

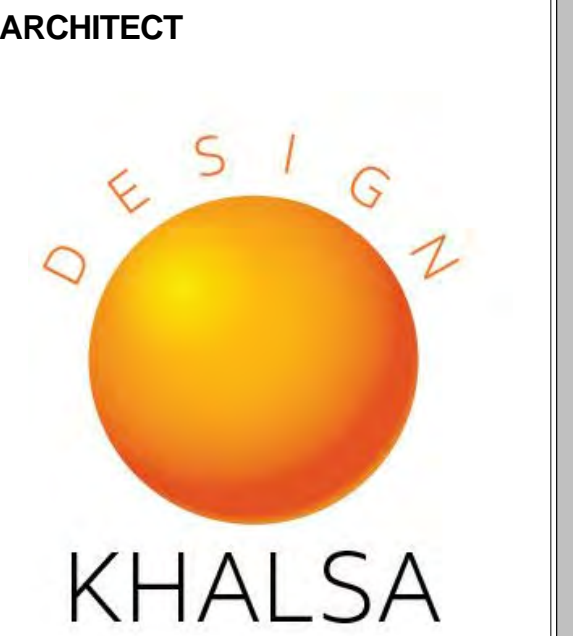
Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	2018.04.19
CE-1	Existing Civil Plan	03/24/2016
C-1	Proposed Civil Plan	04/19/2018
C-2	Civil Details	04/19/2018
L-1	Landscape Plan	04/19/2018
A-020	Architectural Site Plan	2018.04.19
A-021	Area Analysis	2018.04.19
A-101	Basement & 1st Floor Plans	2018.04.19
A-102	2ND & 3RD FLOOR PLANS	2018.04.19
A-103	Single Family Floor Plans	2018.04.19
A-301	Rear & Right Side Elevation	2018.04.19
A-300	Front & Left Side Elevation	2018.04.19
A-302	Garage Elevations	2018.04.19
AV-1	Perspectives	2018.04.19
AV-2	Neighborhood Photos	2018.04.19
SS-1	Shadow Study	2018.04.19
SS-2	Existing Shadow Study	2018.04.19



PROJECT NAME
**CUTTER ST
CONDOMINIUM**

PROJECT ADDRESS
32 GLEN STREET,
SOMERVILLE, MA

CLIENT
L.J. DICARLO



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

CONSULTANTS:

PROJECT: GLEN STREET RESIDENCES

PROJECT ADDRESS:
32 GLEN STREET
SOMERVILLE MASSACHUSETTS

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

CLIENT:
L.J. DICARLO
ADDRESS:
13 TECH CIRCLE, NATICK,
MA 01760

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PROSECUTION UNDER LAW

REGISTRATION



Project number	17132
Date	2018.04.19
Drawn by	ERS
Checked by	JSK
Scale	1 1/2" = 1'-0"

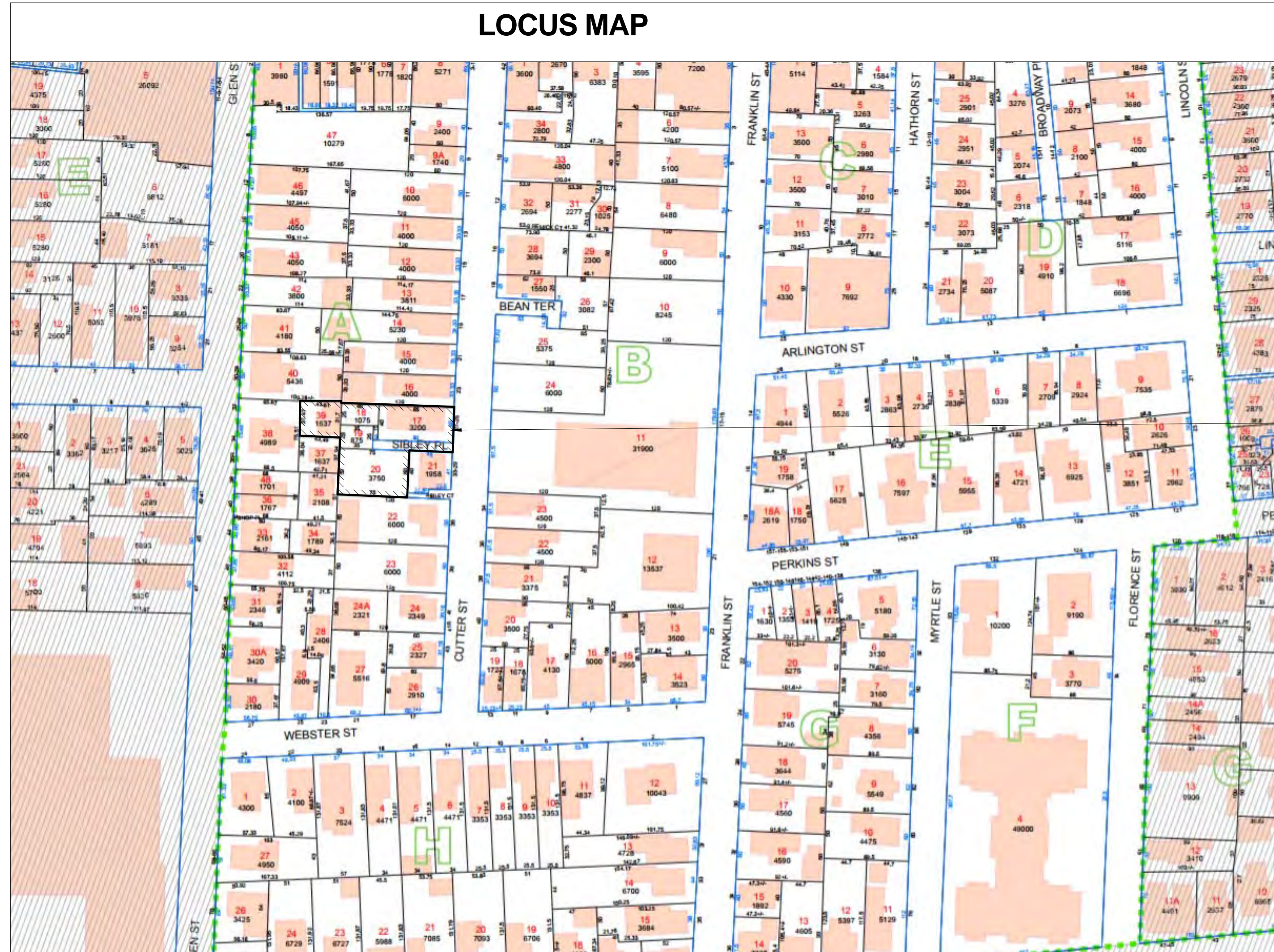
REVISIONS

No.	Description	Date

Cover Sheet

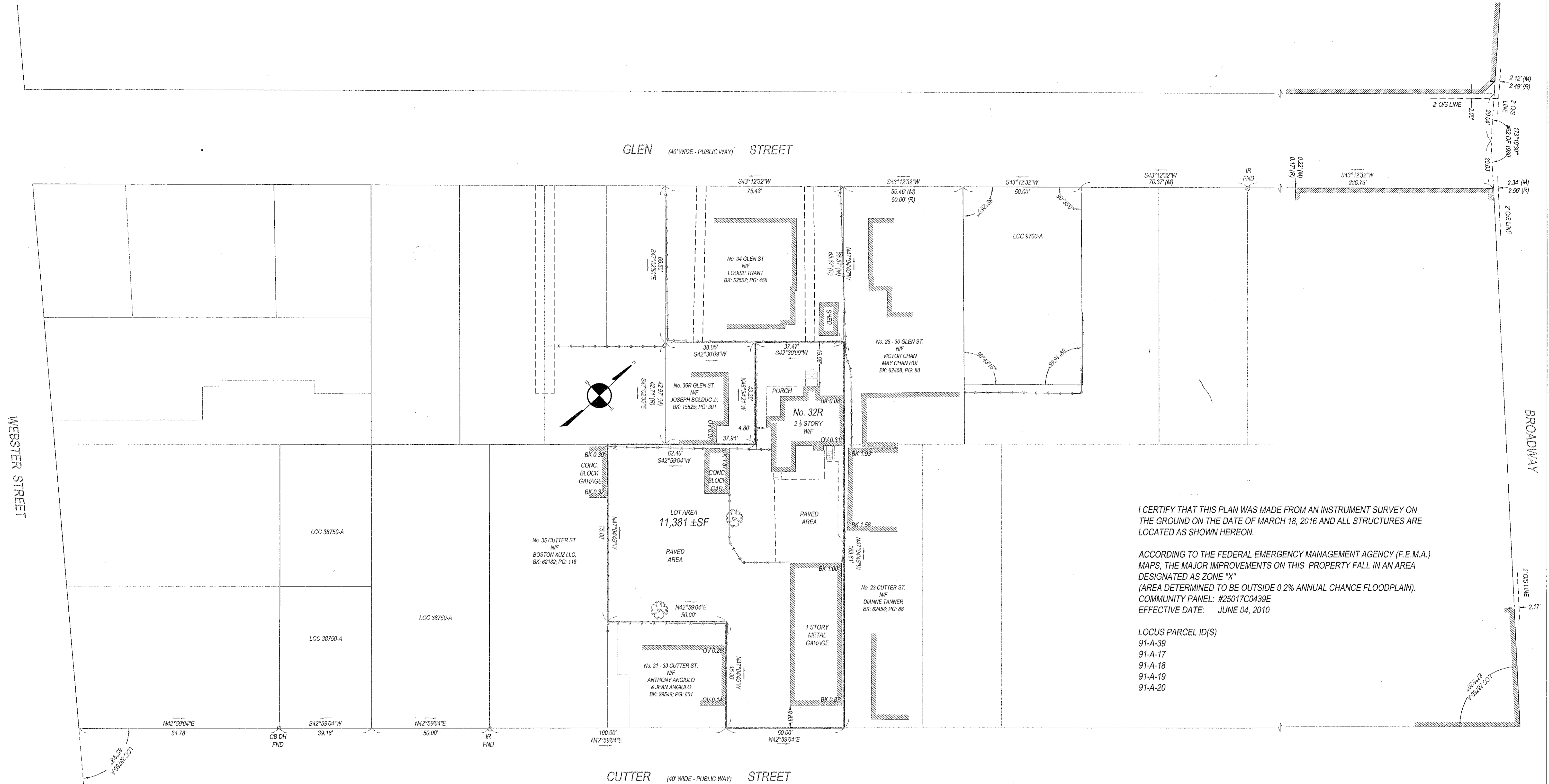
A-000

CUTTER ST CONDOMINIUM



PROJECT SITE:
32 GLEN ST, SOMERVILLE

SPECIAL PERMIT SET 04-19-2018



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 18, 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 04, 2010

LOCUS PARCEL ID(S)
 91-A-39
 91-A-17
 91-A-18
 91-A-19
 91-A-20

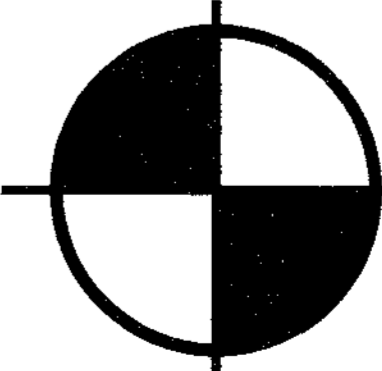
DRAFTSMAN:	RAP	REVIEWED BY:	GCC
PREPARED			03/24/16
SCALE: 1 INCH = 10 FEET			

REFERENCES:
 DEED: BK 12738; PG 652
 PLAN: NO. 362; OF 1980
 PL BK 389; PL 25
 PL BK 5; PL 22
 PL BK 331; PL 47
 LCC: 38750-A

SITE PLAN OF LAND

LOCATED AT
 27-31 CUTTER STREET & 32R GLEN STREET
 SOMERVILLE, MA

PREPARED FOR:
 DAVID APOSHIAN
 32R GLEN STREET
 SOMERVILLE, MA 02145



BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAYS PLACE
 CHARLESTOWN, MA. 02129
 (617) 242-1313
 www.bostonsurveyinc.com

GENERAL NOTES

ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS OF THE CITY OF SOMERVILLE, DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.

CONTRACTOR TO MAINTAIN WORK AREA IN A CLEAN CONDITION. NO CONSTRUCTION DEBRIS SHALL BE ALLOWED TO ACCUMULATE WITHIN THE WORKSITE AND NO DIRT, GRAVEL, ETC. SHALL BE ALLOWED TO ACCUMULATE ON THE PUBLIC RIGHT-OF-WAY.

AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

UTILITY & DRAINAGE NOTES

1. THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY DESIGN CONSULTANTS INC., PLANS OF RECORD & PLANS FROM RESPECTIVE UTILITY COMPANIES.
2. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET ROW, OR ON ABUTTING LOTS.
3. CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION. THE CITY OF CITY/TOWN MUNICIPAL UTILITIES (WATER, SEWER, & DRAIN) ARE NOT PART OF DIG-SAFE. CONTACT THE CITY OF CITY/TOWN FOR THE MARKING OF CITY/TOWN MUNICIPAL UTILITIES.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
5. ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. CUTTING AND CAPPING OF DESIGNATED WATER AND SEWER SERVICES SHALL OCCUR AT THE MAIN IN THE STREET, BY THE CONTRACTOR, IN ACCORDANCE WITH THE CITY OF SOMERVILLE STANDARDS. THE PROPOSED GAS, ELECTRIC AND/OR CATV INSTALLATION AND ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE COMPANIES.
6. FINAL DEMARCATION POINTS FOR GAS, ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICE ENTRANCES ARE SUBJECT TO APPROVALS OF EACH PROVIDER.
7. ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEERING PLANS.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
9. NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY CITY OF SOMERVILLE.
10. TEST PITS SHALL BE REQUIRED TO DETERMINE SUBSURFACE SOILS AND ESTABLISH MEAN HIGH GROUNDWATER ELEVATION PRIOR TO ORDERING AND INSTALLATION OF STORMWATER MANAGEMENT SYSTEM COMPONENTS. ADJUSTMENTS TO SYSTEM MAY BE REQUIRED PER TEST RESULTS.
11. THE CONTRACTOR SHALL SUPPLY ALL PIPING FOR THE UTILITY SERVICES AND SHALL SUPPLY ALL ASSOCIATED APPURTENANCES, FITTING AND VALVES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PERFORM ALL WET AND DRY TAPS AS PART OF HIS/HER CONTRACT.
12. CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND SEWER SYSTEMS. A DYE TEST SHALL BE PERFORMED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
13. PRIOR TO CONSTRUCTION OF NEW SANITARY SEWER AND STORM DRAIN LINES, CONTRACTOR SHALL PERFORM TEST PITS AT LOCATIONS OF EXISTING LATERAL CONNECTIONS FOR SANITARY SEWER AND STORM DRAINS TO CONFIRM INVERTS OF LATERALS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
14. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION SHALL BE FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
15. TRENCH AREAS FOR THE CONSTRUCTION OF THE UNDERGROUND UTILITIES ARE TO BE REPATCHED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SAW-CUT AND THE NEW PATCHING MATERIAL SHALL BE PROPERLY SEALED IN ACCORDANCE WITH THE CITY OF SOMERVILLE MUNICIPAL STANDARDS.
16. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
17. NO TRENCHES ARE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF THE WORK DAY OR COVERED WITH STEEL PLATES PER 520 CMR 14.00 EXCAVATION AND TRENCH SAFETY. IF STEEL PLATES ARE USED, THE TOTAL LENGTH OF PLATES IN THE TRAVELED WAY SHALL LIMITED TO 50'.
18. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET ADA AND MASSAAB STANDARDS. FIELD ADJUSTMENTS MAY BE NECESSARY TO SATISFY COMPLIANCE. CONTRACTOR IS TO NOTIFY ENGINEER IF STANDARDS CANNOT BE MET.

PIPE MATERIALS:

SANITARY SEWER: 6" PVC ASTM D3034-SDR 35.

WATER: DOMESTIC: X" COPPER TYPE K TUBING, TO BE CONFIRMED BY MEP.

FIRE: SIZE AND MATERIAL TO MATCH PLUMBING PLANS.

ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.

LOCUS TITLE INFORMATION

32R GLEN STREET
 OWNER: DAVID APOSHIAN
 DEED REFERENCE: BK. 66887 PG. 320
 PLAN REFERENCES: PLAN BK. 331 PLAN 47
 PLAN BK. PLAN 22
 ASSESSORS: MAP 91, BLOCK A, LOTS 17-20 & 39

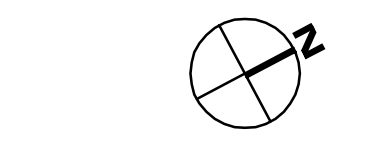
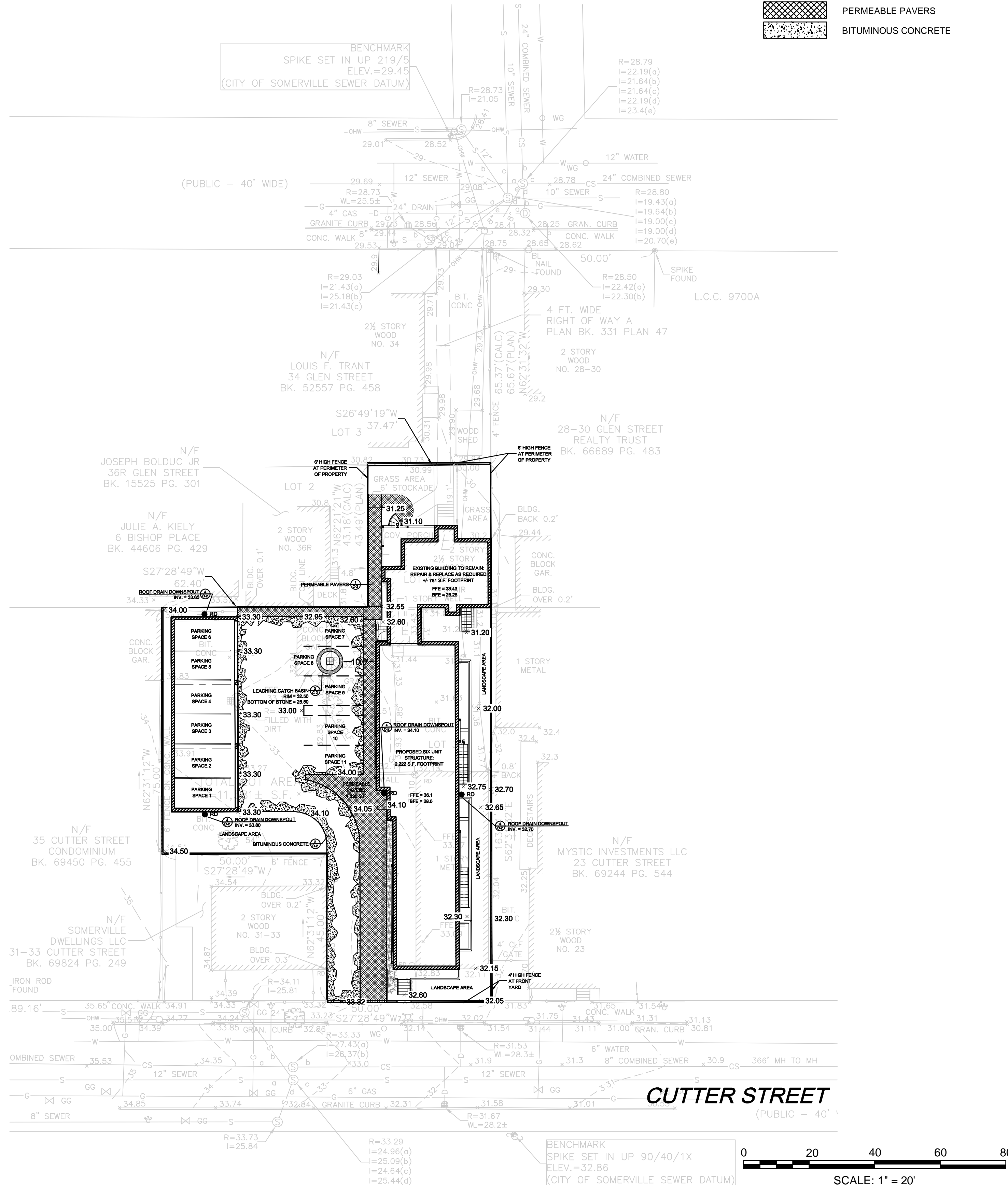
LEGEND

EXISTING:

- CS — COMBINED SEWER & DRAIN
- S — SANITARY SEWER
- D — DRAIN LINE
- W — WATER LINE
- OHW — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- ST — STEAM LINE
- ⊙ — SANITARY MANHOLE
- ⊙ — DRAIN MANHOLE
- ⊙ — UNKNOWN MANHOLE
- ⊙ — ELECTRIC MANHOLE
- ⊙ — TELEPHONE MANHOLE
- ☀ — CATCH BASIN
- 🌳 — DECIDUOUS TREE
- 🌲 — CONIFEROUS TREE
- 🌳 — PLANTER
- 🔥 — FIRE HYDRANT
- ⊙ — WATER GATE
- ⊙ — GAS GATE
- ⊙ — WASTE BASKET
- ⊙ — PARKING METER
- ⊙ — MAIL BOX
- ⊙ — TRAFFIC SIGNAL
- ⊙ — UTILITY POLE
- ⊙ — SPOT GRADE

PROPOSED:

- ⊙ — WATER GATE
- ⊙ — GAS GATE
- ⊙ — TEST PIT
- — STOCKADE
- — SEWER LINE
- — GAS LINE
- — DOMESTIC WATER LINE
- — FIRE SUPPRESSION LINE
- — ELECTRIC, TEL. & CABLE LINE
- — DRAIN LINE
- + 16.38 — SPOT GRADE
- 32 — CONTOUR
- TC, BC — TOP OF CURB, BOTTOM OF CURB
- TW, BW — TOP OF WALL, BOTTOM OF WALL
- ⊙ — INSPECTION PORT
- ⊙ — CLEAN OUT
- ▨ — PERMEABLE PAVERS
- ▨ — BITUMINOUS CONCRETE



DEVELOPER:
 HUDSON SANTANA
 150 CAMBRIDGE PARK DRIVE, SUITE 703
 CAMBRIDGE, MA 02140

ARCHITECT:
 KHALSA DESIGN INC.
 17 WALLOO STREET SUITE 400
 SOMERVILLE, MA 02143
 617-591-8682

PROJECT TEAM

PROJECT NAME
 3-STORY, 6-UNITS
 32 GLENN STREET
 SOMERVILLE, MA

PROJECT INFO

REV	DESCRIPTION	DATE

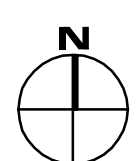
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PROPOSED CONDITIONS PLAN

SHEET NAME:

C-1

SHT NO:
 DR BY: MSK
 CHK BY: -
 PROJ NO: 2018-013
 DATE: 4/19/2018
 SCALE: 1" = 20'



NORTH



DEVELOPER:
HUDSON SANTANA
150 CAMBRIDGE PARK DRIVE, SUITE 703
CAMBRIDGE, MA 02140

ARCHITECT:
KHALSA DESIGN INC.
17 WALDOO STREET SUITE 400
SOMERVILLE, MA 02143
617-591-8682

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32 GLENN STREET
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PROJECT INFO

REV	DESCRIPTION	DATE

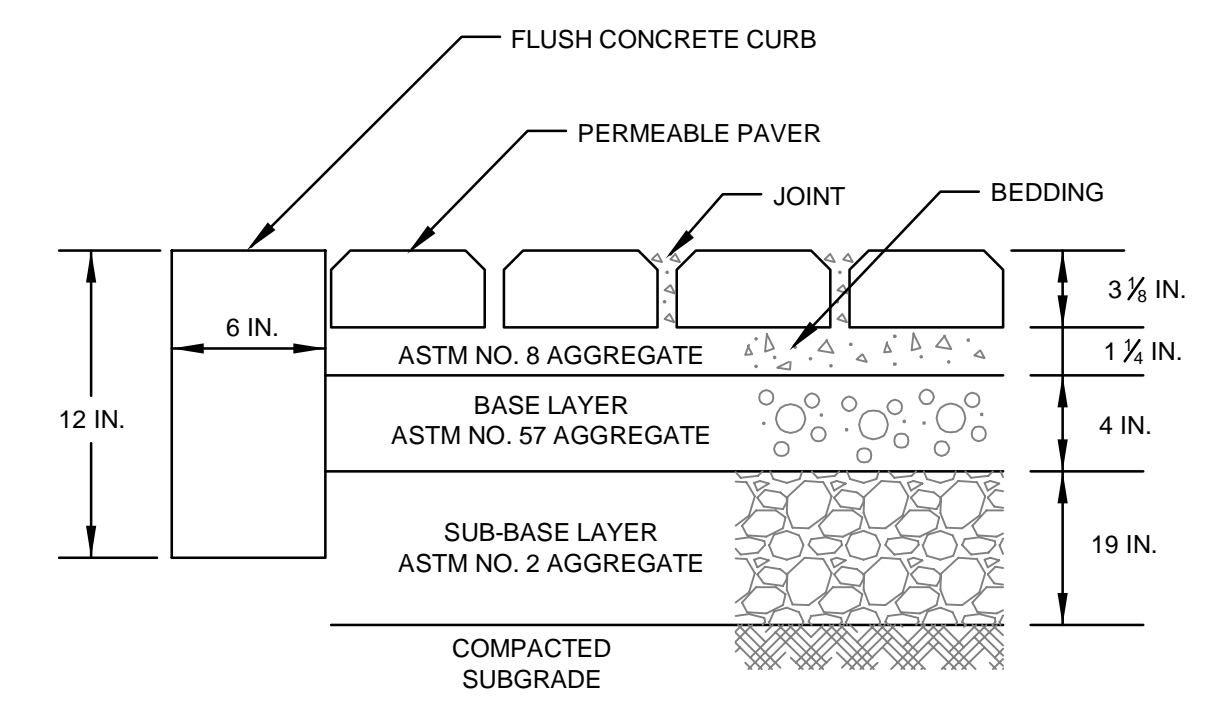
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DETAILS

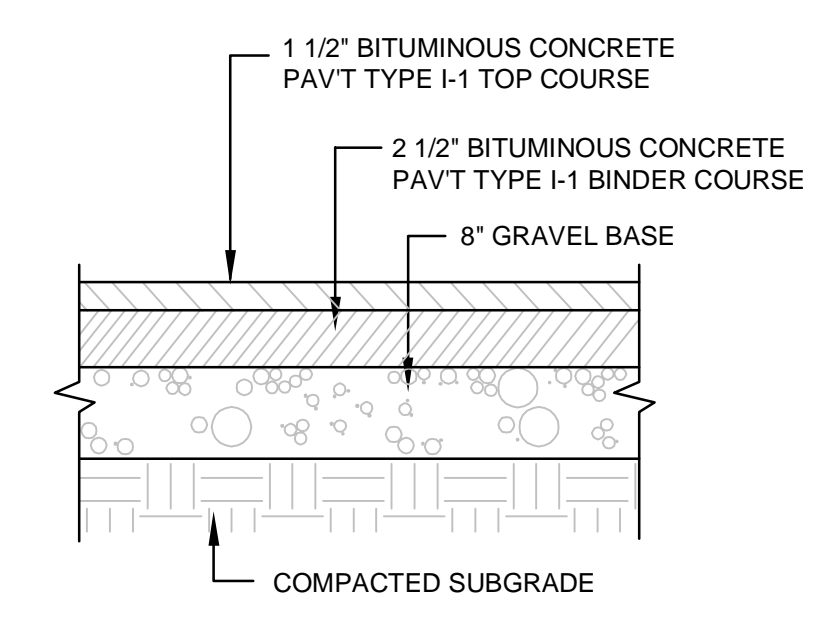
SHEET NAME:

