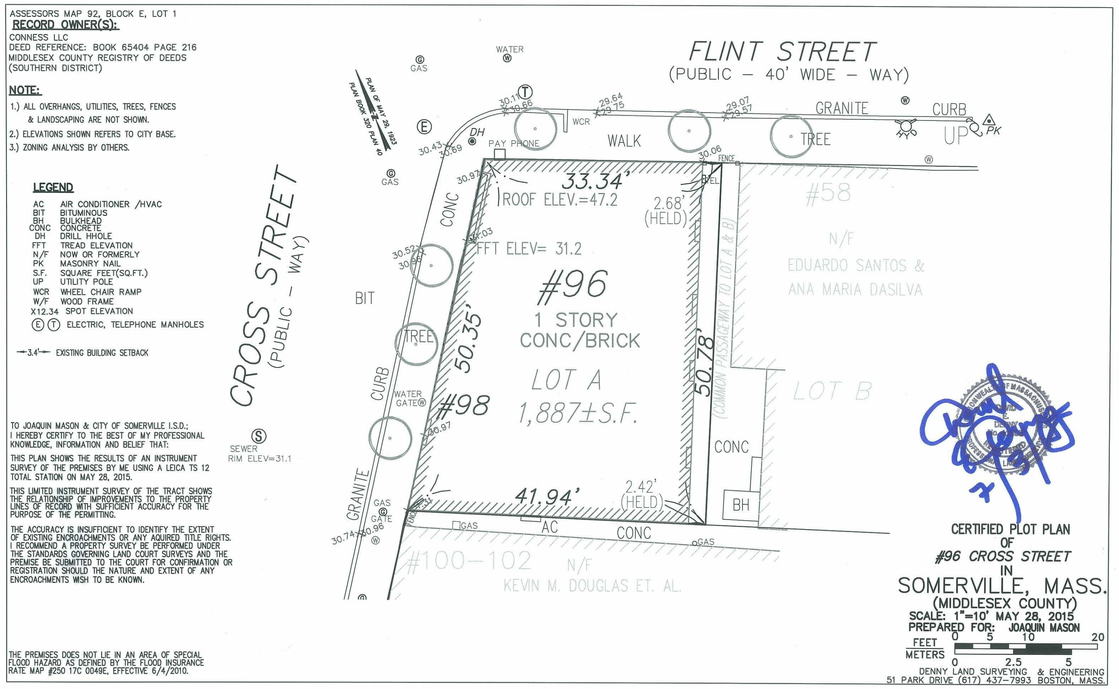
Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet/ Existing Plot Plan	10/08/2015
A-020	Architectural Site Plan/ Zoning Chart	10/08/2015
EX-100	Existing Floor Plans	10/08/2015
EX-101	Existing Exterior Elevations	10/08/2015
A-100	Proposed Floor Plans	10/08/2015
A-300	Exterior Elevations	10/08/2015
A-301	Exterior Elevations & Building Section	10/08/2015
A-400	Building Section	10/08/2015
AV-1	Perspective Views	10/08/2015
AV-2	Proposed Rendering	10/08/2015



1 Existing Plot Plan
1" = 10'-0"

PROJECT:
96 CROSS STREET
RESIDENCE & RETAIL

PROJECT ADDRESS:
96 CROSS STREET
SOMERVILLE, MASSACHUSETTS

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

CLIENT
JOAQUIN MASON
ADDRESS:
25 JOSEPH ST. #3
SOMERVILLE MA 02143

ZONING BOARD OF APPEALS (ZBA) SUBMISSION
10-08-2015

PROJECT NAME
96 CROSS STREET

PROJECT ADDRESS
96 CROSS STREET
SOMERVILLE, MA

CLIENT
JOAQUIN MASON

ARCHITECT
KHALSA DESIGN INC.

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

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT
JAS SINGH KHALSA
INT. ARCH.
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	TMC
Checked by	JSK
Scale	1" = 10'-0"

REVISIONS

No.	Description	Date

Cover Sheet/
Existing Plot Plan

A-000

96 CROSS STREET

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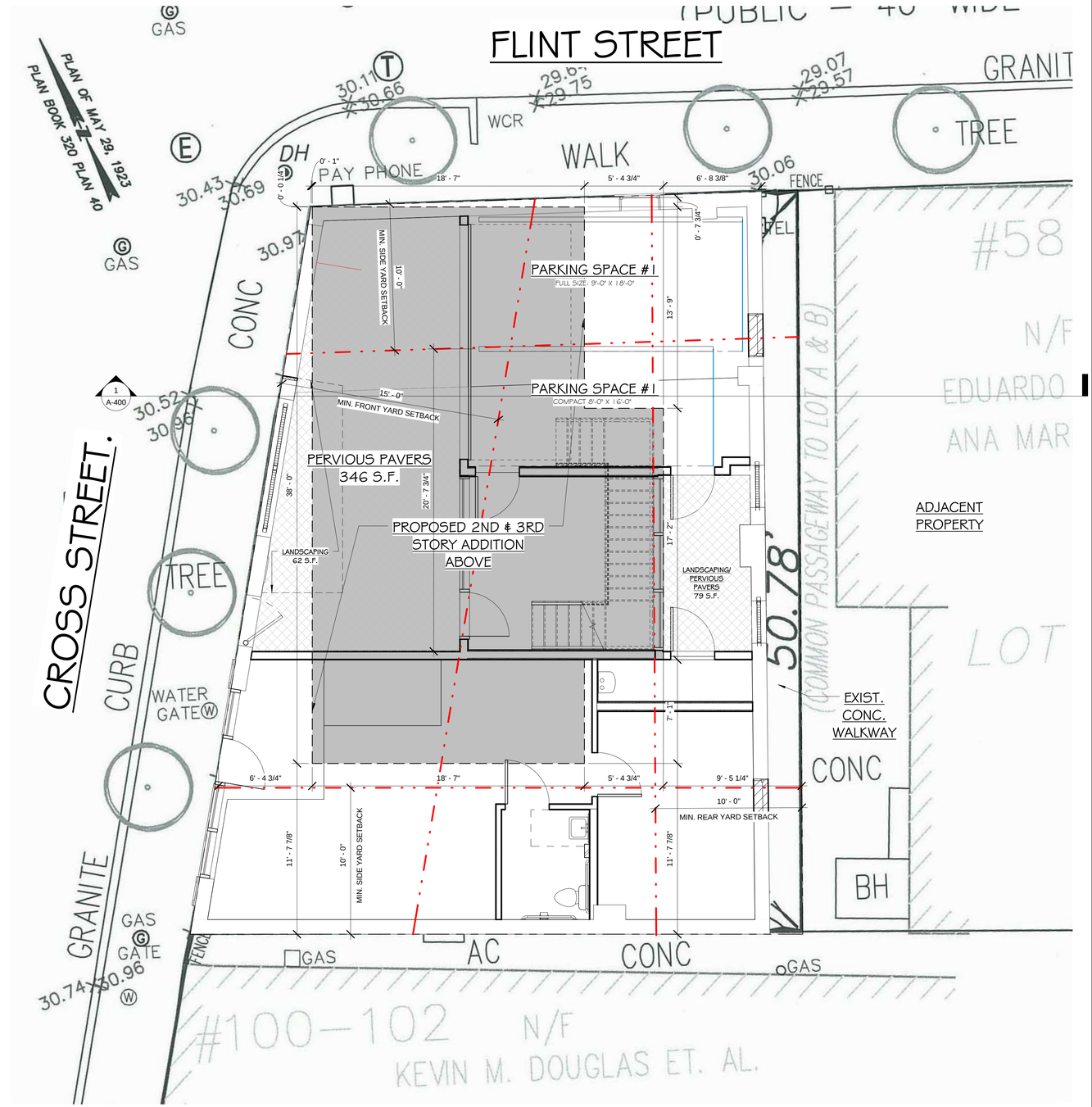
ZONING CHART

