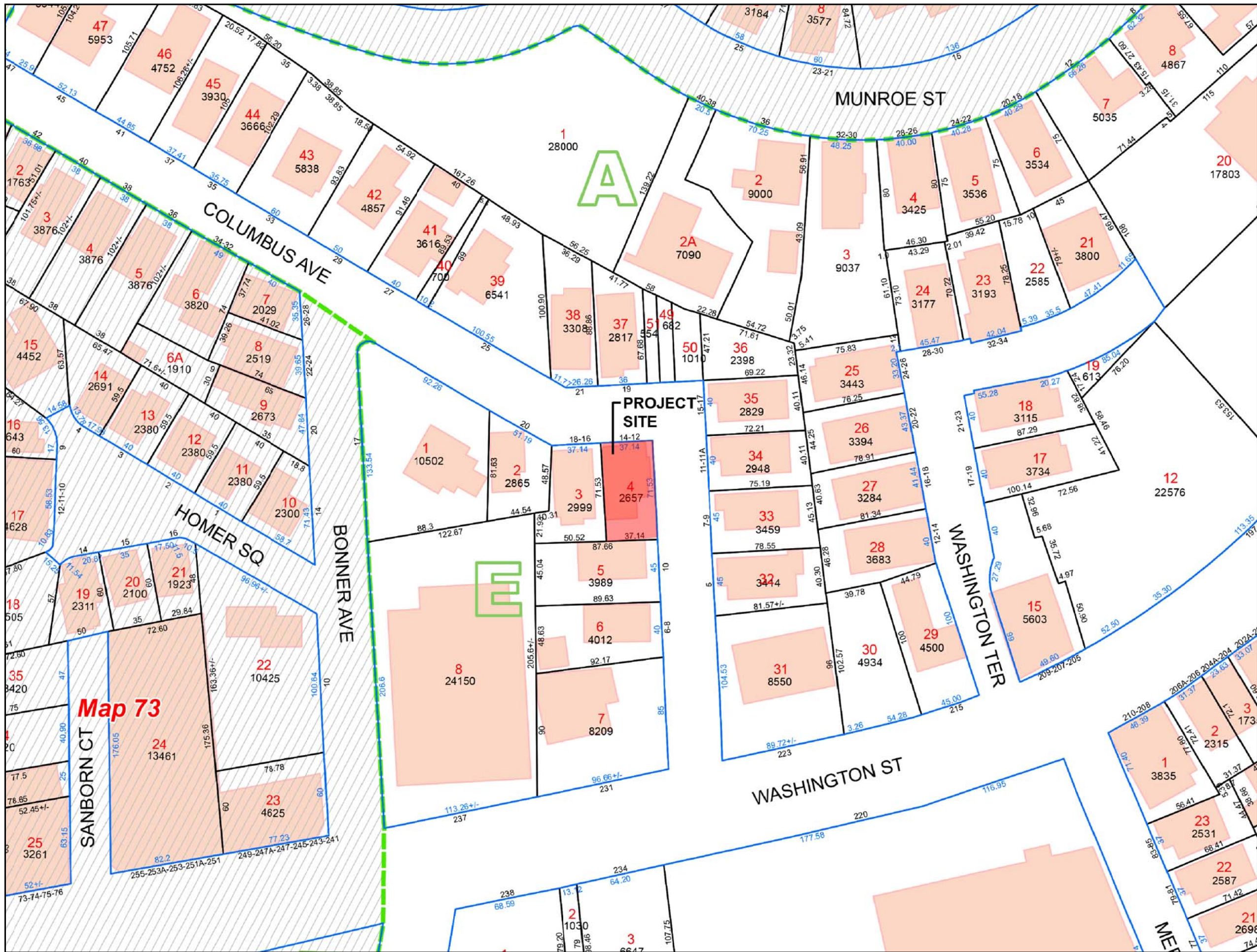


Sheet Number	Sheet Name	Sheet Issue Date
A-000	COVER SHEET	08-10-2017
CIVIL		
C-1	PLOT PLAN	04-24-2014
ARCHITECTURAL		
A-010	SITE PLAN & ZONING	08-10-2017
EX-100	BASEMENT & FIRST FLOOR PLANS	08-10-2017
EX-101	SECOND FLOOR & THIRD FLOOR PLANS	08-10-2017
EX-300	BUILDING ELEVATIONS	08-10-2017
EX-301	BUILDING ELEVATIONS	08-10-2017
A-100	PROPOSED BASEMENT PLAN	08-10-2017

LOCUS MAP



ARCHITECT:
KHALSA DESIGN INC.
17 IVALOO STREET
SOMERVILLE, MA 02143
T.617-591-8682 F.617-591-2068

OWNER:
DELIA KONG
14 COLUMBUS AVENUE
SOMERVILLE, MA 02143

12-14 COLUMBUS AVE,
SOMERVILLE, MA

SPECIAL PERMIT SET
08-10-2017

PROJECT NAME
14 COLUMBUS AVE

PROJECT ADDRESS
14 COLUMBUS AVE,
SOMERVILLE, MA

CLIENT
DELIA KONG

ARCHITECT



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

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REGISTRATION



Project number 17092
Date 08 - 10 - 2017
Drawn by MJ
Checked by JSK
Scale AS SPECIFIED

