

Drawing List			
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A-020	Architectural Site Plan/ Zoning Chart	11/04/16	1
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SCHEMATIC DESIGN REVISED - 11/04/2016

LOCUS PLAN



PROJECT: 32 CUMMINS HIGHWAY RESIDENCES

PROJECT ADDRESS:
32 CUMMINS HIGHWAY
BOSTON MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
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SOMERVILLE, MA 02143

CIVIL
BOSTON SURVEY INC.
ADDRESS:
UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA 02129

CLIENT
CRM PROPERTY MANAGEMENT CORPORATION
320 WASHINGTON ST,
3RD FLOOR
BROOKLINE, MA 02445

PROJECT NAME
**32 CUMMINS
RESIDENCES**

PROJECT ADDRESS
32 CUMMINS HIGHWAY
BOSTON, MA

CLIENT
**CRM Properties
Management Corp.**

ARCHITECT
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REGISTRATION

Project number 16008
Date 11/04/16
Drawn by AB
Checked by JSK
Scale

REVISIONS

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

Cover Sheet

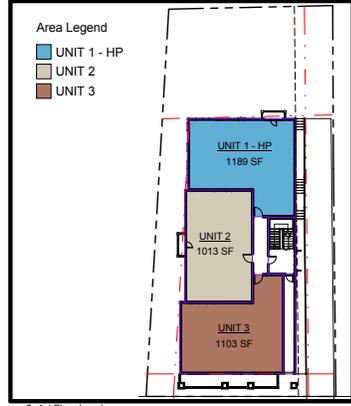
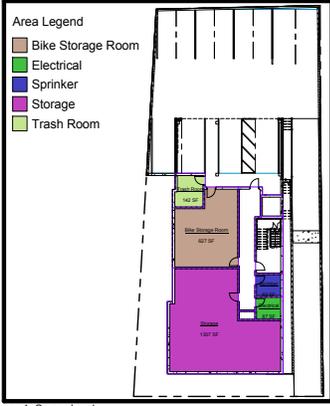
A-000

