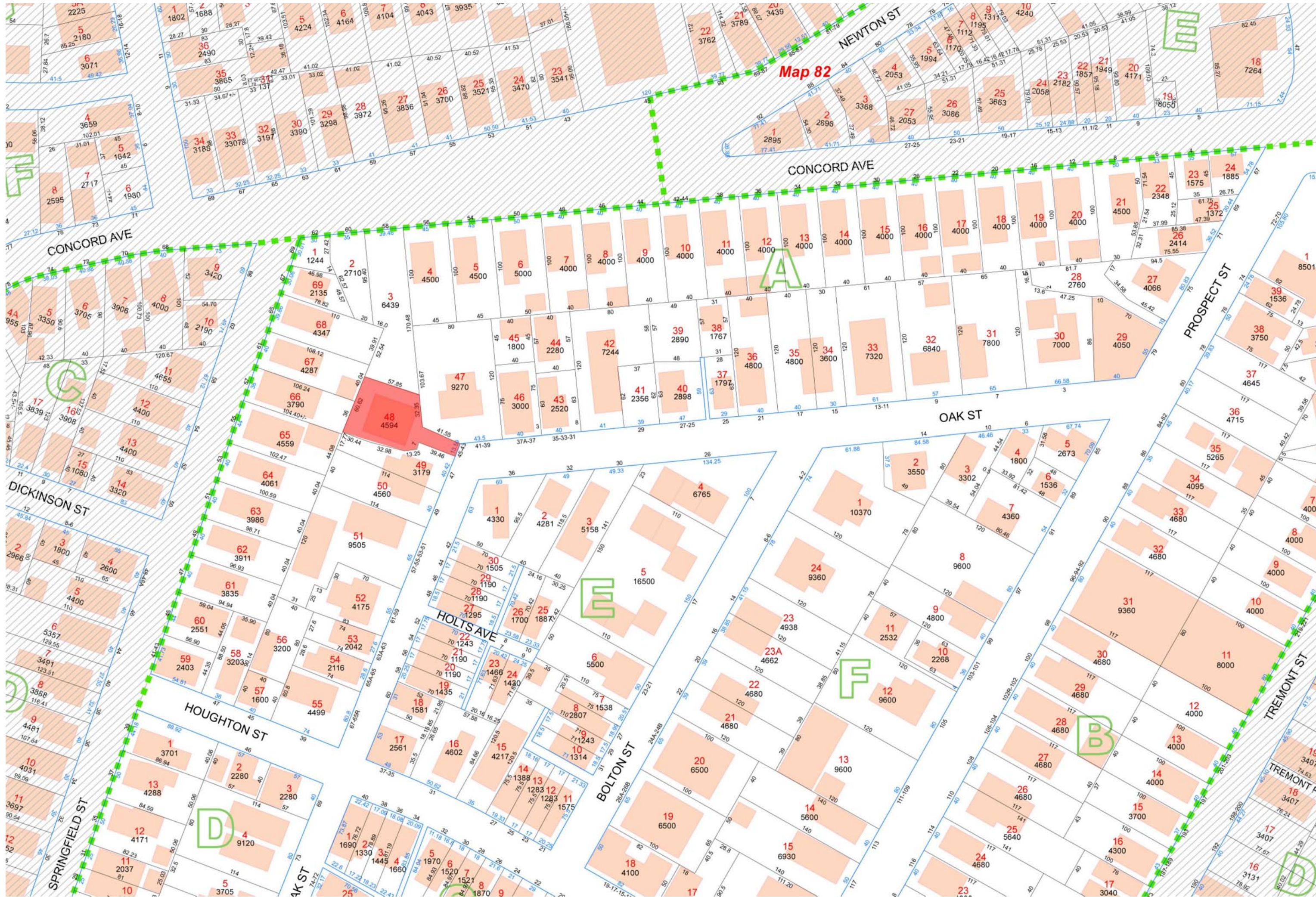


Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	08/15/2016
A-020	Architectural Site Plan	08/15/2016
EX-101	Existing Conditions	08/15/2016
AV-1	Neighborhood Photos	08/15/2016
A-101	Proposed Basement and 1st Floor Plans	08/15/2016
A-102	Proposed 2nd and 3rd Floor Plans	08/15/2016
A-300	Exterior Elevations	08/15/2016
AV-2	Perspectives	08/15/2016



# PROJECT: OAK STREET RESIDENCES

PROJECT ADDRESS:  
43-45 OAK STREET  
SOMERVILLE MASSACHUSETTS

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

OWNER  
CRM PROPERTY MANAGEMENT, CORP.  
ADDRESS:  
320 WASHINGTON ST, SUITE 3FF  
BROOKLINE, MA 02445

CIVIL ENGINEER  
DESIGN CONSULTANTS, INC.  
ADDRESS:  
120 MIDDLESEX AVE  
SOMERVILLE, MA 02145

LANDSCAPE ARCHITECT  
BLAIR HINES DESIGN ASSOCIATES  
ADDRESS:  
318 HARVARD STREET, SUITE 25  
BROOKLINE, MA 02446

## SPECIAL PERMIT SET 08/15/2016

LOCUS PLAN

PROJECT NAME

Oak St Residences

PROJECT ADDRESS

43-45 Oak St Somerville

CLIENT

CRM

ARCHITECT

KHALSA DESIGN INC.

DESIGN

KHALSA

17 IVALOO STREET SUITE 400  
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

Project number

16039

Date

08/15/2016

Drawn by

PS/ERS

Checked by

TC

Scale

REVISIONS

No.	Description	Date

Cover Sheet

A-000

Oak St Residences

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Tuff Stuff Hydrangea   Little Henry Sweetspire   Purpureum Rhododendron   Anthony Waterer Spirea   Meyer Lilac   Viburnum



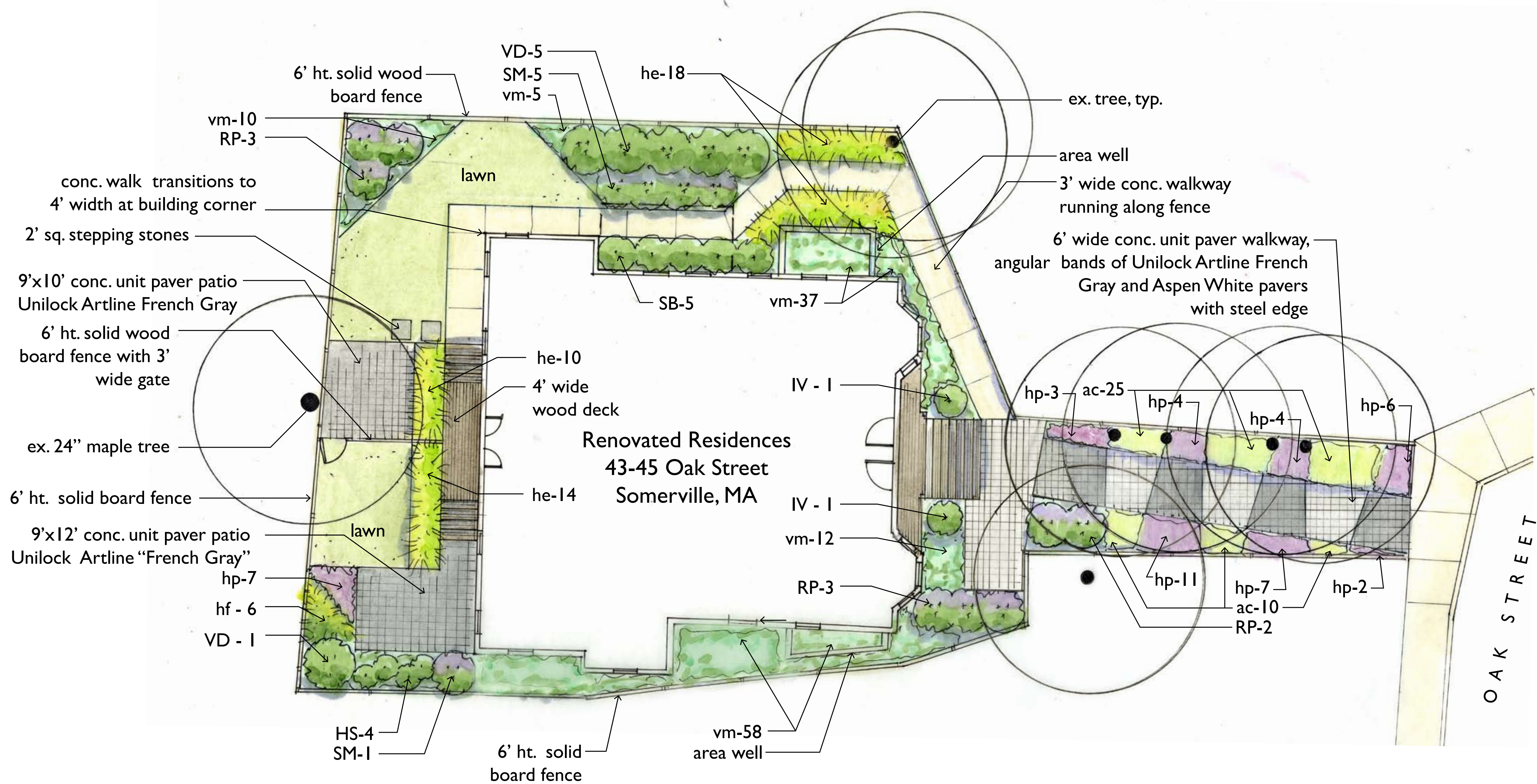
Periwinkle   Daylily   Francee Hosta   Heuchera   Astilbe



