

| Sheet List   |                                      |                  |
|--------------|--------------------------------------|------------------|
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| A-000        | Cover Sheet                          | 07/09/14         |
| A-010        | Site Plan                            | 07/09/14         |
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| A-101        | Roof Plans                           | 07/09/14         |
| A-300        | Elevations                           | 07/09/14         |
| A-303        | Street View& Perspectives            | 07/09/14         |
| SHD          | Shadow Study                         | 07/09/14         |
| Z-001        | Site Context                         | 07/09/14         |
| Z-002        | Renderings                           | 07/09/14         |
| Z-003        | Perspectives                         | 07/09/14         |



**PROPOSED CURTIS STREET  
RESIDENCES**

8 CURTIS STREET, SOMERVILLE, MA

07-24-2014 SUBMISSION

CLIENT  
**SHREE GANESH REALTY TRUST**  
1274 BROADWAY APT 2  
SOMERVILLE, MA 02144  
T:(617)-501-7309

ARCHITECT  
**KHALSA DESIGN INC.**  
17 IVALOO STREET, SUITE 400  
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CIVIL ENGINEER  
**Design Consultants, INC.**  
SURVEYORS, ENGINEERS  
120 Middlesex Ave, Suite 20  
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**Curtis Street  
Residences**

**8 Curtis Street,  
Somerville, MA**

**Shree Ganesh Realty Trust**

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**CONSULTANTS:**

**LANDSCAPE ARCHITECT**

x  
x  
T: x  
W: x

**CIVIL ENGINEER**

x  
x  
x  
T: x  
F: x

**STRUCTURAL ENGINEER**

x  
x  
T: x  
F: x

**MEP ENGINEER**

x  
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T: x  
F: x  
W: x

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Date 07-24-14  
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Scale

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Cover Sheet

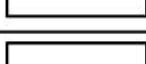
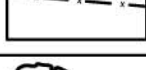
**A-000**

Curtis Street Residences





**LEGEND:**

|                                                                                       |                                                       |
|---------------------------------------------------------------------------------------|-------------------------------------------------------|
|  | BRICK PAVING                                          |
|  | ASPHALT PAVING                                        |
|  | CURB                                                  |
|  | BLACK VINYL CHAIN LINK FENCE                          |
|  | PROPOSED DECIDUOUS TREE                               |
|  | PROPOSED EVERGREEN TREE                               |
|  | PROPOSED ORNAMENTAL TREE                              |
|  | PROPOSED SHRUBS                                       |
|  | GROUNDCOVERS, PERENNIALS +<br>ORNAMENTAL GRASSES TYP. |

**PROJECT NAME**

## CURTIS STREET RESIDENCES

### PROJECT ADDRESS

CURTIS STREET  
Somerville, MA 02444

**CLIENT**

ARCHITECT  
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**CONSULTANTS:**

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LANDSCAPE ARCHITECTS

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Date 7/31/14

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Scale \_\_\_\_\_ as noted

## REVISIONS

## REVISIONS

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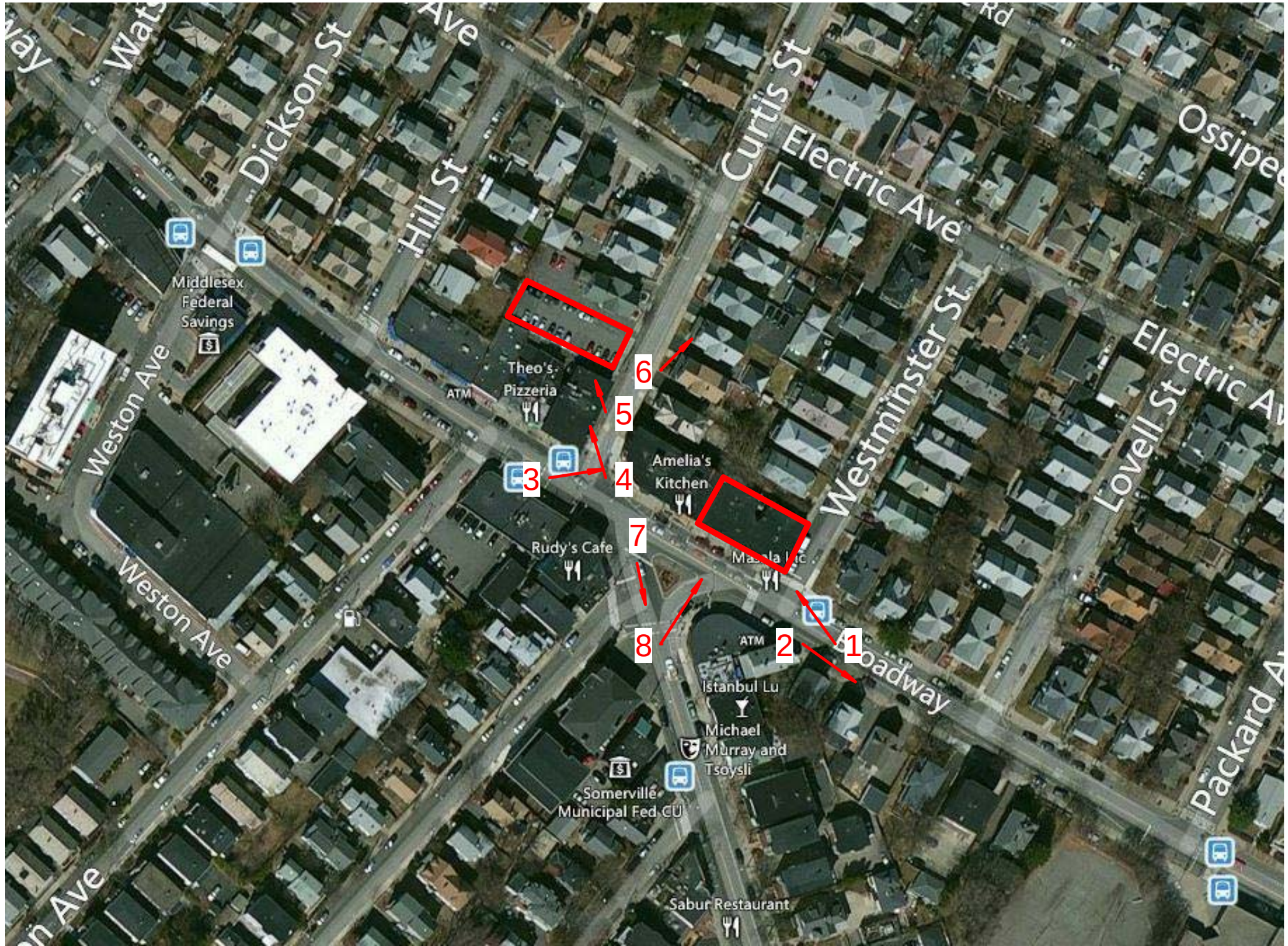
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8

PROJECT NAME

Curtis Street Residences

PROJECT ADDRESS

8 Curtis Street,  
Somerville, MA

CLIENT

Shree Ganesh Realty Trust

ARCHITECT

KHALSA DESIGN INC.



