

Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	07/09/14
A-010	Site Plan	07/09/14
A-100	Basement, 1st, 2nd & 3rd Floor Plans	07/09/14
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



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
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

LANDSCAPE ARCHITECT

x
x
T: x
W: x

CIVIL ENGINEER

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x
T: x
F: x

STRUCTURAL ENGINEER

x
x
x
T: x
F: x

MEP ENGINEER

x
x
T: x
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W: x

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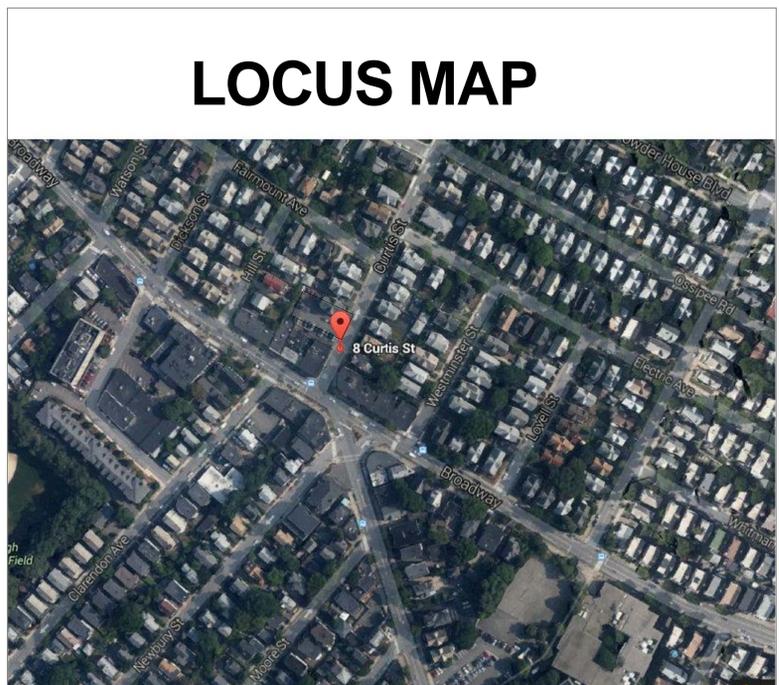
REVISIONS

