

# MT. PLEASANT STREET RESIDENCES

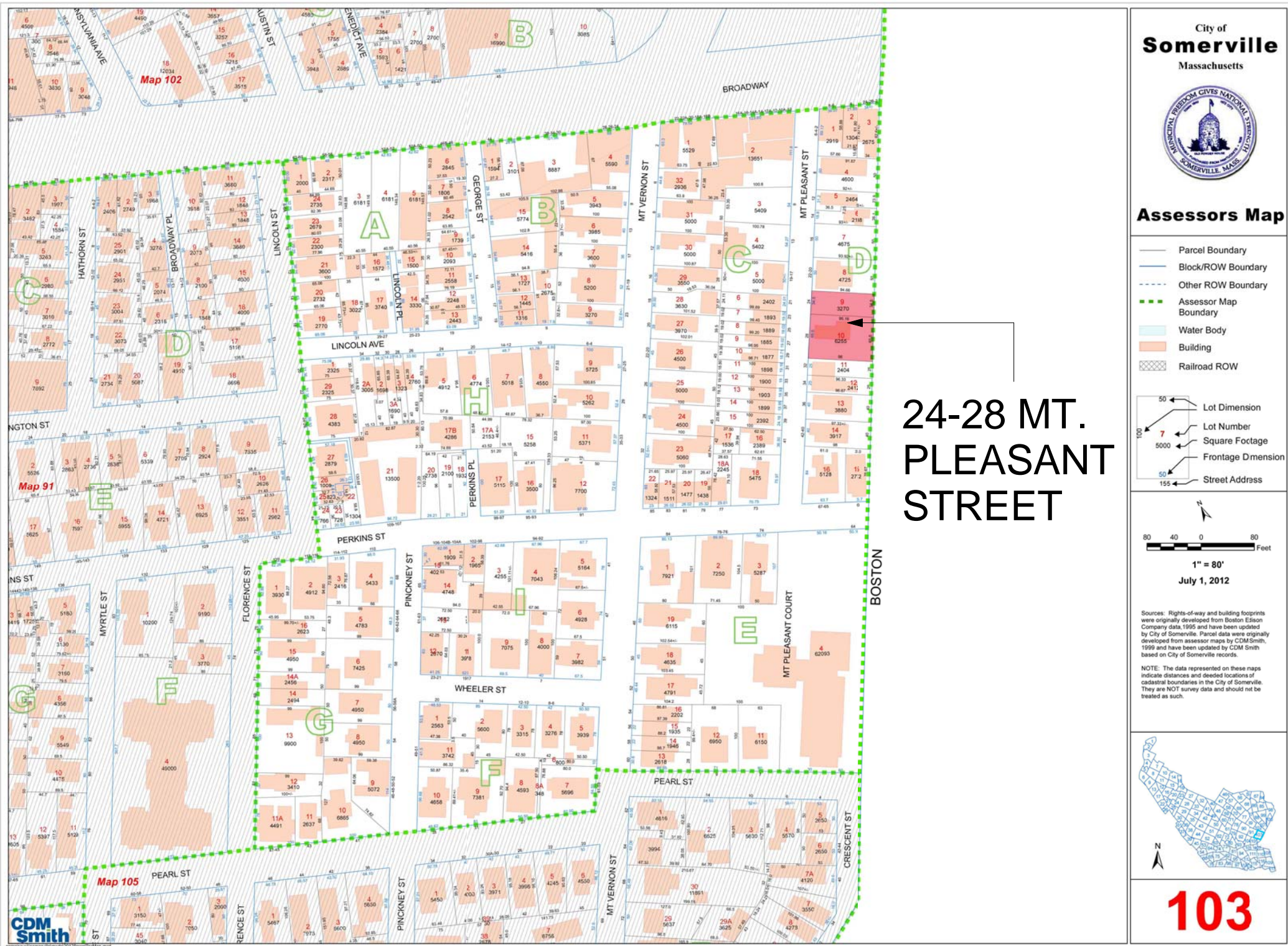
PROJECT ADDRESS: 24-28 MT. PLEASANT STREET, SOMERVILLE, MASSACHUSETTS



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

CLIENT:  
WARREN CHAILLE  
ADDRESS:  
24-28 MOUNT PLEASANT STREET  
SOMERVILLE, MA 02144

CIVIL ENGINEER  
DESIGN CONSULTANTS, INC.  
ADDRESS:  
120 MIDDLESEX AVENUE  
SOMERVILLE, MA 01245



Sheet List			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
A-000	COVER SHEET	10/20/2017	07/10/18
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A-020	SITE PLAN	10/20/2017	07/10/18
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**SD SET 10/20/2017**  
**REVISED 07/10/2018**

PROJECT NAME  
**MT. PLEASANT RESIDENCES**

PROJECT ADDRESS  
24-28 MOUNT PLEASANT STREET,  
SOMERVILLE, MA.

CLIENT

**Warren Chaille**

ARCHITECT



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

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REGISTRATION



Project number 17135  
Date 10/20/2017  
Drawn by CMH  
Checked by KDI  
Scale

REVISIONS

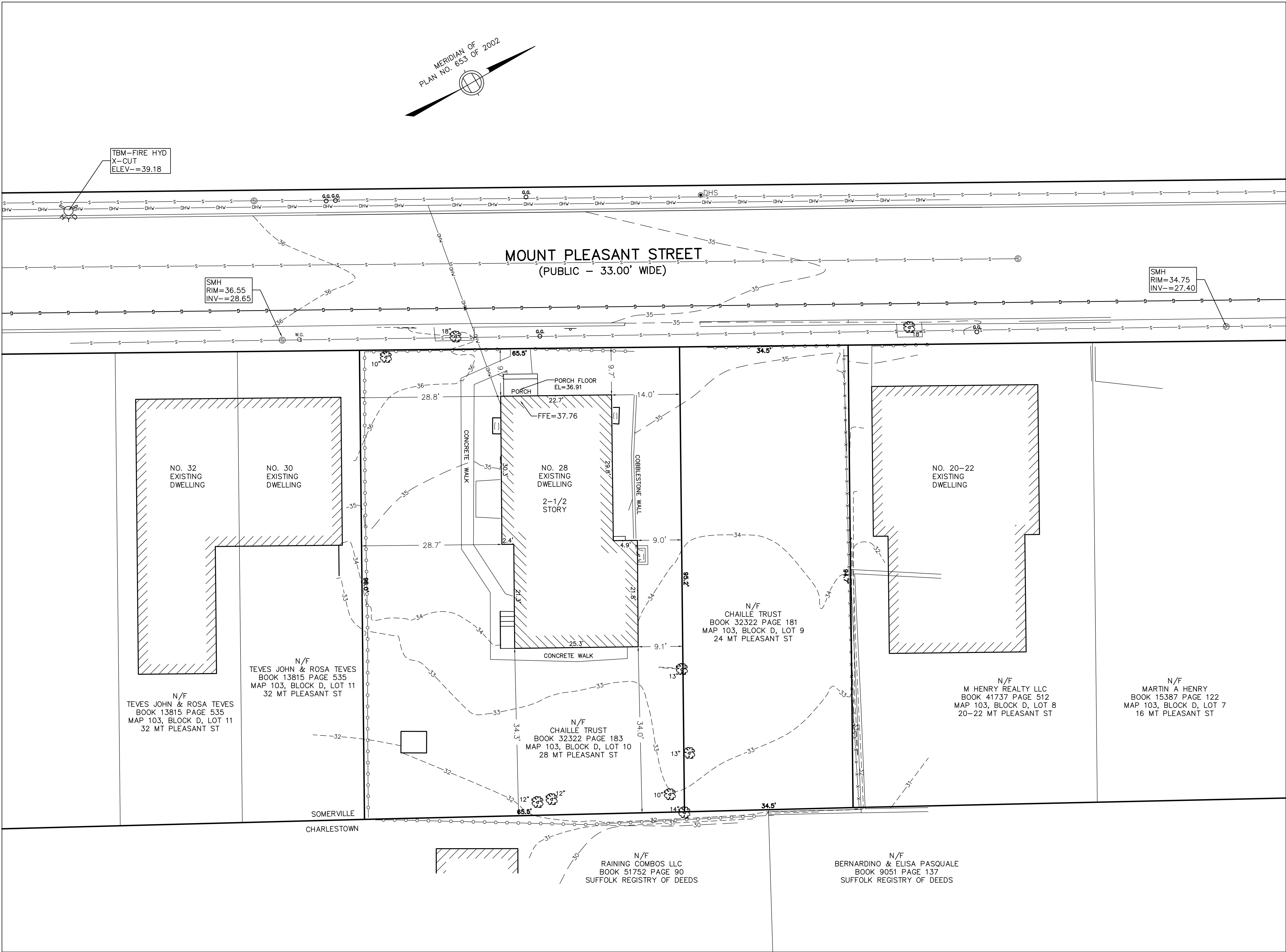
No.	Description	Date
3	Revision 3	07/10/18

