

SPECIAL PERMIT DRAWINGS

# REDEVELOPMENT OF 311-315 HIGHLAND AVE

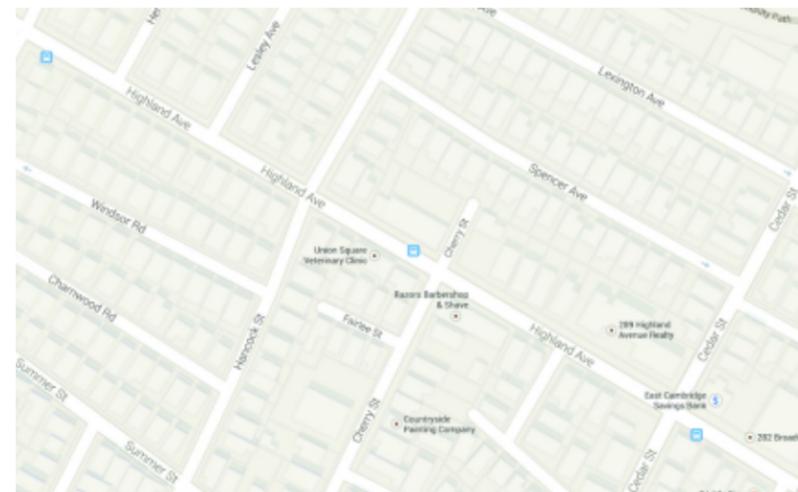
311-315 HIGHLAND AVE, SOMERVILLE, MA 02144

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989



HIGHLAND AVE ELEVATION



LOCUS PLAN

PREPARED BY:

ARCHITECT

**PETER QUINN ARCHITECTS LLC**

259 ELM ST, STE 301  
SOMERVILLE, MA 02144  
PH (617) 354 3989

SURVEYOR

**EMC EVERETT M. BROOKS CO**

49 LEXINGTON ST  
WEST NEWTON, MA 02465  
PH (617) 527 8750

LIST OF DRAWINGS		SP APPL NOV 20 2014	SP APPL (REVISED) DEC 23 2014
<b>GENERAL</b>			
T1	TITLE SHEET	X	X
C1	EXISTING CONDITIONS PLOT PLAN	X	X
Z1.0	ZONING COMPLIANCE	X	X
Z2.0	ZONING COMPLIANCE	X	X
Z3.0	ZONING COMPLIANCE	X	X

ARCHITECTURAL			
A0	RENDERINGS		X
A0.1	PROPOSED CONTEXT PLAN	X	X
A0.2	PROPOSED SITE PLAN	X	X
A1.0	FIRST FLOOR PLAN	X	X
A1.1	SECOND FLOOR PLAN	X	X
A1.2	THIRD FLOOR PLAN	X	X
A1.3	ROOF PLAN		X
A2.0	SOUTH & EAST ELEVATIONS	X	X
A2.1	NORTH & WEST ELEVATIONS	X	X
A3.1	SHADOW STUDY PG 1		X
A3.2	SHADOW STUDY PG 2		X
A3.3	SHADOW STUDY PG 3		X

SEAL

CONSULTANT

PROJECT

**311-315  
HIGHLAND  
AVE**

SOMERVILLE, MA 02144

PREPARED FOR

**DELAPORTE  
DEVELOPMENT**

82 DOVER STREET #3  
SOMERVILLE, MA 02144

DRAWING TITLE

**TITLE SHEET**

SCALE AS NOTED

REVISION DATE

SP APPL 12/23/14

DRAWN BY ACW REVIEWED BY PQ

SHEET

**T1**

ESTABLISHED 1916

**EMB**

**EVERETT M. BROOKS CO.**  
SURVEYORS & ENGINEERS

49 LEXINGTON STREET  
WEST NEWTON, MA 02465

(617) 527-8750  
(617) 332-1578 FAX  
info@everettbrooks.com



**PLAN OF LAND IN  
SOMERVILLE, MA**

315 HIGHLAND AVENUE  
EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.

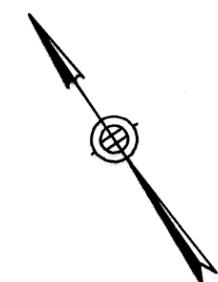
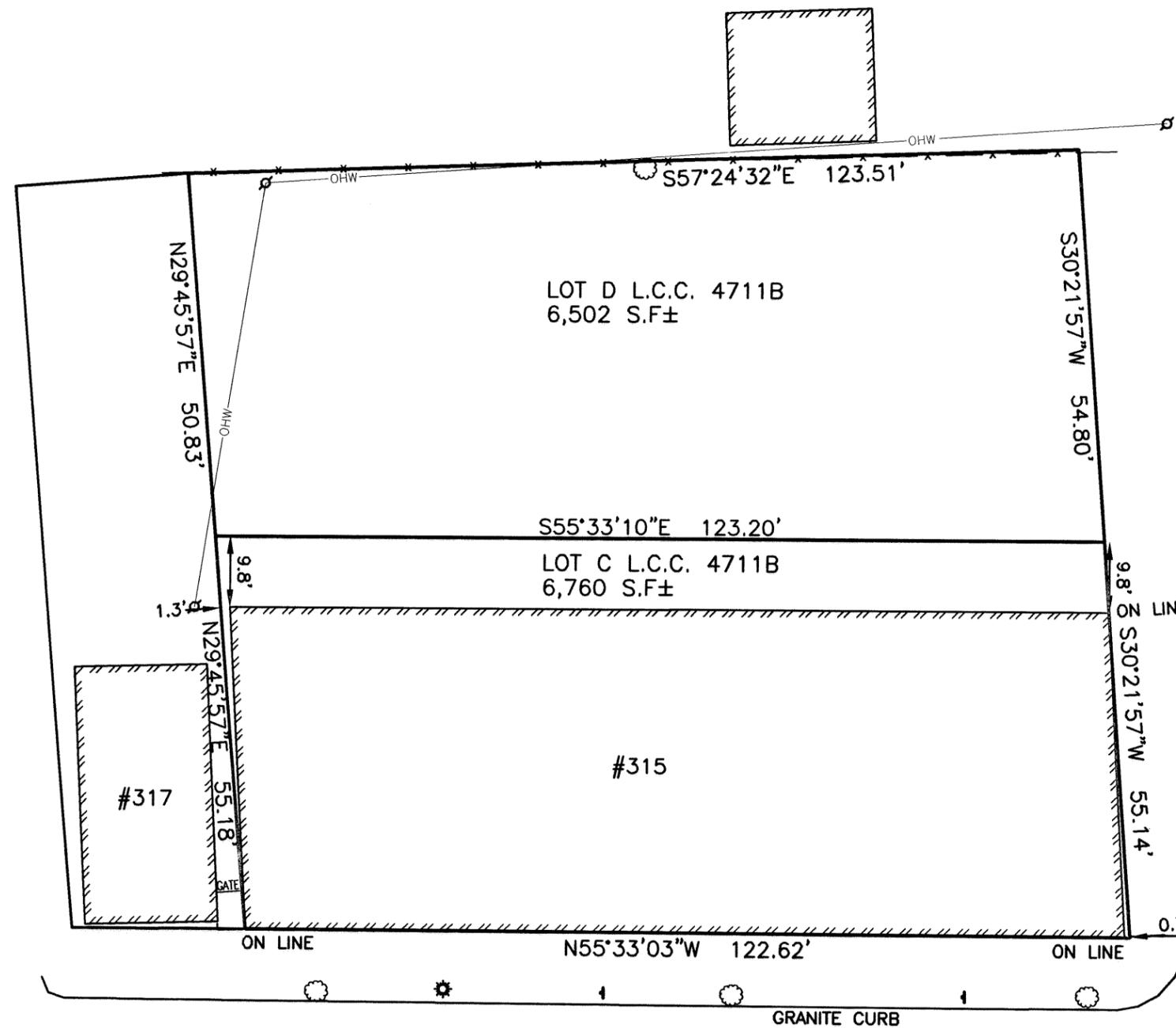
DATE: JUNE 26, 2014

