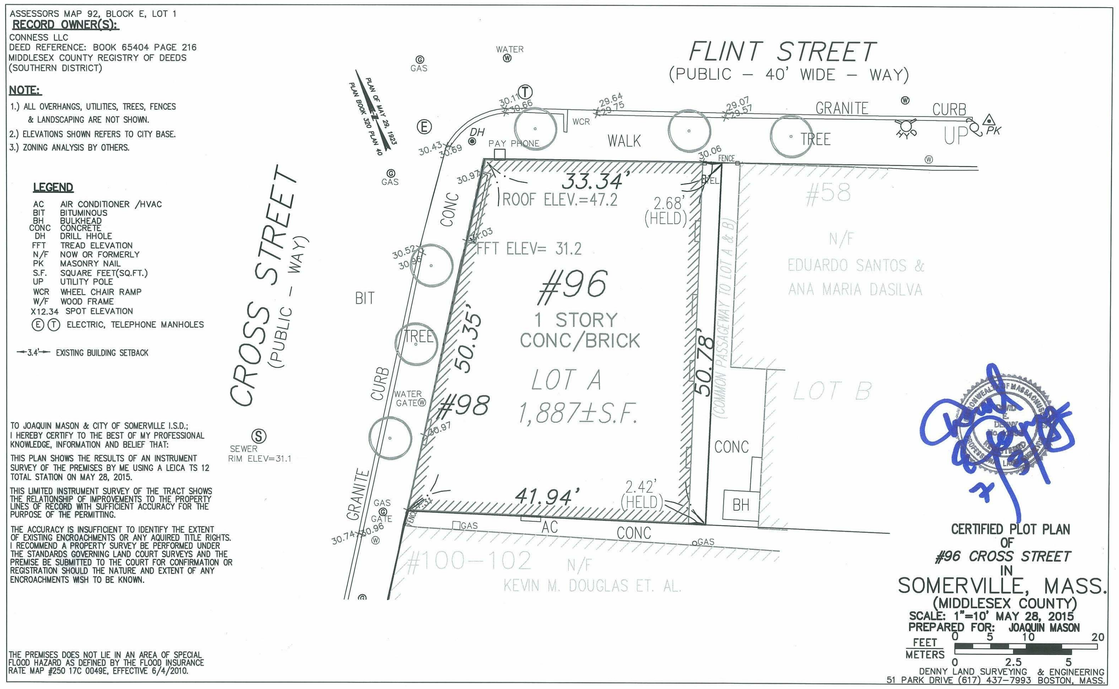
Architectural Drawing List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Description	Current Revision Date
A-000	Cover Sheet/ Existing Plot Plan	10/08/2015	1	REVISIONS PER ZBA	10-27-2015
A-020	Architectural Site Plan/ Zoning Chart	10/08/2015	1	REVISIONS PER ZBA	10-27-2015
EX-100	Existing Floor Plans	10/08/2015			
EX-101	Existing Exterior Elevations	10/08/2015			
A-100	Proposed Floor Plans	10/08/2015	1	REVISIONS PER ZBA	10-27-2015
A-300	Exterior Elevations	10/08/2015	1	REVISIONS PER ZBA	10-27-2015
A-301	Exterior Elevations & Building Section	10/08/2015			
A-400	Building Section	10/08/2015			
AV-1	Perspective Views	10/08/2015	1	REVISIONS PER ZBA	10-27-2015
AV-2	Proposed Rendering	10/08/2015	1	REVISIONS PER ZBA	10-27-2015



1 Existing Plot Plan
1" = 10'-0"

PROJECT:
96 CROSS STREET
RESIDENCE & RETAIL

PROJECT ADDRESS:
96 CROSS STREET
SOMERVILLE, MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

CLIENT
JOAQUIN MASON
ADDRESS:
25 JOSEPH ST. #3
SOMERVILLE MA 02143

ZONING BOARD OF APPEALS (ZBA) SUBMISSION
10-08-2015

REVISED ON 10-27-2015, PER ZBA COMMENTS ON 10-21-2015

PROJECT NAME
96 CROSS STREET

PROJECT ADDRESS
96 CROSS STREET
SOMERVILLE, MA

CLIENT
JOAQUIN MASON

ARCHITECT
KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT
JAI SINGH KHALSA
NO. 6863
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	TMC
Checked by	JSK
Scale	1" = 10'-0"

REVISIONS

No.	Description	Date
1	REVISIONS PER ZBA	10-27-2015

Cover Sheet/
Existing Plot Plan

A-000

96 CROSS STREET

\\TKG-Server\Data\15\15052_96 Cross St Somerville- Joaquin\03 Drawings\00_ARCH_SD_DD\15052-Cross Street Somerville - Current- Revised per ZBA.rvt

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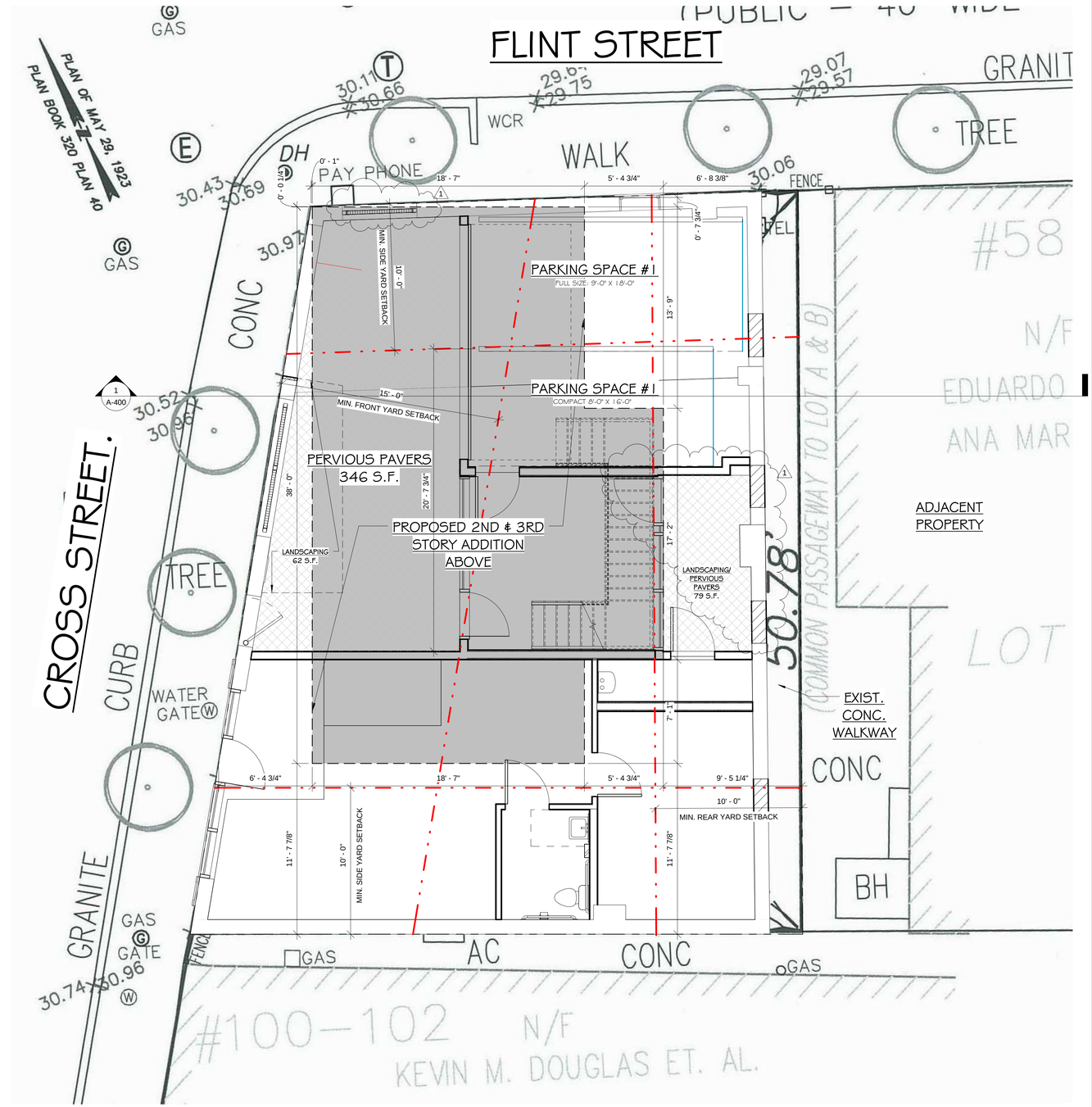
ZONING CHART