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

CONSULTANTS:

LANDSCAPE ARCHITECT

x

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T: x

W: x

CIVIL ENGINEER

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x

T: x

F: x

STRUCTURAL ENGINEER

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MEP ENGINEER

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Author

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Scale

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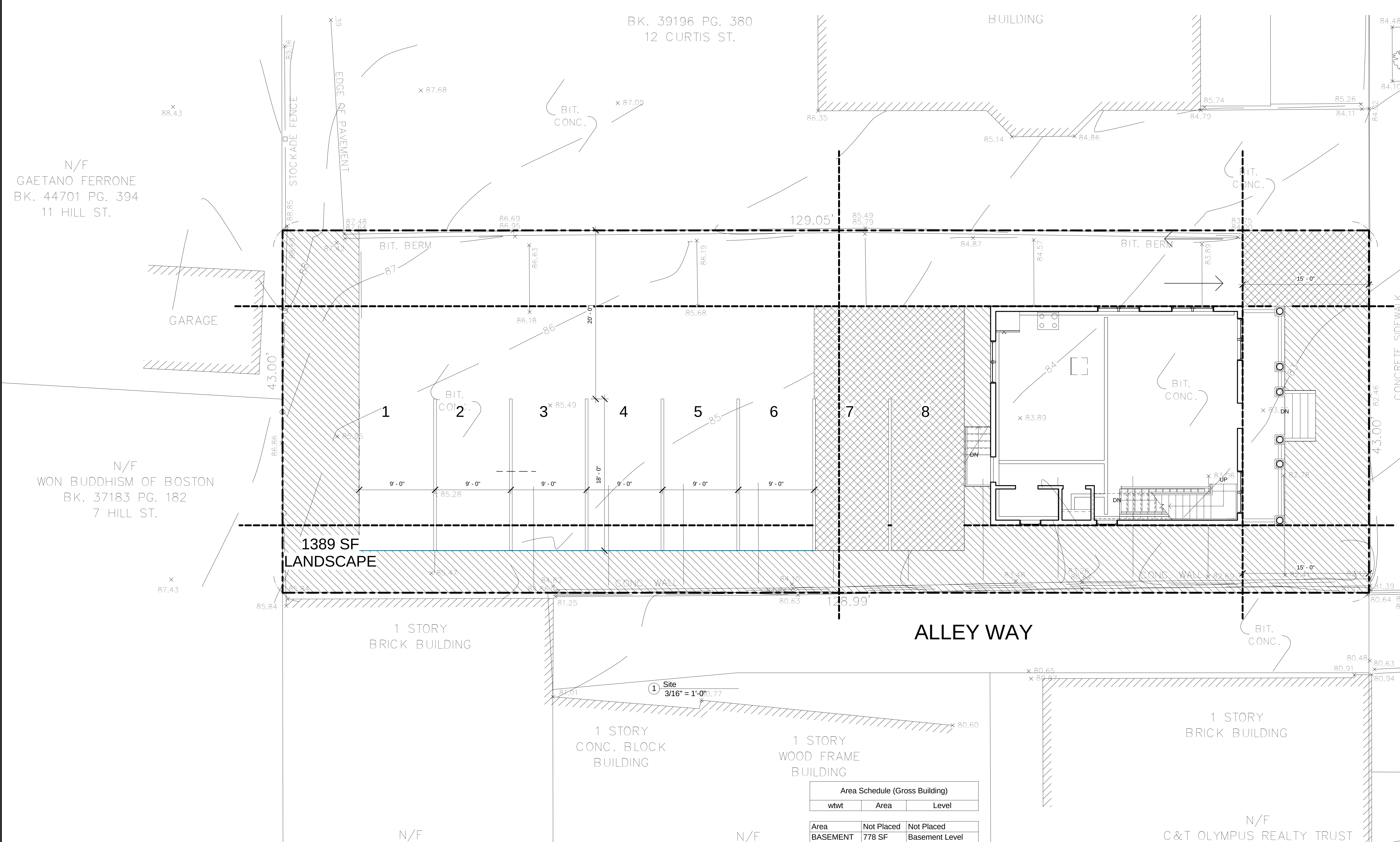
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Site Context

Z-001

Curtis Street Residences





N/F  
GAETANO FERRONE  
BK. 44701 PG. 394  
11 HILL ST.

N/F  
WON BUDDHISM OF BOSTON  
BK. 37183 PG. 182  
7 HILL ST.

