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LOCUS PLAN



PROJECT:  
31 PORTER STREET  
RESIDENCES

PROJECT ADDRESS:  
31 PORTER STREET  
SOMERVILLE, MASSACHUSETTS

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

CLIENT  
PHILIP MCLAUGHLIN

NEIGHBOHOOD  
MEETING II SET  
2-21-2017

PROJECT NAME  
**31 PORTER ST  
RESIDENCES**

PROJECT ADDRESS  
31 PORTER STREET  
SOMERVILLE, MA

CLIENT  
**PHILIP MCLAUGHLIN**

ARCHITECT

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REGISTRATION		

Project number	16070
Date	12/21/2016
Drawn by	TMC
Checked by	JSK
Scale	

REVISIONS		
No.	Description	Date

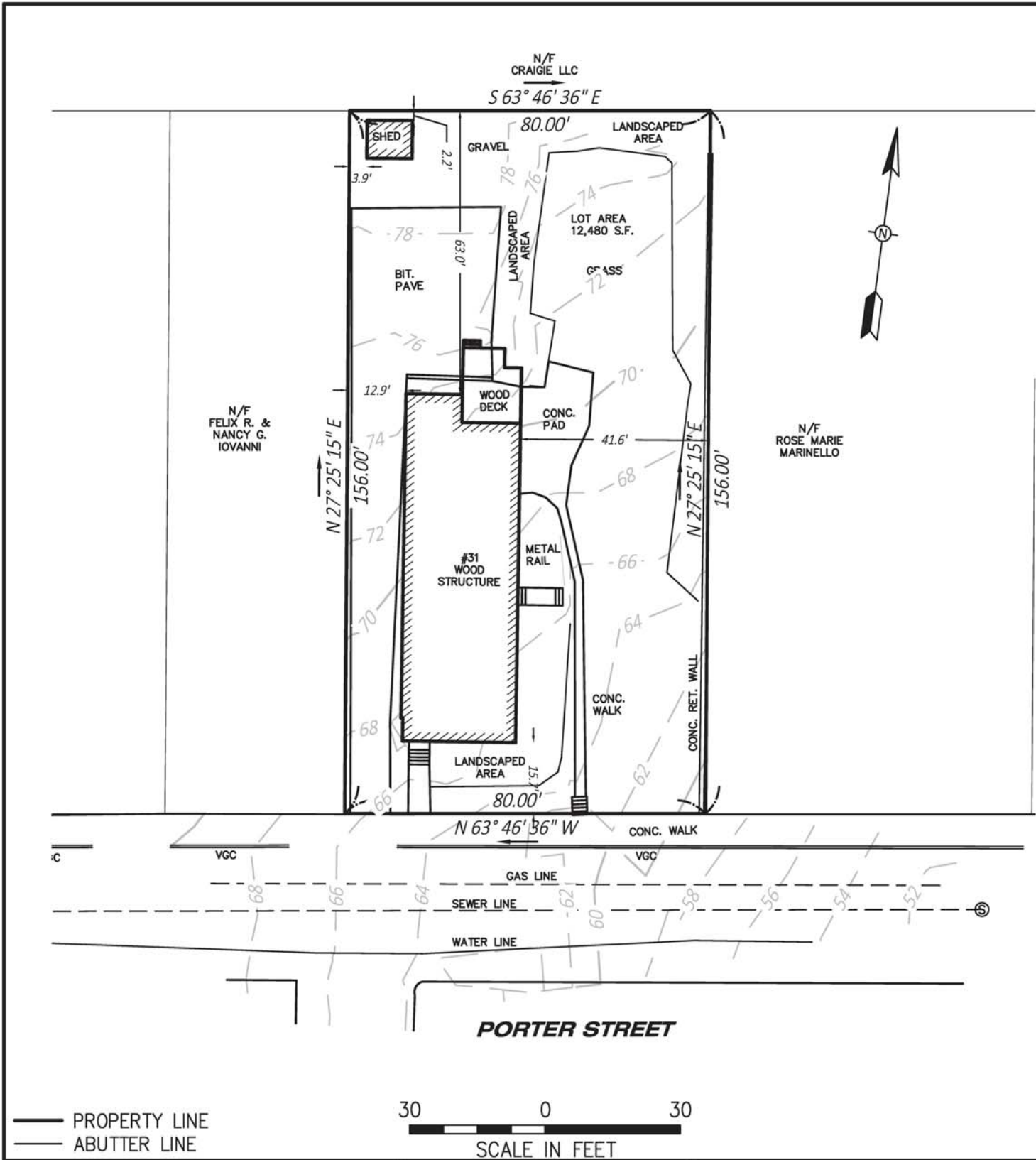
Cover Sheet

**A-000**

31 PORTER ST RESIDENCES

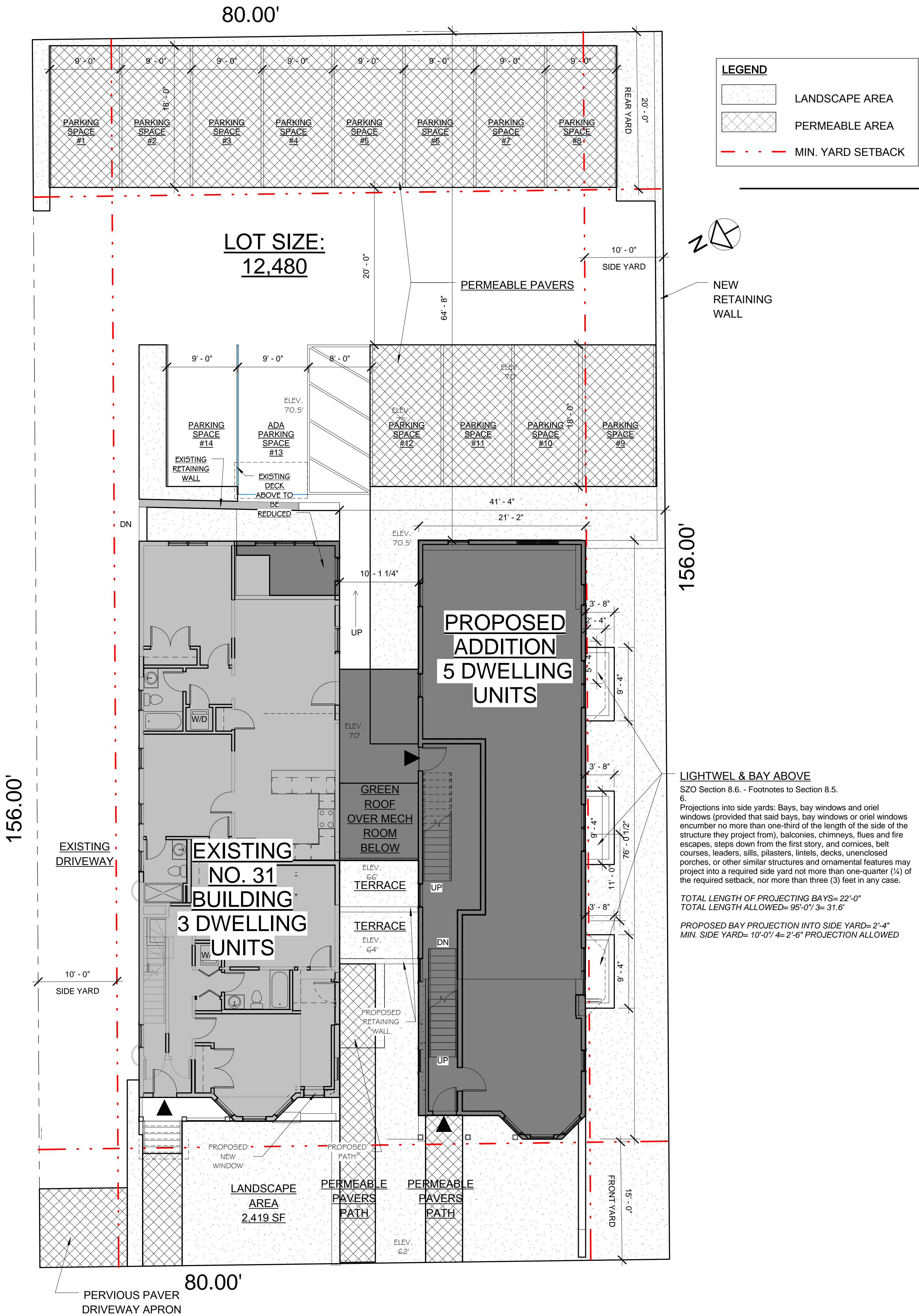


ZONING DIMENSIONAL TABLE:				
	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	RB ZONE			
USE	RESIDENTIAL 1 and 2 Family Dwelling Units 3-Family Dwelling Units Townhouses- 2 Units, 3 Units	RESIDENTIAL/ 3-FAMILY	RESIDENTIAL/ MULTI-FAMILY (8 DWELLING UNITS)	PRE-EXIST. / DOES NOT COMPLY, SPECIAL PERMIT REQ.
MIN LOT SIZE	7,000 SF	12,480 SF +/-	12,480 SF +/-	COMPLIES/ NO CHANGE
MIN LOT PER DWELLING	1,500 SF / DU (1-9 UNITS)	3 DU= 4,160 SF/DU	8 DU= 1,560 SF/DU	COMPLIES
MAX GROUND COVERAGE	50% / 6,240 SF	17% / 2,078 SF	36% / 3,639 SF	COMPLIES
LANDSCAPE AREA	25% / 3,120 SF	58% / 7,265 SF	25% /3,143 SF	COMPLIES
MAX FLOOR AREA RATIO (FAR)	1.0 / 12,480 SF	0.24 / 2,976 SF	0.77 / 10,225 SF	COMPLIES
MAX BUILDING HEIGHT	40' - 0" / 3 ST	26' - 9" / 2 1/2 ST	37'-7 1/2" / 3 ST	COMPLIES
MIN. YARD SETBACKS FRONT LEFT SIDE RIGHT SIDE REAR	15'-0" OR STREET AVG. 10' SUM 20' 10' SUM 20' 20'-0"	15'-5" +/- 12'-5" +/- 41'-4" +/- 54'-1" +/-	15'-0" 12'-5" EXIST. 10'-0" 45'-8"	COMPLIES COMPLIES/ NO CHANGE COMPLIES COMPLIES
MIN FRONTAGE	50' - 0"	80' - 0"	80' - 0"	COMPLIES/ NO CHANGE
PERVIOUS AREA, MIN % OF LOT	35% / 4,368 SF	58% / 7,265 SF	41% / 5,204 SF	COMPLIES
PARKING REQUIREMENTS	EXISTING REQUIRED 4.5 SPACES TOTAL (UNIT 1: 1 BRM= 1.5 SP, UNIT 1: 1 BRM= 1.5 SP, UNIT 3: 2 BRM= 1.5 SP)  PROPOSED REQUIRED UNIT 1: 2 BRM= 1.5 SP, UNIT 2: 2 BRM= 1.5 SP UNIT 3: 2 BRM= 1.5 SP, UNIT 4: 2 BRM= 1.5 SP UNIT 5: 2 BRM= 1.5 SP, UNIT 6: 1 BRM= 1.5 SP UNIT 7: 1 BRM= 1.5 SP, UNIT 8: 2 BRM= 1.5 SP 12 SPACES TOTAL REQUIRED		14 SPACES= 1/ DU	DOES NOT COMPLY/ SPECIAL PERMIT REQUIRED
BICYCLE PARKING	2 SPACES	0 SPACES	2 SPACES	COMPLIES



