



**PROJECT NAME**  
**53 KENT STREET**

**PROJECT ADDRESS**  
 53 KENT STREET  
 SOMERVILLE, MA

**CLIENT**  
**GFC Development**

**ARCHITECT**  
**KHALSA DESIGN INC.**



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

**CONSULTANTS:**

# 53 KENT ST. RESIDENCE

SOMERVILLE, MA 02143

**SUBMISSION: 10/28/14**

**OWNER:**  
**GFC DEVELOPMENT**  
 PO BOX 261  
 WESTON, MA 02493  
 T.857.241.8587

**ARCHITECT:**  
**KHALSA DESIGN INC.**  
 17 IVALOO ST. SUITE #4  
 SOMERVILLE, MA 02143  
 T.617.591.8682 F.617.591.2086

**ENGINEER:**  
**DESIGN CONSULTANT INC.**  
 120 MIDDLESEX AVE.  
 SOMERVILLE, MA 02143  
 T.617.776.3550

**LANDSCAPE ARCHITECT:**  
**BLAIR HINES DESIGN**  
 318 HARVARD ST.  
 BROOKLINE, MA 02446  
 T.617.735.1180 F.617.608.5025

| Sheet List   |                               |                  |
|--------------|-------------------------------|------------------|
| Sheet Number | Sheet Name                    | Sheet Issue Date |
| A-000        | Cover Sheet                   | 07/11/14         |
| A-100        | Site Plan                     | 07/11/14         |
| C1.0         | Proposed Site Plan            | 07/11/14         |
| C2.0         | Proposed Construction Details | 07/15/14         |
| C2.1         | Proposed Construction Details | 07/15/14         |
| L-1          | Landscape Plan                | 07/11/14         |
| A-101        | Garage Plan & Zoning Chart    | 07/11/14         |
| A-102        | Floor Plans                   | 07/11/14         |
| A-300        | Building Elevations           | 07/11/14         |
| A-905        | Shadow Studies                | 07/11/14         |
| AV-1         | Perspectives                  | 07/11/14         |
| AV-2         | Rendering                     | 07/15/14         |

**REGISTRATION**

Project number 13054  
 Date 10-28-2014  
 Drawn by AB  
 Checked by JSK  
 Scale

**REVISIONS**

| No. | Description | Date |
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Cover Sheet

**A-000**

53 KENT STREET







**PLANT LIST**

| KEY | QTY | LATIN NAME | COMMON NAME | SIZE | NOTES |
|-----|-----|------------|-------------|------|-------|
|-----|-----|------------|-------------|------|-------|

|              |   |                          |                 |            |     |
|--------------|---|--------------------------|-----------------|------------|-----|
| <b>TREES</b> |   |                          |                 |            |     |
| AG           | 6 | Acer griseum             | Paperbark Maple | 2-2.5 cal. | b&b |
| CJ           | 1 | Cercidiphyllum japonicum | Katsura Tree    | 2.5-3 cal. | b&b |

