



ROWHOUSE

37-39 ROYAL STREET
ALLSTON, MASSACHUSETTS

ISD ZONING REVIEW DOCUMENTS
OCTOBER 11, 2018

37-39 ROYAL
STREET
ALLSTON MA

ALLSTON MA

DRAWING INDEX

A001 COVER SHEET

SITE SURVEY AND CIVIL

EXISTING SITE PLAN

PROPOSED SITE PLAN

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STATISTICS:

FLOOR AREA FOR FAR CALCULATION

FIRST FLOOR	1,515 GSF
SECOND FLOOR	2,205 GSF
THIRD FLOOR	2,160 GSF
FOURTH FLOOR	1,205 GSF
TOTAL	7,085 GSF

GROSS BUILDING AREA CALCULATION

FIRST FLOOR	2,460 GSF
SECOND FLOOR	2,385 GSF
THIRD FLOOR	2,385 GSF
FOURTH FLOOR	1,570 GSF
TOTAL	8,800 GSF

PROPOSED PROJECT

3-TOWNHOUSES

ZONING SUMMARY

ATRICLE 51	ALLOWED/REQUIRED	PROVIDED	VARIANCE
ZONING DISTRICT	TWO FAMILY RESIDENTIAL	ROWHOUSE	YES
MINIMUM LOT AREA	8,000 SF	6,860 SF	YES
MIN LOT WIDTH/FRONTAGE	50/45	131.69' FEET	NO
FRONT YARD SETBACK	20 FEET	7.3' - 34.4'	YES
SIDE YARD SETBACK	10 FEET	5.5'	YES
REAR YARD SETBACK	40 FEET	13' - 32.5'	YES
GROSS FLOOR AREA	5,488 GSF	7,085 GSF FOR FAR	YES
FLOOR AREA RATIO (FAR)	0.8	1.03	YES
HEIGHT	35 FEET	38' AND 43'-2"	YES
STORIES	3	4	YES
OFF-STREET PARKING	1.75/UNIT(3) = 5	5	NO
OPEN SPACE	2,400 SF	2,360 SF	YES

