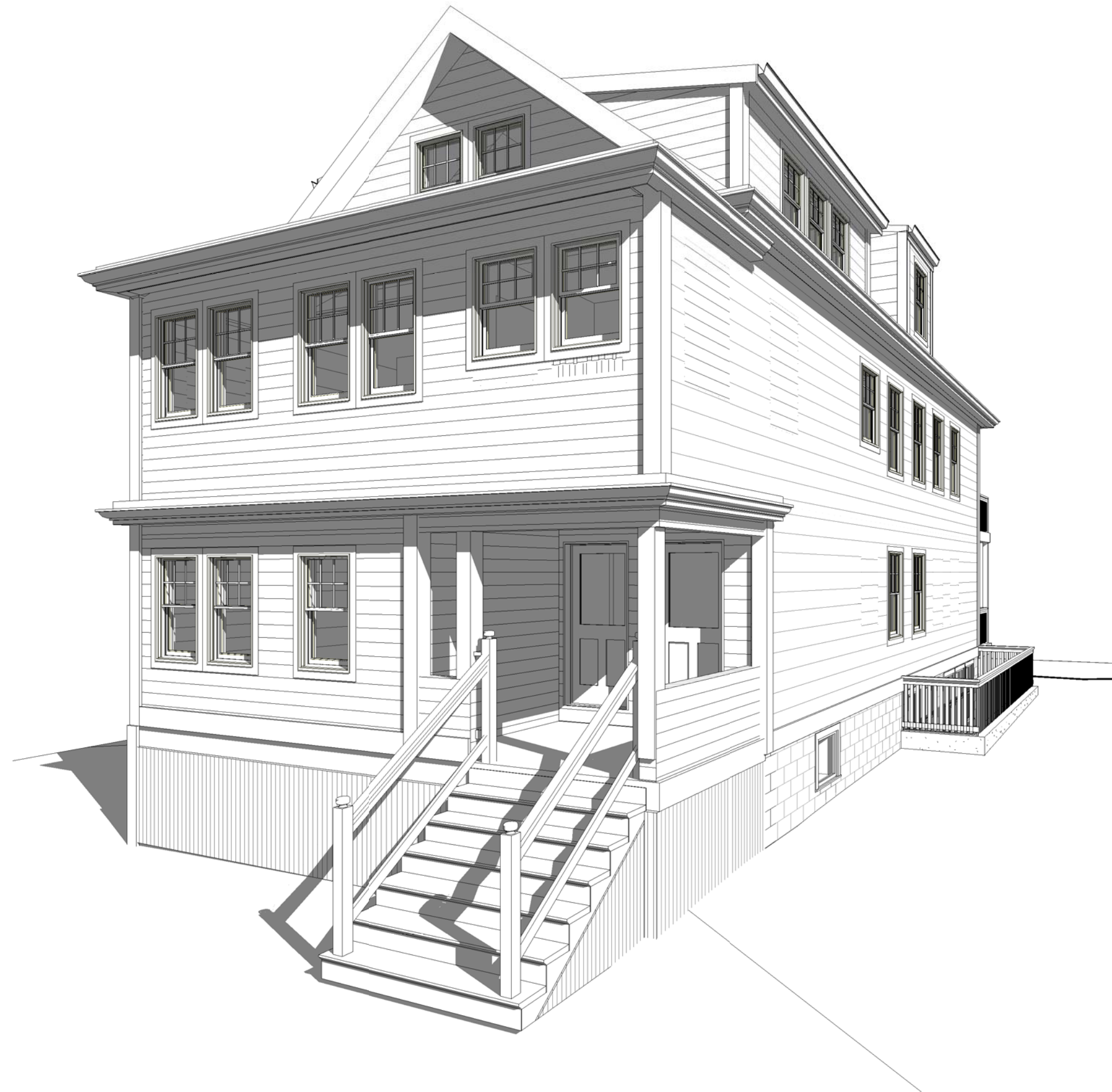


BOSTON AVE RESIDENCES

23-25 BOSTON AVE, SOMERVILLE MA

SPECIAL PERMIT SET
08-16-2017
REVISION 1: 11/06/2017



Front Perspective



LOCUS MAP

PROJECT
SITE

PROJECT NAME

Boston Ave
Residences

PROJECT ADDRESS

23-25 Boston Ave
Somerville, MA

CLIENT

Hinchliffe

ARCHITECT



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

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REGISTRATION



Project number 17080
Date 08-16-2017
Drawn by PS
Checked by JSK
Scale

REVISIONS

No.	Description	Date

Cover Sheet

A-000

Boston Ave Residences

PREPARED BY:

ARCHITECT

KHALSA DESIGN INC.

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LANDSCAPE

VERDANT LANDSCAPE ARCHITECTURE

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T:(617)735-1180

CLIENT

AARON K. HINCHLIFFE

LANGWATER CAPITOL PARTNERS
66 LONG WHARF
BOSTON, MA 02110

CIVIL

PETER NOLAN & ASSOCIATES

697 CAMBRIDGE STREET, SUITE 103
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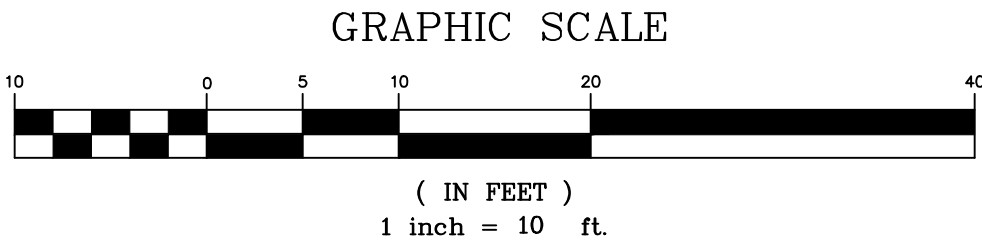
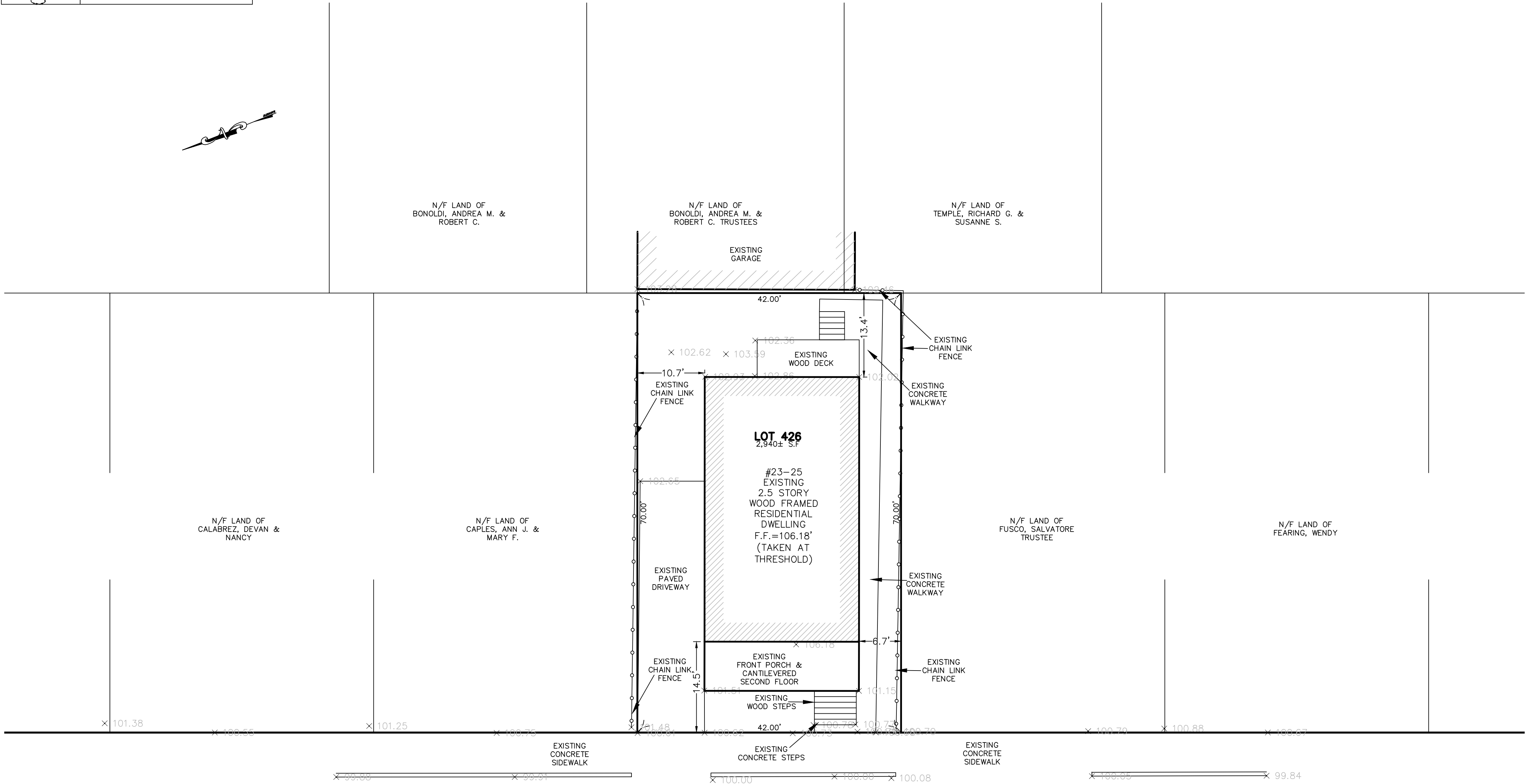
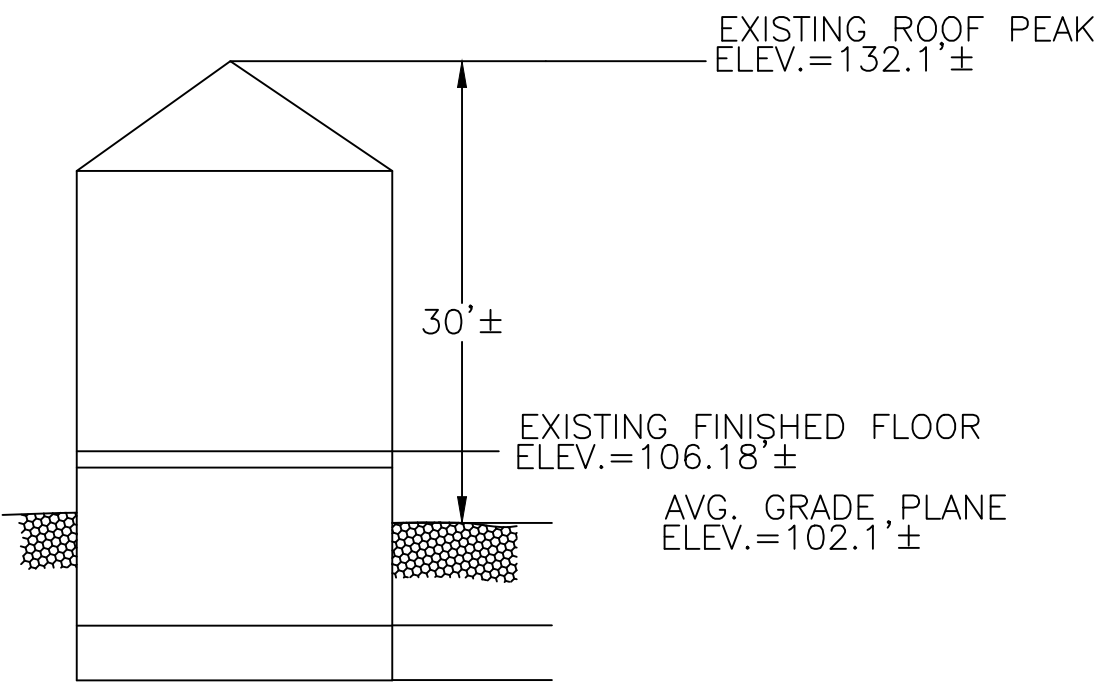
Drawing List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description
A-101	Roof Plan	09/15/17			
O- Cover					
A-000	Cover Sheet	08/16/2017			
I - Civil					
C-100	Plot Plan	07/27/2017			
2- Landscape					
L-100	Illustrative Landscape Plan	08/16/2017			
3- Architectural					
A-020	Architectural Site Plan	08/16/2017			
A-022	FAR Area Summary	08/16/2017	I	11/06/2017	Planning Dept Comments
EX-100	Existing Floor Plans	08/16/2017			
EX-101	Existing Elevations	08/16/2017			
A-100	Proposed Floor Plans	08/16/2017	I	11/06/2017	Planning Dept Comments
A-300	Proposed Elevations	08/16/2017	I	11/06/2017	Planning Dept Comments
AV-1	Perspectives	08/16/2017			

EXISTING LEGEND	
	SEWER LINE
	SEWER MANHOLE
	WATER LINE
	GAS LINE
	UTILITY POLE
	GAS VALVE
	OVERHEAD ELECTRIC SERVICE
	WATER VALVE
	CATCH BASIN
	FENCE
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)
	SPOT GRADE
	DRAIN MANHOLE
	HYDRANT
	TREE

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 07-25-17.
 2. DEED REFERENCE BOOK 9868 PAGE 311, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, PANEL NUMBER 0438E, COMMUNITY NUMBER: 250214, DATED JUNE 4, 2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE, AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

ZONING LEGEND		
ZONING DISTRICT: RA — RESIDENCE A		
	REQUIRED	EXISTING
MIN. AREA	10,000 S.F	2,940 S.F.
MIN. YARD FRONT	15'	14.5'
	SIDE (RIGHT)	8'
	SIDE (LEFT)	8'
	REAR	20'
MAX. LOT COVERAGE	50%	35.3% ±
MIN. LANDSCAPE	25%	30.2% ±
MIN. FRONTAGE	50'	42'±
MAX. BLDG. HEIGHT	35'	30.0'±
MAX. STORIES	2.5	2.5



SCALE	1"=10'
DATE	07/27/17
REV	
DATE	
REVISION	
BY	
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	23-25 BOSTON AVENUE SOMERVILLE MASSACHUSETTS PLOT PLAN OF LAND
DRAWN BY	JK
CHKD BY	PJN
APPD BY	PJN
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	

PETER J. NOLAN
No. 49185
REGISTERED
PROFESSIONAL LAND SURVEYOR

SHEET NO.