32 CUMMINS RESIDENCES

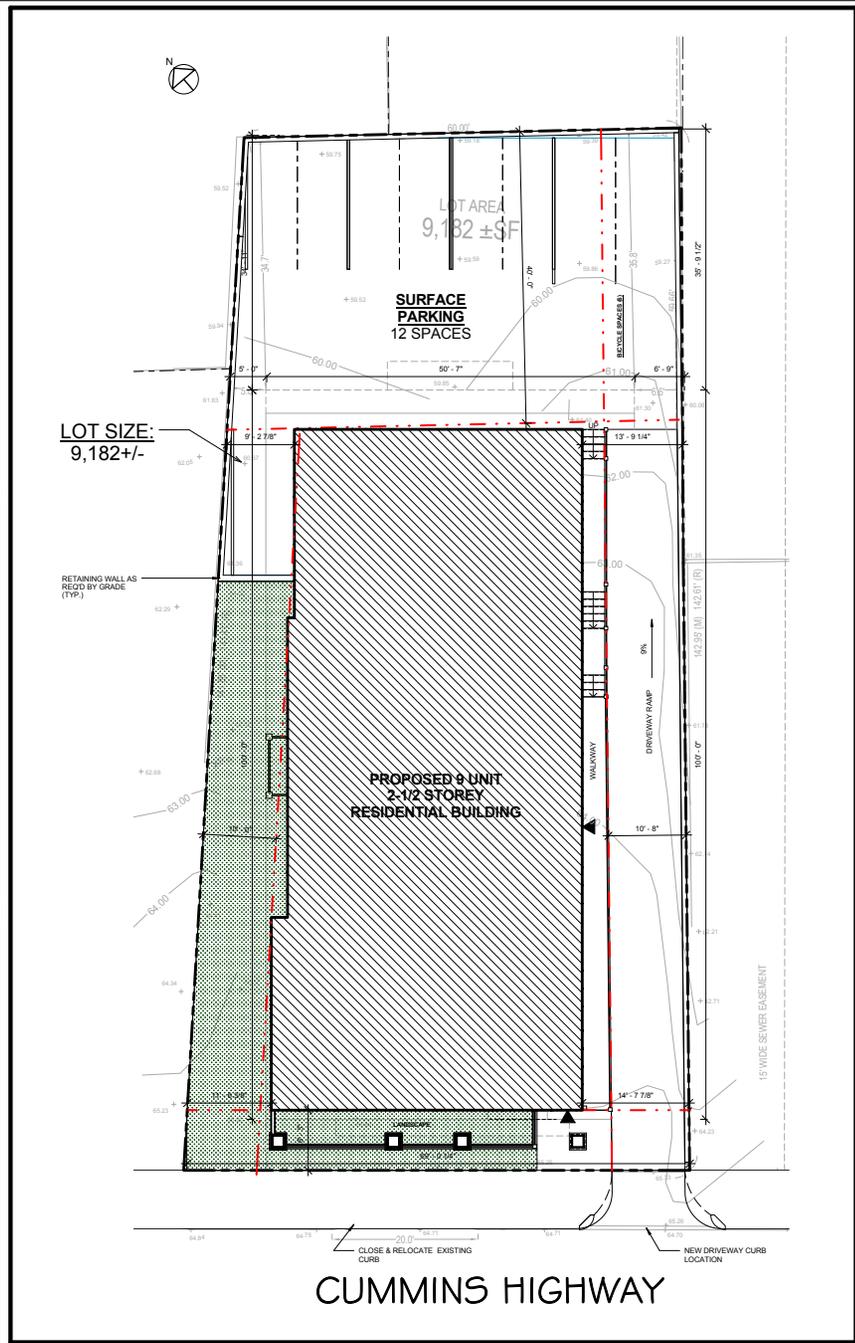
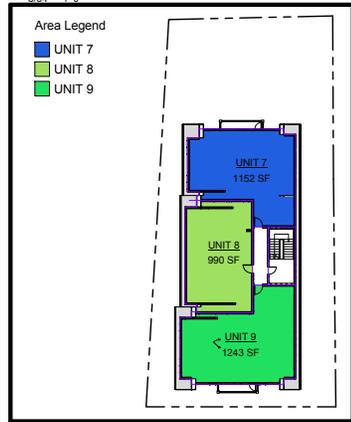
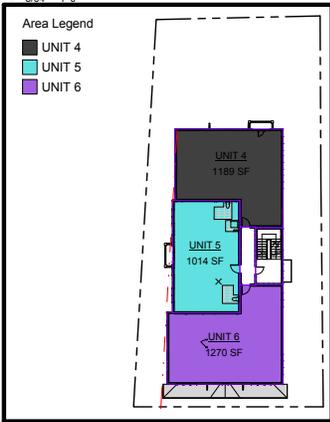
ZONING CHART

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. UNIT(S)	8,000 SF	9,190 SF +/-	9,190SF +/-	DOES NOT COMPLY
ADDTL LOT AREA FOR EA. ADDTL 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
	3386 SF
Grand total	12408 SF



Area Schedule (Gross Building)	
Name	Area
1- GARAGE- GROSS	4871 SF
2- 1ST FLOOR- GROSS	3800 SF
3- 2ND FLOOR- GROSS	3800 SF
4- 3RD FLOOR- GROSS	3720 SF
Grand total	16192 SF



PROJECT NAME
32 CUMMINS RESIDENCES

PROJECT ADDRESS
 32 CUMMINS HIGHWAY
 BOSTON, MA

CLIENT
CRM Properties Management Corp.

ARCHITECT
 KHALSA DESIGN INC.

DESIGN

KHALSA

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REGISTRATION

Project number	16008
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Drawn by	AB
Checked by	JSK
Scale	As indicated

