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PROJECT NAME
Alpine Street Garage

PROJECT ADDRESS
11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT
APRES SKI, LLC

ARCHITECT
DESIGN
KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-691-8682

CONSULTANTS:
CIVIL ENGINEER:
DESIGN CONSULTANTS, INC.
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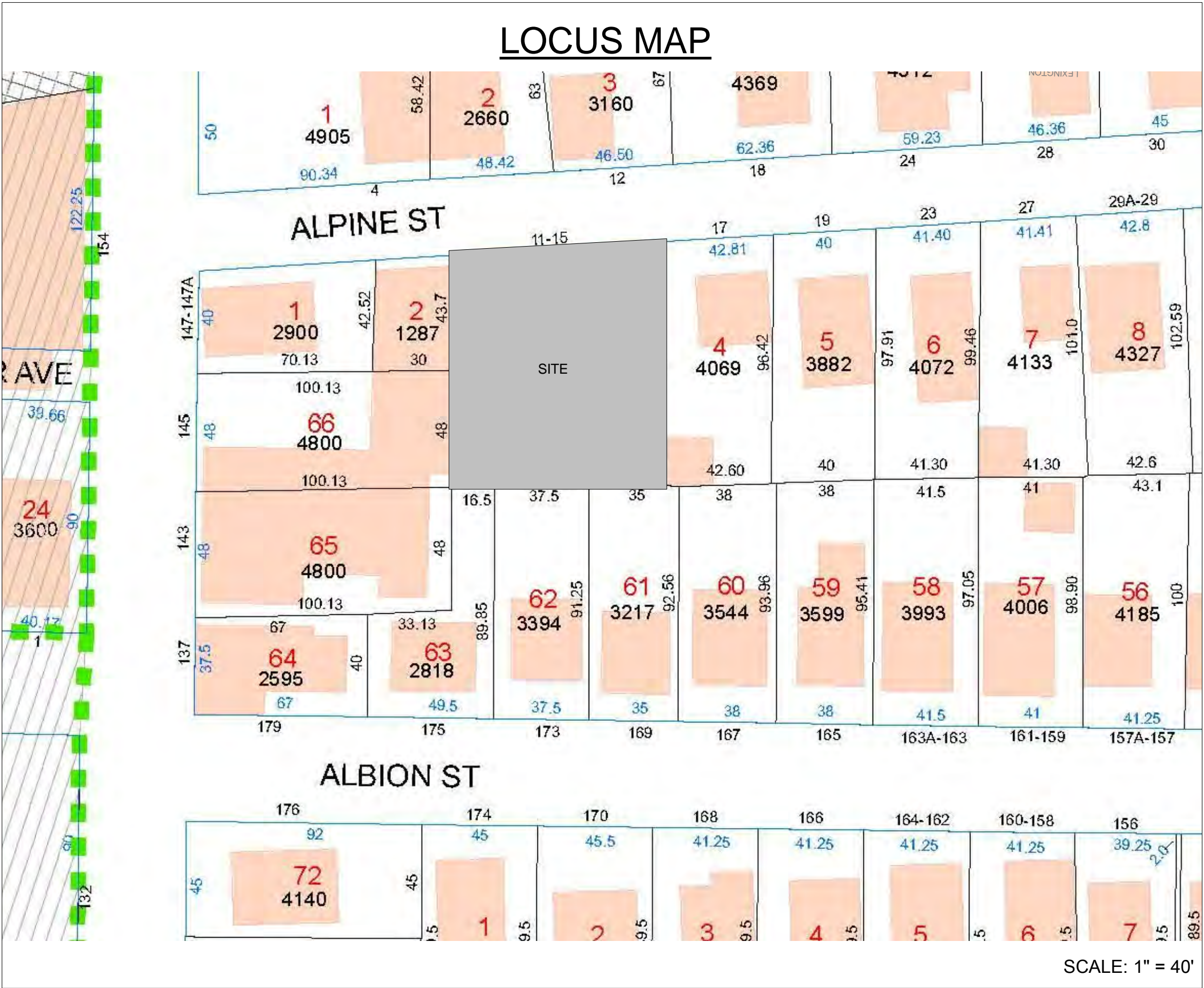
Project number 12019
Date 07/14/2021
Drawn by ERS
Checked by JSK
Scale 1" = 40'-0"

REVISIONS		
No.	Description	Date
2	Revised ZBA	09/15/2021

Cover Sheet

A-000

Alpine Street Garage

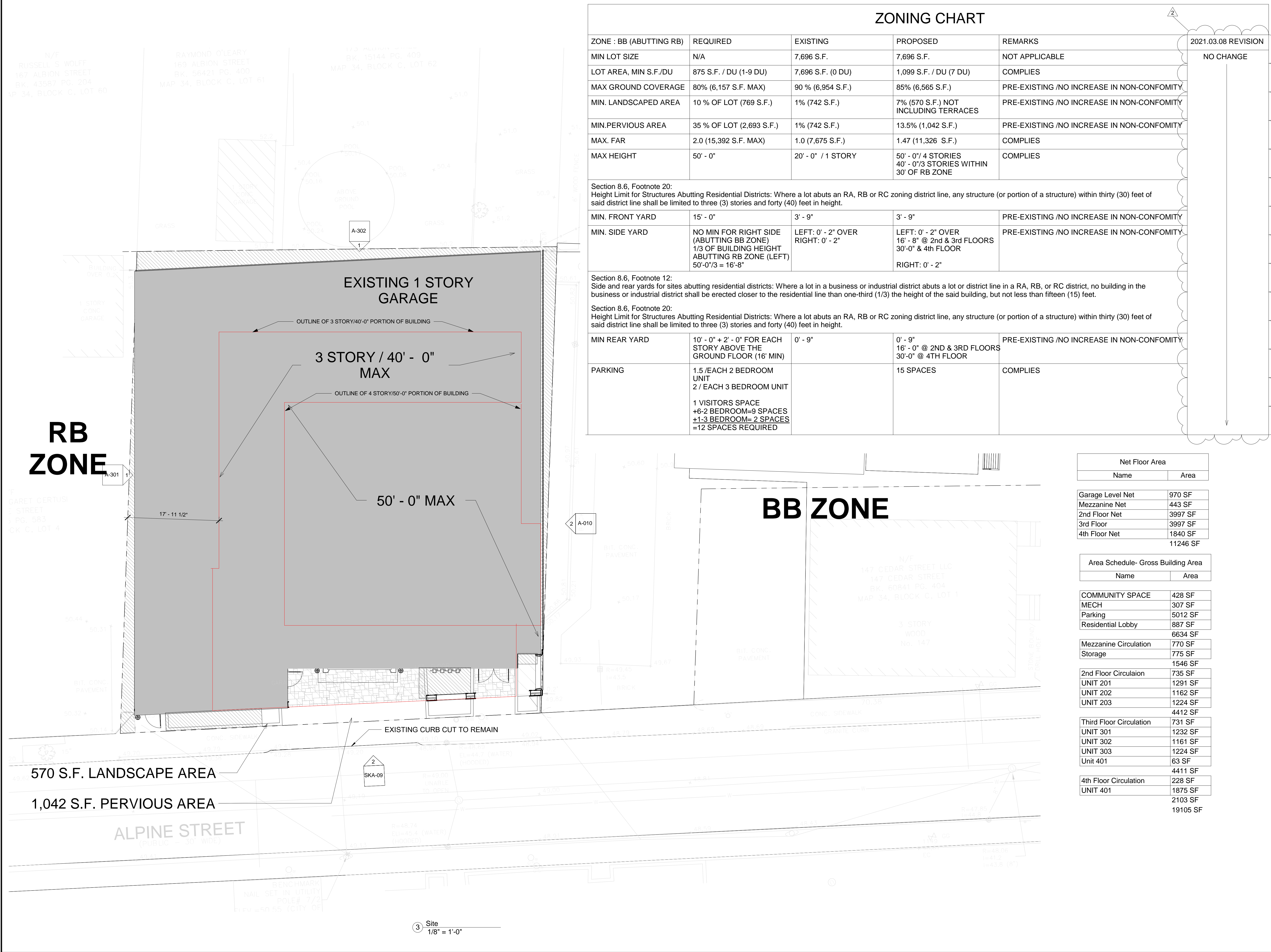


PROJECT: Alpine Street Residences

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

CLIENT:
APRES SKI, LLC
ADDRESS:
21 VILLAGE STREET
SOMERVILLE, MA 02143

REVISION TO ZBA 2016-75
September 16, 2021



PROJECT NAME

Alpine Street Garage

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11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

APRES SKI, LLC

ARCHITECT



KHALSA

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Net Floor Area	
Name	Area
Garage Level Net	970 SF
Mezzanine Net	443 SF
2nd Floor Net	3997 SF
3rd Floor	3997 SF
4th Floor Net	1840 SF
	11246 SF

Area Schedule- Gross Building Area	
Name	Area
COMMUNITY SPACE	428 SF
MECH	307 SF
Parking	5012 SF
Residential Lobby	887 SF
	6634 SF
Mezzanine Circulation	770 SF
Storage	775 SF
	1546 SF
2nd Floor Circulaion	735 SF
UNIT 201	1291 SF
UNIT 202	1162 SF
UNIT 203	1224 SF
	4412 SF
Third Floor Circulation	731 SF
UNIT 301	1232 SF
UNIT 302	1161 SF
UNIT 303	1224 SF
Unit 401	63 SF
	4411 SF
4th Floor Circulation	228 SF
UNIT 401	1875 SF
	2103 SF
	19105 SF

