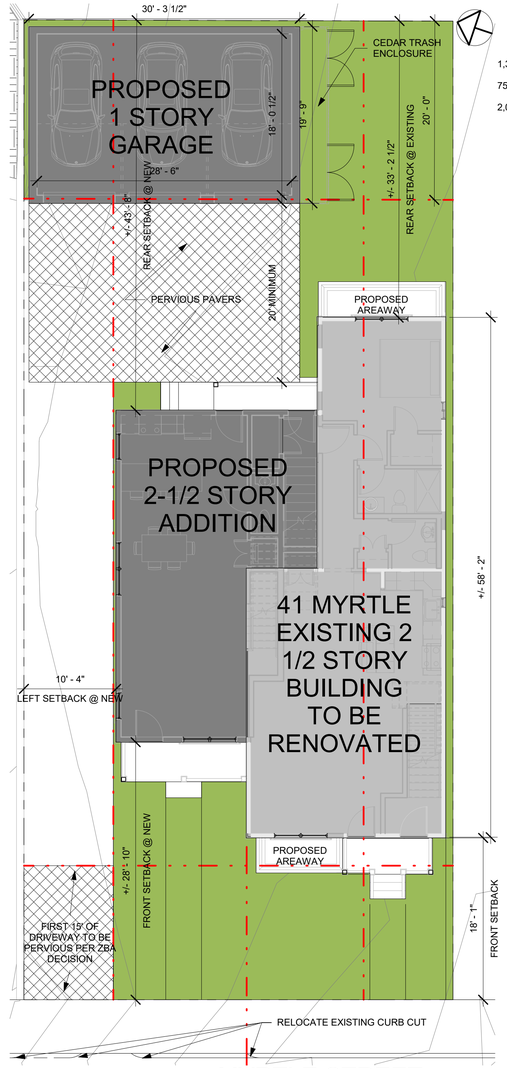
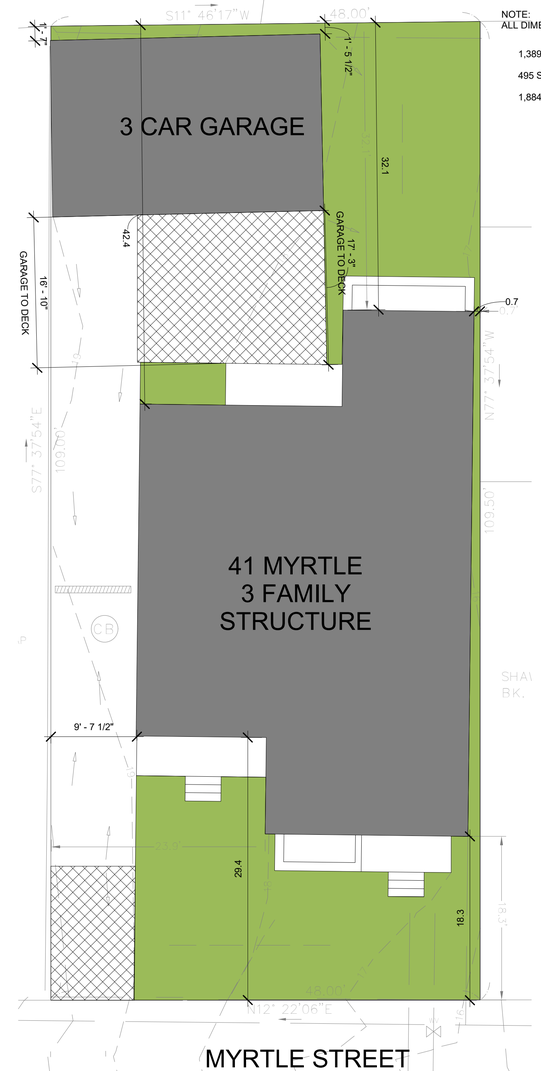


1 Approved ZBA Plans
1/8" = 1'-0"

1,328 S.F. LANDSCAPED AREA (25%)

756 S.F. PERMEABLE PAVERS

2,084 S.F. PERMEABLE AREA (39%)



2 As Built Plan
1/8" = 1'-0"

NOTE:
ALL DIMENSIONS ARE PER CIVIL DRAWINGS

1,389 S.F. LANDSCAPED AREA (26%)

495 S.F. PERMEABLE PAVERS

1,884 S.F. PERMEABLE AREA (36%)

