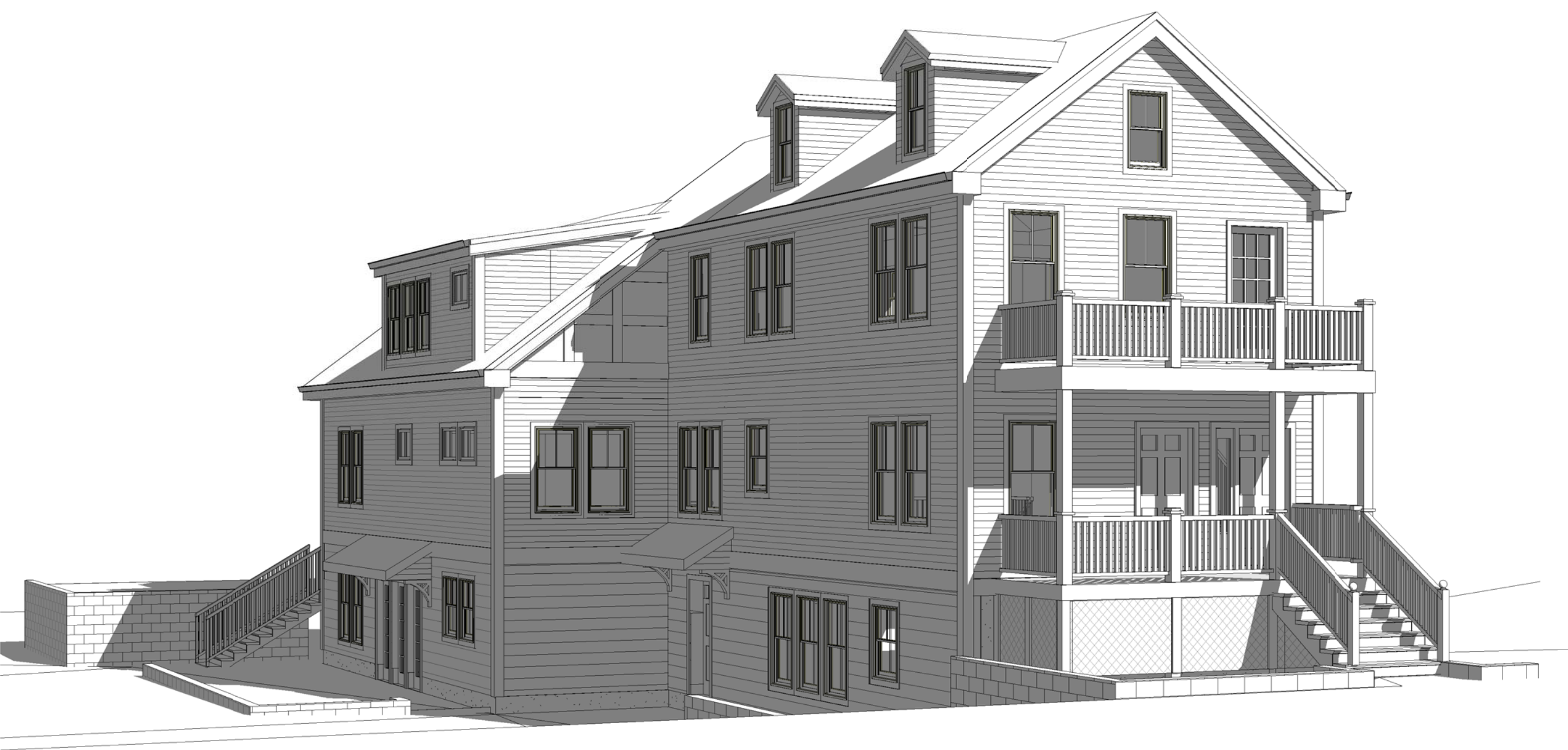


Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	12/22/2017
C-1	Existing Plot Plan of Land	12/22/2017
A-020	Architectural Site Plan	12/22/2017
A-021	FAR Calculation	12/22/2017
EX-100	Existing Conditions	12/22/2017
A-100	Basement & First Floor Plans	12/22/2017
A-101	Second Floor & Roof Plans	12/22/2017
A-300	North & East Elevations	12/22/2017
A-301	South & West Elevations	12/22/2017
A-302	Garage Floor Plan, Roof Plan & Exterior Elevations	12/22/2017



PROJECT NAME

Prescott Street Residences

PROJECT ADDRESS

54 Prescott Street
Somerville, MA

CLIENT

Mike Tokatlyan

ARCHITECT

DESIGN

KHALSA

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PRESCOTT STREET RESIDENCES

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MIKE TAKATLYAN

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Scale	

REVISIONS		
No.	Description	Date

Cover Sheet

A-000

Prescott Street Residences

LOCUS MAP



SPECIAL PERMIT SET

12/22/2017

ZONING DIMENSIONAL TABLE:				
	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	RA			
USE	Res- 1 & 2 Family	Res- Single Family	Res- 2 Family	COMPLIES
MIN LOT SIZE	10,000 S.F.	5,650 +/- S.F.	5,650 +/- S.F.	PRE-EXIST / NO CHANGE
MIN LOT PER DWELLING	1-9 DU= 2,250 S.F./ DU	1 DU= 5,650 S.F./ DU	2 DU= 2,825 S.F./ DU	COMPLIES
MAX GROUND COVERAGE	50% / 2,825 S.F.	26% / 1,448 S.F.	35% / 1,981 S.F.	COMPLIES
LANDSCAPE AREA	25% / 1,413 S.F.	40% / 2,260 S.F.	47% / 2,669 S.F.	COMPLIES
MAX FLOOR AREA RATIO (FAR)	0.75 / 4,237 S.F.	0.39 / 2,229 S.F.	0.74 / 4,194 S.F.	COMPLIES
MAX BUILDING HEIGHT	2 1/2 ST/ 35'	2 1/2 ST / 28'-6 +/-	2 1/2 ST / 31'- 4 1/4"	COMPLIES
MIN. YARD SETBACKS FRONT LEFT SIDE RIGHT SIDE REAR	15'-0" 8'-0" SUM 17'-0" 8'-0" SUM 17'-0" 20'-0"	8'-2 1/2" +/- 28'-9 1/2" +/- 1'-2" +/- 46'-10" +/-	8'-2 1/2" +/- 16'-9 3/4" +/- 1'-2" +/- 23'-10 3/4 +/-	PRE-EXIST / NO CHANGE COMPLIES PRE-EXIST / NO CHANGE COMPLIES
ACCESSORY STRUCTURE MIN. YARD SETBACKS FRONT LEFT SIDE RIGHT SIDE REAR	1'-0" 3'-0" 3'-0" 3'-0"	90'-0 1/2" +/- 28'-9 1/2" +/- 1'-2" +/- 5'-0 1/2" +/-	N/A N/A N/A N/A	COMPLIES COMPLIES COMPLIES COMPLIES
MIN FRONTAGE	50'	50'	50'	COMPLIES
PERVIOUS AREA, MIN % OF LOT	35% / 1,978 S.F.	40% / 2,260 S.F.	49% / 2,769 S.F.	COMPLIES
PARKING REQUIREMENTS	1.5/ DU W/ 1 OR 2 BEDROOMS 2.0/ DU W/ 3+ BEDROOMS	2 SPACES	2 SPACES	DOES NOT COMPLY
	EXISTING REQ. Unit 1: 5 Bedrooms = 2 Spaces Required	PROPOSED REQ. Unit 1 - 2 Spaces Unit 2 - 2 Spaces Total - 4 Spaces		

