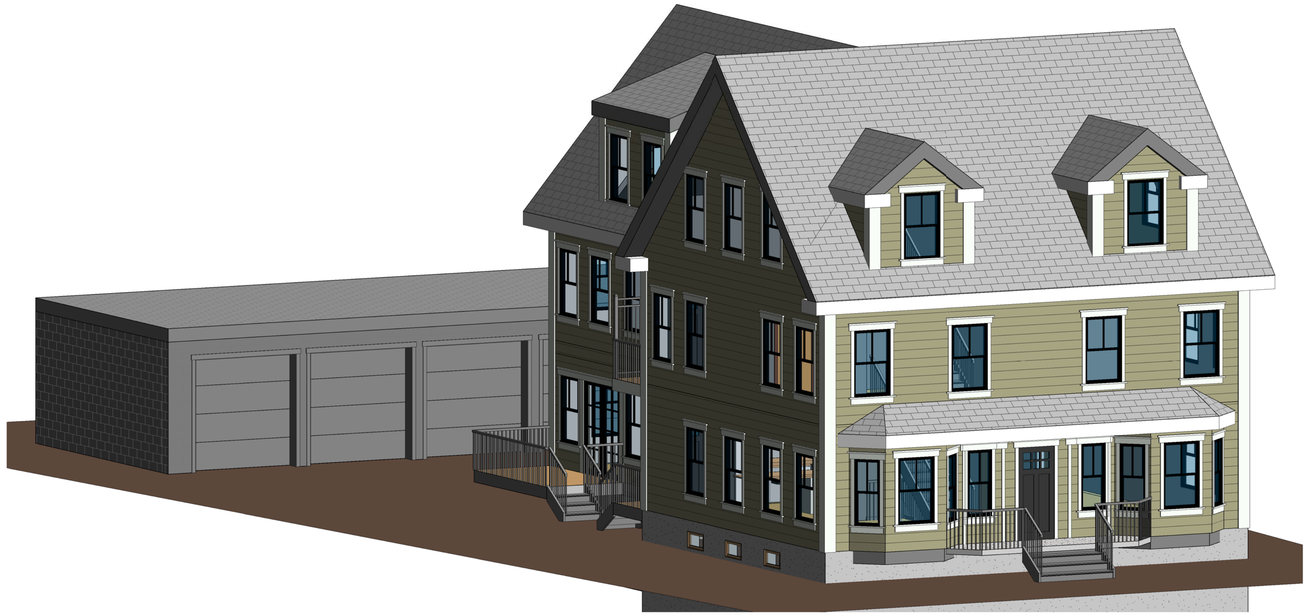
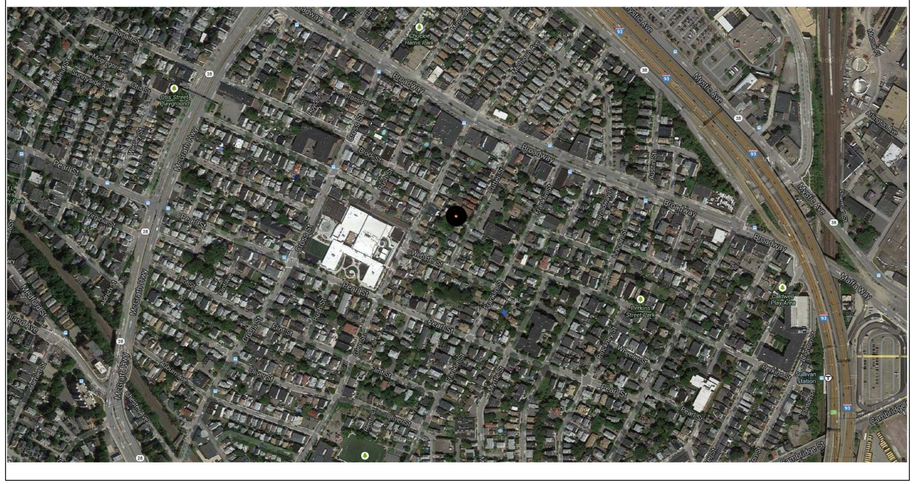
Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	02/14/14
A-010	Site Plan	02/14/14
A-100	BASEMENT & FIRST FLOOR	02/14/14
A-101	SECOND & THIRD FLOOR PLANS	02/14/14
A-300	ELEVATIONS	02/14/14
A-301	ELEVATIONS	02/14/14
A-400	PERSPECTIVES	02/14/14
Z-001	Existing Images	02/14/14



1 Copy (4) of {3D}

LOCATION KEY



CUTTER STREET RESIDENCES

PROJECT ADDRESS:
35 Cutter Street,
Somerville, Massachusetts

SUBMISSION SET
02-14-2014

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

CLIENT
Shangzhe Xuyu

CIVIL ENGINEER
ENGINEERING ALLIANCE, INC.
194 Central St
Sagus, MA 01906
T: 781-231-1349

LANDSCAPE ARCHITECTS
Blair Hines Design Associates, LLC
318 Harvard Street suite 25
Brookline, MA 02446
T: 617-735-11800
F: 617-608-5025

PROJECT NAME
CUTTER ST RESIDENCES

PROJECT ADDRESS
35 Cutter St Somerville, MA

CLIENT
Shangzhe Xuyu

ARCHITECT
KHALSA DESIGN INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number	13051
Date	02-14-2014
Drawn by	MT
Checked by	KDI
Scale	

REVISIONS

No.	Description	Date

Cover Sheet

A-000

CUTTER ST RESIDENCES

G:\13\13051_Heux_Cutter_St\13051_Heux_Cutter_St_SD_DD_Rev5.rvt

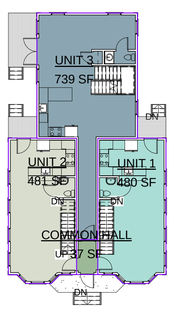
2/14/2014 10:09:02 AM

ZONING CHART

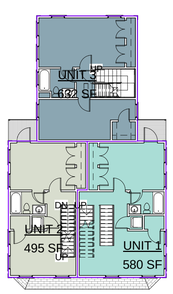
RB ZONE	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	7500 SF	6000 SF	6000 SF
LOT AREA/DU	1500 SF/DU		2000 SF/DU
FAR	1		0.79 / 4767 SF
LANDSCAPE AREA	25%- 1,500SF	0SF / 0%	820SF / 13%
PERVIOUS AREA	35%- 2,100SF	0SF / 0%	2216SF / 37%
GROUND COVERAGE	50%- 3,000SF	34%- 2,034SF	48%- 2,876SF
MAX HEIGHT	3 / 40'-0"		3 / 35'- 9" +/-
FRONT SETBACK	15'-0"	7.9', 14'-0"	14'- 0"
LEFT SIDE SETBACK	10'-0"	13.6', 13.7'	11'
RIGHT SIDE SETBACK	10'-0"	1.3', 2.2', 3.7'	3.7'
REAR SETBACK	20'-0"	.6'	.6'
LOT WIDTH	50'-0"	50'-0"	50'-0"
PARKING		2	5

Area Schedule GSF

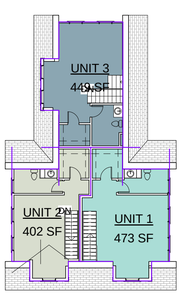
Name	Level	Area
COMMON HALL	First Floor	37 SF
		37 SF
UNIT 1	First Floor	480 SF
UNIT 1	Second Floor	580 SF
UNIT 1	Third Floor	473 SF
		1533 SF
UNIT 2	First Floor	481 SF
UNIT 2	Second Floor	495 SF
UNIT 2	Third Floor	402 SF
		1377 SF
UNIT 3	First Floor	739 SF
UNIT 3	Second Floor	632 SF
UNIT 3	Third Floor	449 SF
		1820 SF
		4767 SF



