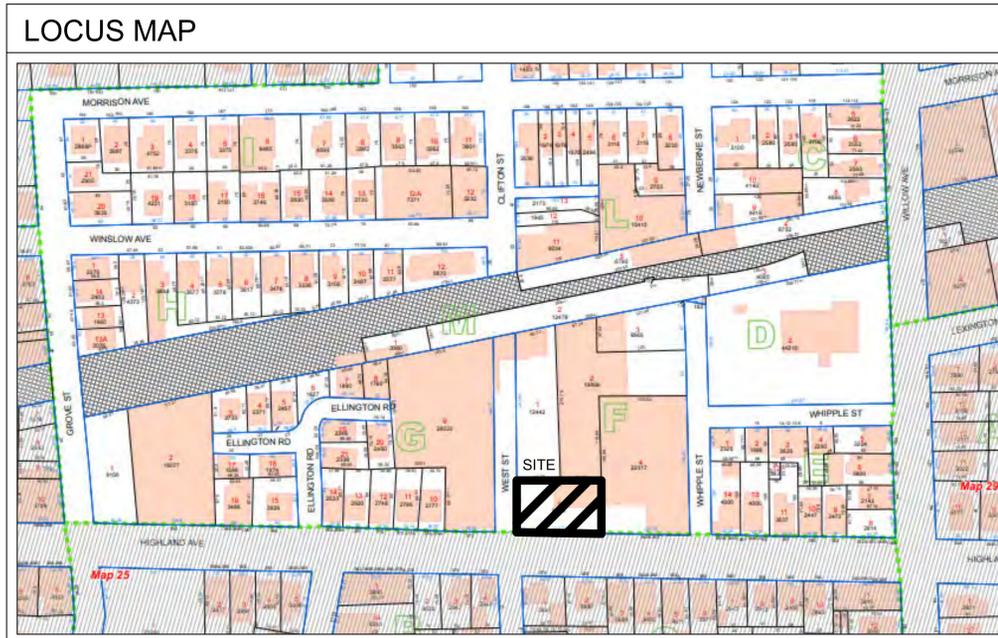


Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-000	Cover Sheet	05/06/2021
1-Civil		
C-2.0	Civil Site Plan	11/11/2020
C-3.0	Details	11/11/2020
C-3.1	Details	11/11/2020
2-Landscape		
L-1	Landscape Plan	11/11/2020
3-Architectural		
A-019	Area Plans	05/06/2021
A-020	Architectural Site Plan	11/11/2020
A-100	Garage Floor Plan	05/06/2021
A-101	1st Floor Plan	05/06/2021
A-102	2nd Floor Plan	05/06/2021
A-103	3rd Floor Plan	05/06/2021
A-104	4th Floor Plan	05/06/2021
A-105	Roof Plan	05/06/2021
A-300	Building Elevations	12/07/2020
A-301	Building Elevations	12/07/2020
A-302	Perspectives	12/07/2020
A-308	Renderings	12/07/2020
A-309	Rendering	12/07/2020



# PROJECT: RESIDENCES AT HIGHLAND AVE

PROJECT ADDRESS:  
371 HIGHLAND AVE, SOMERVILLE MA



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

**CLIENT**  
J&C Realty Trust Christos Pavlidis  
371 Highland Avenue  
Somerville, Ma

**CIVIL ENGINEER**  
DESIGN CONSULTANTS INC.  
ADDRESS:  
120 MIDDLESEX AVENUE  
SOMERVILLE, MA 02145

**LANDSCAPE**  
VERDANT LANDSCAPE ARCHITECTURE  
ADDRESS:  
318 HARVARD STREET, SUITE 25  
BROOKLINE, MA 02446

**CITY OF SOMERVILLE  
PLANNING BOARD SUBMISSION  
08/11/2021**

**PROJECT NAME**  
Residences at  
Highland Ave

**PROJECT ADDRESS**  
371 Highland Ave,  
Somerville MA

**CLIENT**  
J&C Realty Trust  
Christos Pavlidis

**ARCHITECT**

KHALSA

17 IVALOO STREET SUITE 400  
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TELEPHONE: 617-591-8682 FAX:  
617-591-2086

