

# NORRIS STREET RESIDENCES

40 NORRIS STREET  
CAMBRIDGE, MA 02140

\*\* HISTORIC & PLANNING BOARD SUBMISSION 01-10-2012 \*\*

## LIST OF DRAWINGS

NUMBER	TITLE	LATEST DATE ISSUED
T-1	TITLE SHEET	01-10-2012
L-1	ILLUSTRATIVE LANDSCAPE PLAN	11-17-2011
P-1	PARKING LAYOUT	01-10-2012
S-1	EXISTING CONDITIONS SURVEY	11-17-2011
Z-1	EXISTING FLOOR AREA DIAGRAMS	11-17-2011
Z-2	PROPOSED FLOOR AREA DIAGRAMS	12-9-2011
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Z-4	SITE PHOTOS	11-17-2011
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Z-6	SITE RENDERINGS	01-10-2012
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A-102	SECOND FLOOR PLAN	01-10-2012
A-103	THIRD FLOOR PLAN - A	01-10-2012
A-104	THIRD FLOOR PLAN - B	01-10-2012
A-105	THIRD FLOOR PLAN - C	01-10-2012
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A-300	EXTERIOR ELEVATIONS	01-10-2012
A-301	EXTERIOR ELEVATIONS	01-10-2012
A-400	BUILDING SECTION	01-10-2012
PH-1	PHOTOMETRIC	01-10-2012



**OWNER:**  
Dr. MOUHAB Z. RIZKALLAH  
30 COLLEGE AVENUE  
SOMERVILLE, MA 02144

**ARCHITECT:**  
KHALSA DESIGN INC  
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SOMERVILLE, MA 02143  
(617) 591-8882

**LANDSCAPE ARCHITECT:**  
BLAIR HINES DESIGN ASSOCIATES  
318 HARVARD STREET, STE 25  
BROOKLINE, MA 02446  
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**PROJECT NAME**  
40 NORRIS STREET

**PROJECT ADDRESS**  
40 NORRIS STREET  
CAMBRIDGE, MA

**CLIENT**  
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**ARCHITECT**  
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## REGISTRATION

Project number 10051  
Date 11-28-11  
Drawn by WCM/TJW  
Checked by JSK  
Scale

## REVISIONS

No.	Description	Date
1	LOCUS ADDRESS	12/9/2011
2	DRAWING REVISIONS	01/10/2012

**TITLE SHEET**

**T-1**

10051 40 NORRIS ST.

# SITE PHOTOS



1



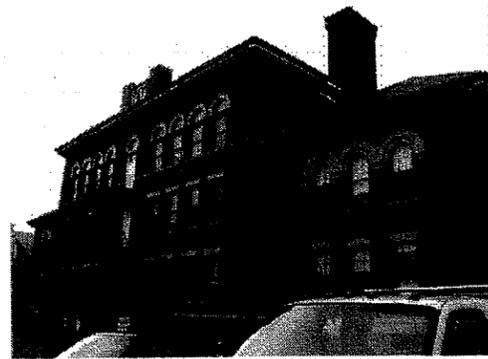
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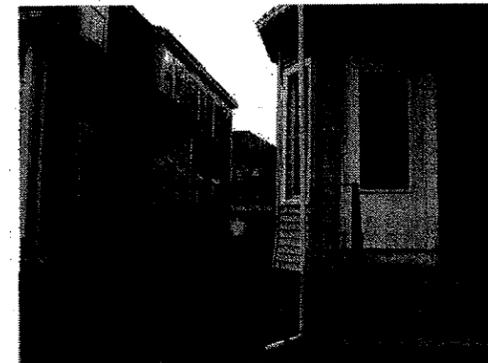
3



4



5



6



7



8



9



10

PROJECT NAME  
40 NORRIS STREET

PROJECT ADDRESS  
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CAMBRIDGE, MA

CLIENT  
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STRUCTURAL ENGINEER

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MEP ENGINEER

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W: www.xxx.com

REGISTRATION

Project number 10051  
Date 11-17-11  
Drawn by wc  
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Scale

REVISIONS

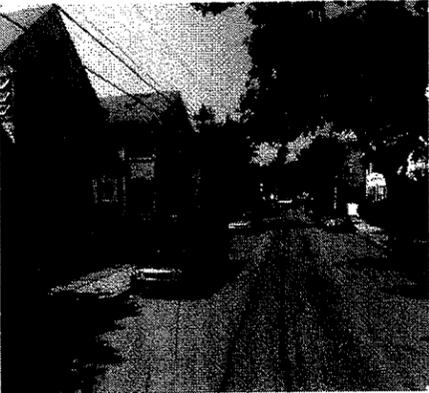
No.	Description	Date

SITE PHOTOS

Z-3

10051, 40 NORRIS ST.

# SITE PHOTOS



PROJECT NAME  
40 NORRIS STREET

PROJECT ADDRESS  
40 NORRIS STREET  
CAMBRIDGE, MA

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**MEP ENGINEER**

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**REGISTRATION**

Project number 10051

Date 11-17-11

Drawn by wc

Checked by JSK

Scale

**REVISIONS**

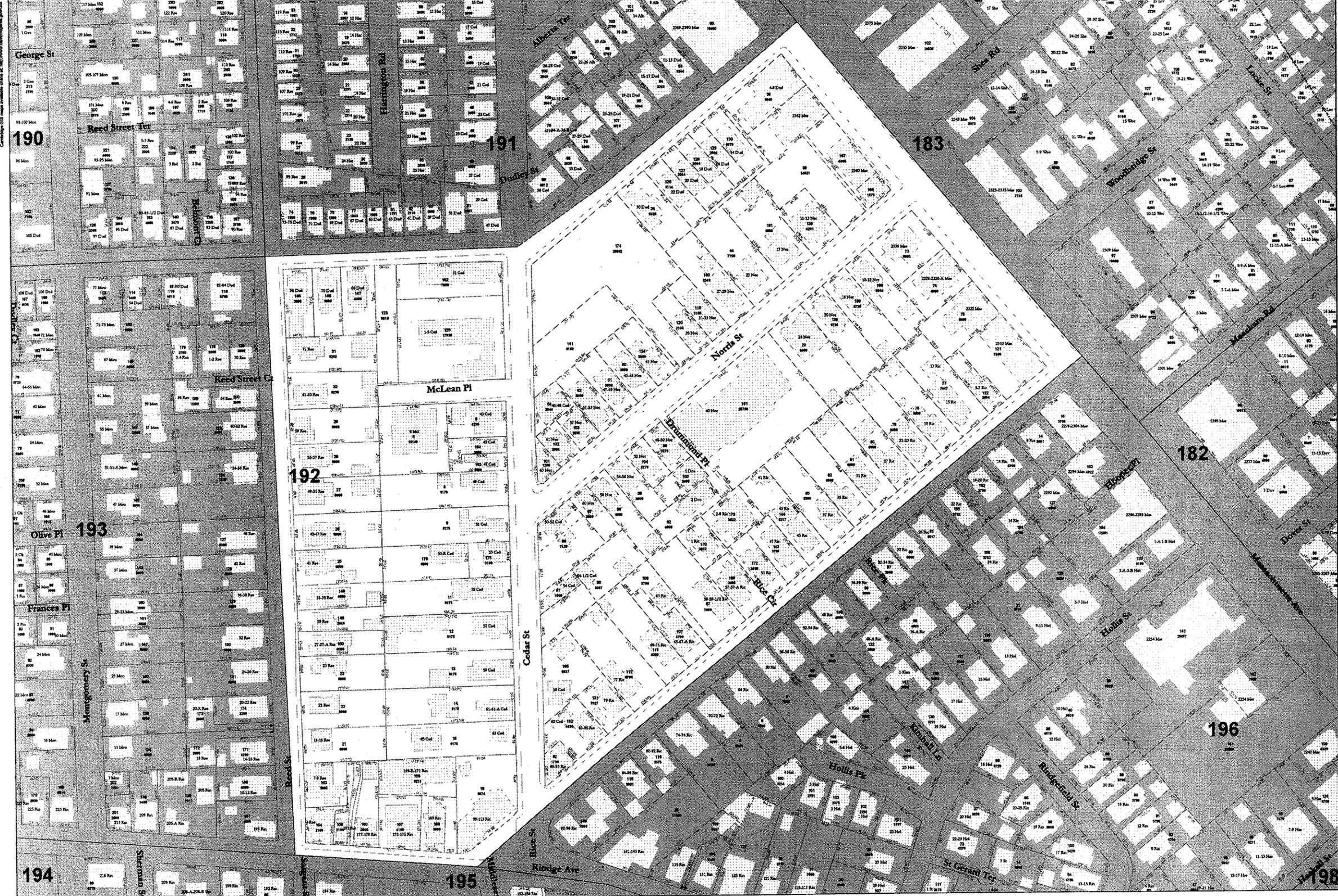
No.	Description	Date

SITE PHOTOS

Z-4

10051 40 NORRIS ST.

BLOCK 192

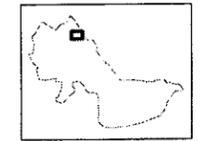


City of Cambridge  
Assessing Department  
795 Massachusetts Ave.  
Cambridge, MA 02139

- |  |               |  |                 |                        |                             |
|--|---------------|--|-----------------|------------------------|-----------------------------|
|  | Buildings     |  | Water           | 10 Lot Number          | 100 Parcel size in Sq. Ft.  |
|  | Lot Line      |  | Sub-Parcel Line | 192 Block Number       | 44.0LC Land Court Dimension |
|  | Block Line    |  | Easement        | 10 Cam Street Number   | 65.0 Survey Dimensions      |
|  | City Boundary |  | Railway         | (125.0) Deed Dimension |                             |

DISCLAIMER:  
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2007 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels here not been created from survey, and map is suitable for assessing purposes only.  
The City of Cambridge assumes no legal responsibility for information shown on this map.