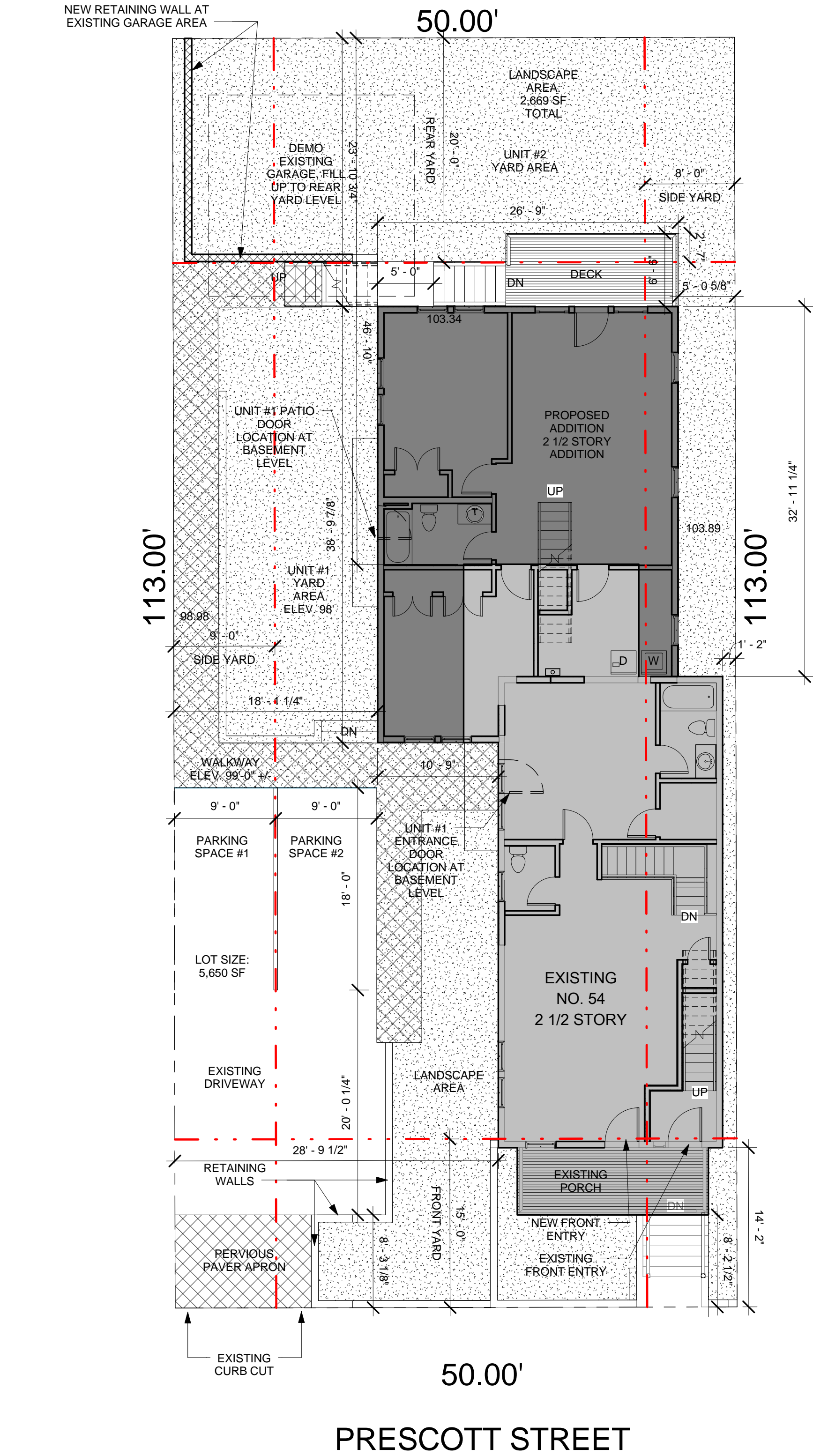
Section 4.4. - Nonconforming Structures.
4.4.1. Alteration, Reconstruction, Extension, or Structural Change to a Nonconforming Structure.

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.



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

LEGEND

- PROPOSED ADDITION
- EXISTING BUILDING
- PERMEABLE DRIVEWAY PAVERS
- LANDSCAPE AREA

PROJECT NAME

**Prescott Street
Residences**

PROJECT ADDRESS

54 Prescott Street
Somerville, MA

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Scale	As indicated

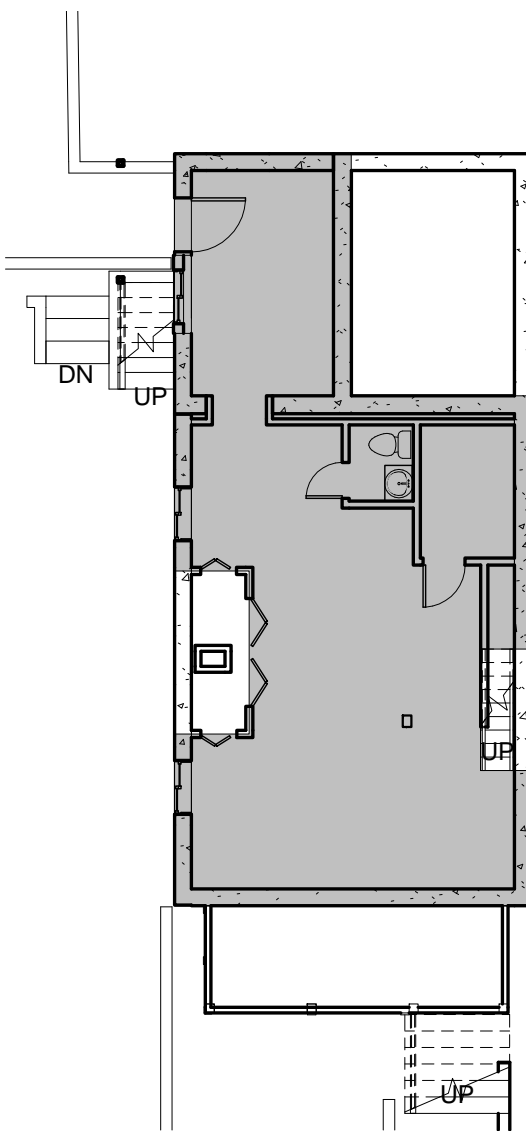
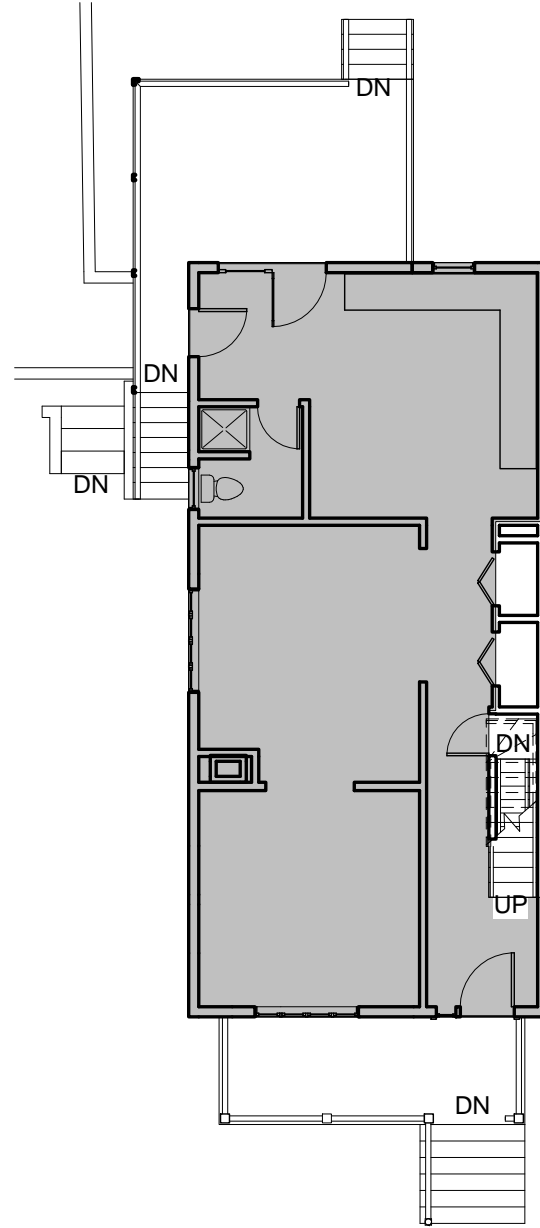
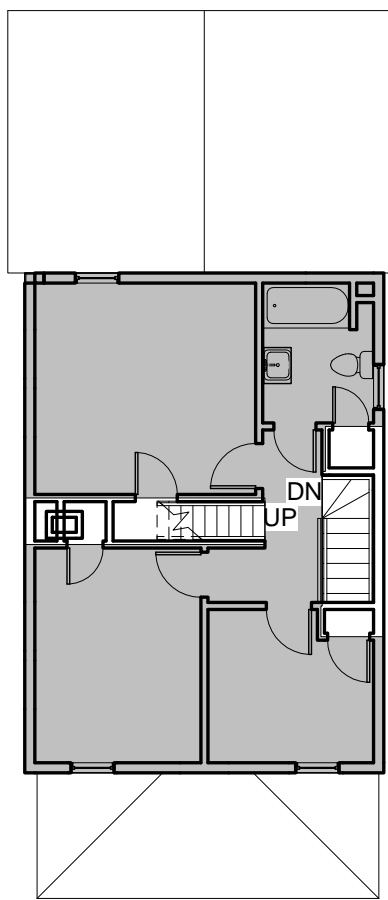
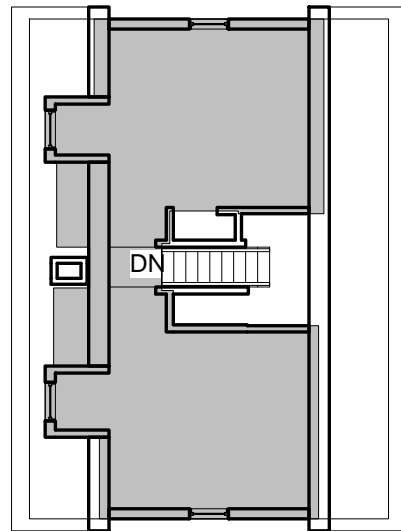
REVISIONS

