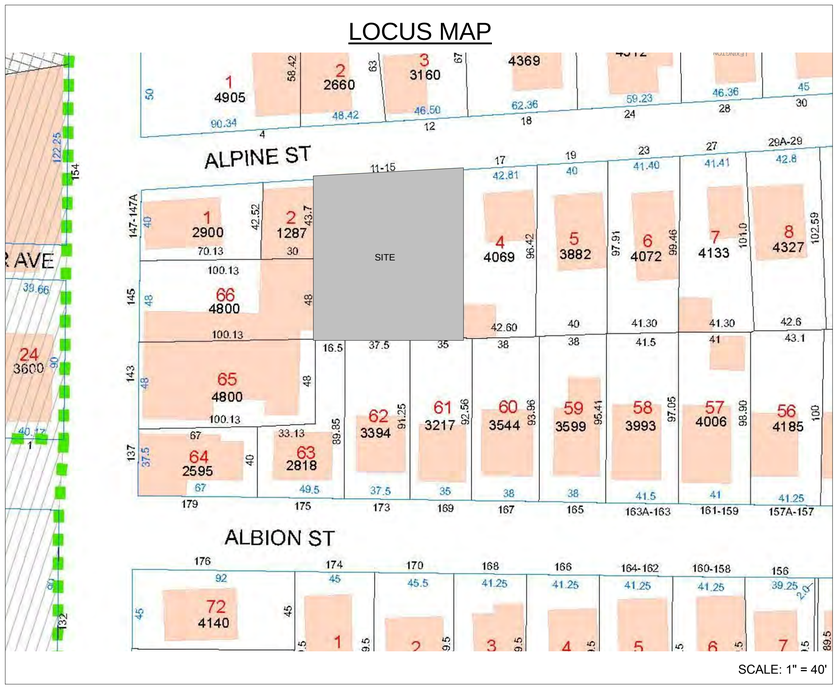
Sheet List			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
A-000	Cover Sheet	04/11/2017	2017.06.30
C-1	Existing Plot Plan	04/22/2016	
A-020	Site Plan & Zoning Chart	04/11/2017	2017.06.30
L-1	Landscape Plan	03/24/2017	2017.06.13
EX-100	Existing Conditions	04/11/2017	
A-100	Garage & Mezzanine Floor Plans	04/11/2017	2017.06.13
A-101	Second & Third Floor Plans	04/11/2017	2017.06.30
A-102	Fourth Floor Plan	04/11/2017	2017.06.30
A-300	Front & Left Side Elevations	04/11/2017	2017.06.13
A-301	Rear & Right Elevation	04/11/2017	2017.06.13
A-302	Street Elevation	04/11/2017	
AV-1	Neighborhood Photos	04/11/2017	
AV-2	Rendering	04/11/2017	2017.06.13
AV-3	Rendering	04/11/2017	
AV-4	Perspectives	04/11/2017	2017.06.13
AV-5	Bird's Eye Views	04/11/2017	2017.06.13



PROJECT:
Alpine Street Residences

Schematic Design: 04/11/2017

ZBA SUBMISSION: 06/30/2017

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T: 617-691-8682

CLIENT:
OWNER OF RECORD
11-15 ALPINE STREET
SOMERVILLE, MA 02144

PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

2-13 Alpine St. LLC

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT
ALEXANDER KHALSA
No. 4448
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	1" = 40'-0"

REVISIONS

No.	Description	Date
1	Neighborhood Comments	2017.04.28
2	Revision For ZBA Submission	2017.06.13
3	Curb Cut & Setback Dims.	2017.06.30

Cover Sheet

A-000

Alpine Street Garage

\\kg-server\Data\12\2019_Dupuis-11-15-alpine\03 Drawings\00_ARCH_SD_DD\3D-MODEL\12019-11-15 alpine street taller garage, 18ss sf top unit(Recovery).rvt

6/30/2017 4:28:38 PM

LEGEND

—— S ——	SANITARY SEWER
—— D ——	DRAIN LINE
—— W ——	WATER LINE
—— OHW ——	OVER HEAD WIRE
—— G ——	GAS LINE
—— T ——	TELEPHONE LINE
Ⓢ	SANITARY MANHOLE
Ⓓ	DRAIN MANHOLE
Ⓤ	UNKNOWN MANHOLE
Ⓔ	ELECTRIC MANHOLE
Ⓣ	TELEPHONE MANHOLE
⊞	CATCH BASIN
	DECIDUOUS TREE
	FIRE HYDRANT
o WG	WATER GATE
o GG	GAS GATE
o TS	TRAFFIC SIGNAL
☼	LIGHT POLE
× 50.32	SPOT GRADE

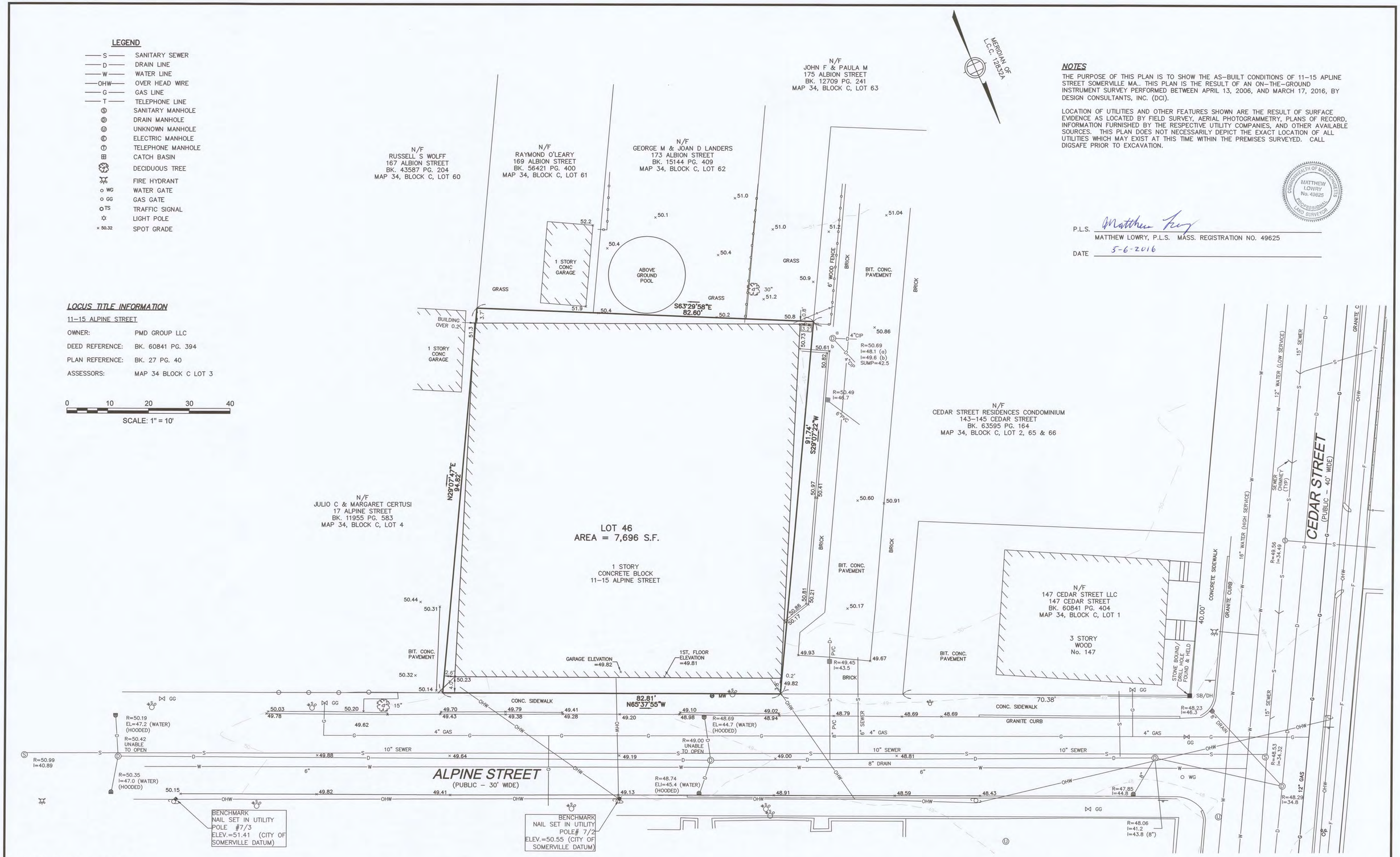
LOCUS TITLE INFORMATION

11–15 ALPINE STREET

OWNER:	PMD GROUP LLC
DEED REFERENCE:	BK. 60841 PG. 394
PLAN REFERENCE:	BK. 27 PG. 40
ASSESSORS:	MAP 34 BLOCK C LOT 3

0 10 20 30 40

SCALE: 1" = 10'



NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE AS–BUILT CONDITIONS OF 11–15 APLINE STREET SOMERVILLE MA.. THIS PLAN IS THE RESULT OF AN ON–THE–GROUND INSTRUMENT SURVEY PERFORMED BETWEEN APRIL 13, 2006, AND MARCH 17, 2016, BY DESIGN CONSULTANTS, INC. (DCI).