No.	Description	Date

Cover Sheet

A-000

Curtis Street Residences



PROPOSED CURTIS STREET RESIDENCES
8 CURTIS STREET, SOMERVILLE, MA
07-09-2014 SUBMISSION

CLIENT
SHREE GANESH REALTY TRUST
1274 BROADWAY APT 2
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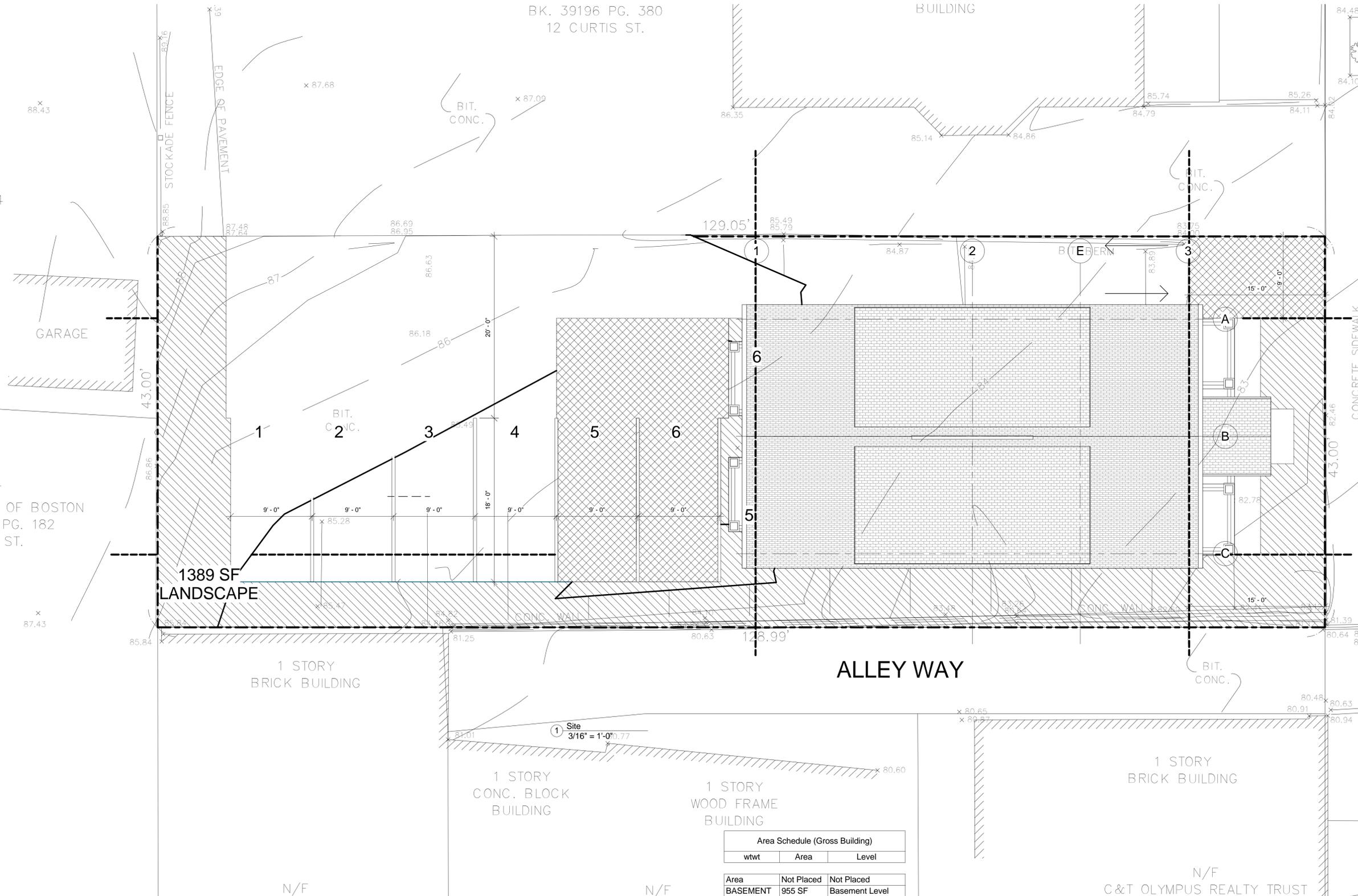
CIVIL ENGINEER
Design Consultants, INC.
SURVEYORS, ENGINEERS
120 Middlesex Ave, Suite 20
Somerville, MA 02143
T: 617-776-3350

BK. 39196 PG. 380
12 CURTIS ST.

BUILDING

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

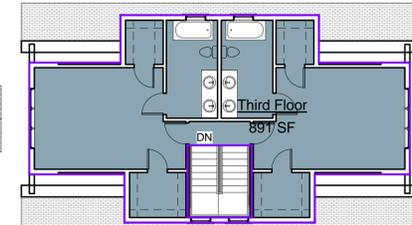
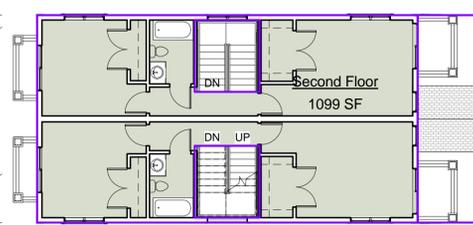
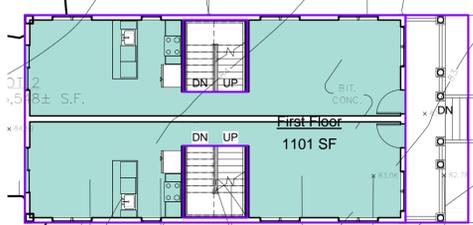
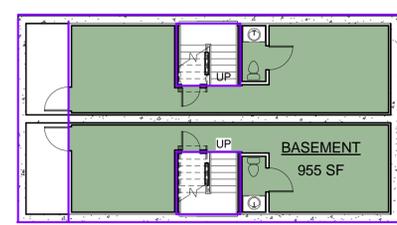
N/F
WON BUDDHISM OF BOSTON
BK. 37183 PG. 182
7 HILL ST.



