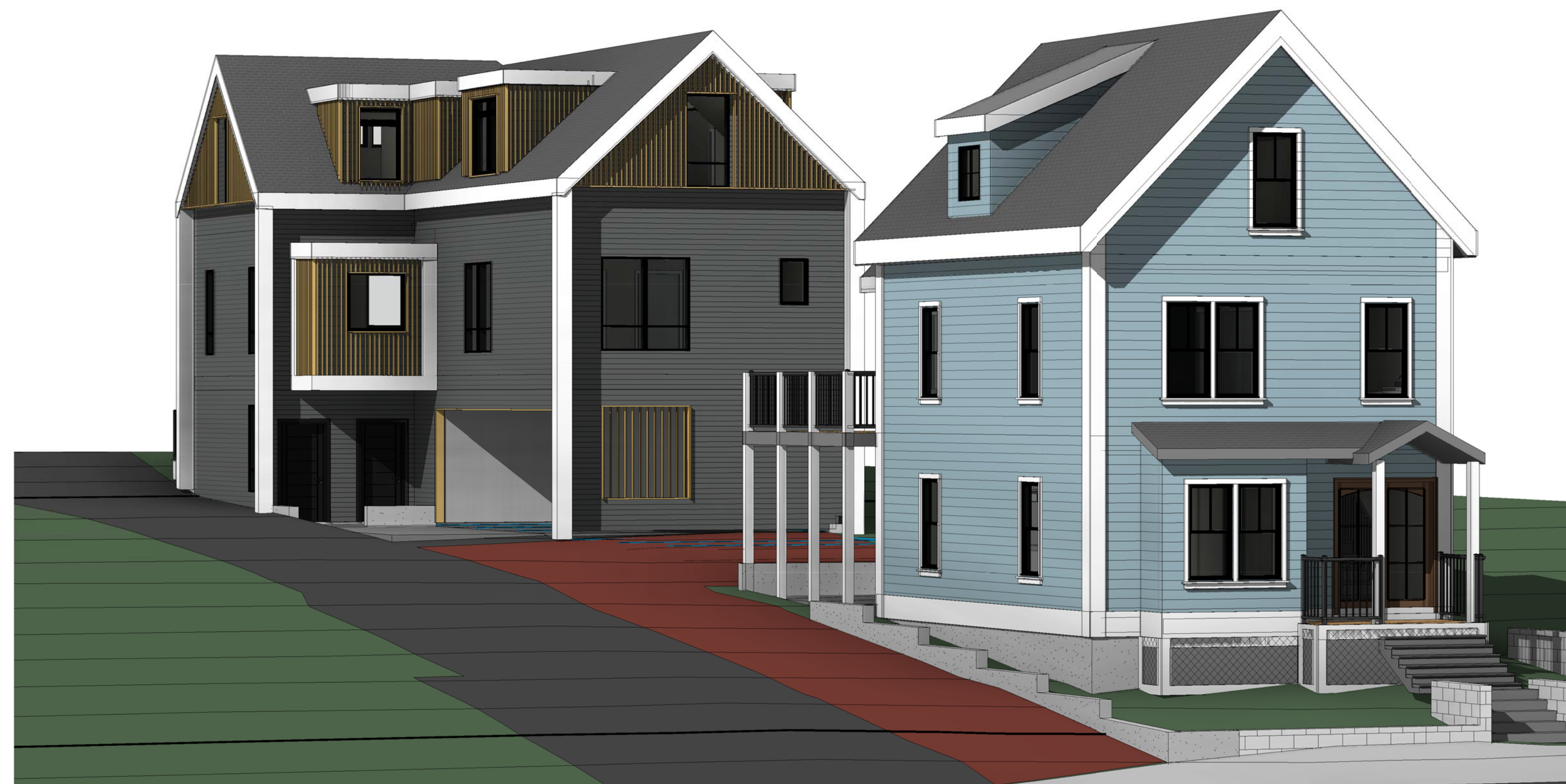


Architectural Drawing List			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
A-000	Cover Sheet	08/28/2018	
C-1	Existing Civil Plan	10/17/2018	
A-020	Architectural Site Plan	08/28/2018	
A-21	Area Analysis	08/28/2018	
EX-100	Existing Conditions	08/28/2018	
EX-101	Existing Building Renovation	08/28/2018	
A-100	Basement & 1st Floor Levels	08/28/2018	
A-102	2nd & 3rd Floor Levels	08/28/2018	
A-300	Front & Left Side Elevations	08/28/2018	
A-301	Rear & Left Side Elevations	08/28/2018	
AV-2	Perspective Views	08/28/2018	

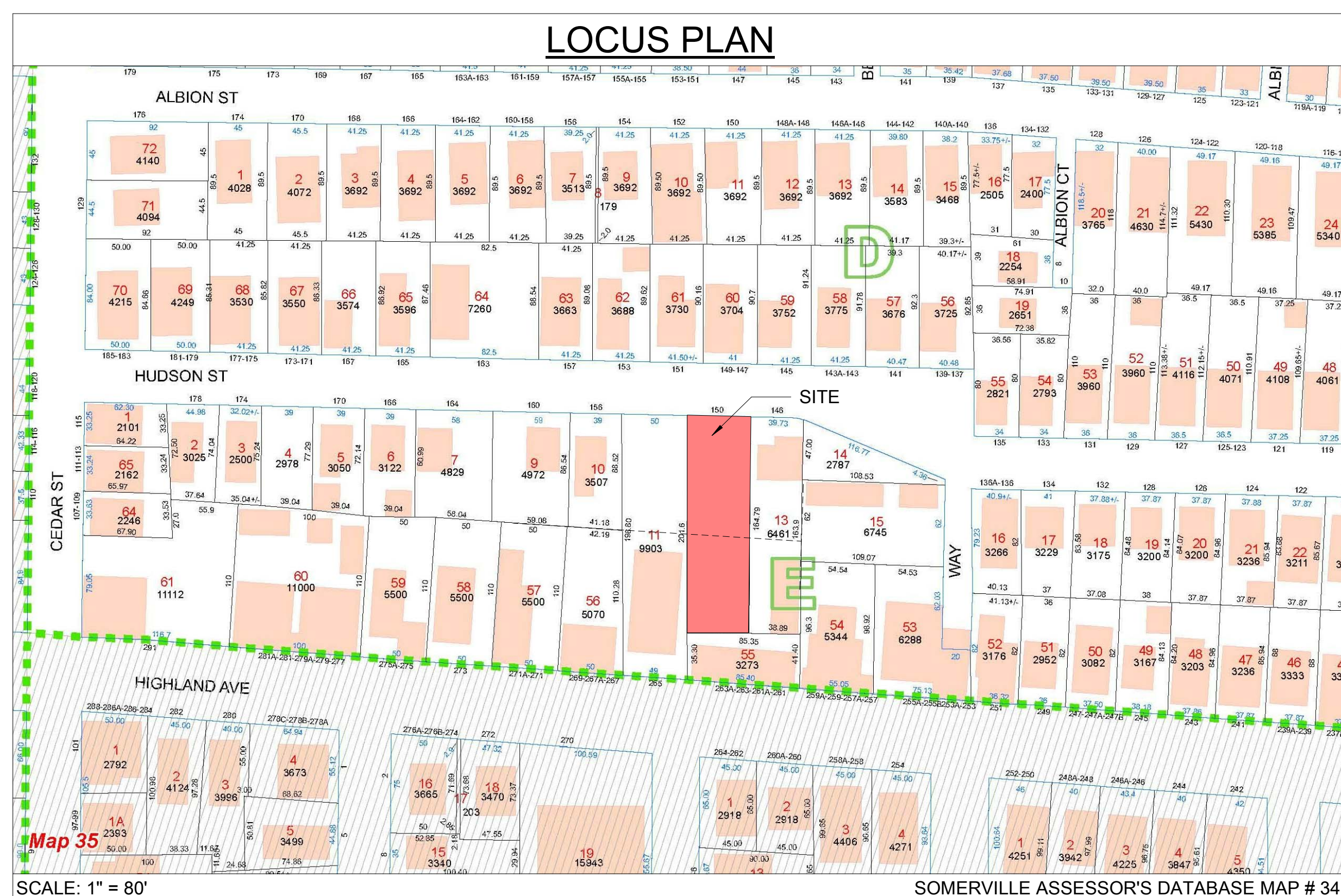


PROJECT: 150 HUDSON STREET RESIDENCES

PROJECT ADDRESS:
150 HUDSON STREET
SOMERVILLE, MASSACHUSETTS 02144

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

CLIENT
HUDSON SANTANGELO
92 BROOKS STREET
BEDFORD, MA 02155

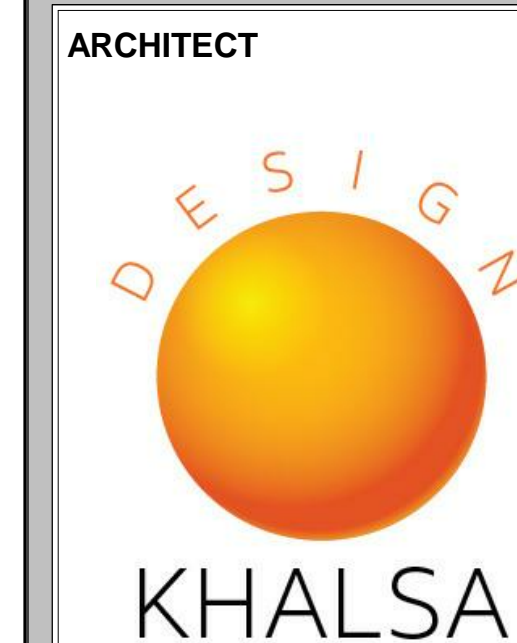


SD SET: 08/28/2018

PROJECT NAME
**HUDSON STREET
RESIDENCES**

PROJECT ADDRESS
150 HUDSON STREET
SOMERVILLE, MA 02144

CLIENT
**MICHEAL
SANTANGELO**



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

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REGISTRATION



Project number	16082
Date	08/28/2018
Drawn by	ERS
Checked by	JSK
Scale	1" = 80'-0"

REVISIONS

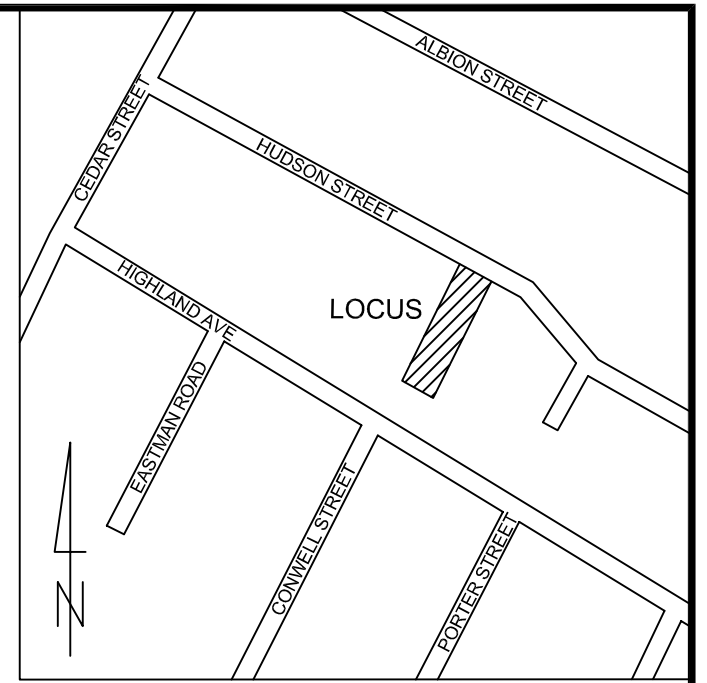
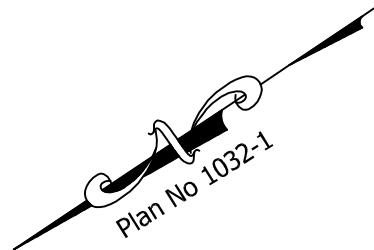
No.	Description	Date
1		

Cover Sheet

A-000

HUDSON STREET RESIDENCES

LOT 55
N/F
261-263 HIGHLAND AVENUE
CONDOMINIUM
DEED BOOK 46919, PAGE 506



LOT 13
N/F
146 HUDSON STREET
CONDOMINIUM
DEED BOOK 63118, PAGE 46

LOT 11
N/F
City Of Somerville
Fire Station

LOT 12
AREA= 7,805± Sq. Ft.

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

Additional utilities may exist that are not shown on this plan.
Prior to any construction, contact DIG-SAFE
(1-800-344-7233) to field verify location of all utilities.

NOTES:

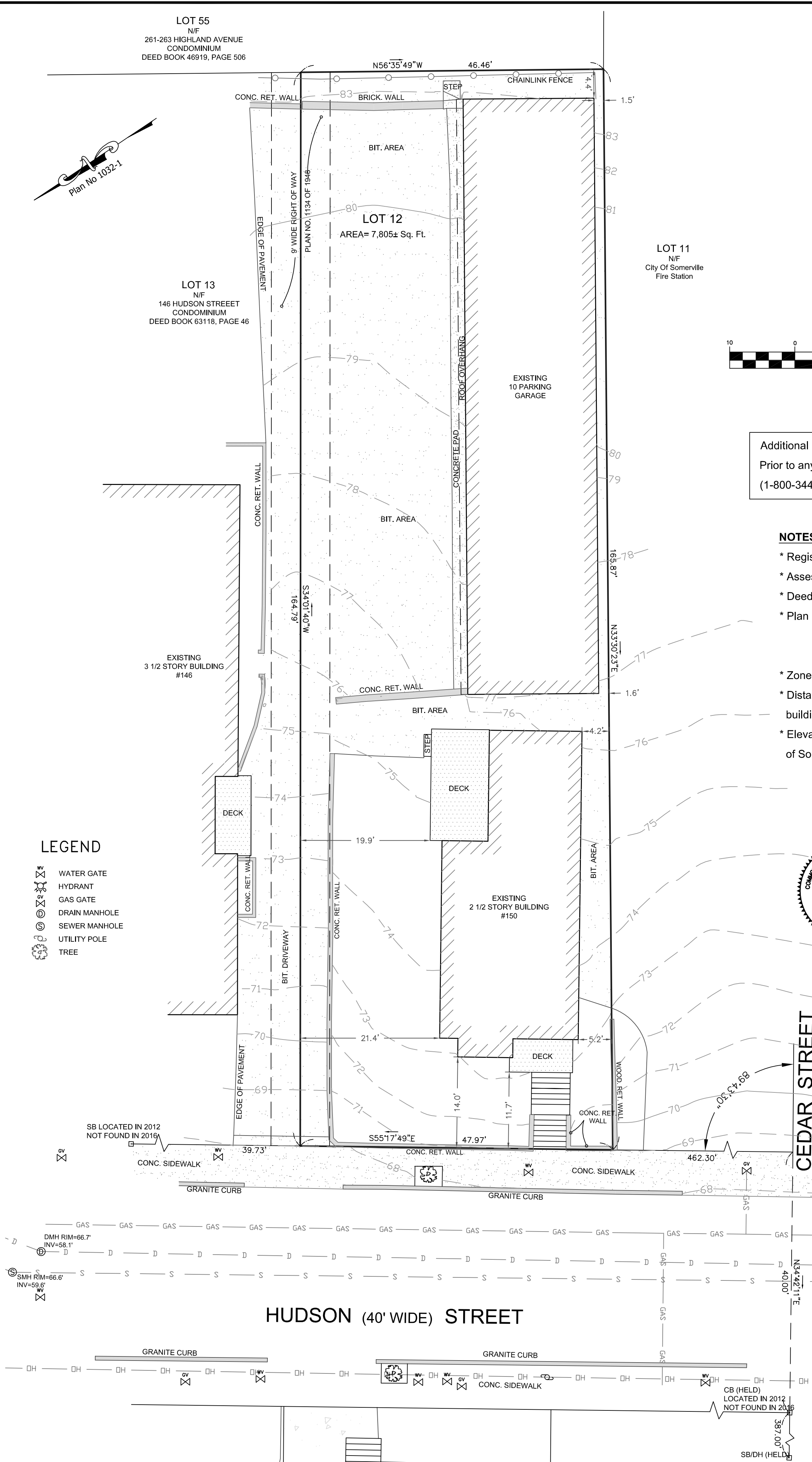
- * Registered Owner: Michael Santangelo
- * Assessors Ref.: 34/E/12
- * Deed Ref.: Book 66372, Page 366
- * Plan Ref.: Plan No. 1134 of 1948 (End of book 7327)
LC Plan 12785A
Plan No. 1032 of 2013
- * Zone: RB, RC & NB
- * Distances shown were measured from building clapboard.
- * Elevations in U.S. survey feet are based on an city of Somerville sewer profile for Hudson Street.

