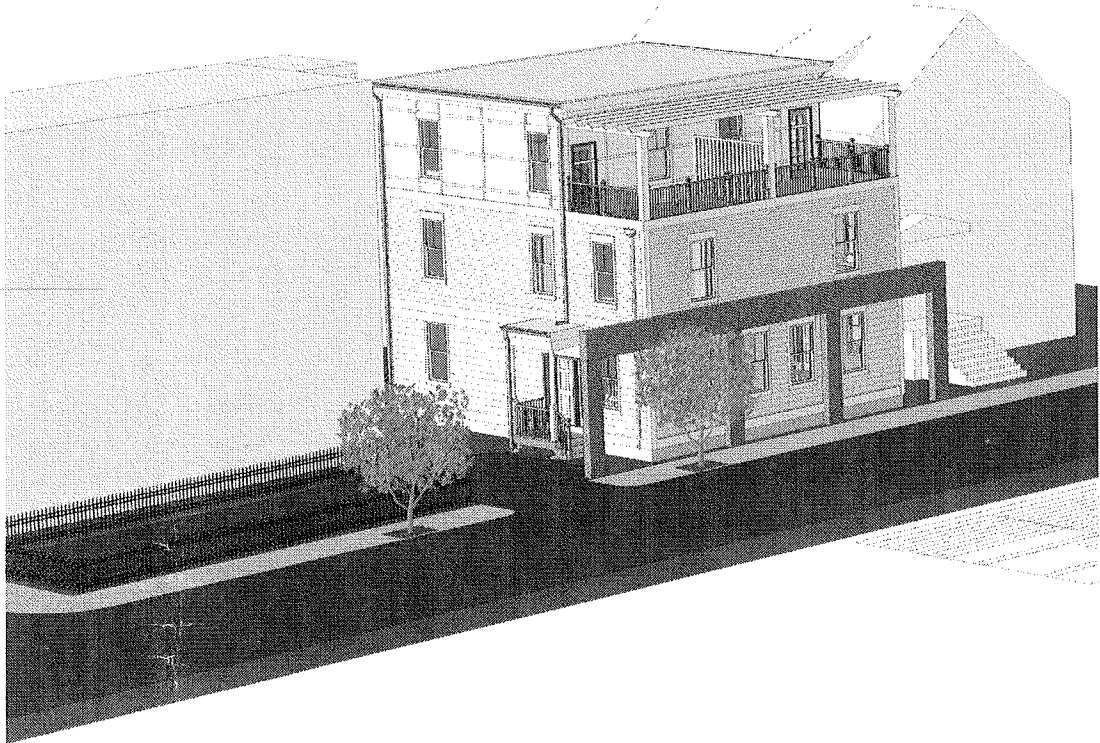


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CITY CLERK'S OFFICE
SOMERVILLE, MA

DRAWING LIST		
SHEET NUMBER	SHEET NAME	ISSUE DATE
A-000	COVER SHEET	07/13/12
EX	EXISTING CONDITIONS PLAN	07/13/12
EX-1	EXISTING SITE CONTEXT PHOTOS	07/13/12
Z-001	ZONING PLAN	07/13/12
A-100	BASEMENT & FIRST FLOOR PLANS	07/13/12
A-101	SECOND & THIRD FLOOR PLANS	07/13/12
A-300	BUILDING ELEVATIONS	07/13/12
A-400	BUILDING PERSPECTIVES	07/13/12



**PROJECT:
NORTH STREET RESIDENCES**

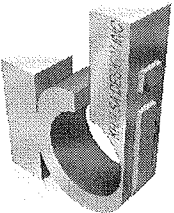
PROJECT ADDRESS:
77-83 NORTH STREET
SOMERVILLE, MASSACHUSETTS

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

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

**ZONING REVIEW SET
7-13-2012**

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.

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Date 07-06-2012
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Scale

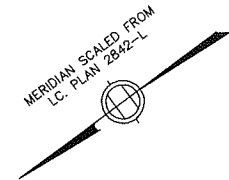
REVISIONS

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

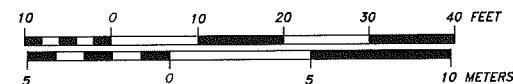
LEGEND

- 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
- FH FIRE HYDRANT
- UP UTILITY POLE
- WG WATER GATE
- GG GAS GATE
- DT DECIDUOUS TREE
- SE SPOT ELEVATION

