

Sheet Number	Sheet Name	Sheet Issue Date
O-Cover		
A-000	Cover Sheet	05-15-2019
I-Civil		
L-01	Plot Plan	03-12-2019
2-Architectural		
A-020	Architectural Site Plan	05-15-2019
EX-100	Existing Plans and Elevations	05-15-2019
A-021	Area Calculations	05-15-2019
A-022	Unit Area Calculation	05-15-2019
A-101	Proposed Basement & 1st Level Floor Plans	05-15-2019
A-102	Proposed 2nd & 3rd Level Floor Plans	05-15-2019
A-103	Proposed Roof Plan	05-15-2019
A-300	Proposed East & North Elevations	05-15-2019
A-301	Proposed West & South Elevations	05-15-2019



PROJECT:
SYCAMORE ST. RESIDENCES

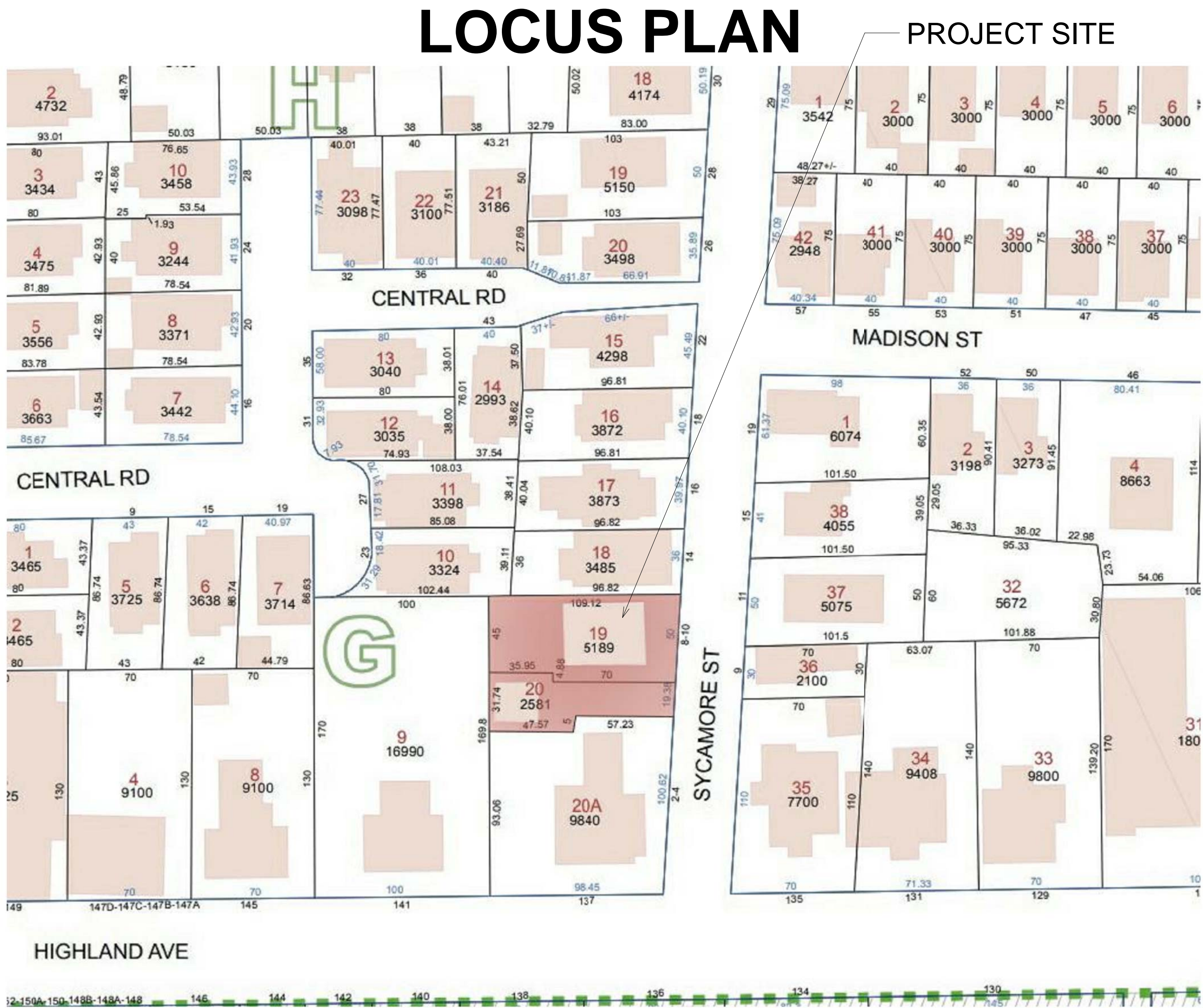
SD SET
05-15-2019

PROJECT ADDRESS:
8-10 SYCAMORE STREET,
SOMERVILLE MASSACHUSETTS

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

CLIENT:
DON HUGHES,
CREATIVE PROPERTY SOLUTIONS
ADDRESS:
180 NORTH STREET,
SOMERVILLE MA 02144

CIVIL ENGINEER:
MILLENNIUM ENGINEERING, INC.
ADDRESS:
62 ELM STREET (RT 110)
SALISBURY, MA, 01952



PROJECT NAME
Sycamore St Residences

PROJECT ADDRESS
8-10 Sycamore St,
Somerville, MA

CLIENT
DON HUGHES

ARCHITECT


KHALSA

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

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No.	Description	Date

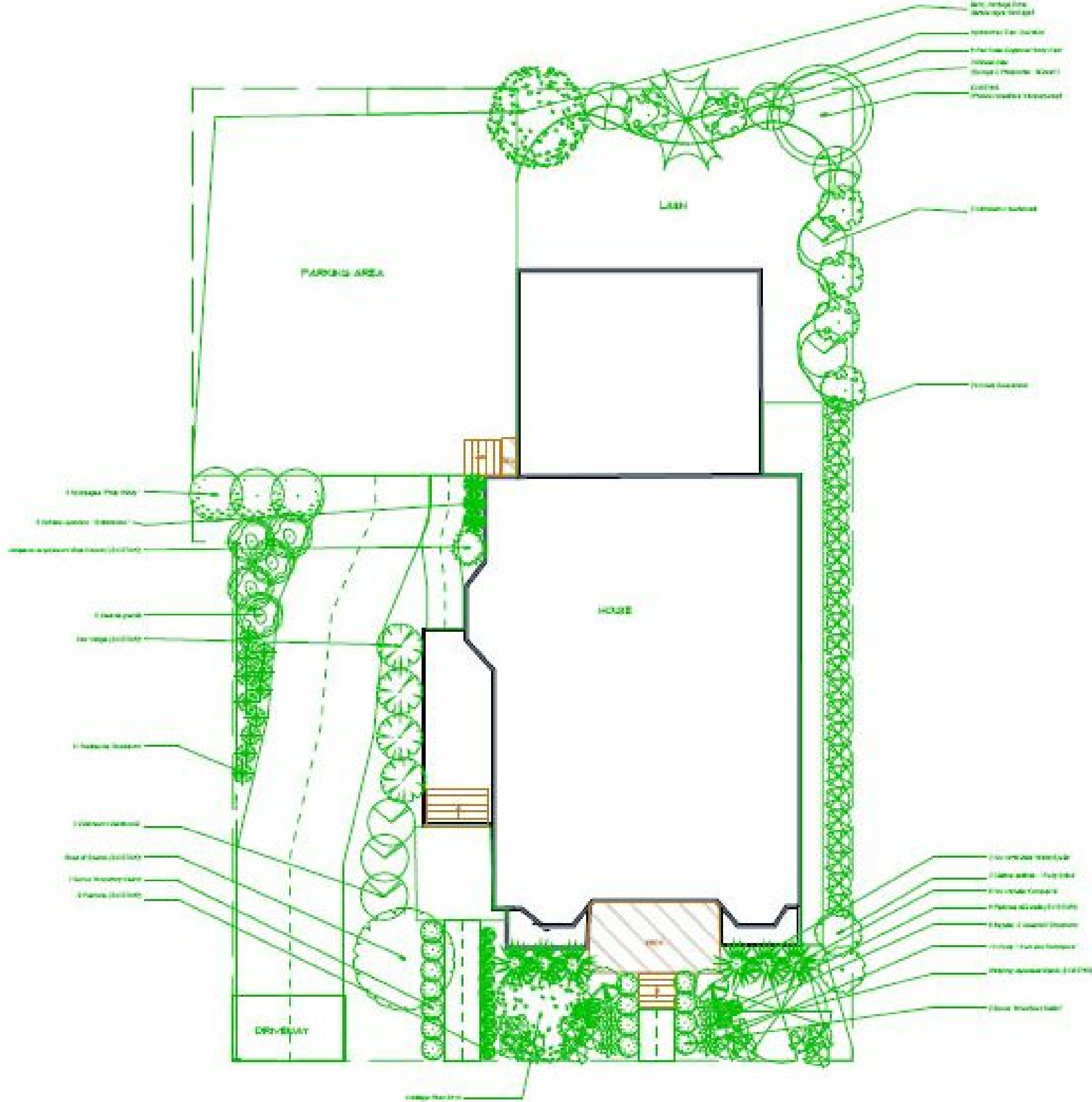
Cover Sheet

A-000
Sycamore St Residences

8-10 Sycamore St, Somerville, MA
Gardener: KDI Design, LLC
June 2019
Don Hughes

Revisions:

Drawn by: [Signature]
Scale: 1" = 1' - 0"



Hydrangea Tree 'Quickfire'