3 EXISTING SITE PLAN  
1" = 30'-0"

Area Schedule (FAR AREA)	
Name	Area
Basement New Building - FAR	1498 SF
Basement- FAR	738 SF
First Floor New Building- FAR	1294 SF
First Floor- FAR	1753 SF
Second FI New Building- FAR	1424 SF
Second FI- FAR	1351 SF
Third FI New Building- FAR	1562 SF
Third FI- FAR	606 SF
	10225 SF



## PORTER STREET

1 Site Plan  
1/8" = 1'-0"

PROJECT NAME  
**31 PORTER ST  
RESIDENCES**

PROJECT ADDRESS  
**31 PORTER STREET  
SOMERVILLE, MA**

CLIENT

**PHILIP MCLAUGHLIN**

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REGISTRATION

Project number 16070  
Date 12/21/2016  
Drawn by TMC  
Checked by JSK  
Scale As indicated

REVISIONS

No.	Description	Date

Architectural Site  
Plan

**A-020**

31 PORTER ST RESIDENCES





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Scale	

REVISIONS		
No.	Description	Date

Existing  
Photographs

**AV-2**

31 PORTER ST RESIDENCES





UP PORTER STREET- RIGHT SIDE



31 PORTER STREET



DOWN PORTER STREET- RIGHT SIDE



PORTER STREET AT CARVER TERRACE



UP PORTER STREET- LEFT SIDE

PROJECT NAME  
**31 PORTER ST  
RESIDENCES**

PROJECT ADDRESS  
31 PORTER STREET  
SOMERVILLE, MA

CLIENT  
**PHILIP MCLAUGHLIN**

ARCHITECT

**DESIGN**

**KHALSA**

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Project number	16070
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Scale	

REVISIONS		
No.	Description	Date

Neighborhood  
Photographs

**AV-1**

31 PORTER ST RESIDENCES



## 31 PORTER ST RESIDENCES

31 PORTER STREET  
SOMERVILLE, MA

PHILIP MCLAUGHLIN

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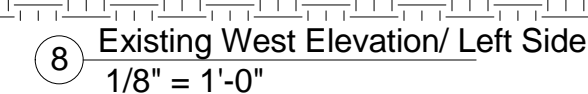
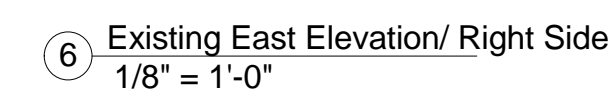
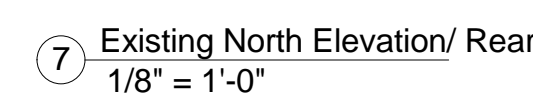
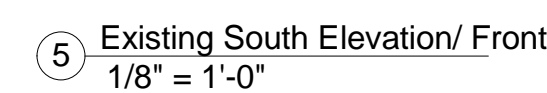
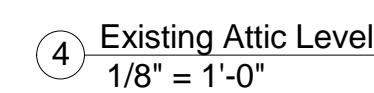
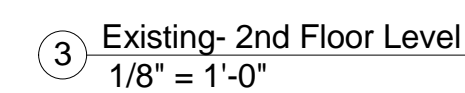
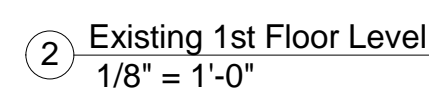
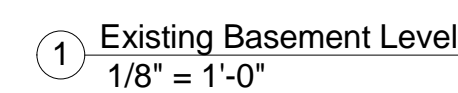
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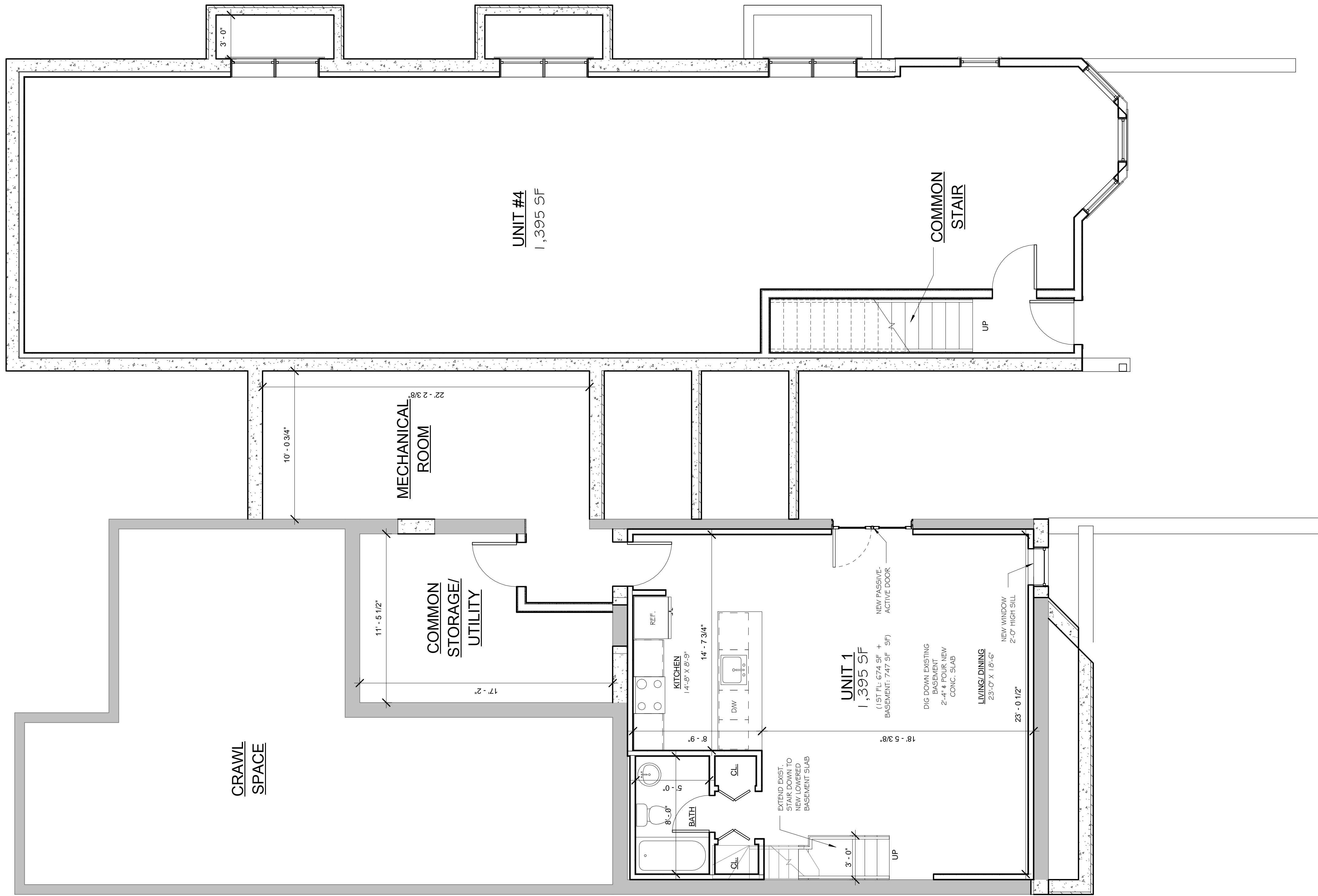
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# EX-100

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2/21/2017 12:11:56 PM





1 New Basement- Exist Bldg  
1/4" = 1'-0"

PROJECT NAME  
**31 PORTER ST  
RESIDENCES**

PROJECT ADDRESS  
31 PORTER STREET  
SOMERVILLE, MA

CLIENT  
**PHILIP MCLAUGHLIN**

ARCHITECT  
**DESIGN  
KHALSA**

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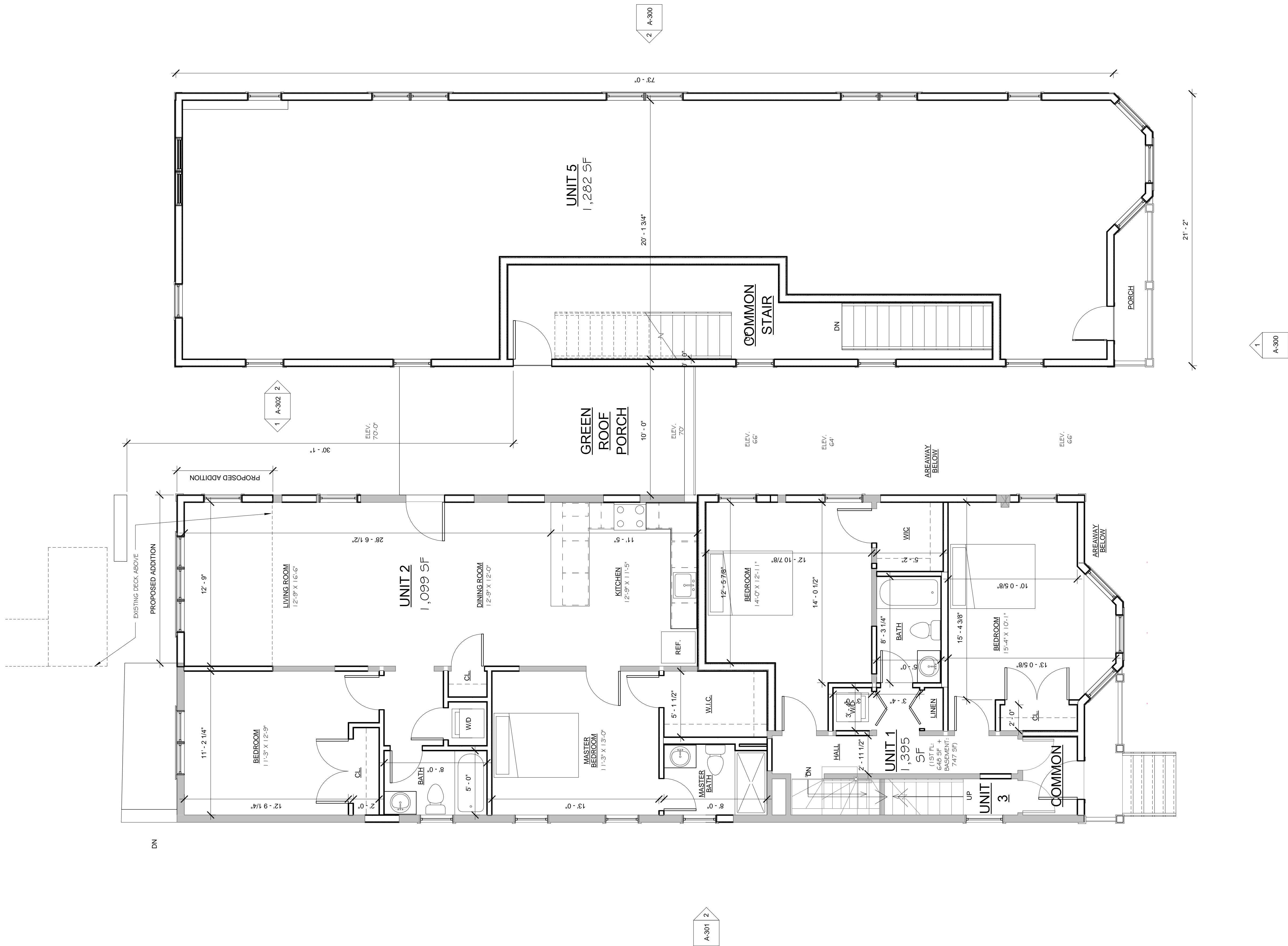
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Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