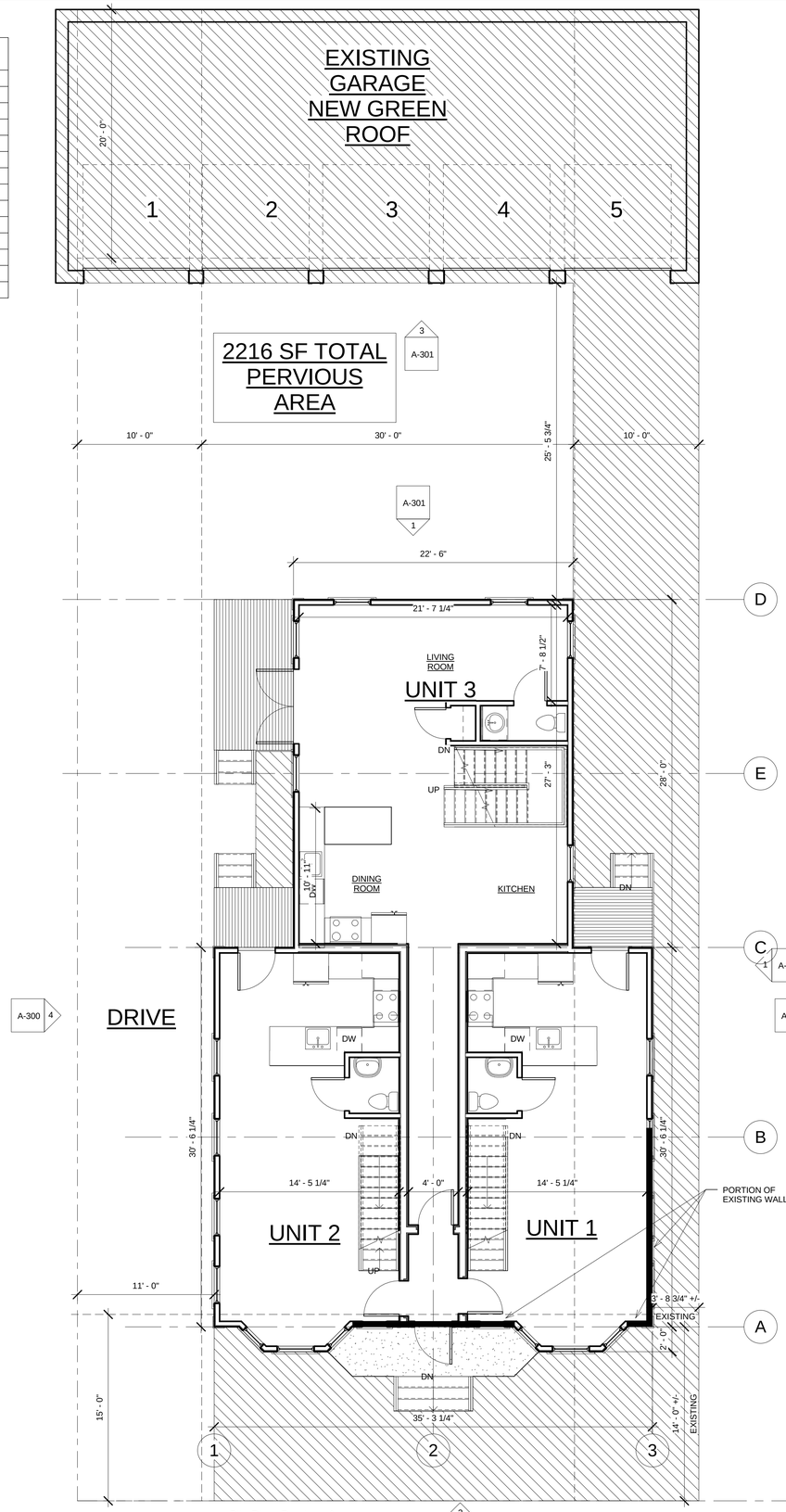
3 First Floor
1/16" = 1'-0"



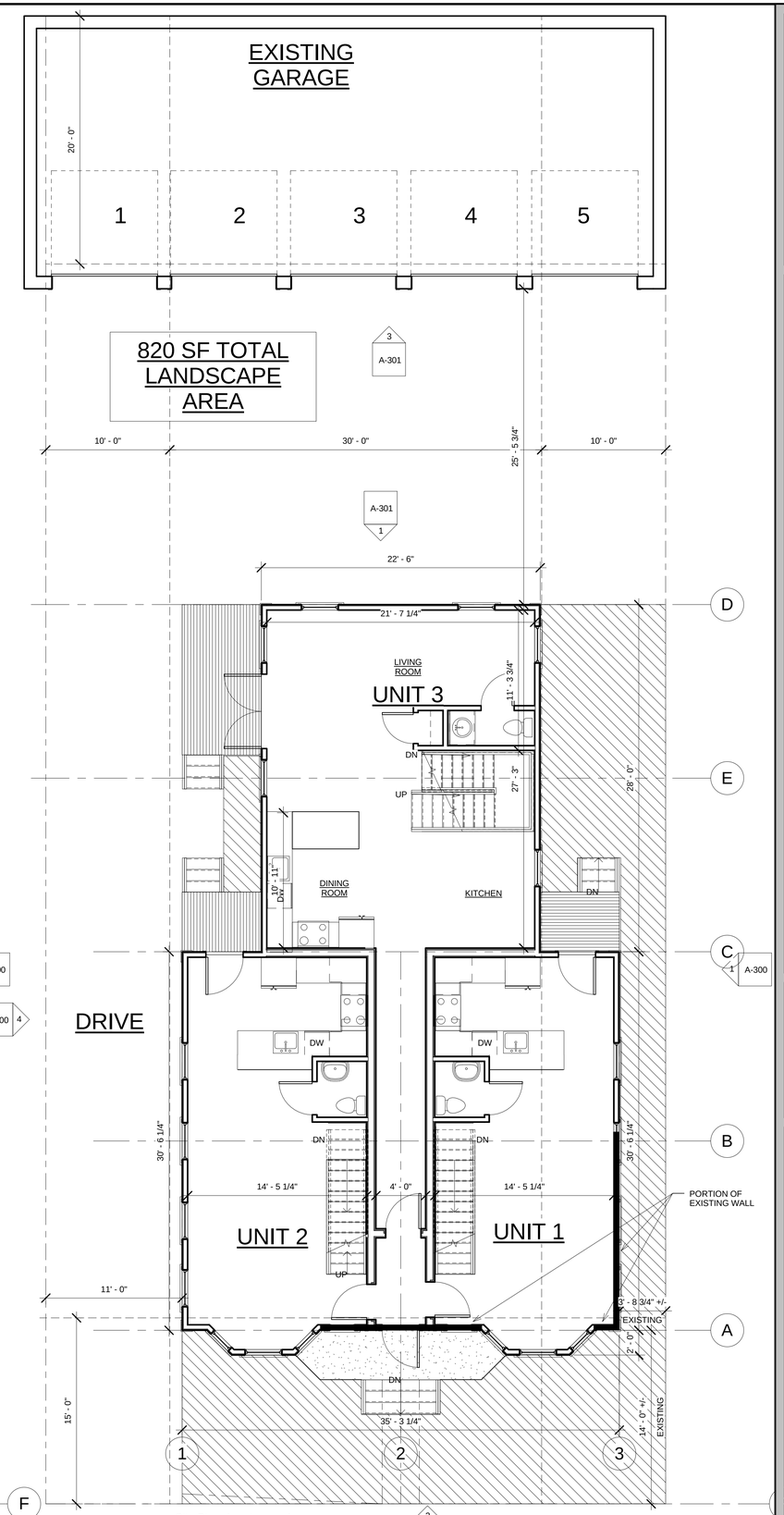
4 Second Floor
1/16" = 1'-0"



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



6 Site Plan- Pervious Area
3/16" = 1'-0"



1 Site Plan- Landscape Area
3/16" = 1'-0"

PROJECT NAME

CUTTER ST RESIDENCES

PROJECT ADDRESS

35 Cutter St Somerville, MA

CLIENT

Shangzhe Xuyu

ARCHITECT

KHALSA DESIGN INC.

