

Sheet Number	Sheet Name	Sheet Issue Date
A-000	COVER SHEET	10-10-2014
L-001	LANDSCAPE PLAN	09-23-2014
ARCHITECTURAL		
Z-002	SITE CONTEXT	10-10-2014
SHD	SHADOW STUDY	10-10-2014
EX-100	EXISTING PLANS	10-10-2014
EX-300	EXISTING ELEVATIONS	10-10-2014
A-010	SITE PLAN & ZONING REVIEW	10-10-2014
A-100	BASEMENT & FIRST FLOOR PLAN	10-10-2014
A-101	SECOND & THIRD FLOOR PLAN	10-10-2014
A-102	ROOF PLAN	10-10-2014
A-300	BUILDING ELEVATIONS	10-10-2014
A-301	PERSPECTIVES	10-10-2014



PROPOSED 142 HOLLAND STREET
RESIDENCES, SOMERVILLE, MA

10-10-2014
SUBMISSION

ARCHITECT:
KHALSA DESIGN INC.
17 IVALOO STREET
SOMERVILLE, MA 02143
T.617-591-8682 F.617-591-2068

OWNER:
JAMES MAHER

CIVIL:
DESIGN CONSULTANTS, INC.
120 MIDDLESEX AVE, SUITE 20
SOMERVILLE, MA 02145
Tel: 617-776-3350 x104
Fax: 617-776-7710

LANDSCAPE :
BLAIR HINES DESIGN
ASSOCAITES
318 HARVARD STREET, SUITE
25, BROOKLINE, MA, 02446
T. 617-735-1180



PROJECT NAME
14009_HOLLAND-MAHER

PROJECT ADDRESS
142 Holland St.,
Somerville, MA

CLIENT
James Maher

ARCHITECT
KHALSA DESIGN INC.

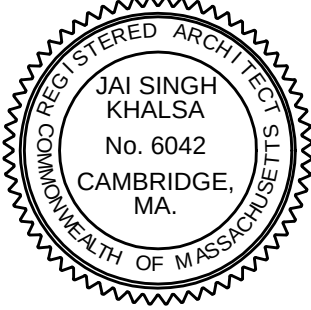


17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-591-8682 FAX: 617-591-2066

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REGISTRATION



Project number	14009
Date	10-10-2014
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Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

COVER
SHEET

A-000

14009_142 Holland- Maher

PLANT LIST					
KEY	QTY	LATIN NAME	COMMON NAME	MIN. SIZE	NOTES

TREES					
LS	2	Liquidambar styraciflua 'Slender Silhouette'	Fastigate Sweetgum	2.5-3" cal.	B&B
LT	2	Liriodendron tulipifera	Tuliptree	2.5-3" cal.	B&B

SHRUBS/VINES					
HM	12	Hydrangea macrophylla 'Nikko Blue'	Blue Mophead Hydr.	30" ht.	
IC	10	Ilex crenata 'Convexa'	Convex Holly	30" ht.	
ICs	2	Ilex crenata 'Steeds'	Steed's Holly	30" ht.	
SP	3	Syringa patula 'Miss Kim'	Miss Kim Lilac	36" ht.	
TM	3	Taxus media 'Hicksii'	Hicks Yew	3'4" ht.	B&B
VP	1	Viburnum plicatum tomentosum	Doublefile Viburnum	5-6' ht.	B&B

PERENNIALS/GRASSES					
GS	30	Geranium sanguineum	Cranesbill Geranium	2 gal. pot	
HH	41	Hemerocallis 'Happy Returns'	Everblooming Daylily	2 gal. pots	
HO	9	Hosta 'Francee'	Francee Hosta	2 gal. pots	
NB	9	Nepeta 'Blue Wonder'	Blue Wonder Catmint	2 gal. pots	
PA	5	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 gal. pots	
TC	9	Tiarella cordifolia 'Running Tapestry'	Running Foamflower	1 gal. pot	

PLANTING NOTES

- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
- No substitution of plant species will be allowed without the written approval of the Landscape Architect. 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 Landscape Architect.
- 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 Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect 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 saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
- All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.



FRONT ENTRY ELEVATION
30-36" ht. Fence Options with Granite Posts and Cedar or Galvanized Steel Rails
NTS





