	Draw	ing List		
Sheet Number	Sheet Name	Sheet Issue Date	Dicipline	
A-000	Cover Sheet	08/30/19	Architectural	
C-2.0	Civil Site Plan	08/15/19	Civil	
C-3.0	Details	08/15/19	Cıvıl	
C-3.1	Details	08/15/19	Civil	
L-I	Landscape Plan	08/30/19	Landscape	
A-101	Garage and 1st Floor Plan	08/30/19	Architectural	
A-103	2nd and 3rd Floor Plan	08/15/19	Architectural	
A-104	4th Floor and Roof Plans	08/30/19	Architectural	
A-300	Perspectives	08/30/19	Architectural	
A-301	Building Elevations	08/30/19	Architectural	
A-302	Building Elevations	08/30/19	Architectural	





# 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

## **CIVIL ENGINEER**

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

## **CLIENT**

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

## **LANDSCAPE**

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

SUBMISSION TO CITY OF SOMERVILLE 8/30/2019 ROJECT NAME

Residence

Highland

ROJECT ADDRESS

371 Highland Somerville

CLIENT

J&C Realty Christos Pa

ARCHITECT



17 IVALOO STREET SOMERVILLE, MA TELEPHONE: 617-591-

CONSULTANTS:

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REVISIONS

o. Description

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ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS OF THE CITY OF SOMERVILLE DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.

CONTRACTOR TO MAINTAIN WORK AREA IN A CLEAN CONDITION, NO CONSTRUCTION DEBRIS SHALL BE ALLOWED TO ACCUMULATE WITHIN THE WORKSITE AND NO DIRT, GRAVEL, ETC. SHALL BE ALLOWED TO ACCUMULATE ON THE PUBLIC

AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

#### **UTILITY & DRAINAGE NOTES**

- EXISTING CONDITIONS SHOWN ARE FROM A PLAN TITLED "EXISTING CONDITIONS PLAN, 371 HIGHLAND AVENUE, SOMERVILLE, MA," PREPARED BY FELDMAN LAND SURVEYORS, DATED MAY 31, 2018.
- BENCH MARK USED: GLOBAL POSITIONING SYSTEM (GPS)

TEMPORARY BENCH MARKS SET:
TBM-A: RIGHT OUTER CORNER OF THE STONE LANDING AT THE MAIN ENTRANCE TO #373 HIGHLAND AVENUE, AS SHOWN HEREON, ELEVATION = 36,47

TBM-B: RIGHT OUTER CORNER OF THE LOWEST GRANITE STEP LEADING TO THE MAIN ENTRANCE TO #368 HIGHLAND AVENUE, AS SHOWN HEREON.

ELEVATIONS REFER TO THE CITY OF SOMERVILLE DATUM.

- CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- COMCAST UTILITIES ARE NOT PLOTTABLE FROM THE RECORDS PROVIDED.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE
- CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION. THE CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER, & DRAIN) ARE NOT PART OF DIG-SAFE. CONTACT THE CITY OF SOMERVILLE FOR THE MARKING OF SOMERVILLE MUNICIPAL UTILITIES.
- ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. CUTTING AND CAPPING OF DESIGNATED WATER AND SEWER SERVICES SHALL OCCUR AT THE MAIN IN THE STREET, BY THE CONTRACTOR, IN ACCORDANCE WITH THE CITY OF SOMERVILLE STANDARDS. THE PROPOSED GAS, ELECTRIC AND/OR CATV INSTALLATION AND ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE COMPANIES.
- FINAL DEMARCATION POINTS FOR GAS, ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICE ENTRANCES ARE SUBJECT TO APPROVALS OF EACH PROVIDER.
- 10. ALL PROSED UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEERING PLANS.
- 11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
- 12. NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY CITY OF SOMERVILLE
- 13. TEST PITS SHALL BE REQUIRED TO DETERMINE SUBSURFACE SOILS AND ESTABLISH MEAN HIGH GROUNDWATER ELEVATION PRIOR TO ORDERING AND INSTALLATION OF STORMWATER MANAGEMENT SYSTEM COMPONENTS. ADJUSTMENTS TO SYSTEM MAY BE REQUIRED PER TEST RESULTS.
- 14. THE CONTRACTOR SHALL SUPPLY ALL PIPING FOR THE UTILITY SERVICES AND SHALL SUPPLY ALL ASSOCIATED APPURTENANCES, FITTING AND VALVES UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL PERFORM ALL WET AND DRY TAPS AS PART OF HIS/HER CONTRACT.
- 15. CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND SEWER SYSTEMS, A
- 16. PRIOR TO CONSTRUCTION OF NEW SANITARY SEWER AND STORM DRAIN LINES, CONTRACTOR SHALL PERFORM TEST PITS AT LOCATIONS OF EXISTING LATERAL CONNECTIONS FOR SANITARY SEWER AND STORM DRAINS TO CONFIRM INVERTS OF LATERALS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- 17. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION SHALL BE FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- 18. TRENCH AREAS FOR THE CONSTRUCTION OF THE UNDERGROUND UTILITIES ARE TO BE REPATCHED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SAW-CUT AND THE NEW PATCHING MATERIAL SHALL BE PROPERLY SEALED IN ACCORDANCE WITH THE CITY OF SOMERVILLE MUNICIPAL STANDARDS.
- 19. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST
- 20. NO TRENCHES ARE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF THE WORK DAY OR COVERED WITH STEEL PLATES PER 520 CMR 14.00 EXCAVATION AND TRENCH SAFETY. IF STEEL PLATES ARE USED, THE TOTAL LENGTH OF PLATES IN THE TRAVELED WAY SHALL LIMITED TO 50'.

LEGEN	<u>ID</u>				
EXIST	NG:			PRO	POSED:
		## ##	18474 - 51 000	w owg	WATER GATE
		633	and the same	G.G. •	GAS GATE
			Company of Spins	P.	TEST PIT
			C entitle		STOCKADE
		120	Les or General	s	SEWER LINE
			NAME OF THE OWNER, WHEN	——GAS——	GAS LINE
			Date to 1	——DOM——	DOMESTIC WATER LINE
		⊕	THE REWELL	FIRE	FIRE SUPRESSION LINE
0				——ETC——	ELECTRIC, TEL. & CABLE LINE DRAIN LINE
		5	and store	+ 85.00	SPOT GRADE
		6	THAT I STATE OF	—— 85 ——	CONTOUR
		ra.	- NEW 1973	TC.BC	TOP OF CURB, BOTTOM OF CURB
			1001 Sec. 11	TW,BW	TOP OF WALL, BOTTOM OF WALL
				• CO	CLEAN OUT

LOCUS TITLE INFORMATION

J&C REALTY TRUST DEED REFERENCE: BK 62520 PG 194 MAP 24 BLOCK F LOT 5

ALL WATER LINES SHALL HAVE A MINIMUM OF FIVE (5) FEET OF COVER

PIPE MATERIALS DOMESTIC WATER SERVICE: SPRINKLER SERVICE: COMMONS

PROPERTY LINE Now or Formerly HIGHLAND COMMONS REALTY TRUST BOOK 42755, PAGE 186 9 PERMEABLE PAVERS MBLU 24/F/1 RETAIN EXISTING BIT. CONC ALTITUDE PROPERTIES, LLC BOOK 65556, PAGE 196 RELOCATE EXISTING
UTILITY POLE MBLU 24/F/2 TRENCH DRAIN C3.0 RIM=25.50 INV=24.00' ABUTTER'S BUILDING Now or Formerly
ALTITUDE PROPERTIES
CERTIFICATE 25953;
BOOK 65556, PAGE 1 RETAIN EXISTING TREES 6 PUMP CHAMBER C3.0 RIM=25.50' INV=22.50 1-STORY BRICK H LANDSCAPE (PRIVA CONC. 137.00 LOT AREA = 8,126 SQ. FT. 371 HIGHLAND J&C REALTY TRUST 4 STORIES BOOK 62520 PAGE 194 MBLU 24/F/5 22 RESIDENTIAL UNITS S 1,958 S.F. RETAIL SPACE BIT. CONC 34.6 FF=36.00' B INFILFTRATION TRENCH C3.0 R=35.85 S GF=24.00' 10 BOTTOM OF GALLEYS=27.65 60.06' TO BUILDIN 8.5 N42'0 MEET EXISTING -SIDMEET EXISTING ASSUMED ELECTRIC SERVICE LOCATION. CONTRACTOR TO COORDINATE WITH PLECTRIC COMPANY CEMENT CONCRETE 3 CEMENT CONCRETE DRIVEWAY VERTICAL GRANITE CURB (3.1) REMOVE AND RESET CURB 7 DMH C3.0 R=35.85 I.IN=32.85 I.(OF)=31.50 L(DW)=31.00° SANITARY SEWER CONNECTION 4 I=27.2' (3.9) HIGHLAND AVENUE STORMWATER
OVERFLOW CONNECTION 1=27.4 2 TRENCH - DRAIN TRENCH - WATER CONC. SIDEWALK TBM-B-

