

| CIVIL DRAWING LIST | | |
|--------------------|------------|------------|
| SHEET NUMBER | SHEET NAME | ISSUE DATE |
| C1 | SITE PLAN | 04-30-2018 |

| Architectural Drawing List | | |
|----------------------------|---------------------------|------------------|
| Sheet Number | Sheet Name | Sheet Issue Date |
| A-000 | Cover Sheet | 05/07/2018 |
| A-020 | Architectural Site Plan | 05/07/2018 |
| A-021 | Existing FAR calculations | 05/07/2018 |
| A-022 | Proposed FAR Calculations | 05/07/2018 |
| A-101 | Floor Plans | 05/07/2018 |
| A-300 | Elevations | 05/07/2018 |
| EX-100 | Existing Floor Plans | 05/07/2018 |
| EX-101 | Existing Elevations | 05/07/2018 |



PROJECT NAME
Everett Avenue Residences

PROJECT ADDRESS
27 Everett Ave,
Somerville, MA

CLIENT
Mezgebu Solomon



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

CONSULTANTS:

PROJECT: EVERETT AVENUE RESIDENCES

SD SET 05-07-2018

PROJECT ADDRESS:
27 EVERETT AVENUE
SOMERVILLE MASSACHUSETTS

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

CLIENT
MEZGEBU SOLOMON

LOCUS MAP



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REGISTRATION



| | |
|----------------|------------|
| Project number | 18041 |
| Date | 05-07-2018 |
| Drawn by | AV |
| Checked by | JSK |
| Scale | |

REVISIONS

| No. | Description | Date |
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Cover Sheet

A-000

Everett Avenue Residences

ABL

MORTGAGE INSPECTION PLAN

ABL # 03-017-08

REGISTERED LAND SURVEYORS
P.O. Box 70702
Quinsigamond Village Station
WORCESTER, MA 01607
508-752-8050 (PHONE)
508-752-8004 (FAX)

NAME SOLOMON MEZGEBU

LENDOR SOVEREIGN BANK

LOCATION 27 EVERETT AVENUE

SOMERVILLE, MA

A Division of H. S. & T. Group, Inc.

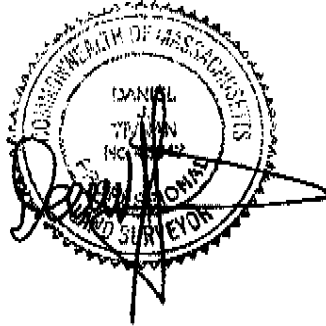
SCALE 1" = 20'

DATE 03-14-08

REGISTRY MIDDLESEX SOUTH

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN, NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



DEED BOOK/PAGE 46174/474

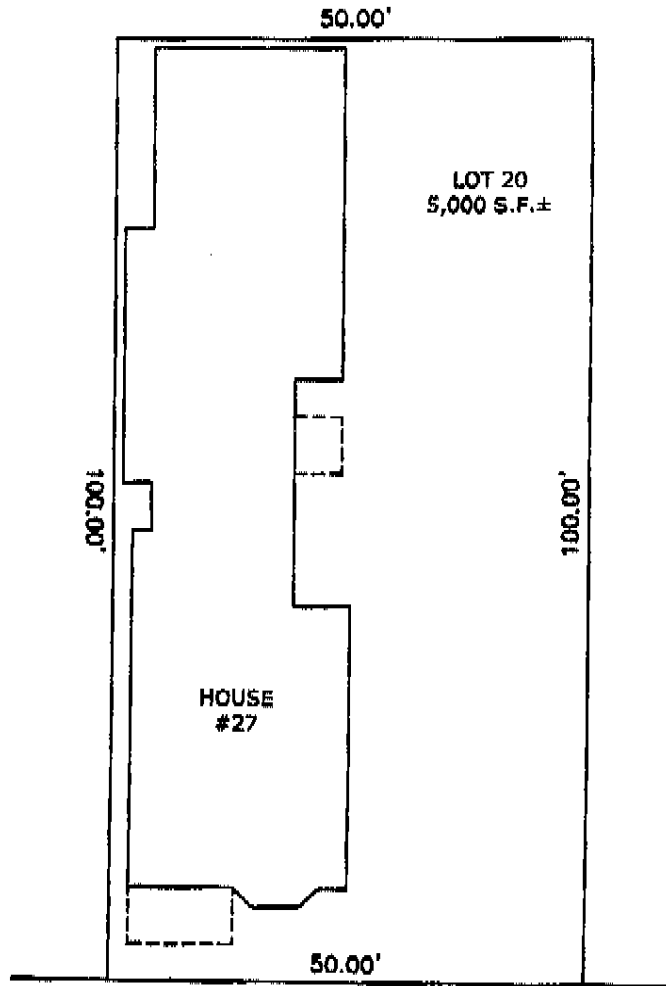
PLAN BOOK/PLAN 8-24

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE HUD MAP:

1 B DTD 07-17-86

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.

CERTIFIED TO:
SOVEREIGN BANK



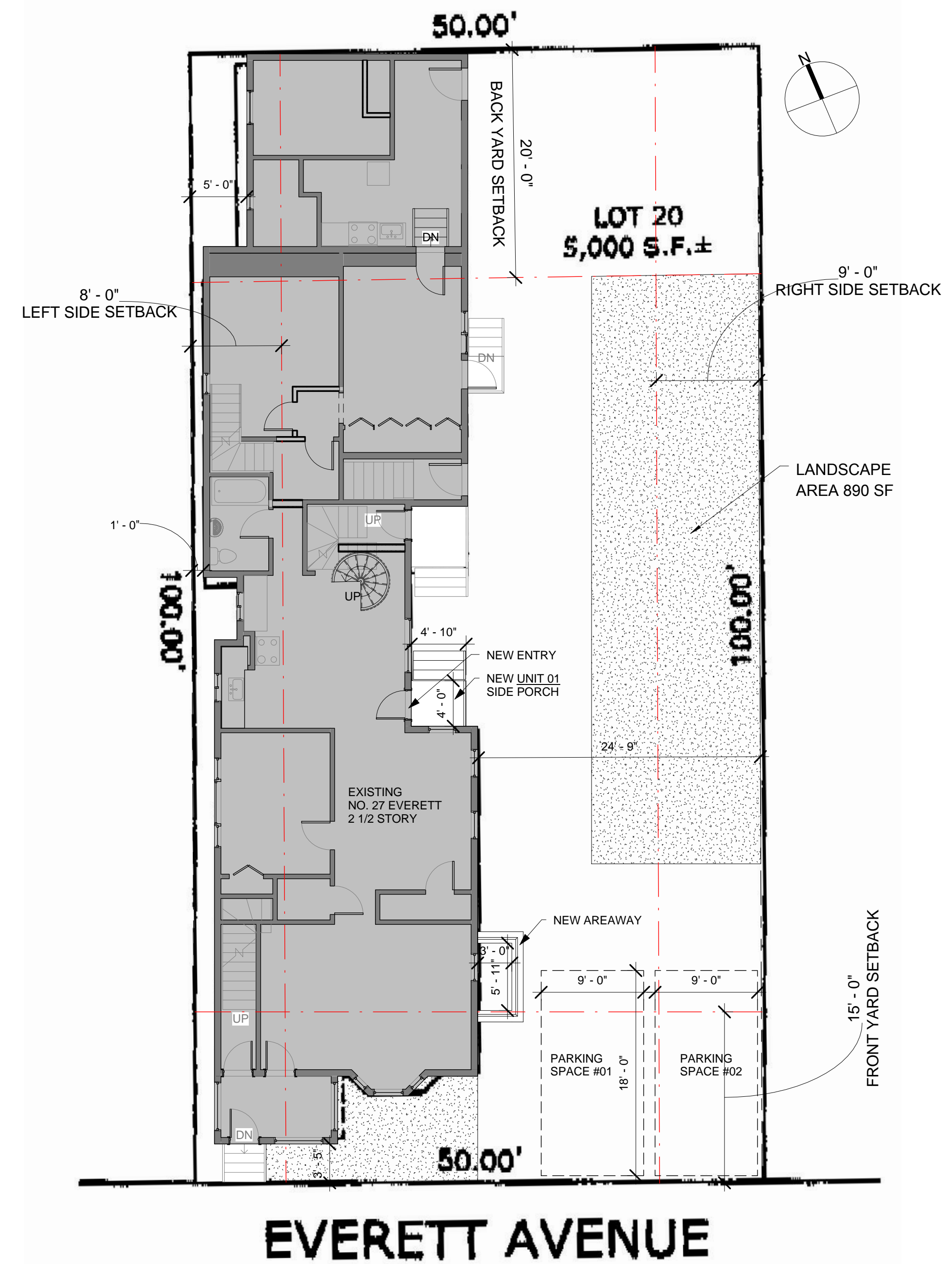
EVERETT AVENUE

REQUESTING OFFICE: THE LAW OFFICES OF SCOTT D. KRISS, LLC
REQUESTED BY: MONICA YANCEY

DRAWN BY:CPH
CHECKED BY:

