

Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	05-23-13
C-001	Plot Plan	05/23/14
C-100	Site Layout, Grading & Utility Plans	05/23/14
C-101	Civil Details	05/23/14
L-100	Landscape Plan	05/23/14
SHD	Shaddow Study	05/23/14
Z-02	Site Context	04/24/13
Z-03	Locus Map	04/24/13
A-010	Architectural Site Plan	01/10/14
A-100	Basement & First Floor Plan	05-23-13
A-101	2nd Floor & 3rd Floor Plans	09/28/10
A-102	Roof plan	01/10/14
A-300	Building Elevations	09/28/10
A-301	Building Elevations	09/24/13
A-303	Street View & Perspectives	05/03/12



PITMAN STREET RESIDENCES

LOCUS MAP



SUBMISSION SET
05-23-2014

CLIENT
40 Pitman LLC
116 W Broadway
South Boston MA 02127

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

LANDSCAPE ARCHITECTS
CEK Design Group
30 Bay Road
Easton, MA

CIVIL ENGINEER
CEK Design Group
30 Bay Road
Easton, MA

PROJECT NAME

40 PITMAN ST

PROJECT ADDRESS

40 PITMAN ST
SOMERVILLE MA

CLIENT

40 PITMAN LLC

ARCHITECT

KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



Project number	13087
Date	05-23-14
Drawn by	CC
Checked by	JSK
Scale	

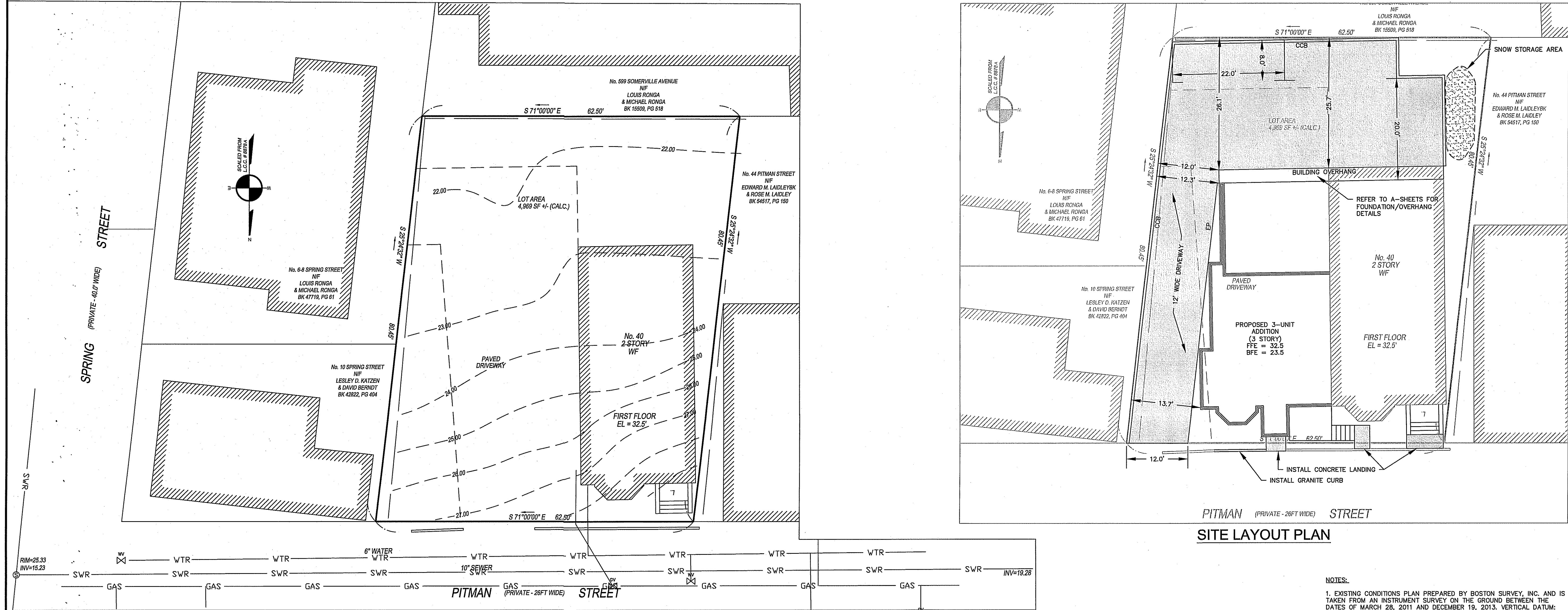
REVISIONS

No.	Description	Date

Cover Sheet

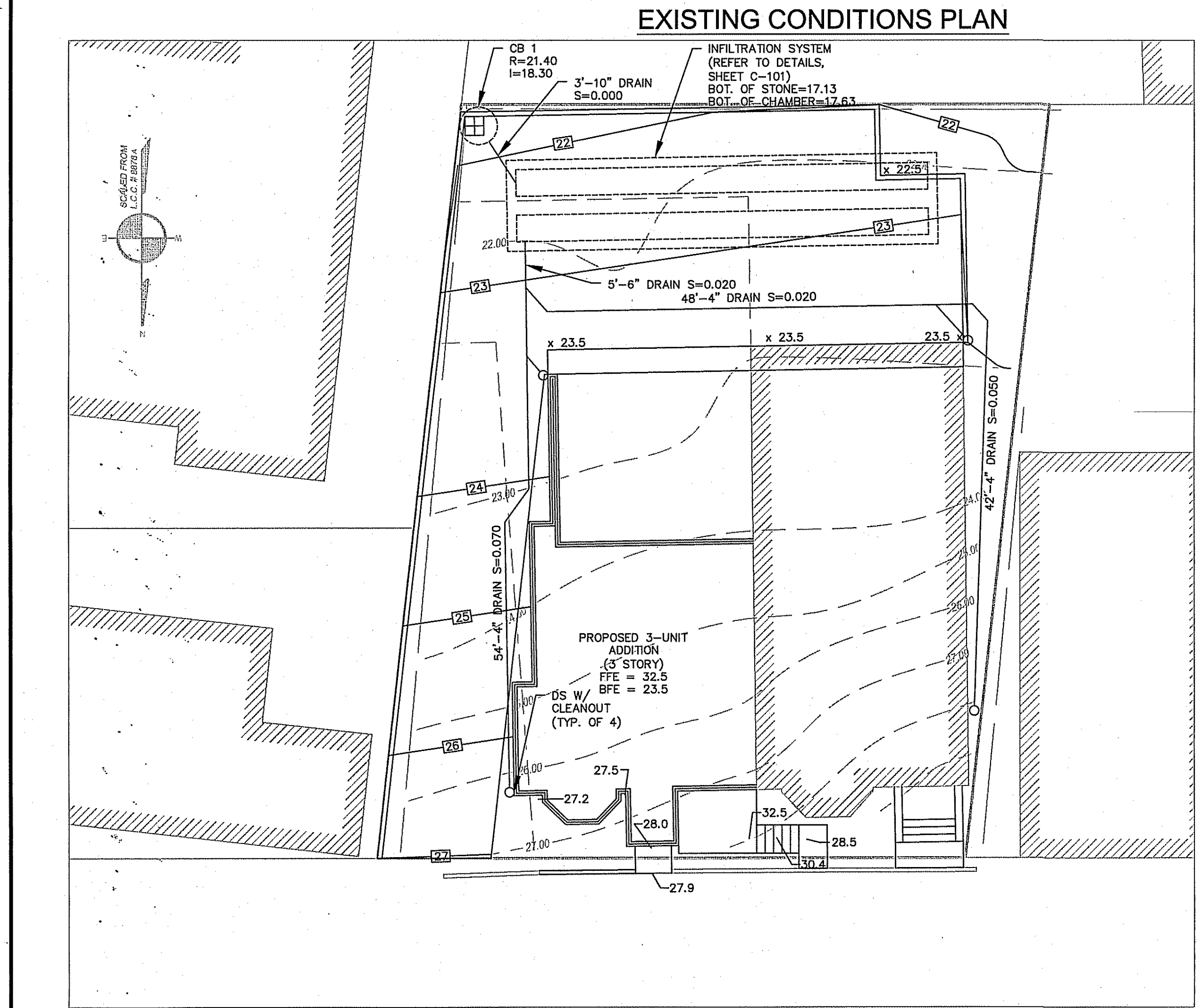
A-000

40 PITMAN ST

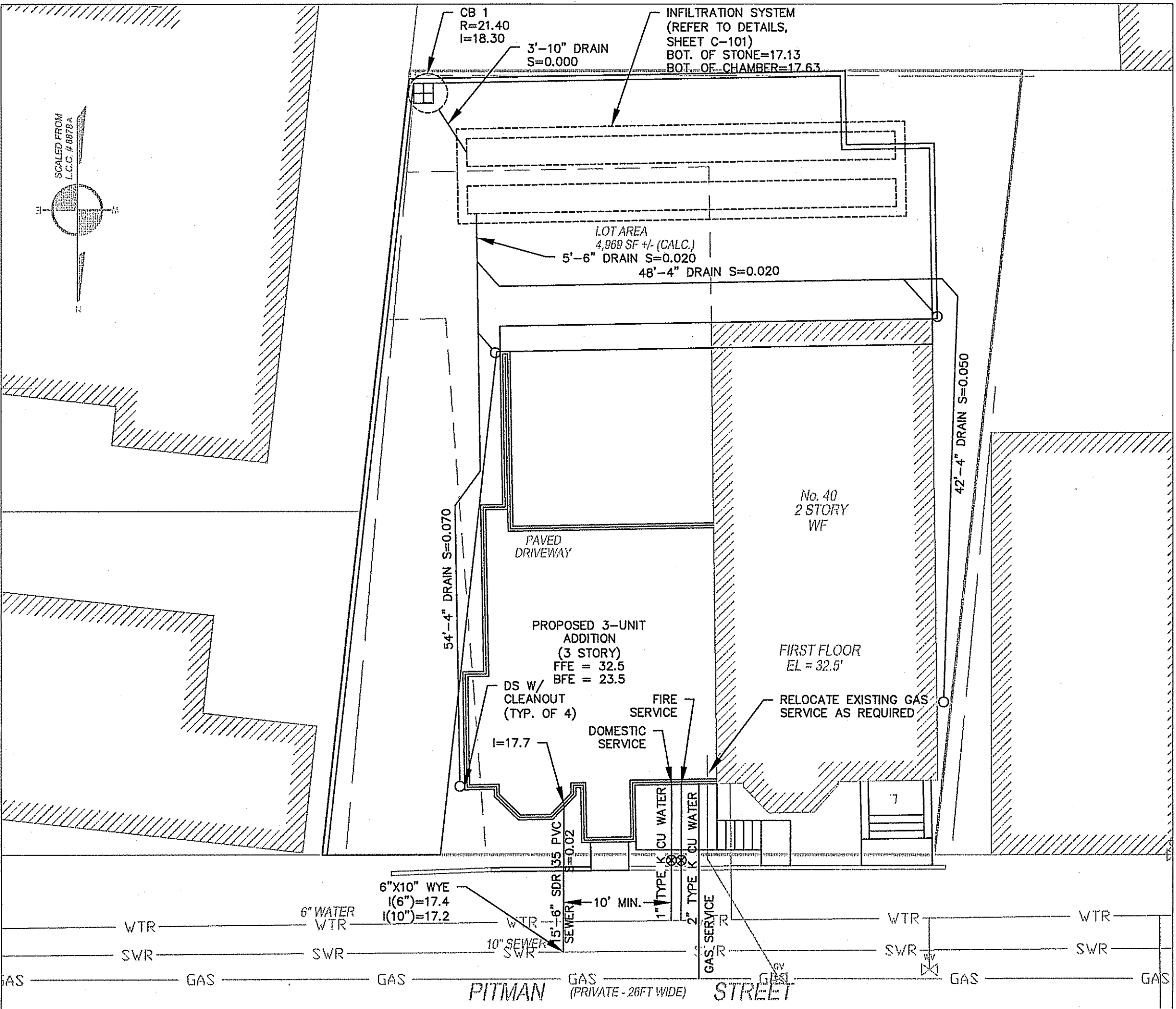


SITE LAYOUT PLAN

- NOTES:
1. EXISTING CONDITIONS PLAN PREPARED BY BOSTON SURVEY, INC. AND IS TAKEN FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MARCH 28, 2011 AND DECEMBER 19, 2013. VERTICAL DATUM: NAVD88
 2. REFER TO A-SHEETS FOR FOUNDATION DIMENSIONS OF PROPOSED ADDITION.
 3. REFER TO SHEET L-100 FOR ALL LANDSCAPING DETAILS.
 4. FIRE SERVICE SIZE TO BE CONFIRMED BY FIRE PROTECTION ENGINEER.
 5. THESE PLANS ARE SCHEMATIC IN NATURE AND ARE NOT FOR CONSTRUCTION PURPOSES.



