

Sheet Number	Sheet Name	Sheet Issue Date
AD-000	COVER SHEET	03-19-2012

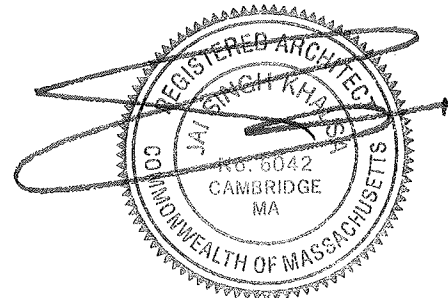
CIVIL		
C-001	CERTIFIED PLOT PLAN	03-12-2012

ARCHITECTURAL		
AD-100	PERMIT FLOOR PLANS	02-22-2012
AD-101	CURRENT FLOOR PLANS	02-22-2012
AD-200	CURRENT ELEVATIONS	02-22-2012



**231 HOLLAND
SOMERVILLE, MA**

**ZONING BOARD REVIEW SET
03-19-2012**



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

OWNER:
62 COLLAGE AVE
TRUST LLC

OWNER
62 COLLEGE AVE
TRUST LLC

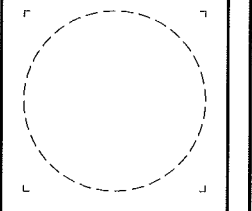
PROJECT LOCATION
231 Holland
Somerville, MA

ARCHITECT
KHALSA DESIGN INC.

17 IVALOO STREET, SUITE 400, SOMERVILLE, MA 02139
 TELEPHONE 617-591-8682 FAX 617-591-2068

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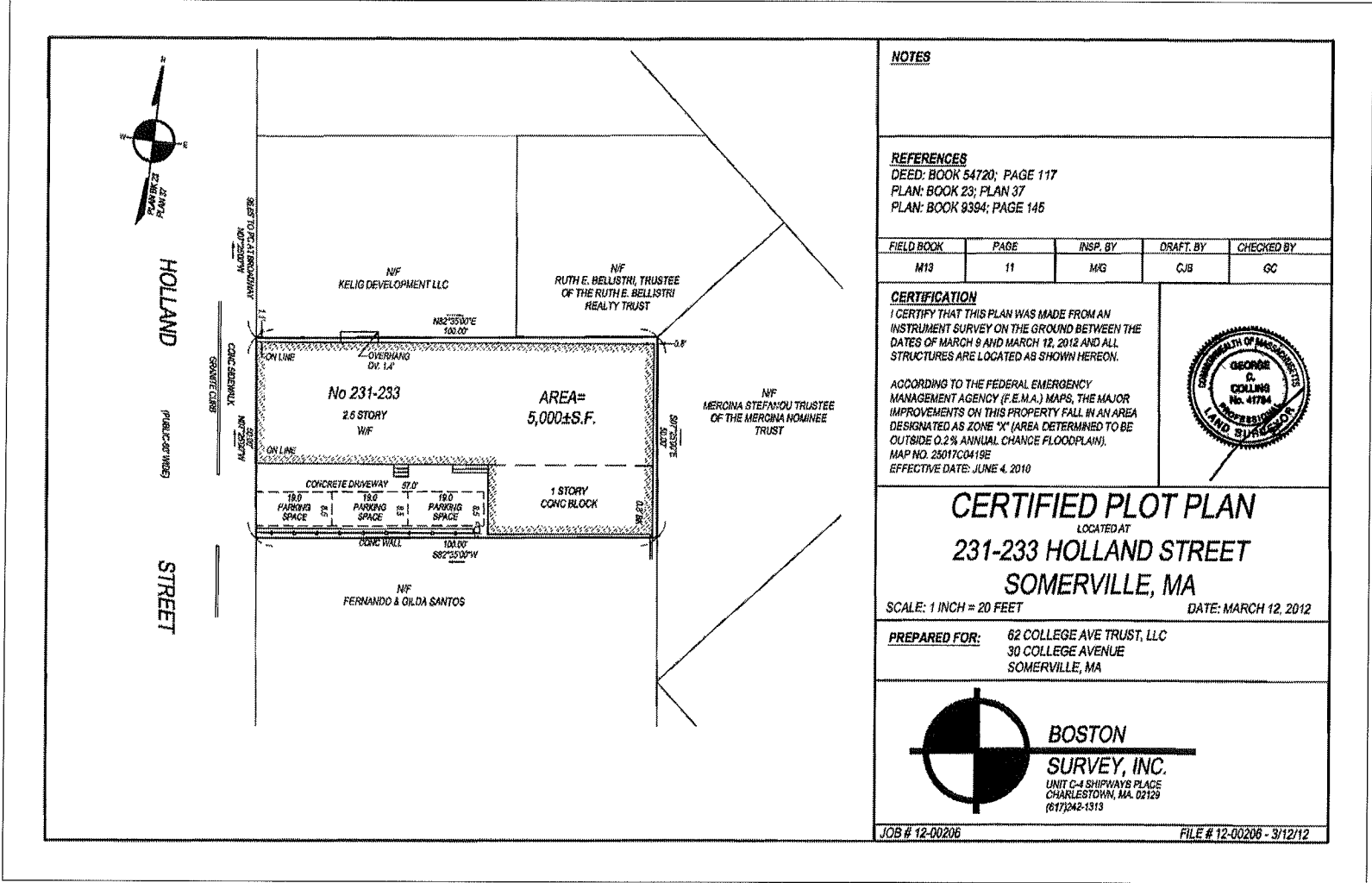
Job No. 12005
 Drawn By MT Checked By KDI
 Date: 03-19-2012