Unilock Artline   Aspen White | French Gray  
Concrete Unit Pavers



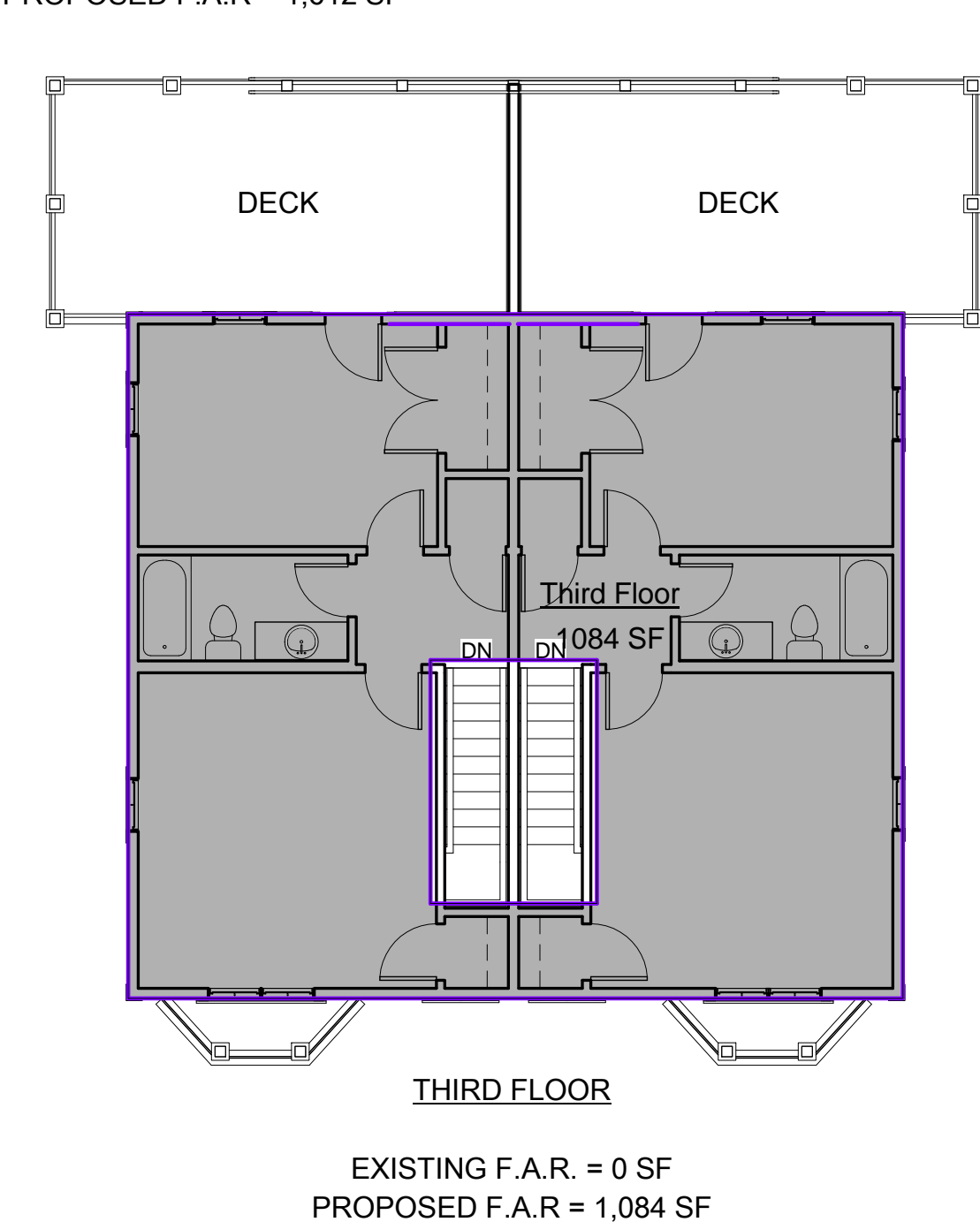
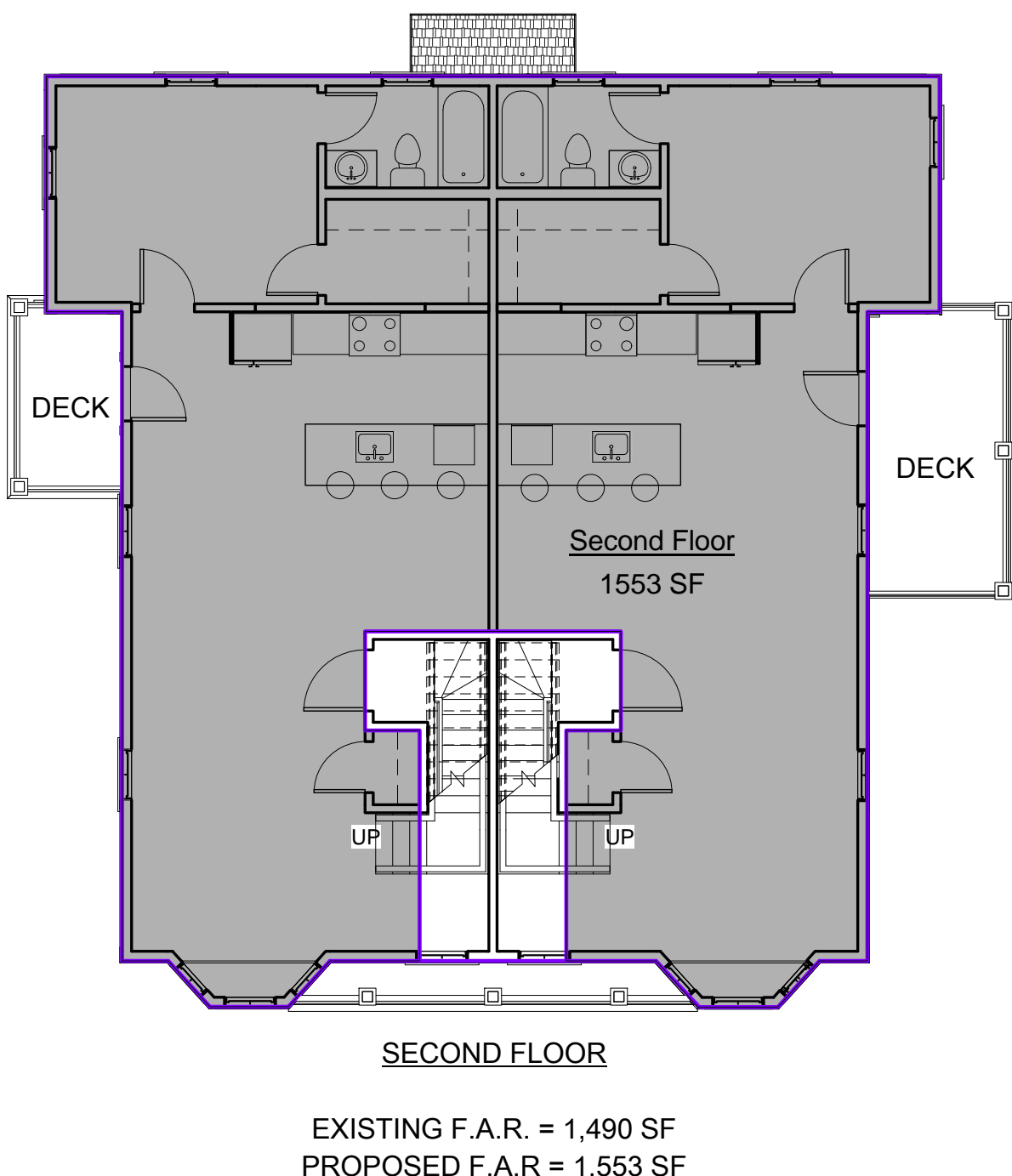
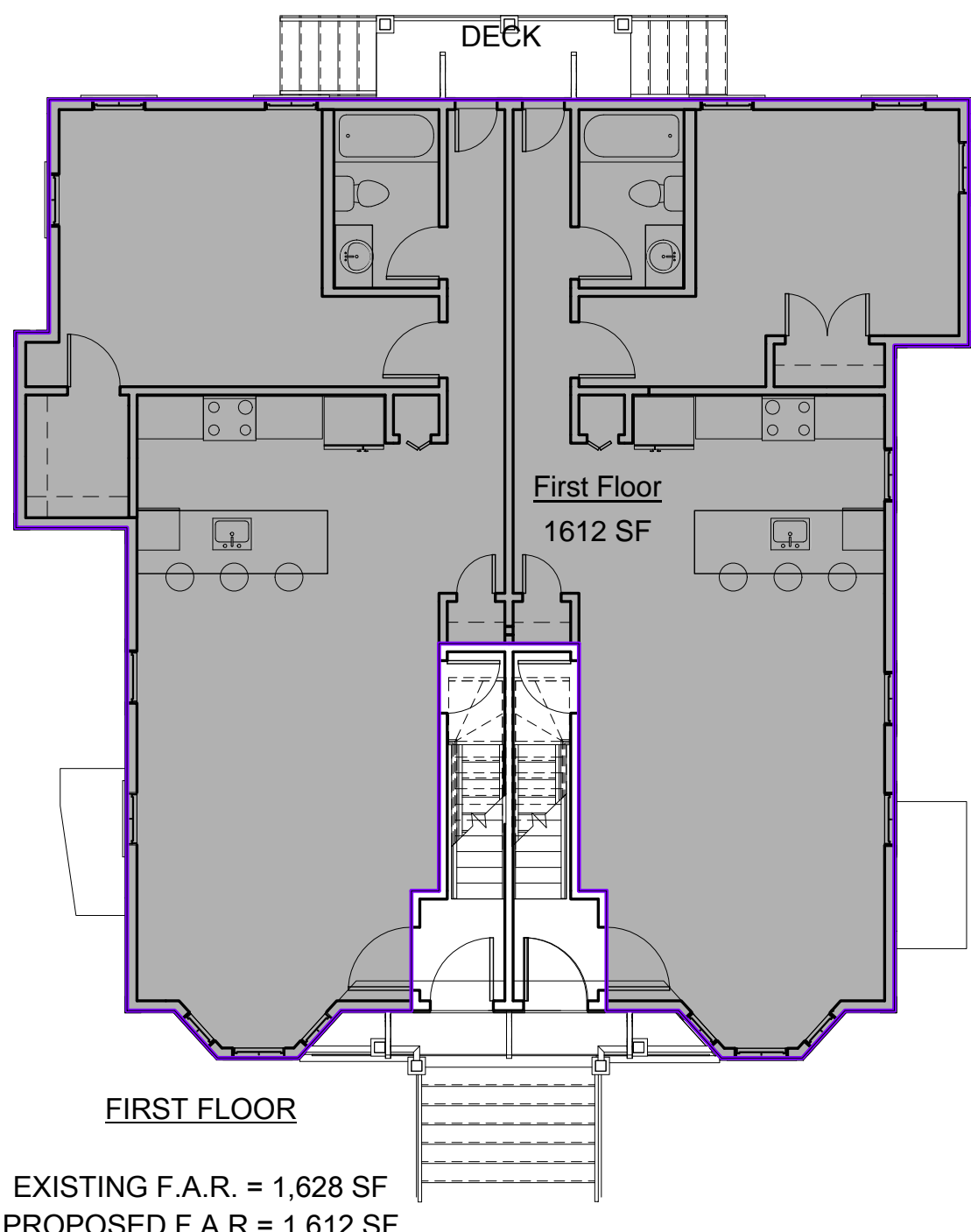
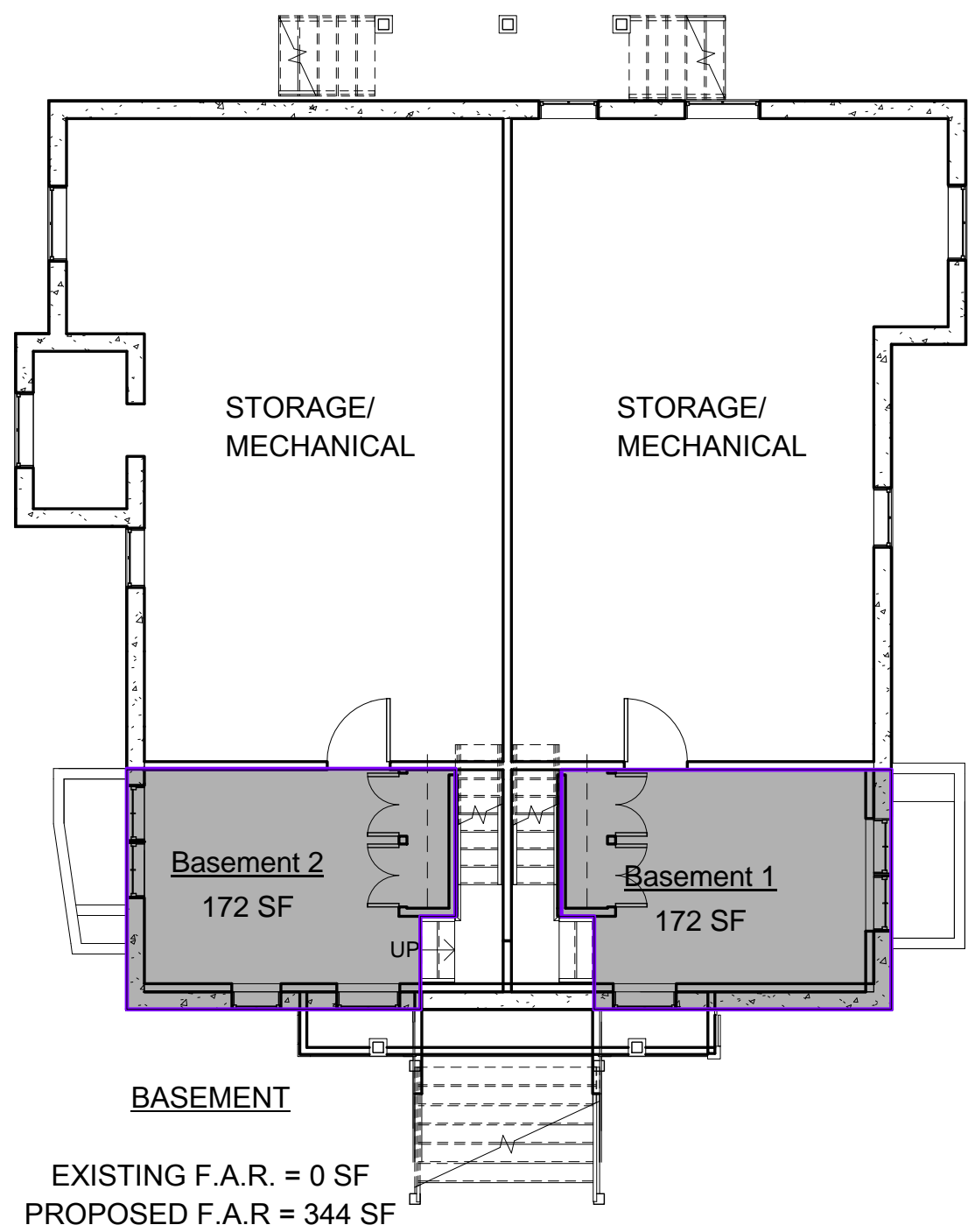
Solid wood board fence



#### PROPOSED PLANT LIST

Shrubs:				
4	HS	Hydrangea serrata 'Tuff stuff'	Tuff Stuff Hydrangea	#3 Pots
2	IV	Itea virginica 'Little Henry'	Little Henry Sweetspire	#5 Pots
8	RP	Rhododendron 'Purpureum Elegans'	Purple Rhododendron	30-36" ht. B&B
5	SB	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	24-36" B&B
6	SM	Syringa x meyeri 'Palibin'	Meyer Lilac	30-36" B&B
6	VD	Viburnum dentatum	Arrowwood	30-36" B&B
Perennials:				
35	ac	Astilbe chinensis 'Visions in White'	Astilbe	1 gal. Pots
42	he	Hemerocallis 'Happy Returns'	Daylily	1 gal. Pots
6	hf	Hosta 'Francee'	Francee Hosta	1 gal. Pots
44	hp	Heuchera 'Purple Palace'	Purple Palace Heuchera	1 gal. Pots
122	vm	Vinca minor 'Ralph Shubgart'	White variegated Myrtle	1 qt. Pots





