

Drawing List					
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description
A-000	Cover Sheet	05/31/2016	2	07-27-2016	Parking Space Added
C-1	Existing Plot Plan	05/31/2016			
L-100	Illustrative Landscape Plan	05/31/2016	2	07-27-2016	Parking Space Added
A-020	Architectural Site Plan	05/31/2016	2	07-27-2016	Parking Space Added
A-021	FAR Floor Plans	05/31/2016	1	05-31-2016	Landscape / FAR Revised
EX-100	Existing Floor Plans & Elevations	05/31/2016	2	07-27-2016	Parking Space Added
A-100	Basement & First Floor Plans	05/31/2016			
A-101	Second & Third Floor Plans	05/31/2016			
A-300	Exterior Elevations	05/31/2016			



LOCUS PLAN



PROJECT: 79 BENTON RD. RESIDENCES

PROJECT ADDRESS:
79 BENTON RD
SOMERVILLE MASSACHUSETTS

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

CLIENT
KTA CONSTRUCTION,LLC.
FRANK AMATO
4 GEMMA DRIVE
PEABODY, MA 01960

ZBA SUBMISSION
04-05-2016
REVISION 1: 05-31-2016
REVISION 2: 07-27-2016

PROJECT NAME
**79 BENTON RD
RESIDENCES**

PROJECT ADDRESS
79 BENTON RD
SOMERVILLE MA

CLIENT

FRANK AMATO

ARCHITECT
KHALSA DESIGN INC.



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REGISTRATION



Project number	16025
Date	04-05-2016
Drawn by	TMC
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date
2	Parking Space Added	07-27-2016

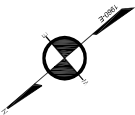
Cover Sheet

A-000

79 BENTON RD RESIDENCES

79 BENTON ROAD
CONDOMINIUM SITE PLAN

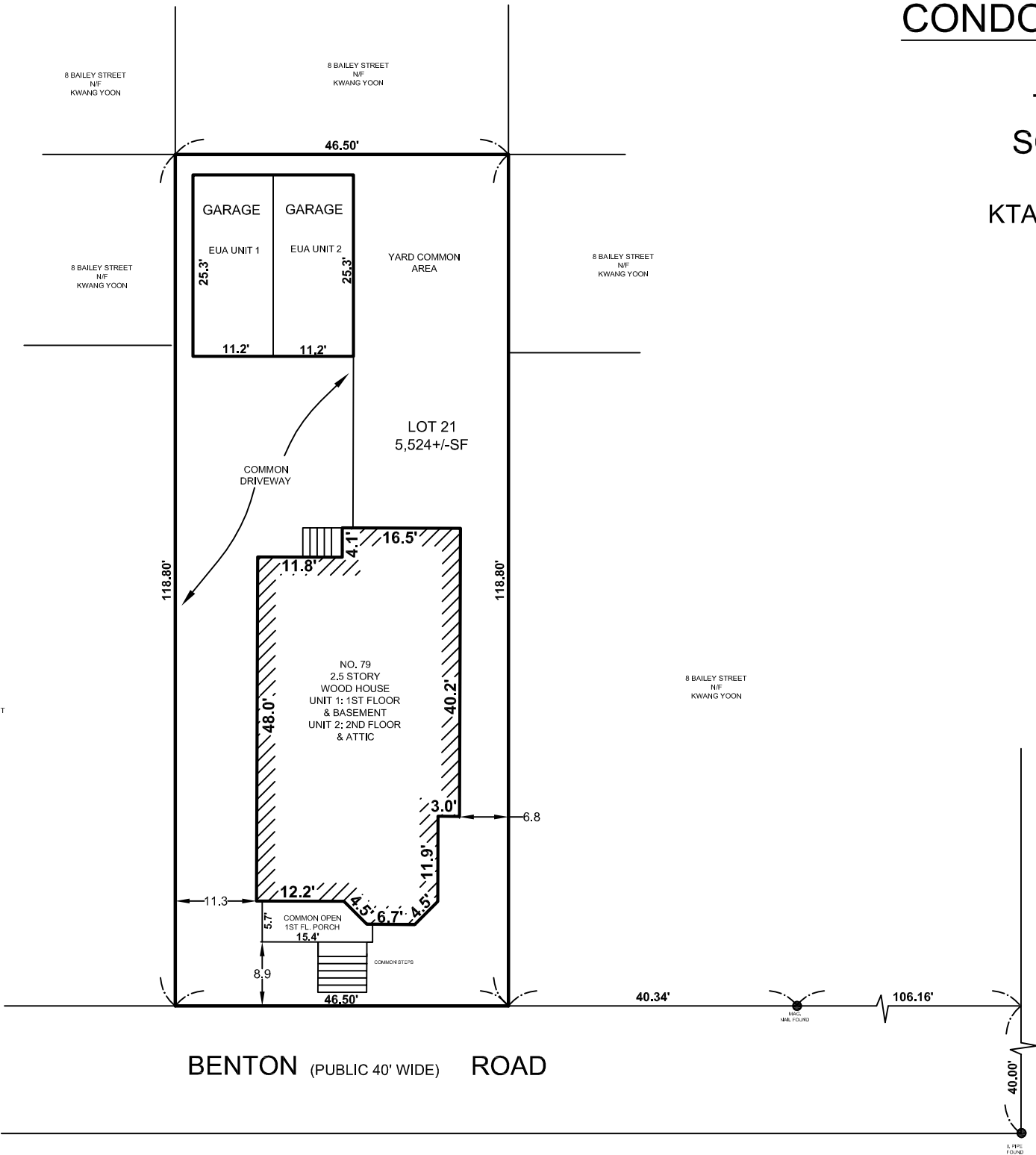
LOCATED AT
79 BENTON RD
SOMERVILLE, MA
PREPARED FOR:
KTA CONSTRUCTION, LLC



MASSACHUSETTS
SURVEY
CONSULTANTS

10 FIRST AVE
PEABODY, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM

SCALE: 1 INCH = 20 FEET



RESERVED FOR REGISTRY USE

REFERENCES

DEED: BOOK 66341, PAGE 445
PLAN: BOOK 1960-END

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF JANUARY 5 AND JUNE 11, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I FURTHER CERTIFY THAT THE BUILDING SHOWN CONFORMED TO THE ZONING LAW OF THE CITY OF SOMERVILLE WHEN CONSTRUCTED.

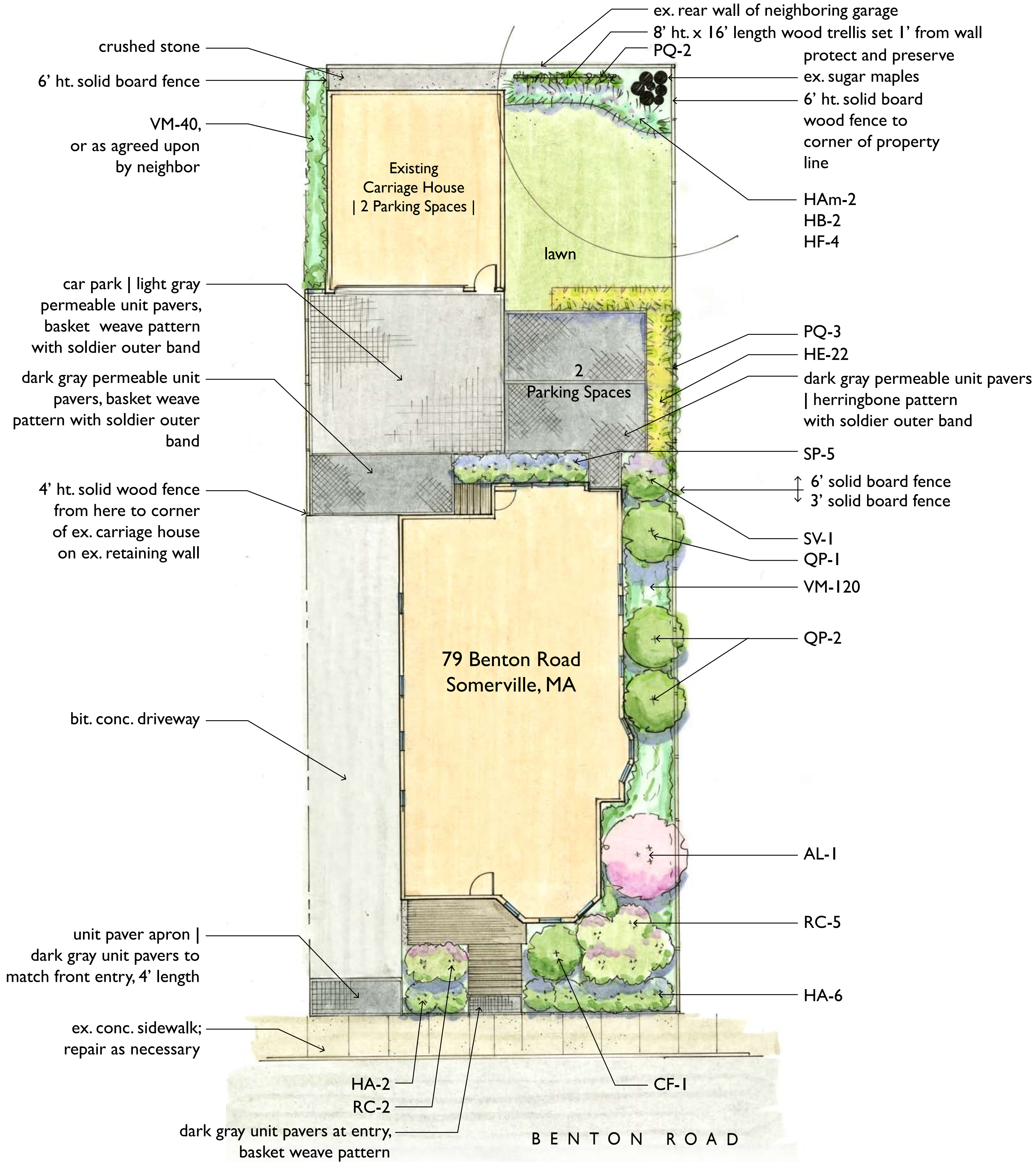
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATIONS AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER FULLY AND ACCURATELY DEPICTS, LOCATES AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF ANY BUILDING.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS .

THOMAS BERNARDI P.L.S.

DATE:



Above: Serviceberry
Left: Green Pillar Oak



Carolina Allspice

Purple Passion
Rhododendron

Annabelle
Hydrangea



Woodbine

Vinca minor



Common Lilac

Miss Kim Lilac



From Top to Bottom:
| Franchee Hosta
| Blue Umbrella Hosta
| August Moon Hosta
| Daylily

PROPOSED PLANT LIST

Qty.	Sym.	Botanical Name	Common Name	Size	Notes
Trees:					
1	AL	Amelanchier laevis	Serviceberry	7-8' ht.	B&B, multistem
3	QP	Quercus palustris 'Green Pillar'	Green Pillar Oak	2.5-3" cal.	B&B
Shrubs:					
1	CF	Calycanthus floridus	Carolina Allspice	3-3.5' ht.	B&B
8	HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pots
7	RC	Rhododendron catawbiense 'Purple Passion'	Rhododendron - Purple Flowers	3-3.5' ht.	B&B
5	SP	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gal.	Pot
1	SV	Syringa vulgaris	Common Lilac	3-3.5' ht.	B&B
Perennials:					
2	HAm	Hosta 'August Moon'	August Moon Hosta	2 gal.	
2	HB	Hosta 'Blue Umbrella'	Blue Umbrella Hosta	2 gal.	
22	HE	Hemerocallis 'Ruby Red' or 'Stella de Oro'	Daylily	1 gal.	
4	HF	Hosta 'Franchisee'	Franchisee Hosta	2 gal.	
Vines/Groundcovers:					
5	PQ	Parthenocissus quinquefolia	Woodbine	5 gal.	
160	VM	Vinca minor 'Ralph Shugert'	White variegated Myrtle	1 qt.	



solid board fence
| 6' ht. along west property line
in rear yard
| 3' ht. along west property line
between residences
| 4' ht. along carpark on east
property line



Charcoal Gray Color
Permeable Unit Pavers | "Andover 511", Pavers By Ideal



Oxford Gray Color

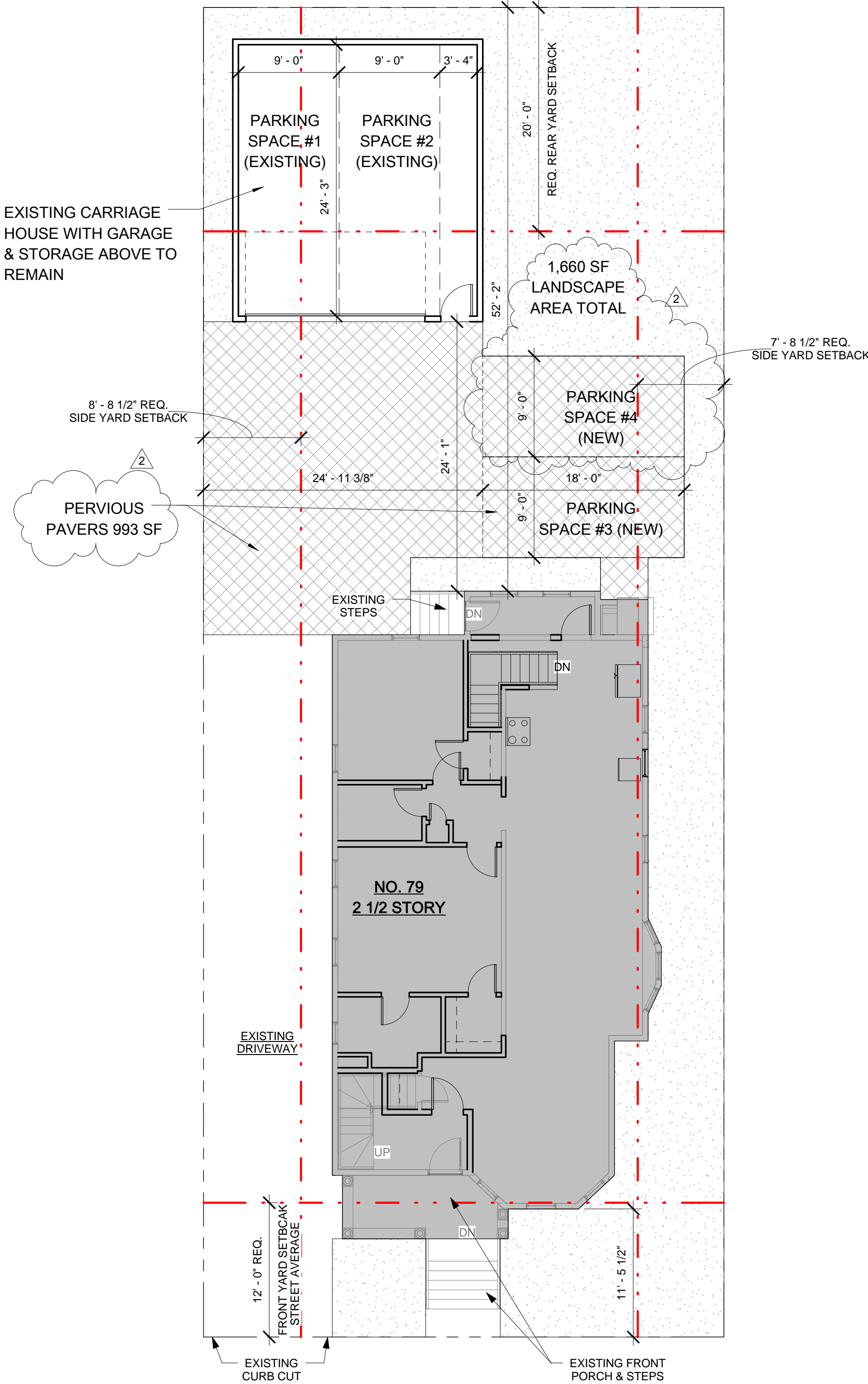


36" ht. picket fence, natural finish | Along Benton Rd.



wood lattice trellis for vines

ZONING DIMENSIONAL TABLE:				
	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	RA ZONE			
USE	RESIDENTIAL 1 and 2 Family Dwelling Units	RESIDENTIAL/ 3-FAMILY	RESIDENTIAL/ 3-FAMILY	PRE-EXIST. / NO CHANGE
MIN LOT SIZE	10,000 SF	5,524 +/- SF	5,524 +/- SF	PRE-EXIST./ NO CHANGE
MIN LOT PER DWELLING	2,250 SF / DU (1-9 UNITS)	1,841 SF / DU +/-	1,841 SF / DU +/-	PRE-EXIST./ NO CHANGE
MAX GROUND COVERAGE	50% / 2,762 SF	27% / 1,501 SF	27% / 1,501 SF	COMPLIES/ NO CHANGE
LANDSCAPE AREA	25% / 1,381 SF	33% / 1,845 SF	30% / 1,660 SF	COMPLIES
MAX FLOOR AREA RATIO (FAR)	0.75 / 4,143 SF	0.61 / 3,349 SF	0.75 / 4,127 SF	COMPLIES
MAX BUILDING HEIGHT	35' - 0" / 2 1/2 ST	31' - 4" +/- / 2 1/2 ST	31' - 4" +/- / 2 1/2 ST	COMPLIES/ NO CHANGE
MIN. YARD SETBACKS				
FRONT	15'-0" OR STREET AVG.= 12'-0"	8.9'	8.9'	PRE-EXIST. / NO CHANGE
LEFT SIDE	(8'-0"- (50'-46.5') X 1")= 7'-8 1/2" SUM 16'-5" (FTNOTE 10)	11.3'	11.3'	COMPLIES/ NO CHANGE
RIGHT SIDE	(8'-0"- (50'-46.5') X 1")= 7'-8 1/2" SUM 16'-5" (FTNOTE 10)	6.8'	6.8'	PRE-EXIST./ NO CHANGE
REAR	20'-0"	52'-2"	52'-2"	COMPLIES/ NO CHANGE
MIN FRONTAGE	50' - 0"	46' - 6"	46' - 6"	PRE-EXIST./ NO CHANGE
PERVIOUS AREA, MIN % OF LOT	35% / 1,933 SF	33% / 1,845 SF	48% / 2,653 SF	COMPLIES
PARKING REQUIREMENTS				
	EXISTING REQUIRED 5 SPACES TOTAL (UNIT 1: 3 BRM= 2 SP, UNIT 2: 1 BRM= 1.5 SP, UNIT 3: 2 BRM= 1.5 SP)	2 SPACES	4 SPACES	PRE- EXIST./ NO INCREASE IN NON-CONFORMITY
	PROPOSED REQUIRED 4.5 SPACES TOTAL (UNIT 1: 2 BRM= 1.5 SP, UNIT 2: 2 BRM= 1.5 SP, UNIT 3: 2 BRM= 1.5 SP)			



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

PROJECT NAME
**79 BENTON RD
RESIDENCES**

PROJECT ADDRESS
**79 BENTON RD
SOMERVILLE MA**

CLIENT
FRANK AMATO

ARCHITECT
KHALSA DESIGN INC.