BK. 39196 PG. 380  
12 CURTIS ST.  
BUILDING

1 STORY  
BRICK BUILDING

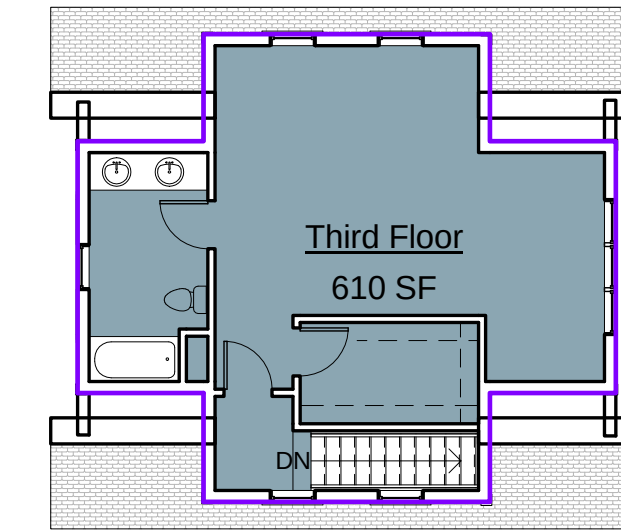
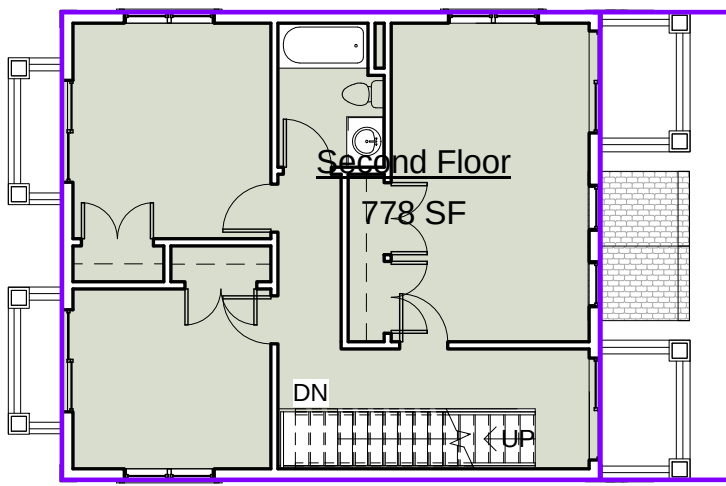
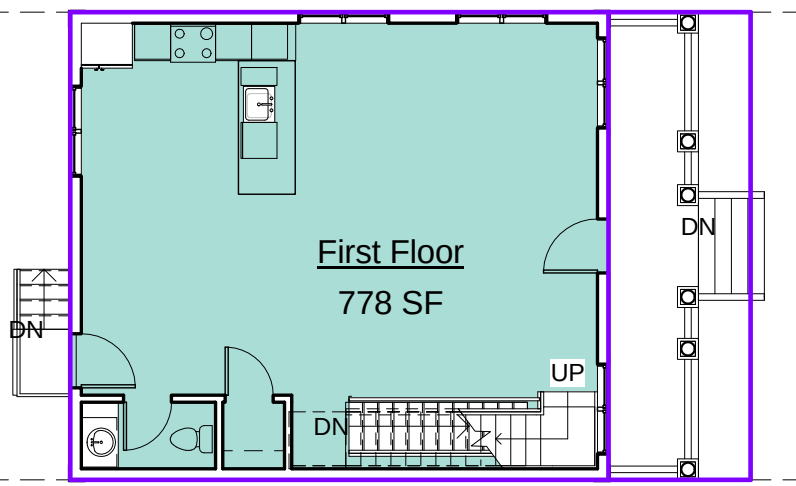
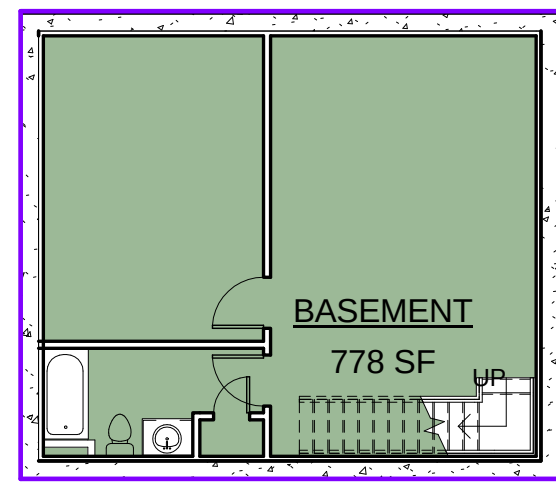
1 STORY  
CONC. BLOCK  
BUILDING

1 STORY  
WOOD FRAME  
BUILDING

1 STORY  
BRICK BUILDING

N/F  
C&T OLYMPUS REALTY TRUST

| Area Schedule (Gross Building) |            |                    |
|--------------------------------|------------|--------------------|
| wtwt                           | Area       | Level              |
| Area                           | Not Placed | Not Placed         |
| BASEMENT                       | 778 SF     | Basement Level     |
| First Floor                    | 778 SF     | First Floor Level  |
| Second Floor                   | 778 SF     | Second Floor Level |
| Third Floor                    | 610 SF     | Third Floor Level  |
| Grand total:                   | 5          | 2944 SF            |



| ZONING CHART       |              |          |                |
|--------------------|--------------|----------|----------------|
| RA ZONE            | REQUIRED     | EXISTING | PROPOSED       |
| MIN. LOT SIZE      | 10000 SF     | 5548 SF  | 5548 SF        |
| LOT AREA/DU        | 2250 SF/DU   | 0 DU     | 5548 SF/DU     |
| FAR                | .75          | 0        | 0.53 / 2944 SF |
| GROUND COVER       | 50% MAX      | 0%       | 778SF / 10.4%  |
| LANDSCAPE AREA     | 25%          | 0SF / 0% | 1427SF / 25.7% |
| PERVIOUS AREA      | 35%- 2,100SF | 0SF / 0% | 2083SF / 37.5% |
| MAX HEIGHT         | 2.5/ 35'-0"  | 0        | 2.5 / 35' - 0" |
| FRONT SETBACK      | 15'-0"       | 0        | 15'- 0"        |
| LEFT SIDE SETBACK  | 8' SUM 17'   | 0        | 8'             |
| RIGHT SIDE SETBACK | 8' SUM 17'   | 0        | 9'             |
| REAR SETBACK       | 20'-0"       | 0        | 84'            |
| LOT WIDTH          | 50'-0"       | 43'-0"   | 43'-0"         |
| PARKING            | 3.5          | 21       | 8              |

