

DRAWING LIST		
SHEET NUMBER	SHEET NAME	ISSUE DATE
A-000	COVER SHEET	2/12/13
EX	EXISTING CONDITIONS PLAN	11/7/11
EX-1	EXISTING SITE CONTEXT PHOTOS	7/6/12
Z-001	ZONING PLAN	2/12/13
L-1	LANDSCAPE PLAN	2/12/13
A-100	BASEMENT & FIRST FLOOR PLANS	2/12/13
A-101	SECOND & THIRD FLOOR PLANS	2/12/13
A-300	BUILDING ELEVATIONS	2/12/13
A-400	BUILDING PERSPECTIVES	2/12/13

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
2-12-2013

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.



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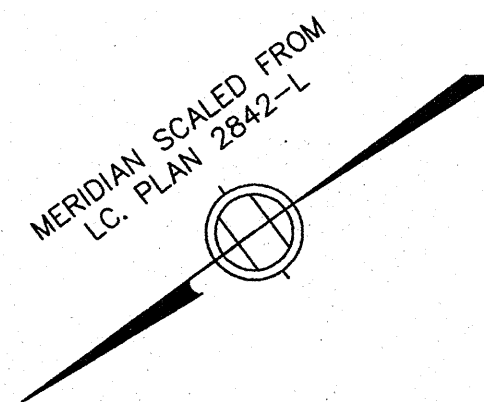
REGISTRATION

Project number 12010
Date 2-12-2013
Drawn by JW
Checked by JSK
Scale

REVISIONS		
No.	Description	Date

Cover Sheet

A-000
North Street Residences

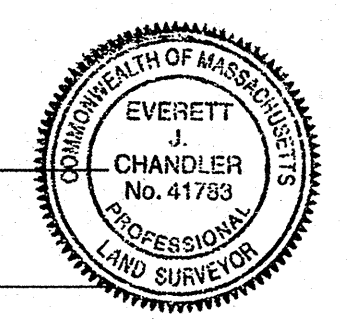


NOTES

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
EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783
DATE 2/9/12

