

# PROPOSED PITMAN ST RESIDENCES



**ZONING BOARD SUBMISSION  
02-1-2012**

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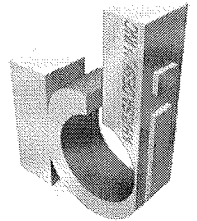
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PROJECT NAME  
**PITMAN ST RESIDENCES**

PROJECT ADDRESS  
57 PITMAN STREET  
SOMERVILLE, MA

CLIENT  
**LICHOULAS**

ARCHITECT  
KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8882 FAX: 617-591-2086

CONSULTANTS:

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Project number 11002  
Date 02-1-2012  
Drawn by WJC  
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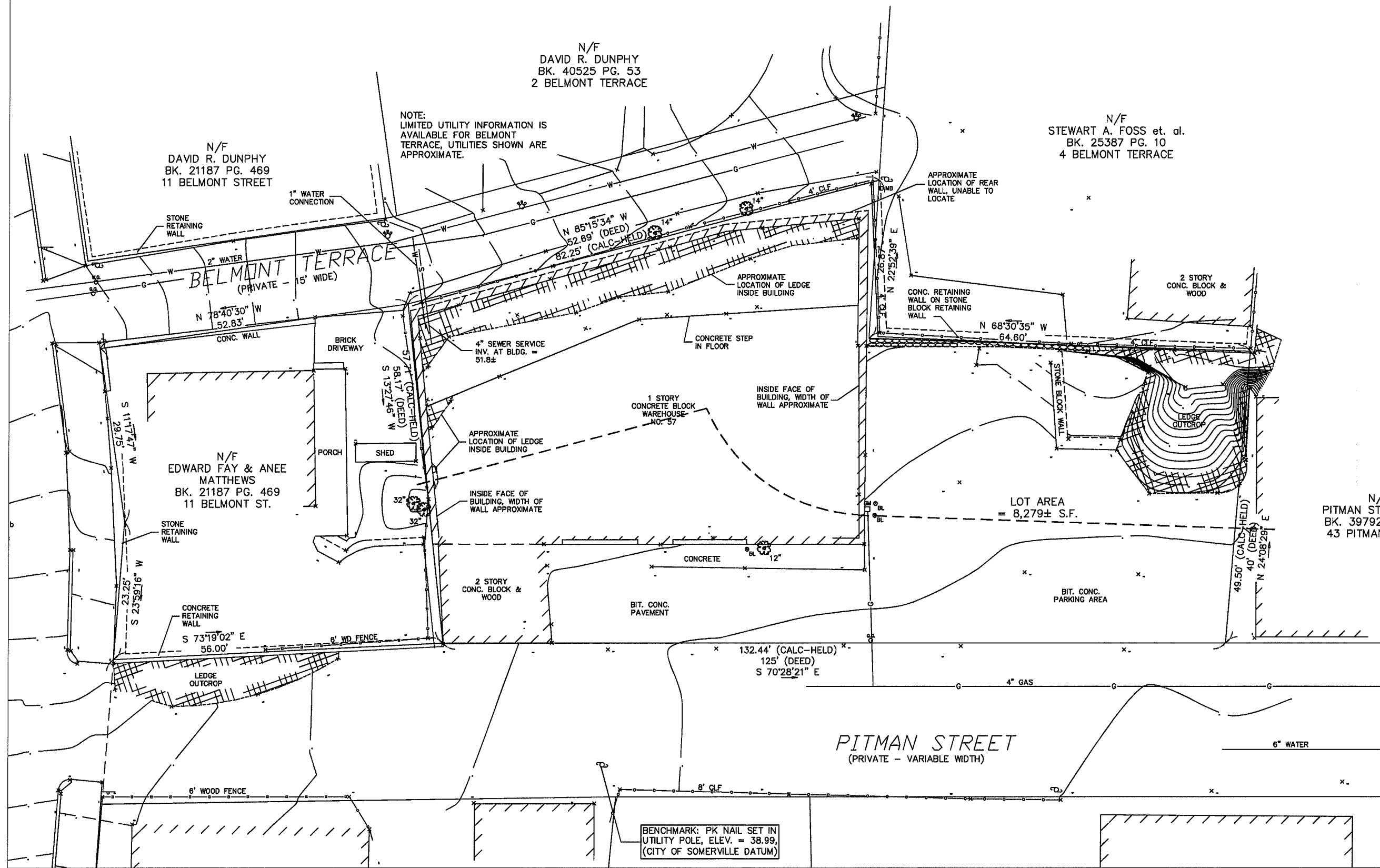
REVISIONS

No.	Description	Date

Cover Sheet

**A-000**

PITMAN ST RESIDENCES



PROJECT NAME  
**PITMAN STREET  
RESIDENCES**

PROJECT ADDRESS  
**57 PITMAN STREET  
SOMERVILLE, MA**

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**LICHOULAS**

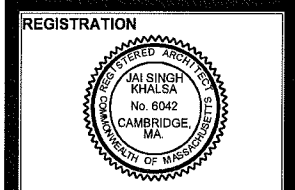
ARCHITECT  
**KHALSA DESIGN INC.**



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SOMERVILLE, MA 02143  
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Project number 00000  
Date 2-1-12  
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Scale

