

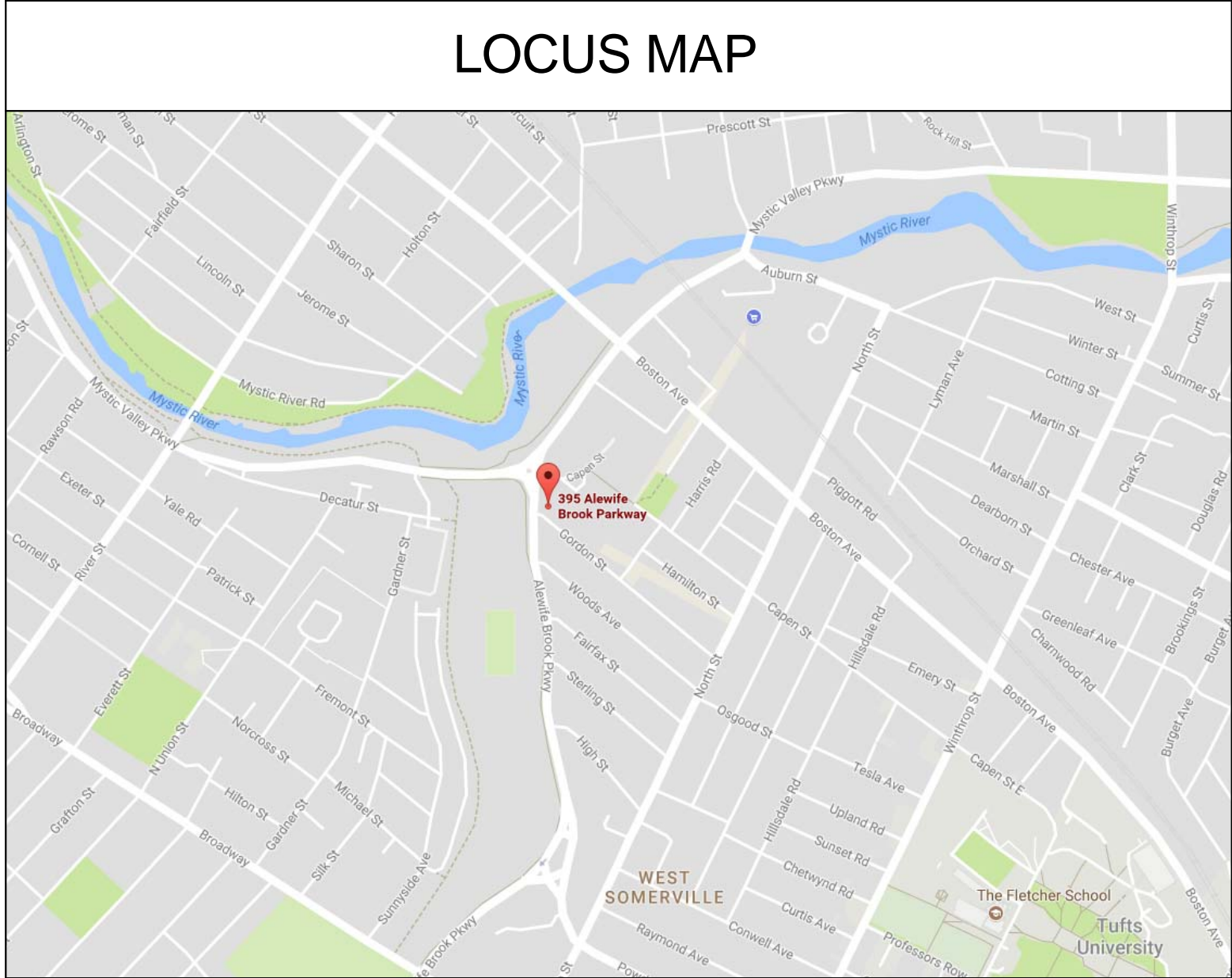
| Sheet Number | Sheet Name                    | Sheet Issue Date |
|--------------|-------------------------------|------------------|
| A-000        | COVER SHEET                   | 08/15/18         |
| C            | Existing Plot Plan            | 08/15/18         |
| C-1.0        | Site Layout Plan              | 08/15/18         |
| C-2.0        | Details                       | 08/15/18         |
| C-2.1        | Details II                    | 08/15/18         |
| L1           | CONCEPT LANDSCAPE PLAN        | 08/15/18         |
| L2           | PROPOSED PLANT PALETTE        | 08/15/18         |
| L3           | SITE FURNISHINGS              | 08/15/18         |
| N            | Neighborhood Images           | 08/15/18         |
| A-020        | SITE PLAN                     | 08/15/18         |
| A-021        | AREA PLANS                    | 08/15/18         |
| A-101        | BASEMENT & GROUND FLOOR PLANS | 08/15/18         |
| A-102        | 2nd & 3rd FLOOR PLANS         | 08/15/18         |
| A-103        | 4th & ROOF PLAN               | 08/15/18         |
| A-300        | BUILDING ELEVATIONS           | 08/15/18         |
| V-1          | PERSPECTIVES                  | 08/15/18         |
| V-2          | PERSPECTIVES                  | 08/15/18         |
| V-3          | RENDERING                     | 08/15/18         |
| SHD          | Shadow Study                  | 08/15/18         |



PROJECT:  
395 ALEWIFE RESIDENCES

PROJECT ADDRESS:  
395 ALEWIFE BROOK PARKWAY  
SOMERVILLE, MASSACHUSETTS

ZBA SUBMISSION: 08-22-2018



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

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

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

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

PROJECT NAME  
**395 ALEWIFE BROOK**

PROJECT ADDRESS  
395 ALEWIFE BROOK  
SOMERVILLE

CLIENT  
**395 ABP LLC**

ARCHITECT




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

CONSULTANTS:

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REGISTRATION



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

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
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COVER SHEET

**A-000**

395 ALEWIFE BROOK

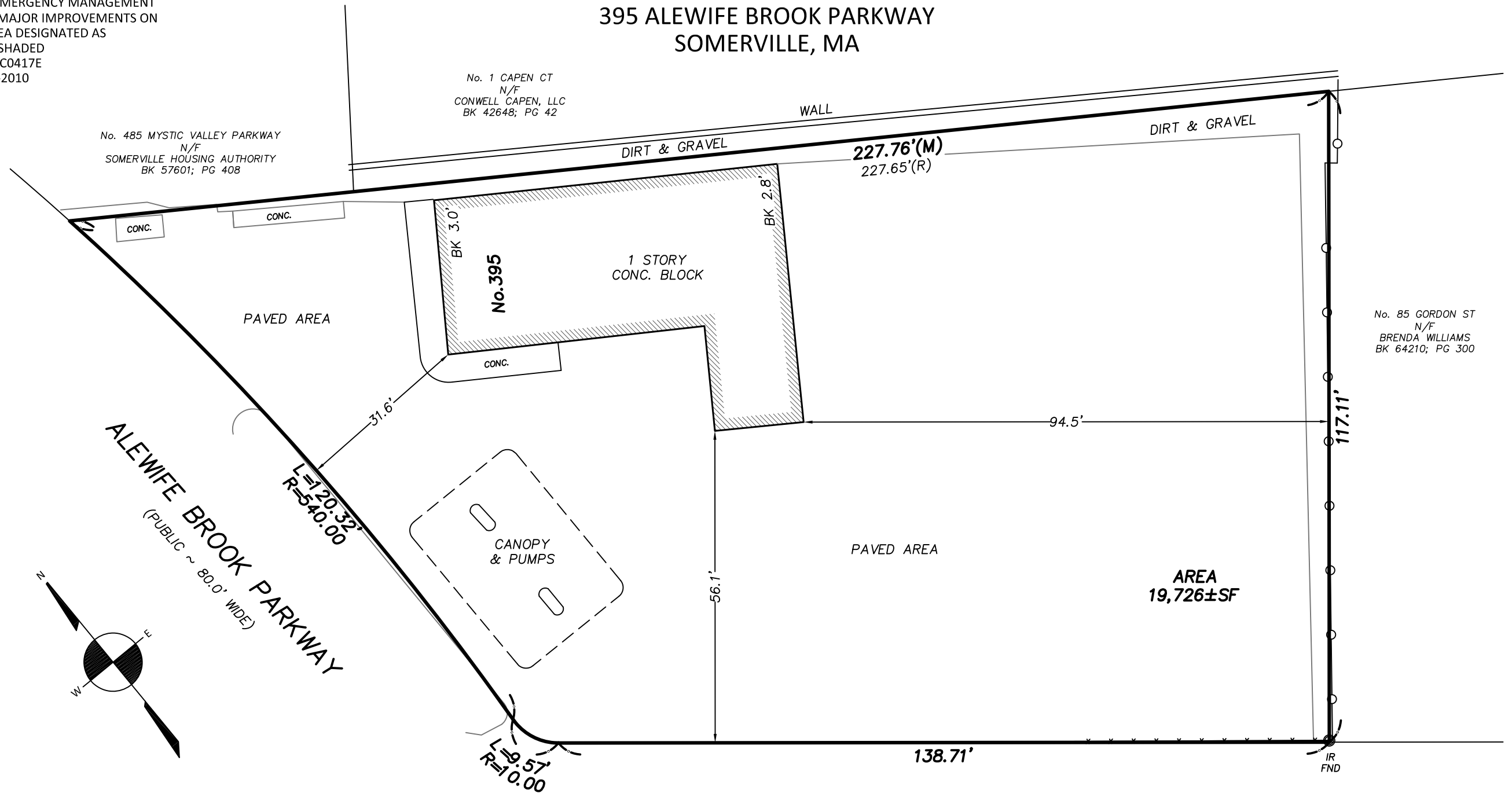
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
 ZONE: X & X SHADED  
 COMMUNITY PANEL: 25017C0417E  
 EFFECTIVE DATE: 06-04-2010

PREPARED FOR:  
CHRIS CORMIER

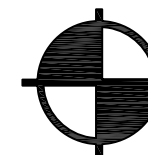
**REFERENCES:**  
**OWNER OF RECORD:**  
G E & M AUTO SERVICE, INC.  
395 ALEWIFE BROOK PARKWAY  
SOMERVILLE, MA 02144

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

CERTIFIED PLOT PLAN  
LOCATED AT  
395 ALEWIFE BROOK PARKWAY  
SOMERVILLE, MA



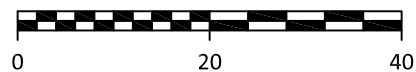
**GORDON STREET**  
(PUBLIC ~ 40.0' WIDE)



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

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

SCALE: 1.0 INCH = 20.0 FEET



GENERAL NOTES:

ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS OF THE CITY OF SOMERVILLE, DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.

CONTRACTOR TO MAINTAIN WORK AREA IN A CLEAN CONDITION. NO CONSTRUCTION DEBRIS SHALL BE ALLOWED TO ACCUMULATE WITHIN THE WORKSITE AND NO DIRT, GRAVEL, ETC. SHALL BE ALLOWED TO ACCUMULATE ON THE PUBLIC RIGHT-OF-WAY.

AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

THE EXISTING CONDITIONS SHOWN ON THIS PLAN IS BASED ON AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN JANUARY 2 AND FEBRUARY 1, 2018 BY DESIGN CONSULTANTS, INC. (DCI)

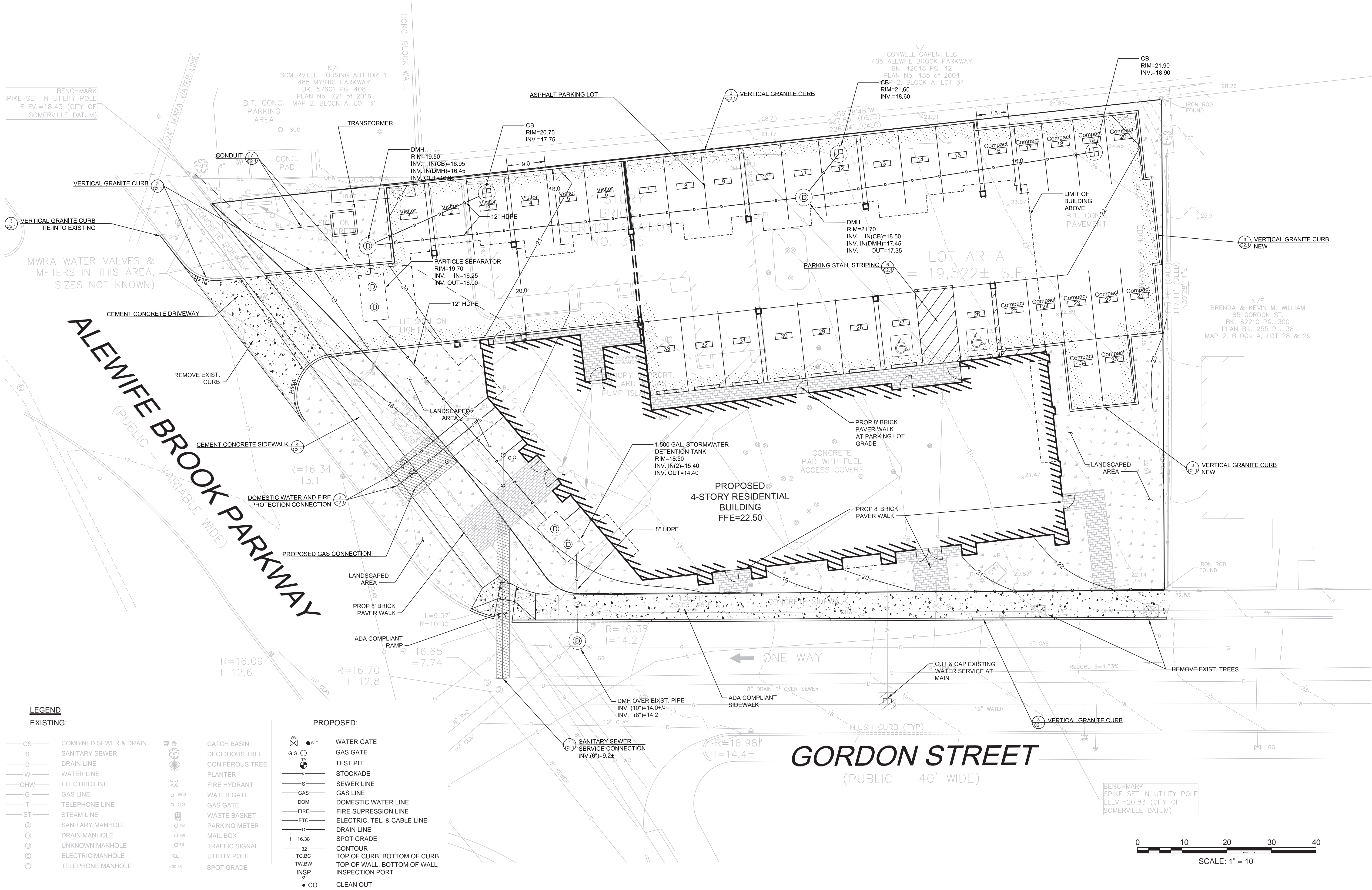
PIPE MATERIALS:

SANITARY SEWER: 6" PVC ASTM D3034-SDR 35.