TOTAL P.01

| ZONING DIMENSIONAL TABLE: | | | | |
|-----------------------------|--|--------------------------|--------------------------|--|
| | ALLOWED / REQUIRED | EXISTING | PROPOSED | COMPLIANCE |
| ZONE | RB ZONE | | | |
| USE | RESIDENTIAL 1 and 2 Family Dwelling Units / 3 FAMILY DWELLING | RESIDENTIAL/ 2-FAMILY | RESIDENTIAL/ 3-FAMILY | COMPLIES |
| MIN LOT SIZE | 7,500 SF | 5,000 +/- SF | 5,000 +/- SF | PRE-EXIST. /NO CHANGE |
| MIN LOT ARE PER DWELLING | 1,500 SF / DU (1-9 UNITS) | 2 DU=2,500 SF / DU | 3 DU=1,667 SF / DU | COMPLIES |
| MAX GROUND COVERAGE | 50% / 2,500 SF | 39.4% / 1,970 SF | 39.4% / 1,970 SF | COMPLIES |
| LANDSCAPE AREA | 25% / 1,250 SF | 18% / 890 SF | 18% / 890 SF | PRE-EXIST. /NO CHANGE |
| MAX FLOOR AREA RATIO (FAR) | 1.0 / 5,000 SF | 0.78 / 3,884 SF | 0.76 / 3,807 SF | COMPLIES |
| MAX BUILDING HEIGHT | 3 ST / 40' - 0" | 2.5 ST / 28' - 0" | 2.5 ST / 28' - 0" | COMPLIES |
| MIN. YARD SETBACKS | | | | |
| FRONT | 15'-0" OR STREET AVG. = 10' - 0" MIN (STREET AVG. 7.17') | 3' 5" | 3' 5" | PRE-EXIST./NO CHANGE |
| LEFT SIDE | 8' - 0" SUM 17' | 1' 0" | 1' 0" | PRE-EXIST./NO CHANGE |
| RIGHT SIDE | 8' - 0" SUM 17' | 24' 9" | 24' 9" | COMPLIES |
| REAR | 20'-0" | 0' | 0' | PRE-EXIST./NO CHANGE |
| MIN FRONTAGE | 50' - 0" | 50' - 0" | 50' - 0" | COMPLIES |
| PERVIOUS AREA, MIN % OF LOT | 35% / 1,750 SF | 18% / 890 SF | 18% / 890 SF | PRE-EXIST. / NO CHANGE |
| PARKING REQUIREMENTS | EXISTING 4 SPACES TOTAL (UNIT 1 4 BD= 2 SP; UNIT 2 4BD=2 SP) PROPOSED 5 SPACES TOTAL (UNIT 1 2BD= 1.5 SP, UNIT 2 4 BD= 2 SP, UNIT 3 2BD= 1.5 SP) | 2 SPACES | 2 SPACES | DOES NOT COMPLY / REQUIRED PARKING INCREASE IS 1 SPACE |
| BICYCLE PARKING | 0 SPACES | 0 SPACES | 0 SPACES | COMPLIES |



EVERETT AVENUE

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

| KEY | |
|-----|-----------------------------|
| | PROPOSED BUILDING FOOTPRINT |
| | EXISTING BUILDING FOOTPRINT |
| | LANDSCAPE AREA |
| | PERVIOUS AREA |
| | SETBACK LINE |

PROJECT NAME

Everett Avenue Residences

PROJECT ADDRESS

27 Everett Ave,
Somerville, MA

CLIENT

Mezgebu Solomon

ARCHITECT



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

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| Checked by | JSK |
| Scale | As indicated |

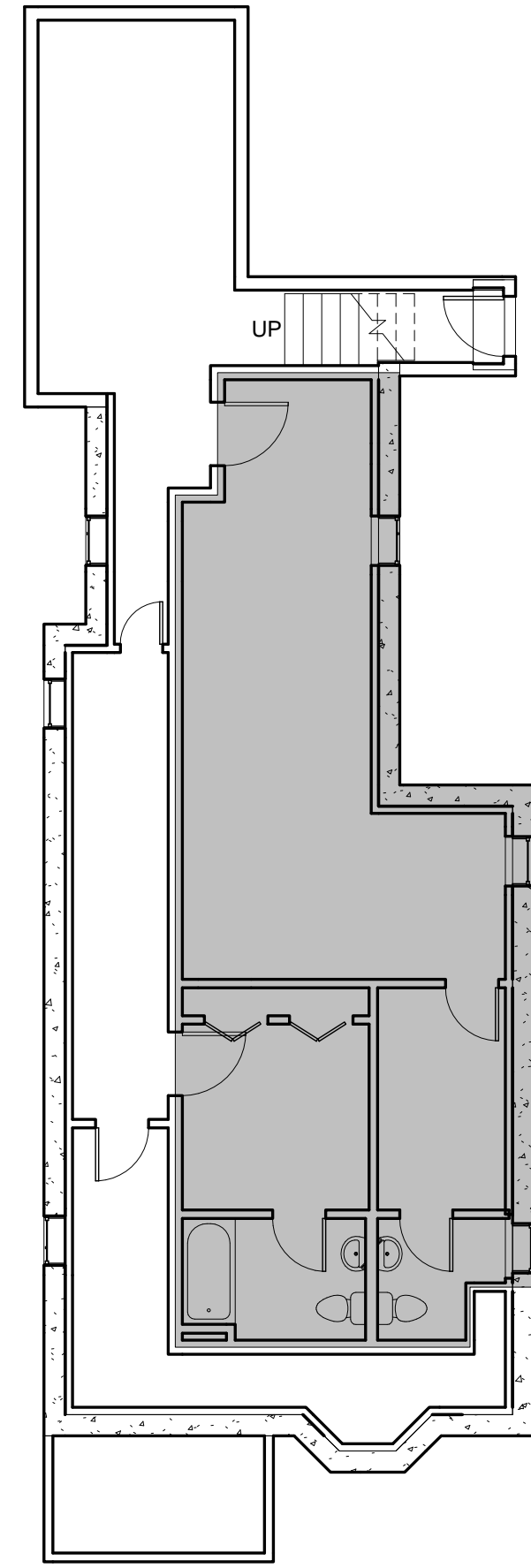
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Architectural Site
Plan

