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PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

SEVEN-UNIT DEVELOPMENT
129 HIGHLAND AVE
SOMERVILLE, MA

PROJECT

129 HIGHLAND
129 HIGHLAND AVE
SOMERVILLE, MA

PREPARED FOR

ENJ CONTRACTING
AND DEVELOPMENT
DANVERS, MA

DRAWING TITLE

COVER SHEET



LOCUS PLAN

PROJECT SUMMARY

TOTAL NO. UNITS = 7 TWO BEDROOM UNITS

TOTAL BUILDING AREA (EXCLUDES BASEMENT
AND PARKING STRUCTURE)= 10,035 SF

UNIT BREAKDOWN MARKETABLE SQUARE
FOOTAGE:

- UNIT 1 = 1,370 SF.
- UNIT 2 = 1,250 SF.
- UNIT 3 = 1,225 SF.
- UNIT 4 = 1,155 SF.
- UNIT 5 = 930 SF.
- UNIT 6 = 1,225 SF.
- UNIT 7 = 1,155 SF.

TOTAL= 8,310 SF.

PARKING - 12 SPACES

LIST OF DRAWINGS

ARCHITECTURAL	SP APPLICATION 24 MAY 2012	REV #2 27 AUG 2012
COVER SHEET	X	X
EXIST. CONDITIONS CERTIFIED PLOT PLAN	X	X
Z-1 ZONING COMPLIANCE (1 OF 3)	X	X
Z-2 ZONING COMPLIANCE (2 OF 3)	X	X
Z-3 ZONING COMPLIANCE (3 OF 3)	X	X
A-0 PROPOSED ARCHITECTURAL SITE PLAN	X	X
A-0.1 3D VIEWS	X	X
A-1 FIRST FLOOR/ PARKING LEVEL PLAN	X	X
A-2 SECOND FLOOR PLAN	X	X
A-3 THIRD FLOOR PLAN	X	X
A-4 FRONT AND REAR ELEVATIONS & SECTION	X	X
A-5 DRIVEWAY ELEVATION	X	X
A-6 SIDE ELEVATION	X	X

SCALE AS NOTED

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PQ

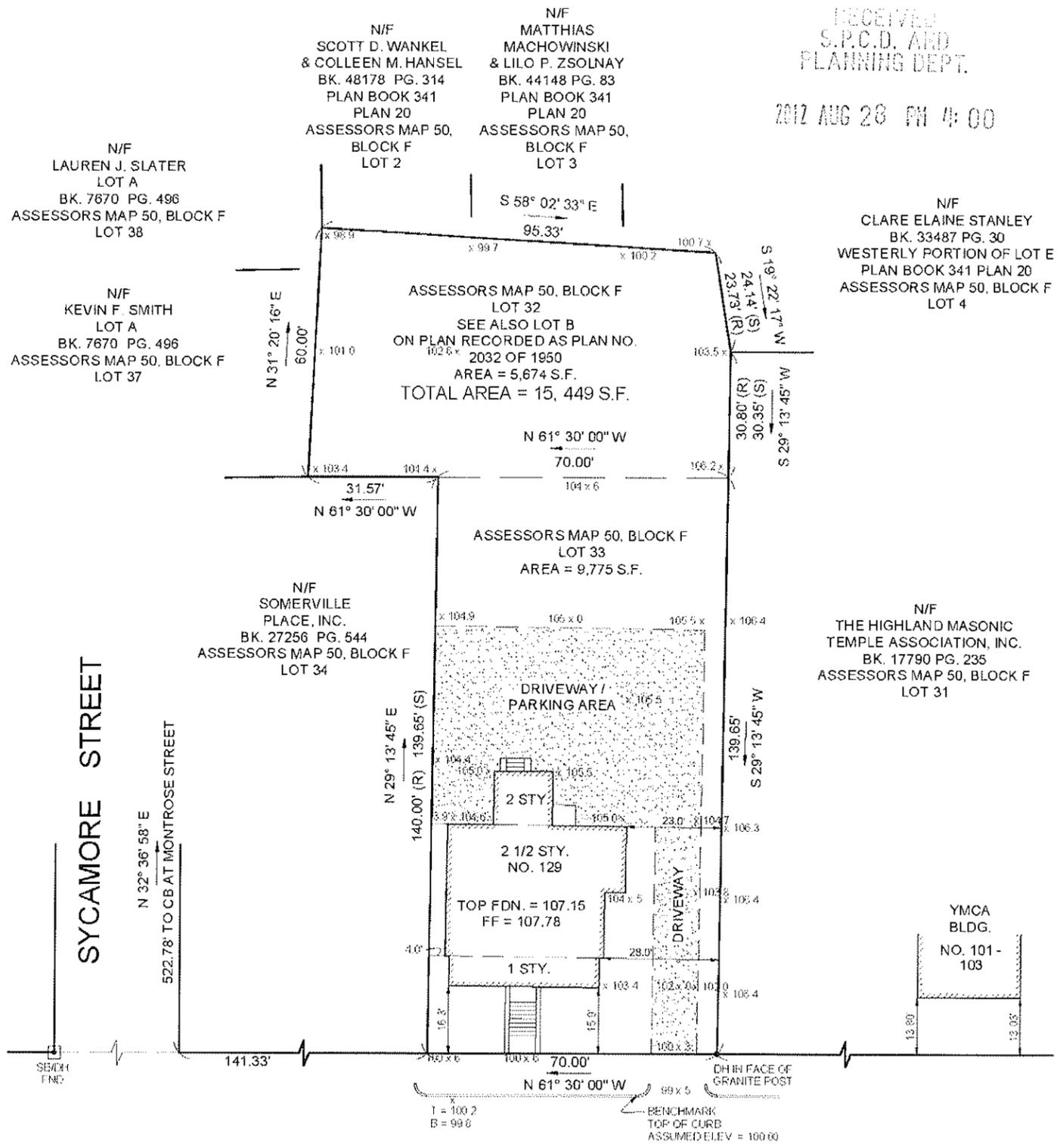
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RECORD OWNER
 MARTIN KOYTILA, TRUSTEE
 OF THE ANGELLI REALTY TRUST
 BOOK 39185 PAGE 279