Basement Floor  
Plan

**A-100**

31 PORTER ST RESIDENCES



PROJECT NAME  
**31 PORTER ST RESIDENCES**

PROJECT ADDRESS  
31 PORTER STREET  
SOMERVILLE, MA

CLIENT  
**PHILIP MCLAUGHLIN**

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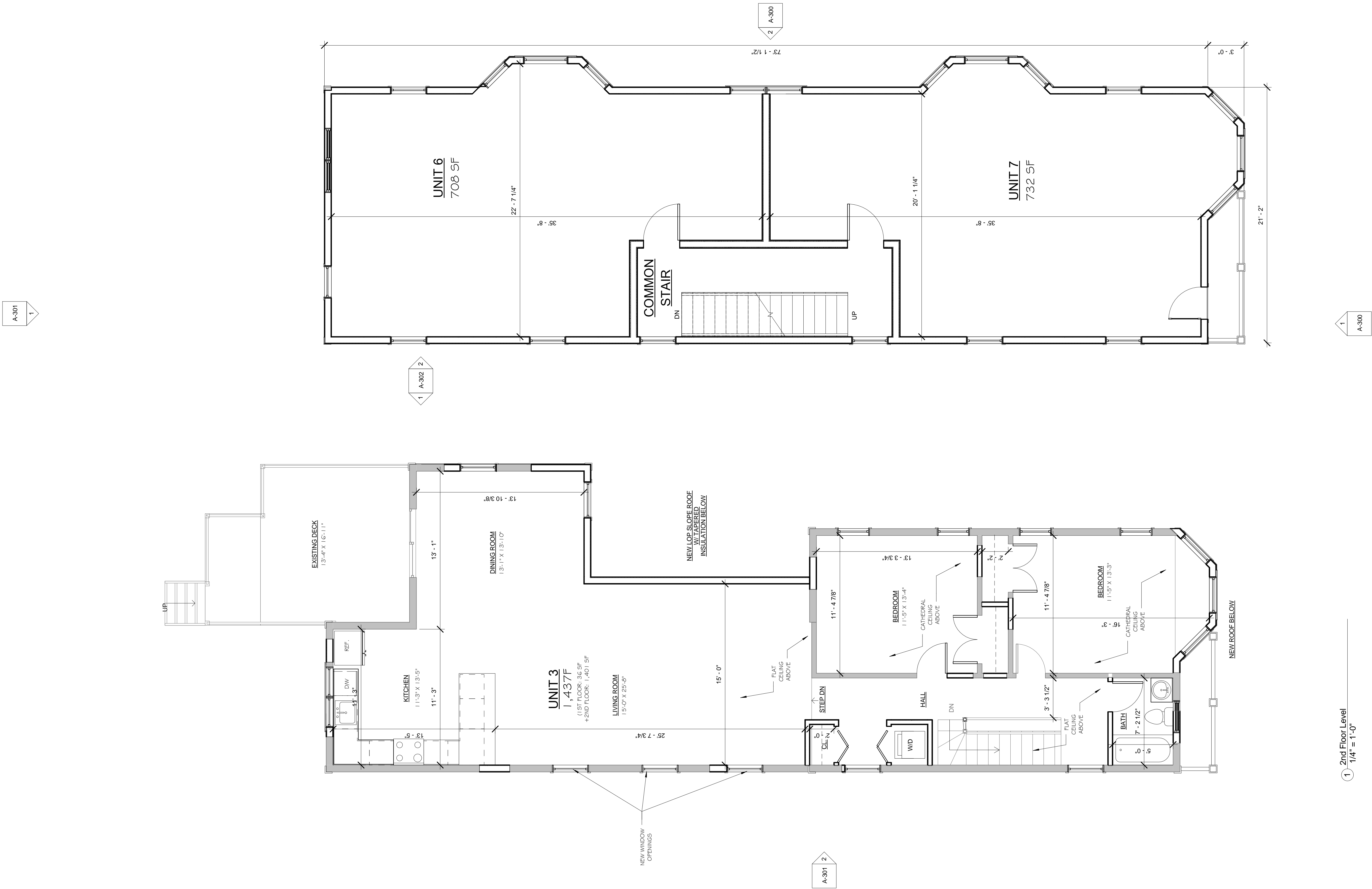
1st Floor Plan

**A-101**

31 PORTER ST RESIDENCES

1 1st Floor Level  
1/4" = 1'-0"





PROJECT NAME

31 PORTER ST  
RESIDENCES

PROJECT ADDRESS

31 PORTER STREET  
SOMERVILLE, MA

CLIENT

PHILIP MCLAUGHLIN

ARCHITECT

KHALSA DESIGN INC.



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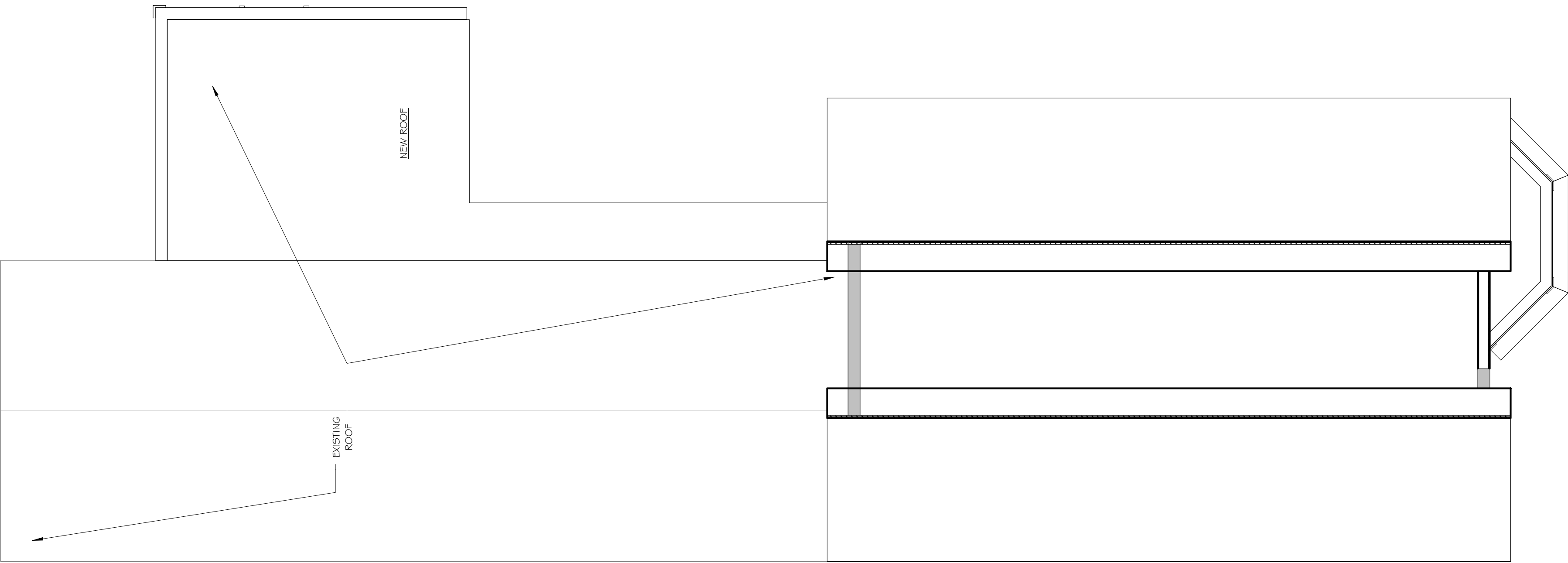
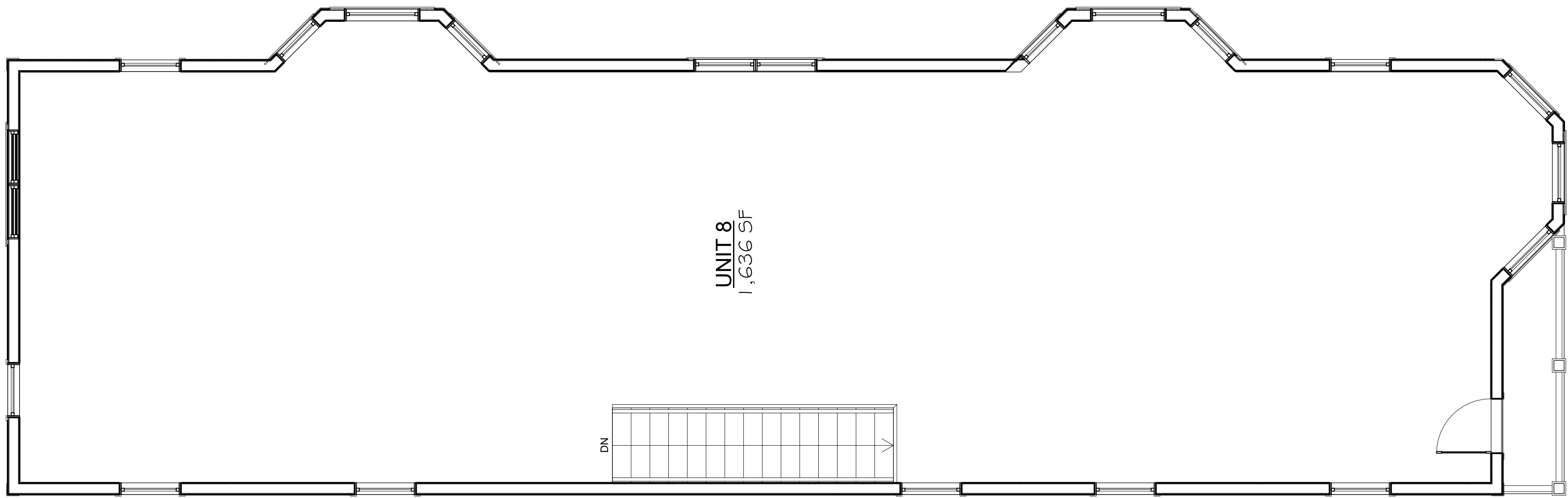
No.	Description	Date