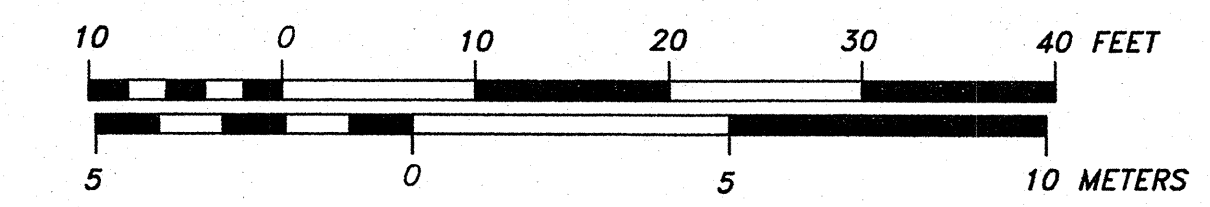


LEGEND

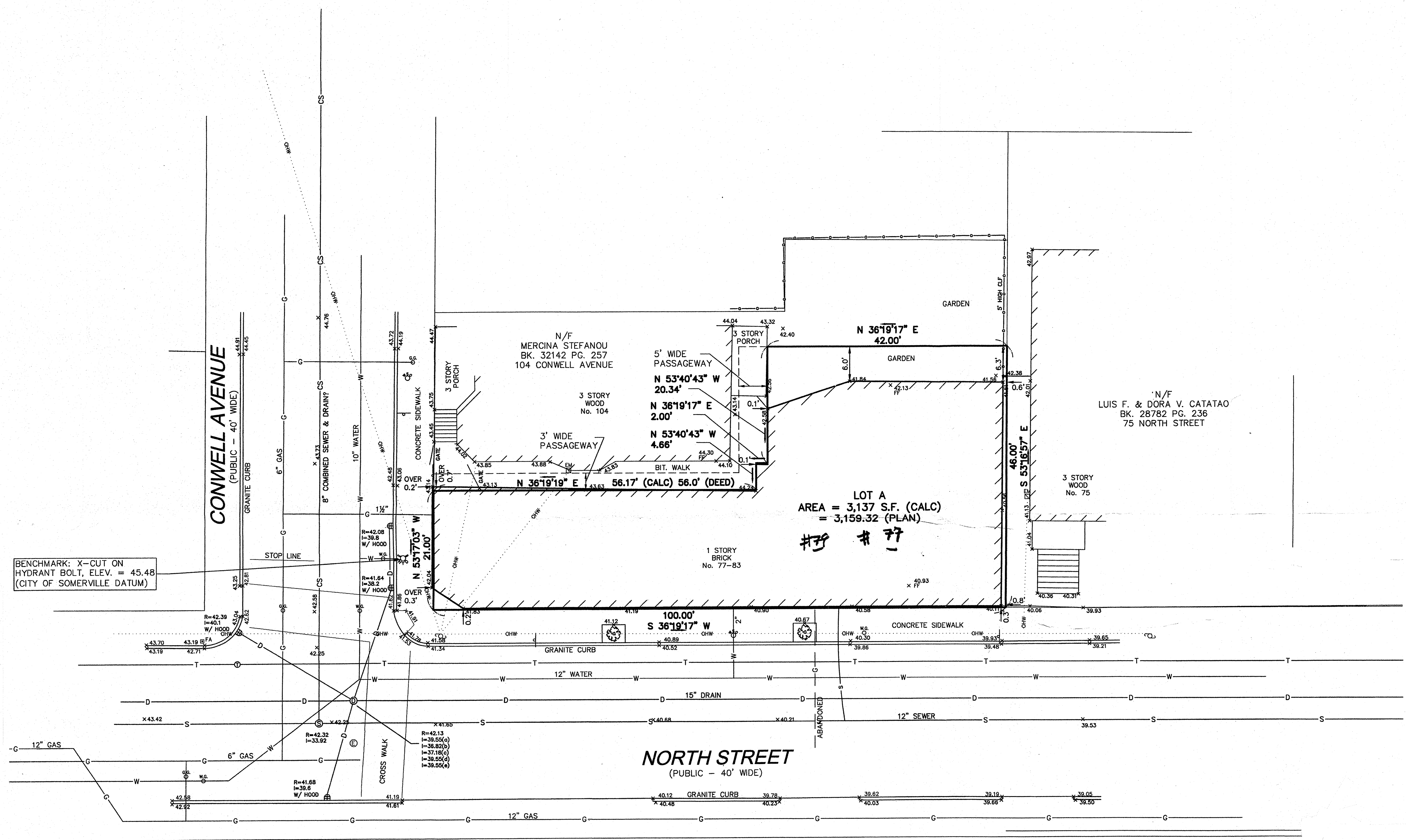
- CLF CHAIN LINK FENCE
- CS COMBINED SEWER & DRAIN
- S SANITARY SEWER
- D STORM DRAIN LINE
- W WATER LINE
- E ELECTRIC LINE
- G GAS LINE
- SM SANITARY SEWER MANHOLE
- EM ELECTRIC MANHOLE
- TM TELEPHONE MANHOLE
- FX FIRE HYDRANT
- U UTILITY POLE
- WG WATER GATE
- GG GAS GATE
- DT DECIDUOUS TREE
- SE SPOT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



BENCHMARK: X-CUT ON HYDRANT BOLT, ELEV. = 45.48 (CITY OF SOMERVILLE DATUM)

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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

