Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-000	COVER SHEET	2/19/19
1-Civil		
C-001	EXISTING CONDITIONS SITE PLAN	2/19/19
C-002	CIVIL PLAN	2/19/19
C-003	DETAILS	2/19/19
C-004	DEMOLITION & EROSION CONTROL PLAN	2/19/19
2-Landscape		
L-1	LANDSCAPE PLAN	2/19/19
3-Architectural		
A-020	ARCHITECTURAL SITE PLAN	2/19/19
A-021	FAR CALCULATIONS	2/19/19
A-101	PROPOSED FLOOR PLANS	2/19/19
A-300	PROPOSED ELEVATIONS	2/19/19
A-400	BUILDING SECTIONS	2/19/19
A-401	BUILDING SECTIONS	2/19/19
A-402	LONGITUDINAL SECTION	2/19/19
EX-100	EXISTING PLANS	2/19/19
EX-101	EXISTING ELEVATIONS	2/19/19
AV-1	PERSPECTIVE VIEWS	2/19/19
AV-2	NEIGHBORHOOD CONTEXT	2/19/19
AV-3	SHADOW STUDY	2/19/19
AV-4	MATERIAL CALLOUT	2/19/19
AV-5	RENDERINGS	2/19/19
AV-6	RENDERINGS	2/19/19
AV-7	RENDERINGS	2/19/19

LOCUS MAP

PROJECT: 300 SOMERVILLE AVE

PROJECT ADDRESS:
300 SOMERVILLE AVE
SOMERVILLE, MA 02143

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

CLIENT
300 SOMERVILLE AVE, LLC.
ADDRESS:
P.O. BOX 610312
NEWTON, MA 02461

CIVIL
SPRUHAN ENGINEERING
ADDRESS:
80 JEWETT ST.
NEWTON, MA 02458

LANDSCAPE
DE-SIGN2
ADDRESS:
NEWTON, MA 02458

SPECIAL PERMIT SUBMISSION
2/07/19

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT JAMES SCOTT KHALSA No. 6043 CAMBRIDGE MA COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	DM
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

COVER SHEET

A-000

300 SOMERVILLE AVE

\\kg-server\Data\18\18136-elan-300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt

2/19/2019 3:01:44 PM

EXISTING LEGEND

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

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11/8/2018.

2. DEED REFERENCE BOOK 50570 PAGE 53, PLAN REFERENCE BOOK 11616 PAGE 279, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

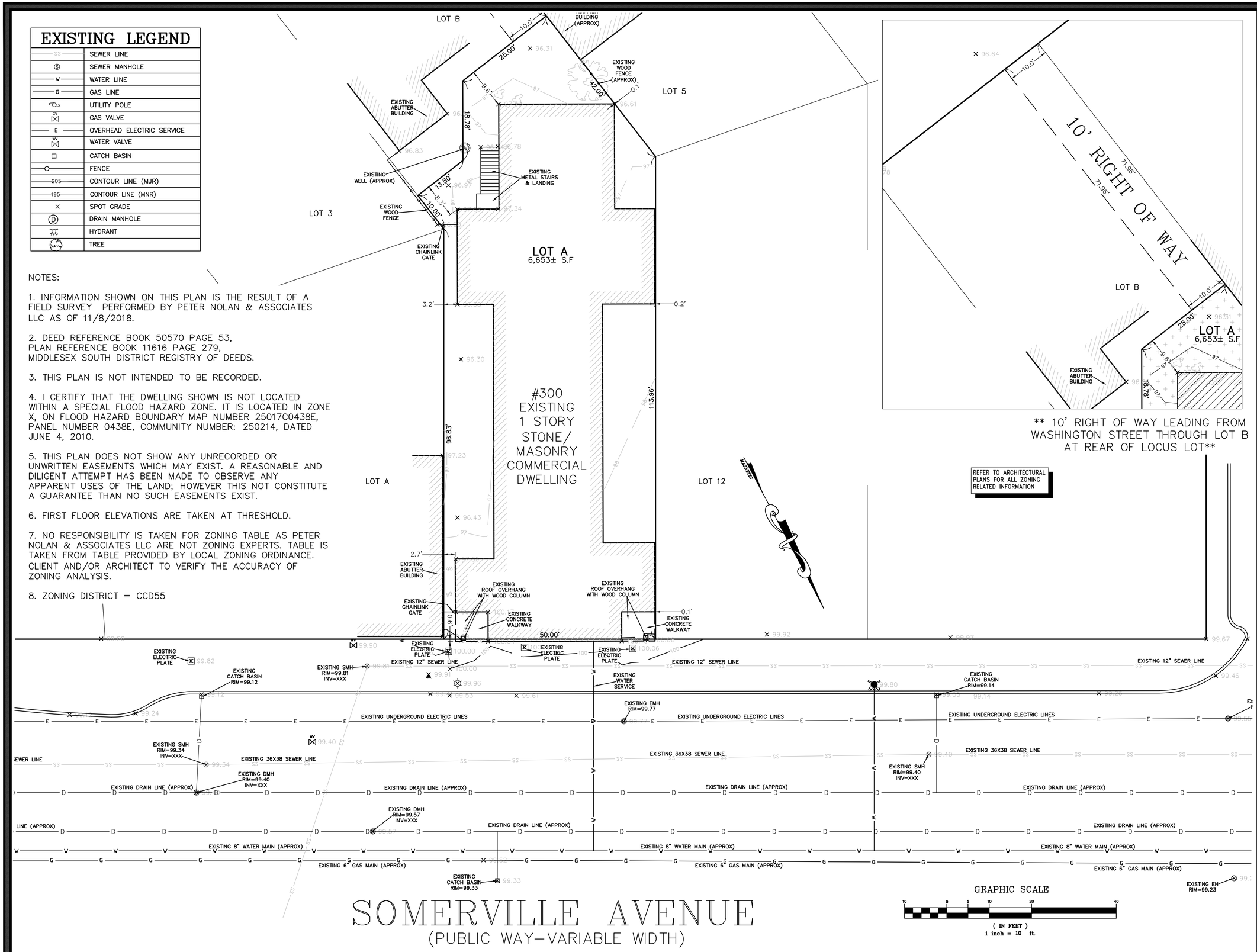
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, PANEL NUMBER 0438E, COMMUNITY NUMBER: 250214, DATED JUNE 4, 2010.

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

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

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

8. ZONING DISTRICT = CCD55



PETER NOLAN & ASSOCIATES, LLC

LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
697 CAMBRIDGE STREET, (SUIT103),
BRIGHTON, MA 02135

Tel:857-891-7478
617-782-1533
Fax:617-2025691

SPRUHAN ENGINEERING, P.C.

80 JEWETT ST, (SUITE 1)
NEWTON, MA 02458

Tel: 617-816-0722
Email:edmond@spruhaneng.com

COMMONWEALTH OF MASSACHUSETTS
PETER J. NOLAN
No. 49185
REGISTERED PROFESSIONAL LAND SURVEYOR

300 SOMERVILLE AVENUE, SOMERVILLE, MASSACHUSETTS

REVISION BLOCK

DESCRIPTION	DATE

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Peter Nolan & Associates, LLC, or Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

EXISTING CONDITIONS SITE PLAN

SCALE:	1" = 10'
DATE:	12-11-18
DRAWN BY:	AU
CHECKED BY:	PJN
APPROVED BY:	PJN

SHEET: 001

SURVEY NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11/8/2018.

2. DEED REFERENCE BOOK 50570 PAGE 53, PLAN REFERENCE BOOK 11616 PAGE 279, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

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

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

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

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

8. ZONING DISTRICT = CCD55

SOIL INFORMATION:

GENERAL SOIL CONDITIONS FOR THE AREA AT 300 SOMERVILLE AVENUE, SOMERVILLE MA BY SPRUHAN ENGINEERING, P.C.

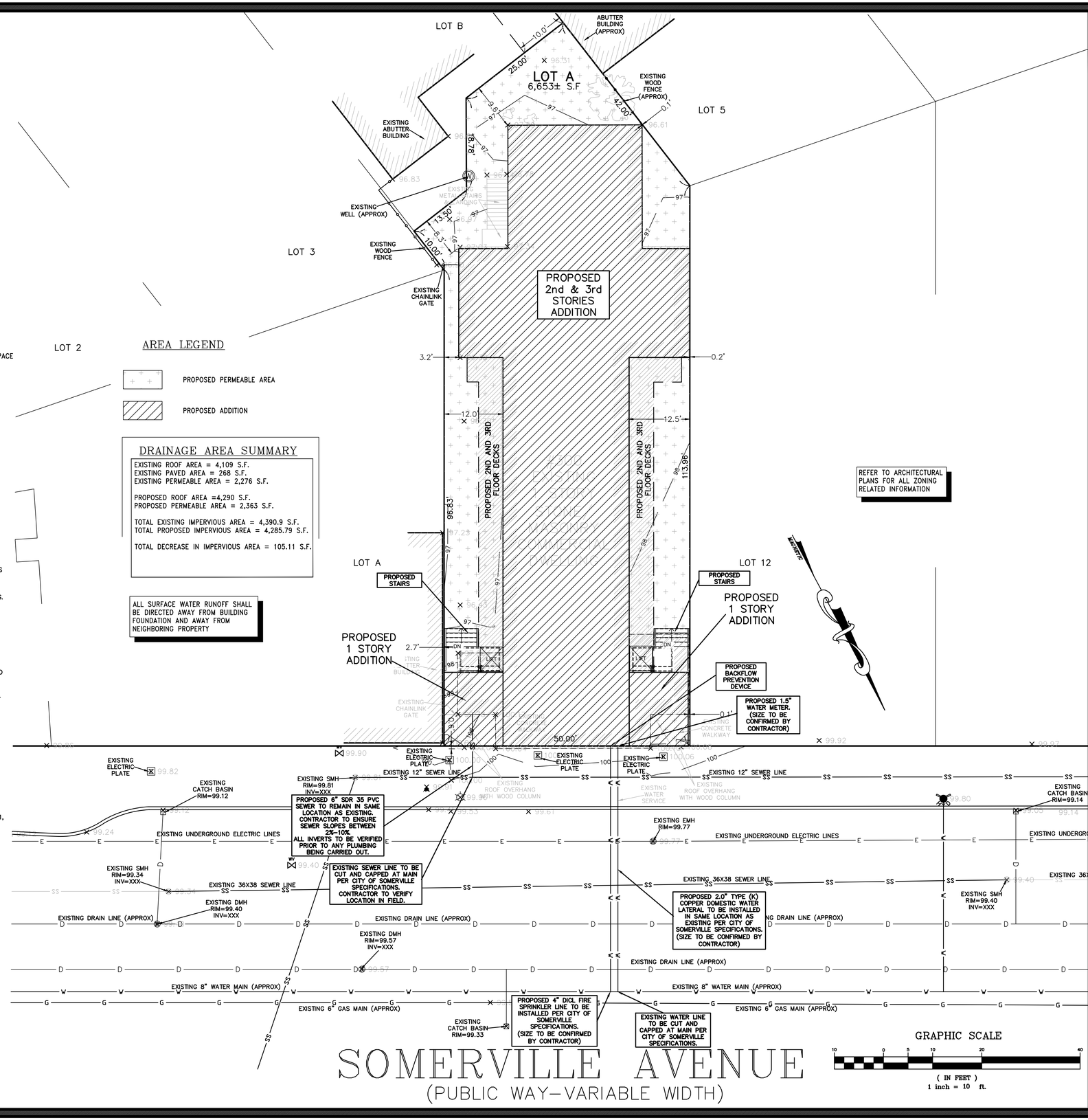
ESTIMATED DEPTH TO WATER TABLE = 18 TO 21 INCHES

REFERENCE: NRCS WEB SOIL SURVEY; MAP UNIT 627C: NEWPORT-URBAN LAND COMPLEX

IMPORTANT NOTE: A WATERPROOFED BASEMENT SHOULD BE INSTALLED TO ENSURE LIVING SPACE IS 1 FOOT ABOVE ESTIMATED SEASONAL HIGH GROUNDWATER TABLE.

GENERAL NOTES

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
2. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
3. ALL WORK SHALL CONFORM TO CITY OF SOMERVILLE GENERAL CONSTRUCTION STANDARDS.
4. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR.
6. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTRACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-800-322-4844.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
8. NO LEDGE, BOULDERS, OR OTHER UNYIELDING MATERIALS ARE TO BE LEFT WITHIN 6" OF THE WATER IN THE TRENCH, NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12" ABOVE THE PIPES.
9. PAVEMENT AREA SHALL BE PAVED TO A THICKNESS AS SHOWN ON THE PLANS MEASURED AFTER COMPACTION, WITH A BINDER COURSE AND TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1.
10. BASE MATERIAL SHALL BE CLEAN BANK RUN GRAVEL, CONFORMING TO M.D.P.W. M1.03.1, WITH NO STONES LARGER THAN THREE (3) INCHES IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL.
11. ALL EXISTING PAVING TO BE DISTURBED SHALL BE CUT ALONG A STRAIGHT LINE THROUGH ITS ENTIRE THICKNESS. BUTT THE NEW PAVING INTO THE EXISTING PAVEMENT TO REMAIN.
12. ANY PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH A PAVEMENT SECTION CONSISTING OF 1" WEAR COURSE OVERLYING A 1 1/2" BINDER COURSE OVERLYING A 8" COMPACTED GRAVEL BASE COURSE.
13. THE CONTRACTOR SHALL APPLY FOR A STREET OPENING AND UTILITY CONNECTION PERMITS AND SIDEWALK CROSSING PERMIT WITH THE CITY OF SOMERVILLE DPW.
14. CONTRACTOR TO ENSURE THAT ALL SURFACE WATER IS DIVERTED AWAY FROM BUILDING FOUNDATION DURING FINAL GRADING.



AREA LEGEND

PROPOSED PERMEABLE AREA

PROPOSED ADDITION

DRAINAGE AREA SUMMARY

EXISTING ROOF AREA = 4,109 S.F.
EXISTING PAVED AREA = 268 S.F.
EXISTING PERMEABLE AREA = 2,276 S.F.

PROPOSED ROOF AREA =4,290 S.F.
PROPOSED PERMEABLE AREA = 2,363 S.F.

TOTAL EXISTING IMPERVIOUS AREA = 4,390.9 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 4,285.79 S.F.

TOTAL DECREASE IN IMPERVIOUS AREA = 105.11 S.F.