GRADING AND DRAINAGE PLAN



SITE UTILITIES PLAN

LEGEND:

- BWSC HANDHOLE
- CATCH BASIN
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC HANDHOLE
- GAS GATE
- HYDRANT
- LIGHT POLE
- SEWER MANHOLE
- UTILITY POLE
- WATER GATE
- BOTTOM BELL
- DRILL HOLE
- FOUND
- INVERT
- MAPLE
- OAK
- RIM
- STONE BOUND
- VERTICAL GRANITE CURB

PROJECT NAME
40 PITMAN ST

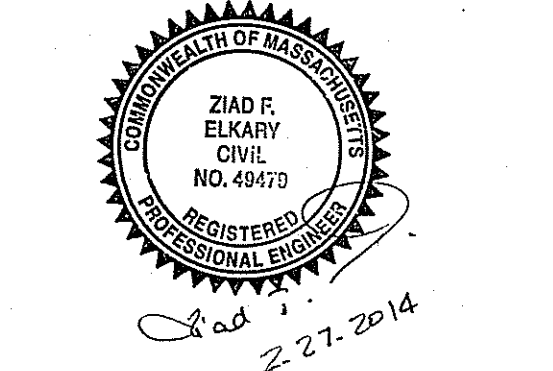
PROJECT ADDRESS
**40 PITMAN ST
SOMERVILLE MA**

CLIENT

ARCHITECT
KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8882 FAX: 617-591-2086

CONSULTANTS:
CEK DESIGN GROUP
30 BAY ROAD
EASTON, MA



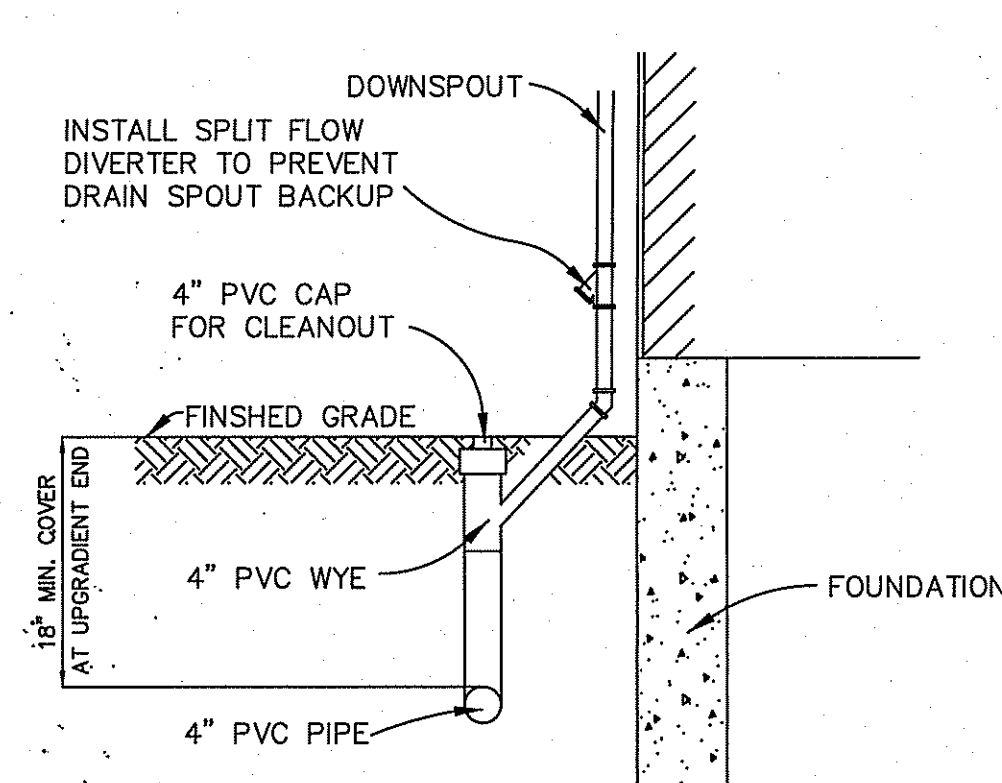
REGISTRATION

Project number	13087
Date	1-21-14
Drawn by	ACF
Checked by	ZFK
Scale	1"=10'

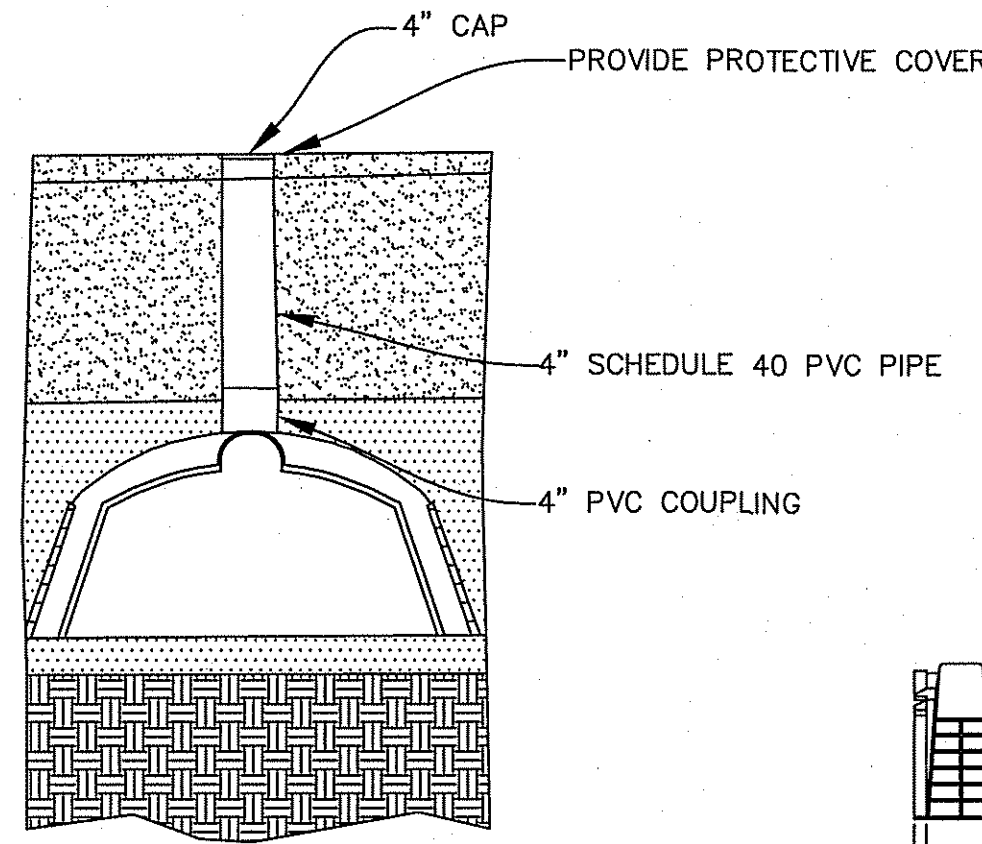
REVISIONS

No.	Description	Date

Site Layout,
Grading & Utility
Plans
C-100
40 PITMAN ST

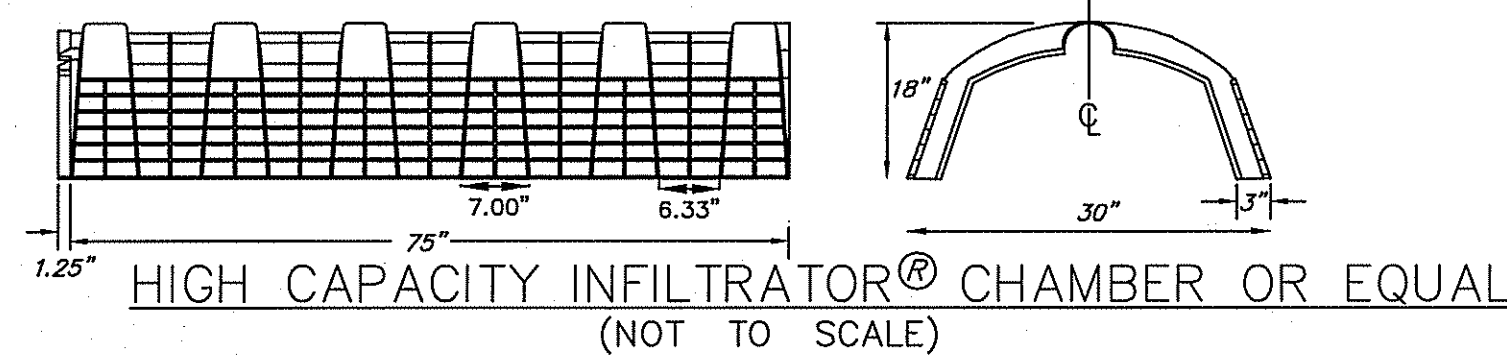


DOWNSPOUT (DS) DETAIL
NOT TO SCALE



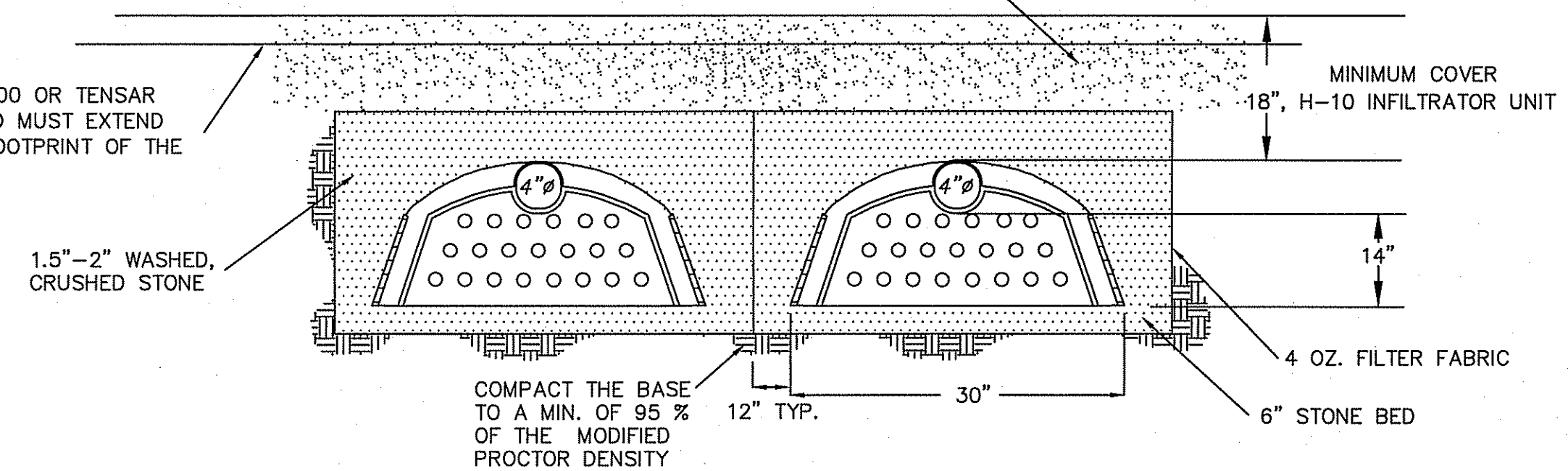
INSPECTION PORT DETAIL
(NOT TO SCALE)

- INFILTRATOR CHAMBER NOTES:**
1. REFER TO STORMWATER MEMORANDUM FOR BASIS OF DESIGN.
 2. OVERALL DIMENSIONS OF STONE IS 45.75" X 9.67".
 3. CHAMBER SHALL BE CULTEC 150 OR ENGINEER APPROVED EQUAL.



NOTE: REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS

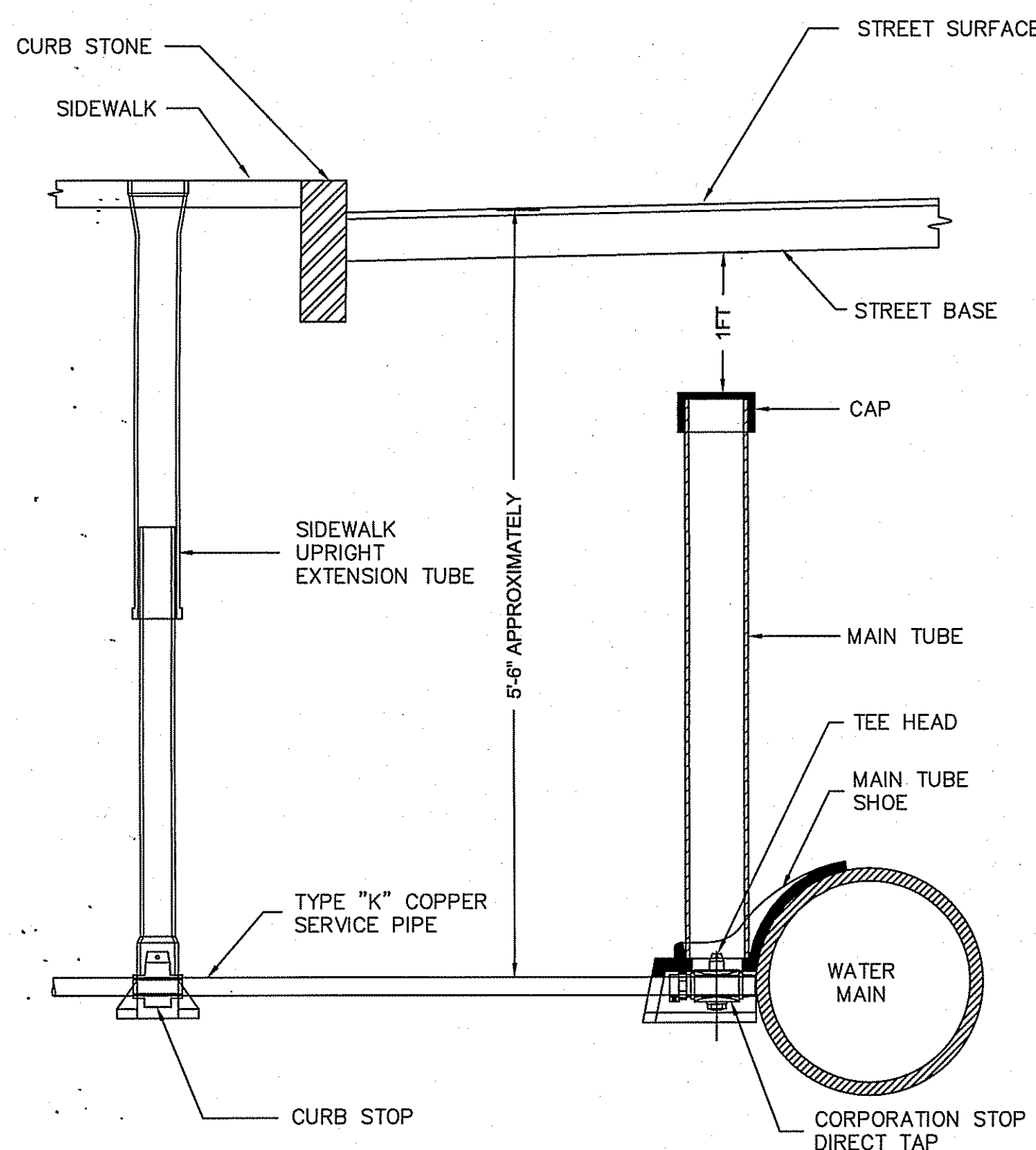
COMPACTED, WELL GRADED GRANULAR BACKFILL (PER INFILTRATOR SYSTEMS' REQUIREMENTS) WHICH CONTAINS AN EVEN DISTRIBUTION OF PARTICLE SIZES WITH NO MORE THAN 10% FINES (PARTICLES PASSING THE #200 SIEVE) RANGING FROM SILT THROUGH SAND TO GRAVEL (MIN. OF 95% OF THE MODIFIED PROCTOR DENSITY)