WATER: DOMESTIC: 2" CONCRETE LINED DUCTILE IRON, TO BE CONFIRMED BY MEP.

FIRE: 4" CONCRETE LINED DUCTILE IRON, TO BE CONFIRMED BY MEP.

ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.



NORTH



DEVELOPER:

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

ARCHITECT:

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

395 ALEWIFE RESIDENCES

PROJECT INFO

| REV | DESCRIPTION       | DATE    |
|-----|-------------------|---------|
| 1   | NEW BUILDING LOC. | 9/18/18 |



STAMP:

SITE LAYOUT PLAN

SHEET NAME:

C 1.0

SHT NO:

DR BY: DPM

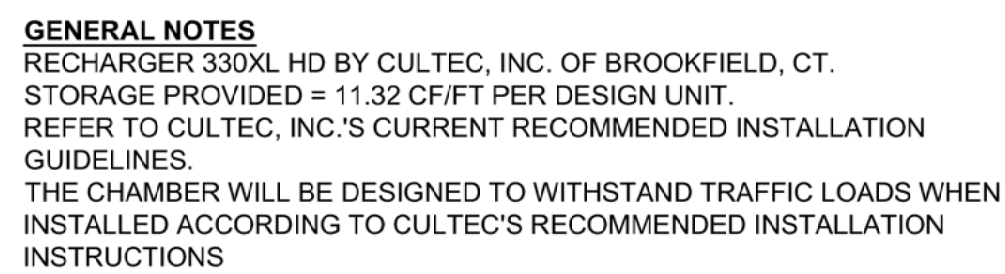
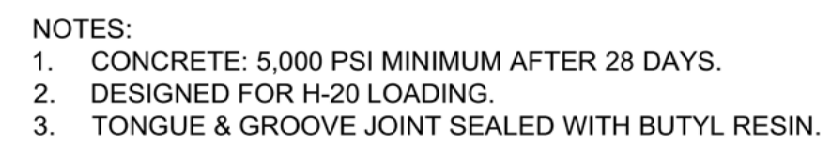
CHK BY: ES

PROJ NO: 2017-129

DATE: 02/22/2018

SCALE: 1" = 10'

- THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY DESIGN CONSULTANTS INC., PLANS OF RECORD & PLANS FROM RESPECTIVE UTILITY COMPANIES.
3. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET ROW, OR ON ABUTTING LOTS.
4. CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION. THE CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER, & DRAIN) ARE NOT OF DIG-SAFE.
5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
6. ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. THE WATER AND SEWER SERVICES SHALL BE CUT AND CAPPED AT THE MAIN IN THE STREET BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF SOMERVILLE STANDARDS. THE PROPOSED GAS, ELECTRIC AND/OR CATV INSTALLATION AND ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE COMPANIES.
7. FINAL DEMARCATION POINTS FOR GAS, ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICE ENTRANCES ARE SUBJECT TO APPROVALS OF EACH PROVIDER.
8. ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEERING PLANS.
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
10. NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY CITY OF SOMERVILLE.
11. A DYE TEST SHALL BE PERFORMED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
12. THE CONTRACTOR SHALL SUPPLY ALL PIPING FOR THE UTILITY SERVICES AND SHALL SUPPLY ALL ASSOCIATED APPURTENANCES, FITTING AND VALVES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PERFORM ALL WET AND DRY TAPS AS PART OF HIS/HER CONTRACT.
13. CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND SEWER SYSTEMS.
14. PRIOR TO CONSTRUCTION OF NEW SANITARY SEWER, STORM DRAIN LINES AND MANHOLES, CONTRACTOR TO PERFORM TEST PITS AT LOCATIONS OF EXISTING LATERAL CONNECTIONS FOR SANITARY SEWER AND STORM DRAINS TO CONFIRM INVERTS OF LATERALS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
15. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION SHALL FURNISH TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
16. TRENCH AREAS FOR THE CONSTRUCTION OF THE UNDERGROUND UTILITIES ARE TO BE REPATCHED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SPUR-CUT AND THE NEW REPATCHING MATERIAL SHALL BE PROPERLY SEaled IN ACCORDANCE WITH THE CITY OF SOMERVILLE MUNICIPAL STANDARDS.
17. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
18. NO TRENCHES ARE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF THE WORK DAY OR COVERED WITH STEEL PLATES PER 520 CMR 14.00 EXCAVATION AND TRENCH SAFETY. IF STEEL PLATES ARE USED, THE TOTAL LENGTH OF PLATES IN THE TRAVELED WAY SHALL LIMITED TO 50'.



## 6 INFILTRATION SYSTEM

[illegible]

STAMP:

## DETAILS I

SHEET NAME:

# C2.0

SHT NO:

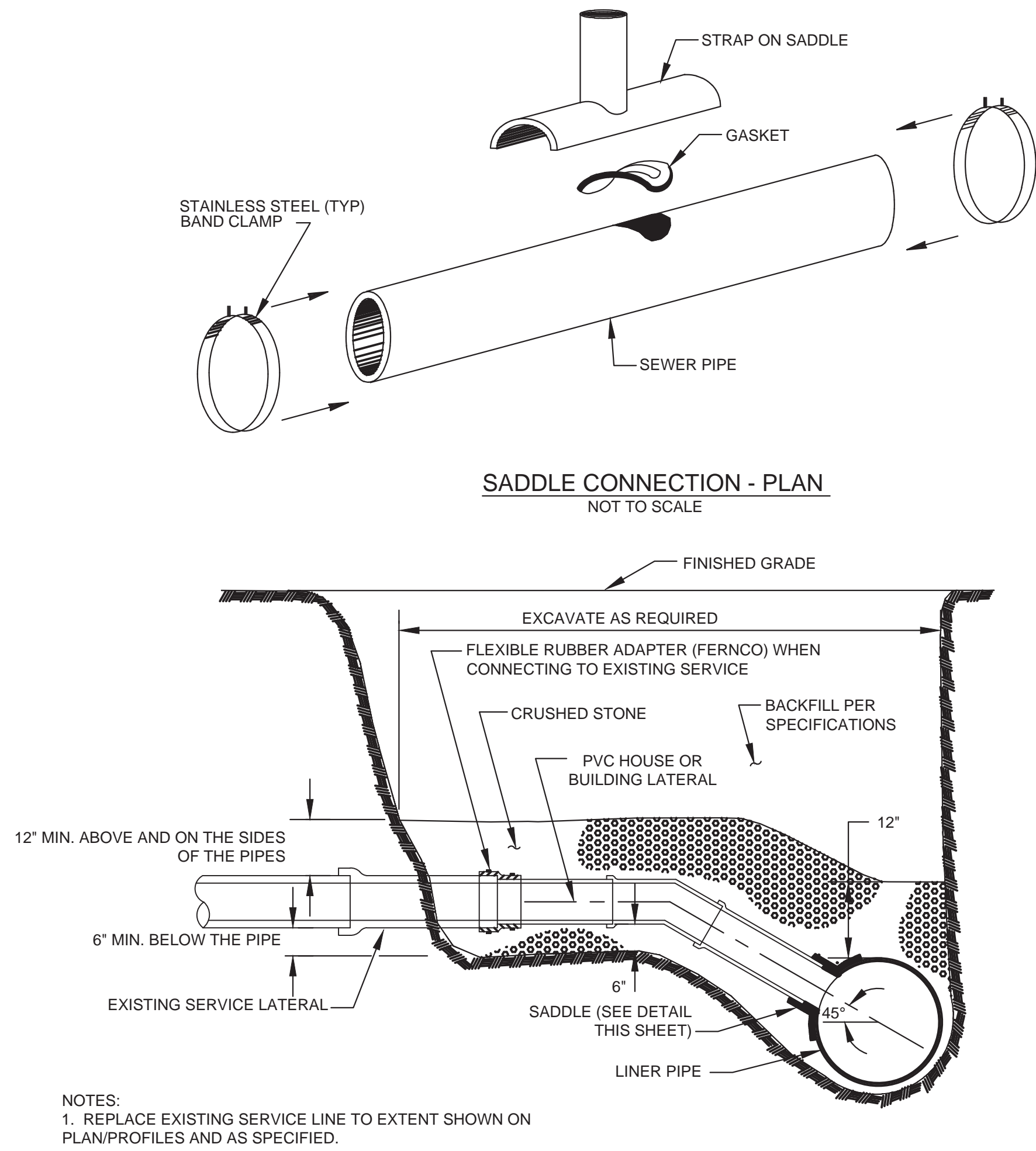
DR BY: RB

CHK BY: ES

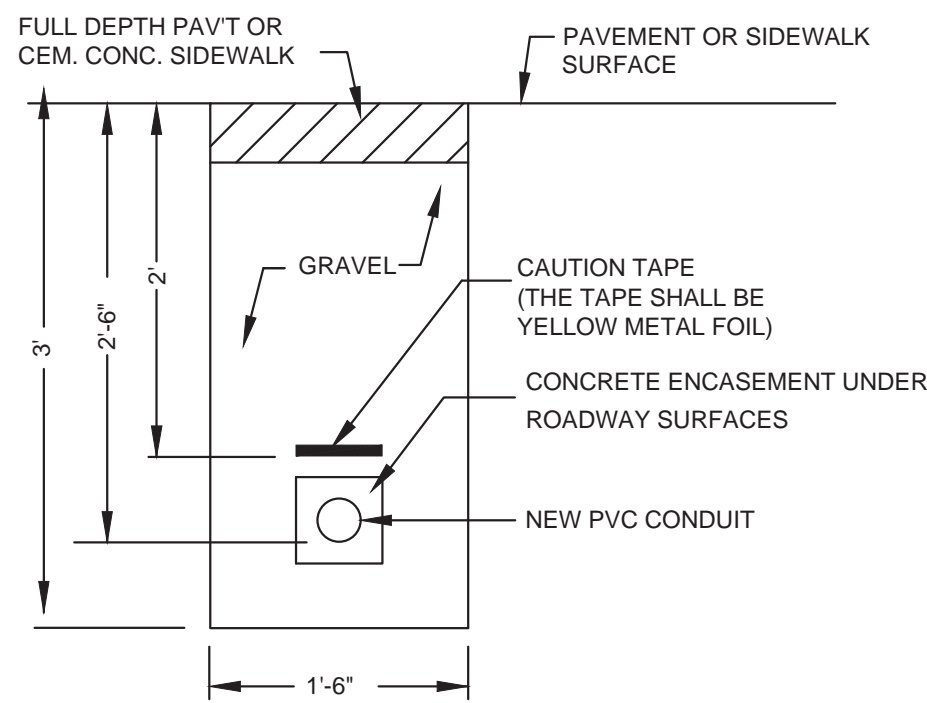
PROJ NO: 2018-005

DATE: 02/22/2018

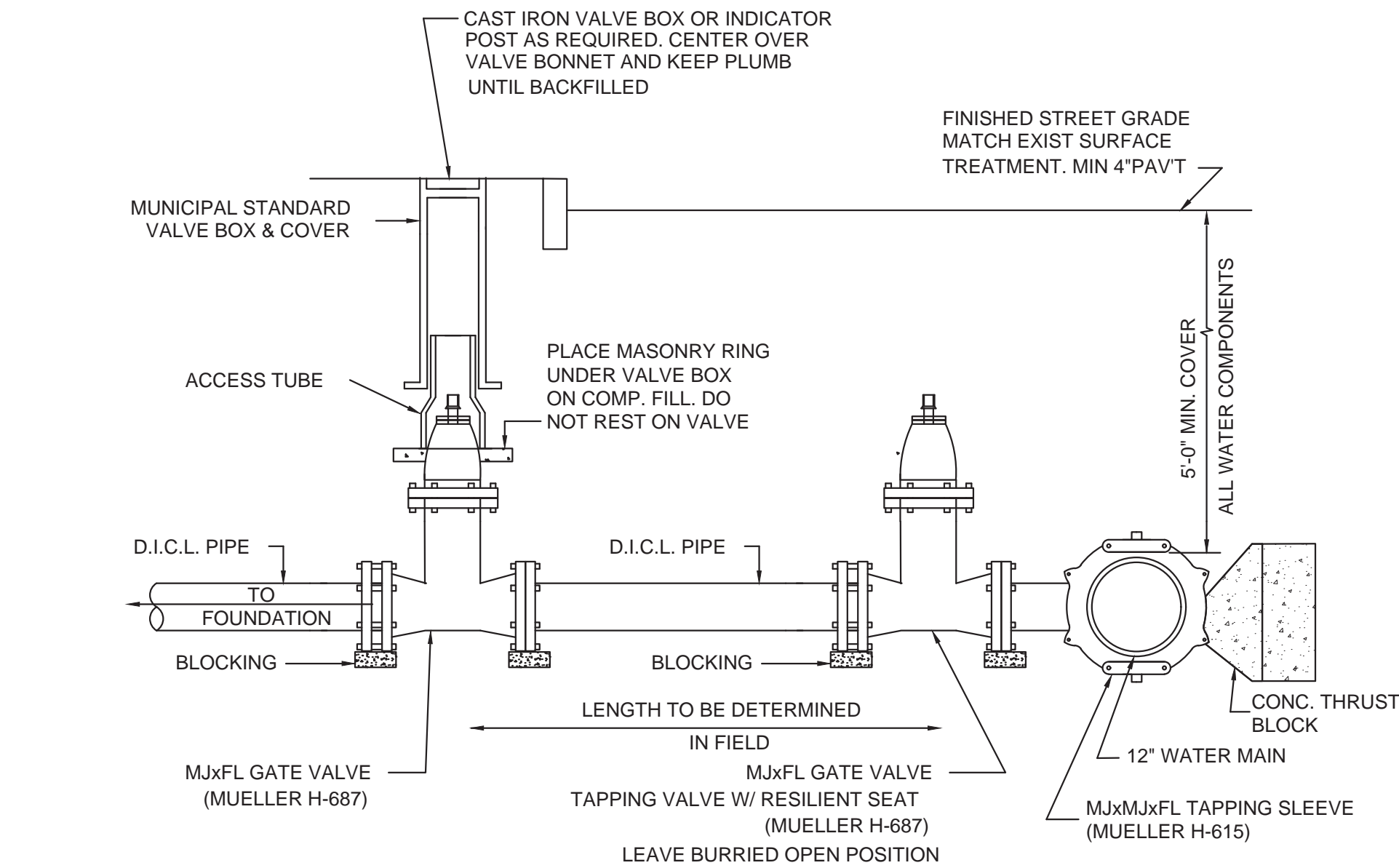
SCALE: N.T.S.