CLIENT: &C REALTY TRUST 371 HIGHLAND AVEN OMERVILLE, MA

ARCHITECT: KHALSA DESIGN, INC 7 IVALOO STREET, S SOMERVILLE, MA 021

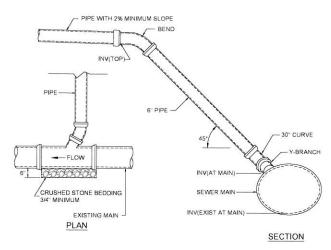
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RESIDENC HIGHLAND 371 HIGHLAND SOMERVILLE,

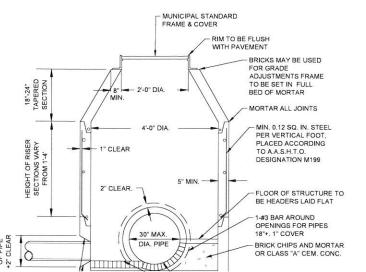
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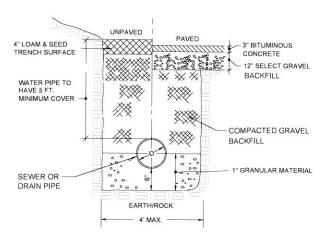
CIVIL SITE PLAN

TRENCH - WATER 1) NOT TO SCALE

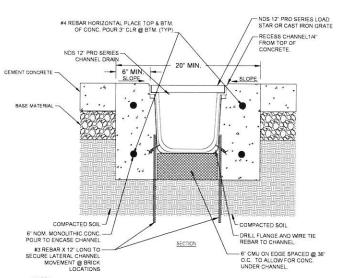


SANITARY SEWER & STORMWATER OVERFLOW CONNECTION
NOT TO SCALE





2 UTILITY TRENCH



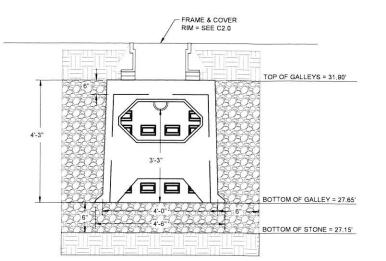
- ES:

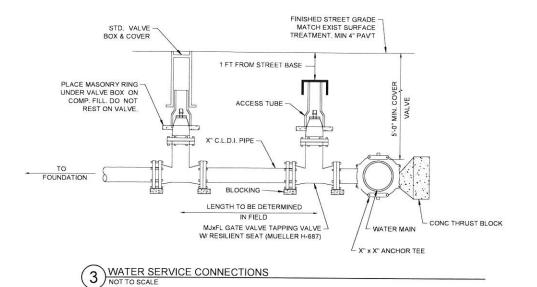
  CHANNEL TO BE INSTALLED WITH GRATE. GRATE TO BE PROTECTED WITH CONCRETE POUR. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. DO NOT SCALE DRAWNIG.

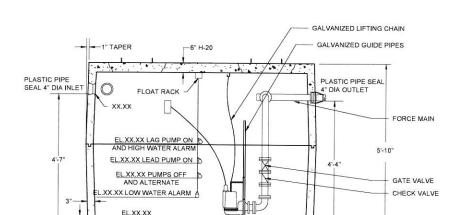
  THIS DRAWNING INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.

  ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.CADdetails.com/info AND ENTER REFERENCE NUMBER 558-082.