LEGEND

- WATER GATE
- HYDRANT
- GAS GATE
- DRAIN MANHOLE
- SEWER MANHOLE
- UTILITY POLE
- TREE



Patrick Roseingrave
Patrick J. Roseingrave
Professional Land Surveyor



CEDAR STREET

HUDSON (40' WIDE) STREET

Existing Conditions
150 Hudson Street
Somerville, MA 02144



10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com

Date: October 17, 2016

ZONING DIMENSIONAL TABLE:		WORK WITHIN RB ZONE:			WORK WITHIN RC ZONE:			ZONING ACROSS SITE:	
ZONE	EXISTING	ALLOWED / REQUIRED (RB)	PROPOSED (RB)	COMPLIANCE	ALLOWED / REQUIRED (RC)	PROPOSED (RC)	COMPLIANCE	PROPOSED	COMPLIANCE
USE	RESIDENTIAL/ 2-FAMILY	RESIDENTIAL 1, 2, & 3 Family Dwelling Units	RESIDENTIAL/ 1 FAMILY	COMPLIES	RESIDENTIAL 1, 2, & 3 Family Dwelling Units	RESIDENTIAL/ 2 FAMILY	COMPLIES	RESIDENTIAL/ 3 FAMILY	COMPLIES
MIN LOT SIZE	7,805 SF +/-	7,500 SF	4,350 SF +/-	COMPLIES	SAME AS RB	3,455 SF +/-	COMPLIES	7,805 SF +/-	COMPLIES
MIN LOT ARE PER DWELLING	2 DU= 3,902 SF/ DU	1,500 SF / DU (1-9 UNITS)	1 DU= 4,350 SF/ DU	COMPLIES	875 SF / DU (1-9 UNITS) (LESS RESTRICTIVE)	2 DU= 1,727 SF/ DU	COMPLIES	2 DU= 1,727 SF/ DU	COMPLIES W/ MORE RESTRICTIVE ZONE
MAX GROUND COVERAGE	38% / 2,936 SF	50%	21% / 945 SF	COMPLIES	70% (LESS RESTRICTIVE)	35% / 1,200 SF	COMPLIES	27% / 2,145 SF	COMPLIES W/ MORE RESTRICTIVE ZONE
LANDSCAPE AREA	16% / 1,285 SF	25%	27% / 1,189 SF	COMPLIES	SAME AS RB	37% / 3,455 SF	COMPLIES	27% / 2,075 SF	COMPLIES
MAX FLOOR AREA RATIO (FAR)	0.27 / 2,138 SF (FROM DATABASE)	1.0	0.46 / 2,007 S.F.	COMPLIES	2.0 (LESS RESTRICTIVE)	0.86 S.F. / 2,991 S.F.	COMPLIES	0.64 / 4,970 S.F.	COMPLIES W/ MORE RESTRICTIVE ZONE
MAX BUILDING HEIGHT	24' - 4" +/- / 2.5 ST	40' - 0" / 3 ST	28' - 9" / 2.5 ST	COMPLIES	SAME AS RB	29' - 0" / 2.5 ST	COMPLIES	29' - 0" / 2.5 ST	COMPLIES
2.5 STORIES	MIN. YARD SETBACKS								
	FRONT	11' - 7"	15'-0" OR STREET AVG.	11' - 7"	COMPLIES	SAME AS RB	COMPLIES	11' - 7"	COMPLIES
	LEFT SIDE	21' - 4" (LEFT)	7' - 10" OR 8' - 10" (SUM OF 16' - 8")	18' - 0" (LEFT)	COMPLIES	SAME AS RB	COMPLIES	18' - 0" (LEFT)	COMPLIES
	RIGHT SIDE	4' - 2" (RIGHT)	7' - 10" OR 8' - 10" (SUM OF 16' - 8")	4' - 2" (RIGHT)	PRE-EXISTING	SAME AS RB	COMPLIES	4' - 2" (RIGHT)	NO INCREASE OF EXISTING NONCONFORMITY
REAR	4' - 4"	20'-0"	N/A (IN FRONT OF RC BLDG)	COMPLIES	SAME AS RB	20' - 0"	COMPLIES	20' - 0"	COMPLIES
3 STORIES	MIN. YARD SETBACKS								
	FRONT	11' - 7"	15'-0" OR STREET AVG.	11' - 7"	N/A	SAME AS RB	N/A	11' - 7"	N/A
	LEFT SIDE	21' - 4" (LEFT)	9'-10" OR 10'-10" (SUM 19'-8")	18' - 0" (LEFT)	N/A	SAME AS RB	N/A	18' - 0" (LEFT)	N/A
	RIGHT SIDE	4' - 2" (RIGHT)	9'-10" OR 10'-10" (SUM 19'-8")	4' - 2" (RIGHT)	N/A	SAME AS RB	N/A	4' - 2" (RIGHT)	N/A
REAR	4' - 4"	20'-0"	N/A (IN FRONT OF RC BLDG)	N/A	SAME AS RB	20' - 0"	N/A	10' - 0"	N/A
MIN FRONTAGE	47' - 11"	50' - 0"	47' - 11"	PRE.-EXIST	SAME AS RB	47' - 11"	PRE.-EXIST	47' - 11"	NO INCREASE OF EXISTING NONCONFORMITY
PERVIOUS AREA, MIN %	16% / 1,285 SF	35%	50% / 2,160 SF	COMPLIES	LESS RESTRICTIVE: 30%	42% / 1,462 SF	COMPLIES	46% / 3,622 SF	COMPLIES W/ MORE RESTRICTIVE
PARKING	10 SPACES	2 SPACES (1 FOUR BED DU)	3 SPACES	COMPLIES	4 SPACES (2 THREE BED DU'S)	3 SPACES	DOES NOT COMPLY	6 SPACES 2/DU	COMPLIES
BICYCLE PARKING	0 SPACES	0 SPACES	0 SPACES	COMPLIES	0 SPACES	0 SPACES	COMPLIES	0 SPACES	COMPLIES

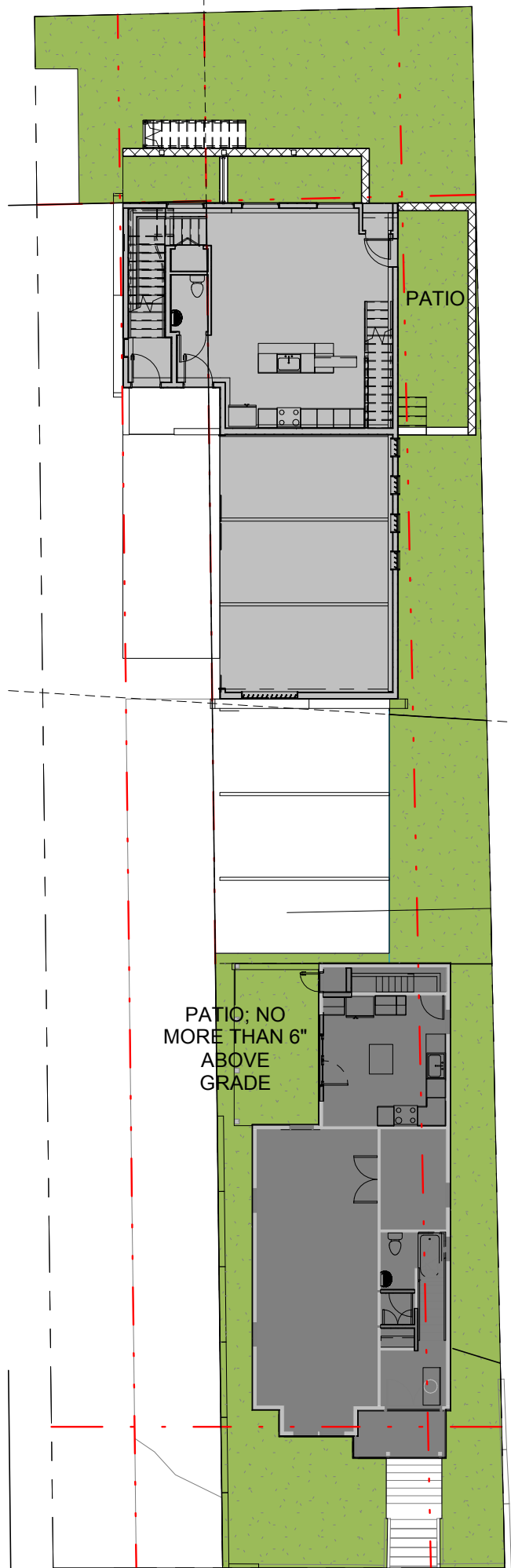
FOOTNOTE 10
REDUCTION OF SIDE YARD FOR NARROW LOTS
(50'-48") X 1") = 2" DEDUCTION FROM EACH SIDE;
2" X 2 = 4" DEDUCTION FROM SUM OF SIDE YARDS
(8'-0" MIN / 17'-0" SUM) - (2" FROM MIN / 4" FROM SUM) = 7'-10" MINIMUM / 16'-8" SUM

Section 4.4 Nonconforming Structures:
As provided in MGL c40A, section 5, as amended, the alteration, reconstruction, extension or structural change to a nonconforming single or two family residential structure shall not be considered an increase in the nonconforming nature of the structure and shall be permitted as a matter of right upon a determination by the building inspector or the Zoning Administrator under the following circumstances:
i. Alteration, reconstruction, extension, or structural change to a one or two-family structure complies with the dimensional requirements of the zoning ordinance in effect at the same time of the application, but is located on a lot with insufficient area, and provided any such alteration, reconstruction, extension or structural change remains in compliance with all current dimensional requirements and does not increase the Gross Floor Area (GFA) of the dwelling by more than twenty five percent (25%)
ii. Alteration, reconstruction, extension, or structural change to a nonconforming one- or two family structure not affecting the nonconforming aspect of the one- or two-family structure and where the alteration, reconstruction, extension, or structural change does not increase the Gross Floor Area of the dwelling by more than twenty-five percent (25%). For the purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the effective date of this ordinance.

Existing GFA: 3,512 (x 0.25) = 878 s.f. maximum addition (4,390 s.f. total)
No Increase to Existing Building; New structure to be constructed in RC Zone.

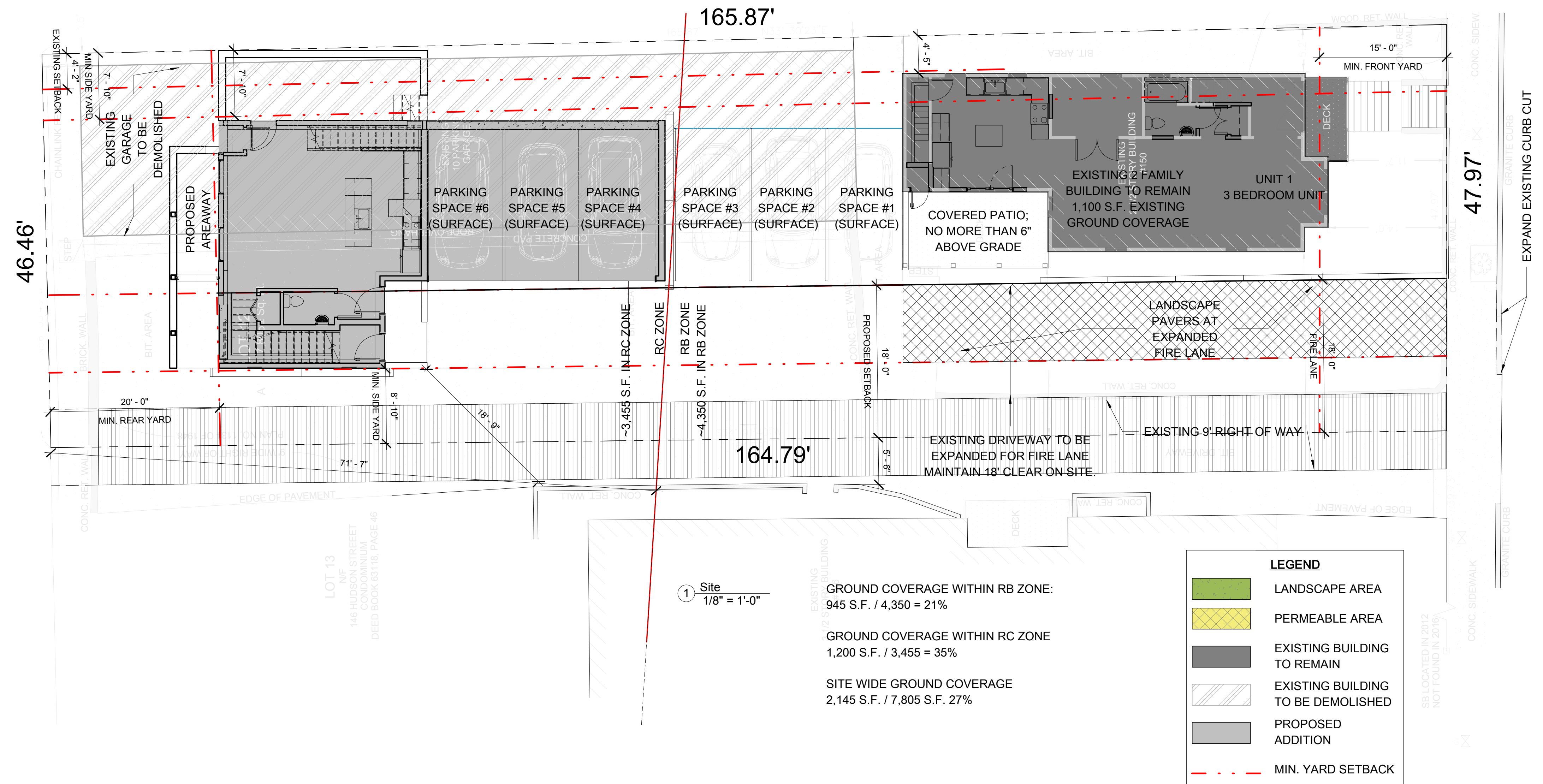
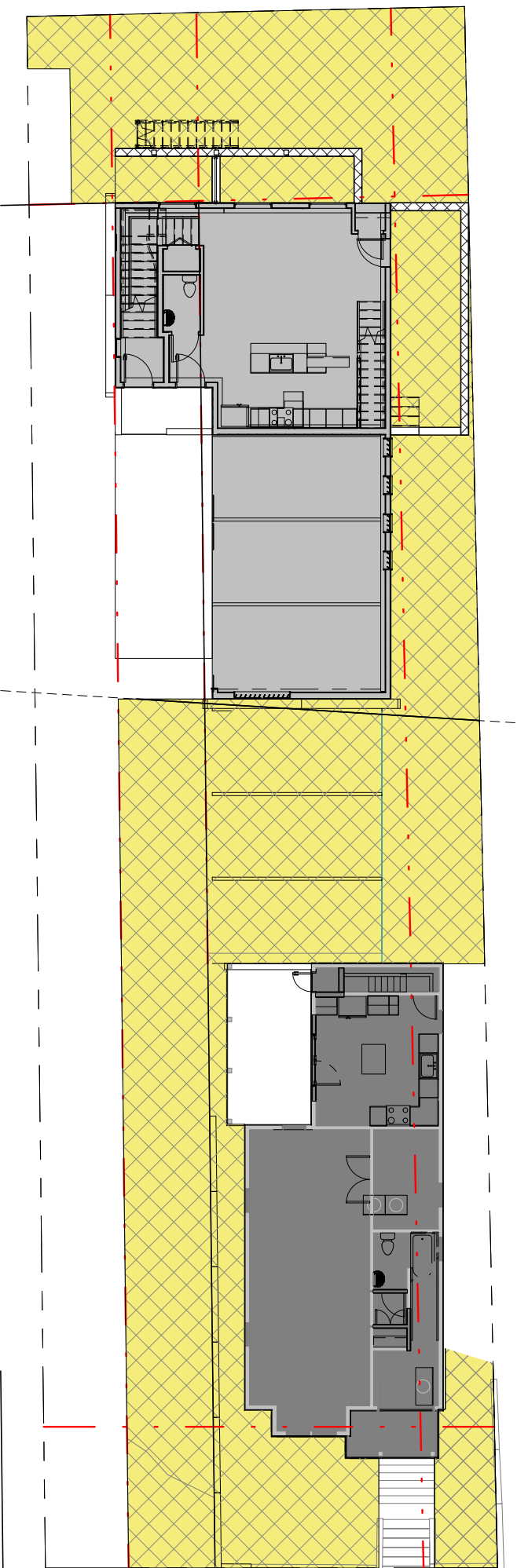
LANDSCAPED AREA

RB ZONE: 1,189 S.F. / 4,350 S.F. = 27%
RC ZONE: 1,271 S.F. / 3,455 S.F. = 37%
SITE WIDE: 2,460 S.F. / 7,805 S.F. = 32%



PERVIOUS AREA

RB ZONE: 2,160 S.F. / 4,350 S.F. = 50%
RC ZONE: 1,462 S.F. / 3,455 S.F. = 42%
SITE WIDE: 3,622 S.F. / 7,805 S.F. = 46%

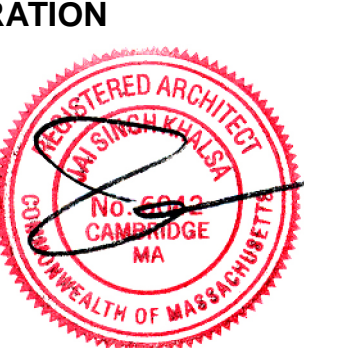


PROJECT NAME
HUDSON STREET RESIDENCES
PROJECT ADDRESS
150 HUDSON STREET
SOMERVILLE, MA 02144
CLIENT
MICHEAL SANTANGELO

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

CONSULTANTS:

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Date: 08/28/2018
Drawn by: ERS
Checked by: JSK
Scale: As indicated

