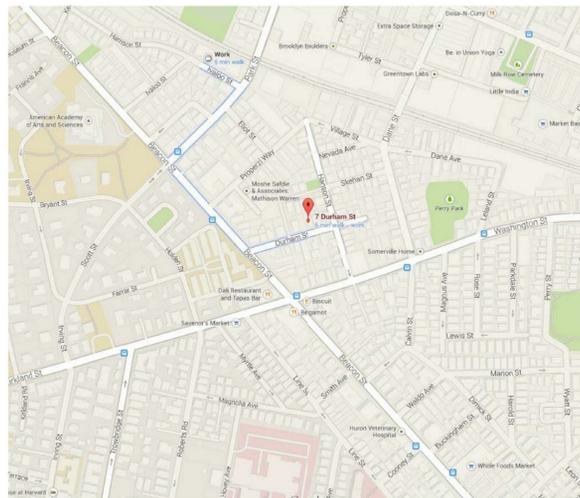


Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
Z-003	ZONING PERSPECTIVE	10/02/14
A-000	Cover Sheet	08/08/14
C-001	CIVIL PLAN	08/08/14
L-001	LANDSCAPE PLAN	08/08/14
Z-002	SITE CONTEXT	08/08/14
SHD	SHADDOOW STUDY	08/08/14
A-010	Site Plan	08/08/14
A-100	Floor Plans	08/08/14
A-101	Floor Plans	08/08/14
A-102	Floor Plans	08/08/14
A-300	Elevations	08/08/14
A-301	Elevations	08/08/14
A-302	Perspectives	08/08/14
A-303	Renderings	08/08/14



LOCUS MAP



PROPOSED DURHAM STREET RESIDENCES

7 DURHAM STREET, SOMERVILLE, MA

10-09-2014 SUBMISSION

CLIENT
Azzam Development and Design Inc

ARCHITECT
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T:(617)-591-8682

CIVIL ENGINEER
Columbia Design Group, LLC
Consulting Engineers
14 Upham Avenue
Boston, MA 02125
T: 617-506-1474
F: 617-507-7740

PROJECT NAME
Durham Residences

PROJECT ADDRESS
7 Durham St
Somerville Ma

CLIENT
Azzam Development and Design Inc

ARCHITECT
KHALSA DESIGN INC.