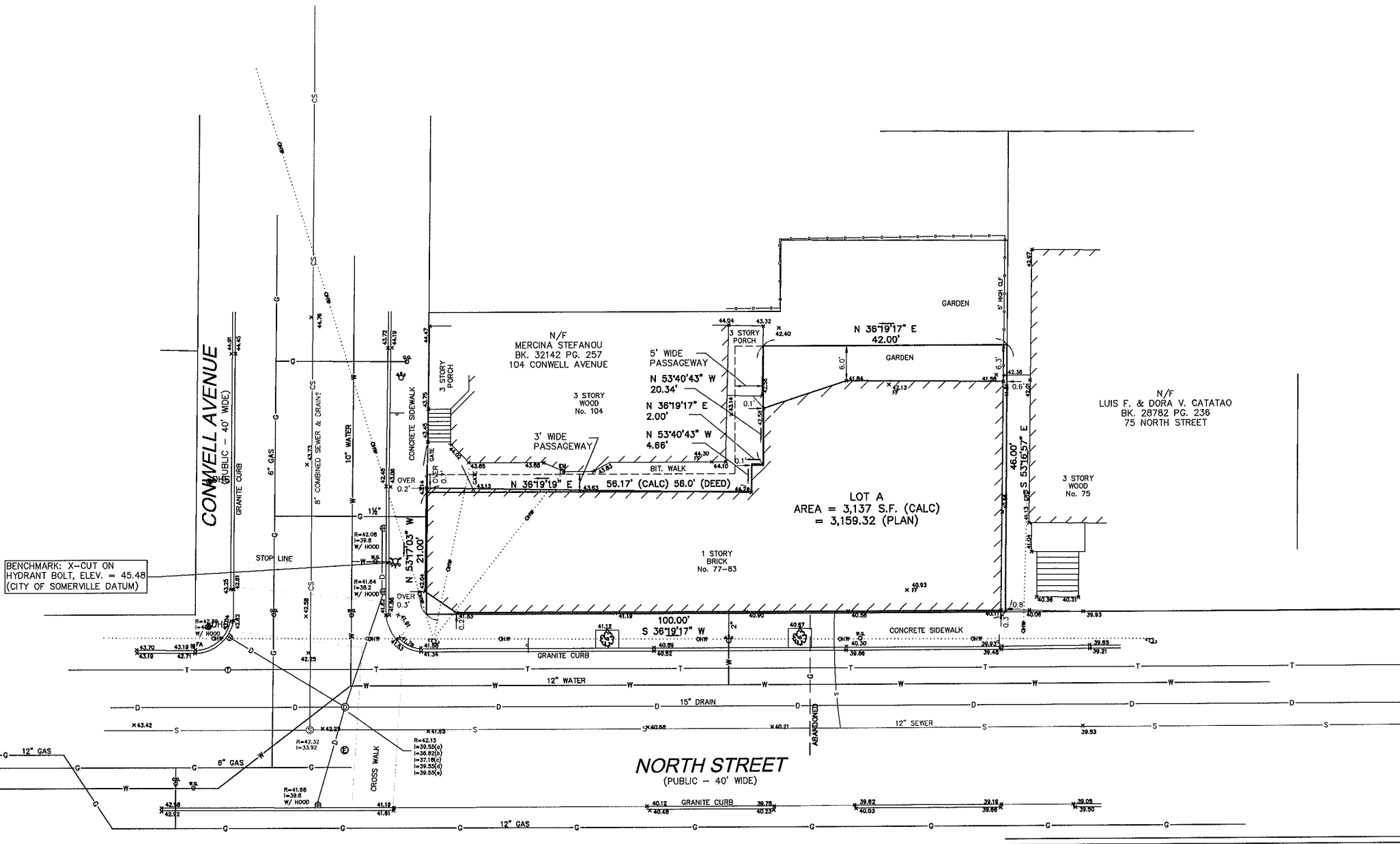
LOCUS TITLE INFORMATION

77 NORTH STREET

OWNER: PETER STEFANOU & JOHN STEFANOU
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



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Design Consultants, Inc.
Consulting Engineers and Surveyors
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350
88 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

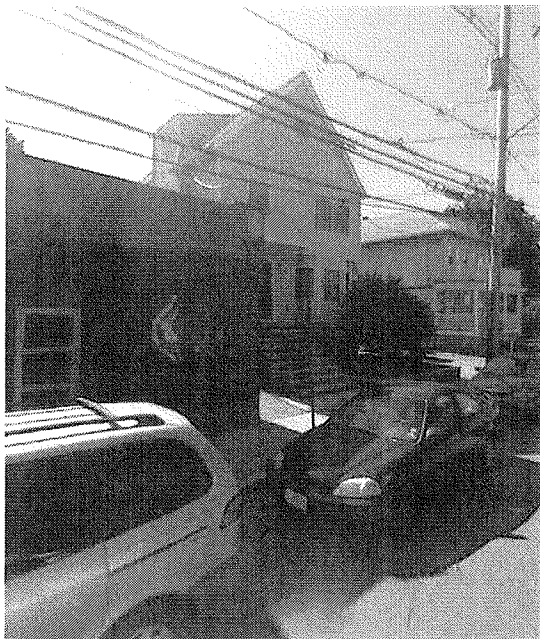
77- 83 NORTH STREET

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
JOHN STEFANOU

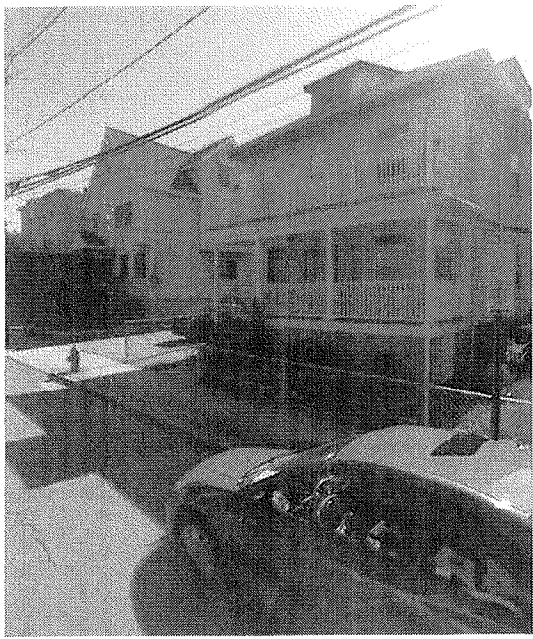
PROJECT NO.
2011-098
DATE: NOV. 7, 2011
SHEET NO.
1 OF 1