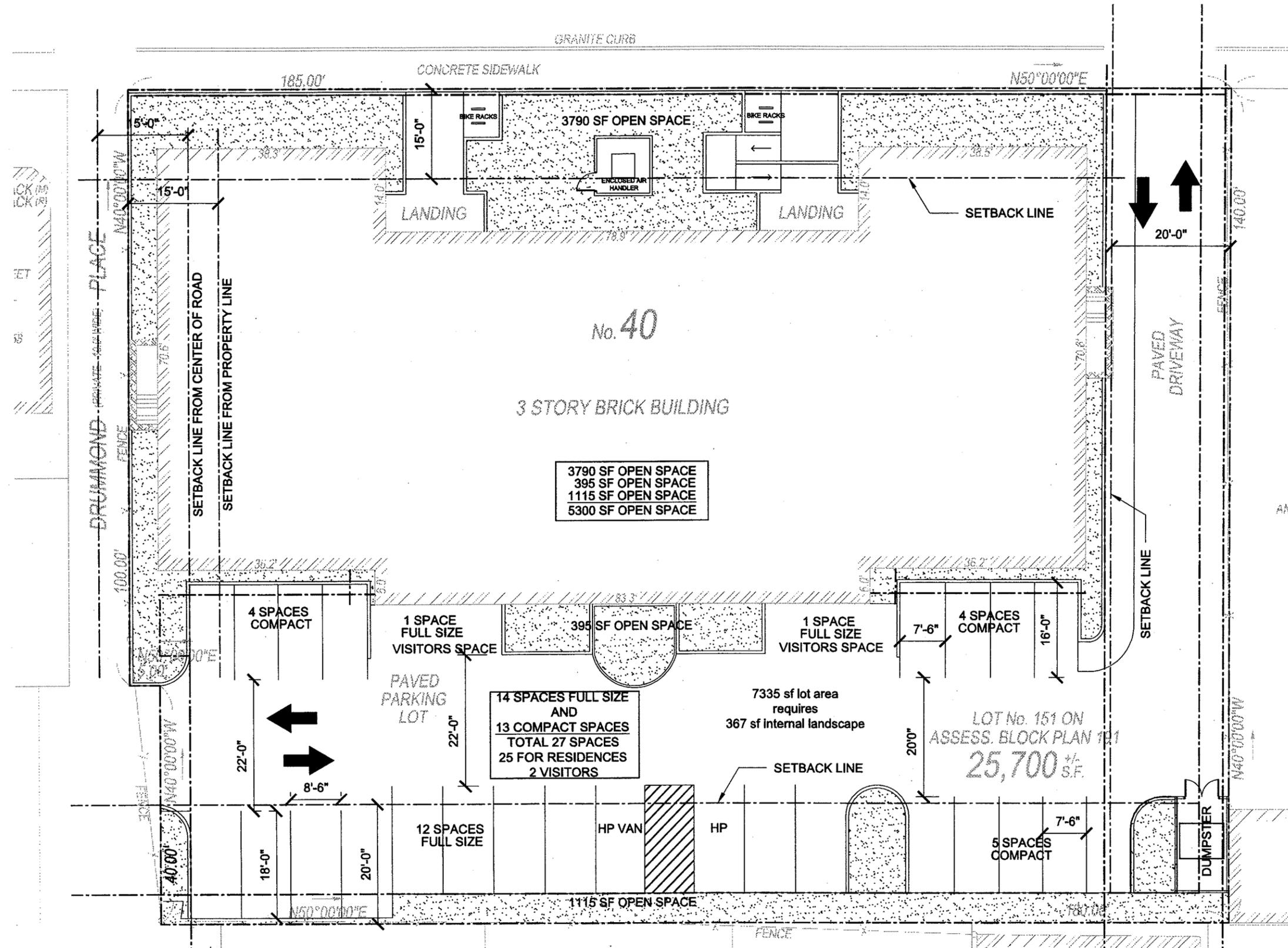
0 15 30 60 Feet  
1 inch = 55 feet



Parcel Block Map  
**192**



# NORRIS (PUBLIC - 40.0' WIDE) STREET



**PROJECT NAME**  
40 NORRIS STREET

**PROJECT ADDRESS**  
40 NORRIS STREET  
CAMBRIDGE, MA

**CLIENT**  
Mouhab Z. Rizkallah

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**REGISTRATION**

Project number	1005
Date	11-28-11
Drawn by	WC
Checked by	JSK
Scale	

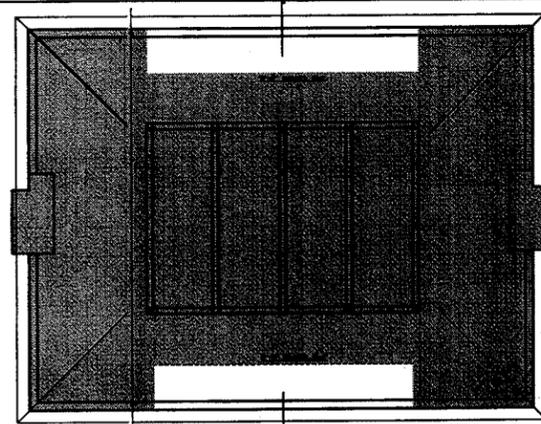
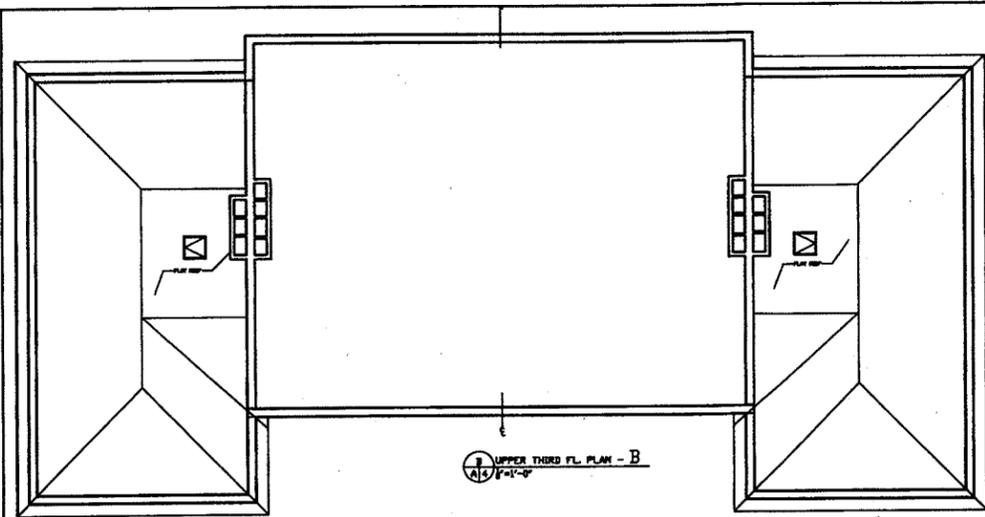
**REVISIONS**

No.	Description	Date
1	ADDED SETBACK LINES	12/2/2011
2	PARKING LAYOUT	1/10/2011

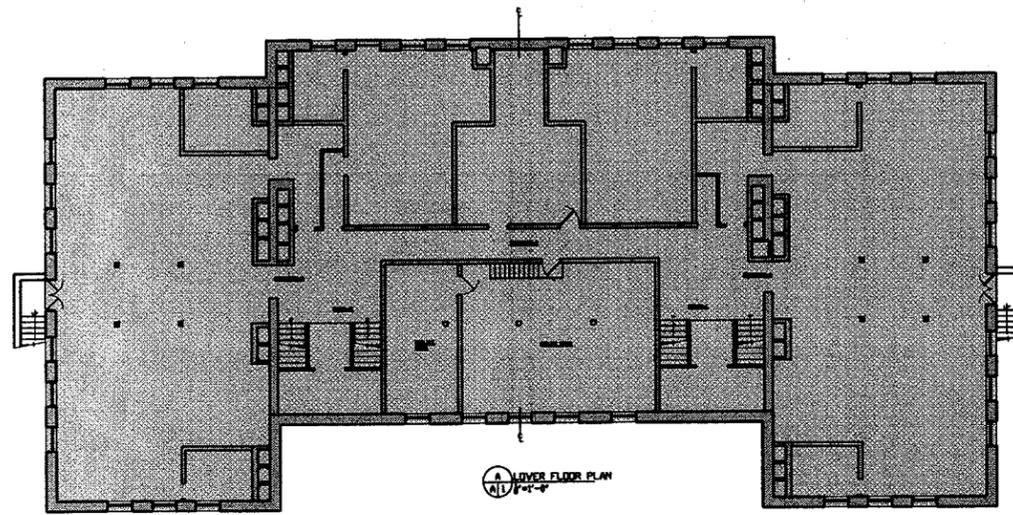
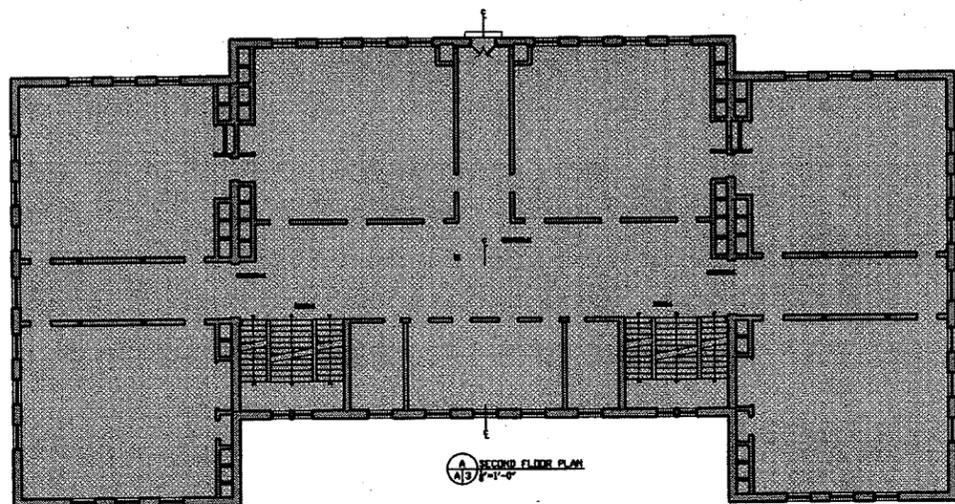
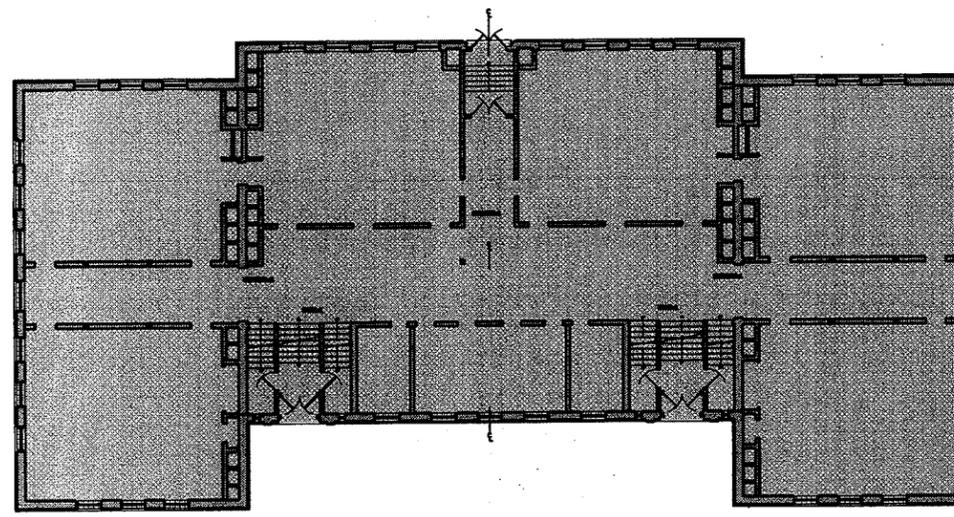
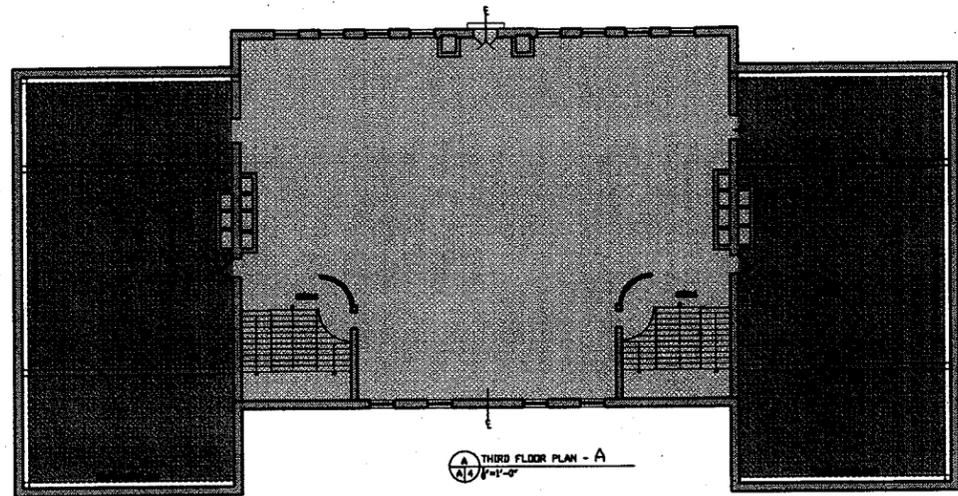
**PARKING LAYOUT**

**P-1**

10051 40 NORRIS ST.



EXISTING GROSS SQUARE FOOTAGE CALCULATIONS							
USE GROUP	FLOOR	LOWER LEVEL	FIRST LEVEL	SECOND LEVEL	THIRD LEVEL - A	UPPER THIRD FLR LEVEL - B	TOTAL GROSS FLOOR AREA
FLOOR AREA		10,413	10,249	10,249	5,900	--	36,471
		--	--	--	4,419	4,545	8,964
TOTAL GROSS FLOOR AREA		10,413	10,249	10,249	9,979	4,545	45,435



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CAMBRIDGE, MA

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MEP ENGINEER

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REGISTRATION

Project number 10051  
Date 11-28-11  
Drawn by JLW  
Checked by JSK  
Scale N.T.S.

REVISIONS

No.	Description	Date
1	SF ADJUSTMENT	12/19/2011

EXISTING  
FLOOR AREA  
DIAGRAMS

Z-1

10051 40 NORRIS ST.

PROJECT NAME  
40 NORRIS STREET

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REGISTRATION

Project number 10051  
Date 11-28-11  
Drawn by JLW  
Checked by JSK  
Scale N.T.S.

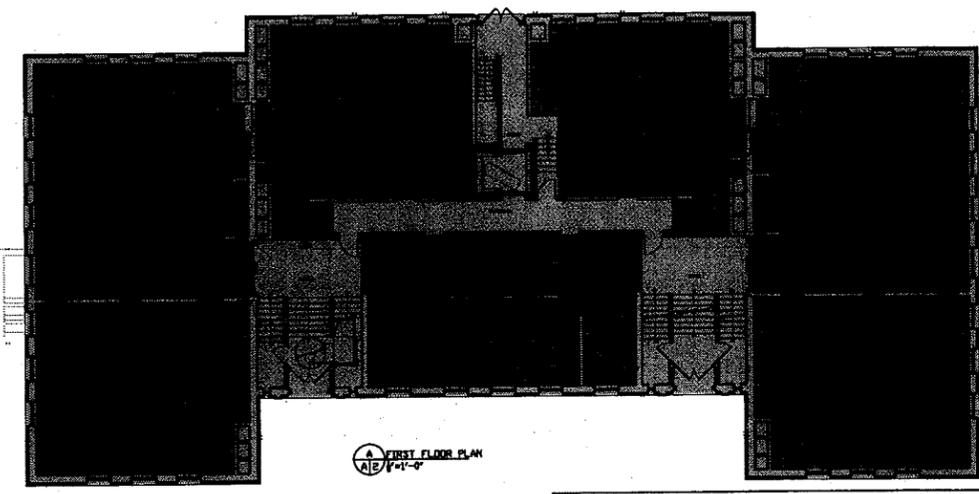
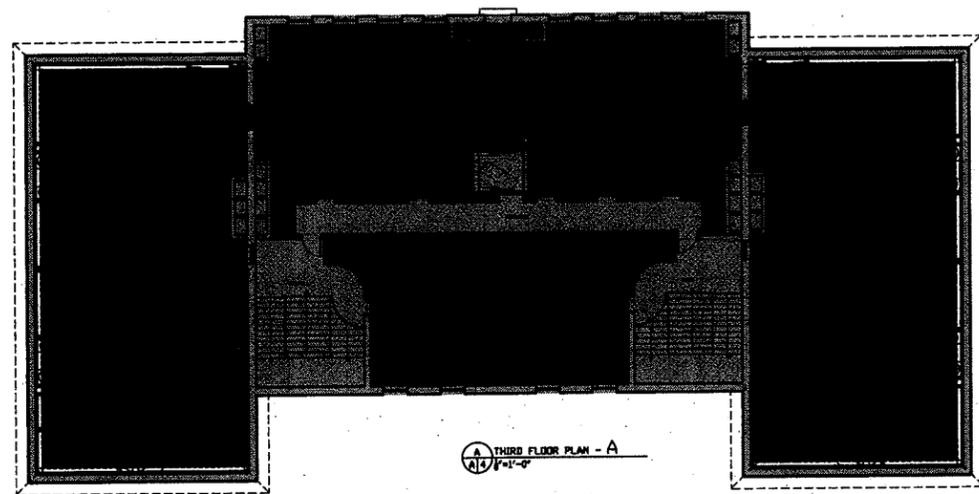
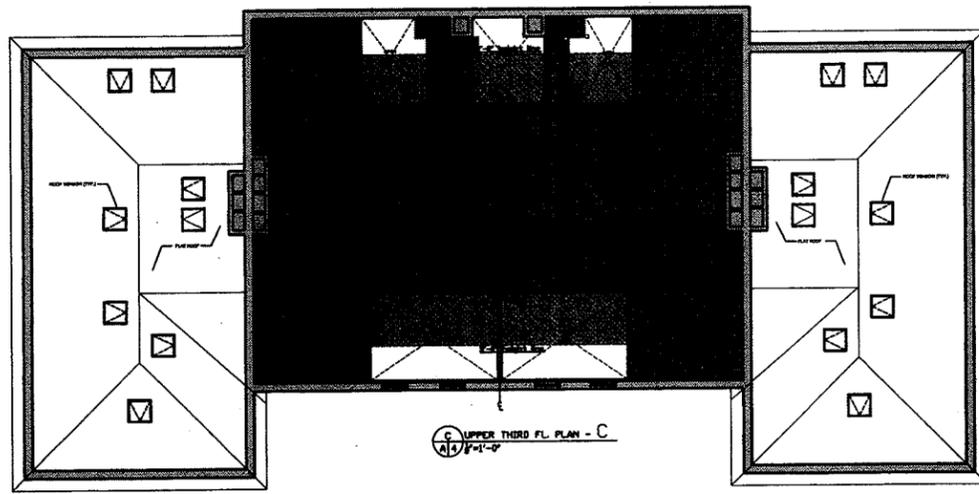
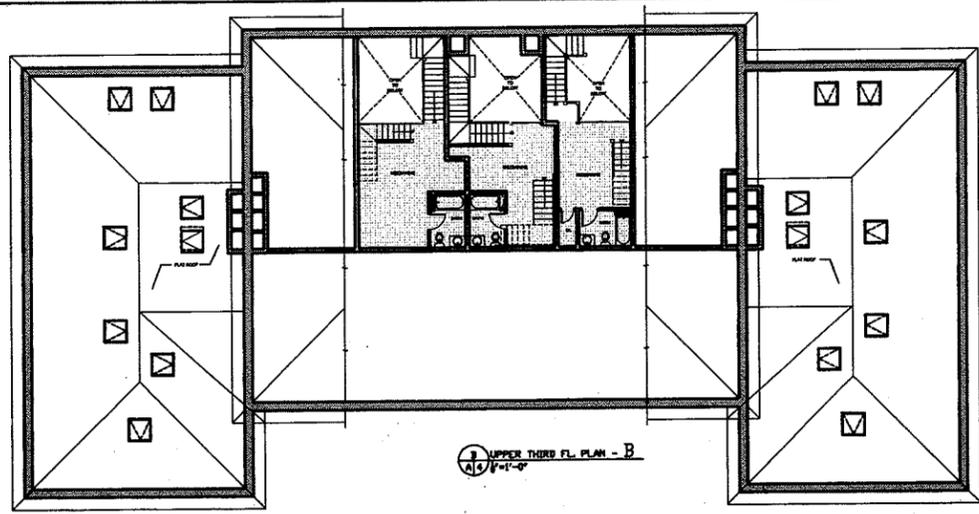
REVISIONS