ALL SURFACE WATER RUNOFF SHALL BE DIRECTED AWAY FROM BUILDING FOUNDATION AND AWAY FROM NEIGHBORING PROPERTY

REFER TO ARCHITECTURAL PLANS FOR ALL ZONING RELATED INFORMATION

PETER NOLAN & ASSOCIATES, LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
697 CAMBRIDGE STREET, (SUIT103),
BRIGHTON, MA 02135
Tel: 857-891-7478
617-782-1533
Fax: 617-2025691

SPRUHAN ENGINEERING, P.C.
80 JEWETT ST, (SUITE 1)
NEWTON, MA 02458
Tel: 617-816-0722
Email: edmond@spruhaneng.com

300 SOMERVILLE AVENUE, SOMERVILLE, MASSACHUSETTS

REVISION BLOCK

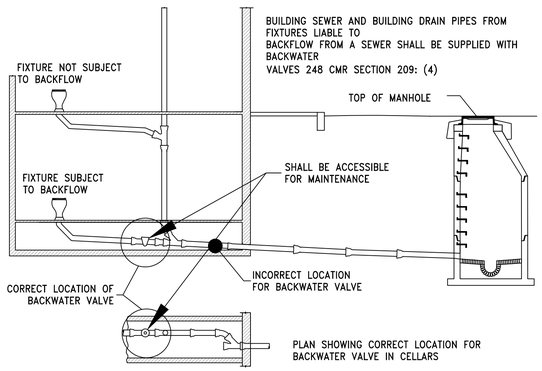
DESCRIPTION	DATE

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Peter Nolan & Associates, LLC, or Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

CIVIL PLAN

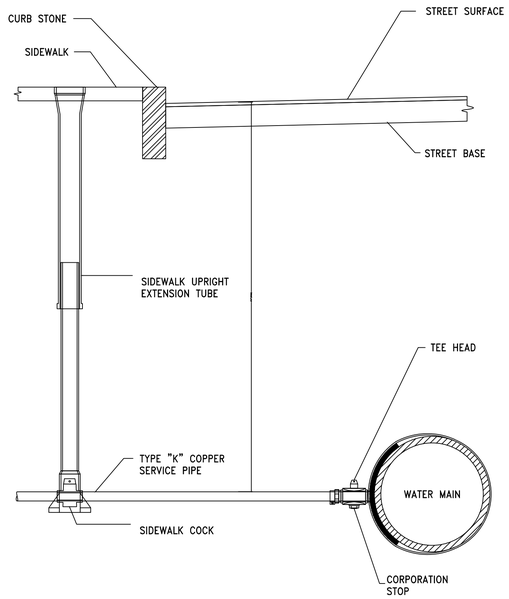
SCALE:	1" = 10'
DATE:	12-11-18
DRAWN BY:	AU
CHECKED BY:	PJN
APPROVED BY:	PJN

SHEET: 002



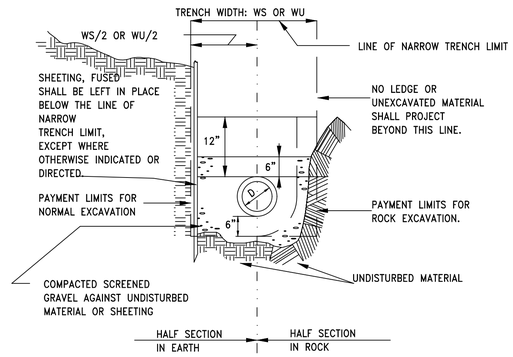
NOTE:
ALL PLUMBING FIXTURES BELOW THE LEVEL OF THE TOP OF THE MANHOLE OF THE SEWER SERVICING THE FIXTURE(S) SHALL BE CONSIDERED AS BEING SUBJECT TO BACKFLOW AND SHALL BE SUPPLIED WITH BACKWATER VALVES.

LOCATION OF BACKWATER VALVES
SCALE: NOT TO SCALE

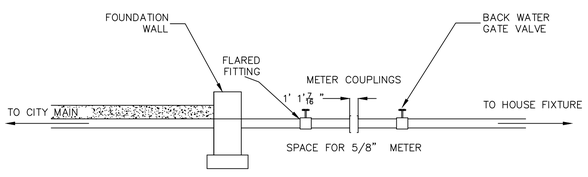


NEW WATER CONNECTION DETAIL
SCALE: NOT TO SCALE

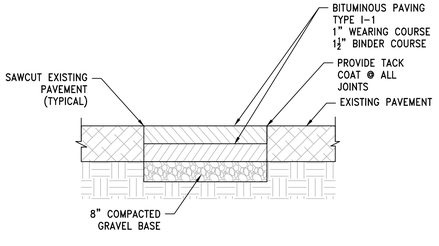
TRENCH WIDTH WS OR WU		
DIAM. OF PIPE	WU UNSHEETED	WS SHEETED
12" AND SMALLER	3'-0"	4'-2"
15" AND LARGER	O.D.+20"	O.D.+36"



WATER TRENCH SECTION
NOT TO SCALE

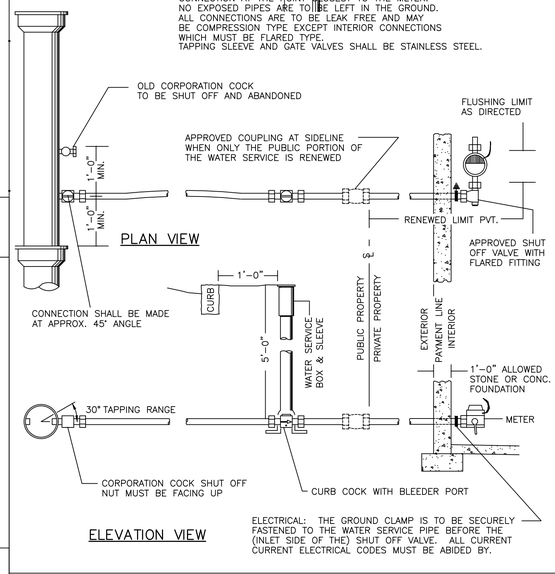


1.5" WATER METER DETAIL
SCALE: NOT TO SCALE



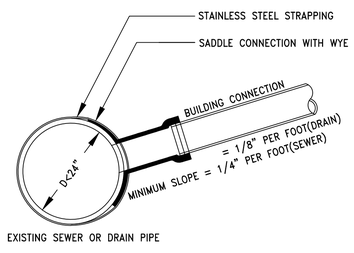
PAVEMENT MATCH SAWCUT DETAIL
N.T.S.

NOTES: ALL NEW PIPE IS TO BE FLUSHED JUST PRIOR TO FINAL CONNECTION AT THE POINT CLOSEST TO THE METER.
NO EXPOSED PIPES ARE TO BE LEFT IN THE GROUND.
ALL CONNECTIONS ARE TO BE LEAK FREE AND MAY BE COMPRESSION TYPE EXCEPT INTERIOR CONNECTIONS WHICH MUST BE FLARED TYPE.
TAPPING SLEEVE AND GATE VALVES SHALL BE STAINLESS STEEL.



ELECTRICAL: THE GROUND CLAMP IS TO BE SECURELY FASTENED TO THE WATER SERVICE PIPE BEFORE THE (INLET SIDE OF THE) SHUT OFF VALVE. ALL CURRENT CURRENT ELECTRICAL CODES MUST BE ABIDED BY.

TYPICAL WATER SERVICE CONFIGURATIONS
SCALE: NOT TO SCALE



NOTES:

1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
3. FULL WYE CONNECTION FITTINGS MAY BE USED
4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

TYPICAL SADDLE CONNECTION TO EXISTING SEWER OR DRAIN
SCALE: NOT TO SCALE

PETER NOLAN & ASSOCIATES, LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
697 CAMBRIDGE STREET, (SUIT103),
BRIGHTON, MA 02135
Tel:857-891-7478
617-782-1533
Fax:617-2025691

SPRUHAN ENGINEERING, P.C.
80 JEWETT ST, (SUITE 1)
NEWTON, MA 02458
Tel: 617-816-0722
Email:edmond@spruhaneng.com

COMMONWEALTH OF MASSACHUSETTS
EDMOND SPRUHAN
No. 43316
REGISTERED PROFESSIONAL ENGINEER

300 SOMERVILLE AVENUE, SOMERVILLE, MASSACHUSETTS

REVISION BLOCK

DESCRIPTION	DATE

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Peter Nolan & Associates, LLC, or Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

DETAILS

SCALE:	1" = 10'
DATE:	12-11-18
DRAWN BY:	AU
CHECKED BY:	ES
APPROVED BY:	ES

SHEET:
003

EROSION CONTROL NOTES

1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL WORK WITH THE PROJECT'S ENGINEER THROUGHOUT CONSTRUCTION TO ENSURE THE SITE IS PROPERLY PROTECTED FROM POSSIBLE POLLUTANTS. THE ENGINEER HAS AUTHORIZATION TO ADD OR REMOVE BMP MEASURES THROUGHOUT CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
3. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
4. AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE CONTRACTOR SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
5. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
6. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING.
7. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
8. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
9. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
11. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED.

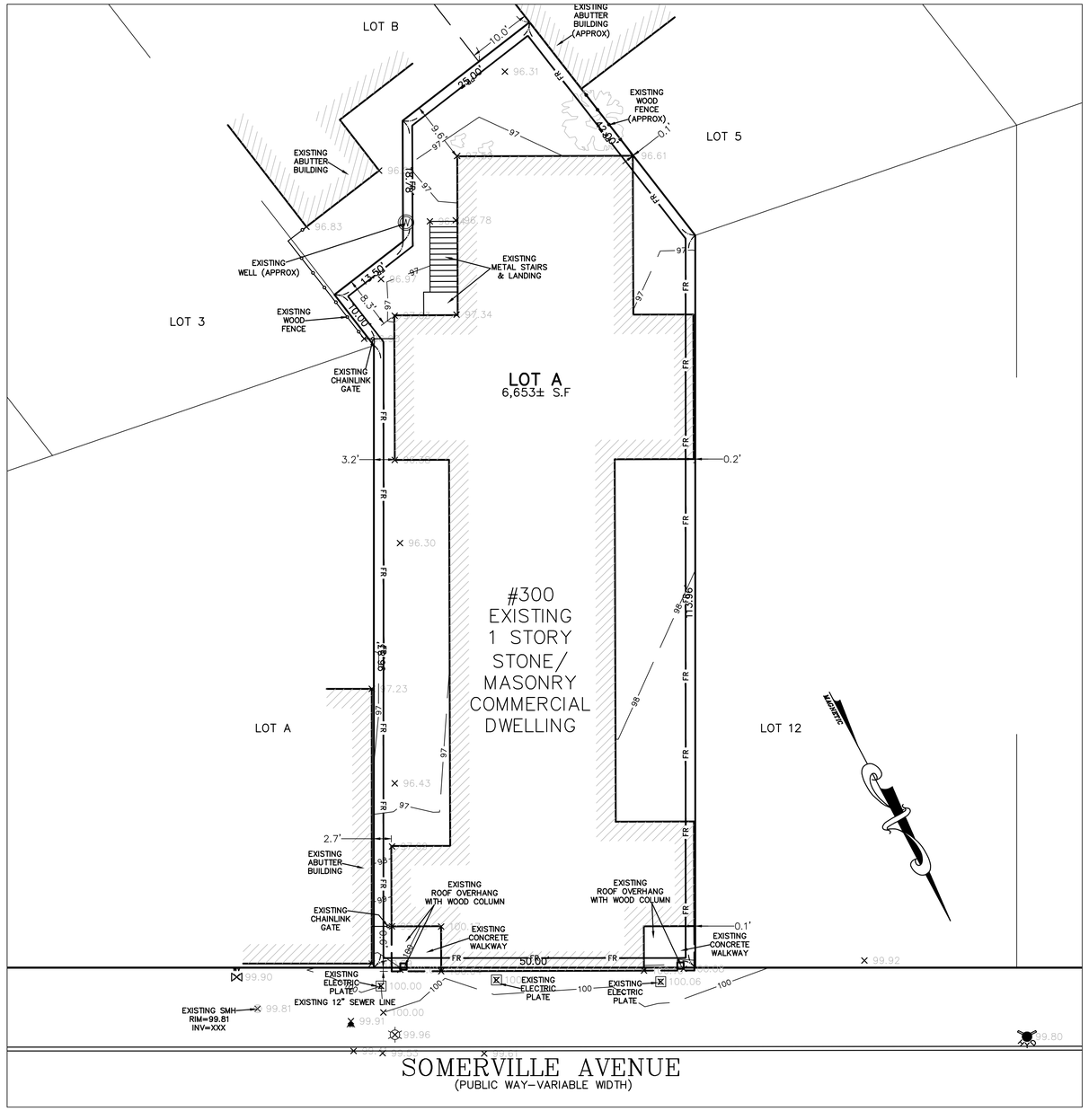
CONSTRUCTION MATERIALS

- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

  PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND
- CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

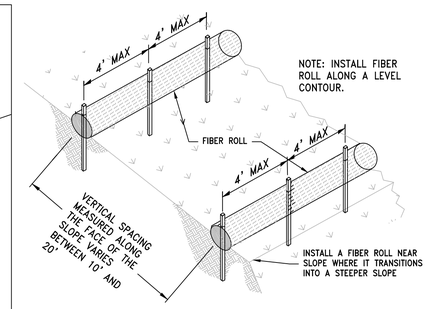


VEHICLE STORAGE AND MAINTENANCE

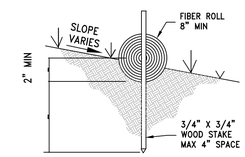
- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.



TYPICAL INSTALLATION



ENTRENCHMENT DETAIL

FIBER ROLLS

NTS

FIBER ROLL CONSTRUCTION SPECIFICATIONS

1. PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
2. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
3. START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF THE SLOPE AND WORK UP.
4. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
5. LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WOODEN STAKES.
6. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW MATERIAL.
7. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSIVE OR VERY STEEP SLOPES.

FIBER ROLL INSTALLATION AND MAINTENANCE

8. INSPECT THE STRAW WATTLE AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE WATTLES ARE IN CONTACT WITH THE SOIL.
9. REPAIR ANY RILLS OR GULLIES PROMPTLY.
10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.

