

DWG	NAME	DATE
A-000	COVER SHEET	7.21.16
C-0	18 KENT EXISTING SITE PLAN	10.1.14
C-0	20 KENT EXISTING SITE PLAN	10.1.14
C-100	UTILITY & GRADING PLAN	7.20.16
C-200	SPECIAL PERMIT DETAILS	7.20.16
L-1	LANDSCAPE PLAN	7.11.16
A-020	ARCHITECTURAL SITE PLAN	7.21.16
AV-0	EXISTING IMAGES	7.21.16
A-100	BASEMENT & 1ST FLOOR PLANS	7.21.16
A-101	2ND & 3RD FLOOR PLANS	7.21.16
A-300	EXTERIOR ELEVATIONS	7.21.16
A-301	EXTERIOR ELEVATIONS	7.21.16
AV-1	PERSPECTIVE VIEWS	7.21.16
SS	SHADOW STUDY	7.21.16



# 18|20 KENT COURT

## ZBA SUBMISSION 7-21-16

LOCUS MAP



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

CLIENT  
**KEITH GLOVER**  
21 VILLAGE ST.  
SOMERVILLE, MA 02143

CIVIL ENGINEER  
**DESIGN CONSULTANTS, INC.**  
120 MIDDLESEX AVE. SUITE 20  
SOMERVILLE, MA 02145  
T:(617)-776-3350

LANDSCAPE  
**BLAIR HINES DESIGN ASSOCIATES**  
318 HARVARD STREET SUITE 25  
BROOKLINE, MA 02446  
T:(617)-735-1180

PROJECT NAME

18 | 20 Kent Court

PROJECT ADDRESS

18/20 Kent Court,  
Somerville MA 02143

CLIENT

KRYPTON 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	15013
Date	07-21-2016
Drawn by	NA
Checked by	JSK-WC
Scale	

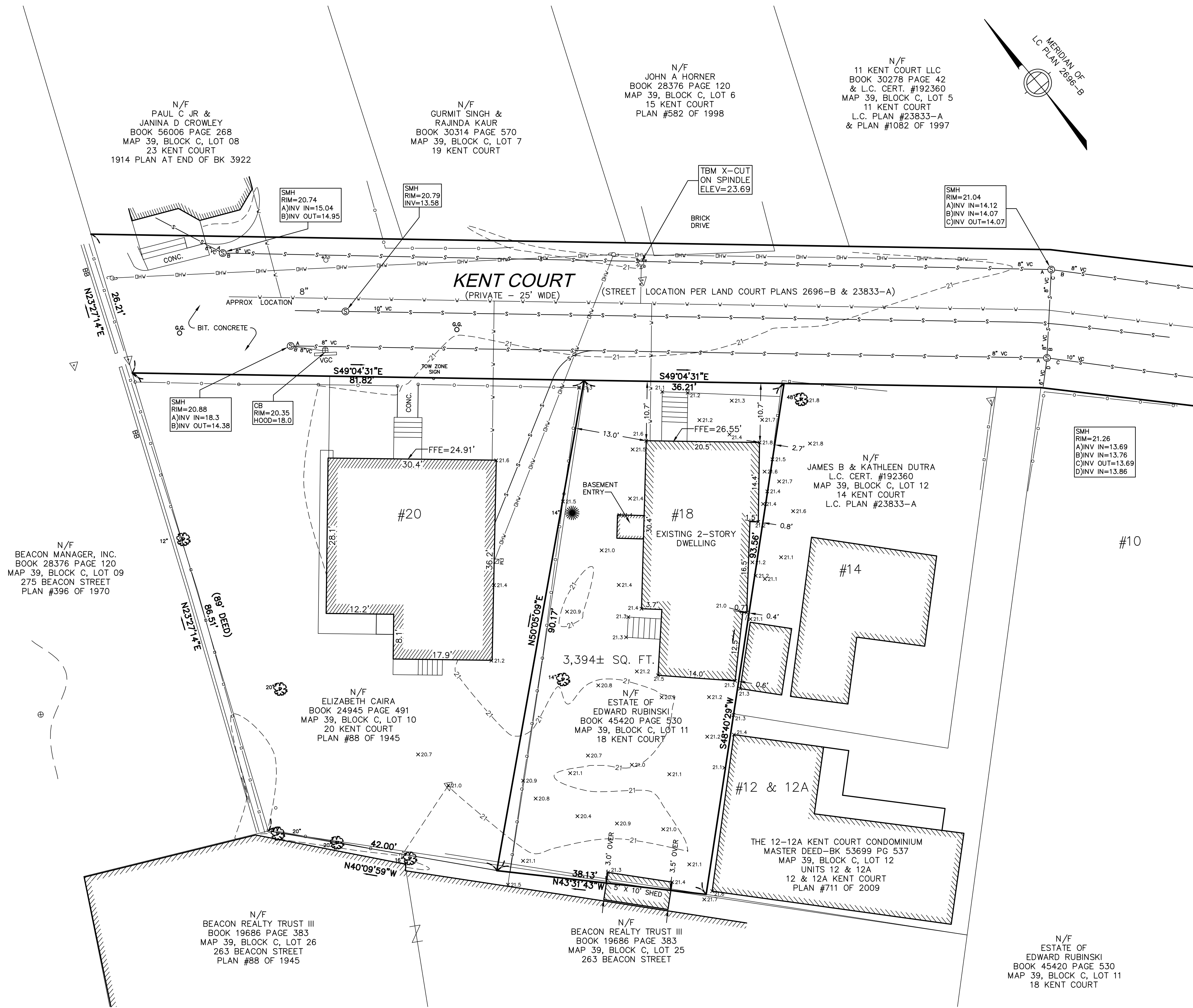
REVISIONS		
No.	Description	Date
1	5 Unit/ADA	2016.06.23

Cover sheet

A-000

18 | 20 Kent Court





- LEGEND**
- UTILITY POLE
  - FIRE HYDRANT
  - WATER SHUT OFF
  - WATER GATE
  - GAS GATE
  - GAS METER
  - CATCH BASIN (CB)
  - SIGN
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - SEWER MANHOLE (SMH)
  - SEWER LINE
  - WATER LINE
  - OVERHEAD WIRES
  - GAS LINE
  - DRAIN LINE
  - STOCKADE FENCE
  - CHAIN LINK FENCE
  - VERTICAL GRANITE CURB
  - BITUMINOUS BERM
  - BITUMINOUS
  - CONCRETE
  - VITRIFIED CLAY PIPE
  - INVERT
  - FINISHED FLOOR ELEVATION
  - SPOT GRADE

**NOTES**

LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES IN POSSESSION OF DESIGN CONSULTANTS INC. AS OF THIS DATE. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME. WITHIN THE PREMISES SURVEYED, CALL DIGSAFE BEFORE EXCAVATION.

ABUTTERS NAMES SHOWN HEREON WERE TAKEN FROM CITY OF SOMERVILLE ASSESSORS INFORMATION ON 2/28/14.

ELEVATIONS DEPICTED HEREON ARE ON CITY OF SOMERVILLE SEWER BASE DATUM.

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN FEBRUARY 25 & 28, 2014, BY DESIGN CONSULTANTS, INC.

