

Sheet Number	Sheet Name	Sheet Issue Date
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C	Existing Plot Plan	08/15/18
C-1.0	Site Layout Plan	08/15/18
C-2.0	Details	08/15/18
C-2.1	Details II	08/15/18
L1	CONCEPT LANDSCAPE PLAN	08/15/18
L2	PROPOSED PLANT PALETTE	08/15/18
L3	SITE FURNISHINGS	08/15/18
N	Neighborhood Images	08/15/18
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A-021	AREA PLANS	08/15/18
A-101	BASEMENT & GROUND FLOOR PLANS	08/15/18
A-102	2nd & 3rd FLOOR PLANS	08/15/18
A-103	4th & ROOF PLAN	08/15/18
A-300	BUILDING ELEVATIONS	08/15/18
V-1	PERSPECTIVES	08/15/18
V-2	PERSPECTIVES	08/15/18
V-3	RENDERING	08/15/18
SHD	Shadow Study	08/15/18



**PROJECT NAME**  
**395 ALEWIFE BROOK**

**PROJECT ADDRESS**  
 395 ALEWIFE BROOK  
 SOMERVILLE

**CLIENT**  
**395 ABP LLC**

**ARCHITECT**

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

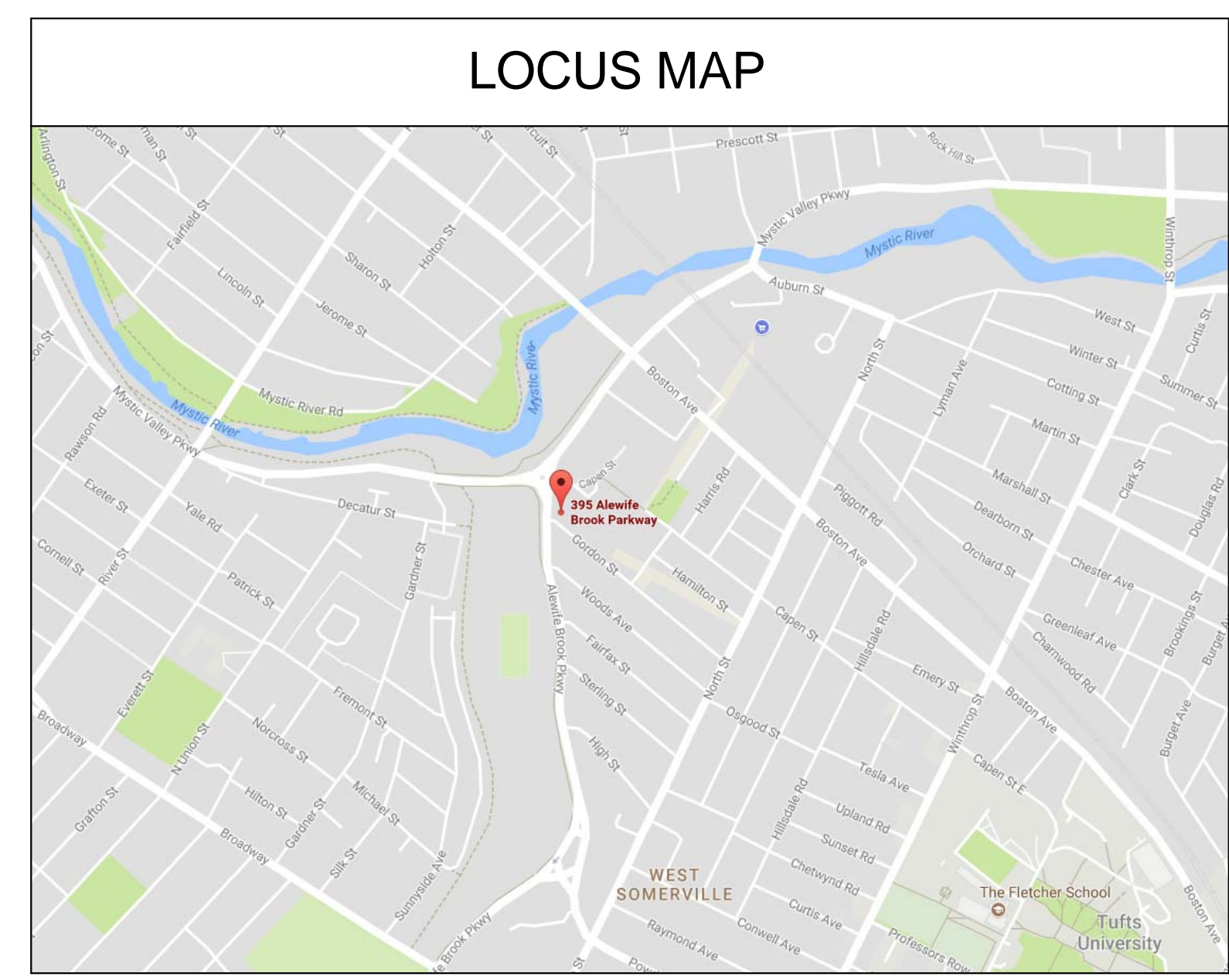
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**PROJECT:**  
**395 ALEWIFE RESIDENCES**

PROJECT ADDRESS:  
 395 ALEWIFE BROOK PARKWAY  
 SOMERVILLE, MASSACHUSETTS

**ZBA SUBMISSION: 08-22-2018**



**ARCHITECT:**  
**KHALSA DESIGN INC.**  
 ADDRESS:  
 17 IVALOO STREET, SUITE 400  
 SOMERVILLE, MA 02143  
 T: (617) 591-8682

**CLIENT:**  
**395 ABP LLC**  
 ADDRESS:  
 324 COMMONWEALTH AVE, SUITE 4  
 BOSTON, MA 02115

**CIVIL:**  
**DESIGN CONSULTANTS, INC.**  
 ADDRESS:  
 120 MIDDLESEX AVE #20  
 SOMERVILLE, MA 02145  
 T: 617-776-3350

**LANDSCAPE:**  
**VERDANT LANDSCAPE ARCHITECTURE**  
 ADDRESS:  
 318 HARVARD STREET, SUITE 25  
 BROOKLINE, MA 02446



Project number	16097
Date	08/15/18
Drawn by	WC
Checked by	KDI
Scale	

REVISIONS		
No.	Description	Date

**COVER SHEET**

**A-000**  
 395 ALEWIFE BROOK



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF OCTOBER 27, 2017 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

ZONE: X & X SHADED  
 COMMUNITY PANEL: 25017C0417E  
 EFFECTIVE DATE: 06-04-2010

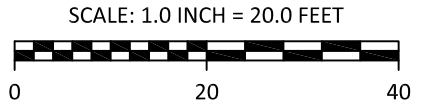
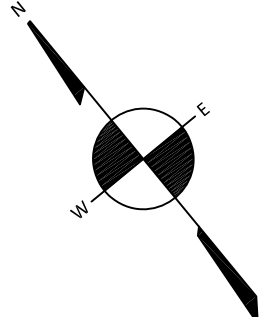
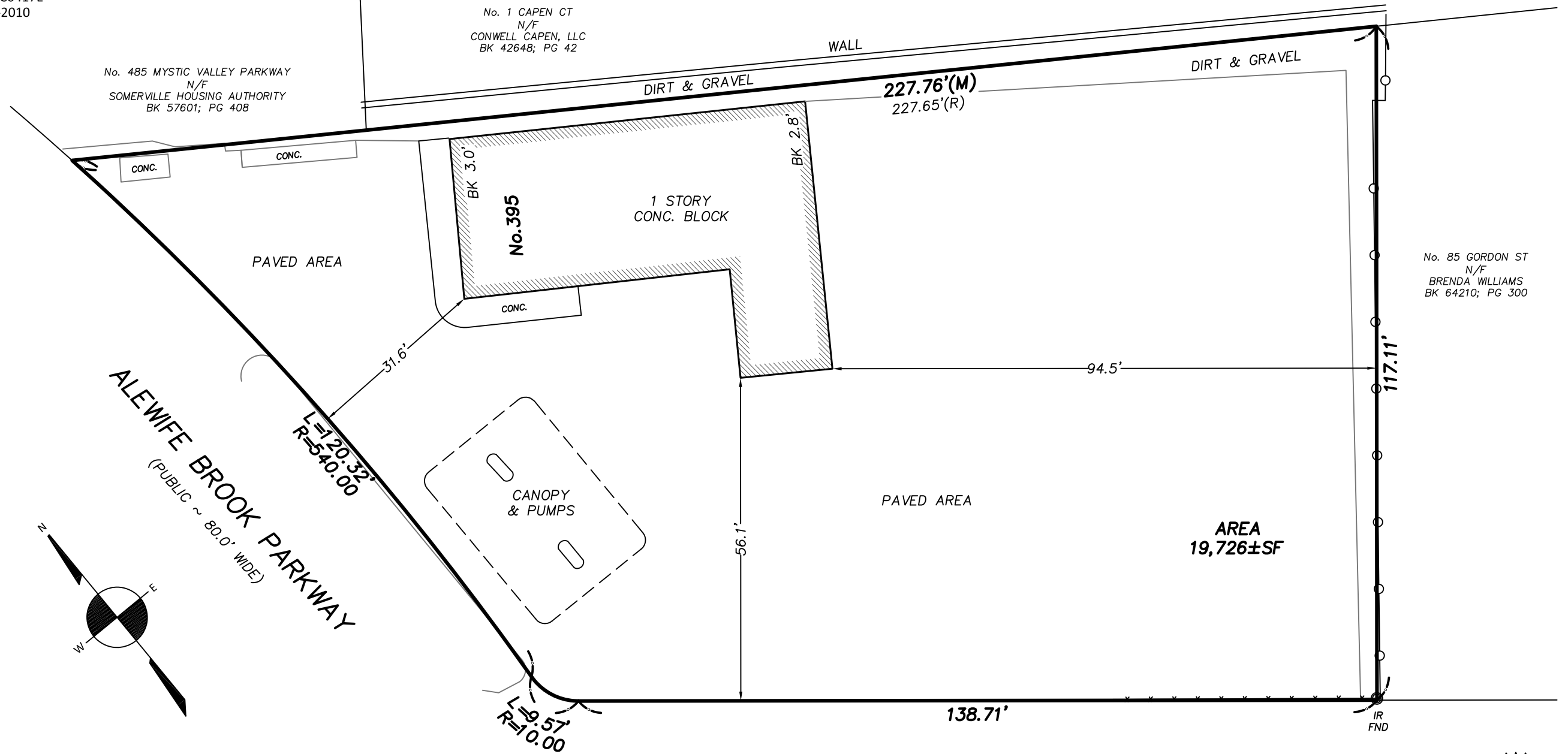
PREPARED FOR:  
 CHRIS CORMIER

REFERENCES:  
 OWNER OF RECORD:  
 G E & M AUTO SERVICE, INC.  
 395 ALEWIFE BROOK PARKWAY  
 SOMERVILLE, MA 02144

DEED: CTF 238008  
 LCC: 14374-A  
 14202-A  
 14313-A  
 PLAN: #1082 OF 2007  
 #915 OF 1939  
 PL BK 255; PL 38  
 PL BK 258; PL 29

# CERTIFIED PLOT PLAN

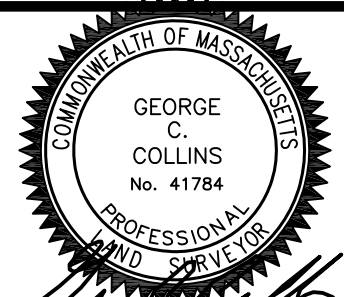
LOCATED AT  
 395 ALEWIFE BROOK PARKWAY  
 SOMERVILLE, MA



GORDON STREET  
 (PUBLIC ~ 40.0' WIDE)

