

Sheet List			
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A-100	Garage Floor Plan	03/09/2021	09/30/2021
A-101	Mezzanine Floor Plan	03/09/2021	09/15/2021
A-102	Second Floor Plan	03/09/2021	09/15/2021
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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:

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Project number 12019
Date 09/30/2021
Drawn by ERS
Checked by JSK
Scale 1" = 40'-0"

REVISIONS

No.	Description	Date
2	Revised ZBA	09/15/2021
3	Revised ZBA	09/30/2021

Cover Sheet

A-000

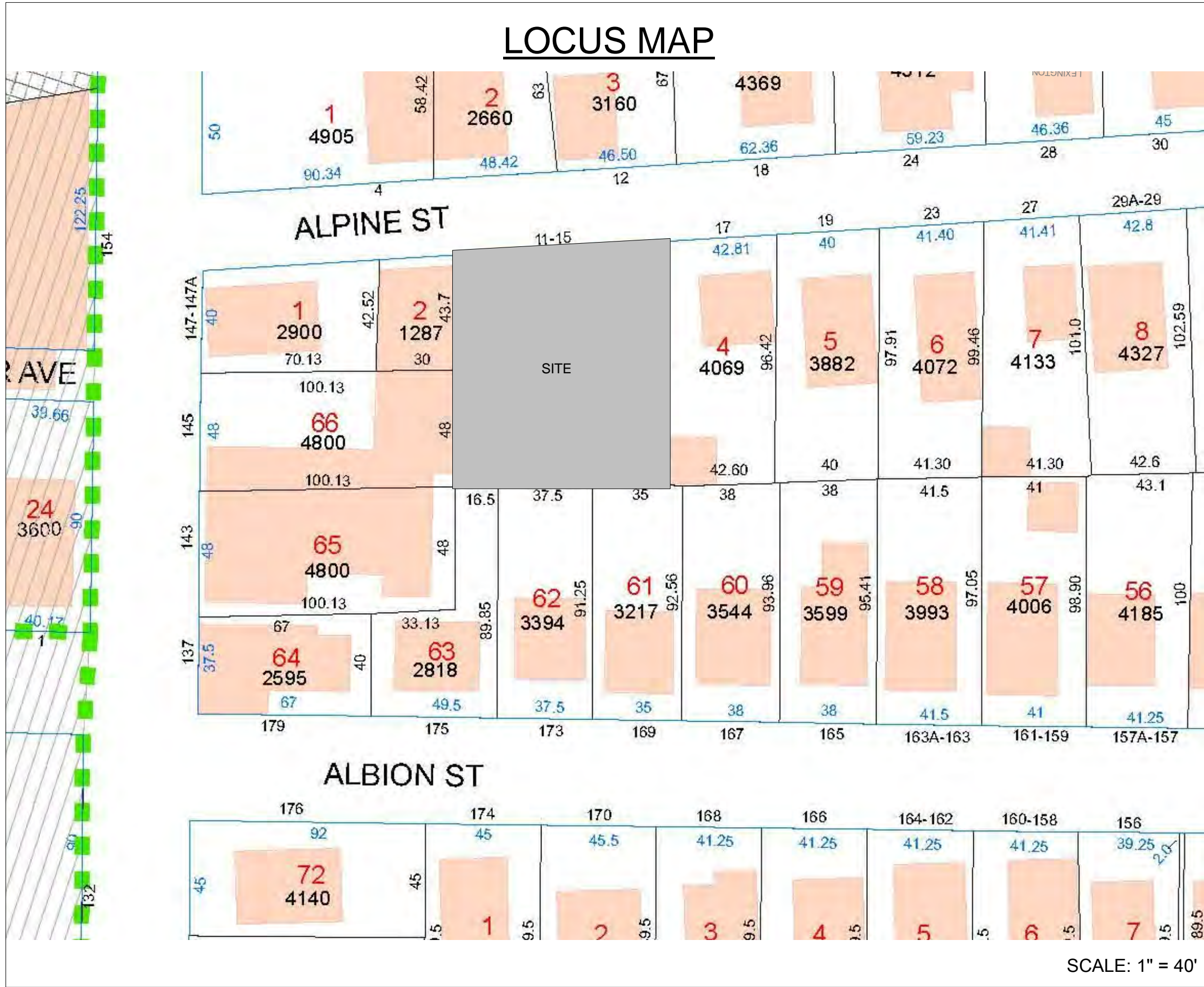
Alpine Street Garage

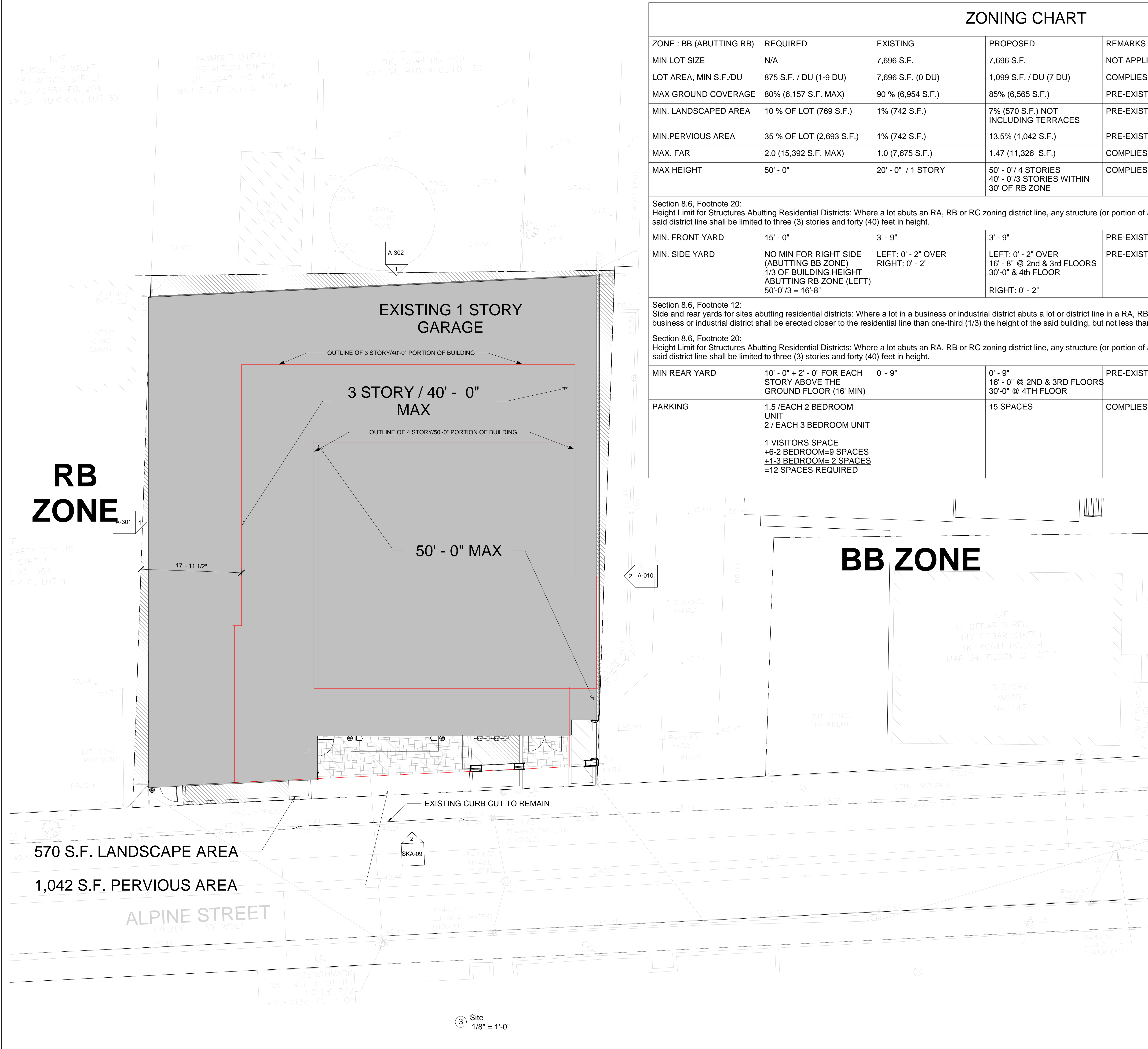
PROJECT: Alpine Street Residences

ARCHITECT
KHALSA DESIGN INC.
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CLIENT:
APRES SKI, LLC
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21 VILLAGE STREET
SOMERVILLE, MA 02143