ZONE: RB	REQUIRED	EXISTING	PROPOSED	REMARKS
MIN. LOT SIZE	7,500 S.F.	1,887 +/- S.F.	1,887 +/- S.F.	PRE-EXIST./ NO CHANGE
MIN. LOT AREA/DU 1-9DU	1,500 S.F.	N/A	1,887 +/- S.F.	COMPLIES
MAX GROUND COVER	50% / 943 S.F.	93% / 1,763 S.F.	93% / 1,763 S.F.	PRE-EXIST./ NO CHANGE
LANDSCAPE AREA	25% / 472 S.F.	0% / 0 S.F.	7.5% / 141 S.F.	PRE- EXIST./ DOES NOT COMPLY
FLOOR AREA RATIO (F.A.R.)	1.0 / 1,887 S.F.	0.96/ 1,815 S.F.	0.99/ 1,874 S.F.	COMPLIES
MAX HEIGHT	3 STORIES/ 40'	1 STORY/ 15'-10"	3 STORIES/ 37'-10"	COMPLIES
MIN. YARD SETBACKS				
FRONT	15'	0'	0'	PRE-EXIST./ NO CHANGE
LEFT	10' SUM 20'	0'	0'	PRE-EXIST./ NO CHANGE
RIGHT	10' SUM 20'	0'	0'	PRE-EXIST./ NO CHANGE
REAR	10' (REDUCTION FOR SHALLOW LOTS)	2.42', 2.68'	2.42', 2.68'	PRE-EXIST./ NO CHANGE
MIN. FRONTAGE	50'/ N/A TO LOTS EXIST. PRIOR TO 1988	50.35'	50.35'	COMPLIES
PERVIOUS AREA, MIN.	35% / 660 S.F.	0 S.F.	22% / 425 S.F.	PRE- EXIST/ DOES NOT COMPLY
PARKING				
RESIDENCE	1.5 SPACES	0 SPACE	2 SPACES (1 FS , 1 CT)	COMPLIES
RETAIL	1/ 425 S.F. OF STREET LEVEL= 1.2 SPACES	1 SPACE	0 SPACES	PRE.-EXIST./ DOES NOT COMPLY



1 Architectural Site Plan
1/4" = 1'-0"

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
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REGISTRATION

REGISTERED ARCHITECT
JASINDER KHALSA
No. 4242
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	TMC
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date
1	REVISIONS PER ZBA	10-27-2015

Architectural Site Plan/ Zoning Chart

A-020

96 CROSS STREET

\\TKG-Server\Data\15\15052_96 Cross St Somerville- Joaquin\03 Drawings\00_ARCH_SD_DD\15052-Cross Street Somerville -Current- Revised per ZBA.rvt

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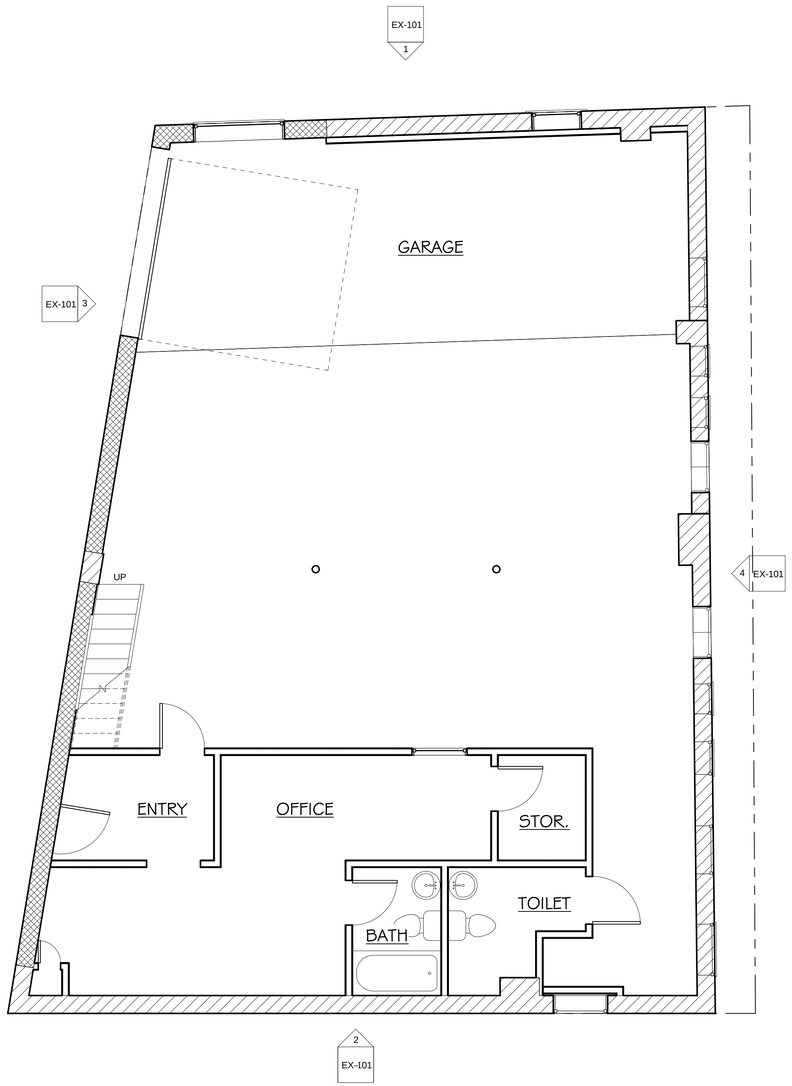
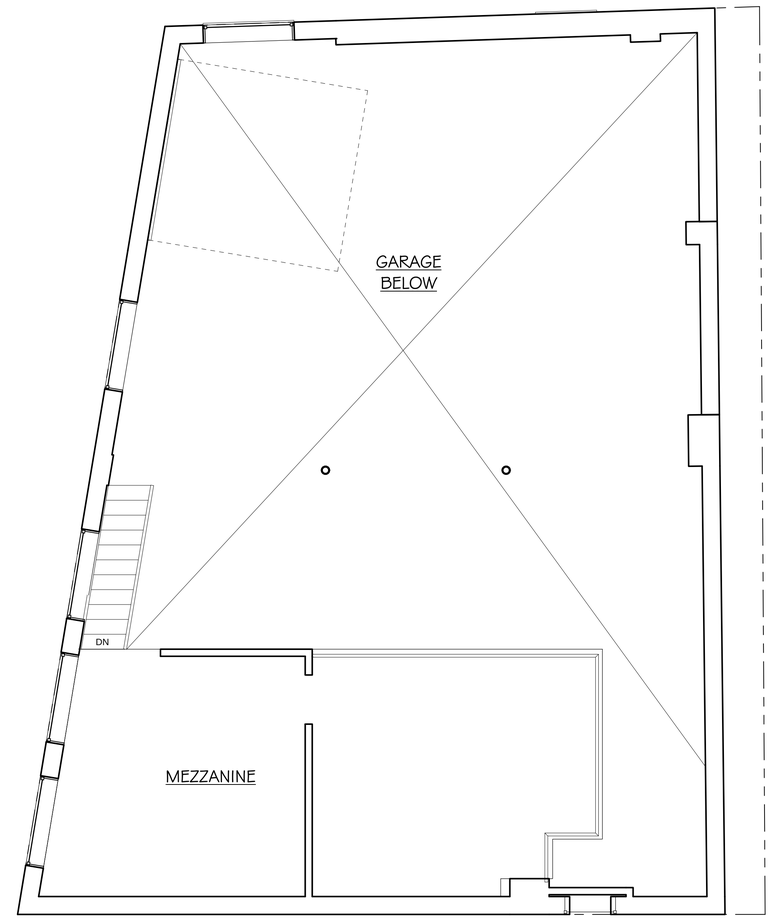


