

DRAWING LIST		
SHEET NUMBER	SHEET NAME	ISSUE DATE
A-000	COVER SHEET	10/22/12
EX	EXISTING CONDITIONS PLAN	11/07/11
EX-1	EXISTING SITE CONTEXT PHOTOS	10/22/12
Z-001	ZONING PLAN	10/22/12
A-100	BASEMENT & FIRST FLOOR PLANS	10/22/12
A-101	SECOND & THIRD FLOOR PLANS	10/22/12
A-300	BUILDING ELEVATIONS	10/22/12
A-400	BUILDING PERSPECTIVES	10/22/12

PROJECT:
NORTH STREET RESIDENCES

PROJECT ADDRESS:
77-83 NORTH STREET
SOMERVILLE, MASSACHUSETTS

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

CLIENT
JOHN & PETER STEFANO
ADDRESS:
19 CONWELL AVENUE
SOMERVILLE, MA 02143



REVIEW SET
10-22-2012

PROJECT NAME
**North Street
Residences**

PROJECT ADDRESS
77-83 North Street
Somerville, MA 02152

CLIENT**John & Peter
Stefanou**
**19 Conwell Avenue
Somerville, MA**

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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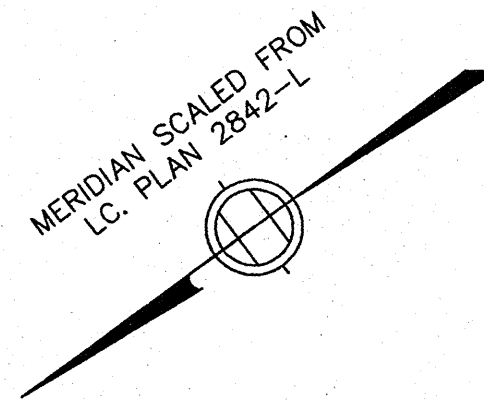
REGISTRATION

Project number 12010
Date 10-22-2012
Drawn by JW
Checked by JSK
Scale

REVISIONS		
No.	Description	Date

Cover Sheet

A-000
North Street Residences



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.

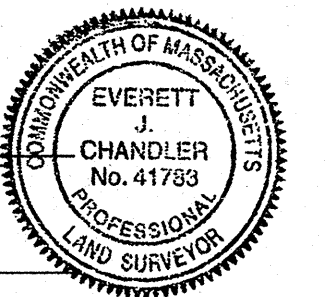
THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN NOVEMBER 4 & NOVEMBER 7, 2011, BY DESIGN CONSULTANTS, INC.

P.L.S.

EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783

DATE

2/9/12



LEGEND

- CLF CHAIN LINK FENCE
- CS COMBINED SEWER & DRAIN
- S SANITARY SEWER
- D STORM DRAIN LINE
- W WATER LINE
- E ELECTRIC LINE
- G GAS LINE
- SM SANITARY SEWER MANHOLE
- EM ELECTRIC MANHOLE
- TM TELEPHONE MANHOLE
- FX FIRE HYDRANT
- U UTILITY POLE
- WG WATER GATE
- GG GAS GATE
- DT DECIDUOUS TREE
- SE SPOT ELEVATION