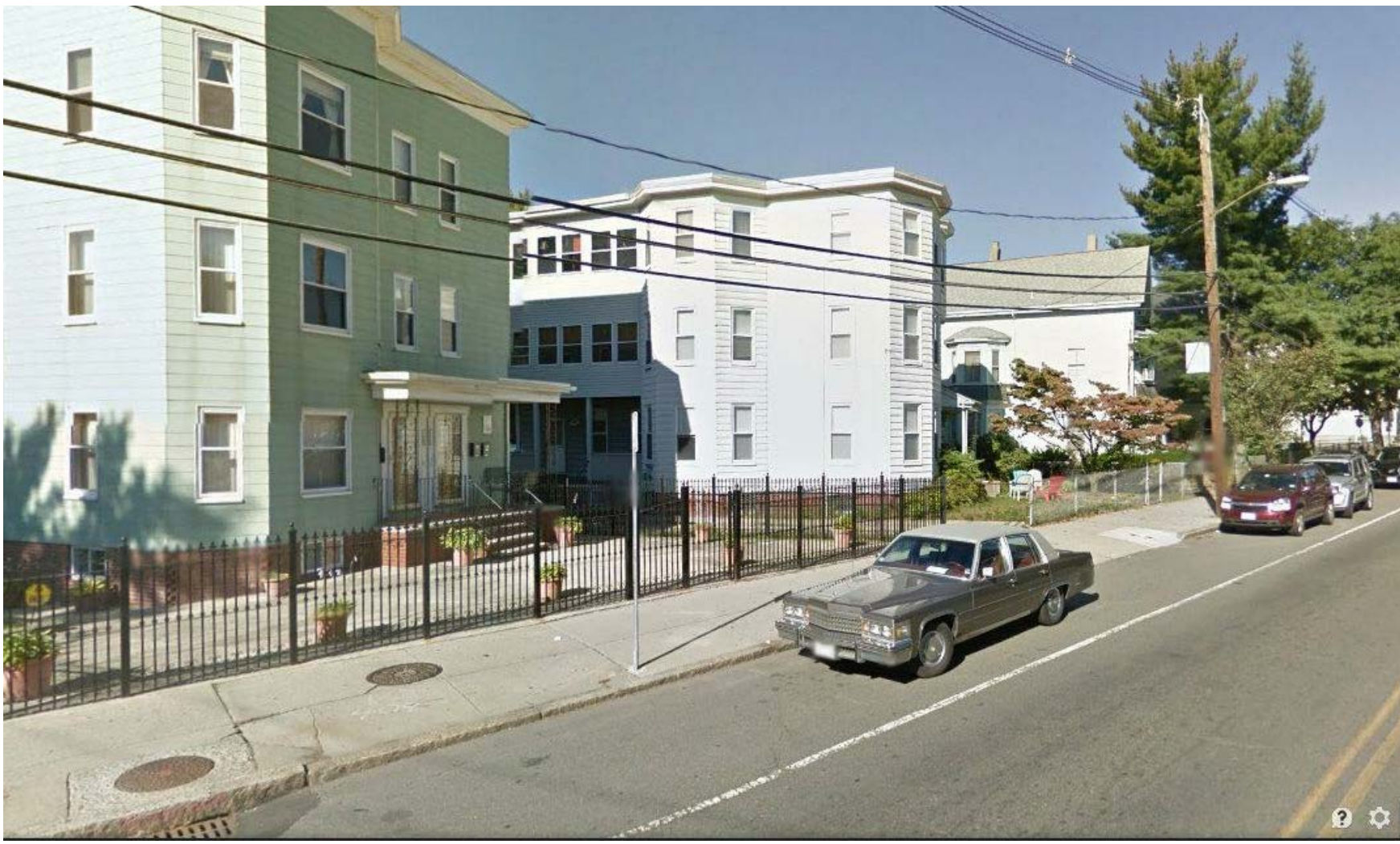
1



3



5



2



4



6

PROJECT NAME

142 HOLLAND STREET RESIDENCES

PROJECT ADDRESS

142 HOLLAND ST
SOMERVILLE MA

CLIENT

JAMES MAHER

ARCHITECT

KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION



Project number

14009

Date

10-10-14

Drawn by

CC

Checked by

JSK

Scale

REVISIONS

No.	Description	Date

SITE CONTEXT

Z-002

142 HOLLAND STREET RESIDENCES

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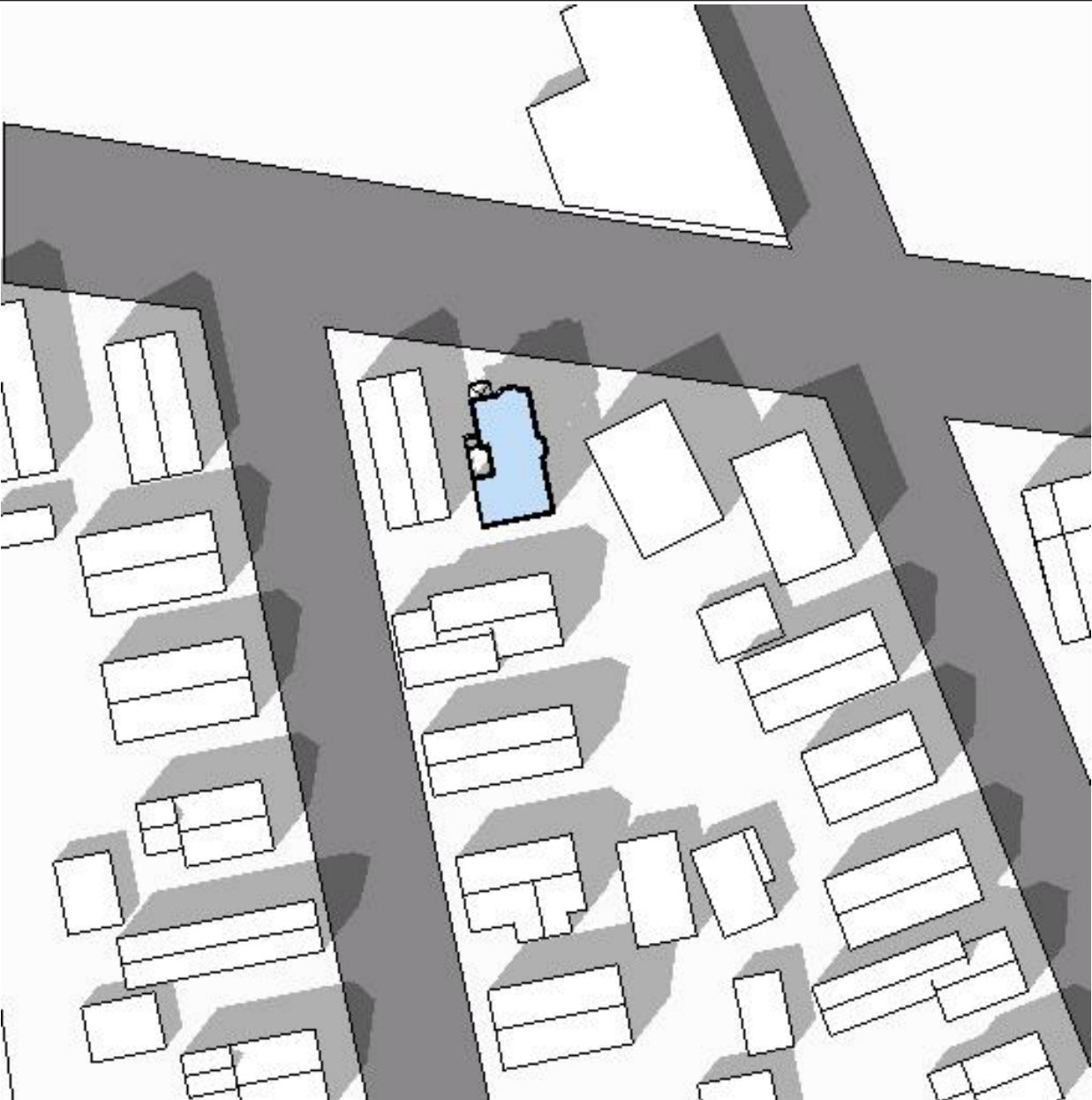
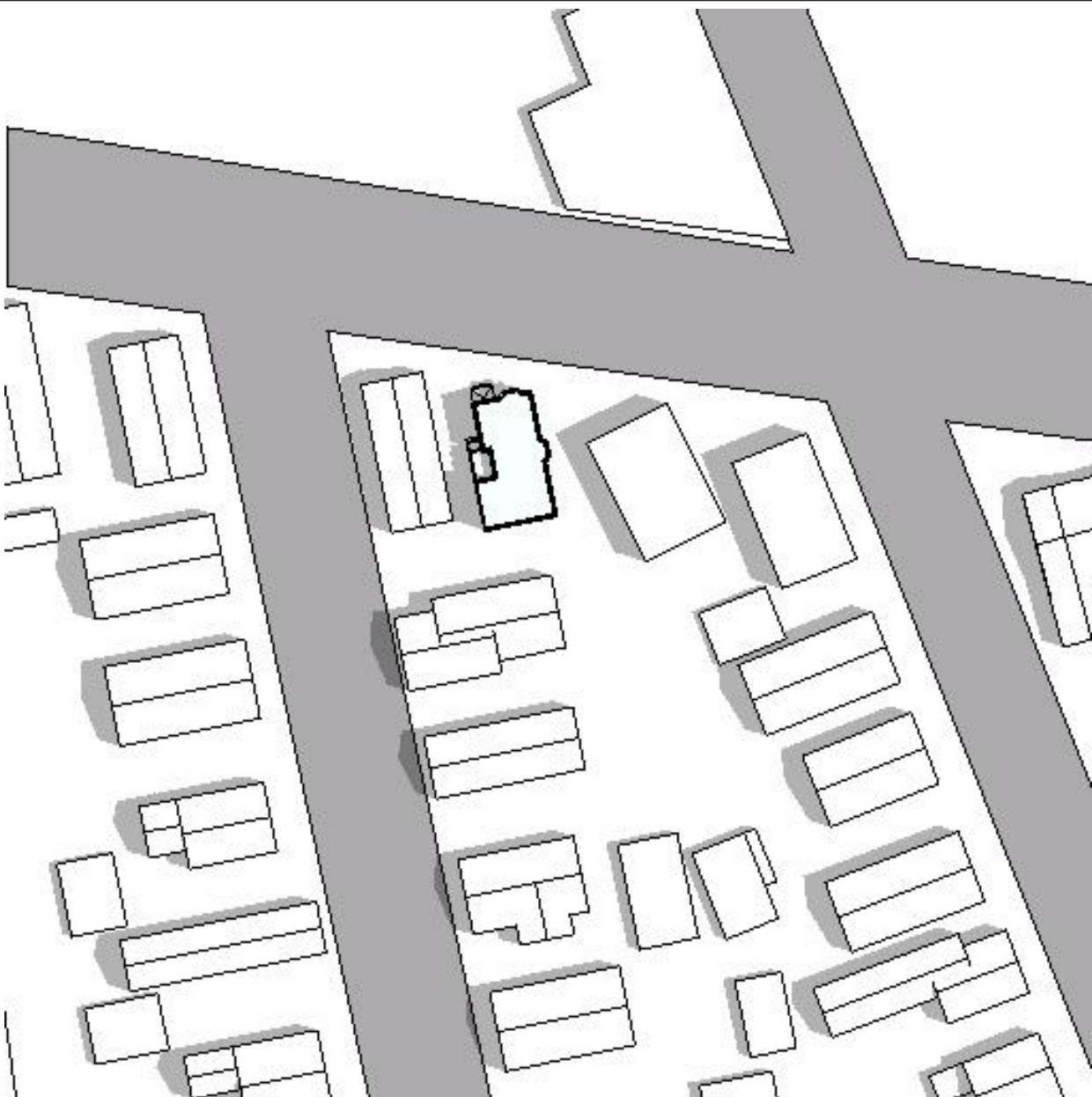
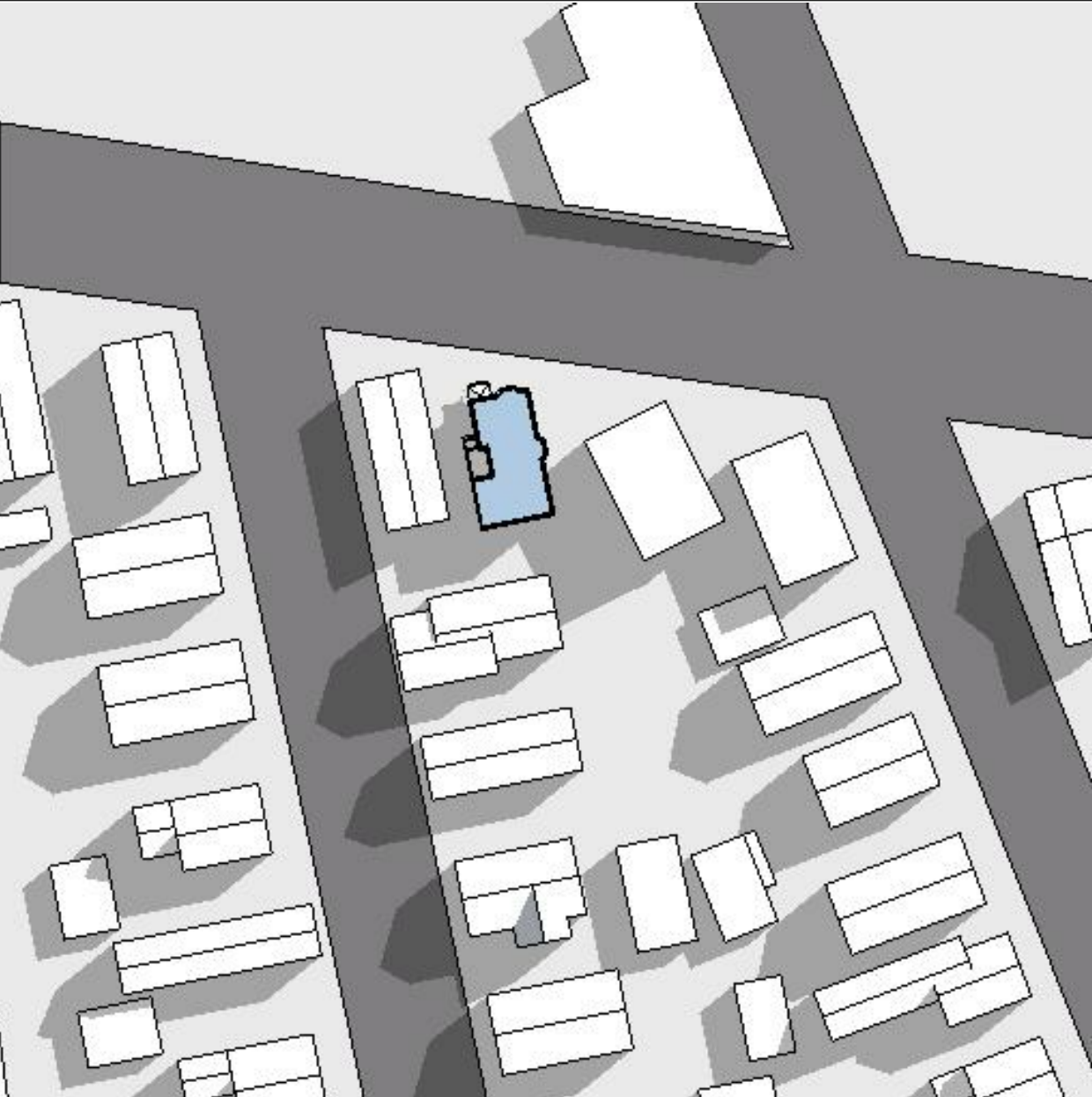
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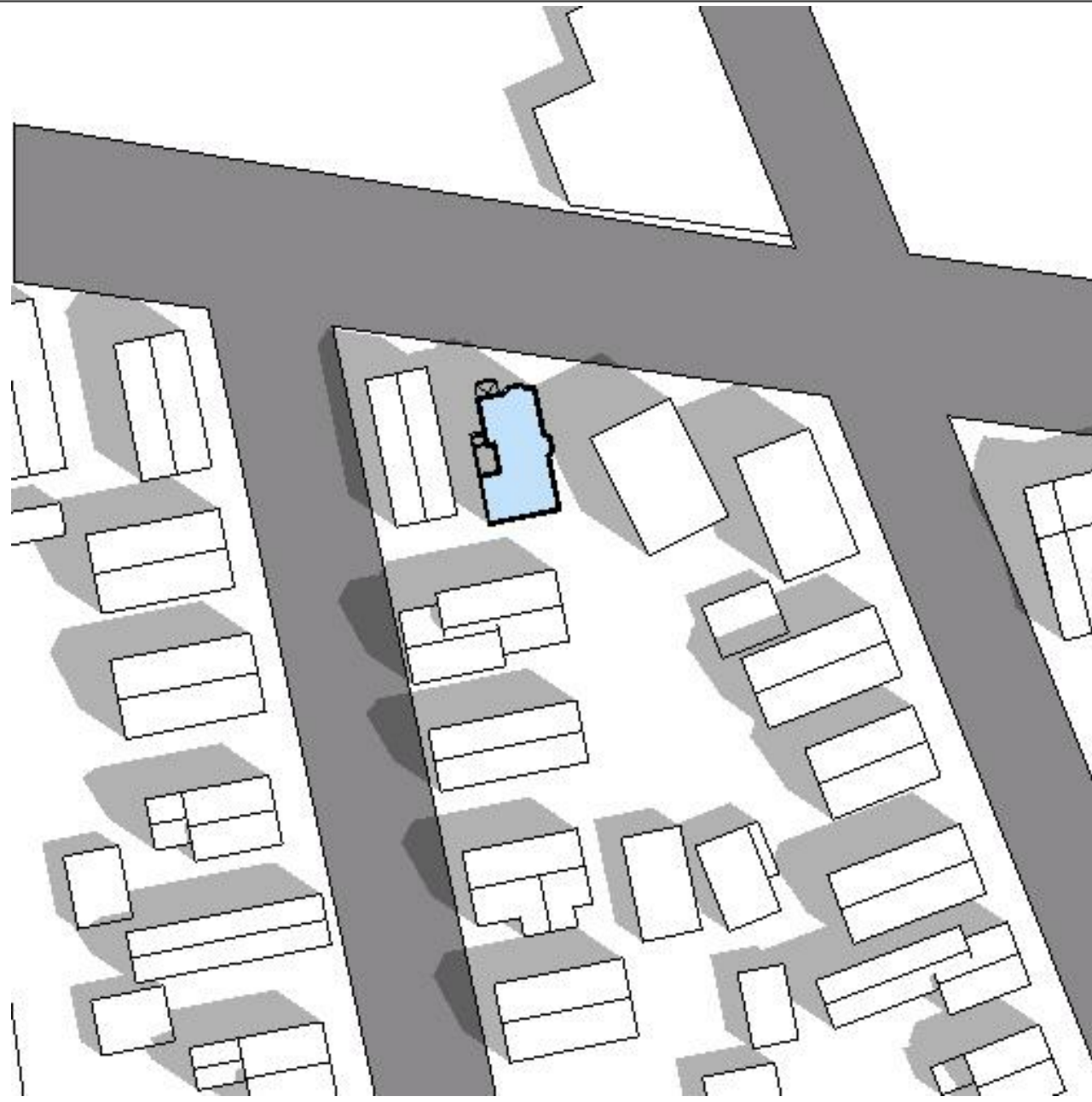
NOON (12 AM-1 PM)