2nd Floor Plan

A-102

31 PORTER ST RESIDENCES





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

PROJECT NAME

31 PORTER ST  
RESIDENCES

PROJECT ADDRESS

31 PORTER STREET  
SOMERVILLE, MA

CLIENT

PHILIP MCLAUGHLIN

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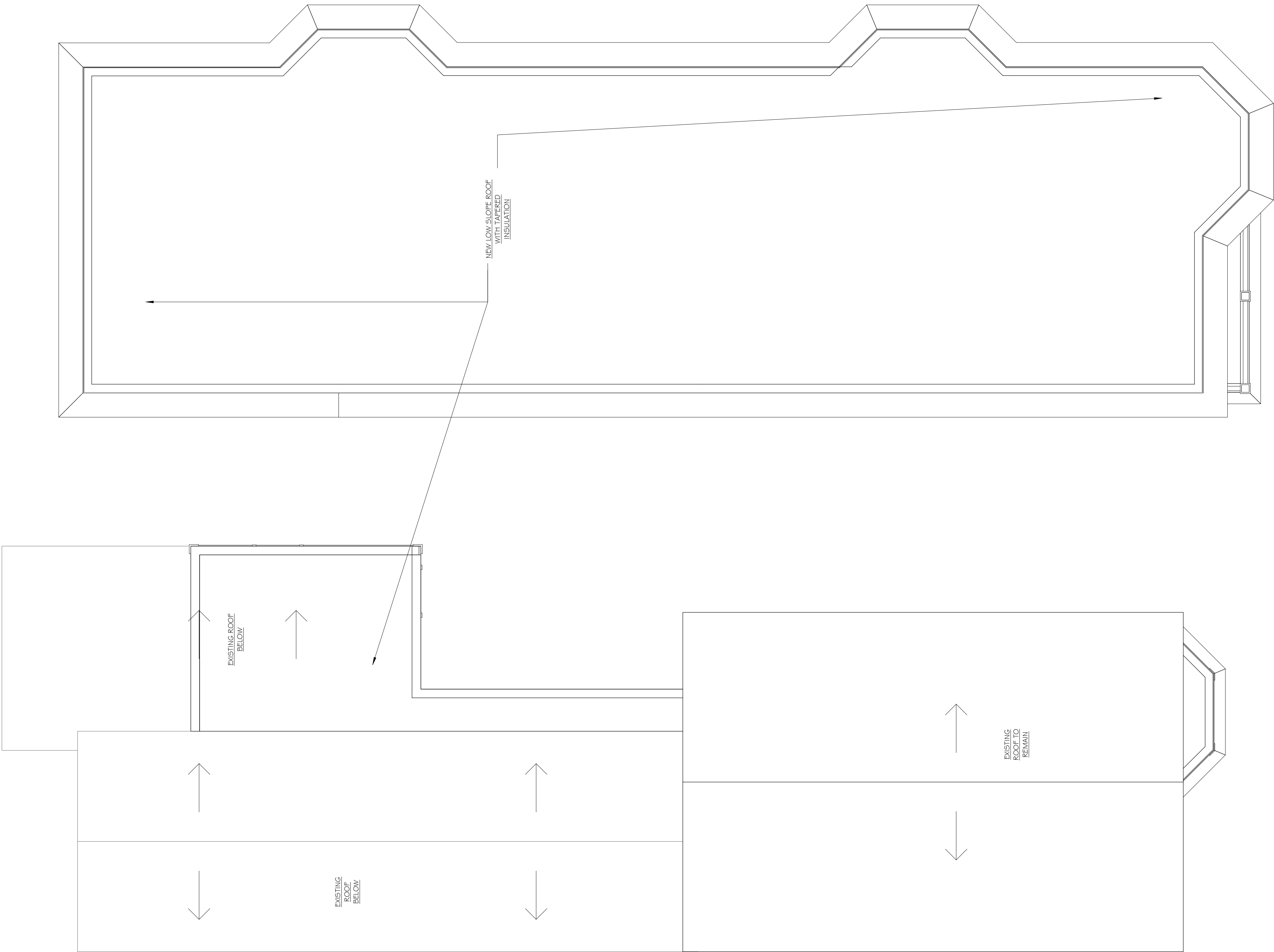
No.	Description	Date

3rd Floor Plan

A-103

31 PORTER ST RESIDENCES





PROJECT NAME

31 PORTER ST  
RESIDENCES

PROJECT ADDRESS

31 PORTER STREET  
SOMERVILLE, MA

CLIENT

PHILIP MCLAUGHLIN

ARCHITECT

DESIGN

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Scale	1/4" = 1'-0"

REVISIONS		
No.	Description	Date

Roof Plan

A-104

31 PORTER ST RESIDENCES





① South Elevation/ Front  
1/4" = 1'-0"



② East Elevation/ Right Side  
1/4" = 1'-0"

PROJECT NAME

**31 PORTER ST  
RESIDENCES**

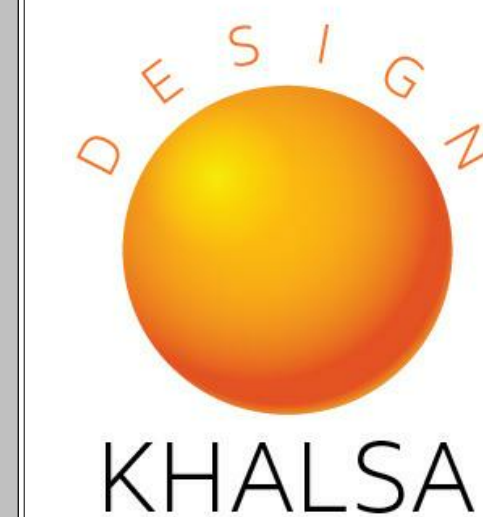
PROJECT ADDRESS

**31 PORTER STREET  
SOMERVILLE, MA**

CLIENT

**PHILIP MCLAUGHLIN**

ARCHITECT



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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

**South & East  
Elevations**

**A-300**

31 PORTER ST RESIDENCES





① North Elevation/ Rear  
1/4" = 1'-0"



② West Elevation/ Left Side  
1/4" = 1'-0"

PROJECT NAME

**31 PORTER ST  
RESIDENCES**

PROJECT ADDRESS

31 PORTER STREET  
SOMERVILLE, MA

CLIENT

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Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

North & West  
Elevations

**A-301**

31 PORTER ST RESIDENCES





① East Elevation @ Courtyard  
1/4" = 1'-0"



② West Elevation @ Courtyard  
1/4" = 1'-0"

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REVISIONS

No.	Description	Date

**Courtyard  
Elevations**

**A-302**

31 PORTER ST RESIDENCES





② 3D View 2



① 3D View 1



③ 3D View 3

PROJECT NAME

**31 PORTER ST  
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PROJECT ADDRESS

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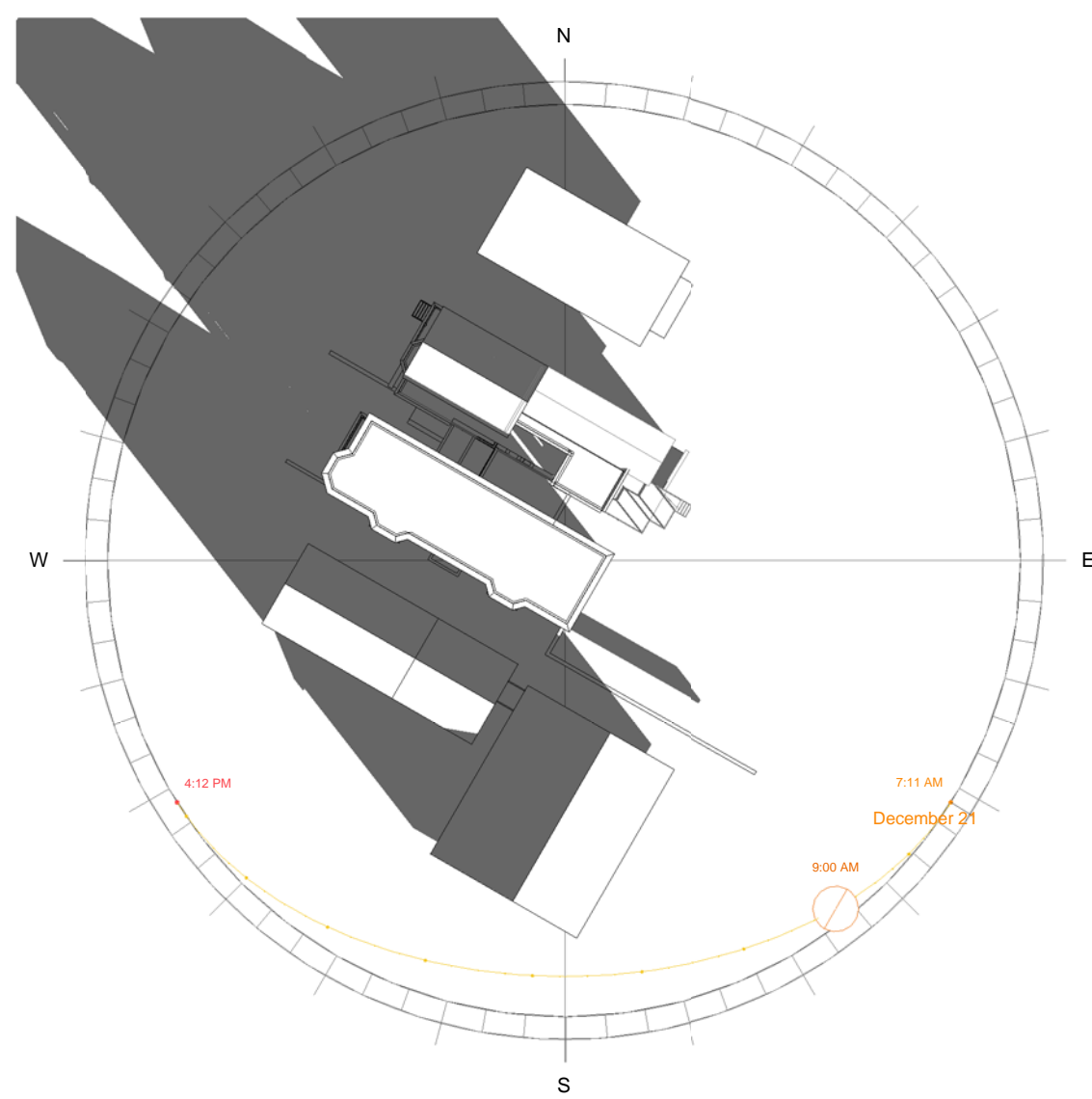
Perspectives

