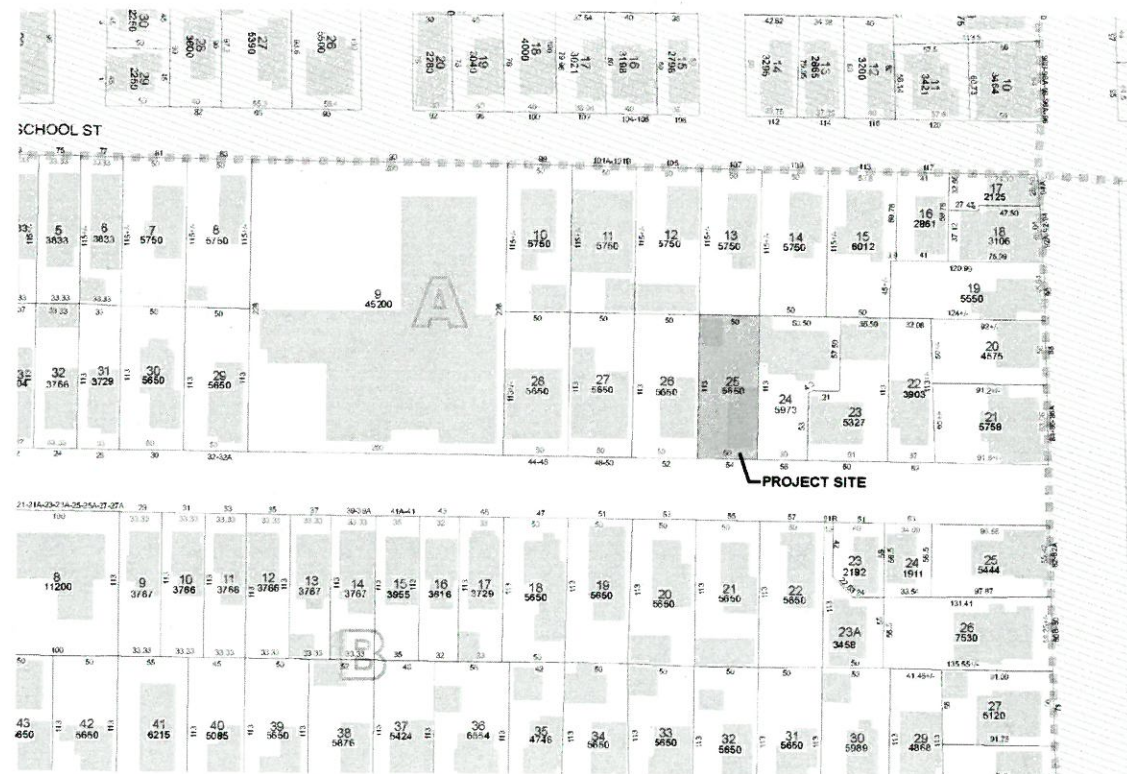


Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	10-18-2017
C-1	Existing Plot Plan of Land	09-29-2017
A-020	Architectural Site Plan	10-18-2017
A-021	FAR Calculation	10-18-2017
EX-100	Existing Conditions	10-18-2017
A-100	Basement & First Floor Plans	10-18-2017
A-101	Second Floor & 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**

ARCHITECT  
**KHALSA**

17 IVALOO STREET SUITE 400  
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REGISTRATION



Project number 17123  
Date 10-13-2017  
Drawn by TMC  
Checked by JSK  
Scale

REVISIONS		
No.	Description	Date

Cover Sheet  
**A-000**  
Prescott Street Residences

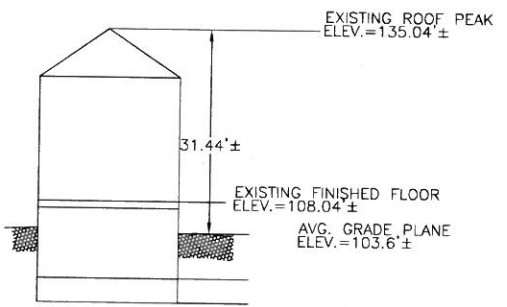
EXISTING LEGEND	
	SEWER LINE
	SEWER MANHOLE
	WATER LINE
	GAS LINE
	UTILITY POLE
	GAS VALVE
	OVERHEAD ELECTRIC SERVICE
	WATER VALVE
	CATCH BASIN
	FENCE
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)
	SPOT GRADE
	DRAIN MANHOLE
	HYDRANT
	TREE