LAND COURT PLAN NO. 37938-A

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- NOTES:**
1. THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.
 2. PLAN REFERENCE: PARCEL ONE - BEING LOT DESCRIBED BY DEED RECORDED IN BK. 39185 PG. 279 AND SHOWN ON ASSESSORS MAP NO. 50, BLOCK F, LOT 33. PARCEL TWO - LOT B AS SHOWN ON A PLAN DATED MAY 8, 1920 BY CHARLES J. ELLIOT, ENG. & SURVEYOR AND RECORDED IN PLAN BOOK 284 PLAN 41. ALSO SHOWN ON ASSESSORS MAP NO. 50, BLOCK F, LOT 32
 3. DEED REFERENCE: BOOK 39185 PAGE 279
 4. ALL SETBACK DISTANCES SHOWN ARE TO THE FOUNDATION CORNER.



CERTIFIED PLOT PLAN
 IN
 SOMERVILLE, MA

129 HIGHLAND AVENUE



SCALE: 1" = 20'-0"

JANUARY 5, 2012

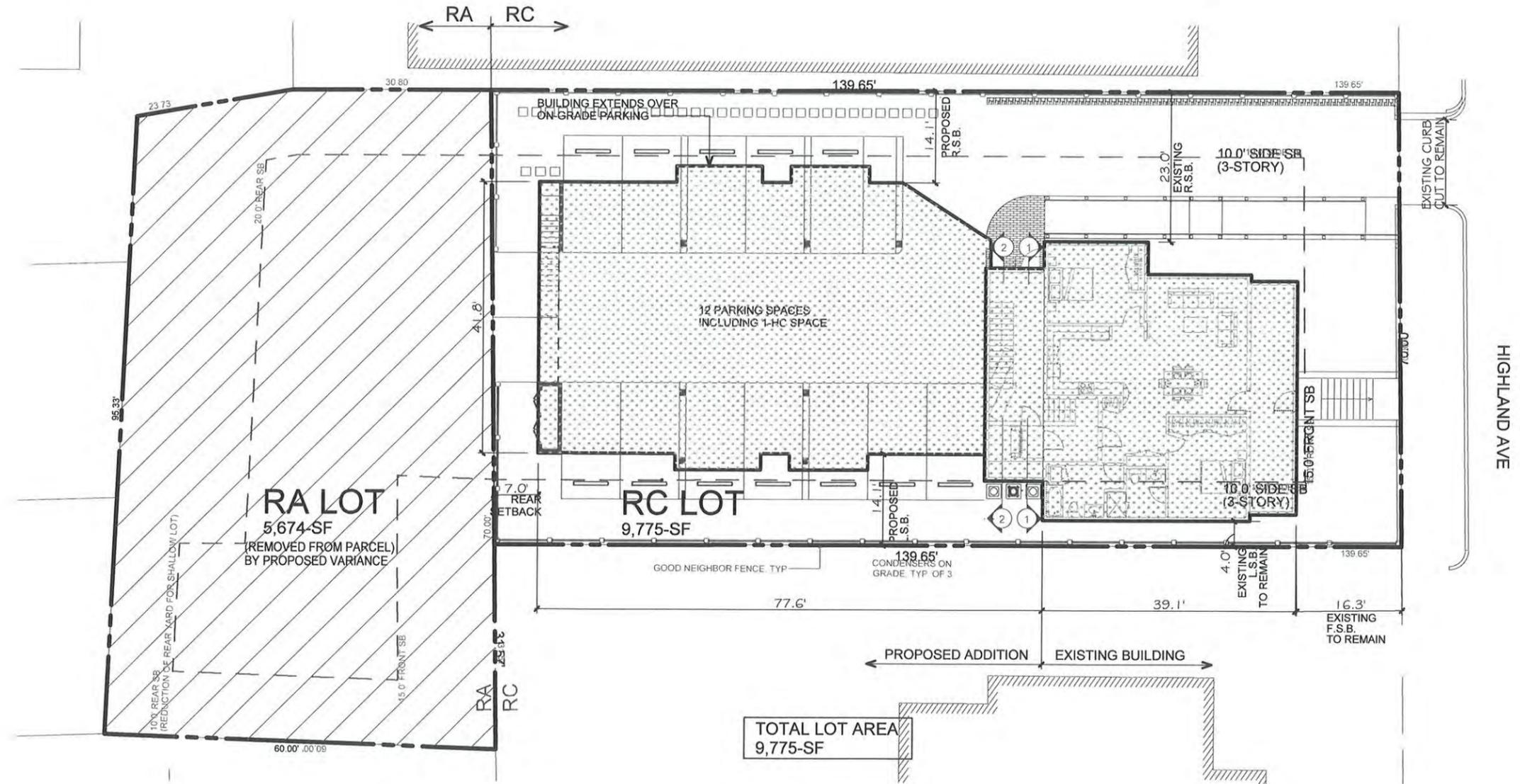
D & A SURVEY ASSOCIATES, INC.
 P.O. BOX 621 MEDFORD, MA 02155
 (781) 324 - 9566 (781) 321 - 2501 (FAX)

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ZONING COMPLIANCE SHEET 1 OF 3

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SITE PLAN FOR DIMENSIONAL LAYOUT ONLY.
DIMENSIONS BASED ON PLOT PLAN FROM
D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621
MEDFORD, MA 02155
DATED 5 JAN, 2012

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**129 HIGHLAND AVENUE
DIMENSIONAL TABLE - RES-C ZONING DISTRICTS - 4.4.1 SP & VARIANCE APPLICATION (NOTE: RES-A LOT NOT INCLUDED IN TABULATIONS)**