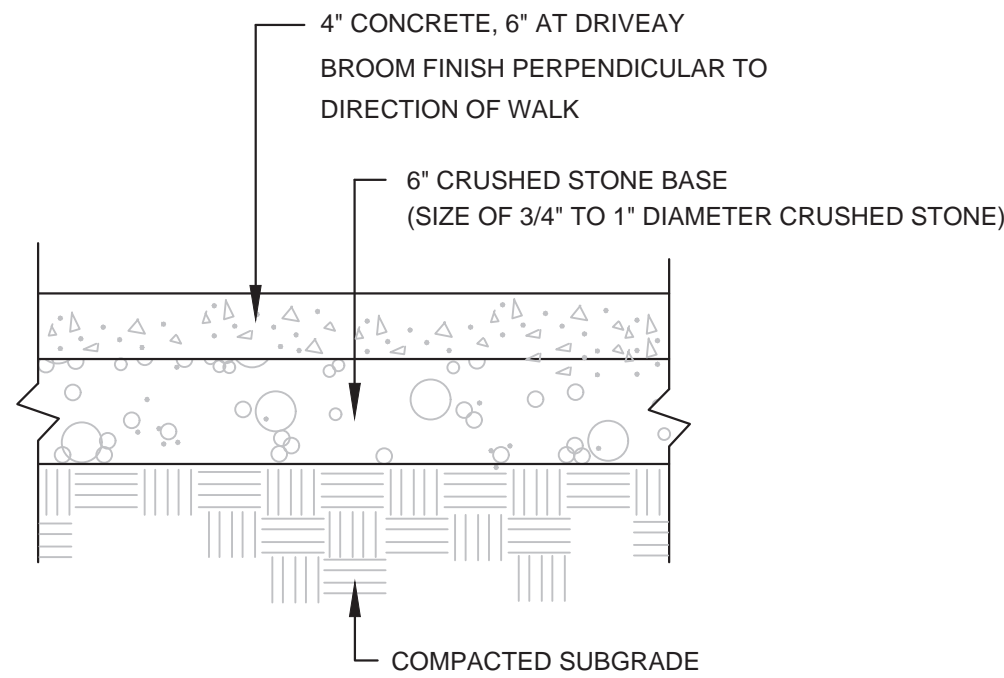
1 SANITARY SEWER SERVICE  
NOT TO SCALE



7 CONDUIT  
NOT TO SCALE

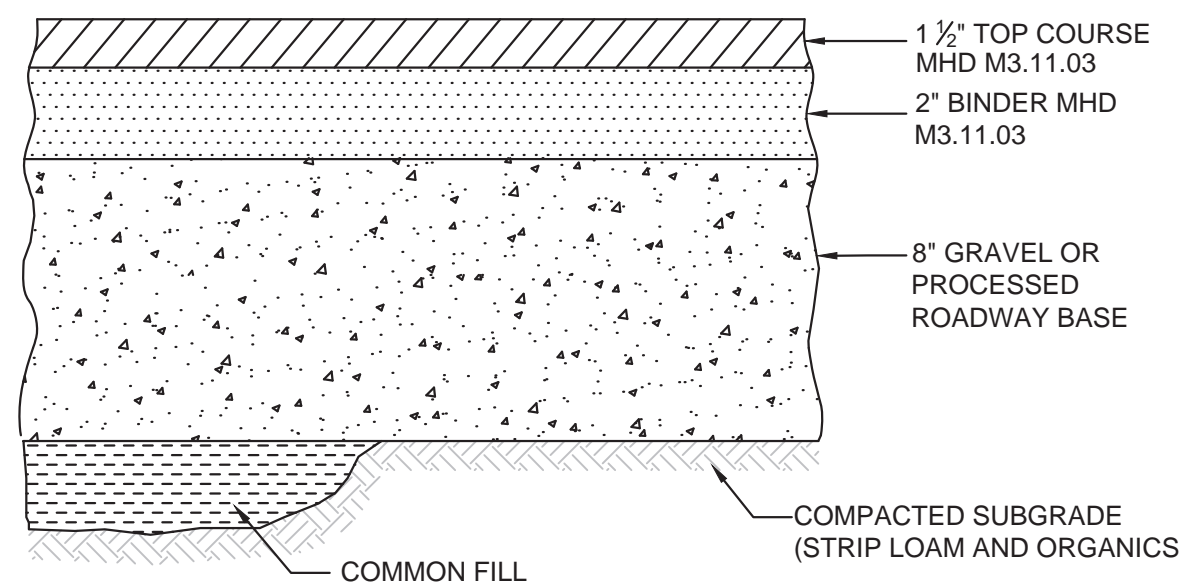


2 WATER SERVICE CONNECTION  
NOT TO SCALE



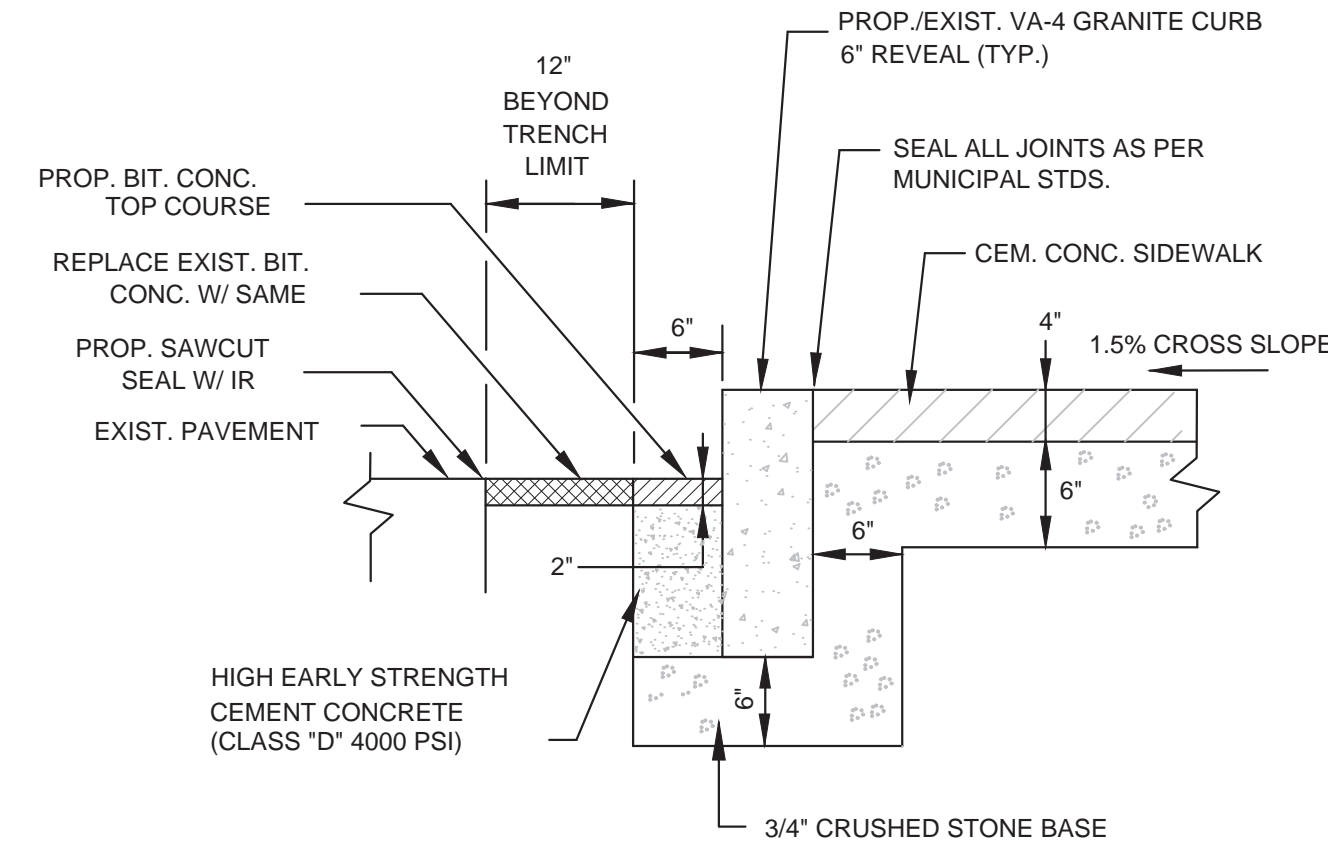
- NOTES:
1. PROVIDE 1/2" CONSTRUCTION CONTROL JOINT WITH PREFORMED EXPANSION MATERIAL EVERY 10'-0" O.C. MAX.
  2. PROVIDE A TOOLED DUMMY JOINT 1/4"W x 1/2"D AS NEEDED TO PROVIDE SYMMETRY.

4 CEMENT CONCRETE PAVEMENT  
NOT TO SCALE

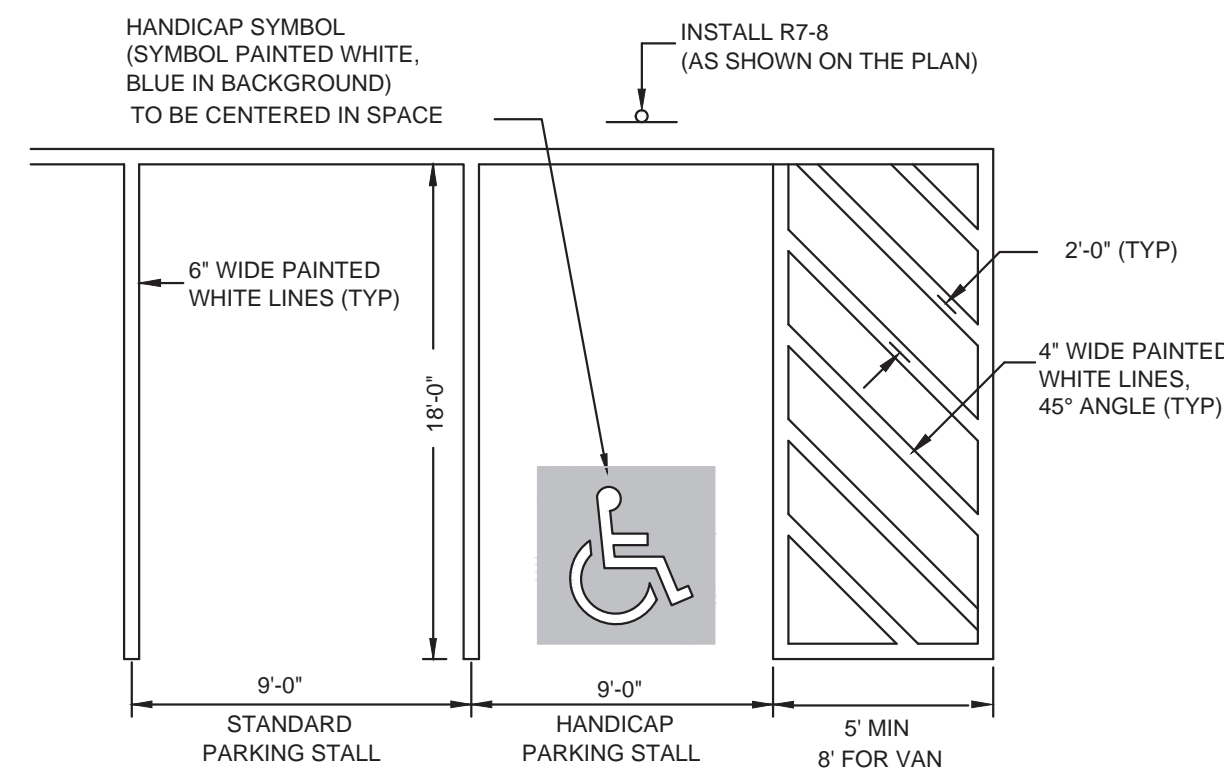


- NOTE:
1. SEE SITE LAYOUT PLAN FOR PAVEMENT WIDTH AND LOCATION.
  2. SEE GRADING PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.