AFTERNOON (3-4 PM)

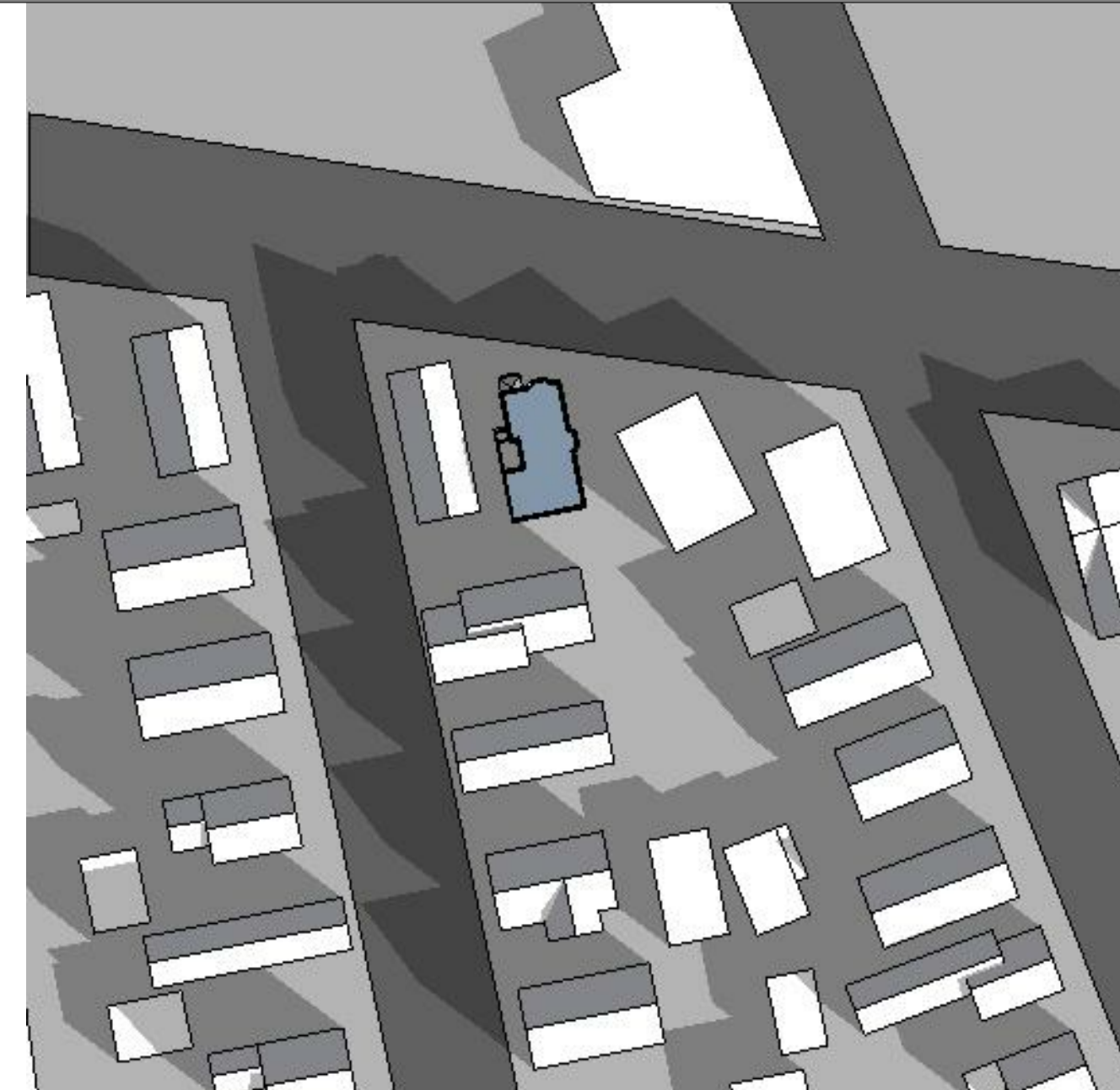
SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE



PROJECT NAME

142 Holland St
Residences

PROJECT ADDRESS

142 Holland St, Somerville
MA

CLIENT

James Maher

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KHALSA DESIGN INC.



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REGISTRATION



Project number 14009
Date 10-10-2014
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Scale 12" = 1'-0"