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

CONSULTANTS:

REGISTRATION

Project number	13051
Date	02-14-2014
Drawn by	MT
Checked by	KDI
Scale	As indicated

REVISIONS

No.	Description	Date

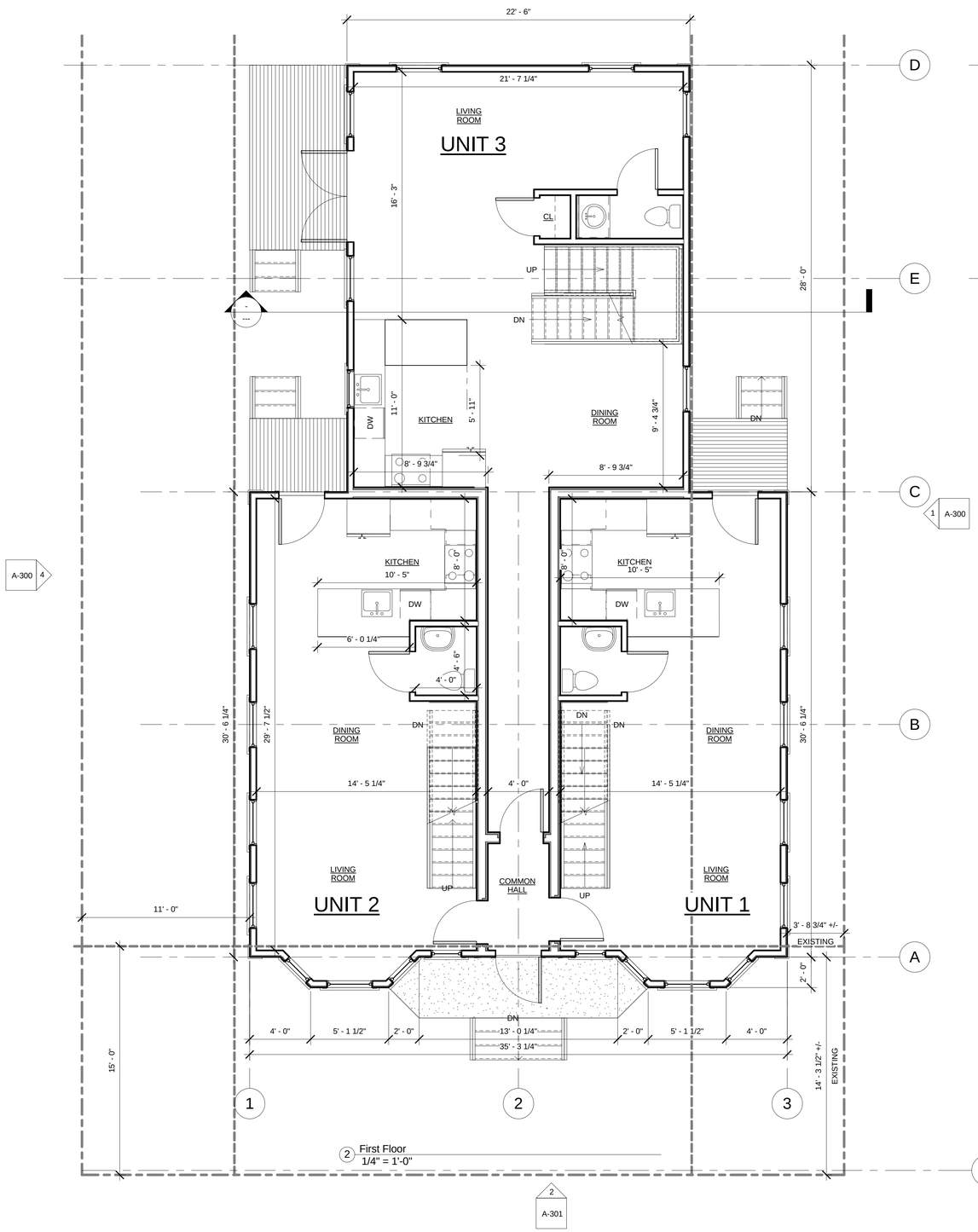
Site Plan

A-010

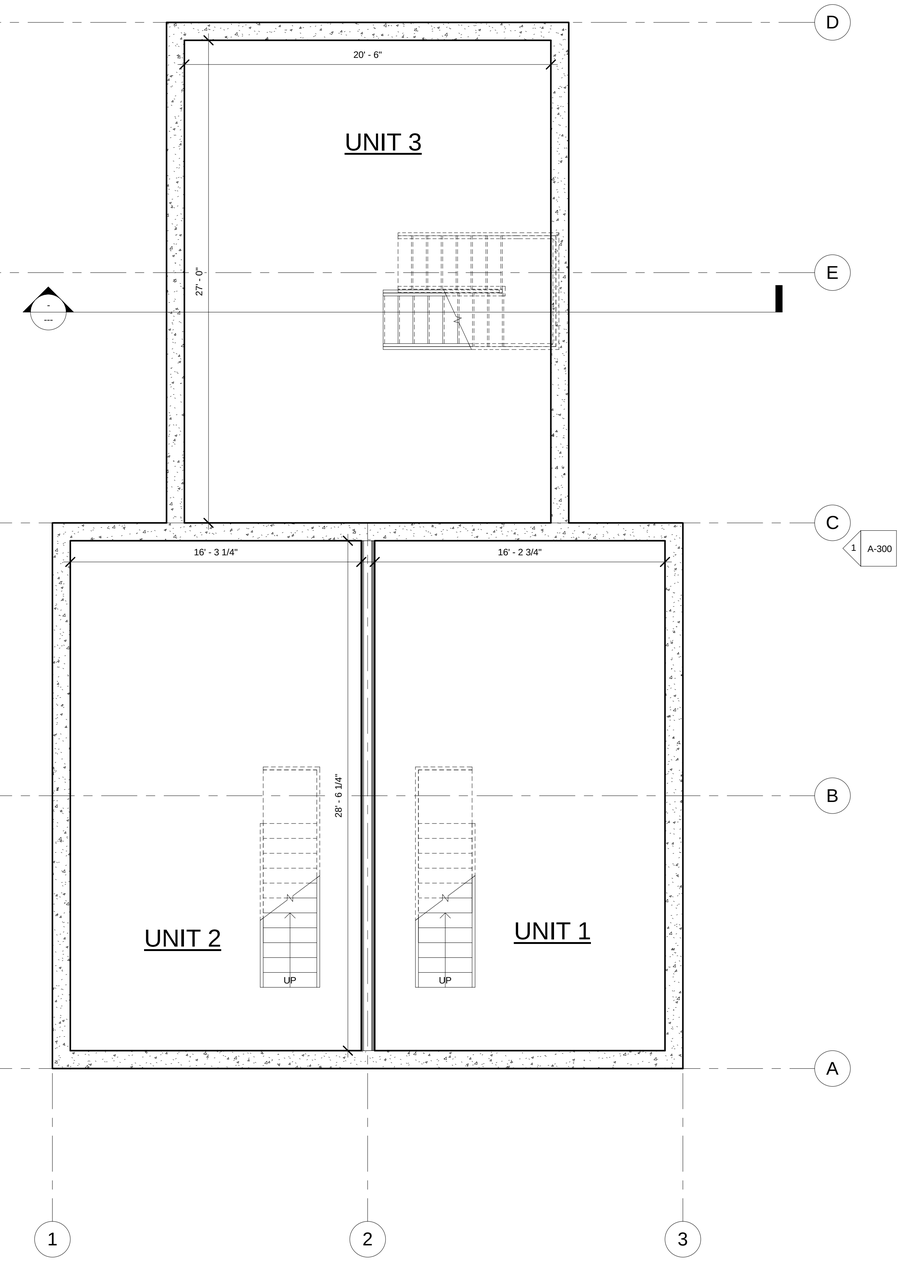
CUTTER ST RESIDENCES

G:\13\13051_Heux_Cutter_St\13051_Heux_Cutter_St_SD_DD_Rev5.rvt

2/14/2014 10:09:04 AM



2 First Floor
1/4" = 1'-0"



1 BASEMENT
1/4" = 1'-0"

PROJECT NAME

CUTTER ST RESIDENCES

PROJECT ADDRESS

35 Cutter St Somerville, MA

CLIENT

Shangzhe Xuyu

ARCHITECT

KHALSA DESIGN INC.

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

CONSULTANTS:

REGISTRATION

Project number	13051
Date	02-14-2014
Drawn by	MT
Checked by	KDI
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