Area Schedule (Gross Building)		
wtwt	Area	Level
Area	Not Placed	Not Placed
BASEMENT	955 SF	Basement Level
First Floor	1101 SF	First Floor Level
Second Floor	1099 SF	Second Floor Level
Third Floor	891 SF	Third Floor Level
Grand total:	5	4045 SF

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BASEMENT	955 SF	Basement Level
First Floor	1101 SF	First Floor Level
Second Floor	1099 SF	Second Floor Level
Third Floor	891 SF	Third Floor Level
Grand total:	5	4045 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	2774 SF/DU
FAR	.75	0	0.728 / 4045 SF
GROUND COVER	50% MAX	0%	1245SF / 22.4%
LANDSCAPE AREA	25%	0SF / 0%	1393SF / 25.1%
PERVIOUS AREA	35% - 2,100SF	0SF / 0%	2055SF / 37%
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	66'
LOT WIDTH	50'-0"	43'-0"	43'-0"
PARKING	3.5	21	6



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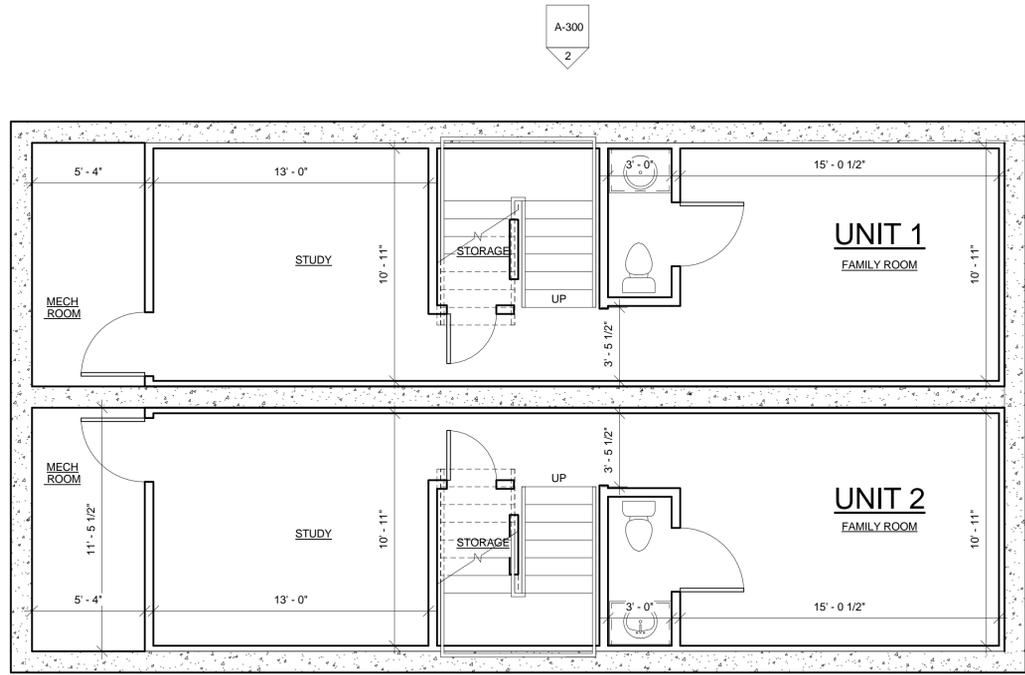
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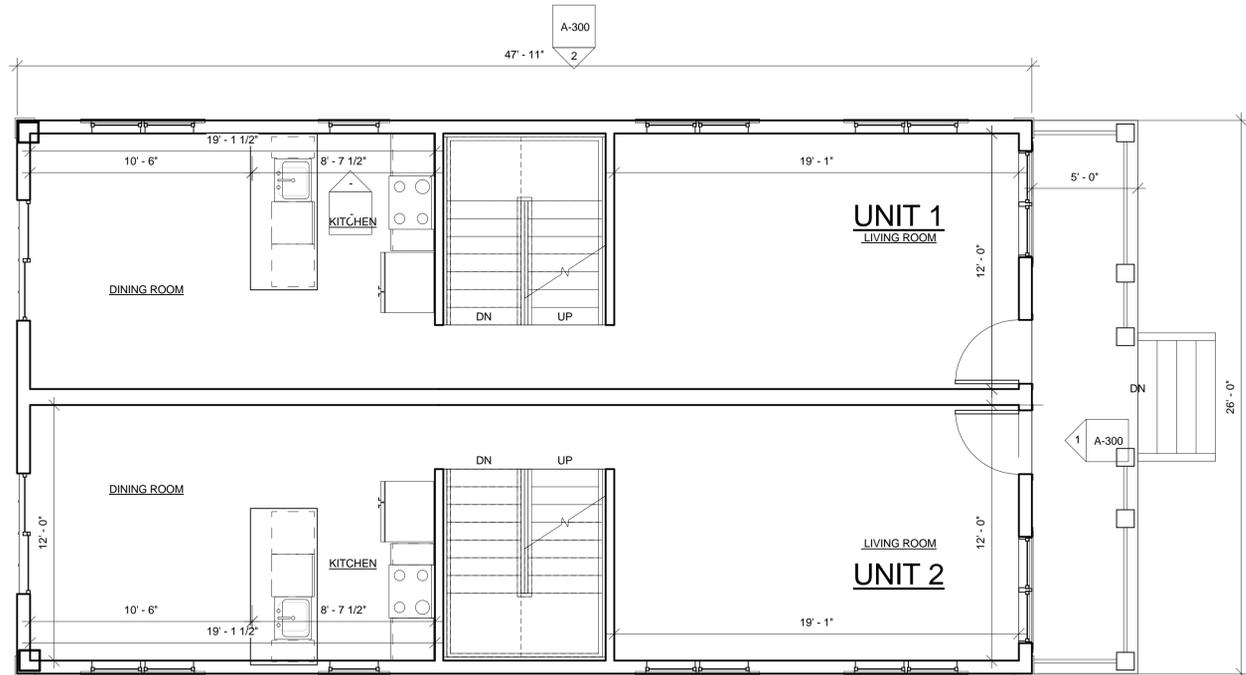
Site Plan