C-2

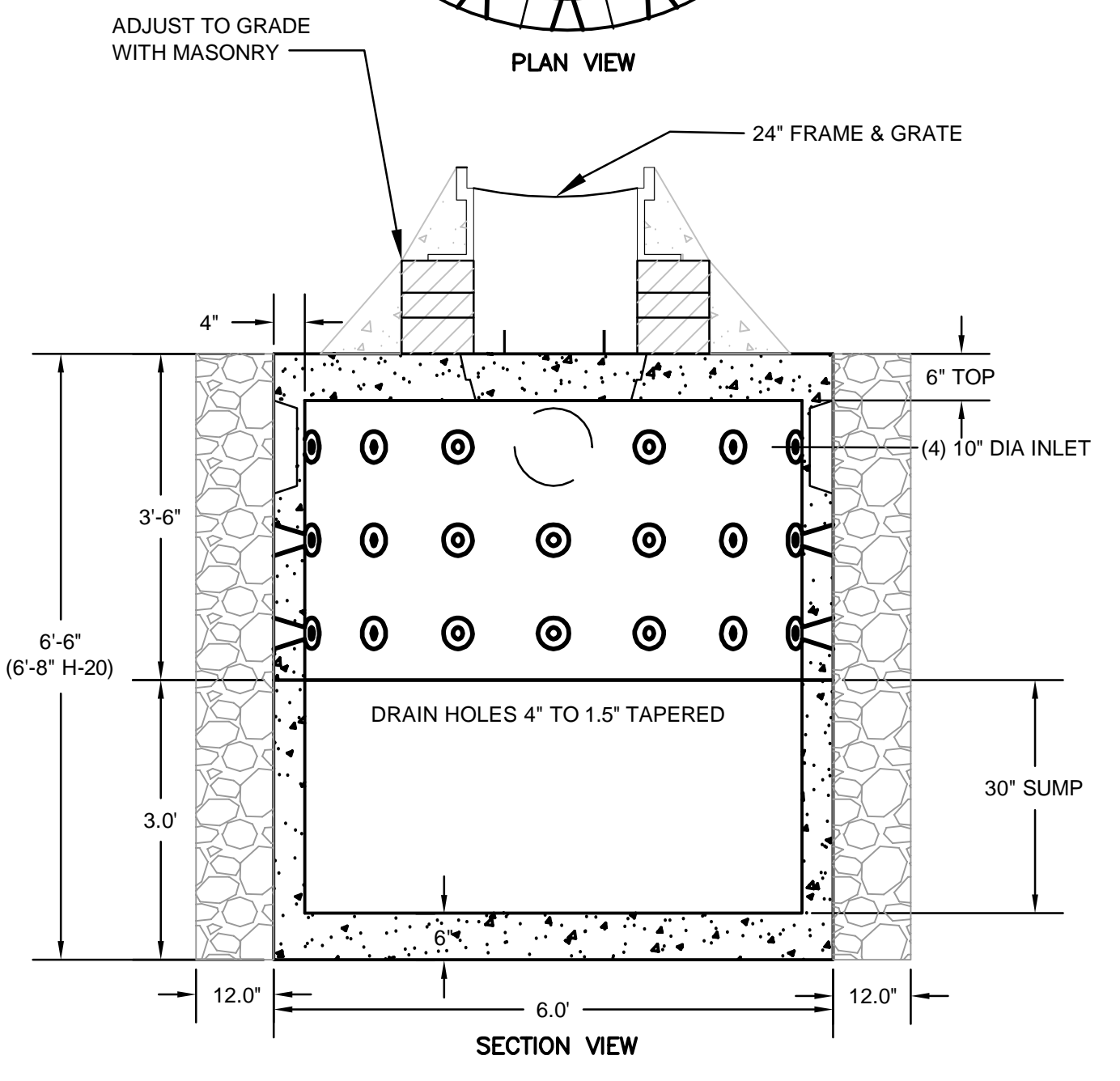
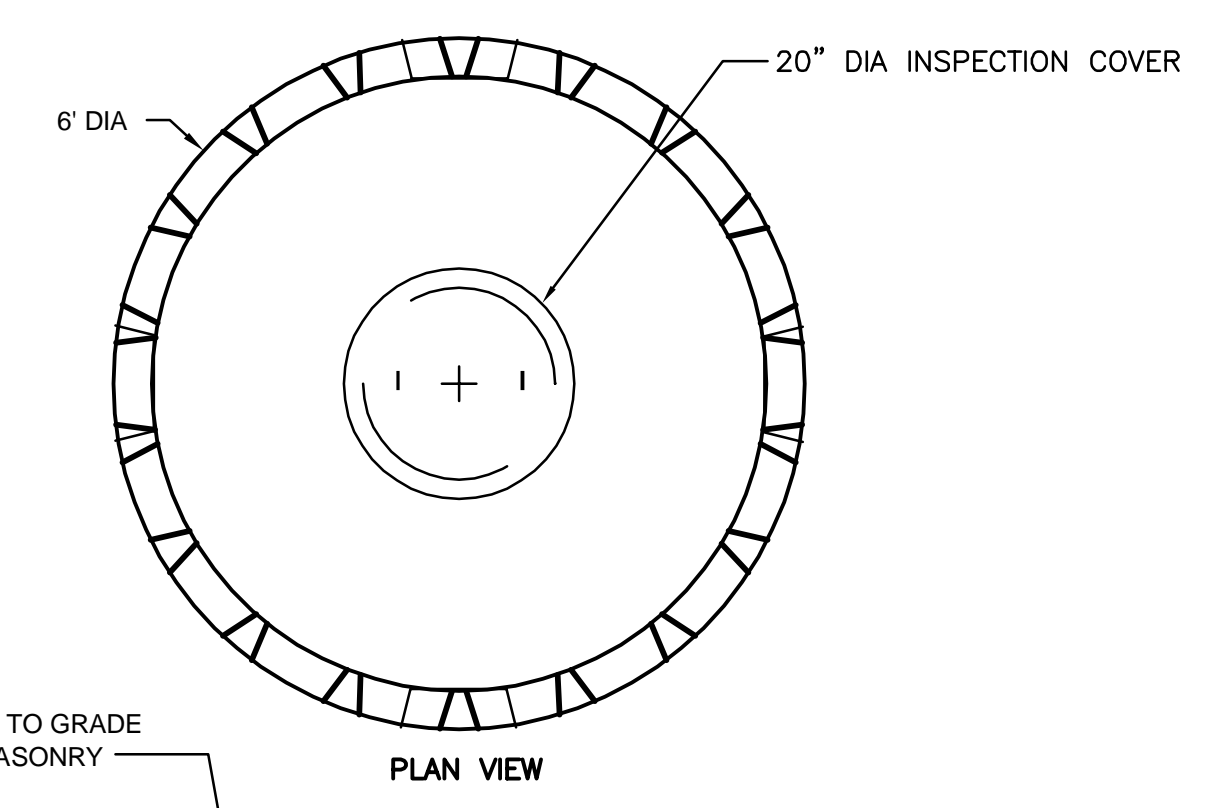
SHT NO:
DR BY: MSK
CHK BY: -
PROJ NO: 2018-013
DATE: 4/19/2018
SCALE: NTS



1 PERMEABLE PAVER
NOT TO SCALE

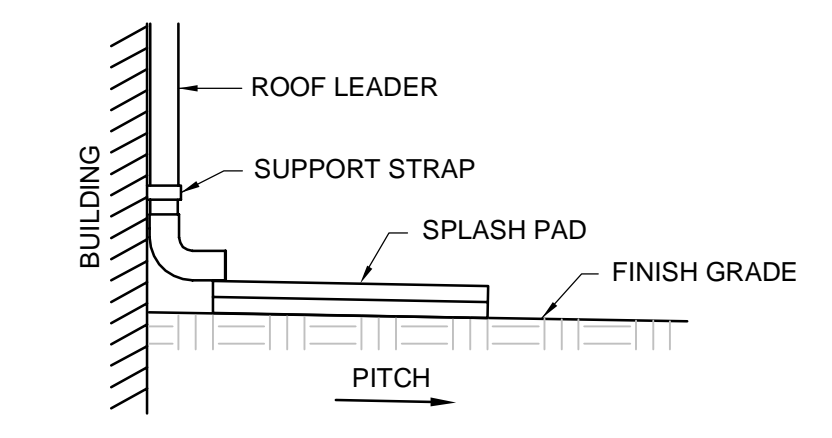


2 BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. AVAILABLE IN H-20 LOADING.
 3. CAPACITY INCREASES IN INCREMENTS OF 500 GALLONS FOR EACH 3' SECTION ADDED.

3 LEACHING CATCH BASIN
NOT TO SCALE



4 ROOF DRAIN DOWNSPOUT
NOT TO SCALE

PROPOSED PLANT LIST

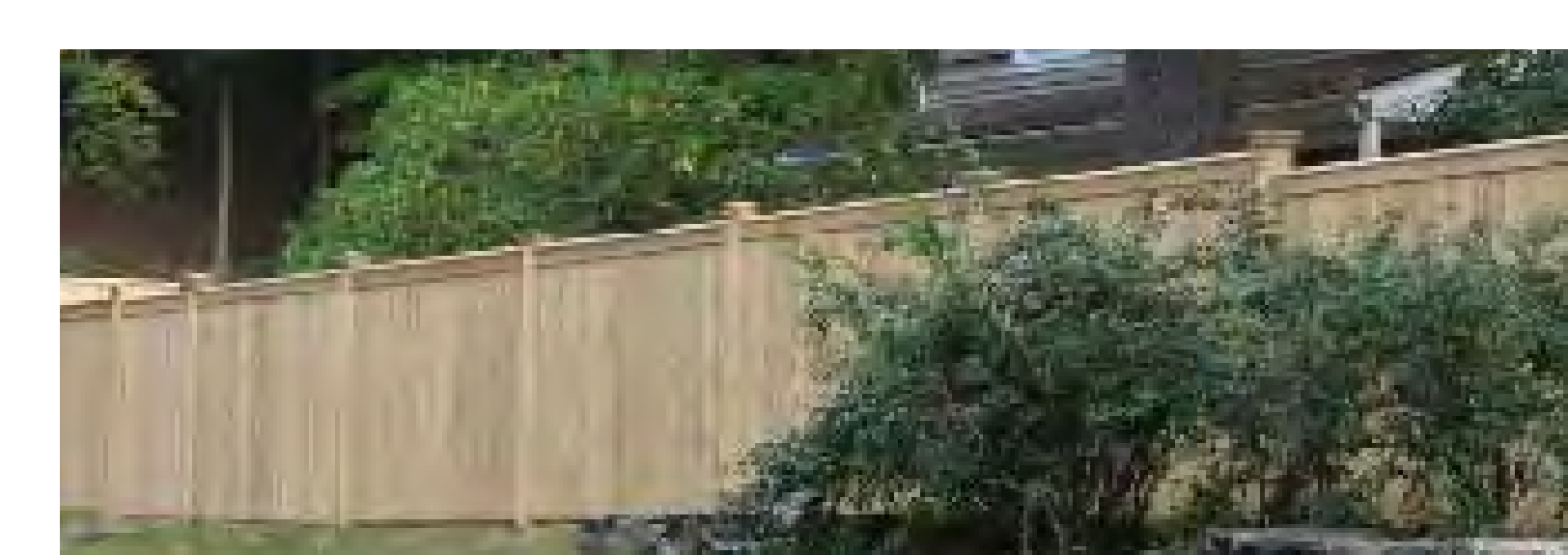
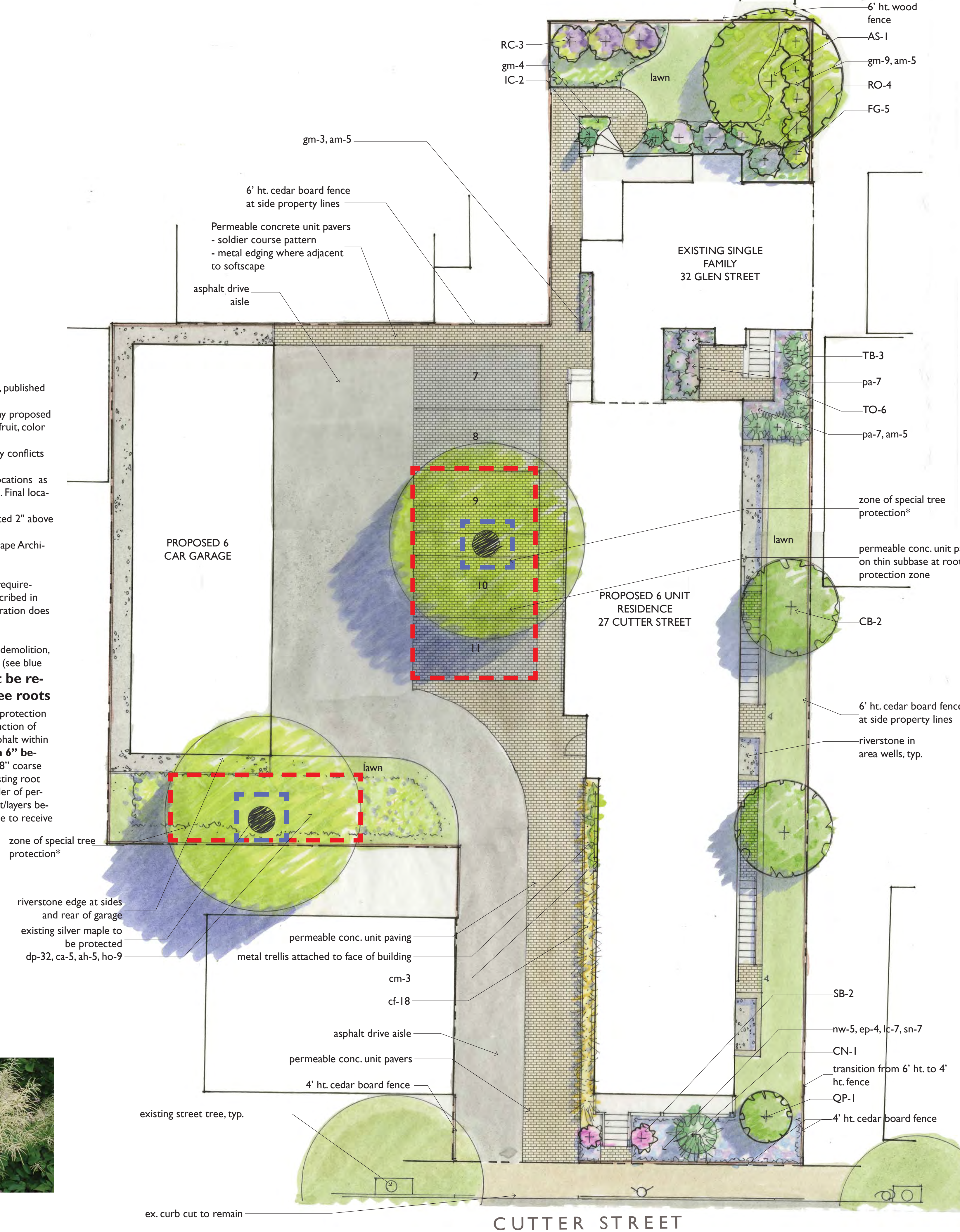
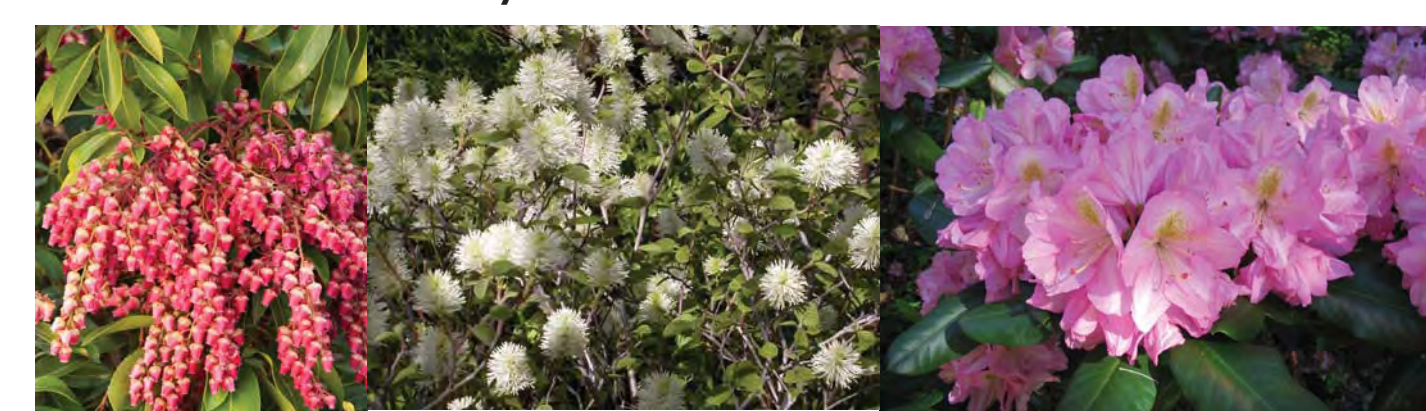
Qty	Sym	Botanical name	Common name	Min Size	Notes
1	AS	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	3" cal.	B&B
2	CB	Carpinus betulus 'Fastigiata'	Fastigate Hornbeam	2.5" cal.	B&B
1	CN	Chamaecyparis nootkatensis 'Pendula'	'Weeping Cypress	4-5' ht.	B&B
1	QP	Quercus palustris 'Green Pillar'	Fastigate Pin Oak	3" cal.	B&B
6	TO	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	7-8' ht.	B&B
Shrubs:					
5	FG	Fothergilla gardenii	Dwarf Fothergilla	5 gal.	Pots
2	IC	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	5 gal.	Pots
2	SB	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	5 gal.	Pots
3	TB	Taxus baccata 'Compact Form'	Compact English Yew	5 gal.	Pots
3	RC	Rhododendron x 'Scintillation'	Rhododendron	36" ht.	B&B
4	RO	Rhododendron chinoides	Small White Rhodo	24" ht.	Pots
Perennials and Vines					
5	ah	Aruncus 'Horatio'	Goatsbeard	2 gal.	Pots
15	am	Alchemilla mollis	Ladys Mantle	2 gal.	Pots
5	ca	Cimicifuga simplex 'Atropurpurea'	Bugbane	2 gal.	Pots
3	cm	Clematis maximowicziana	Sweet Autumn Clematis	2 gal.	Pots
18	cf	Calamagrostis acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Pots
32	dp	Dennstaedtia punctilobia	Hay-scented Fern	2 gal.	Pots
4	ep	Echinacea purpureum 'Magnum'	Coneflower	2 gal.	Pots
16	gm	Geranium macrorhizum 'Bevans Variety'	Bigroot Geranium	2 gal.	Pots
9	ho	Hosta spp.	Hosta	2 gal.	Pots
7	lc	Lychnis coronaria	Rose Campion	2 gal.	Pots
5	nw	Nepeta faassenii 'Walkers Low'	Catmint	1 gal.	Pots
14	pa	Pachysandra terminalis 'Green Sheen'	Pachysandra	1 qt.	Pots
7	sn	Salvia nemerosa 'May Night'	May Night Salvia	2 gal.	Pots

PLANTING NOTES

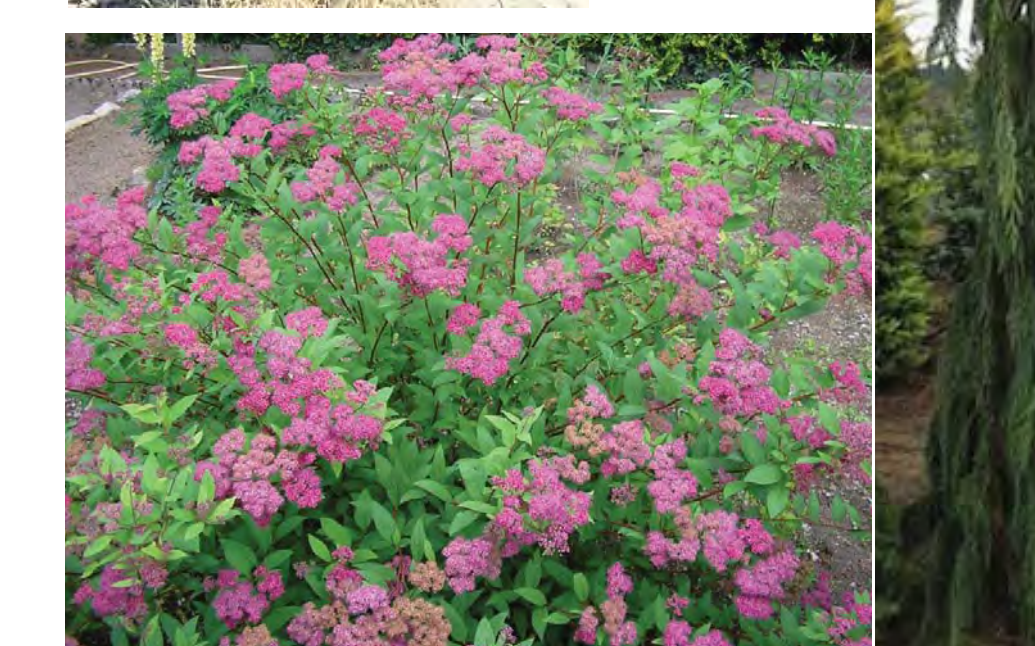
- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Hort.
- No substitution of plant species will be allowed without the 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.
- The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
- All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
- The rootballs of trees shall be planted 3" above adjacent finished grade. The rootballs of shrubs shall be planted 2" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
- All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.
- The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.

*10. Tree protection measures shall include the following for two existing silver maple trees on site: Prior to site demolition, temporary 6' ht. chain link fences shall be erected around each tree trunk - approx. 8'x8' square in dimension each (see blue dashed squares). Additionally, existing asphalt paving within red dashed zones shall not be removed until after building construction is complete in order to protect the tree roots from over-compaction by heavy trucks - (see red dashed zones on plan). These will be the 'tree protection zones'. No construction materials shall be stored within temporary chain link fence tree protection. After construction of buildings, and during site work to install unit pavers, remove chain link fences and carefully remove top layers of asphalt within tree protection zone taking care to avoid large roots greater than 4" in diameter. Do not excavate more than 6" below existing finish grade within the red dashed zones. At tree within parking spaces, install setting bed of 1/8" coarse crushed stone/aggregate for unit pavers and install pavers in approved patterns. Cut pavers to fit neatly around existing root flare at base of tree. Permeable paver subbase materials will not be as deep below grade in this zone as in remainder of permeable paver areas in order to preserve root system intact. At tree within plant bed, after removing max. 6" asphalt/layers below grade, install 6" +/- plant mix for perennial plantings/lawn. A slight depression/low area is acceptable at this zone to receive stormwater runoff from the adjacent roof and pavements.

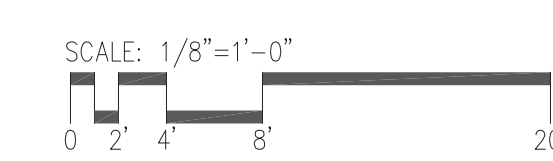
Shrubs & Perennials - Shady Sides



6' Cedar Board fence



Perennials, Ornamental Grasses - Sunny Sides



ZONING CHART

RB ZONE	REQUIRED	EXISTING	PROPOSED	REMARKS
MIN. LOT SIZE	7,500 SF	11,381 SF	11,381 SF	COMPLIES
LOT AREA/DU 1-9DU	1,500 SF / DU	11,381 SF / DU (1 DUs)	2,414 SF / DU (7 DUs)	COMPLIES
MAX GROUND COVER	50% (5,690 S.F. MAX)	18%/2,091 SF	28% 3,189 SF	COMPLIES
LANDSCAPE AREA	25% (2,845 S.F. MIN)	+/- 16% / 1,824 SF	38% / 4,334 SF	COMPLIES
PERMEABLE AREA	35% (3,028 SF MIN)	+/- 16% / 1,824 SF	37% / 4,162 SF	COMPLIES
FAR	1.0 / 11,381 SF	.18 / 2,090 SF	0.92 / 10,424 SF	COMPLIES
MAX HEIGHT	40'-0" / 3 ST	+/- 28'-6" / 2ST	40'-0" / 3 ST	COMPLIES
MIN. FRONT SETBACK	15' - 0" (FOOTNOTES 5a, 5b, 5c, 17)	+/- 9'-7"	10'-0" AT NEW	COMPLIES
MIN. LEFT SIDE SETBACK	10' - 0" (SUM 20') (FOOTNOTES 7,8,9,11)	+/- 4'-9"	+/- 4'-9" @ EXISTING 39'-3 1/2" AT NEW	PRE-EXISTING/ NEW WORK COMPLIES
MIN. RIGHT SIDE SETBACK	10' - 0" (SUM 20')	OVER 0.3" @ EXISTING 10' @ NEW	OVER 0.3" @ EXISTING 10' @ NEW	PRE-EXISTING/ NEW WORK COMPLIES
MIN. REAR SETBACK	20' - 0"	+/- 19'-1"	+/- 19'-1"	PRE-EXISTING/ NEW WORK COMPLIES
MIN. FRONTAGE	50' - 0'	50'	50'	COMPLIES
ACCESSORY BUILDING SETBACKS				
FRONT	10'-0"		GARAGE: 12'-11"	COMPLIES
LEFT SIDE	3'-0", UNLESS FIREPROOF		3'	COMPLIES
RIGHT SIDE	3'-0", UNLESS FIREPROOF		N/A	COMPLIES
REAR	3'-0", UNLESS FIREPROOF		3'	COMPLIES
PARKING	PROPOSED REQUIRED: 6 SPACES TOTAL UNIT 1 (3 BRM)=2 SPACES UNIT 2 (3 BRM)=2 SPACES UNIT 3 (2 BRM)=2 SPACES UNIT 4 (2 BRM)=2 SPACES UNIT 5 (2 BRM)=2 SPACES UNIT 6 (2 BRM)=2 SPACES EXISTING (2 BRM)=2 SPACES 14 TOTAL SPACES REQUIRED		11 SPACES PROVIDED 1.6 PER DU	DOES NOT COMPLY

***Section 8.6 - Footnotes to 8.5**

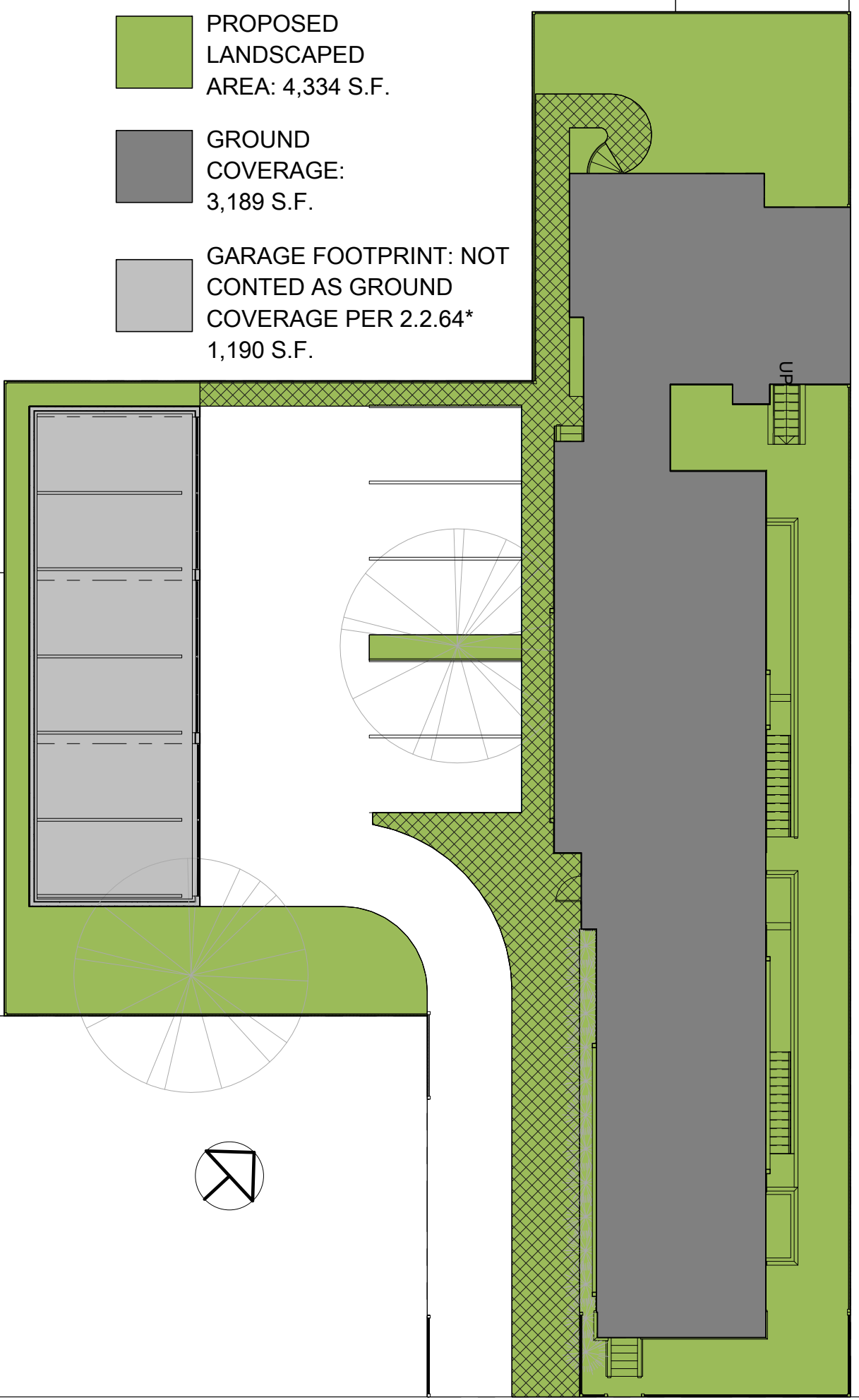
5 Front yard: If the average front yard depth of two (2) or more existing buildings on each side of a lot within one hundred (100) feet and within the district and same block, uninterrupted by an intersection, is less than the required front yard, the average of such existing front yard depths may be 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