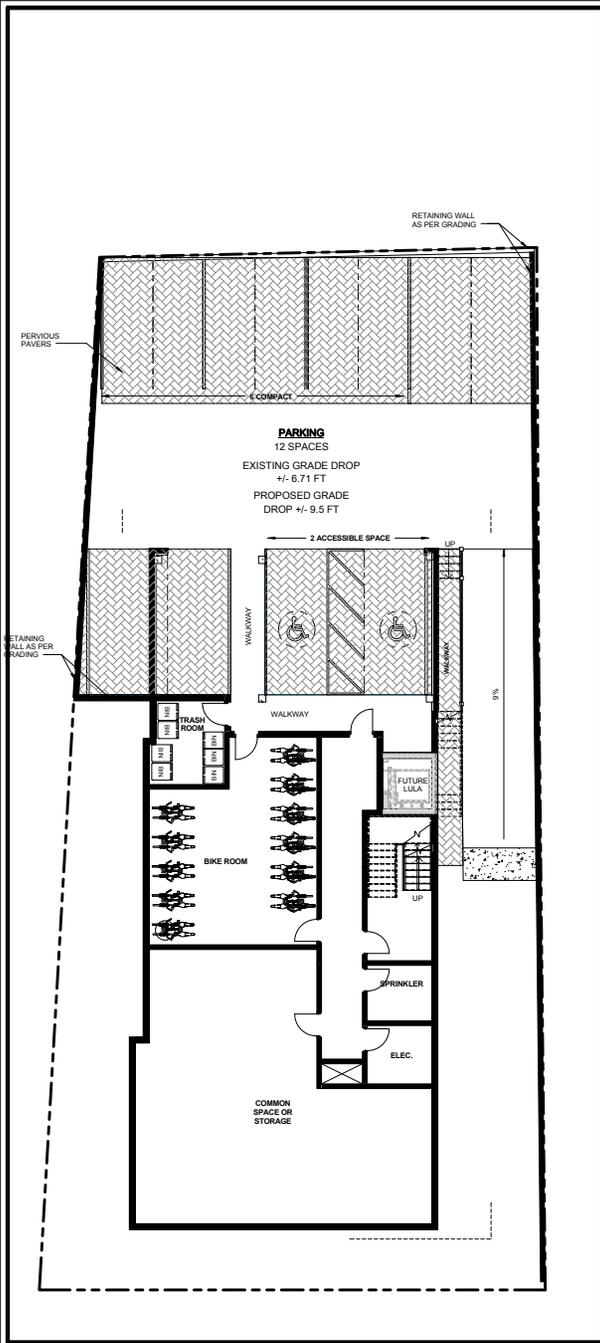
REVISIONS

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

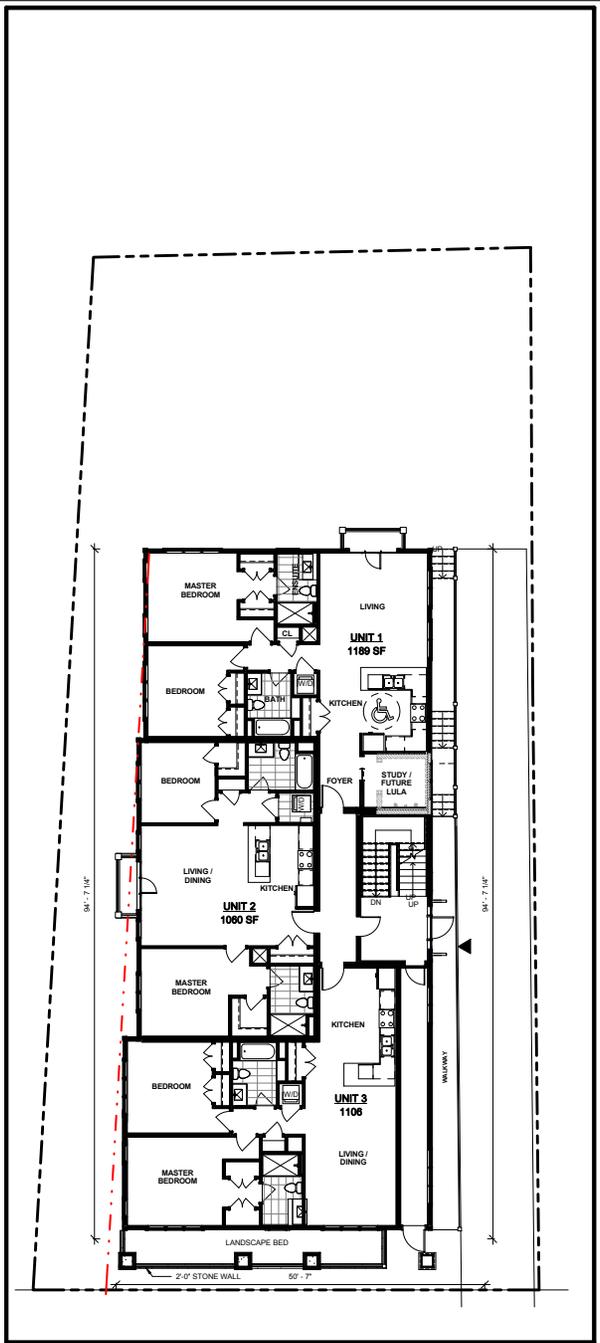
Architectural Site Plan/ Zoning Chart

A-020

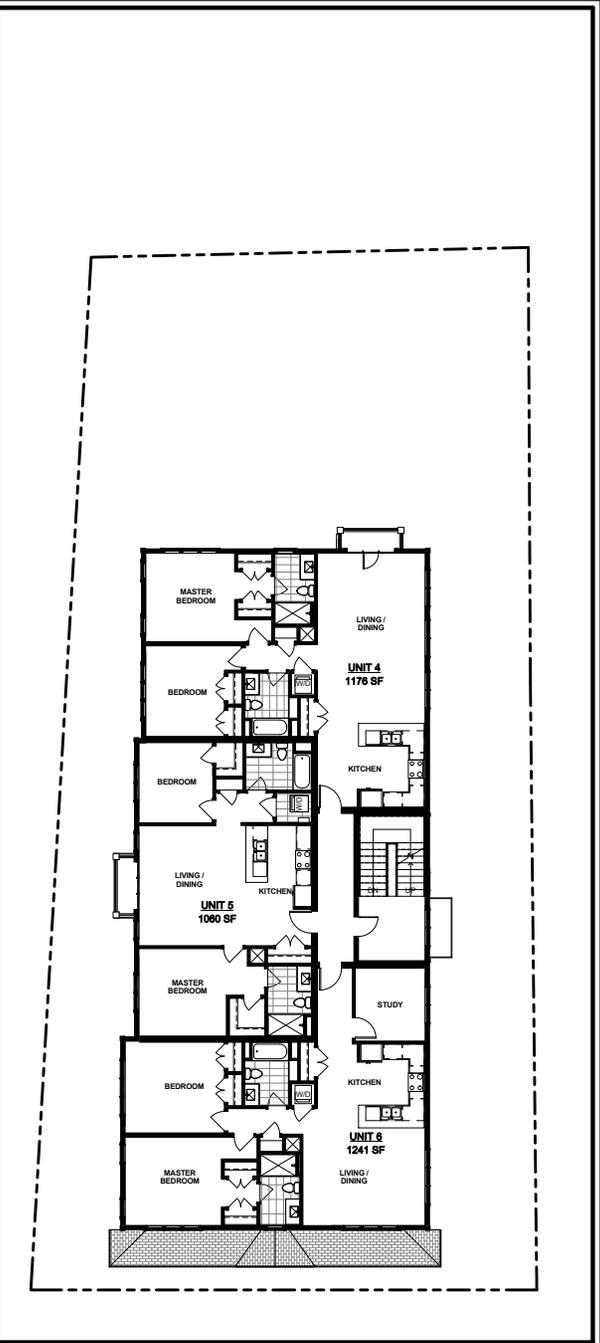
32 CUMMINS RESIDENCES



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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Scale	1/8" = 1'-0"

