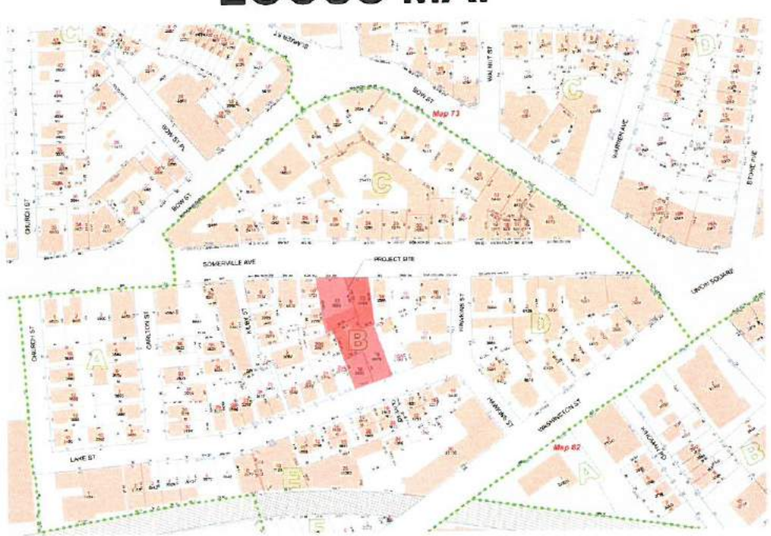
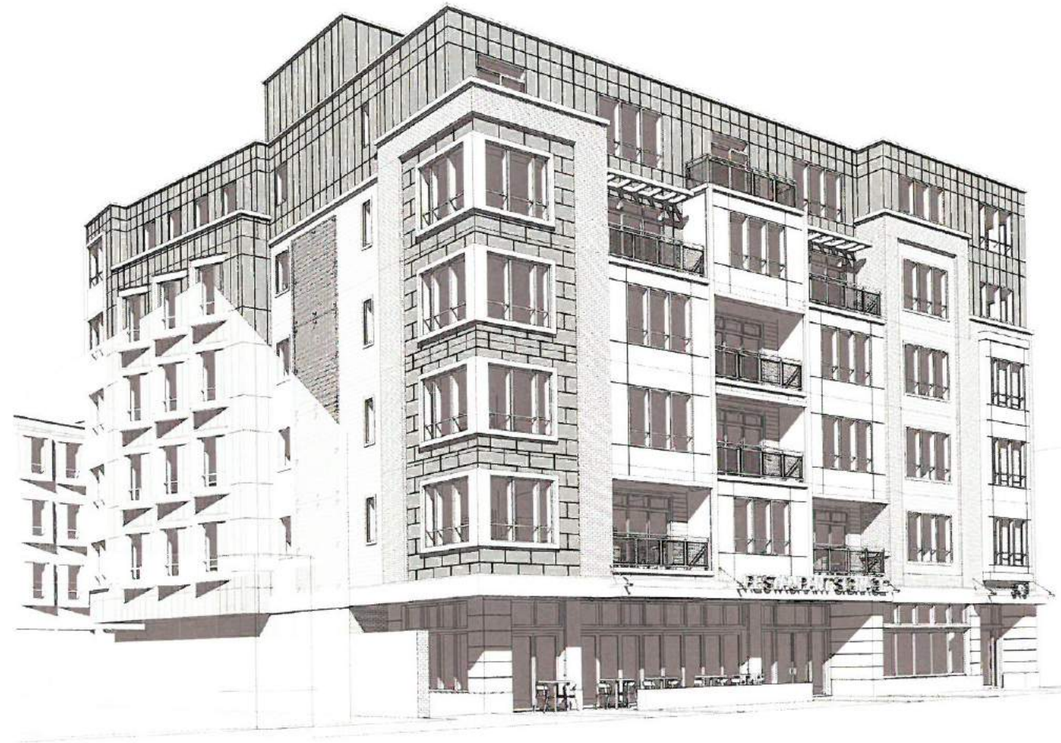
| Drawing List | | |
|---|---|---|
| Sheet Number | Sheet Name | Sheet Issue Date |
| 0- COVER | | |
| A-000 | Cover Sheet | 02/19/19 |
| 1- CIVIL | | |
| C-100 | Existing Conditions Site Plan | 06/12/18 |
| 2- LANDSCAPE | | |
| L-100 | Landscape Site Plan | 02/06/19 |
| 3- ARCHITECTURAL | | |
| A-020 | Architectural Site Plan | 02/19/19 |
| A-100 | Basement/ Garage Floor Plan | 02/19/19 |
| A-101 | 1st Floor Plan | 02/19/19 |
| A-102 | 2nd Floor Plan | 02/19/19 |
| A-103 | 3rd Floor Plan | 02/19/19 |
| A-104 | 4th Floor Plan | 02/19/19 |
| A-105 | 5th Floor Plan | 02/19/19 |
| A-106 | 6th Floor Plan | 02/19/19 |
| A-108 | Roof Plan | 02/19/19 |
| A-300 | Bldg A- North & East Exterior Elevations | 02/19/19 |
| A-301 | Bldg A- South & West Elevations | 02/19/19 |
| A-302 | Bldg B- Exterior Elevations | 02/19/19 |
| A-600 | Rentable Area Schedule | 02/19/19 |
| A-601 | Area Plan- Basement Level | 02/19/19 |
| A-602a | Area Plan- 1st Floor Level | 02/19/19 |
| A-603 | Area Plan- 2nd Floor Level | 02/19/19 |
| A-604 | Area Plan- 3rd Floor Level | 02/19/19 |
| A-605 | Area Plan- 4th Floor | 02/19/19 |
| A-606 | Area Plan- 5th Floor | 02/19/19 |
| A-607 | Area Plan- 6th Floor Plan | 02/19/19 |
| A-608 | Area Plan- T.O. Roof | 02/19/19 |
| AV-1 | Perspectives | 02/19/19 |
| AV-2 | Perspectives | 02/19/19 |
| AV-3 | Renderings from Somerville Ave | 02/19/19 |
| AV-4 | Renderings from Courtyard | 02/19/19 |
| AV-5 | Aerial View | 02/19/19 |

## LOCUS MAP



# PROJECT:
# 346 SOMERVILLE AVENUE
# MIXED-USE

PROJECT ADDRESS:
346 SOMERVILLE AVENUE
SOMERVILLE, MASSACHUSETTS

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

CLIENT
346 SOMERVILLE AVE., LLC.
P.O. BOX 610312
NEWTON, MA 02461

LANDSCAPE
VERDANT LANDSCAPE ARCHITECTURE
ADDRESS:
318 HARVARD AVENUE
BROOKLINE, MA 02446

CIVIL
PETER NOLAN & ASSOCIATES, LLC.
697 CAMBRIDGE ST., SUITE 103
BRIGHTON, MA 02135

## SD SET
## 02/19/2019

PROJECT NAME
**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS
346 Somerville Avenue
Somerville, MA 02143

CLIENT
**346 Somerville Ave, LLC.**

ARCHITECT


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


CONSULTANTS: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REGISTRATION

REGISTERED ARCHITECT
JAMES SEAN KHALSA
No. 6 CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

| | |
|---|---|
| Project number | 18017 |
| Date | 2/19/2019 |
| Drawn by | TC |
| Checked by | JSK |
| Scale | |

REVISIONS

| No. | Description | Date |
|---|---|---|
| | | |

Cover Sheet

**A-000**

346 Somerville Ave. Mixed-Use

\\TKG-Server\Data\18\1801 7-dessoon somerville ave-and lake st\03 Drawings\00_ARCH_SD_DD\18017_Dessoon_346 Somerville Ave_SD7_2_100 Units.rvt

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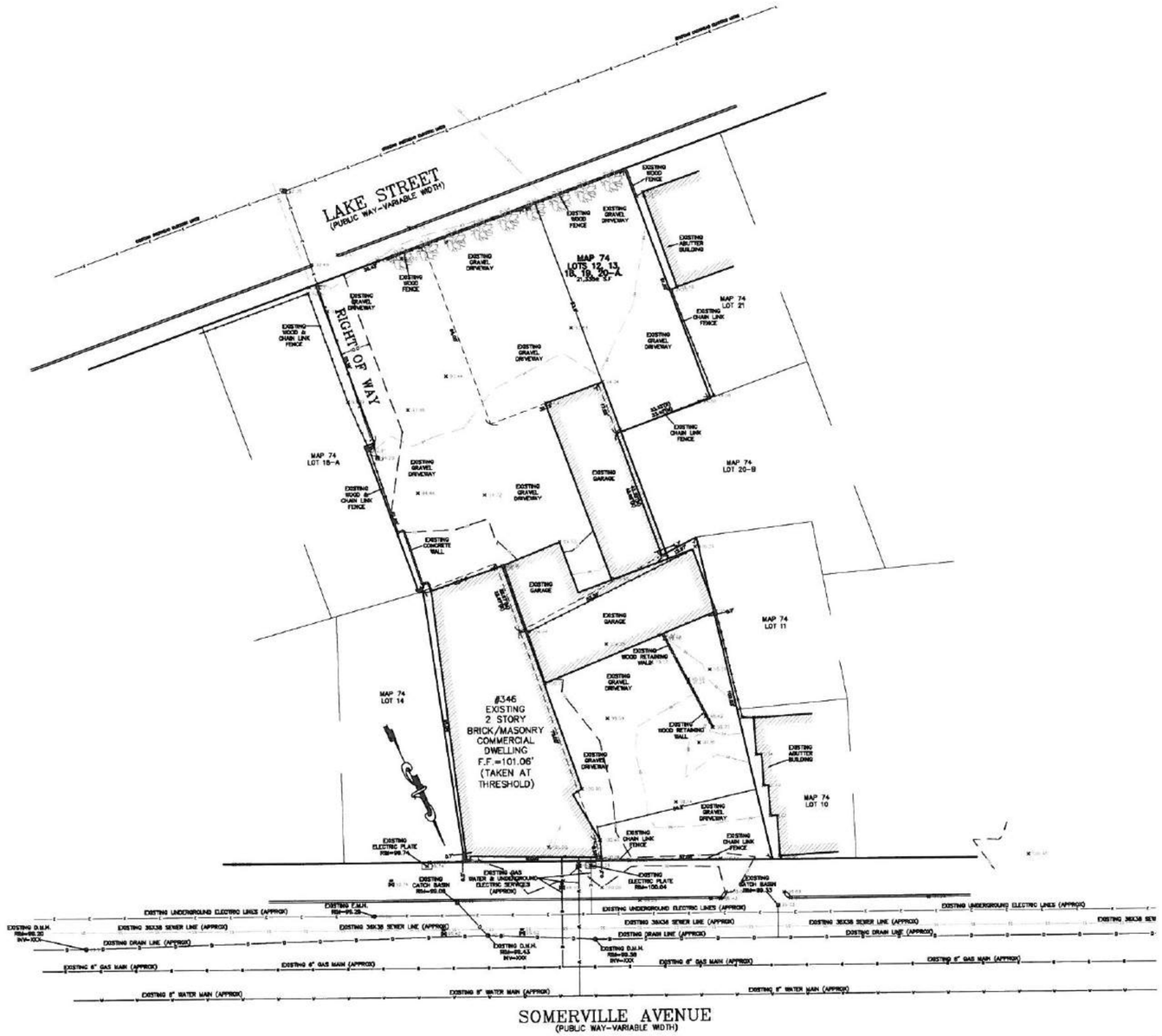
## EXISTING LEGEND

| | |
|---|---|
| | SEWER LINE |
| Ⓢ | SEWER MANHOLE |
| | WATER LINE |
| | GAS LINE |
| | UTILITY POLE |
| GV | GAS VALVE |
| E | OVERHEAD ELECTRIC SERVICE |
| WV | WATER VALVE |
| □ | CATCH BASIN |
| | FENCE |
| 205 | CONTOUR LINE (MJR) |
| 195 | CONTOUR LINE (MNR) |
| × | SPOT GRADE |
| Ⓓ | DRAIN MANHOLE |
| | HYDRANT |
| | TREE |




NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 6/8/2018.