FR — FIBER ROLLS

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PETER NOLAN & ASSOCIATES, LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
697 CAMBRIDGE STREET, (SUITT103),
BRIGHTON, MA 02135
Tel:857-891-7478
617-782-1533
Fax:617-2025691

SPRUHAN ENGINEERING, P.C.
80 JEWETT ST. (SUITE 1)
NEWTON, MA 02458
Tel: 617-816-0722
Email:edmond@spruhaneng.com

COMMONWEALTH OF MASSACHUSETTS
PETER J. NOLAN
No. 49185
REGISTERED PROFESSIONAL LAND SURVEYOR

300 SOMERVILLE AVENUE, SOMERVILLE, MASSACHUSETTS

REVISION BLOCK

DESCRIPTION	DATE

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Peter Nolan & Associates, LLC, or Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

DEMOLITION & EROSION CONTROL PLAN

SCALE:	1" = 10'
DATE:	12-11-18
DRAWN BY:	AU
CHECKED BY:	PN
APPROVED BY:	PN

SHEET:

004

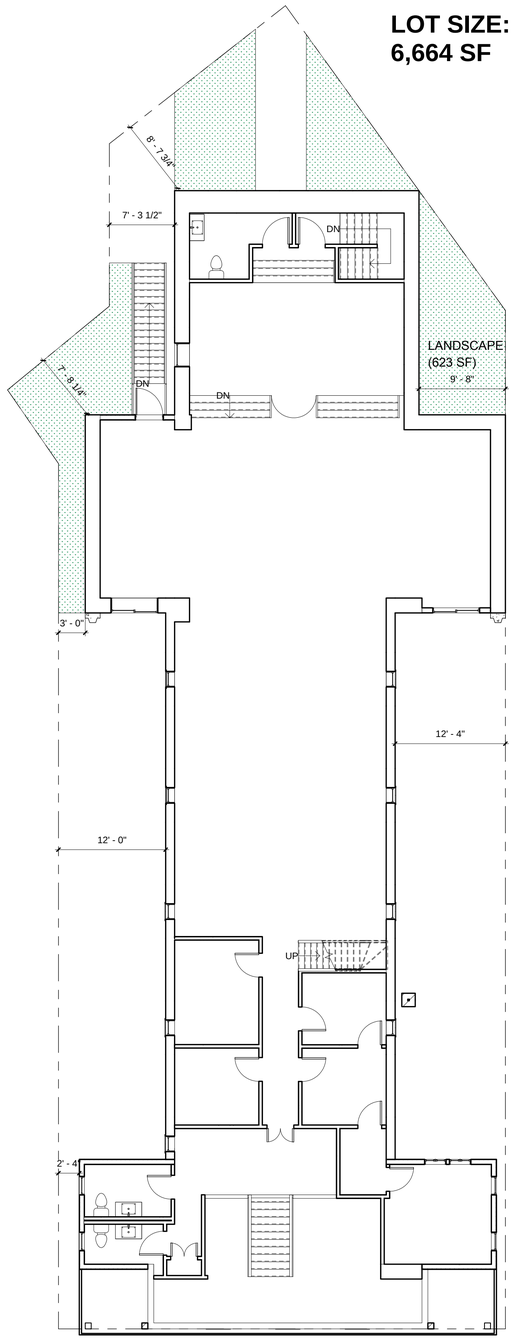
SITE PLAN LEGEND
EXISTING FOOTPRINT
PROPOSED ADDITION
LANDSCAPE
PAVERS
REQUIRED SETBACKS

ZONING CHART - SOMERVILLE

CCD-55 ZONE	ALLOWED	EXISTING	PROPOSED	REMARKS
MIN. LOT SIZE	N/A	6,664 SF	6,664 SF	COMPLIES
LOT AREA/DU 1-2DU	600 SF/DU=1,200/2DU	N/A	11 ALLOWED / 10 PROPOSED 10 DU = 666.4 SF/DU	COMPLIES
FAR	3.0 (19,992 SF)	1.2 (8,032 SF)	2.12 (14,129 SF)	COMPLIES
MAX GROUND COVER	80% (5,332 SF)	61% (4,090 SF)	65% (4,336 SF)	COMPLIES
LANDSCAPE AREA	10% (665 SF)	9% (623 SF)	22% (1,470 SF)	COMPLIES
PERMEABLE AREA	N/A	9% (623 SF)	35% (2,331 SF)	COMPLIES
MAX HEIGHT	55' - 0"	44' - 2 1/2"	45' - 6 1/2"	COMPLIES
FRONT SETBACK	0' - 0"	0' - 0"	0' - 0"	COMPLIES
LEFT SIDE SETBACK	0' - 0"	3' - 0"	NO CHANGE	COMPLIES
RIGHT SIDE SETBACK	0' - 0"	VARIES	NO CHANGE	COMPLIES
REAR SETBACK	0' - 0"	VARIES	NO CHANGE	COMPLIES
FRONTAGE	30' - 0"	50.0'	50.0'	COMPLIES
PARKING	EXISTING / PROPOSED	NONE	NONE	SPECIAL PERMIT REQUIRED
BIKE RACK		NONE	10	

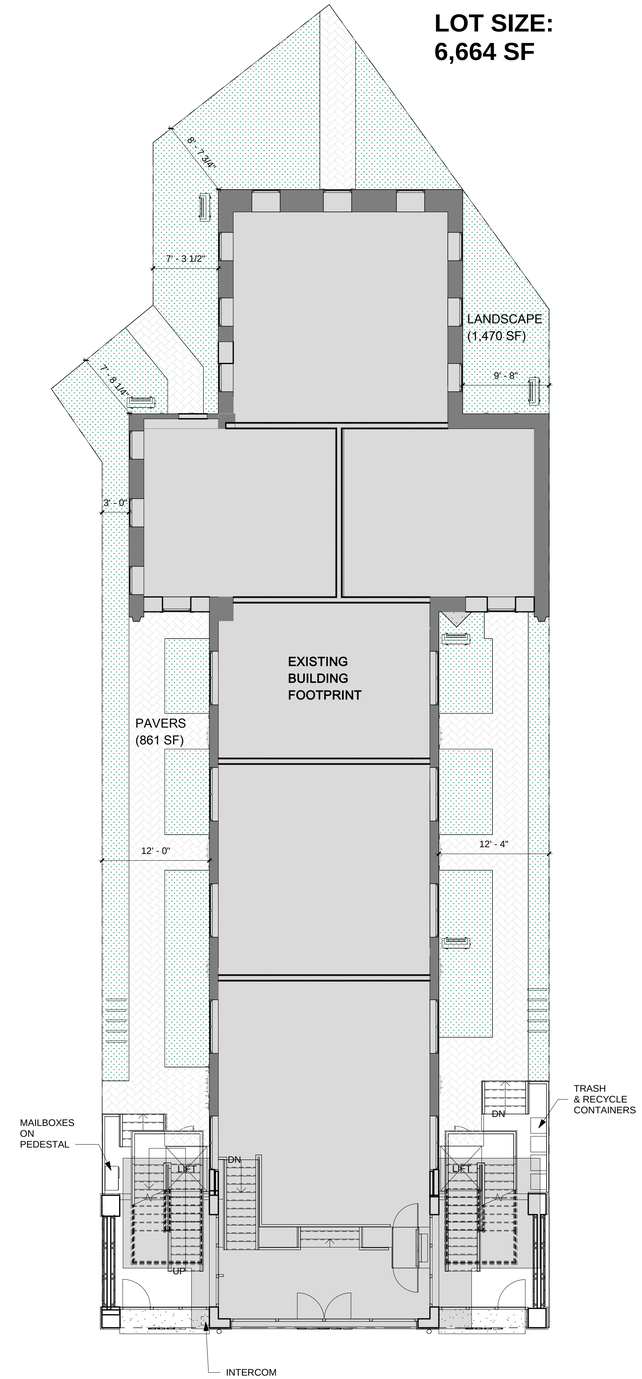
This plan is for informational and illustrative purposes only. The preparer of this plan makes no claim to its accuracy. This plan shall not be used or relied upon in any circumstance. A certified Land Surveyor shall provide an official certified plot plan.

LOT SIZE: 6,664 SF



1 EXISTING SITE PAN
1/8" = 1'-0"

LOT SIZE: 6,664 SF



2 PROPOSED SITE PLAN
1/8" = 1'-0"

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2018
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

Project number	**18136**
Date	**2/19/19**
Drawn by	**DM**
Checked by	**JSK**
Scale	**As indicated**

REVISIONS

No.	Description	Date

ARCHITECTURAL SITE PLAN

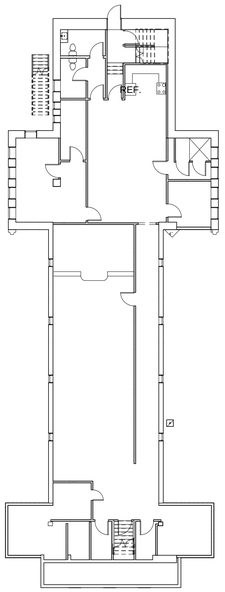
A-020

300 SOMERVILLE AVE

\\kg-server\Data\18\18136-elan-300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt

2/19/2019 3:01:49 PM

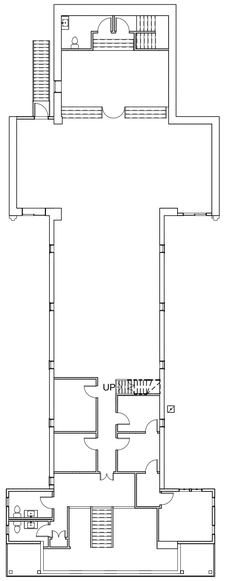
EXISTING FLOOR PLANS - FAR ANALYSIS



BASEMENT LEVEL

FAR AREA: 4,238 SF

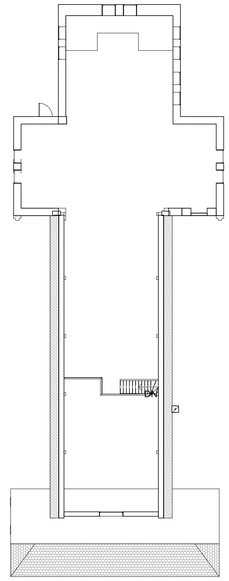
GROSS AREA: 4,238 SF



FIRST FLOOR LEVEL

FAR AREA: 3,029 SF

GROSS AREA: 3,029 SF



SECOND FLOOR LEVEL

FAR AREA: 765 SF

GROSS AREA: 1,020 SF

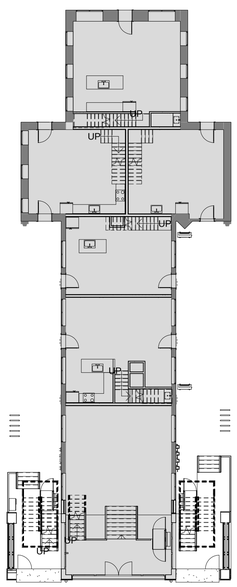
EXISTING FAR SUMMARY

	FAR AREA	GROSS FLOOR AREA
BASEMENT	4,238 SF	4,238 SF
FIRST FLOOR	3,029 SF	3,029 SF
MEZZANINE	765 SF	1,020 SF
TOTAL	8,032 SF	8,427 SF

PROPOSED FAR SUMMARY

	FAR AREA	GROSS FLOOR AREA
GROUND FLOOR	3,790 SF	3,954 SF
FIRST FLOOR	3,455 SF	4,065 SF
SECOND FLOOR	3,695 SF	4,065 SF
THIRD FLOOR	3,189 SF	3,582 SF
TOTAL	**14,129 SF**	**15,666 SF**

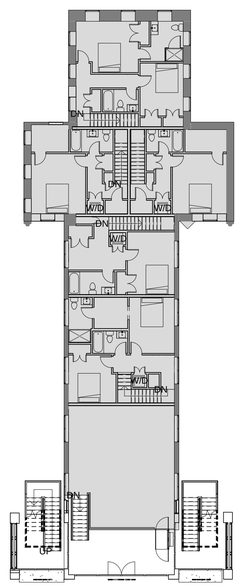
PROPOSED FLOOR PLANS - FAR ANALYSIS



GROUND FLOOR LEVEL

FAR AREA: 3,790 SF

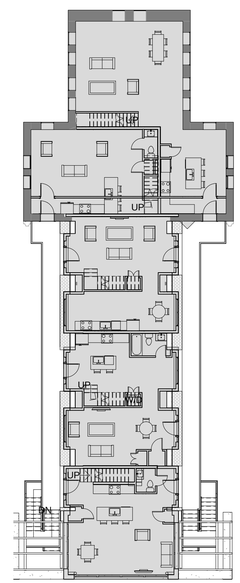
GROSS AREA: 3,954 SF



FIRST FLOOR LEVEL

FAR AREA: 3,455 SF

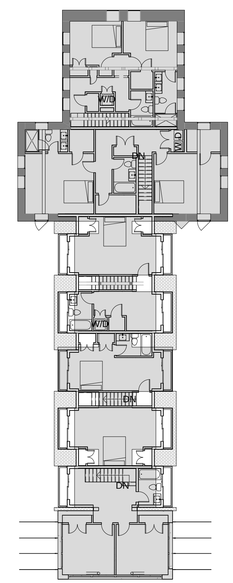
GROSS AREA: 4,065 SF



SECOND FLOOR LEVEL

FAR AREA: 3,695 SF

GROSS AREA: 4,065 SF



THIRD FLOOR LEVEL

FAR AREA: 3,189 SF

GROSS AREA: 3,582 SF

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT JAIMI SINGH KHALSA NO. 6042 CAMBRIDGE MA COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	DM
Checked by	JSK
Scale	1/16" = 1'-0"

REVISIONS

No.	Description	Date

FAR CALCULATIONS

A-021

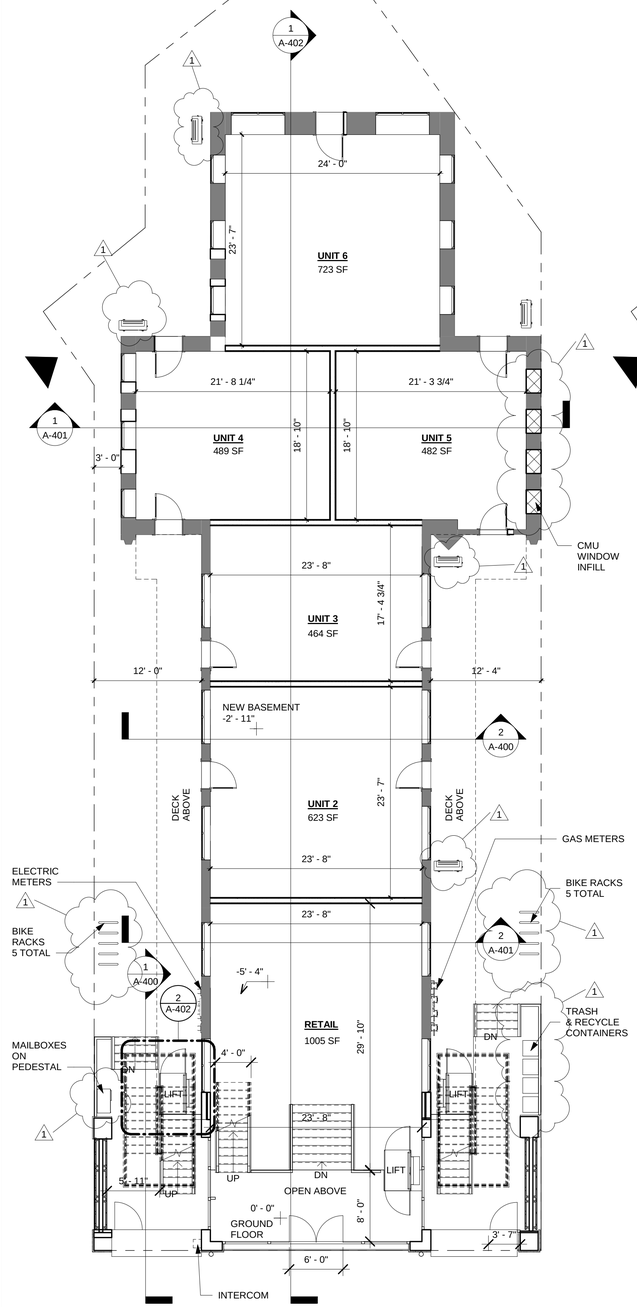
300 SOMERVILLE AVE

\\kg-server\Data\1818136-elan 300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt

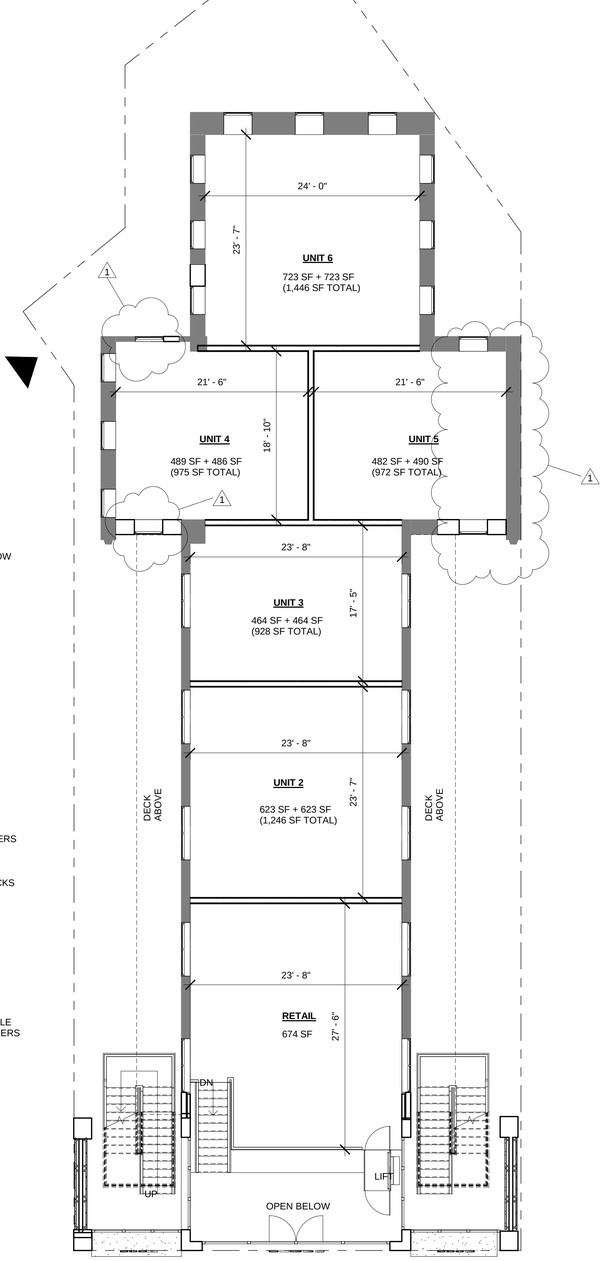
2/19/2019 3:01:57 PM

Area Schedule (NET SF)	
Name	Area
UNIT 1	1041 SF
UNIT 2	1116 SF
UNIT 3	820 SF
UNIT 4	825 SF
UNIT 5	818 SF
UNIT 6	1132 SF
UNIT 7	1017 SF
UNIT 8	932 SF
UNIT 9	1362 SF
UNIT 10	1420 SF
	10483 SF

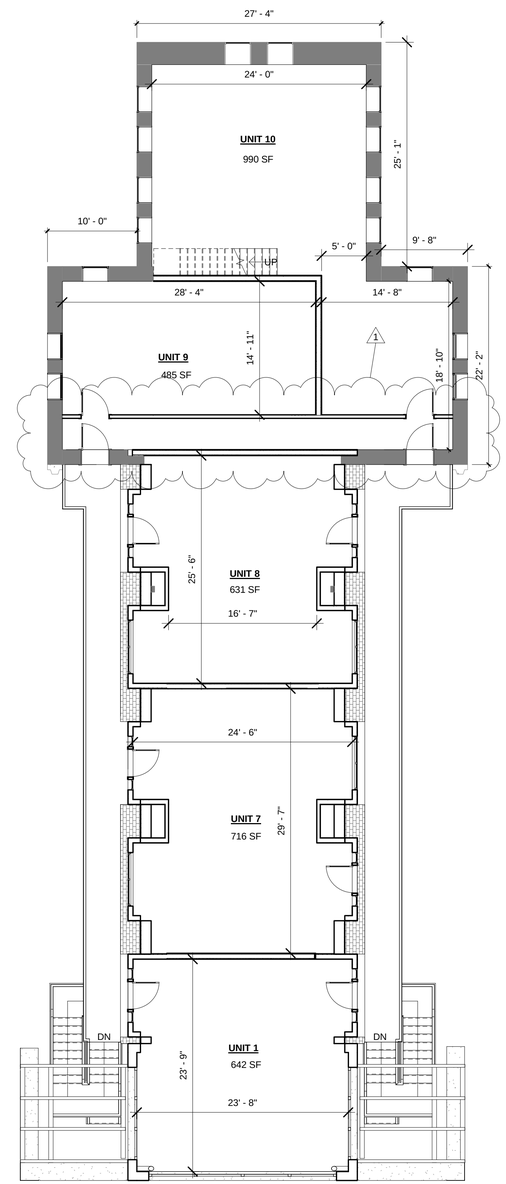
UNIT BREAKDOWN			
UNIT 1	1,210 SF	UNIT 6	1,446 SF
UNIT 2	1,246 SF	UNIT 7	1,141 SF
UNIT 3	928 SF	UNIT 8	1,026 SF
UNIT 4	975 SF	UNIT 9	1,459 SF
UNIT 5	972 SF	UNIT 10	1,713 SF
		TOTAL UNIT SF: 12,116 SF	
RETAIL / COMMERCIAL (GROUND LVL)			1,005 SF
RETAIL / COMMERCIAL (1ST FLOOR)			674 SF
RETAIL TOTAL SF:			1,679 SF



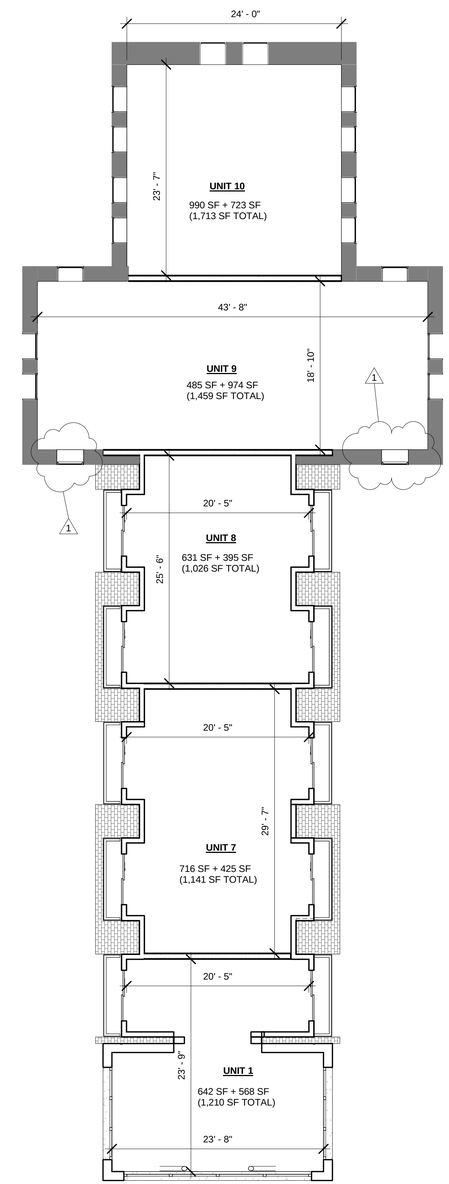
1 PROPOSED GROUND LEVEL
1/8" = 1'-0"



2 PROPOSED 1ST FL
1/8" = 1'-0"



3 PROPOSED 2ND FL
1/8" = 1'-0"



4 PROPOSED 3RD FL
1/8" = 1'-0"

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT
JASWINDER KHALSA
No. 6513
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	DM
Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date
1	Revision 1	2/14/19

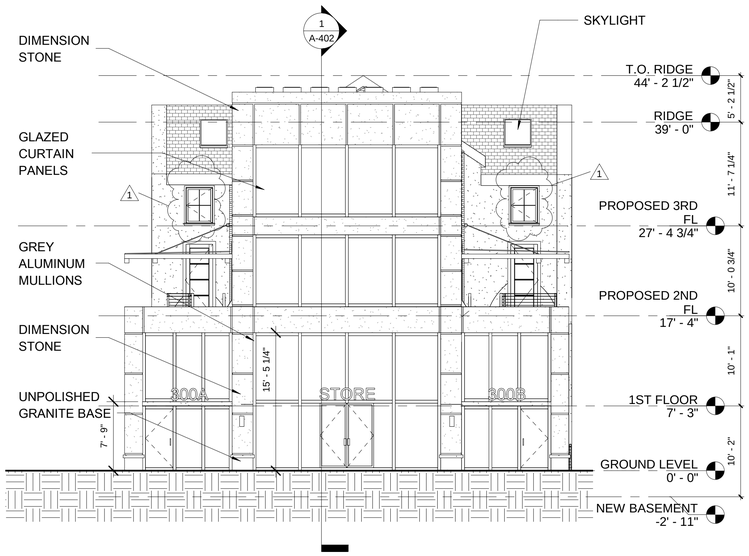
PROPOSED FLOOR PLANS

A-101

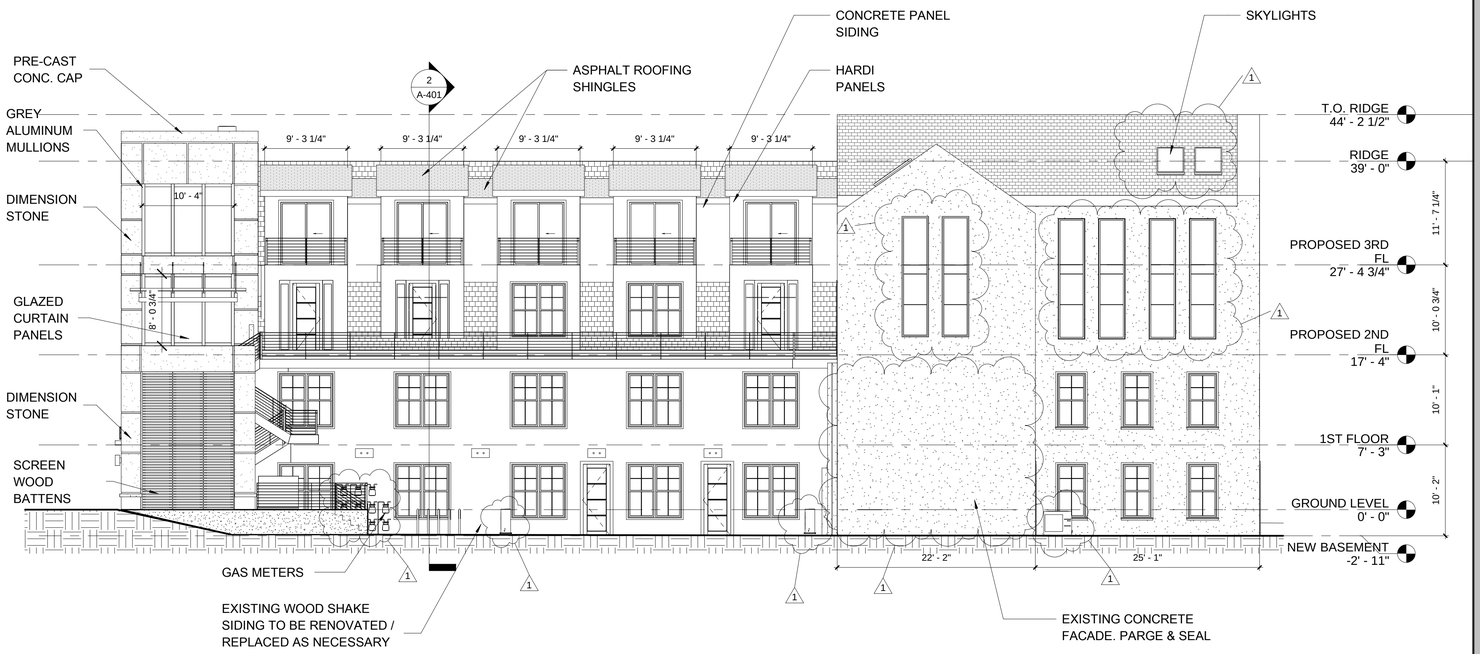
300 SOMERVILLE AVE

\\kg-server\Data\18\18136-elan-300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt

