

DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
O- Cover		
A-000	Cover Sheet	12-01-2016
1- Civil		
C1.0	Existing Conditions Plan	06-26-2015
C2.0	Site Plan	06/17/2016
C3.0	Detail Sheet	06/17/2016
2- Landscape		
L-100	Illustrative Landscapae Plan	05/31/2016
3- Architectural		
A-020	Architectural Site Plan	12-01-2016
EX-100	Existing Conditions	12-01-2016
A-100	Proposed Floor Plans	12-01-2016
A-300	Exterior Elevations	12-01-2016
AV-0	Perspective Views	12-01-2016
AV-1	Rendering	12-01-2016
AV-2	Neighborhood Images	12-01-2016



PROJECT:
500 MEDFORD STREET
MIXED USE

PROJECT ADDRESS:
500 MEDFORD STREET
SOMERVILLE, MASSACHUSETTS

ZBA SUBMISSION
12-01-2016

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

CLIENT
RAHUL KATOCH
500 MEDFORD STREET
SOMERVILLE, MA 02145

CIVIL
DESIGN CONSULTANTS, INC.
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145

LANDSCAPE
BLAIR HINES DESIGN ASSOCIATES
218 HARVARD STREET, SUITE 25
BROOKLINE, MA 020446



PROJECT NAME

500 Medford St.

PROJECT ADDRESS

500 Medford St.
Somerville, MA 02130

CLIENT

RAHUL KATOCH

ARCHITECT

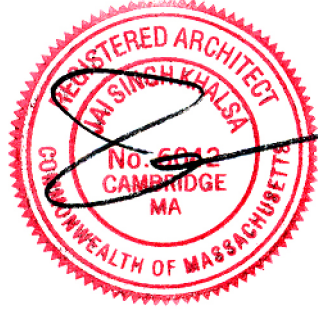
KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



Project number	15037
Date	12/01/2016
Drawn by	TMC
Checked by	JSK
Scale	

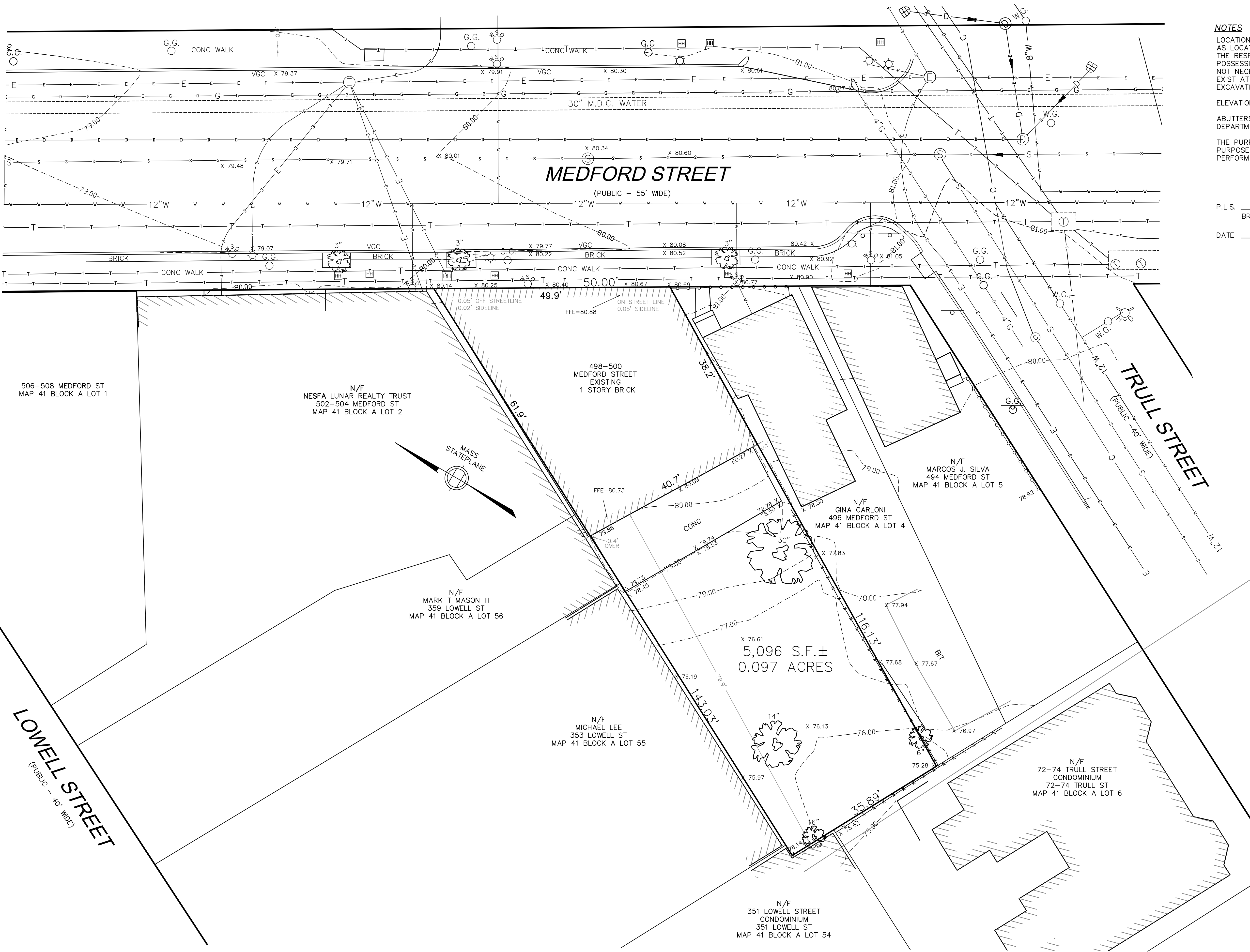
REVISIONS

No.	Description	Date

Cover Sheet

A-000

500 Medford St.



NOTES
LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES IN POSSESSION OF DESIGN CONSULTANTS INC. AS OF THIS DATE. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED, CALL DIGSAFE BEFORE EXCAVATION.

ELEVATIONS DEPICTED HEREON ARE ON CITY OF SOMERVILLE BASE DATUM.
ABUTTERS INFORMATION WAS OBTAINED FROM SOMERVILLE ASSESSORS DEPARTMENT JUNE 25, 2015.

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN MAY 27 & 29, 2015, BY DESIGN CONSULTANTS, INC.

P.L.S. _____
BRIAN B DONEGAN , P.L.S. MASS. REGISTRATION NO. 47592
DATE _____

LEGEND

- [Symbol] HAND HOLE
- [Symbol] UTILITY POLE
- [Symbol] GUY POLE
- [Symbol] HYDRANT
- [Symbol] WATER SHUT OFF
- [Symbol] WATER GATE
- [Symbol] MONITORING WELL
- [Symbol] CATCH BASIN (CB)
- [Symbol] DRAIN MANHOLE (DMH)
- [Symbol] SEWER MANHOLE (SMH)
- [Symbol] ELECTRIC MANHOLE
- [Symbol] UNKNOWN MANHOLE
- [Symbol] TELEPHONE MANHOLE
- [Symbol] GAS GATE
- [Symbol] GAS METER
- [Symbol] DECIDUOUS TREE
- [Symbol] SIGN
- [Symbol] POST & RAIL FENCE
- [Symbol] CHAIN LINK FENCE
- [Symbol] SEWER LINE
- [Symbol] GAS LINE
- [Symbol] WATER LINE
- [Symbol] TELEPHONE LINE
- [Symbol] OVERHEAD WIRES
- [Symbol] ELECTRIC LINE
- [Symbol] DRAIN LINE
- [Symbol] TERMINUS UNKNOWN
- [Symbol] VGC VERTICAL GRANITE CURB
- [Symbol] CLF CHAIN LINK FENCE
- [Symbol] BIT. BITUMINOUS
- [Symbol] CONC. CONCRETE
- [Symbol] FFE FINISHED FLOOR ELEVATION
- [Symbol] + 22.67 SPOT GRADE

LOCUS TITLE INFORMATION

498-500 MEDFORD STREET
OWNER: RAHUL KATOCH TRUSTEE OF HIMGIRI TRUST
PLAN REFERENCE: BK. 60373 PG. 524
ASSESSORS: MAP 41 BLOCK A LOT 3

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Design Consultants, Inc.
Consulting Engineers and Surveyors
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350
68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1"= 10'
VERT: _____

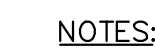
NO.	DATE	BY	REVISIONS
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FIELD: LG
CALCS: BBD
CHECKED: EAC
APPROVED: BBD

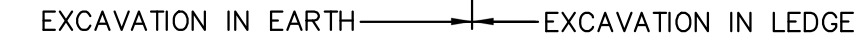
EXISTING CONDITIONS PLAN
498-500 MEDFORD STREET

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
RAHUL KATOCH

PROJECT NO.
2015-022
DATE: JUNE 26, 2015
SHEET NO.
1 OF 1



- | | |
|---|-------------------|
| 3 | CONCRETE SIDEWALK |
| | NOT TO SCALE |

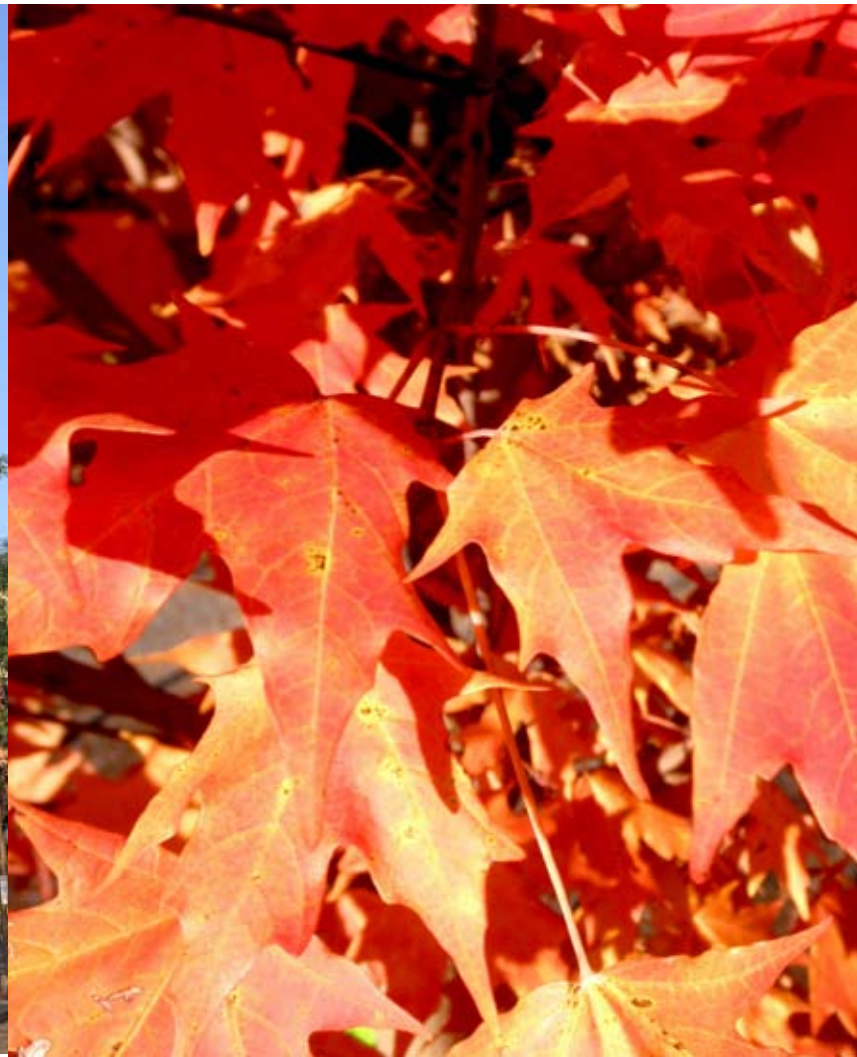


SCALE: 1"=10'

