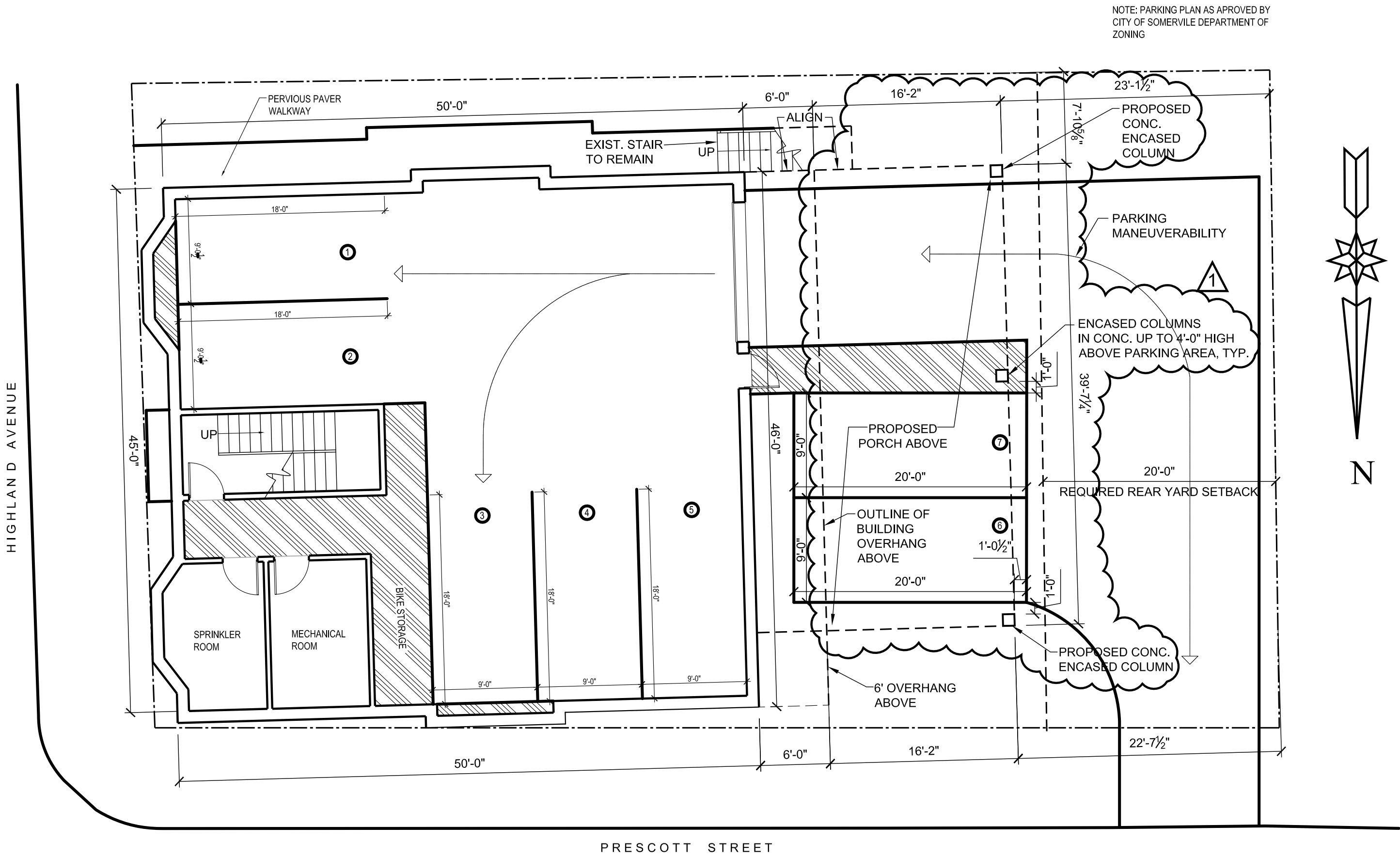


Sheet Number	Sheet Name	Sheet Issue Date
A-010	SITE PLAN & ZONING ANALYSIS/ EGRESS PLANS	05-28-2015
EX-100	EXISTING GARAGE & FIRST FLOOR PLAN	05-28-2015
EX-101	EXISTING SECOND & THIRD FLOOR PLANS	05-28-2015
EX-300	EXISTING NORTH & WEST ELEVATIONS	05-28-2015
EX-301	EXISTING SOUTH & EAST ELEVATIONS	05-28-2015
A-100	PROPOSED GARAGE & FIRST FLOOR PLANS	05-28-2015
A-101	PROPOSED SECOND & THIRD FLOOR PLANS	05-28-2015
