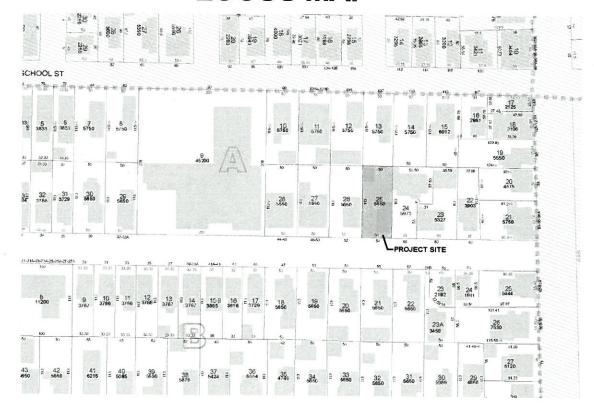
Drawing List				
Sheet Number	Sheet Name	Sheet Issue Date		
		-		
A-000	Cover Sheet	10-18-2017		
C-1	Existing Plot Plan of Land	09-29-2017		
A-020	Architectural Site Plan	10-18-2017		
A-021	FAR Calculation	10-18-2017		
EX-100	Existing Conditions	10-18-2017		
A-100	Basement & First Floor Plans	10-18-2017		
A-101	Second Floor # Attic Plans	10-18-2017		
A-300	North \$ East Elevations	10-18-2017		
A-301	South \$ West Elevations	10-18-2017		
A-302	Garage Floor Plan, Roof Plan & Exterior Elevations	10-18-2017		

LOCUS MAP





PROJECT: PRESCOTT STREET RESIDENCES

PROJECT ADDRESS: 54 PRESCOTT STREET SOMERVILLE, MASSACHUSETTS

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

CLIENT MIKE TAKATLYAN

SPECIAL PERMIT SET 10/18/2017

PROJECT NAME

Prescott Street Residences

PROJECT ADDRESS

54 Prescott Street Somerville, MA

CLIENT

Mike Tokatlyan

ARCHITEC



17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

CONSULTANTS:

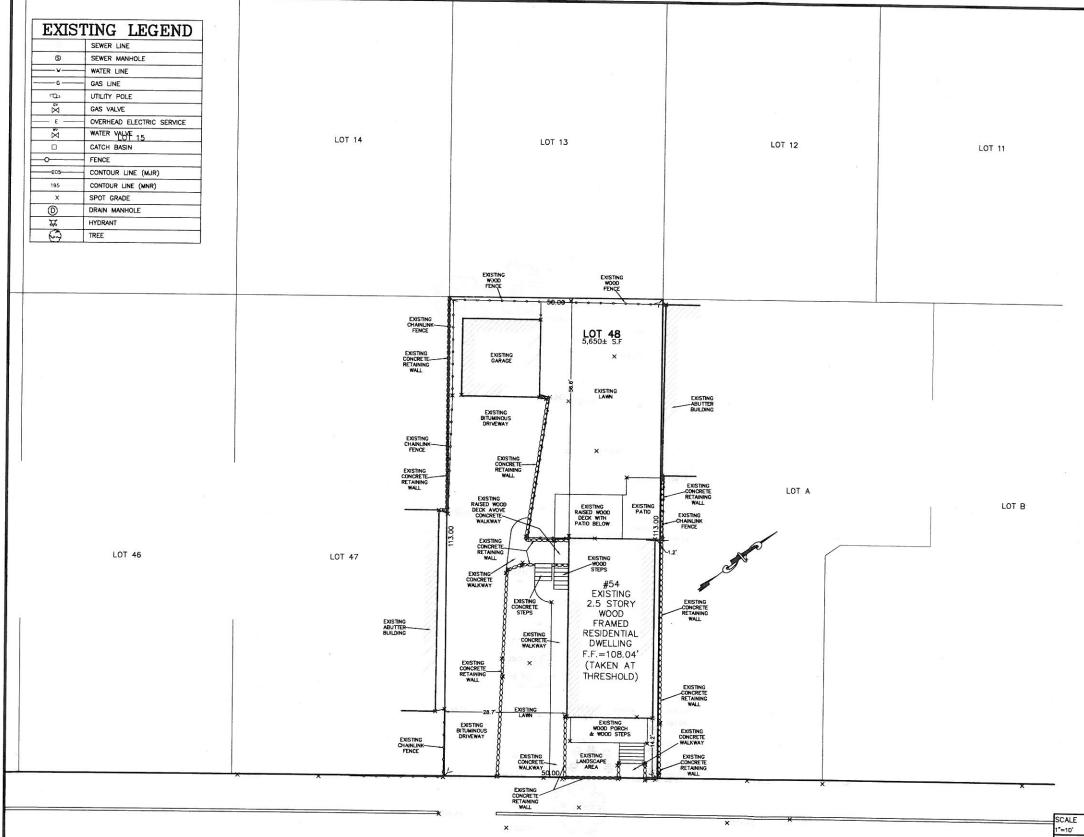
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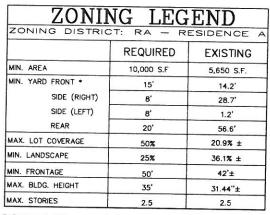
REGISTRATIO