HERITAGE RIVERR BIRCH



RED OSIER DOGWOOD IVORY HALO



SYRINGA X PRESTONIAE MINUET



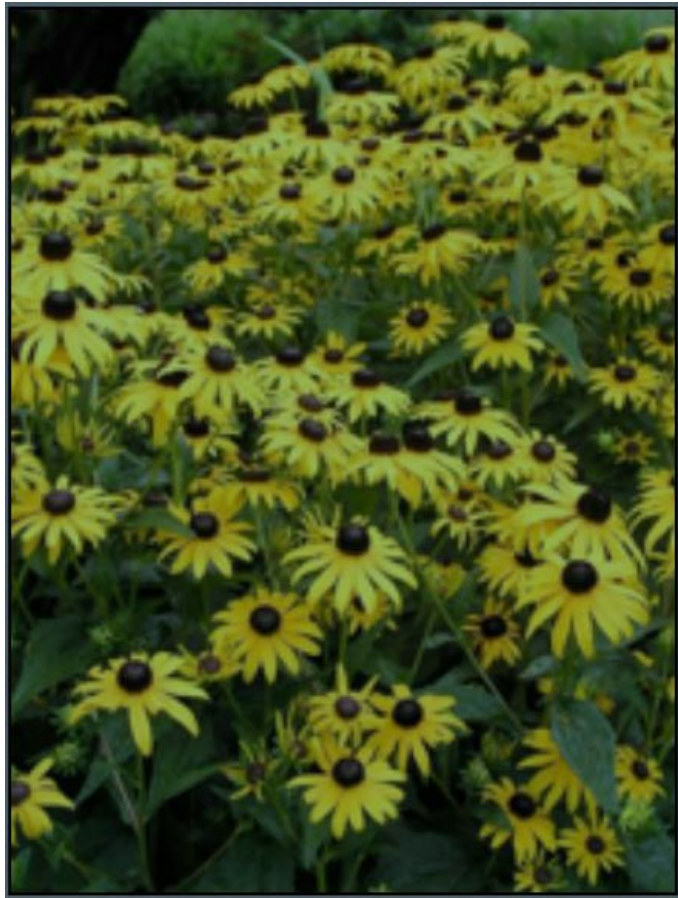
VIBRUNUM X BURKWOODI



HOSTA GUACAMOLE



HOSTA SUM AND SUBSTANCE



REDBECKIA GOLDSTRUM



ILEX VERTICILLATA WINTERSPRITE



CLETHRA ANIFOLIA RUBY SPICE



ILEX CRENATA COMPACTA



BUXUS WOODBURN SELECT



NEPETA X FASSENII DROPMORE



DEUTZIA GRACILIS



SPIRAEA JAPONICA GOLDMOUND



HYDRANGAEA PINKY WINKY

PROJECT NAME
Sycamore St Residences

PROJECT ADDRESS
8-10 Sycamore St,
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DESIGN
KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX:
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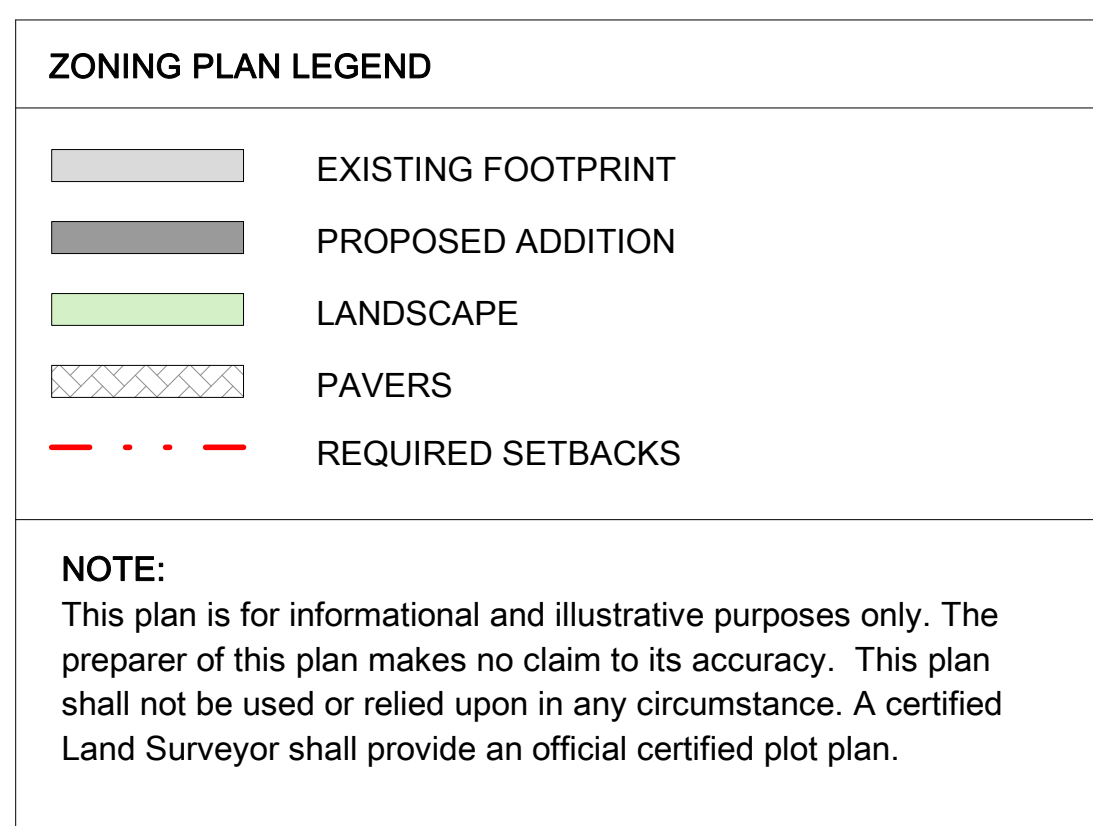
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Date 07-22-2019
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REVISIONS		
No.	Description	Date

LANDSCAPE PLAN

L-1
Sycamore St Residences

ZONING CHART - SOMERVILLE				
LOT SIZE: 7,760 +/- SF	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	RC ZONE			
USE	RESIDENTIAL	RESIDENTIAL/ MULTI-FAMILY, 3 DU	RESIDENTIAL/ MULTI-FAMILY, 5 DU	COMPLIES
MIN LOT SIZE	7,500 SF	7,760 +/- SF	7,760 +/- SF	COMPLIES
MIN LOT ARE PER DWELLING	875 SF / DU (1-9 UNITS), 7,760 SF/ 875= 8 DU	3 DU=2,586 SF / DU	5 DU=1,552 SF / DU	COMPLIES
MAX GROUND COVERAGE	70% / 5,432 SF	30% / 2,372 SF	32% / 2,497 SF	COMPLIES
LANDSCAPE AREA	25% / 1,940 SF	46% / 3,625 SF	34% / 2,588 SF	COMPLIES
MAX FLOOR AREA RATIO (FAR)	2.0 / 15,520 SF	0.45 / 3,513 SF	0.89 / 6,889 SF	COMPLIES
MAX BUILDING HEIGHT	3 ST / 40' - 0"	3 ST / 35' -11"	3 ST / 35' -11"	COMPLIES / NO CHANGE
MIN. YARD SETBACKS FRONT LEFT SIDE RIGHT SIDE REAR	15'-0" OR STREET AVG./ 10'-0" MIN. 3 STORY: 10' - 0" SUM 20'-0" 3 STORY: 10' - 0" SUM 20'-0" 20'-0"	10.3' 28.1' 5.8' 42.3'	10.3' 28.1' 5.8' 20'	COMPLIES COMPLIES PRE-EXIST/ NO CHANGE COMPLIES
MIN FRONTAGE	50' - 0"	69.38'	69.38'	COMPLIES / NO CHANGE
PERVIOUS AREA, MIN % OF LOT	30% / 2,328 SF	46% / 3,625 SF	58% / 4,527 SF	COMPLIES
PARKING REQUIREMENTS	<div>EXISTING- 5 SPACES REQUIRED UNIT #1: 3 BED= 2 SPACES UNIT #2: 1 BED= 1.5 SPACES UNIT #3: 2 BED= 1.5 SPACES</div> <div>PROPOSED- 8.5 SPACES REQUIRED UNIT #1: 3 BED= 2 SPACES UNIT #2: 3 BED= 2 SPACES UNIT #3: 2 BED= 1.5 SPACES UNIT #4: 2 BED= 1.5 SPACES UNIT #5: 2 BED= 1.5 SPACES</div>	1 SPACE	5 SPACES (COMPACT)	DOES NOT COMPLY
BICYCLE PARKING	0 SPACES	0 SPACES	0 SPACES	COMPLIES