**AV-3**

31 PORTER ST RESIDENCES

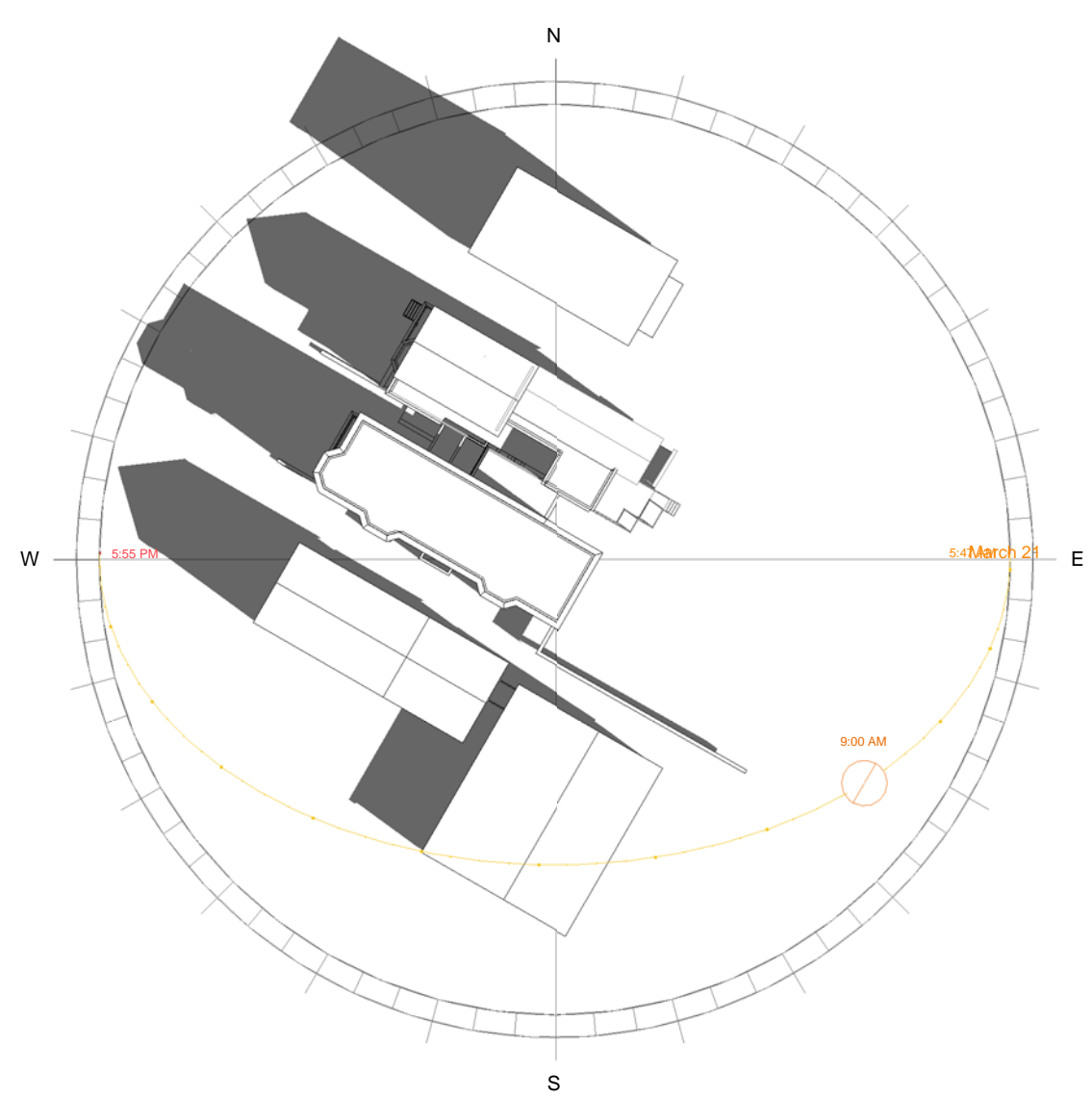


WINTER  
SOLSTICE



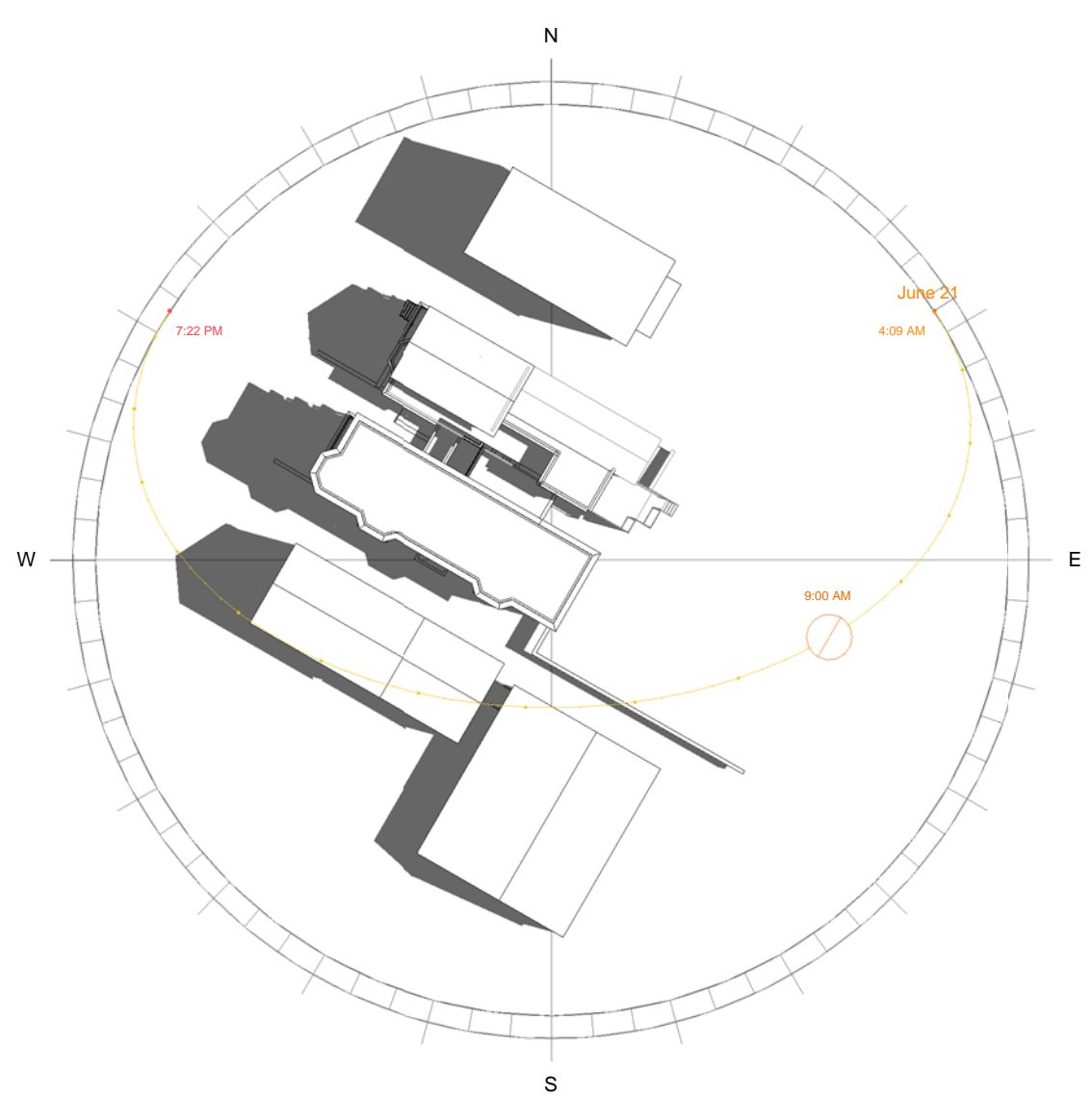
1 Winter - 9am  
1" = 50'-0"

SPRING  
EQUINOX



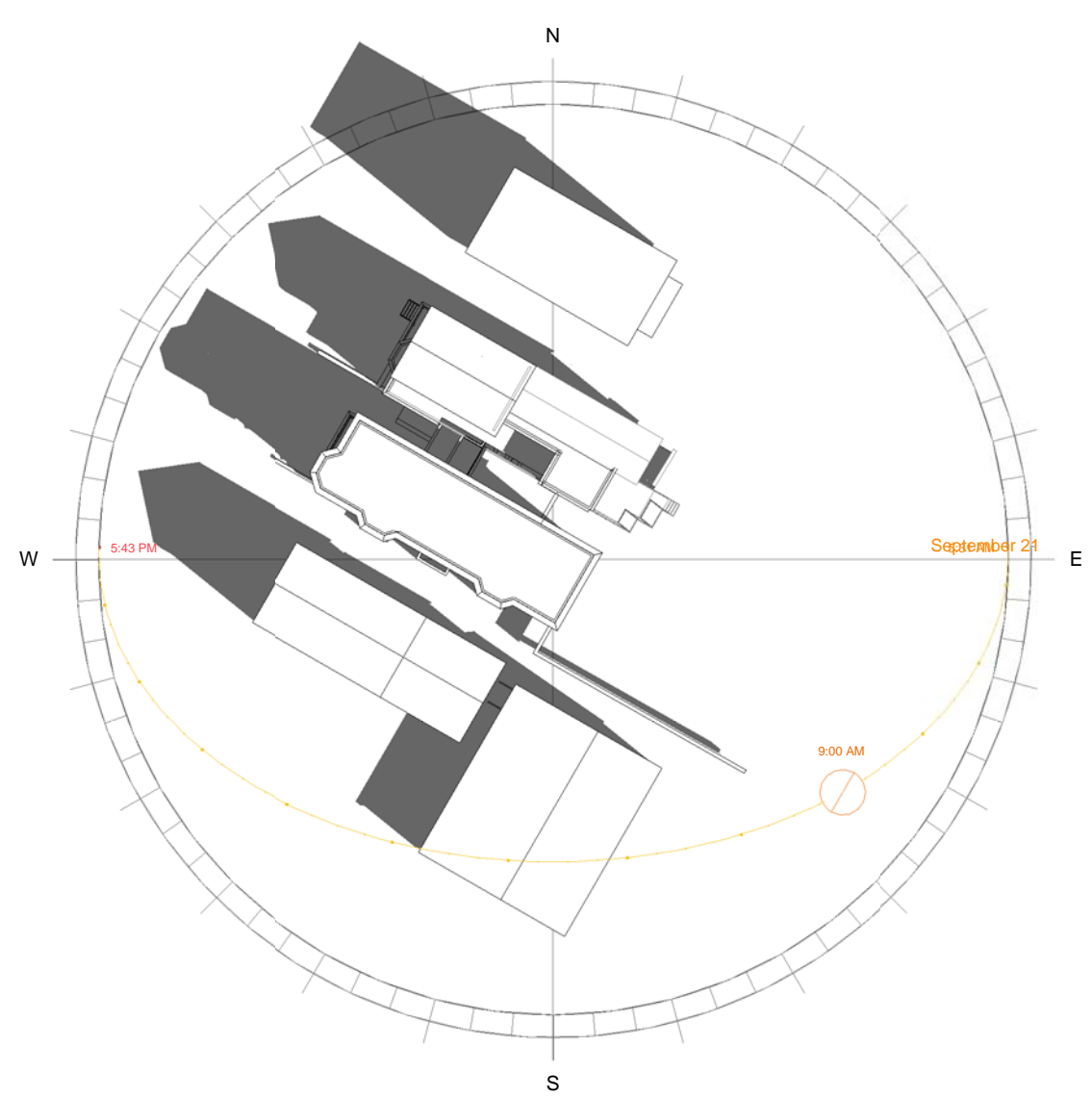
4 Spring - 9am  
1" = 50'-0"