P.L.S. BRIAN B. DONEGAN, P.L.S. MASS. REGISTRATION NO. 47592

DATE

**LOCUS TITLE INFORMATION**

20 KENT COURT

CURRENT OWNER: ESTATE OF EDWARD RUBINSKI

DEED REFERENCE: BK. 45420 PG. 530

ASSESSORS: PARCEL ID: MAP 39 BLOCK C LOT 10

**Design Consultants, Inc.**  
Consulting Engineers and Surveyors

120 MIDDLESEX AVENUE  
SOMERVILLE, MA 02145  
617-776-3350

68 PLEASANT STREET  
NEWMURYPORT, MA 01950  
978-358-7173

SCALE:  
HORIZ: 1" = 10'  
VERT: \_\_\_\_\_

NO.	DATE	BY	REVISIONS		

FIELD: LG  
CALCS: TNC,BD  
CHECKED: BD  
APPROVED: EJC

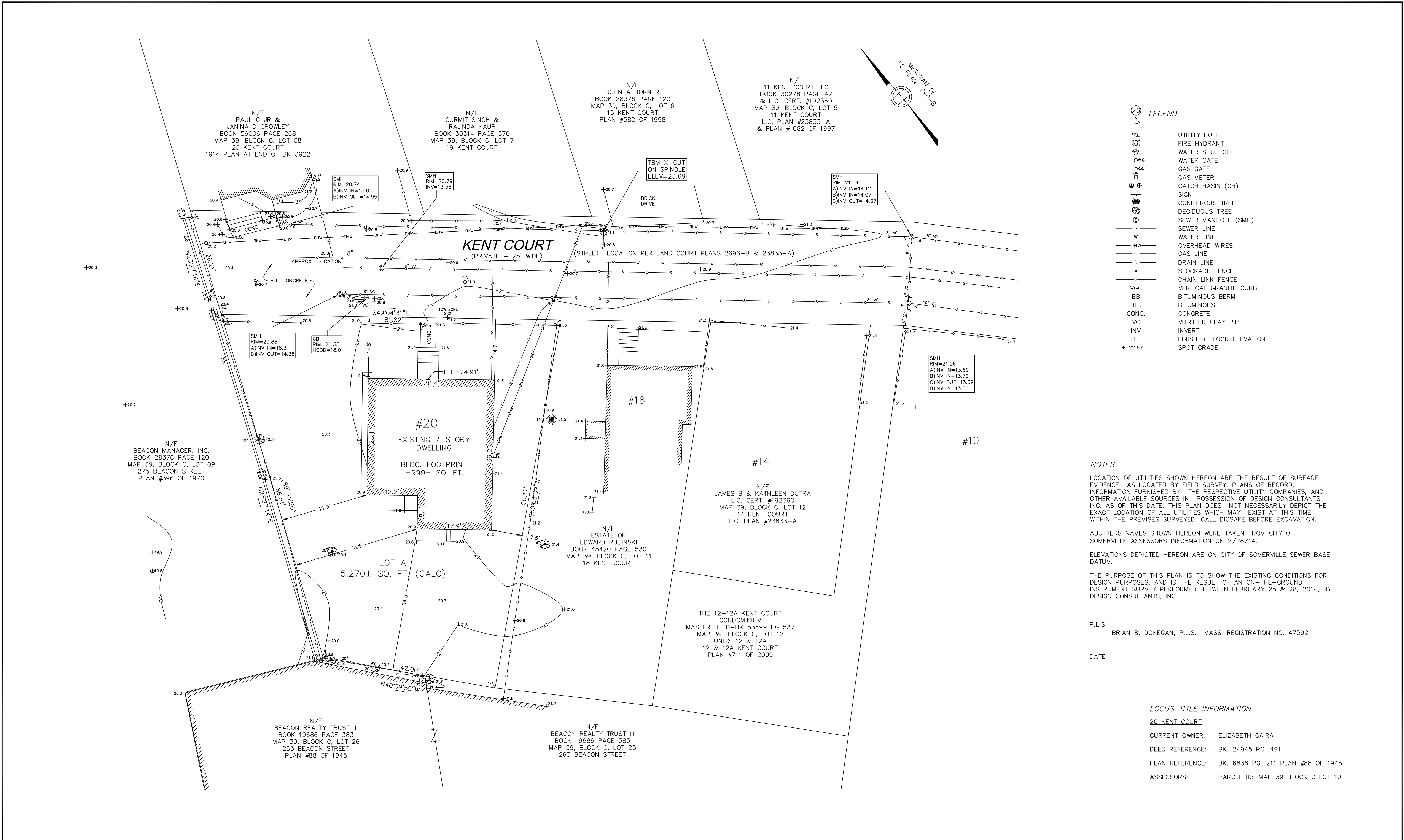
EXISTING CONDITIONS PLAN

18 KENT COURT

PLAN OF LAND IN  
SOMERVILLE, MASSACHUSETTS  
SURVEYED FOR  
DG REALTY & DEVELOPMENT

PROJECT NO.  
2014-074  
DATE: OCT. 01, 2014  
SHEET NO.  
1 OF 1





- 26 LEGEND
- UTILITY POLE
  - FIRE HYDRANT
  - WATER SHUT OFF
  - WATER GATE
  - GAS GATE
  - GAS METER
  - CATCH BASIN (CB)
  - SIGN
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - SEWER MANHOLE (SMH)
  - S
  - W
  - OHW
  - G
  - D
  - STOCKADE FENCE
  - CHAIN LINK FENCE
  - VGC
  - BB
  - BIT.
  - CONC.
  - VC
  - INV
  - FFE
  - + 22.67
- SEWER LINE  
WATER LINE  
OVERHEAD WIRES  
GAS LINE  
DRAIN LINE  
VERTICAL GRANITE CURB  
BITUMINOUS BERM  
BITUMINOUS  
CONCRETE  
VITRIFIED CLAY PIPE  
INVERT  
FINISHED FLOOR ELEVATION  
SPOT GRADE

NOTES

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ABUTTERS NAMES SHOWN HEREON WERE TAKEN FROM CITY OF SOMERVILLE ASSESSORS INFORMATION ON 2/28/14.

ELEVATIONS DEPICTED HEREON ARE ON CITY OF SOMERVILLE SEWER BASE DATUM.

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN FEBRUARY 25 & 28, 2014, BY DESIGN CONSULTANTS, INC.

P.L.S. BRIAN B. DONEGAN, P.L.S. MASS. REGISTRATION NO. 47592

DATE

LOCUS TITLE INFORMATION

20 KENT COURT  
CURRENT OWNER: ELIZABETH CAIRA  
DEED REFERENCE: BK. 24945 PG. 491  
PLAN REFERENCE: BK. 6836 PG. 211 PLAN #88 OF 1945  
ASSESSORS: PARCEL ID: MAP 39 BLOCK C LOT 10

Design Consultants, Inc.  
Consulting Engineers and Surveyors

120 MIDDLESEX AVENUE  
SOMERVILLE, MA 02145  
617-776-3350

68 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-358-7173

SCALE:  
HORIZ: 1"= 10'  
VERT: \_\_\_\_\_

NO.	DATE	BY	REVISIONS		

FIELD: LG  
CALCS: TNC,BD  
CHECKED: BD  
APPROVED: EJC

EXISTING CONDITIONS PLAN

20 KENT COURT

PLAN OF LAND IN  
SOMERVILLE, MASSACHUSETTS  
SURVEYED FOR  
KEITH GLOVER & LENORE HILL

PROJECT NO.  
2014-013  
DATE: MAR. 12, 2014  
SHEET NO.  
1 OF 1



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.

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 LOCATION 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 UTILITIES COMPANIES.
2. 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.
3. 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 PART OF DIG-SAFE. CONTACT THE CITY OF SOMERVILLE FOR THE MARKING OF SOMERVILLE MUNICIPAL UTILITIES.
4. 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.
5. ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. CUTTING AND CAPPING OF DESIGNATED WATER AND SEWER SERVICES SHALL OCCUR 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.
6. FINAL DEMARCATION POINTS FOR GAS, ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICE ENTRANCES ARE SUBJECT TO APPROVALS OF EACH PROVIDER.
7. 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.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
9. NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY CITY OF SOMERVILLE.
10. TEST PITS SHALL BE REQUIRED TO DETERMINE SUBSURFACE SOILS AND ESTABLISH MEAN HIGH GROUNDWATER ELEVATION PRIOR TO ORDERING AND INSTALLATION OF STORMWATER MANAGEMENT SYSTEM COMPONENTS. ADJUSTMENTS TO SYSTEM MAY BE REQUIRED PER TEST RESULTS.
11. 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.
12. CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND SEWER SYSTEMS. A DYE TEST SHALL BE PERFORMED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
13. PRIOR TO CONSTRUCTION OF NEW SANITARY SEWER AND STORM DRAIN LINES, CONTRACTOR SHALL 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.
14. 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 BE FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
15. TRENCH AREAS FOR THE CONSTRUCTION OF THE UNDERGROUND UTILITIES ARE TO BE REPAIRED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SAW-CUT AND THE NEW PATCHING MATERIAL SHALL BE PROPERLY SEALED IN ACCORDANCE WITH THE CITY OF SOMERVILLE MUNICIPAL STANDARDS.
16. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
17. 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'.

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

FIRE: SIZE AND MATERIAL TO MATCH PLUMBING PLANS.