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Site Plan & Zoning Chart

A-020

Alpine Street Garage



ca - Feather Reed Grass



SI - Cutleaf Stephanandra



HR - St. John Wort



TO - Globe Arborvitae



HI - Dwarf Smooth Hydrangea



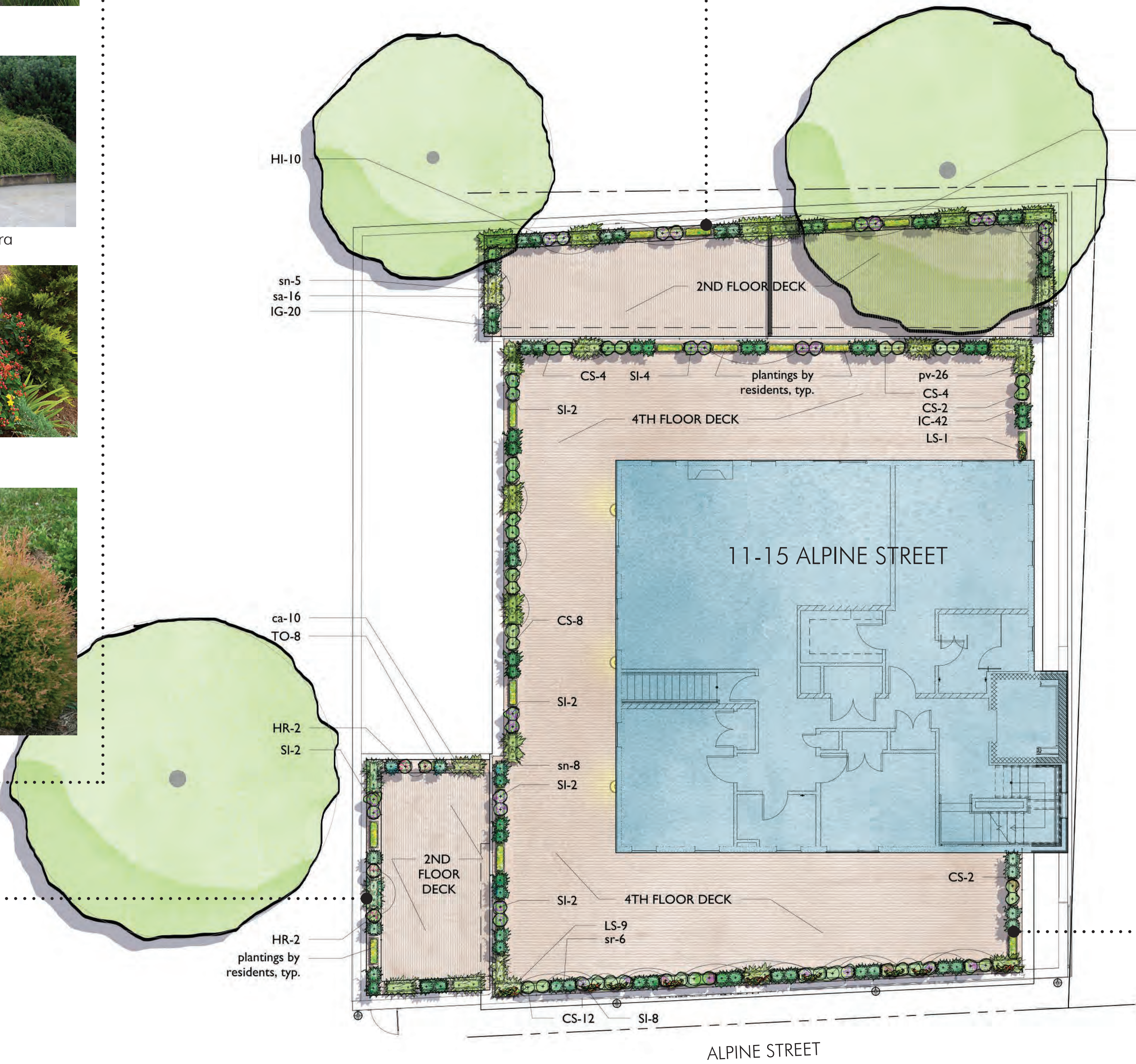
sn - Caradonna Sage



IG - Box Gem Inkberry



sa - Autumn Moor Grass



PROPOSED PLANT LIST				
SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE
SHRUBS & VINES				
CS	32	Cornus sericea 'Arctic Fire'	Red Twig Dogwood	3 gal.
HI	10	Hydrangea arborescens 'Invinciball Wee White'	Dwarf Smooth Hydrangea	3 gal.
HR	4	Hypericum 'Red Star'	St. John's Wort	2 gal.
IC	42	Ilex crenata 'Hetzii'	Japanese Holly	2 gal.
IG	20	Ilex glabra 'Gem Box'	Box Gem Inkberry	2 gal.
LS	10	Lonicera sempervirens	Coral Honeysuckle	2 gal. evergreen*
SI	22	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra	3 gal.
TO	8	Thuja occidentalis 'Fire Chief'	Globe Arborvitae	2 gal.
HERBACEOUS				
ca	10	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal.
pv	26	Panicum virgatum	Switch Grass	2 gal.
sn	13	Salvia nemerosa 'Caradonna'	Caradonna Sage	1 gal.
sr	6	Sedum rupestre 'Angelina'	Stonecrop	tray
sa	16	Sesleria autumnalis	Autumn Moor Grass	2 gal.



CS - Red Twig Dogwood



IC - Japanese Holly



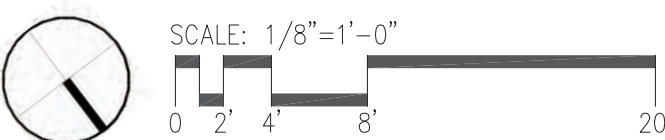
sr - Sedum Stonecrop



pv - Switch Grass



LS - Coral Honeysuckle



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Garage Floor Plan

A-100

Alpine Street Garage

GARAGE
15 SPACES

GARAGE
15 SPACES

5. CMU Block is used at the
east side garage wall in lieu of
opaque glazing.

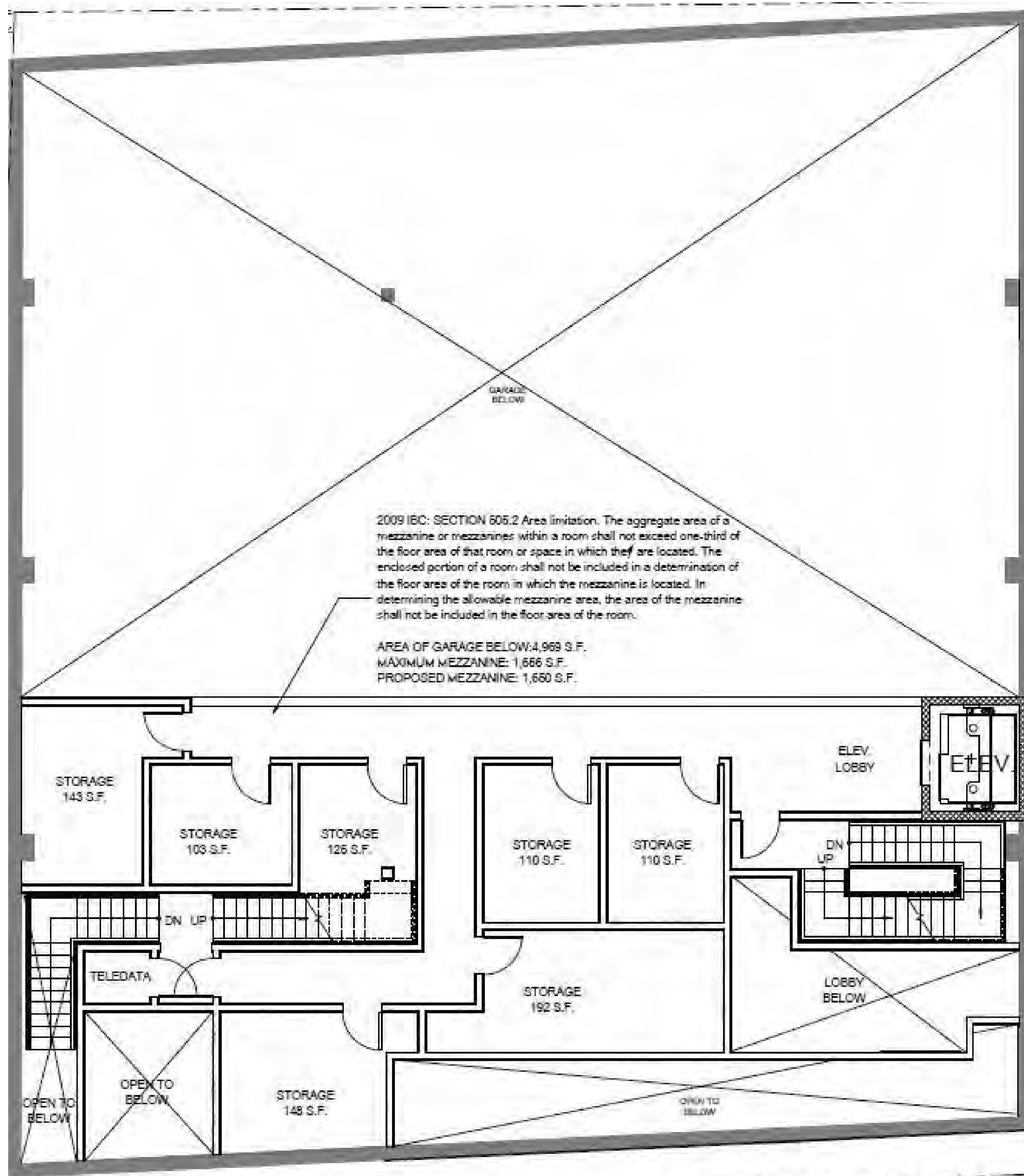
12. The ground floor front 2' high granite
planters will be replaced with cast
concrete planters at the front of the
building.

List of Changes; Refer to Accompanying Narrative.