**CONSULTANTS:**

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**REGISTRATION**

Project number	18090
Date	05/06/2021
Drawn by	WC/DM
Checked by	JSK
Scale	

**REVISIONS**

No.	Description	Date

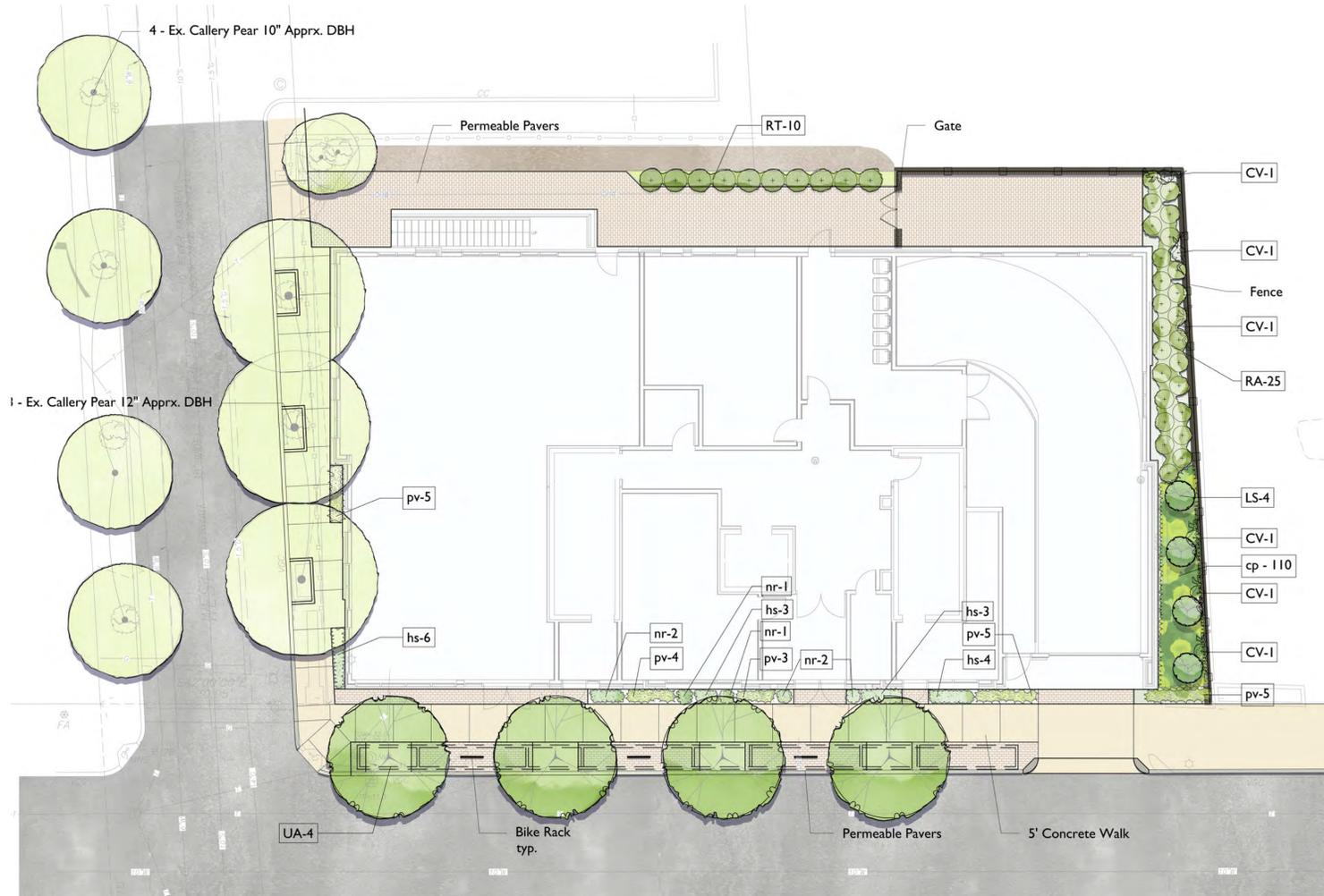
Cover Sheet

**A-000**  
Residences at Highland Ave

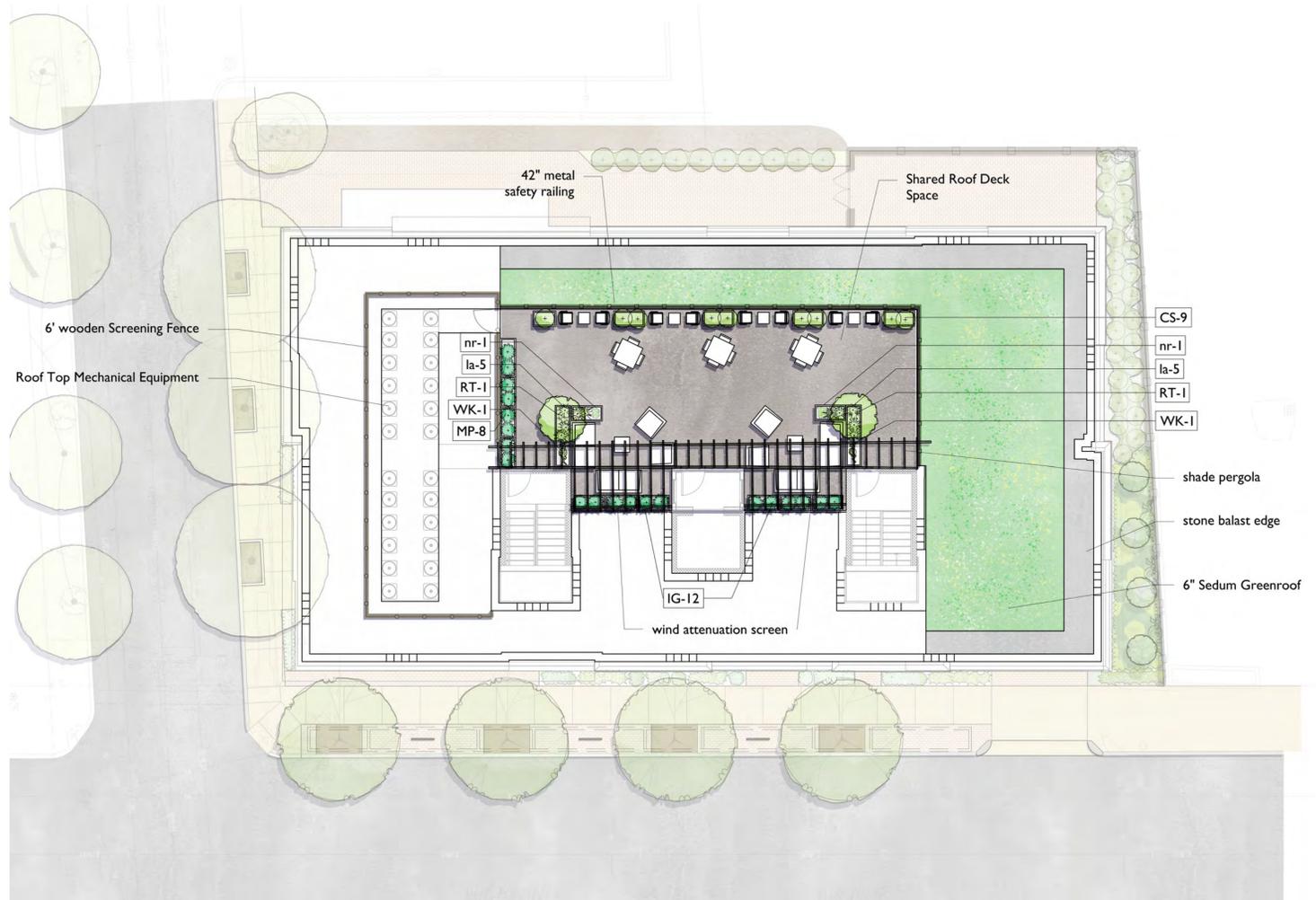




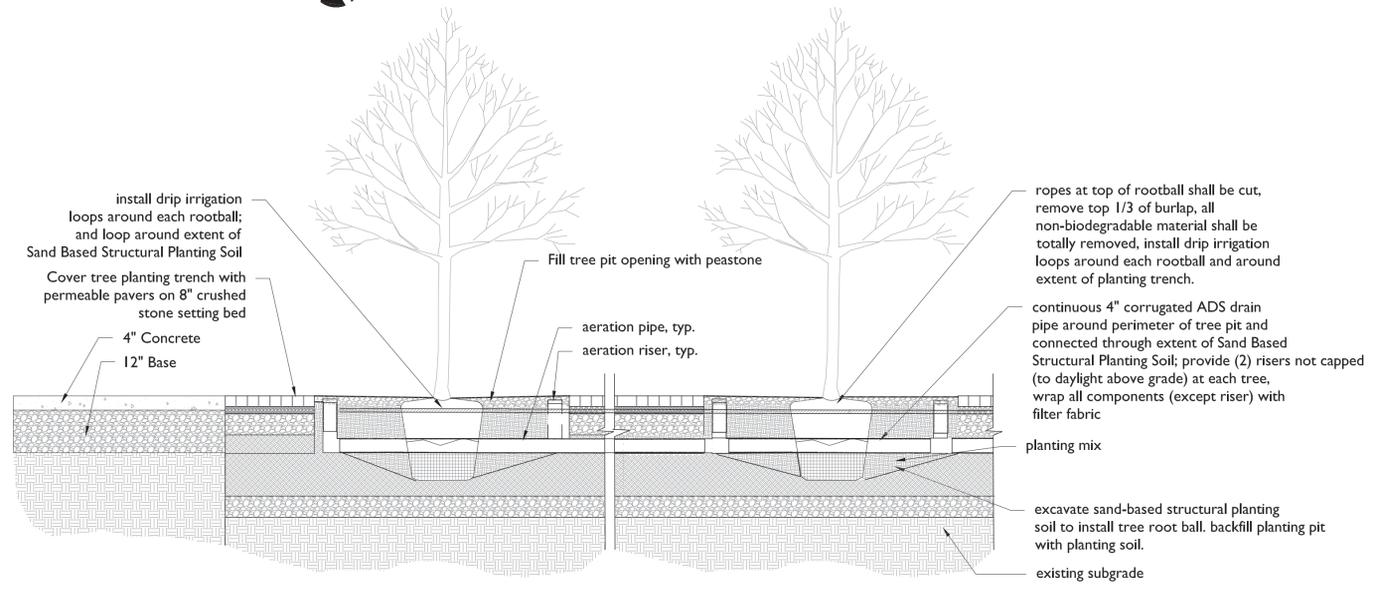




Site Plan SCALE: 1" = 10'-0"



Roof Deck Plan SCALE: 1" = 10'-0"



Cross Section of Tree Planting Trench | Scale: 1/2" = 1' - 0"

371 HIGHLAND AVENUE PLANT SCHEDULE

SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>TREES</b>				
LS 4	Liquidambar styraciflua 'Slender Silhouette'	Fastigate Sweetgum	3-3.5" cal.	B+B, Native
UA 4	Ulmus americana 'Valley Forge'	Disease-Resistant Elm	3-3.5" cal.	B+B, Native
<b>SHRUBS</b>				
RA 25	Rhus aromatica 'Gro-Low'	Fragrant Sumac	2 gal.	Pots, <2' Native
RT 10	Rhus typhina	Staghorn Sumac	5 gal.	Pots, <2' Native
<b>PERENNIALS</b>				
cp 110	Carex Pensylvanica	Pennsylvania Sedge	1 gal.	18" o.c. >=2' Native
hs 13	Hemerocallis 'Stella de Oro'	Ever Blooming Daylily	2 gal.	18" o.c. >=2'
nr 5	Nepeta racemosa 'Walker Low'	Catmint	1 gal.	24" o.c. >=2'
pv 17	Panicum virgatum 'Shenandoah'	Red Switch Grass	2 gal.	24" o.c. >=2' Native
<b>VINES</b>				
CV 6	Clematis virginiana	Woodbine	2 gal.	24" o.c. <2' Native

371 HIGHLAND AVENUE ROOF DECK PLANT SCHEDULE

SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>SHRUBS</b>				
CS 9	Cornus sericea 'Artic Fire'	Redtwig Dogwood	2 gal.	pots, <2' Native
IG 12	Ilex glabra	Inkberry	5 gal.	Pots, <2' Native
MP 8	Myrica pennsylvanica	Bayberry	5 gal.	Pots, <2' Native
RT 2	Rhus typhina	Staghorn Sumac	4-5' ht.	7 gal. sm tree Native
WK 2	Wisteria kentuckii 'Summer Cascade'	Hardy Wisteria	7 gal.	Pots, Vine <2' Native
<b>PERENNIALS</b>				
la 12	Leymus arenarius 'Blue Dune'	Blue Dune Grass	2 gal.	18" o.c. >=2' Native
nr 2	Nepeta racemosa 'Walker Low'	Catmint	2 gal.	24" o.c. >=2'



### 371 Highland Avenue (Somerville Green Score)

**DIRECTIONS:**

- 1. Enter the Lot Area in square feet to the right >>>
- 2. Enter the area in square feet or the number of landscape elements

Area or Number

8,126

Soils	
Landscaped area with a soil depth less than 24 inches <i>(enter square feet)</i>	0
Landscaped area with a soil depth equal to or greater than 24 inches <i>(enter square feet)</i>	583
Pervious Paving with 6 to 24 inches of subsurface soil or gravel <i>(enter square feet)</i>	0
Pervious Paving with more than 24 inches of subsurface soil or gravel <i>(enter square feet)</i>	995
Groundcovers	
Turf grass, mulch, and inorganic surfacing materials <i>(enter square feet)</i>	
Plants	
Vegetation less than two (2) feet tall at maturity <i>(enter square feet)</i>	329
Vegetation at least two (2) feet tall at maturity <i>(enter number of individual plants)</i>	74
Trees	
Small Tree <i>(enter number of trees)</i>	0
Large Tree <i>(enter number of trees)</i>	4
Preserved Tree <i>(enter DBH)</i>	0
Engineered Landscape	
Vegetated Wall <i>(enter square feet)</i>	0
Rain gardens, bioswales, and stormwater planters <i>(enter square feet)</i>	0
Green Roof with up to 6" of growth medium <i>(enter square feet)</i>	0
Green Roof with 6"-10" of growth medium <i>(enter square feet)</i>	1177
Green Roof of 10"-24" growth medium <i>(enter square feet)</i>	171
Green Roof of over 24" growth medium	N/A