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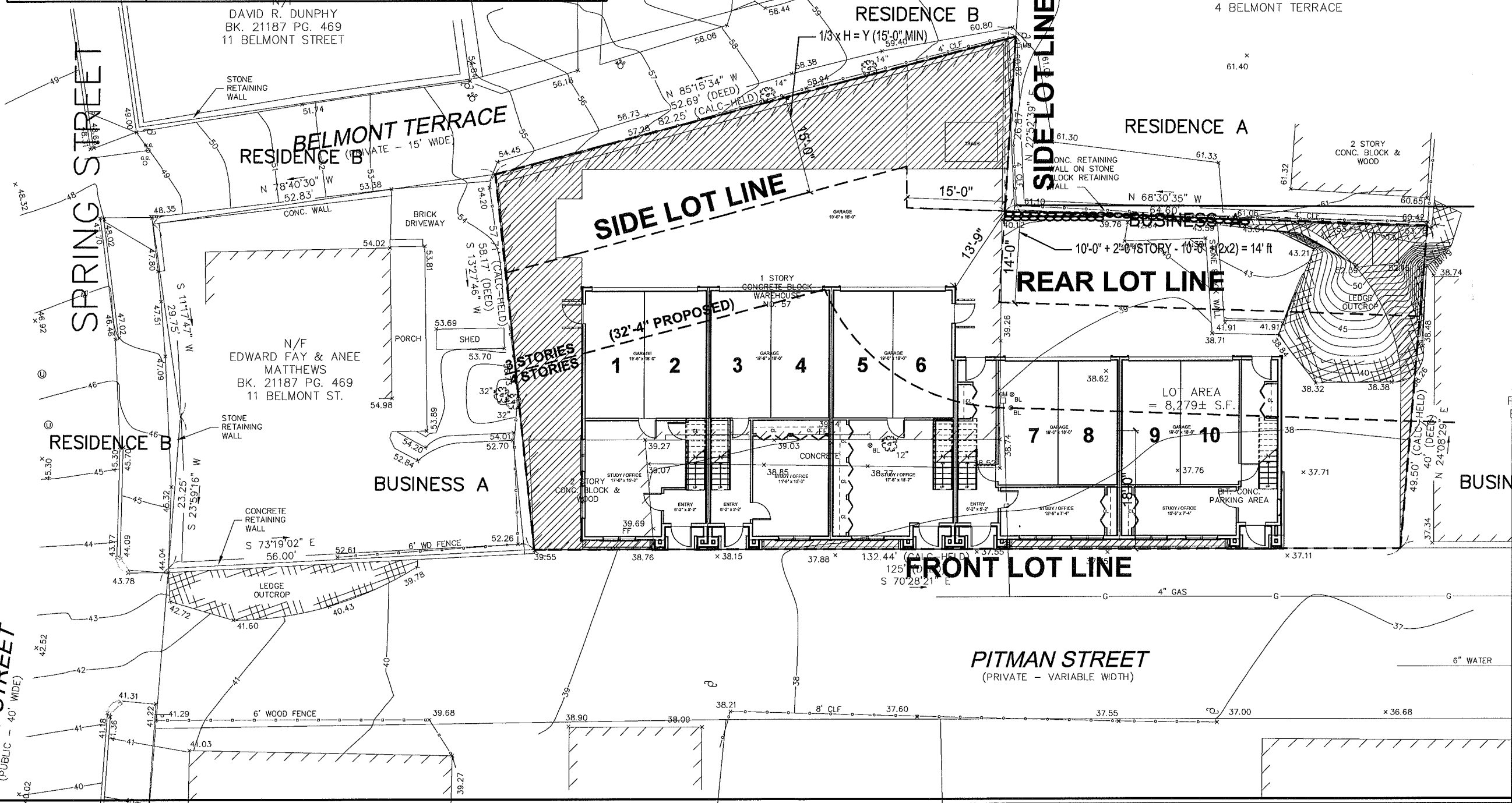
No.	Description	Date

Existing Site Plan

**Z-0**

00000\_PROJECT NAME

Zoning Aspect:		Allowed:	Provided:
Zone BA - Business		RESIDENTIAL USES OVER 6 UNITS REQUIRES SP	
Lot Size 8,250 ± sf			
Minimum Lot per Dwelling Unit	1-9 Units @ 875 sf/du = 9.42 DU Allowed		5 Dwelling Units
Maximum Ground Coverage	80% x 8,250 sf = 6,600 sf		45% Provided
Landscape Area	10% x 8,250 sf = 825 sf		1,617 SF, 19% Provided
FAR	8,250 x 2.0 = 16,500 sf.		
Height [20,21]	3 Stories @ 40 feet Height Setback WITHIN 30 FEET OF RA,RB,RC. 4 Stories @ 50 feet Height Setback.		3 Stories @ 32'-4" ft Height
Setbacks			
Front	None		None
Side [12]	None, Except @ Abutting RB zone, 1/3 height, 15' min.		
Rear	10 feet plus 2 feet for each story above ground floor = 16' - 18' Required		
Parking			
	1/DU-loft 1.5/DU-1,2-BR 2/DU-3-BR 0 VISITOR SPACES Required 5-2BRx1.5 = 7.5 Parking Spaces		10 Parking Spaces

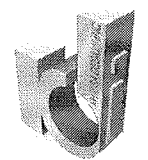


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PITMAN STREET RESIDENCES

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57 PITMAN STREET  
SOMERVILLE, MA

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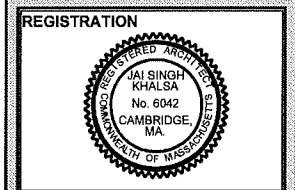
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Scale

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No.	Description	Date

Proposed Site Plan

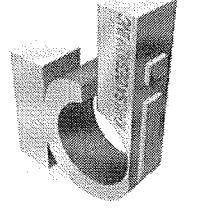
Z-1  
00000\_PROJECT NAME

**PROJECT NAME**  
 Pitman Street  
 RESIDENCES

**PROJECT ADDRESS**  
 Pitman Street  
 Somerville, MA

**CLIENT**  
 LICHOUAS

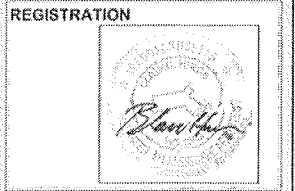
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 KHALSA DESIGN INC.



