

ZONING CHART

ZONE : 2F-5000	REQUIRED	EXISTING	PROPOSED	REMARKS
	ZONE 2F-5000			
ALLOWED USE	2- FAMILY RESIDENTIAL	3- FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL (9 DWELLING UNITS)	DOES NOT COMPLY
LOT AREA, MIN. S.F. FOR DWELL. UNITS	8,000 SF	9,190 SF +/-	9,190SF +/-	DOES NOT COMPLY
ADDT'L LOT AREA FOR EA. ADDT'L DWELL. UNIT.	N/A	N/A	N/A	N/A
LOT WIDTH (MIN.)	50'-0"	69.43' +/-	69.43' +/-	COMPLIES/ NO CHANGE
LOT FRONTAGE (MIN.)	50'-0"	69.43' +/-	69.43' +/-	COMPLIES/ NO CHANGE
FAR	0.5/ 4,591 SF	0.5 / 4,608 +/- SF	1.10 / +/- 10,163 SF	DOES NOT COMPLY
BUILDING MAX. HEIGHT	2 1/2 STORIES/ 35'-0"	2 STORIES/ <35'-0"	2-1/2 STORIES/ +/- 35'-0"	COMPLIES
USEABLE OPEN SPACE	1,750 PER DU	UNKNOWN	1147.5 SF	DOES NOT COMPLY
FRONT YARD SETBACK	20'-0" or 10'-0" (NOTE 3: CONFORMITY W/ EXISTING BUILDING ALIGNMENT)	8.3'	8'-3"	COMPLIES EXISTING CONFORMITY
LEFT SIDE YARD SETBACK	10'-0"	2.2'	10'-0"	COMPLIES
RIGHT SIDE YARD SETBACK	10'-0"	17.1'	13'-9"	COMPLIES
REAR YARD SETBACK	40'-0"	35.1'	40'-0"	COMPLIES
REAR YARD MAXIMUM OCCUPANCY BUILDING PARKING	9 DU X 1.5= 14 SPACES	3 SPACES (TANDEM)	12SPACES (INCLUDES 6 COMPACT)	DOES NOT COMPLY

Area Schedule (FAR)

Name	Area
1- Garage Level	
Trash Room	142 SF
Bike Storage Room	627 SF
Storage	1307 SF
Sprinkler	83 SF
Electrical	87 SF
	2246 SF
2- 1st Floor Level	
UNIT 1 - HP	1189 SF
UNIT 2	1013 SF
UNIT 3	1103 SF
	3305 SF
3- 2nd Floor Level	
UNIT 4	1189 SF
UNIT 5	1014 SF
UNIT 6	1270 SF
	3472 SF
4- 3rd Floor Level	
UNIT 7	1152 SF
UNIT 8	990 SF
UNIT 9	1243 SF
	3385 SF
Grand total	12408 SF