ZONE: RB	REQUIRED	EXISTING	PROPOSED	REMARKS
MIN. LOT SIZE	7,500 S.F.	1,887 +/- S.F.	1,887 +/- S.F.	PRE-EXIST./ NO CHANGE
MIN. LOT AREA/DU 1-9DU	1,500 S.F.	N/A	1,887 +/- S.F.	COMPLIES
MAX GROUND COVER	50% / 943 S.F.	93% / 1,763 S.F.	93% / 1,763 S.F.	PRE-EXIST./ NO CHANGE
LANDSCAPE AREA	25% / 472 S.F.	0% / 0 S.F.	7.5% / 141 S.F.	PRE- EXIST./ DOES NOT COMPLY
FLOOR AREA RATIO (F.A.R.)	1.0 / 1,887 S.F.	0.96/ 1,815 S.F.	0.99/ 1,874 S.F.	COMPLIES
MAX HEIGHT	3 STORIES/ 40'	1 STORY/ 15'-10"	3 STORIES/ 37'-10"	COMPLIES
MIN. YARD SETBACKS				
FRONT	15'	0'	0'	PRE-EXIST./ NO CHANGE
LEFT	10' SUM 20'	0'	0'	PRE-EXIST./ NO CHANGE
RIGHT	10' SUM 20'	0'	0'	PRE-EXIST./ NO CHANGE
REAR	10' (REDUCTION FOR SHALLOW LOTS)	2.42', 2.68'	2.42', 2.68'	PRE-EXIST./ NO CHANGE
MIN. FRONTAGE	50'/ N/A TO LOTS EXIST. PRIOR TO 1988	50.35'	50.35'	COMPLIES
PERVIOUS AREA, MIN.	35% / 660 S.F.	0 S.F.	22% / 425 S.F.	PRE- EXIST/ DOES NOT COMPLY
PARKING				
RESIDENCE	1.5 SPACES	0 SPACE	2 SPACES (1 FS , 1 CT)	COMPLIES
RETAIL	1/ 425 S.F. OF STREET LEVEL= 1.2 SPACES	1 SPACE	0 SPACES	PRE.-EXIST./ DOES NOT COMPLY



1 Architectural Site Plan
1/4" = 1'-0"

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
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REGISTRATION

REGISTERED ARCHITECT
JAY SINGH KHALSA
No. 6463
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	TMC
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Architectural Site Plan/ Zoning Chart

A-020

96 CROSS STREET

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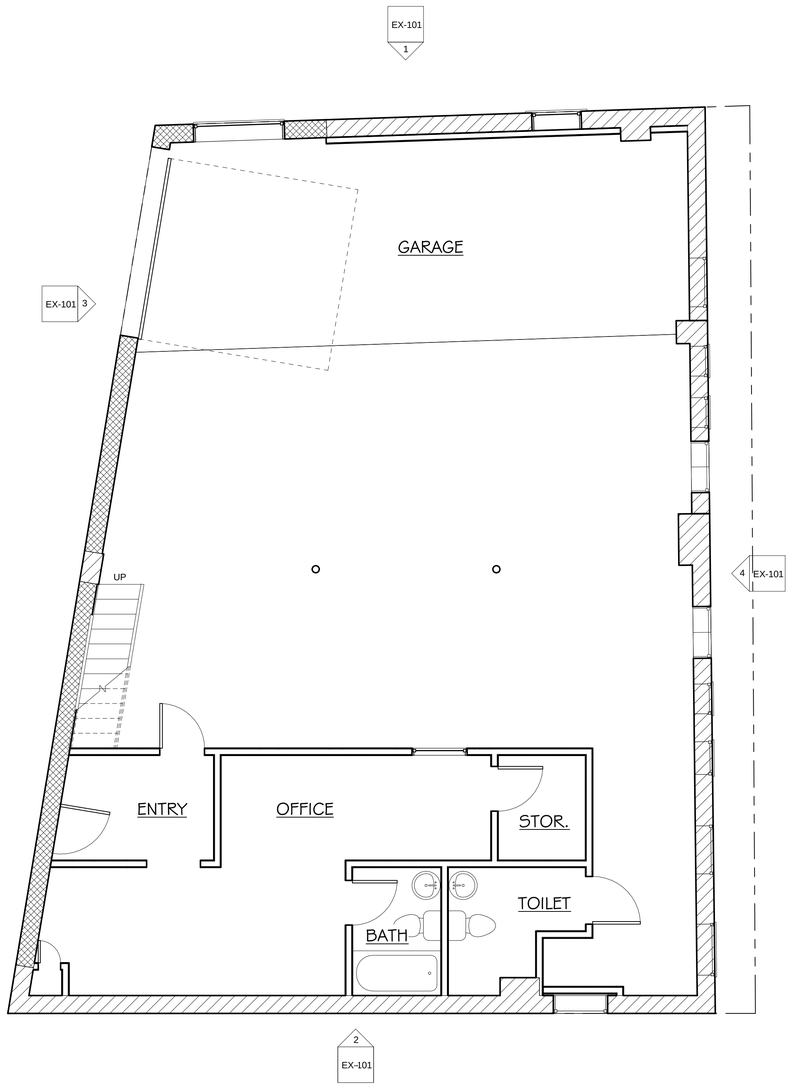
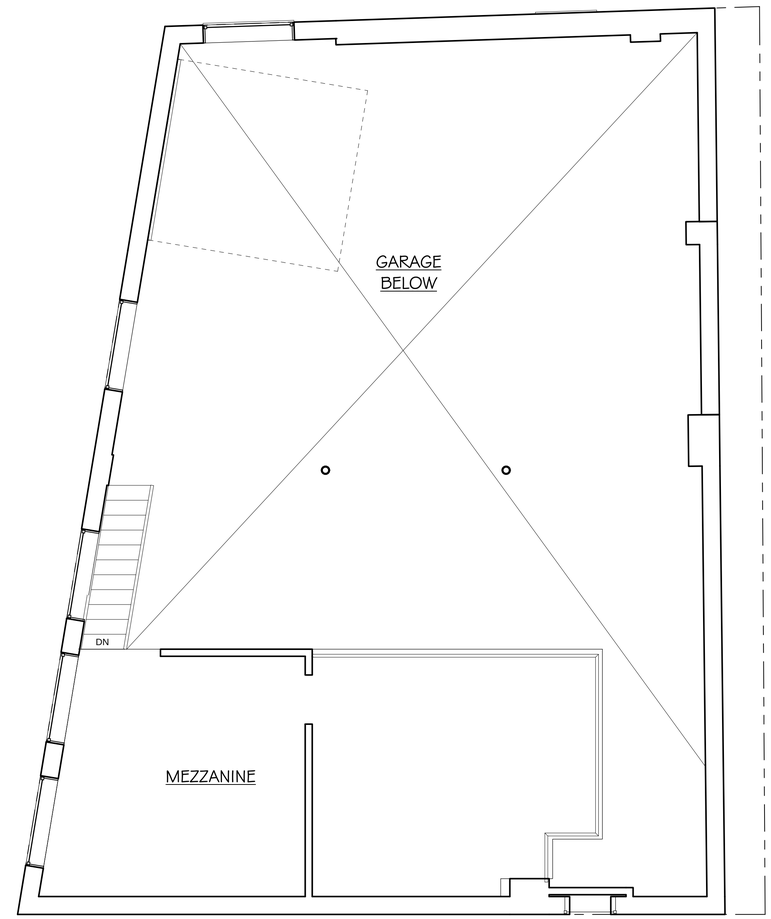