Cover Sheet

A-000





• = 5. Front yard: If the average front yard depth of two (2) or more existing buildings on each side of a lot within one hundred (100) feet and within the district and same block, uninterrupted by an intersection, is less than the required front yard, the average of such existing front yard depths may be the required front yard depth for buildings of three (3) stories or less, but in no case may the front yard depth be less than ten (111) feet

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 9-27-2017.

2. DEED REFERENCE BOOK 21451 PAGE 547, PLAN REFERENCE PLAN BOOK7 PLAN 40 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.

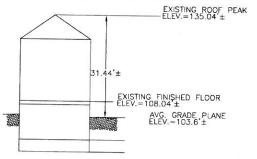
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C043BE, PANEL NUMBER 043BE, COMMUNITY NUMBER: 250214, DATED JUNE 4, 2010

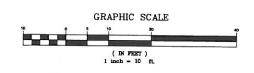
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.



EXISTING PROFILE NOT TO SCALE



PRESCOTT STREET

(PUBLIC WAY-VARIABLE WIDTH)

SCALE 1"=10"					
DATE 9/29/2017	REV	DATE	REVISION	BY	1
SHEET 1			54 PRESCOTT STREET	DI	1
PLAN NO. 1 OF 1	1		SOMERVILLE MASSACHUSETTS		
CLIENT:			PLOT PLAN		SHEET NO.
DRAWN BY			OF LAND		_
CHKD BY		PE	TER NOLAN & ASSOCIATES LL	C	1

LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135

APPD BY

PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com

Section 4.4. - Nonconforming Structures.

4.4.1. Alteration, Reconstruction, Extension, or Structural Change to a Nonconforming Structure.

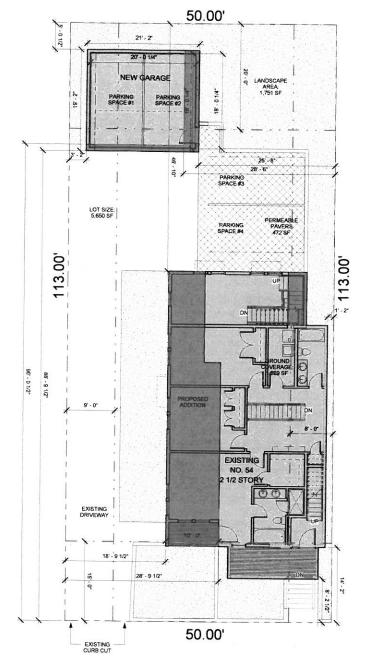
Note § 4.4.1 was retitled by Ordinance 1991-1 on January 10, 1991.

As provided in M.G.L. c.40A, § 6, 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 that complies with the dimensional requirements of the zoning ordinance in effect at the 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%). 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.

(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 will comply with all current dimensional requirements of the zoning ordinance, and provided any such 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.

Lawfully existing one- and two-family dwellings which are used only as residences, which are nonconforming with respect to dimensional requirements, may be enlarged, expanded, renovated, or altered by special permit granted by the SPGA in accordance with the procedures of Article 5, when any such enlargement, extension, renovation or alteration increases the nonconforming nature of the structure or the Gross Floor Area of the dwelling is increased 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. The SPGA, as a condition of granting a special permit under this Section must find that such extension, enlargement, renovation or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming structure.



PRESCOTT STREET

1) Site Plan

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REGISTRATION

Project number 17-123
Date 10-13-2017
Drawn by Author
Checked by Checker
Scale As indicated