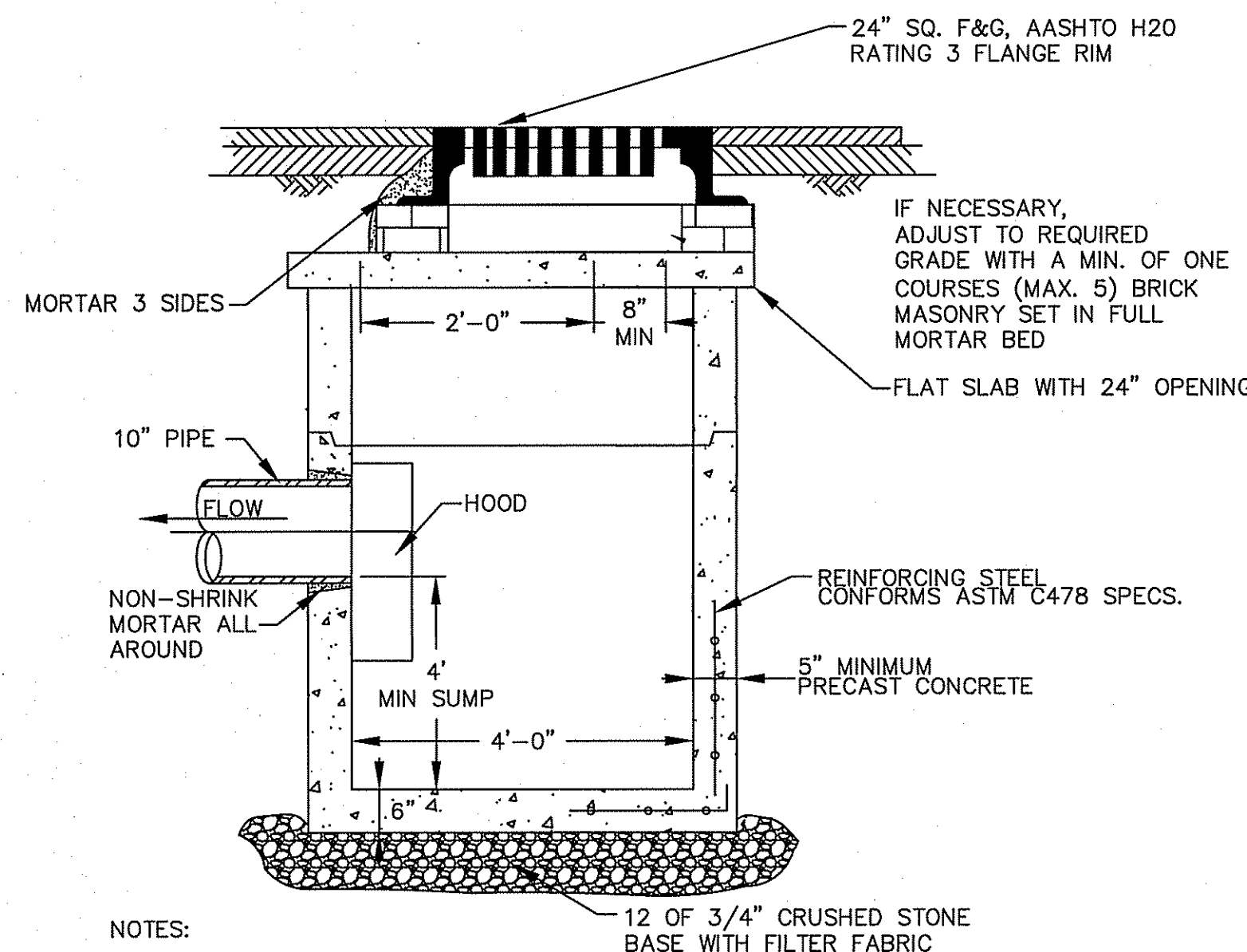
HIGH-CAPACITY INFILTRATOR CHAMBER OR EQUAL H-20 LOADING
TYPICAL CROSS SECTION
(NOT TO SCALE)

NOTE:

1. THESE PLANS ARE SCHEMATIC IN NATURE AND ARE NOT FOR CONSTRUCTION PURPOSES.



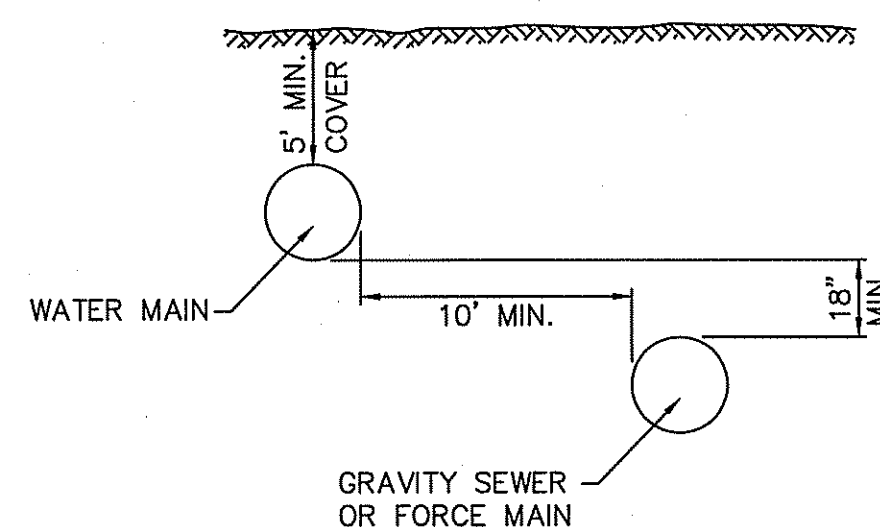
TYPICAL WATER CONNECTION FOR 1" & 2" SERVICES
NOT TO SCALE



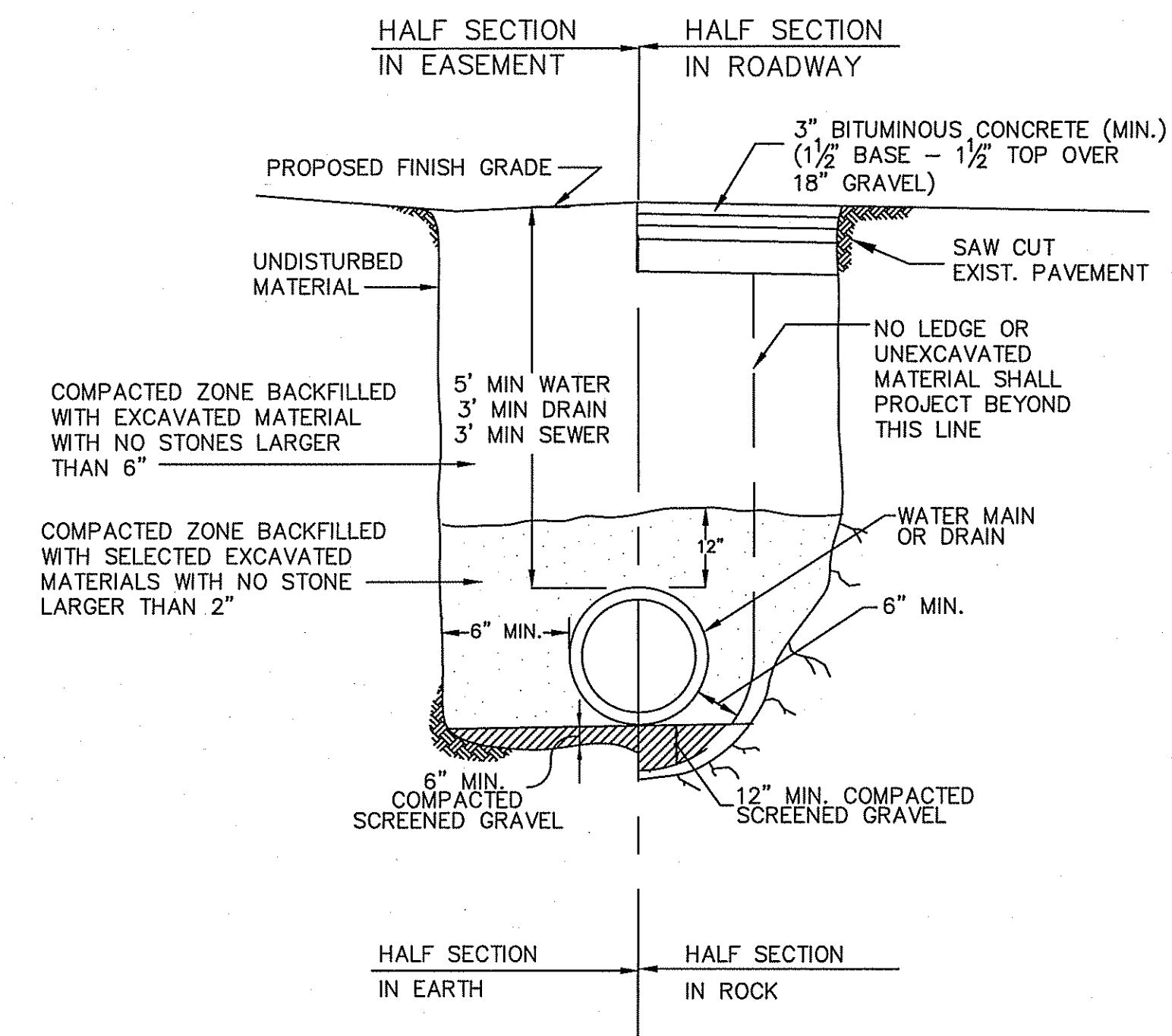
- NOTES:
1. MANHOLE DESIGN TO CONFORM TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

PRECAST CONCRETE CATCH BASIN
NOT TO SCALE

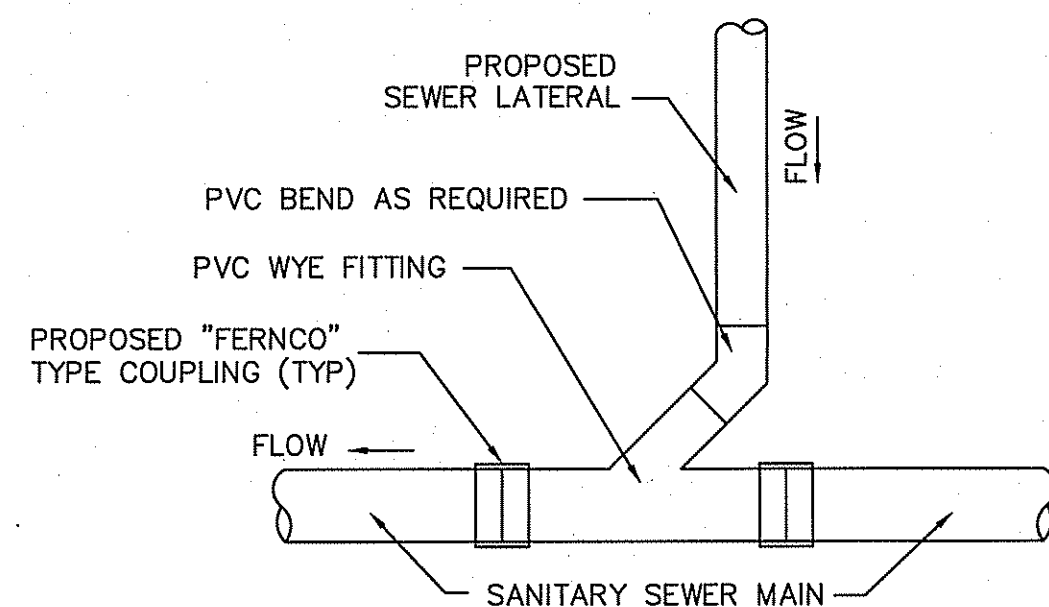
NOTE:
WHERE MIN. SEPARATION DISTANCES CANNOT BE MAINTAINED, BOTH PIPES SHALL BE CL. 150 MIN. PRESSURE PIPE, TESTED IN PLACE AND ENCASED IN 6" MIN. CONCRETE. AT CROSSINGS WHERE MIN. SEPARATION OF 18" CANNOT BE MET, ENCASE BOTH PIPES IN 6" CONCRETE TO DISTANCE OF 10' EACH SIDE OF CROSSING.