2. DEED REFERENCE DOCUMENT #621233 (LAND COURT)
DEED REFERENCE DOCUMENT #621232 (LAND COURT)
DEED REFERENCE BOOK 14535 PAGE 514
DEED REFERENCE BOOK 14535 PAGE 520
PLAN REFERENCE BOOK 769 PAGE 57 (LAND COURT)
PLAN REFERENCE BOOK 376 PAGE 17 (LAND COURT)
PLAN REFERENCE BOOK 182 PLAN 7
PLAN REFERENCE BOOK 6853 PAGE 427
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, PANEL NUMBER 0438E, COMMUNITY NUMBER: 250214, DATED JUNE 4, 2010.

5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. ZONING DISTRICT = CCD55 & N.B. NEIGHBORHOOD BUSINESS

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

| | | | | |
|---|---|---|---|---|
| SCALE 1"=20' | | | | |
| DATE 6/12/2018 | REV | DATE | REVISION | BY |
| SHEET 1 | | | | |
| PLAN NO. 1 OF 1 | | | | |
| CLIENT: | | | | |
| DRAWN BY | | | | |
| CHKD BY PJN | | | | |
| APPD BY PJN | | | | |

346 SOMERVILLE AVENUE
SOMERVILLE
MASSACHUSETTS

EXISTING CONDITIONS
SITE PLAN


PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135
PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691
EMAIL: pnolan@pnasurveyors.com


COMMONWEALTH OF MASSACHUSETTS
PETER J. NOLAN
No. 43163
REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET NO.
1

ROOF DECK
Concrete Pedestal Paver System

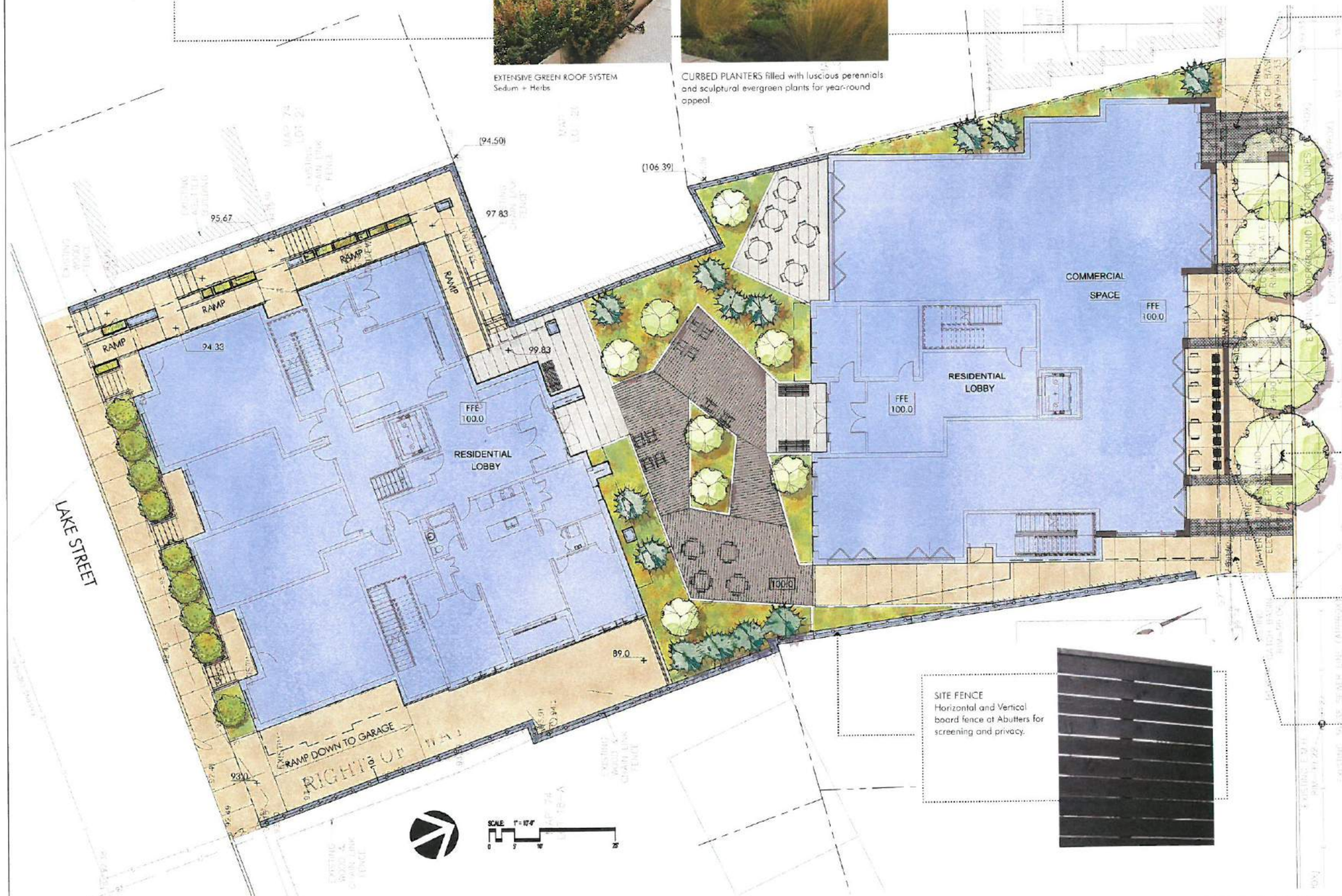
DECK SYSTEM on pedestals

EXTENSIVE GREEN ROOF SYSTEM
Sedum + Herbs

CURBED PLANTERS filled with luscious perennials and sculptural evergreen plants for year-round appeal.

## ROOF DECK ELEMENTS

ROOF DECK
Deck System on Pedestals
Concrete Pedestal Paver System
Curbed Planters
Cafe Tables
Signature Bench
Small Trees
Shrubs
Perennials
Green Roof
Planters




SITE FENCE
Horizontal and Vertical board fence at Abutters for screening and privacy.



## SOMERVILLE AVENUE STREETSCAPE

Blended Brick Paving at Street Level Entries

American Elm Street Tree *Native species

Tree Grates

Cafe Rail Sidewalk Dining

Concrete Sidewalk, Simple and well maintained.


VERDANT
LANDSCAPE ARCHITECTURE
518 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180


346 SOMERVILLE AVENUE - MIXED USE
SOMERVILLE, MA

LANDSCAPE SITE PLAN

| | |
|---|---|
| Project #: | Date: 02/06/19 |
| Drawn by: | Reviewed: RH |
| Scale: 1" = 10'-0" | |

Revisions:

© Verdant Landscape Architecture

## ZONING DIMENSIONAL TABLE
### PROPOSED FUTURE ZONING ORDINANCE

| LOT SIZE: 21,335 +/- SF | ALLOWED / REQUIRED | | PROPOSED |
|---|---|---|---|
| ZONE | MR4 ZONE | MR5 ZONE | |
| BUILDING TYPE | GENERAL BUILDING | GENERAL BUILDING | |
| LOT DIMENSIONS | | | |
| WIDTH (MIN.) | 30 FT | 30 FT | 102.05' |
| | | | |
| LOT DEVELOPMENT | | | |
| LOT COVERAGE (MAX) | 90 % | 90 % | 63% / 13,449 SF |
| GREEN FACTOR (MIN.) | 0.25 | 0.20 | |
| | | | |
| BUILDING SETBACKS | | | |
| PRIMARY FRONT (MIN/ MAX.) | 2 FT / 15 FT | 2 FT / 15 FT | 2 FT/ SOMER. AVE |
| SECONDARY FRONT (MIN/ MAX.) | 2 FT / 15 FT | 2 FT / 15 FT | 5'-3" |
| SIDE (MIN) | 0 FT | 0 FT | 4'-7" (LEFT)<br>0'-4" (RIGHT) |
| | | | |
| MAIN BODY | | | |
| BUILDING WIDTH (MAX.) | 200 FT | 200 FT | 91'- 10" |
| FACADE BUILD OUT, FRONT STREET (MIN.) | - | - | |
| FRONT STREET | 80 % | 80 % | |
| SIDE STREET | 65 % | 65 % | |
| FLOOR PLATE (MAX.) | 15,000 SF | 20,000 SF | 13,508 SF |
| BUILDING HEIGHT, STORIES (MIN.) | 3 STORIES | 3 STORIES | 6 STORIES |
| BUILDING HEIGHT, STORIES (MAX.) | 4 STORIES | 5 STORIES | |
| GROUND STORY HEIGHT (MIN.) | 14 FT | 14 FT | 14 FT |
| UPPER STORY HEIGHT (MIN.) | 10 FT | 10 FT | 10'-2" FT |
| BUILDING HEIGHT, FEET (MAX.) | 55 FT | 65 FT | 64'-10" FT |
| ROOF TYPE | FLAT | FLAT | FLAT |
| | | | |
| FACADE COMPOSITION | | | |
| GROUND STORY FENESTRATION (MIN.) | 70 % | 70 % | |
| UPPER STORY FENESTRATION (MIN./ MAX.) | 20% / 50% | 20% / 50% | |
| BLANK WALL (MAX.) | 20 FT | 20 FT | |
| | | | |
| USE & OCCUPANCY | | | |
| GROUND STORY ENTRANCE SPACING (MAX.) | 30 FT | 30 FT | |
| COMMERCIAL SPACE DEPTH (MIN.) | 30 FT | 30 FT | |
| DENSITY FACTOR | -- | -- | |
| BASE | 1,125 SF<br>67,317 GSF/ 1,125 SF=<br>59 UNITS ALLOWED | 1,125 SF<br>67,317 GSF/ 1,125 SF=<br>59 UNITS ALLOWED | N/A |
| 100% AFFORDABLE | 875 SF | 875 | N/A |
| NET ZERO BUILDING | 650 SF/ DU<br>67,317 GSF/ 650 SF=<br>103 UNITS ALLOWED | 650 SF/ DU<br>67,317 GSF/ 650 SF=<br>103 UNITS ALLOWED | 67,317 GSF/<br>100 UNITS=<br>673 SF PER DU |
| OUTDOOR AMENITY SPACE (MIN.) | 1/ DU | 1/ DU | |