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Schematic Garage, First & Second Floor Plans

A-100

32 CUMMINS RESIDENCES

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Scale	1/8" = 1'-0"

REVISIONS

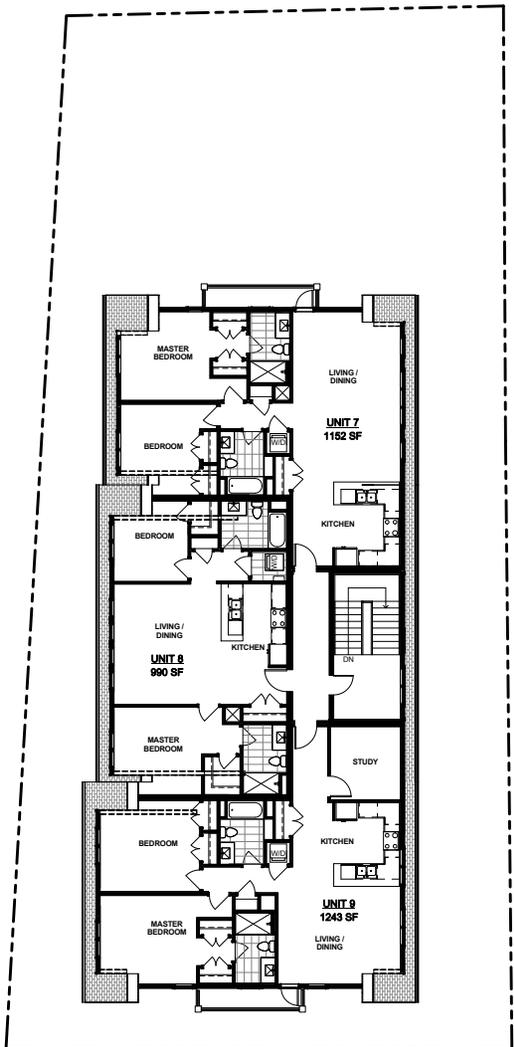
No.	Description	Date
1	Project Re-Design	10/11/16