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

CONSULTANTS:
LANDSCAPE ARCHITECT
x
x
T: x
W: x

CIVIL ENGINEER
x
x
x
T: x
F: x

STRUCTURAL ENGINEER
x
x
T: x
F: x

MEP ENGINEER
x
x
T: x
F: x
W: x

COPYRIGHT KDI © 2012
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION

Project number 14017
Date 09-23-14
Drawn by MT
Checked by KDI
Scale

REVISIONS

No.	Description	Date

Cover Sheet

A-000

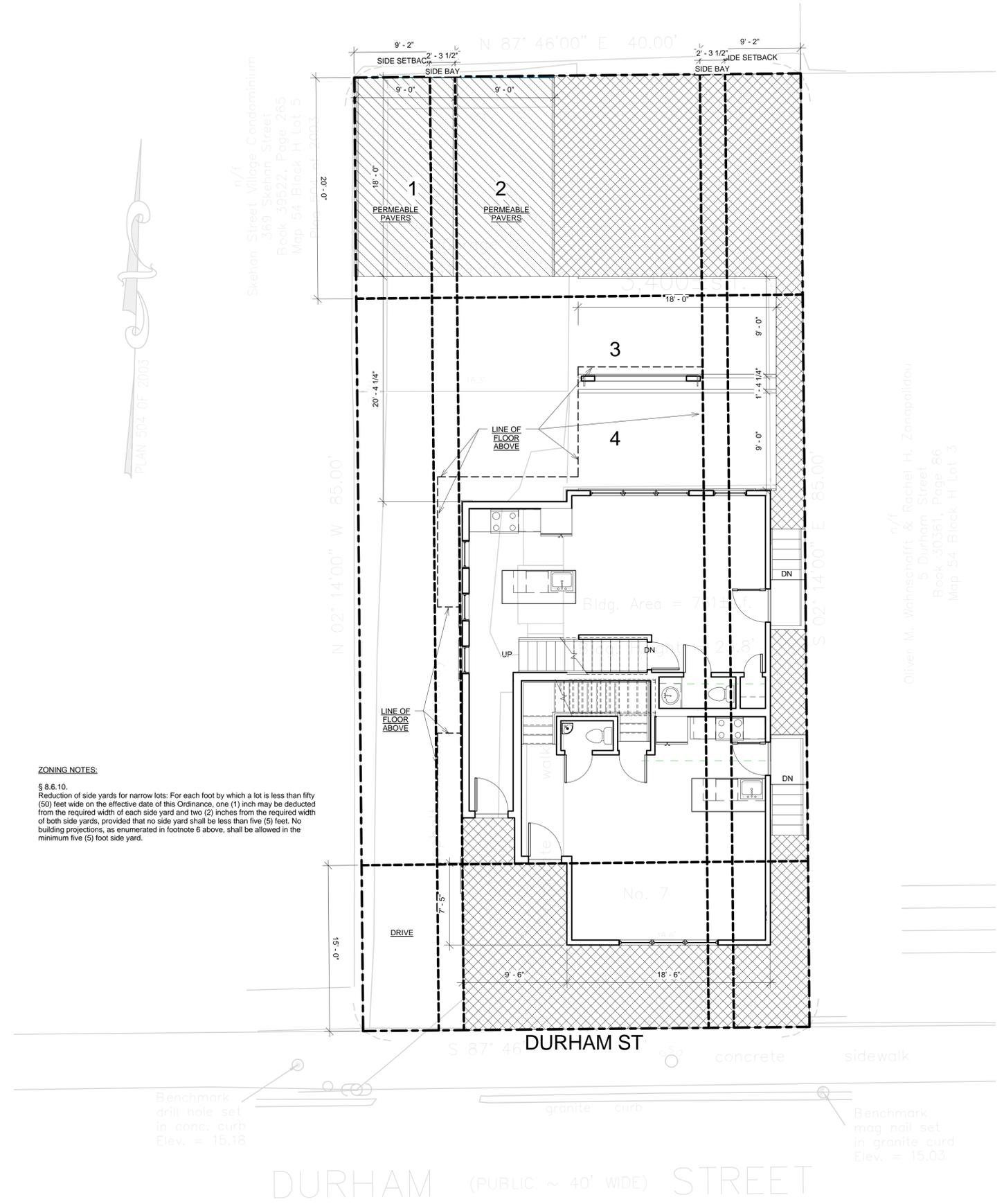
Durham Residences

ZONING CHART			
RB ZONE	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	7500 SF	3400 SF	3400 SF
LOT AREA/DU	1500 SF/DU	3400 SF/DU	1700 SF/DU
FAR	1	.39/ 1327 SF	.99 / 3399SF
MAX GROUND COVER	50% 1700SF	35% 1190SF	28.5% / 972 SF
LANDSCAPE AREA	25% 850SF	38.9% 1324SF	25.3% 862SF
PERMEABLE AREA	35% 1190SF	38.9% 1324SF	34.8% 1185SF
MAX HEIGHT	40'-0" / 3ST	25' - 0"	40' - 0"
FRONT SETBACK	15'-0"	VARIES, 7.2' MIN.	VARIES, 15' MIN.
LEFT SIDE SETBACK	10'	VARIES, 2.7' MIN.	VARIES, 10' MIN.
RIGHT SIDE SETBACK	10'	VARIES, 3.0' MIN.	VARIES, 6' MIN.
REAR SETBACK	20'-0"	VARIES, 36.7' MIN.	VARIES, 26.6' MIN.
FRONTAGE	50'-0"	40'-0"	40'-0"
PARKING		1	4



ZONING NOTES:

§ 8.6.10.
Reduction of side yards for narrow lots: For each foot by which a lot is less than fifty (50) feet wide on the effective date of this Ordinance, one (1) inch may be deducted from the required width of each side yard and two (2) inches from the required width of both side yards; provided that no side yard shall be less than five (5) feet. No building projections, as enumerated in footnote 6 above, shall be allowed in the minimum five (5) foot side yard.



83.55% TOTAL EXISTING BUILDING TO REMAIN

1 Site Plan
3/16" = 1'-0"

PROJECT NAME
Durham Residences

PROJECT ADDRESS
7 Durham St
Somerville Ma

CLIENT
Azam Development and Design Inc

ARCHITECT
KHALSA DESIGN INC.