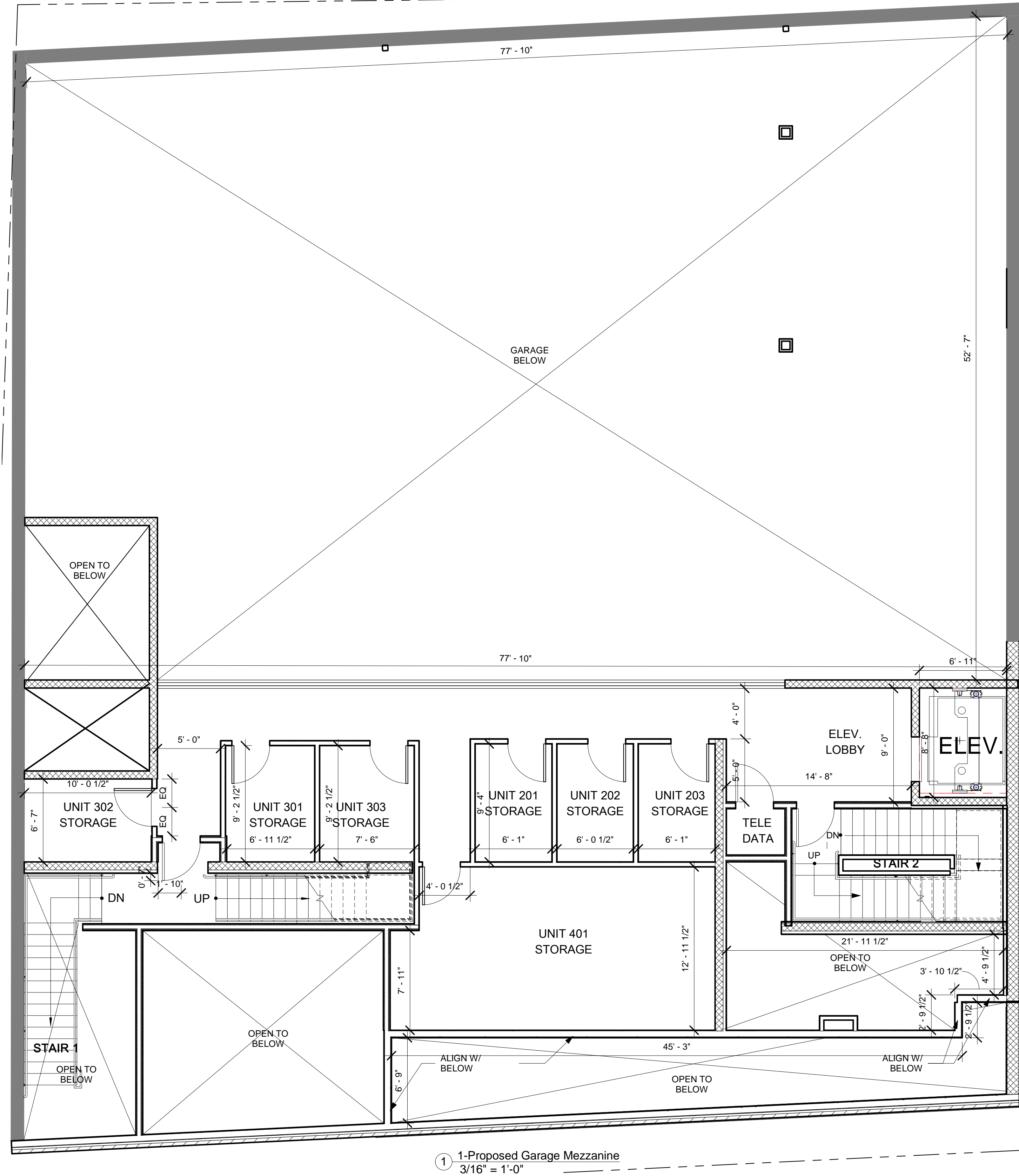
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APPROVED ZBA



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APRES SKI, LLC

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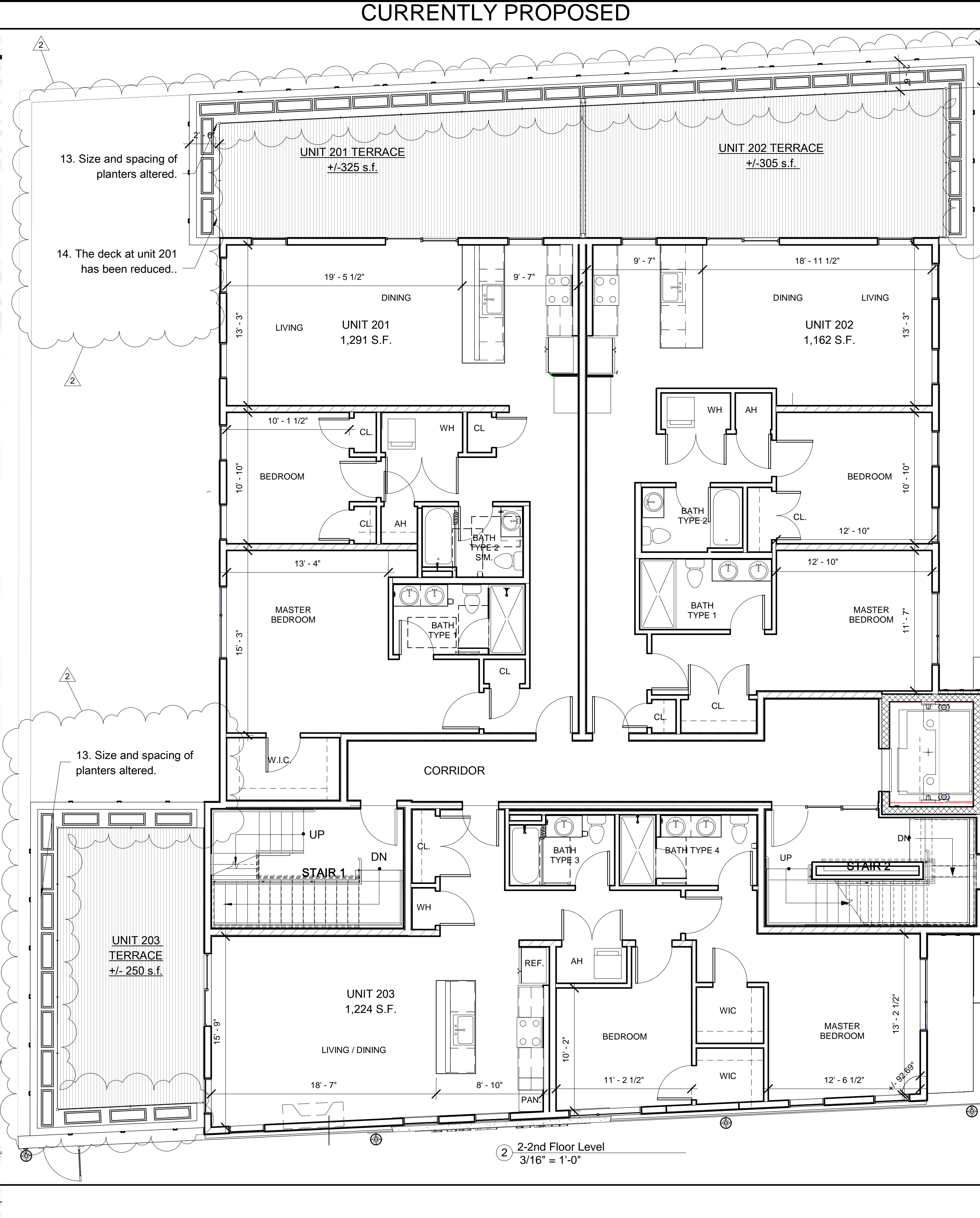
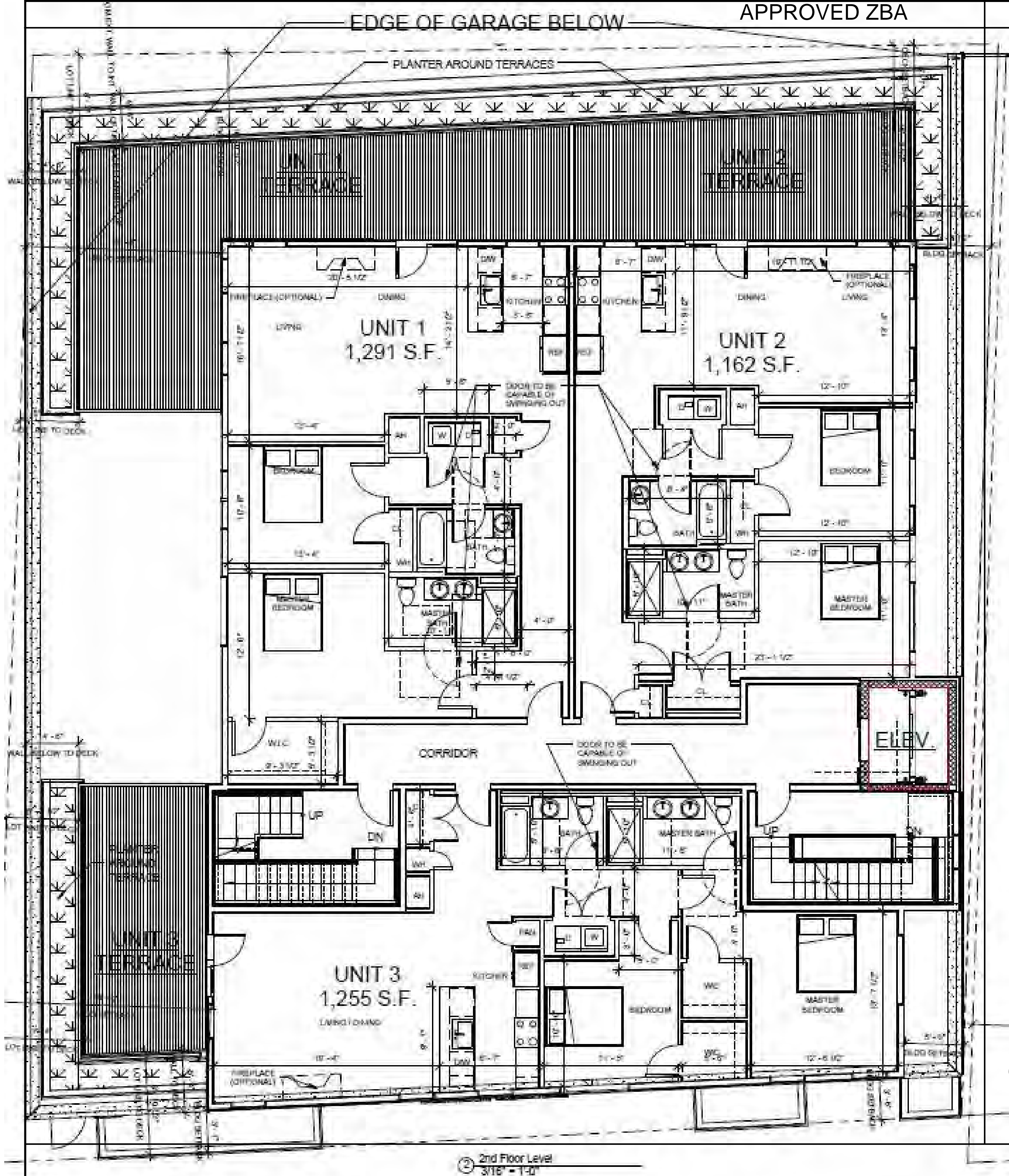
**Mezzanine Floor
Plan****A-101**