REVISIONS

No.	Description	Date

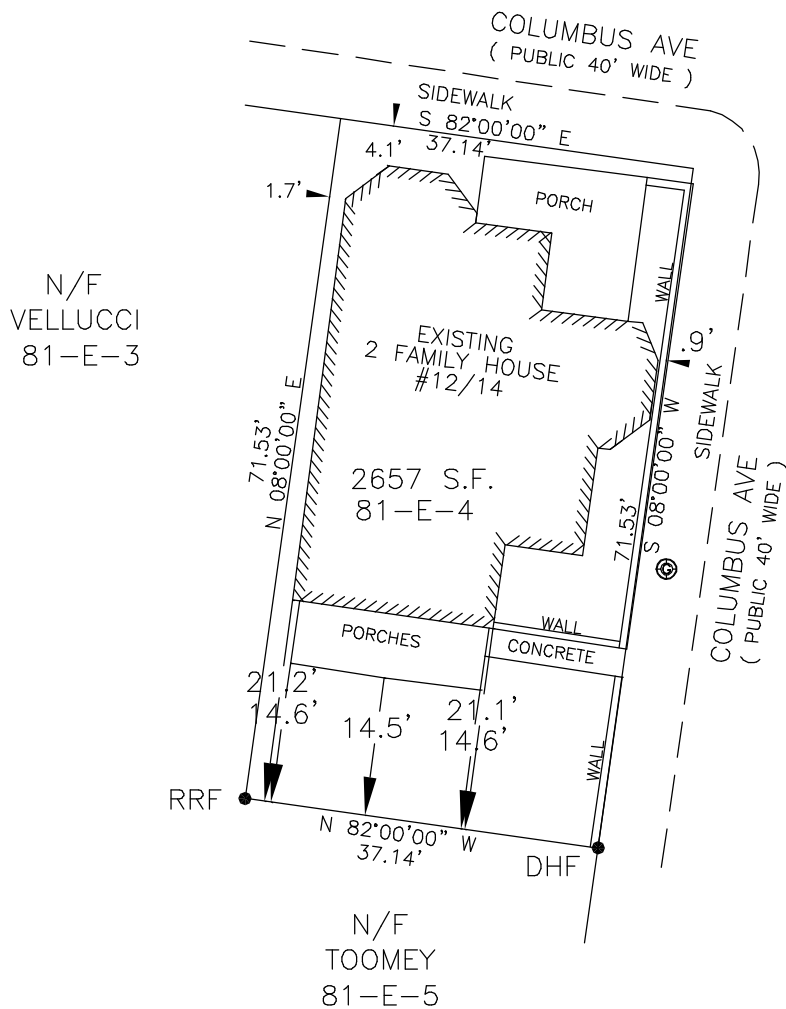
COVER SHEET

A-000

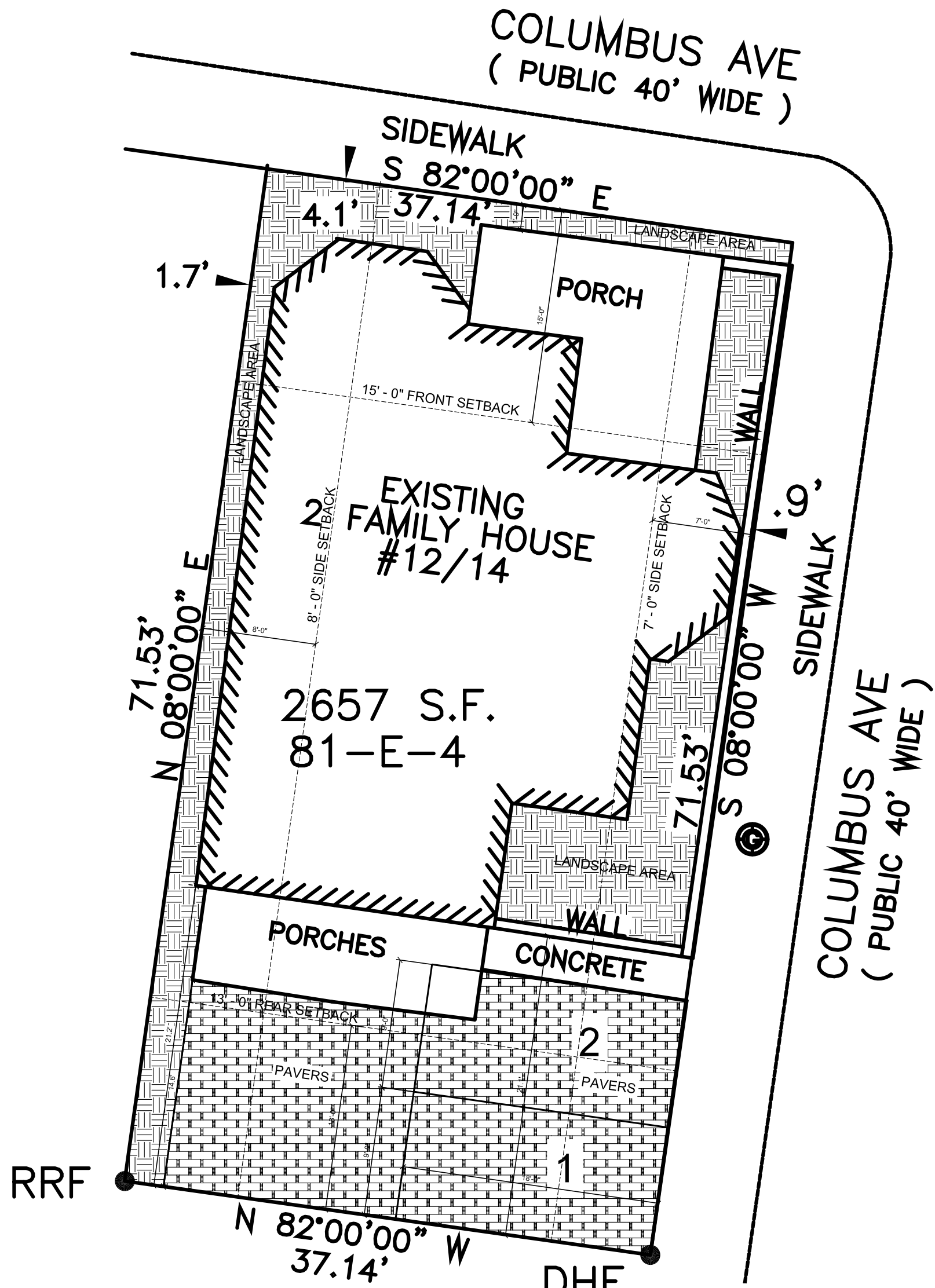