Area Legend

- Bike Storage Room
- Electrical
- Sprinkler
- Storage
- Trash Room

Area Legend

- UNIT 4
- UNIT 5
- UNIT 6

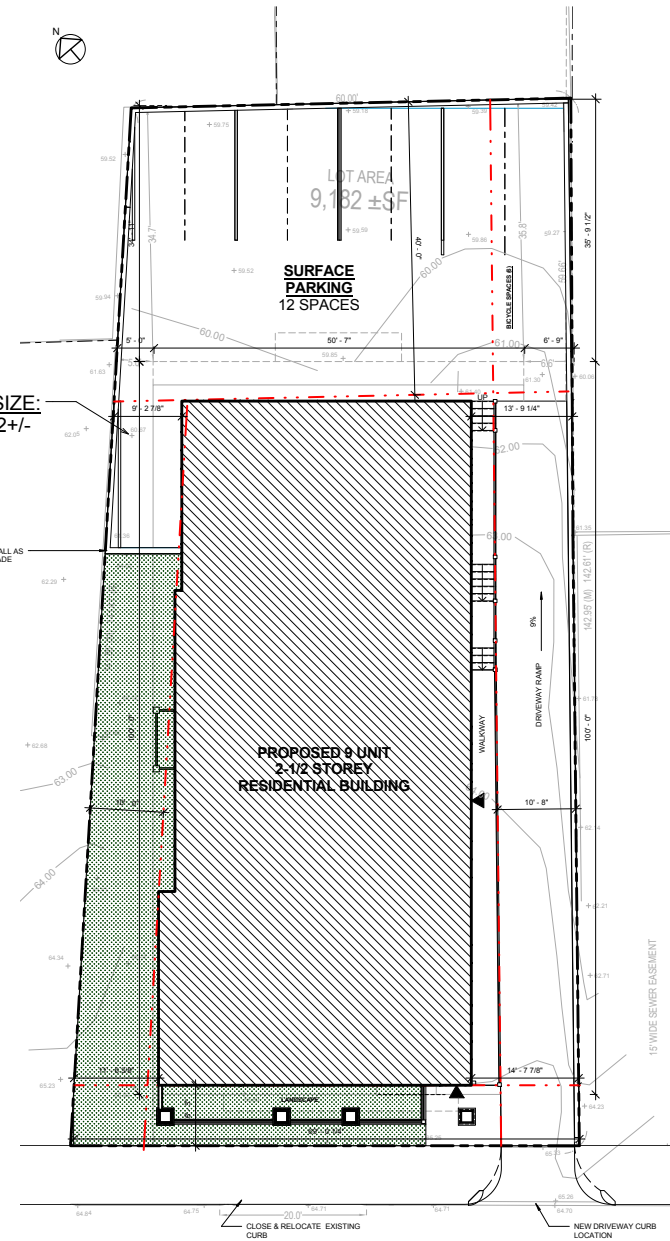
Area Legend

- UNIT 1 - HP
- UNIT 2
- UNIT 3

Area Legend

- UNIT 7
- UNIT 8
- UNIT 9

LOT SIZE:
9,182+/-



CUMMINS HIGHWAY

PROJECT NAME

**32 CUMMINS
RESIDENCES**

PROJECT ADDRESS

32 CUMMINS HIGHWAY
BOSTON, MA

CLIENT

**CRM Properties
Management Corp.**

ARCHITECT

KHALSA DESIGN INC.



