

Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	04/12/2017
A-010	Zoning Plan	04/12/2017
EX-101	Existing Conditions	04/12/2017
A-101	Proposed Floor Plans	04/12/2017
A-102	Proposed Elevations	04/12/2017
AV-1	Street Views	10/22/18
AV-2	Existing Shadow Study	10/24/18
AV-3	Proposed Shadow Study	10/24/18



LOCUS MAP

PROPOSED 45 KENT STREET RESIDENCES

SD SET: 04-12-2017

CLIENT  
FRANK SCHIFANO

ARCHITECT  
KHALSA DESIGN INC.  
17 IVALOO STREET, SUITE 400  
SOMERVILLE, MA 02143  
T:(617)-591-8682



PROJECT NAME

45 KENTSTREET

PROJECT ADDRESS

45 KENT STREET,  
SOMERVILLE, MA

CLIENT

FRANK SCHIFANO

ARCHITECT



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REGISTRATION



Project number	14023
Date	04/12/2017
Drawn by	CC
Checked by	JSK
Scale	

REVISIONS

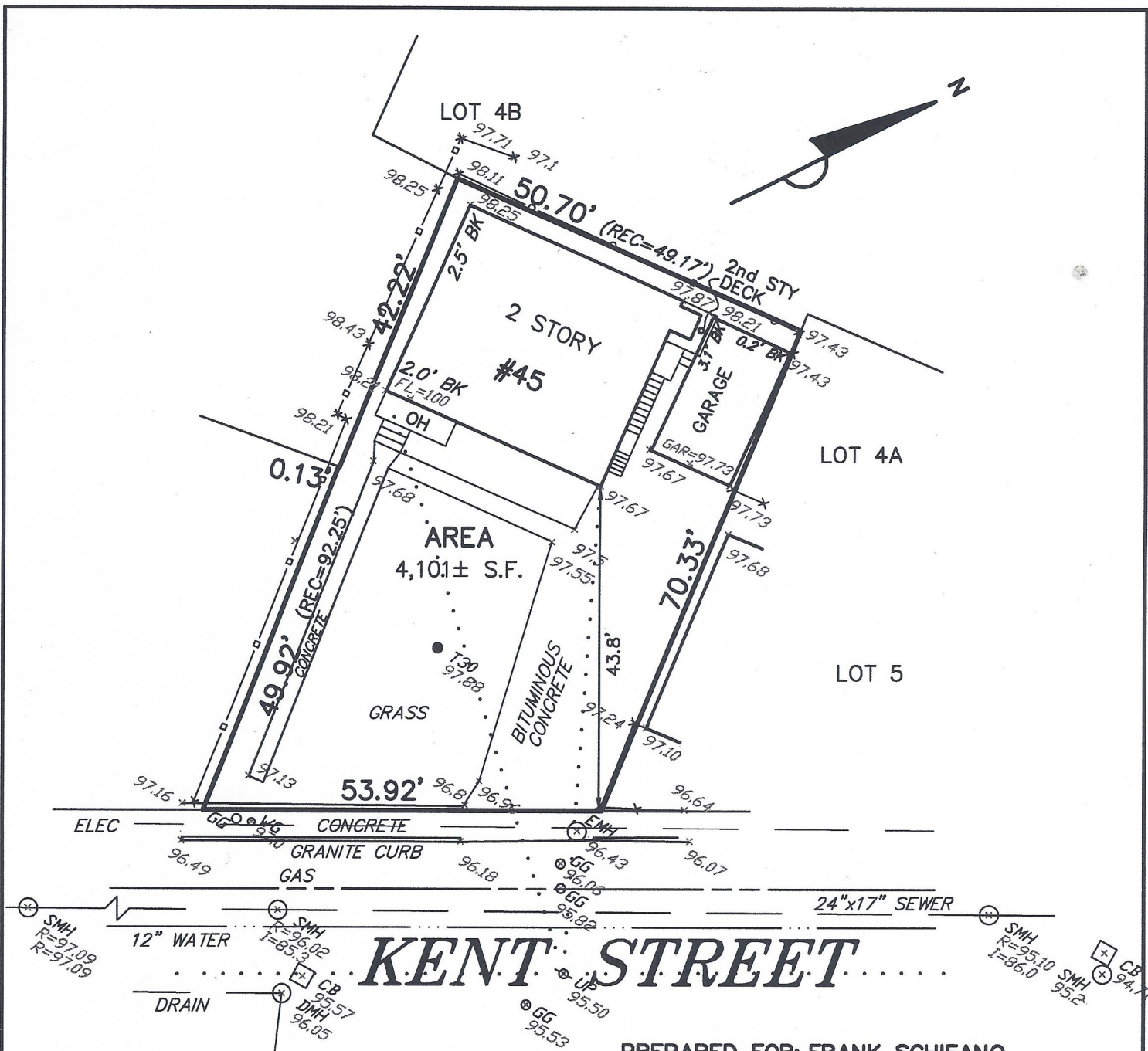
No.	Description	Date

Cover Sheet

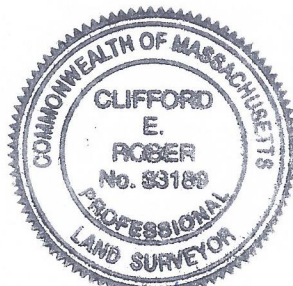
A-000

45 KENTSTREET





I HEREBY CERTIFY THAT THE BUILDING IS  
LOCATED AS SHOWN.



CLIFFORD E. ROBER, PLS

DATE

THIS PLAN MAY HAVE BEEN ALTERED IF  
THE SIGNATURE IS NOT SIGNED IN BLUE.

PREPARED FOR: FRANK SCHIFANO

CERTIFIED PLOT PLAN  
#45 KENT STREET  
IN  
SOMERVILLE, MA  
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 11/1/2013



ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533

4036cP1.DWG



ZONING CHART

ZONE : RC	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA, MIN S.F./DU	7,500 S.F.	4,101 S.F. +/-	4,101 S.F. +/-	PRE-EXISTING/ NO CHANGE
MIN. LOT AREA / DU	875 S.F.	2DU= 2,050 S.F./ DU	3 DU= 1,367 S.F./ DU	COMPLIES
MAX. GROUND COVERAGE	70% (2,870 S.F. MAX.)	30% (1,230 S.F. MAX.)	34% (1,395 S.F. MAX.)	DOES NOT COMPLY
MIN. LANDSCAPED AREA	25% (1,025 S.F. MIN.)	42% (1,748 S.F. MIN.)	39% (1,593 S.F. MIN.)	COMPLIES
MAX. FAR	2.0 (8,202 S.F. MAX)	0.41 (1,681 S.F. MAX)	0.78 (3,184 S.F. MAX)	COMPLIES
MAX HEIGHT	40' - 0" / 3 STORIES	22' - 6" / 2 STORIES	32' - 8" / 3 STORIES	COMPLIES
MIN. FRONT YARD	15' - 0"	43.8'	27.3'	COMPLIES
MIN. SIDE YARD	10'-0" SUM 20'-0"	2'-0" (L), 11'-1" (R) TO DECK	1'-9" (L), 10'-8.5" (R) TO DECK	DOES NOT COMPLY (L) COMPLIES (R)
MIN REAR YARD (FOOTNOTE 13)	18'-3" FOOTNOTE 13 (20'-(100'-93' X 3"))	2' - 7"	2' - 7"	PRE-EXIST./ NO CHANGE
ACCESSORY BLDG. FRONT SIDE REAR	15' - 0" 3'-0" 3'-0"	47' - 0" 38'-6" (L), 0'-0" (R) 3'-3"	47' - 0" 38'-6" (L), 0'-0" (R) 3'-3"	COMPLIES/ NO CHANGE COMPLIES/ NO CHANGE (L), PRE-EXIST/ NO CHANGE (R) COMPLIES/ NO CHANGE
MIN. FRONTAGE	50' - 0"	53.92'	53.92'	COMPLIES/ NO CHANGE
MIN. PERVIOUS AREA	30% OF LOT (1,230 S.F. MIN.)	42% (1,748 S.F. MIN.)	39% (1,593 S.F. MIN.)	COMPLIES
PARKING	EXISTING REQ. - 3 SPACES PROPOSED REQ. - 4.5 SPACES	2 SPACES (TANDEM)	3 SPACES ( 2 ARE TANDEM)	COMPLIES

Section 9.5. - Number of Parking Spaces.

2.) Special Residential Conversions:

a.Existing 1 and 2 family residences converting to 2 or 3 family residences shall provide one (1) parking space per additional (e.g. newly created) dwelling unit. Also note that the provisions of Section 9.4 as to nonconformity with respect to parking are likely to apply in many instances.

EXAMPLE: A single family home is converting to a 2 family residence. One (1) space is required for each new dwelling unit created in the conversion. If the single-family home is converting to a 3 family residence, then two (2) parking spaces are required for the conversion — one (1) for each new unit.

Note that this is the parking required for the newly converted unit(s) and is additional parking above what is required for the existing site. However, if the existing lot is nonconforming with respect to parking, then please refer to the special considerations under Section 9.4.1.

Section 9.5. - Number of Parking Spaces.

FOOTNOTES:

13. Reduction of rear yards for shallow lots: For each foot by which a lot is less than one hundred (100) feet deep on the effective date of this Ordinance, three (3) inches may be deducted from the required depth of the rear yard, provided that no rear yard shall be less than ten (10) feet.

Area Schedule (FAR)		
Level	Name	Area
First Floor Level	FAR	901 SF
Second Floor Level	FAR	869 SF
Existing Roof/ Third Floor Level	FAR	869 SF
Basement	FAR	546 SF
Grand total		3184 SF



**Note:**  
This plan is for informational and illustrative purposes only.  
The preparer of this plan makes no claim to its accuracy.  
This plan shall not be used or relied upon in any circumstance.  
A certified Land Surveyor shall provide an official certified plot plan.

