

PROJECT:
SOMERSET ST. RESIDE

PROJECT ADDRESS:
 10-26 SOMERSET STREET
 WINTHROP, MA

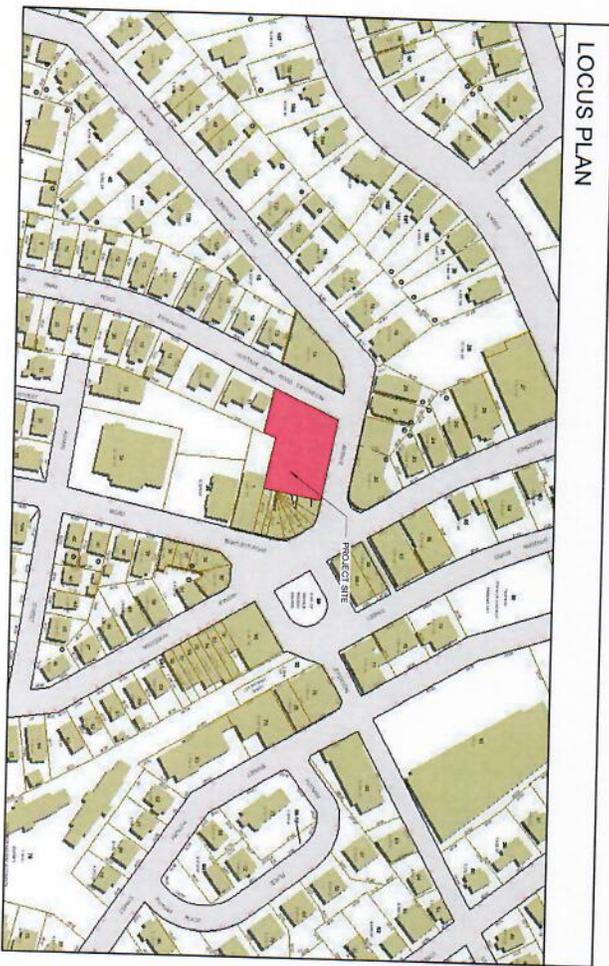
ARCHITECT
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 T:(617) 591-8682
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LANDSCAPE
VERDANT LANI
 318 HARVARD STREET
 BROOKLINE, MA
 T:(617) 735-
www.verdantlandscapes.com

SITE PLAN REVIEW SUBMISSION
03-01-2011



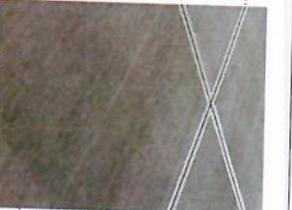
| Sheet # | Sheet Title | Date | Discipline |
|---------|-----------------------------------|----------|---------------|
| A-000 | Cover Sheet | 02/13/10 | Architectural |
| C-001 | Alterations & Notes | 02/13/10 | CAI |
| C-002 | Alterations & Notes | 02/13/10 | CAI |
| C-1 | Existing Conditions | 02/13/10 | CAI |
| C-001 | Demolition & Erosion Control Plan | 02/13/10 | CAI |
| C-102 | Landsc & Materials Plan | 02/13/10 | CAI |
| C-103 | Grading & Drainage Plan | 02/13/10 | CAI |
| C-104 | Utilities Plan | 02/13/10 | CAI |
| C-001 | CAI Details | 02/13/10 | CAI |
| C-004 | CAI Details | 02/13/10 | CAI |
| L-1 | Landscape Site Plan | 02/13/10 | Landscapes |
| L-2 | Landscape Site Plan | 02/13/10 | Landscapes |
| A-000 | Architectural Site Plan | 02/13/10 | Architectural |
| A-001 | Grade Area Plans | 02/13/10 | Architectural |
| A-101 | First Floor Plan | 02/13/10 | Architectural |
| A-102 | 2nd Floor Plan | 02/13/10 | Architectural |
| A-103 | 3rd Floor Plan | 02/13/10 | Architectural |
| A-104 | 4th Floor Plan | 02/13/10 | Architectural |
| A-105 | Floor Load Plan | 02/13/10 | Architectural |
| A-000 | Elevations | 02/13/10 | Architectural |
| A-001 | Elevations | 02/13/10 | Architectural |
| R-0 | Evolution of Design | 02/13/10 | Architectural |
| R-1 | Evolution of Design | 02/13/10 | Architectural |
| R-2 | Site Plan | 02/13/10 | Architectural |
| R-3 | Context, Park, Surrounding | 02/13/10 | Architectural |
| R-4 | Wood Shed Area Rendering | 02/13/10 | Architectural |
| R-5 | Hoopman Road Rendering | 02/13/10 | Architectural |
| R-6 | Aerial View | 02/13/10 | Architectural |
| R-7 | Aerial View w/ Context | 02/13/10 | Architectural |
| R-8 | Neighborhood Height Diagram | 02/13/10 | Architectural |
| SS-1 | Site Study | 02/13/10 | Architectural |



American Elm Street Tree



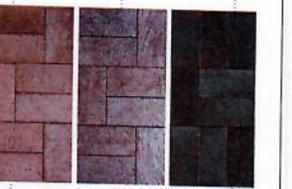
Concrete Slab, Simple and well maintained.



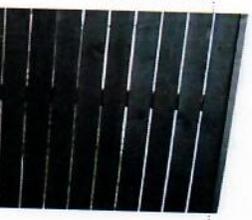
Signum Bench in Key Area of Streetscape



Banded Brick Paving at Lobby and Steel Level Entries



Curbed Streetscape Planter planted with Shrub + Soft colored single species



SITE FENCE
Horizontal board fence at Abutters for screening and privacy.



FASTIGIATE URBAN TREES
Columnar Trees At Abutters

WINTHROP APARTMENTS
SYN. # LATIN NAME

| TREES: | SYN. # | LATIN NAME | COMMON NAME |
|--------|--------|-------------------------|---------------------------|
| Ls3 | 3 | Liquidambar styraciflua | Slender Silhouette S |
| UA | 3 | Ulmus americana | Valley Forge ^o |