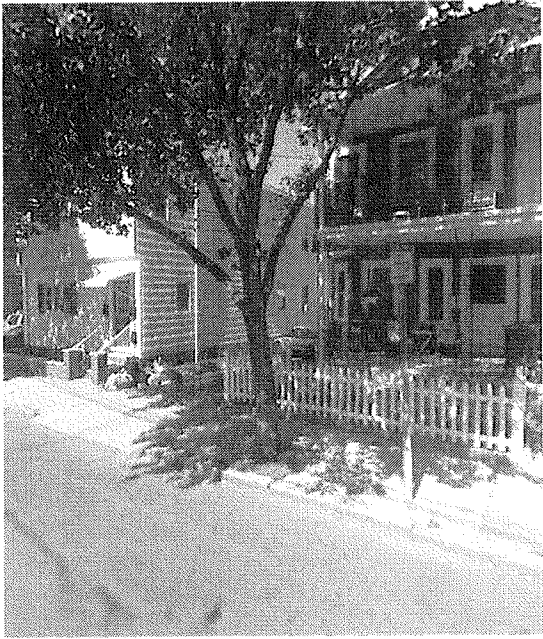
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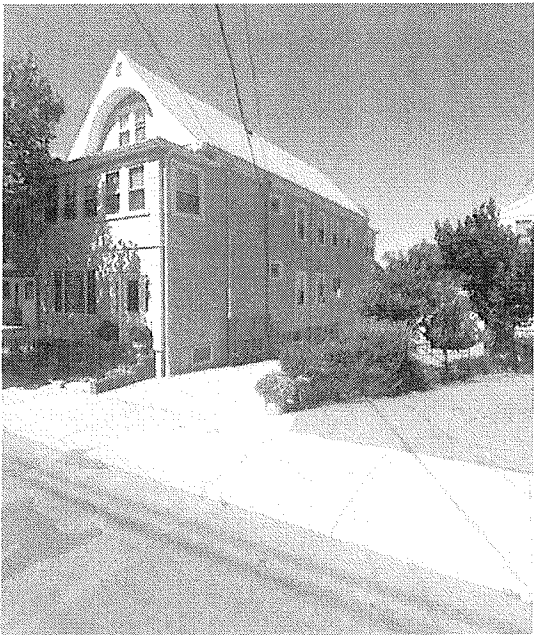
VIEW #2



VIEW #3



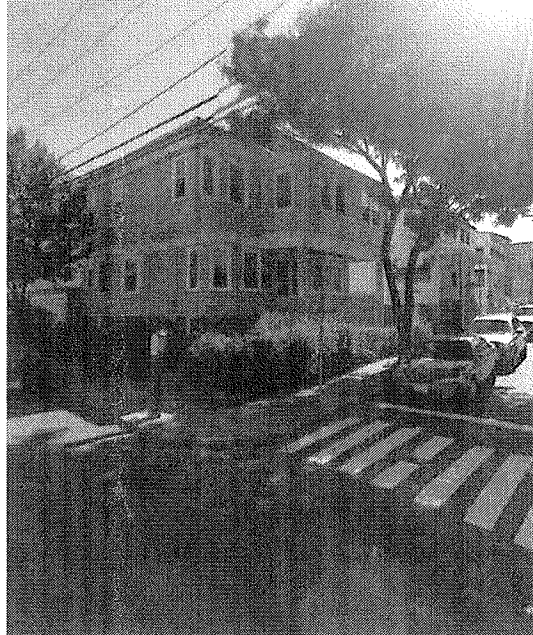
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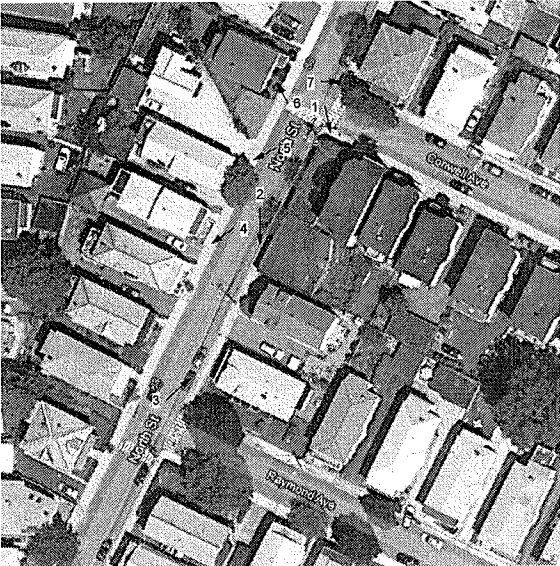
VIEW #5