A-010

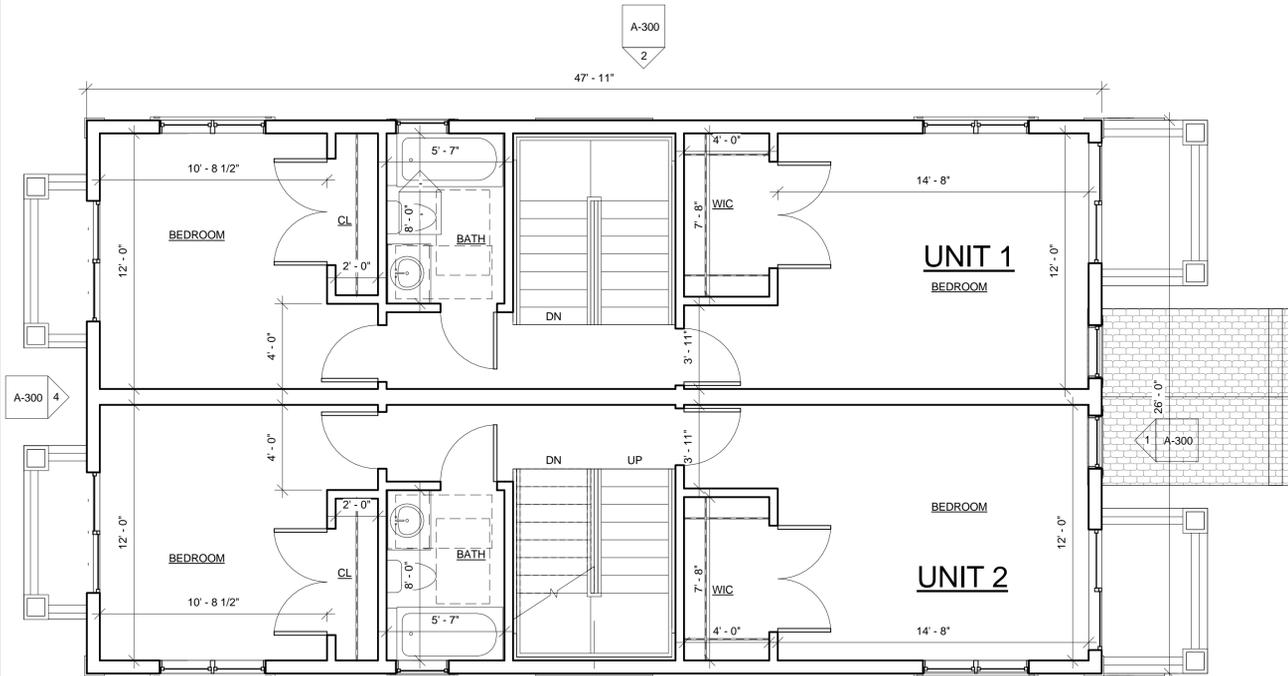
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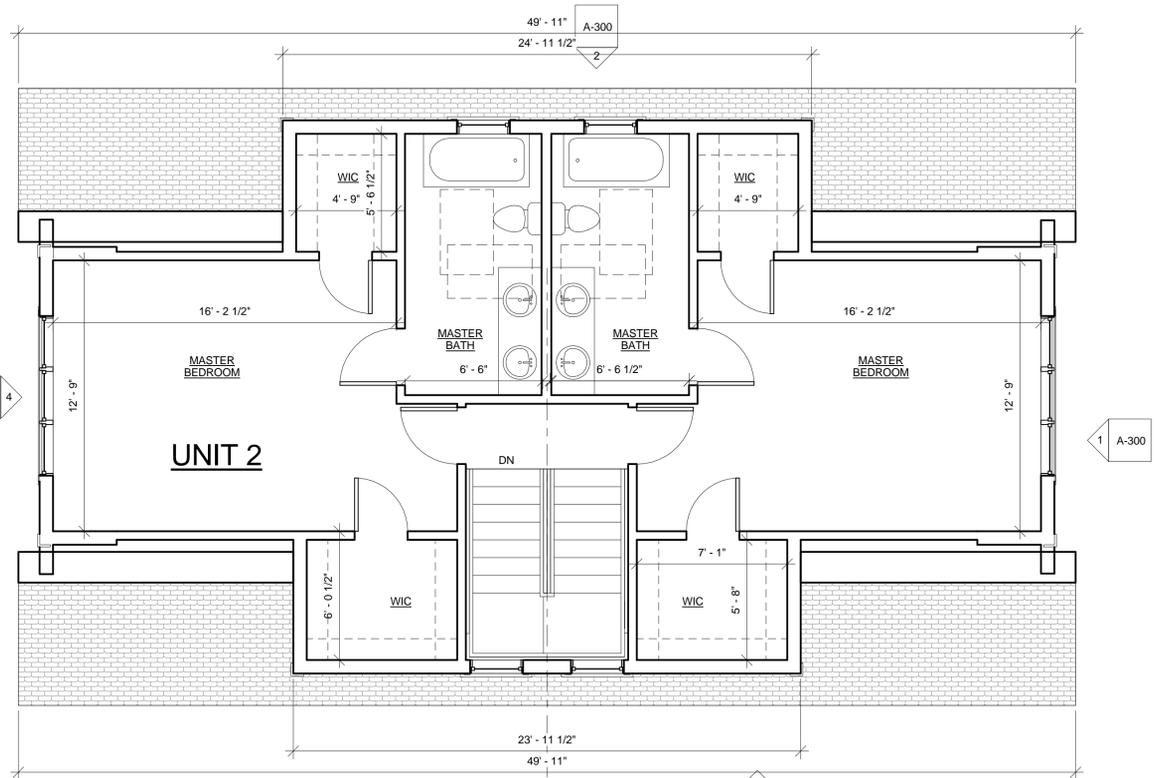
4 Basement Level
1/4" = 1'-0"



