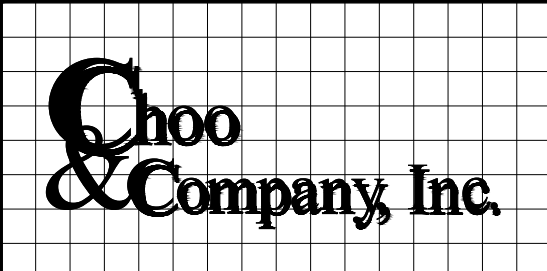


PROPOSED (3) UNIT & COMMERCIAL SPACE BUILDING

191 BEACON STREET, SOMERVILLE, MASSACHUSETTS

Location

PROPOSED (3) UNIT BUILDING
191 BEACON STREET
SOMERVILLE, MA



Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision	Date

Project No: 15187
Scale: AS NOTED
Date: 1-4-16
Drawn By: DF

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PROPOSED
FLOOR PLANS

Sheet No.

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ZONING SUMMARY					KEY	CODE SUMMARY
RB DISTRICT	REQUIRED	EXISTING	PROPOSED		☉ SMOKE DETECTOR ☉ HEAT DETECTOR ☉ CARBON MONOXIDE DETECTOR ◇ 1 HOUR WALL ◇ 2 HOUR WALL ☒ FAN Ⓢ 45 MIN. DOOR Ⓢ 1-1/2 HOUR DOOR ○ WINDOW TYPE 1 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1) 2 2 HOUR CLG. WALL(SEE C.T.2/A-3.1) ☉ FIRE EXTINGUISHER	PROPOSED TYPE 5 CONSTRUCTION PROPOSED R-2, S-2 & M USE GROUPS PROPOSED 3 STORIES PROPOSED FULLY SPRINKLERED & ALARMED ZONE: RB
USE		AUTO S&S	(3) UNITS			SOIL TESTING NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. SOIL BORINGS SHOULD BE PERFORMED TO VERIFY THAT THE MINIMUM DESIGN BEARING CAPACITIES ARE ACHIEVABLE. IF A SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THAN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.
A. MIN. LOT SIZE	7,500 SF	7,149 SF	7,149 SF			
B. MIN. LOT AREA / DWELLING UNIT	1,500 SF	-	2,383 SF			
C. MAX. GROUND COVERAGE	50%	2,183/7,149 30.5%	3,097/7,149 43.3%			
D. MIN. LANDSCAPED AREA	25%	0%	2,627/7,149 36.7%			
E. FLOOR AREA RATIO	1.0	1,839/7,149 .26	7,049/7,149 .99			
F. MAX. BLDG. HEIGHT	3 STORIES 40'	1 STORIES 12'	3 STORIES 39.7'			
G. MIN. FRONT YARD	15' / MODAL	0'	3'			
H. MIN. SIDE YARD	AGGREGATE 20' 10' MIN.	36.8' / 8.4'	12.1' / 8.9'			
I. MIN. REAR YARD	REAR YARD REDUCTION 8.6.13	0'	29.4'			
J. MIN. FRONTAGE	LOT IN EXISTENCE PRIOR TO 1988 - 8.6.16	104.6'	104.6'			
K. MIN. PERVIOUS AREA	35%	0%	2,648/7,149 37.0%			

