PROJECT ADDRESS

CLIENT

ARCHITECT

Allen Street

Residences

37 Allen Street,

Somerville, MA

John Langwig

KHALSA DESIGN INC.

Project	number	14011
Date		06-09-16
Drawn	by	WC
Checke	ed by	JSK
Scale		
REVIS	SIONS	
No.	Description	Date
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Cover Sheet

A-000

Allen Street Residences



PROPOSED ALLEN STREET RESIDENCES

37 ALLEN STREET, SOMERVILLE, MA 6-9-2016 SUBMISSION

CLIENT
John Langwig
37 ALLEN STREET
SOMERVILLE, MA 02143

LANDSCAPE ARCHITECT

Blair Hines Design Associates
318 Harvard Street, Suite 25
Brookline, MA 02446
T: 617-735-1180

ARCHITECT
KHALSA DESIGN INC.

17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T:(617)-591-8682

CIVIL ENGINEER

Design Consultants, INC.

SURVEYORS, ENGINEERS

120 Middlesex Ave, Suite 20

Somerville, MA 02143

T: 617-776-3350

	LOCUS	MA	P	
Bow Street Yoga (*) Sweet Ginger (*)	Collingues are Senator	SOME		Buddys
Dlee 11 Cefe	Playgro		28	
Reliable Market (m)	Borner Ave		1 Autozone (a)	
Sherman Cafe (E)	Scatv. Sommerville	Washington St	U-Haul M Storage of Sor	nerville
Kingman Rd	Community Access Television	Rossmore St.	Man	D. S.
pziano p Park			Mansfield St Herb Chambers Herb Chambers	Americar Auto Rental
Clarton	Bennett Ct. Allen St.	_ Somerville Auto Cer	rcedes-Benz of Boston (a)	⊕
Yoseph St.		inden St.	1 (3)	Limodo
Real Auto Center	Statewise Airport Cab (*)	Merriam St		
d Ave		Tai	rget 🙆	McGrath Hwy
Oak St &	Green Cab and Yellow Cab of Somerville			Somerville Ave
800000	Beach Ave		Box Xpress (a)	
	Columbia St	South St	Ward St	Mediord St
St.	bias	Th St	Harding St	ord St