ISSUE FOR PERMIT

No. Date Revision



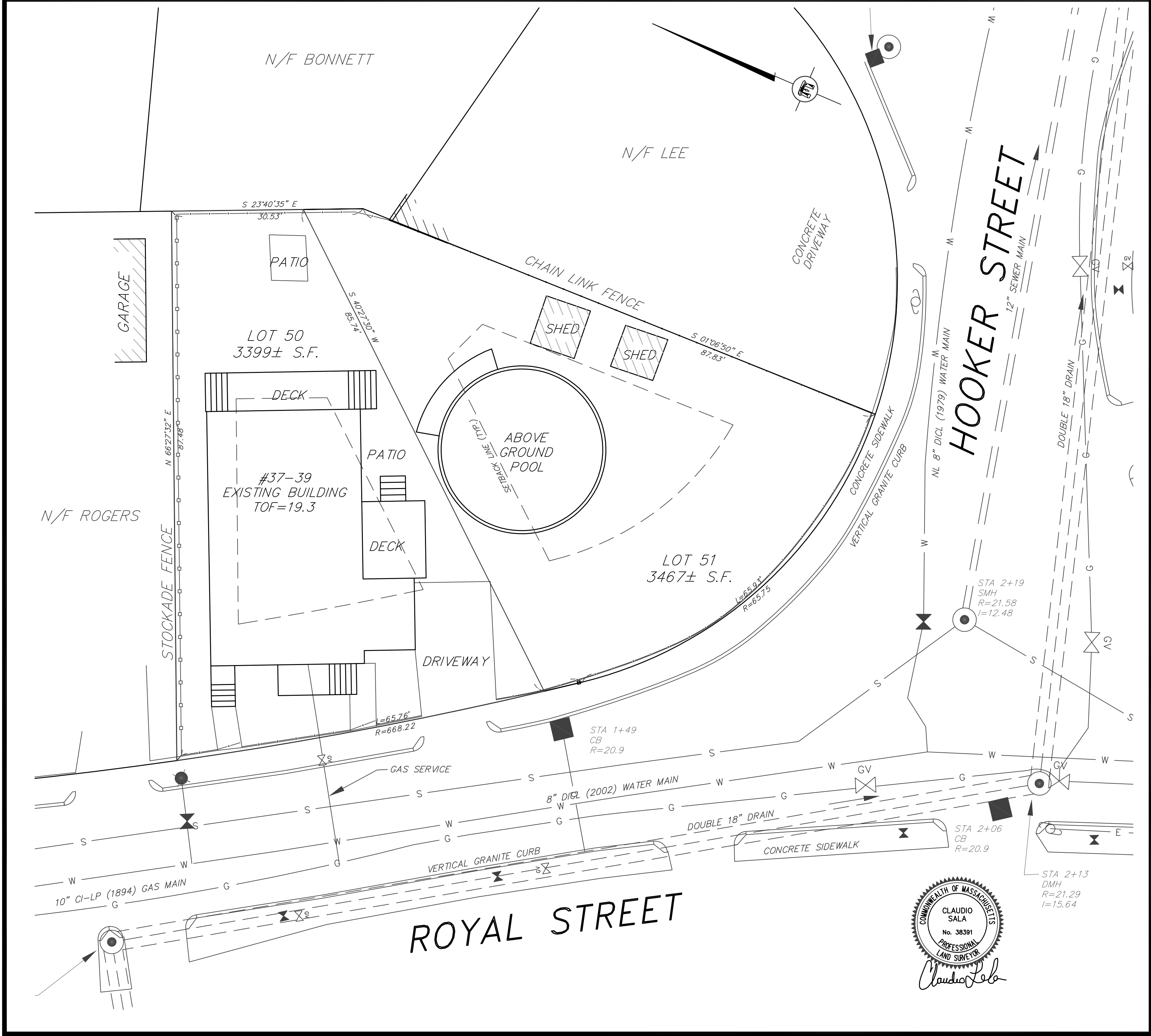
Drawing Title

COVER SHEET

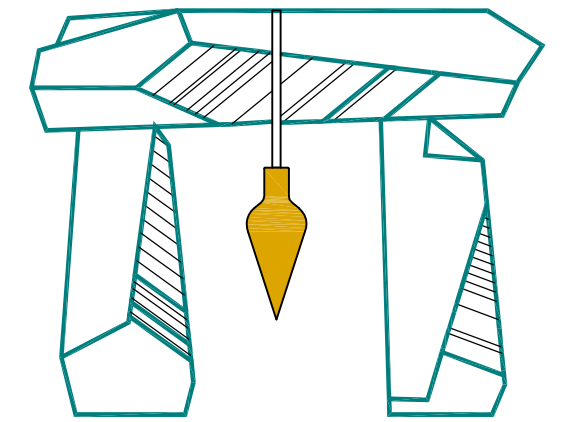
Date 10.12.2018

Drawing No.

A001



DeCelle-Burke-Sala



1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100(o) 617-405-5101(f)
www.decelle-burke-sala.com

- GENERAL NOTES:
1. LOCUS: ASSESSORS PARCEL ID 2201552000 & 2201551000
RECORD OWNER: LING TANG, HUAFEN LIU, SONG ZHANG & WANG-NI TIAN
DEED REFERENCE: BOOK 59478 PAGE 284
PLAN REFERENCE: BOOK 1999 PAGE 592
 2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE IN JUNE 2018. ELEVATIONS SHOWN ON BOSTON CITY BASE.
 3. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.
 - DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
 4. THE LOT SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FIRM 25025C-0057G, DATED SEPT. 25, 2009. ZONE X.
 5. PARCEL IS ZONED 2F-5000.
- MIN. LOT AREA = 5,000 S.F.
MIN. FRONTAGE = 50 FT.
MIN. FRONT YARD = 20 FT.
MIN. SIDE YARD = 10 FT.
MIN. REAR YARD = 30 FT.
MAX. STORIES = 2.5
FAR 0.6
OPEN SPACE (PDU) = 800 S.F.