REVISION TO ZBA 2016-75
September 30, 2021





ZONING CHART

ZONE : BB (ABUTTING RB)	REQUIRED	EXISTING	PROPOSED	REMARKS	2021.03.08 REVISION
MIN LOT SIZE	N/A	7,696 S.F.	7,696 S.F.	NOT APPLICABLE	NO CHANGE
LOT AREA, MIN S.F./DU	875 S.F. / DU (1-9 DU)	7,696 S.F. (0 DU)	1,099 S.F. / DU (7 DU)	COMPLIES	
MAX GROUND COVERAGE	80% (6,157 S.F. MAX)	90 % (6,954 S.F.)	85% (6,565 S.F.)	PRE-EXISTING /NO INCREASE IN NON-CONFORMITY	
MIN. LANDSCAPED AREA	10 % OF LOT (769 S.F.)	1% (742 S.F.)	7% (570 S.F.) NOT INCLUDING TERRACES	PRE-EXISTING /NO INCREASE IN NON-CONFORMITY	
MIN.PERVIOUS AREA	35 % OF LOT (2,693 S.F.)	1% (742 S.F.)	13.5% (1,042 S.F.)	PRE-EXISTING /NO INCREASE IN NON-CONFORMITY	
MAX. FAR	2.0 (15,392 S.F. MAX)	1.0 (7,675 S.F.)	1.47 (11,326 S.F.)	COMPLIES	
MAX HEIGHT	50' - 0"	20' - 0" / 1 STORY	50' - 0"/ 4 STORIES 40' - 0"/3 STORIES WITHIN 30' OF RB ZONE	COMPLIES	
Section 8.6, Footnote 20: Height Limit for Structures Abutting Residential Districts: Where a lot abuts an RA, RB or RC zoning district line, any structure (or portion of a structure) within thirty (30) feet of said district line shall be limited to three (3) stories and forty (40) feet in height.					
MIN. FRONT YARD	15' - 0"	3' - 9"	3' - 9"	PRE-EXISTING /NO INCREASE IN NON-CONFORMITY	PRE-EXISTING /NO INCREASE IN NON-CONFORMITY
MIN. SIDE YARD	NO MIN FOR RIGHT SIDE (ABUTTING BB ZONE) 1/3 OF BUILDING HEIGHT ABUTTING RB ZONE (LEFT) 50'-0"/3 = 16'-8"	LEFT: 0' - 2" OVER RIGHT: 0' - 2"	LEFT: 0' - 2" OVER 16' - 8" @ 2nd & 3rd FLOORS 30'-0" & 4th FLOOR RIGHT: 0' - 2"		
Section 8.6, Footnote 12: Side and rear yards for sites abutting residential districts: Where a lot in a business or industrial district abuts a lot or district line in a RA, RB, or RC district, no building in the business or industrial district shall be erected closer to the residential line than one-third (1/3) the height of the said building, but not less than fifteen (15) feet.					
Section 8.6, Footnote 20: Height Limit for Structures Abutting Residential Districts: Where a lot abuts an RA, RB or RC zoning district line, any structure (or portion of a structure) within thirty (30) feet of said district line shall be limited to three (3) stories and forty (40) feet in height.					
MIN REAR YARD	10' - 0" + 2' - 0" FOR EACH STORY ABOVE THE GROUND FLOOR (16' MIN)	0' - 9"	0' - 9" 16' - 0" @ 2ND & 3RD FLOORS 30'-0" @ 4TH FLOOR	PRE-EXISTING /NO INCREASE IN NON-CONFORMITY	COMPLIES
PARKING	1.5 /EACH 2 BEDROOM UNIT 2 / EACH 3 BEDROOM UNIT 1 VISITORS SPACE +6-2 BEDROOM=9 SPACES +1-3 BEDROOM= 2 SPACES =12 SPACES REQUIRED		15 SPACES		

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

PROJECT NAME

Alpine Street Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

APRES SKI, LLC

ARCHITECT



KHALSA


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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



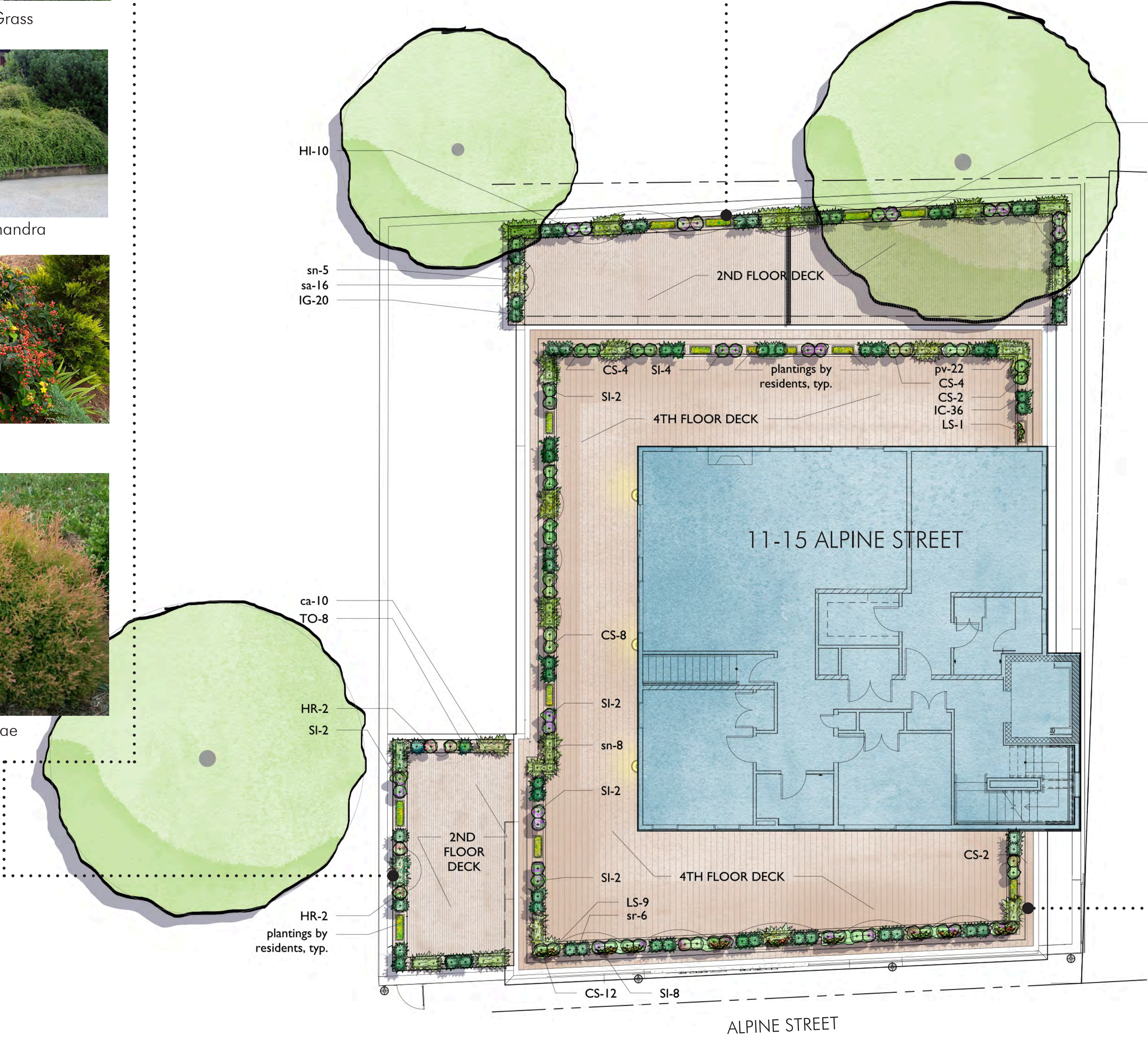
sn - Caradonna Sage



IG - Box Gem Inkberry



sa - Autumn Moor Grass



PROPOSED PLANT LIST

SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
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	36	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	22	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.	

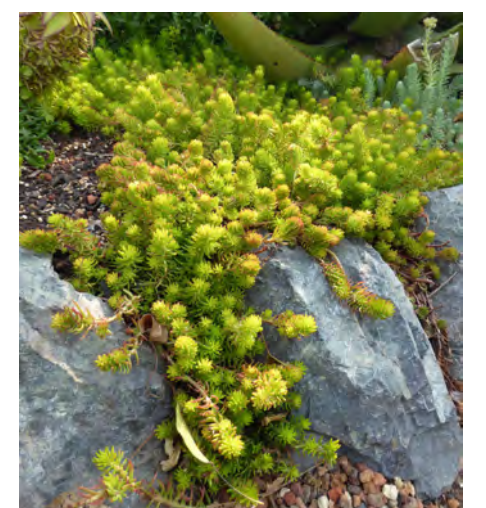
NOTE: Additional plantings may be approved by the Condo Association and Landscape Architect.



CS - Red Twig Dogwood



IC - Japanese Holly



sr - Sedum Stonecrop



pv - Switch Grass



LS - Coral Honeysuckle

APPROVED ZBA

CURRENTLY PROPOSED

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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.

EDGE OF MEZZANINE ABOVE

12- Cast concrete planters at the front of
the building on the ground floor are being
proposed.