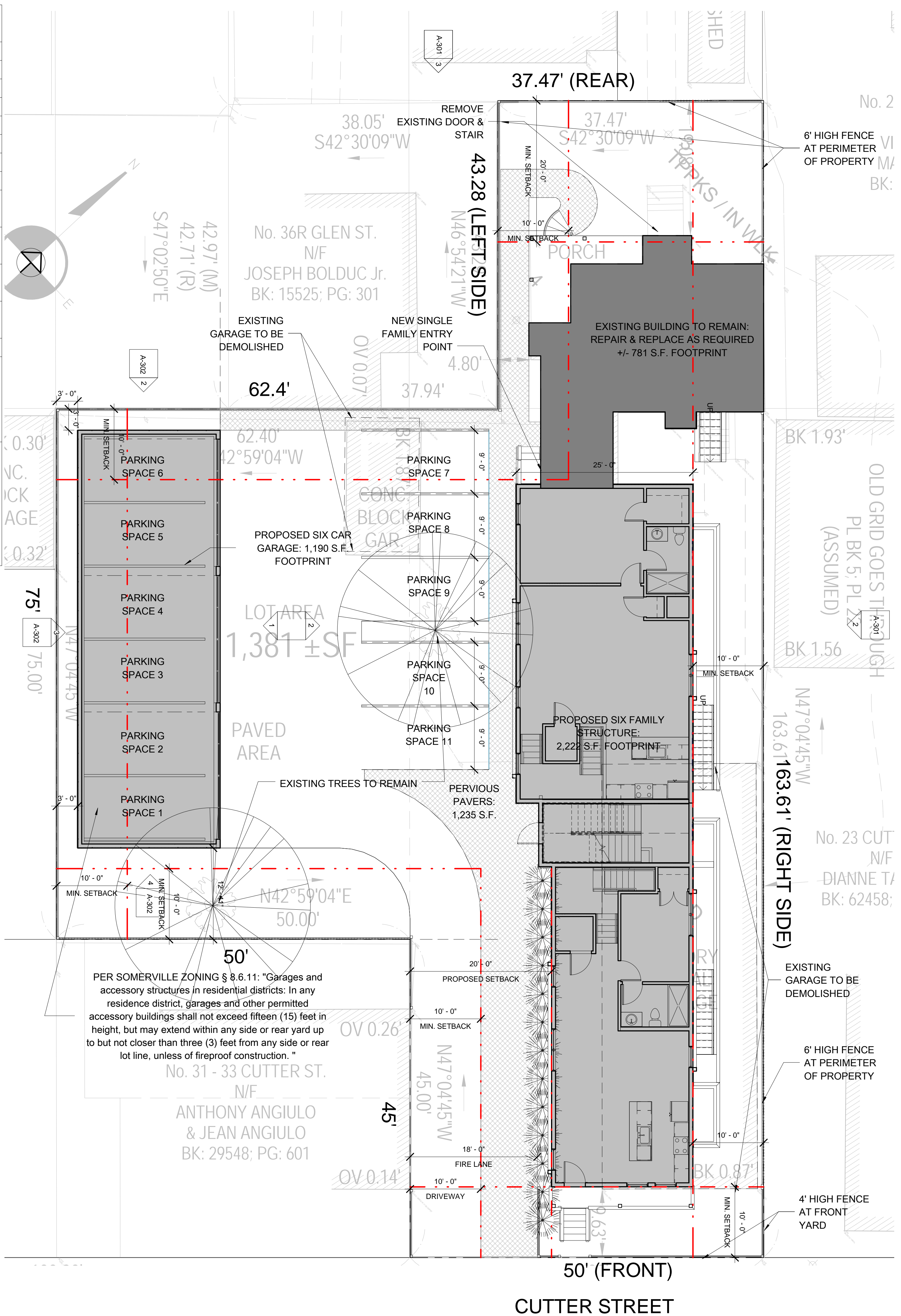
5B: Fences, walls, steps, patios: Dimensional provisions of this Article shall not apply to:
 • front yard fences or walls not over four (4) feet high above the average natural grade, and side or rear yard fences/walls not over six (6) feet high above the average natural grade;
 • steps of a height no 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 (1/4) 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



PROJECT NAME
CUTTER ST CONDOMINIUM

PROJECT ADDRESS
32 GLEN STREET,
SOMERVILLE, MA

CLIENT
L.J. DICARLO

ARCHITECT
DESIGN
KHALSA

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

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REGISTRATION

Project number 17132
Date 2018.04.19
Drawn by ERS
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date

Architectural Site Plan

A-020
CUTTER ST CONDOMINIUM

4/19/2018 3:40:13 PM

PROJECT NAME
**CUTTER ST
CONDOMINIUM**

PROJECT ADDRESS
32 GLEN STREET,
SOMERVILLE, MA

CLIENT
L.J. DICARLO



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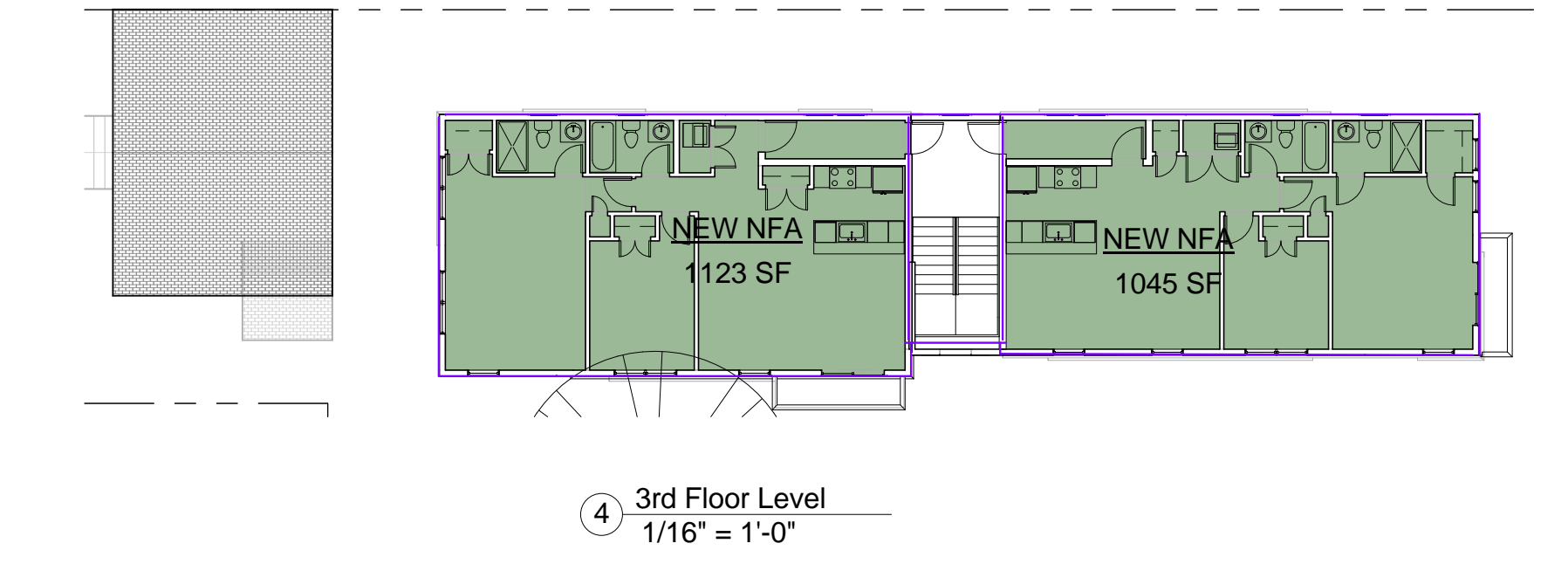
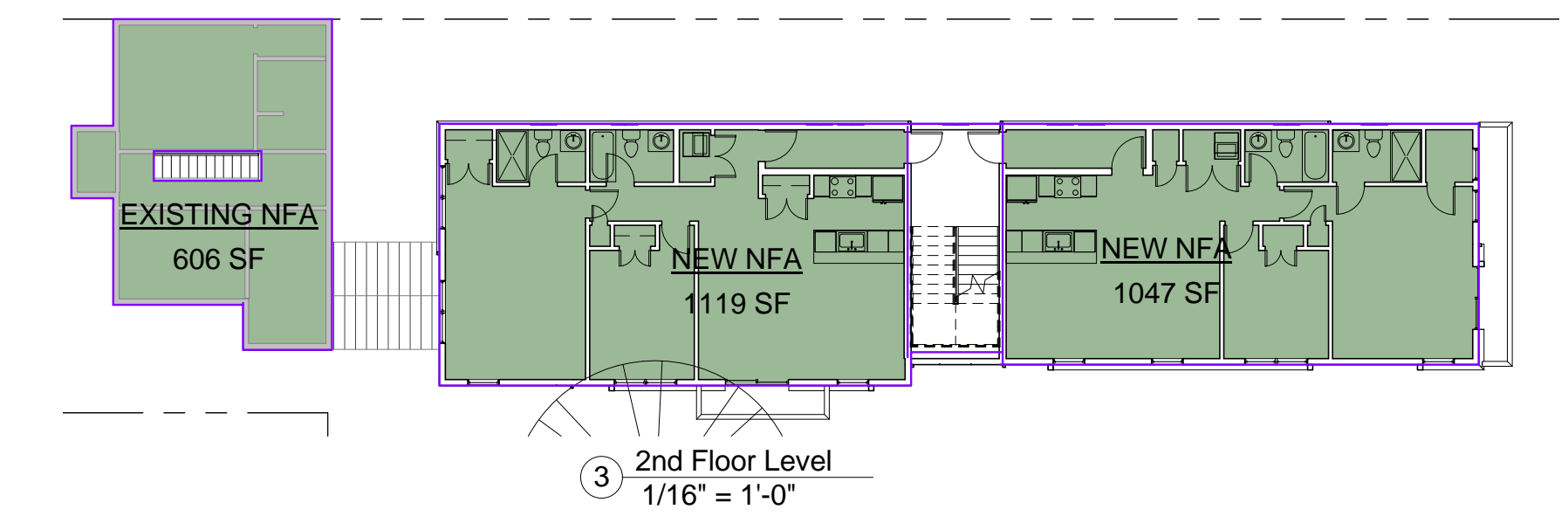
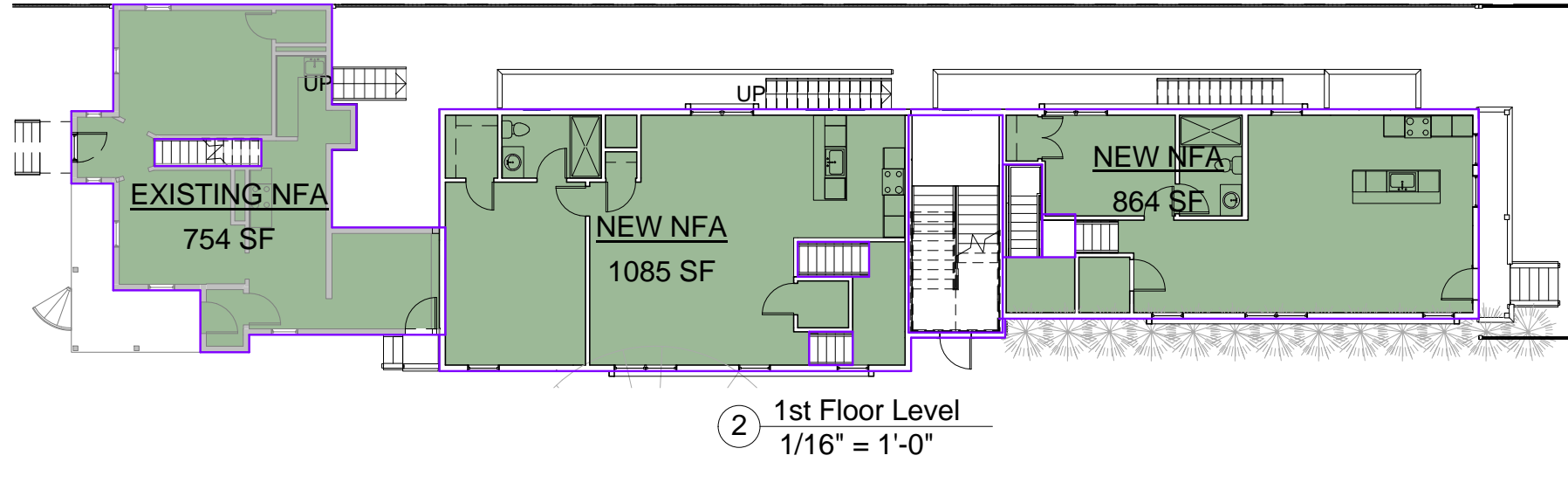
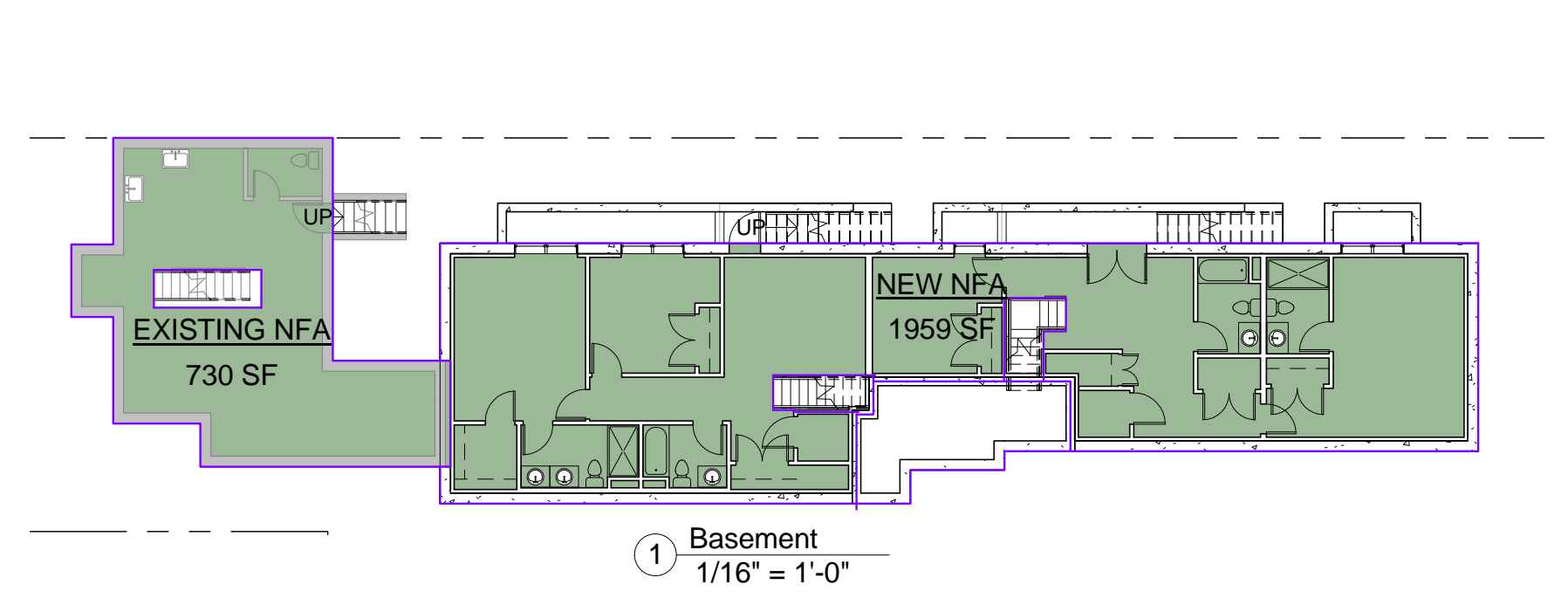
Project number 17132
Date 2018.04.19
Drawn by ERS
Checked by JSK
Scale 1/16" = 1'-0"

REVISIONS

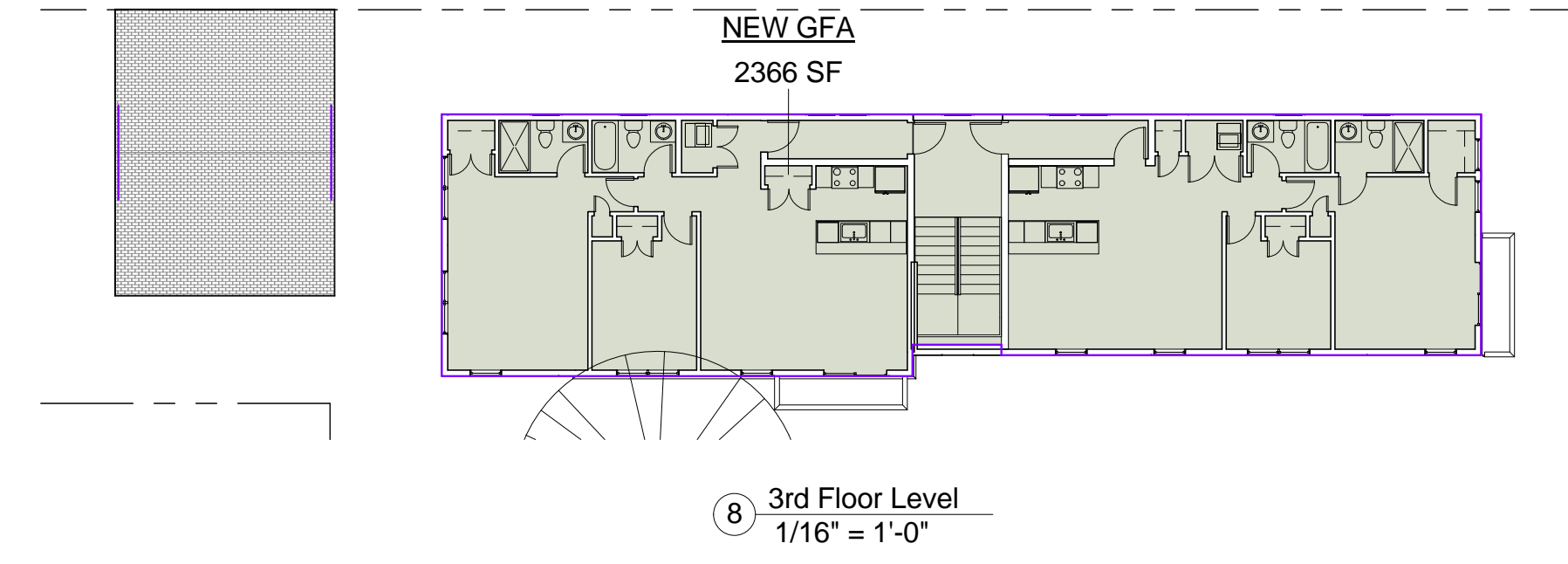
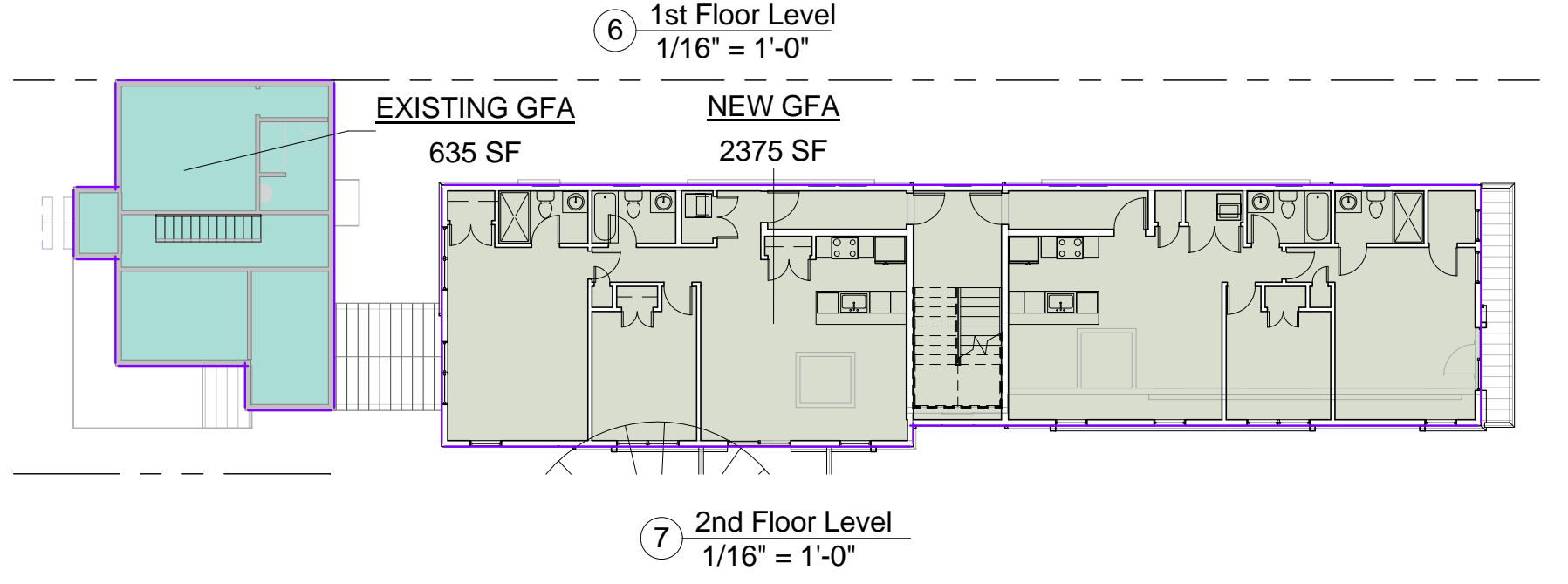
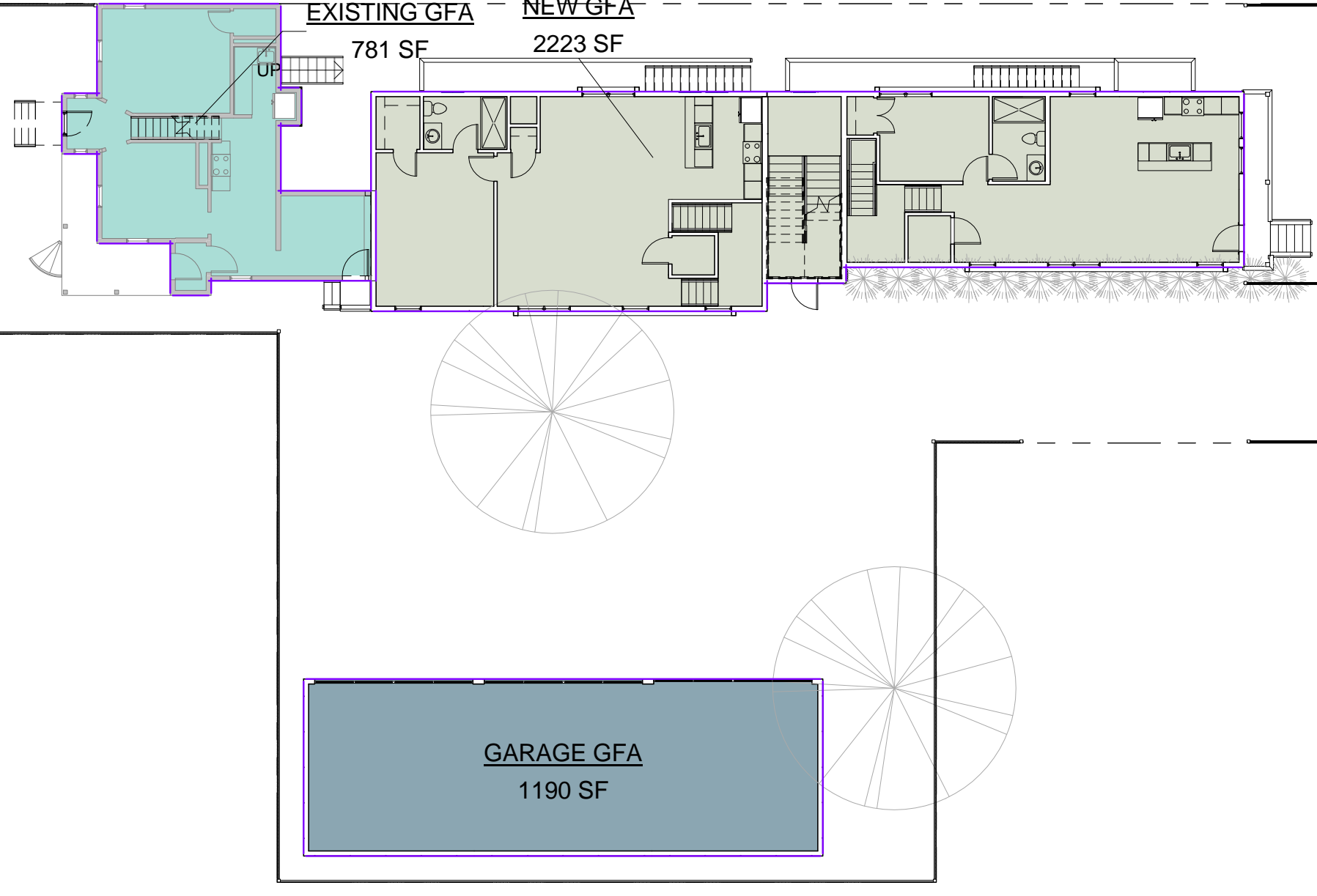
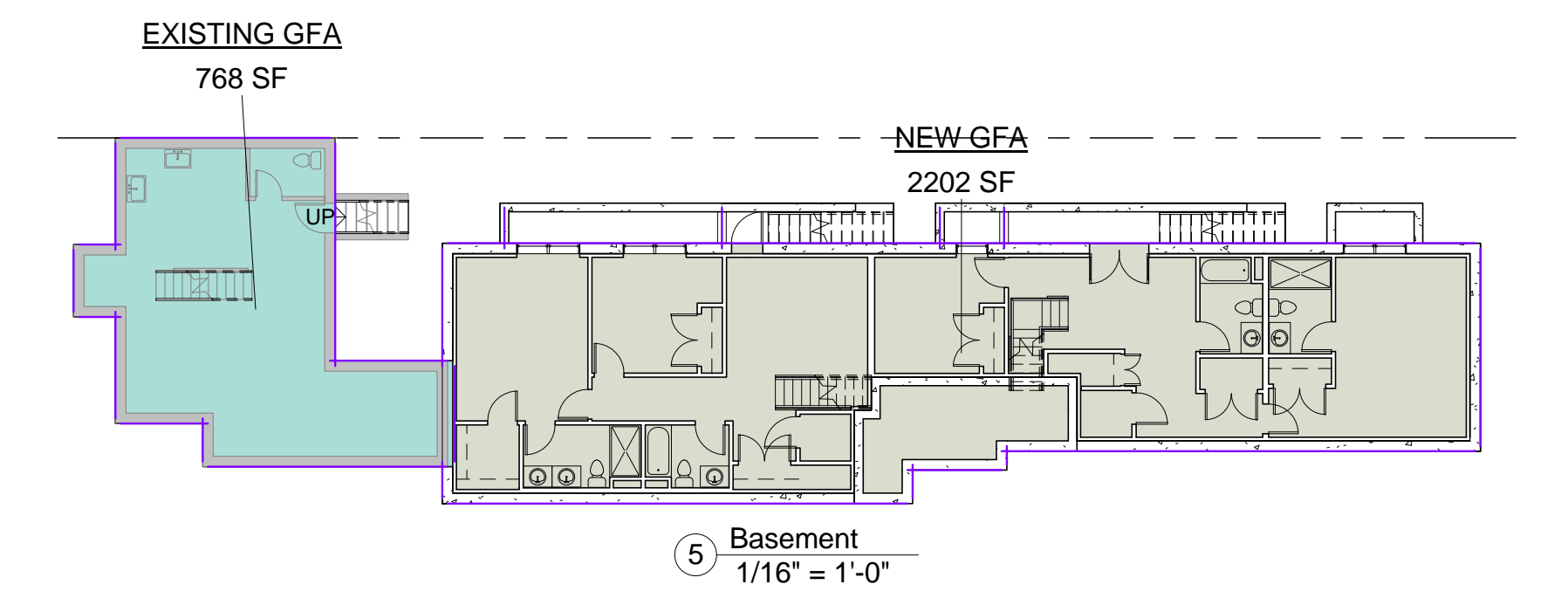
No.	Description	Date