LOCATION OF UTILITIES AND OTHER FEATURES SHOWN ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, AERIAL PHOTOGRAMMETRY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED. CALL DIGSAFE PRIOR TO EXCAVATION.

COMMONWEALTH OF MASSACHUSETTS
MATTHEW LOWRY
No. 49625
PROFESSIONAL LAND SURVEYOR

P.L.S. Matthew Lowry

MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625

DATE 5-6-2016

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P:\2016 Projects\2016–021 11–15 Alpine Somerville\Dwg_SURVEYING\16–021EX.dwg

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1"= 10'
VERT:

NO.	DATE	BY	REVISIONS
1	4/22/16	EAC	ADD WATER LINE LOCATION

FIELD: TC
CALCS: EAC
CHECKED: ML
APPROVED: ML

EXISTING CONDITIONS PLAN

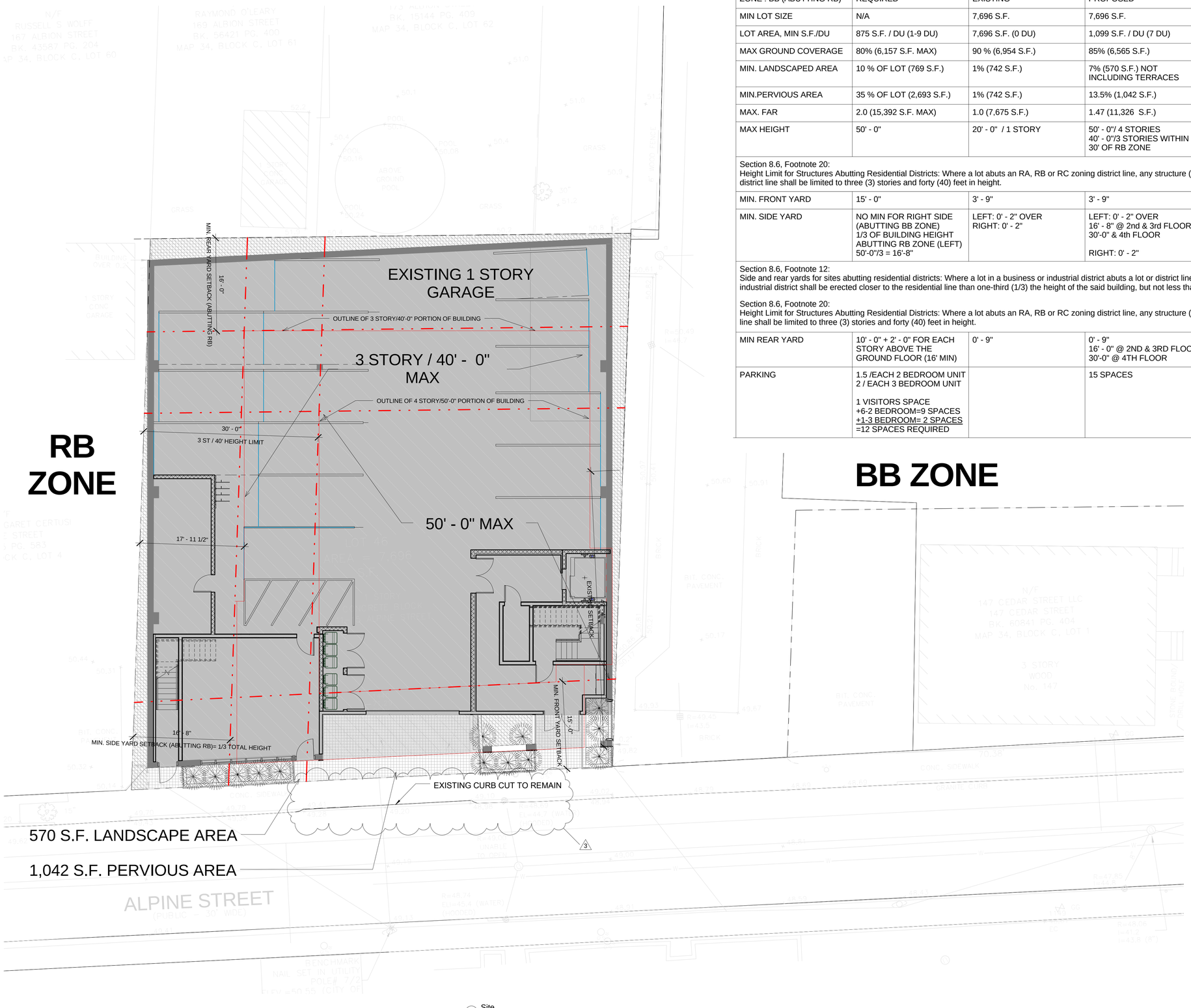
11–15 ALPINE STREET

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
PMD GROUP LLC

PROJECT NO. 2016–021

DATE: MAR. 23, 2016

SHEET NO. 1 OF 1



3 Site
1/8" = 1'-0"

ZONING CHART

ZONE : BB (ABUTTING RB)	REQUIRED	EXISTING	PROPOSED	REMARKS
MIN LOT SIZE	N/A	7,696 S.F.	7,696 S.F.	NOT APPLICABLE
LOT AREA, MIN S.F./DU	875 S.F. / DU (1-9 DU)	7,696 S.F. (0 DU)	1,099 S.F. / DU (7 DU)	COMPLIES
MAX GROUND COVERAGE	80% (6,157 S.F. MAX)	90 % (6,954 S.F.)	85% (6,565 S.F.)	PRE-EXISTING /NO INCREASE IN NON-CONFOMITY
MIN. LANDSCAPED AREA	10 % OF LOT (769 S.F.)	1% (742 S.F.)	7% (570 S.F.) NOT INCLUDING TERRACES	PRE-EXISTING /NO INCREASE IN NON-CONFOMITY
MIN.PERVIOUS AREA	35 % OF LOT (2,693 S.F.)	1% (742 S.F.)	13.5% (1,042 S.F.)	PRE-EXISTING /NO INCREASE IN NON-CONFOMITY
MAX. FAR	2.0 (15,392 S.F. MAX)	1.0 (7,675 S.F.)	1.47 (11,326 S.F.)	COMPLIES
MAX HEIGHT	50' - 0"	20' - 0" / 1 STORY	50' - 0"/ 4 STORIES 40' - 0"/3 STORIES WITHIN 30' OF RB ZONE	COMPLIES
Section 8.6, Footnote 20: Height Limit for Structures Abutting Residential Districts: Where a lot abuts an RA, RB or RC zoning district line, any structure (or portion of a structure) within thirty (30) feet of said district line shall be limited to three (3) stories and forty (40) feet in height.				
MIN. FRONT YARD	15' - 0"	3' - 9"	3' - 9"	PRE-EXISTING /NO INCREASE IN NON-CONFOMITY
MIN. SIDE YARD	NO MIN FOR RIGHT SIDE (ABUTTING BB ZONE) 1/3 OF BUILDING HEIGHT ABUTTING RB ZONE (LEFT) 50'-0"/3 = 16'-8"	LEFT: 0' - 2" OVER RIGHT: 0' - 2"	LEFT: 0' - 2" OVER 16' - 8" @ 2nd & 3rd FLOORS 30'-0" & 4th FLOOR RIGHT: 0' - 2"	PRE-EXISTING /NO INCREASE IN NON-CONFOMITY
Section 8.6, Footnote 12: Side and rear yards for sites abutting residential districts: Where a lot in a business or industrial district abuts a lot or district line in a RA, RB, or RC district, no building in the business or industrial district shall be erected closer to the residential line than one-third (1/3) the height of the said building, but not less than fifteen (15) feet. Section 8.6, Footnote 20: Height Limit for Structures Abutting Residential Districts: Where a lot abuts an RA, RB or RC zoning district line, any structure (or portion of a structure) within thirty (30) feet of said district line shall be limited to three (3) stories and forty (40) feet in height.				
MIN REAR YARD	10' - 0" + 2' - 0" FOR EACH STORY ABOVE THE GROUND FLOOR (16' MIN)	0' - 9"	0' - 9" 16' - 0" @ 2ND & 3RD FLOORS 30'-0" @ 4TH FLOOR	PRE-EXISTING /NO INCREASE IN NON-CONFOMITY
PARKING	1.5 /EACH 2 BEDROOM UNIT 2 / EACH 3 BEDROOM UNIT 1 VISITORS SPACE +6-2 BEDROOM=9 SPACES +1-3 BEDROOM= 2 SPACES =12 SPACES REQUIRED		15 SPACES	COMPLIES