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

CONSULTANTS:

LANDSCAPE ARCHITECT

x
x
x
T: x
W: x

CIVIL ENGINEER

x
x
x
T: x
F: x

STRUCTURAL ENGINEER

x
x
x
T: x
F: x

MEP ENGINEER

x
x
T: x
F: x
W: x

COPYRIGHT KDI © 2012
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

Project number 14017
Date 09-23-14
Drawn by MT
Checked by KDI
Scale As indicated

REVISIONS

No.	Description	Date

Site Plan

A-010

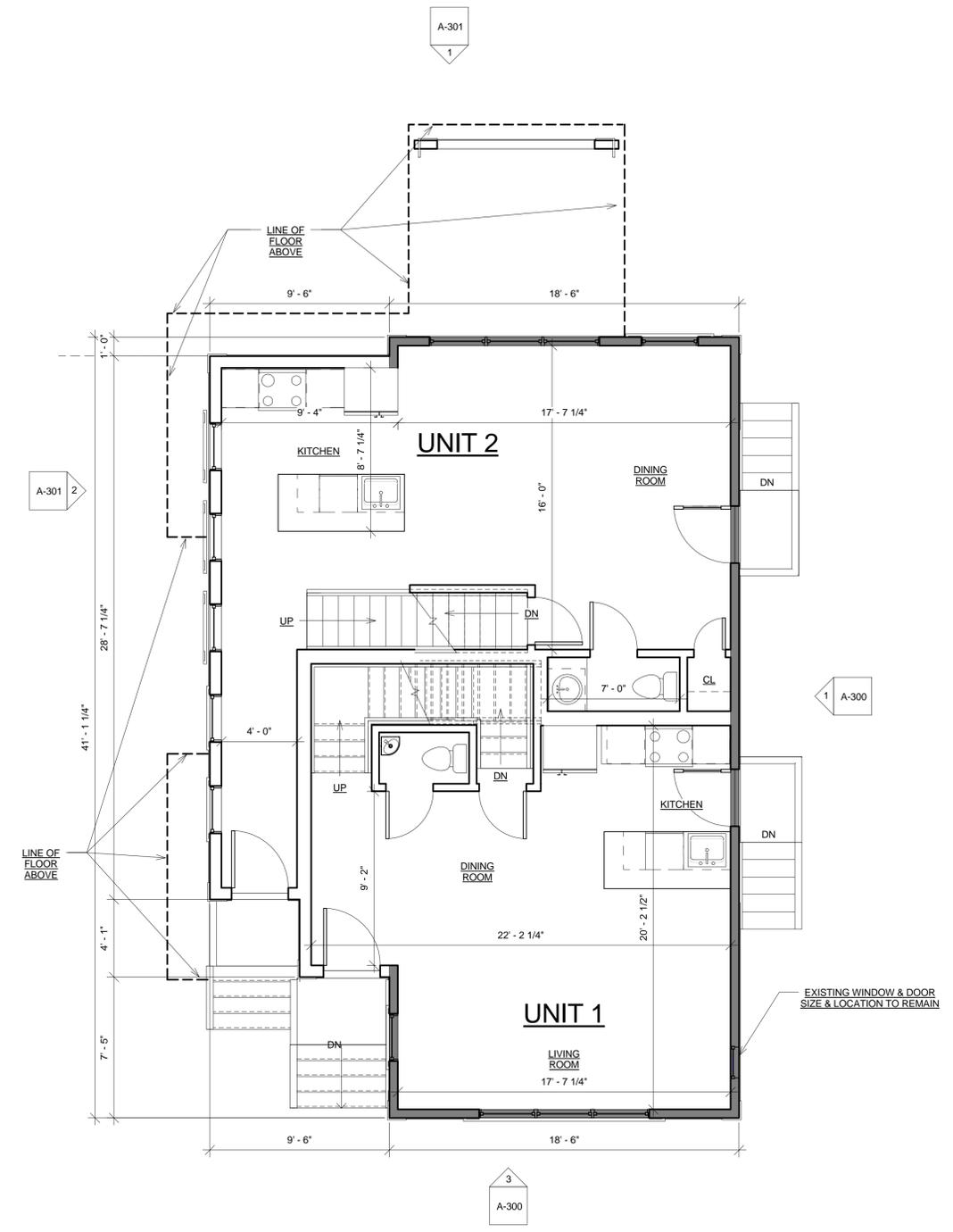
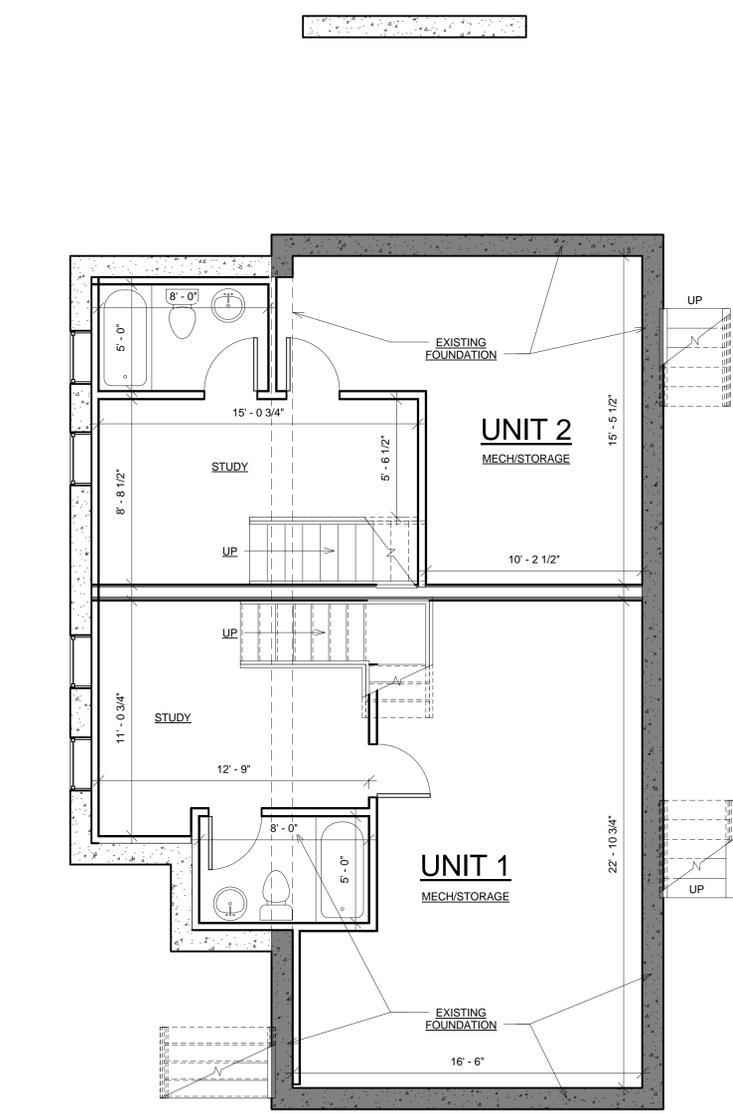
Durham Residences