5 BITUMINOUS CONCRETE PAVEMENT  
NOT TO SCALE



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



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

6 PARKING STALL STRIPING  
NOT TO SCALE



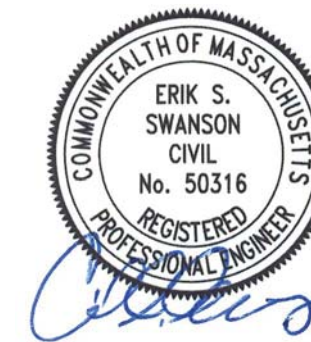
DEVELOPER:  
DEKON LP  
P.O. BOX 973  
TEWKSBURY, MA 01876

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

## 395 ALEWIFE RESIDENCES

PROJECT INFO

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



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## DETAILS II

SHEET NAME:

# C2.1

SHT NO:

DR BY: RB

CHK BY: ES

PROJ NO: 2018-005

DATE: 02/22/2018

SCALE: N.T.S.





Columnar Red Maple  
*Acer rubrum 'Armstrong'*



Thornless Honeylocust  
*Gleditsia triacanthos var. inermis*



COLUMNAR PIN OAK  
*Quercus palustris 'Green Pillar'*









PROPOSED PLANT LIST - SUNNY SIDE

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

PROPOSED PLANT LIST - SHADY SIDE

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

|   |   |   |   |
|---|---|---|---|
| Bugbane<br><i>Cimicifuga simplex 'Atropurpurea'</i>                                 | Goatsbeard<br><i>Aruncus 'Horatio'</i>  | Meadow Rue<br><i>Thalictrum 'Black Stockings'</i>                                   | Purple Allium<br><i>Allium 'Purple Sensation'</i>                                   |
|  |  |  |  |
|  |  |  |  |
| Christmas Fern<br><i>Polystichum acrostichoides</i>                                 | Solomon's Seal<br><i>Polygonatum odoratum 'Variegatum'</i>                          | Astilbe<br><i>Astilbe 'Visions in Pink'</i>   |   |

|   |   |   |   |
|---|---|---|---|
|   | Threadleaf Bluestar<br><i>Amsonia hubertii</i>  | Yellow Coneflower<br><i>Echinacea paradoxa</i>  | Aromatic Aster<br><i>Symphyotrichum oblongifolium</i>                                 |
|  |  |  |  |
|  |  |  |  |
| Bayberry<br><i>Myrica pensylvanica</i>  | Reed Grass<br><i>Calamagrostis brachytricha</i>                                       | Switchgrass<br><i>Panicum virgatum</i>  | Fragrant Sumac<br><i>Rhus aromatica 'Gro-Low'</i>                                     |



SIGNATURE BENCH  
THE 'LUNGO MARE'



The Austin Bench  
by landscapeforms



The Loop Bike Rack  
by landscapeforms

6' Board Fence



Color Variation - Large Scale

Color Variation - Small Scale

Color & Pattern Variation - Small Scale

Textural Variation

PLANK UNIT PAVERS: 'PROMENADE' BY UNILOCK



ENCLOSED PORCHES



MATERIAL CHANGES



LARGE COLUMNS



LARGE DECORATIVE CORNICE



SIMILAR COLOR PALETTE AND STYLE (CAMBRIDGE)

PROJECT NAME  
**395 ALEWIFE  
BROOK**

PROJECT ADDRESS  
395 ALEWIFE BROOK  
SOMERVILLE

CLIENT  
  
**395 ABP LLC**

ARCHITECT

  
**KHALSA**

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

CONSULTANTS:

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PROSECUTION UNDER LAW



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

| REVISIONS |             |      |
|-----------|-------------|------|
| No.       | Description | Date |
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|           |             |      |

Neighborhood  
Images

**N**

395 ALEWIFE BROOK

FOOTNOTES

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

20.Height Limit for Structures Abutting Residential Districts: Where a lot abuts an RA, RB or RC zoning district line, any structure (or portion of a structure) within thirty (30) feet of said district line shall be limited to three (3) stories and forty (40) feet in height.

12.Side and rear yards for sites abutting residential districts: Where a lot in a business or industrial district abuts a lot or district line in a RA, RB, or RC district, no building in the business or industrial district shall be erected closer to the residential line than one-third ( 1/3 ) the height of the said building, but not less than fifteen (15) feet.

ZONING DIMENSIONAL TABLE:

|                                | ALLOWED / REQUIRED   | EXISTING   | PROPOSED                                    | COMPLIANCE  |
|--------------------------------|--|------------|---|-------------|
| ZONE                           | NB   |            |   |             |
| USE                            | VARIES   | COMMERCIAL | RESIDENTIAL                                 | COMPLIES    |
| MIN LOT SIZE                   | NA   | 19,522 SF  | 19,522 SF                                   | COMPLIES    |
| MIN LOT PER DWELLING           | 1000   | N/A        | 750   | SP REQUIRED |
| MAX GROUND COVERAGE            | 80%  | 10%        | 27%   | COMPLIES    |
| LANDSCAPE AREA                 | 10%  | 1%         | 20%   | COMPLIES    |
| MAX FLOOR AREA RATIO (FAR)     | 2.0 FAR  | .10        | 1.77 (34,589 SF)                            | COMPLIES    |
| MAX BUILDING HEIGHT            | 42'-0" FEET / 4 STORIES  | +/- 15'-0" | 42'-0" / 4 STORIES                          | COMPLIES    |
| MIN YARD FRONT<br>SIDE<br>REAR | N/A<br>15'-0"/ 15'-0" (ABUTTING RA)<br>10'-0" + 2 feet for each story<br>above the ground floor<br>(ABUTTING RA) | N/A        | 3 ft<br>15.0 ft (L) 23.98 ft (R)<br>16.2 ft | COMPLIES    |
| PERVIOUS AREA, MIN % OF LOT    | NONE   | N/A        | 15%   | COMPLIES    |
| PARKING REQUIREMENTS           | 1.0 SPACE / UNIT + 1 VISITOR<br>SPACE/ 10 UNITS<br>[1 SP x 23 UNITS = 25 SPACES]                                 | N/A        | 35 SPACES TOTAL<br>30 RES + 5 VISITOR       | COMPLIES    |
| BIKE PARKING                   | N/A  | N/A        | 12 BIKE SPACES                              | COMPLIES    |



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

PROJECT NAME

395 ALEWIFE  
BROOK

PROJECT ADDRESS

395 ALEWIFE BROOK  
SOMERVILLE

CLIENT

395 ABP LLC

ARCHITECT



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

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REGISTRATION



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

REVISIONS

| No. | Description | Date |
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SITE PLAN

A-020

395 ALEWIFE BROOK

# GROSS BUILDING AREA PLANS

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

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

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

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

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

# RENTABLE BUILDING AREA PLANS

| AREA SCHEDULE (RENTABLE) |         |
|--------------------------|---------|
| Name                     | Area    |
| Not Placed               |         |
| Area                     | 0 SF    |
|                          | 0 SF    |
| Level 1                  |         |
| Area                     | 2006 SF |
| COMMUNITY                | 417 SF  |
| DOG                      | 230 SF  |
| TRASH                    | 235 SF  |
| UNIT 1                   | 1102 SF |
| UNIT 2                   | 1141 SF |
|                          | 5131 SF |

|         |         |
|---------|---------|
| Level 2 |         |
| UNIT 3  | 1062 SF |
| UNIT 4  | 826 SF  |
| UNIT 5  | 1066 SF |
| UNIT 6  | 1009 SF |
| UNIT 7  | 1018 SF |
| UNIT 8  | 1425 SF |
| UNIT 9  | 1495 SF |
| UNIT 10 | 1284 SF |
|         | 9185 SF |

|         |         |
|---------|---------|
| Level 3 |         |
| UNIT 11 | 1063 SF |
| UNIT 12 | 826 SF  |
| UNIT 13 | 1066 SF |
| UNIT 14 | 1009 SF |
| UNIT 15 | 1022 SF |
| UNIT 16 | 1425 SF |
| UNIT 17 | 1500 SF |
| UNIT 18 | 1284 SF |
|         | 9194 SF |

|         |          |
|---------|----------|
| Level 4 |          |
| UNIT 19 | 1115 SF  |
| UNIT 20 | 1213 SF  |
| UNIT 21 | 1361 SF  |
| UNIT 22 | 2001 SF  |
| UNIT 23 | 1595 SF  |
|         | 7285 SF  |
|         | 30795 SF |

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

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

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

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

PROJECT NAME  
**395 ALEWIFE  
BROOK**

PROJECT ADDRESS  
**395 ALEWIFE BROOK  
SOMERVILLE**

CLIENT  
**395 ABP LLC**

ARCHITECT


  
**KHALSA**

17 IVALOO STREET SUITE 400  
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AREA PLANS

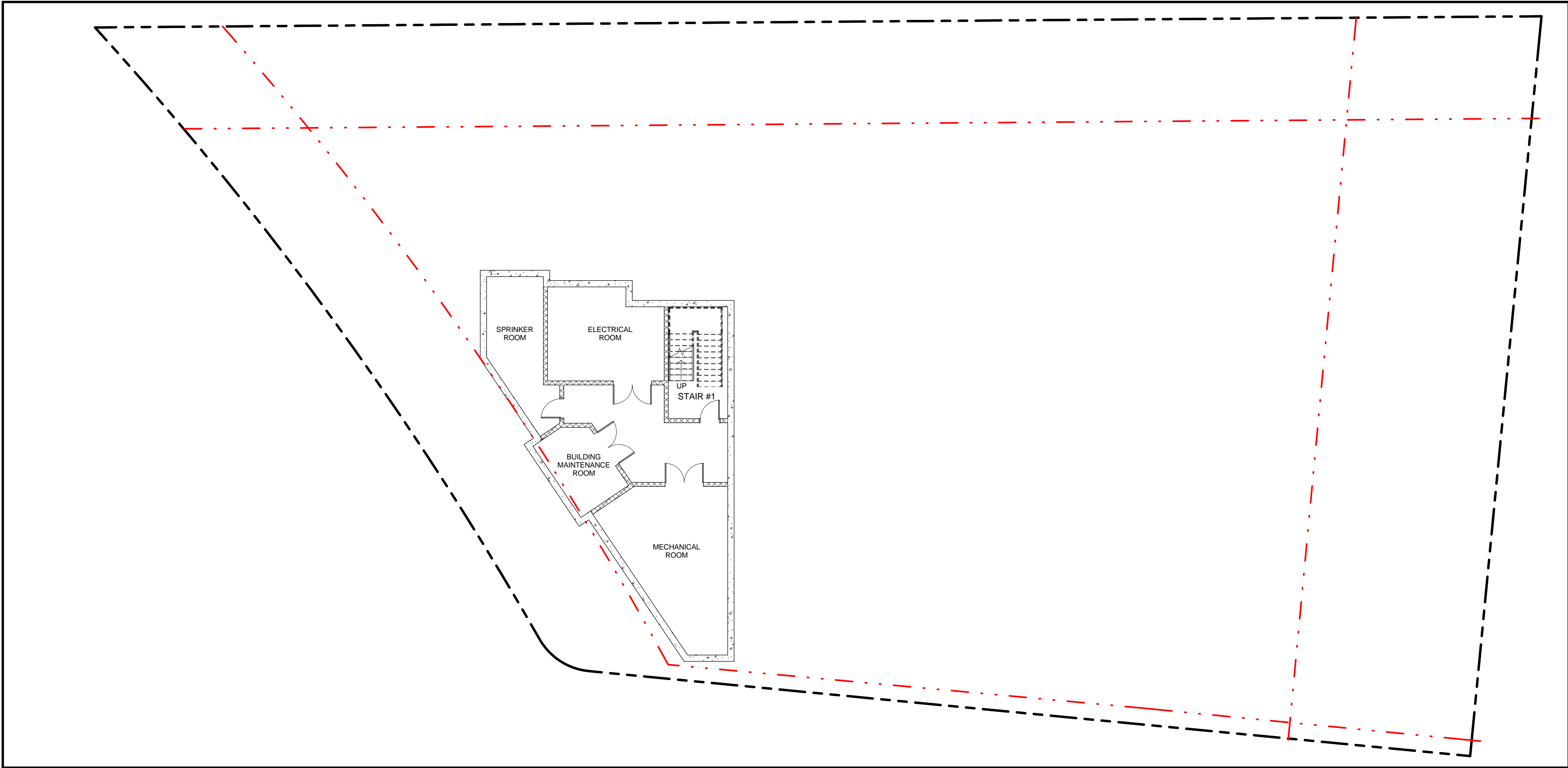
**A-021**

395 ALEWIFE BROOK

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



① Level 1  
3/32" = 1'-0"



② Basement  
3/32" = 1'-0"

PROJECT NAME  
**395 ALEWIFE BROOK**

PROJECT ADDRESS  
**395 ALEWIFE BROOK  
SOMERVILLE**

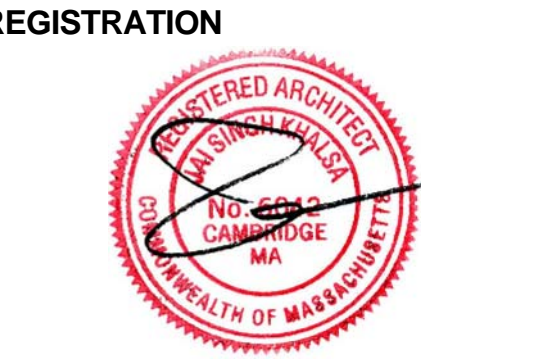
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**395 ABP LLC**