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

DESIGN INTENT: BOARD FORMED CONCRETE TO CREATE
A WOOD TEXTURE

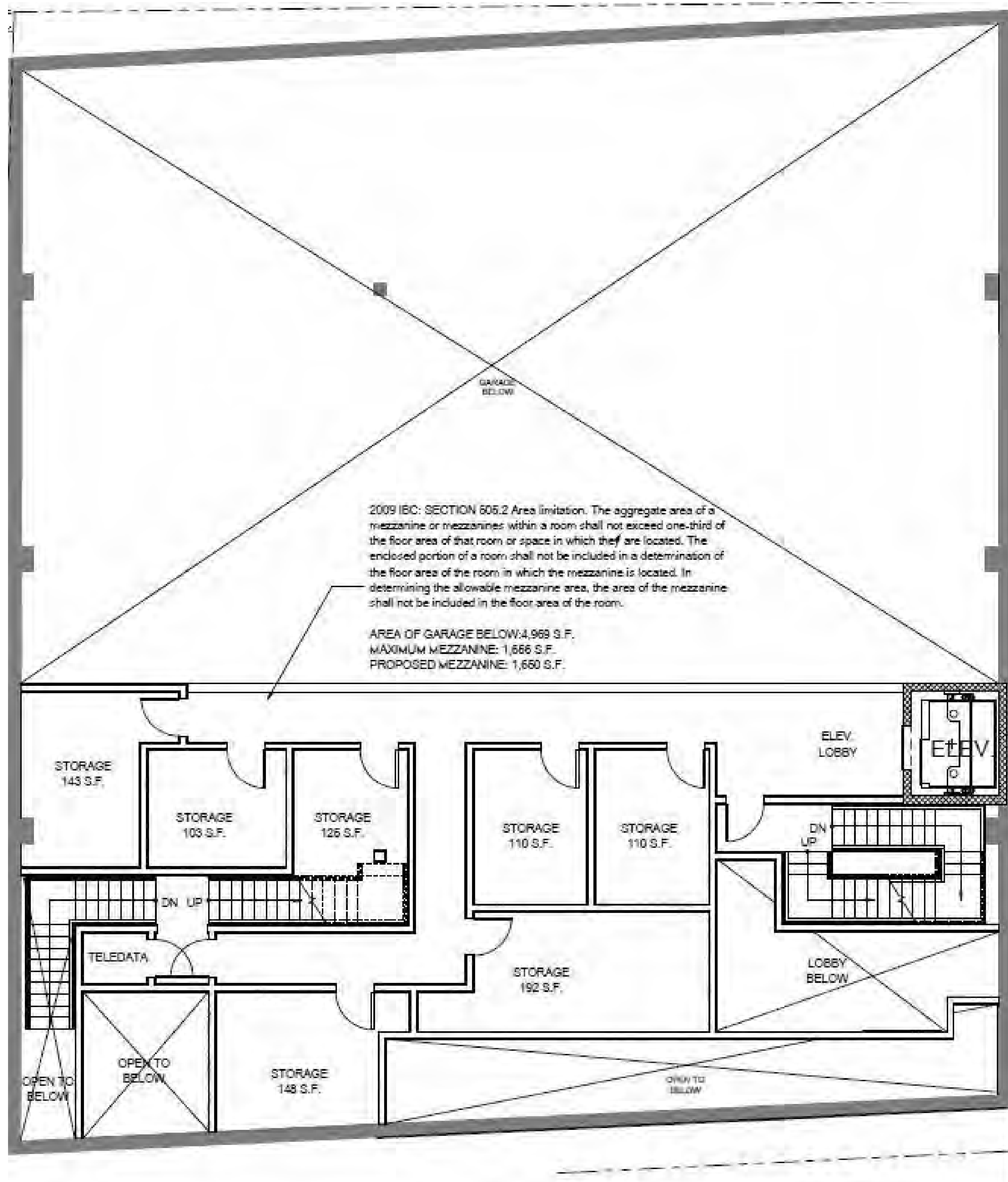


List of Changes; Refer to Accompanying Narrative.

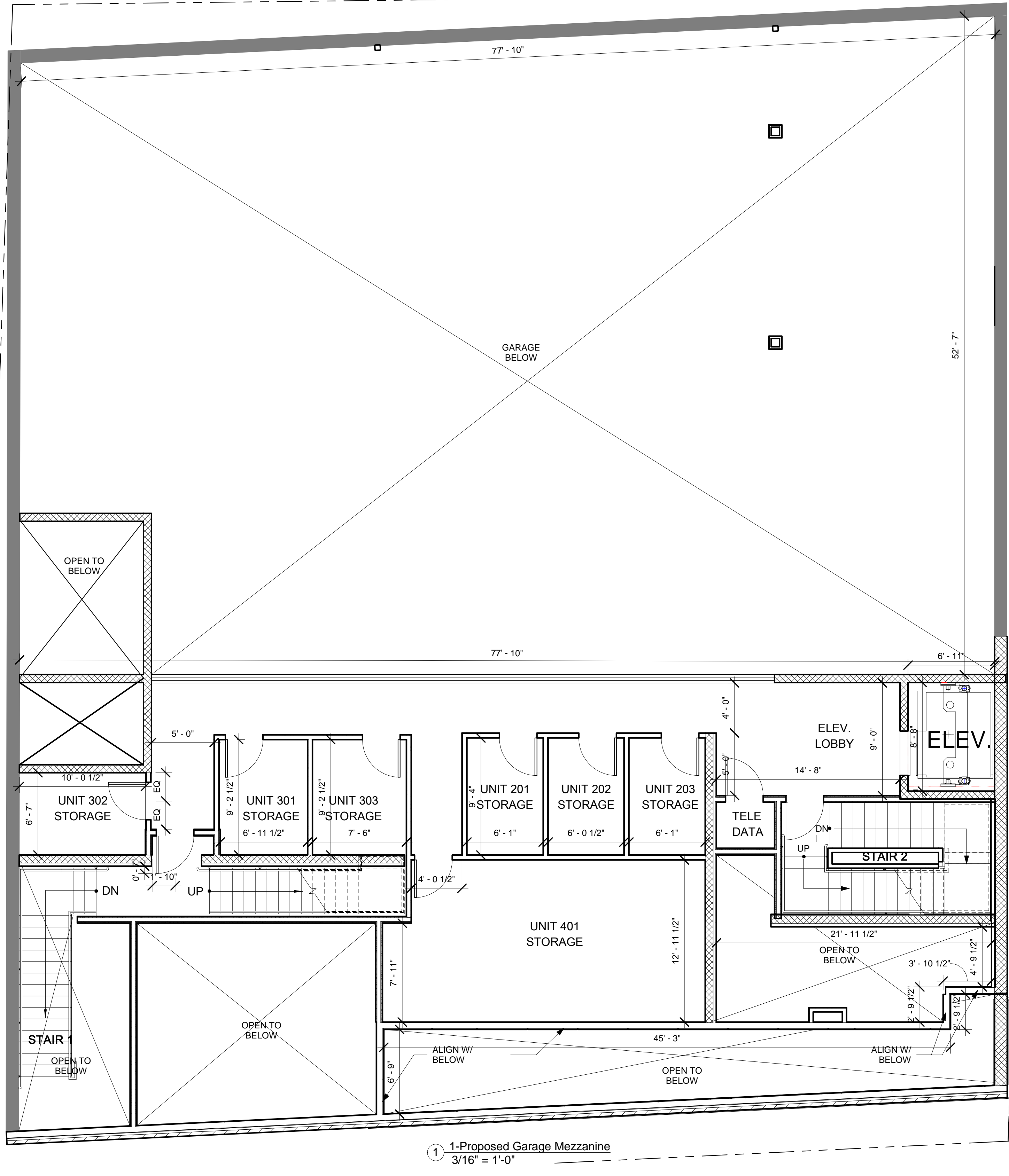
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8. The front wall has been replaced as shown in the elevations.
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APPROVED ZBA