10/02/2014 4:13:34 PM G:\1414017_Azam_Durham\S003 Drawings\01_ARCH\14017_Azam_Durham St_09-18-14_pitched bay.rvt

Area Schedule FAR	
Level	Area
First Floor	962 SF
Second Floor	1095 SF
Third Floor	804 SF
Mezzanine	150 SF
Basement	386 SF
Grand total: 5	3399 SF

Area Schedule (Gross Building)		
Name	Level	Area
UNIT 1	Basement	590 SF
UNIT 1	First Floor	492 SF
UNIT 1	Second Floor	609 SF
UNIT 1	Third Floor	396 SF
UNIT 1	Mezzanine	111 SF
		2197 SF
UNIT 2	Basement	462 SF
UNIT 2	First Floor	559 SF
UNIT 2	Second Floor	575 SF
UNIT 2	Third Floor	497 SF
UNIT 2	Mezzanine	111 SF
		2205 SF
Grand total: 10		4402 SF

LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS



PROJECT NAME
Durham Residences

PROJECT ADDRESS
7 Durham St
Somerville Ma

CLIENT
Azam Development and Design Inc

ARCHITECT
KHALSA DESIGN INC.



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

- CONSULTANTS:**
- LANDSCAPE ARCHITECT**
- x
 - x
 - x
 - T: x
 - W: x
- CIVIL ENGINEER**
- x
 - x
 - x
 - T: x
 - F: x
 - W: x
- STRUCTURAL ENGINEER**
- x
 - x
 - x
 - T: x
 - F: x
 - W: x
- MEP ENGINEER**
- x
 - x
 - T: x
 - F: x
 - W: x

COPYRIGHT KDI © 2012
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION

Project number	14017
Date	09-23-14
Drawn by	MT
Checked by	KDI
Scale	1/4" = 1'-0"