1 Existing 1st Floor Level
1/4" = 1'-0"



2 Existing Mezzanine Level
1/4" = 1'-0"

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

REGISTERED ARCHITECT
JAY CHUNG KHALSA
No. 6043
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	TMC
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

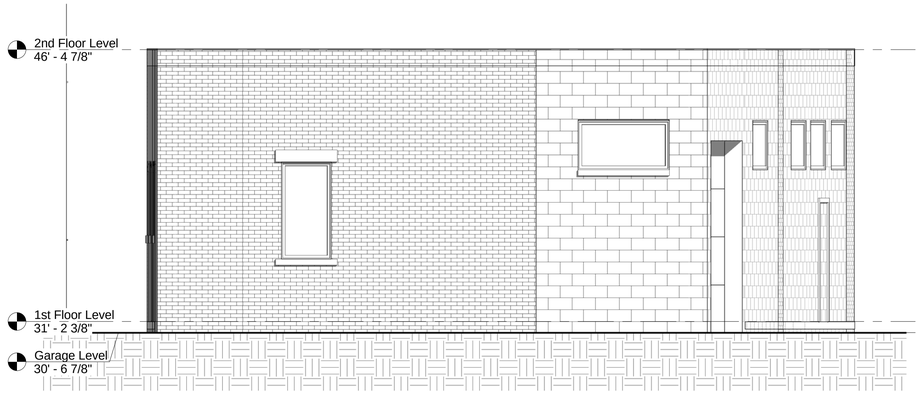
No.	Description	Date

Existing Floor Plans

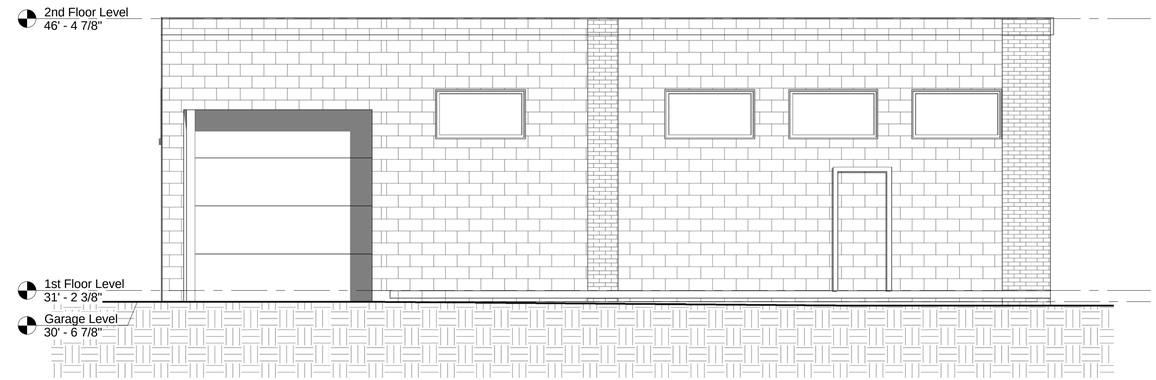
EX-100

96 CROSS STREET

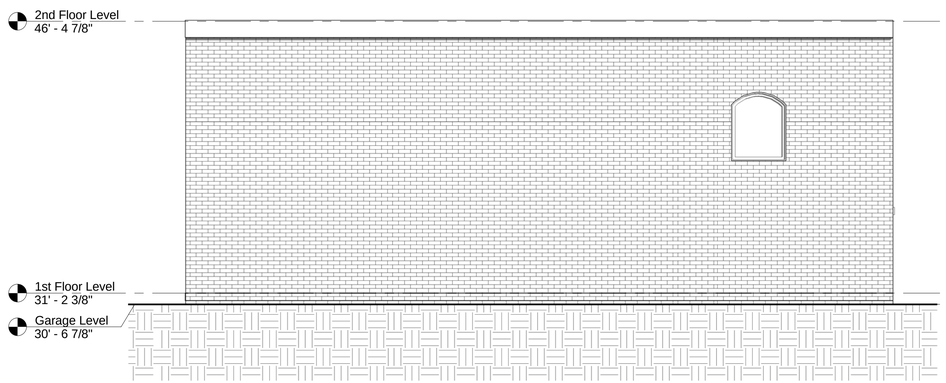
10/8/2015 2:05:37 PM \\TKG-Server\Data\15\15052_96 Cross St Somerville- Joaquin\03 Drawings\00_ARCH_SD_DD\15052-Cross Street Somerville - CURRENT - new.rvt



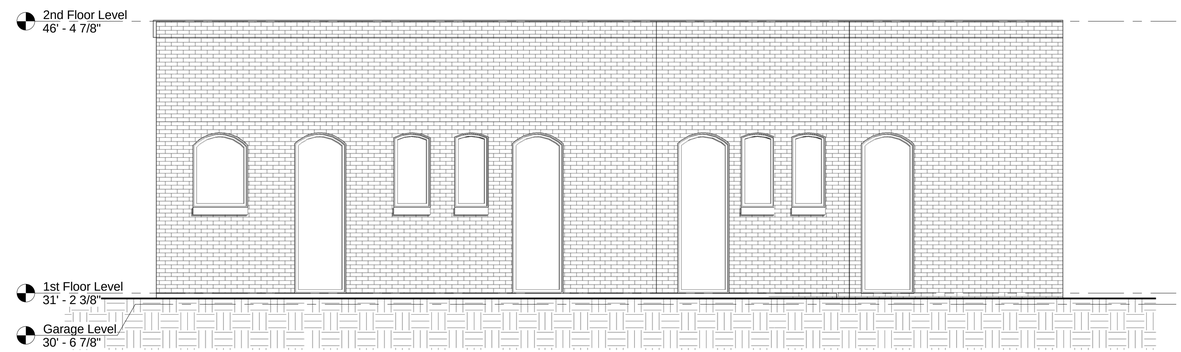
1 Existing North Elevation- Flint Street
1/4" = 1'-0"