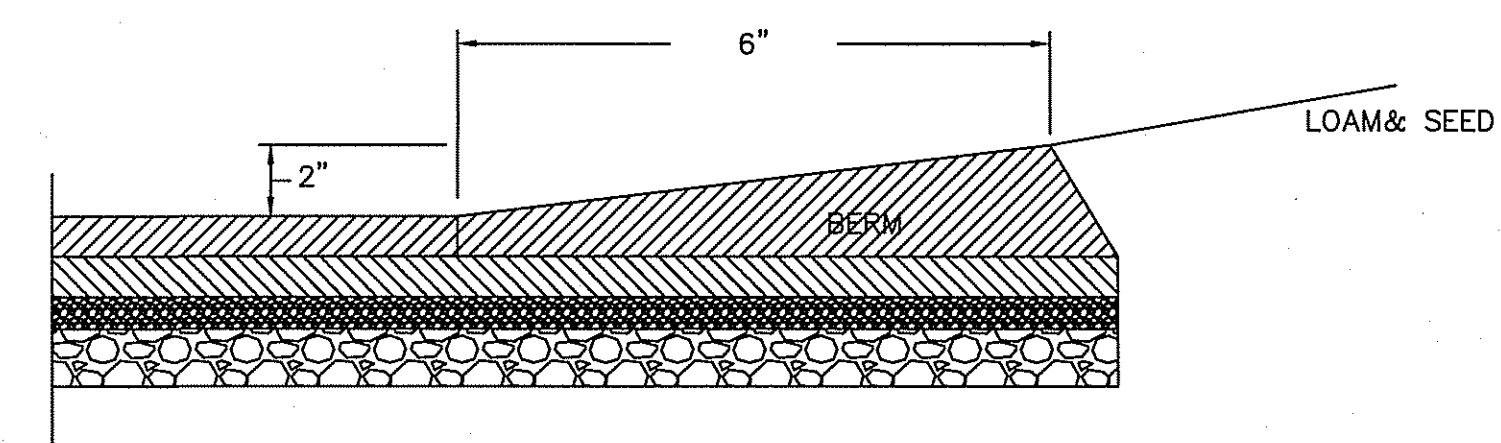
SEWER/WATER SEPARATION DETAIL
NOT TO SCALE



UTILITY PIPE TRENCH DETAILS
NOT TO SCALE



SANITARY SEWER WYE CONNECTION
NOT TO SCALE



CAPE COD BERM (CCB) DETAIL
NOT TO SCALE

PROJECT NAME

40 PITMAN ST

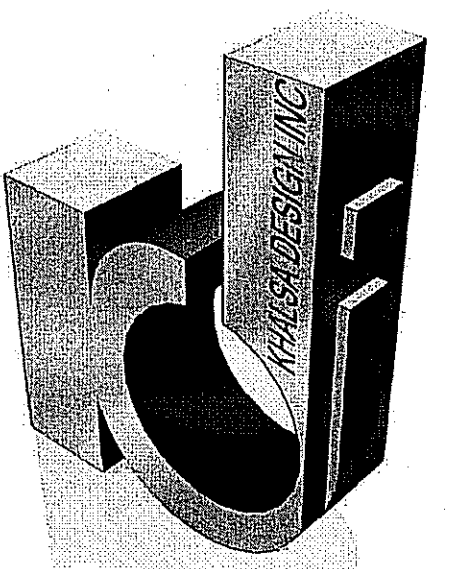
PROJECT ADDRESS

40 PITMAN ST
SOMERVILLE MA

CLIENT

ARCHITECT

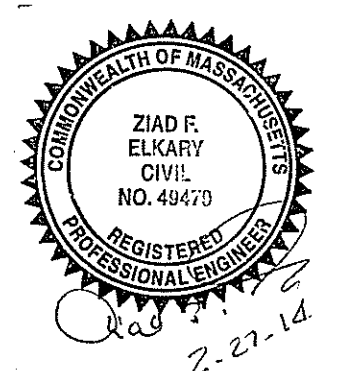
KHALSA DESIGN INC.



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

CONSULTANTS:

CEK DESIGN GROUP
30 BAY ROAD
EASTON, MA



REGISTRATION

Project number 13087
Date 1-21-14
Drawn by ACE
Checked by ZFK
Scale 1"=10'

REVISIONS

No.	Description	Date

Civil Details

C-101

40 PITMAN ST

PLANTING NOTES

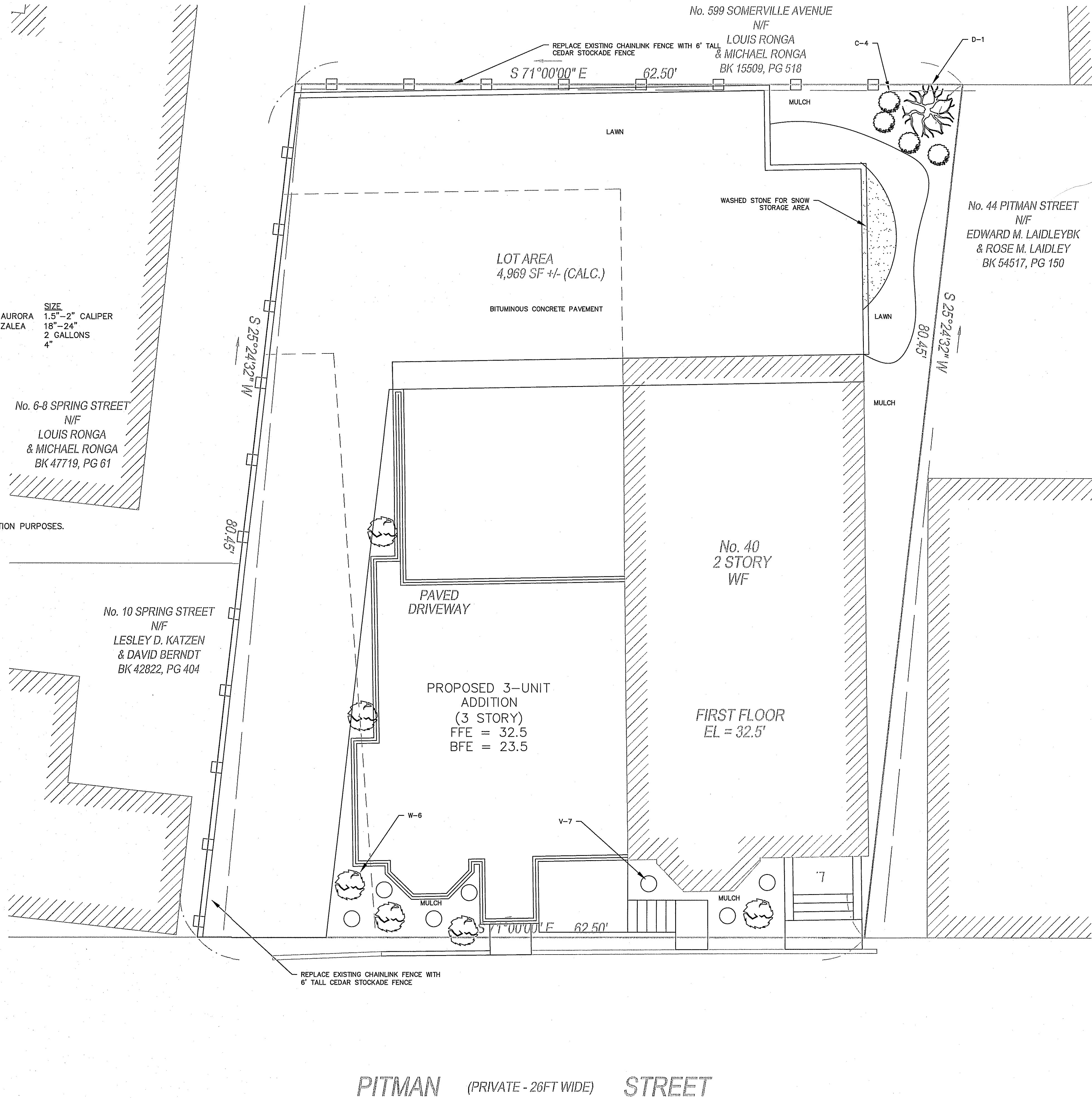
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE ENGINEER UPON ARRIVAL ON THE SITE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- NO SUBSTITUTION OF PLANT SPECIES WILL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE A PLANT OF EQUIVALENT OVERALL FORM, HEIGHT AND BRANCHING HABIT, FLOWER, LEAF AND FRUIT, COLOR AND TIME OF BLOOM.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT ANY CONFLICTS TO THE ENGINEER.
- ALL PLANTS SHALL BE STAKED OUT IN THEIR APPROXIMATE LOCATION BY THE CONTRACTOR. THE CONTRACTOR SHALL ADJUST THE LOCATIONS OF THESE STAKES AS REQUIRED BY THE ENGINEER TO ACCOUNT FOR SUBSURFACE UTILITIES, OTHER FIELD CONDITIONS AND TO ACHIEVE DESIGN INTENT. FINAL LOCATIONS MUST BE APPROVED BY THE ENGINEER PRIOR TO PLANTING.
- NO PLANTING SHALL BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING OF TOPSOIL.
- THE ROOTBALLS OF TREES SHALL BE PLANTED 3" ABOVE ADJACENT FINISHED GRADE. EXCAVATE HOLES NO DEEPER THAN THE ROOTBALL OF TREES. HOLES SHALL BE AT LEAST 3" GREATER IN DIAMETER THAN ROOT BALL. BACKFILL PLANTING HOLE WITH PLANTING MIX. ALL PLANTS WHICH SETTLE OUT OF PLUMB OR BELOW FINISHED GRADE SHALL BE IMMEDIATELY REPLANTED.
- THE ROOTBALLS OF SHRUBS SHALL BE PLANTED 2" ABOVE ADJACENT FINISHED GRADE. EXCAVATE HOLES NO DEEPER THAN THE ROOTBALL OF SHRUBS.
- ALL SHRUBS, GROUNDCOVERS AND PERENNIALS SHALL BE PLANTED IN CONTINUOUS PLANTING BEDS. ALL BEDS SHALL BE EXCAVATED 12" AND THE TOPSOIL AND SUBSOIL SET ASIDE FOR REUSE. REMOVE ALL STONE AND DEBRIS FROM EXCAVATED SOIL. BACKFILL BEDS WITH 12" OF PLANTING MIX BEFORE PLANTING SHRUBS, PERENNIALS AND GROUNDCOVERS.
- PLANTING MIX SHALL CONSIST OF 2 PARTS OF TOPSOIL AND 1 PART COMPOST. THOROUGHLY MIX TO CREATE UNIFORM BLENDED MIXTURE.
- ALL BEDS AS SHOWN ON THE DRAWINGS SHALL BE EXCAVATED 12" AND BACKFILLED WITH PLANTING MIX.
- ALL BEDS SHALL BE EDGED WITH A 4" TRENCH NEATLY CUT AND BACKFILLED WITH BARK MULCH. ALL SHRUB BEDS SHALL BE COVERED WITH NO LESS THAN 2" DEPTH SETTLED BARK MULCH AND NO GREATER THAN 3" DEPTH BARK MULCH.
- ALL PLANTS ARE TO BE THOROUGHLY WATERED AFTER INSTALLATION, AT LEAST TWICE WITHIN THE FIRST 24 HOURS.

PLANT LIST

KEY	QUANTITY	LATIN NAME	COMMON NAME	SIZE
D	1	CORNUS x AURORA	DOGWOOD RUTGERS AURORA	1.5"-2" CALIPER
W	6	AZALEA DELAWARE VALLEY WHITE	WHITE EVERGREEN AZALEA	18"-24"
C	4	NEPETA FAASSENII	CATMINT	2 GALLONS
V	7	VINCA MINOR	VINCA	4"

NOTE:

- THESE PLANS ARE SCHEMATIC IN NATURE AND ARE NOT FOR CONSTRUCTION PURPOSES.



PITMAN (PRIVATE - 26FT WIDE) STREET

PROJECT NAME

40 PITMAN ST

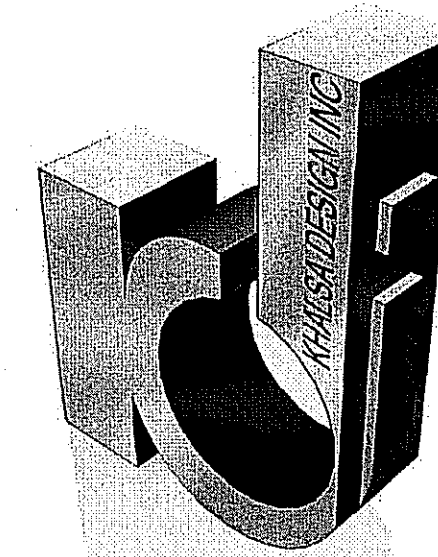
PROJECT ADDRESS

40 PITMAN ST
SOMERVILLE MA

CLIENT

ARCHITECT

KHALSA DESIGN INC.