LOCUS TITLE INFORMATION

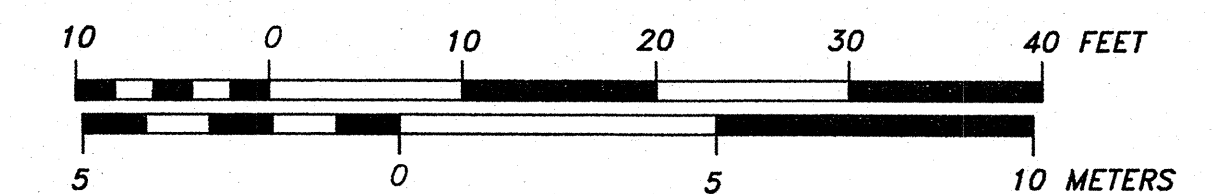
77 NORTH STREET

OWNER: PETER STEFANO & JOHN STEFANO

DEED REFERENCE: BK. 23170 PG. 182

PLAN REFERENCE: PLAN BK. 242 PG. 40

ASSESSORS: MAP 7, BLOCK I, LOT 1



P:\2011 Projects\2011-098 77-81 North St. Somerville.dwg\SURVEYING\11-098ex.dwg

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

FIELD: SG
CALCS: ML
CHECKED: EJC
APPROVED: EJC

EXISTING CONDITIONS PLAN

77- 83 NORTH STREET

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
JOHN STEFANO

PROJECT NO.

2011-098

DATE: NOV. 7, 2011

SHEET NO.

1 OF 1



VIEW #1



VIEW #2



VIEW #3



VIEW #4



VIEW #5



VIEW #6



VIEW #7



LOCUS MAP

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ARCHITECT
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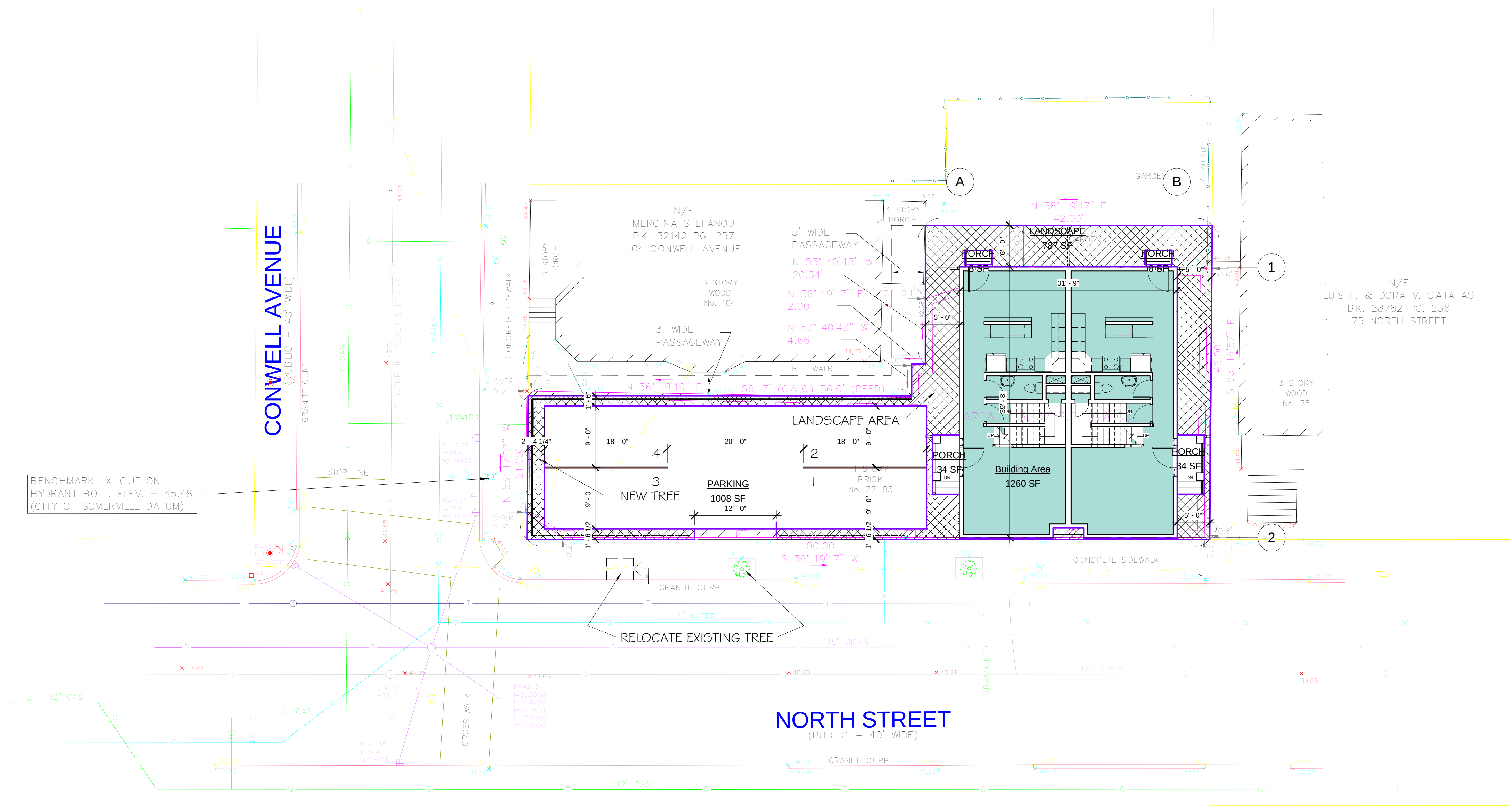
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REVISIONS		
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EXISTING SITE
CONTEXT
PHOTOGRAPHS