1

Trees



River Birch Ivory Silk Jap. Tree Lilac

Shrubs



Emerald Green Arborvitae Sweetspire Rhododendron



Miss Kim Lilac Juniper

Perennials/Groundcovers



Catmint Heuchera Silver Scrolls Heuchera Periwinkle



Bigroot Geranium

PROPOSED PLANT LIST					
Trees:					
1	BN	Betula nigra 'Heritage'	Heritage River Birch (multi/2-3 trunks)	2.5" cal. B&B	
1	SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Jap. Tree Lilac	2.5" cal. B&B	
3	TO	Thuja occidentalis 'Emerald Green'	Emerald Green Arb.	6-7' ht. B&B	
Shrubs:					
5	IV	Itea virginica 'Henry's Garnet'	Sweetspire	5 gal. Pots	
2	RR	Rhododendron x 'Ramapo'	Ramapo Rhododendron	24-30" ht.	
3	SP	Syringa patula 'Miss Kim'	Miss Kim Lilac	36" ht.	
4	JB	Juniperus 'Wiltonii'	Blue Rug Juniper	5 gal.	
Perennials/Groundcovers:					
15	gm	Geranium macrorhizum 'Bevan's Variety'	Bigroot Geranium	2 gal. Pots	
22	hp	Heuchera 'Purple Palace'	Purple Palace Coral Bells	1 gal. Pots	
17	hs	Heuchera 'Silver Scrolls'	Silver Scrolls Coral Bells	1 gal. Pots	
5	nw	Nepeta faassenii 'Walkers Low'	Walkers Low	2 gal. Pots	
50	vm	Vinca minor 'Ralph Shugart'	Periwinkle	1 qt.	

Fencing

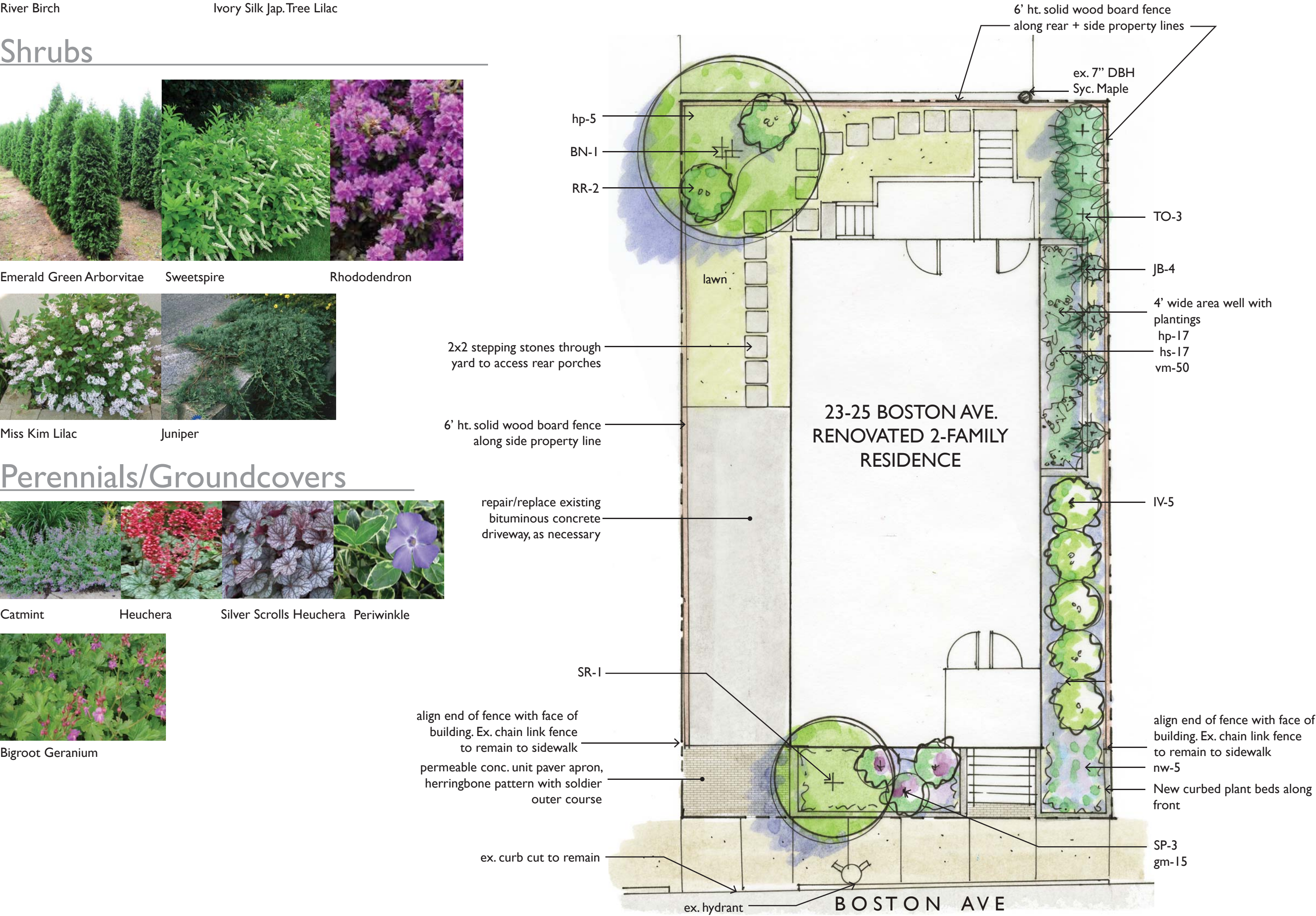


solid wood board fence

Permeable Paving

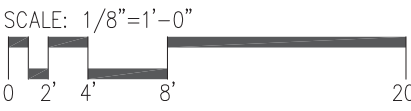


permeable concrete unit paving | "Eco-Priora" by Unilock, standard finish



PLANTING NOTES

1. All plant material shall be approved by the Landscape Architect prior to arrival on the site
2. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
3. No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
4. The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
5. 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.
6. No planting shall be installed before acceptance of rough grading of topsoil.
7. 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.
8. The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
9. 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.
10. '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.
11. All beds as shown on the drawings shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
12. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
13. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.
14. Contractor shall provide one year guarantee for all plant materials.
15. Adjust sprinklers to cover all new plantings and existing shrub materials. Use riser pipes attached to oak stakes to spray above height of perennials. Remove riser pipes and Oak stakes at



ZONING DIMENSIONAL TABLE:				
	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	RA ZONE			
USE	RESIDENTIAL 1 and 2 Family Dwelling Units	RESIDENTIAL/ 2-FAMILY	RESIDENTIAL/ 2-FAMILY	COMPLIES
MIN LOT SIZE	10,000 SF	2,940 +/- SF	2,940 +/- SF	PRE-EXIST/ NO CHANGE
MIN LOT ARE PER DWELLING	2,250 SF / DU (1-9 UNITS)	1,470 SF / DU (2 UNITS)	1,470 SF / DU (2 UNITS)	PRE-EXIST/ NO CHANGE
MAX GROUND COVERAGE	50% / 1,470SF	47% / 1,375 SF	47% / 1,389 SF	COMPLIES
LANDSCAPE AREA	25% / 735 SF	30.6% / 900 SF	36% / 1,062 SF	COMPLIES
MAX FLOOR AREA RATIO (FAR)	0.75 / 2,205 SF	1.01 / 2,993 SF	1.21 / 3,569 SF	DOES NOT COMPLY
MAX BUILDING HEIGHT	35' - 0" / 2 1/2 ST	27' - 6" / 2 1/2 ST	27' - 6" / 2 1/2 ST	COMPLIES
MIN. YARD SETBACKS FRONT LEFT SIDE RIGHT SIDE REAR	15'-0" OR STREET AVG. 7'-4" SUM 15'-8" (10) 7'-4" SUM 15'-8" (10) 12'-6" (13)	6'-10" (STREET AVG.) 10.7' 6.7'	6'-10" (STREET AVG.) 10.7' 6.7'	PRE-EXIST/ NO CHANGE COMPLIES PRE-EXIST/ NO CHANGE PRE-EXIST/ NO CHANGE
MIN FRONTAGE	50' - 0"	42' - 0"	42' - 0"	PRE-EXIST/ NO CHANGE
PERVIOUS AREA, MIN % OF LOT	35% / 1,029 SF	30.6% / 900SF	37.2% / 1,136 SF	COMPLIES
PARKING REQUIREMENTS	EXISTING 3.5 SPACES TOTAL (UNIT 1 2BD= 1.5 SP, UNIT 2 3BD= 2 SP) PROPOSED 4 SPACES TOTAL (UNIT 1 3BD= 2 SP, UNIT 2 3BD= 2 SP)	2 TANDEM SPACES	2 TANDEM SPACES	PRE-EXIST/ NO CHANGE
BICYCLE PARKING	0 SPACES	0 SPACES	0 SPACES	PRE-EXIST/ NO CHANGE

Section 4.4. - Nonconforming Structures.

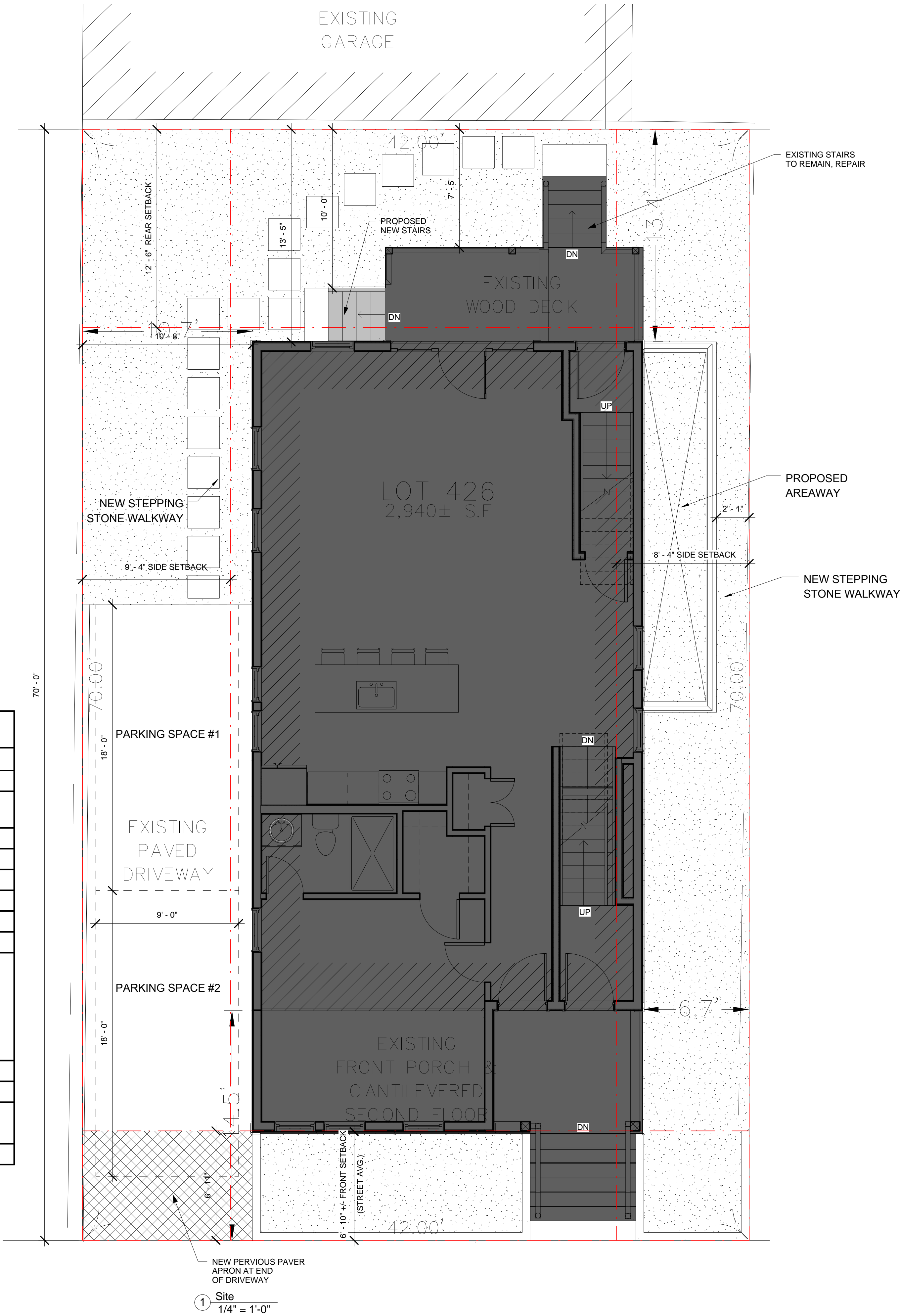
Lawfully existing one- and two-family dwellings which are used only as residences, which are nonconforming with respect to dimensional requirements, may be enlarged, expanded, renovated, or altered by special permit granted by the SPGA in accordance with the procedures of Article 5, when any such enlargement, extension, renovation or alteration increases the nonconforming nature of the structure or the Gross Floor Area of the dwelling is increased by more than twenty-five percent (25%). For the purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the effective date of this ordinance. The SPGA, as a condition of granting a special permit under this Section must find that such extension, enlargement, renovation or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming structure.