Sheet List

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06/07/16

Sheet Issue Date

Sheet Name

Number

Z-001

A-300

Cover Sheet

CIVIL PLAN

Site Context

LANDSCAPE PLAN

Existing First Floor Plan

1st & 2nd Floor Plans

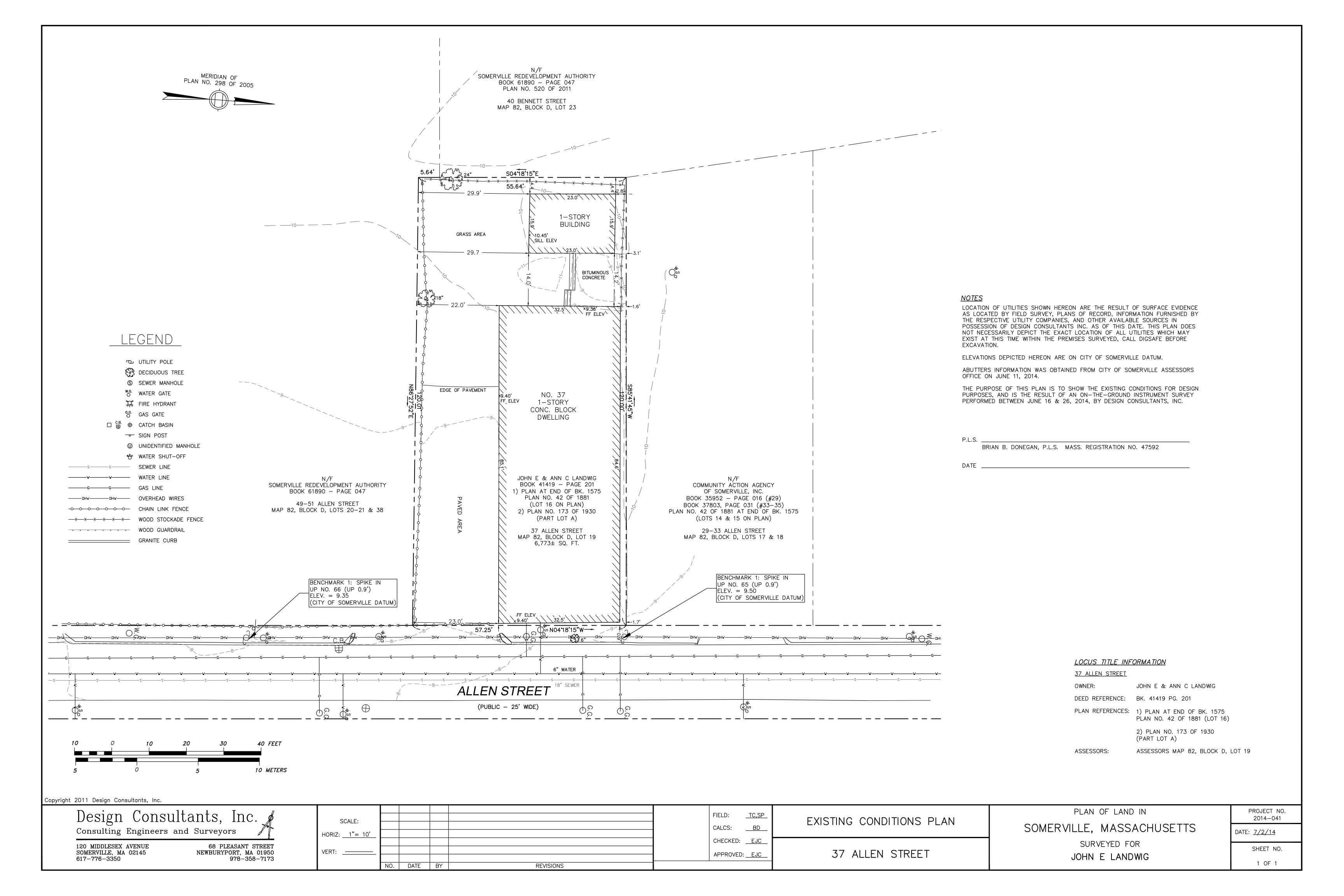
3rd Floor Plans

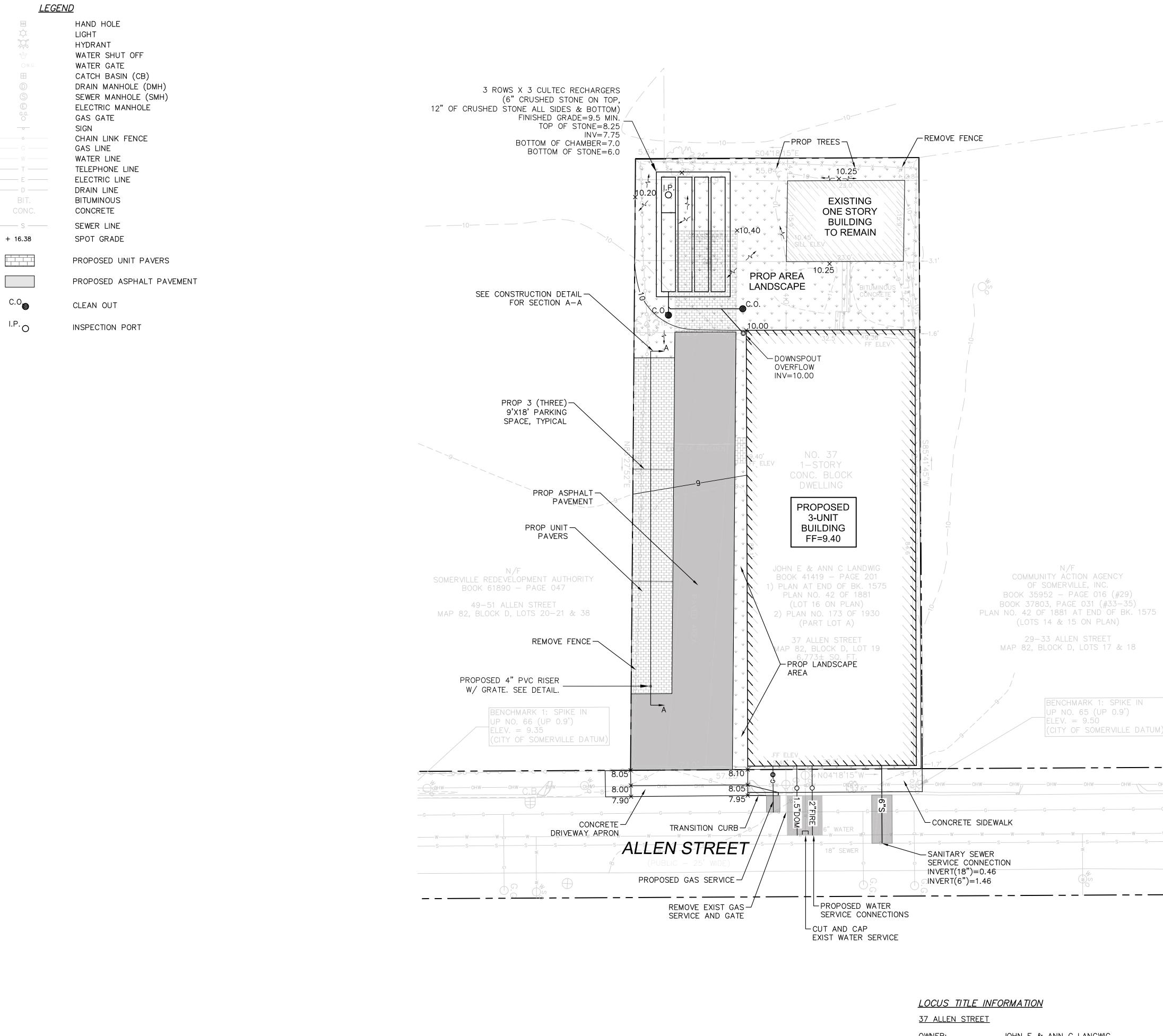
Elevations

Elevations

Perspectives

Shadow Study





OWNER: JOHN E & ANN C LANGWIG

DEED REFERENCE: BK. 41419 PG. 201 PLAN REFERENCES: 1) PLAN AT END OF BK. 1575

ASSESSORS:

2) PLAN NO. 173 OF 1930 (PART LOT A)

PLAN NO. 42 OF 1881 (LOT 16)

ASSESSORS MAP 82, BLOCK D, LOT 19

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.

UTILITY & DRAINAGE NOTES

- 1. 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.
- 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 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. SOIL TEST MAY BE REQUIRED TO DETERMINE INFILTRATION RATE AND ESTABLISH MEAN HIGH GROUNDWATER ELEVATION PRIOR TO ORDERING AND INSTALLATION OF STORMWATER MANAGEMENT SYSTEM COMPONENTS. ADJUSTMENTS TO SYSTEM SHALL 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 REPATCHED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SAW-CUT AND THE NEW REPATCHING 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'.
- 18. THE SANITARY SEWER SERVICE SHALL BE LOCATED BY THE CONTRACTOR DURING DEMOLITION AND CUT AND CAPPED AT THE

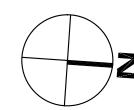
PIPE MATERIALS:

DRAIN: PVC ASTM D3034-SDR 35. UNLESS OTHERWISE NOTED.

SEWER: 6" PVC ASTM D3034-SDR 35.

WATER: DOMESTIC: 1.5" COPPER TYPE K TUBING. FIRE: 2" COPPER TYPE K TUBING.

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



Design Consultants, Ir 20 Middlesex Avenue, Suite 20 Somerville, MA 02145 617-776-3350p 617-776-7710f

