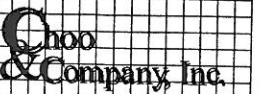


**PROPOSED (3) UNIT & COMMERCIAL
SPACE BUILDING
0 MORGAN & 81 PARK STREETS, SOMERVILLE, MASSACHUSETTS**

PROPOSED (3) UNIT BUILDING

0 MORGAN & 81 PARK STS.
SOMERVILLE, MA



No.	Revision Date

Drawing Name

PROPOSED
FLOOR PLANS

Sheet No. A-O

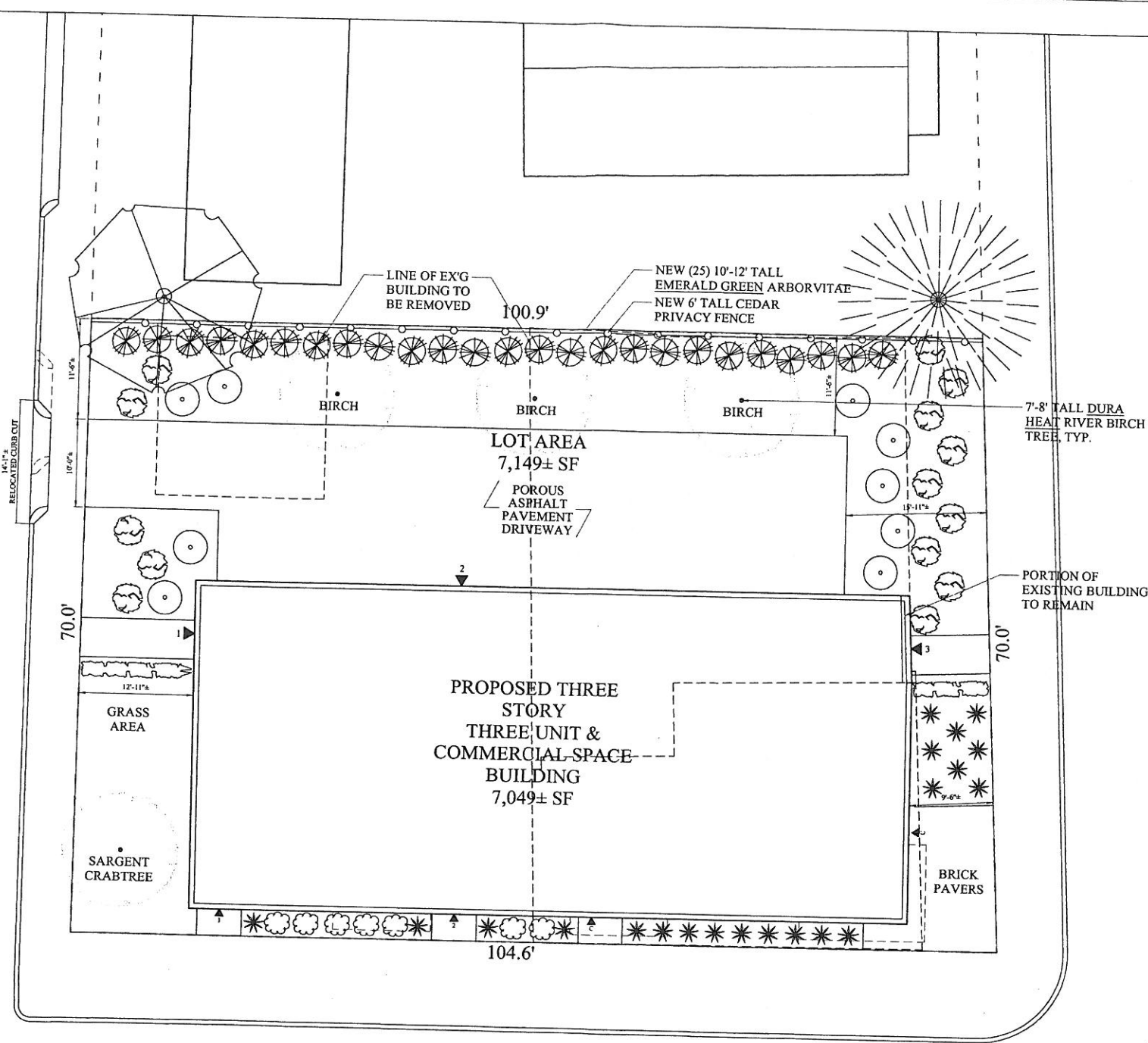
RB DISTRICT	REQUIRED	EXISTING	PROPOSED
USE		AUTO S&S	(3) RES UNITS (1) COM UNITS
A. MIN. LOT SIZE	7,500 SF	7,149 SF	7,149 SF
B. MIN. LOT AREA / DWELLING UNIT	1,500 SF	-	2,383 SF
C. MAX. GROUND COVERAGE	50%	2,183/7,149 30.5%	3,097/7,149 43.3%
D. MIN. LANDSCAPED AREA	25%	0%	2,627/7,149 36.7%
E. FLOOR AREA 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	12.5'	0'
J. MIN. FRONTAGE	LOT IN EXISTENCE PRIOR TO 1988 - 8.6.16	104.6'	29.4'
K. MIN. PERVIOUS AREA	35%	0%	2,648/7,149 37.0%

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, THEN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

RESIDENTIAL USE (1-3 UNITS, 3+ BEDROOMS): 2
SPACES PER UNIT
REQUIRED PARKING SPACES = 6
PROPOSED PARKING SPACES = 6

PLANT LEGEND	
SYMBOL	NAME
	CANADIAN HEMLOCK, YEW OR JUNIPER
	BOXWOOD
	NATIVE GRASSES
	ECHINACEA
	AMERICAN HOLLY
	10'-12' TALL ARBORVITAE

— MORGAN STREET —



— BEACON STREET —

1 PROPOSED LANDSCAPE PLAN
1/8" = 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

0 MORGAN & 81 PARK STS.
SOMERVILLE, MA

Choo & Company, Inc.

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

No.	Revision Date
	2-25-16
	3-2-16
	11-1-16 KM

Project No: 16129
Scale: AS NOTED
Date: 1-4-16
Drawn By: DF

Drawing Name

PROPOSED
LANDSCAPE
PLAN

Sheet No.

A-1.0



Location
PROPOSED (3) UNIT BUILDING
0 MORGAN & 81 PARK STS.
SOMERVILLE, MA



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

No.	Revision Date
	2-25-16

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

Drawing Name
**PROPOSED
ELEVATIONS**

Sheet No.
A-2.2



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



Location

PROPOSED (3) UNIT BUILDING

0 MORGAN & 81 PARK STS.
SOMERVILLE, MA

Choo
& Company, Inc.

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

No.	Revision	Date
	2	2-25-16

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

Drawing Name

PROPOSED
ELEVATIONS

Sheet No.

A-2.3

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

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