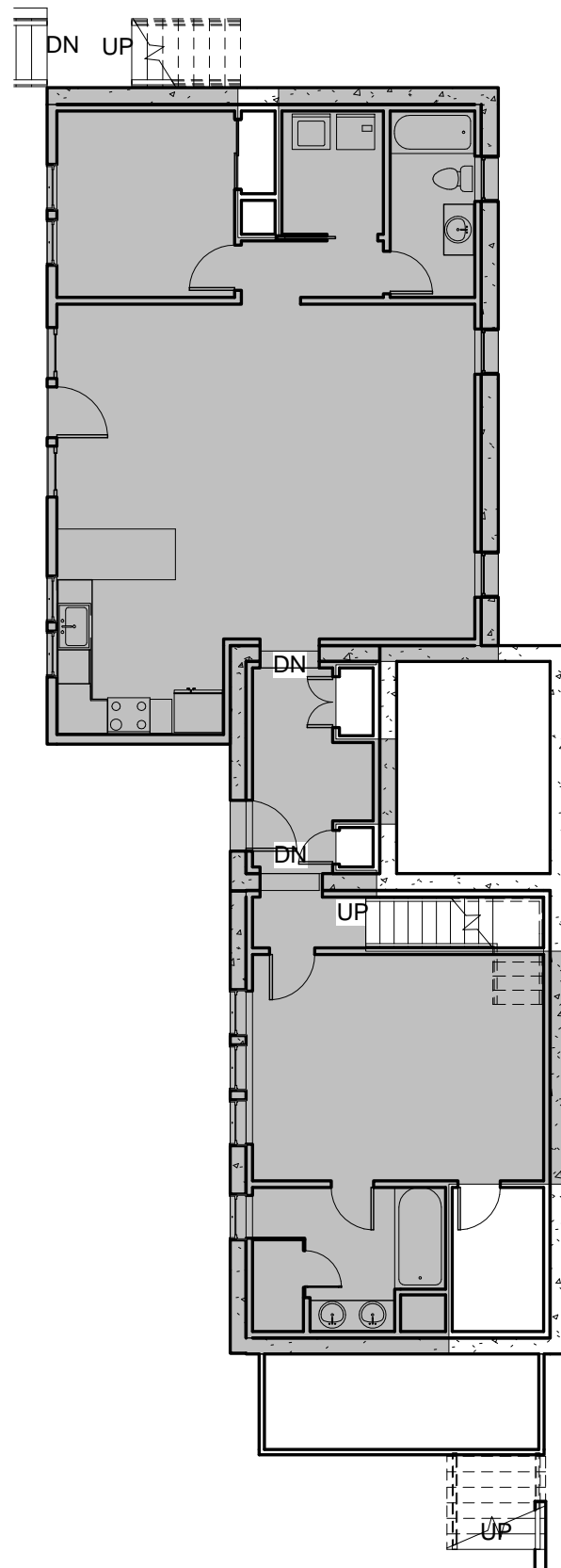
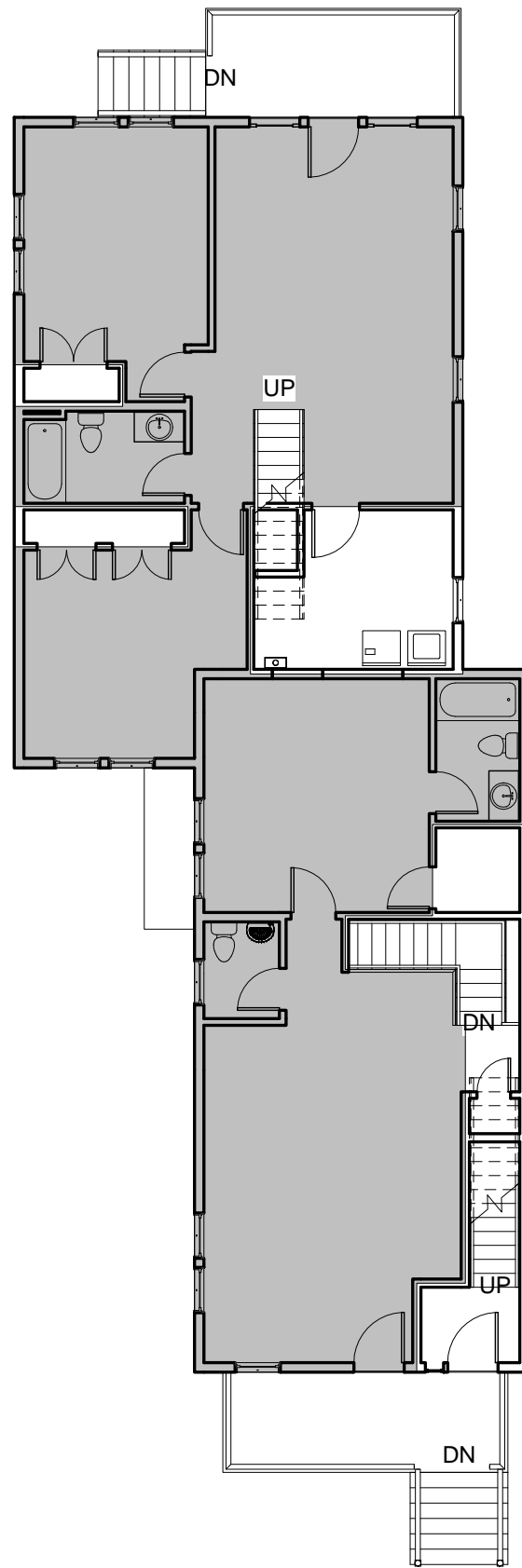
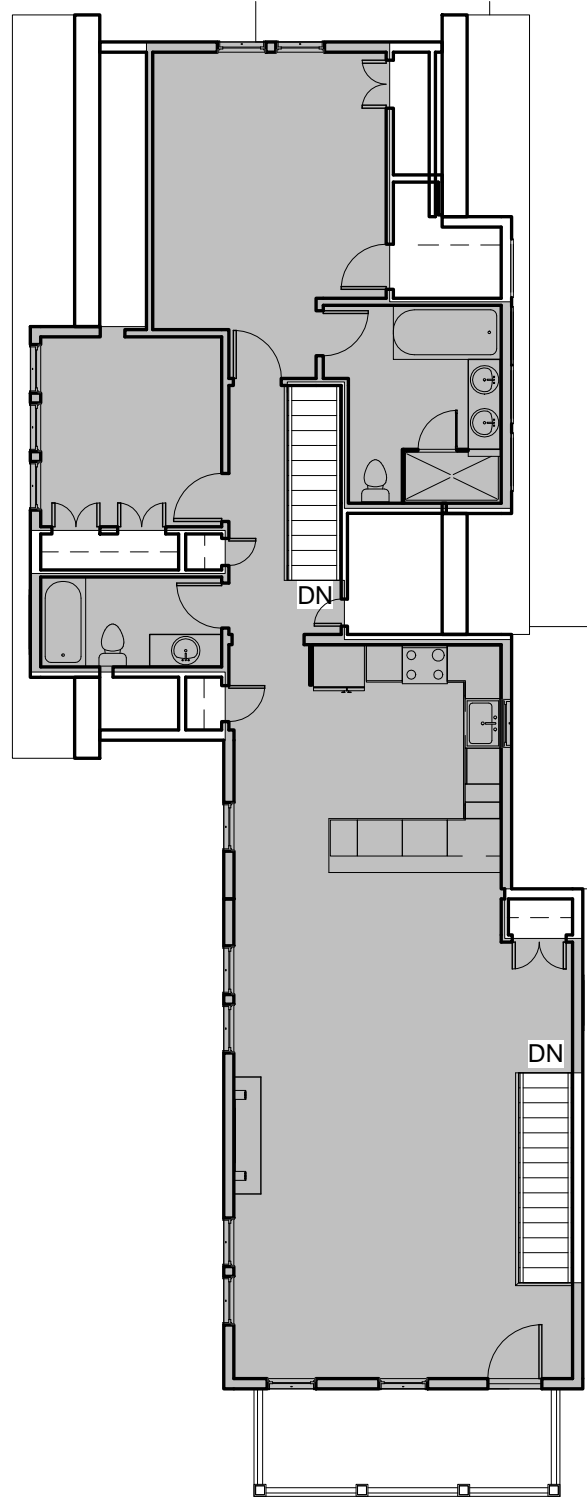
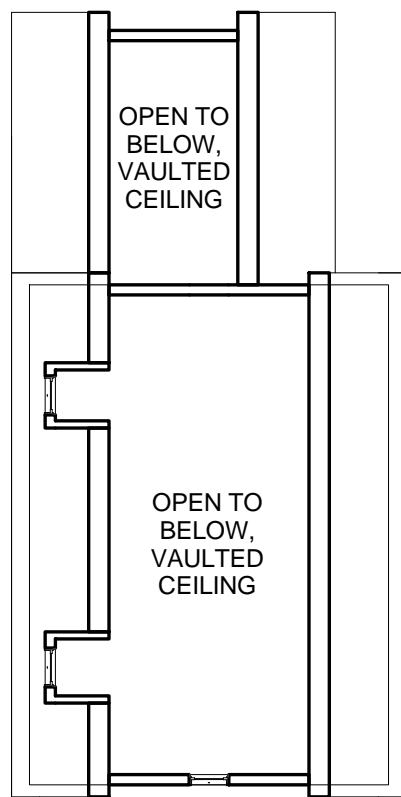
No.	Description	Date