REVISIONS

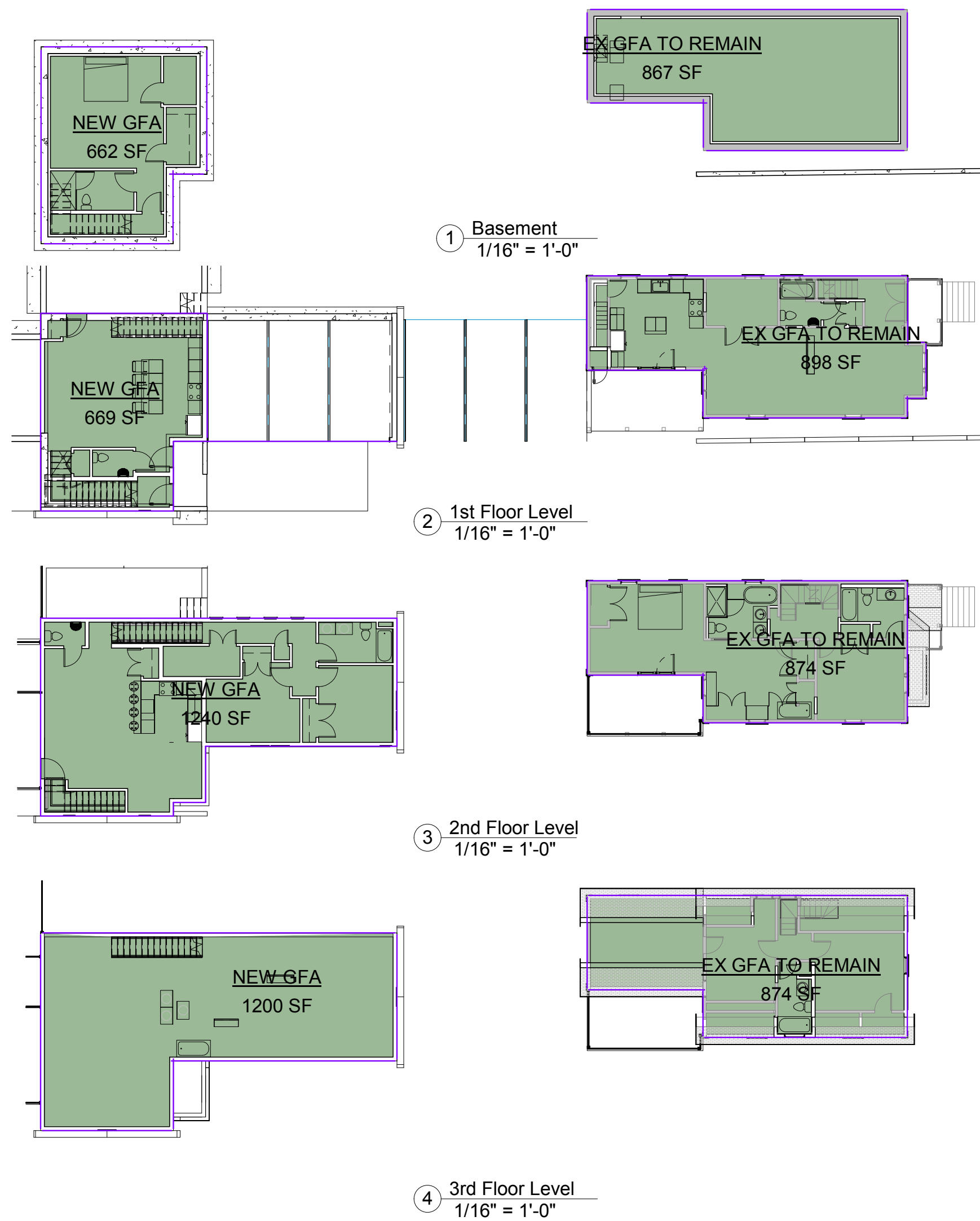
No.	Description	Date
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Architectural Site Plan
A-020
HUDSON STREET RESIDENCES

GROSS FLOOR AREA

NET FLOOR AREA PER ZONING

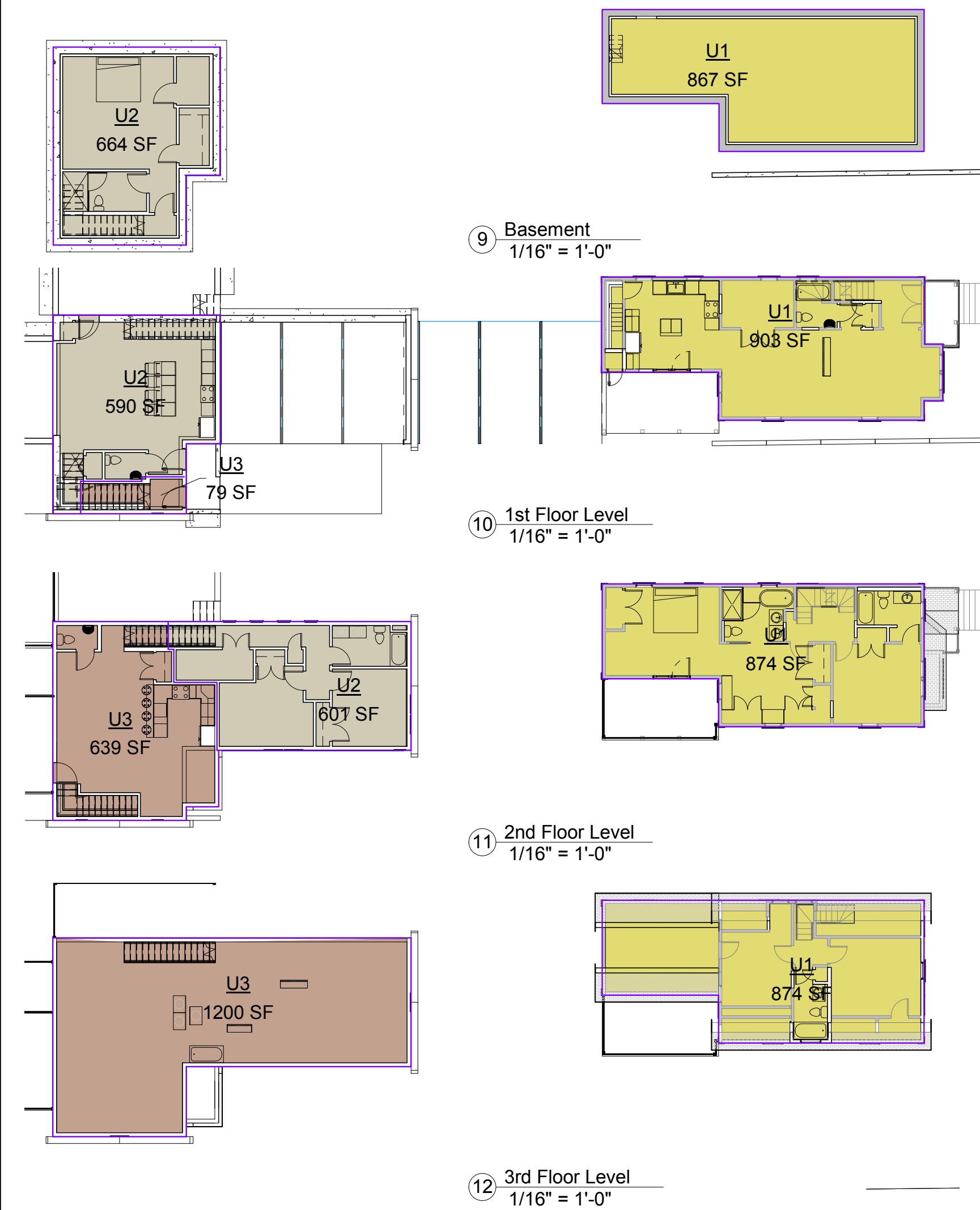
UNIT AREAS



Area Schedule (Gross Building Existing)		
Area	Level	Name
867 SF	Basement	EX GFA TO REMAIN
898 SF	1st Floor Level	EX GFA TO REMAIN
874 SF	2nd Floor Level	EX GFA TO REMAIN
874 SF	3rd Floor Level	EX GFA TO REMAIN
3512 SF		
662 SF	Basement	NEW GFA
669 SF	1st Floor Level	NEW GFA
1240 SF	2nd Floor Level	NEW GFA
1200 SF	3rd Floor Level	NEW GFA
3771 SF		
7283 SF		



Area Schedule (FAR)		
Area	Level	Name
833 SF	1st Floor Level	NFA-RB
779 SF	2nd Floor Level	NFA-RB
395 SF	3rd Floor Level	NFA-RB
2007 SF		
476 SF	Basement	NFA-RC
519 SF	1st Floor Level	NFA-RC
1026 SF	2nd Floor Level	NFA-RC
970 SF	3rd Floor Level	NFA-RC
2991 SF		
4998 SF		



Unit Areas		
Area	Level	Name
867 SF	Basement	U1
903 SF	1st Floor Level	U1
874 SF	2nd Floor Level	U1
874 SF	3rd Floor Level	U1
3517 SF		
664 SF	Basement	U2
590 SF	1st Floor Level	U2
601 SF	2nd Floor Level	U2
1855 SF		
79 SF	1st Floor Level	U3
639 SF	2nd Floor Level	U3
1200 SF	3rd Floor Level	U3
1918 SF		

PROJECT NAME
HUDSON STREET RESIDENCES

PROJECT ADDRESS
150 HUDSON STREET
SOMERVILLE, MA 02144

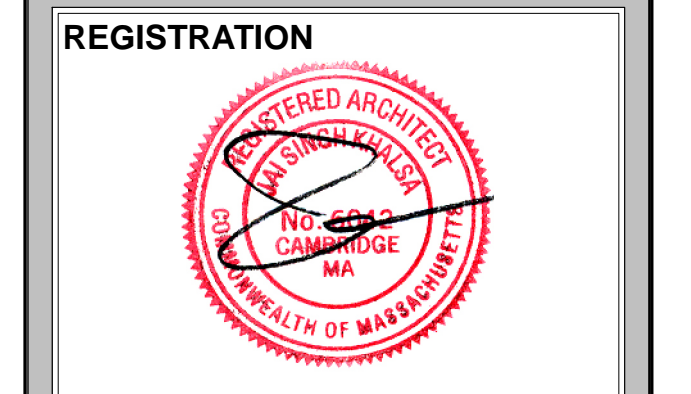
CLIENT
MICHEAL SANTANGELO

ARCHITECT
DESIGN
HALSA

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

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Checked by JSK
Scale 1/16" = 1'-0"

REVISIONS		
No.	Description	Date
1		

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PROJECT NAME
HUDSON STREET RESIDENCES

PROJECT ADDRESS
 150 HUDSON STREET
 SOMERVILLE, MA 02144

CLIENT
MICHEAL SANTANGELO

ARCHITECT

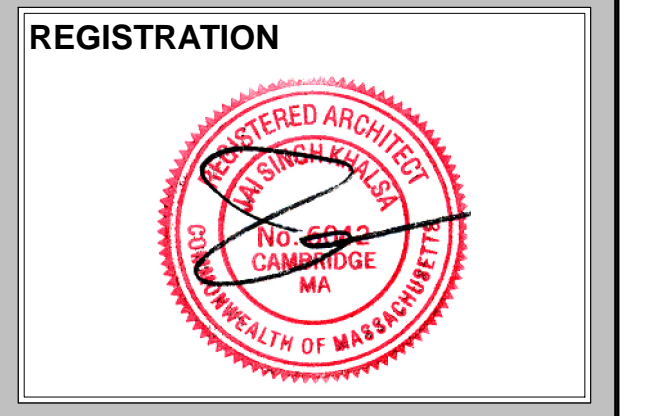


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REGISTRATION

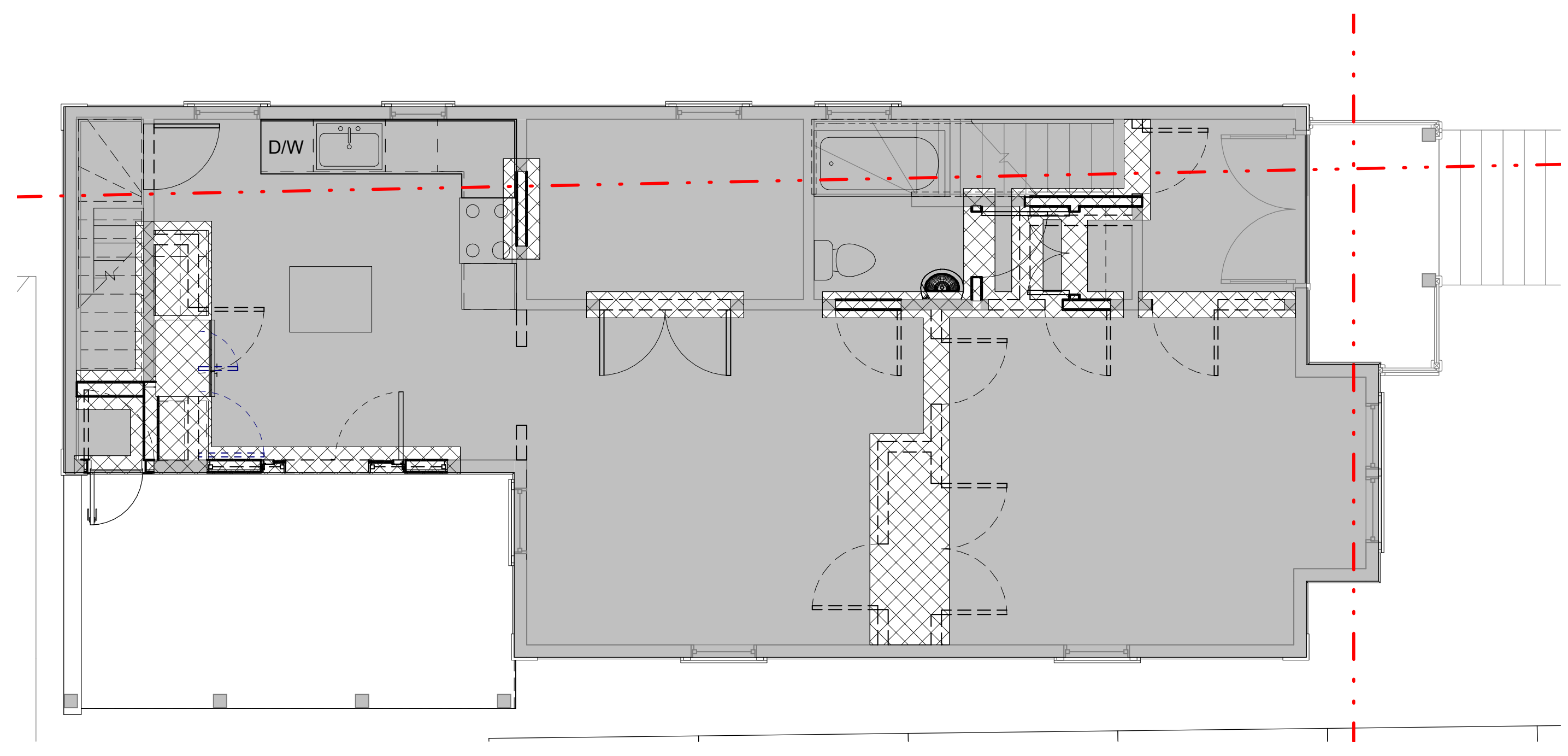
Project number 16082
 Date 08/28/2018
 Drawn by ERS
 Checked by JSK
 Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Existing Building
 Renovation

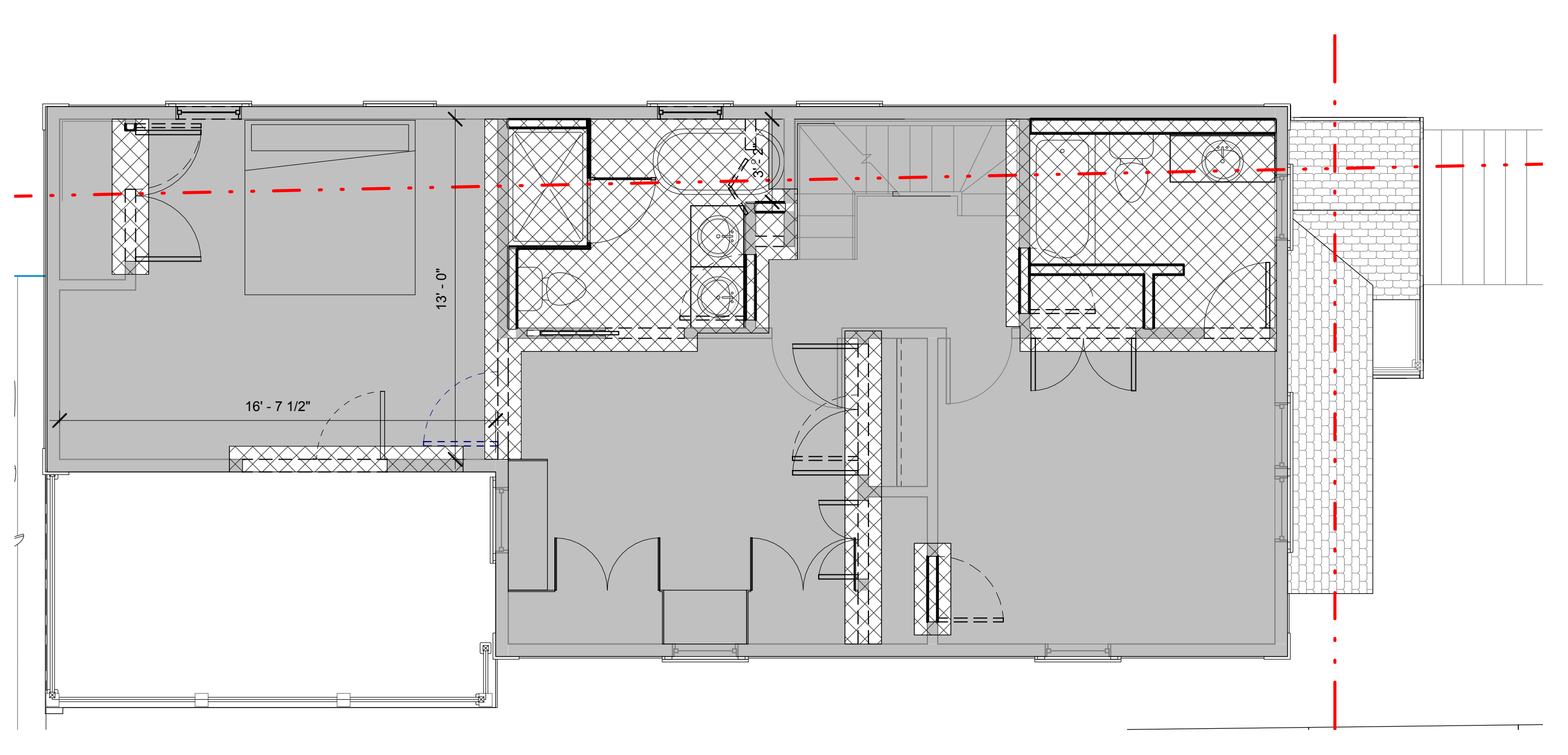
EX-101
 HUDSON STREET RESIDENCES



896 S.F. TOTAL
 776 S.F. LEVEL 1 ALTERATION
 120 S.F. LEVEL 2 ALTERATION

LEVEL 2 ALTERATION IS 8.7% OF EXISTING FLOOR AREA

① 1st Floor Level
 1/4" = 1'-0"