PROJECT NAME

45 KENTSTREET

PROJECT ADDRESS

45 KENT STREET,  
SOMERVILLE, MA

CLIENT

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KHALSA

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REVISIONS

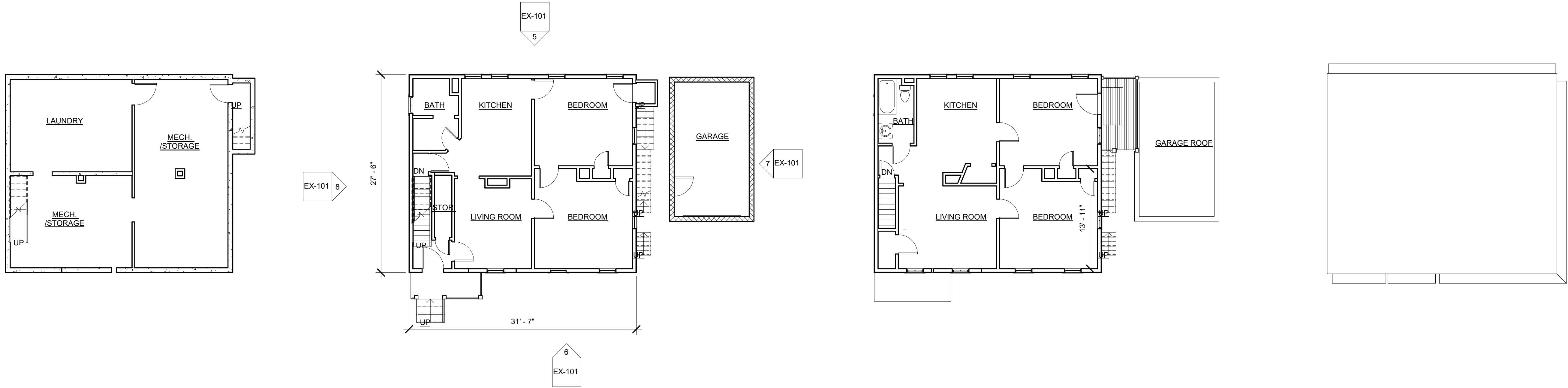
No.	Description	Date

Zoning Plan

A-010

45 KENTSTREET



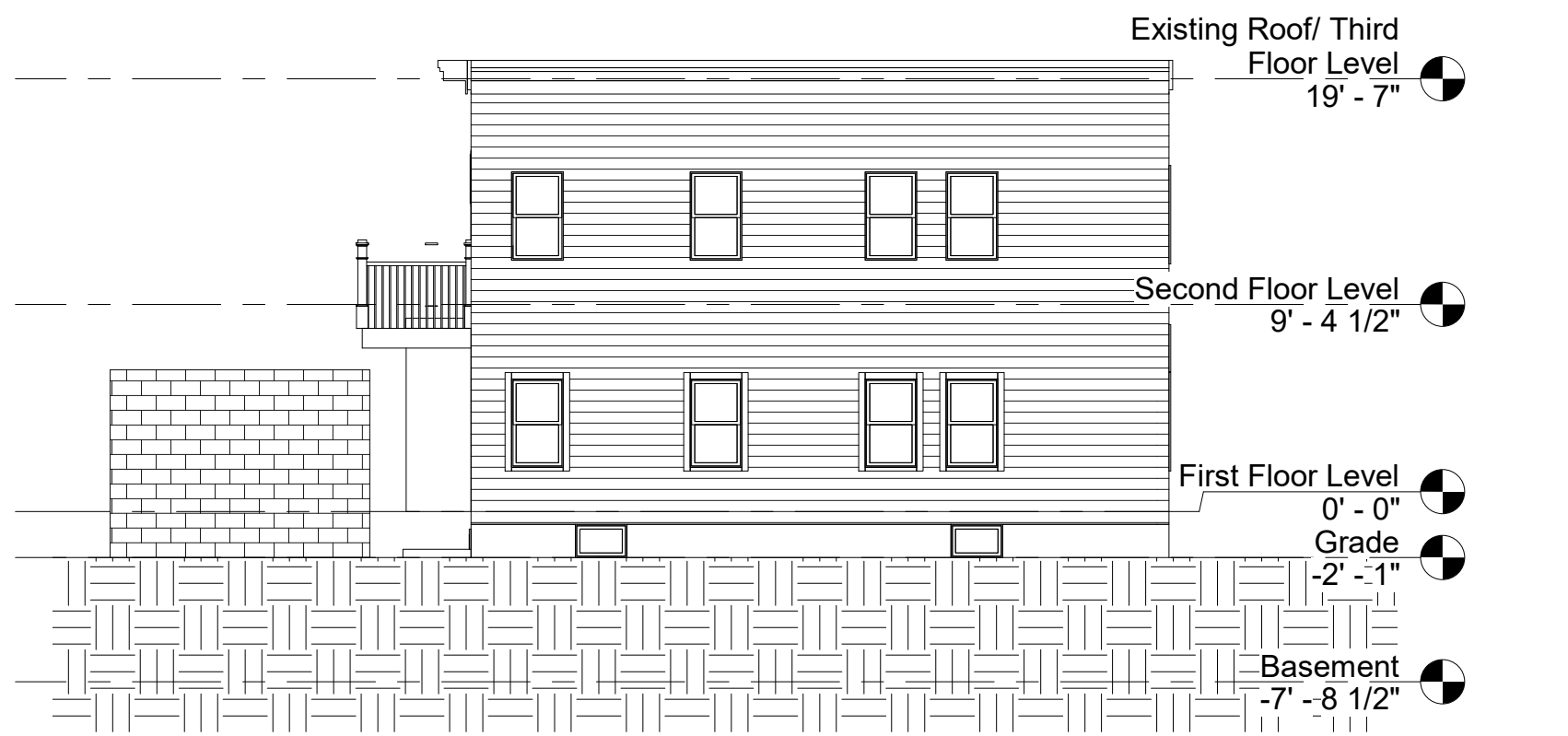


1 Existing Basement  
1/8" = 1'-0"

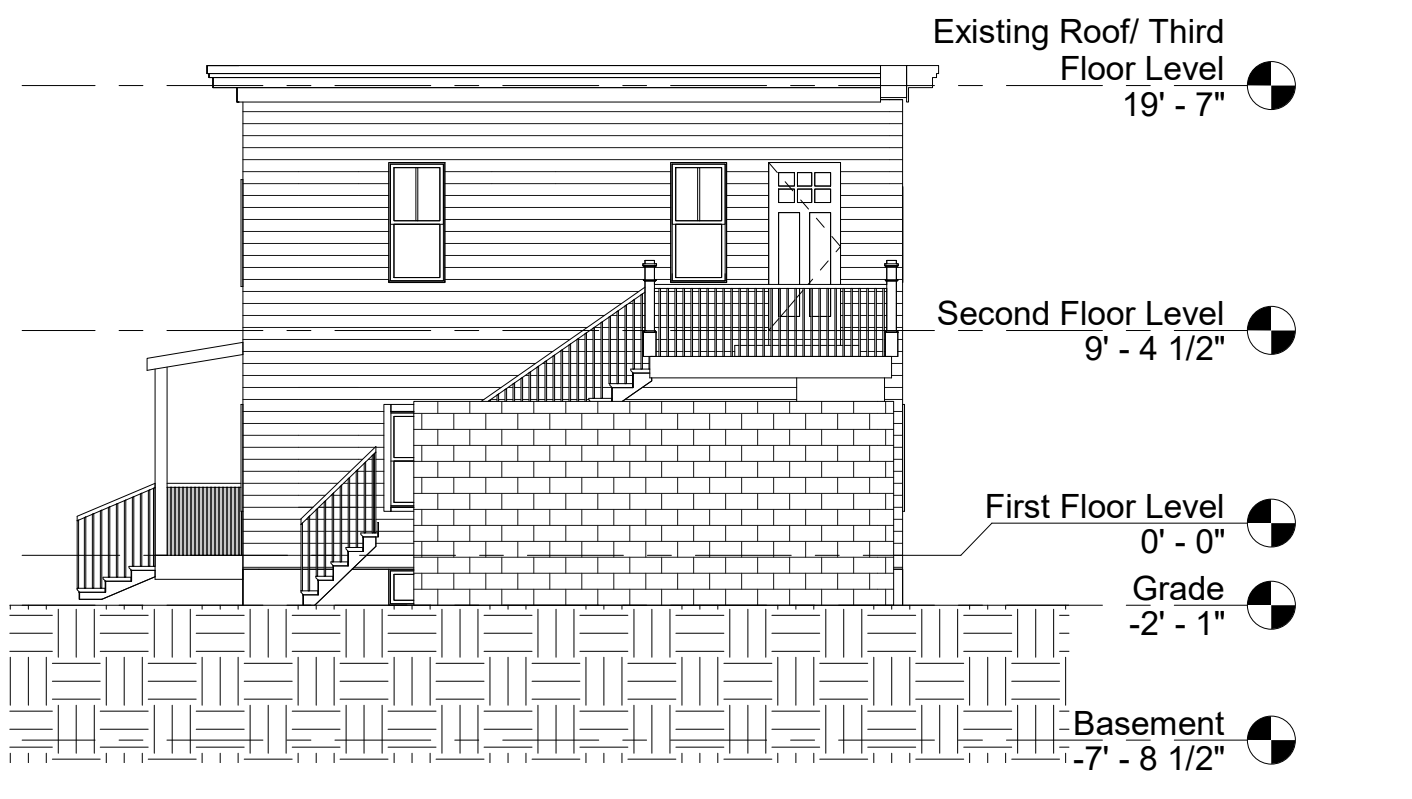
2 Existing First Floor Level  
1/8" = 1'-0"

3 Existing Second Floor Level  
1/8" = 1'-0"

4 Existing Roof  
1/8" = 1'-0"



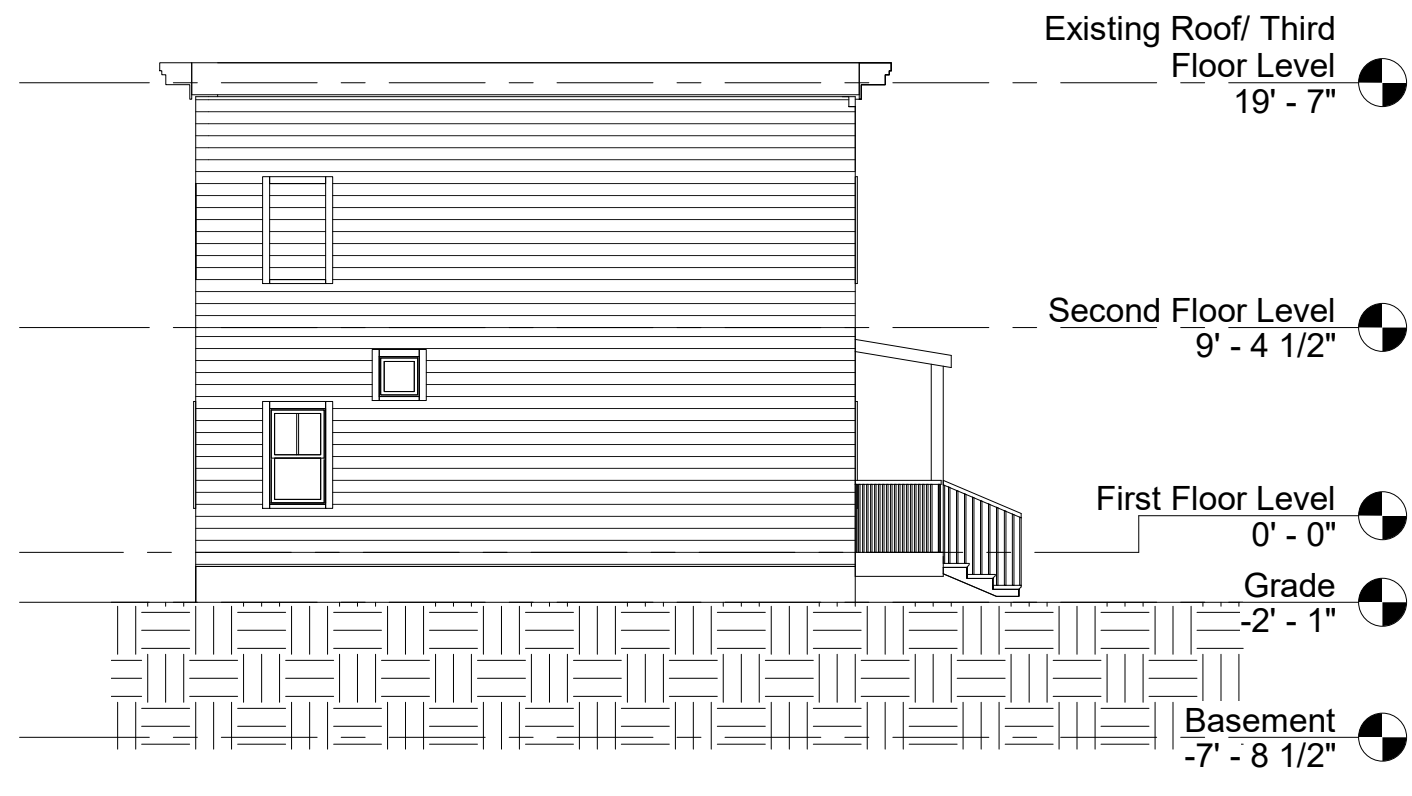
5 Existing Rear Elevation  
1/8" = 1'-0"