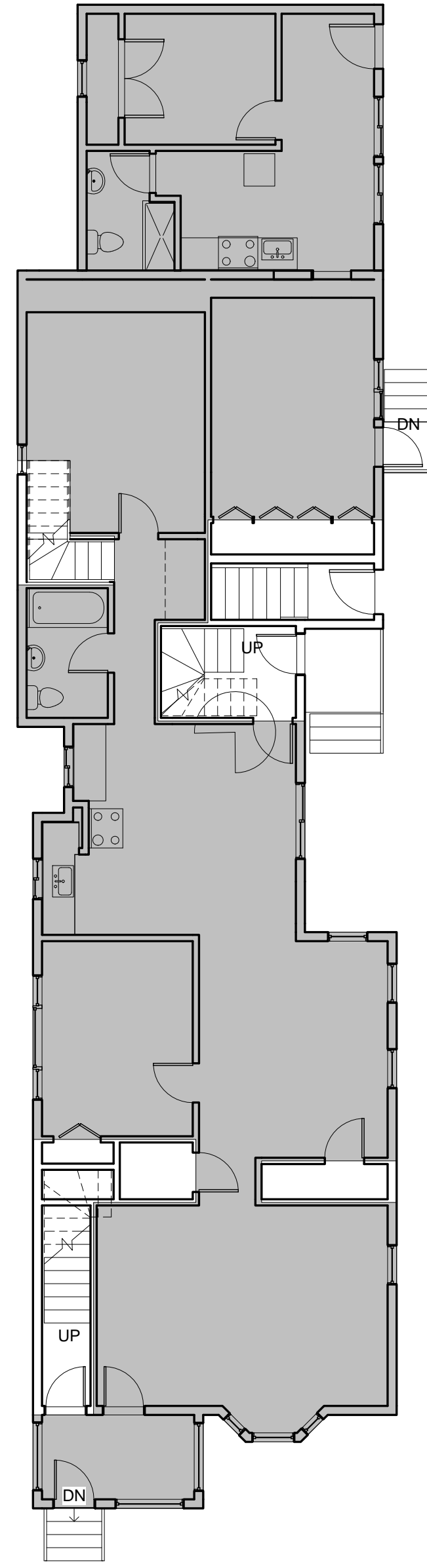
A-020
Everett Avenue Residences

EXISTING FLOOR PLANS - FAR ANALYSIS



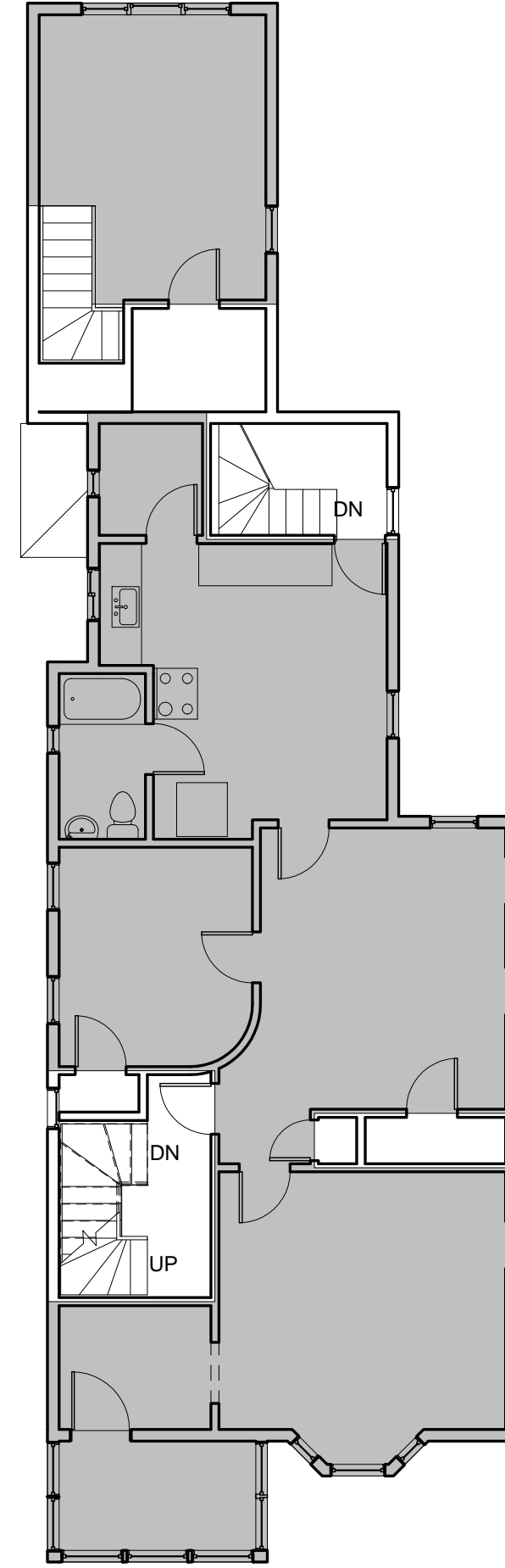
BASEMENT LEVEL

FAR AREA: 635 SF
GROSS AREA: 1,267 SF



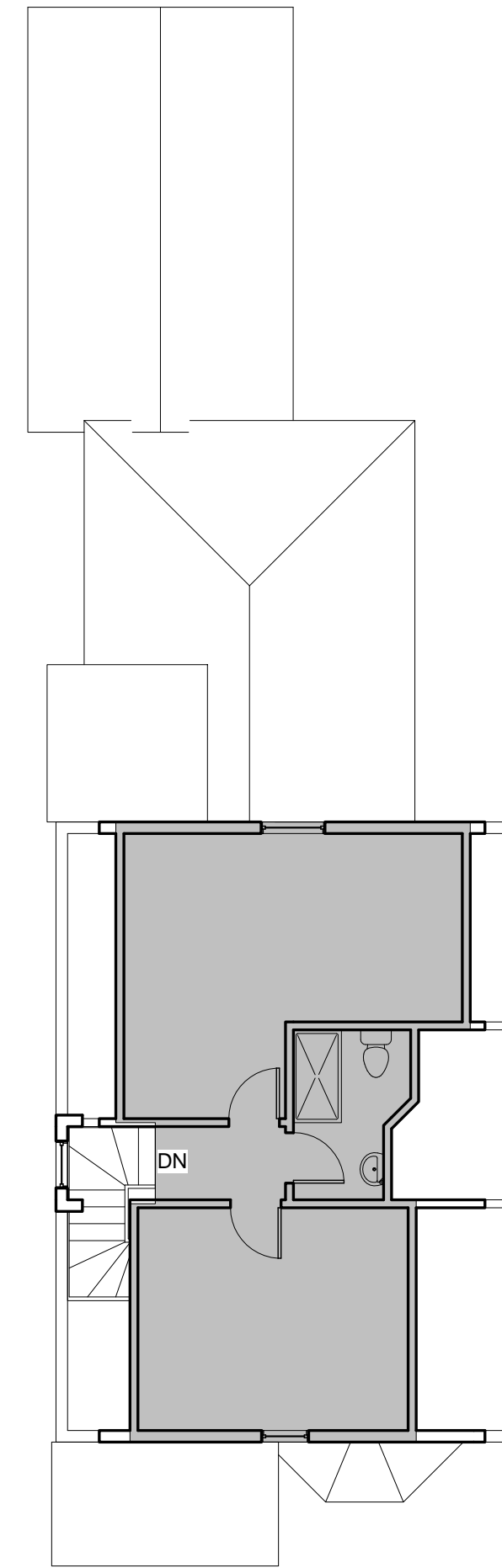
FIRST FLOOR LEVEL

FAR AREA: 1,686 SF
GROSS AREA: 1,970 SF



SECOND FLOOR LEVEL

FAR AREA: 1,100 SF
GROSS AREA: 1,352 SF



THIRD FLOOR LEVEL

FAR AREA: 463 SF
GROSS AREA: 710 SF

SUMMARY

| | FAR AREA | GROSS FLOOR AREA |
|--------------|----------|------------------|
| BASEMENT | 635 SF | 1,267 SF |
| FIRST FLOOR | 1,686 SF | 1,970 SF |
| SECOND FLOOR | 1,090 SF | 1,352 SF |
| THIRD FLOOR | 464 SF | 710 SF |
| TOTAL | 3,884 SF | 5,299 SF |

PROJECT NAME

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Mezgebu Solomon

ARCHITECT



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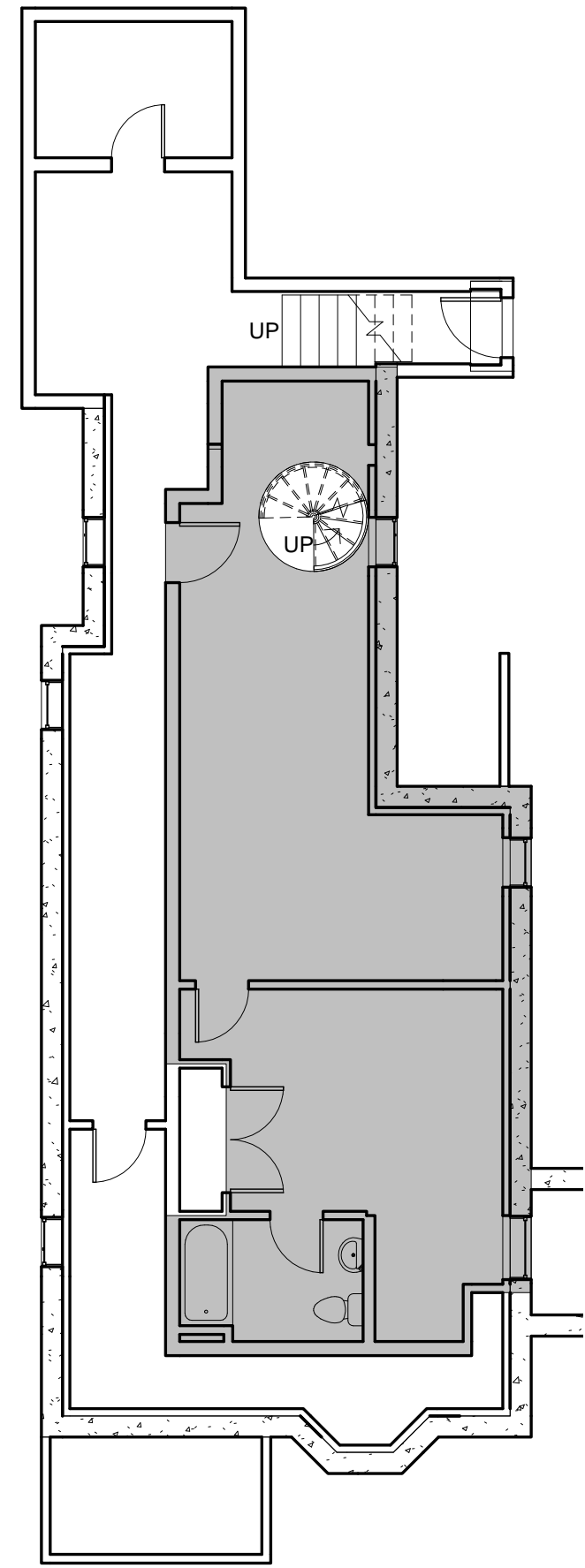
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Existing FAR
calculations