CURRENTLY PROPOSED



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Garage

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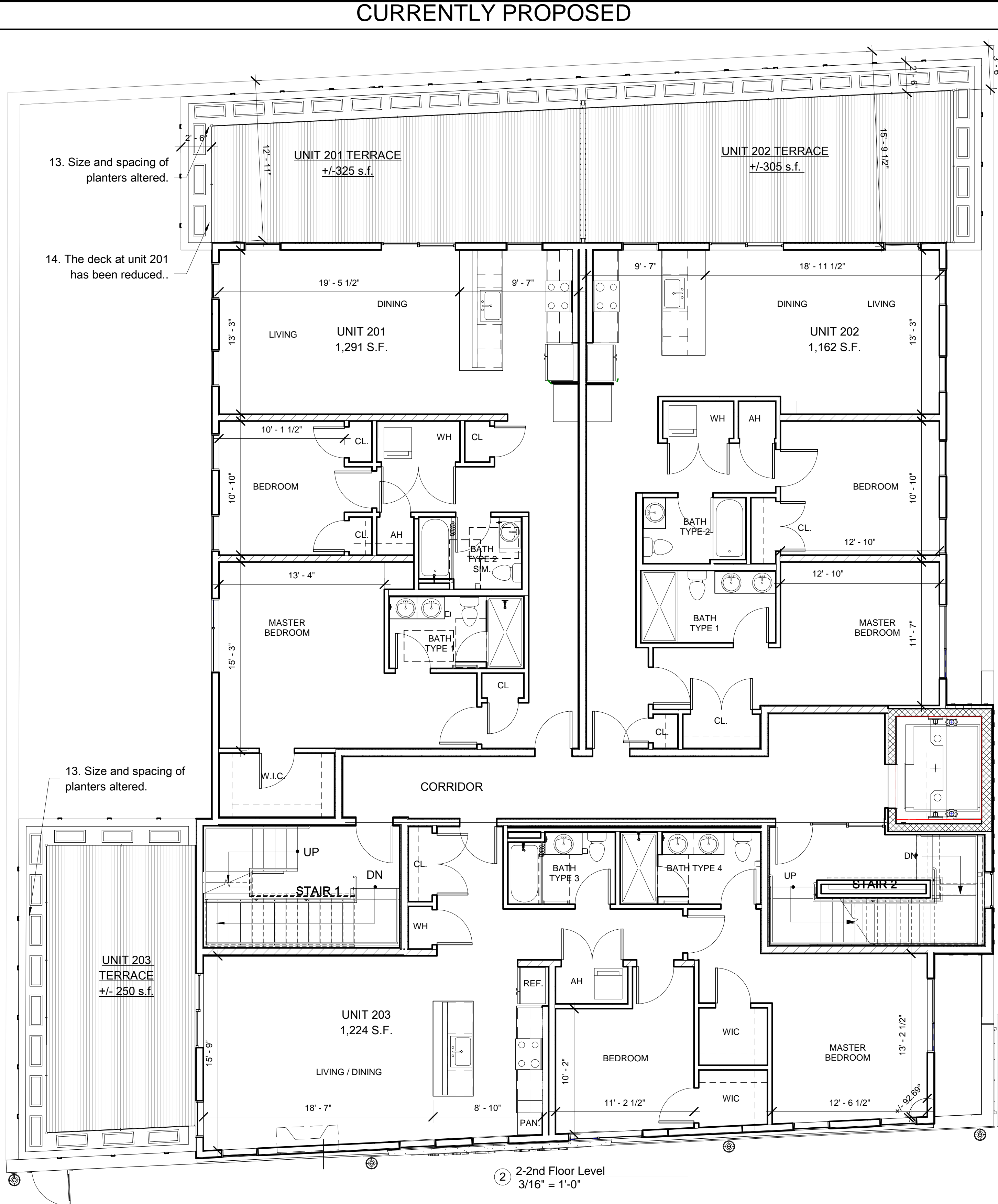
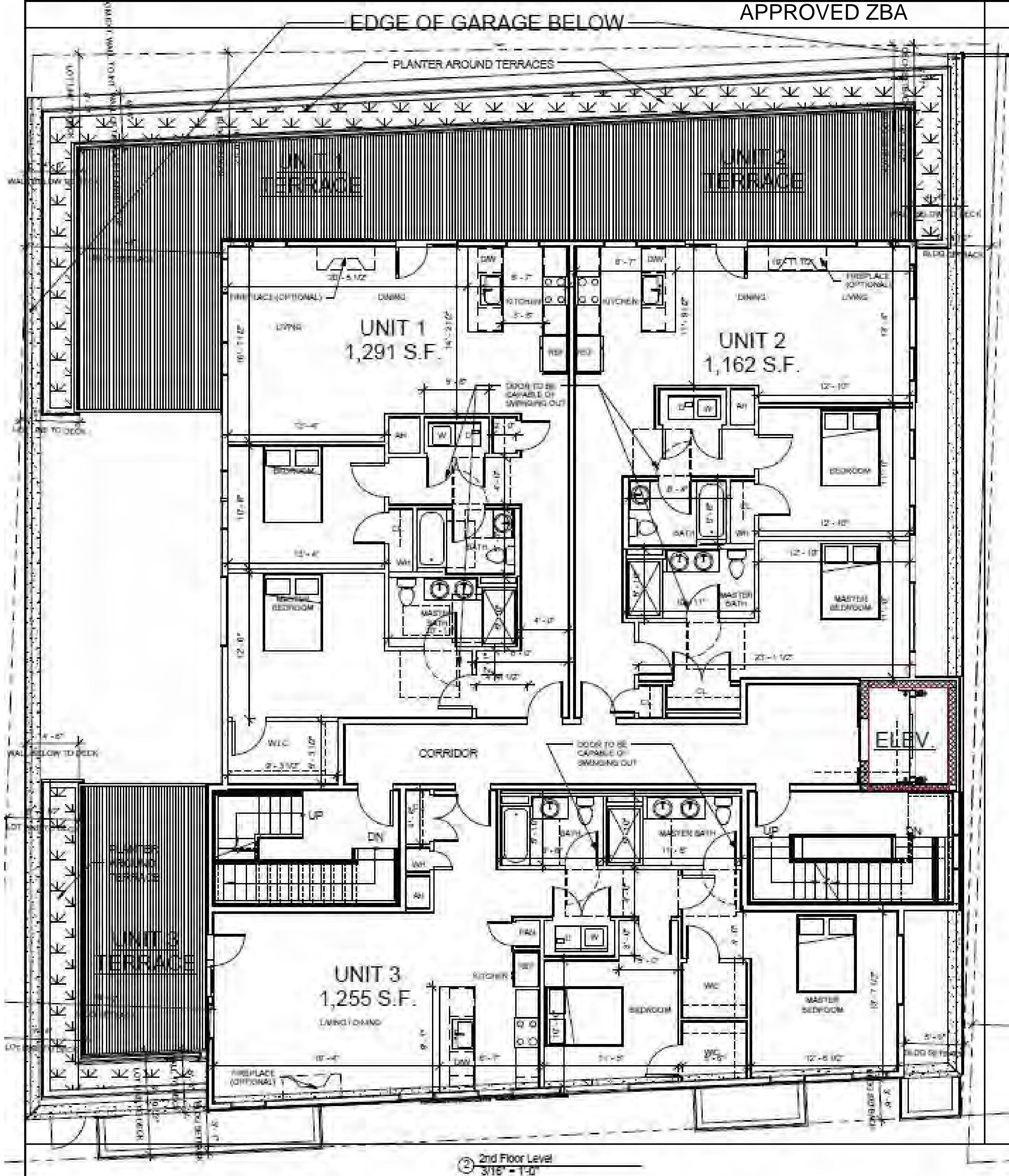
Mezzanine Floor
Plan

A-101

Alpine Street Garage

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Garage**

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SOMERVILLE, MA**

CLIENT

APRES SKI, LLC

ARCHITECT



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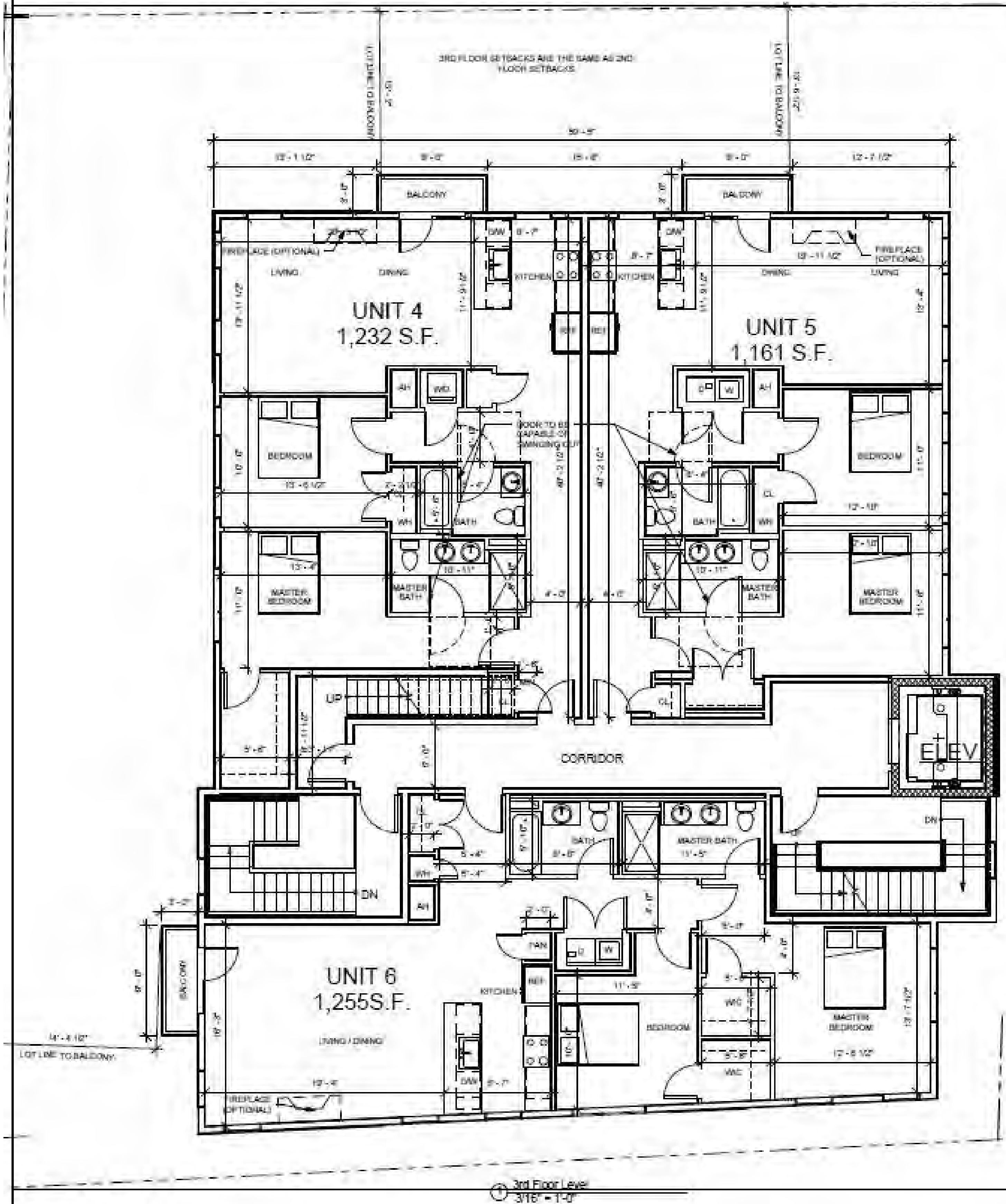
No.	Description	Date
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Second Floor Plan