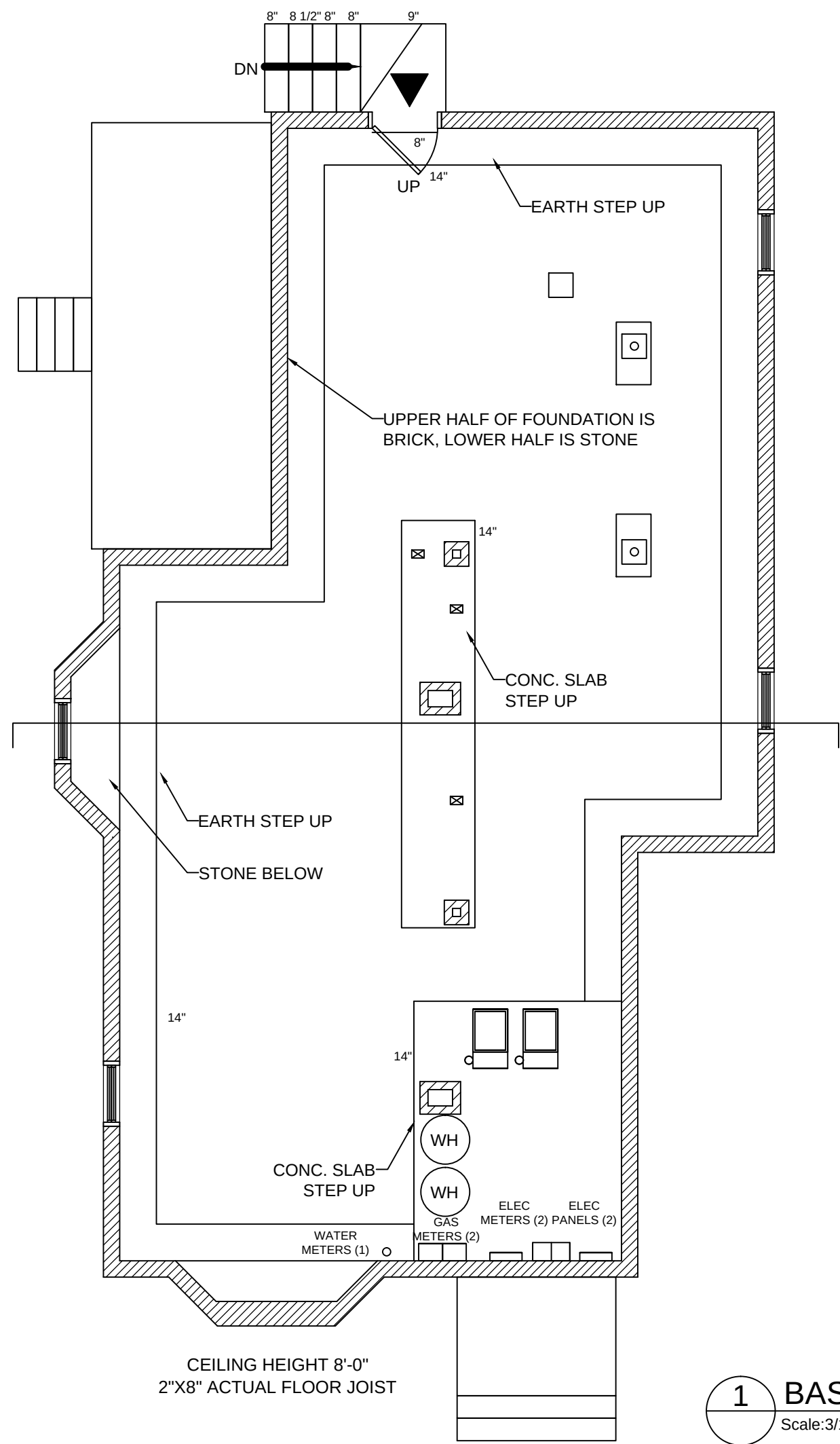
REVISIONS

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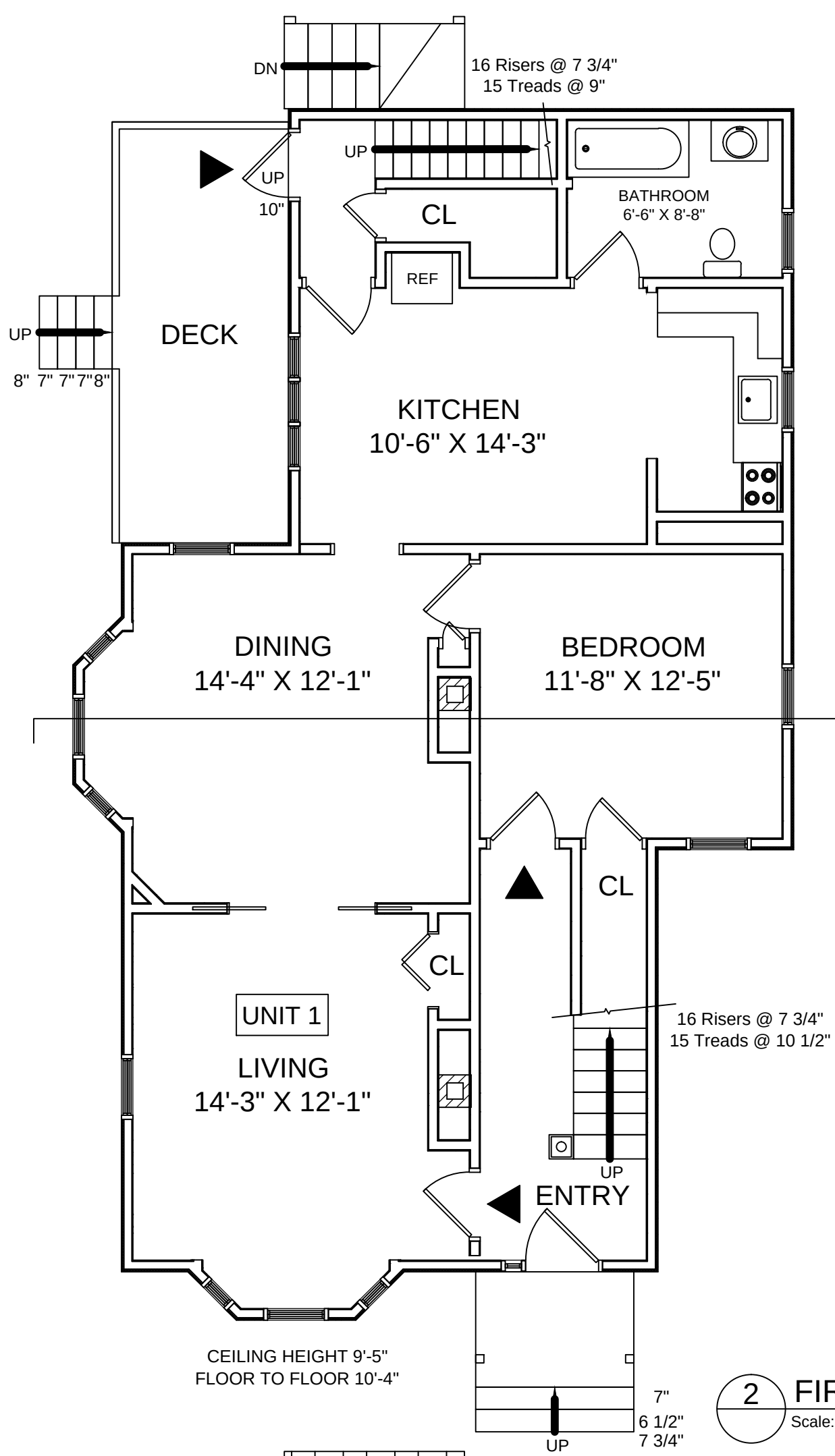
SHADOW STUDY