Alpine Street Garage

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**Alpine Street
Garage**

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SOMERVILLE, MA

CLIENT

APRES SKI, LLC

ARCHITECT



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SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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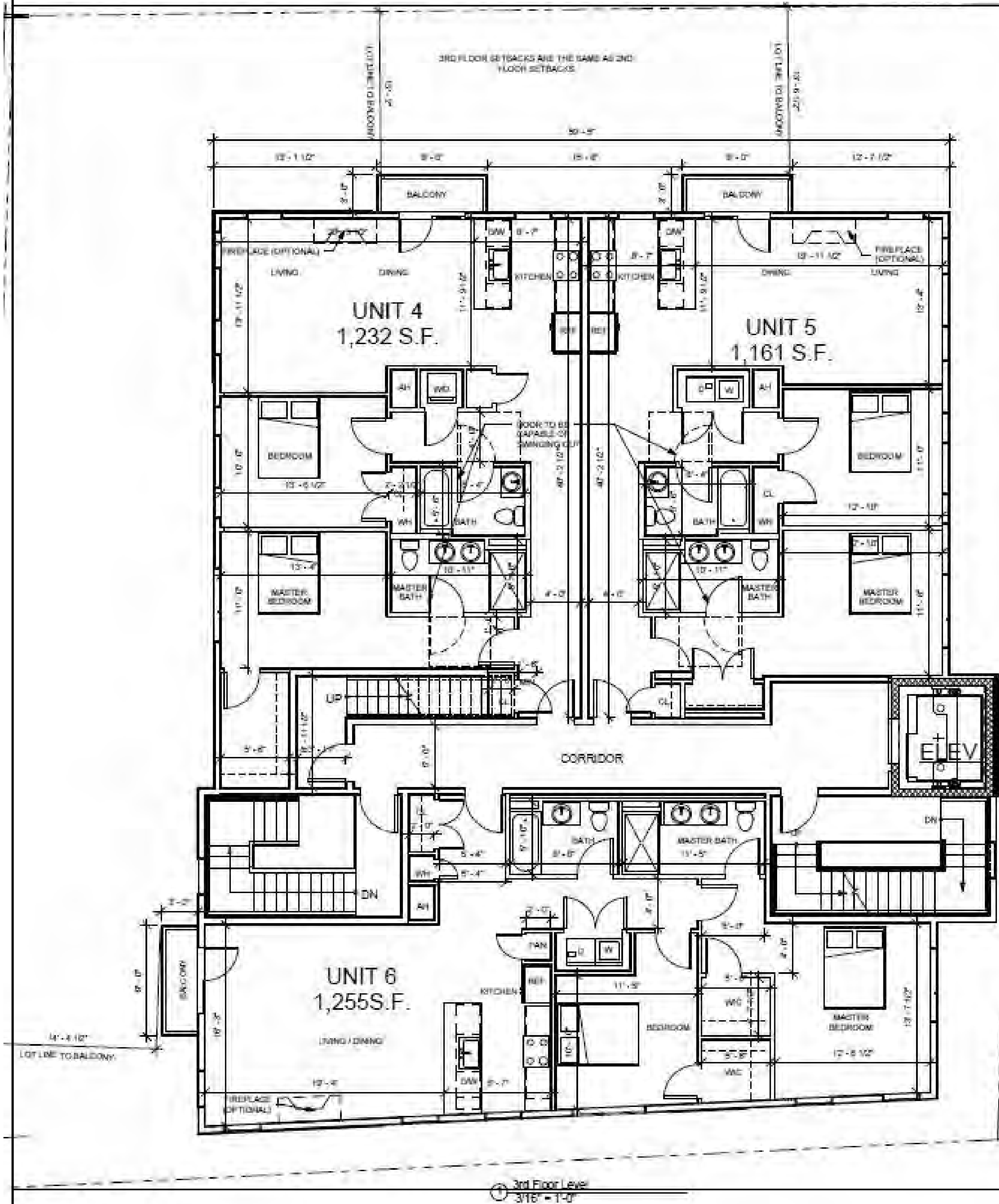
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2	Revised ZBA	09/15/2021

Second Floor Plan

A-102

Alpine Street Garage

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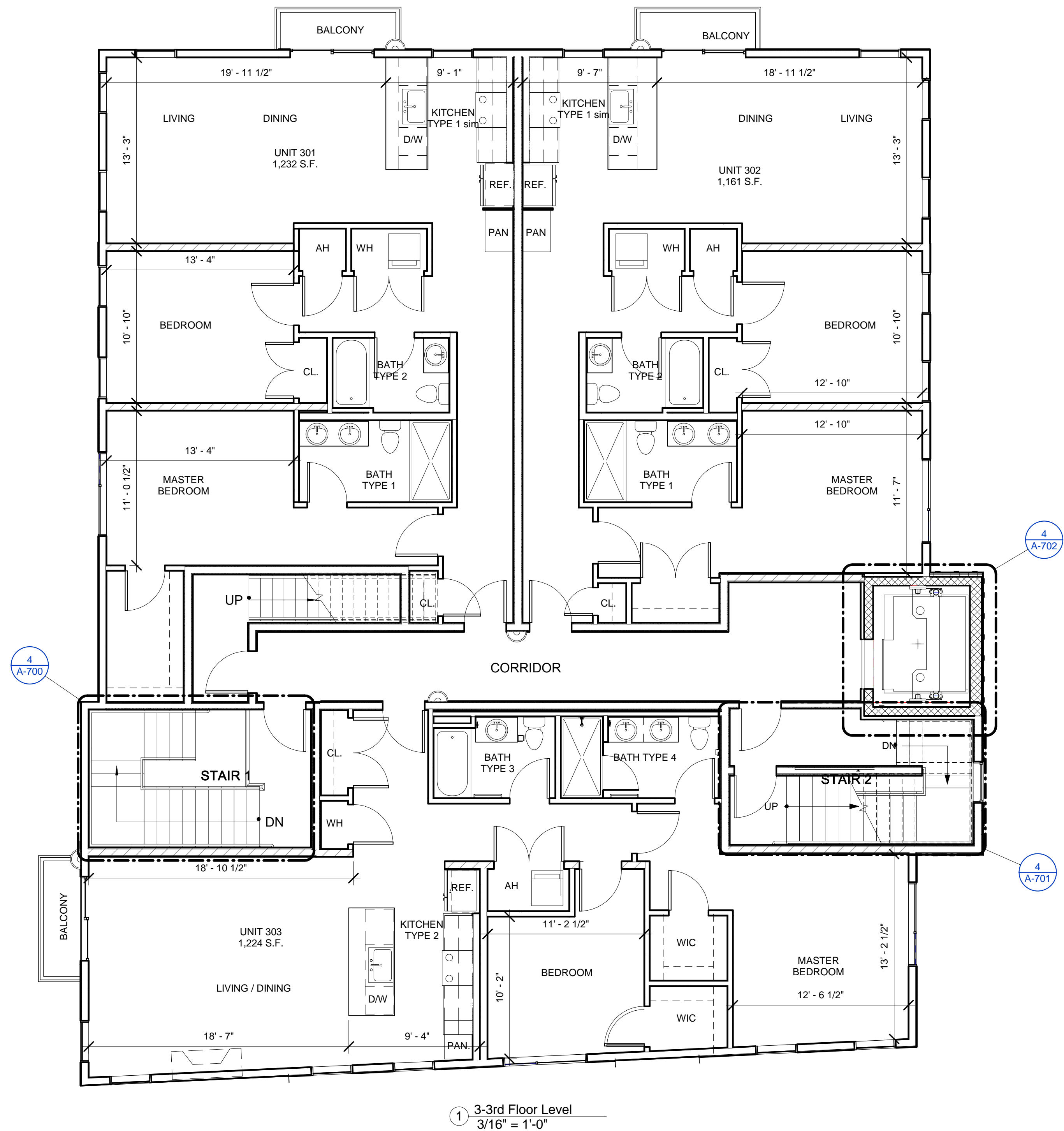
3rd Floor Level
3/16" = 1'-0"

2

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CURRENTLY PROPOSED



3-3rd Floor Level
3/16" = 1'-0"