No.	Description	Date
1	ADDED LEGEND	12/9/2011
2	SF ADJUSTMENT	12/19/2011
3	PLAN UPDATES	1/10/12

PROPOSED FLOOR AREA DIAGRAMS

**Z-2**

10051, 40 NORRIS ST.

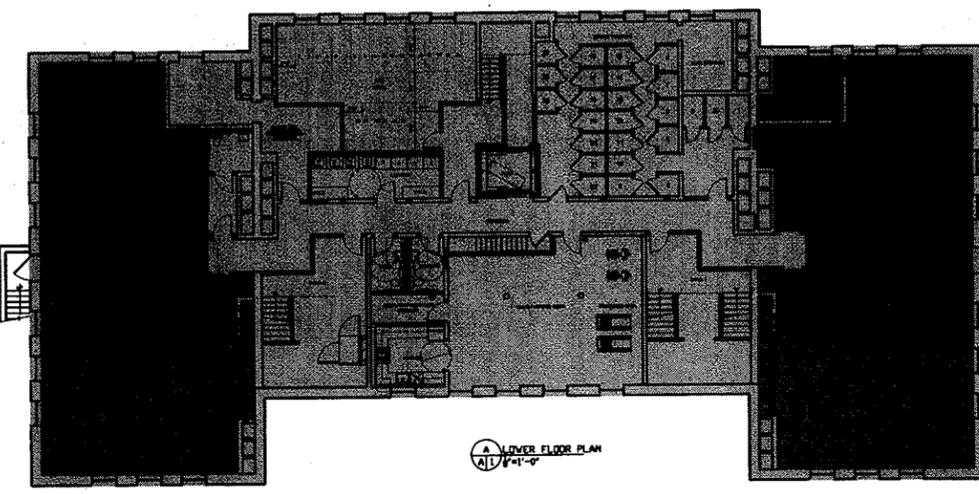
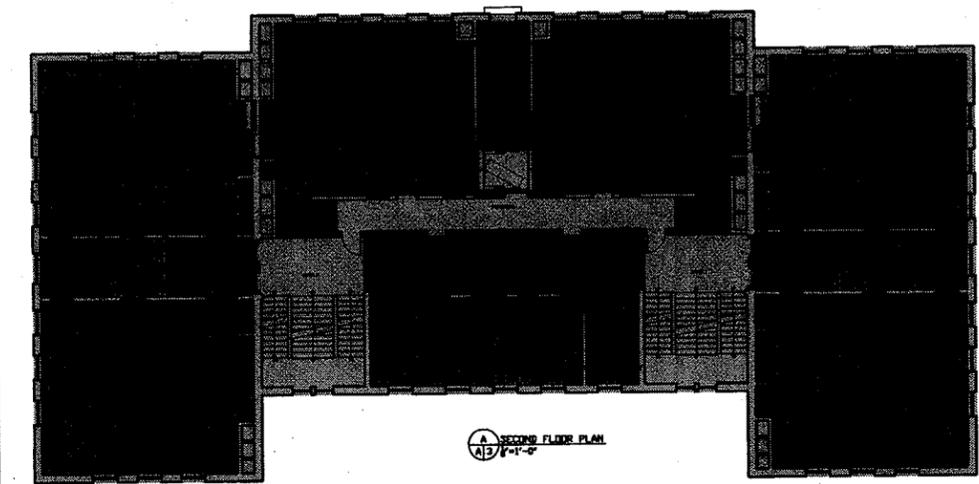


PROPOSED GROSS SQUARE FOOTAGE CALCULATIONS

USE GROUP	FLOOR	LOWER LEVEL	FIRST LEVEL	SECOND LEVEL	THIRD LEVEL - A	UPPER THIRD FLR LEVEL - B	UPPER THIRD FLR LEVEL - C	TOTAL GROSS FLOOR AREA
COMMERCIAL		6,188	2,566	2,380	2,309	--	525	13,968
		2,426	7,683	7,869	7,670	--	3,420	29,068
		1,799	--	--	--	--	--	1,799
RESIDENTIAL		--	--	--	--	--	- 600 (REFLECTED IN TOTAL BELOW)	- 600 (REFLECTED IN TOTAL BELOW)
	FLR AREA ADDED	--	--	--	--	869	--	869
TOTAL GROSS FLOOR AREA		10,413	10,249	10,249	9,979	869	3,945	45,704

WALL LEGEND

(Solid line)	NEW WALLS
(Dashed line)	EXISTING WALLS



**PROJECT NAME**  
40 NORRIS STREET

**PROJECT ADDRESS**  
40 NORRIS STREET  
CAMBRIDGE, MA

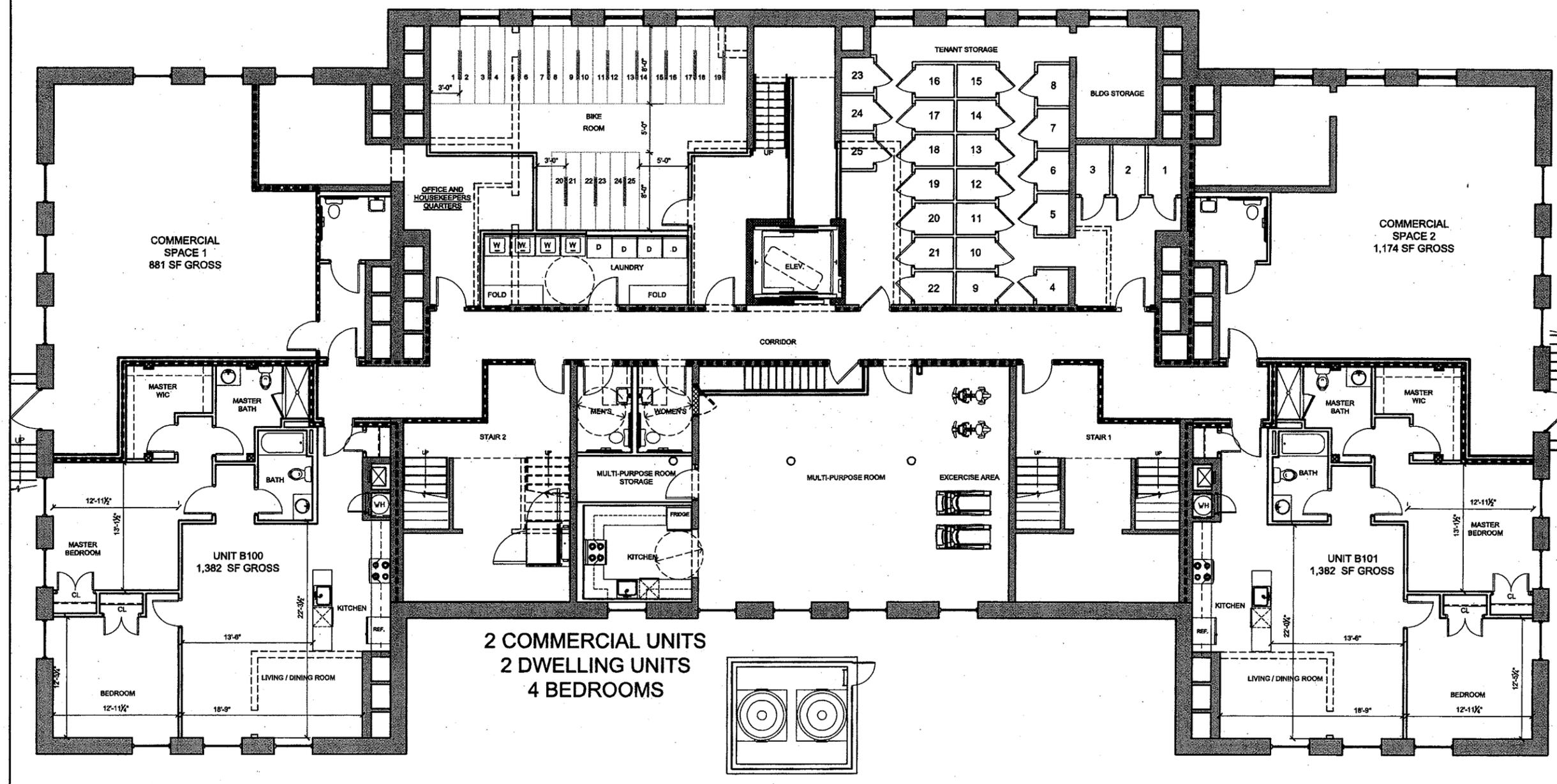
**CLIENT**  
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**ARCHITECT**  
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17 WALDO STREET, SUITE 400  
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**1 LOWER LEVEL FLOOR PLAN**  
3/16" = 1'-0"

WALL LEGEND	
	NEW WALLS
	EXISTING WALLS
	DEMISING WALL

**REGISTRATION**

Project number 10051  
Date 11-28-11  
Drawn by JLW  
Checked by JSK  
Scale 3/16" = 1'-0"

**REVISIONS**

No.	Description	Date
1	ADDED LEGEND	12/9/2011
2	COOLING TOWER	12/19/2011
3	UNIT NUMBERS	01/10/2012