VIEW #6



VIEW #7



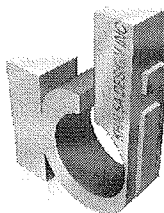
LOCUS MAP

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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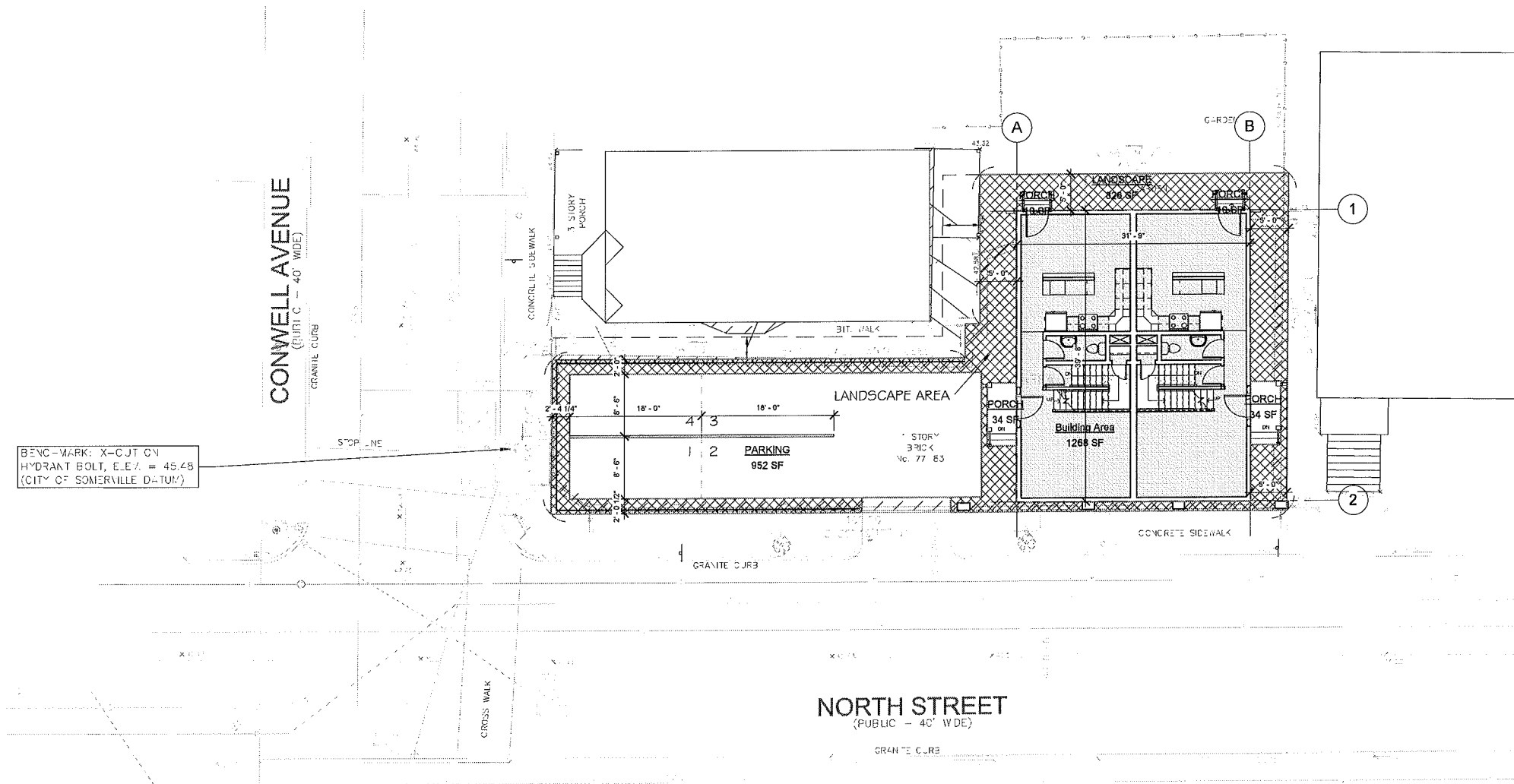
Project number 12010
Date 07-06-2012
Drawn by JSK
Checked by Checker
Scale

REVISIONS

No.	Description	Date

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		1-3 Units @ 1500 sf/du = 2 DU Allowed	commercial spaces	2 dwelling units
Maximum Ground Coverage		90% x 3,137 sf = 1,568.5 sf	2849/3137 = 90.6%	1349/3137 = 42.8%
Landscape Area		25% x 8,250 sf = 784.25 sf	292/3137 = 9.3%	829/3137 = 26.3%
FAR		3.137 x 1.0 = 3.137 sf	2849/3137 = .906	3018/3137 = .962
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 60' width, min 5' setback	0 ft	5 ft
		90' - 42' = 48'; 9' SETBACK - 8' = 8'-4"		
		50' - 46' = 4'; 9' SETBACK - 4' = 8'-8"		
		90' - 43.83' = 8.16'; 9' SETBACK - 8.16' = 8.49'		
		23 feet reduced by 3" / foot where depth is less than 100 ft, 10 feet minimum	8 ft	5 ft
Parking		100 - 21 = 79; 54 x 3' = 237' (19.75'); 20' - 19.72' = 0.28'; 10 ft minimum required for rear setback		
		1.5 DU-1.2-BR		
		2000-S-BR		
		1 per 600-Visitor Parking	0 Parking Spaces	4 Parking Spaces

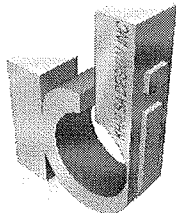
1 ZONING PLAN
1/8" = 1'-0"

PROJECT NAME
**North Street
Residences**

PROJECT ADDRESS
77-83 North Street
Somerville, MA 02152

CLIENT **John & Peter
Stefanou**
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Somerville, MA