Schematic 3rd
 Floor Plan & Roof
 Plan

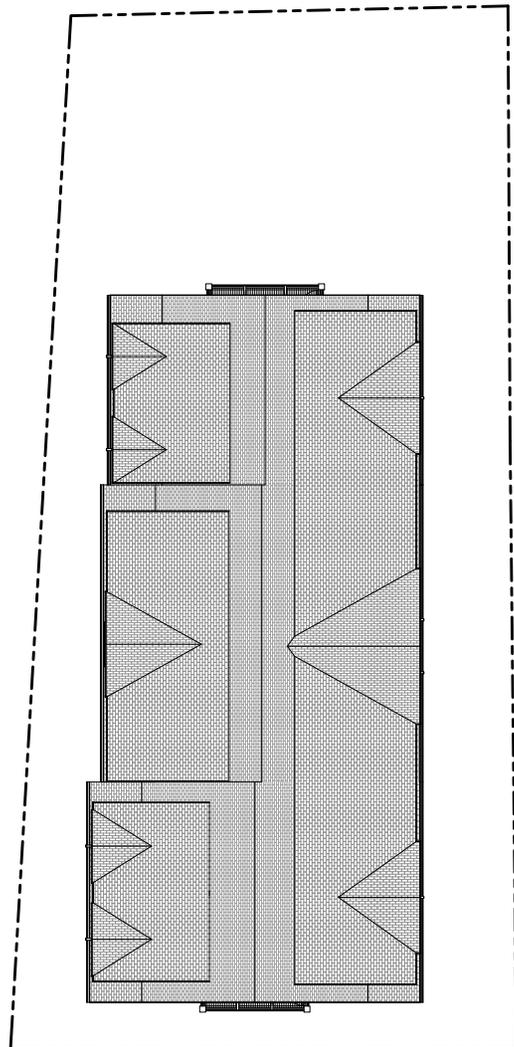
A-101

32 CUMMINS RESIDENCES

③ 4- 3rd Floor Level
 1/8" = 1'-0"

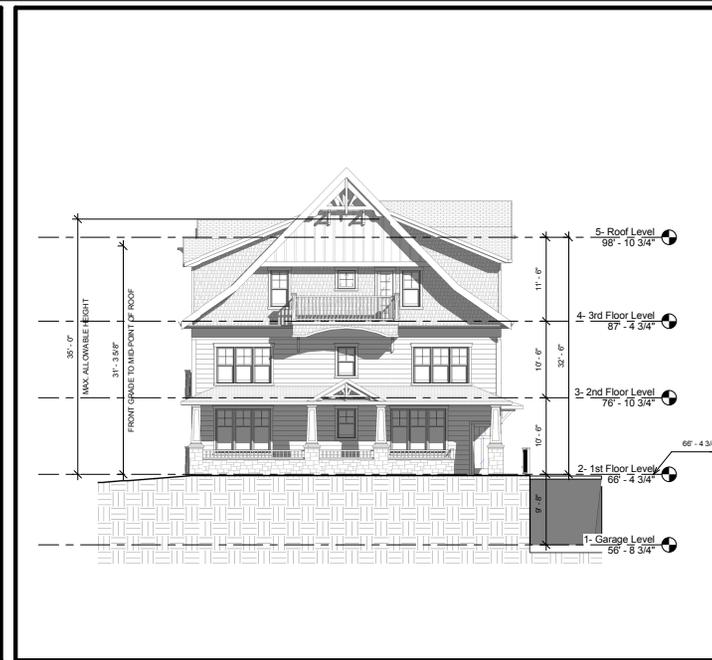


① 5- Roof Level
 1/8" = 1'-0"





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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Scale	1/8" = 1'-0"