ARCHITECT: KHALSA DESIGN INC. 17 IVALOO STREET SUITE 400

SOMERVILLE, MA 02143

PROJECT TEAM

37 ALLEN STREET RESIDENCES

)JECT	INFO

REV DESCRIPTION DATE



UTILITY SITE **PLAN**

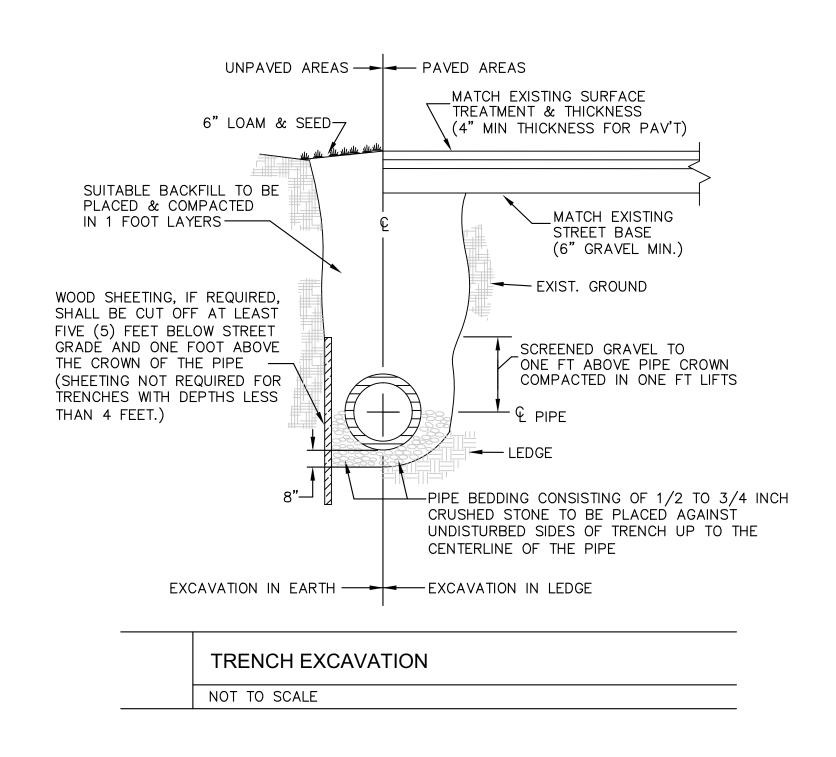
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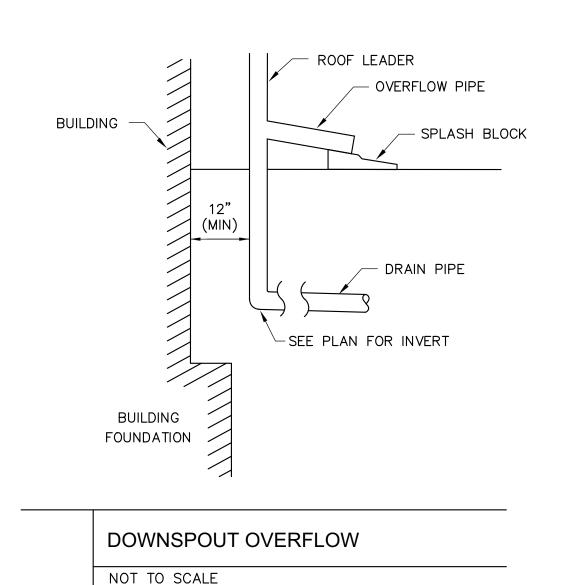
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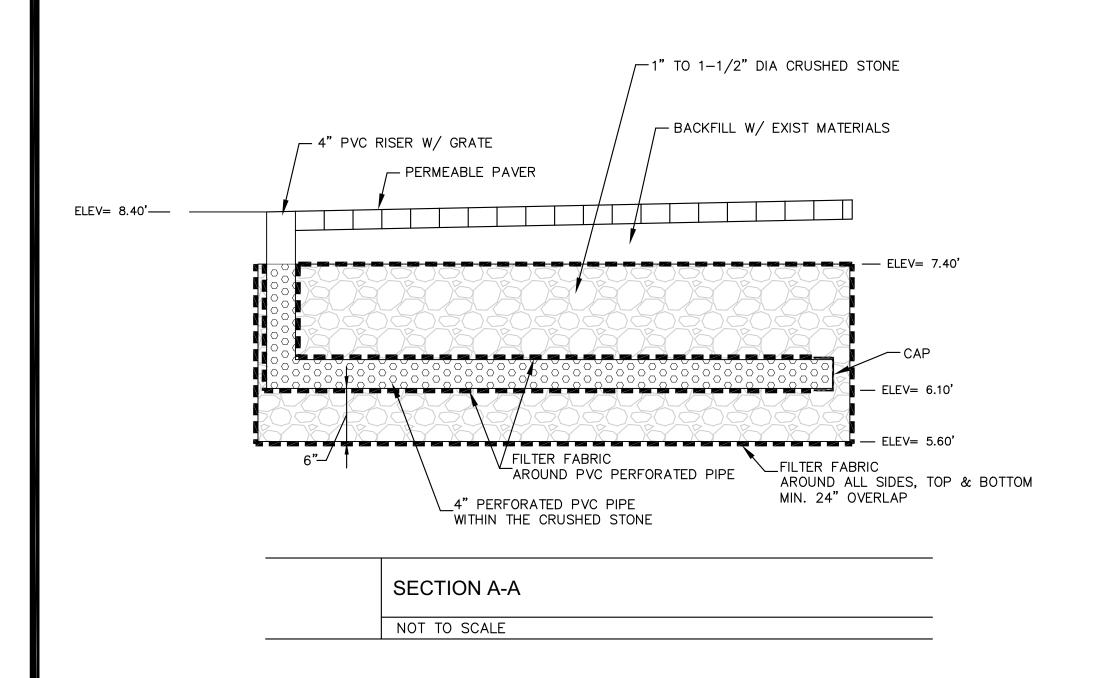
DR BY: BTP CHK BY: WAK

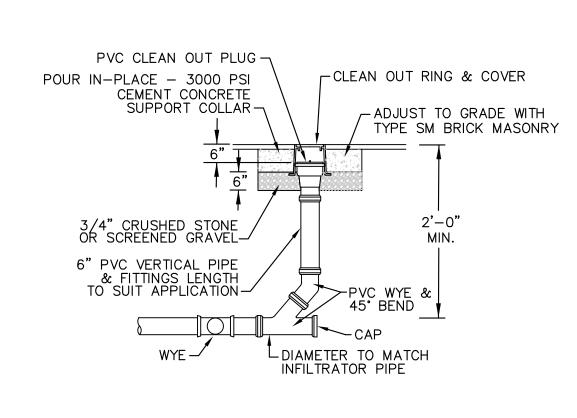
PROJ NO: 2014-041 DATE: 06.06.16

SCALE: 1" = 10'