SHD

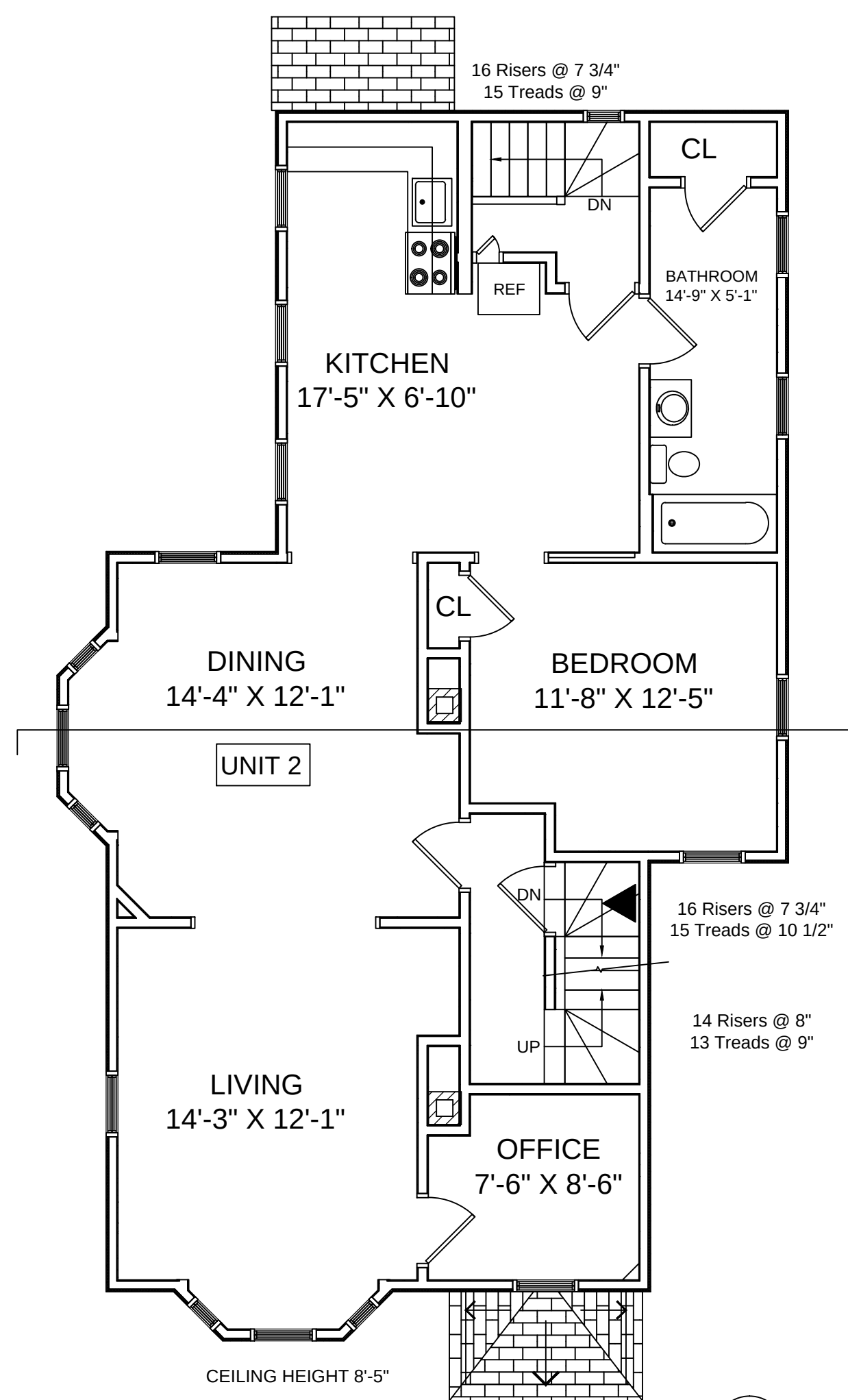
142 Holland St Residences



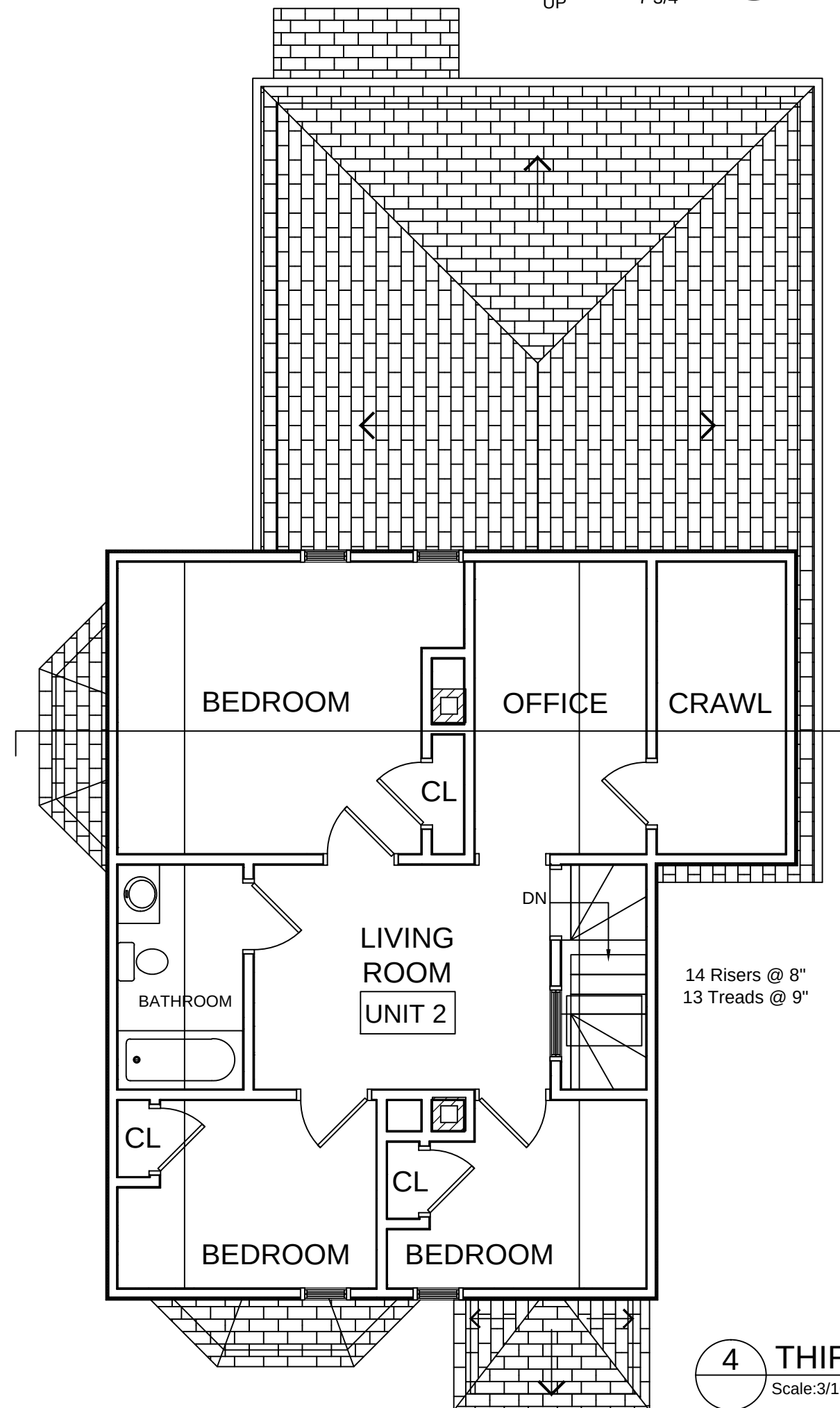
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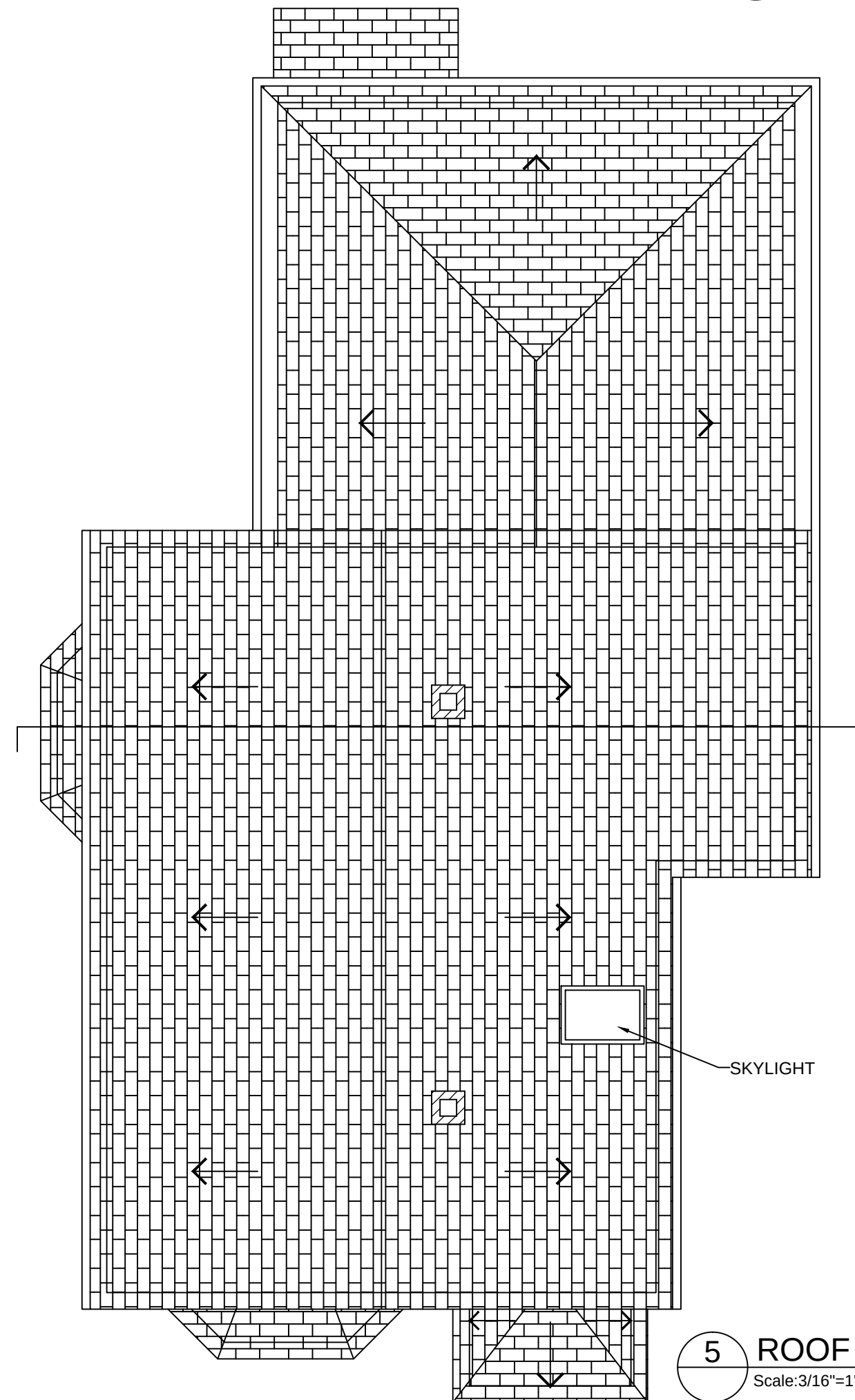
2 FIRST FLOOR
Scale: 3/16"=1'-0"



3 SECOND FLOOR
Scale: 3/16"=1'-0"



4 THIRD FLOOR
Scale: 3/16"=1'-0"



5 ROOF
Scale: 3/16"=1'-0"

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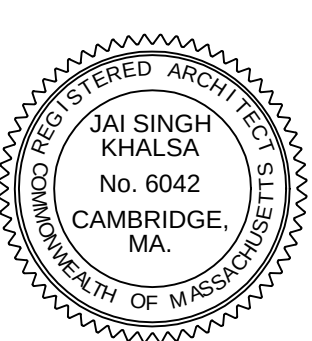


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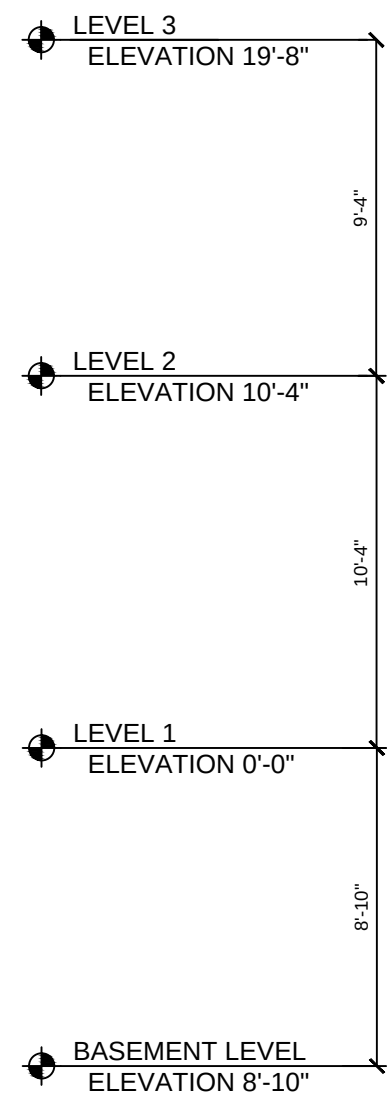
REVISIONS