A-021

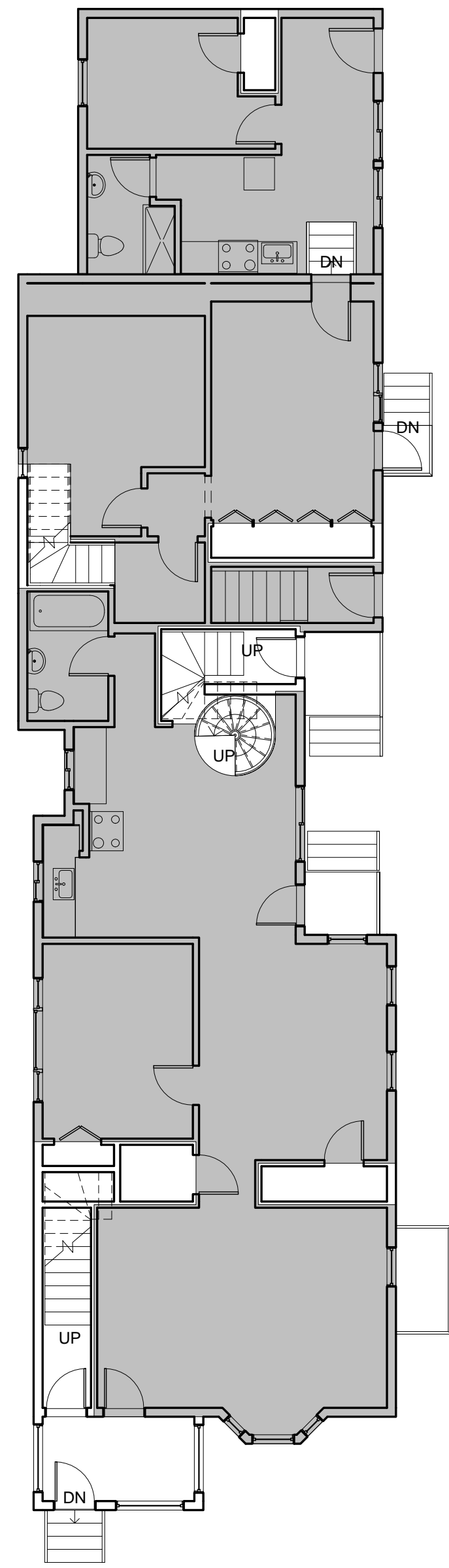
Everett Avenue Residences

PROPOSED FLOOR PLANS - FAR ANALYSIS



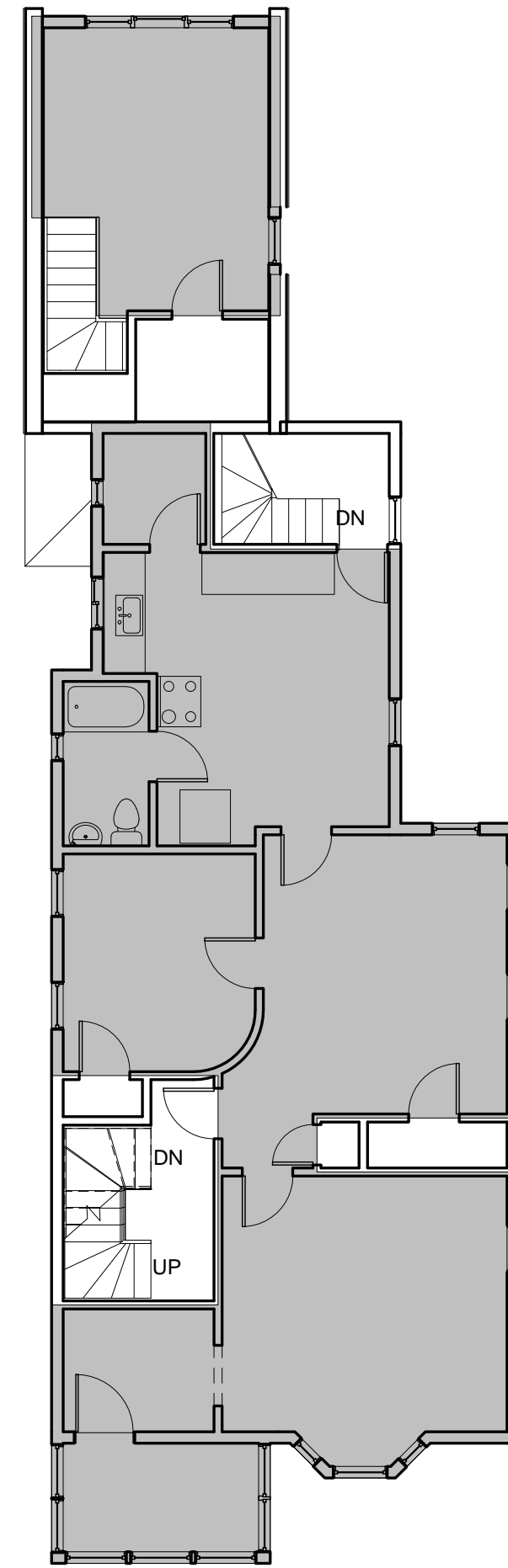
BASEMENT LEVEL

FAR AREA: 619 SF
GROSS AREA: 1,267 SF



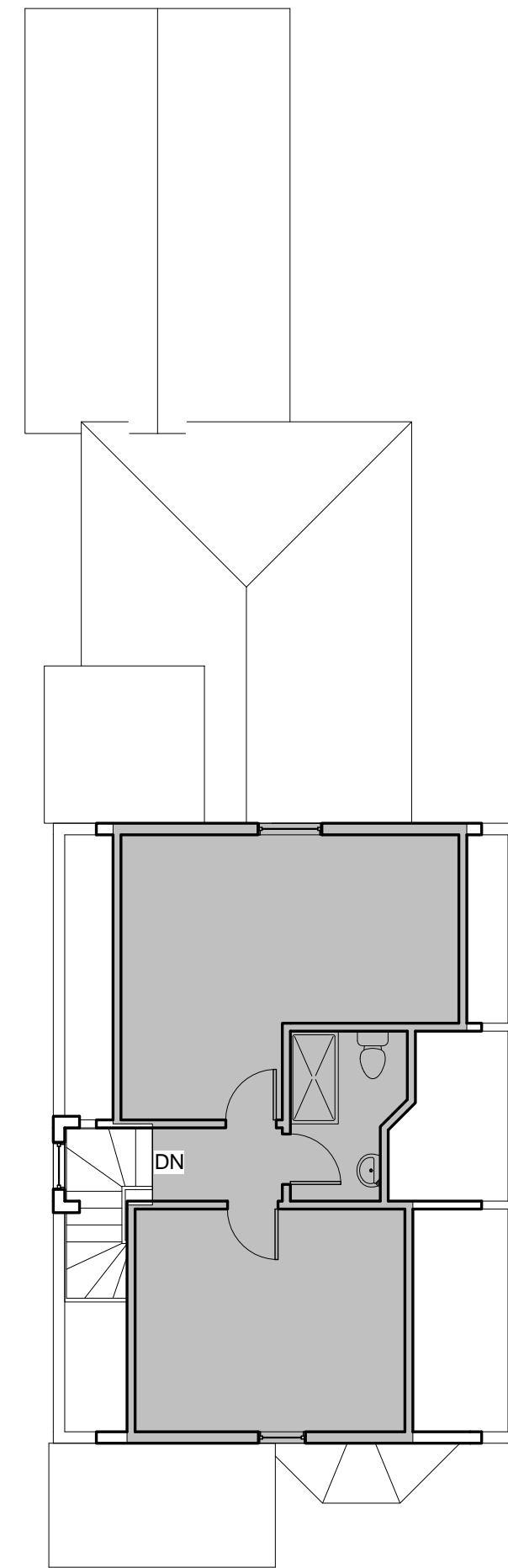
FIRST FLOOR LEVEL

FAR AREA: 1,634 SF
GROSS AREA: 1,970 SF



SECOND FLOOR LEVEL

FAR AREA: 1,090 SF
GROSS AREA: 1,352 SF



THIRD FLOOR LEVEL

FAR AREA: 464 SF
GROSS AREA: 710 SF

SUMMARY

| | FAR AREA | GROSS FLOOR AREA |
|--------------|-----------------|------------------|
| BASEMENT | 619 SF | 1,267 SF |
| FIRST FLOOR | 1,634 SF | 1,970 SF |
| SECOND FLOOR | 1,090 SF | 1,352 SF |
| THIRD FLOOR | 464 SF | 710 SF |
| TOTAL | 3,807 SF | 5,299 SF |