17 VALCOO STREET SUITE 400
SOMERVILLE, MA 02143

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REGISTRATION

Project number 16008
Date 11/04/16
Drawn by AB
Checked by JSC
Scale As indicated

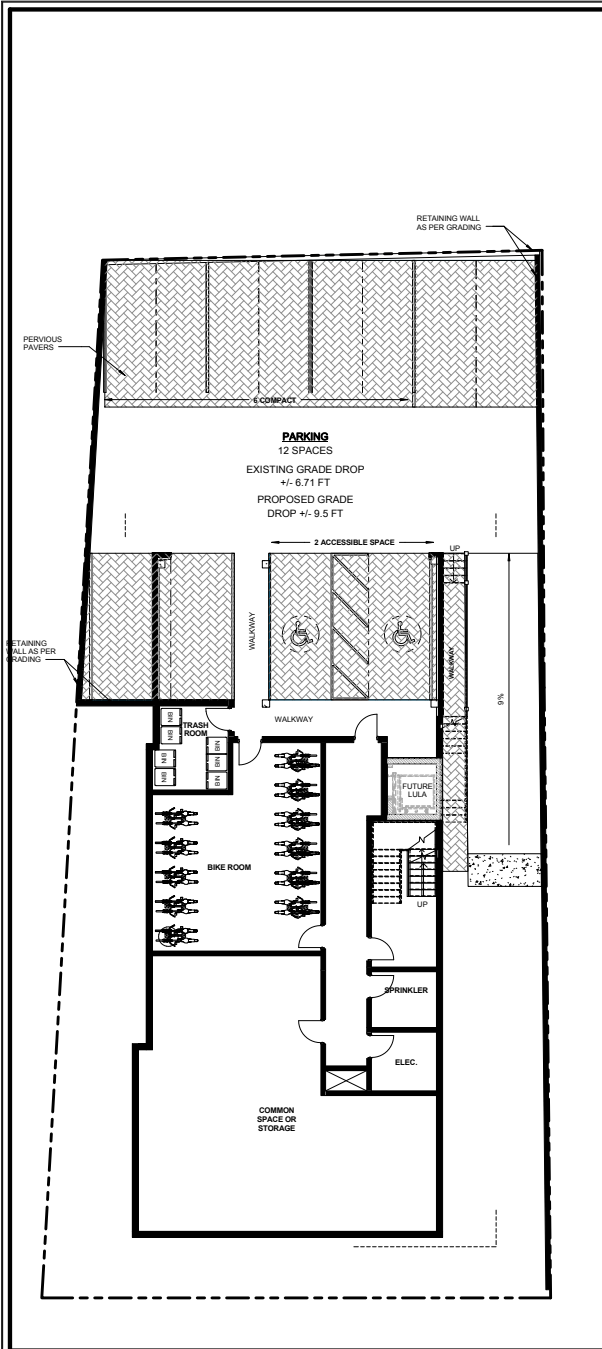
REVISIONS

No.	Description	Date
1	Project Re-Design	10/11/16

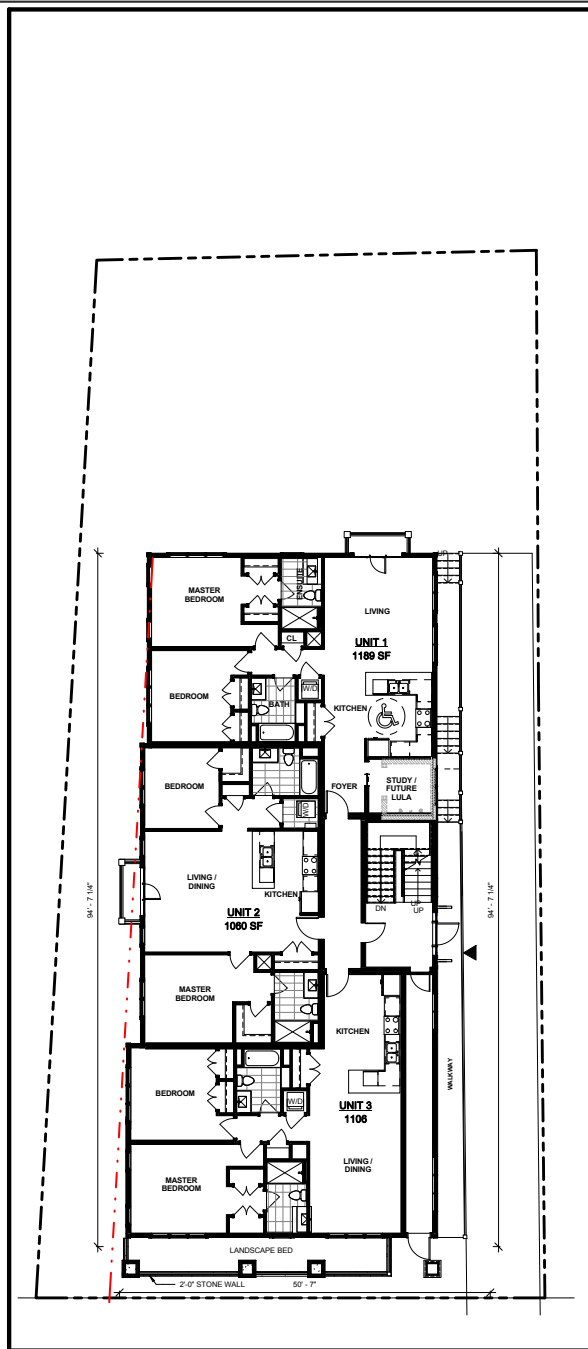
Architectural Site
Plan/ Zoning Chart

A-020

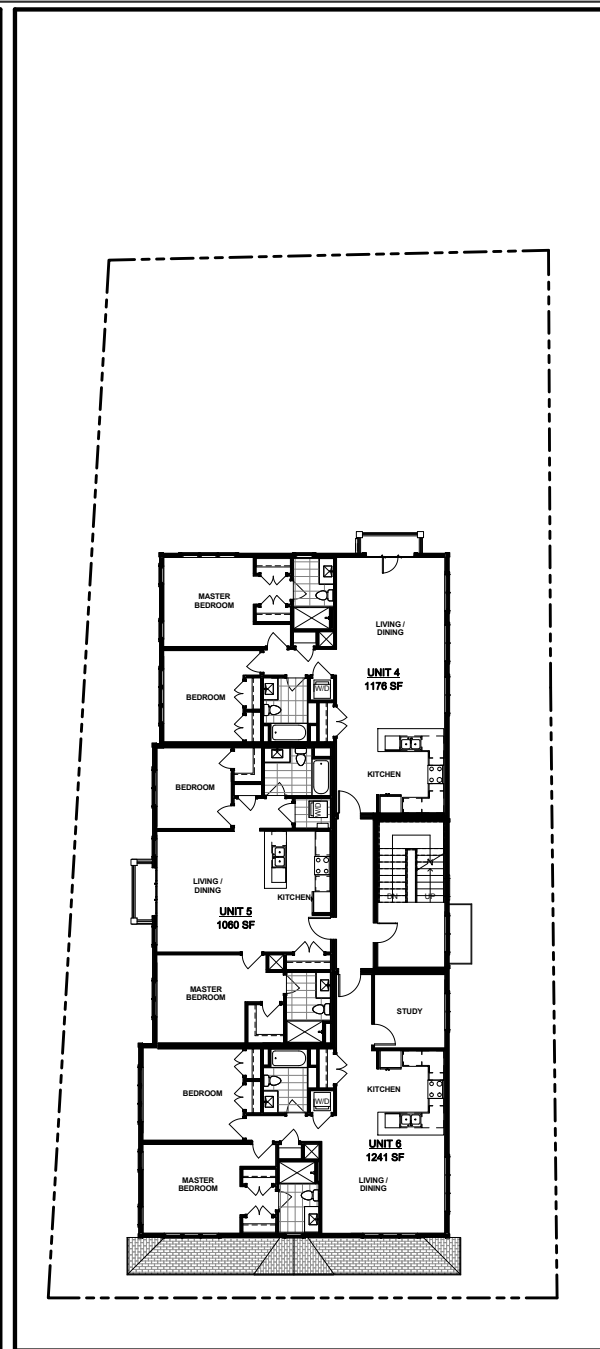