Revisions		

TITLE SHEET

AD-000

Scale: 1/8" = 1'-0" Project Name: 12005



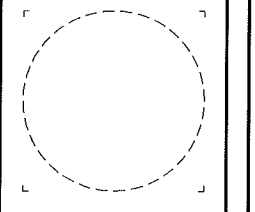
OWNER
62 COLLEGE AVE TRUST LLC

PROJECT LOCATION
231 Holland Somerville, MA

ARCHITECT
KHALSA DESIGN INC.
 11 TIVALOO STREET, SUITE 400, SOMERVILLE, MA 02139
 TELEPHONE 617-591-8682 FAX 617-591-2086

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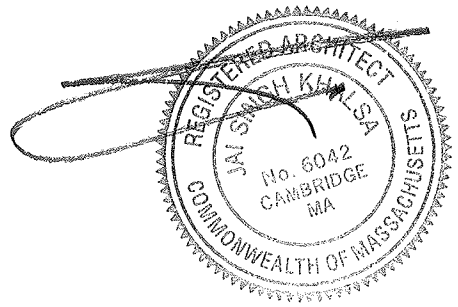
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Job No. 12005
 Drawn By MT Checked By KDI
 Date: 03-19-2012

Revisions

No.	Description



CERTIFIED PLOT PLAN

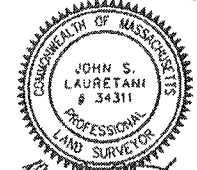
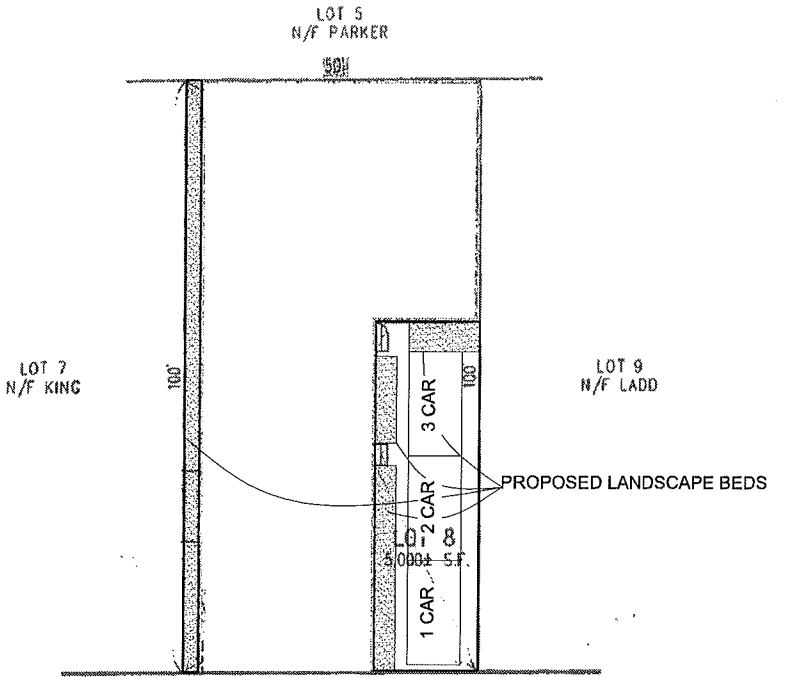
C-001