ZONING LEGEND		
ZONING DISTRICT: RA - RESIDENCE A		
	REQUIRED	EXISTING
MIN. AREA	10,000 S.F.	5,650 S.F.
MIN. YARD FRONT *	15'	14.2'
SIDE (RIGHT)	8'	28.7'
SIDE (LEFT)	8'	1.2'
REAR	20'	56.6'
MAX. LOT COVERAGE	50%	20.9% ±
MIN. LANDSCAPE	25%	36.1% ±
MIN. FRONTAGE	50'	42'±
MAX. BLDG. HEIGHT	35'	31.44'±
MAX. STORIES	2.5	2.5

\* = 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 (10) 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 BOOK 7 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 25017C0438E, PANEL NUMBER 0438E, 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

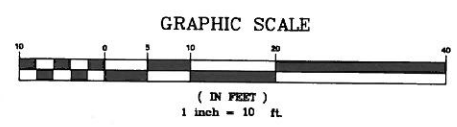
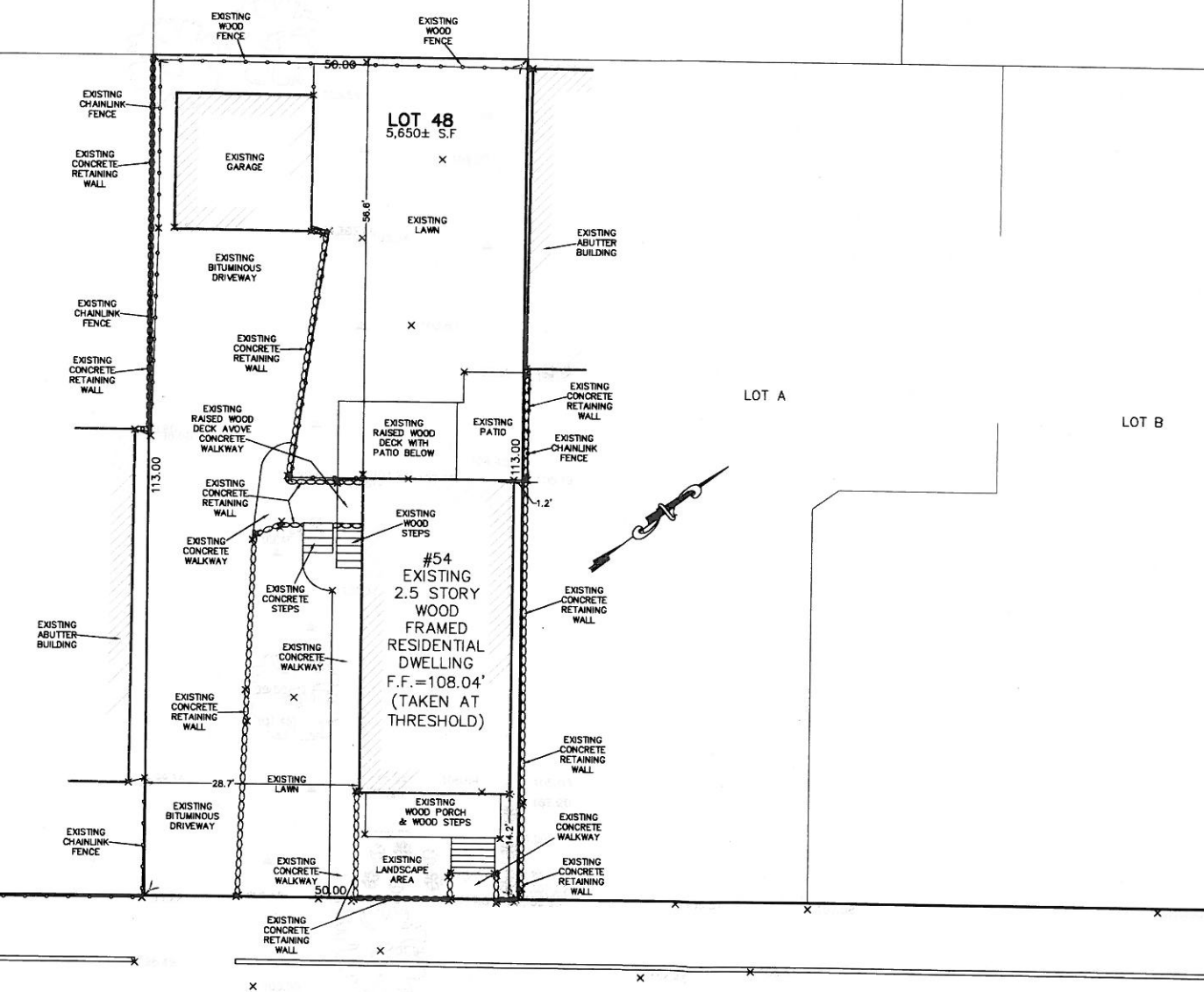
LOT 14                      LOT 13                      LOT 12                      LOT 11

