



SITE LOCUS 40 NORRIS STREET
CAMBRIDGE, MA 02140

NORRIS STREET RESIDENCES

40 NORRIS STREET
CAMBRIDGE, MA 02140

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

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|------------------|------------------------------|-------------|
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| A-400 | BUILDING SECTION | 11-17-2011 |



OWNER:

Dr. MOUHAB Z. RIZKALLAH
30 COLLEGE AVENUE
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ARCHITECT:

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17 IVALOO STREET, STE 400
SOMERVILLE, MA 02143
(617) 591-8682

LANDSCAPE ARCHITECT:

BLAIR HINES DESIGN ASSOCIATES
318 HARVARD STREET, STE 25
BROOKLINE, MA 02446
(617) 730-1180

PROJECT NAME
40 NORRIS STREET

PROJECT ADDRESS
40 NORRIS STREET
CAMBRIDGE, MA

CLIENT
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17 IVALOO STREET, SUITE 400
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REGISTRATION

| | |
|----------------|----------|
| Project number | 10051 |
| Date | 11-17-11 |
| Drawn by | wc |
| Checked by | JSK |
| Scale | |

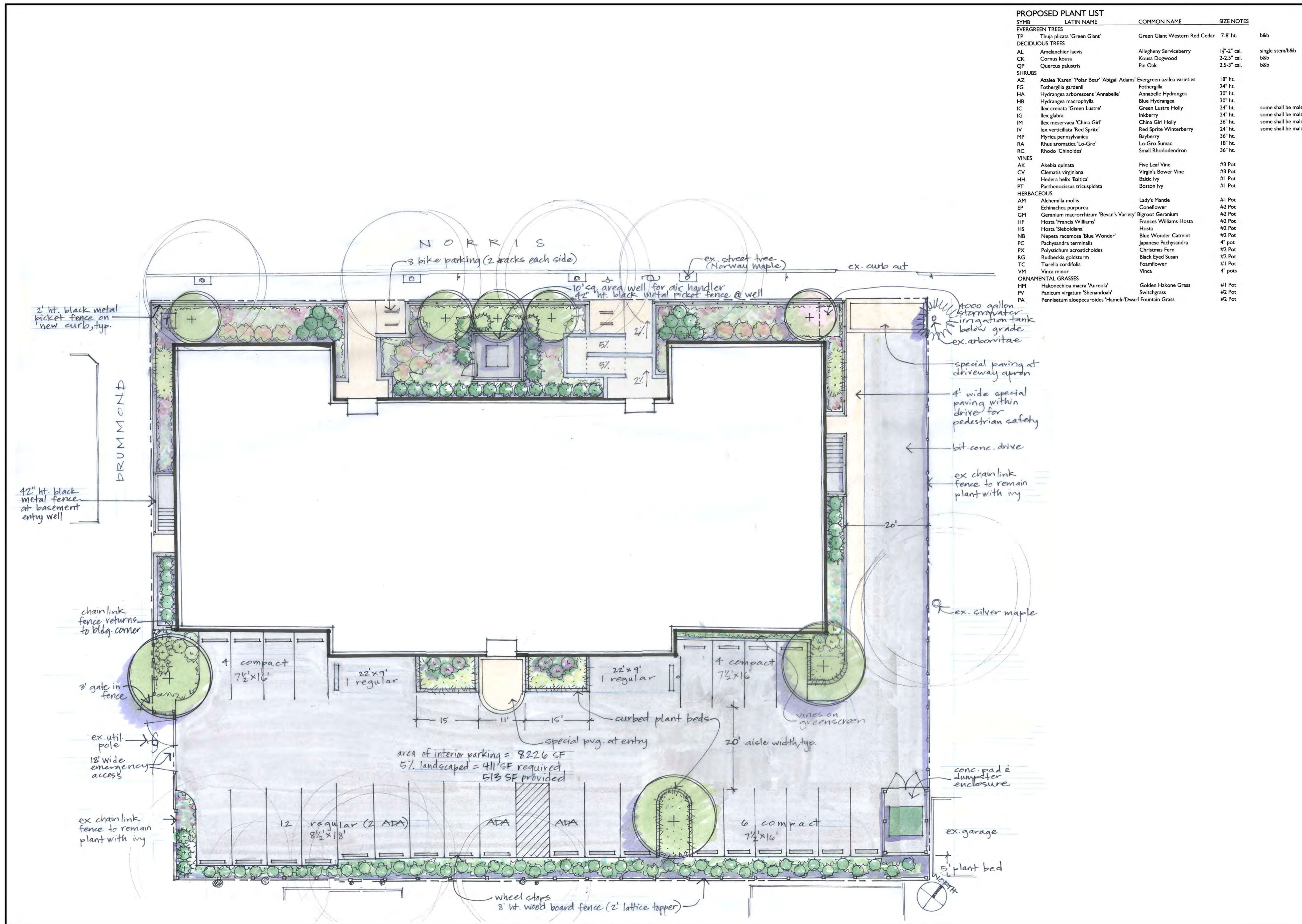
REVISIONS

| No. | Description | Date |
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TITLE SHEET

T-1

10051_40 NORRIS ST.



| SYMB | LATIN NAME | COMMON NAME | SIZE NOTES | |
|---------------------------|---|-------------------------------|----------------|-----------------|
| EVERGREEN TREES | | | | |
| TP | Thuja plicata 'Green Giant' | Green Giant Western Red Cedar | 7-8' ht. | b&b |
| DECIDUOUS TREES | | | | |
| AL | Amelanchier laevis | Allegheny Serviceberry | 1 1/2"-2" cal. | single stem/b&b |
| CK | Cornus kousa | Kousa Dogwood | 2-2.5" cal. | b&b |
| QP | Quercus palustris | Pin Oak | 2.5-3" cal. | b&b |
| SHRUBS | | | | |
| AZ | Azalea 'Karen' 'Polar Bear' 'Abigail Adams' | Evergreen azalea varieties | 18" ht. | |
| FG | Fothergilla gardenii | Fothergilla | 24" ht. | |
| HA | Hydrangea arborescens 'Annabelle' | Annabelle Hydrangea | 30" ht. | |
| HB | Hydrangea macrophylla | Blue Hydrangea | 30" ht. | |
| IC | Ilex crenata 'Green Lustre' | Green Lustre Holly | 24" ht. | |
| IG | Ilex glabra | inkberry | 36" ht. | |
| IM | Ilex meserveae 'China Girl' | China Girl Holly | 24" ht. | |
| IV | Ilex verticillata 'Red Sprite' | Red Sprite Winterberry | 24" ht. | |
| MP | Myrica pennsylvanica | Bayberry | 36" ht. | |
| RA | Rhus aromatica 'Lo-Gro' | Lo-Gro Sumac | 18" ht. | |
| RC | Rhodod 'Chinoidea' | Small Rhododendron | 36" ht. | |
| VINES | | | | |
| AK | Akebia quinata | Five Leaf Vine | #3 Pot | |
| CV | Clematis virginiana | Virgin's Bower Vine | #3 Pot | |
| HH | Hedera helix 'Baltica' | Baltic Ivy | #1 Pot | |
| PT | Parthenocissus tricuspidata | Boston Ivy | #1 Pot | |
| HERBACEOUS | | | | |
| AM | Alchemilla mollis | Lady's Mantle | #1 Pot | |
| EP | Echinacea purpurea | Coneflower | #2 Pot | |
| GM | Geranium macrorrhizum 'Bevan's Variety' | Bigroot Geranium | #2 Pot | |
| HF | Hosta 'Francis Williams' | Frances Williams Hosta | #2 Pot | |
| HS | Hosta 'Sieboldiana' | Hosta | #2 Pot | |
| NB | Nepeta racemosa 'Blue Wonder' | Blue Wonder Catmint | #2 Pot | |
| PC | Pachysandra terminalis | Japanese Pachysandra | 4" pot | |
| PX | Polystichum acrostichoides | Christmas Fern | #2 Pot | |
| RG | Rudbeckia goldsturm | Black Eyed Susan | #2 Pot | |
| TC | Tiarella cordifolia | Foamflower | #1 Pot | |
| VM | Vinca minor | Vinca | 4" pots | |
| ORNAMENTAL GRASSES | | | | |
| HM | Hakonechloa macra 'Aureola' | Golden Hakone Grass | #1 Pot | |
| PV | Panicum virgatum 'Shenandoah' | Switchgrass | #2 Pot | |
| PA | Pennisetum alopecuroides 'Hameln' | Dwarf Fountain Grass | #2 Pot | |

PROJECT NAME
40 NORRIS STREET RESIDENCES

PROJECT ADDRESS
 40 Norris Street
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Blair Hines Design Associates
 LANDSCAPE ARCHITECTS

318 HARVARD STREET, SUITE 25
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Project number 00000
 Date Nov. 15, 2011
 Drawn by KP
 Checked by JSK
 Scale 1" = 10'-0"

REVISIONS

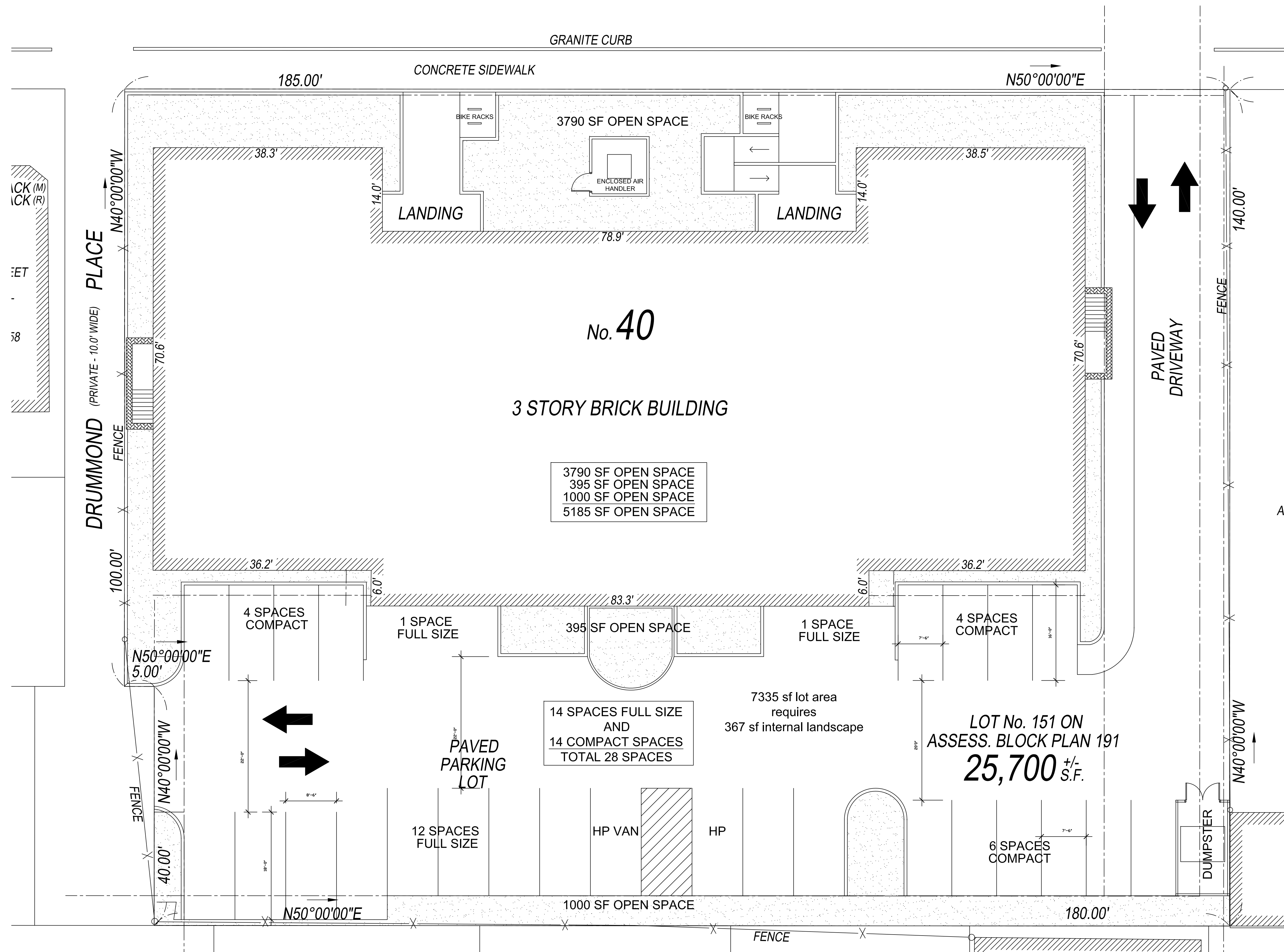
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ILLUSTRATIVE LANDSCAPE PLAN

L-1

NORRIS STREET, CAMBRIDGE

NORRIS (PUBLIC - 40.0' WIDE) STREET



PROJECT NAME
40 NORRIS STREET

PROJECT ADDRESS
40 NORRIS STREET
CAMBRIDGE, MA

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Mouhab Z. Rizkallah

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KHALSA DESIGN INC.