(5) TRENCH DRAIN NOT TO SCALE





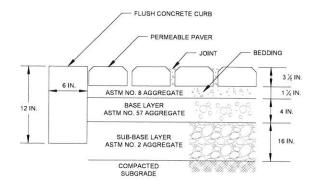


1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.

SECTION VIEW

- DESIGN CONFORMS WITH 310 CMR 15.000, DEP TITLE 5 REGS, FOR PUMP CHAMBERS.
  ALL REINFORCEMENT PER ASTM C1227-93.
- 4. JOINT SEALED WITH BUTYL RESIN

PUMP STATION (DUPLEX PUMPS) (6)



CLIENT: J&C REALTY TRUST

371 HIGHLAND AVEN SOMERVILLE, MA ARCHITECT: KHALSA DESIGN, INC

7 IVALOO STREET.

SOMERVILLE, MA 02

ROJECT TEAM

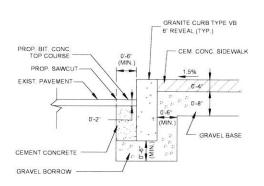
RESIDENC HIGHLAND 371 HIGHLAND SOMERVILLE.

REV DESCRIPTION

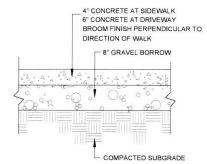
MAN OF M

STAMP

**DETAIL** 



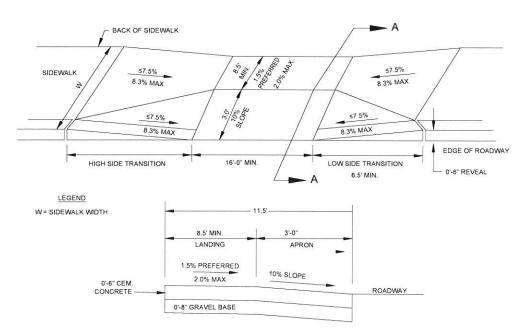
VERTICAL GRANITE CURB AND REMOVE & RESET CURB
NOT TO SCALE



#### NOTES:

- 1. PROVIDE ½" CONSTRUCTION CONTROL JOINT WITH PREFORMED EXPANSION MATERIAL EVERY 20-0" O.C. MAX.
- 2. PROVIDE A TOOLED DUMMY JOINT  $\frac{1}{2}$ "W x  $\frac{1}{2}$ "D AS NEEDED TO PROVIDE SYMMETRY.





SECTION A-A



J&C REALTY TRUST 371 HIGHLAND AVENU SOMERVILLE, MA

ARCHITECT: KHALSA DESIGN, INC 17 IVALOO STREET, SI SOMERVILLE, MA 0214

PROJECT TEAM

RESIDENCE HIGHLAND 371 HIGHLAND

SOMERVILLE, N

REV DESCRIPTION

DETAIL

111 ///

	) PLANT LIST									24		1 /	Think state.	
1 PC 4 UA Shrubs: 25 RA 10 RT Perennials: hs	Liquidambar styraciflua 'Slender Siloue Pyrus calleryana 'Aristocrat' Ulmus americana 'Valley Forge' Rhus aromatica 'Gro-Low' Rhus typhina Hemerocallis 'Stella de Oro' Liriope muscari Nepeta racemosa 'Walkers Low' Panicum virgatum 'Shenandoah'	Callery Pear Disease-Resistant Elm  Fragrant Sumac Staghorn Sumac  Ever-Blooming Daylily Lilyturf Catmint Red Switchgrass	3-3.5" cal. 2.5" cal. 3-3.5" cal. 5 gal. 5 gal. 2 gal. 2 gal. 2 gal. 2 gal. 2 gal.	B&B, to match ex.										
		Protect existing Flowering Pear Tralong West Street	ees							vertical ac	Sweetgum - Liquidambar Slender Silhouette' provides cent at garage entrance	Elm	Tree Street Planting	
				FST STREET.	2					Bike storagge area		***************************************	Plant Small areas betv and aromatic Sumac	veen buildings with N
Switch Gra	se of building with Catmint and native	Plant Pear Trees in empty tree pit			4		Aling		and the second					
Permeable Eco-Priora	t building facade with Unit Pavers by Unilock (Granite Blend)					HIGH	LANDA	VENUE:					Support tree root grow based structural planti plantings pits surface Pavers (Eco-Priora pe Sierra)	rth with extended sanding medium between the with Permeable Unit the meable pavers by Ur
									· · · · · · · Bike Rack, Typ	i.				
													SCALE: 1/8'=1'-0"	20'