7 Existing Right Elevation  
1/8" = 1'-0"



6 Existing Front Elevation  
1/8" = 1'-0"



8 Existing Left Elevation  
1/8" = 1'-0"

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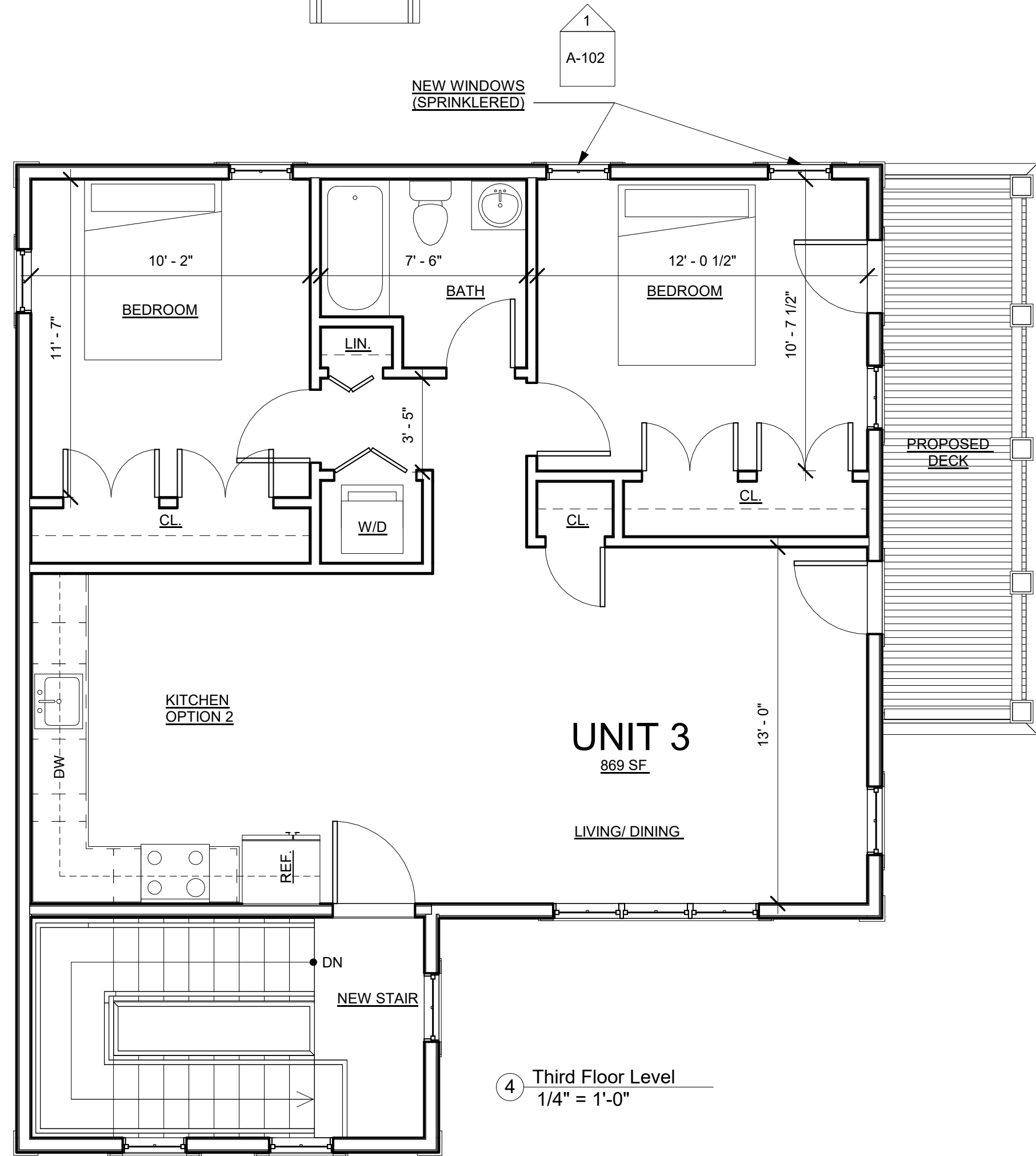
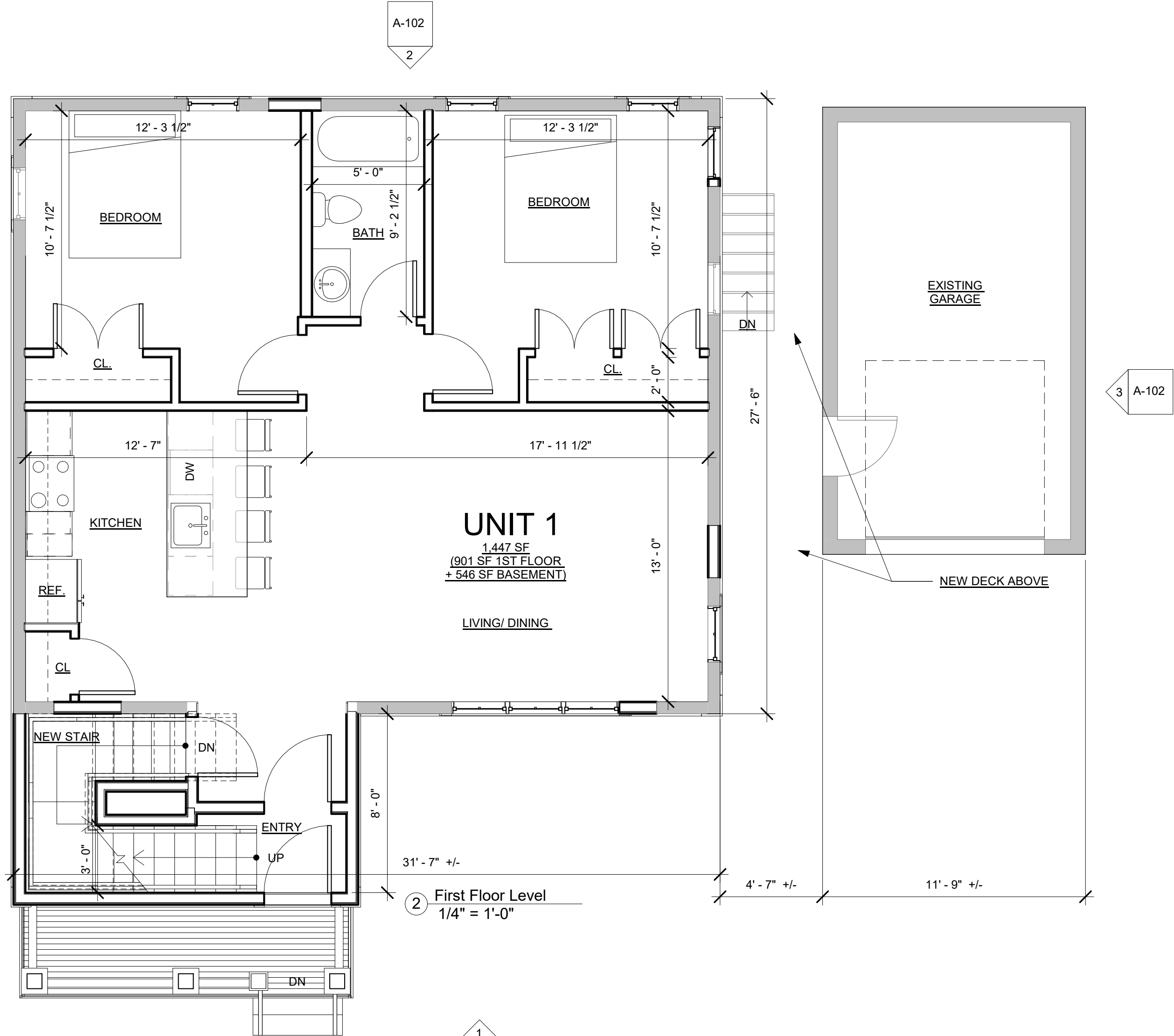
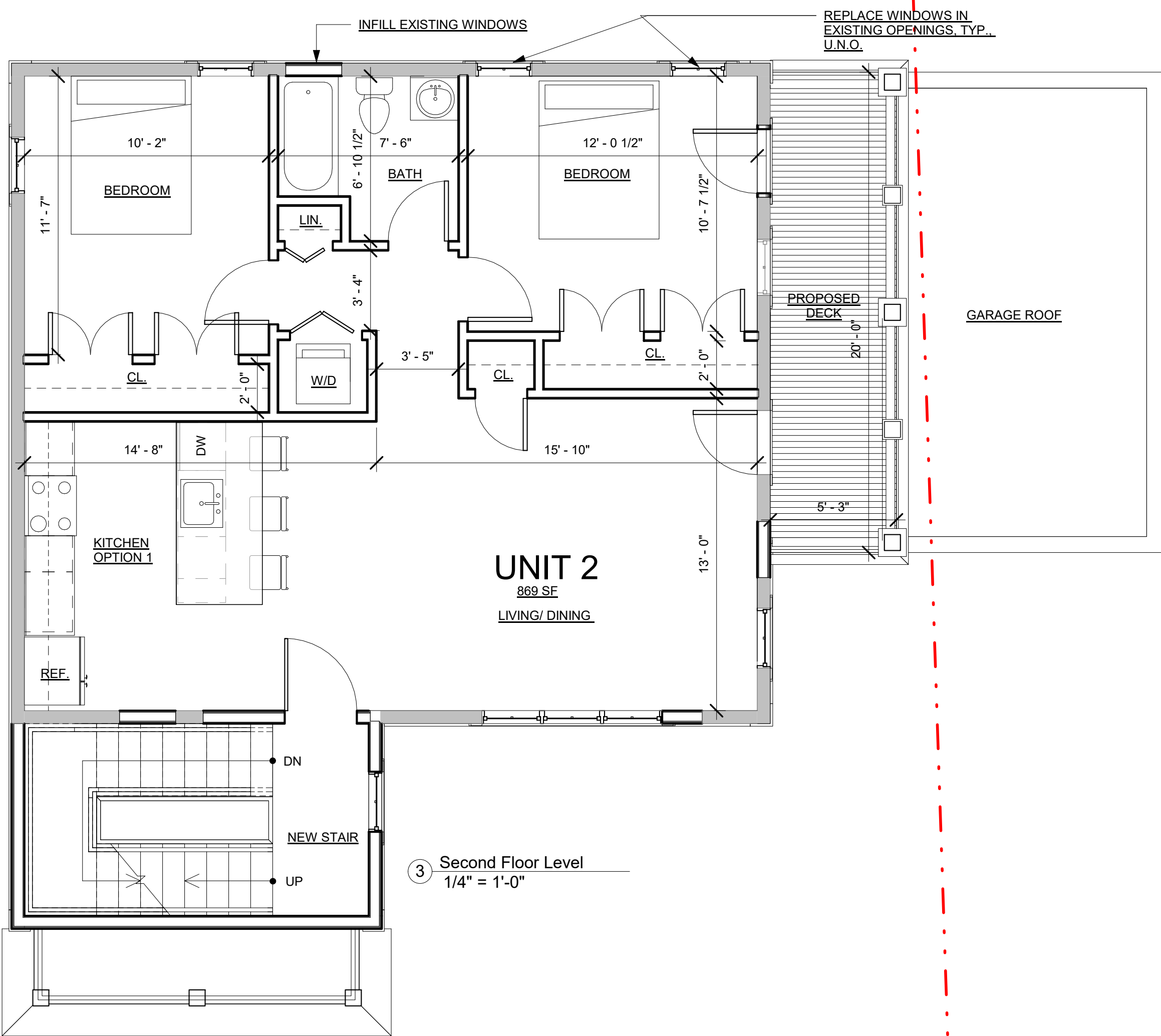
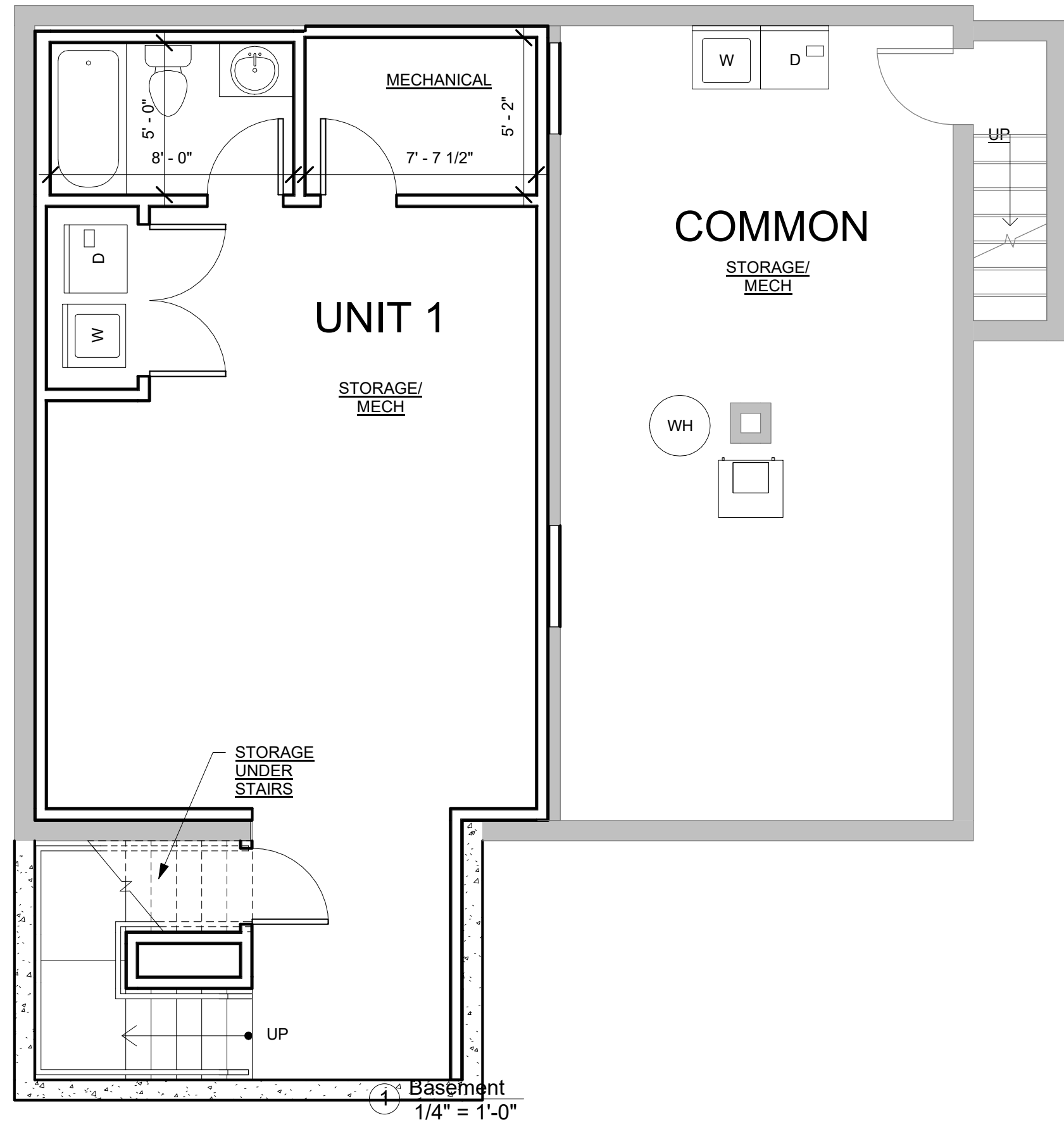
REVISIONS