A-102

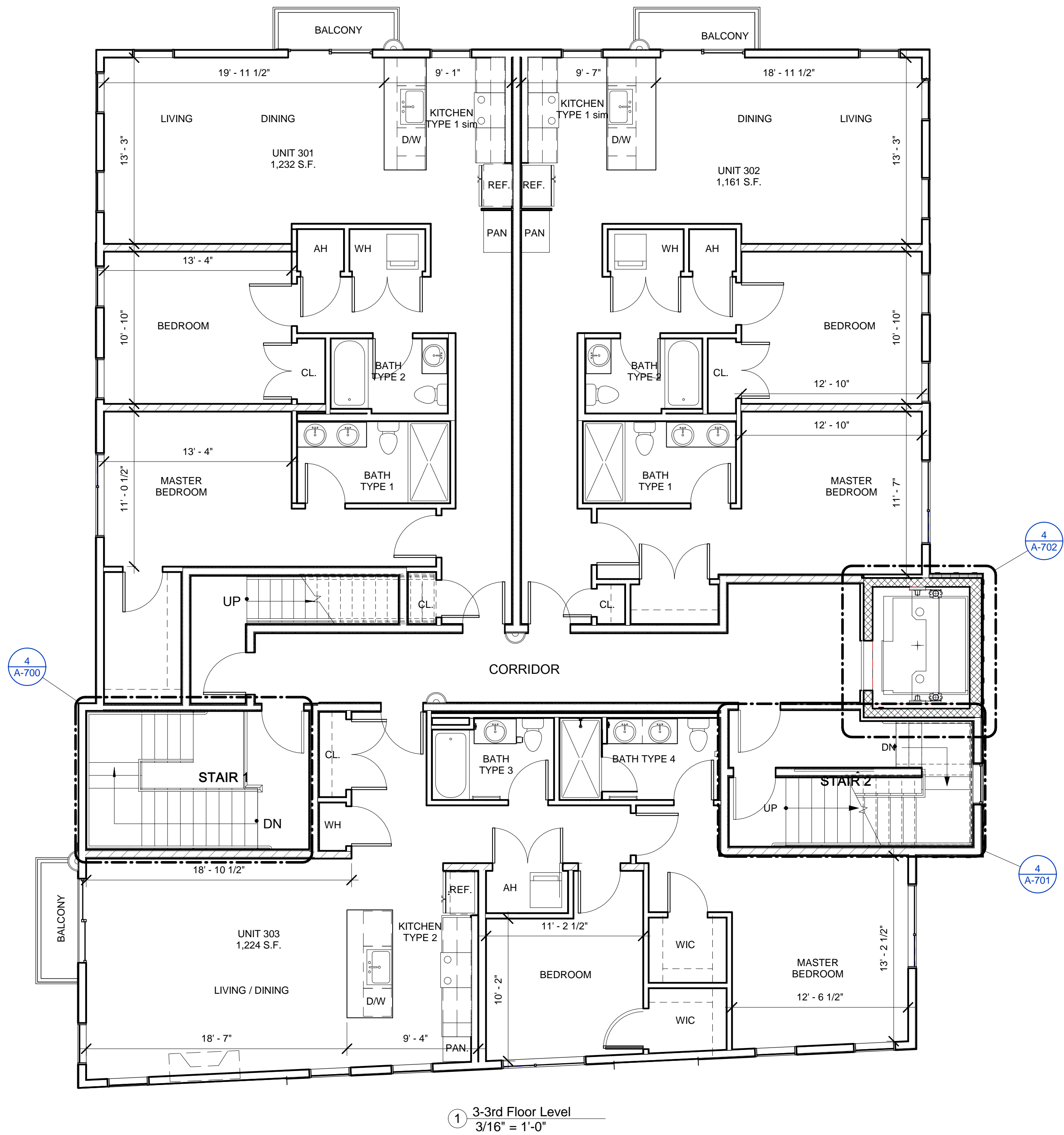
Alpine Street Garage

APPROVED ZBA



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

CURRENTLY PROPOSED



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

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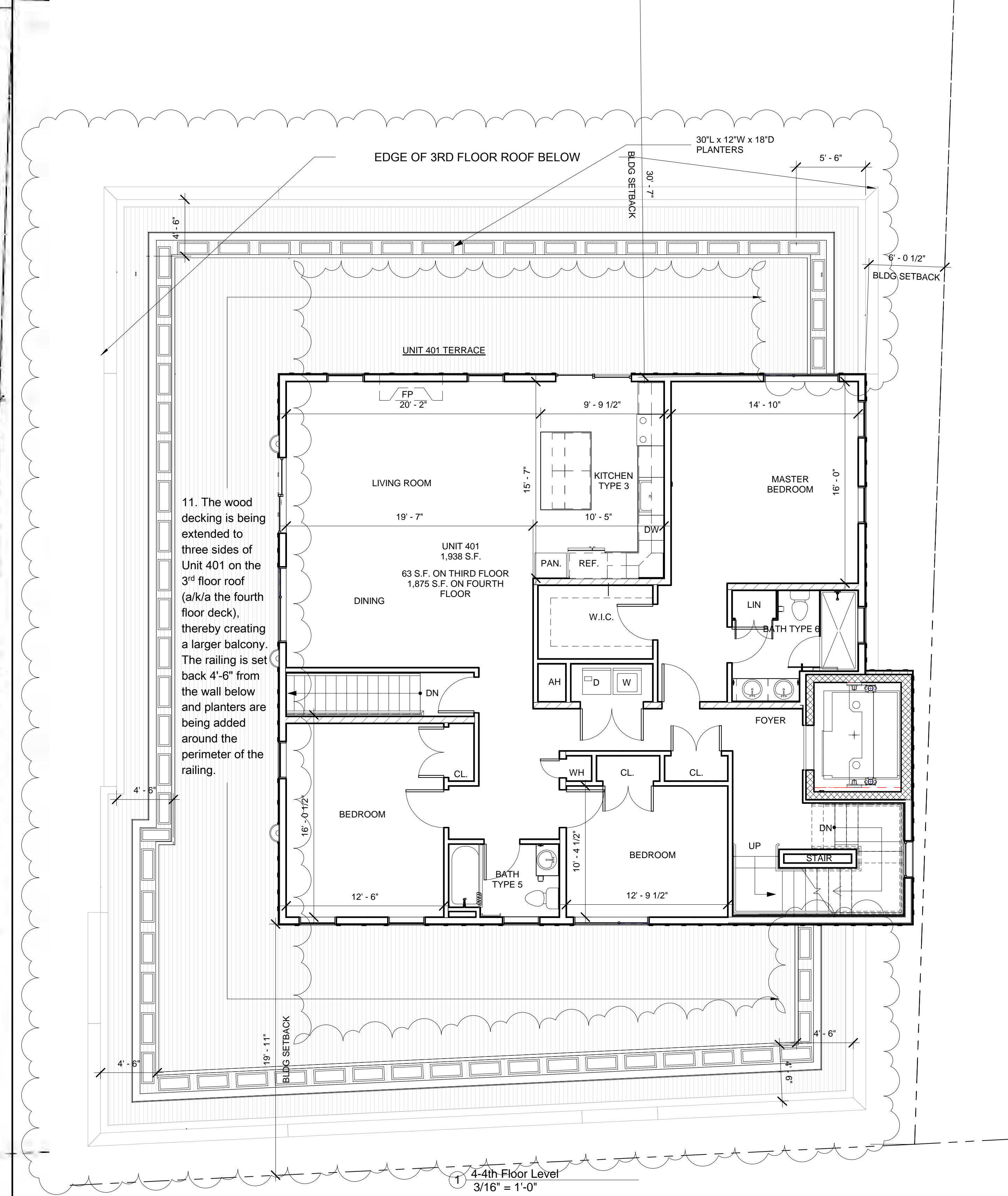
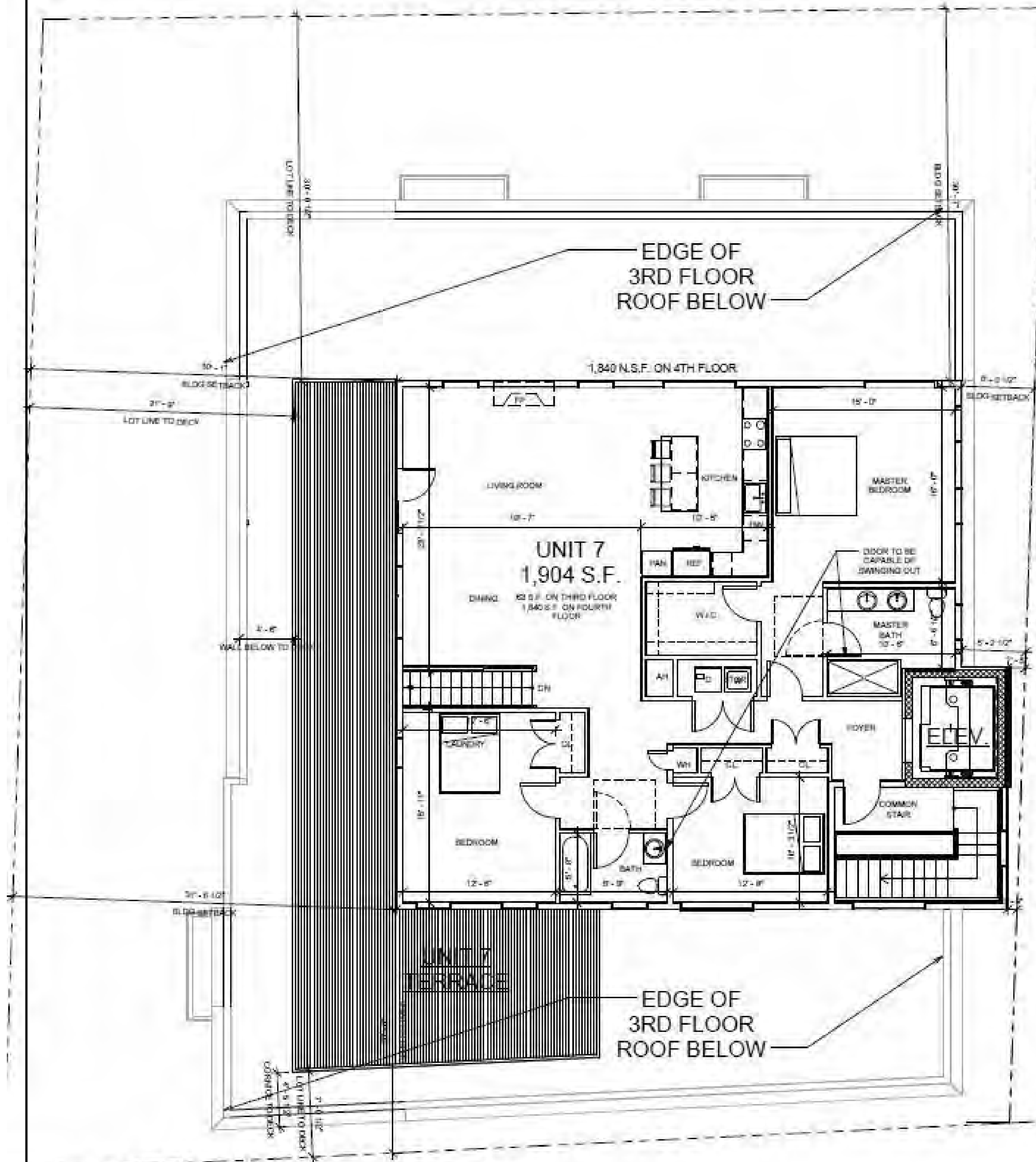
REVISIONS