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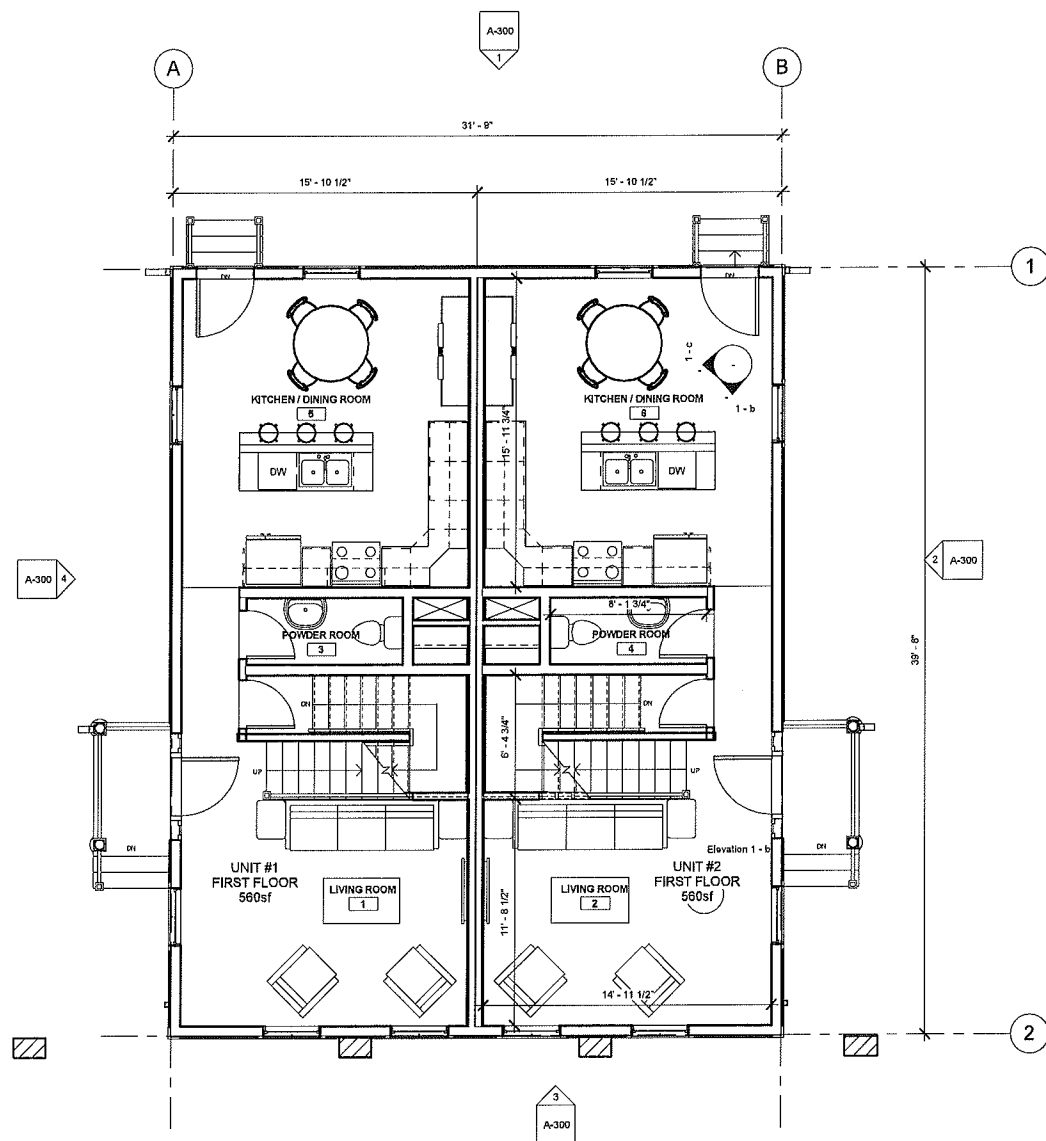
REVISIONS

No.	Description	Date

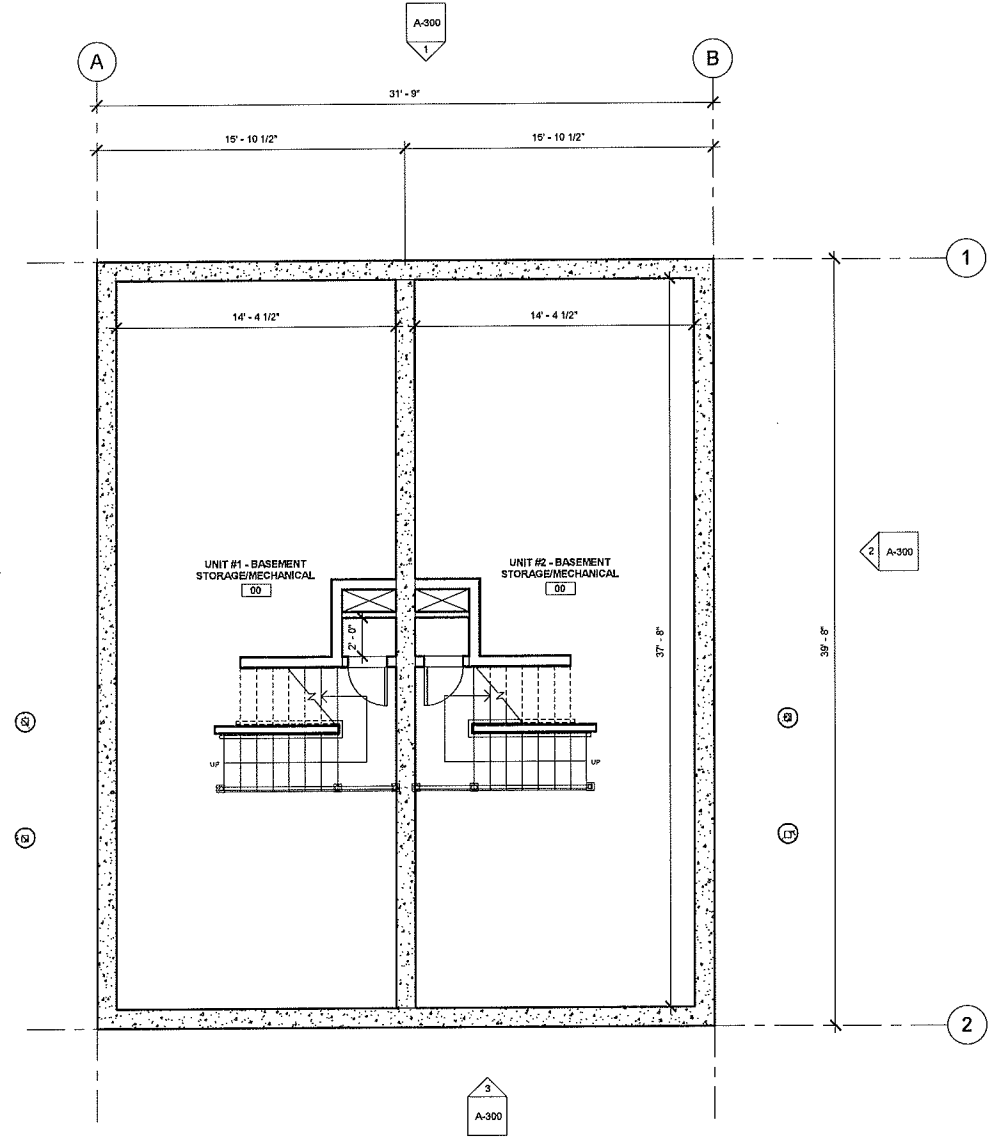
Zoning Plan

Z-001

North Street Residences



① 01 - 1st Floor Plan
1/4" = 1'-0"



