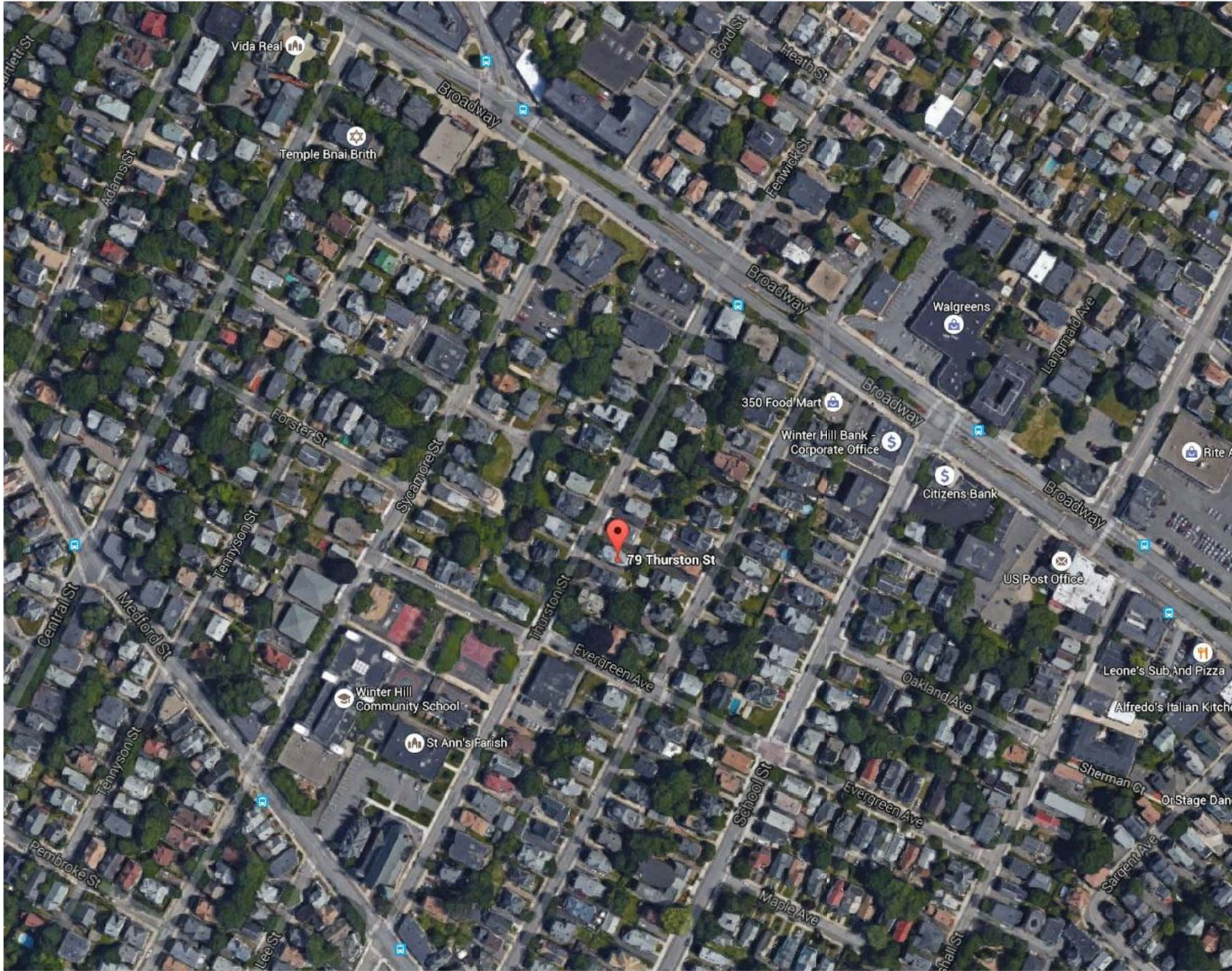


Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000b	Cover Sheet	07-01-2015
A-002b	Site Plan & Zoning Analysis	07-01-2015
EX-101	Existing Floor & Roof Plans	07/01/2015
EX-300	Existing Exterior Elevations	07/01/2015
A-102b	3rd Floor & Roof Plan/ Building Section	07-01-2015
A-300b	North & West Elevations	07-01-2015
A-301b	East & South Elevations	07-01-2015
AV-1	Proposed Massing Model Diagram	07-01-2015



LOCUS MAP



79 THURSTON STEET RESIDENCES
SOMERVILLE, MA

SPECIAL PERMIT SET: 07-01-2015

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

CLIENT
CHIKUO CHEN & LIN-LI LIN
ADDRESS:
79 THURSTON ROAD
SOMERVILLE MA 02145

PROJECT NAME

79 Thurston St.
Residences

PROJECT ADDRESS

79 Thurston St.
Somerville, MA

CLIENT

Chikuo Chen & Lin-Li
Lin

ARCHITECT

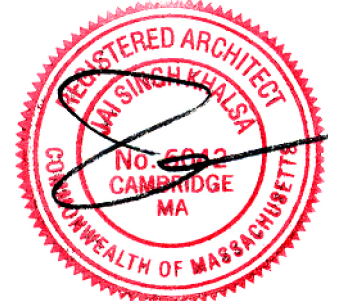
KHALSA DESIGN INC.



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

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



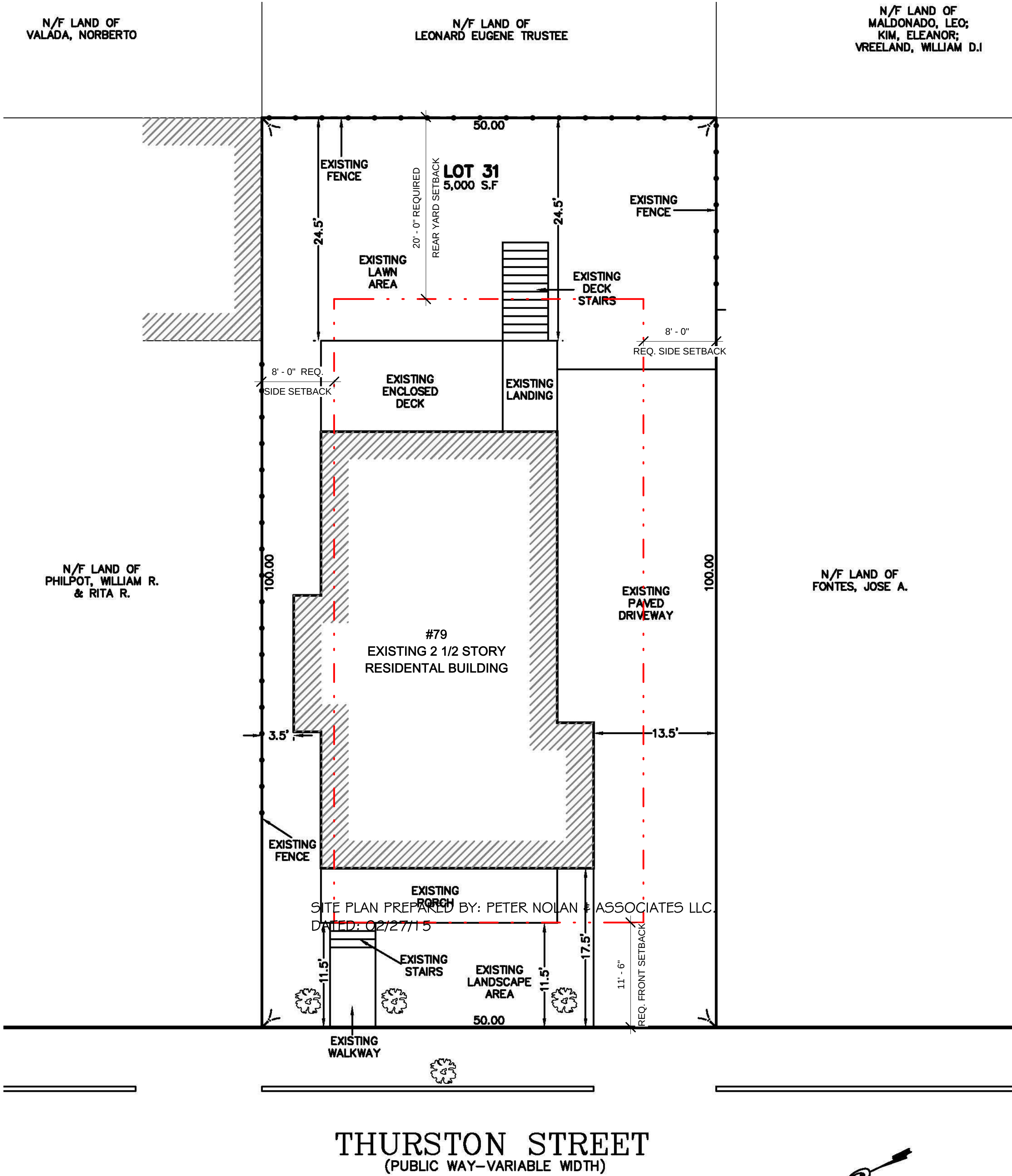
Project number	15035	
Date	07-01-2015	
Drawn by	TMC	
Checked by	JSK	
Scale		
REVISIONS		
No.	Description	Date