Area Analysis

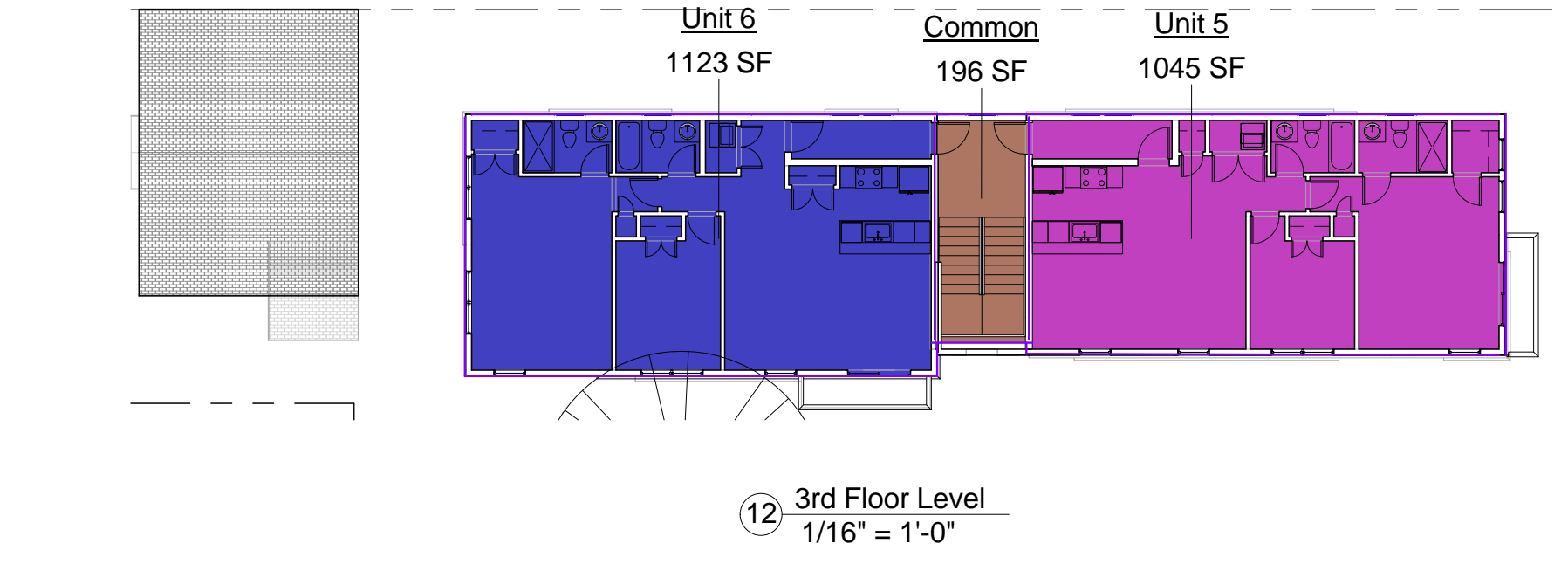
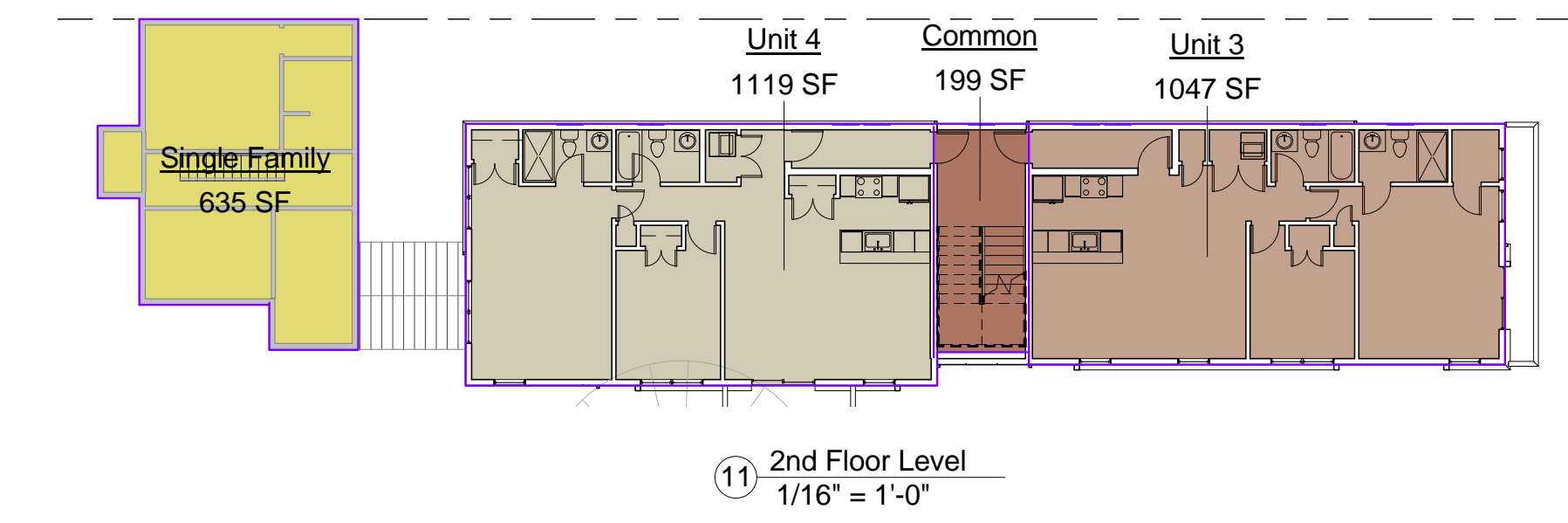
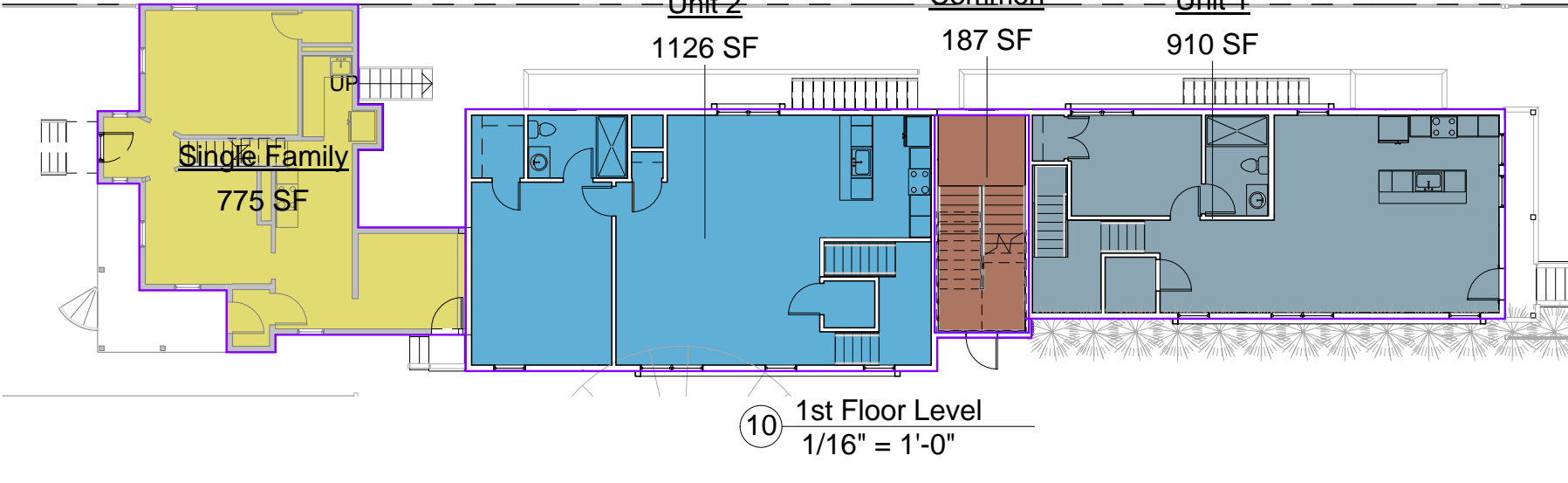
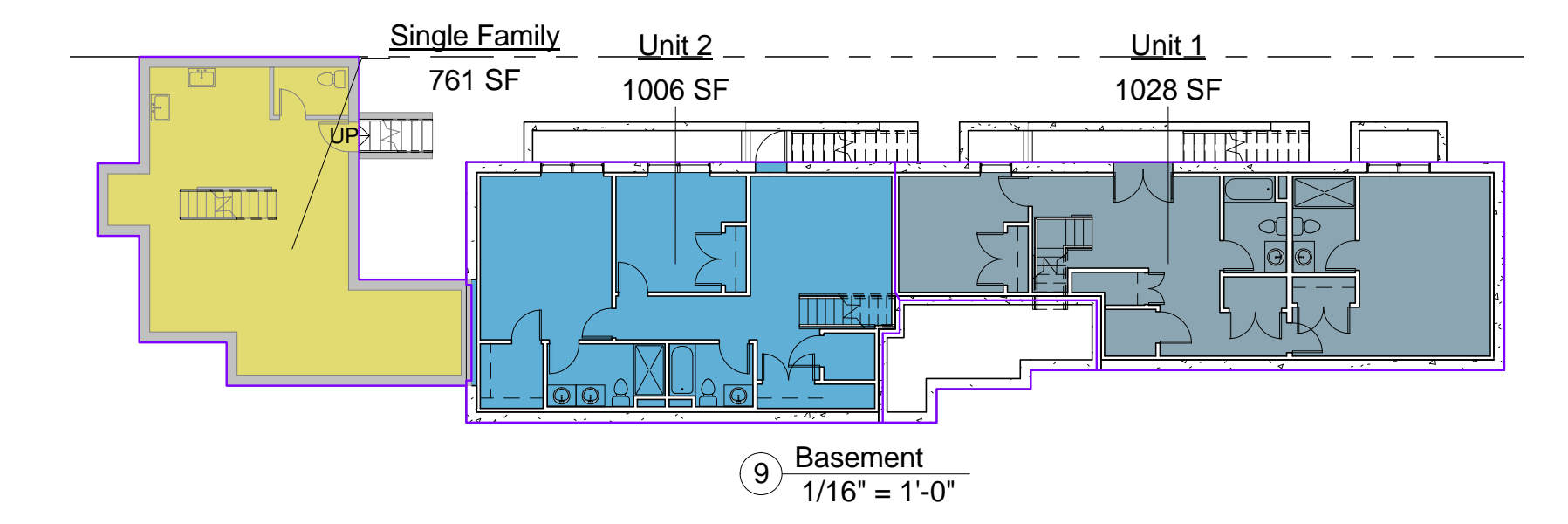
A-021
CUTTER ST CONDOMINIUM



Net Floor Area		
Area	Name	Level
730 SF	EXISTING NFA	Basement
754 SF	EXISTING NFA	1st Floor Level
606 SF	EXISTING NFA	2nd Floor Level
2090 SF		
1959 SF	NEW NFA	Basement
1948 SF	NEW NFA	1st Floor Level
2166 SF	NEW NFA	2nd Floor Level
2168 SF	NEW NFA	3rd Floor Level
8241 SF		
10332 SF		



Gross Floor Area		
Area	Name	Level
768 SF	EXISTING GFA	Basement
781 SF	EXISTING GFA	1st Floor Level
635 SF	EXISTING GFA	2nd Floor Level
2184 SF		
1190 SF	GARAGE GFA	1st Floor Level
1190 SF		
2202 SF	NEW GFA	Basement
2223 SF	NEW GFA	1st Floor Level
2375 SF	NEW GFA	2nd Floor Level
2366 SF	NEW GFA	3rd Floor Level
9165 SF		



Unit Areas		
Area	Name	Level
187 SF	Common	1st Floor Level
199 SF	Common	2nd Floor Level
196 SF	Common	3rd Floor Level
582 SF		
761 SF	Single Family	Basement
775 SF	Single Family	1st Floor Level
635 SF	Single Family	2nd Floor Level
2171 SF		
1028 SF	Unit 1	Basement
910 SF	Unit 1	1st Floor Level
1938 SF		
1006 SF	Unit 2	Basement
1126 SF	Unit 2	1st Floor Level
2133 SF		
1047 SF	Unit 3	2nd Floor Level
1047 SF		
1119 SF	Unit 4	2nd Floor Level
1119 SF		
1045 SF	Unit 5	3rd Floor Level
1045 SF		
1123 SF	Unit 6	3rd Floor Level
1123 SF		

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PROJECT NAME
**CUTTER ST
CONDOMINIUM**

PROJECT ADDRESS
32 GLEN STREET,
SOMERVILLE, MA

CLIENT
L.J. DICARLO

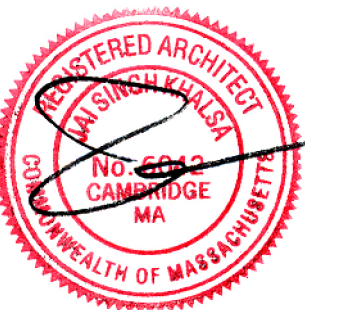


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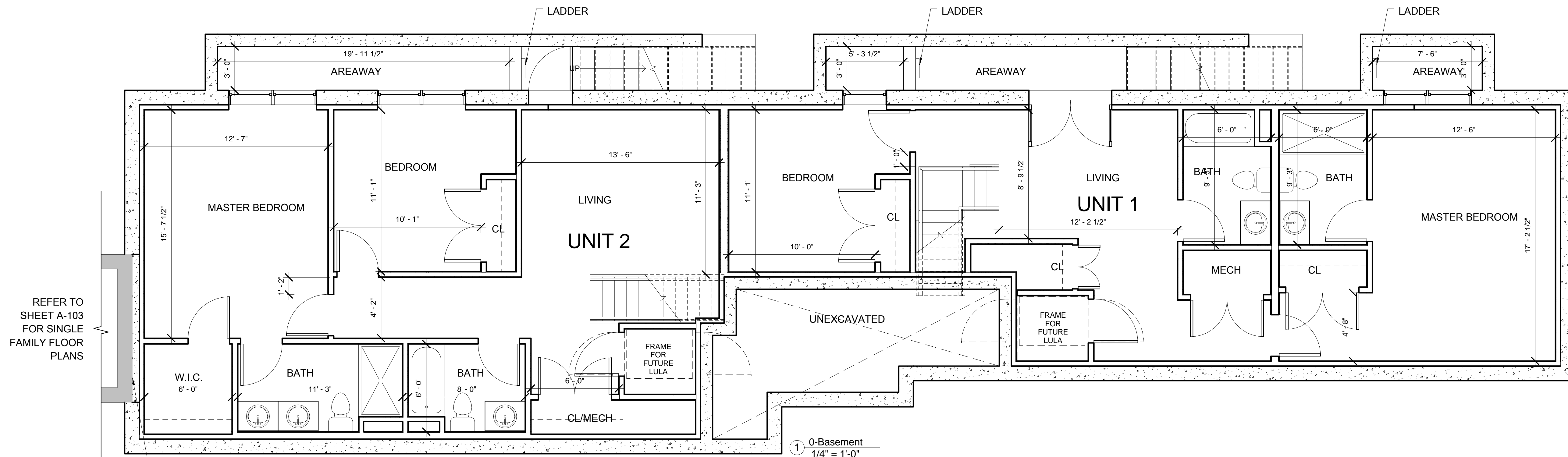
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REVISIONS

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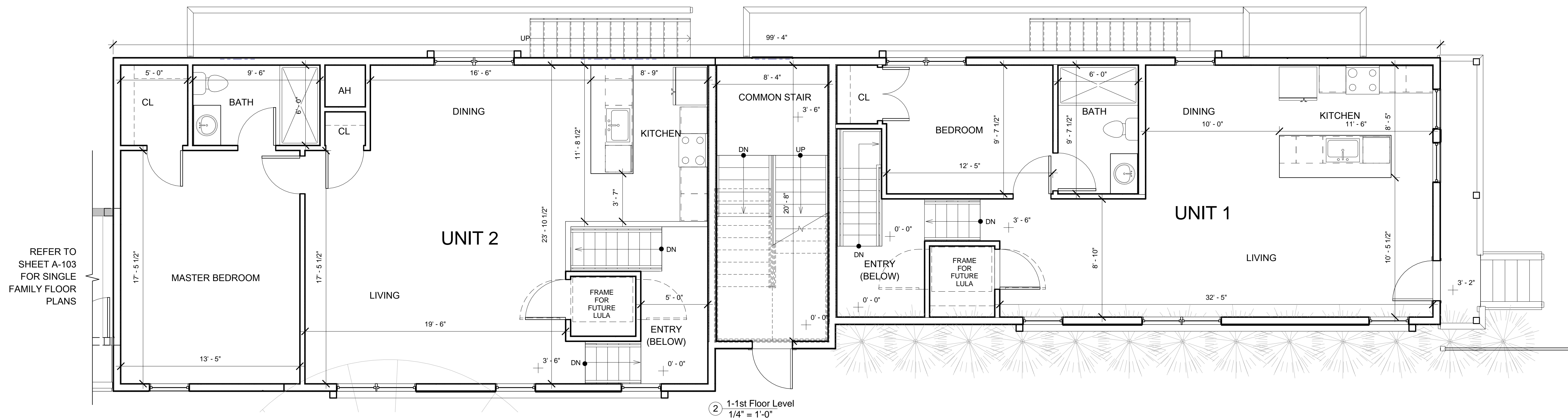
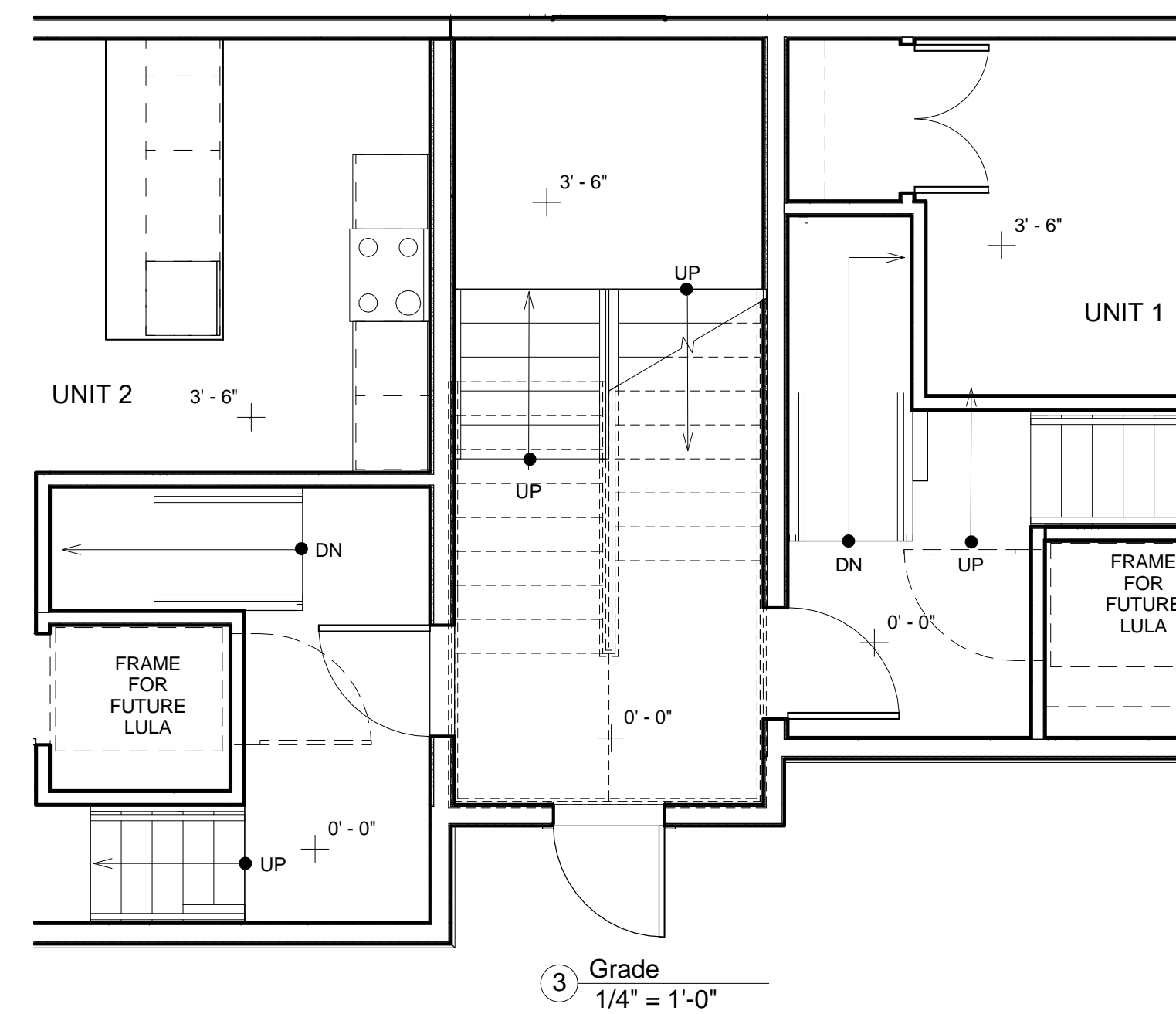
Basement & 1st
Floor Plans

A-101
CUTTER ST CONDOMINIUM



EXISTING FOUNDATION
TO REMAIN: VERIFY
EXISTING CONDITIONS &
COORDINATE NEW
FOUNDATION W/
STRUCTURAL ENGINEER

REFER TO
SHEET A-103
FOR SINGLE
FAMILY FLOOR
PLANS



REFER TO
SHEET A-103
FOR SINGLE
FAMILY FLOOR
PLANS

PROJECT NAME
**CUTTER ST
CONDOMINIUM**

PROJECT ADDRESS
32 GLEN STREET,
SOMERVILLE, MA

CLIENT
L.J. DICARLO

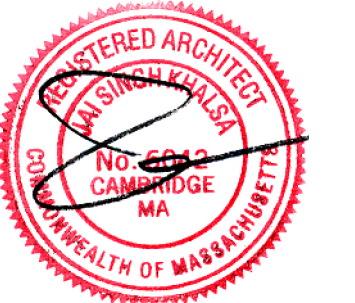


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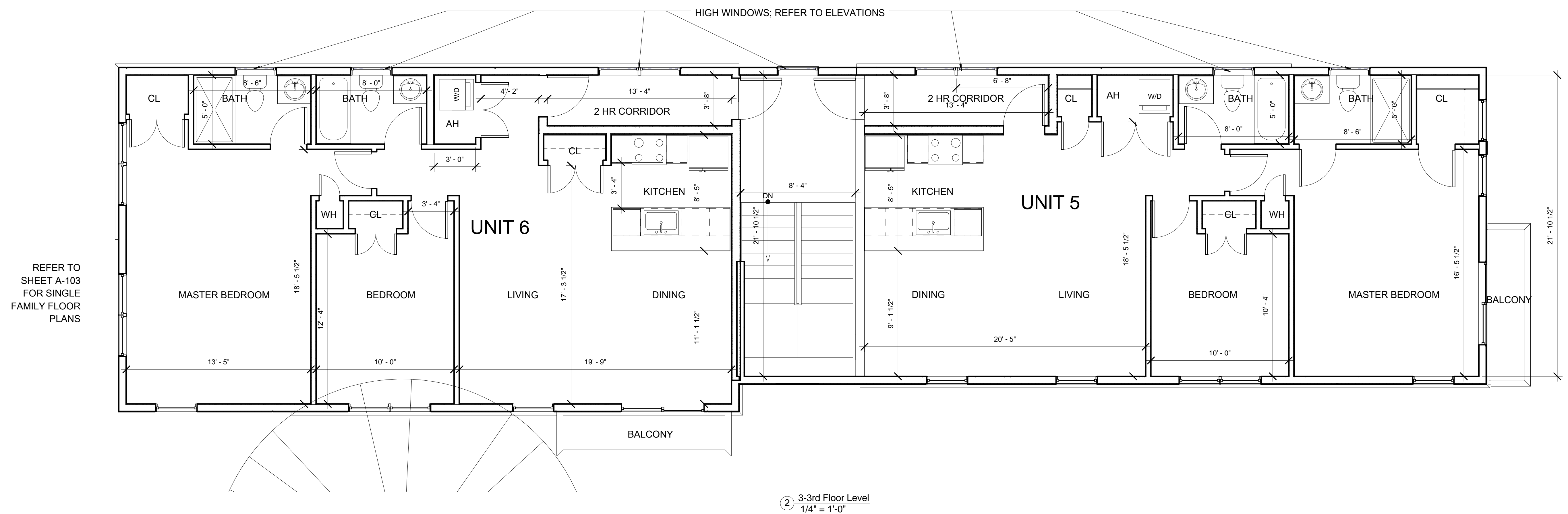
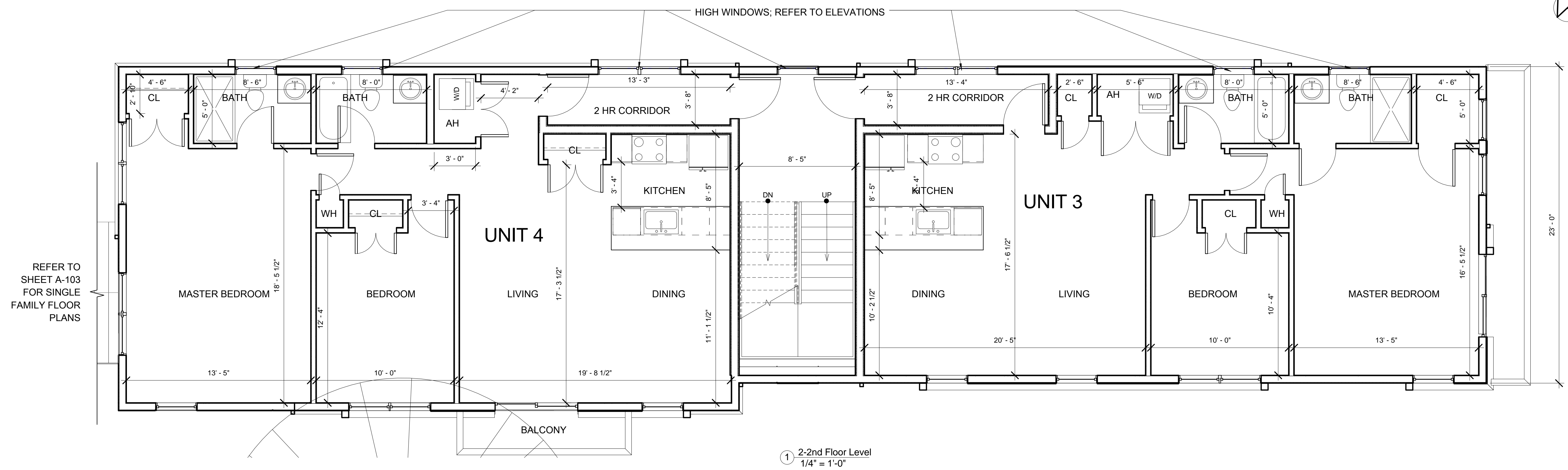
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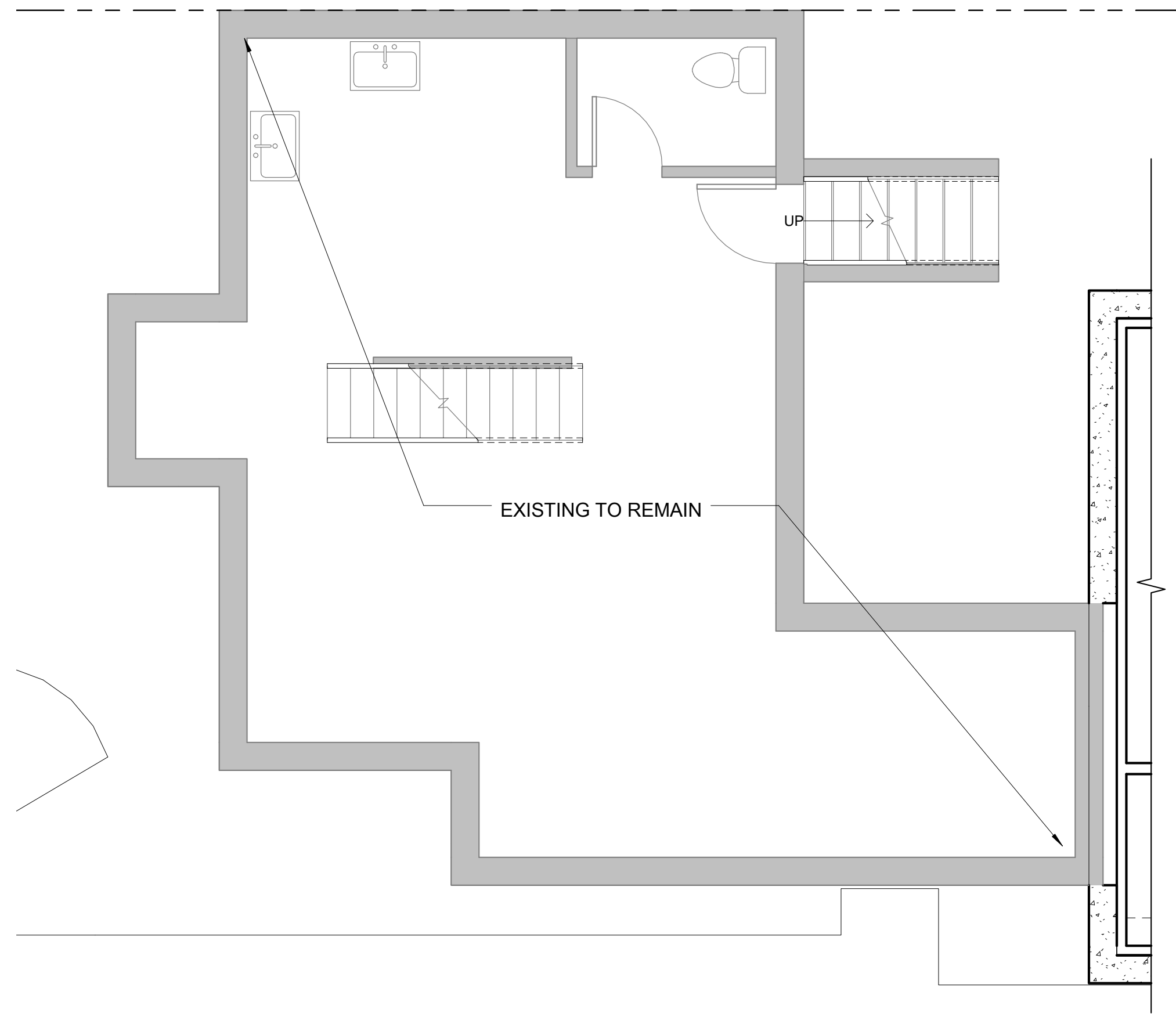
No.	Description	Date