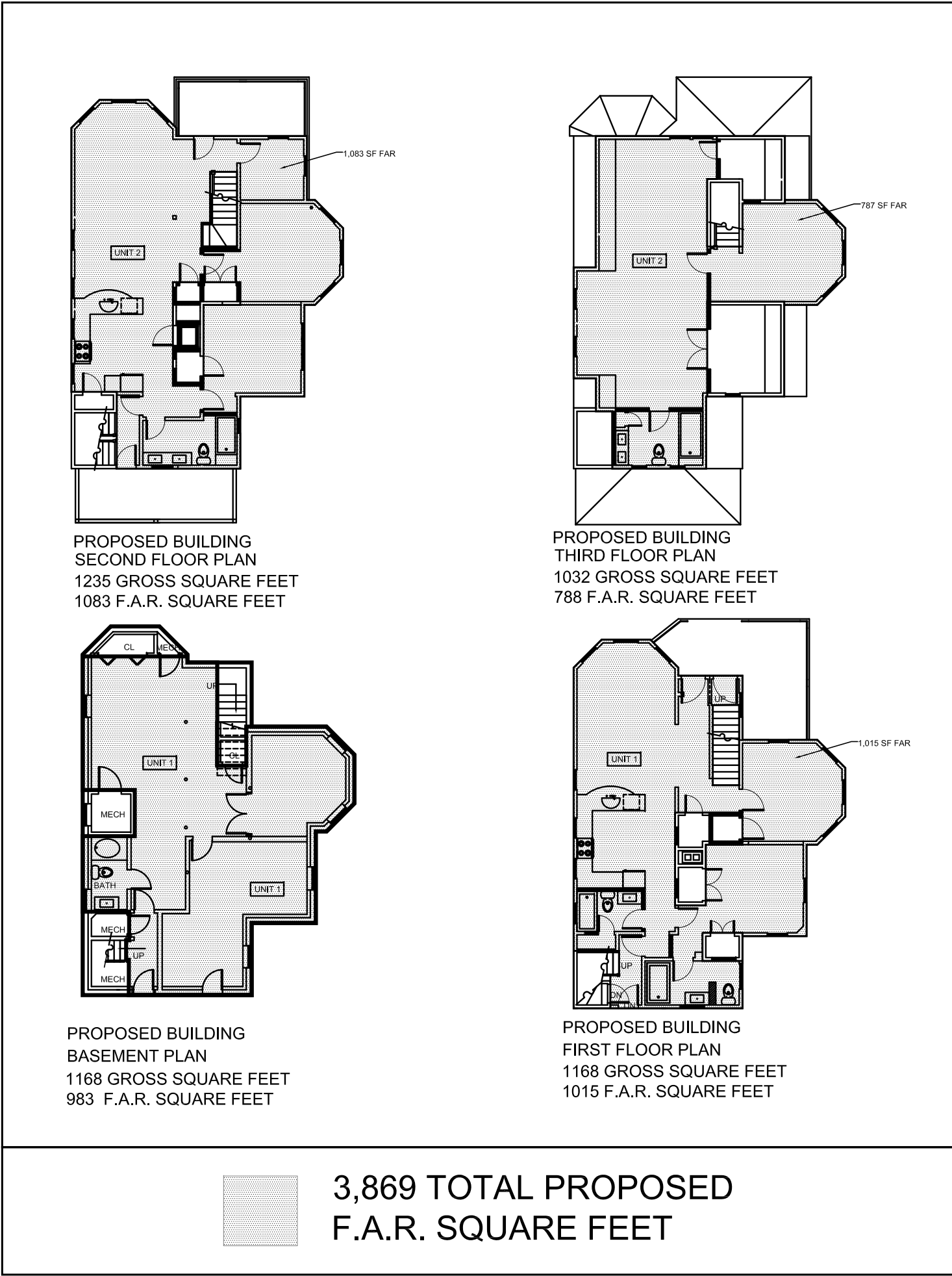
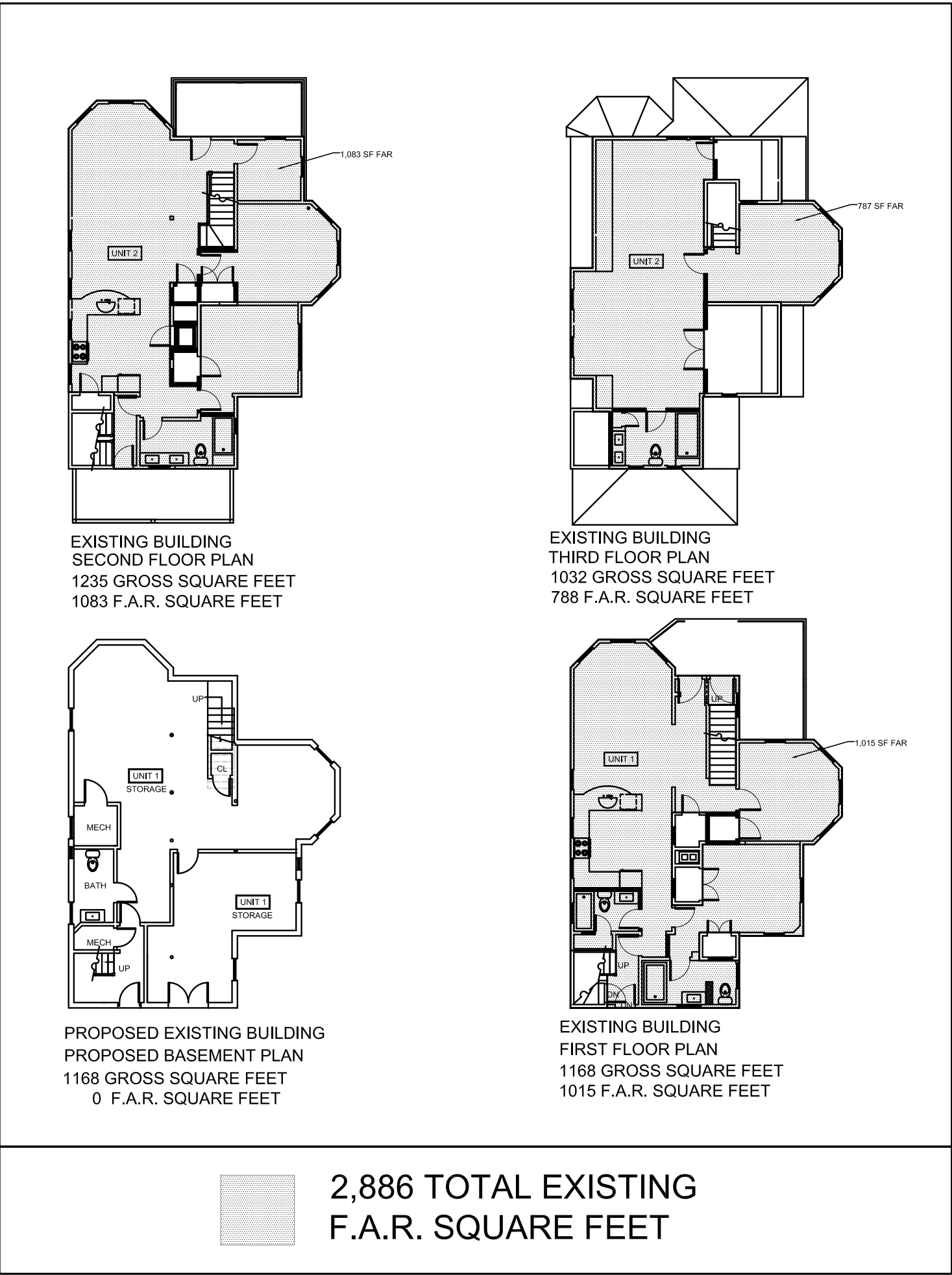
14 COLUMBUS AVE