Cover Sheet

A-000b

79 Thurston St. Residences

ZONING CHART				
Zoning District: RA				
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. AREA	10,000 S.F.	5,000 S.F.	5,000 S.F.	EXISTING NON-CONFORMING
MIN. AREA/UNIT 3 UNITS	2,250 S.F.	1,667 S.F.	1,667 S.F.	EXISTING NON-CONFORMING
MIN. YARD FRONT	11.5'	11.5'	11.5'	YES
MIN. LEFT SIDE FRONT	8' SUM 17'	3.5'	3.5'	EXISTING NON-CONFORMING
MIN. RIGHT SIDE FRONT	8' SUM 17'	13.5'	13.5'	YES
MIN. REAR YARD	20'	24.5'	24.5'	YES
MAX. LOT COVERAGE	50%	37%	37%	YES
MIN. OPEN SPACE	25%	40%	40%	YES
MIN. FRONTAGE	50'	50'	50'	YES
MAX. BLDG. HEIGHT	35'	33' +/-	33' +/-	YES
MAX. STORIES	2.5	2.5	2.5	YES
MAX. F.A.R.	0.75 / 3,750 S.F.	0.67 / 3,380 S.F.	0.74 / 3,716 S.F.	YES



PROJECT NAME

79 Thurston St. Residences

PROJECT ADDRESS

79 Thurston St. Somerville, MA

CLIENT

Chikuo Chen & Lin-Li Lin

ARCHITECT

KHALSA DESIGN INC.



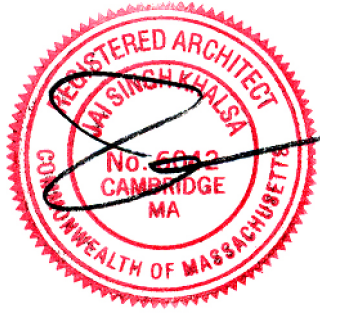
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



Project number	15035
Date	07-01-2015
Drawn by	TMC
Checked by	JSK
Scale	As indicated