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REGISTRATION

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Project number 10051
Date 11-17-11
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Checked by JSK
Scale

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PARKING LAYOUT

P-1

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.

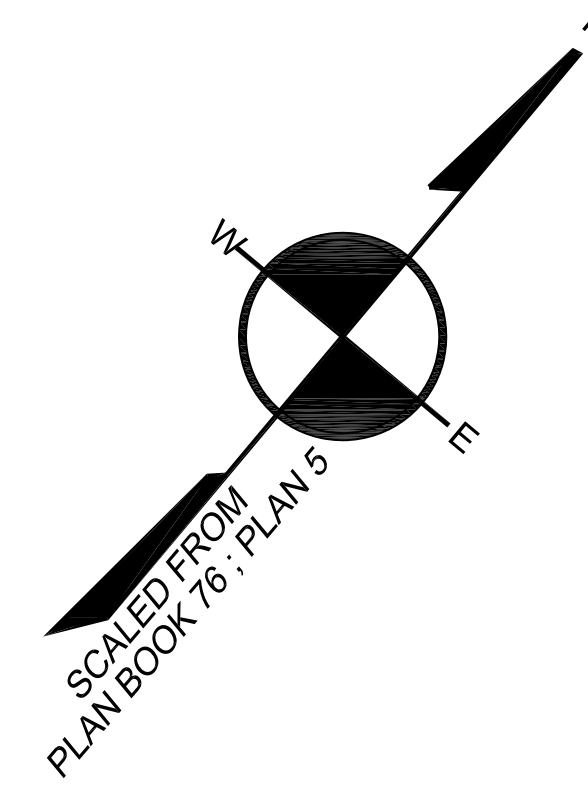
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

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.

GEORGE C. COLLINS P.L.S.

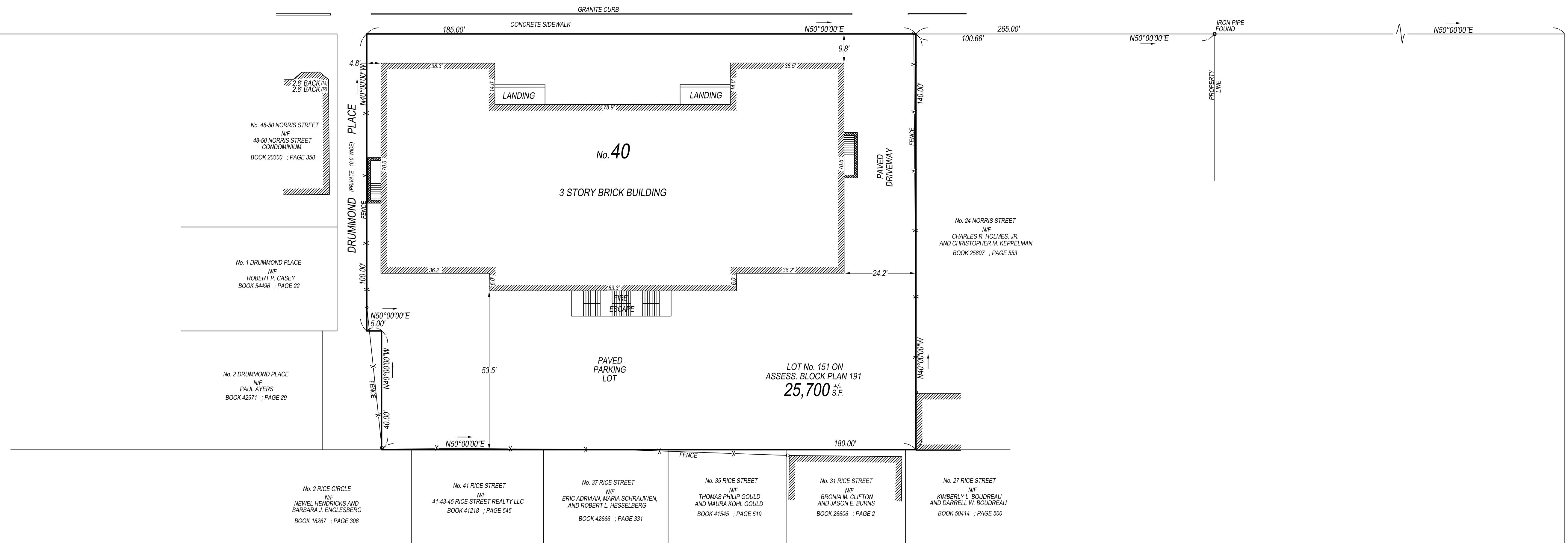
DATE

REGISTRY OF DEEDS USE ONLY



NORRIS (PUBLIC - 40.0' WIDE) STREET

MASSACHUSETTS AVENUE



LEGEND

(M) MEASURED DISTANCE
(R) RECORD DISTANCE

DATE: JANUARY 13, 2011

| REVISION | DATE |
|----------|------|
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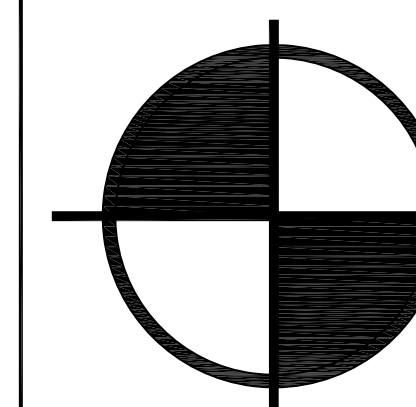
REFERENCES:

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:

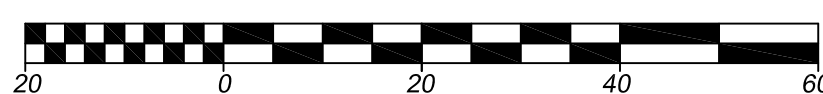
DR. RIZKALLAH
40 NORRIS STREET
CAMBRIDGE, MA



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

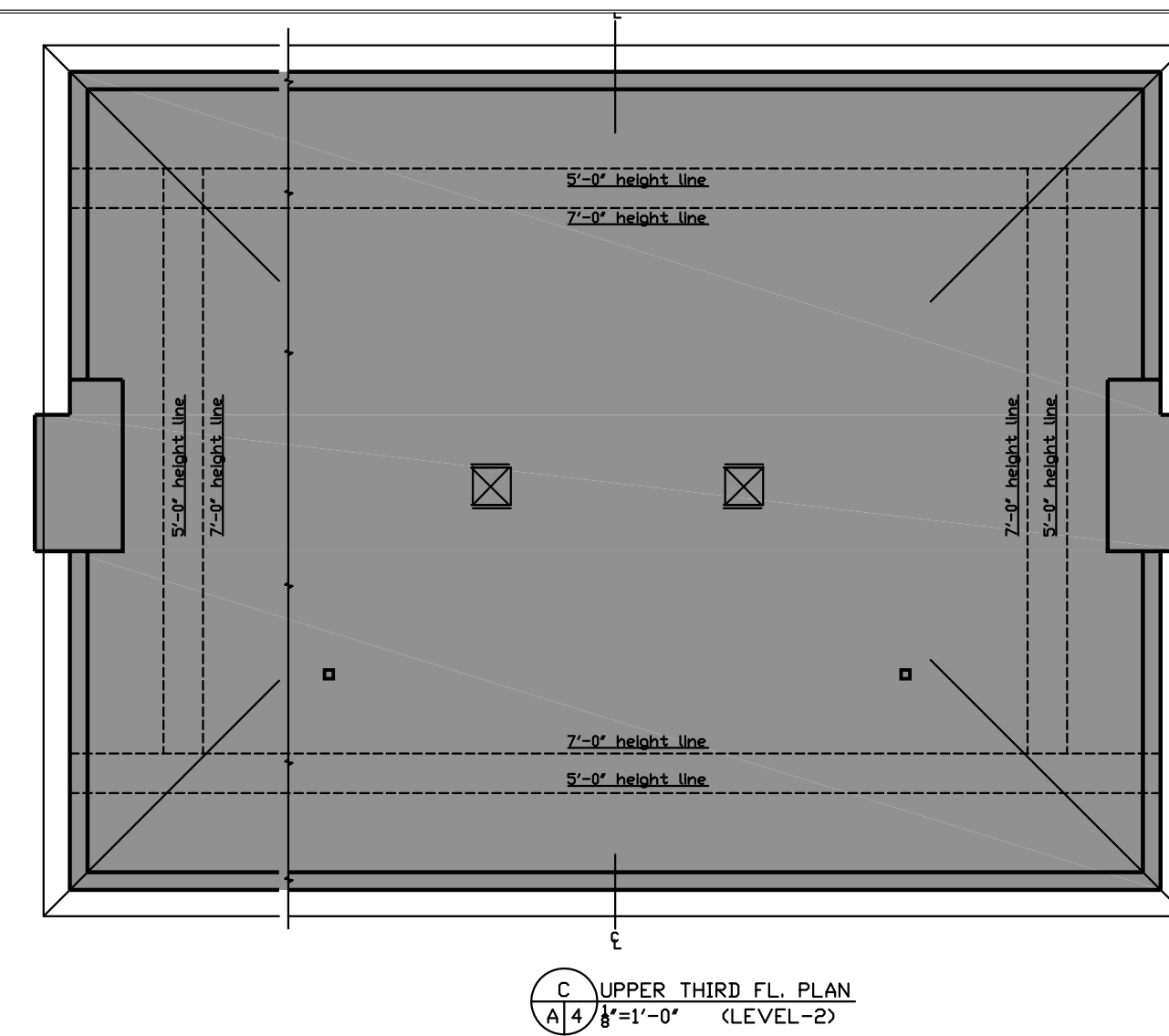
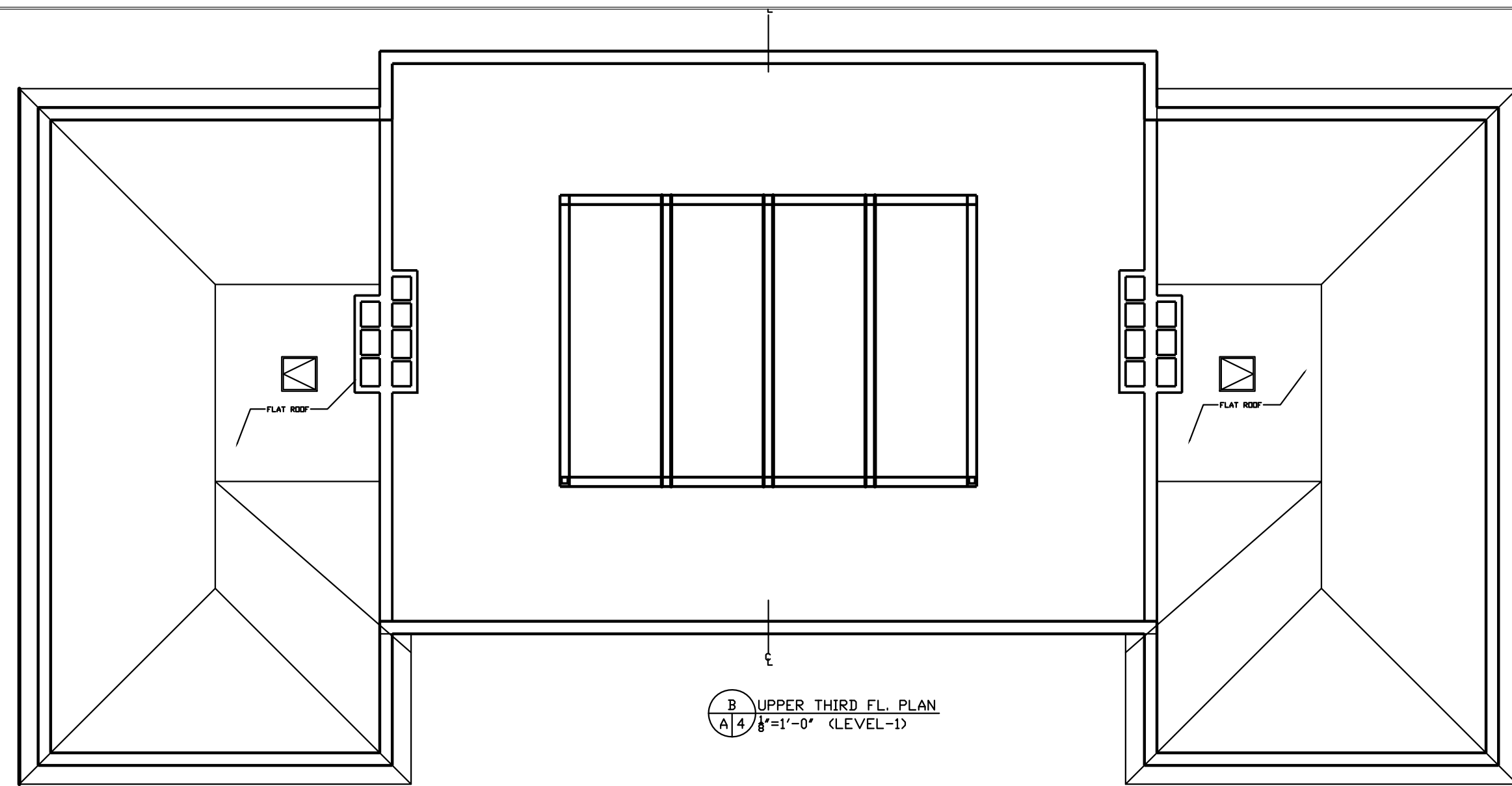
S-1

