

PROJECT NAME
CONCORD AVE RESIDENCES

PROJECT ADDRESS
**73 Concord Avenue
 Somerville, MA**

CLIENT
Ze'ev Mehler

ARCHITECT
KHALSA DESIGN INC.



17 IVALOO STREET, SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE 617-591-9682 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION

Project number 13044
 Date 08-01-13
 Drawn by MT
 Checked by JSK
 Scale AS NOTED

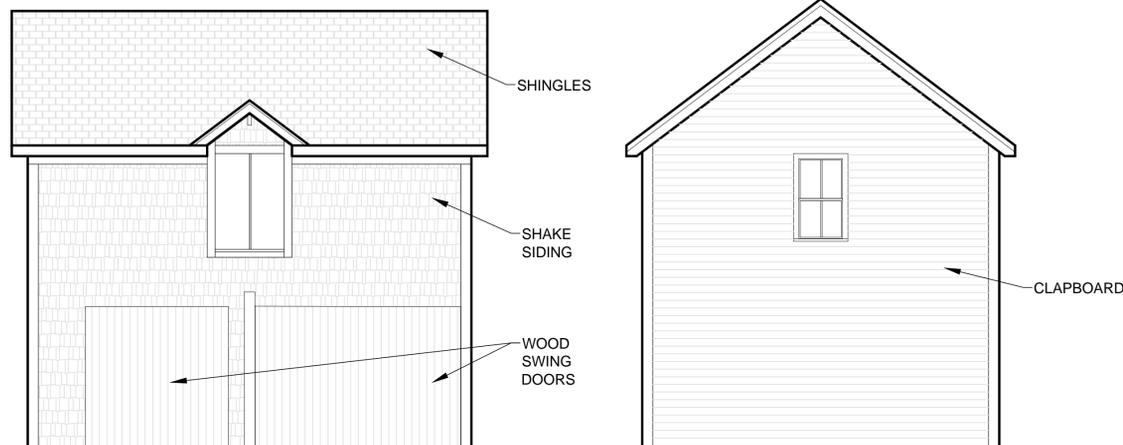
REVISIONS

No.	Description	Date

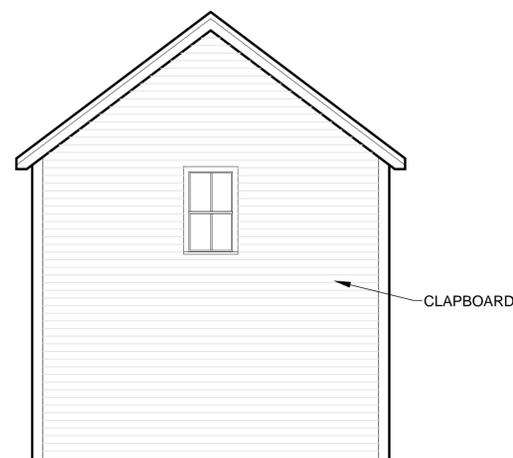
**EXISTING&PROPOSED
 BARN/GARAGE
 ELEVATIONS**

A-1

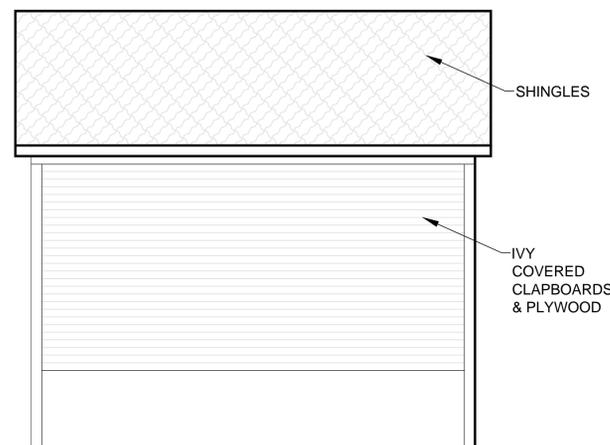
13044_CONC-AVE-SOM-SD BLOCK



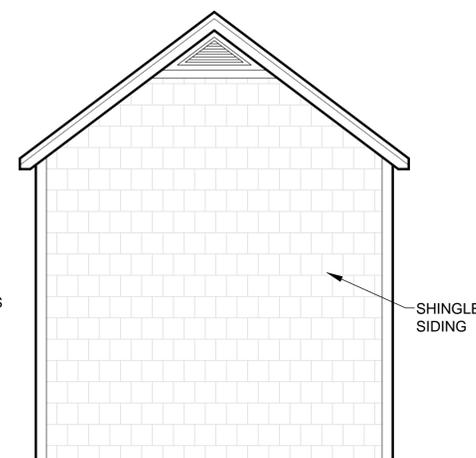
1 EXISTING FRONT ELEVATION
 EX-1 Scale: 3/16"=1'-0"