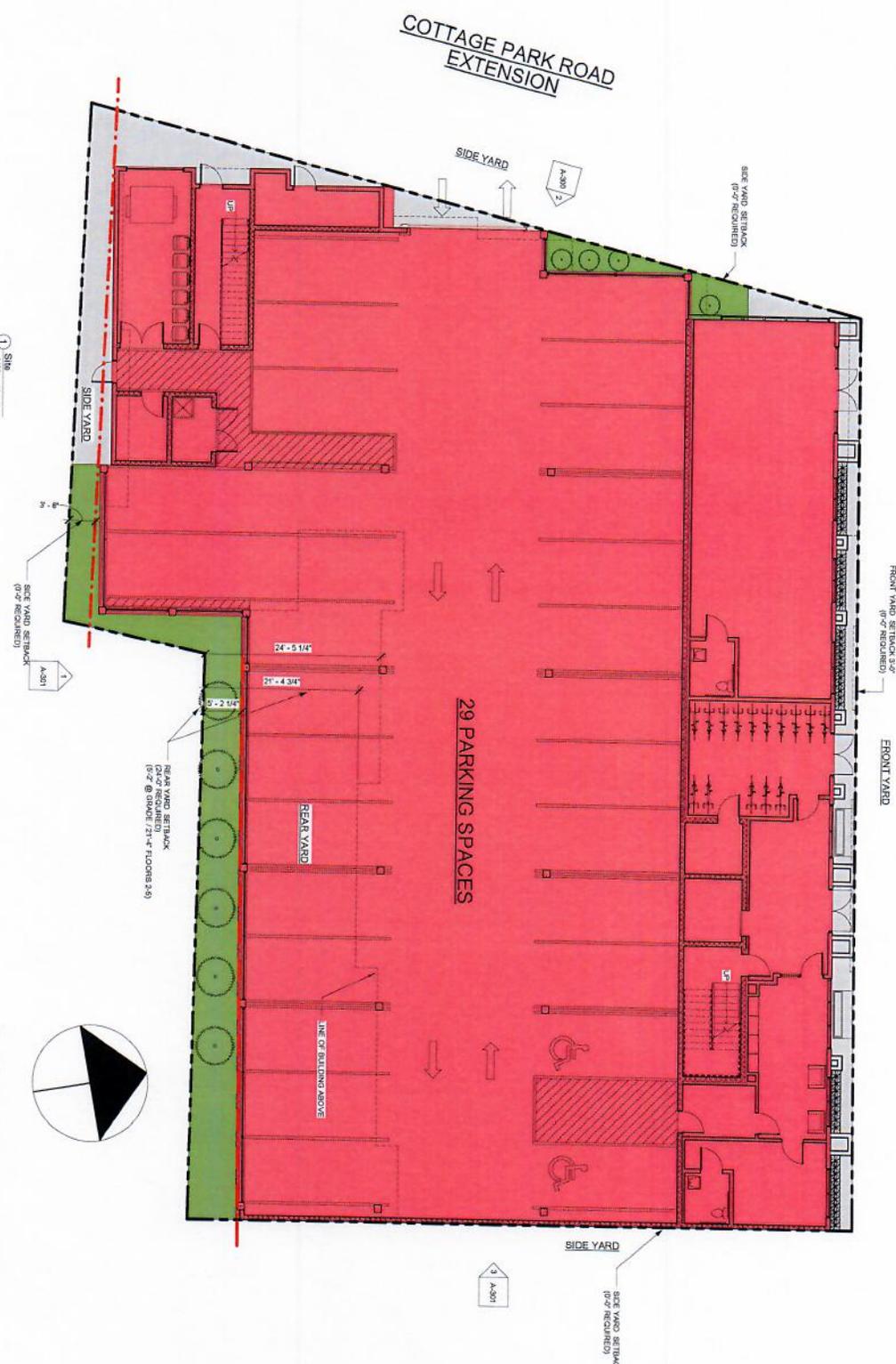
EVERGREEN:

| | | | |
|----|---|---------------------------------|-----------------------|
| PN | 3 | Pinus nigra 'Arnold's Sentinel' | Arnold's Sentinel Aus |
| PS | 3 | Pinus strobus 'Fastigate' | Columnar Eastern W |
| PV | 3 | Pinus sylvestris 'Fastigiata' | Fastigate Scotch Pin |

SHRUBS:

| | | | |
|----|----|-----------------------------------|--------------------------------|
| TM | 23 | Toxus media 'Monter' ^o | Emerald Spruce ^o Ja |
|----|----|-----------------------------------|--------------------------------|

SOMERSET AVENUE



KEY

| |
|-----------------------------|
| USEABLE OPEN SPACE |
| PROPOSED BUILDING FOOTPRINT |
| PAVED AREA |
| SETBACK LINE |
| PROPERTY LINE |

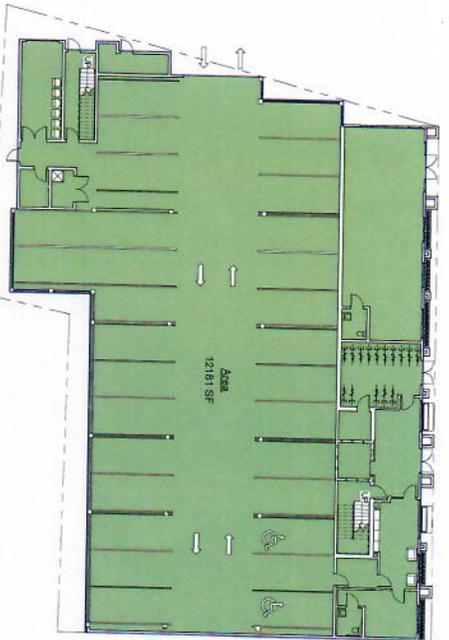
UNIT BREAKDOWN

| |
|----------------------------|
| (2) STUDIO UNITS |
| (13) 1-BEDROOM UNITS |
| (15) 2-BEDROOM UNITS |
| 30 APARTMENTS TOTAL |

PARKING REQUIREMENT:
 (PER ZONING)
 2 BEDROOM UNIT = 1.25 PARKING SP
 1 BEDROOM UNIT = .75 PARKING SP
 (15) (2 BEDROOM) x 1.25 = 18.75 PARK
 (15) (1 BEDROOM) x .75 = 11.25 PARK
30 PARKING SPACES REQUIRED
 RIDESHARE SPACE PROVIDED
 (10% REDUCTION IN PARKING COUNT
 10% OF 30 SPACES = 3 SPACES REM
29 PARKING SPACES PROVIDED

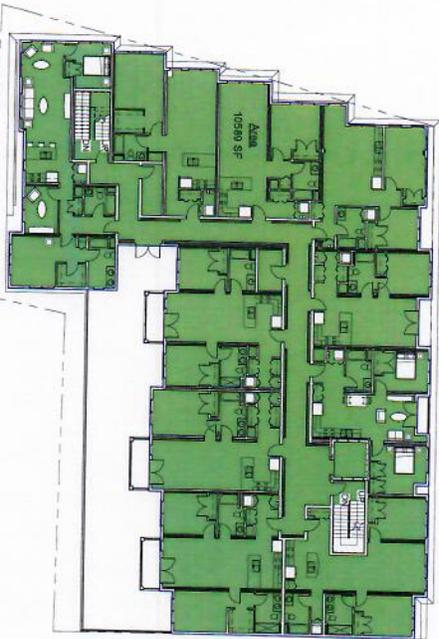
ZONING DIMENSIONAL TABLE:

| ZONE | ALLOWED / REQUIRED | EXISTING | PROPOSED |
|----------------------|---|-------------------|----------------------|
| USE | CENTER BUSINESS | COMMERCIAL | MIXED USE |
| MIN LOT SIZE | VARIES | 5,000 SF | 13,768 SF |
| MAX GROUND COVERAGE | 90% | 78% | 89% |
| LANDSCAPE AREA | 10% | 2% | 19% |
| MAXIMUM DENSITY | N/A | 7.6 (10,478 S.F.) | 3.0 (42,599 SF) |
| MAX BUILDING HEIGHT | 48'-0" | 17'-0" | 45'-6" |
| MIN YARD FRONT SIDE | 0'-0" MIN. / 10'-0" SLIM | 0'-0" (R) | 0'-0" (L) VARIES (R) |
| MIN FRONTAGE | 40'-0" | 236'-0" | 236'-0" |
| MIN LOT WIDTH | 40'-0" | 90'-0" | 90'-0" |
| PARKING REQUIREMENTS | 1.25 PER 2 BED UNIT .75 PER 1 BED UNIT | UNKNOWN | 29 FULL SIZE SPACES |
| BICYCLE PARKING | N/A | NONE | 15 BIKE SPACES |



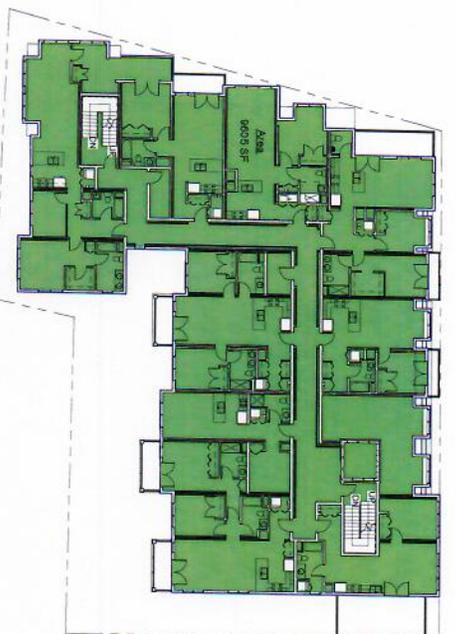
① 1st Floor Level
1/16" = 1'-0"