**LOWER LEVEL FLOOR PLAN**

**A100**  
10051 40 NORRIS ST.

**PROJECT NAME**  
40 NORRIS STREET

**PROJECT ADDRESS**  
40 NORRIS STREET  
CAMBRIDGE, MA

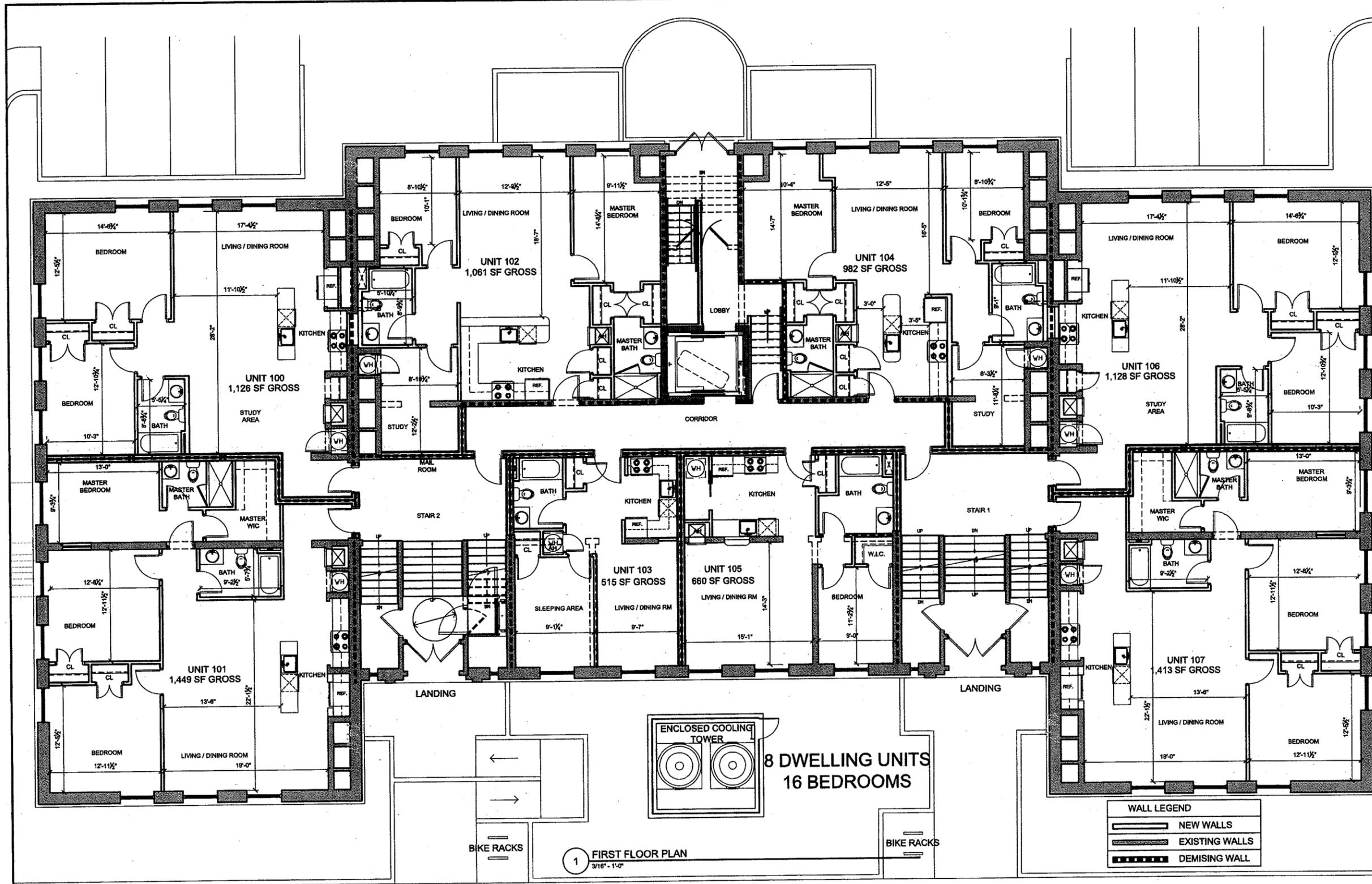
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**WALL LEGEND**

	NEW WALLS
	EXISTING WALLS
	DEMISING WALL

1 FIRST FLOOR PLAN  
3/16" = 1'-0"

**REGISTRATION**

Project number	10051
Date	11-28-11
Drawn by	JLW
Checked by	JSK
Scale	3/16" = 1'-0"

**REVISIONS**

No.	Description	Date
1	ADDED LEGEND	12/9/2011
2	ADDED SITE FEATURES	12/16/2011
3	UNIT NUMBERS	1/10/2012

FIRST FLOOR PLAN

**A101**  
10051 40 NORRIS ST.

**PROJECT NAME**  
40 NORRIS STREET

**PROJECT ADDRESS**  
40 NORRIS STREET  
CAMBRIDGE, MA

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**REGISTRATION**

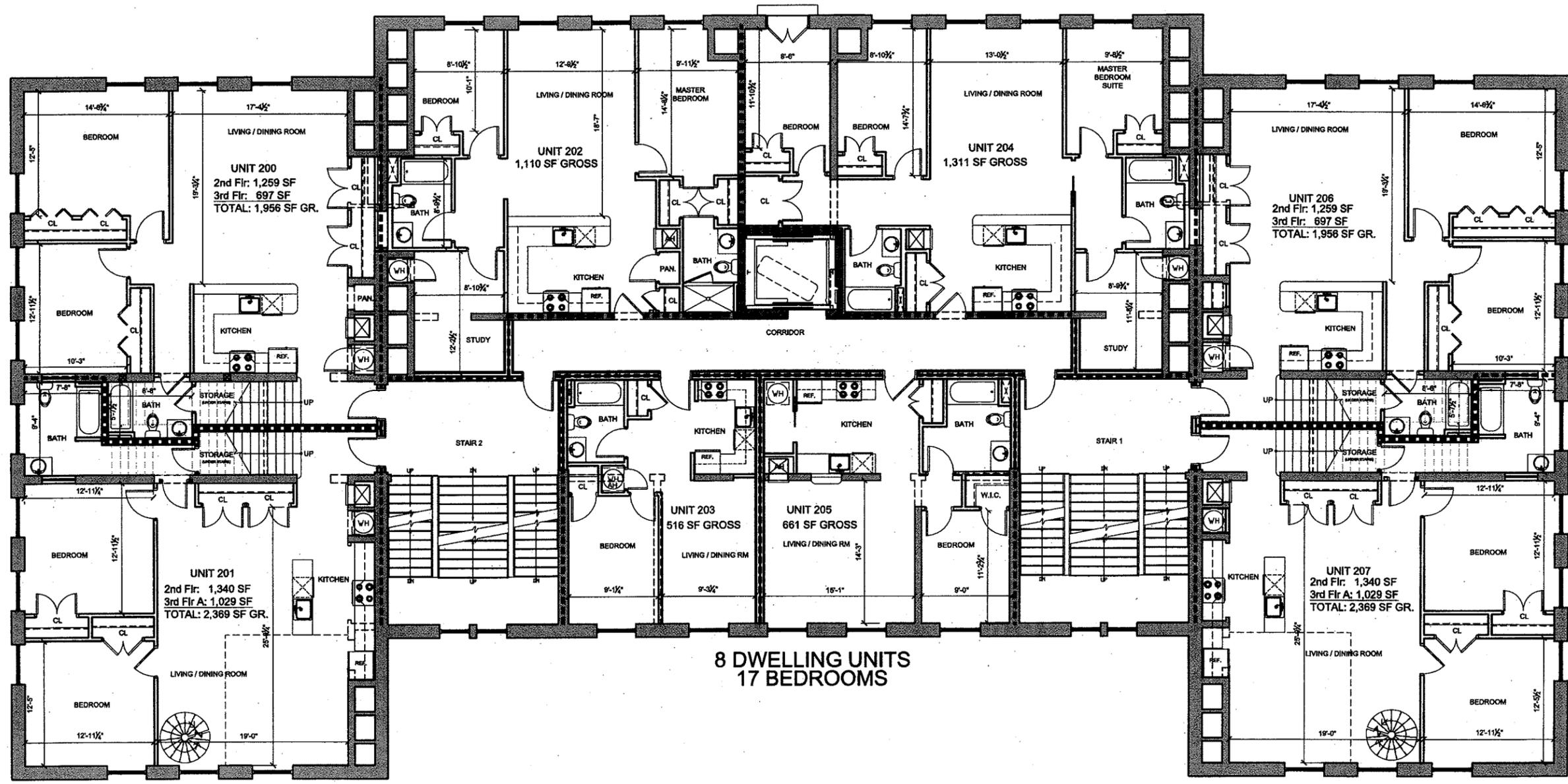
Project number 10051  
Date 11-28-11  
Drawn by JSK  
Checked by JSK  
Scale 3/16" = 1'-0"

**REVISIONS**

No.	Description	Date
1	ADDED LEGEND	12/29/2011
2	NORRIS ST INDICATOR	12/16/11
3	UNIT REVISIONS	1/10/2012

**SECOND FLOOR PLAN**

**A102**  
10051 40 NORRIS ST.



**8 DWELLING UNITS  
17 BEDROOMS**

**1 SECOND FLOOR PLAN**  
3/16" = 1'-0"

**WALL LEGEND**

	NEW WALLS
	EXISTING WALLS
	DEMISING WALL

NORRIS STREET SIDE

**PROJECT NAME**  
40 NORRIS STREET

**PROJECT ADDRESS**  
40 NORRIS STREET  
CAMBRIDGE, MA

**CLIENT**  
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**REGISTRATION**

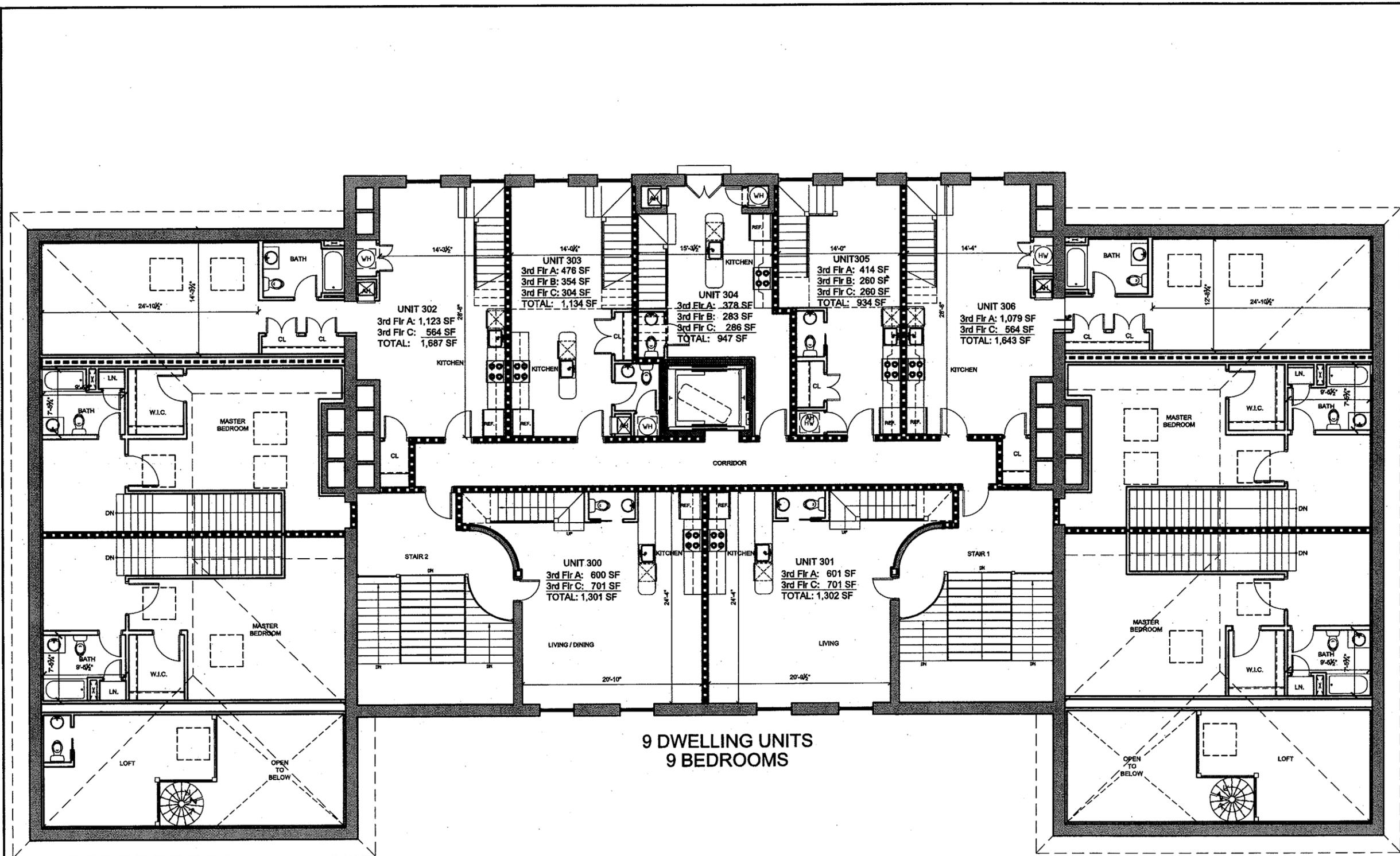
Project number 10051  
Date 11-28-11  
Drawn by JLW  
Checked by JSK  
Scale 3/16" = 1'-0"

**REVISIONS**

No.	Description	Date
1	MOVED WALL INDICATOR	11/28/2011
2	NORRIS ST INDICATOR	12/18/2011
3	UNIT REVISIONS	01/10/2012