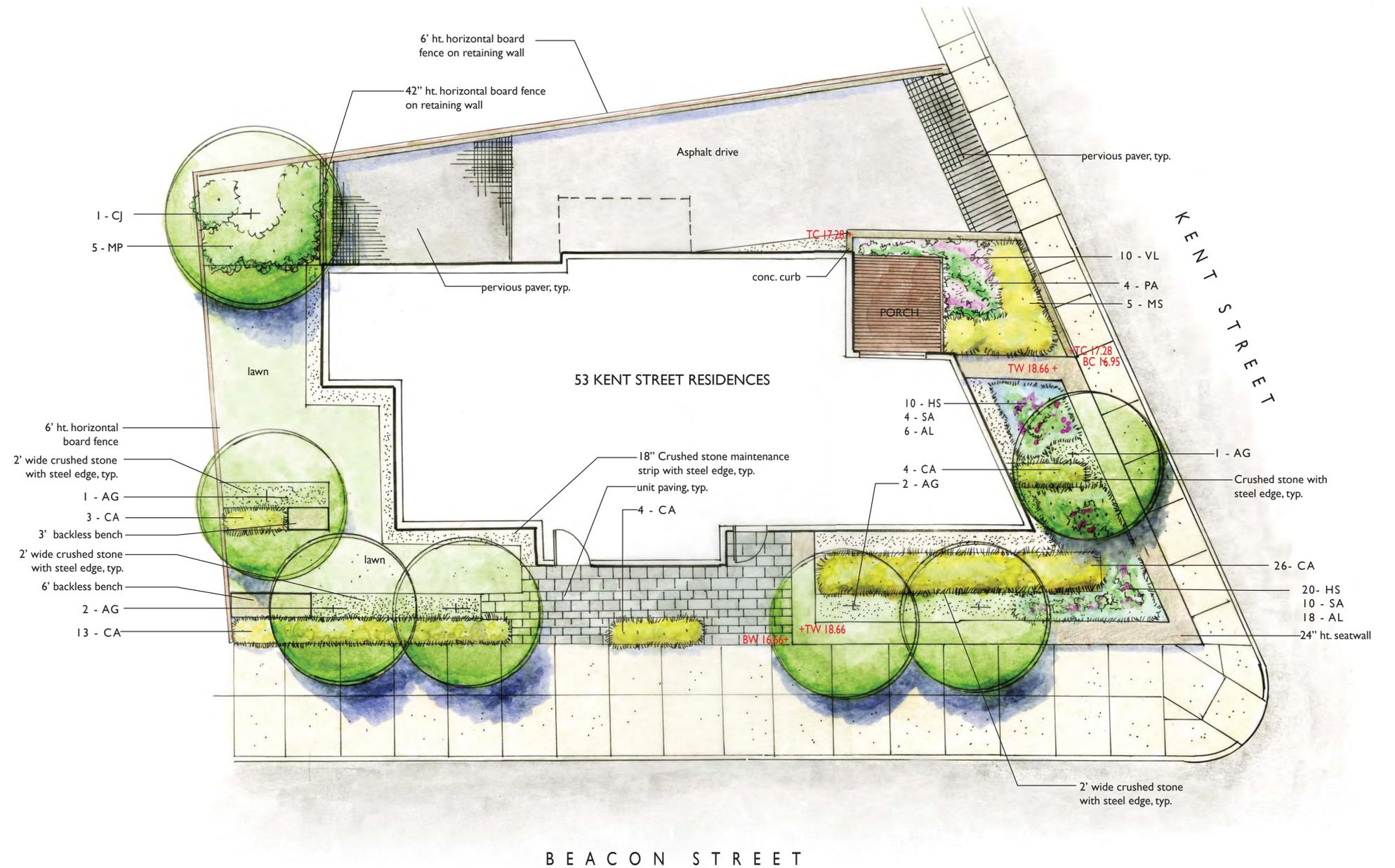
|                     |   |                     |                   |        |  |
|---------------------|---|---------------------|-------------------|--------|--|
| <b>SHRUBS/VINES</b> |   |                     |                   |        |  |
| MP                  | 5 | Myrica pensylvanica | Northern Bayberry | 24-36" |  |

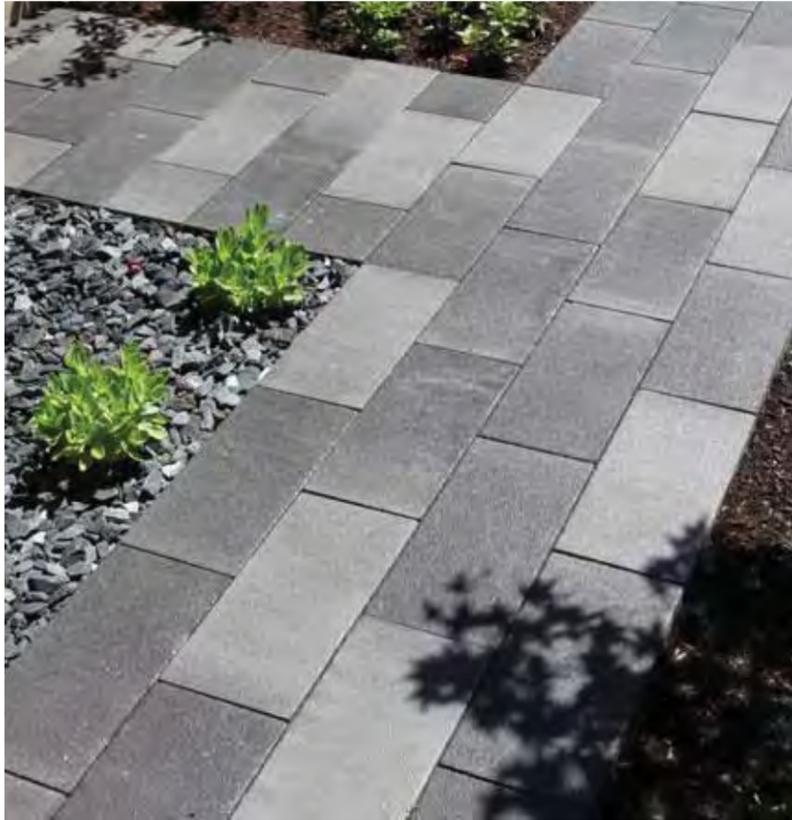
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|---------------------------|----|--|----------------------------------|---------|--|
| <b>PERENNIALS/GRASSES</b> |    |  |                                  |         |  |
| CA                        | 50 | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather reed grass | 24" ht. |  |
| HS                        | 30 | Helictotrichon sempervirens                | Blue Oat Grass                   | 1 gal.  |  |
| MS                        | 5  | Miscanthus sinensis 'Adiago'               | Miscanthus                       | 30" ht. |  |
| PA                        | 4  | Perovskia atriplicifolia                   | Russian Sage                     | 2 gal.  |  |
| SA                        | 14 | Sedum 'Autumn Joy'                         | Autumn Joy Sedum                 | 2 gal.  |  |
| VL                        | 10 | Veronica longifolia 'Eveline'              | Purple Speedwell                 | 1 gal.  |  |