ZONING CHART

RB ZONE	REQUIRED	APPROVED	BUILT	REMARKS
MIN. LOT SIZE	7,500 SF	5,259 SF	NO CHANGE	DOES NOT COMPLY
LOT AREA/DU 1-9DU	1,500 SF / DU	1,753 SF / DU (3 DUs)	NO CHANGE	COMPLIES
MAX GROUND COVER	50% (2,629 S.F. MAX)	39% / 2,047 SF	NO CHANGE	COMPLIES
LANDSCAPE AREA	25% (1,315 S.F. MIN)	25% / 1,328 SF	26% 1,389 S.F.	COMPLIES
PERMEABLE AREA	35% (1,840 SF MIN)	39% 2,084 S.F.	36% 1,884 S.F.	COMPLIES
FAR	1.0 / 5,259 SF	0.95 / 4,969 SF	NO CHANGE	COMPLIES
MAX HEIGHT	40'-0" / 3 ST	29'-1" / 2.5 ST	NO CHANGE	COMPLIES
MIN. FRONT SETBACK	15' - 0" (FOOTNOTES 5a, 5b, 5c, 17)	+/- 18'-1" (18.1') @ EXISTING +/- 28'-10" (28.8') AT NEW	18.3' @ EXISTING 29.'4 @ NEW	COMPLIES
MIN. LEFT SIDE SETBACK	10' - 0" (SUM 20') (FOOTNOTES 7,8,9,11)	+/- 24'-0" @ EXISTING 10'-4" (10.3') @ NEW	23.9' @ EXISTING 9.6' @ NEW	COMPLIES
MIN. RIGHT SIDE SETBACK	10' - 0" (SUM 20')	+/- 9" (0.75') @ EXISTING	0.7'	PRE-EXISTING NONCONFORMITY; NEW WORK COMPLIES
MIN. REAR SETBACK	20' - 0"	+/- 32'-6" (32.5') @ EXISTING +/- 43'-8" (43.67') @ NEW	32.1' @ EXISTING 42.4' AT NEW	COMPLIES
MIN. FRONTAGE	50' - 0'	48'	NO CHANGE	DOES NOT COMPLY
PARKING	PROPOSED REQUIRED: 6 SPACES TOTAL UNIT 1 (3 BRM)=2 SPACES UNIT 2 (3 BRM)=2 SPACES UNIT 3 (2 BRM)=2 SPACES 6 TOTAL SPACES REQUIRED	3 SPACES PROVIDED 1/ DU	NO CHANGE	DOES NOT COMPLY

PROJECT NAME

41 Mytrle Residences

PROJECT ADDRESS

41 Mytrle Street
Somerville, MA

CLIENT

B&L Associates, Inc.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

CIVIL
PETER NOLAN AND ASSOCIATES, LLC
ADDRESS:
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REGISTRATION

Project number	17143
Date	10/02/2019
Drawn by	ERS
Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date

Architectural Site Plan

A-020

41 Mytrle Residences

\\TKG-SERVER\Data\17\17143-Santana_41 Myrtle\03 Drawings\01_ARCH_CD\17143-41 Myrtle Street CD-3.rvt
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EXISTING LEGEND

Ⓢ	SEWER MANHOLE
WV	WATER VALVE
	UTILITY POLE
	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
	EXISTING BUILDING
	FENCE
	RETAINING WALL
SS	SEWER LINE
W	WATER LINE
G	GAS LINE
OHW	OVERHEAD WIRES
20	CONTOUR LINE (MJR)
19	CONTOUR LINE (MNR)

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 9/23/2019

2. DEED REFERENCE: BOOK 70895, PAGE 34
PLAN REFERENCE 1: PLAN BOOK 9, PLAN 20
PLAN REFERENCE 2: PLAN BOOK 18, PLAN 62
PLAN REFERENCE 3: END OF BOOK 4425
PLAN REFERENCE 4: PLAN NO. 412 OF 1986
PLAN REFERENCE 5: PLAN NO. 121 OF 1991
PLAN REFERENCE 6: PLAN NO. 192 OF 2005
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS.

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0439E, IN COMMUNITY NUMBER: 250214, DATED 6/4/2010.