LOT 46

LOT 47

LOT A

LOT B



PRESCOTT STREET  
(PUBLIC WAY-VARIABLE WIDTH)

SCALE 1"=10'			
DATE 9/29/2017	REV	DATE	REVISION
SHEET 1			BY
PLAN NO. 1 OF 1	54 PRESCOTT STREET SOMERVILLE MASSACHUSETTS		
CLIENT:	PLOT PLAN OF LAND		
DRAWN BY			
CHKD BY P.J.N.	<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		
APPD BY P.J.N.			
			SHEET NO. <b>1</b>





PROJECT NAME  
**Prescott Street  
Residences**

PROJECT ADDRESS  
54 Prescott Street  
Somerville, MA

CLIENT  
**Mike Tokatlyan**

ARCHITECT  
**DESIGN  
KHALSA**  
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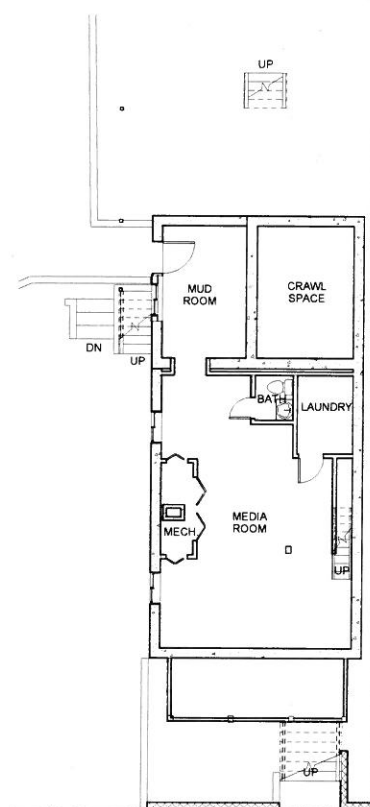
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Date 10-13-2017  
Drawn by Author  
Checked by Checker  
Scale 1/8" = 1'-0"

REVISIONS

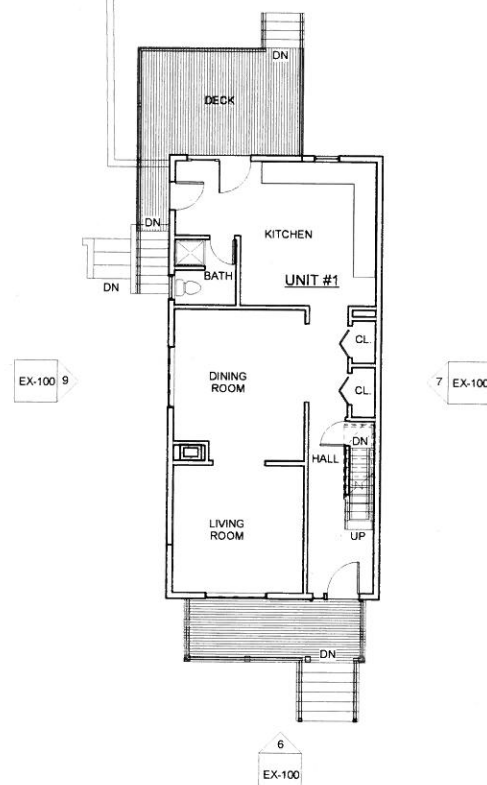
No.	Description	Date

Existing Conditions

**EX-100**  
Prescott Street Residences



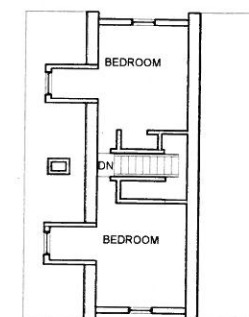
1 Existing Basement  
1/8" = 1'-0"