FILE: COLUMBUS12PL

A circular seal for a Professional Land Surveyor in the Commonwealth of Massachusetts. The outer ring contains the text "COMMONWEALTH OF MASSACHUSETTS" at the top and "REGISTERED PROFESSIONAL LAND SURVEYOR" at the bottom. The center of the seal contains the name "DANIEL J. TIVNAN" and the number "NO. 40047". The seal has a serrated, sunburst-like border.



ZONING CHART				
RA ZONE	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT SIZE	10,000 SF	2,657 SF	2,657 SF	PRE-EXIST./ NO CHANGE
MIN. LOT AREA/ DU	1,500 SF	2 DU= 1,329 SF	2 DU= 1,329 SF	PRE-EXIST./ NO CHANGE
FAR	0.75 / 1,992 SF	1.08 / 2,886 SF	1.46 / 3,869 SF	DOES NOT COMPLY
MAX. GROUND COVER	50% / 1,329 SF	57% / 1,521 SF	57% / 1,521 SF	PRE-EXIST./ NO CHANGE
LANDSCAPE AREA	25% / 665 SF	18% / 496 SF	18% / 496 SF	PRE-EXIST./ NO CHANGE
PERMEABLE AREA	35 % / 930 SF	39% / 1,047 SF	39% / 1,047 SF	COMPLIES/ NO CHANGE
MAX. HEIGHT	2 1/2 ST/ 35 FEET	2 1/2 ST/ 35'-4"	2 1/2 ST/ 35'-4"	PRE-EXIST./ NO CHANGE
FRONT SETBACK	15 FEET OR STREET AVG.	1.75'	1.75'	PRE-EXIST./ NO CHANGE
LEFT SIDE SETBACK	(8'-0" - (50' - 38') X 1"= 7'-0" SUM 16'-0" (FOOTNOTE 10)	0.9'	0.9'	PRE-EXIST./ NO CHANGE
RIGHT SIDE SETBACK	(8'-0" - (50' - 38') X 1"= 7'-0" SUM 16'-0" (FOOTNOTE 10)	1.7'	1.7'	PRE-EXIST./ NO CHANGE
REAR SETBACK	(20'-0" - (100' -72') X 3"= 13'-0" (MIN. 10') (FOOTNOTE 13)	14.6'	14.6'	COMPLIES / NO CHANGE
FRONTAGE	50'-0"	108.67'	108.67'	COMPLIES / NO CHANGE
PARKING	EXISTING REQUIRED: 3.5 SPACES (UNIT 1- 1.5 SPACE, UNIT 2- 2 SPACES) PROPOSED REQUIRED: 4 SPACES (UNIT 1- 2 SPACE, UNIT 2- 2 SPACES)	2 SPACES	2 SPACES	DOES NOT COMPLY




ZONING PLAN
SCALE 1/8" = 1'-0"

PROJECT NAME
14 COLUMBUS AVE

PROJECT ADDRESS
14 COLUMBUS AVE,
SOMERVILLE, MA

CLIENT
DELIA KONG

ARCHITECT

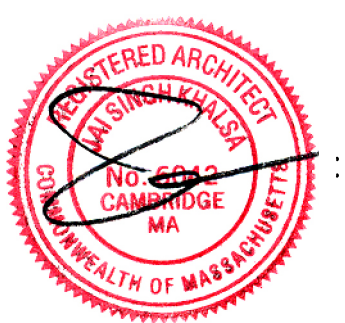


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REGISTRATION



Project number
Date
Drawn by
Checked by
Scale

17092
08 - 10 - 2017
JSK
3/16"=1'-0"