PROJECT NAME  
**Curtis Street  
Residences**

PROJECT ADDRESS  
**8 Curtis Street,  
Somerville, MA**

CLIENT  
Shree Ganesh Realty Trust

ARCHITECT  
**KHALSA DESIGN INC.**



17 IVALOO STREET SUITE 400  
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CONSULTANTS:

LANDSCAPE ARCHITECT

x  
x  
x  
T: x  
W: x

CIVIL ENGINEER

x  
x  
x  
T: x  
F: x

STRUCTURAL ENGINEER

x  
x  
x  
T: x  
F: x

MEP ENGINEER

x  
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T: x  
F: x  
W: x

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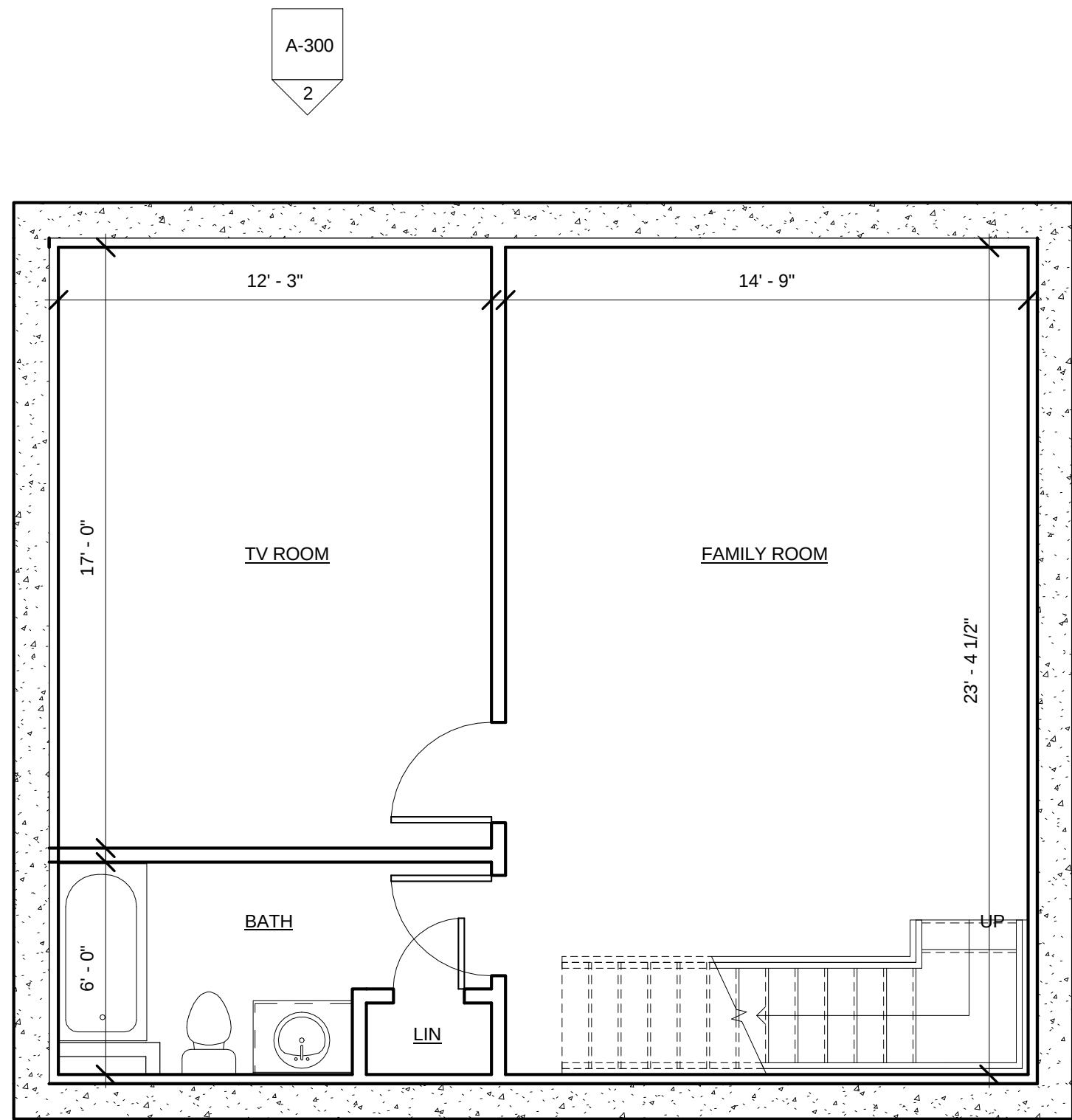
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Site Plan