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

Third Floor Plan

A-103

Alpine Street Garage



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

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DESIGN INTENT: PLANTERS AROUND 4TH FLOOR TERRACE- ALIGN TOP OF PLANTERS W/ TOP OF RAILING AND CONSTRUCT A WALL AROUND PLANTERS. RAILINGS ARE TO BE SET BACK 4.5' FROM THE WALL BELOW



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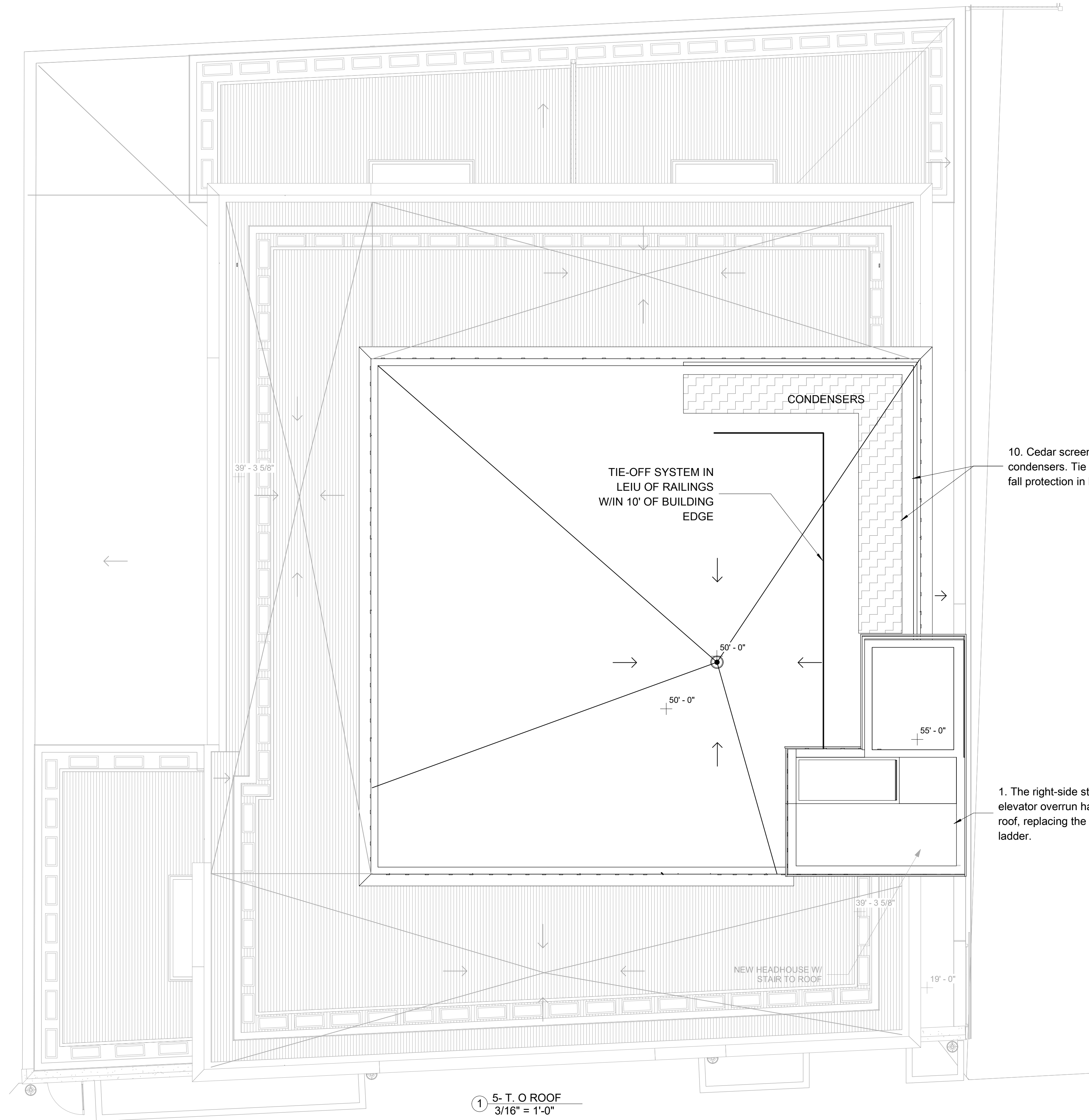
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No.	Description	Date
1	Revised ZBA	04/23/2021
2	Revised ZBA	09/15/2021
3	Revised ZBA	09/30/2021

Fourth Floor Plan

A-104

Alpine Street Garage



List of Changes; Refer to Accompanying Narrative.

1. The right-side elevation staircase overrun on the roof, which is adjacent to the rooftop elevator overrun, has been extended to match the height of said adjacent elevator overrun.

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

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).

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

6. The door and window pattern at the front left side ground floor space has been altered as shown in the elevations.

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

8. The front wall has been replaced as shown in the elevations.

9. The iron railings are to be horizontal.
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. The railing is set back 4'-6" from the wall below and planters are being added around the perimeter of the railing.

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.

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	09/30/2021
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

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

Roof Plan

A-105

Alpine Street Garage

List of Changes; Refer to
Accompanying Narrative.

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CURRENTLY PROPOSED

APPROVED ZBA



CONSTRUCTED PLANTERS (FROM UNIT 101)

- HARDIE PANELS & REGELTS; 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 & REGELTS; IRON GRAY
- NEW RECESSED OVERHEAD DOOR
- THIN GRANITE OR STONE VENEER, STYLE TBD
- EXISTING GARAGE TO REMAIN
- PLANTER BOX



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
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TELEPHONE: 617-591-8682

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REGISTRATION



Project number 12019
Date 09/30/2021
Drawn by ERS
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date
2	Revised ZBA	09/15/2021
3	Revised ZBA	09/30/2021