REVISIONS

No.	Description	Date

SITE PLAN & ZONING

A-001

14 COLUMBUS AVE

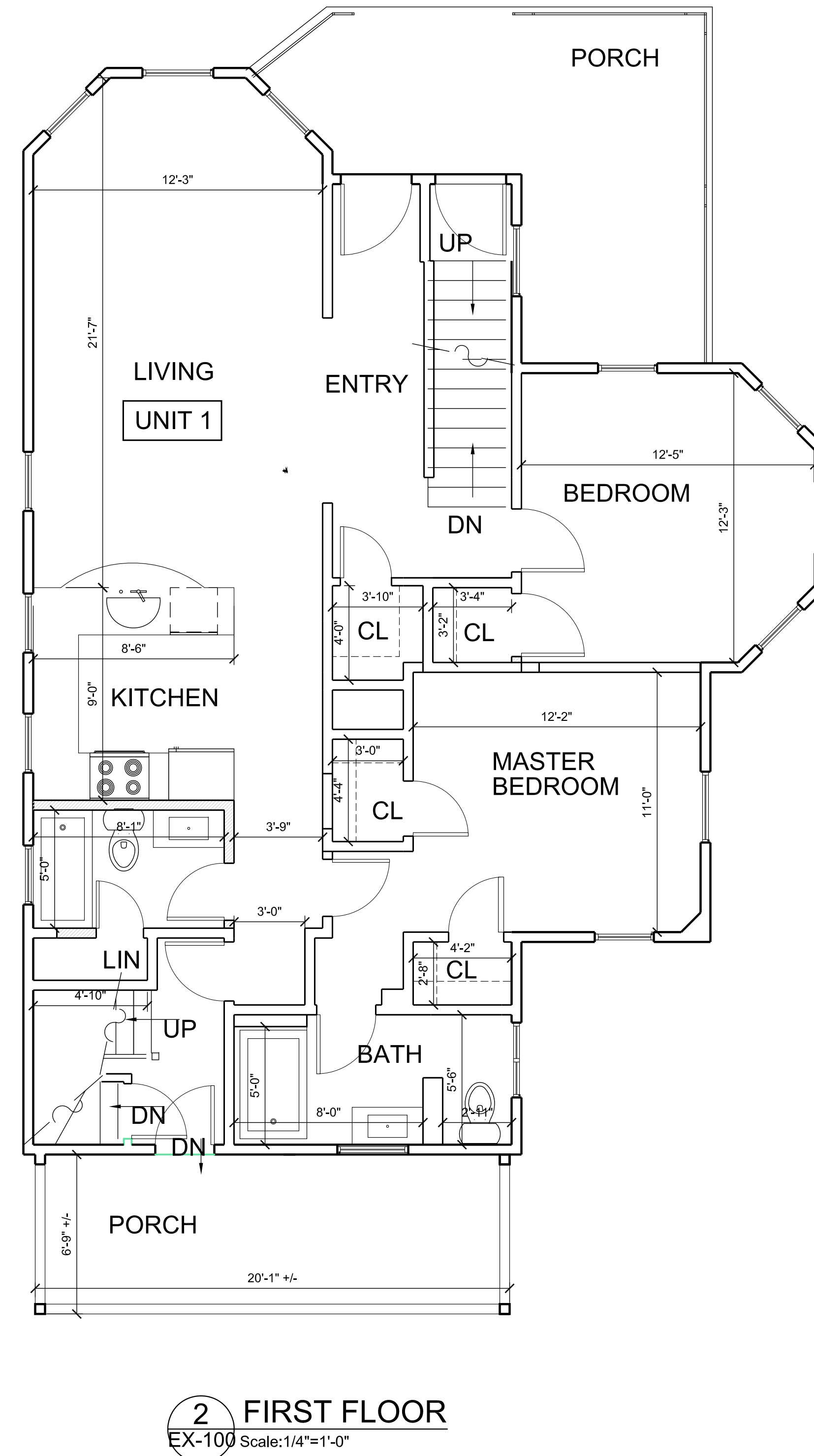
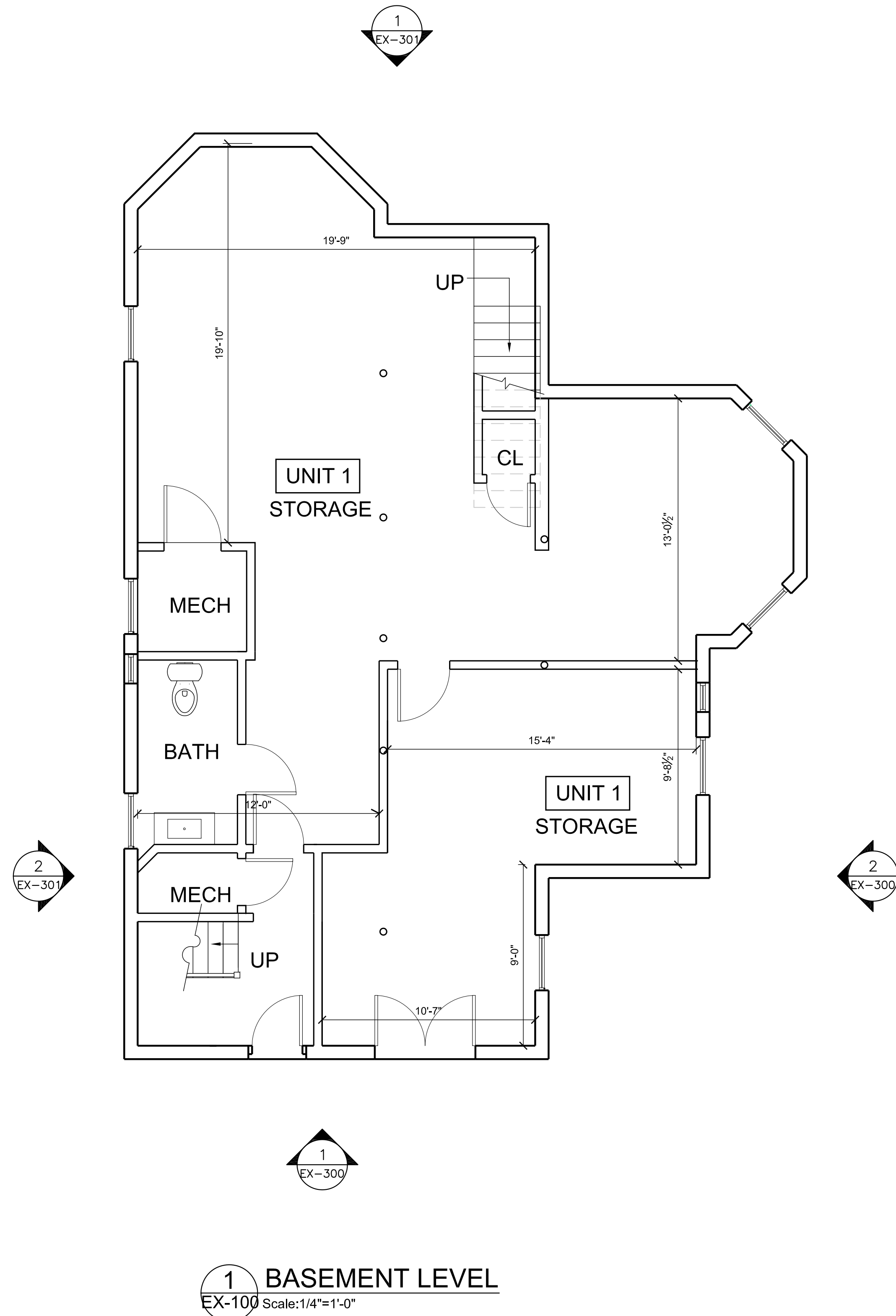
CLIENT
DELIA KONG