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS
120 Middlesex Avenue, Suite 20
Somerville, MA 02145
617-776-3350p 617-776-7710f



Left: Slender Silhouette Sweetgum



Sugar Maple



Kousa Dogwood



Japanese Pieris

Rhododendron



Miss Kim Lilac



Lady's Mantle

Virgin Bower's Vine



Liriope



Vinca



Horizontal Slat Wood Fence



Modular Unit Wall: "Lineo" by Unilock, Color "Limestone"



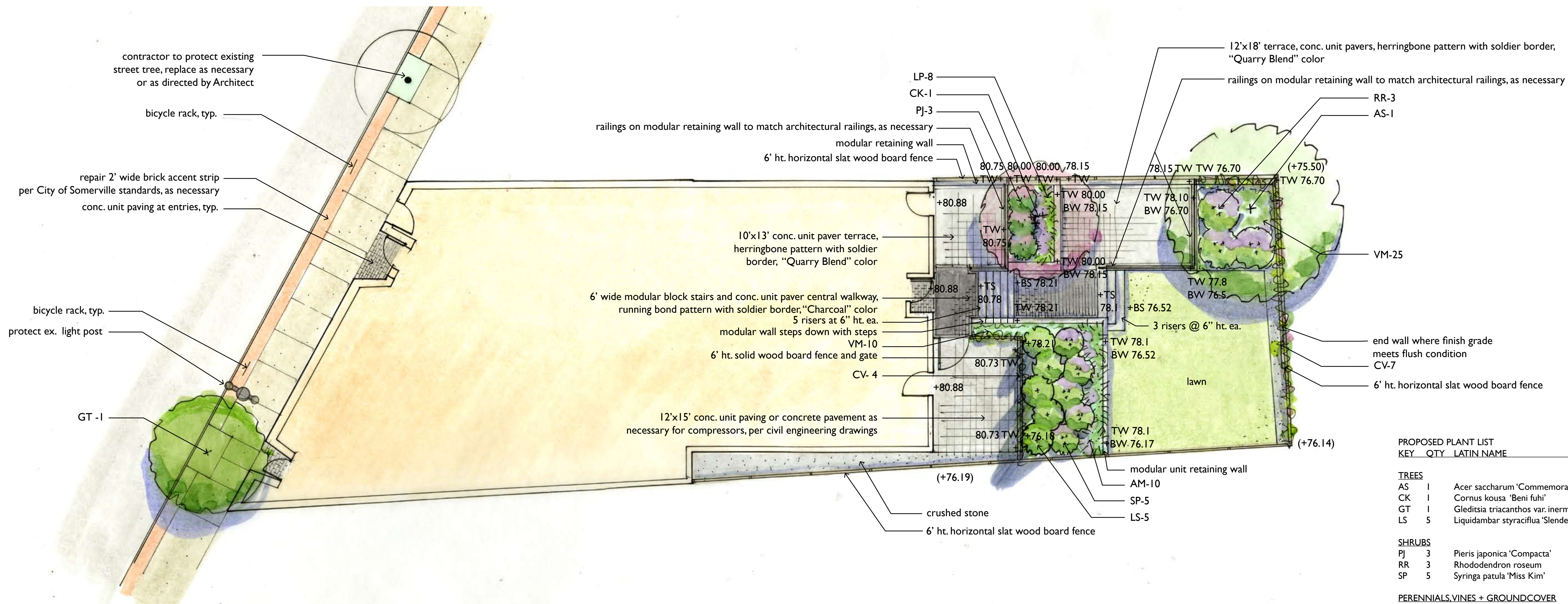
Concrete Unit Pavers: "Boston Colonial" by Pavers by Ideal
Color: Quarry Blend Color: Charcoal



by Pavers by Ideal
Color: Charcoal



"Ring" Bicycle Rack
by Landscape Forms



PROPOSED PLANT LIST					
KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
<u>TREES</u>					
AS	1	Acer saccharum 'Commemoration'	Sugar Maple	2.3-3" cal.	b&b
CK	1	Cornus kousa 'Beni fuhi'	Beni Fuji Kousa Dogwood	10-12' ht.	b&b
GT	1	Gleditsia triacanthos var. inermis	Common Thornless Honey Locust	2.5-3" cal.	b&b
LS	5	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	2.5-3" cal.	b&b
<u>SHRUBS</u>					
PJ	3	Pieris japonica 'Compacta'	Compact Japanese Pieris	5 gal.	pots
RR	3	Rhododendron roseum	Rhododendron	30-36" ht.	b&b
SP	5	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gal.	pots
<u>PERENNIALS, VINES + GROUND COVER</u>					
AM	10	Alchemilla mollis	Lady's mantle	1 gal.	pots
CV	11	Clematis virginiana	Virgin Bower's Vine	5 gal.	pots
LP	8	Liriope spicata	Lilyturf	1 gal.	pots
VM	35	Vinca minor 'Ralph Shugert'	Variegated Periwinkle	2 qt. pot	6" o.c.

ZONING CHART				
ZONE: NB	REQUIRED	EXISTING	PROPOSED	REMARKS
MIN. LOT SIZE	N/A	5,096 +/- SF	5,096 +/- SF	COMPLIES/ NO CHANGE
LOT AREA/DU 1-9DU	875 SF/DU/ 5 DU ALLOWED	N/A	1,274 SF/DU	COMPLIES
FAR	2.0/ 10,192 SF	0.42 / 2,187 SF	1.6 / 8,059 SF	COMPIES
MAX GROUND COVER	80% 4,076 SF	41% 2,100 SF	65% / 3,328 SF	COMPIES
LANDSCAPE AREA	10% 509 SF	58% 2,996 SF	21% 1,072 SF	COMPIES
PERMEABLE AREA	N/A	N/A	21% 1,072 SF	COMPIES
MAX HEIGHT	40'-0" / 3ST	12' - 2" +/-	36'-6"/ 3 ST	COMPIES
FRONT SETBACK	N/A	0'	0'	COMPIES/ NO CHANGE
LEFT SIDE SETBACK	N/A	0', 0.1'	0', 5 1/2"	COMPIES
RIGHT SIDE SETBACK	N/A	0', 0.4' OVER	0', 0.4' OVER (EXIST.), 2'-1 1/4"	COMPIES
REAR SETBACK	15'-0" (NOTE 12)	78'-7" +/-	46'-0 5/8", 47'-11 1/4"	COMPIES
FRONTAGE	N/A	50'-0"	50'-0"	COMPIES/ NO CHANGE
PARKING	8 SPACES (RESIDENTIAL) 1 SPACES (RETAIL) 0 SPACES (RESTAURANT) 9 TOTAL	0	0	DOES NO COMPLY

FAR AREA CALCULATION	
BASEMENT	155 SF
FIRST FLOOR	2,916 SF
SECOND FLOOR	2,494 SF
THIRD FLOOR	2,494 SF
TOTAL	8,059 SF / 1.6

GROSS FLOOR AREA	
BASEMENT	2,094 SF
FIRST FLOOR	3,193 SF
SECOND FLOOR	2,646 SF
THIRD FLOOR	2,646 SF
TOTAL	10,579 SF

PARKING CALCULATION

RETAIL REQUIRED PARKING: 1 SPACE/ 500 SF STREET LEVEL PROPOSED RETAIL 1,891 SF - EXISTING RETAIL 1,485 SF = 406 SF 406 SF (RETAIL SPACE INCREASE) / 500 SF= 1 PARKING SPACE TOTAL NEW RETAIL SPACE REQUIRED: 1 SPACE
RESTAURANT (TAKE-OUT FOOD SERVICE, NO SEATING) REQUIRED PARKING= 0.75 SPACE/ EMPLOYEE + 1 SPACE/ 50 SF WAITING AREA 3 EXISTING EMPLOYEES / 3 PROPOSED EMPLOYEES= NO INCREASE EXISTING WAITING AREA 200 SF/ PROPOSED WAITING AREA 130 SF= NO INCREASE TOTAL NEW RESTUARANT SPACES REQUIRED= 0 SPACES
RESIDENTIAL 2.0 PER UNIT WITH 3 OR MORE BEDROOMS 4 UNITS X 2 SPACES= 8 SPACES TOTAL NEW RESIDENTIAL SPACES REQUIRED= 8 SPACES
SUMMARY RETAIL= 1 SPACE RESTAURANT= 0 SPACE RESIDENCE= 8 SPACES 9 PARKING SPACES REQUIRED

