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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: 617-691-8682

CONSULTANTS:  
CIVIL ENGINEER:  
**DESIGN CONSULTANTS, INC.**  
120 MIDDLESEX AVENUE #20  
T: 617-776-3350

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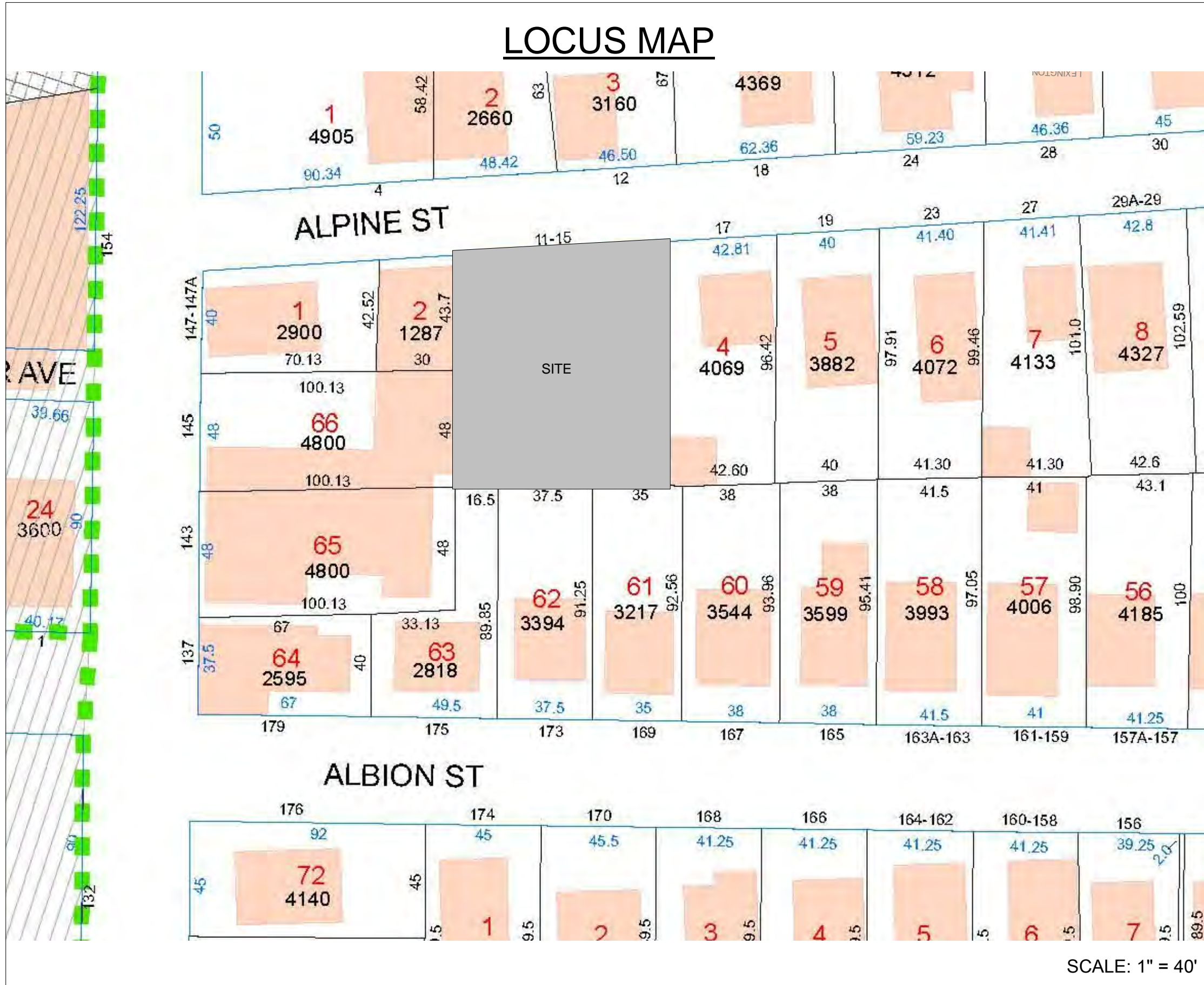


Project number 12019  
Date 07/14/2021  
Drawn by ERS  
Checked by JSK  
Scale 1" = 40'-0"

REVISIONS		
No.	Description	Date
2	Revised ZBA	08/17/2021

Cover Sheet

**A-000**  
Alpine Street Garage



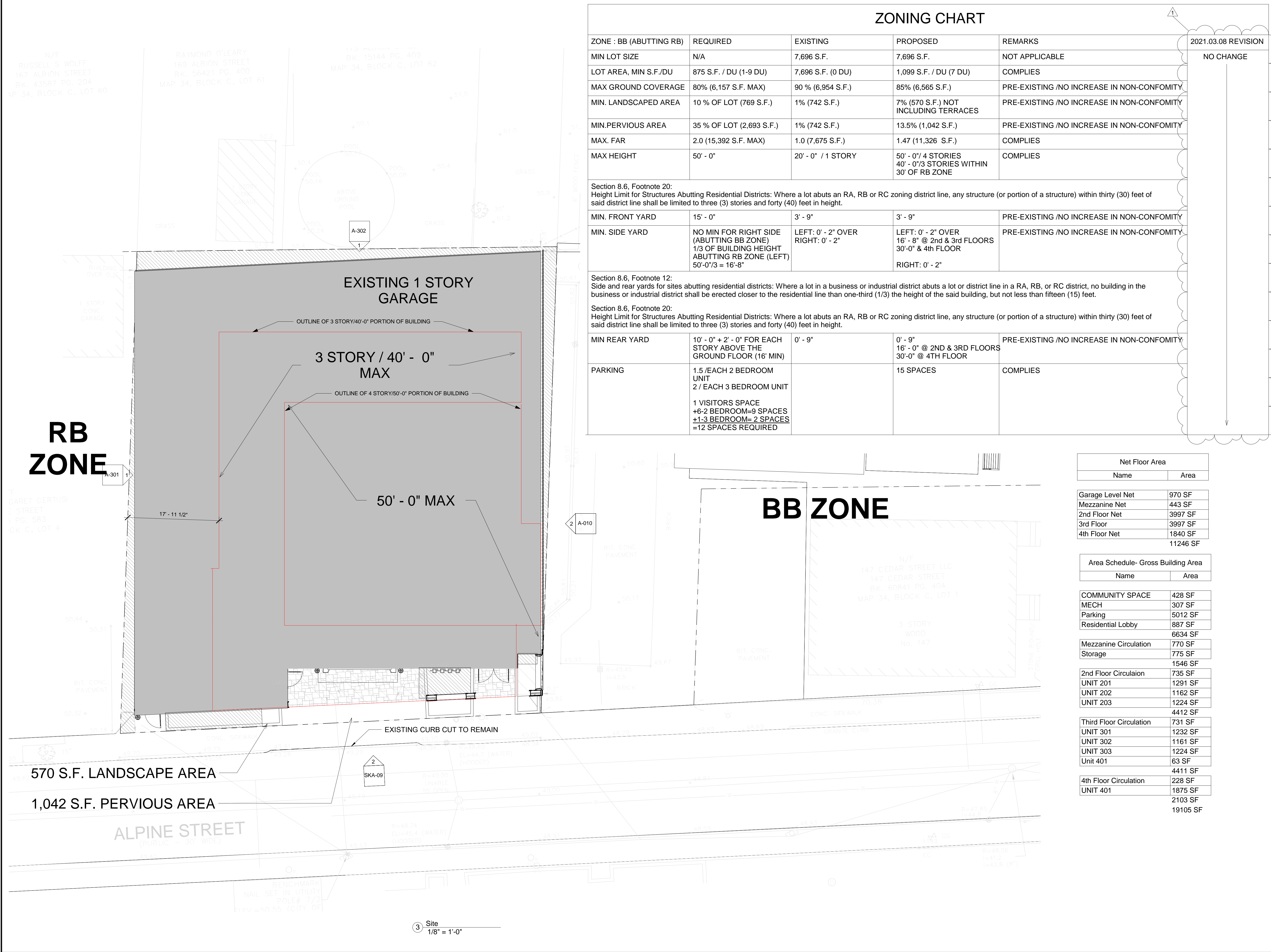
**PROJECT:**  
**Alpine Street Residences**