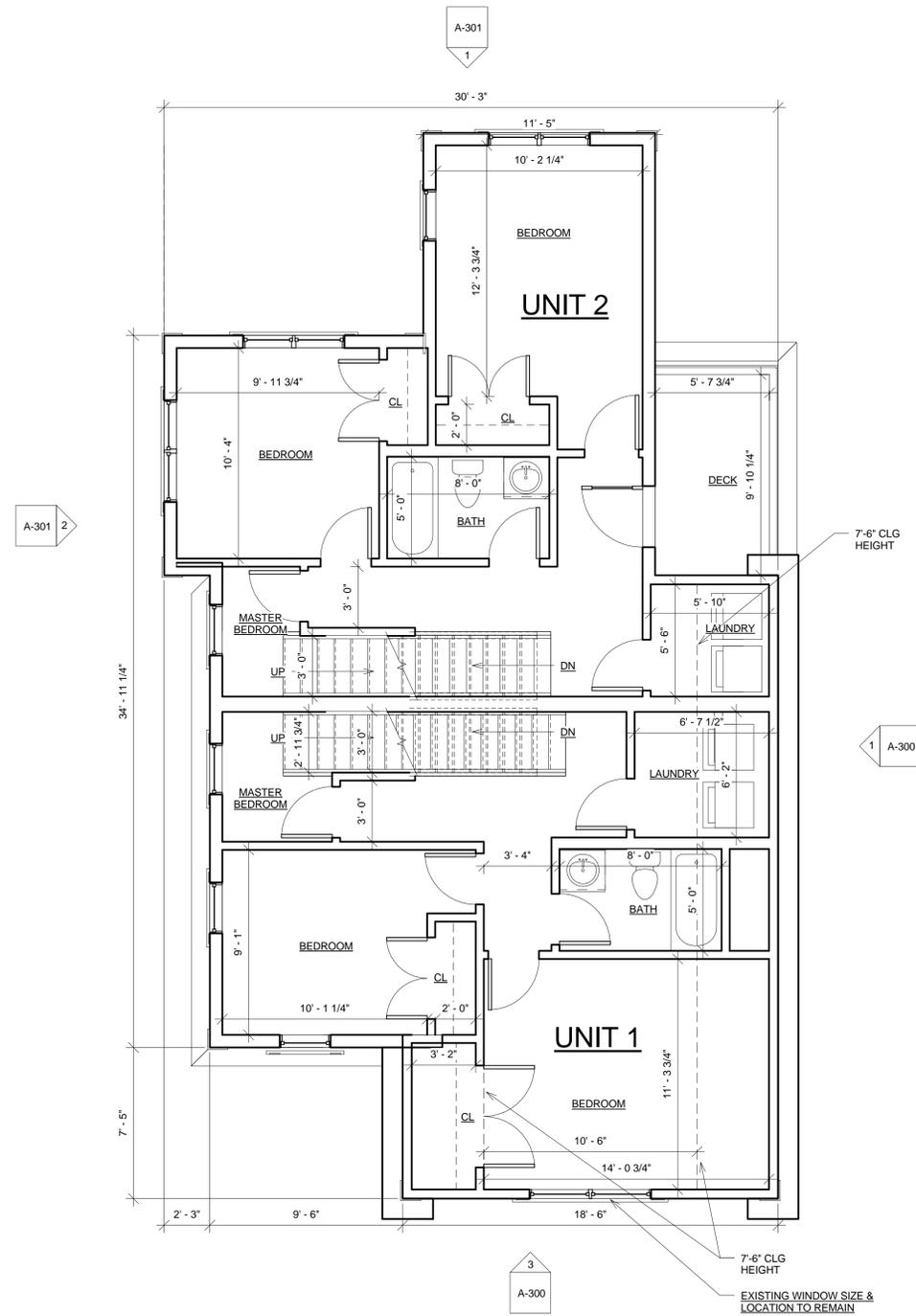
REVISIONS		
No.	Description	Date

Floor Plans

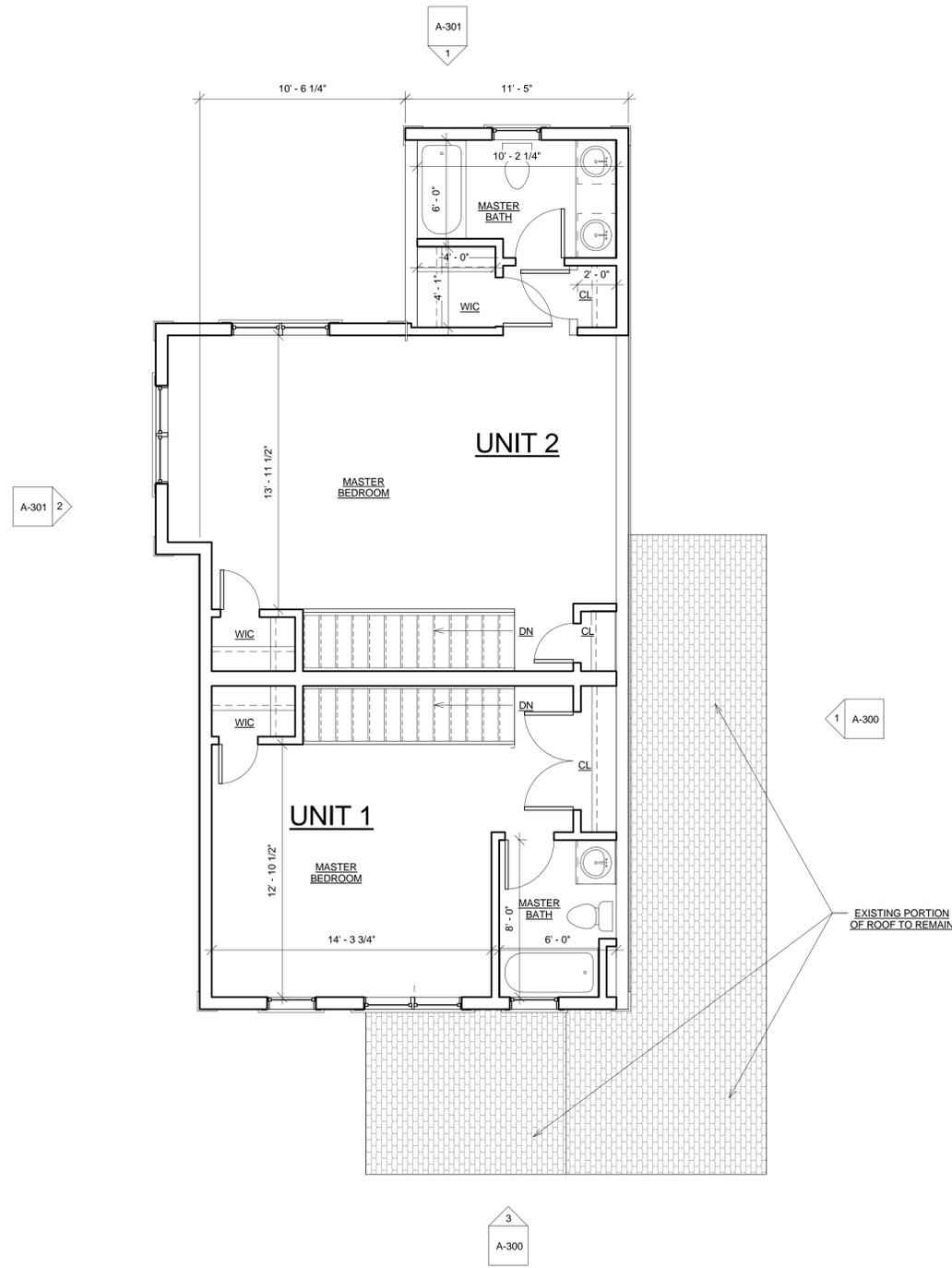
A-100

Durham Residences

LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS



② Second Floor
1/4" = 1'-0"



① Third Floor
1/4" = 1'-0"

PROJECT NAME
Durham Residences

PROJECT ADDRESS
7 Durham St
Somerville Ma

CLIENT
Azzam Development and Design Inc

ARCHITECT
KHALSA DESIGN INC.