A-300	PROPOSED NORTH & WEST ELEVATIONS	05-28-2015
A-300	PROPOSED SOUTH & EAST ELEVATIONS	05-28-2015



1 PROPOSED SITE PLAN
A-010 Scale: 1/8"=1'-0"

82 HIGHLAND AVENUE
SOMERVILLE, MA
ZONING REVIEW

ITEM	
ZONING DISTRICT	RC
EXISTING USE	
PROPOSED USE	6 RESIDENTIAL UNITS
LOT SIZE	5,444 ± S.F.

SITE DATA SHOWN ON THIS PLAN

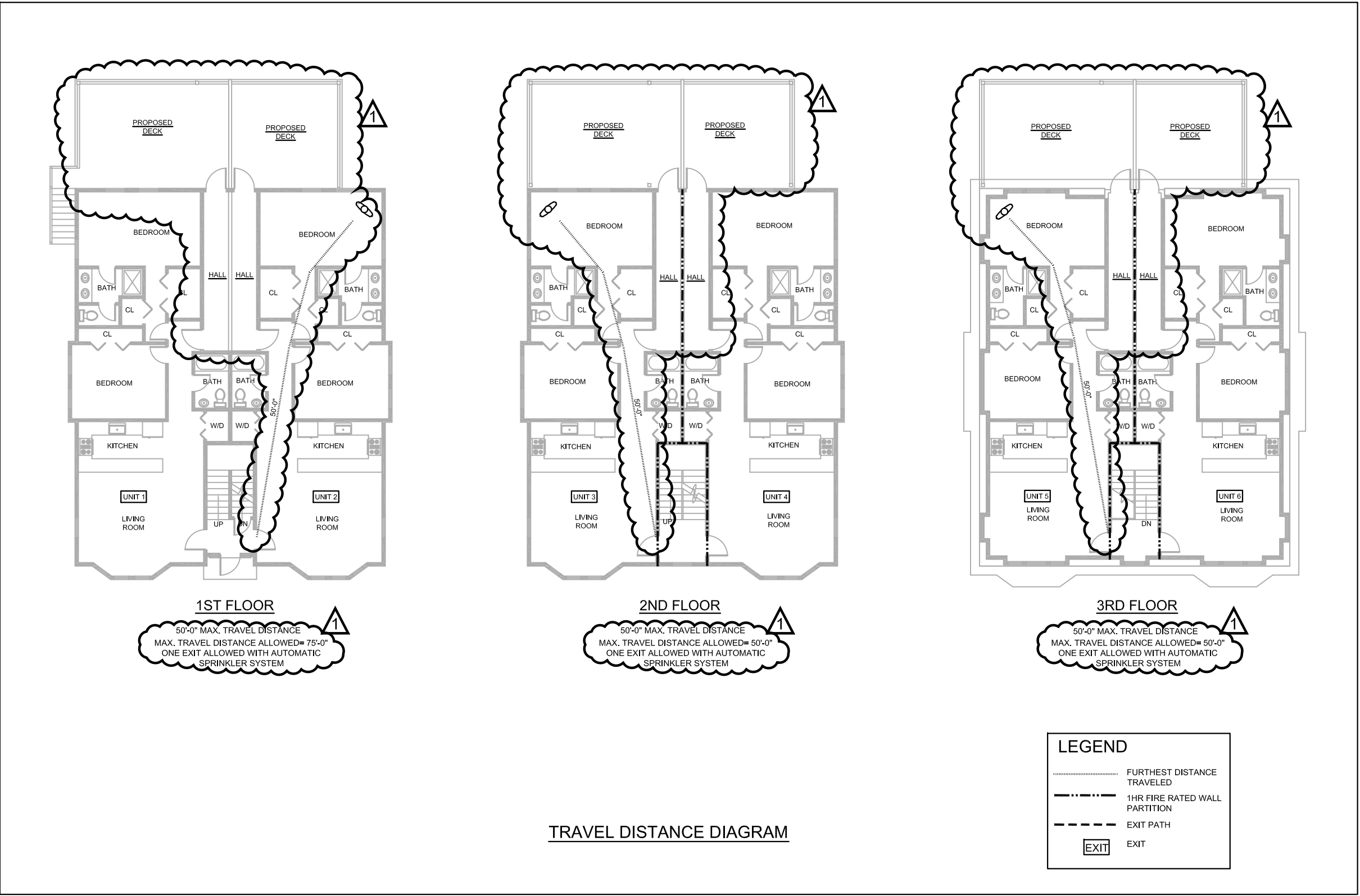
PREPARED BY:
DESIGN CONSULTANTS, INC.
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
DATED: OCTOBER 28, 2013