**THIRD FLOOR PLAN - A**

**A103**  
10051 40 NORRIS ST.

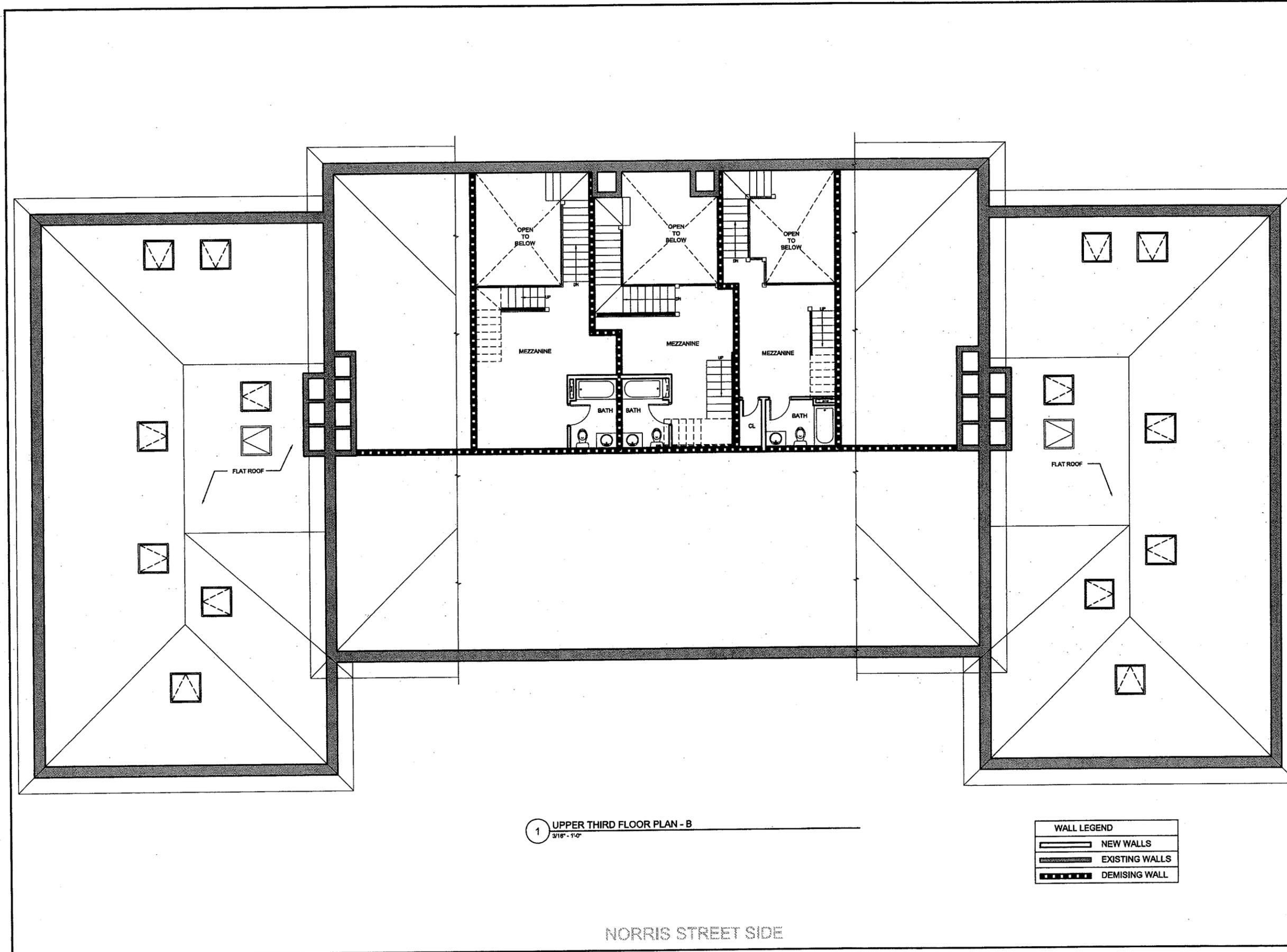


1 THIRD FLOOR PLAN - A  
3/16" = 1'-0"

**WALL LEGEND**

	NEW WALLS
	EXISTING WALLS
	DEMISING WALL

NORRIS STREET SIDE



**PROJECT NAME**  
40 NORRIS STREET

**PROJECT ADDRESS**  
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CAMBRIDGE, MA

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**REGISTRATION**

Project number 10051  
Date 11-28-11  
Drawn by J.W.  
Checked by JSK  
Scale 3/16" = 1'-0"

**REVISIONS**

No.	Description	Date
1	ADDED BATHROOMS	11/29/2011
2	NORRIS ST INDICATOR	12/16/2011
3	UNIT REVISIONS	01/10/2012

**UPPER THIRD FLOOR PLAN - B**

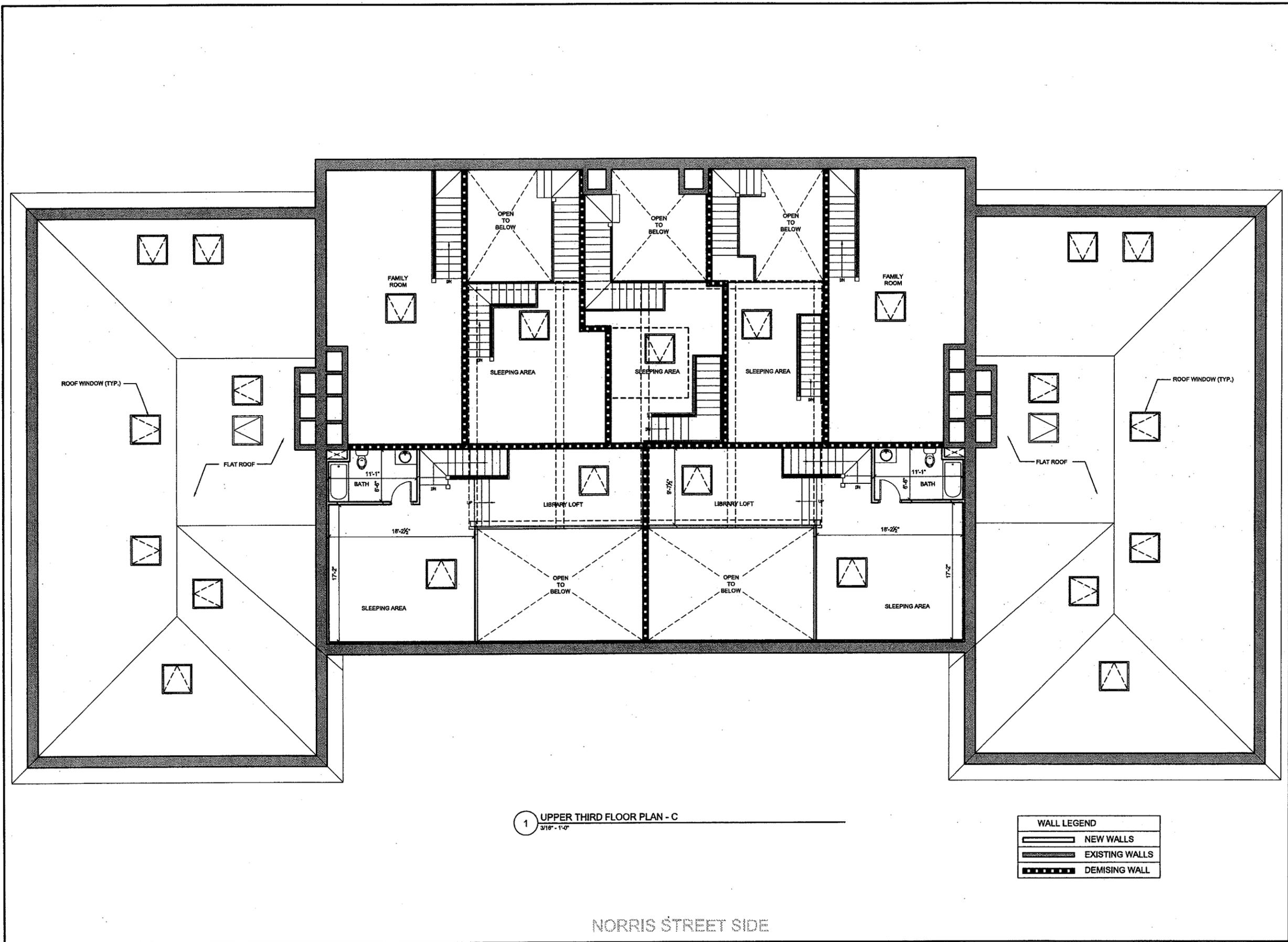
**A104**  
10051\_40 NORRIS ST.

1 UPPER THIRD FLOOR PLAN - B  
3/16" = 1'-0"

**WALL LEGEND**

	NEW WALLS
	EXISTING WALLS
	DEMISING WALL

NORRIS STREET SIDE



1 UPPER THIRD FLOOR PLAN - C  
3/16" = 1'-0"

WALL LEGEND	
	NEW WALLS
	EXISTING WALLS
	DEMISING WALL

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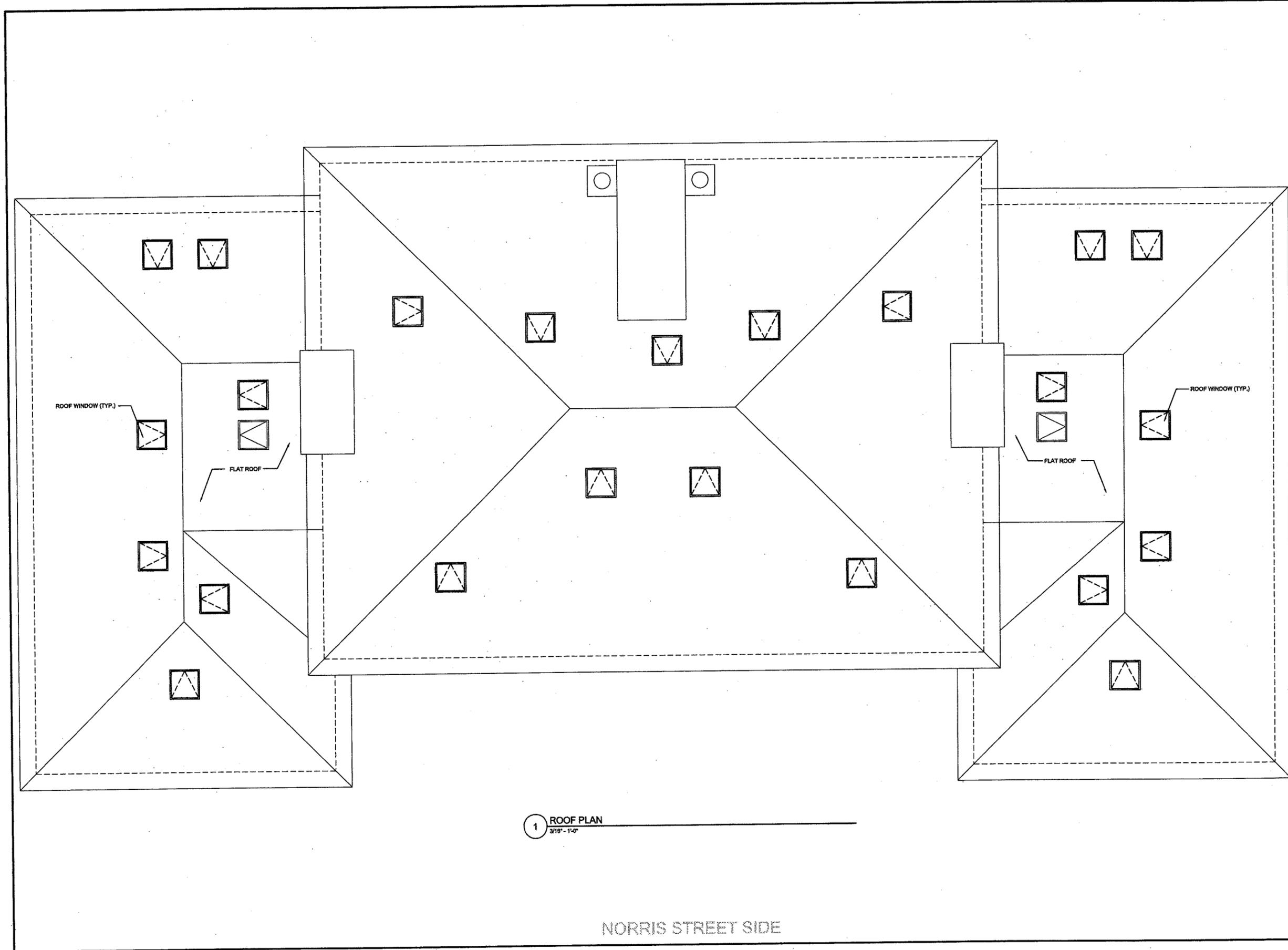
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Scale	3/16" = 1'-0"

REVISIONS

No.	Description	Date
1	ADDED LEGEND	12/9/2011
2	NORRIS ST INDICATOR	12/18/2011
3	UNIT REVISIONS	01/10/2012

UPPER THIRD FLOOR PLAN - C

**A105**  
10051\_40 NORRIS ST.



**PROJECT NAME**  
40 NORRIS STREET

**PROJECT ADDRESS**  
40 NORRIS STREET  
CAMBRIDGE, MA

**CLIENT**  
Mouhab Z. Rizkallah

**ARCHITECT**  
**KHALSA DESIGN INC.**



17 WALDO STREET, SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE 617-261-8822 FAX: 617-261-2068

**CONSULTANTS:**

**LANDSCAPE ARCHITECT**  
BLAIR HINES DESIGN ASSOCIATES  
318 HARVARD STREET, STE 25  
BROOKLINE, MA 02446  
T: (617) 730-1180

**REGISTRATION**

Project number 10051  
Date 11-28-11  
Drawn by JLW  
Checked by JSK  
Scale 3/16" = 1'-0"

**REVISIONS**

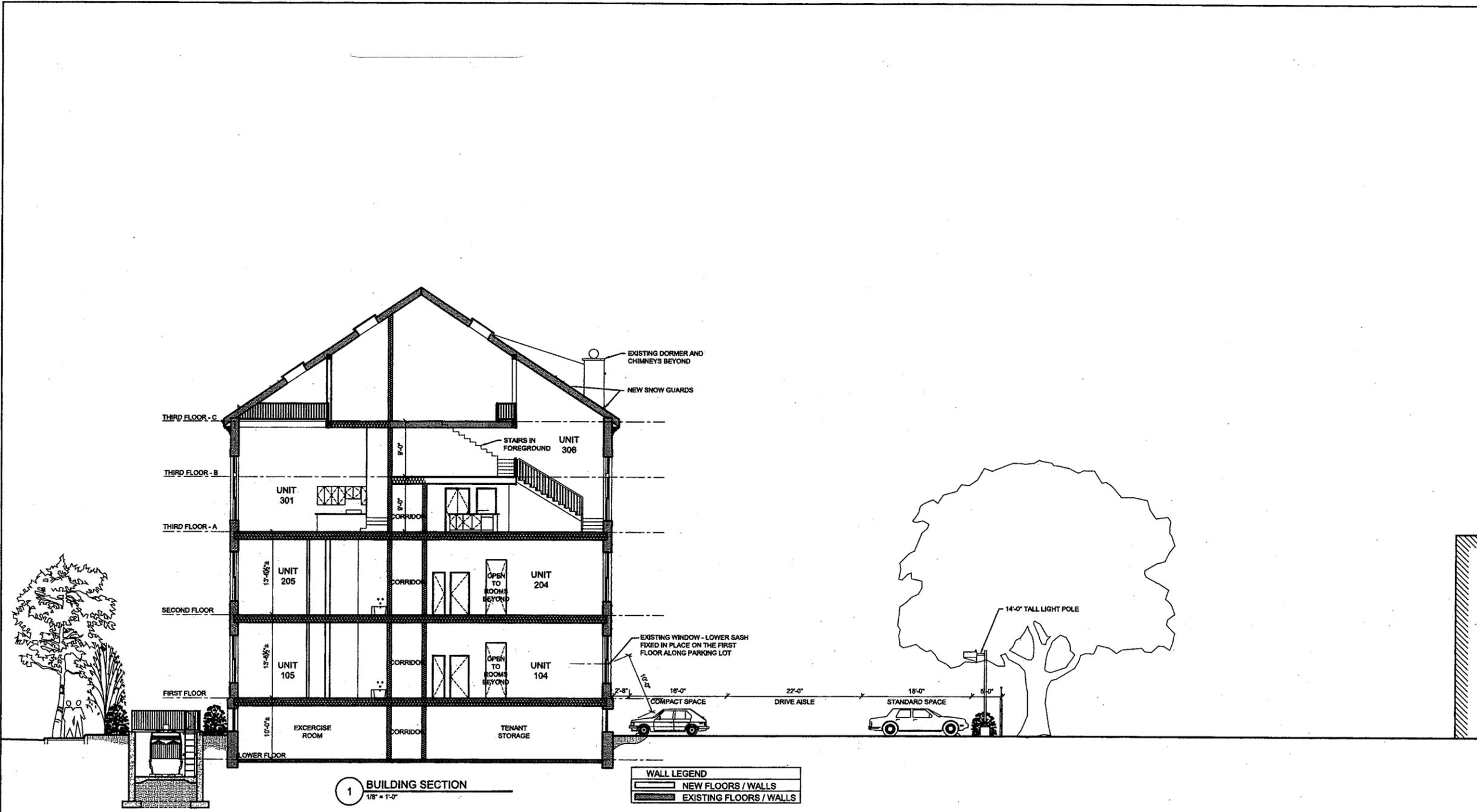
No.	Description	Date
1	SKYLIGHT LOCATION	11/29/2011
2	NORRIS ST INDICATOR	12/18/2011
3	SKYLIGHT LOCATION	01/10/2012