**2ND & 3RD
FLOOR PLANS**

A-102

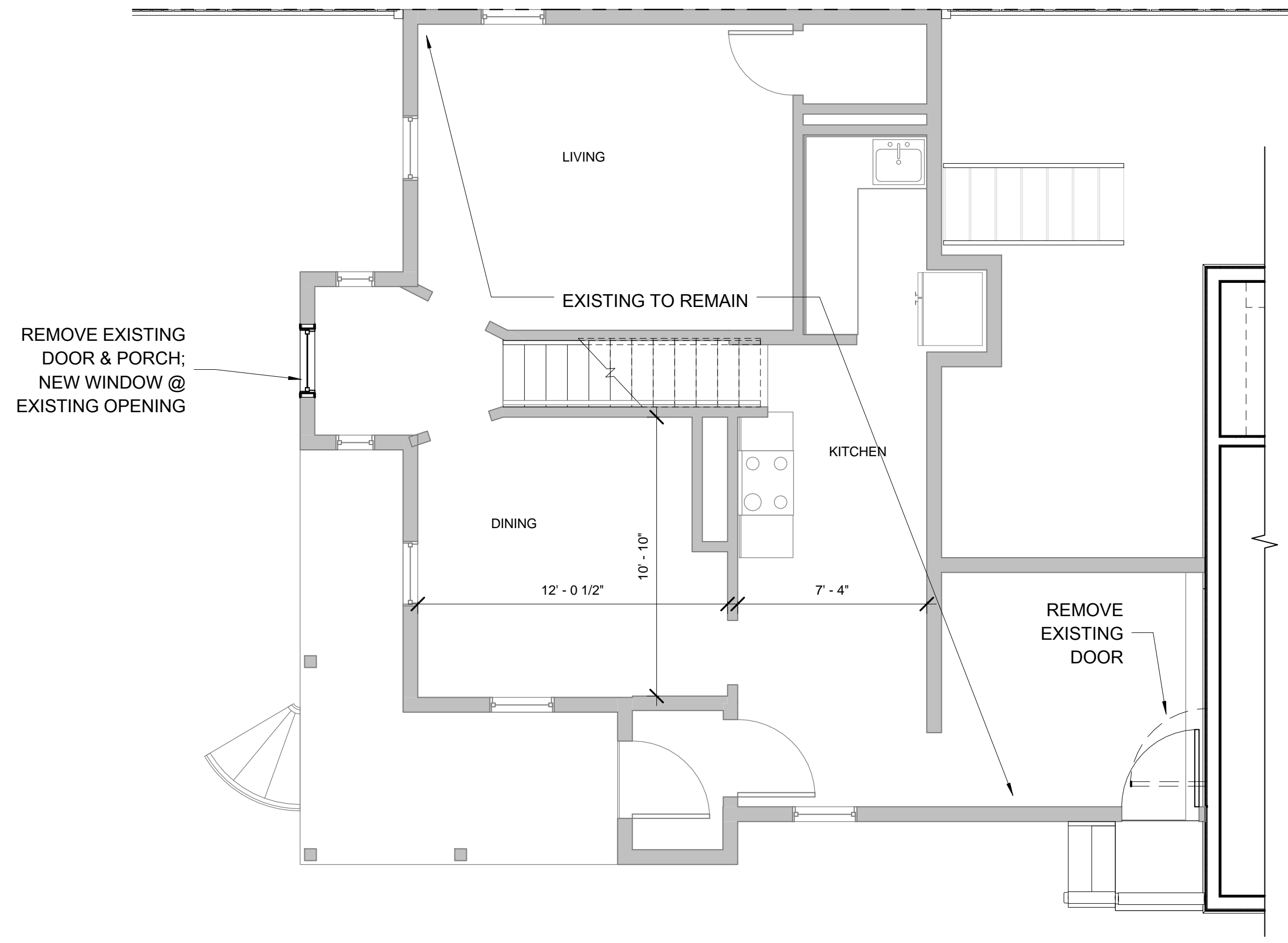
CUTTER ST CONDOMINIUM





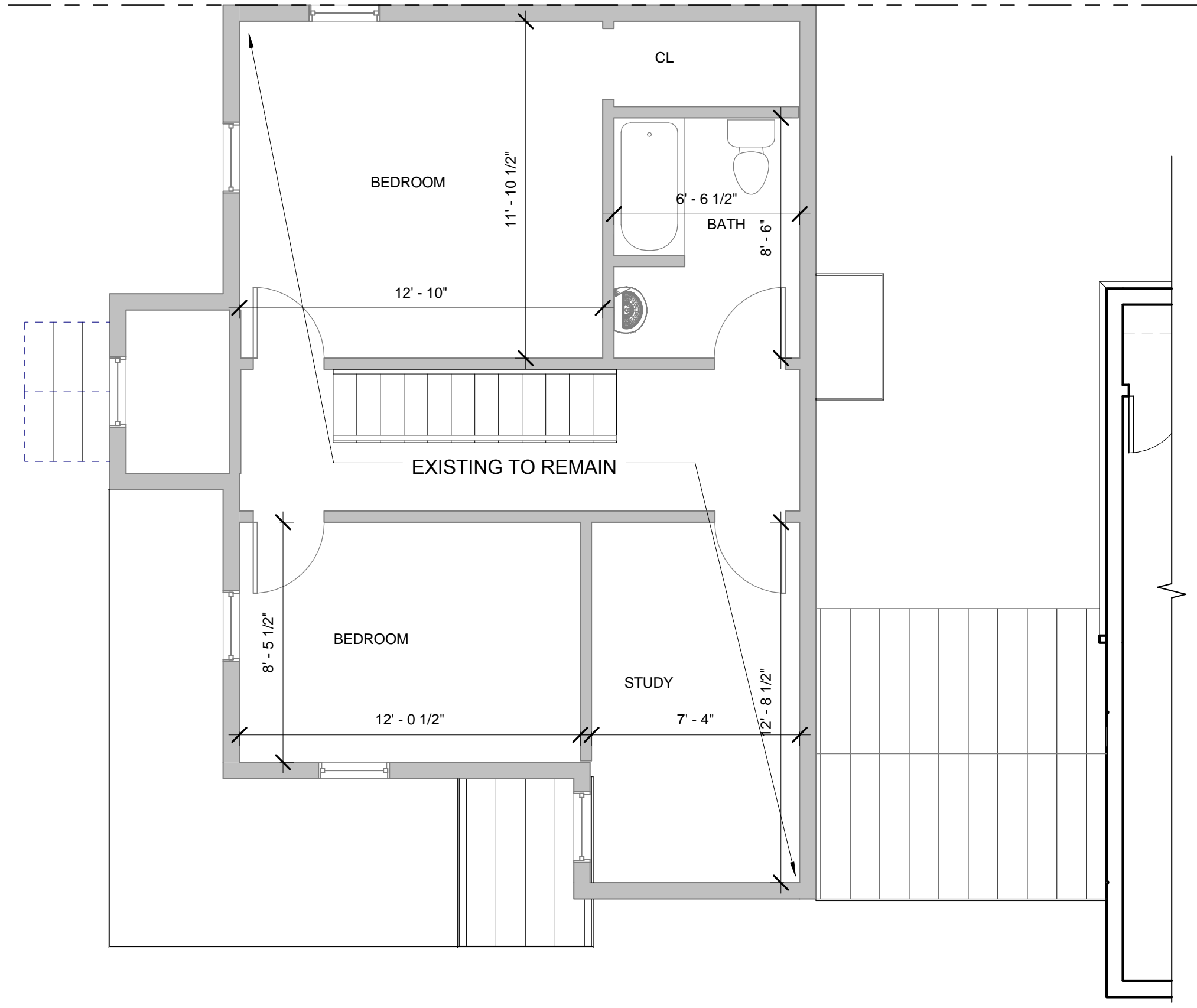
1 Existing Basement
1/4" = 1'-0"

REFER TO SHEETS A-101 & A-102 FOR SINGLE MULTI FAMILY PLANS



2 Existing First Floor
1/4" = 1'-0"

REFER TO SHEETS A-101 & A-102 FOR SINGLE MULTI FAMILY PLANS



3 Existing Second Floor
1/4" = 1'-0"

REFER TO SHEETS A-101 & A-102 FOR SINGLE MULTI FAMILY PLANS

PROJECT NAME
CUTTER ST CONDOMINIUM

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REVISIONS

No.	Description	Date

Single Family Floor
Plans

A-103
CUTTER ST CONDOMINIUM

PROJECT NAME
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CONDOMINIUM**

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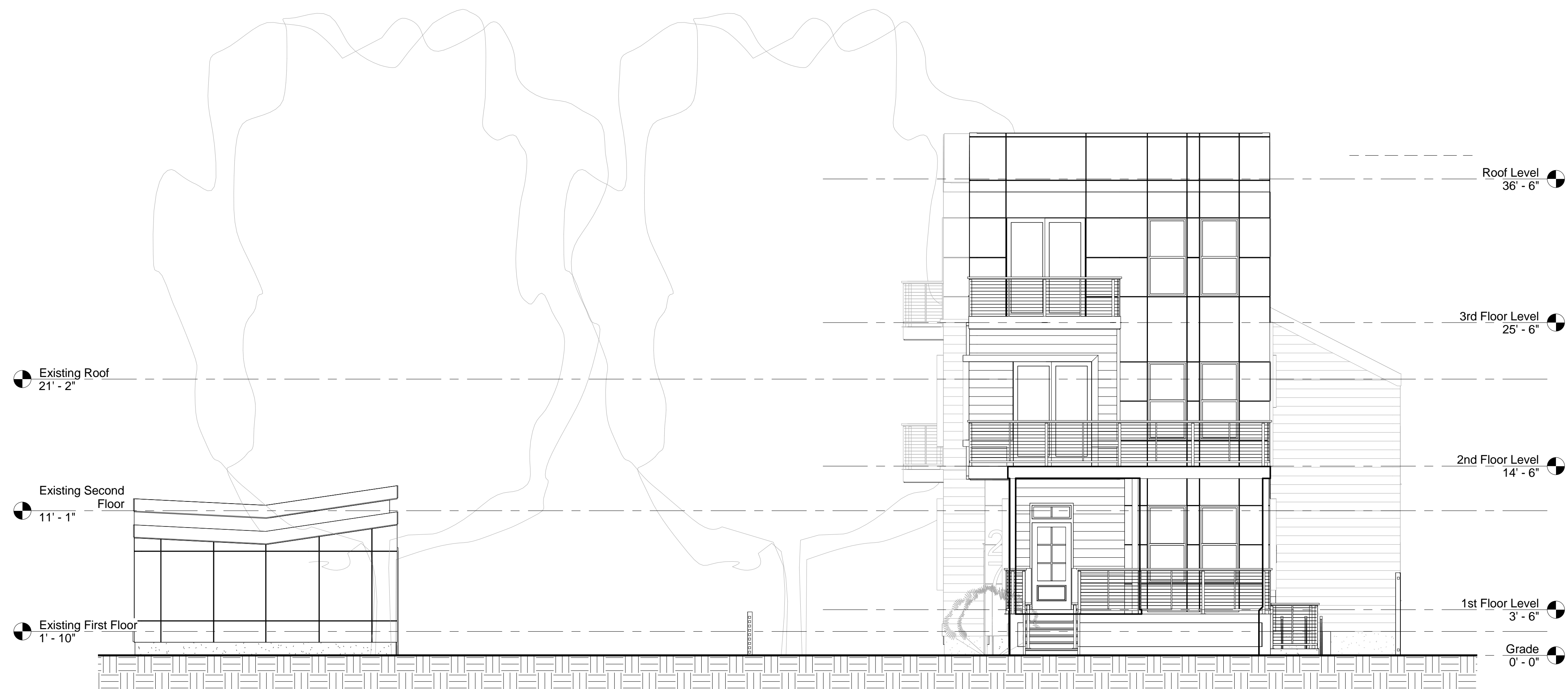
No.	Description	Date

Front & Left Side
Elevation

A-300

CUTTER ST CONDOMINIUM

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① Front Elevation
3/16" = 1'-0"



② Left Side Elevation
3/16" = 1'-0"

PROJECT NAME
**CUTTER ST
CONDOMINIUM**

PROJECT ADDRESS
32 GLEN STREET,
SOMERVILLE, MA

CLIENT
L.J. DICARLO

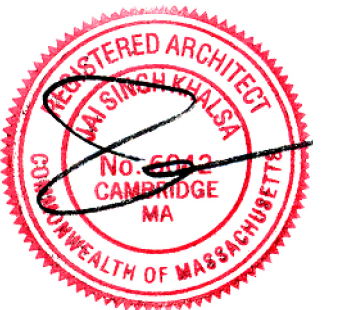


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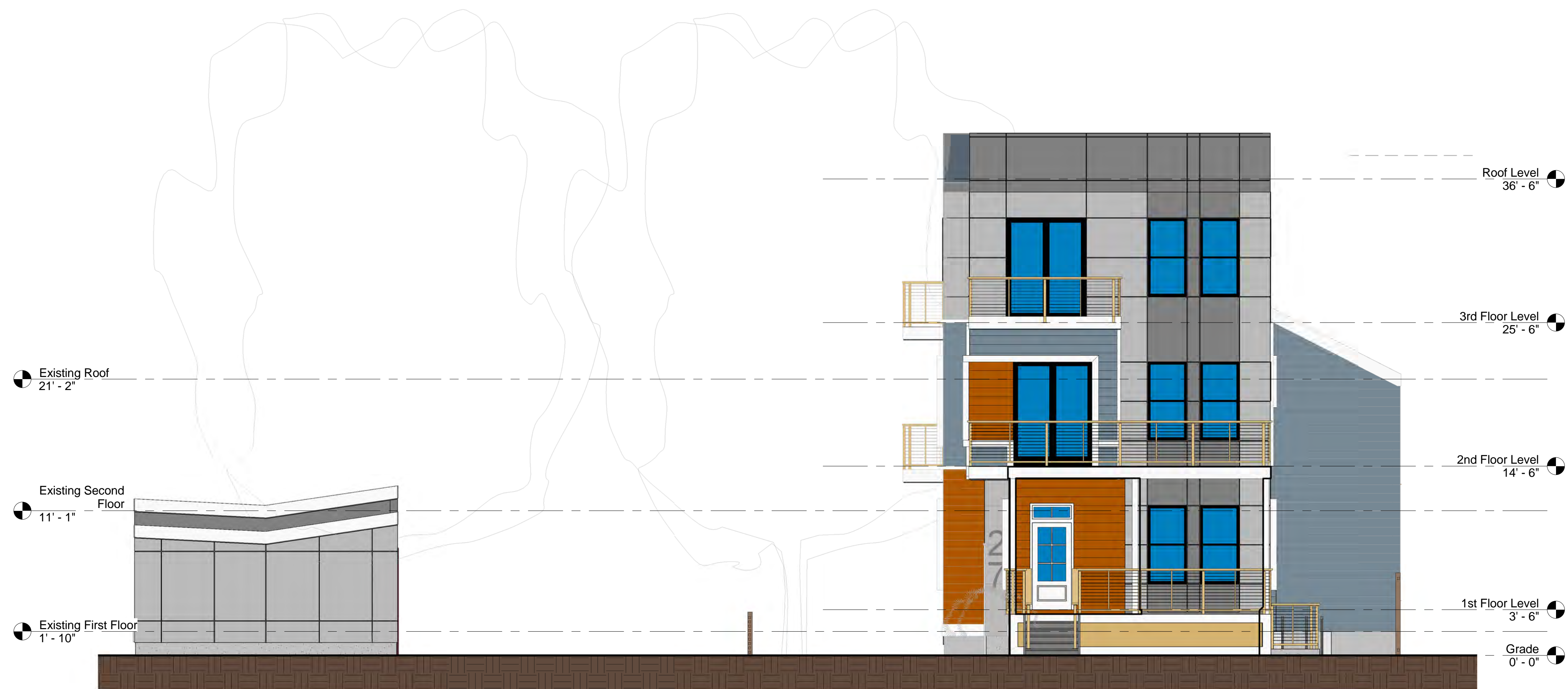
No.	Description	Date

Front & Left Side
Elevation

A-300

CUTTER ST CONDOMINIUM

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① Front Elevation
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② Left Side Elevation
3/16" = 1'-0"

PROJECT NAME
**CUTTER ST
CONDOMINIUM**

PROJECT ADDRESS
32 GLEN STREET,
SOMERVILLE, MA

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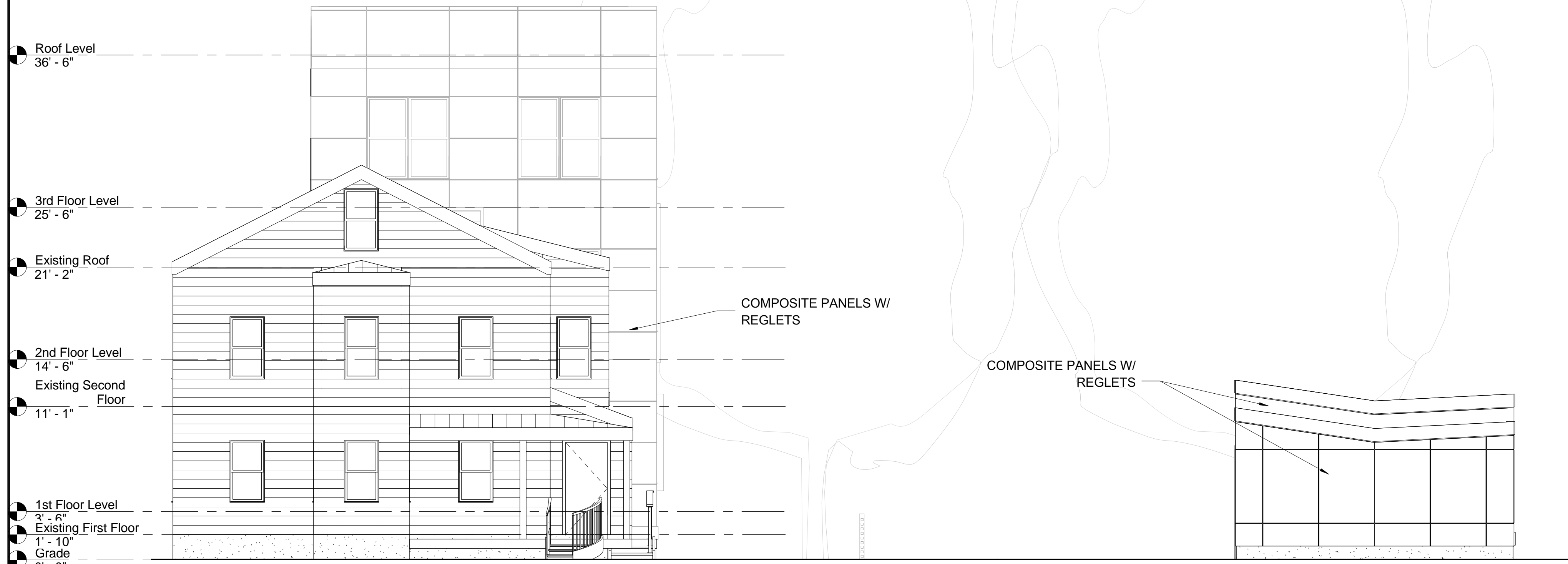
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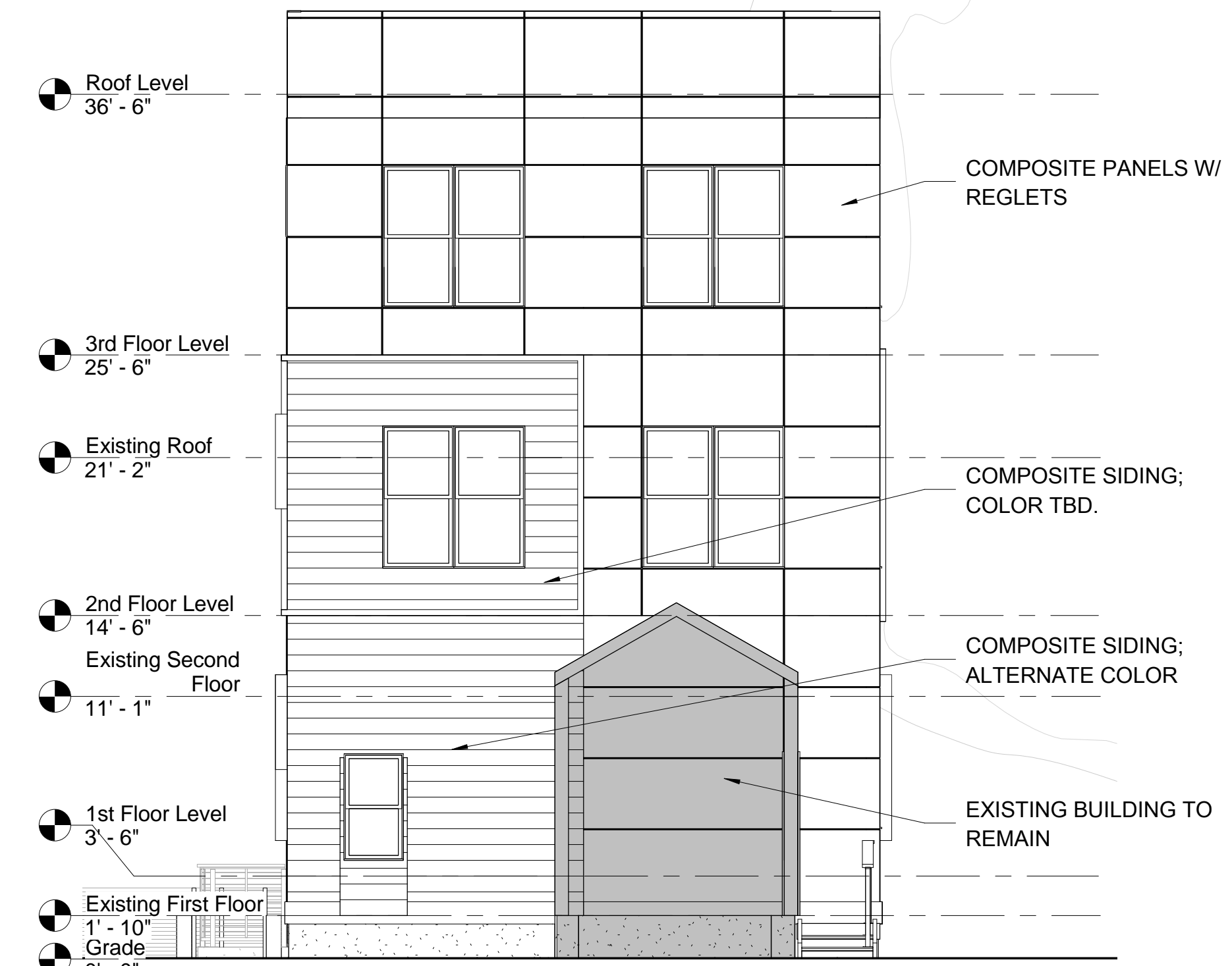
Rear & Right Side
Elevation

A-301

CUTTER ST CONDOMINIUM



① Rear Elevation
3/16" = 1'-0"



③ Rear Elevation Copy 1
3/16" = 1'-0"



② Right Side Elevation
3/16" = 1'-0"

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SOMERVILLE, MA

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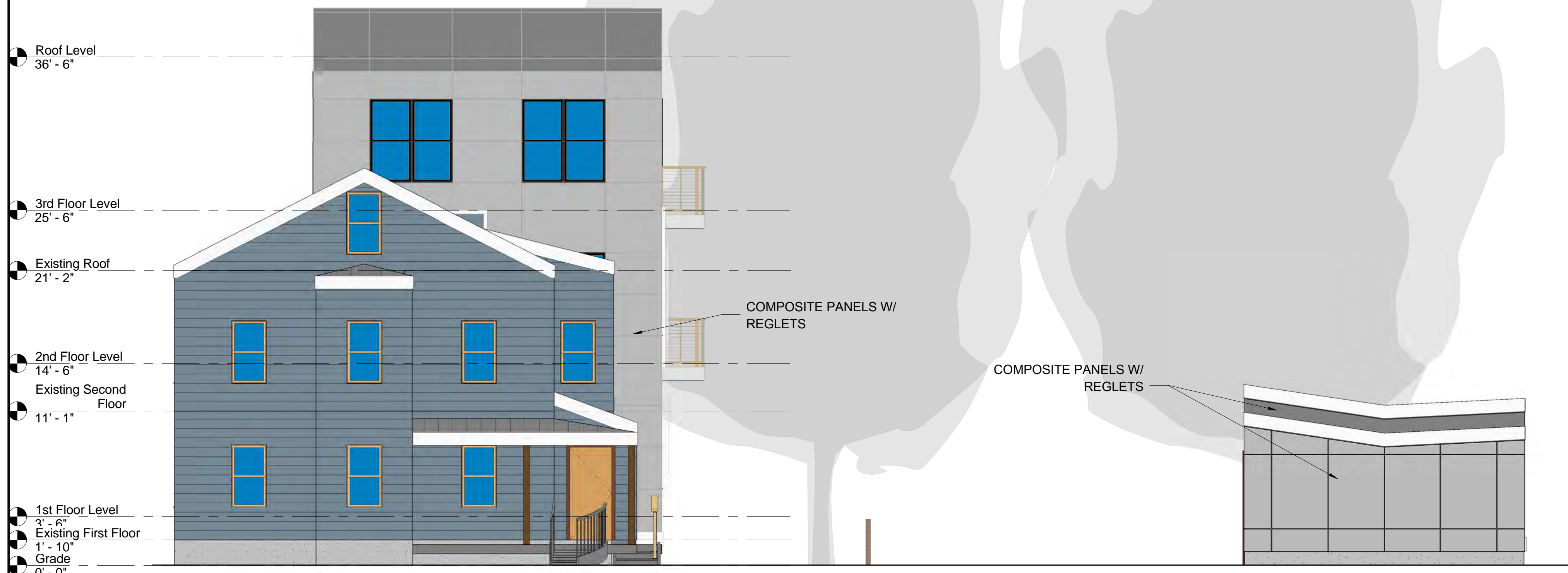
REVISIONS

No.	Description	Date

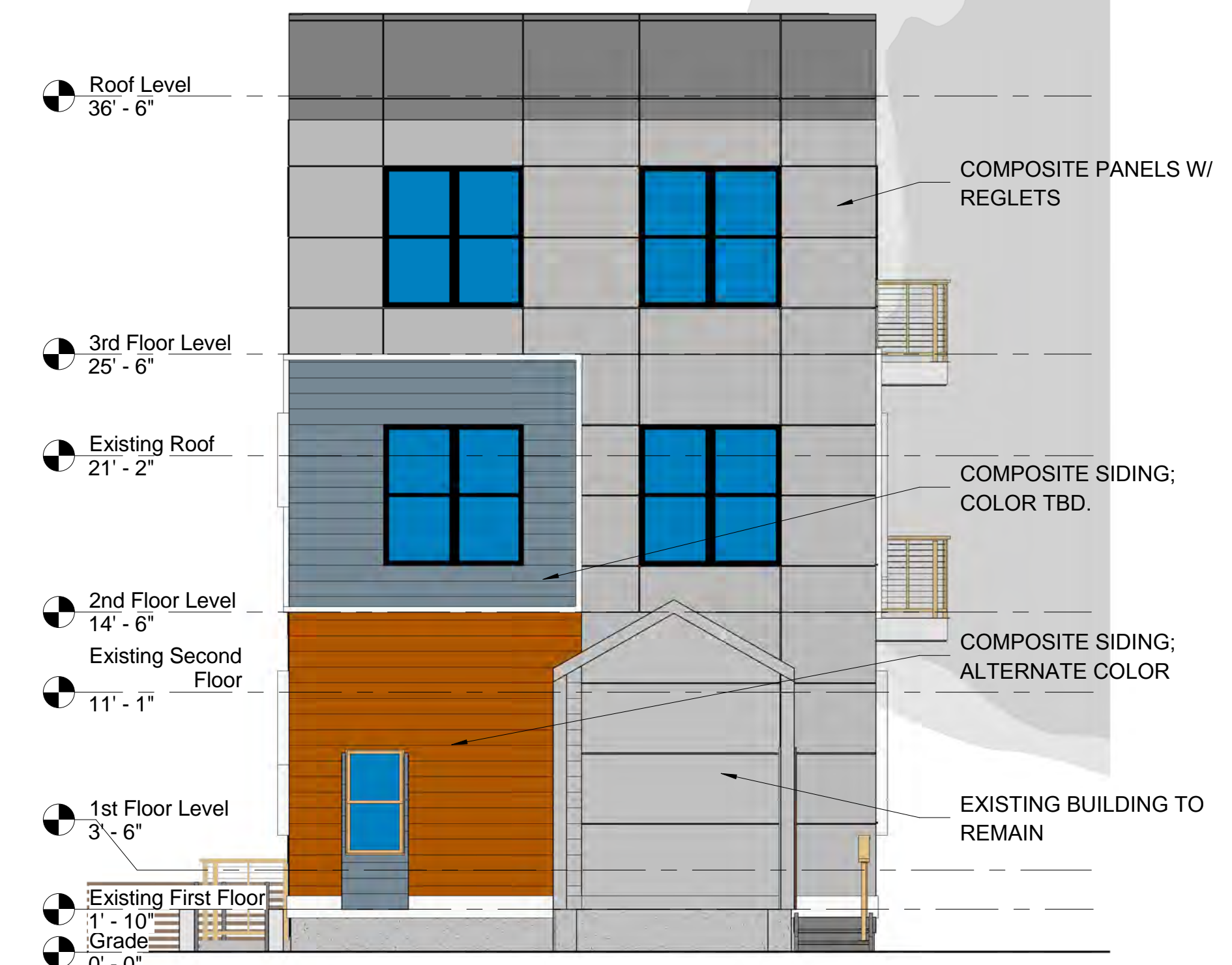
Rear & Right Side
Elevation

A-301

CUTTER ST CONDOMINIUM



① Rear Elevation
3/16" = 1'-0"



③ Rear Elevation Copy 1
3/16" = 1'-0"



② Right Side Elevation
3/16" = 1'-0"