Architectural Site
Plan

A-020

Prescott Street Residences

EXISTING FAR SUMMARY																						
				<table><tr><th>LEVEL</th><th>FAR</th><th>GROSS</th></tr><tr><td>BASEMENT</td><td>638 SF</td><td>829 SF</td></tr><tr><td>FIRST</td><td>773 SF</td><td>837 SF</td></tr><tr><td>SECOND</td><td>481 SF</td><td>555 SF</td></tr><tr><td>THIRD</td><td>337 SF</td><td>555 SF</td></tr><tr><td>TOTAL</td><td>2,229 SF</td><td>2,776 SF</td></tr></table>	LEVEL	FAR	GROSS	BASEMENT	638 SF	829 SF	FIRST	773 SF	837 SF	SECOND	481 SF	555 SF	THIRD	337 SF	555 SF	TOTAL	2,229 SF	2,776 SF
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BASEMENT	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR																			
FAR: 638 SF GROSS: 829 SF	FAR: 773 SF GROSS: 837 SF	FAR: 481 SF GROSS: 555 SF	FAR: 337 SF GROSS: 555 SF																			

PROPOSED FAR SUMMARY																						
				<table><tr><th>LEVEL</th><th>FAR</th><th>GROSS</th></tr><tr><td>BASEMENT</td><td>1,471 SF</td><td>1,466 SF</td></tr><tr><td>FIRST</td><td>1,421 SF</td><td>1,781 SF</td></tr><tr><td>SECOND</td><td>1,302 SF</td><td>1,725 SF</td></tr><tr><td>THIRD</td><td>0 SF</td><td>0 SF</td></tr><tr><td>TOTAL</td><td>4,194 SF</td><td>4,972 SF</td></tr></table>	LEVEL	FAR	GROSS	BASEMENT	1,471 SF	1,466 SF	FIRST	1,421 SF	1,781 SF	SECOND	1,302 SF	1,725 SF	THIRD	0 SF	0 SF	TOTAL	4,194 SF	4,972 SF
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BASEMENT	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR																			
FAR: 1,471 SF GROSS: 1,770 SF	FAR: 1,421 SF GROSS: 1,781 SF	FAR: 1,302 SF GROSS: 1,725 SF	FAR: 0 SF GROSS: 0 SF																			

PROJECT NAME

Prescott Street Residences

PROJECT ADDRESS

54 Prescott Street
Somerville, MA

CLIENT

Mike Tokatlyan

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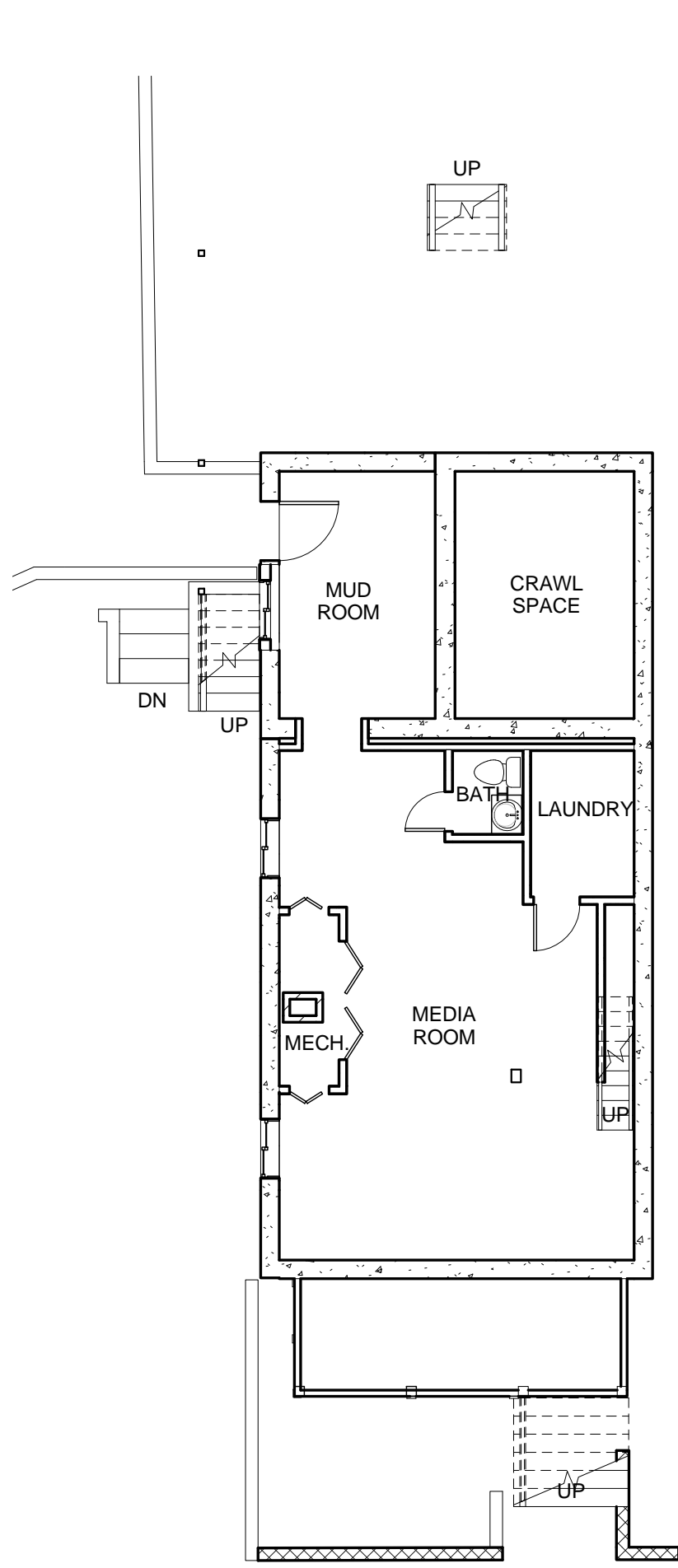
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No.	Description	Date