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

PROJECT NAME
**North Street
Residences**

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Scale	

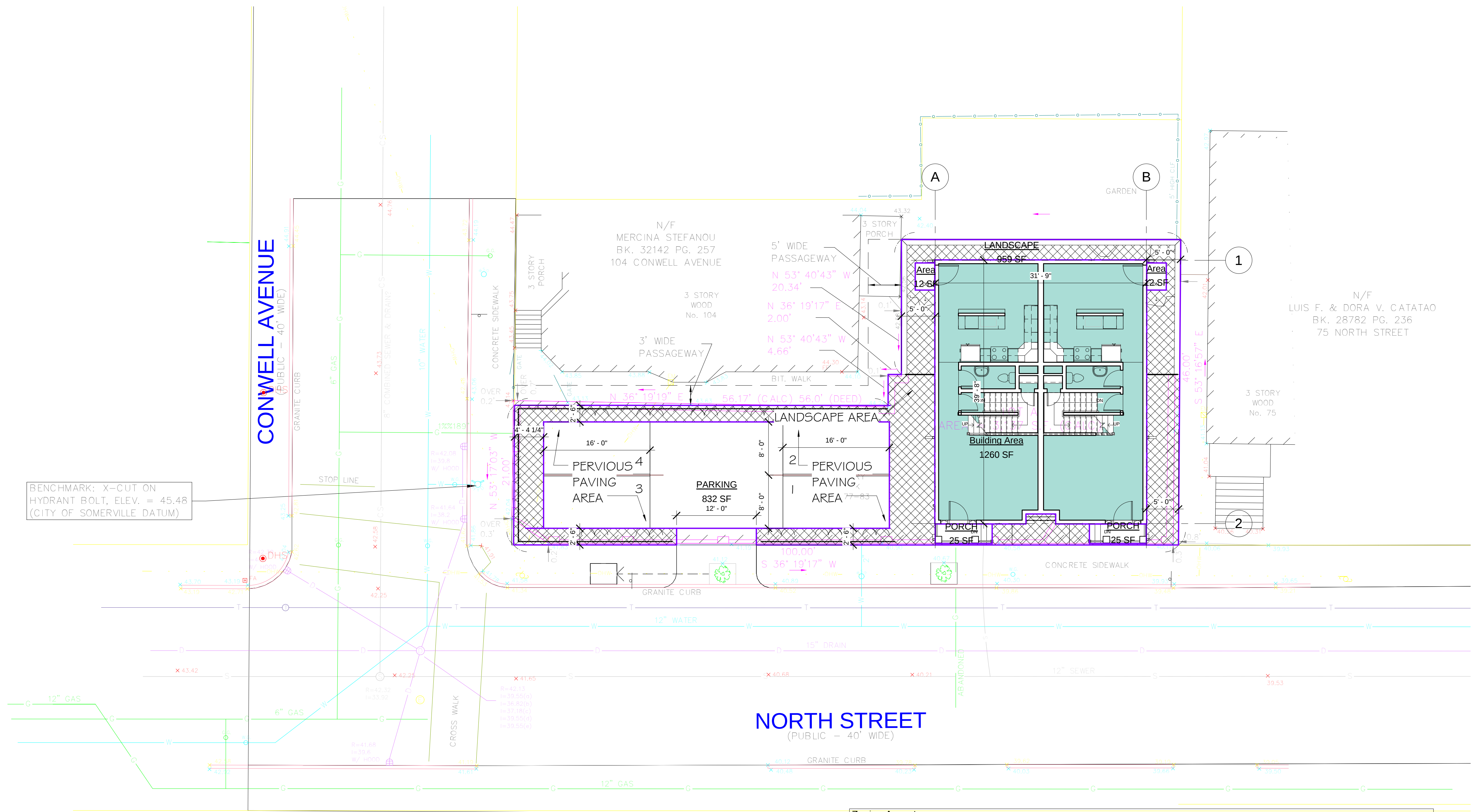
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No.	Description	Date

EXISTING SITE
CONTEXT
PHOTOGRAPHS

EX-1

North Street Residences



Zoning Aspect:			
	Allowed:	EXISTING:	Provided:
Zone RB - RESIDENTIAL			
Lot Size 3,137 ± 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 = 90.6%	1334/3137 = 43% (.425)
Landscape Area	25% x 3,127 sf = 784.25 sf (959 SF Landscape Area, 1,024 sf Pervious Pavers at parking spaces)	2803/3137 = 89.3%	959/3137 = 31% (.306)
FAR	3,137 x 1.0 = 3,137 sf	2845/3137 = 90%	3004/3137 = 96%
Height	3 Stories @ 40 feet (Height)	1 Story @ 14'-0" +/- (Height)	3 Stories @ 34'-7" (Height)
Setbacks			
Front	15 feet (10 ft min at first floor with 50% bays)	0 ft	3 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	3 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		
	1 per 6 DU-Visitor Parking	0 Parking Spaces	4 Parking Spaces

① 00 - Grade Plan
1/8" = 1'-0"