Area Schedule (net floor area)

Area	Name
970 SF	Garage Level Net
522 SF	Mezzanine Net
3997 SF	2nd Floor Net
3997 SF	3rd Floor
1840 SF	4th Floor Net
11326 SF	

Area Schedule- Gross Building Area

Area	Name	Level
532 SF	COMMUNITY SPACE	Garage
328 SF	MECH	Garage
4992 SF	Parking	Garage
781 SF	Residential Lobby	Garage
6634 SF		
992 SF	Mezzanine Circulation	Mezzanine
1082 SF	Storage	Mezzanine
2074 SF		
733 SF	2nd Floor Circulaion	2nd Floor Level
1291 SF	UNIT 1	2nd Floor Level
1162 SF	UNIT 2	2nd Floor Level
1255 SF	UNIT 3	2nd Floor Level
4441 SF		
729 SF	Third Floor Circulation	3rd Floor Level
1232 SF	UNIT 4	3rd Floor Level
1161 SF	UNIT 5	3rd Floor Level
1255 SF	UNIT 6	3rd Floor Level
63 SF	Unit 7	3rd Floor Level
4441 SF		
263 SF	4th Floor Circulation	4th Floor Level
1840 SF	UNIT 7	4th Floor Level
2103 SF		
19693 SF		

PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

2-13 Alpine St. 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 JASINDER KHALSA NO. 5432 CAMBRIDGE MA COMMONWEALTH OF MASSACHUSETTS

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date
1	Neighborhood Comments	2017.04.28
3	Curb Cut & Setback Dims.	2017.06.30

Site Plan & Zoning Chart

A-020

Alpine Street Garage

ANTHONY WATERER SPIREA

KARL FOESTER FEATHER REED GRASS

BOSTON IVY

YELLOW YARROW

JAPANESE SEDGE

ARBORVITAE

BELGARD PERMEABLE PAVERS: ECO DUBLIN SILEX BLEND

UNILOCK ECO-PRIORA PERMEABLE PAVERS

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

PROJECT NAME
Alpine Street Garage

PROJECT ADDRESS
11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT
2-13 Alpine St. LLC

ARCHITECT

DESIGN KHALSA

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REGISTRATION

REGISTERED ARCHITECT JAI SINGH KHALSA NO. 6543 CAMBRIDGE MA COMMONWEALTH OF MASSACHUSETTS

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	3/16" = 1'-0"

REVISIONS

No.	Description	Date
2	Revision For ZBA Submission	2017.06.13

Landscape Plan

L-1

Alpine Street Garage

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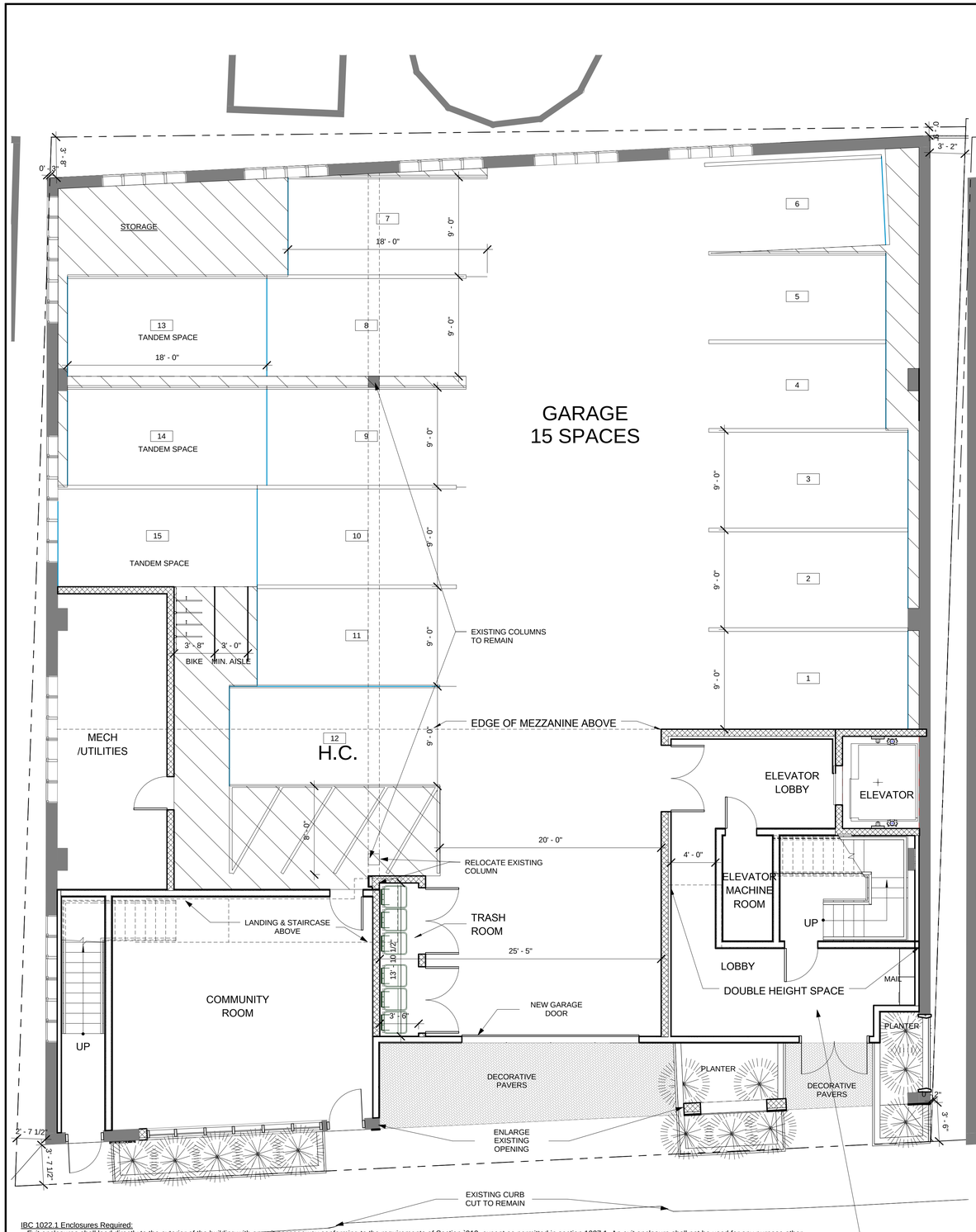
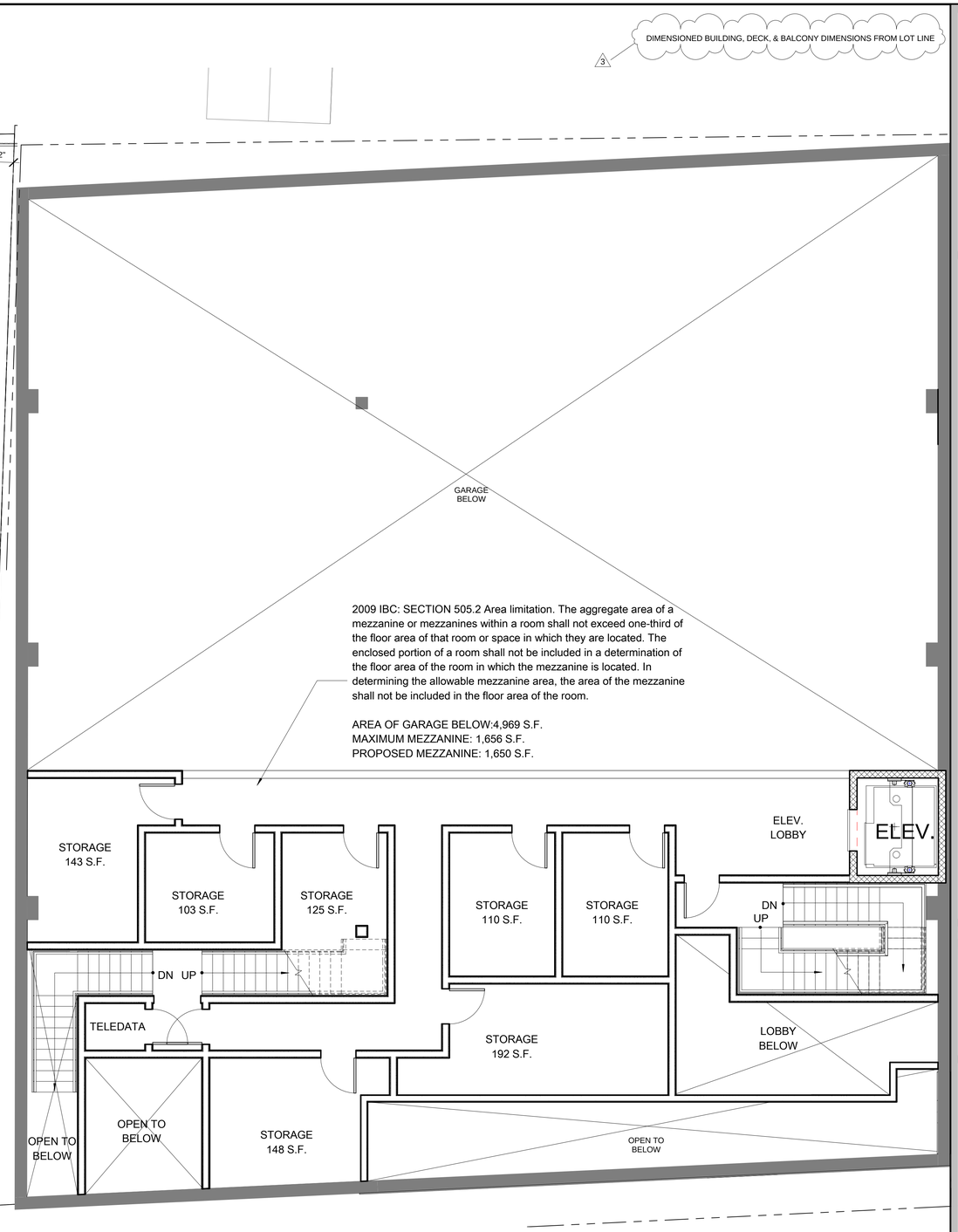