DIMENSIONAL REGULATIONS
SECTION 8.5

ITEM	REQUIRED	PREVIOUSLY APPROVED	PROPOSED
MIN. LOT SIZE	7,500 S.F.	5,444 ± S.F.	NOT CHANGED
MIN. LOT WIDTH	NONE	N/A	NOT CHANGED
MIN. LOT FRONTAGE	50'	55.42' ±	NOT CHANGED
MAX. FLOOR AREA RATIO	2.0	1.51 (8,214 ± S.F. ±)	NOT CHANGED
MAX. ALLOWABLE BUILDING HEIGHT	40'-0"	30'-6" ±	NOT CHANGED
MAX. BLDG STORIES	3	3	NOT CHANGED
MIN. FRONT YARD	15'	0'-0" ±	NOT CHANGED
MIN. SIDE YARD	5'	0'-0" ± / 7'-6" ±	NOT CHANGED
MIN. REAR YARD	20'	38'-9" ± / 39'-8" ±	22'-7 1/2" ± / 23'-1 1/2" ±
MIN. USABLE OPEN SPACE	25%	25% (1,405.4 ± S.F.)	NOT CHANGED
MIN. PERVIOUS AREA	30%	32% (1,765.5 ± S.F.)	NOT CHANGED

PARKING REQUIREMENTS
SECTION 9.5

ITEM	REQUIRED	PREVIOUSLY APPROVED	PROPOSED
MIN. NUMBER OF PARKING SPACES	1.5 PER UNIT = 9 SPACES	7 SPACES	NOT CHANGED



82 Highland Ave.
Residences

82 Highland Ave.
Somerville, MA 02145

LaRosa
Development

ARCHITECT
◇ T K G ◇
KHALSA DESIGN INC.
17 VALUO ST., SUITE 400, SOMERVILLE, MA 02145
TELEPHONE 617-591-8882 FAX 617-591-2086
CONSULTANTS:

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Job No.	15028
Drawn By	TMC
Checked By	JSK
Date	05-28-2015 REV A
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PROPOSED
SITE PLAN
& EGRESS
PLANS

A-010

Scale: AS NOTED Project Name: 82 Highland Ave.

82 Highland Ave.
Somerville, MA 02145

ARCHITECT

TKG

KHALSA DESIGN INC.