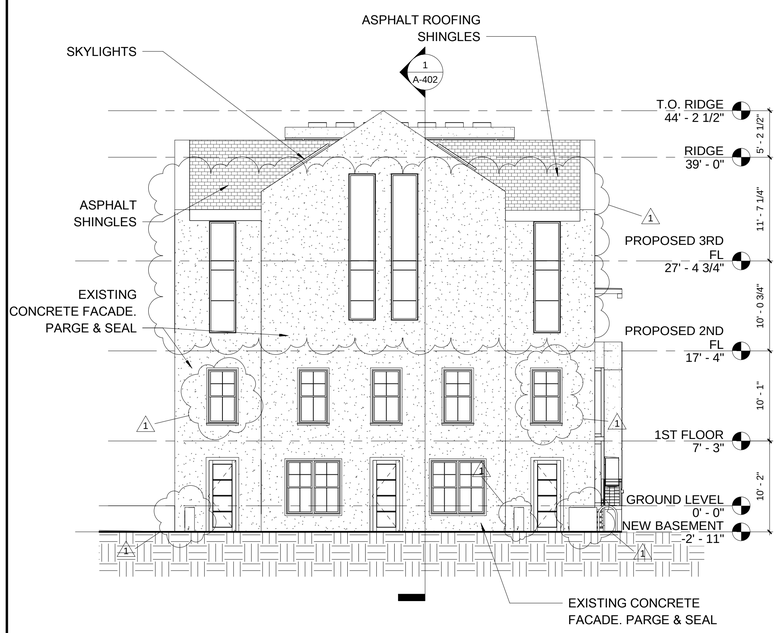
2/19/2019 5:08:52 PM



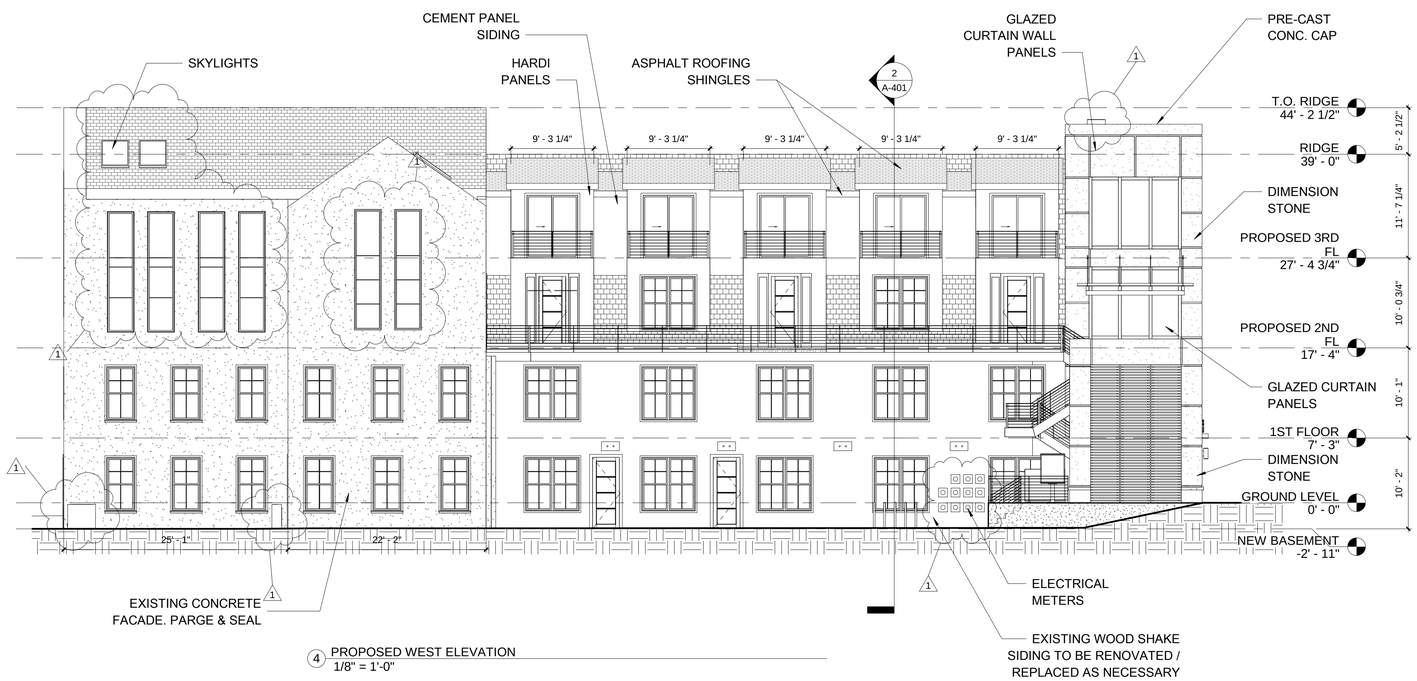
1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
1/8" = 1'-0"



3 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



4 PROPOSED WEST ELEVATION
1/8" = 1'-0"

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT
JAY SHORT JR. KEST
No. 6043
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	DM
Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date
1	Revision 1	2/14/19

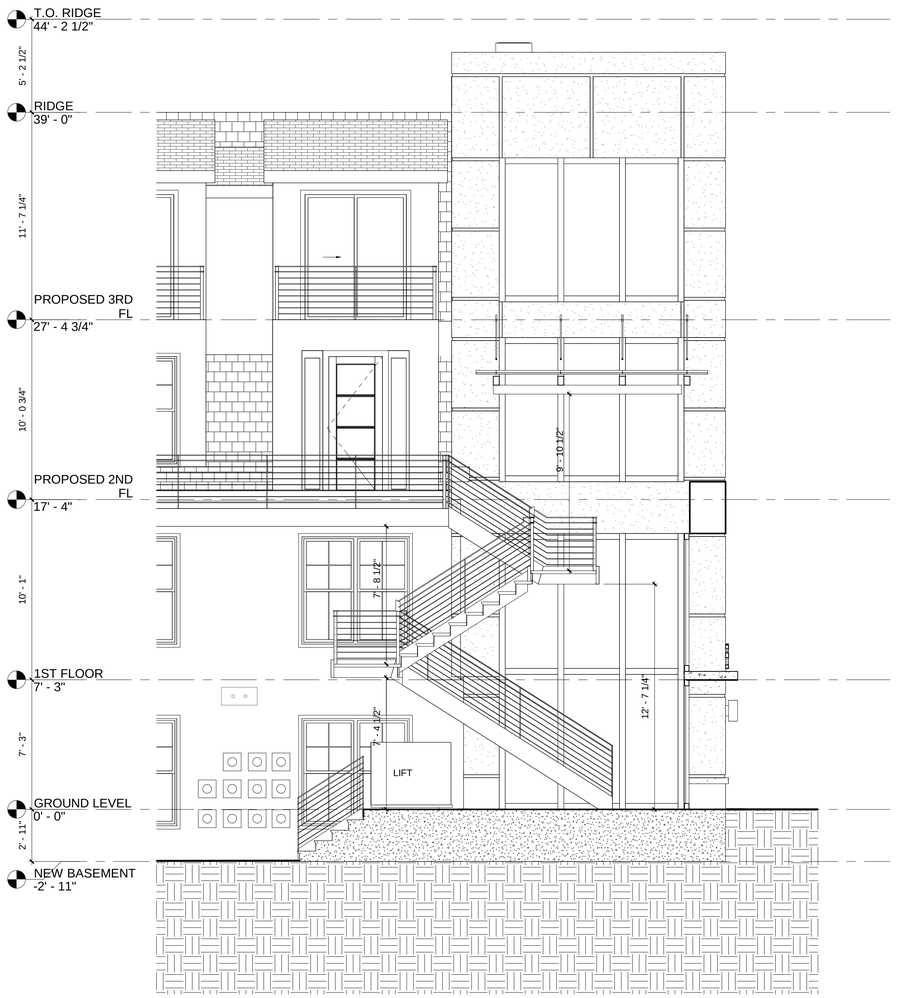
PROPOSED ELEVATIONS

A-300

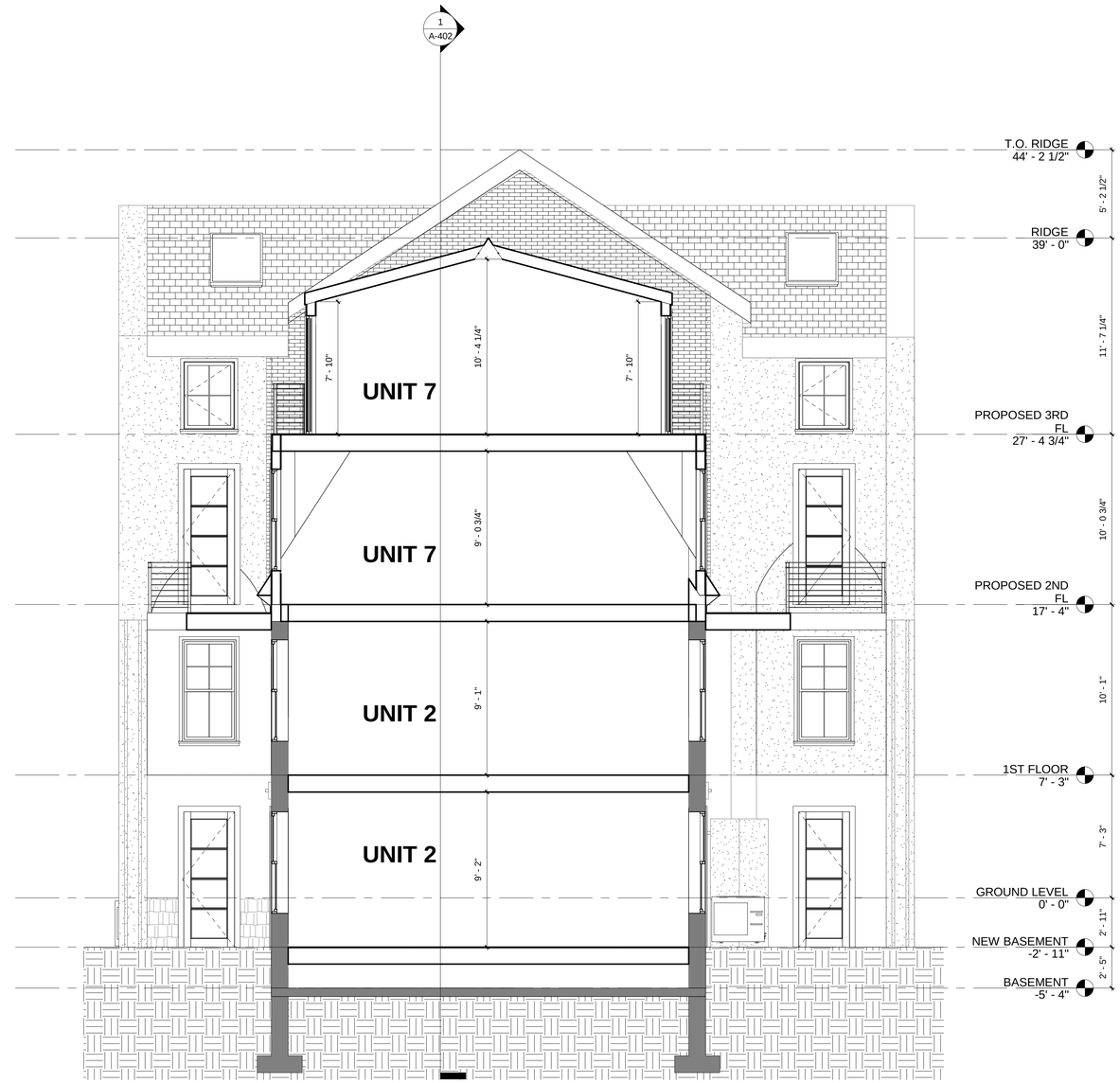
300 SOMERVILLE AVE

\\kkg-server\Data\18\18136-elan-300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt

2/19/2019 4:34:04 PM



1 SECTION @ ENTRY STAIRS
1/4" = 1'-0"



2 CROSS SECTION 1
1/4" = 1'-0"

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT
MASSACHUSETTS
No. 6866
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	DM
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

