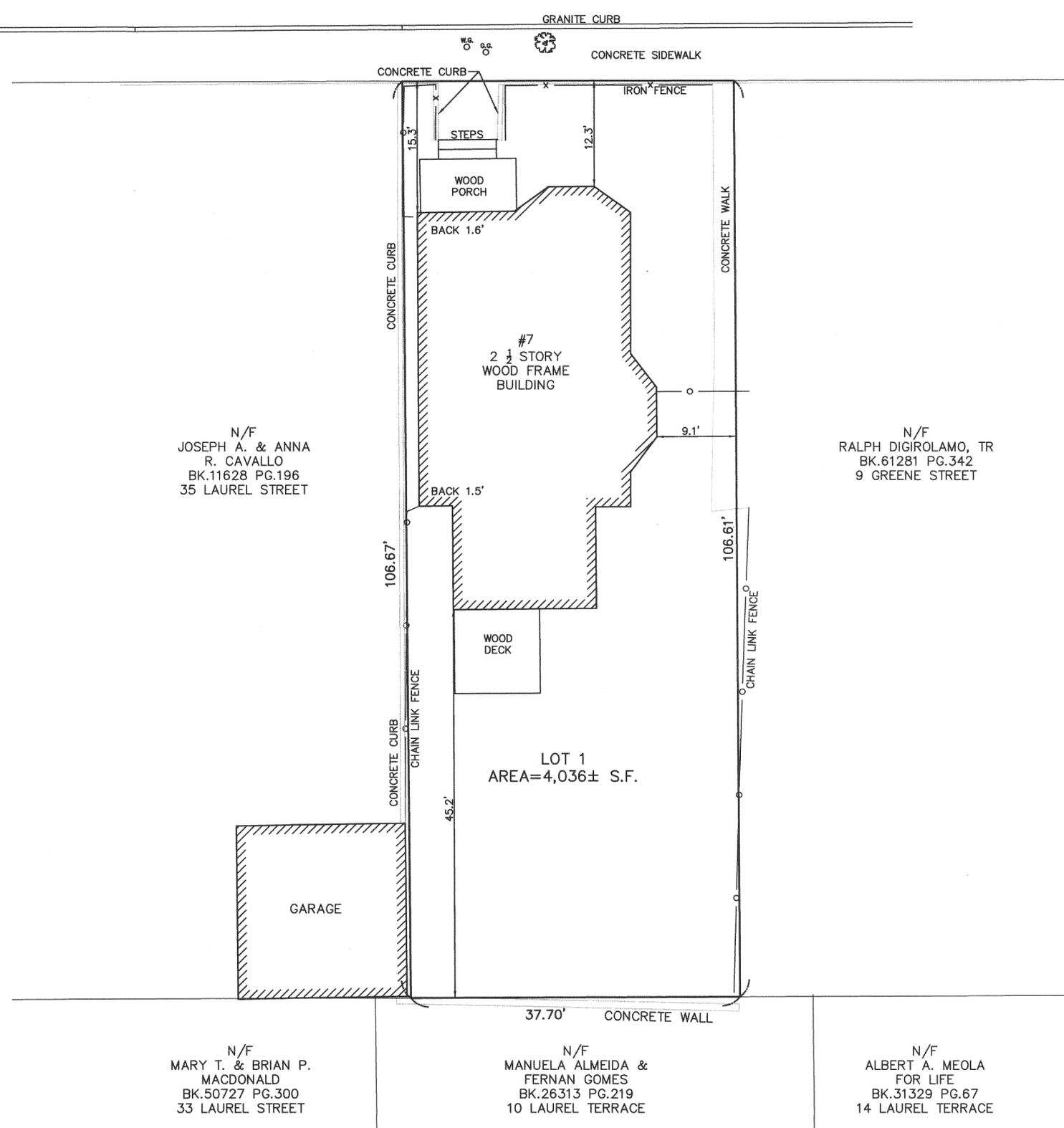


GREENE STREET
(PUBLIC - 40' WIDE)