Sq Ft Credit	Multiplier	Weighted Area	Score Value	% of Score
actual sq ft	0.3	0	0.000	0%
actual sq ft	0.6	349.8	0.043	11%
actual sq ft	0.2	0	0.000	0%
actual sq ft	0.5	497.5	0.061	16%
actual sq ft	0.1	0	0.000	0%
actual sq ft	0.3	98.7	0.012	3%
12	0.4	355.2	0.044	11%
50	0.6	0	0.000	0%
450	0.7	1260	0.155	40%
65	0.8	0	0.000	0%
actual sq ft	0.1	0	0.000	0%
actual sq ft	1.0	0	0.000	0%
actual sq ft	0.1	0	0.000	0%
actual sq ft	0.4	470.8	0.058	15%
actual sq ft	0.6	102.6	0.013	3%
Calculate as if soils, groundcovers, plants, and trees				N/A

Add to multiplier

Possible Bonuses	
Publicly Visible Landscape	0.1
Native Species	0.1
High Value Species	0.1
50% Irrigation from storm water	0.1
Food cultivation	0.1
De-paved lot area	0.1

Green Score = 0.386

Required Score:  
Target Score:  
Actual Green Score:

Green Score District Requirements			
NR & UR	MR3 & MR4	MR5, MR6, & HR	FAB, CC, CB, CI
0.35	0.25	0.20	0.20
0.40	0.3	0.25	-
0.386	0.386	0.386	0.386



# PLANT SCHEDULES

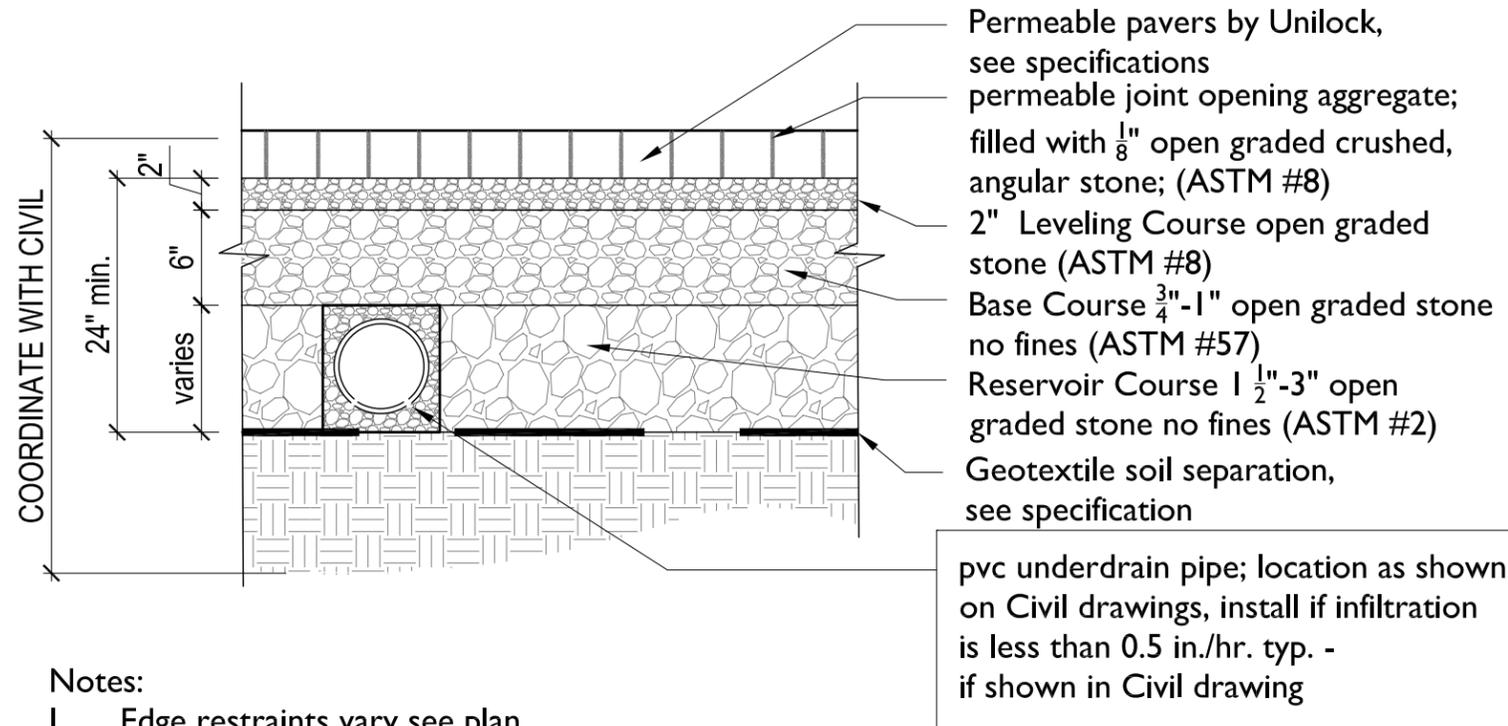
## 371 HIGHLAND AVENUE PLANT SCHEDULE

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<b>SHRUBS</b>					
RA	25	Rhus aromatica 'Gro-Low'	Fragrant Sumac	2 gal.	Pots, <2' Native
RT	10	Rhus typhina	Staghorn Sumac	5 gal.	Pots, <2' Native
<b>PERENNIALS</b>					
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<b>VINES</b>					
CV	6	Clematis virginiana	Woodbine	2 gal.	24" o.c. <2' Native

## 371 HIGHLAND AVENUE ROOF DECK PLANT SCHEDULE

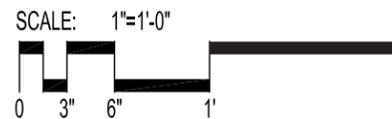
SYM		LATIN NAME	COMMON NAME	SIZE	NOTES
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IG	12	Ilex glabra	Inkberry	5 gal.	Pots, <2' Native
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<b>PERENNIALS</b>					
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nr	2	Nepeta racemosa 'Walker Low'	Catmint	2 gal.	24" o.c. >=2'

PERMEABLE UNIT PAVER DETAIL

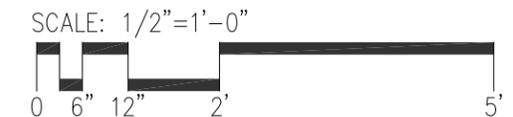
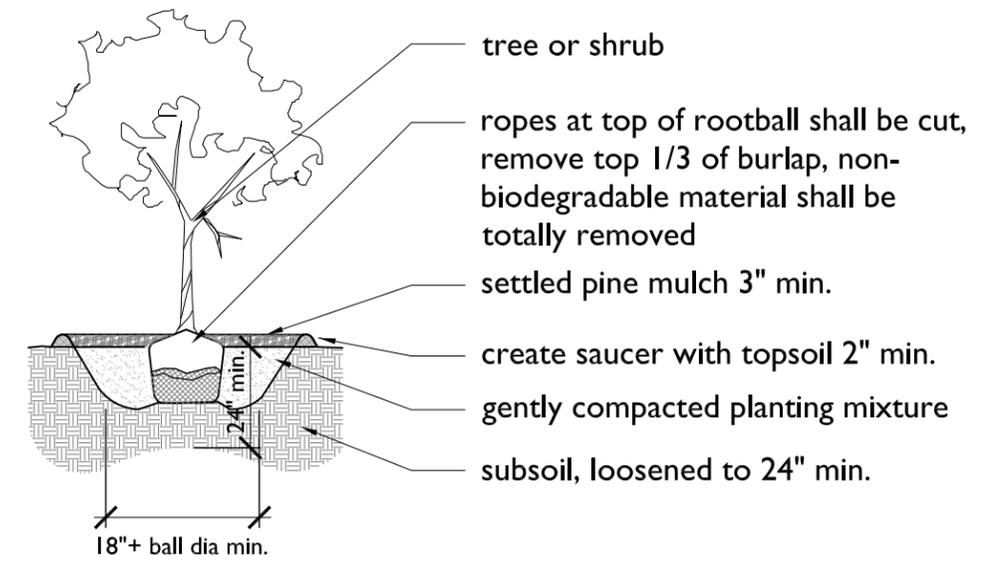


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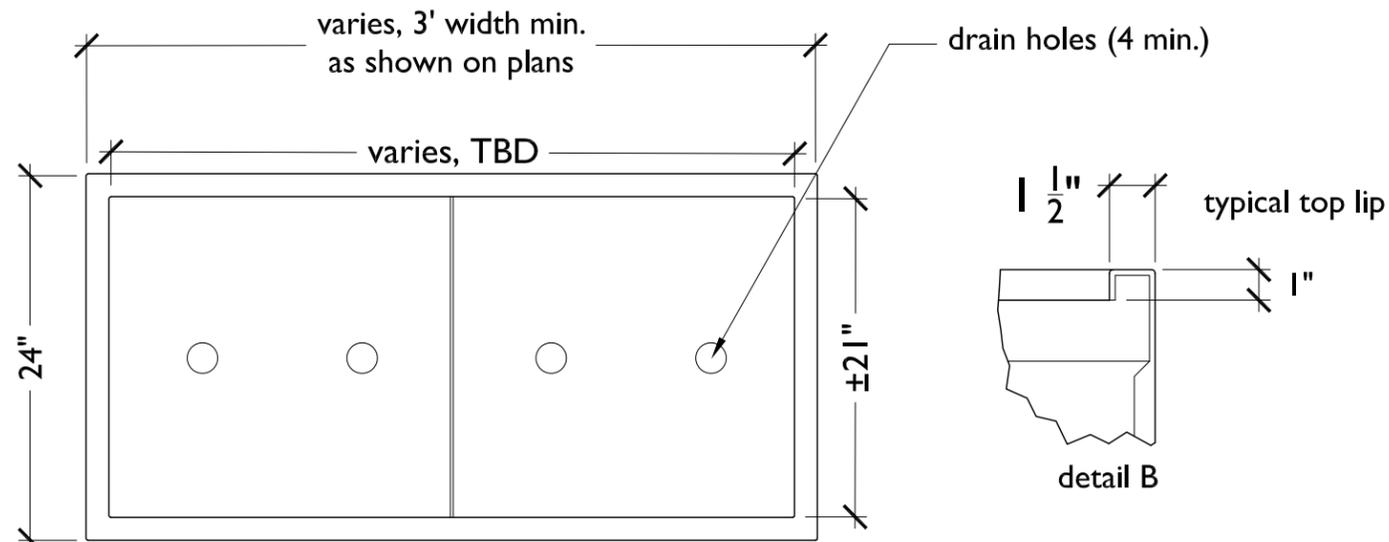
1. Edge restraints vary see plan.
2. All aggregate material shall be crushed, angular stone and free of fines.
3. Compact subsoil with a California bearing ratio (cbr) of less than 5% as directed by a professional engineer.
4. Surface slope shall be a minimum of 1% and a maximum of 5%.
5. Install pvc underdrain pipe where infiltration rate of subsoil is less than 0.5 in./hr. size as directed by a professional engineer.
6. Never build permeable pavements on organic clay soils of high plasticity and/or peat, mulch, soils with high organic content.
7. Maintain a minimum distance of 2' between bottom of permeable base and water table.
8. The minimum aggregate thicknesses are after compaction.