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

20 KENT COURT

OWNER: KRYPTON, LLC

DEED REFERENCE: BK. 64757 PG. 308

PLAN REFERENCE: PLAN NO. 88 OF 1945

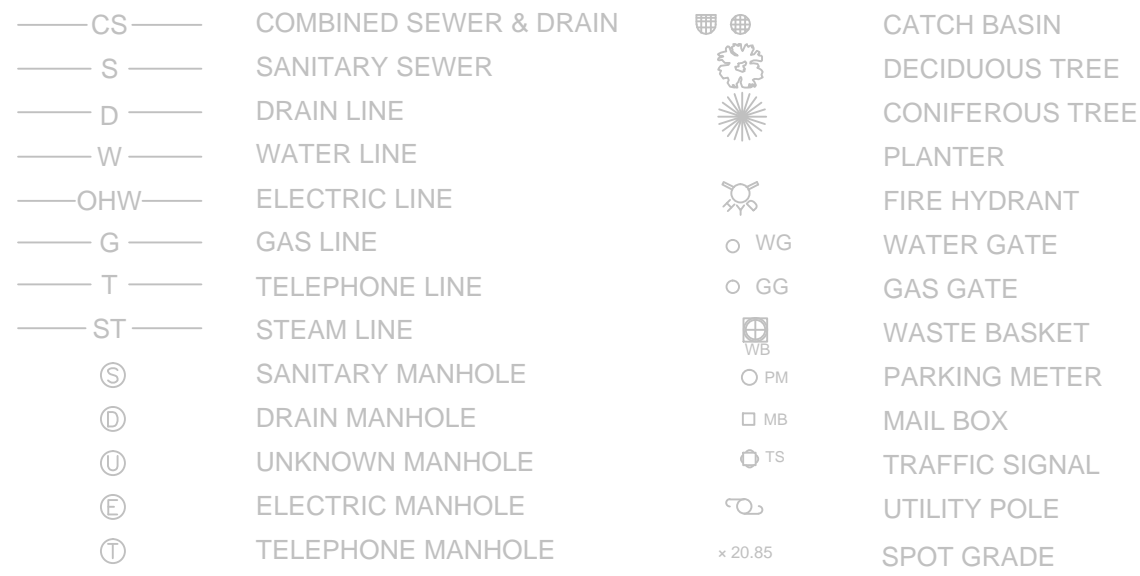
ASSESSORS: PARCEL ID: MAP 39, BLOCK C, LOT 10

OWNER: LOIS LANE, LLC

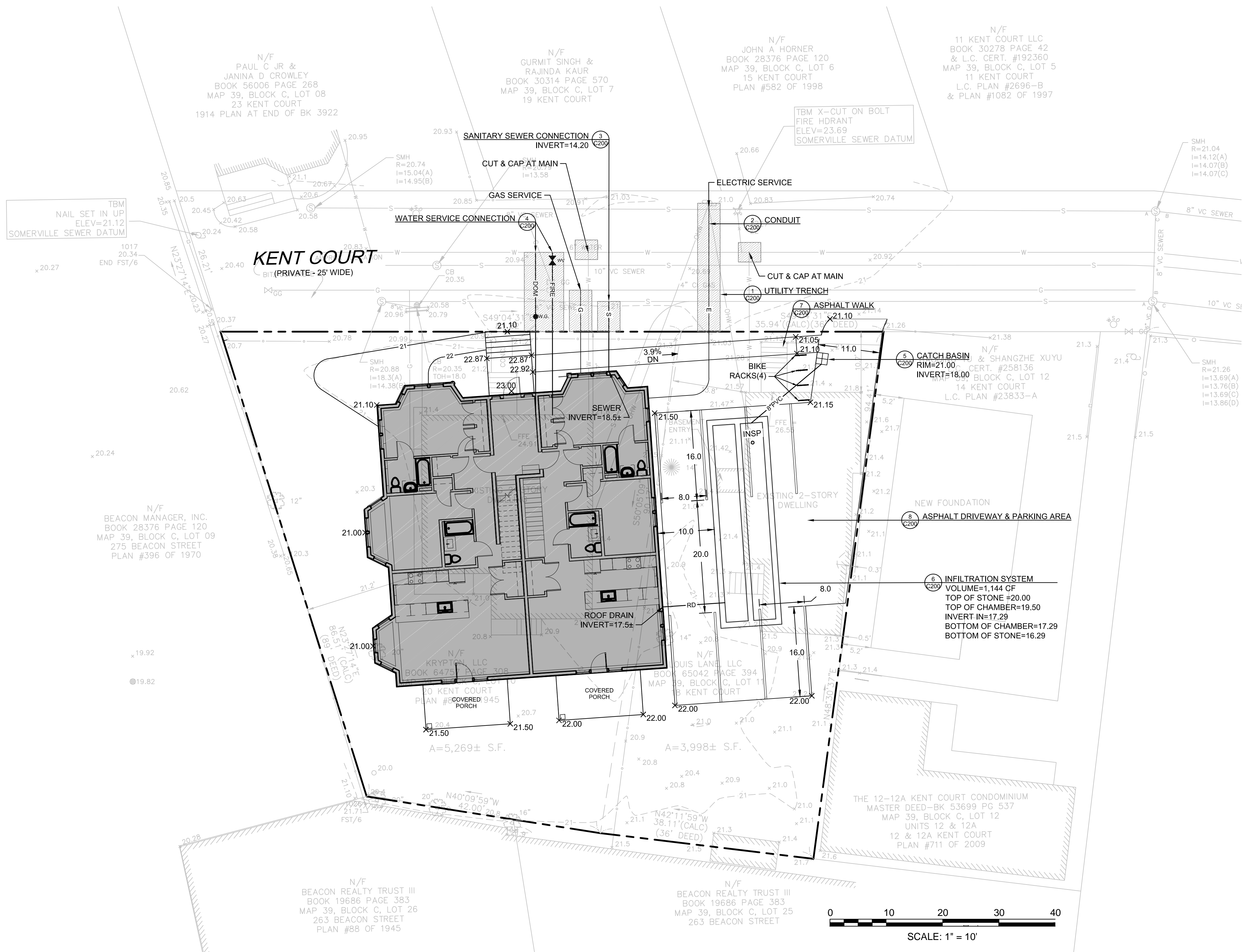
DEED REFERENCE: BK. 65042 PG. 394

ASSESSORS: PARCEL ID: MAP 39, BLOCK C, LOT 11

EXISTING:



WV	W.G.	WATER GATE
G.G.		GAS GATE
TP		TEST PIT
□		STOCKADE
S		SEWER LINE
GAS		GAS LINE
DOM		DOMESTIC WATER LINE
FIRE		FIRE SUPPRESSION LINE
ETC		ELECTRIC, TEL. & CABLE LINE
D		DRAIN LINE
+ 16.38		SPOT GRADE
32		DIRECTION OF DRAINAGE FLOW
TC,BC		
TW,BW		
INSP		
○		



NORTH-



**DEVELOPER:**  
KEITH GLOVER & ATILLA JAVOR  
21 VILLAGE STREET  
SOMERVILLE, MA 02143

**ARCHITECT:**  
KHALSA DESIGN INC.  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143

## PROJECT TEAM

**18 & 20 KENT COURT**  
3-STORY, 6-UNITS  
18 & 20 KENT COURT  
SOMERVILLE, MA

PROJECT INFO

[illegible]

REV	DESCRIPTION	DATE
-----	-------------	------



STAMP:

# UTILITY & GRADING PLAN

SHEET NAME:

# C100

SHT NO:

DR BY: SBS

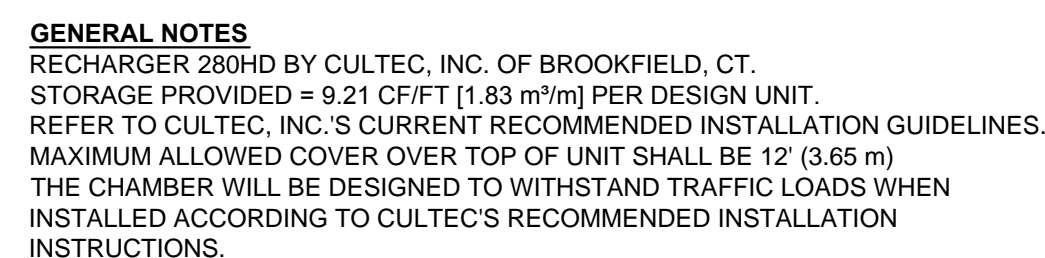
CHK BY: RLB

PROJ NO: 2016-018

DATE: JULY 20, 2016

SCALE: 1" = 10'





SCALE: N.T.S.

SCALE: N.T.S.