DRAWN: ER

CHECK: BB

REVISIONS:

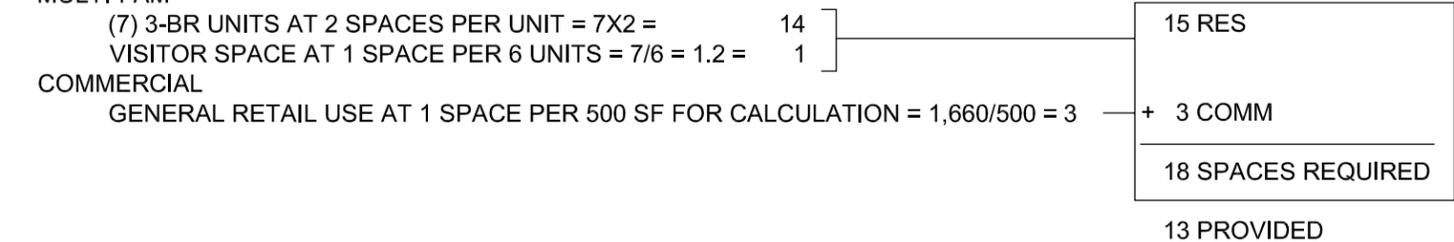

PROJECT NO. 24430



DIMENSIONAL TABLE - RES C ZONING DISTRICT, SPSR & SPECIAL PERMIT PER ARTICLE 7.11.C, ARTICLE 4.4.1.  
 PARKING - ARTICLE 9.13.E&F AND PARKING VARIANCE FOR 1 RES SPACE

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	7+ RES UNITS, COMM	N/A	7 RES UNITS, COMM	COMPLIES
MIN LOT PER DWELLING (<10 UNITS)	875 SF	N/A	1,895 SF	COMPLIES
MIN LOT SIZE	7,500 SF	13,262 SF	13,262 SF	COMPLIES
MAX GROUND COVERAGE	70% (±9,283 SF)	42% (5,570 SF)	64% (8,495 SF)	COMPLIES
MIN LANDSCAPED AREA	25% (3,316 SF)	0% (0 SF)	26% (3,396 SF)	COMPLIES
PERVIOUS AREA, MIN % OF LOT	30% (3,979 SF)	0% (0 SF)	33% (4,409 SF)	COMPLIES
MAX FLOOR AREA RATIO	2.0 (26,524 SF)	0.34 (4,620)	1.55 (20,531 SF)	COMPLIES
MAX BUILDING HEIGHT	3 STY / 40'	1 STY / ±17'	3 STY / 40'	COMPLIES
MIN YARD FRONT (Highland)	10' PER §8.6.5.A	0'	10' (RESIDENTIAL) 0' (COMMERCIAL)	COMPLIES EXISTING NON-CONFORMITY
SIDE (L)	10'	0'	10'	COMPLIES
SIDE (R Cherry)	10'	0'	10' (RESIDENTIAL) 5.1' (COMMERCIAL)	COMPLIES REDUCE NON-CONFORMITY
REAR (Opposite Highland)	20'	±60'	20'	COMPLIES
MIN FRONTAGE	50'	122.62'	122.62'	COMPLIES
MIN NO. PARKING SPACES	15 RES, 3 COMM SEE NOTE 1*		15	REQUIRES RELIEF
MIN NO. BICYCLE SPACES	1 SEE NOTE 2**	0	2	COMPLIES
MIN NO. LOADING SPACES	EXEMPT	0	0	COMPLIES

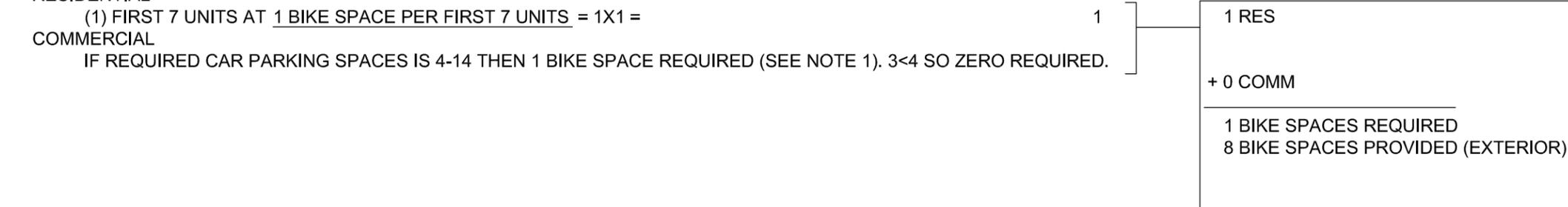
\* NOTE 1: NUMBER OF REQUIRED PARKING SPACES PER §9.5  
 FOR (5) 3-BR UNITS AND 1,660 SF OF GENERAL COMMERCIAL USE:  
 MULTI-FAM



RELIEF FROM ZONING REQUIREMENTS WITH 13 SPACES PROVIDED

- 14 BASE RESIDENTIAL SPACES, REQUIRE VARIANCE FOR ONE SPACE NOT PROVIDED.
- (3) COMMERCIAL SPACES AND (1) VISITOR SPACE REQUIRE SPECIAL PERMIT FOR SHARED USE WITH RESIDENTIAL SPACES
- REQUEST REDUCTION OF COMMERCIAL SPACES DUE TO PROXIMITY TO MASS TRANSIT (UP TO 20%)

\*\* NOTE 2: NUMBER OF REQUIRED BICYCLE PARKING SPACES PER §9.15.1.A.B  
 RESIDENTIAL



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**311-315  
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 AVE**