EX-1

North Street Residences



Zoning Aspect:			
	Allowed:	EXISTING:	Provided:
Zone RB - RESIDENTIAL			
Lot Size 7,500 sf	Lot Size 3,137 ± sf		
Minimum Lot per Dwelling Unit	1-9 Units @ 1500 sf/du = 2 DU Allowed	commercial spaces	2 dwelling units
Maximum Ground Coverage	50% x 3,137 sf = 1,568.5 sf	2845/3137 = 90.8%	1344/3137 = 42.8%
Landscape Area	25% x 3,137 sf = 784.25 sf	280/3137 = 8.9%	787/3137 = 25.1%
FAR	3,137 x 1.0 = 3,137 sf	2845/3137 = 90%	3004/3137 = 95.8%
Height	3 Stories @ 40 feet (Height)	1 Story @ 34'-7" (Height)	3 Stories @ 34'-7" (Height)
Setbacks			
Front	15 feet (10 ft min at first floor with 50% bays)	0 ft	0 ft
Side [12]	2 1/2 stories 8' minimum, sum 17 feet reduced by 1' / foot where yard is under 50' width, min 5' setback	0 ft	5 ft
	50' - 42' = 8'; 9' SETBACK - 8' = 8'-4"		
	50' - 46' = 4'; 9' SETBACK - 4' = 8'-8"		
	50' - 43.83' = 6.16'; 9' SETBACK - 6.16' = 8.49'		
Rear	20 feet reduced by 3' / foot where depth is less than 100 ft, 10 feet minimum	6 ft	5 ft
	100' - 21' = 79'; 54' x 3' = 237' [19.75']; 20' - 19.72' = 0.28'; 10 ft minimum required for rear setback		
Parking	1.5/DU-1.2-BR		
	2/DU-3-BR		
	1per 6DU-Visitor Parking	0 Parking Spaces	4 Parking Spaces

① 00 - Grade Plan
1/8" = 1'-0"