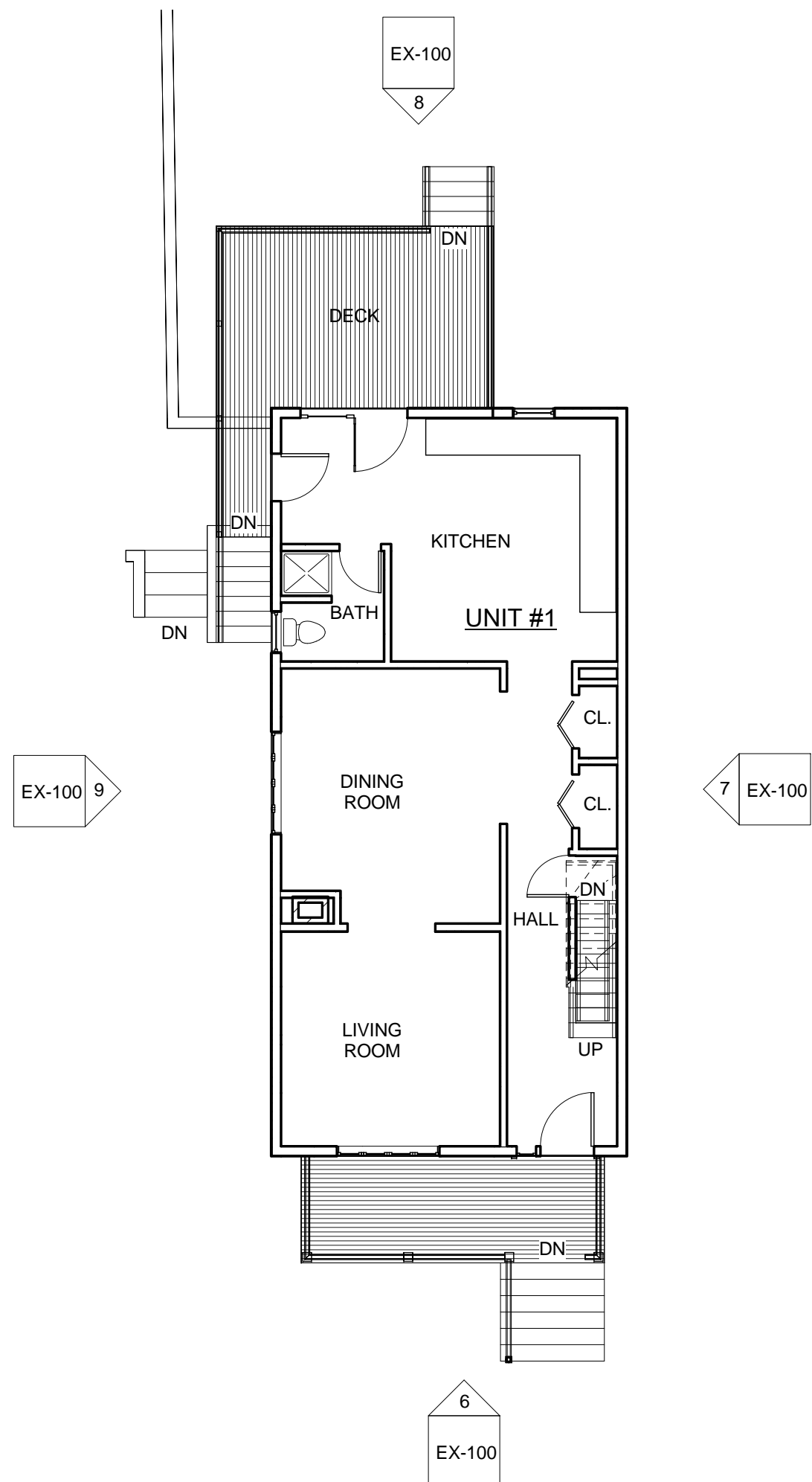
FAR Calculation

A-021

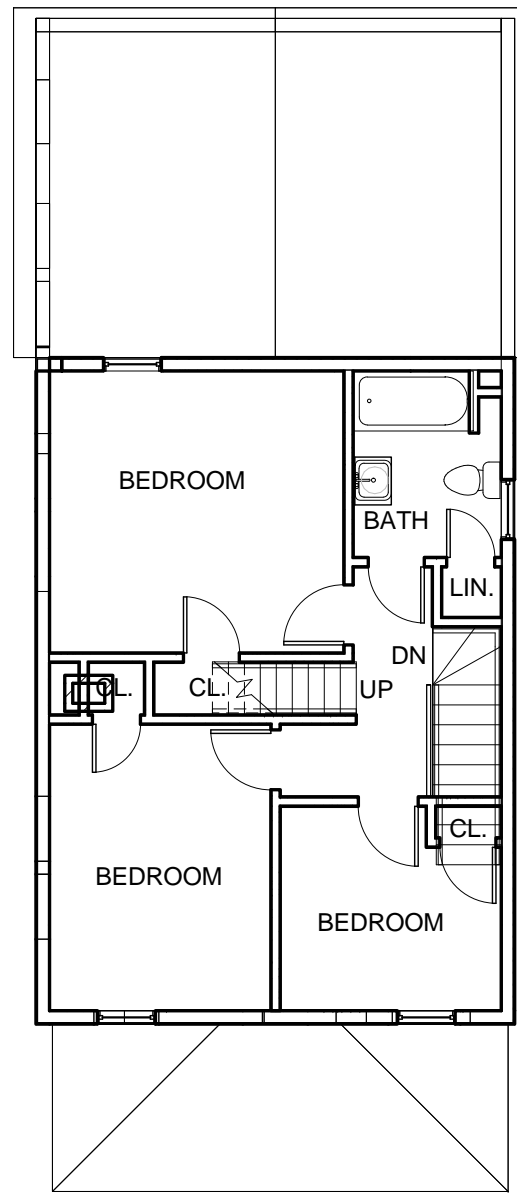
Prescott Street Residences



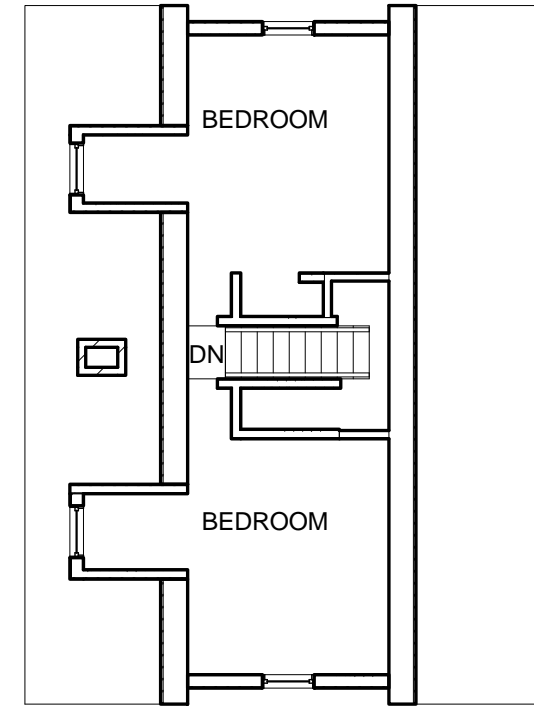
1 Existing Basement
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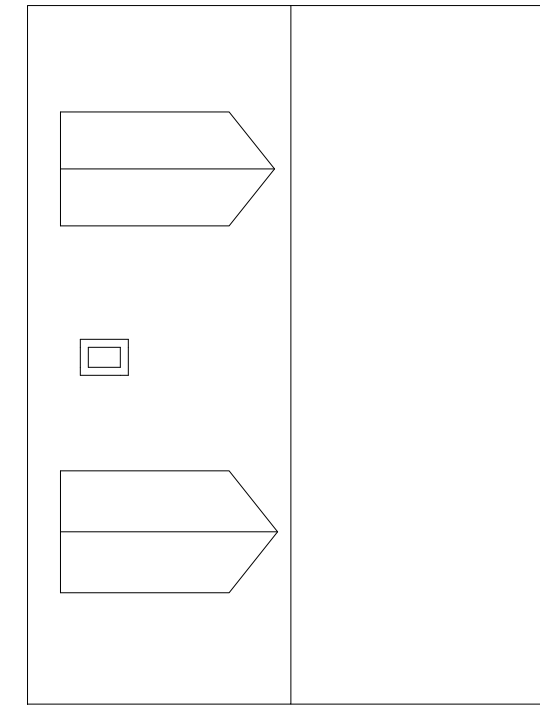
2 Existing 1st Floor Level
1/8" = 1'-0"