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

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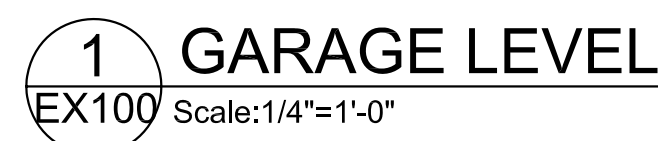
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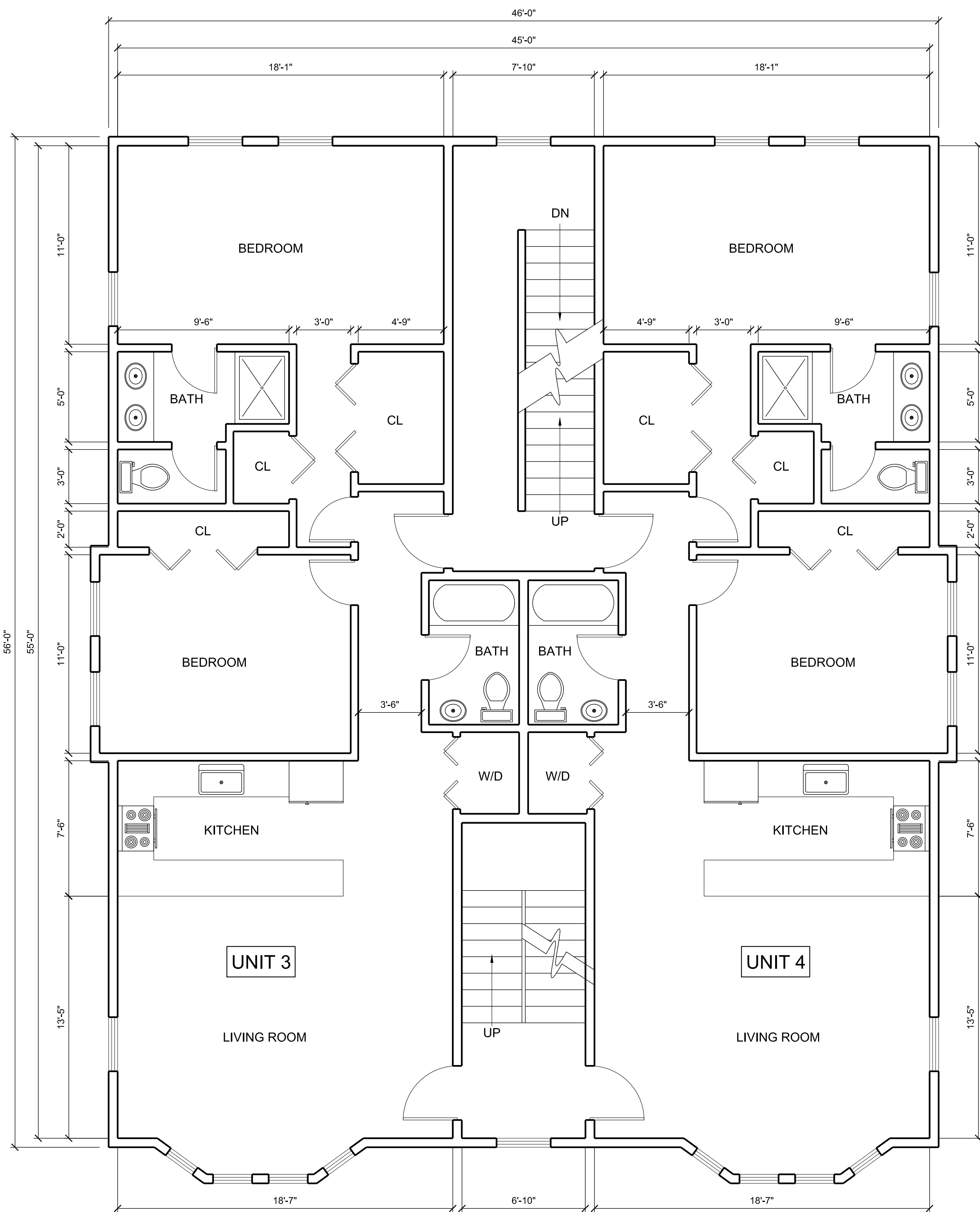
Job No. 15028
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EXISTING
GARAGE &
FIRST FLOOR
PLANS