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Proposed FAR
Calculations

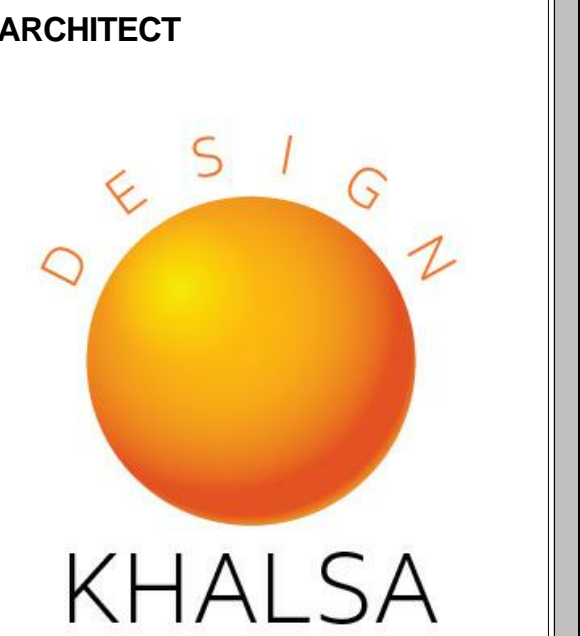
A-022

Everett Avenue Residences

PROJECT NAME
Everett Avenue Residences

PROJECT ADDRESS
 27 Everett Ave,
 Somerville, MA

CLIENT
Mezgebu Solomon



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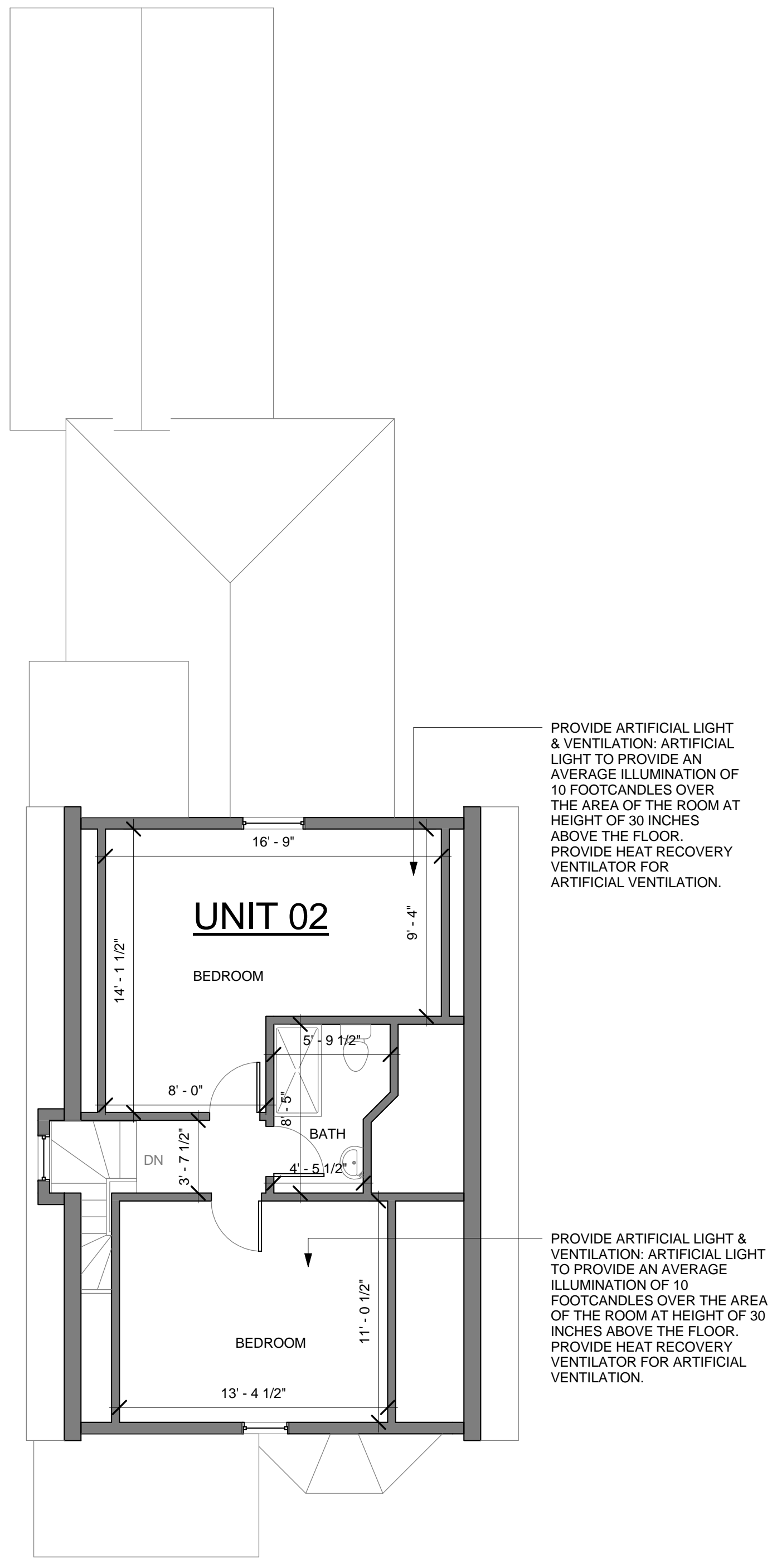
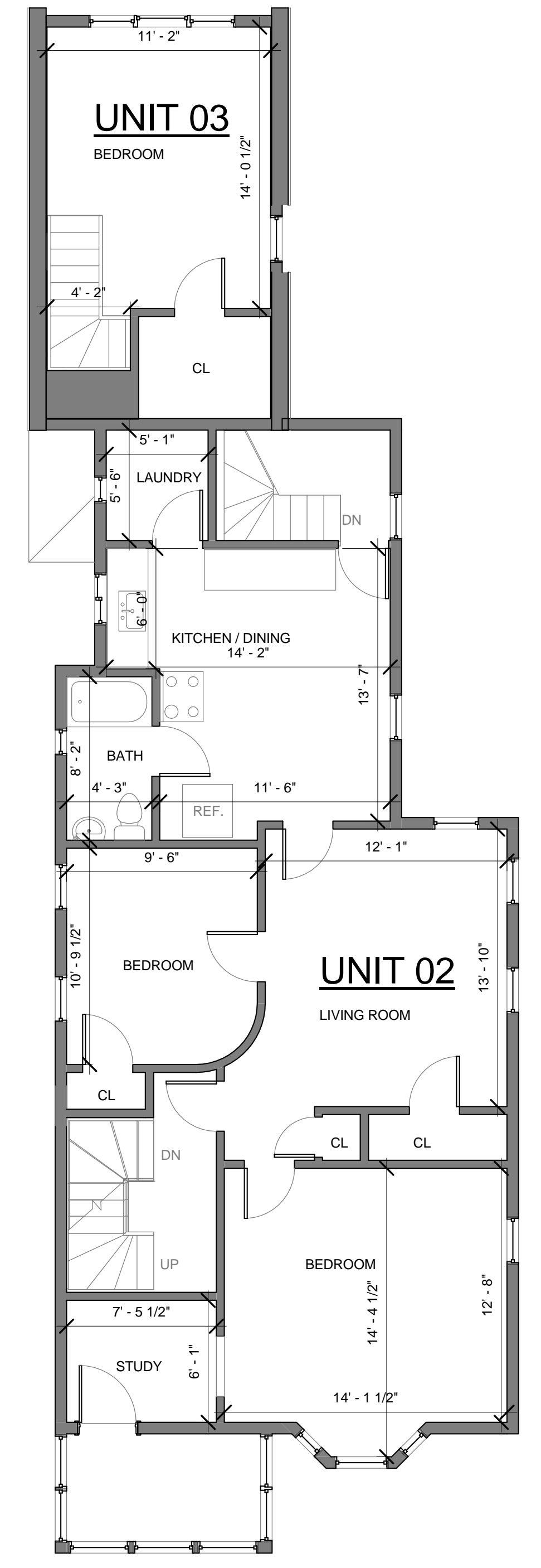
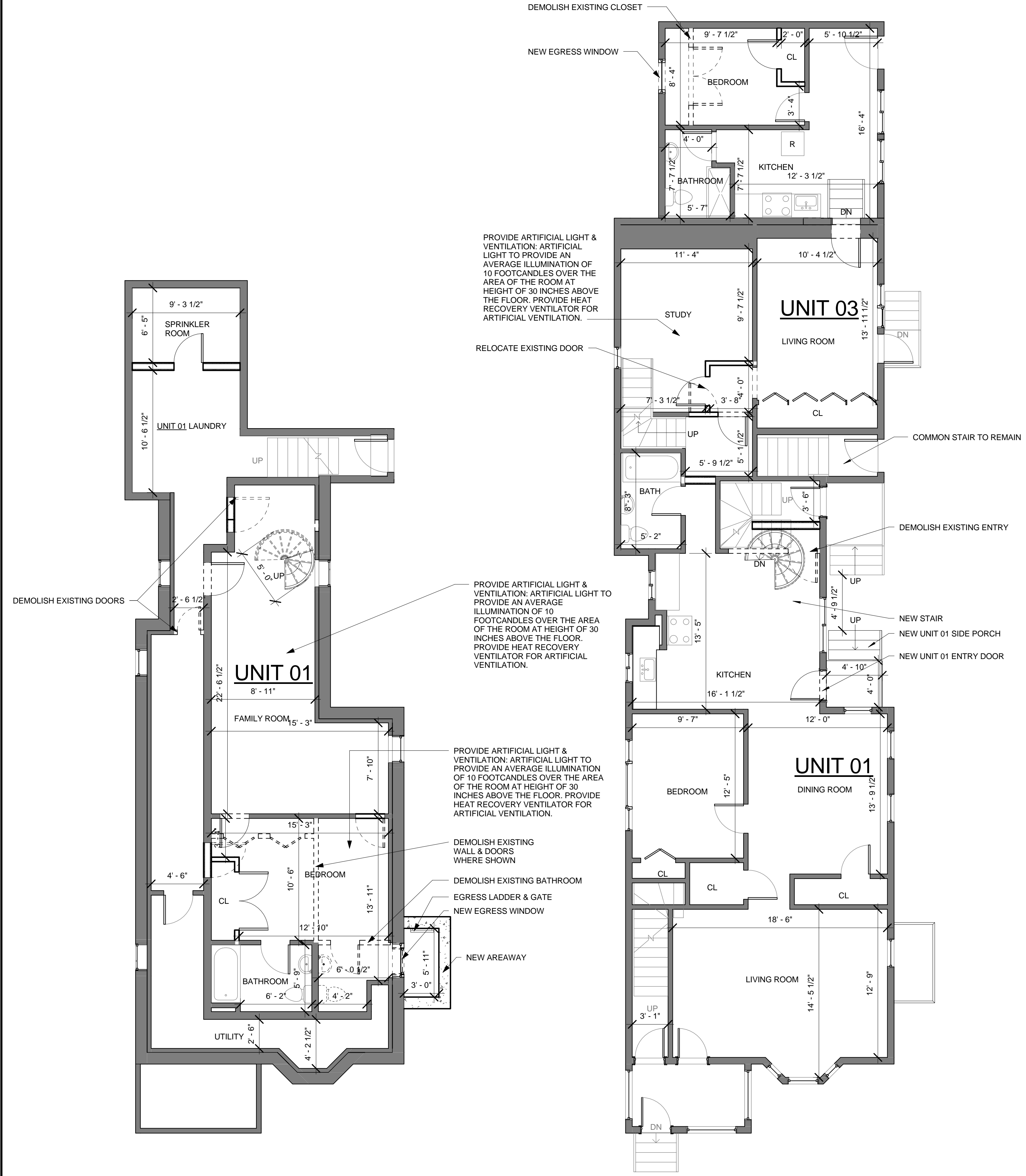
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Floor Plans