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PREPARED FOR

DELAPORTE  
 DEVELOPMENT

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 SOMERVILLE, MA 02144

DRAWING TITLE

**ZONING  
 COMPLIANCE**

SCALE AS NOTED

REVISION	DATE

SP APPL 12/23/14

DRAWN BY MY REVIEWED BY PQ

SHEET

**Z1.0**

SEAL

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**ZONING COMPLIANCE**

SCALE AS NOTED

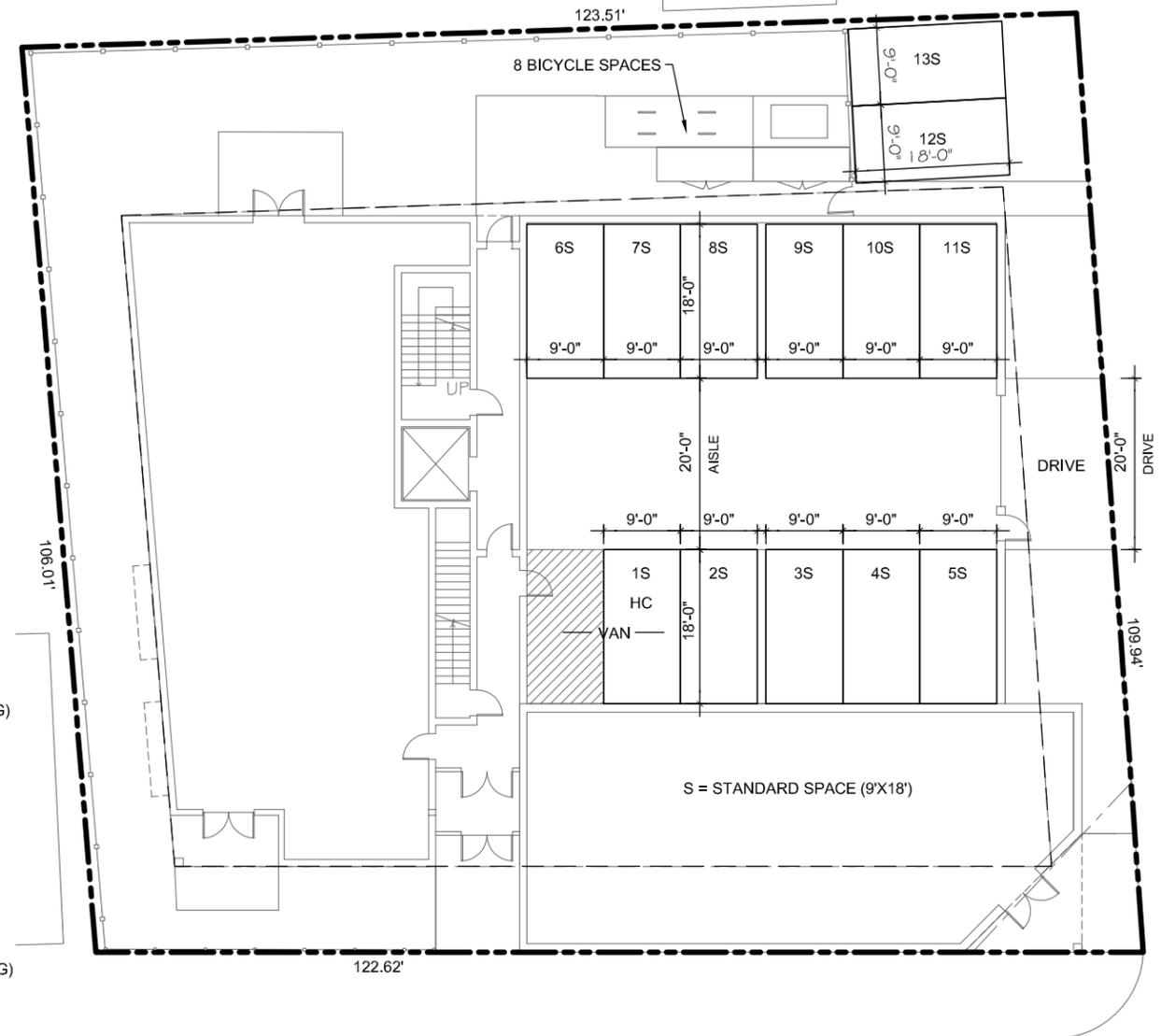
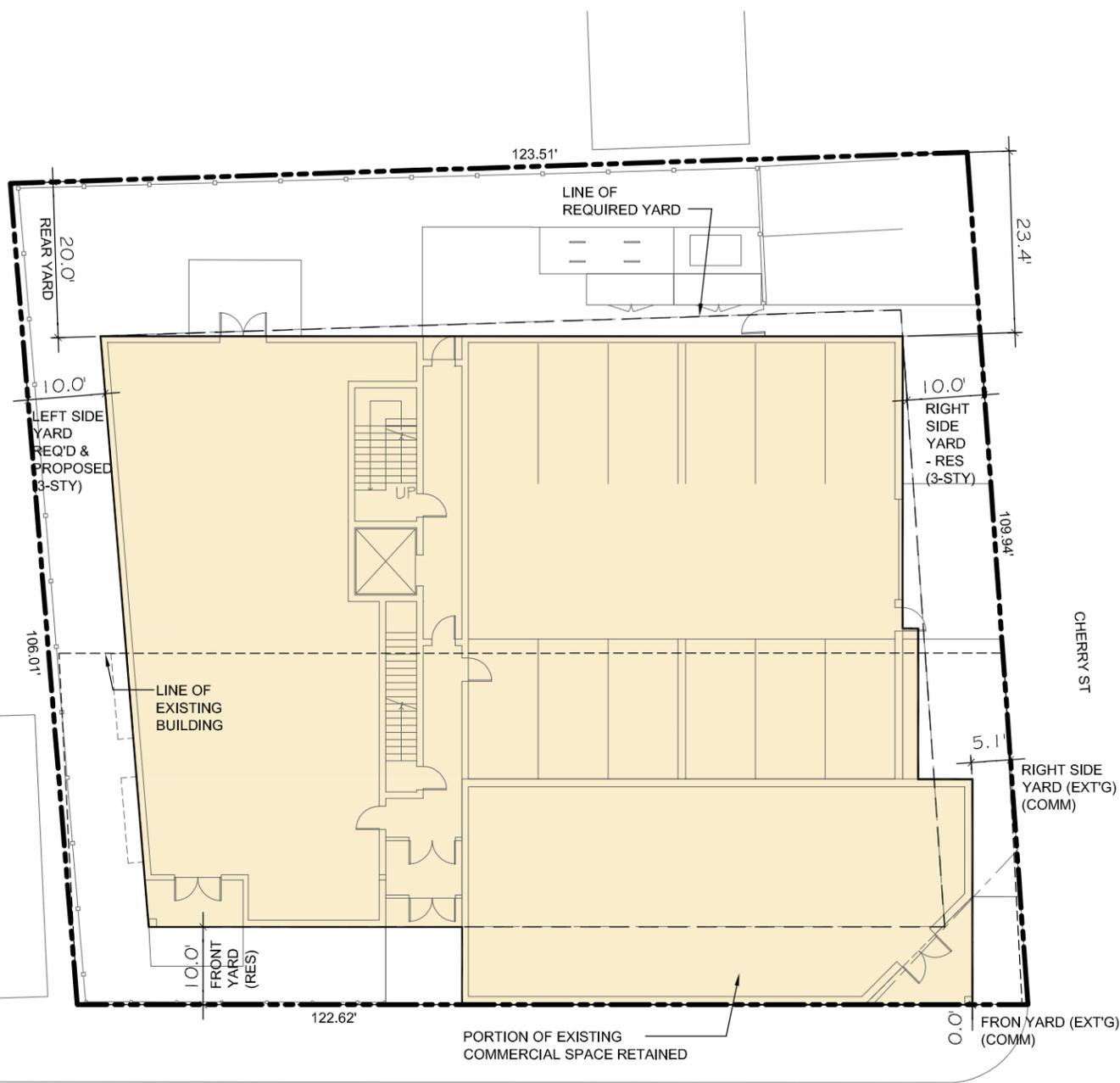
REVISION	DATE