FOOTNOTE 10
REDUCTION OF SIDE YARD FOR NARROW LOTS
(50'-42') X 1")= 8" DEDUCTION FROM EACH SIDE;
8" X 2= 16" DEDUCTION FROM SUM OF SIDE YARDS
8'-0" SUM 17'-0" - 8" SUM 16" = 7'-4" SUM 16'-8"

FOOTNOTE 13
REDUCTION OF REAR YARD FOR SHALLOW LOTS
(100'-70') X 3")= 90" DEDUCTION REAR YARD;
20' - 90" = 12'-6"

919 NET SF INCREASE= 30.7% INCREASE
234 SF INCREASE IN GROSS FLOOR AREA

KEY	
	USEABLE OPEN SPACE
	PROPOSED BUILDING FOOTPRINT
	EXISTING BUILDING FOOTPRINT
	PERVIOUS AREA
	PROPERTY LINE



PROJECT NAME

Boston Ave Residences

PROJECT ADDRESS

23-25 Boston Ave
Somerville, MA

CLIENT

Hinchliffe

ARCHITECT

KHALSA

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Project number 17080
Date 08-16-2017
Drawn by Author
Checked by Checker
Scale As indicated

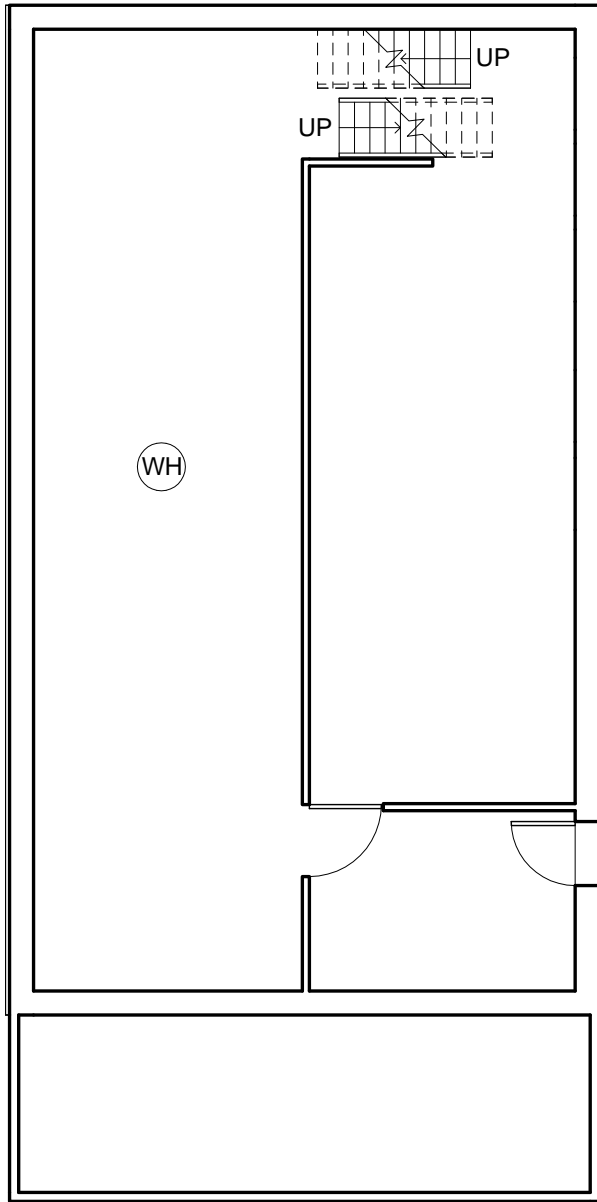
No.	Description	Date

Architectural Site Plan

A-020

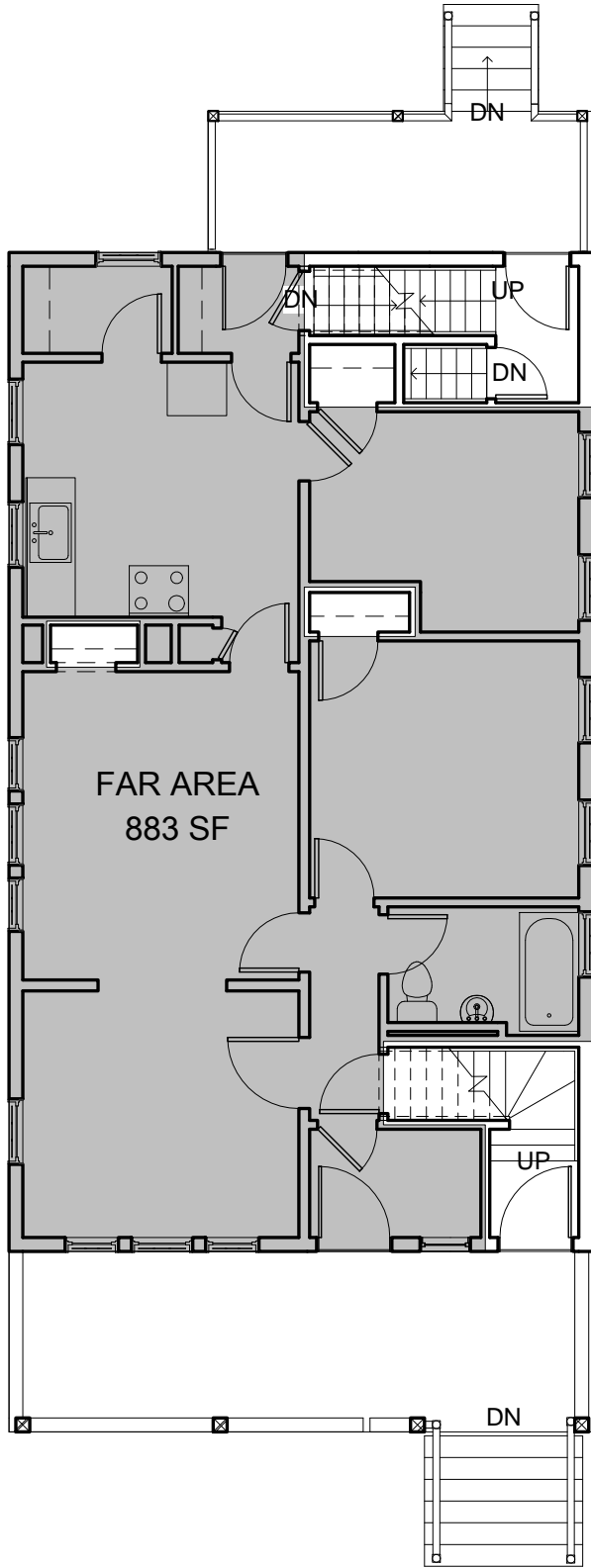
Boston Ave Residences

EXISTING FLOOR PLANS - FAR ANALYSIS



BASEMENT LEVEL

FAR AREA: 0 SF
GROSS AREA: 1,035 SF