REVISIONS

No. Description Date

PROJECT NAME

PROJECT ADDRESS

CLIENT

ARCHITECT

Prescott Street

Residences

54 Prescott Street Somerville, MA

Mike Tokatiyan

KHALSA

17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

ELEPHONE: 617-591-8682 FAX: 617-591-2086

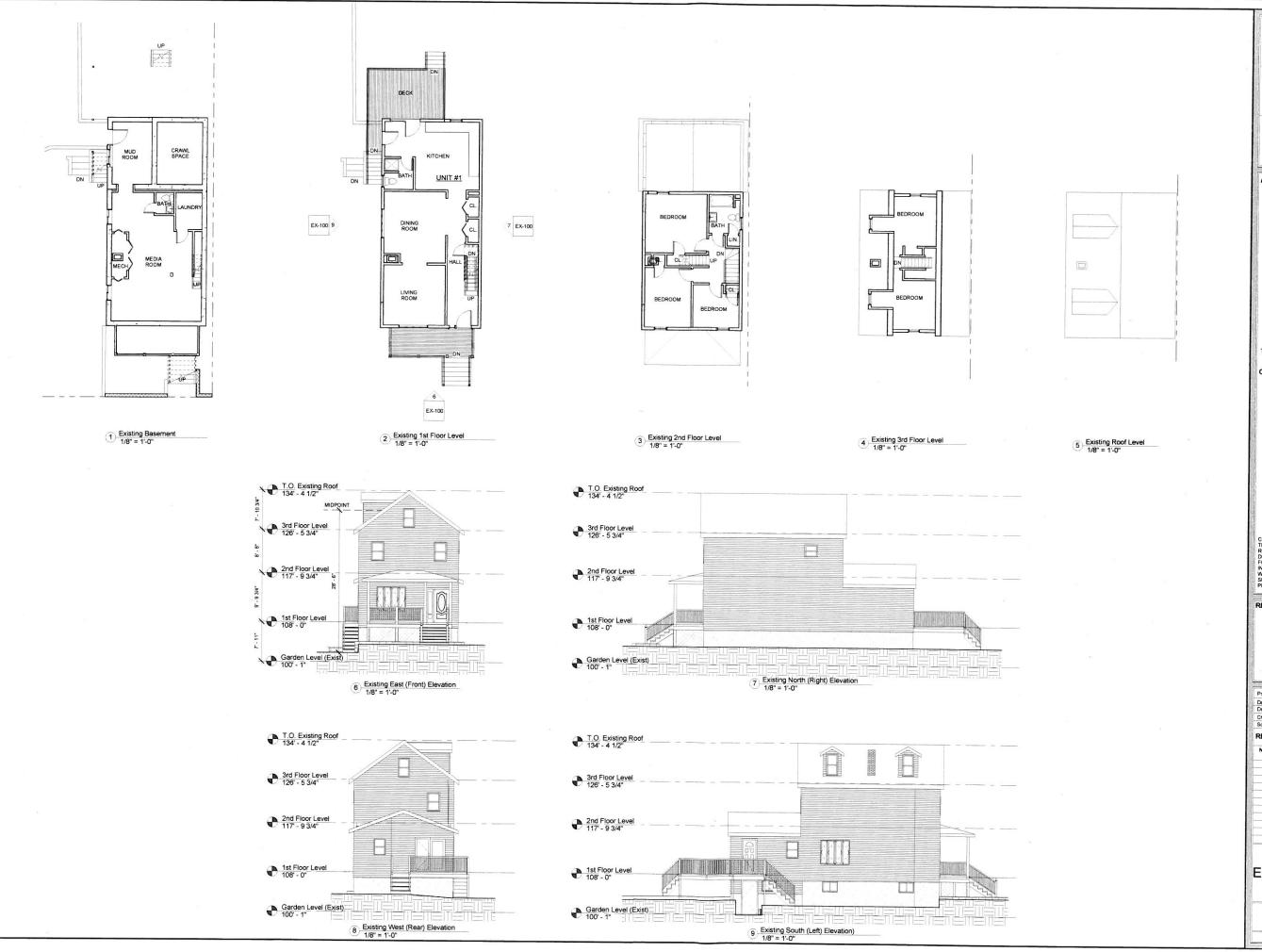
CONSULTANTS:

27 AM \(\TKG-Server\Data\17\17123-Mike T-Prescott st somen

A-020
Prescott Street Residences

Architectural Site Plan

718/2017 10:13:2



PROJECT NAME

Prescott Street Residences

PROJECT ADDRESS

54 Prescott Street Somerville, MA

CLIENT

Mike Tokatiyan



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

CONSULTANTS:

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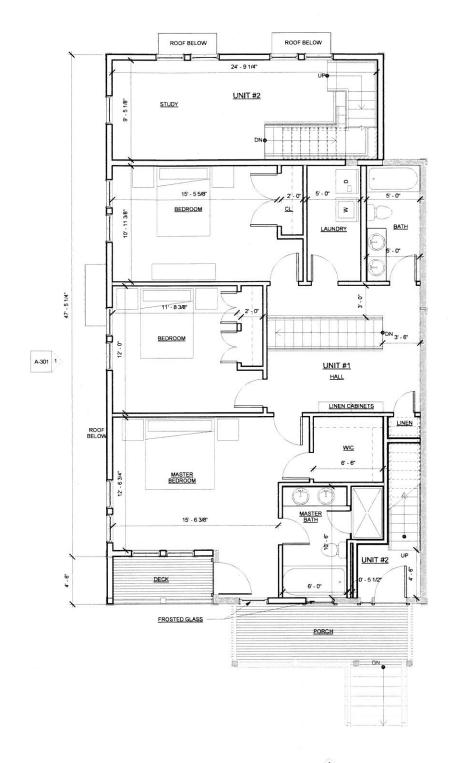
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lwn by Author
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REVISIONS