Building Area Legend
 ■ Gross Building Area



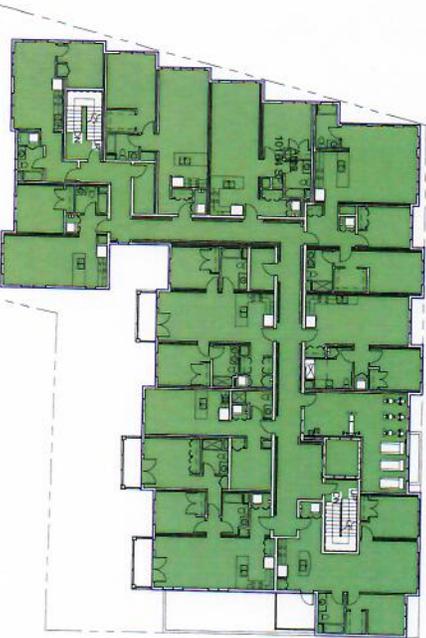
② 2nd Floor Level
1/16" = 1'-0"

Building Area Legend
 ■ Gross Building Area



④ 4th Floor Level
1/16" = 1'-0"

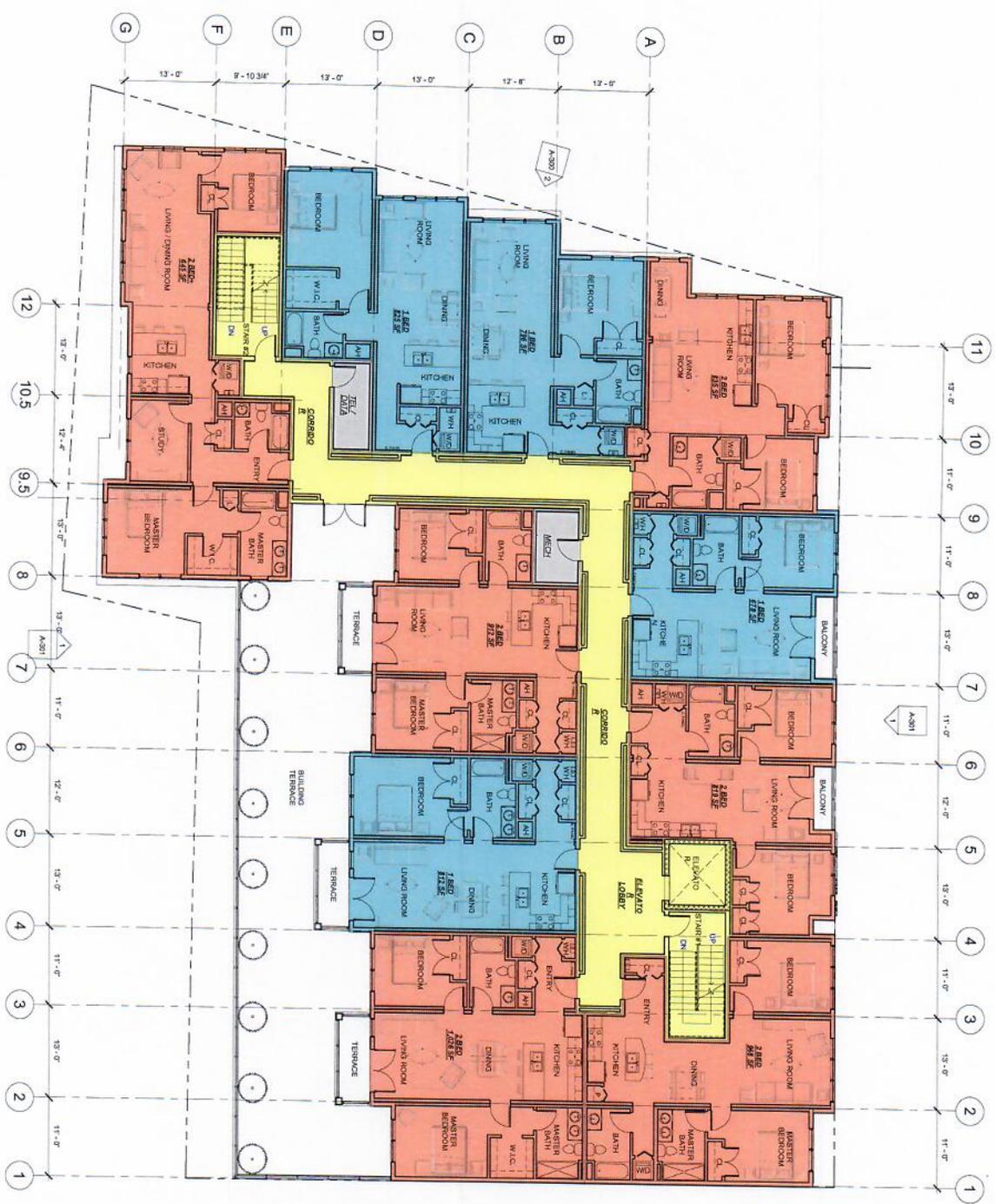
Building Area
 ■ Gross Building Area



③ 3rd Floor Level
1/16" = 1'-0"

Building Area Legend
 ■ Gross Building Area

| Area | Area Schedule (Gross) | Level |
|-------------------------|-----------------------|-------|
| 12191 SF | 1st Floor Level | |
| 10589 SF | 2nd Floor Level | |
| 10184 SF | 3rd Floor Level | |
| 9603 SF | 4th Floor Level | |
| 42,547 = TOTAL GROSS SF | | |