1 Garage
3/16" = 1'-0"



2 Proposed Garage Mezzanine
3/16" = 1'-0"

IBC 1022.1 Enclosures Required:
...Exit enclosures shall lead directly to the exterior of the building with an exit passageway conforming to the requirements of Section `012, except as permitted in section 1027.1. An exit enclosure shall not be used for any purpose other than means of egress.

IBC 1027.1 General:
Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide direct access to grade. the exit discharge shall not reenter a building. The combined use of Exceptions 1 and 2 below shall not exceed 50 percent of the number and capacity of the required exits.

Exceptions;
1. A maximum of 50 percent of the number and capacity of the exit enclosures is permitted to egress through areas on the level of discharge provided all of the following are met:
   1.1 Such exit enclosures egress to a free and unubstructed path of travel ot an exterior exit door and such exit is readily visible and identifiable from the point of termination of the exit enclosure.
   1.2 The entire area of the level of exit discharge is separated from the ares below by construciton conformin to the fire-resistance rating for the exit enclosure.
   1.3 The egress path from the exit enclosure on the level of exit discharge is protected throughout by an approved automatic sprinkler system. All portions of the level of exit discharge with access to the egress path shall either be protected throughout with an automatic sprinkler system installed in accordance with section 903.3.1.1 or 903.3.1.2, or separated from the egress path in accordance with the requirements for the enclosure of exits.
2. A maximum of 50 percent of the number and capacity of the exit enclosures is permitted to egress through a vestibule provided all of the following are met:
   2.1. The entire are of the vestibule is separated from areas below by construction conforming to the fires-resistance rating for the exit enclosure.
   2.2. The depth from the exterior of the buildin is not greater than 10 feet and the length is not greater than 30 feet.
   2.3. The area is separated from the remainder of the level of exit discharge by construction providing protection at least the equivalent of approved wired glass in steel frames.
   2.4. The area is used only for means of egress and exits directly to the outside.

PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

2-13 Alpine St. LLC

ARCHITECT

DESIGN
KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
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CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT
ALISON KHALSA
No. 6365
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	3/16" = 1'-0"

REVISIONS

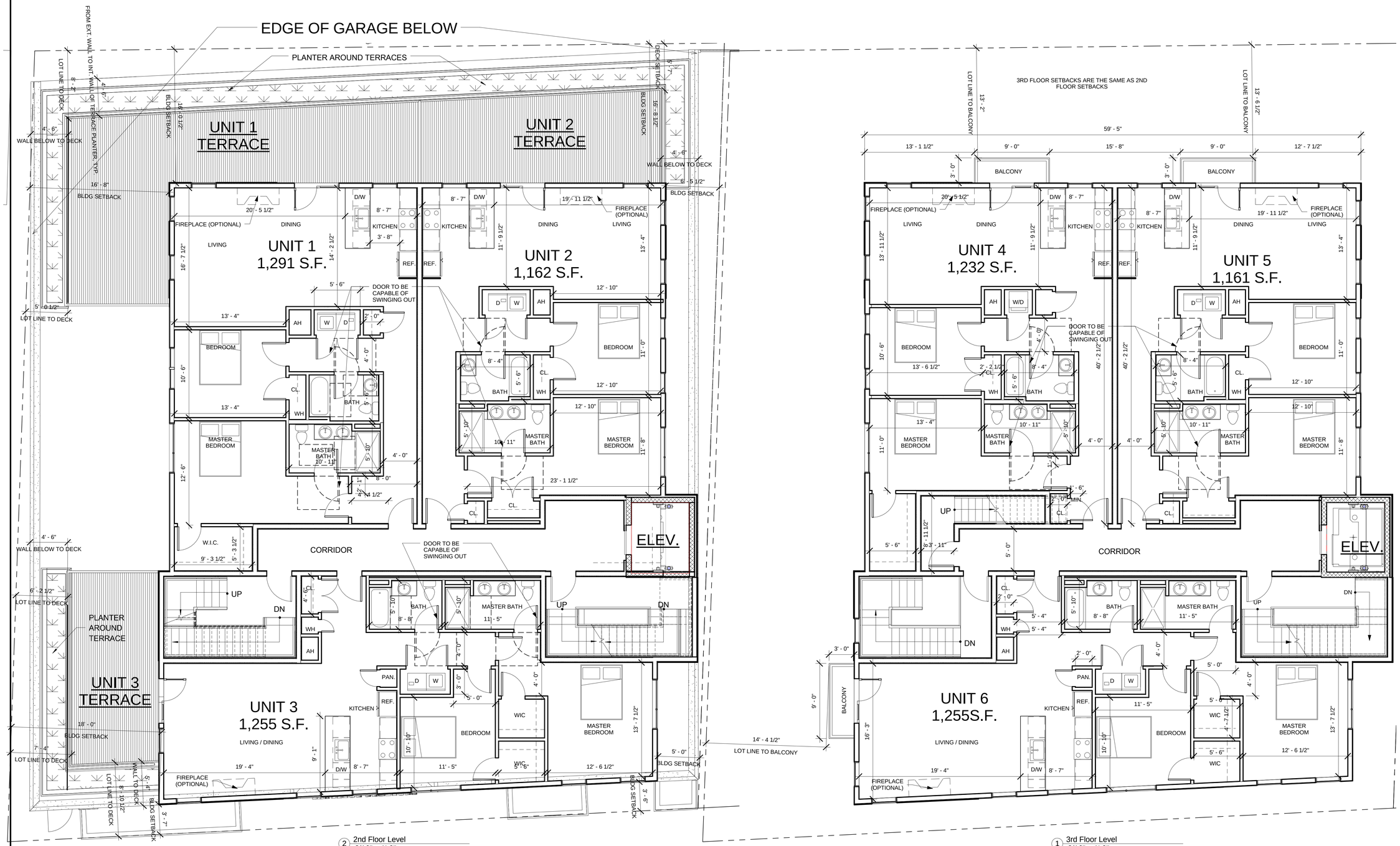
No.	Description	Date
2	Revision For ZBA Submission	2017.06.13
3	Curb Cut & Setback Dims.	2017.06.30

Garage & Mezzanine Floor Plans

A-100

Alpine Street Garage

6/30/2017 4:32:27 PM \\kg-server\Data\12\12019_Dupuis-11-15-alpine\03 Drawings\00_ARCH_SD_DD\3D-MODEL\12019-11-15 alpine street taller garage_18ss sf top unit(Recovery).rvt



PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

2-13 Alpine St. 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
JAI SINGH KHALSA
NO. 6449
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	3/16" = 1'-0"