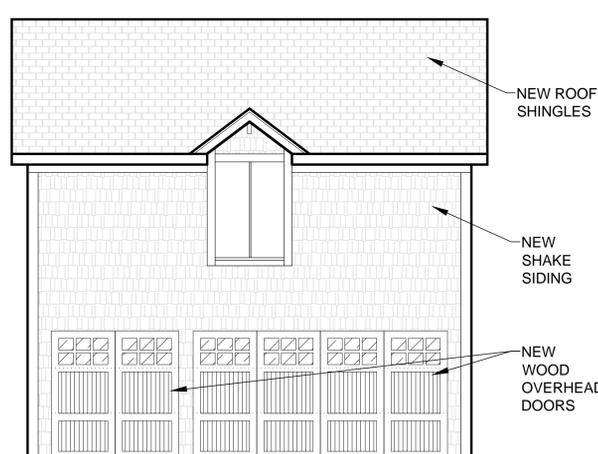
4 EXISTING SIDE ELEVATION
 EX-1 Scale: 3/16"=1'-0"



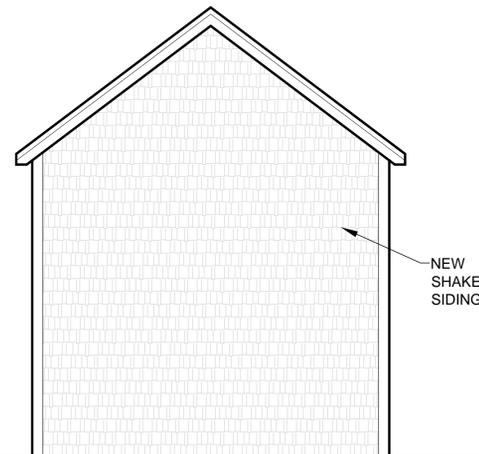
2 EXISTING REAR ELEVATION
 EX-1 Scale: 3/16"=1'-0"



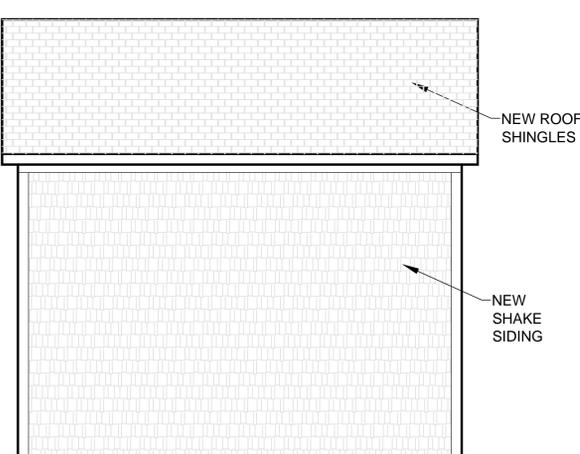
4 EXISTING SIDE ELEVATION
 EX-1 Scale: 3/16"=1'-0"



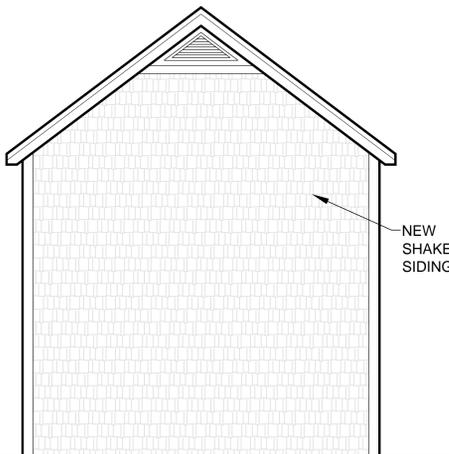
1 PROPOSED FRONT ELEVATION
 A-1 Scale: 3/16"=1'-0"