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**DESIGN**  
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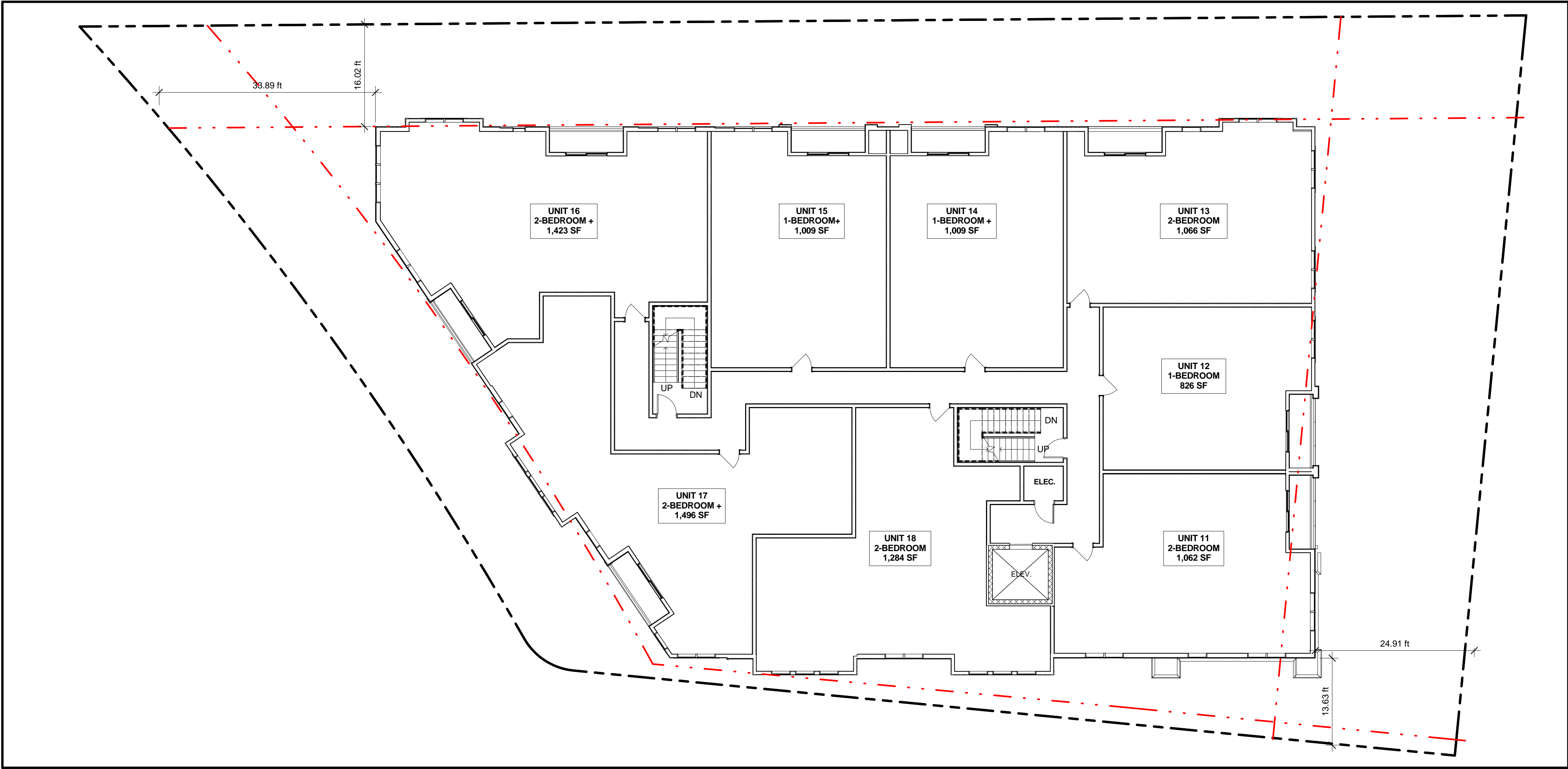
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| Scale          | 3/32" = 1'-0" |

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**BASEMENT &  
GROUND FLOOR  
PLANS**

**A-101**

395 ALEWIFE BROOK



PROJECT NAME  
**395 ALEWIFE BROOK**

PROJECT ADDRESS  
395 ALEWIFE BROOK  
SOMERVILLE

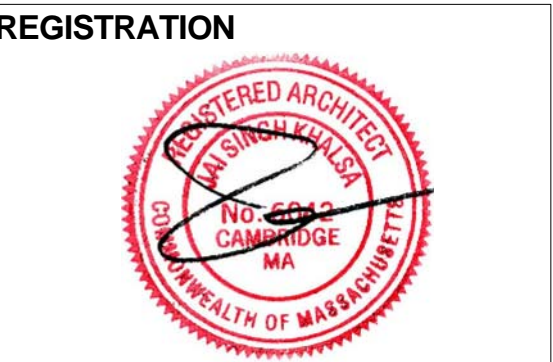
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**395 ABP LLC**

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**KHALSA**

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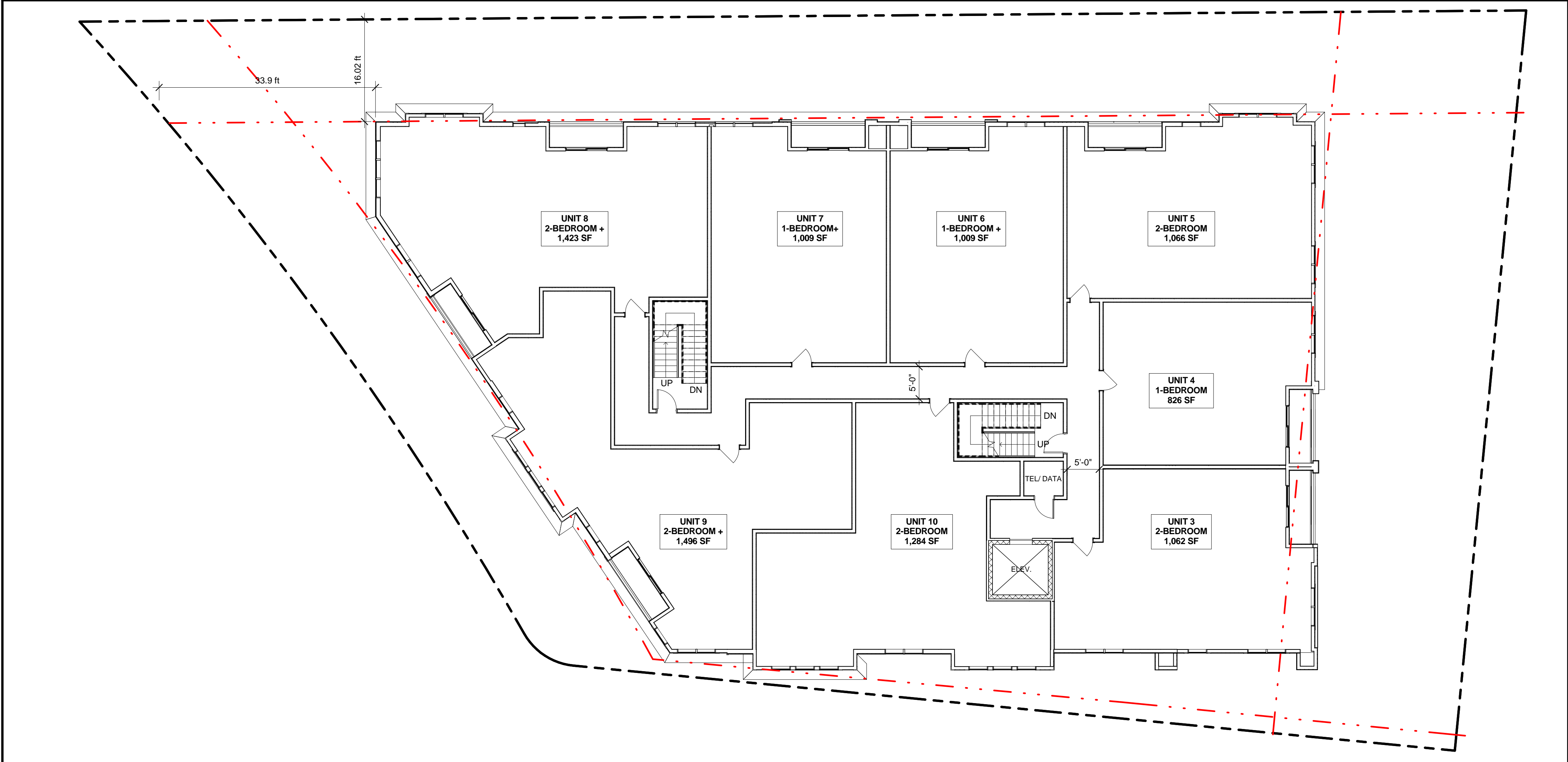
Project number 16097  
Date 02/08/18  
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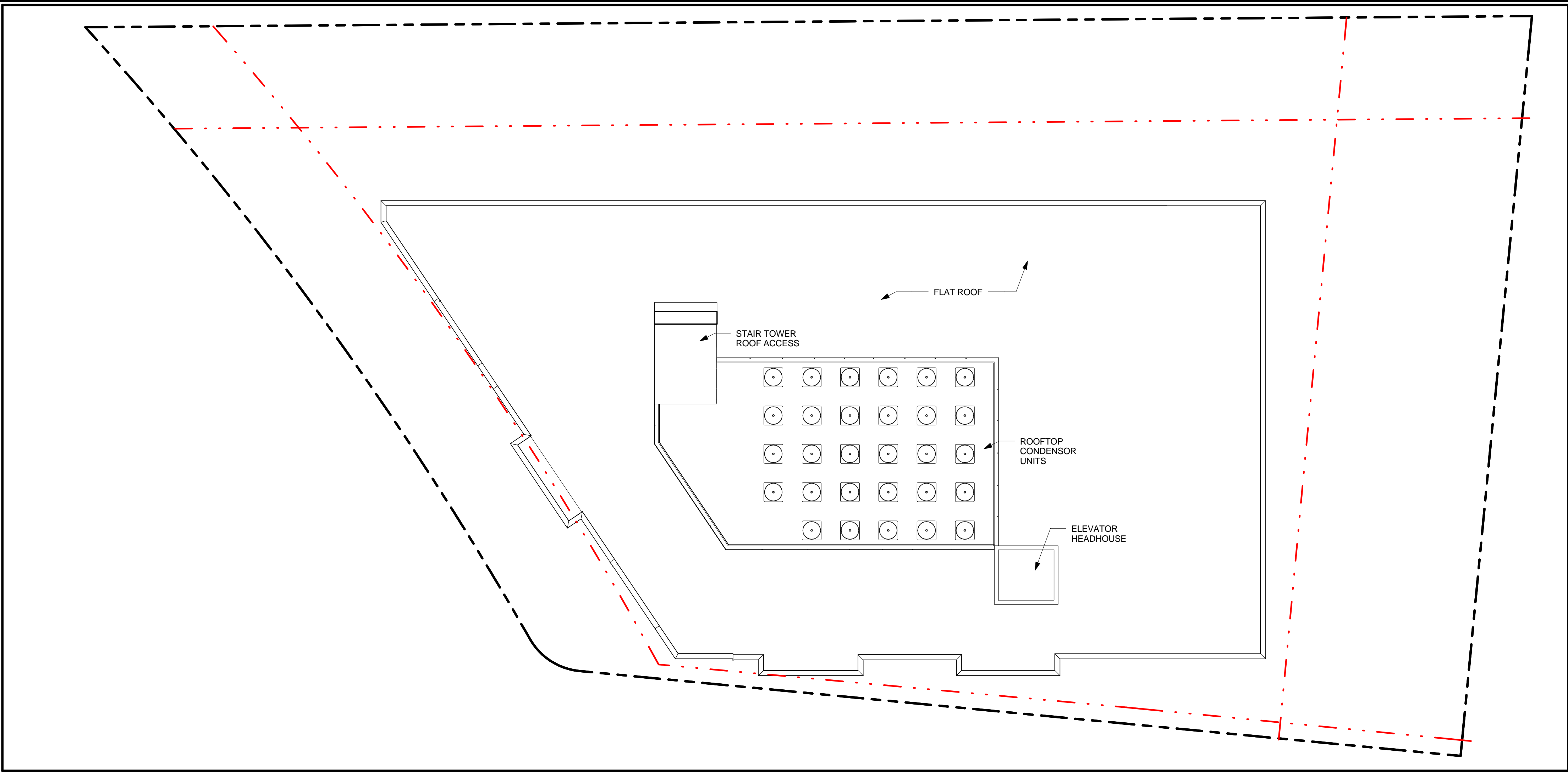
2nd & 3rd FLOOR  
PLANS