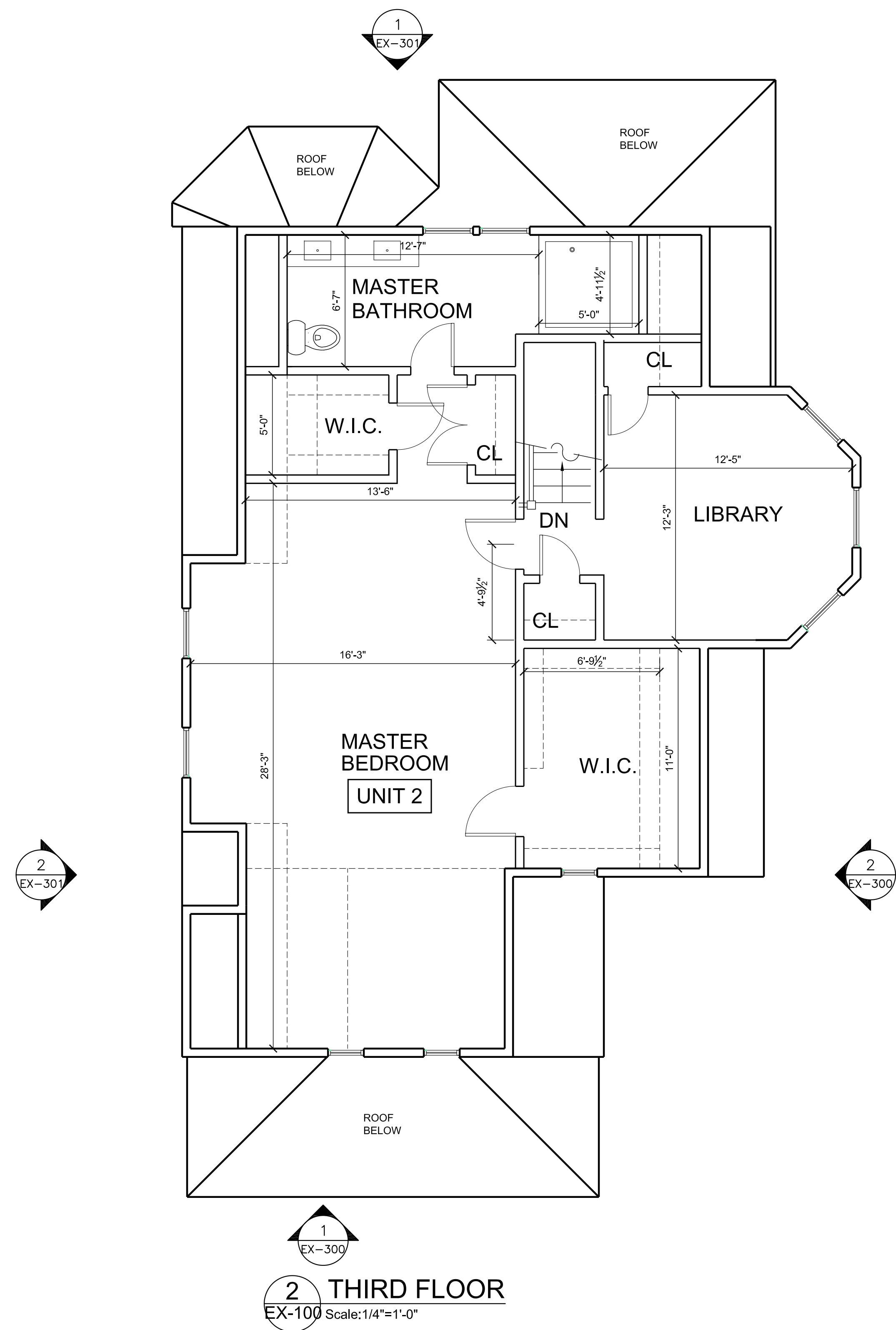
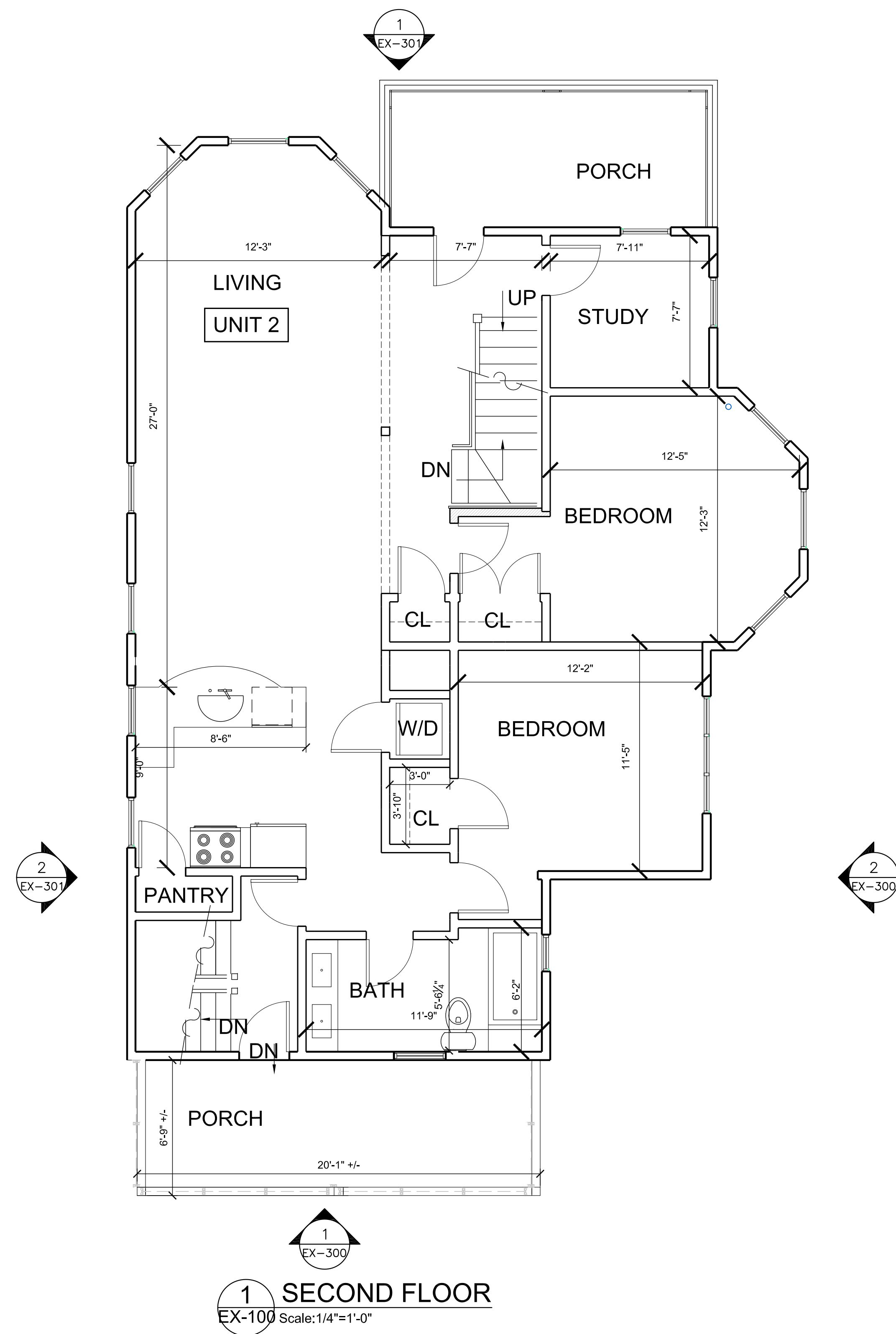
CONSULTANTS:

[illegible]

EX-100

14 COLUMBUS AVE





PROJECT NAME
14 COLUMBUS AVE

PROJECT ADDRESS
14 COLUMBUS AVE,
SOMERVILLE, MA

CLIENT
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Date 08 - 10 - 2017
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Scale 1/4"=1'-0"

REVISIONS

No.	Description	Date
1	REVISION 1	05/16/2014

EXISTING
SECOND,THIRD
FLOOR PLANS

EX-101

14 COLUMBUS AVE



1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NAME
14 COLUMBUS AVE

PROJECT ADDRESS
14 COLUMBUS AVE,
SOMERVILLE, MA

CLIENT
DELIA KONG

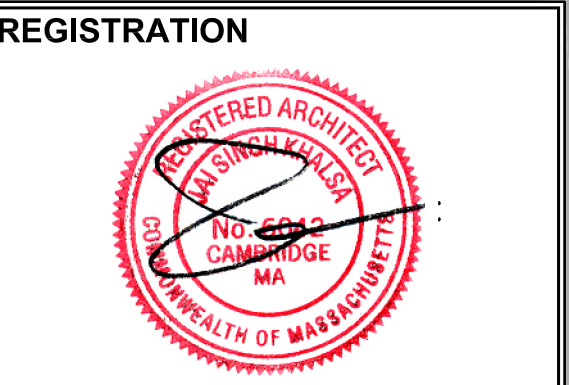
ARCHITECT



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Date 08 - 10 - 2017
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Checked by JSK
Scale 1/4"=1'-0"