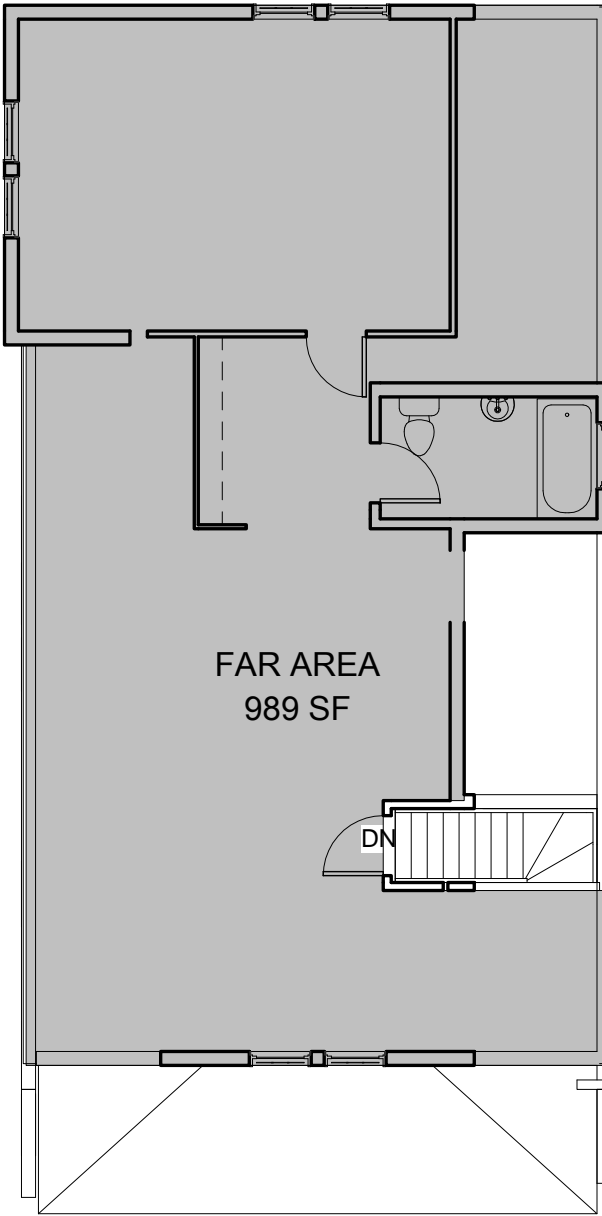
FIRST FLOOR LEVEL

FAR AREA: 883 SF
GROSS AREA: 1,035 SF



SECOND FLOOR LEVEL

FAR AREA: 1,121 SF
GROSS AREA: 1,222 SF



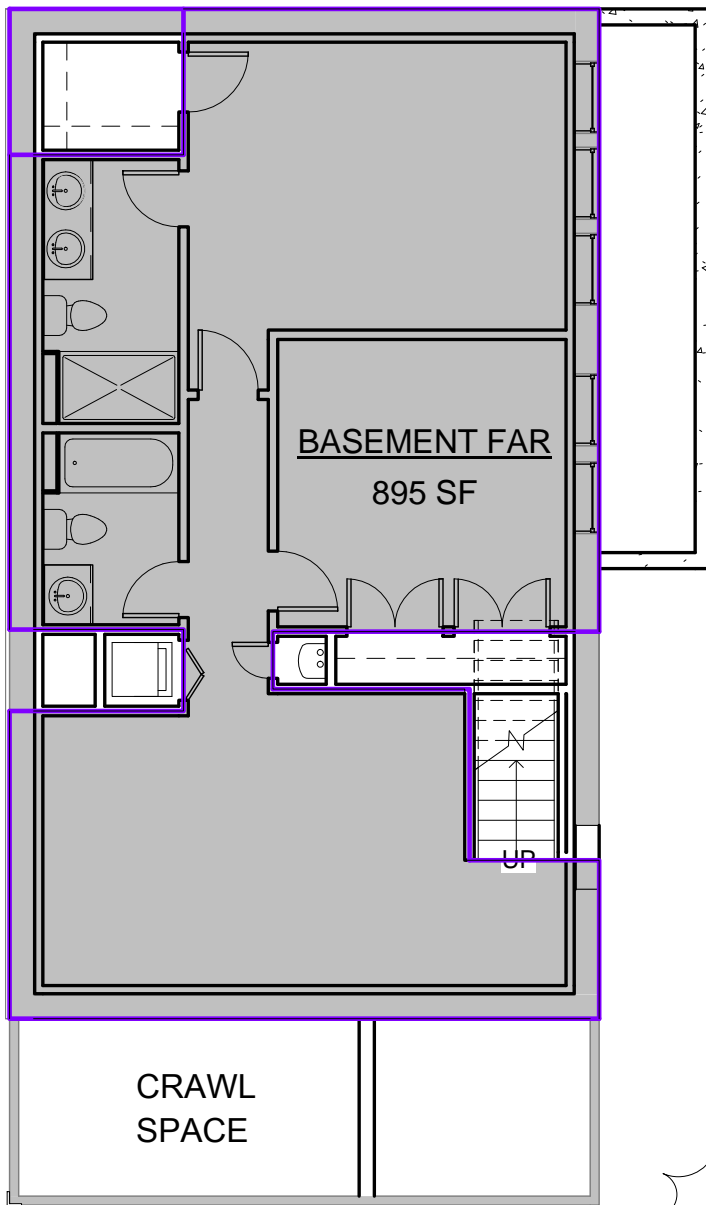
THIRD FLOOR LEVEL

FAR AREA: 989 SF
GROSS AREA: 1,090 SF

SUMMARY

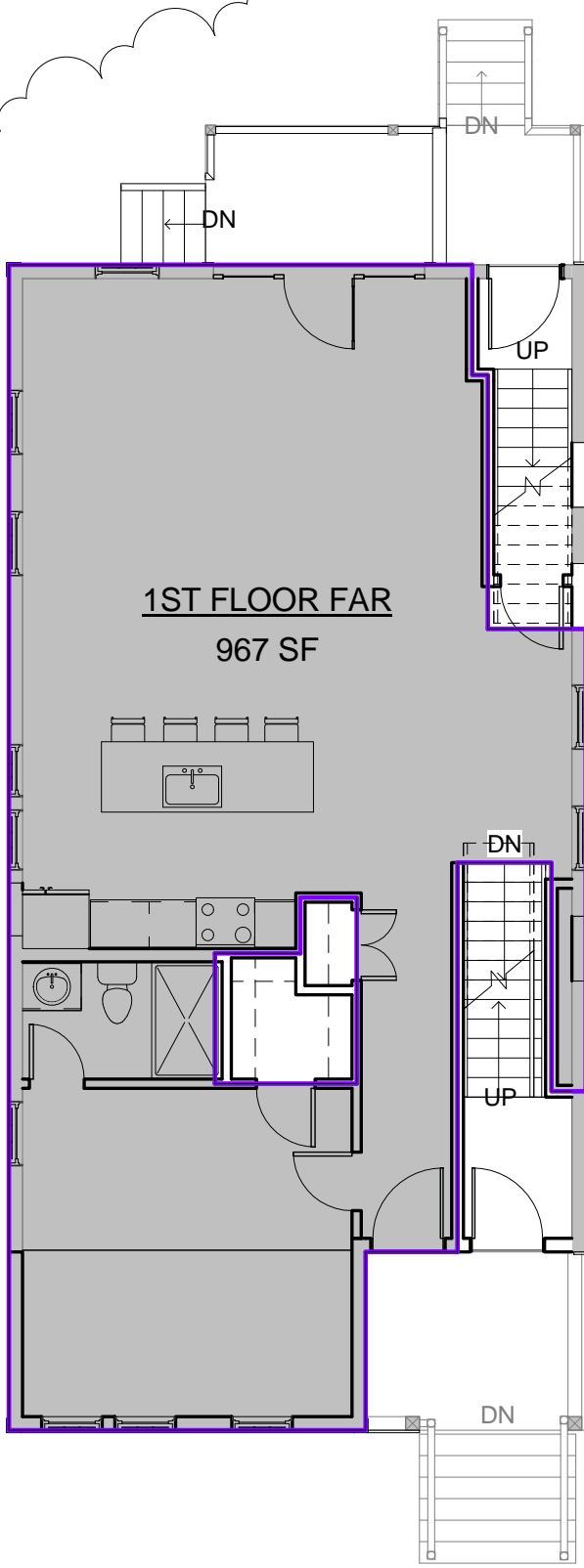
	FAR AREA	GROSS FLOOR AREA
BASEMENT	0 SF	1,035 SF
FIRST FLOOR	883 SF	1,035 SF
SECOND FLOOR	1,121 SF	1,222 SF
THIRD FLOOR	989 SF	1,090 SF
TOTAL	2,993 SF	4,382 SF

PROPOSED FLOOR PLANS - FAR ANALYSIS



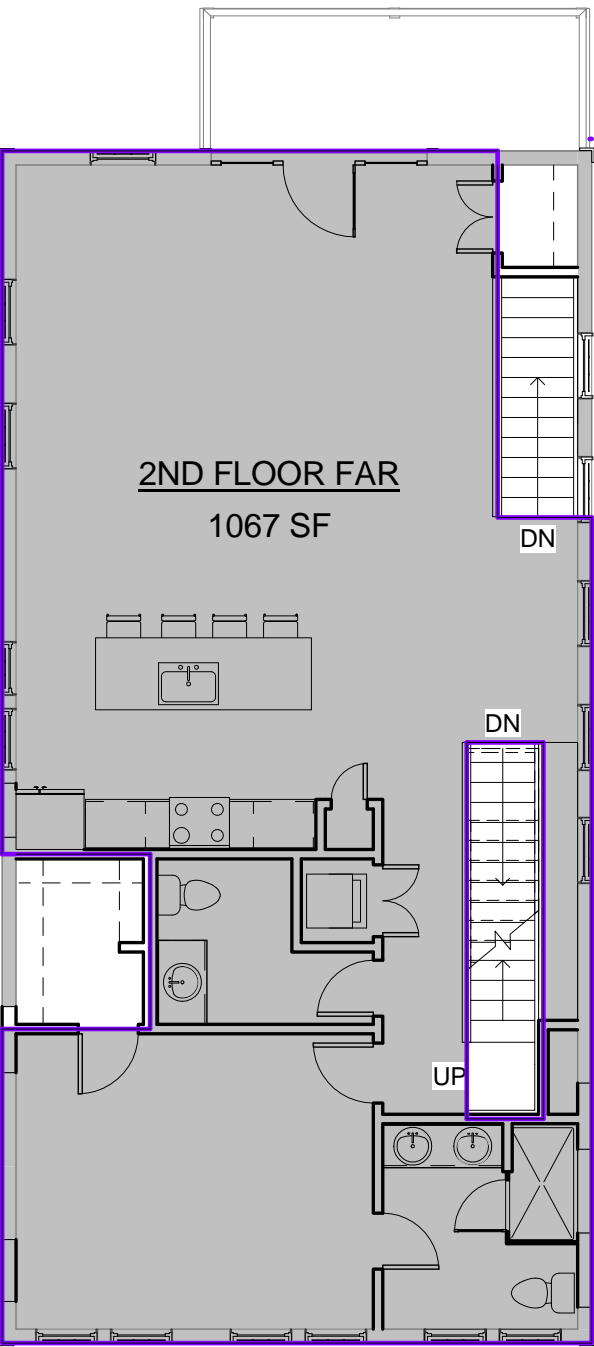
BASEMENT LEVEL

FAR AREA: 895 SF
GROSS AREA: 1,153 SF



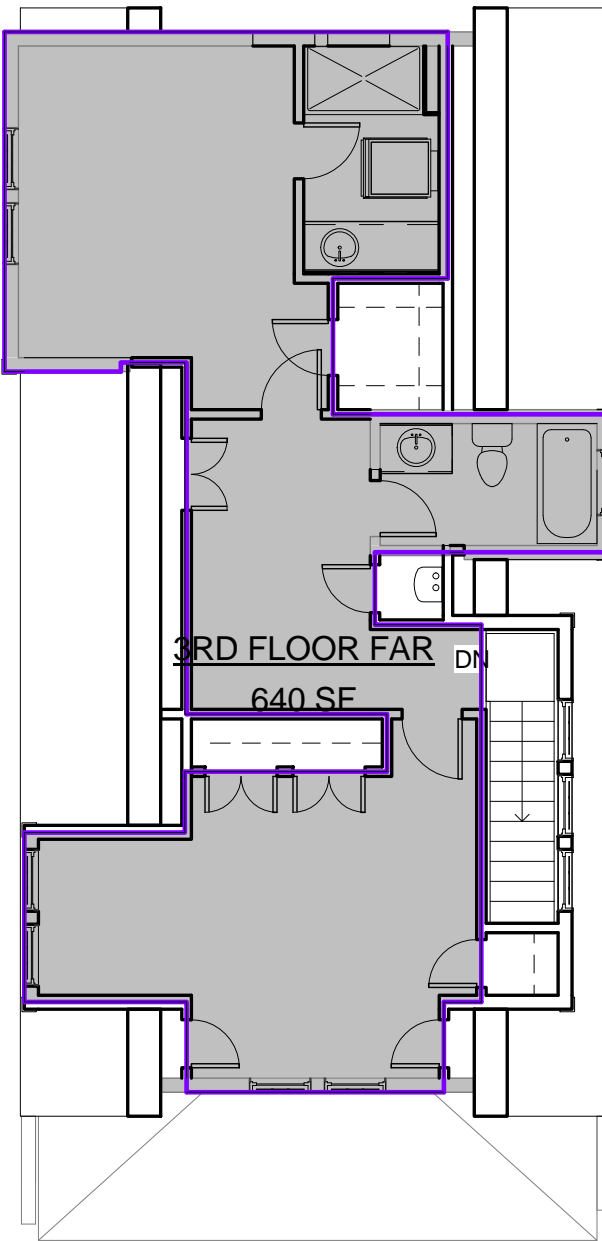
FIRST FLOOR LEVEL

FAR AREA: 967 SF
GROSS AREA: 1,151



SECOND FLOOR LEVEL

FAR AREA: 1,067 SF
GROSS AREA: 1,222 SF



THIRD FLOOR LEVEL

FAR AREA: 640 SF
GROSS AREA: 1,090 SF

SUMMARY

	FAR AREA	GROSS FLOOR AREA
BASEMENT	895 SF	1,153 SF
FIRST FLOOR	967 SF	1,151 SF
SECOND FLOOR	1,067 SF	1,222 SF
THIRD FLOOR	640 SF	1,090 SF
TOTAL	3,569 SF	4,616 SF