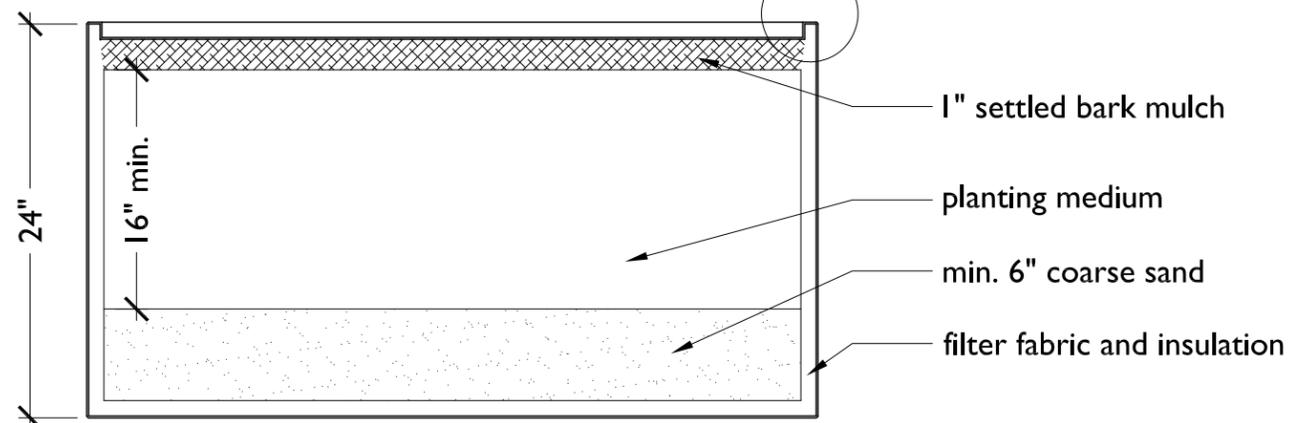
TYPICAL PLANT (TREE OR SHRUB) DETAIL



PLANTER DETAIL



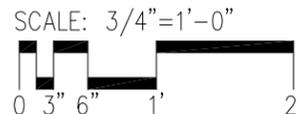
PLAN



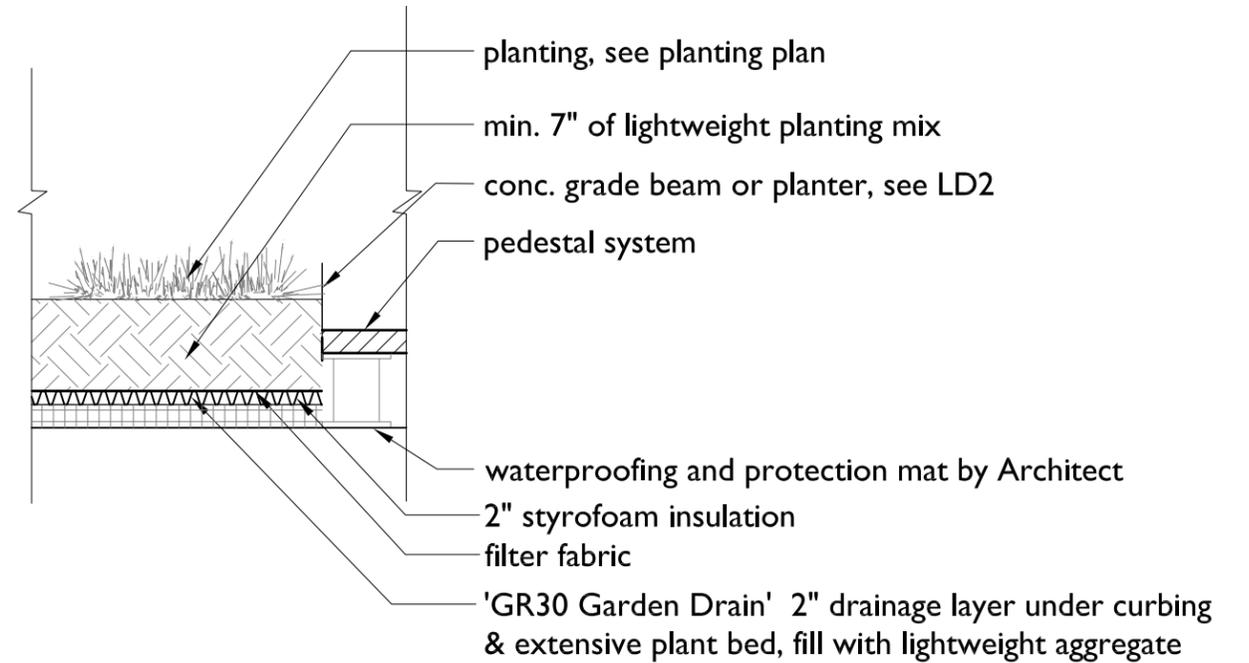
SECTION

Note:

1. Wilshire Planter by Tournesol
2. Provide 4 drain holes.
3. Provide 1" insulation on interior walls and bottom (with drain holes). Align holes for clear drainage.
4. Filter fabric shall extend to -2" from top lip.
5. Color and texture shall be approved by LA
6. See Specification

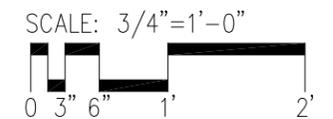


EXTENSIVE GREEN ROOF DETAIL



note:

Create level finish grade at all pedestrian paving surfaces on roofdeck. Adjust pedestal heights to create level finish grade.



**PROJECT NAME**  
Residences at Highland Ave

**PROJECT ADDRESS**  
371 Highland Ave,  
Somerville MA

**CLIENT**  
J&C Realty Trust  
Christos Pavlidis

**ARCHITECT**



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

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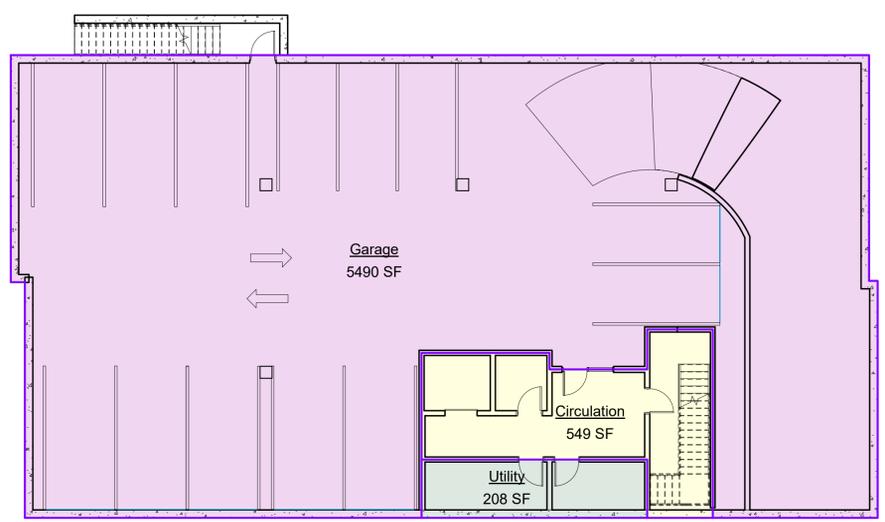
Project number 18090  
Date 05/06/2021  
Drawn by WC/DM  
Checked by Checker  
Scale 3/32" = 1'-0"