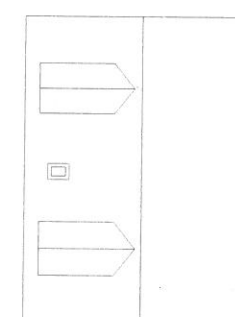
2 Existing 1st Floor Level  
1/8" = 1'-0"



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



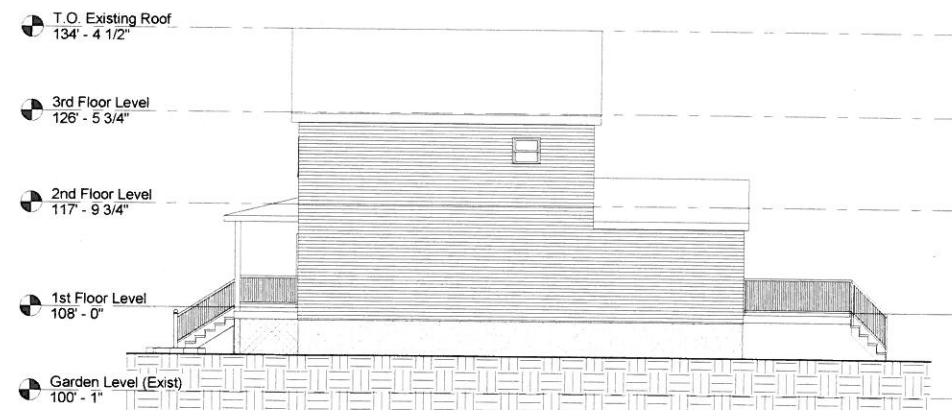
4 Existing 3rd Floor Level  
1/8" = 1'-0"



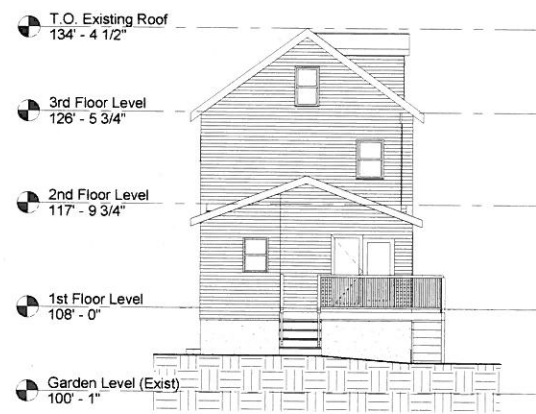
5 Existing Roof Level  
1/8" = 1'-0"



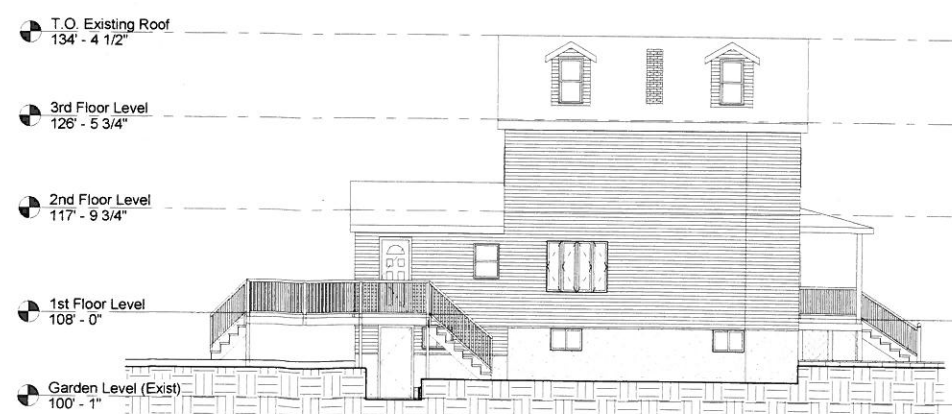
6 Existing East (Front) Elevation  
1/8" = 1'-0"