ARCHITECT

D E S I G N



KHALSA

17 IVALOO STREET SUITE 40
SOMERVILLE, MA 02143
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Scale	As indicated

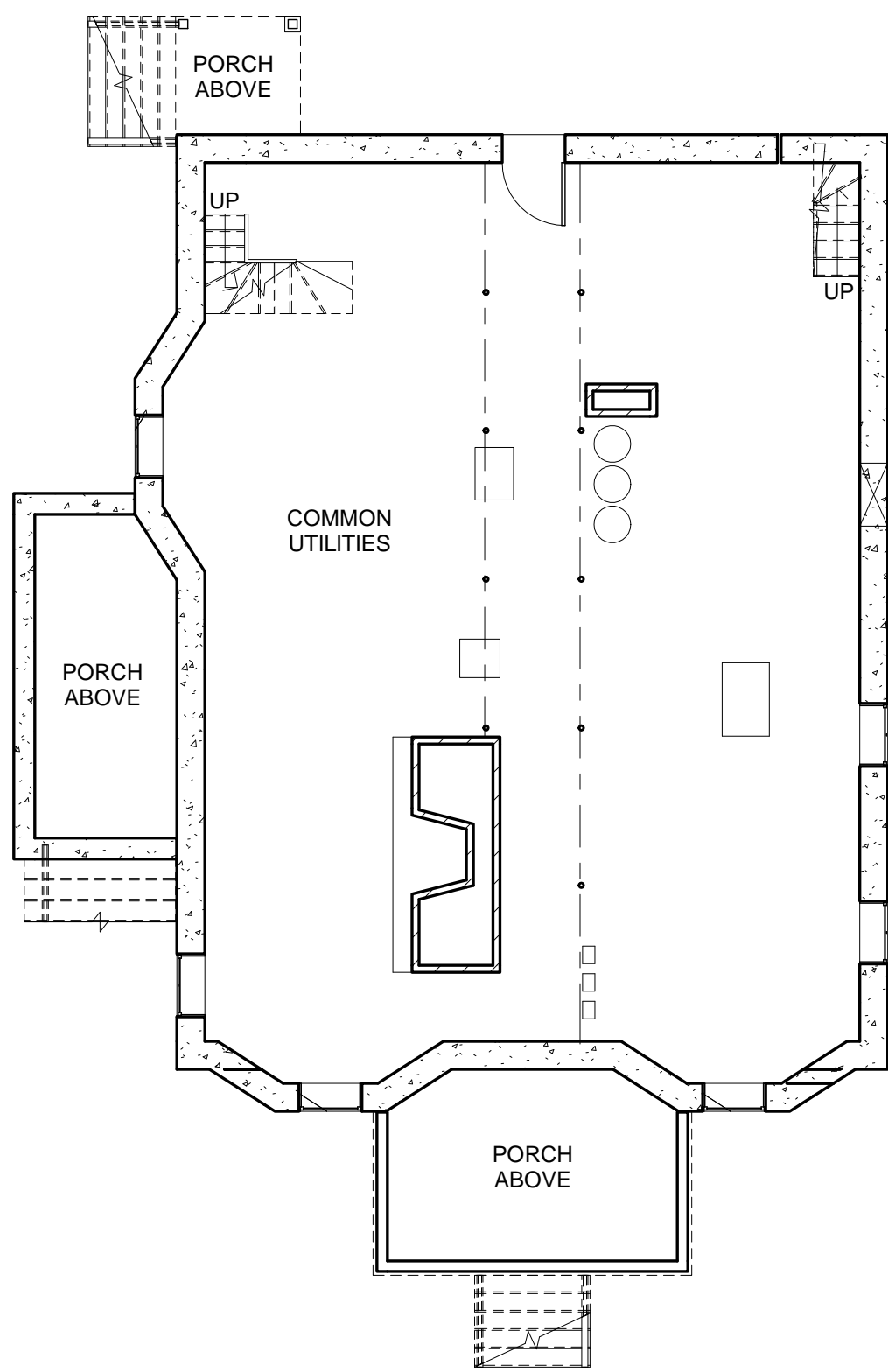
REVISIONS

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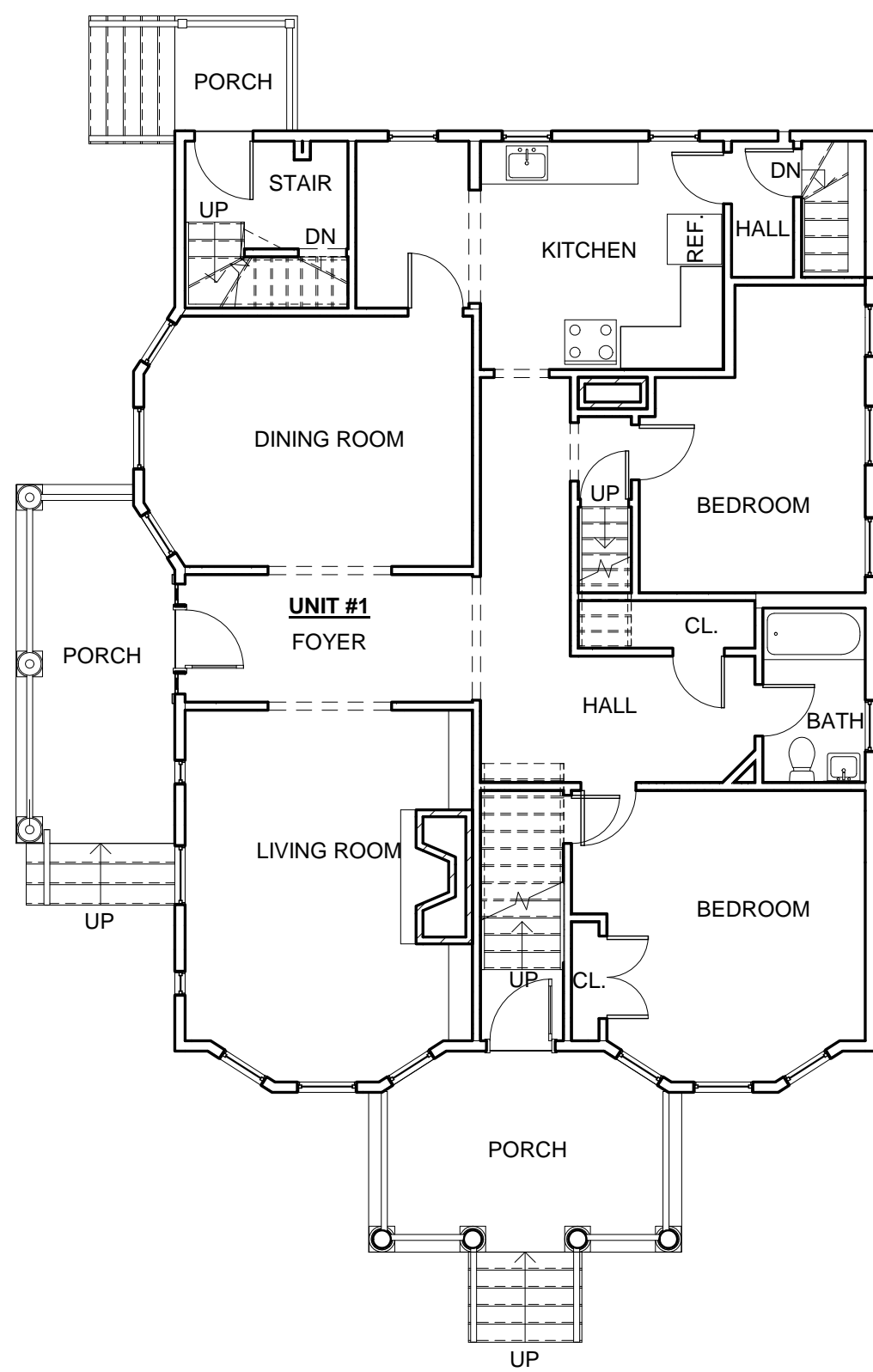
Architectural Site Plan

A-020

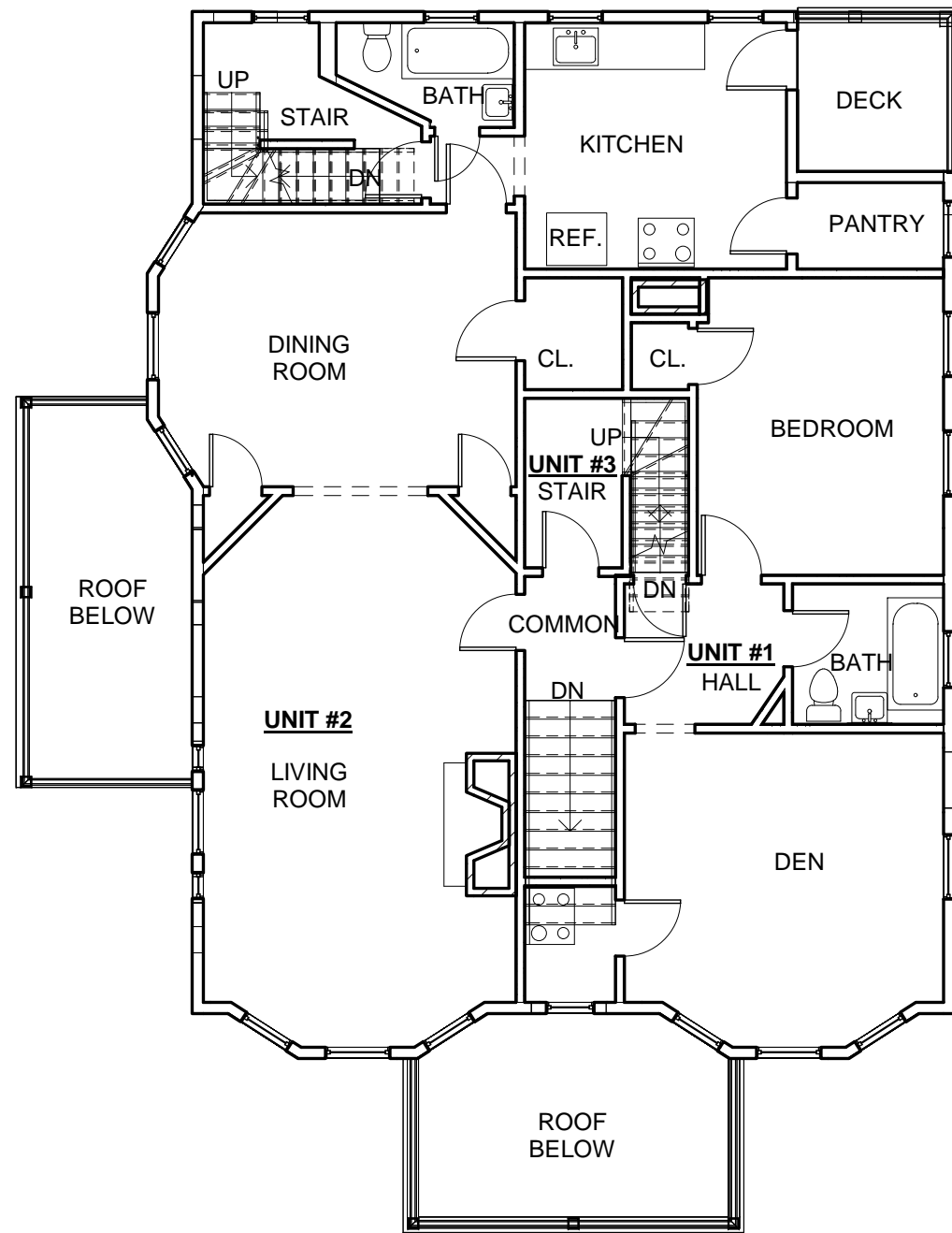
Sycamore St Residences



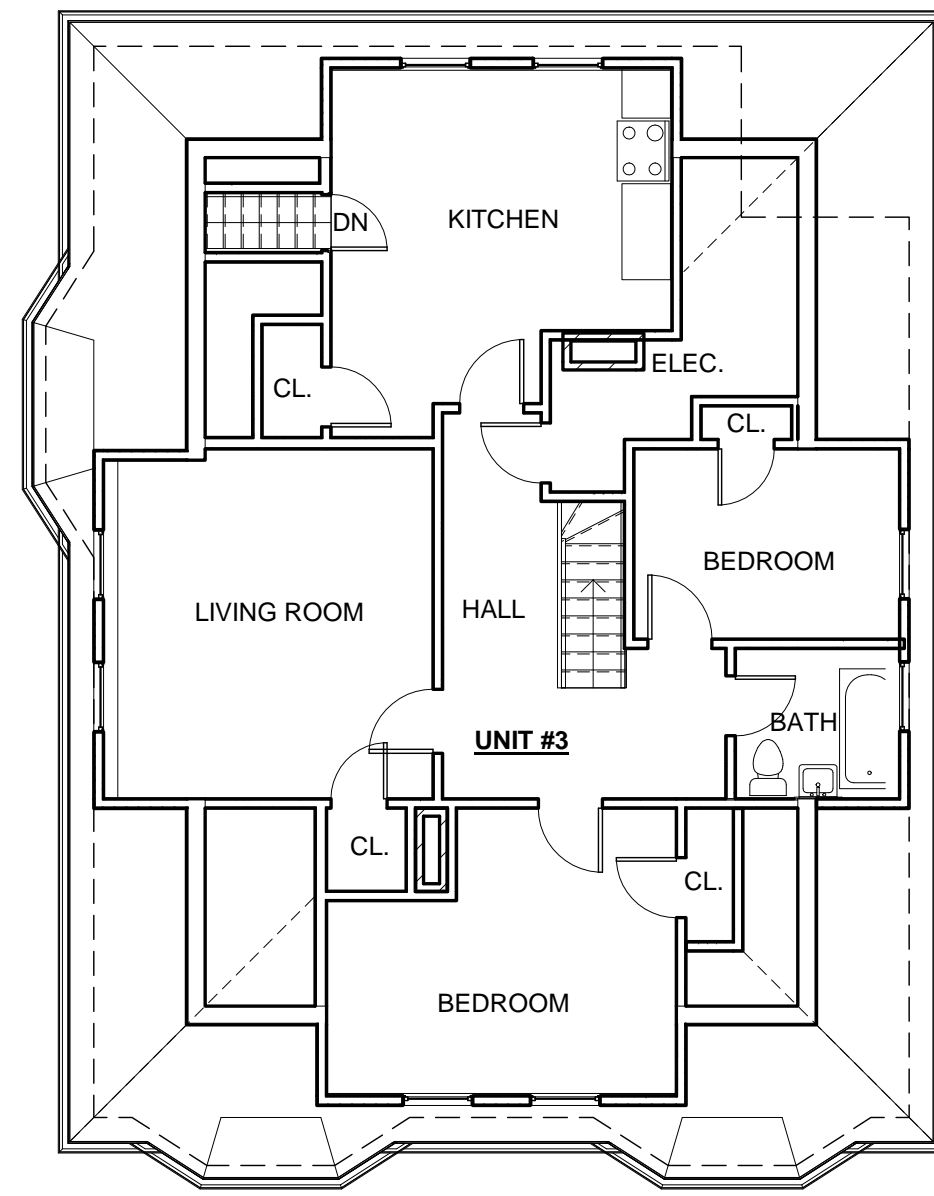
1 Existing Basement
1/8" = 1'-0"