No.	Description	Date

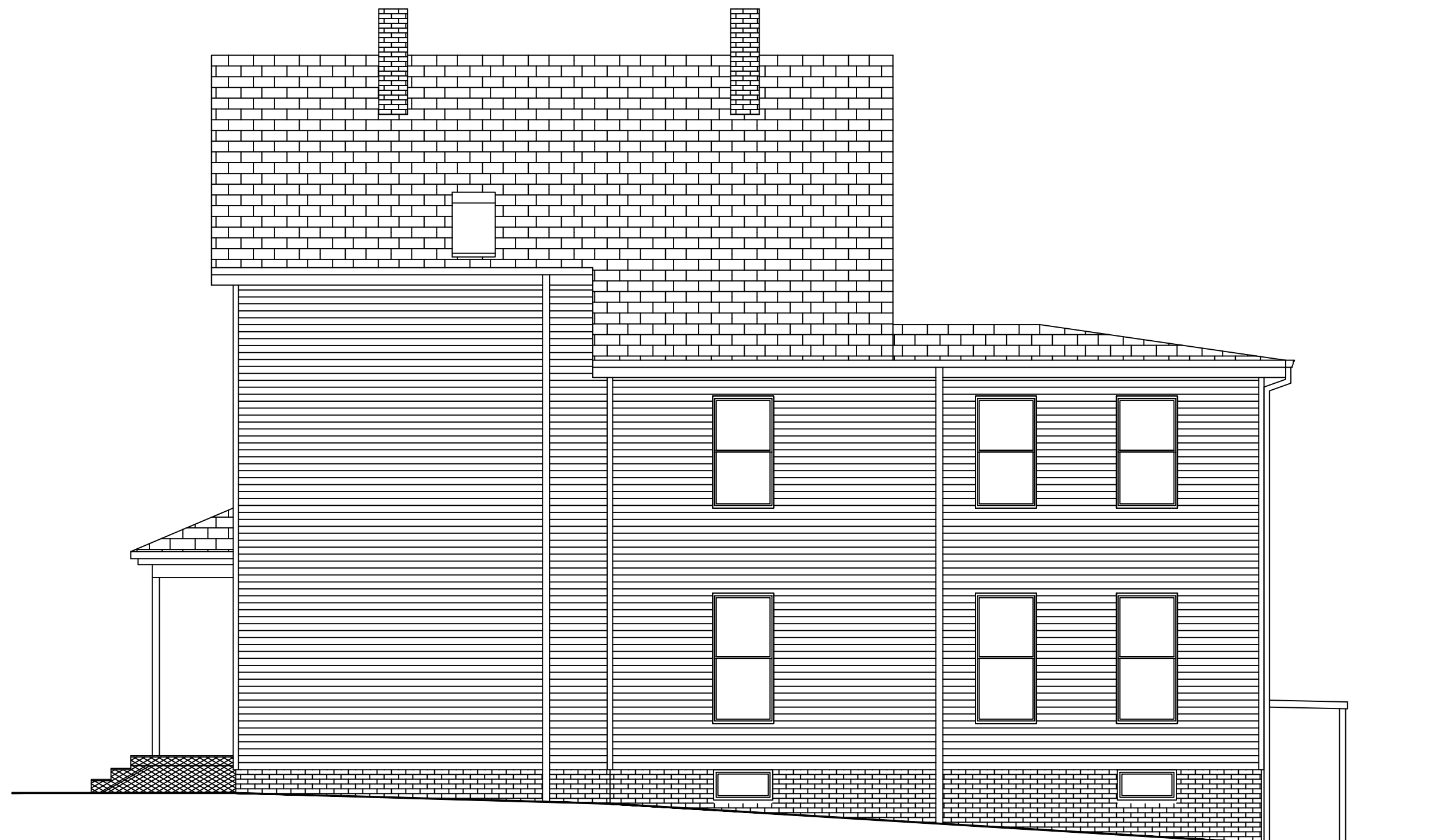
**EXISTING
PLANS**

EX-100

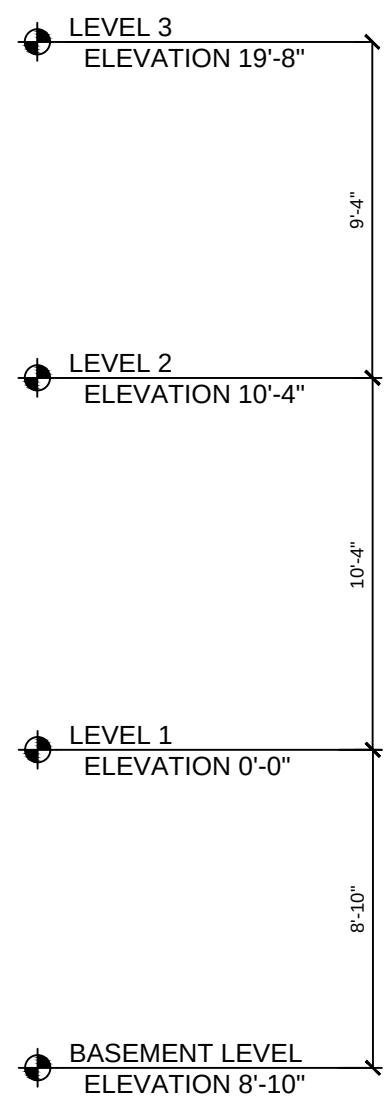
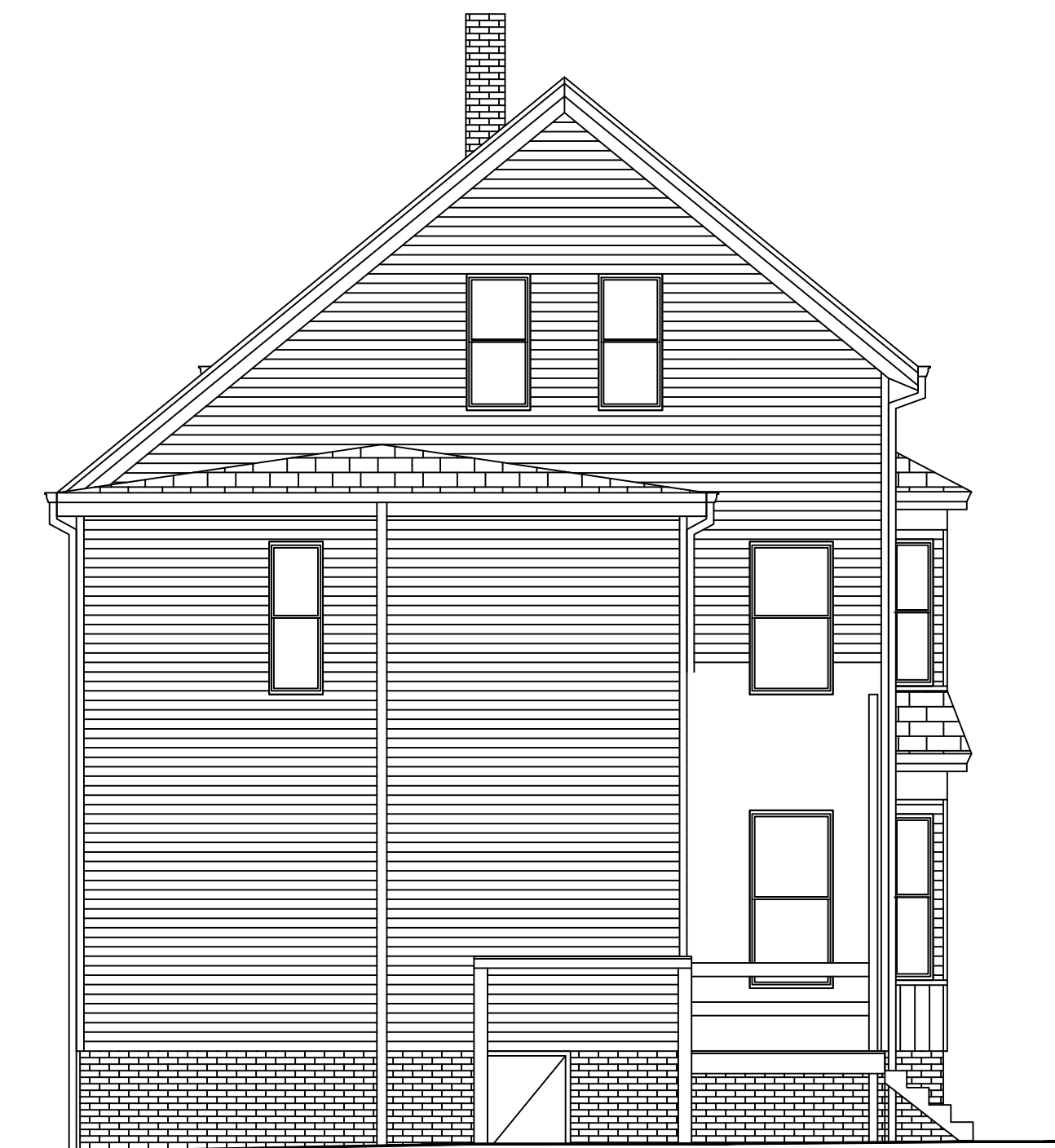
14009_142 Holland- Maher



1 NORTH ELEVATION
A301 Scale: 3/16"=1'-0"



2 WEST ELEVATION
A301 Scale: 3/16"=1'-0"



3 SOUTH ELEVATION
A301 Scale: 3/16"=1'-0"



4 EAST ELEVATION
A301 Scale: 3/16"=1'-0"

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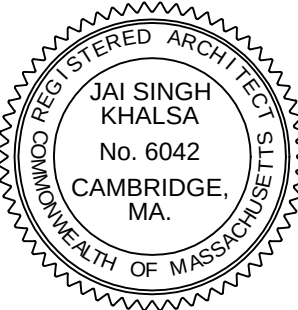


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Scale

REVISIONS

No.	Description	Date

EXISTING
ELEVATIONS

EX-300

14009_142 Holland- Maher

TE. OVER HEAD WIRES
ADJACENT ABUTTING LOT

ZONING NOTES

4.4.1. Alteration, Reconstruction, Extension, or Structural Change to a Nonconforming Structure.

Note—§ 4.4.1 was retitled by Ordinance 1991-1 on January 10, 1991.

As provided in M.G.L. c.40A, § 6, as amended, the alteration, reconstruction, extension or structural change to a nonconforming single or two-family residential structure shall not be considered an increase in the nonconforming nature of the structure and shall be permitted as a matter of right upon a determination by the building inspector or the Zoning Administrator under the following circumstances:

- (i) Alteration, reconstruction, extension, or structural change to a one- or two-family structure that complies with the dimensional requirements of the zoning ordinance in effect at the time of the application, but is located on a lot with insufficient area, and provided any such alteration, reconstruction, extension or structural change remains in compliance with all current dimensional requirements and does not increase the Gross Floor Area (GFA) of the dwelling by more than twenty-five percent (25%). For the purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the effective date of this ordinance.
- (ii) Alteration, reconstruction, extension or structural change to a nonconforming one- or two-family structure not affecting the nonconforming aspect of the one- or two-family structure and where the alteration, reconstruction, extension, or structural change will comply with all current dimensional requirements of the zoning ordinance, and provided any such alteration, reconstruction, extension or structural change does not increase the Gross Floor Area of the dwelling by more than twenty-five percent (25%). For the purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the effective date of this ordinance.

GFA CHART

	EXISTING	ADDED	PROPOSED
BASEMENT	1132 SF	123 SF	1255 SF
FIRST FLOOR	1132 SF	123 SF	1255 SF
SECOND FLOOR	1132 SF	123 SF	1255 SF
THIRD FLOOR	733 SF	410 SF	1143 SF
TOTAL	4129 SF	779 SF	4908 SF

<25%

1 SITE PLAN
Scale: 3/16"=1'-0"

AREA
20'-0"

4,155 S.F. ±

ROOF PEAK
ELEVATION 112.3'

EXISTING
DWELLING

#142

1ST FLOOR
ELEVATION 96.76'

2.1'

LEGEND

LANDSCAPE
AREA

PERVIOUS
PAVERS

ZONING CHART

RC ZONE	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	7500 SF	4155 SF	4155 SF
LOT AREA/DU	875 SF/DU=4.7 DU	2077 SF/DU @ 2DU	1385 SF/DU @ 3DU
FAR	2 8310 SF	0.76 3178 SF	1.04 4314 SF
LANDSCAPE AREA	25% 1038 SF	44.6% 1854SF	31% 1290 SF
MAX HEIGHT	3 ST/40'-0"	2.5 ST/ 36' - 4"	3 ST/ 36' - 4"
FRONT SETBACK	15'-0"	VARIES 13.72' MIN	VARIES 13.72' MIN
LEFT SIDE SETBACK	8' SUM 17'	VARIES 15' MIN	VARIES 15' MIN
RIGHT SIDE SETBACK	9' SUM 17'	VARIES 2.1' MIN	VARIES 2.1' MIN
REAR SETBACK	20'-0"	VARIES 19.6' MIN	VARIES 19.6' MIN
FRONTAGE	50'-0"	45.04'	45.04'
PARKING		1	3
PERVIOUS AREA	30% 1246 SF	44.6% 1854SF	40.6% 1691 SF

10.17' FND

N/F
WARD

BK 8785 PG 107

PROJECT NAME
14009_HOLLAND-MAHER

PROJECT ADDRESS
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Somerville, MA

CLIENT
James Maher

ARCHITECT
KHALSA DESIGN INC.