**REVISIONS**

No.	Description	Date

**Area Plans**

**A-019**  
Residences at Highland Ave



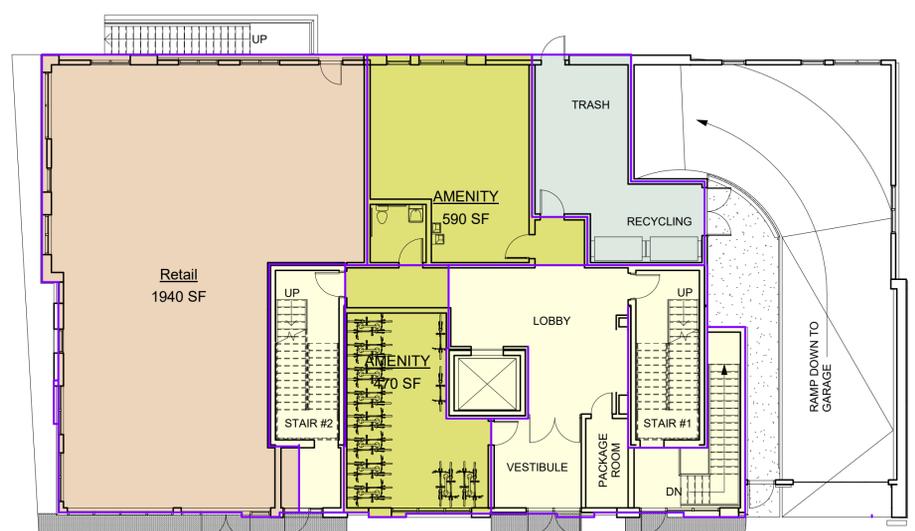
① Garage Level  
3/32" = 1'-0"

**Area Legend**

- Circulation
- Garage
- Utility

**BUILDING SQUARE FOOTAGE**

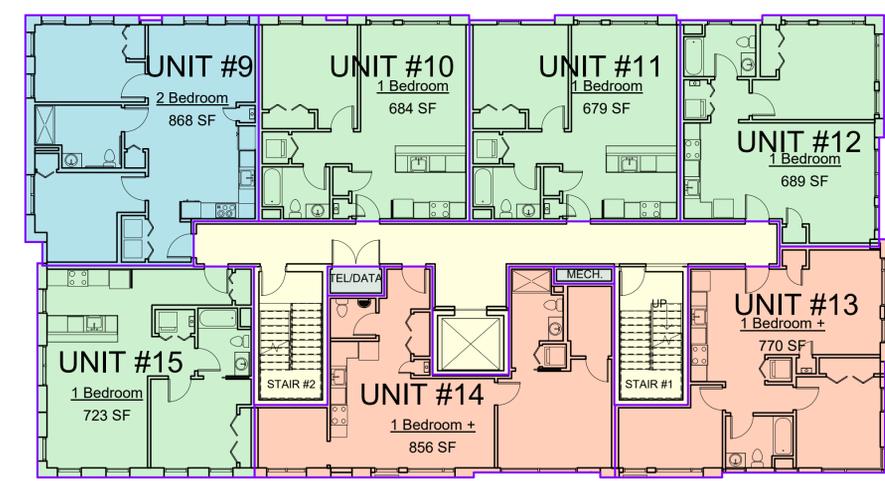
TOTAL LEASEABLE = 16,021 sf + 1,940 sf Commercial  
TOTAL COMMON = 4,442 sf  
TOTAL AMENITY SPACE = 1,076 sf  
TOTAL BUILDING = 30,050 sf



② 1st Floor Level  
3/32" = 1'-0"

**Area Legend**

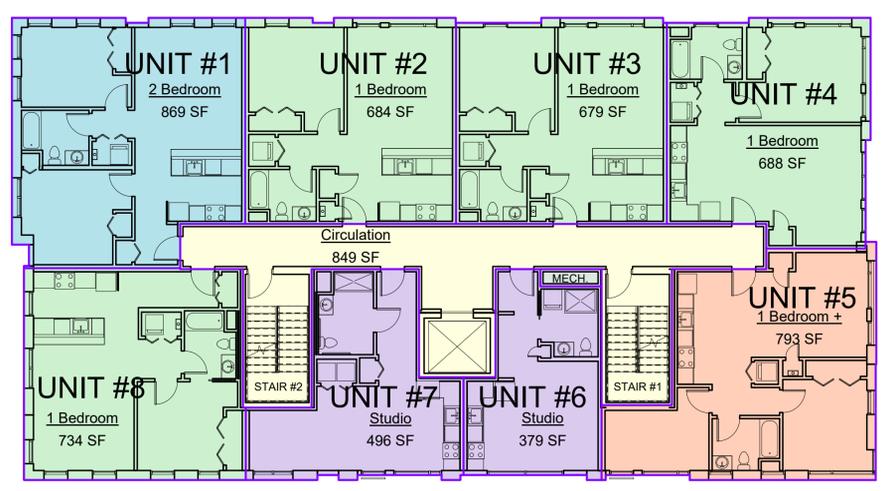
- AMENITY
- Circulation
- Retail
- Utility



④ 3rd Floor Level  
3/32" = 1'-0"

**Area Legend**

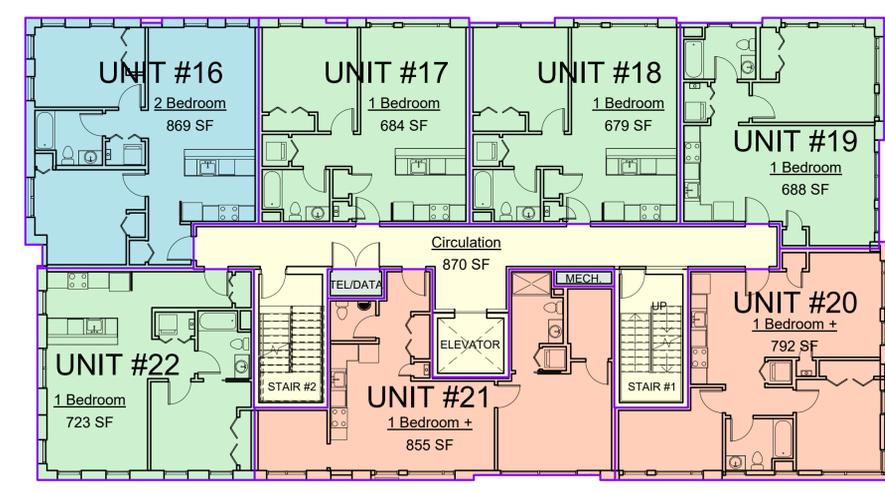
- 1 Bedroom
- 1 Bedroom +
- 2 Bedroom
- Circulation
- Utility



③ 2nd Floor Level  
3/32" = 1'-0"

**Area Legend**

- 1 Bedroom
- 1 Bedroom +
- 2 Bedroom
- Circulation
- Studio
- Utility



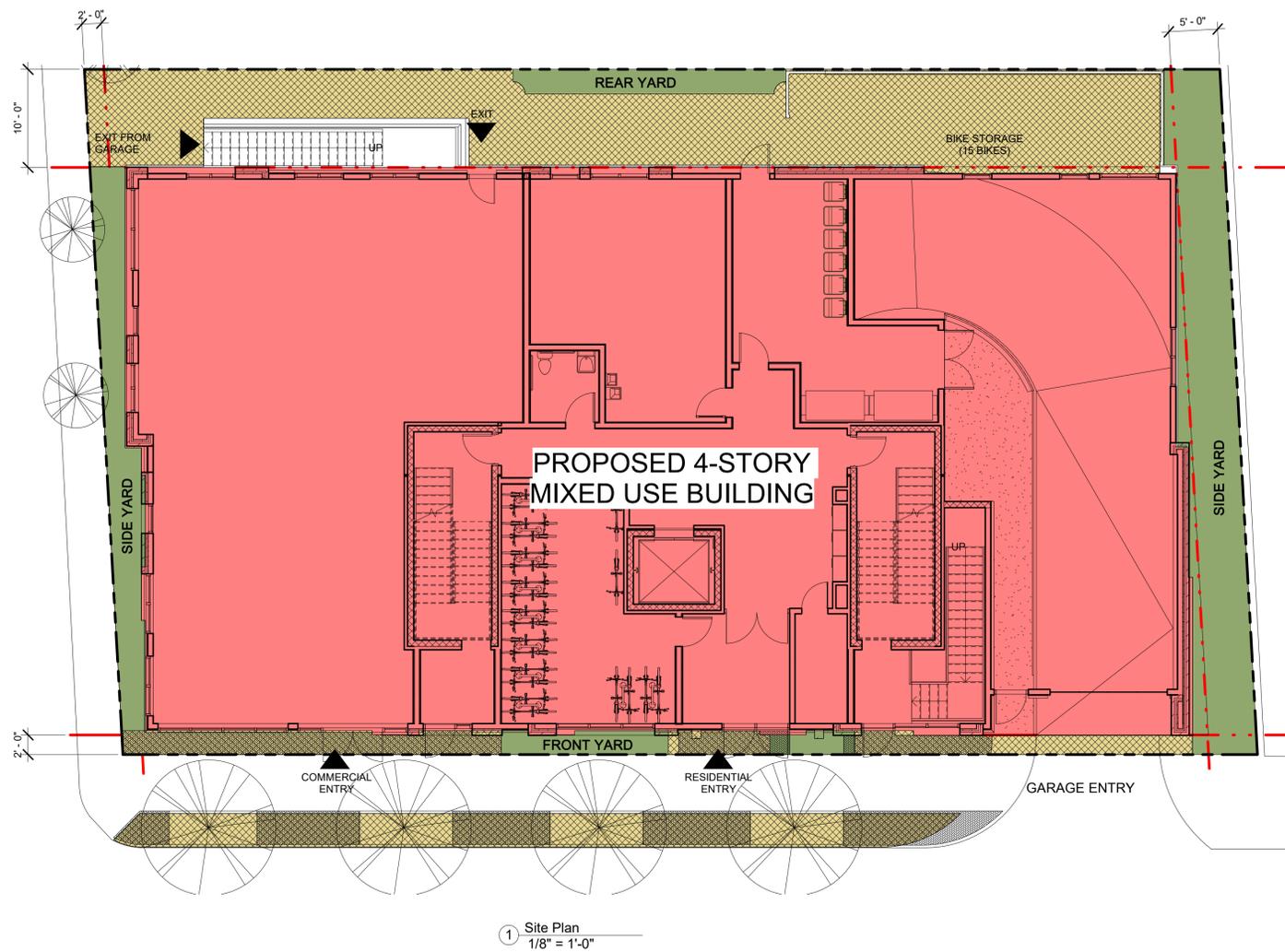
⑤ 4th Floor Level  
3/32" = 1'-0"