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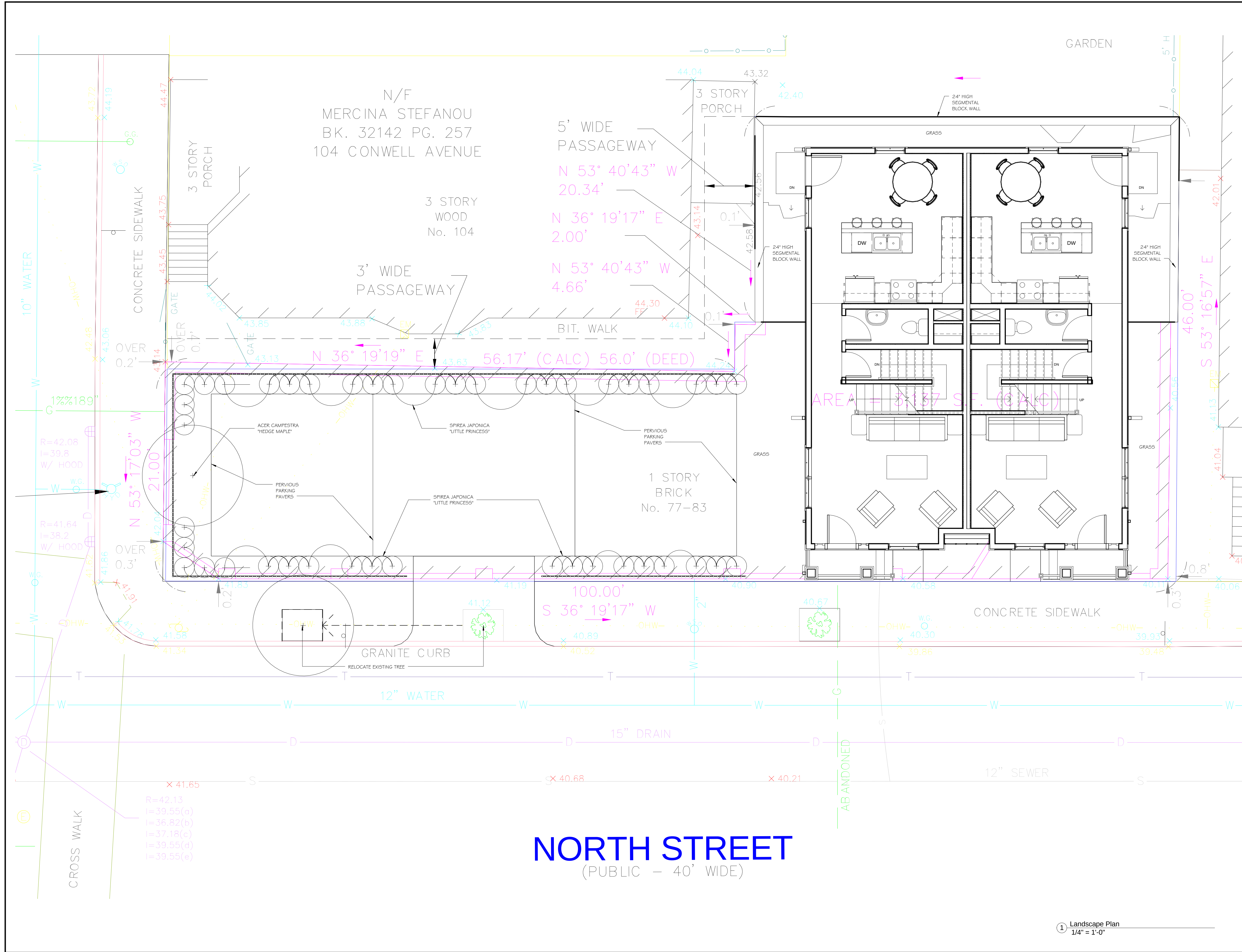
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No.	Description	Date