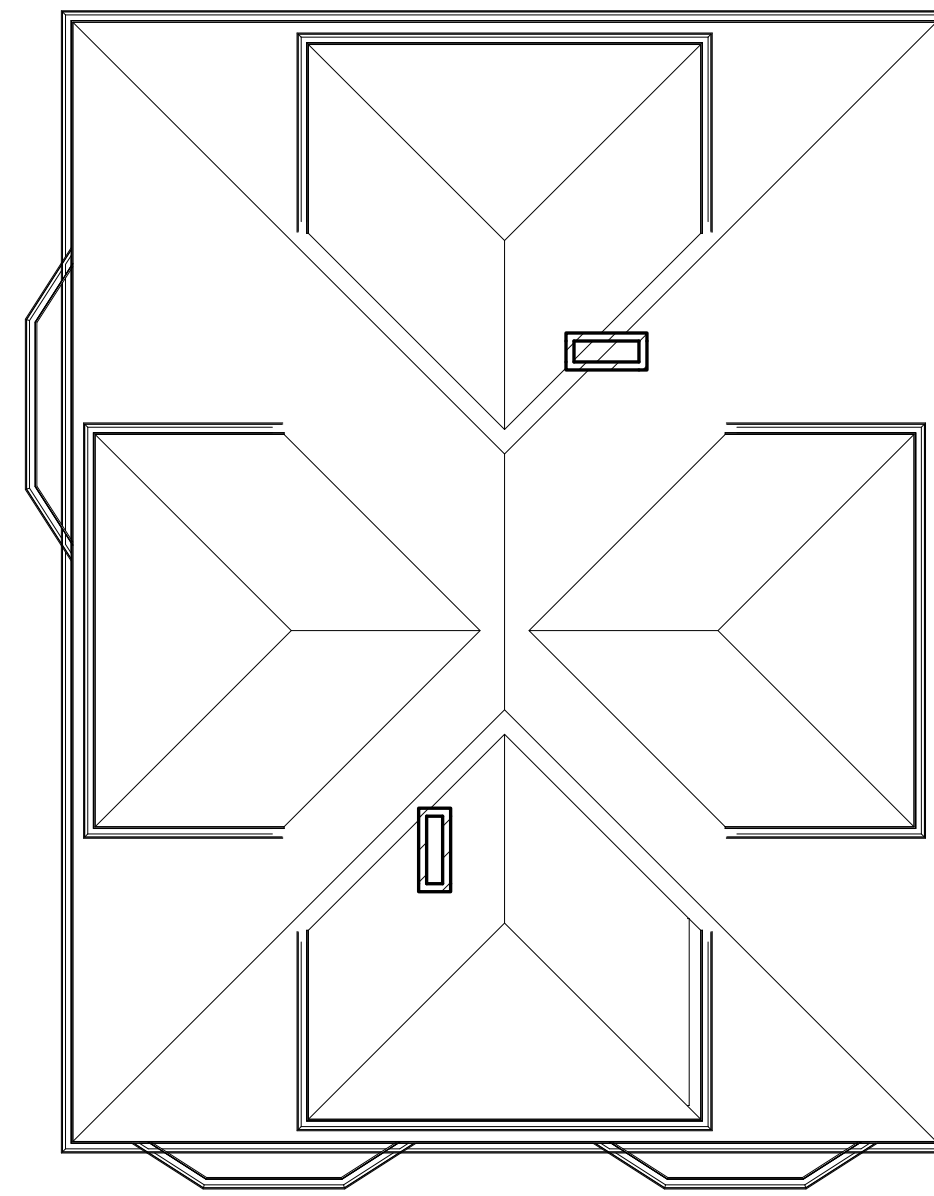
2 Existing- 1st Floor Level
1/8" = 1'-0"



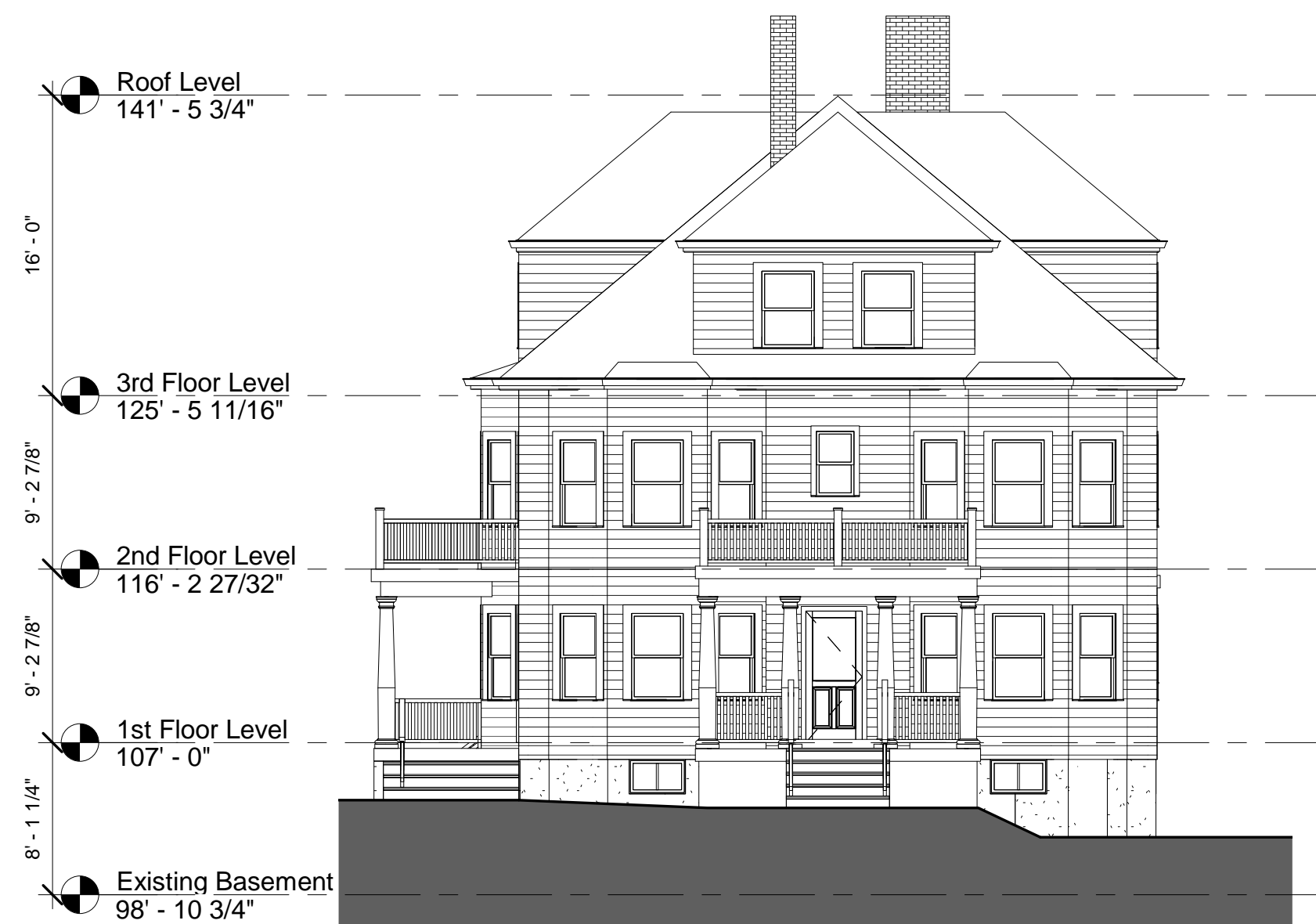
3 Existing- 2nd Floor Level
1/8" = 1'-0"



4 Existing- 3rd Floor Level
1/8" = 1'-0"



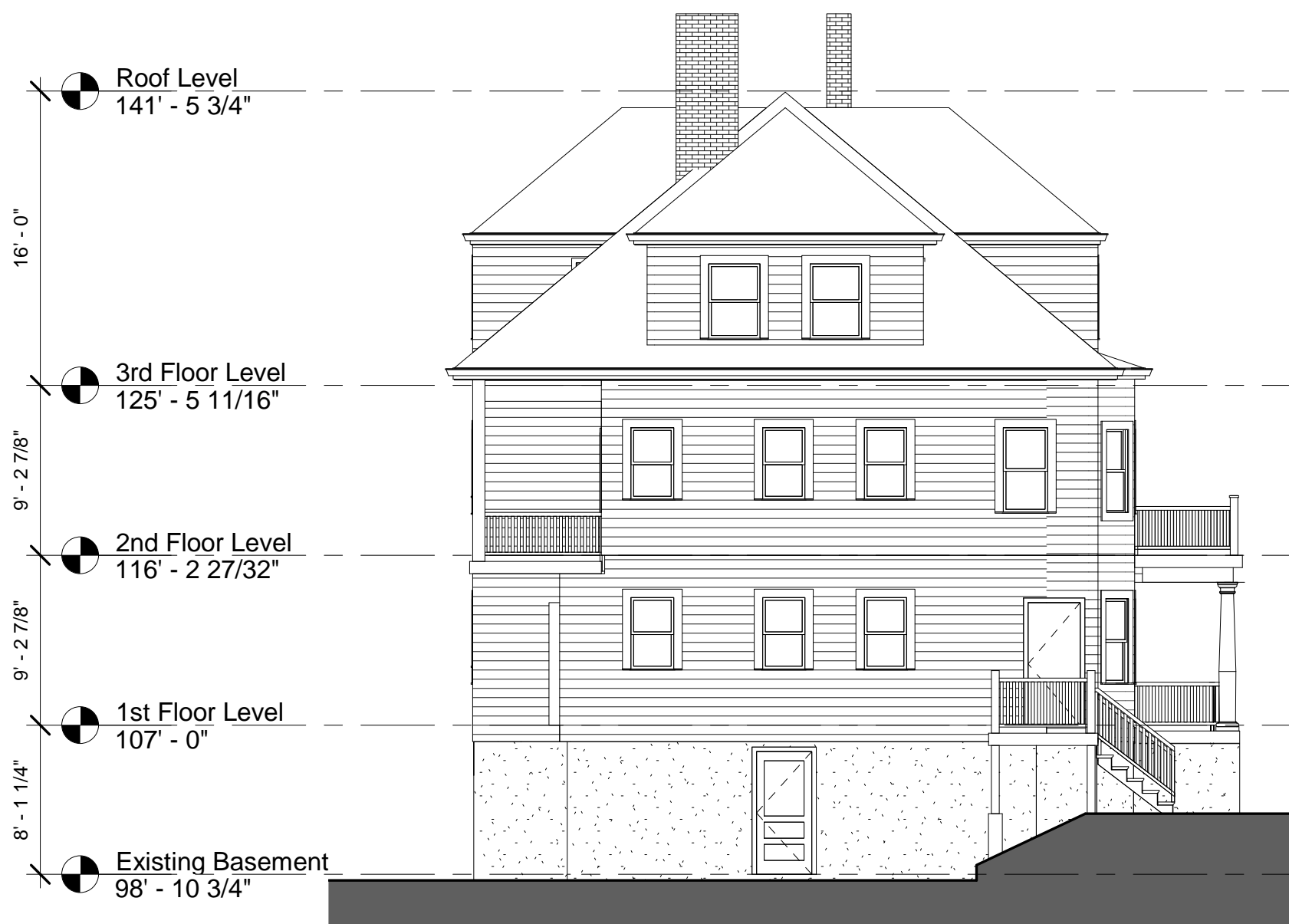
5 Existing Roof Plan
1/8" = 1'-0"