REVISIONS		
No.	Description	Date

Site Plan & Zoning Analysis

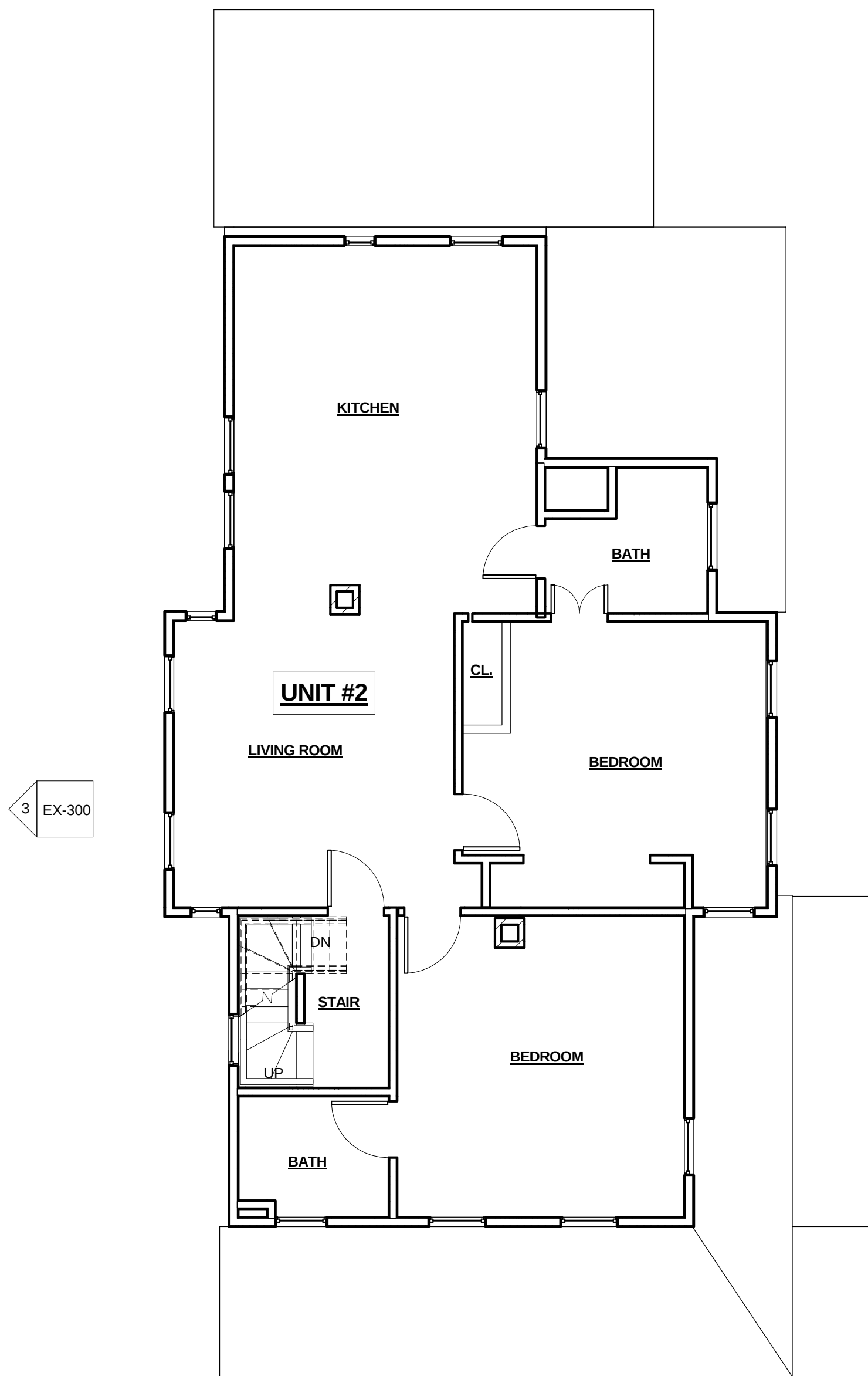
A-002b

79 Thurston St. Residences

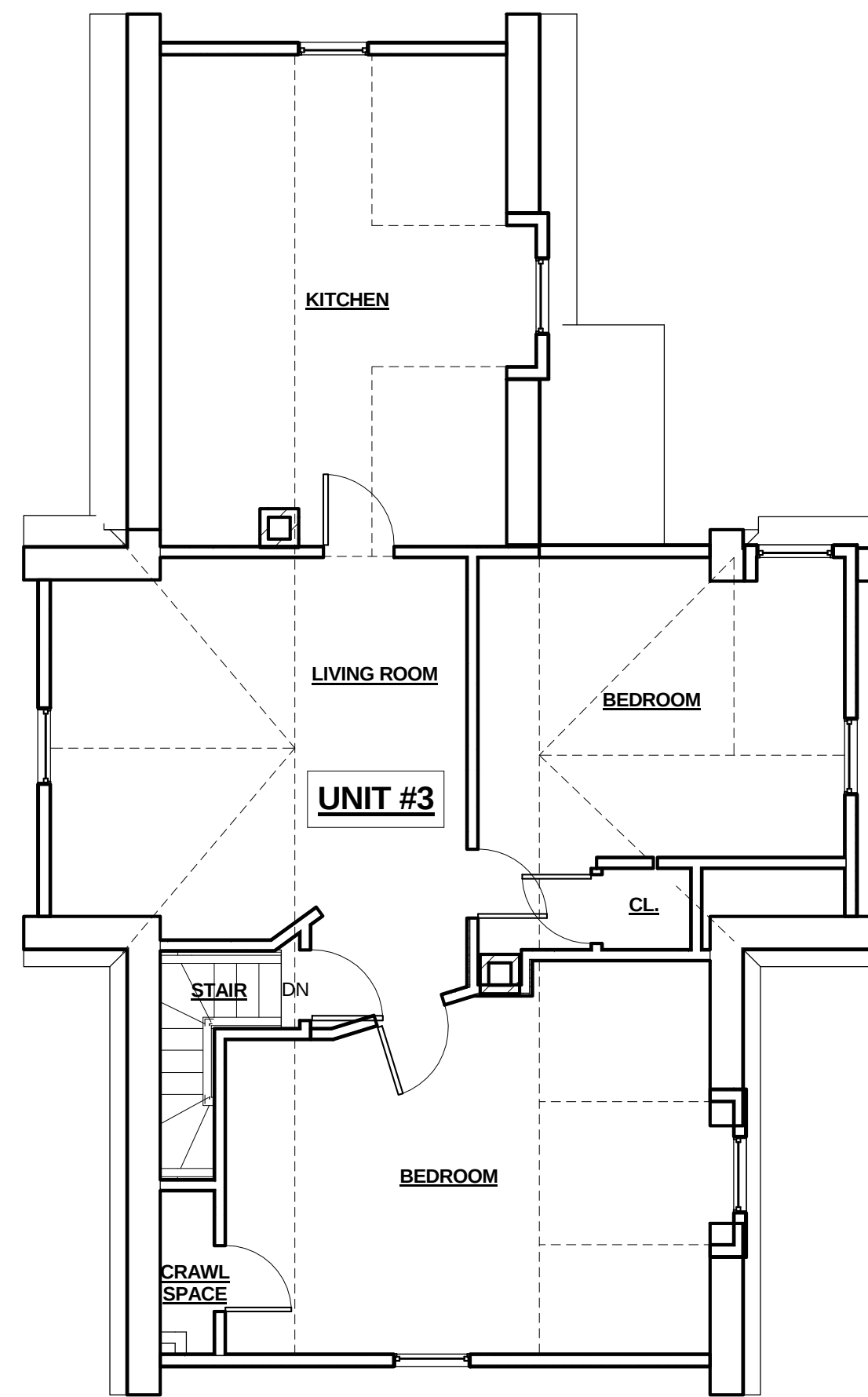


1 Existing Basement Plan
3/16" = 1'-0"

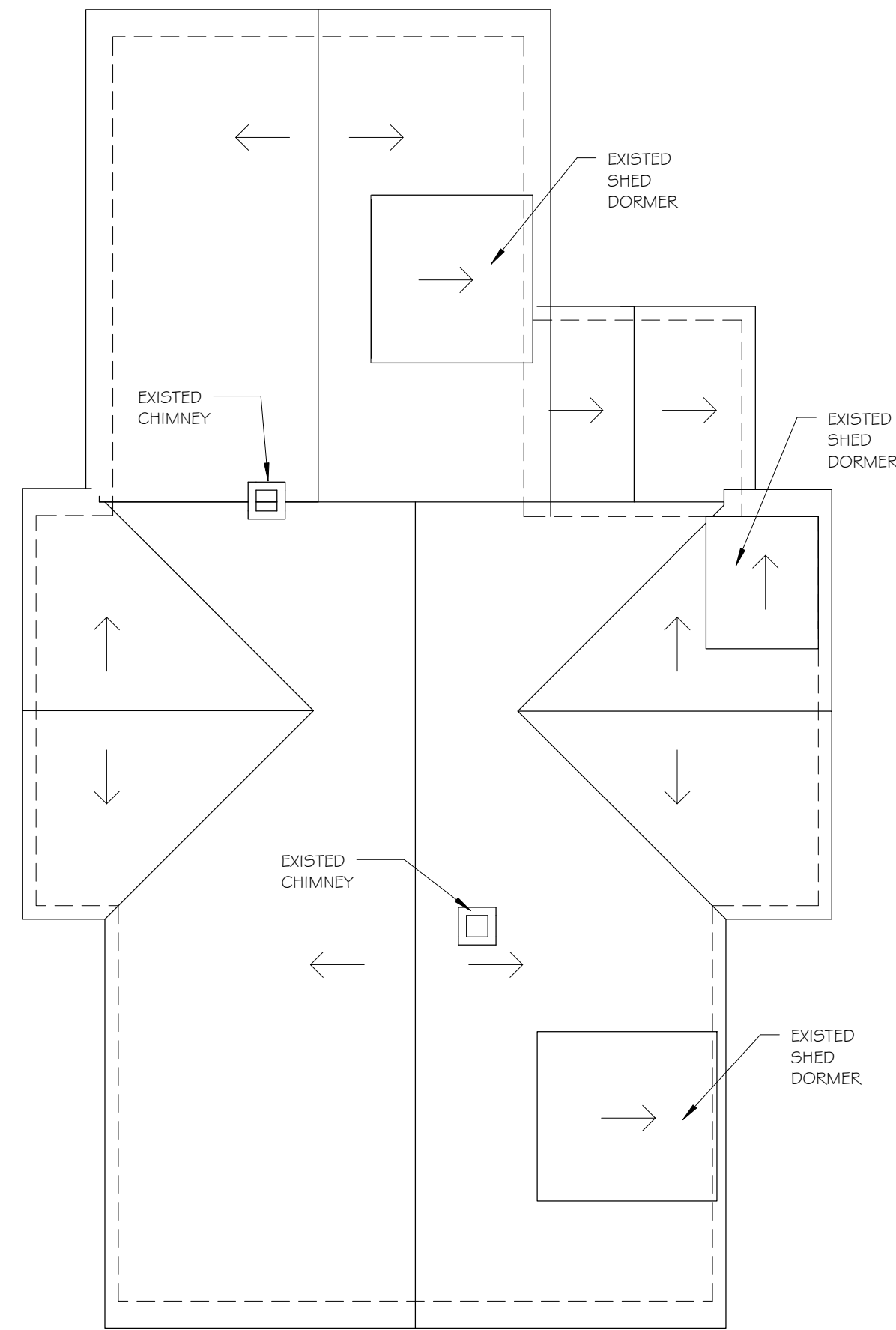
2 Existing 1st Floor Plan
3/16" = 1'-0"



3 Existing 2nd Floor Plan
3/16" = 1'-0"



4 Existing 3rd Floor Plan
3/16" = 1'-0"



5 Existing Roof Level
3/16" = 1'-0"

PROJECT NAME

79 Thurston St.
Residences

PROJECT ADDRESS

79 Thurston St.
Somerville, MA

CLIENT

Chikuo Chen & Lin-Li
Lin

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



Project number 15035
Date 07-01-2015
Drawn by TMC
Checked by JSK
Scale 3/16" = 1'-0"