17 WALDO STREET, SUITE 400  
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**CONSULTANTS:**  
**LANDSCAPE ARCHITECT**  
 Blair Hines Design Associates  
 210 Harvard Street, Suite 23  
 Brookline, MA 02446  
 T: 617-739-1189  
 F: 617-408-5029  
 W: www.blairhinesdesignassociates.com

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**REGISTRATION**

Project number 00000  
 Date 01-18-2012  
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 Scale 3/16"=1'

**REVISIONS**

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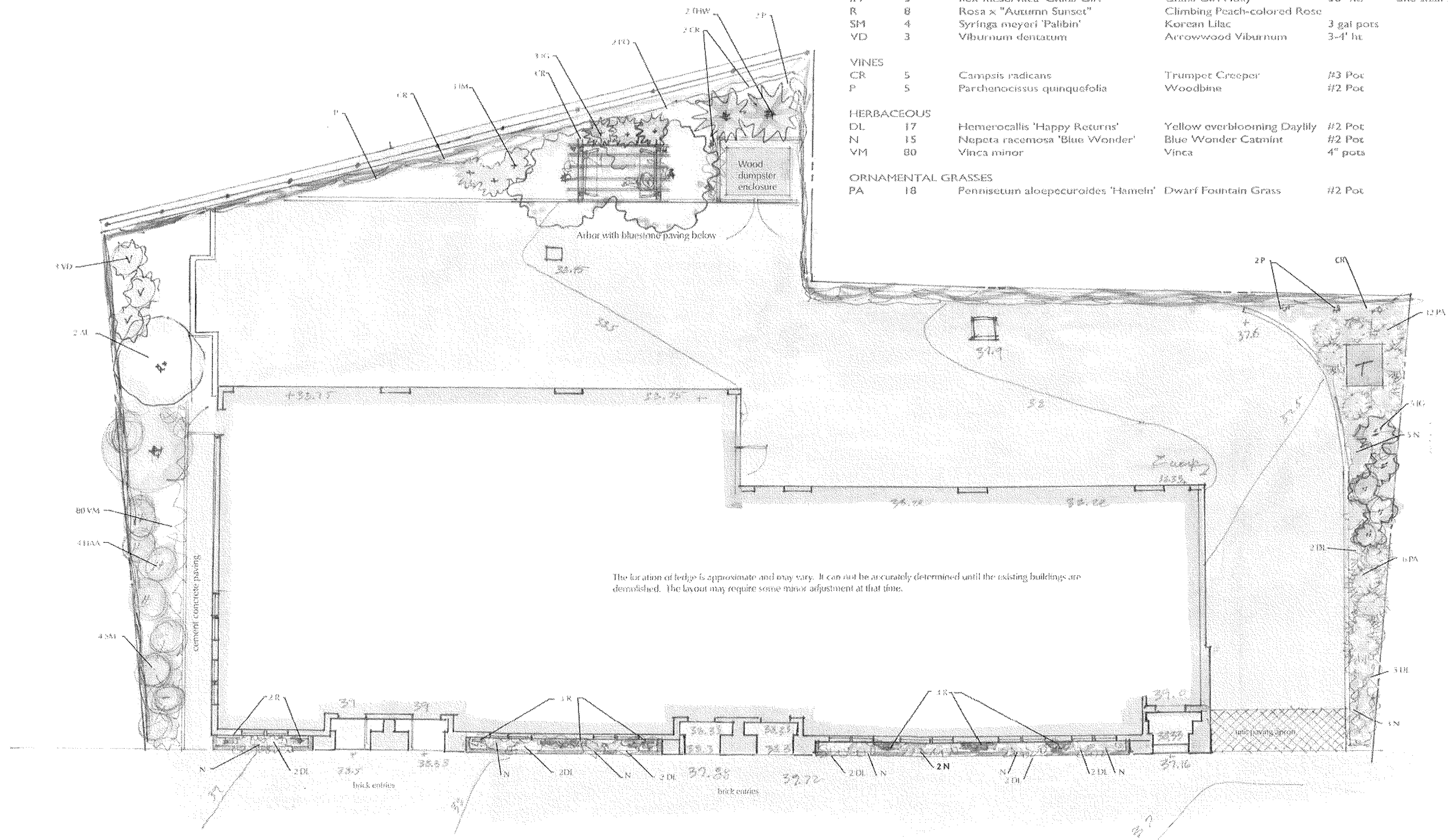
Illustrative  
 Landscape  
 Plan

L-1

Pitman Street PROJECT NAME

**PROPOSED PLANT LIST**

SYMB	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES</b>					
AL	2	Amelanchier laevis	Allegheny Serviceberry	1 1/2"-2" cal.	single stem/b&b
PO	2	Prunus x incame 'Okame'	Okame Cherry	2-2.5" cal.	b&b
THW	2	Thuja occidentalis 'Herz Wintergreen'	Fastigiata Arborvitae	7-8' ht.	b7b
<b>SHRUBS</b>					
HAA	4	Hydrangea arborescens 'Annabelle'	white Hydrangea	3 gal pots	
IG	7	Ilex glabra	Inkberry	18-24" ht.	
IM	3	Ilex meserveae 'China Girl'	China Girl Holly	36" ht.	one shall be male
R	8	Rosa x "Autumn Sunset"	Climbing Peach-colored Rose		
SM	4	Syringa meyeri 'Palibin'	Korean Lilac	3 gal pots	
VD	3	Viburnum dentatum	Arrowwood Viburnum	3-4' ht.	
<b>VINES</b>					
CR	5	Campsis radicans	Trumpet Creeper	#3 Pot	
P	5	Parthenocissus quinquefolia	Woodbine	#2 Pot	
<b>HERBACEOUS</b>					
DL	17	Hemerocallis 'Happy Returns'	Yellow everblooming Daylily	#2 Pot	
N	15	Nepeta racemosa 'Blue Wonder'	Blue Wonder Catmint	#2 Pot	
VM	80	Vinca minor	Vinca	4" pots	
<b>ORNAMENTAL GRASSES</b>					
PA	18	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#2 Pot	