**A-102**

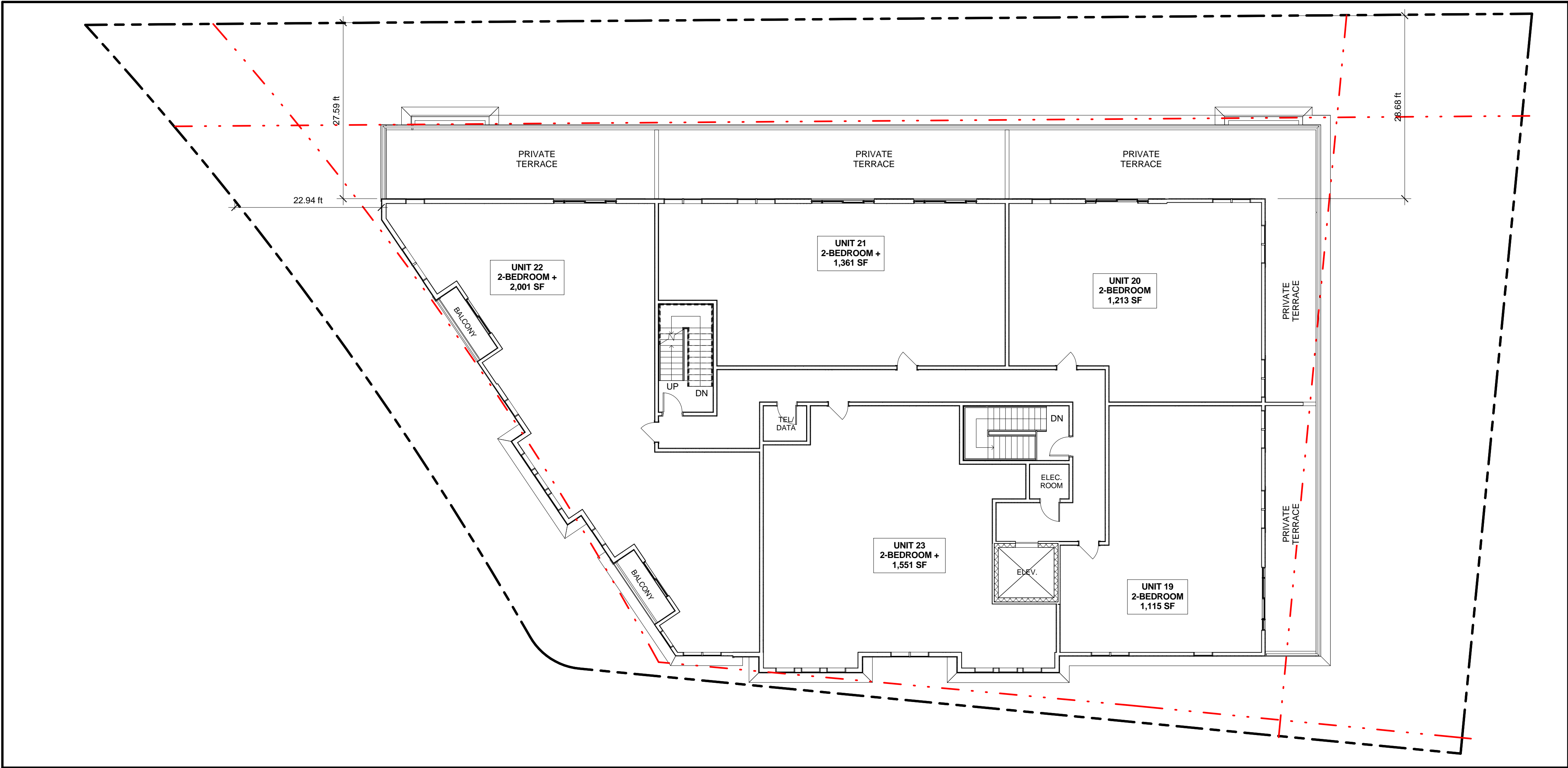
395 ALEWIFE BROOK



① Level 2  
3/32" = 1'-0"



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



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

AREA SCHEDULE (4TH FLOOR)

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

PROJECT NAME

395 ALEWIFE BROOK

PROJECT ADDRESS

395 ALEWIFE BROOK  
SOMERVILLE

CLIENT

395 ABP LLC

ARCHITECT

  
KHALSA

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| Scale          | 3/32" = 1'-0" |


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4th & ROOF PLAN

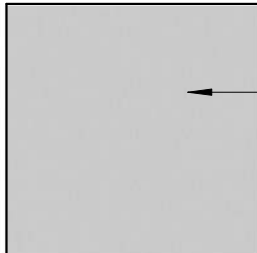
A-103

395 ALEWIFE BROOK


EXTERIOR MATERIALS




CEMENTITIOUS PANEL  
WITH REVEALS  
(IRON GRAY)



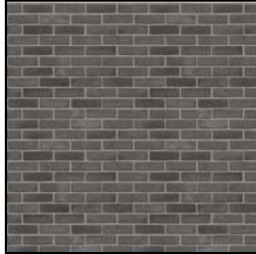
CEMENTITIOUS PANEL  
WITH REVEALS  
(ARCTIC WHITE)



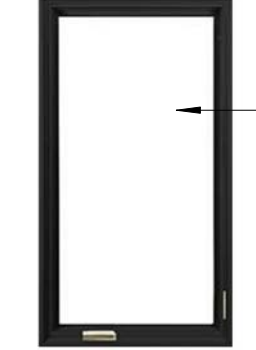
SMOOTH LAP CEDAR  
CLAPBOARDS (SEALED)




SMOOTH CEMENTITIOUS  
CLAPBOARDS  
(EVENING BLUE)



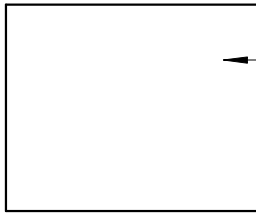
FELDKHAUS 700  
THIN BRICK



CASEMENT WINDOWS  
(BLACK FRAMES)



METAL RAILINGS  
(HORIZONTAL RAILS  
W/ POWDER COAT  
FINISH)



PVC TRIM & PANEL  
(WHITE)



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



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



③ Elevation - Rear  
3/32" = 1'-0"



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



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

PROJECT NAME

395 ALEWIFE  
BROOK

PROJECT ADDRESS

395 ALEWIFE BROOK  
SOMERVILLE

CLIENT

395 ABP LLC

ARCHITECT



KHALSA

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BUILDING  
ELEVATIONS

A-300

395 ALEWIFE BROOK



PROJECT NAME

## 395 ALEWIFE BROOK

PROJECT ADDRESS

395 ALEWIFE BROOK  
SOMERVILLE

**CLIENT**

**395 ABP LLC**

ARCHITECT



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143

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## REGISTRATION



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| Scale          |          |

## REVISIONS

[illegible]

## PERSPECTIVES

**V-**

395 ALEWIFE BROOK



① Rear



② Entry

PROJECT NAME

395 ALEWIFE  
BROOK

PROJECT ADDRESS

395 ALEWIFE BROOK  
SOMERVILLE

CLIENT

395 ABP LLC

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PERSPECTIVES

V-2

395 ALEWIFE BROOK



PROJECT NAME

395 ALEWIFE  
BROOK

PROJECT ADDRESS

395 ALEWIFE BROOK  
SOMERVILLE

CLIENT

395 ABP LLC

ARCHITECT



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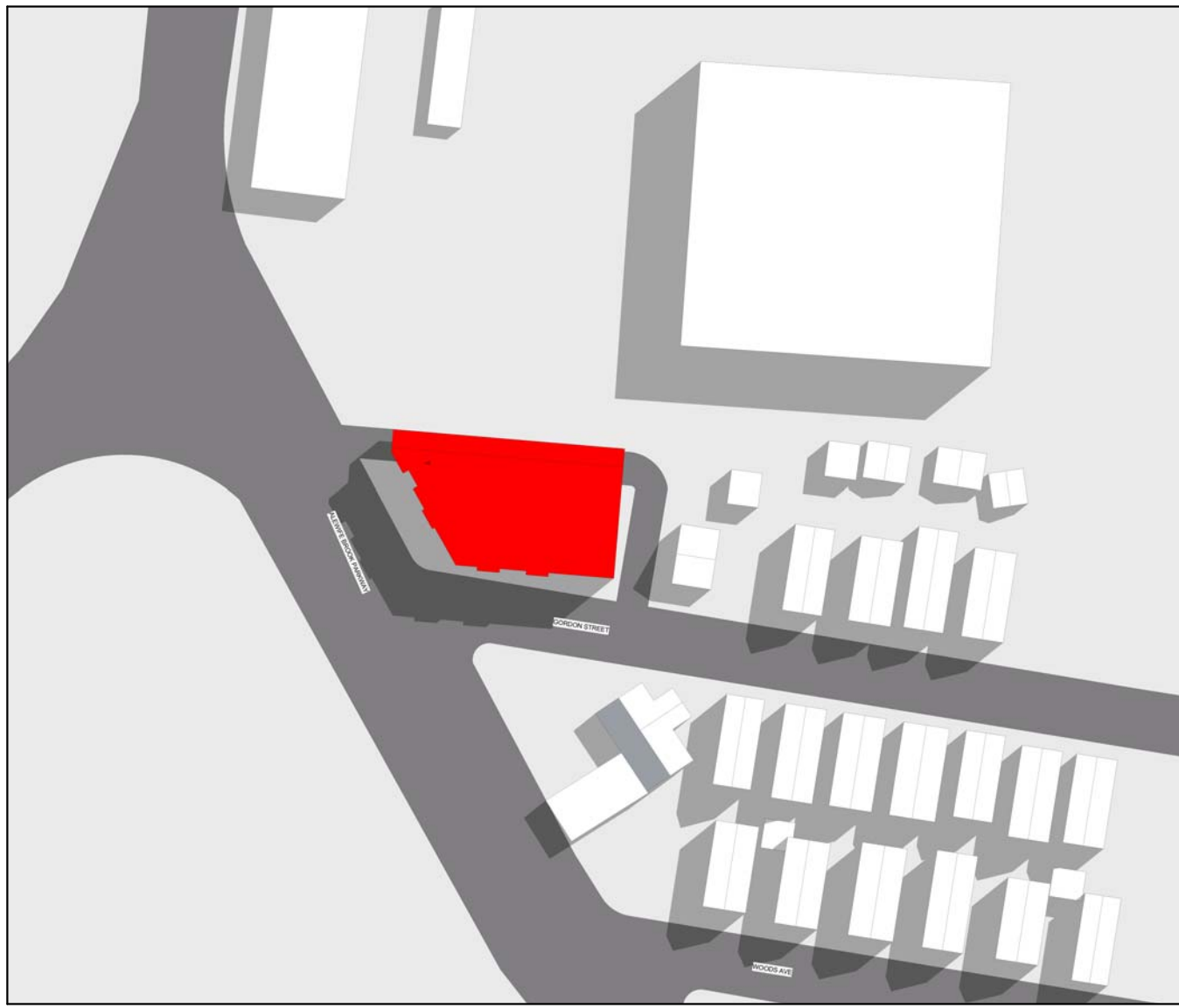
RENDERING