**BOSTON**  
**SURVEY, INC.**  
 UNIT C-4 SHIPWAY PLACE  
 CHARLESTOWN, MA 02129  
 (617) 242-1313

FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	11/03/17
JOB #	17-00599



*George C. Collins*

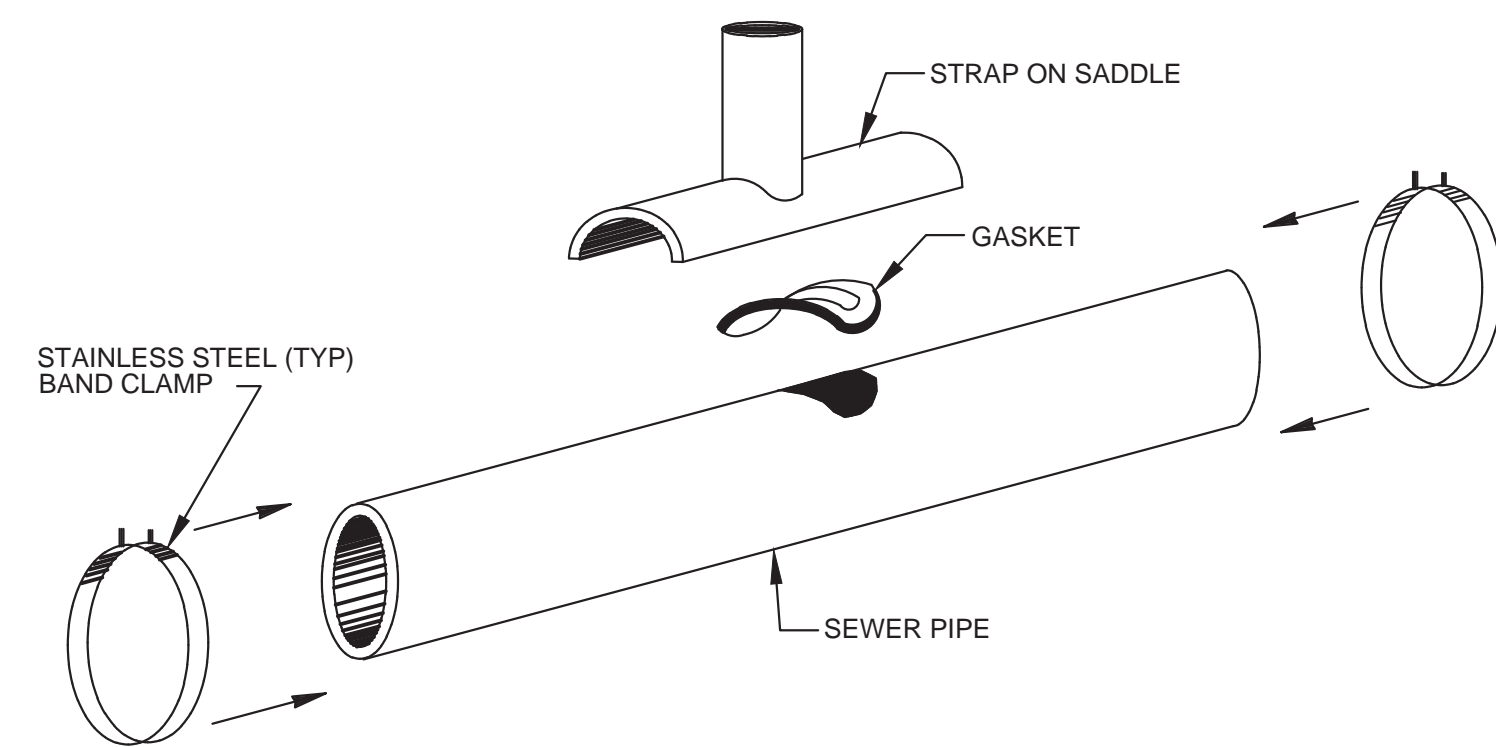




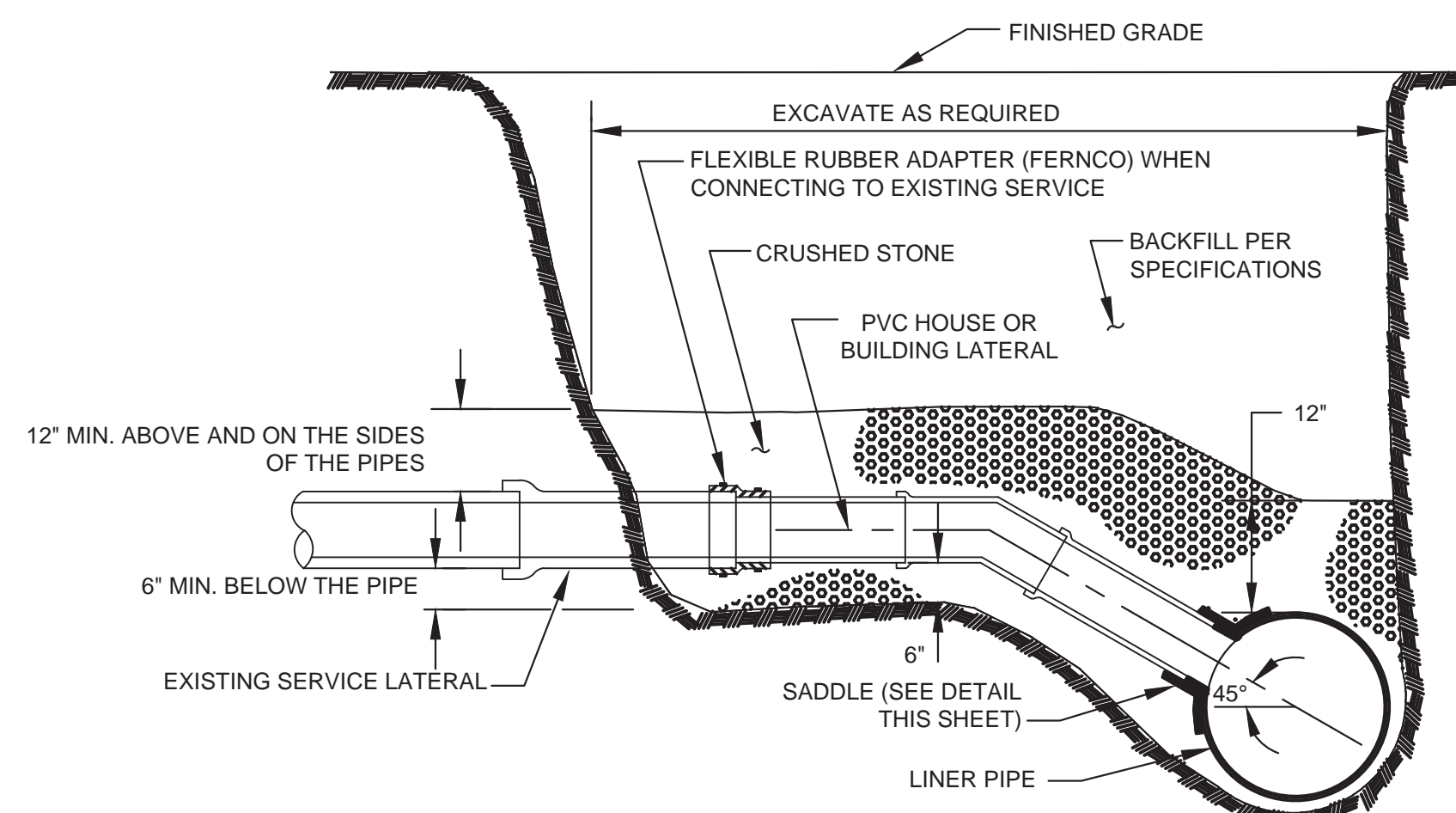








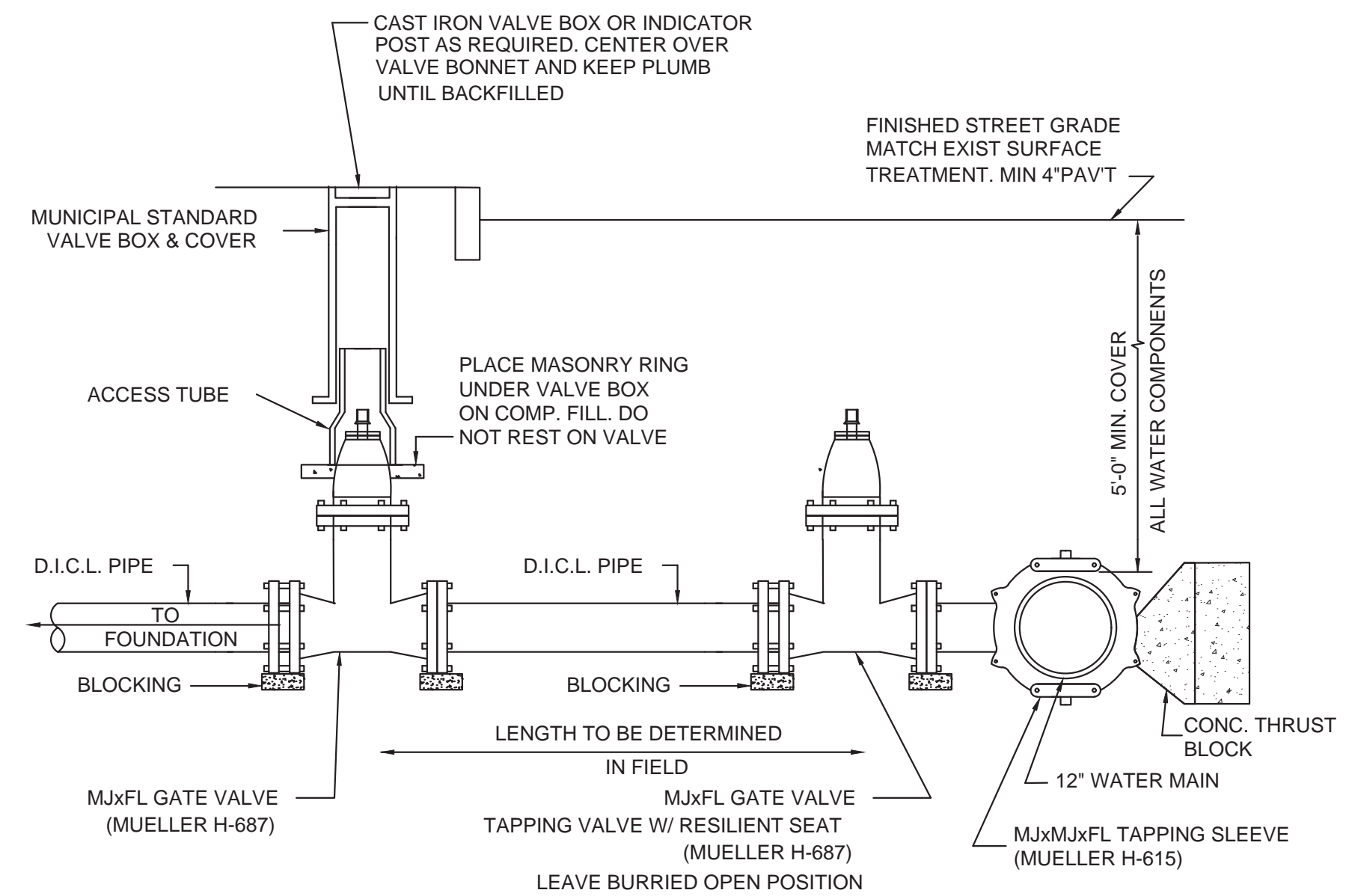
**SADDLE CONNECTION - PLAN**  
NOT TO SCALE



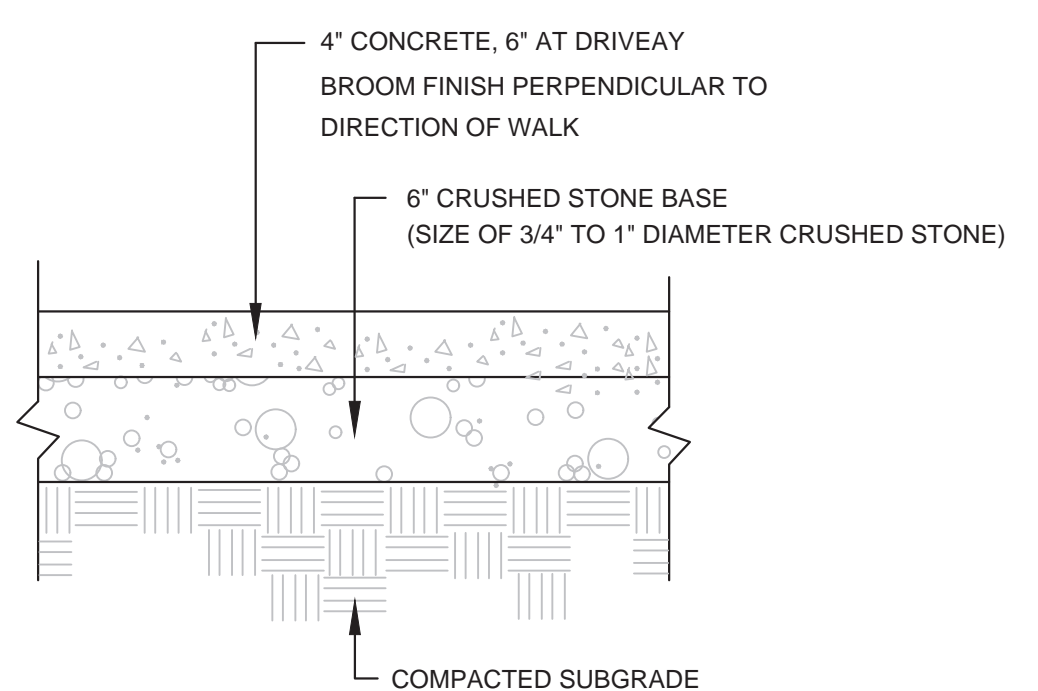
**SADDLE CONNECTION - SECTION**  
NOT TO SCALE

NOTES:  
1. REPLACE EXISTING SERVICE LINE TO EXTENT SHOWN ON PLAN/PROFILES AND AS SPECIFIED.

**1 SANITARY SEWER SERVICE**  
NOT TO SCALE

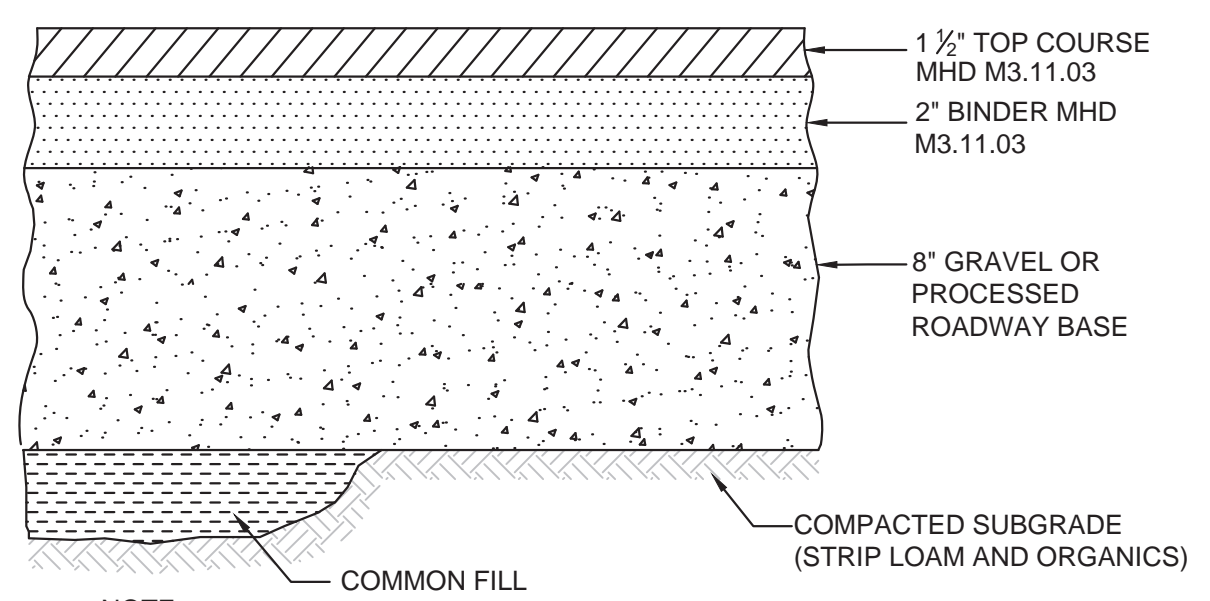


**2 WATER SERVICE CONNECTION**  
NOT TO SCALE



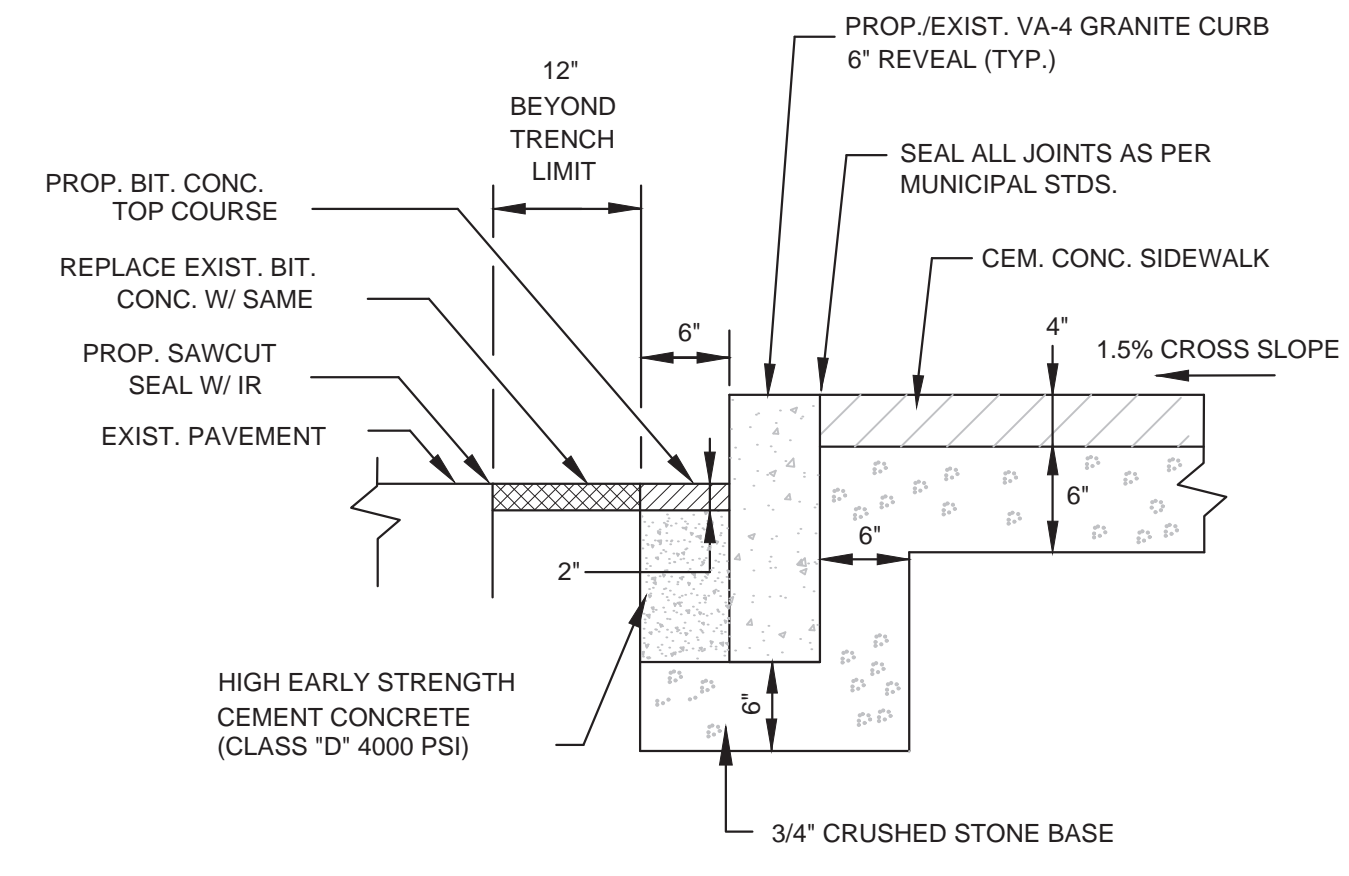
NOTES:  
1. PROVIDE 1/2" CONSTRUCTION CONTROL JOINT WITH PREFORMED EXPANSION MATERIAL EVERY 10'-0" O.C. MAX.  
2. PROVIDE A TOOLED DUMMY JOINT 1/4" W x 1/2" D AS NEEDED TO PROVIDE SYMMETRY.

**4 CEMENT CONCRETE PAVEMENT**  
NOT TO SCALE

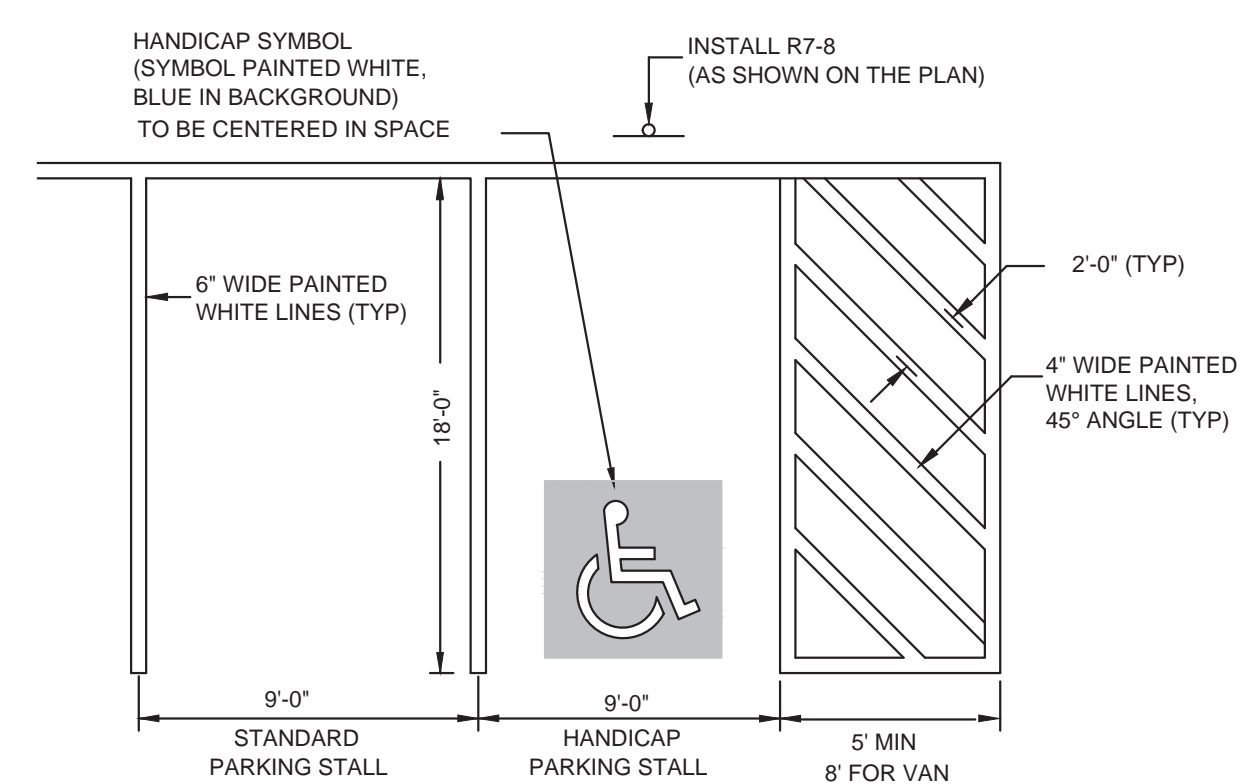


NOTE:  
1. SEE SITE LAYOUT PLAN FOR PAVEMENT WIDTH AND LOCATION.  
2. SEE GRADING PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.