PROJECT TITLE & LOCATION:

PLAN OF LAND
IN
37-39 ROYAL STREET
ALLSTON, MA 02134

PLAN TITLE:

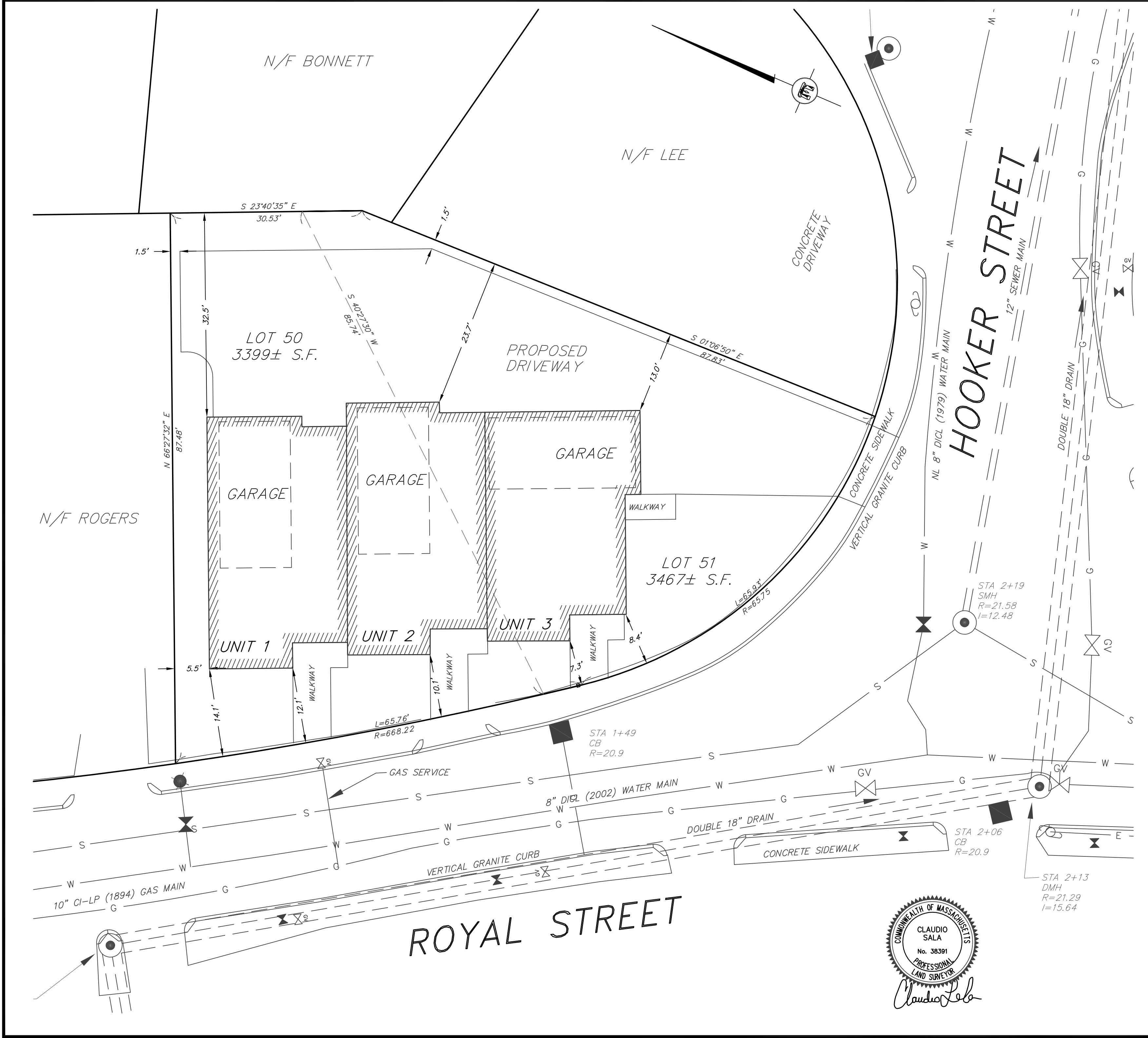
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PREPARED FOR:

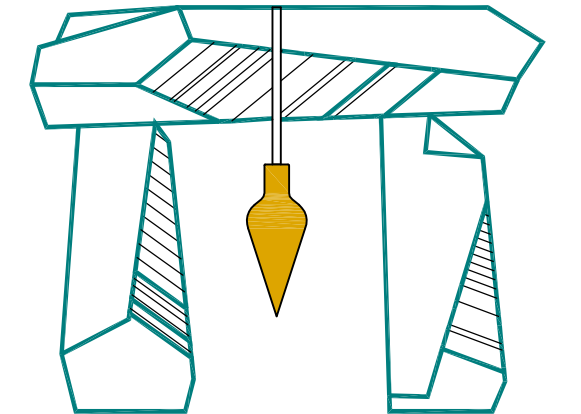
LING TANG
40 CHESTNUT STREET #3
ANDOVER, MA 01810