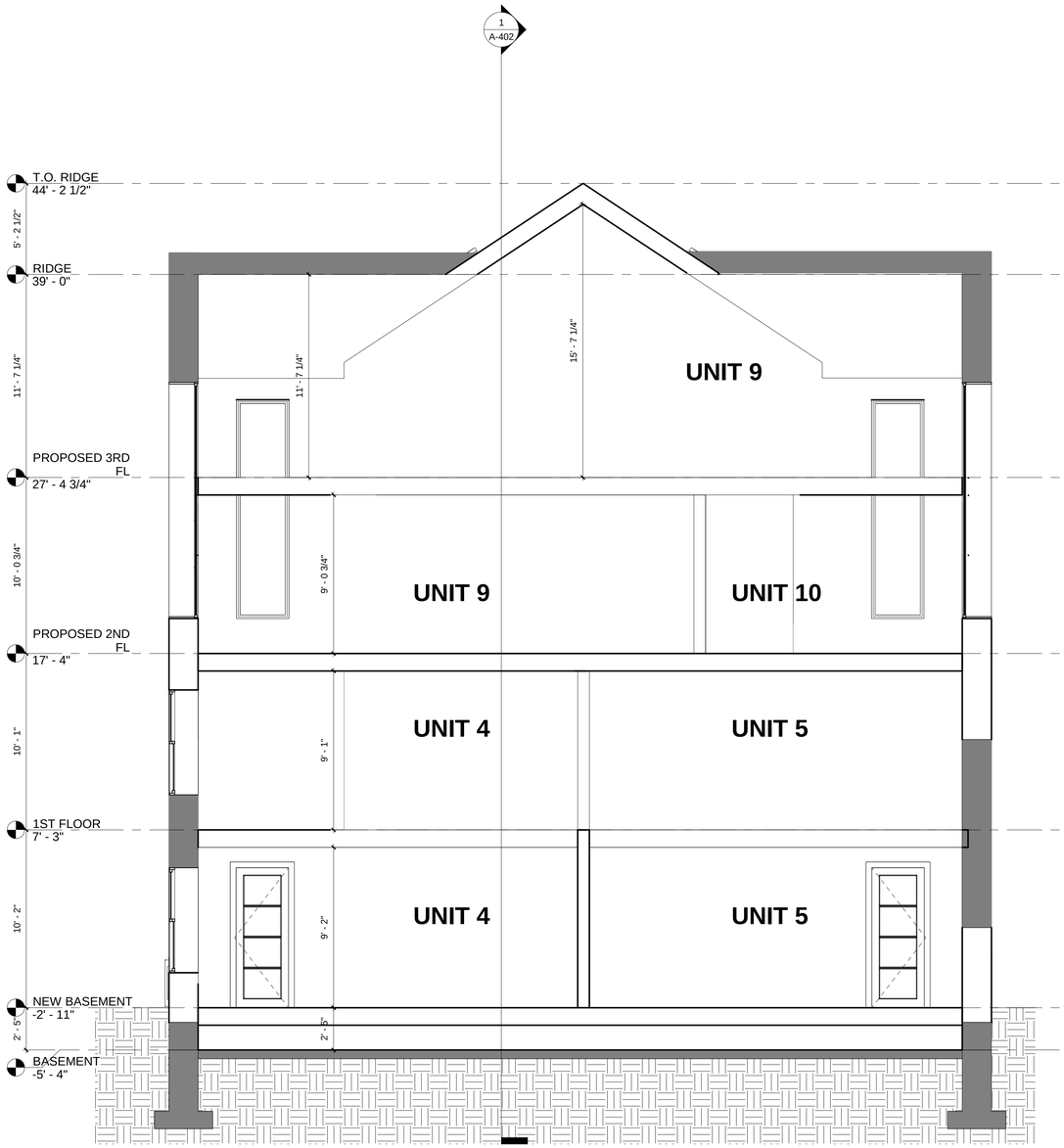
No.	Description	Date

BUILDING SECTIONS

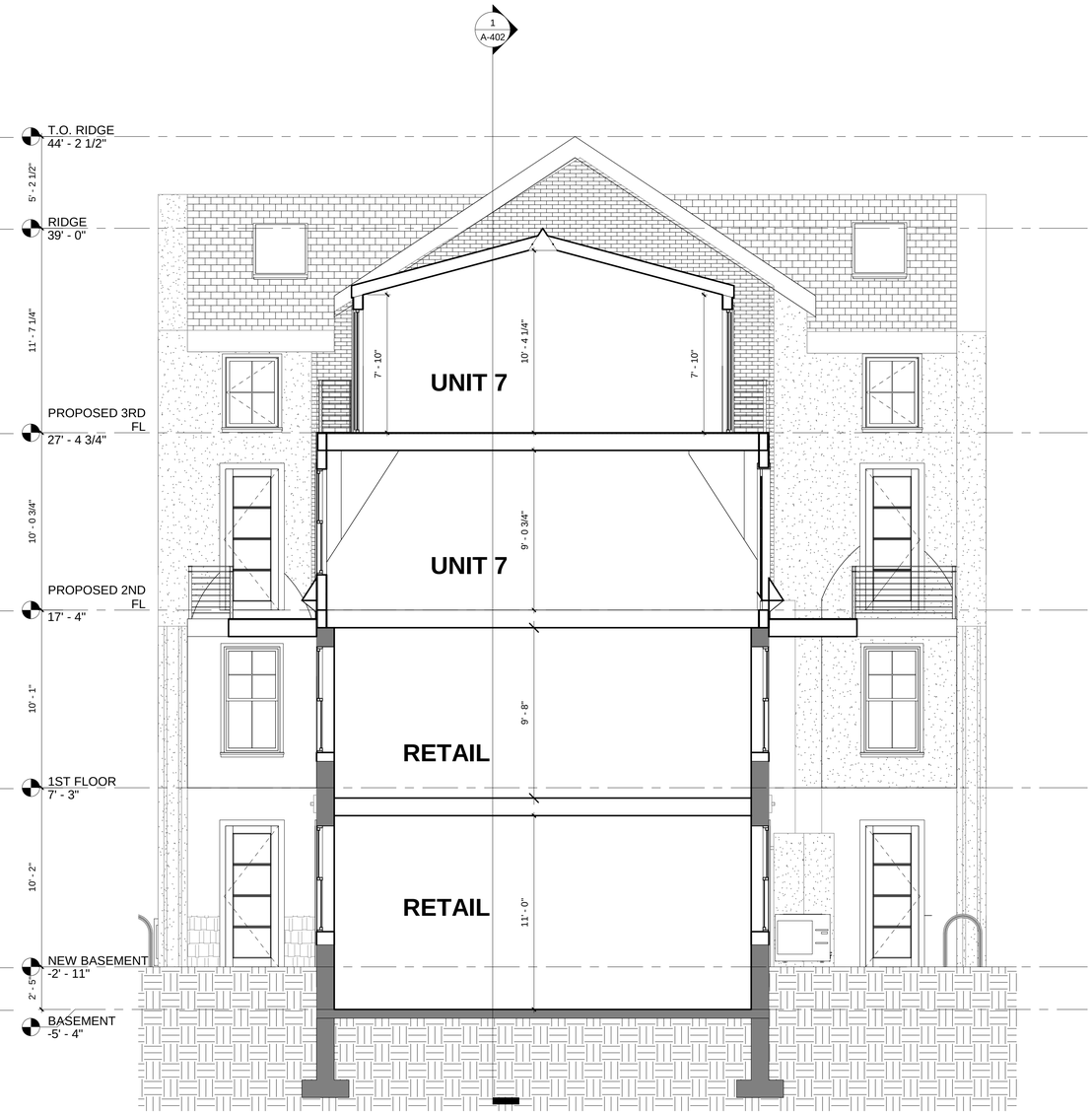
A-400

300 SOMERVILLE AVE

2/19/2019 5:26:05 PM
\\tkg-server\Data\18\18136-elan-300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt



1 CROSS SECTION 2
1/4" = 1'-0"



2 CROSS SECTION 3
1/4" = 1'-0"

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT
DAVID MICHAEL KHALSA
NO. 6043
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	DM
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

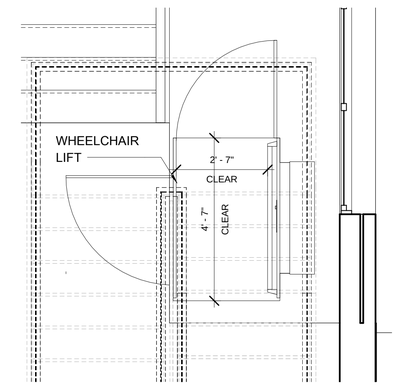
BUILDING SECTIONS

A-401

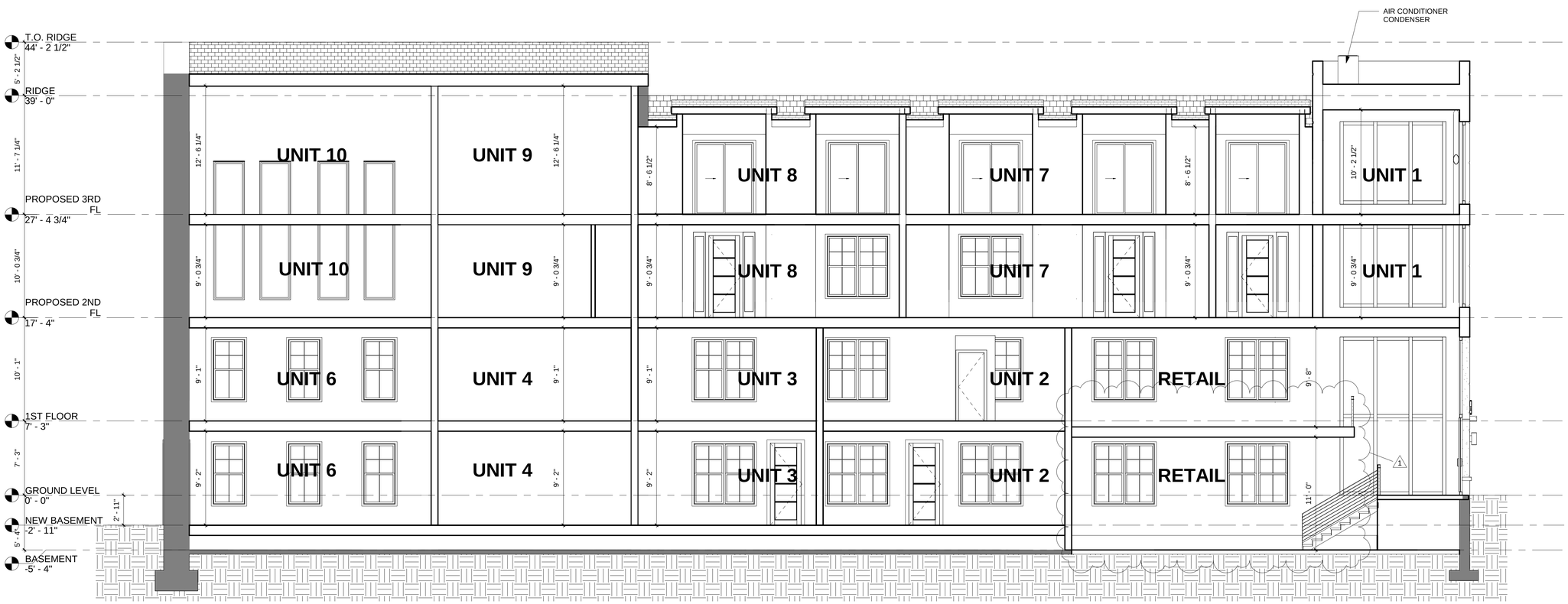
300 SOMERVILLE AVE

\\kg-server\Data\1818136-elan-300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt

2/19/2019 3:02:10 PM



2 LIFT CALLOUT @ GROUND LEVEL
1/2" = 1'-0"



1 LONGITUDINAL SECTION
3/16" = 1'-0"

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT
NAVSINGH KHALSA
No. 6843
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	DM
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date
1	Revision 1	2/14/19

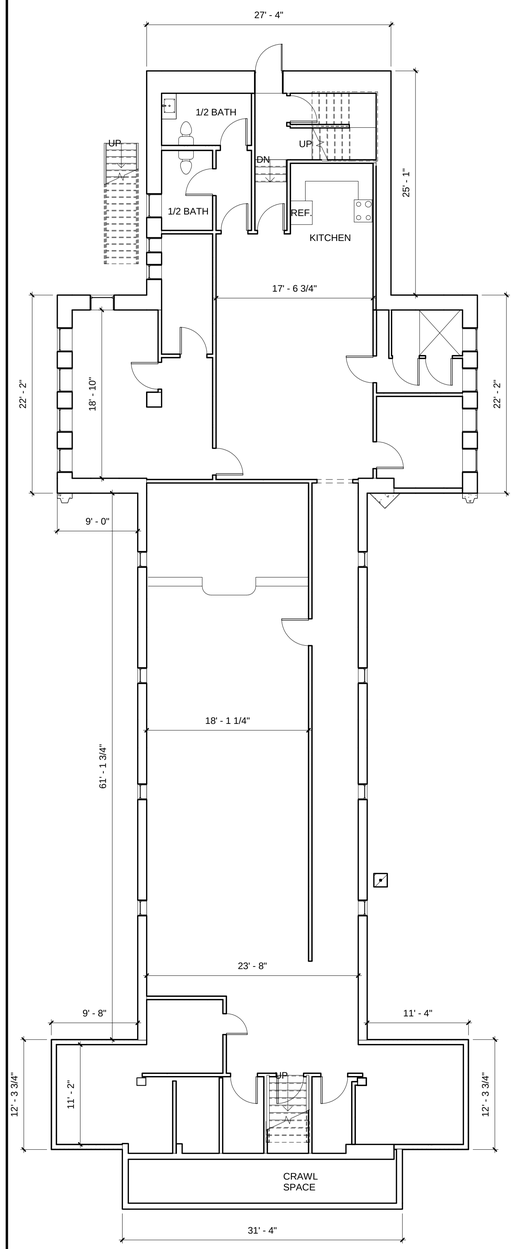
LONGITUDINAL SECTION

A-402

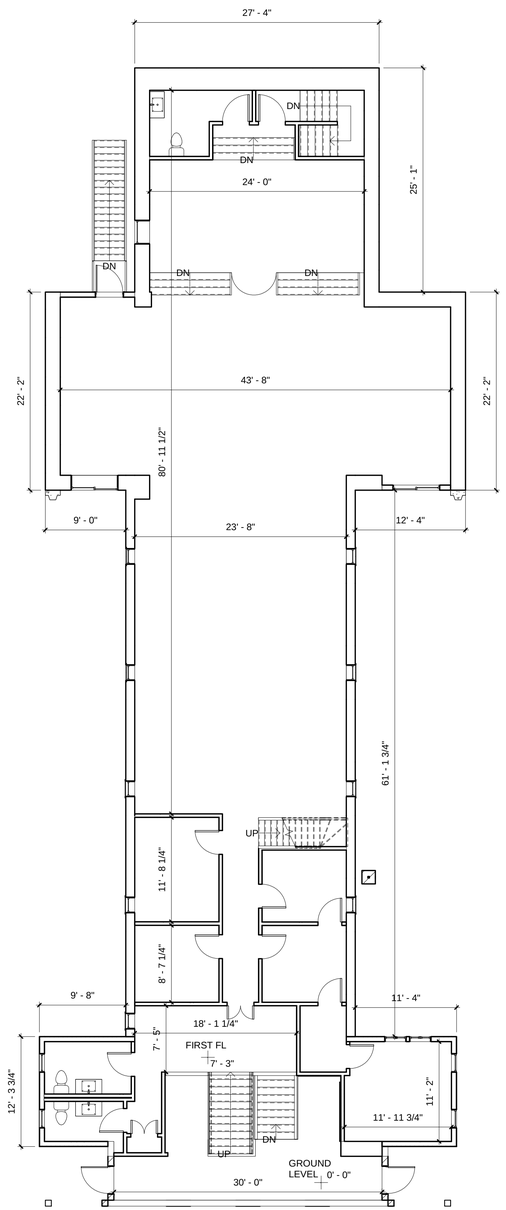
300 SOMERVILLE AVE

\\kg-server\Data\18\18136-elan 300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt

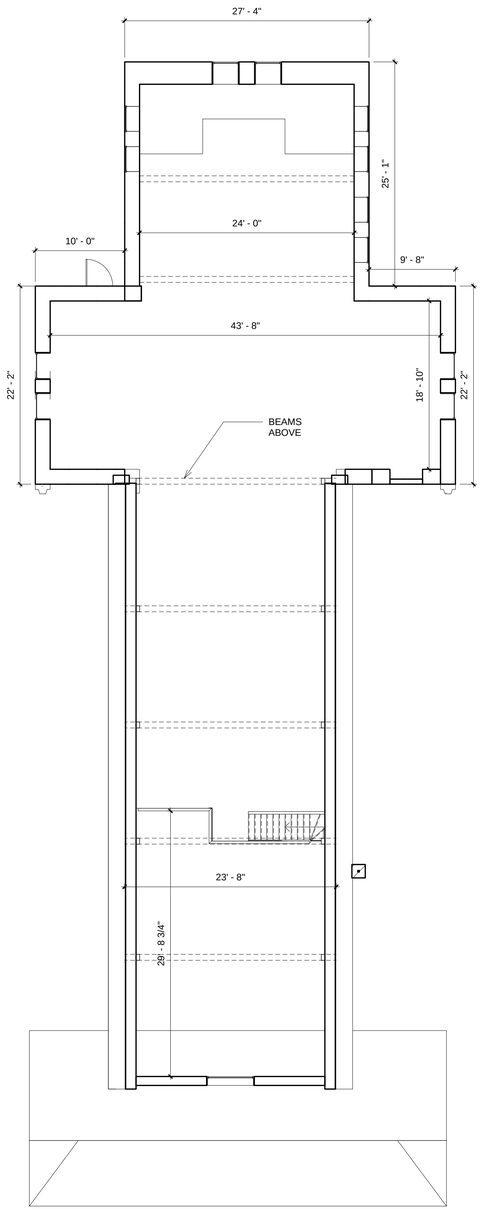
2/19/2019 5:09:11 PM



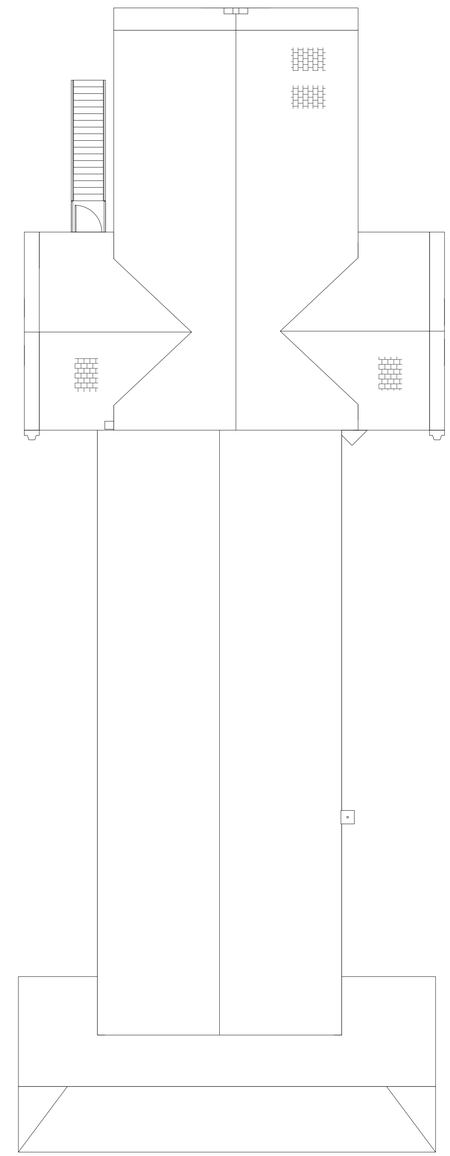
1 BASEMENT
1/8" = 1'-0"



2 1ST FLOOR
1/8" = 1'-0"