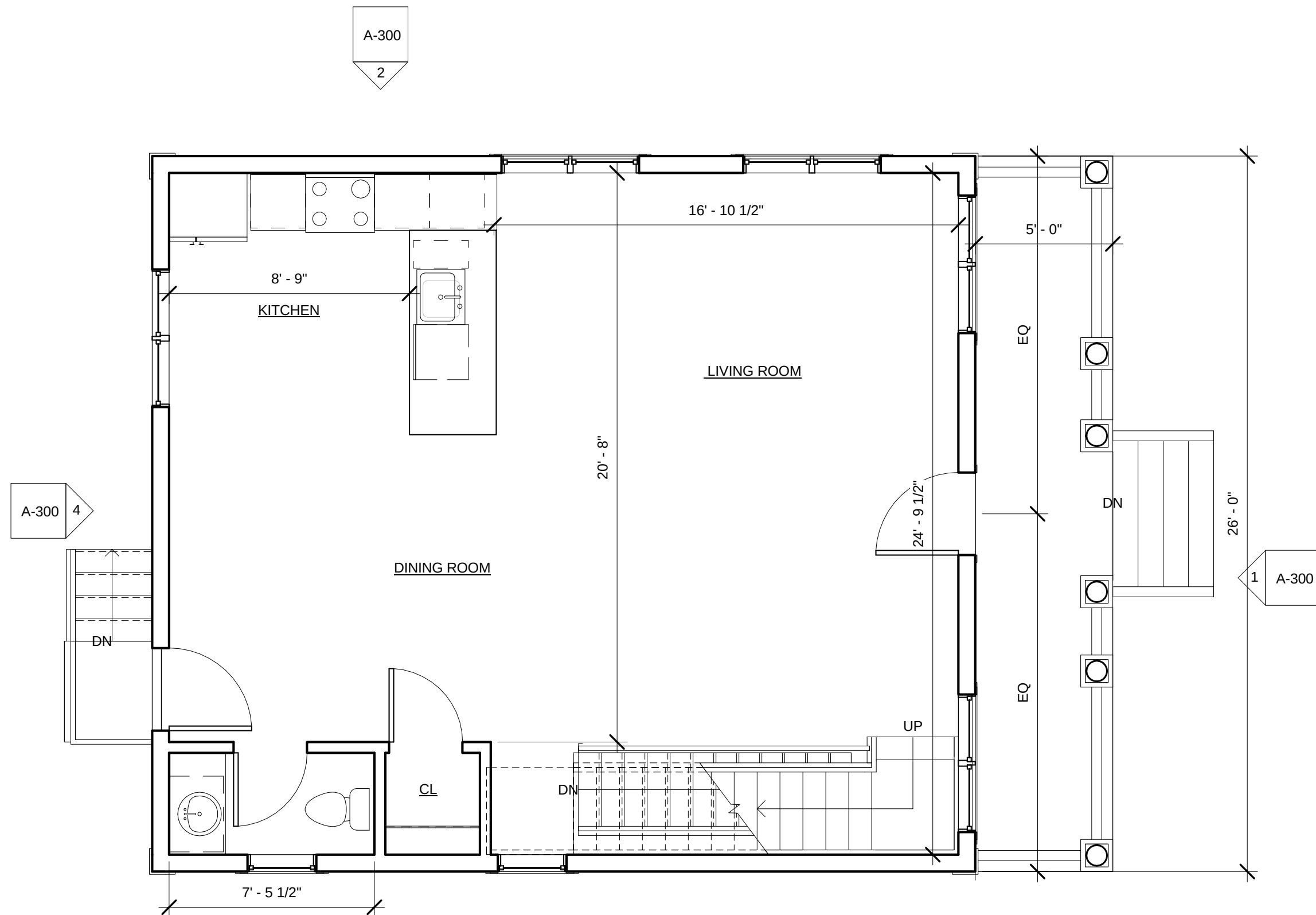
**A-010**

Curtis Street Residences

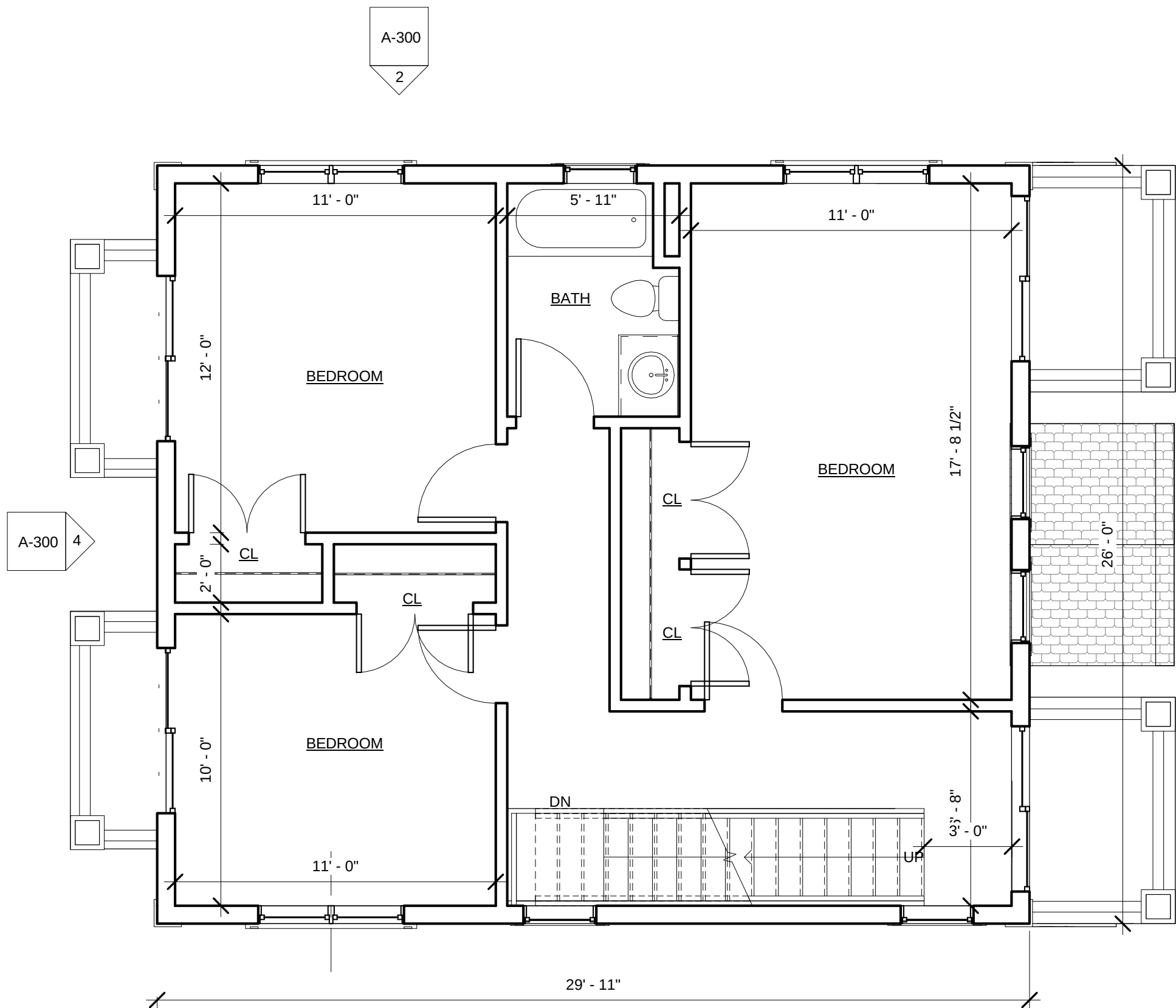




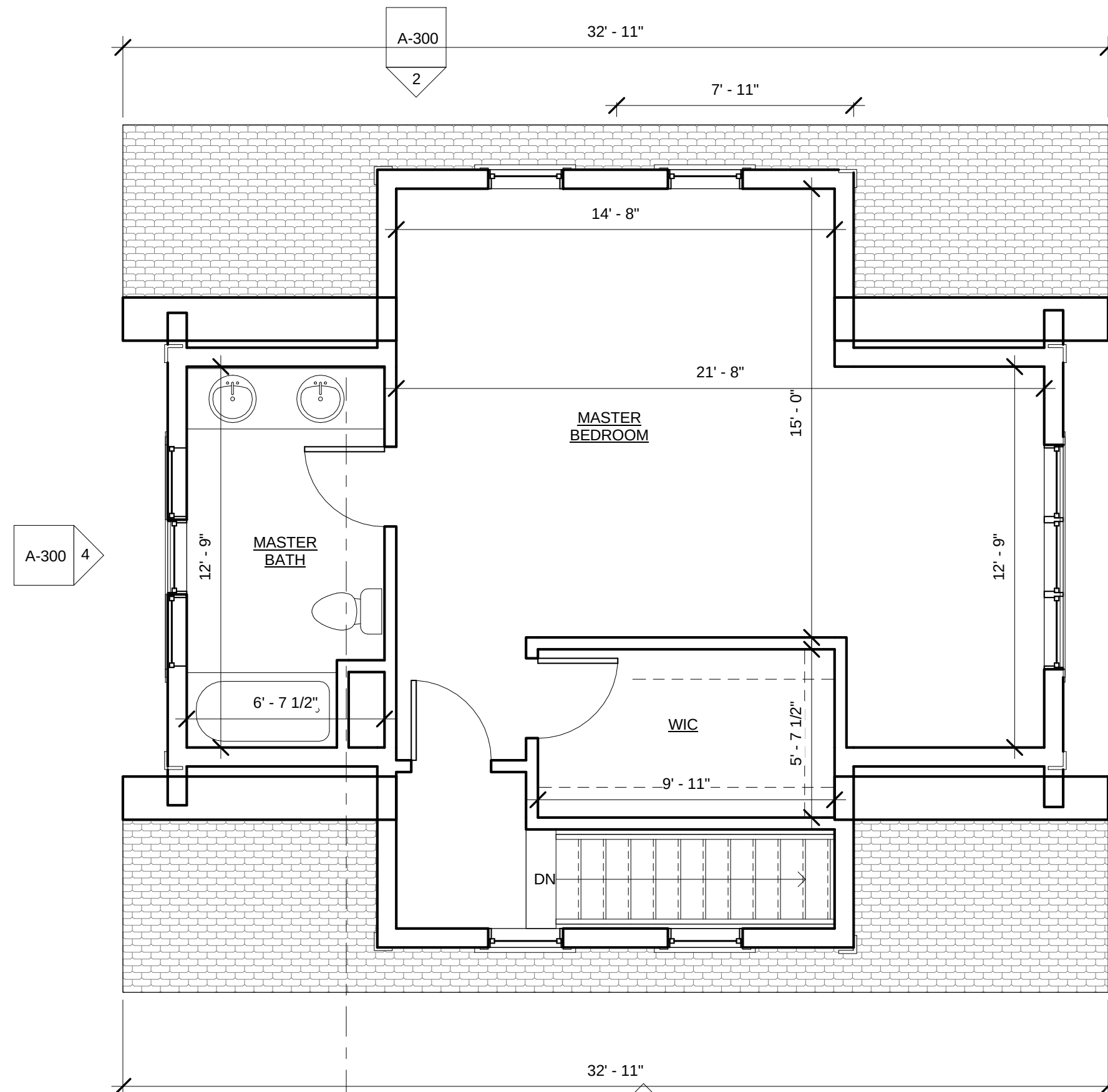
4 Basement Level  
1/4" = 1'-0"