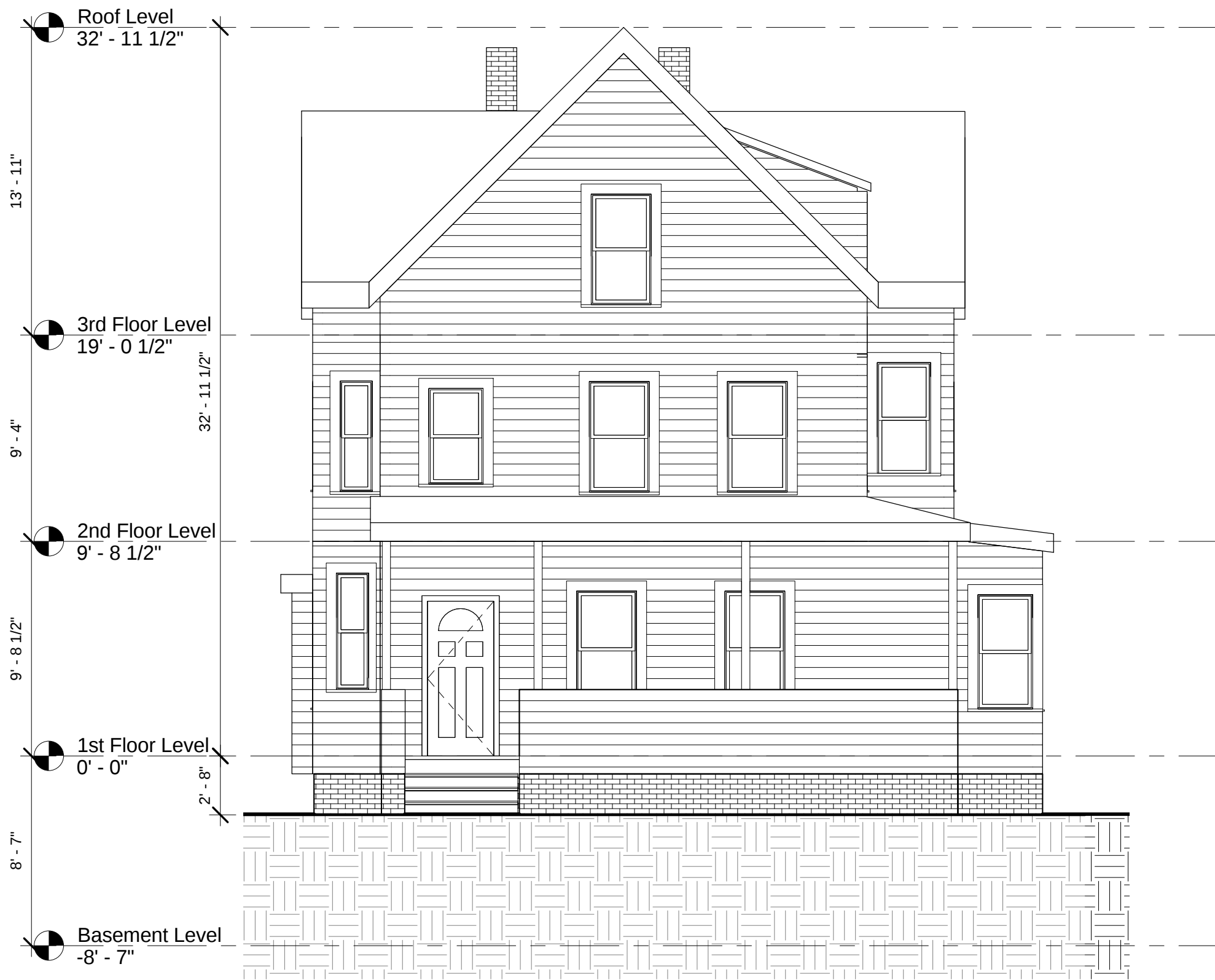
REVISIONS

No.	Description	Date

Existing Floor &
Roof Plans

EX-101

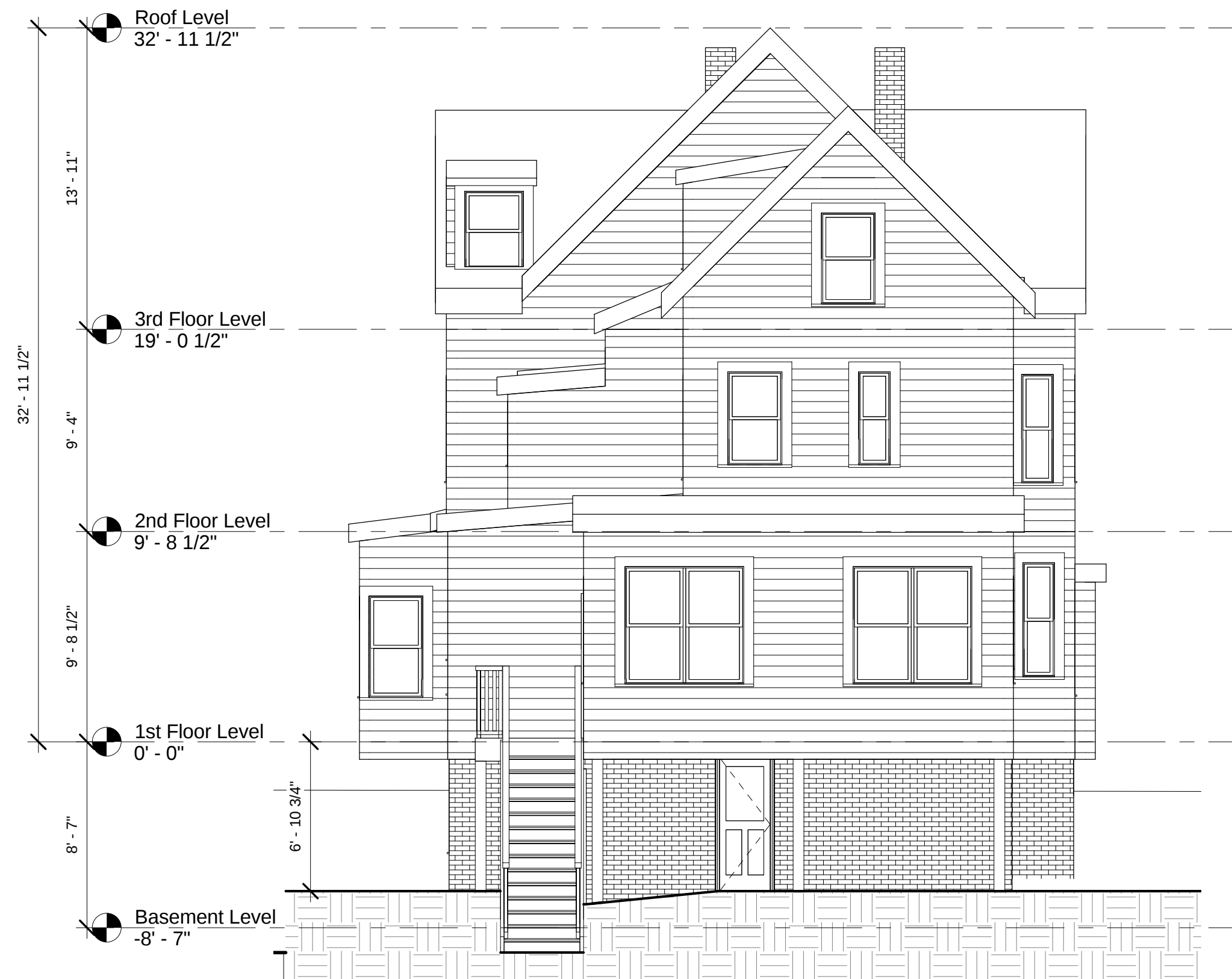
79 Thurston St. Residences



① Existing West Elevation
3/16" = 1'-0"



② Existing North Elevation
3/16" = 1'-0"



④ Existing East Elevation
3/16" = 1'-0"



③ Existing South Elevation
3/16" = 1'-0"

PROJECT NAME

**79 Thurston St.
Residences**

PROJECT ADDRESS

79 Thurston St.
Somerville, MA

CLIENT

**Chikuo Chen & Lin-Li
Lin**

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400

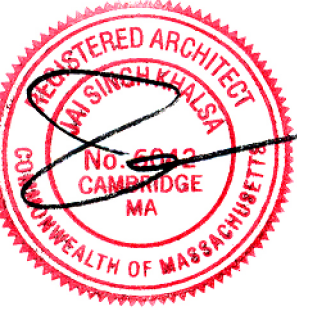
SOMERVILLE, MA 02143

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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



Project number	15035
Date	07-01-2015
Drawn by	TMC
Checked by	JSK
Scale	3/16" = 1'-0"