No.	Description	Date

Existing  
Conditions

EX-101

45 KENTSTREET



PROJECT NAME

45 KENTSTREET

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SOMERVILLE, MA

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FRANK SCHIFANO

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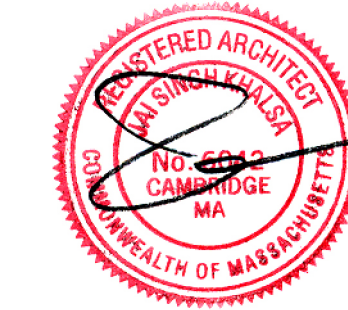


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Date 04/12/2017  
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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Proposed Floor  
Plans

A-101

45 KENTSTREET





① Front Elevation  
1/4" = 1'-0"



③ Right Elevation  
1/4" = 1'-0"



② Rear Elevation  
1/4" = 1'-0"



④ Left Elevation  
1/4" = 1'-0"

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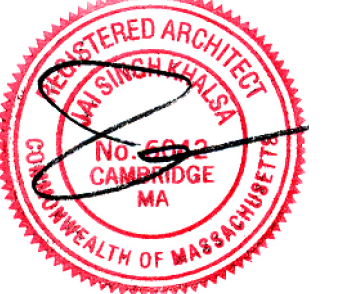


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REVISIONS

No.	Description	Date

Proposed  
Elevations

A-102

45 KENTSTREET





EXISTING HARRISON STREET VIEW



PROPOSED HARRISON STREET VIEW

PROJECT NAME

45 KENTSTREET


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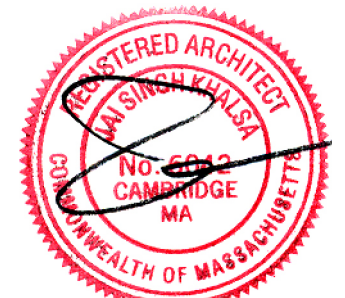
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REGISTRATION