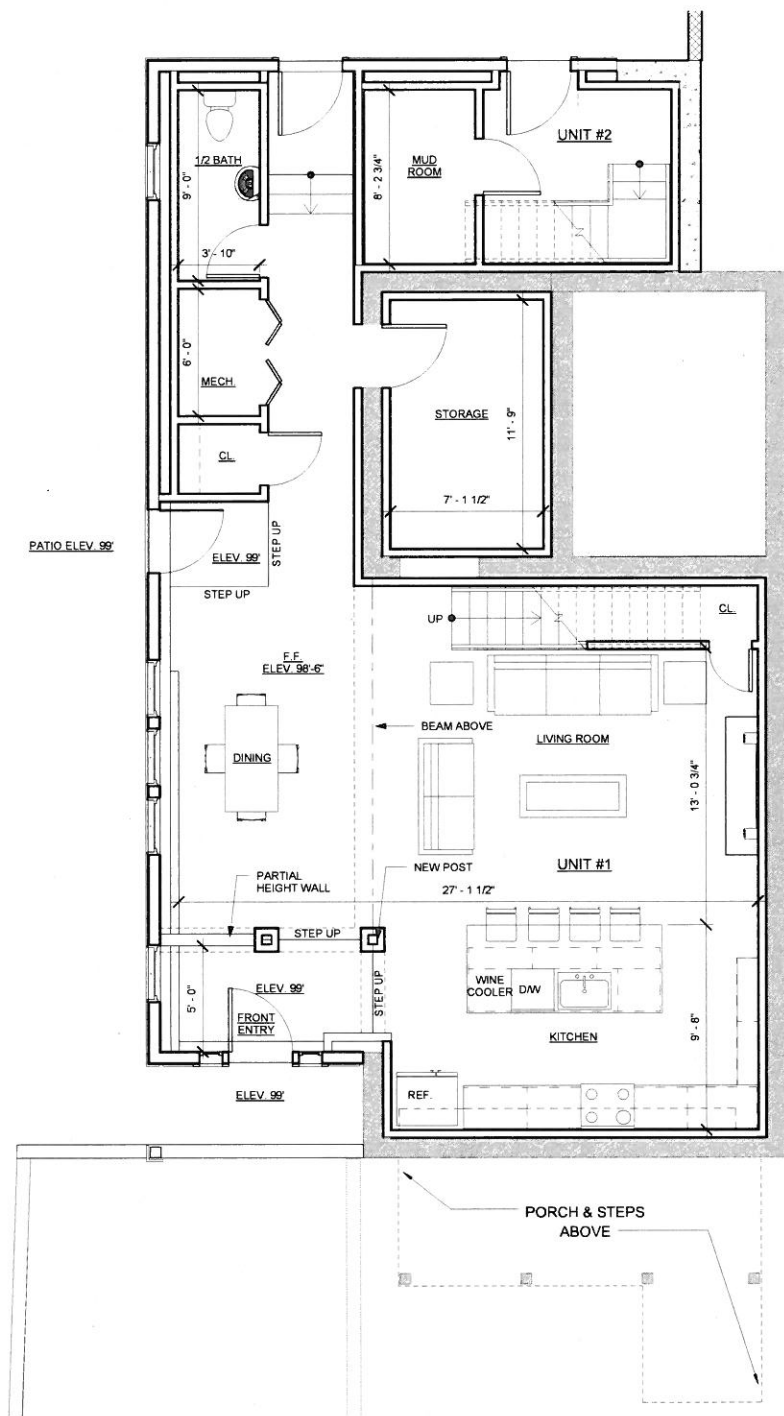
7 Existing North (Right) Elevation  
1/8" = 1'-0"