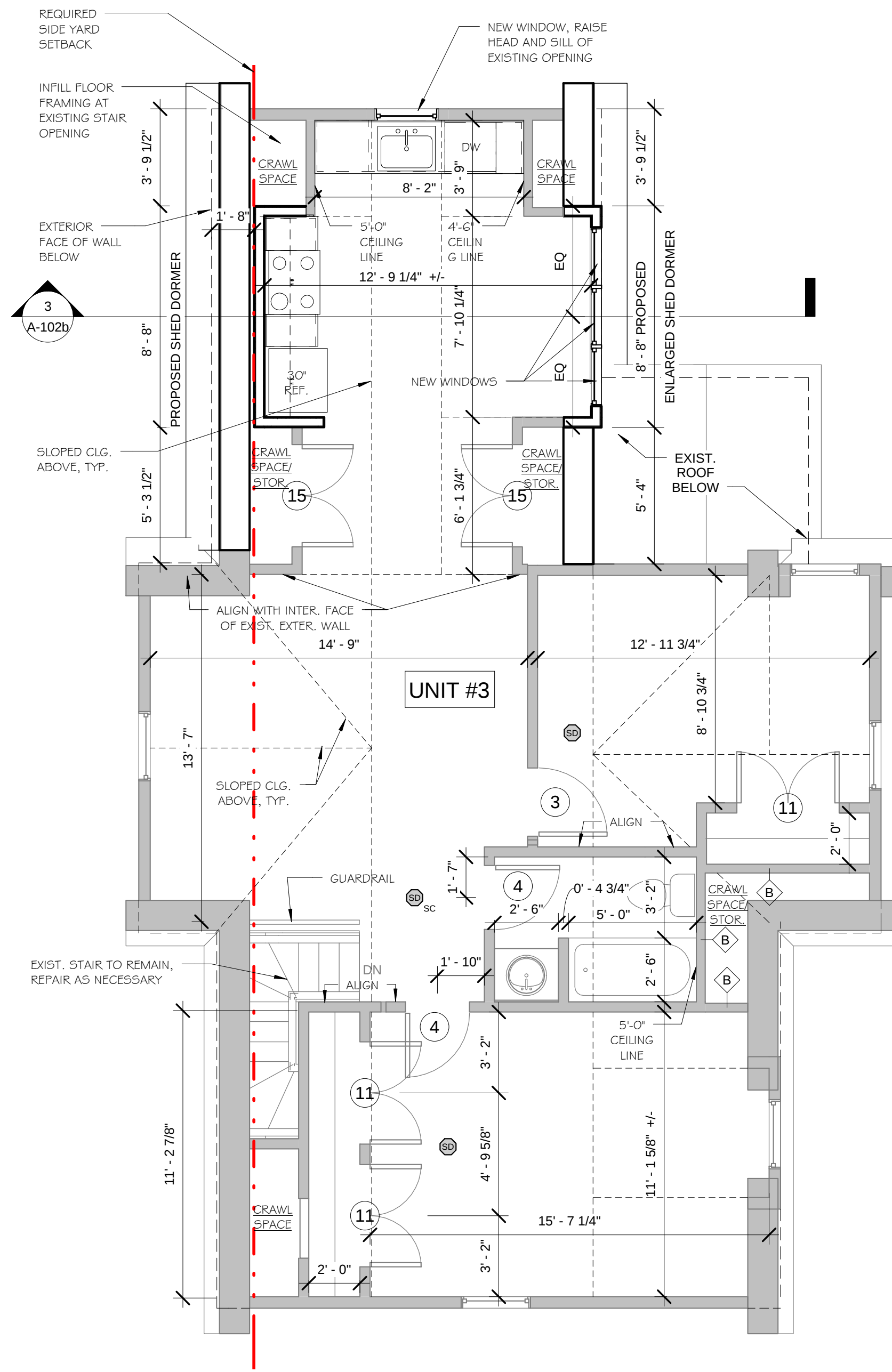
REVISIONS

No.	Description	Date

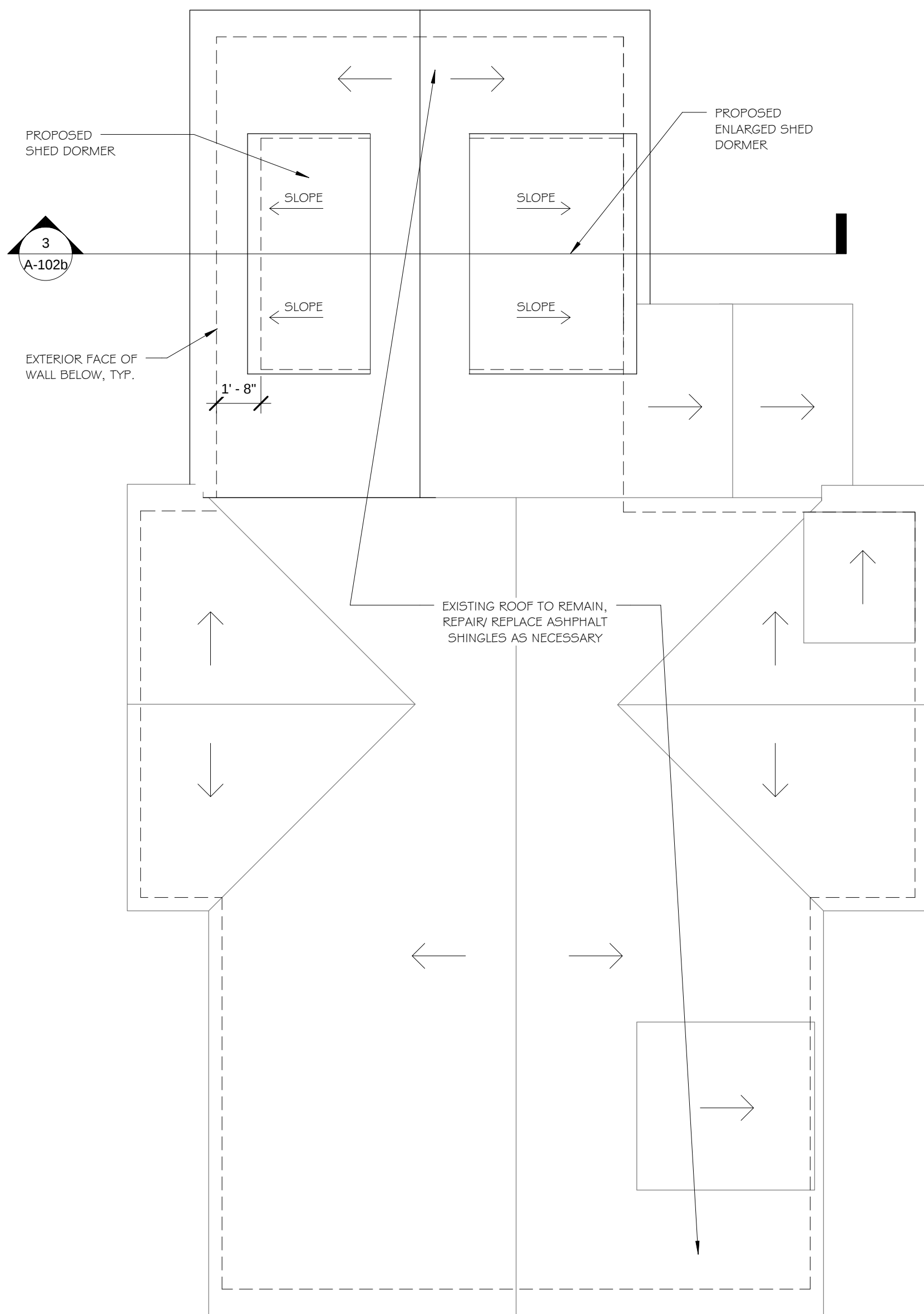
Existing Exterior
Elevations

EX-300

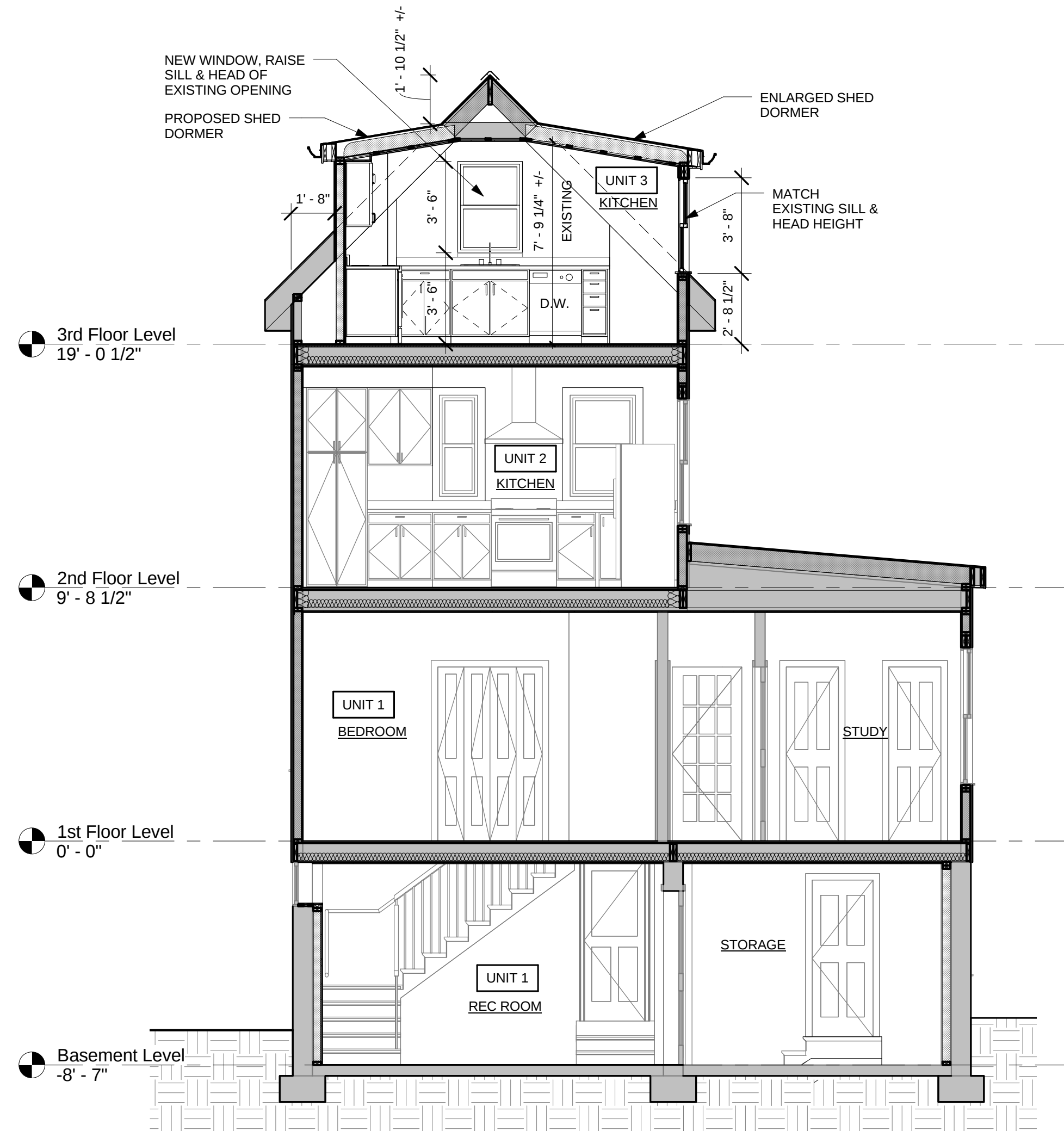
79 Thurston St. Residences



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



② Roof Level- Special Permit
1/4" = 1'-0"