A-101
 Everett Avenue Residences

KEY

- NEW PARTITION
- EXISTING PARTITION TO REMAIN
- PARTITION TO BE DEMOLISHED



4 Basement
 3/16" = 1'-0"

1 1st Floor Level
 3/16" = 1'-0"

2 2nd Floor Level
 3/16" = 1'-0"

3 3rd Floor Level
 3/16" = 1'-0"

PROJECT NAME

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KHALSA

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Scale 3/16" = 1'-0"

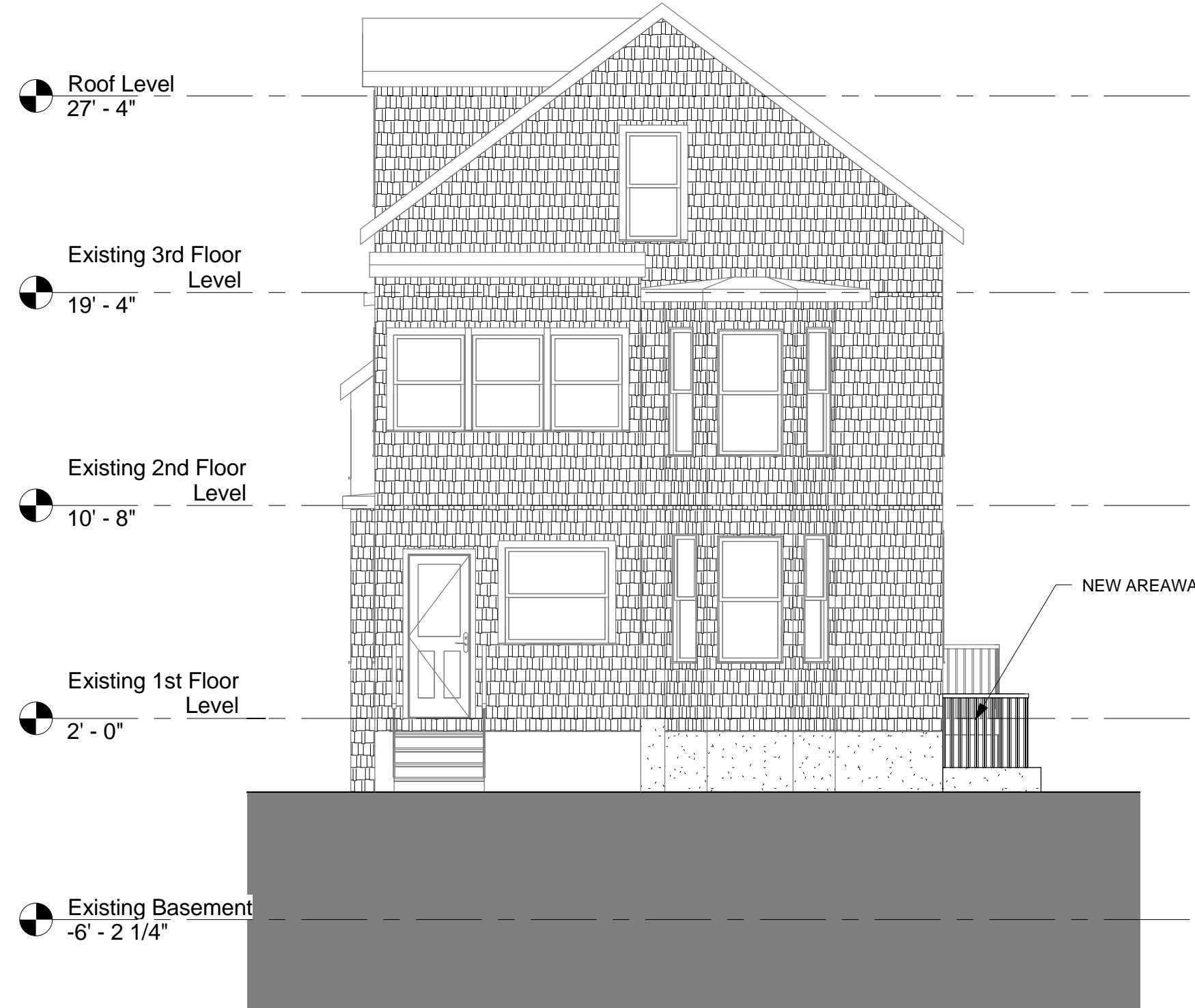
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Elevations