1 Existing 1st Floor Level
1/4" = 1'-0"



2 Existing Mezzanine Level
1/4" = 1'-0"

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

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TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

REGISTERED ARCHITECT
JAY CHUNG KHALSA
No. 6043
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	TMC
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

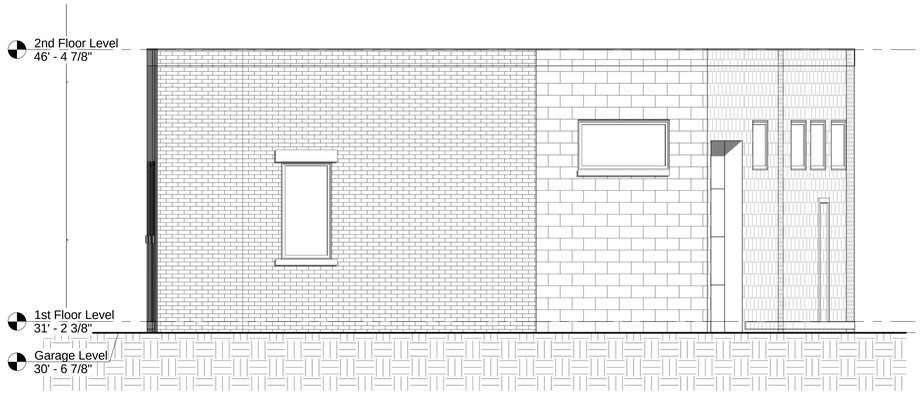
No.	Description	Date

Existing Floor Plans

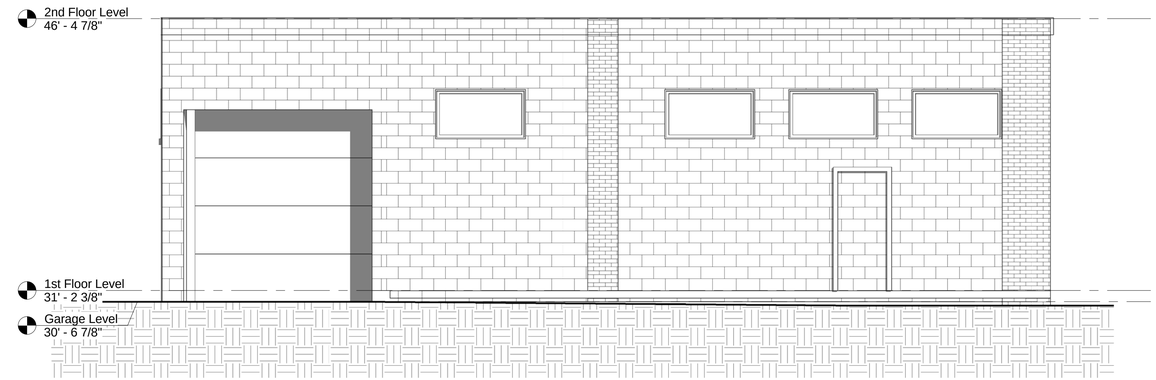
EX-100

96 CROSS STREET

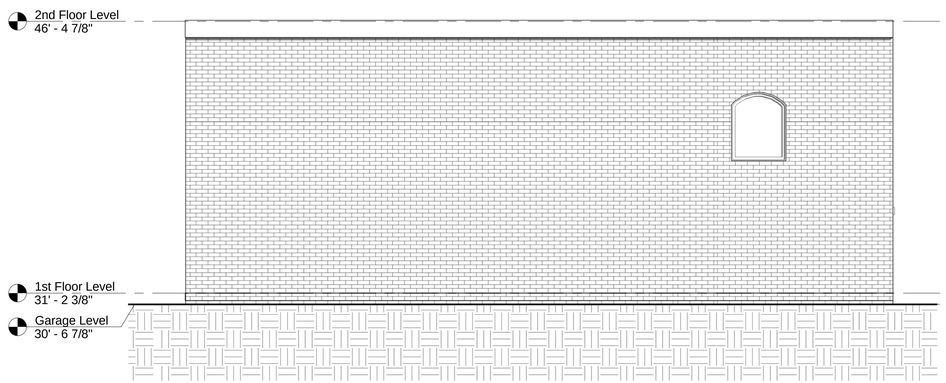
10/8/2015 2:05:37 PM \\TKG-Server\Data\15\15052_96 Cross St Somerville- Joaquin\03 Drawings\00_ARCH_SD_DD\15052-Cross Street Somerville - CURRENT - new.rvt