3 Existing West Elevation- Cross Street
1/4" = 1'-0"



2 Existing South Elevation
1/4" = 1'-0"



4 Existing East Elevation
1/4" = 1'-0"

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
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REGISTRATION

REGISTERED ARCHITECT
JAI SINGH KHALSA
No. 6773
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Existing Exterior Elevations

EX-101

96 CROSS STREET

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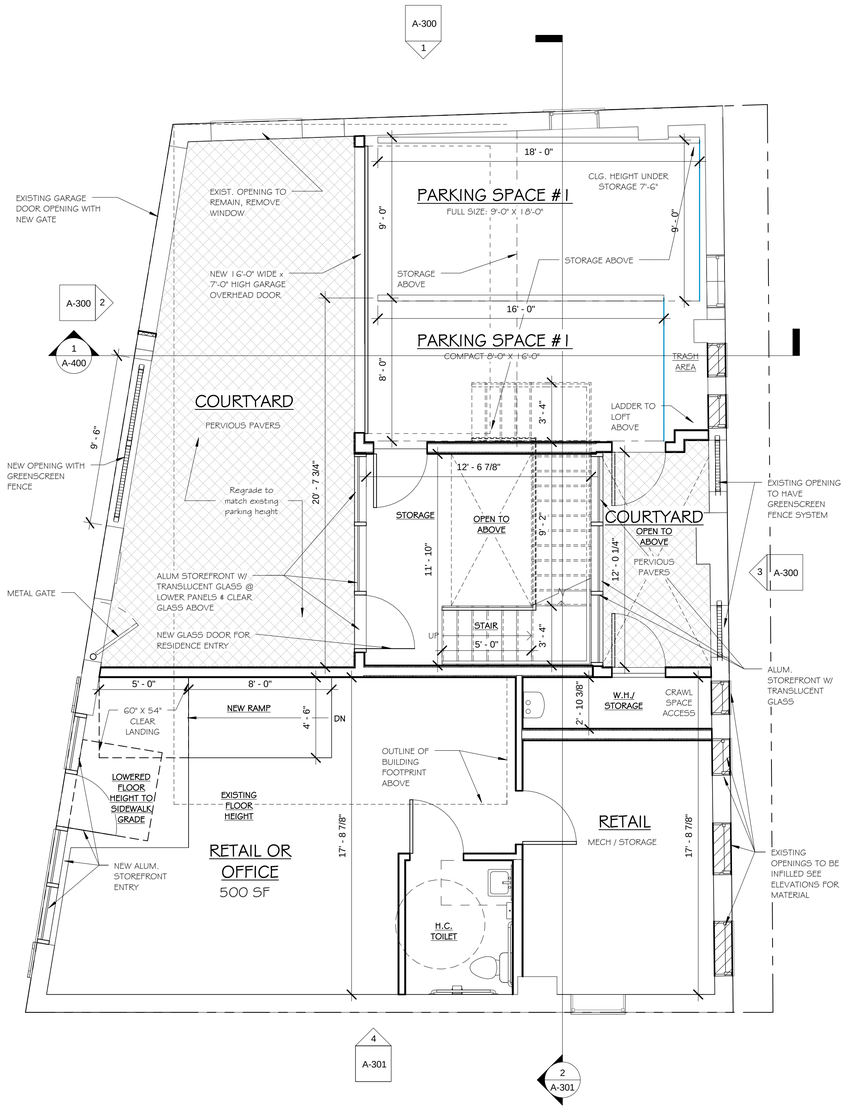
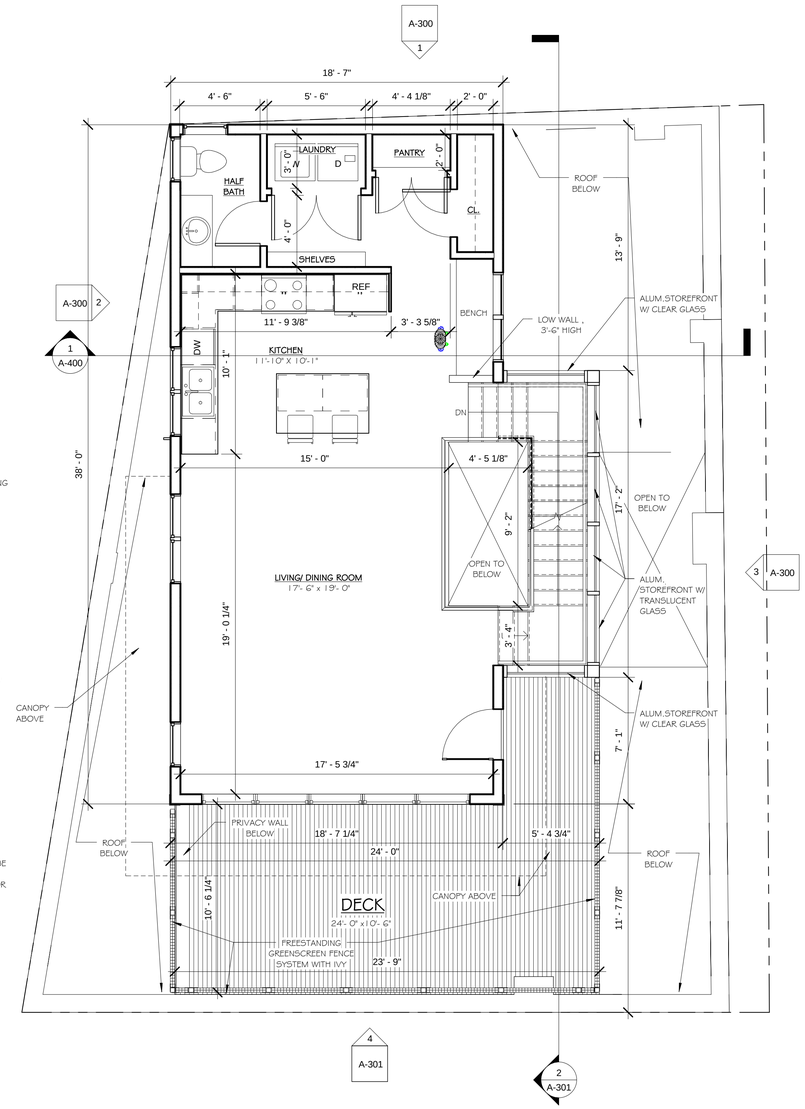
FAR CALCULATION