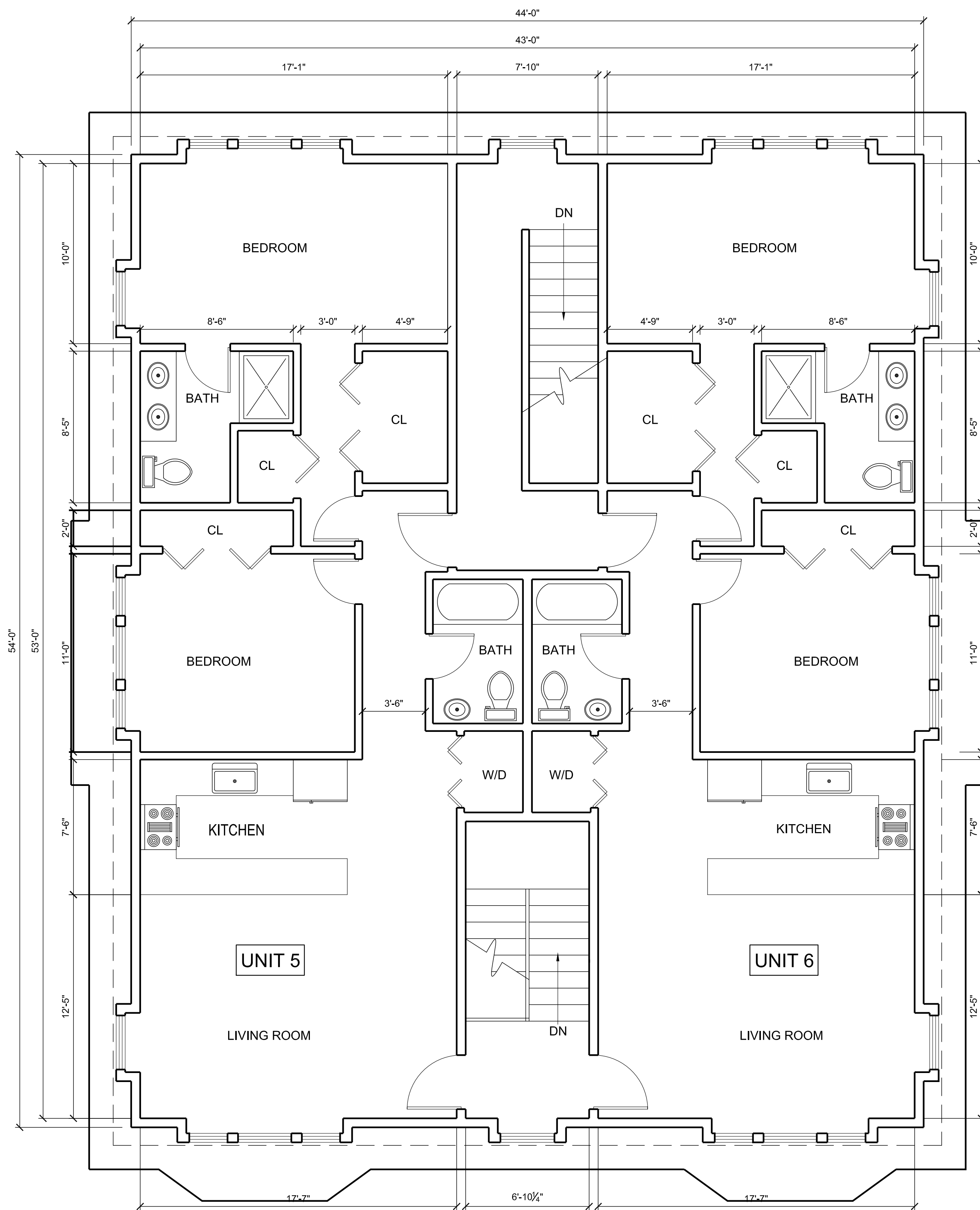
EX-100

Scale: AS NOTED	Project Name: 82 Highland Ave.
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1 SECOND FLOOR LEVEL
EX101 Scale: 1/4"=1'-0"



2 THIRD FLOOR LEVEL
EX101 Scale: 1/4"=1'-0"

82 Highland Ave.
Residences

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Development

ARCHITECT
T K G
KHALSA DESIGN INC.
17 VALUO ST., SUITE 400, SOMERVILLE, MA 02145
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EXISTING
SECOND &
THIRD FLOOR
PLANS

EX-101

Scale: AS NOTED Project Name:
82 Highland Ave.