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Scale	

REVISIONS		
No.	Description	Date

Street Views

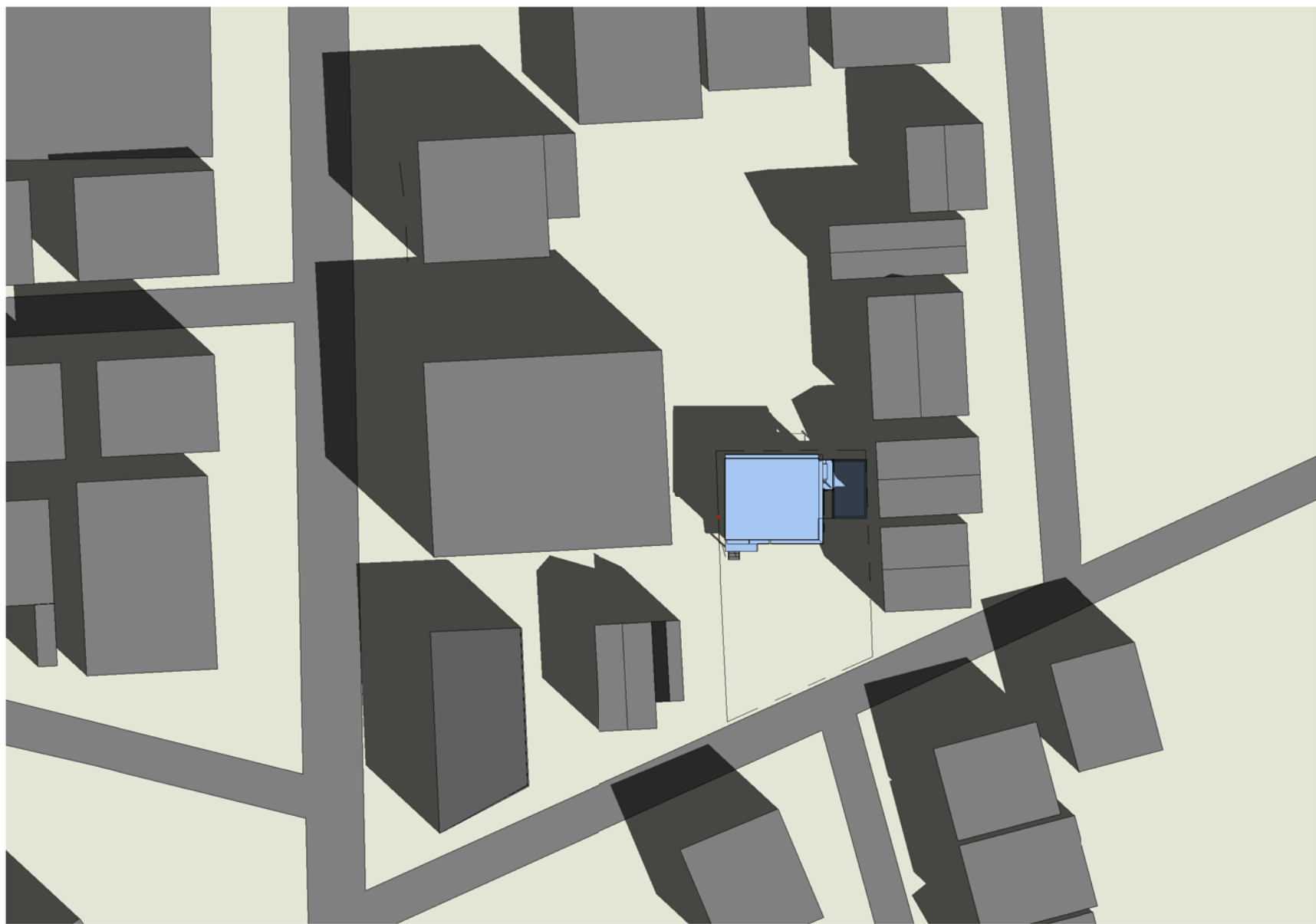
AV-1

45 KENTSTREET

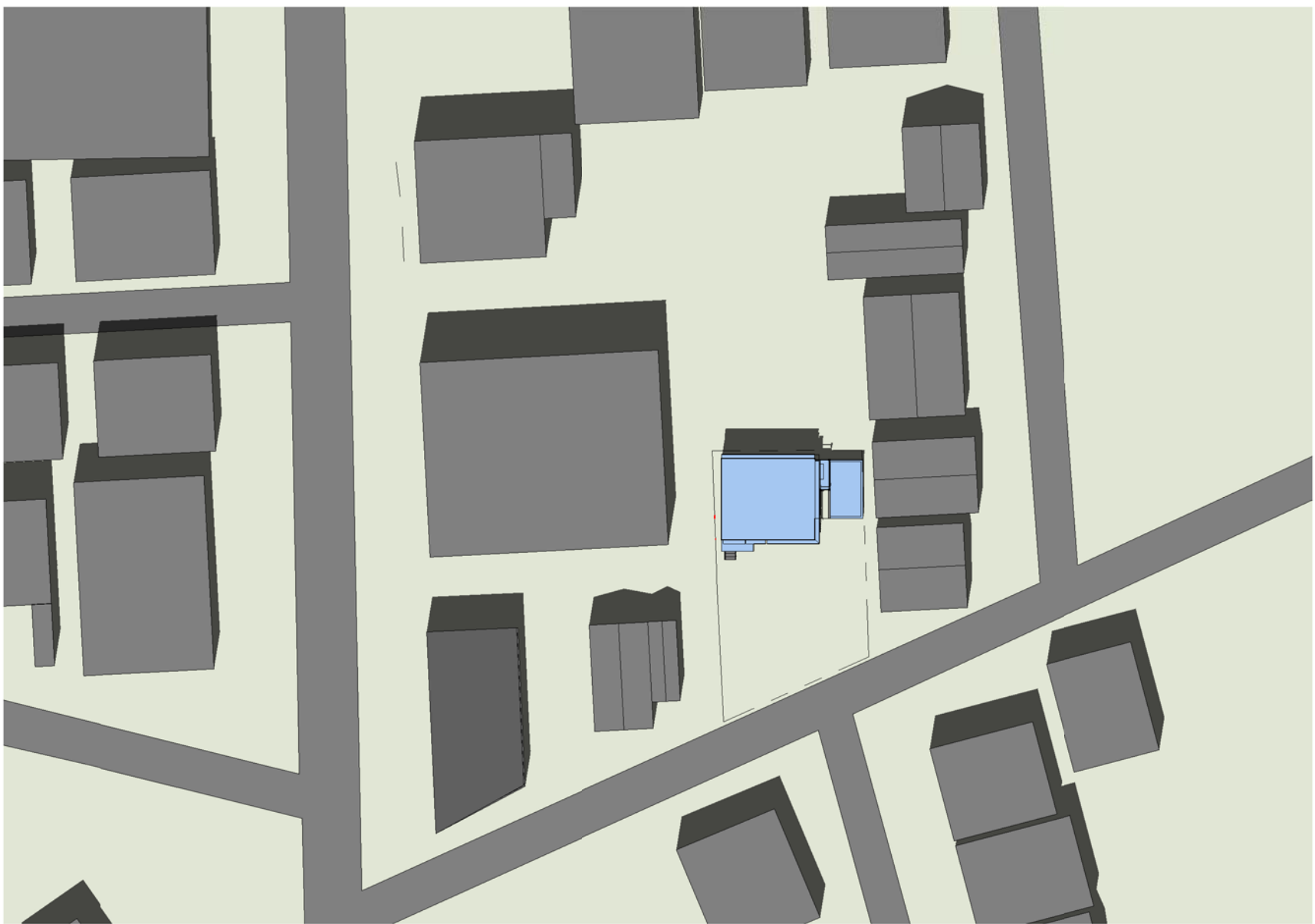


SUMMER SOLSTICE

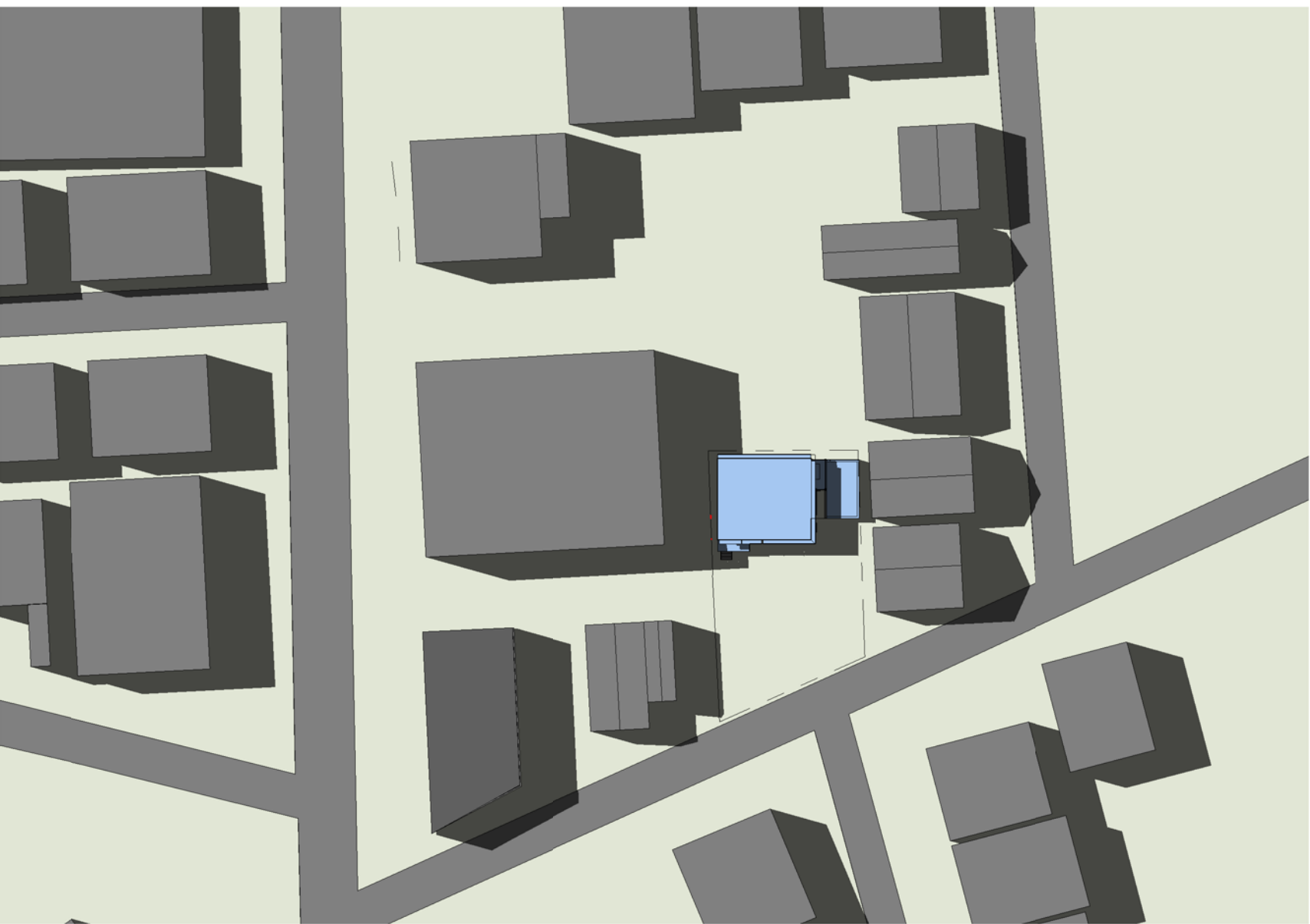
MORNING (9-10 AM)



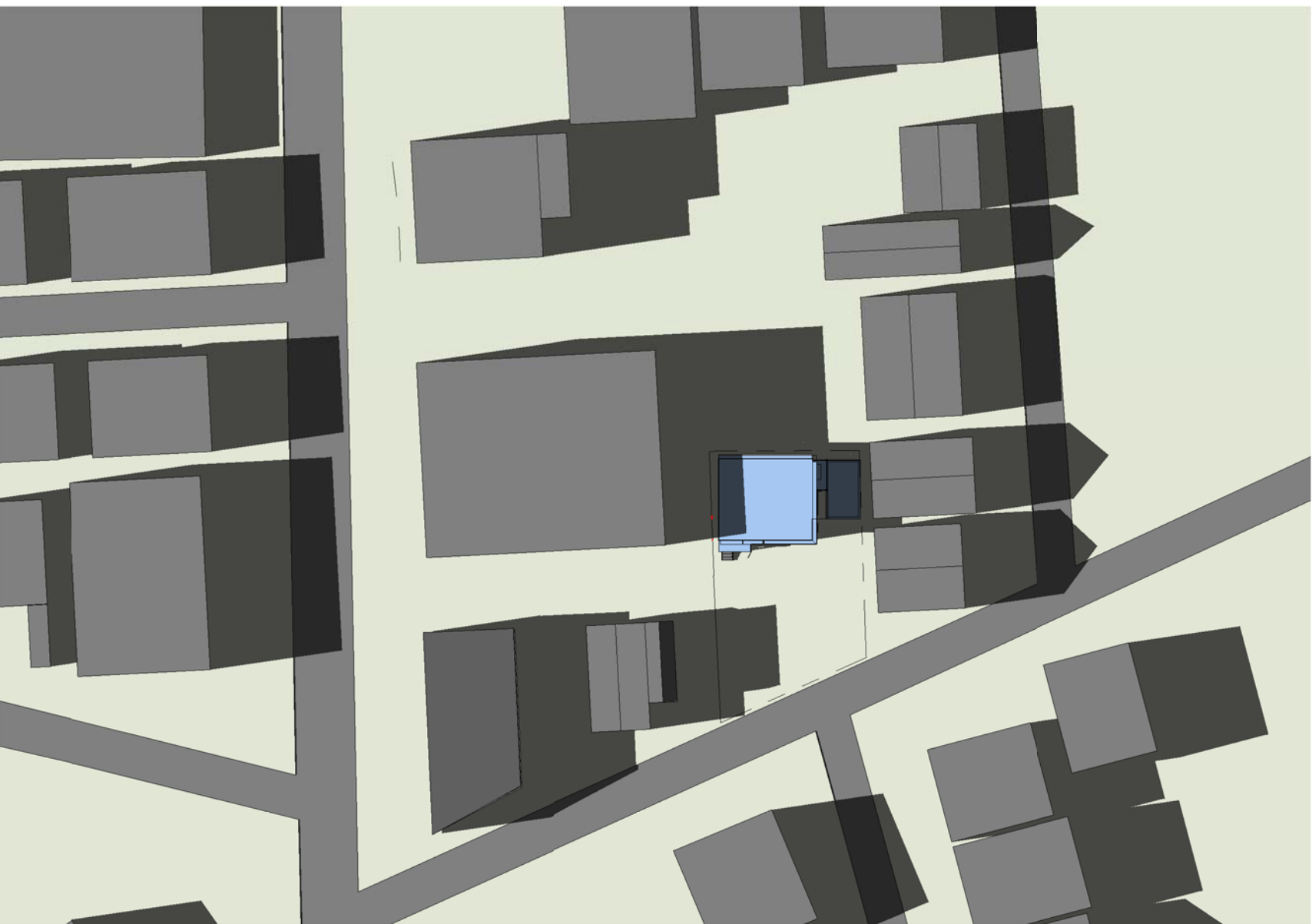
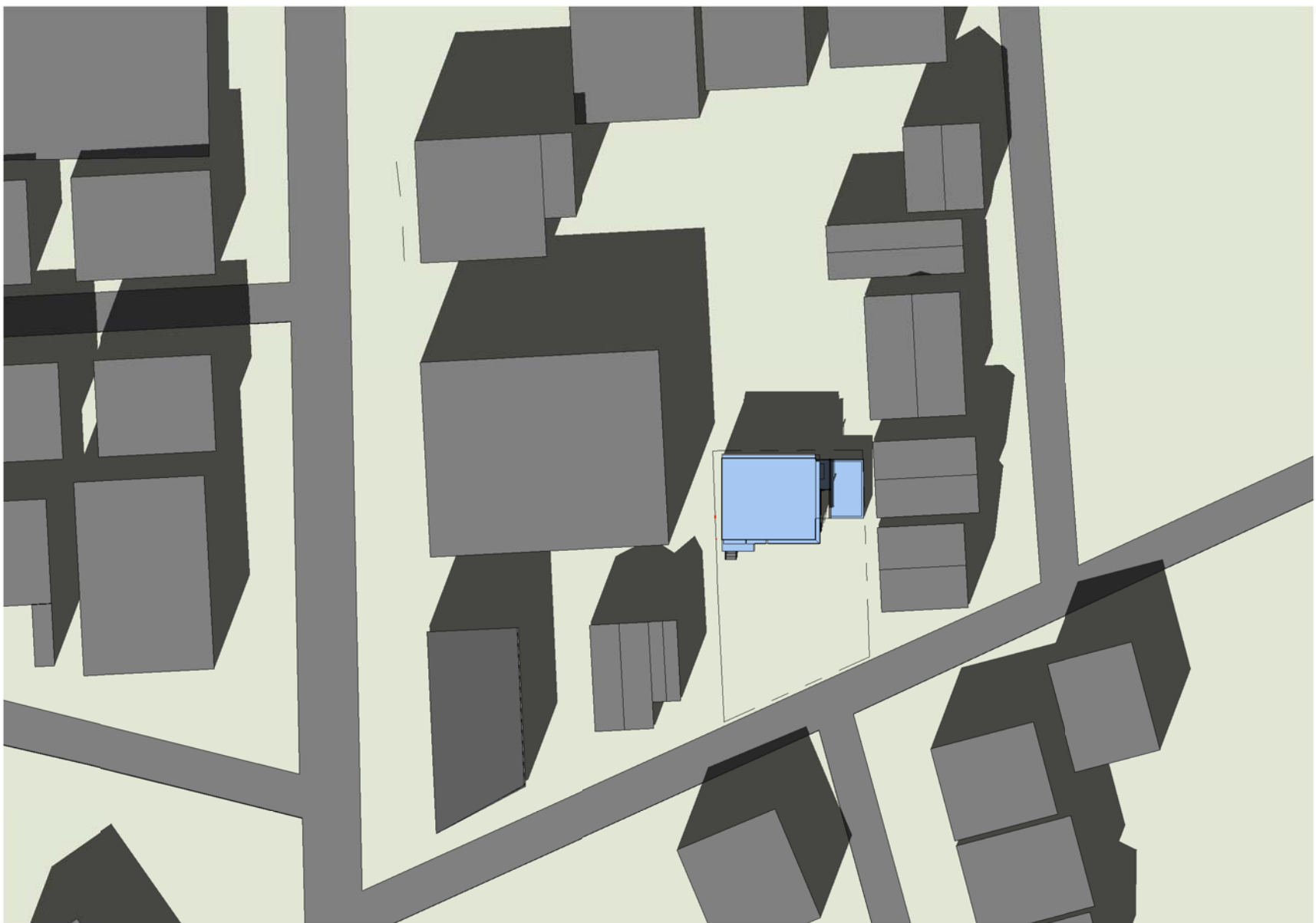
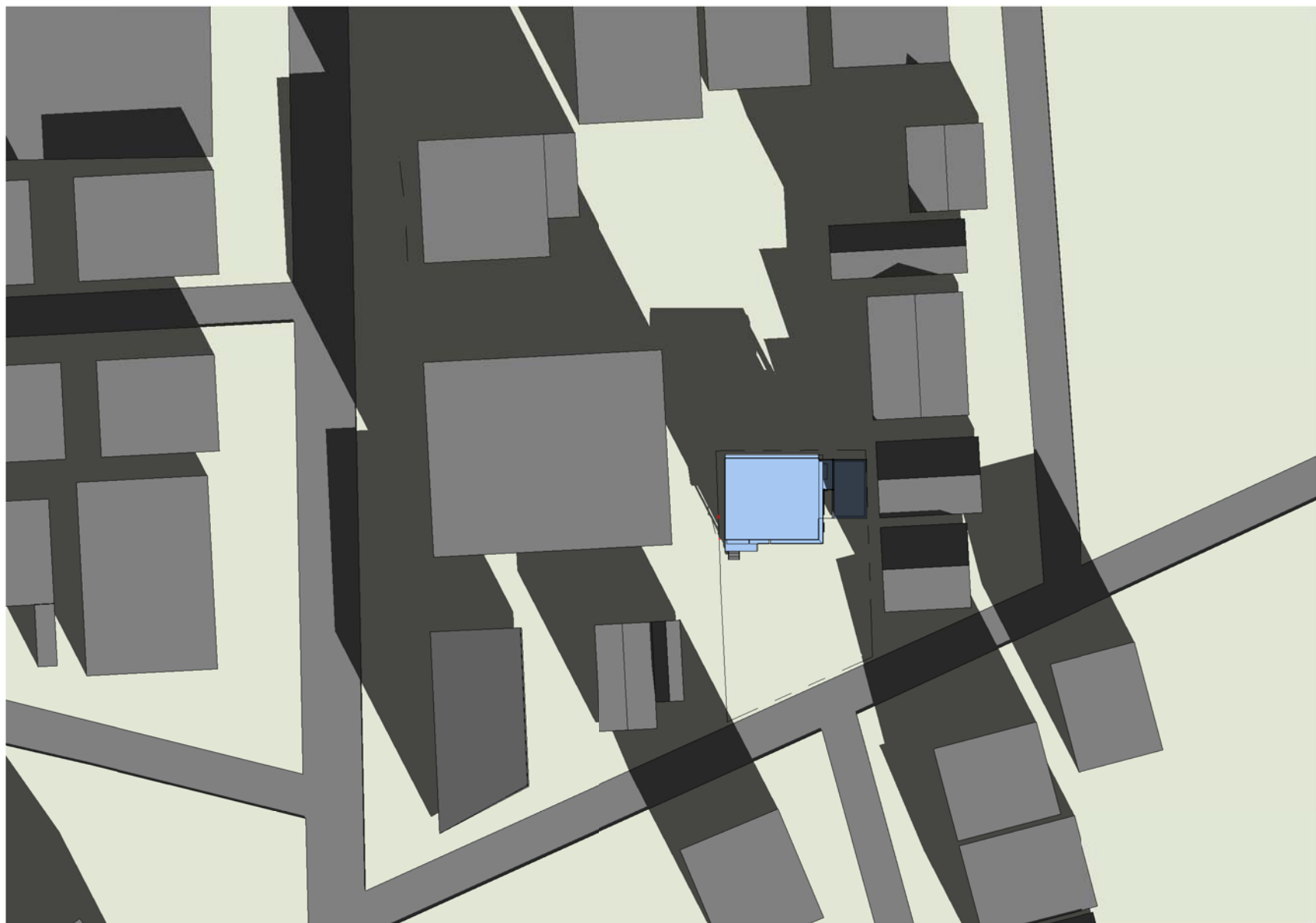
NOON (12 AM-1 PM)