Scale: 1/8" = 1'-0" Project Name: 12005

ZONING REQUIREMENTS FOR 231-233 HOLLAND STREET SOMERVILLE, MA					
NO NEIGHBORHOOD BUSINESS ZONING	REQUIRED	EXISTING	ALLOWED	PROPOSAL	COMPLIES
1. FAR	2	8400-SF	1000	170	YES
2. TOTAL LOT SIZE	NA	5,000	5,000	5,000	YES
3. MIN. LOT AREA FOR EACH D.U. IN SF	875	2	871	5	YES
4. LOT COVERAGE	80%	74%	80%	74%	YES
5. LANDSCAPE AREA	10%	14%	10%	10%	PRE-EXIST
6. MIN. FRONTAGE IN FT	NA	50 FT	NA	50 FT	YES
7. MINIMUM YARD IN FT	FRONT: NA SIDE (2): NA REAR (2): 10 FT MIN 2 per story over 1st fl	0 2.5 & 21 & 0 0	0 NA 12	0 2.5 & 21 & 0 0	YES YES PRE-EXIST
8. MAXIMUM HEIGHT IN FEET	3 story 40 max	VARIABLES	3 story 40 max	2 1/2 STORES	YES
9. PARKING	CARS	3 TANDEM			
10. BIKES					

THE USES ARE PERMITTED, 3 RESIDENCES AND UP TO 5,000 SF EACH OF BUSINESS AND OFFICE USE BY RIGHT; NO SPECIAL PERMIT, 43 RESIDENCES BY SPECIAL PERMIT

FILL NO. 102423



John S. Lauretani

HOLLAND STREET

THERE WERE NO LOT CORNERS FOUND. RECOMMENDATION IS TO PERFORM AN INSTRUMENT SURVEY TO VERIFY LOCATION AS SHOWN.

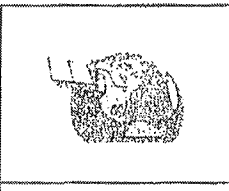
MORTGAGE LENDER

USE ONLY

plotplans.com

DISCLAIMERS
D.L. LAURITANI & ASSOCIATES, INC.
101 CONSTITUTION BLVD., SUITE D
FRAMINGHAM, MA 02034
(800)387-8800 FAX: (508)528-4011

THOMAS F. WILLIAMS & ASSOCIATES, P.C.
ATTORNEYS AT LAW
21 McGrath Highway • Suite 501
Quincy, MA 02169
tel: (617) 817-4300 • fax: (617) 328-8504
www.thomastwilliams.com



MORTGAGE INSPECTION PLAN
ADDRESS: 231-233 HOLLAND STREET, SOMERVILLE, MA
LENDER: _____
ATTORNEY: THOMAS F. WILLIAMS & ASSOCIATES, P.C.
OWNER: MARY L. AGOSTINELLI, TRUSTEE
APPLICANT: MOUHAM Z. RIZKALLAH
DATE: 4/28/2010 SCALE: 1"=20' COUNTY: MIDDLESEX

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO EXCEPT AS STATED ON THE DEED OF RECORD SHOWN.

THE LOCATION OF THE BUILDING(S) AS SHOWN HEREON EITHER WAS IN COMPLIANCE WITH THE LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY), OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L.

FLOOD HAZARD INFO:
ZONE: C DATED: 7/17/1986
PLAN BOOK: 23 PAGE: _____ LOT(S): B
COMMUNITY PANEL: 250214 0001B

THE LOCATION OF THE BUILDING(S) SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE, EXCEPT AS MAY BE INDICATED.