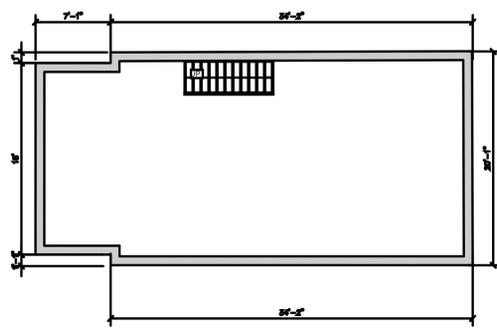
4 PROPOSED SIDE ELEVATION
 A-1 Scale: 3/16"=1'-0"



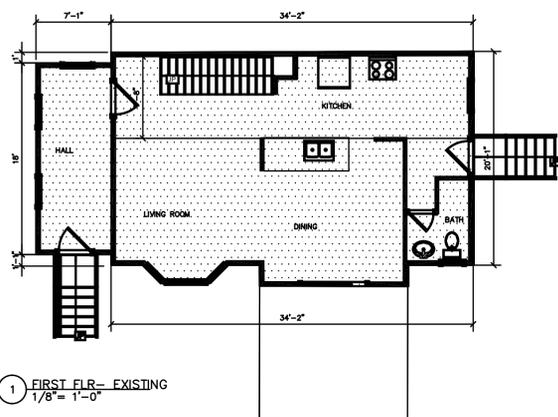
2 PROPOSED REAR ELEVATION
 A-1 Scale: 3/16"=1'-0"



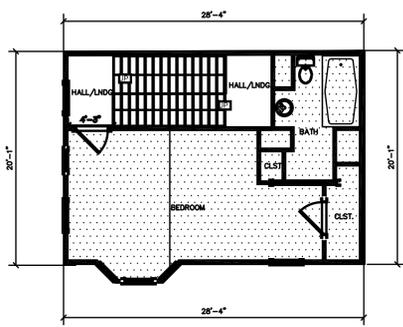
4 PROPOSED SIDE ELEVATION
 A-1 Scale: 3/16"=1'-0"



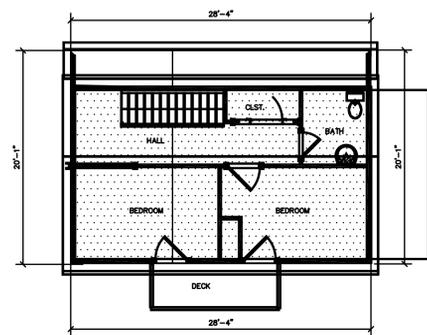
1 BASEMENT - EXISTING
 1/8" = 1'-0"
 GROSS FLOOR AREA : 811.8 SF.
 FAR FLOOR AREA : 0 SF.