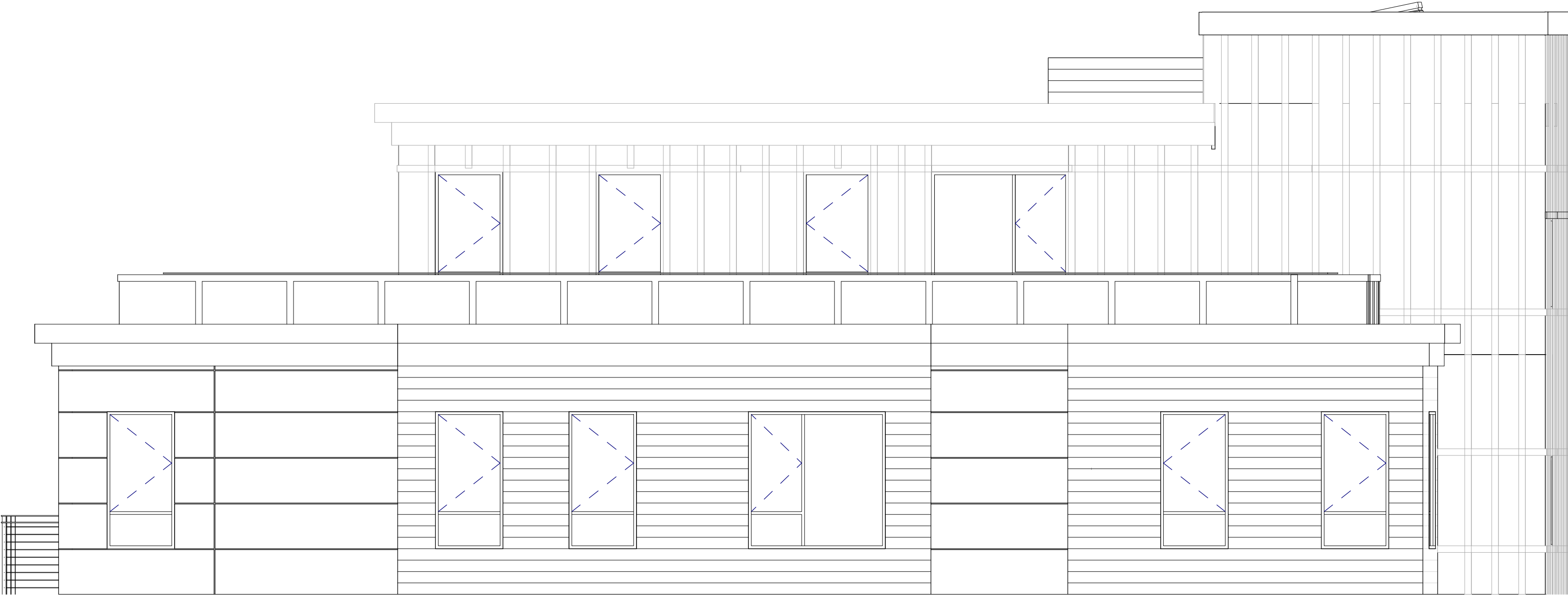
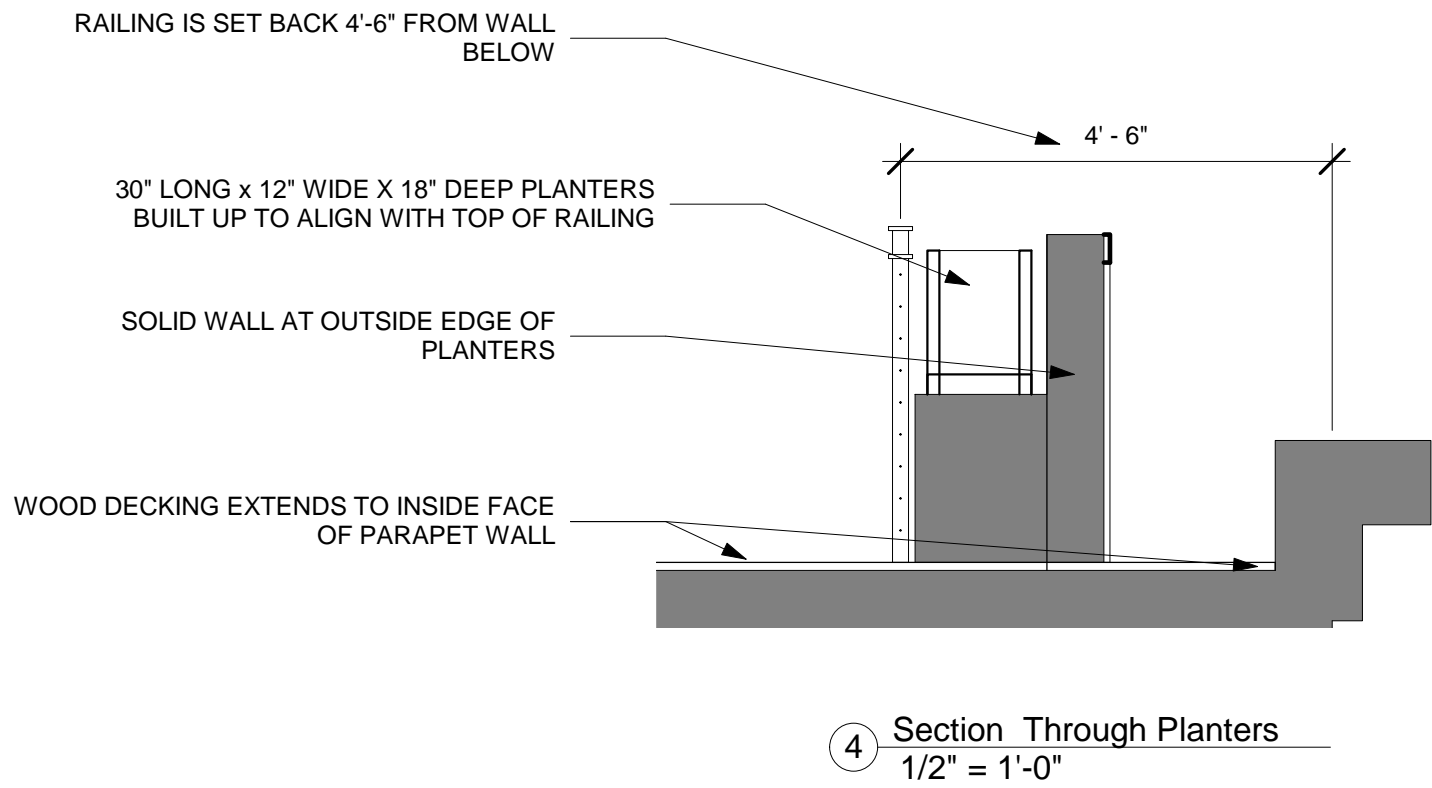
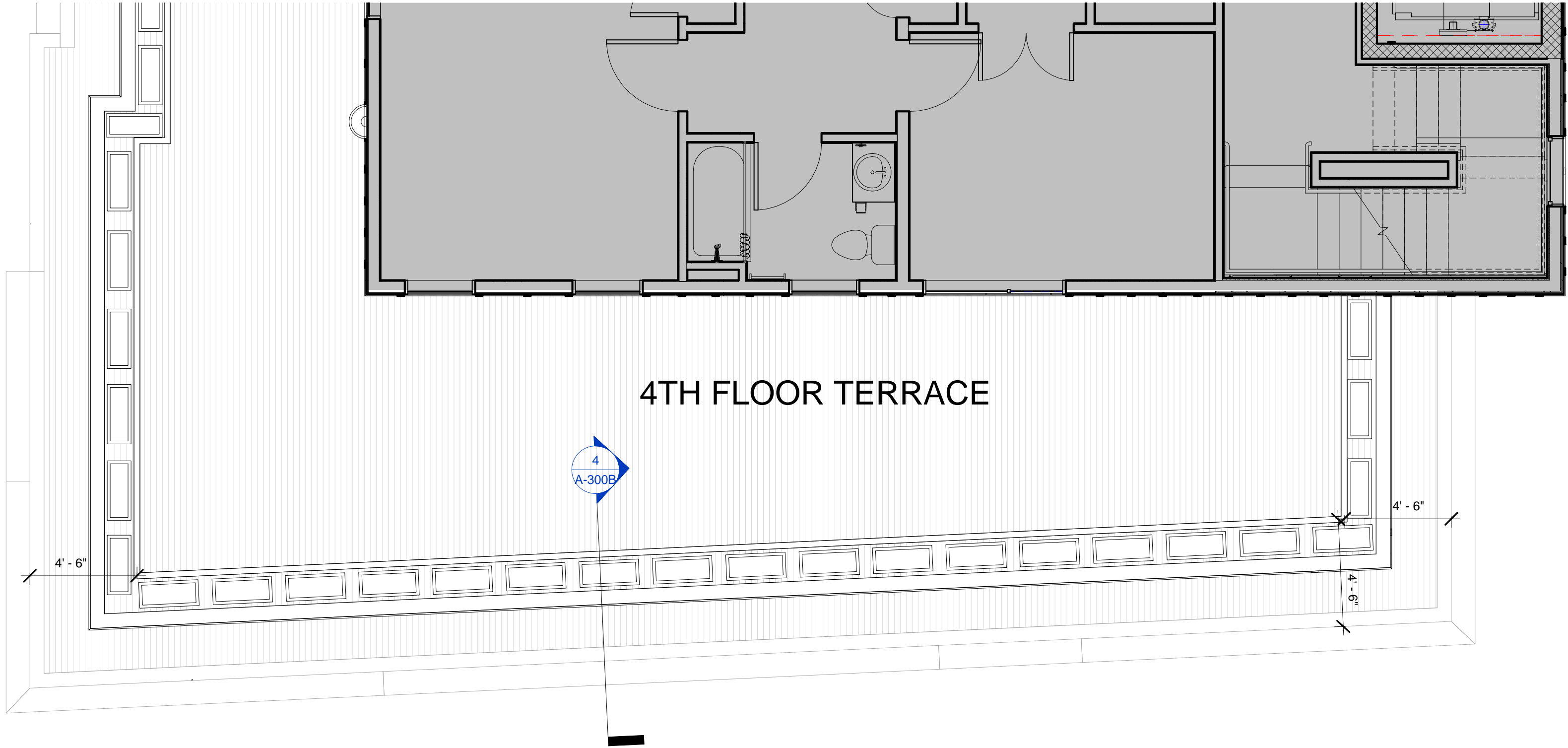
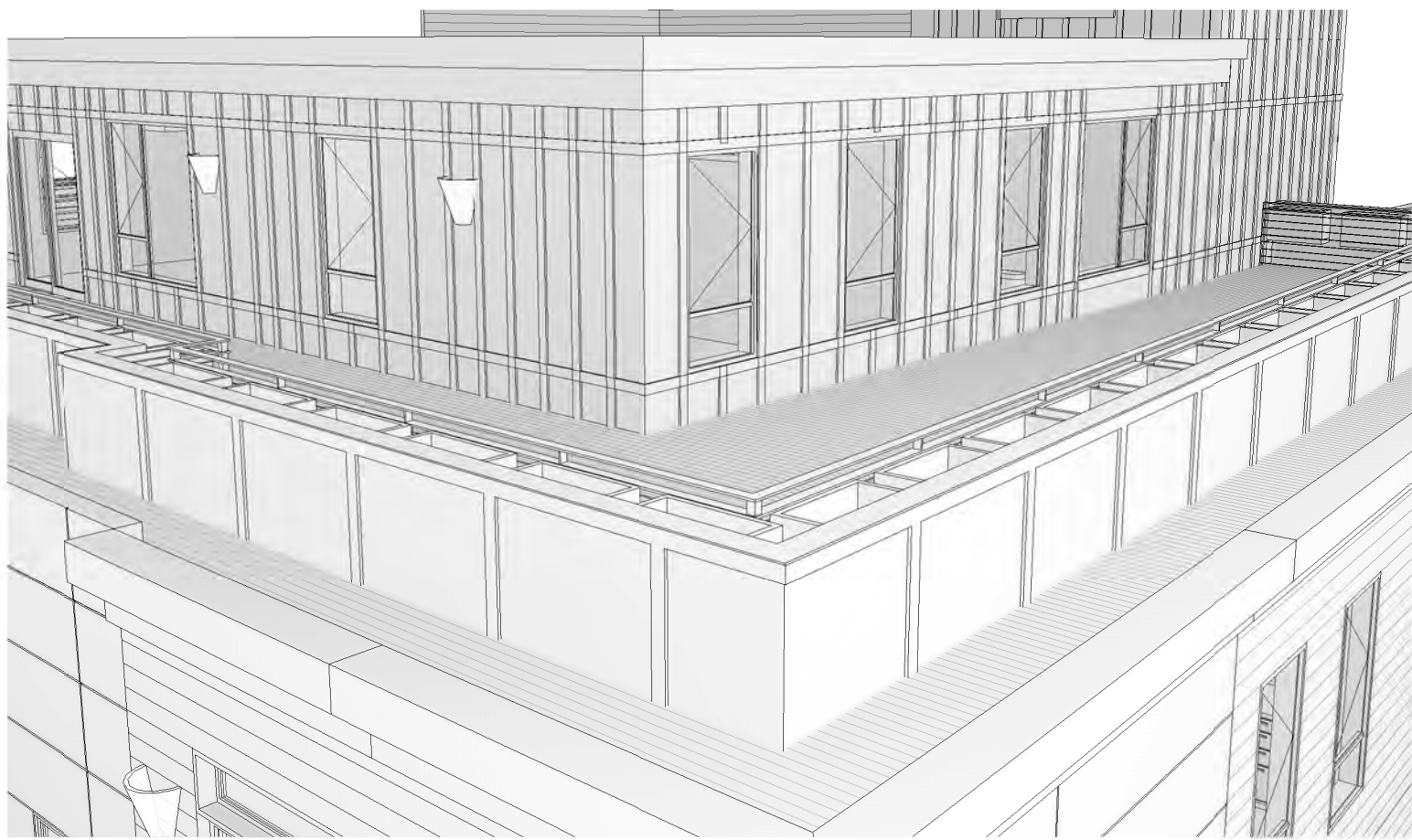
Front Elevation