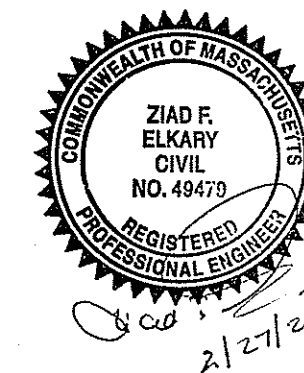


17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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

CONSULTANTS:

CEK DESIGN GROUP
30 BAY ROAD
EASTON, MA



REGISTRATION

Project number 13087
Date 1-21-14
Drawn by ACE
Checked by ZFK
Scale 1"=6'

REVISIONS

Landscaping Plan

L-100

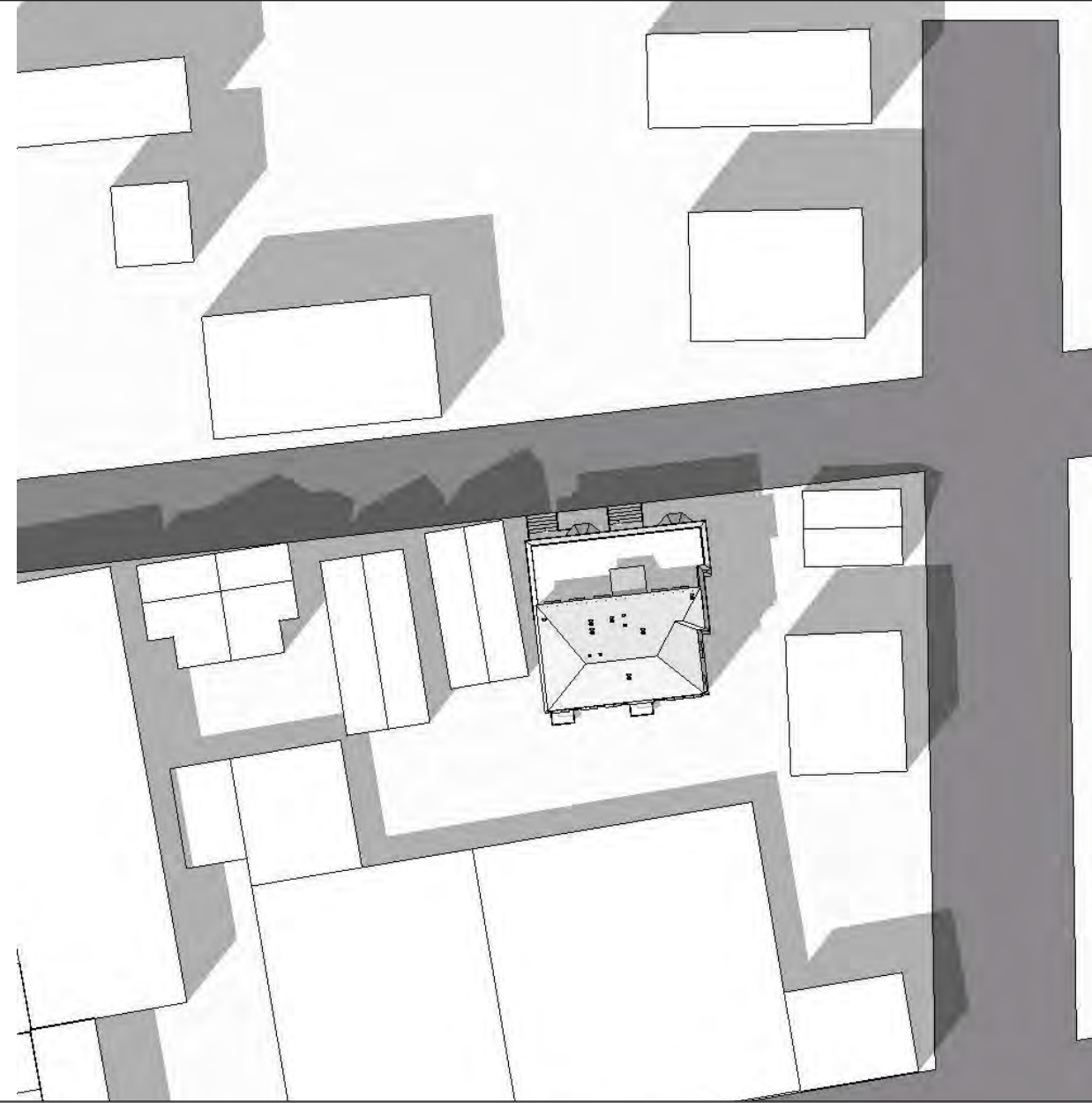
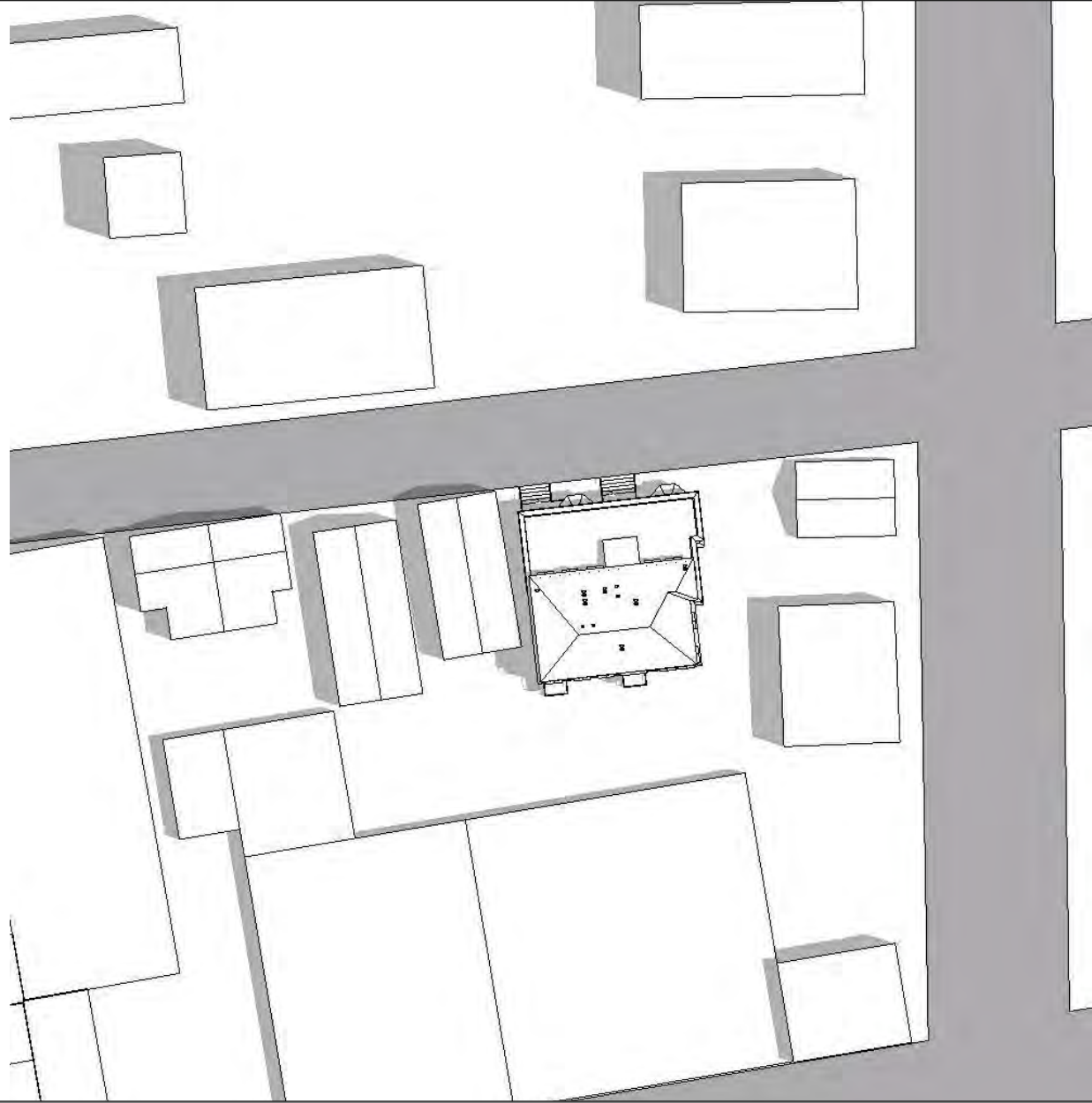
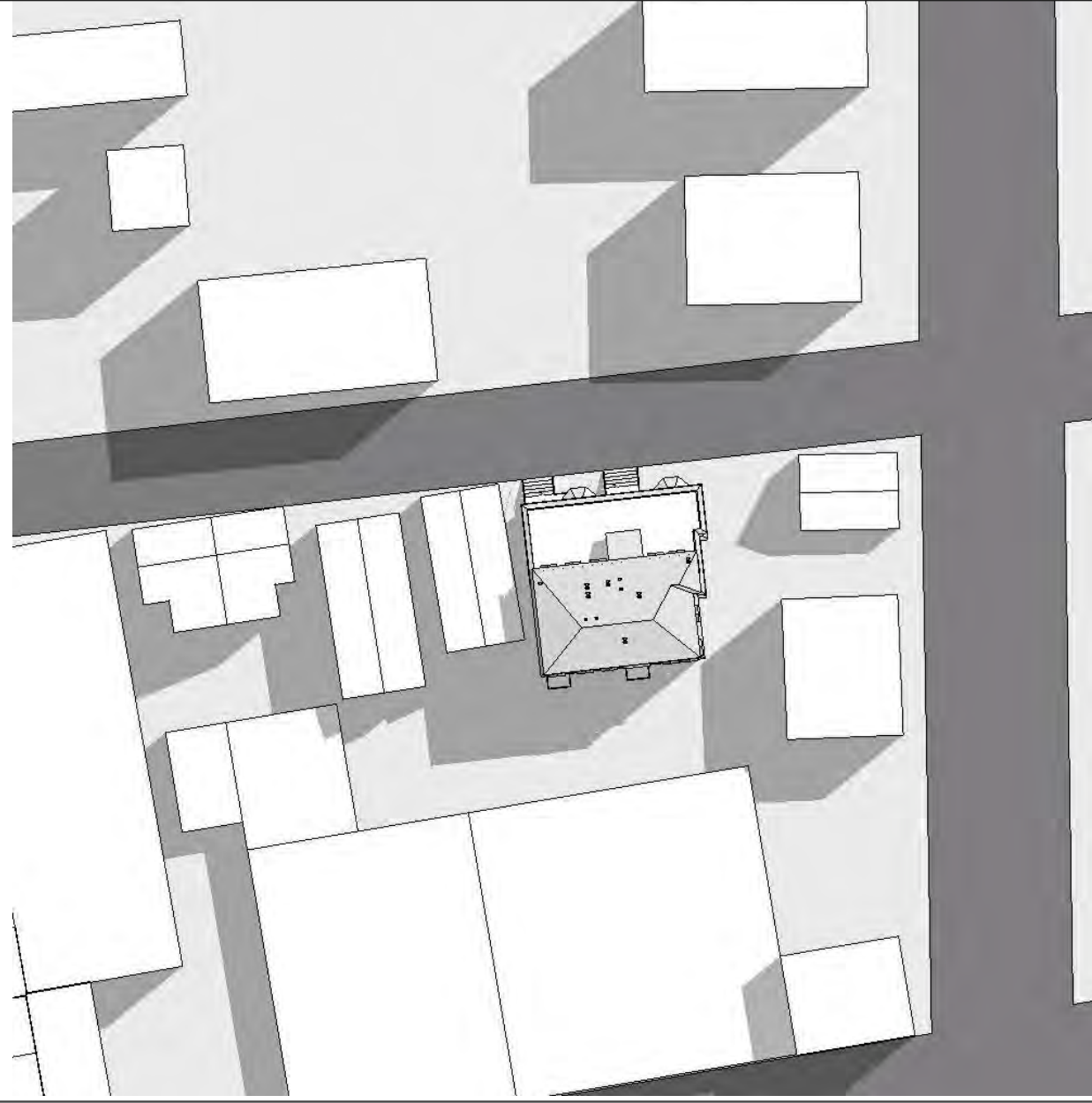
40 PITMAN ST

MORNING (9-10 AM)

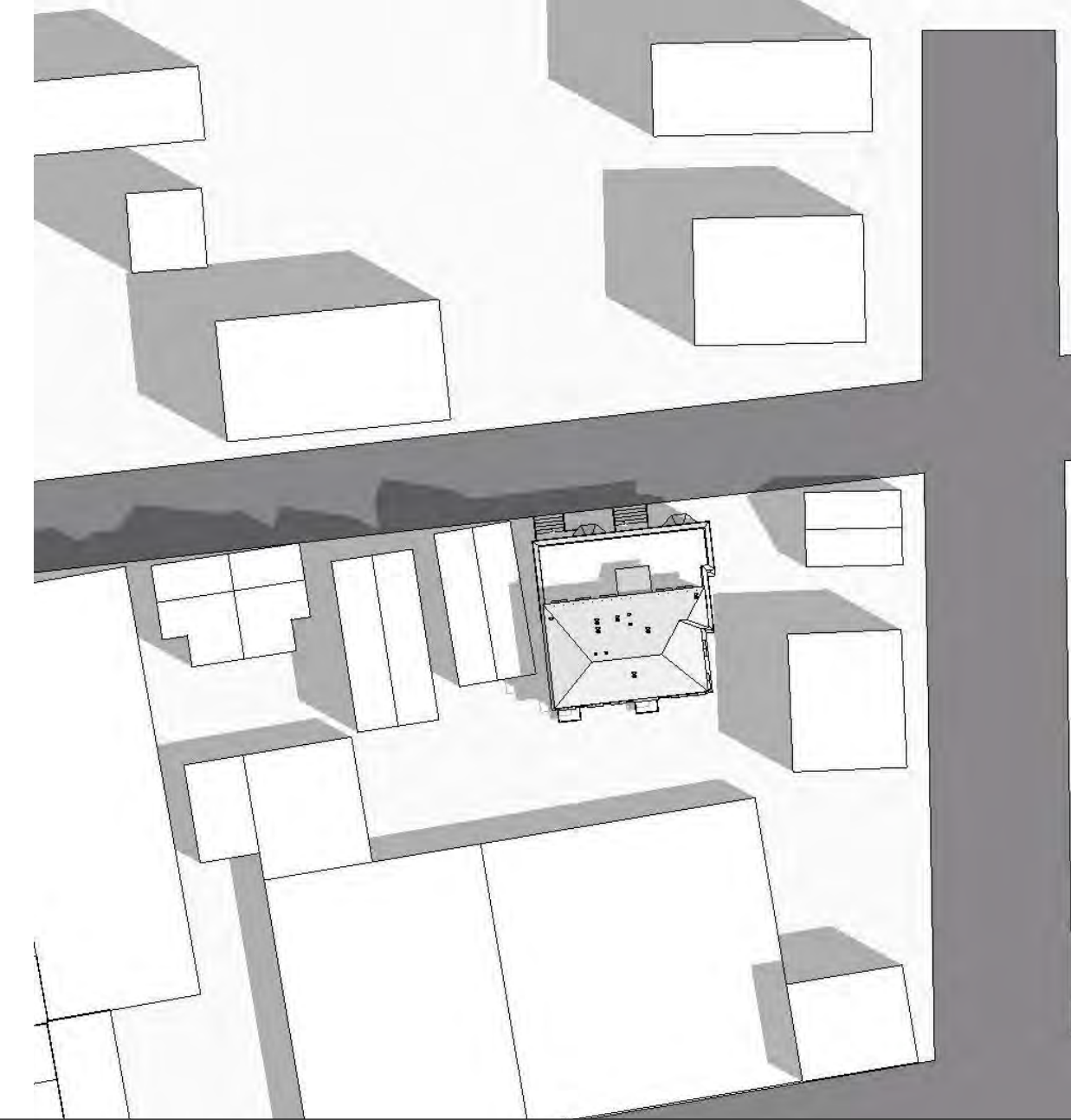
NOON (12 AM-1 PM)