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

CONSULTANTS:
LANDSCAPE ARCHITECT
x
x
T: x
W: x

CIVIL ENGINEER
x
x
T: x
F: x
W: x

STRUCTURAL ENGINEER
x
x
T: x
F: x
W: x

MEP ENGINEER
x
x
T: x
F: x
W: x

COPYRIGHT KDI © 2012
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

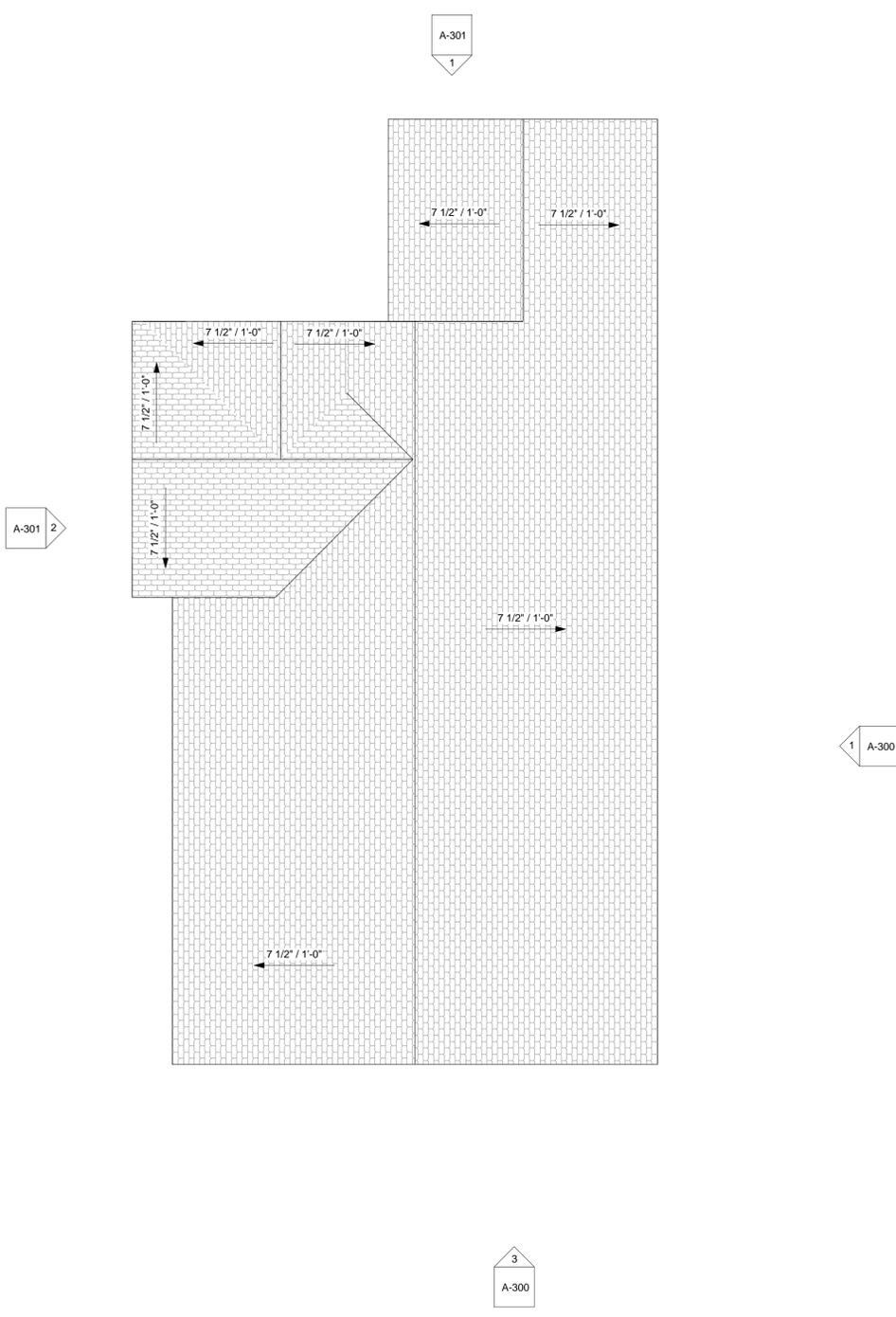
REGISTRATION

Project number	14017
Date	09-23-14
Drawn by	MT
Checked by	KDI
Scale	1/4" = 1'-0"

No.	Description	Date

Floor Plans

A-101
Durham Residences



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

PROJECT NAME
Durham Residences

PROJECT ADDRESS
7 Durham St
Somerville Ma

CLIENT
Azzam Development and Design Inc

ARCHITECT
KHALSA DESIGN INC.



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

CONSULTANTS:
LANDSCAPE ARCHITECT
x
x
T: x
W: x

CIVIL ENGINEER
x
x
x
T: x
F: x

STRUCTURAL ENGINEER
x
x
T: x
F: x

MEP ENGINEER
x
x
T: x
F: x
W: x

COPYRIGHT KDI © 2012
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION

Project number 14017
Date 09-23-14
Drawn by MT
Checked by KDI
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Floor Plans

A-102

Durham Residences

PROJECT NAME
PROJECT ADDRESS
CLIENT

Durham Residences

7 Durham St
Somerville Ma

Azzam Development and Design Inc

ARCHITECT
KHALSA DESIGN INC.