A-300

Alpine Street Garage

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Accompanying Narrative.

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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 on the plans filed herewith.
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.



DESIGN INTENT: PLANTERS AROUND 4TH FLOOR TERRACE- ALIGN TOP OF PLANTERS W/ TOP OF RAILING AND CONSTRUCT A WALL AROUND PLANTERS. RAILINGS ARE TO BE SET BACK 4.5' FROM THE WALL BELOW



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
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Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date

4th Floor Terrace
Planter Detail

A-300B

Alpine Street Garage

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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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REGISTRATION



Project number 12019
Date 09/30/2021
Drawn by ERS
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date
2	Revised ZBA	09/15/2021
3	Revised ZBA	09/30/2021

Left Side Elevation

A-301

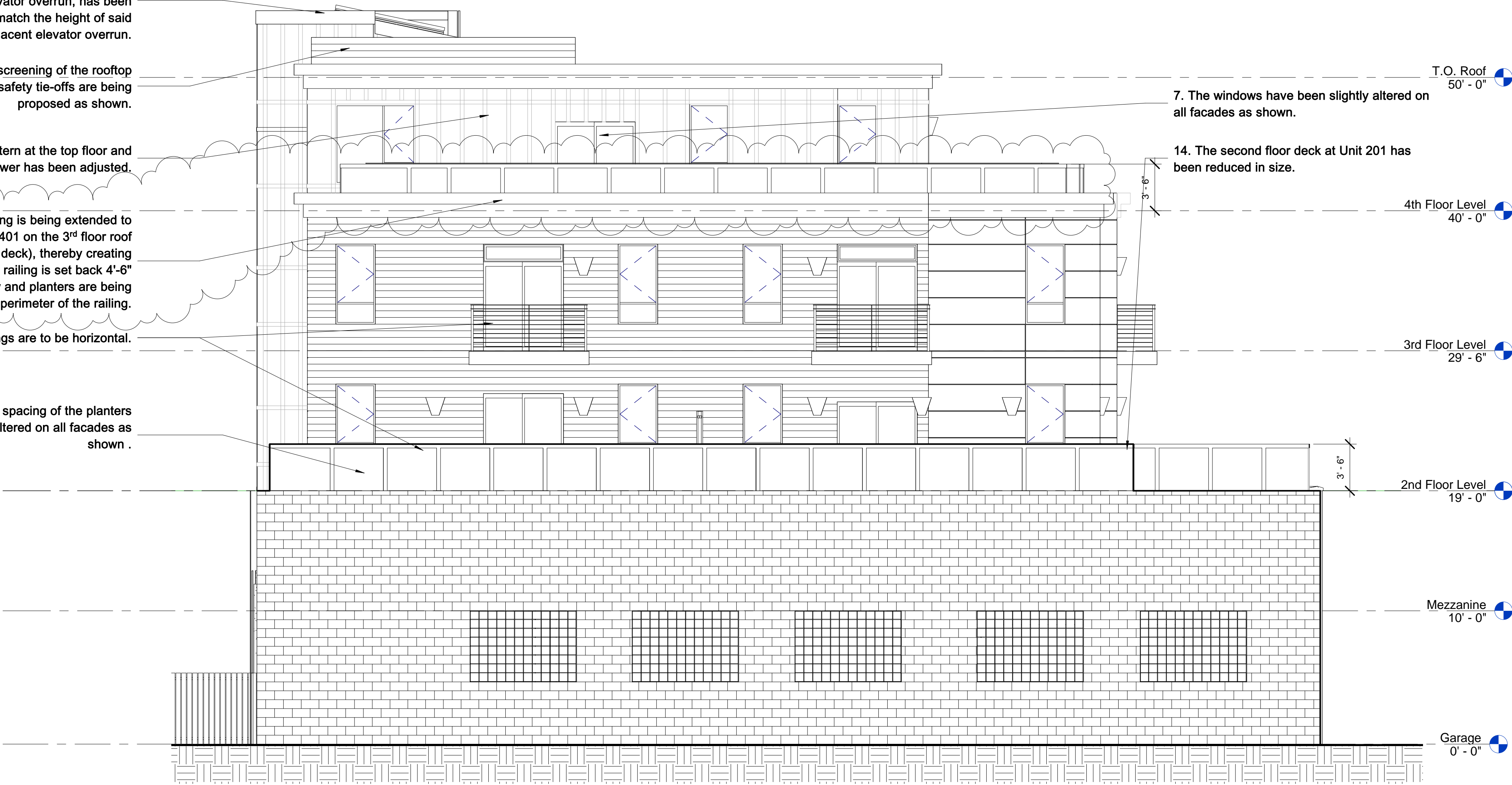
Alpine Street Garage

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Accompanying Narrative.

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CURRENTLY PROPOSED

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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



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REGISTRATION



Project number 12019
Date 09/30/2021
Drawn by ERS
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date
2	Revised ZBA	09/15/2021
3	Revised ZBA	09/30/2021

Rear Elevation

A-302

Alpine Street Garage

List of Changes; Refer to
Accompanying Narrative.

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8. The front wall has been replaced as shown..

Green wall limited to 1st floor; Elevator tower to match board & batten.

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

T.O. Roof
50' - 0"

4th Floor Level
40' - 0"

3rd Floor Level
29' - 6"

2nd Floor Level
19' - 0"

Mezzanine
10' - 0"

GRADE
0' - 0"

9. The iron railings are to be horizontal.

13. The size and spacing of the planters have been altered on all facades as shown.

① Right Side Elevation
3/16" = 1'-0"

HARDIE PANELS &
REGELTS; IRON GRAY

HORIZONTAL METAL
RAILINGS, TYP.

PVC CORNICE

FIXED & CASEMENT WINDOWS

JAMES HARDIE
CEMENTICIOUS SIDING;
6" EXPOSURE; SLATE
GRAY

GREENSCREEN W/
IVY

EXISTING GARAGE TO
REMAIN

THIN GRANITE OR STONE
VENEER; STYLE TBD

PLANTER BOX

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
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REGISTRATION



Project number 12019
Date 09/30/2021
Drawn by ERS
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date
2	Revised ZBA	09/15/2021
3	Revised ZBA	09/30/2021

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



KHALSA

17 IVALOO STREET SUITE 400
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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



Project number 12019
Date 09/30/2021
Drawn by ERS
Checked by JSK
Scale 12" = 1'-0"

REVISIONS

No.	Description	Date
2	Revised ZBA	09/15/2021
3	Revised ZBA	09/30/2021

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

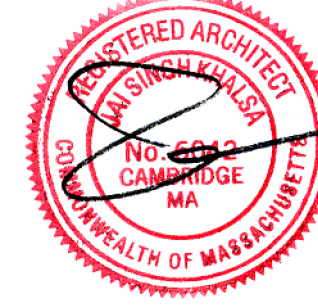


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REGISTRATION



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

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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. The railing is set back 4'-6" from the wall below and planters are being added around the perimeter of the railing.
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.



PROJECT NAME

Alpine Street
Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

APRES SKI, LLC

ARCHITECT



KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
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CONSULTANTS:

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REGISTRATION



Project number 12019
Date 09/30/2021
Drawn by ERS
Checked by JSK
Scale 12" = 1'-0"

REVISIONS

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

Proposed Bird's
Eye Views

AV-2B

Alpine Street Garage

List of Changes; Refer to Accompanying Narrative.

1. The right-side elevation staircase overrun on the roof, which is adjacent to the rooftop elevator overrun, has been extended to match the height of said adjacent elevator overrun.
2. The batten pattern at the top floor and right-side stair tower has been adjusted.
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).
5. CMU block is to be used on the Easterly wall.
6. The door and window pattern at the front left side ground floor space has been altered as shown in the elevations.
7. The windows have been slightly altered on all facades as shown in the elevations.
8. The front wall has been replaced as shown in the elevations.
9. The iron railings are to be horizontal.
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. The railing is set back 4'-6" from the parapet below and planters are being added around the perimeter of the railing.
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APPROVED ZBA



CURRENTLY PROPOSED

PROJECT NAME

Alpine Street
Garage

PROJECT ADDRESS

11-15 ALPINE STREET
SOMERVILLE, MA

CLIENT

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ARCHITECT



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REGISTRATION



Project number	12019
Date	09/30/2021
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