|              |    |                                       |                 |  |  |
|--------------|----|---------------------------------------|-----------------|--|--|
| <b>Bulbs</b> |    |                                       |                 |  |  |
| AL           | 24 | Allium aflatunense 'Purple Sensation' | Flowering onion |  |  |

**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 approval of the Landscape Architect.
- 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 plants are to be thoroughly watered after installation, at least twice within the first 24 hours.





Unit Paving



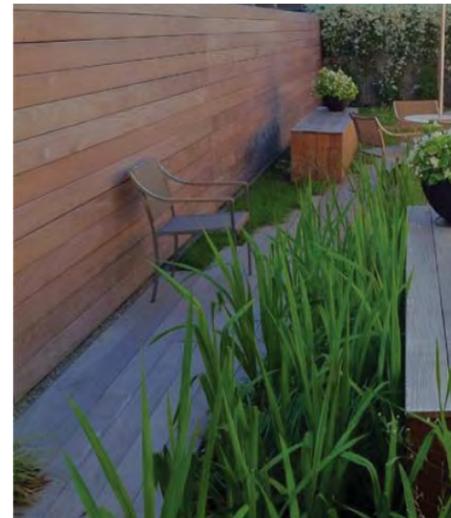
Crushed stone with steel edge



Pervious paving



Horizontal board fence

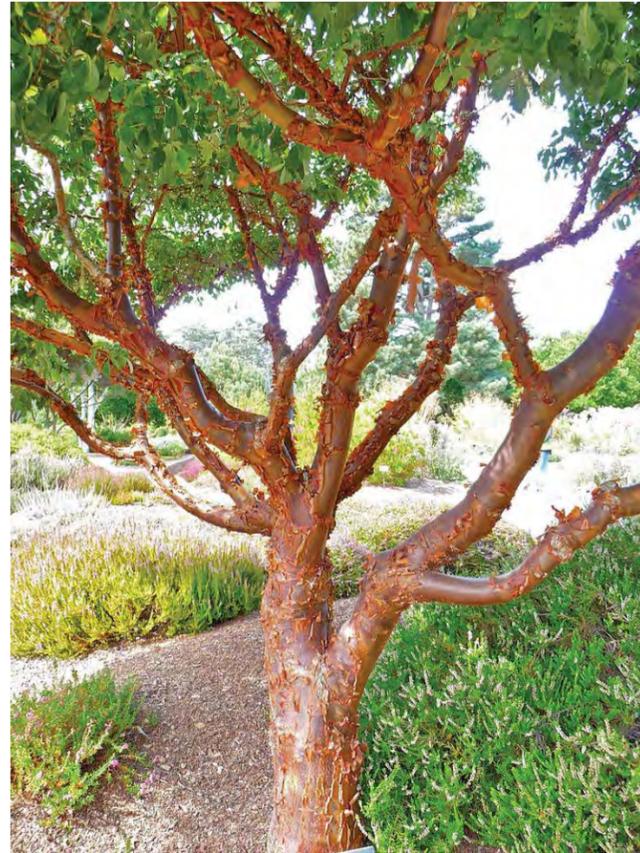


Bench





Paperbark Maple



Karl Foerster Grass + Blue Oat Grass



Russian Sage



Veronica



Bayberry





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

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**KHALSA DESIGN INC.**



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**CONSULTANTS:**

**REGISTRATION**

|                |              |
|----------------|--------------|
| Project number | 13054        |
| Date           | 10-28-2014   |
| Drawn by       | AB           |
| Checked by     | JSK          |
| Scale          | 1/4" = 1'-0" |

**REVISIONS**

| No. | Description | Date |
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**Site Plan**

**A-100**  
53 KENT STREET



EXISTING STREET VIEW



AERIAL VIEW OF SITE

| ZONING CHART               |                                       |                            |