A-300

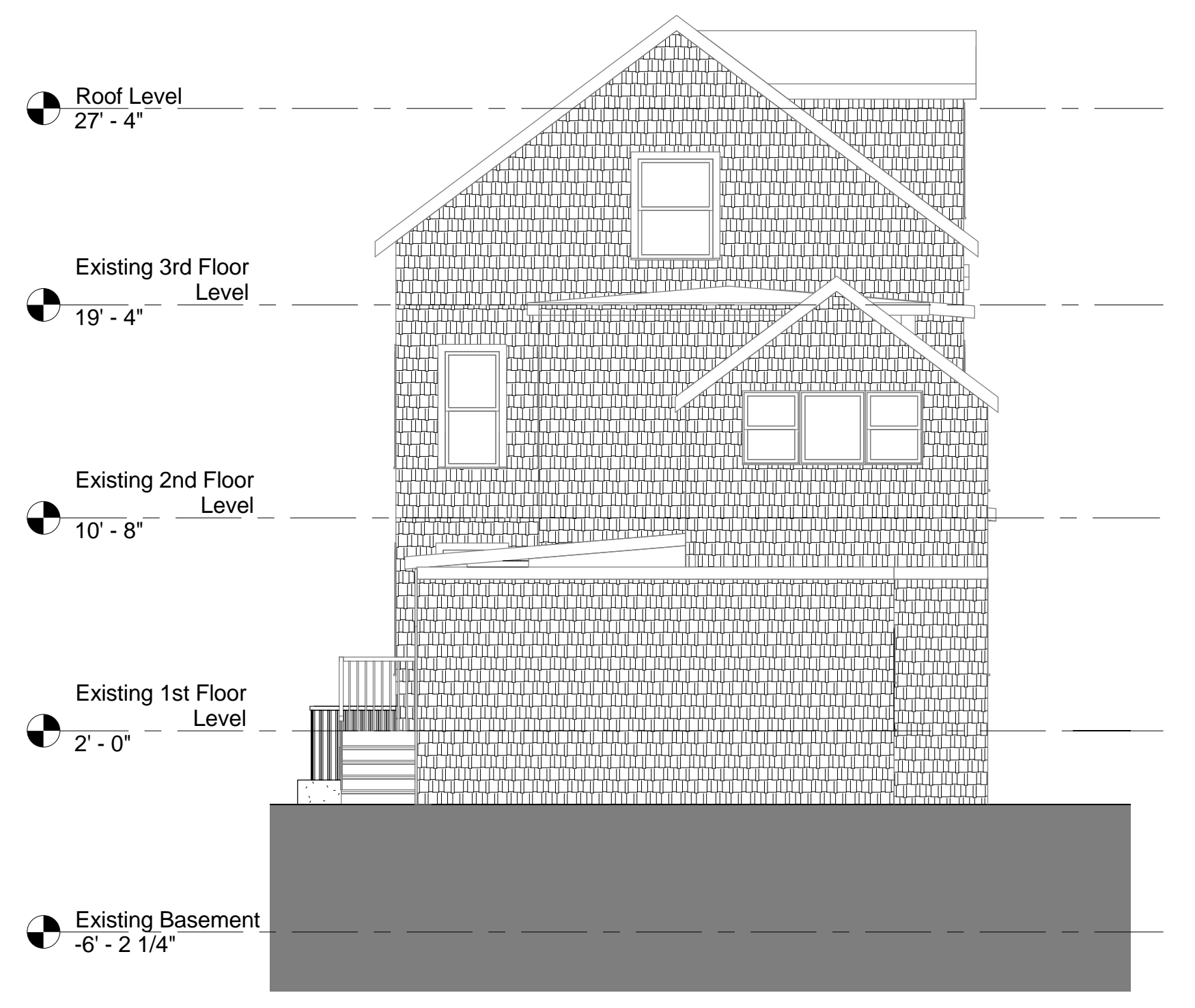
Everett Avenue Residences



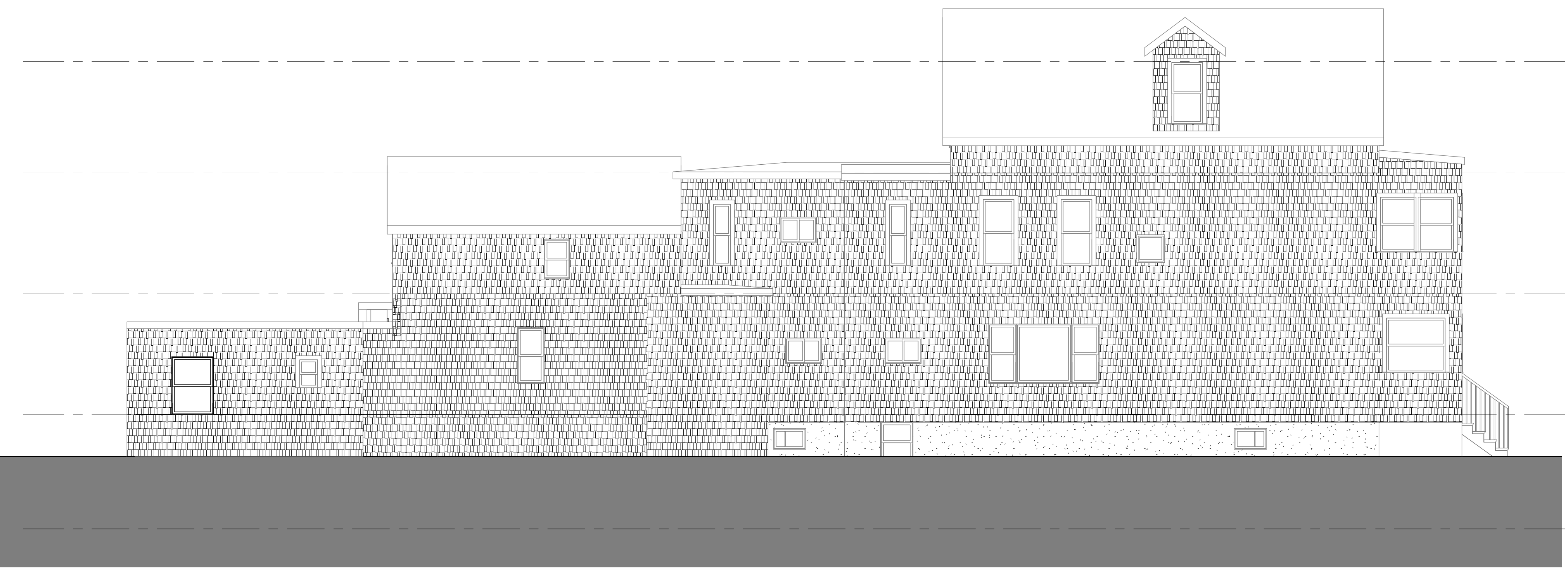
① South Elevation
3/16" = 1'-0"



② East Elevation
3/16" = 1'-0"



③ North Elevation
3/16" = 1'-0"



④ West Elevation
3/16" = 1'-0"

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PROJECT NAME
Everett Avenue Residences

PROJECT ADDRESS
 27 Everett Ave,
 Somerville, MA

CLIENT
Mezgebu Solomon



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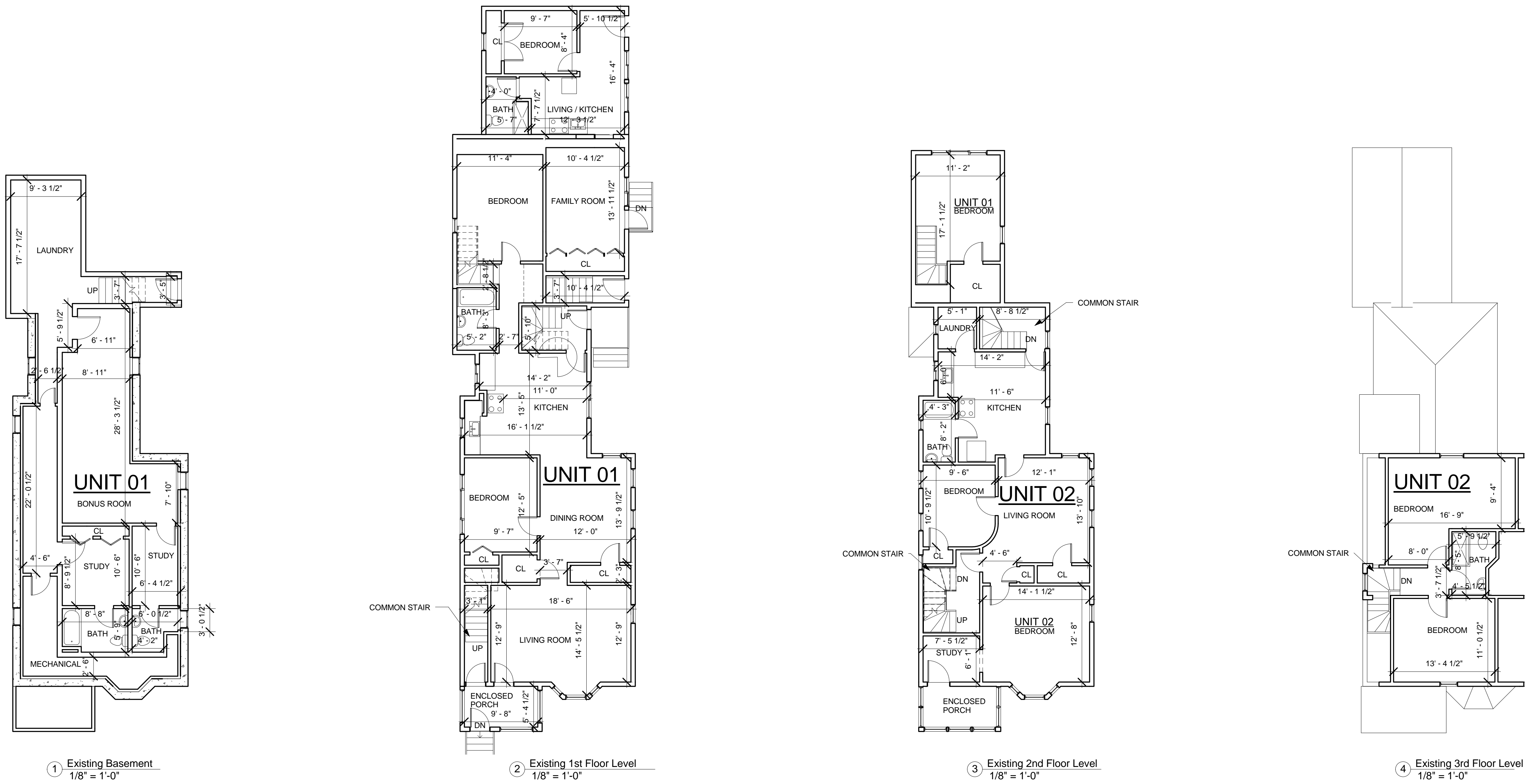
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Existing Floor
 Plans