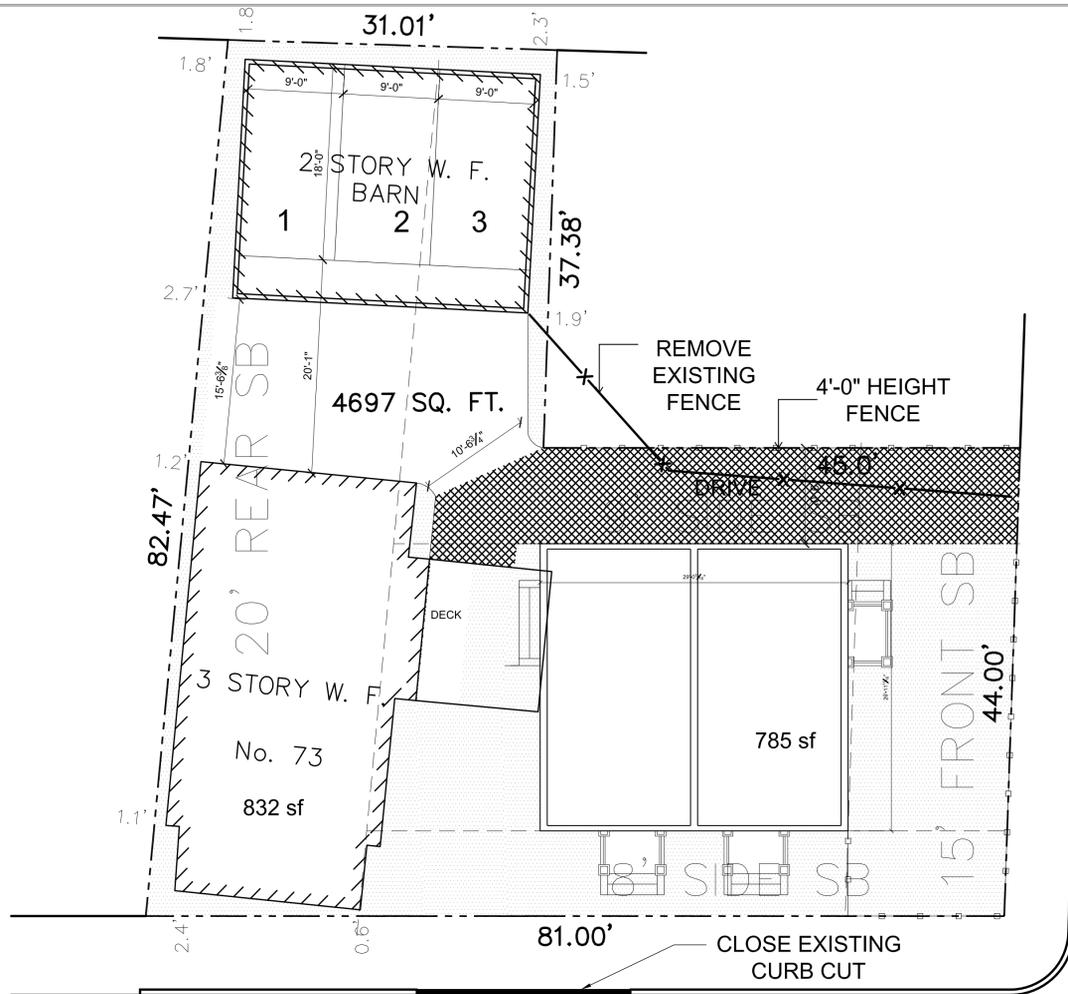
1 FIRST FLR - EXISTING
 1/8" = 1'-0"
 GROSS FLOOR AREA : 850.9 SF.
 FAR FLOOR AREA : 804 SF.



1 SECOND FLR - EXISTING
 1/8" = 1'-0"
 GROSS FLOOR AREA : 578.4 SF.
 FAR FLOOR AREA : 578.4 SF.

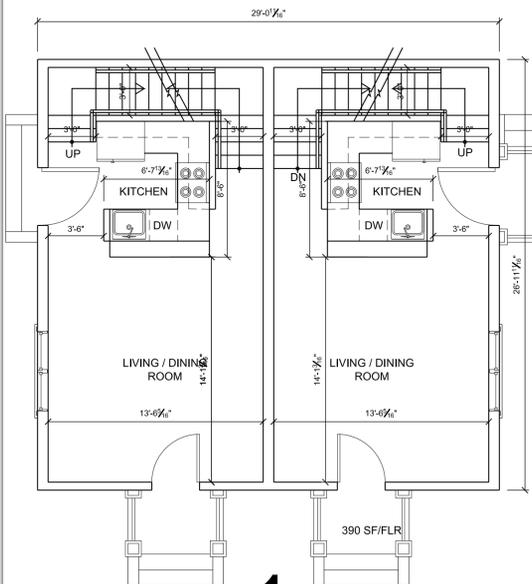


1 THIRD FLOOR - EXISTING
 1/8" = 1'-0"
 GROSS FLOOR AREA : 566.0 SF.
 FAR FLOOR AREA : 435.0 SF.

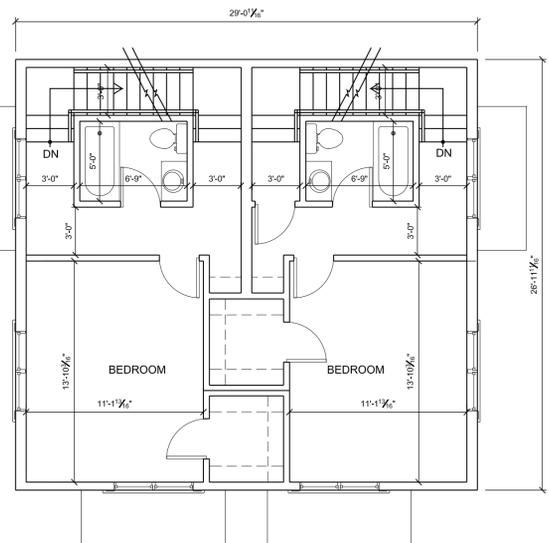


CONCORD AVE.

