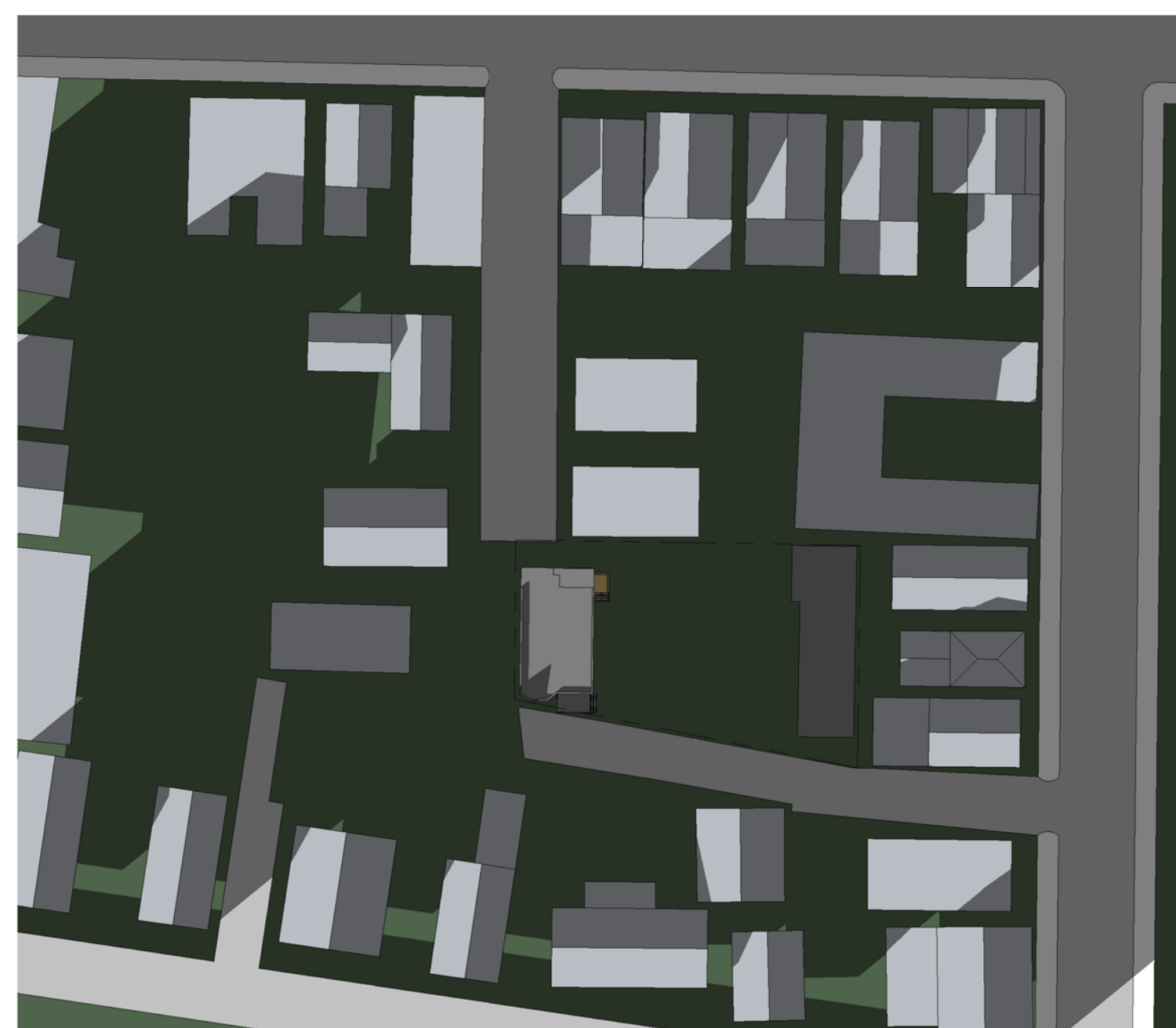