## ZONING DIMENSIONAL TABLE
### EXISTING ZONING ORDINANCE

| LOT SIZE: 21,335 +/- SF | ALLOWED / REQUIRED | | PROPOSED | COMMENTS |
|---|---|---|---|---|
| ZONE | CCD-55 | NB | | |
| MIN. LOT SIZE | NA | NA | NA | NA |
| 10 OR MORE UNITS (SF) | 600 SF/ DU<br>21,335 SF/ 600 SF=<br>35 DU ALLOWED | 1,000 SF/ DU<br>21,335 SF/ 1,000 SF=<br>21 DU ALLOWED | 21,335 SF/ 100 DU=<br>213 SF/ DU | DOES NOT COMPLY |
| MAXIMUM GROUND COVERAGE | 80 %/ 17,068 SF | 80 %/ 17,068 SF | 64%/ 13,590 SF | COMPLIES |
| LANDSCAPE AREA, MIN. | 10 %/ 2,134 SF | 10 %/ 2,134 SF | 13%/ 2,789 SF | COMPLIES |
| PERVIOUS AREA, MIN. | NA | NA | NA | NA |
| FAR AREA, MAX. | 3/ 64,005 SF | 2.0/ 42,670 SF | 3.1/ 66,849 SF | DOES NOT COMPLY |
| MAX. HEIGHT | NA STORIES/ 55' | 3 STORIES/ 40' | NA | 6 STORIES/ 64'-10" |
| MIN. FRONT YARD | NA | NA | 2'-0" | COMPLIES |
| MIN. SIDE YARD (LEFT) | NA | NA | 4'-7" | COMPLIES |
| MIN. SIDE YARD (RIGHT) | NA | NA | 0'-4" | COMPLIES |
| MIN. REAR YARD | NA | 0 feet, plus 2 feet for each story above the ground floor= 10'-0" | NA | COMPLIES |
| MIN. FRONTAGE | 30' | NA | 211.93' | COMPLIES |

| Area Schedule (Gross Building) | |
|---|---|
| Name | Area |
| 0- BASEMENT LEVEL | 14950 SF |
| 1ST FLOOR LEVEL | 12131 SF |
| 2ND FLOOR LEVEL | 13397 SF |
| 3RD FLOOR LEVEL | 13449 SF |
| 4TH FLOOR LEVEL | 13417 SF |
| 5TH FLOOR LEVEL | 7513 SF |
| 6TH FLOOR LEVEL | 6591 SF |
| ROOF LEVEL | 818 SF |
| Grand total | 82267 SF |

| KEY | |
|---|---|
| | PROPOSED BUILDING FOOTPRINT |
| | EXISTING BUILDING FOOTPRINT |
| | LANDSCAPE AREA |
| | PERVIOUS AREA |
| | SETBACK LINE |

NOTE:
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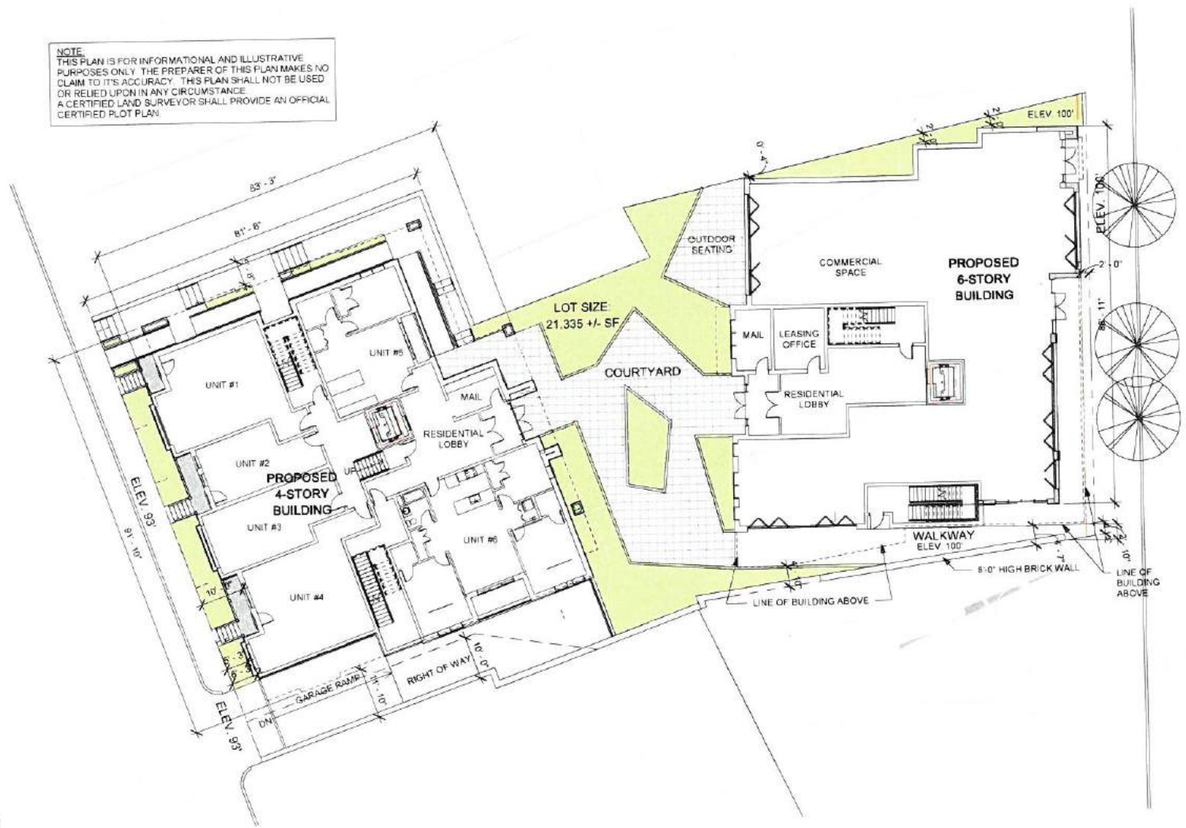


1 Site
1/16" = 1'-0"

PROJECT NAME
**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS
346 Somerville Avenue
Somerville, MA 02143

CLIENT
**346 Somerville Ave, LLC.**

ARCHITECT
KHALSA DESIGN

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

CONSULTANTS:

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REGISTRATION

| | |
|---|---|
| Project number | 18017 |
| Date | 2/19/2019 |
| Drawn by | TC |
| Checked by | JSK |
| Scale | As indicated |

REVISIONS

| No. | Description | Date |
|---|---|---|
| | | |

Architectural Site Plan

**A-020**

346 Somerville Ave Mixed-Use

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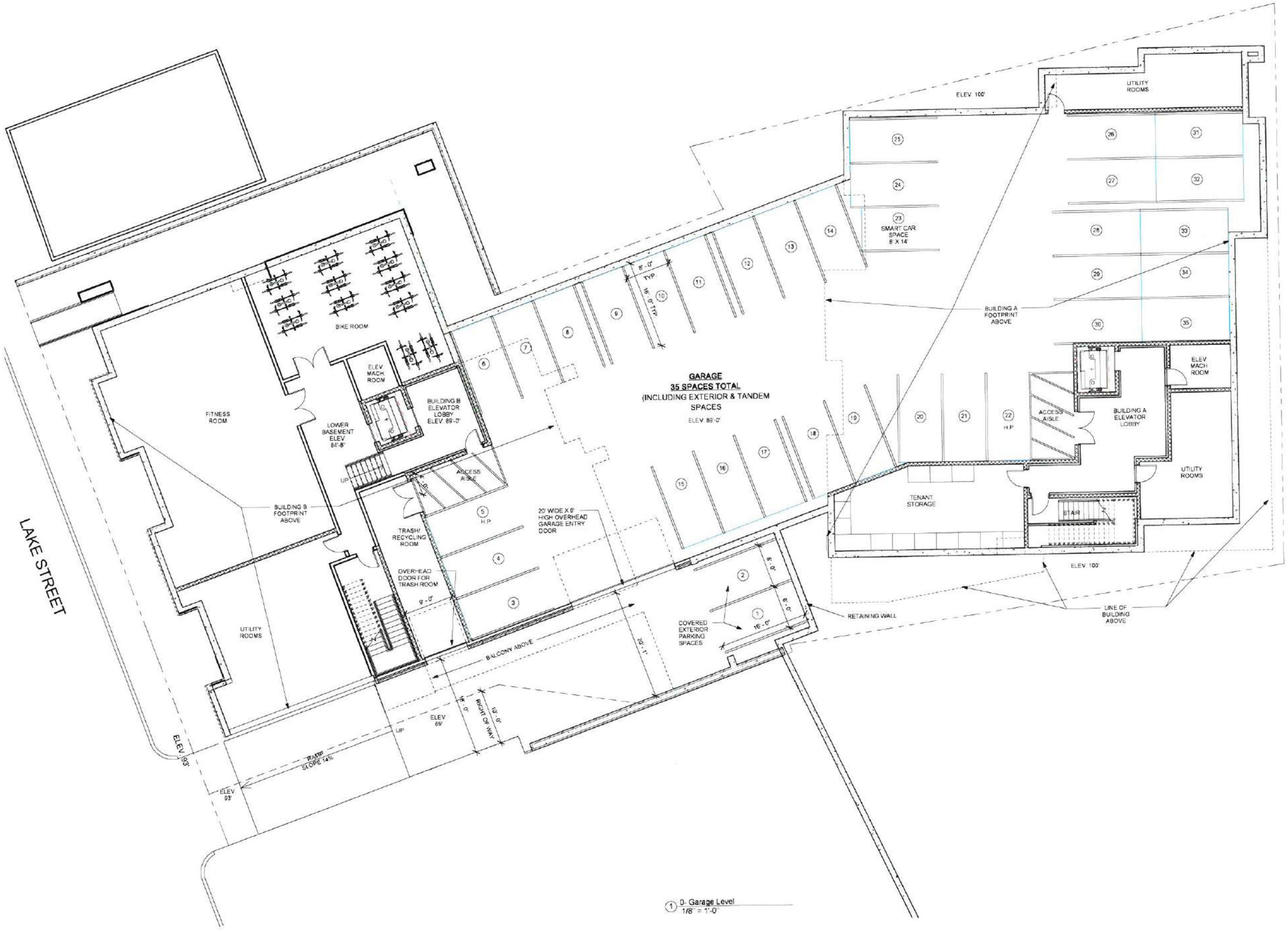