PLANT LIST

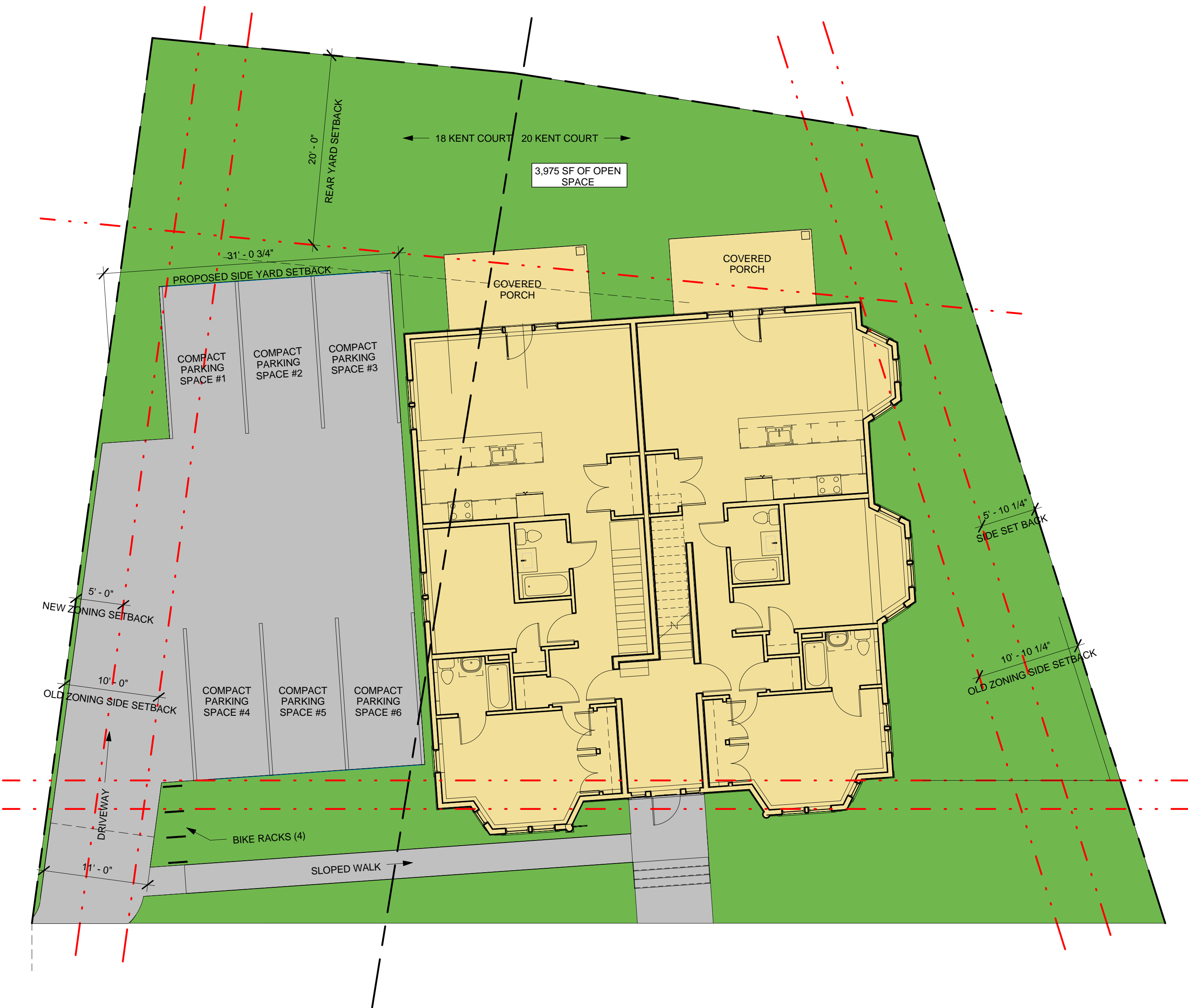
KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
CB	11	Carpinus betula 'fastigiata'	Fastigate Hornbeam	1.5-2" cal.	uniform/matching/low branching
QP	1	Quercus palustris 'Green Pillar'	Fastigate Pin Oak	2.5"-3" cal.	b&b
PF	2	Prunus sargentii 'Columnaris'	Columnar Cherry	2.5-3" cal.	b&b
TO	13	Thuja occidentalis	Emerald Green Arb.	6-7' ht.	
TP	1	Thuja plicata 'Green Giant'	Green Giant Arb.	7-8' ht.	b&b
SHRUBS					
AZ	4	Azalea 'Karen'	Evergreen Azalea	3 gal.	
KL	2	Kalmia latifolia	Mountain Laurel	18-24"	b&b
EC	2	Enkianthus campanulatus	Red Vein Enkianthus	36" ht.	
HA	29	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	36" ht. (5 gal. pot.)	
CM	14	Clematis 'Nellie Moser'	Nellie Moser Clematis	3 gal. pot.	
RC	15	Rhododendron catawbiense	Pink Variety Rhodo	36" ht.	b&b
SB	3	Spiraea bumalda 'Anthony's Waterer'	Anth. Waterer Spirea	30" ht.	
PERENNIALS/GRASSES					
AM	19	Alchemilla mollis	Ladys Mantle	2 gal.	
GM	5	Geranium macrorhizium 'Bevan's Variety'	Bevans Variety Geranium	2 gal.	
MS	6	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	2 gal.	

PLANTING NOTES

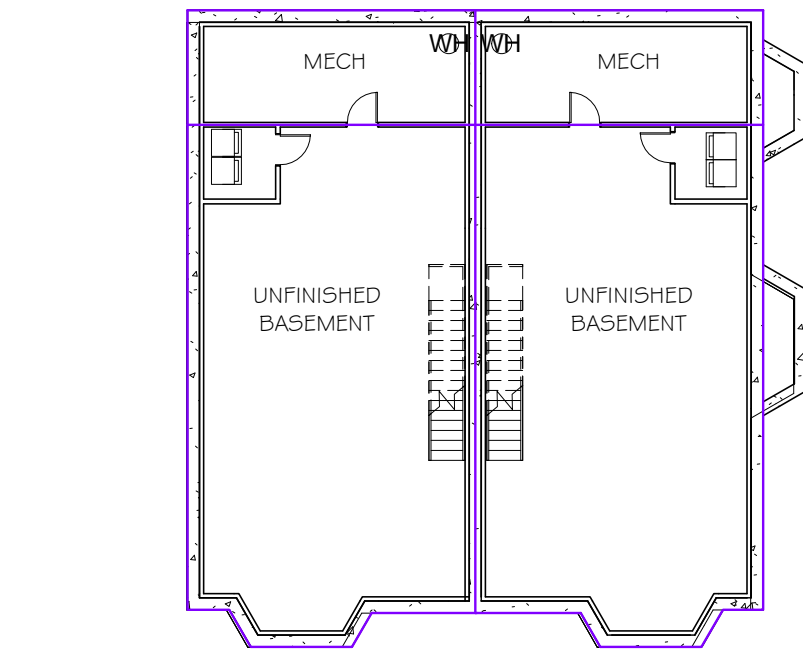
1. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
2. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
3. No substitution of plant species will be allowed without the approval of the Landscape Architect.
4. The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
5. 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.
6. No planting shall be installed before acceptance of rough grading of topsoil.
7. 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.
8. The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
9. 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.
10. '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.
11. 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.
12. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.