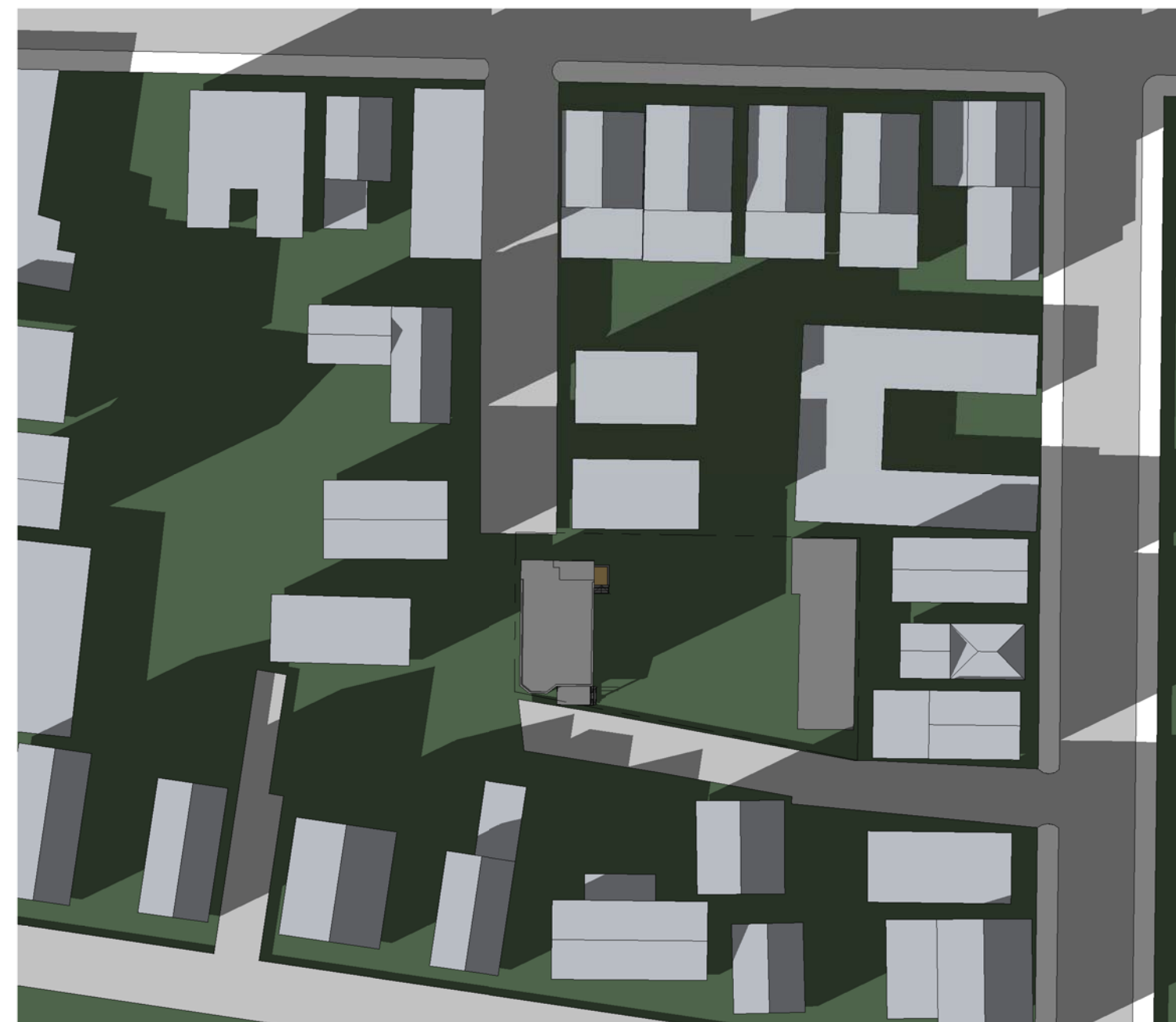