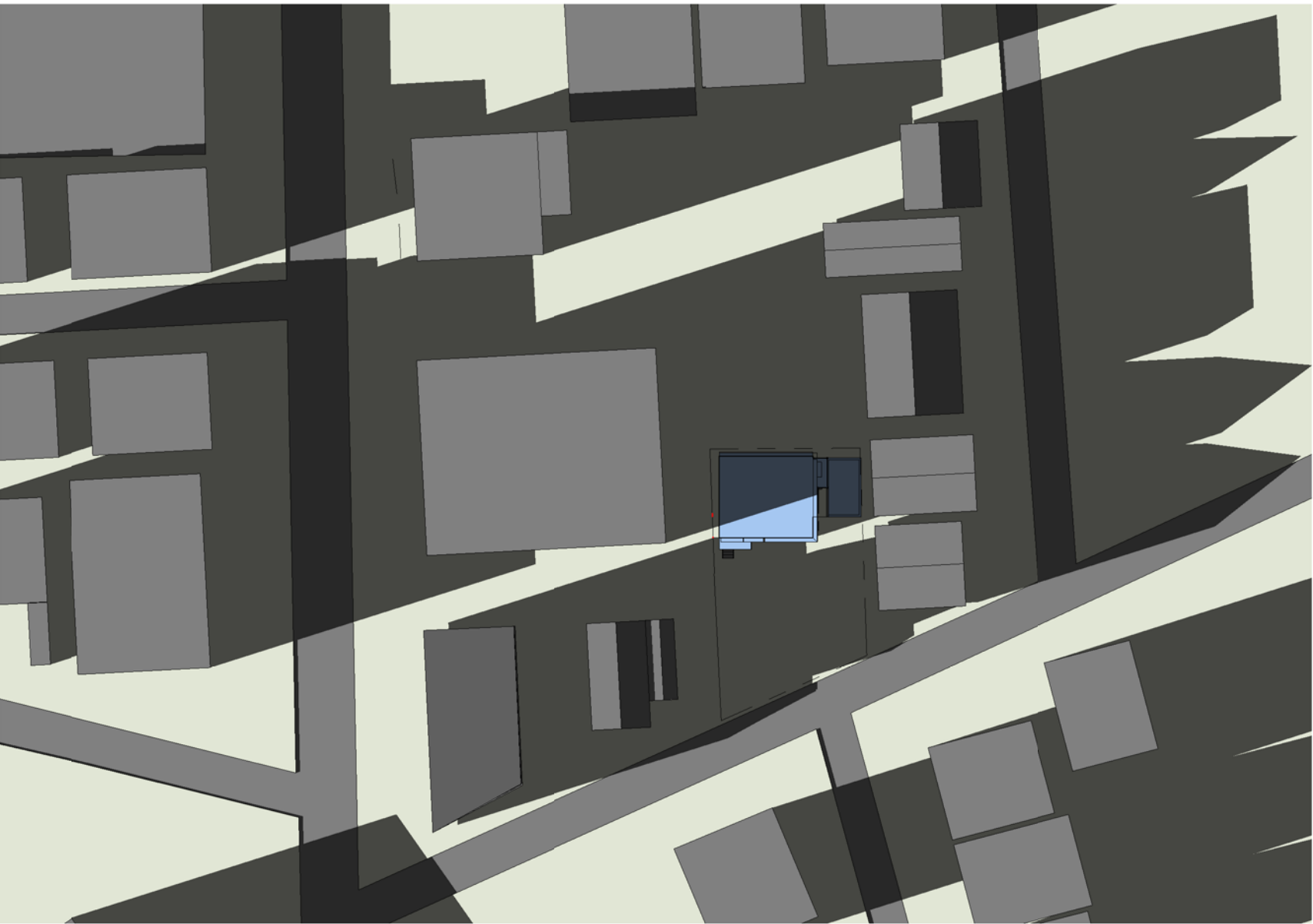
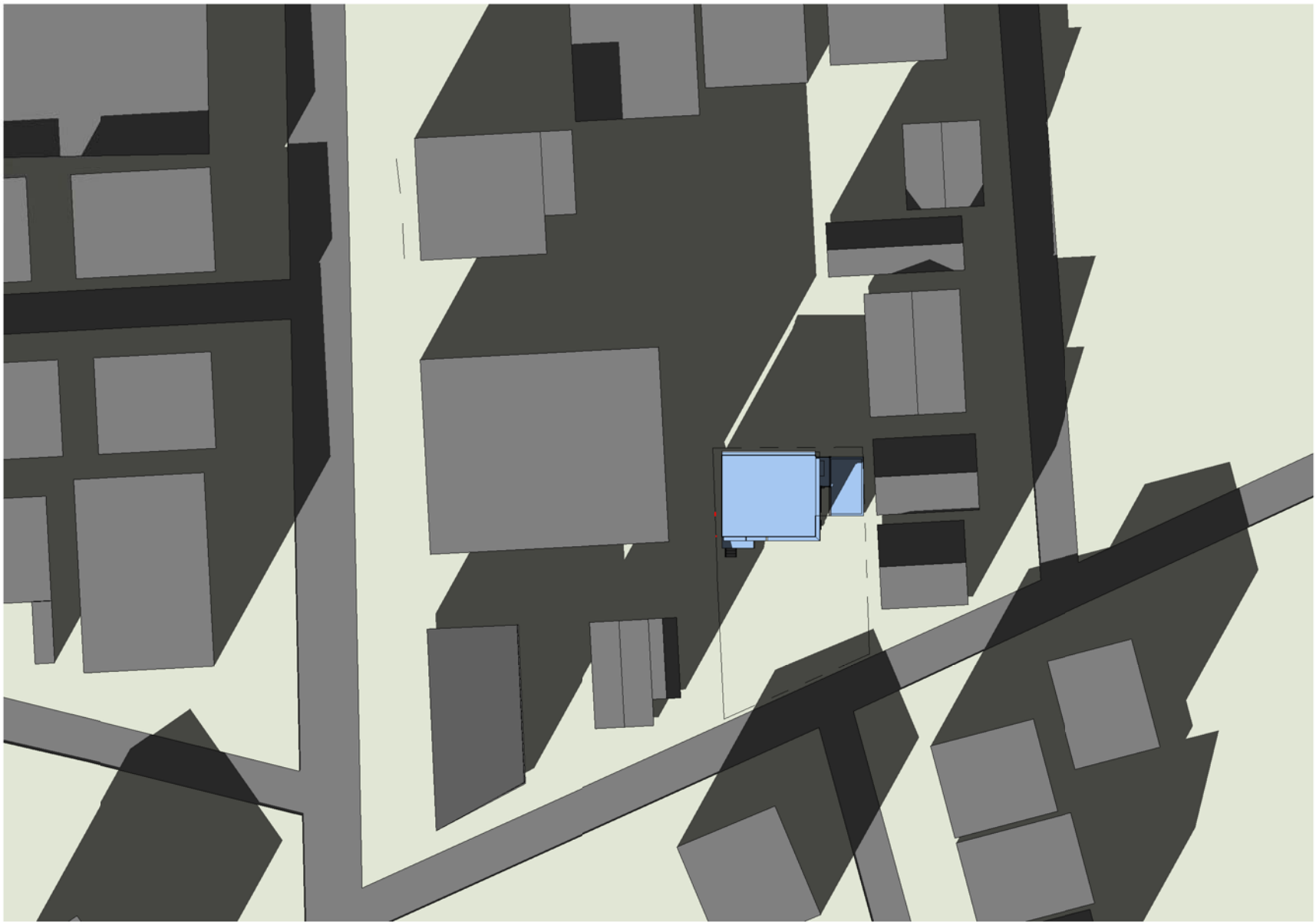
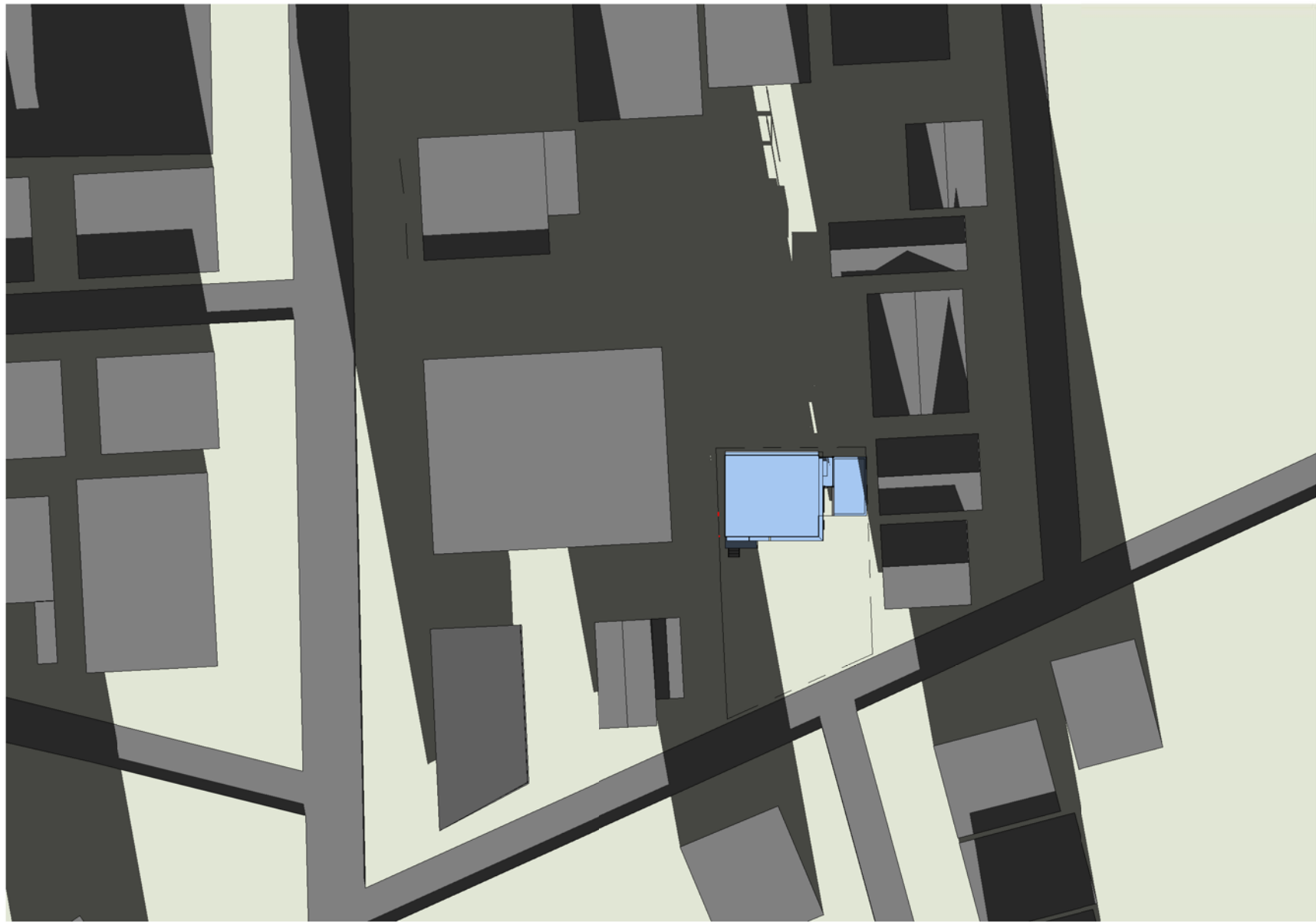
AFTERNOON (3-4 PM)