ARCHITECT  
**KHALSA DESIGN INC.**  
ADDRESS:  
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**  
**August 17, 2021**





PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET  
SOMERVILLE, MA

CLIENT

APRES SKI, LLC

ARCHITECT



KHALSA

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SOMERVILLE, MA 02143  
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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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REVISIONS		
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Site Plan & Zoning Chart

A-020

Alpine Street Garage





No.	Description	Date
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GARAGE  
15 SPACES

GARAGE  
15 SPACES

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

EDGE OF MEZZANINE ABOVE

RECYCLING

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

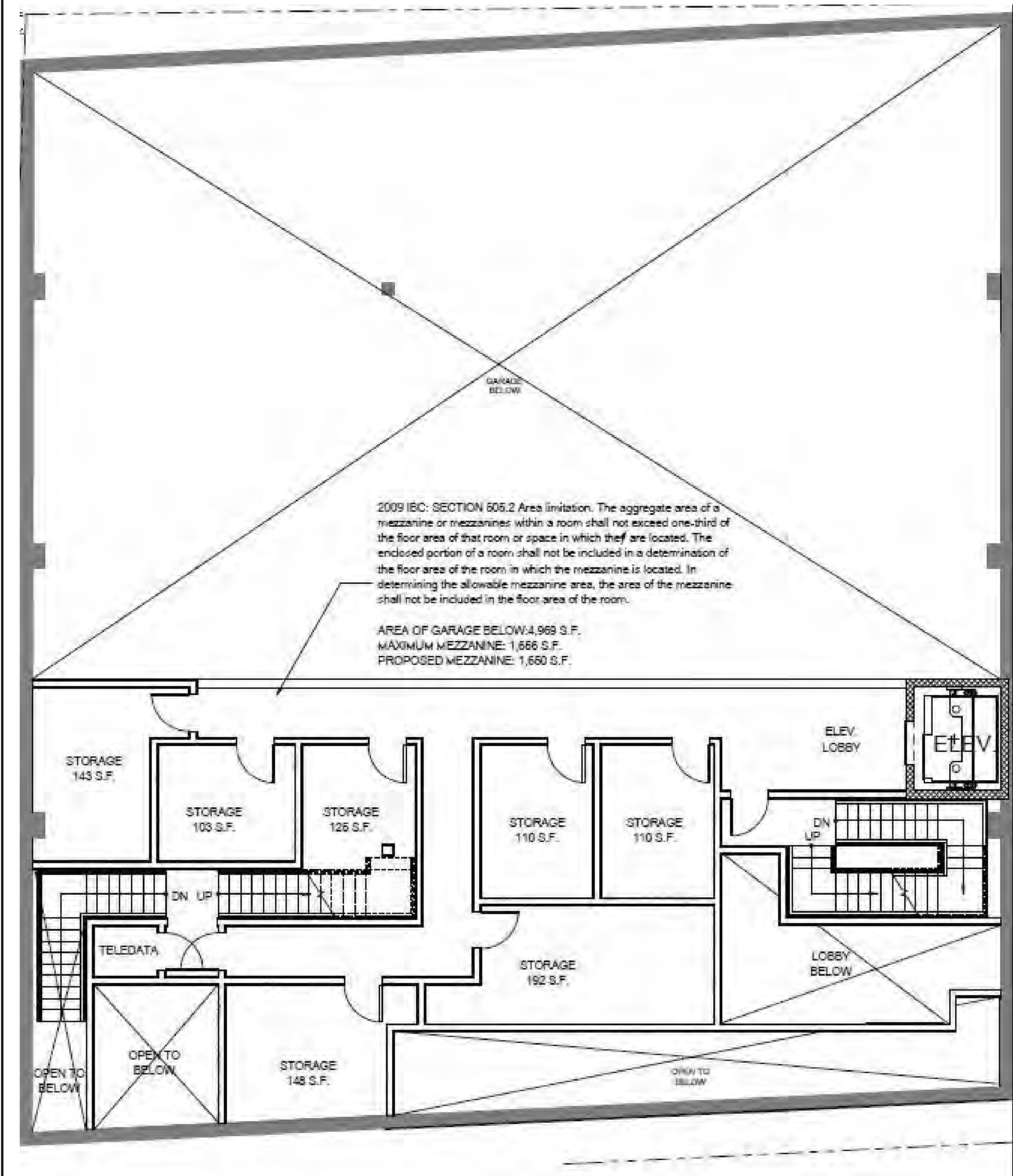
① 0-Garage  
3/16" = 1'-0"

List of Changes; Refer to Accompanying Narrative.