1 0- Garage Level
1/8" = 1'-0"

PROJECT NAME

**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS

346 Somerville Avenue
Somerville, MA 02143

CLIENT

**346 Somerville Ave, LLC.**

ARCHITECT

KHALSA DESIGN

17 IVALOO STREET SUITE 400
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REGISTRATION

REGISTERED ARCHITECT
JAMES SCOTT KHALSA
No. 6811
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

| | |
|---|---|
| Project number | 18017 |
| Date | 2/19/2019 |
| Drawn by | TC |
| Checked by | JSK |
| Scale | 1/8" = 1'-0" |

REVISIONS

| No. | Description | Date |
|---|---|---|
| | | |

# Basement/ Garage Floor Plan

# A-100

346 Somerville Ave. Mixed-Use

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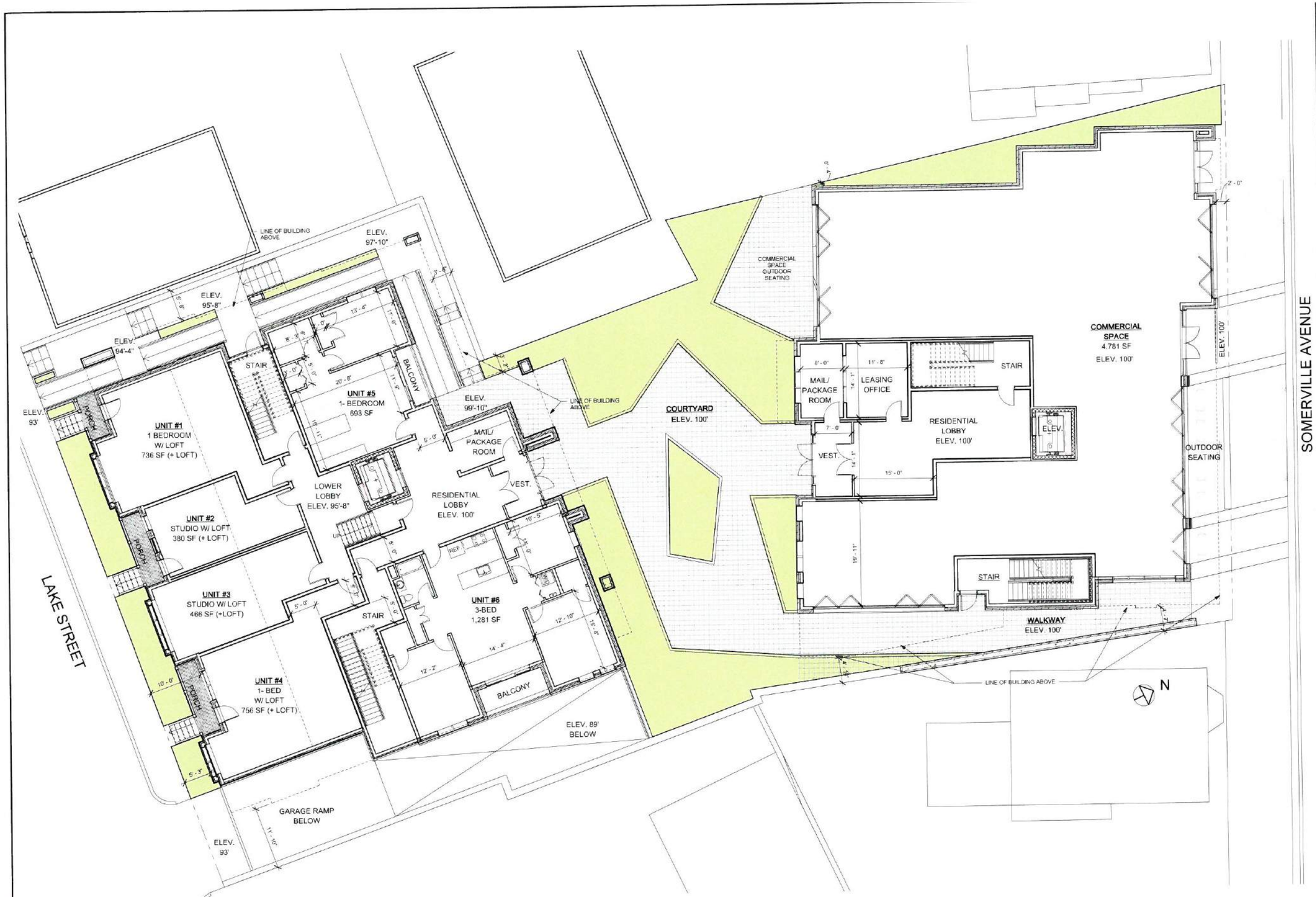


1 1st Floor Level
1/8" = 1'-0"

PROJECT NAME
**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS
346 Somerville Avenue
Somerville, MA 02143

CLIENT
**346 Somerville Ave, LLC.**

ARCHITECT

DESIGN
KHALSA

17 IVALOO STREET SUITE 400
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REGISTRATION

REGISTERED ARCHITECT
MATTHEW GRIFFITH
NO. 4923
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

| | |
|---|---|
| Project number | 18017 |
| Date | 2/19/2019 |
| Drawn by | MG |
| Checked by | JSK |
| Scale | 1/8" = 1'-0" |

REVISIONS

| No. | Description | Date |
|---|---|---|
| | | |

1st Floor Plan

**A-101**

346 Somerville Ave. Mixed-Use

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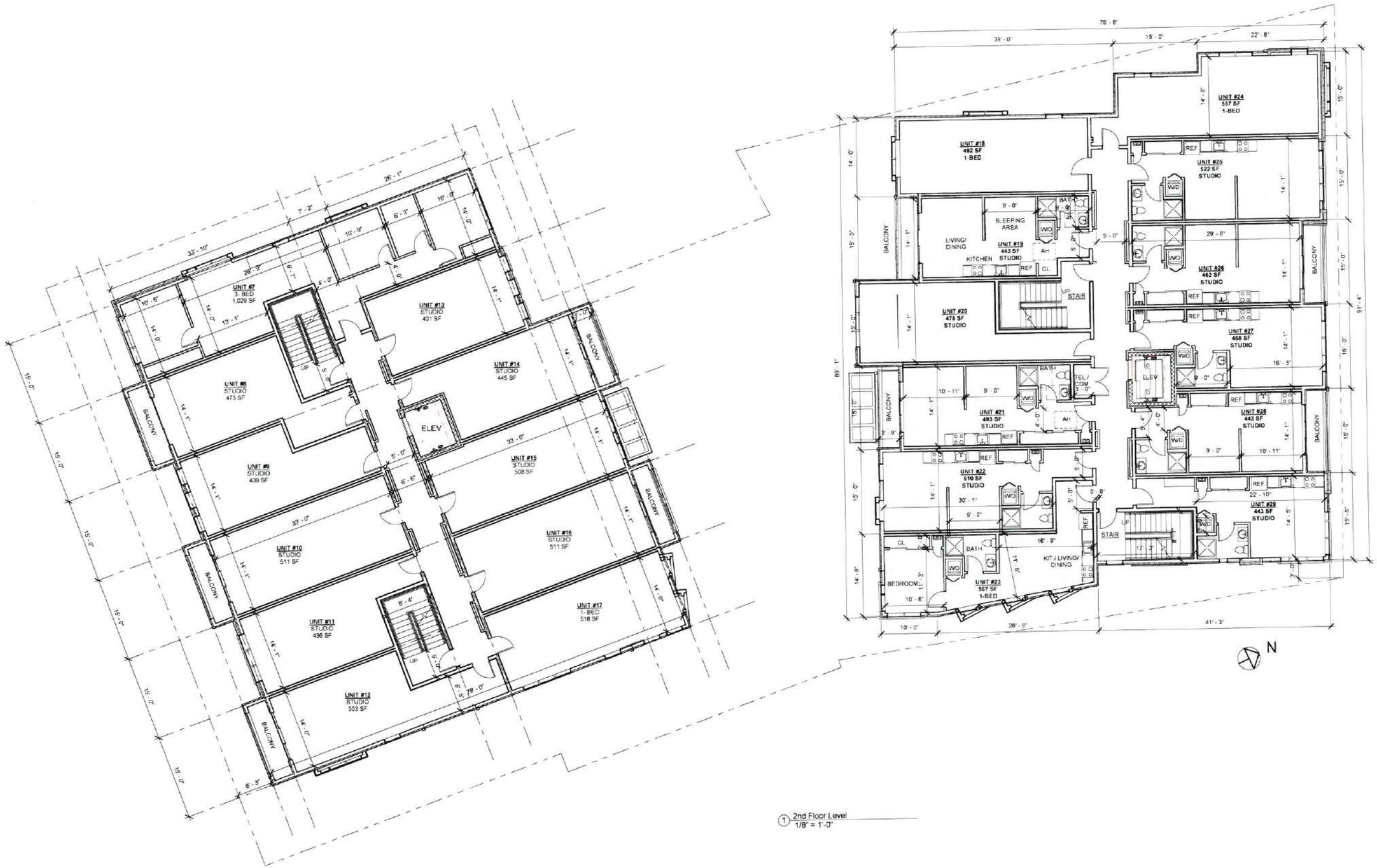


1 2nd Floor Level
1/8" = 1'-0"

PROJECT NAME

**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS

346 Somerville Avenue
Somerville, MA 02143

CLIENT

**346 Somerville Ave, LLC.**

ARCHITECT

DESIGN
KHALSA

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TELEPHONE: 617-591-9682 FAX: 617-591-2066

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REGISTRATION

REGISTERED ARCHITECT
NO. 6[illegible]
BRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

| | |
|---|---|
| Project number | 18017 |
| Date | 2/19/2019 |
| Drawn by | TC |
| Checked by | JSK |
| Scale | 1/8" = 1'-0" |