1 NORTH ELEVATION
EX300 Scale: 1/4"=1'-0"



2 WEST ELEVATION
EX300 Scale: 1/4"=1'-0"

82 Highland Ave.
Residences

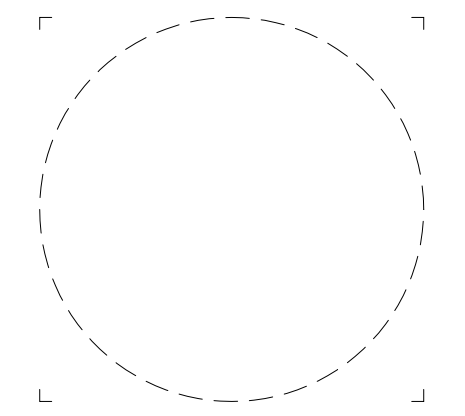
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Somerville, MA 02145

LaRosa
Development

ARCHITECT
◇ T K G ◇
KHALSA DESIGN INC.
171 VALUO ST., SUITE 400, SOMERVILLE, MA 02145
TELEPHONE 617-591-8882 FAX 617-591-2086

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EXISTING
NORTH &
WEST
ELEVATIONS

EX-300

Scale: AS NOTED Project Name: 82 Highland Ave.



1 SOUTH ELEVATION
EX301 Scale: 1/4"=1'-0"



2 EAST ELEVATION
EX301 Scale: 1/4"=1'-0"

82 Highland Ave.
Residences

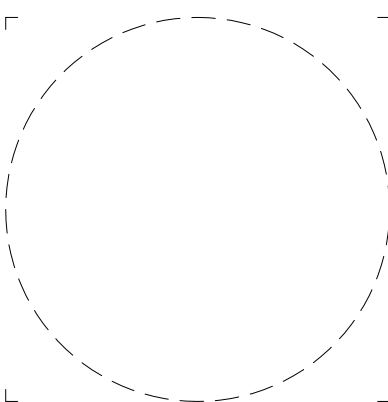
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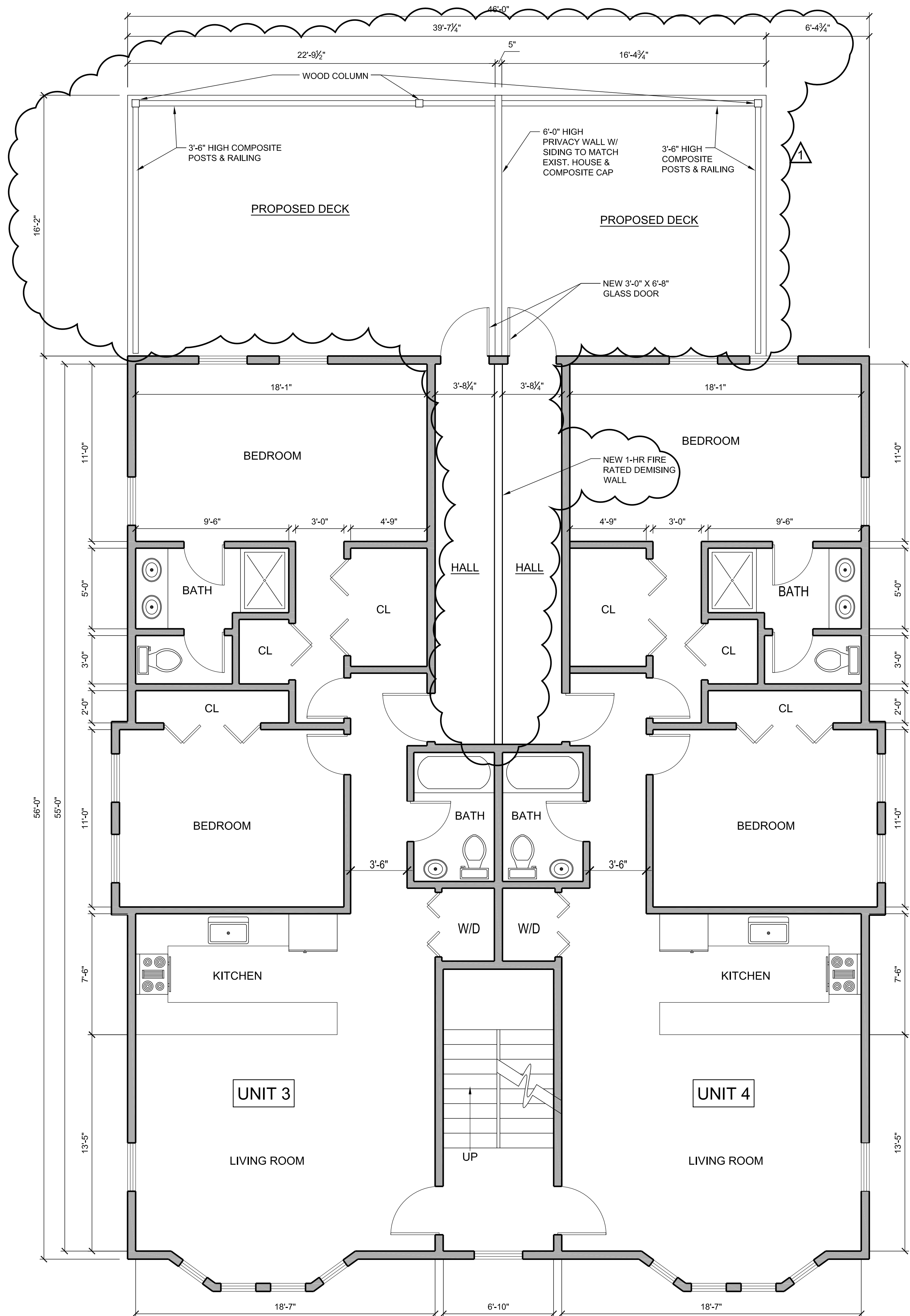
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EXISTING
SOUTH &
EAST
ELEVATIONS