<

PROPOSED TYPE 5 CONSTRUCTION

PROPOSED R-2, S-2 & M USE GROUPS

PROPOSED 3 STORIES

PROPOSED FULLY SPRINKLERED & ALARMED

ZONE: RB

SOIL TESTING

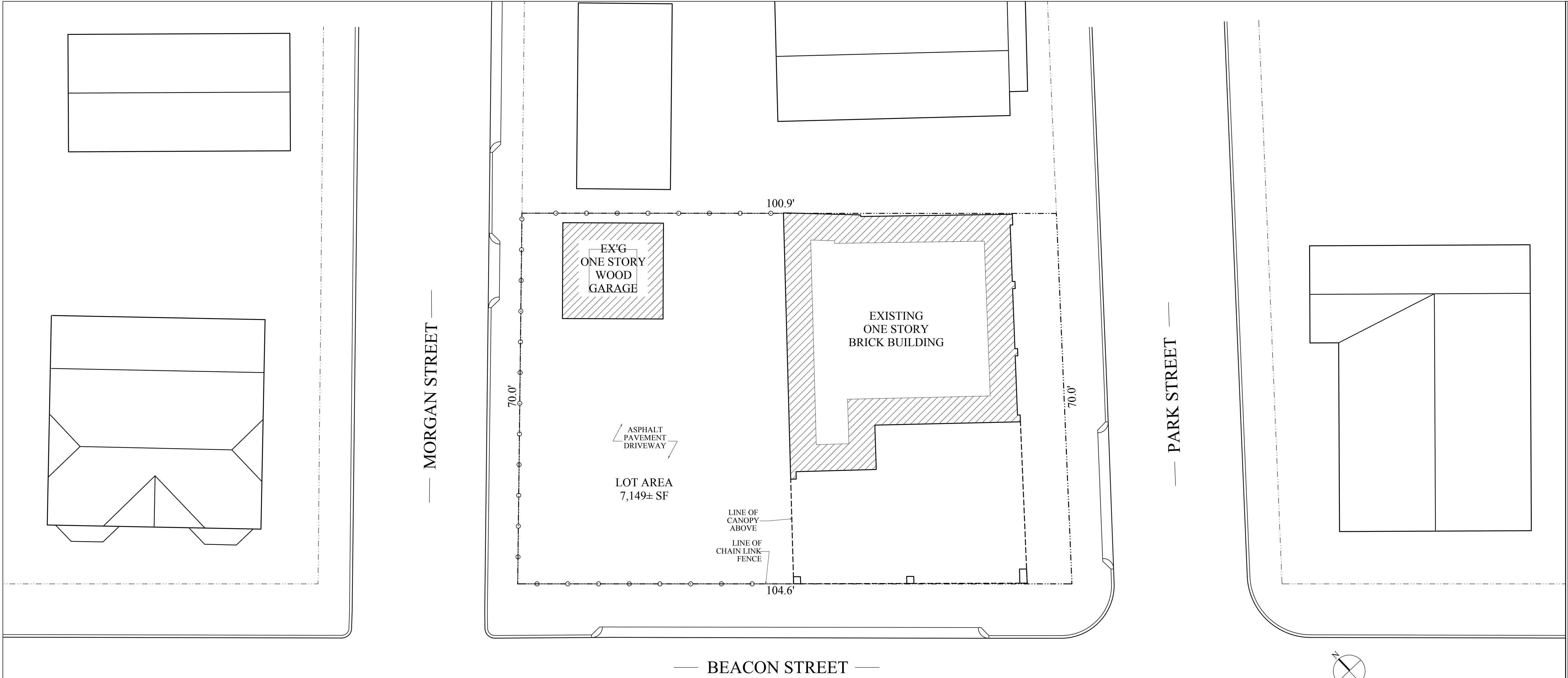
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PARKING REQUIREMENT