COVER SHEET

**A-000**

MT. PLEASANT RESIDENCES





LEGEND

- UTILITY POLE  
FIRE HYDRANT  
WATER SHUT OFF  
WATER GATE  
GAS GATE  
GAS METER  
CATCH BASIN (CB)  
SIGN  
CONIFEROUS TREE  
DECIDUOUS TREE  
SEWER MANHOLE (SMH)  
SEWER LINE  
WATER LINE  
OVERHEAD WIRES  
GAS LINE  
DRAIN LINE  
STOCKADE FENCE  
CHAIN LINK FENCE  
VERTICAL GRANITE CURB  
BITUMINOUS BERM  
CONC.  
VC  
INV  
FFE  
+ 22.67
- LEGEND
- UTILITY POLE  
FIRE HYDRANT  
WATER SHUT OFF  
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GAS GATE  
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CHAIN LINK FENCE  
VERTICAL GRANITE CURB  
BITUMINOUS BERM  
CONC.  
VC  
INV  
FFE  
+ 22.67

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.

ABUTTERS NAMES SHOWN HEREON WERE TAKEN FROM CITY OF SOMERVILLE ASSESSORS INFORMATION ON 09/10/14.

ELEVATIONS DEPICTED HEREON ARE ON CITY OF SOMERVILLE SEWER BASE DATUM.

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 SEPTEMBER 10 AND 25, 2014, BY DESIGN CONSULTANTS, INC.

P.L.S. BRIAN B. DONEGAN, P.L.S. MASS. REGISTRATION NO. 47592

DATE

LOCUS TITLE INFORMATION

24 & 28 MT PLEASANT STREET

OWNER: CHAILLE TRUST

DEED REFERENCE: #24 BK. 32322 PG. 181  
#28 BK. 32322 PG. 183

ASSESSORS: MAP 103, BLOCK D, LOTS 9 & 10

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UPDATE USING "DAYSTAMP DRAWING"

Design Consultants, Inc.  
Consulting Engineers and Surveyors

120 MIDDLESEX AVENUE  
SOMERVILLE, MA 02145  
617-776-3350

68 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

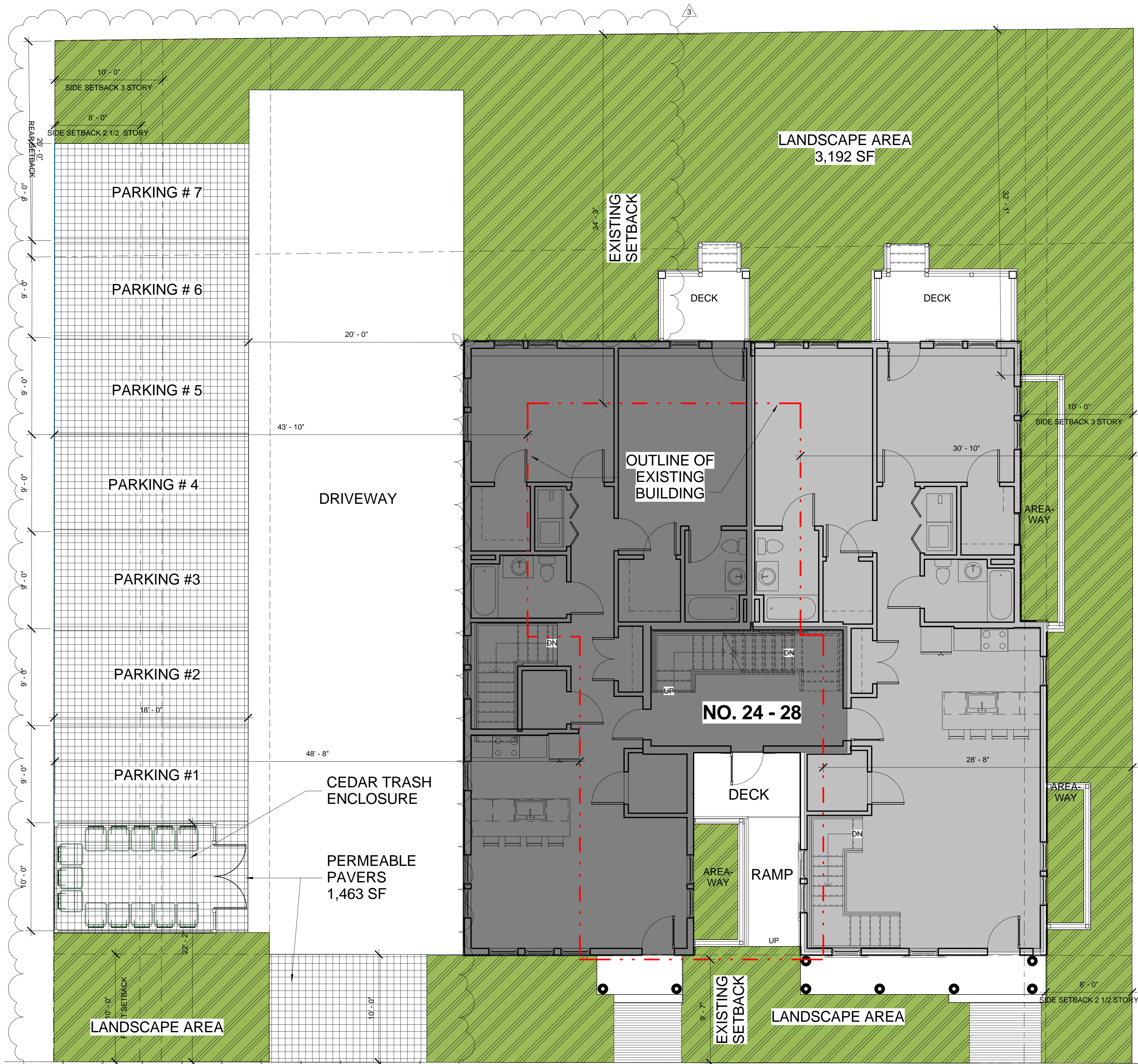
EXISTING CONDITIONS PLAN

24-28 MT. PLEASANT STREET

PLAN OF LAND IN  
SOMERVILLE, MASSACHUSETTS  
SURVEYED FOR  
WARREN CHAILLE

PROJECT NO.  
2014-096  
DATE: OCT. 17, 2014  
SHEET NO.  
1 OF 1





ZONING CHART				
RB ZONE	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT SIZE	7,500 SF	9,535 SF	9,535 SF	COMPLIES
LOT AREA/DU	1,500 SF/DU=6.3DU	3,178 SF/DU@ 3DU	1,589 SF/DU@ 6DU	COMPLIES
FAR	1.0 = 9,535 SF	0.25 / 2,530 SF	0.90 / 8,621 SF	COMPLIES
MAX GROUND COVER	50% 4,767 SF	17% / 1,786 SF	34% / 3,300 SF	COMPLIES
LANDSCAPE AREA	25% 2,383 SF	51% 4,866 SF	33% 3,192 SF	COMPLIES
PERMEABLE AREA	35% 3,337 SF	51% 4,866 SF	49% 4,655 SF	COMPLIES
MAX HEIGHT	40'-0" / 3ST	30' - 3"	29' - 6"	COMPLIES
FRONT SETBACK	15'-0"	9.7'	10'	COMPLIES
LEFT SIDE SETBACK	8' SUM 17' / 10' SUM 20'	9'	28'	COMPLIES
RIGHT SIDE SETBACK	8' SUM 17' / 10' SUM 20'	28.7'	VARIES, 8'-10'	COMPLIES
REAR SETBACK	20'-0"	34.3'	29'	COMPLIES
FRONTAGE	50'-0"	100'-0"	100'-0"	COMPLIES
PARKING	11 SPACES	2	6 SPACES (1/DU + 1 VISITOR)	DOES NOT COMPLY