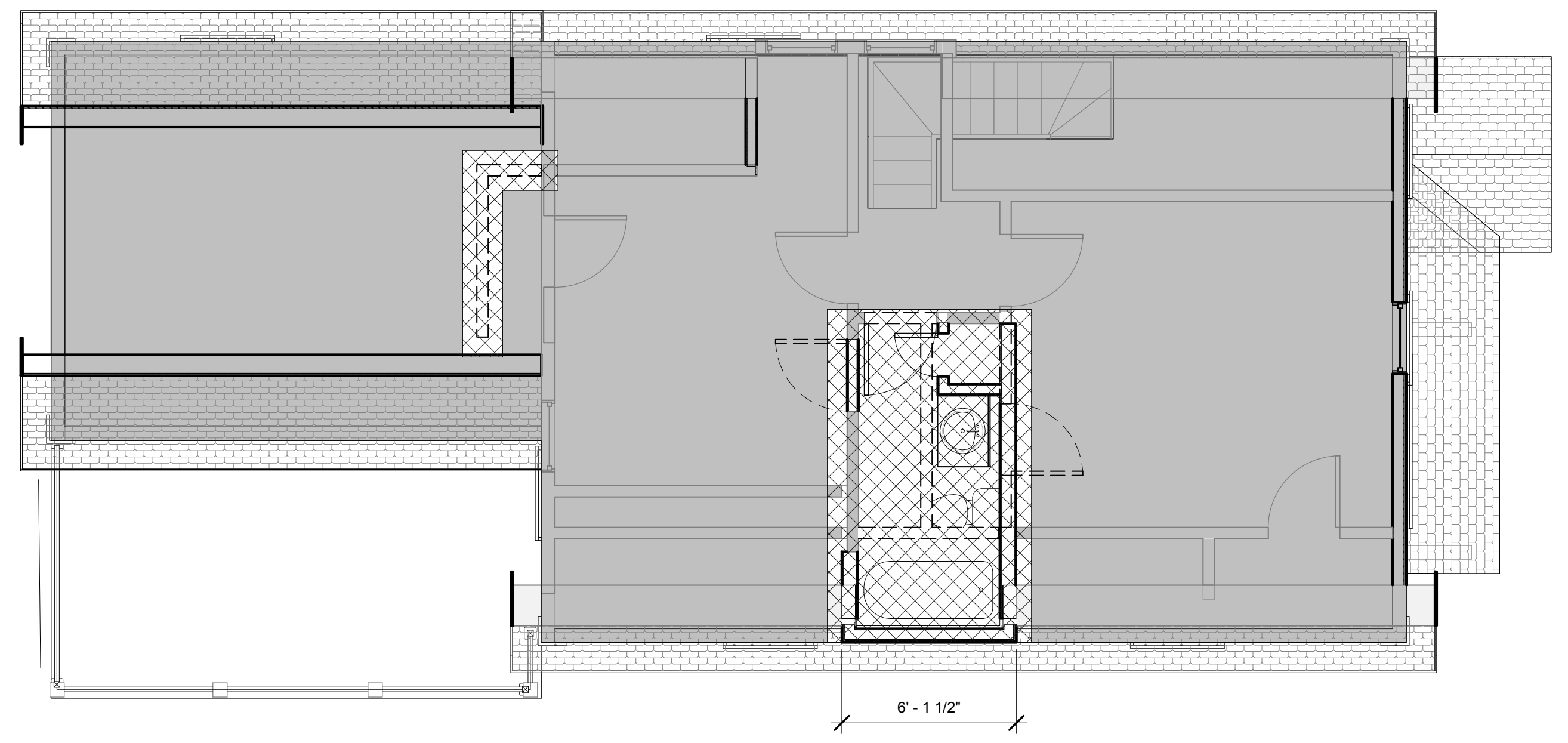


873 S.F. TOTAL
 641 S.F. LEVEL 1 ALTERATION
 232 S.F. LEVEL 2 ALTERATION

LEVEL 2 ALTERATION IS 23.1% OF EXISTING FLOOR AREA

② 2nd Floor Level
 1/4" = 1'-0"

FLOOR	GROSS FLOOR AREA	LEVEL 2 ALTERATION	PERCENTAGE
1	898 S.F.	103 S.F.	8.7%
2	873 S.F.	202 S.F.	23.1%
3	873 S.F.	95 S.F.	9.1%
TOTAL	2,644 S.F.	400 S.F.	15%



873 S.F. TOTAL
 778 S.F. LEVEL 1 ALTERATION
 95 S.F. LEVEL 2 ALTERATION

LEVEL 2 ALTERATION IS 9.1% OF EXISTING FLOOR AREA

③ 3rd Floor Level
 1/4" = 1'-0"

Section 503 Alteration—Level 1
 Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.
 503.2 Application
 Level 1 alterations shall comply with the provisions of Chapter 7.

Section 504 Alteration—Level 2
 Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.
 504.2 Application
 Level 2 alterations shall comply with the provisions of Chapter 7 for Level 1 alterations as well as the provisions of Chapter 8.

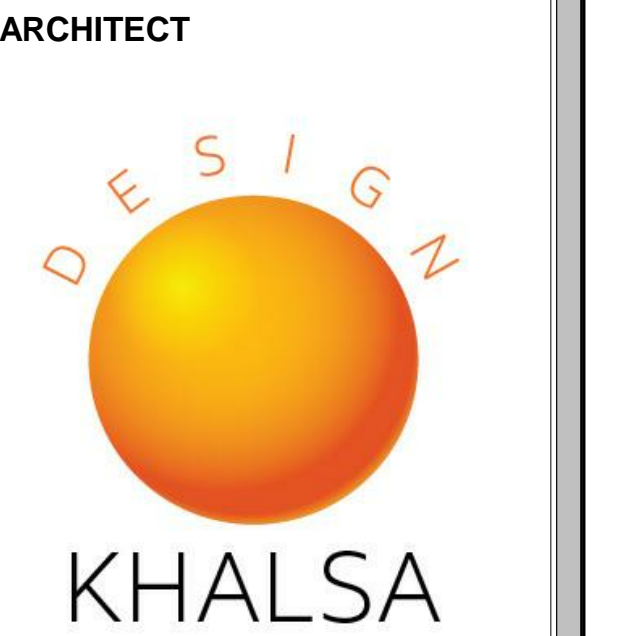
Section 505 Alteration—Level 3
 Level 3 alterations apply where the work area exceeds 50 percent of the building area.
 505.2 Application
 Level 3 alterations shall comply with the provisions of Chapters 7 and 8 for Level 1 and 2 alterations, respectively, as well as the provisions of Chapter 9.

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PROJECT NAME
HUDSON STREET RESIDENCES

PROJECT ADDRESS
 150 HUDSON STREET
 SOMERVILLE, MA 02144

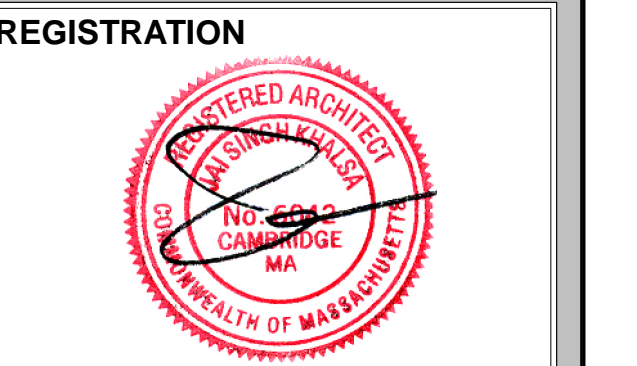
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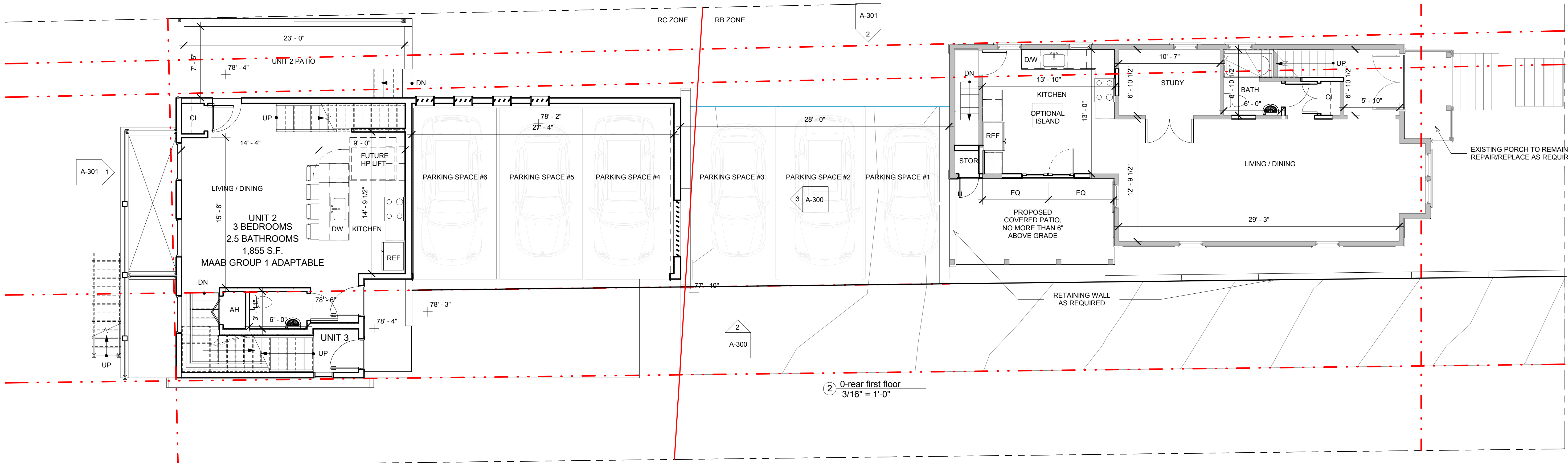
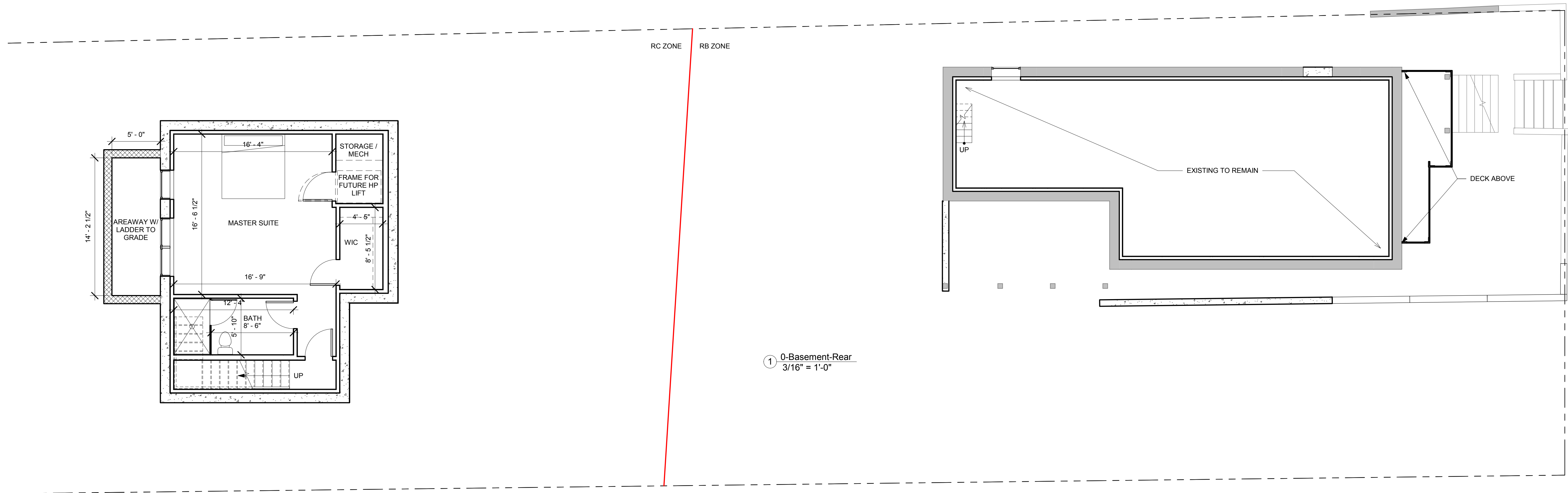
Project number 16082
 Date 08/28/2018
 Drawn by ERS
 Checked by JSK
 Scale 3/16" = 1'-0"

REVISIONS

No.	Description	Date

Basement & 1st
 Floor Levels

A-100
 HUDSON STREET RESIDENCES



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PROJECT NAME
HUDSON STREET RESIDENCES

PROJECT ADDRESS
 150 HUDSON STREET
 SOMERVILLE, MA 02144

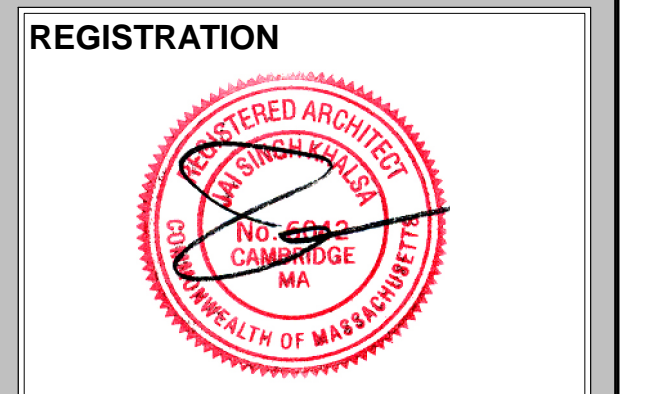
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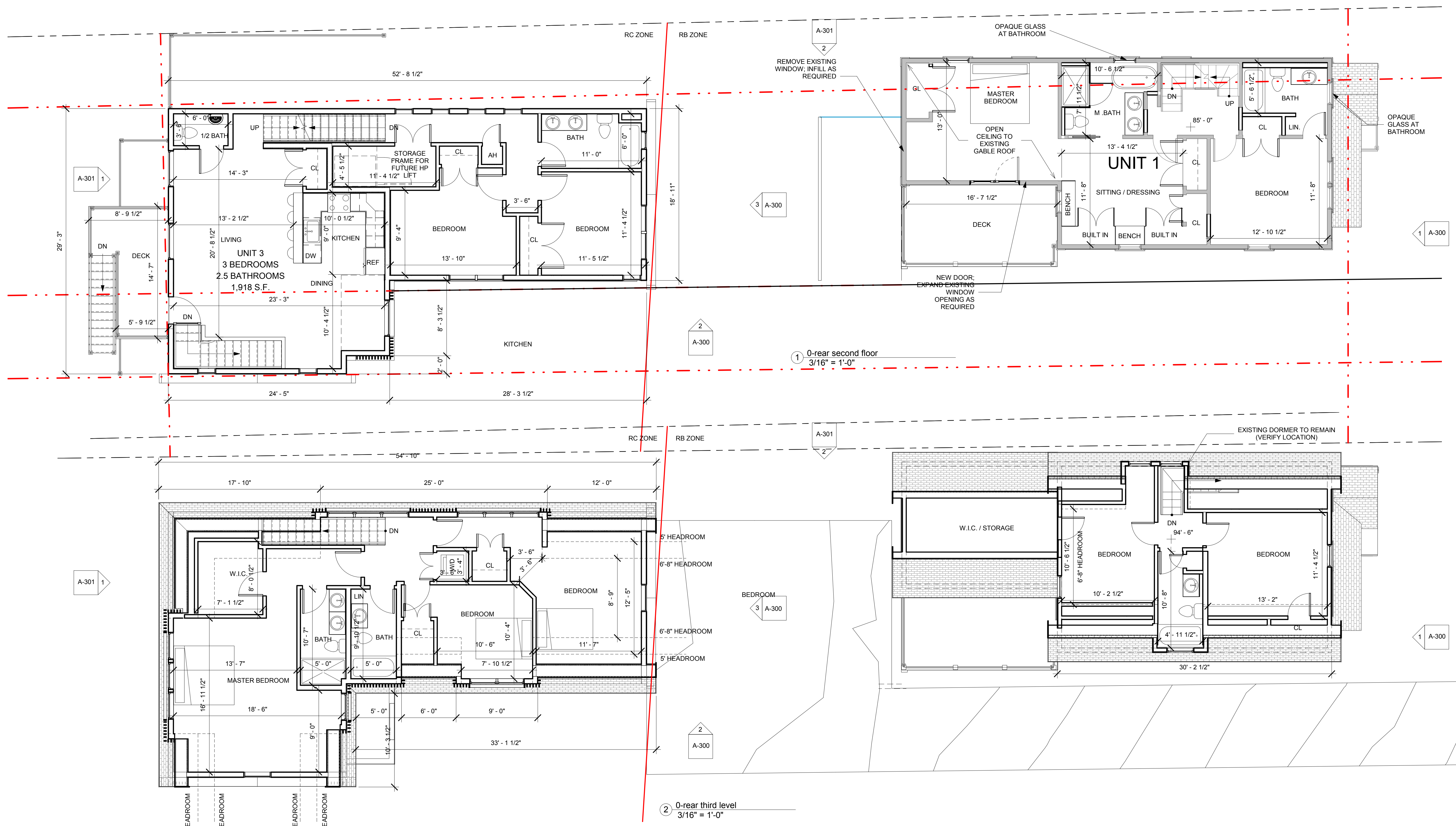
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 Date 08/28/2018
 Drawn by ERS
 Checked by JSK
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REVISIONS