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



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



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

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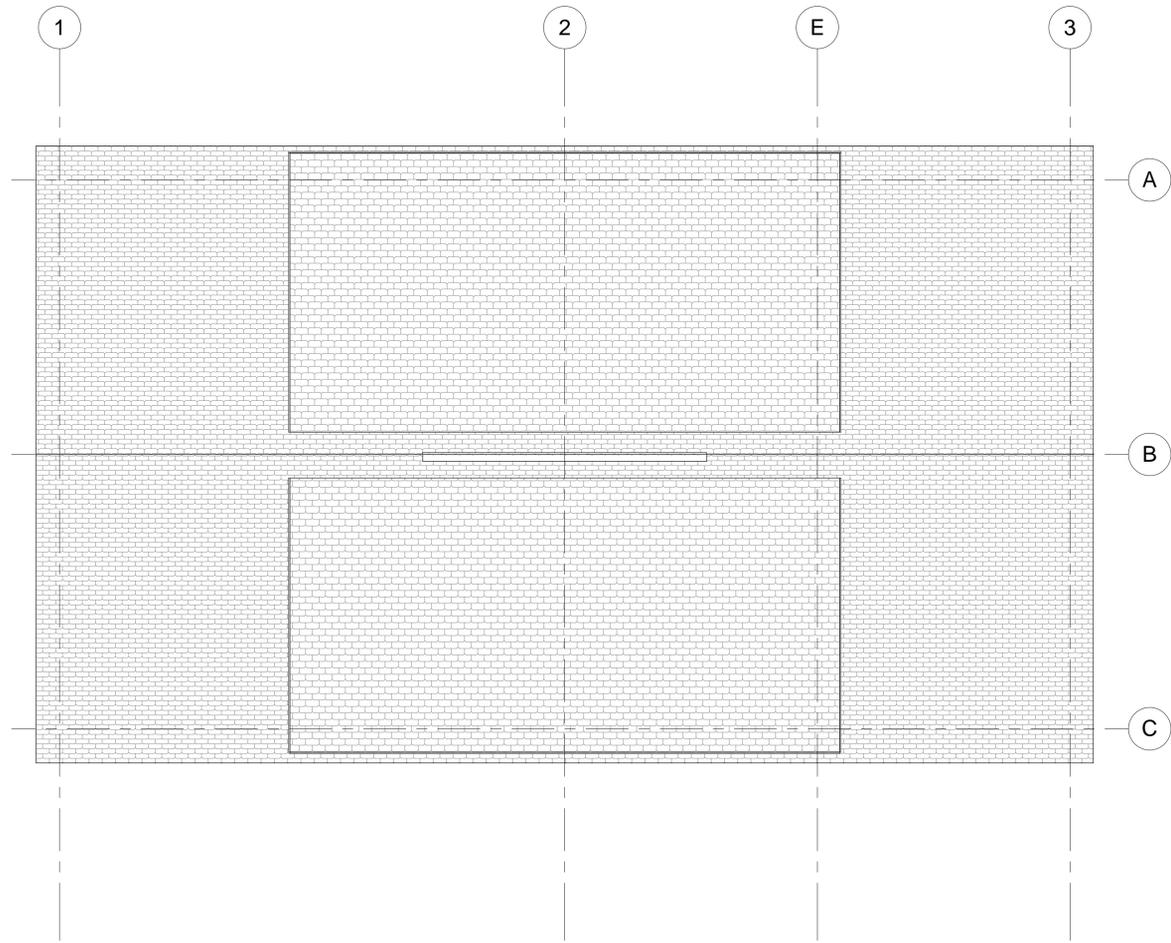
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No.	Description	Date

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

A-100

Curtis Street Residences



① Roof Level
1/4" = 1'-0"