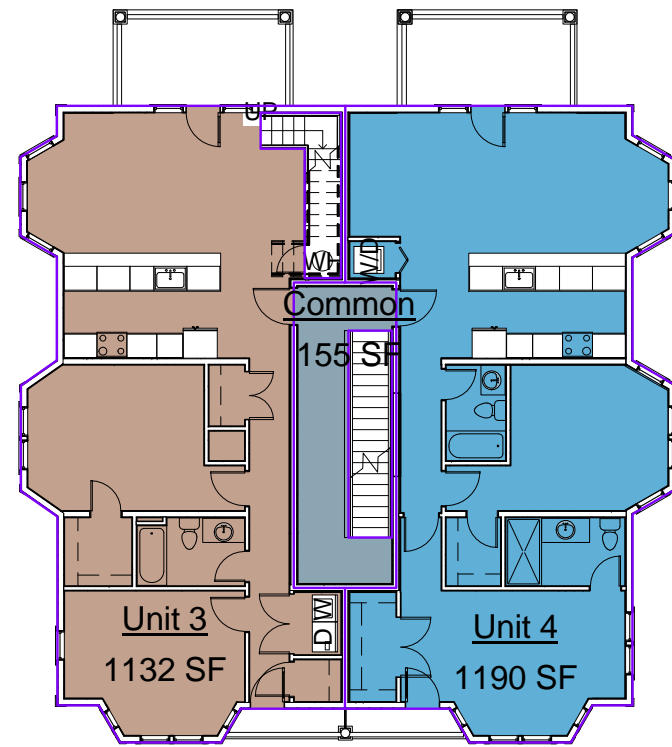




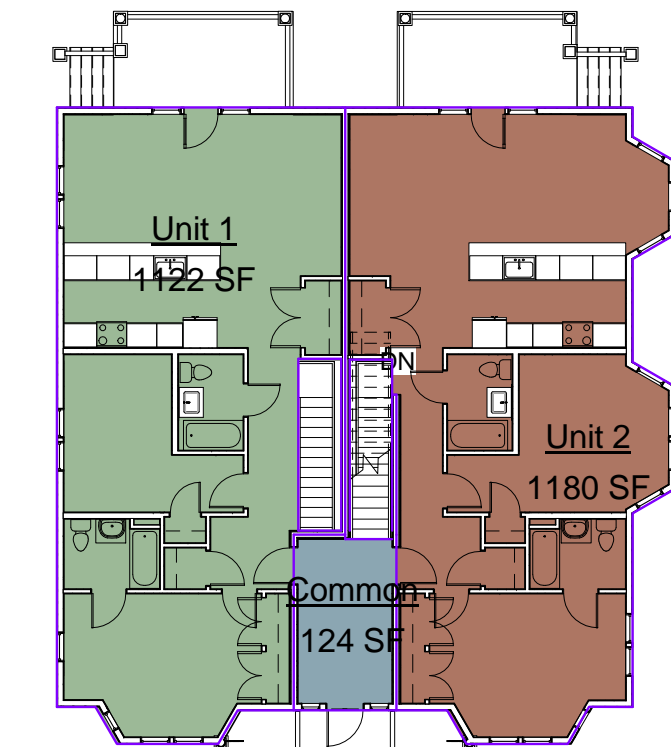
ZONING DIMENSIONAL TABLE:					
	ALLOWED / REQUIRED	EXISTING (18 KENT)	EXISTING (20 KENT)	PROPOSED	COMPLIANCE
ZONE	RC - RESIDENTIAL				
USE	VARIES	SINGLE FAMILY	SINGLE FAMILY	5 FAMILY DWELLING	COMPLIES
MIN LOT SIZE	7,500 SF	3,394 SF	5,270 SF	8,664 SF	COMPLIES
MIN LOT PER DWELLING	875 SF (6 UNITS)	768 SF	1,512 SF	1,480 (5 UNITS)	COMPLIES
MAX GROUND COVERAGE	70%	17%	19%	29%	COMPLIES
LANDSCAPE AREA	25%	45%	63%	45%	COMPLIES
MAX FLOOR AREA RATIO (FAR)	2.0	.26	.29	.85	COMPLIES
MAX BUILDING HEIGHT	3 STORIES / 40'-0"	20'-0"	20'-0"	3 STORIES / 36'-0"	COMPLIES
MIN YARD FRONT SIDE REAR	15'-0" 10'-0" 20'-0"	10'-9" 2'-6" (L) 33'-0" (R)	14'-7" 13'-0" (L) 34'-5" (R)	15'-0" 31'-10" (L) 22'-0" (R)	COMPLIES
MIN FRONTAGE	50'-0"	36'-0" +	82'-0" = 118'-0"	118'-0"	COMPLIES
PERVIOUS AREA, MIN % OF LOT	30%	45%	63%	46%	COMPLIES
PARKING REQUIREMENTS	2/ DU = 6 SPACES	2	1	6 SPACES	SP REQUIRED
BICYCLE PARKING	1 PER PARKING SPACE	UNKNOWN	UNKNOWN	4 BIKE RACKS	COMPLIES



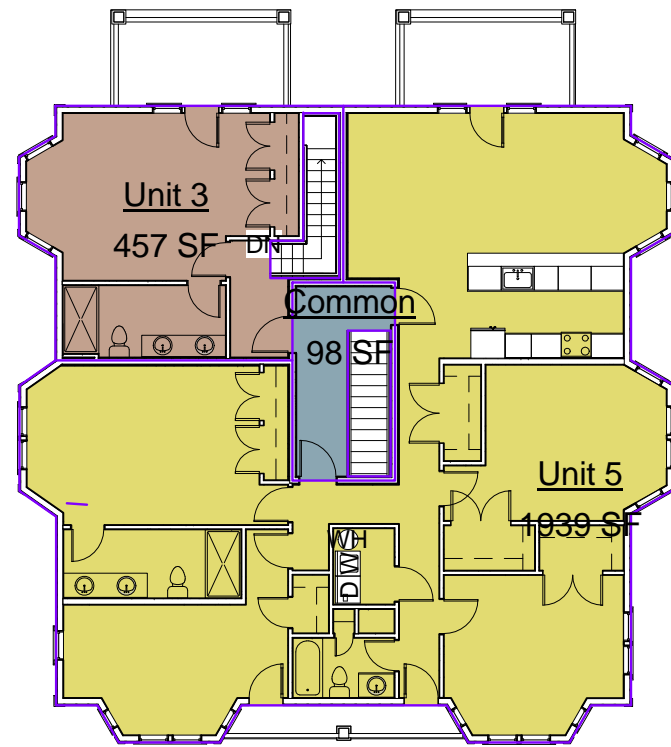
⑤ 0 - Basement  
1/16" = 1'-0"



③ 2 - 2nd Floor Level  
1/16" = 1'-0"



② 1 - 1st Floor Level  
1/16" = 1'-0"



④ 3 - 3rd Floor Level  
1/16" = 1'-0"

Area Schedule		
Name	Area	Level
Common	124 SF	1- 1st Floor Level
Common	156 SF	2 - 2nd Floor Level
Common	98 SF	3 - 3rd Floor Level
	376 SF	
Unit 1	1122 SF	1- 1st Floor Level
	1122 SF	
Unit 2	1180 SF	1- 1st Floor Level
	1180 SF	
Unit 3	1132 SF	2 - 2nd Floor Level
Unit 3	457 SF	3 - 3rd Floor Level
	1589 SF	
Unit 4	1190 SF	2 - 2nd Floor Level
	1190 SF	
Unit 5	1939 SF	3 - 3rd Floor Level
	1939 SF	
Grand total	7397 SF	

**BUILDING STATISTICS:**

TOTAL SQUARE FOOTAGE OF BUILDING = 7,397 SF  
UNIT 1 SQUARE FOOTAGE = 1,122 GSF  
UNIT 2 SQUARE FOOTAGE = 1,180 GSF  
UNIT 3 SQUARE FOOTAGE = 1,589 GSF  
UNIT 4 SQUARE FOOTAGE = 1,190 GSF  
UNIT 5 SQUARE FOOTAGE = 1,939 GSF

6 COMPACT PARKING SPOTS PROVIDED

3 STORIES PLUS BASEMENT

PROJECT NAME

**18 | 20 Kent Court**

PROJECT ADDRESS

18/20 Kent Court,  
Somerville MA 02143

CLIENT

**KRYPTON 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	15013
Date	07-21-2016
Drawn by	AB
Checked by	JSK
Scale	As indicated