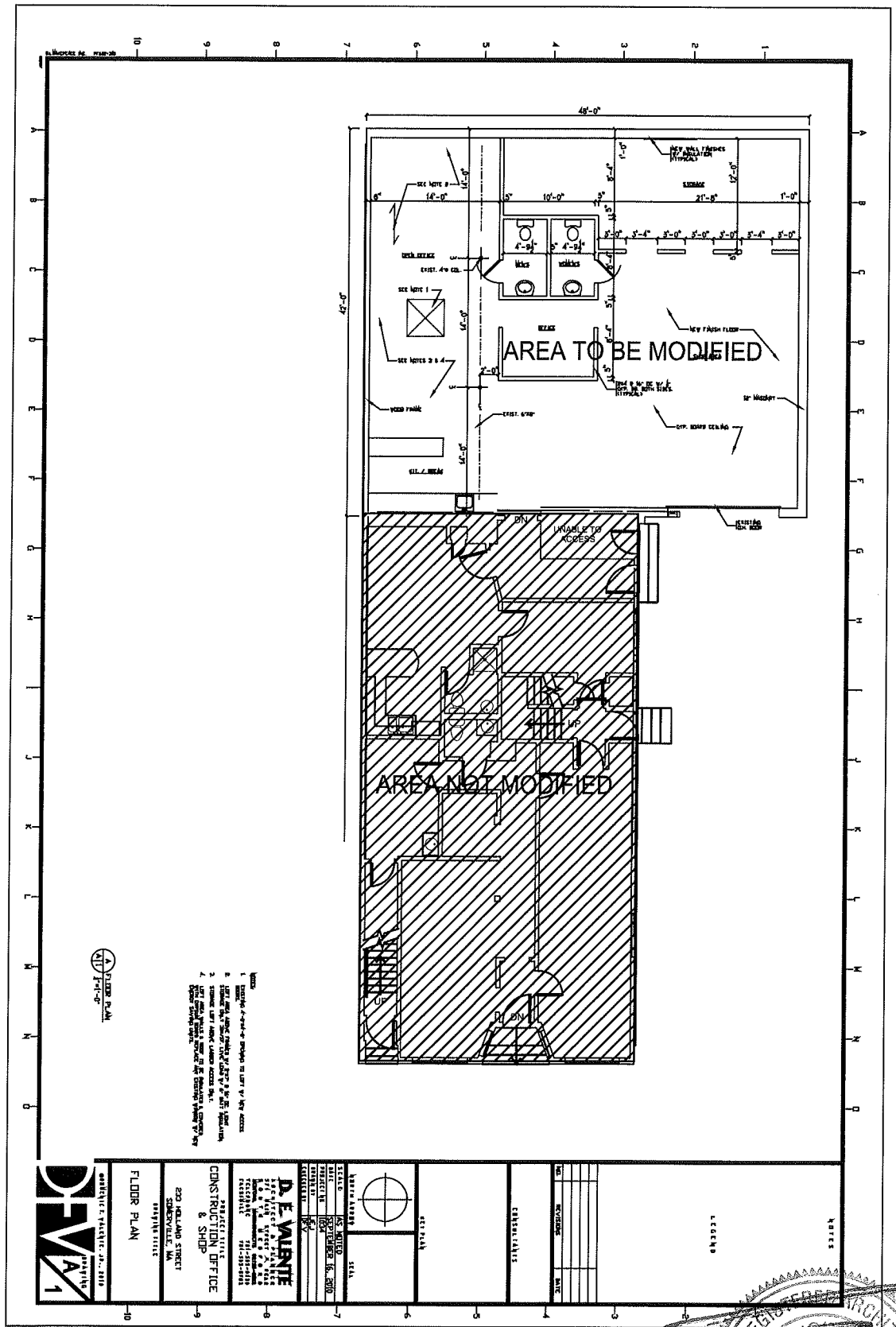
UNREGISTERED LAND
DEED BOOK: 34288 PAGE: 185
PLAN BOOK: 23 PAGE: _____ LOT(S): B
PLAN NUMBER: 37