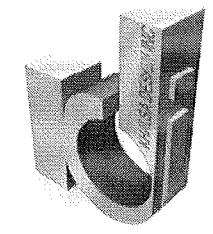


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 SOMERVILLE, MA 02143  
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CONSULTANTS:

REGISTRATION

Project number 11002  
 Date 02-1-2012  
 Drawn by WC  
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 Scale 3/16" = 1'-0"

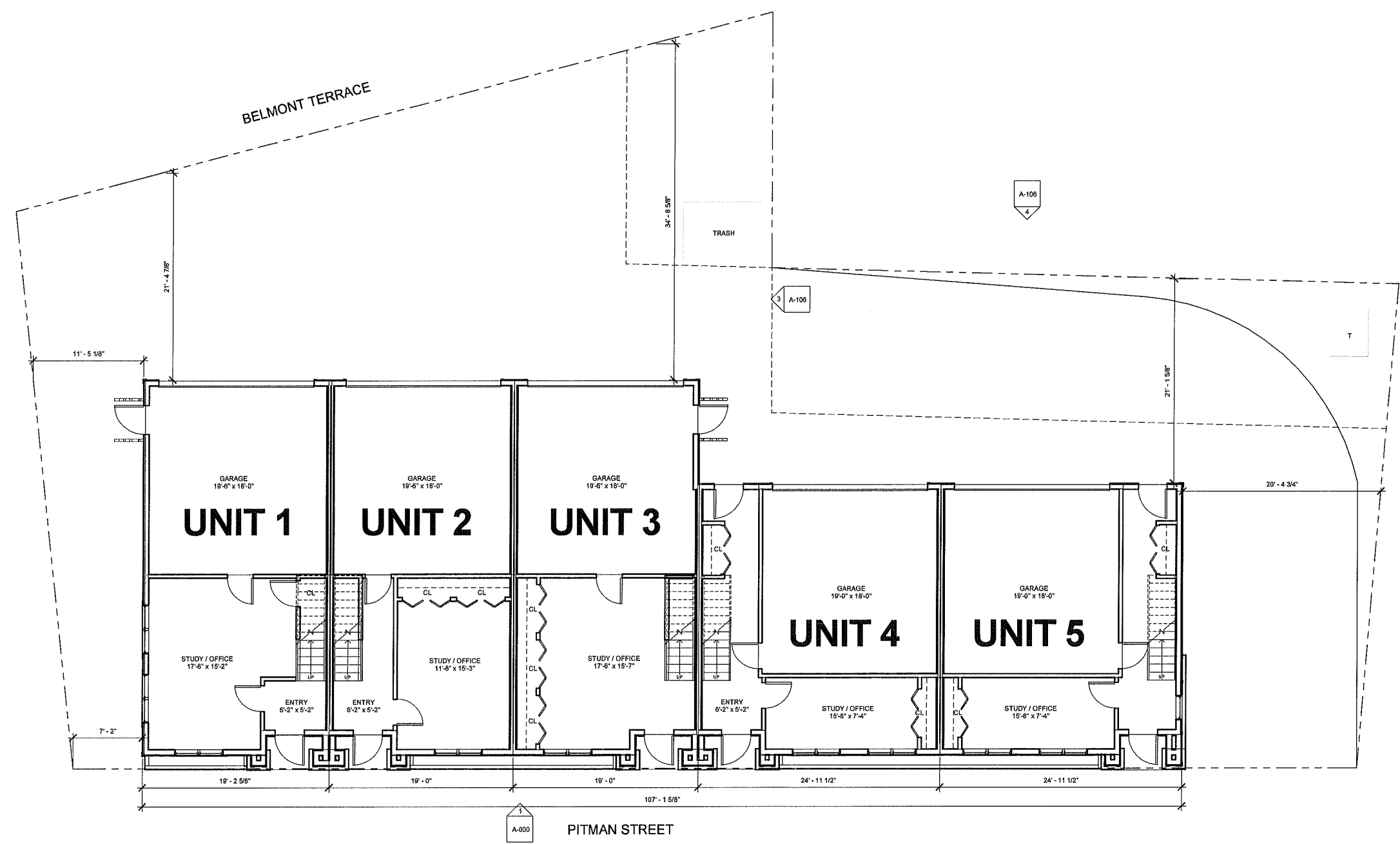
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Ground Level

**A-101**

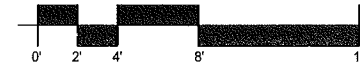
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① Ground Level  
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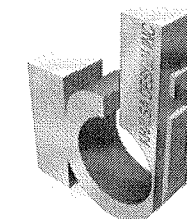