RESIDENTIAL USE (1-3 UNITS, 3+ BEDROOMS): 2 SPACES PER UNIT

REQUIRED PARKING SPACES = 6

PROPOSED PARKING SPACES = 6



1 EXISTING LANDSCAPE PLAN
1/10" = 1'-0"



1 BEACON STREET VIEW OF THE EXSTING CONDITIONS
NTS

Location

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SOMERVILLE, MA

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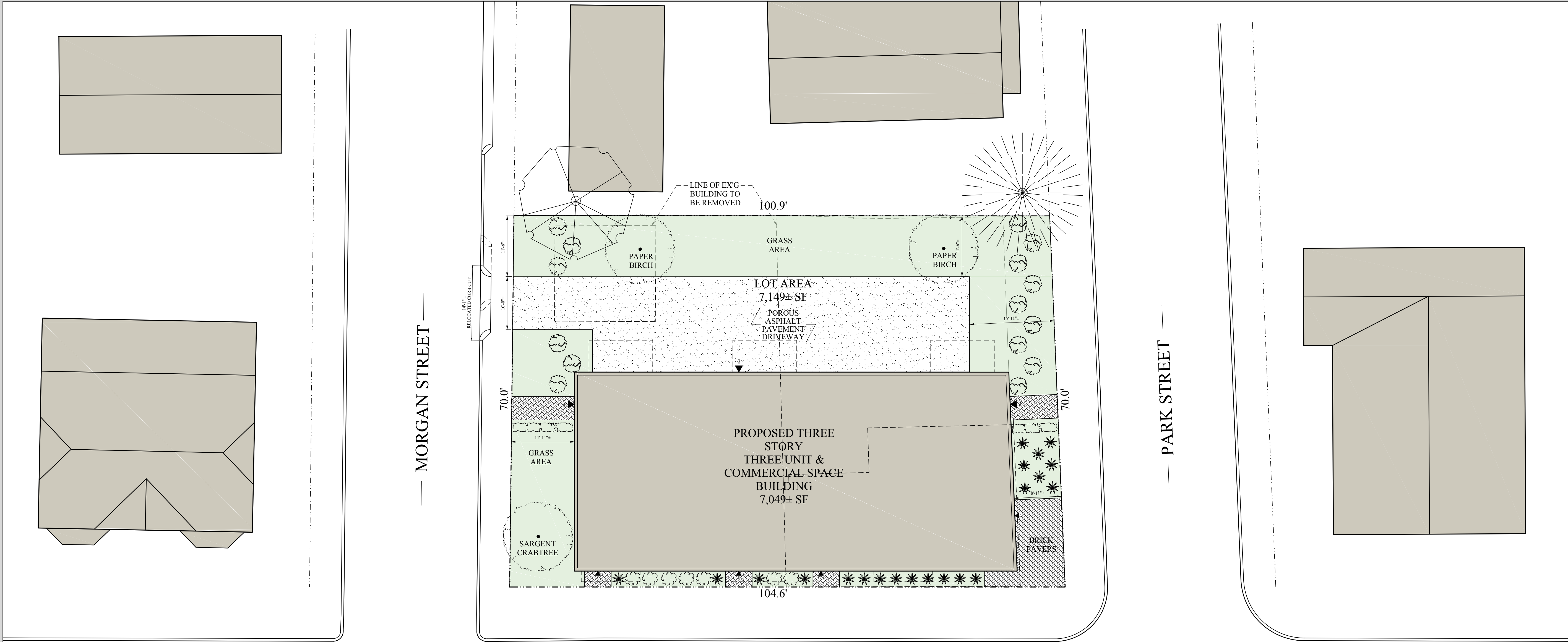
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Scale: AS NOTED
Date: 2-17-16
Drawn By: DF

Drawing Name

EXISTING
LANDSCAPE
PLAN

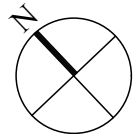
Sheet No.

A-0.5



PLANT LEGEND	
SYMBOL	NAME
	CANADIAN HEMLOCK, YEW OR JUNIPER
	BOXWOOD
	NATIVE GRASSES
	ECHINACEA

1 PROPOSED LANDSCAPE PLAN
1/10" = 1'-0"



NOTE: THIS PLAN WAS PREPARED FROM THE ACTIVITY AND LAND USE LIMITATION PLAN DATED JULY 2, 2014 PROVIDED BY IRWIN ENGINEERS, 33 WEST CENTRAL STREET, NATICK, MA 01760 AND FROM GOOGLE MAPS.