**ROOF PLAN**

**A106**  
10051 40 NORRIS ST.

1 ROOF PLAN  
3/16" = 1'-0"

NORRIS STREET SIDE



1 BUILDING SECTION  
1/8" = 1'-0"

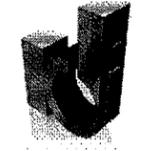
WALL LEGEND	
	NEW FLOORS / WALLS
	EXISTING FLOORS / WALLS

PROJECT NAME  
40 NORRIS STREET

PROJECT ADDRESS  
40 NORRIS STREET  
CAMBRIDGE, MA

CLIENT  
Mouhab Z. Rizkallah

ARCHITECT  
KHALSA DESIGN INC.



17 VALOO STREET, SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE 617-691-6682 FAX: 617-691-2006

CONSULTANTS:  
LANDSCAPE ARCHITECT  
BLAIR HINES DESIGN ASSOCIATES  
318 HARVARD STREET, STE 25  
BROOKLINE, MA 02446  
T: (617) 730-1180

REGISTRATION

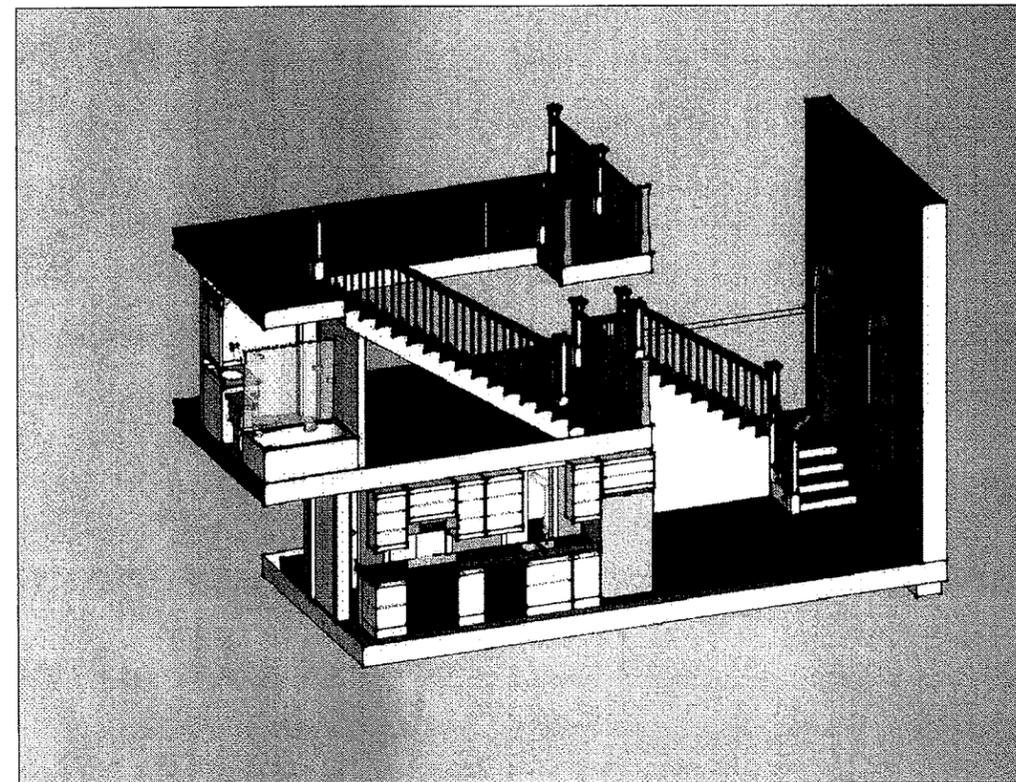
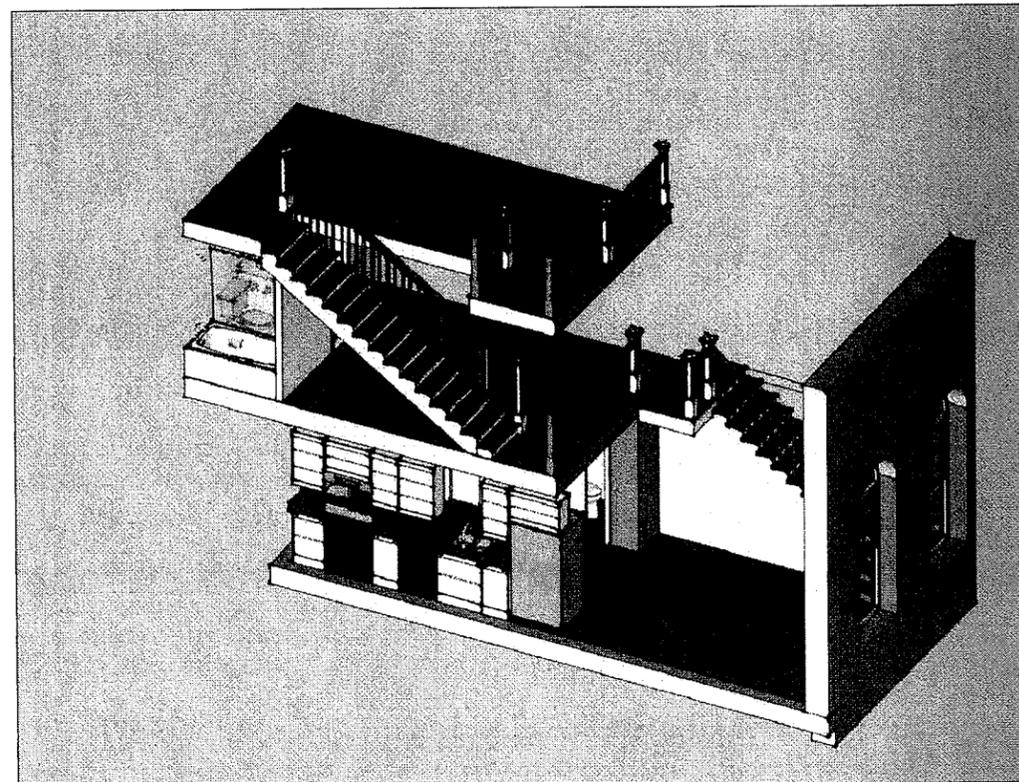
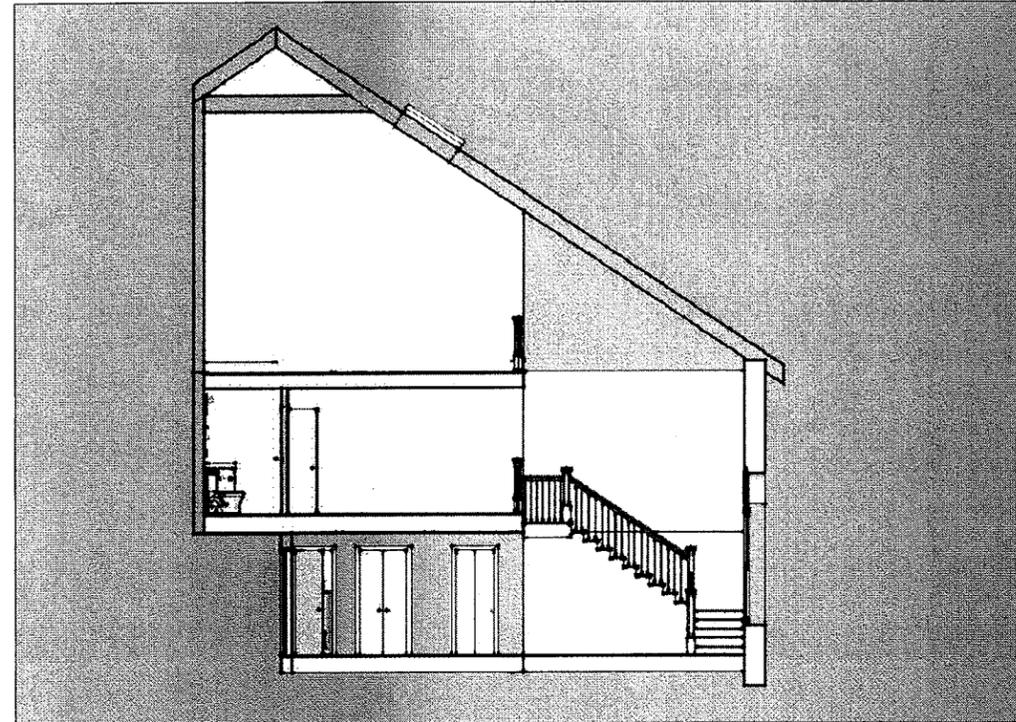
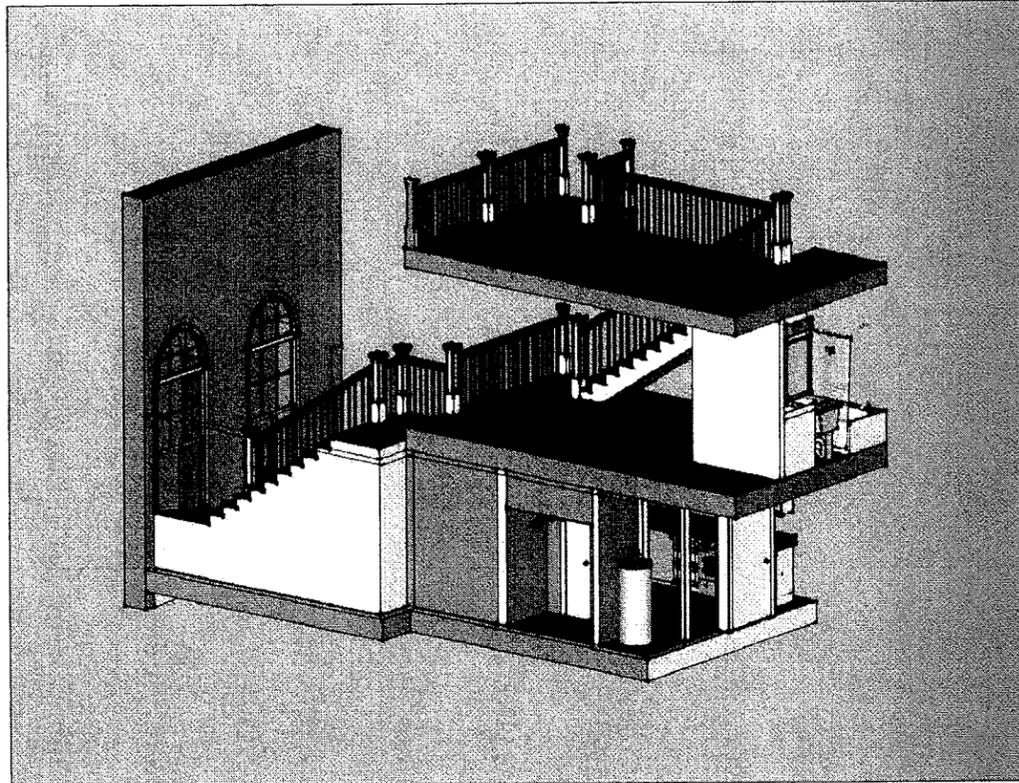
Project number 10051  
Date 11-26-11  
Drawn by JLW  
Checked by JSK  
Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date
1	CHANGE TO SITE SECTION	12/18/2011
2	UNIT NUMBERS	01/10/2012

BUILDING SECTION

**A400**  
10051\_40 NORRIS ST.

# TRI - LEVEL MODEL



PROJECT NAME  
40 NORRIS STREET

PROJECT ADDRESS  
40 NORRIS STREET  
CAMBRIDGE, MA

CLIENT  
Mouhab Z. Rizkallah

ARCHITECT  
KHALSA DESIGN INC.



17 WALDO STREET, SUITE 400  
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TELEPHONE 617-261-8822 FAX: 617-261-2088

CONSULTANTS:  
LANDSCAPE ARCHITECT  
BLAIR HINES DESIGN ASSOCIATES  
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BROOKLINE, MA 02446  
T: (617) 730-1180

REGISTRATION

Project number 10051  
Date 11-28-11  
Drawn by uc  
Checked by JSK  
Scale

REVISIONS

No.	Description	Date

INTERIOR  
RENDERINGS

Z-7

10051\_40 NORRIS ST.