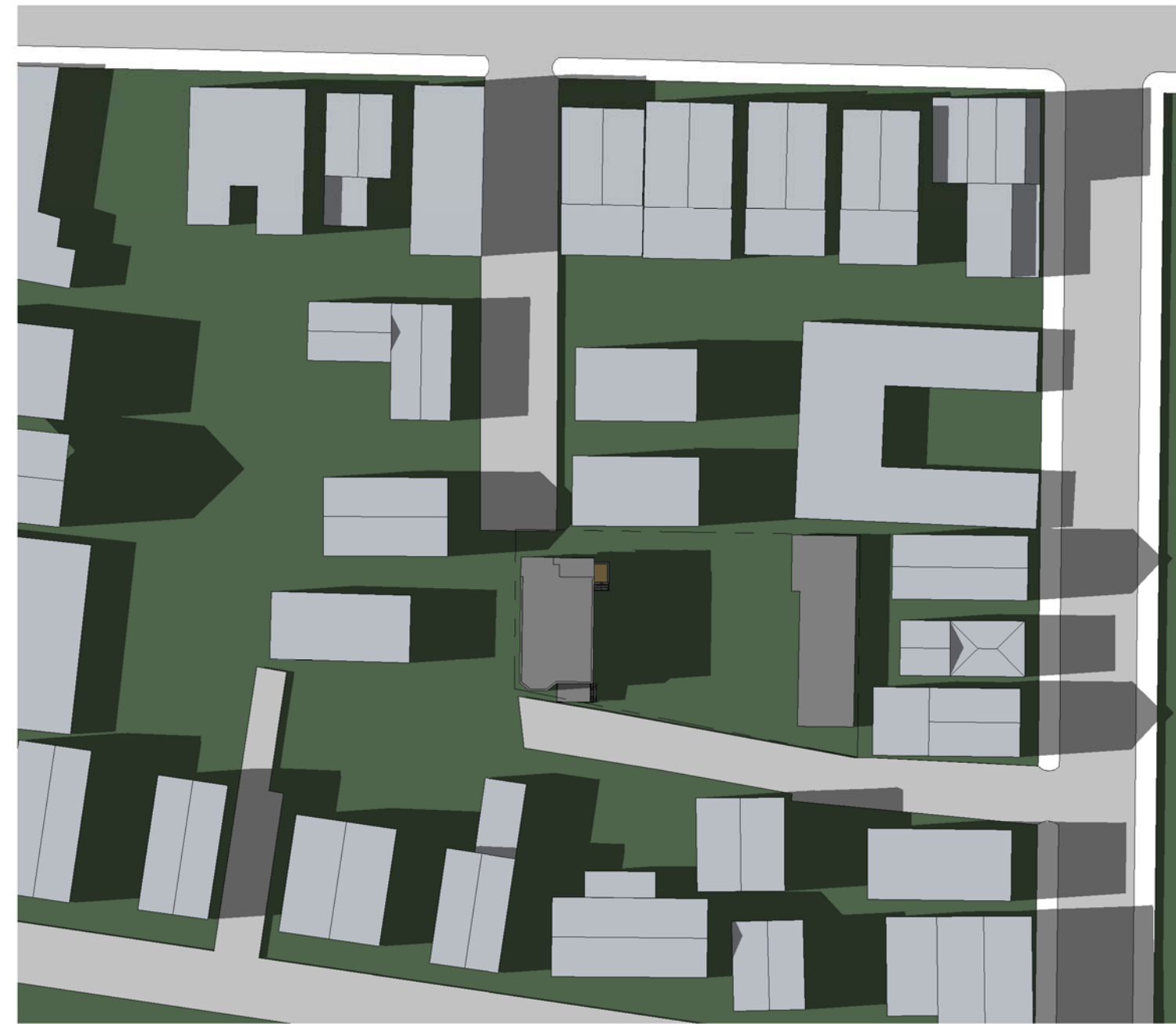