N/F
JOSEPH A. & ANNA
R. CAVALLO
BK.11628 PG.196
35 LAUREL STREET

N/F
RALPH DIGIROLAMO, TR
BK.61281 PG.342
9 GREENE STREET

N/F
MARY T. & BRIAN P.
MACDONALD
BK.50727 PG.300
33 LAUREL STREET

N/F
MANUELA ALMEIDA &
FERNAN GOMES
BK.26313 PG.219
10 LAUREL TERRACE

N/F
ALBERT A. MEOLA
FOR LIFE
BK.31329 PG.67
14 LAUREL TERRACE

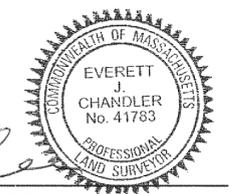
LOCUS TITLE INFORMATION

7 GREENE STREET

OWNER: URBAN EQUITY PARTNERS LLC
DEED REFERENCE: BK. 61465 PG. 240
PLAN REFERENCE: END OF BK. 2067
ASSESSORS: PARCEL ID MAP 52, BLOCK C, LOT 37

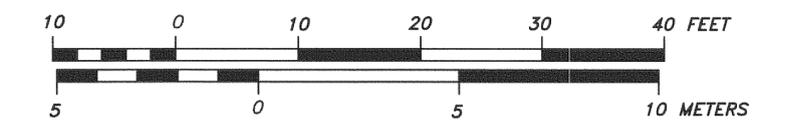
NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON JULY 1, 2013 BY DESIGN CONSULTANTS, INC.
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF SOMERVILLE ASSESSOR'S OFFICES.
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



P.L.S. Everett J. Chandler
EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783

DATE 7/3/13



P:\2013 Projects\2013-072 7 Green St Somerville\dwg\13-072-CPP.dwg

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Design Consultants, Inc.
Consulting Engineers and Surveyors
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350
68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1" = 10'
VERT: _____
FIELD: TC
CALCS: AR
CHECKED: EC
APPROVED: EC

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
CREATIVE PROPERTY SOLUTIONS, LLC

PROJECT NO.
2013-072
DATE: JULY 3, 2013
SHEET NO.
1 OF 1

PROJECT NAME
Greene Street
Residences

PROJECT ADDRESS
7 Greene Street
Somerville, MA

CLIENT
Creative Property
Solutions, Inc.

ARCHITECT
KHALSA DESIGN INC.



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

CONSULTANTS:

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PROSECUTION UNDER LAW

REGISTRATION

Project number 13045
Date 08-07-13
Drawn by MT
Checked by JSK
Scale 3/16"=1'-0"