PROJECT NAME

**Boston Ave
Residences**

PROJECT ADDRESS

23-25 Boston Ave
Somerville, MA

CLIENT

Hinchliffe

ARCHITECT



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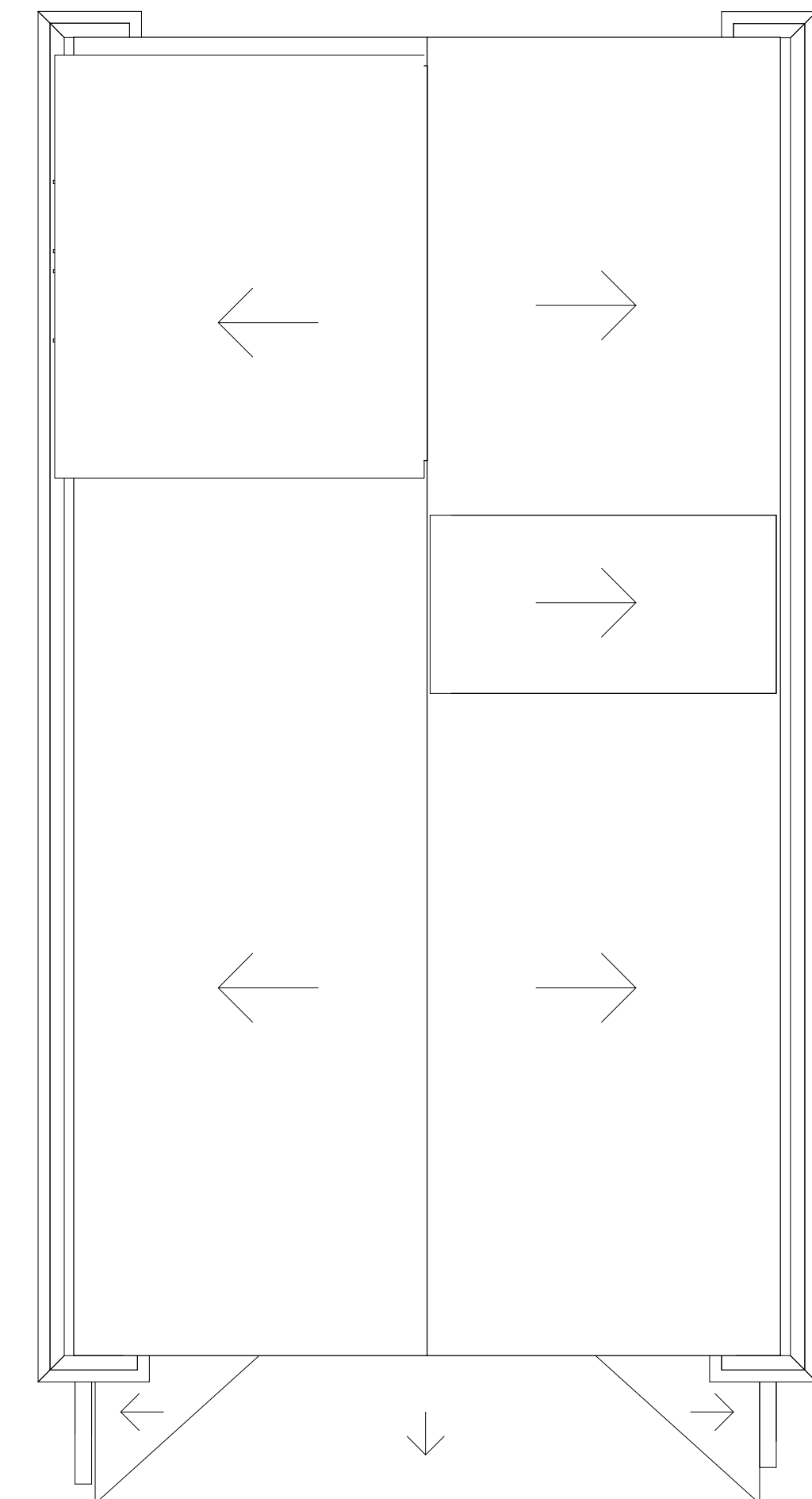
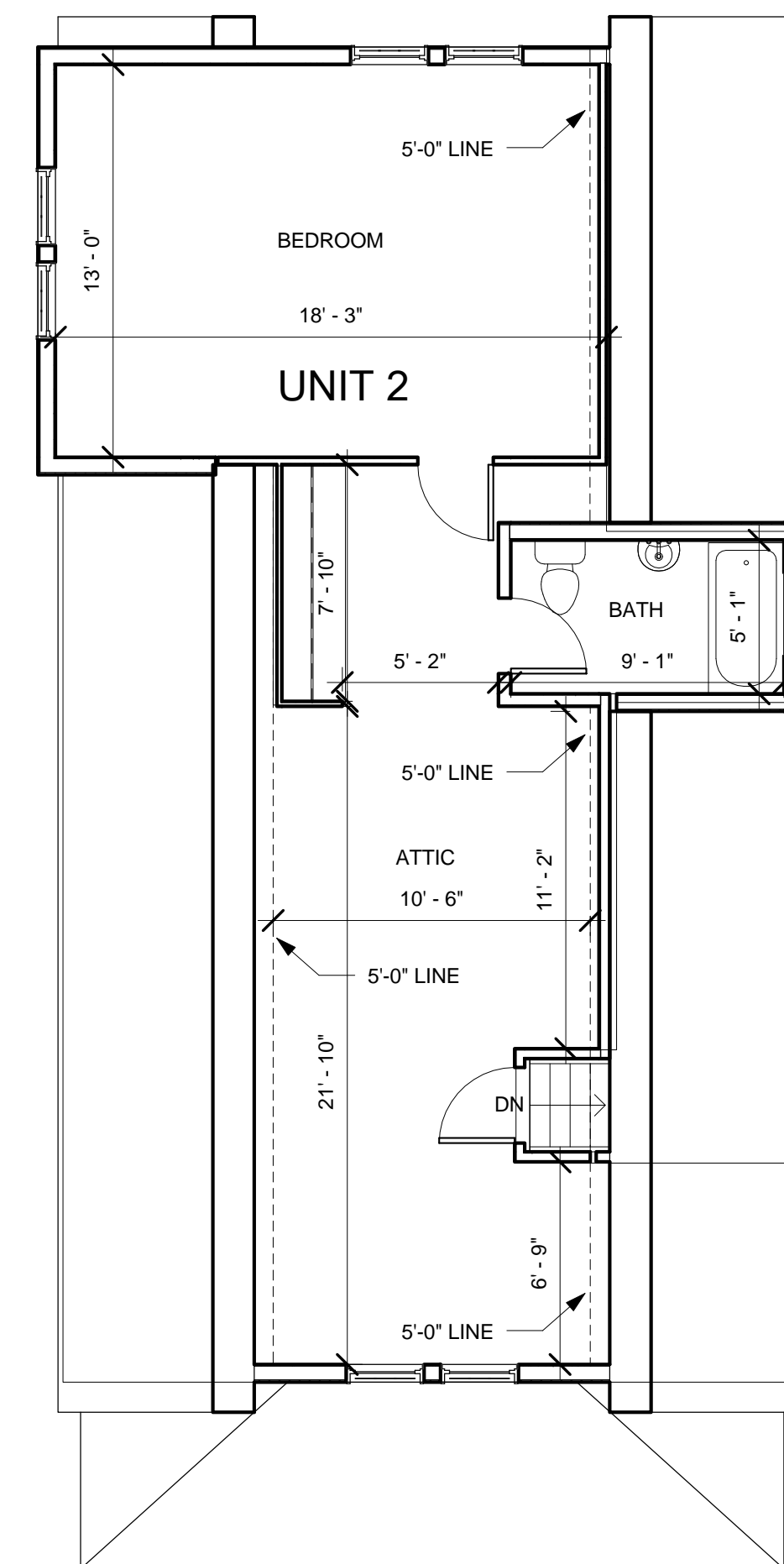
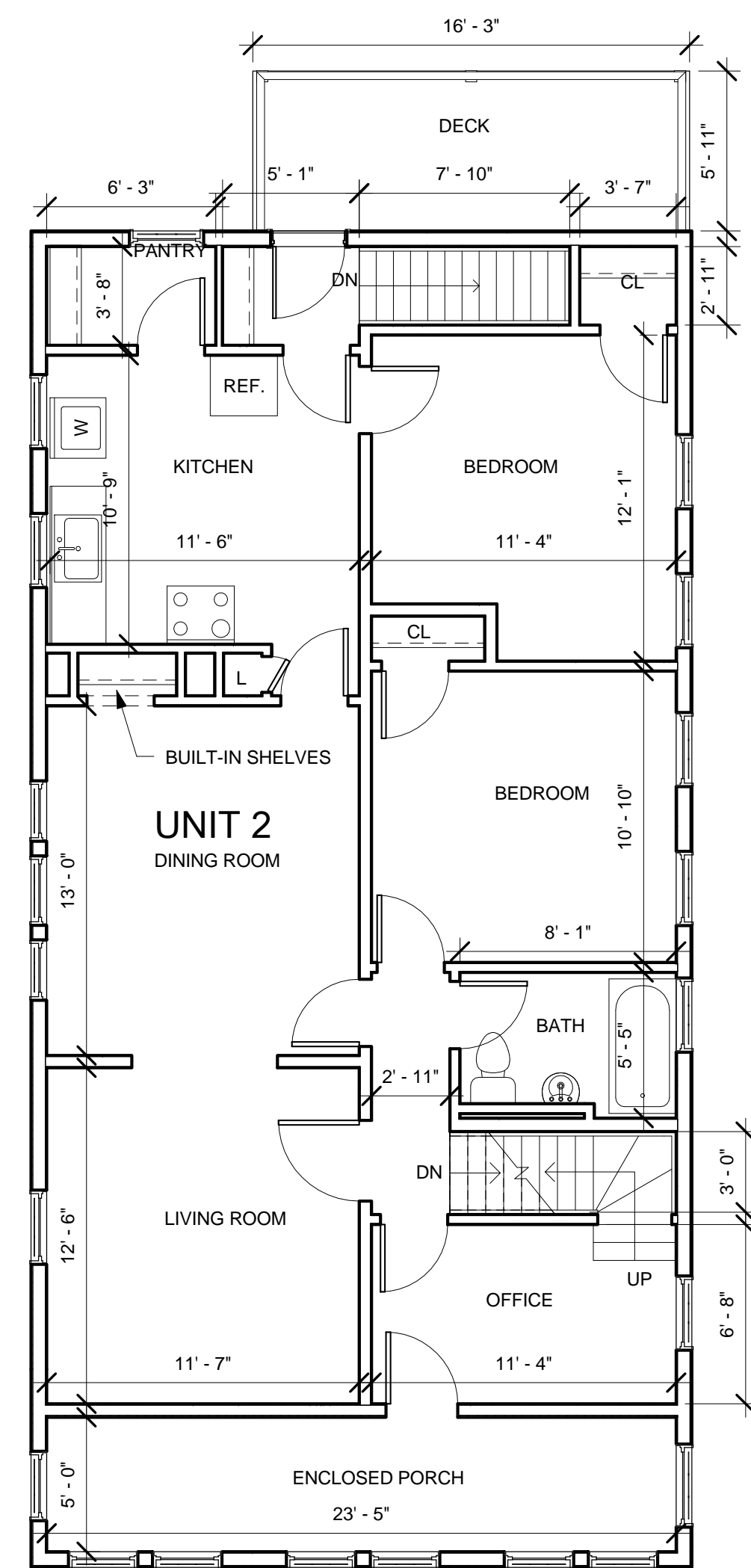
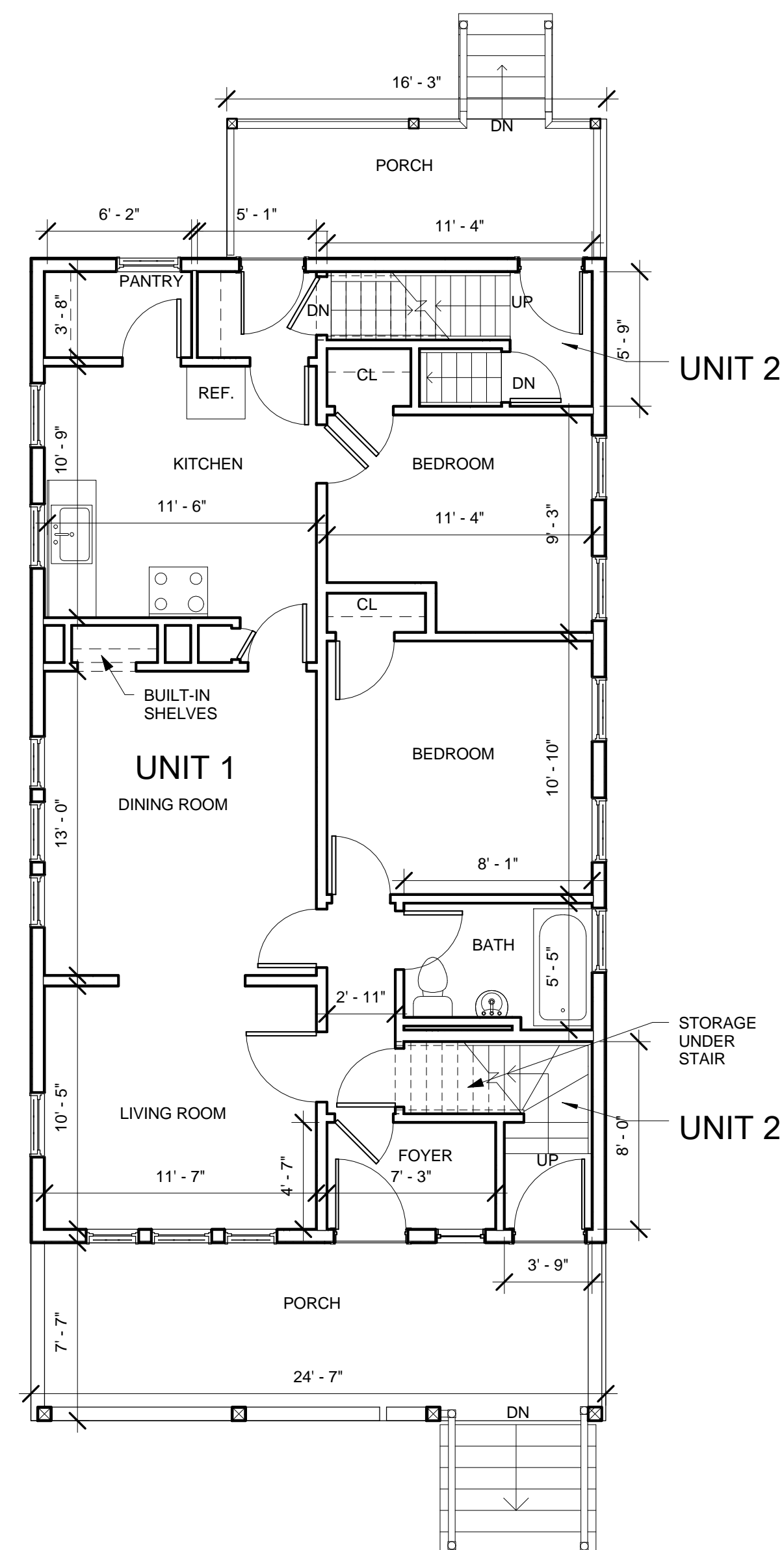
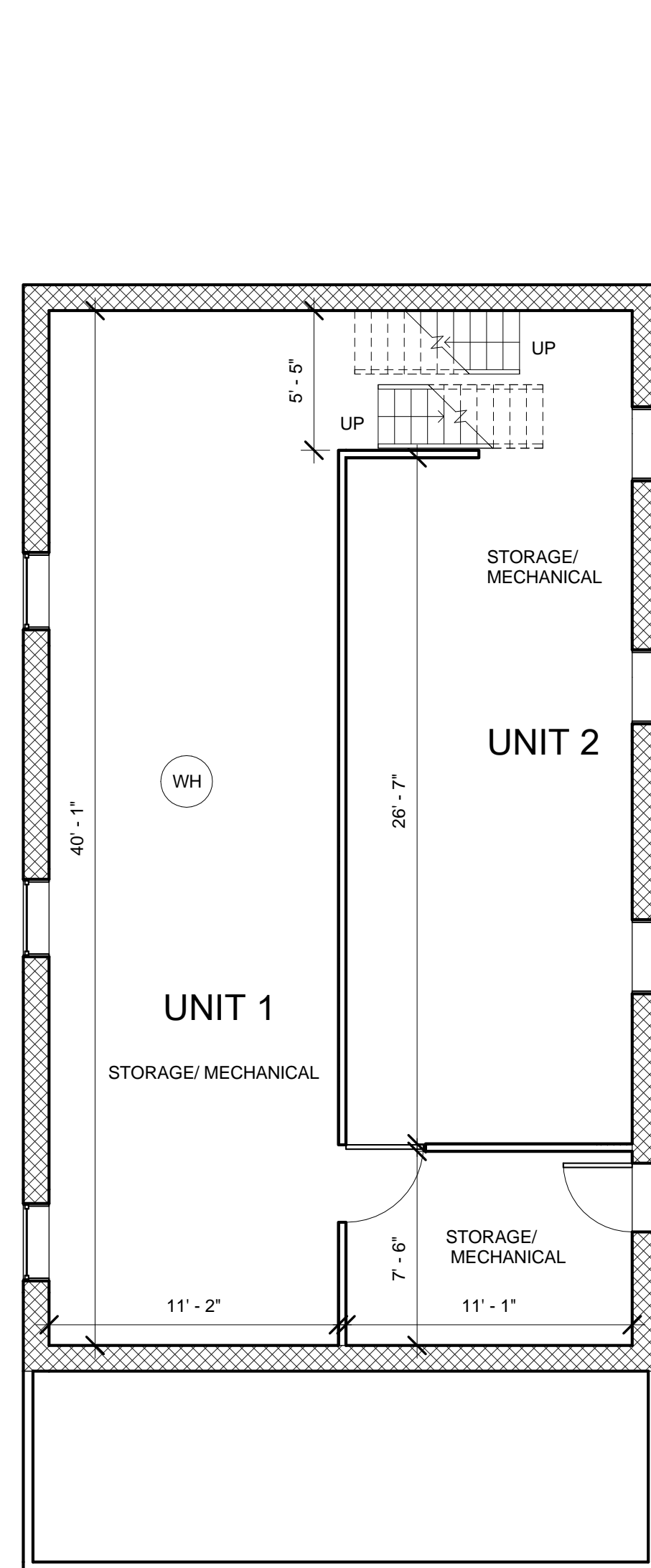
REVISIONS