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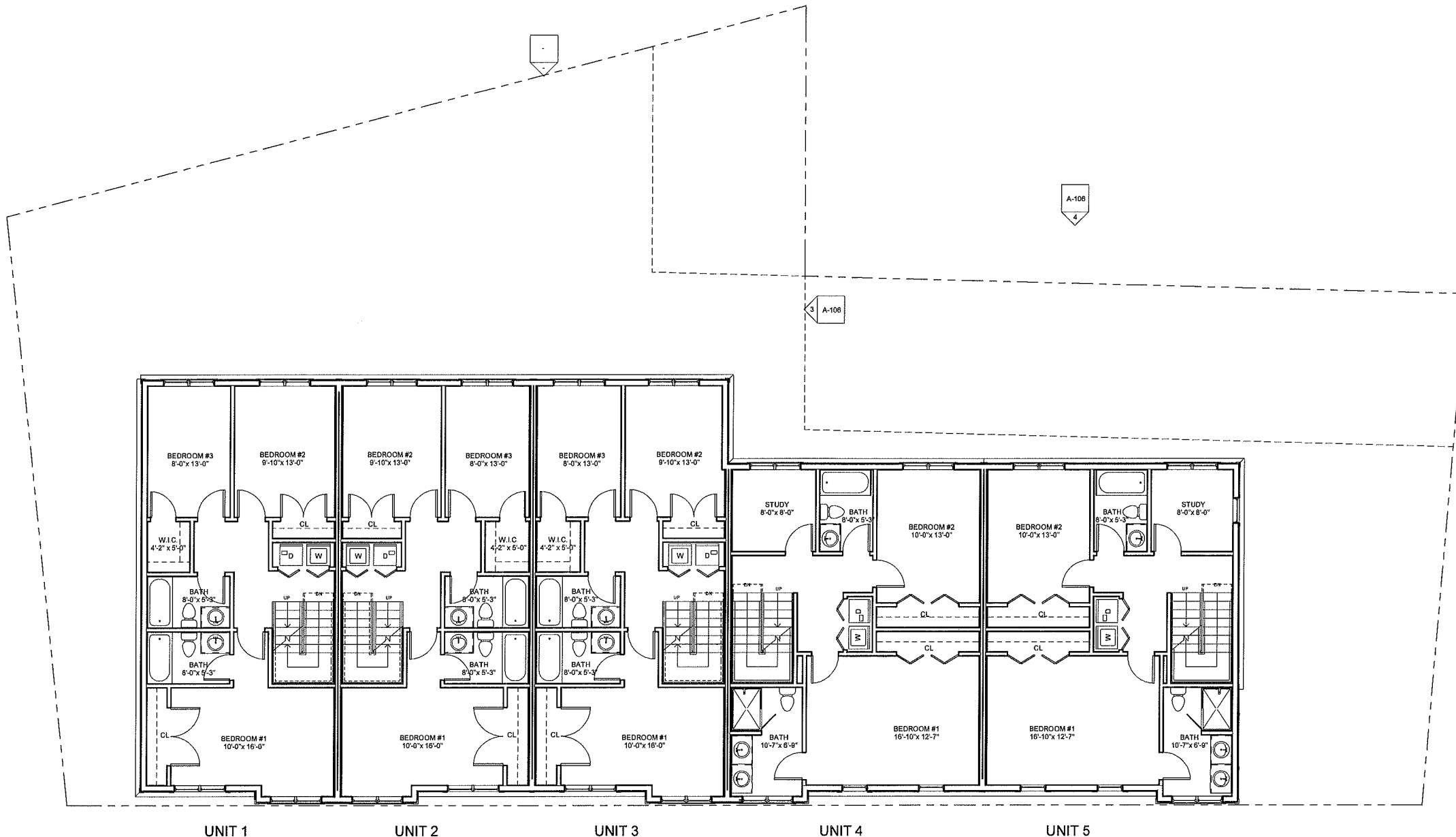


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Project number 11002  
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No.	Description	Date

2nd Floor Plan

**A-103**  
 PITMAN ST RESIDENCES

① 2nd Floor Level  
 3/16" = 1'-0"

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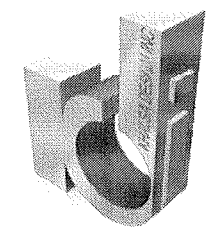
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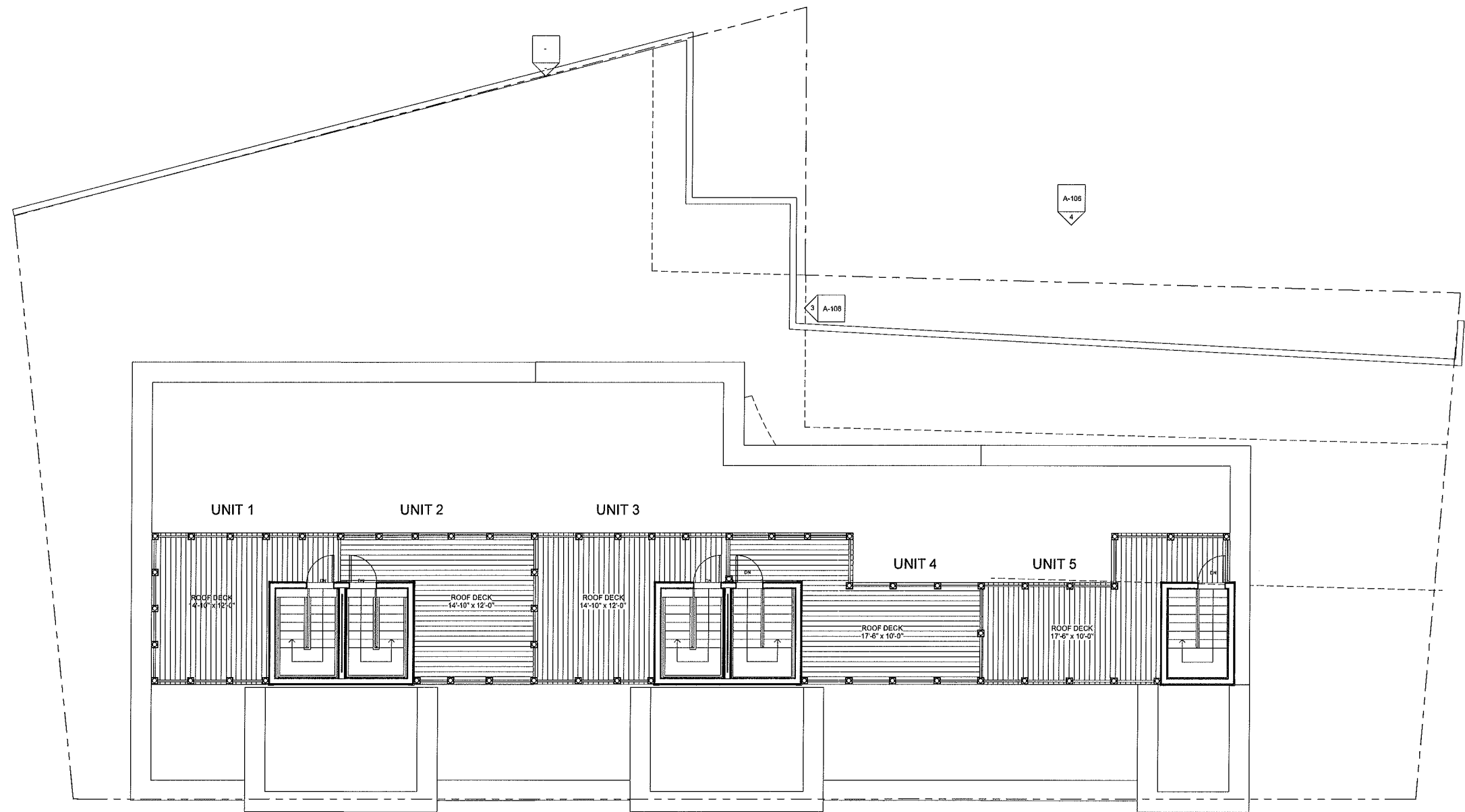
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No.	Description	Date