REVISIONS

No.	Description	Date

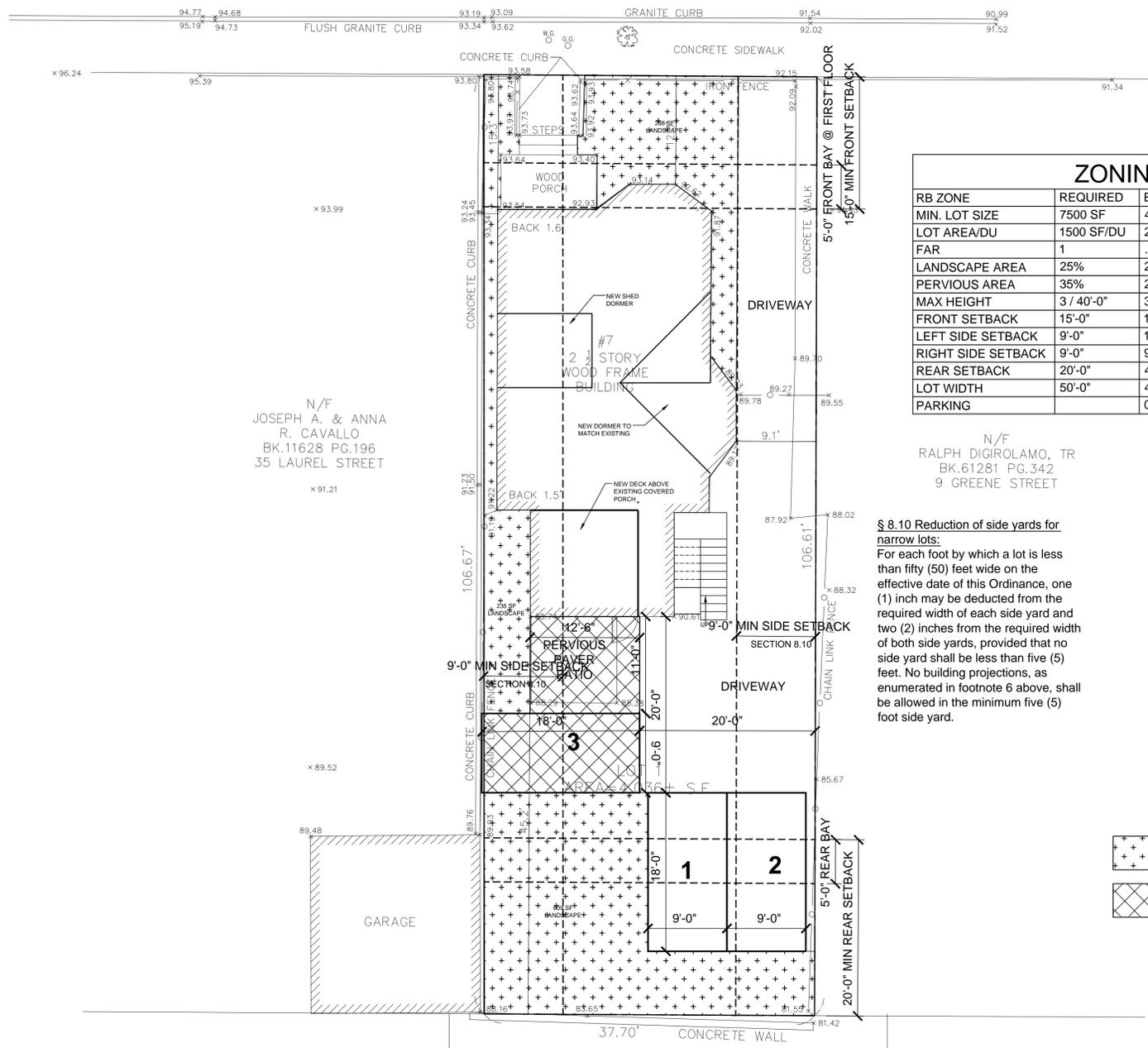
**EXISTING
ELEVATIONS**

EX-300
13045_Greene_Sommerville



GREENE STREET

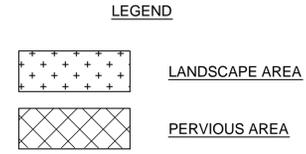
(PUBLIC - 40' WIDE)



ZONING CHART

RB ZONE	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	7500 SF	4036 SF	4036 SF
LOT AREA/DU	1500 SF/DU	2018 SF/DU	2018 SF/DU
FAR	1	.86 / 3507 GSF	.91 / 3691 GSF
LANDSCAPE AREA	25%	2558SF / 63%	1116SF / 27.6%
PERVIOUS AREA	35%	2558SF / 63%	1413SF / 35%
MAX HEIGHT	3 / 40'-0"	3 / 35' - 0"	3 / 35' - 0"
FRONT SETBACK	15'-0"	12.3'	12.3'
LEFT SIDE SETBACK	9'-0"	1.5'	1.5'
RIGHT SIDE SETBACK	9'-0"	9.1'	9.1'
REAR SETBACK	20'-0"	45.2'	45.2'
LOT WIDTH	50'-0"	40'-0"	40'-0"
PARKING		0	3