AFTERNOON (3-4 PM)

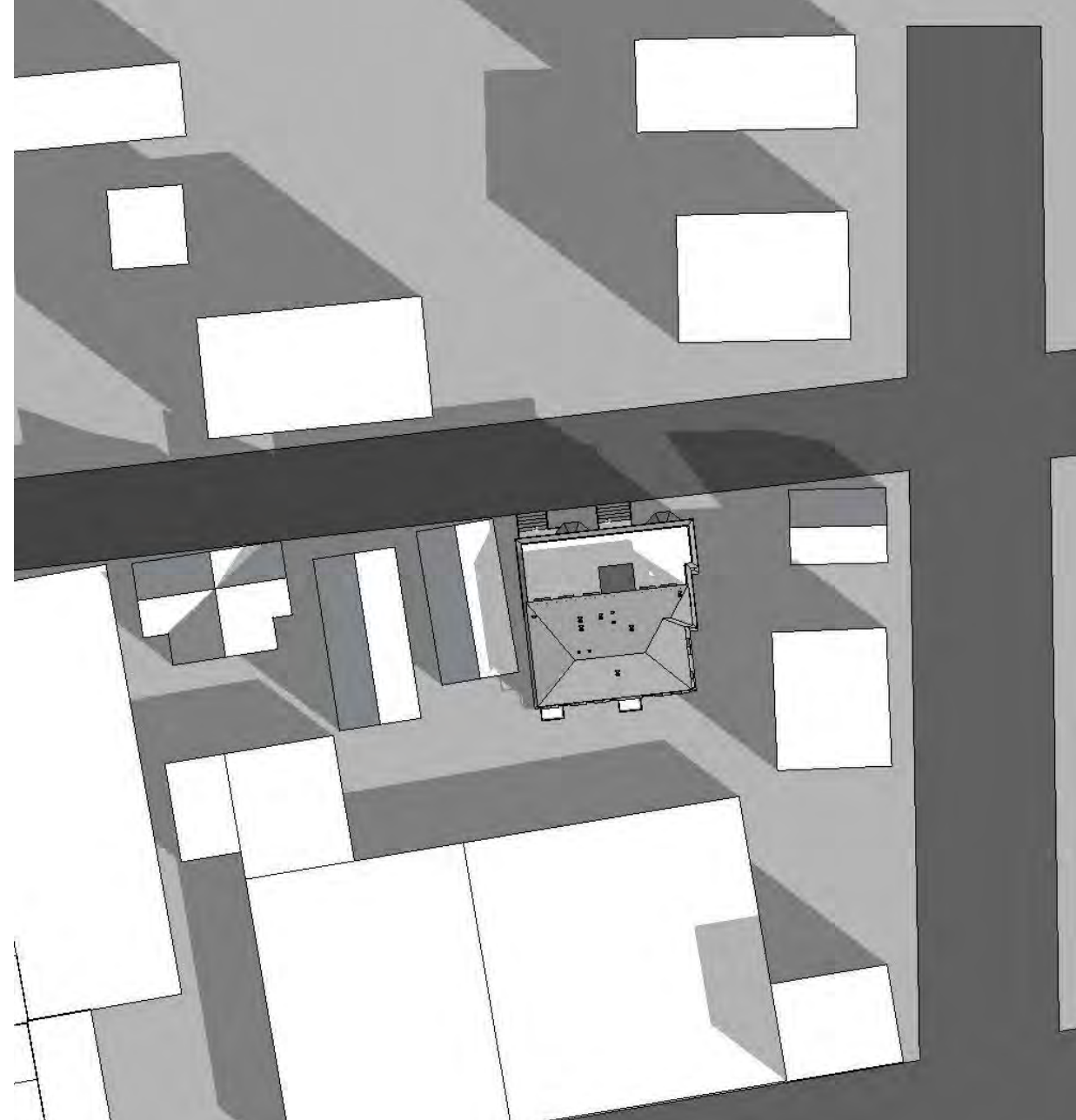
SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE



PROJECT NAME

40 PITMAN ST

PROJECT ADDRESS

40 PITMAN ST
SOMERVILLE MA

CLIENT

ARCHITECT

KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



Project number 13087
Date 05-23-2014
Drawn by MT
Checked by JSK
Scale 12" = 1'-0"