MOUNT PLEASANT STREET

Area Schedule (Unit Areas)		
Name	Level	Area
COMMON	FIRST FLOOR	208 SF
COMMON	SECOND FLOOR	212 SF
COMMON	THIRD FLOOR	202 SF
COMMON	BASEMENT	351 SF
COMMON		972 SF

UNIT 1	FIRST FLOOR	1305 SF
UNIT 1	BASEMENT	1184 SF
UNIT 1		2489 SF

UNIT 2	FIRST FLOOR	1309 SF
UNIT 2	BASEMENT	479 SF
UNIT 2		1788 SF

UNIT 3	SECOND FLOOR	1296 SF
UNIT 3		1296 SF

UNIT 4	SECOND FLOOR	1297 SF
UNIT 4		1297 SF

UNIT 5	THIRD FLOOR	1042 SF
UNIT 5		1042 SF

UNIT 6	THIRD FLOOR	1046 SF
UNIT 6		1046 SF
Grand total		9931 SF

Area Schedule (Storage)		
Name	Level	Area
UNIT 1 STORAGE	BASEMENT	101 SF
UNIT 2 STORAGE	BASEMENT	69 SF
UNIT 3 STORAGE	BASEMENT	175 SF
UNIT 4 STORAGE	BASEMENT	151 SF
UNIT 5 STORAGE	BASEMENT	153 SF
UNIT 6 STORAGE	BASEMENT	133 SF
Grand total		782 SF

GROSS BUILDING AREA TOTAL= 10,731 SF  
(9,931 + 782)



PROJECT NAME  
**MT. PLEASANT RESIDENCES**

PROJECT ADDRESS  
24-28 MOUNT PLEASANT STREET,  
SOMERVILLE, MA.

CLIENT

**Warren Chaille**

ARCHITECT



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

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Project number 17135  
Date 10/20/2017  
Drawn by MJ  
Checked by KDI  
Scale As indicated

REVISIONS

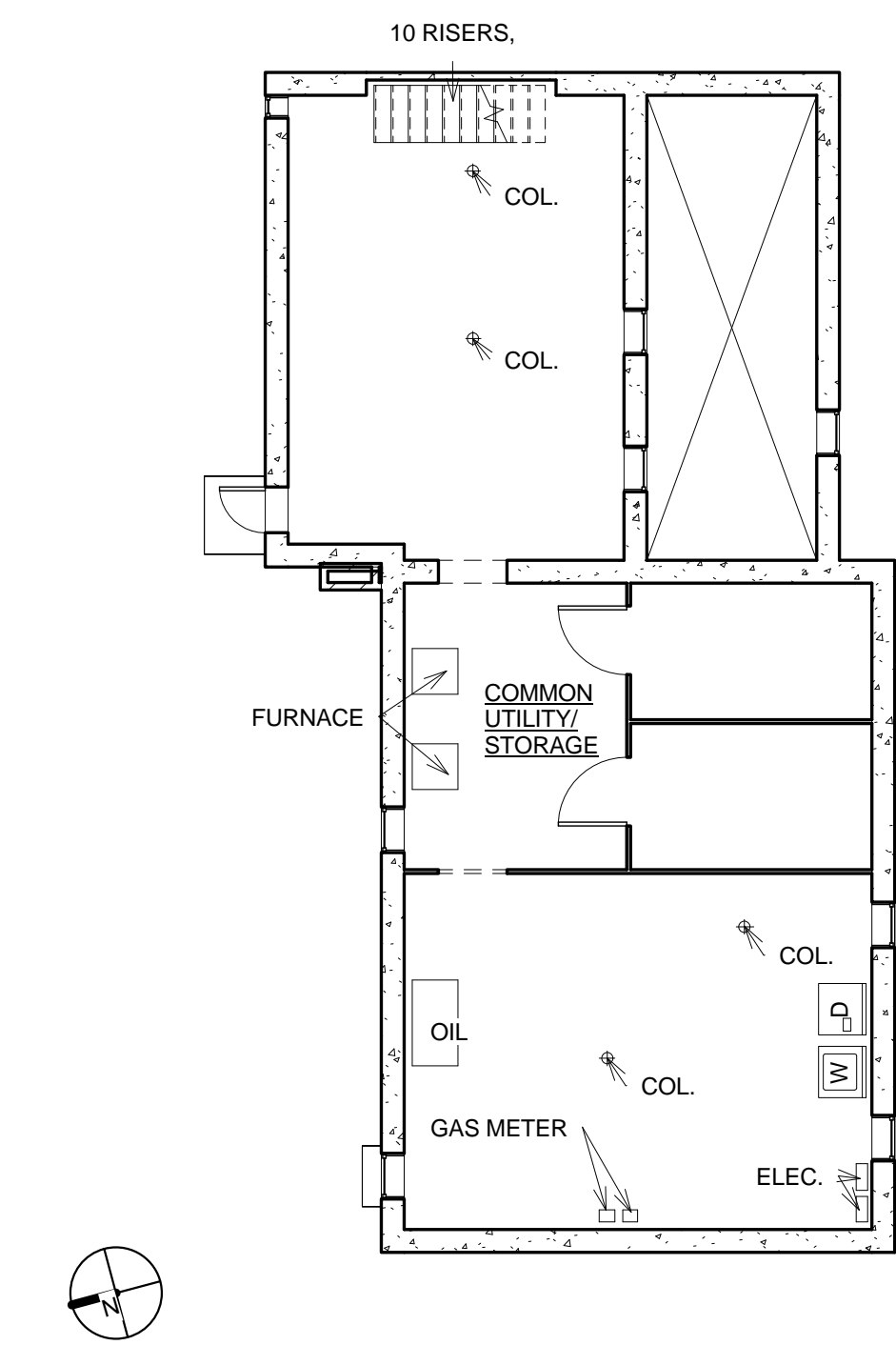
No.	Description	Date
1	Revision 1	1/23/17
3	Revision 3	07/10/18