32 CUMMINS RESIDENCES



① 1- Garage Level
1/8" = 1'-0"



② 2- 1st Floor Level
1/8" = 1'-0"



③ 3- 2nd Floor Level
1/8" = 1'-0"

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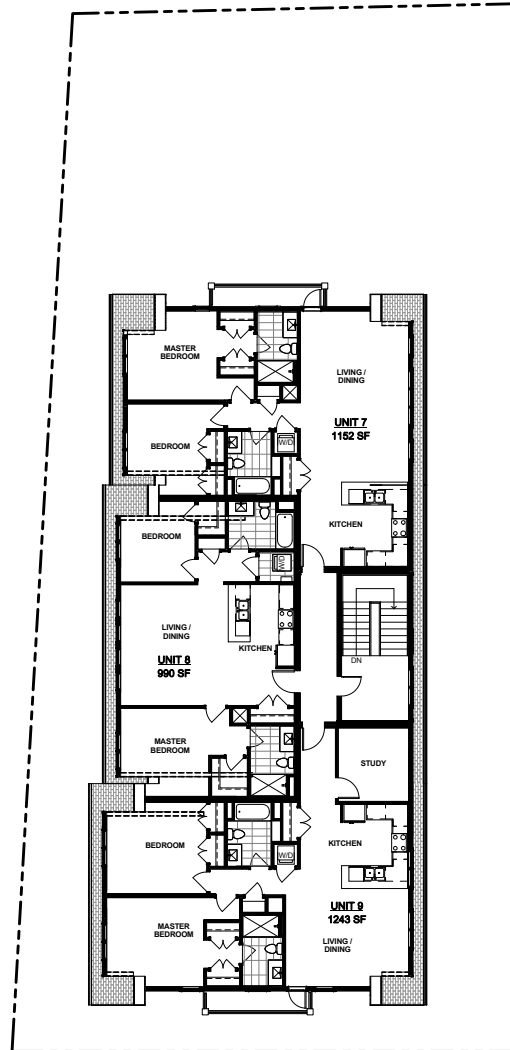
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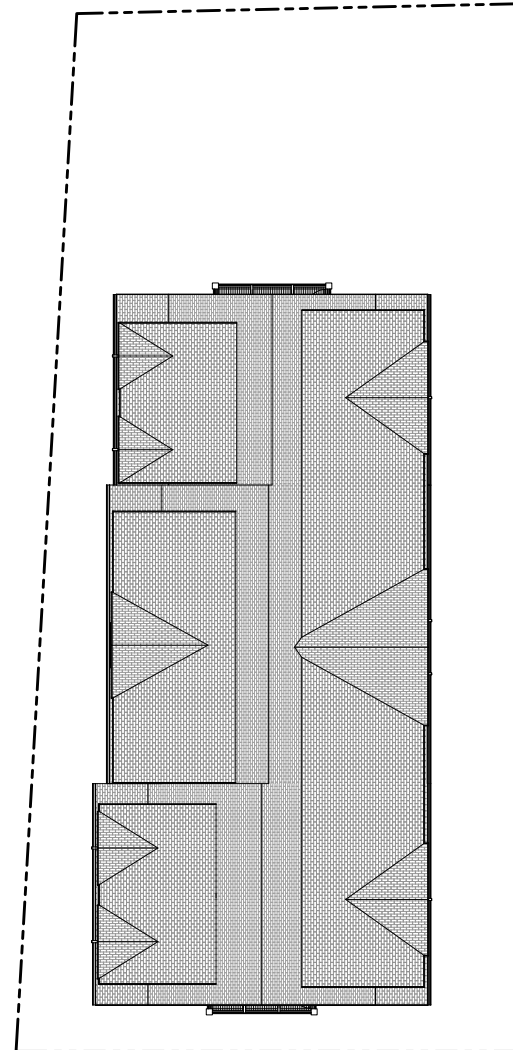
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Schematic Garage,
First & Second
Floor Plans