REVISIONS

No.	Description	Date
3	Curb Cut & Setback Dims.	2017.06.30

Second & Third Floor Plans

A-101

Alpine Street Garage

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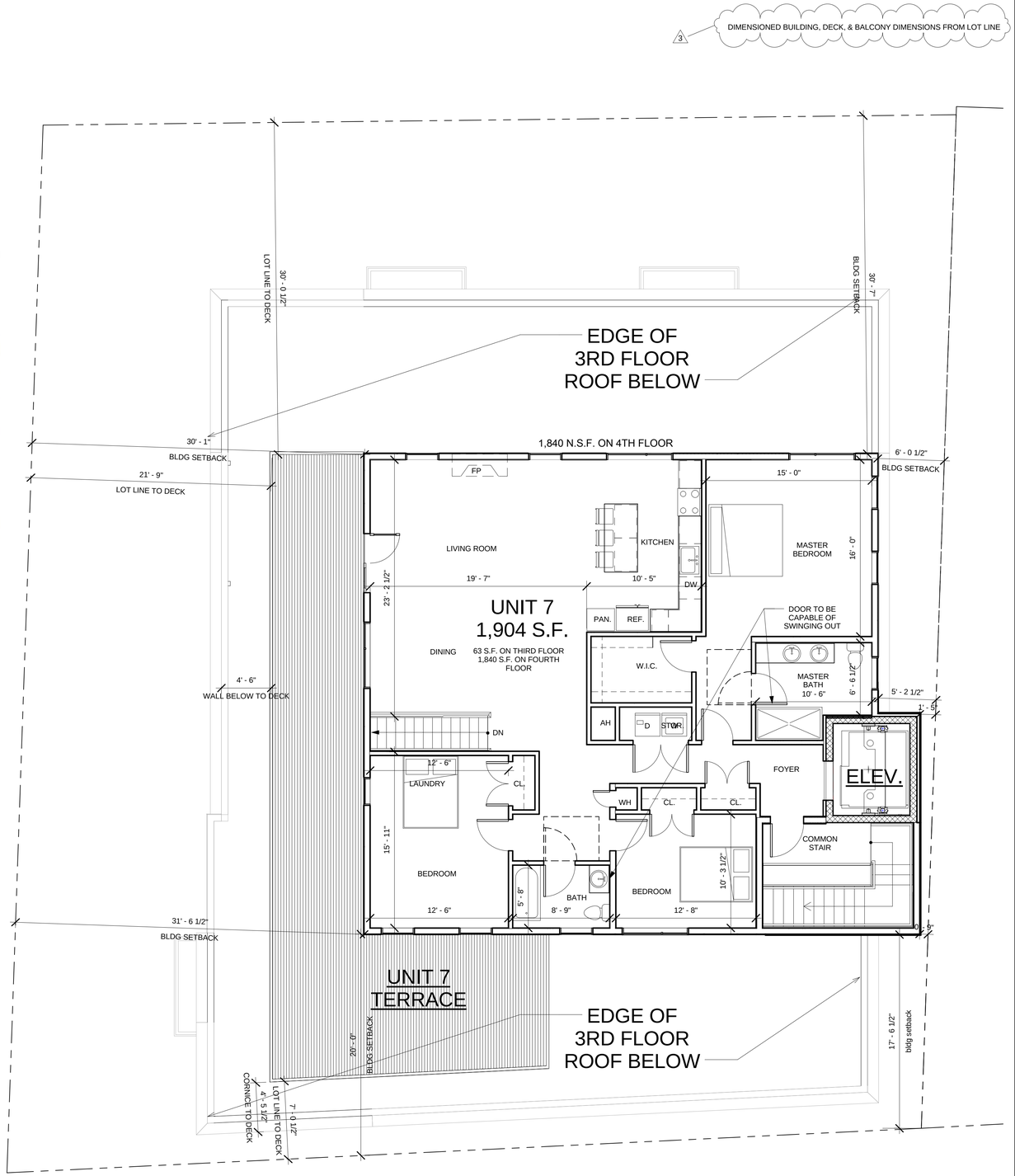
3 Perspective from 18 Alpine St.1



1 4th Floor Level
3/16" = 1'-0"

PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

2-13 Alpine St. LLC

ARCHITECT

DESIGN
KHALSA

17 IVALOO STREET SUITE 400
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REGISTRATION

REGISTERED ARCHITECT
JOHN SINGH KHALSA
No. 5
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	3/16" = 1'-0"

REVISIONS

No.	Description	Date
1	Neighborhood Comments	2017.04.28
2	Revision For ZBA Submission	2017.06.13
3	Curb Cut & Setback Dims.	2017.06.30

Fourth Floor Plan

A-102

Alpine Street Garage

\\kg-server\Data\12\2019_Dupuis-11-15-alpine\03 Drawings\00_ARCH_SD_DD\3D-MODEL\12019-11-15 alpine street taller garage_18ss sf top unit(Recovery).rvt

6/30/2017 4:23:19 PM

1 Front Elevation
3/16" = 1'-0"

2 Left Side Elevation
3/16" = 1'-0"

PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

2-13 Alpine St. LLC

ARCHITECT

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REGISTRATION

REGISTERED ARCHITECT
JAI SINGH KHALSA
NO. 5232
CAMBRIDGE, MA
COMMONWEALTH OF MASSACHUSETTS

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	3/16" = 1'-0"

REVISIONS

No.	Description	Date
2	Revision For ZBA Submission	2017.06.13

Front & Left Side Elevations

A-300

Alpine Street Garage

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1 Rear Elevation
3/16" = 1'-0"

2 Right Side Elevation
3/16" = 1'-0"

PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

2-13 Alpine St. LLC

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
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REGISTRATION

REGISTERED ARCHITECT
JOHN SINGH KHALSA
No. 6866
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	3/16" = 1'-0"

REVISIONS

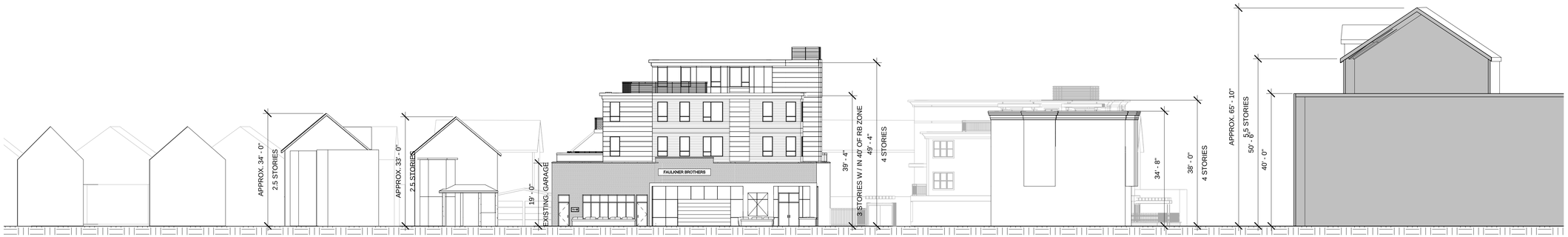
No.	Description	Date
2	Revision For ZBA Submission	2017.06.13

Rear & Right Elevation

A-301

Alpine Street Garage

6/30/2017 4:24:20 PM \\kg-server\Data\12\12019_Dupuis-11-15-alpine\03 Drawings\00_ARCH_SD_DD\3D-MODEL\12019-11-15 alpine street taller garage_18ss sf top unit(Recovery).rvt



1 Alpine Street Elevation
1/16" = 1'-0"

2 Albion Street Elevaion
1/16" = 1'-0"

3 Cedar Street Elevation
1/16" = 1'-0"

PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

2-13 Alpine St. 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
JOSHUA SINGH KHALSA
No. 6552
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	1/16" = 1'-0"

REVISIONS

No.	Description	Date

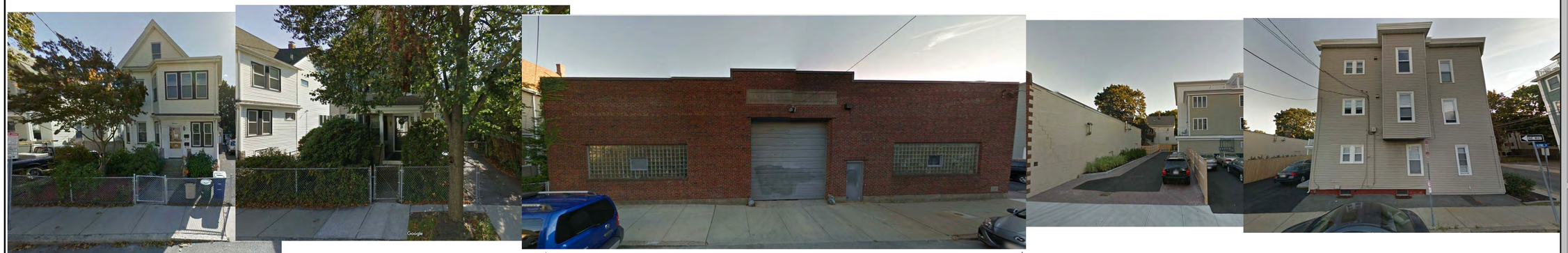
Street Elevation

A-302

Alpine Street Garage

6/30/2017 4:24:52 PM

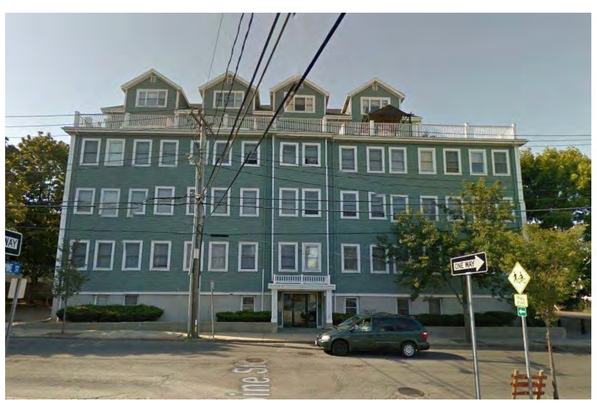
\\kg-server\Data\12\12019_Dupuis-11-15-alpine\03 Drawings\00_ARCH_SD_DD\3D MODEL\12019-11-15 alpine street taller garage, 18ss of top unit(Recovery).rvt