PROJECT NAME

500 Medford St.

PROJECT ADDRESS

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Somerville, MA 02130

CLIENT

RAHUL KATOCH

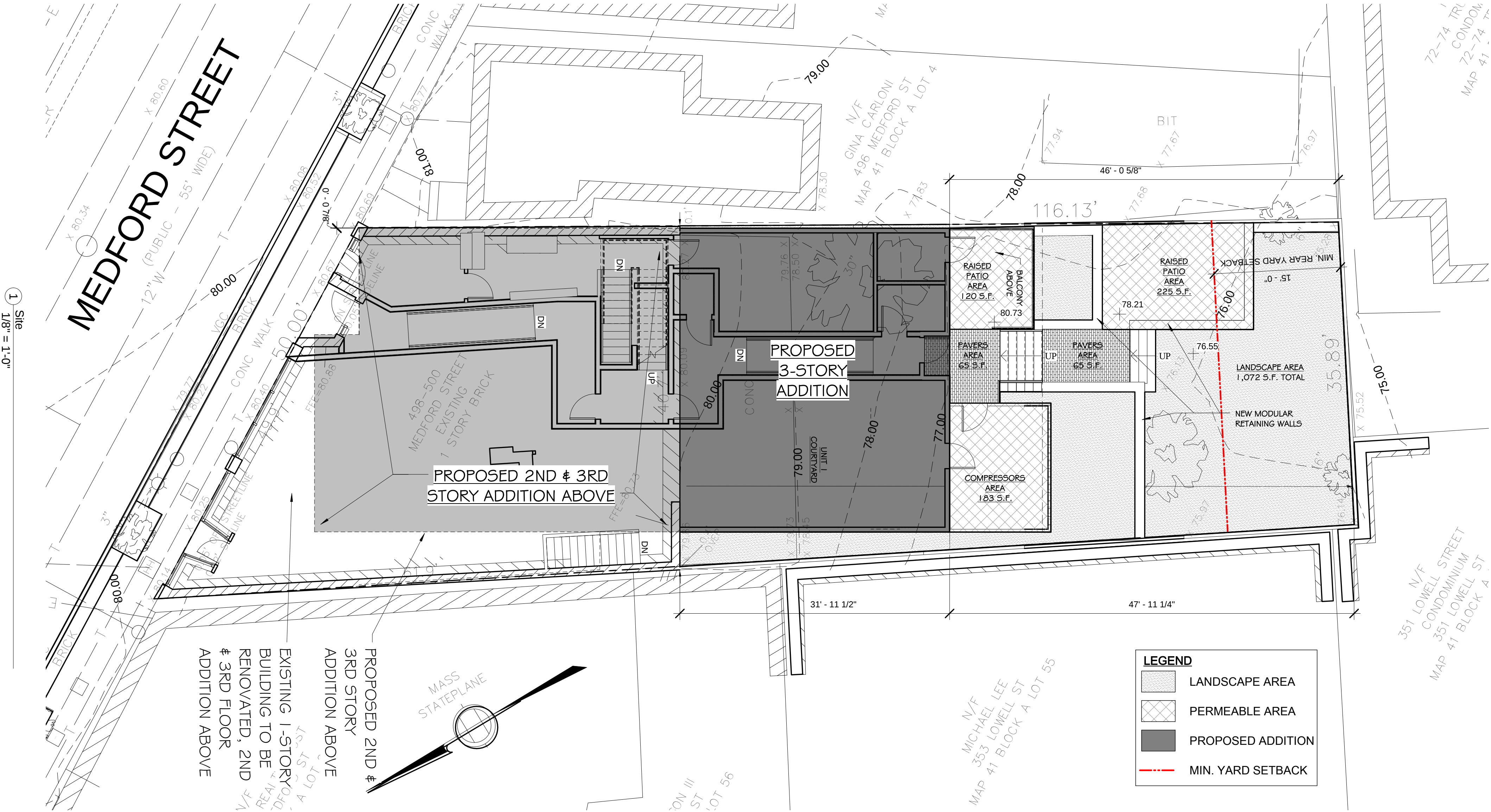
ARCHITECT

KHALSA DESIGN INC.



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

CONSULTANTS:



REGISTRATION



Project number	15037
Date	12/01/2016
Drawn by	CMH/ TMC
Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date

Architectural Site
Plan

A-020

500 Medford St.

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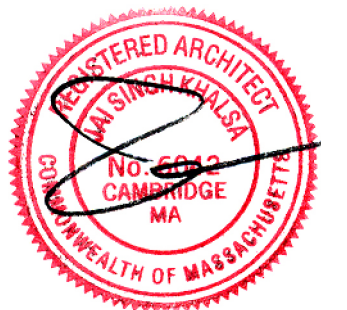


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CONSULTANTS:

REGISTRATION



Project number	15037
Date	12/01/2016
Drawn by	Author
Checked by	Checker
Scale	1/8" = 1'-0"

Date	12/01/2016
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Drawn by	Author
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Checked by	Checker
Scale	1/0" 1/0"

Scale	1/8" = 1'-0"
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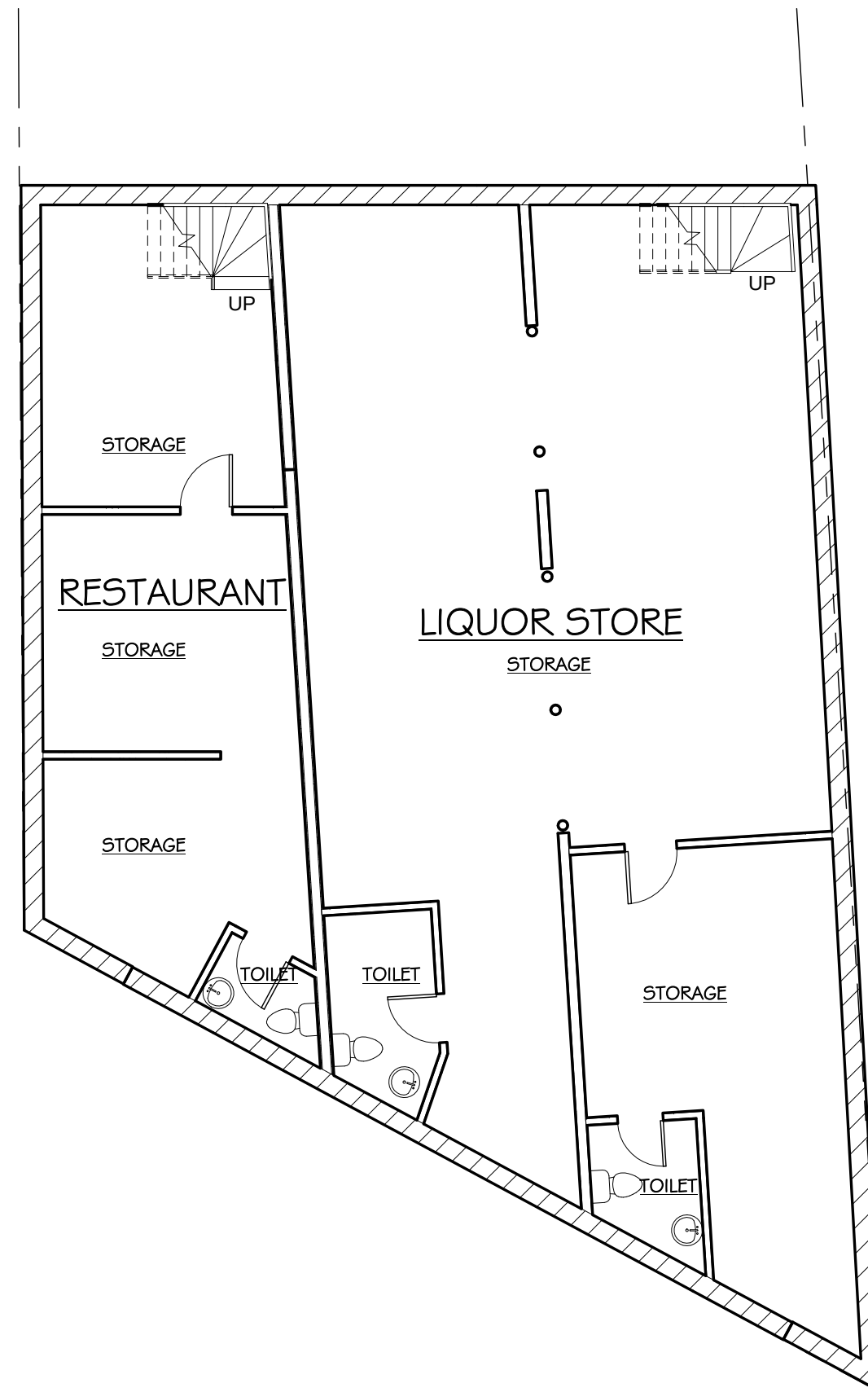
REVISIONS

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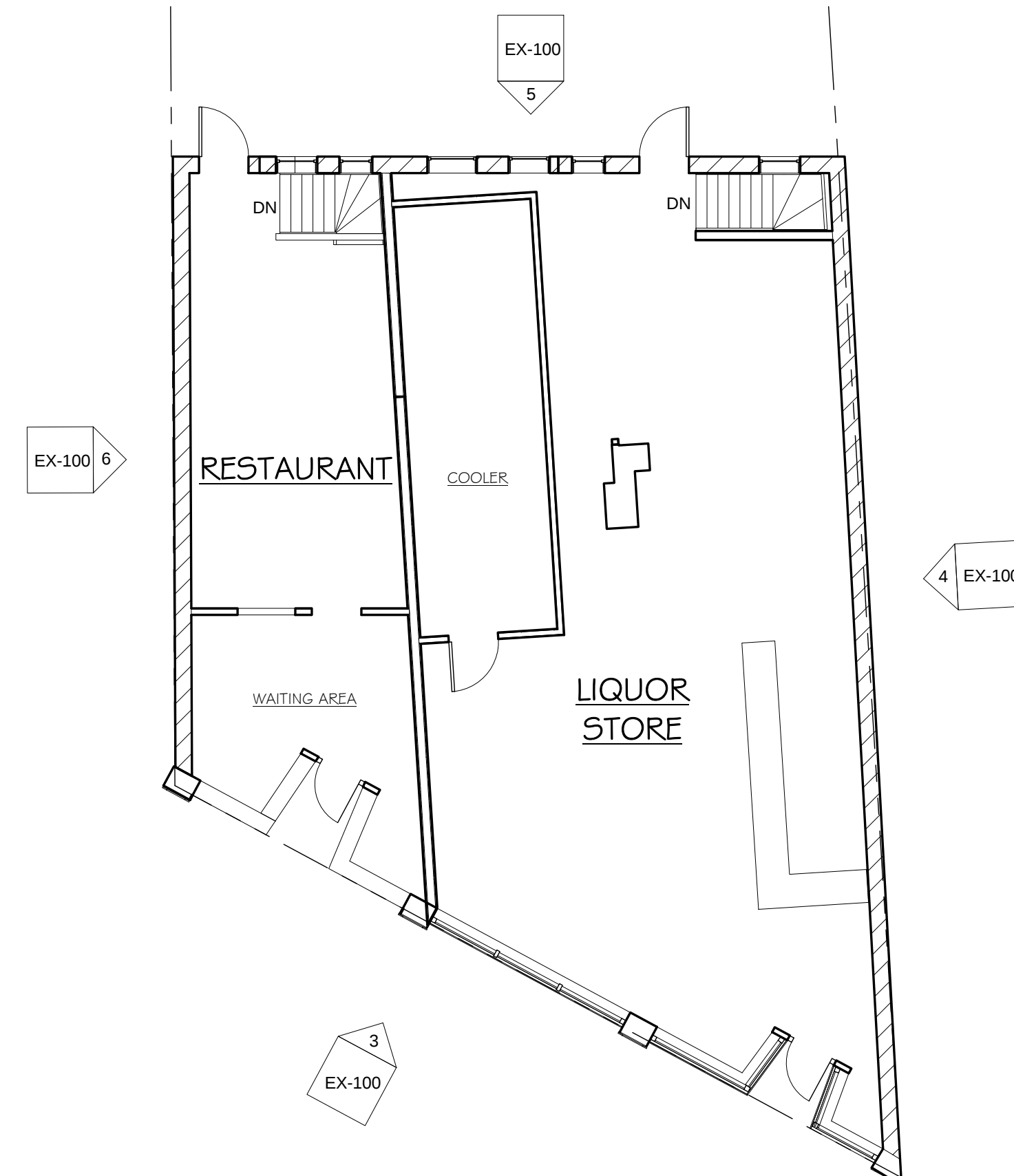
Existing Conditions