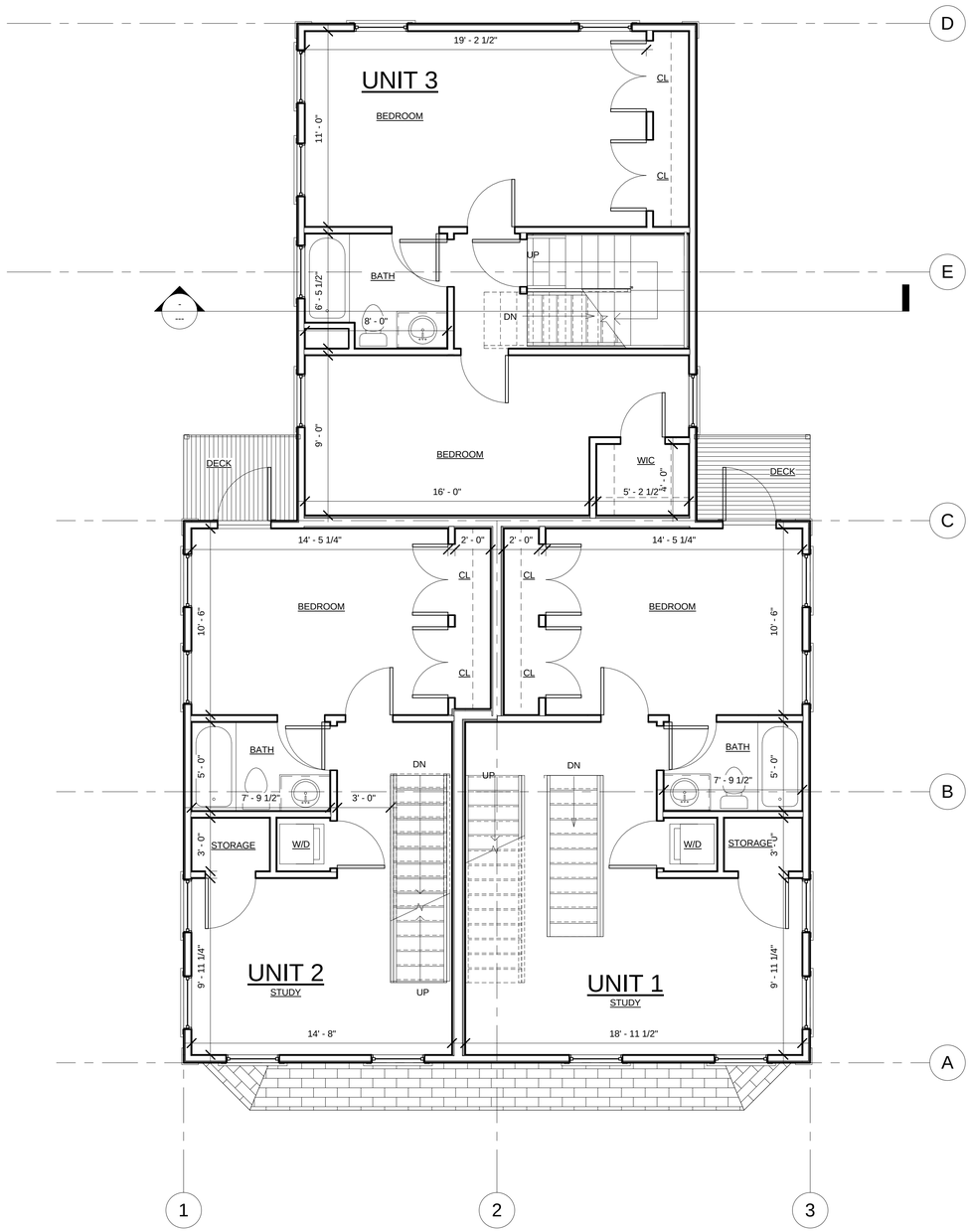
BASEMENT & FIRST FLOOR

A-100

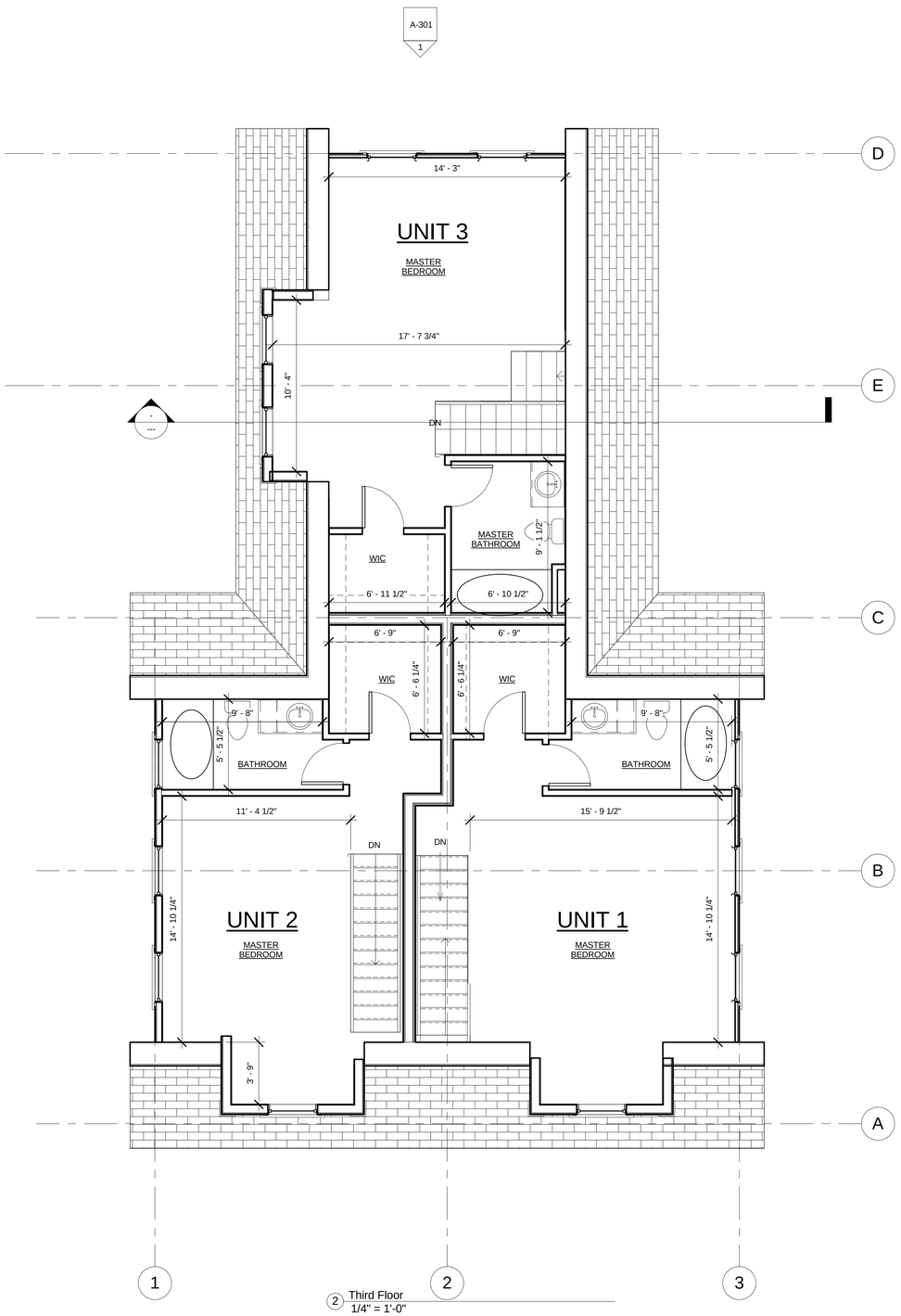
CUTTER ST RESIDENCES

G:\13\13051_Heux_Cutter_St\13051_Heux_Cutter_St_SD_DD_Rev5.rvt

2/14/2014 10:09:05 AM



1 Second Floor
1/4" = 1'-0"



2 Third Floor
1/4" = 1'-0"

PROJECT NAME

CUTTER ST RESIDENCES

PROJECT ADDRESS

35 Cutter St Somerville, MA

CLIENT

Shangzhe Xuyu

ARCHITECT

KHALSA DESIGN INC.

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

CONSULTANTS:

REGISTRATION

Project number	13051
Date	02-14-2014
Drawn by	MT
Checked by	KDI
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

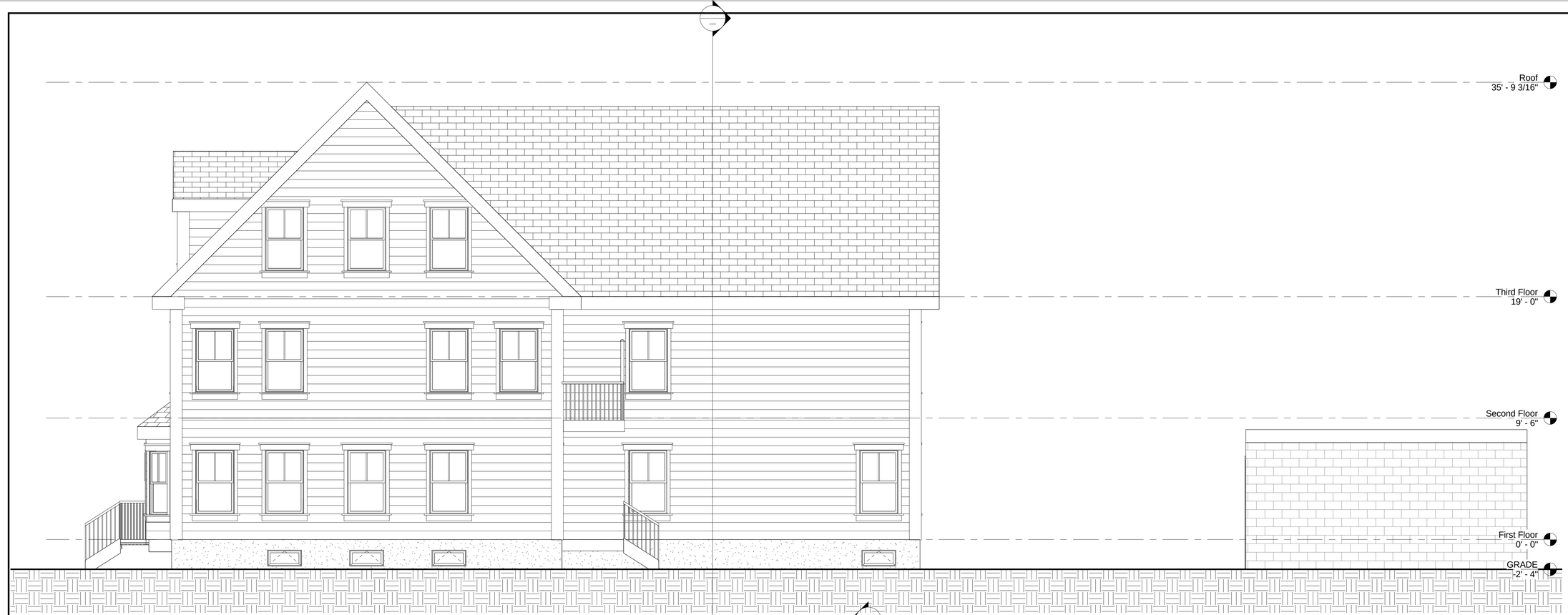
SECOND & THIRD FLOOR PLANS

A-101

CUTTER ST RESIDENCES

G:\13\13051_Hexx_Cutter_St\13051_Hexx_Cutter_St_SD_DD_Rev5.rvt