§ 8.10 Reduction of side yards for narrow lots:
 For each foot by which a lot is less than fifty (50) feet wide on the effective date of this Ordinance, one (1) inch may be deducted from the required width of each side yard and two (2) inches from the required width of both side yards, provided that no side yard shall be less than five (5) feet. No building projections, as enumerated in footnote 6 above, shall be allowed in the minimum five (5) foot side yard.



N/F
 JOSEPH A. & ANNA
 R. CAVALLO
 BK.11628 PG.196
 35 LAUREL STREET

N/F
 RALPH DIGIROLAMO, TR
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PROJECT NAME
 Greene Street
 Residences

PROJECT ADDRESS
 7 Greene Street
 Somerville, MA

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REVISIONS

No.	Description	Date

**ZONING
 SITE
 PLAN**

A-010

13045_Greene_Sommerville

PROJECT NAME
Greene Street
Residences

PROJECT ADDRESS
7 Greene Street
Somerville, MA

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REGISTRATION

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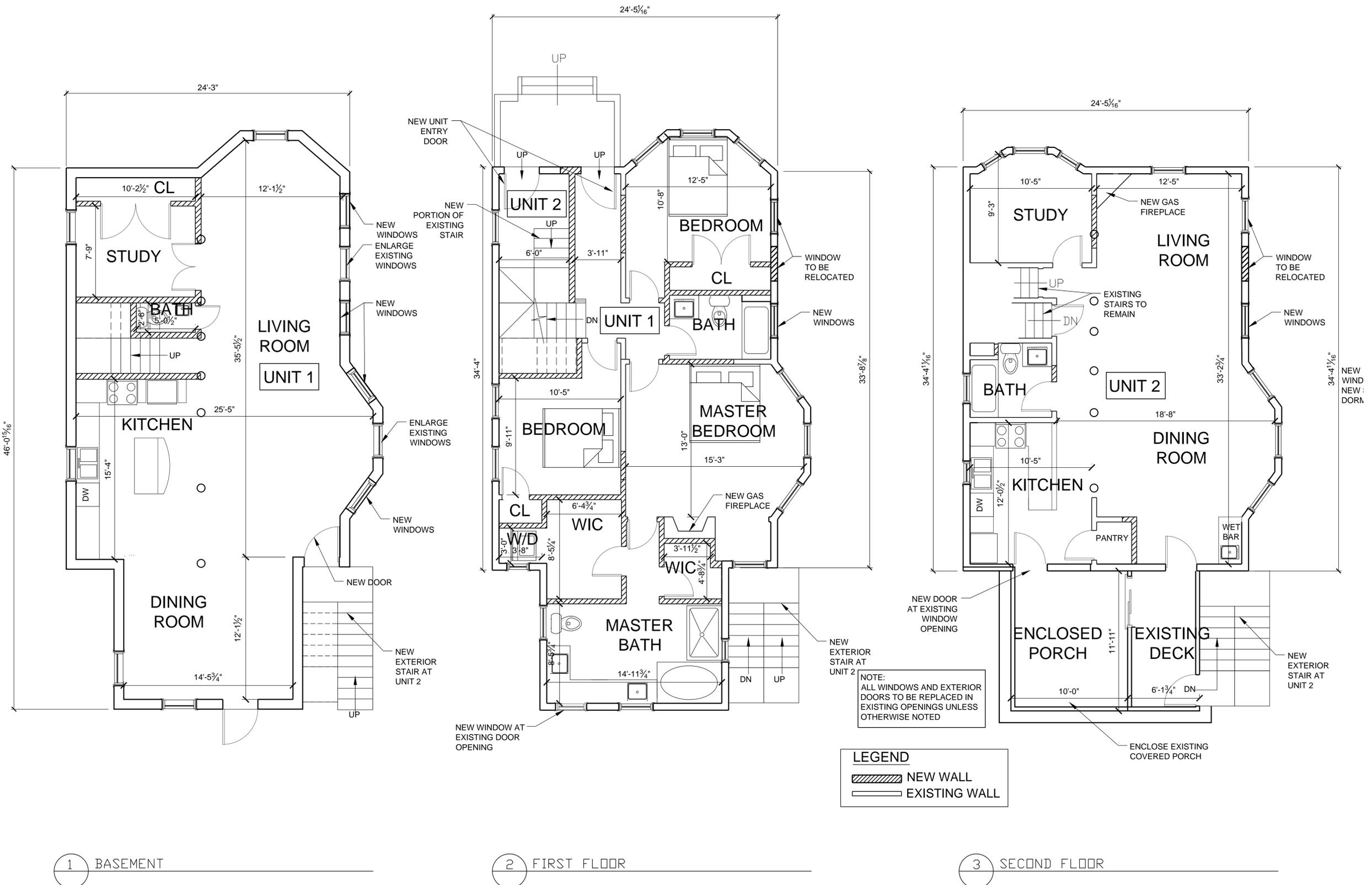
REVISIONS