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Project number	16025
Date	04-05-2016
Drawn by	TMC
Checked by	JSK
Scale	As indicated

No.	Description	Date
1	Landscape / FAR Revised	05-31-2016
2	Parking Space Added	07-27-2016

Architectural Site
Plan

A-020

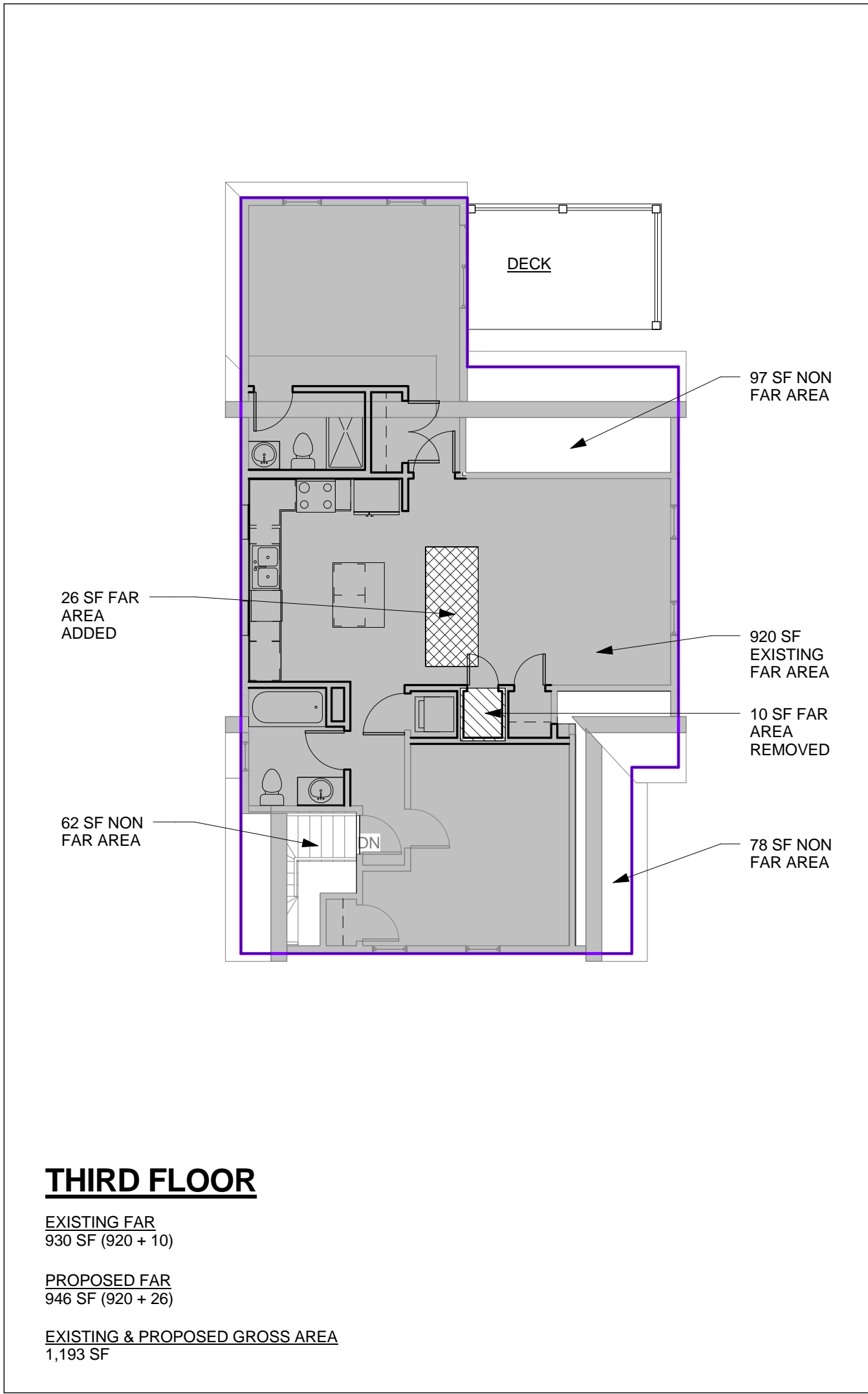
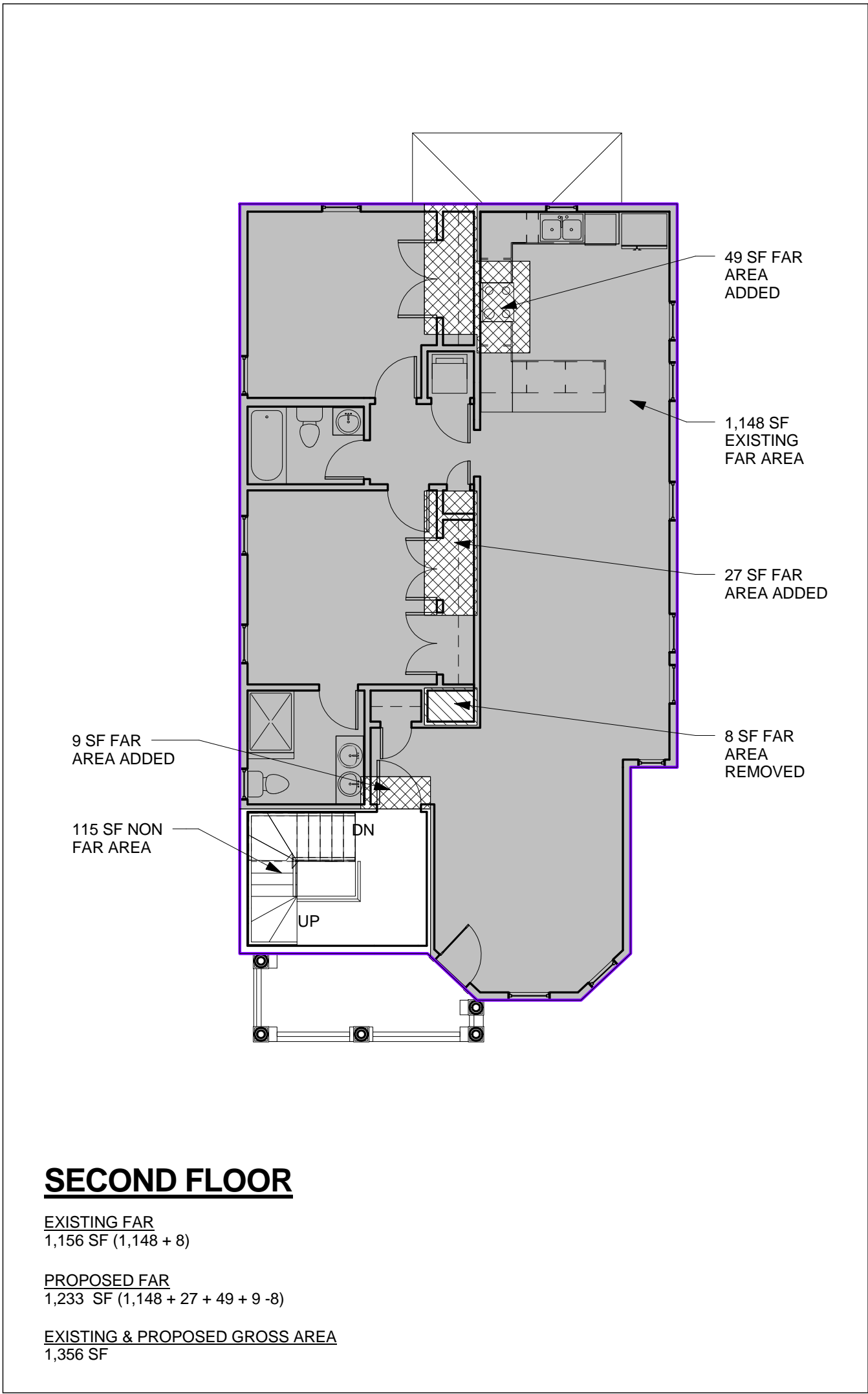
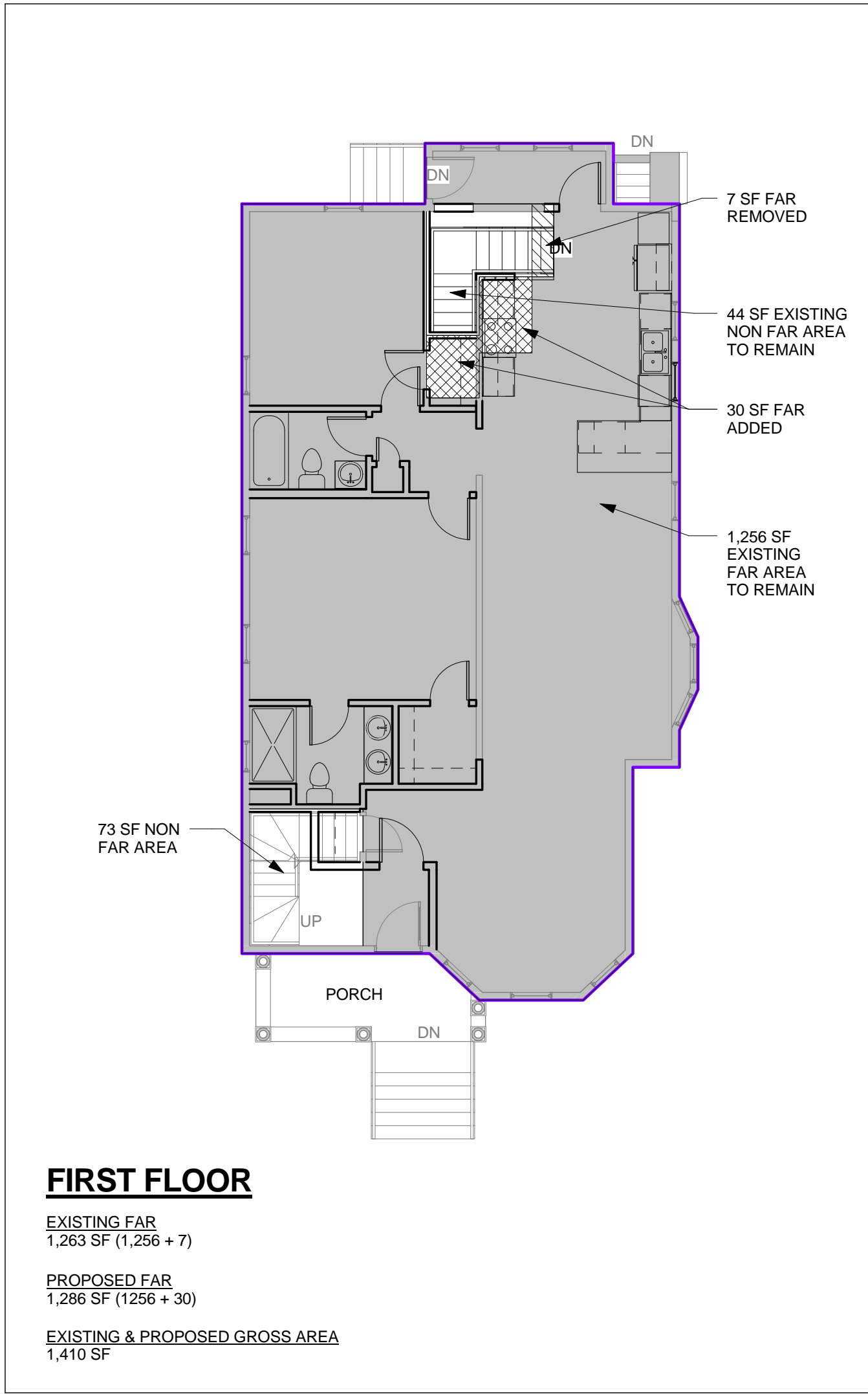
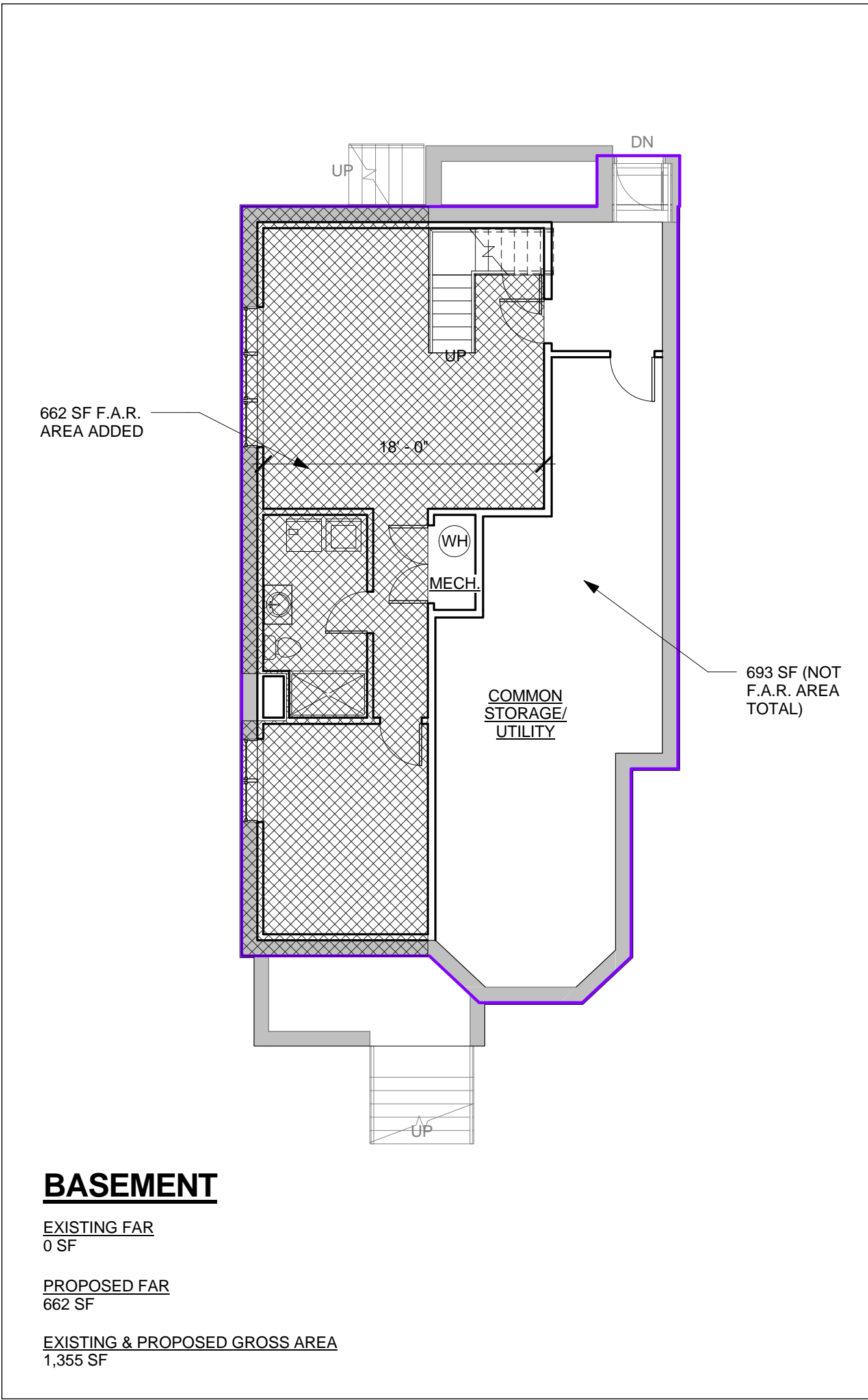
79 BENTON RD RESIDENCES