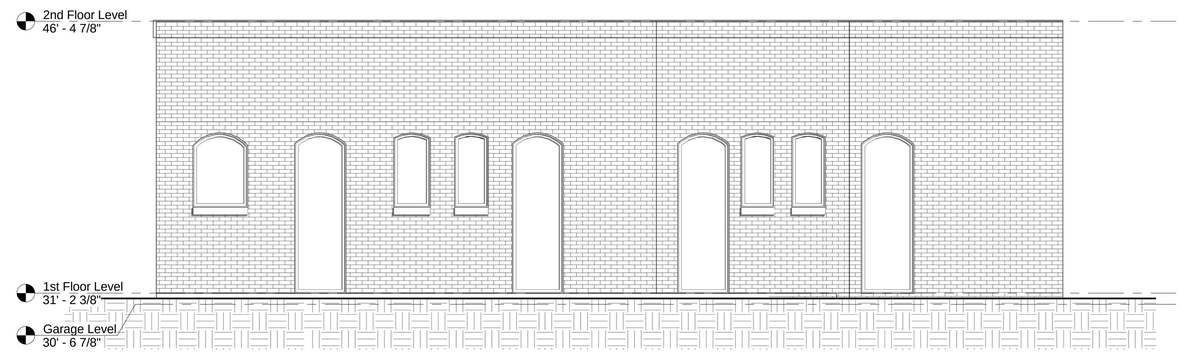
1 Existing North Elevation- Flint Street
1/4" = 1'-0"



3 Existing West Elevation- Cross Street
1/4" = 1'-0"



2 Existing South Elevation
1/4" = 1'-0"



4 Existing East Elevation
1/4" = 1'-0"

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
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REGISTRATION

REGISTERED ARCHITECT
JAI SINGH KHALSA
No. 6773
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Existing Exterior Elevations

EX-101

96 CROSS STREET

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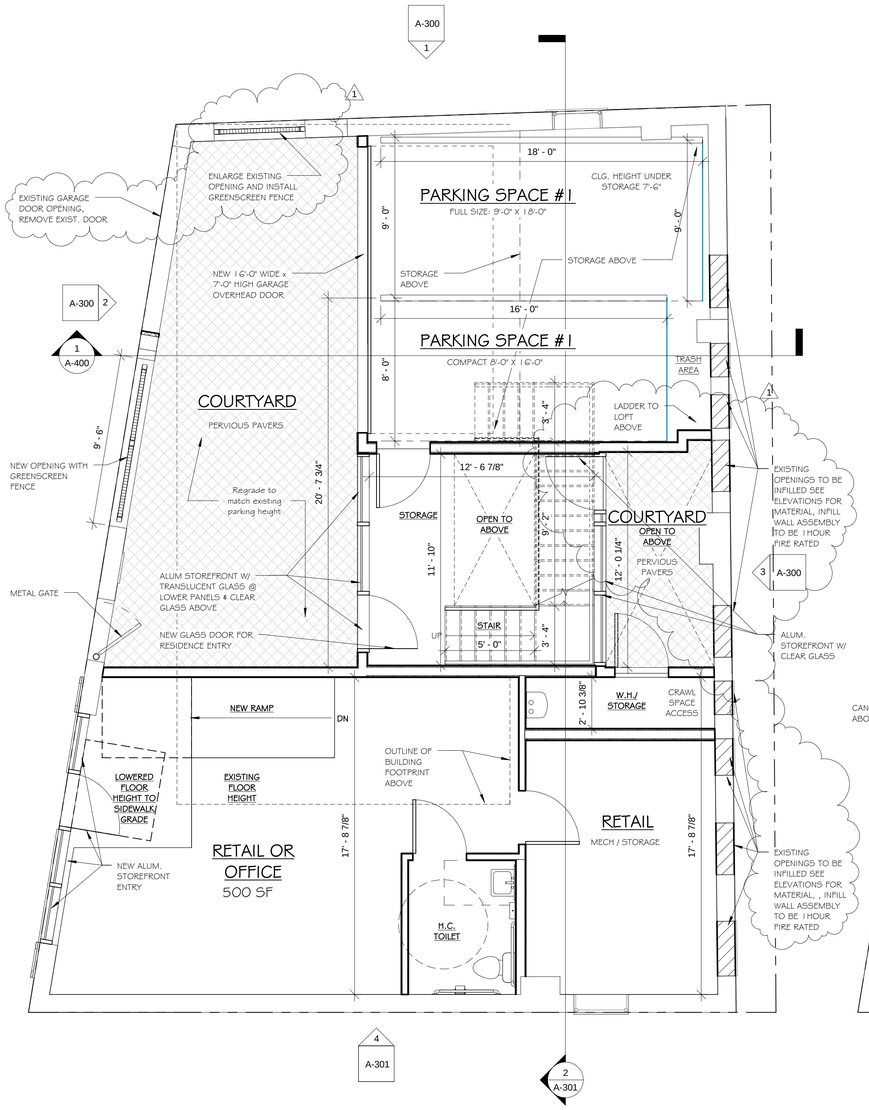
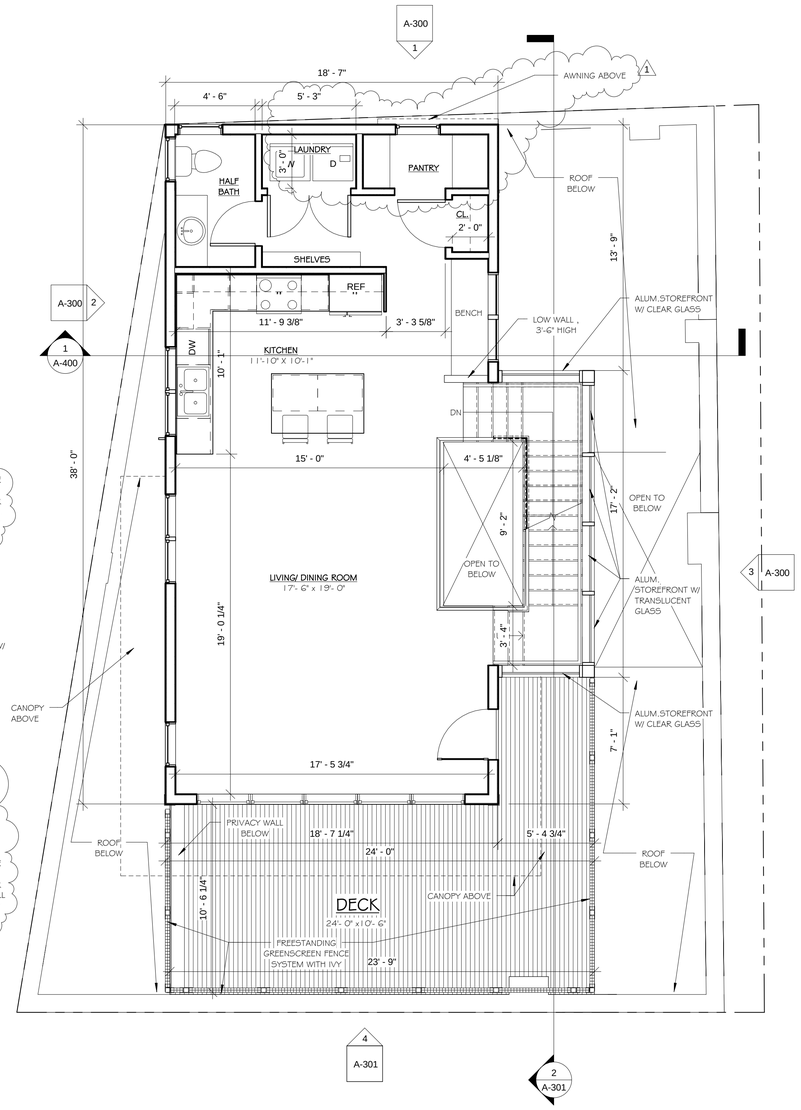
FAR CALCULATION