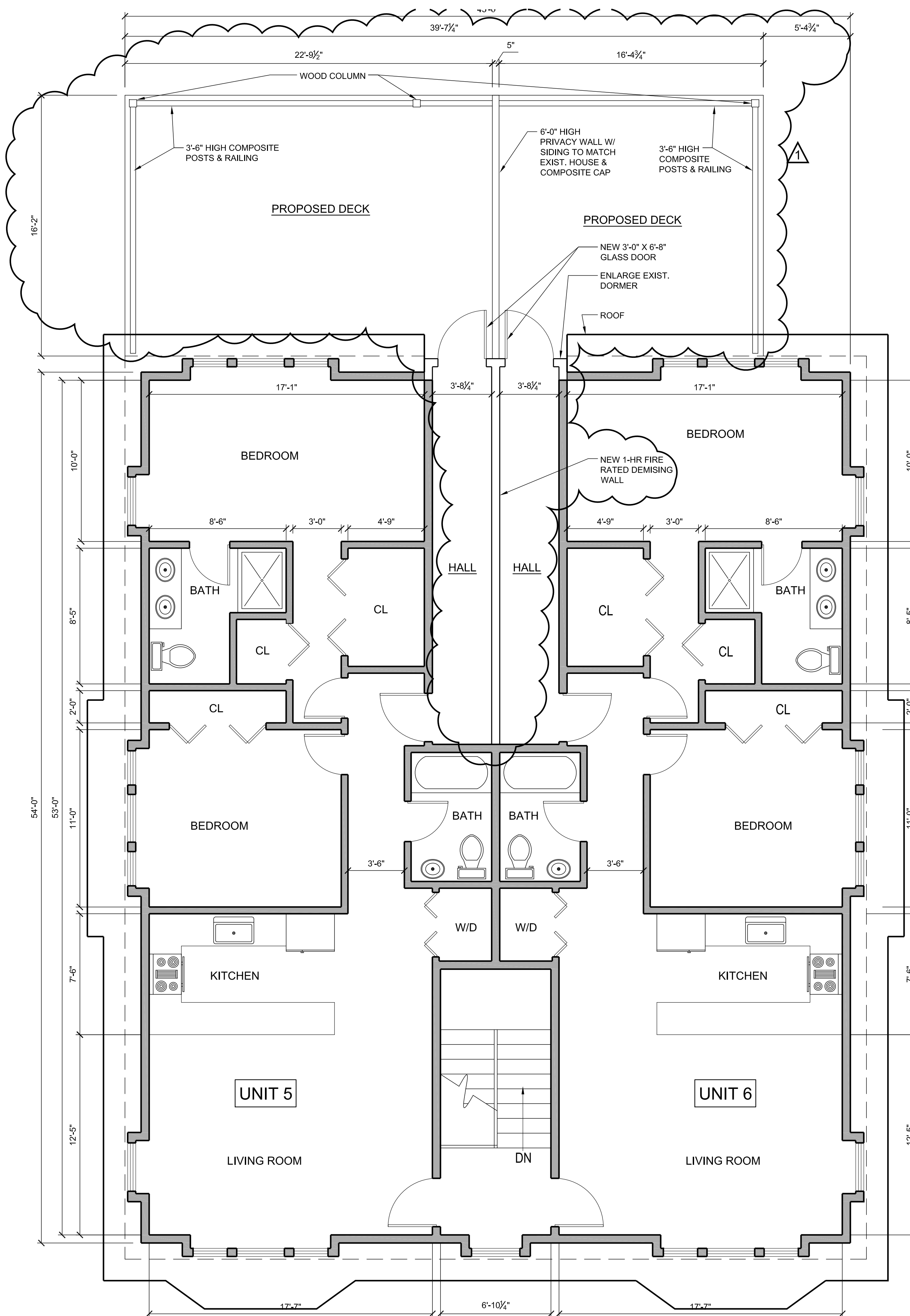
EX-301

Scale: AS NOTED Project Name: 82 Highland Ave.

2 FIRST FLOOR LEVEL
A-100 Scale: 1/4"=1'-0"



1 SECOND FLOOR LEVEL
A-101 Scale: 1/4"=1'-0"



2 THIRD FLOOR LEVEL
A-101 Scale: 1/4"=1'-0"

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PROPOSED
SECOND &
THIRD FLOOR
PLANS

A-101

Scale: AS NOTED | Project Name:
82 Highland Ave.



1 NORTH ELEVATION
A-300 Scale: 1/4"=1'-0"



2 WEST ELEVATION
A-300 Scale: 1/4"=1'-0"

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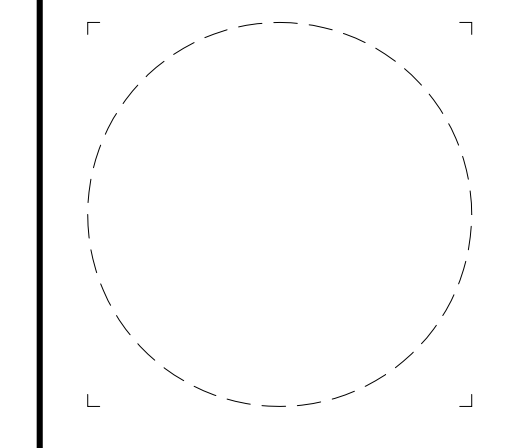
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Development

ARCHITECT
◇ T K G ◇
KHALSA DESIGN INC.
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PROPOSED
NORTH &
WEST
ELEVATIONS

A-300

Scale: AS NOTED Project Name:
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