SCALE: 1 INCH = 20 FEET

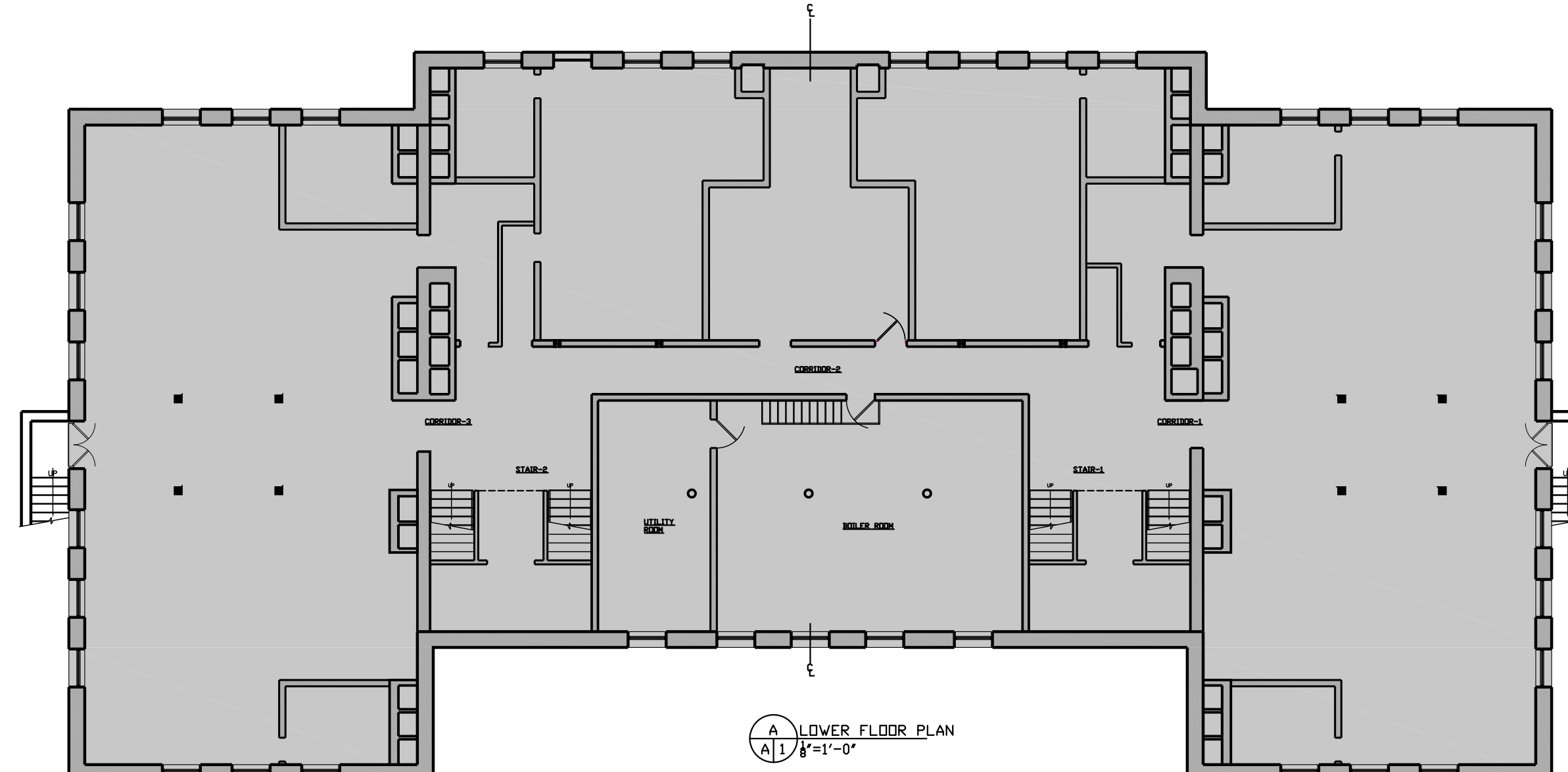
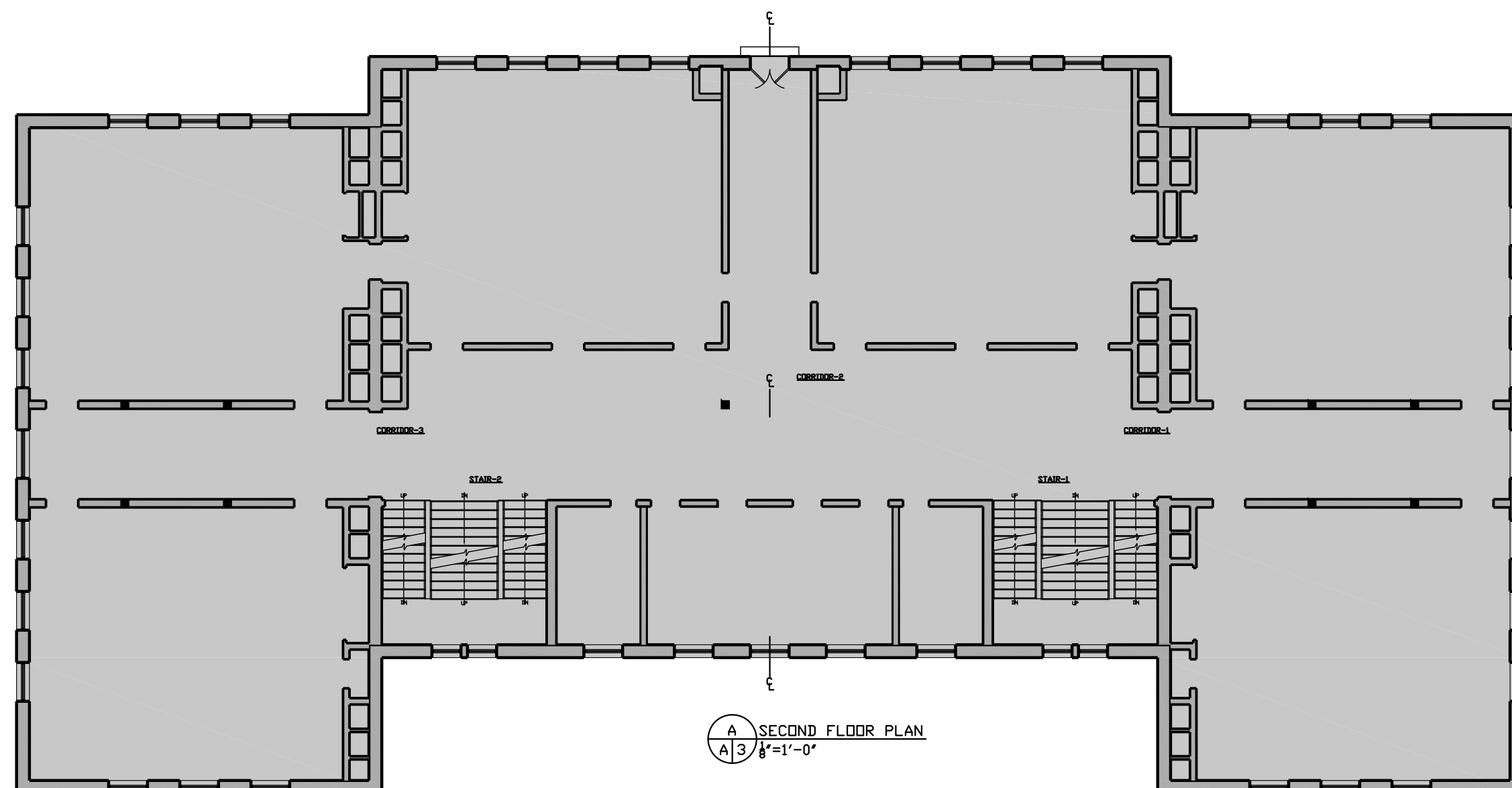
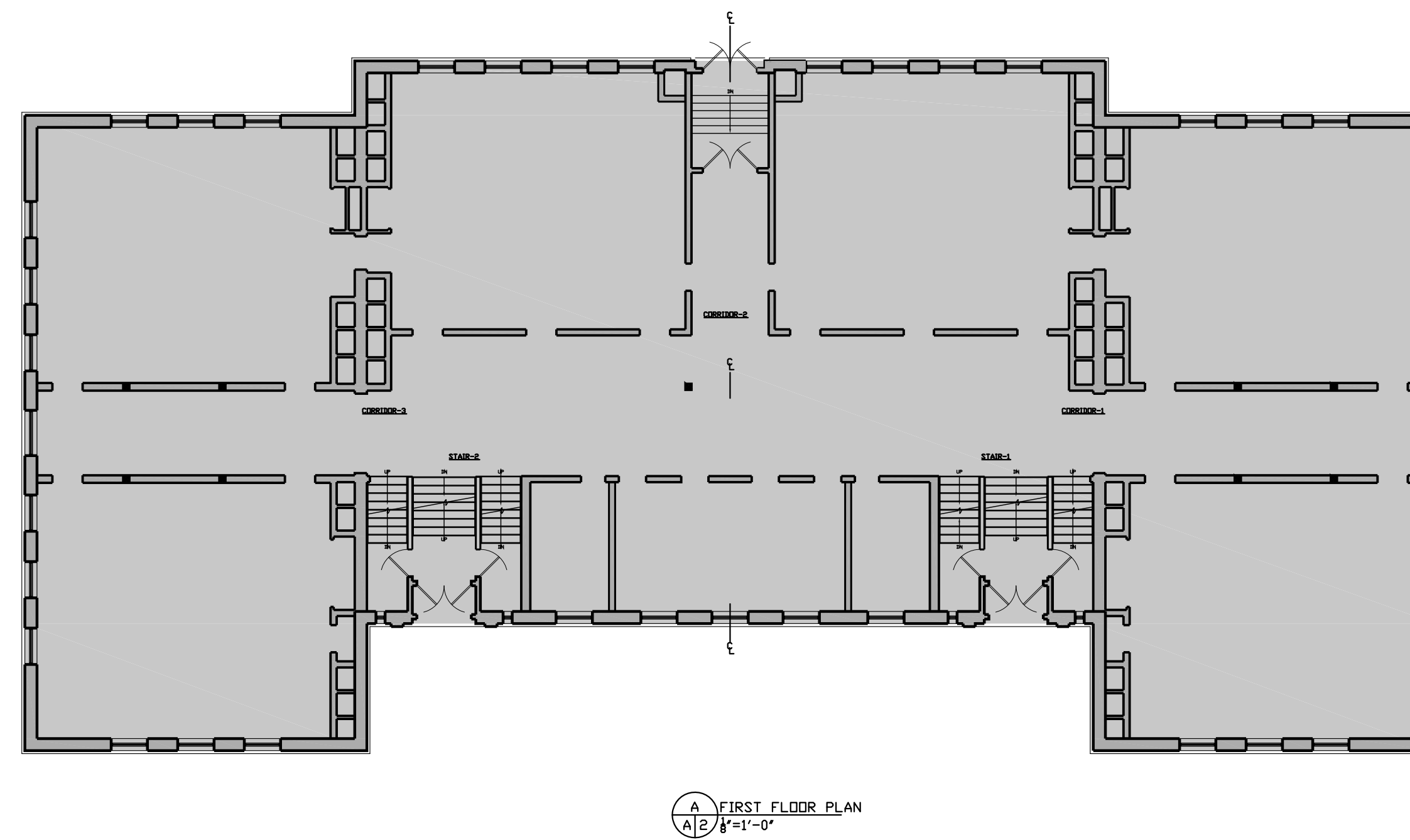
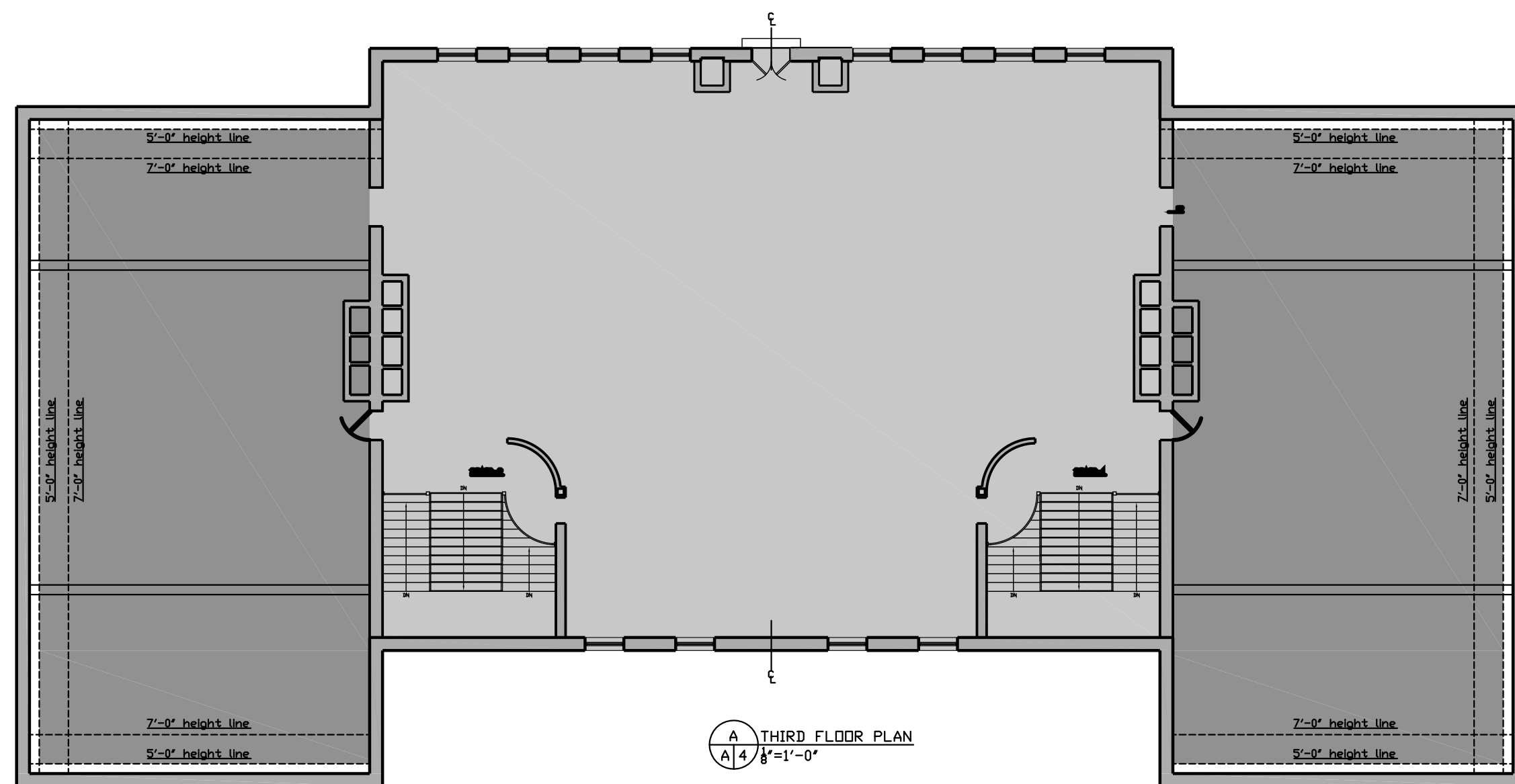