Area Schedule (FAR)	
Level	Area
Basement	172 SF
Basement	172 SF
1st Floor	1612 SF
2nd Floor	1553 SF
3rd Floor	1084 SF
Grand total	4593 SF

N/F  
FRANCES L. NAUGLER et al.  
47 OAK ST.  
BK. 8529 362 PG. 567  
MAP 83, BL. A, LOT 49

N/F  
RALPH A. MALIN, JR.  
57 SPRINGFIELD ST.  
BK. 34408 PG. 567  
MAP 83, BL. A, LOT 66

N/F  
ANTHONY GRACE, JR. et al.  
61 SPRINGFIELD ST.  
BK. 9213 PG. 275  
MAP 83, BL. A, LOT 67

LOT AREA  
= 4,602 S.F. (CALCULATED)  
4,594 S.F. (ASSESSORS)  
5,494 S.F. (PLAN)

N/F  
CONSTANCE CUNCA  
39-41 OAK ST.  
BK. 25592 PG. 325  
MAP 83, BL. A, LOT 3

N/F  
39-41 OAK STREET  
CONDOMINIUM  
39-41 OAK ST.  
BK. 45134 PG. 397  
MAP 83, BL. A, LOT 47

OAK STREET  
(PUBLIC - 30' WIDE)

KEY		
	LANDSCAPED AREA	
	BUILDING FOOTPRINT	
	PROPOSED 3RD FLOOR ADDITION	
	PREVIOUS PAVERS	

6 Site Plan  
1/8" = 1'-0"

ZONING DIMENSIONAL TABLE:				
ZONE	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	1 & 2 Family Dwelling Units 3 Family Dwelling Units	2 Unit Townhouses 3 Unit Townhouses	4 Dwelling Units	4 Dwelling Units
MIN LOT SIZE	7,500 S.F.	4,602 S.F.	4,602 S.F.	Pre-Existing / No Change
MIN LOT PER DWELLING (1-9 UNITS)	1,500 S.F.	1,150.5 S.F.	1,150.5 S.F.	Pre-Existing / No Change
MAX GROUND COVERAGE	50% / 2,301 S.F.	44% / 2,022 S.F.	43% / 1,988 S.F.	Complies
LANDSCAPE AREA	25% / 1,150.5 S.F.	55% / 2,555 S.F.	56% / 2,581 S.F.	Complies
MAX FLOOR AREA RATIO (FAR)	1.0 / 4,602 S.F.	.68 / 3,118 S.F.	1.0 / 4,593 S.F.	Complies
MAX BUILDING HEIGHT	3 ST / 40'	2 1/2 ST : 25' - 5"	3 ST : 37'	Complies
MIN. YARD SETBACKS FRONT LEFT SIDE RIGHT SIDE REAR	15' or street average 10' sum 20' 10' sum 20' 20'	5' - 5" 2' - 6" 12' - 2" 15' - 6"	5' - 5" 2' - 6" 12' - 2" 15' - 6"	Pre-Existing / No Change Pre-Existing / No Change Pre-Existing / No Change Pre-Existing / No Change
MIN FRONTAGE	50'	12.42'	12.42'	Pre-Existing / No Change
PERVIOUS AREA, MIN % OF LOT	35% / 1,610 S.F.	45% / 2,053 S.F.	56% / 2,581 S.F.	Complies
PARKING REQUIREMENTS	Unit 1 - 1.5 Spaces Unit 2 - 1.5 Spaces Unit 3 - 1.5 Spaces Unit 4 - 1.5 Spaces Total - 6 Spaces	0 Spaces	0 Spaces	Pre-Existing / No Change

PROJECT NAME

Oak St Residences

PROJECT ADDRESS

43-45 Oak St Somerville

CLIENT

CRM

ARCHITECT

KHALSA DESIGN INC.