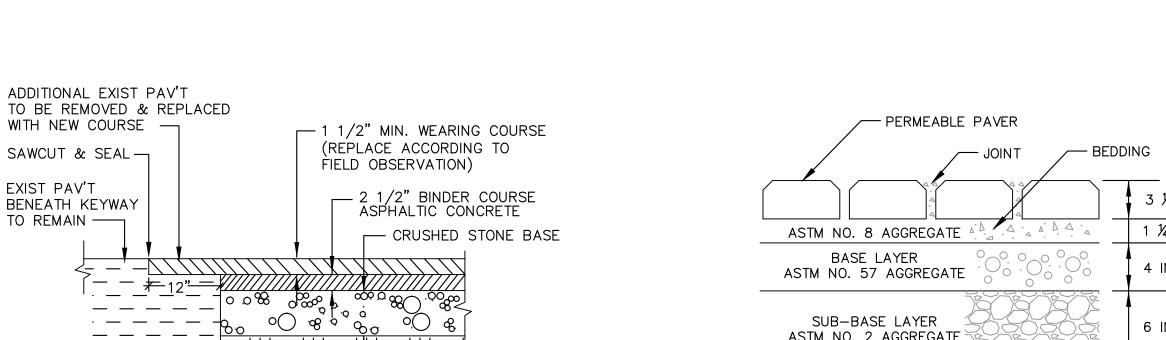








CLEAN OUT WITH RING, COVER & TEE CONNECTION NOT TO SCALE



OLD TO NEW PAVING TECHNIQUE NOT TO SCALE

COMPACTED SUBGRADE

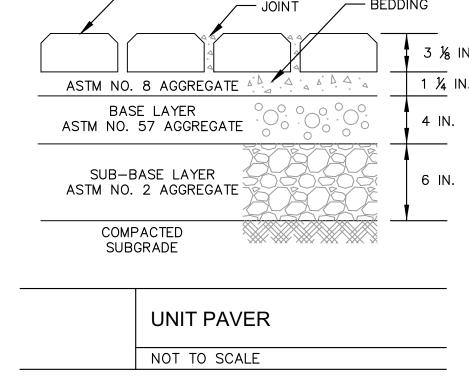
ADDITIONAL EXIST PAV'T

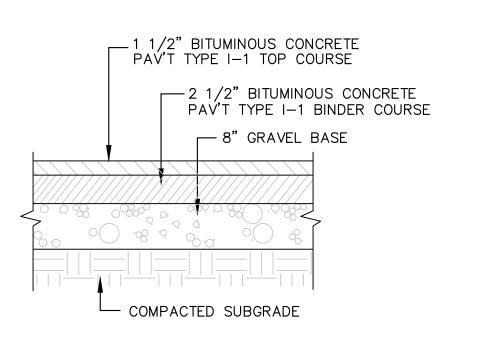
WITH NEW COURSE

SAWCUT & SEAL —

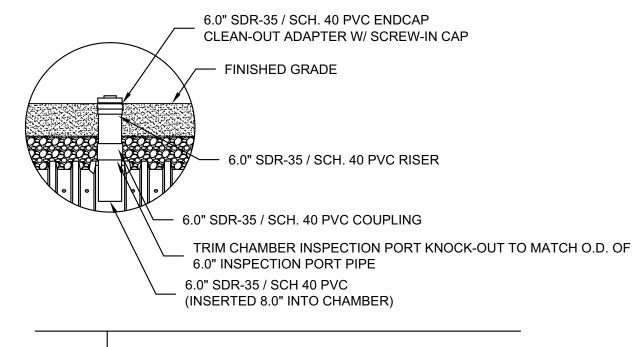
BENEATH KEYWAY TO REMAIN —

EXIST PAV'T



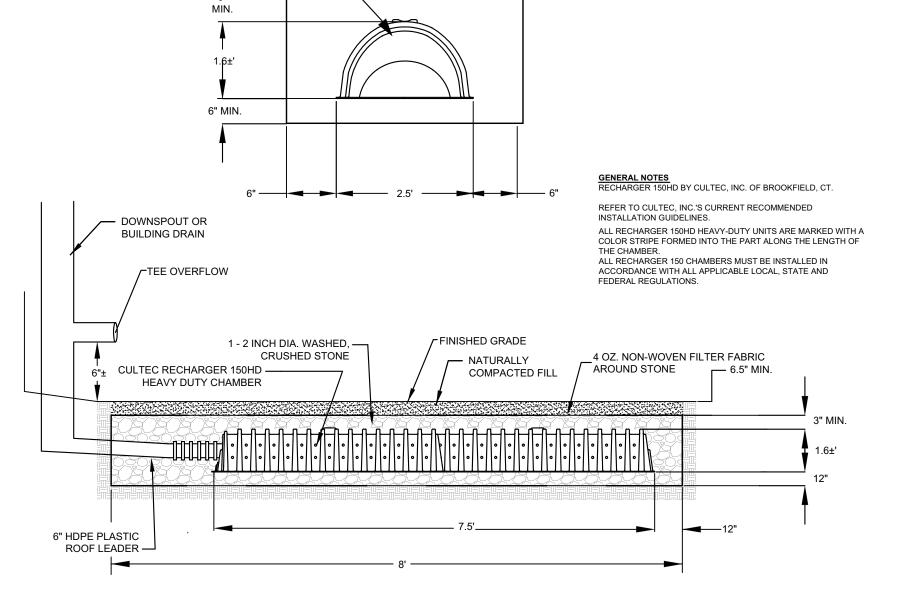


BITUMINOUS CONCRETE PAVEMENT NOT TO SCALE



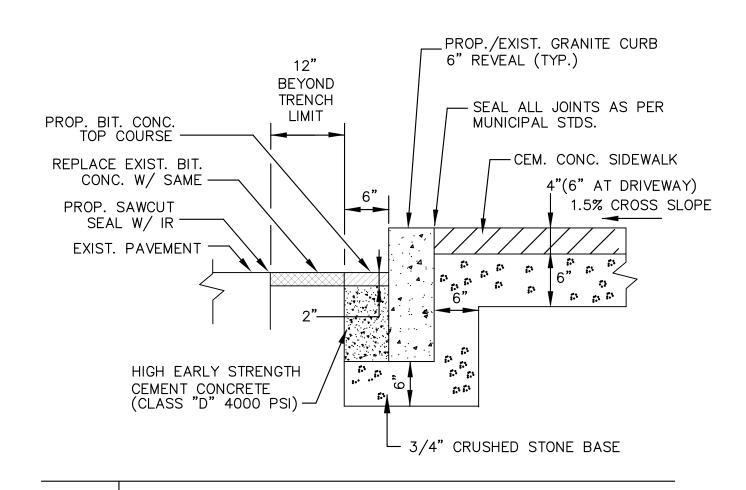
INSPECTION PORT NOT TO SCALE

FINISHED GRADE



RECHARGER 150HD HEAVY-DUTY CHAMBER

CULTEC RECHARGER 150-HD NOT TO SCALE



GRANITE CURB IN EXISTING ROAD PAVEMENT W/ NEW SIDEWALK NOT TO SCALE

Design Consultants, In CIVIL ENGINEERS and LAND SURVEY 120 Middlesex Avenue, Suite 20 Somerville, MA 02145 617-776-3350p 617-776-7710f

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

PROJECT TEAM

37 ALLEN STREET **RESIDENCES**

PROJECT INFO

REV DESCRIPTION DATE

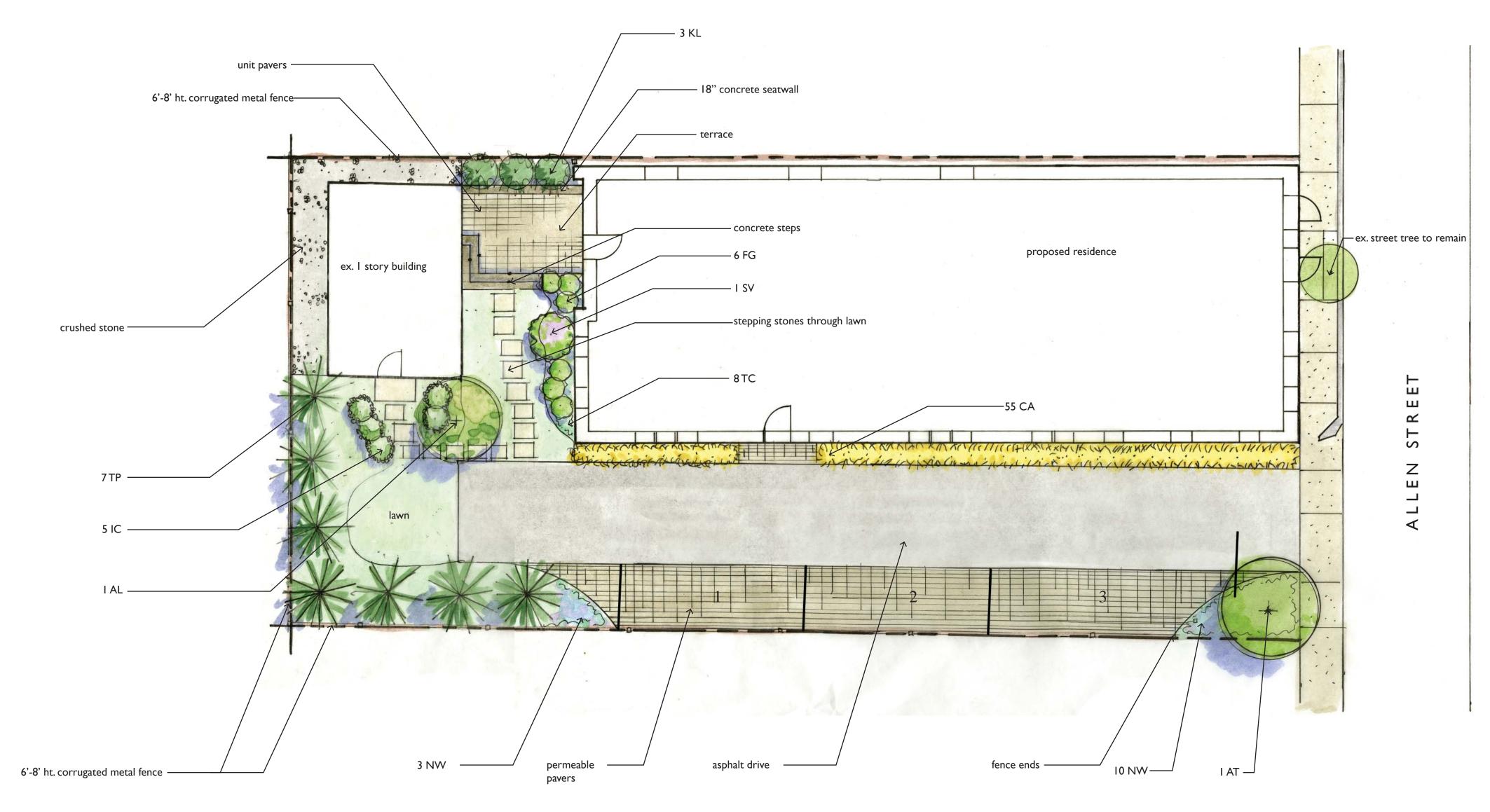


PROPOSED CONSTRUCTION **DETAILS**

SHEET NAME:

DR BY: BTP CHK BY: WAK PROJ NO: 2014-041 DATE: 06.06.16

SCALE: NOT TO SCALE





PROPOSED PLANT LIST

1	AL	Amelanchier laevis	Serviceberry	12-14' ht.	Clump B&l
7	TP	Thuja plicata 'Green Giant	Green Giant Arborvitea	8-10' ht.	B&B
I	AT	Acer tataricum	Amur Maple	2.5-3" cal.	B&B
Shrul	bs:				
5	IC	llex crenata 'Convexa'	Japanese Holly	30" ht.	Pot
3	KL	Kalmia latifolia	Mountain Laurel	36" ht.	B&B
6	FG	Fothergilla gardenii	Dwarf Fothergilla	30" ht.	Pot
I	SV	Syringa vulgaris	Common Lilac	4-5' ht.	Pot
<u>Pere</u>	nnials:				
55	CA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Grass	2 gal.	Pot
13	NW	Nepeta racemosa 'Walker's Low'	Catmint	2 gal.	Pot
8	TC	Tiarella cordifolia 'Running Tapestry'	Foamflower	I gal.	Pot











PROJECT ADDRESS

CLIENT

ARCHITECT

Allen Street

Residences

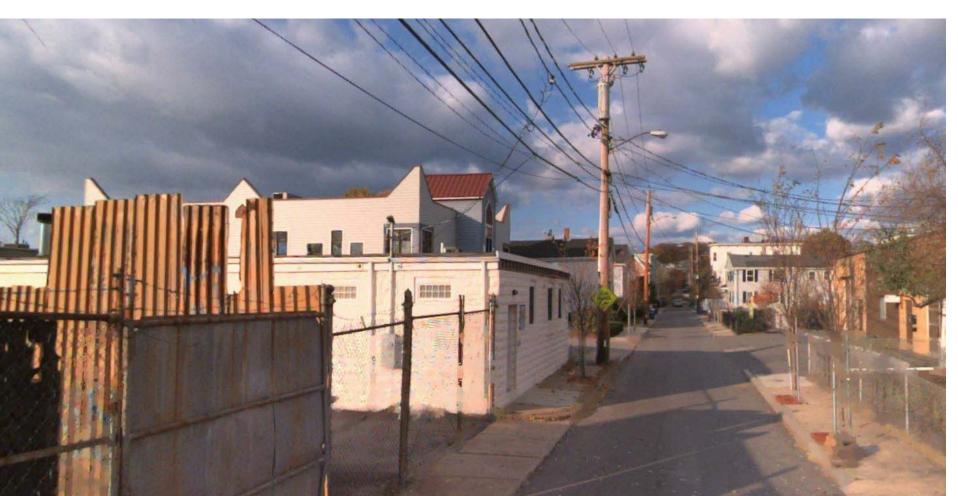
37 Allen Street, Somerville, MA

John Langwig

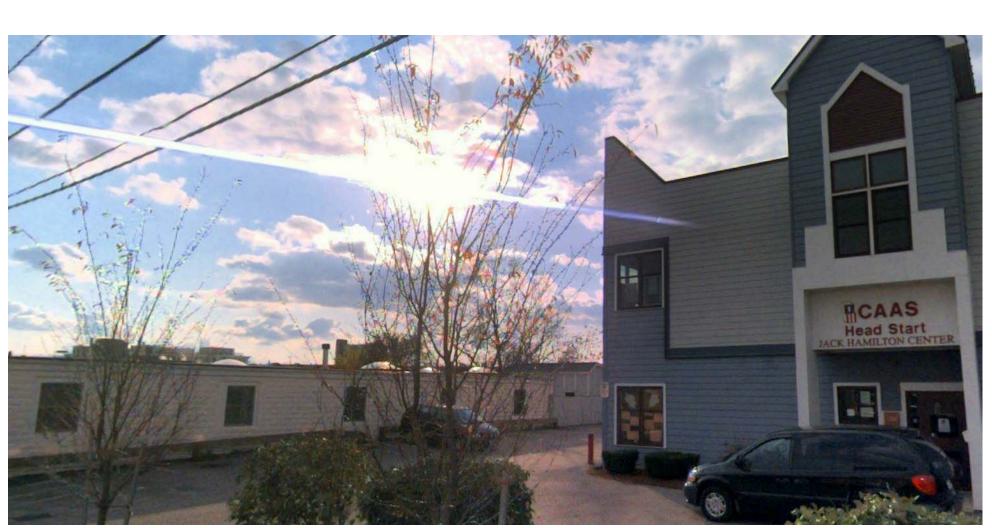
KHALSA DESIGN INC.

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

CONSULTANTS:







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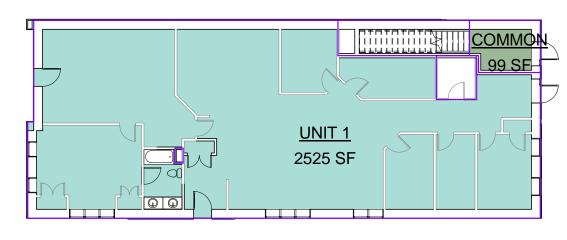
Site Context



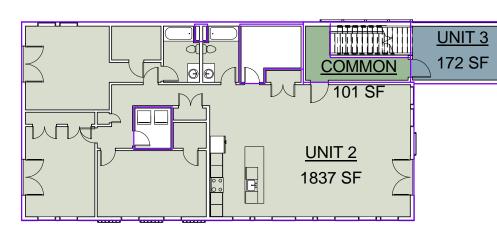




	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	RB ZONE			
USE	VARIES	SINGLE FAMILY	3 FAMILY DWELLING	COMPLIES
MIN LOT SIZE	7,500 SF	6,773 SF	6,773 SF	SP REQUIRED
MIN LOT PER DWELLING	1,500 SF (3 UNITS)	2,806 SF (1 UNIT)	3.00 (3 UNITS)	COMPLIES
MAX GROUND COVERAGE	50%	47%	47%	COMPLIES
LANDSCAPE AREA	25%	2%	27%	COMPLIES
MAX FLOOR AREA RATIO (FAR)	1.0	0.41	0.99	COMPLIES
MAX BUILDING HEIGHT	3 STORIES / 40'-0"	15'-0"	32'-10"	COMPLIES
MIN YARD FRONT SIDE REAR	15'-0" 10' Sum 20' (L&R) 20'-0"	0'-6" 22'-0" (L) 1'-6" (R) 34'-0"	0'-6" 22'-0" (L) 1'-6" (R) 34'-0"	SP REQUIRED
MIN FRONTAGE	50'-0"	57'-3"	57'-3"	COMPLIES
PERVIOUS AREA, MIN % OF LOT	35%	0%	38%	COMPLIES
PARKING REQUIREMENTS	2 / DU = 6 SPACES	1 SPACE	3 FULL SIZE SPACES	SP REQUIRED
BICYCLE PARKING	1 / PARKING SPACE	UNKNOWN	3 BIKE SPACES	COMPLIES