Location

PROPOSED (3) UNIT BUILDING

191 BEACON STREET
SOMERVILLE, MA

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision	Date
	2-25-16	

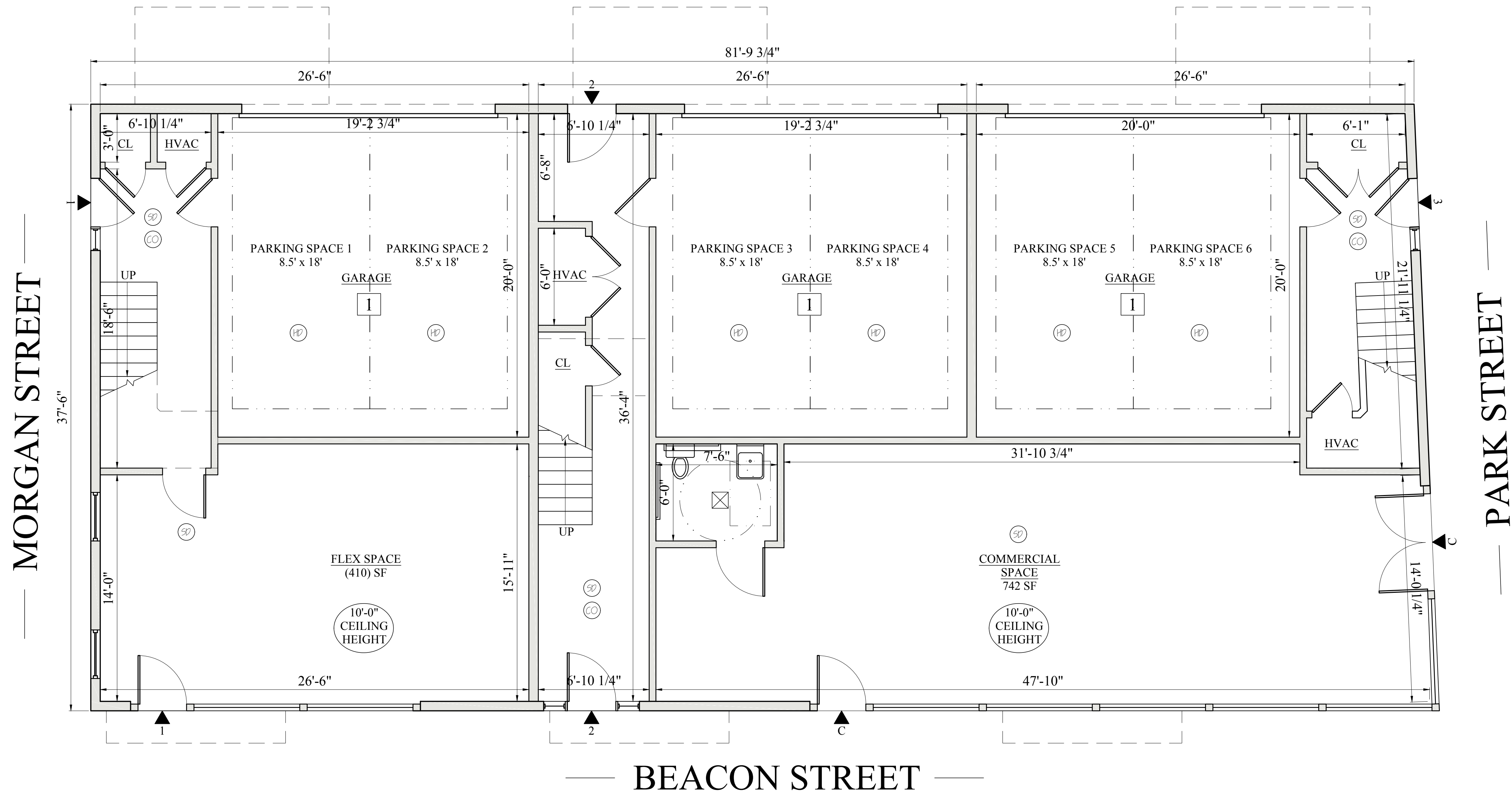
Project No: 15187
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PROPOSED
LANDSCAPE
PLAN

Sheet No.