SITE PLAN

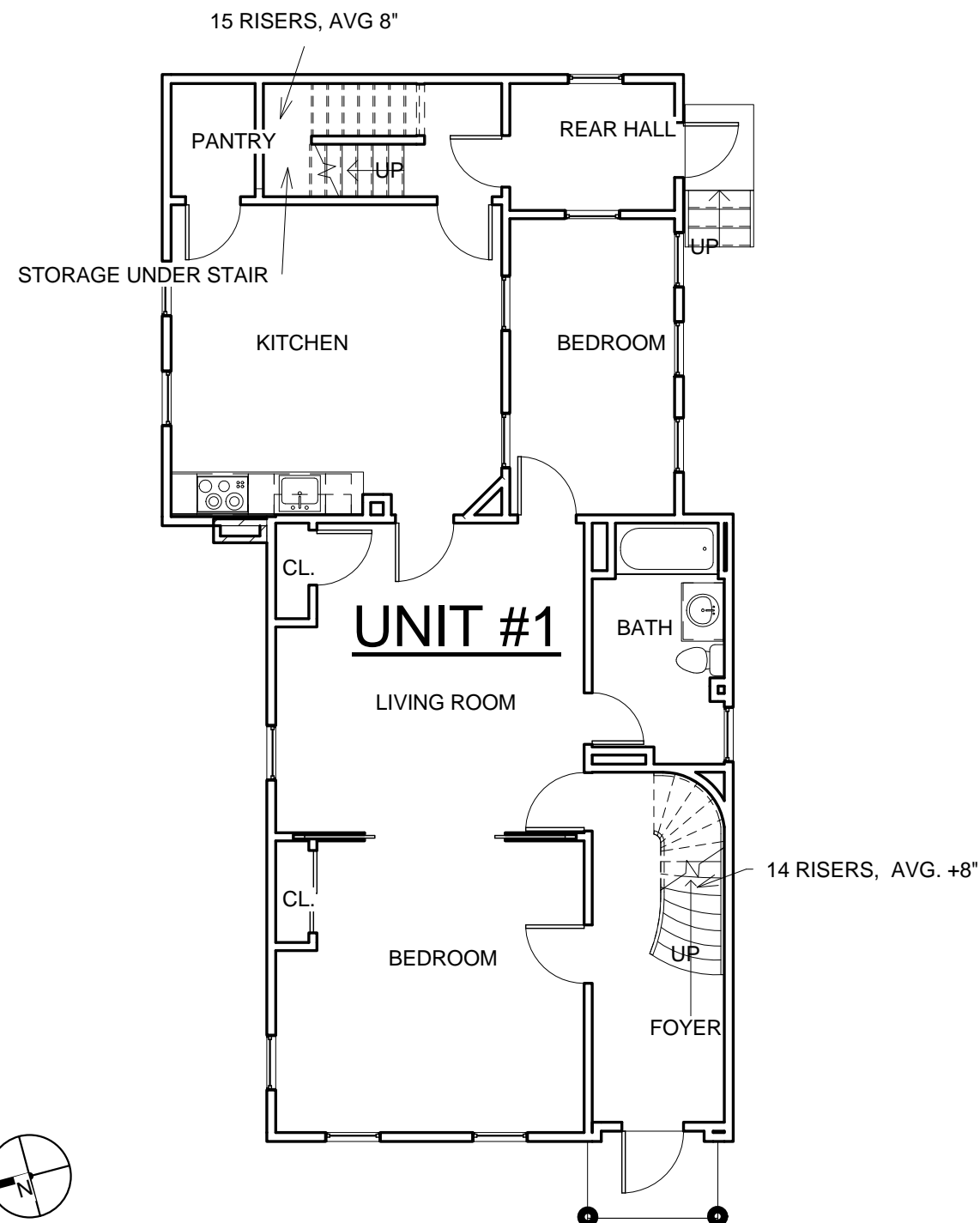
**A-020**

MT. PLEASANT RESIDENCES

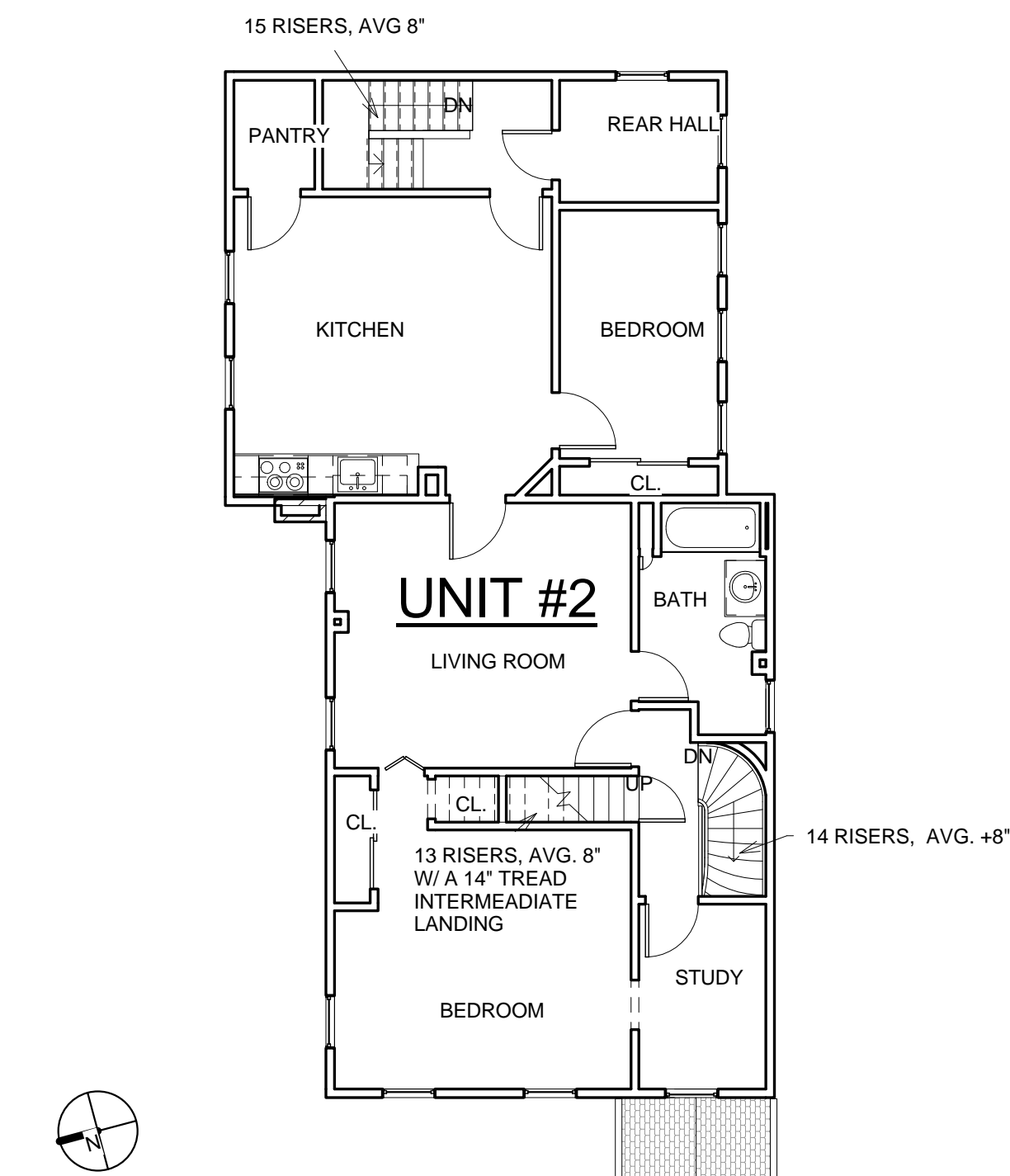




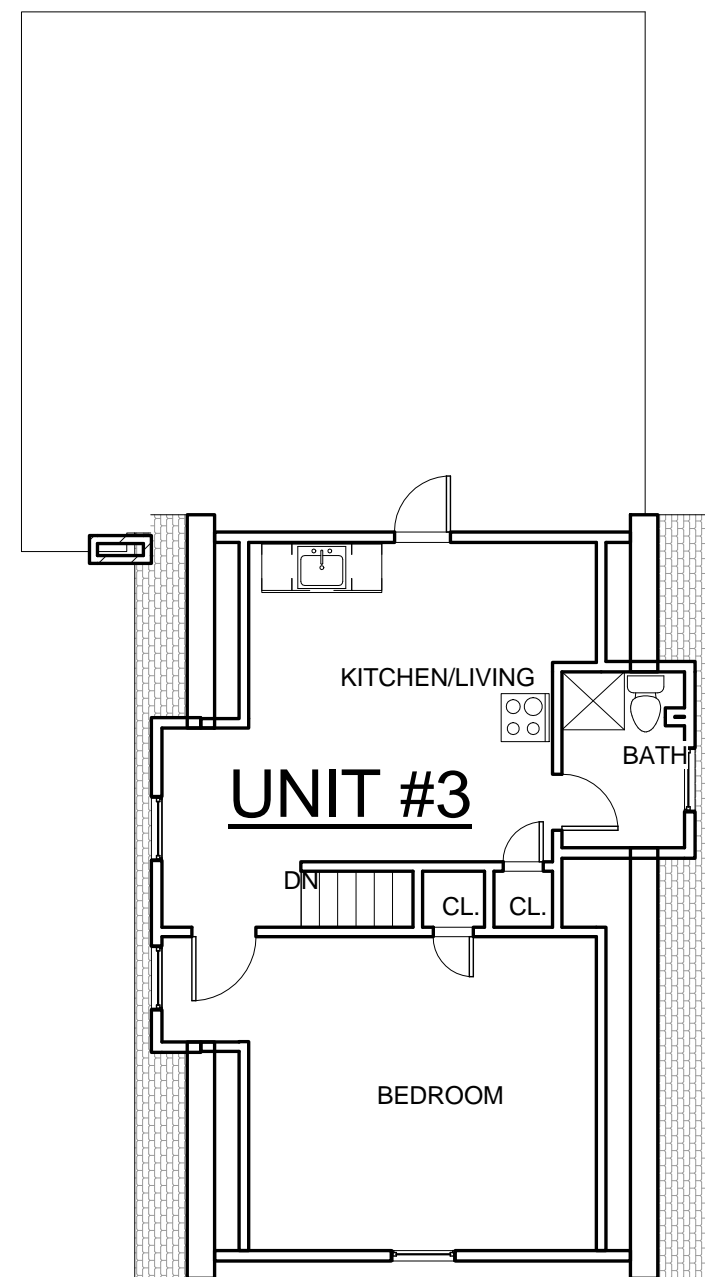
1 Basement  
1/8" = 1'-0"