A-100
32 CUMMINS RESIDENCES



③ 4- 3rd Floor Level
1/8" = 1'-0"



① 5- Roof Level
1/8" = 1'-0"

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Schematic 3rd
Floor Plan & Roof
Plan

A-101
32 CUMMINS RESIDENCES



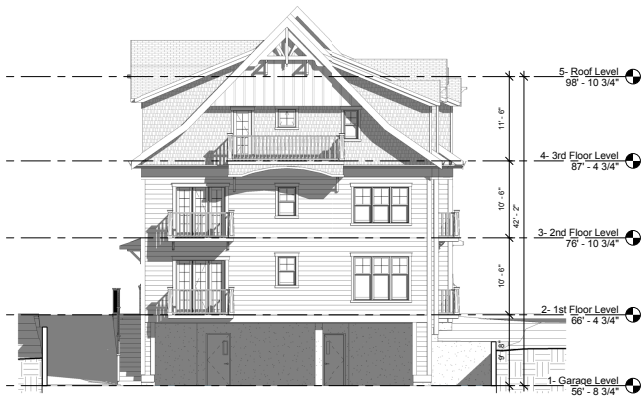
③ Elevation 2 - a
1/8" = 1'-0"



① Elevation 1 - a
1/8" = 1'-0"



④ Elevation 3 - a
1/8" = 1'-0"



② Elevation 4 - a
1/8" = 1'-0"