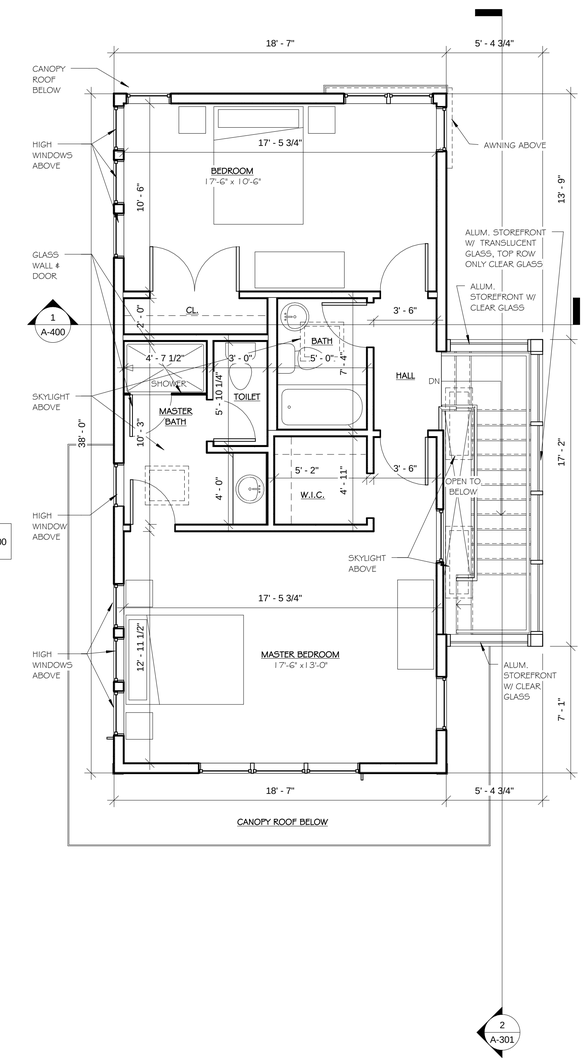
LOT AREA: 1,887 S.F. MAX FAR: 1.0/ 1,887 S.F.	
FIRST FLOOR RETAIL	500 S.F.
SECOND FLOOR RESIDENCE	671 S.F.
THIRD FLOOR RESIDENCE	703 S.F.
TOTAL	0.99/ 1,874 S.F. = COMPLIES



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



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



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

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
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REGISTRATION

REGISTERED ARCHITECT JAI SINGH KHALSA No. 6556 CAMBRIDGE MA COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	IL, CMH, TMC
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date
1	REVISIONS PER ZBA	10-27-2015

Proposed Floor Plans

A-100

96 CROSS STREET

\\TKG-Server\Data\15\15052_96 Cross St Somerville- Joaquin\03 Drawings\00_ARCH_SD_DD\15052-Cross Street Somerville -Current- Revised per ZBA.rvt