**5 BITUMINOUS CONCRETE PAVEMENT**  
NOT TO SCALE

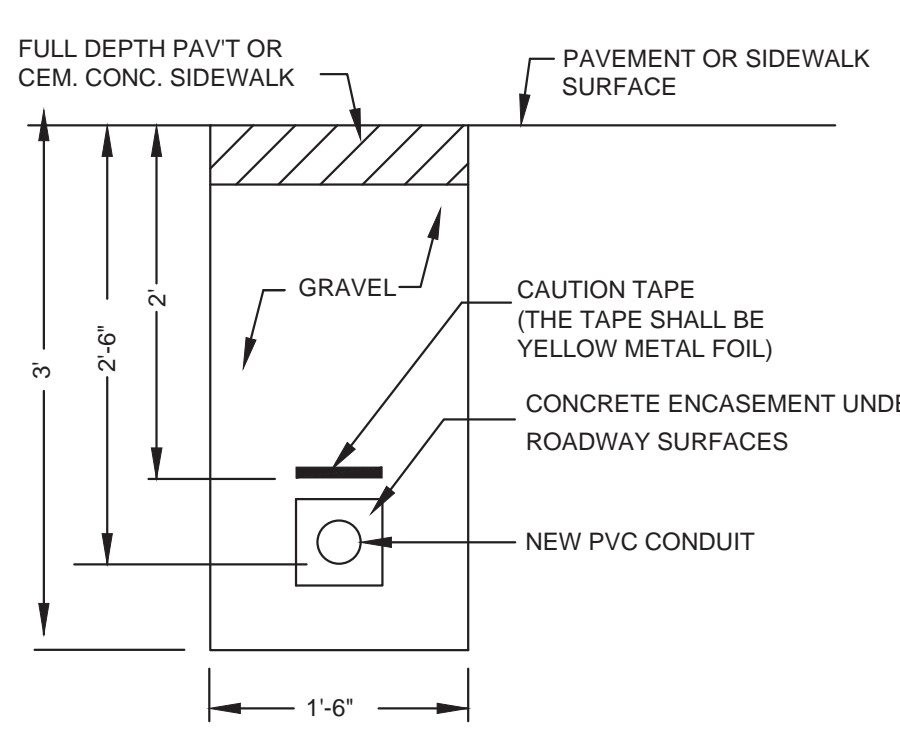


**3 VERTICAL GRANITE CURB (NEW OR RESET)**  
NOT TO SCALE



NOTE:  
1. ALL PAINT SHALL BE FAST DRYING WHITE TRAFFIC PAINT, MEET THE REQUIREMENTS OF AASHTO M248-TYPE N. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.  
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

**6 PARKING STALL STRIPING**  
NOT TO SCALE



**7 CONDUIT**  
NOT TO SCALE



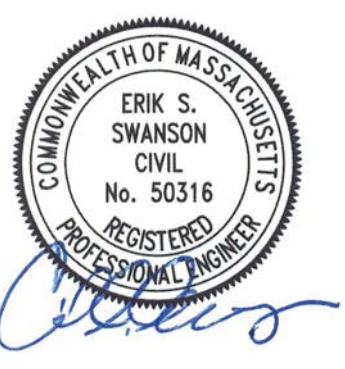
DEVELOPER:  
DEKON LP  
P.O. BOX 973  
TEWKSBURY, MA 01876

ARCHITECT:  
KHALSA DESIGN INC.  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
617-591-8682

395 ALEWIFE RESIDENCES

PROJECT INFO

REV	DESCRIPTION	DATE
1	NO CHANGES THIS SHEET	9/18/18



STAMP:

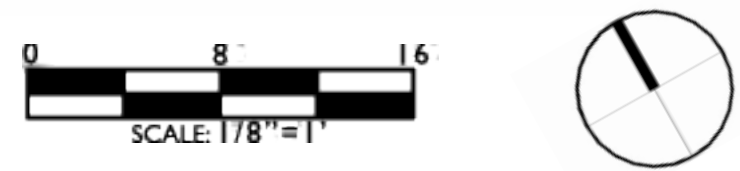
DETAILS II

SHEET NAME:

C2.1

SHT NO:  
DR BY: RB  
CHK BY: ES  
PROJ NO: 2018-005  
DATE: 02/22/2018  
SCALE: N.T.S.









Columnar Red Maple  
*Acer rubrum 'Armstrong'*



Thornless Honeylocust  
*Gleditsia triacanthos var. inermis*



COLUMNAR PIN OAK  
*Quercus palustris 'Green Pillar'*

PROPOSED PLANT LIST - SHADY SIDE

PERENNIALS/GROUNDCOVERS		Purple Allium (to 30" tall)
xx	al Allium 'Purple Sensation'	Light Pink Astilbe (24" tall)
xx	as Astilbe 'Visions in Pink'	Goatsbeard (40" tall)
xx	ar Aruncus 'Horatio'	Bugbane (4' tall)
xx	ci Cimicifuga simplex 'Atropurpurea'	Christmas Fern (1' tall)
xx	pa Polystichum acrostichoides	Fragrant Solomon's Seal (2' tall)
xx	po Polygonatum odoratum 'Variegatum'	Meadow Rue (4' tall)
xx	th Thalictrum 'Black Stockings'	

Bugbane <i>Cimicifuga simplex 'Atropurpurea'</i>	Goatsbeard <i>Aruncus 'Horatio'</i>	Meadow Rue <i>Thalictrum 'Black Stockings'</i>	Purple Allium <i>Allium 'Purple Sensation'</i>
---	--	---	---



Christmas Fern <i>Polystichum acrostichoides</i>	Solomon's Seal <i>Polygonatum odoratum 'Variegatum'</i>	Astilbe <i>Astilbe 'Visions in Pink'</i>
---	--	---

PROPOSED PLANT LIST - SUNNY SIDE

STREET TREES					
xx	AR	Acer rubrum 'Armstrong'	Columnar Red Maple	3" cal.	B&B
xx	GT	Gleditsia triacanthos var. inermis	Thornless Honeylocust	3" cal.	B&B
xx	QP	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	3" cal.	B&B
EVERGREEN TREES					
xx	CO	Chamaecyparis obtusa	Hinoki Falsecypress		
xx	PS	Pinus strobus	White Pine	10' ht.	
NATIVE SHRUB					
xx	HQ	Hydrangea quercifolia	Oakleaf Hydrangea		
xx	MP	Myrica pensylvanica	Bayberry		
xx	VD	Viburnum dentatum	Arrowwood		
PERENNIALS/GROUNDCOVERS on SOUTH SIDE					
xx	ah	Amsonia hubrichtii	Threadleaf Bluestar (30" tall)		
xx	cb	Calamagrostis brachytricha	Reed Grass (42" tall)		
xx	ep	Echinacea paradoxa	Yellow Coneflower (30" tall)		
xx	so	Symphotrichum oblongifolium	Aromatic Aster (24" tall)		
xx	RA	Rhus aromatica 'Gro-Low'	Fragrant Sumac	3 gal.	Pots
xx	pv	Panicum virgatum	Switchgrass (42" ht.)	2 gal.	Pots

Threadleaf Bluestar <i>Amsonia hubrichtii</i>	Yellow Coneflower <i>Echinacea paradoxa</i>	Aromatic Aster <i>Symphotrichum oblongifolium</i>
--	--	--



Bayberry <i>Myrica pensylvanica</i>	Reed Grass <i>Calamagrostis brachytricha</i>	Switchgrass <i>Panicum virgatum</i>	Fragrant Sumac <i>Rhus aromatica 'Gro-Low'</i>
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SIGNATURE BENCH  
THE 'LUNGO MARE'



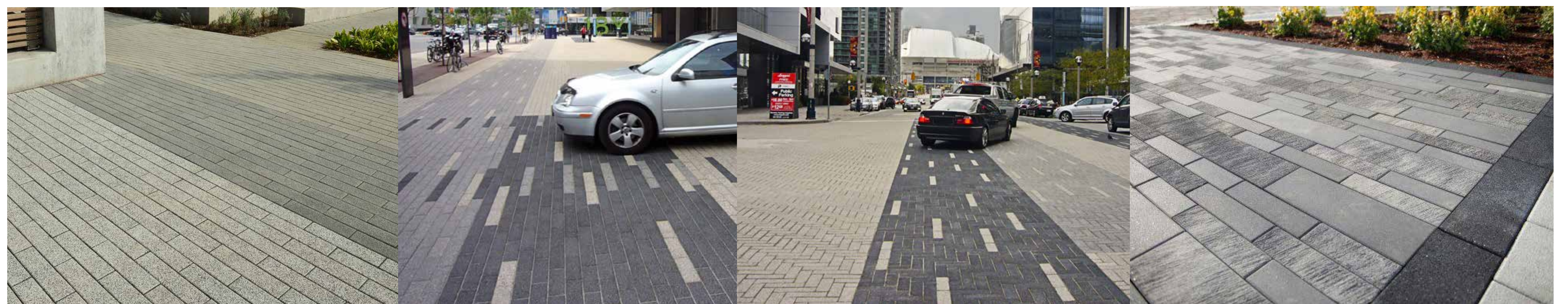
The Austin Bench  
by landscapeforms



The Loop Bike Rack  
by landscapeforms



6' Board Fence



Color Variation - Large Scale

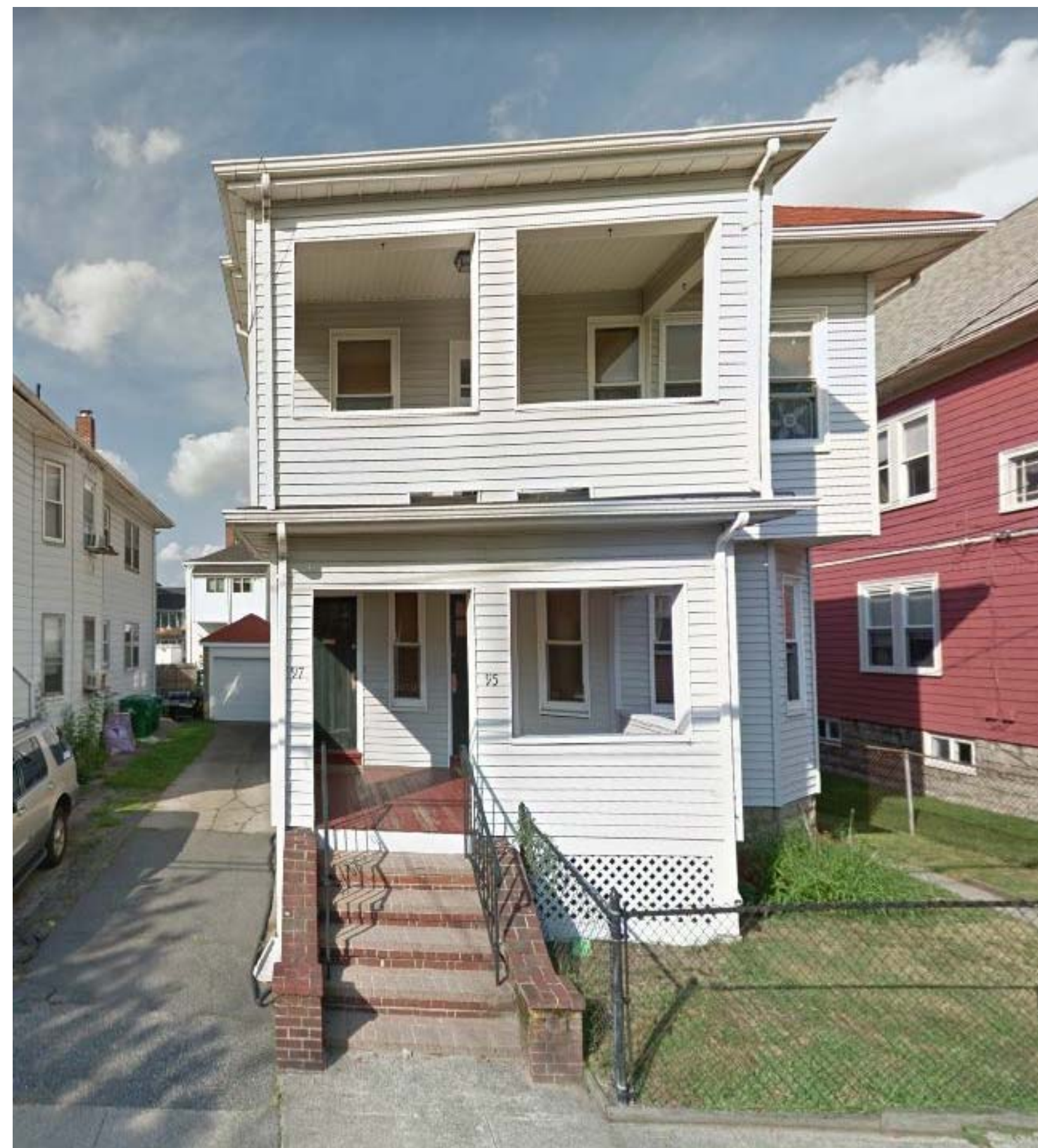
Color Variation - Small Scale

Color & Pattern Variation - Small Scale

Textural Variation

PLANK UNIT PAVERS: 'PROMENADE' BY UNILOCK

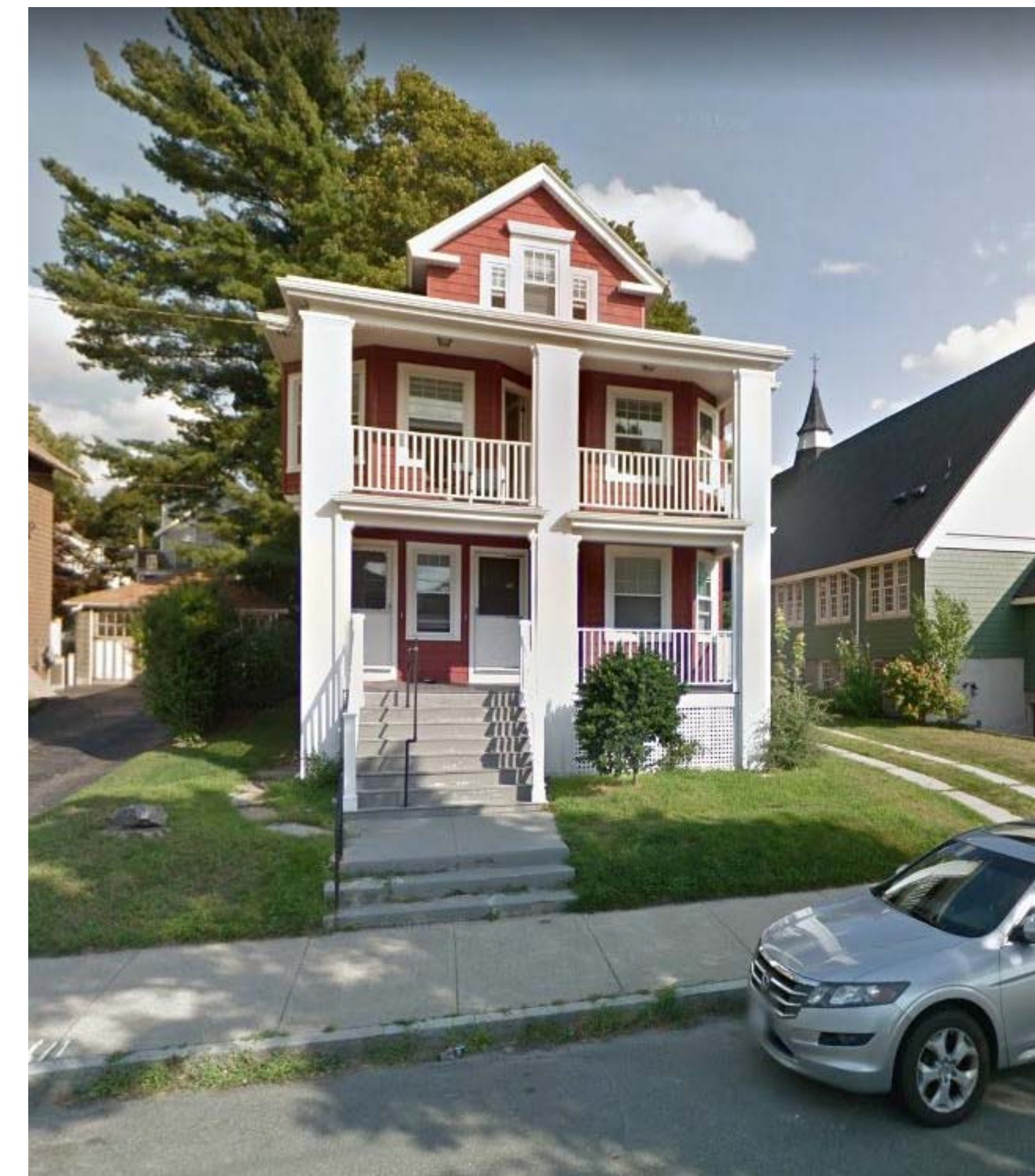




ENCLOSED PORCHES



MATERIAL CHANGES



LARGE COLUMNS



LARGE DECORATIVE CORNICE




SIMILAR COLOR PALETTE AND STYLE (CAMBRIDGE)

PROJECT NAME  
**395 ALEWIFE BROOK**

PROJECT ADDRESS  
 395 ALEWIFE BROOK  
 SOMERVILLE

CLIENT  
**395 ABP LLC**

ARCHITECT



**KHALSA**

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

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REGISTRATION



Project number 16097  
 Date 02/08/18  
 Drawn by Author  
 Checked by Checker  
 Scale

REVISIONS

No.	Description	Date

Neighborhood Images



395 ALEWIFE BROOK



**FOOTNOTES**

18. Four-story Height for Residential Use Allowed in NB Districts: Within the Neighborhood Business District (NB), four (4) stories up to forty-two (42) feet is allowed for buildings where all four (4) stories are residential use or where the first floor is commercial/business use and the top three (3) floors are residential. For buildings which are two (2) or more stories of commercial business use, the maximum height limit shall be three (3) stories and forty (40) feet.

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.

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.