ITEM	ALLOWED/ REQUIRED	PROPOSED IN RC LOT	COMPLIANCE
MIN LOT SIZE	7,500 SF	RC 9,775-SF	COMPLIES
MIN LOT AREA / UNIT	875 SF/UNIT MIN	RC 1,396-SF/UNIT	COMPLIES
TOTAL ALLOWABLE BLDG AREA (EXCL GAR'S & BSMT)	LOT AREA X 2.0 = 19,550-SF	RC 10,035-SF (EC 4,275-SF)	REQUIRES RELIEF FOR ADDITION > 25% OF EXISTING
MAX FLR AREA RATIO	2.0 (MAX ALWD)	RC 1.03	COMPLIES
GROUND COVERAGE	70.0% (MAX ALWD)	RC 48.4%	COMPLIES
MIN LANDSCAPED AREA	25.0% (MIN RQD)	RC 28.0%	COMPLIES
MAX HT FT - STORIES	40.0' / 3-STY	34.0' / 3-STY	COMPLIES
MIN FRONT YD	15.0' (10.0' BY CALC)	16.3' - EXISTING (EC 16.3')	COMPLIES
MIN SIDE YD - L	10' (3-STY)	14.1' - ADDITION (EC 4.0')	COMPLIES
MIN SIDE YD - R	10' (3-STY)	14.1' - ADDITION (EC 23.0')	COMPLIES
MIN REAR YD	20.0'	7.0' - ADDITION	COMPLIES
MIN FRONTAGE	50.0'	70.0'	REQUIRES RELIEF
PARKING REQUIREMENTS	(7) UNITS, 2 BDRM = 1.5 SPACES REQ'D/PER UNIT = 11 TOTAL PARKING REQUIRED = 11 SPACES + 1 VISITOR SPACES = 12 SPACES TOTAL PARKING PROVIDED = 12 SPACES (INCLUDING 1-HC SPACE)		COMPLIES

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**ZONING
COMPLIANCE
SHEET 2 OF 3**

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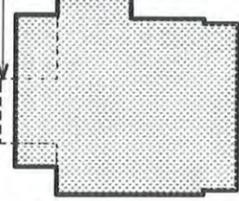
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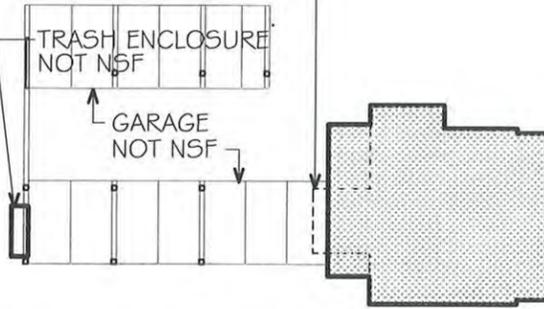
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DASHED EXISTING AREA
= +/- 1,736-SF

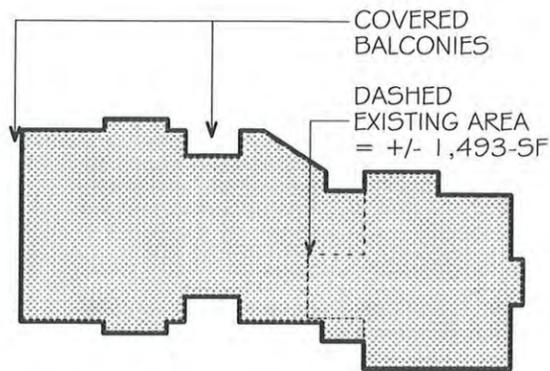


PROPOSED BLDG, BASEMENT AREA CALC.
SCALE: 1"=40'-0"
AREA EXCLUDED PER BYLAW = 1,850-SF

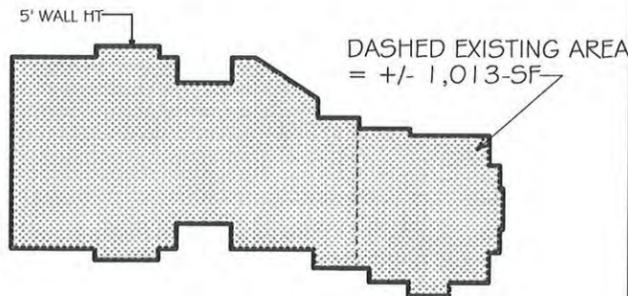
DASHED EXISTING AREA
= +/- 1,726-SF



PROPOSED BLDG, FIRST FLOOR AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 1,850-SF