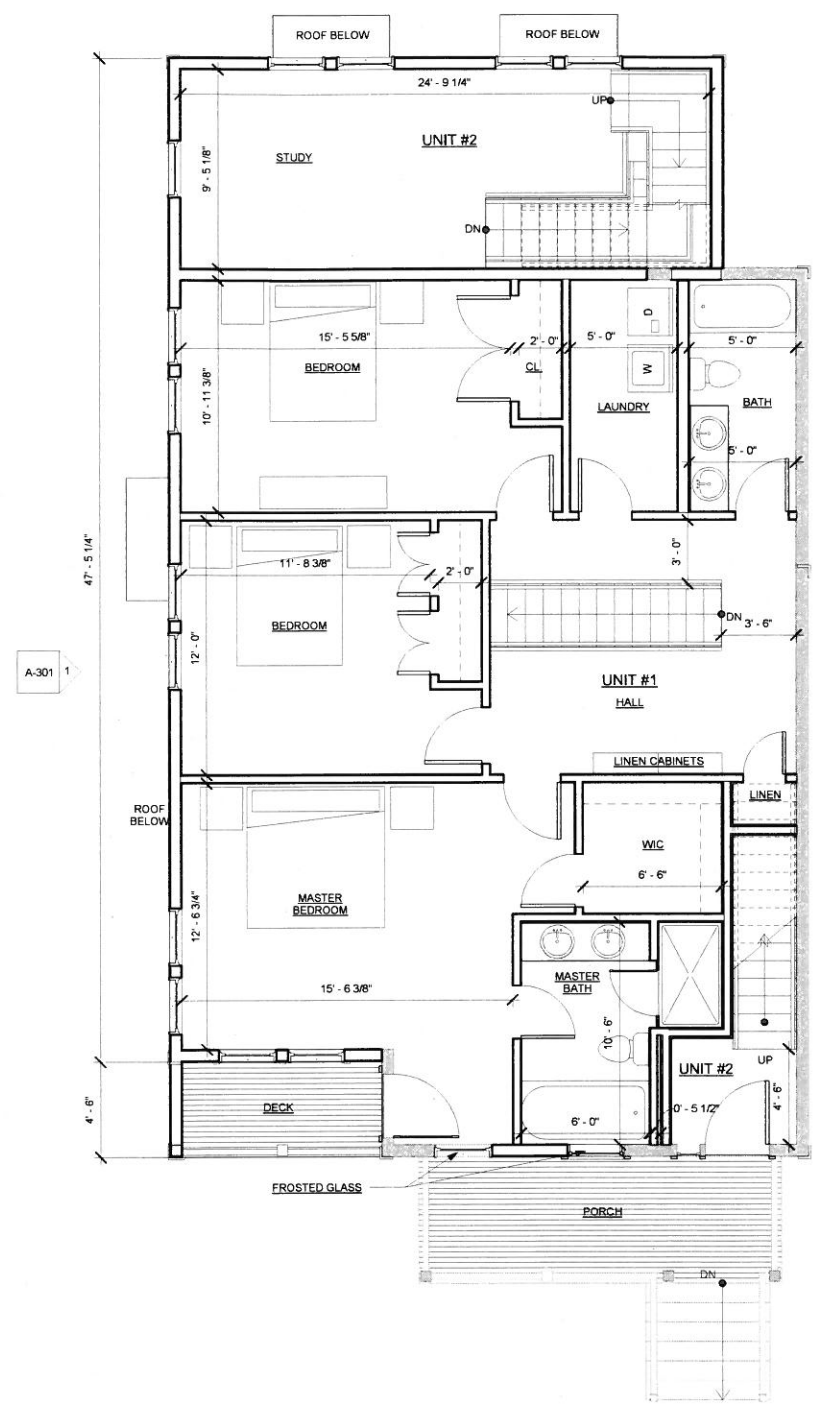
8 Existing West (Rear) Elevation  
1/8" = 1'-0"



9 Existing South (Left) Elevation  
1/8" = 1'-0"



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



2 1st Floor Level  
1/4" = 1'-0"

Area Schedule (Rentable)		
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
UNIT #2	1st Floor Level	74 SF
UNIT #2	1st Floor Level	268 SF
UNIT #2	Garden Level (New)	171 SF
UNIT #2		2265 SF

PROJECT NAME  
**Prescott Street Residences**

PROJECT ADDRESS  
54 Prescott Street  
Somerville, MA

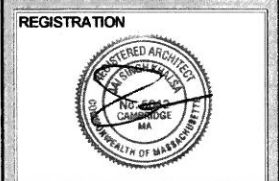
CLIENT  
**Mike Tokatlyan**

ARCHITECT  
**DESIGN**  
**KHALSA**

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Drawn by Author  
Checked by Checker  
Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