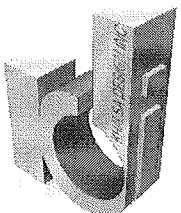
② 02 - Basement Plan
1/4" = 1'-0"

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Somerville, MA 02152

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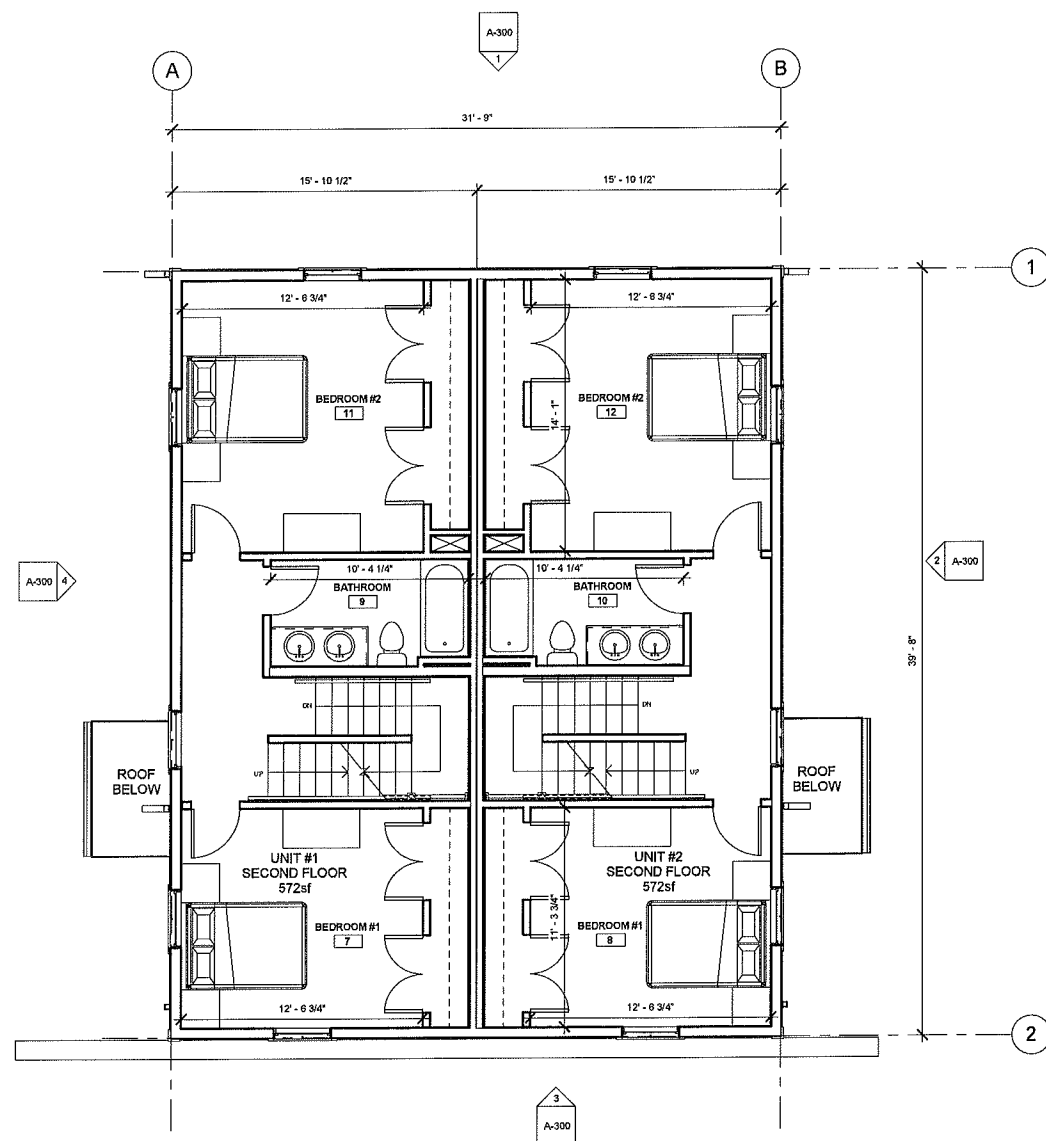
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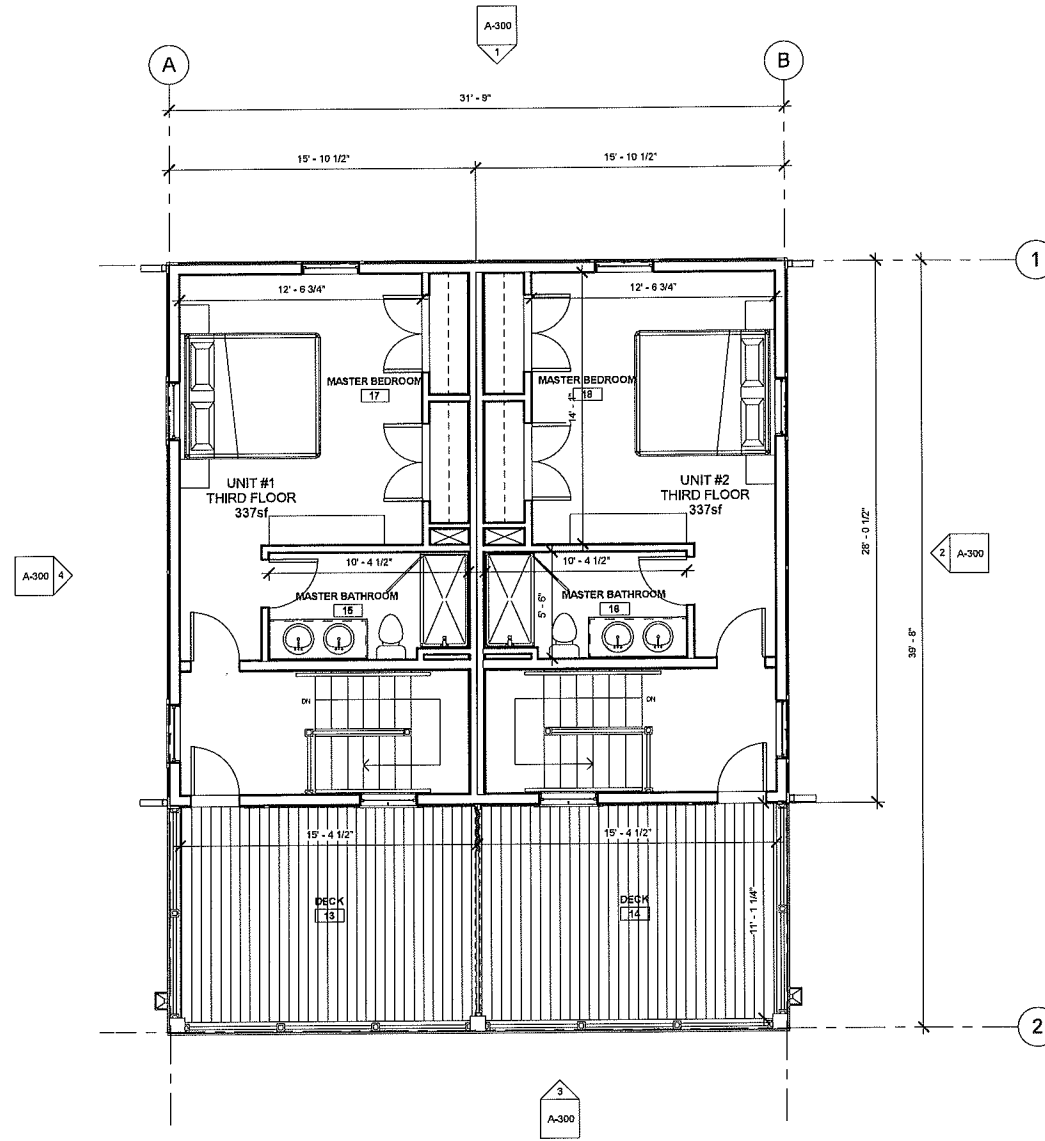
No.	Description	Date