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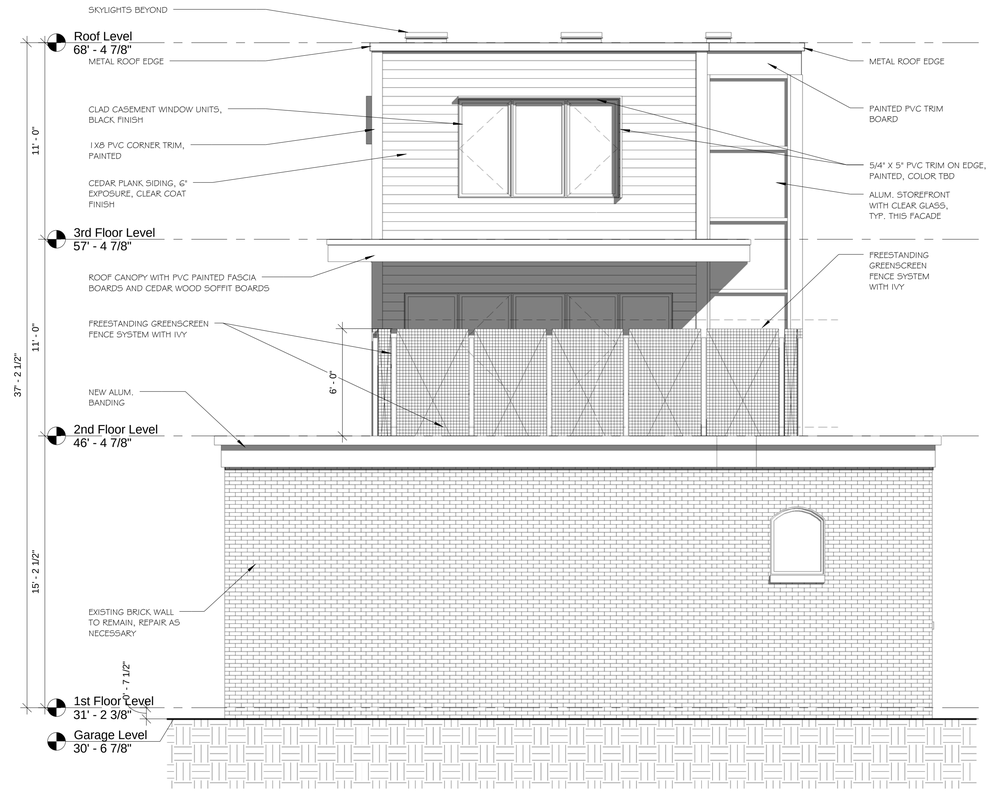
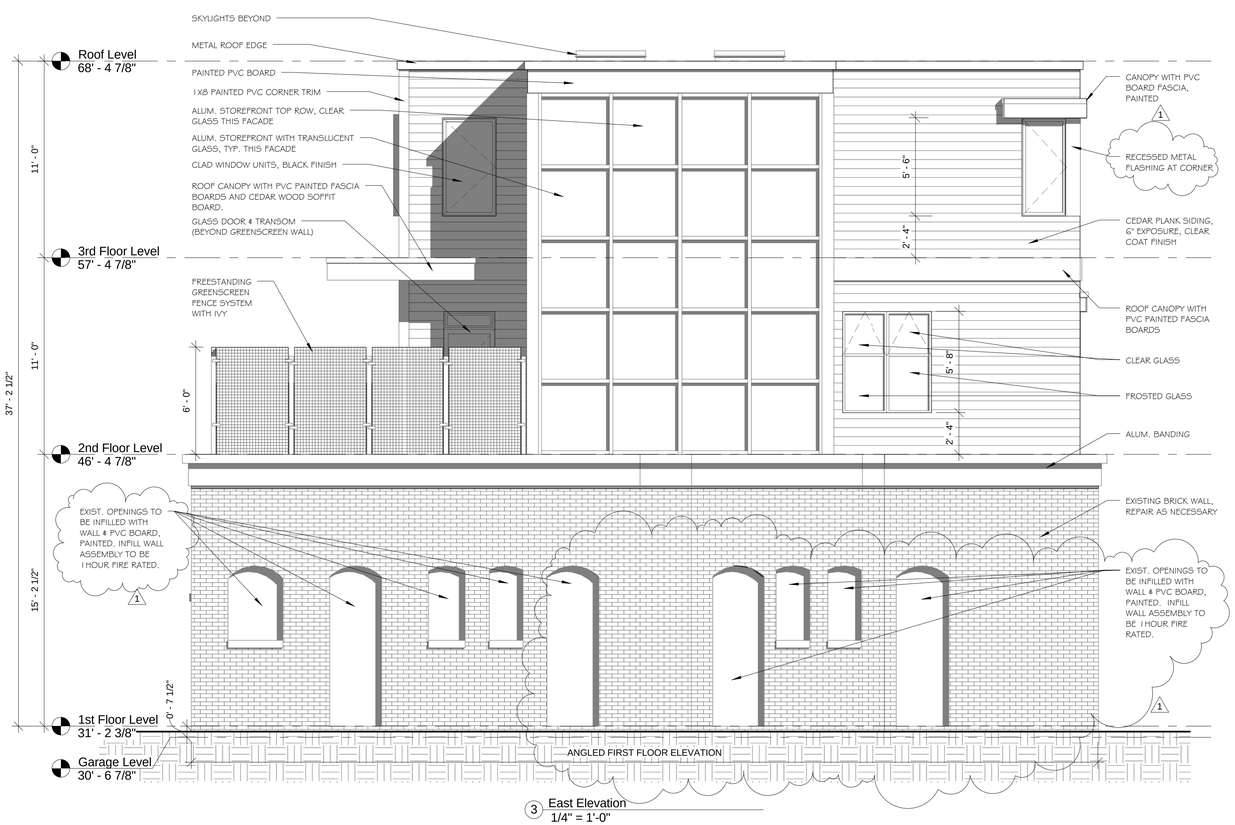
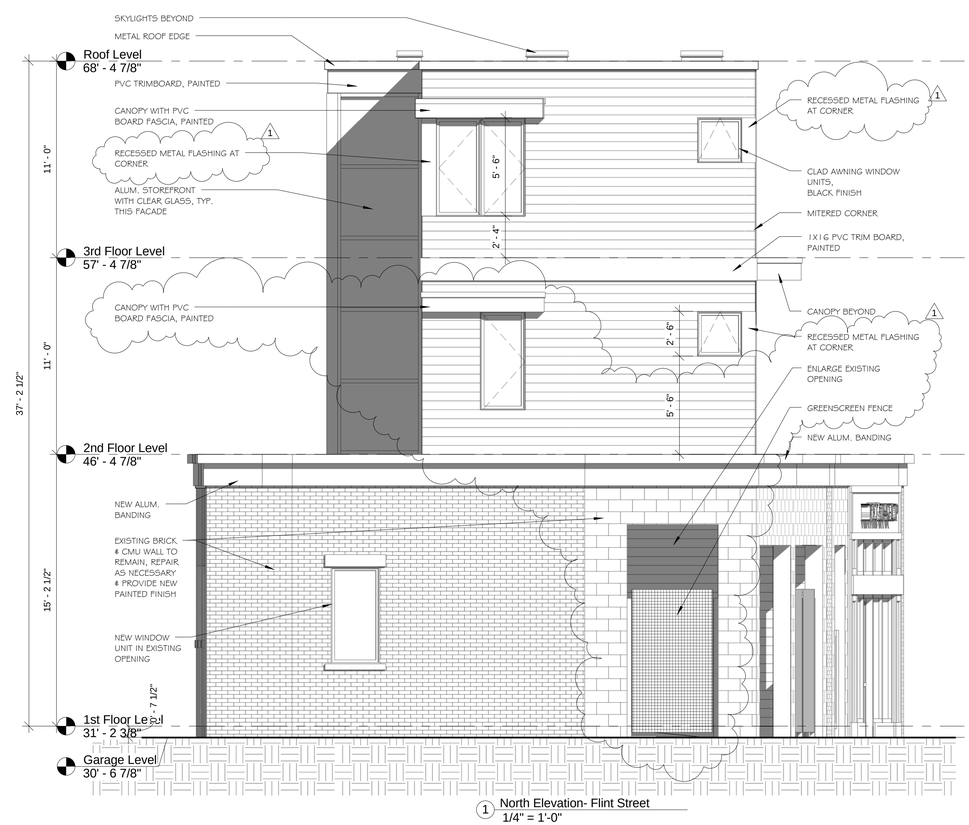
2 West Elevation- Cross Street
1/4" = 1'-0"



4 South Elevation
1/4" = 1'-0"



3 East Elevation
1/4" = 1'-0"



1 North Elevation- Flint Street
1/4" = 1'-0"

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT JASINDER KHALSA NO. 6847 CAMBRIDGE MA COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	TMC
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date
1	REVISIONS PER ZBA	10-27-2015

Exterior Elevations

A-300

96 CROSS STREET

\\TKG-Server\Data\1515\052_96 Cross St Somerville- Joaquin\03 Drawings\00_ARCH_SD_DD\15052-Cross Street Somerville -Current- Revised per ZBA.rvt