Roof Plan

**A-104**

PITMAN ST RESIDENCES



1 Roof Plan  
 3/16" = 1'-0"

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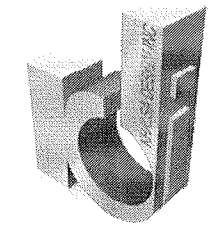


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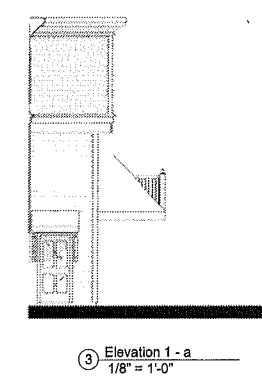
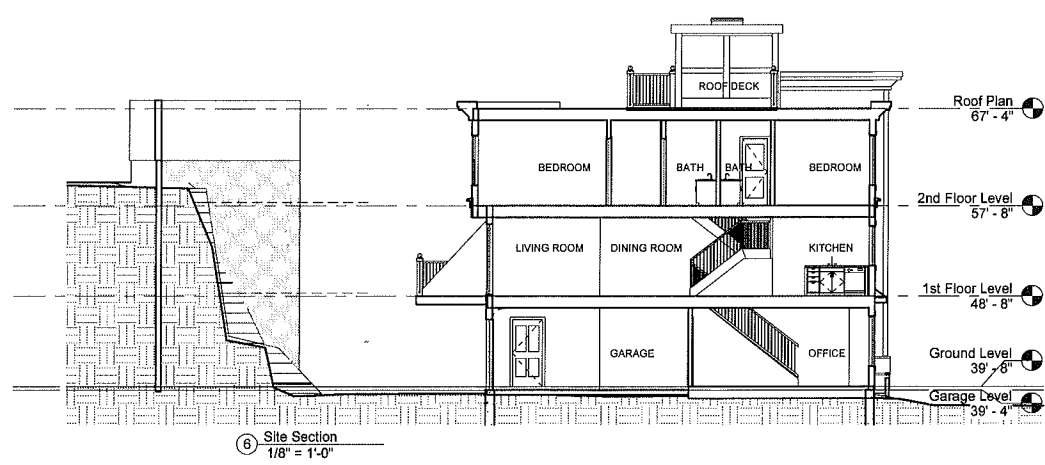
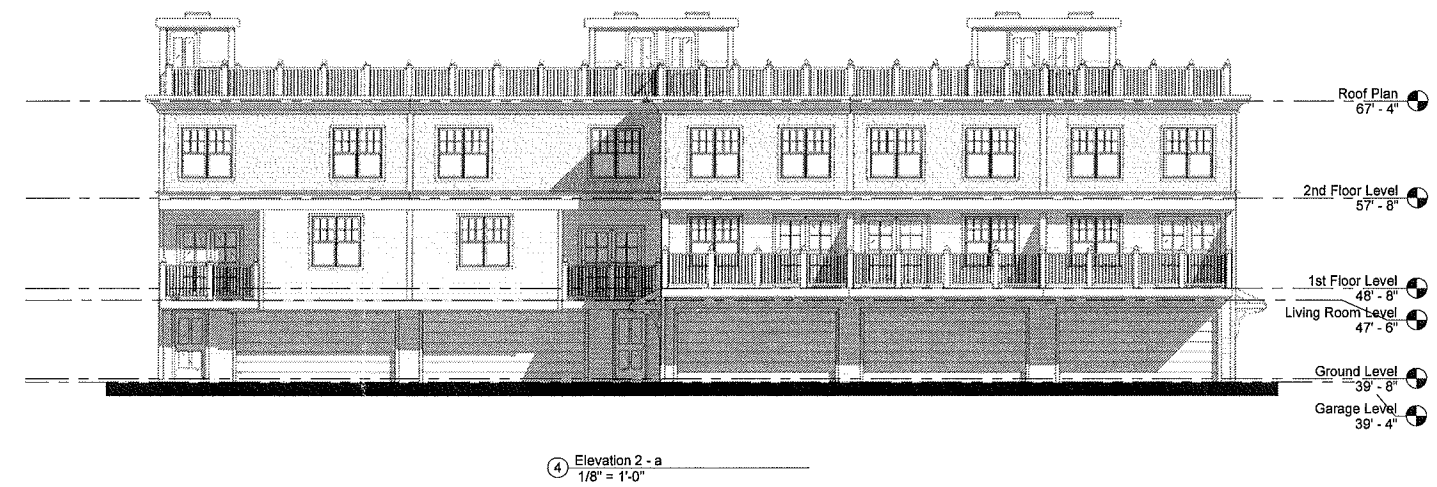
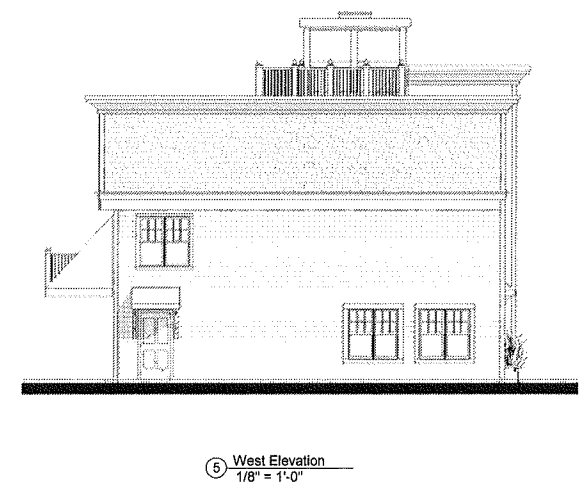
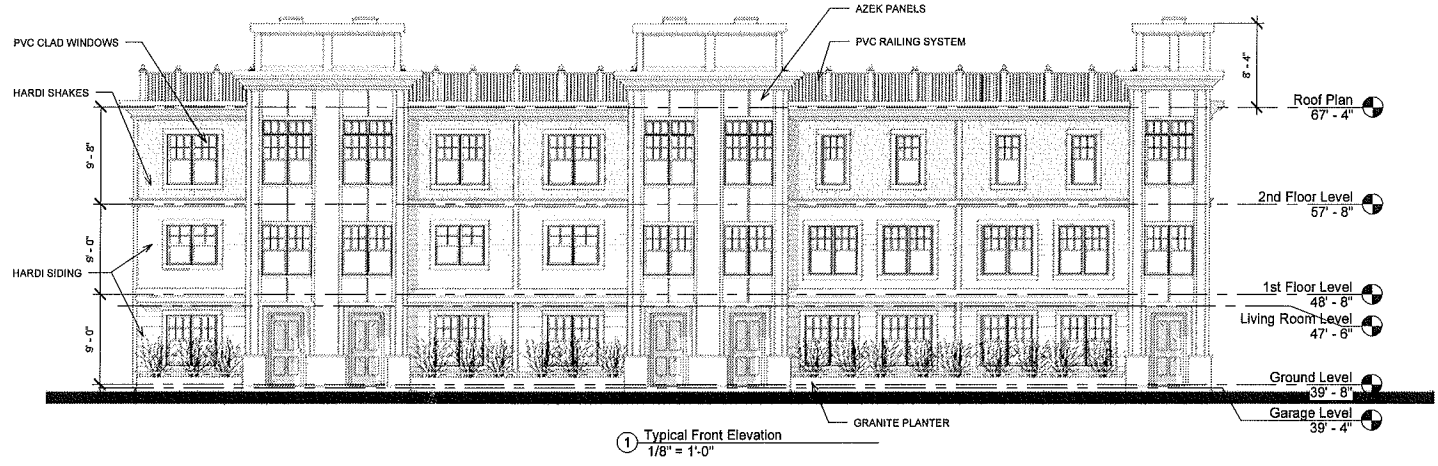
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No.	Description	Date

Building Elevations