JOB # 10-00669

JOB # 10-00669-1/13/11



| EXISTING GROSS SQUARE FOOTAGE CALCULATIONS | | | | | | | |
|--|-------|-------------|-------------|--------------|-------------|--------------------------|------------------------|
| USE GROUP | FLOOR | LOWER LEVEL | FIRST LEVEL | SECOND LEVEL | THIRD LEVEL | UPPER THIRD FLR LEVEL -1 | TOTAL GROSS FLOOR AREA |
| FLOOR AREA | | 10,413 | 10,249 | 10,249 | 5,125 | -- | 36,036 |
| ATTIC AREA (5' AND OVER) | | -- | -- | -- | 4,474 | 5,180 | 9,654 |
| TOTAL GROSS FLOOR AREA | | 10,413 | 10,249 | 10,249 | 9,599 | 5,180 | 45,690 |



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REGISTRATION

Project number 10051
Date 11-17-11
Drawn by JLW
Checked by JSK
Scale N.T.S.

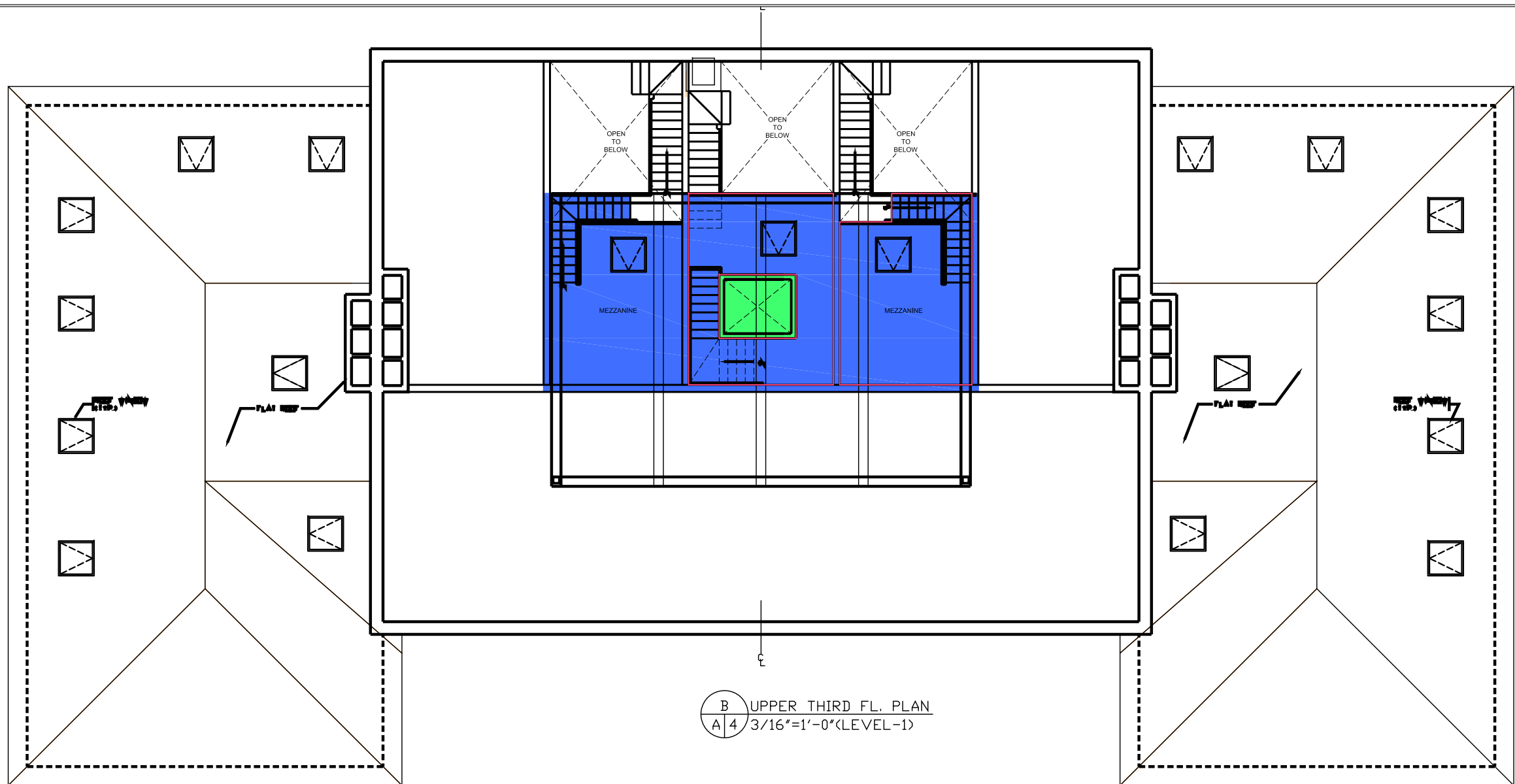
REVISIONS

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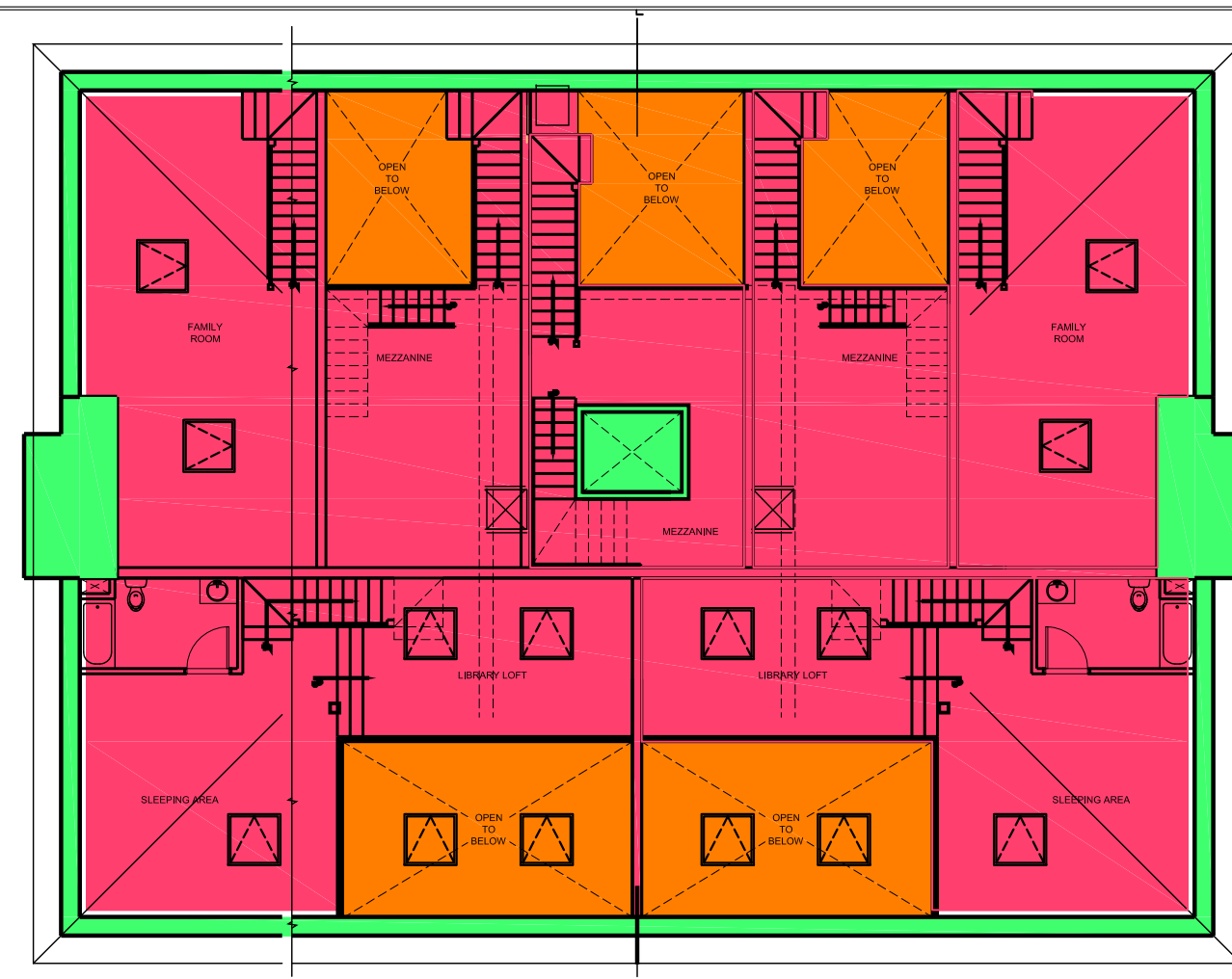
EXISTING
FLOOR AREA
DIAGRAMS

Z-1

10051_40 NORRIS ST.