PROJECT NAME
**CUTTER ST
CONDOMINIUM**

PROJECT ADDRESS
32 GLEN STREET,
SOMERVILLE, MA

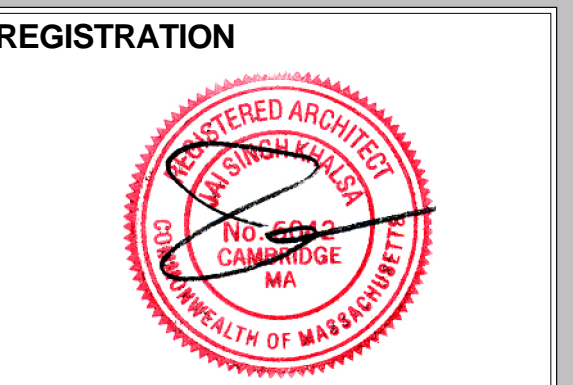
CLIENT
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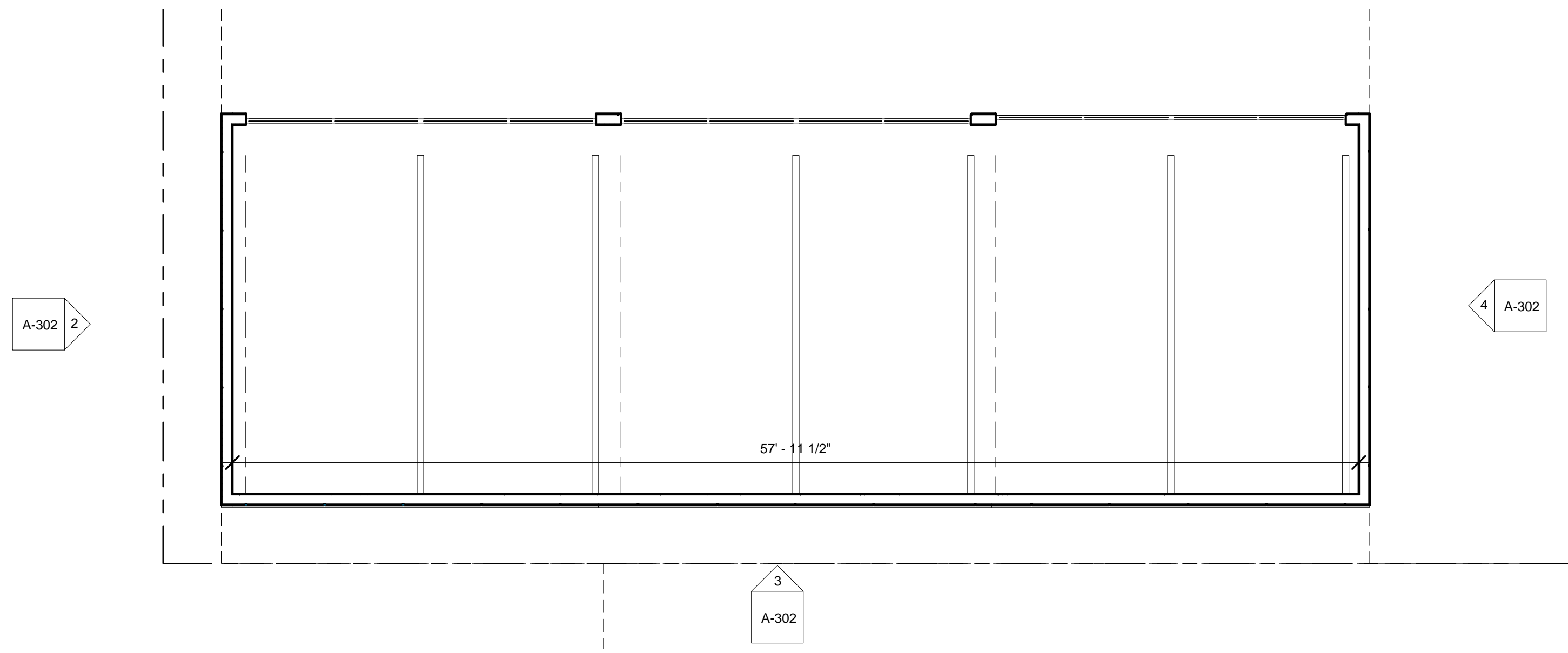
Project number 17132
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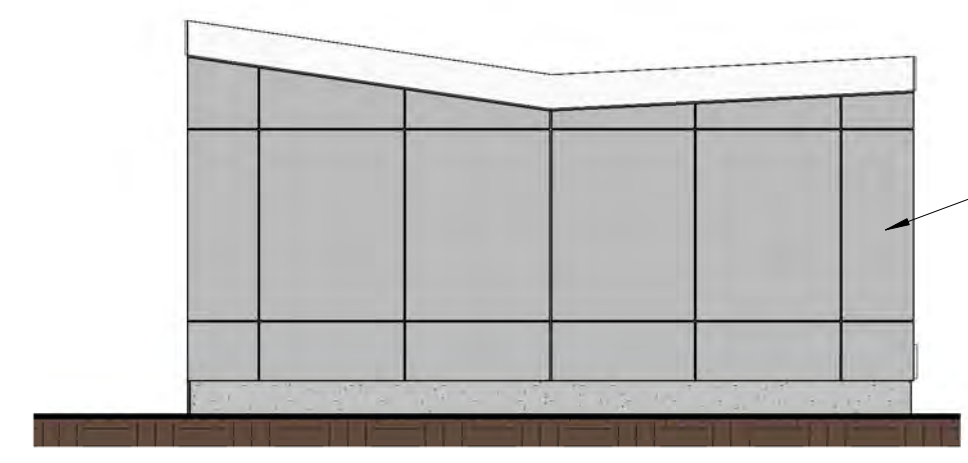
No.	Description	Date

Garage Elevations

A-302
CUTTER ST CONDOMINIUM

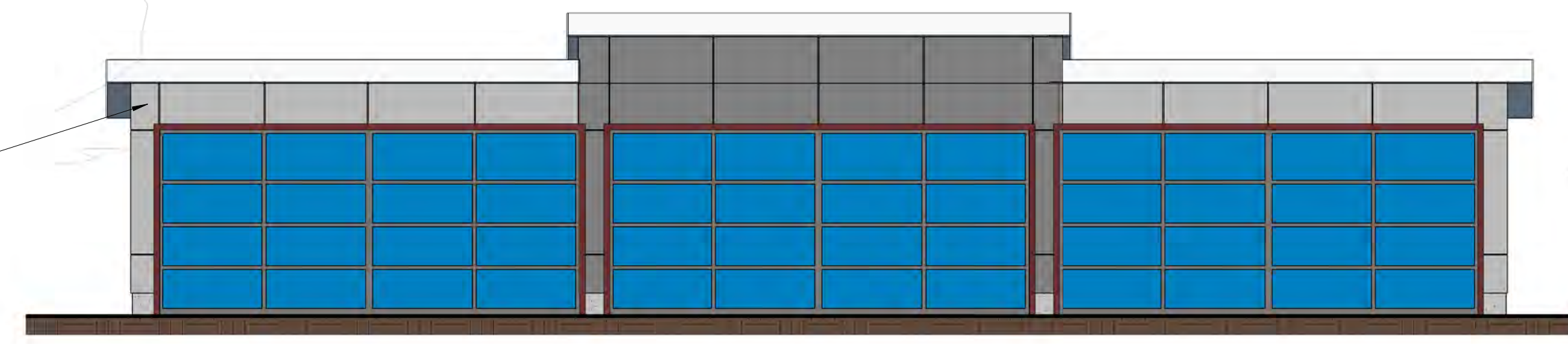


5 Garage Floor Plan
3/16" = 1'-0"

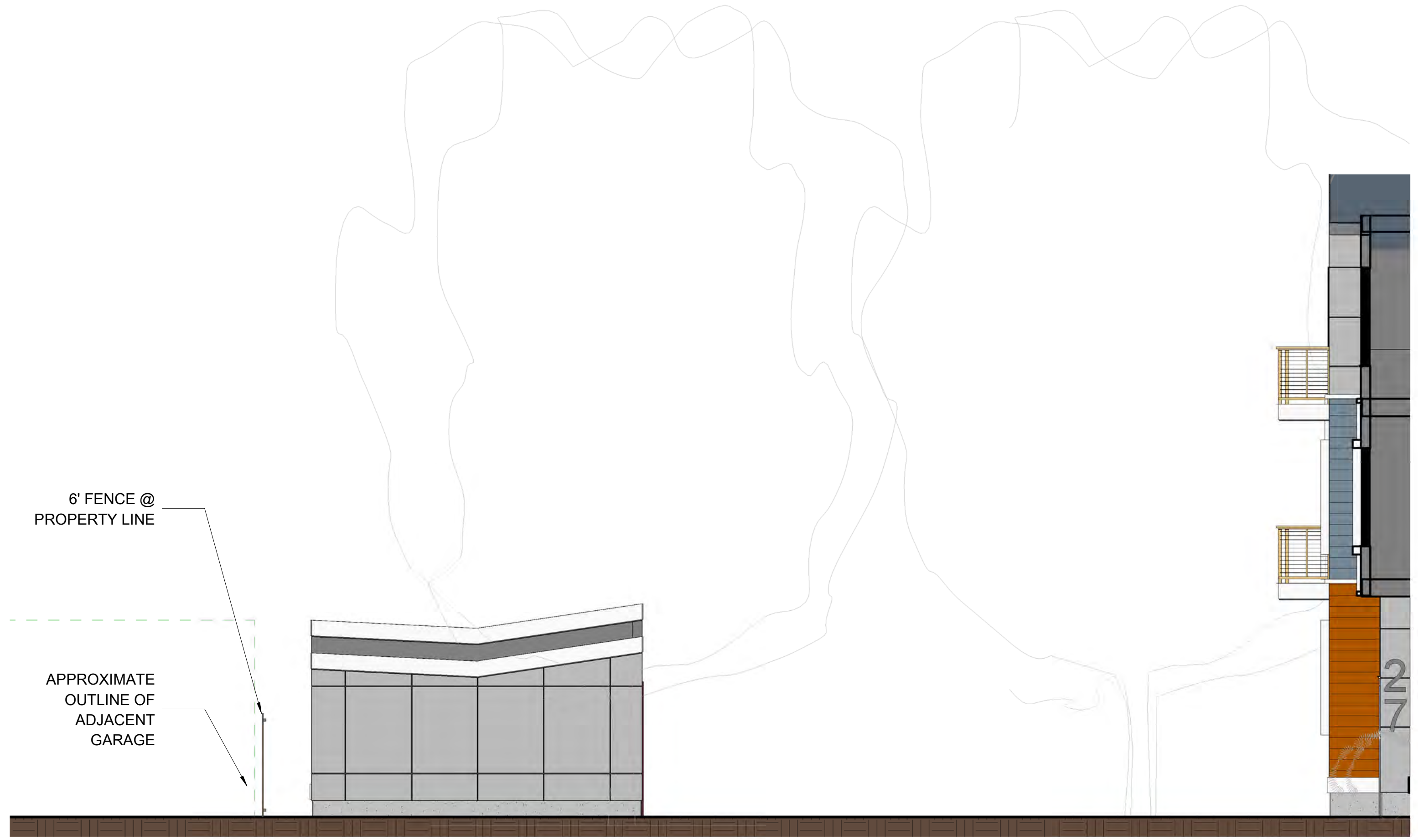


2 Garage Right Side Elevation
3/16" = 1'-0"

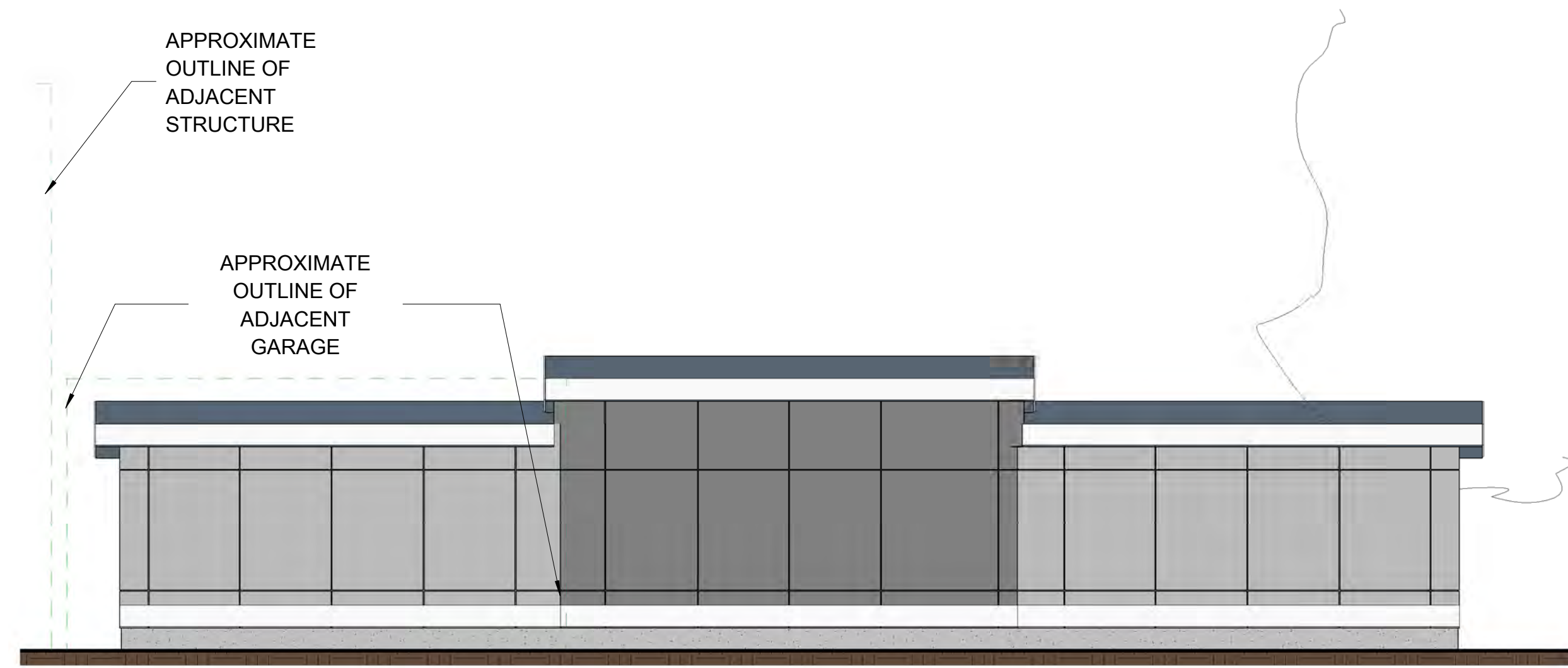
COMPOSITE PANELS W/ FRY
REGLETS
OR COMPOSITE SIDING



1 Garage Front Elevation
3/16" = 1'-0"



4 Garage Left Side Elevation
3/16" = 1'-0"



3 Garage Rear Elevation
3/16" = 1'-0"

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PROJECT NAME
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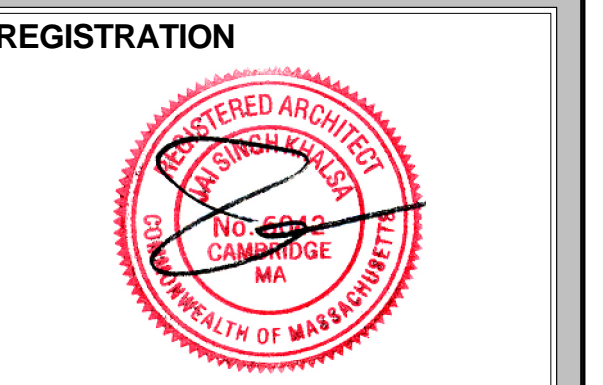
ARCHITECT
DESIGN

KHALSA

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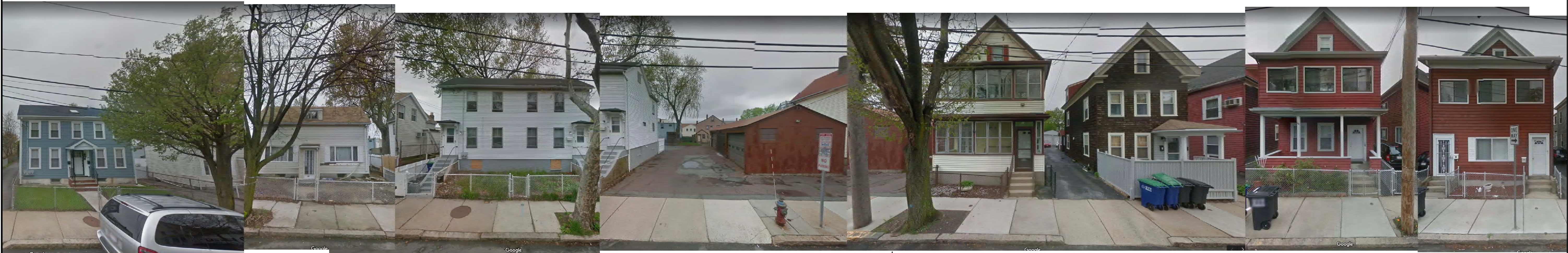


Project number 17132
Date 2018.04.19
Drawn by ERS
Checked by JSK
Scale

REVISIONS

No.	Description	Date

Perspectives
AV-1
CUTTER ST CONDOMINIUM



SITE: 27 CUTTER STREET



OPPOSITE SITE



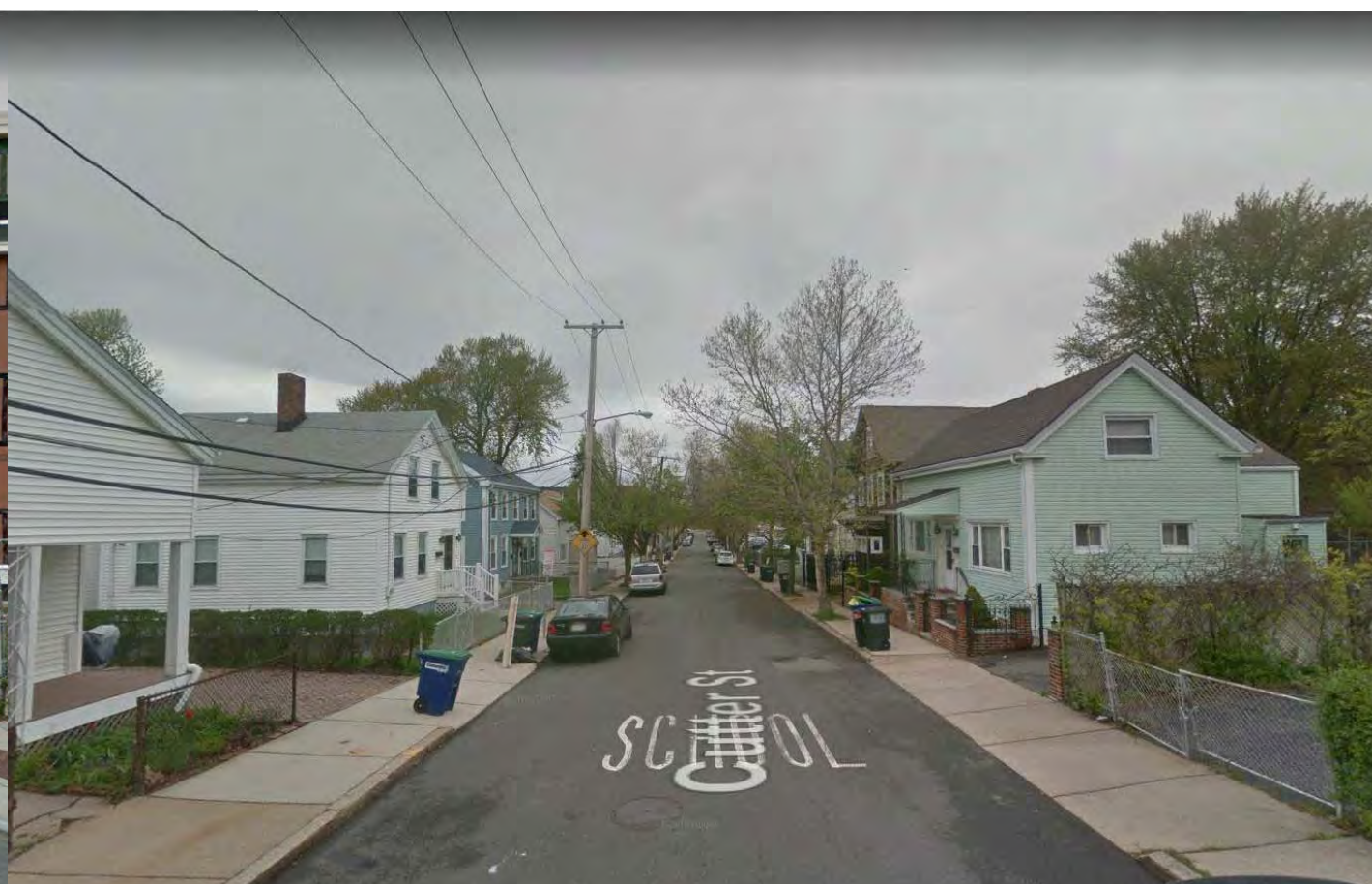
VIEW FROM GLEN ST @ BROOK ST



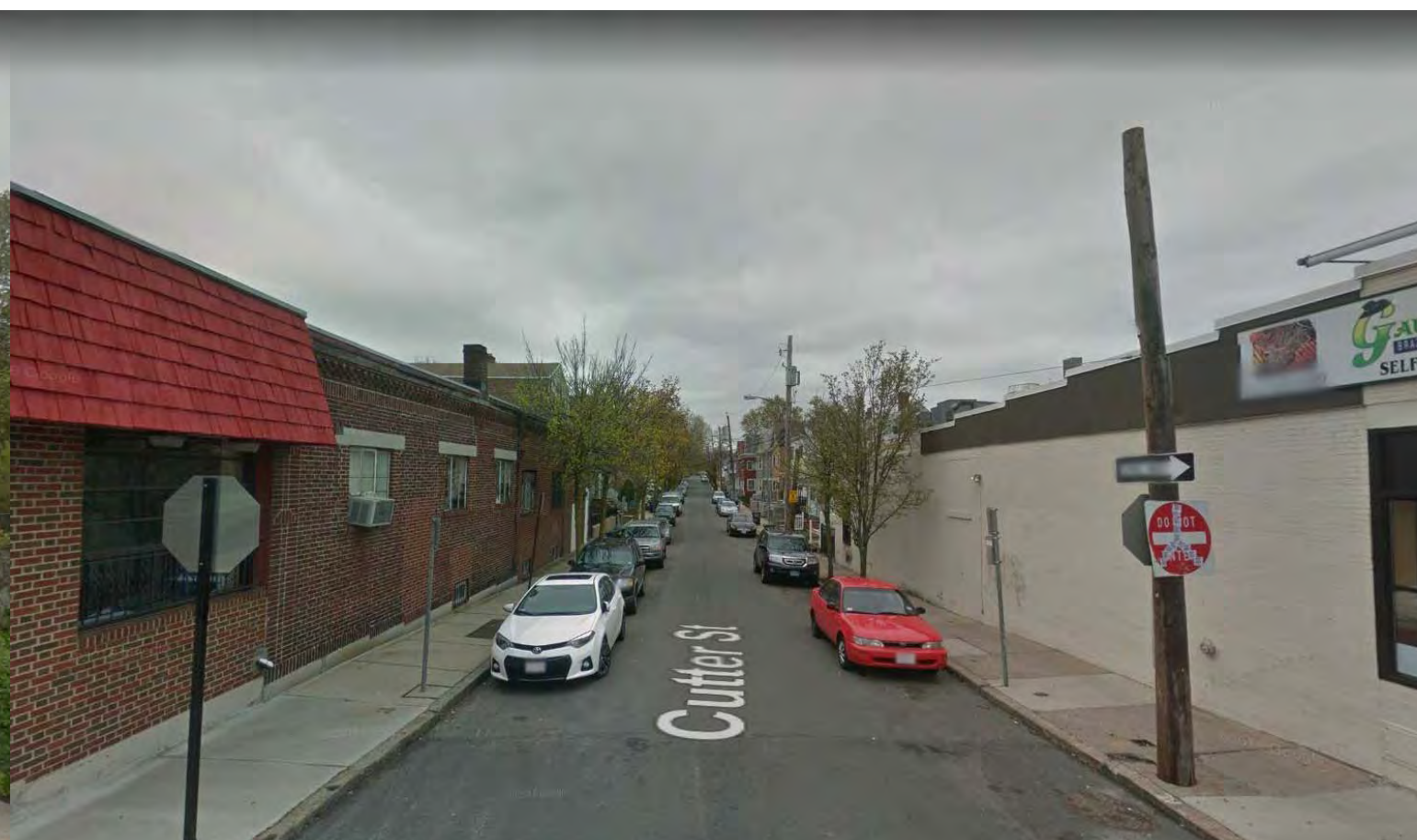
AERIAL VIEW



VIEW DOWN CUTTER FROM WEBSTER



VIEW DOWN CUTTER



VIEW UP CUTTER FROM BROADWAY



VIEW UP CUTTER

PROJECT NAME
**CUTTER ST
CONDOMINIUM**

PROJECT ADDRESS
32 GLEN STREET,
SOMERVILLE, MA

CLIENT
L.J. DICARLO

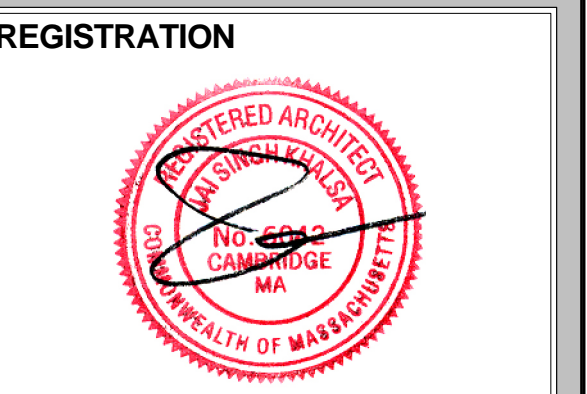
ARCHITECT
DESIGN

KHALSA

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

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Project number	17132
Date	2018.04.19
Drawn by	ERS
Checked by	JSK
Scale	

REVISIONS		
No.	Description	Date

Neighborhood
Photos

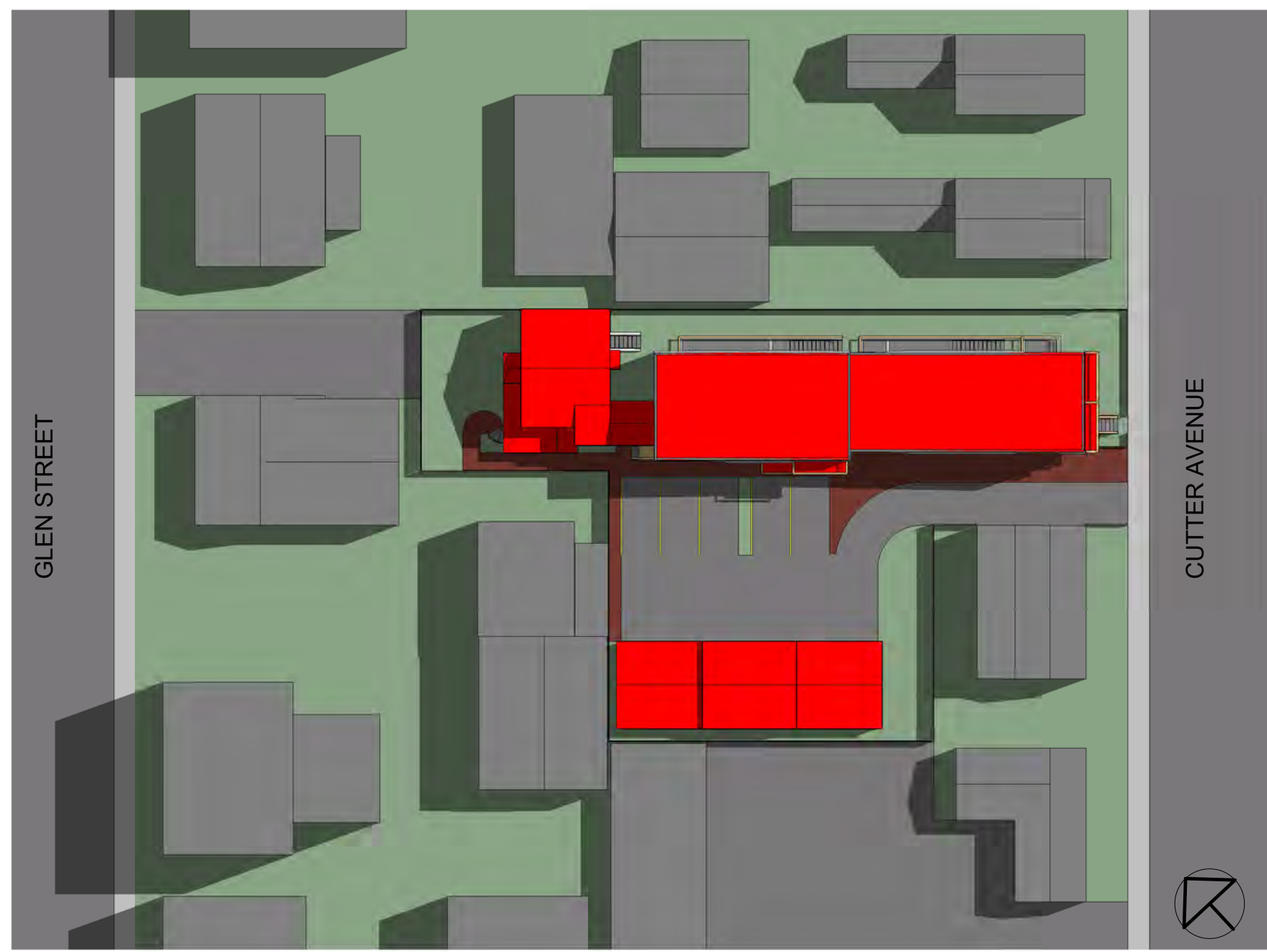
AV-2
CUTTER ST CONDOMINIUM

MORNING (9-10 AM)