EX-100

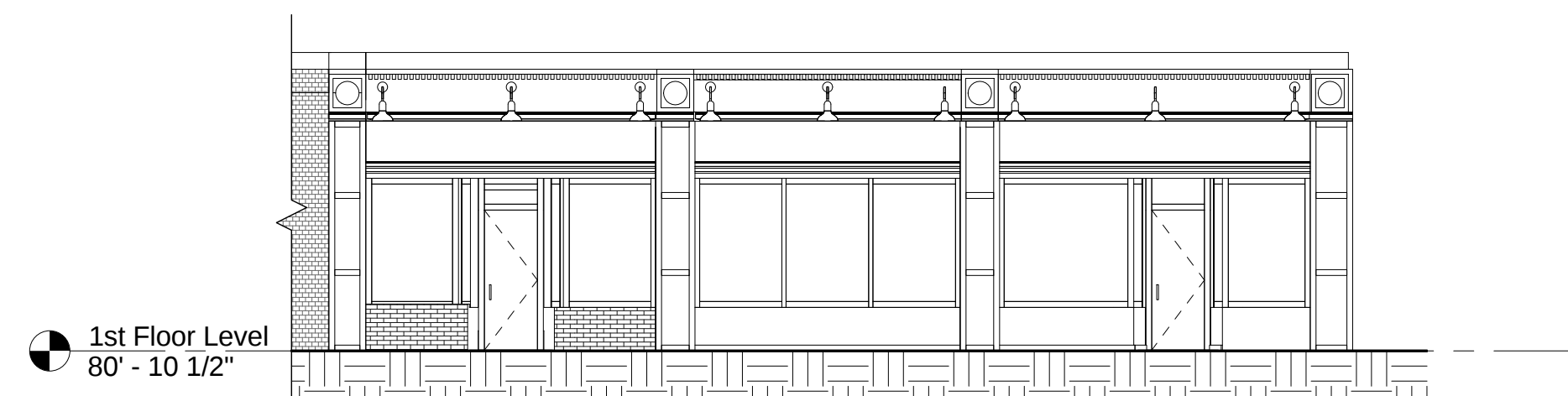
500 Medford St.



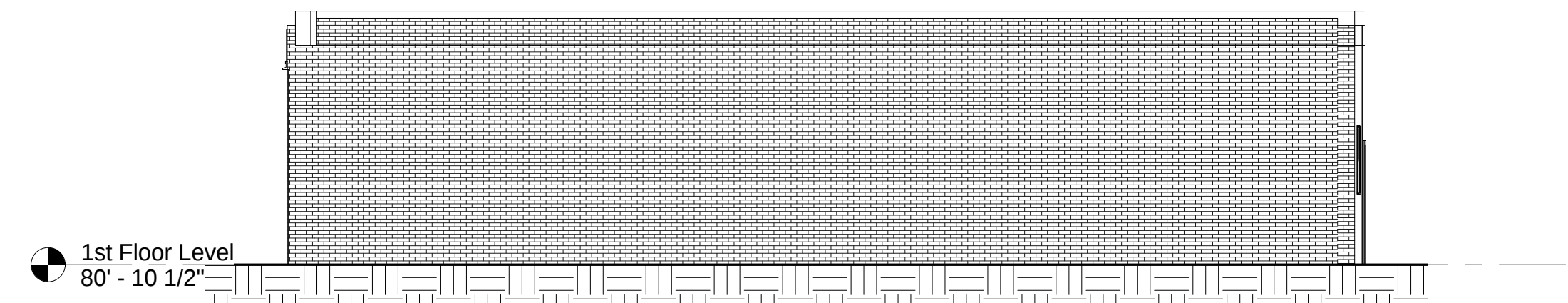
① Existing Basement
1/8" = 1'-0"



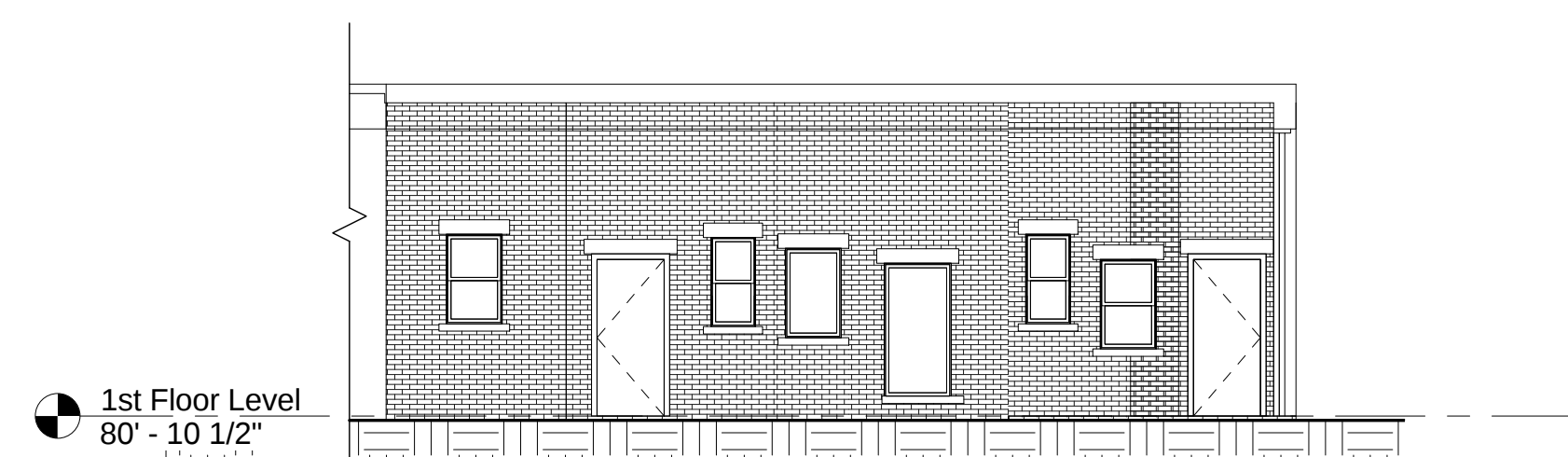
② Existing- 1st Floor Level
1/8" = 1'-0"



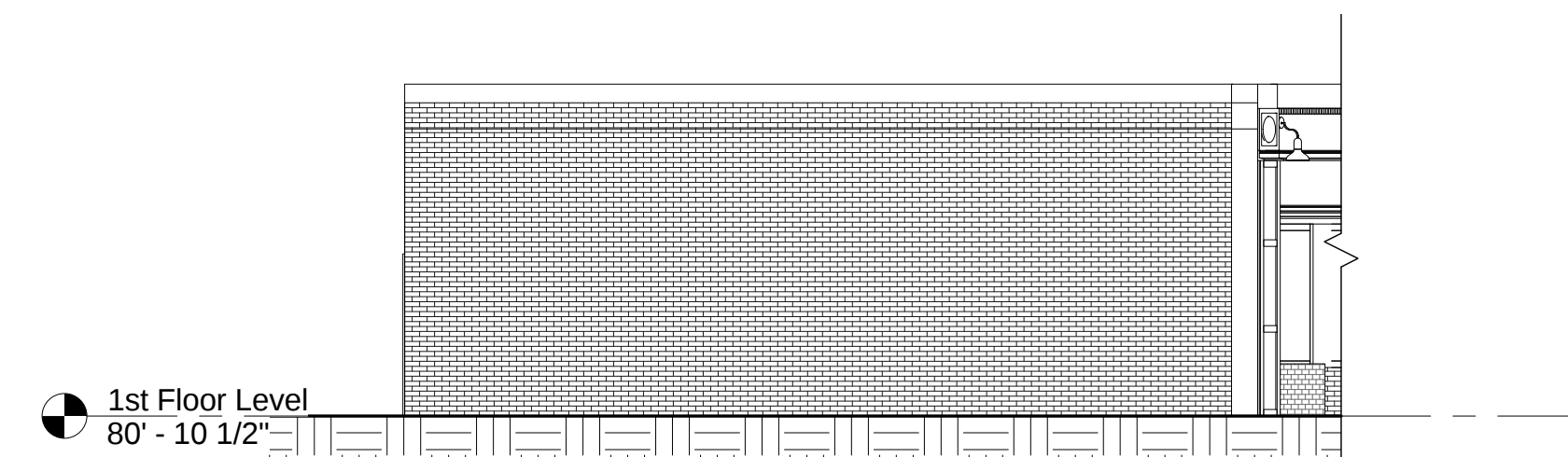
③ Existing North Elevation
1/8" = 1'-0"