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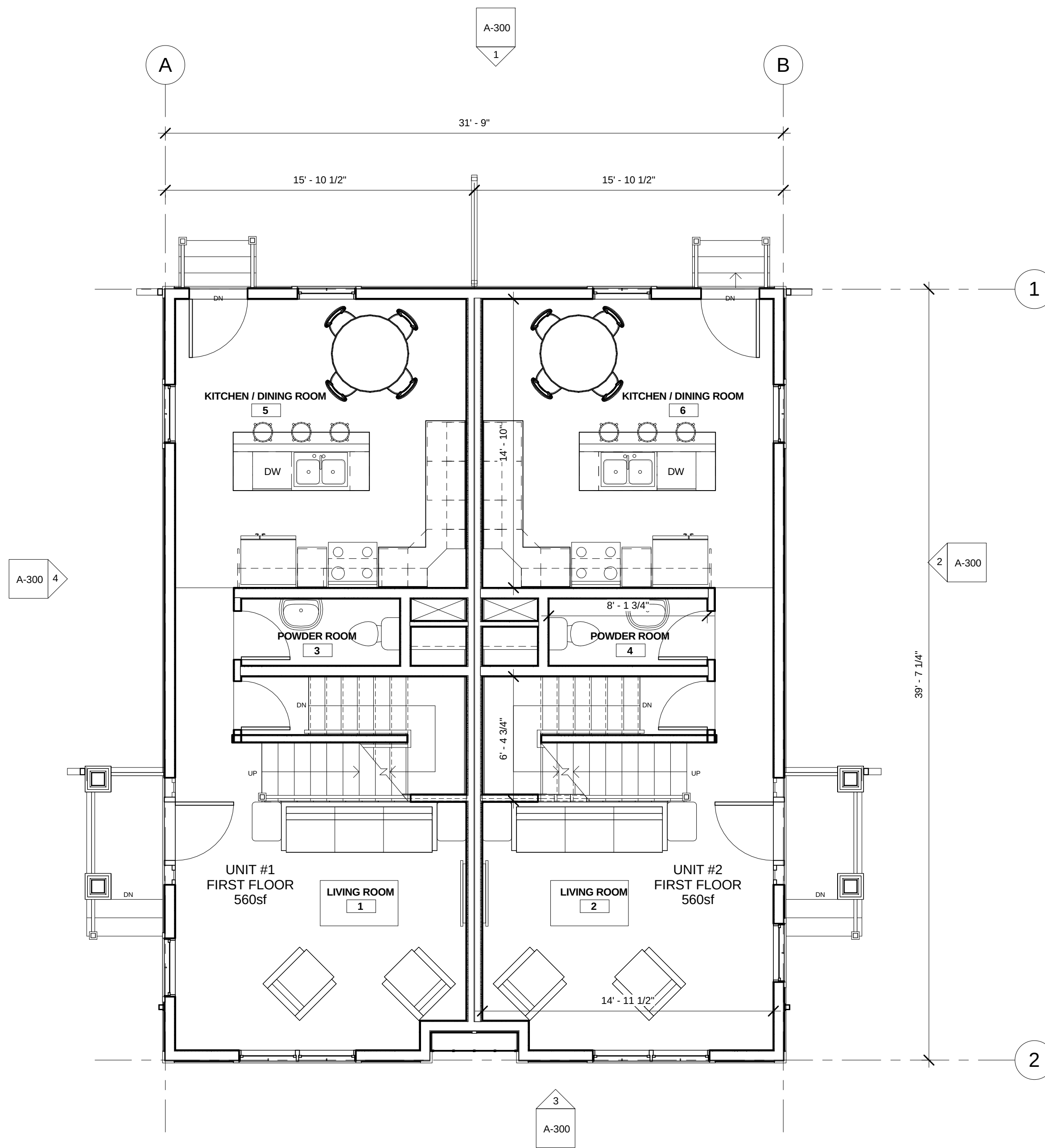