## 22 RESIDENTIAL UNITS WITH, 1,958 S.F. RETAIL SPACE

## 13 PARKING SPACES

## UNDEGROUND PARKING GARAGE PLAN

SCALE: 1/8"=1'-0"

### ZONING DIMENSIONAL TABLE:

	ALLOWED / REQUIRED	PROPOSED		
ZONE	MR-4 DISTRICT (MID-RISE DISTRICT)			
USE	VARIES	MIXED USE: RETAIL: FLOORS #1 R2: FLOORS #2 - #4, BASEMENT		
MIN LOT SIZE		8,126 SF		
UNIT DENSITY CALCULATION	LOT SIZE > =5,500 SF 1,125 SF PER DU.	FLOOR PLATE:  1ST 6,235 SF  2ND 6,283 SF  3RD 6,283 SF  4RTH 6,283 SF  25,084 SF  25,084 SF /1,125 SF PER UNIT = 22 UNITS		
MAX. FLOOR PLATE	15,000 SF	6,182 SF		
COVERAGE PRINCIPAL BLDG	90% (7,313 S.F.) MAX	76%		
MAX BUILDING HEIGHT	55'-0" MAX.	4 STORIES 48'-0"		
MIN YARD FRONT SIDE REAR	2'-0" 2'-0" 10'-0"	2'-0" 2'-0" AND 5'-0" 10'-0"		
MIN FRONTAGE		186'-2"		
LANDSCAPE AREA		N/A		
TRANSIT ORIENTATION PARKING REQUIREMENTS	0 SPACE /DU	13 PARKING SPACES		
BIKE REQUIREMENTS RESIDENTIAL LONG TERM: SHORT TERM: RETAIL LONG TERM: SHORT TERM:	1 SPACE/DU 0.1 SPACE /DU 1/10,000 SF 1/1,250 SF			
	24 BIKE SPACES NEEDED			
GREEN SCORE:	0.25 MIN.			
	-			