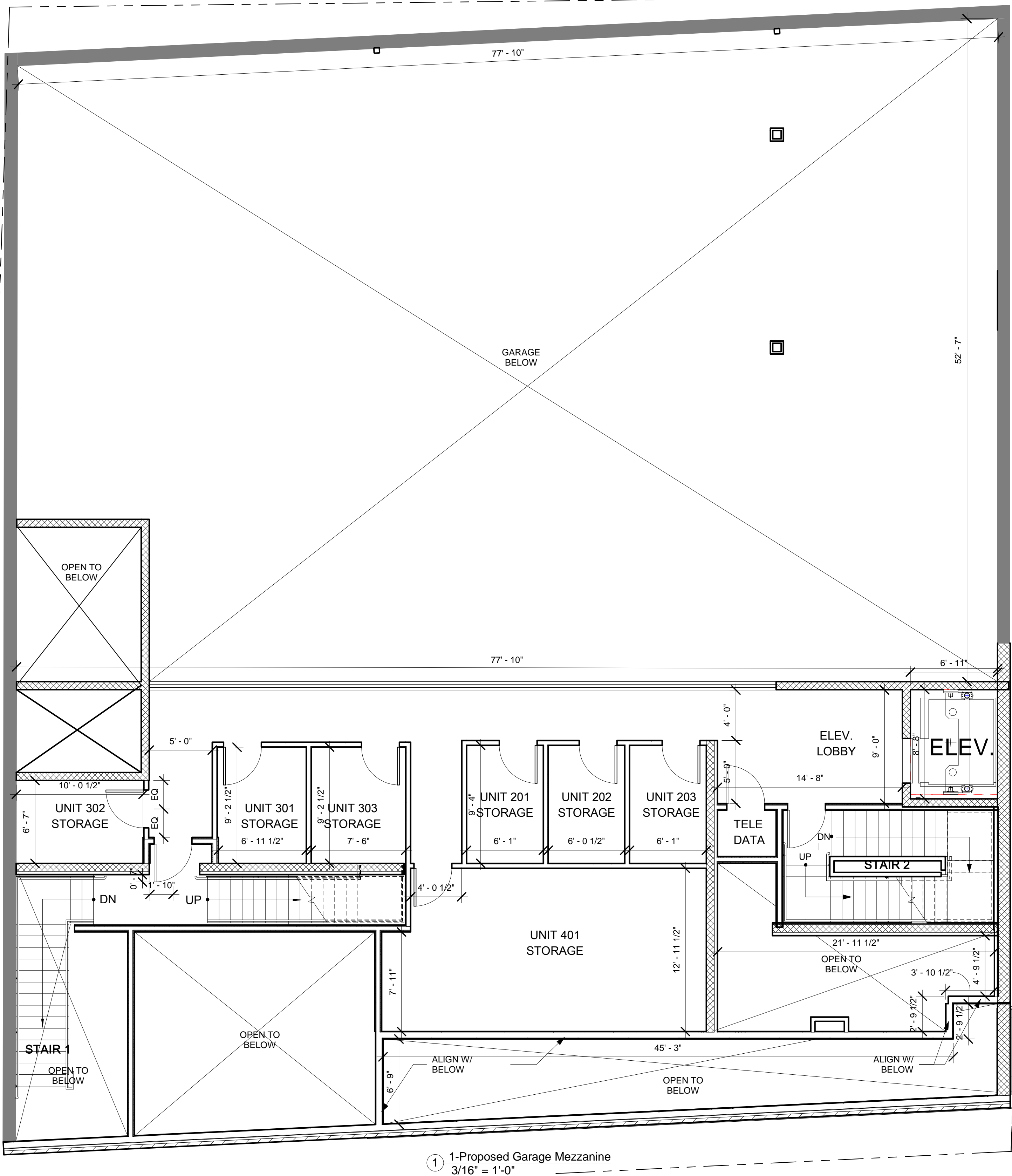
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9. Iron railings originally shown as vertical on the plan elevations are now horizontal.
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11. The wood decking is being extended to 3 sides of Unit 401 on the 3rd floor roof. Planters are being added at the perimeter
12. The ground floor front 2' high granite planters will be replaced with cast concrete planters at the front of the building.
13. Railings have been moved to the perimeter of the building at all terraces.
14. Size and spacing of planters have been altered.



APPROVED ZBA SET



CURRENT SET



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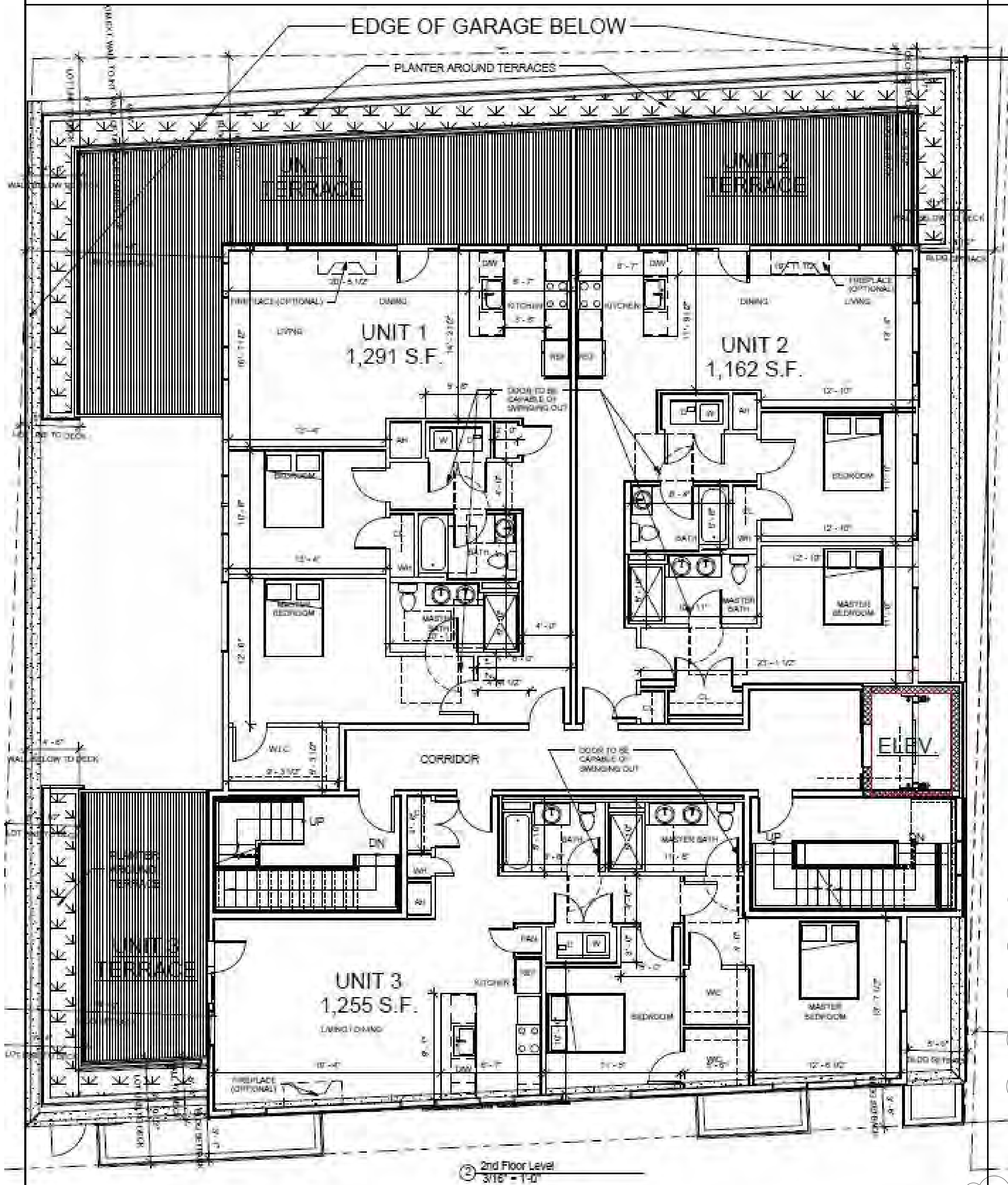
Mezzanine Floor  
Plan