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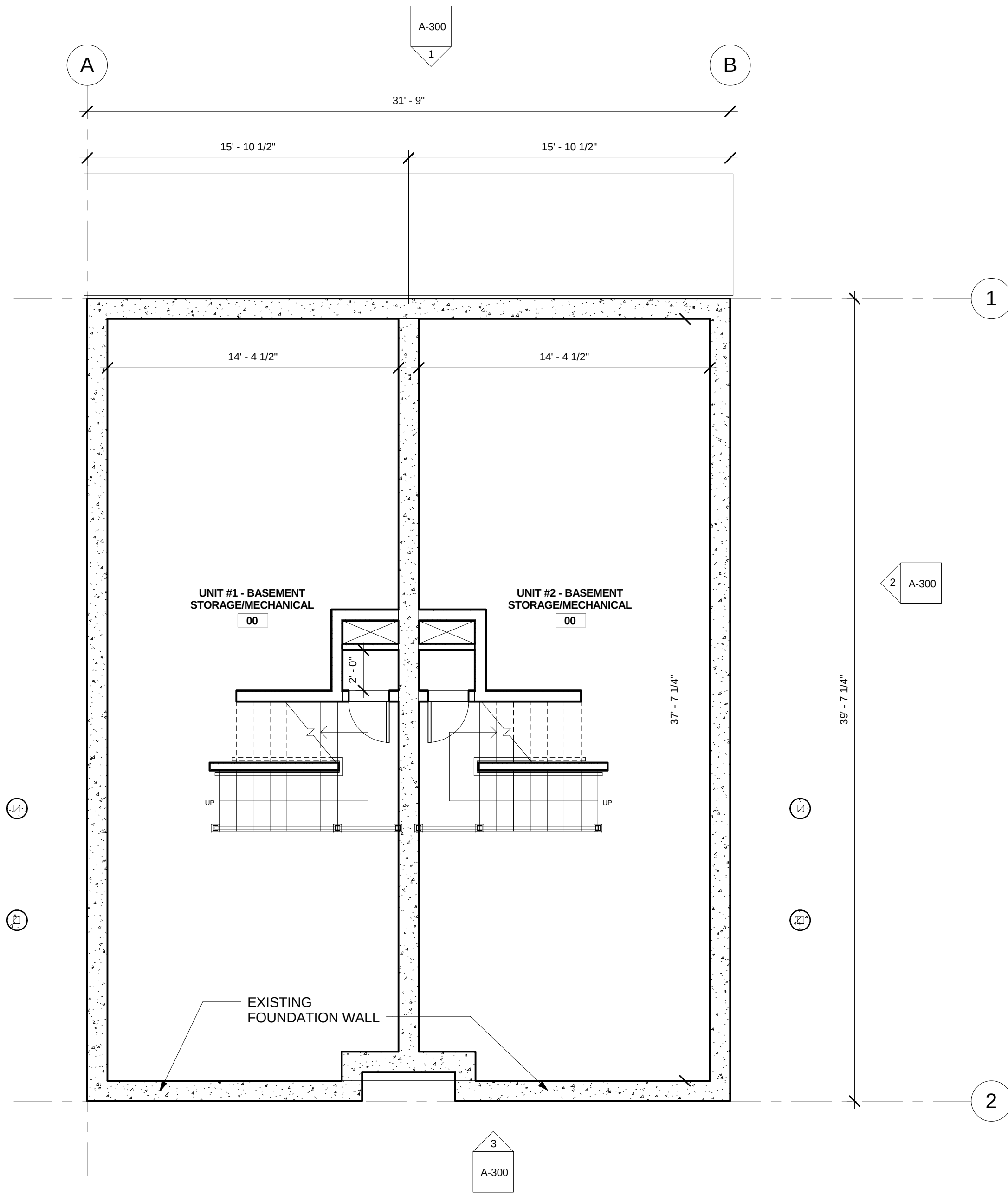
No.	Description	Date