**REVISIONS**

No.	Description	Date
1	5 Unit/ADA	2016.06.23

Architectural Site  
Plan

**A-020**

18 | 20 Kent Court





PROJECT NAME

18 | 20 Kent Court

PROJECT ADDRESS

18/20 Kent Court,  
Somerville MA 02143

CLIENT

KRYPTON 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

15013

Date

07-21-2016

Drawn by

AB

Checked by

JSK

Scale

REVISIONS

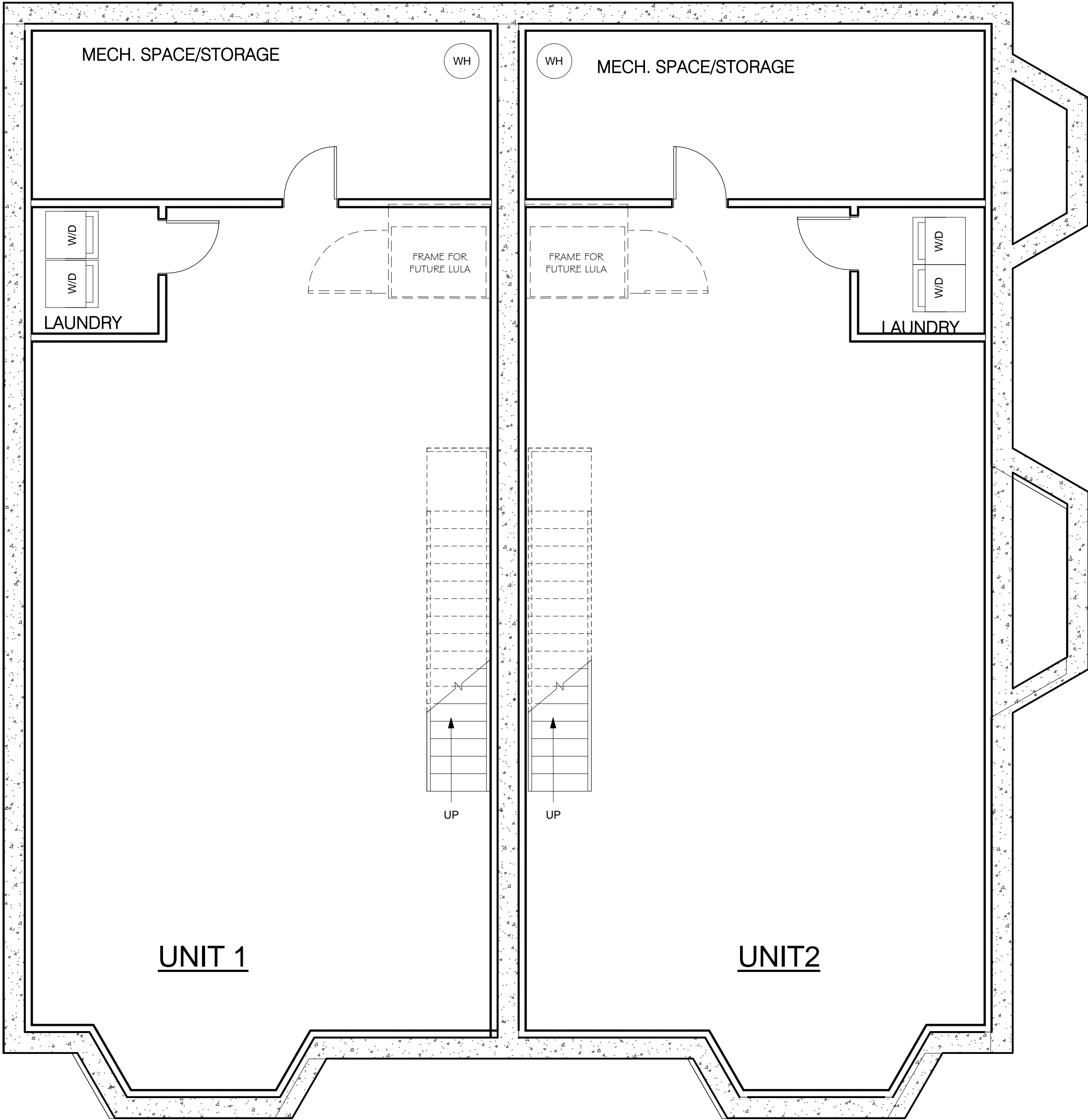
No.	Description	Date

EXISTING -  
IMAGES

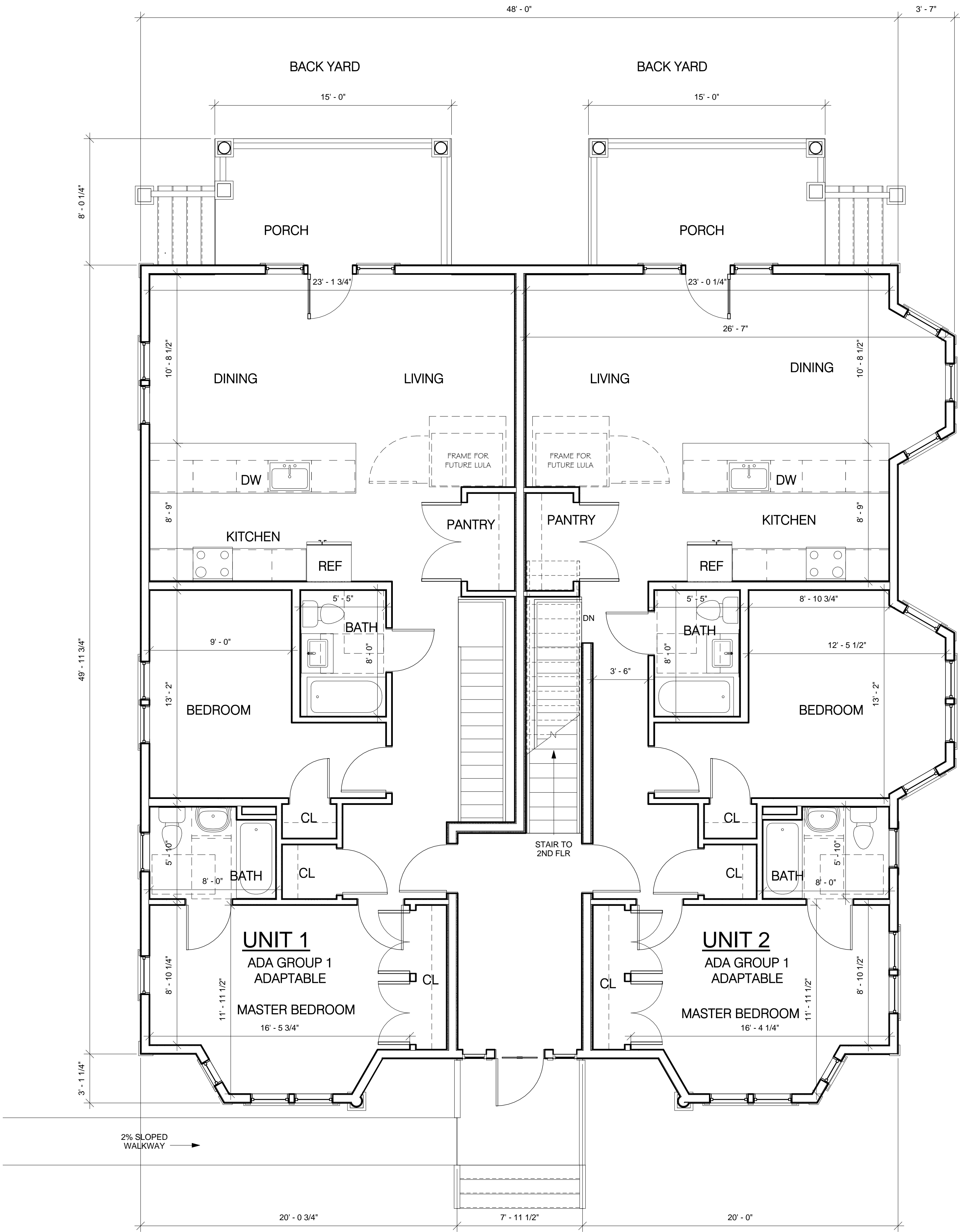
AV-0

18 | 20 Kent Court





② 0 - Basement  
1/4" = 1'-0"



① 1 - 1st Floor Level  
1/4" = 1'-0"

PROJECT NAME

18 | 20 Kent Court

PROJECT ADDRESS

18/20 Kent Court,  
Somerville MA 02143

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Project number	15013
Date	07-21-2016
Drawn by	WC
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