KHALSA

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

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Project number16039

Date08/15/2016

Drawn byPS/ERS

Checked byTC

ScaleAs indicated

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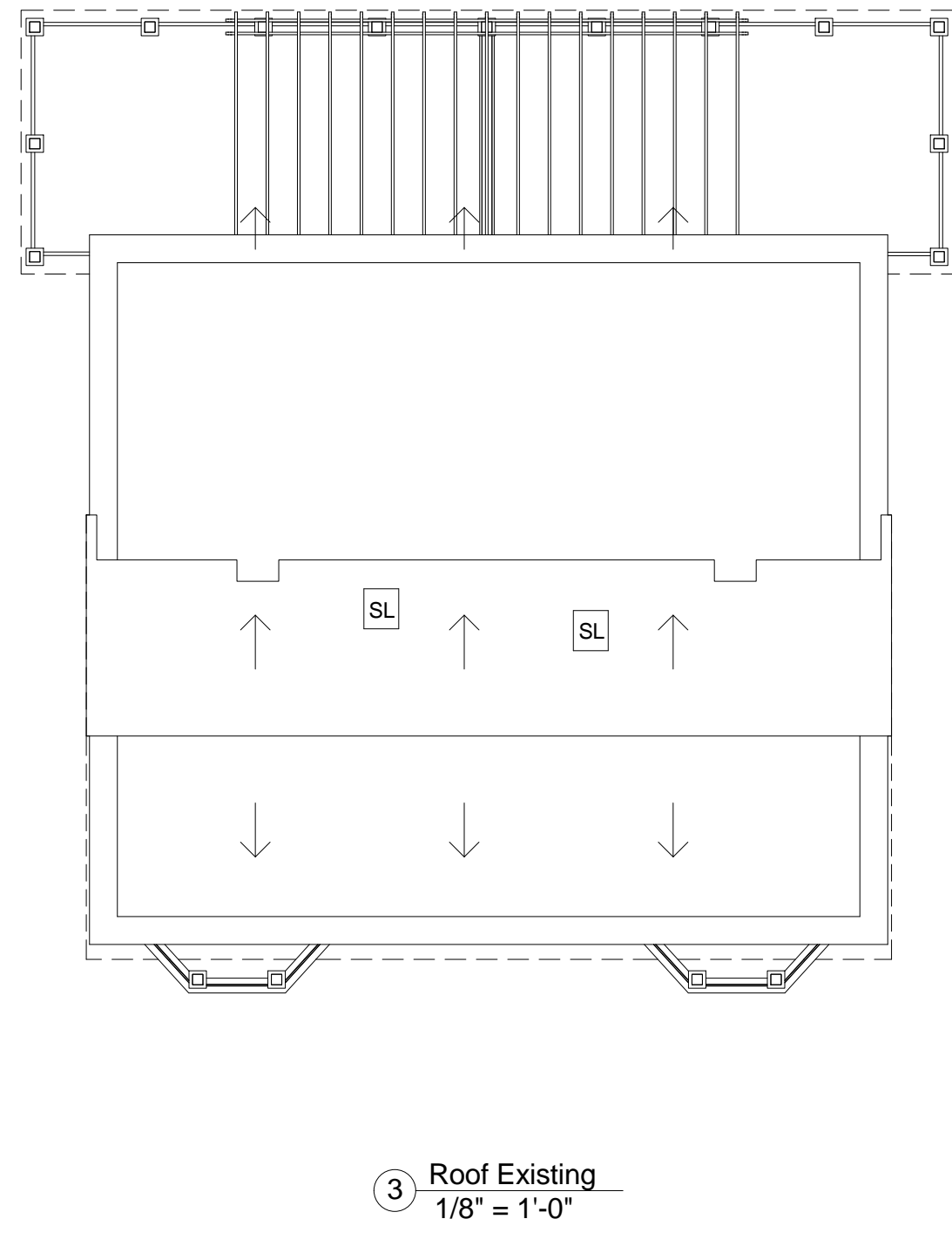
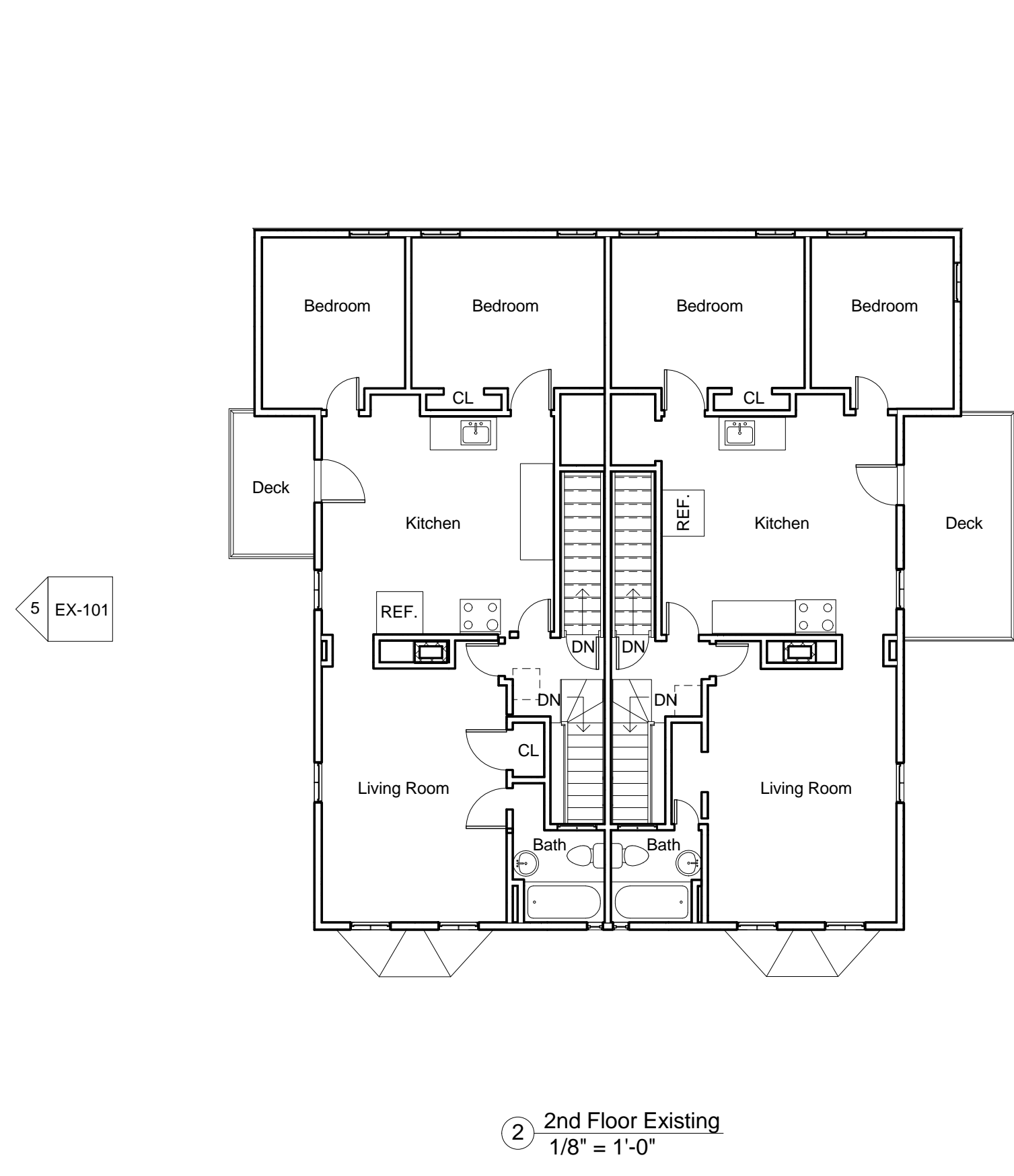
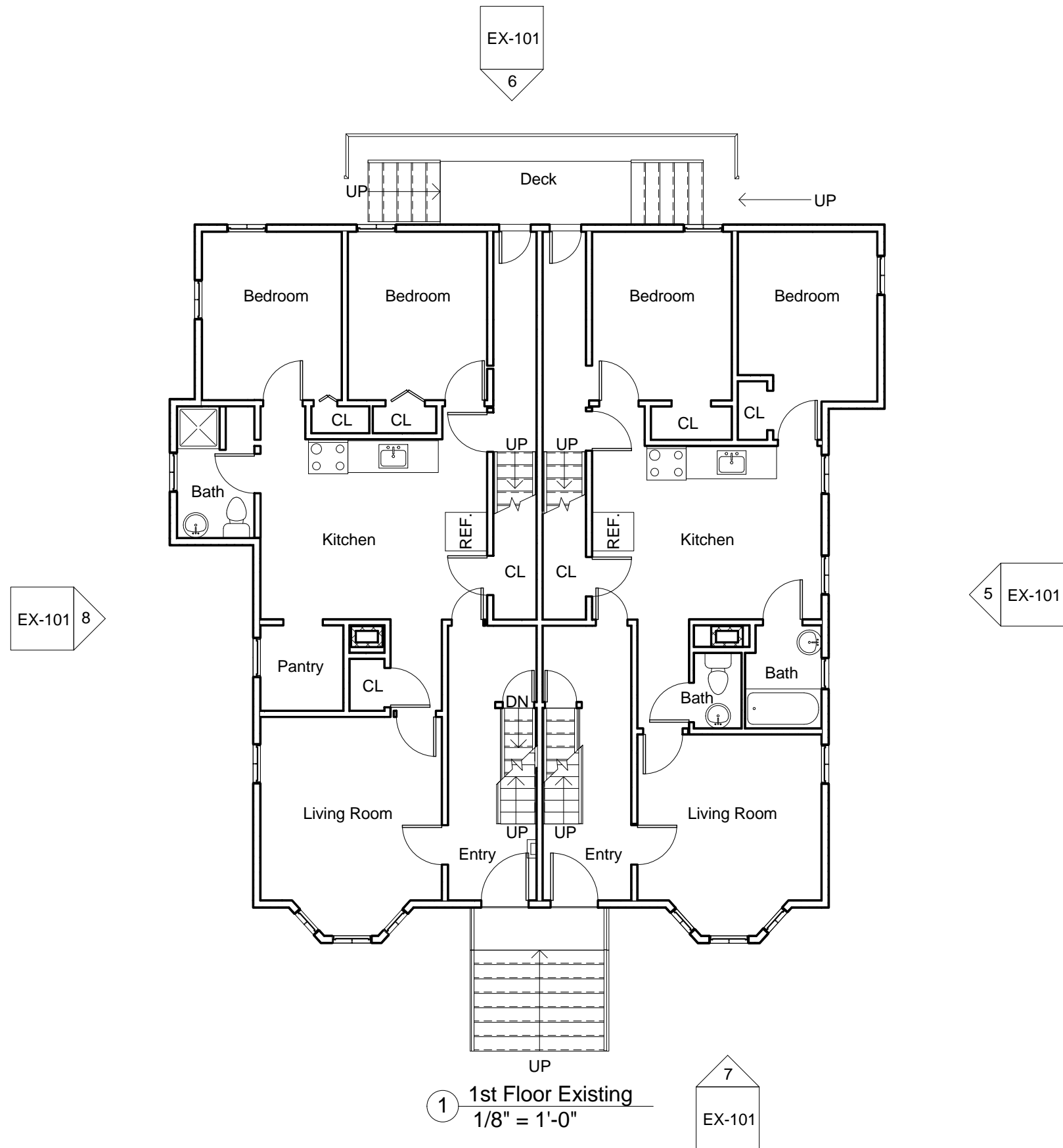
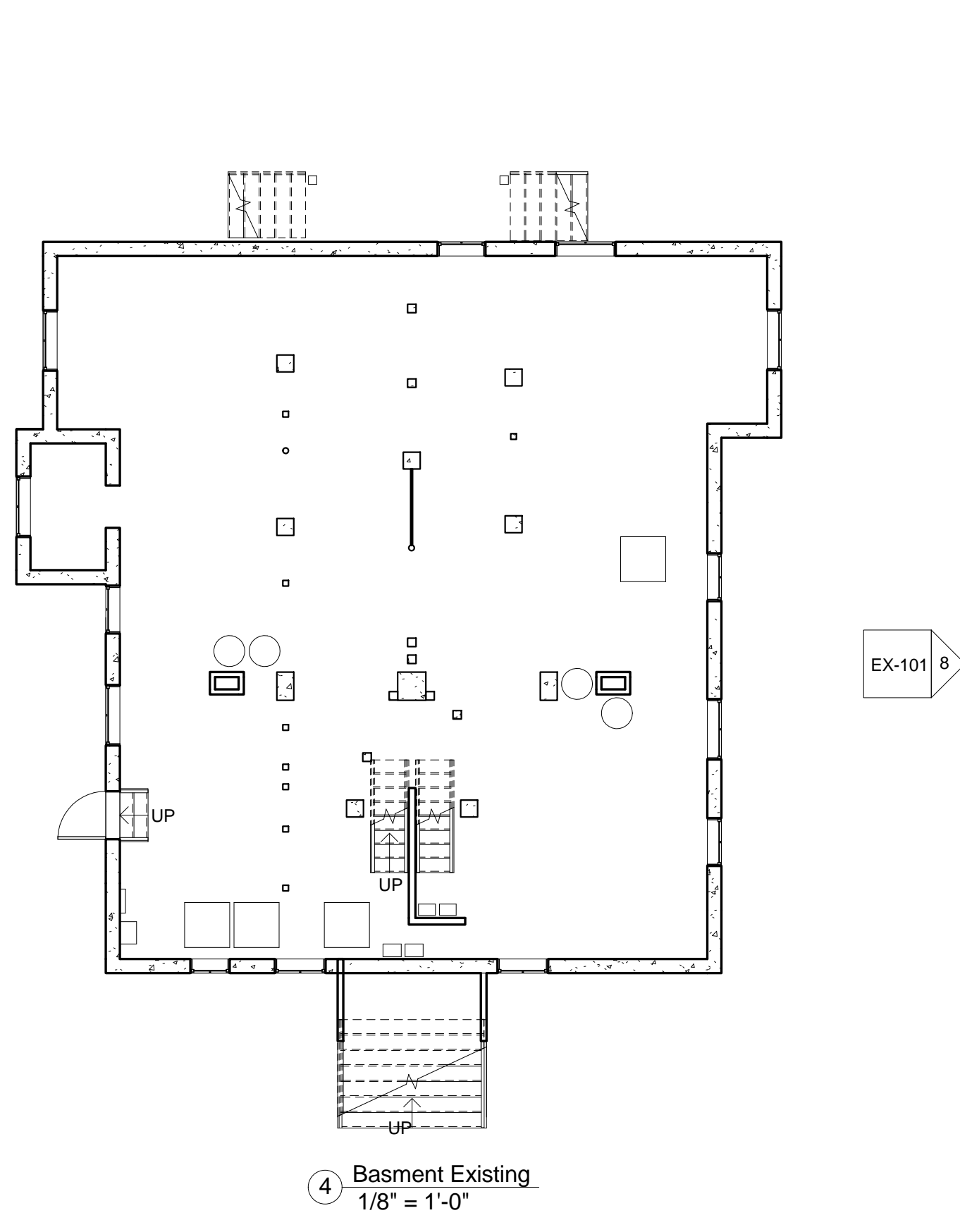
No.	Description	Date