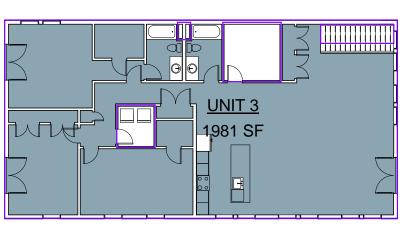


2 First Floor Level
1/16" = 1'-0"

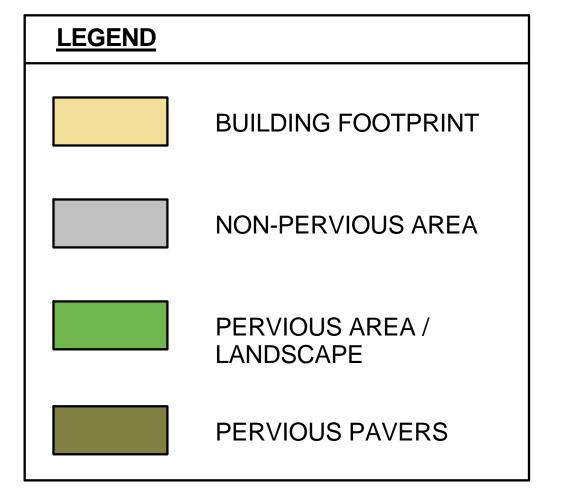


Second Floor Level
1/16" = 1'-0"

5 Third Floor Level 1/16" = 1'-0"



Area Schedule (FAR) Name Area Level First Floor Level COMMON 99 SF COMMON 101 SF Second Floor Level 199 SF 2525 SF First Floor Level UNIT 1 2525 SF 1837 SF UNIT 2 Second Floor Level 1837 SF UNIT 3 172 SF Second Floor Level 1981 SF Third Floor Level 2153 SF 6715 SF



PROJECT NAME

Allen Street Residences

PROJECT ADDRESS

37 Allen Street, Somerville, MA

CLIENT

John Langwig

ARCHITECT





17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

CONSULTANTS:

REGISTRATION



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Project	number	14011
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No.	Description	Date

Site Plan







Somerville, MA

PROJECT NAME

CLIENT

ARCHITECT

John Langwig

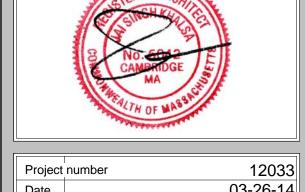




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CONSULTANTS:

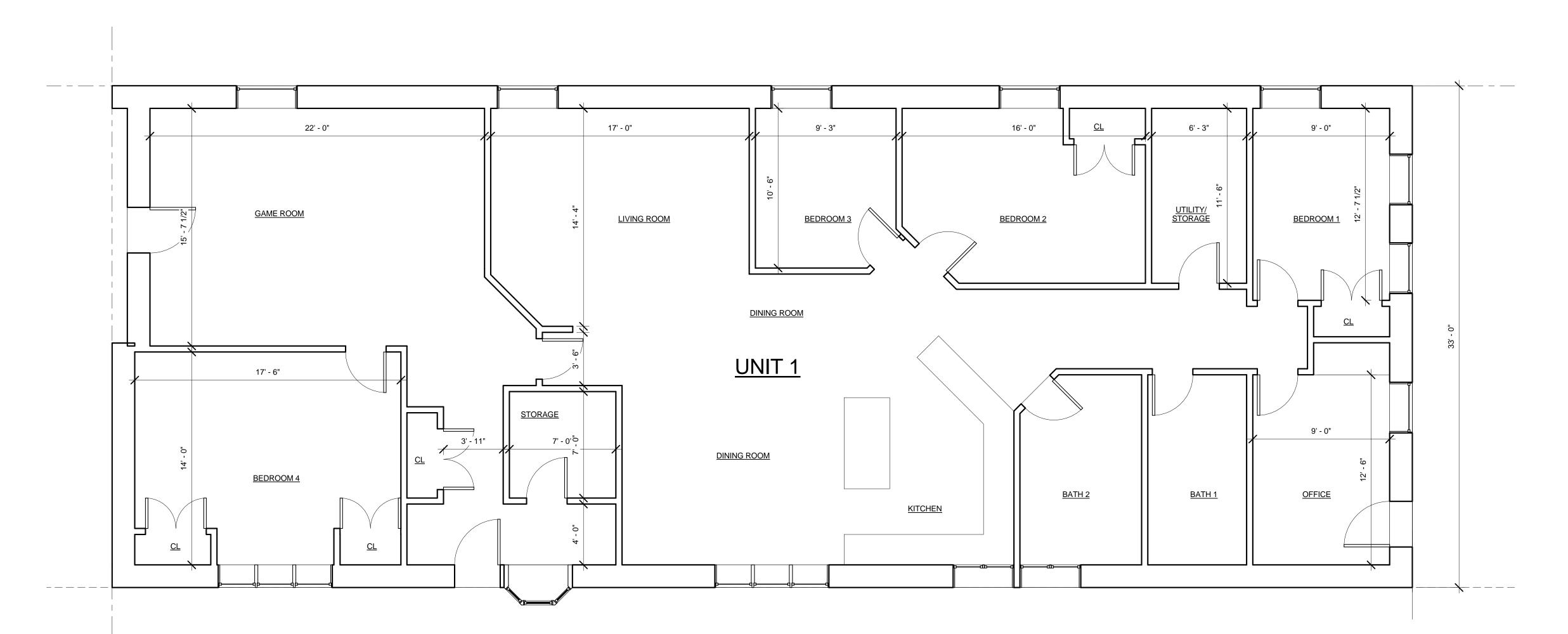
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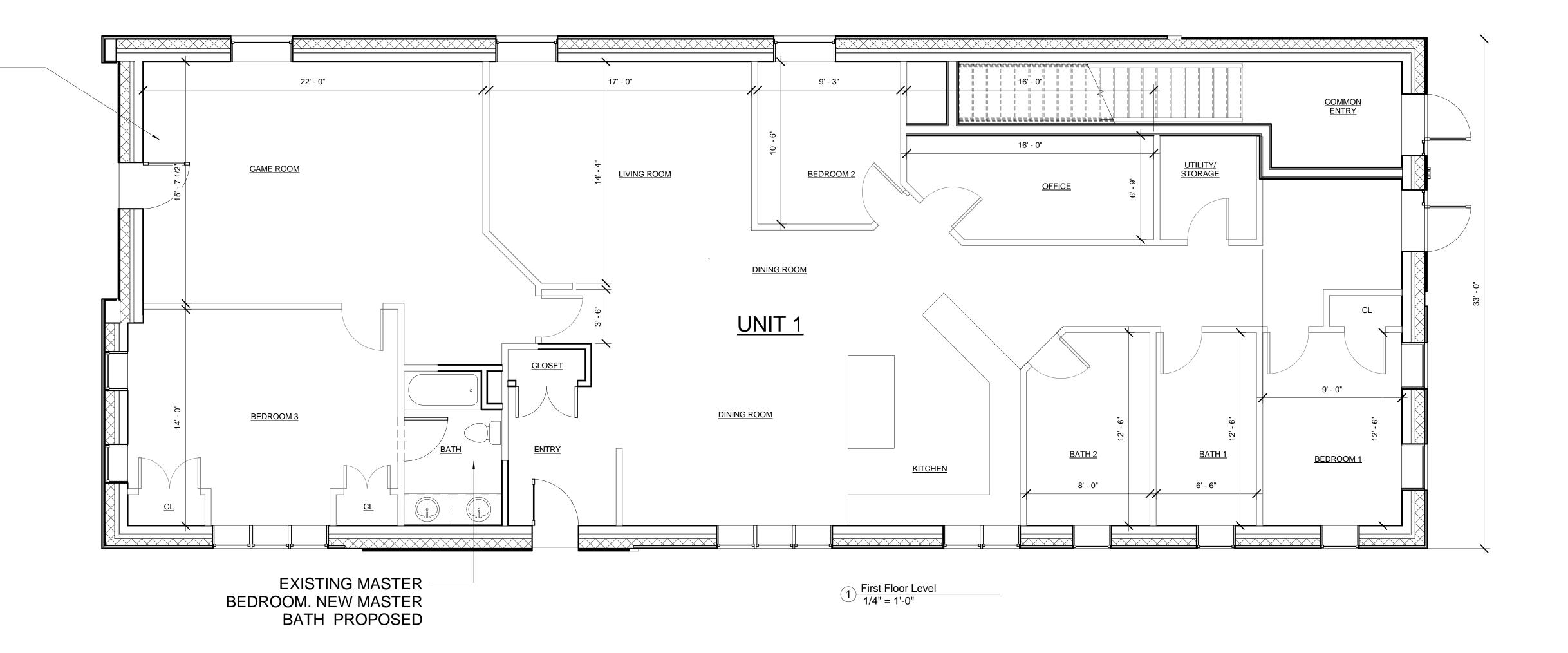
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Existing First Floor Plan