REVISIONS

No.	Description	Date

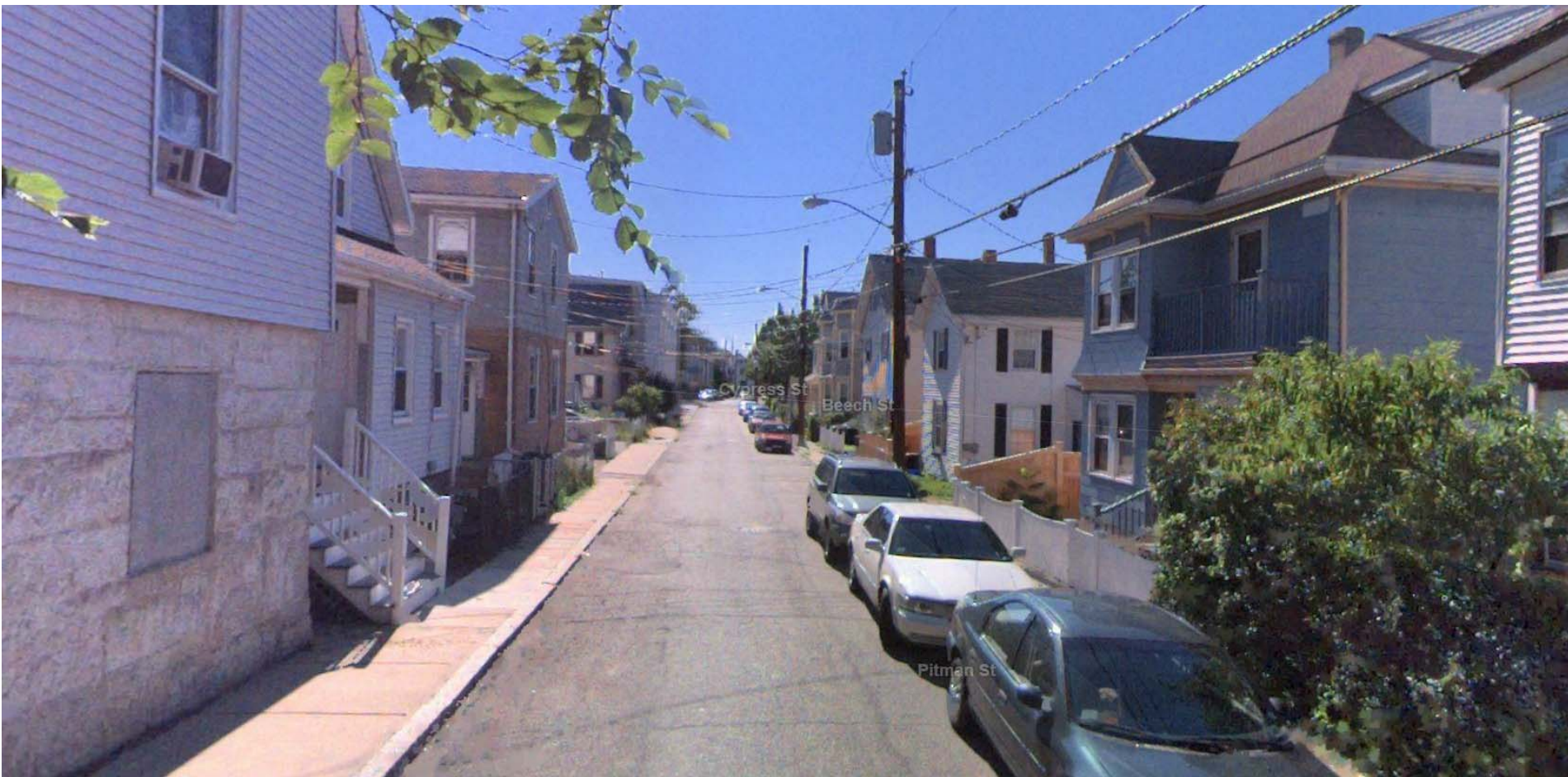
SHADOW STUDY

SHD

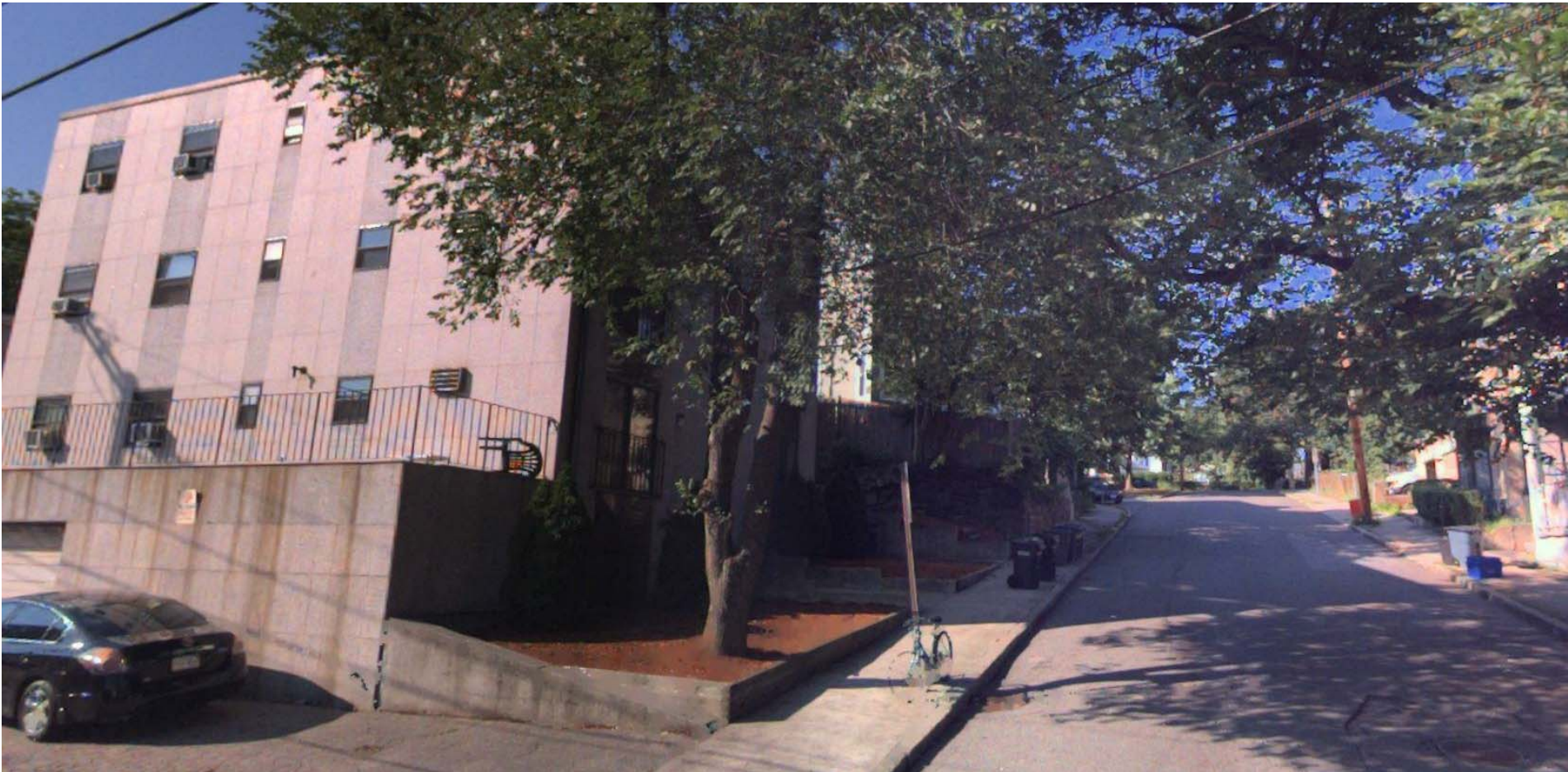
40 PITMAN ST



1



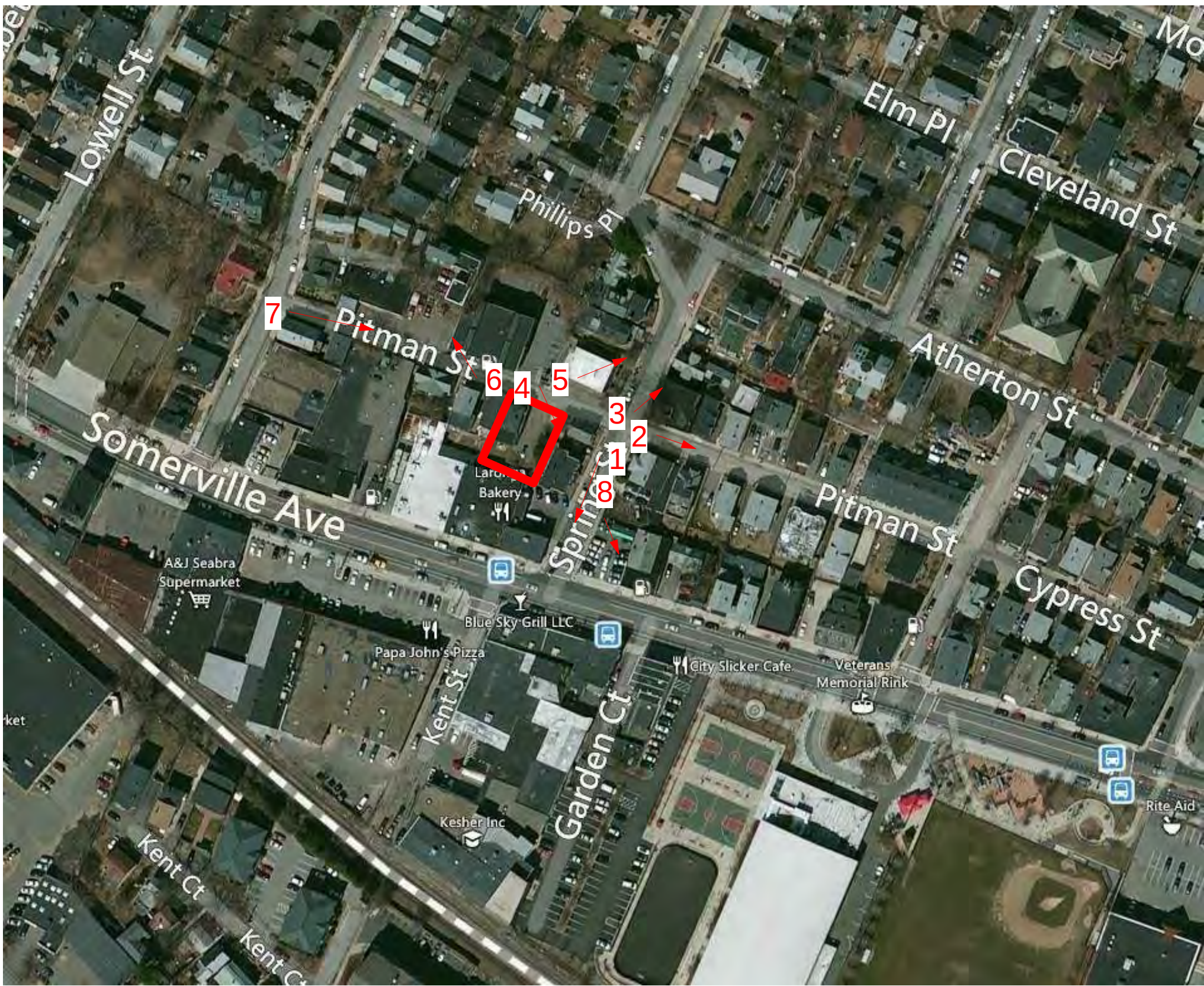
2



3



4



5



6



7



8

PROJECT NAME

40 PITMAN ST

PROJECT ADDRESS

40 PITMAN ST
SOMERVILLE MA

CLIENT

40 PITMAN LLC

ARCHITECT

KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



Project number 13087
Date 05-23-14
Drawn by MT
Checked by KDI
Scale

REVISIONS

No.	Description	Date

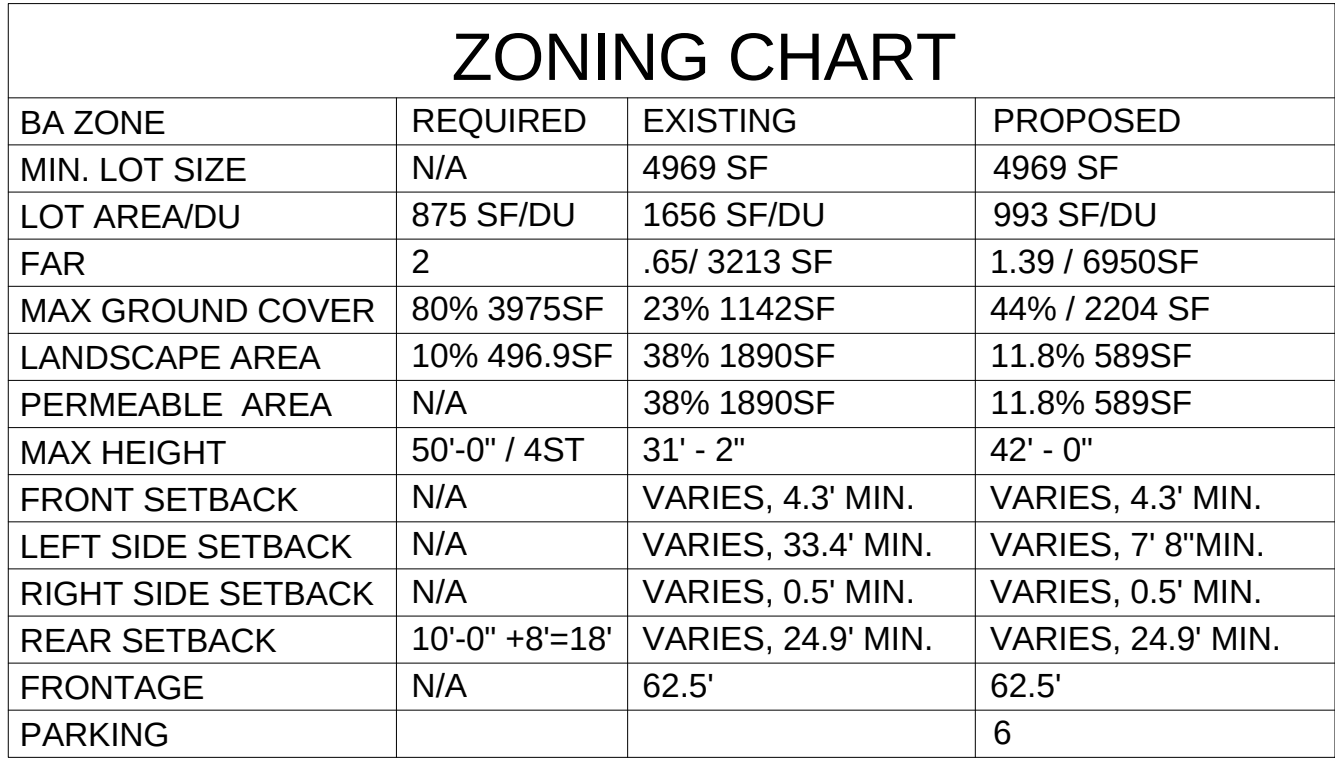
Site Context

Z-02

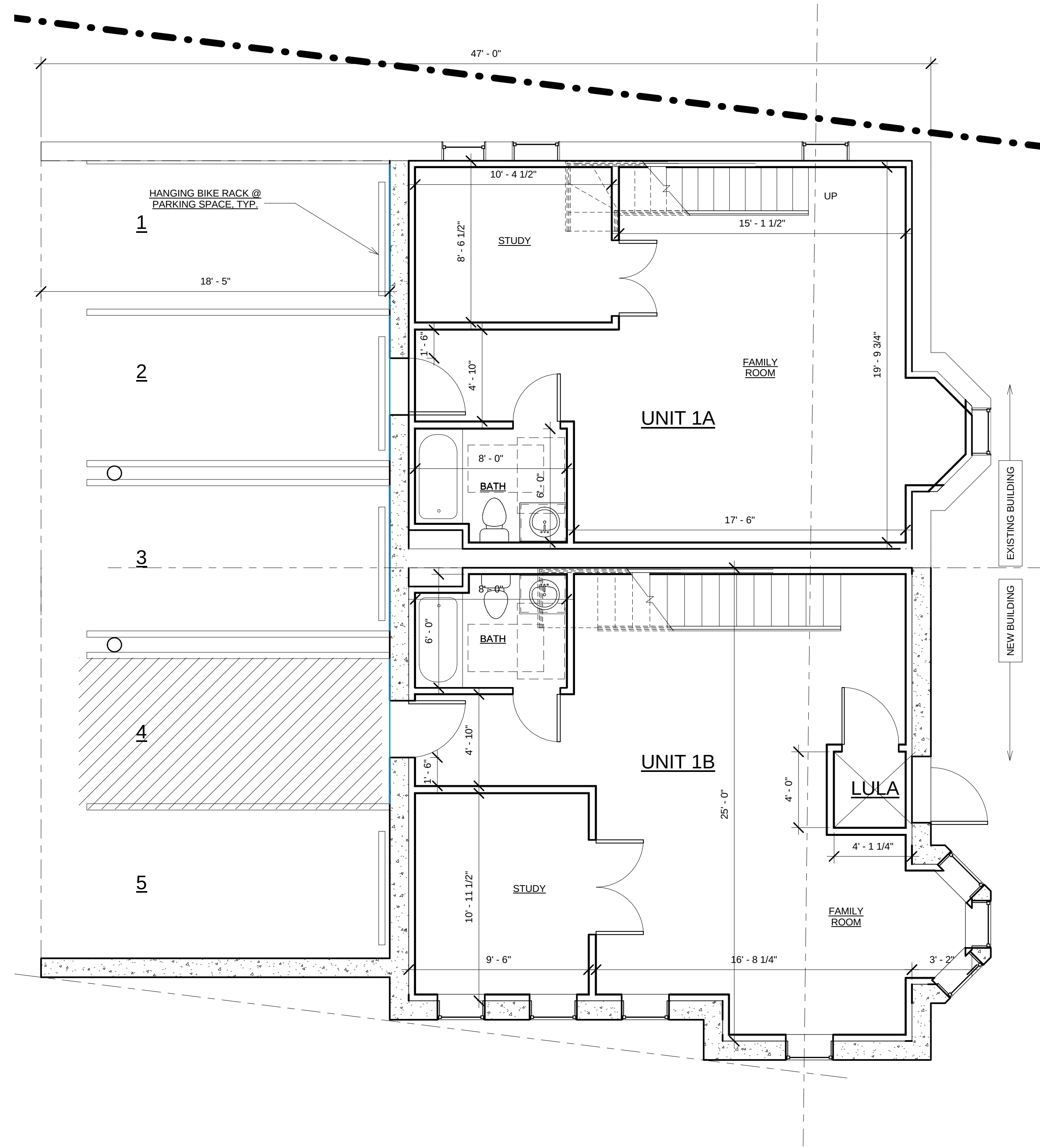
40 PITMAN ST

44

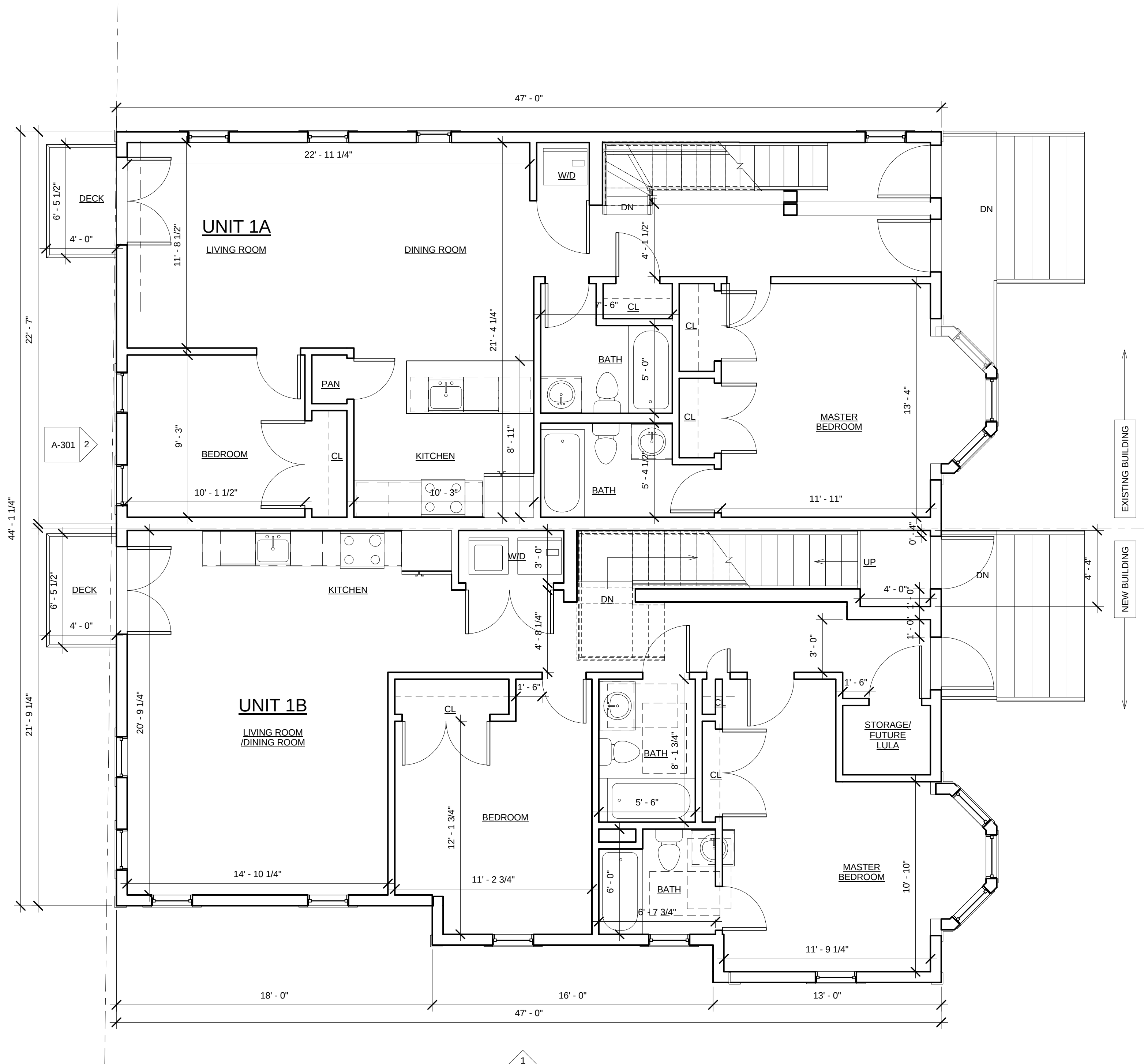
40 PITMAN ST



40 PITMAN ST



① Basement
1/4" = 1'-0"