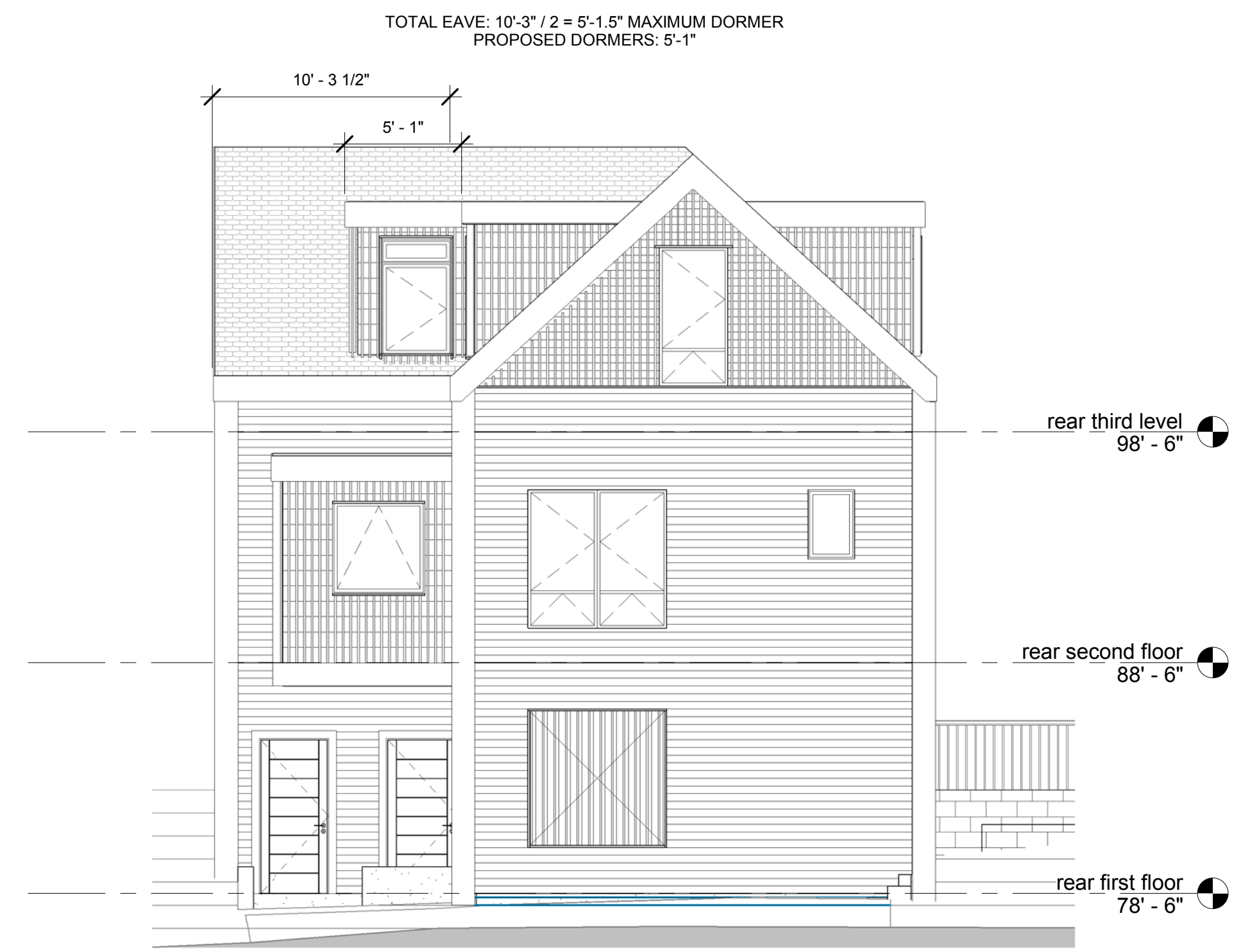
No.	Description	Date

2nd & 3rd Floor Levels

A-102
 HUDSON STREET RESIDENCES



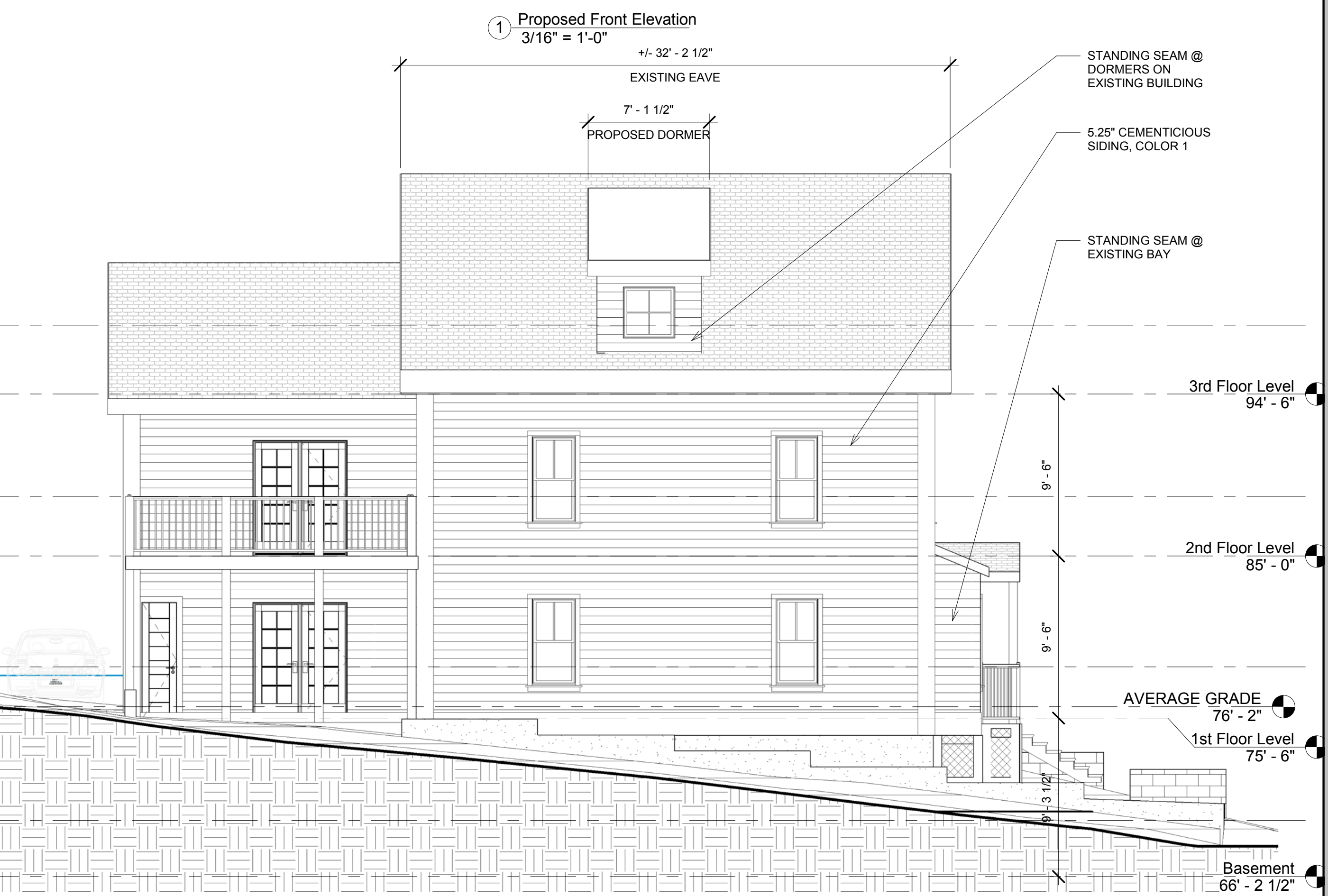
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3 Proposed Front Elevation (Rear BLDG)
3/16" = 1'-0"



2 Proposed Left Side Elevations
3/16" = 1'-0"



PROJECT NAME
HUDSON STREET RESIDENCES

PROJECT ADDRESS
150 HUDSON STREET
SOMERVILLE, MA 02144

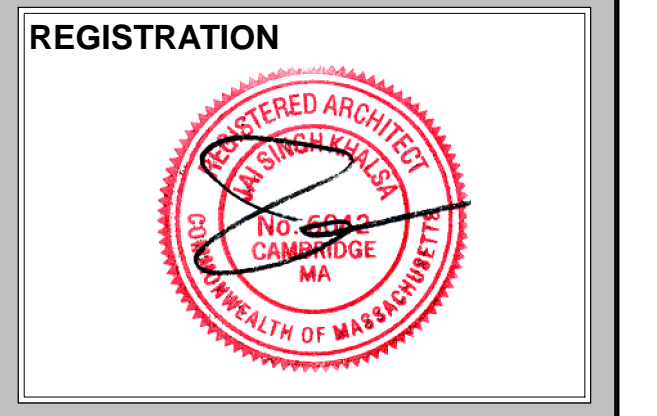
CLIENT
MICHEAL SANTANGELO

ARCHITECT
DESIGN
KHALSA

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SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

Project number	16082
Date	08/28/2018
Drawn by	ERS
Checked by	JSK
Scale	3/16" = 1'-0"

REVISIONS

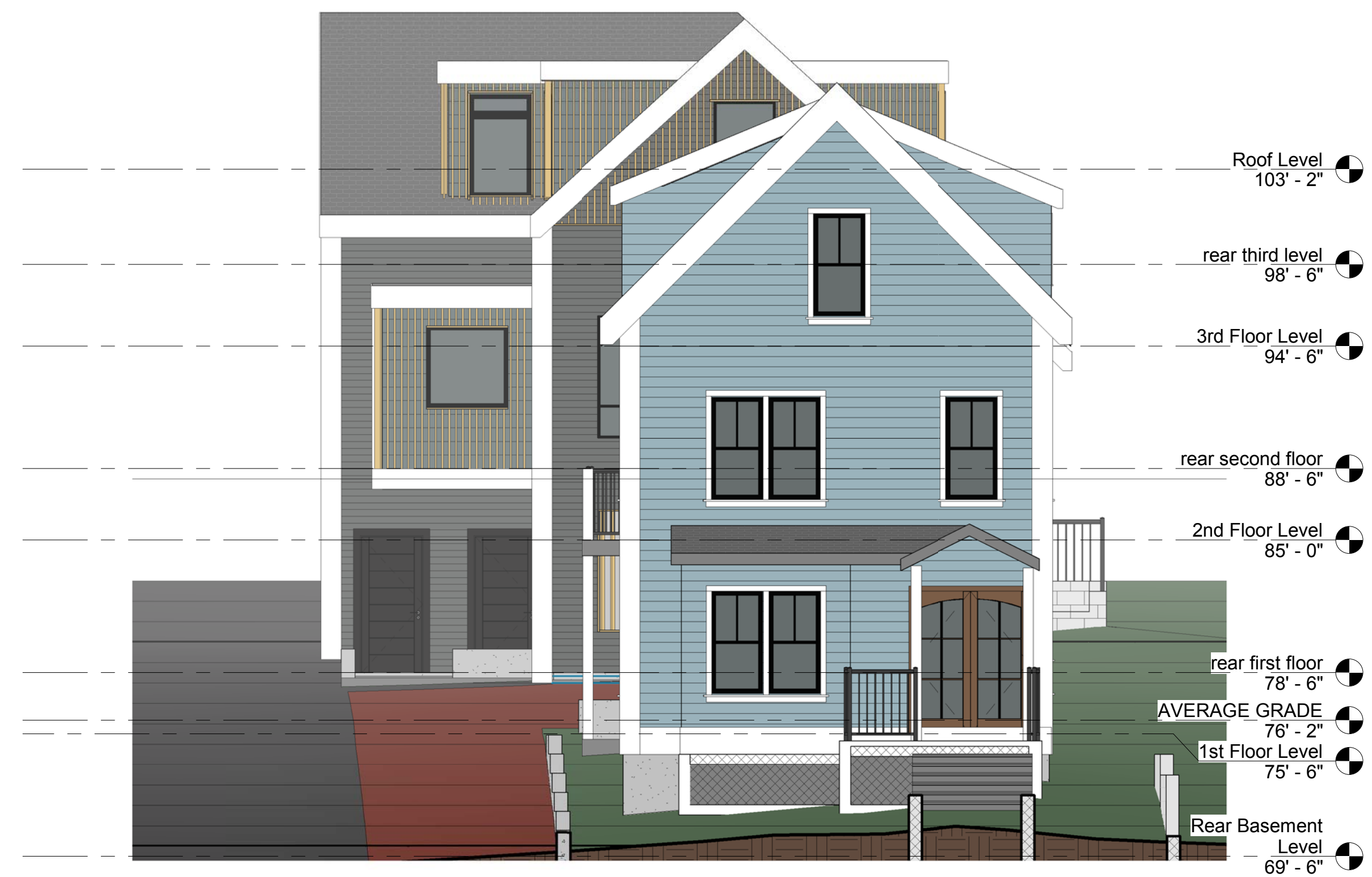
No.	Description	Date

Front & Left Side Elevations

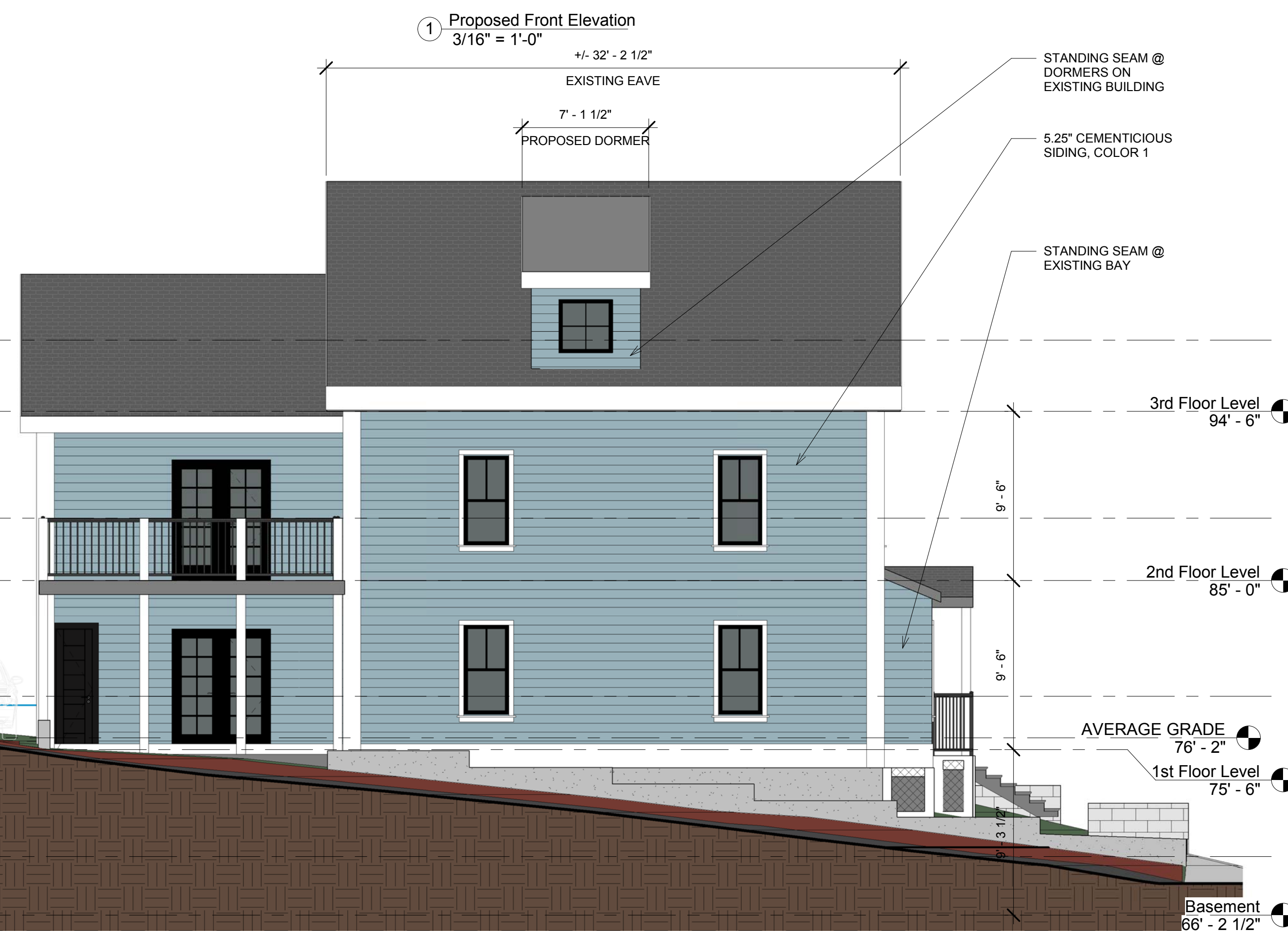
A-300
HUDSON STREET RESIDENCES



③ Proposed Front Elevation (Rear BLDG)
3/16" = 1'-0"