SP APPL	12/23/14
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SHEET

**Z2.0**



PLAN NORTH

1

**DIMENSIONAL LAYOUT SITE PLAN SETBACKS**

SCALE: 1" = 20'-0"

SITE PLAN FOR DIMENSIONAL LAYOUT ONLY.  
DIMENSIONS BASED ON PLOT PLAN FROM  
EVERETT M. BROOKS CO. 49 LEXINGTON ST,  
WEST NEWTON, MA 02465  
DATED JUN 26, 2014.



PLAN NORTH

2

**DIMENSIONAL LAYOUT SITE PLAN PARKING**

SCALE: 1" = 20'-0"

NUMBER OF PARKING SUMMARY	
STANDARD SPACES	12
+ HC VAN SPACE	1
TOTAL SPACES	13

SITE PLAN FOR DIMENSIONAL LAYOUT ONLY.  
DIMENSIONS BASED ON PLOT PLAN FROM  
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**ZONING COMPLIANCE**

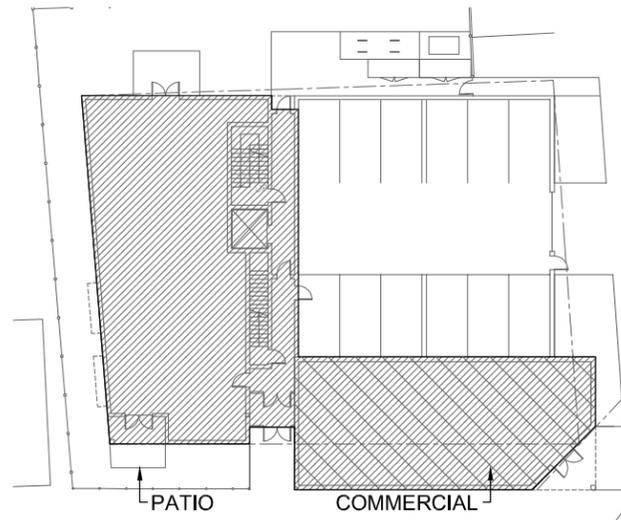
SCALE AS NOTED

REVISION	DATE

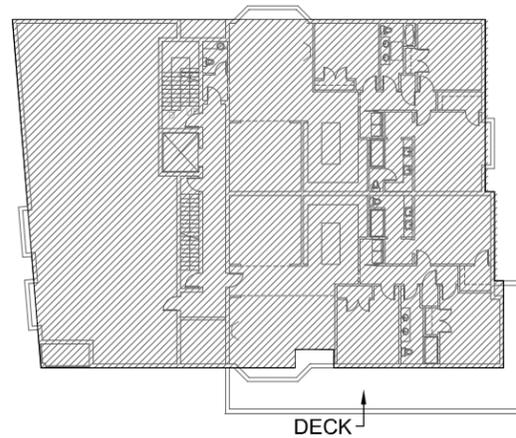
SP APPL	12/23/14
DRAWN BY	REVIEWED BY
MY	PQ

SHEET

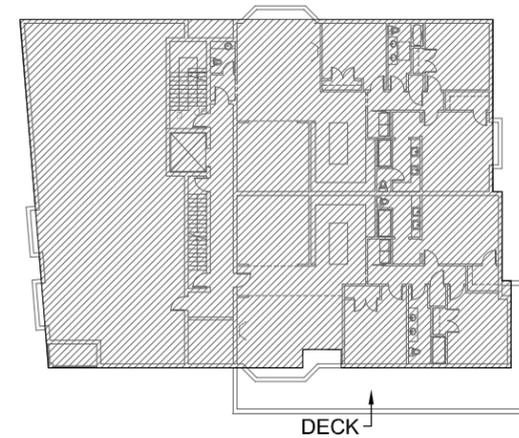
**Z3.0**



1ST FLOOR: 5,115-NSF (3,455-SF RES + 1,660-SF COMM)



2ND FLOOR: 7,708-NSF (RES)



3RD FLOOR: 7,708-NSF (RES)