③ Building Section
1/4" = 1'-0"

PROJECT NAME

**79 Thurston St.
Residences**

PROJECT ADDRESS

79 Thurston St.
Somerville, MA

CLIENT

**Chikuo Chen & Lin-Li
Lin**

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



Project number	15035
Date	07-01-2015
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

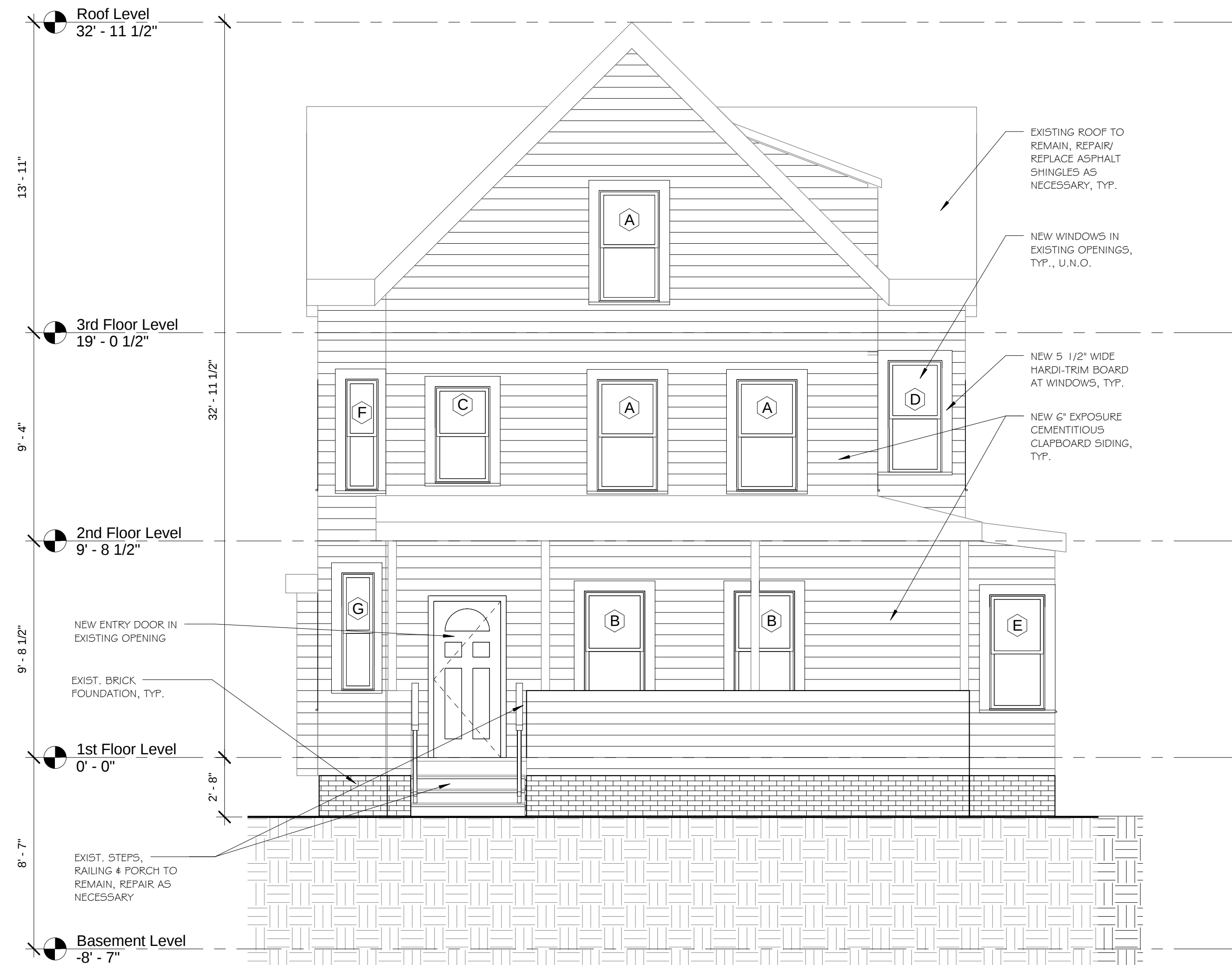
REVISIONS

No.	Description	Date

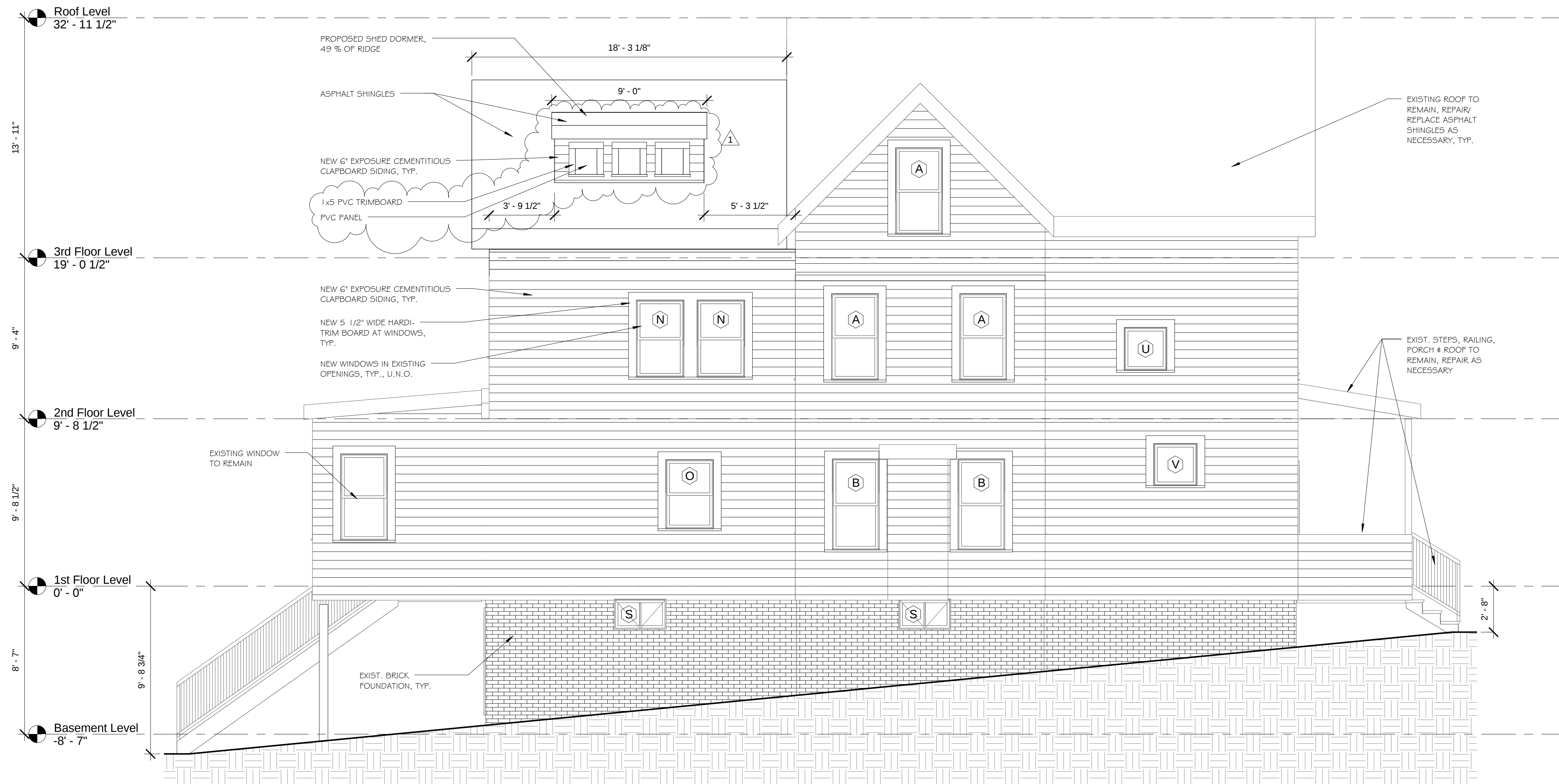
**3rd Floor & Roof
Plan/ Building
Section**

A-102b

79 Thurston St. Residences



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



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

PROJECT NAME

**79 Thurston St.
Residences**

PROJECT ADDRESS

79 Thurston St.
Somerville, MA

CLIENT

**Chikuo Chen & Lin-Li
Lin**

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION

Project number	15035
Date	07-01-2015
Drawn by	TMC, CMH
Checked by	JSK
Scale	1/4" = 1'-0"