2 Level 1  
1/8" = 1'-0"

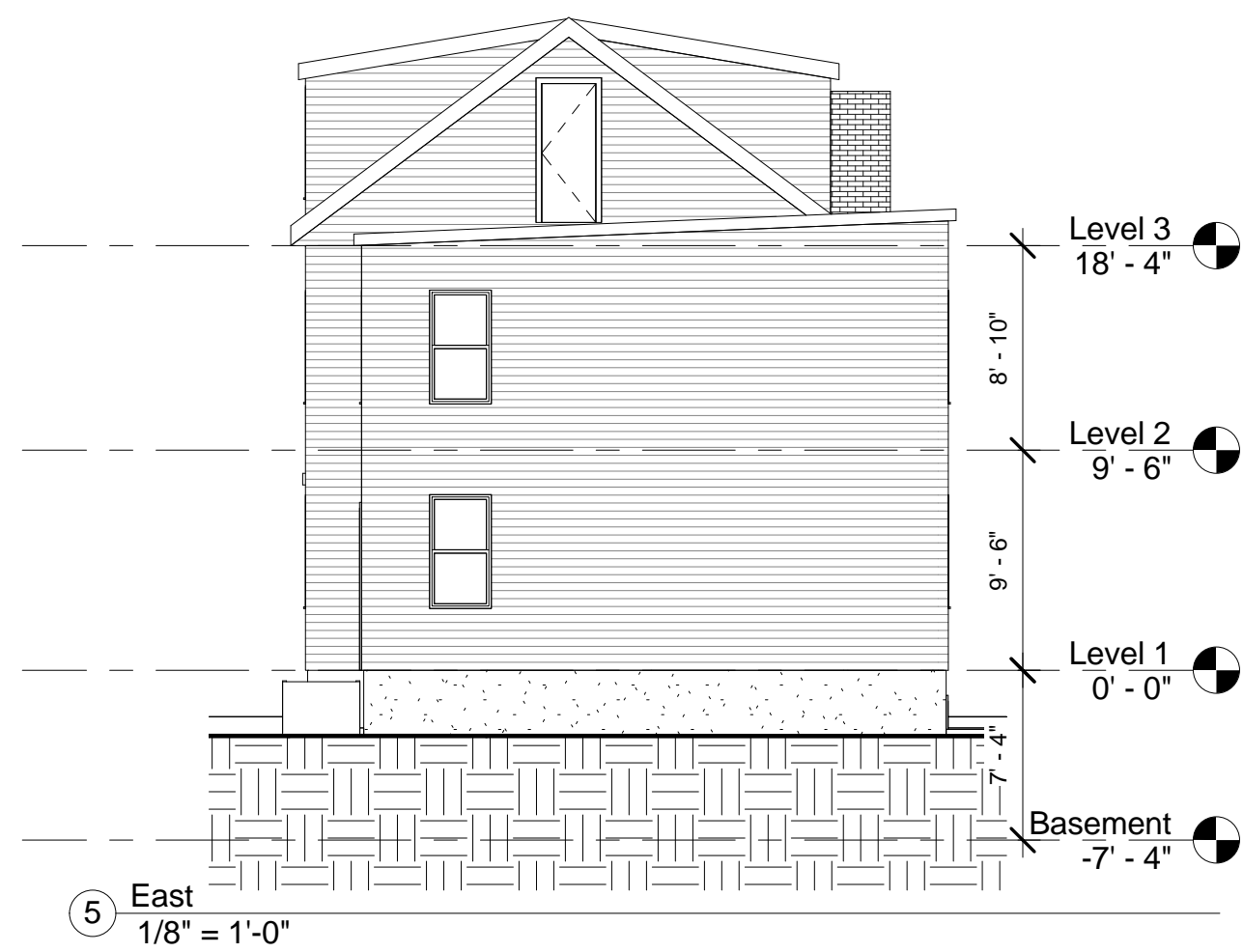


3 Level 2  
1/8" = 1'-0"



4 Level 3  
1/8" = 1'-0"

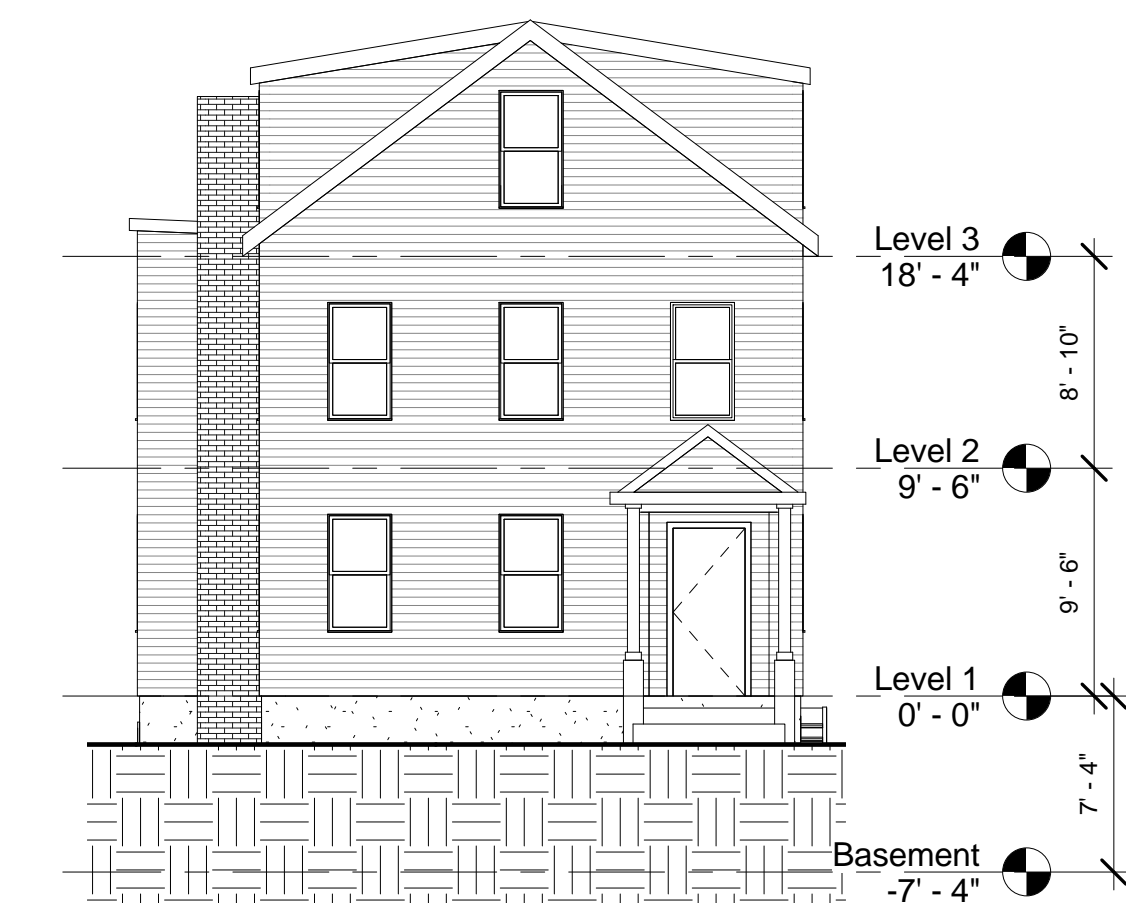
Area Schedule (Gross Building)	
Level	Area
Basement	1039 SF
Level 1	1234 SF
Level 2	1235 SF
Level 3	541 SF