SITE: 11-15 ALPINE STREET

ALPINE STREET

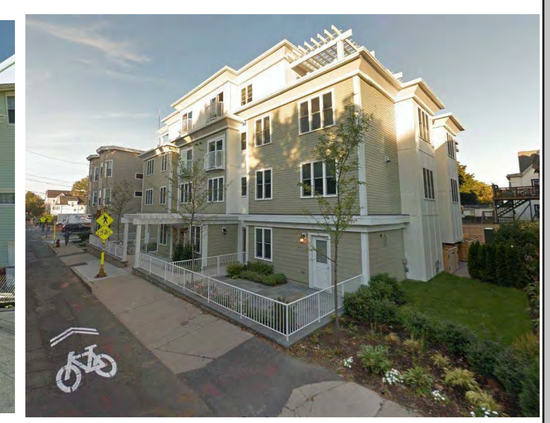
OPPOSITE ALPINE STREET



CEDAR STREET FROM ALPINE STREET

ALPINE STREET FROM CEDAR STREET

VIEW DOWN ALPINE STREET



CEDAR STREET RESIDENCES

PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

2-13 Alpine St. LLC

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

REGISTERED ARCHITECT
ALSINGH KHALSA
No. 6812
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

Neighborhood Photos

AV-1

Alpine Street Garage

\\kg-server\Data\12\12019_Dupuis-11-15-alpine\03 Drawings\00_ARCH_SD_DD\3D-MODEL\12019-11-15 alpine street taller garage_18ss sf top unit(Recovery).rvt

6/30/2017 4:24:54 PM

PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

2-13 Alpine St. LLC

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
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REGISTRATION

REGISTERED ARCHITECT
JASWINDER KHALSA
No. 6043
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date
2	Revision For ZBA Submission	2017.06.13

Rendering

AV-2

Alpine Street Garage

6/30/2017 4:24:55 PM \\kg-server\Data\12\12019_Dupuis-11-15-alpine\03 Drawings\00_ARCH_SD_DD\3D-MODEL\12019-11-15 alpine street taller garage, 18ss sf top unit(Recovery).rvt

PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

2-13 Alpine St. LLC

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

REGISTERED ARCHITECT
JAMES SCOTT KHALSA
No. 6848
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

Rendering

AV-3

Alpine Street Garage

\\kg-server\Data\12\12019_Dupuis-11-15-alpine\03 Drawings\00_ARCH_SD_DD\3D-MODEL\12019-11-15 alpine street taller garage, 18ss sf top unit(Recovery).rvt

6/30/2017 4:24:57 PM

PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

2-13 Alpine St. LLC

ARCHITECT

DESIGN
KHALSA

17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

REGISTERED ARCHITECT
JAMES SINGH KHALSA
No. 6856
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date
2	Revision For ZBA Submission	2017.06.13

Perspectives

AV-4

Alpine Street Garage

\\kcp-server\Data\12\2019_Dupuis-11-15-alpine\03 Drawings\00_ARCH_SD_DD\3D-MODEL\2019-11-15 alpine street taller garage, 18ss st top unit(Recovery).rvt

6/30/2017 4:26:00 PM

PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

2-13 Alpine St. 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
JAI SINGH KHALSA
No. 4625
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	

REVISIONS

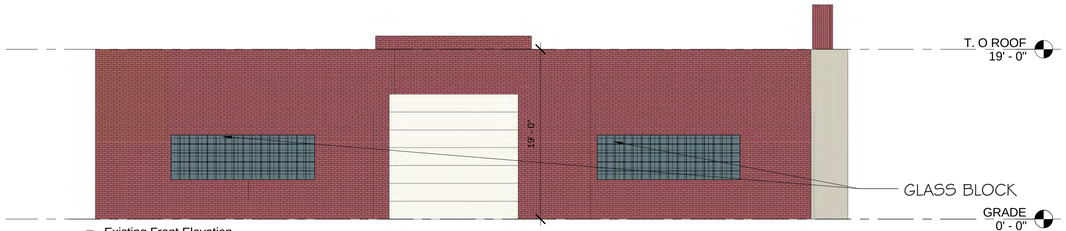
No.	Description	Date
2	Revision For ZBA Submission	2017.06.13

Bird's Eye Views

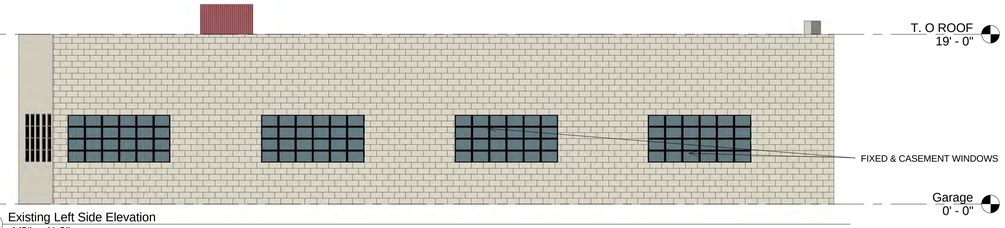
AV-5

Alpine Street Garage

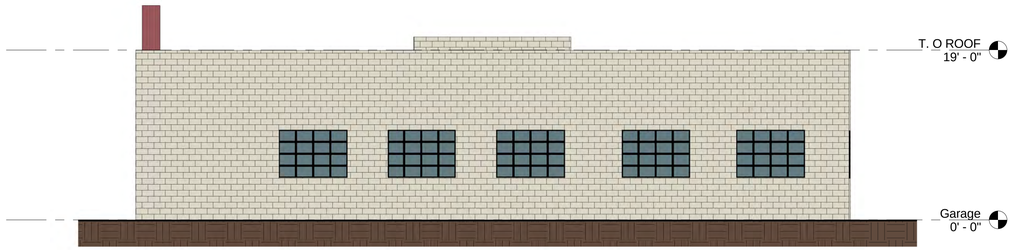
6/30/2017 4:27:11 PM \\fcp-server\Data\12\2019_Dupuis-11-15-alpine\03 Drawings\00_ARCH_SD_DD\3D-MODEL\2019-11-15 alpine street taller garage, 18ss st top unit(Recovery).rvt