Zoning Plan

Z-001

North Street Residences



PROJECT NAME

North Street Residences

PROJECT ADDRESS

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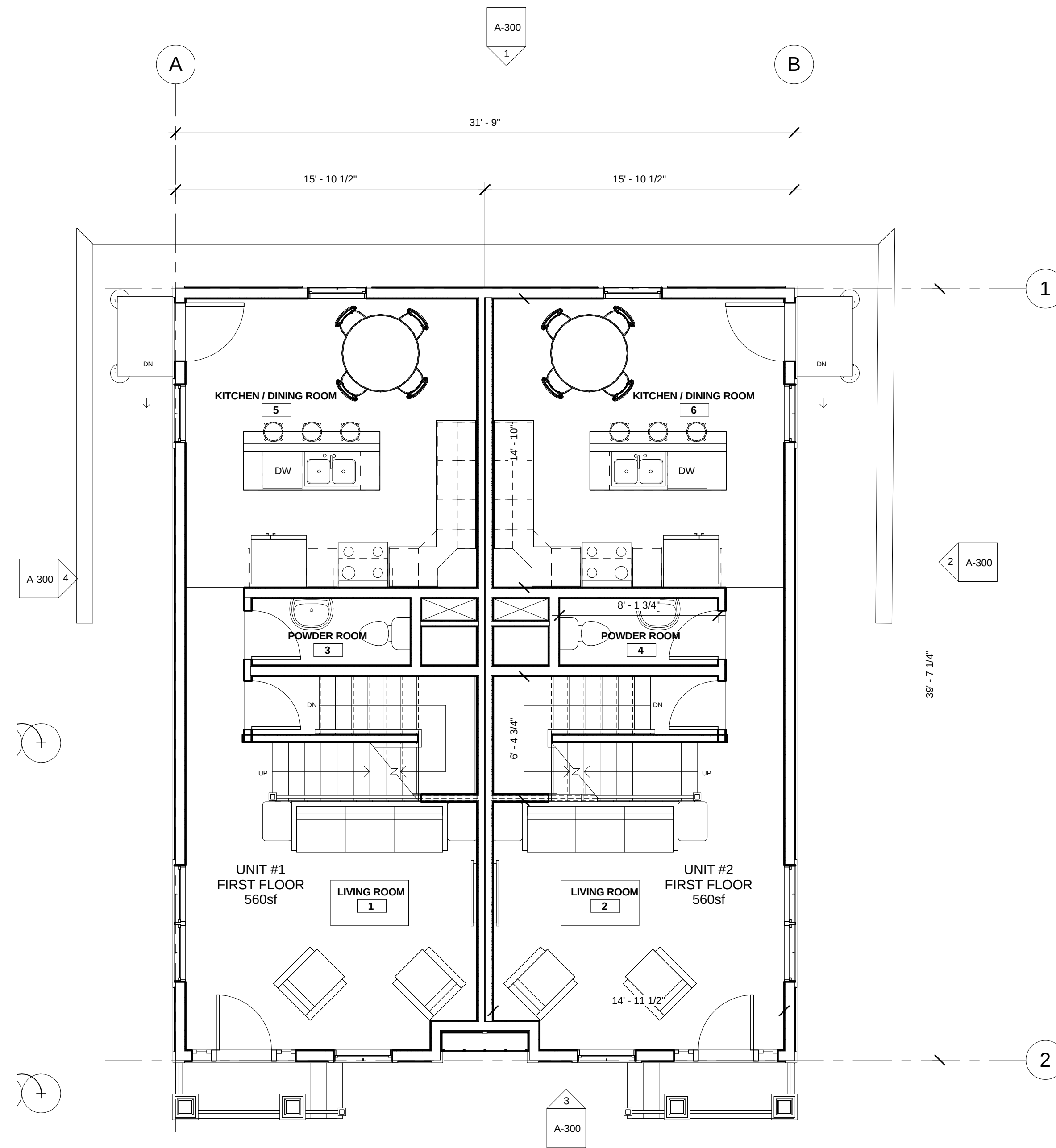
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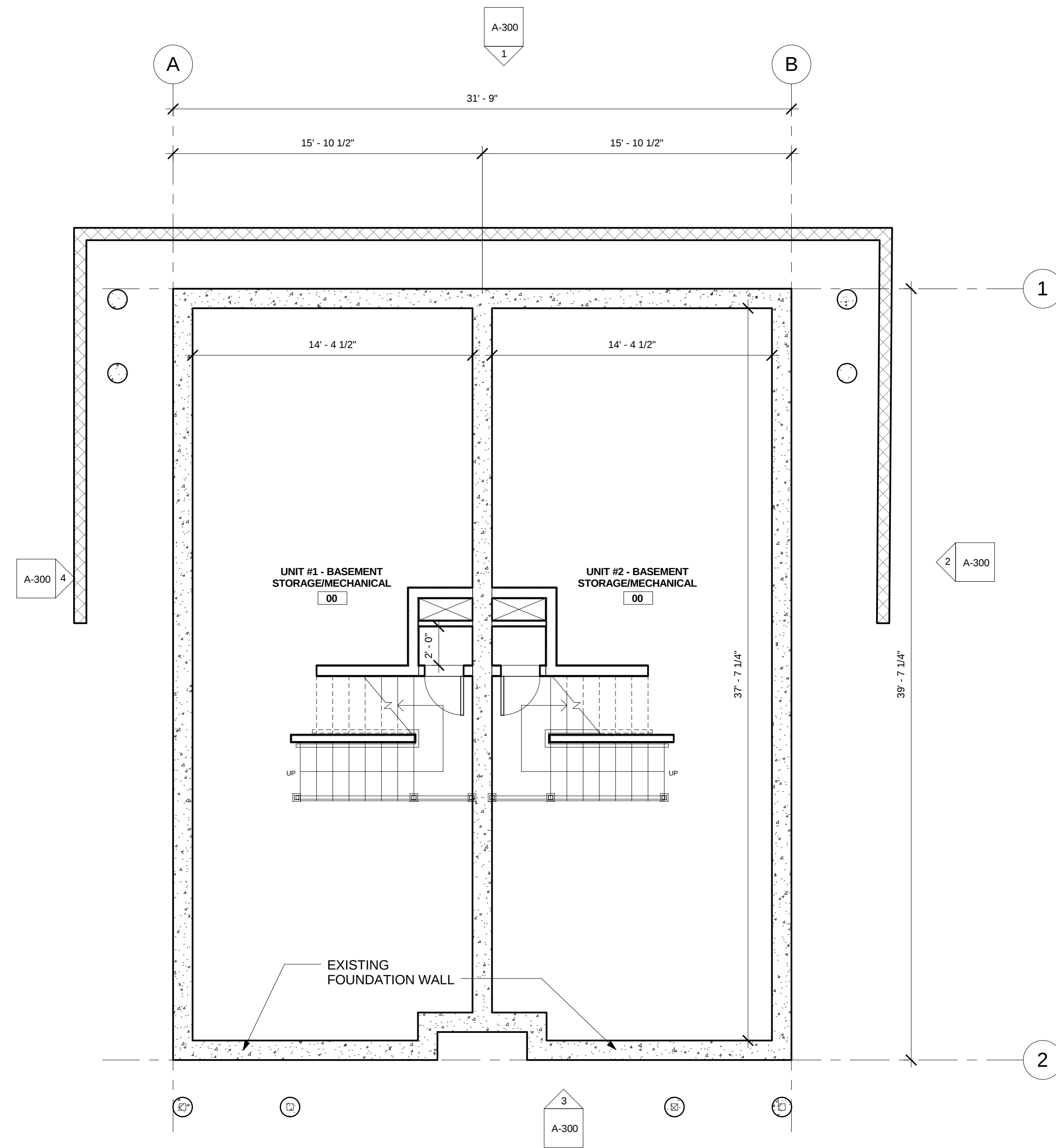
LANDSCAPE PLAN