No.	Description	Date
1	Planning Dept Comments	11/06/2017

FAR Area
Summary

A-022

Boston Ave Residences



PROJECT NAME

Boston Ave Residences

PROJECT ADDRESS

23-25 Boston Ave
Somerville, MA

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Project number	17080
Date	08-16-2017
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Checked by	JSK
Scale	3/16" = 1'-0"

REVISIONS

[illegible]

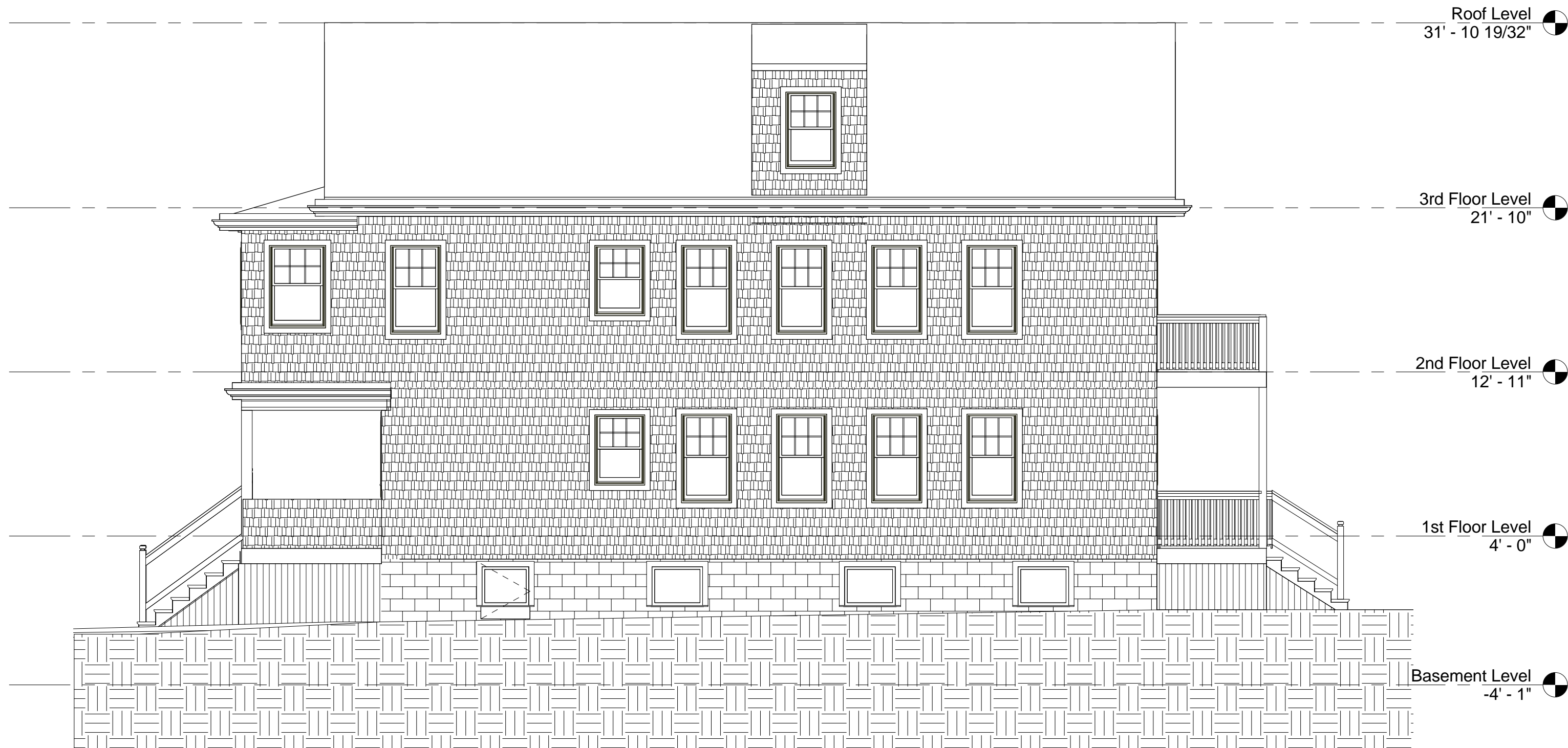
Existing Floor Plans

EX-100

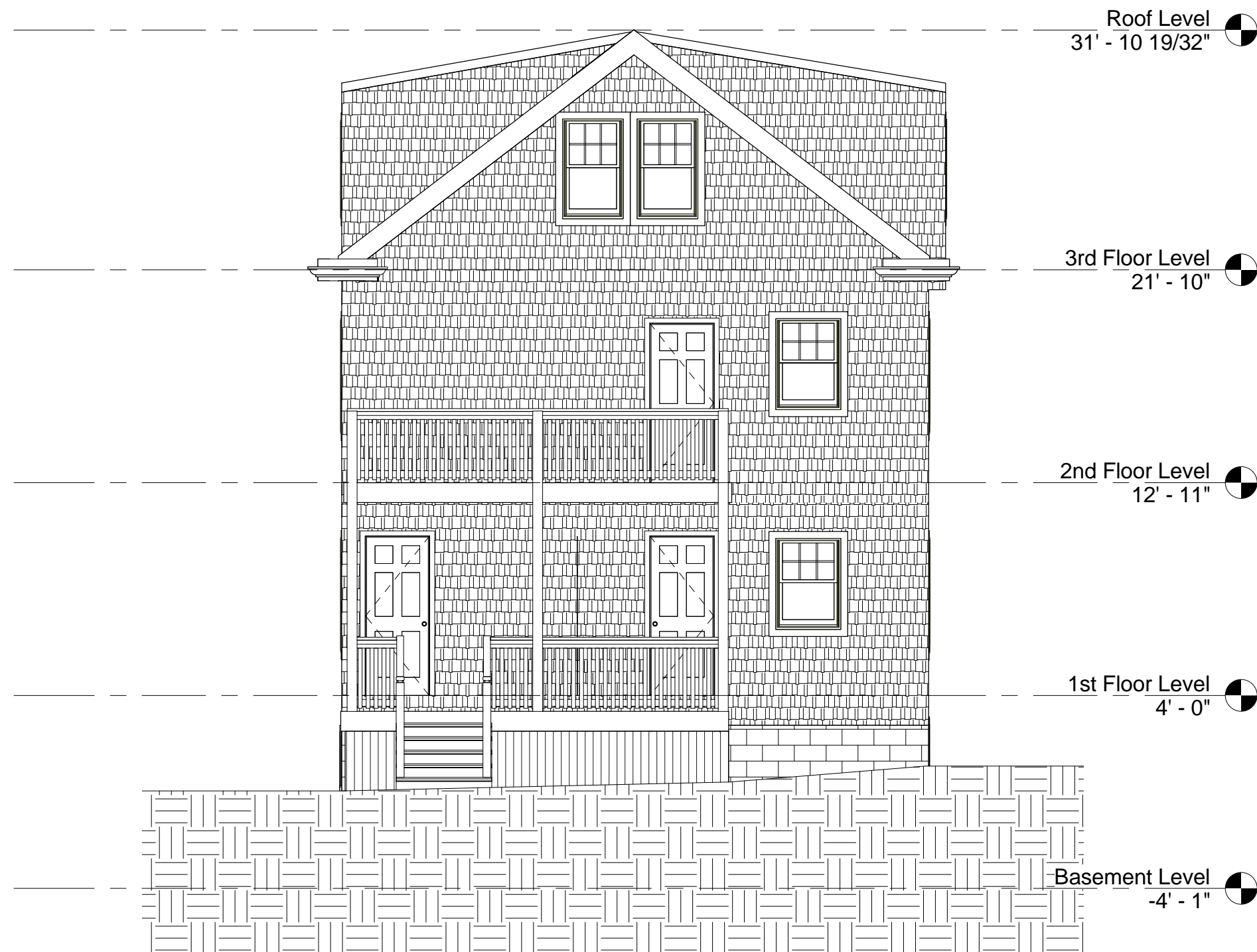
Boston Ave Residences



② Existing South Elevation
3/16" = 1'-0"



① Existing East Elevation
3/16" = 1'-0"



③ Existing North Elevation
3/16" = 1'-0"



④ Existing West Elevation
3/16" = 1'-0"

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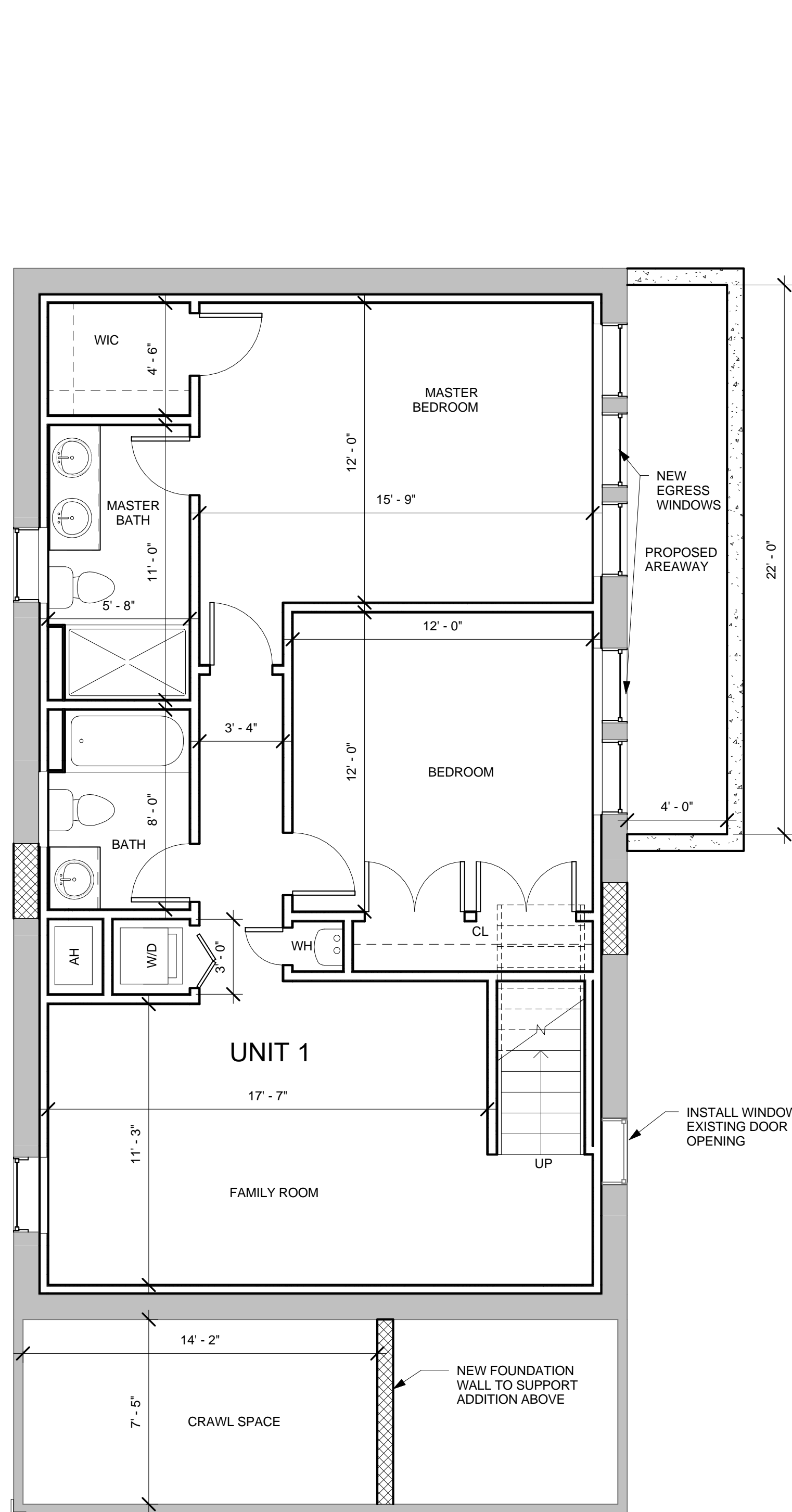
REVISIONS