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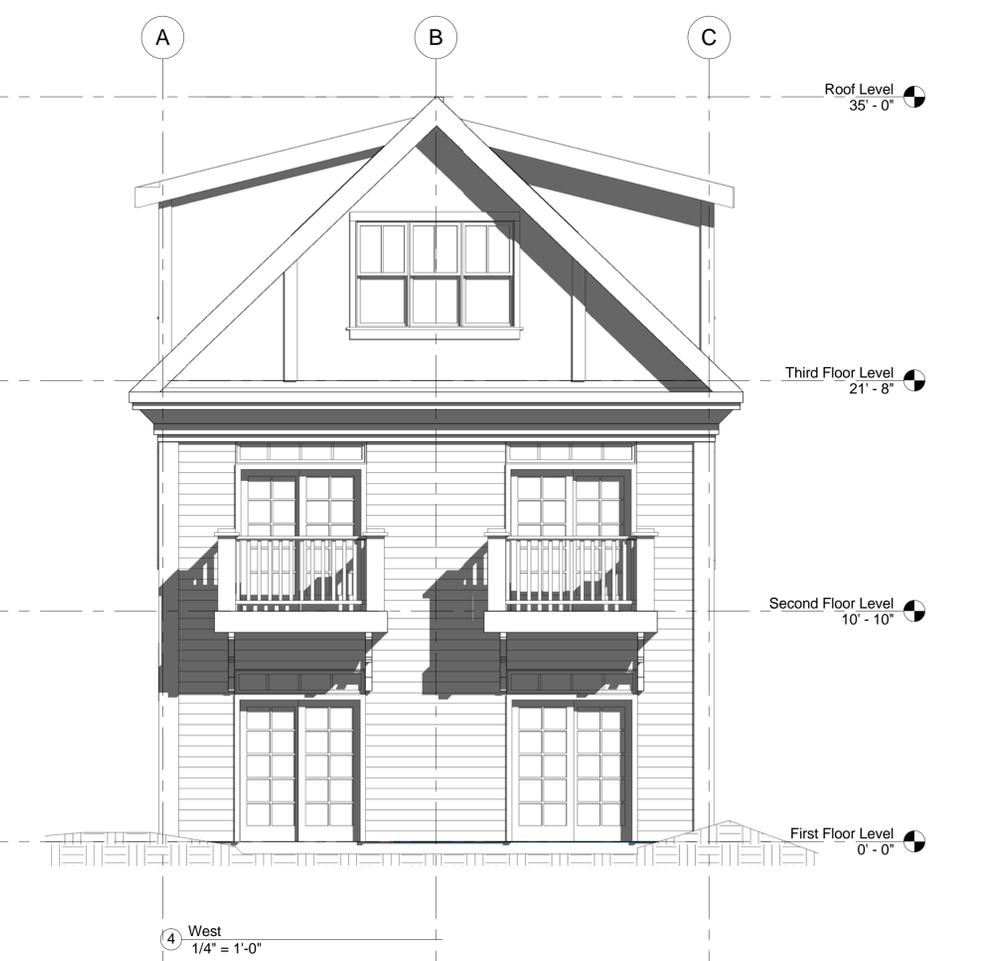