**Area Legend**

- 1 Bedroom
- 1 Bedroom +
- 2 Bedroom
- Circulation
- Utility

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ZONING DIMENSIONAL TABLE-PROPOSED ZONING:			
LOT SIZE: +/- 12,143 SF	ALLOWED / REQUIRED	PROPOSED	COMMENTS
ZONE	MR4 ZONE		
BUILDING TYPE	GENERAL BUILDING	APT. BUILDING	
LOT DIMENSIONS			
WIDTH (MIN.)	30 FT	117'-0"	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX)	90 %	76% / 7,313 SF	COMPLIES
GREEN FACTOR (MIN.)	0.25 MIN 0.30 IDEAL	0.386	COMPLIES
BUILDING SETBACKS			
PRIMARY FRONT (MIN/ MAX.)	2 FT / 12 FT	2'-6 1/4"	COMPLIES
SECONDARY FRONT (MIN/ MAX.)	2 FT / 12 FT		
SIDE (MIN)	@ ALLEY OR ROW: 0 FT @ NR OR LHD: 10'-0"	5 FT (R) / 2 FT (L)	COMPLIES
REAR (MIN)	@ ALLEY OR ROW: 10 FT ABUTTING NR OR LHD: 20 FT	10 FT	COMPLIES
MAIN BODY			
BUILDING WIDTH (MAX.)	200 FT	107'-0"	COMPLIES
FACADE BUILD OUT, FRONT STREET (MIN.)	-		
PRIMARY FRONT	80 %	91%	COMPLIES
SECONDARY FRONT	65 %	NOT APPLICABLE	COMPLIES
FLOOR PLATE (MAX.)	15,000 SF	7,313 SF	COMPLIES
BUILDING HEIGHT, STORIES (MIN.)	3 STORIES		
BUILDING HEIGHT, STORIES (MAX.)	4 STORIES	4 STORIES	COMPLIES
GROUND STORY HEIGHT (MIN.)	10 FT	10 FT	COMPLIES
UPPER STORY HEIGHT (MIN.)	10 FT	10 FT	COMPLIES
BUILDING HEIGHT, FEET (MAX.)	50 FT	48 FT	COMPLIES
ROOF TYPE	FLAT	FLAT	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN.)	15% / 50%	32% (530 SF / 1,629 SF)	COMPLIES
UPPER STORY FENESTRATION (MIN./ MAX.)	15% / 50%	25% (298 SF / 1,186 SF)	COMPLIES
BLANK WALL (MAX.)	20 FT	N/A	COMPLIES
USE & OCCUPANCY			
GROSS FLOOR AREA PER DU	--	--	
LOT AREA < 5,000 SF	--	--	COMPLIES
LOT AREA > 5,000 SF	7,313 x 4 / 1,125 (26 DU)	22 DU	COMPLIES
NET ZERO BUILDING	--	--	
100% AFFORDABLE	--	--	
OUTDOOR AMENITY SPACE (MIN.)			
	1/ DU		
PARKING (RESIDENTIAL)			
MIN SHORT TERM BICYCLE PARKING	0.1/DU (2.2 SPACES)	3 RACKS (6 BIKES)	COMPLIES
MIN LONG TERM BICYCLE PARKING	1 /DU (22 SPACES)	15 SPACES	13 VEHICULAR SPACES, 15 LONG TERM BIKE SPACES, & 6 SHORT TERM BIKE SPACES PROVIDED
MAXIMUM PARKING (WITHIN TRANSIT AREA)	1/DU (22 SPACES MAX)	13 SPACES	



**22 RESIDENTIAL UNITS WITH,  
1,940 S.F. RETAIL SPACE**

**13 PARKING SPACES**

KEY	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span>	USEABLE OPEN SPACE
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC0CB; border: 1px solid black;"></span>	PROPOSED BUILDING FOOTPRINT
<span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black;"></span>	PAVED AREA
<span style="display: inline-block; width: 15px; border-bottom: 1px dashed red;"></span>	SETBACK LINE
<span style="display: inline-block; width: 15px; border-bottom: 1px solid black;"></span>	PROPOERTY LINE

**PROJECT NAME**  
**Residences at Highland Ave**

**PROJECT ADDRESS**  
371 Highland Ave,  
Somerville MA

**CLIENT**  
**J&C Realty Trust**  
**Christos Pavlidis**

**ARCHITECT**

DESIGN

**17 IVALOO STREET SUITE 400**  
**SOMERVILLE, MA 02143**  
TELEPHONE: 617-591-8682 FAX:  
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Project number	18090
Date	05/06/2021
Drawn by	WC/DM
Checked by	JSK
Scale	As indicated

REVISIONS		
No.	Description	Date

**Architectural Site Plan**

**A-020**  
Residences at Highland Ave

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**REGISTRATION**

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 Scale 1/4" = 1'-0"

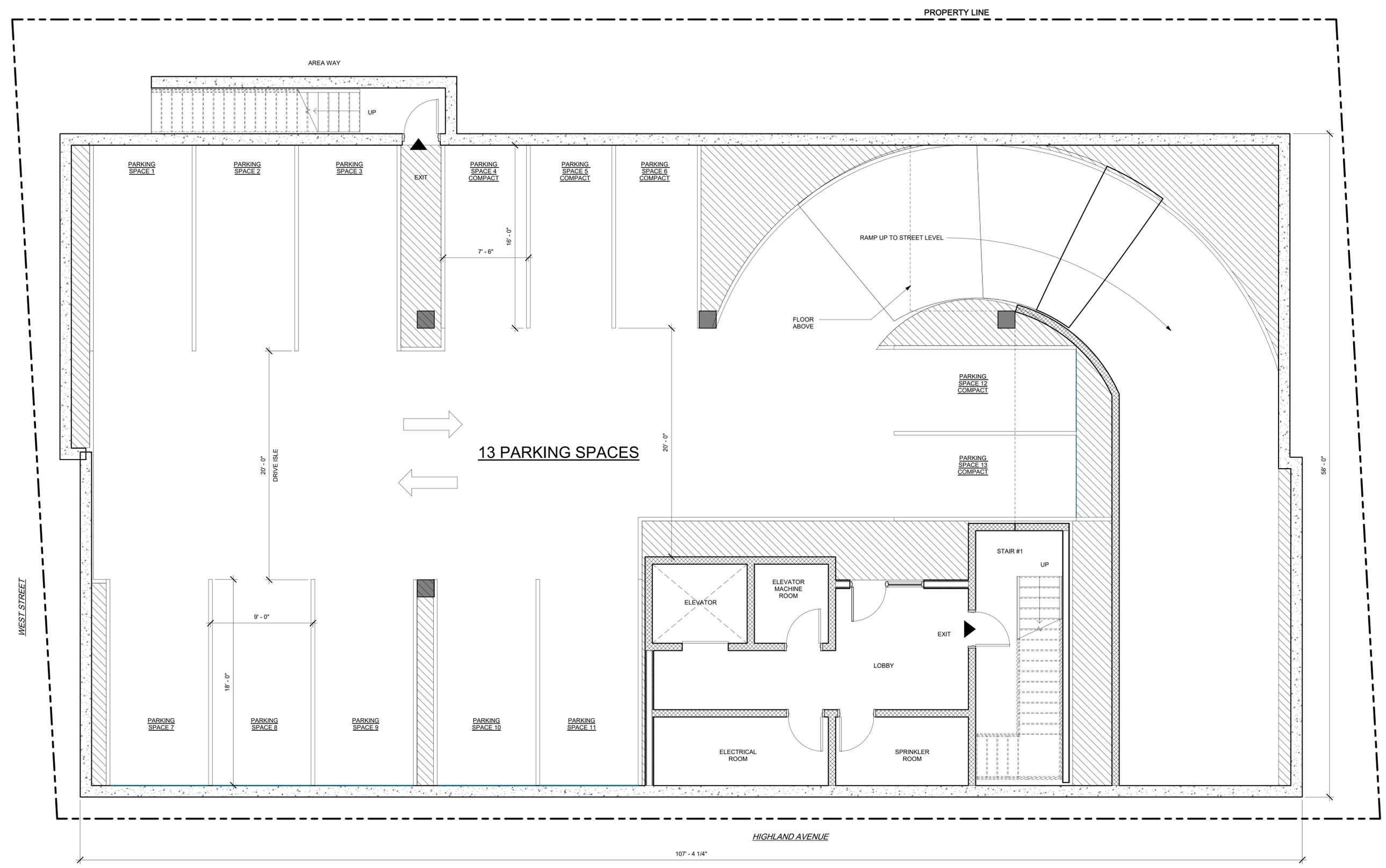
**REVISIONS**

No.	Description	Date

**Garage Floor Plan**

**A-100**

Residences at Highland Ave



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

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17 IVALOO STREET SUITE 400  
 SOMERVILLE, MA 02143  
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 Scale 1/4" = 1'-0"