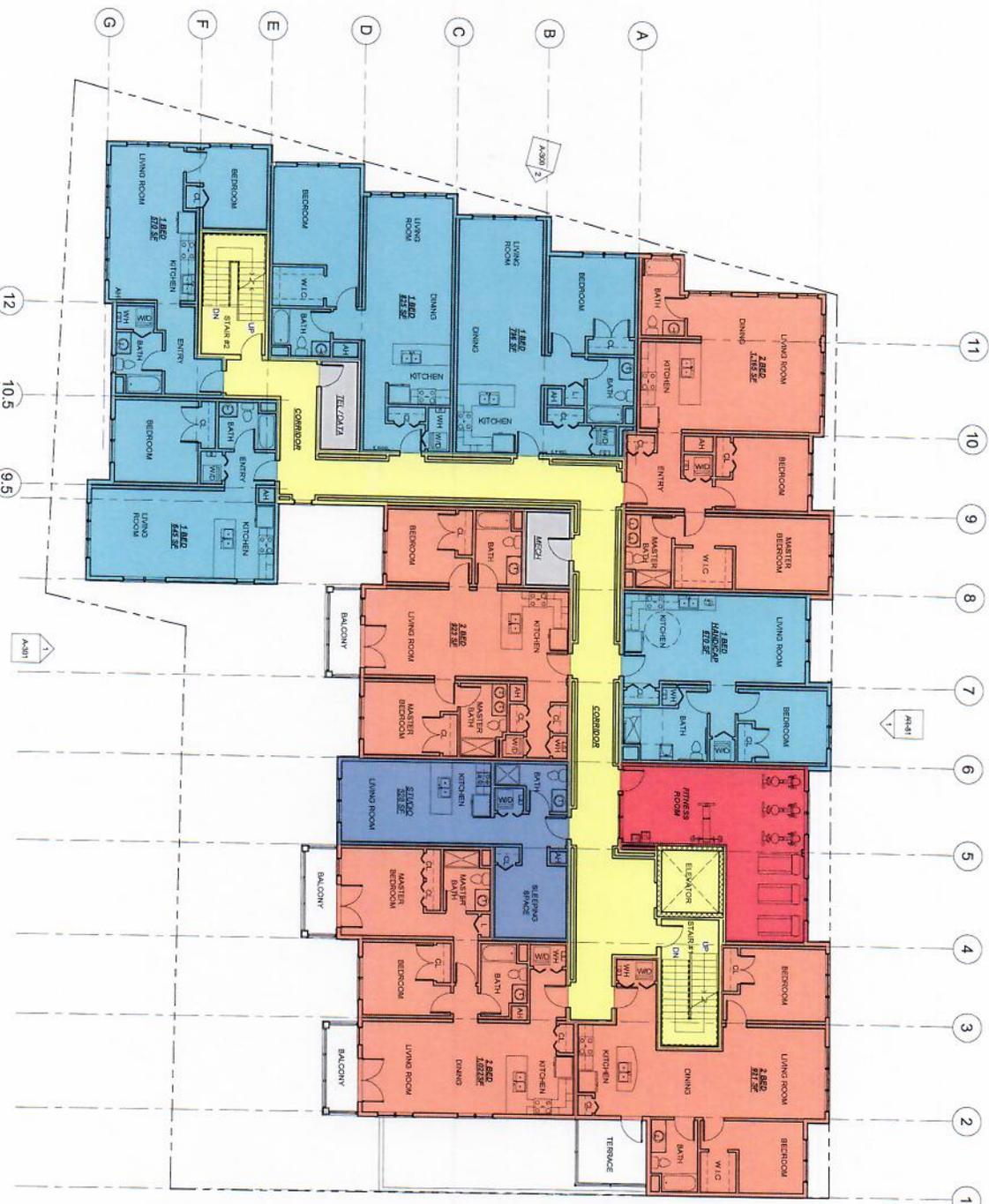


1 2nd Floor Level
1/8" = 1'-0"

| LEGEND | |
|--|-------------------|
| | CIRCULATION SPACE |
| | 1 BEDROOM UNIT |
| | 2 BEDROOM UNIT |
| | MECHANICAL |

UNIT BREAKDOWN
 (6) 2-BEDROOM UNITS
 (4) 1-BEDROOM UNITS



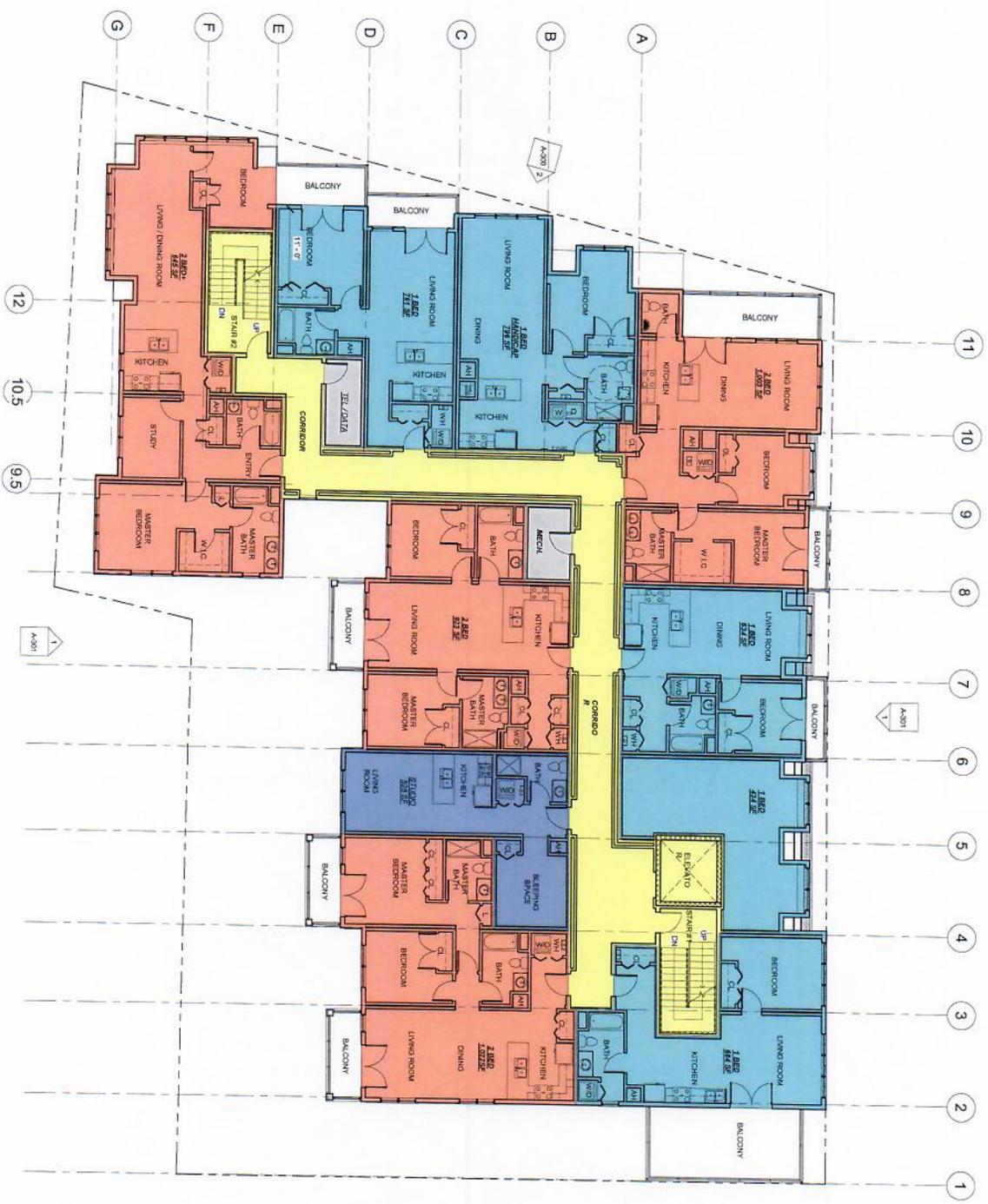


① 3rd Floor Level
1/8" = 1'-0"

| LEGEND | |
|--|-------------------|
| | CIRCULATION SPACE |
| | STUDIO UNIT |
| | 1 BEDROOM UNIT |
| | 2 BEDROOM UNIT |
| | MECHANICAL |
| | FITNESS ROOM |

| UNIT BREAK | |
|------------|--------------|
| (4) | 2-BEDROOM UN |
| (5) | 1-BEDROOM UN |
| (1) | STUDIO UNITS |





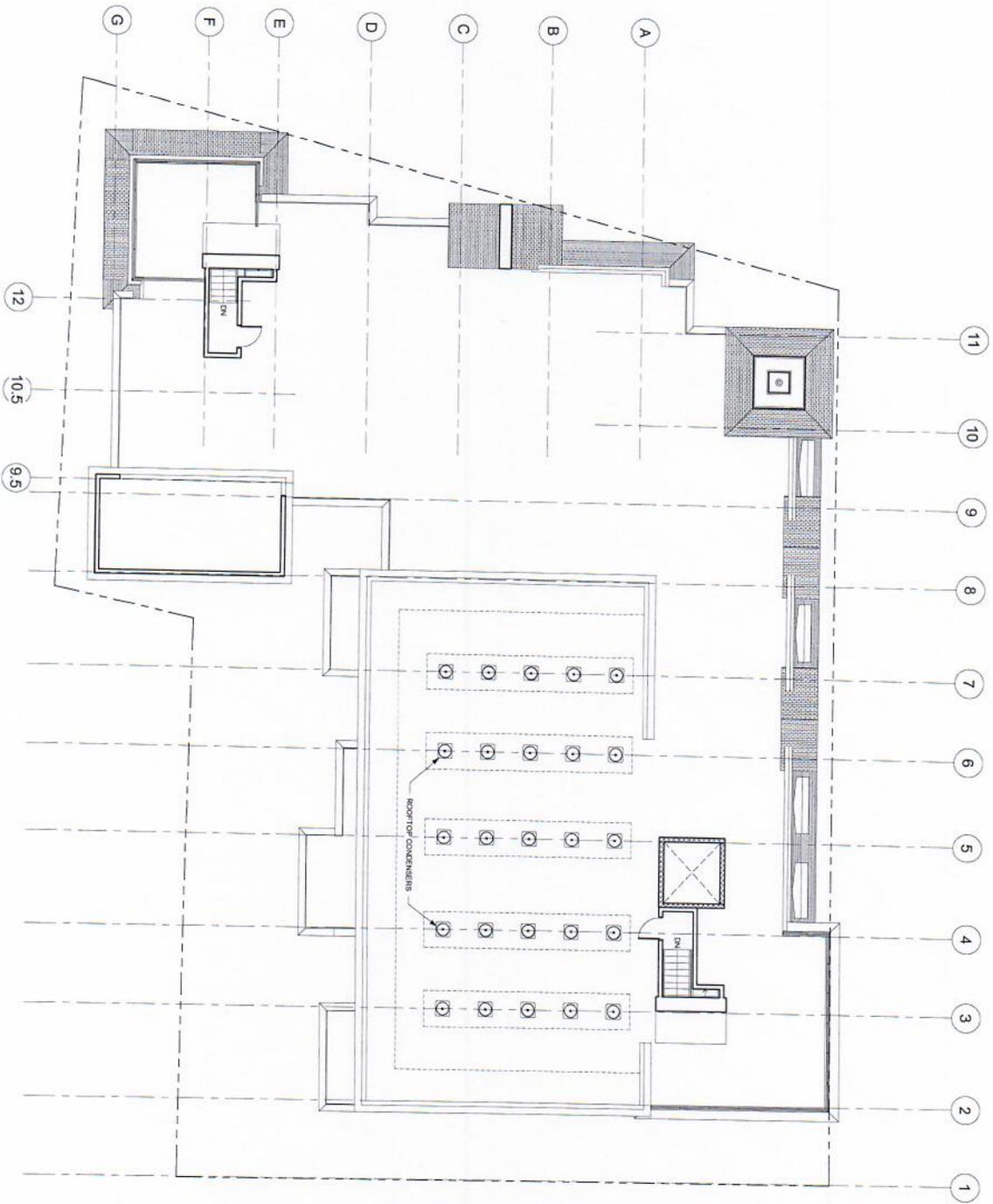
① 4th Floor Level
1/8" = 1'-0"