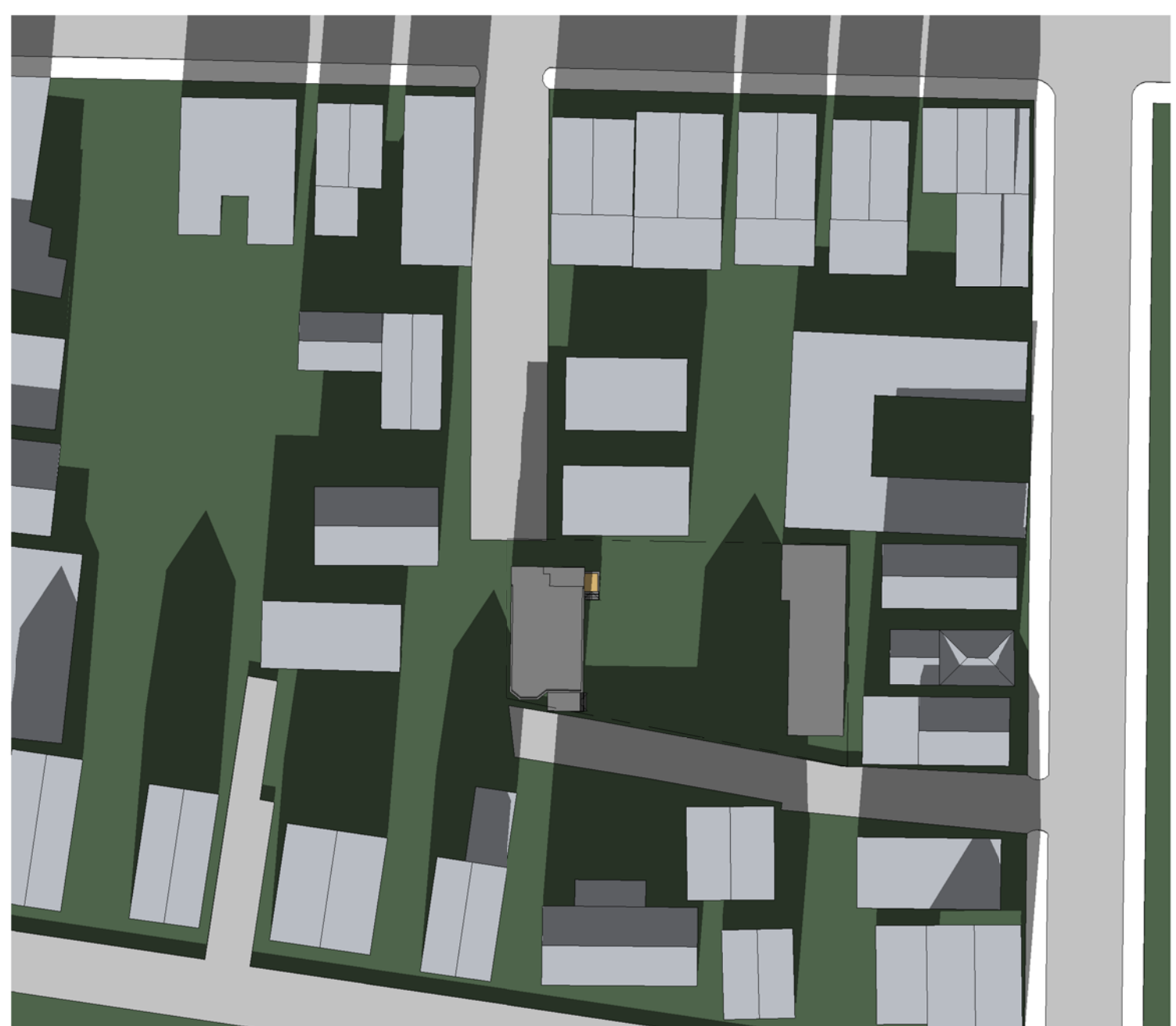