SUMMER  
SOLSTICE

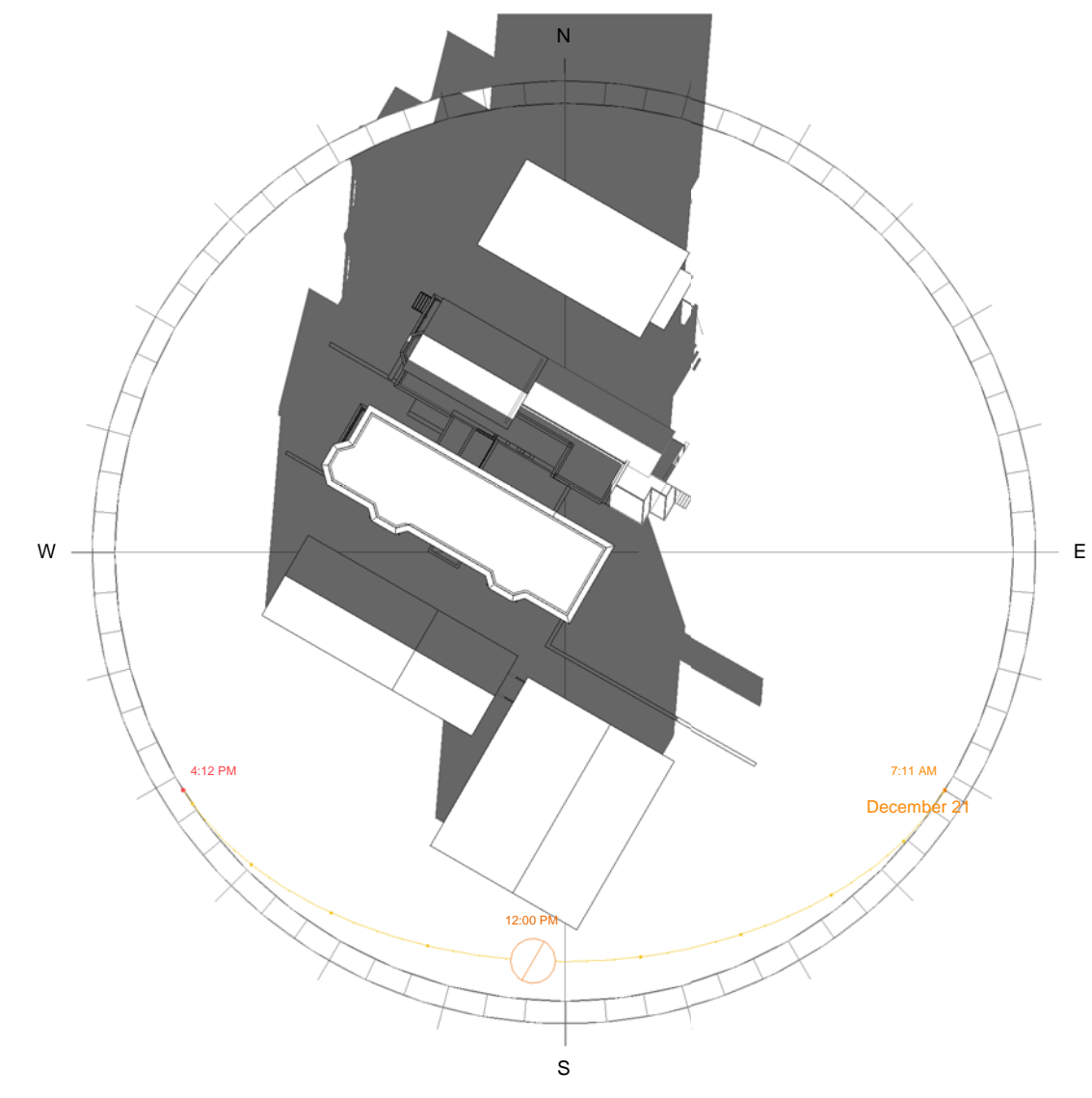


7 Summer - 9am  
1" = 50'-0"

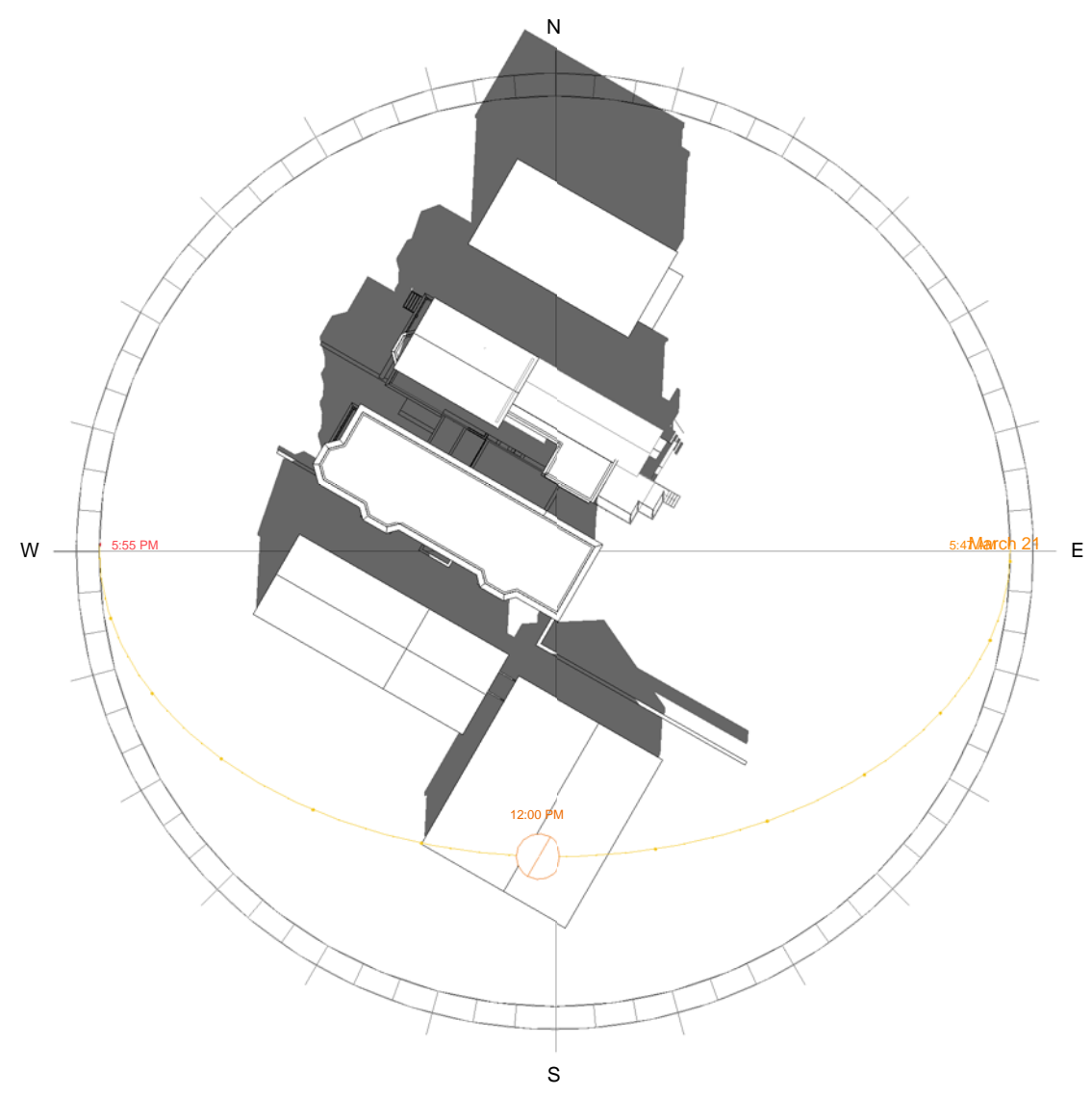
FALL  
EQUINOX



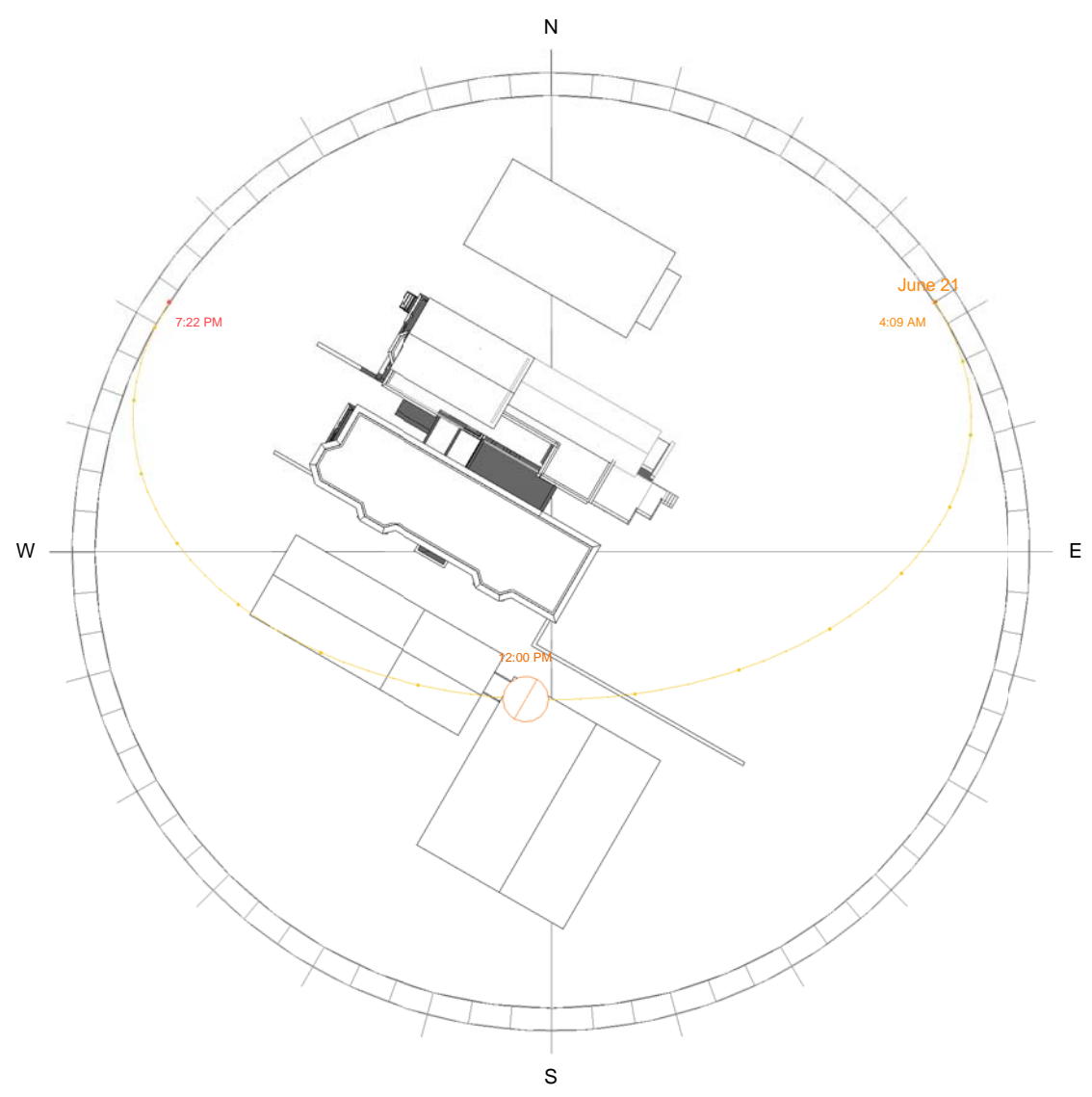
10 Fall - 9am  
1" = 50'-0"