LEGEND

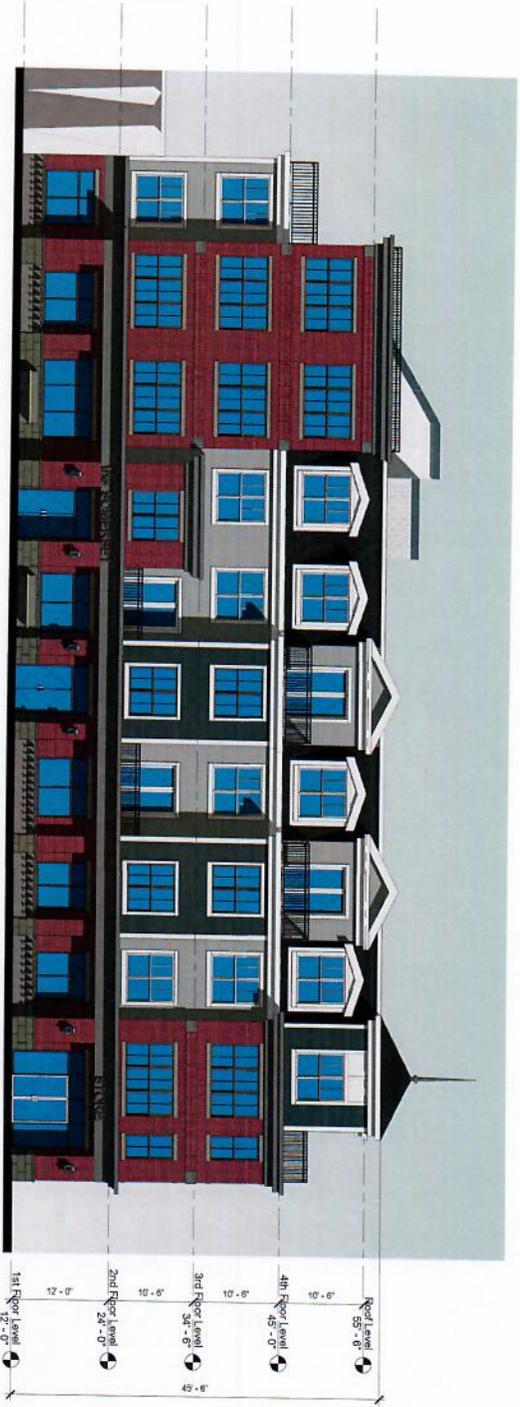
| | |
|--|-------------------|
| | CIRCULATION SPACE |
| | STUDIO UNIT |
| | 1 BEDROOM UNIT |
| | 2 BEDROOM UNIT |
| | MECHANICAL |

UNIT BREAK
 (4) 2-BEDROOM UNIT
 (5) 1-BEDROOM UNIT
 (1) STUDIO UNITS



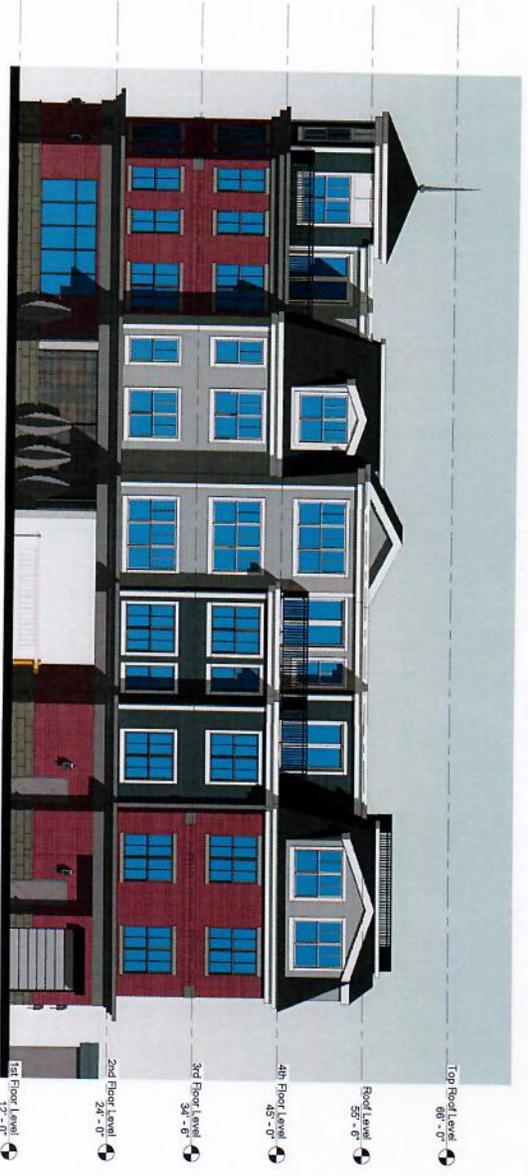
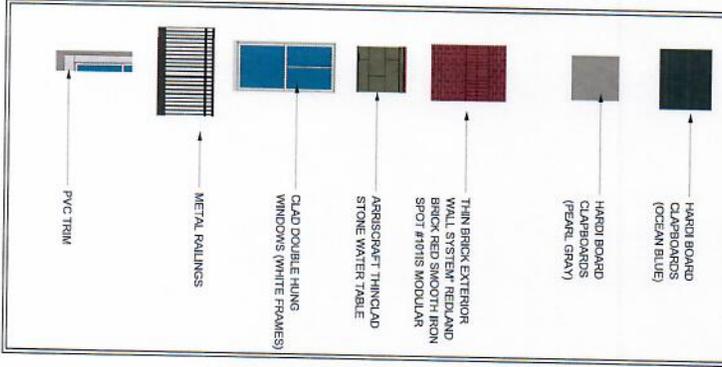


1 Roof Level
1/8" = 1'-0"



1 Somerset Street Elevation
1/8" = 1'-0"

EXTERIOR MATERIALS



2 Collings Park Elevation
1/8" = 1'-0"



① Rear Elevation View
1/8" = 1'-0"