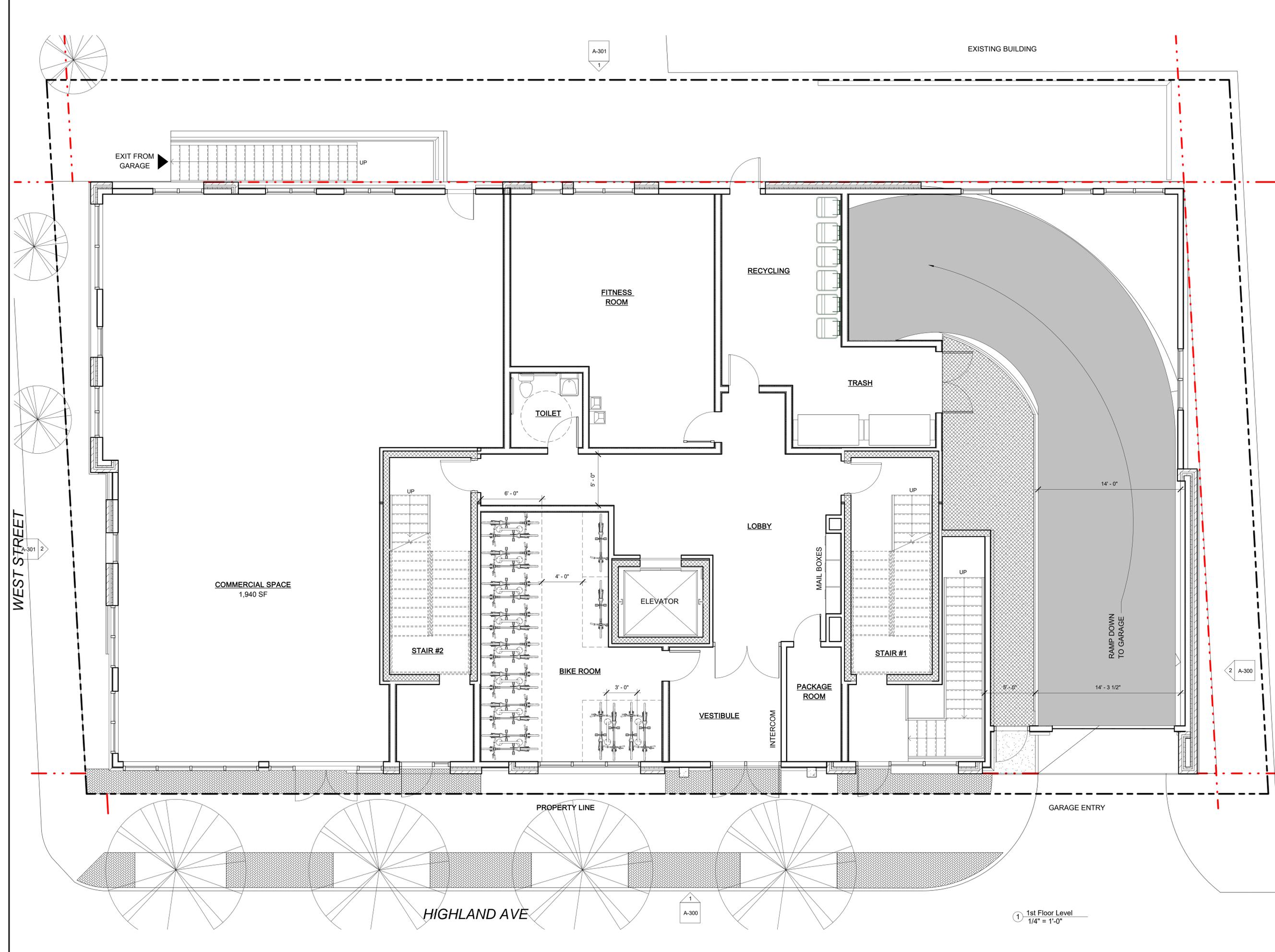
REVISIONS

No.	Description	Date

1st Floor Plan

**A-101**

Residences at Highland Ave



1 1st Floor Level  
 1/4" = 1'-0"

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PROJECT NAME  
**Residences at Highland Ave**

PROJECT ADDRESS  
 371 Highland Ave,  
 Somerville MA

CLIENT  
**J&C Realty Trust  
 Christos Pavlidis**



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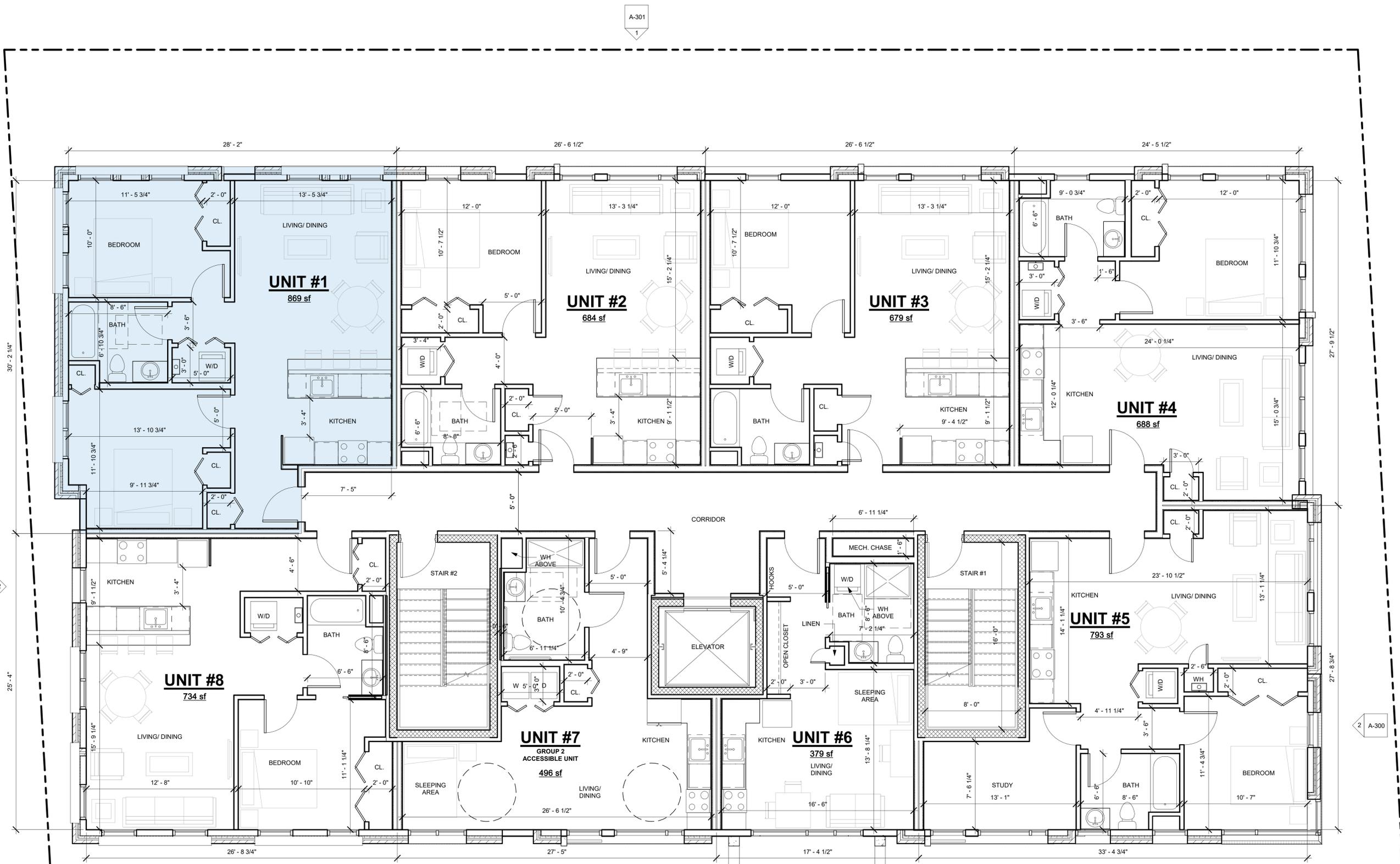
REVISIONS

No.	Description	Date

2nd Floor Plan

**A-102**

Residences at Highland Ave



1 2nd Floor Level  
 1/4" = 1'-0"

1  
 A-300

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PROJECT NAME  
**Residences at Highland Ave**