2/14/2014 10:09:06 AM



1 East
1/4" = 1'-0"

4 West
1/4" = 1'-0"

PROJECT NAME

CUTTER ST RESIDENCES

PROJECT ADDRESS

35 Cutter St Somerville, MA

CLIENT

Shangzhe Xuyu

ARCHITECT

KHALSA DESIGN INC.

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

CONSULTANTS:

REGISTRATION

Project number	13051
Date	02-14-2014
Drawn by	MT
Checked by	KDI
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

ELEVATIONS

A-300

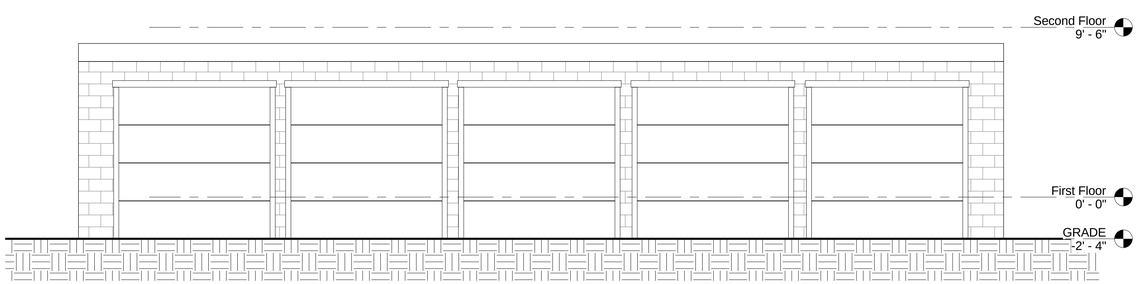
CUTTER ST RESIDENCES

G:\13\13051_Heux_Cutter_St\13051_Heux_Cutter_St_SD_DD_Rev5.rvt

2/14/2014 10:09:08 AM

1 North
1/4" = 1'-0"

2 South
1/4" = 1'-0"



3 Garage
1/4" = 1'-0"

PROJECT NAME

CUTTER ST RESIDENCES

PROJECT ADDRESS

35 Cutter St Somerville, MA

CLIENT

Shangzhe Xuyu

ARCHITECT

KHALSA DESIGN INC.