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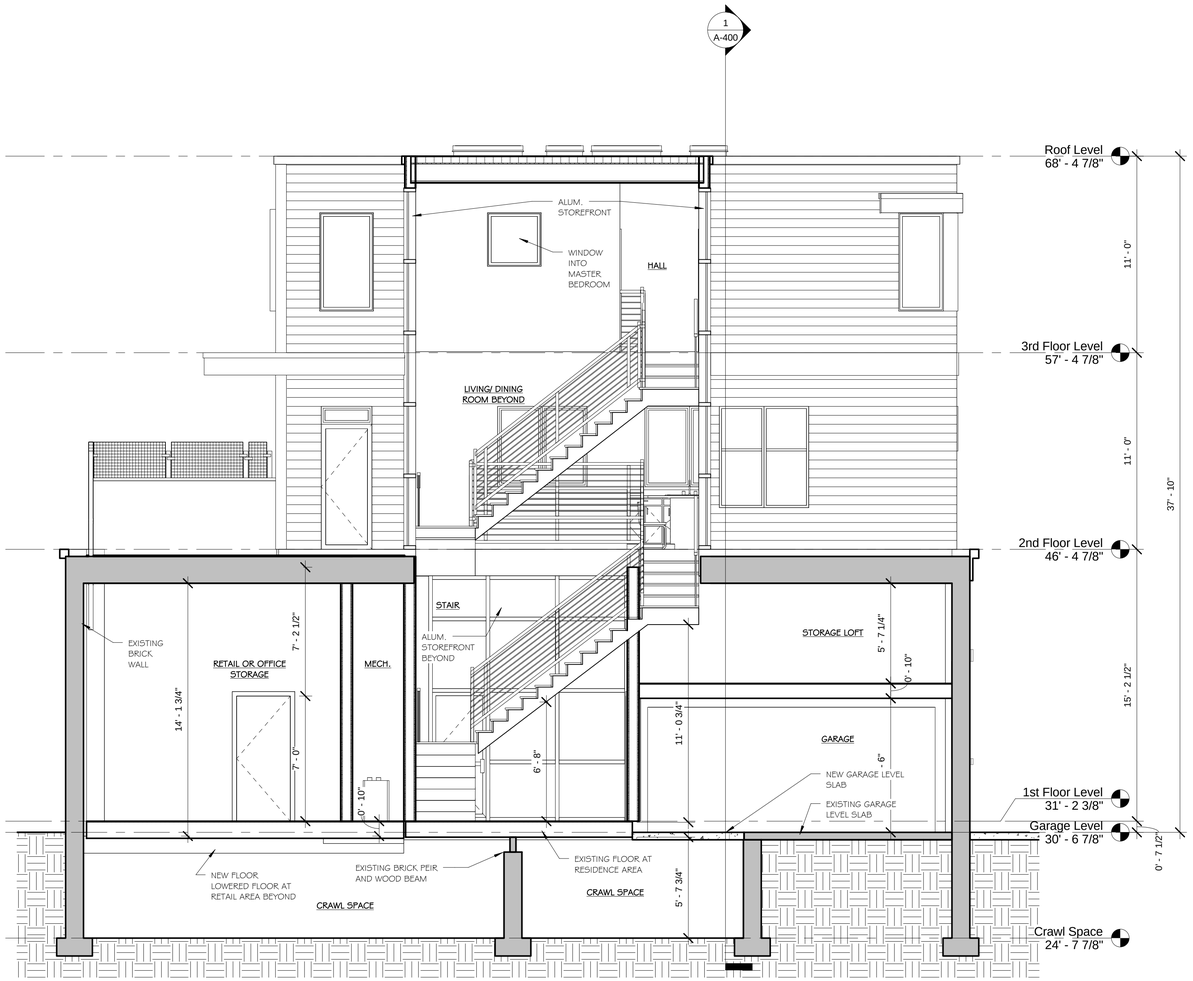
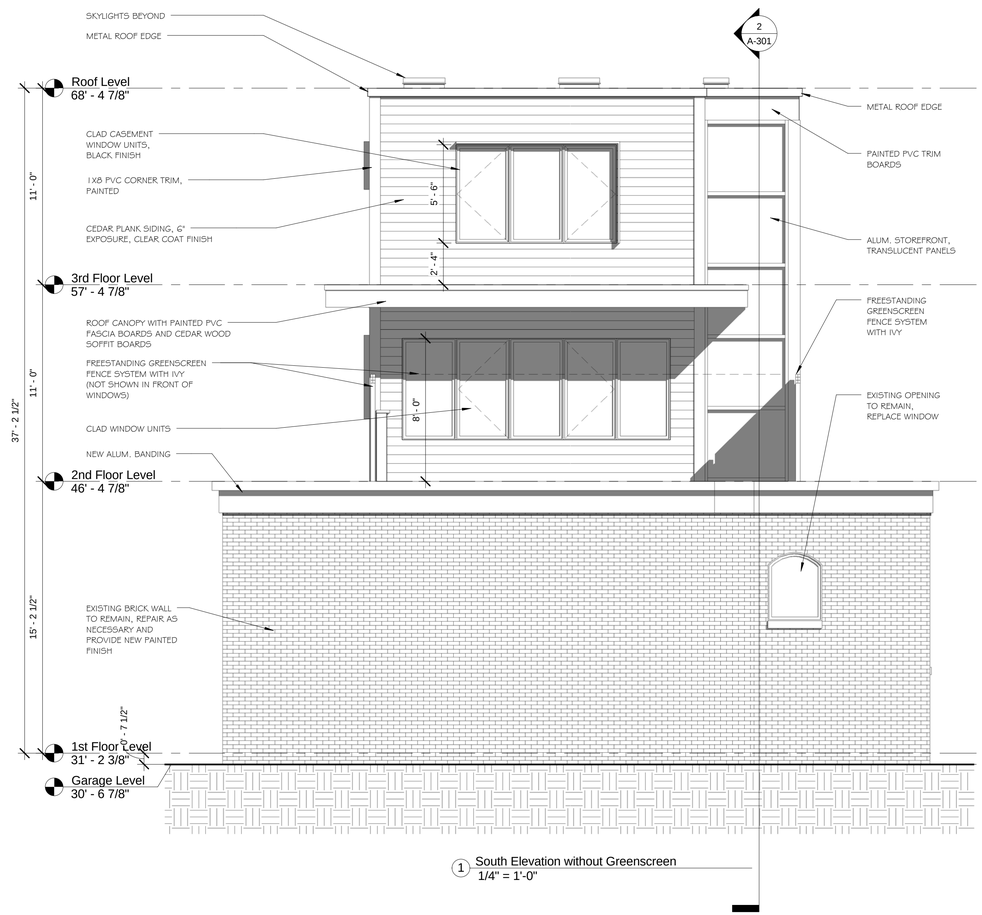


2 Section thru Stair
1/4" = 1'-0"



1 South Elevation without Greenscreen
1/4" = 1'-0"

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT
JOAQUIN MASON
No. 6040
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Exterior Elevations & Building Section

A-301

96 CROSS STREET

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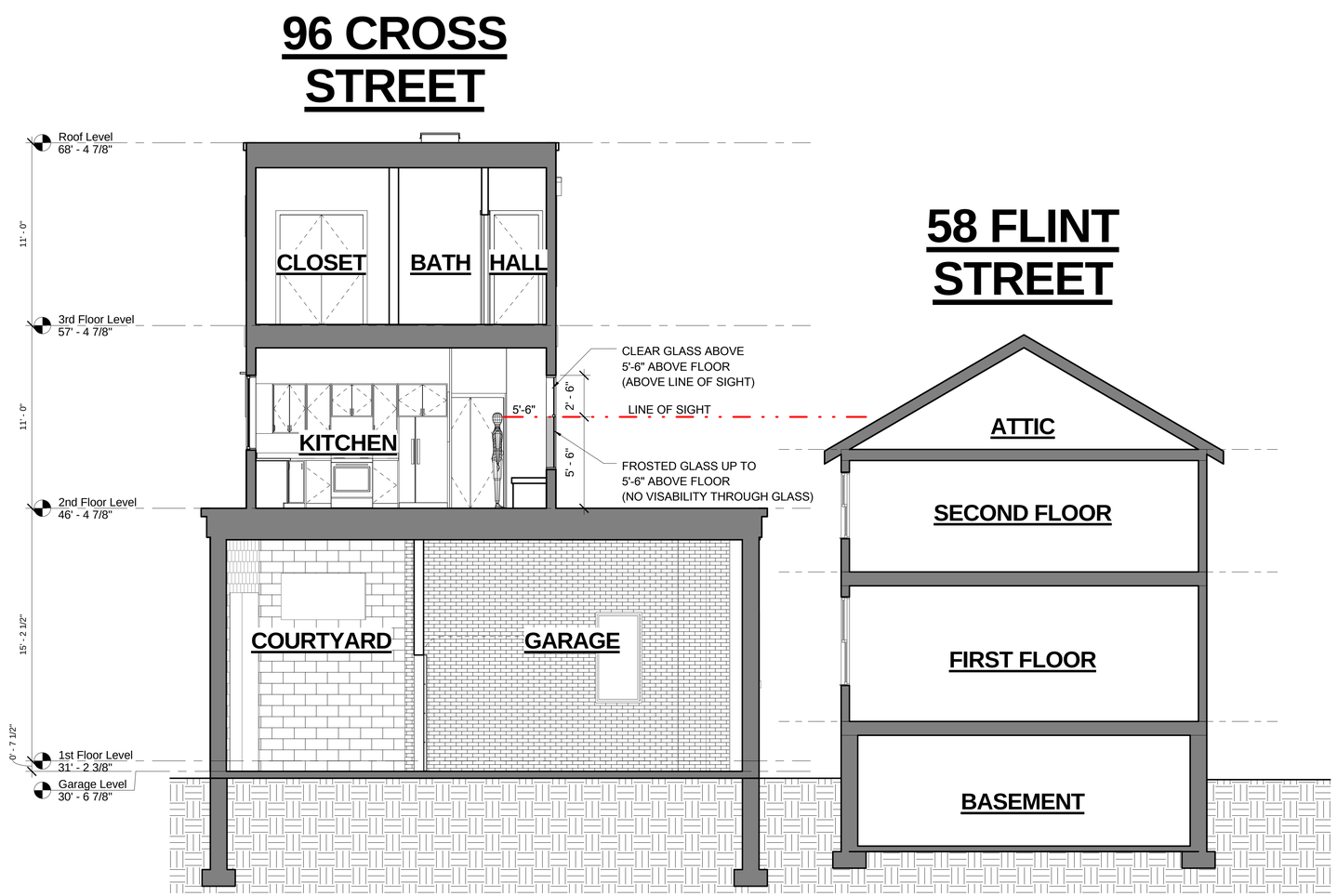