No. Description

Existing Conditions

EX-100



Name	Level	Area
UNIT#1	Garden Level (New)	1166 SF
UNIT#1	1st Floor Level	1130 SF
UNIT#1		2296 SF
UNIT #2	3rd Floor Level	435 SF
UNIT #2	2nd Floor Level	1317 SF
	1st Floor Level	74 SF
UNIT #2		
UNIT #2 UNIT #2	1st Floor Level	268 SF
	1st Floor Level Garden Level (New)	268 SF 171 SF

2 A-300

PROJECT NAME **Prescott Street** Residences PROJECT ADDRESS

54 Prescott Street Somerville, MA

Mike Tokatlyan



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

CONSULTANTS:



Project number		171	
Date		10-13-20	
Drawn by		Auth	
Checked by		Check	
Scale		1/4" = 1'-	
REVISION	ONS		
No.	Description	Date	

Basement & First Floor Plans

> **A-100** Prescott Street Residences

1 Garden Level (New) 1/4" = 1'-0"

A-300

1 East (Front) Elevation



PROJECT NAME

Prescott Street Residences

PROJECT ADDRESS

54 Prescott Street Somerville, MA

CLIENT

Mike Tokatiyan



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REVISIONS

Description Dat

North & East Elevations

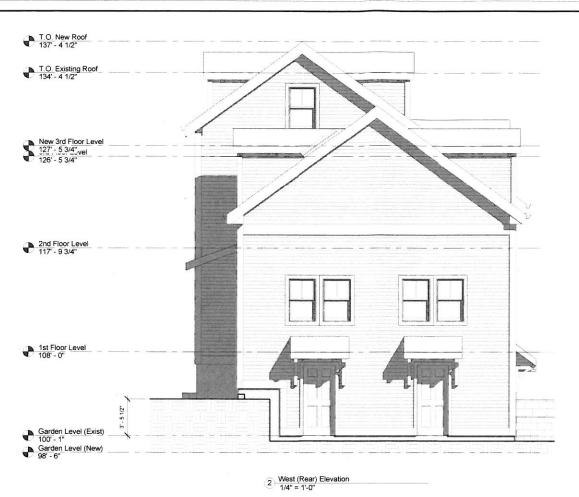
A-300

Prescott Street Residences

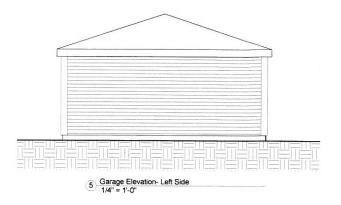
Date

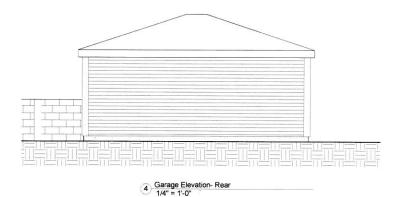
South & West Elevations

A-301 Prescott Street Residences

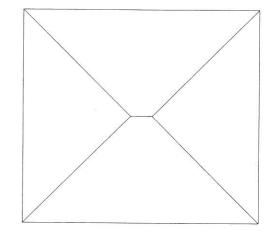




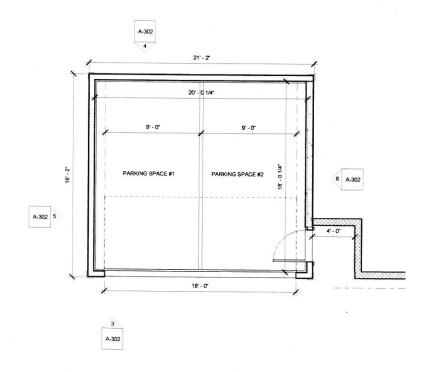








2 Garage Roof Plan 1/4" = 1'-0"



1 Garage Floor Plan 1/4" = 1'-0" PROJECT NAME

Prescott Street Residences

PROJECT ADDRESS

54 Prescott Street Somerville, MA

CLIENT

Mike Tokatlyan

ARCHITECT



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bate 10-13-2017
fram by Author
checked by Checker
cale 11/4" = 1-0"

REVISIONS

No.	Description	Date	
		+	
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Garage Floor Plan, Roof Plan & Exterior Elevations

A-302
Prescott Street Residences