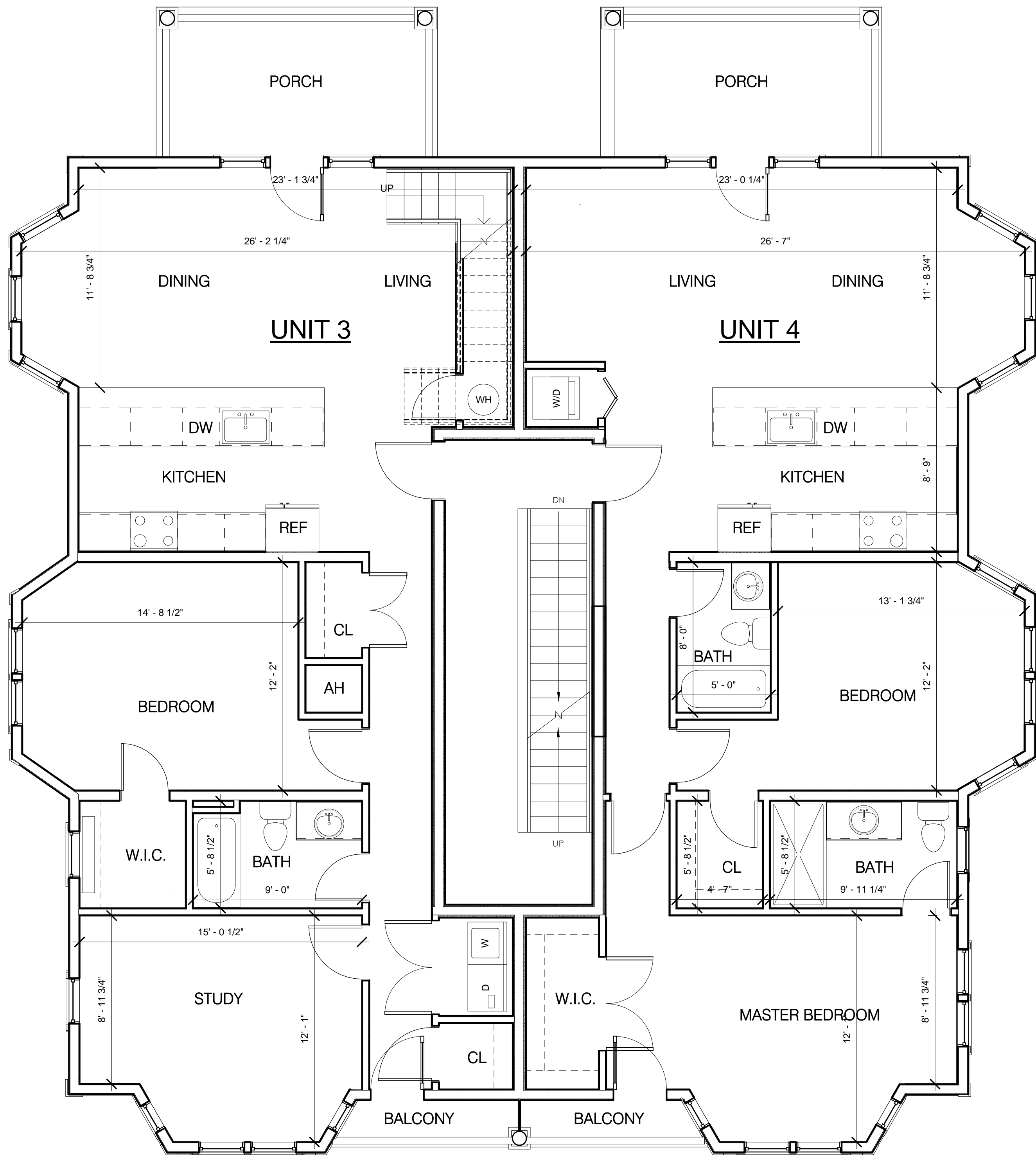
No.	Description	Date
1	5 Unit/ADA	2016.06.23

Basment & 1st  
Floor Plans

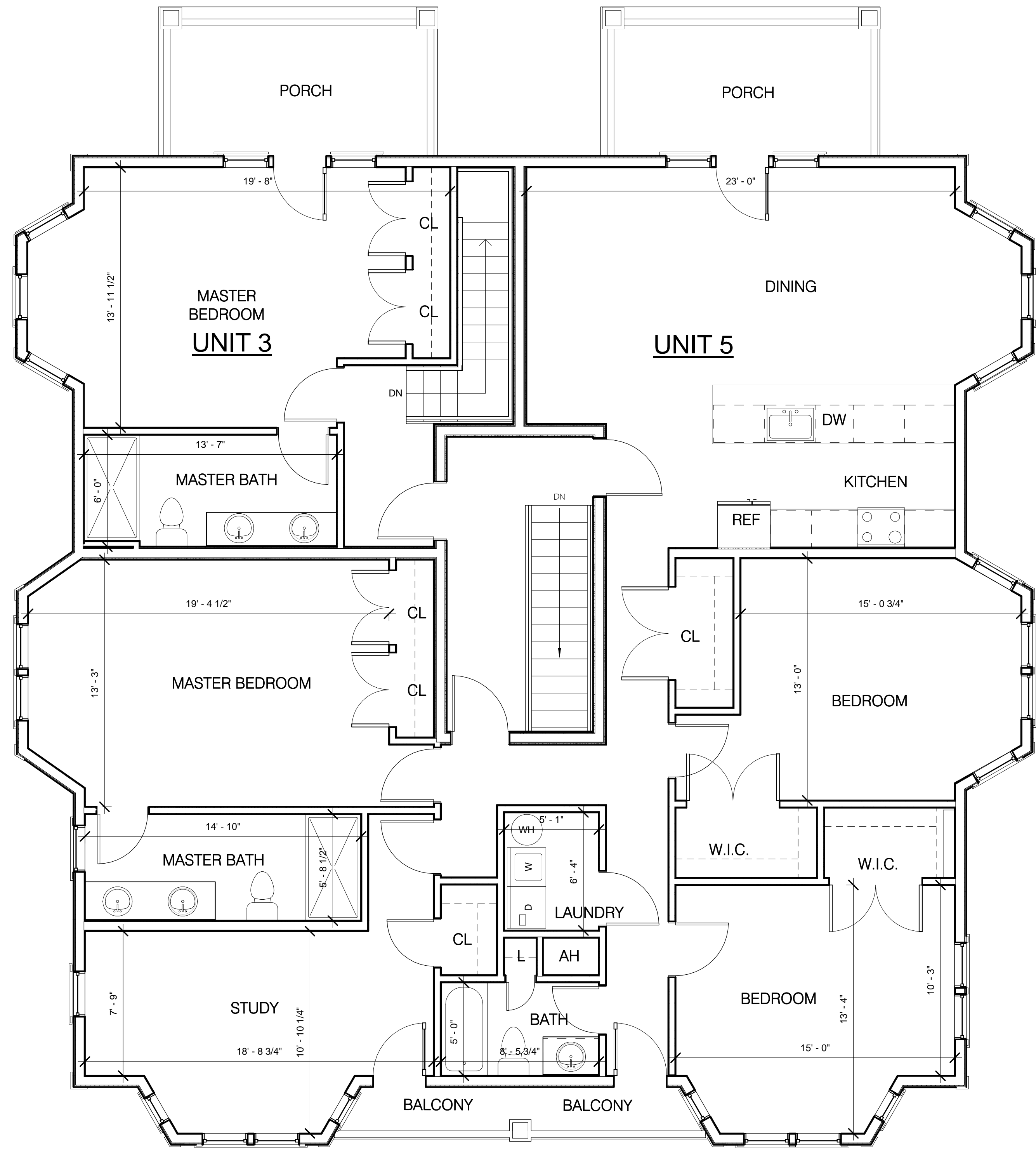
A-100

18 | 20 Kent Court





② 2 - 2nd Floor Level  
1/4" = 1'-0"



① 3 - 3rd Floor Level  
1/4" = 1'-0"

PROJECT NAME

**18 | 20 Kent Court**

PROJECT ADDRESS

18/20 Kent Court,  
Somerville MA 02143

CLIENT

**KRYPTON 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 15013  
Date 07-21-2016  
Drawn by NA  
Checked by JSK  
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date
1	5 Unit/ADA	2016.06.23

**2nd & 3rd Floor Plans**

**A-101**

18 | 20 Kent Court





② North Elevation  
1/4" = 1'-0"



① East Elevation  
1/4" = 1'-0"

PROJECT NAME

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REGISTRATION



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REVISIONS

No.	Description	Date
1	5-Unit/ADA	2016.06.23

Elevations

**A-300**

18 | 20 Kent Court





① South Elevation  
1/4" = 1'-0"



② West Elevation  
1/4" = 1'-0"

PROJECT NAME

18 | 20 Kent Court

PROJECT ADDRESS

18/20 Kent Court,  
Somerville MA 02143

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17 IVALOO STREET SUITE 400  
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CONSULTANTS:

REGISTRATION



Project number	15013
Date	07-21-2016
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date
1	5 Unit/ADA	2016.06.23