**ZONING DIMENSIONAL TABLE:**

	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	NB			
USE	VARIABLES	COMMERCIAL	RESIDENTIAL	COMPLIES
MIN LOT SIZE	NA	19,522 SF	19,522 SF	COMPLIES
MIN LOT PER DWELLING	1000	N/A	848	SP REQUIRED
MAX GROUND COVERAGE	80%	10%	27%	COMPLIES
LANDSCAPE AREA	10%	1%	20%	COMPLIES
MAX FLOOR AREA RATIO (FAR)	2.0 FAR	.10	1.77 (34,589 SF)	COMPLIES
MAX BUILDING HEIGHT	42'-0" FEET / 4 STORIES	+/- 15'-0"	42'-0" / 4 STORIES	COMPLIES
MIN YARD FRONT SIDE REAR	N/A 15'-0" / 15'-0" (ABUTTING RA) 10'-0" + 2 feet for each story above the ground floor (ABUTTING RA)	N/A	3 ft 15.0 ft (L) 23.98 ft (R) 16.2 ft	COMPLIES
PERVIOUS AREA, MIN % OF LOT	NONE	N/A	15%	COMPLIES
PARKING REQUIREMENTS	1.0 SPACE / UNIT + 1 VISITOR SPACE / 10 UNITS [1 SP x 23 UNITS = 25 SPACES]	N/A	35 SPACES TOTAL 30 RES + 5 VISITOR	COMPLIES
BIKE PARKING	N/A	N/A	12 BIKE SPACES	COMPLIES



1 Site Plan  
3/32" = 1'-0"

PROJECT NAME  
**395 ALEWIFE BROOK**

PROJECT ADDRESS  
395 ALEWIFE BROOK  
SOMERVILLE

CLIENT  
**395 ABP LLC**



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

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Drawn by AB  
Checked by KDI  
Scale 3/32" = 1'-0"

REVISIONS

No.	Description	Date

**SITE PLAN**

**A-020**

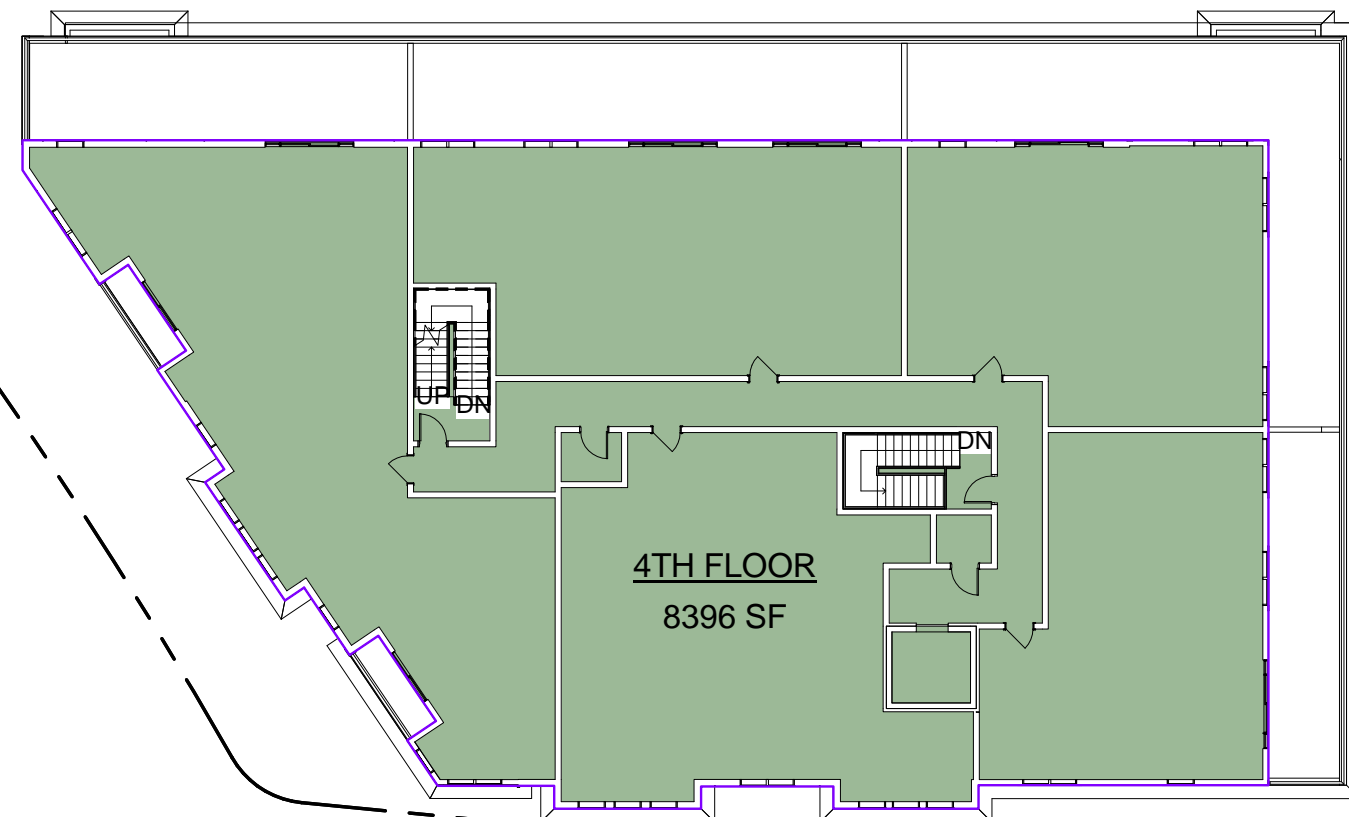
395 ALEWIFE BROOK



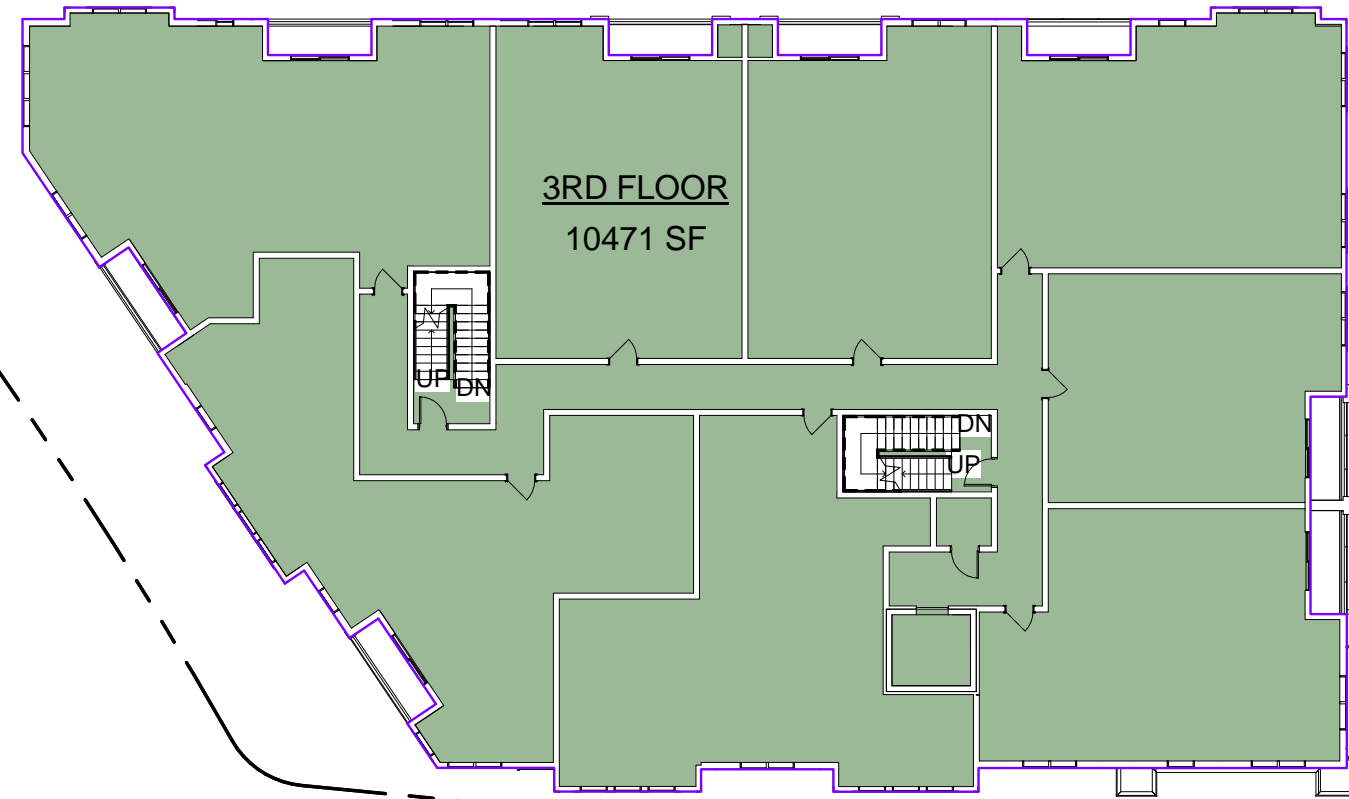
# GROSS BUILDING AREA PLANS

Area Schedule (Gross Building)		
Level	Name	Area
Level 1	1ST FLOOR	5252 SF
Level 2	2ND FLOOR	10471 SF
Level 3	3RD FLOOR	10471 SF
Level 4	4TH FLOOR	8396 SF
		34589 SF

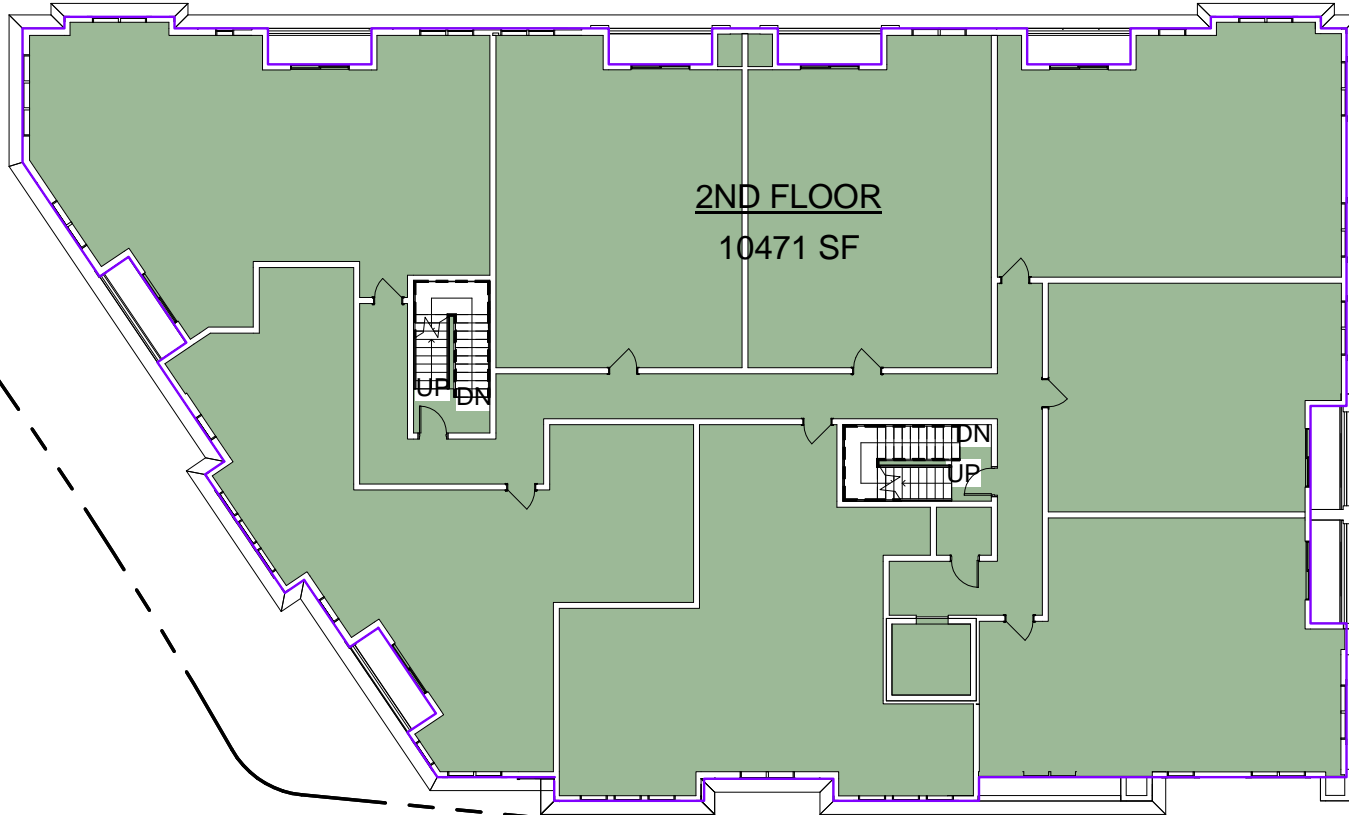
8 Level 4  
3/64" = 1'-0"



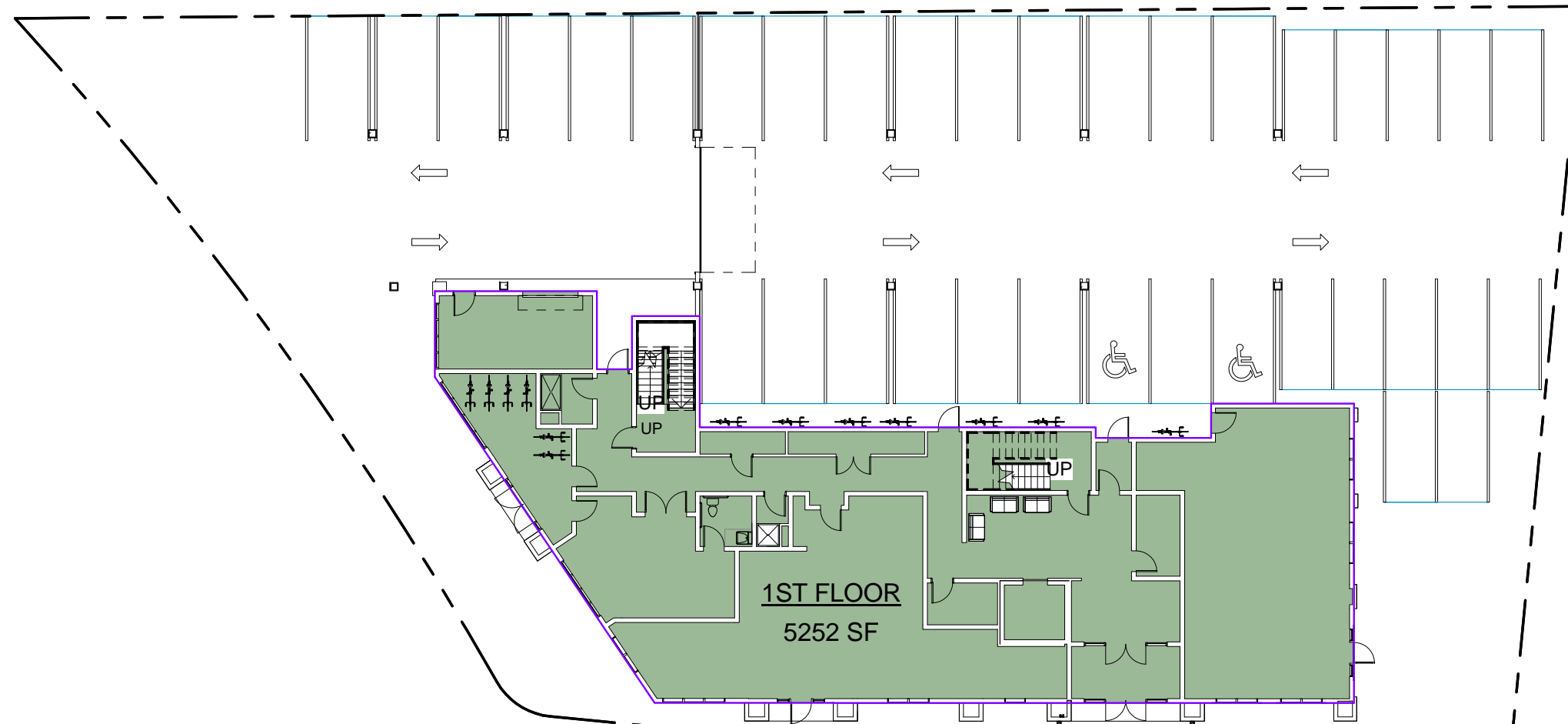
7 Level 3  
3/64" = 1'-0"



6 Level 2  
3/64" = 1'-0"



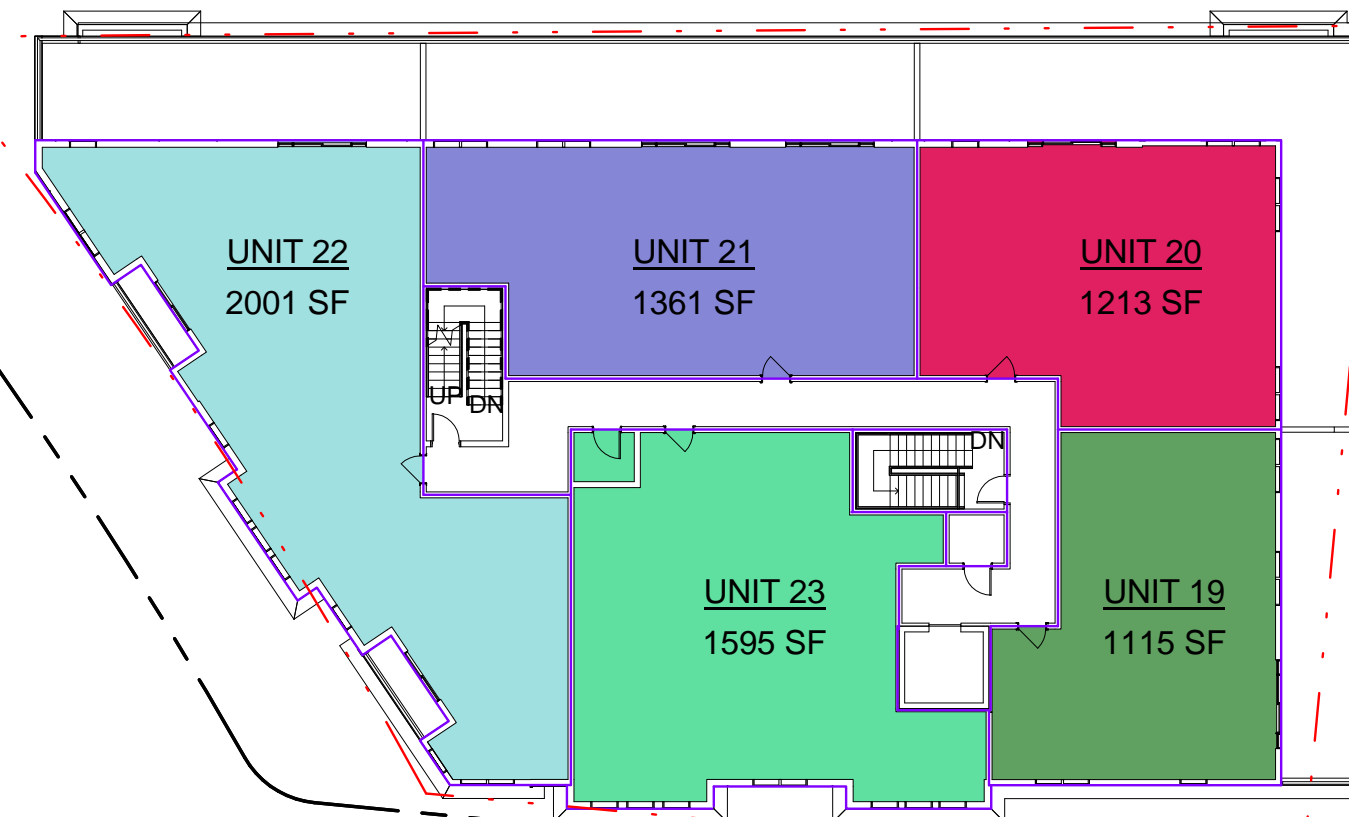
5 Level 1  
3/64" = 1'-0"