REGISTERED LAND (INDICATE BY TITLE)
REGISTRATION BOOK: _____ PAGE: _____
PLAN NUMBER: _____ LOT(S): _____

ASSESSORS MAP: _____
BLOCK: _____ LOT: _____

GENERAL NOTES: (1) THE DECLARATIONS MADE ABOVE ARE ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF AS THE RESULT OF A MORTGAGE INSPECTION TAPE SURVEY. (2) THIS PLAN IS MADE TO THE NORMAL STANDARD OF CARE OF REGISTERED LAND SURVEYORS PRACTICING IN MASSACHUSETTS. (3) DECLARATIONS ARE MADE TO THE ABOVE NAMED CLIENT ONLY AS OF THIS DATE. (4) THIS PLAN WAS NOT MADE FOR RECORDING PURPOSES, FOR USE IN PREPARING DEED DESCRIPTIONS OR FOR CONSTRUCTION. (5) VERIFICATIONS OF PROPERTY LINE DIMENSIONS, BUILDING OFFSETS, FENCES, OR LOT CONFIGURATION MAY BE ACCOMPLISHED BY AN ACCURATE INSTRUMENT SURVEY. (6) NO RESPONSIBILITY IS ASSUMED HEREIN TO THE LAND OWNER OR OCCUPANT.

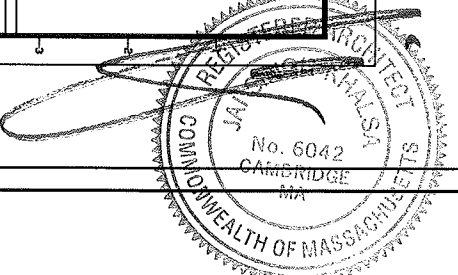
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D.E. VENTURA
REGISTERED PROFESSIONAL ARCHITECT
No. 6042
CAMBRIDGE, MA

CONSTRUCTION OFFICE
231 HOLLAND STREET
SOMERVILLE, MA 01906
TEL: 617-862-1111

FLOOR PLAN



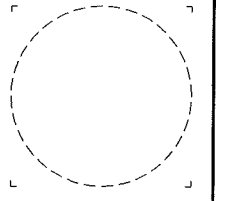
OWNER
62 COLLEGE AVE TRUST LLC

PROJECT LOCATION
231 Holland Somerville, MA

ARCHITECT
KHALSA DESIGN INC.
17 WALDO STREET, SUITE 400, SOMERVILLE, MA 01919
TELEPHONE 617-591-8682 FAX 617-591-2085

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Job No. 12005
Drawn By MT Checked By KDI
Date: 02-22-2012
Revisions