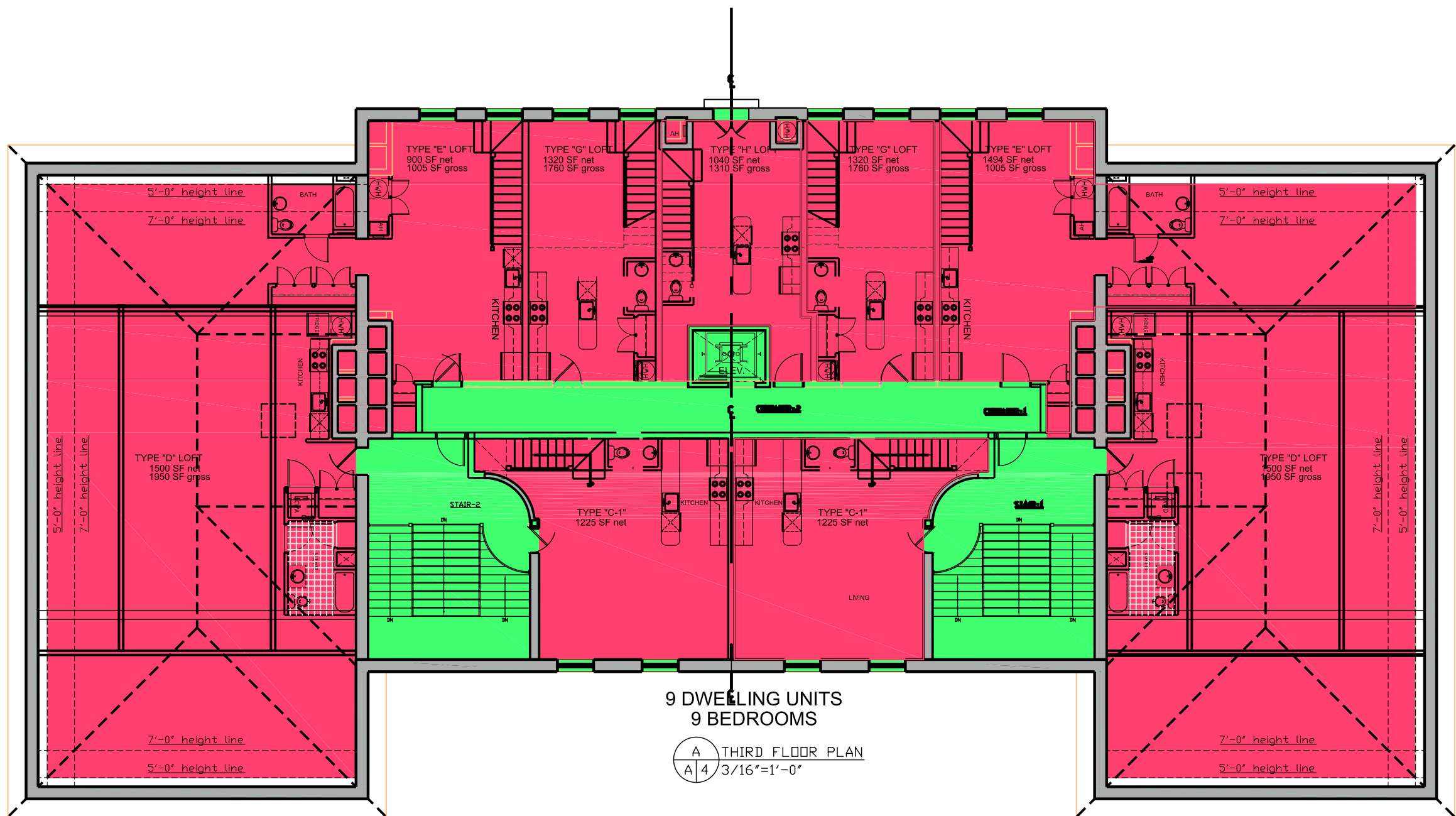
B UPPER THIRD FL. PLAN
A/4 3/16"=1'-0" (LEVEL-1)



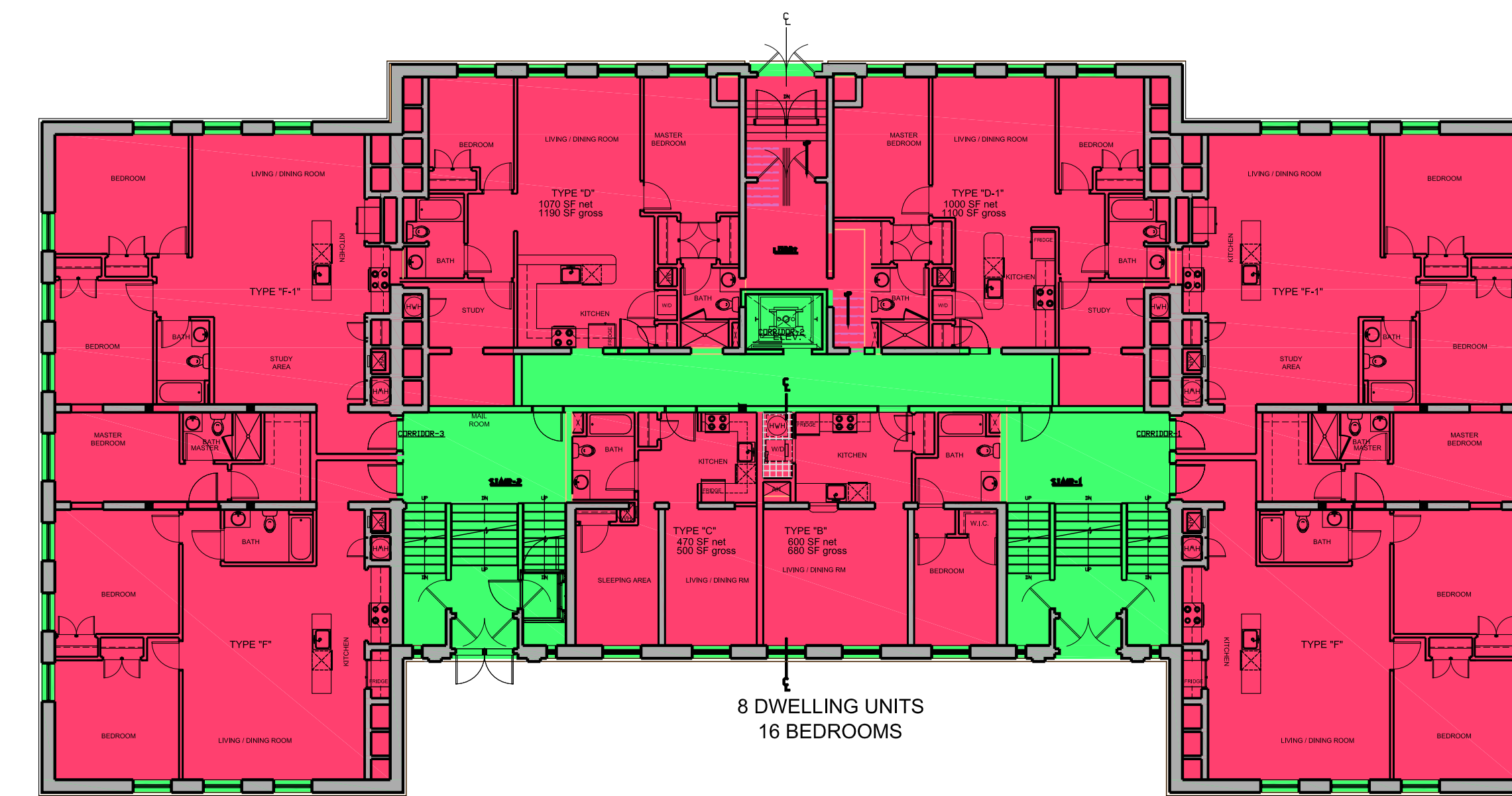
C UPPER THIRD FL. PLAN
A/4 3/16"=1'-0" (LEVEL-2)

PROPOSED GROSS SQUARE FOOTAGE CALCULATIONS

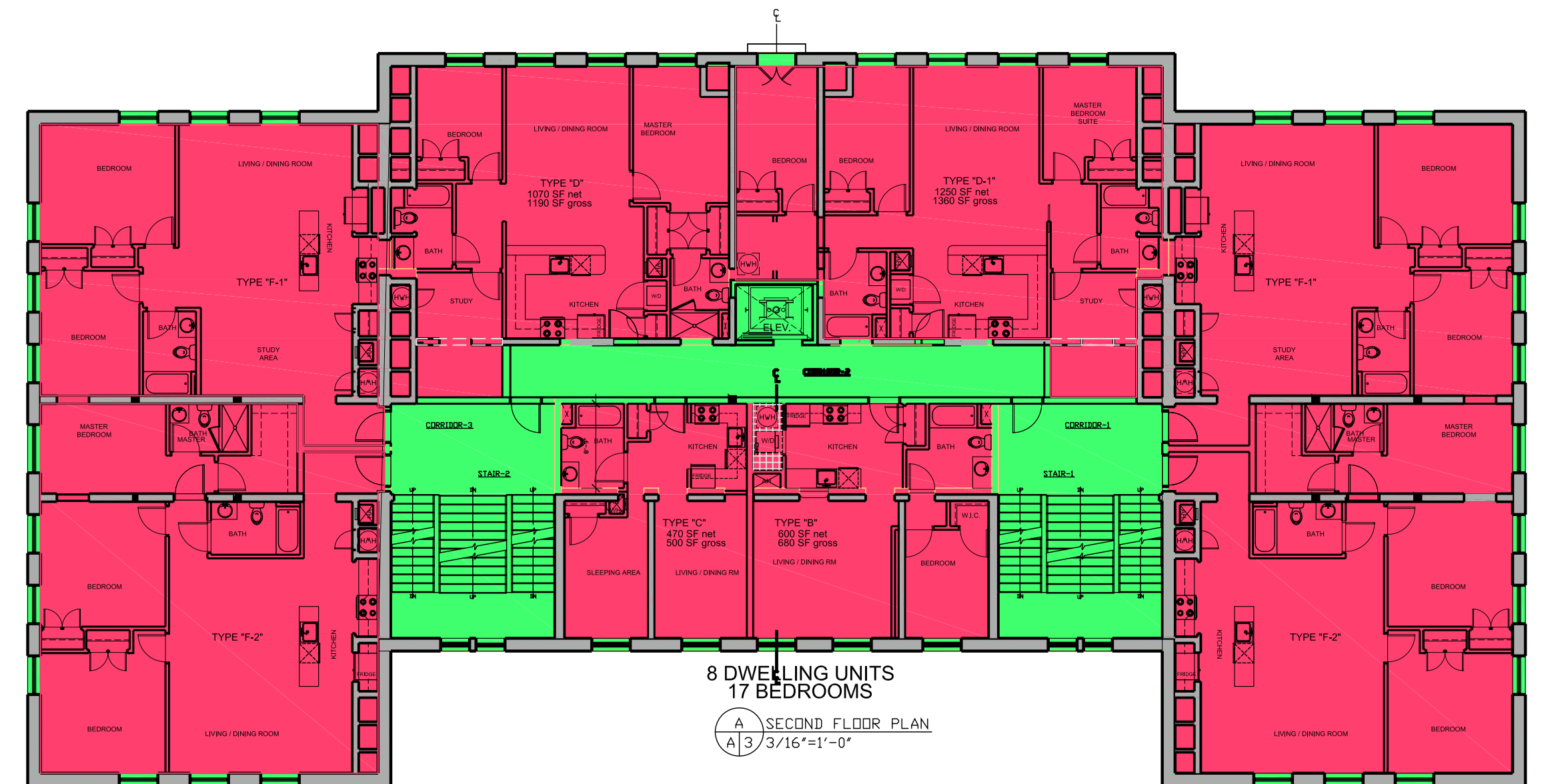
| USE GROUP | FLOOR | LOWER LEVEL | FIRST LEVEL | SECOND LEVEL | THIRD LEVEL | UPPER THIRD FLR LEVEL - 1 | UPPER THIRD FLR LEVEL - 2 | TOTAL GROSS FLOOR AREA |
|----------------------------|-------|-------------|-------------|--------------|-------------|---------------------------|--------------------------------------|--------------------------------------|
| COMMON SPACE | | 6,185 | 2,030 | 2,030 | 1,677 | 55 | 558 | 12,435 |
| RESIDENTIAL SPACE | | 2,532 | 8,219 | 8,219 | 7,922 | -- | 3,577 | 30,469 |
| COMMERCIAL SPACE | | 1,796 | -- | -- | -- | -- | -- | 1,796 |
| FLOOR AREA REMOVED | | -- | -- | -- | -- | -- | + 969 (REFLECTED IN TOTAL RES. AREA) | - 969 (REFLECTED IN TOTAL RES. AREA) |
| RESIDENTIAL FLR AREA ADDED | | -- | -- | -- | -- | 878 | -- | 878 |
| TOTAL GROSS FLOOR AREA | | 10,413 | 10,249 | 10,249 | 9,599 | 933 | 4,135 | 45,578 |