A-101

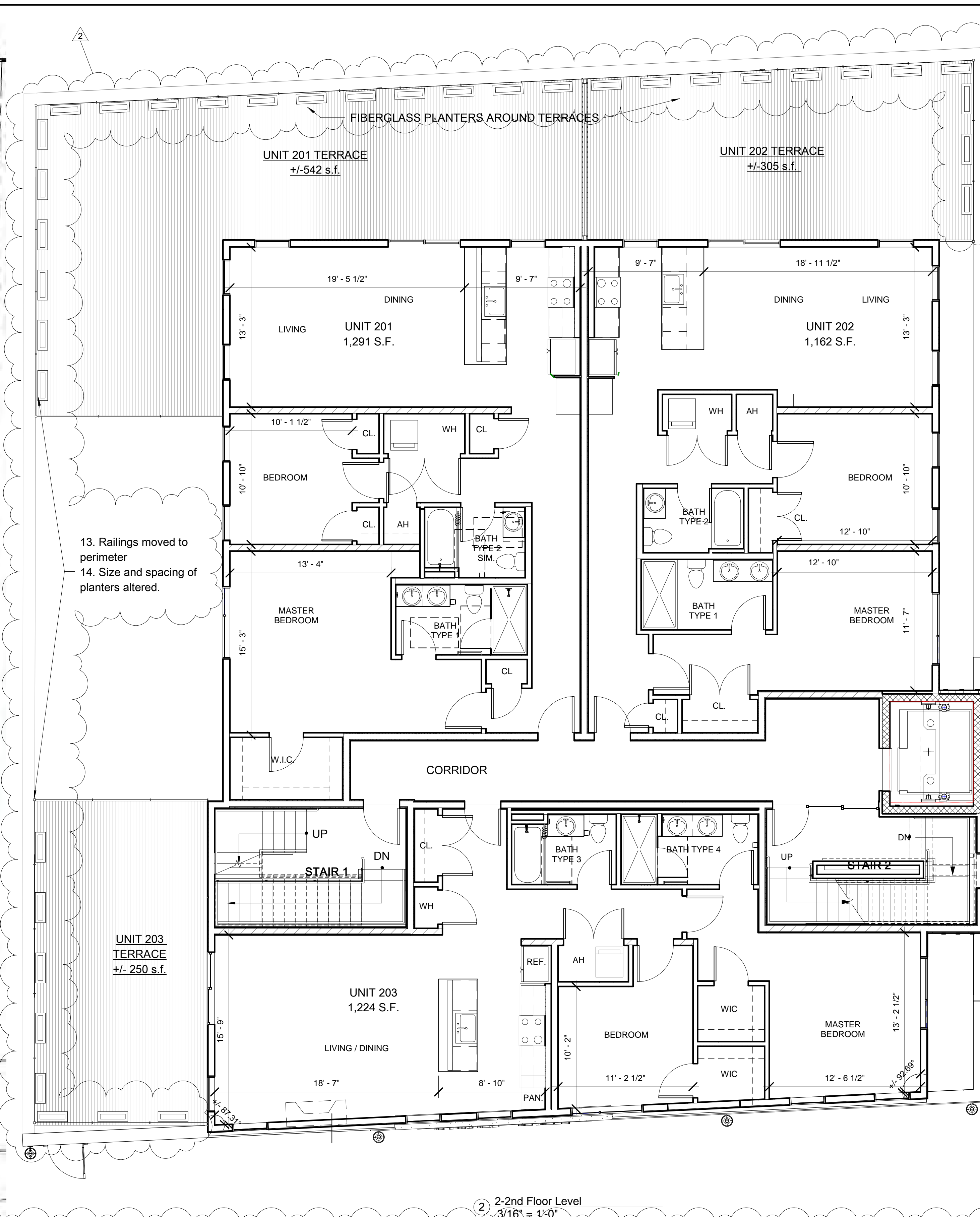
Alpine Street Garage



APPROVED ZBA SET



CURRENT SET



13. Railings moved to perimeter  
14. Size and spacing of planters altered.



13. Railings moved to perimeter  
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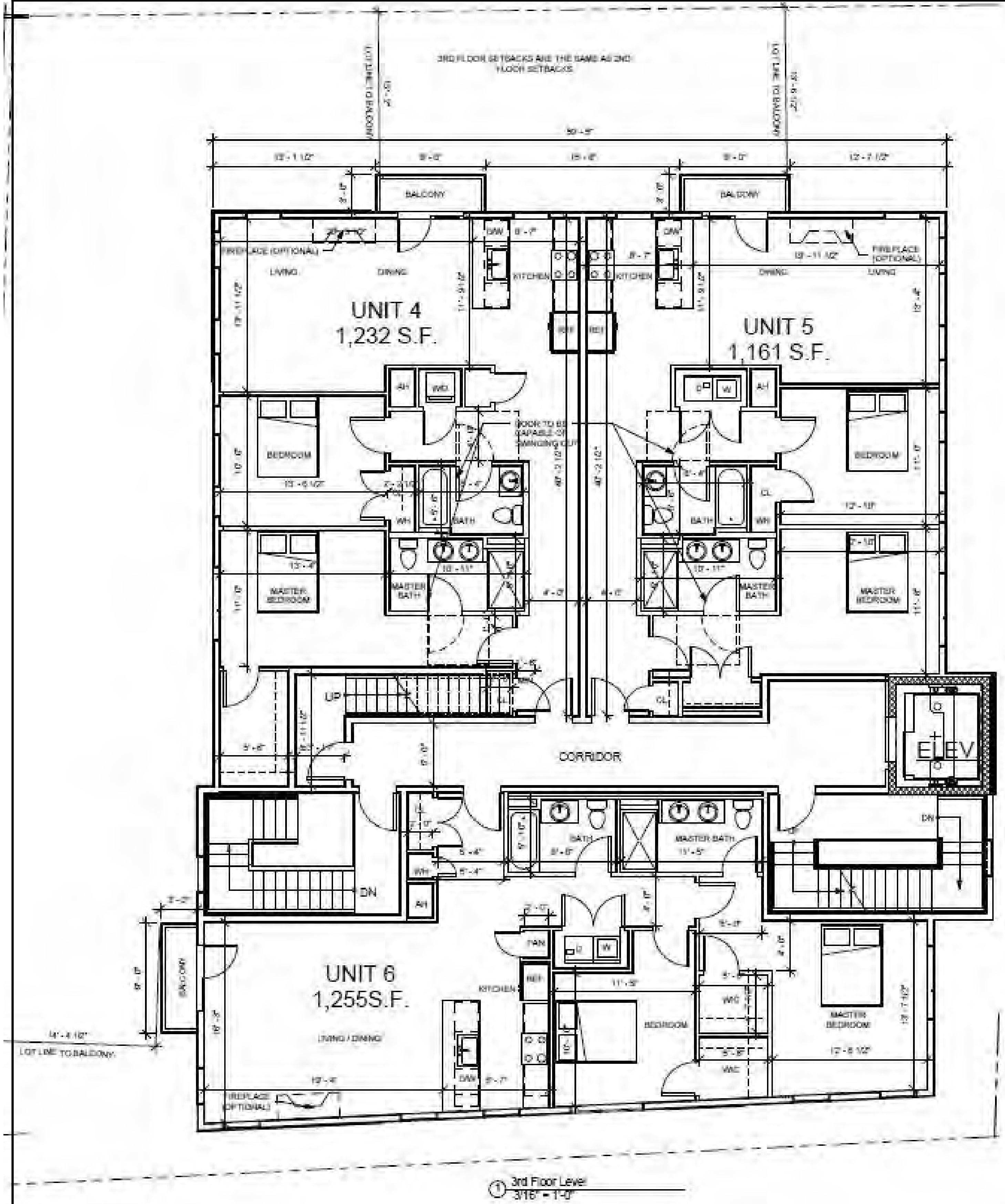
Second Floor Plan