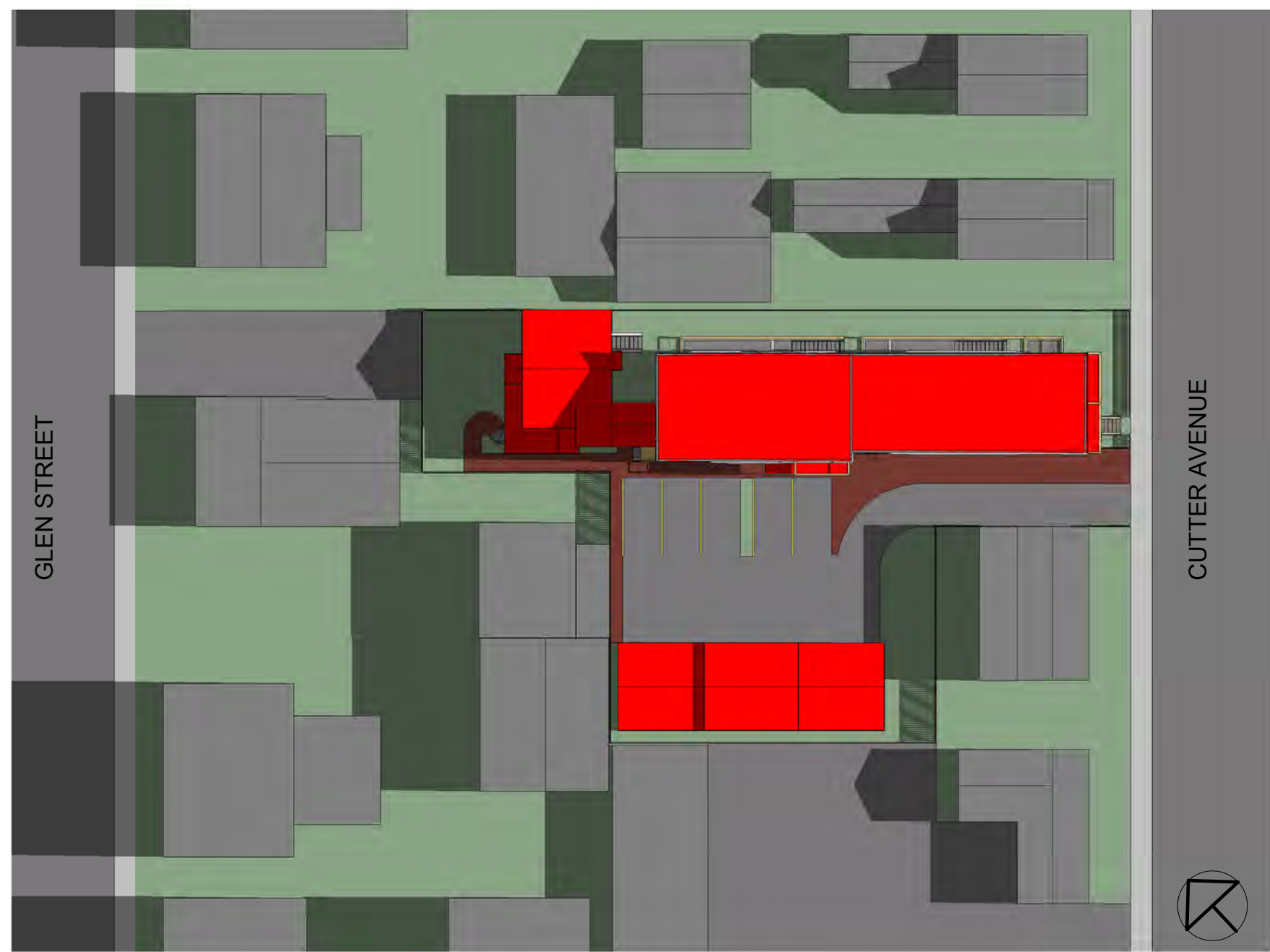
NOON (12 AM-1 PM)

AFTERNOON (3-4 PM)

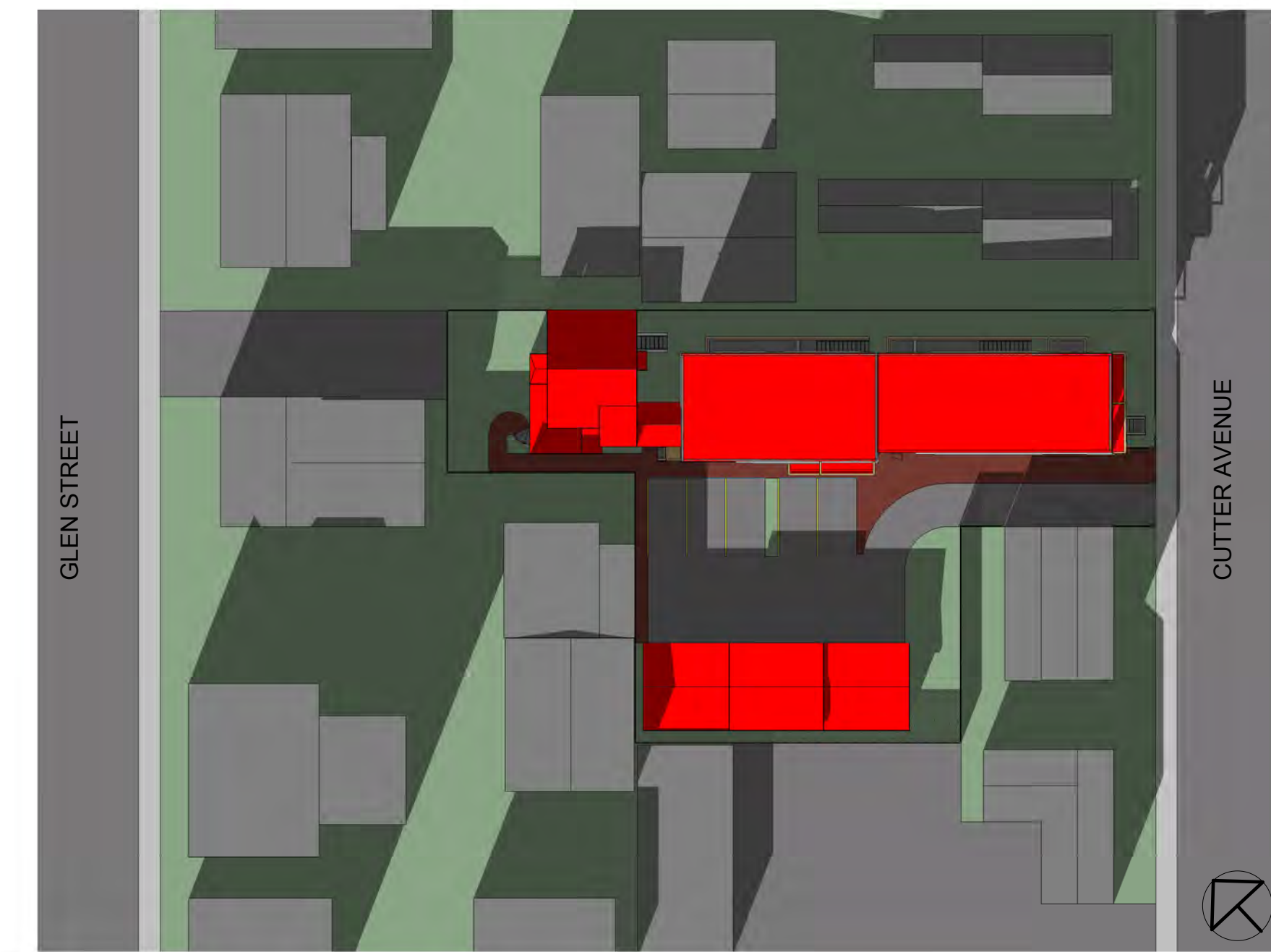
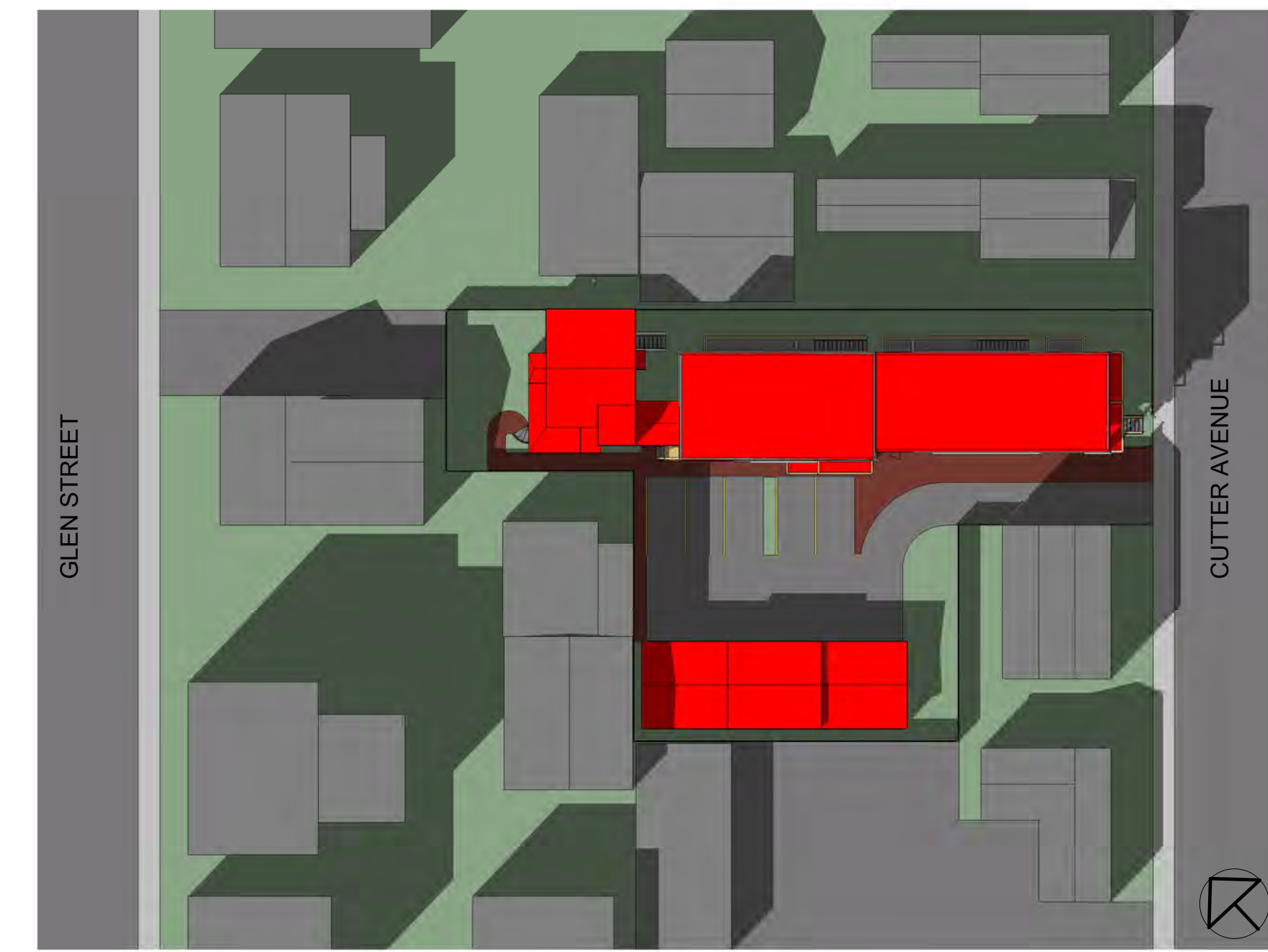
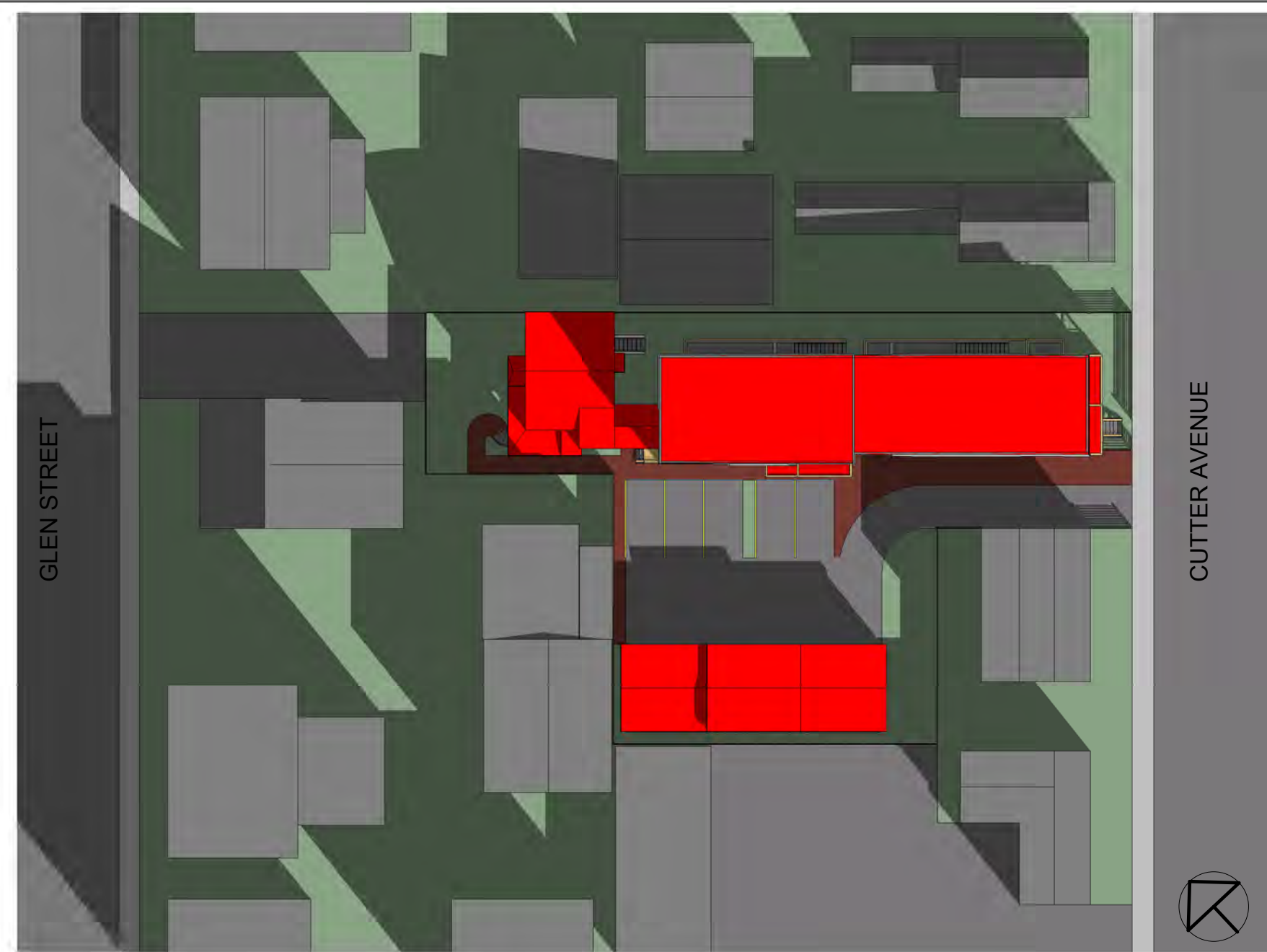
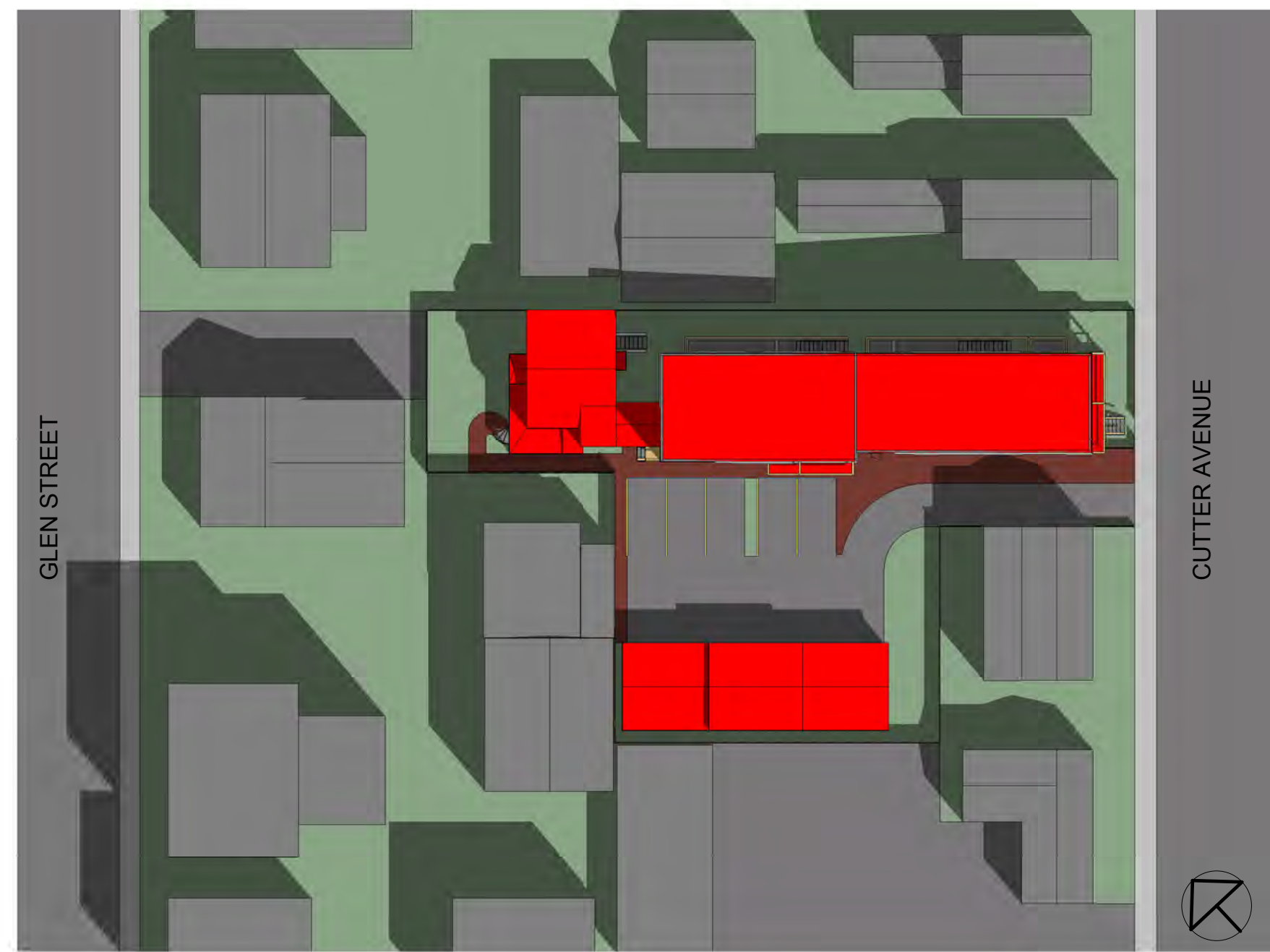
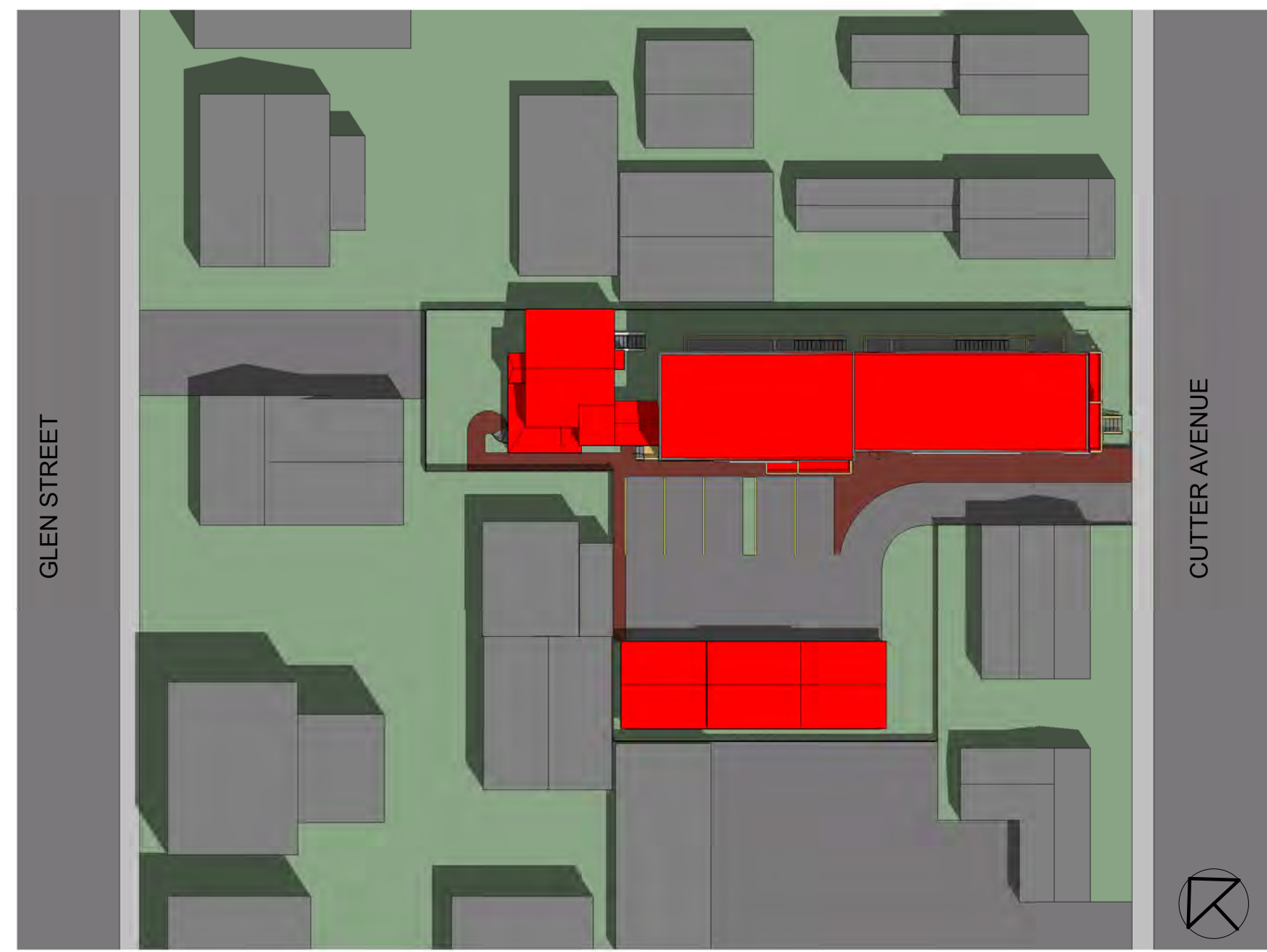
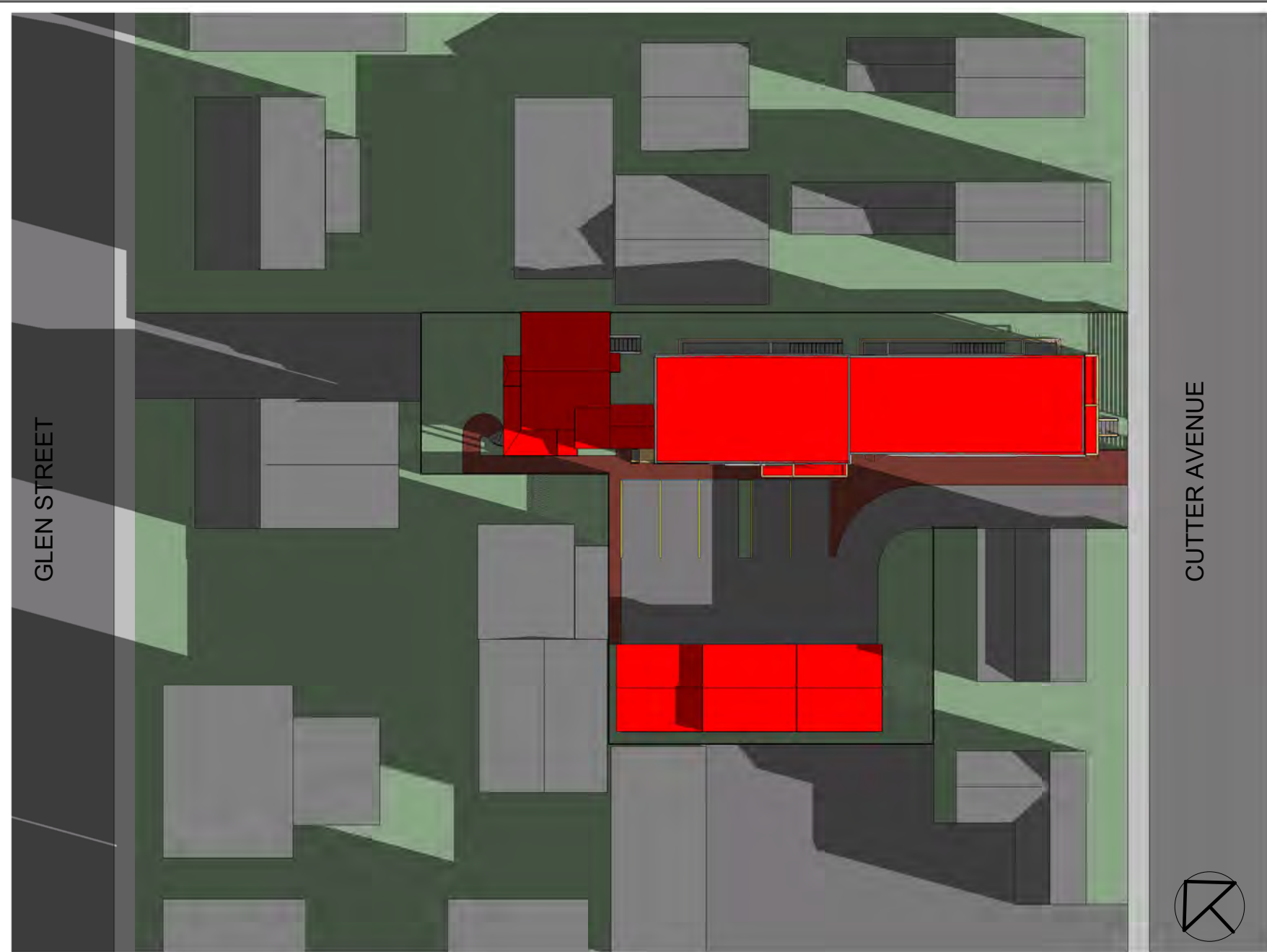
SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE



PROJECT NAME
**CUTTER ST
CONDOMINIUM**

PROJECT ADDRESS
32 GLEN STREET,
SOMERVILLE, MA

CLIENT
L.J. DICARLO

ARCHITECT
DESIGN

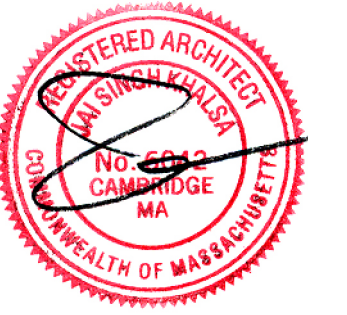
KHALSA

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REGISTRATION



Project number 17132
Date 2018.04.19
Drawn by ERS
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date