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

CONSULTANTS:

REGISTRATION

Project number	13051
Date	02-14-2014
Drawn by	MT
Checked by	KDI
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

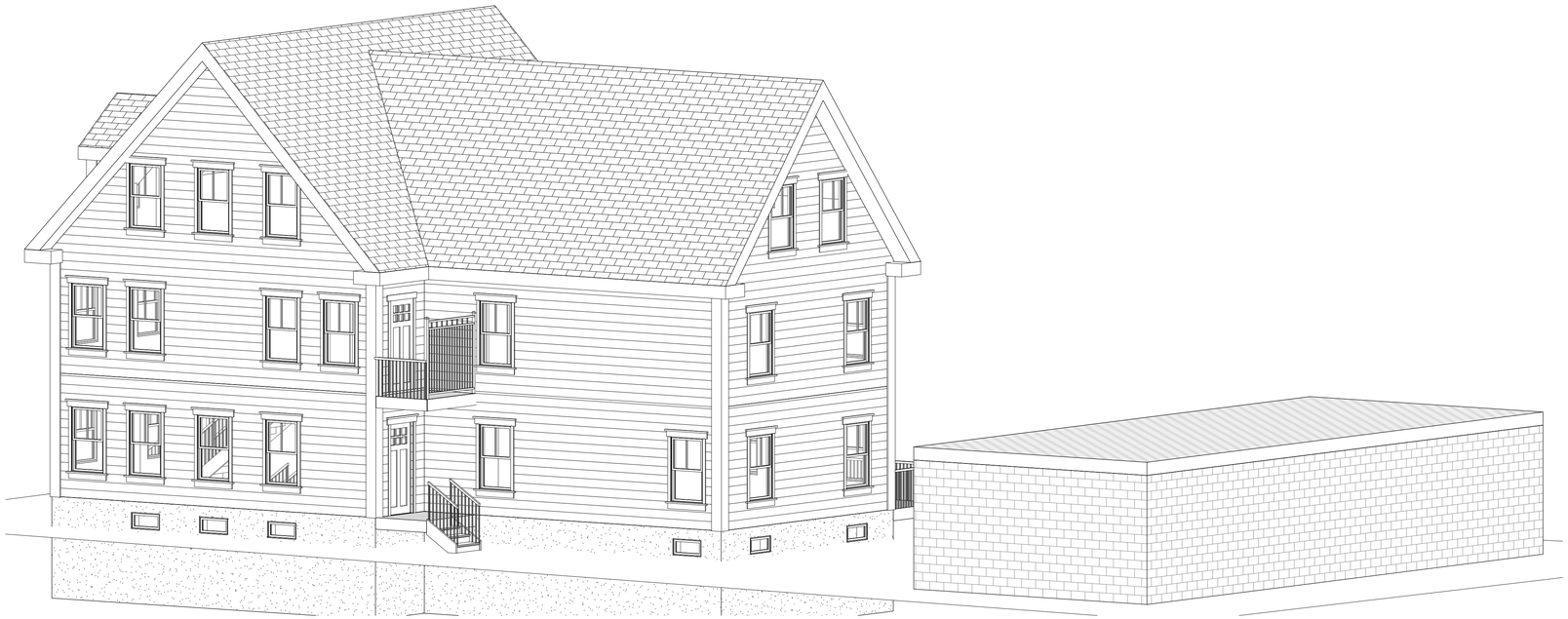
ELEVATIONS

A-301

CUTTER ST RESIDENCES

G:\13\13051_Heux_Cutter_St\13051_Heux_Cutter_St_SD_DD_Rev5.rvt

2/14/2014 10:09:10 AM



1 Copy of {3D}

3 Copy (3) of {3D}

PROJECT NAME

CUTTER ST RESIDENCES

PROJECT ADDRESS

35 Cutter St Somerville, MA

CLIENT

Shangzhe Xuyu

ARCHITECT

KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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

CONSULTANTS:

REGISTRATION

Project number	13051
Date	02-14-2014
Drawn by	MT
Checked by	KDI
Scale	

REVISIONS

No.	Description	Date

PERSPECTIVES

A-400

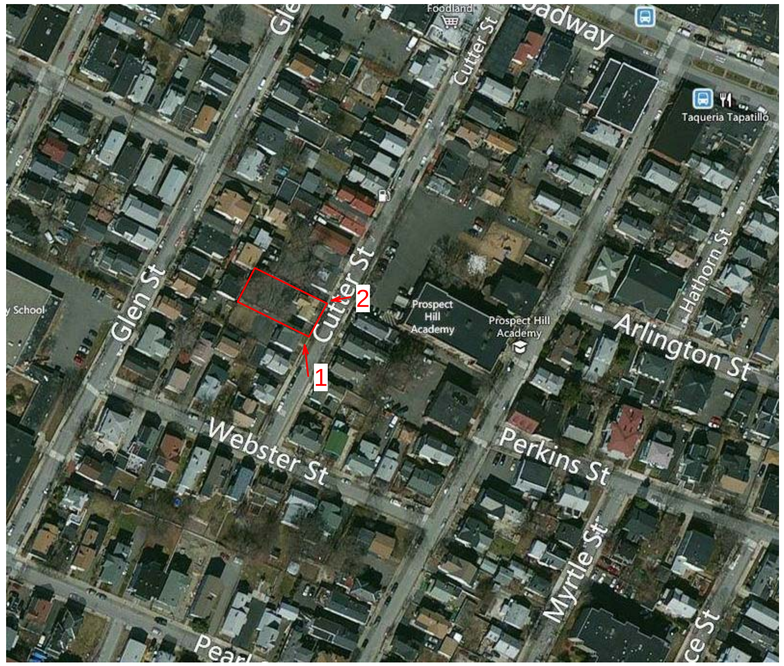
CUTTER ST RESIDENCES

G:\13\13051_Heix_Cutter_St\13051_Heix_Cutter_St_SD_DD_Rev5.rvt

2/14/2014 10:09:14 AM

2

1



PROJECT NAME

CUTTER ST RESIDENCES

PROJECT ADDRESS

35 Cutter St Somerville, MA

CLIENT

Shangzhe Xuyu

ARCHITECT

KHALSA DESIGN INC.

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

CONSULTANTS:

REGISTRATION

Project number	13051
Date	02-14-2014
Drawn by	MT
Checked by	KDI
Scale	

REVISIONS

No.	Description	Date

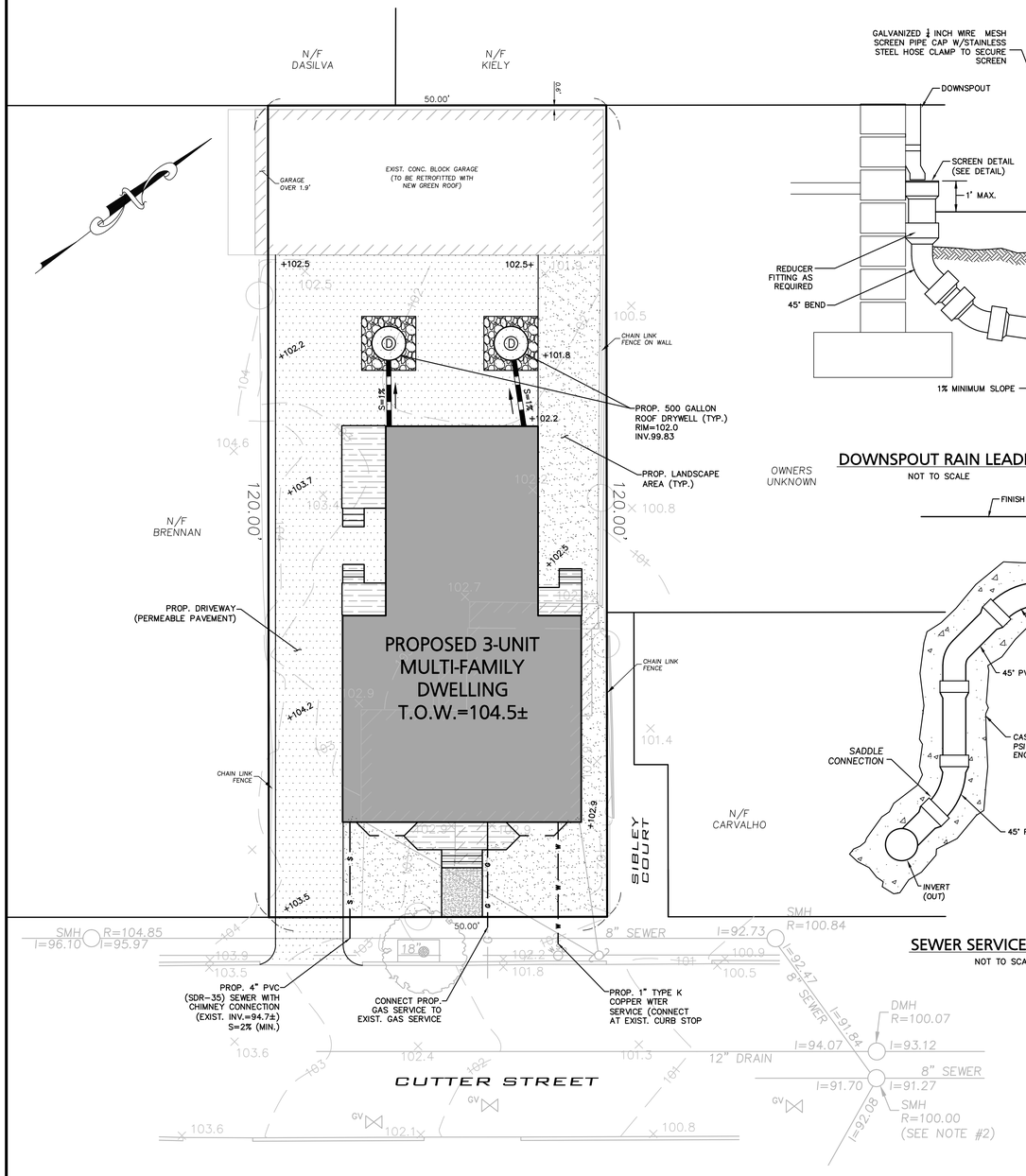
Existing Images

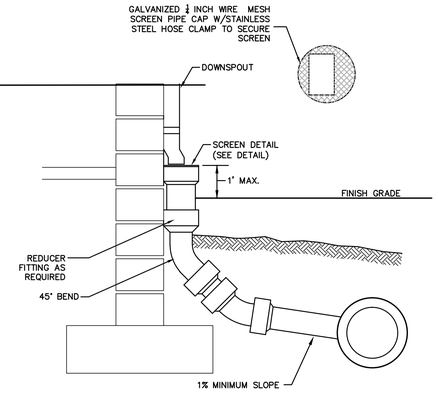
Z-001

CUTTER ST RESIDENCES

G:\13\13051_Heux_Cutter_St\13051_Heux_Cutter_St_SD_DD_Rev6.rvt

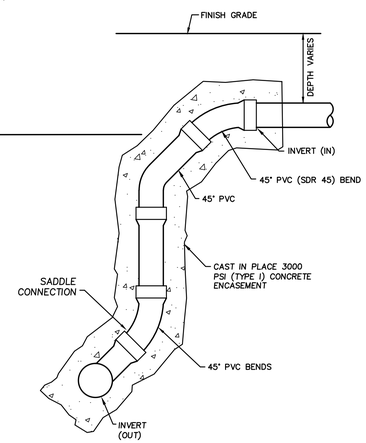
2/14/2014 10:09:15 AM





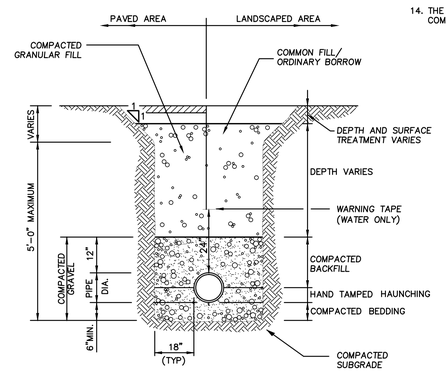
DOWNSPOUT RAIN LEADER

NOT TO SCALE



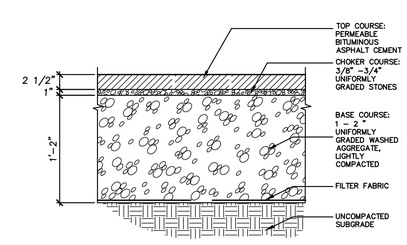
SEWER SERVICE CHIMNEY

NOT TO SCALE



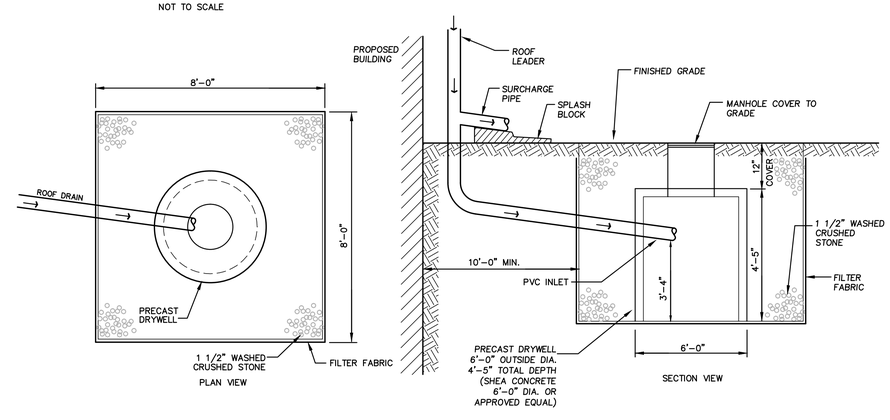
UTILITY TRENCH

NOT TO SCALE



PERMEABLE PAVEMENT DETAIL

NOT TO SCALE



SUBSURFACE LEACHING FACILITY (ROOF DRYWELL)

NOT TO SCALE

DRAINAGE NOTES:

1. *ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) CORRUGATED OUTSIDE & SMOOTH INSIDE UNLESS NOTED OTHERWSE.*
2. *A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF 10' FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.*
3. *REFER TO ARCHITECTURAL DRAWINGS FOR ALL SERVICE CONNECTIONS (I.E., ROOF DRAINS, WATER AND SEWER SERVICES, ETC.) WITHIN 10-FT OF THE BUILDING WALLS.*
4. *ALL ROOF DRAINAGE SHALL BE INFILTRATED VIA THE SUB-SURFACE INFILTRATION SYSTEM. ALL CONNECTIONS ARE TO BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.*

SURVEY NOTES:

1. THE EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AN ON-THE-GROUND SURVEY PERFORMED BY MEDFORD ENGINEERING & SURVEY ON 12/10/13.
2. TIES SHOWN TO PROPERTY LINES TAKEN FROM CORNER BOARD.
3. BENCHMARK: RIM OF SEWER MANHOLE; ELEV.=100.00'(ASSUMED)
4. TITLE REFERENCE: BK 48489 PG 250