Architectural Site Plan

A-020

Oak St Residences





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Oak St Residences

PROJECT ADDRESS

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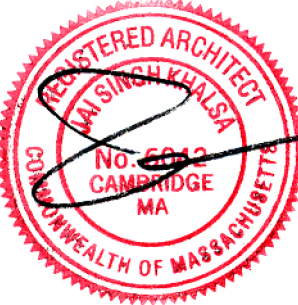
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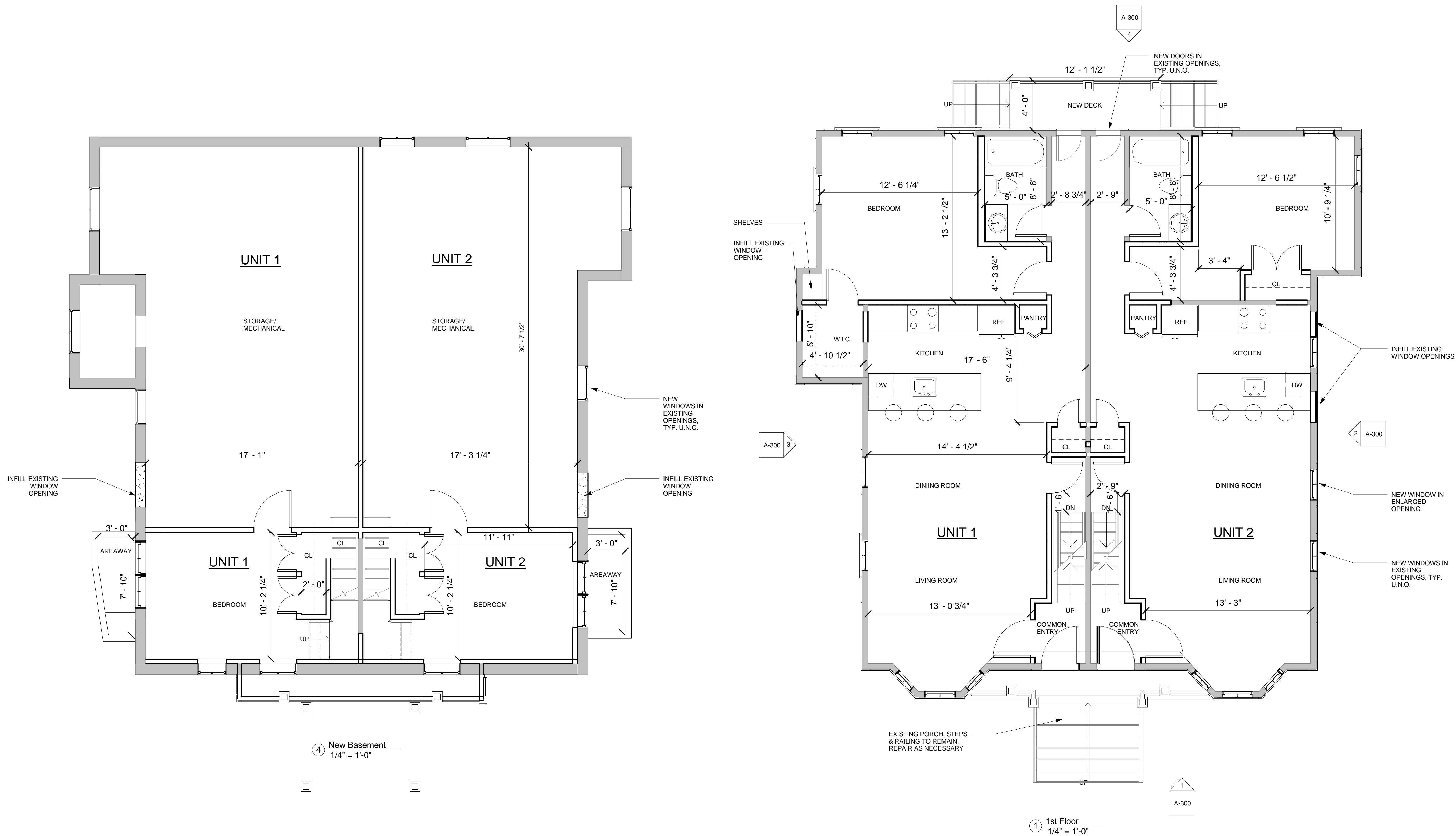
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No.	Description	Date

Existing Conditions

EX-101

Oak St Residences



Area Schedule (UNITS)		
Name	Level	Area
UNIT 1	New Basement	207 SF
UNIT 1	1st Floor	831 SF
UNIT 1 TOTAL		1038 SF
UNIT 2	New Basement	209 SF
UNIT 2	1st Floor	789 SF
UNIT 2 TOTAL		998 SF
UNIT 3	2nd Floor	808 SF
UNIT 3	3rd Floor	545 SF
UNIT 3 TOTAL		1353 SF
UNIT 4	2nd Floor	814 SF
UNIT 4	3rd Floor	551 SF
UNIT 4 TOTAL		1364 SF