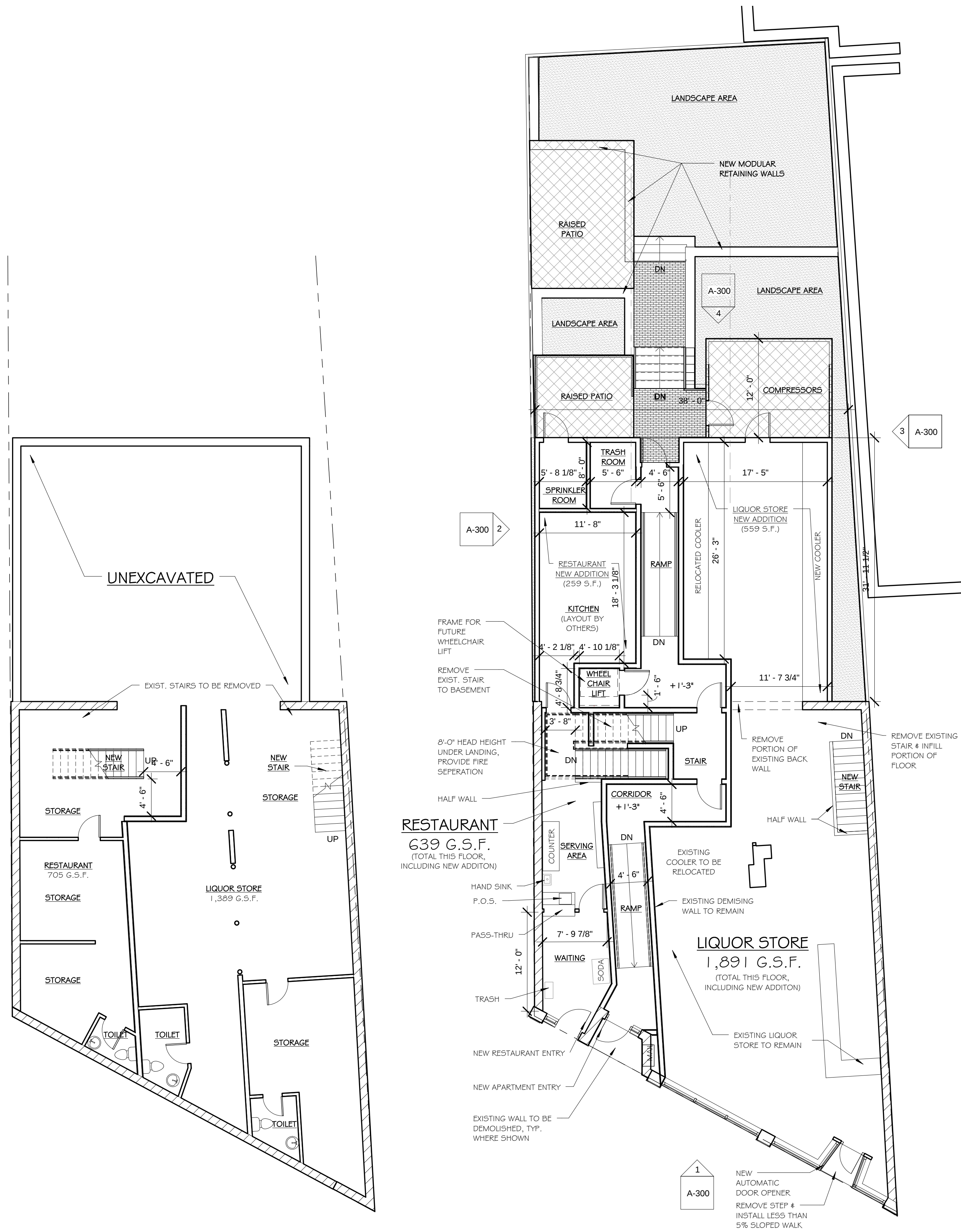
4 Existing West Elevation
1/8" = 1'-0"



5 Existing South Elevation
1/8" = 1'-0"

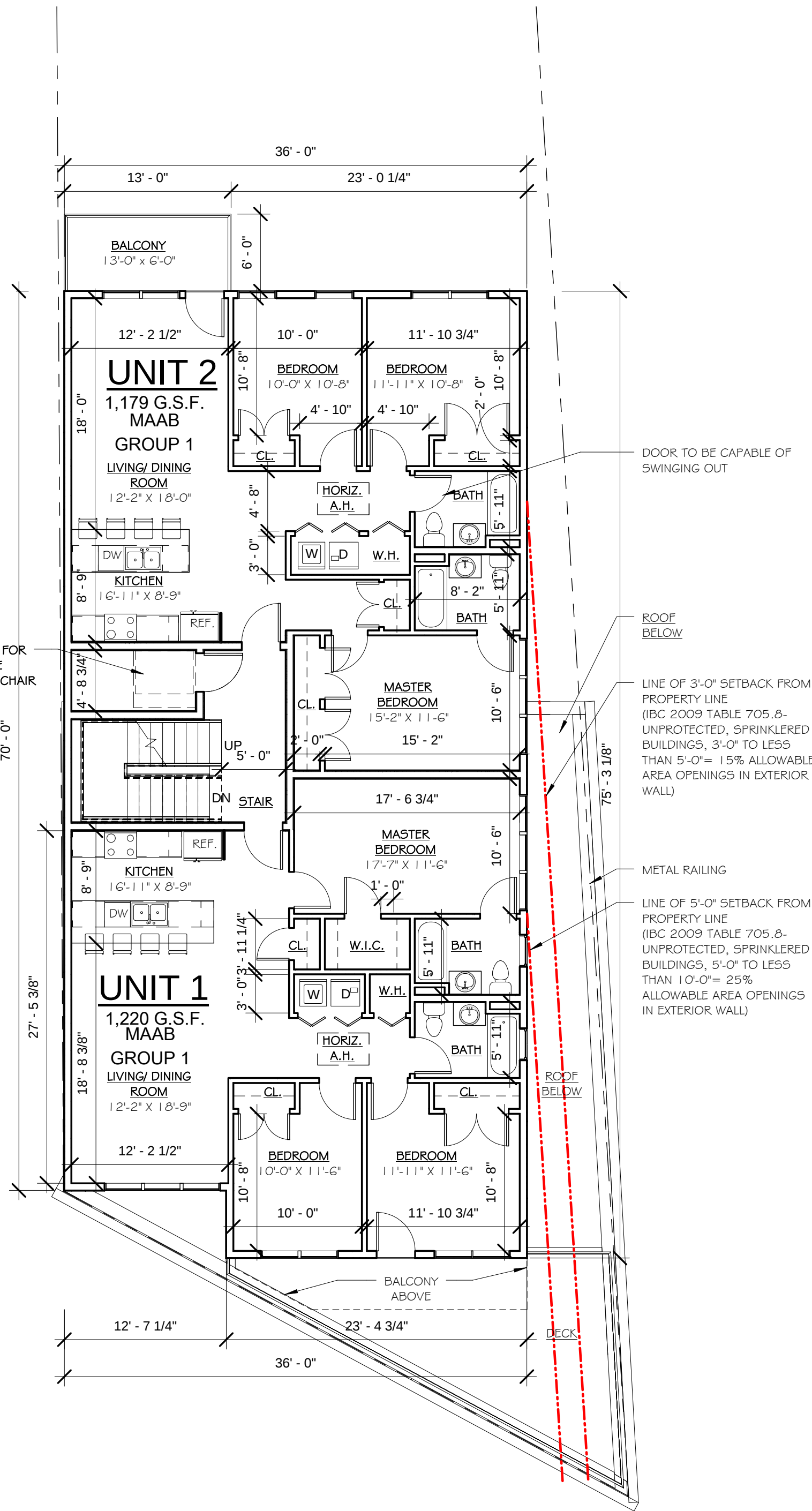


⑥ Existing East Elevation
1/8" = 1'-0"

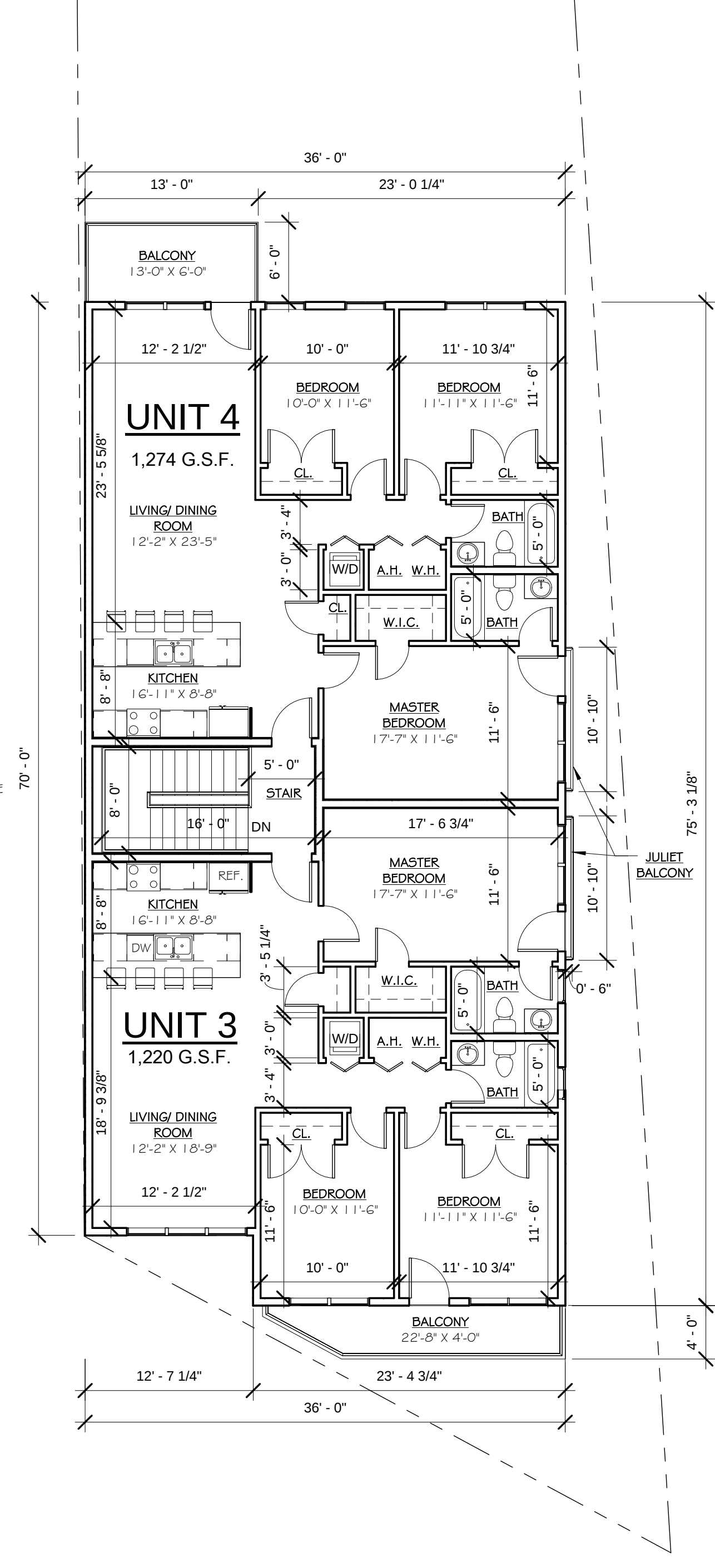


1 Basement
1/8" = 1'-0"

2 1st Floor Level
1/8" = 1'-0"



4 2nd Floor Level
1/8" = 1'-0"



5 3rd Floor Level
1/8" = 1'-0"

AREA CALCULATION	
LIQUOR STORE	1,891 G.S.F. - FIRST FLOOR
	1,389 G.S.F. - BASEMENT
3,280 G.S.F.- TOTAL	
RESTAURANT	639 G.S.F. - FIRST FLOOR
	705 G.S.F. - BASEMENT
1,344 G.S.F.- TOTAL	
UNIT 1	1,220 G.S.F.
UNIT 2	1,179 G.S.F.
UNIT 3	1,220 G.S.F.
UNIT 4	1,274 G.S.F.