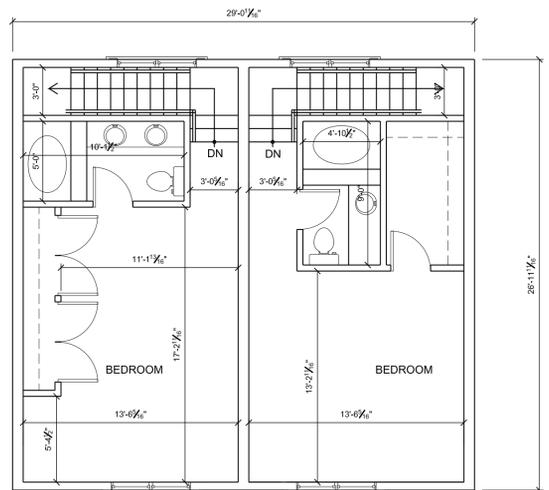
MARION ST.



1

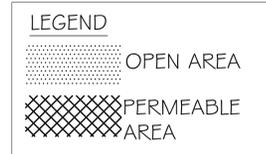


2



3

ZONING CHART			
RB ZONE	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	7500 SF	4697 SF	4697 SF
LOT AREA/DU	1500 SF/DU	4697 SF/DU	1566 SF/DU
FAR	1	.41 / 1925 SF	.91 / 4280 SF
MAX GROUND COVER	50% 3150SF	31% 1457SF	47% 2242SF
LANDSCAPE AREA	25% 1174SF	60% 2815SF	29% 1386SF
PERMEABLE AREA	35% 1643SF	21% 1371SF	39% 1873SF
MAX HEIGHT	40'-0" / 3ST	40' - 0"	40' - 0"
FRONT SETBACK	15'-0"	VARIES	VARIES
LEFT SIDE SETBACK	10' SUM 20'	VARIES	VARIES
RIGHT SIDE SETBACK	10' SUM 20'	VARIES	VARIES
REAR SETBACK	20'-0"	VARIES	VARIES
FRONTAGE	50'-0"	VARIES	VARIES
PARKING		1	3



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REGISTRATION

Project number 13044
 Date 08-01-13
 Drawn by MT
 Checked by JSK
 Scale 1/4"=1'-0"

REVISIONS		
No.	Description	Date

EXISTING, PROPOSED
 PLAN &
 SITE

A-2
 13044_CONC-AVE-SOM-SD BLOCK

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REGISTRATION

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Date 08-01-13
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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Building Elevations