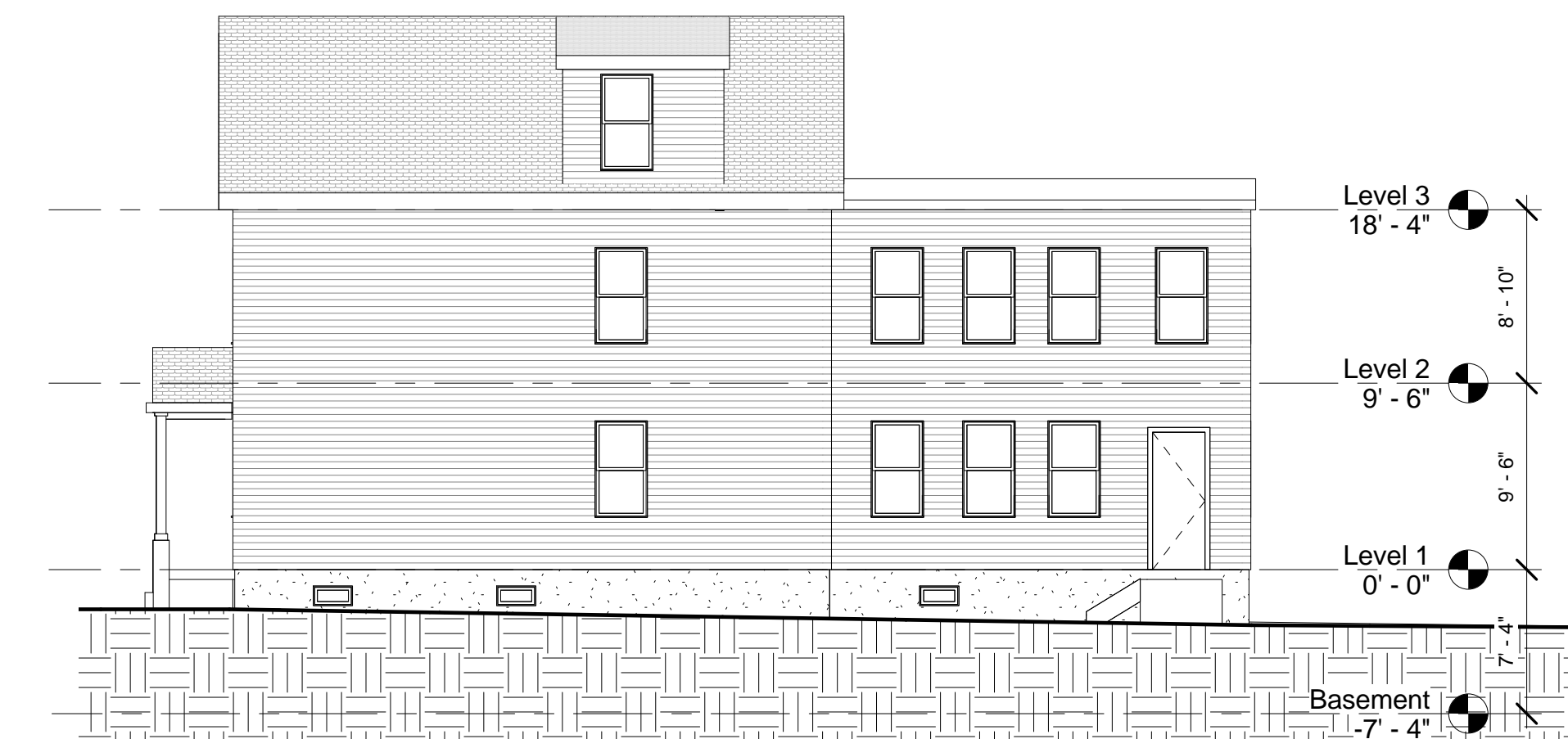
5 East  
1/8" = 1'-0"



6 North  
1/8" = 1'-0"



7 West  
1/8" = 1'-0"



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

PROJECT NAME

## MT. PLEASANT RESIDENCES

PROJECT ADDRESS

24-28 MOUNT  
PLEASANT STREET,  
SOMERVILLE, MA.

CLIENT

Warren Chaille

ARCHITECT



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

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Project number	14067
Date	10/03/2017
Drawn by	MR
Checked by	KDI
Scale	1/8" = 1'-0"

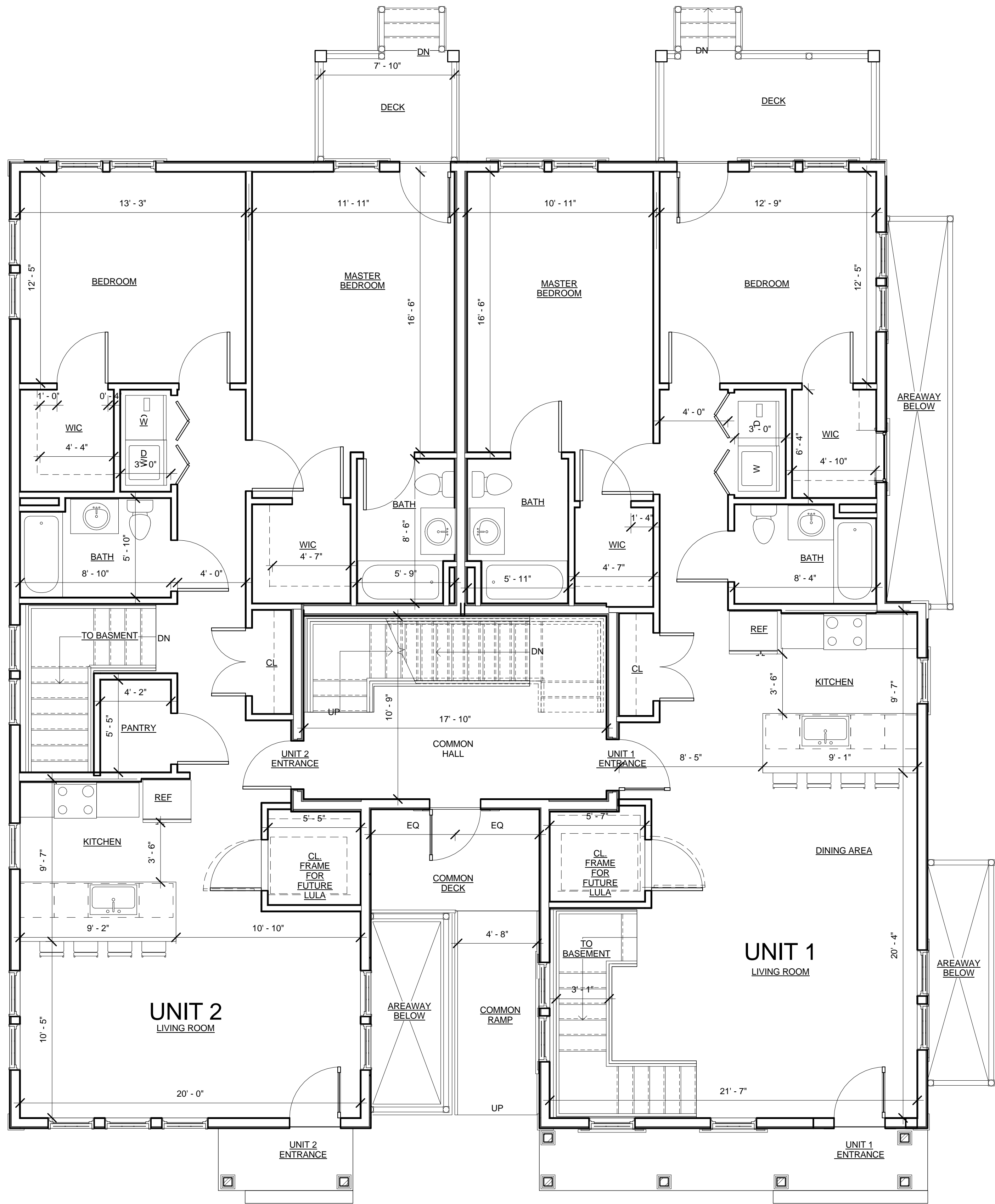
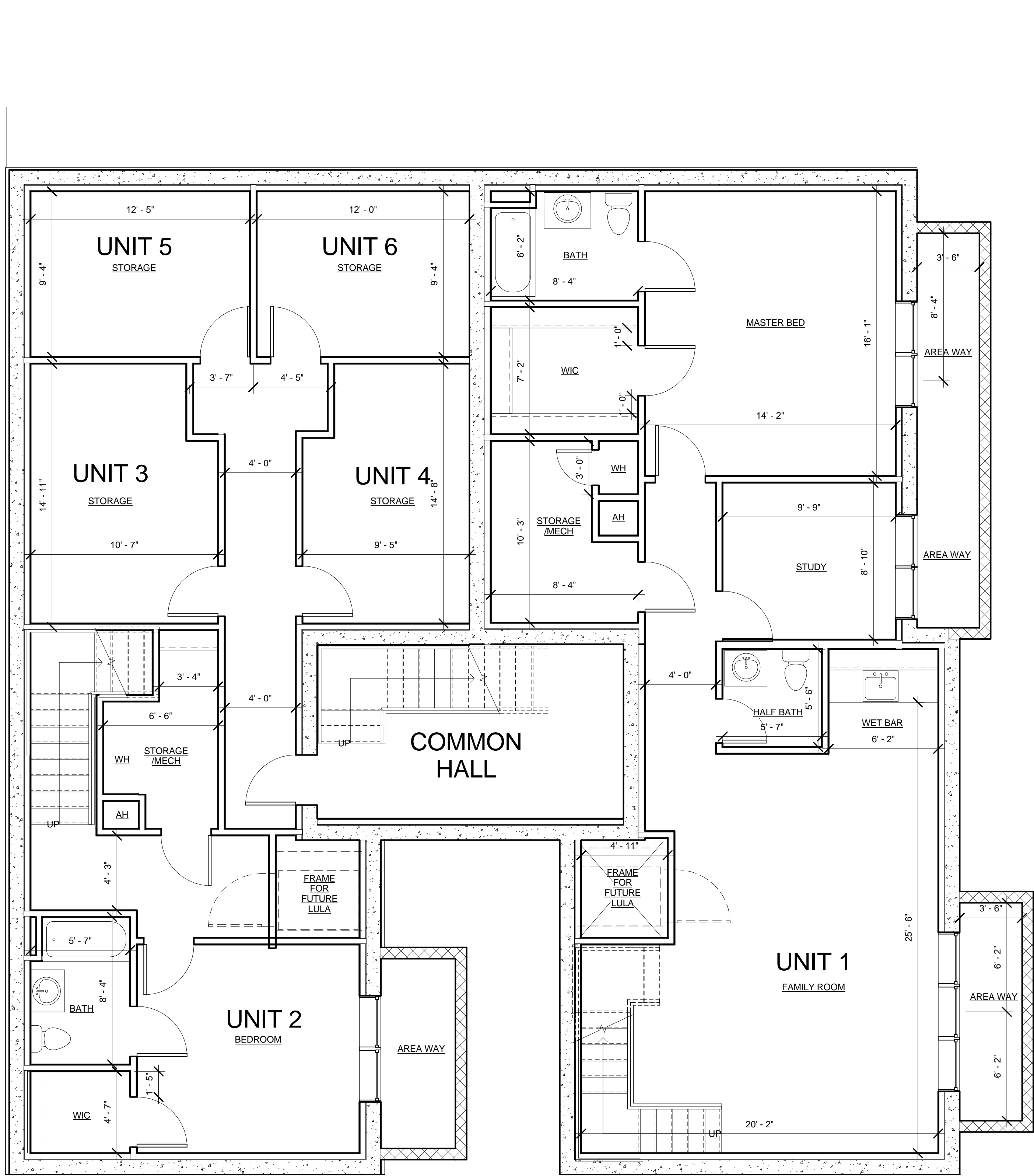
REVISIONS