A-1.0



Location

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	2	2-25-16

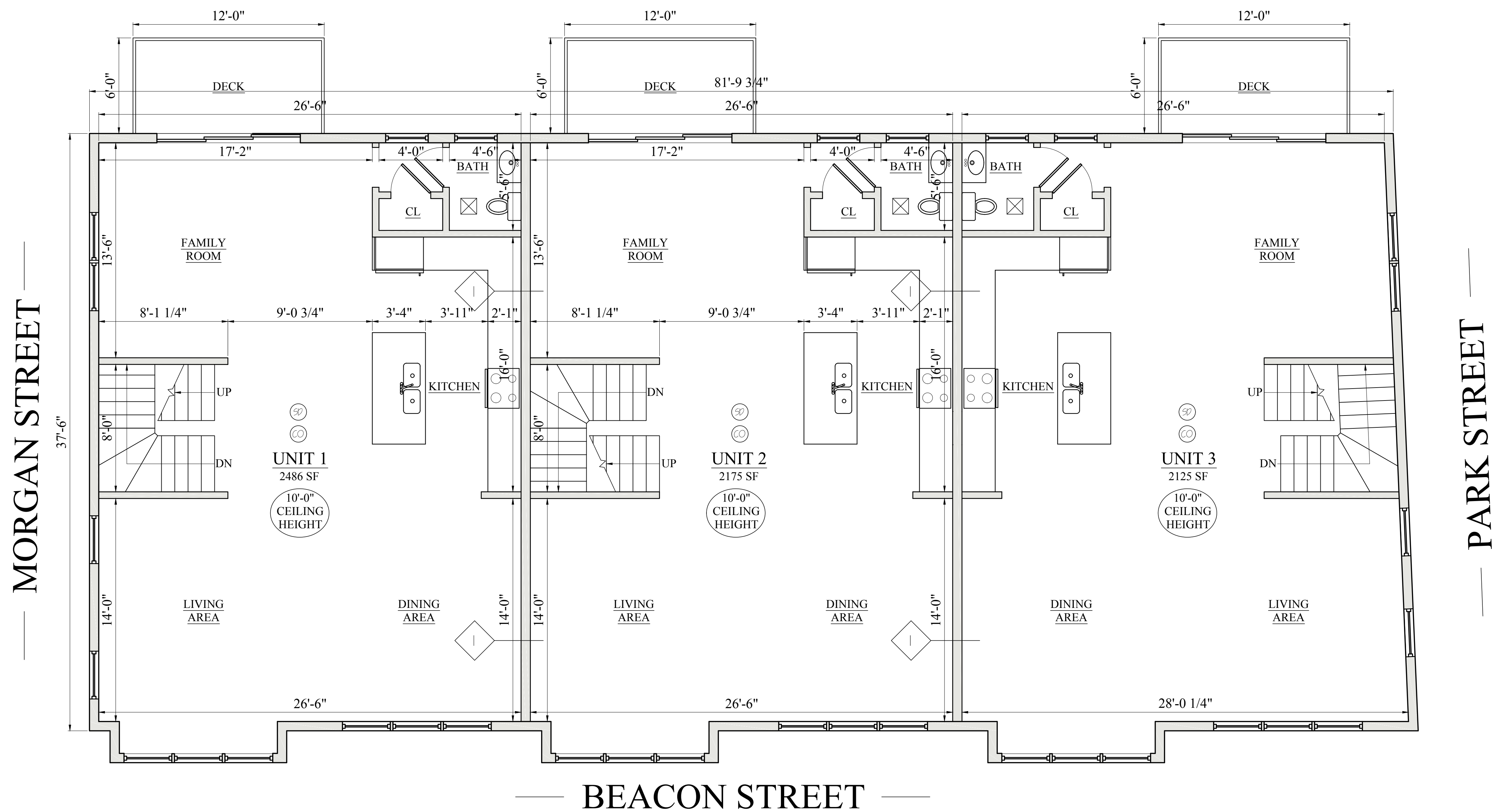
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FLOOR PLANS

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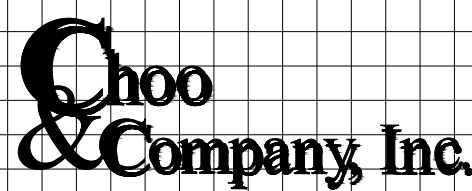
A-1.1