1 Existing Front Elevation
1/8" = 1'-0"



2 Existing Left Side Elevation
1/8" = 1'-0"



3 Existing Rear Elevation
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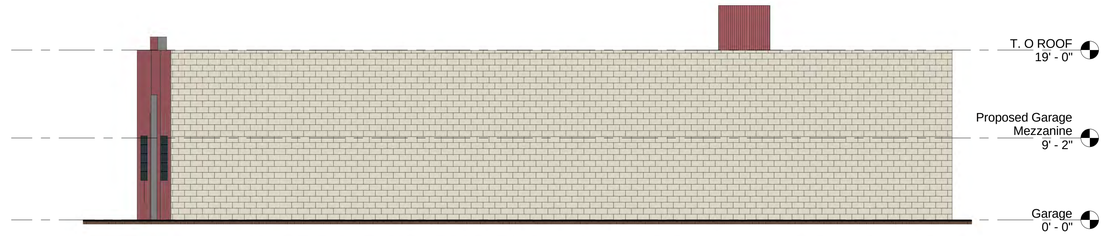
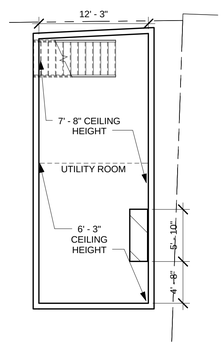
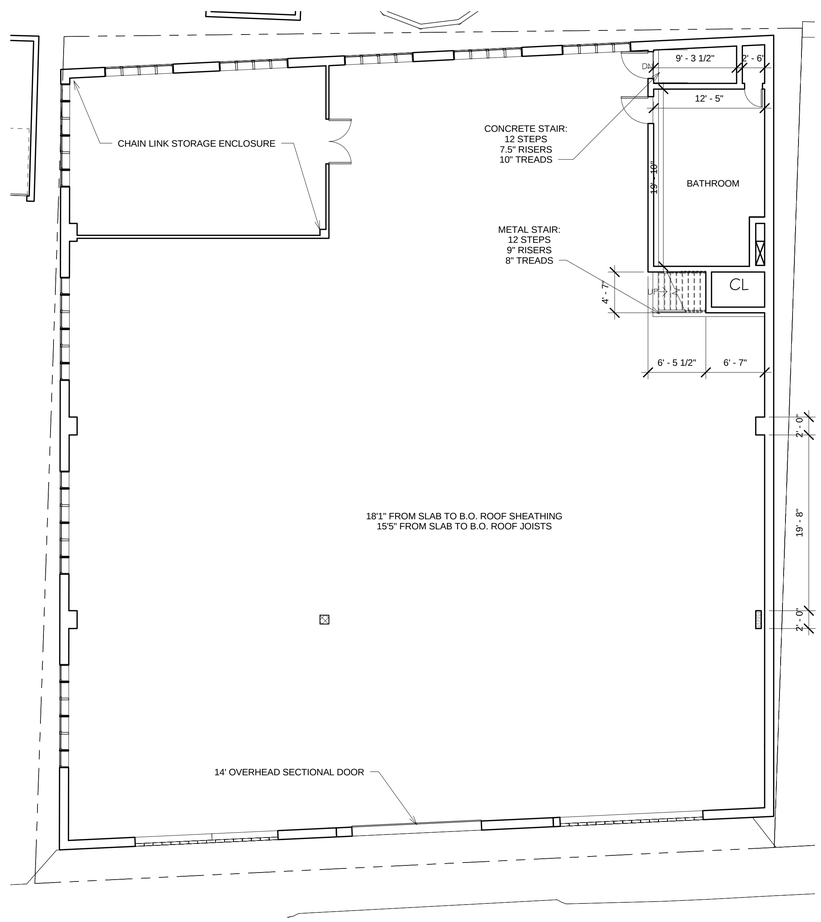


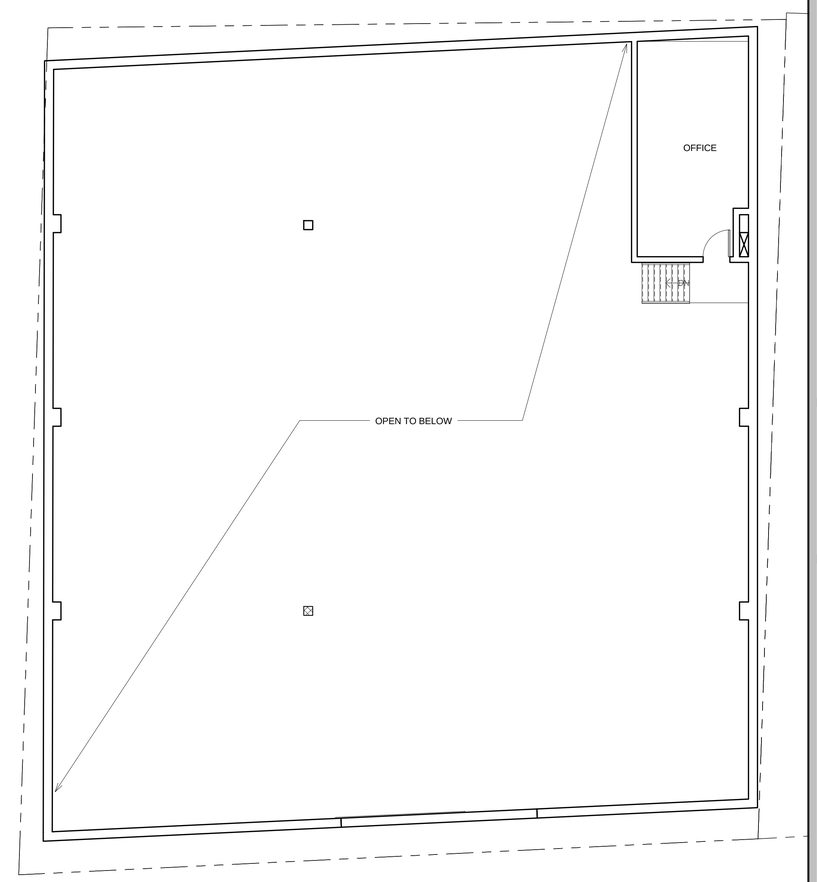
4 Existing Right Side Elevation
1/8" = 1'-0"



7 Existing Basement
1/8" = 1'-0"



5 Existing 1st Floor
1/8" = 1'-0"



6 Existing 2nd Floor
1/8" = 1'-0"

PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

2-13 Alpine St. LLC

ARCHITECT

DESIGN
KHALSA

17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

REGISTERED ARCHITECT
JASWINDER KHALSA
NO. 6843
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

Existing Conditions

EX-100

Alpine Street Garage

\\kg-server\Data\12\2019_Dupuis-11-15-alpine\03 Drawings\00_ARCH_SD_DD\3D-MODEL\12019-11-15 alpine street taller garage. 18ss sf top unit(Recovery).rvt

6/30/2017 4:27:17 PM

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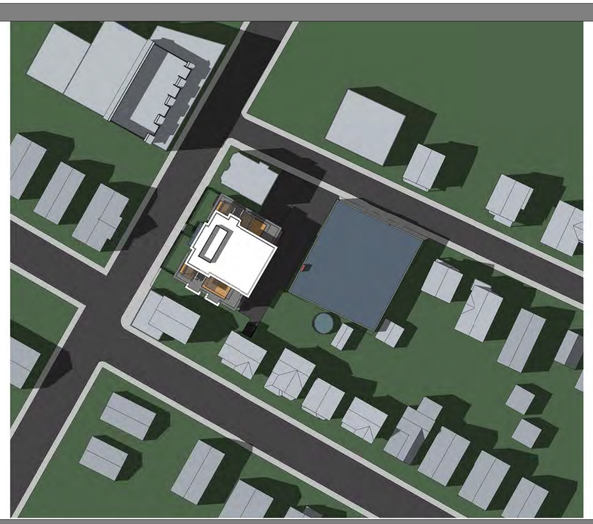
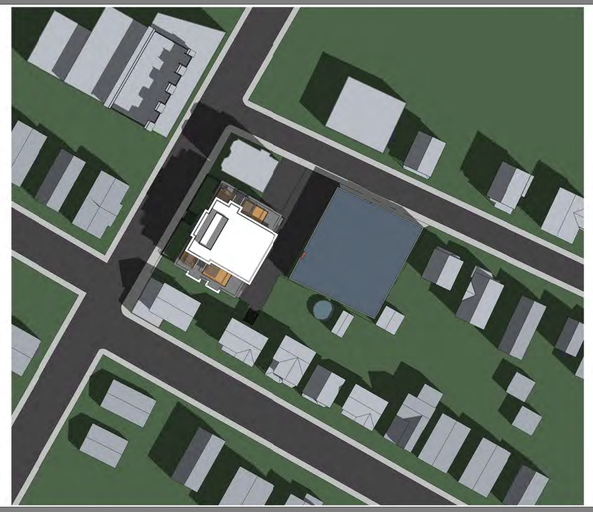
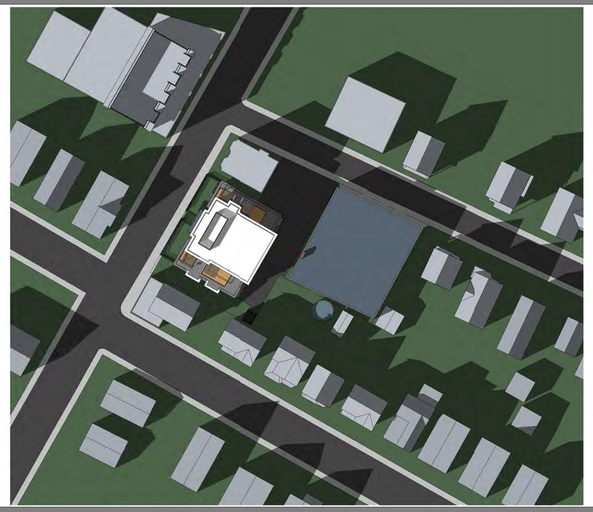
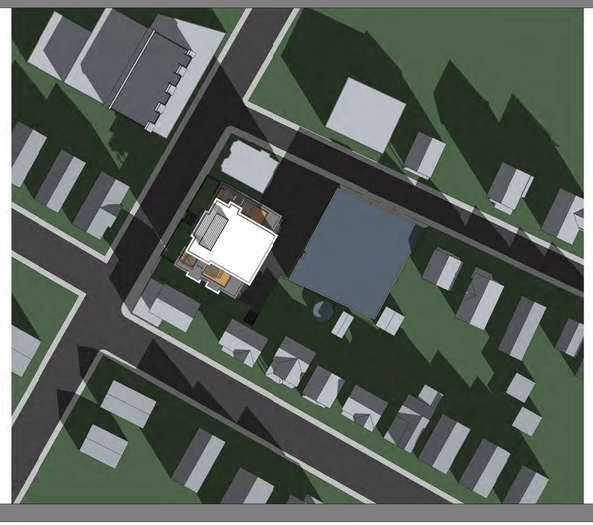
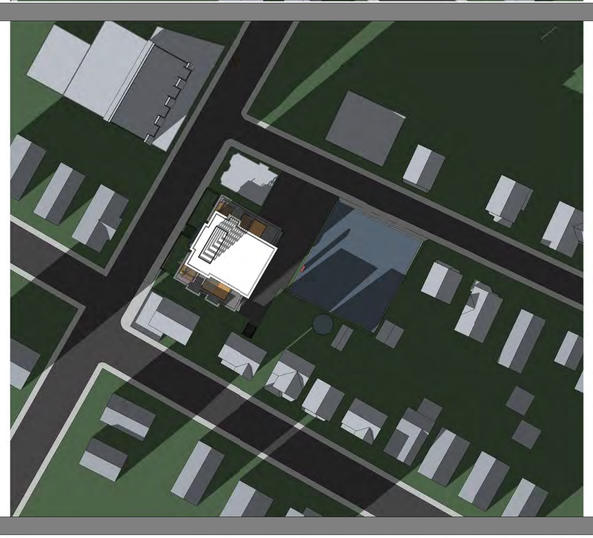
SUMMER SOLSTICE			
FALL / SPRING EQUINOX			
WINTER SOLSTICE			

PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

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 SINGH KHALSA
No. 6556
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	As indicated

REVISIONS

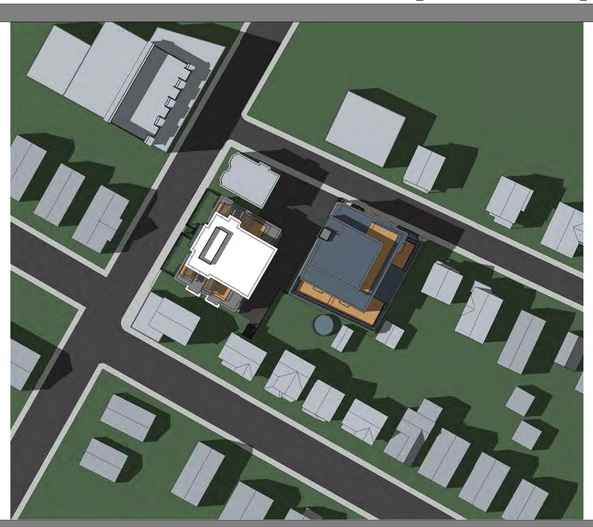
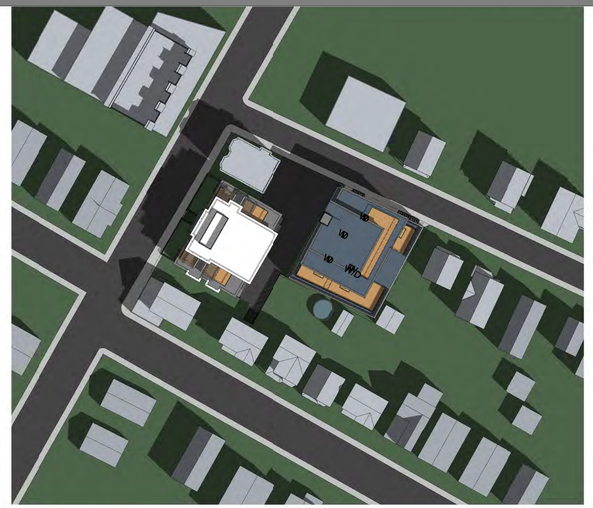
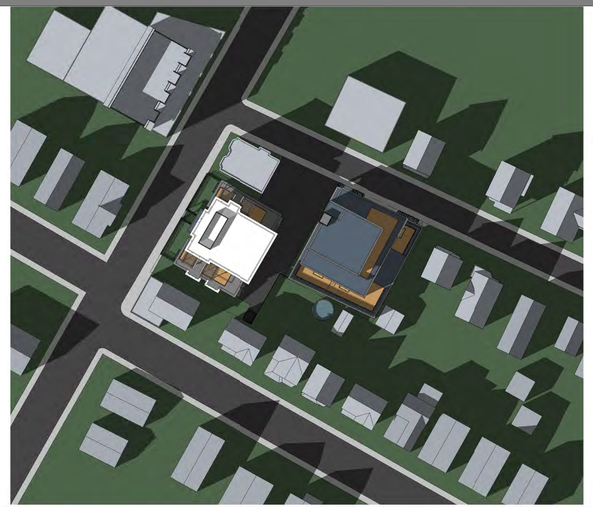
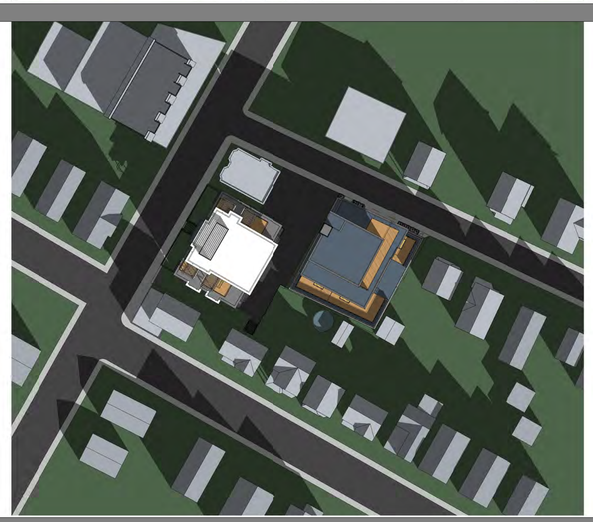
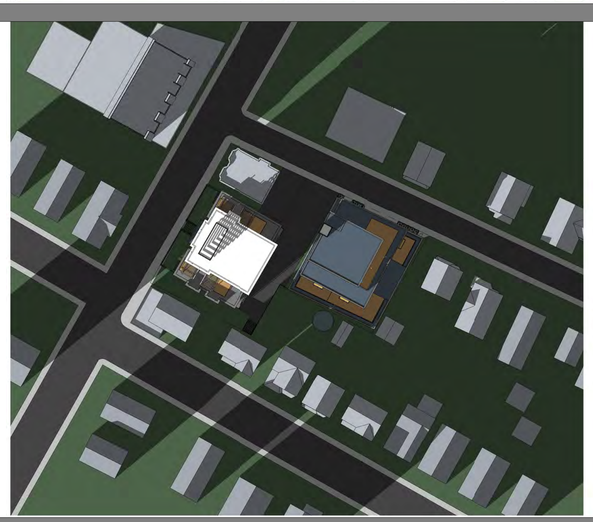
No.	Description	Date

Existing Shadow Study

SS-1

Alpine Street Garage

6/13/2017 5:00:12 PM \\kg-server\Data\12\12019_Dupuis-11-15-alpine\03 Drawings\00_ARCH_SD_DD\3D-MODEL\12019-11-15 alpine street taller garage, 18ss sf top unit(Recovery).rvt

	MORNING (9-10 AM)	NOON (12 AM-1 PM)	AFTERNOON (3-4 PM)
SUMMER SOLSTICE			
FALL / SPRING EQUINOX			
WINTER SOLSTICE			

PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

ARCHITECT

DESIGN
KHALSA

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

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REGISTRATION

Project number	12019
Date	04/11/2017
Drawn by	ERS/TC
Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date
2	Revision For ZBA Submission	2017.06.13

Proposed Shadow Study

SS-2

Alpine Street Garage

6/13/2017 5:00:35 PM

\\kip-server\Data\12\12019_Dupuis-11-15-alpine\03 Drawings\00_ARCH_SD_DD\3D-MODEL\12019-11-15 alpine street taller garage, 18ss sf top unit(Recovery).rvt