REVISIONS

| No. | Description | Date |
|---|---|---|
| | | |

2nd Floor Plan

**A-102**

346 Somerville Ave. Mixed-Use

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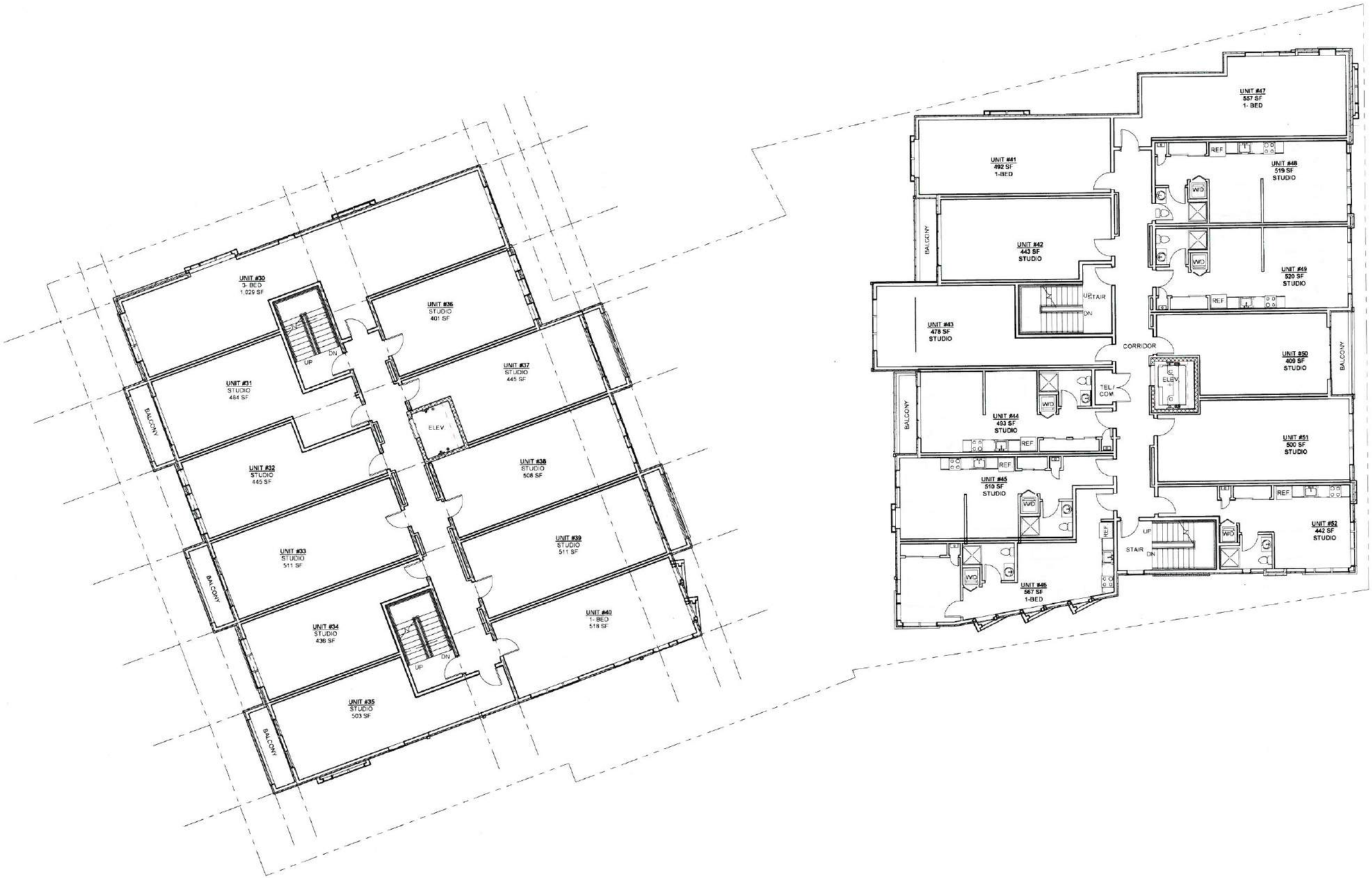


1 3rd Floor Level
1/8" = 1'-0"

PROJECT NAME
**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS
346 Somerville Avenue
Somerville, MA 02143

CLIENT
**346 Somerville Ave, LLC.**

ARCHITECT

DESIGN KHALSA

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

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REGISTRATION

REGISTERED ARCHITECT
DEVI GANGADHARAN
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

| | |
|---|---|
| Project number | 18017 |
| Date | 2/19/2019 |
| Drawn by | Author |
| Checked by | Checker |
| Scale | 1/8" = 1'-0" |

REVISIONS

| No. | Description | Date |
|---|---|---|
| | | |

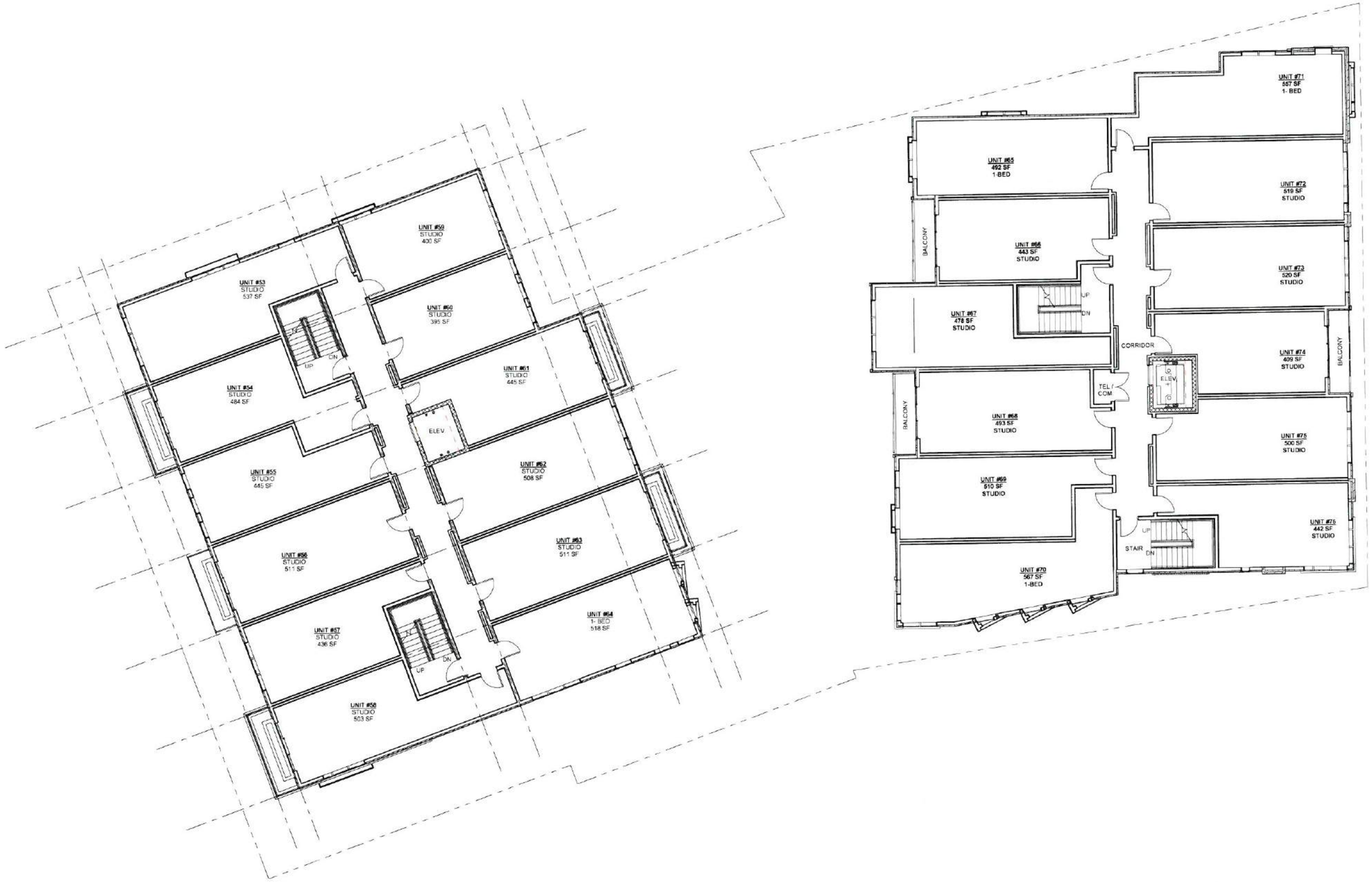
3rd Floor Plan

**A-103**

346 Somerville Ave. Mixed-Use

2/19/2019 1:59:42 PM

\\TKG-Server\Data\18\18017 sassoon somerville ave and lake st\03 Drawings\00_ARCH_SD_D\18017_Sassoon_346 Somerville Ave_SD7_9-100 Units.rvt




1 4th Floor Level
1/8" = 1'-0"

PROJECT NAME

**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS

346 Somerville Avenue
Somerville, MA 02143

CLIENT

**346 Somerville Ave, LLC.**

ARCHITECT

KHALSA DESIGN

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-591-8082 FAX 617-591-2086

CONSULTANTS:

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REGISTRATION

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| Project number | 18017 |
| Date | 2/19/2019 |
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| Checked by | Checker |
| Scale | 1/8" = 1'-0" |