6 Existing East (Front) Elevation
1/8" = 1'-0"



7 Existing South (Left) Elevation
1/8" = 1'-0"



8 Existing West (Rear) Elevation
1/8" = 1'-0"



9 Existing North (Right) Elevation
1/8" = 1'-0"

PROJECT NAME

**Sycamore St
Residences**

PROJECT ADDRESS

8-10 Sycamore St,
Somerville, MA

CLIENT

DON HUGHES

ARCHITECT



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

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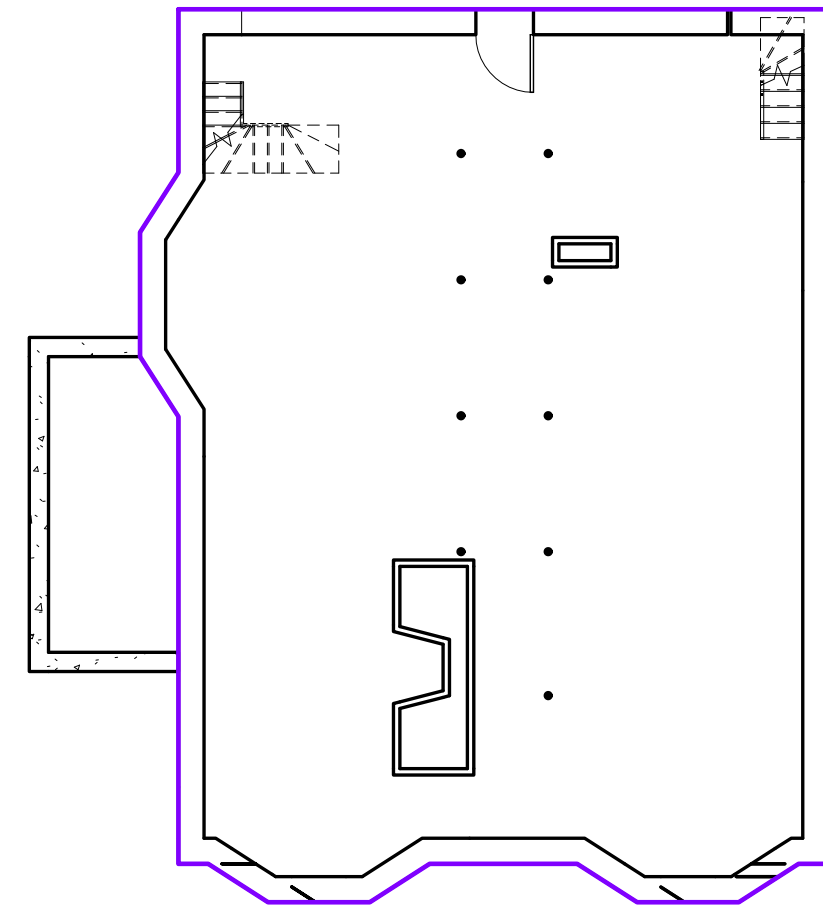
No.	Description	Date