No.	Description	Date

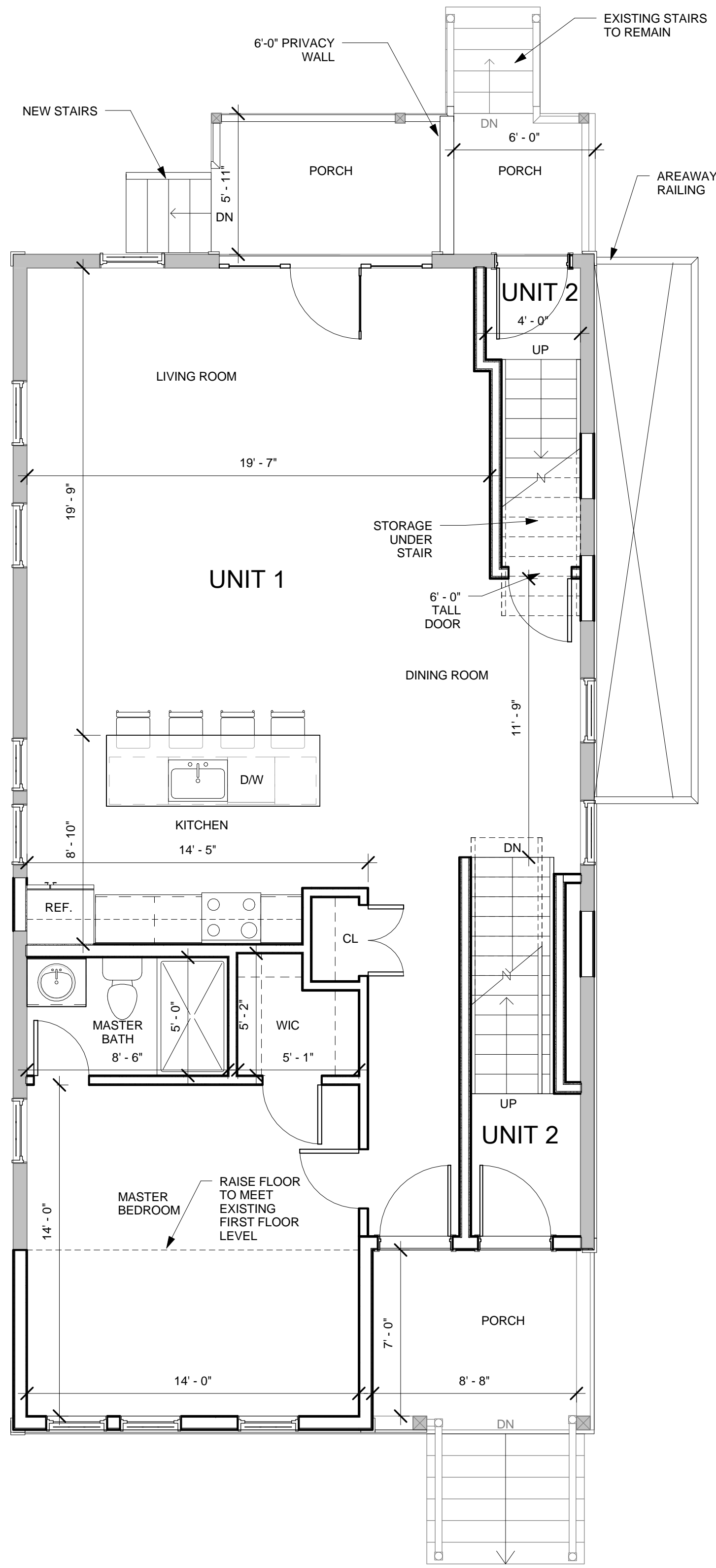
Existing Elevations

EX-101

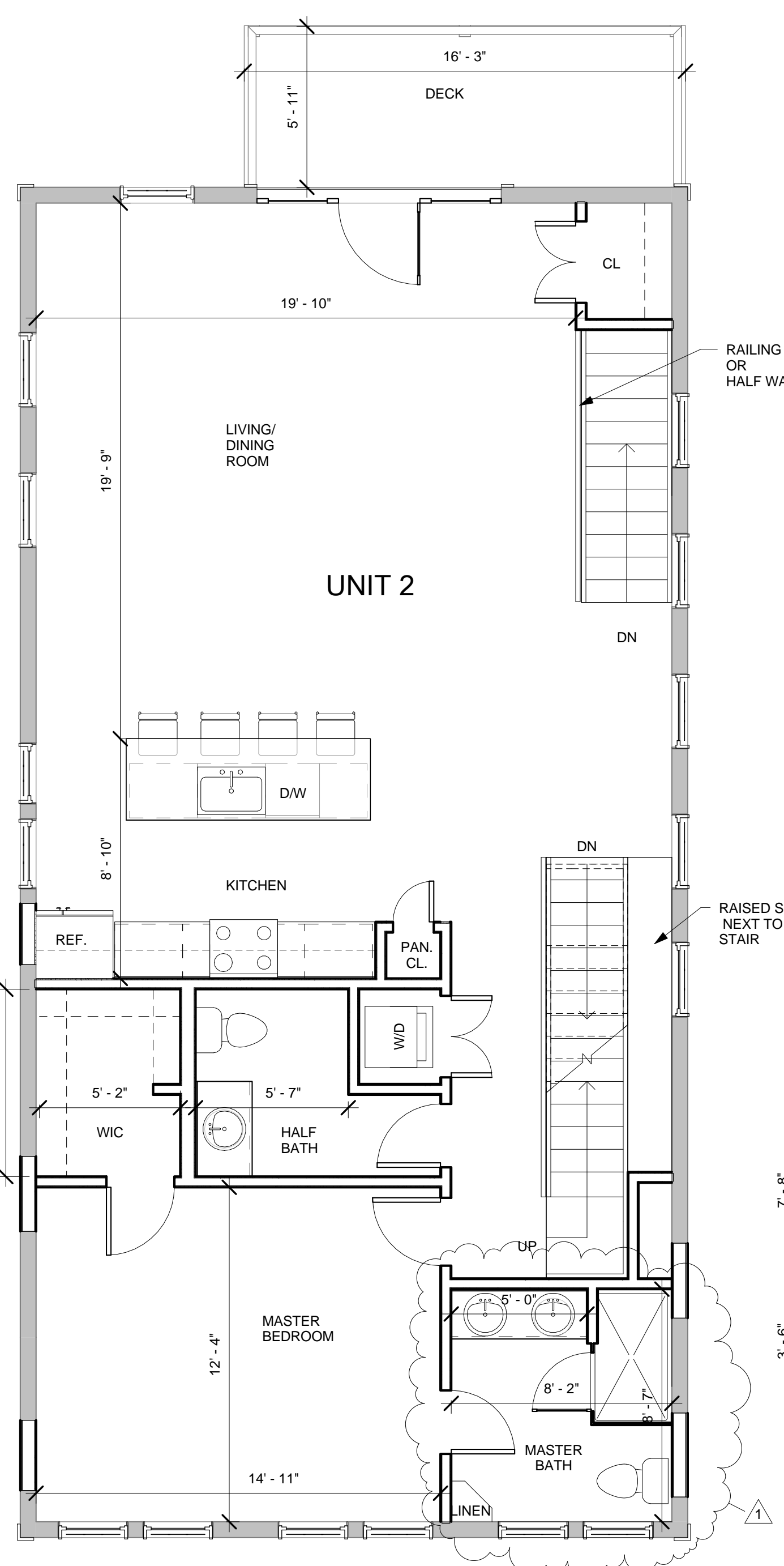
Boston Ave Residences



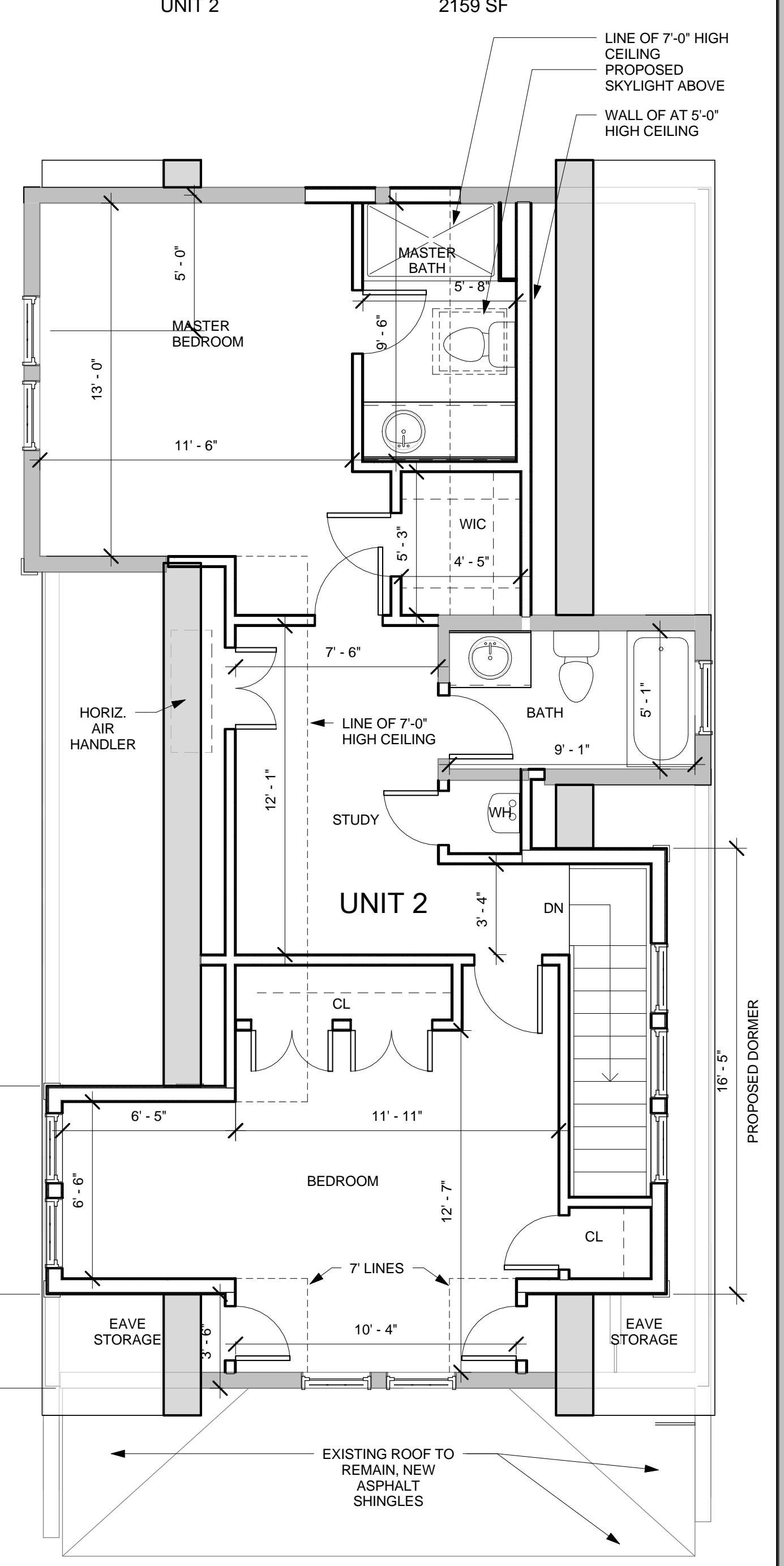
① Proposed Basement Level
1/4" = 1'-0"



② Proposed 1st Floor Level
1/4" = 1'-0"



③ Proposed 2nd Floor Level
1/4" = 1'-0"



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

Area Schedule (UNIT AREAS)		
Name	Level	Area
UNIT 1	Basement Level	1035 SF
UNIT 1	1st Floor Level	1037 SF
UNIT 1		2072 SF
UNIT 2	1st Floor Level	46 SF
UNIT 2	1st Floor Level	68 SF
UNIT 2	2nd Floor Level	1222 SF
UNIT 2	3rd Floor Level	823 SF
UNIT 2		2159 SF

PROJECT NAME
Boston Ave Residences

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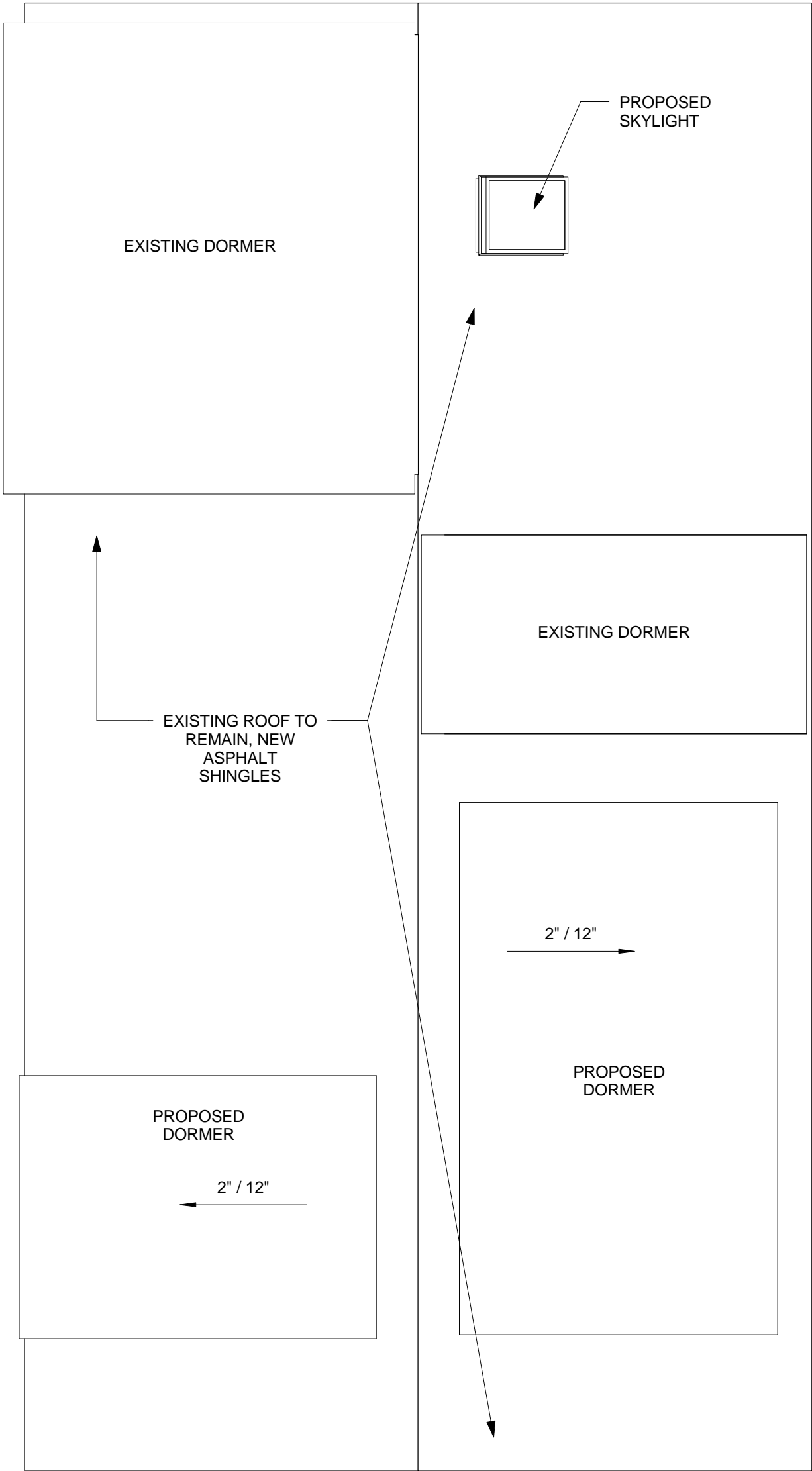
Project number	17080
Date	08-16-2017
Drawn by	PS
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS		
No.	Description	Date
1	Planning Dept Comments	11/06/2017