L-1

North Street Residences



① 01 - 1st Floor Plan
1/4" = 1'-0"



② 00 - Basement Plan
1/4" = 1'-0"

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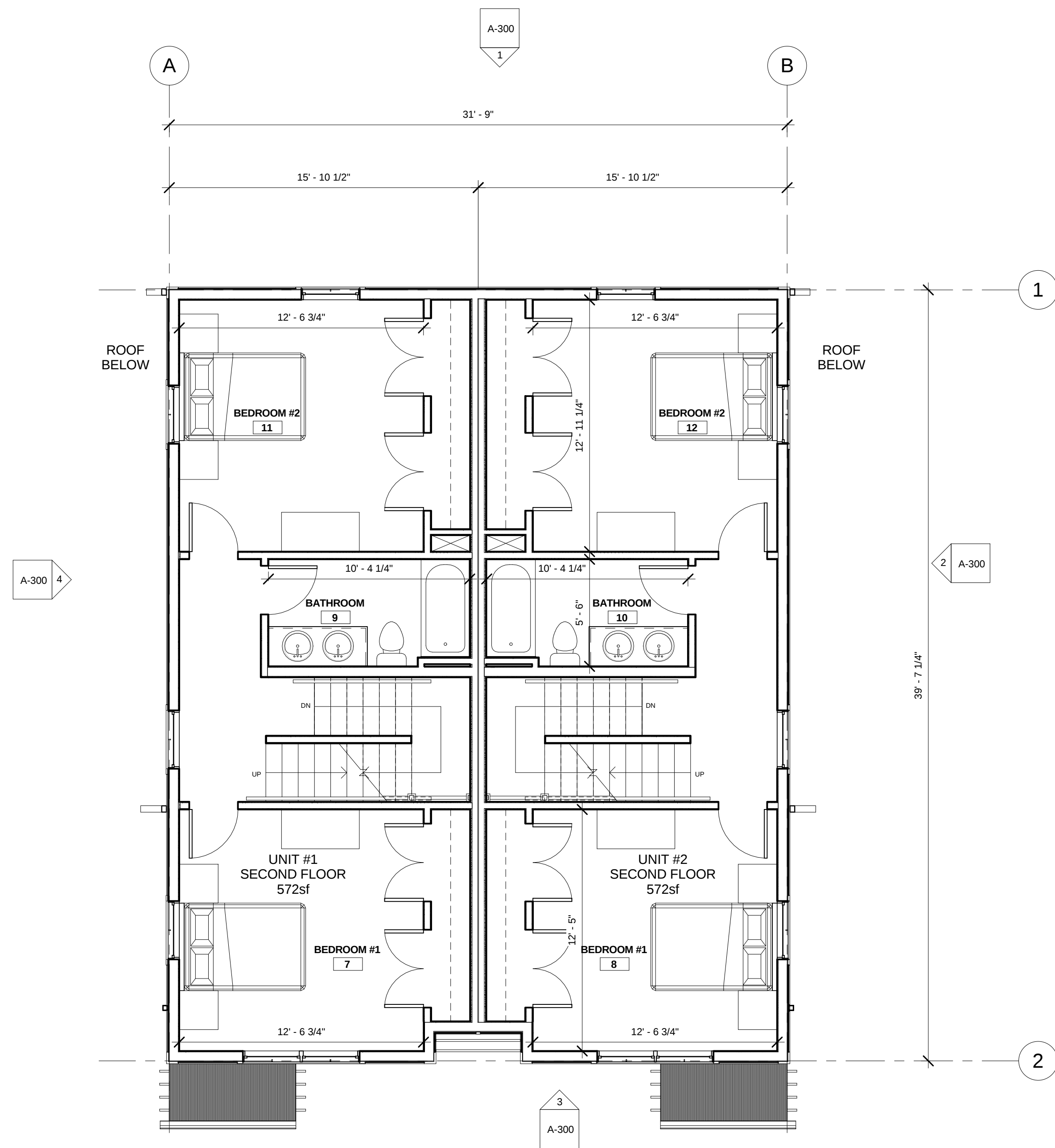
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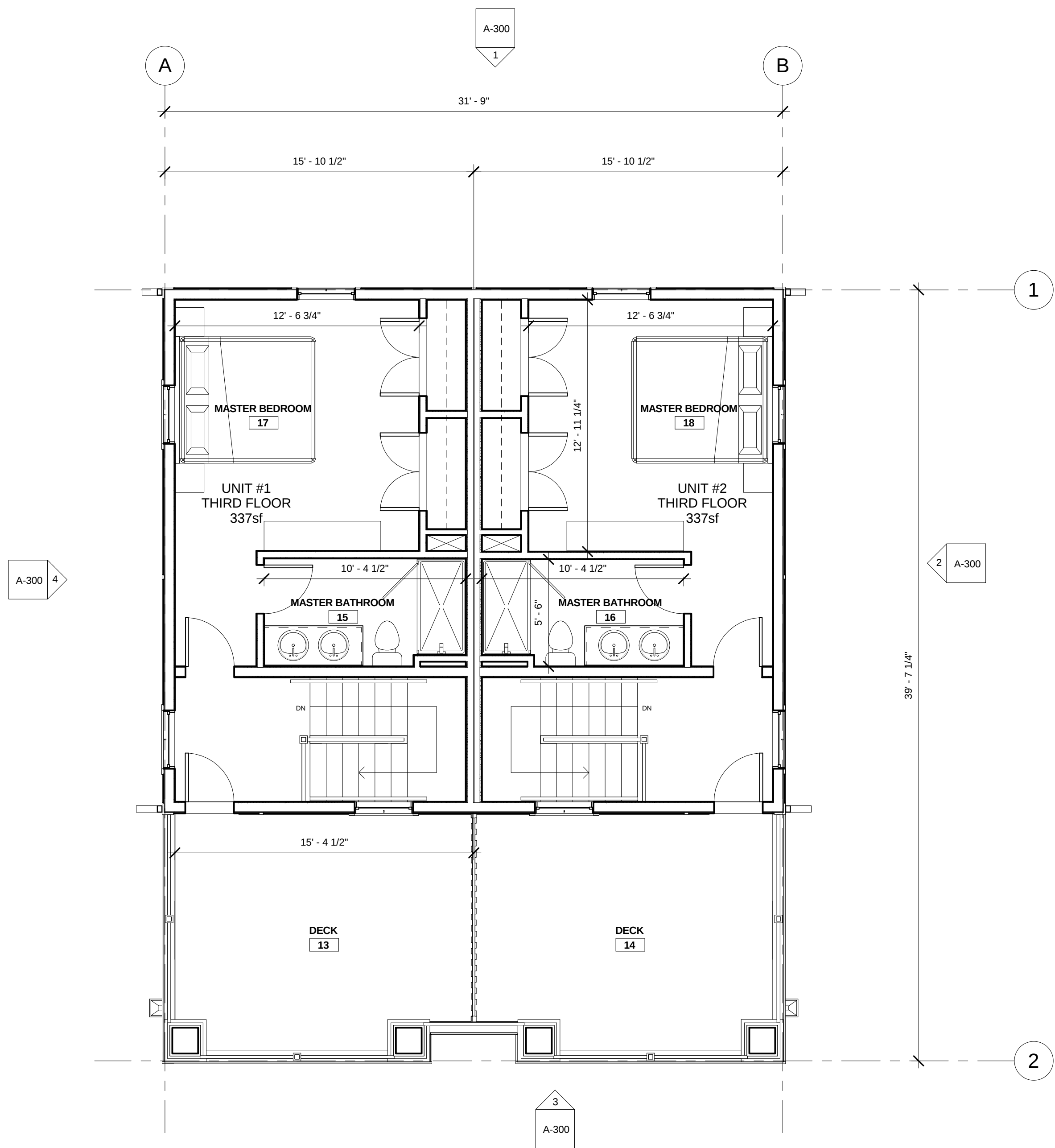
REVISIONS		
No.	Description	Date