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

Location

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SOMERVILLE, MA



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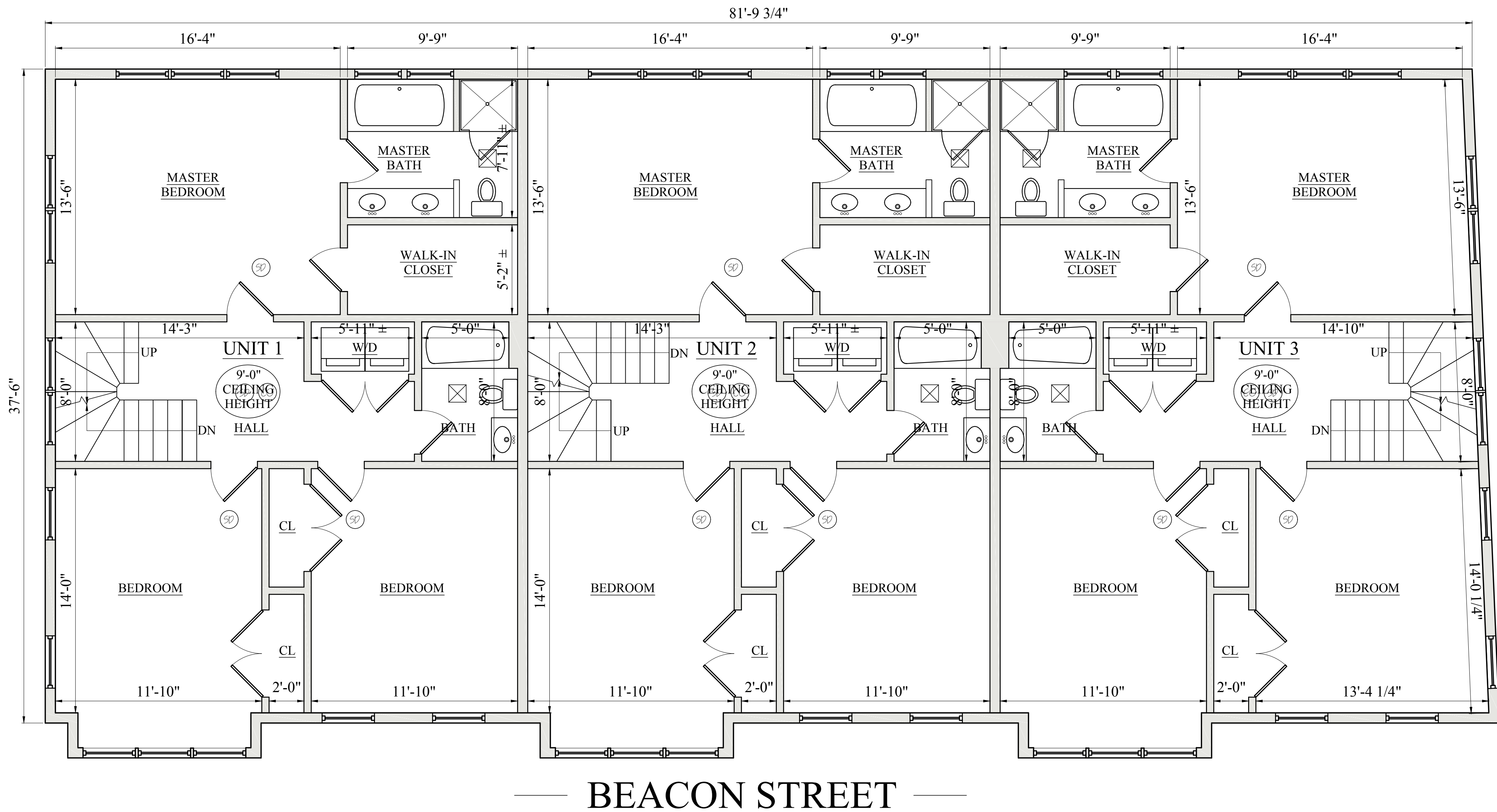
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**PROPOSED
FLOOR PLANS**