Proposed Floor Plans

A-100

Boston Ave Residences



1 Proposed Roof Level
1/4" = 1'-0"

PROJECT NAME

Boston Ave
Residences

PROJECT ADDRESS

23-25 Boston Ave
Somerville, MA

CLIENT

Hinchliffe

ARCHITECT



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

CONSULTANTS:

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REGISTRATION



Project number 17080
Date 08-16-2017
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Scale 1/4" = 1'-0"

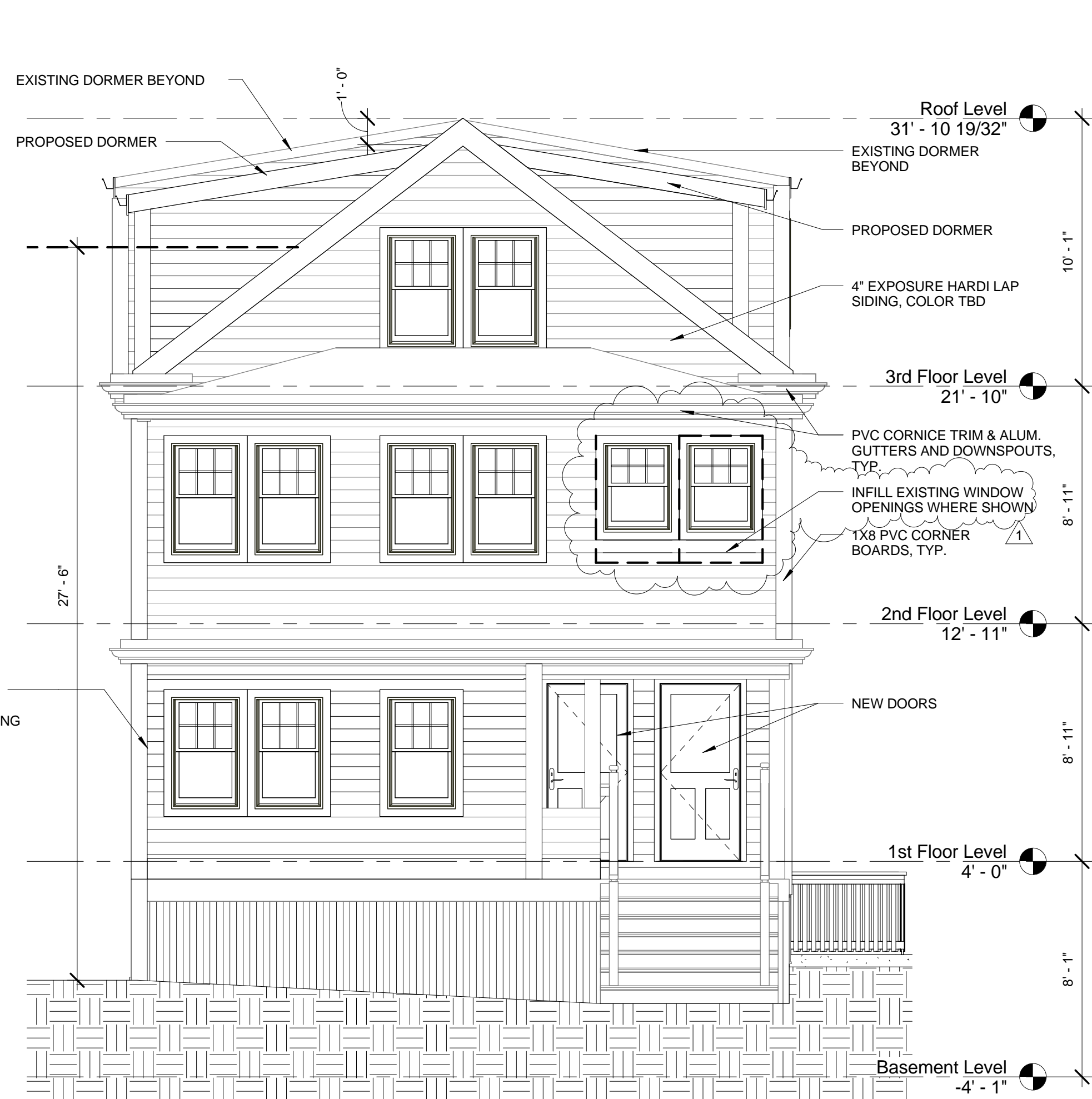
REVISIONS

No.	Description	Date

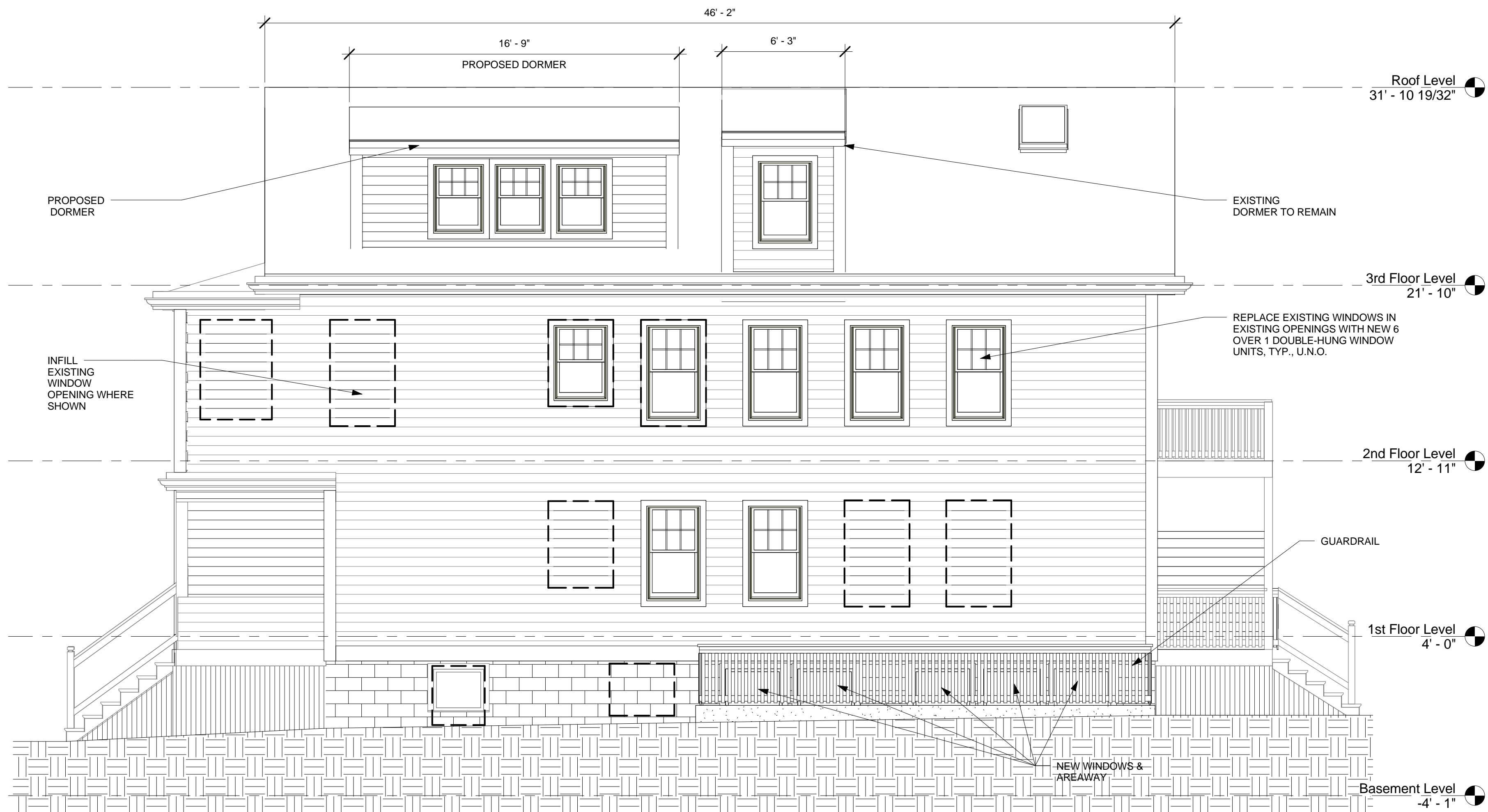
Roof Plan

A-101

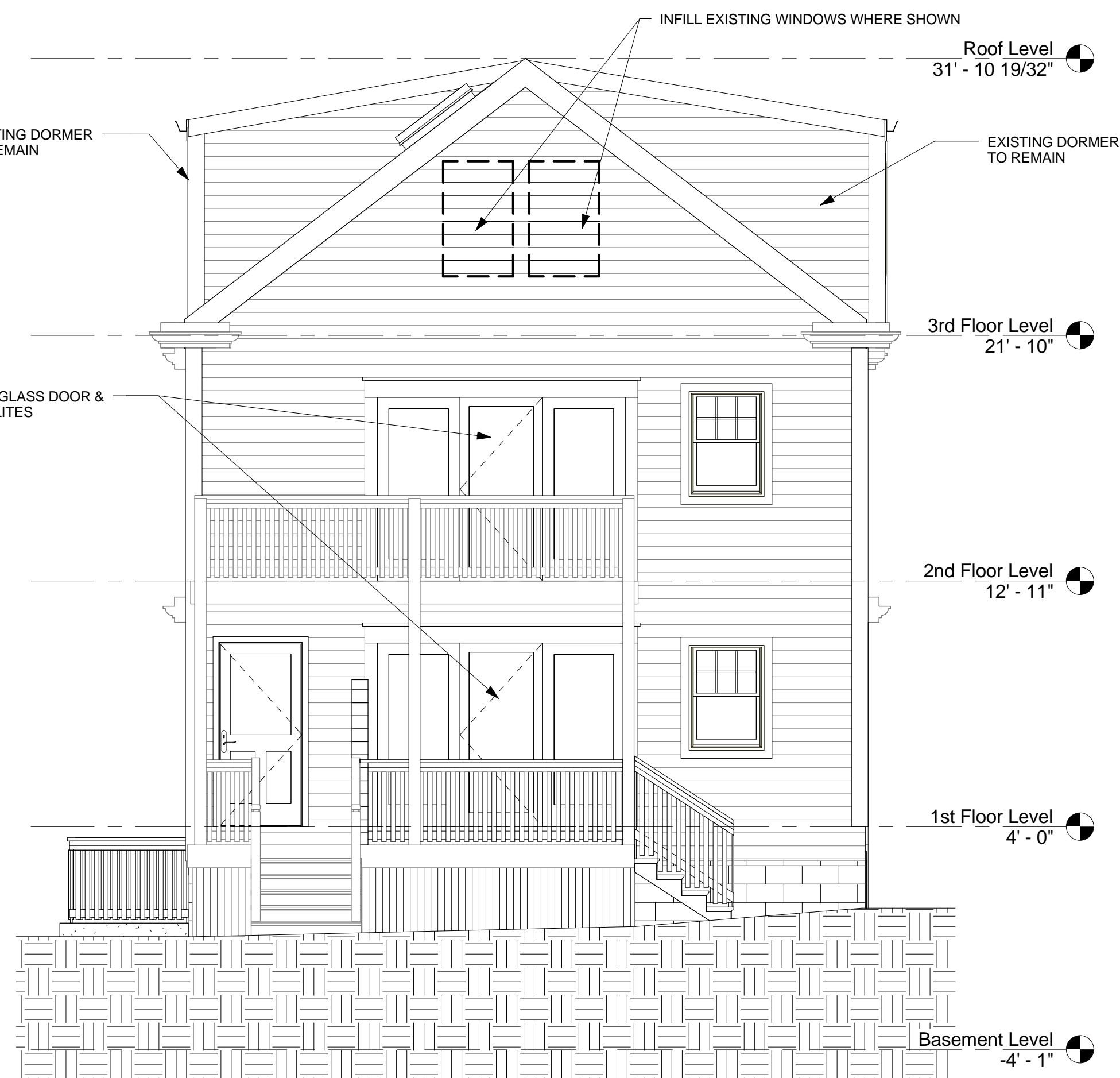
Boston Ave Residences



1 Proposed South (Front) Elevation
1/4" = 1'-0"



2 Proposed East (Right) Elevation
1/4" = 1'-0"



3 Proposed North (Rear) Elevation
1/4" = 1'-0"



4 Proposed West (Left) Elevation
1/4" = 1'-0"

PROJECT NAME

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Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date
1	Planning Dept Comments	11/06/2017

**Proposed
Elevations**

A-300

Boston Ave Residences



PROJECT NAME

**Boston Ave
Residences**

PROJECT ADDRESS

23-25 Boston Ave
Somerville, MA

CLIENT

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REGISTRATION



Project number	17080
Date	08-16-2017
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

No.	Description	Date

Perspectives

AV-1

Boston Ave Residences