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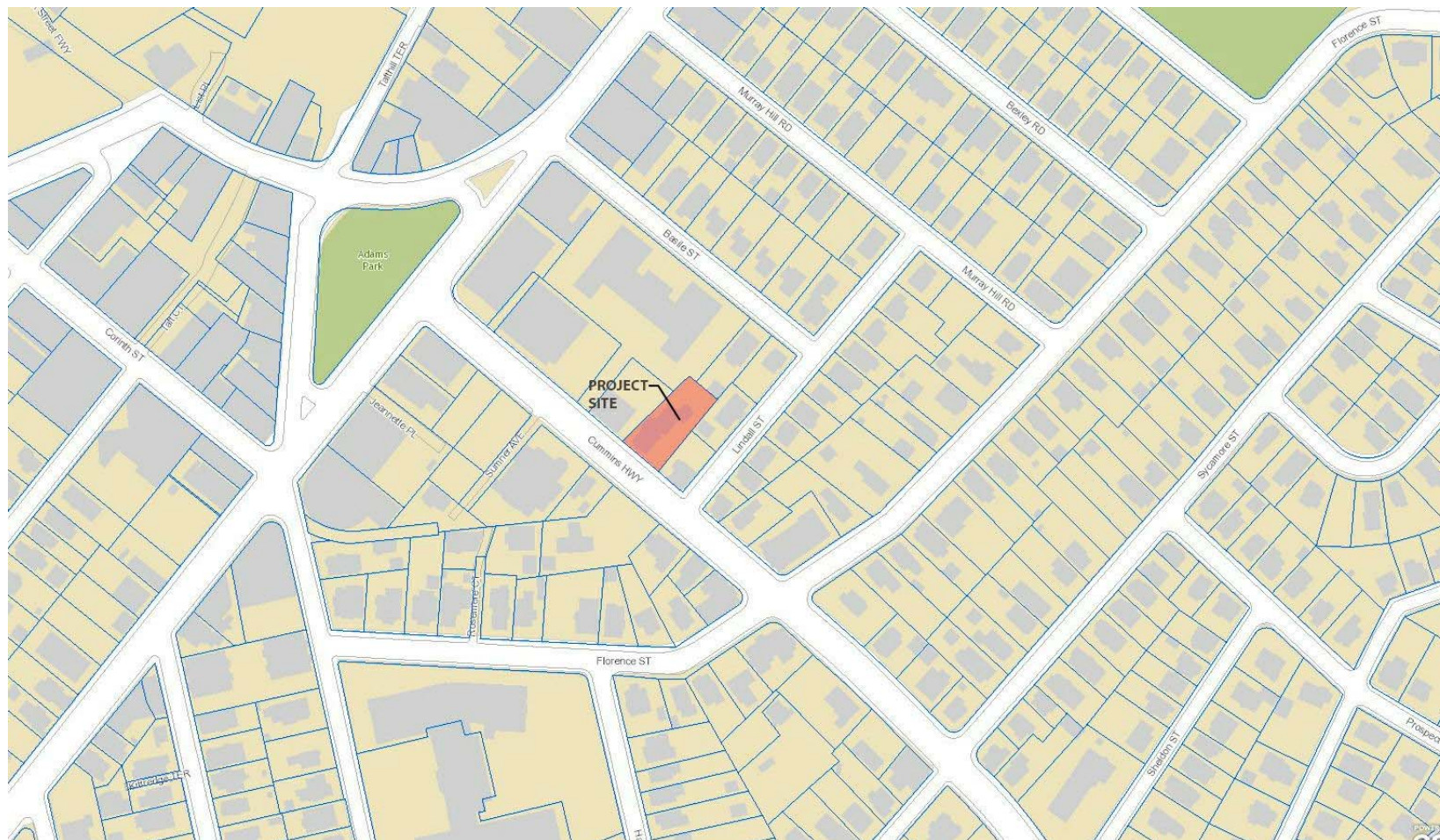
REVISIONS

No.	Description	Date
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Elevations

A-300

32 CUMMINS RESIDENCES




LOCUS MAP

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Checked by
Scale

16008
11/04/16
AB
JSC
1/8"

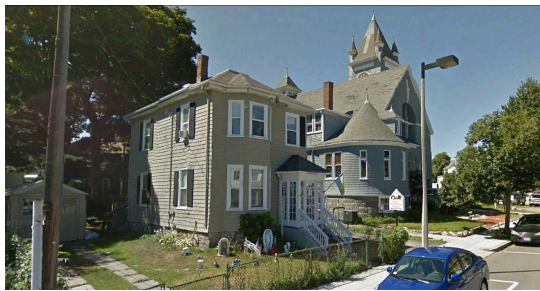
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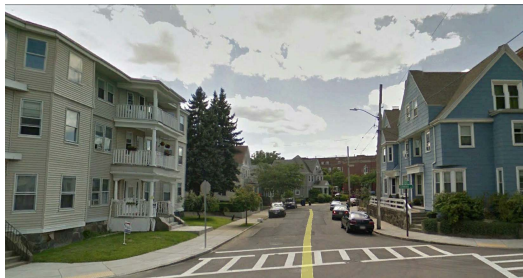
Locus Map