DATE: September 28, 2018
REVISED:

JOB NUMBER: 18.036 SHEET 1 OF 2
SCALE: 1" = 10'



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Proposed Layout

PREPARED FOR:

LING TANG
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ANDOVER, MA 01810

DATE: September 28, 2018
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SCALE: 1" = 10'

**37-39 ROYAL
STREET
ALLSTON MA**

ALLSTON MA

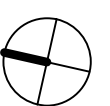
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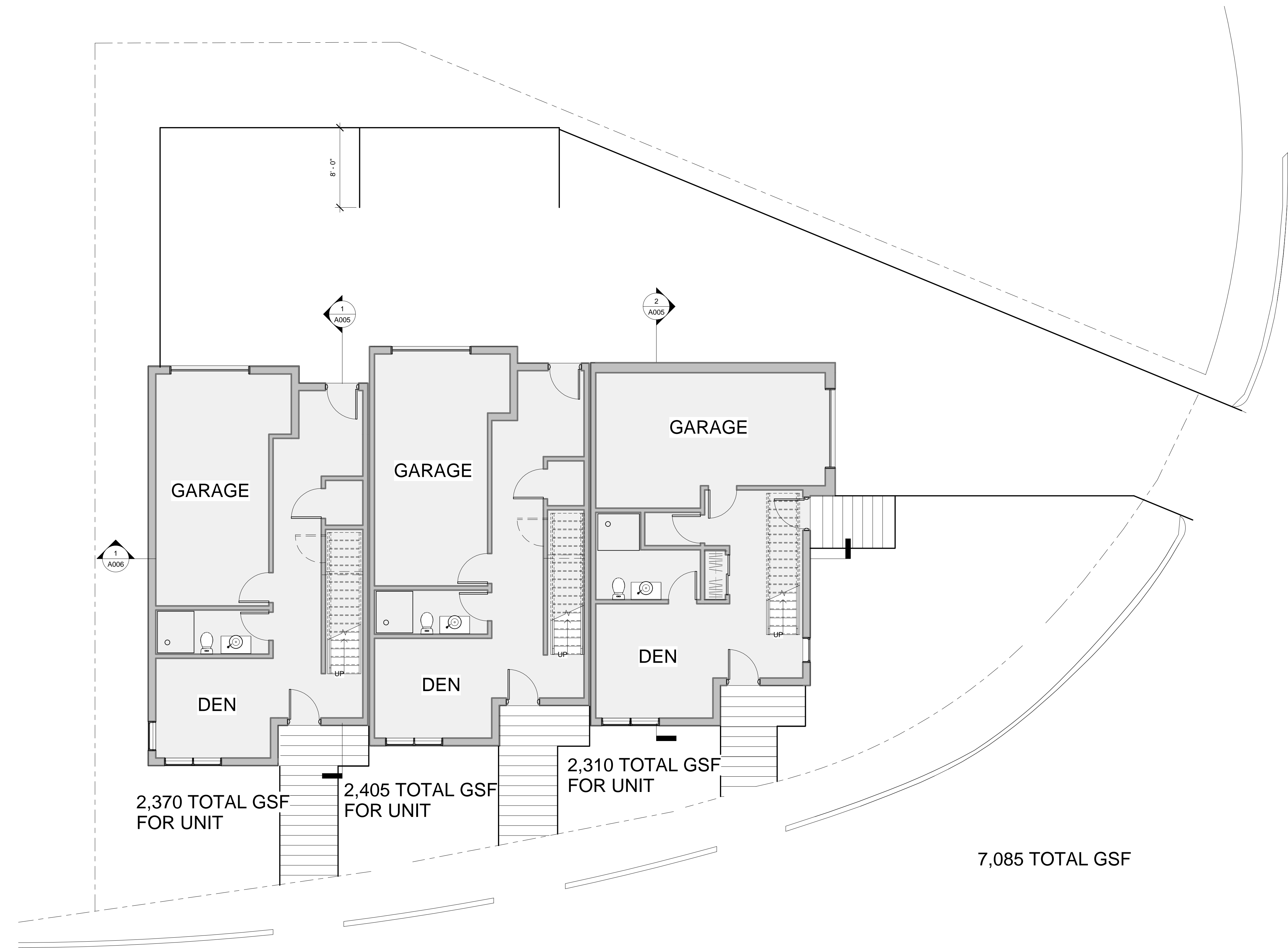
**ARCHITECTURAL
SITE PLAN**



Drawing No.