REVISIONS

| No. | Description | Date |
|---|---|---|
| | | |

4th Floor Plan

A-104

346 Somerville Ave. Mixed-Use

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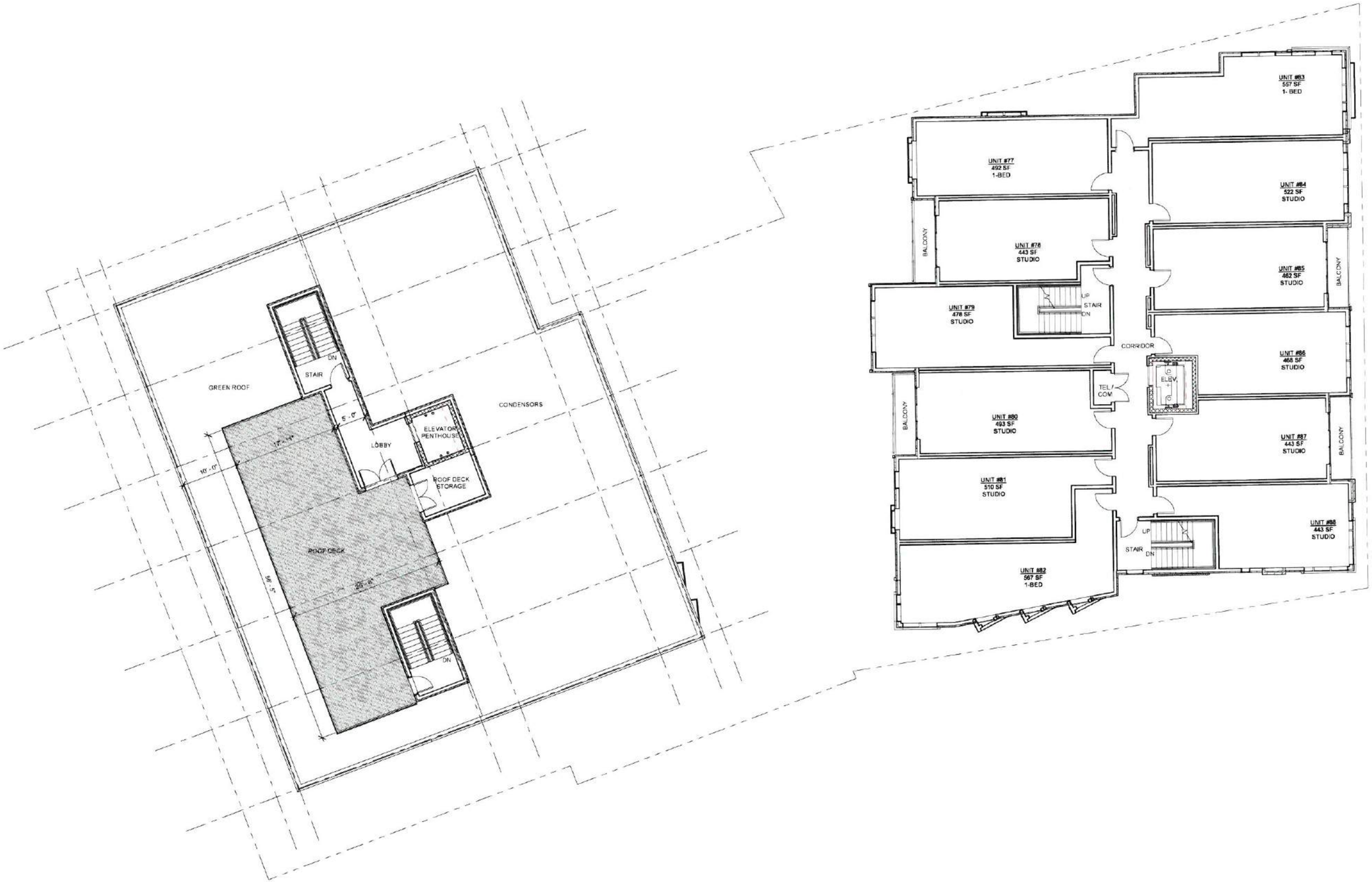


1 5th Floor Level
1/8" = 1'-0"

PROJECT NAME
**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS
346 Somerville Avenue
Somerville, MA 02143

CLIENT
**346 Somerville Ave, LLC.**

ARCHITECT

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

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REGISTRATION

REGISTERED ARCHITECT
KHALSA DESIGN INC.
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

| | |
|---|---|
| Project number | 18017 |
| Date | 2/19/2019 |
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| Scale | 1/8" = 1'-0" |

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|---|---|---|
| | | |

# 5th Floor Plan

# A-105

346 Somerville Ave. Mixed-Use

\\TKG-Server\Data\18\017 7 sasson somerville ave and lake st\03 Drawings\KDI_ARCH_SD_DD\18017_Sasson_346 Somerville Ave_SD7_9_100 Units.rvt

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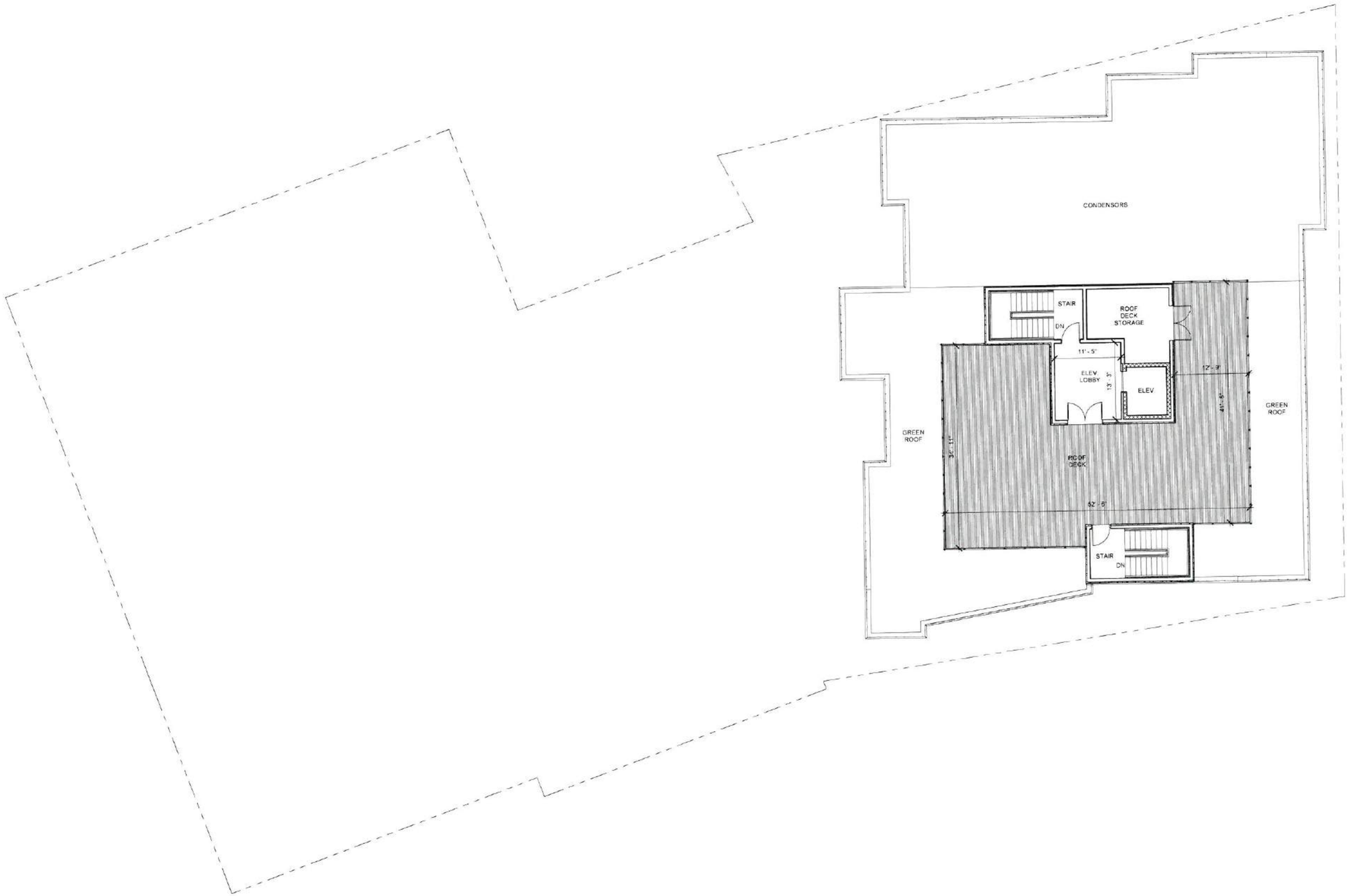


PROJECT NAME

**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS

346 Somerville Avenue
Somerville, MA 02143

CLIENT

**346 Somerville Ave, LLC.**

ARCHITECT

KHALSA DESIGN

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-591-8882 FAX 617-591-2066

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REGISTRATION

REGISTERED ARCHITECT
JAY SHAH
No. 6001
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

| | |
|---|---|
| Project number | 18017 |
| Date | 2/19/2019 |
| Drawn by | TC |
| Checked by | JSK |
| Scale | 1/8" = 1'-0" |

REVISIONS

| No. | Description | Date |
|---|---|---|
| | | |

Roof Plan

**A-108**

346 Somerville Ave. Mixed-Use

\\TKG-Server\Data\18\18017-sassoon-somerville ave and lake st\03 Drawings\00_ARCH_SD_DD\18017_Sassoon_346 Somerville Ave_SD7_9_100 Units.rvt

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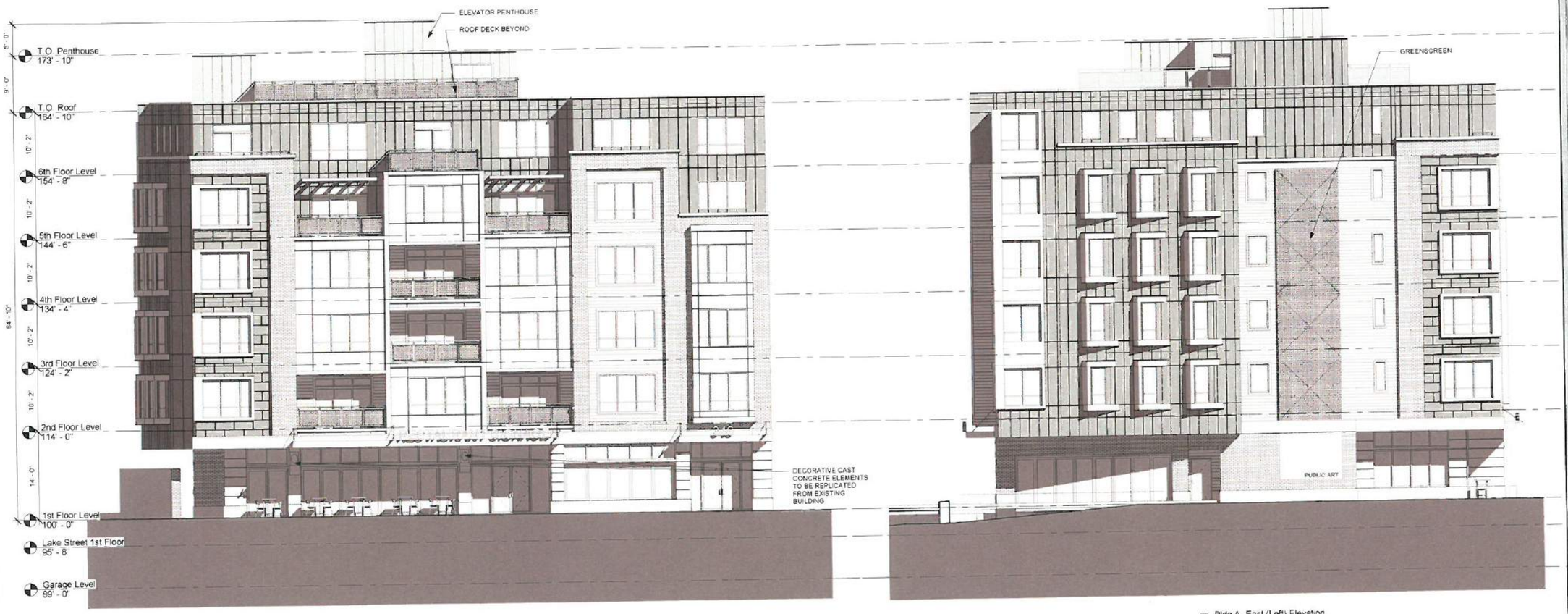
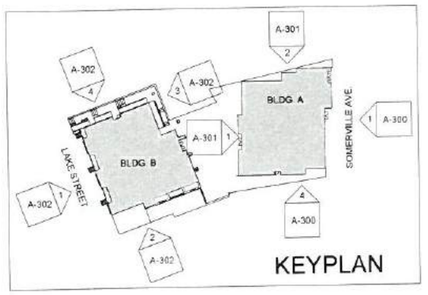