A-3

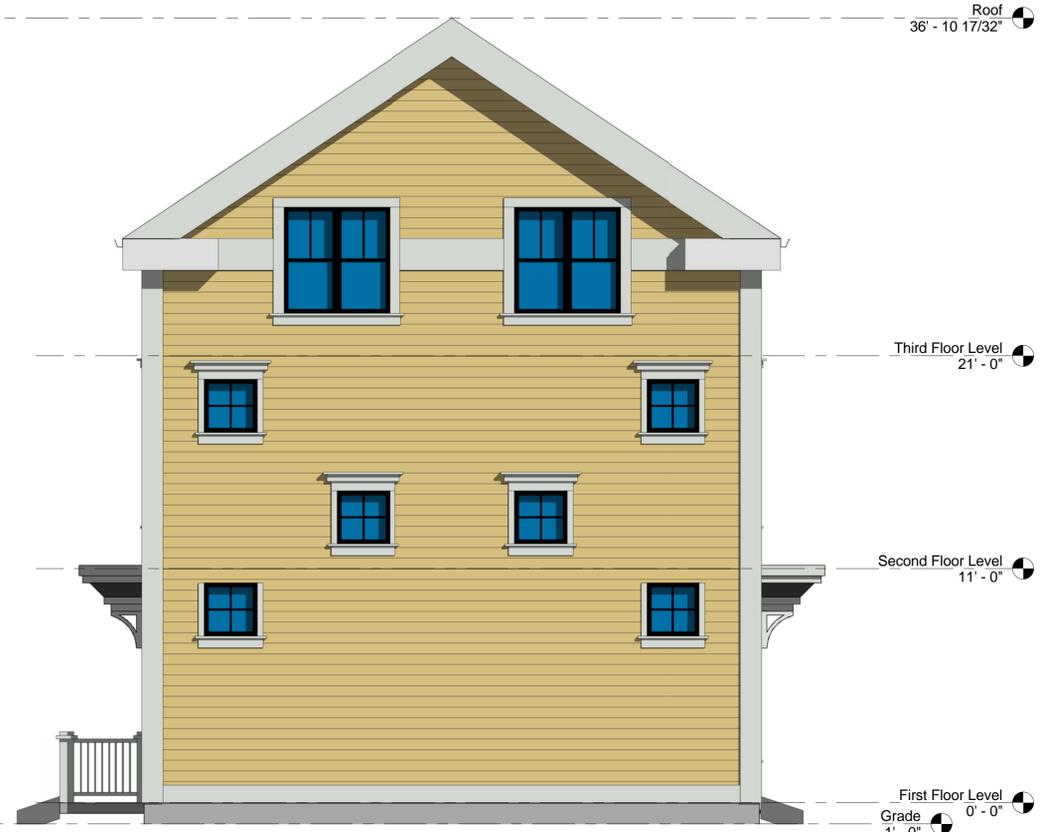
CONCORD AVE RESIDENCES

G:\1313944_ZEEV_Concord St_Somerville.rvt

12/20/13 5:29:34 PM



① East Elevation
1/4" = 1'-0"



③ North Elevation
1/4" = 1'-0"



② West Elevation
1/4" = 1'-0"



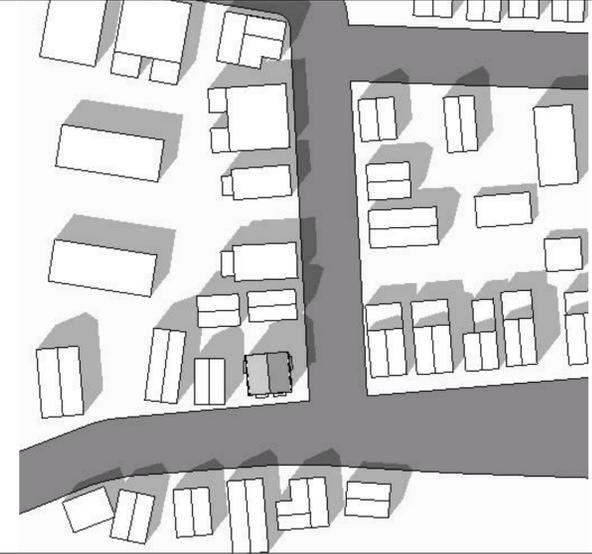
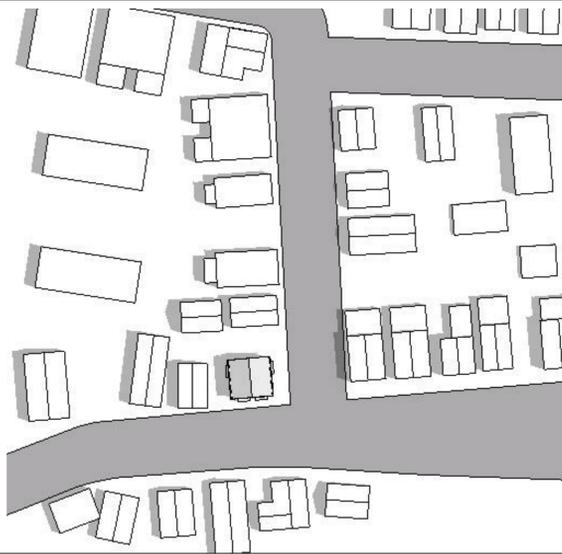
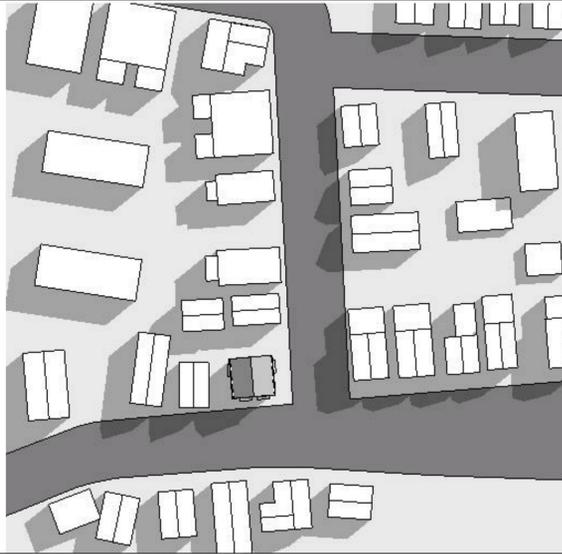
④ South Elevation
1/4" = 1'-0"