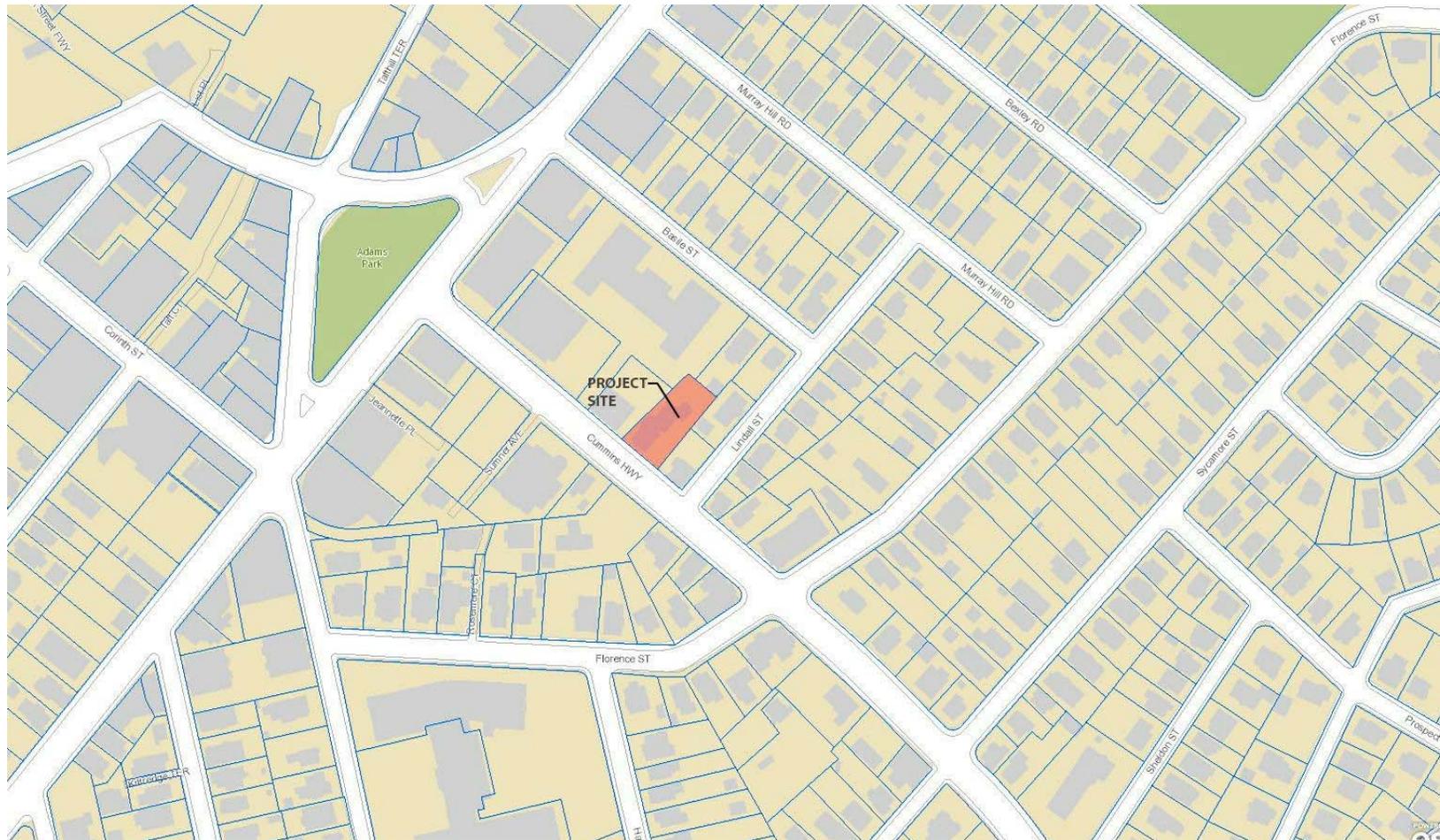
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1	Project Re-Design	10/11/16

Elevations

A-300

32 CUMMINS RESIDENCES



LOCUS MAP

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Locus Map

AV-1

32 CUMMINS RESIDENCES



CUMMINS HIGHWAY



CUMMINS HIGHWAY



CUMMINS HIGHWAY



CUMMINS HIGHWAY



CUMMINS HIGHWAY



LINDALL STREET



BASILE STREET



WASHINGTON STREET



SOUTH STREET

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Neighbourhood Photos

AV-2

32 CUMMINS RESIDENCES



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 32 CUMMINS HIGHWAY
 BOSTON, MA

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

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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32 CUMMINS HIGHWAY
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Building
Perspectives

AV-4

32 CUMMINS RESIDENCES