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Garage**

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SOMERVILLE, MA**

CLIENT

APRES SKI, LLC

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Third Floor Plan

A-103

Alpine Street Garage

PROJECT NAME

Alpine Street
Garage

PROJECT ADDRESS

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SOMERVILLE, MA

CLIENT

APRES SKI, LLC

ARCHITECT

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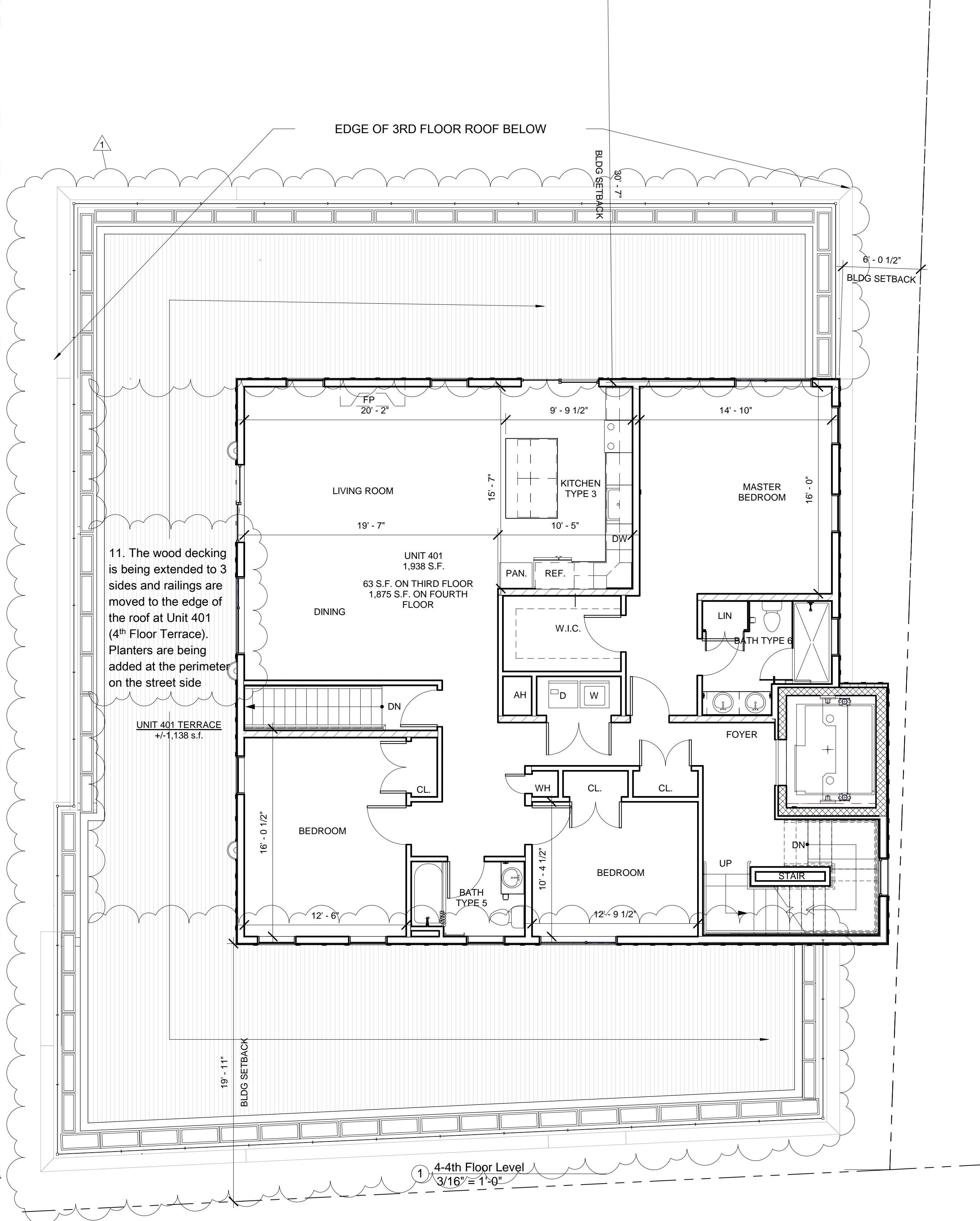
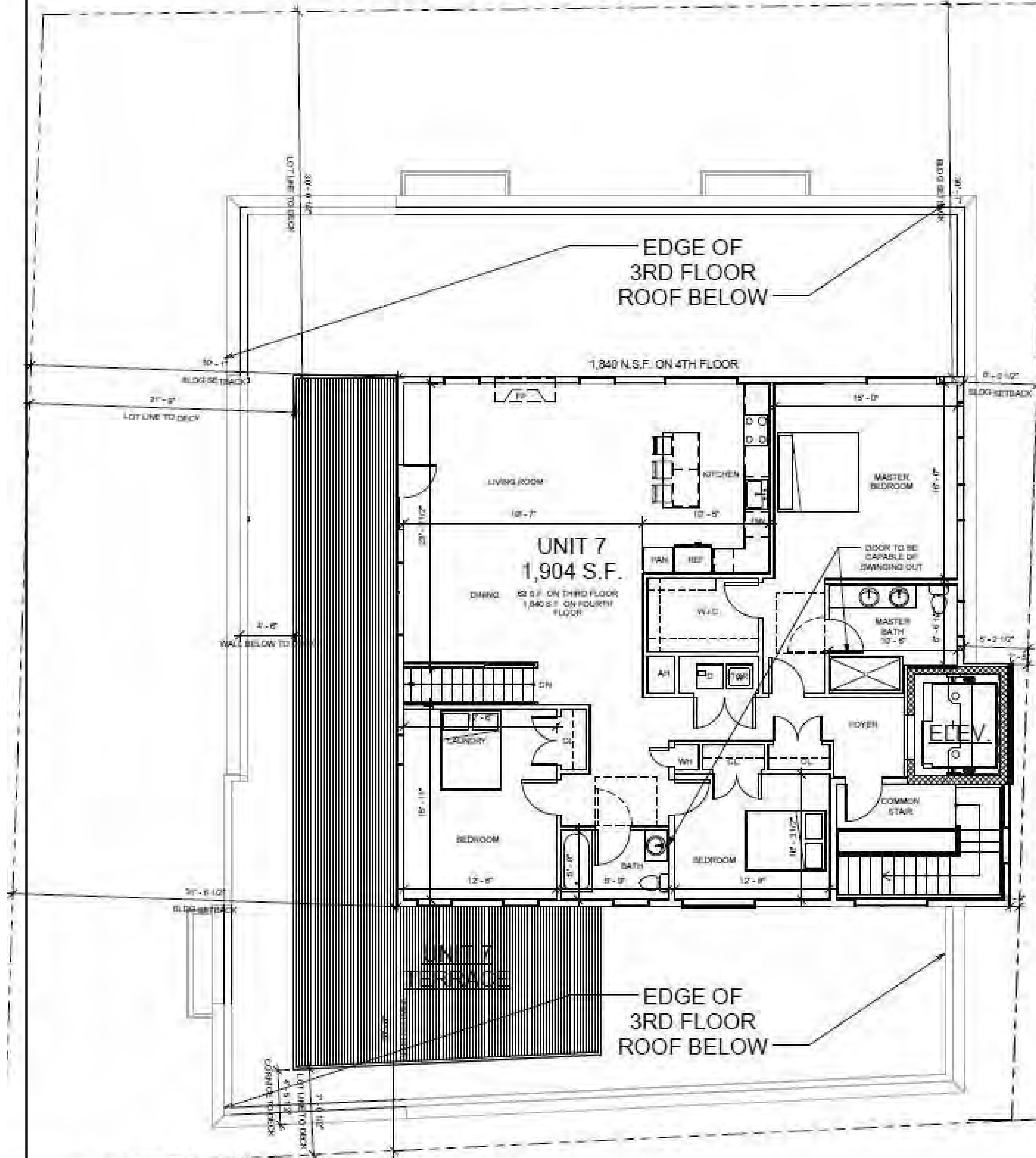
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2	Revised ZBA	09/15/2021