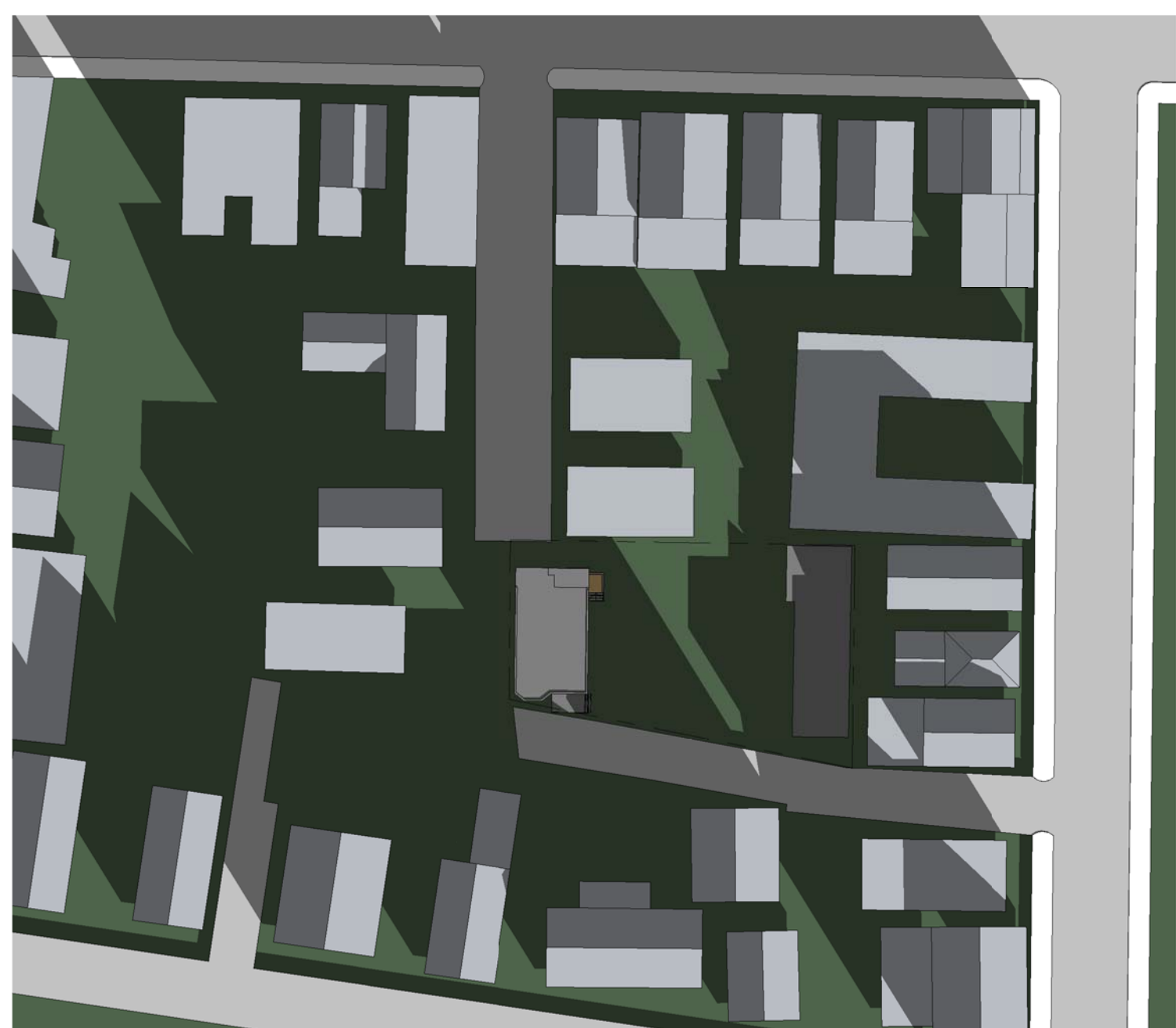