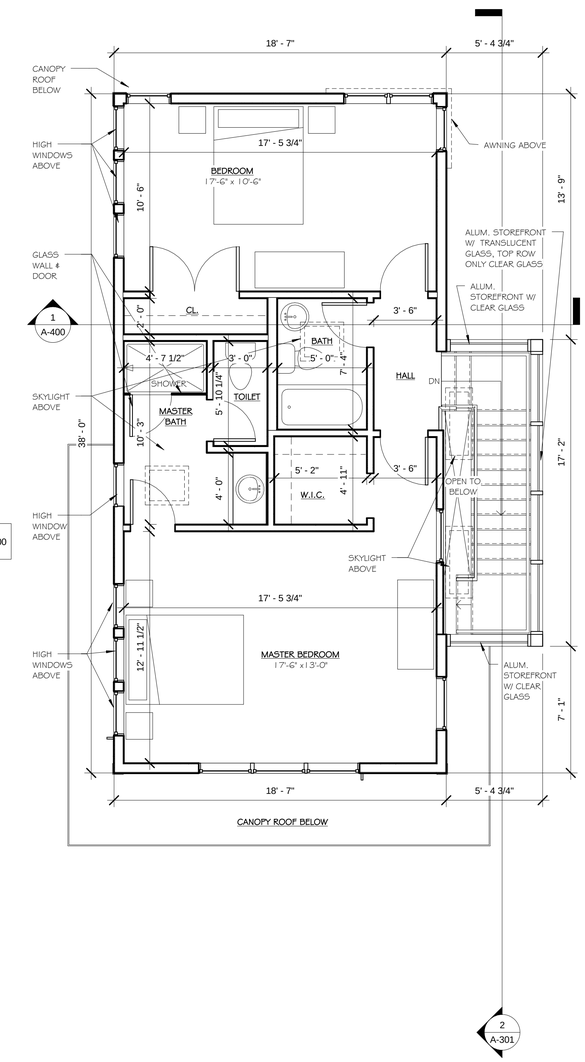
LOT AREA: 1,887 S.F. MAX FAR: 1.0/ 1,887 S.F.	
FIRST FLOOR RETAIL	500 S.F.
SECOND FLOOR RESIDENCE	671 S.F.
THIRD FLOOR RESIDENCE	703 S.F.
TOTAL	0.99/ 1,874 S.F. = COMPLIES



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



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



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

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
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REGISTRATION

REGISTERED ARCHITECT
JASINDER KHALSA
No. 5512
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	IL, CMH, TMC
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