Basement & First  
Floor Plans

**A-100**  
Prescott Street Residences





1 East (Front) Elevation  
1/4" = 1'-0"



2 North (Right) Elevation  
1/4" = 1'-0"

PROJECT NAME  
**Prescott Street  
Residences**

PROJECT ADDRESS  
54 Prescott Street  
Somerville, MA

CLIENT  
**Mike Tokatyan**

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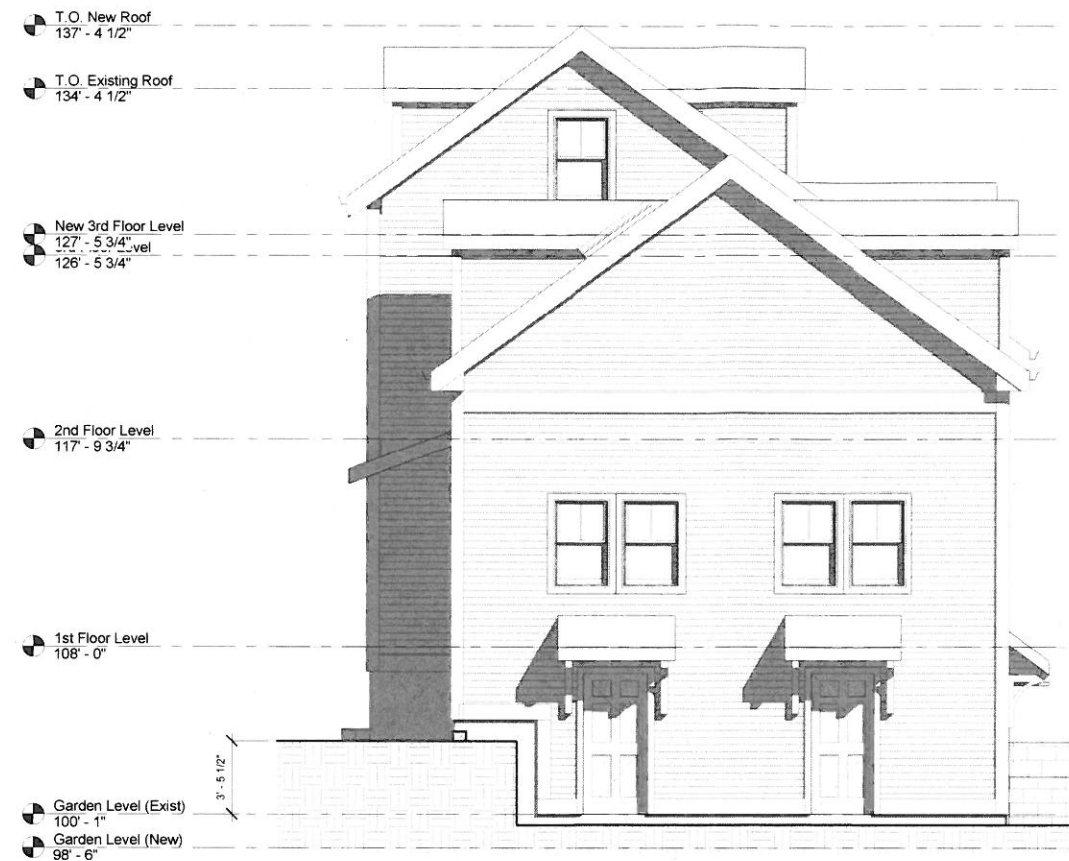
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Date 10-13-2017  
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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

North & East  
Elevations

**A-300**  
Prescott Street Residences



2 West (Rear) Elevation  
1/4" = 1'-0"



1 South (Left) Elevation  
1/4" = 1'-0"

PROJECT NAME  
**Prescott Street Residences**

PROJECT ADDRESS  
54 Prescott Street  
Somerville, MA

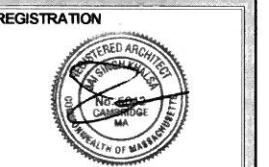
CLIENT  
**Mike Tokatlyan**

ARCHITECT  
**DESIGN**  
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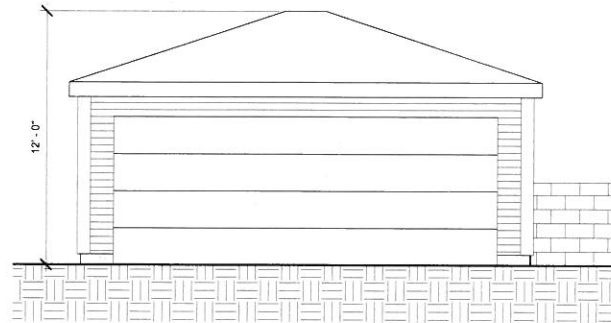
Project number 17123  
Date 10-13-2017  
Drawn by Author  
Checked by Checker  
Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