PERMIT FLOOR PLANS

AD-100

Scale: 1/8"=1'-0" Project Name: 12005

OWNER
62 COLLEGE AVE TRUST LLC

PROJECT LOCATION
**231 Holland
 Somerville, MA**

ARCHITECT
KHALSA DESIGN INC.
 17 WALDO STREET, SUITE 409, SOMERVILLE, MA 02139
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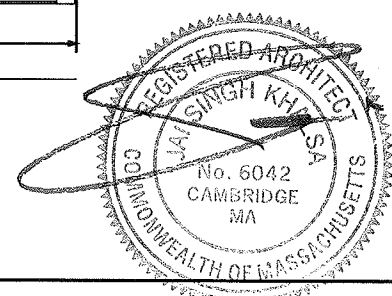
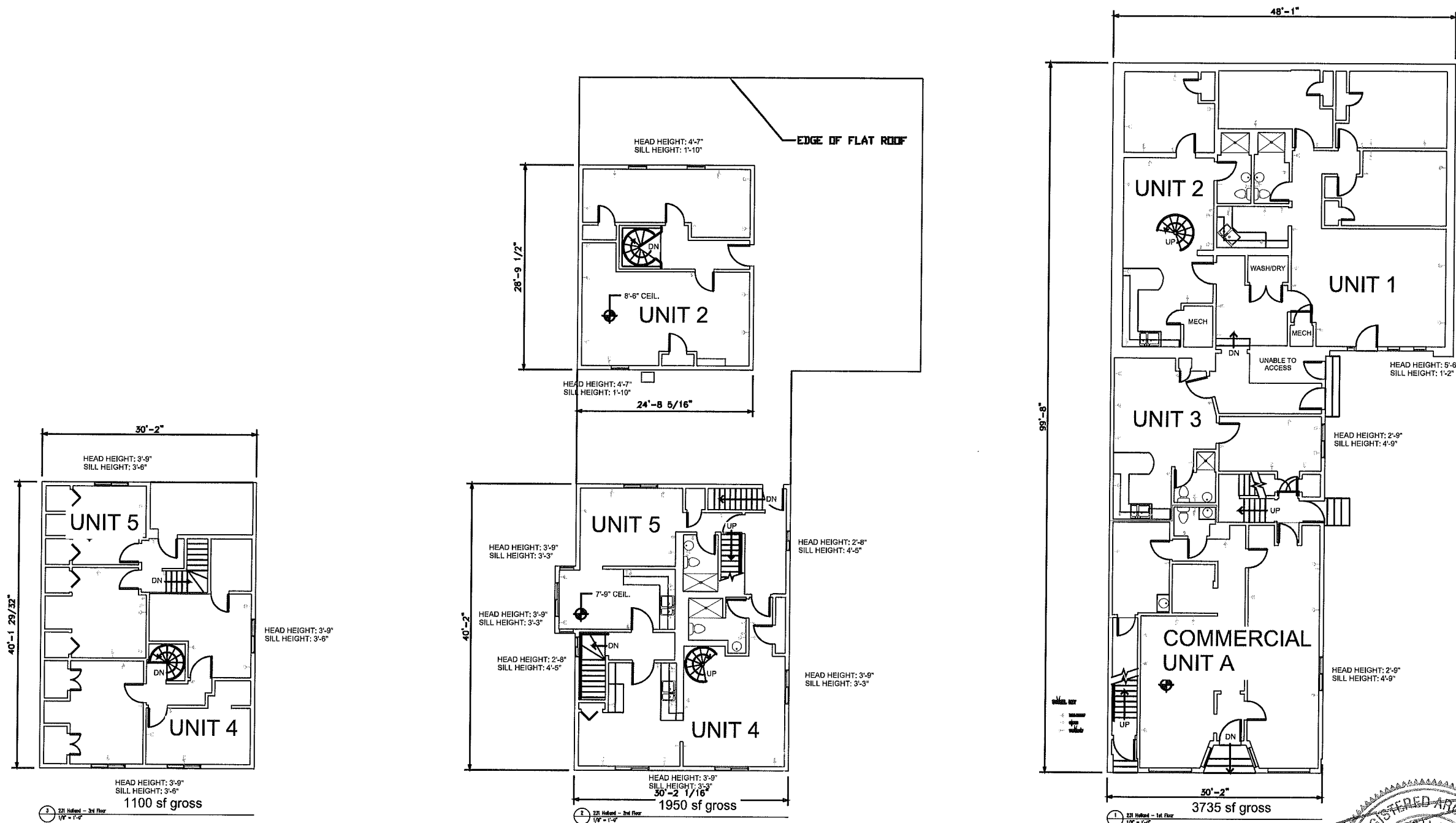
Job No. 12005
 Drawn By MT Checked By KDI
 Date: 02-22-2012

Revisions		

CURRENT FLOOR PLANS

AD-101

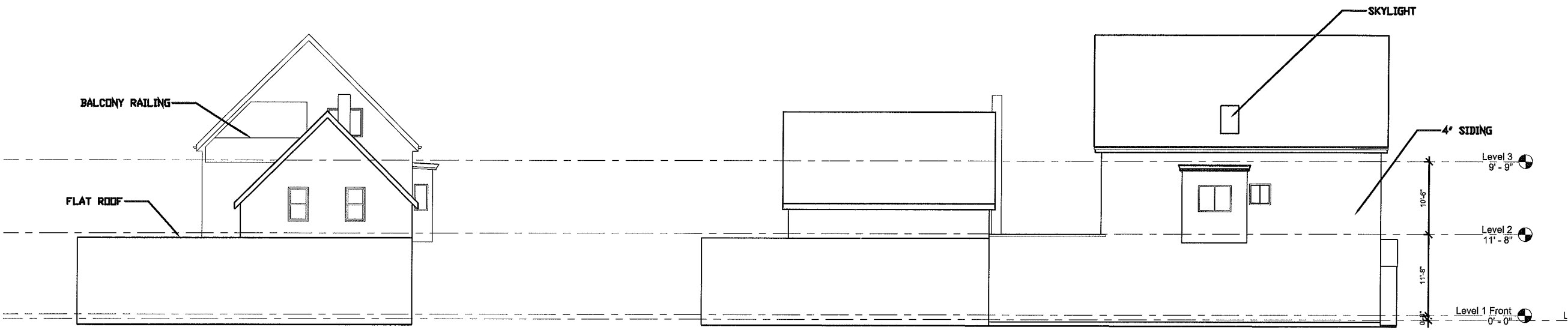
Scale: 1/8" = 1'-0" Project Name: 12005



OWNER
62 COLLEGE AVE TRUST LLC
 PROJECT LOCATION
**231 Holland
 Somerville, MA**

ARCHITECT
KHALSA DESIGN INC.
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 TELEPHONE 617-591-8682 FAX 617-591-2066