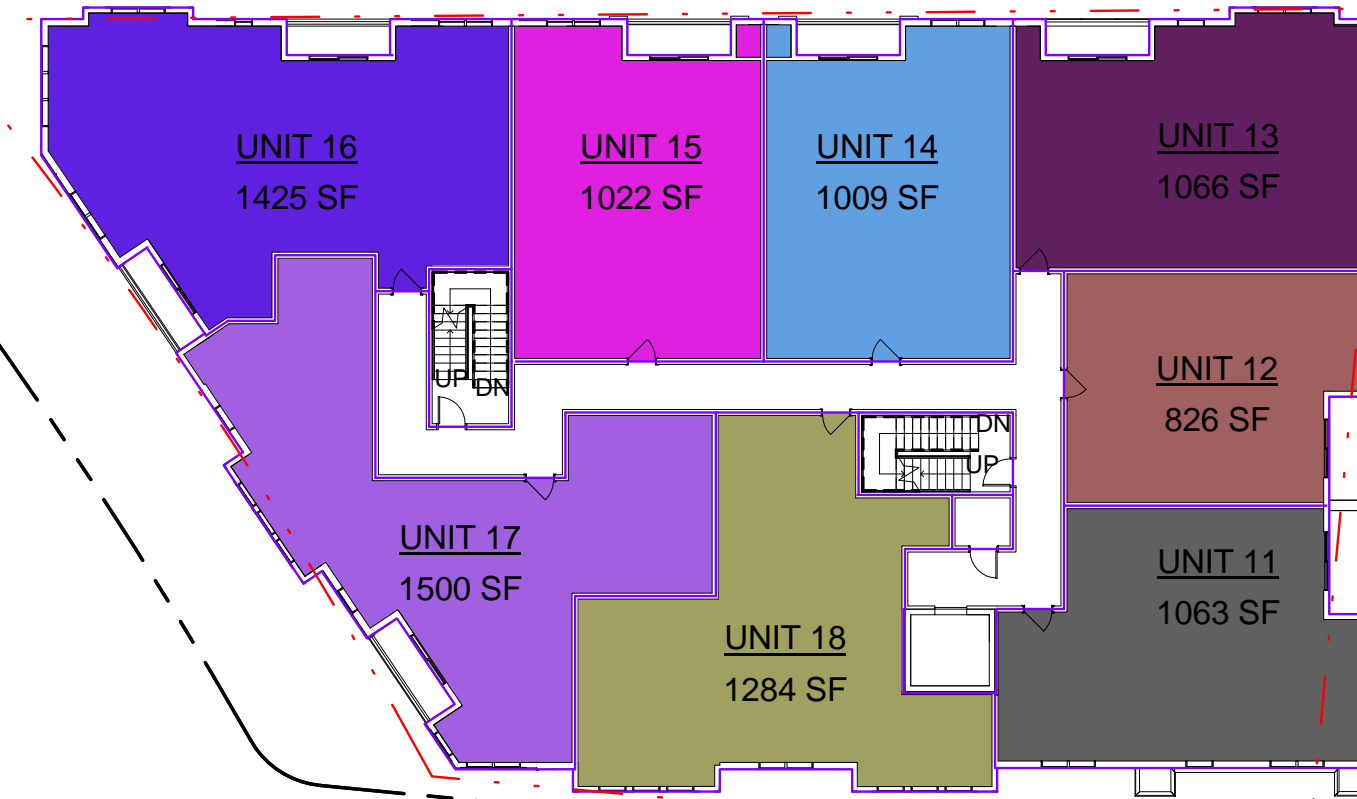
# RENTABLE BUILDING AREA PLANS

AREA SCHEDULE (RENTABLE)	
Name	Area
Not Placed	
Area	0 SF
Level 1	
Area	2006 SF
COMMUNITY	417 SF
DOG	230 SF
TRASH	235 SF
UNIT 1	1102 SF
UNIT 2	1141 SF
Level 2	
UNIT 3	1062 SF
UNIT 4	826 SF
UNIT 5	1066 SF
UNIT 6	1009 SF
UNIT 7	1018 SF
UNIT 8	1425 SF
UNIT 9	1495 SF
UNIT 10	1284 SF
Level 3	
UNIT 11	1063 SF
UNIT 12	826 SF
UNIT 13	1066 SF
UNIT 14	1009 SF
UNIT 15	1022 SF
UNIT 16	1425 SF
UNIT 17	1500 SF
UNIT 18	1284 SF
Level 4	
UNIT 19	1115 SF
UNIT 20	1213 SF
UNIT 21	1361 SF
UNIT 22	2001 SF
UNIT 23	1595 SF
7285 SF	
30795 SF	

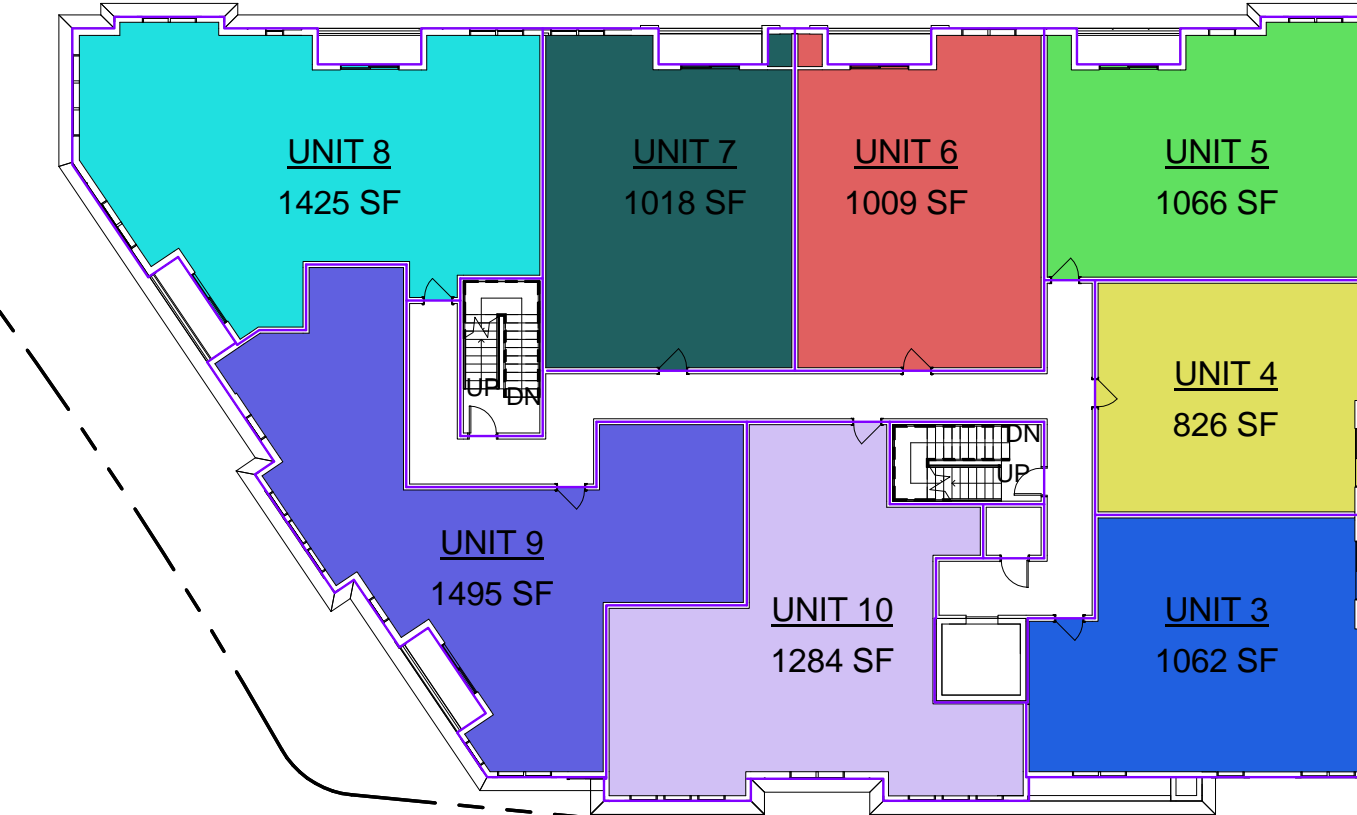
4 Level 4  
3/64" = 1'-0"



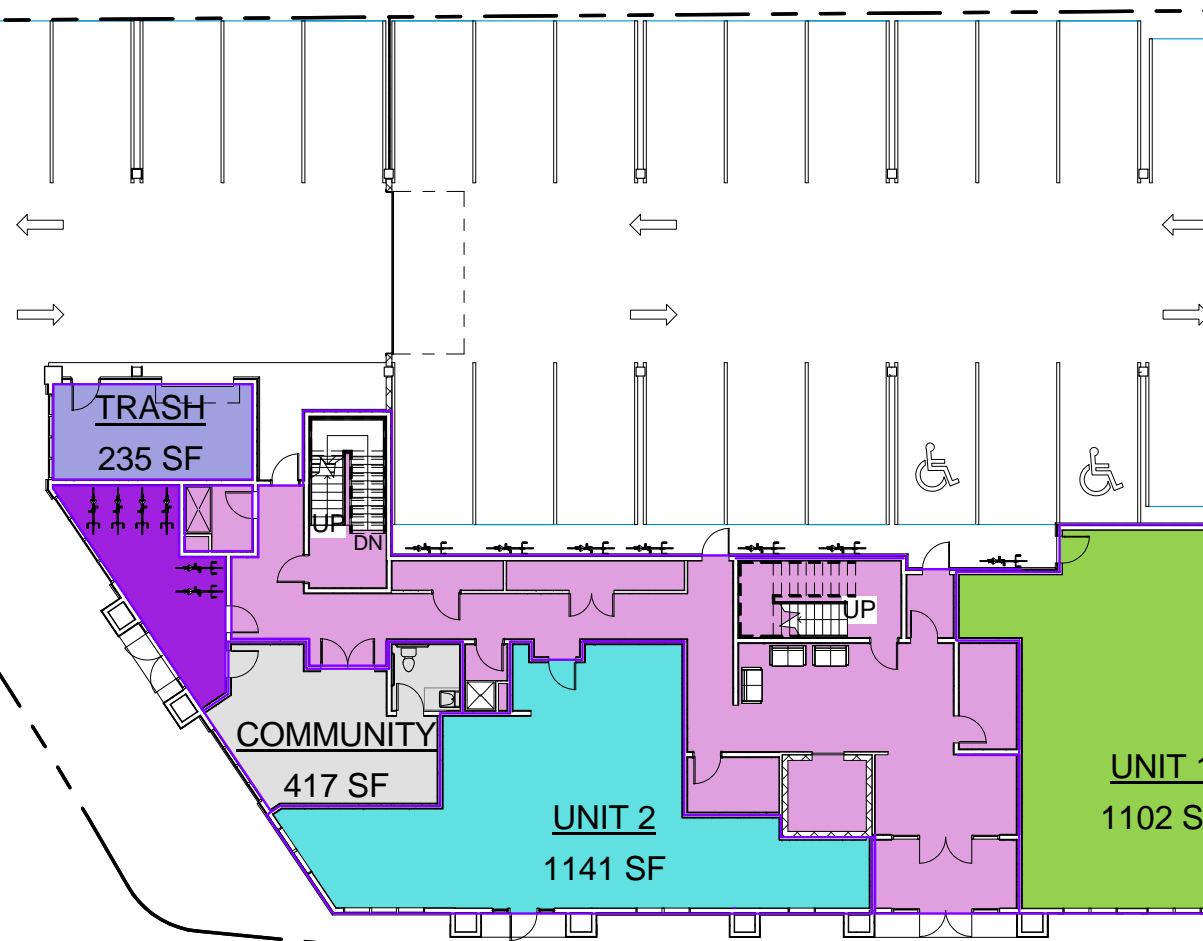
3 Level 3  
3/64" = 1'-0"



2 Level 2  
3/64" = 1'-0"



1 Level 1  
3/64" = 1'-0"



PROJECT NAME  
**395 ALEWIFE BROOK**

PROJECT ADDRESS  
**395 ALEWIFE BROOK SOMERVILLE**

CLIENT  
**395 ABP LLC**



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143

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

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REVISIONS

No.	Description	Date

AREA PLANS

**A-021**

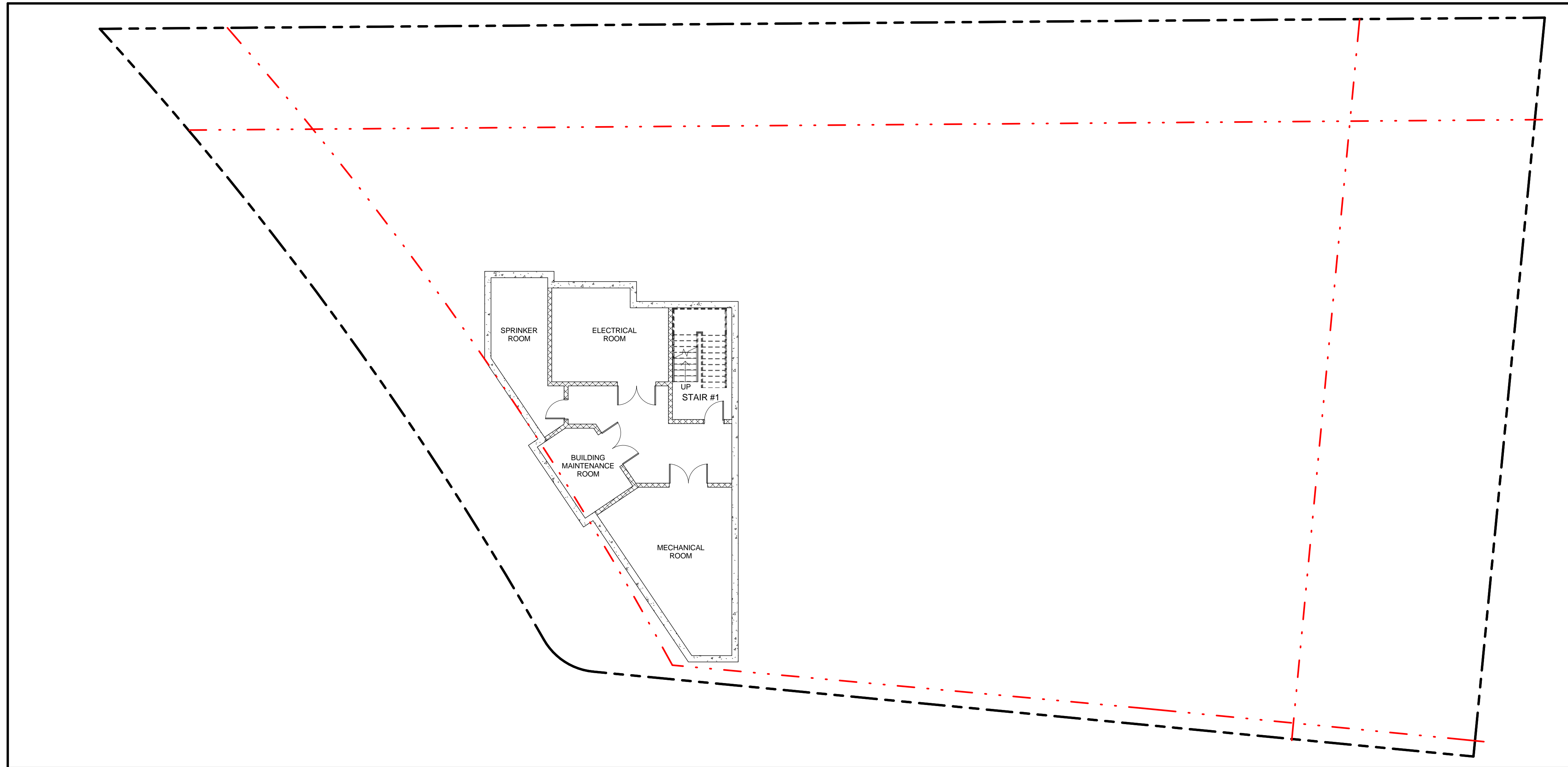
395 ALEWIFE BROOK



AREA SCHEDULE (1ST FLOOR)	
Name	Area
Area	55 SF
Area	1952 SF
COMMUNITY	417 SF
DOG	230 SF
TRASH	235 SF
UNIT 1	1102 SF
UNIT 2	1141 SF
	5131 SF