EX-100 Allen Street Residences



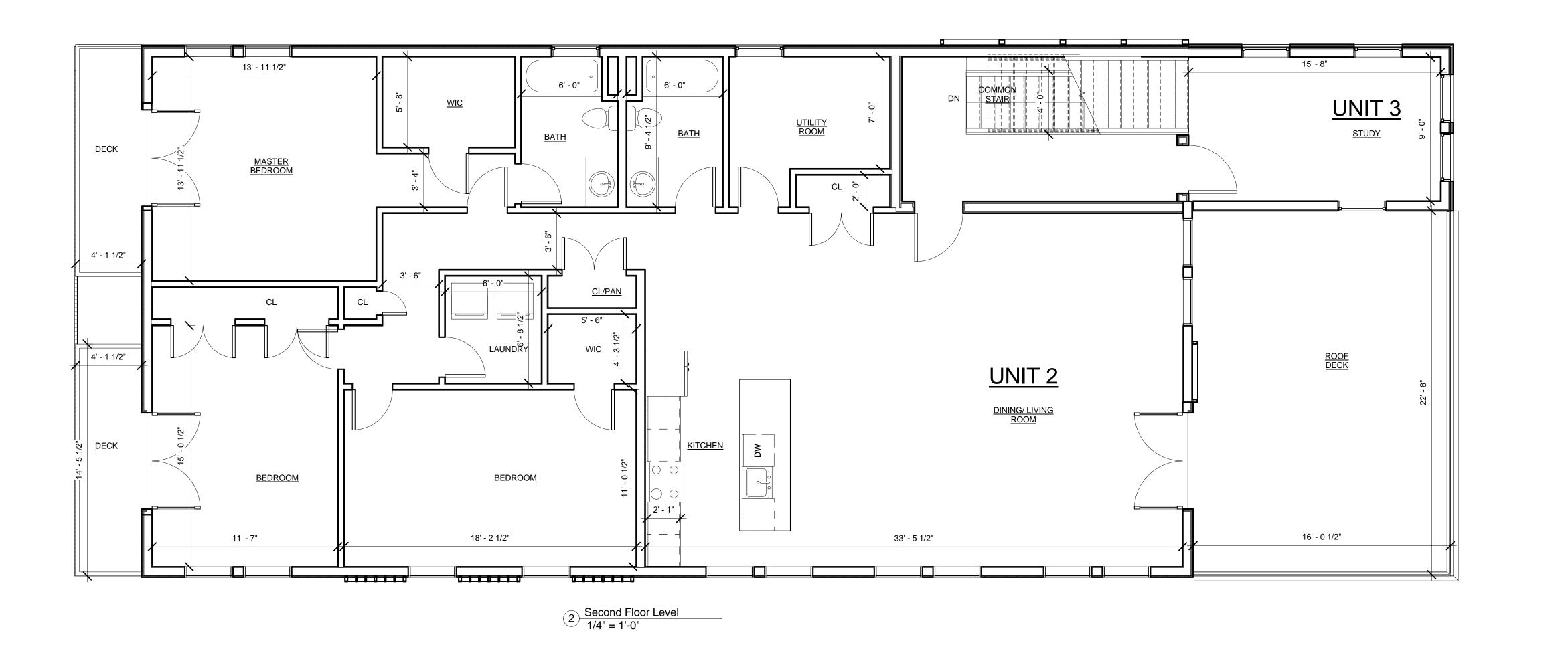
1 Existing First Floor Level
1/4" = 1'-0"



EXISTING FIRST

FLOOR UNIT TO

REMAIN



PROJECT NAME Allen Street

Residences

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37 Allen Street, Somerville, MA