② Proposed Left Side Elevations
3/16" = 1'-0"



PROJECT NAME
HUDSON STREET RESIDENCES

PROJECT ADDRESS
150 HUDSON STREET
SOMERVILLE, MA 02144

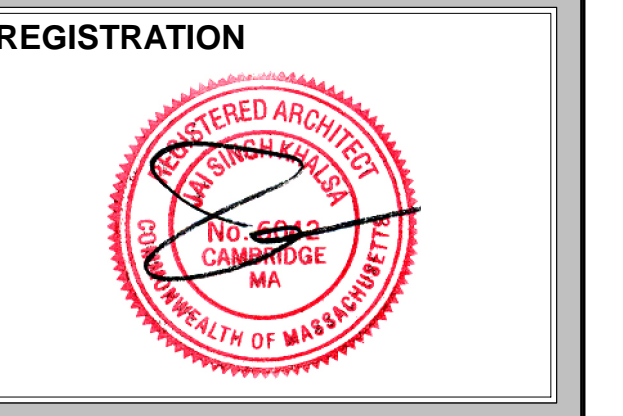
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REGISTRATION

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REVISIONS

No.	Description	Date


Front & Left Side Elevations

A-300
HUDSON STREET RESIDENCES

PROJECT NAME
HUDSON STREET RESIDENCES

PROJECT ADDRESS
 150 HUDSON STREET
 SOMERVILLE, MA 02144

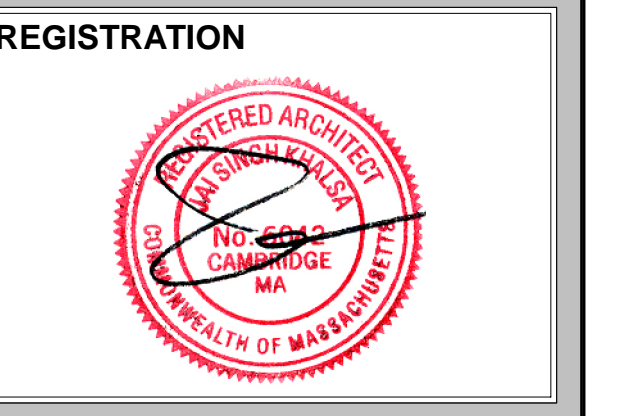
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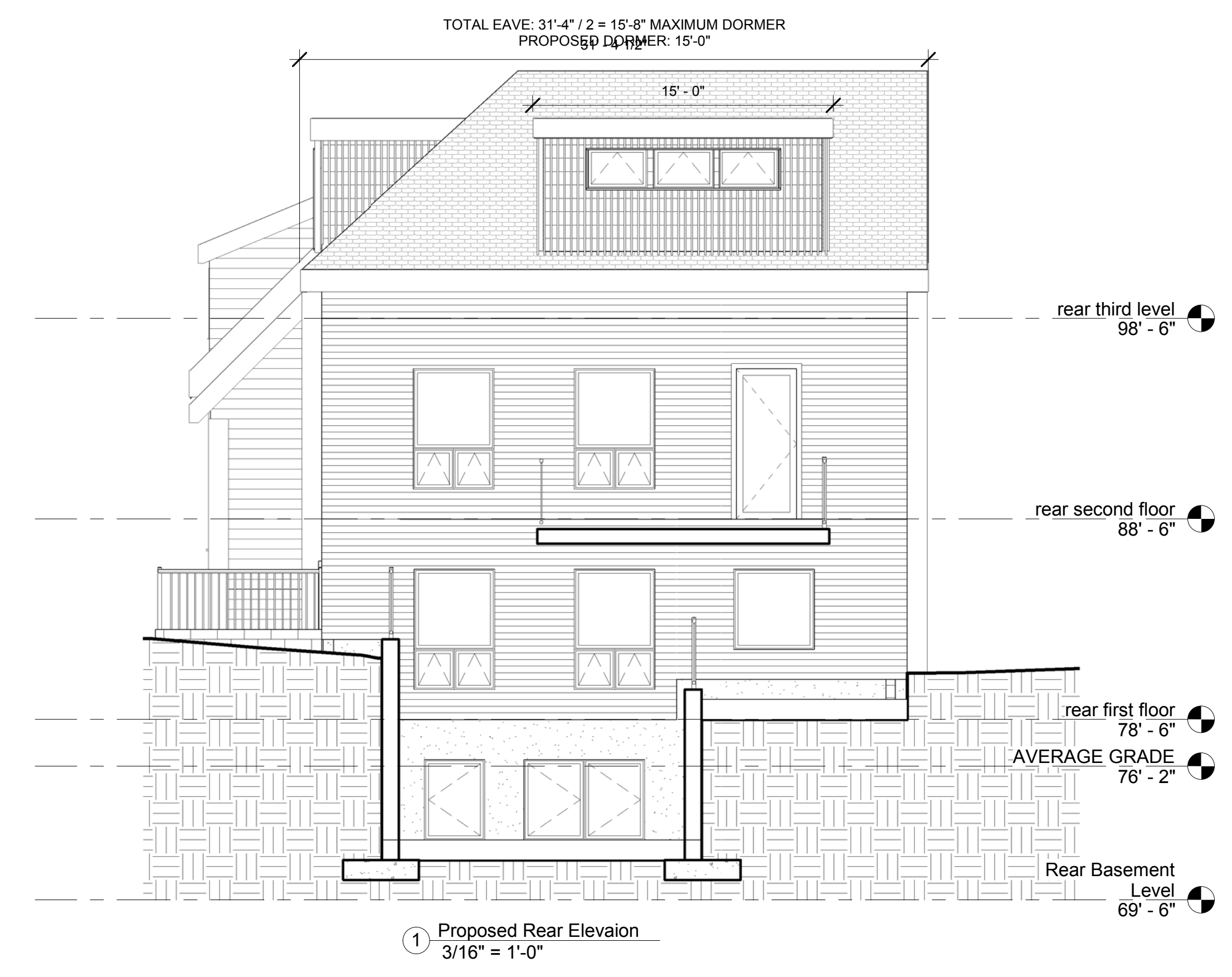
REGISTRATION
 Project number 16082
 Date 08/28/2018
 Drawn by ERS
 Checked by JSK
 Scale 3/16" = 1'-0"

REVISIONS

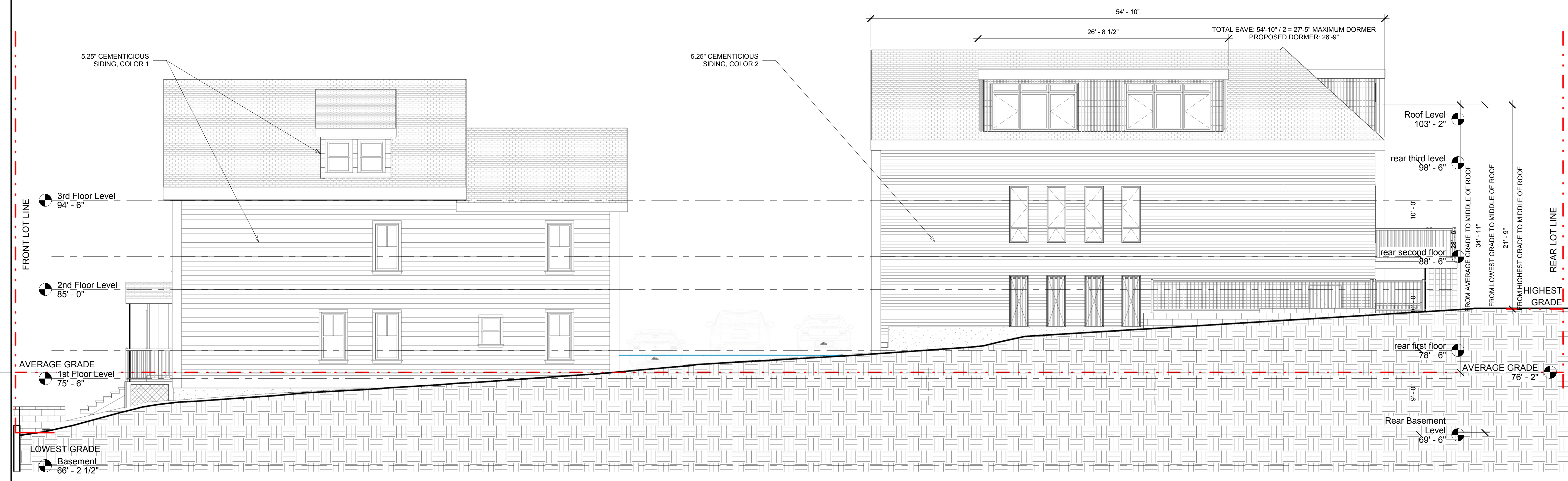
No.	Description	Date

Rear & Left Side Elevations

A-301
 HUDSON STREET RESIDENCES



① Proposed Rear Elevation
 3/16" = 1'-0"



② Proposed Right Side Elevation
 3/16" = 1'-0"

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8/28/2018 9:57:31 AM

PROJECT NAME
HUDSON STREET RESIDENCES

PROJECT ADDRESS
 150 HUDSON STREET
 SOMERVILLE, MA 02144

CLIENT
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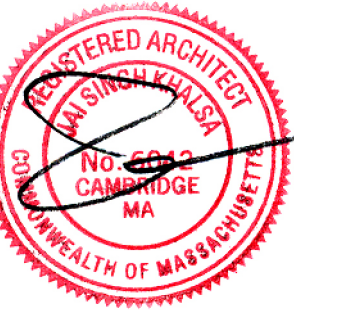


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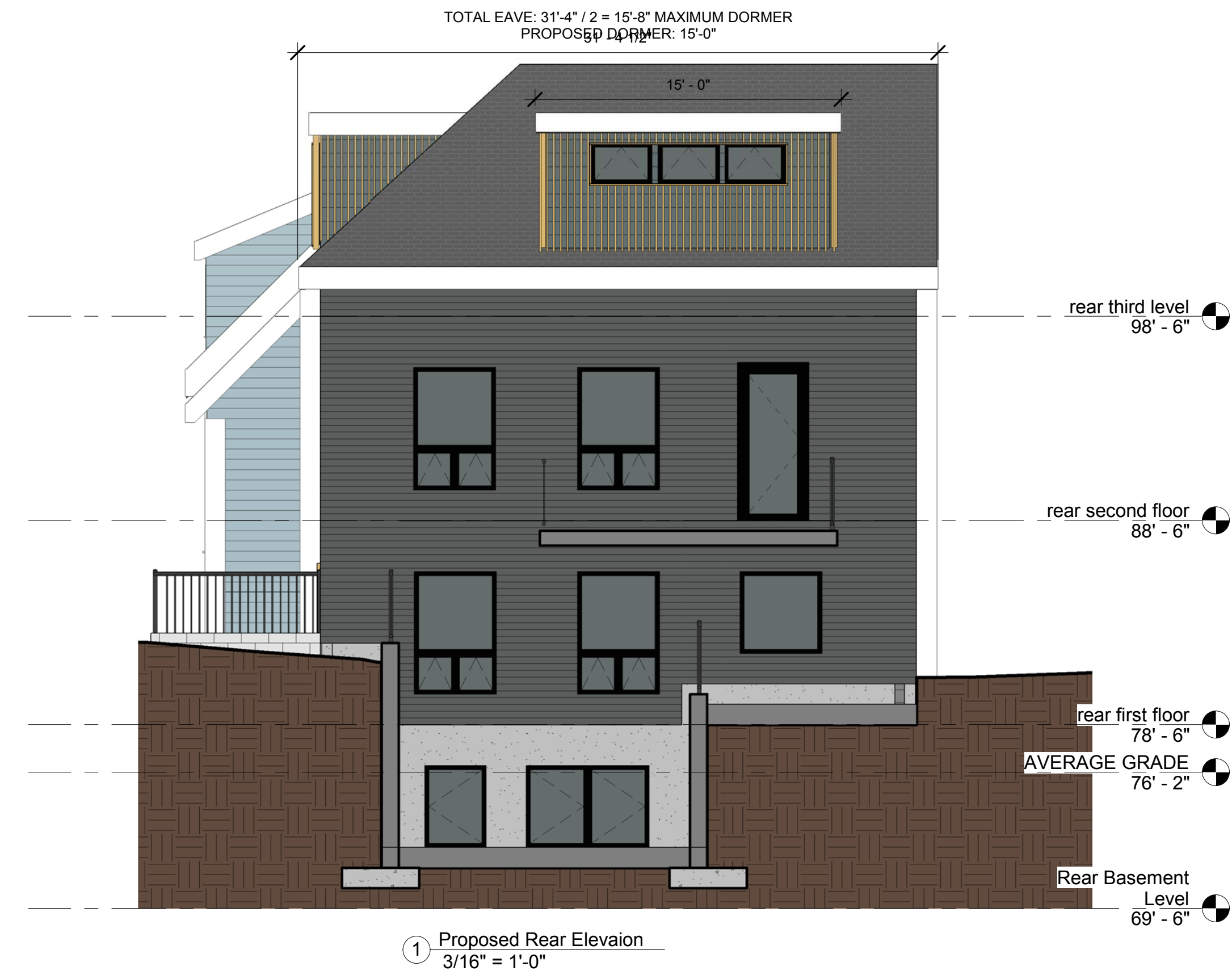
REVISIONS

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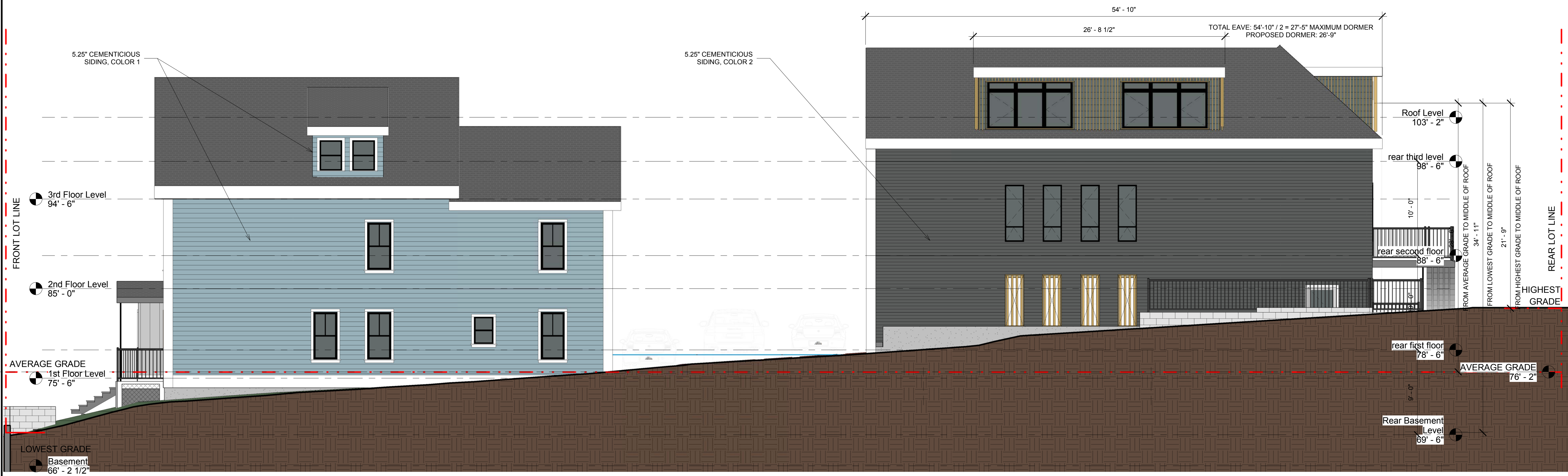
Rear & Left Side Elevations