FALL / SPRING EQUINOX



WINTER SOLSTICE



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45 KENTSTREET

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CLIENT

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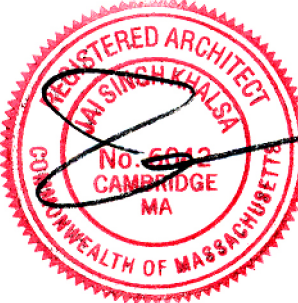


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REGISTRATION



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REVISIONS

No.	Description	Date

Existing Shadow  
Study

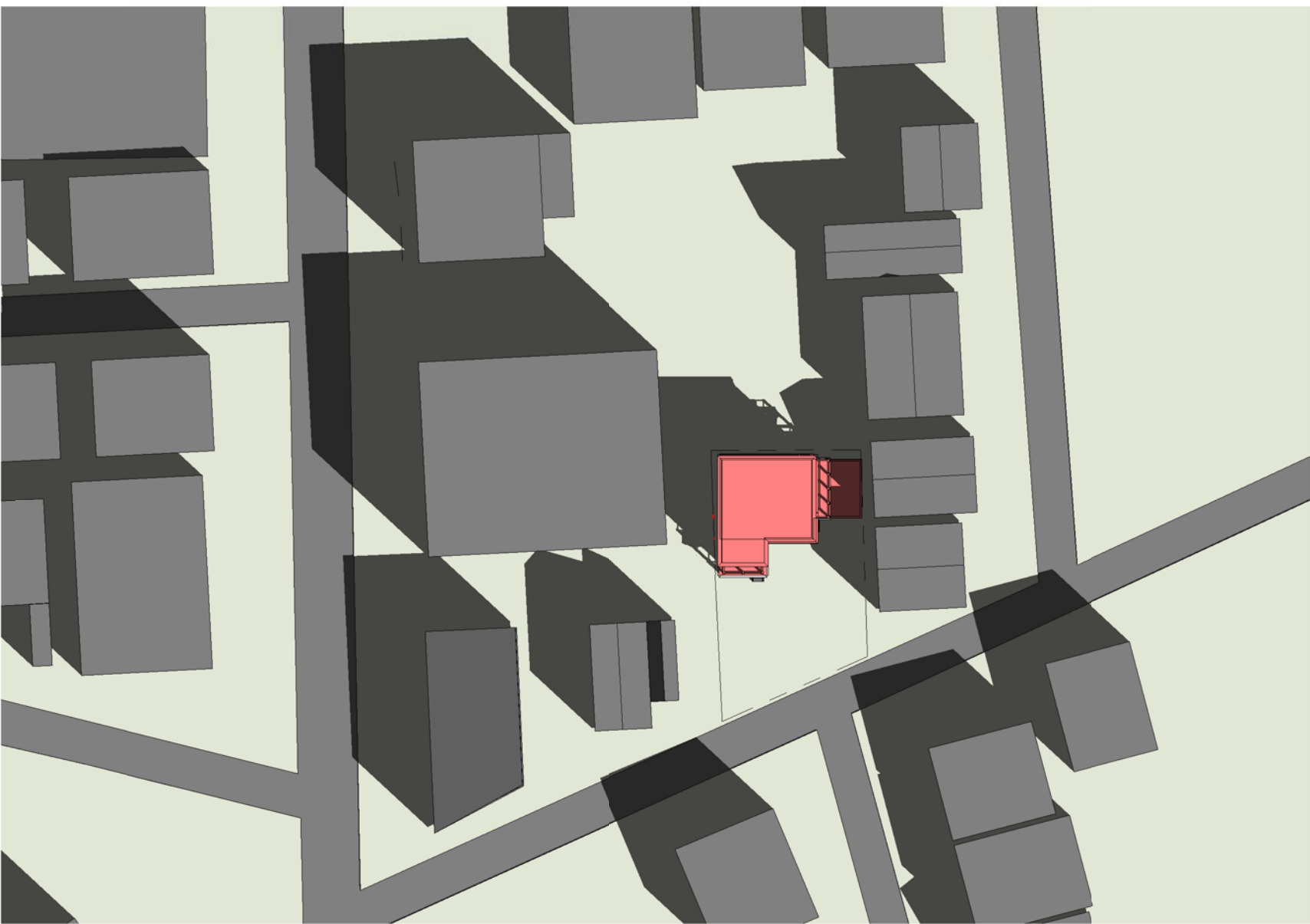
AV-2

45 KENTSTREET

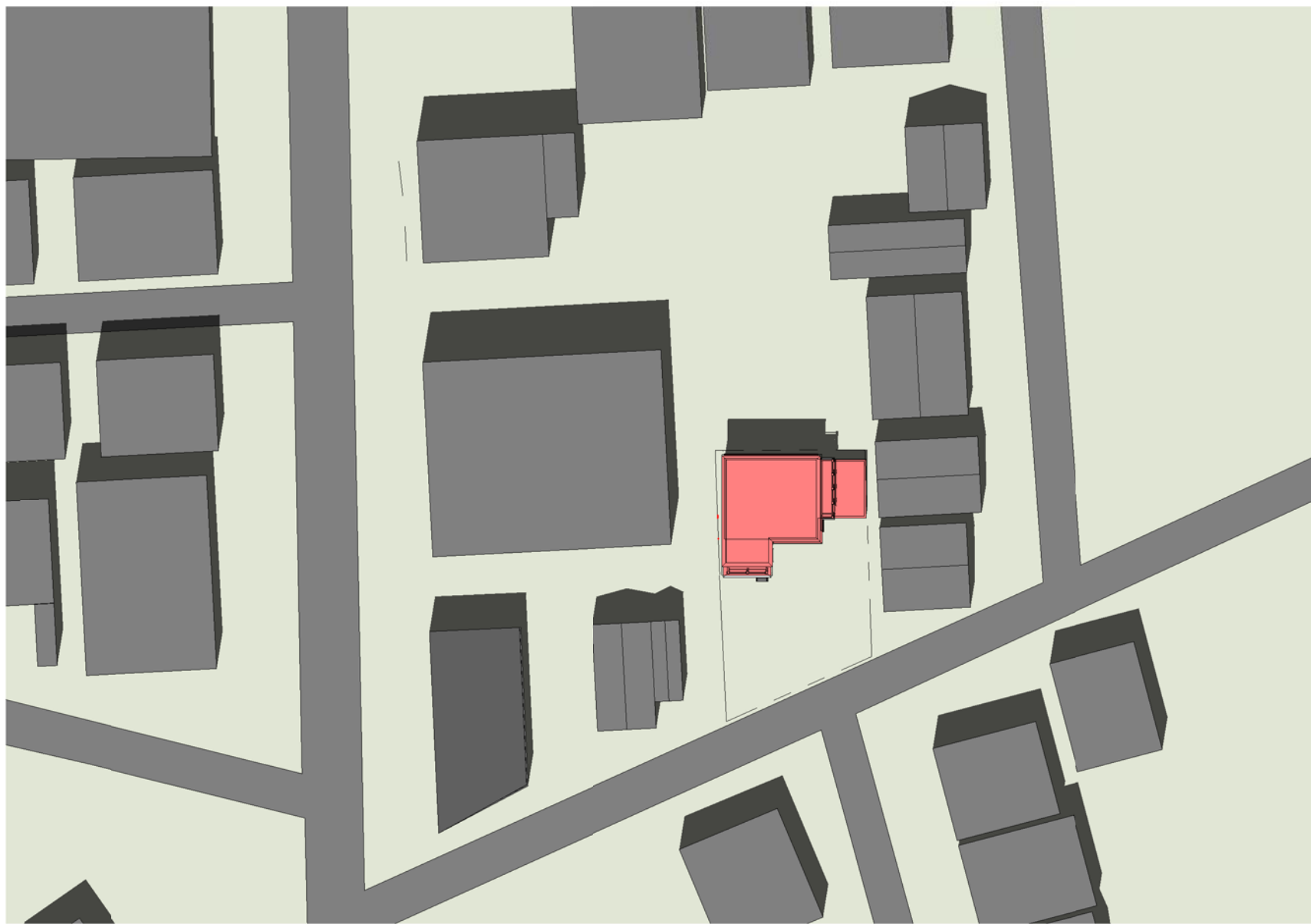


SUMMER SOLSTICE

MORNING (9-10 AM)



NOON (12 AM-1 PM)