Zoning Plan

Z-001
North Street Residences



① 01 - 1st Floor Plan
1/4" = 1'-0"



② 00 - Basement Plan
1/4" = 1'-0"

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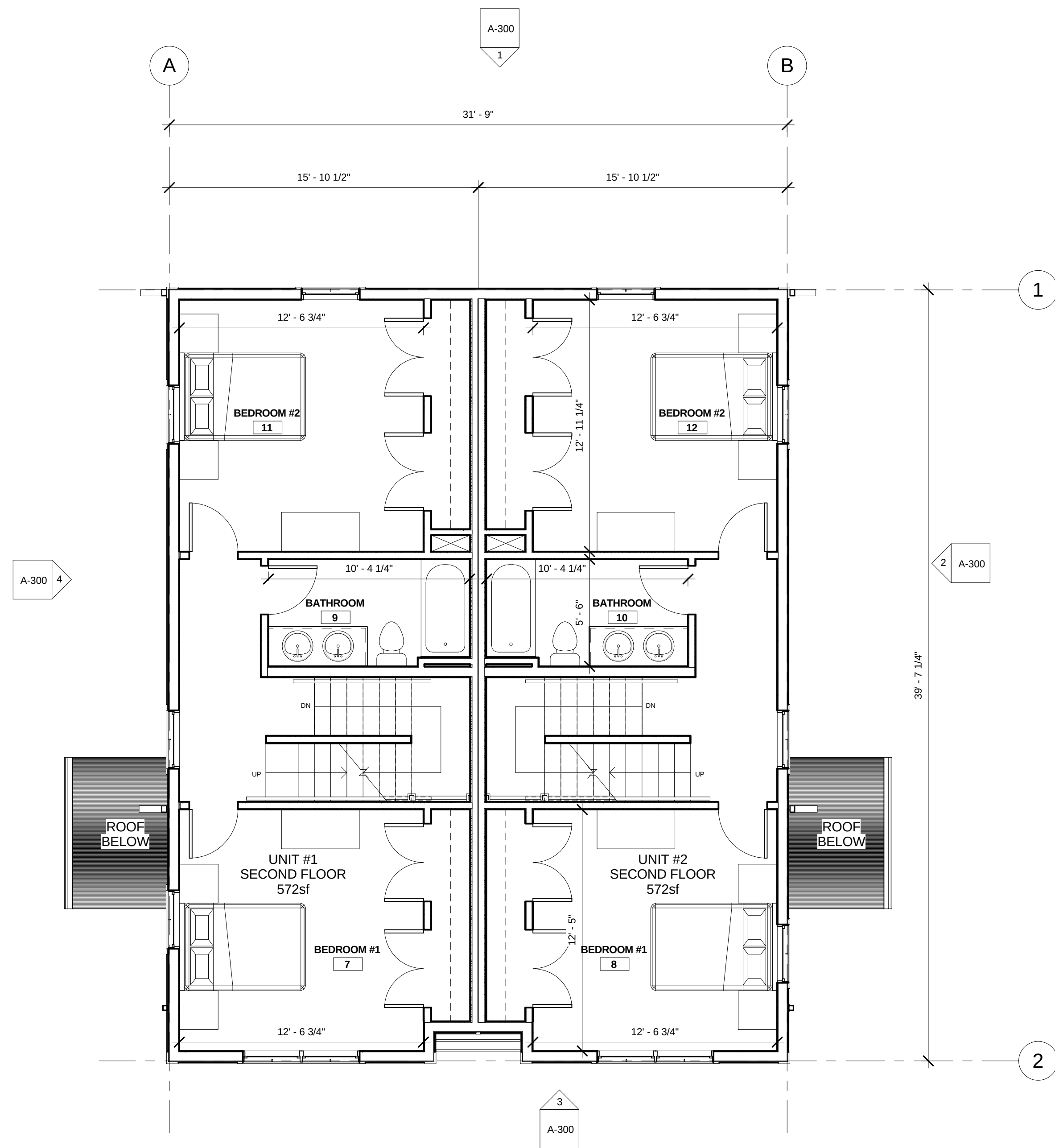
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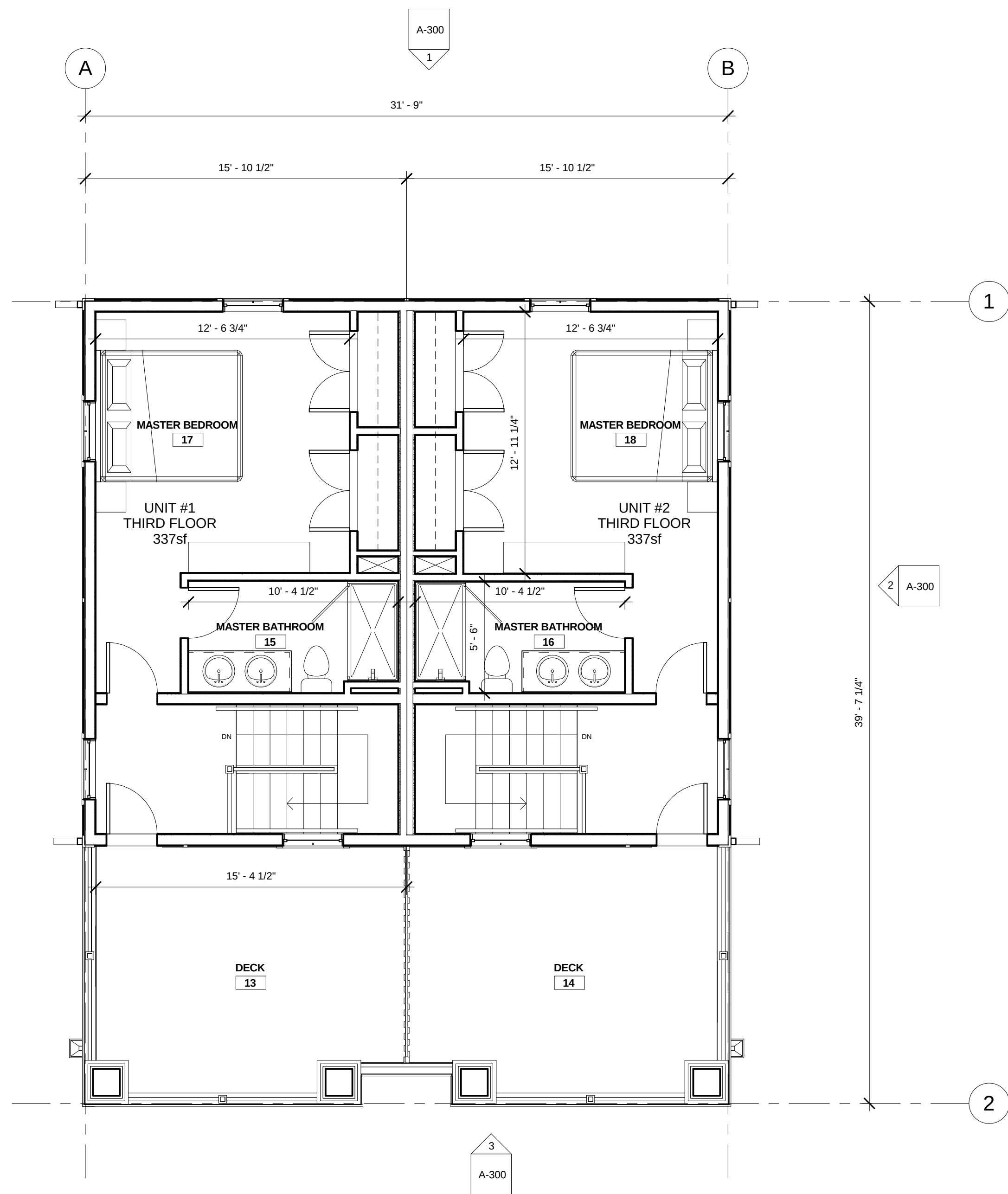
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**Basement & First
Floor Plans**

A-100
North Street Residences



1 02 - 2nd Floor Plan
1/4" = 1'-0"



2 03 - 3rd Floor Plan
1/4" = 1'-0"

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Second & Third
Floor Plans

A-101

North Street Residences



④ North Elevation
1/4" = 1'-0"



③ West Elevation
1/4" = 1'-0"



① East Elevation
1/4" = 1'-0"



② South Elevation
1/4" = 1'-0"

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Building Elevations

A-300

North Street Residences



2 ARIEL PERSPECTIVE



1 FRONT PERSPECTIVE



3 REAR PERSPECTIVE

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REVISIONS

No.	Description	Date

**BUILDING
PERSPECTIVES**

A-400

North Street Residences