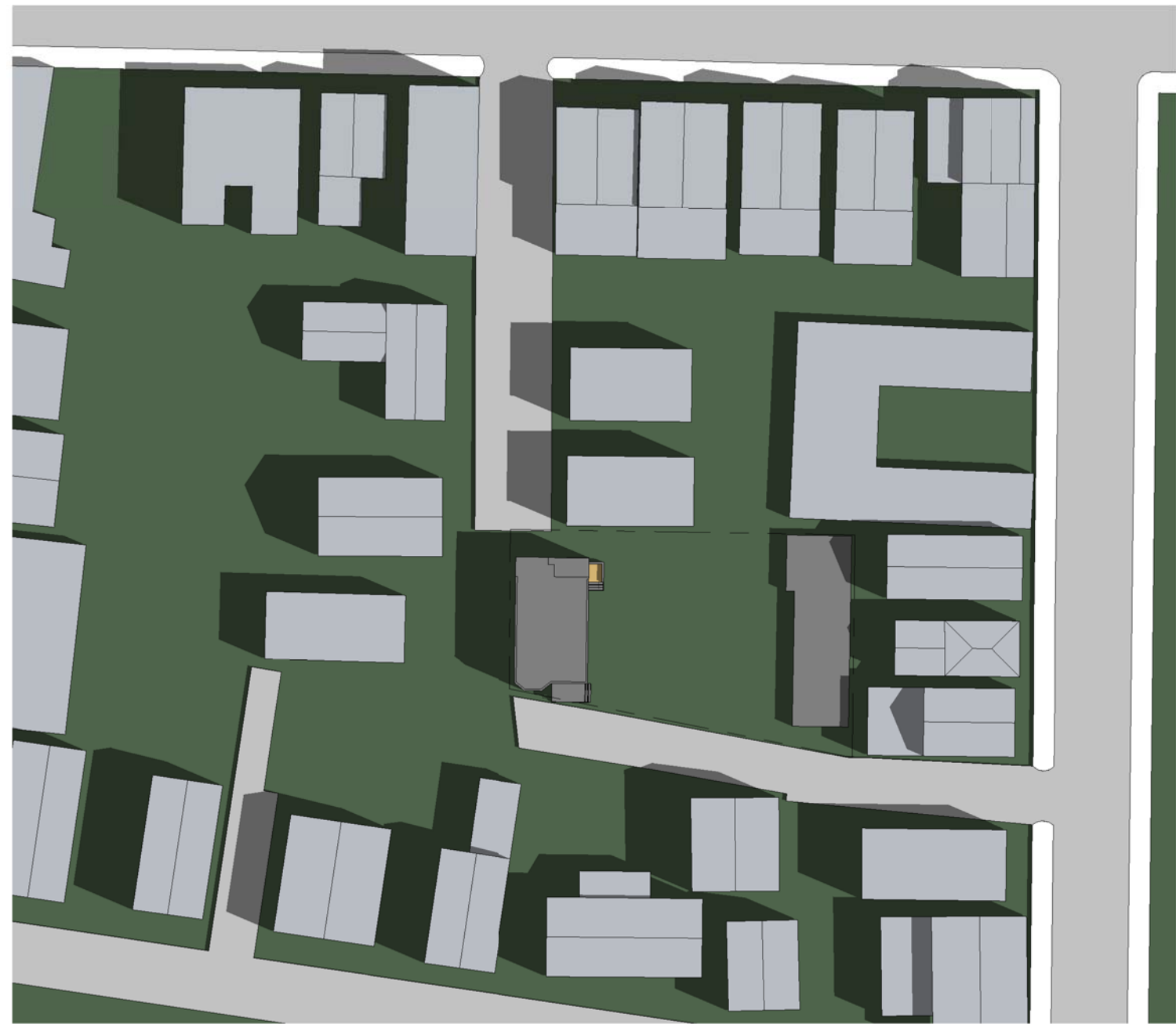
FALL / SPRING EQUINOX