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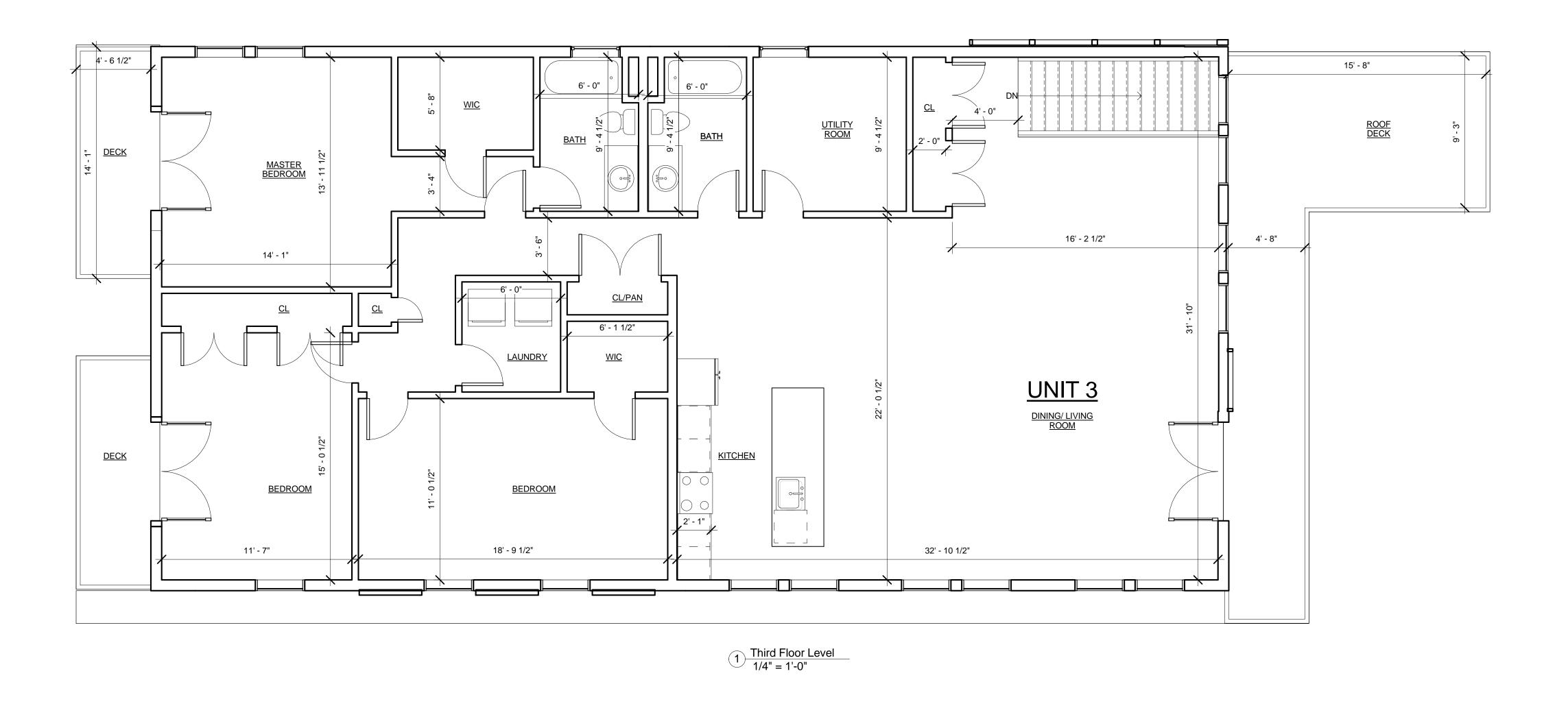
17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682 FAX: 617-591-2086

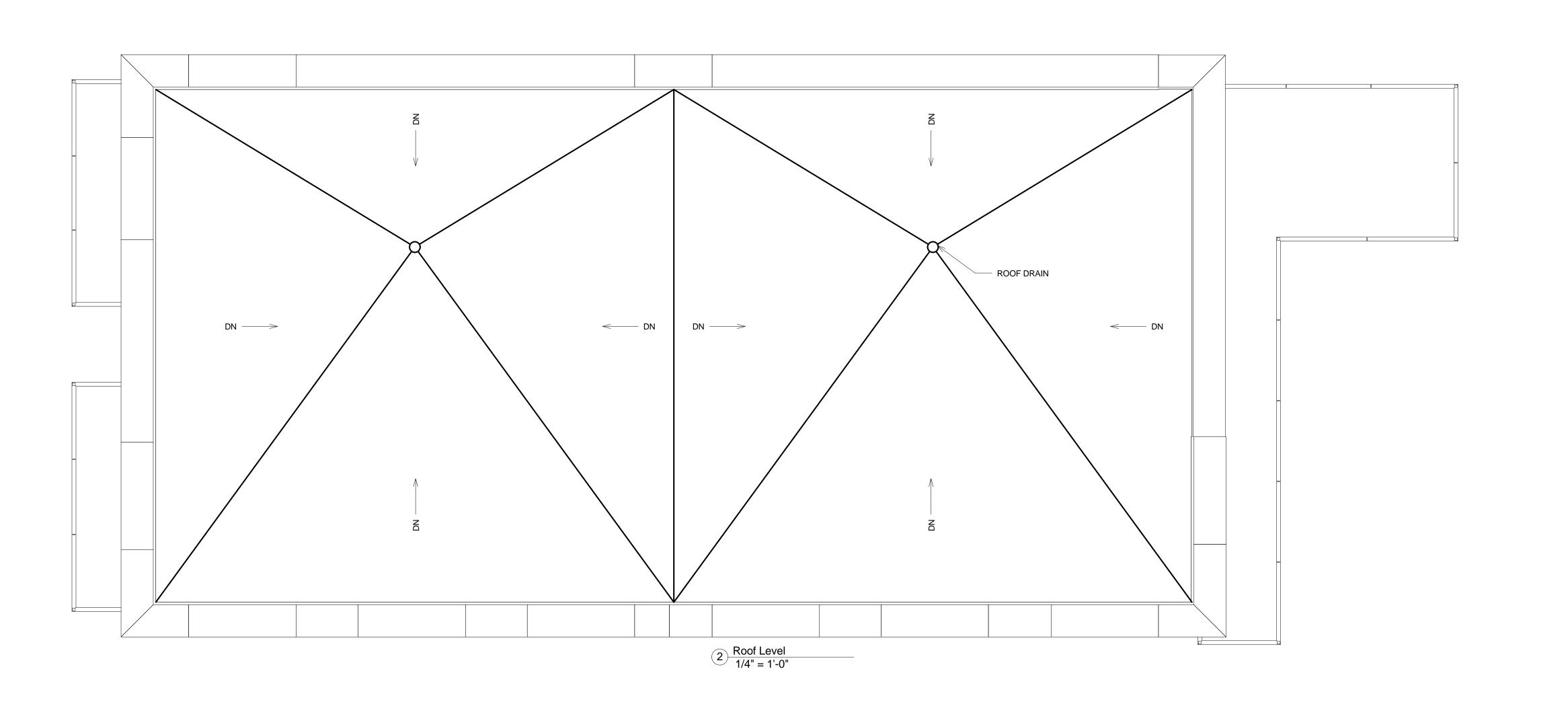
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1st & 2nd Floor Plans





PROJECT NAME Allen Street

Residences
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37 Allen Street, Somerville, MA

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3rd Floor Plans

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Allen Street Residences

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CONSULTANTS:

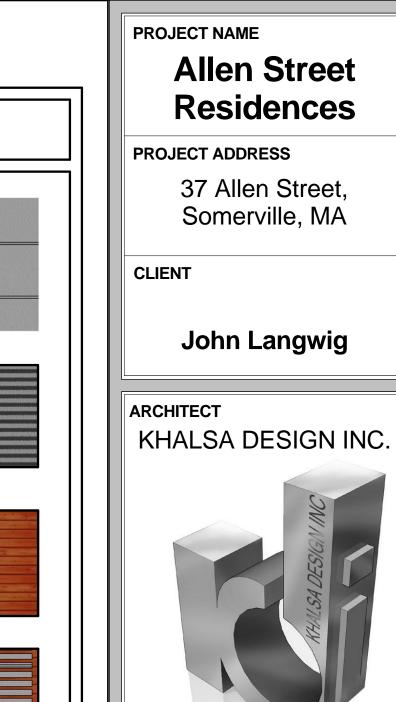
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Elevations







CONSULTANTS:



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Elevations





1 Curtis Street



4 Front View



2 Rear Parking Lot View



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Perspectives

A-302

14011 07-30-2014

CC JSK 12" = 1'-0"