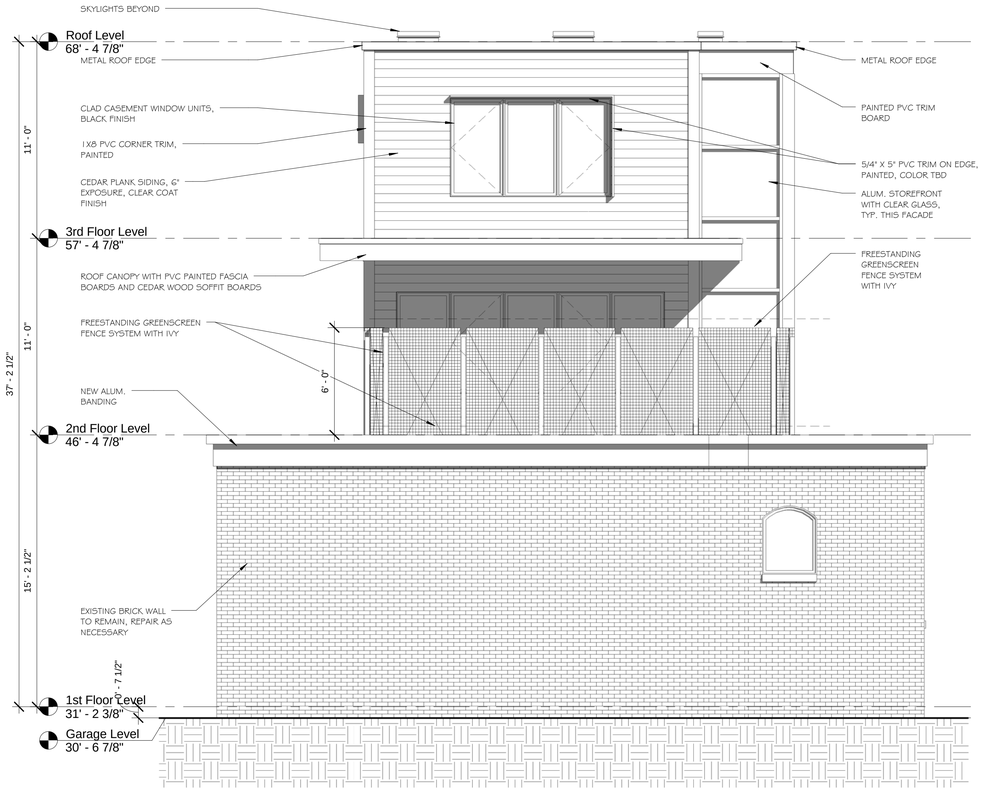
No.	Description	Date

Proposed Floor Plans

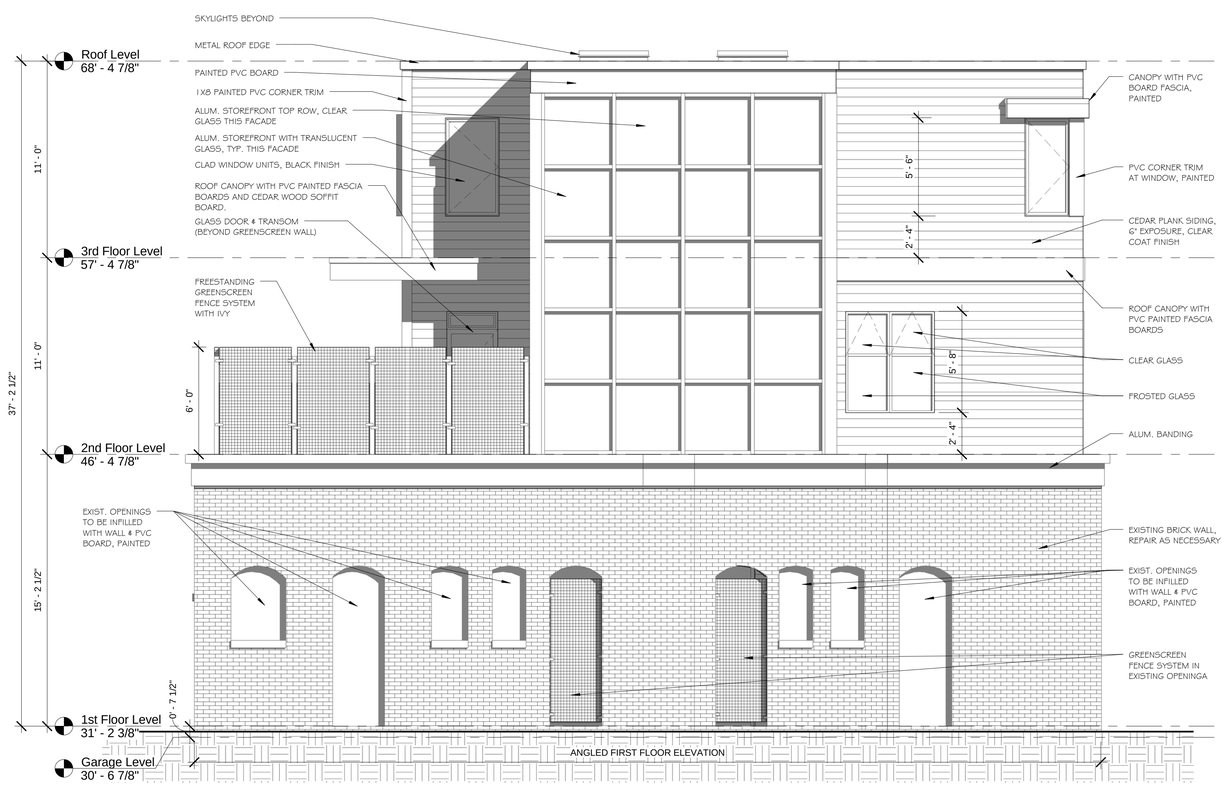
A-100

96 CROSS STREET

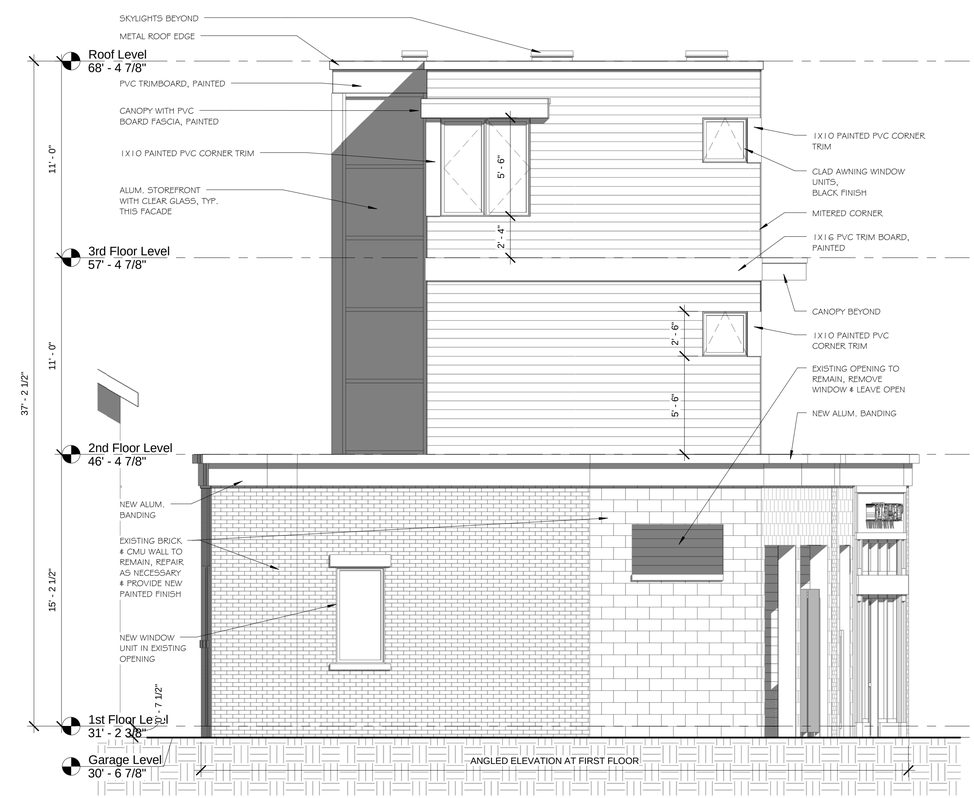
2 West Elevation- Cross Street
1/4" = 1'-0"



4 South Elevation
1/4" = 1'-0"



3 East Elevation
1/4" = 1'-0"



1 North Elevation- Flint Street
1/4" = 1'-0"

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

REGISTERED ARCHITECT
JASINDER S. KHALSA
No. 6847
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	TMC
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Exterior Elevations