Fourth Floor Plan

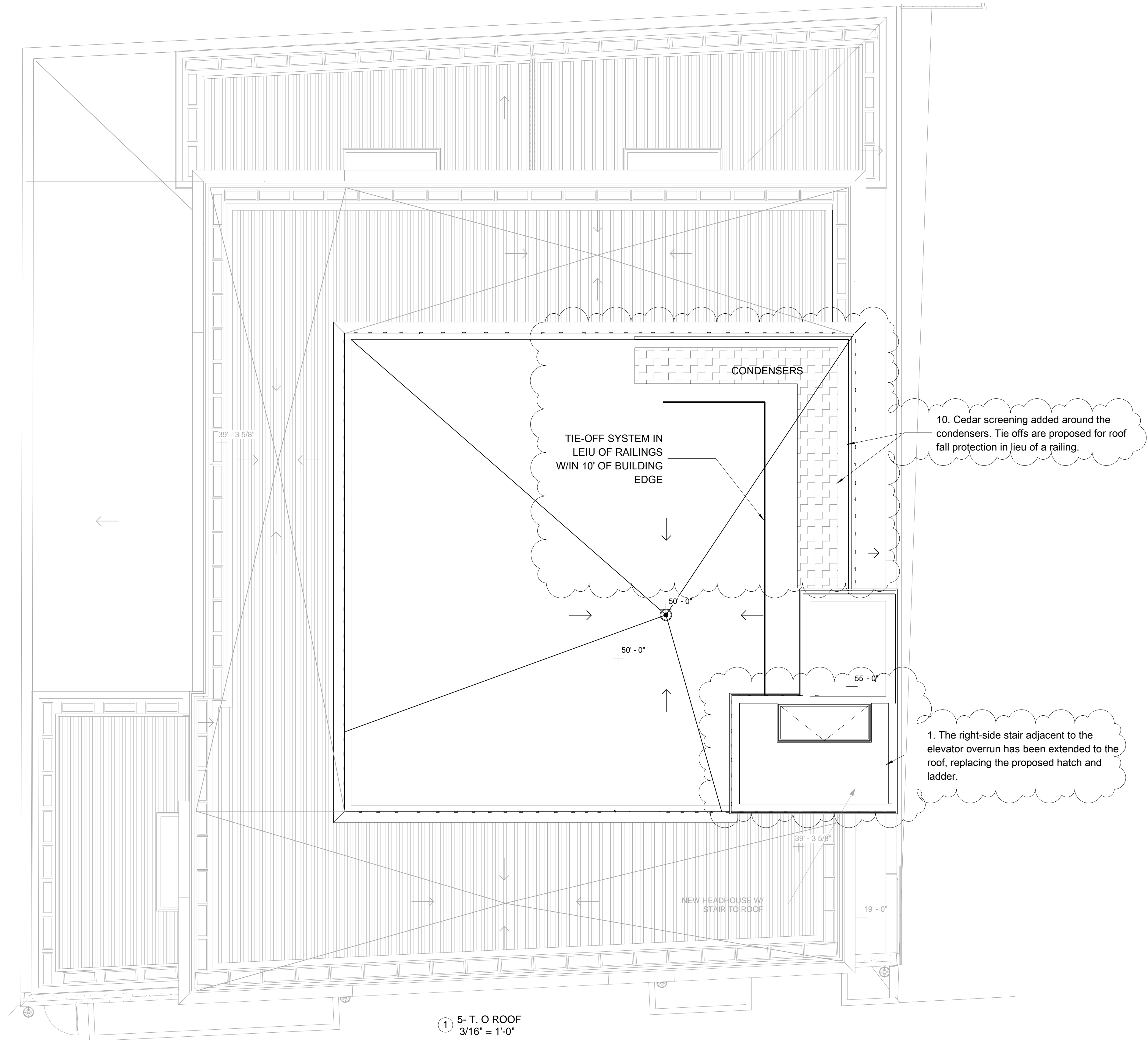
A-104

Alpine Street Garage

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Roof Plan

A-105
Alpine Street Garage

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13. The size and spacing of the planters have been altered on all facades as shown.
14. The second floor deck at Unit 201 has been reduced in size.
15. The rooftop HVAC units have been located on the roof, near the roof edge.

CONSTRUCTED PLANTERS



CONSTRUCTED PLANTERS (FROM UNIT 101)

CURRENTLY PROPOSED

APPROVED ZBA

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9. The iron railings are to be horizontal.
3. New cast stone signage at the center of the front façade is now proposed to read "13 Alpine Street".
4. The veneer at the front wall headers and columns is to be changed to cast stone (Arriscraft or Similar).
8. The front wall has been replaced.
12. Cast concrete planters at the front of the building on the ground floor are being proposed.
6. The door and window pattern at the front left side ground floor space has been altered as shown in the elevations.



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



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

PROJECT NAME

Alpine Street
Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

APRES SKI, LLC

ARCHITECT



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

CONSULTANTS:

CIVIL ENGINEER:
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REGISTRATION



Project number 12019
Date 07/14/2021
Drawn by ERS
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date
2	Revised ZBA	09/15/2021

Front Elevation

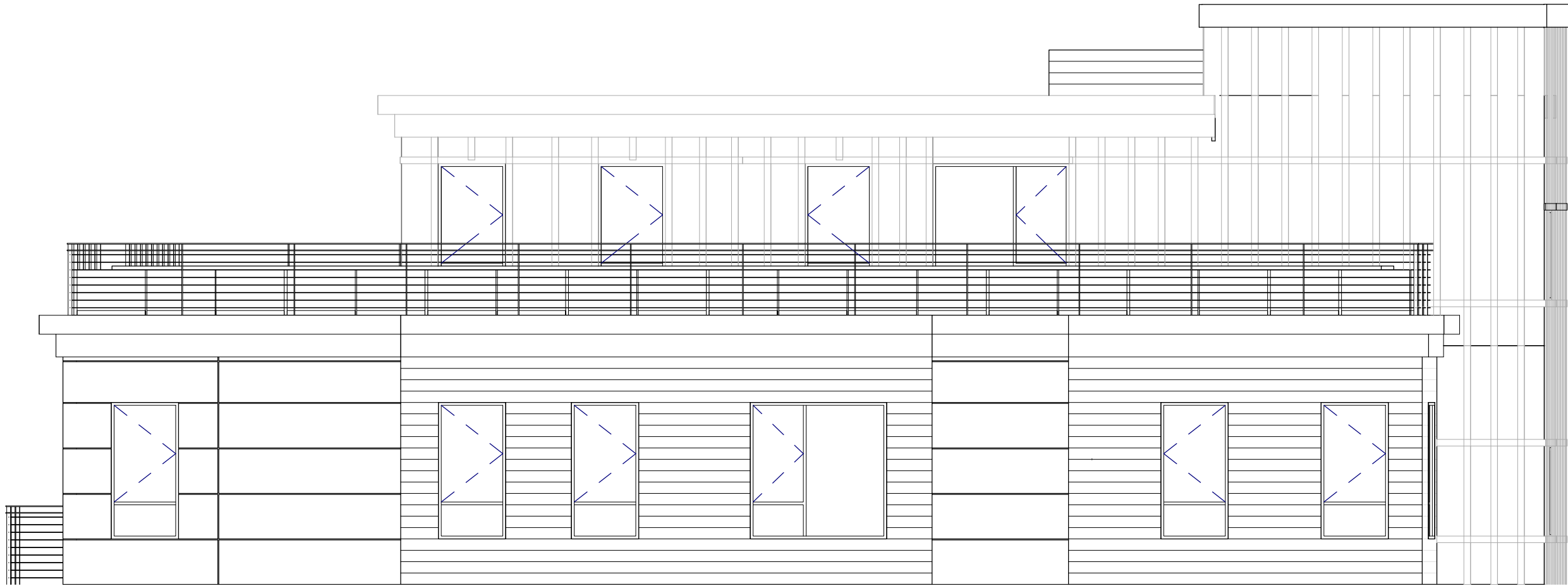
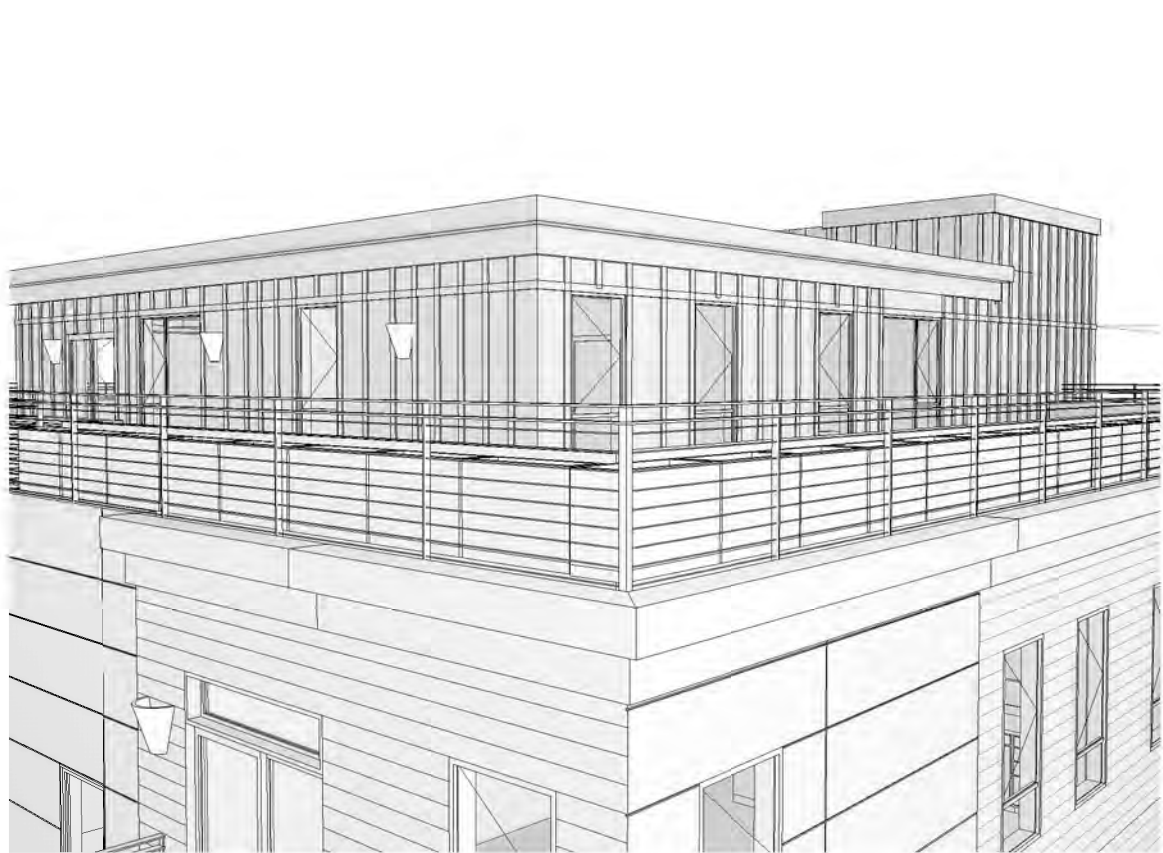
A-300