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MORGAN STREET



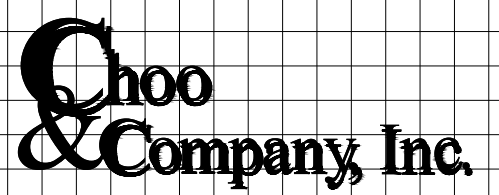
PARK STREET

BEACON STREET

1 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

Location

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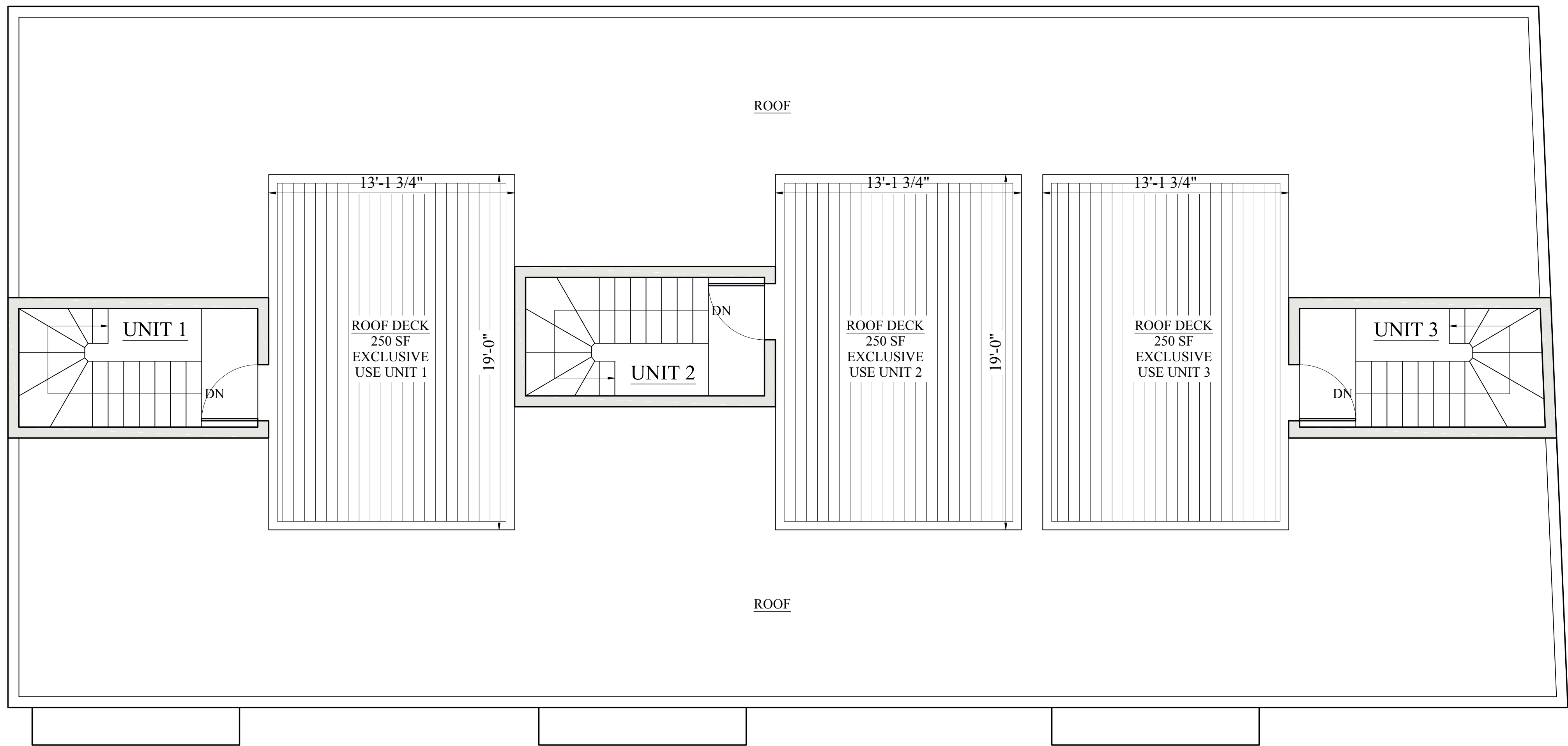
No.	Revision	Date
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FLOOR PLANS

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— MORGAN STREET —



— PARK STREET —

1 PROPOSED ROOF PLAN
1/4" = 1'-0"

— BEACON STREET —

Location

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FLOOR PLANS

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1 PROPOSED BEACON STREET ELEVATION
1/4" = 1'-0"

Location

PROPOSED (3) UNIT BUILDING

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Drawing Name

PROPOSED
ELEVATIONS

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1 PROPOSED MORGAN STREET ELEVATION
1/4" = 1'-0"

2 PROPOSED PARK STREET ELEVATION
1/4" = 1'-0"

Location

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ELEVATIONS

Sheet No.

A-2.2



1 PROPOSED REAR ELEVATION
1/4" = 1'-0"

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CONTEXT
PHOTOS

Sheet No.