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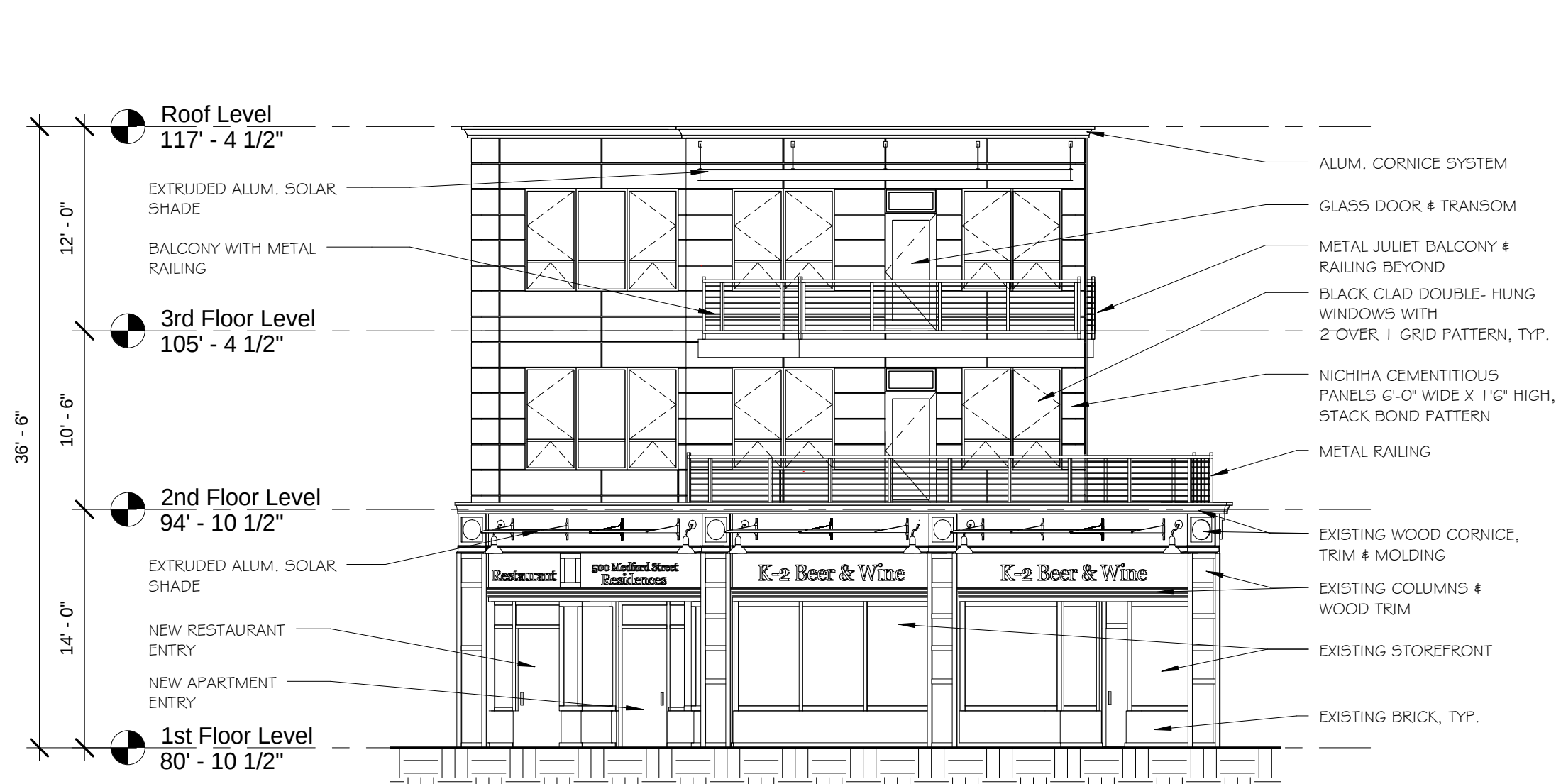
REVISIONS

No.	Description	Date

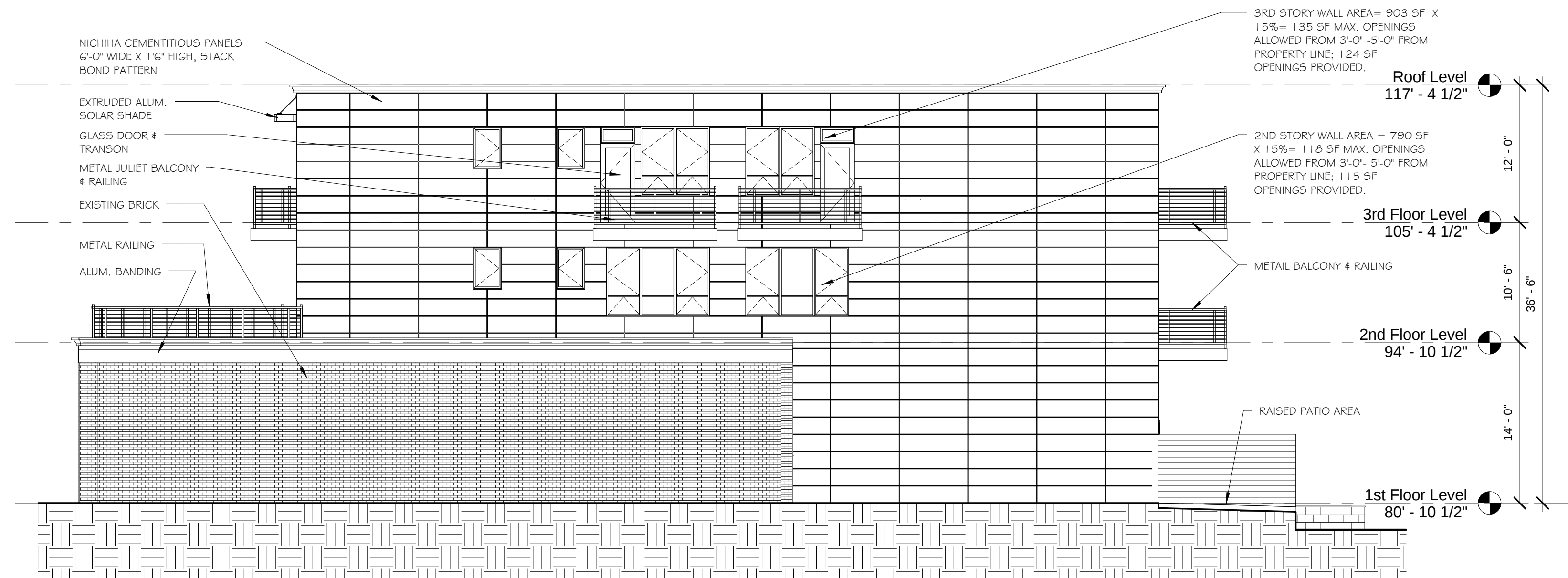
Proposed Floor
Plans

A-100

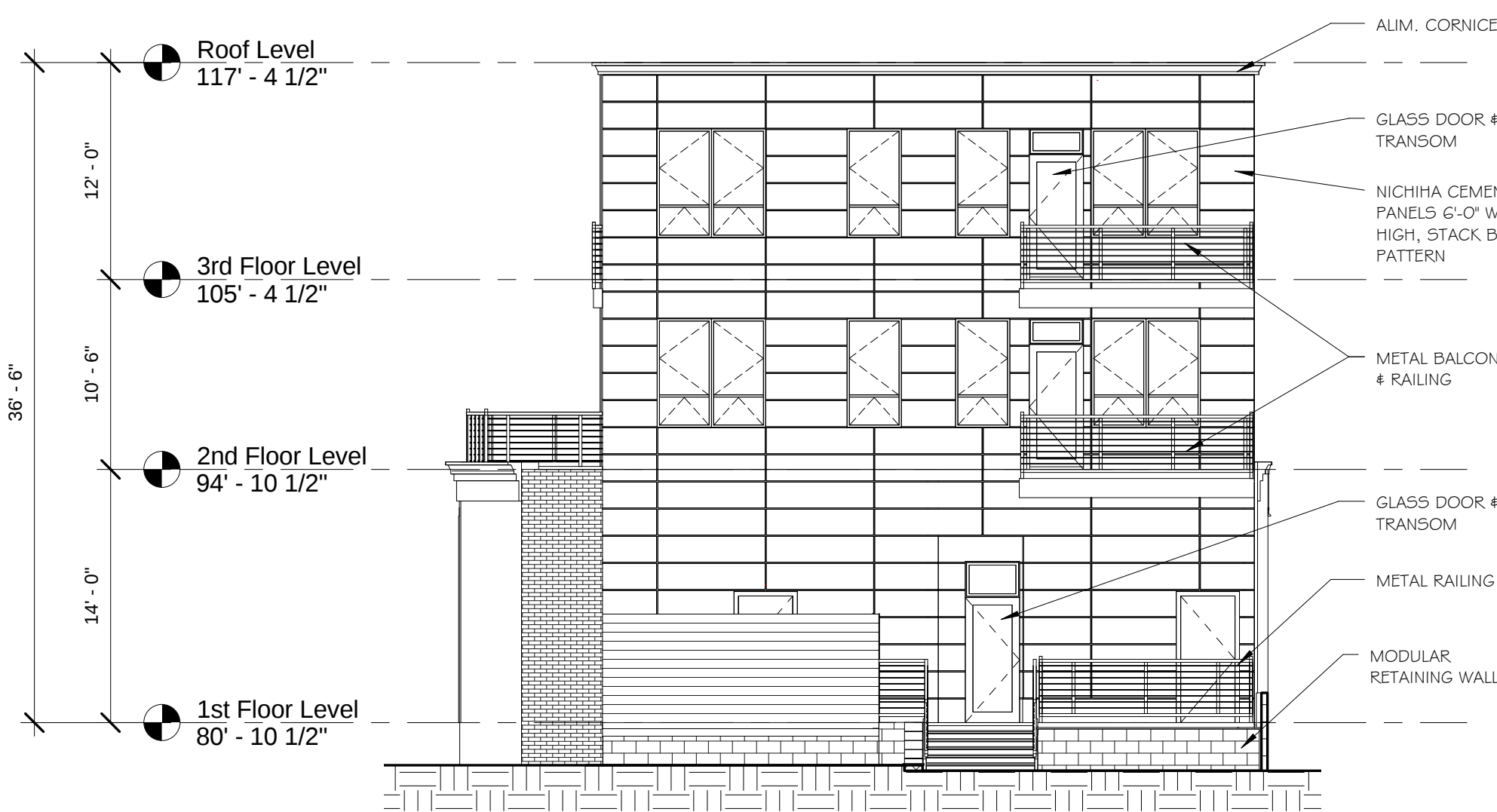
500 Medford St.