**WEST STREET** 

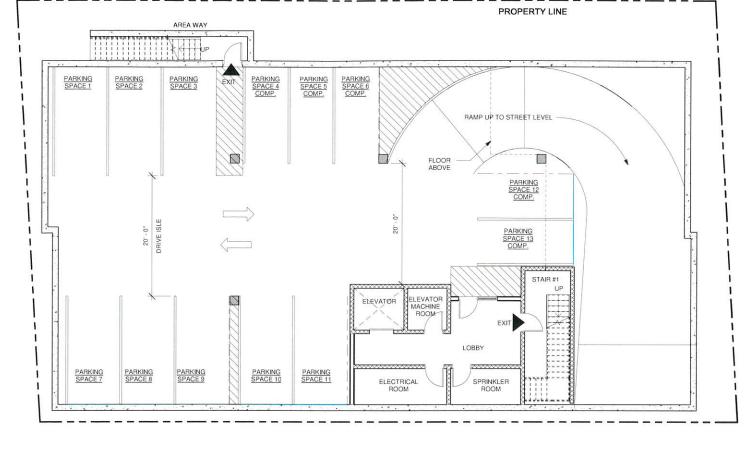
A-302 2

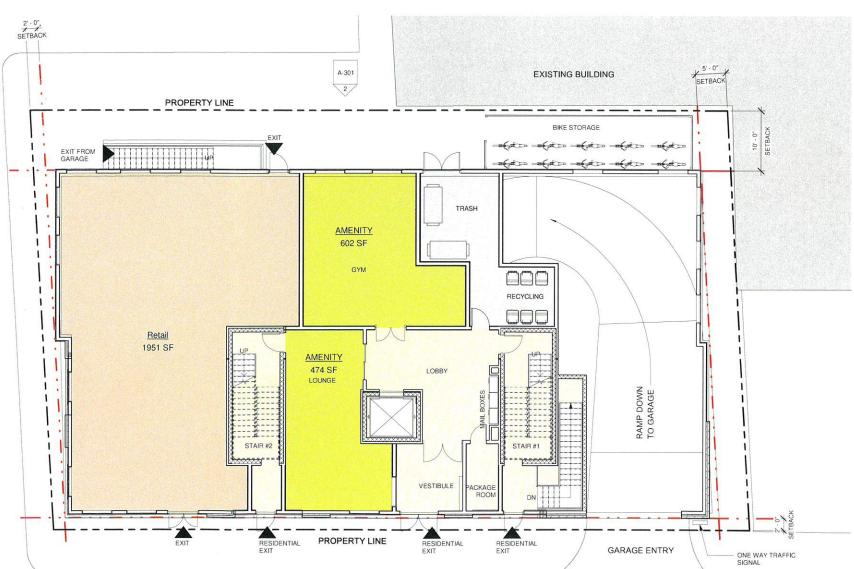
## Area Legend

AMENITY

Circulation

Retail





Residenc Highland

> 371 Highlan Somerville

J&C Realty

ARCHITECT

Christos Pa



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617-591-2

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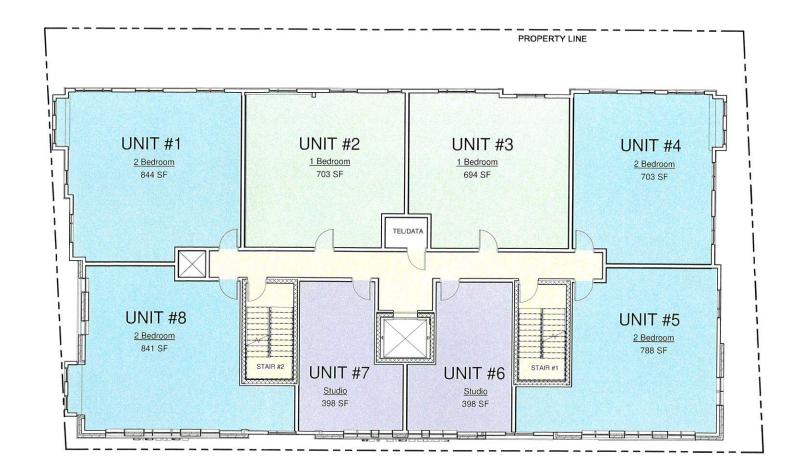
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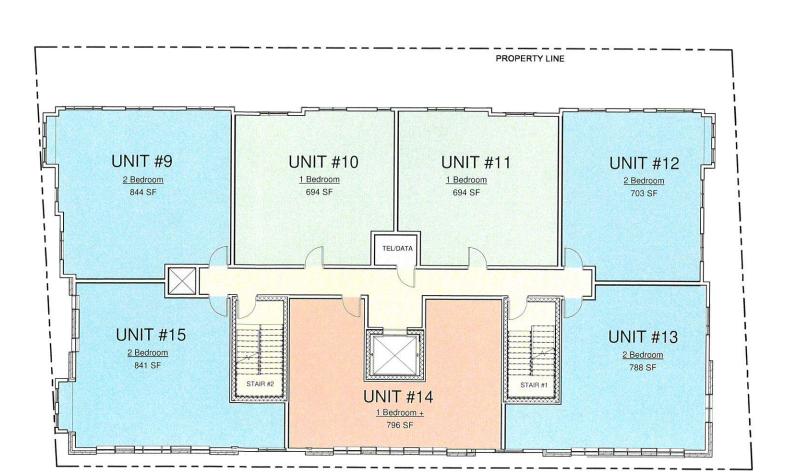


2ND FLOOR PLAN -

SCALE: 1/8"=1'-0"







PROJECT NAME Residenc Highland PROJECT ADDRESS 371 Highland Somerville CLIENT J&C Realty Christos Pa