A-300

96 CROSS STREET

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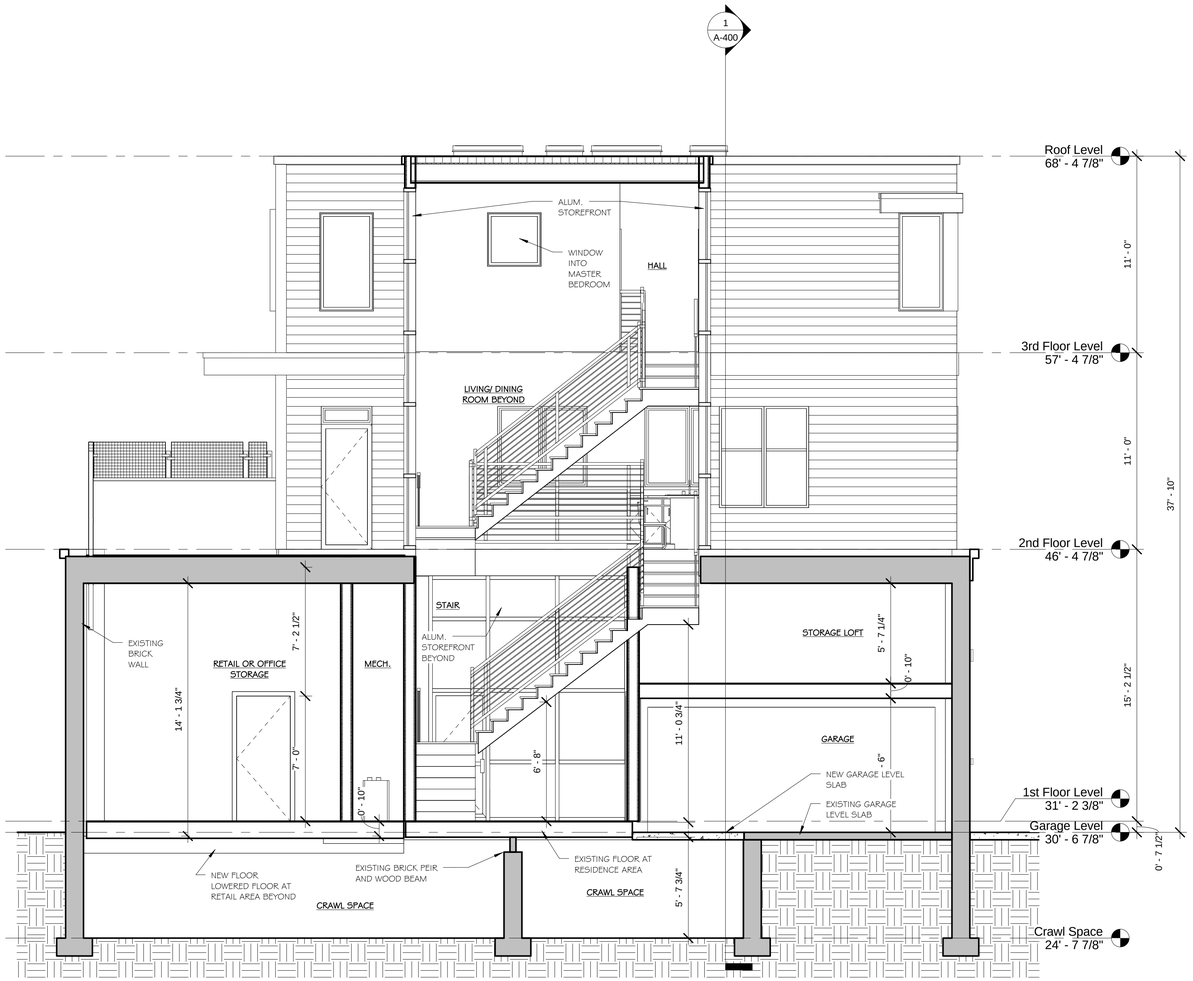
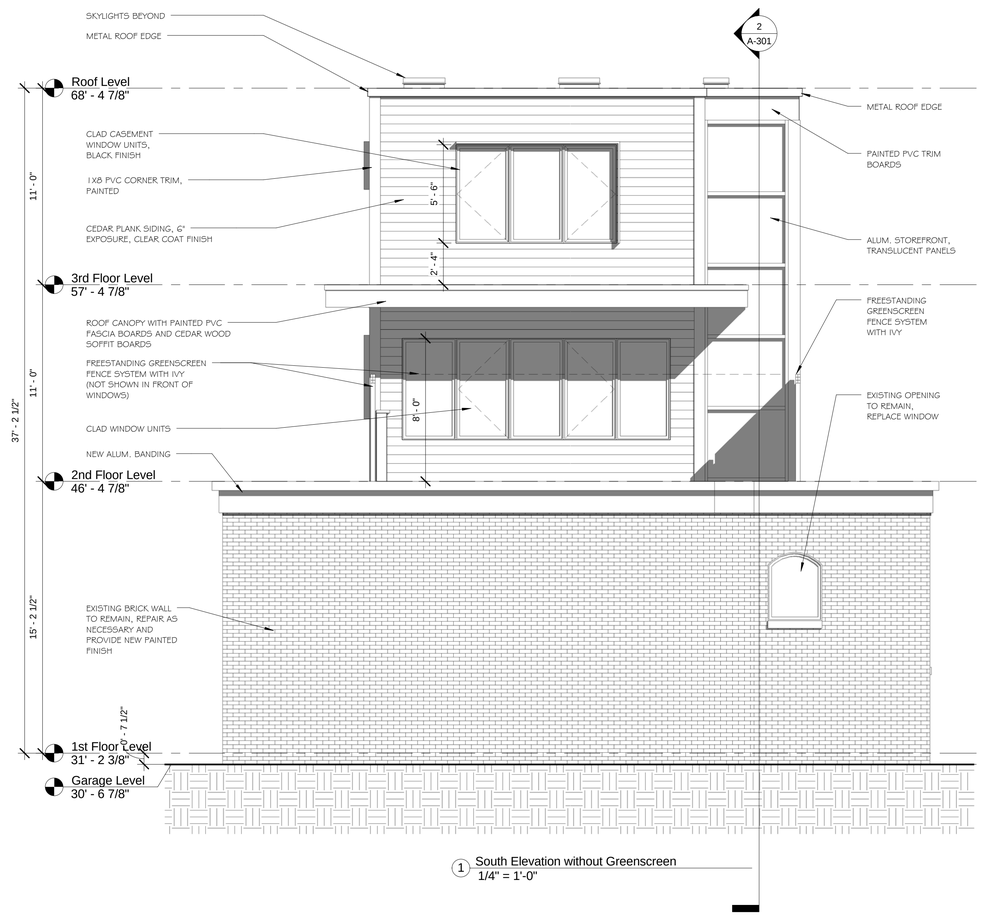


2 Section thru Stair
1/4" = 1'-0"



1 South Elevation without Greenscreen
1/4" = 1'-0"

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

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

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT
JOAQUIN MASON
No. 6040
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Exterior Elevations & Building Section

A-301

96 CROSS STREET

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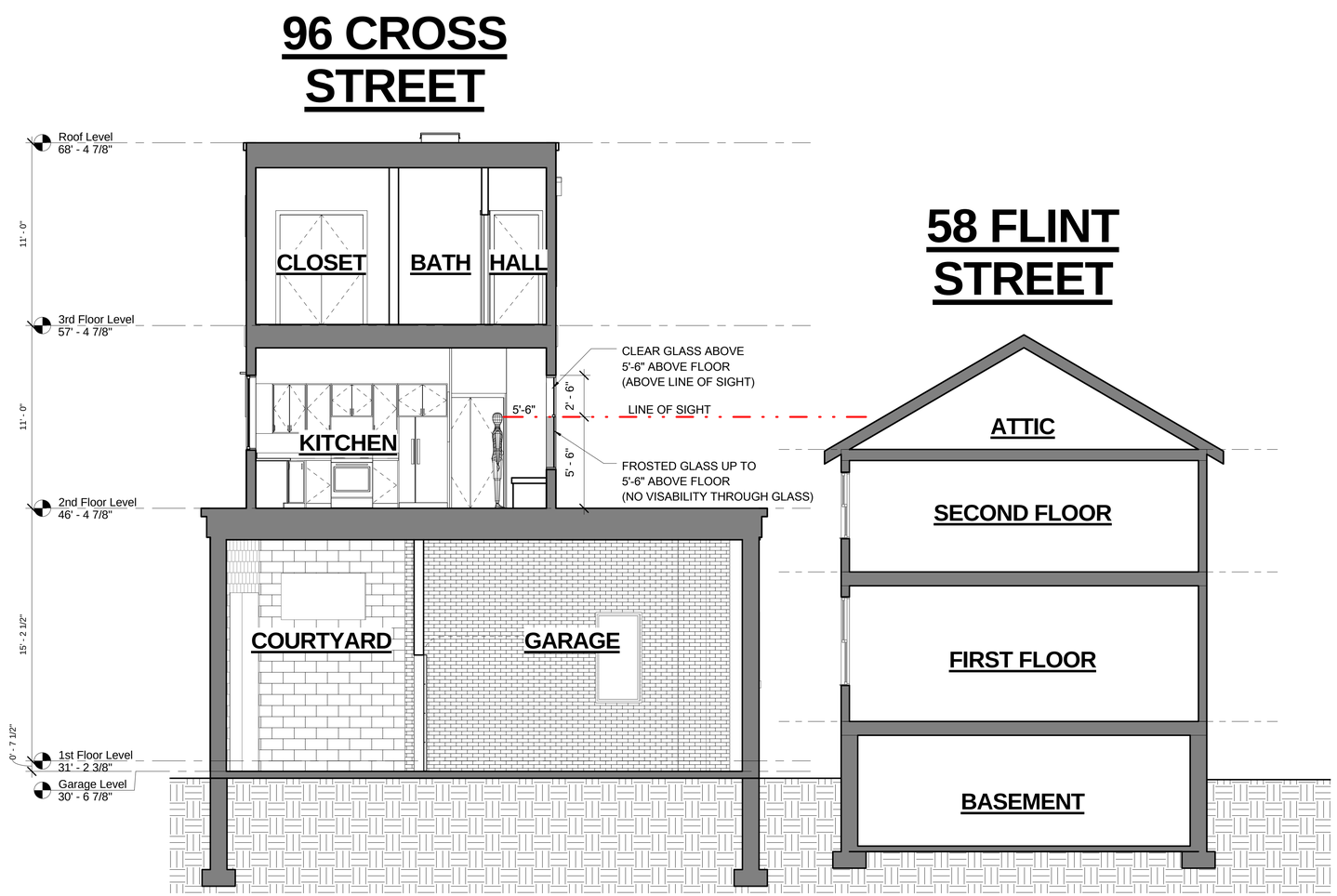