Date 10.12.2018

A002

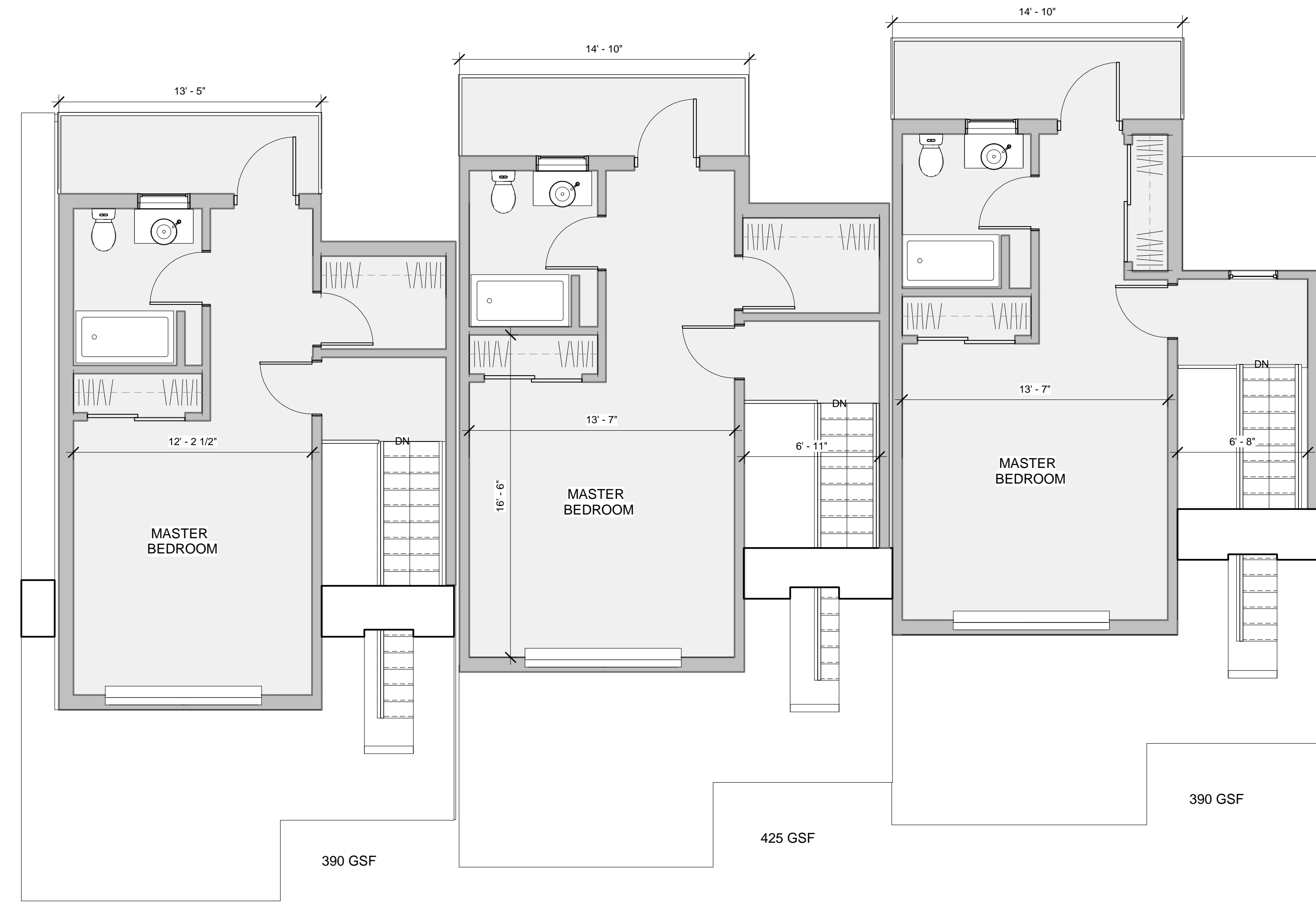


① Level 1-Property line
3/16" = 1'-0"

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① Level 3
1/4" = 1'-0"