|----------------------------|---------------------------------------|----------------------------|
| Zone RC - Residential      | Allowed:                              | Provided:                  |
| Lot size - 3494 sf         |                                       |                            |
| Min. Lot per Dwelling Unit | 1-9 Units @ 875 sf./du = 4 DU Allowed | 4 Dwelling Units           |
| Maximum Ground Coverage    | 70% x 3494 sf = 2445.8 sf             | 1349 38% Provided          |
| Landscape Area             | 25% x 3494 sf = 873.5                 | 1662 47% Provided          |
| FAR                        | 3494 sf x 2.0 = 6988                  | 3694 sf                    |
| Height [20,21]             | 3 Stories @ 40 feet Height Setback    | 3 Stories @ 40 feet Height |
| Setbacks                   |                                       |                            |
| Front                      | 15'                                   | 15'                        |
| Rear                       | 20'                                   | 20'                        |
| Sides                      | 10'                                   | 10'                        |
| Parking                    | 1.5/DU-1,2-BR                         |                            |
|                            |                                       | 1.5 x 4 = 6 4              |

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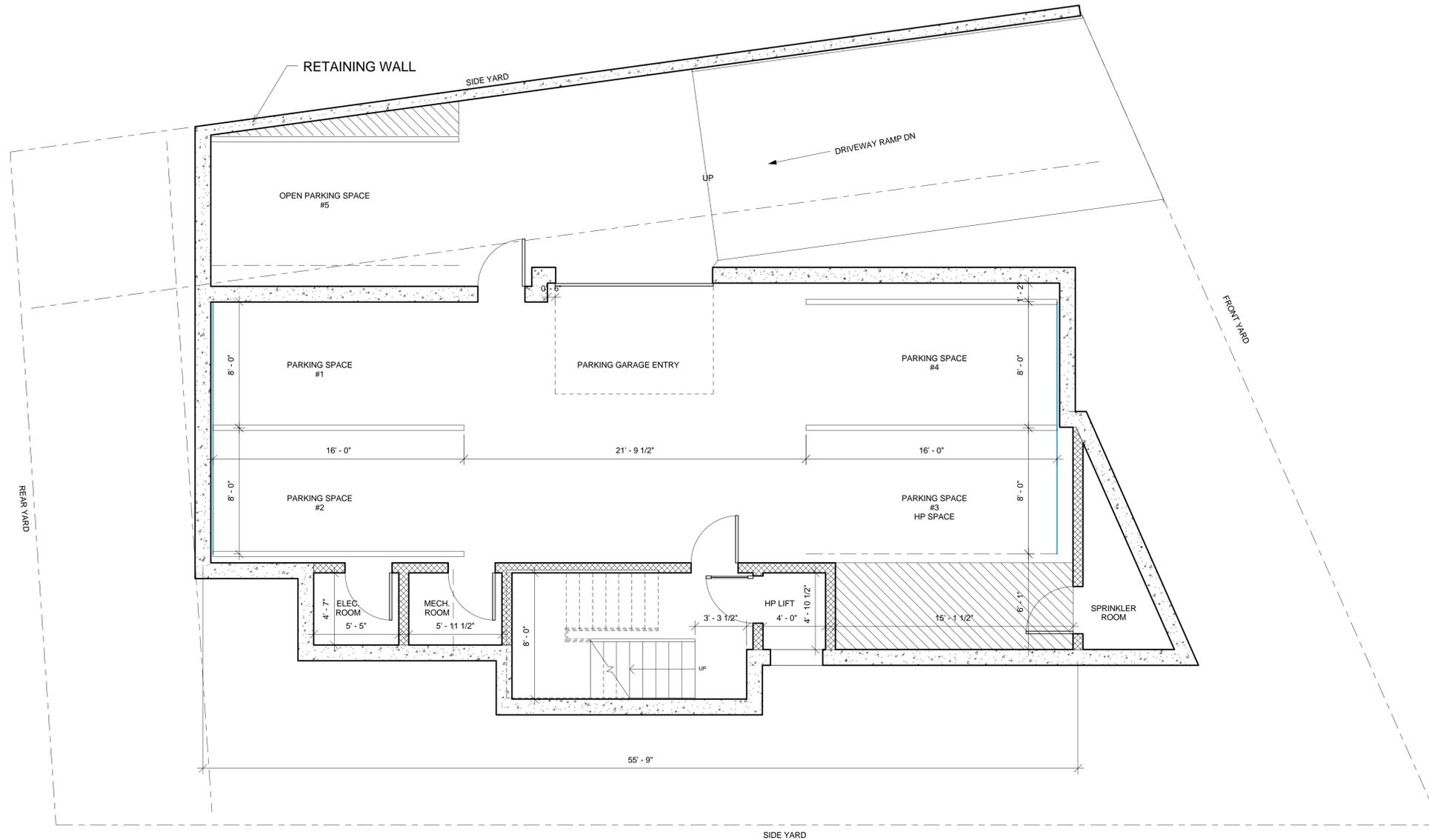
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① Garage Level  
 1/4" = 1'-0"