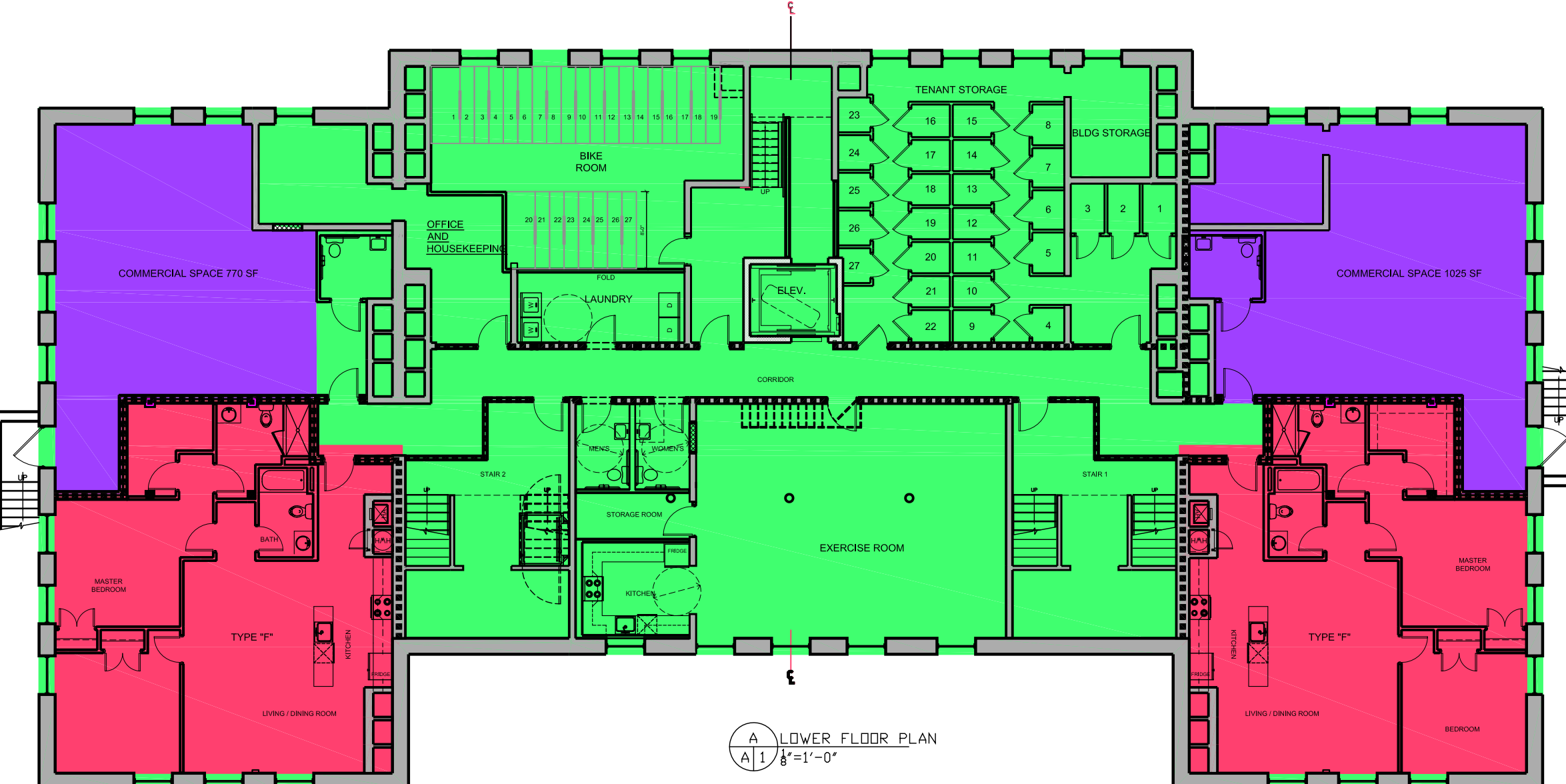
9 DWELLING UNITS
9 BEDROOMS
A THIRD FLOOR PLAN
A/4 3/16"=1'-0"



A FIRST FLOOR PLAN
A/2 3/16"=1'-0"



8 DWELLING UNITS
17 BEDROOMS
A SECOND FLOOR PLAN
A/3 3/16"=1'-0"



A LOWER FLOOR PLAN
A/1 3/8"=1'-0"

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PROPOSED
FLOOR AREA
DIAGRAMS

Z-2

10051_40 NORRIS ST.

SITE PHOTOS

PROJECT NAME
40 NORRIS STREET

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SITE PHOTOS

Z-3

10051_40 NORRIS ST.



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8



9



10

SITE PHOTOS



PROJECT NAME
40 NORRIS STREET

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SITE PHOTOS

Z-4

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REGISTRATION

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Checked by JSK
Scale 3/16" = 1'-0"

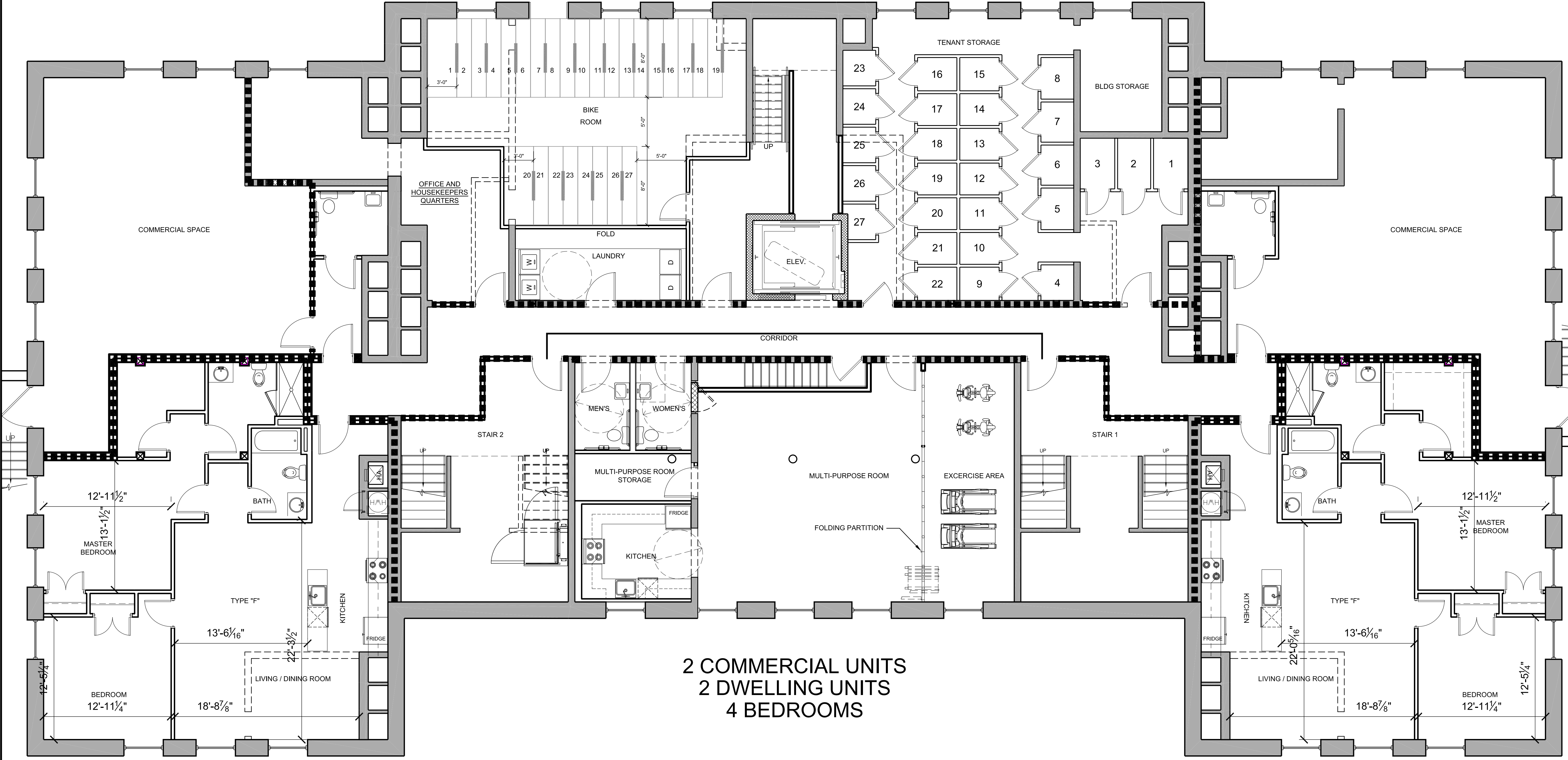
REVISIONS

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LOWER LEVEL FLOOR PLAN

A100

10051_40 NORRIS ST.



2 COMMERCIAL UNITS
2 DWELLING UNITS
4 BEDROOMS

1 LOWER LEVEL FLOOR PLAN
3/16" = 1'-0"

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CIVIL ENGINEER

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F: 000-000-0000
W: www.xxx.com

STRUCTURAL ENGINEER

Name
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F: 000-000-0000
W: www.xxx.com

MEP ENGINEER

Name
xxx
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F: 000-000-0000
W: www.xxx.com

REGISTRATION

Project number 10051
Date 11-17-11
Drawn by JLW
Checked by JSK
Scale 3/16" = 1'-0"

REVISIONS

| No. | Description | Date |
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FIRST
FLOOR PLAN

A101

10051_40 NORRIS ST.



**8 DWELLING UNITS
16 BEDROOMS**

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

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 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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CIVIL ENGINEER

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STRUCTURAL ENGINEER

Name
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F: 000-000-0000
W: www.xxx.com

MEP ENGINEER

Name
xxx
T: 000-000-0000
F: 000-000-0000
W: www.xxx.com

REGISTRATION

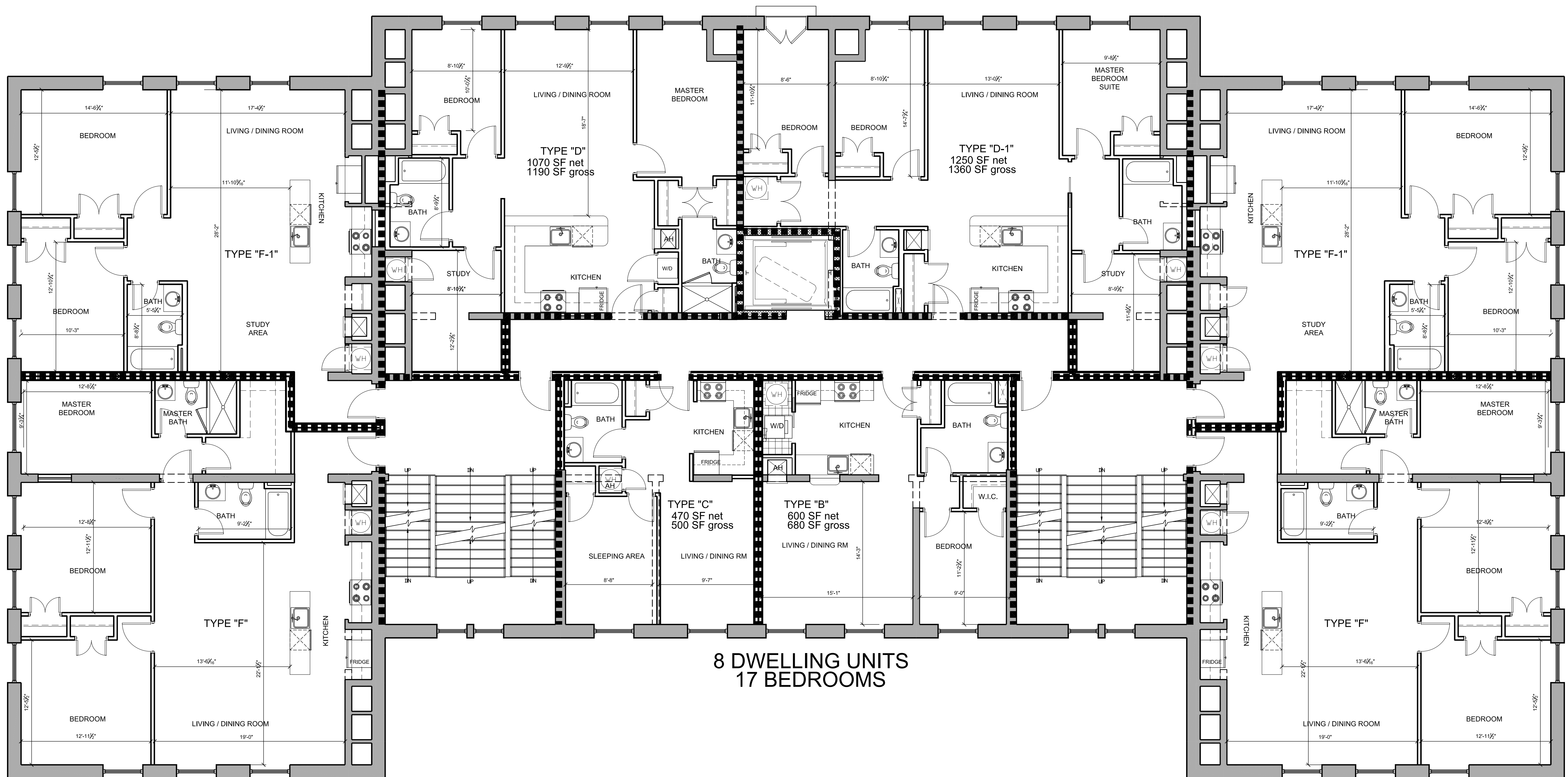
Project number 10051
Date 11-17-11
Drawn by JSK
Checked by JSK
Scale 3/16" = 1'-0"

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SECOND
FLOOR
PLAN

A102

10051_40 NORRIS ST.



8 DWELLING UNITS
17 BEDROOMS

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

PROJECT NAME
40 NORRIS STREET

PROJECT ADDRESS
40 NORRIS STREET
CAMBRIDGE, MA

CLIENT
Mouhab Z. Rizkallah

ARCHITECT
KHALSA DESIGN INC.