LEGEND

F.A.R. REMAINING

F.A.R. REMOVED

F.A.R. ADDED



FAR BUILDING CALCULATION			LOT SIZE: 5,524 +/- SF
	EXISTING	PROPOSED CHANGE	PROPOSED TOTAL
BASEMENT	0 SF	+662 SF	662 SF
FIRST FLOOR	1,263 SF	+30 -7= +23 SF	1,286 SF
SECOND FLOOR	1,156 SF	+27 +49 +9 -8= +77 SF	1,233 SF
THIRD FLOOR	930 SF	+26 -10= +16 SF	946 SF
TOTAL	3,349 SF / 0.61 FAR	+827 SF	4,127 SF / 0.75 FAR

GROSS BUILDING AREA			
	EXISTING	PROPOSED CHANGE	PROPOSED TOTAL
BASEMENT	1,355 SF	0 SF	1,355 SF
FIRST FLOOR	1,410 SF	0 SF	1,410 SF
SECOND FLOOR	1,356 SF	0 SF	1,356 SF
THIRD FLOOR	1,193 SF	0 SF	1,193 SF
TOTAL	5,314 SF	0 SF	5,314 SF

Section 4.4. - Nonconforming Structures.

4.4.1. Alteration, Reconstruction, Extension, or Structural Change to a Nonconforming Structure.

Lawfully existing nonconforming structures other than one- and two-family dwellings may be enlarged, extended, renovated or altered only by special permit authorized by the SPGA in accordance with the procedures of Article 5. The SPGA must find that such extension, enlargement, renovation or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming building. In making the finding that the enlargement, extension, renovation or alteration will not be substantially more detrimental, the SPGA may consider, without limitation, impacts upon the following: traffic volumes, traffic congestion, adequacy of municipal water supply and sewer capacity, noise, odor, scale, on-street parking, shading, visual effects and neighborhood character.

For purposes of this Ordinance, normal maintenance, painting, replacement of roof shingles or like sheathing materials, and other improvements judged by the Superintendent to be cosmetic in nature shall not be considered as alterations, reconstructions, extensions or structural changes.