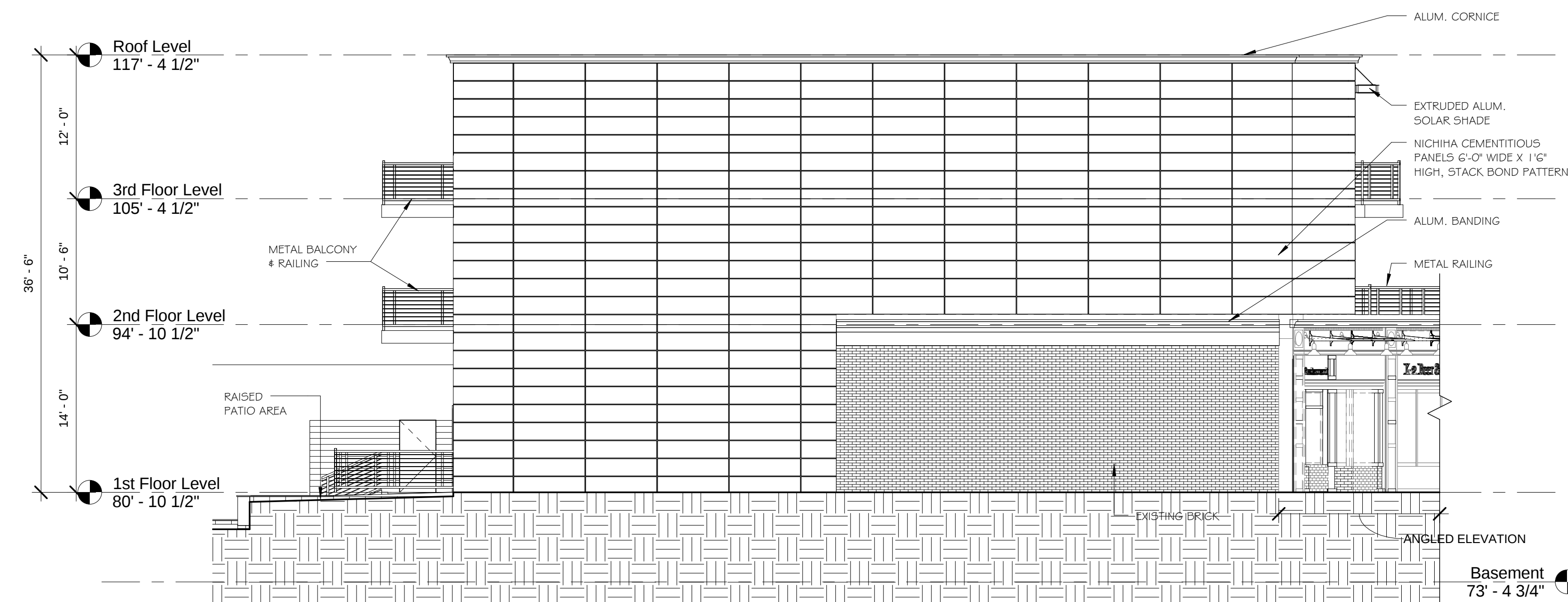
① North Elevation
1/8" = 1'-0"



③ West Elevation
1/8" = 1'-0"



④ South Elevation
1/8" = 1'-0"



② East Elevation
1/8" = 1'-0"

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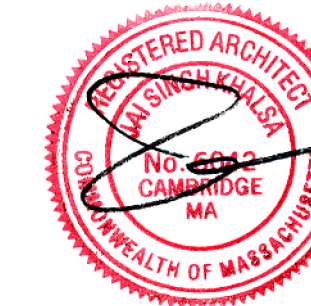
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Project number 15037
Date 12/01/2016
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Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

Exterior Elevations

A-300

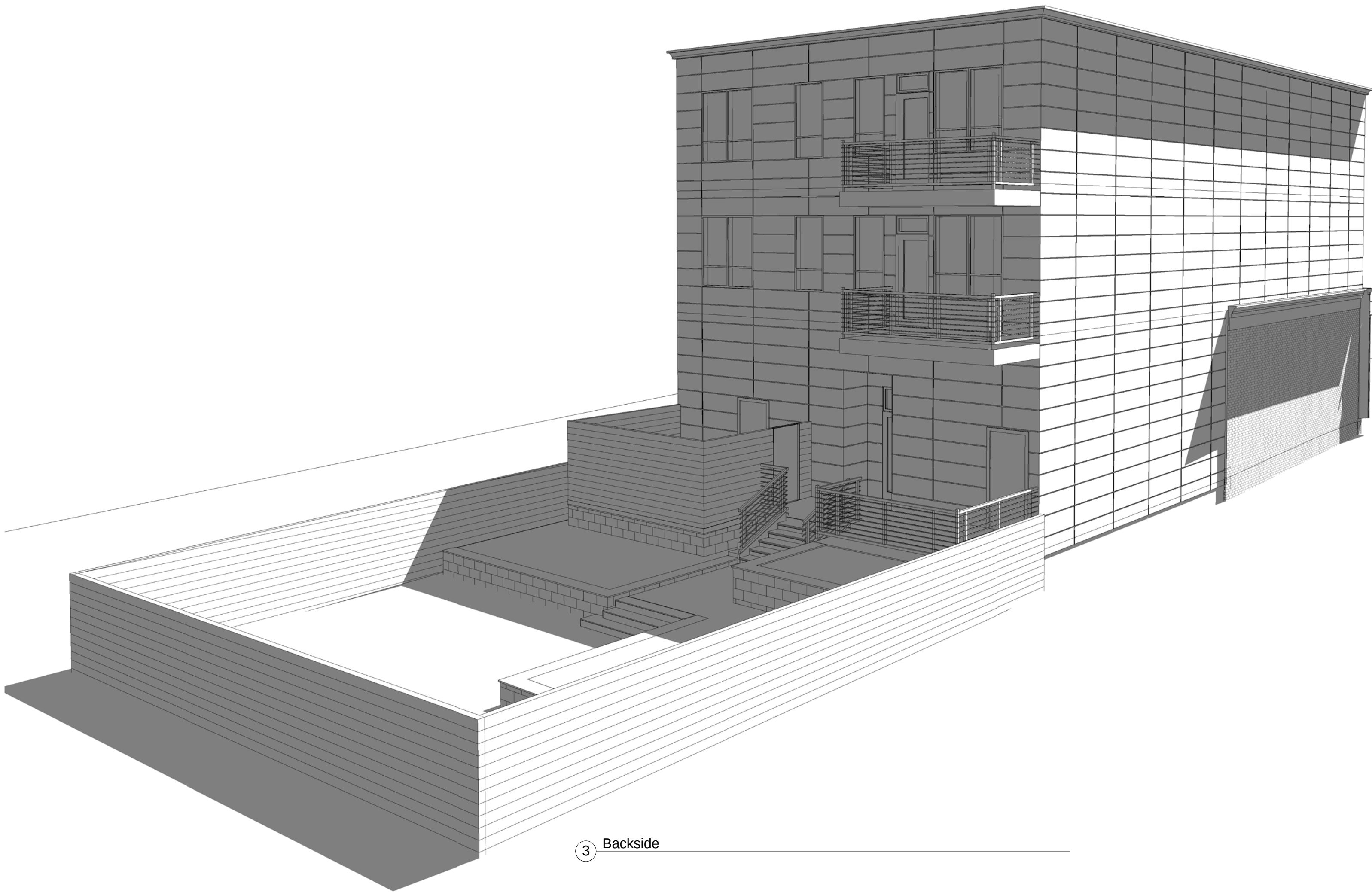
500 Medford St.