**A-106**  
 PITMAN ST RESIDENCES



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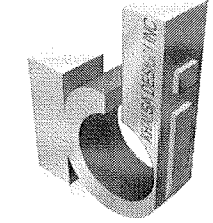
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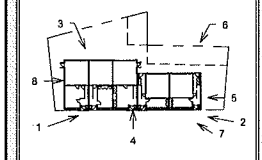
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CONSULTANTS:



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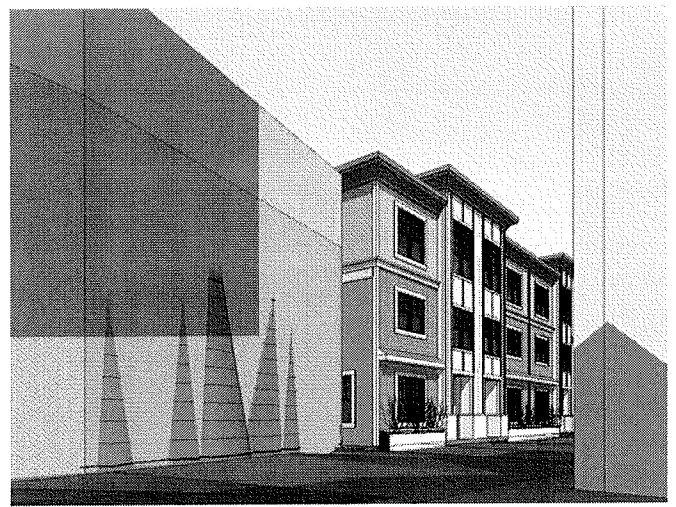
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No.	Description	Date
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Perspectives