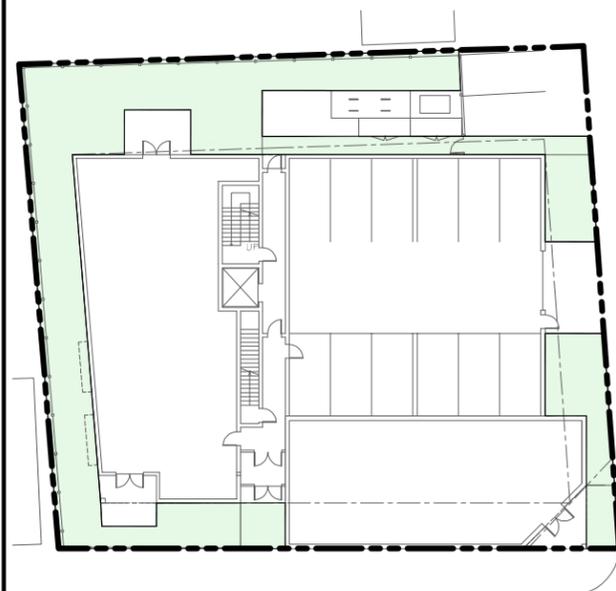


1

**PROPOSED NSF CALCULATION**

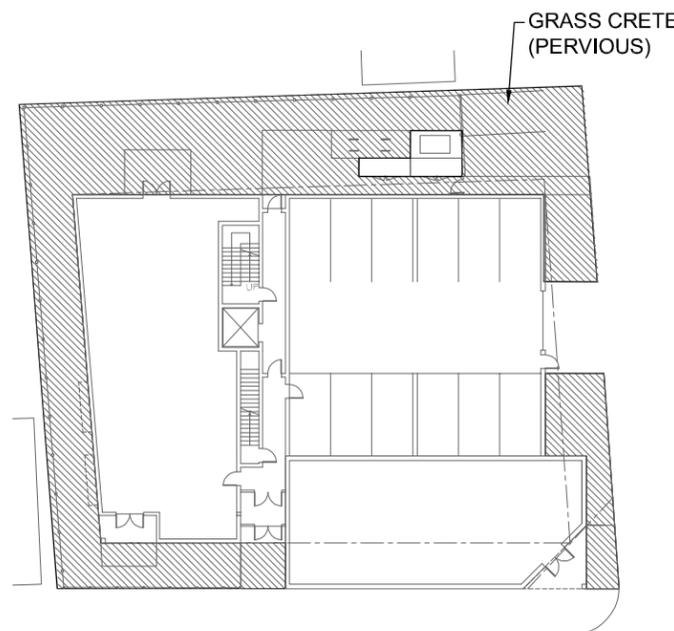
SCALE: 1"=40'-0"

FLOOR	NSF
3RD FLOOR	7,708
2ND FLOOR	7,708
1ST FLOOR	5,115
TOTAL	20,531-NSF
(1,660 SF COMMERCIAL USE)	



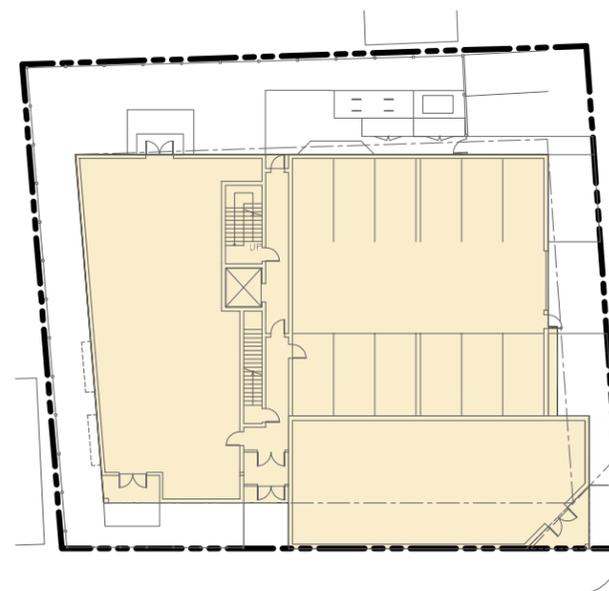
PATIOS EXCLUDED, WALKWAYS  
W/ PAVERS INCLUDED

LANDSCAPED AREA 3,396 SF = 26%  
13,262 LOT SF



GRASS CRETE  
(PERVIOUS)

PERVIOUS AREA 4,409 SF = 33%  
13,262 LOT SF



LOT COVERAGE 8,495 SF = 64%  
13,262 LOT SF



40'-0"

AVE GRADE

T.O. ROOF

EQ EQ

2

**LANDSCAPED AREA**

SCALE: 1"=40'-0"

INCLUDING WALKS



3

**PERVIOUS AREA**

SCALE: 1"=40'-0"

4

**LOT COVERAGE**

SCALE: 1"=40'-0"

5

**BUILDING HEIGHT**

SCALE: 3/32"=1'-0"

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QUINN  
ARCHI  
TECTS**

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DRAWING TITLE  
**PROPOSED  
RENDERINGS**

SCALE AS NOTED

REVISION	DATE

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SHEET

**A0**



VIEW EAST ON HIGHLAND AVE



VIEW WEST ON HIGHLAND AVE



VIEW ACROSS HIGHLAND AVE



FRONT AERIAL VIEW



REAR AERIAL VIEW

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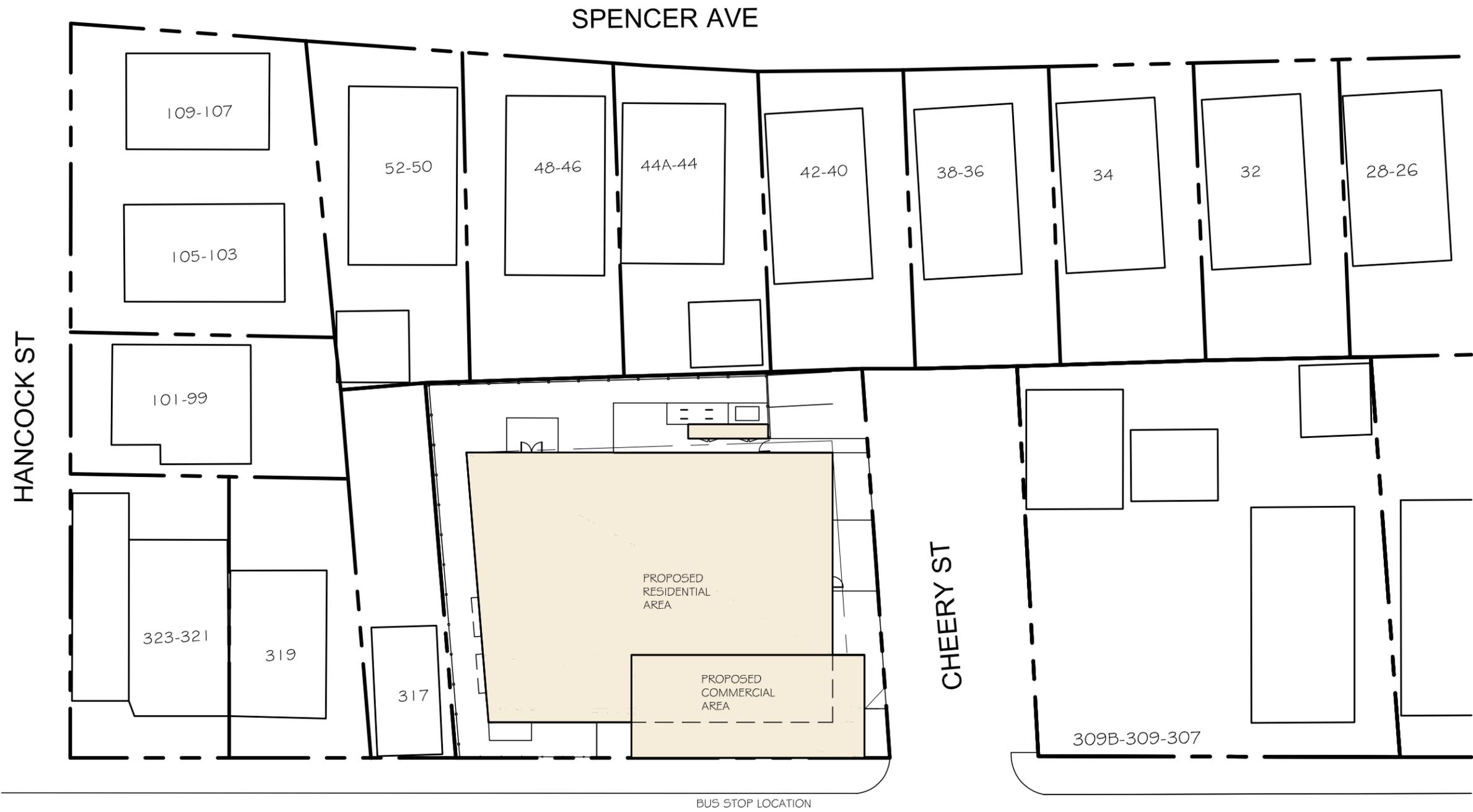
**PROPOSED  
CONTEXT  
PLAN**