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CONSULTANTS:

LANDSCAPE ARCHITECT

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CIVIL ENGINEER

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STRUCTURAL ENGINEER

Name
xxx
xxx
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MEP ENGINEER

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REGISTRATION

Project number 10051
Date 11-17-11
Drawn by JLW
Checked by JSK
Scale 3/16" = 1'-0"

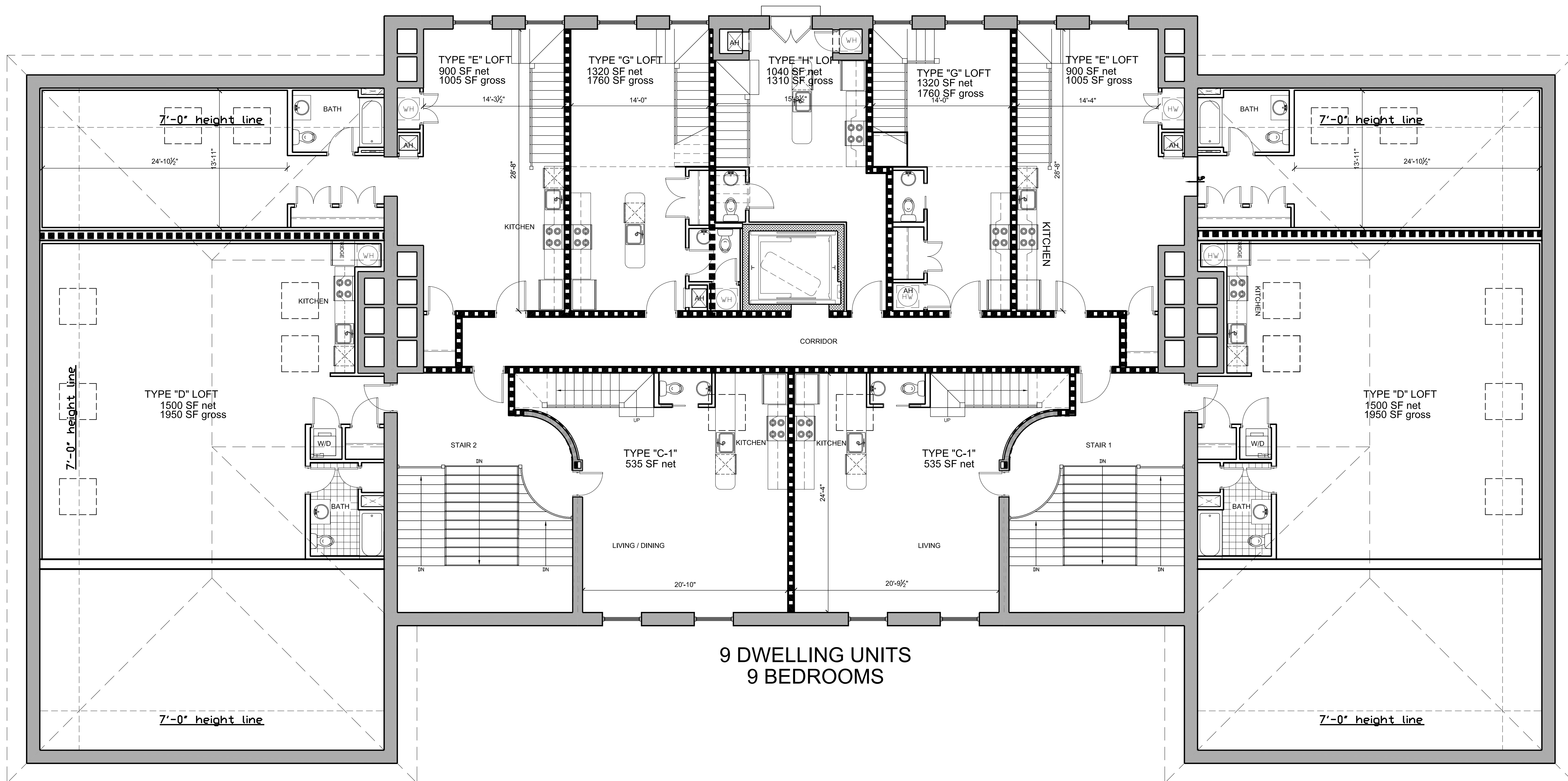
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THIRD FLOOR PLAN

A103

10051_40 NORRIS ST.



9 DWELLING UNITS
9 BEDROOMS

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

PROJECT NAME
40 NORRIS STREET

PROJECT ADDRESS
40 NORRIS STREET
CAMBRIDGE, MA

CLIENT
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STRUCTURAL ENGINEER

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MEP ENGINEER

Name
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REGISTRATION

Project number 10051
Date 11-17-11
Drawn by JLW
Checked by JSK
Scale 3/16" - 1-0"

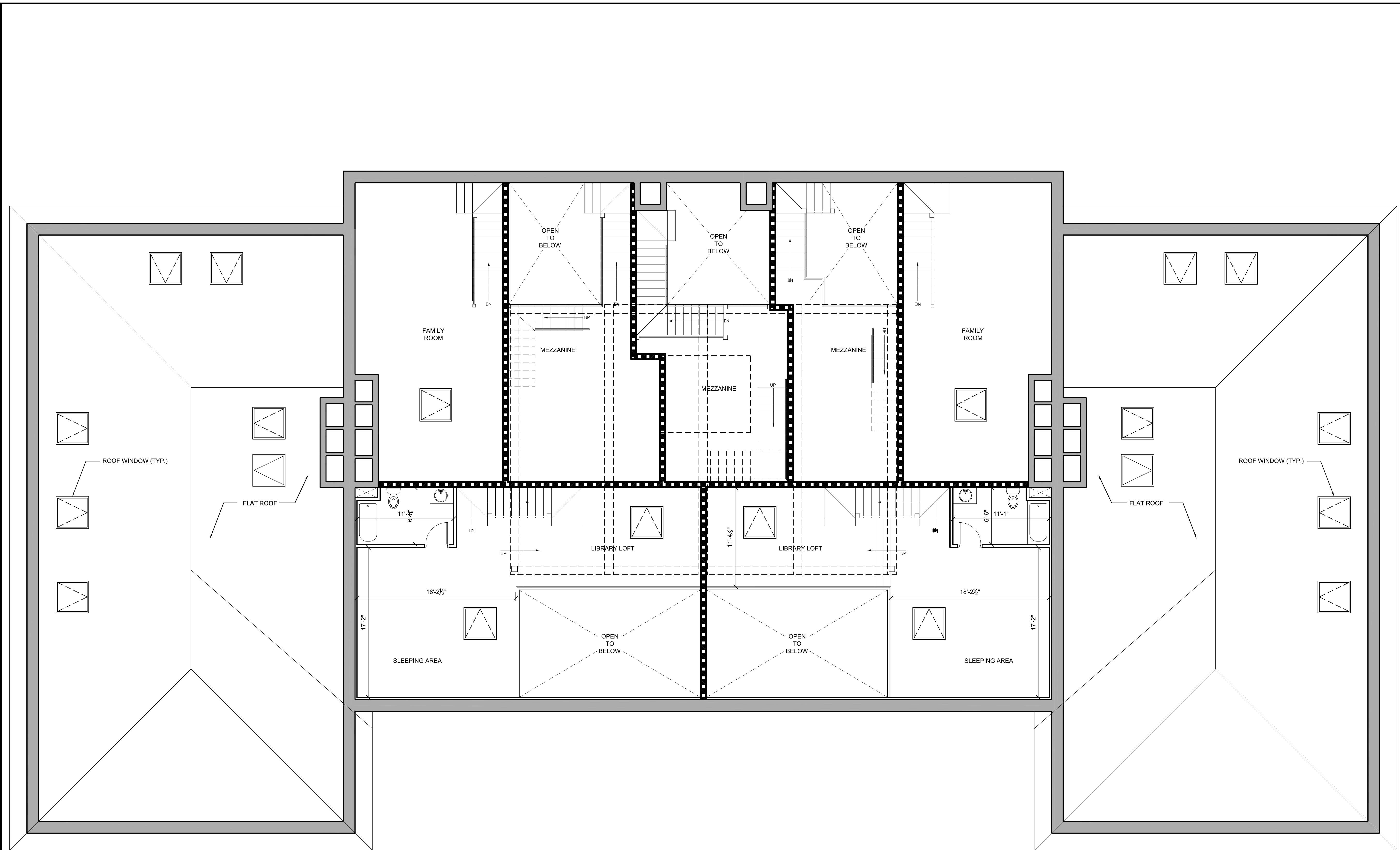
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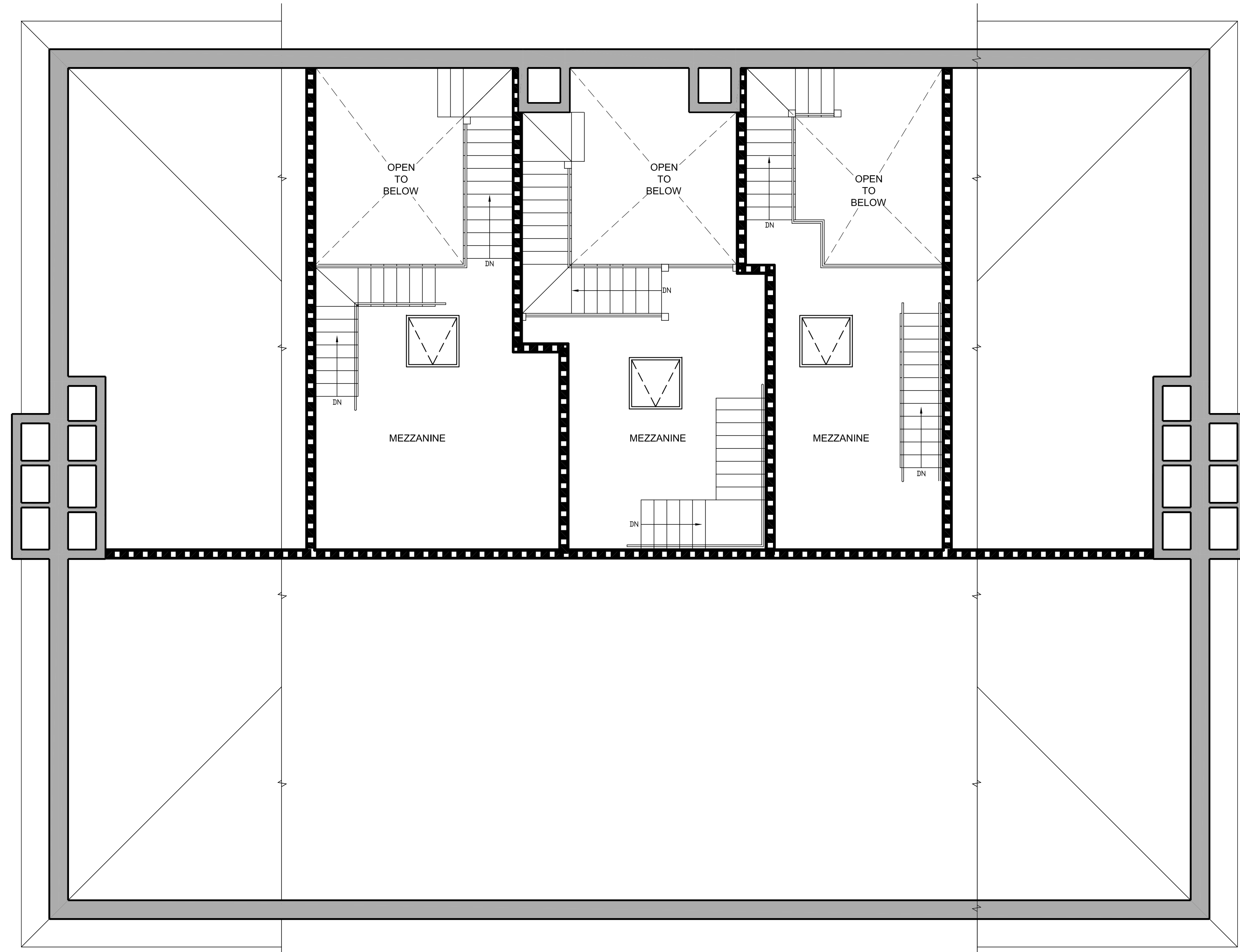
UPPER THIRD
FLOOR PLANS

A104

10051_40 NORRIS ST.



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



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

PROJECT NAME
40 NORRIS STREET

PROJECT ADDRESS
40 NORRIS STREET
CAMBRIDGE, MA

CLIENT
Mouhab Z. Rizkallah

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KHALSA DESIGN INC.