EX-100
 Everett Avenue Residences



PROJECT NAME

Everett Avenue Residences

PROJECT ADDRESS

27 Everett Ave,
Somerville, MA

CLIENT

Mezgebu Solomon

ARCHITECT



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SOMERVILLE, MA 02143
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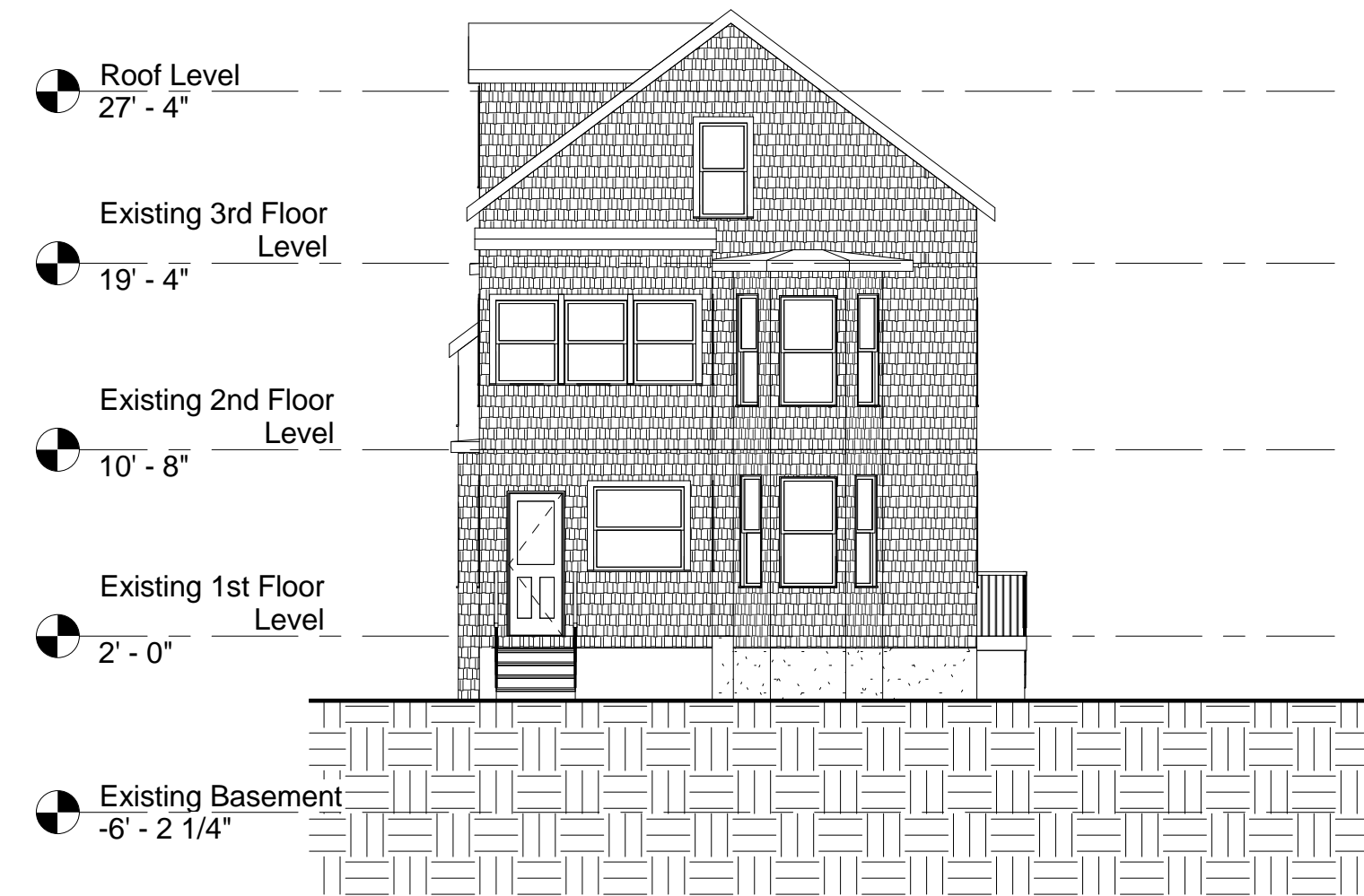
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Existing Elevations

EX-101

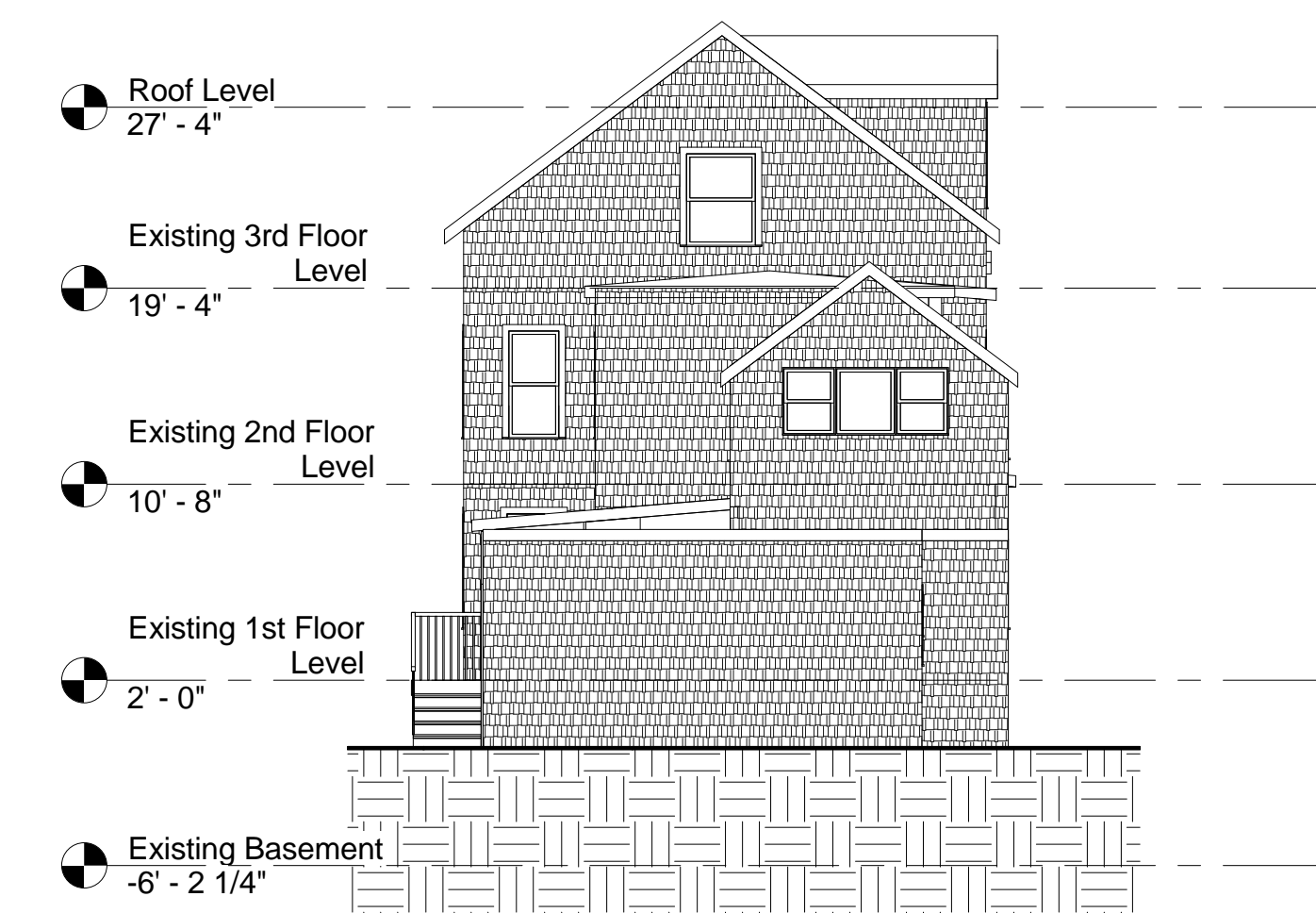
Everett Avenue Residences



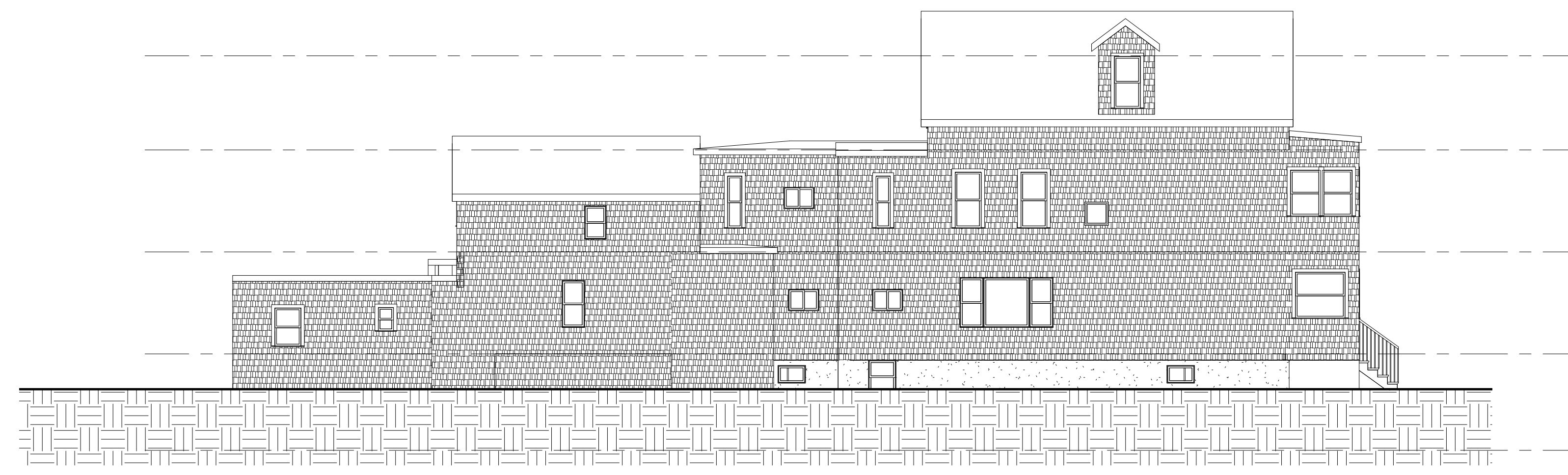
① Existing South Elevation
1/8" = 1'-0"



② Existing East Elevation
1/8" = 1'-0"



③ Existing North Elevation
1/8" = 1'-0"



④ Existing West Elevation
1/8" = 1'-0"

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