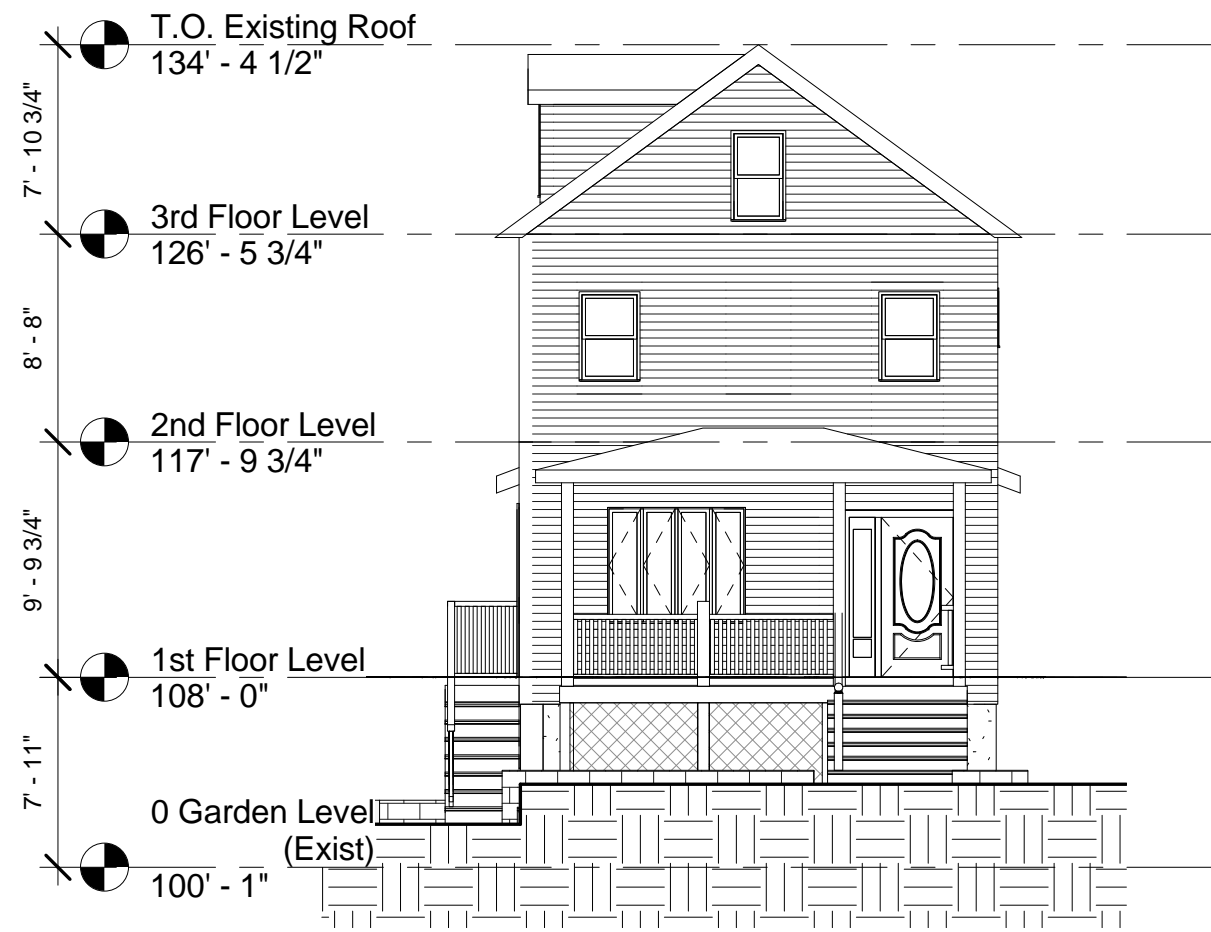
3 Existing 2nd Floor Level
1/8" = 1'-0"



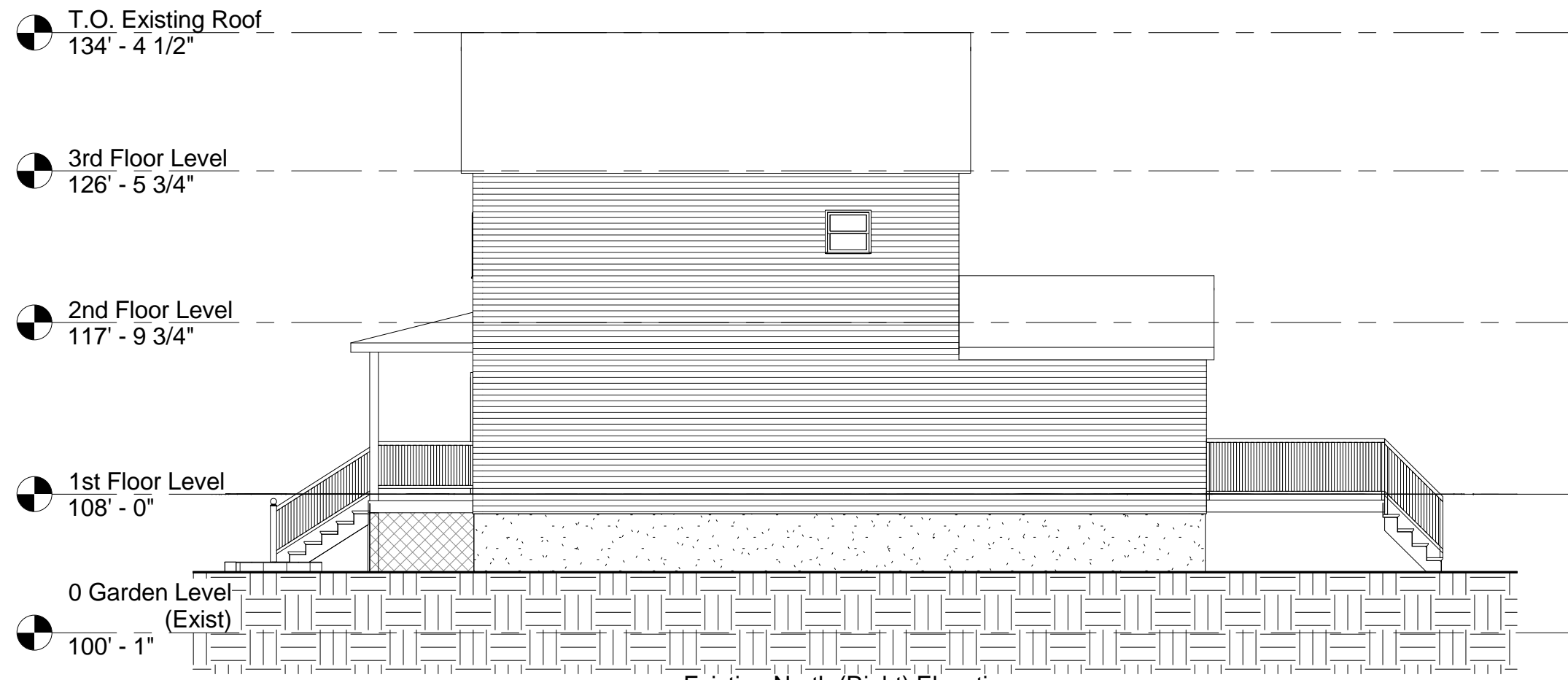
4 Existing 3rd Floor Level
1/8" = 1'-0"



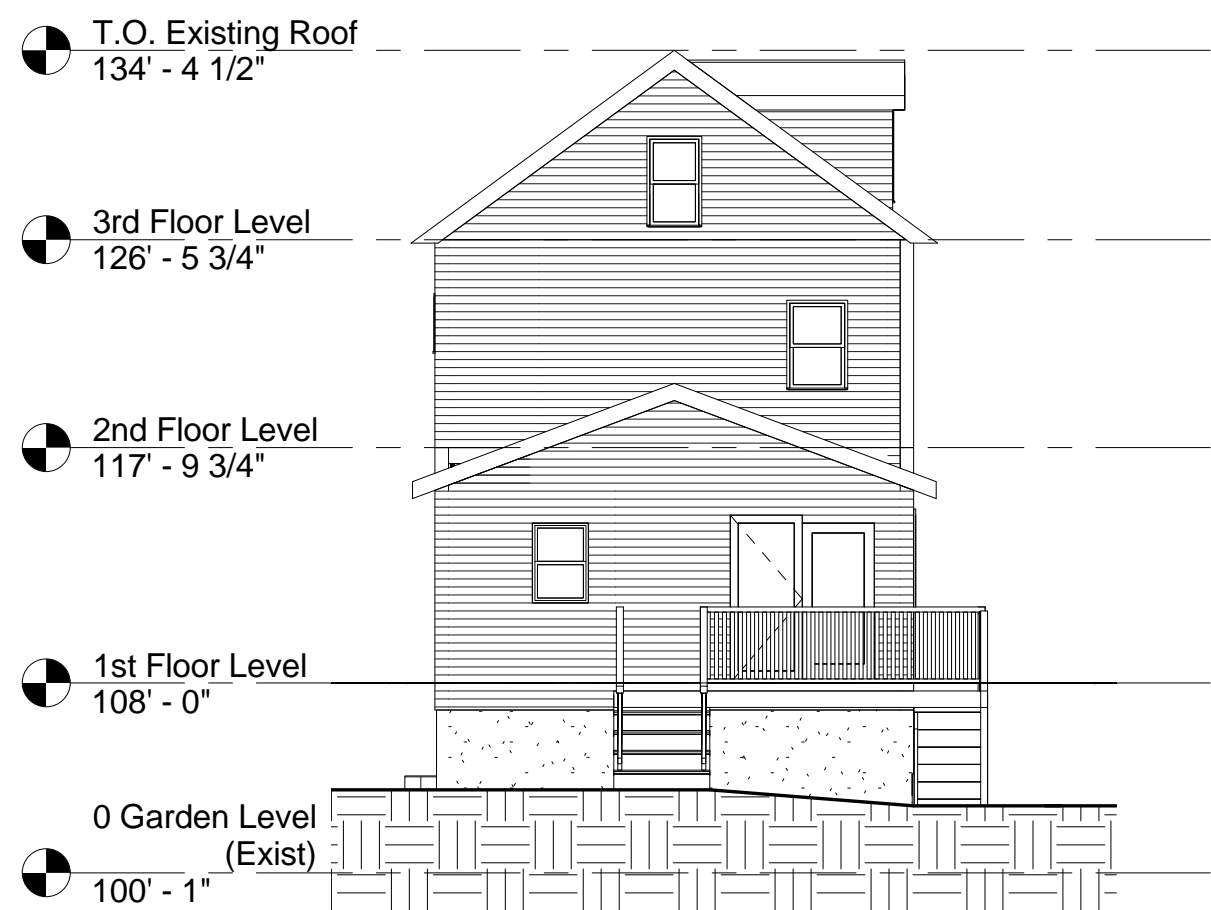
5 Existing Roof Level
1/8" = 1'-0"