A-301

HUDSON STREET RESIDENCES



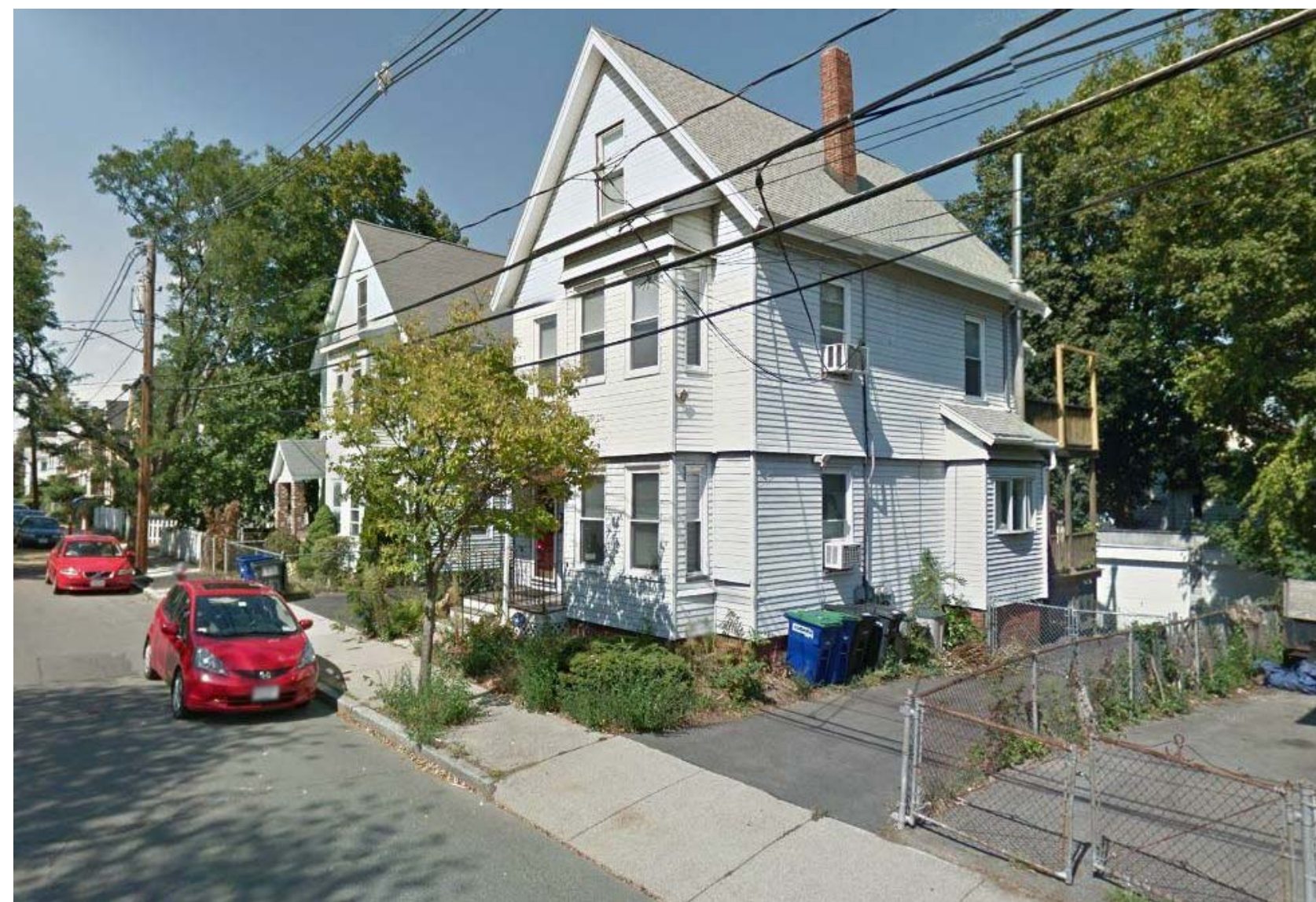
① Proposed Rear Elevation
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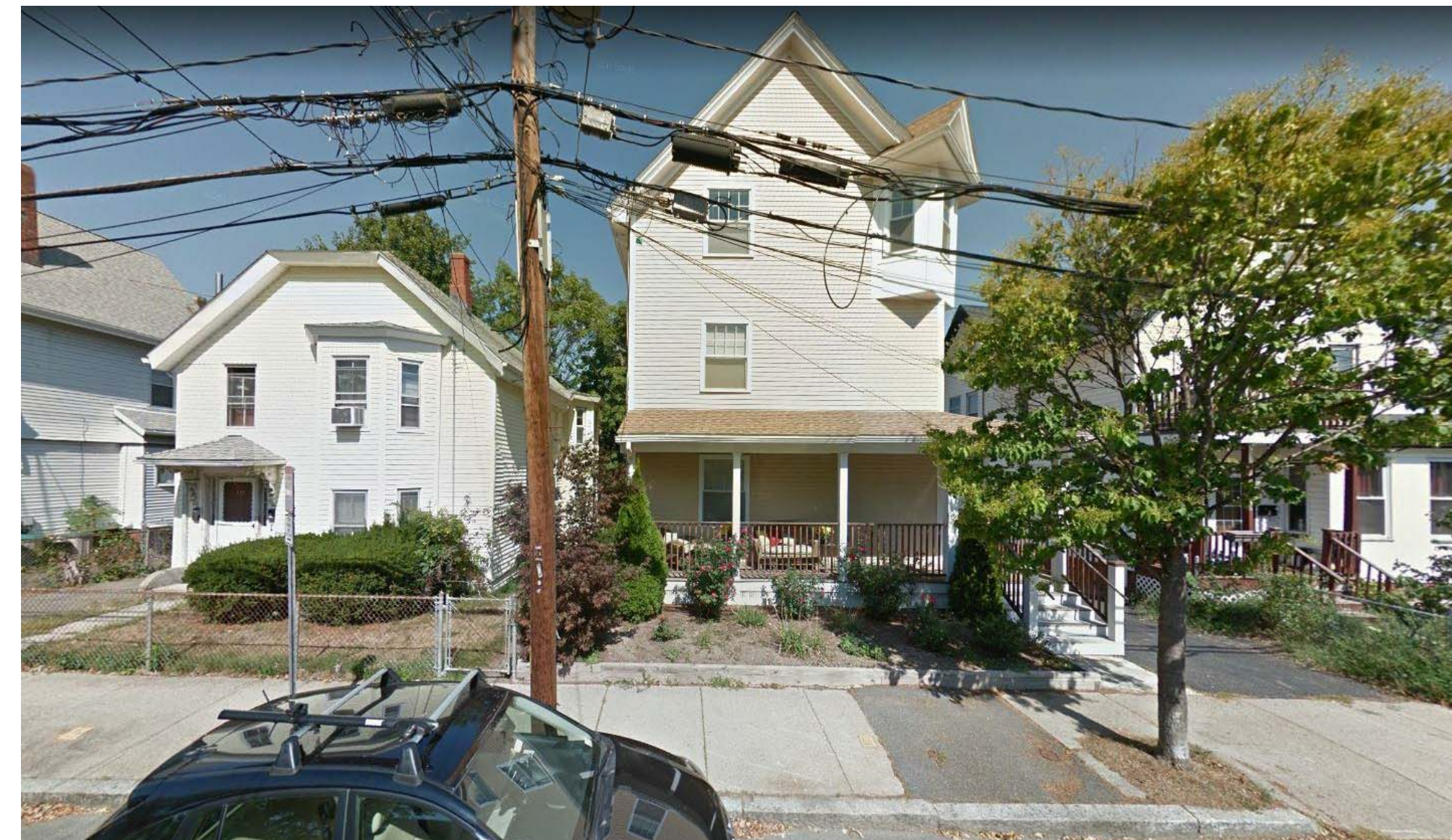
② Proposed Right Side Elevation
 3/16" = 1'-0"



SITE: 150 HUDSON ST



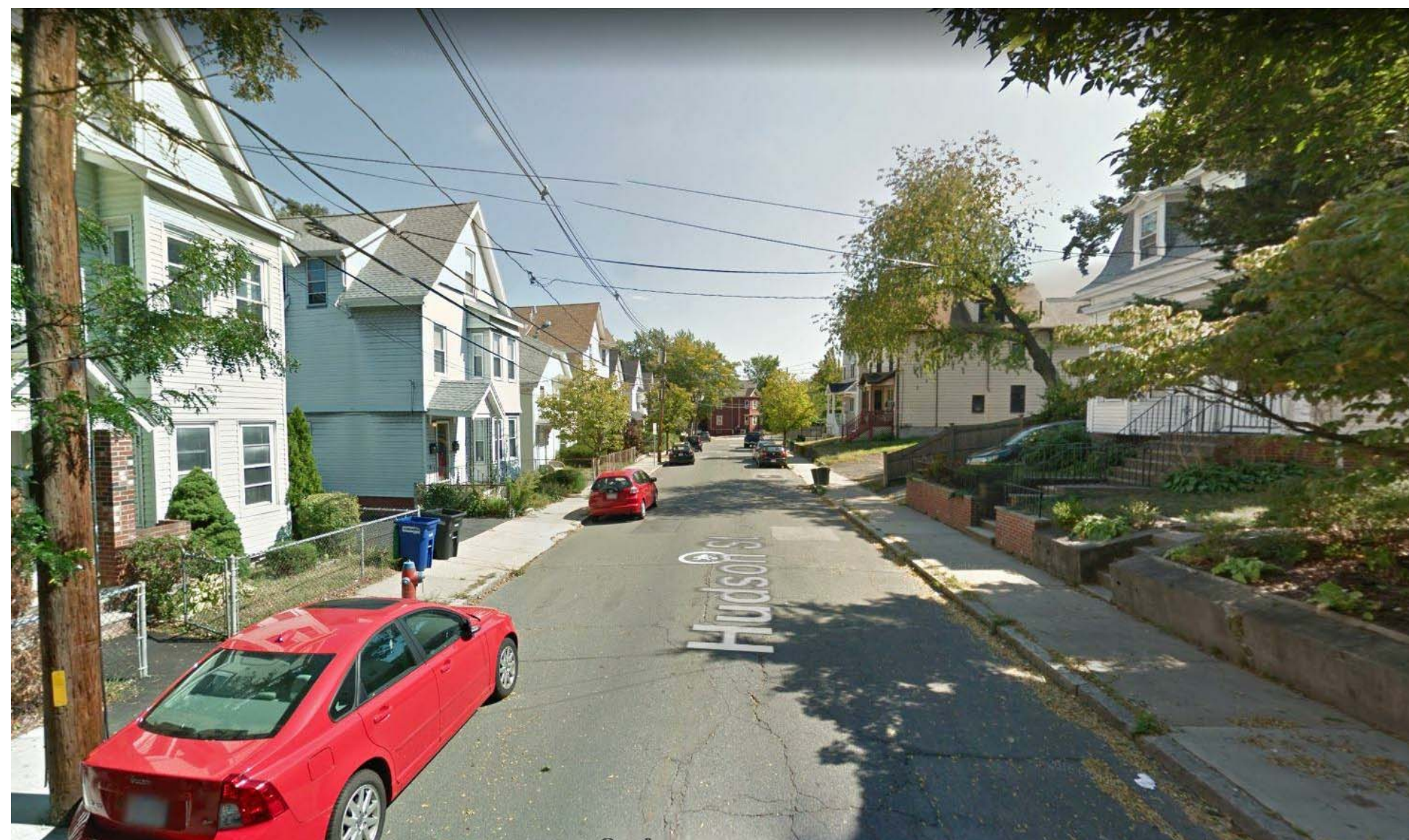
OPPOSITE-LEFT OF SITE



OPPOSITE OF SITE



OPPOSITE-RIGHT OF SITE



VIEW UP HUDSON ST TOWARDS SITE



VIEW DOWN HUDSON ST TOWARDS SITE



BIRD'S EYE VIEW OF SITE

PROJECT NAME
HUDSON STREET RESIDENCES

PROJECT ADDRESS
150 HUDSON STREET
SOMERVILLE, MA 02144

CLIENT
MICHEAL SANTANGELO



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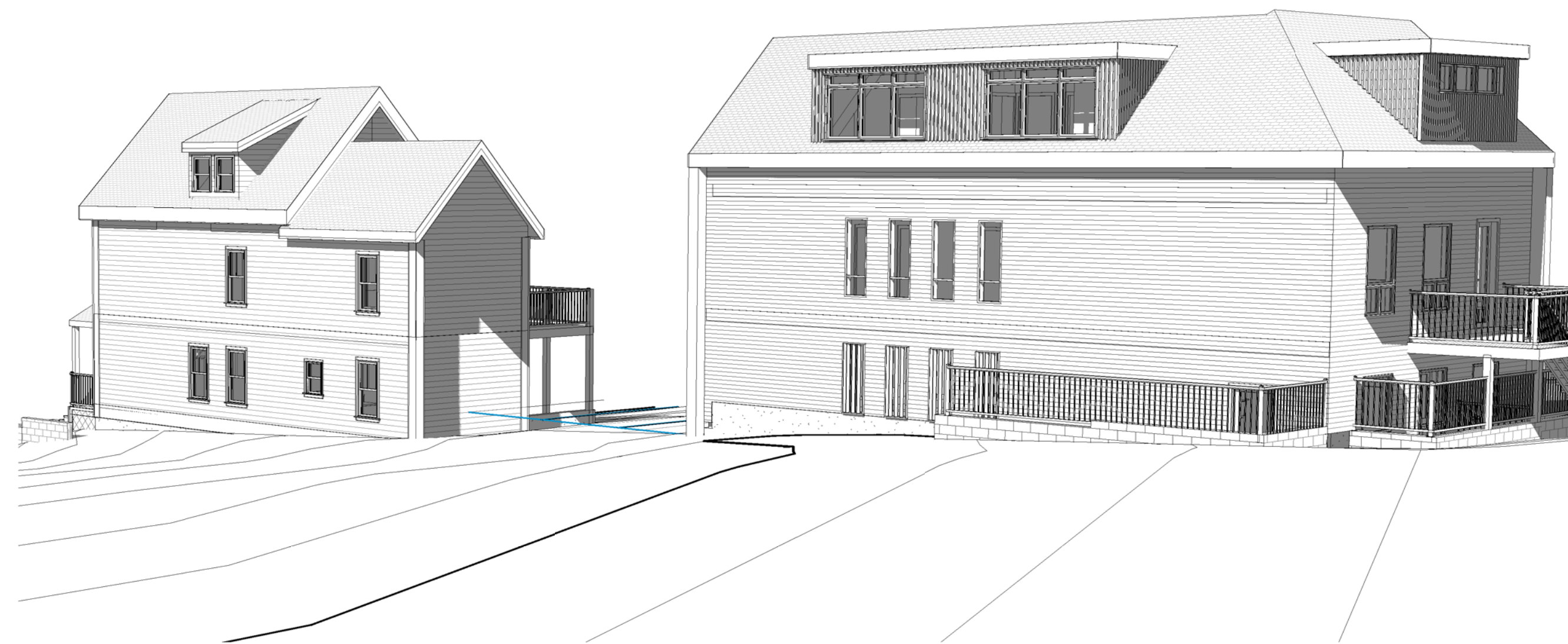
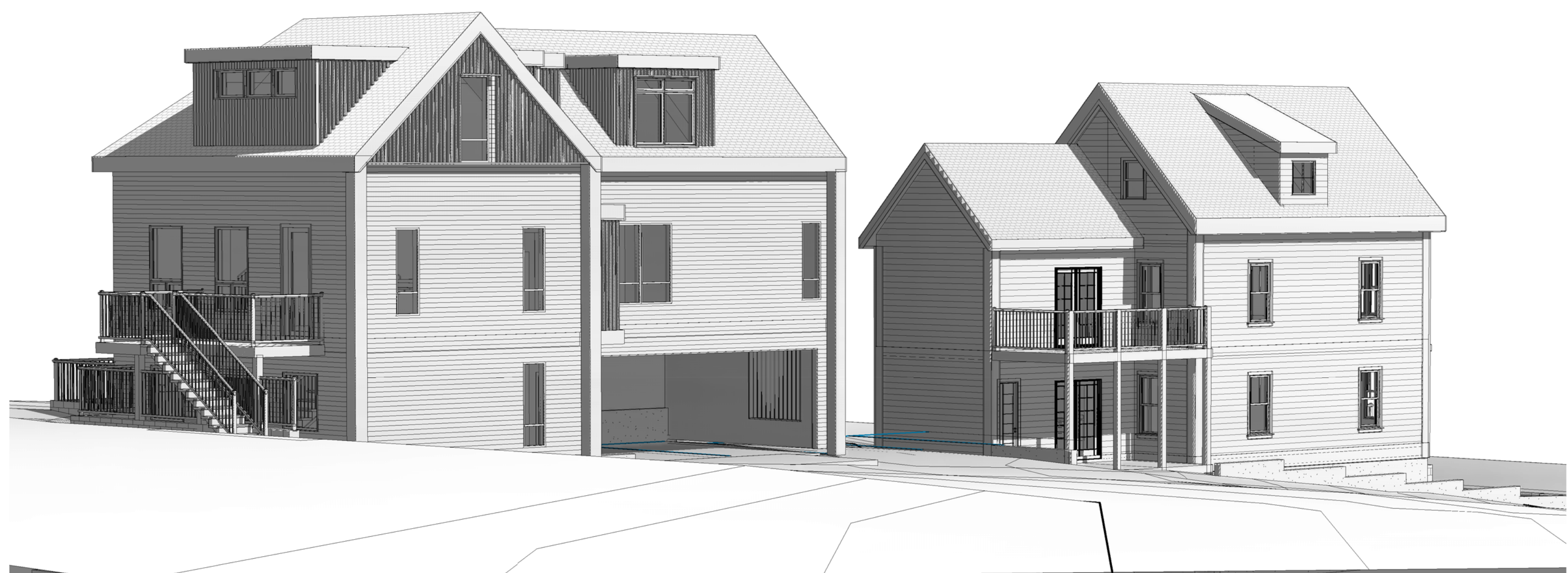
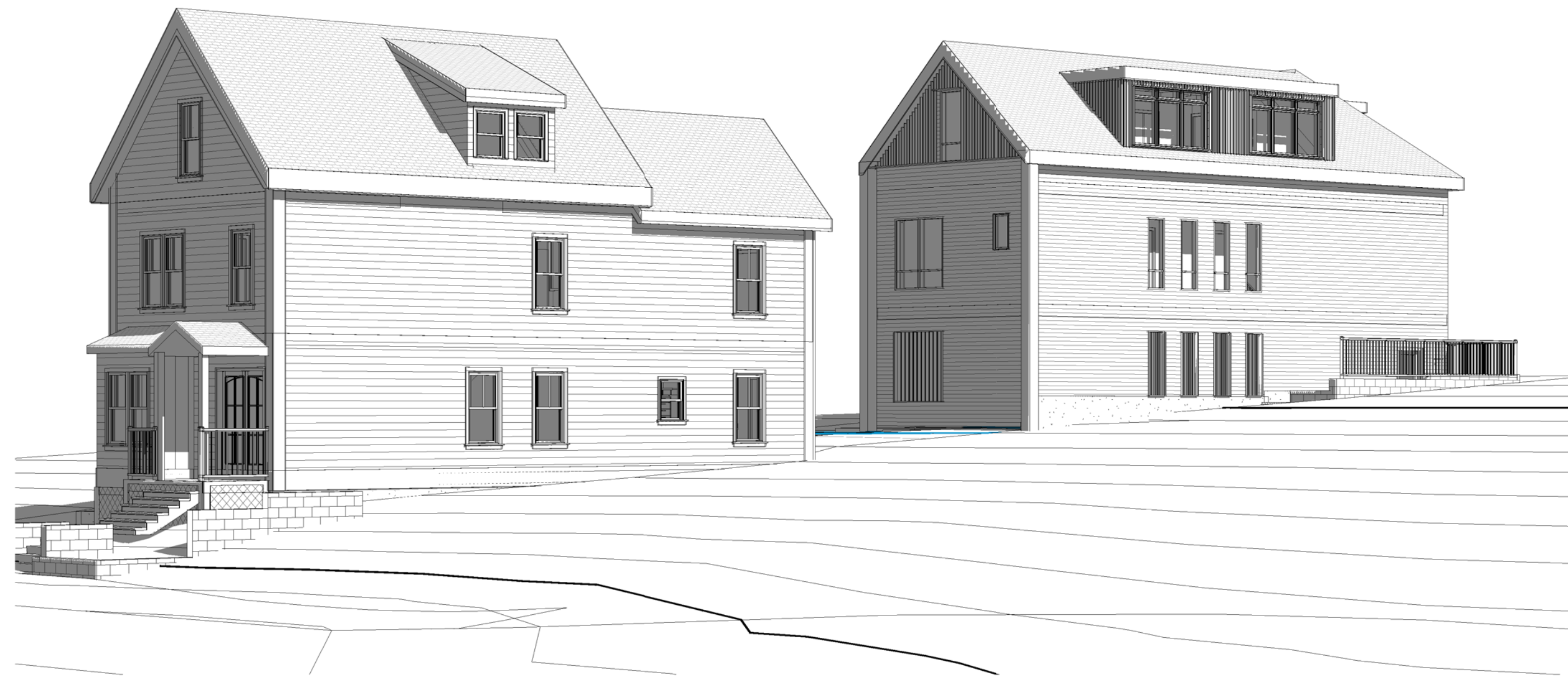
Project number 16082
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Scale