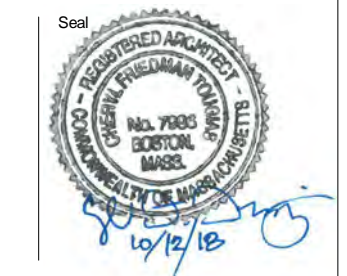
② Level 4
1/4" = 1'-0"

**37-39 ROYAL
STREET
ALLSTON MA**

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No.	Date	Revision
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Drawing Title

**THIRD AND
FOURTH FLOOR
PLANS**

Date: 10.12.2018
Drawing No: A004

37-39 ROYAL
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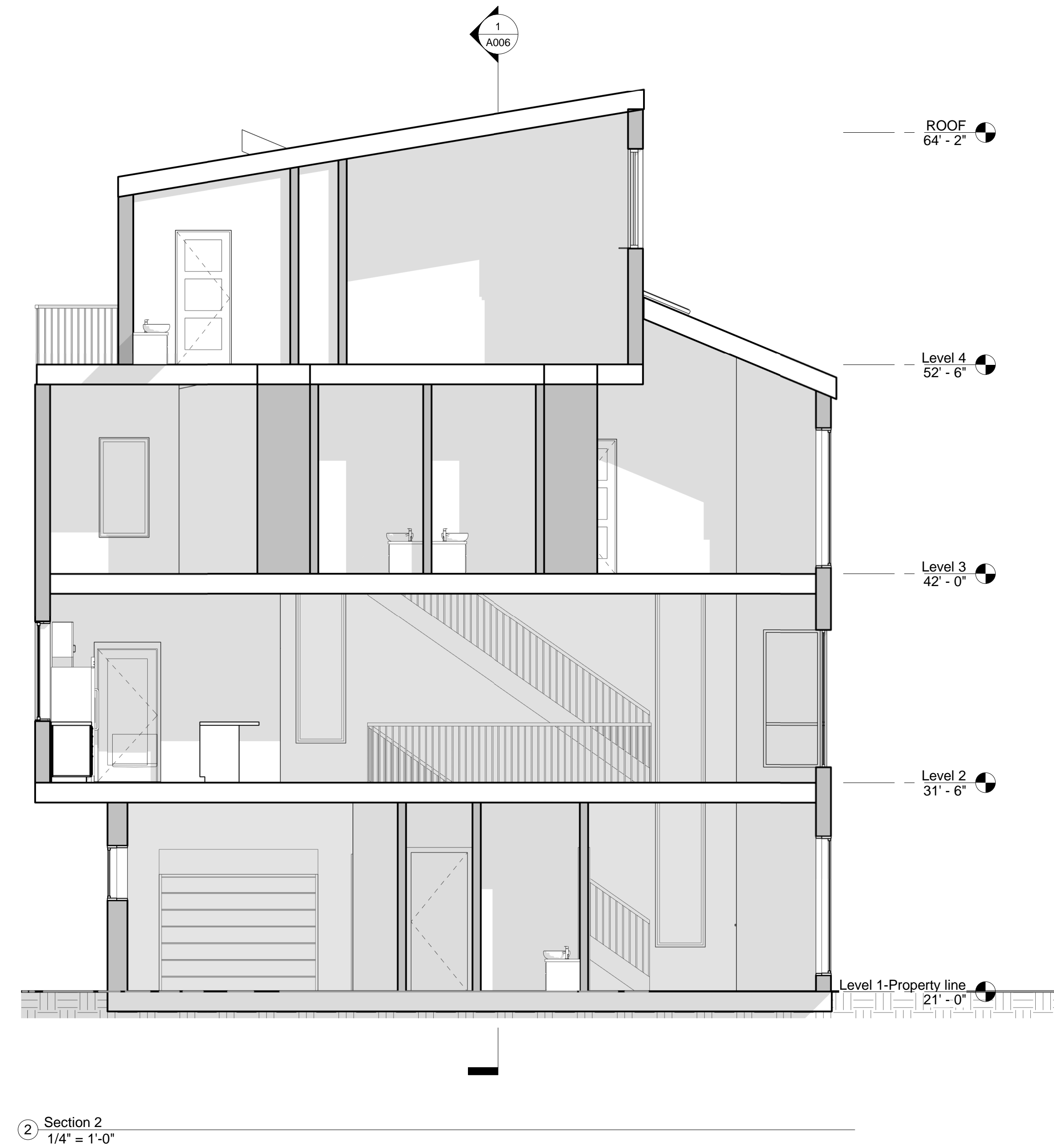
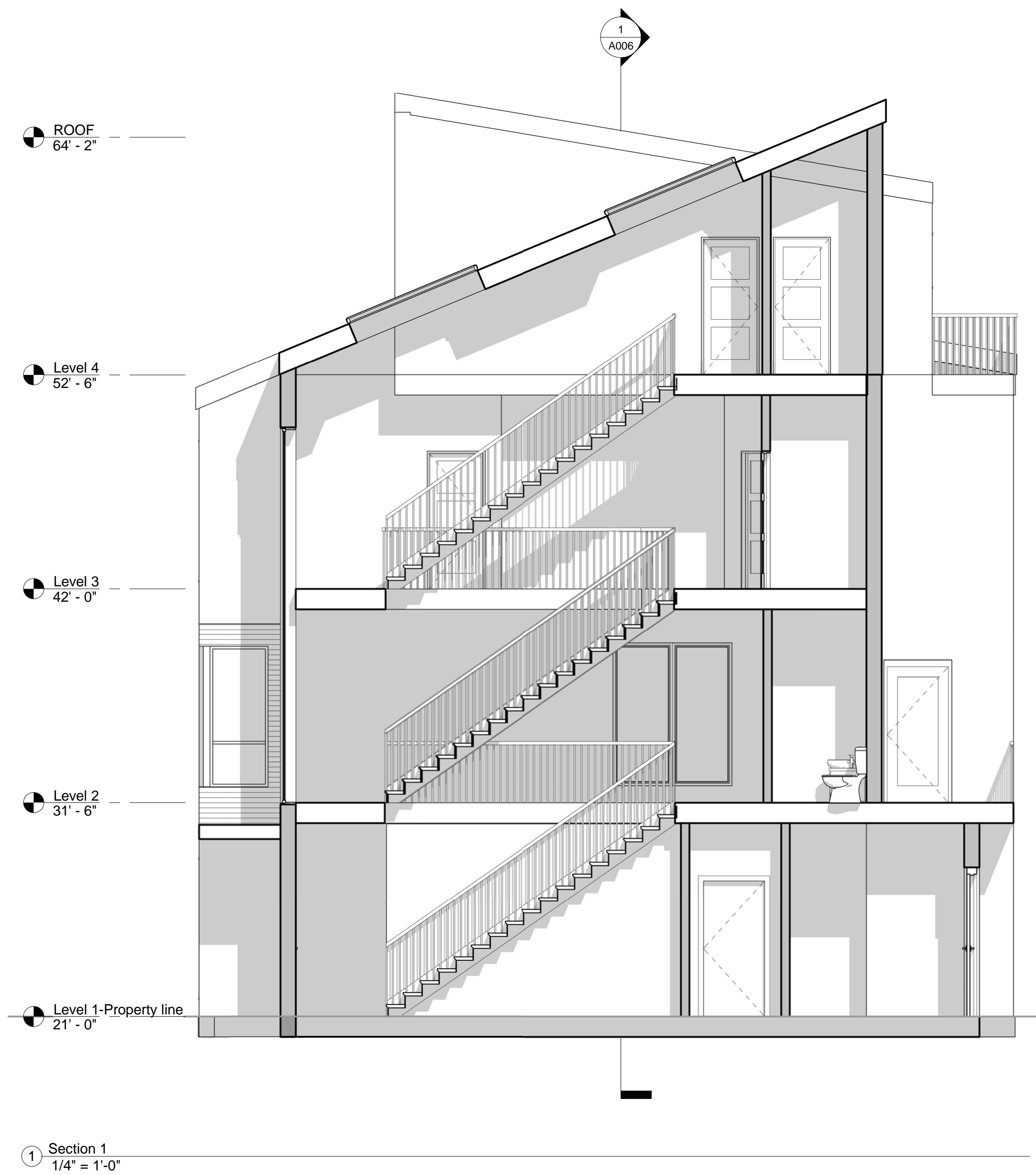
No. Date Revision