SCALE AS NOTED

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SHEET	<b>A0.1</b>
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**1 PROPOSED CONTEXT PLAN**  
SCALE 1/32" = 1'0"

HIGHLAND AVE

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**PROPOSED SITE PLAN**

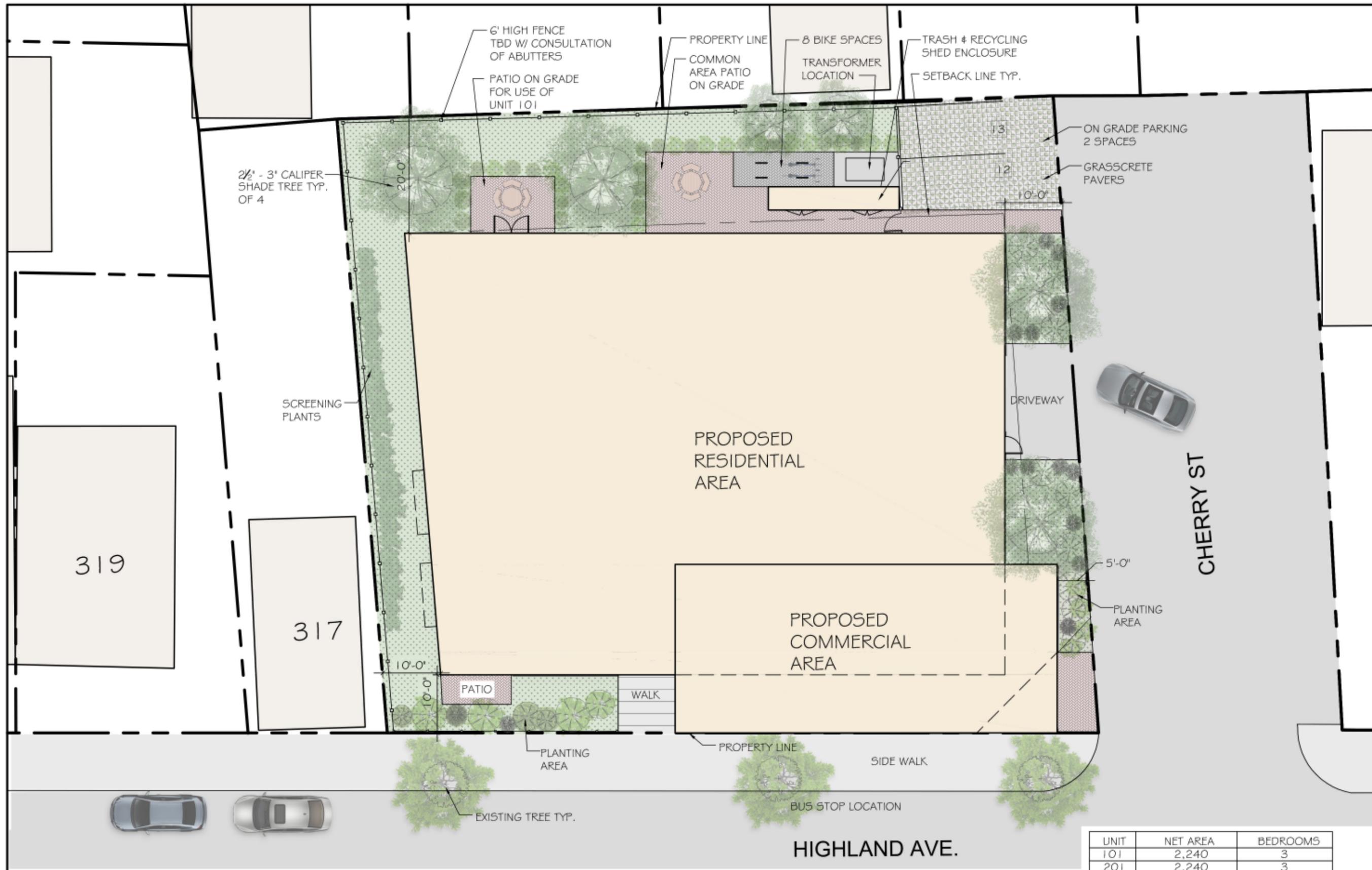
SCALE AS NOTED

REVISION	DATE

SP APPL 12/23/14  
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SHEET

**A0.2**



**1 FIRST FLOOR PLAN**  
SCALE 1/16" = 1'0"

UNIT	NET AREA	BEDROOMS
101	2,240	3
201	2,240	3
202	2,190	3
203	2,180	3
301	2,240	3
302	2,190	3
303	2,180	3

319

317

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DRAWING TITLE  
**FIRST FLOOR PLAN**