5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

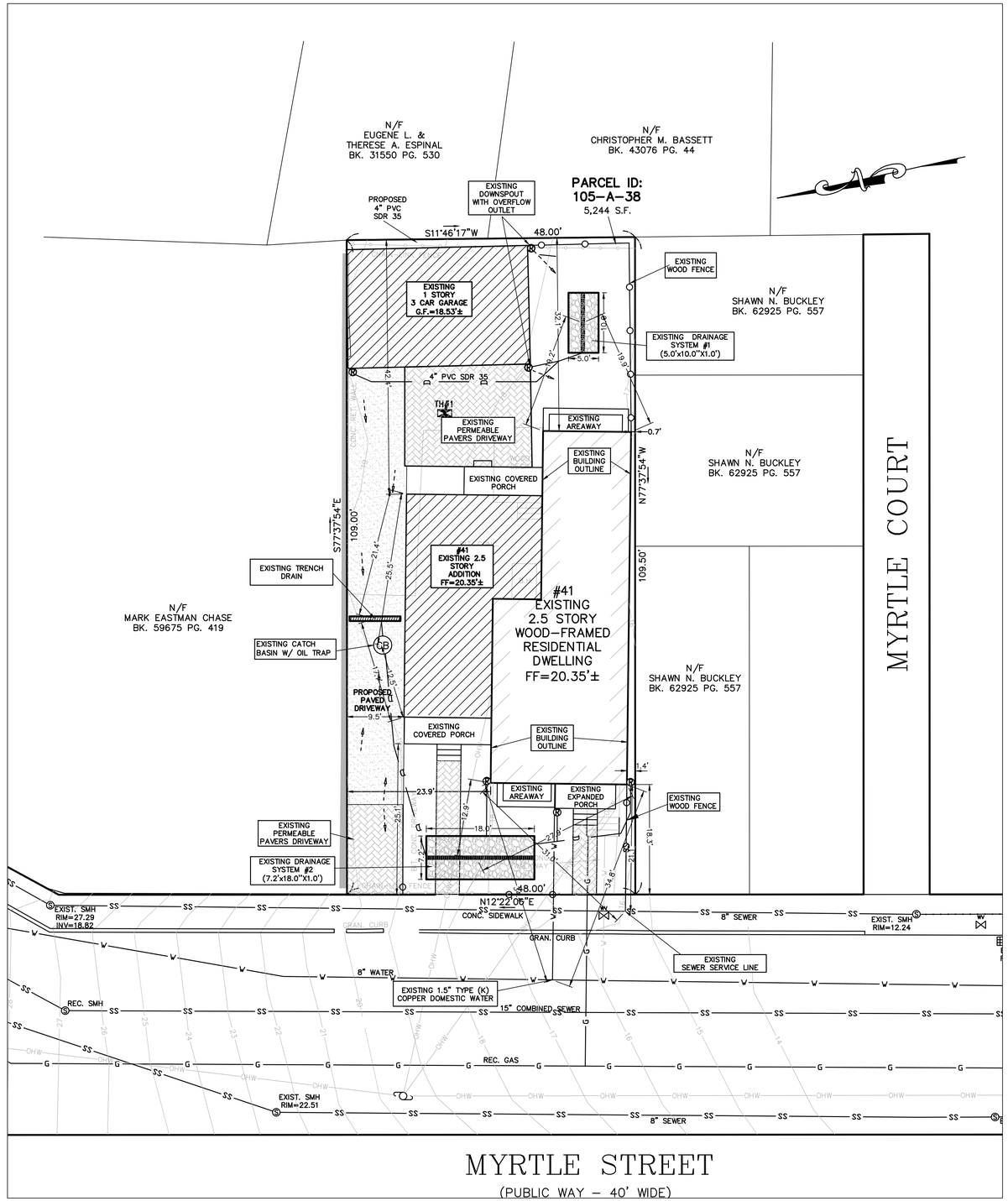
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

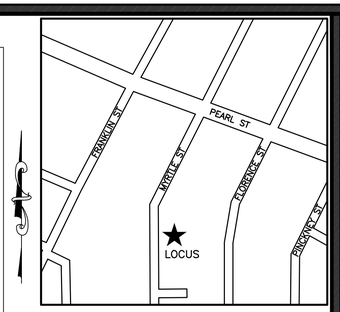
8. THE ELEVATIONS SHOWN ARE ON MEAN LOW WATER BASE.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.





LOCUS MAP
(NOT TO SCALE)

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SOMERVILLE,
MASSACHUSETTS

REVISION BLOCK

DESCRIPTION	DATE

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FINAL AS BUILT PLAN

SCALE:	1" = 10'
DATE:	9/30/2019
DRAWN BY:	GP
CHECKED BY:	ES
APPROVED BY:	PN

SHEET:
001