No.	Description	Date

**FLOOR
PLANS**

A-100

13045_Greene_Somerville



1 BASEMENT

2 FIRST FLOOR

3 SECOND FLOOR

PROJECT NAME
Greene Street
Residences

PROJECT ADDRESS
7 Greene Street
Somerville, MA

CLIENT
Creative Property
Solutions, Inc.

ARCHITECT
KHALSA DESIGN INC.



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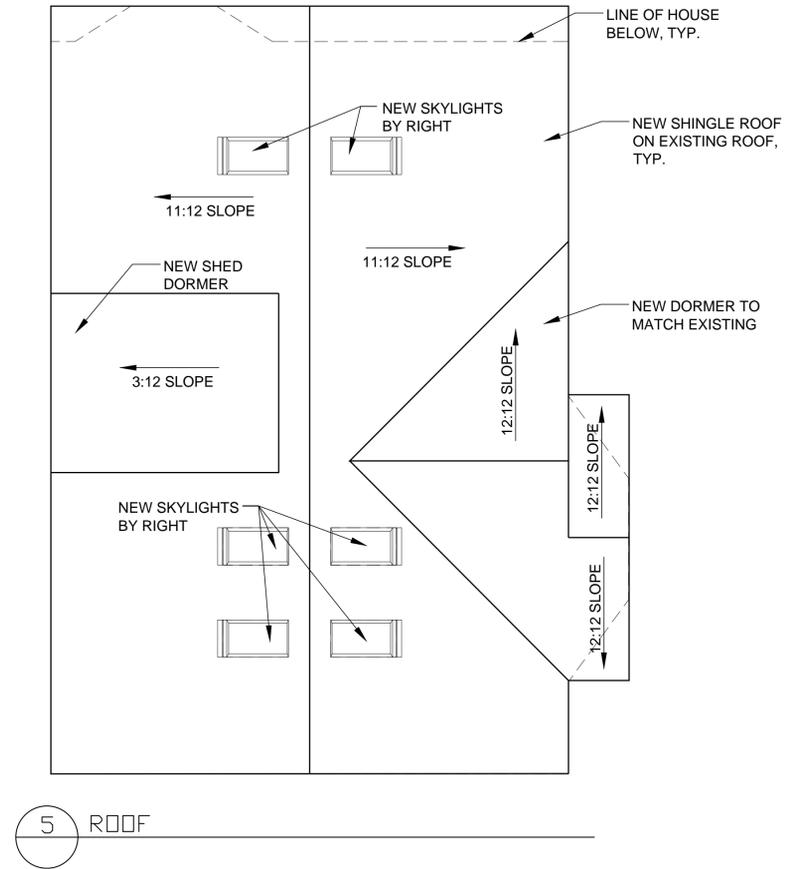