② 1st floor
1/4" = 1'-0"

PROJECT NAME

40 PITMAN ST

PROJECT ADDRESS

40 PITMAN ST
SOMERVILLE MA

CLIENT

40 PITMAN LLC

ARCHITECT

KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



Project number 13087
Date 05-23-14
Drawn by CC
Checked by JSK
Scale 1/4" = 1'-0"

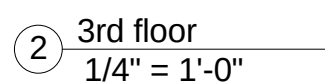
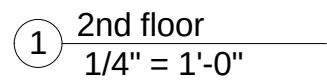
REVISIONS

No.	Description	Date

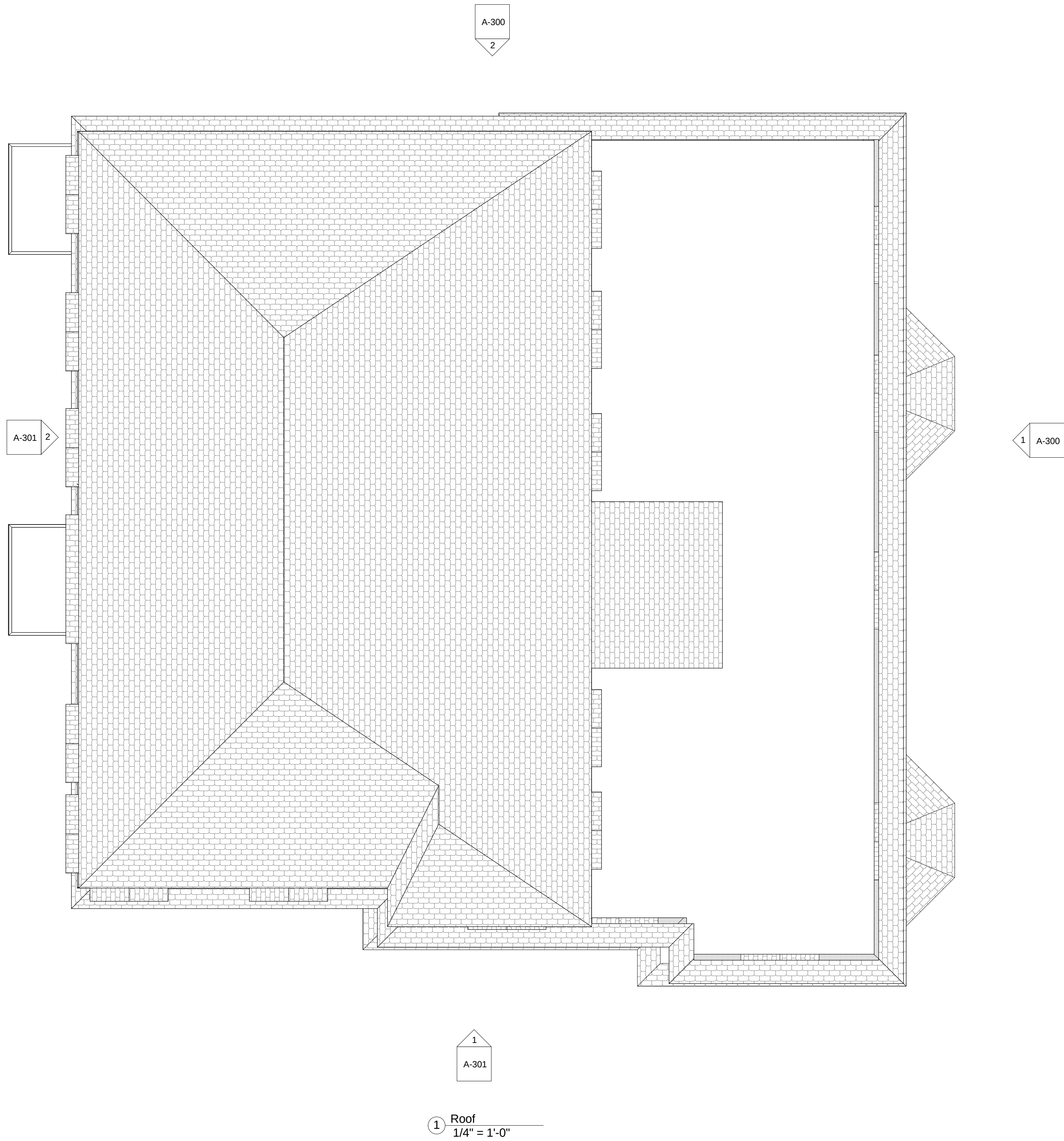
Basement & First
Floor Plan

A-100

40 PITMAN ST



40 PITMAN ST



PROJECT NAME

40 PITMAN ST

PROJECT ADDRESS

40 PITMAN ST
SOMERVILLE MA

CLIENT

40 PITMAN LLC

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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

CONSULTANTS:

REGISTRATION

Project number	13087
Date	05-23-14
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Roof plan

A-102

40 PITMAN ST



① East Elevation
1/4" = 1'-0"

② North Elevation
1/4" = 1'-0"

PROJECT NAME

40 PITMAN ST

PROJECT ADDRESS

40 PITMAN ST
SOMERVILLE MA

CLIENT

40 PITMAN LLC

ARCHITECT

KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



Project number 13087
Date 05-23-14
Drawn by CC
Checked by JSK
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Building Elevations

A-300

40 PITMAN ST



① South Elevation
1/4" = 1'-0"



② West Elevation
1/4" = 1'-0"

OPTION-2

PROJECT NAME

40 PITMAN ST

PROJECT ADDRESS

40 PITMAN ST
SOMERVILLE MA

CLIENT

40 PITMAN LLC

ARCHITECT

KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION

Project number 13087
Date 05-23-14
Drawn by Author
Checked by Checker
Scale 1/4" = 1'-0"

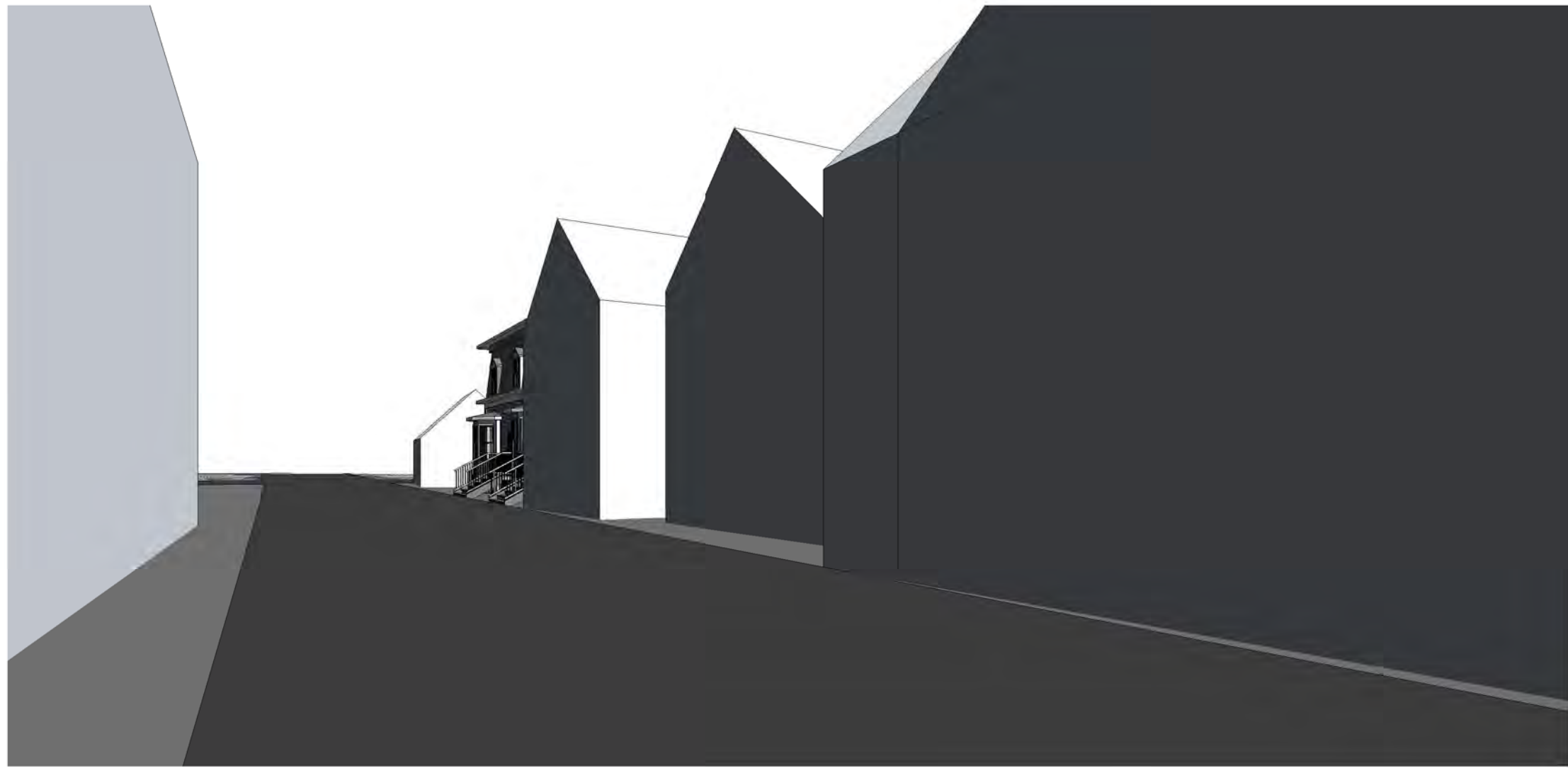
REVISIONS

No.	Description	Date

Building Elevations

A-301

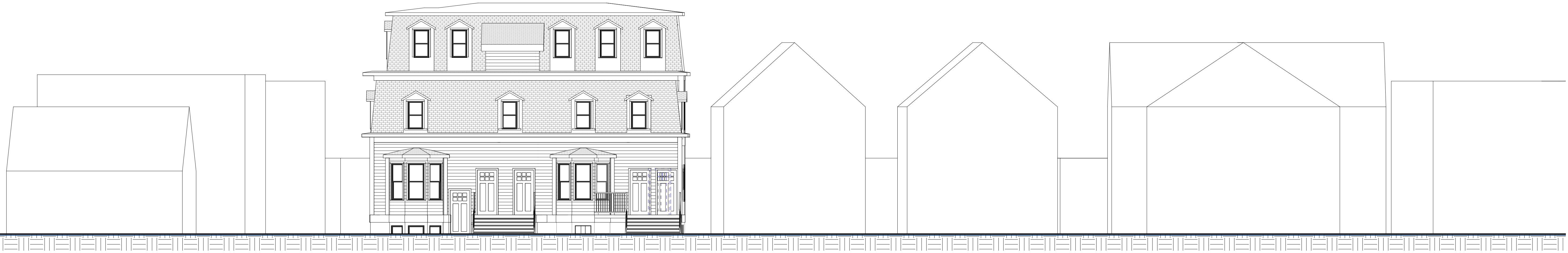
40 PITMAN ST



② 3D View 4



① 3D View 3



③ Elevation 1 - d
1/8" = 1'-0"

PROJECT NAME

40 PITMAN ST

PROJECT ADDRESS

40 PITMAN ST
SOMERVILLE MA

CLIENT

ARCHITECT

KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



Project number 13087
Date 05-23-2014
Drawn by MT
Checked by KDI
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

Street View &
Perspectives

A-303

40 PITMAN ST



EXISTING



PROPOSED



EXISTING



PROPOSED

PROJECT NAME

40 PITMAN ST

PROJECT ADDRESS

40 PITMAN ST
SOMERVILLE MA

CLIENT

ARCHITECT

KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



Project number 13087
Date 05-23-2014
Drawn by Author
Checked by Checker
Scale

REVISIONS

No.	Description	Date

Perspectives

A-304

40 PITMAN ST