1 Bldg A- North (Somerville Ave) Elevation
1/8" = 1'-0"

4 Bldg A- East (Left) Elevation
1/8" = 1'-0"




PROJECT NAME
**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS
346 Somerville Avenue
Somerville, MA 02143

CLIENT
**346 Somerville Ave, LLC.**

ARCHITECT

KHALSA DESIGN
17 IVALOO STREET SUITE 400
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TELEPHONE 617-591-6682 FAX 617-591-2086

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| Project number | 18017 |
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| Scale | As indicated |

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Bldg A- North & East Exterior Elevations

**A-300**

346 Somerville Ave. Mixed-Use

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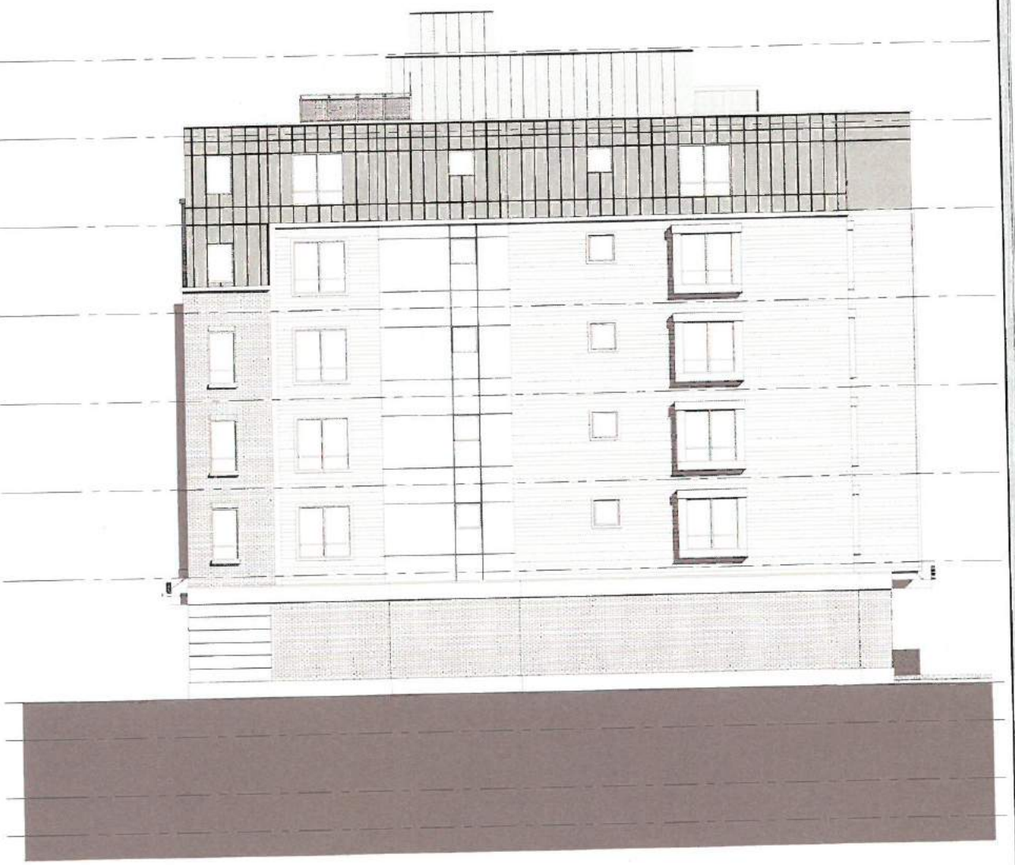
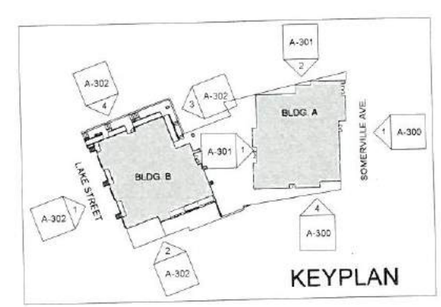
1 Bldg A- South (Courtyard) Elevation
1/8" = 1'-0"



2 Bldg A- West (Right) Elevation
1/8" = 1'-0"




PROJECT NAME

**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS

346 Somerville Avenue
Somerville, MA 02143

CLIENT

**346 Somerville Ave, LLC.**

ARCHITECT


KHALSA DESIGN

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

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| | | |

Bldg A- South & West Elevations

**A-301**

346 Somerville Ave. Mixed-Use

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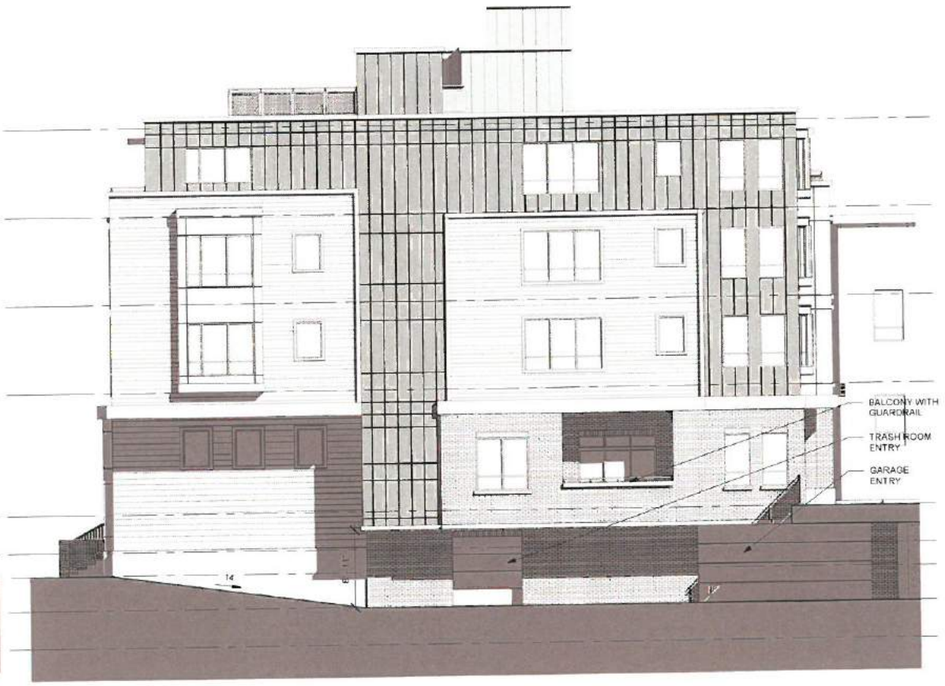
2/19/2019 2:00:33 PM

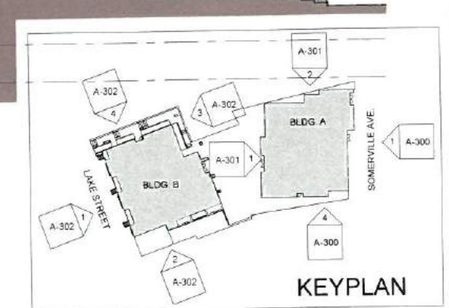
1 Bldg B- South (Lake Street) Elevation
1/8" = 1'-0"




2 Bldg B- East Elevation
1/8" = 1'-0"

3 Bldg B- North (Courtyard) Elevation
1/8" = 1'-0"

4 Bldg B- West Elevation
1/8" = 1'-0"




KEYPLAN

PROJECT NAME
**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS
346 Somerville Avenue
Somerville, MA 02143

CLIENT
**346 Somerville Ave, LLC.**

ARCHITECT

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

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| Date | 2/19/2019 |
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| Checked by | JSK |
| Scale | As indicated |

REVISIONS

| No. | Description | Date |
|---|---|---|
| | | |

# Bldg B- Exterior Elevations

# A-302

346 Somerville Ave. Mixed-Use

\\TKG Server\Data\18\18017-sassoon-somerville-ave-and-lake st\03 Drawings\100_ARCH_SD_DD\18017_Sassoon_346 Somerville Ave_SDT_B_100 Units.rvt