PROJECT NAME  
40 NORRIS STREET

PROJECT ADDRESS  
40 NORRIS STREET  
CAMBRIDGE, MA

CLIENT  
Mouhab Z. Rizkallah

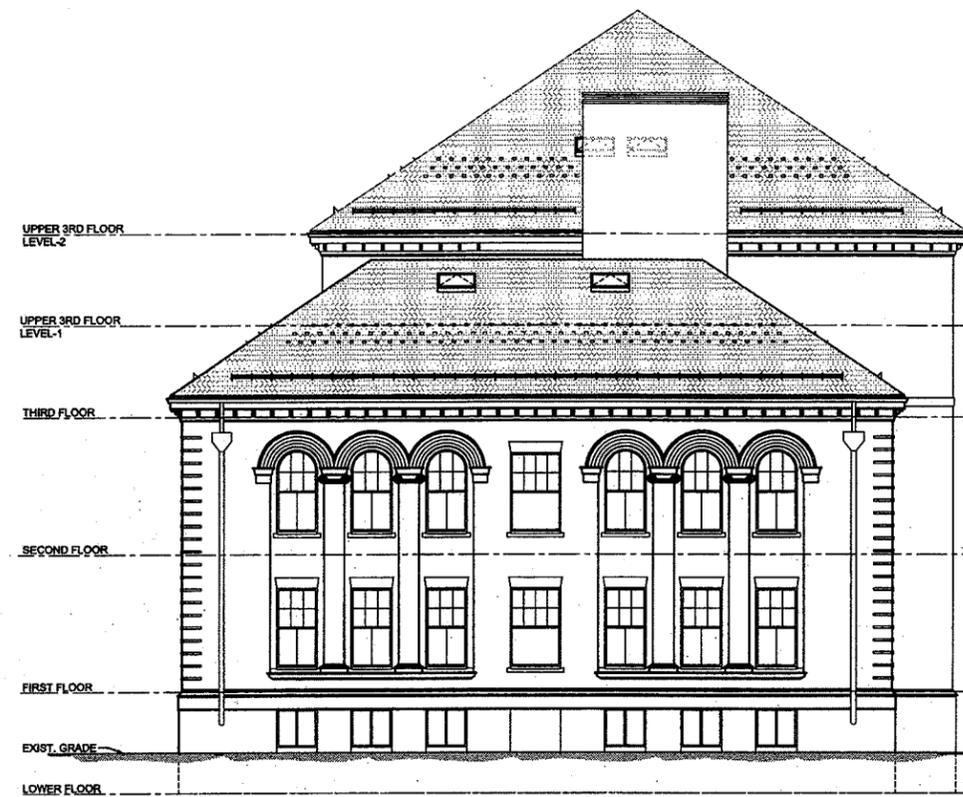
ARCHITECT  
KHALSA DESIGN INC.



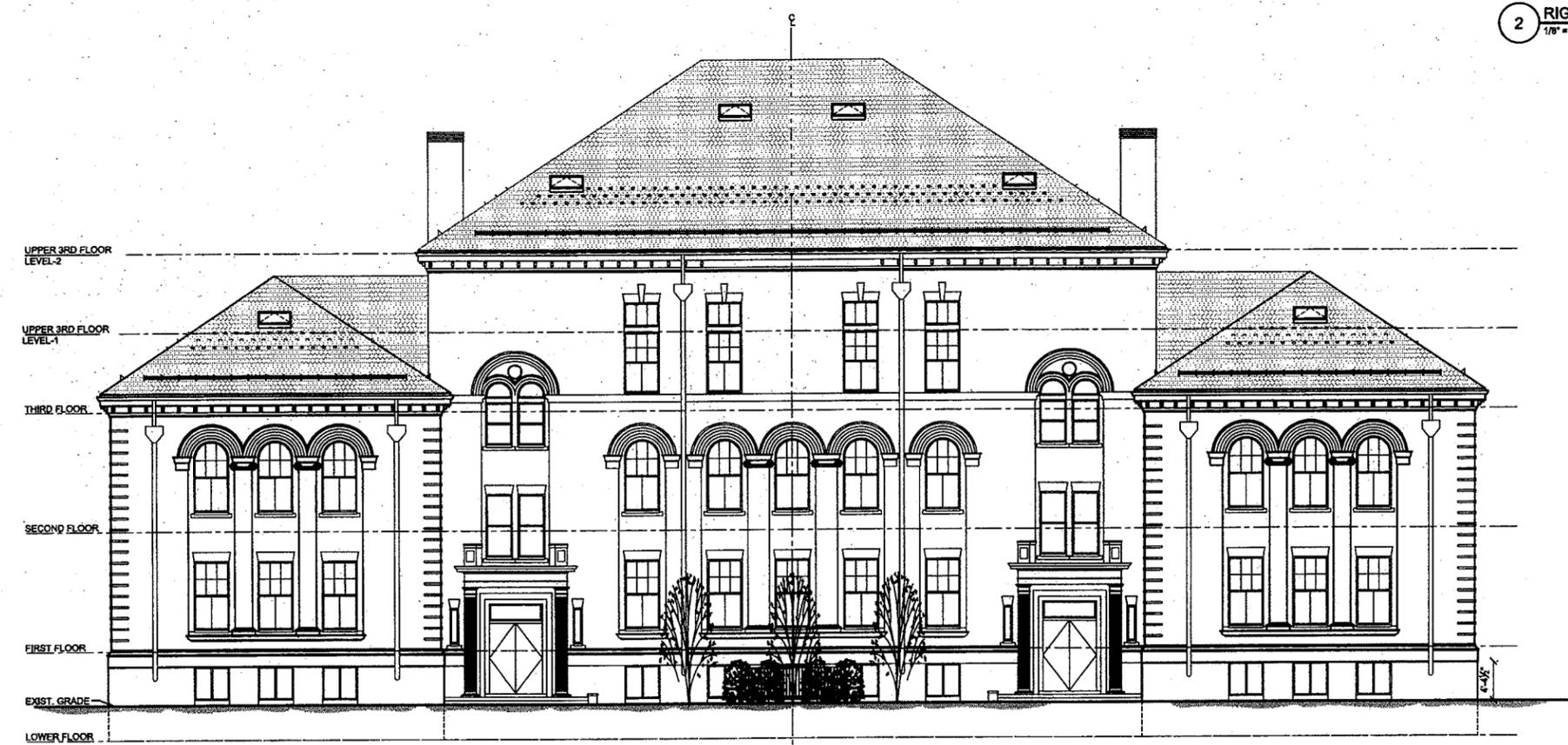
17 IVALOO STREET, SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE 917-291-2622 FAX: 917-291-2096

CONSULTANTS:

LANDSCAPE ARCHITECT  
BLAIR HINES DESIGN ASSOCIATES  
318 HARVARD STREET, STE 23  
BROOKLINE, MA 02446  
T:(617) 730-1160



2 RIGHT SIDE ELEVATION  
1/8" = 1'-0"



1 FRONT ELEVATION  
1/8" = 1'-0"

REGISTRATION

Project number 10051  
Date 11-28-11  
Drawn by  
Checked by JSK  
Scale

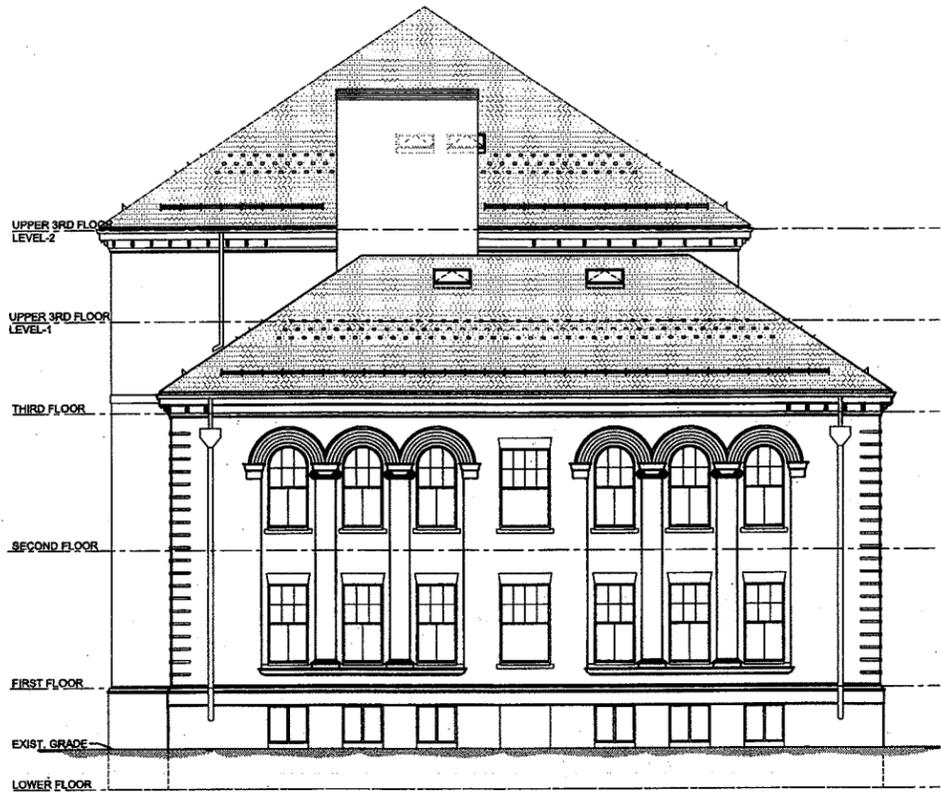
REVISIONS

No.	Description	Date
1	ADDED FLOOR LINE	12/9/2011
2	COOLING TOWER ADDED	12/19/2011
3	SNOW GUARDS	01/10/2012

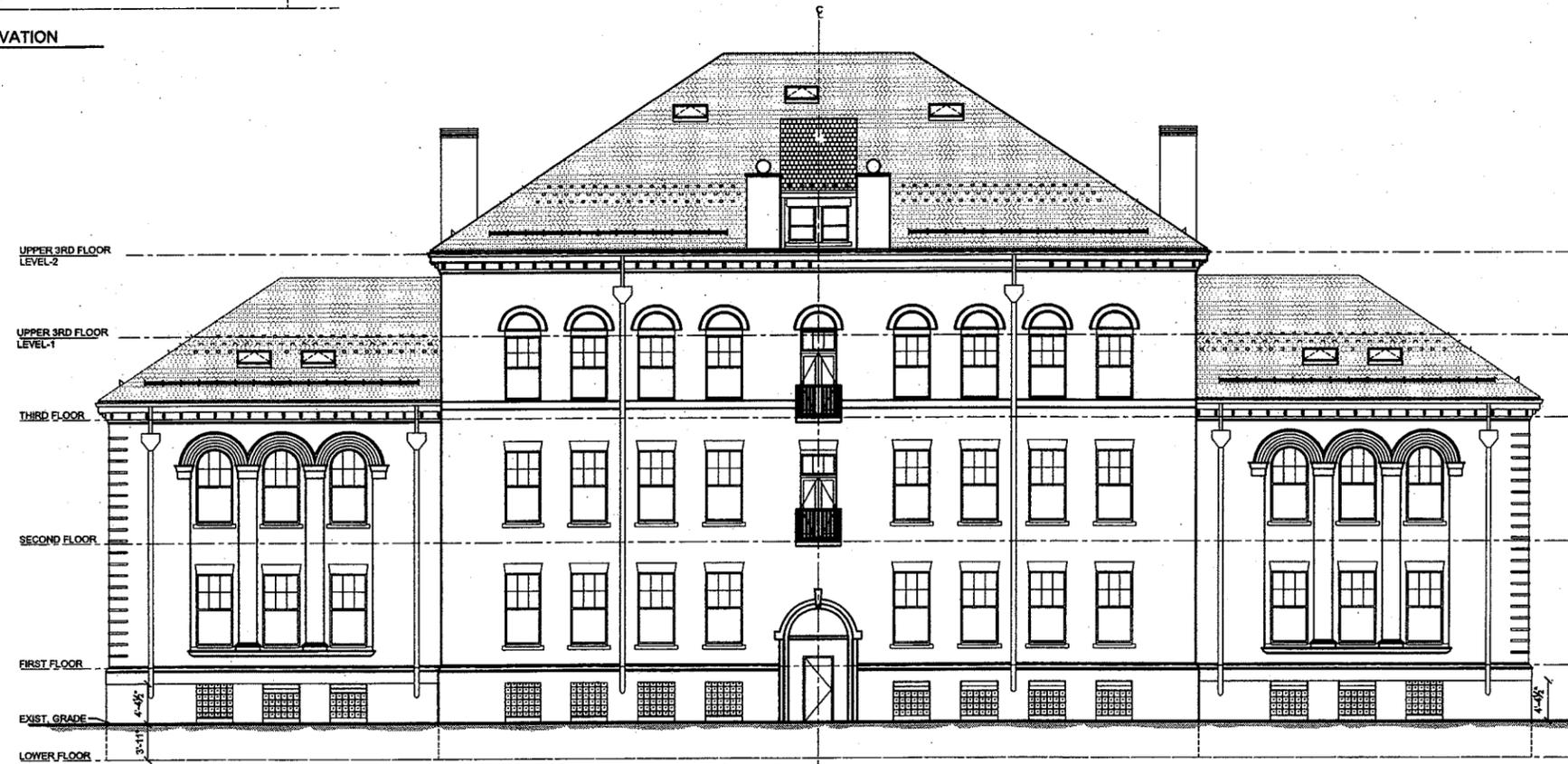
BUILDING  
ELEVATIONS

**A300**

10051 40 NORRIS ST.