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



4 RIDGE
1/8" = 1'-0"

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT
JAI SINGH KHALSA
No. 6643
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	DM
Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

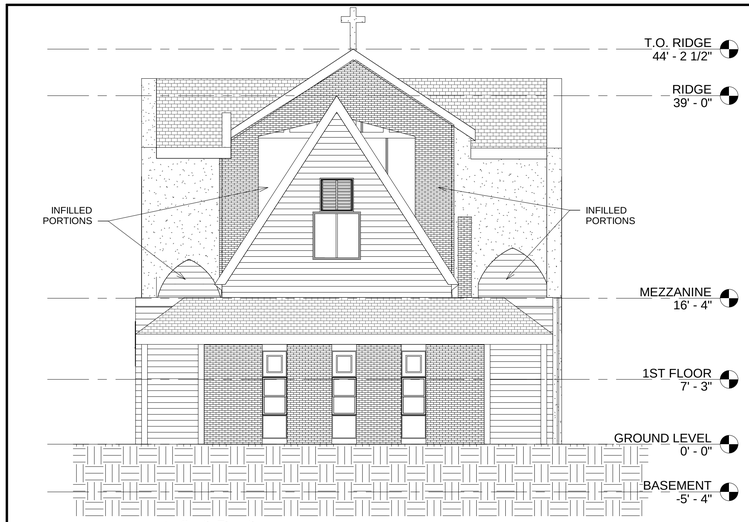
EXISTING PLANS

EX-100

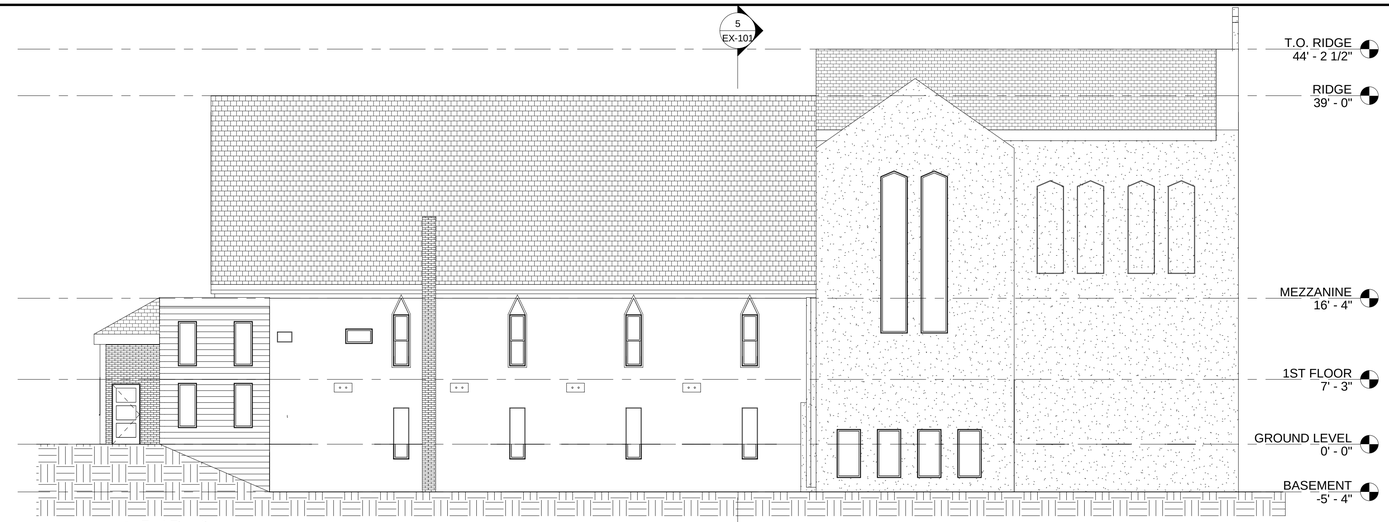
300 SOMERVILLE AVE

\\kg-server\Data\18\18136-elan-300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt

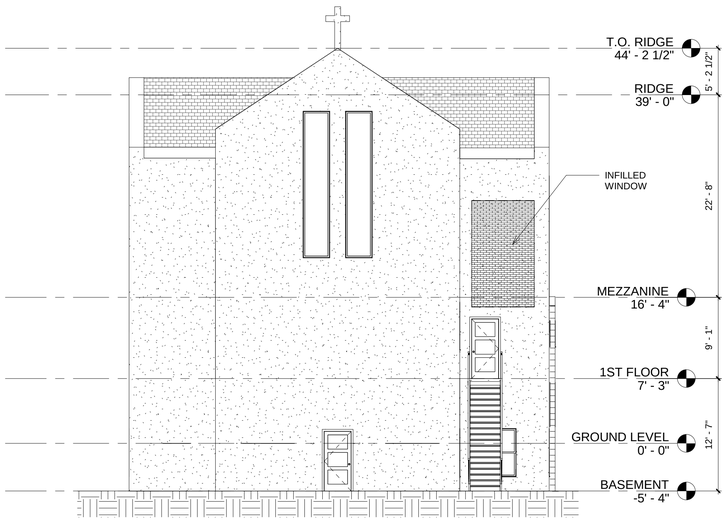
2/19/2019 3:03:38 PM



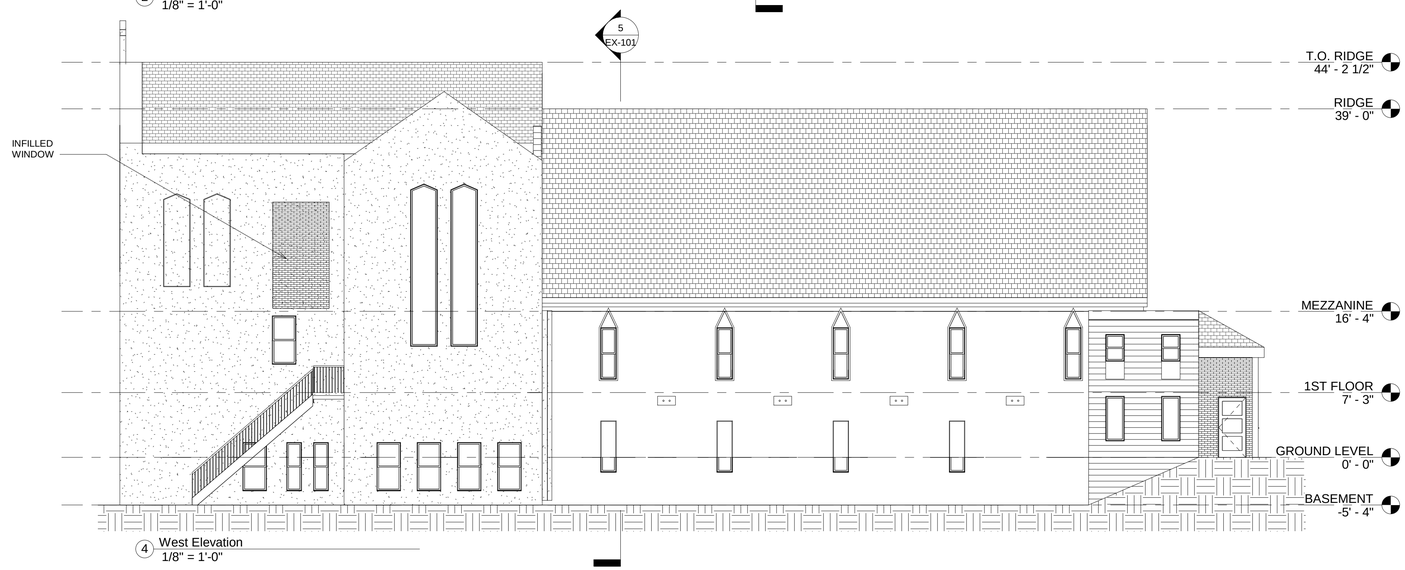
1 South Elevation
1/8" = 1'-0"



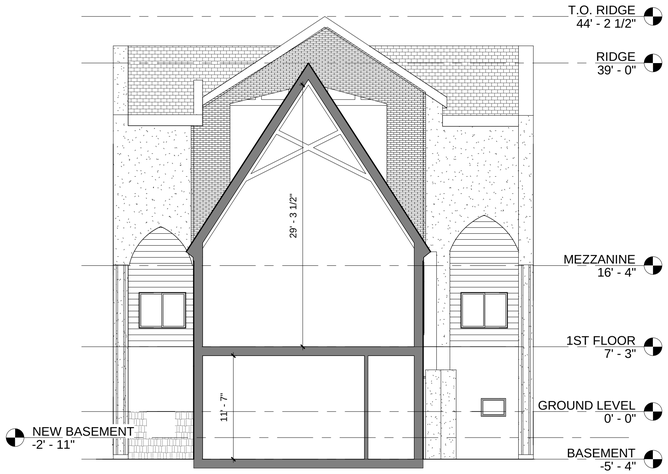
2 East Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"



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



5 EXISTING SECTION
1/8" = 1'-0"

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT
DAVID M. SCHWARZMAN
No. 6866
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	DM
Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

EXISTING ELEVATIONS

EX-101

300 SOMERVILLE AVE

2/19/2019 3:03:42 PM

\\tkg-server\Data\18\18136-elan-300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt

1 PERSPECTIVE 1 - STREET VIEW

2 PERSPECTIVE 2 - STREET VIEW

3 PERSPECTIVE 3

4 PERSPECTIVE 4

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT
JAY SINGH KHALSA
No. 6663
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	DM
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

PERSPECTIVE VIEWS

AV-1

300 SOMERVILLE AVE

\\dkp-server\Data\18\18136-elan-300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt

2/19/2019 4:36:23 PM

1 PERSPECTIVE 1 - STREET VIEW

2 PERSPECTIVE 2 - STREET VIEW

3 PERSPECTIVE 3

4 PERSPECTIVE 4

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT
JAY SINGH KHALSA
No. 6643
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	DM
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

PERSPECTIVE VIEWS

AV-1

300 SOMERVILLE AVE

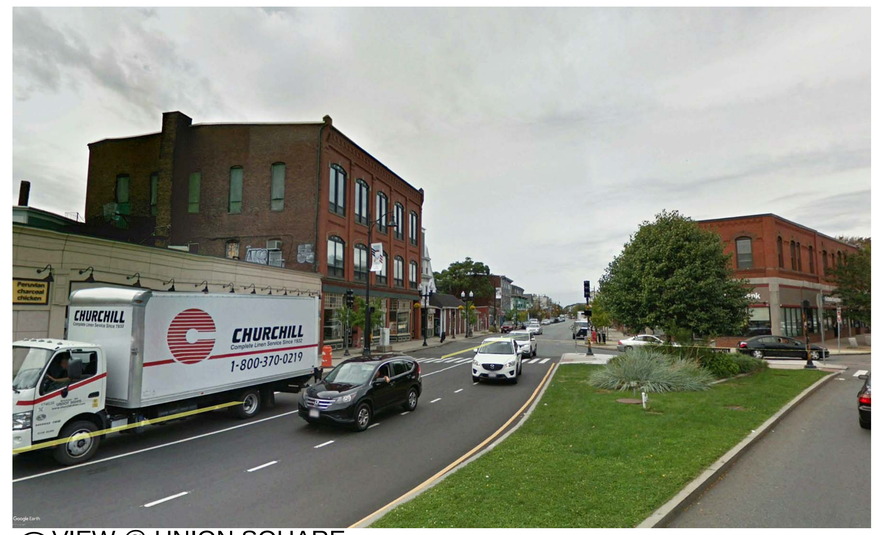
\\dlg-server\Data\18\18136-elan-300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt

2/19/2019 4:36:23 PM

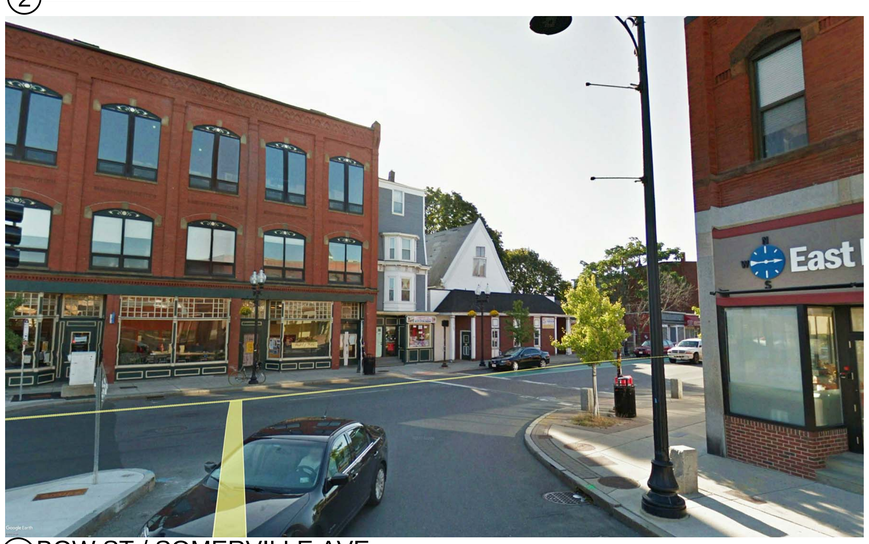
1 VIEW @ SOMERVILLE AVE

KEY MAP

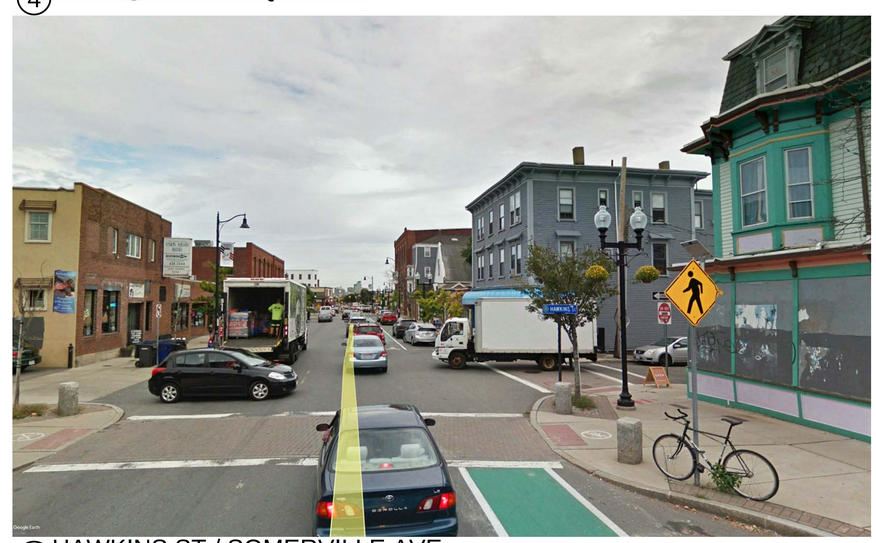
2 VIEW @ SOMERVILLE AVE



4 VIEW @ UNION SQUARE



3 BOW ST / SOMERVILLE AVE



5 HAWKINS ST / SOMERVILLE AVE

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT
JAY SINGH KHALSA
No. 6023
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	DM
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