Existing Plans and
Elevations

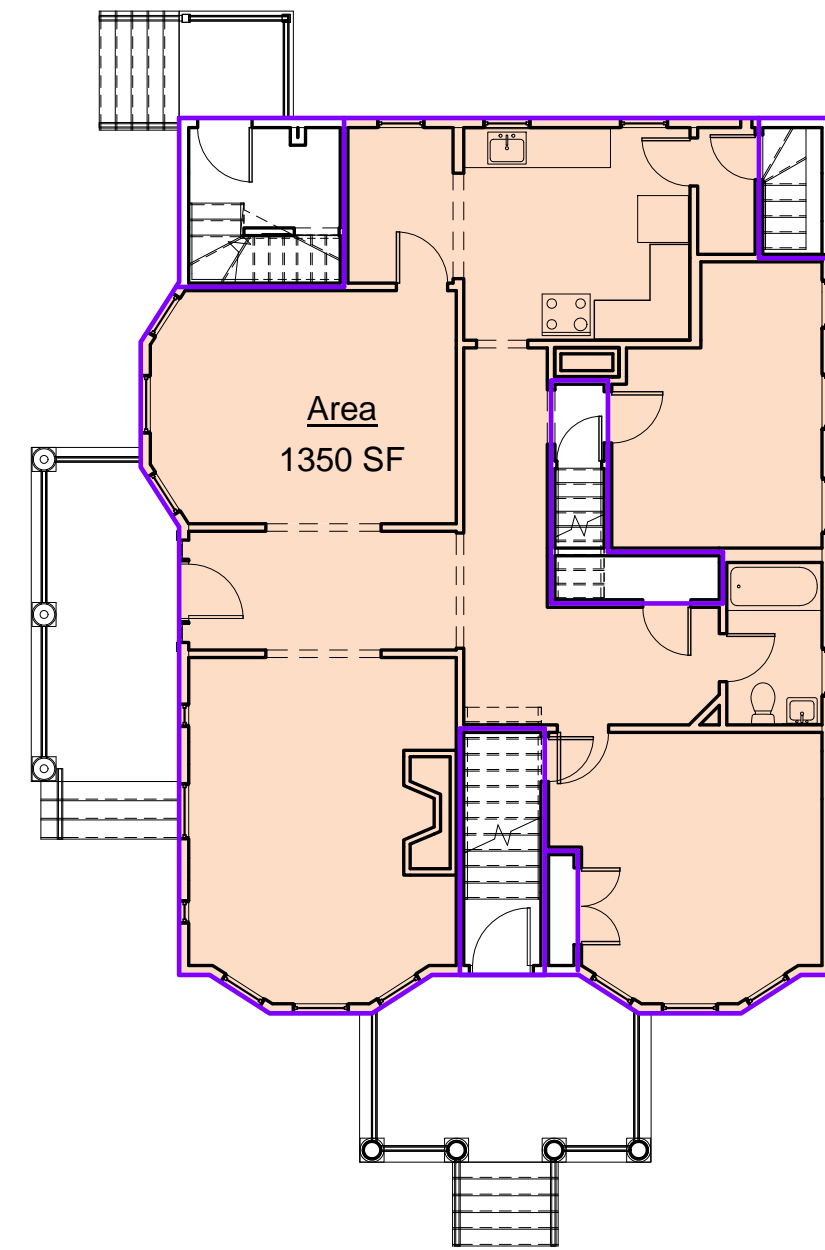
EX-100

Sycamore St Residences

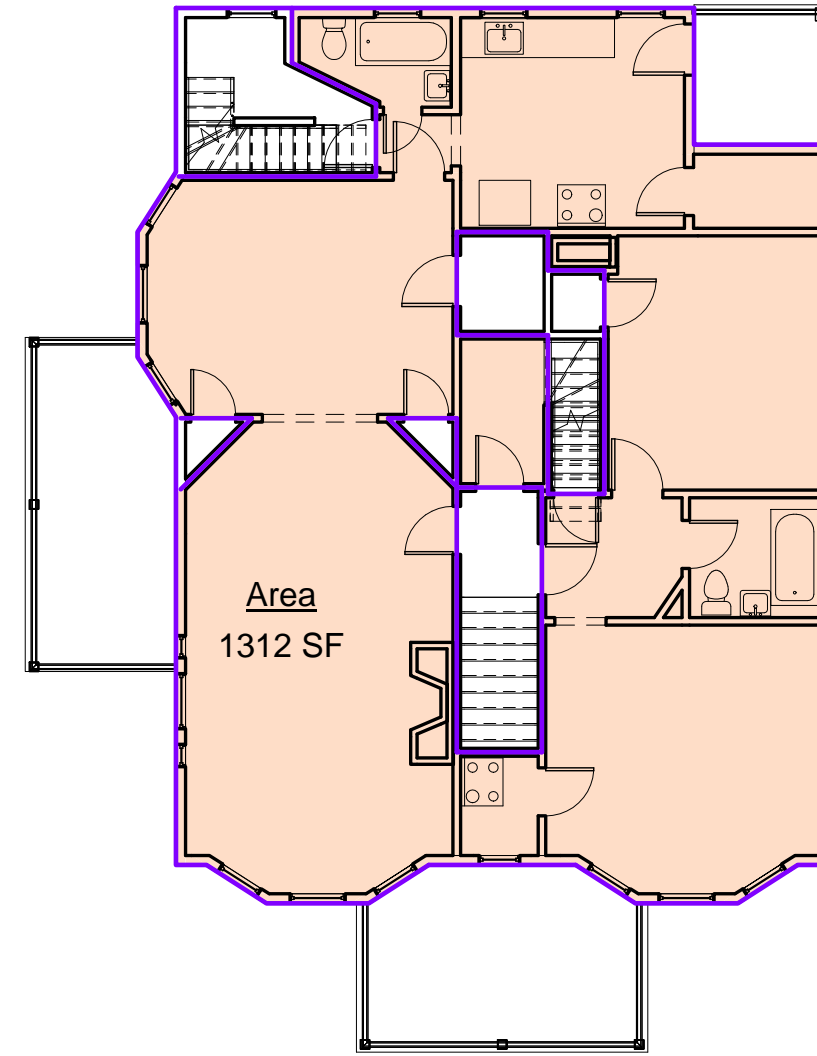
EXISTING FAR AREA



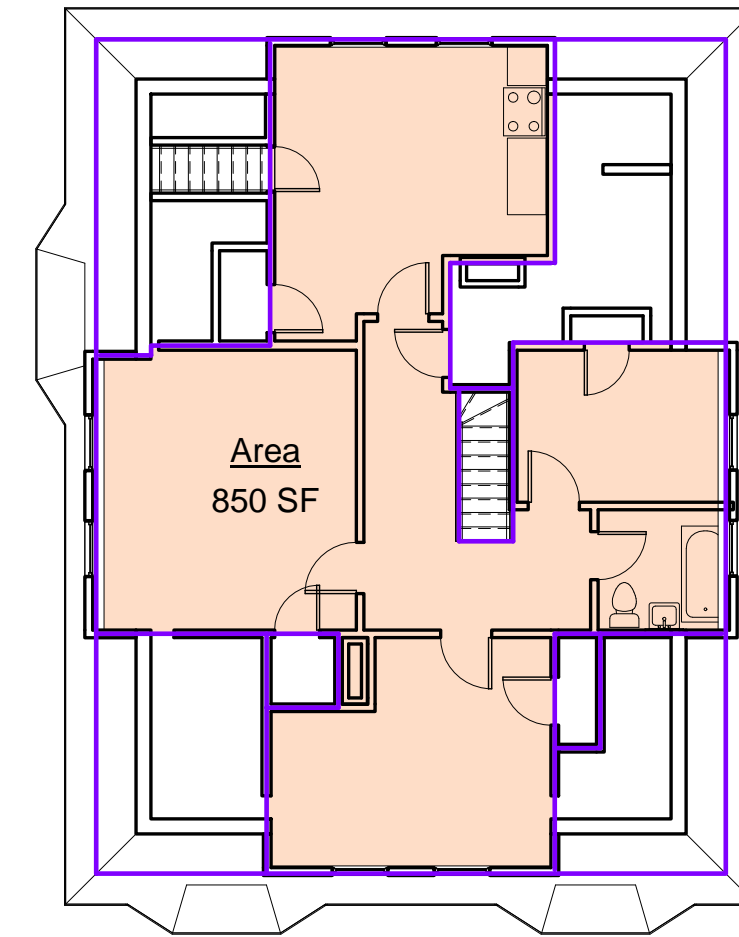
5 Existing Basement
1" = 10'-0"



6 Existing 1st Floor Level
1" = 10'-0"



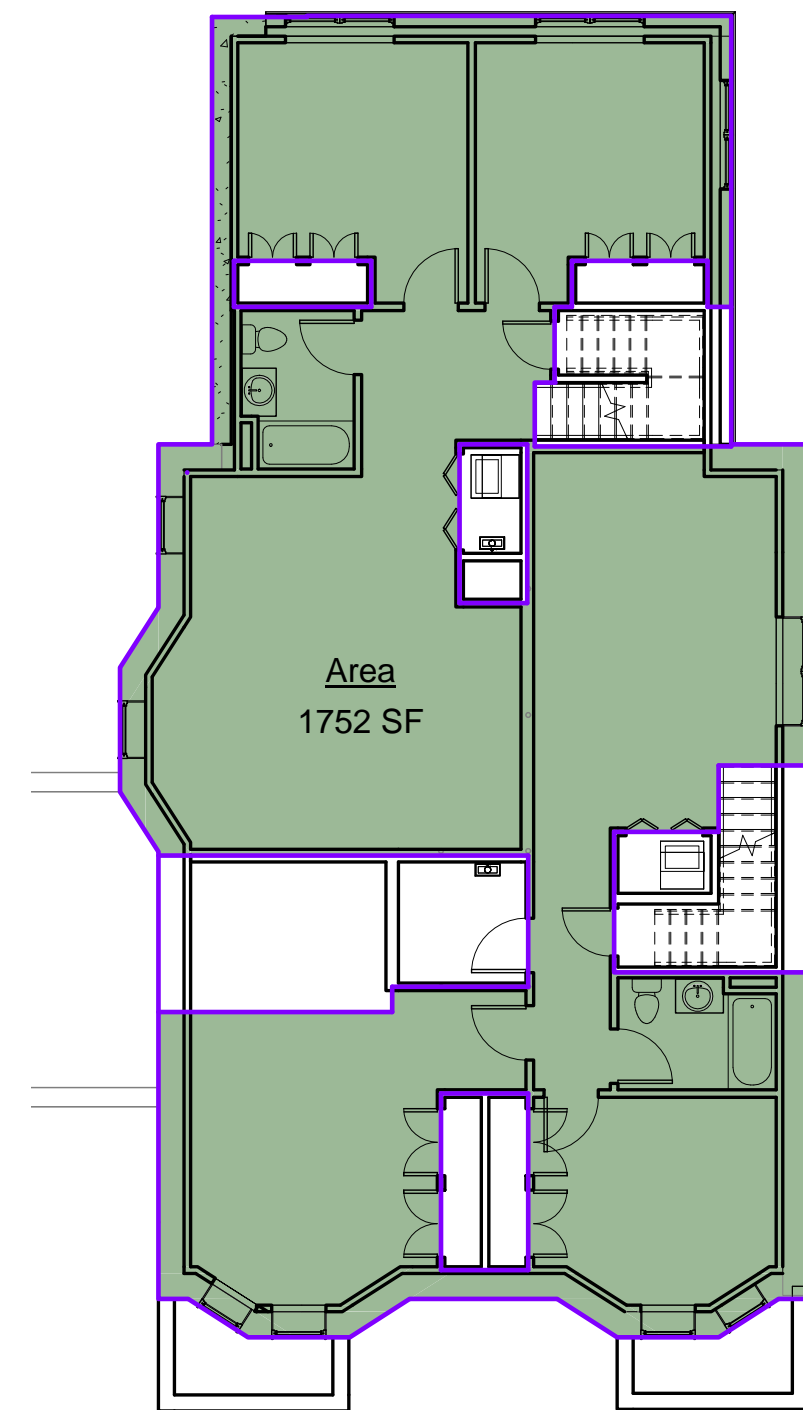
7 2nd Floor Level
1" = 10'-0"



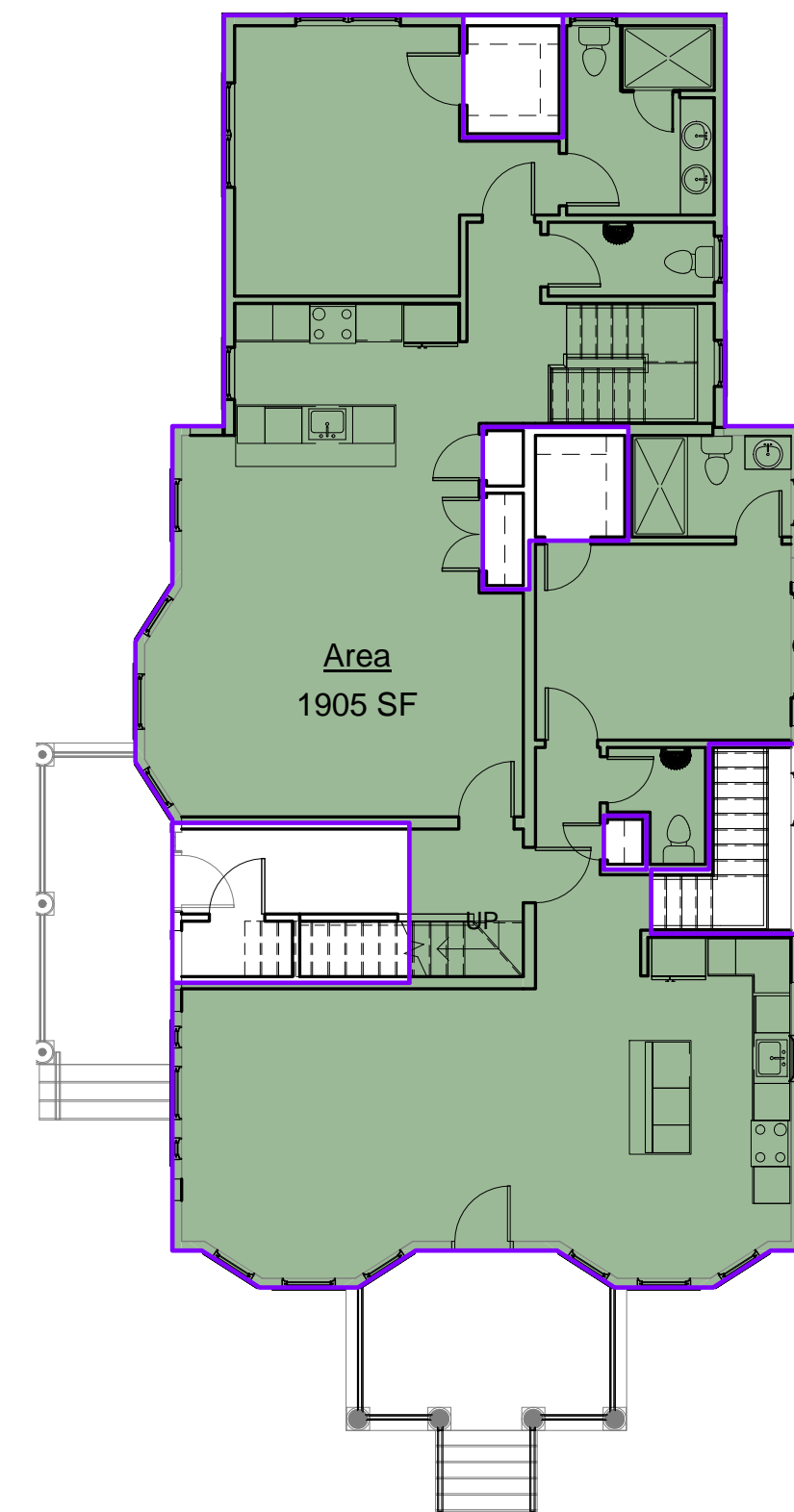
8 3rd Floor Level
1" = 10'-0"

Area Schedule (FAR)	
Level	Area
1st Floor Level	1350 SF
2nd Floor Level	1312 SF
3rd Floor Level	850 SF
	3513 SF