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

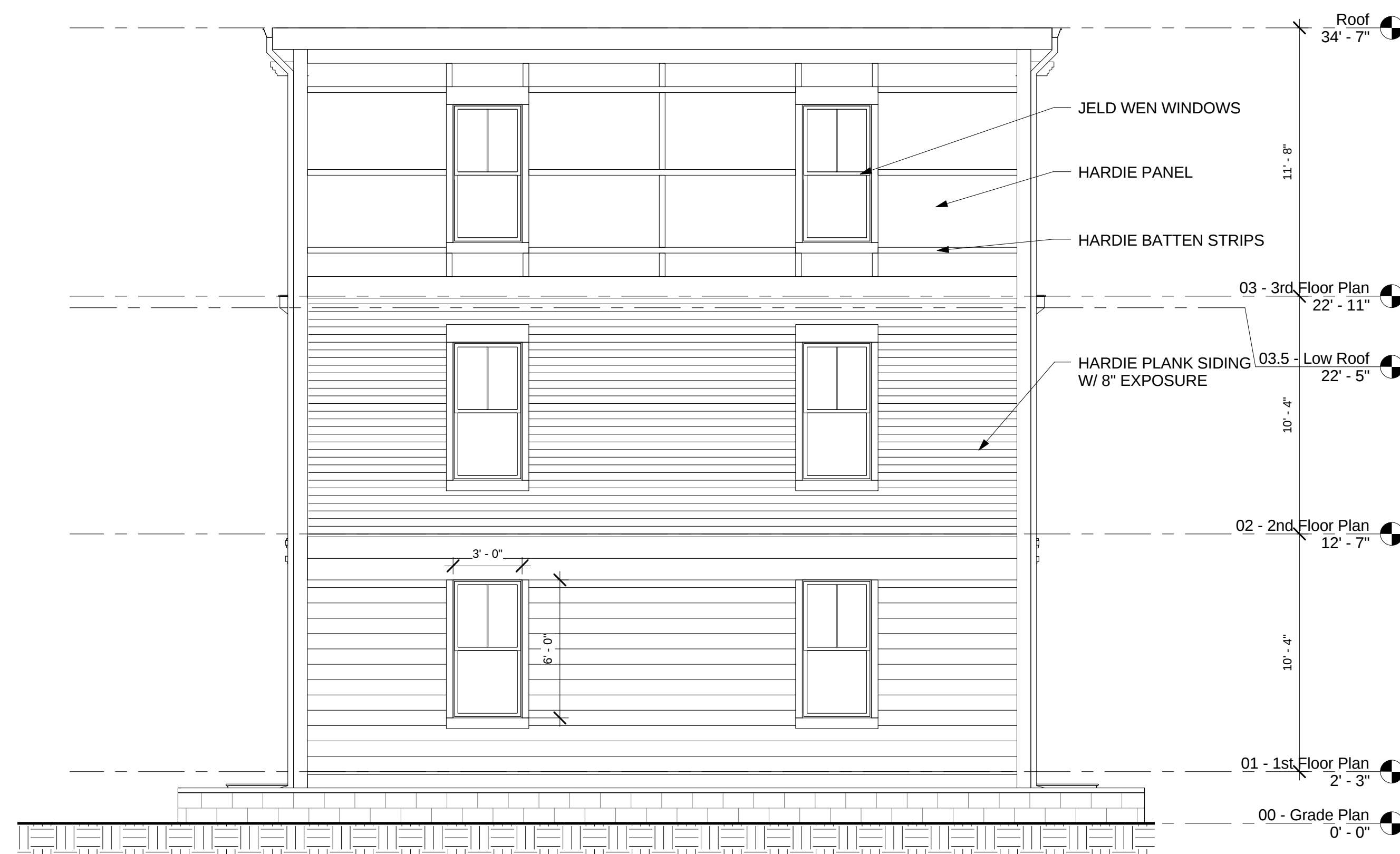
North Street Residences



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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No.	Description	Date

Building Elevations

A-300

North Street Residences



2 AERIAL PERSPECTIVE



1 FRONT PERSPECTIVE



3 REAR PERSPECTIVE

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BUILDING
PERSPECTIVES

A-400

North Street Residences