PROJECT NAME

79 BENTON RD RESIDENCES

PROJECT ADDRESS

79 BENTON RD
SOMERVILLE MA

CLIENT

FRANK AMATO

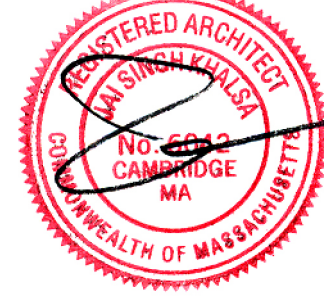
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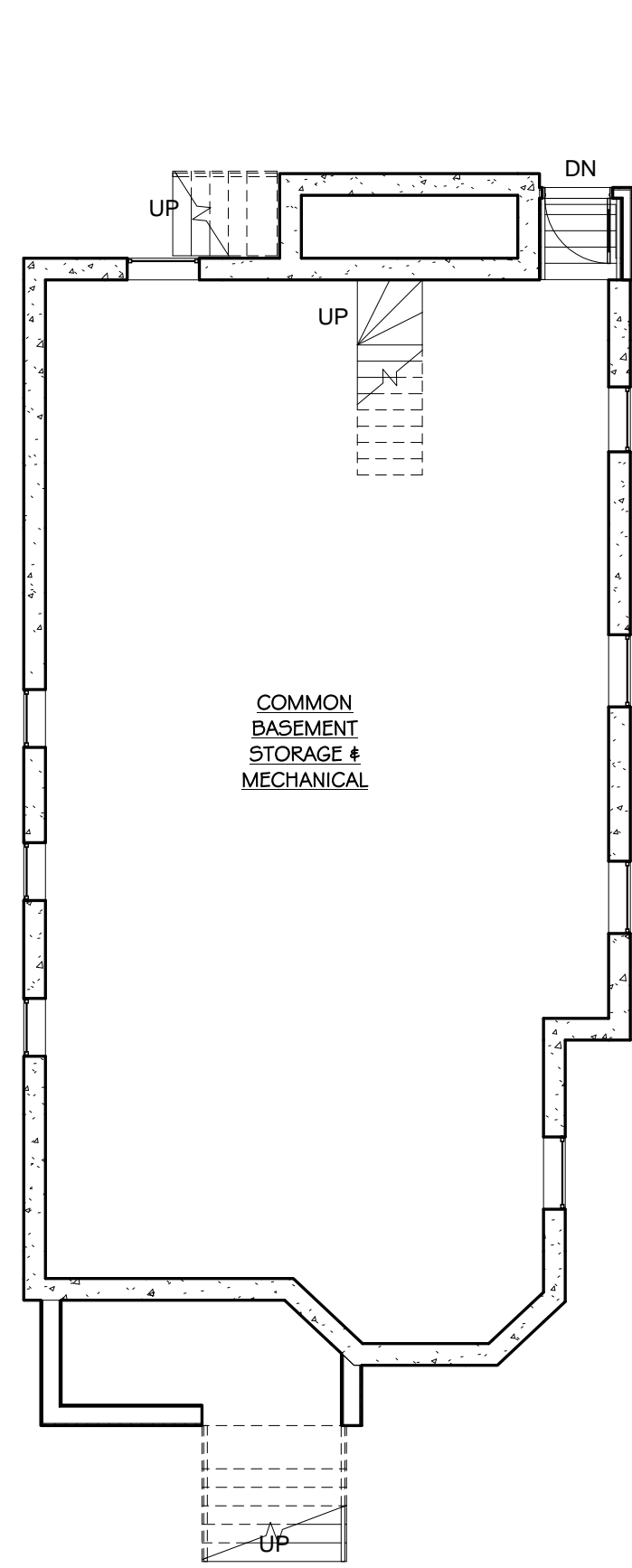
REVISIONS