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CONSULTANTS:

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STRUCTURAL ENGINEER
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MEP ENGINEER
Name
xxx
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F: 000-000-0000
W: www.xxx.com

REGISTRATION

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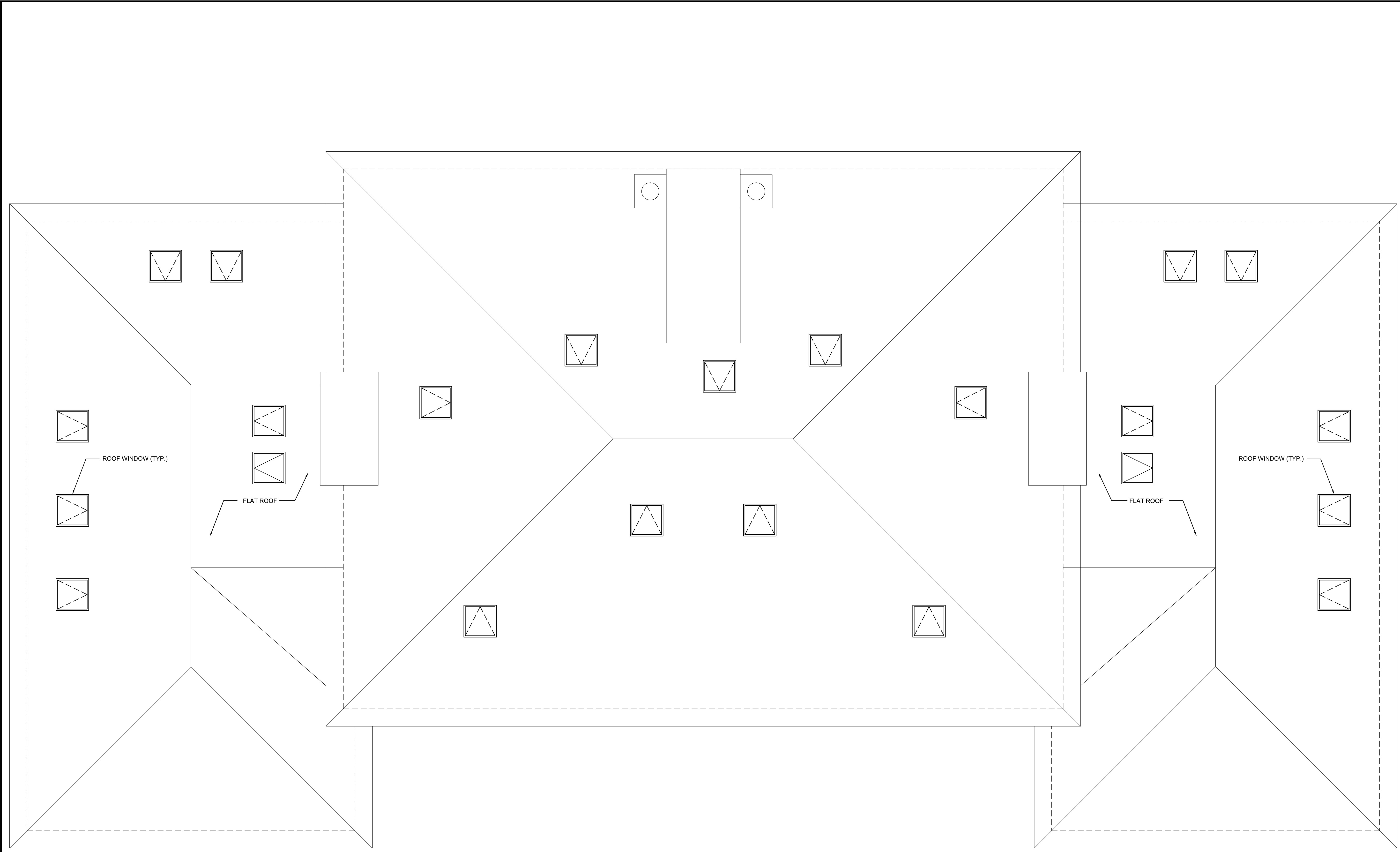
Project number 10051
Date 11-17-11
Drawn by JLW
Checked by JSK
Scale 3/16" = 1'-0"

REVISIONS

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MEZZANINE
FLOOR PLANS

A105
10051_40 NORRIS ST.



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

PROJECT NAME
40 NORRIS STREET

PROJECT ADDRESS
40 NORRIS STREET
CAMBRIDGE, MA

CLIENT
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ARCHITECT
KHALSA DESIGN INC.



17 IVALOO STREET, SUITE 400
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STRUCTURAL ENGINEER

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MEP ENGINEER

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REGISTRATION

Project number 10051
Date 11-17-11
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Scale 3/16" = 1'-0"

REVISIONS

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ROOF PLAN

A106

10051_40 NORRIS ST.

PROJECT NAME
40 NORRIS STREET

PROJECT ADDRESS
40 NORRIS STREET
CAMBRIDGE, MA

CLIENT
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REGISTRATION

Project number 10051
Date 11-17-11
Drawn by
Checked by JSK
Scale

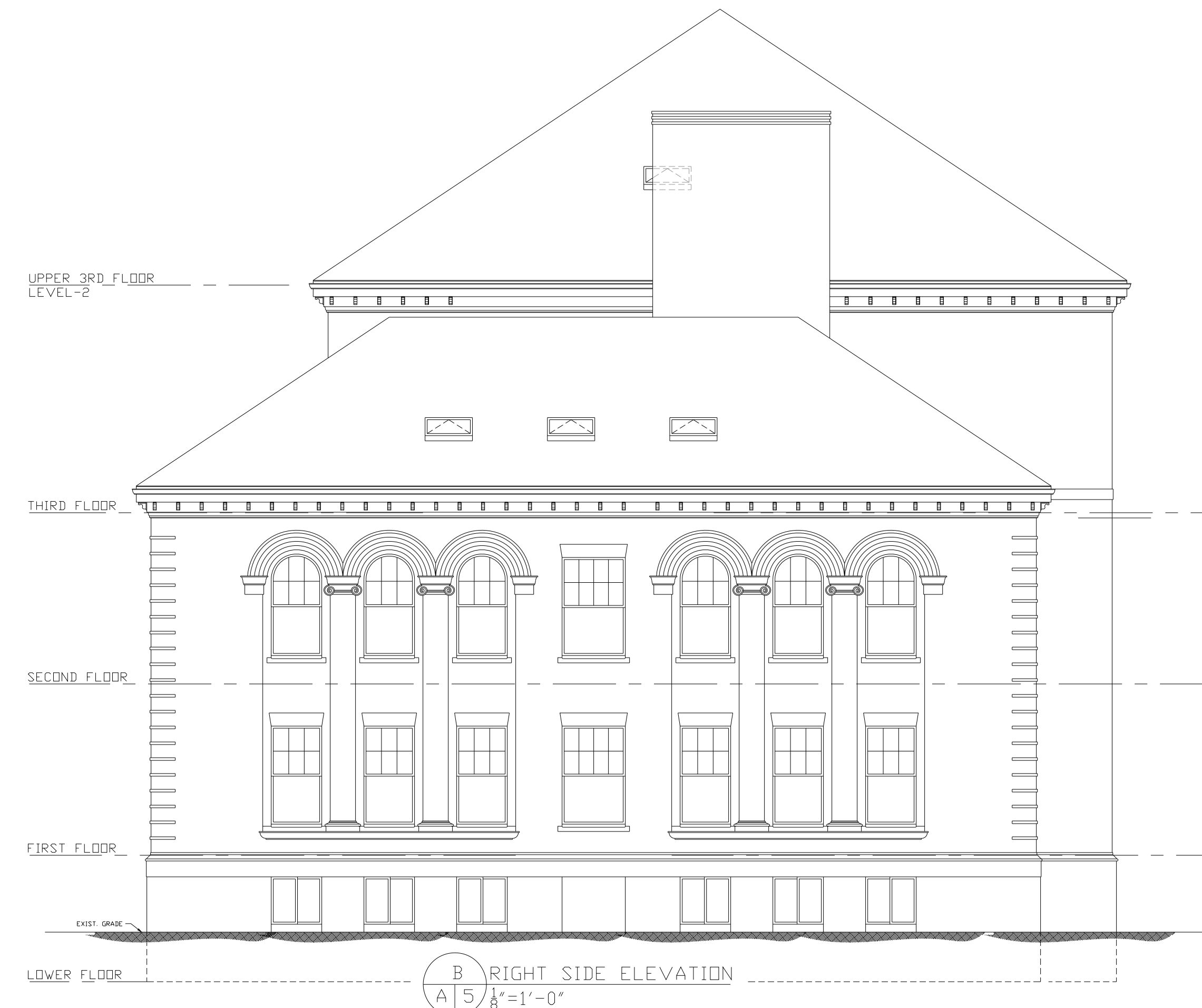
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BUILDING
ELEVATIONS

A300

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
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TELEPHONE 617-591-8682 FAX: 617-591-2086

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MEP ENGINEER

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REGISTRATION

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Scale

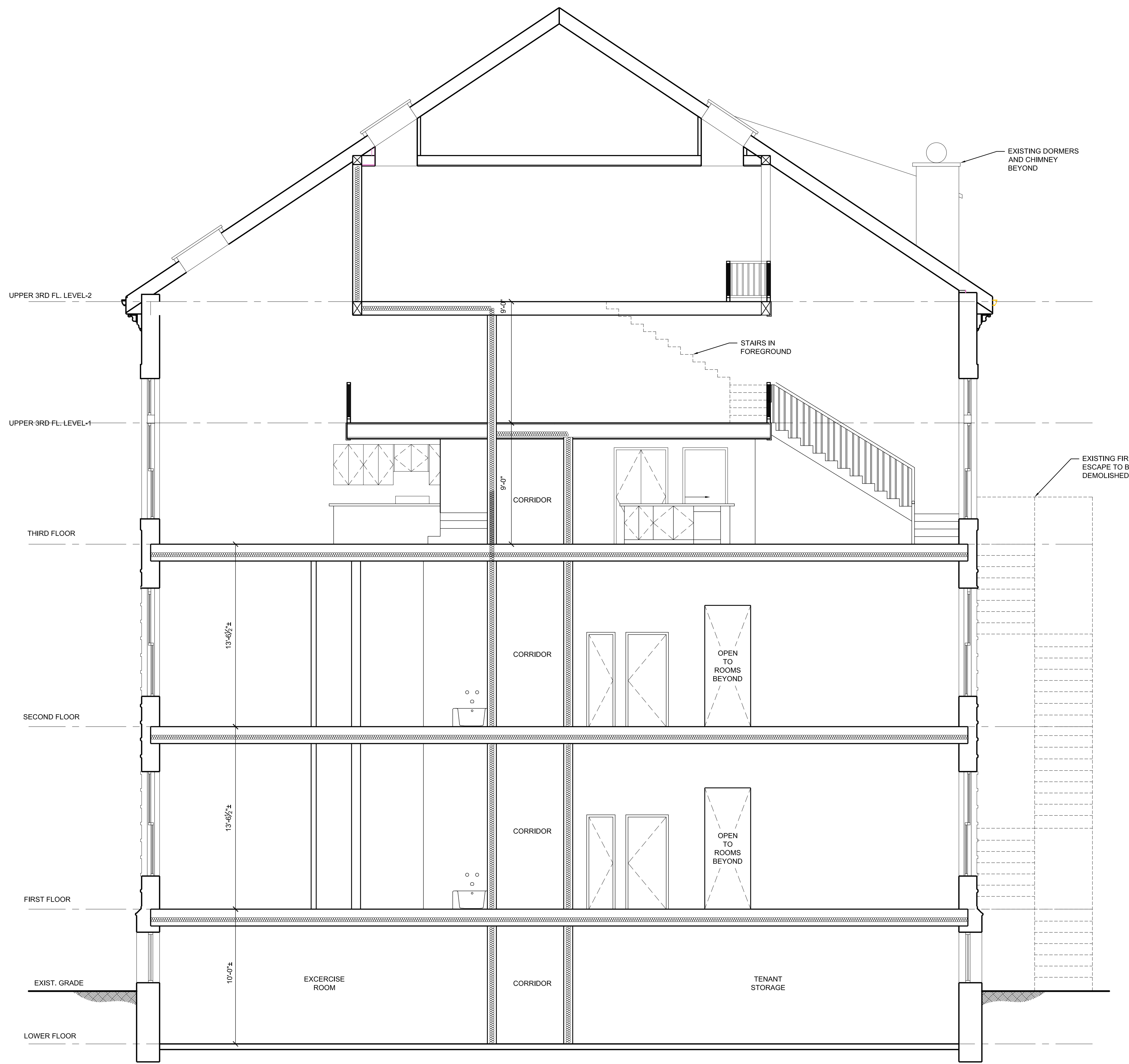
REVISIONS

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BUILDING
ELEVATIONS

A301

10051_40 NORRIS ST.



1 BUILDING SECTION
1/4" = 1'-0"

PROJECT NAME
40 NORRIS STREET

PROJECT ADDRESS
40 NORRIS STREET
CAMBRIDGE, MA

CLIENT
Mouhab Z. Rizkallah

ARCHITECT
KHALSA DESIGN INC.



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SOMERVILLE, MA 02143
TELEPHONE 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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W: www.xxx.com

REGISTRATION

Project number 10051
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Scale 1/4" = 1'-0"

REVISIONS

| No. | Description | Date |
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BUILDING SECTION

A400
10051_40 NORRIS ST.