No.	Description	Date

First Floor

# EX-100

MT. PLEASANT RESIDENCES



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SOMERVILLE, MA 02143  
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Date 10/20/2017  
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Scale 1/4" = 1'-0"

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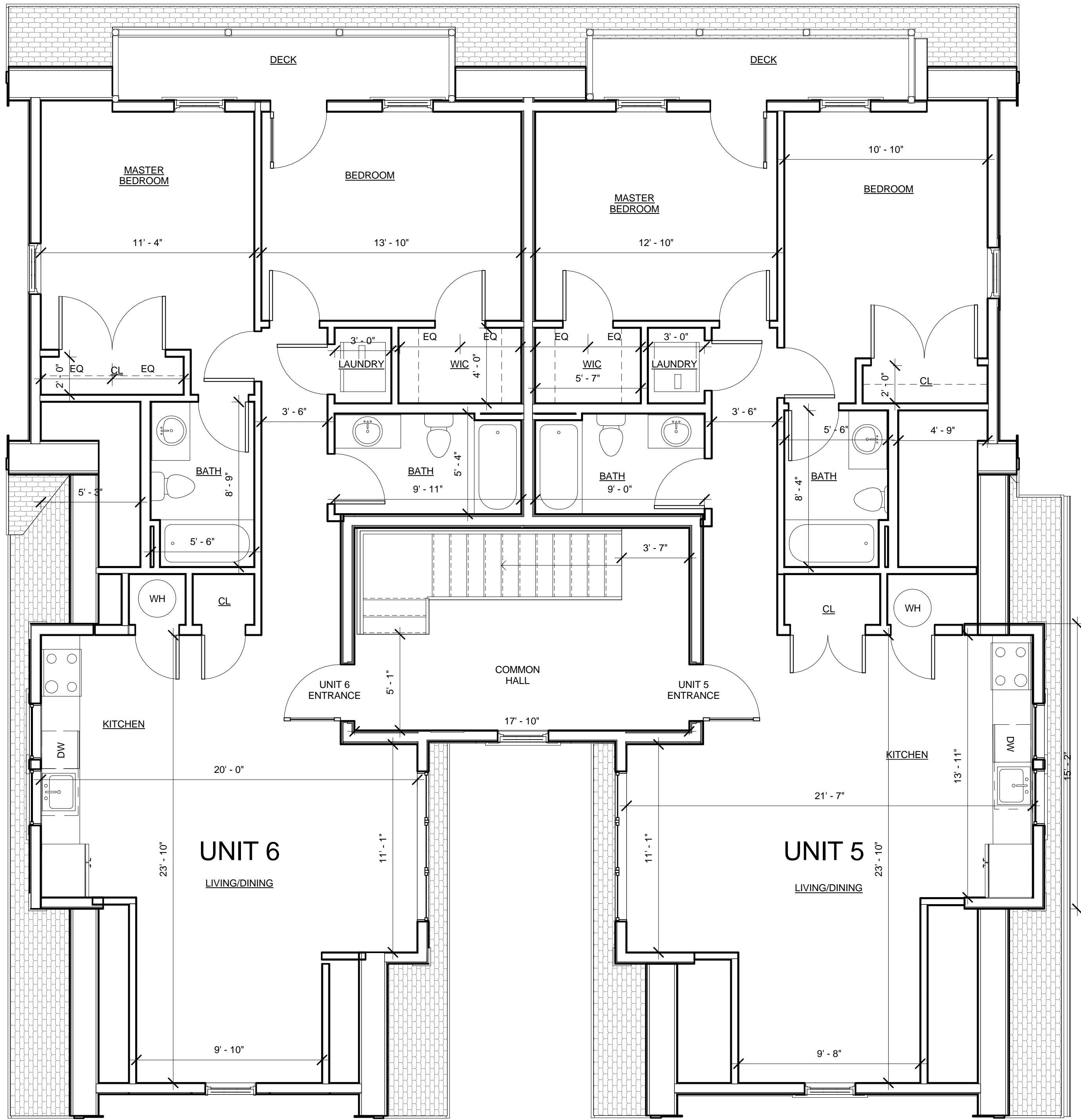
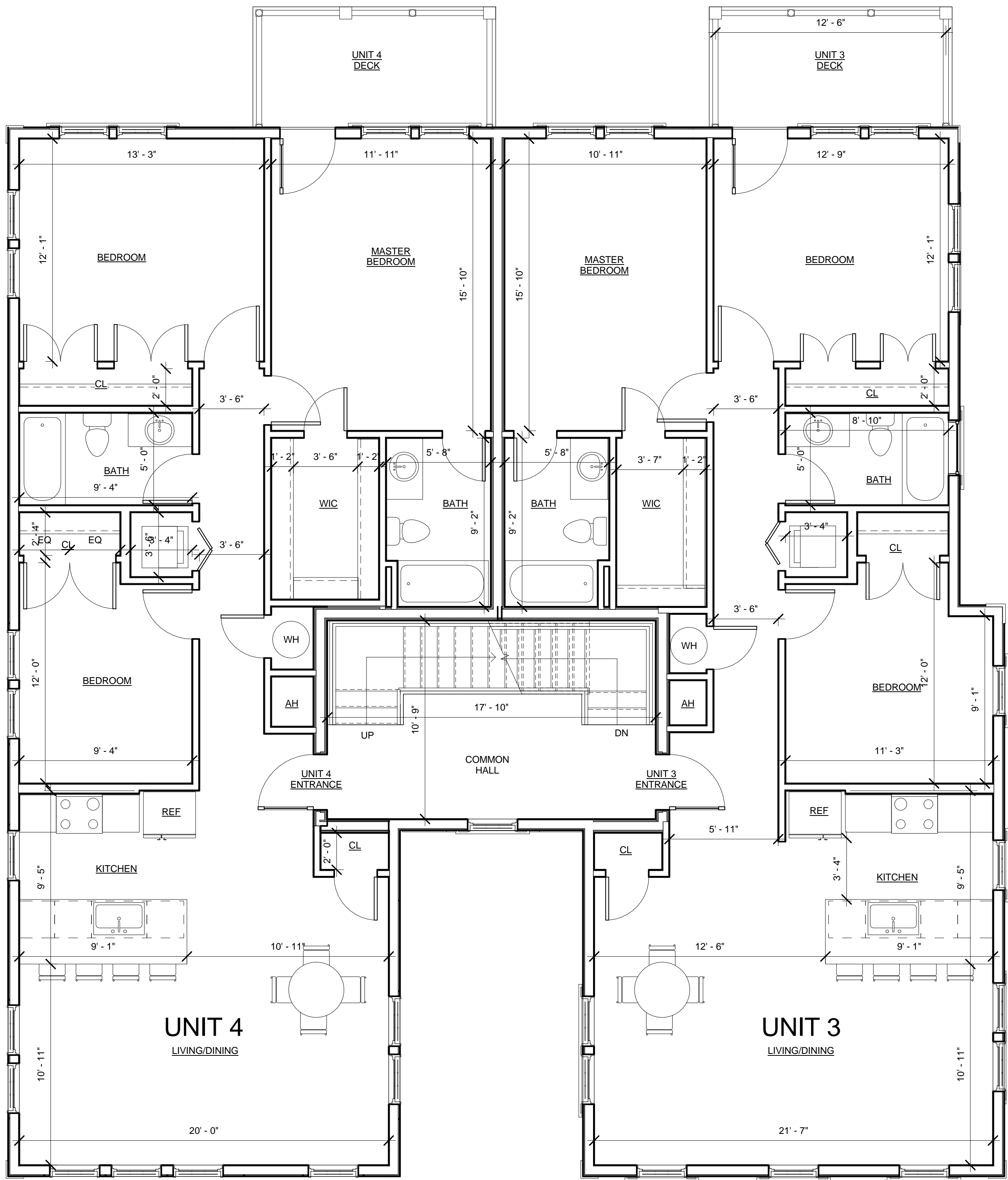
No.	Description	Date