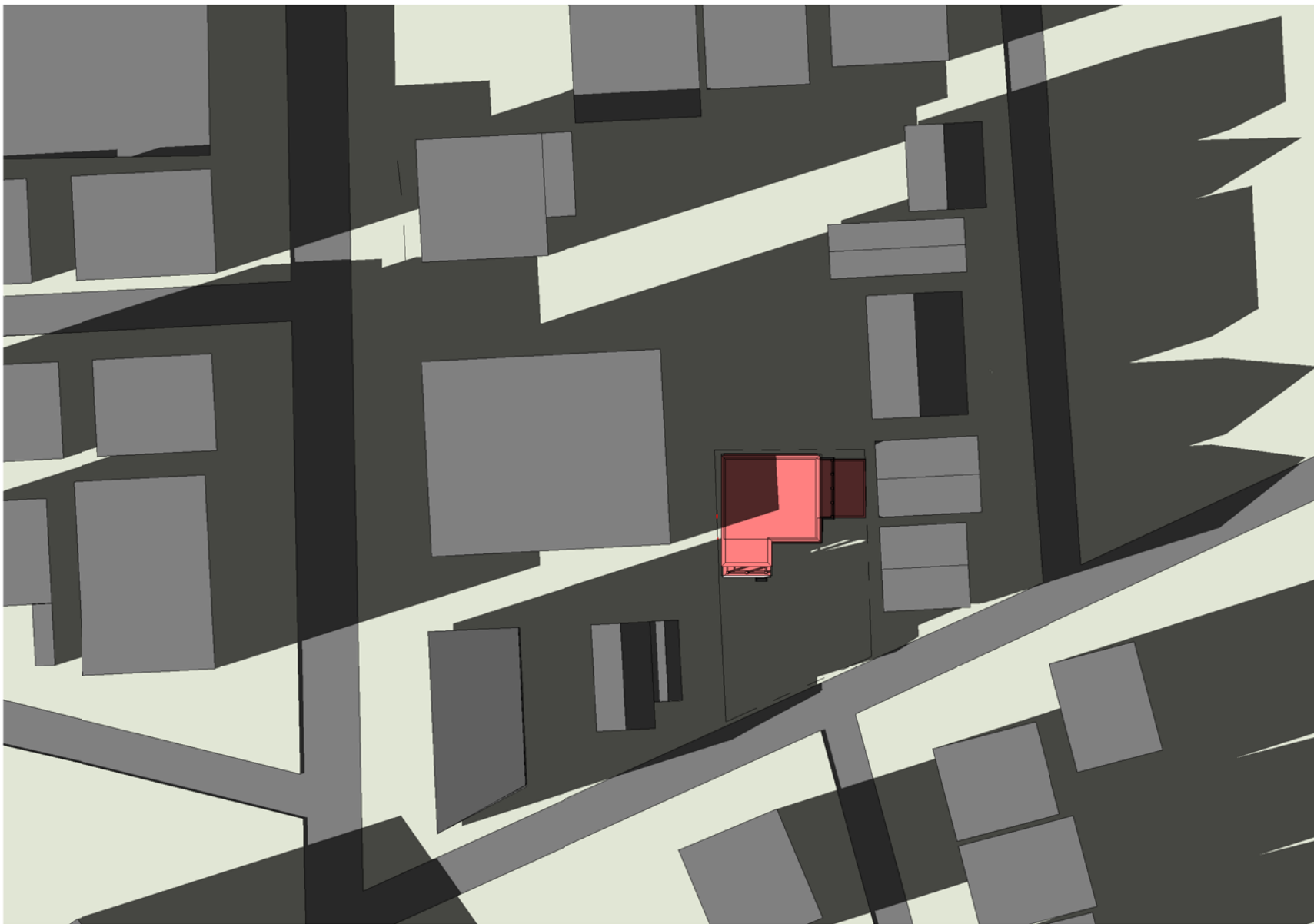
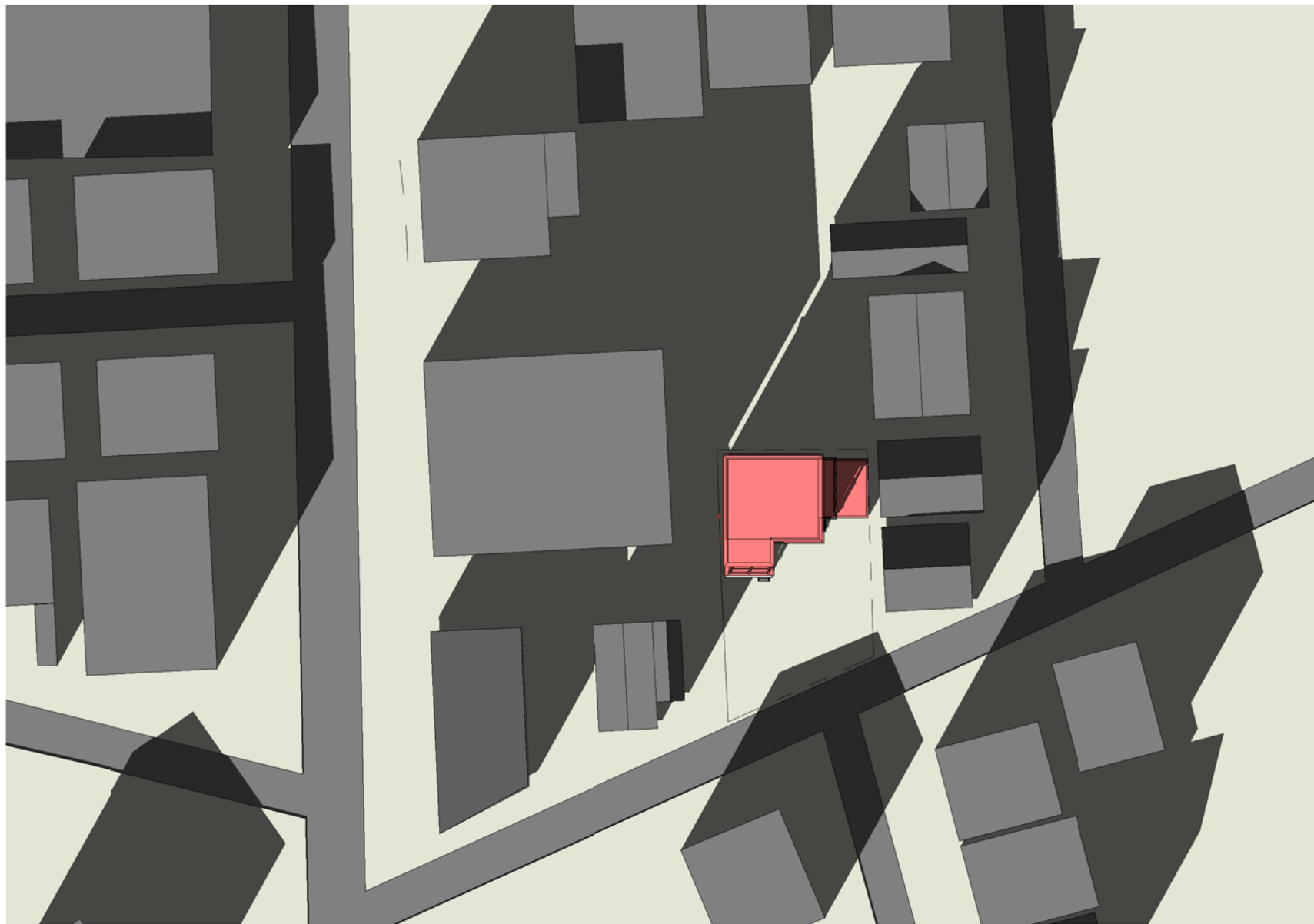
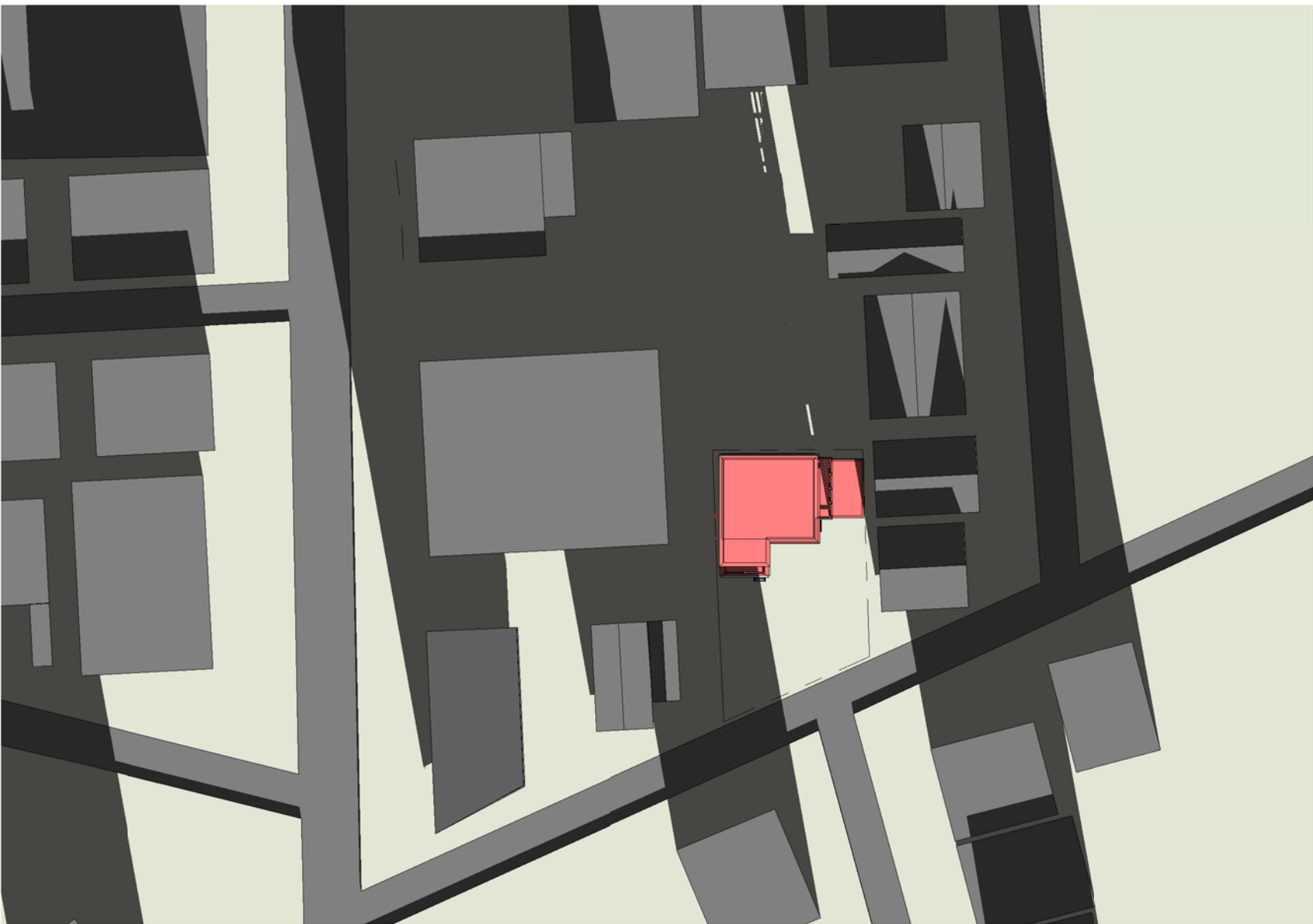
AFTERNOON (3-4 PM)



FALL / SPRING EQUINOX



WINTER SOLSTICE



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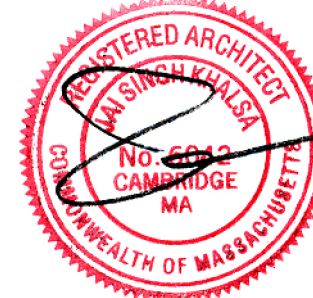
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REVISIONS

No.	Description	Date

Proposed Shadow  
Study

AV-3

45 KENTSTREET