REVISIONS		
No.	Description	Date

EXISTING LEFT AND
FRONT
ELEVATIONS

EX-300
14 COLUMBUS AVE



1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



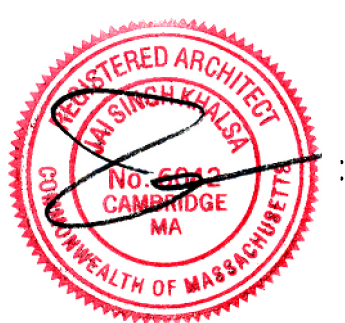
2 BACK ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NAME	14 COLUMBUS AVE
PROJECT ADDRESS	14 COLUMBUS AVE, SOMERVILLE, MA
CLIENT	DELIA KONG

ARCHITECT

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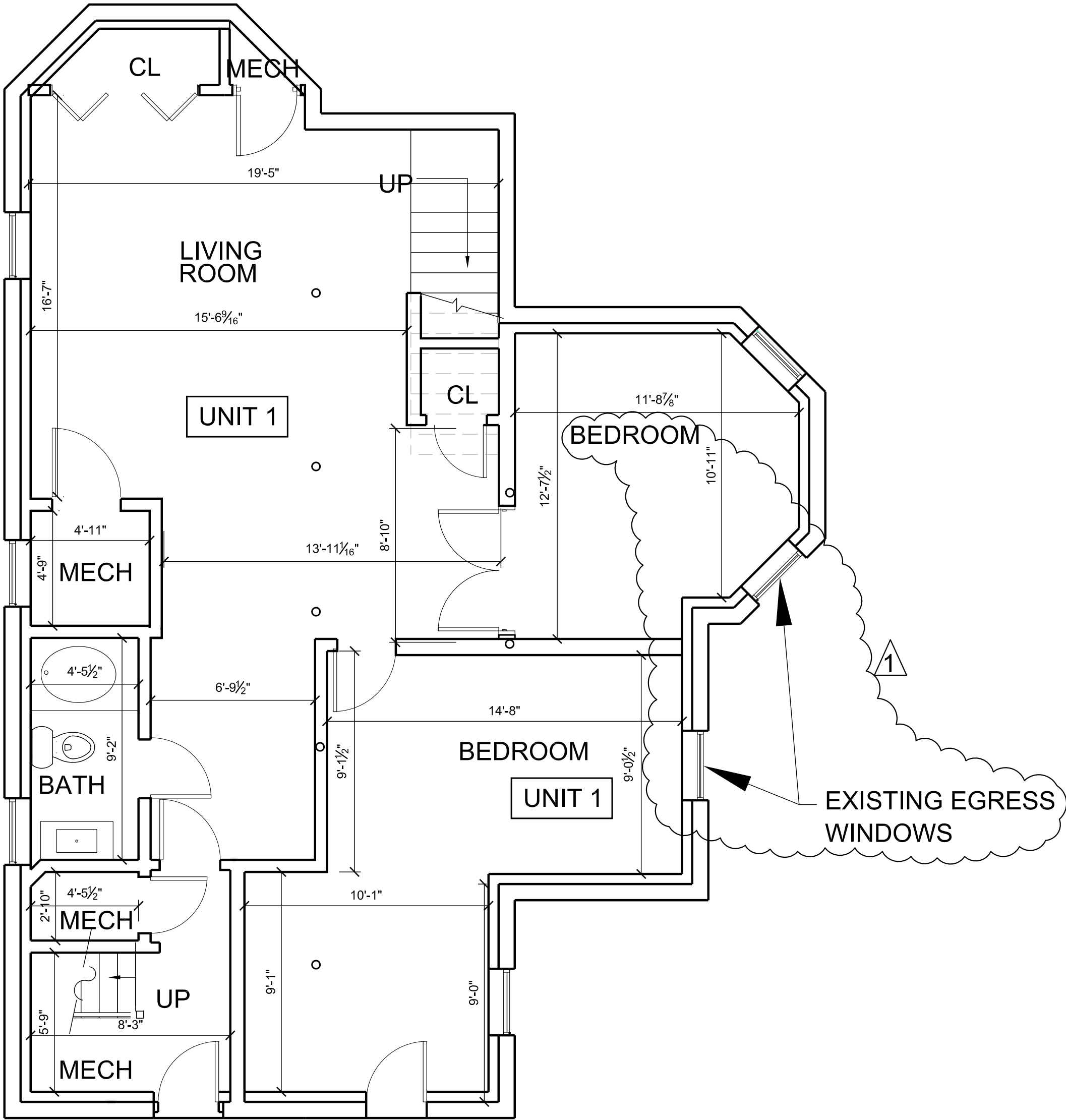
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Date	08 - 10 - 2017
Drawn by	
Checked by	JSK
Scale	1/4"=1'-0"

REVISIONS		
No.	Description	Date

EXISTING RIGHT & BACK ELEVATIONS
EX-301
14 COLUMBUS AVE



1 BASEMENT LEVEL
A-100 Scale: 1/4"=1'-0"

PROJECT NAME
14 COLUMBUS AVE

PROJECT ADDRESS
14 COLUMBUS AVE,
SOMERVILLE, MA

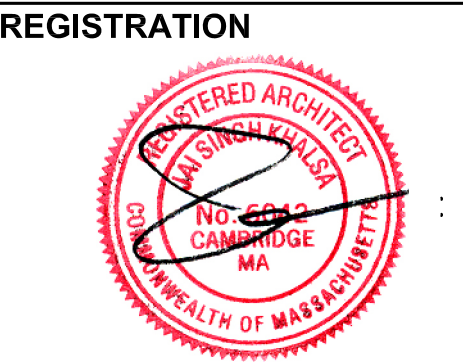
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REVISIONS		
No.	Description	Date
1	BEDROOM REVISION	08-11-2017

**PROPOSED
BASEMENT PLAN**

A-100

14 COLUMBUS AVE