Alpine Street Garage

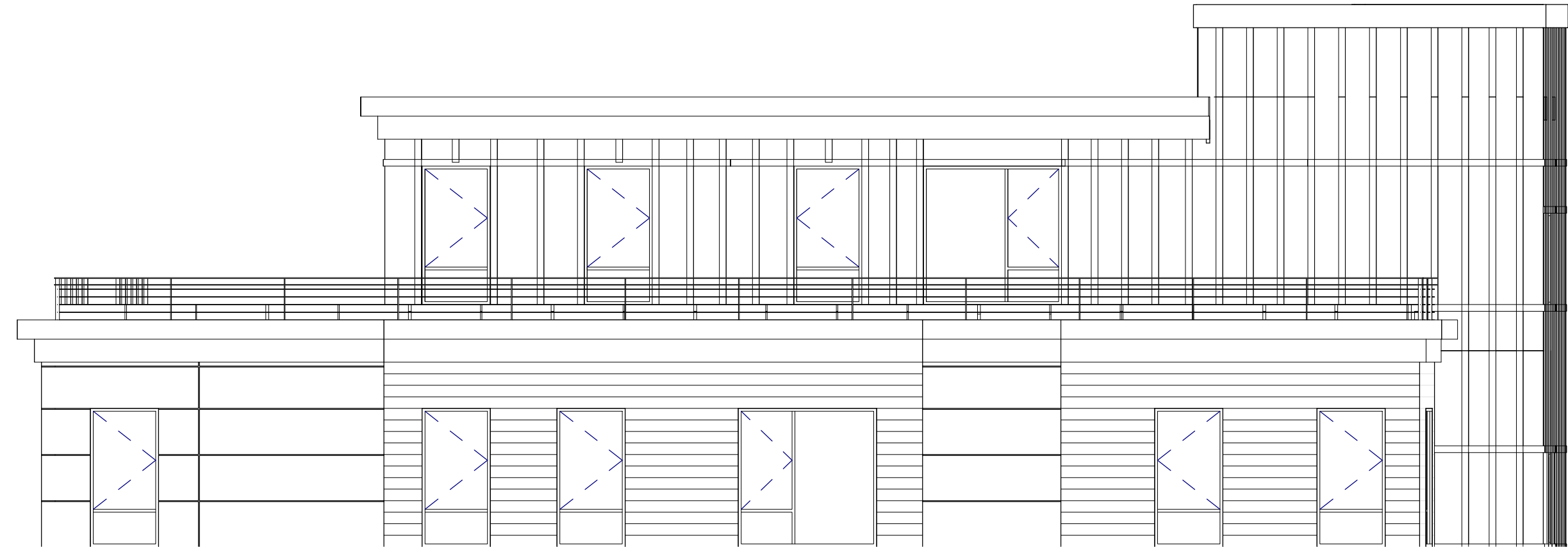
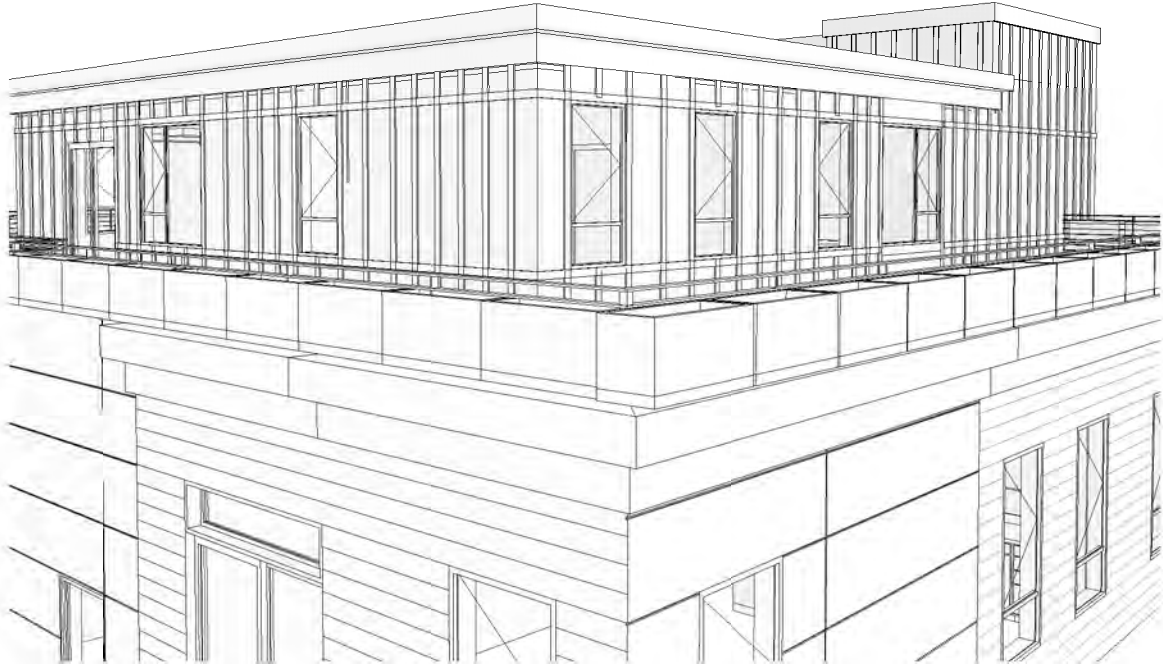
List of Changes; Refer to Accompanying Narrative.

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- 10. Cedar screening of the rooftop mechanicals with safety tie-offs are being proposed as shown.
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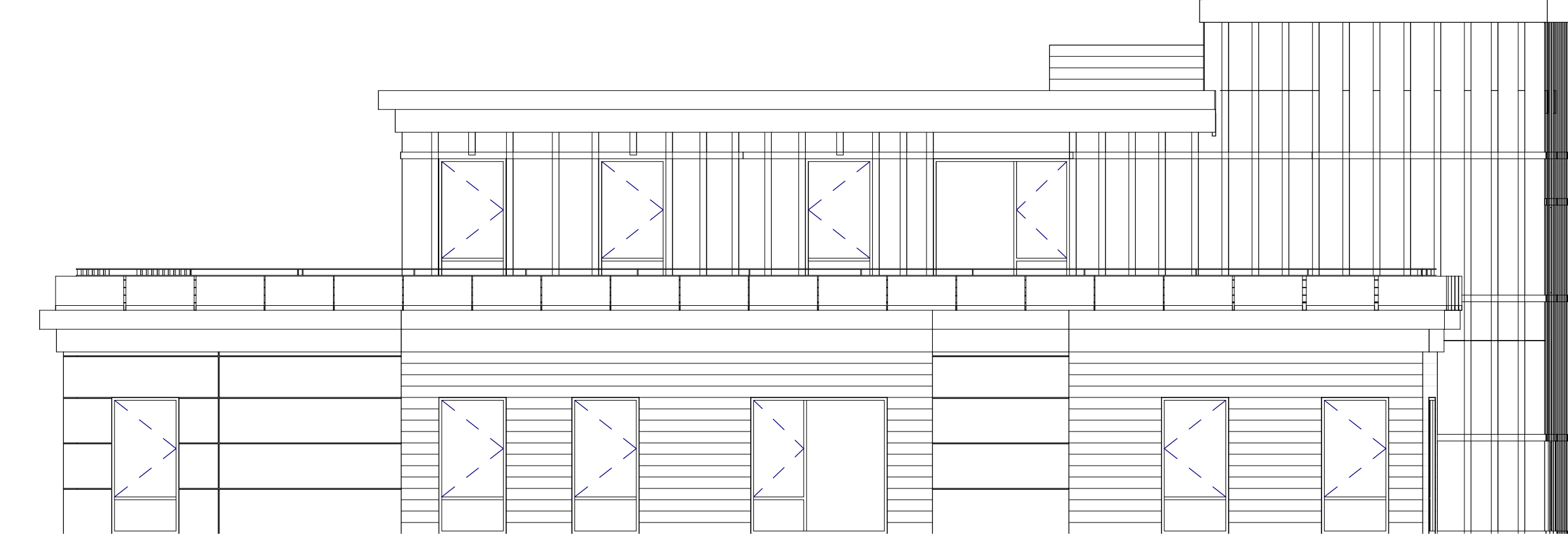
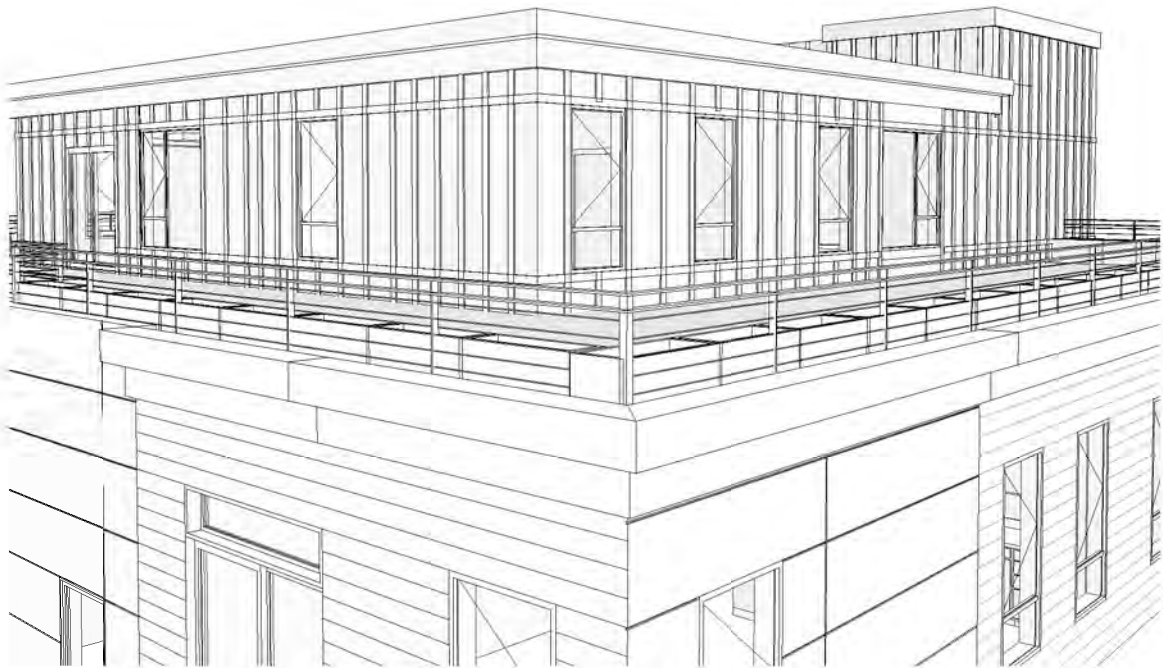
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PROJECT NAME

Alpine Street
Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

APRES SKI, LLC

ARCHITECT



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

CONSULTANTS:

CIVIL ENGINEER:
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REGISTRATION



Project number 12019
Date 09/15/2021
Drawn by Author
Checked by Checker
Scale As indicated

REVISIONS

No.	Description	Date

4th Floor Terrace
Options

A-300B

Alpine Street Garage

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Accompanying Narrative.