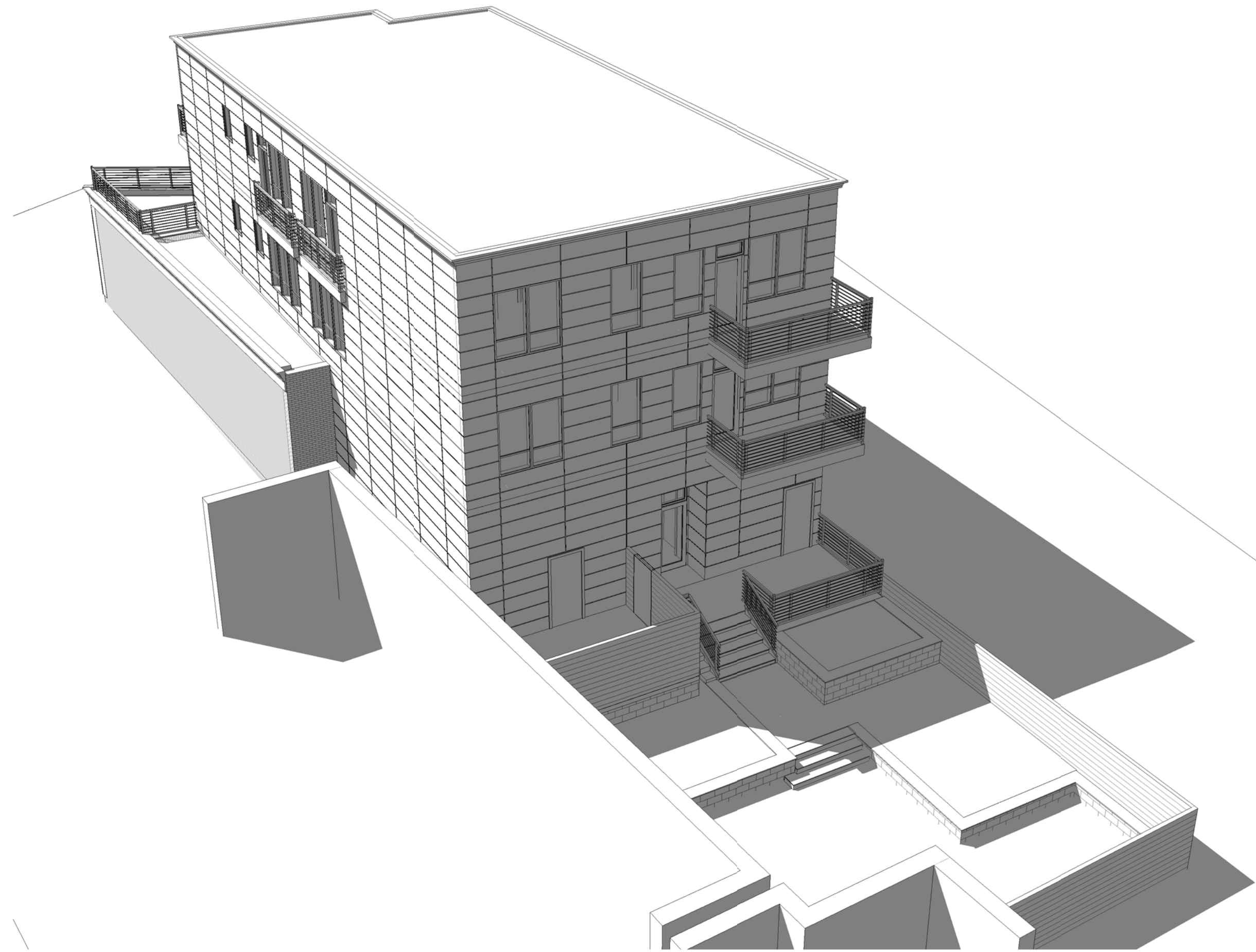
① Medford St - North



② Medford Street - South



③ Backside



④ Overview - Back

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500 Medford St.

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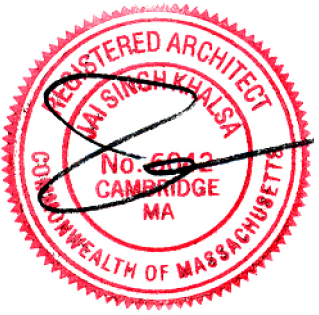
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Project number	15037
Date	12/01/2016
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Scale	N/A

REVISIONS

No.	Description	Date

Perspective Views

AV-0

500 Medford St.



VIEW FROM MEDFORD STREET

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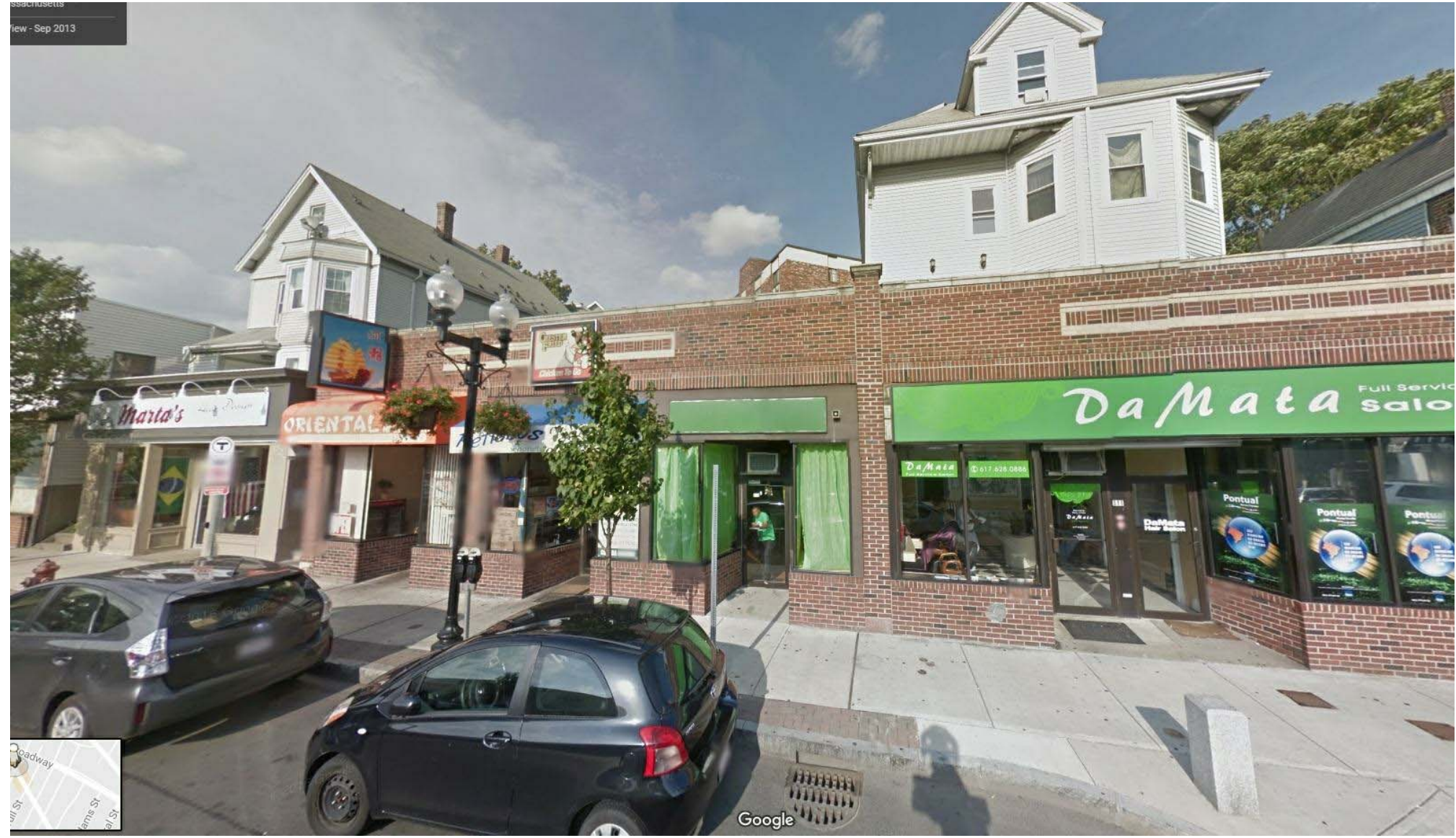
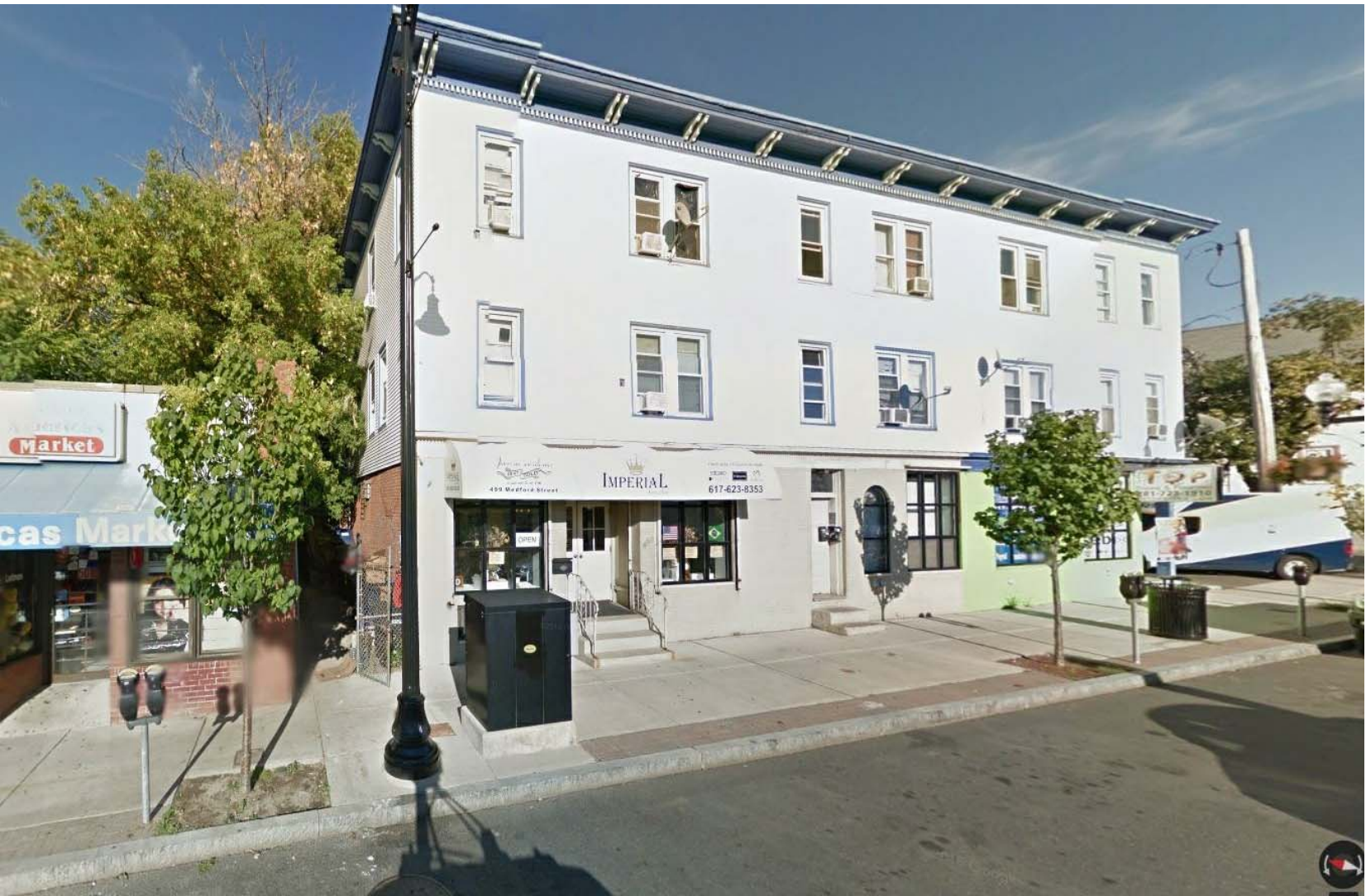
Rendering

AV-1

500 Medford St.



500 MEDFORD ST



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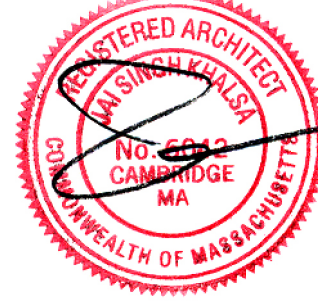
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REVISIONS

No.	Description	Date

Neighborhood
Images

AV-2

500 Medford St.