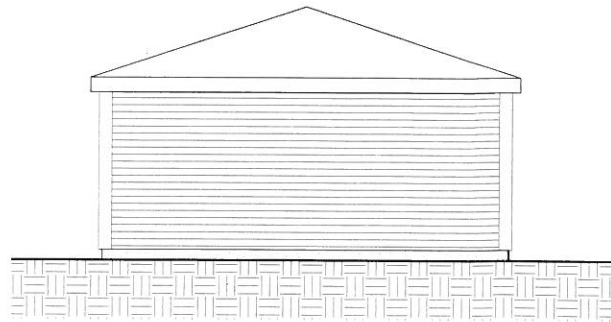
South & West Elevations

**A-301**

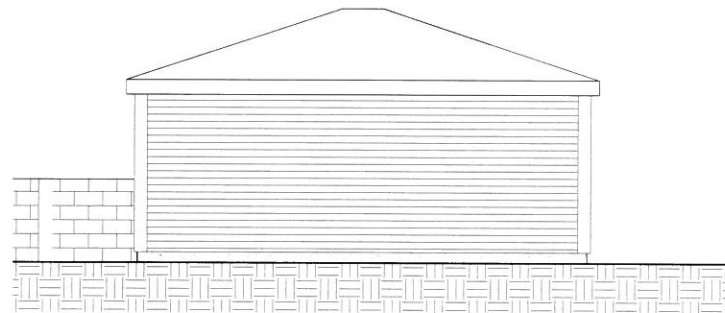
Prescott Street Residences



3 Garage Elevation- Front  
1/4" = 1'-0"



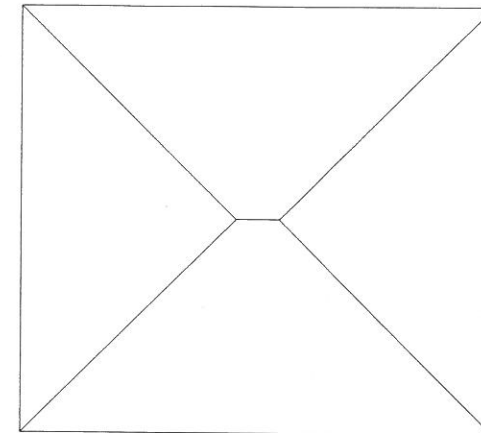
5 Garage Elevation- Left Side  
1/4" = 1'-0"



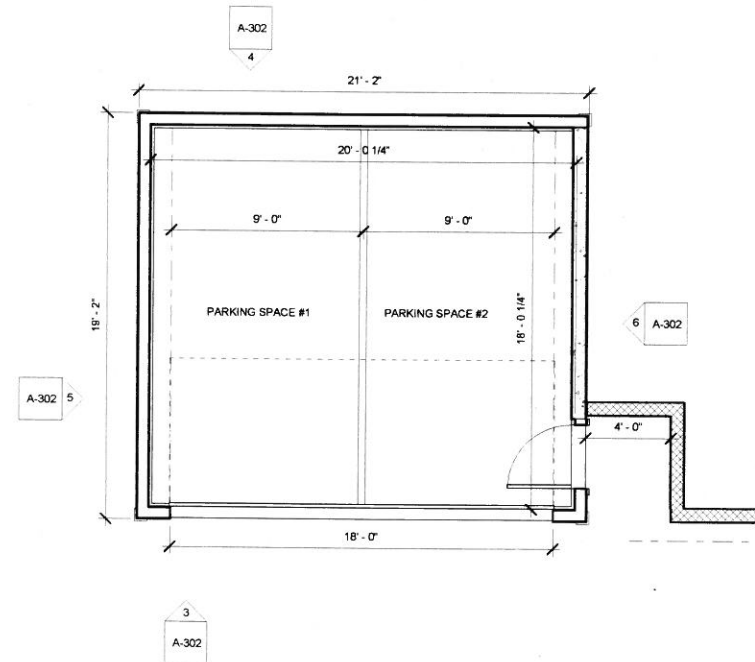
4 Garage Elevation- Rear  
1/4" = 1'-0"



6 Garage Elevation- Right Side  
1/4" = 1'-0"



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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REVISIONS

No.	Description	Date

Garage Floor Plan,  
Roof Plan &  
Exterior Elevations

**A-302**

Prescott Street Residences