No.	Description	Date
1	Landscape / FAR Revised	05-31-2016

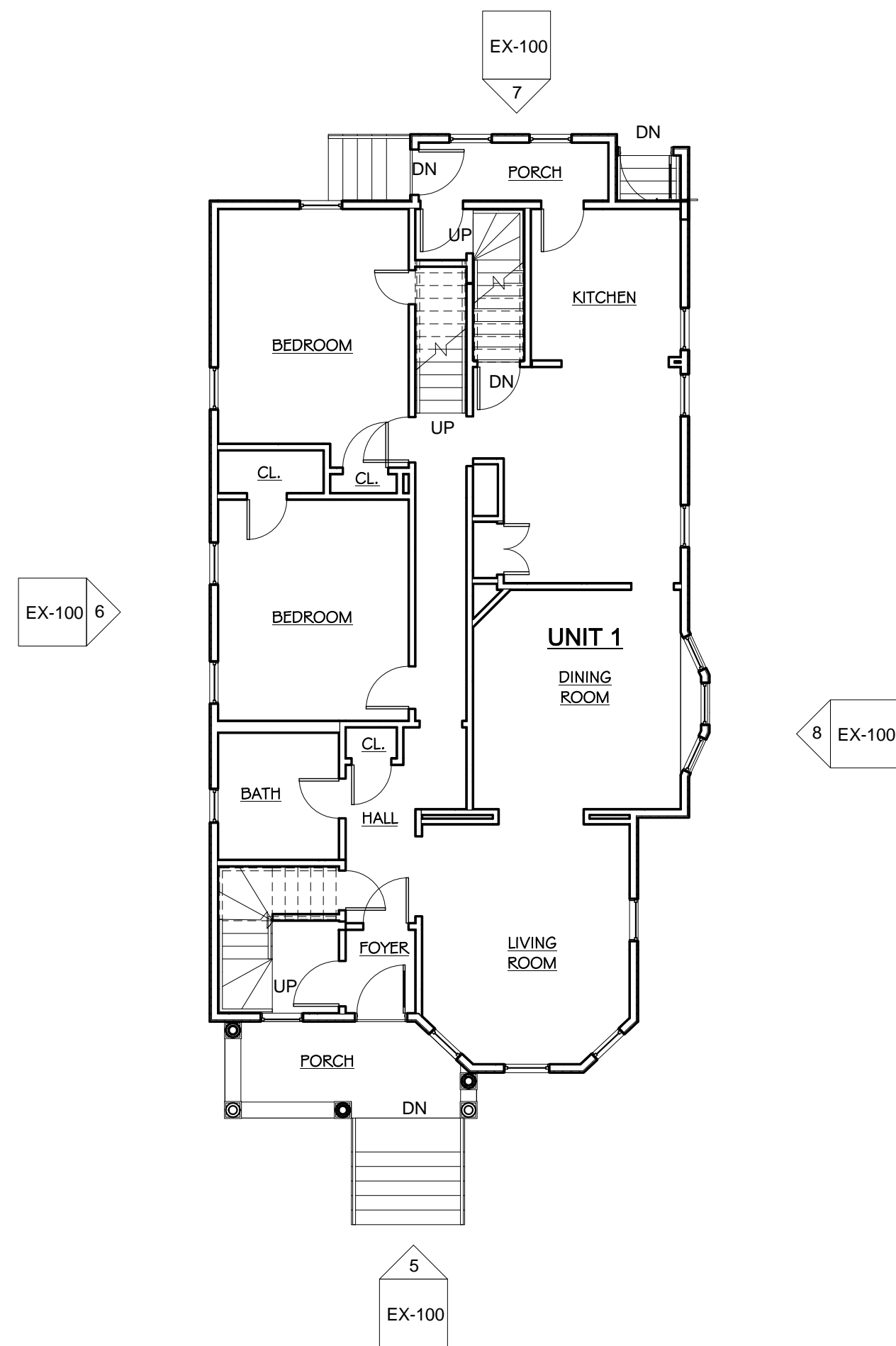
FAR Floor Plans

A-021

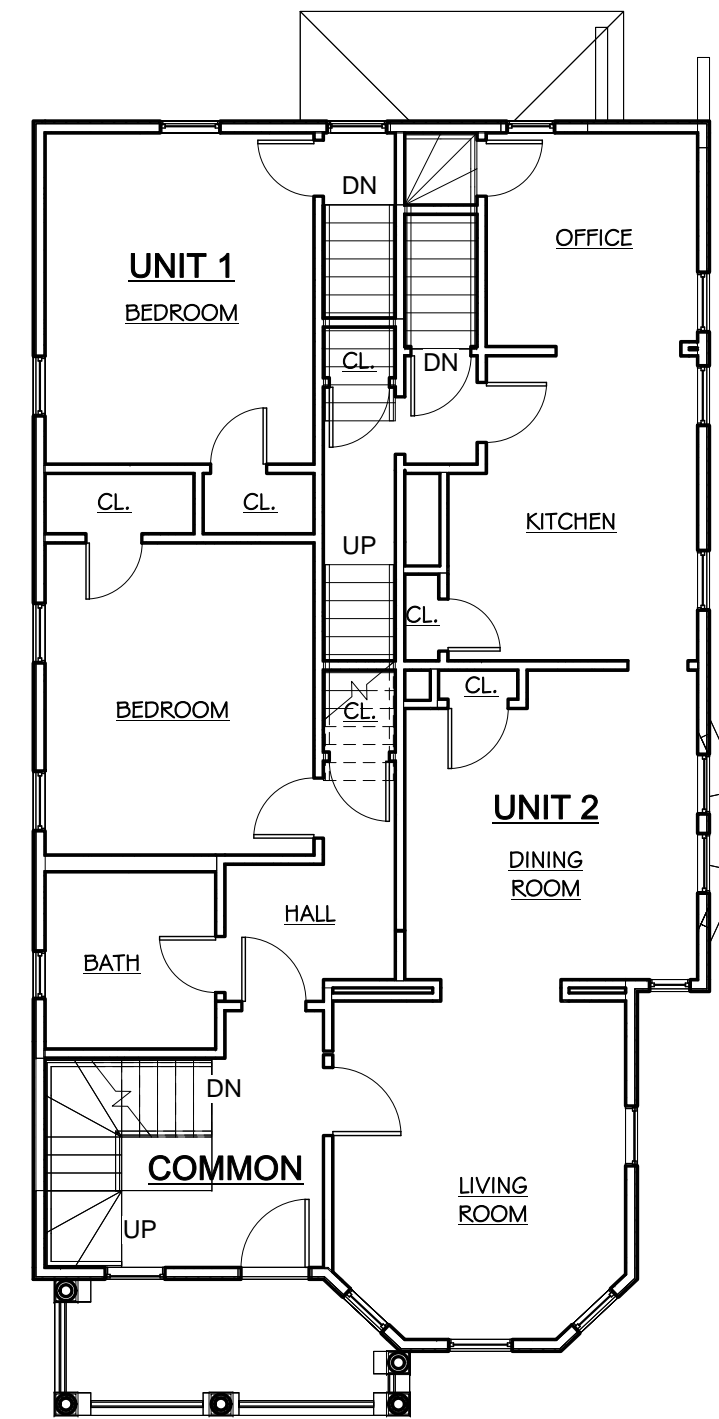
79 BENTON RD RESIDENCES



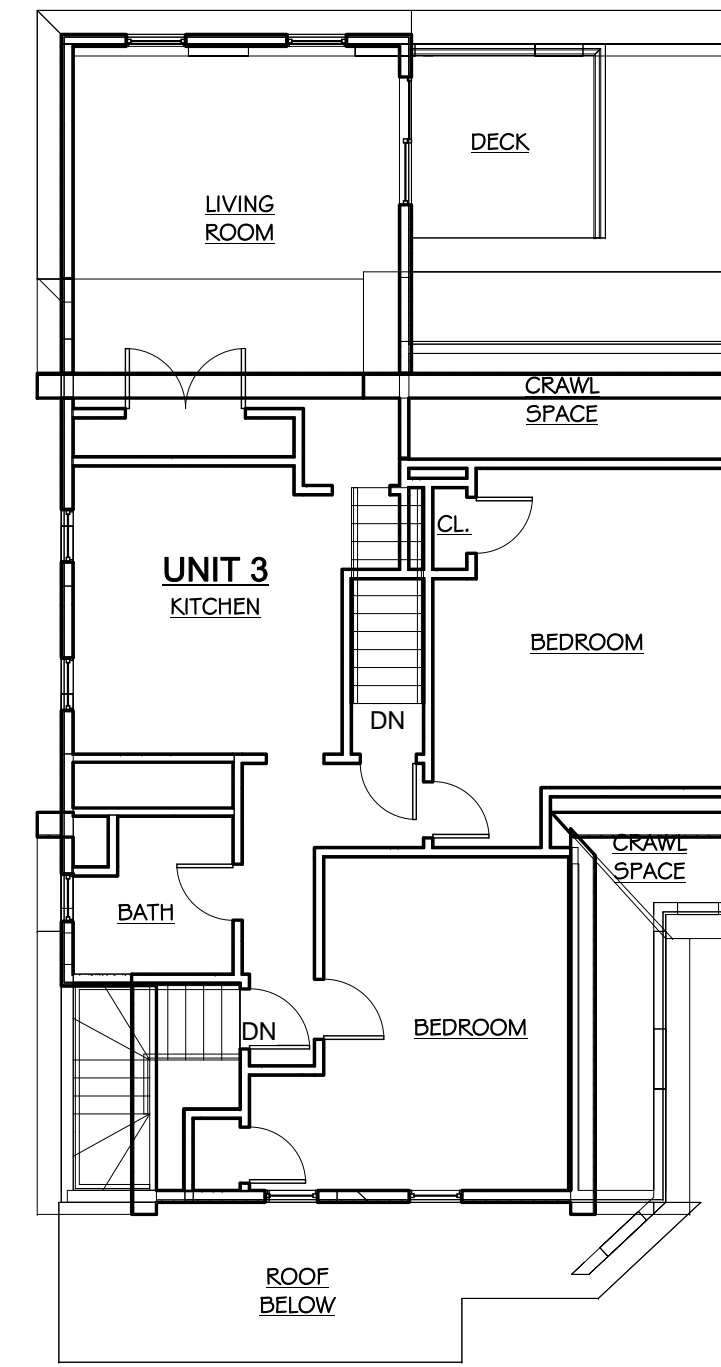
① Existing Basement Level
1/8" = 1'-0"



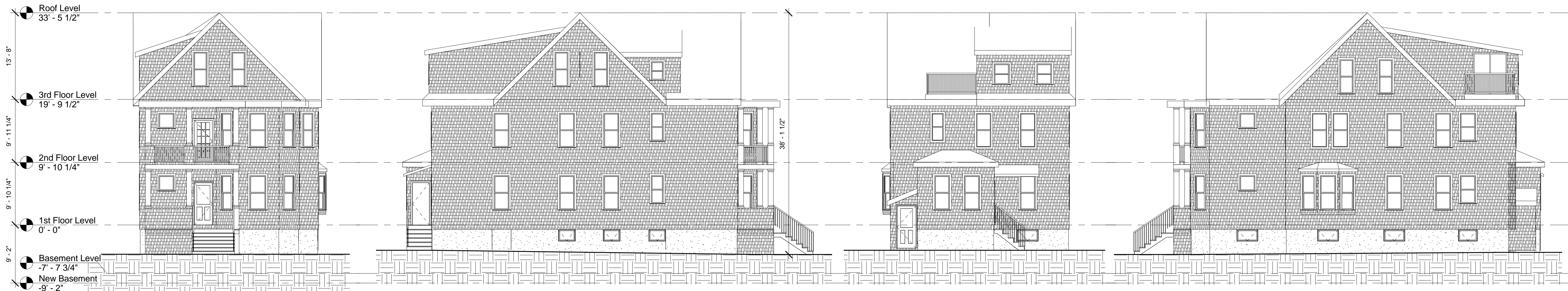
② Existing 1st Floor Level
1/8" = 1'-0"



③ Existing 2nd Floor Level
1/8" = 1'-0"



④ Existing 3rd Floor Level
1/8" = 1'-0"



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

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

⑦ Existing East Elevation
1/8" = 1'-0"

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

PROJECT NAME
79 BENTON RD RESIDENCES

PROJECT ADDRESS
79 BENTON RD
SOMERVILLE MA

CLIENT
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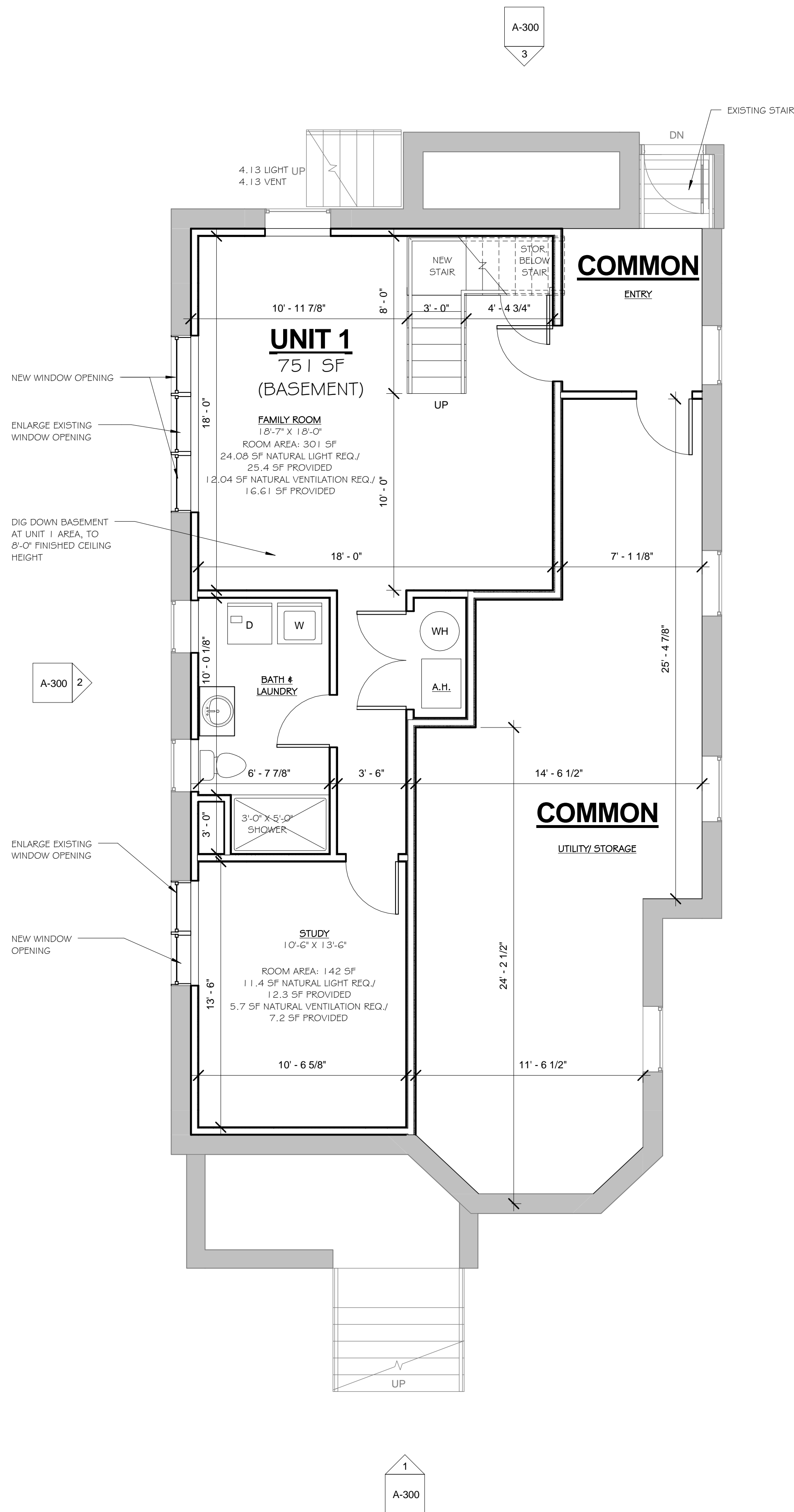
Project number	16025
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Drawn by	TMC
Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS		
No.	Description	Date
2	Parking Space Added	07-27-2016