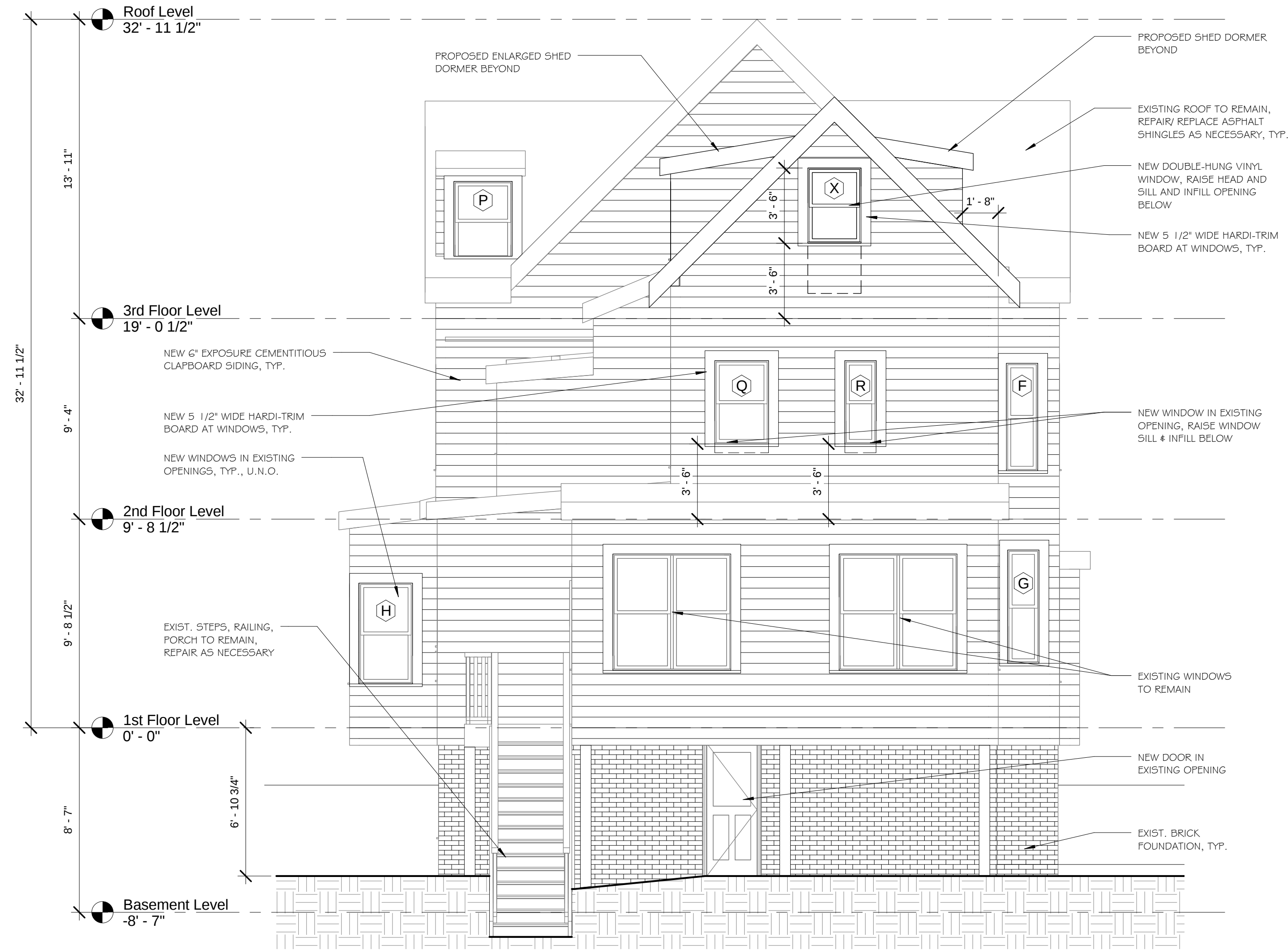
REVISIONS

No.	Description	Date
1	ADD TRIM TO DORMER	7/16/15

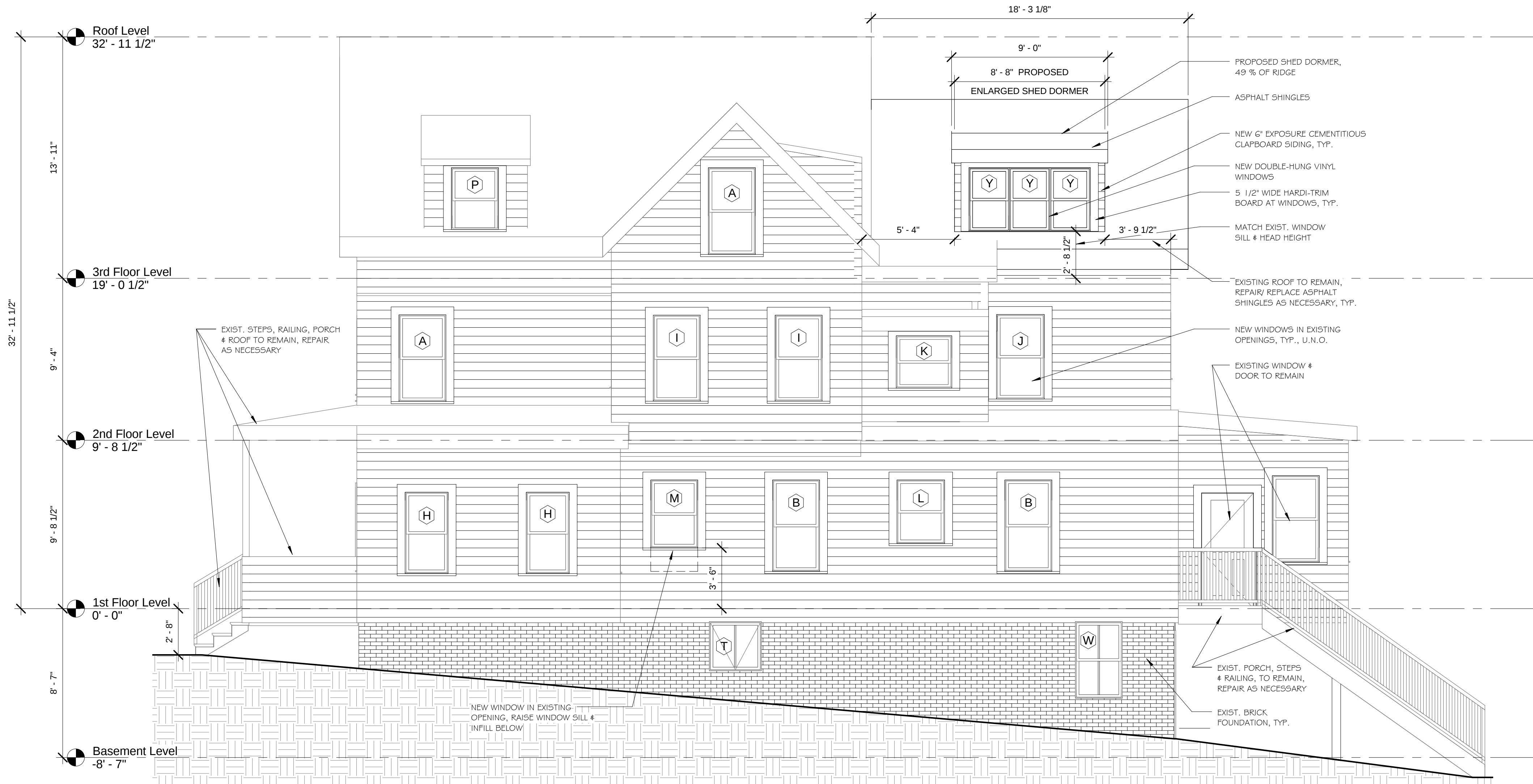
**North & West
Elevations**

A-300b

79 Thurston St. Residences



① East Elevation- Special Permit
1/4" = 1'-0"



② South Elevation- Special Permit
1/4" = 1'-0"

PROJECT NAME

**79 Thurston St.
Residences**

PROJECT ADDRESS

79 Thurston St.
Somerville, MA

CLIENT

**Chikuo Chen & Lin-Li
Lin**

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



Project number	15035
Date	07-01-2015
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