EXTERIOR MATERIALS

| | |
|---|---|
|  | HARDI BOARD CLAPBOARDS (OCEAN BLUE) |
|  | HARDI BOARD CLAPBOARDS (PEARL GRAY) |
|  | THIN BRICK EXTERIOR WALL SYSTEM RED/CLAD BRICK SYSTEM/IRON SPOT #1015 MODULAR |
|  | ARRISCAFT THIN/CLAD STONE WATER TABLE |
|  | CLAD DOUBLE HUNG WINDOWS (WHITE FRAMES) |
|  | METAL RAILINGS |
|  | PVC TRIM |



③ Side Elevation
1/8" = 1'-0"



ORIGINAL DESIGN - SOMERSET AVE VIEW



NEW DESIGN - SOMERSET AVE VIEW



ORIGINAL DESIGN - COTTAGE PARK VIEW



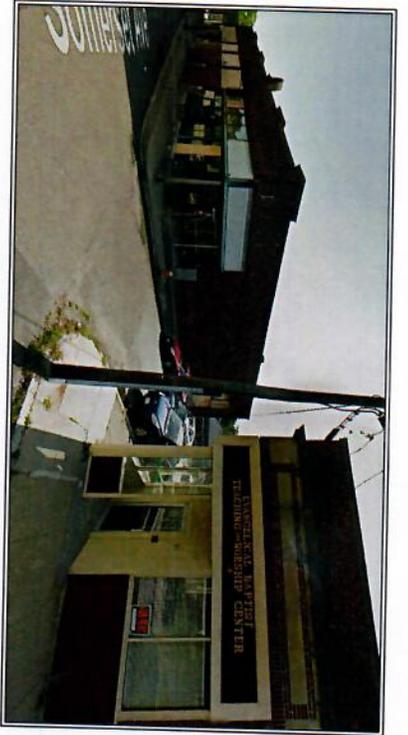
NEW DESIGN - COTTAGE PARK VIEW