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CURRENTLY PROPOSED

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2. The batten pattern at the top floor and right-side stair tower has been adjusted.

9. The iron railings are to be horizontal.

7. The windows have been slightly altered on all facades as shown in the elevations.

5. CMU block is to be used on the Easterly wall.

① Left Side Elevation
3/16" = 1'-0"

APPROVED ZBA

PLANTERS AT TERRACES

USE OPAQUE OR TINTED GLASS AT WINDOWS ON LOT LINE

② Left Side Elevation
3/16" = 1'-0"

PROJECT NAME

Alpine Street
Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

APRES SKI, LLC

ARCHITECT



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TELEPHONE: 617-591-8682

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REGISTRATION



Project number 12019
Date 07/14/2021
Drawn by ERS
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date
2	Revised ZBA	09/15/2021

Left Side Elevation

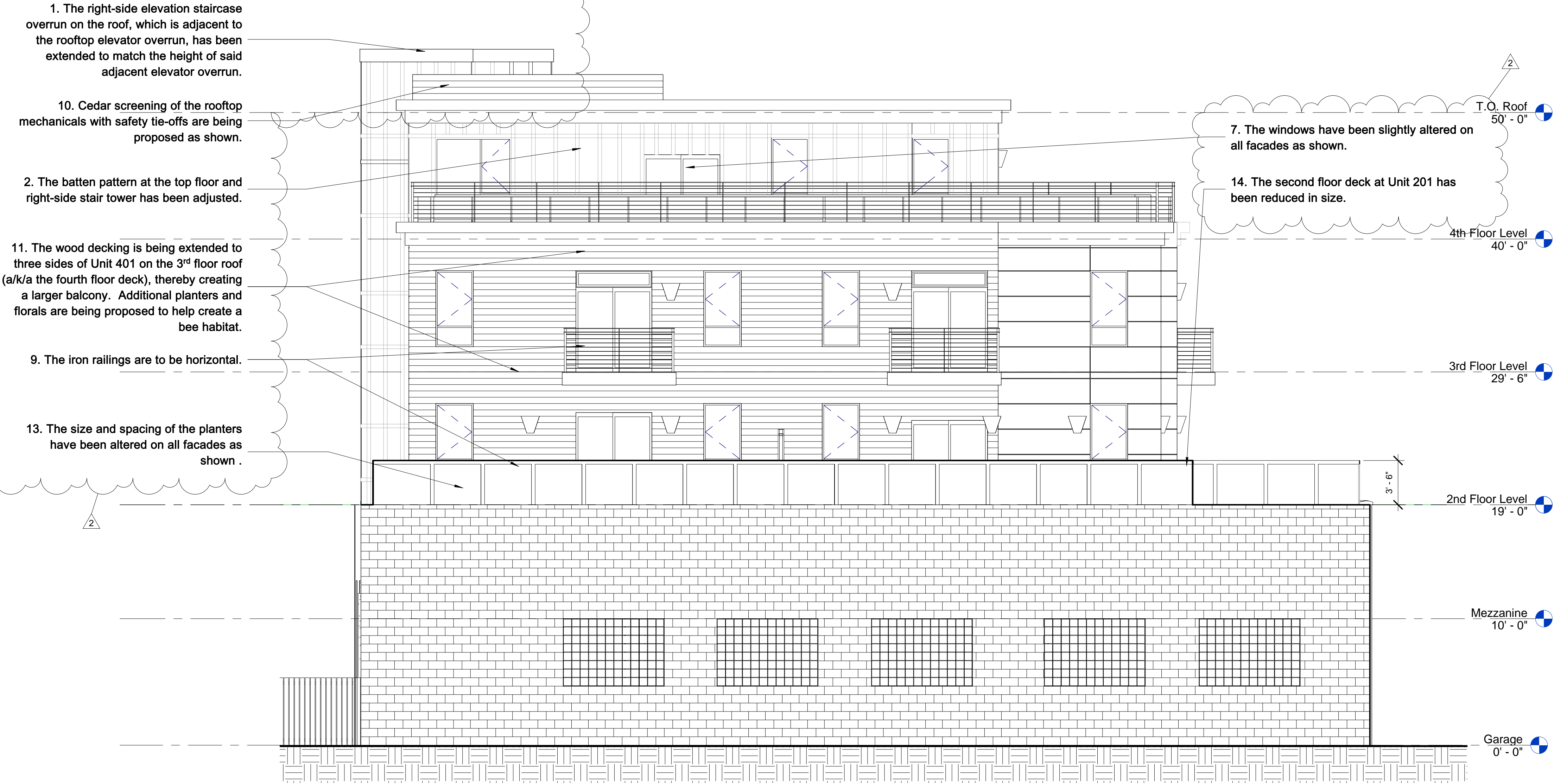
A-301

Alpine Street Garage

List of Changes; Refer to Accompanying Narrative.

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CURRENTLY PROPOSED



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

APPROVED ZBA



REAR ELEVATION AS APPROVED BY BZA

PROJECT NAME

Alpine Street
Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

APRES SKI, LLC

ARCHITECT



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

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REGISTRATION



Project number 12019
Date 07/14/2021
Drawn by ERS
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date
2	Revised ZBA	09/15/2021

Rear Elevation

A-302

Alpine Street Garage

List of Changes; Refer to Accompanying Narrative.

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CURRENTLY PROPOSED

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PVC CORNICE
FIXED & CASEMENT WINDOWS
JAMES HARDIE CEMENTICIOUS SIDING; 6" EXPOSURE

8. The front wall has been replaced as shown..
- Green wall limited to 1st floor; Elevator tower to match board & batten.



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

APPROVED ZBA



PROJECT NAME

Alpine Street
Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

APRES SKI, LLC

ARCHITECT



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

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Project number 12019
Date 07/14/2021
Drawn by ERS
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date
2	Revised ZBA	09/15/2021

Right Side
Elevation

A-303

Alpine Street Garage



PROJECT NAME

Alpine Street
Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

2-13 Alpine St. LLC

ARCHITECT



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

REVISIONS

No.	Description	Date
2	Revision For ZBA Submission	2017.06.13

Approved
Perspectives

AV-1A

Alpine Street Garage

List of Changes; Refer to Accompanying Narrative.

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PROJECT NAME

Alpine Street
Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

APRES SKI, LLC

ARCHITECT



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REGISTRATION



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Date 07/14/2021
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Checked by JSK
Scale 12" = 1'-0"

REVISIONS

No.	Description	Date
2	Revised ZBA	09/15/2021

Proposed
Perspectives

AV-1B

Alpine Street Garage



PROJECT NAME

Alpine Street
Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

2-13 Alpine St. LLC

ARCHITECT

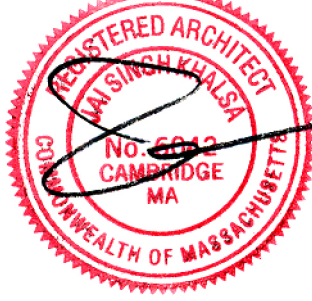


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Date 04/11/2017
Drawn by ERS/TC
Checked by JSK
Scale

REVISIONS

No.	Description	Date
2	Revision For ZBA Submission	2017.06.13

Approved
Bird's Eye Views

AV-2A

Alpine Street Garage

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PROJECT NAME

Alpine Street
Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

APRES SKI, LLC

ARCHITECT



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SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REGISTRATION



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Scale 12" = 1'-0"

REVISIONS

No.	Description	Date
2	Revised ZBA	09/15/2021

Proposed Bird's
Eye Views

AV-2B

Alpine Street Garage

2

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10. Cedar screening of the rooftop mechanicals with safety tie-offs are being proposed as shown.
11. The wood decking is being extended to three sides of Unit 401 on the 3rd floor roof (a/k/a the fourth floor deck), thereby creating a larger balcony. Additional planters and florals are being proposed to help create a bee habitat. Three options are being proposed:
 - A. Mount the railing on top of the parapet wall and construct a raised planter at the inside of the railing, or
 - B. Place the railing inside of the parapet wall on the deck and place planters on the parapet wall up to railing height to address neighbor's privacy concerns, or
 - C. Place railing inside of the parapet wall on the deck and place planters inside of the railings on the deck
12. Cast concrete planters at the front of the building on the ground floor are being proposed.
13. The size and spacing of the planters have been altered on all facades as shown.
14. The second floor deck at Unit 201 has been reduced in size.
15. The rooftop HVAC units have been located on the roof, near the roof edge.



APPROVED ZBA



CURRENTLY PROPOSED

PROJECT NAME

Alpine Street
Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

APRES SKI, LLC

ARCHITECT



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REGISTRATION



Project number	12019
Date	07/14/2021
Drawn by	MI
Checked by	ERS
Scale	12" = 1'-0"

REVISIONS

No.	Description	Date
2	Revised ZBA	09/15/2021

Proposed
Rendering

AV-3

Alpine Street Garage