PROJECT NAME

Oak St Residences

PROJECT ADDRESS

43-45 Oak St Somerville

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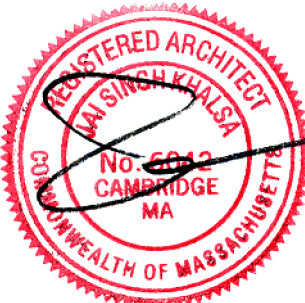
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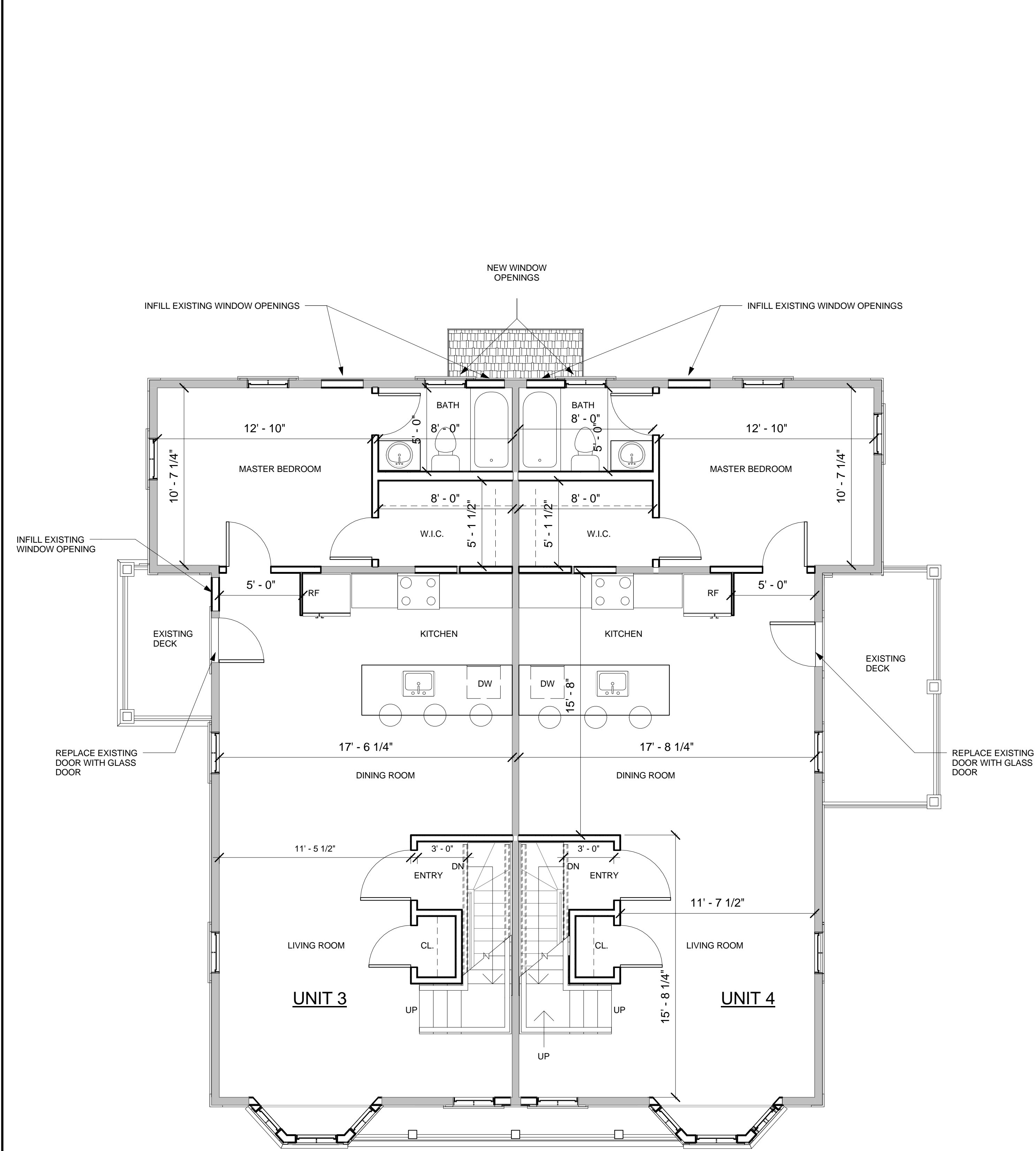
No.	Description	Date

Proposed  
Basement and 1st  
Floor Plans

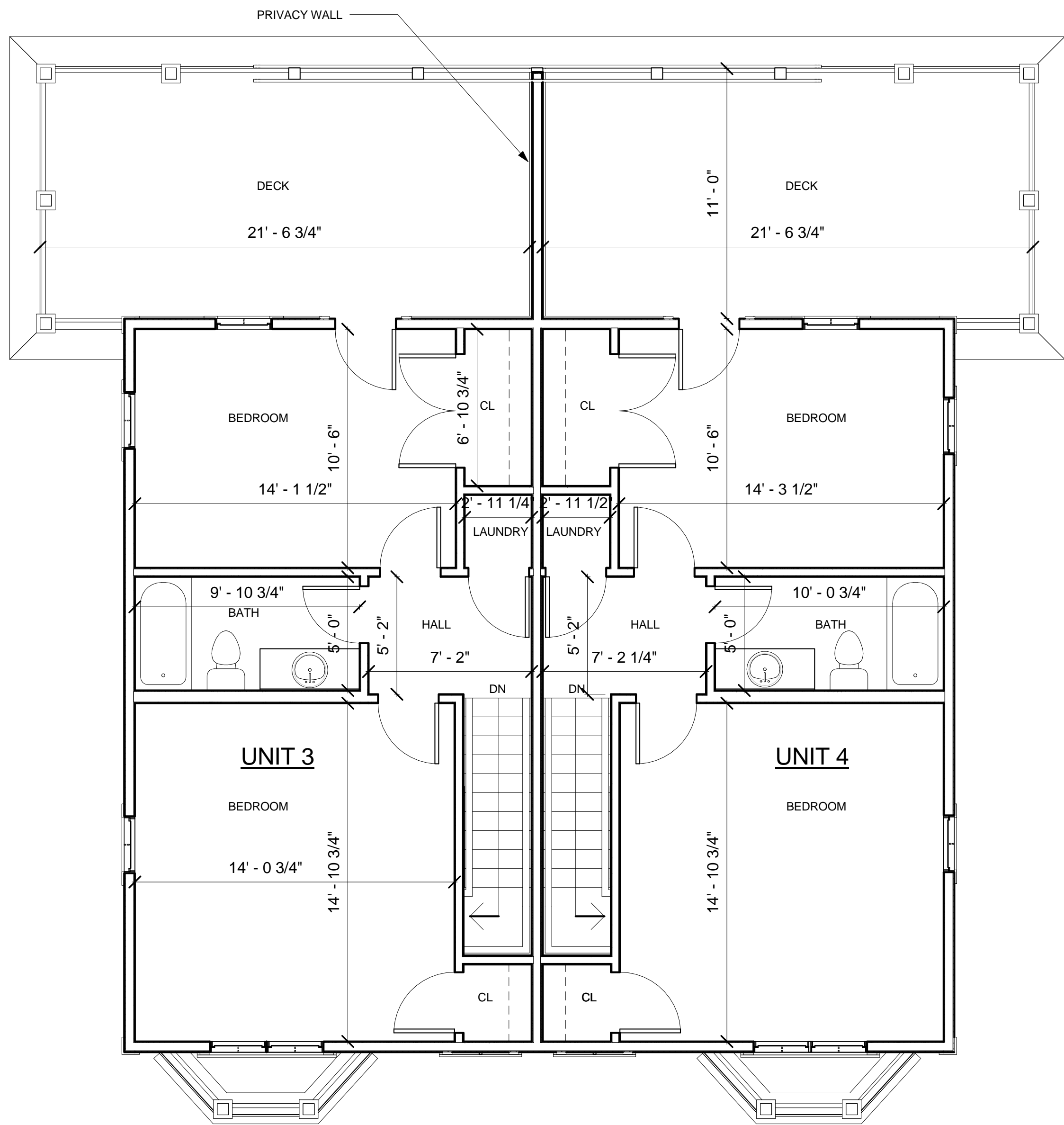
A-101

Oak St Residences





1 2nd Floor  
1/4" = 1'-0"



2 3rd Floor  
1/4" = 1'-0"

PROJECT NAME

Oak St Residences

PROJECT ADDRESS

43-45 Oak St Somerville

CLIENT

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ARCHITECT

KHALSA DESIGN INC.



KHALSA

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REVISIONS

No.	Description	Date

Proposed 2nd and  
3rd Floor Plans

A-102

Oak St Residences



1 Front Elevation  
1/4" = 1'-0"



4 Rear Elevation  
1/4" = 1'-0"



2 Right Side Elevation  
1/4" = 1'-0"



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

PROJECT NAME

Oak St Residences

PROJECT ADDRESS

43-45 Oak St Somerville

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Date	08/15/2016
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No.	Description	Date