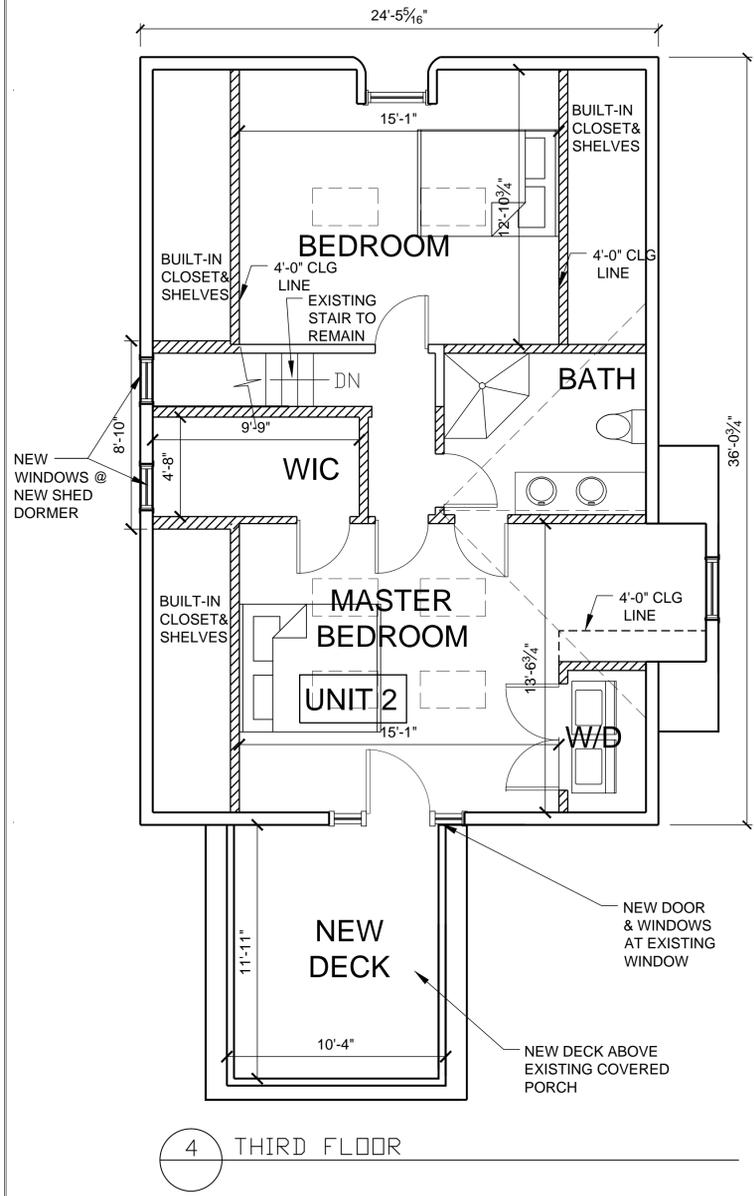
REVISIONS

No.	Description	Date

FLOOR
PLANS

A-101

13045_Greene_Sommerville



PROJECT NAME
Greene Street
Residences

PROJECT ADDRESS
7 Greene Street
Somerville, MA

CLIENT
Creative Property
Solutions, Inc.

ARCHITECT
KHALSA DESIGN INC.