GENERAL UTILITY NOTES:

1. ALL EXISTING SITE FEATURES SHALL BE RETAINED UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
4. THE CONTRACTOR SHALL EXCAVATE TEST PITS PRIOR TO COMMENCING WORK TO TO DETERMINE THE EXACT LOCATION OF WATER AND GAS SERVICES.
5. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT , THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
6. ALL PROPOSED WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE CITY OF SOMERVILLE. THE CONTRACTOR SHALL NOTIFY THE CITY OF SOMERVILLE D.P.W. PRIOR TO THE COMMENCEMENT OF ANY UTILITY WORK.
7. ALL UTILITY WORK WITHIN THE CUTTER STREET RIGHT-OF-WAY SHALL BE PERFORMED BY A CONTRACTOR LICENSED BY THE DPW & OBTAIN A PERMIT FOR SUCH WORK FROM THE DPW.
8. ANY CHANGE IN THE FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER TO ENSURE THAT ANY MODIFICATIONS TO THE ORIGINAL DESIGN CONFORM TO STANDARD ENGINEERING AND CONSTRUCTION PRACTICES AND ADEQUATE TO SERVE THE PROJECT'S NEEDS AND COMPLY WITH APPLICABLE STANDARDS AND REGULATIONS.
9. A DUST EMISSION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED BY THE CONTRACTOR IF CONDITIONS WARRANT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL UTILITIES AS SHOWN ON THESE PLANS IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE UTILITY COMPANY STANDARDS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFICATIONS OF MATERIALS AND INSTALLATION PROCEDURES AND INSTALL IN ACCORDANCE WITH THESE REGULATIONS.
11. THE CONTRACTOR IS RESPONSIBLE TO CONTACT AND DETERMINE, COORDINATE AND SCHEDULE ALL NECESSARY INSPECTIONS AND MONITORING WITH ALL APPROPRIATE UTILITY COMPANIES.
12. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO PERFORM THE WORK.
13. DISPOSAL OF ALL MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RESTORATION AND CLEAN UP UPON COMPLETION OF THE PROJECT.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DATE	DESCRIPTION OF REVISION
2/11/14	MODIFY PER CITY ENGINEER COMMENT
1/22/14	SEPARATE EXISTING CONDITIONS PLAN & CHANGE TO 10 SCALE

PREPARED BY:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020
1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

PROJECT: Plan of Land
35 Cutter Street
(Tax Map 91 Block A Lot 22)
Somerville, Massachusetts

PROJECT #: 13-47501 | DATE: December 20, 2013
SCALE: AS NOTED | DWG FILE NAME: 13-47501.dwg
DESIGN BY: Michael C. Latham, P.E. | CHECKED BY: Richard A. Salvo, P.E.

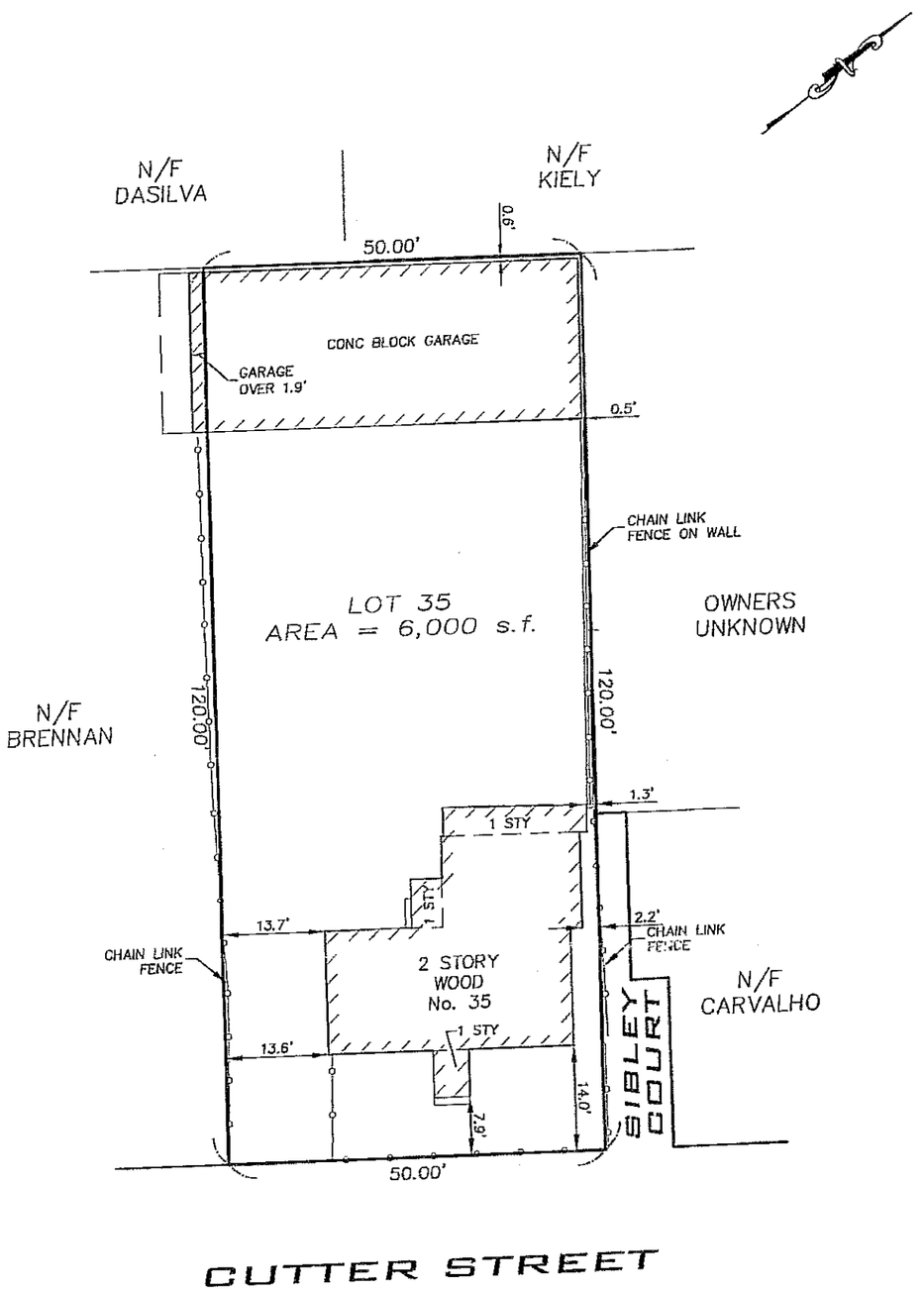
COMMONWEALTH OF MASSACHUSETTS RICHARD A. SALVO No. 41561 PROFESSIONAL ENGINEER

Professional Engineer for Engineering Alliance, Inc.

APPLICANT:
Shangzhe Xuyu
Suan Zhu
81 Jericho Road
Weston, MA 02493

DRAWING TITLE: Grading, Drainage & Utility Plan

DWG. NO. 1of1



CERTIFIED
PLOT PLAN OF LAND
35 CUTTER STREET
SOMERVILLE, MASS.

NOTE: TIES SHOWN TO PROPERTY LINES TAKEN FROM CORNER BOARD.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.

06/20/2013
RICHARD J. MEDE JR., P.L.S. DATE:

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. MEDE JR. #36864
REGISTERED PROFESSIONAL LAND SURVEYOR
06/20/2013

PREPARED BY:
MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL ST. MEDFORD, MA. 02155
781-396-4466 fax:781-396-8052

SCALE: 1" = 20'

TITLE REF: BK 48489 PG 250

DATE: JUNE 20, 2013

FILE No. 18613