Exterior Elevations

A-300

Oak St Residences



**PROJECT SITE**  
**# 43-45**  
(View from Inside Property)



**# 43-45**  
(View from Street)



**# 47-49**



**# 51-57**



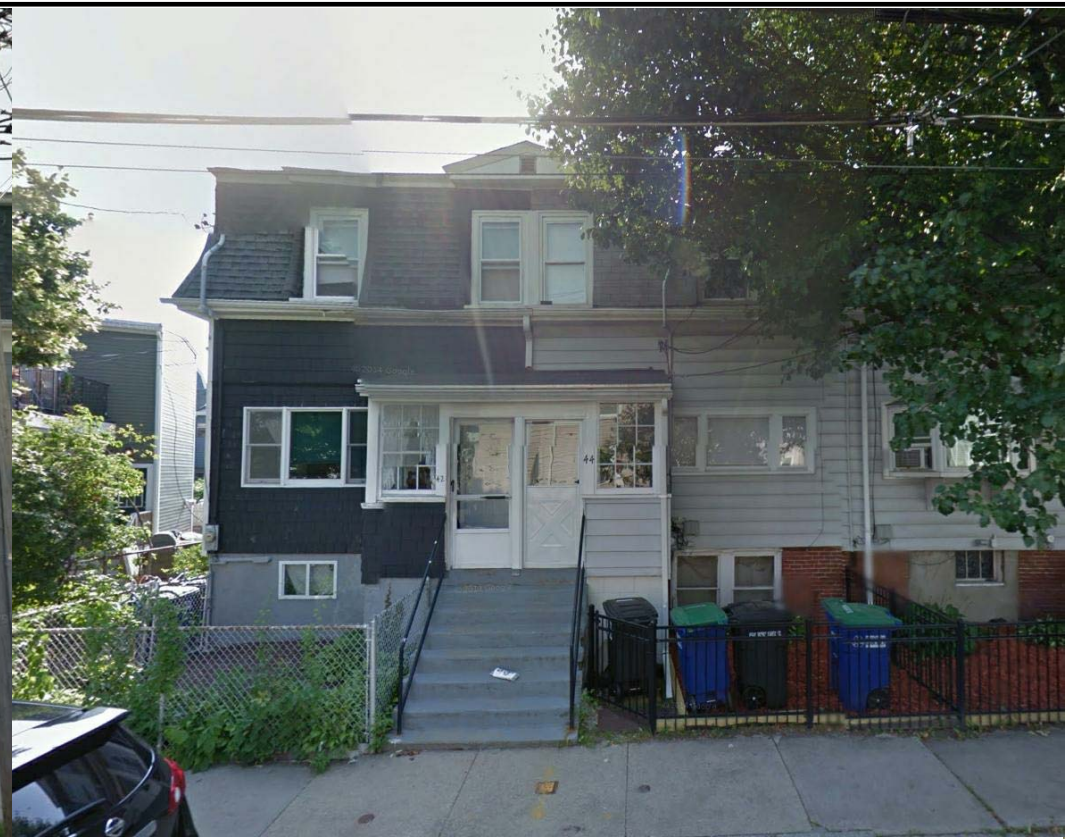
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**Oak Street**



**# 52-54**



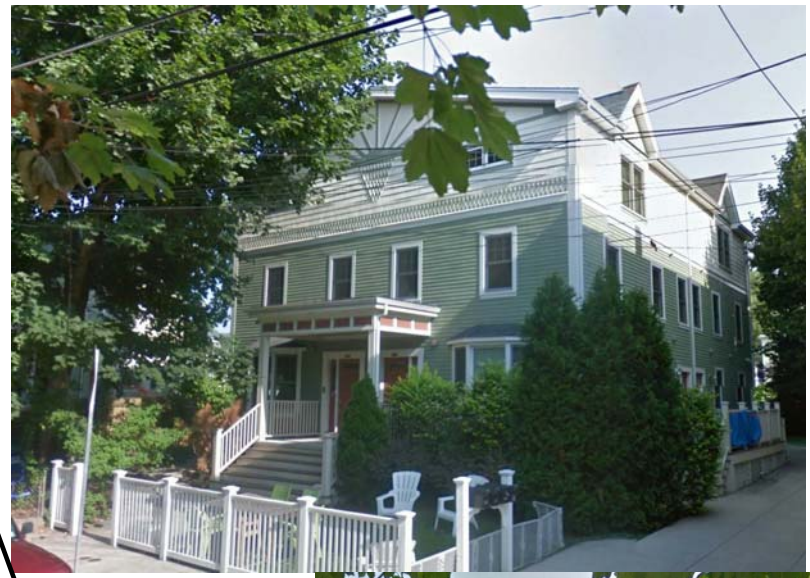
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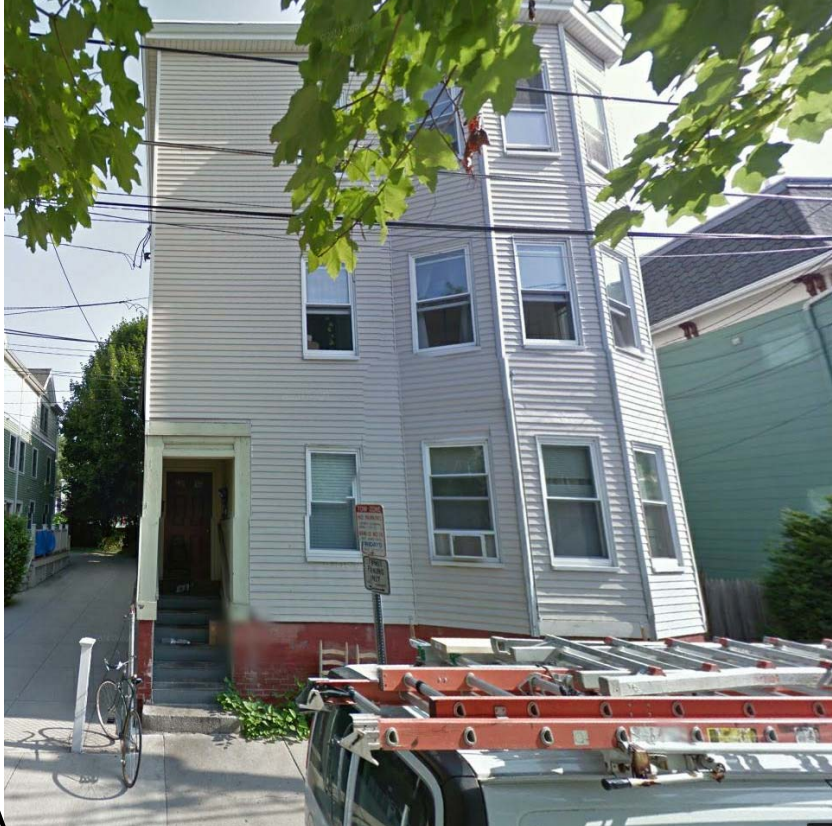
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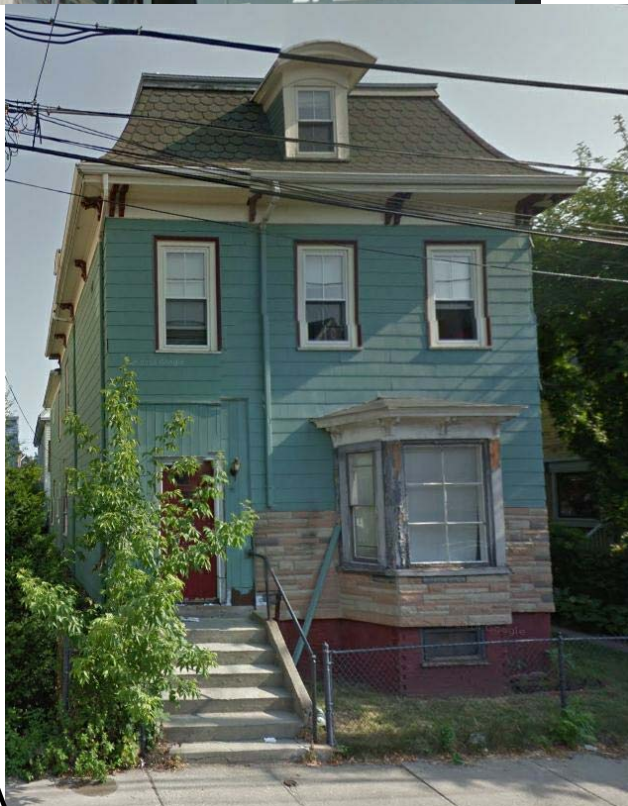
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**# 39-41**



**# 37**



**# 35**

PROJECT NAME

Oak St Residences

PROJECT ADDRESS

43-45 Oak St Somerville

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Project number16039

Date08/15/2016

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Checked byJSK

Scale

REVISIONS

No.	Description	Date

Neighborhood Photos

AV-1

Oak St Residences

\\go-server\\Data\\1616039\_CRM\_43-45 Oak\\03 Drawings\\00\_ARCH\_SD\_DD\\CURRENT\_16039\_43-45 Oak St Somerville.rvt 8/15/2016 11:17:50 AM





PROJECT NAME

Oak St Residences

PROJECT ADDRESS

43-45 Oak St Somerville

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ARCHITECT  
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Project number 16039  
Date 08/15/2016  
Drawn by PS/ERS  
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Scale

REVISIONS

No.	Description	Date

Perspectives

AV-2

Oak St Residences