Basement & First Floor Plans

A-100
North Street Residences



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



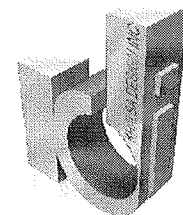
2 03 - 3rd Floor Plan
1/4" = 1'-0"

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No.	Description	Date

Second & Third
Floor Plans

A-101

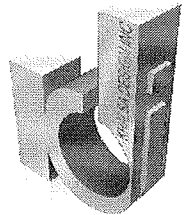
North Street Residences

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No.	Description	Date

Building Elevations

A-300

North Street Residences

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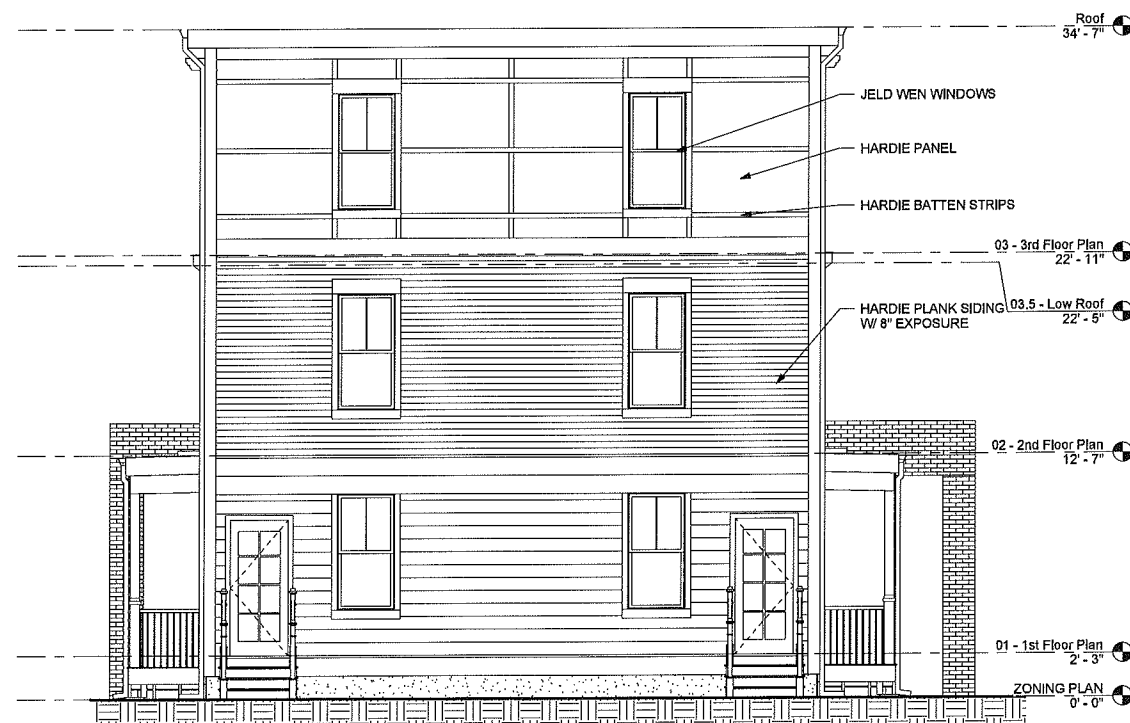
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④ North Elevation
1/4" = 1'-0"