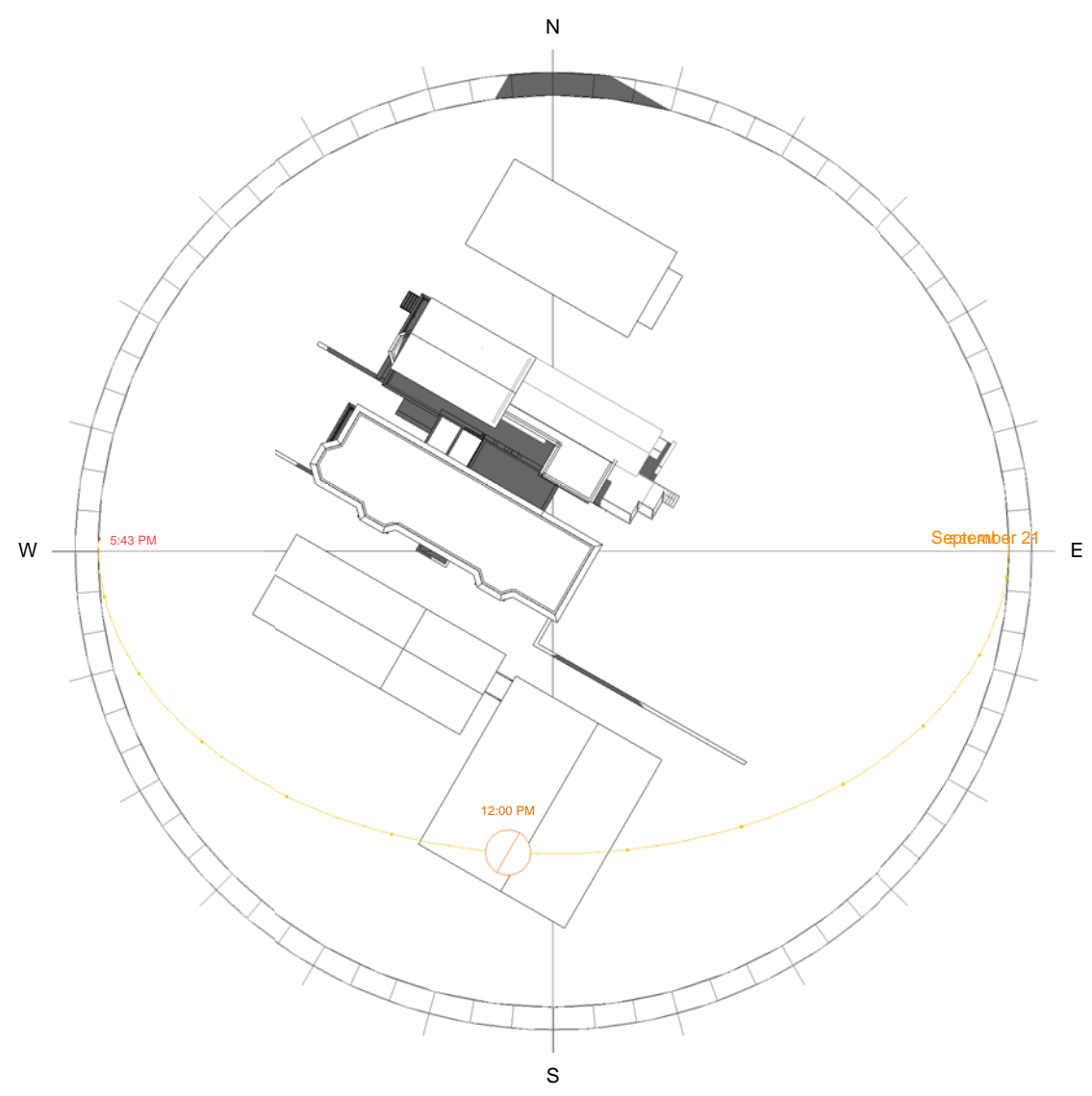
2 Winter - 12pm  
1" = 50'-0"



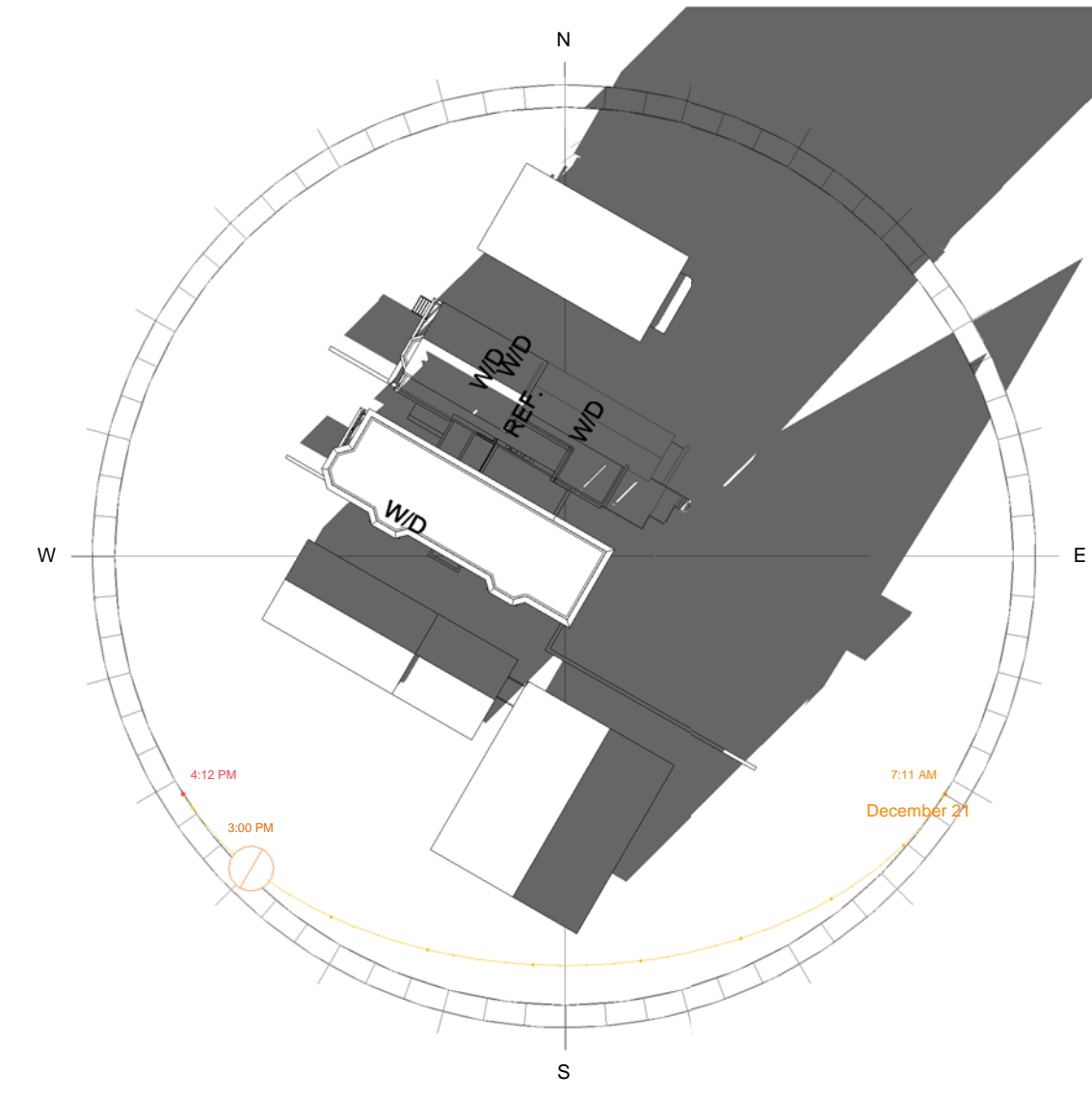
5 Spring - 12pm  
1" = 50'-0"