Shadow Study

SS-1

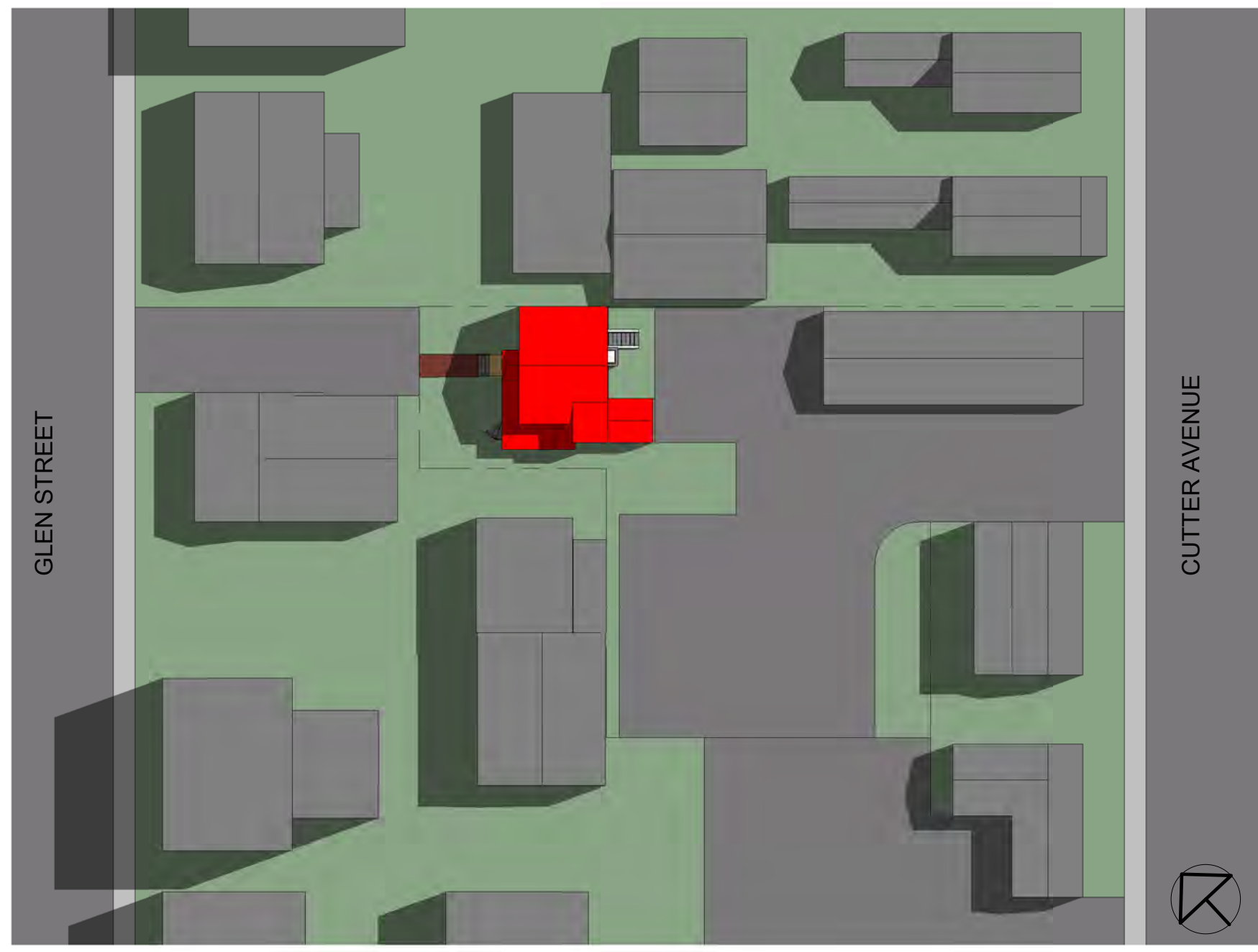
CUTTER ST CONDOMINIUM

MORNING (9-10 AM)

NOON (12 AM-1 PM)

AFTERNOON (3-4 PM)

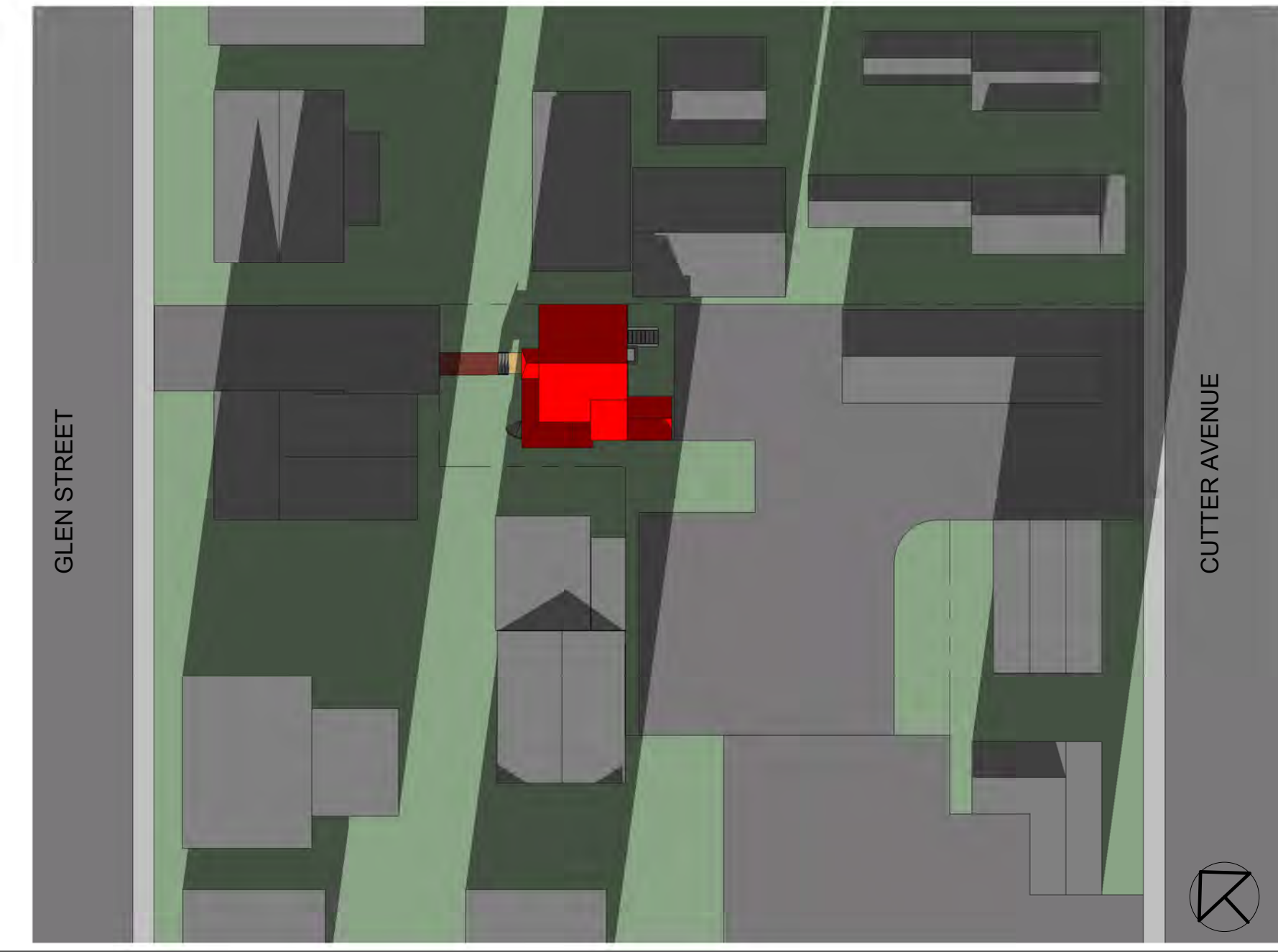
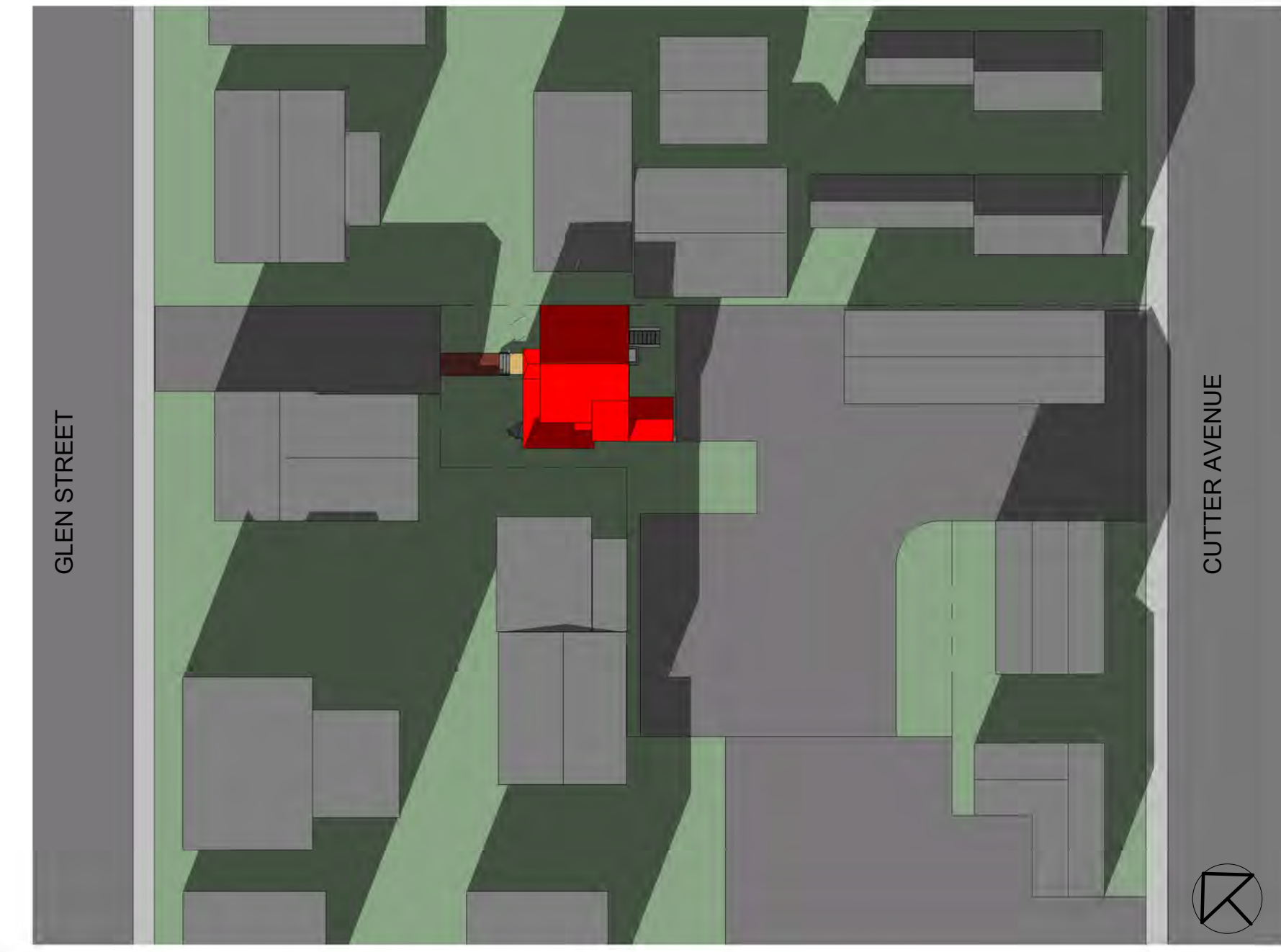
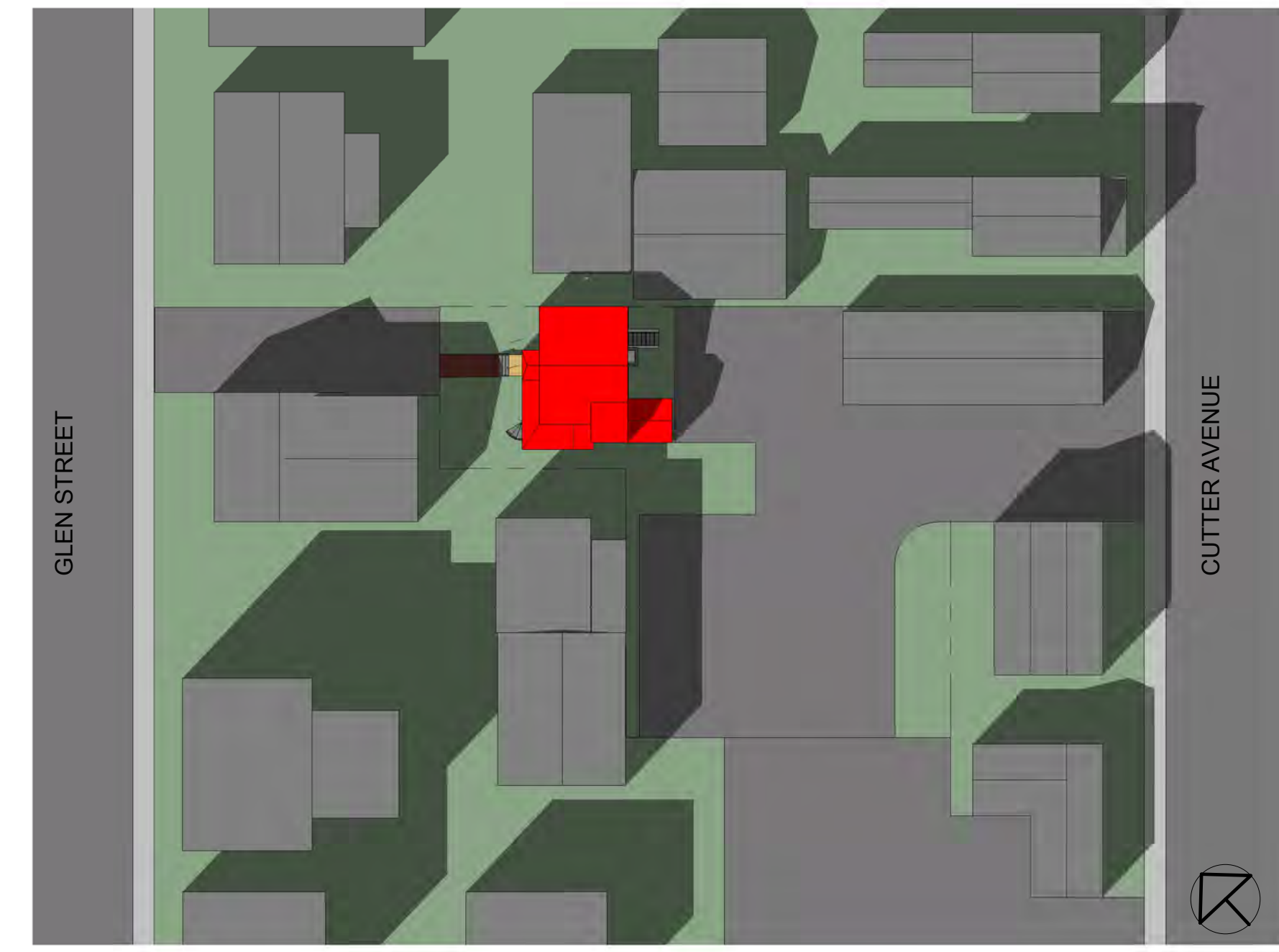
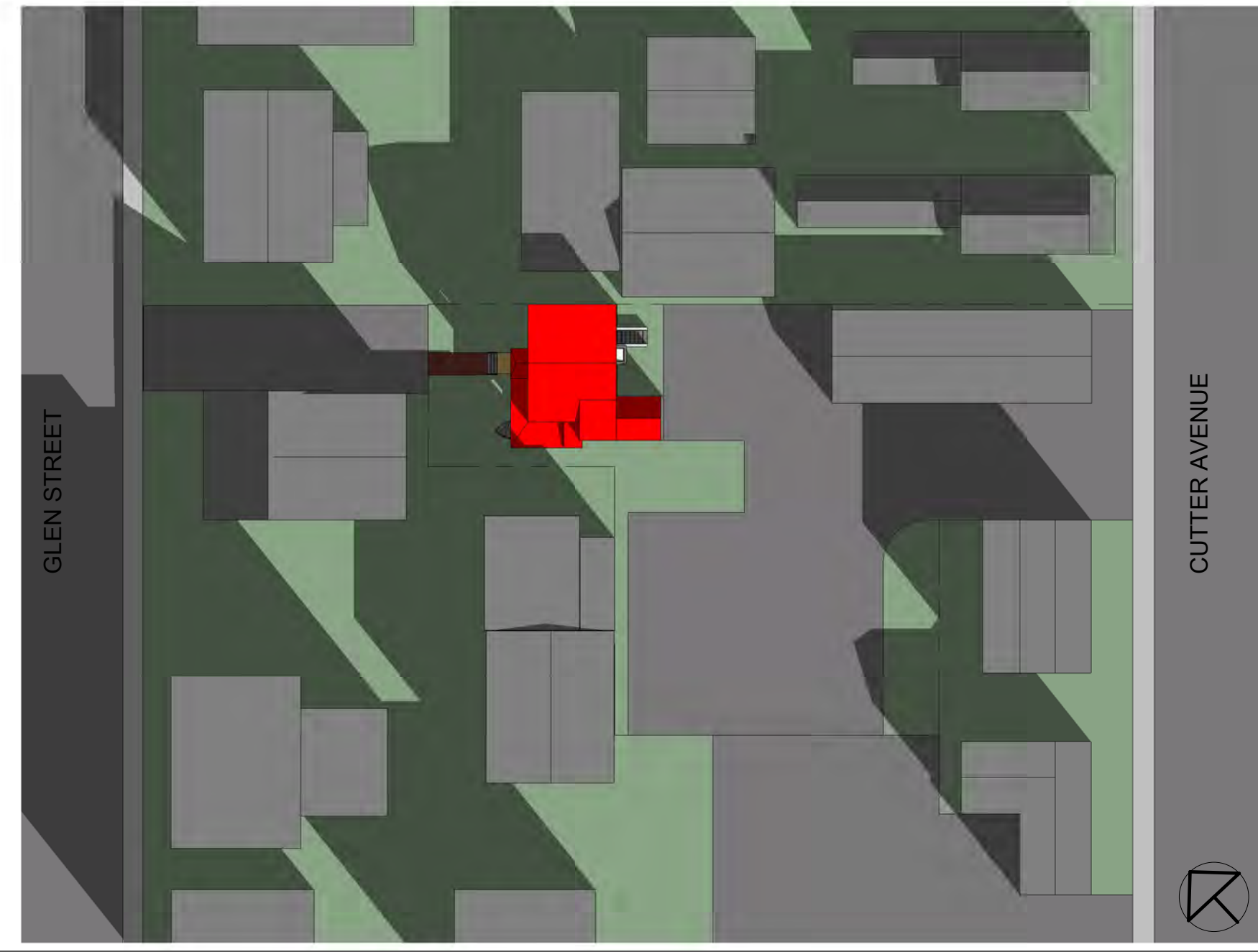
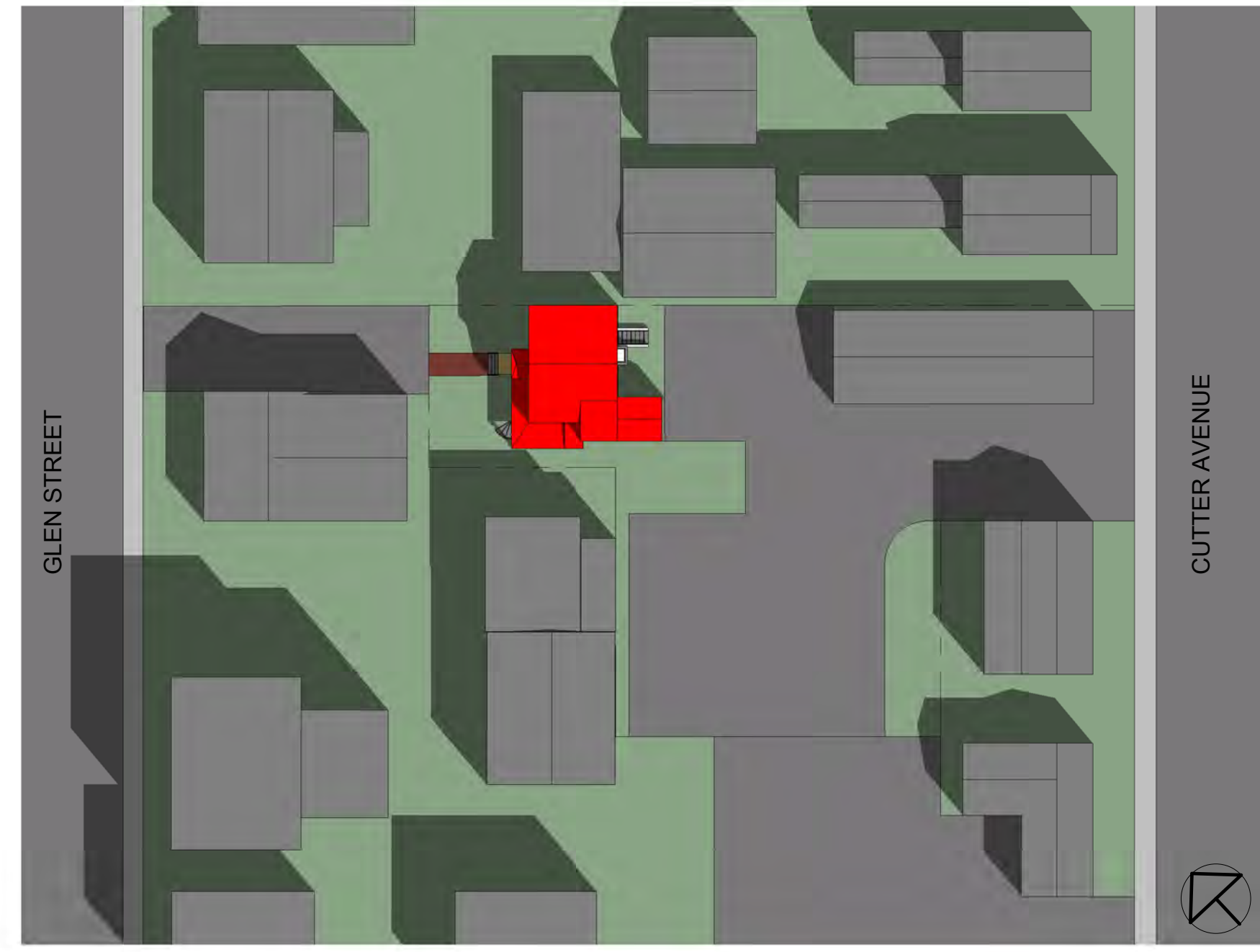
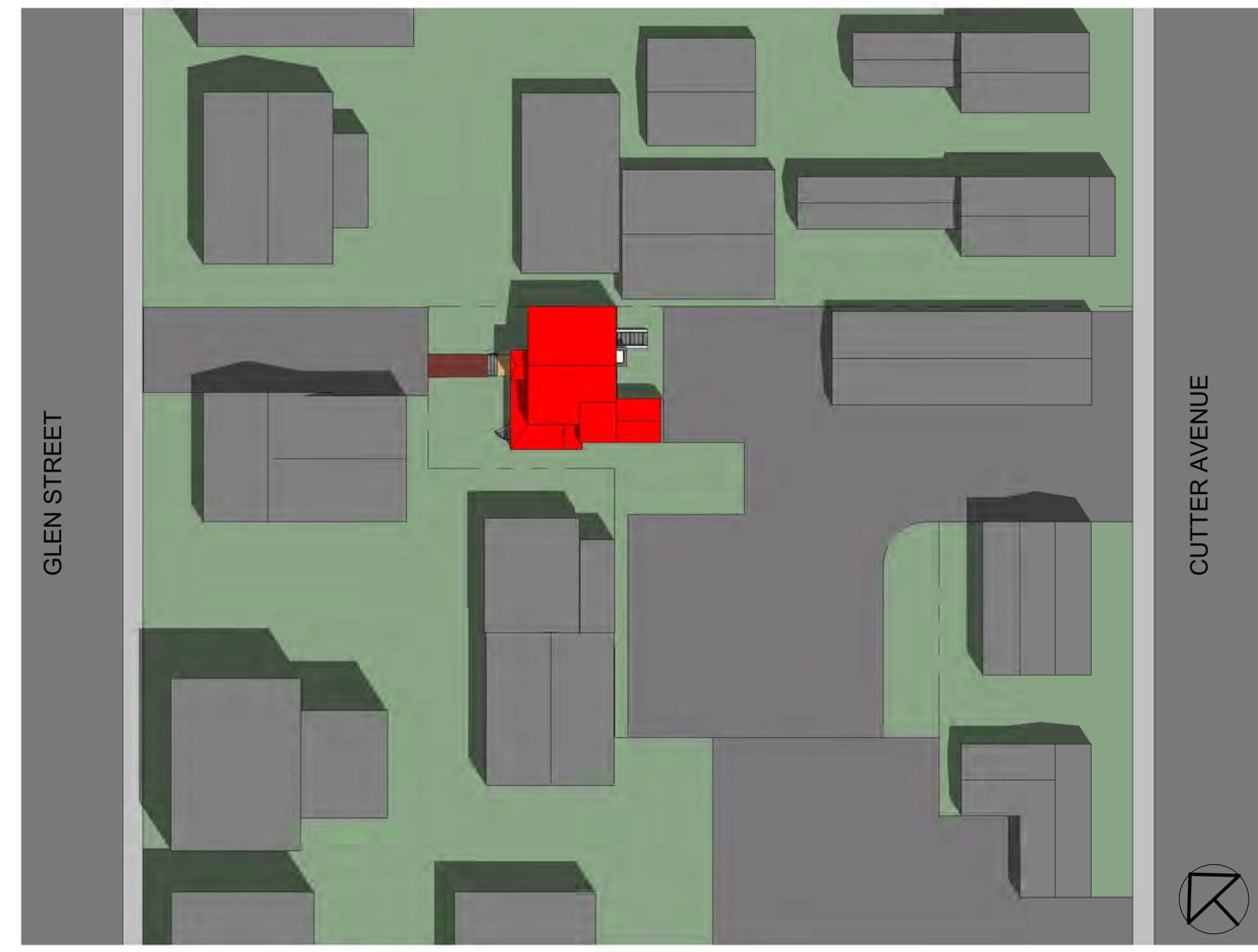
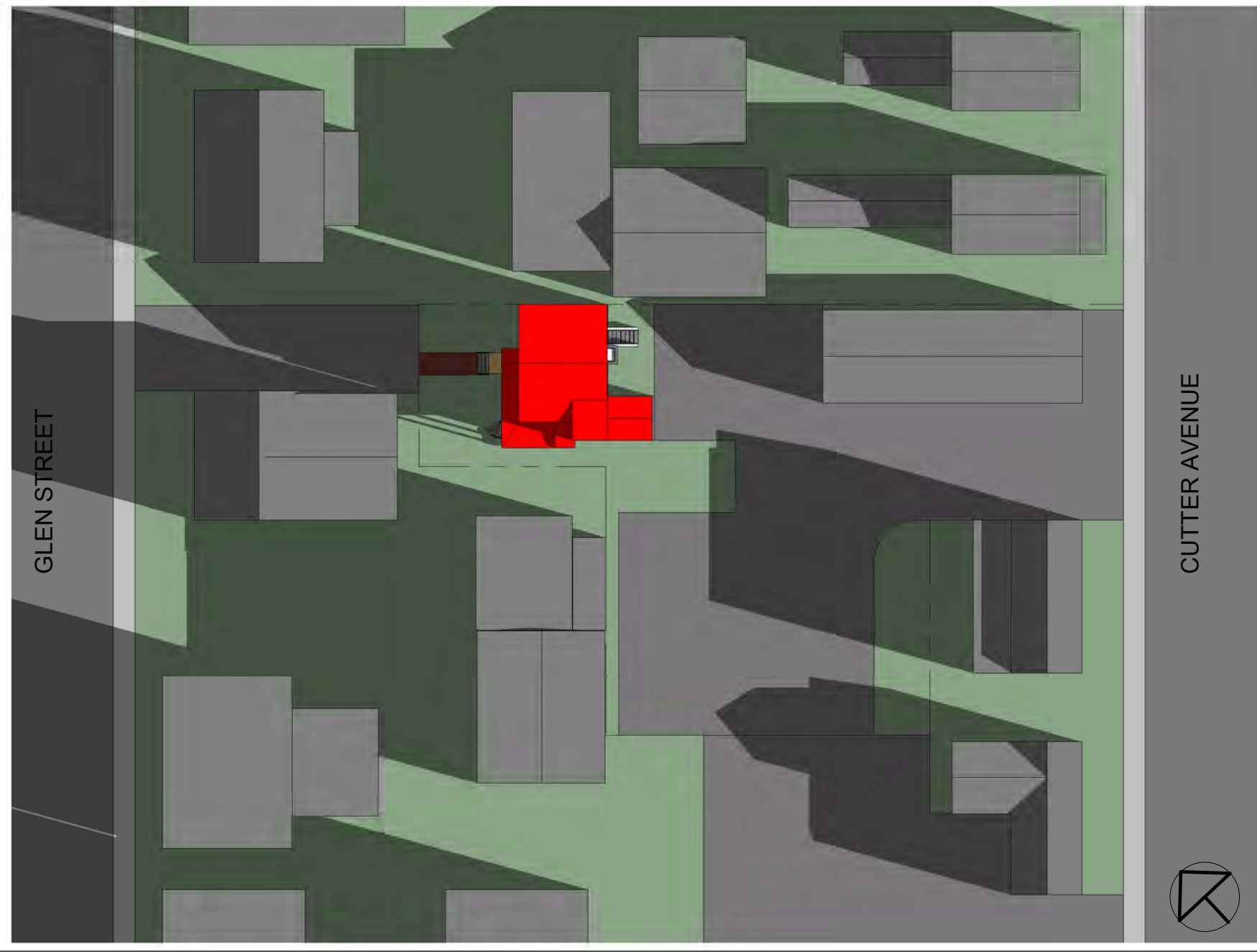
SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE



PROJECT NAME
CUTTER ST CONDOMINIUM

PROJECT ADDRESS
32 GLEN STREET,
SOMERVILLE, MA

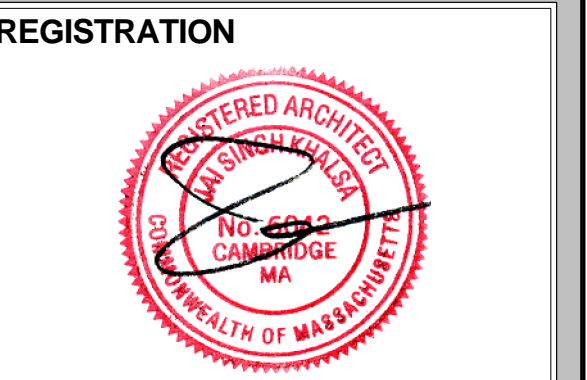
CLIENT
L.J. DICARLO



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Project number 17132
Date 2018.04.19
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REVISIONS

No.	Description	Date

Existing Shadow
Study

SS-2
CUTTER ST CONDOMINIUM