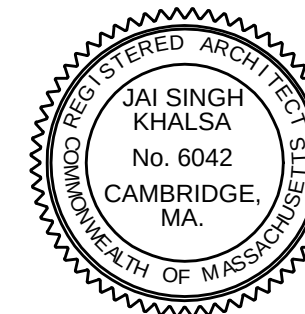


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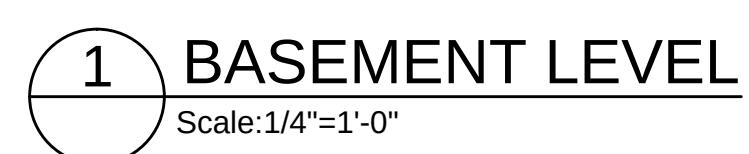
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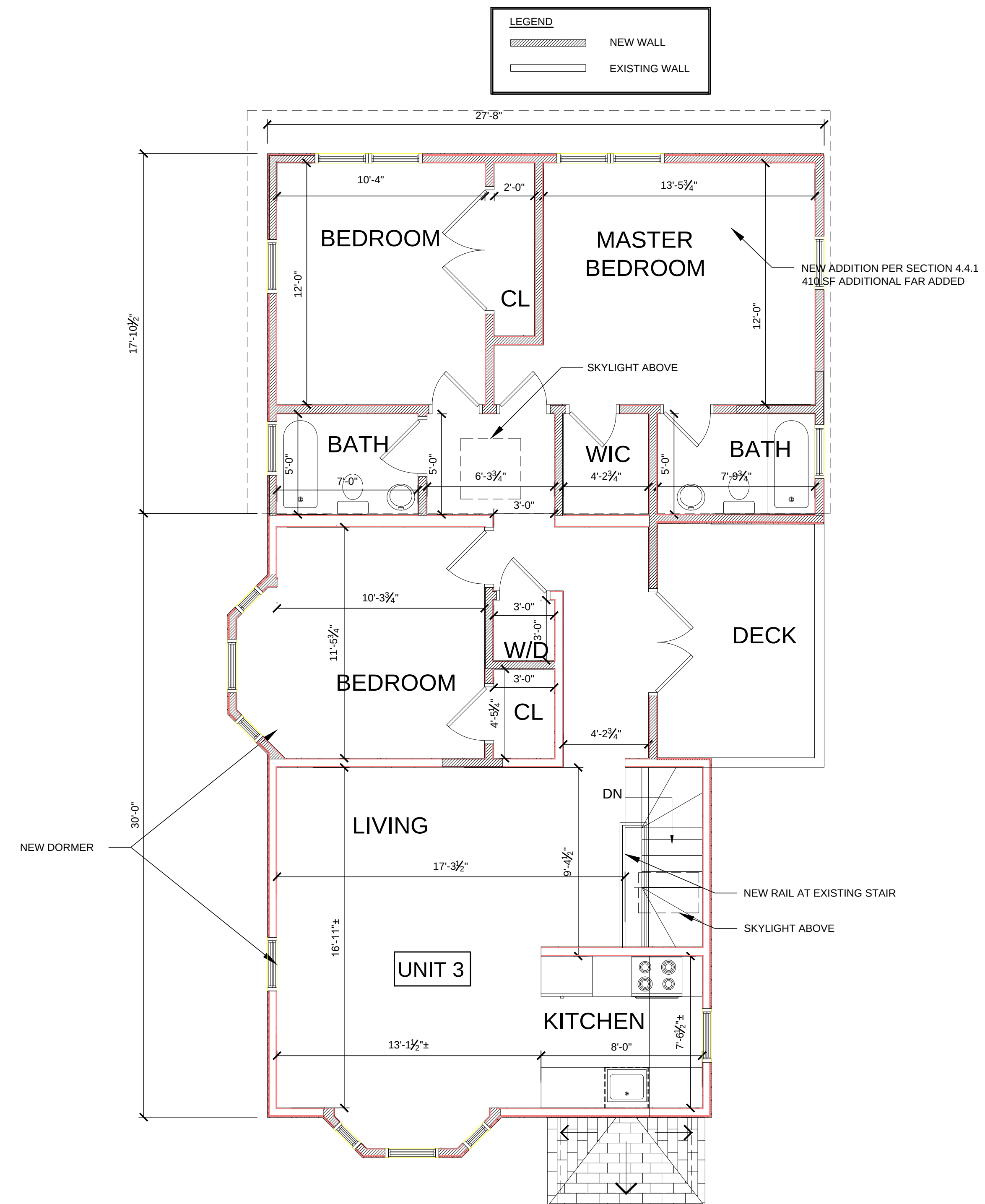
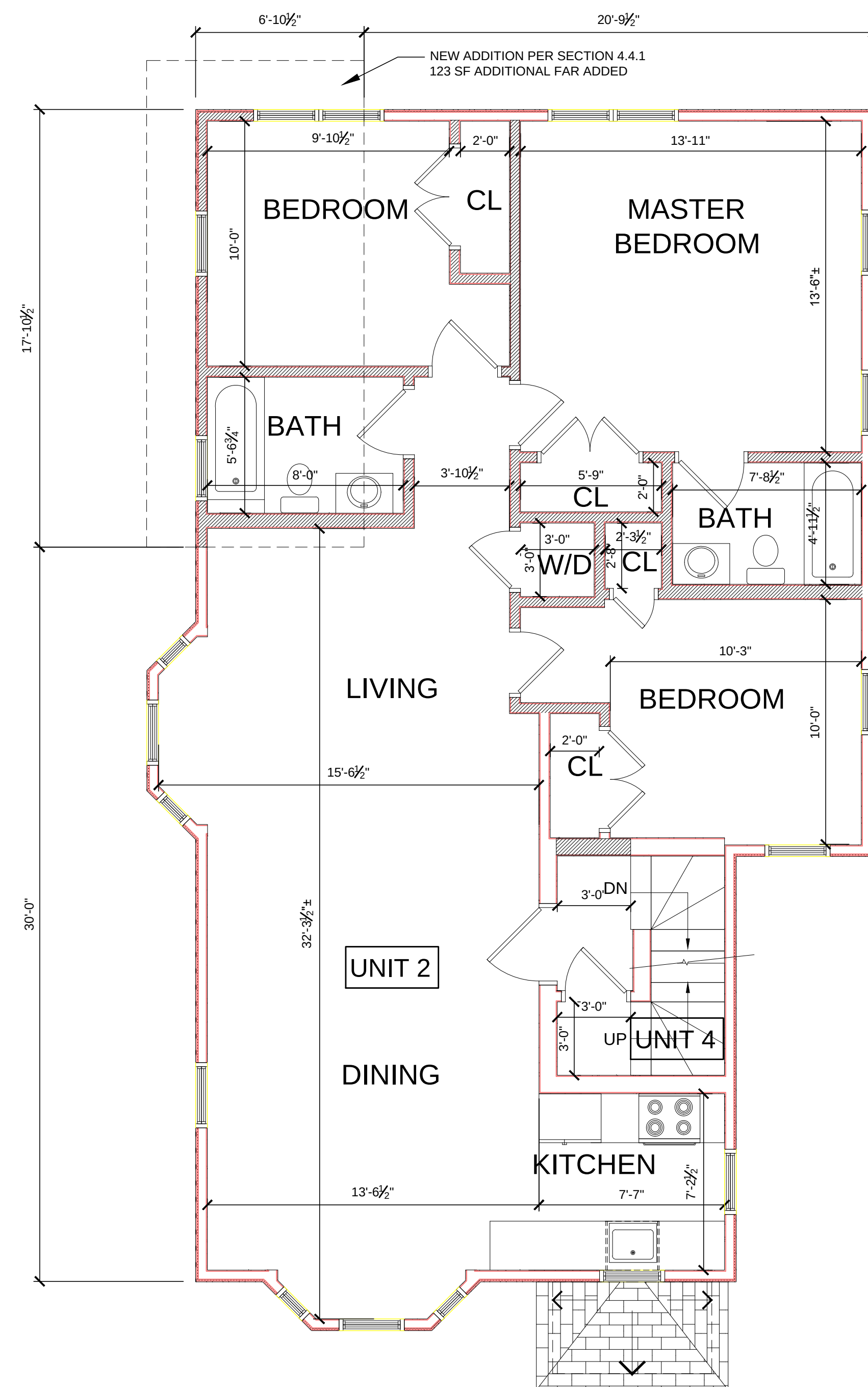
SITE PLAN & ZONING
REVIEW