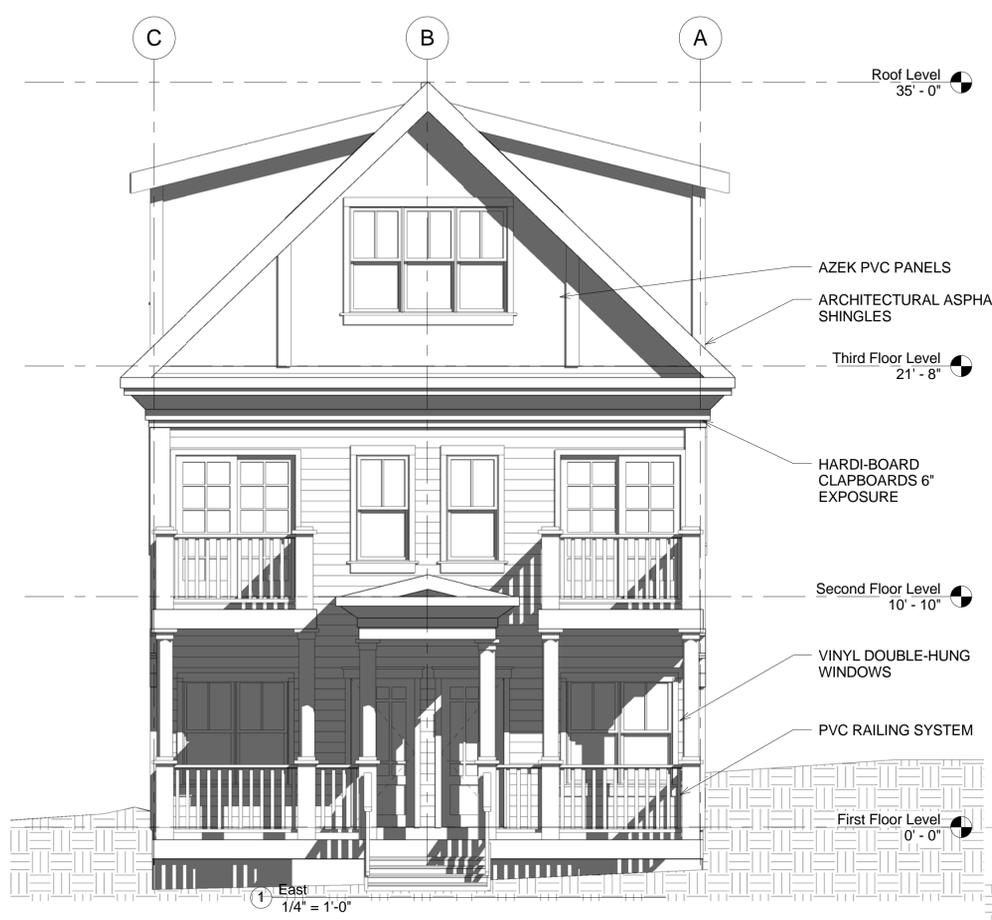
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No.	Description	Date