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**Garage Plan &  
 Zoning Chart**

**A-101**  
 53 KENT STREET





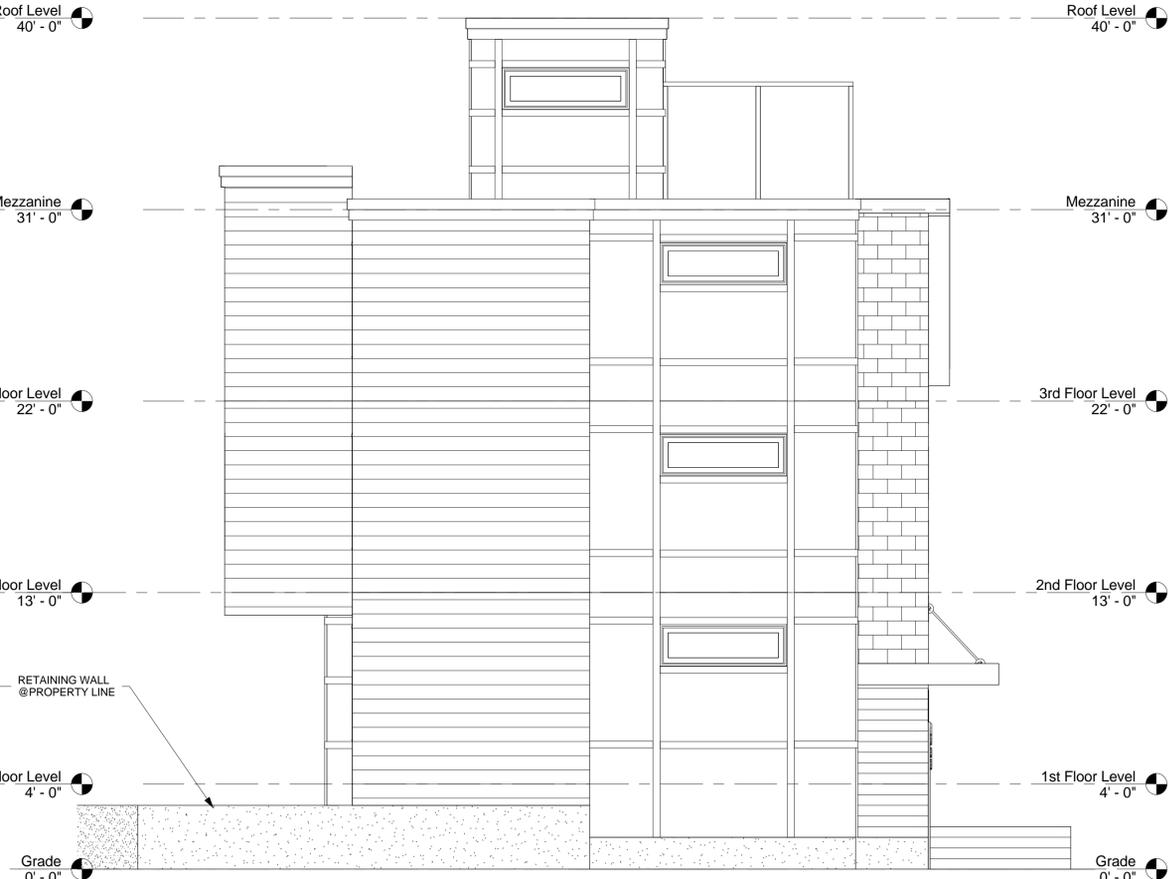
① Copy of South Elevation  
1/4" = 1'-0"