A-102

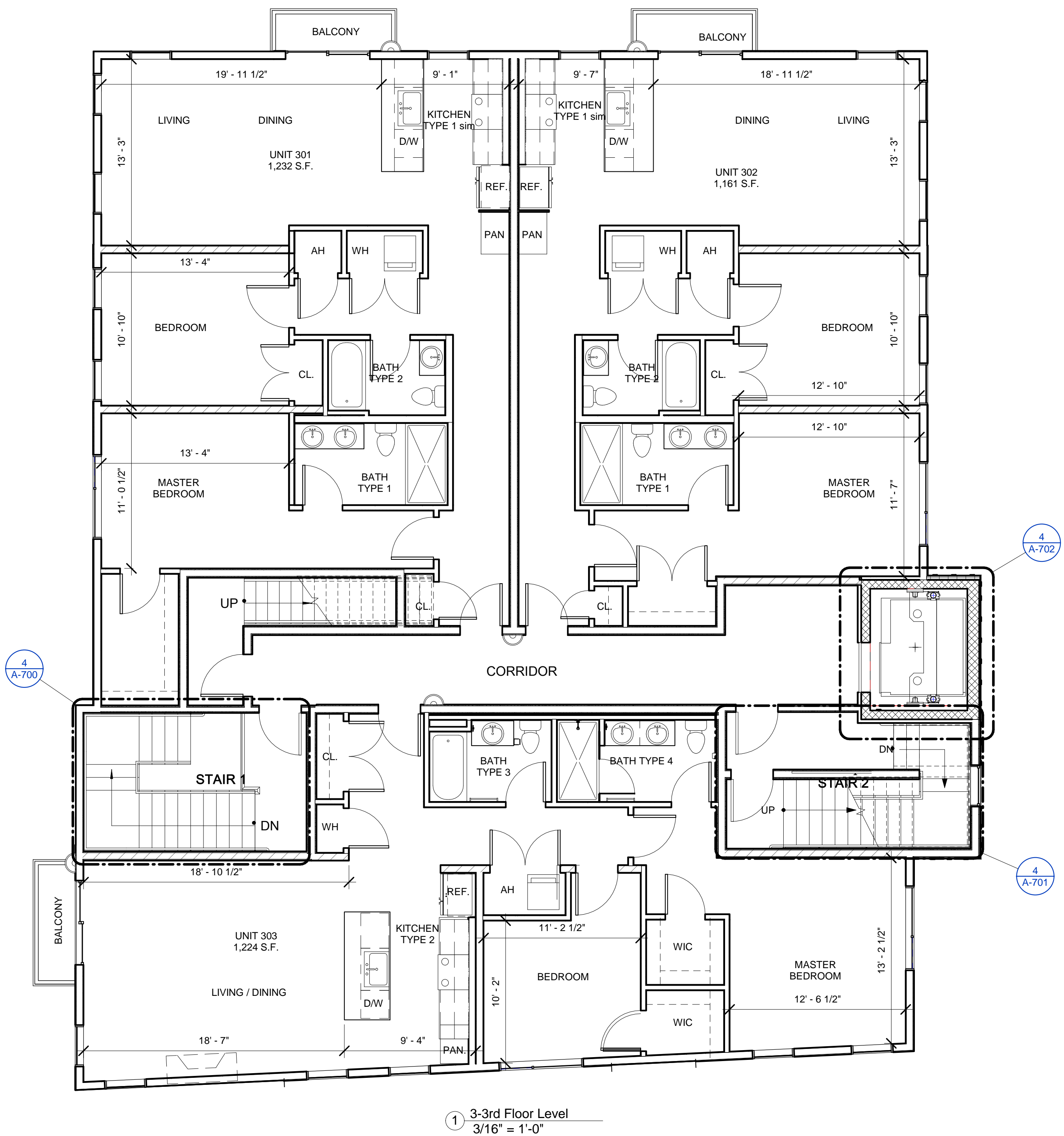
Alpine Street Garage



APPROVED ZBA SET



CURRENT SET



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No.	Description	Date

Third Floor Plan

A-103

Alpine Street Garage



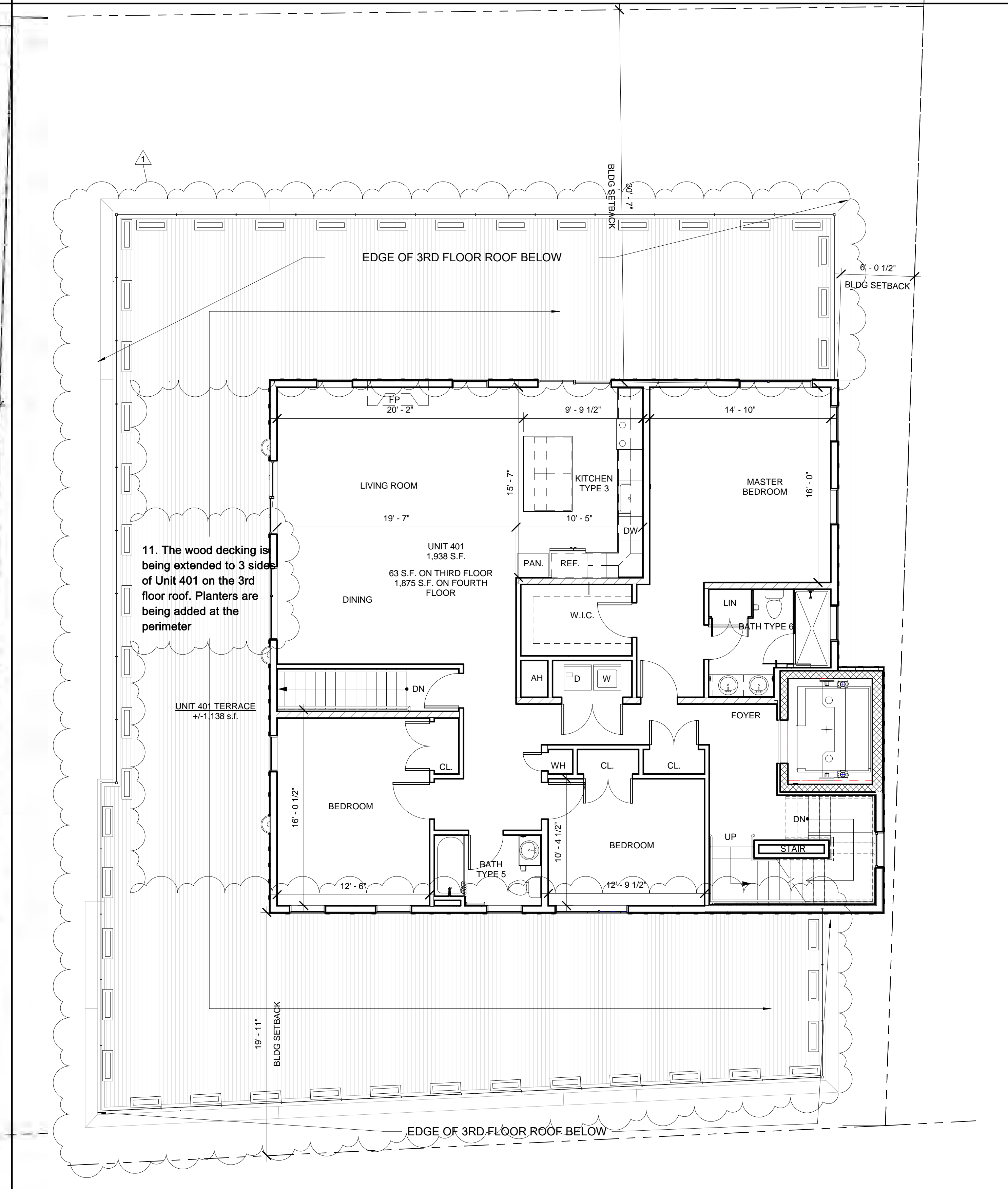
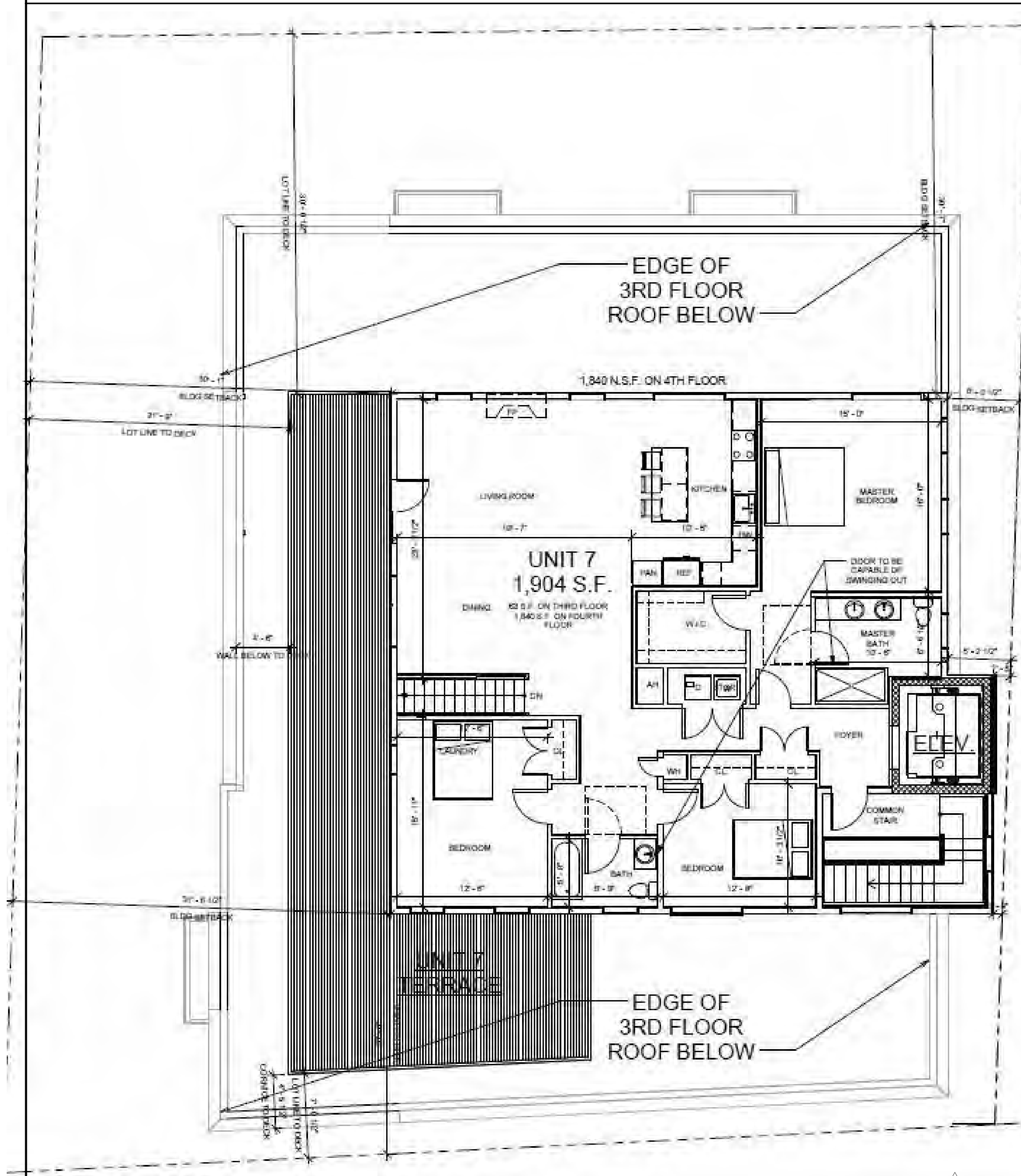


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Checked by	JSK
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REVISIONS

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1	Revised ZBA	04/23/2021
2	Revised ZBA	08/17/2021

Fourth Floor Plan



① 4-4th Floor Level  
3/16" = 1'-0"