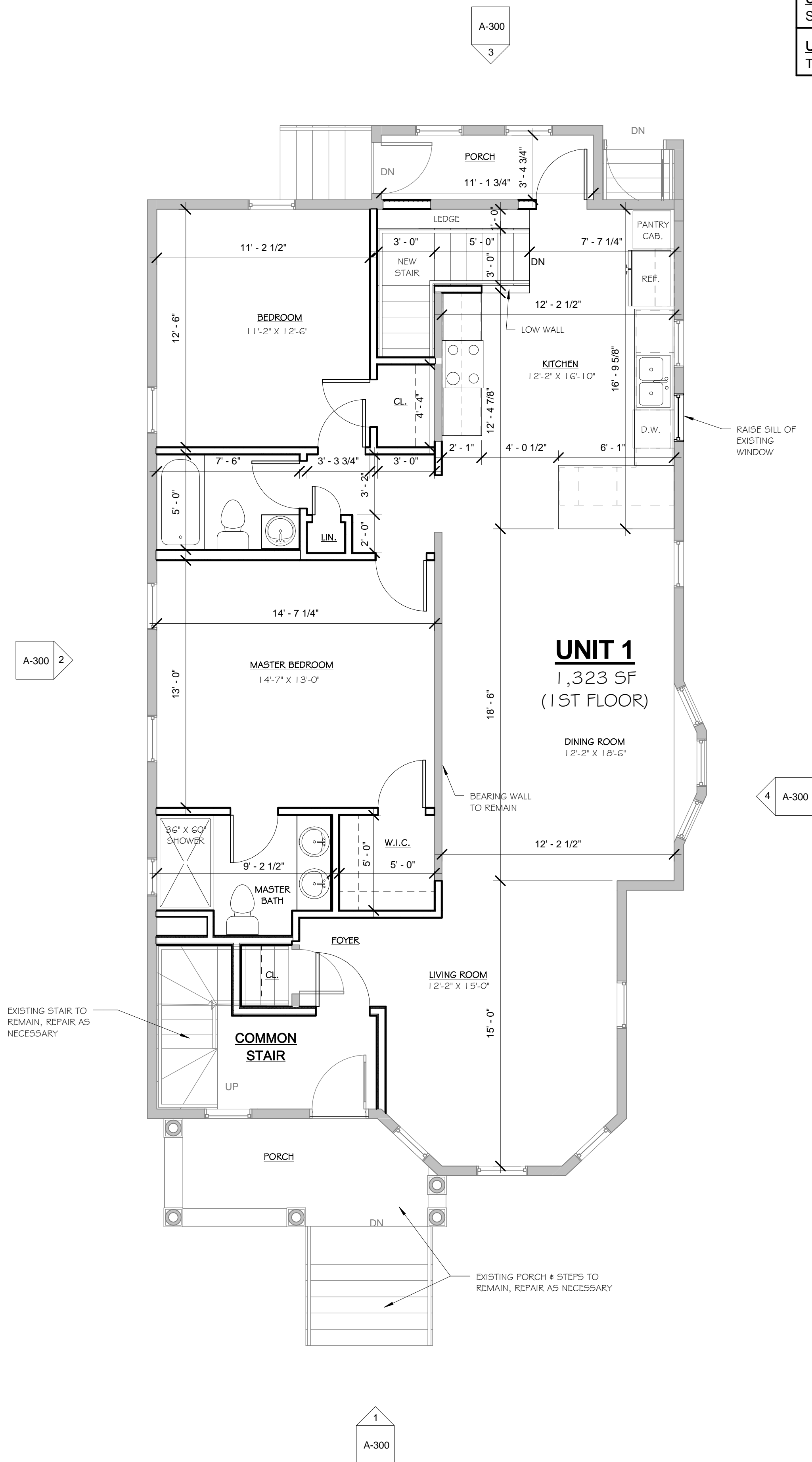
Existing Floor
Plans & Elevations

EX-100

79 BENTON RD RESIDENCES



1 Basement Level
1/4" = 1'-0"



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

UNIT AREAS	
UNIT 1 BASEMENT FIRST FLOOR TOTAL	751 SF 1,323 SF 2,074 SF
UNIT 2 SECOND FLOOR	1,240 SF
UNIT 3 THIRD FLOOR	957 SF

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SOMERVILLE MA**

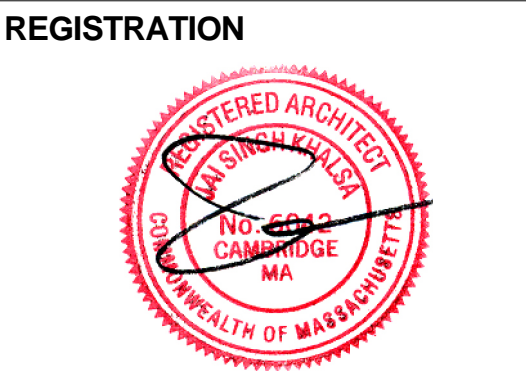
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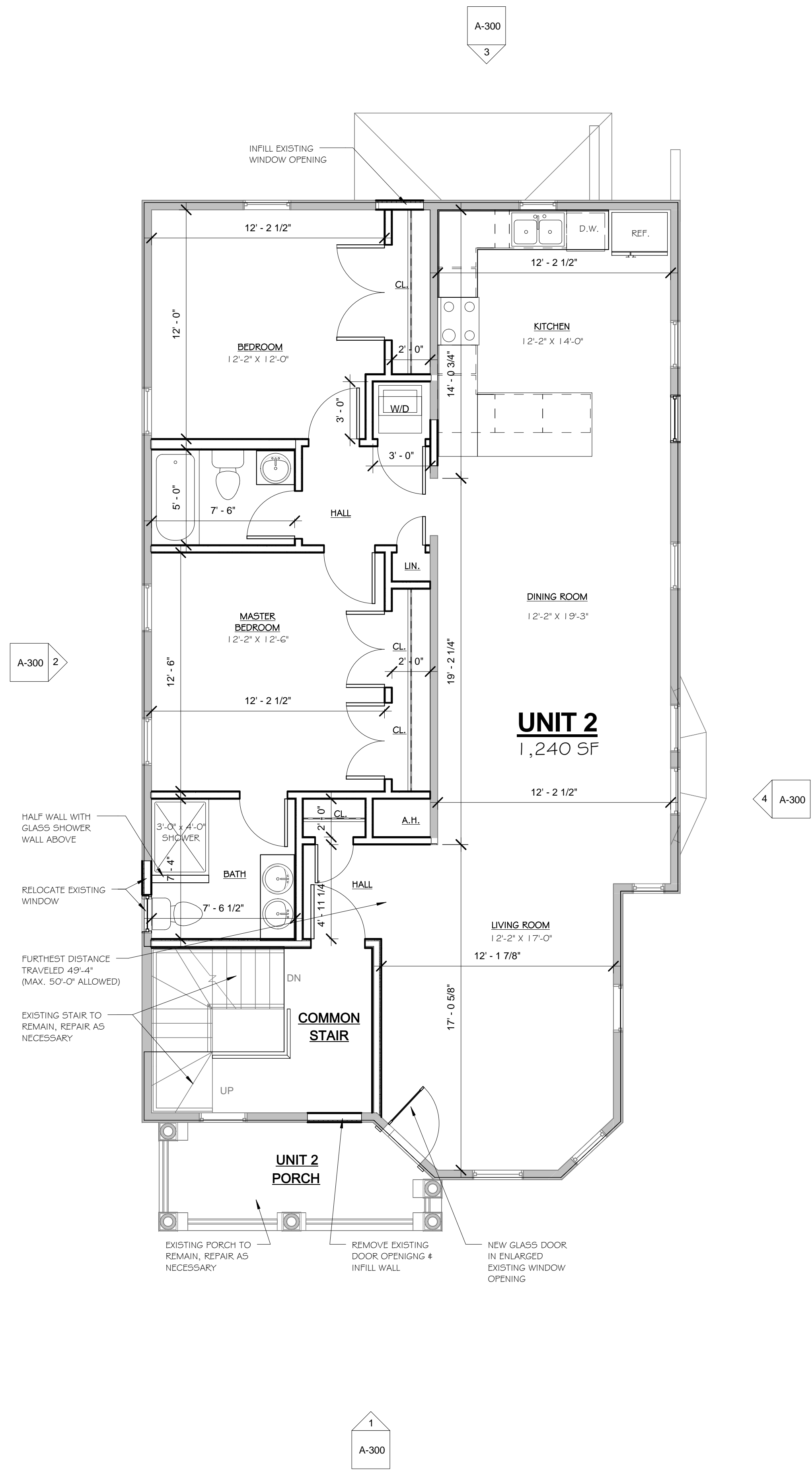