V-3

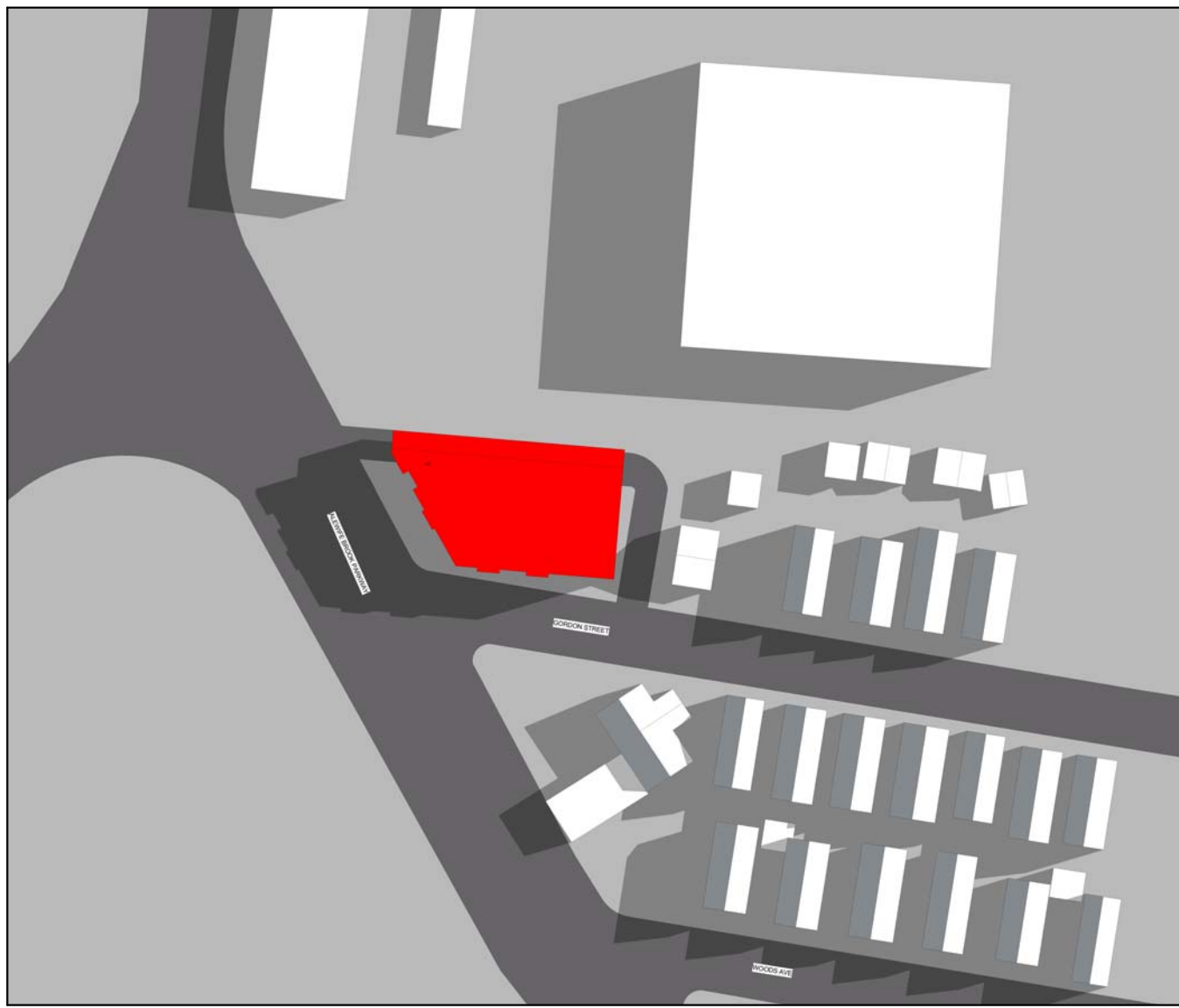
395 ALEWIFE BROOK

SUMMER SOLSTICE

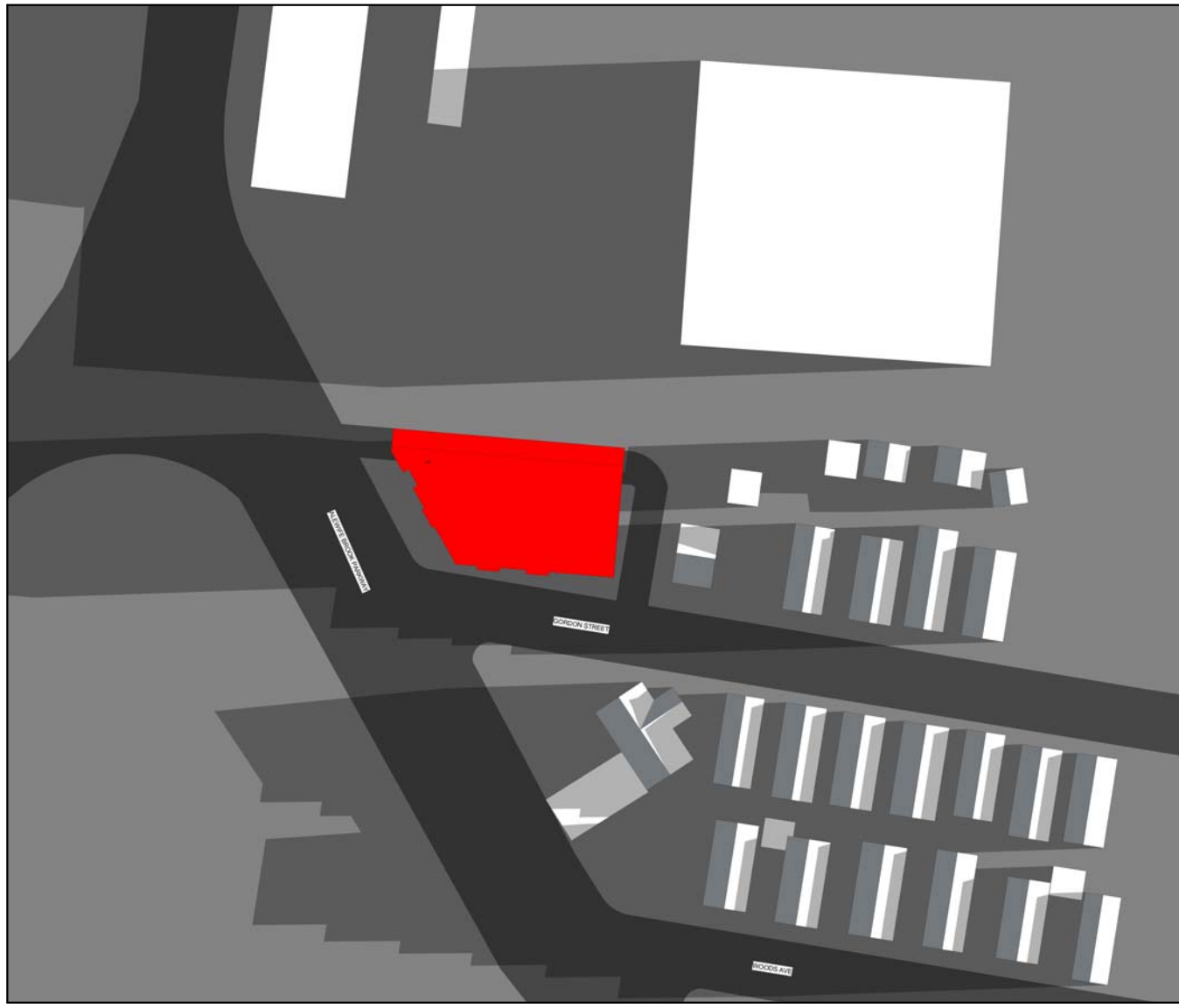
MORNING (9-10 AM)



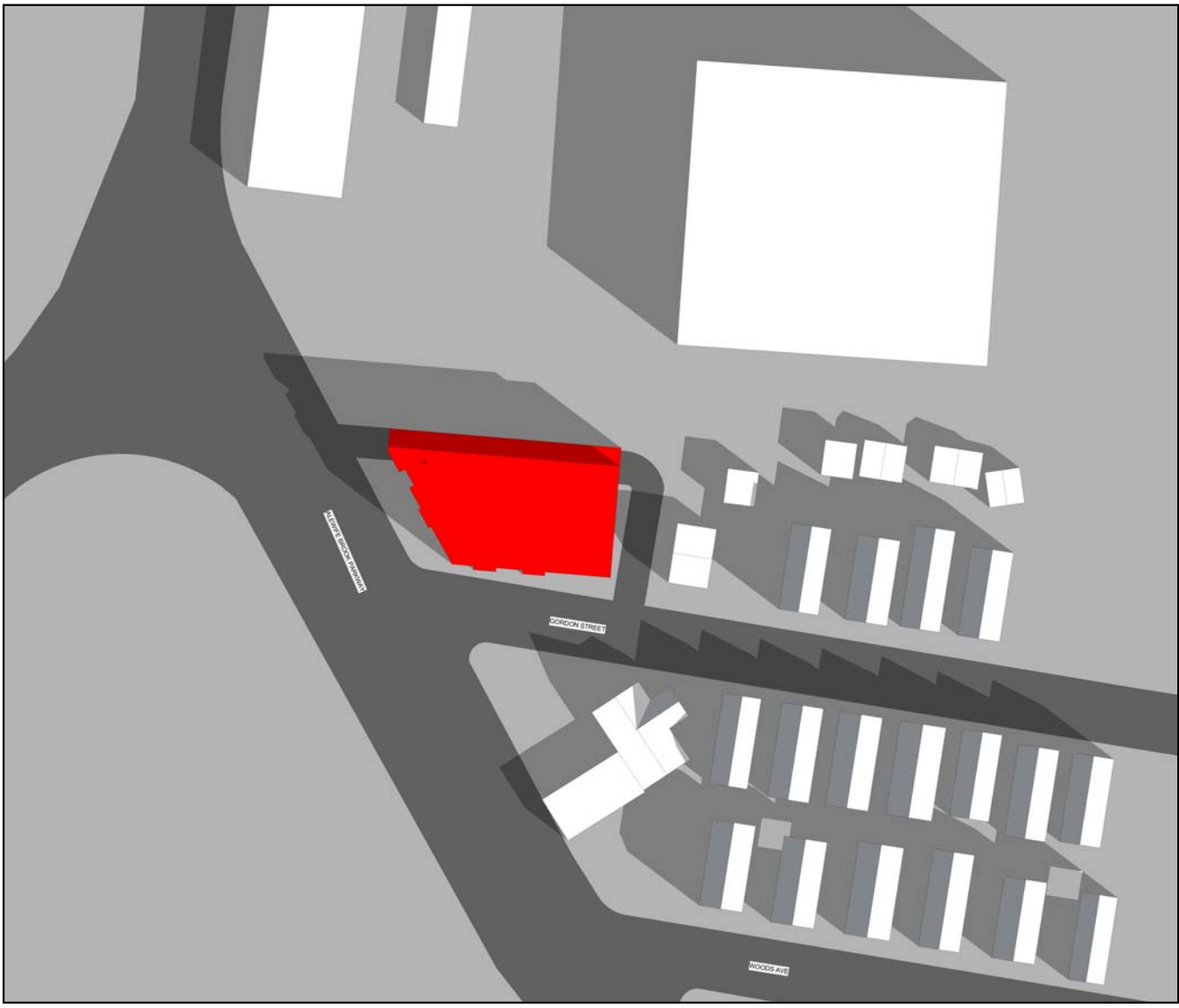
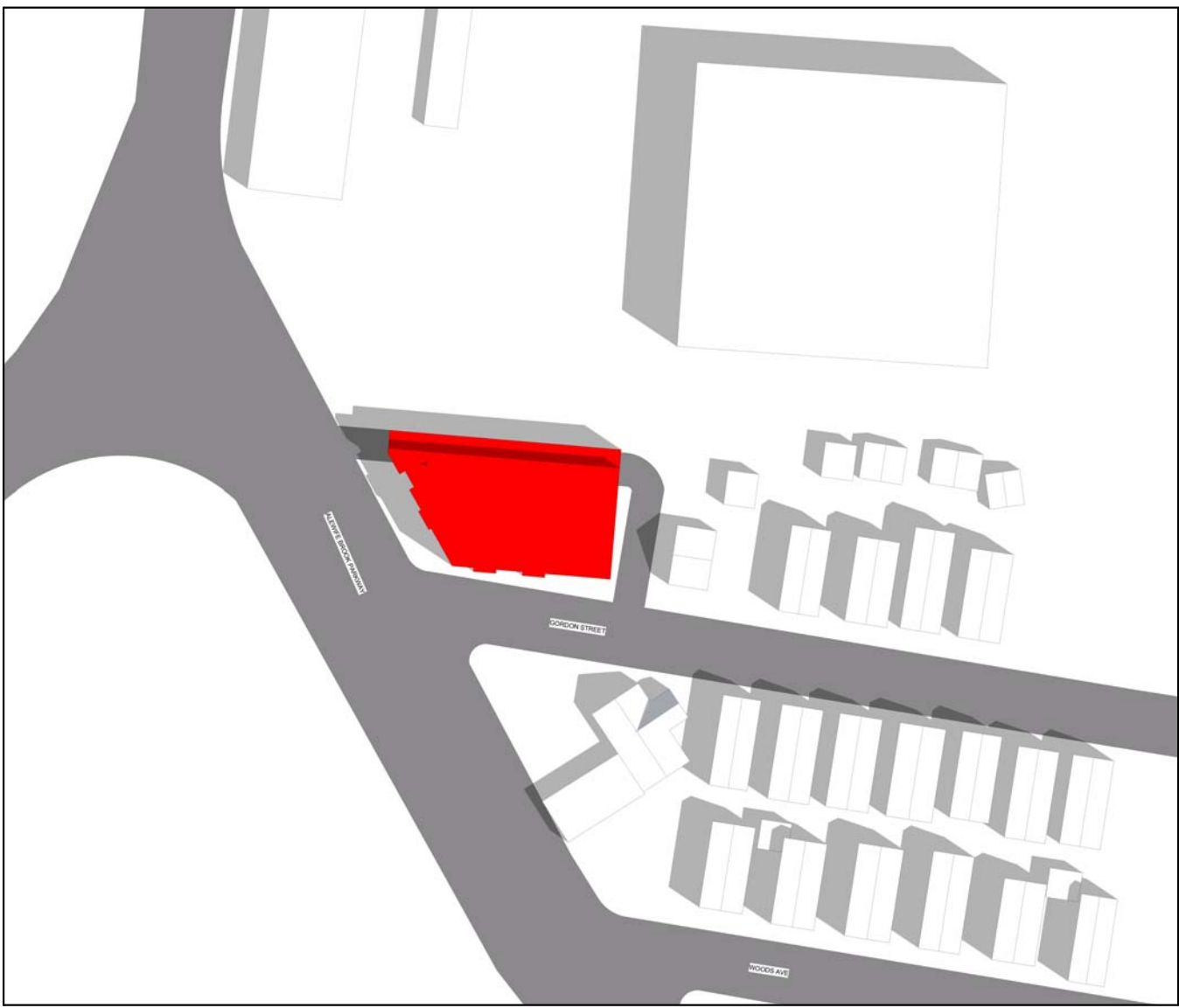
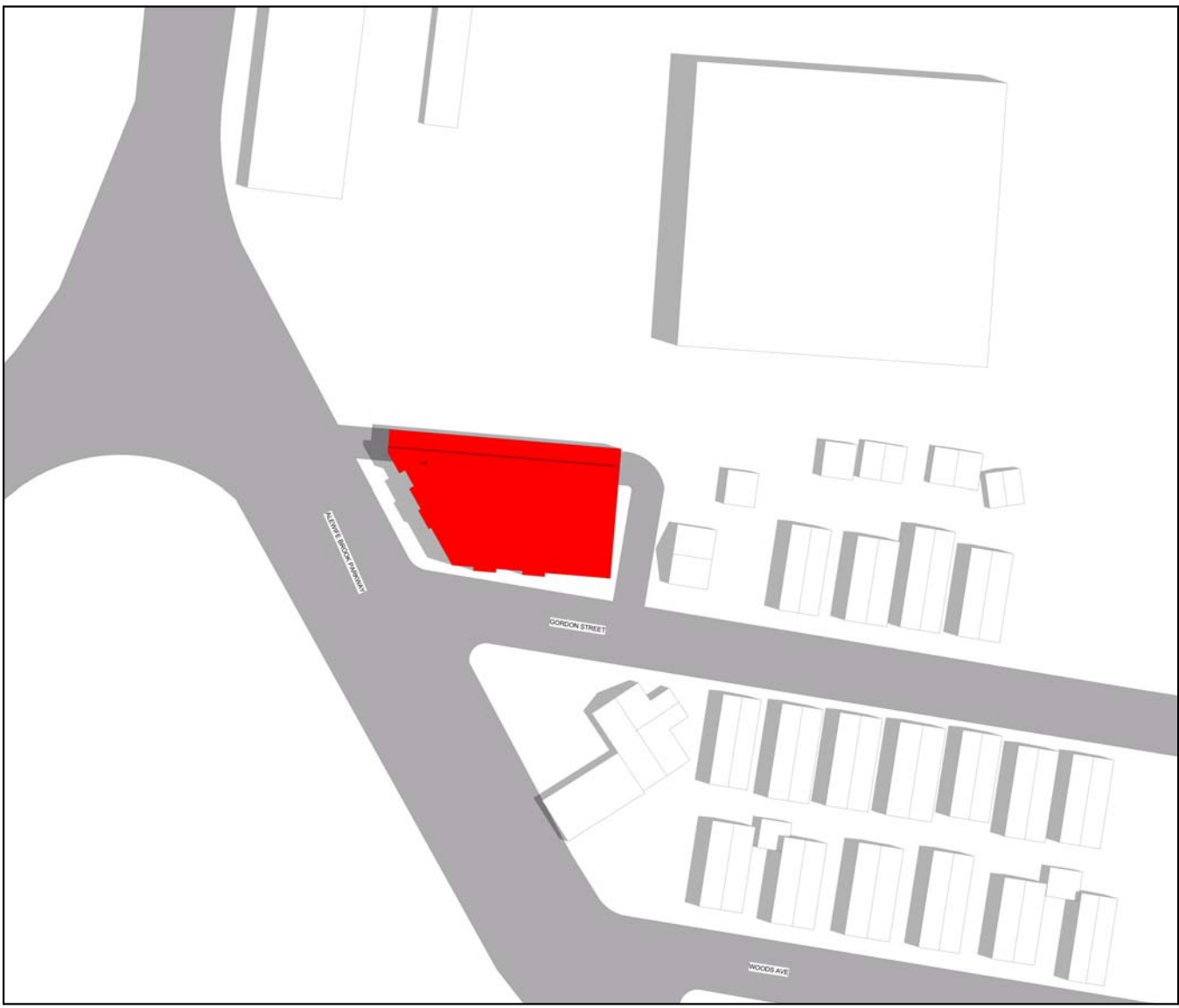
FALL / SPRING EQUINOX