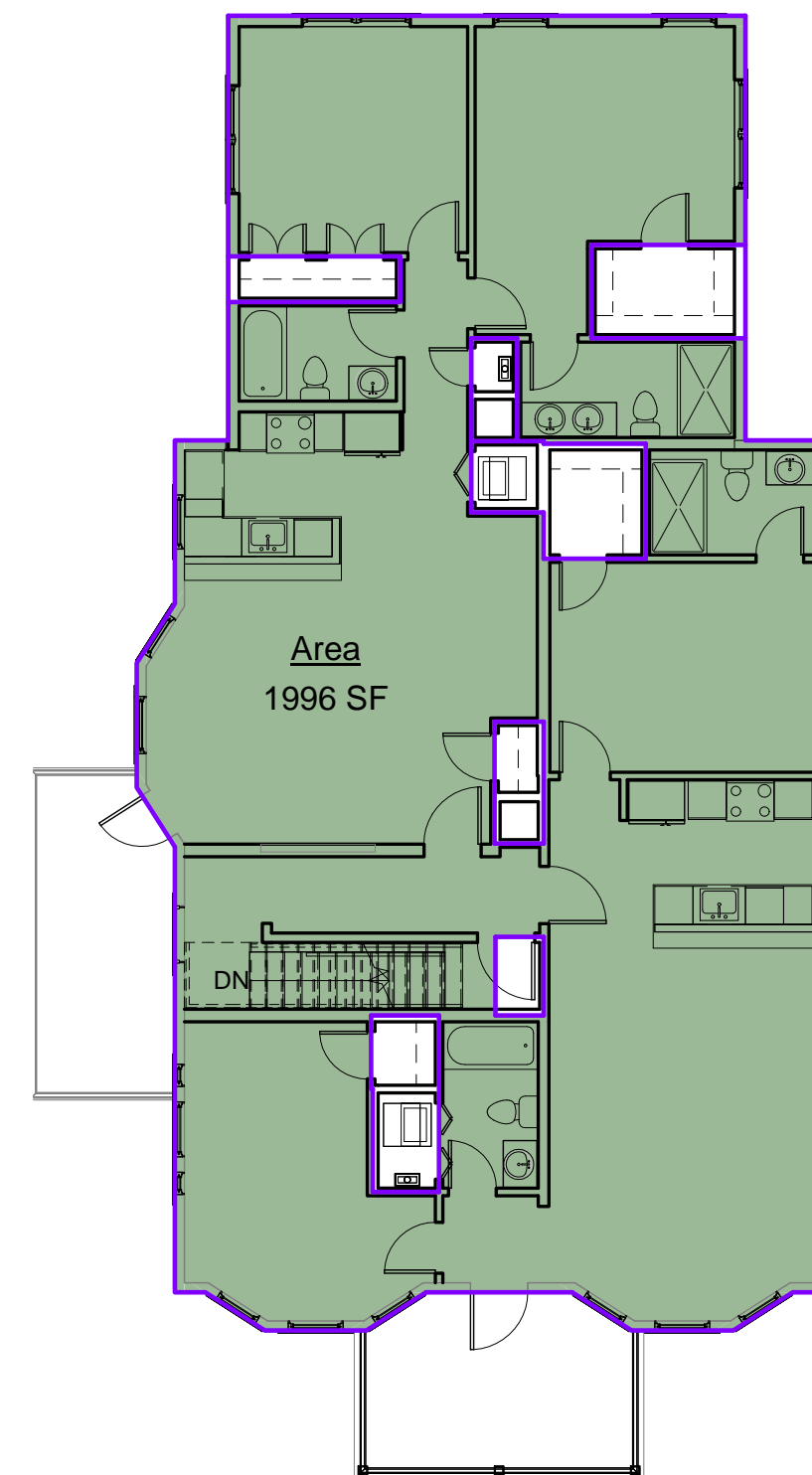
PROPOSED FAR AREA



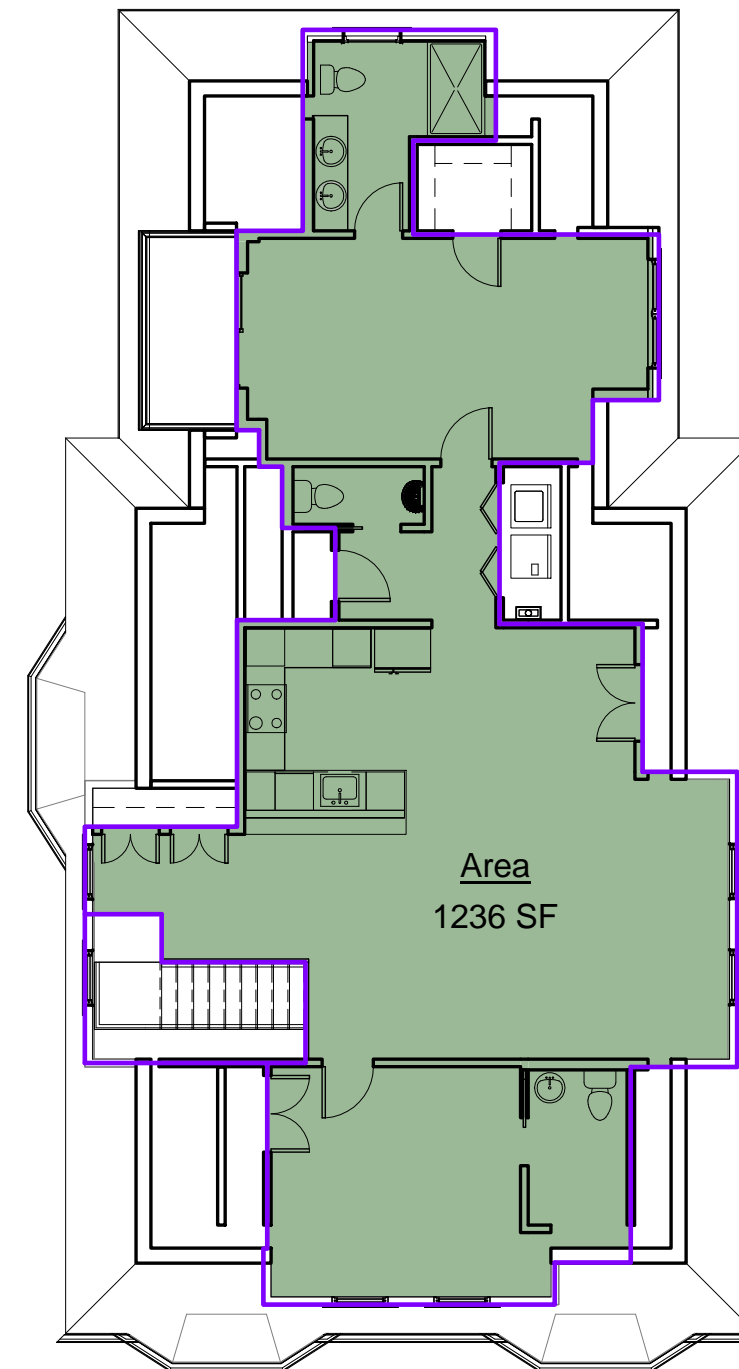
1 New Basement
1" = 10'-0"



② 1st Floor Level
1" = 10'-0"



③ 2nd Floor Level
1" = 10'-0"



4 3rd Floor Level
1" = 10'-0"

Area Schedule (FAR Proposed)	
Level	Area
New Basement	1752 SF
1st Floor Level	1905 SF
2nd Floor Level	1996 SF
3rd Floor Level	1236 SF
Grand total	6889 SF

PROJECT NAME

Sycamore St Residences

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8-10 Sycamore St,
Somerville, MA

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SOMERVILLE, MA 02143
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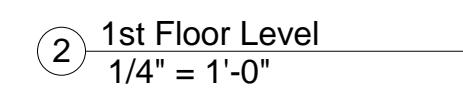
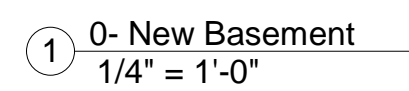
REVISIONS

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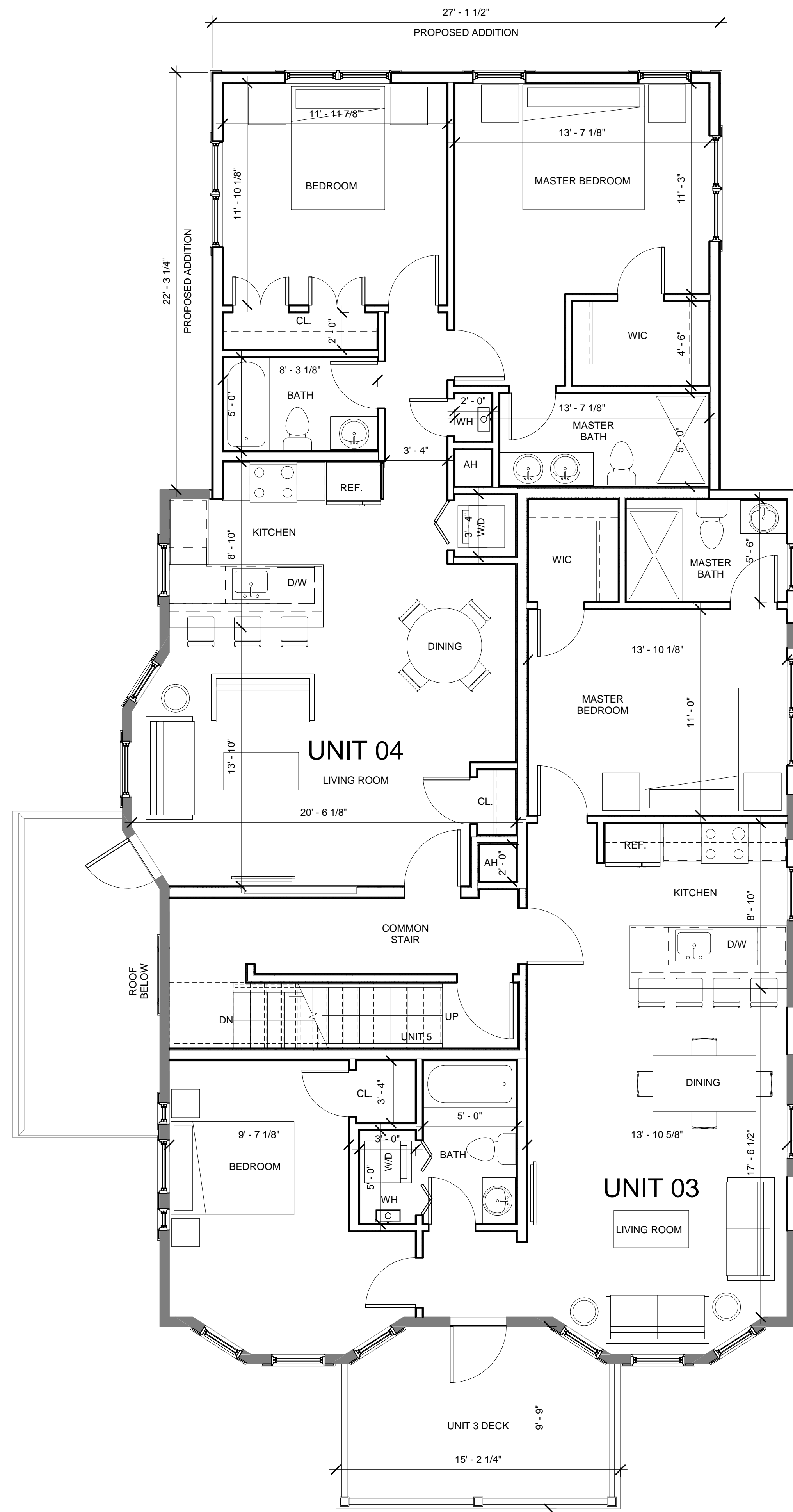
Area Calculations