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

CONSULTANTS:

LANDSCAPE ARCHITECT

x
x
x
T: x
W: x

CIVIL ENGINEER

x
x
x
T: x
F: x

STRUCTURAL ENGINEER

x
x
x
T: x
F: x

MEP ENGINEER

x
x
x
T: x
F: x
W: x

COPYRIGHT KDI © 2012
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION

Project number 14017
Date 09-23-14
Drawn by MT
Checked by KDI
Scale 1/4" = 1'-0"

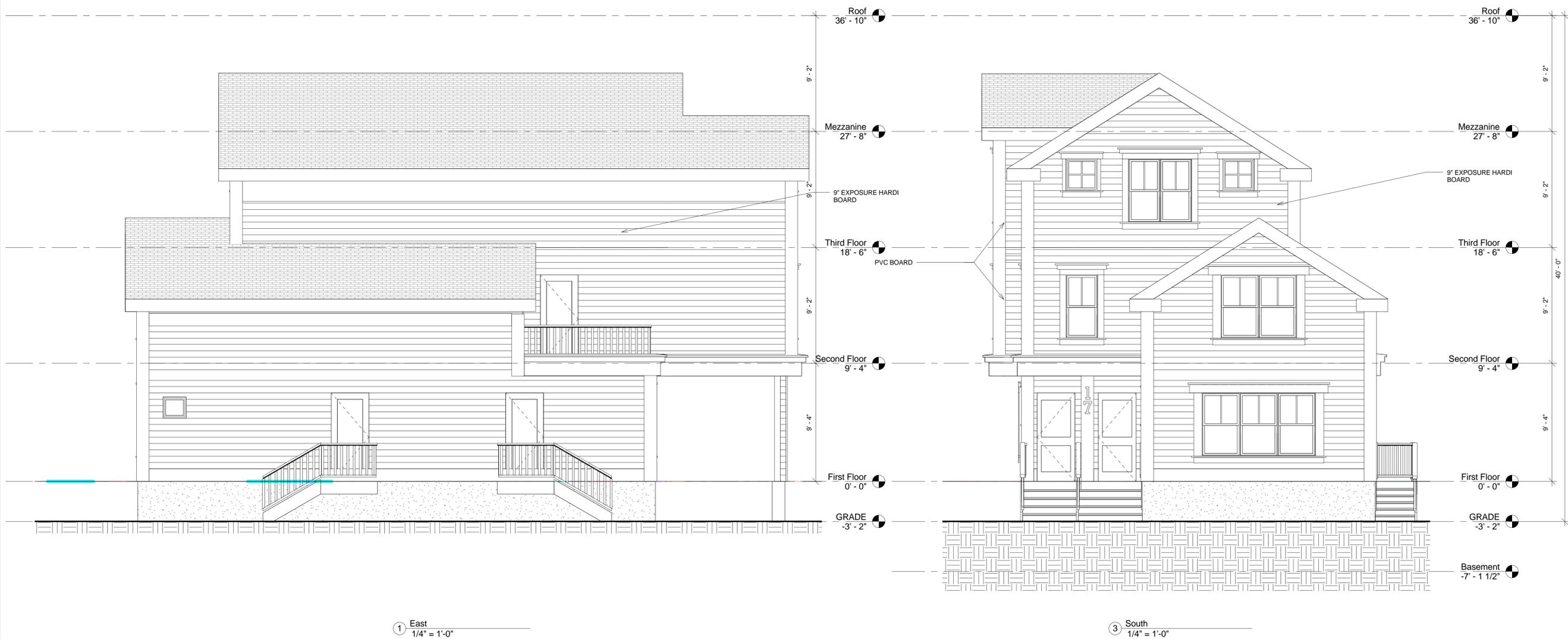
REVISIONS

No.	Description	Date

Elevations

A-300

Durham Residences



G:\1414017_AzAm_Durham S\03 Drawings\01_ARCH\14017_AzAm_Durham St_09-18-14_pitched bay.rvt 10/02/2014 4:13:41 PM

PROJECT NAME
PROJECT ADDRESS
CLIENT

Durham Residences

7 Durham St
Somerville Ma

Azzam Development and Design Inc

ARCHITECT
KHALSA DESIGN INC.



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

CONSULTANTS:

LANDSCAPE ARCHITECT

x
x
T: x
W: x

CIVIL ENGINEER

x
x
T: x
F: x

STRUCTURAL ENGINEER

x
x
T: x
F: x

MEP ENGINEER

x
x
T: x
F: x
W: x

COPYRIGHT KDI © 2012
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION

Project number 14017
Date 09-23-14
Drawn by MT
Checked by KDI
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Elevations

A-301

Durham Residences



1 North
1/4" = 1'-0"

2 West
1/4" = 1'-0"

G:\1414017_Azram_Durham_S003 Drawings\01_ARCH\14017_Azram_Durham_St_09-18-14_pitched bay.rvt 10/02/2014 4:13:44 PM