REVISIONS

No.	Description	Date

Neighborhood
Photos

AV-1
HUDSON STREET RESIDENCES



PROJECT NAME
HUDSON STREET RESIDENCES

PROJECT ADDRESS
 150 HUDSON STREET
 SOMERVILLE, MA 02144

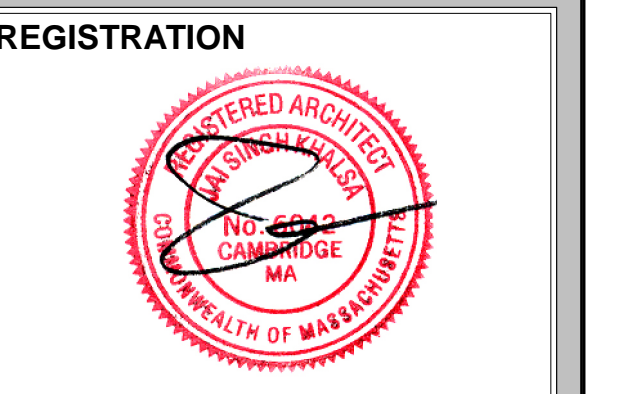
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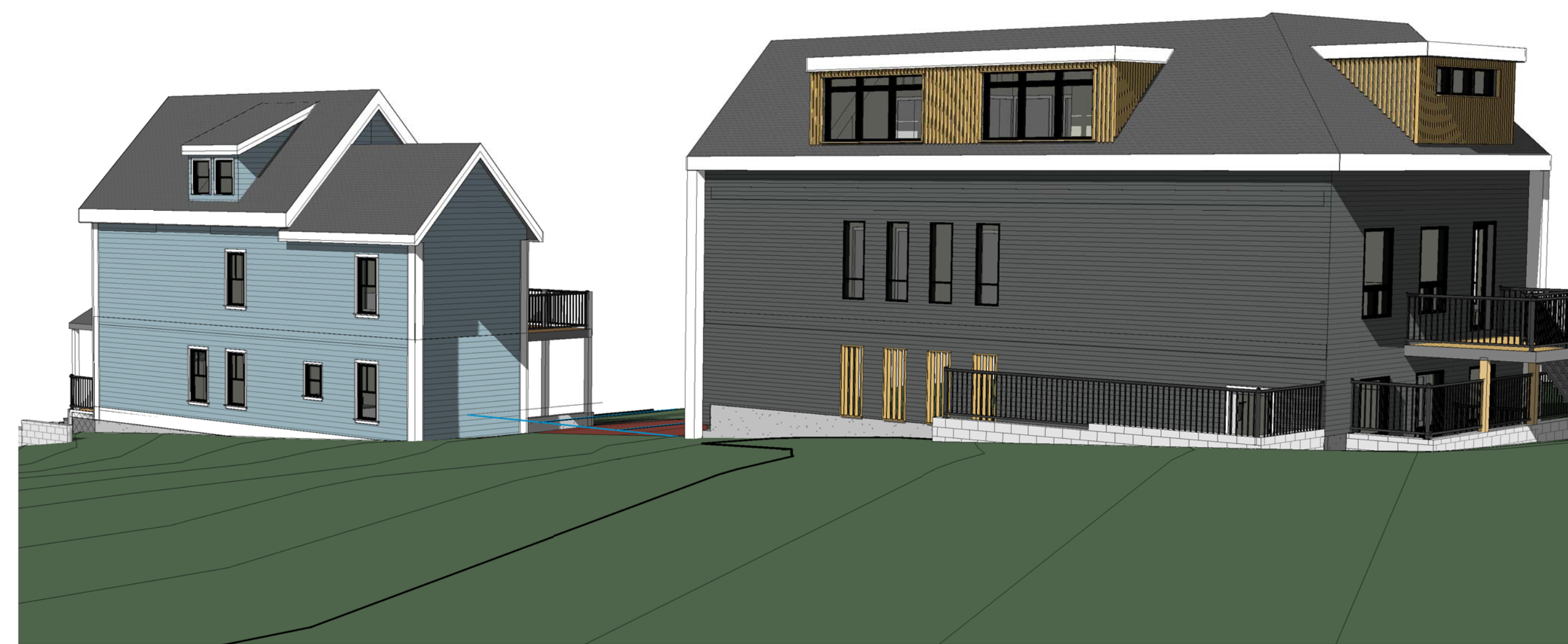
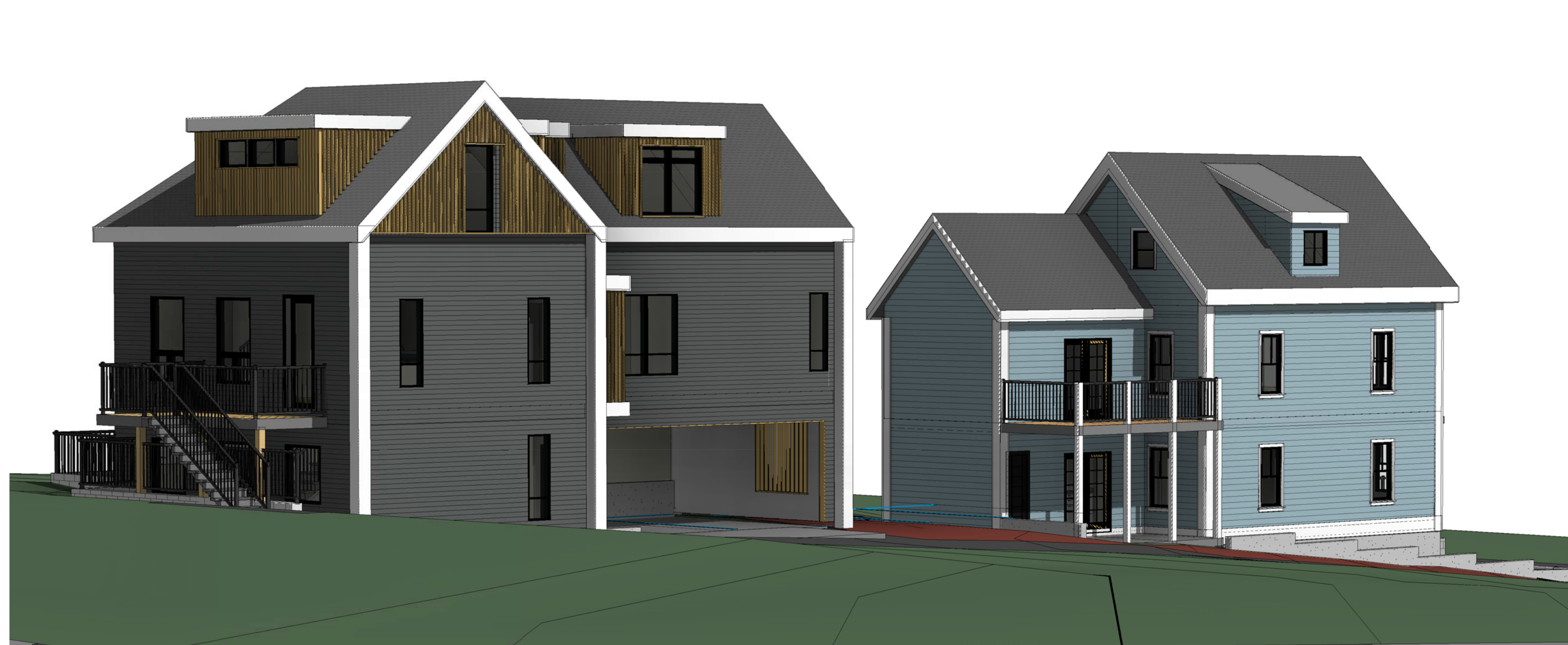
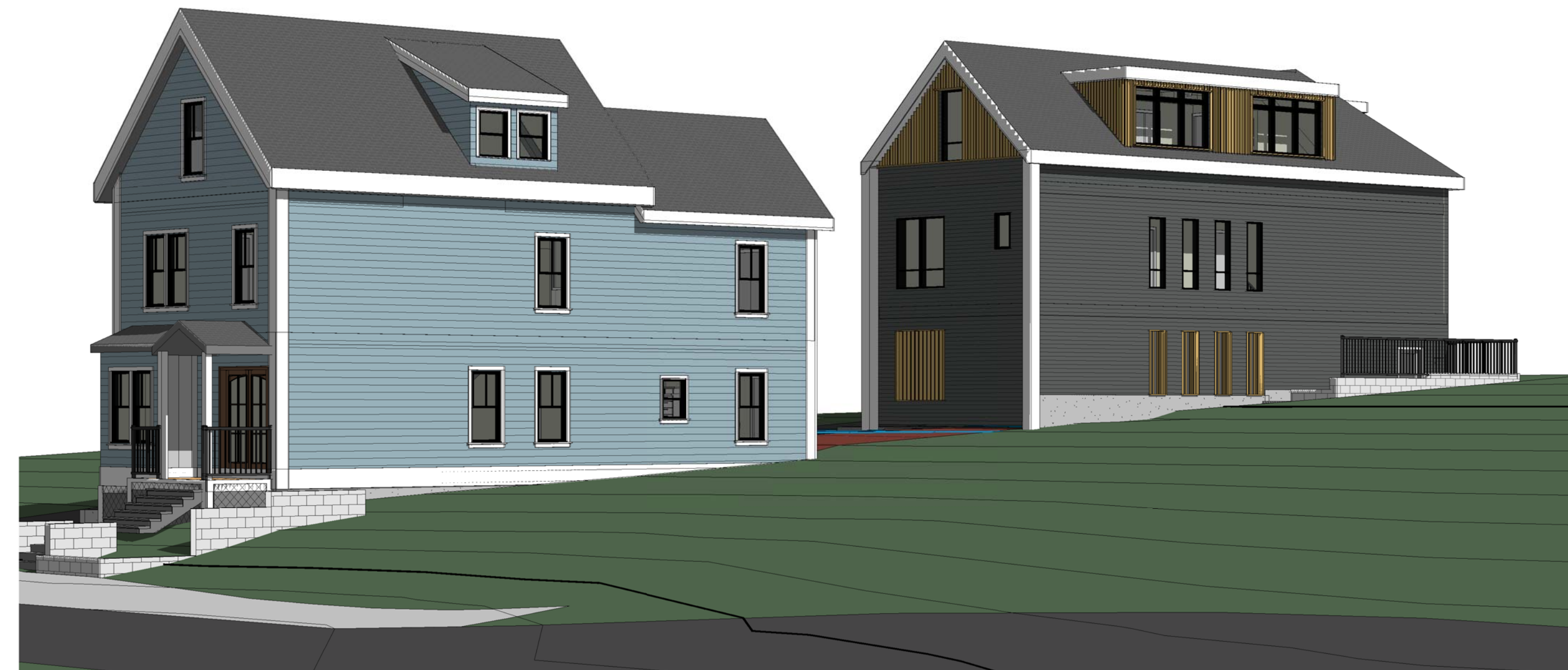
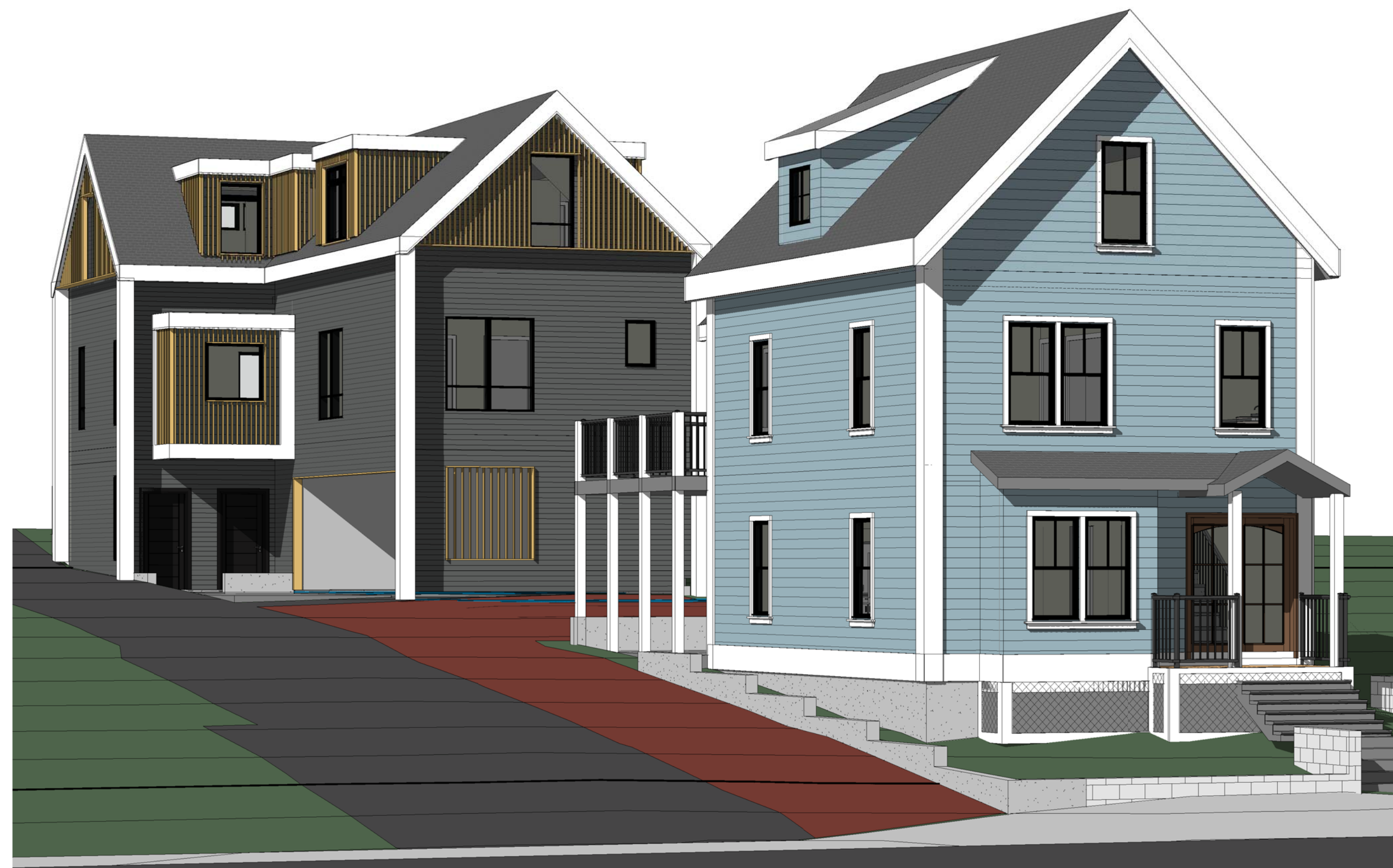
Project number 16082
 Date 08/28/2018
 Drawn by ERS
 Checked by JSK
 Scale

REVISIONS

No.	Description	Date

Perspective Views

AV-2
 HUDSON STREET RESIDENCES



PROJECT NAME
HUDSON STREET RESIDENCES

PROJECT ADDRESS
 150 HUDSON STREET
 SOMERVILLE, MA 02144

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REVISIONS

No.	Description	Date

Perspective Views

AV-2

HUDSON STREET RESIDENCES