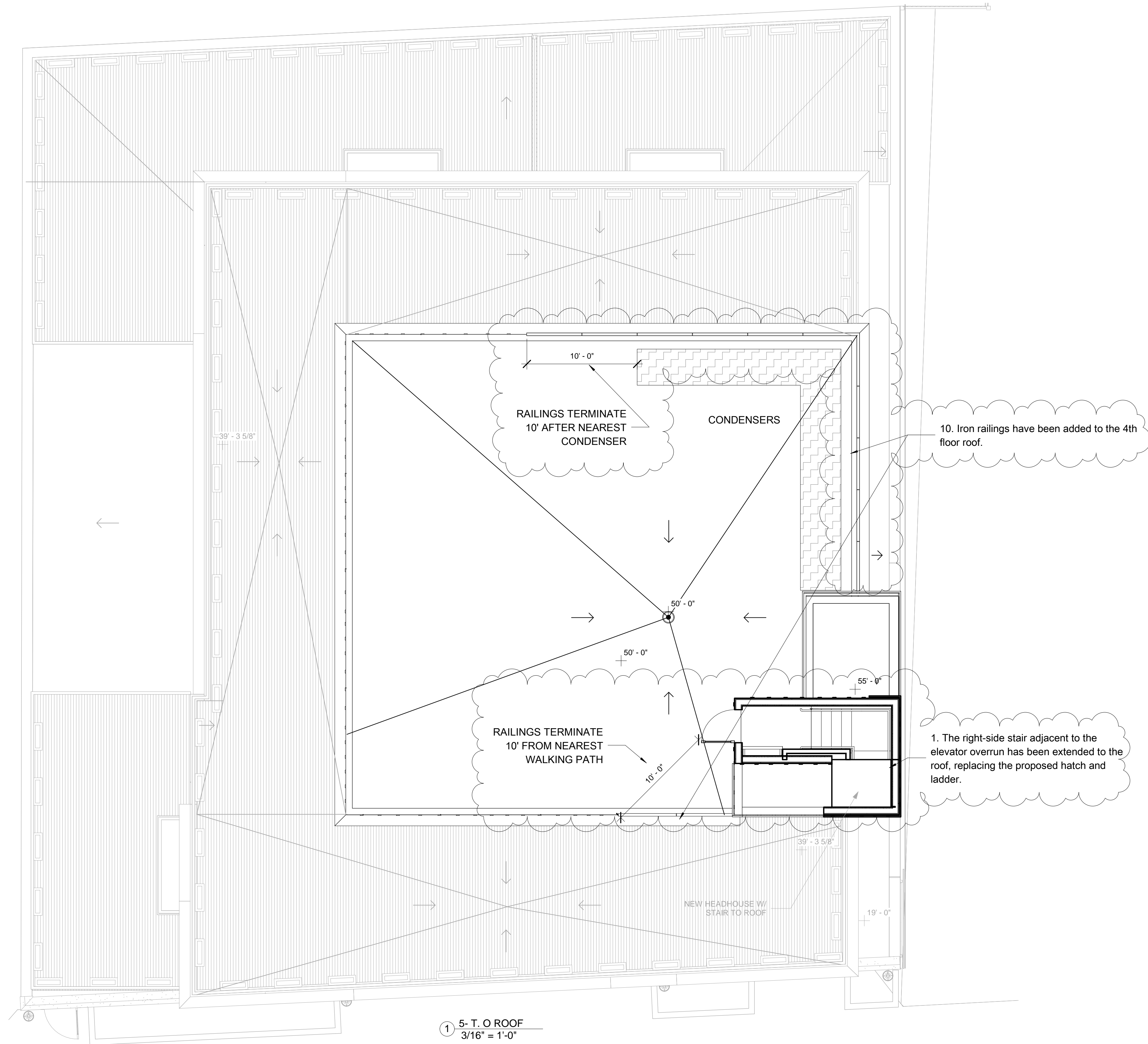


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13. Railings moved to perimeter

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2

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Garage**

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11-15 ALPINE STREET  
SOMERVILLE, MA

CLIENT

**APRES SKI, LLC**

ARCHITECT



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

CONSULTANTS:

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Roof Plan

**A-105**

Alpine Street Garage



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CURRENTLY PROPOSED

1. THE RIGHT-SIDE STAIR ADJACENT TO THE ELEVATOR OVERRUN HAS BEEN EXTENDED TO THE ROOF, REPLACING THE HATCH & LADDER
10. IRON RAILINGS HAVE BEEN ADDED TO THE 4TH FLOOR ROOF
2. THE BATTEN PATTERN AT THE TOP FLOOR AND RIGHT-SIDE STAIR TOWER HAS BEEN ADJUSTED
9. IRON RAILINGS ORIGINALLY SHOWN AS VERTICAL ON THE PLAN ELEVATIONS ARE NOW HORIZONTAL

PVC CORNICE

JAMES HARDIE CEMENTICIOUS PANELS W/ REGLETS

JAMES HARDIE CEMENTICIOUS SIDING; 6" EXPOSURE

14. SIZE AND SPACING OF PLANTERS HAVE BEEN ALTERED
3. THE CAST STONE SIGNAGE AT THE CENTER OF THE FRONT FACADE IS NOW PROPOSED TO READ "13 ALPINE STREET."

HARDIE PANELS & BATTEN NEW OVERHEAD DOOR

4. THE GRANITE VENEER AT THE FRONT WALL HEADERS AND COLUMNS IS TO BE CHANGED TO ARRISCRAFT CAST STONE SIDING
- PLAQUE REMOVED

8. FRONT WALL HAS BEEN DEMOLISHED & REBUILT (APPROVED DE MINIMIS)

12. THE GROUND FLOOR FRONT 2' HIGH GRANITE PLANTERS WILL BE REPLACED WITH CAST CONCRETE PLANTERS

6. THE DOOR AND WINDOW PATTERN AT THE FRONT LEFT SIDE GROUND FLOOR SPACE HAS BEEN ALTERED (APPROVED DE MINIMIS)



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

APPROVED ZBA

HARDIE PANELS & REGLETS; IRON GRAY

PVC CORNICE

FIXED & CASEMENT WINDOWS

NICHIHA CEMENTICIOUS PANELS

HORIZONTAL METAL RAILINGS, TYP.