**Basement & 1st  
Floor Plans**

**A-100**

MT. PLEASANT RESIDENCES





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**MT. PLEASANT  
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PROJECT ADDRESS  
24-28 MOUNT  
PLEASANT STREET,  
SOMERVILLE, MA.

CLIENT

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ARCHITECT



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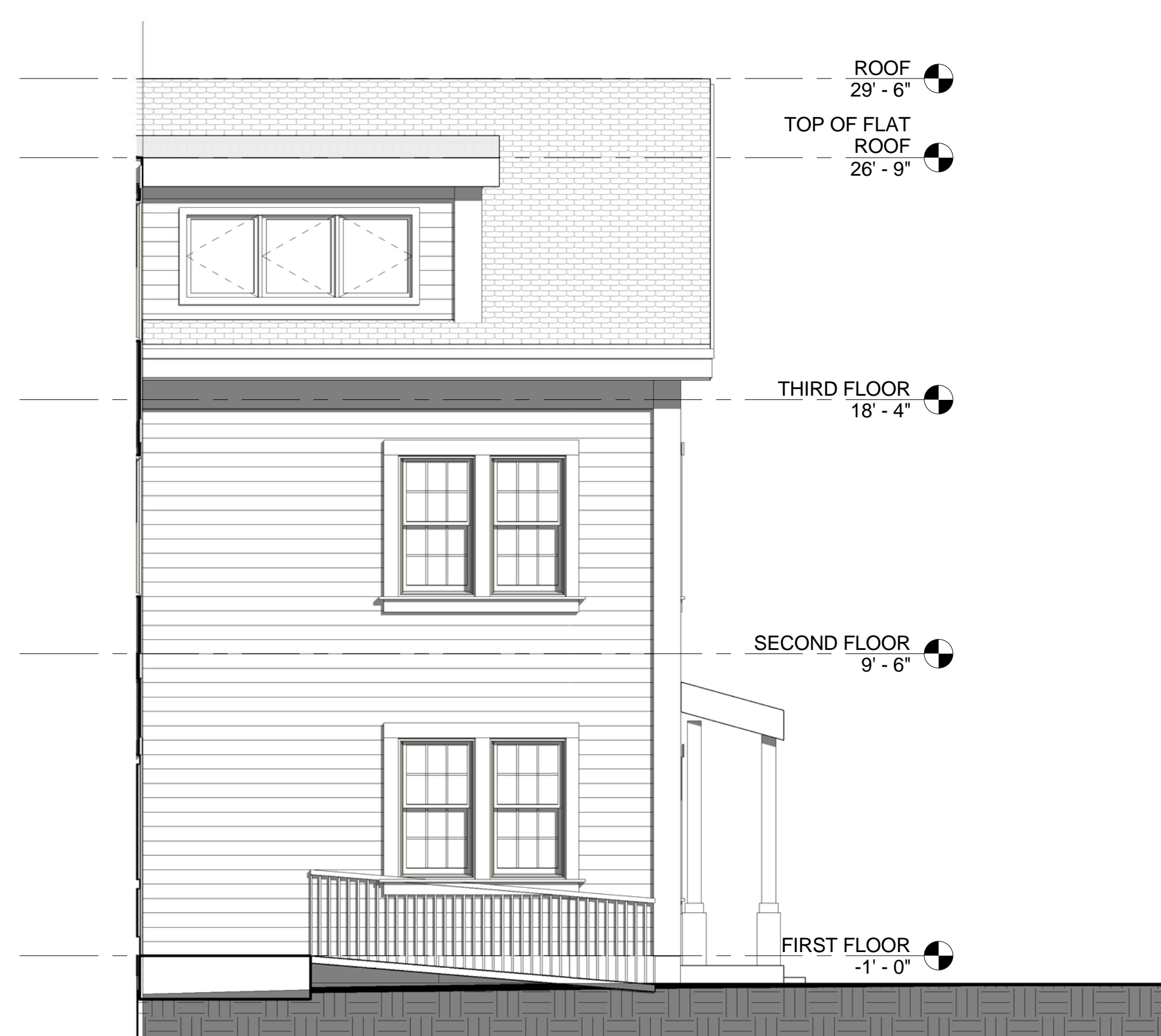
No.	Description	Date

2nd & 3rd Floor  
Plans

**A-101**

MT. PLEASANT RESIDENCES





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**MT. PLEASANT RESIDENCES**

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24-28 MOUNT PLEASANT STREET,  
SOMERVILLE, MA.

CLIENT  
**Warren Chaille**

ARCHITECT

**DESIGN**

**KHALSA**

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SOMERVILLE, MA 02143  
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Scale	1/4" = 1'-0"

REVISIONS		
No.	Description	Date
2	Revision 2	07/02/18

ELEVATIONS

**A-300**

MT. PLEASANT RESIDENCES





PROJECT NAME  
**MT. PLEASANT  
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24-28 MOUNT  
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Date 10/20/2017  
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Checked by jsk  
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

ELEVATIONS

**A-301**

MT. PLEASANT RESIDENCES





PROJECT NAME  
**MT. PLEASANT  
RESIDENCES**

PROJECT ADDRESS  
24-28 MOUNT  
PLEASANT STREET,  
SOMERVILLE, MA.

CLIENT

**Warren Chaille**

ARCHITECT



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Scale

REVISIONS

No.	Description	Date

PERSPECTIVES

**A-302**

MT. PLEASANT RESIDENCES





AERIAL VIEW



EXISTING HOUSE PHOTOGRAPH FROM FRONT



EXISTING HOUSE PHOTOGRAPH FROM SIDE



16



20-22

24-28  
PROPOSED DESIGN



32-34

36

40-42

← NE 13 17-19 21-23 25-27 29-31 33-35 37-39 SW →



PROJECT NAME  
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24-28 MOUNT  
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**DESIGN**

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Date 10/20/2017  
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Checked by KDI  
Scale

REVISIONS		
No.	Description	Date

NEIGHBORHOOD  
IMAGES

**AV-1**

MT. PLEASANT RESIDENCES