Roof Plans

A-101

Curtis Street Residences



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Elevations

A-300
Curtis Street Residences



1



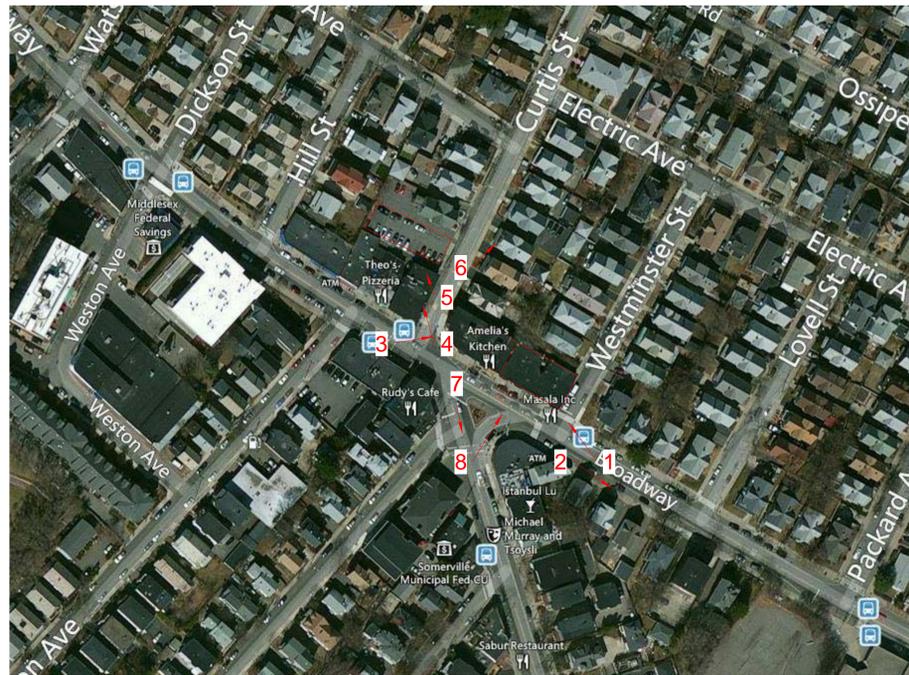
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3



4



6



7



5



8

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Site Context

Z-001

Curtis Street Residences



① Curtis Street



② Rear Parking Lot View



④ Front View



③ Rear View

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No.	Description	Date

Perspectives

Z-003

Curtis Street Residences