1 Level 1  
3/32" = 1'-0"



2 Basement  
3/32" = 1'-0"

**PROJECT NAME**  
**395 ALEWIFE BROOK**

**PROJECT ADDRESS**  
 395 ALEWIFE BROOK  
 SOMERVILLE

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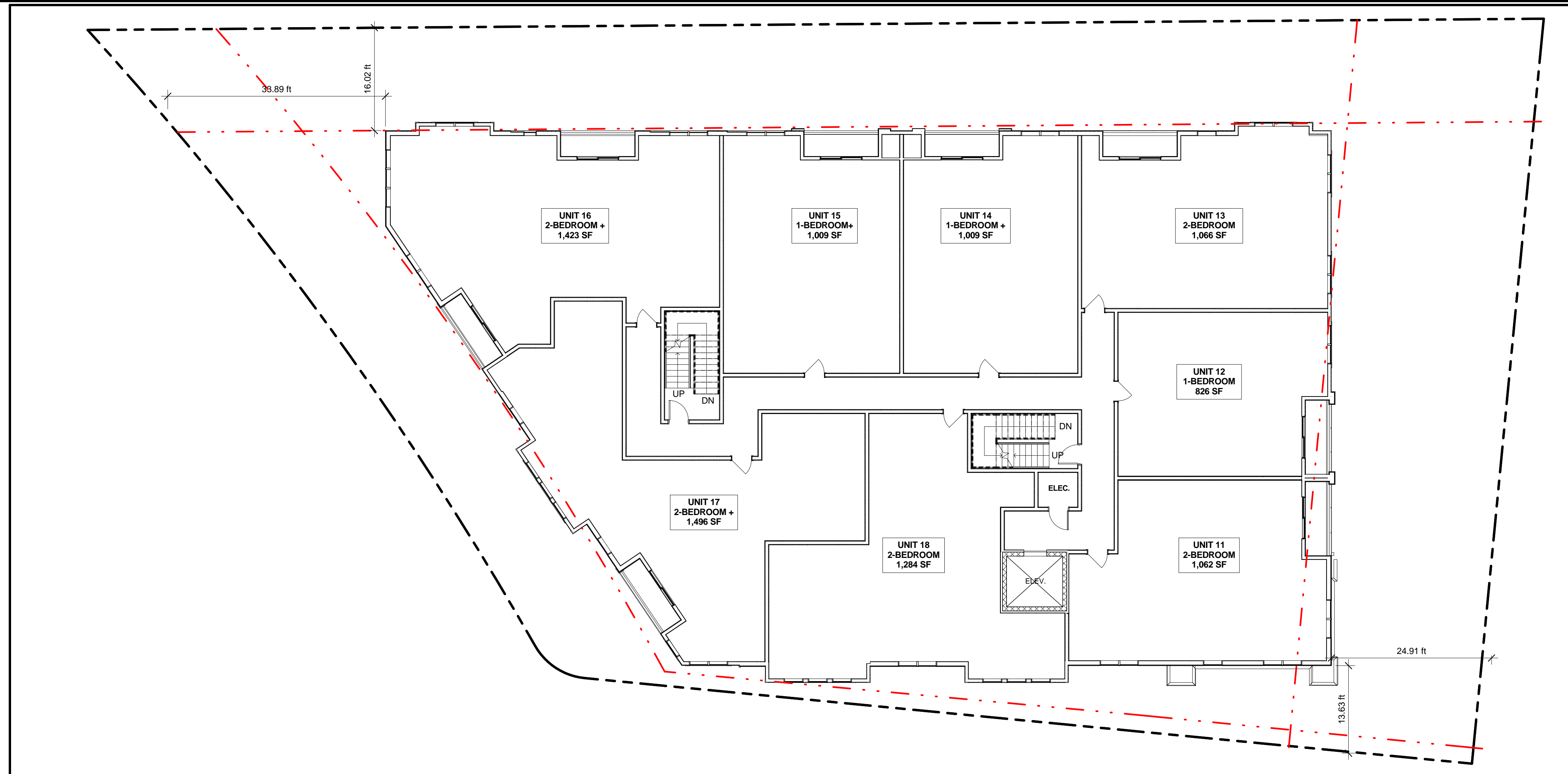
REVISIONS		
No.	Description	Date

**BASEMENT &  
 GROUND FLOOR  
 PLANS**

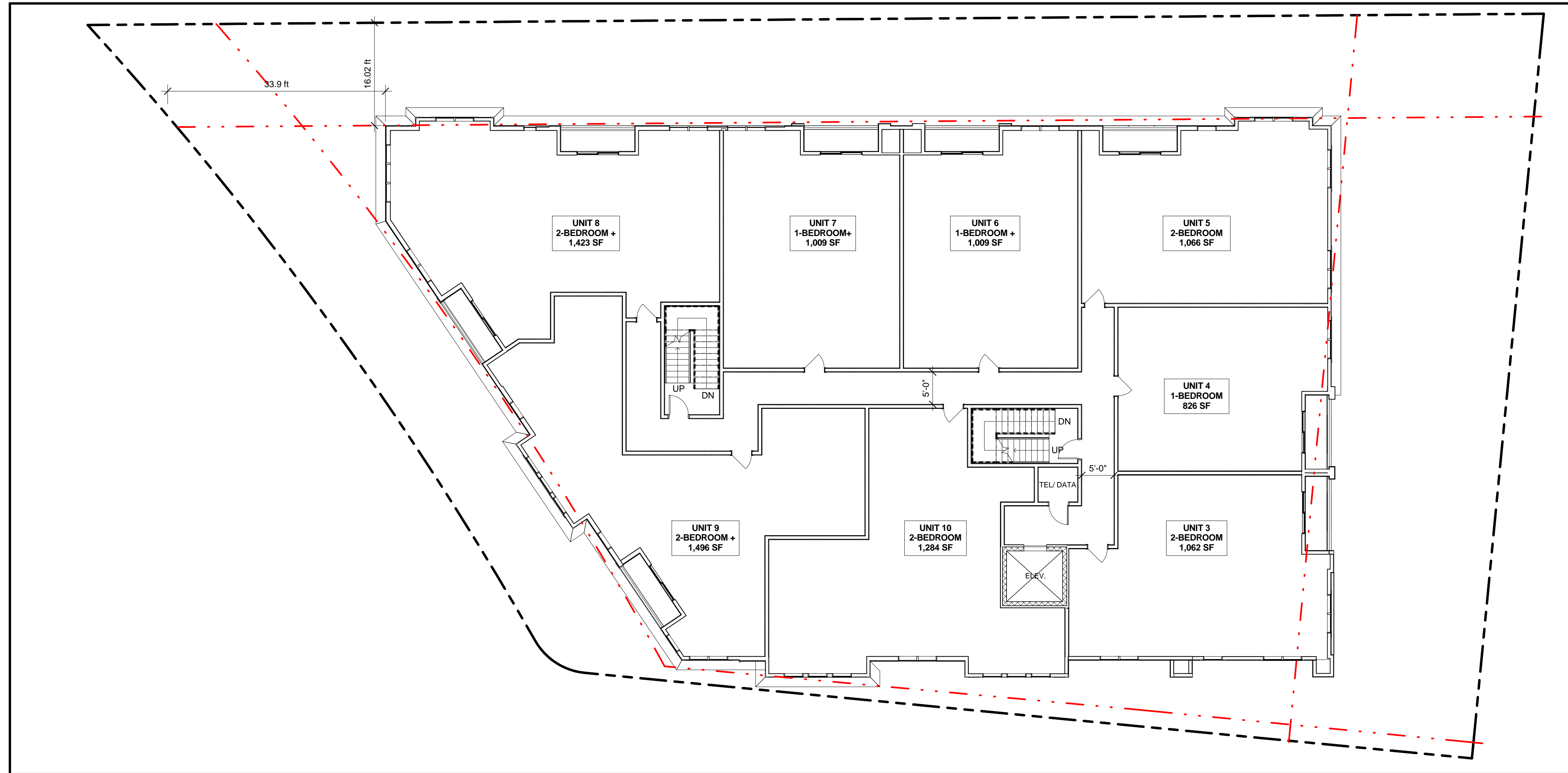
**A-101**

395 ALEWIFE BROOK





2 Level 3  
3/32" = 1'-0"



1 Level 2  
3/32" = 1'-0"

PROJECT NAME  
**395 ALEWIFE BROOK**

PROJECT ADDRESS  
395 ALEWIFE BROOK  
SOMERVILLE

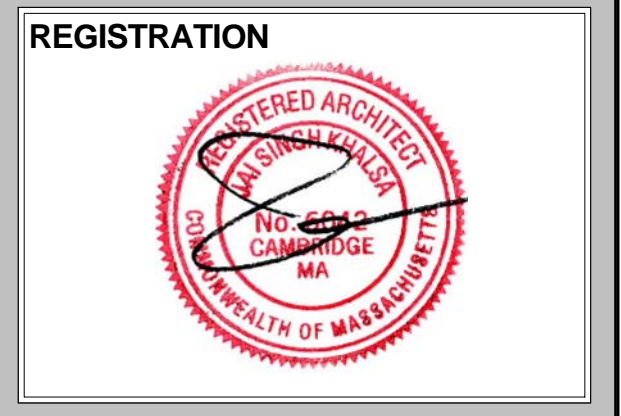
CLIENT  
**395 ABP LLC**

ARCHITECT

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

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Project number 16097  
Date 02/08/18  
Drawn by AB  
Checked by KDI  
Scale 3/32" = 1'-0"

REVISIONS

No.	Description	Date

2nd & 3rd FLOOR  
PLANS

**A-102**  
395 ALEWIFE BROOK



PROJECT NAME  
**395 ALEWIFE BROOK**

PROJECT ADDRESS  
 395 ALEWIFE BROOK  
 SOMERVILLE

CLIENT  
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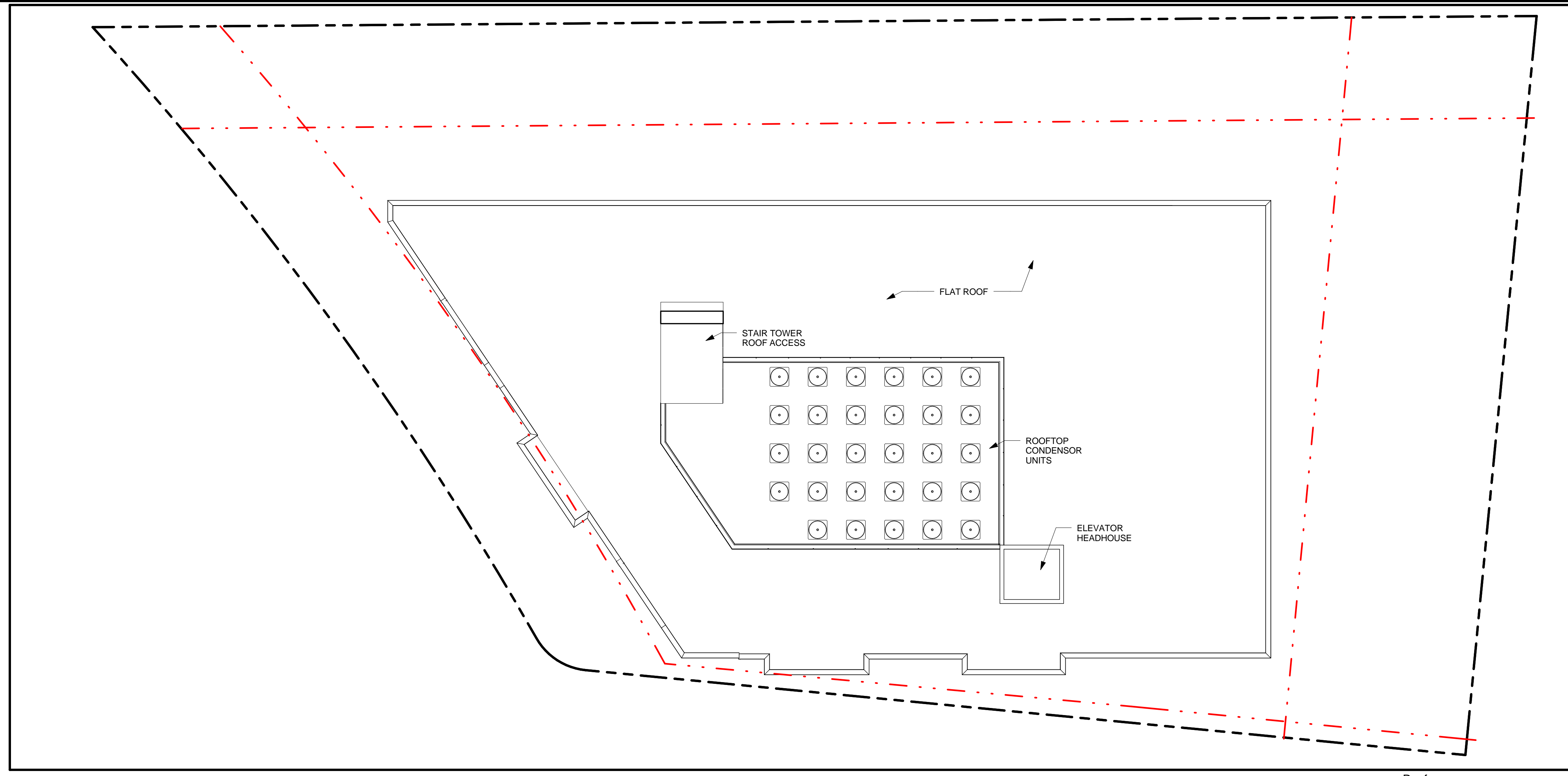
Project number 16097  
 Date 02/08/18  
 Drawn by AB  
 Checked by KDI  
 Scale 3/32" = 1'-0"

REVISIONS

No.	Description	Date

4th & ROOF PLAN

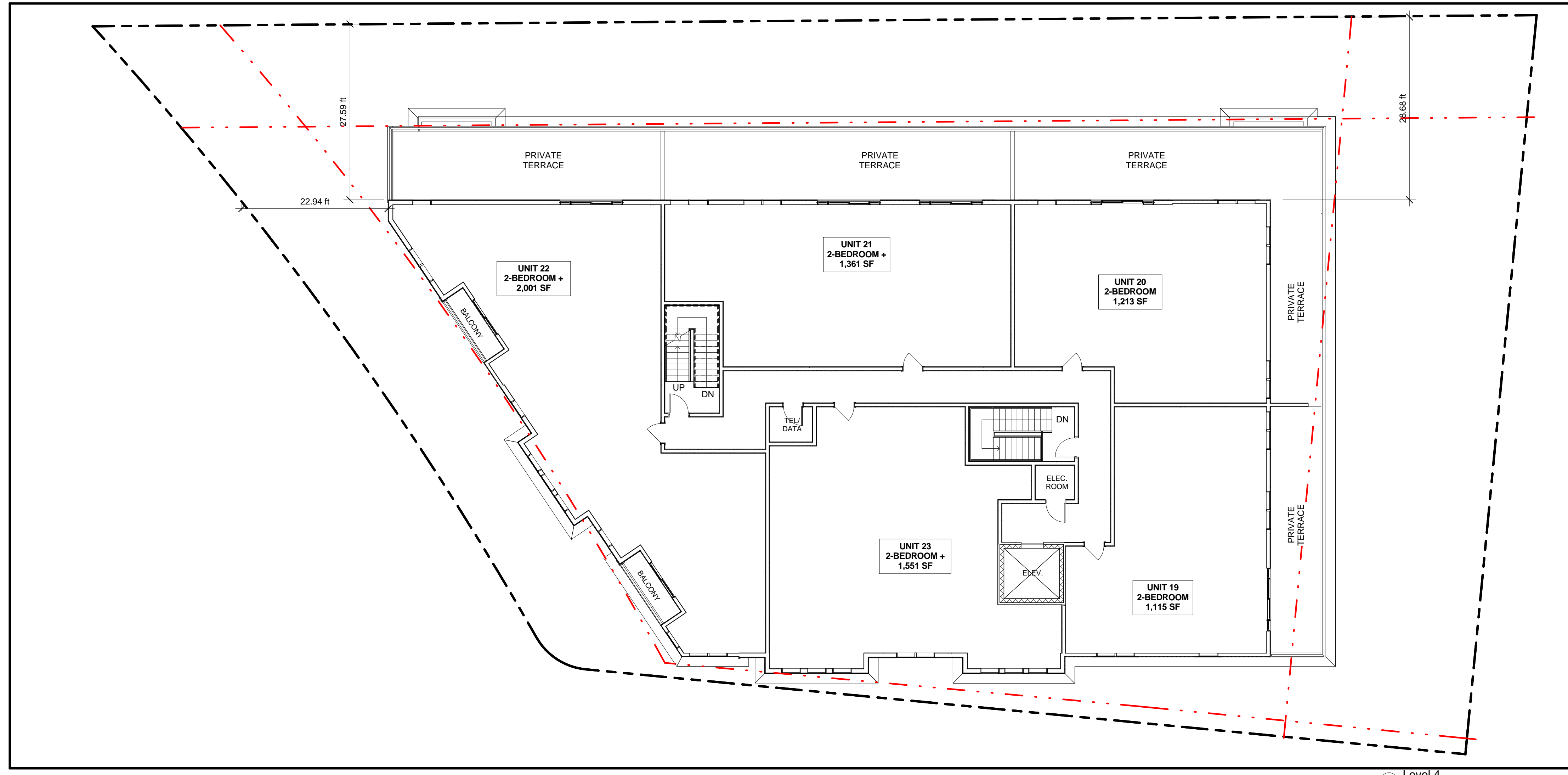
**A-103**  
 395 ALEWIFE BROOK



2 Roof  
 3/32" = 1'-0"

AREA SCHEDULE (4TH FLOOR)


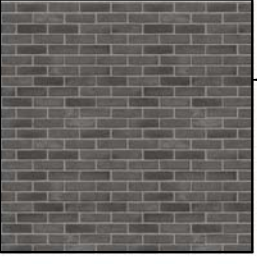
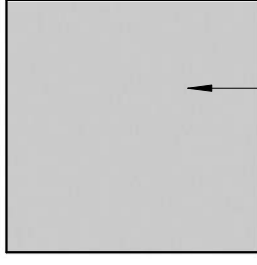
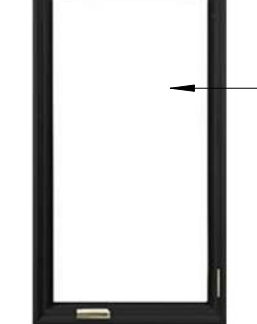