1 Section Thru 96 Cross St @ Kitchen & 58 Flint St
1/4" = 1'-0"

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

REGISTERED ARCHITECT
NIRANJAN KHALSA
NO. 6503
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	TMC
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Building Section

A-400

96 CROSS STREET

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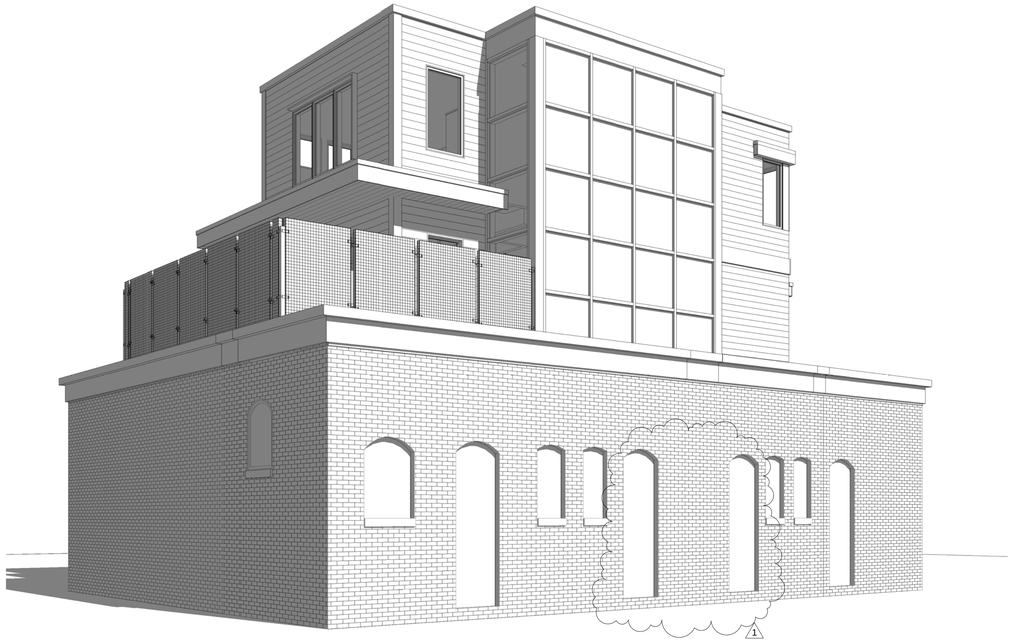
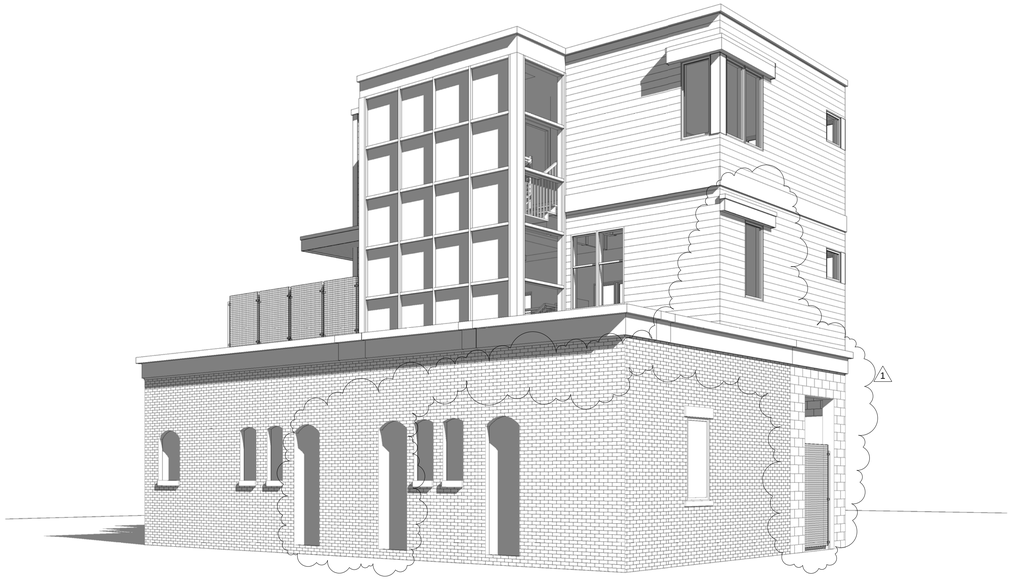
1 Perspective View 1

2 Perspective View 2



3 Perspective View 3



4 Perspective View 4

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

REGISTERED ARCHITECT
JAI SINGH KHALSA
NO. 6042
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	TMC
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date
1	REVISIONS PER ZBA	10-27-2015

Perspective Views

AV-1

96 CROSS STREET

\\TKG-Server\Data\15\15052_96 Cross St Somerville- Joaquin\03 Drawings\00_ARCH_SD_DD\15052-Cross Street Somerville - Current- Revised per ZBA.rvt

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EXISTING BUILDING PHOTOGRAPH

PROPOSED RENDERING

VIEW FROM CORNER OF CROSS STREET & FLINT STREET

1

RENDERING REVISED, NOT CLOUDED FOR CLARITY

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

REGISTERED ARCHITECT
JAI SINGH KHALSA
NO. 6873
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	TMC
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date
1	REVISIONS PER ZBA	10-27-2015

Proposed Rendering

AV-2

96 CROSS STREET

\\TKG-Server\Data\15\15052_96 Cross St Somerville- Joaquin\03 Drawings\00_ARCH_SD_DD\15052-Cross Street Somerville -Current- Revised per ZBA.rvt

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