SCALE AS NOTED

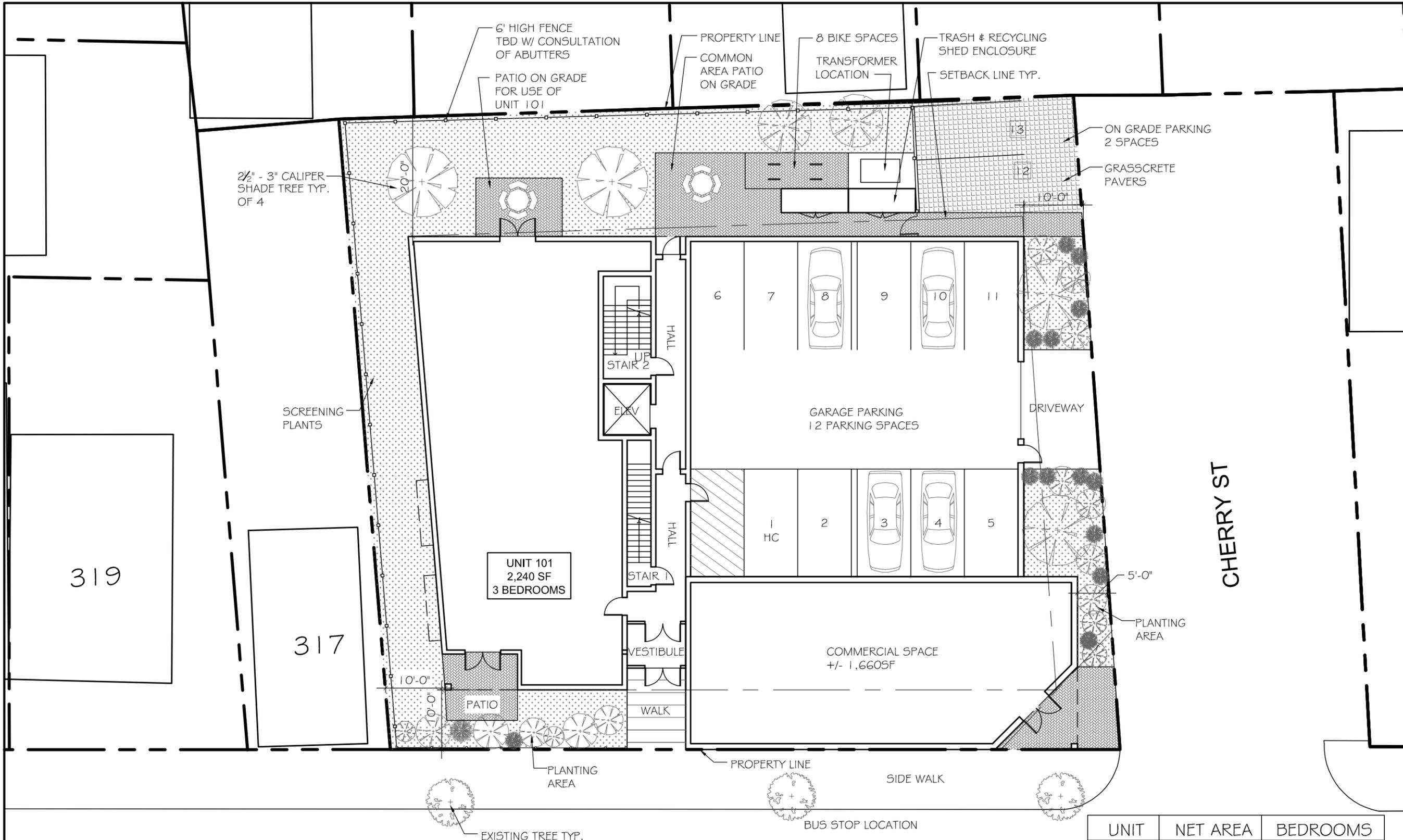
REVISION	DATE

SP APPL	12/23/14
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SHEET

**A1.0**



**1 FIRST FLOOR PLAN**  
SCALE 1/16" = 1'0"

UNIT	NET AREA	BEDROOMS
101	2,240	3
201	2,240	3
202	2,190	3
203	2,180	3
301	2,240	3
302	2,190	3
303	2,180	3



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DRAWING TITLE

**THIRD  
FLOOR  
PLAN**

SCALE AS NOTED

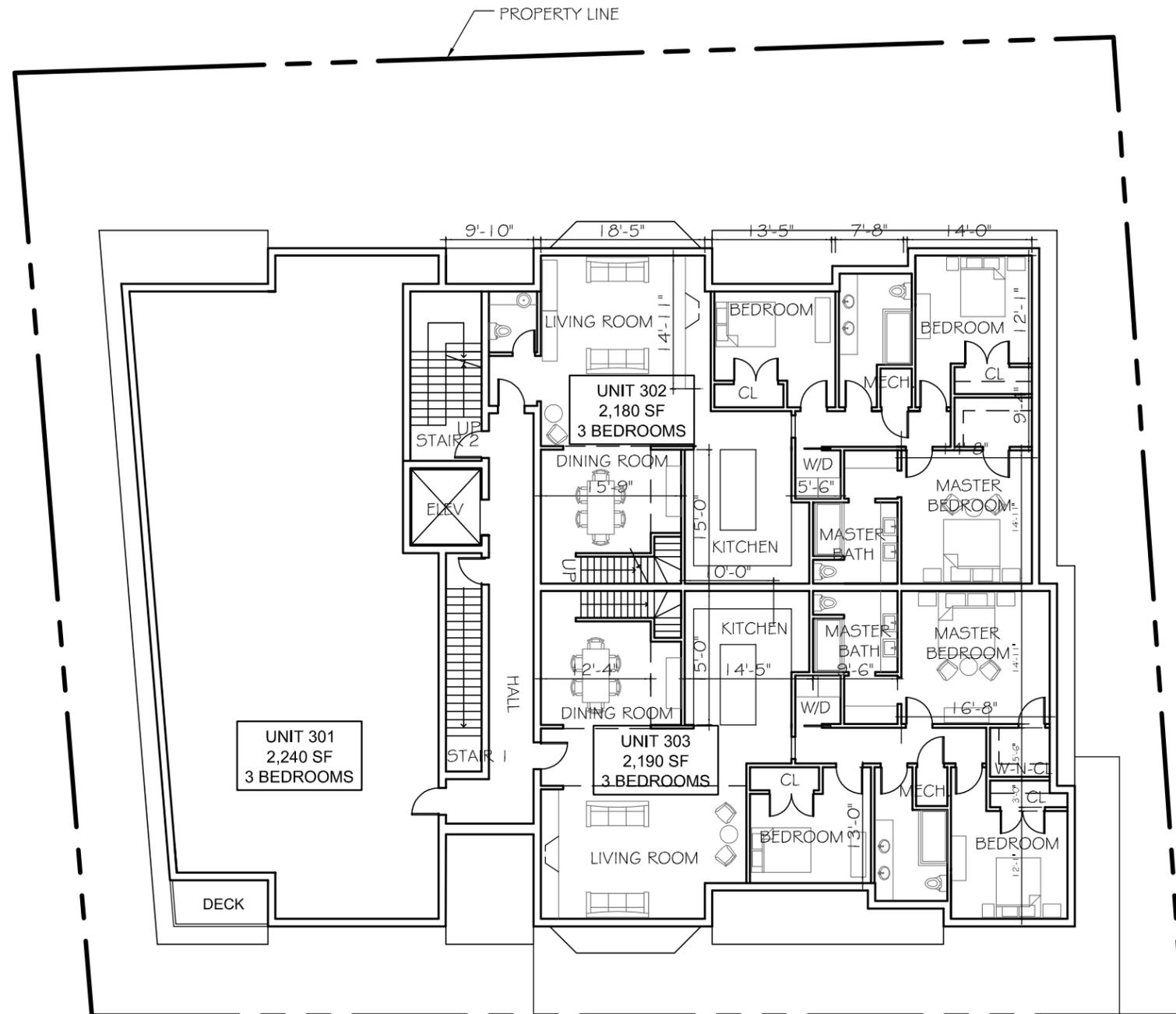
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SHEET