③ Copy of East Elevation  
1/4" = 1'-0"



② Copy of North Elevation  
1/4" = 1'-0"



④ Copy of West Elevation  
1/4" = 1'-0"

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Building Elevations

**A-300**

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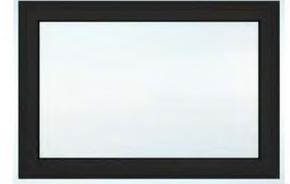
17 IVALOO STREET SUITE 400  
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CONSULTANTS:



③ 3D View 1

Black frame windows



Hardi Board Panel in Sail Cloth

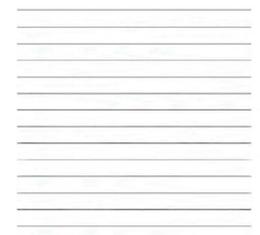


Hardi Board & Batton in Artic White



④ 3D View 3

Millennium Tiles Zalmag  
 galvanized coating on steel that  
 consist of 11% aluminum, 3%  
 magnesium and the remaining  
 86% is zinc.  
 ALT OPTION  
 Hardi Panel in Iron Gray with  
 battons



Hardi Board Fiber Cement  
 Smooth Lap Siding in white @  
 8" Exposure



Horizontal Cedar Wood Siding  
 Clear Coat Finish



② 3D View 2



① 3D View 5

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 Scale

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Perspectives

**AV-1**

53 KENT STREET



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Rendering

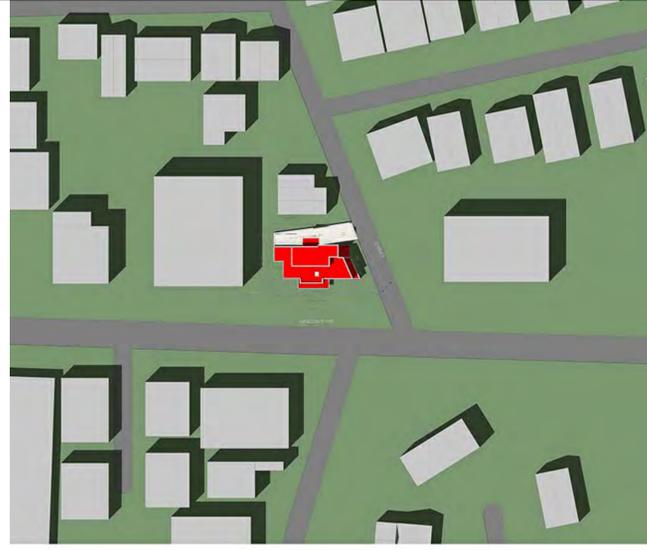
**AV-2**  
 53 KENT STREET

# MORNING (9-10 AM)

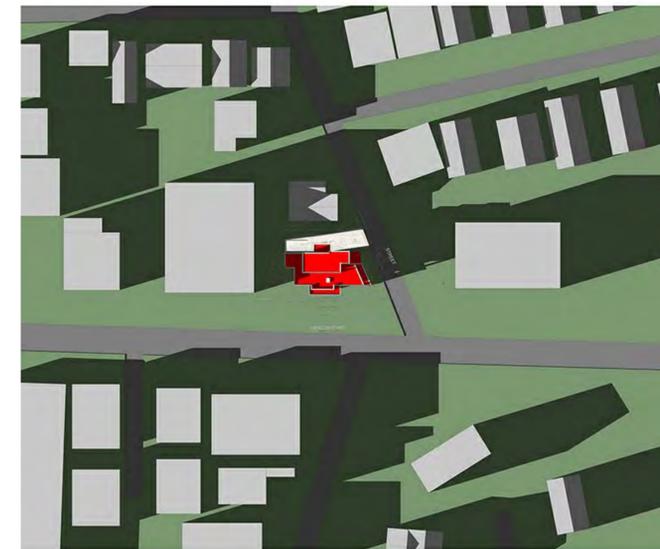
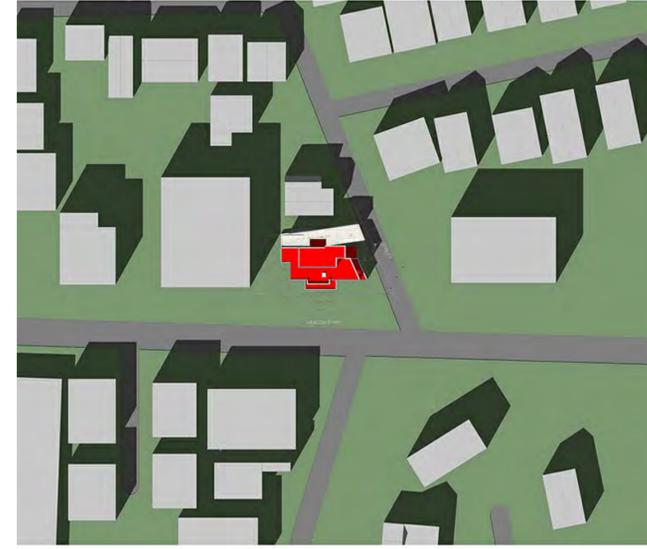
# NOON (12 AM-1 PM)

# AFTERNOON (3-4 PM)

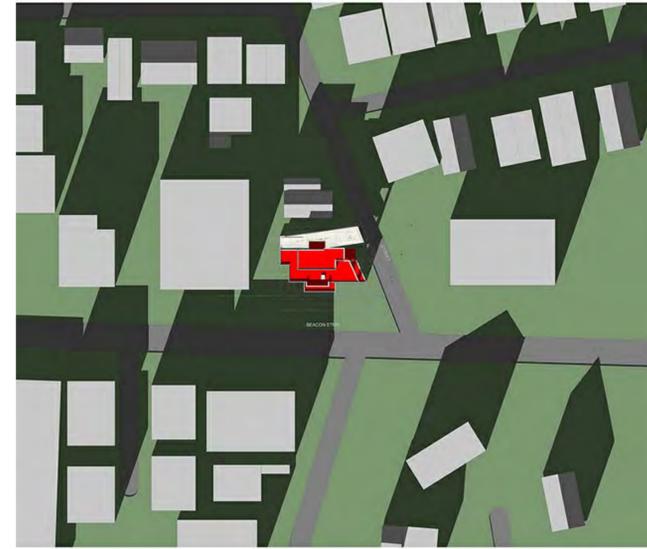
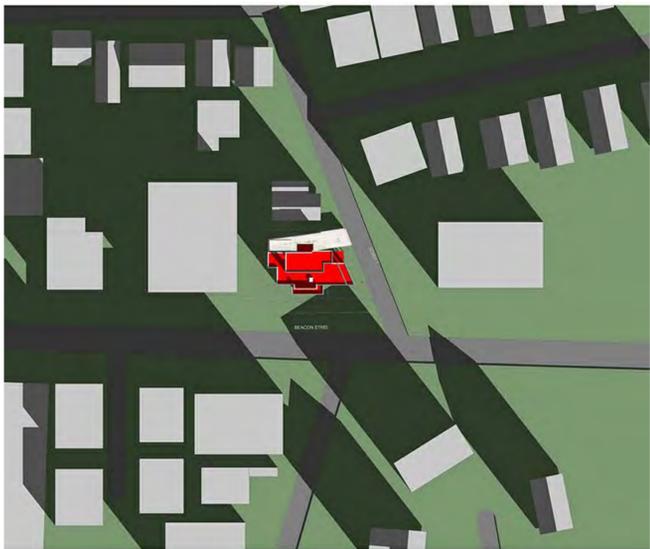
SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE



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Shadow Studies

**A-905**  
53 KENT STREET