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"

PROJECT NAME

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Residences**

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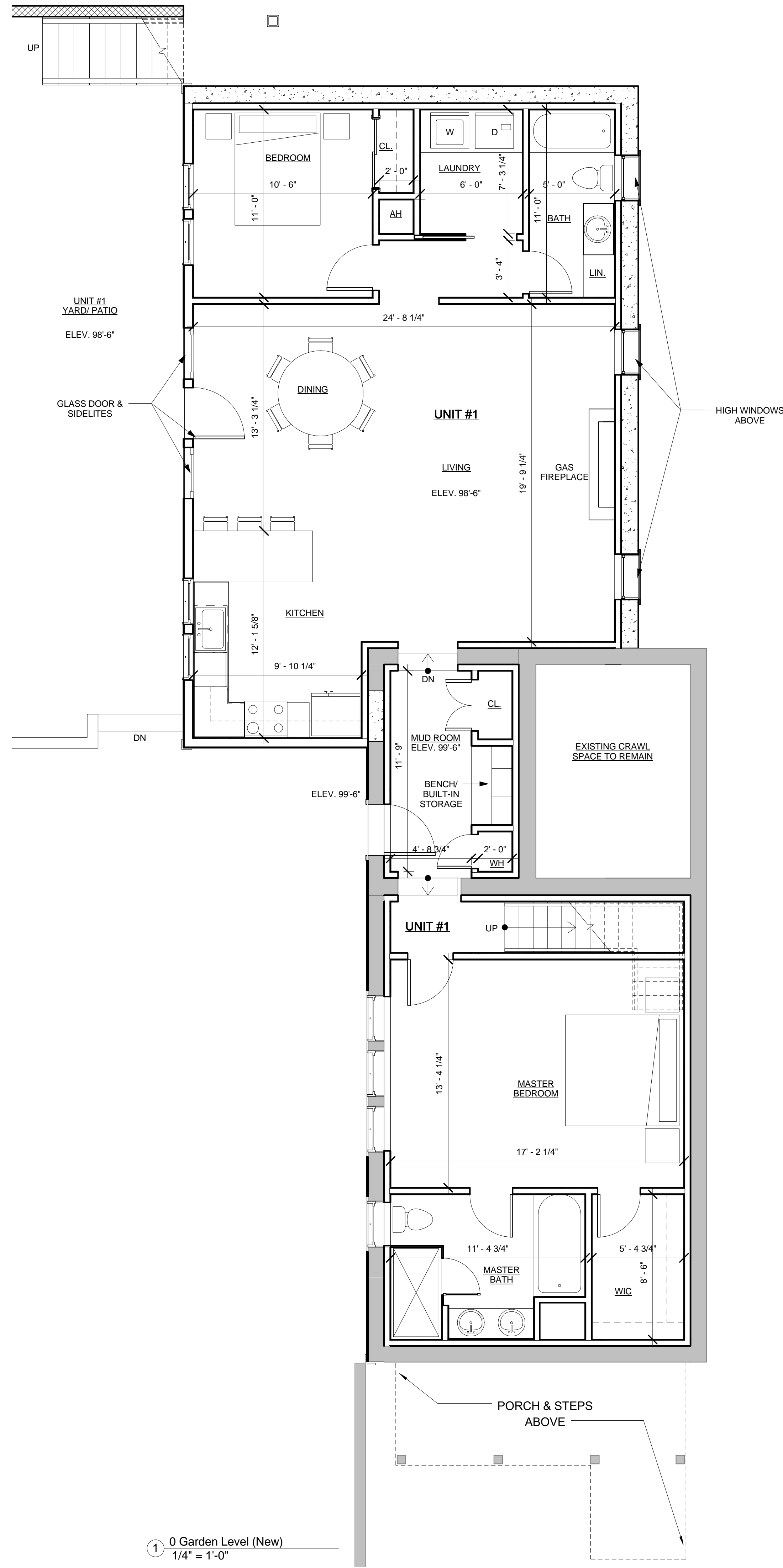
REVISIONS

No.	Description	Date

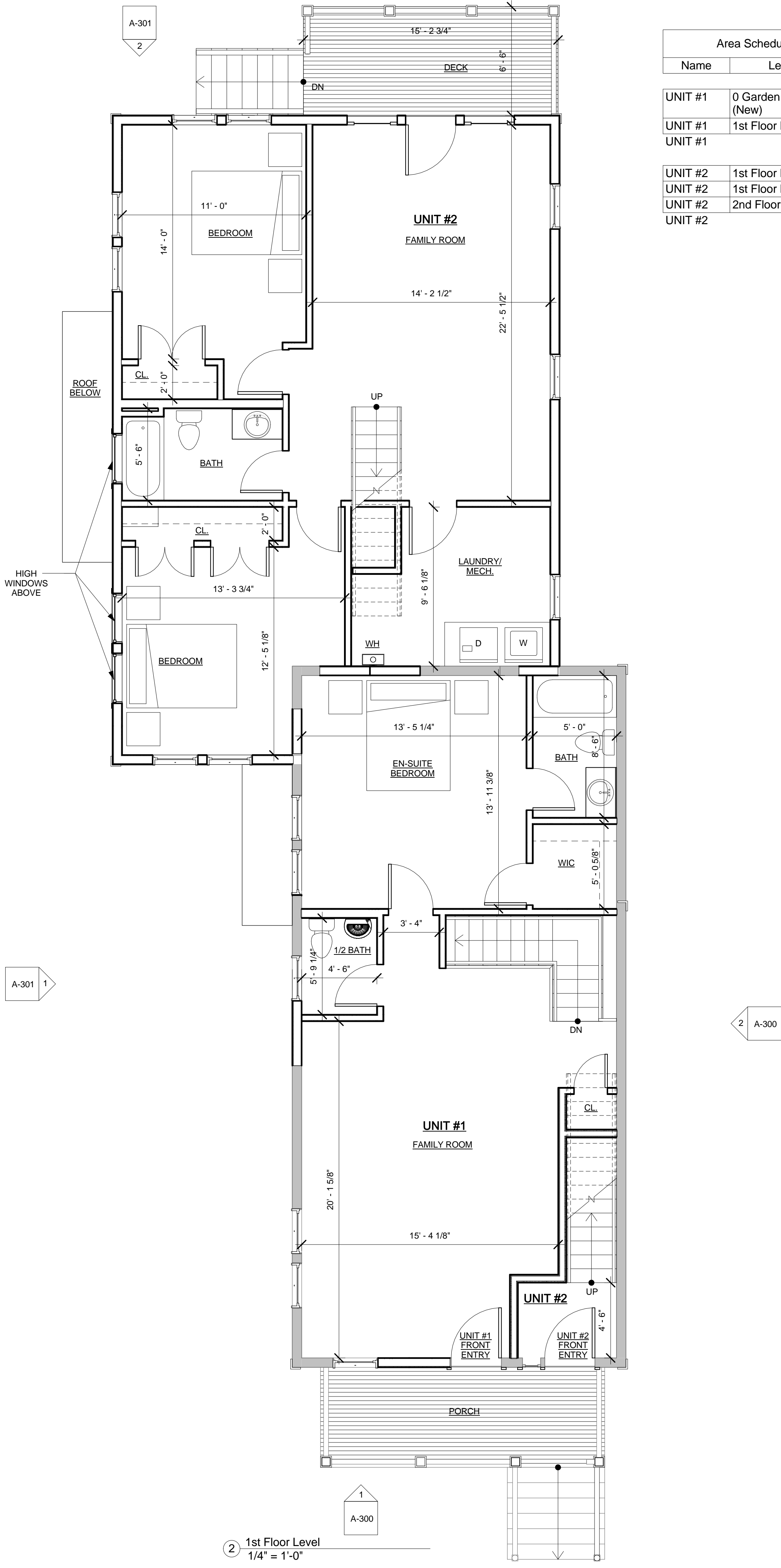
Existing Conditions

EX-100

Prescott Street Residences



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



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

Area Schedule (Rentable)		
Name	Level	Area
UNIT #1	0 Garden Level (New)	1641 SF
UNIT #1	1st Floor Level	768 SF
UNIT #1		2409 SF
UNIT #2	1st Floor Level	69 SF
UNIT #2	1st Floor Level	944 SF
UNIT #2	2nd Floor Level	1492 SF
UNIT #2		2505 SF