ORIGINAL DESIGN - HAGMAN ROAD VIEW



NEW DESIGN - HAGMAN ROAD VIEW



E ISTING SOMERSET AVE VIEW



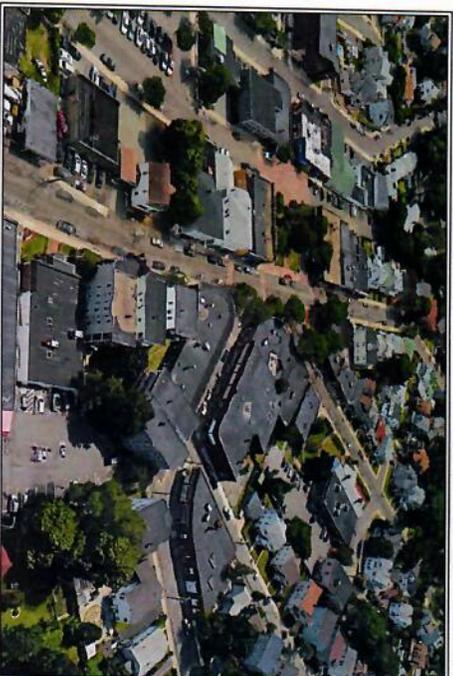
E ISTING WOODSIDE AVE VIEW



E ISTING COTTAGE PARK VIEW



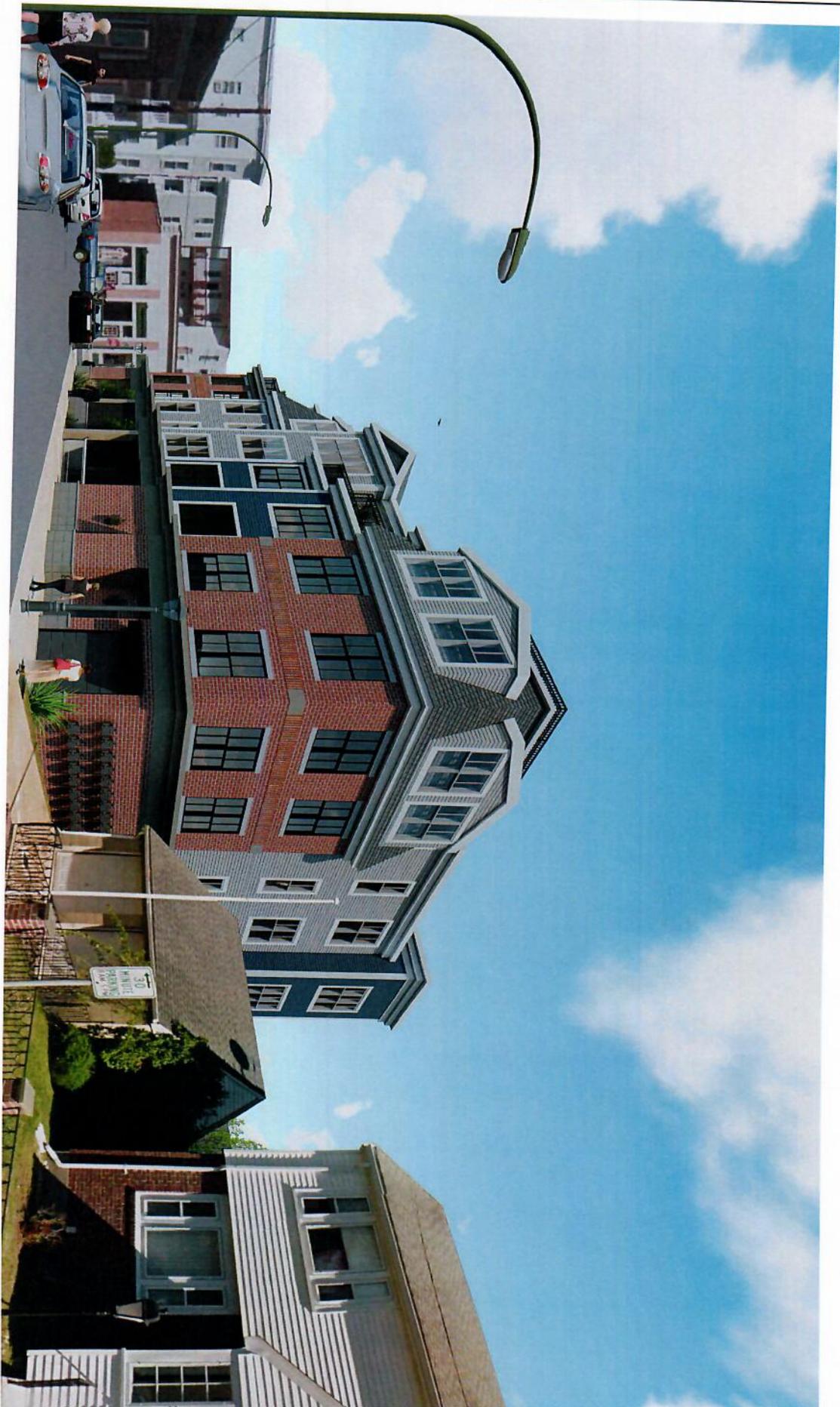
E ISTING HAGMAN ROAD VIEW



E ISTING AERIAL VIEW



SOMERSET AVE VIEW W PROPOSED DEVELOPMENT



COTTAGE PARK VIEW W PROPOSED DEVELOPMENT



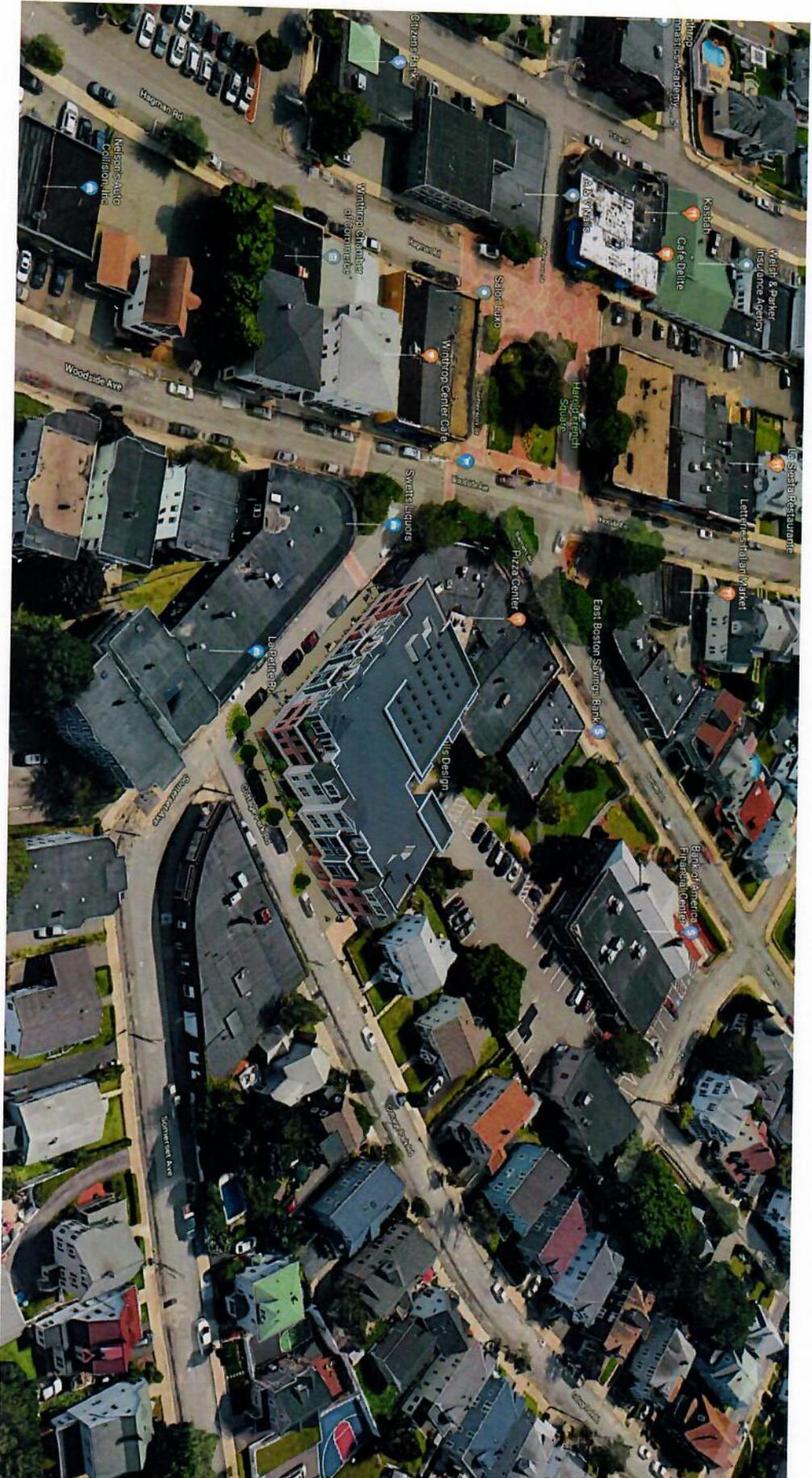
WOODSIDE AVE VIEW W PROPOSED DEVELOPMENT



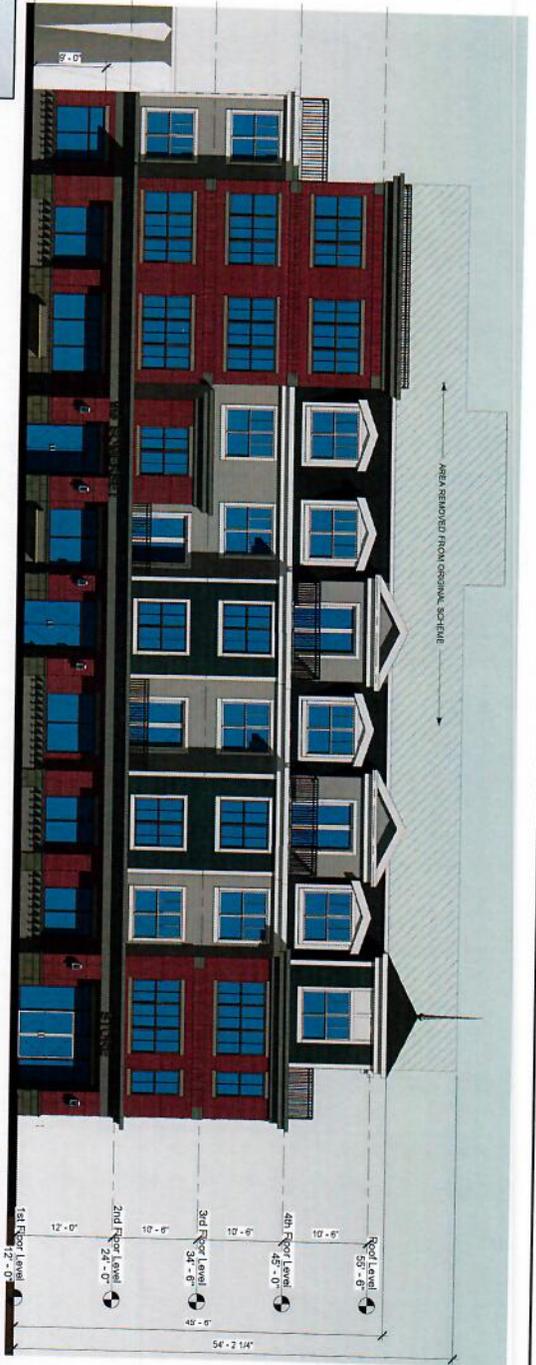
HAGMAN ROAD VIEW W/ PROPOSED DEVELOPMENT