Elevations

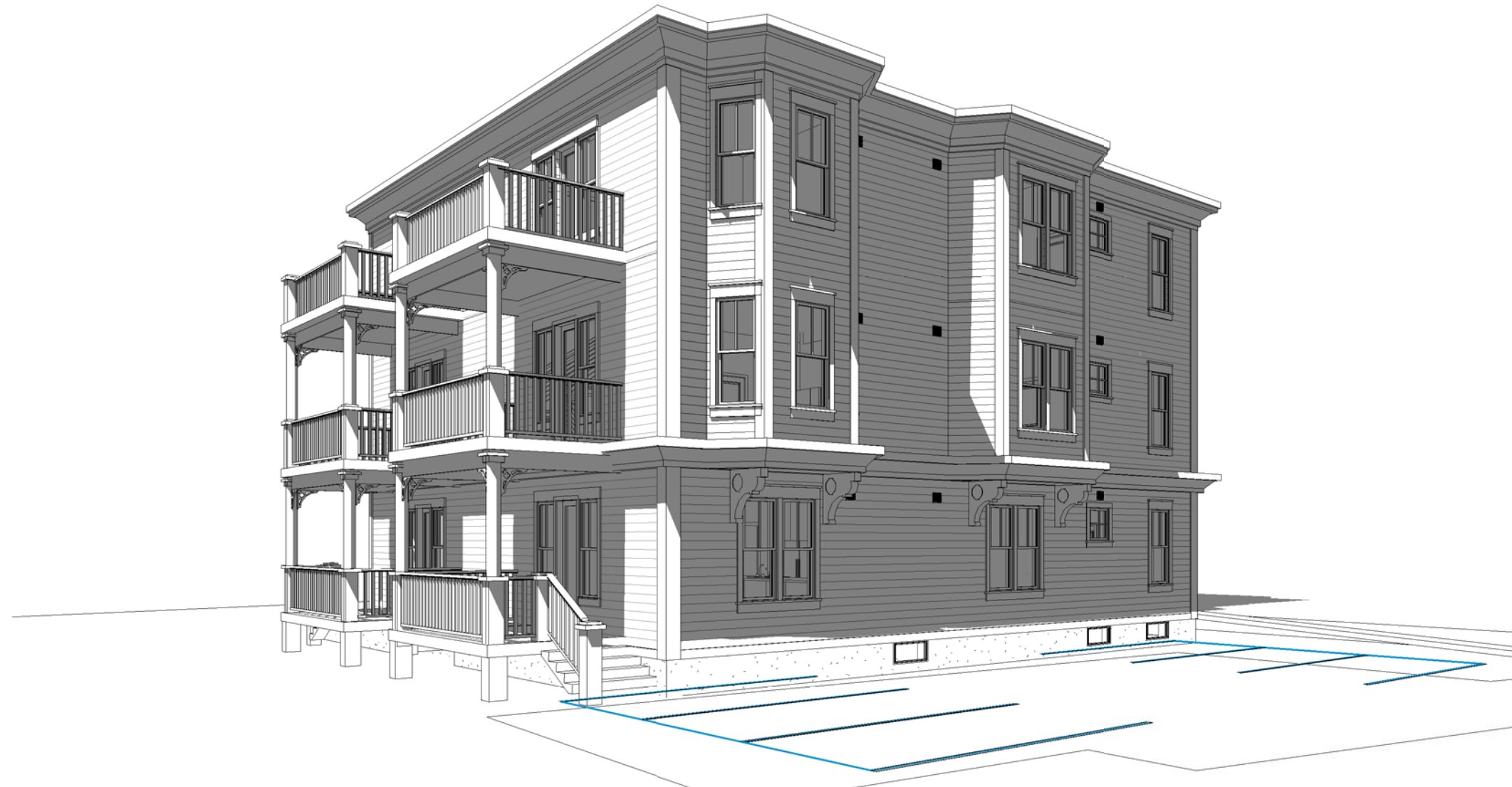
A-301

18 | 20 Kent Court





① 3D View 1



③ 3D View 3



② 3D View 2



④ 3D View 4

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CONSULTANTS:

REGISTRATION



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Date	07-21-2016
Drawn by	NA
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

Perspective Views

AV-1

18 | 20 Kent Court



MORNING (9-10 AM)

NOON (12 AM-1 PM)

AFTERNOON (3-4 PM)

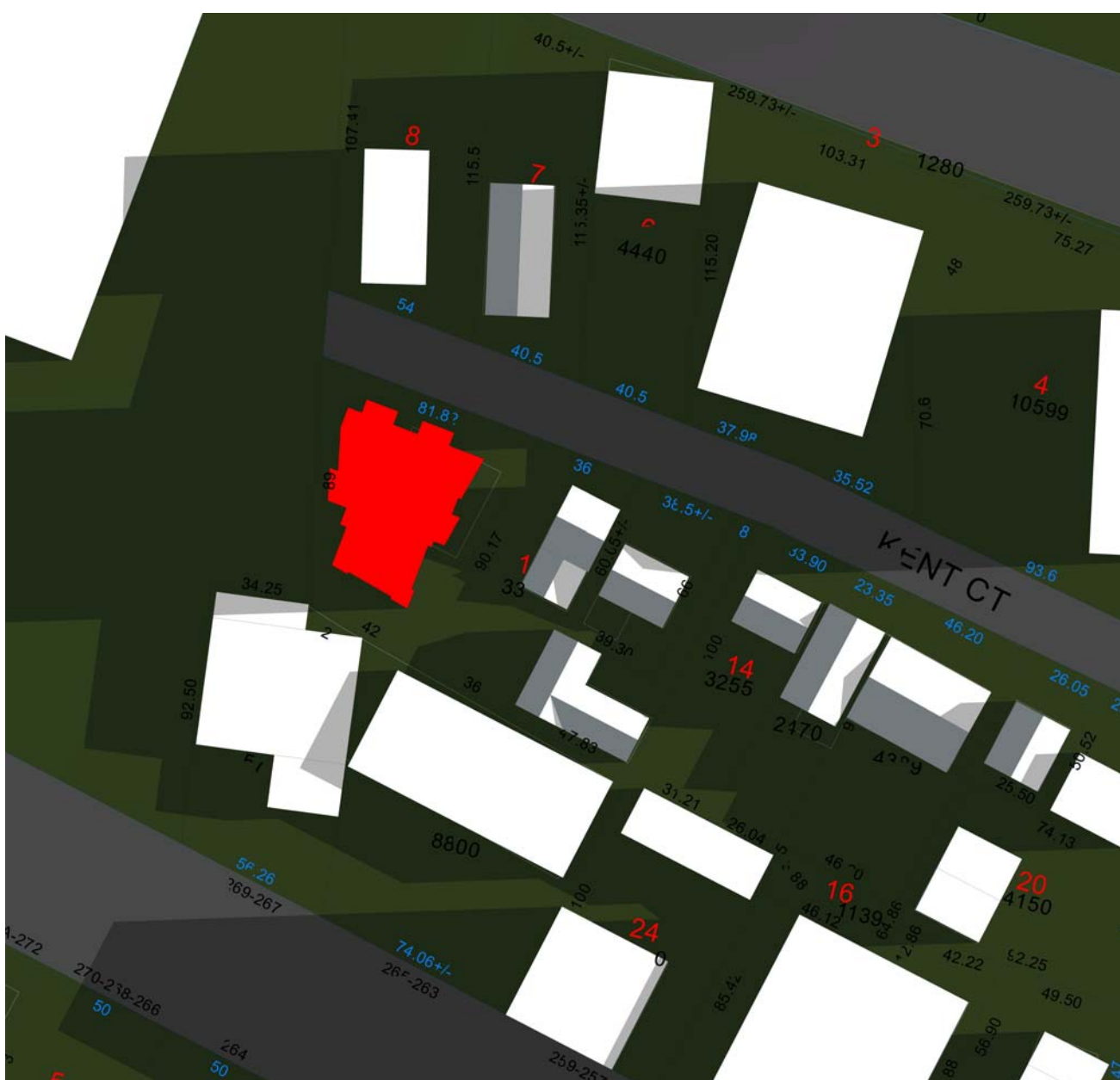
SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE



PROJECT NAME  
18 | 20 Kent Court

PROJECT ADDRESS  
18/20 Kent Court,  
Somerville MA 02143

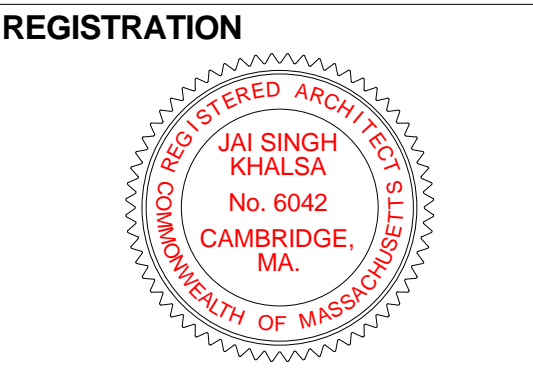
CLIENT  
  
KRYPTON LLC

ARCHITECT  
KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400  
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CONSULTANTS:



Project number	15013
Date	07-21-2016
Drawn by	Author
Checked by	Checker
Scale	12" = 1'-0"

REVISIONS		
No.	Description	Date

Shadow Study

SS

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