1 Section Thru 96 Cross St @ Kitchen & 58 Flint St
1/4" = 1'-0"

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

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

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REGISTRATION

REGISTERED ARCHITECT
NIRANJAN KHALSA
NO. 6503
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	TMC
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Building Section

A-400

96 CROSS STREET

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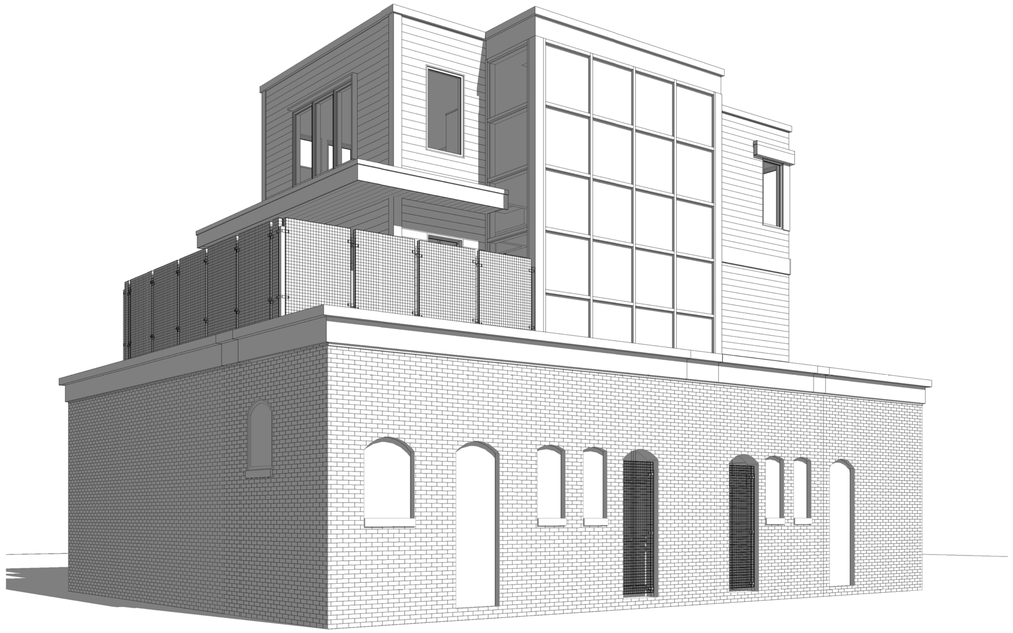
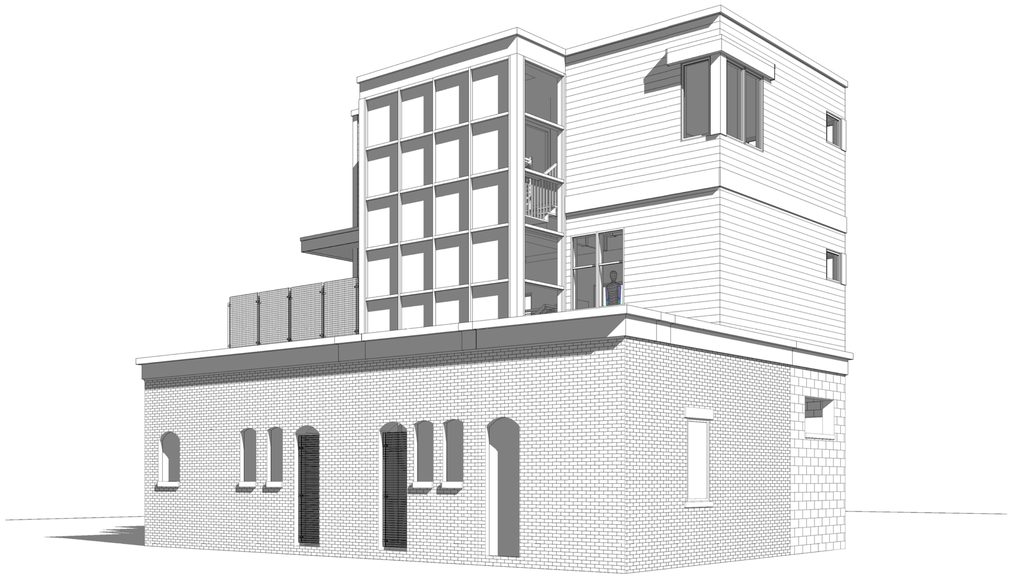
1 Perspective View 1

2 Perspective View 2



3 Perspective View 3



4 Perspective View 4

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

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

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT
JAI SINGH KHALSA
NO. 6212
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	TMC
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

Perspective Views

AV-1

96 CROSS STREET

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EXISTING BUILDING PHOTOGRAPH

PROPOSED RENDERING

VIEW FROM CORNER OF CROSS STREET & FLINT STREET

PROJECT NAME

96 CROSS STREET

PROJECT ADDRESS

96 CROSS STREET
SOMERVILLE, MA

CLIENT

JOAQUIN MASON

ARCHITECT

KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT
JASINDER KHALSA
No. 6847
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	15052
Date	10-08-2015
Drawn by	TMC
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

Proposed Rendering

AV-2

96 CROSS STREET

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