Drawing Title

SECTION 1 & 2

Date 10.12.2018 Drawing No. A005

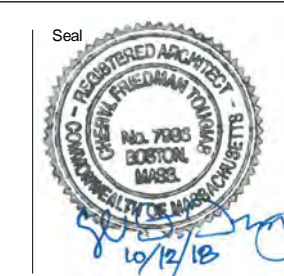


**37-39 ROYAL
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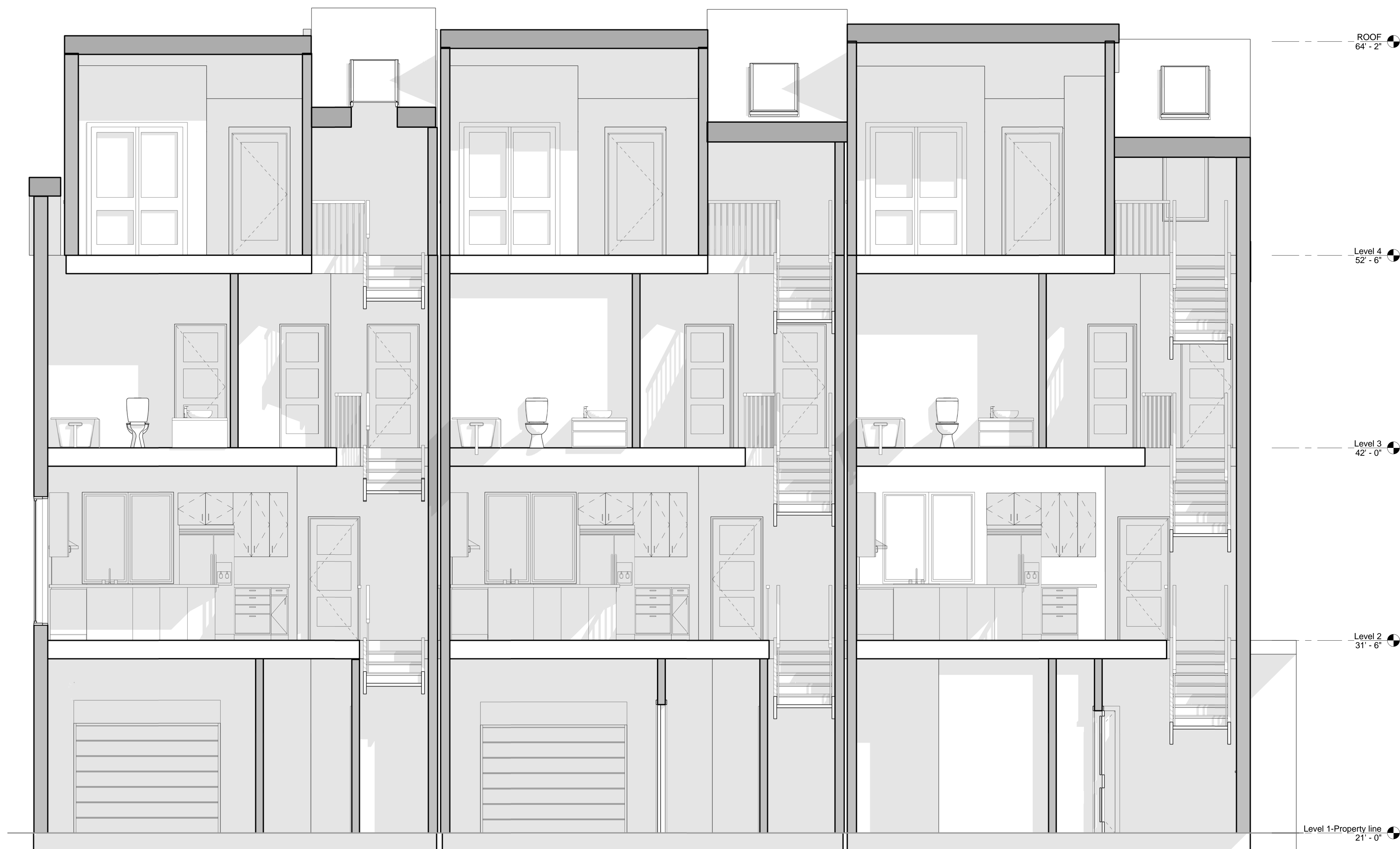
No. Date Revision



Drawing Title

SECTION 3

Date **10.12.2018**
Drawing No. **A006**



① Section 3
3/8" = 1'-0"

**37-39 ROYAL
STREET
ALLSTON MA**

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ISSUE FOR PERMIT

No. Date Revision



Drawing Title

3D VIEW

Date **10.12.2018** Drawing No. **A007**