1 First Floor Level  
1/4" = 1'-0"



2 Second Floor Level  
1/4" = 1'-0"



3 Third Floor Level  
1/4" = 1'-0"

PROJECT NAME  
**Curtis Street  
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x  
x  
x  
T: x  
W: x

CIVIL ENGINEER

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x  
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T: x  
F: x

STRUCTURAL ENGINEER

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MEP ENGINEER

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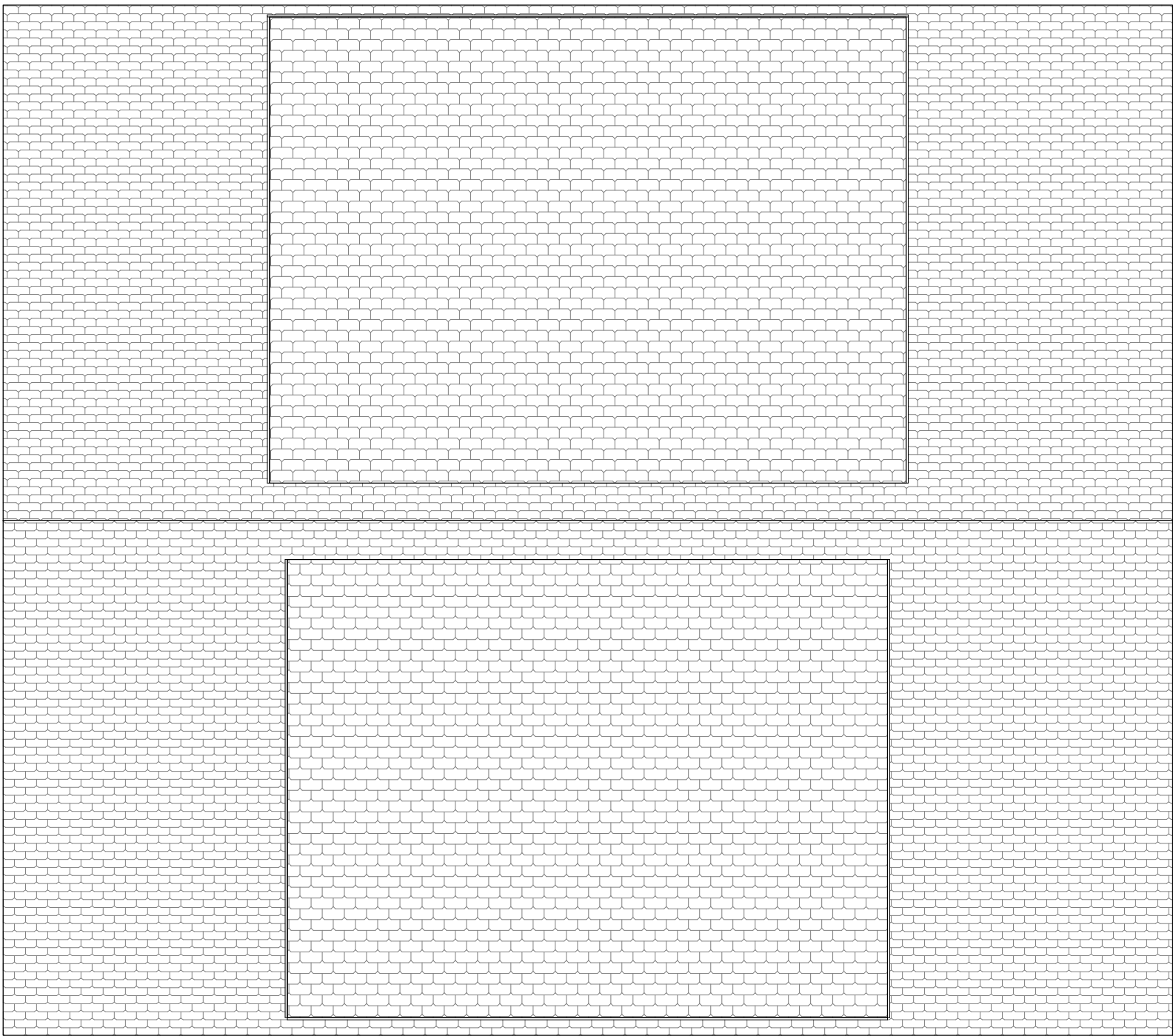
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**Basement, 1st, 2nd  
& 3rd Floor Plans**

**A-100**

Curtis Street Residences





① Roof Level  
1/4" = 1'-0"

PROJECT NAME  
Curtis Street  
Residences

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CONSULTANTS:

LANDSCAPE ARCHITECT

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T: x  
W: x

CIVIL ENGINEER

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T: x  
F: x

STRUCTURAL ENGINEER

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MEP ENGINEER

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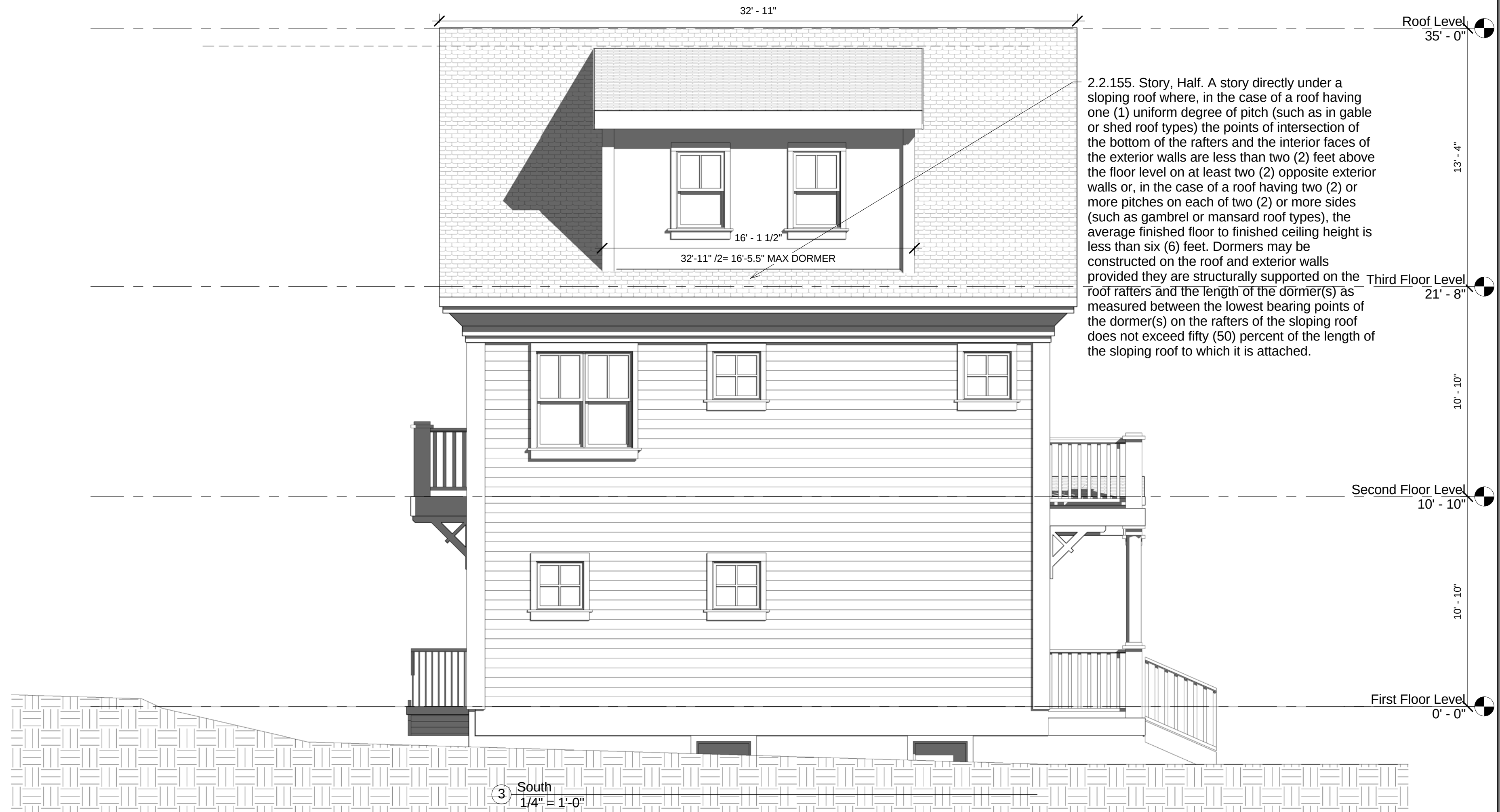
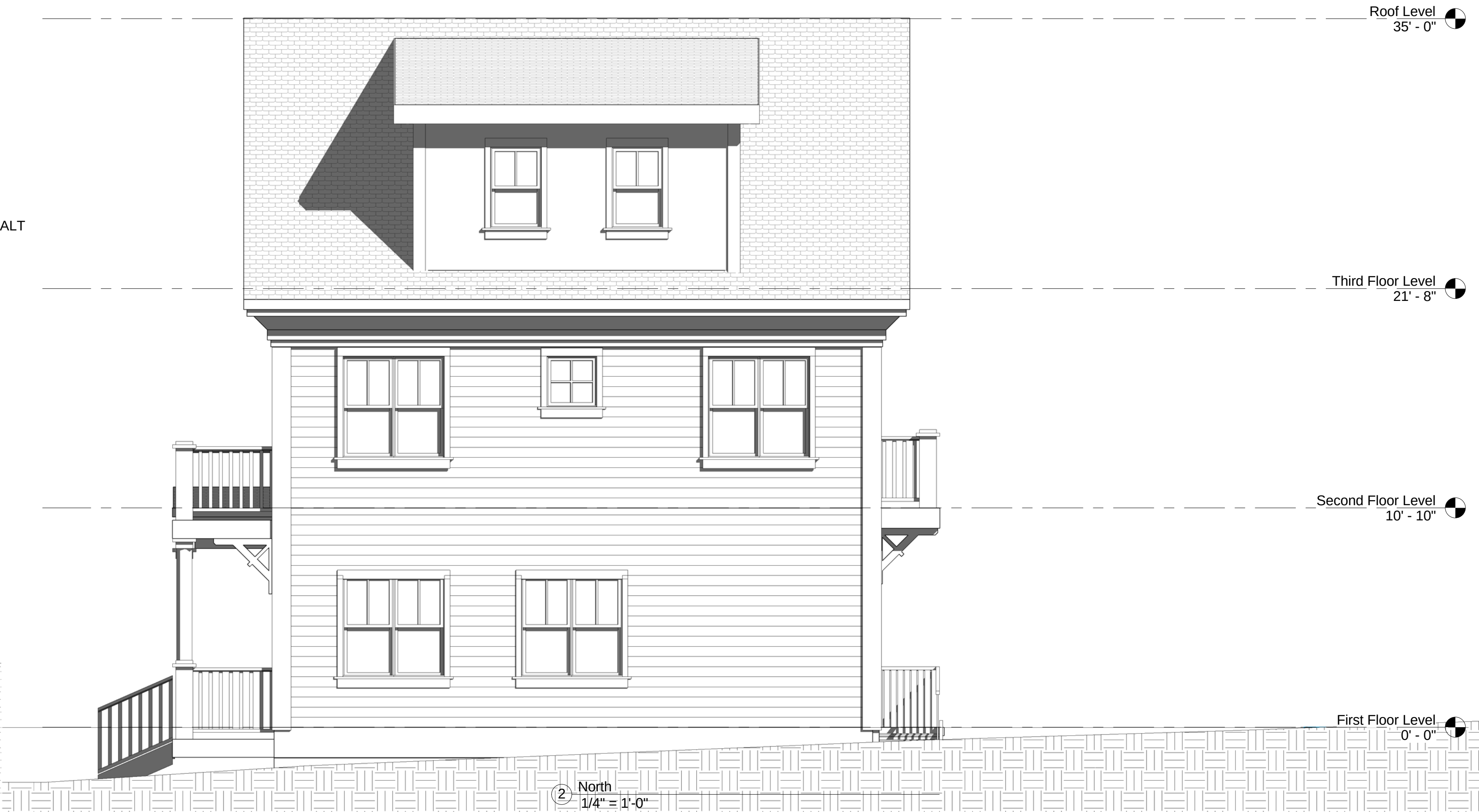
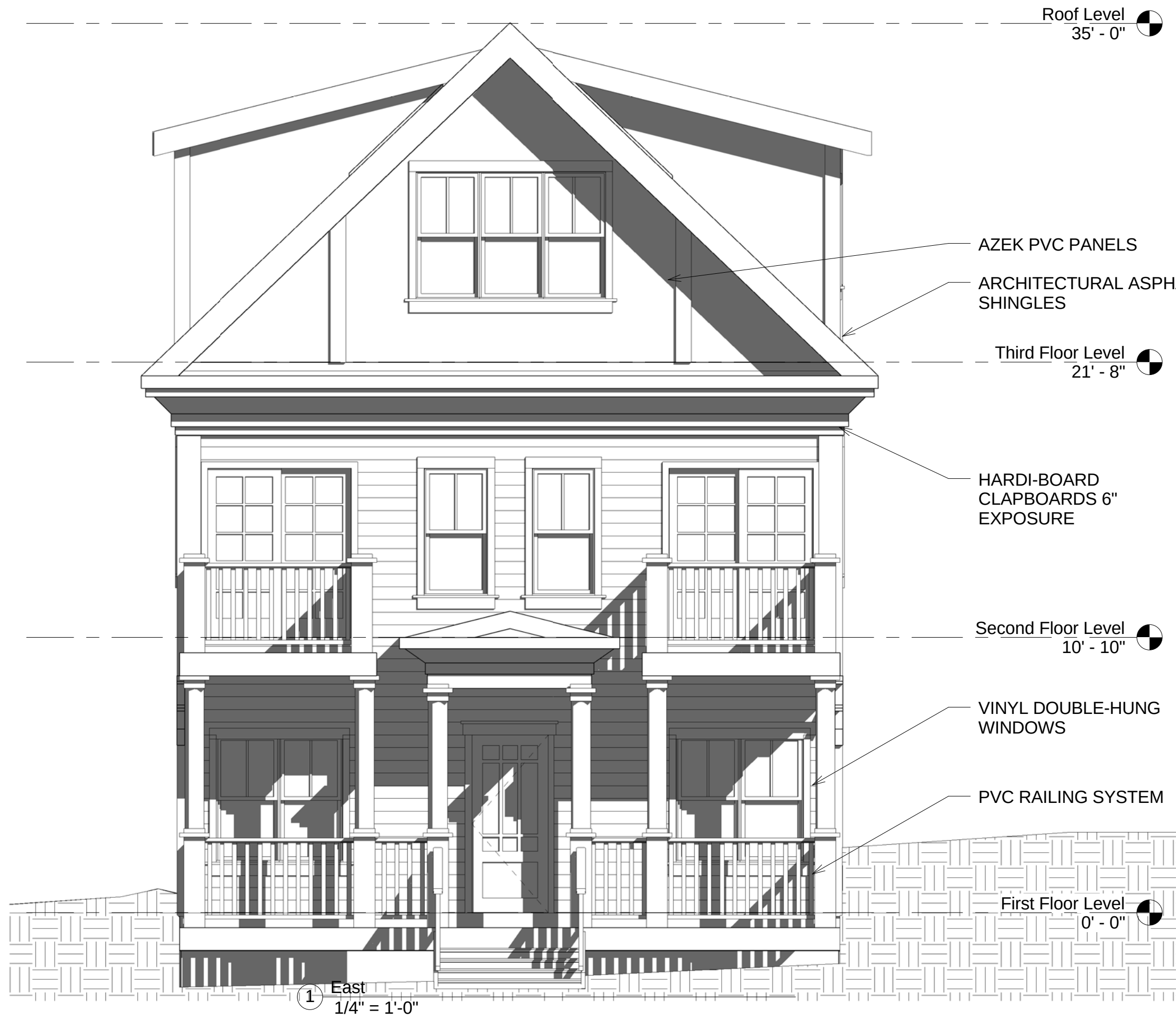
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Roof Plans

A-101

Curtis Street Residences





2.2.155. Story, Half. A story directly under a sloping roof where, in the case of a roof having one (1) uniform degree of pitch (such as in gable or shed roof types) the points of intersection of the bottom of the rafters and the interior faces of the exterior walls are less than two (2) feet above the floor level on at least two (2) opposite exterior walls or, in the case of a roof having two (2) or more pitches on each of two (2) or more sides (such as gambrel or mansard roof types), the average finished floor to finished ceiling height is less than six (6) feet. Dormers may be constructed on the roof and exterior walls provided they are structurally supported on the roof rafters and the length of the dormer(s) as measured between the lowest bearing points of the dormer(s) on the rafters of the sloping roof does not exceed fifty (50) percent of the length of the sloping roof to which it is attached.

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**Curtis Street Residences**

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CONSULTANTS:

LANDSCAPE ARCHITECT

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MEP ENGINEER

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Elevations

**A-300**

Curtis Street Residences





EXISTING



PROPOSED



EXISTING



PROPOSED

PROJECT NAME

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Renderings

Z-002

Curtis Street Residences





1 Curtis Street



2 Rear Parking Lot View



4 Front View



3 Rear View

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Perspectives

**Z-003**

Curtis Street Residences