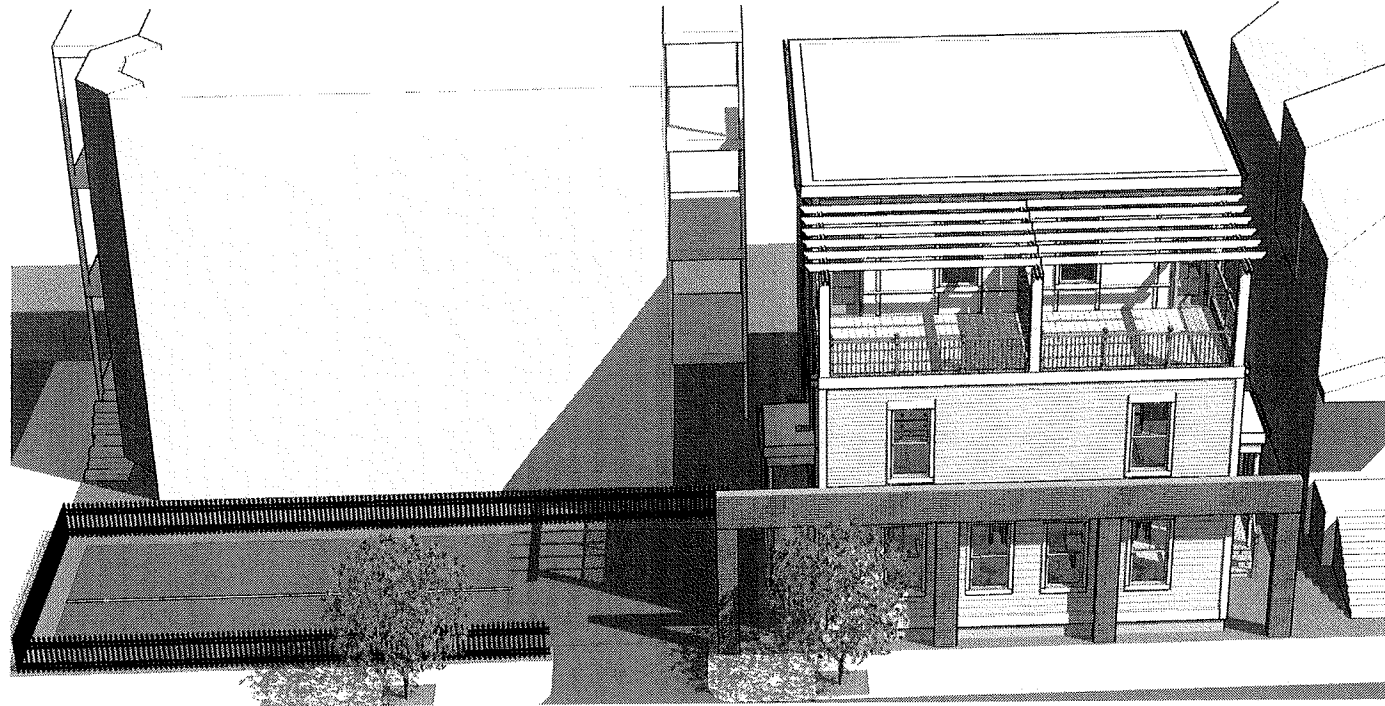
③ West Elevation
1/4" = 1'-0"



① East Elevation
1/4" = 1'-0"



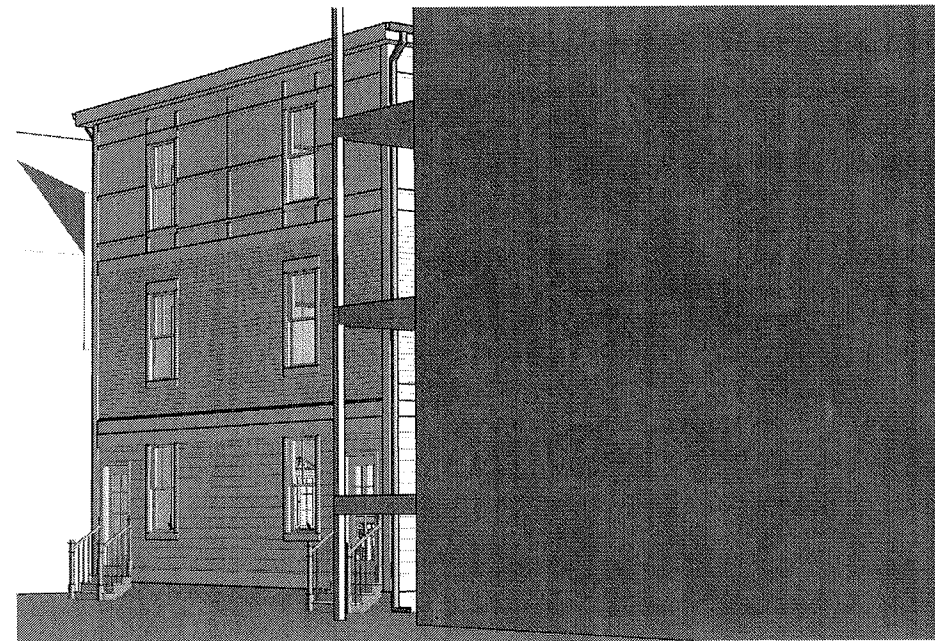
② South Elevation
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② ARIEL PERSPECTIVE



① FRONT PERSPECTIVE



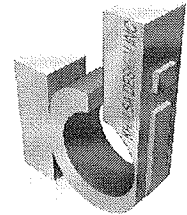
③ REAR PERSPECTIVE

PROJECT NAME
**North Street
Residences**

PROJECT ADDRESS
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Somerville, MA 02152

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REVISIONS

No.	Description	Date

**BUILDING
PERSPECTIVES**

A-400
North Street Residences