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REGISTRATION

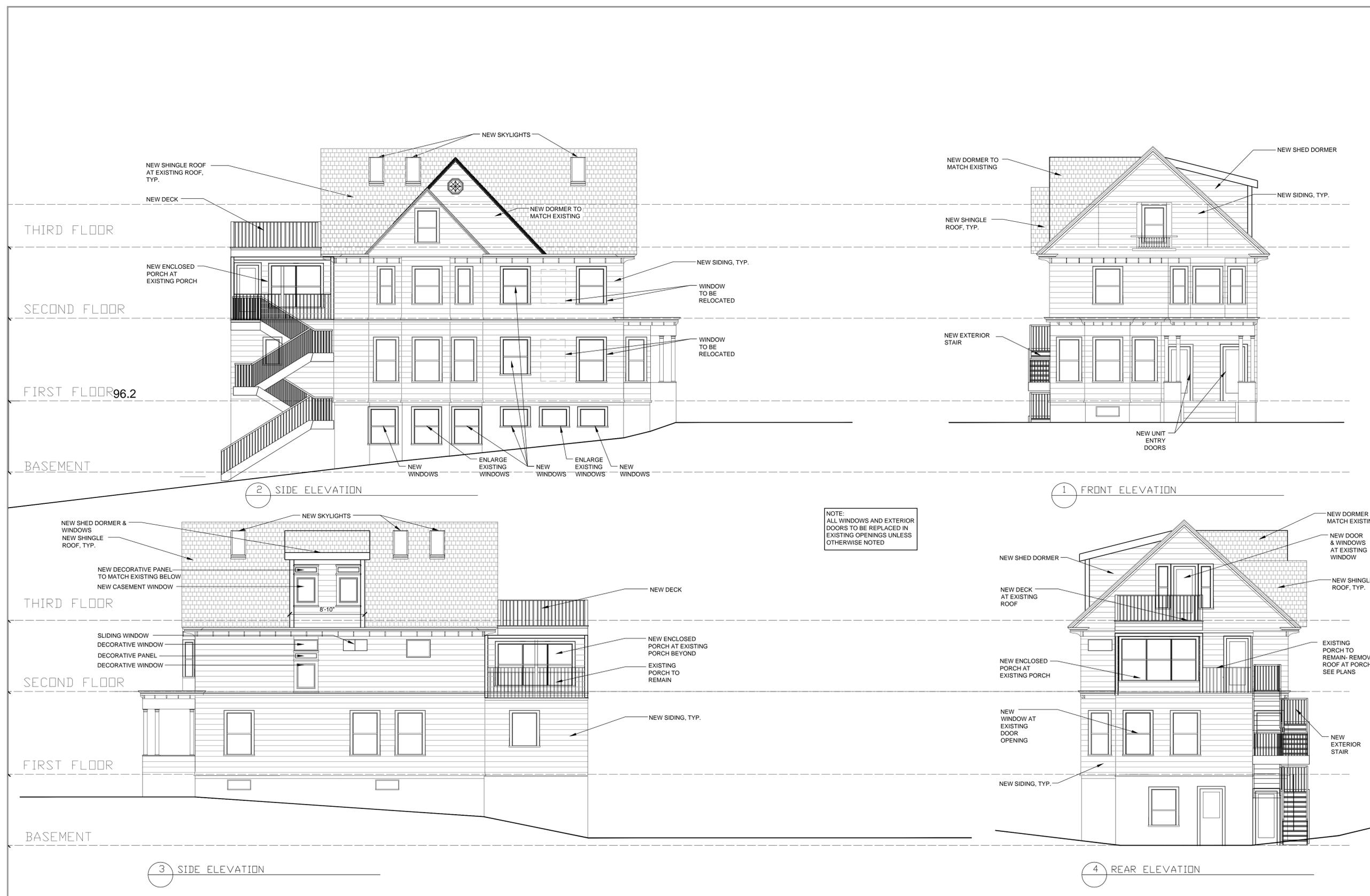
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Checked by JSK
Scale 3/16"=1'-0"

REVISIONS

No.	Description	Date

ELEVATIONS

A-300
13045_Greene_Sommerville



NOTE:
ALL WINDOWS AND EXTERIOR
DOORS TO BE REPLACED IN
EXISTING OPENINGS UNLESS
OTHERWISE NOTED