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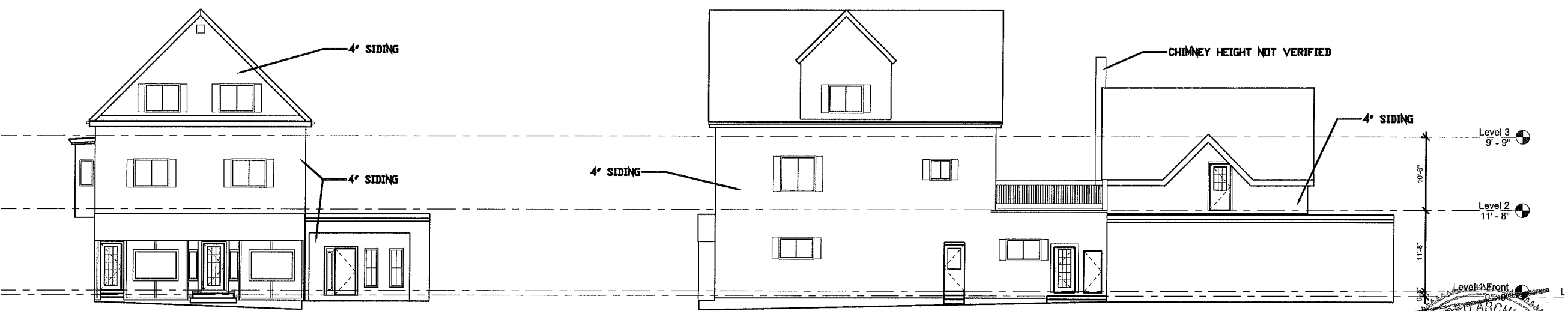
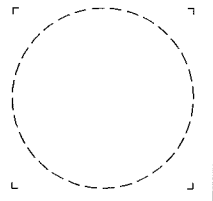
UNABLE TO ACCESS THIS ELEVATION,
 ELEMENTS LOCATED BASED ON INTERIOR
 DIMENSIONS

UNABLE TO ACCESS THIS ELEVATION,
 ELEMENTS LOCATED BASED ON INTERIOR
 DIMENSIONS

④ 231 Holland - East Elevation
 1/8" = 1'-0"

③ 231 Holland - North Elevation
 1/8" = 1'-0"

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② 231 Holland - West Elevation
 1/8" = 1'-0"

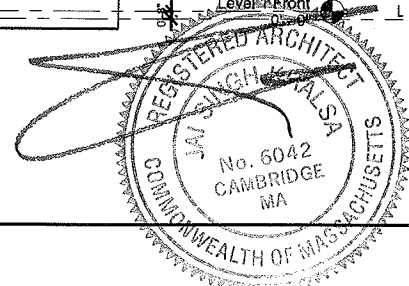
① 231 Holland - South Elevation
 1/8" = 1'-0"

Job No. 12005
 Drawn By MT Checked By KDI
 Date: 02-22-2012

Revisions

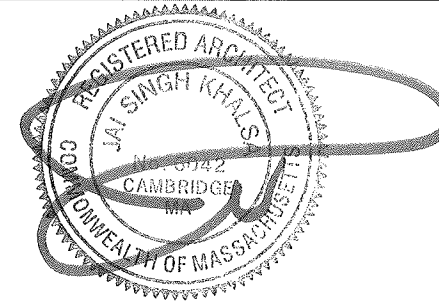
No.	Description

**CURRENT
 ELEVATIONS**



AD-200

Scale: 1/8" = 1'-0" Project Name: 12005



OWNER
62 COLLEGE AVE TRUST LLC

PROJECT LOCATION
**231 Holland
 Somerville, MA**

ARCHITECT
KHALSA DESIGN INC.