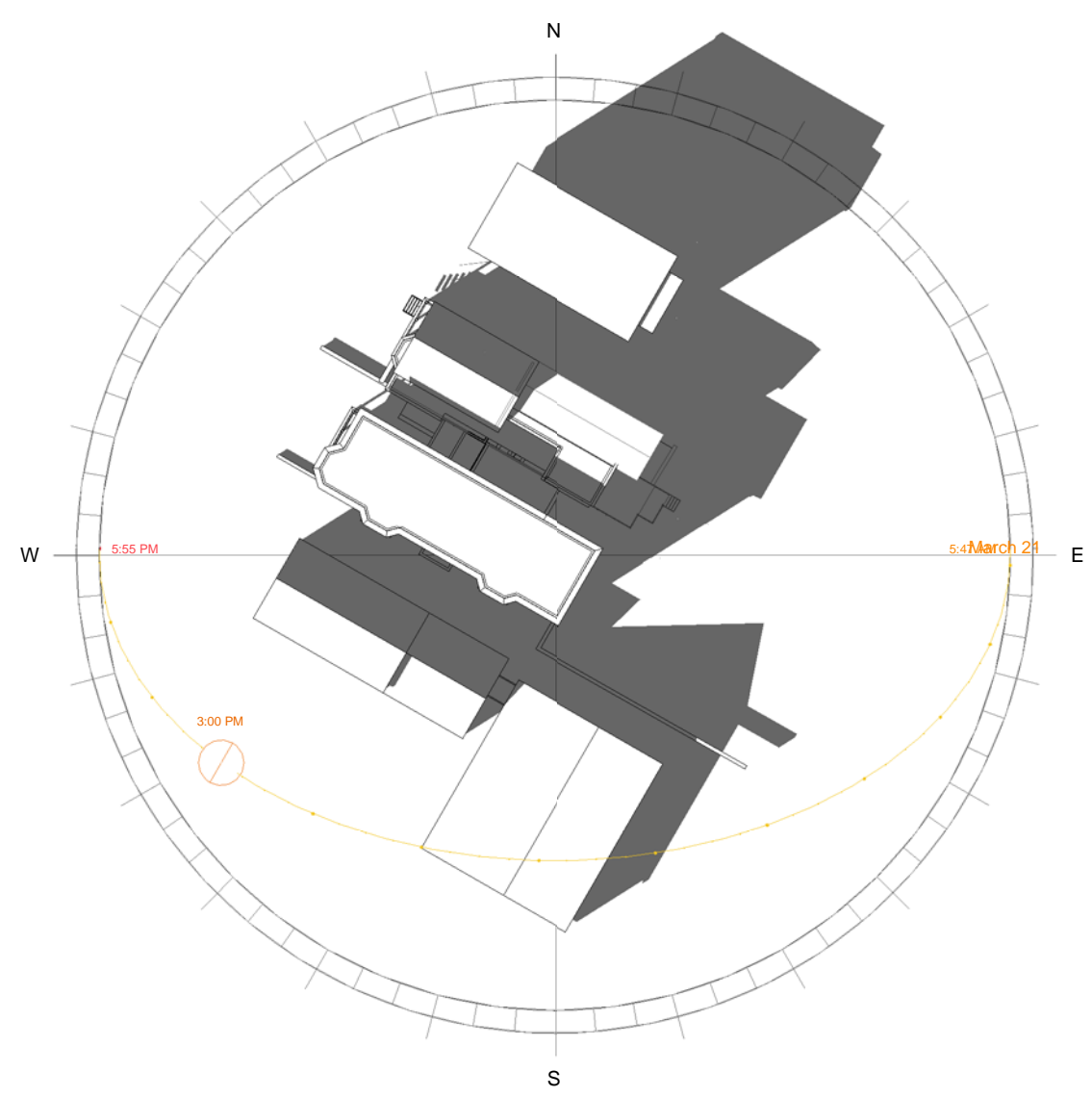
8 Summer - 12pm  
1" = 50'-0"



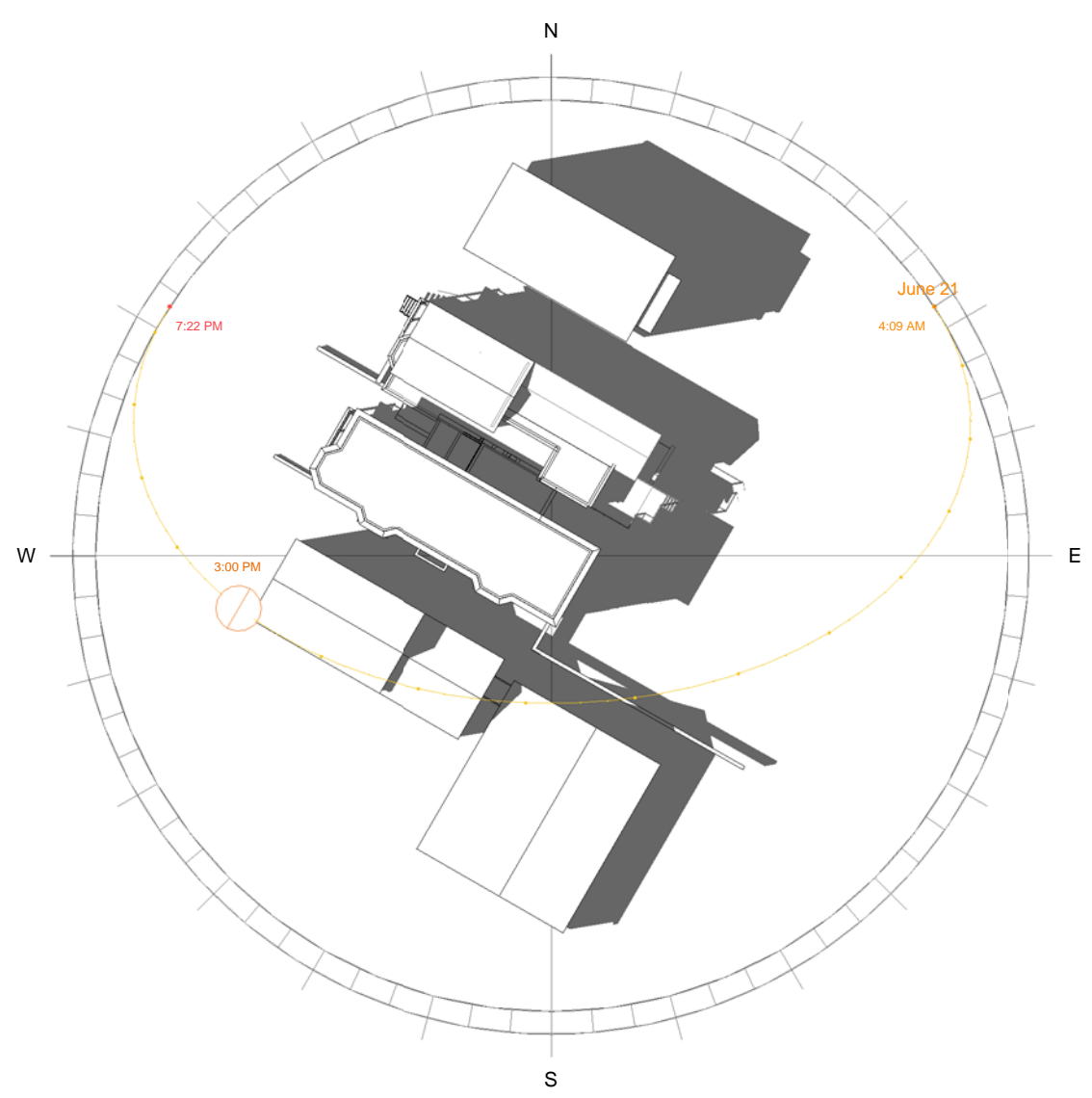
11 Fall - 12pm  
1" = 50'-0"



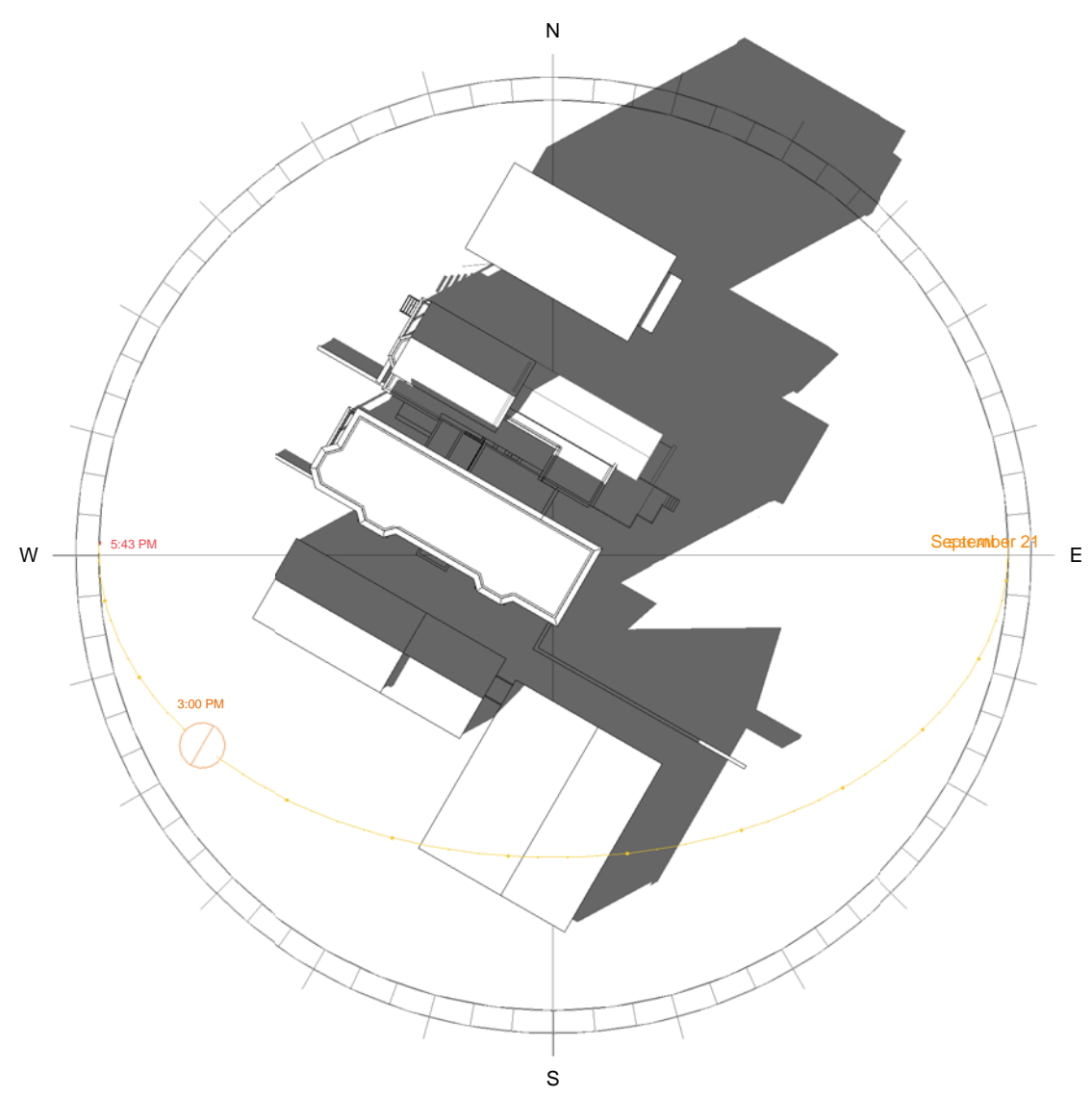
3 Winter - 3pm  
1" = 50'-0"



6 Spring - 3pm  
1" = 50'-0"



9 Summer - 3pm  
1" = 50'-0"



12 Fall - 3pm  
1" = 50'-0"

PROJECT NAME

31 PORTER ST  
RESIDENCES

PROJECT ADDRESS

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REGISTRATION

Project number 16070  
Date 12/21/2016  
Drawn by CMH  
Checked by KDI  
Scale 1" = 50'-0"

REVISIONS

No.	Description	Date

Shadow Study

AV-4

31 PORTER ST RESIDENCES