WINTER SOLSTICE

MORNING (9-10 AM)

NOON (12 AM-1 PM)

AFTERNOON (3-4 PM)



PROJECT NAME

Royce Place Residences

PROJECT ADDRESS

3 Royce Place
Somerville, MA

CLIENT

JEL MATTOS

ARCHITECT

DESIGN



KHALSA

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

CONSULTANTS:

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Project number

16117

Date

10/18/2017

Drawn by

Author

Checked by

Checker

Scale

As indicated

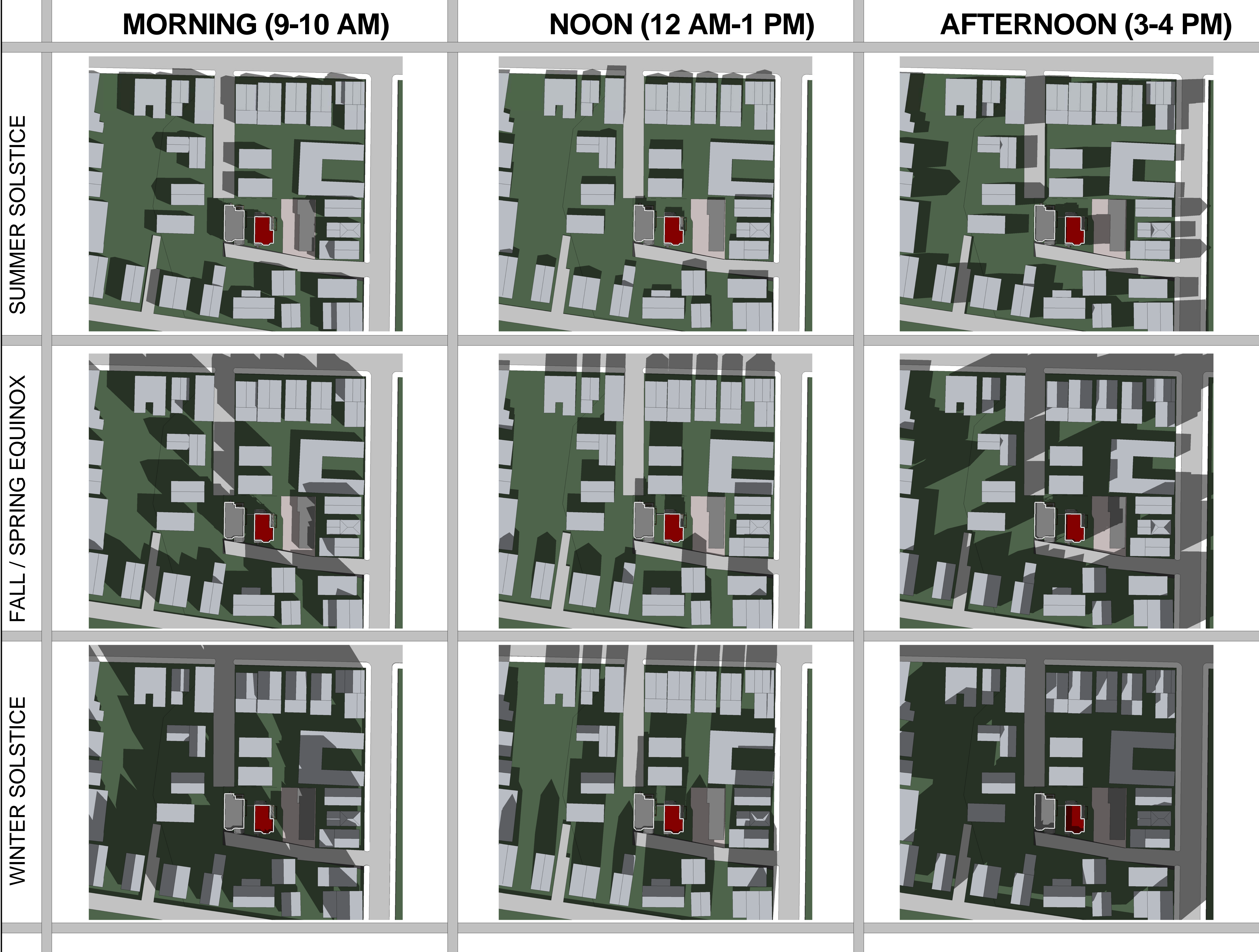
REVISIONS

No.	Description	Date

Existing Shadow Study

SS-1

Royce Place Residences



PROJECT NAME

Royce Place Residences

PROJECT ADDRESS

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Somerville, MA

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SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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Date

10/18/2017

Drawn by

Author

Checked by

Checker

Scale

As indicated

REVISIONS

No.	Description	Date

Proposed Shadow Study

SS-2

Royce Place Residences

10/18/2017 4:32:22 PM \\kg-server\\Data\\16117_Jul_3 Royce Place\\03 Drawings\\01_ARCH_SD_DD16117-3 royce place 3 units_NEW_OPTION.rvt