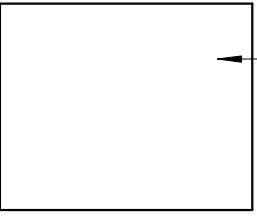
Name	Area
UNIT 19	1115 SF
UNIT 20	1213 SF
UNIT 21	1361 SF
UNIT 22	2001 SF
UNIT 23	1595 SF
7285 SF	



1 Level 4  
 3/32" = 1'-0"



# EXTERIOR MATERIALS

	CEMENTITIOUS PANEL WITH REVEALS (IRON GRAY)		FELDKHAUS 700 THIN BRICK
	CEMENTITIOUS PANEL WITH REVEALS (ARCTIC WHITE)		CASEMENT WINDOWS (BLACK FRAMES)
	SMOOTH LAP CEDAR CLAPBOARDS (SEALED)		METAL RAILINGS (HORIZONTAL RAILS W/ POWDER COAT FINISH)
	SMOOTH CEMENTITIOUS CLAPBOARDS (EVENING BLUE)		PVC TRIM & PANEL (WHITE)



② Elevation - Corner of Alewife & Gordon St.  
3/32" = 1'-0"



⑤ Elevation - Alewife Brook Pkwy  
3/32" = 1'-0"



① Elevation - Gordon St  
3/32" = 1'-0"



④ Elevation - Right Side  
3/32" = 1'-0"



③ Elevation - Rear  
3/32" = 1'-0"

PROJECT NAME  
**395 ALEWIFE BROOK**

PROJECT ADDRESS  
395 ALEWIFE BROOK  
SOMERVILLE

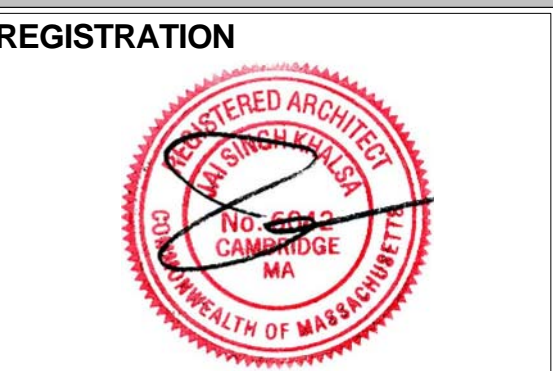
CLIENT  
**395 ABP LLC**



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REVISIONS

No.	Description	Date

**BUILDING ELEVATIONS**

**A-300**

395 ALEWIFE BROOK





① 3D View 2




② 3D View 3

PROJECT NAME  
**395 ALEWIFE BROOK**

PROJECT ADDRESS  
 395 ALEWIFE BROOK  
 SOMERVILLE

CLIENT  
**395 ABP LLC**

ARCHITECT



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 Date 02/08/18  
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 Scale

REVISIONS

No.	Description	Date

PERSPECTIVES

**V-1**

395 ALEWIFE BROOK





① Rear



② Entry

PROJECT NAME  
**395 ALEWIFE BROOK**

PROJECT ADDRESS  
 395 ALEWIFE BROOK  
 SOMERVILLE

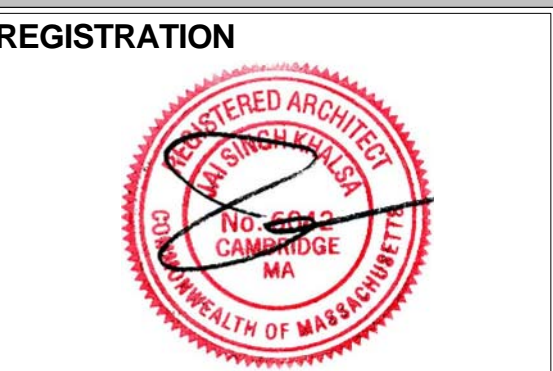
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ARCHITECT

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 Scale

REVISIONS

No.	Description	Date

PERSPECTIVES

**V-2**

395 ALEWIFE BROOK





PROJECT NAME  
**395 ALEWIFE BROOK**

PROJECT ADDRESS  
 395 ALEWIFE BROOK  
 SOMERVILLE

CLIENT  
**395 ABP LLC**

ARCHITECT

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 Date 02/08/18  
 Drawn by AB  
 Checked by JSK  
 Scale

REVISIONS

No.	Description	Date

RENDERING

**V-3**

395 ALEWIFE BROOK

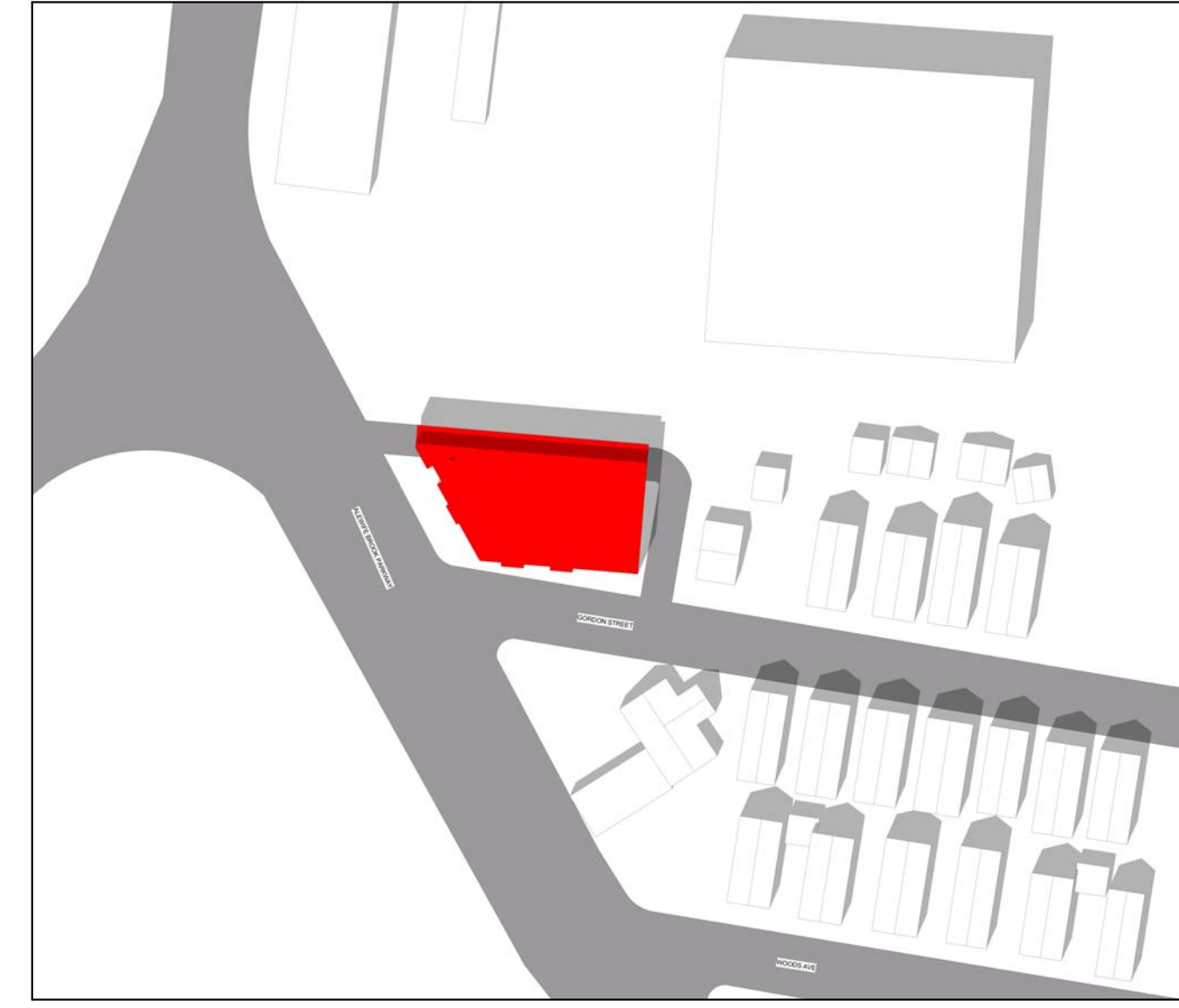
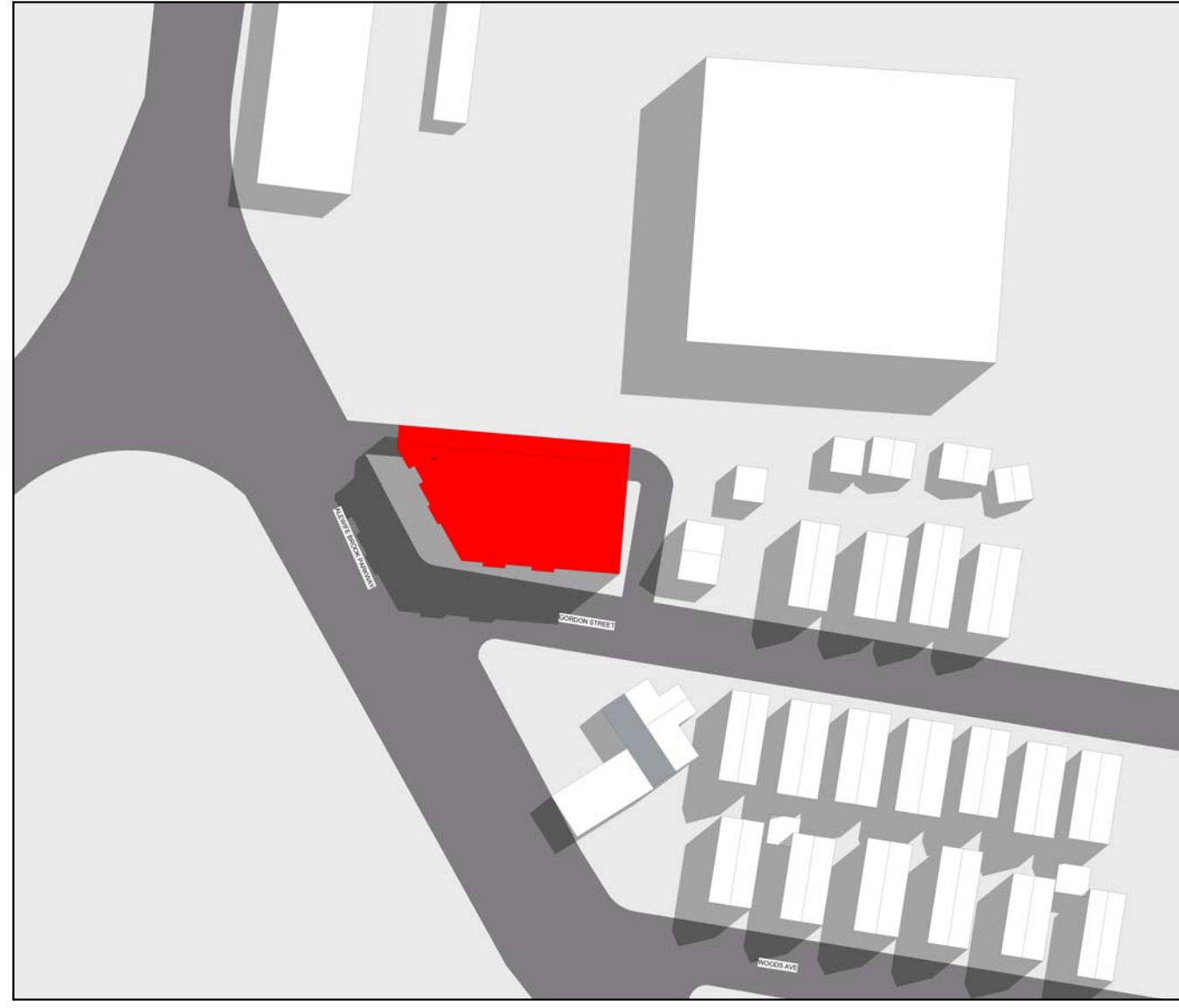


# MORNING (9-10 AM)

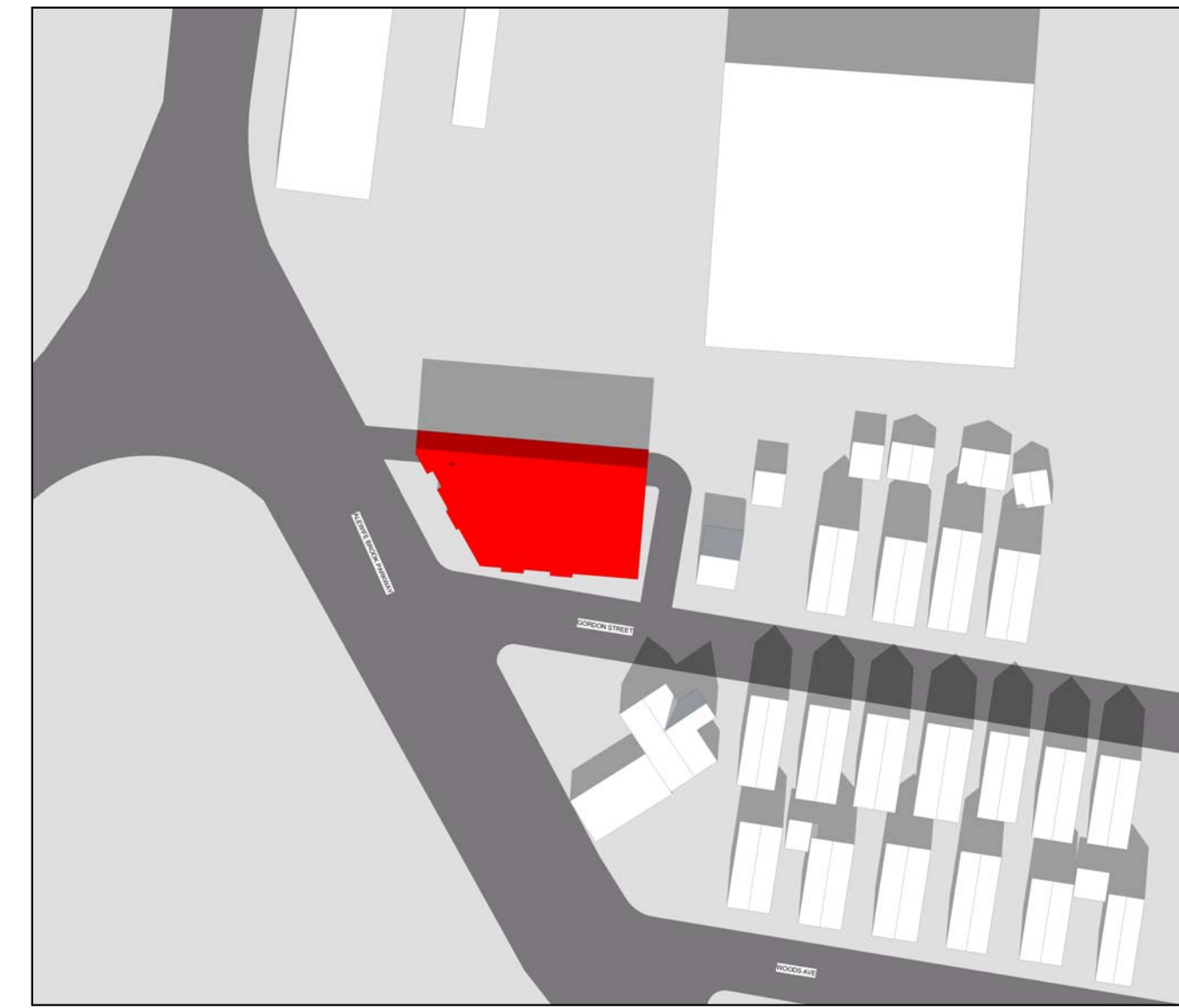
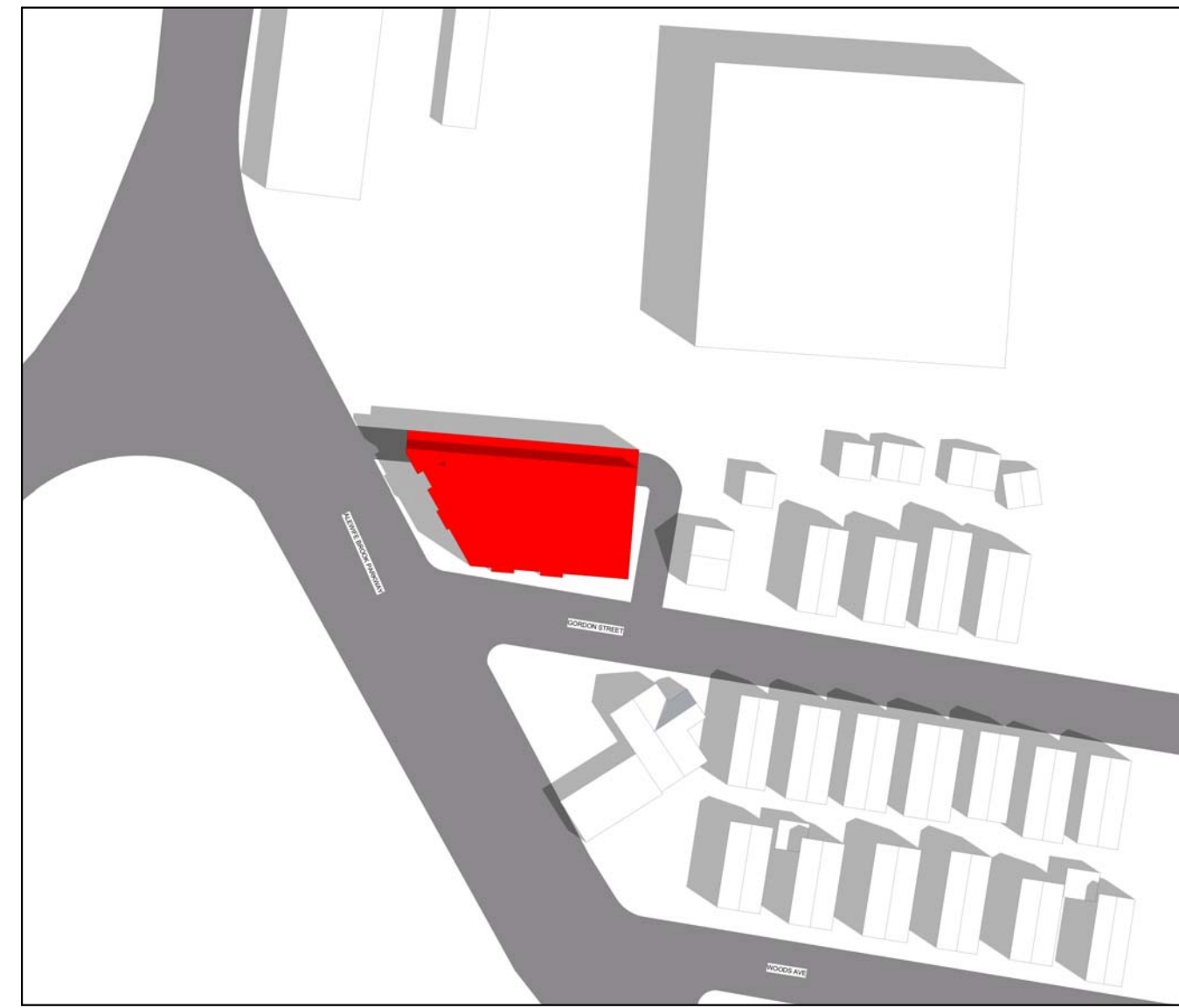
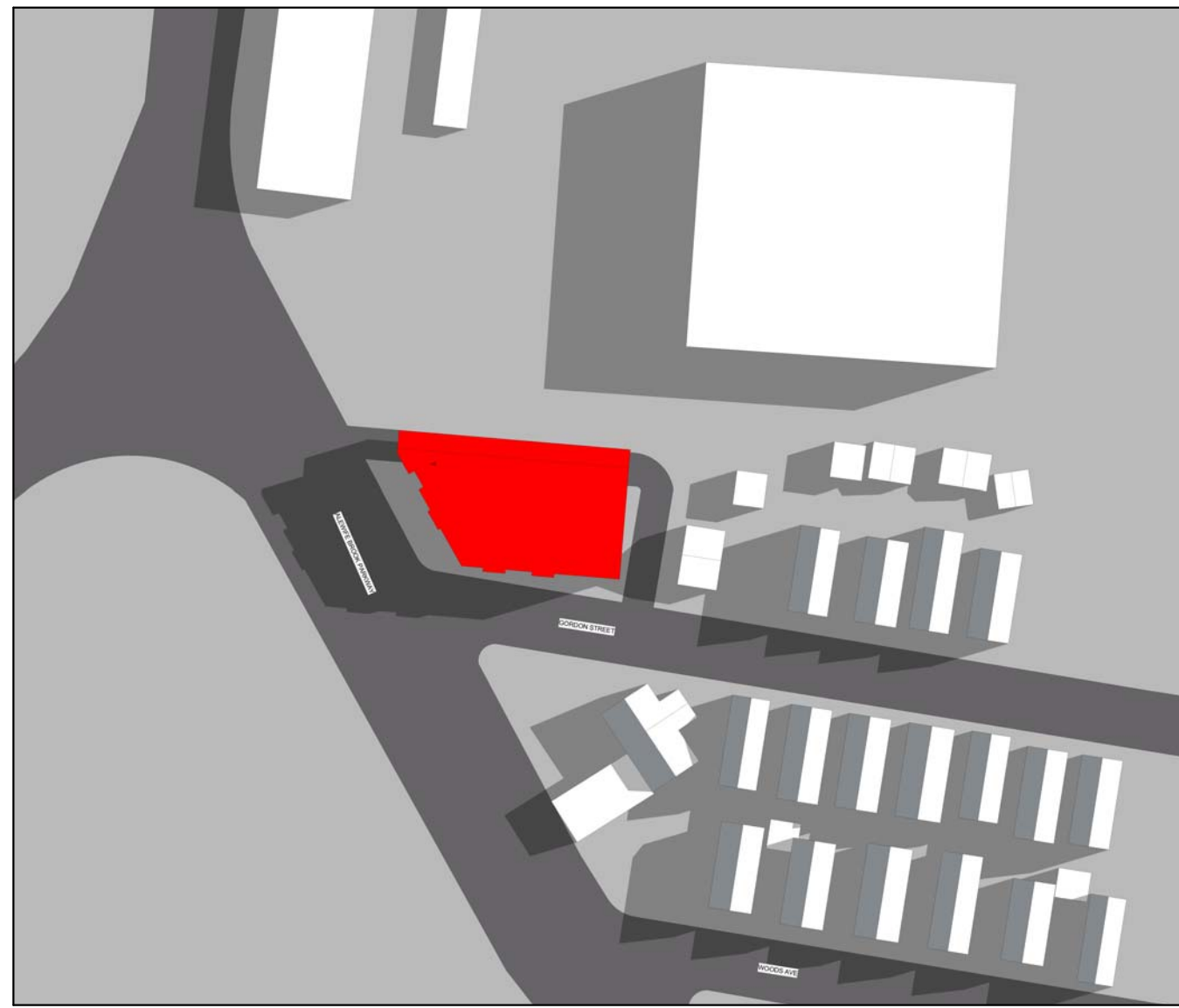
# NOON (12 AM-1 PM)