PROJECT NAME
Prescott Street Residences

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Somerville, MA

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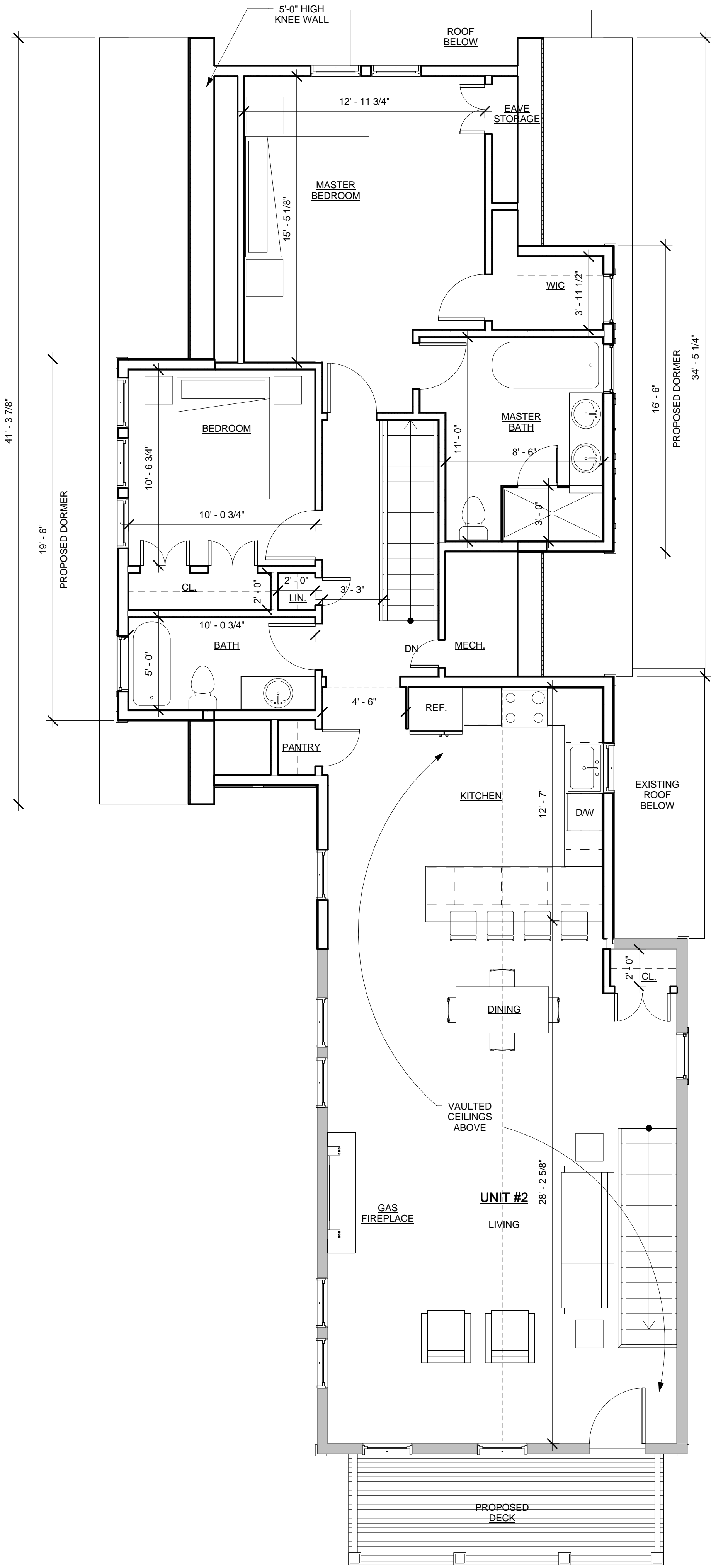
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REVISIONS		
No.	Description	Date

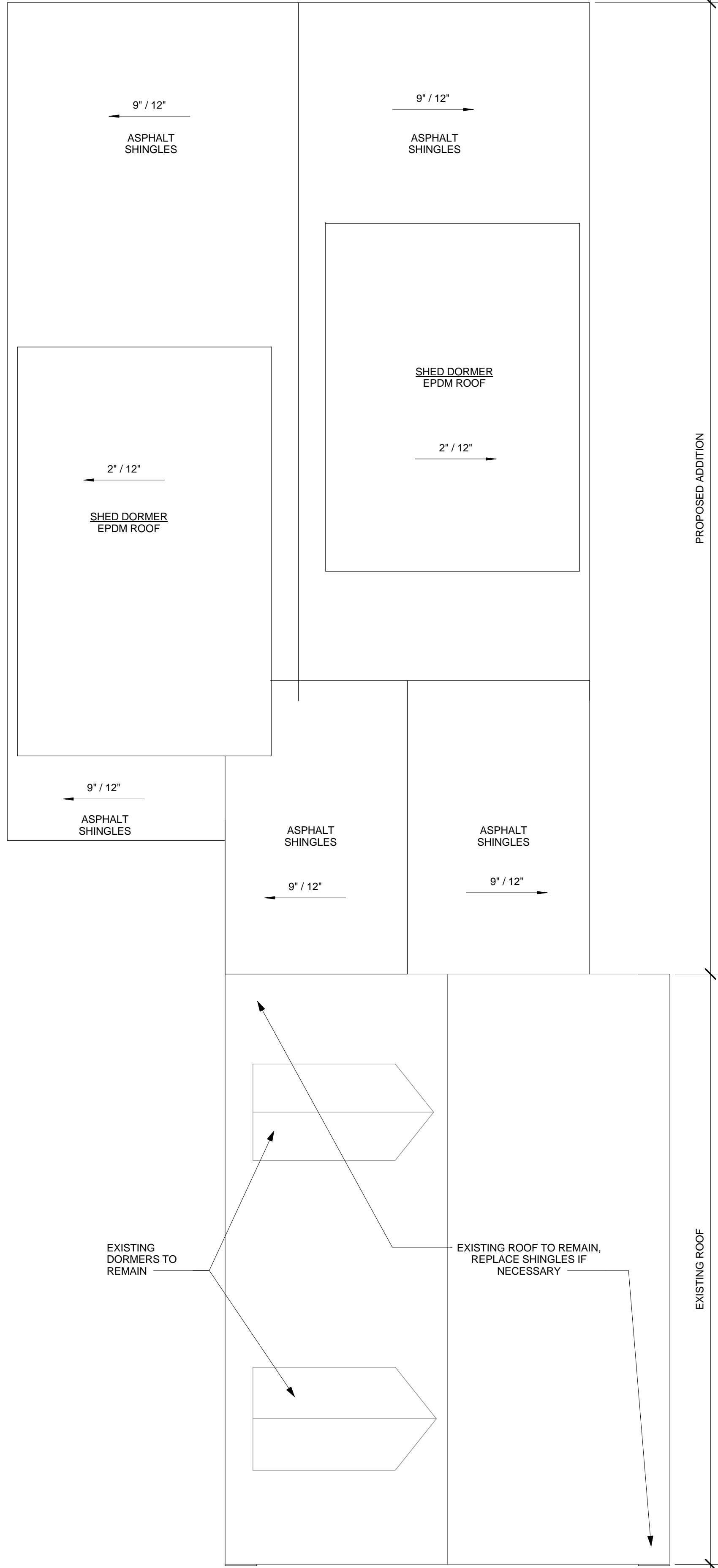
Basement & First
Floor Plans

A-100

Prescott Street Residences



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



2 Roof Level
1/4" = 1'-0"

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REVISIONS

No.	Description	Date

**Second Floor &
Roof Plans**

A-101

Prescott Street Residences



① East (Front) Elevation
1/4" = 1'-0"



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

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No.	Description	Date

**North & East
Elevations**

A-300

Prescott Street Residences

Prescott Street Residences

54 Prescott Street
Somerville, MA

Mike Tokatlyan



KHALSA

CONSULTANTS:

[illegible]

A-301

This architectural elevation drawing shows a two-story building with a proposed dormer and existing dormers. The drawing includes the following details:

- Proposed Dormer:** A 20' - 2" wide dormer is shown on the left side of the roof, featuring three windows.
- Existing Dormers:** Two existing dormers are shown on the right side of the roof, each with a single window.
- Roof:** The roof is labeled "T.O. Existing Roof 134' - 4 1/2\"

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