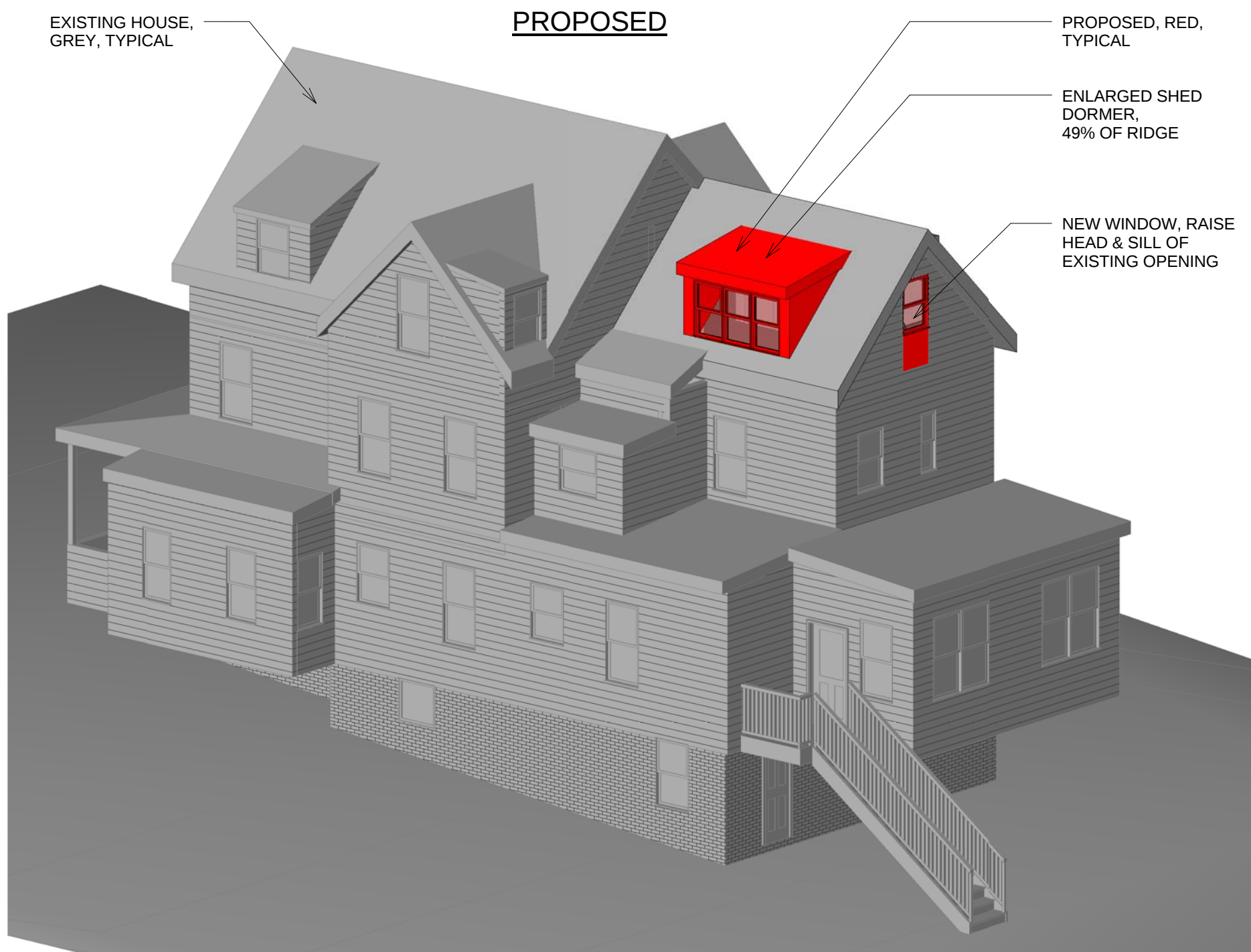
No.	Description	Date

**East & South
Elevations**

A-301b

79 Thurston St. Residences

VIEW 1



SOMERVILLE ZONING ORDINANCE

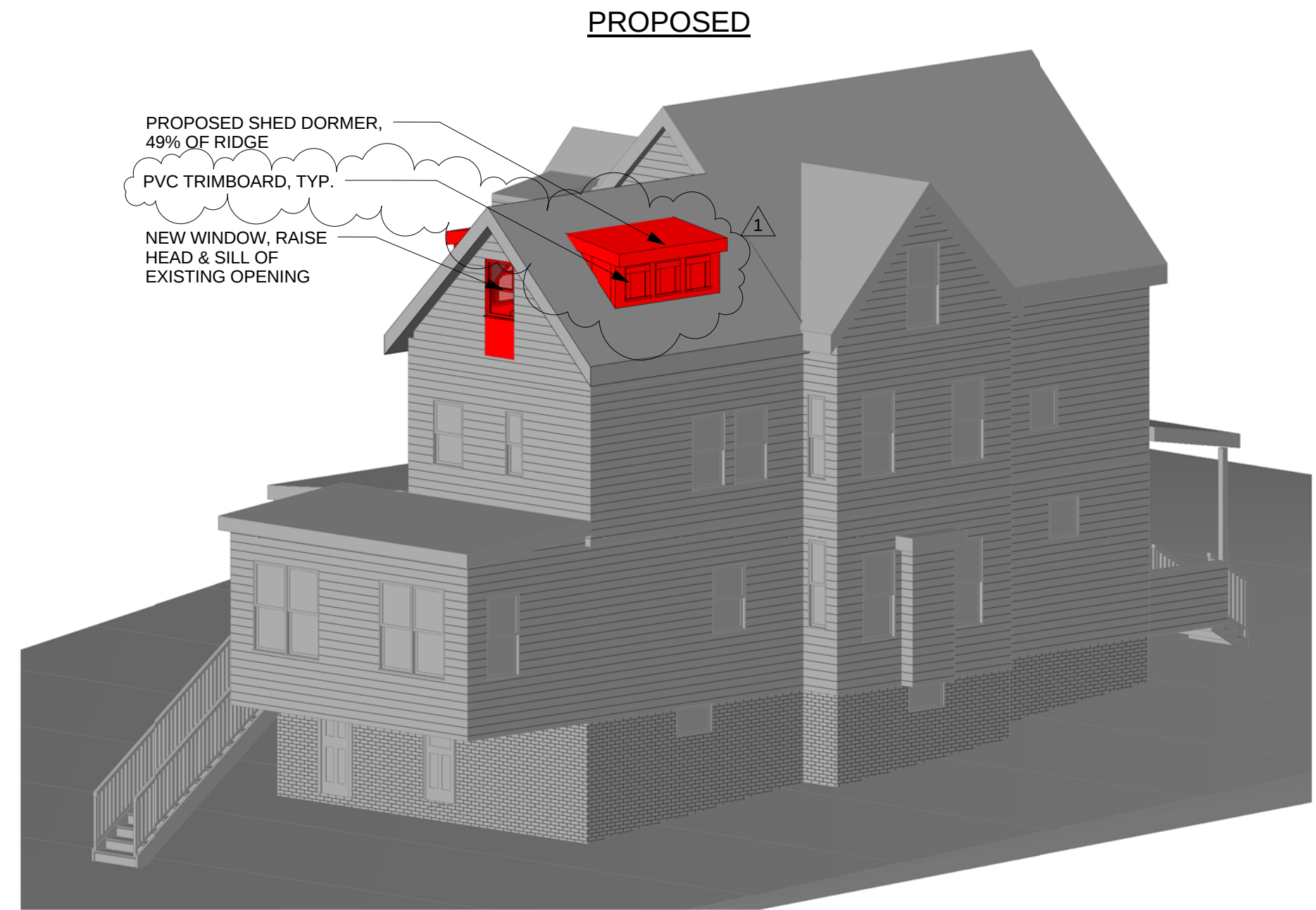
Section 4.4. - Nonconforming Structures.
4.4.1. Alteration, Reconstruction, Extension, or Structural Change to a Nonconforming Structure.

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.

2.2.155. Story, Half. A story directly under a sloping roof where, in the case of a roof having one (1) uniform degree of pitch (such as in gable or shed roof types) the points of intersection of the bottom of the rafters and the interior faces of the exterior walls are less than two (2) feet above the floor level on at least two (2) opposite exterior walls or, in the case of a roof having two (2) or more pitches on each of two (2) or more sides (such as gambrel or mansard roof types), the average finished floor to finished ceiling height is less than six (6) feet. Dormers may be constructed on the roof and exterior walls provided they are structurally supported on the roof rafters and the length of the dormer(s) as measured between the lowest bearing points of the dormer(s) on the rafters of the sloping roof does not exceed fifty (50) percent of the length of the sloping roof to which it is attached.

VIEW 2



PROJECT NAME

79 Thurston St.
Residences

PROJECT ADDRESS

79 Thurston St.
Somerville, MA

CLIENT

Chikuo Chen & Lin-Li
Lin

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION

Project number 15035
Date 07-01-2015
Drawn by TMC
Checked by JSK
Scale

REVISIONS

No.	Description	Date
1	ADD TRIM TO DORMER	7/16/15

Proposed Massing
Model Diagram

AV-1

79 Thurston St. Residences