AERIAL VIEW W PROPOSED DEVELOPMENT



AERIAL VIEW W/ PROPOSED DEVELOPMENT



PROPOSED BUILDING AT ITS HIGHEST POINT IS 45'-0" TALL



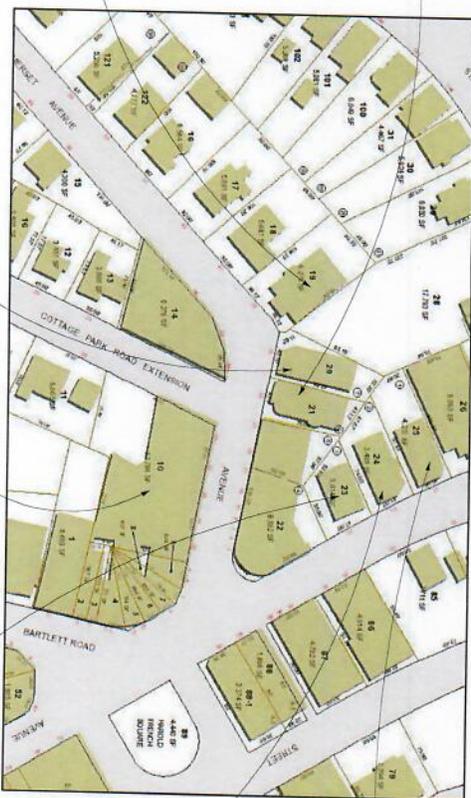
23 SOMERSET AVE - 41'-32"-0" TALL



35 SOMERSET AVE - 41'-35"-0" TALL



25 SOMERSET AVE - 41'-30"-0" TALL



21 WOODSIDE AVE - 41'-52"-0" TALL



23 WOODSIDE AVE - 41'-30"-0" TALL

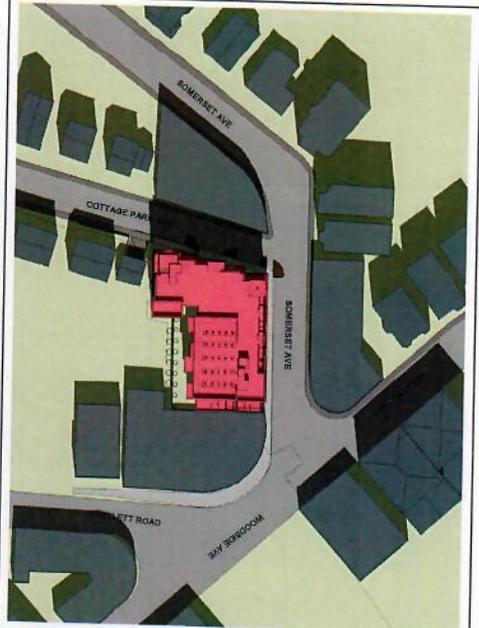
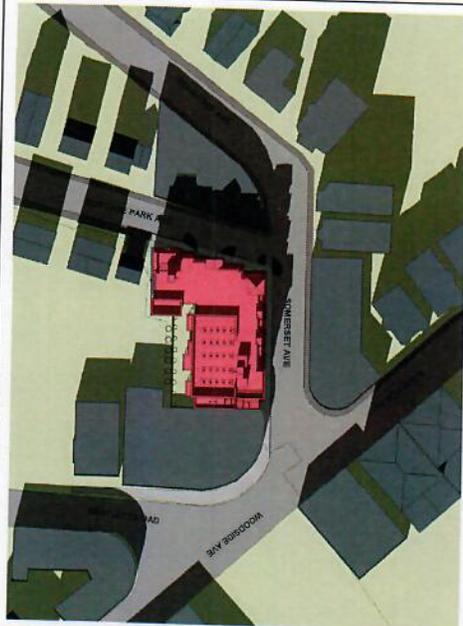
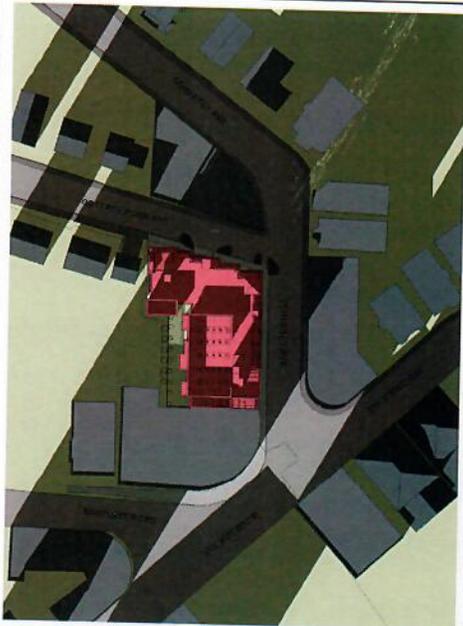


25 WOODSIDE AVE - 41'-32"-0" TALL

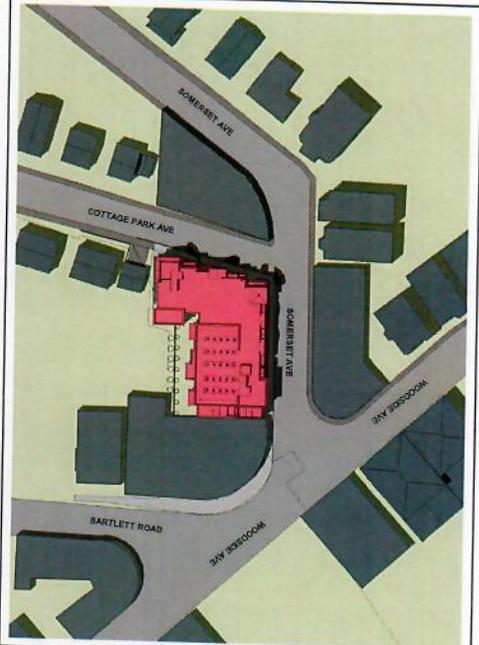
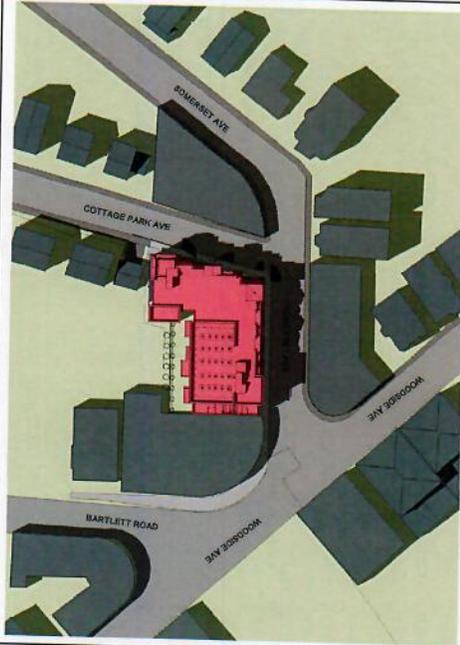
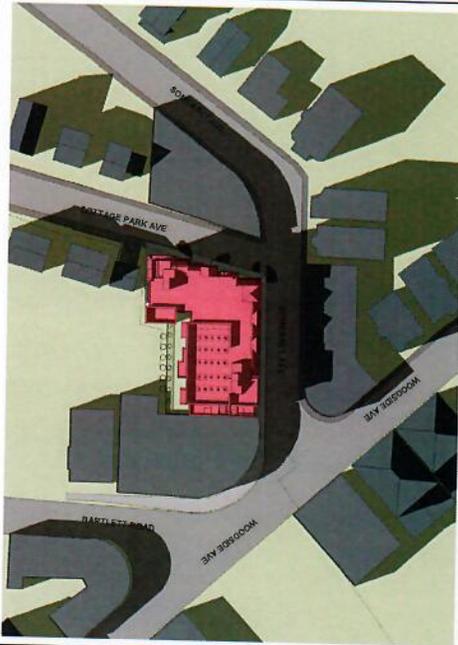
WINTER SOLSTICE

**ALL SPRING
EQUINOX**

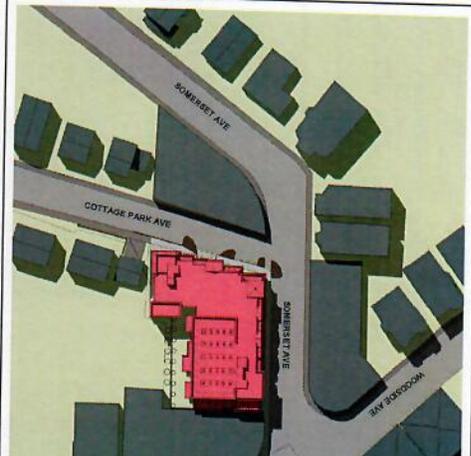
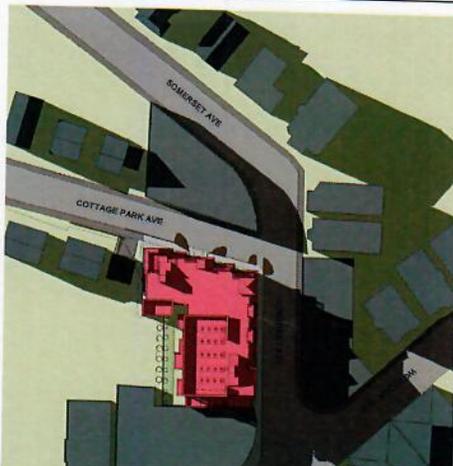
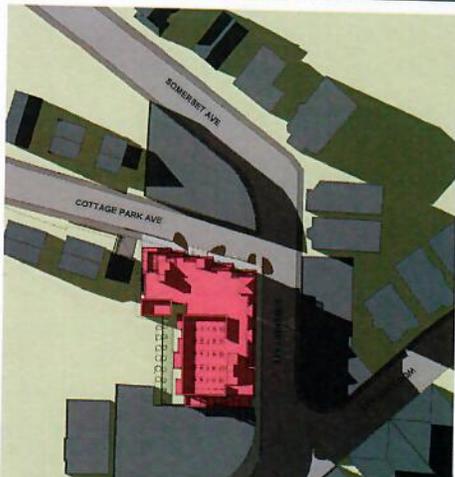
SUMMER SOLSTICE



**MORNING
AM - 10 AM**



**NOON
12 PM - 1 PM**



**AFTERNOON
3 PM**