17 FLYCOO STREET, SUITE 400, SOMERVILLE, MA 02149
 TELEPHONE 617-591-8682 FAX 617-591-2886

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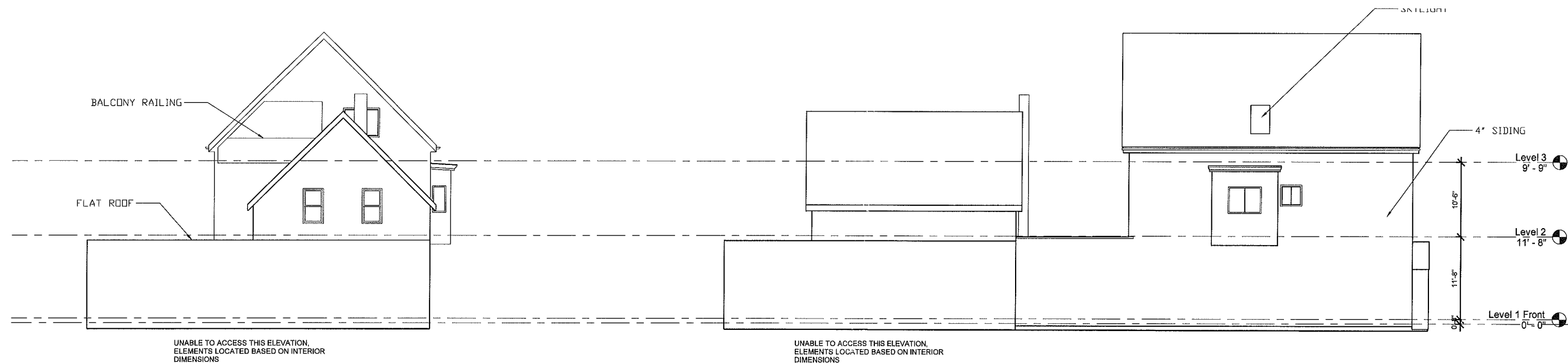
Job No. 12005
 Drawn By MT Checked By KDI
 Date: 02-22-2012

Revisions	

PROPOSED ELEVATIONS

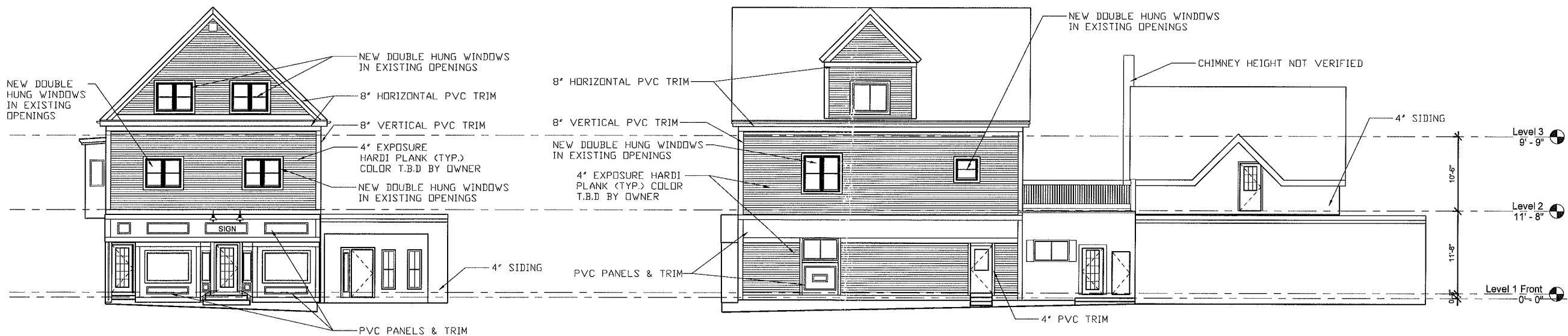
A-200

Scale: 1/8" = 1'-0" Project Name: 12005



4 231 Holland - East Elevation
 1/8" = 1'-0"

3 231 Holland - North Elevation
 1/8" = 1'-0"



2 231 Holland - West Elevation
 1/8" = 1'-0"

1 231 Holland - South Elevation
 1/8" = 1'-0"