AV-1
32 CUMMINS RESIDENCES

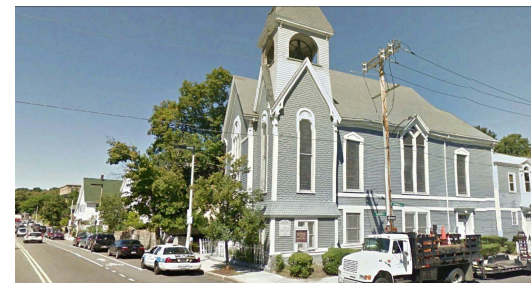
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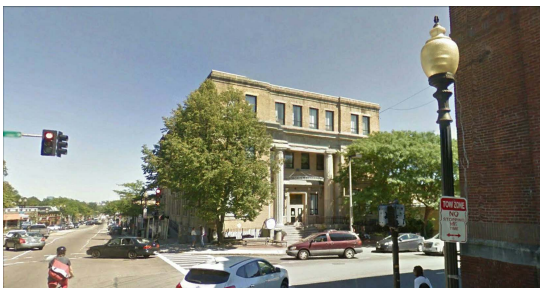
CUMMINS HIGHWAY



CUMMINS HIGHWAY



CUMMINS HIGHWAY



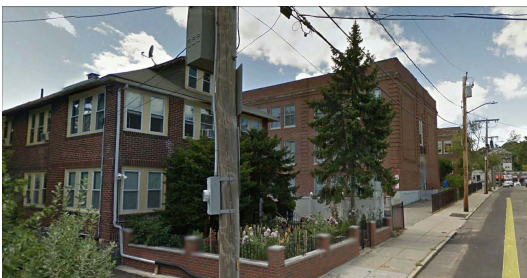
CUMMINS HIGHWAY



CUMMINS HIGHWAY



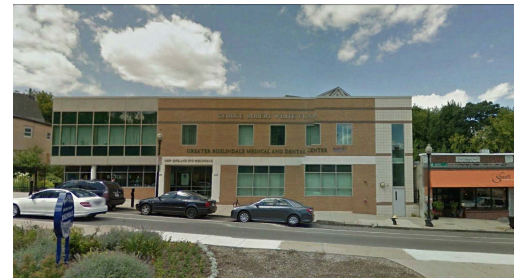
LINDALL STREET



BASILE STREET



WASHINGTON STREET



SOUTH STREET

PROJECT NAME
32 CUMMINS RESIDENCES

PROJECT ADDRESS
32 CUMMINS HIGHWAY
BOSTON, MA

CLIENT
CRM Properties Management Corp.

ARCHITECT
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DESIGN
KHALSA

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Neighbourhood Photos

AV-2

32 CUMMINS RESIDENCES



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Perspective

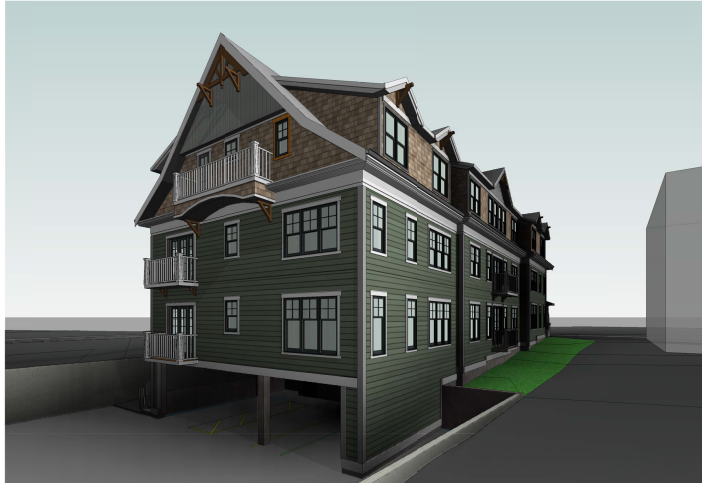
AV-3
32 CUMMINS RESIDENCES



3 Copy of 3D View 3



1 3D View 1



4 3D View 3



2 3D View 2

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Scale

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**Building
Perspectives**

AV-4
32 CUMMINS RESIDENCES

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EXISTING PLOT PLAN