A-021

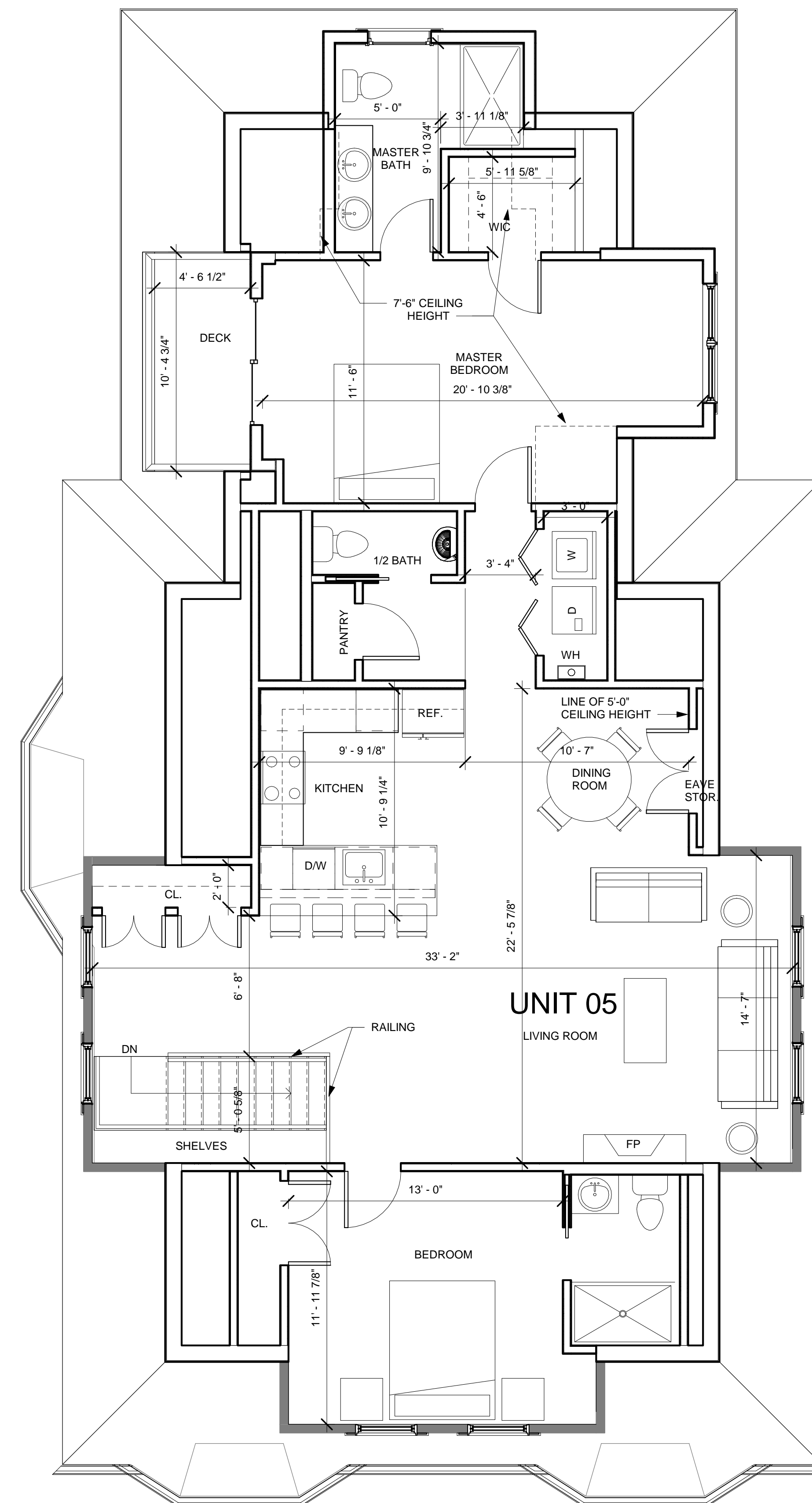
Sycamore St Residences



Sycamore St Residences



① 2nd Floor Level
1/4" = 1'-0"



② 3rd Floor Level
1/4" = 1'-0"

PROJECT NAME

Sycamore St Residences

PROJECT ADDRESS

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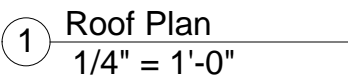
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Proposed 2nd & 3rd Level Floor Plans

A-102

Sycamore St Residences



Sycamore St Residences

Sycamore St Residences

8-10 Sycamore St,
Somerville, MA

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A-300

Sycamore St Residences

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1 East (Front) Elevation
1/4" = 1'-0"



AVERAGE HEIGHT
BETWEEN PLATE
AND RIDGE (ELEV.
133'-11"

35' - 11"

BUILDING HEIGHT

LOWEST POINT
BETWEEN BUILDING
AND 15 FT. FROM
BUILDING (ELEV. 98')

② North (Right) Elevation
 $1/4" = 1'-0"$

Roof Level
141' - 5 3/4"

3rd Floor Level
125' - 5 11/16"

2nd Floor Level
116' - 2 27/32"

1st Floor Level
107' - 0"

Side Entry Level
103' - 0"

Existing Basement
98' - 10 3/4"

New Basement
97' - 4"

① West (Rear) Elevation
1/4" = 1'-0"

Roof Level
141' - 5 3/4"

3rd Floor Level
125' - 5 11/16"

2nd Floor Level
116' - 2 27/32"

1st Floor Level
107' - 0"

Side Entry Level
103' - 0"

Existing Basement
98' - 10 3/4"

New Basement
97' - 4"

② South (Left) Elevation
1/4" = 1'-0"

PROJECT NAME

Sycamore St
Residences

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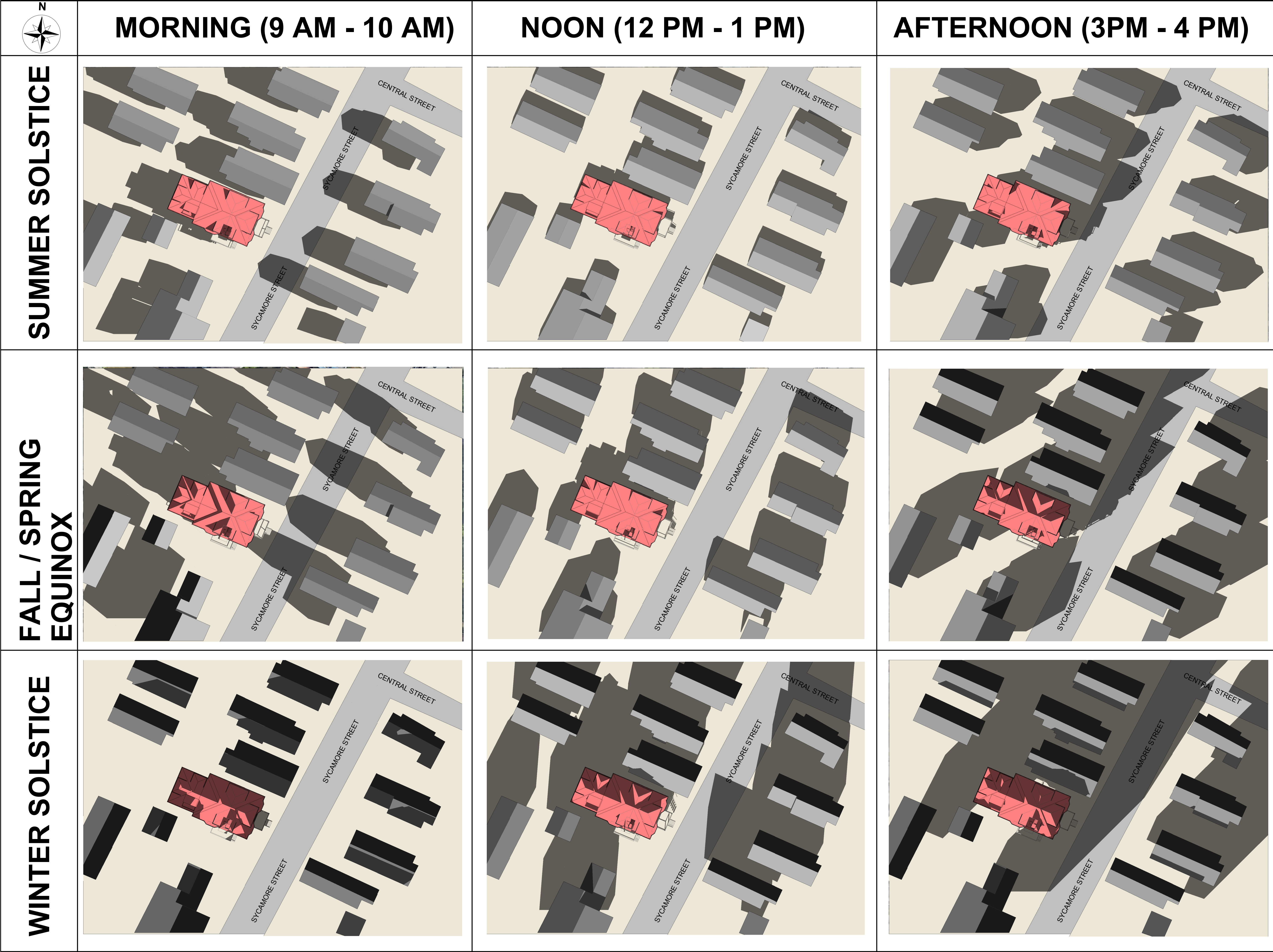
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No.	Description	Date

Proposed West &
South Elevations

A-301

Sycamore St Residences



PROJECT NAME

Sycamore St Residences

PROJECT ADDRESS

8-10 Sycamore St, Somerville, MA

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No.	Description	Date

Proposed Shadow study

A-1

Sycamore St Residences

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SUMMER SOLSTICE

FALL / SPRING EQUINOX

WINTER SOLSTICE

PROJECT NAME

Sycamore St Residences

PROJECT ADDRESS

8-10 Sycamore St, Somerville, MA

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REVISIONS

No.	Description	Date

Existing Shadow Study

A-2

Sycamore St Residences

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