2/19/2019 2:01:17 PM

## Area Schedule (Rentable)

| Name | Level | Area | Comments |
|---|---|---|---|
| COMMERCIAL SPACE | 1st Floor Level | 4781 SF | |
| COMMON | 1st Floor Level | 3016 SF | - |
| COMMON | 2nd Floor Level | 1569 SF | - |
| COMMON | 3rd Floor Level | 1729 SF | - |
| COMMON | 4th Floor Level | 1807 SF | - |
| COMMON | 5th Floor Level | 1082 SF | - |
| COMMON | 6th Floor Level | 907 SF | - |
| COMMON | T.O. Roof | 818 SF | - |
| UNIT #1 | 1st Floor Level | 737 SF | 1- BED |
| UNIT #2 | 1st Floor Level | 380 SF | STUDIO |
| UNIT #3 | 1st Floor Level | 468 SF | STUDIO |
| UNIT #4 | 1st Floor Level | 745 SF | 1- BED |
| UNIT #5 | 1st Floor Level | 693 SF | 1- BED |
| UNIT #6 | 1st Floor Level | 1281 SF | 3- BED |
| UNIT #7 | 2nd Floor Level | 1029 SF | 3- BED |
| UNIT #8 | 2nd Floor Level | 473 SF | STUDIO |
| UNIT #9 | 2nd Floor Level | 439 SF | STUDIO |
| UNIT #10 | 2nd Floor Level | 511 SF | STUDIO |
| UNIT #11 | 2nd Floor Level | 436 SF | STUDIO |
| UNIT #12 | 2nd Floor Level | 503 SF | STUDIO |
| UNIT #13 | 2nd Floor Level | 401 SF | STUDIO |
| UNIT #14 | 2nd Floor Level | 445 SF | STUDIO |
| UNIT #15 | 2nd Floor Level | 508 SF | STUDIO |
| UNIT #16 | 2nd Floor Level | 511 SF | STUDIO |
| UNIT #17 | 2nd Floor Level | 518 SF | 1- BED |
| UNIT #18 | 2nd Floor Level | 492 SF | 1- BED |
| UNIT #19 | 2nd Floor Level | 443 SF | STUDIO |
| UNIT #20 | 2nd Floor Level | 478 SF | STUDIO |
| UNIT #21 | 2nd Floor Level | 493 SF | STUDIO |
| UNIT #22 | 2nd Floor Level | 510 SF | STUDIO |
| UNIT #23 | 2nd Floor Level | 567 SF | 1- BED |
| UNIT #24 | 2nd Floor Level | 557 SF | 1- BED |
| UNIT #25 | 2nd Floor Level | 522 SF | STUDIO |
| UNIT #26 | 2nd Floor Level | 462 SF | STUDIO |
| UNIT #27 | 2nd Floor Level | 468 SF | STUDIO |
| UNIT #28 | 2nd Floor Level | 443 SF | STUDIO |
| UNIT #29 | 2nd Floor Level | 443 SF | STUDIO |
| UNIT #30 | 3rd Floor Level | 1029 SF | 3- BED |
| UNIT #31 | 3rd Floor Level | 484 SF | STUDIO |
| UNIT #32 | 3rd Floor Level | 445 SF | STUDIO |
| UNIT #33 | 3rd Floor Level | 511 SF | STUDIO |
| UNIT #34 | 3rd Floor Level | 436 SF | STUDIO |
| UNIT #35 | 3rd Floor Level | 503 SF | STUDIO |
| UNIT #36 | 3rd Floor Level | 401 SF | STUDIO |
| UNIT #37 | 3rd Floor Level | 445 SF | STUDIO |
| UNIT #38 | 3rd Floor Level | 508 SF | STUDIO |
| UNIT #39 | 3rd Floor Level | 511 SF | STUDIO |

## Area Schedule (Rentable)

| Name | Level | Area | Comments |
|---|---|---|---|
| UNIT #40 | 3rd Floor Level | 518 SF | 1- BED |
| UNIT #41 | 3rd Floor Level | 492 SF | 1- BED |
| UNIT #42 | 3rd Floor Level | 443 SF | STUDIO |
| UNIT #43 | 3rd Floor Level | 478 SF | STUDIO |
| UNIT #44 | 3rd Floor Level | 493 SF | STUDIO |
| UNIT #45 | 3rd Floor Level | 510 SF | STUDIO |
| UNIT #46 | 3rd Floor Level | 567 SF | 1- BED |
| UNIT #47 | 3rd Floor Level | 557 SF | 1- BED |
| UNIT #48 | 3rd Floor Level | 519 SF | STUDIO |
| UNIT #49 | 3rd Floor Level | 520 SF | STUDIO |
| UNIT #50 | 3rd Floor Level | 409 SF | STUDIO |
| UNIT #51 | 3rd Floor Level | 500 SF | STUDIO |
| UNIT #52 | 3rd Floor Level | 442 SF | STUDIO |
| UNIT #53 | 4th Floor Level | 537 SF | STUDIO |
| UNIT #54 | 4th Floor Level | 484 SF | STUDIO |
| UNIT #55 | 4th Floor Level | 445 SF | STUDIO |
| UNIT #56 | 4th Floor Level | 511 SF | STUDIO |
| UNIT #57 | 4th Floor Level | 436 SF | STUDIO |
| UNIT #58 | 4th Floor Level | 503 SF | STUDIO |
| UNIT #59 | 4th Floor Level | 400 SF | STUDIO |
| UNIT #60 | 4th Floor Level | 395 SF | STUDIO |
| UNIT #61 | 4th Floor Level | 445 SF | STUDIO |
| UNIT #62 | 4th Floor Level | 508 SF | STUDIO |
| UNIT #63 | 4th Floor Level | 511 SF | STUDIO |
| UNIT #64 | 4th Floor Level | 518 SF | 1- BED |
| UNIT #65 | 4th Floor Level | 492 SF | 1- BED |
| UNIT #66 | 4th Floor Level | 443 SF | STUDIO |
| UNIT #67 | 4th Floor Level | 478 SF | STUDIO |
| UNIT #68 | 4th Floor Level | 493 SF | STUDIO |
| UNIT #69 | 4th Floor Level | 510 SF | STUDIO |
| UNIT #70 | 4th Floor Level | 567 SF | 1- BED |
| UNIT #71 | 4th Floor Level | 557 SF | 1- BED |
| UNIT #72 | 4th Floor Level | 519 SF | STUDIO |
| UNIT #73 | 4th Floor Level | 520 SF | STUDIO |
| UNIT #74 | 4th Floor Level | 409 SF | STUDIO |
| UNIT #75 | 4th Floor Level | 500 SF | STUDIO |
| UNIT #76 | 4th Floor Level | 442 SF | STUDIO |
| UNIT #77 | 5th Floor Level | 492 SF | 1- BED |
| UNIT #78 | 5th Floor Level | 443 SF | STUDIO |
| UNIT #79 | 5th Floor Level | 478 SF | STUDIO |
| UNIT #80 | 5th Floor Level | 493 SF | STUDIO |
| UNIT #81 | 5th Floor Level | 510 SF | STUDIO |
| UNIT #82 | 5th Floor Level | 567 SF | 1- BED |

## Area Schedule (Rentable)

| Name | Level | Area | Comments |
|---|---|---|---|
| UNIT #83 | 5th Floor Level | 557 SF | 1- BED |
| UNIT #84 | 5th Floor Level | 522 SF | STUDIO |
| UNIT #85 | 5th Floor Level | 462 SF | STUDIO |
| UNIT #86 | 5th Floor Level | 468 SF | STUDIO |
| UNIT #87 | 5th Floor Level | 443 SF | STUDIO |
| UNIT #88 | 5th Floor Level | 443 SF | STUDIO |
| UNIT # 89 | 6th Floor Level | 492 SF | 1- BED |
| UNIT # 90 | 6th Floor Level | 443 SF | STUDIO |
| UNIT # 91 | 6th Floor Level | 478 SF | STUDIO |
| UNIT # 92 | 6th Floor Level | 493 SF | STUDIO |
| UNIT # 93 | 6th Floor Level | 510 SF | STUDIO |
| UNIT # 94 | 6th Floor Level | 508 SF | STUDIO |
| UNIT # 95 | 6th Floor Level | 547 SF | 1- BED |
| UNIT # 96 | 6th Floor Level | 519 SF | STUDIO |
| UNIT # 97 | 6th Floor Level | 462 SF | STUDIO |
| UNIT # 98 | 6th Floor Level | 409 SF | STUDIO |
| UNIT # 99 | 6th Floor Level | 443 SF | STUDIO |
| UNIT # 100 | 6th Floor Level | 381 SF | STUDIO |
| Grand total | | 66573 SF | |

## Unit Breakdown Summary

| Comments |
|---|
| 1- BED |
| 1- BED: 20 |
| 3- BED |
| 3- BED: 3 |
| STUDIO |
| STUDIO: 77 |
| Grand total: 100 |

## Area Schedule (Gross Building)

| Name | Area |
|---|---|
| 0- BASEMENT LEVEL | 14950 SF |
| 1ST FLOOR LEVEL | 12131 SF |
| 2ND FLOOR LEVEL | 13397 SF |
| 3RD FLOOR LEVEL | 13449 SF |
| 4TH FLOOR LEVEL | 13417 SF |
| 5TH FLOOR LEVEL | 7513 SF |
| 6TH FLOOR LEVEL | 6591 SF |
| ROOF LEVEL | 818 SF |
| Grand total | 82267 SF |

PROJECT NAME

**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS

346 Somerville Avenue
Somerville, MA 02143

CLIENT

**346 Somerville Ave, LLC.**

ARCHITECT

DESIGN
KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8662 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT
JOSEPH SAMUEL KHALSA
No. 6466
MA
COMMONWEALTH OF MASSACHUSETTS

| | |
|---|---|
| Project number | 18017 |
| Date | 2/19/2019 |
| Drawn by | TC |
| Checked by | JSK |
| Scale | |

REVISIONS

| No. | Description | Date |
|---|---|---|
| | | |

Rentable Area Schedule

**A-600**

346 Somerville Ave. Mixed-Use

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2/19/2019 2:01:19 PM

1 View from Somerville Ave 1

2 View of Courtyard

PROJECT NAME

**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS

346 Somerville Avenue
Somerville, MA 02143

CLIENT

**346 Somerville Ave, LLC.**

ARCHITECT


DESIGN KHALSA

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


CONSULTANTS:


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REGISTRATION

REGISTERED ARCHITECT
KHALSA DESIGN INC.
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

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| Project number | 18017 |
| Date | 2/19/2019 |
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REVISIONS

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|---|---|---|
| | | |

Perspectives

**AV-1**

346 Somerville Ave. Mixed-Use

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2/19/2019 2:01:57 PM

1 View from Lake Street 2

2 3D View 10

PROJECT NAME

**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS

346 Somerville Avenue
Somerville, MA 02143

CLIENT

**346 Somerville Ave, LLC.**

ARCHITECT


DESIGN
KHALSA

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


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REGISTRATION

REGISTERED ARCHITECT
JOHN SAMSON KHALSA
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

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|---|---|
| Project number | 18017 |
| Date | 2/19/2019 |
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Perspectives

**AV-2**

346 Somerville Ave. Mixed-Use

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PROJECT NAME

**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS

346 Somerville Avenue
Somerville, MA 02143

CLIENT

**346 Somerville Ave, LLC.**

ARCHITECT

KHALSA DESIGN

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

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REGISTRATION

REGISTERED ARCHITECT
No. 6 CANAGA
COMMONWEALTH OF MASSACHUSETTS

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| Date | 2/19/2019 |
| Drawn by | Author |
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REVISIONS

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Renderings from Somerville Ave

**AV-3**

346 Somerville Ave. Mixed-Use

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PROJECT NAME

**346 Somerville Ave. Mixed-Use**

PROJECT ADDRESS

346 Somerville Avenue
Somerville, MA 02143

CLIENT

**346 Somerville Ave, LLC.**

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8882 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT
KHALSA
NO. 6
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

| | |
|---|---|
| Project number | 18017 |
| Date | 2/19/2019 |
| Drawn by | Author |
| Checked by | Checker |
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REVISIONS

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Renderings from Courtyard

**AV-4**

346 Somerville Ave. Mixed-Use

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