**A1.2**



**3 THIRD FLOOR PLAN**  
SCALE 1/16" = 1'0"

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ROOF PLAN

SCALE AS NOTED

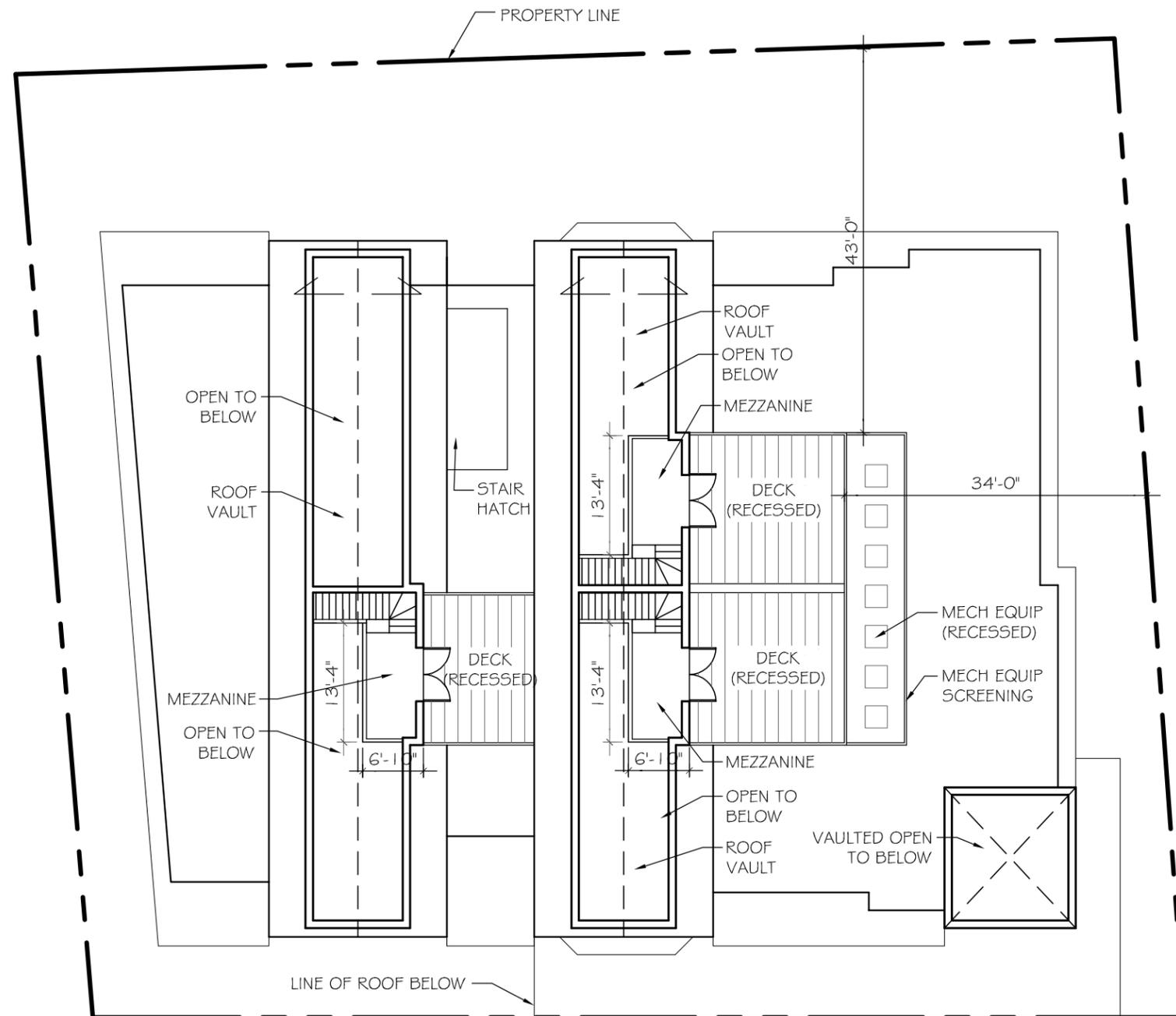
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SHEET

A1.3



4 ROOF PLAN  
SCALE 1/16" = 1'0"



**1 SOUTH ELEVATION**  
SCALE 1/16" = 1'0"



**2 EAST ELEVATION**  
SCALE 1/16" = 1'0"

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DRAWING TITLE  
**SOUTH & EAST ELEVATIONS**

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SHEET

**A2.0**



① NORTH ELEVATION  
SCALE 1/16" = 1'0"



② WEST ELEVATION  
SCALE 1/16" = 1'0"

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QUINN  
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NORTH &  
WEST  
ELEVATIONS

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SHEET

A2.1

SEAL

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DRAWING TITLE

SHADOW  
STUDY  
PAGE 1

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SHEET

A3.1

9AM

12PM

3PM

EXISTING



PROPOSED



SHADOW STUDY - MARCH 21 / SEPTEMBER 21

SEAL

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311-315  
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DRAWING TITLE  
SHADOW  
STUDY  
PAGE 2

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SHEET

A3.2

9AM

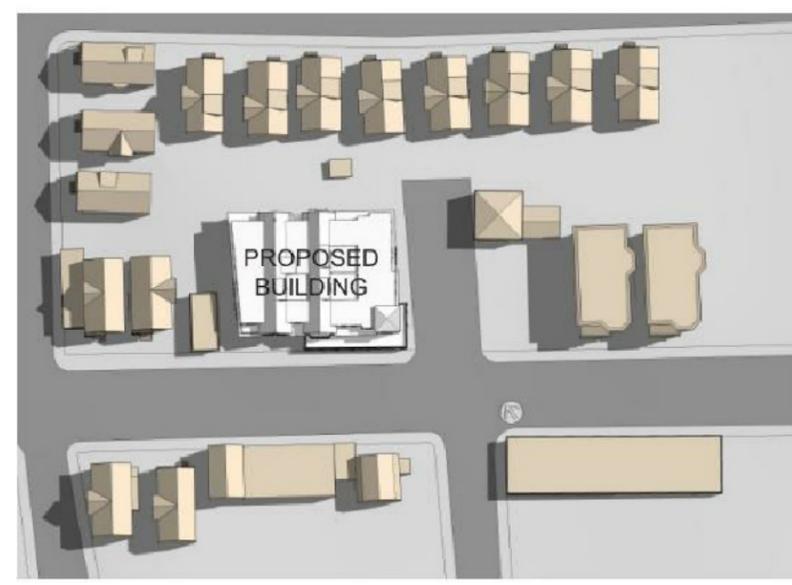
12PM

3PM

EXISTING



PROPOSED



SHADOW STUDY - JUNE 21

SEAL

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SHADOW  
STUDY  
PAGE 3

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SHEET

A3.3

9AM

12PM

3PM

EXISTING



PROPOSED



SHADOW STUDY - DECEMBER 21