NEIGHBORHOOD CONTEXT

AV-2

300 SOMERVILLE AVE

2/19/2019 3:02:45 PM

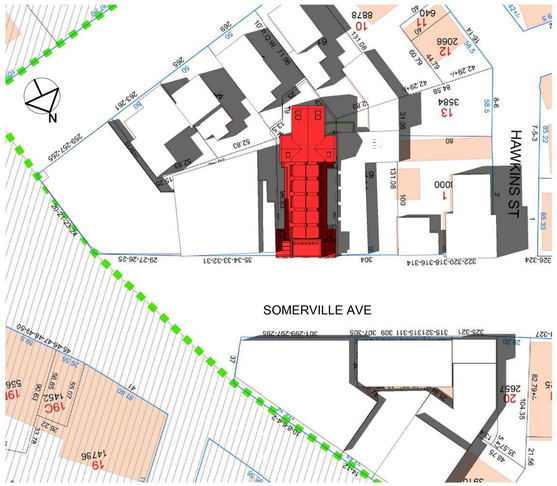
\\kg-server\Data\18\18136-elan-300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt

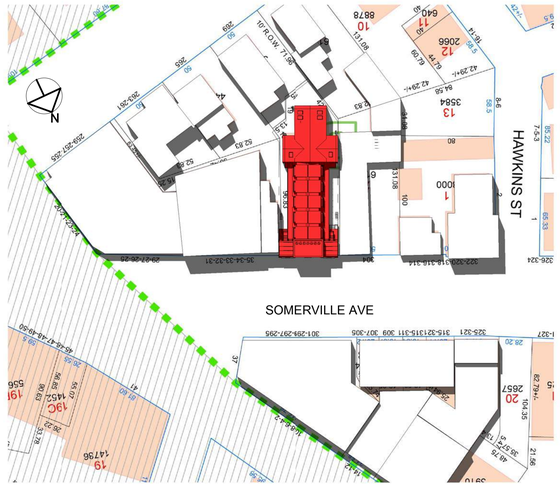
MORNING (9 - 10 AM)

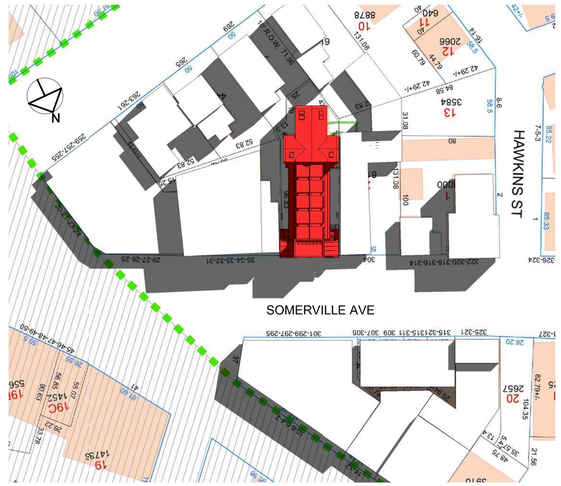
NOON (12 AM - 1 PM)

AFTERNOON (3 - 4 PM

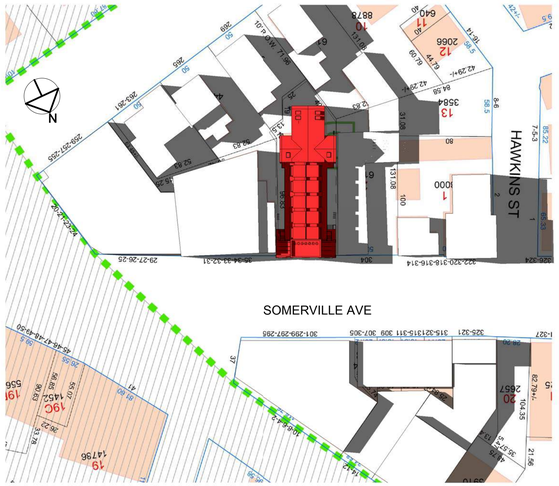
SUMMER SOLSTICE

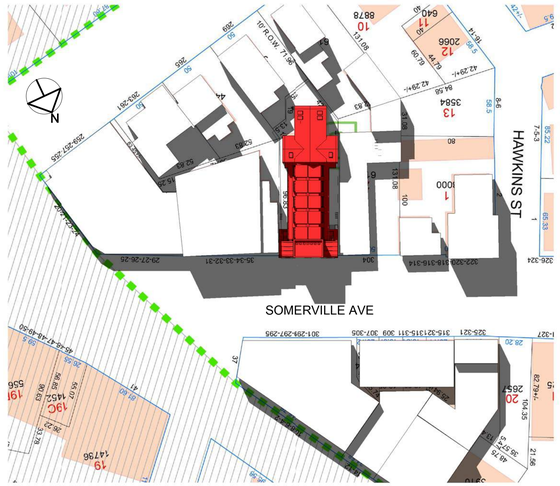


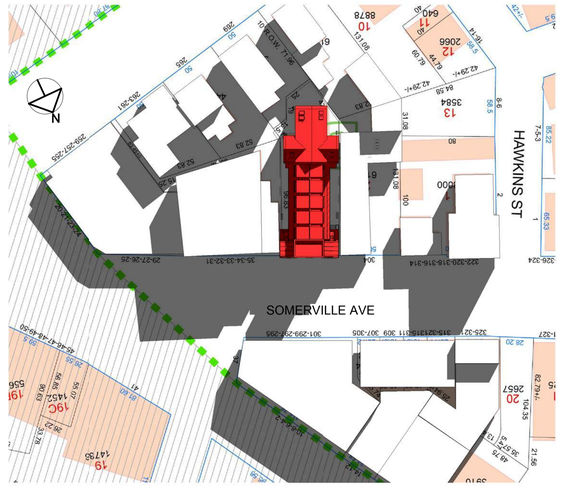




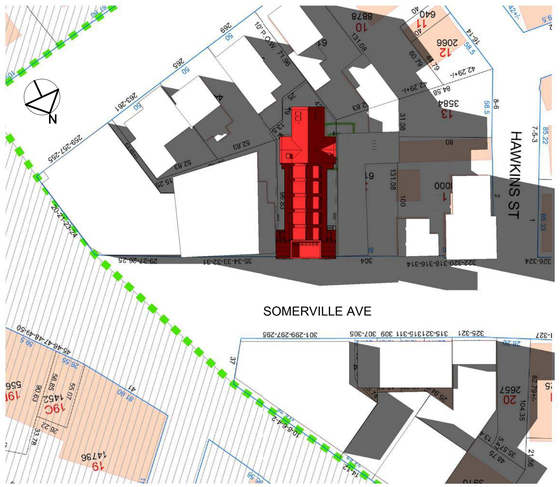
FALL/SPRING EQUINOX

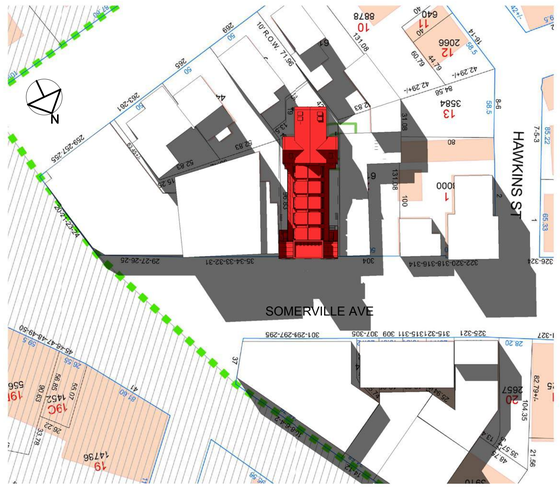


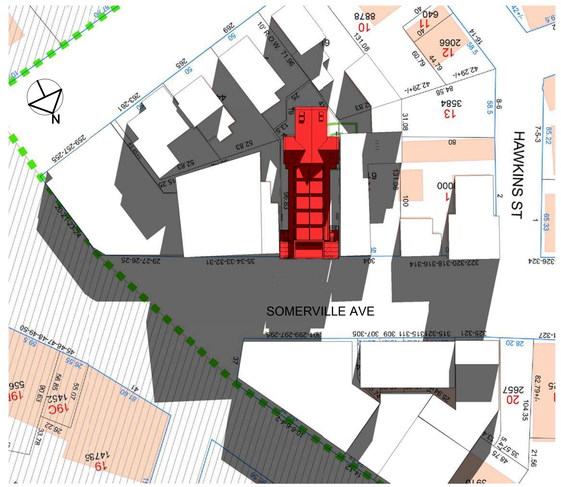




WINTER SOLSTICE







PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT
MATTHEW KHALSA
No.
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	Author
Checked by	Checker
Scale	1" = 60'-0"

REVISIONS

No.	Description	Date

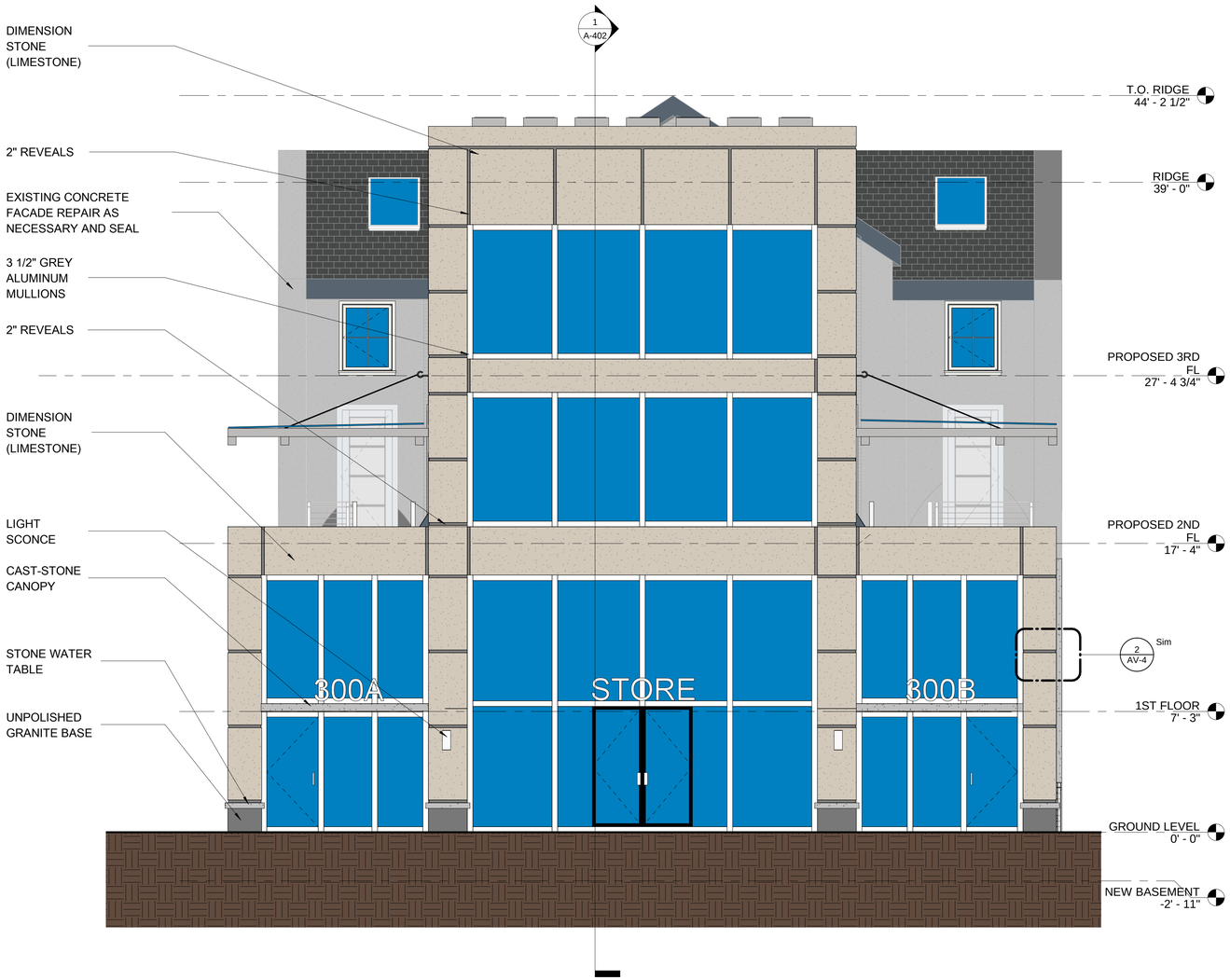
SHADOW STUDY

AV-3

300 SOMERVILLE AVE

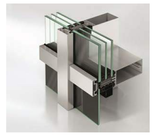
2/19/2019 3:03:13 PM

\\kfg-server\Data\18\18136-elan-300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt



1 PROPOSED SOUTH ELEVATION
MATERIAL CALLOUT
1/4" = 1'-0"

SEPIA - ADAIR DIMENSION STONE

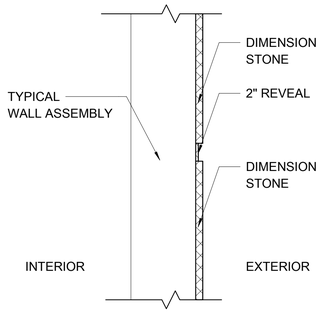


GREY ALLUMINUM MULLIONS

UNPOLISHED GRANITE BASE

SMOOTH STONE CAP

EXTERIOR LIGHT SCONCE



2 TYPICAL REVEAL
1 1/2" = 1'-0"

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT
NASIRUL KHALSA
No. 5943
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date

MATERIAL CALLOUT

AV-4

300 SOMERVILLE AVE

\\kg-server\Data\18\18136-elan-300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt

2/19/2019 3:03:16 PM

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT
JASWINDER KHALSA
No. 6593
CAMBRIDGE MA
COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

No.	Description	Date

RENDERINGS

AV-5

300 SOMERVILLE AVE

2/19/2019 3:03:23 PM \\kg-server\Data\18\18136-elan-300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT
JAI SINGH KHALSA
No. 6293
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

No.	Description	Date

RENDERINGS

AV-6

300 SOMERVILLE AVE

2/19/2019 3:03:29 PM \\kg-server\Data\18\18136-elan-300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt

PROJECT NAME

300 SOMERVILLE AVE

PROJECT ADDRESS

300 SOMERVILLE AVE, SOMERVILLE MA

CLIENT

300 SOMERVILLE AVE, LLC.

ARCHITECT

DESIGN KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

REGISTERED ARCHITECT
MASSACHUSETTS
No. 6[illegible]
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	18136
Date	2/19/19
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

No.	Description	Date

RENDERINGS

AV-7

300 SOMERVILLE AVE

\\tkg-server\Data\18\18136-elan-300-somerville ave\03 Drawings\00_ARCH_SD_DD\18136_300 Somerville Ave 02.14.19.rvt

2/19/2019 3:03:35 PM