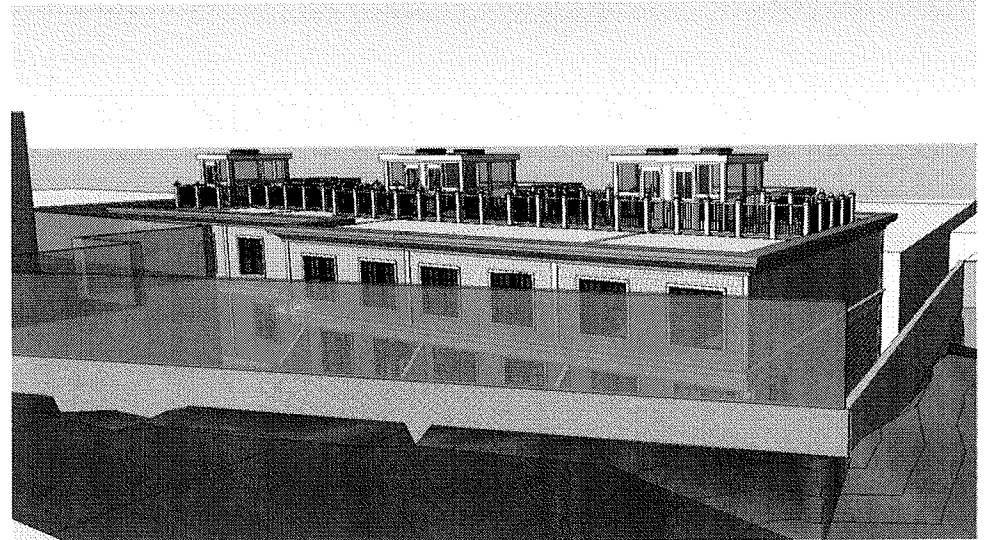
**A-110**  
PITMAN ST RESIDENCES



1 Street Perspective



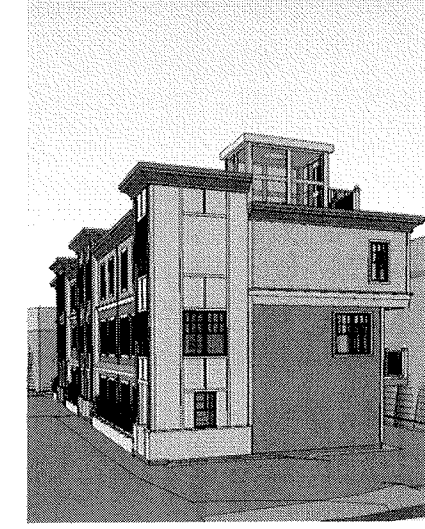
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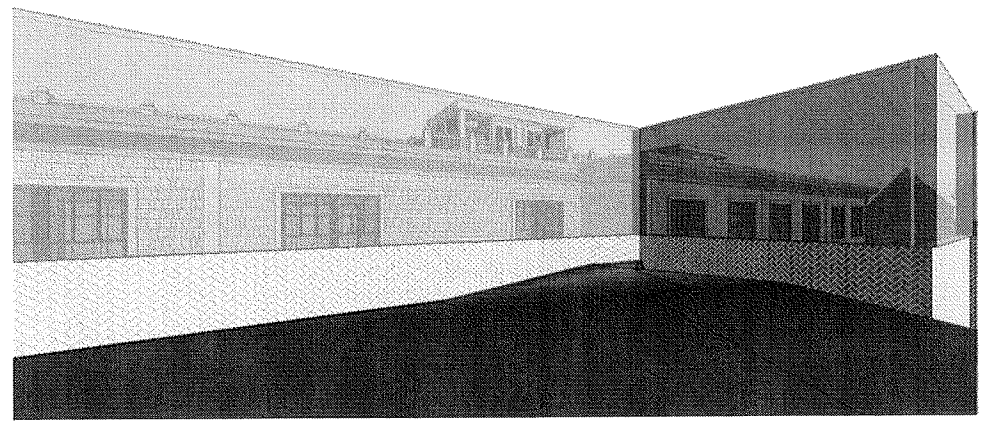
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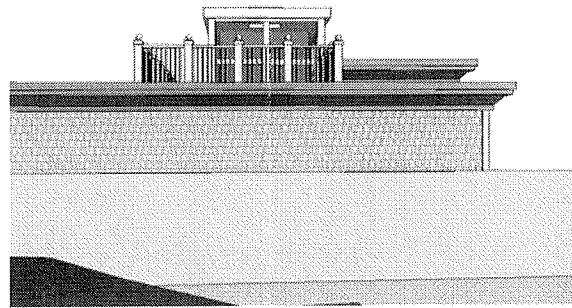
7 Front Perspective 3



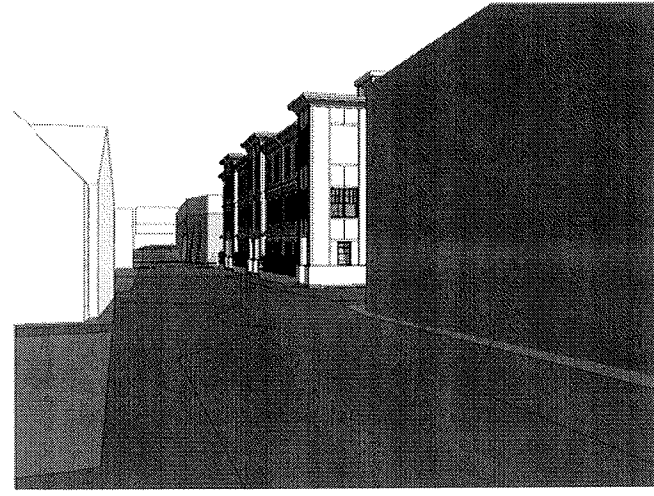
5 Street View 2



6 View From Rear Lot yard



8 Neighbor View behind Fence



2 Pitman Street View