2 LEFT SIDE ELEVATION  
1/8" = 1'-0"



1 REAR ELEVATION  
1/8" = 1'-0"

PROJECT NAME  
40 NORRIS STREET

PROJECT ADDRESS  
40 NORRIS STREET  
CAMBRIDGE, MA

CLIENT  
Mouhab Z. Rizkallah

ARCHITECT  
KHALSA DESIGN INC.



17 WALDO STREET, SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE 617-891-9882 FAX: 617-891-2988

CONSULTANTS:  
LANDSCAPE ARCHITECT  
BLAIR HINES DESIGN ASSOCIATES  
318 HARVARD STREET, STE 25  
BROOKLINE, MA 02448  
T:(617) 730-1180

REGISTRATION

Project number 10051  
Date 11-28-11  
Drawn by  
Checked by JSK  
Scale

REVISIONS

No.	Description	Date
1	ADDED FLOOR LINE	12/9/2011
2	GLASS BLOCK WINDOWS	12/19/2011
3	SNOW GUARDS	01/10/2012

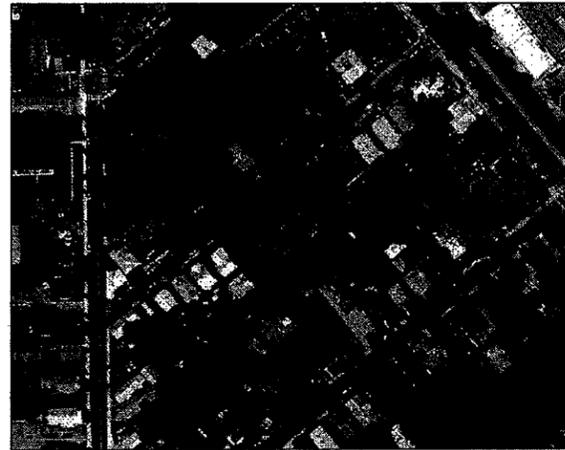
BUILDING ELEVATIONS

**A301**  
10051\_40 NORRIS ST.

# SITE RENDERINGS



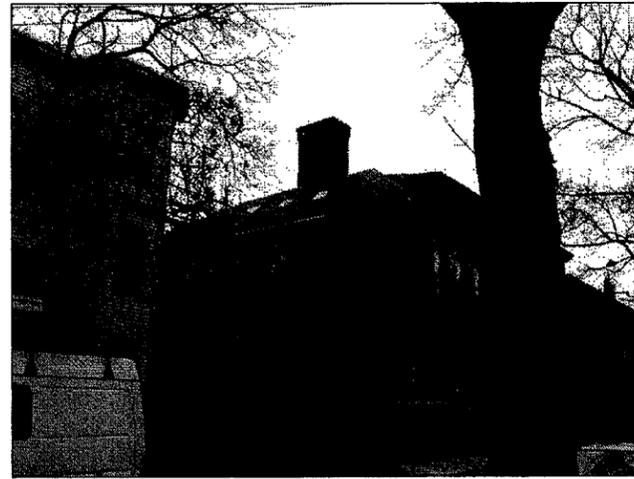
1



2



11



4



8

PROJECT NAME  
40 NORRIS STREET

PROJECT ADDRESS  
40 NORRIS STREET  
CAMBRIDGE, MA

CLIENT  
Mouhab Z. Rizkallah

ARCHITECT  
KHALSA DESIGN INC.



17 WALDOO STREET, SUITE 400  
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TELEPHONE 617-681-8882 FAX: 617-681-2088

CONSULTANTS:  
LANDSCAPE ARCHITECT  
BLAIR HINES DESIGN ASSOCIATES  
318 HARVARD STREET, STE 25  
BROOKLINE, MA 02448  
T: (617) 730-1180

REGISTRATION

Project number 1005  
Date 11-28-11  
Drawn by WC  
Checked by JSK  
Scale

REVISIONS

No.	Description	Date

EXTERIOR  
RENDERINGS

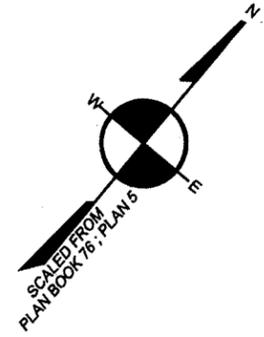
Z-6

10051\_40 NORRIS ST.

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF JANUARY 10 AND JANUARY 11, 2011 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

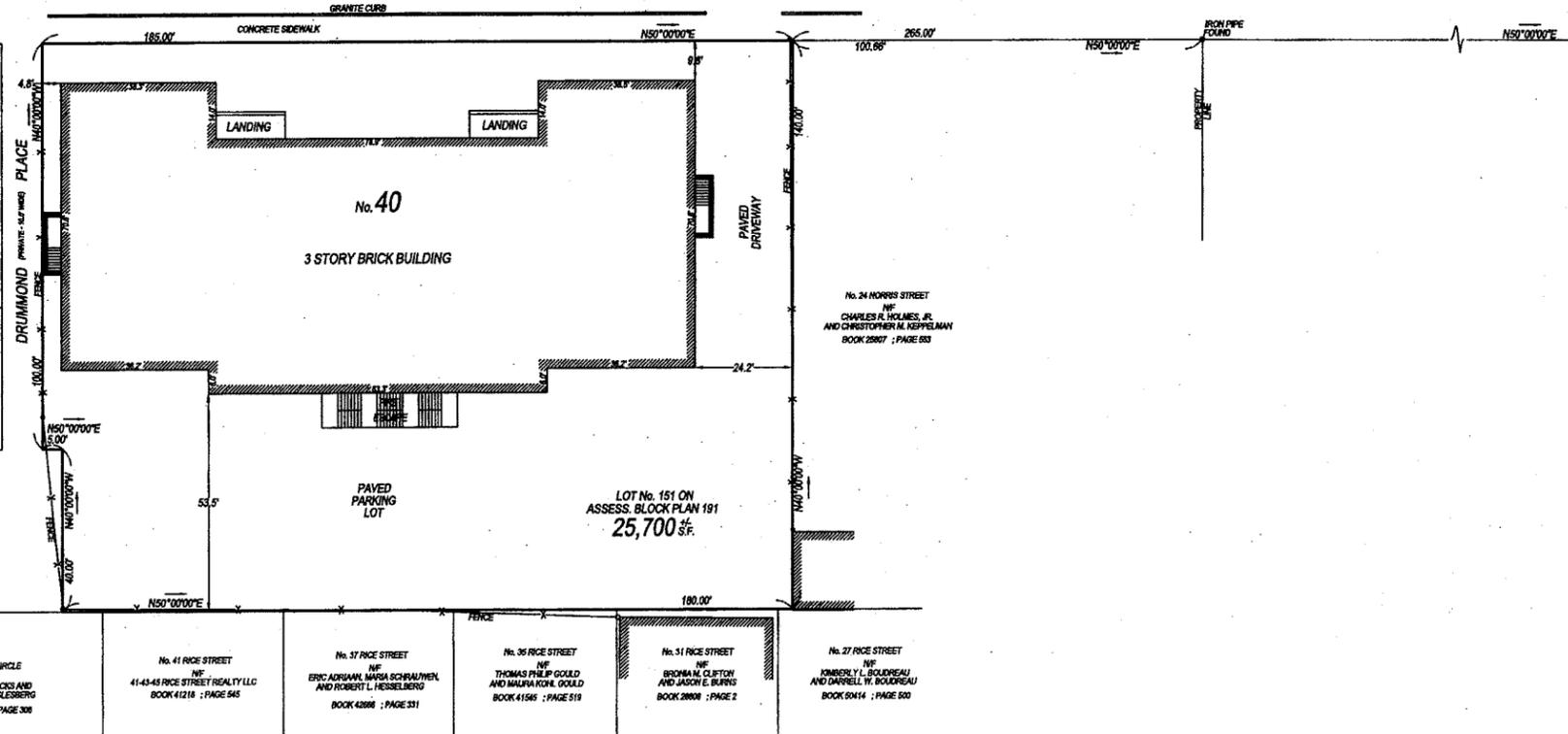


REGISTRY OF DEEDS USE ONLY

GEORGE C. COLLINS P.L.S. DATE

MASSACHUSETTS AVENUE

NORRIS (PUBLIC - 40.0' WIDE) STREET



**LEGEND**  
 (M) MEASURED DISTANCE  
 (R) RECORD DISTANCE

DATE: JANUARY 13, 2011	
REVISION	DATE
SCALE: 1 INCH = 20 FEET	

**REFERENCES:**  
 DEED: BOOK 55397 ; PAGE 563  
 PLAN: PLAN BOOK 76 ; PLAN 5 (A OF 2)  
 PLAN IN BOOK 20300 ; PAGE 356

**SITE PLAN OF LAND  
 LOCATED AT  
 40 NORRIS STREET  
 CAMBRIDGE, MA**

**PREPARED FOR:**  
 DR. RIZKALLAH  
 40 NORRIS STREET  
 CAMBRIDGE, MA

**BOSTON SURVEY, INC.**  
 UNIT C-4 SHIPWAYS PLACE  
 CHARLESTOWN, MA. 02129  
 (617) 242-1313  
 www.bostonsurveyinc.com

S-1

# NORRIS STREET RESIDENCES

40 NORRIS STREET  
CAMBRIDGE, MA 02140

\*\* PLANNING BOARD SUBMISSION 11-17-2011 \*\*

PROJECT NAME  
40 NORRIS STREET

PROJECT ADDRESS  
40 NORRIS STREET  
CAMBRIDGE, MA

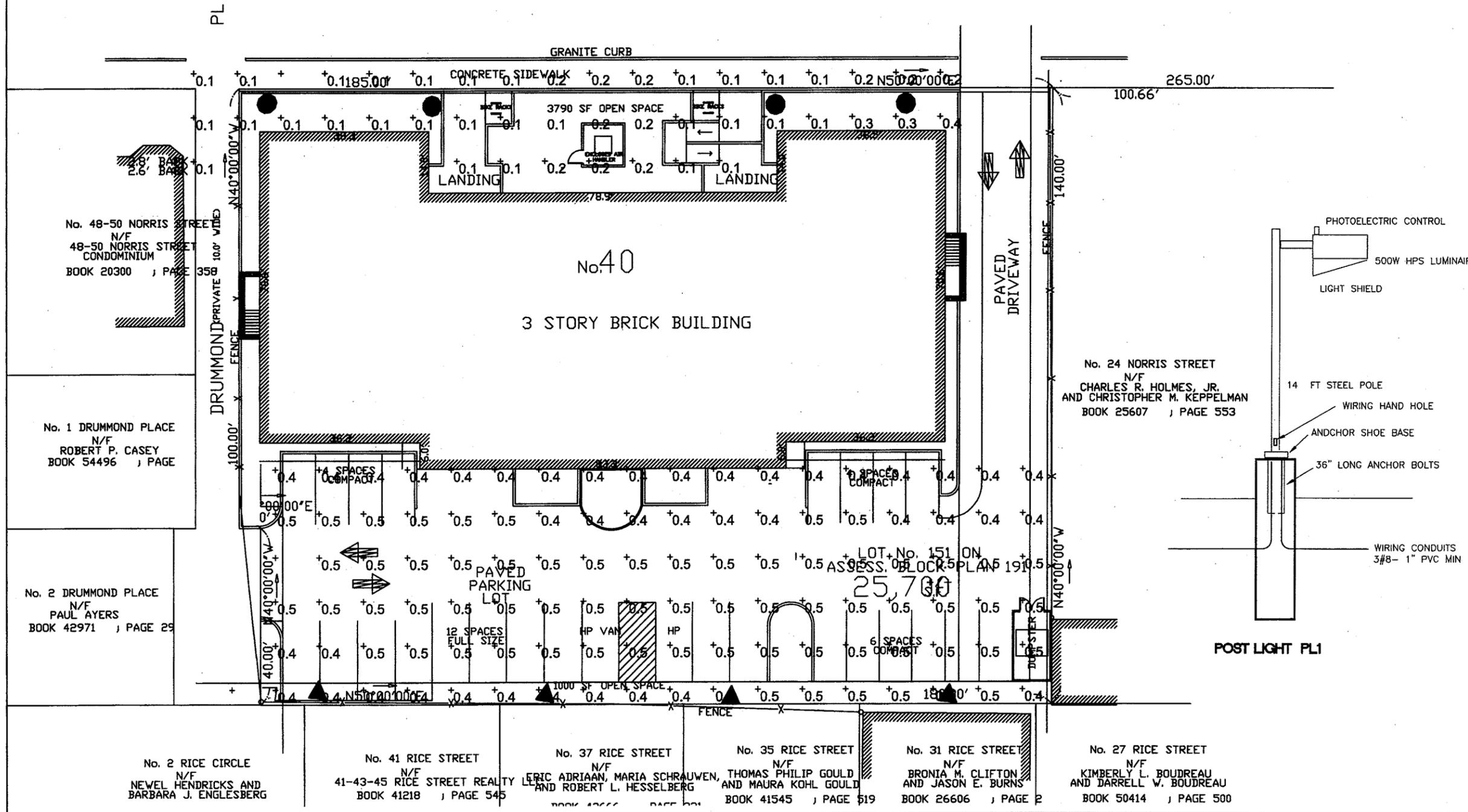
CLIENT  
Mouhab Z. Rizkallah

ARCHITECT  
KHALSA DESIGN INC.



17 IVALOO STREET, SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE 917-891-9882 FAX: 917-891-2088

CONSULTANTS:  
LANDSCAPE ARCHITECT  
BLAIR HINES DESIGN ASSOCIATES  
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BROOKLINE, MA 02445  
T: (617) 733-1180



## REGISTRATION

Project number 10051  
Date 11-28-11  
Drawn by WC  
Checked by JSK  
Scale

## REVISIONS

No.	Description	Date
1		11/29/2011
2	REVISED	12/5/11
3	LIGHT POLE SIZE	1/10/2011

## PHOTOMETRIC

PH-1  
10051\_40 NORRIS ST.