# AFTERNOON (3-4 PM)

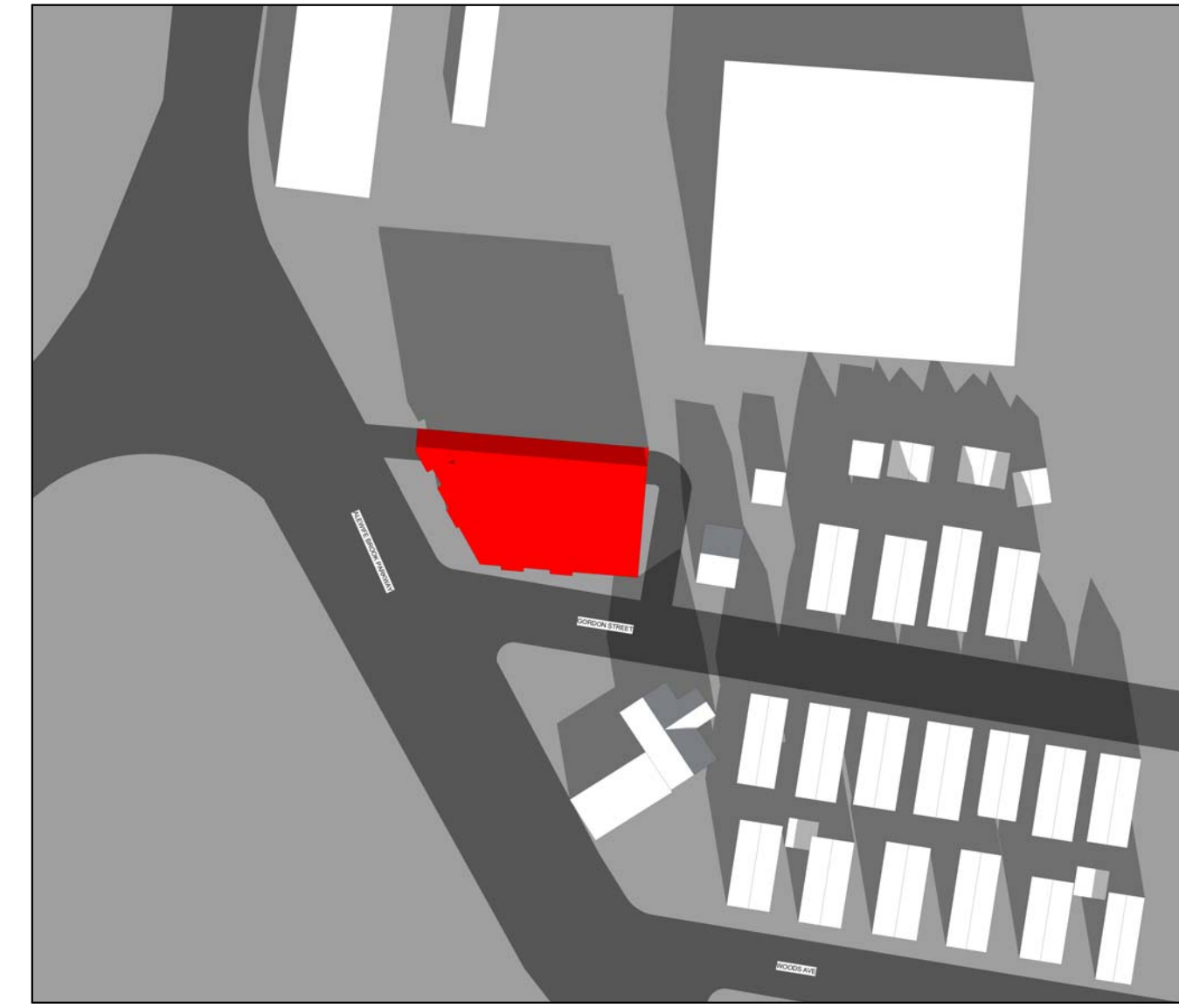
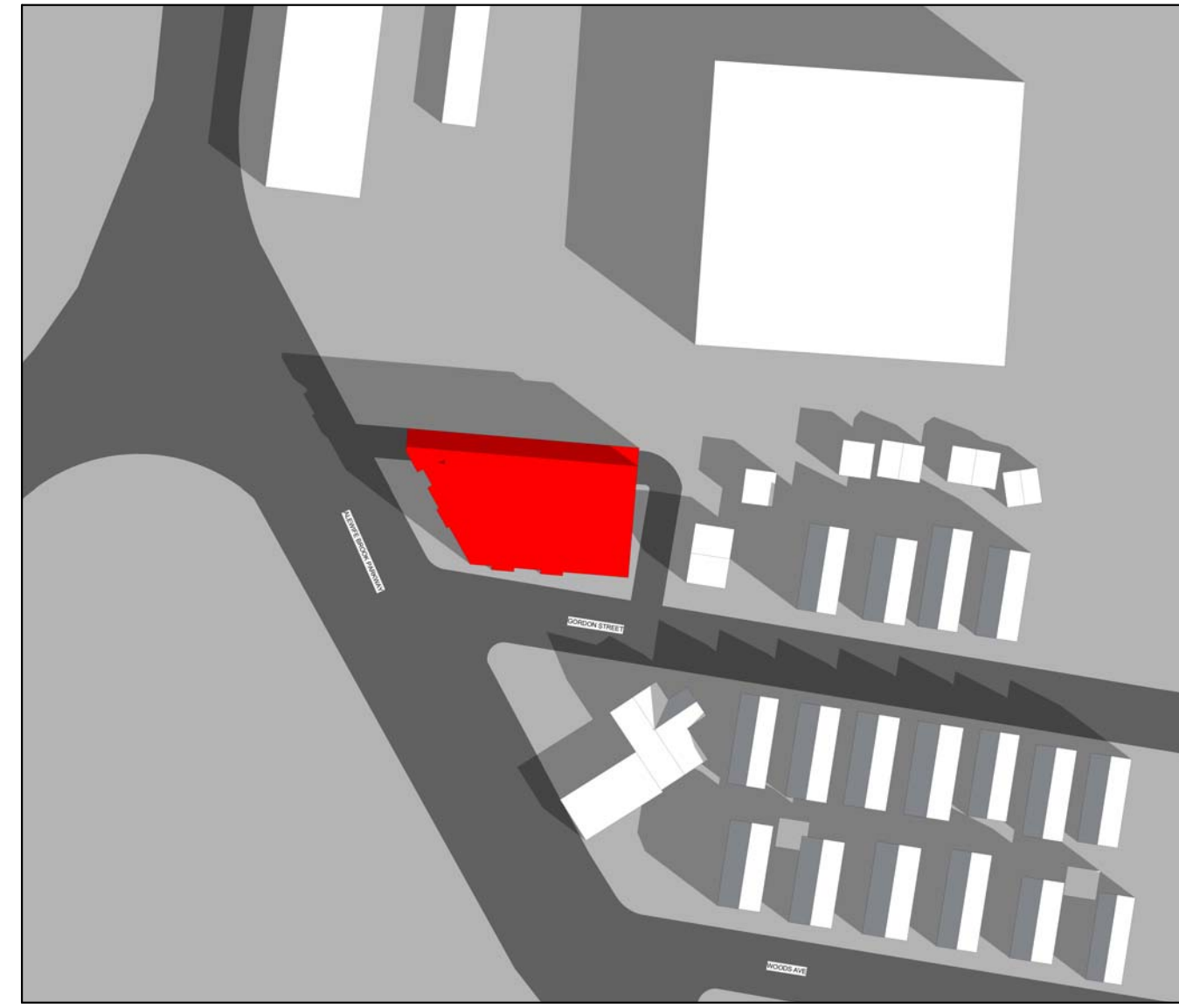
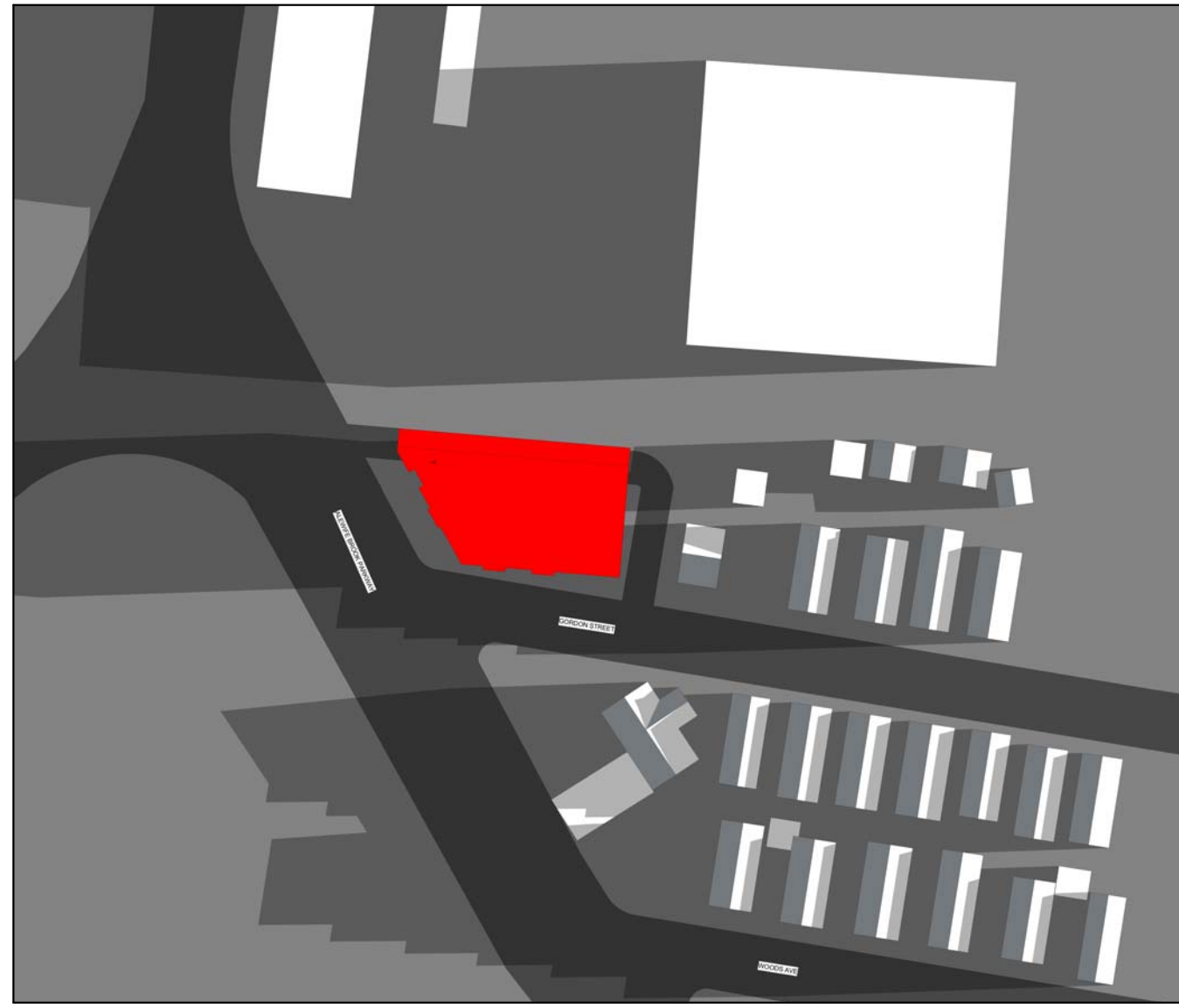
SUMMER SOLSTICE



FALL / SPRING EQUINOX




WINTER SOLSTICE



PROJECT NAME  
**395 ALEWIFE RESIDENCES**

PROJECT ADDRESS  
395 ALEWIFE BROOK PARKWAY

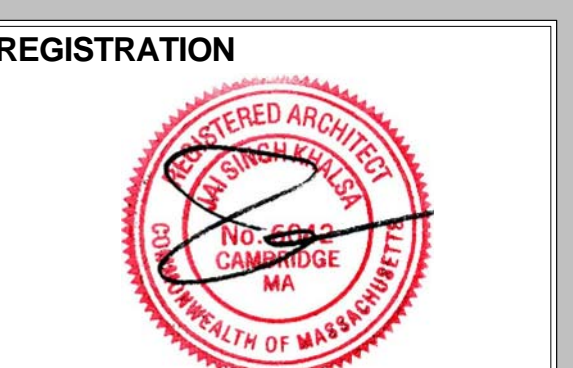
CLIENT  
**395 ABP LLC**

ARCHITECT  
**DESIGN**  
  
**KHALSA**

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Project number 16097  
Date 04-05-2018  
Drawn by WC  
Checked by JSK  
Scale 12" = 1'-0"

REVISIONS

No.	Description	Date

SHADOW STUDY

**SHD**

395 ALEWIFE RESIDENCES