Project number	16025
Date	04-05-2016
Drawn by	Author
Checked by	Checker
Scale	As indicated

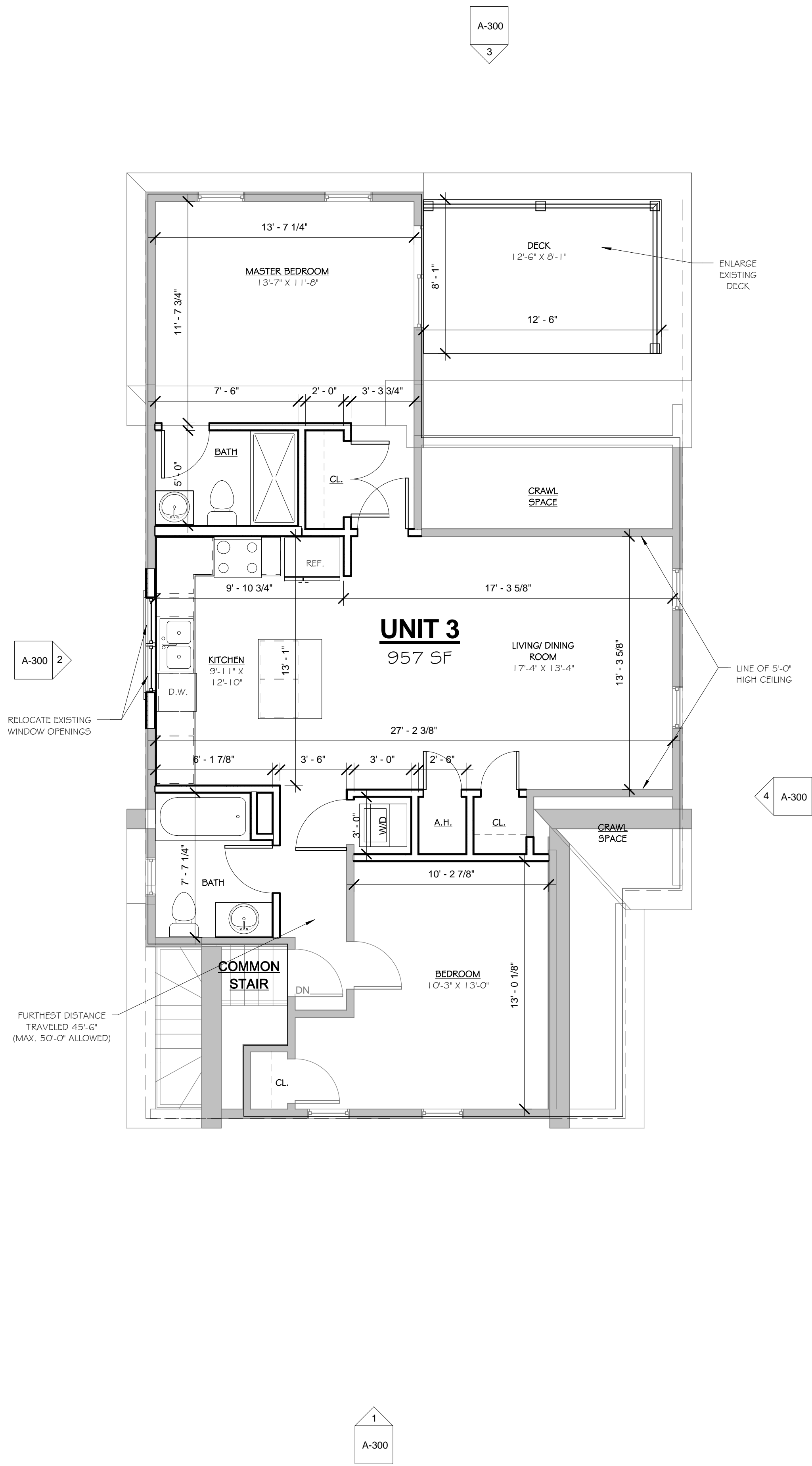
REVISIONS		
No.	Description	Date

Basement & First
Floor Plans

A-100
79 BENTON RD RESIDENCES



① 2nd Floor Level
1/4" = 1'-0"



② 3rd Floor Level
1/4" = 1'-0"

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SOMERVILLE MA**

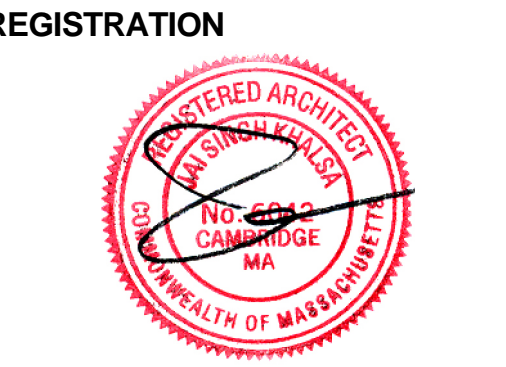
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No.	Description	Date

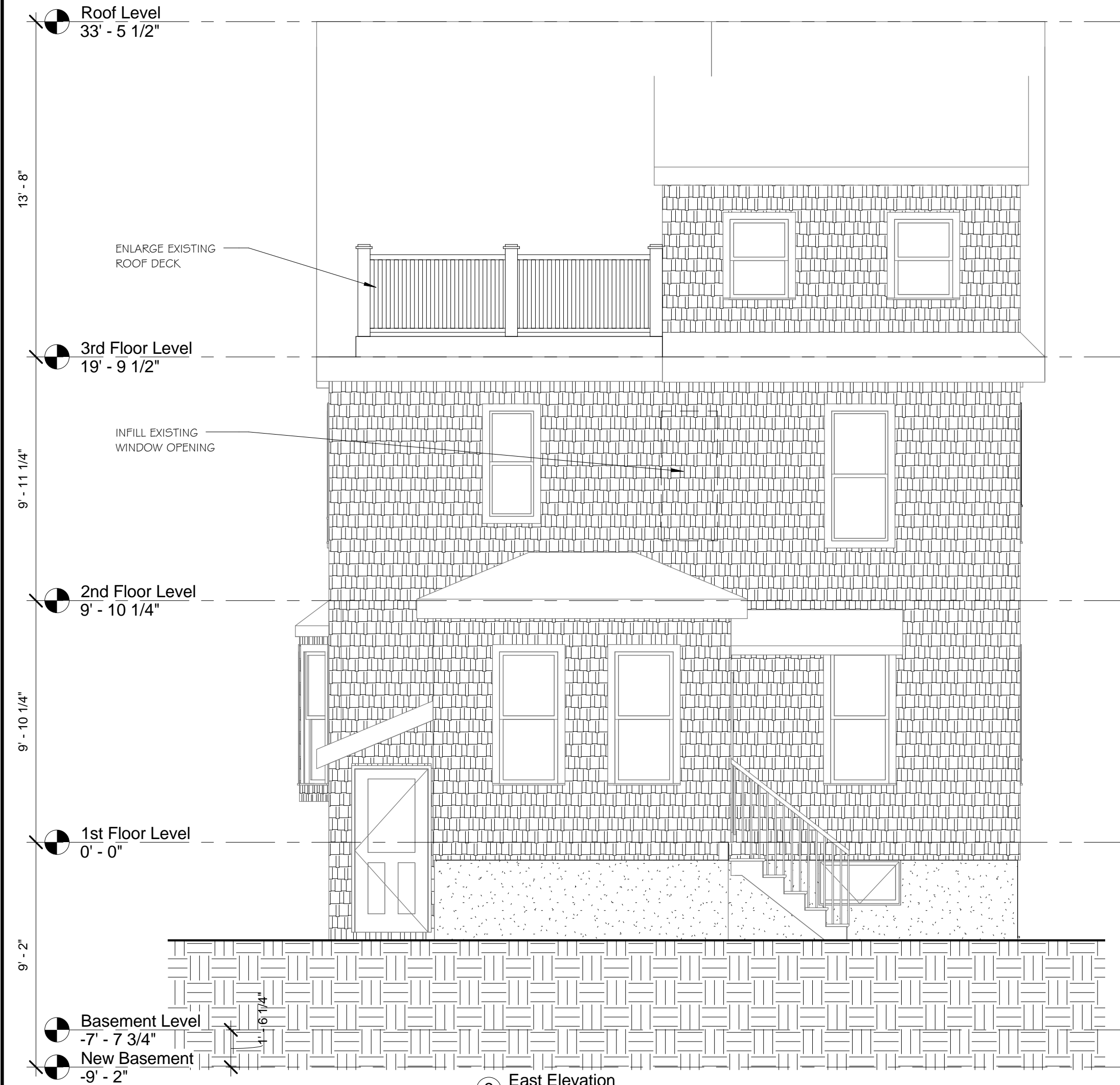
Second & Third
Floor Plans

A-101

79 BENTON RD RESIDENCES



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



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



2 North Elevation
1/4" = 1'-0"



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

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REVISIONS

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Exterior Elevations

A-300

79 BENTON RD RESIDENCES