MORNING (9-10 AM)

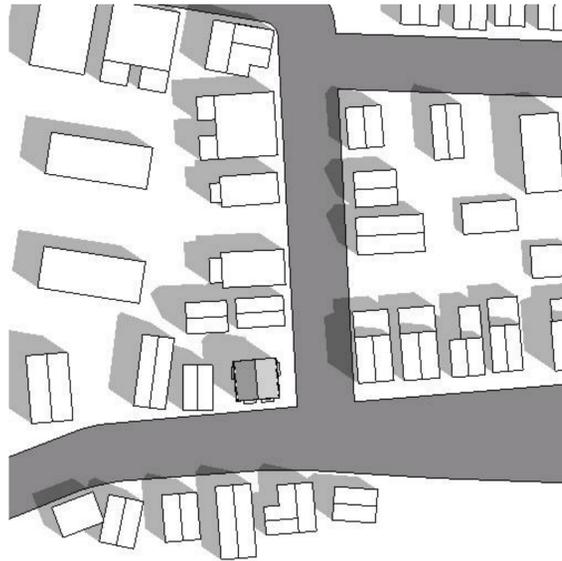
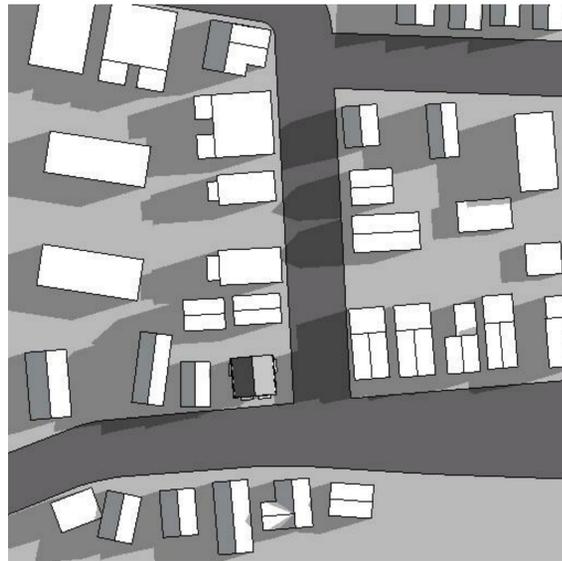
NOON (12 AM-1 PM)

AFTERNOON (3-4 PM)

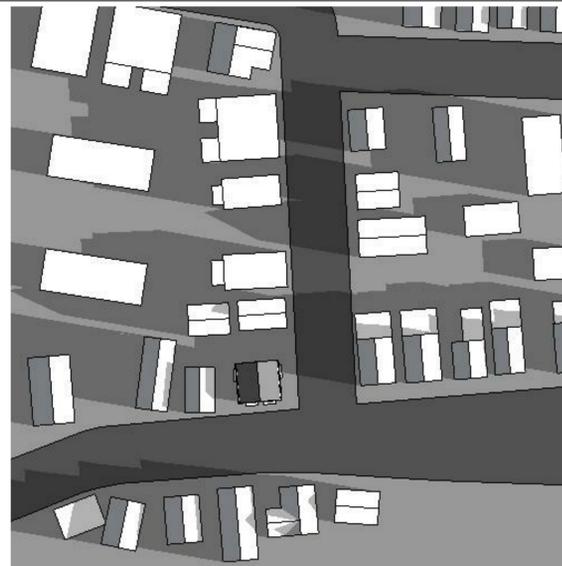
SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE



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CONSULTANTS:

REGISTRATION

Project number 13044
Date 12-26-2013
Drawn by CC
Checked by JSK
Scale 12" = 1'-0"

REVISIONS

No.	Description	Date

SHADOW STUDY

SHD

CONCORD AVE RESIDENCES



EXISTING

PROPOSED

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RESIDENES**

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CONSULTANTS:

REGISTRATION

Project number	13044
Date	08-01-13
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

No.	Description	Date

Site Context

Z-001

CONCORD AVE RESIDENES