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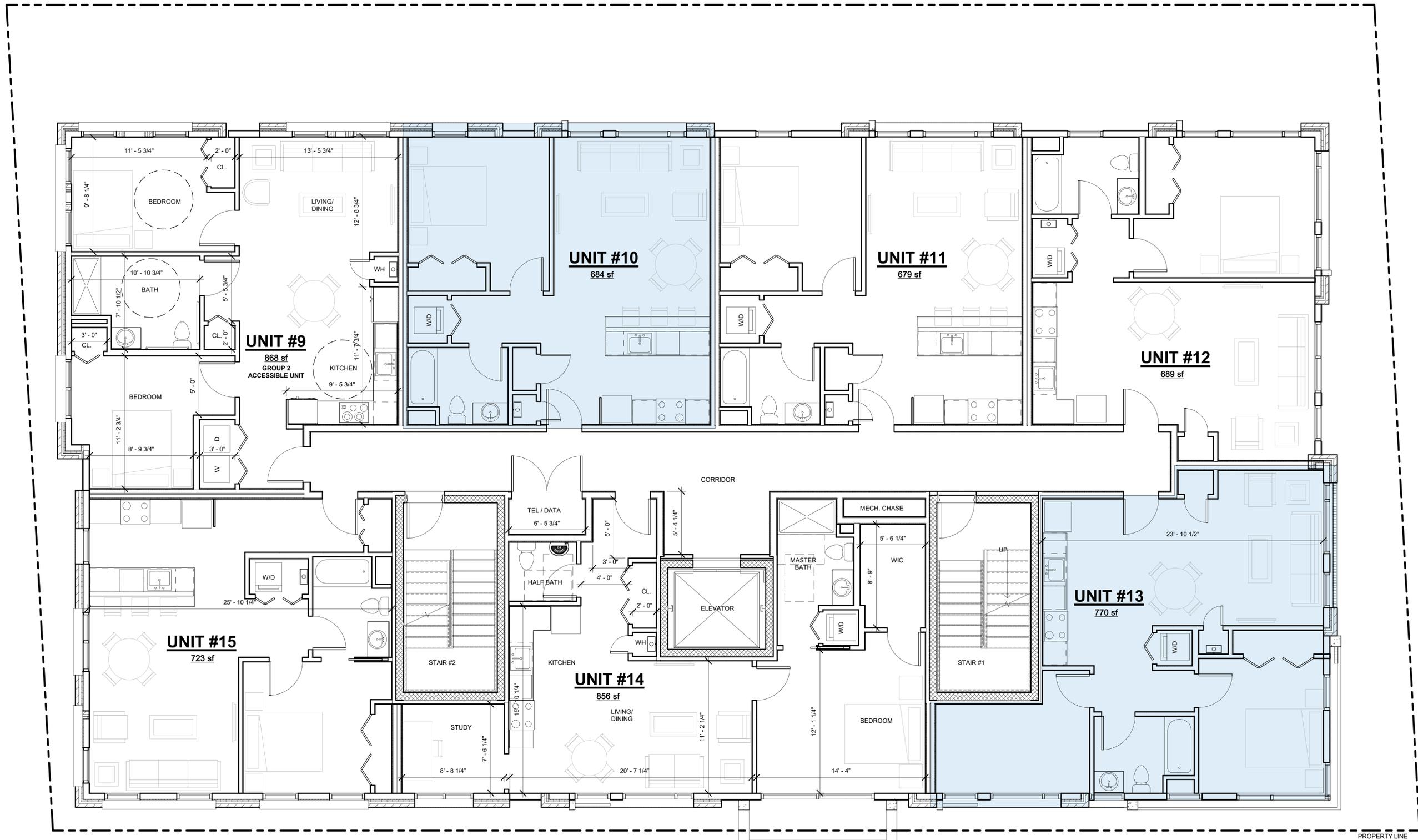


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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

3rd Floor Plan  
**A-103**  
Residences at Highland Ave



1 3rd Floor Level  
1/4" = 1'-0"

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**PROJECT NAME**  
**Residences at Highland Ave**

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**CLIENT**  
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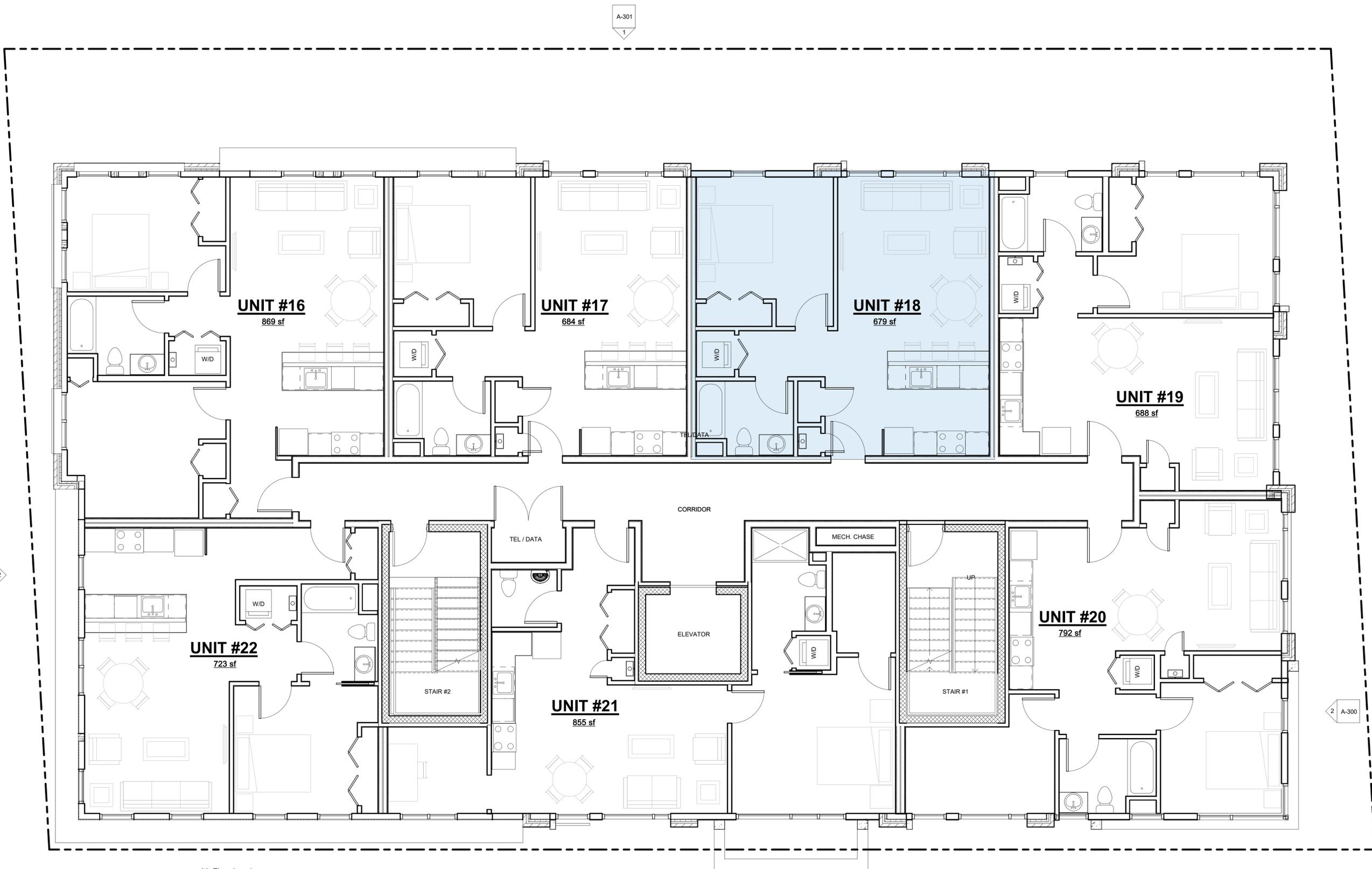
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**REVISIONS**

No.	Description	Date

**4th Floor Plan**

**A-104**  
 Residences at Highland Ave



1 4th Floor Level  
 1/4" = 1'-0"

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① Highland Ave Elevation (north)  
3/16" = 1'-0"



② Side Elevation (east)  
3/16" = 1'-0"

PROJECT NAME

**Residences at Highland Ave**

PROJECT ADDRESS

371 Highland Ave,  
Somerville MA

CLIENT

**J&C Realty Trust  
Christos Pavlidis**

ARCHITECT



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Scale 3/16" = 1'-0"

REVISIONS

No.	Description	Date

Building Elevations

**A-300**  
Residences at Highland Ave



① Rear Elevation (south)  
3/16" = 1'-0"



② Side Elevation (west)  
3/16" = 1'-0"

**PROJECT NAME**  
**Residences at Highland Ave**

**PROJECT ADDRESS**  
371 Highland Ave,  
Somerville MA

**CLIENT**  
**J&C Realty Trust**  
**Christos Pavlidis**

**ARCHITECT**  


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Date	05/06/2021
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**REVISIONS**

No.	Description	Date

**Building Elevations**  
**A-301**  
Residences at Highland Ave



② 3D View 9



① 3D View 5



③ Axon View

PROJECT NAME

**Residences at Highland Ave**

PROJECT ADDRESS

371 Highland Ave,  
Somerville MA

CLIENT

**J&C Realty Trust  
Christos Pavlidis**

ARCHITECT



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No.	Description	Date

Perspectives

**A-302**

Residences at Highland Ave



③ Perspective 2



④ Axon View Rear



② Perspective 3



① Perspective 4

PROJECT NAME

**Residences at Highland Ave**

PROJECT ADDRESS

371 Highland Ave,  
Somerville MA

CLIENT

**J&C Realty Trust  
Christos Pavlidis**

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No.	Description	Date

Perspectives 2

**A-307**

Residences at Highland Ave

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FRONT PERSPECTIVE AT HIGHLAND AVENUE

PROJECT NAME

**Residences at Highland Ave**

PROJECT ADDRESS

371 Highland Ave,  
Somerville MA

CLIENT

**J&C Realty Trust  
Christos Pavlidis**

ARCHITECT



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No.	Description	Date

Renderings

**A-308**

Residences at Highland Ave



CORNER NIGHT PERSPECTIVE AT HIGHLAND AVENUE / WEST STREET

PROJECT NAME

**Residences at  
Highland Ave**

PROJECT ADDRESS

371 Highland Ave,  
Somerville MA

CLIENT

**J&C Realty Trust  
Christos Pavlidis**

ARCHITECT



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Date 05/06/2021  
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REVISIONS

No.	Description	Date

Rendering

**A-309**

Residences at Highland Ave