ARCHITECT



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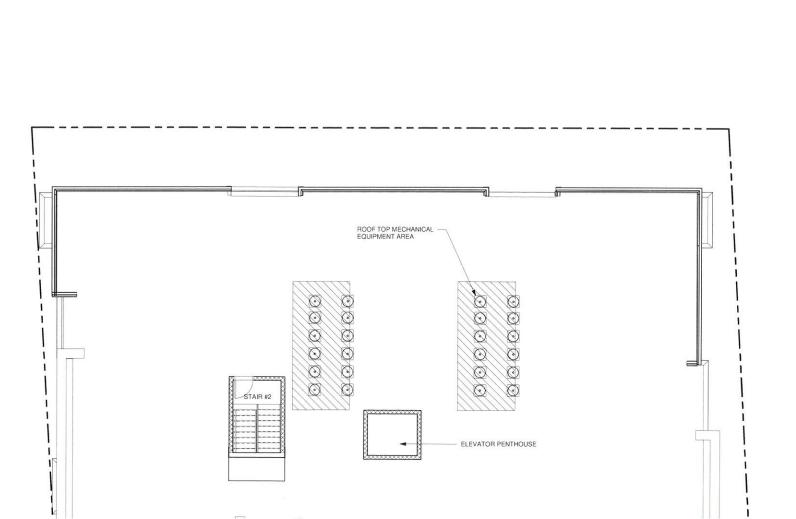
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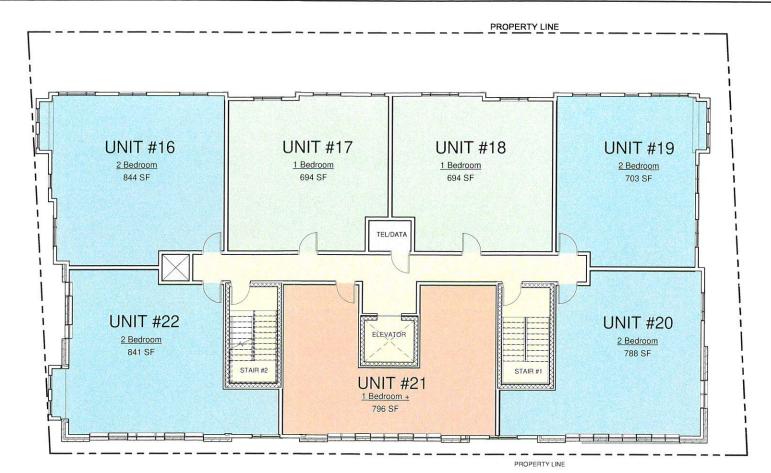


Utility

	Unit Area Scl	nedule (Gross	)			
UNIT	TYPE	TOTAL GROSS AREA				
Bedroom	6 COUNT	4175 SF	(695 SF/UNIT)			
Bedroom +	2 COUNT	1592 SF	(792 SF/UNIT)			
2 Bedroom	12 COUNT	9527 SF	(798 SF/UNIT)			
Studio	2 COUNT	796 SF	(396 SF/UNIT)			
Grand total	22 COUNT	16089 SF				

4RTH FLOOR PLAN -SCALE: 1/8"=1'-0"





PROJECT NAME Residenc

Highland PROJECT ADDRESS

CLIENT

J&C Realty Christos Pa

371 Highland Somerville

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4th Floor and









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CEMENTISIOUS SIDING BRICK VENEER ROOF 84' - 0" 4th Floor Level 73' - 0" 3rd Floor Level 62' - 0" 2nd Floor Level 51' - 0" 371 HIGHLAND 1st Floor Level **WEST STREET** PCV WATER TABLE RESIDENTIAL ENTRANCE GARAGE ENTRANCE Basement Level 24' - 0"

SOUTH ELEVATION SCALE: 1/8"=1'-0"

> CEMENTISIOUS SIDING AND TRIM 4th Floor Level 73' - 0" 3rd Floor Level 62' - 0" EXISTING 2 STOREY BRICK BUILDING 1st Floor Level 36' - 0" WEST STREET GARAGE VENTILATION Basement Level 24' - 0"

> > AREAWAY

NORTH ELEVATION

SCALE: 1/8"=1'-0"

PROJECT NAME Residenc Highland

PROJECT ADDRESS 371 Highlan Somerville

CLIENT

J&C Realty Christos Pa

ARCHITECT



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PROJECT NAME

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17 IVALOO STREET SOMERVILLE, M

CONSULTANTS:

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Date
Drawn by
Checked by
Scale

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Basement Level 24' - 0"

Building Elev