A-010

14009_142 Holland- Maher



A-100
14009 142 Holland- Maher



PROJECT NAME
14009_HOLLAND-MAHER

PROJECT ADDRESS
142 Holland St., Somerville, MA

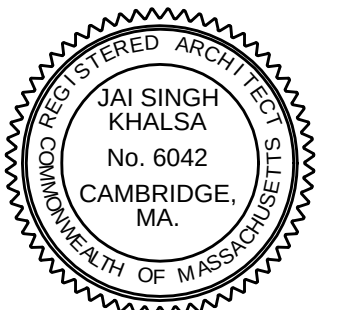
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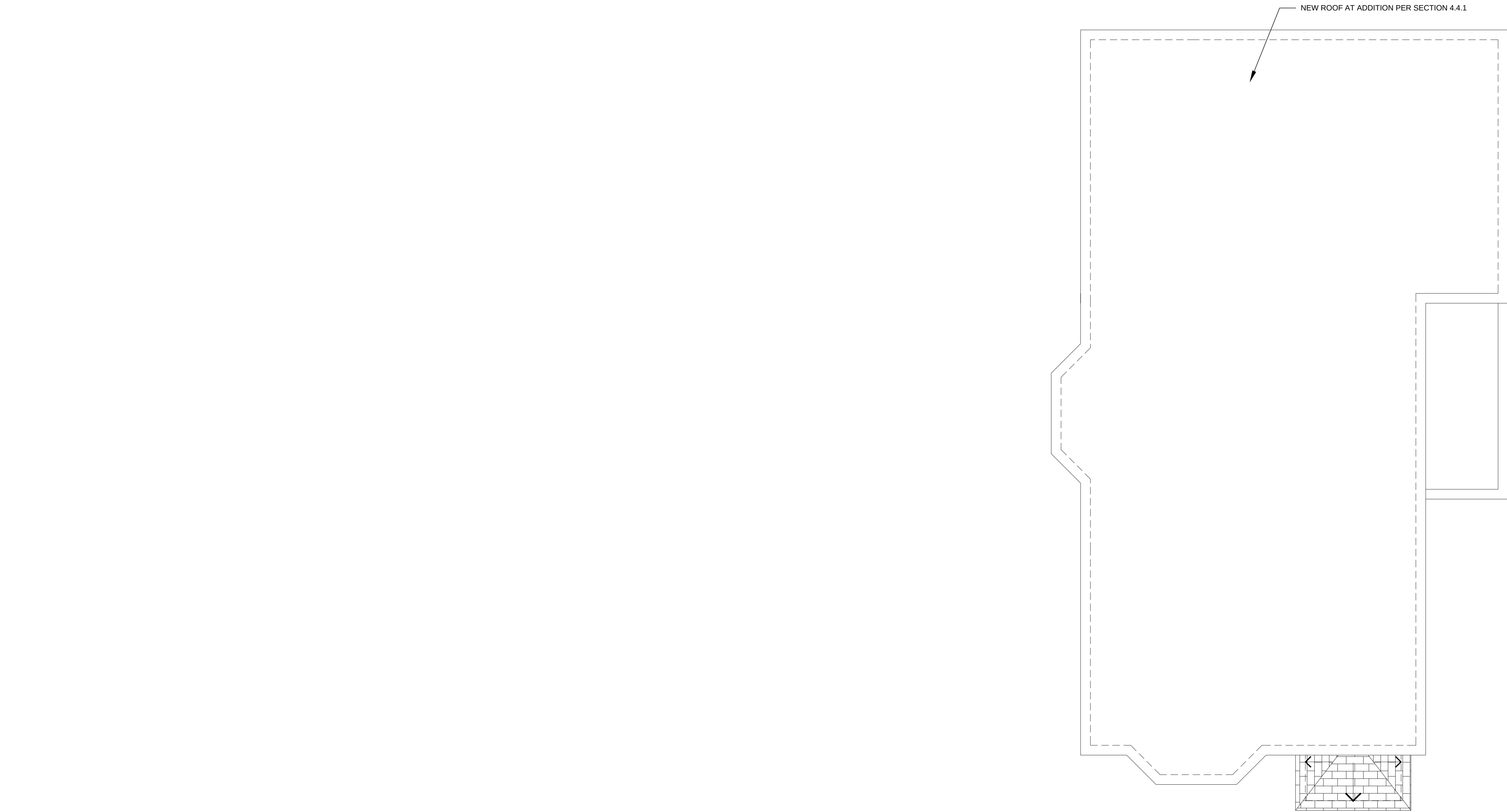
REVISIONS

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SECOND&THIRD
FLOOR

A-101

14009_142 Holland- Maher



5 ROOF
Scale: 1/4" = 1'-0"

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Somerville, MA

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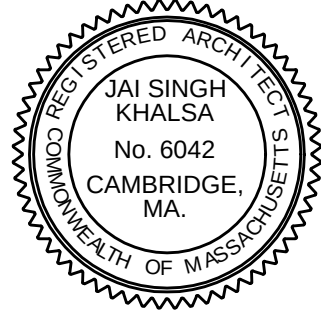


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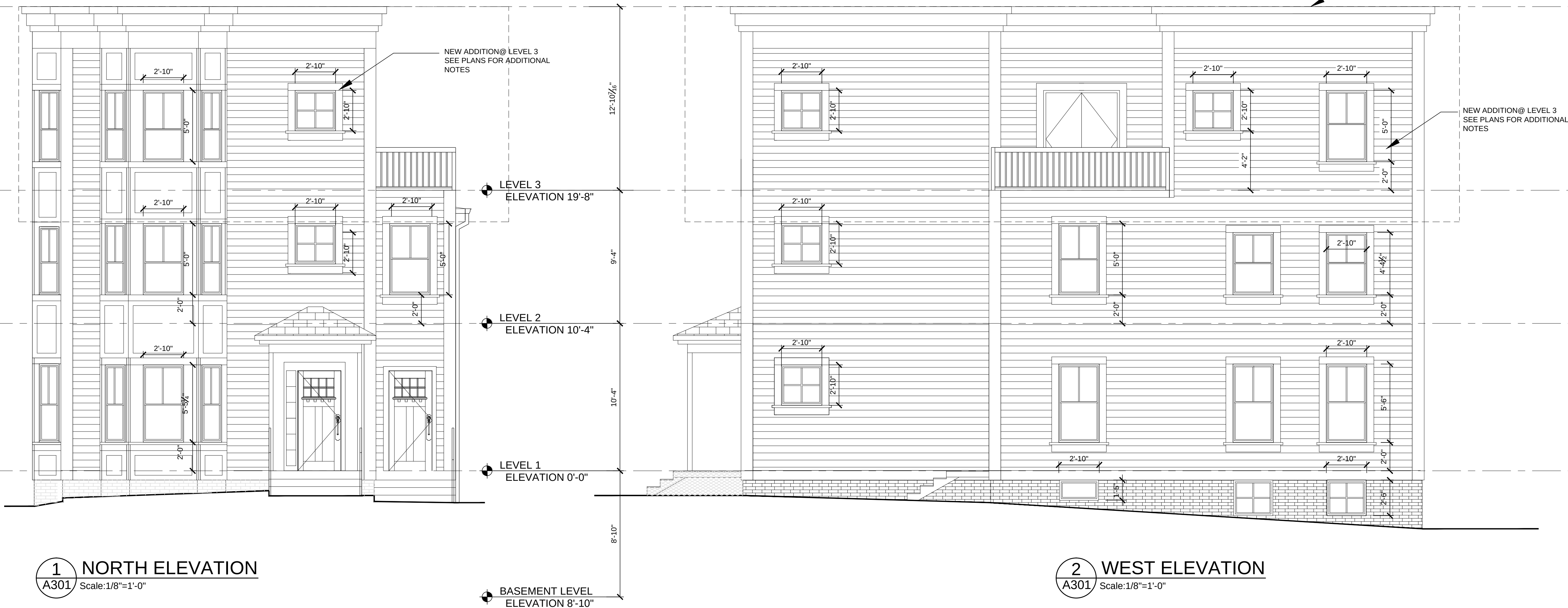
REVISIONS

No.	Description	Date

ROOF
PLAN

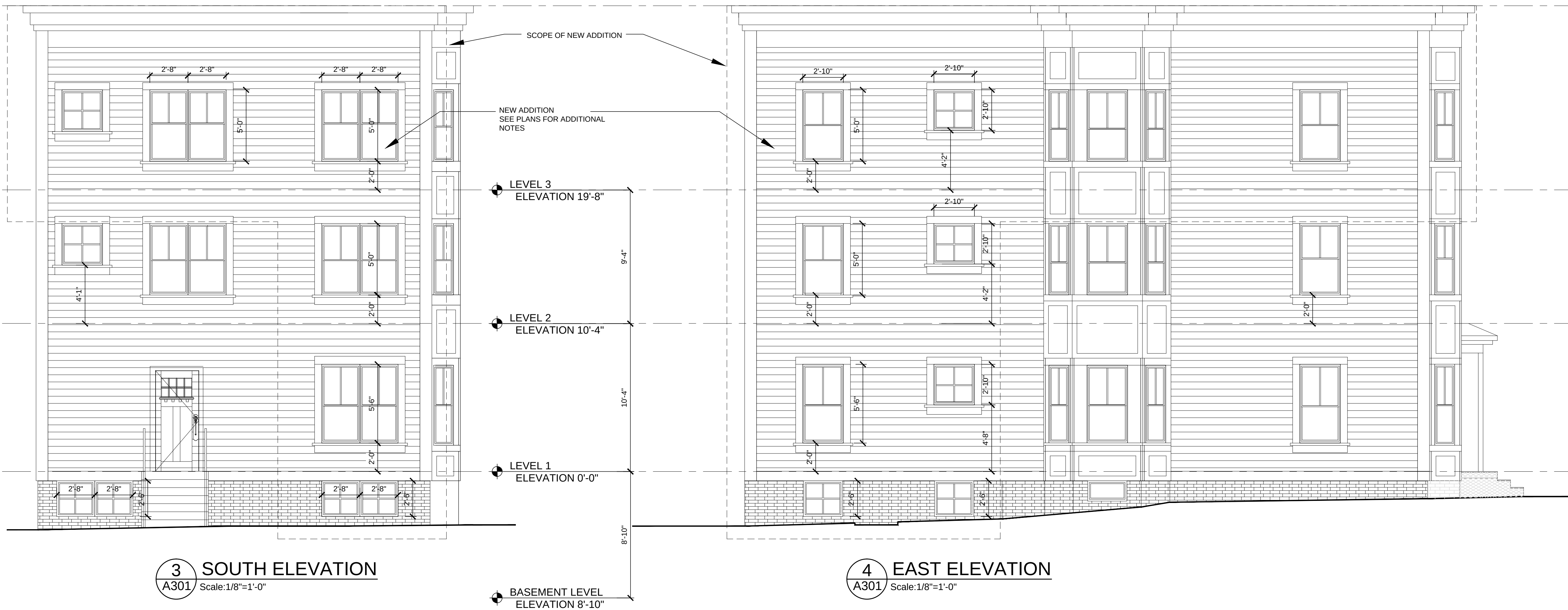
A-102

14009_142 Holland- Maher



1 NORTH ELEVATION
A301 Scale: 1/8"=1'-0"

2 WEST ELEVATION
A301 Scale: 1/8"=1'-0"



3 SOUTH ELEVATION
A301 Scale: 1/8"=1'-0"

4 EAST ELEVATION
A301 Scale: 1/8"=1'-0"

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Somerville, MA

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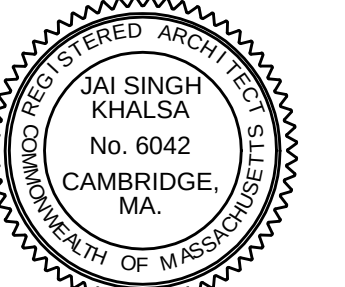


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Project number 14009
Date 10-10-2014
Drawn by CCNA
Checked by JSK
Scale

REVISIONS

No.	Description	Date

ELEVATIONS

A-300

14009_142 Holland- Maher



EXISTING



PROPOSED



EXISTING



PROPOSED

PROJECT NAME

142 HOLLAND STREET RESIDENCES

PROJECT ADDRESS

142 HOLLAND ST
SOMERVILLE MA

CLIENT

JAMES MAHER

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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

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REGISTRATION



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Scale	

REVISIONS		
No.	Description	Date

Perspectives

A-301

142 HOLLAND STREET RESIDENCES