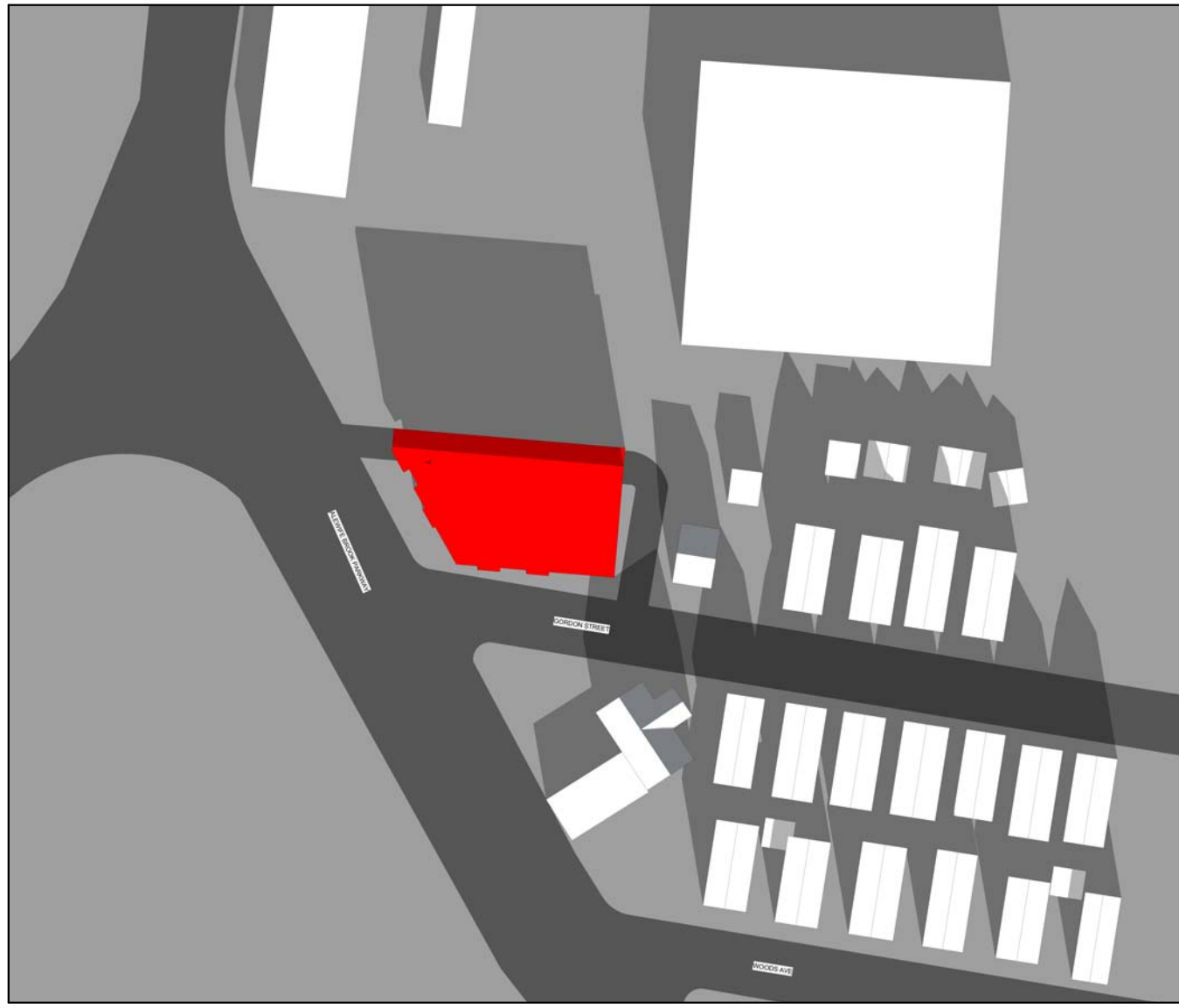
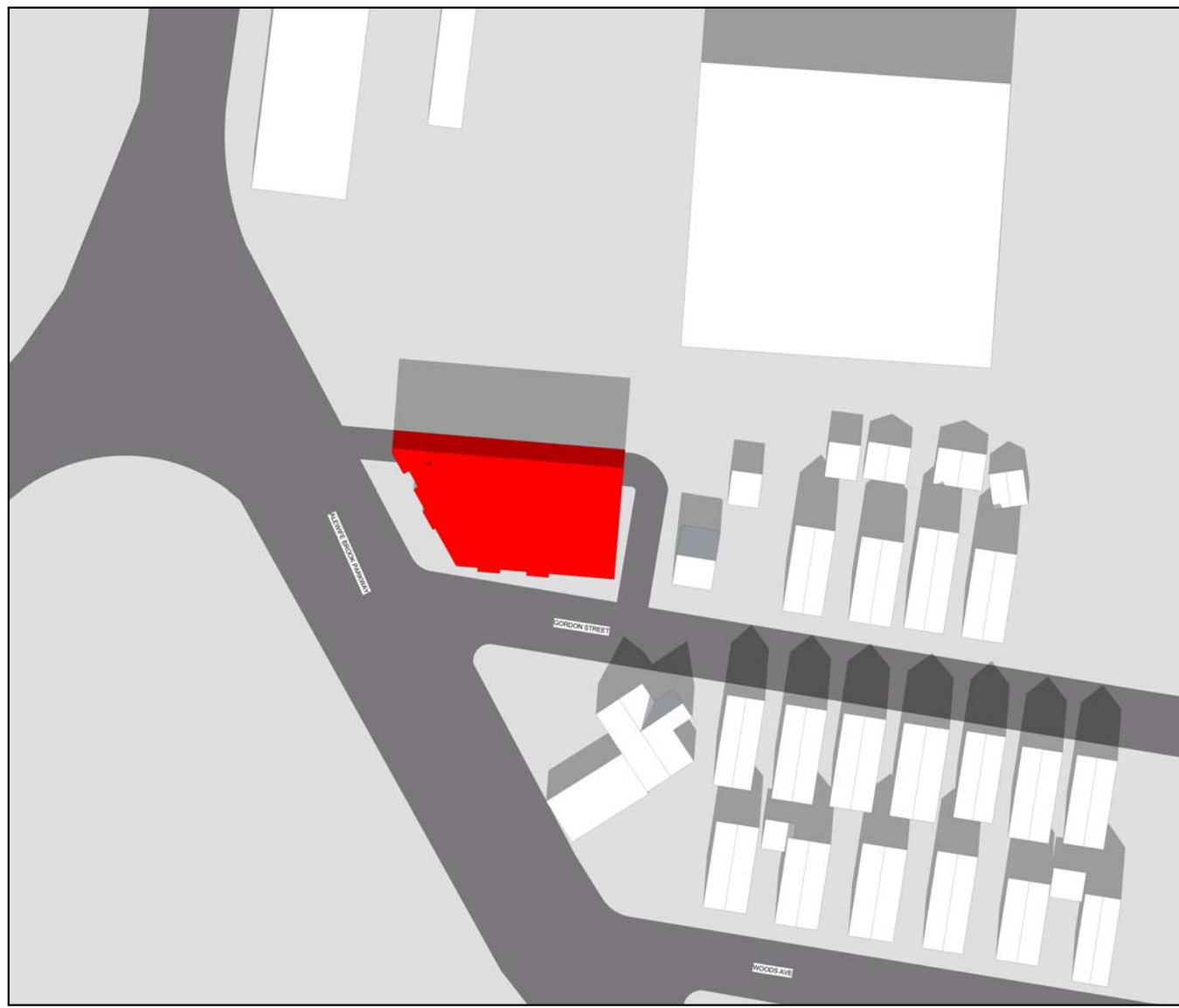
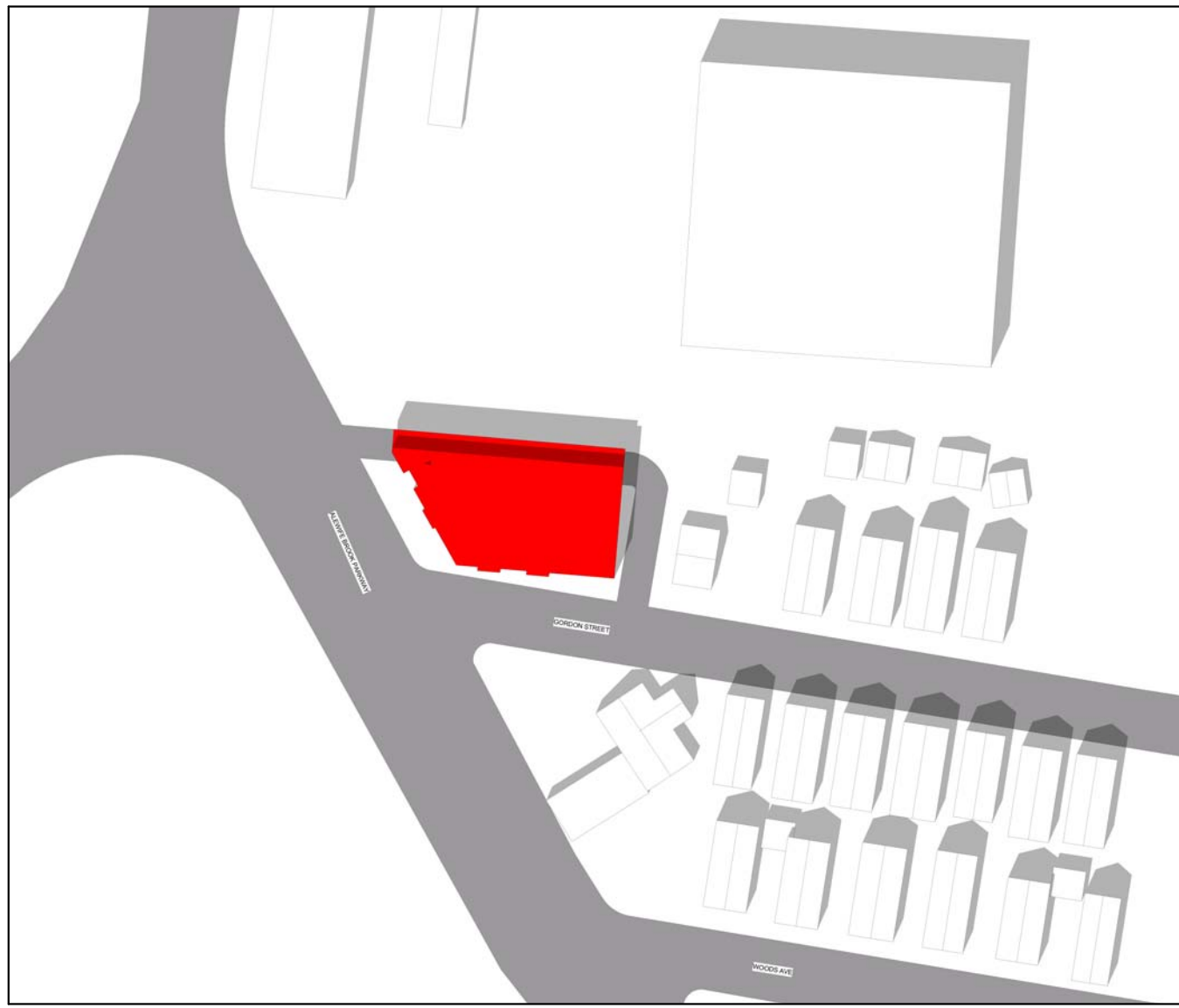
WINTER SOLSTICE



NOON (12 AM-1 PM)



AFTERNOON (3-4 PM)



PROJECT NAME  
**395 ALEWIFE RESIDENCES**

PROJECT ADDRESS  
395 ALEWIFE BROOK PARKWAY

CLIENT  
**395 ABP LLC**

ARCHITECT

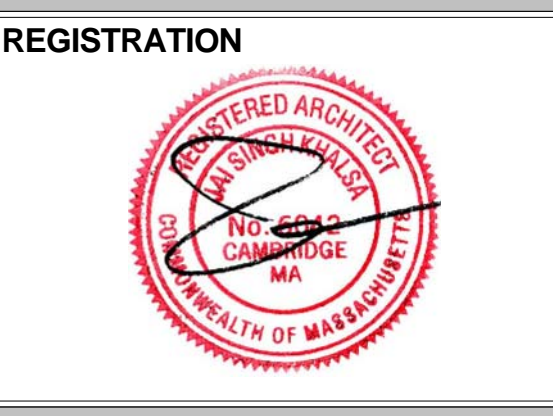
**DESIGN**

**KHALSA**

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Checked by JSK  
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SHADOW STUDY

**SHD**

395 ALEWIFE RESIDENCES