JAMES HARDIE CEMENTICIOUS SIDING; 6" EXPOSURE; SLATE GRAY

PLANTER BOX

HARDIE PANELS & REGLETS; IRON GRAY

NEW RECESSED OVERHEAD DOOR

THIN GRANITE OR STONE VENEER, STYLE TBD

EXISTING GARAGE TO REMAIN

PLANTER BOX



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

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Front Elevation

A-300

Alpine Street Garage



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CURRENTLY PROPOSED

10. IRON RAILINGS HAVE BEEN ADDED TO THE 4TH FLOOR ROOF

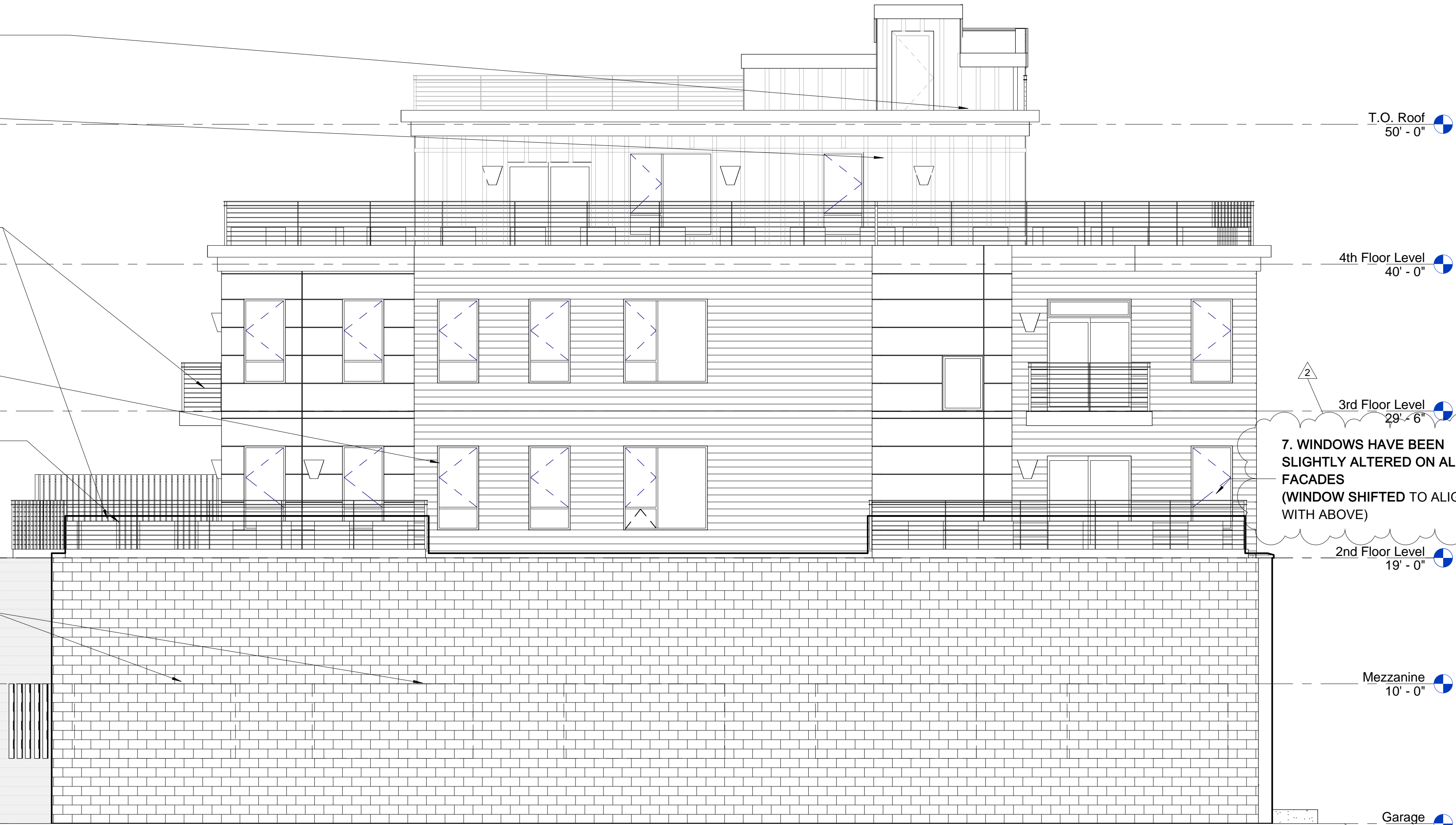
2. THE BATTEN PATTERN AT THE TOP FLOOR AND RIGHT-SIDE STAIR TOWER HAS BEEN ADJUSTED

9. IRON RAILINGS ORIGINALLY SHOWN AS VERTICAL ON THE PLAN ELEVATIONS ARE NOW HORIZONTAL

7. WINDOWS HAVE BEEN SLIGHTLY ALTERED ON ALL FACADES

14. SIZE AND SPACING OF PLANTERS HAVE BEEN ALTERED

5. CMU BLOCK IS USED AT THE EAST SIDE GARAGE WALL IN LIEU OF OPAQUE GLAZING



① Left Side Elevation  
3/16" = 1'-0"

APPROVED ZBA



② Left Side Elevation  
3/16" = 1'-0"

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TELEPHONE: 617-591-8682

CONSULTANTS:

CIVIL ENGINEER:  
**DESIGN CONSULTANTS, INC.**  
120 MIDDLESEX AVENUE #20  
T: 617-776-3350

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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	08/17/2021

Left Side Elevation

A-301

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.

1. The right-side stair adjacent to the elevator overrun has been extended to the roof, replacing the proposed hatch and ladder.
2. The batten pattern at the top floor and right-side stair tower has been adjusted.
3. The cast stone signage at the center of the front facade is now proposed to read "13 Alpine Street."
4. The granite veneer at the front wall headers and columns is to be changed to Arriscraft cast stone siding.
5. CMU Block is used at the east side garage wall in lieu of opaque glazing.
6. The door and window pattern at the front left side ground floor space has been altered (approved as de minimis)
7. Windows have been slightly altered on all facades.
8. Front wall has been demolished & rebuilt (approved as de minimis).
9. Iron railings originally shown as vertical on the plan elevations are now horizontal.
10. Iron railings have been added to the 4th floor roof.
11. The wood decking is being extended to 3 sides of Unit 401 on the 3rd floor roof. Planters are being added at the perimeter
12. The ground floor front 2' high granite planters will be replaced with cast concrete planters at the front of the building.
13. Railings have been moved to the perimeter of the building at all terraces.
14. Size and spacing of planters have been altered.

9. IRON RAILINGS ORIGINALLY SHOWN AS VERTICAL ON THE PLAN ELEVATIONS ARE NOW HORIZONTAL
3. THE CAST STONE SIGNAGE AT THE CENTER OF THE FRONT FACADE IS NOW PROPOSED TO READ "13 ALPINE STREET."
14. SIZE AND SPACING OF PLANTERS HAVE BEEN ALTERED

10. IRON RAILINGS HAVE BEEN ADDED TO THE 4TH FLOOR ROOF
1. THE RIGHT-SIDE STAIR ADJACENT TO THE ELEVATOR OVERRUN HAS BEEN EXTENDED TO THE ROOF, REPLACING THE HATCH & LADDER
2. THE BATTEN PATTERN AT THE TOP FLOOR AND RIGHT-SIDE STAIR TOWER HAS BEEN ADJUSTED

5. CMU BLOCK IS USED AT THE EAST SIDE GARAGE WALL IN LIEU OF OPAQUE GLAZING



6. THE DOOR AND WINDOW PATTERN AT THE FRONT LEFT SIDE GROUND FLOOR SPACE HAS BEEN ALTERED (APPROVED DE MINIMIS)
4. THE GRANITE VENEER AT THE FRONT WALL HEADERS AND COLUMNS IS TO BE CHANGED TO ARRISCRAFT CAST STONE

8. FRONT WALL HAS BEEN DEMOLISHED & REBUILT (APPROVED DE MINIMIS)
12. THE GROUND FLOOR FRONT 2' HIGH GRANITE PLANTERS WILL BE REPLACED WITH CAST CONCRETE PLANTERS

11. THE WOOD DECKING IS BEING EXTENDED TO 3 SIDES OF UNIT 401 ON THE 3RD FLOOR ROOF. PLANTERS ARE BEING ADDED AT THE PERIMETER



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:  
DESIGN CONSULTANTS, INC.  
120 MIDDLESEX AVENUE #20  
T: 617-776-3350

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REGISTRATION



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

REVISIONS

No.	Description	Date
2	Revised ZBA	08/17/2021

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

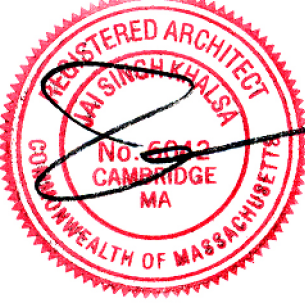


17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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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  
Bird's Eye Views

AV-2A

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



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

CONSULTANTS:

CIVIL ENGINEER:  
**DESIGN CONSULTANTS, INC.**  
120 MIDDLESEX AVENUE #20  
T: 617-776-3350

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REGISTRATION



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

REVISIONS

No.	Description	Date
2	Revised ZBA	08/17/2021

Proposed Bird's  
Eye Views

AV-2B

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**



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

**CONSULTANTS:**

CIVIL ENGINEER:  
**DESIGN CONSULTANTS, INC.**  
120 MIDDLESEX AVENUE #20  
T: 617-776-3350

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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	08/17/2021

**Proposed  
Rendering**

**AV-3**

Alpine Street Garage