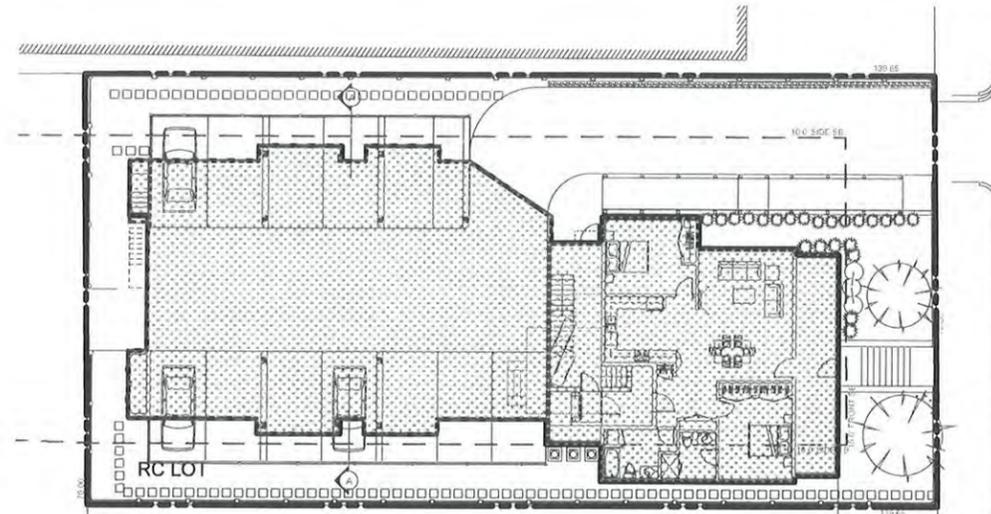


PROPOSED BLDG, SECOND FLOOR AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 4,245-SF



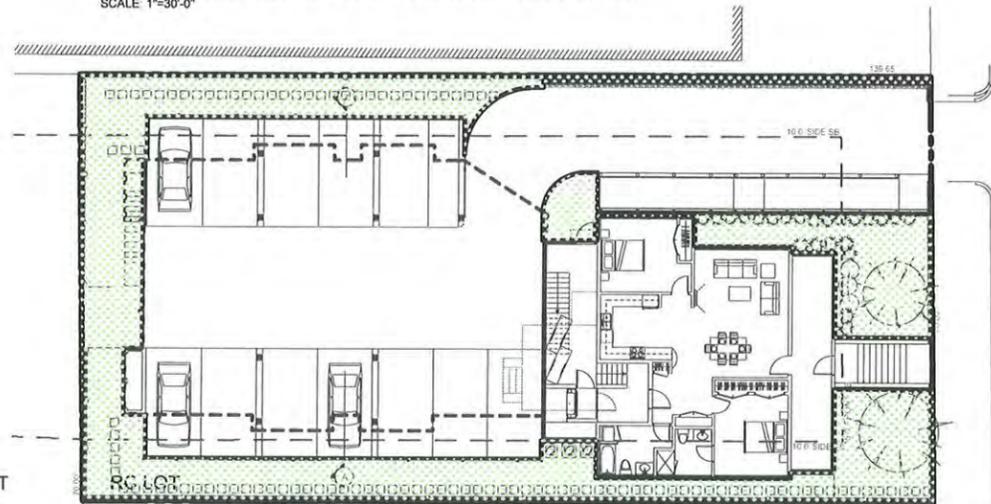
PROPOSED BLDG, THIRD FLOOR AREA CALC.
SCALE: 1"=40'-0"
HATCHED AREA = +/- 3,940-SF

RA LOT



MAXIMUM BLDG GROUND COVERAGE AREA = 4,729-SF (HATCHED) = 48.4%
TOTAL RC LOT AREA = 9,775-SF

MAXIMUM BLDG GROUND COVERAGE AREA CALCULATION
SCALE: 1"=30'-0"



LANDSCAPE AREA = 2,733-SF (HATCHED) = 28.0%
RC LOT AREA = 9,775-SF

LANDSCAPE AREA CALCULATION
SCALE: 1"=30'-0"



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ZONING
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	EXISTING BLDG NET FLOOR AREA	PROPOSED BLDG NET FLOOR AREA
THIRD FLOOR	1,036-SF	3,940-SF
SECOND FLOOR	1,503-SF	4,245-SF
FIRST FLOOR	1,726-SF	1,850-SF
BLDG TOTAL	4,265-SF	10,035-SF
TOTAL	4,265-SF	10,035-SF >25% INCREASE
BASEMENT/MECH EXCLUDED AREA PER THE BYLAW	1,726-SF	1,850-SF

BUILDING AREA CALCULATIONS
PER SOMERVILLE DEFINITION OF NET FLOOR AREA



BUILDING HEIGHT DIAGRAM - PROPOSED BLDG
SCALE: 1" = 20'-0"

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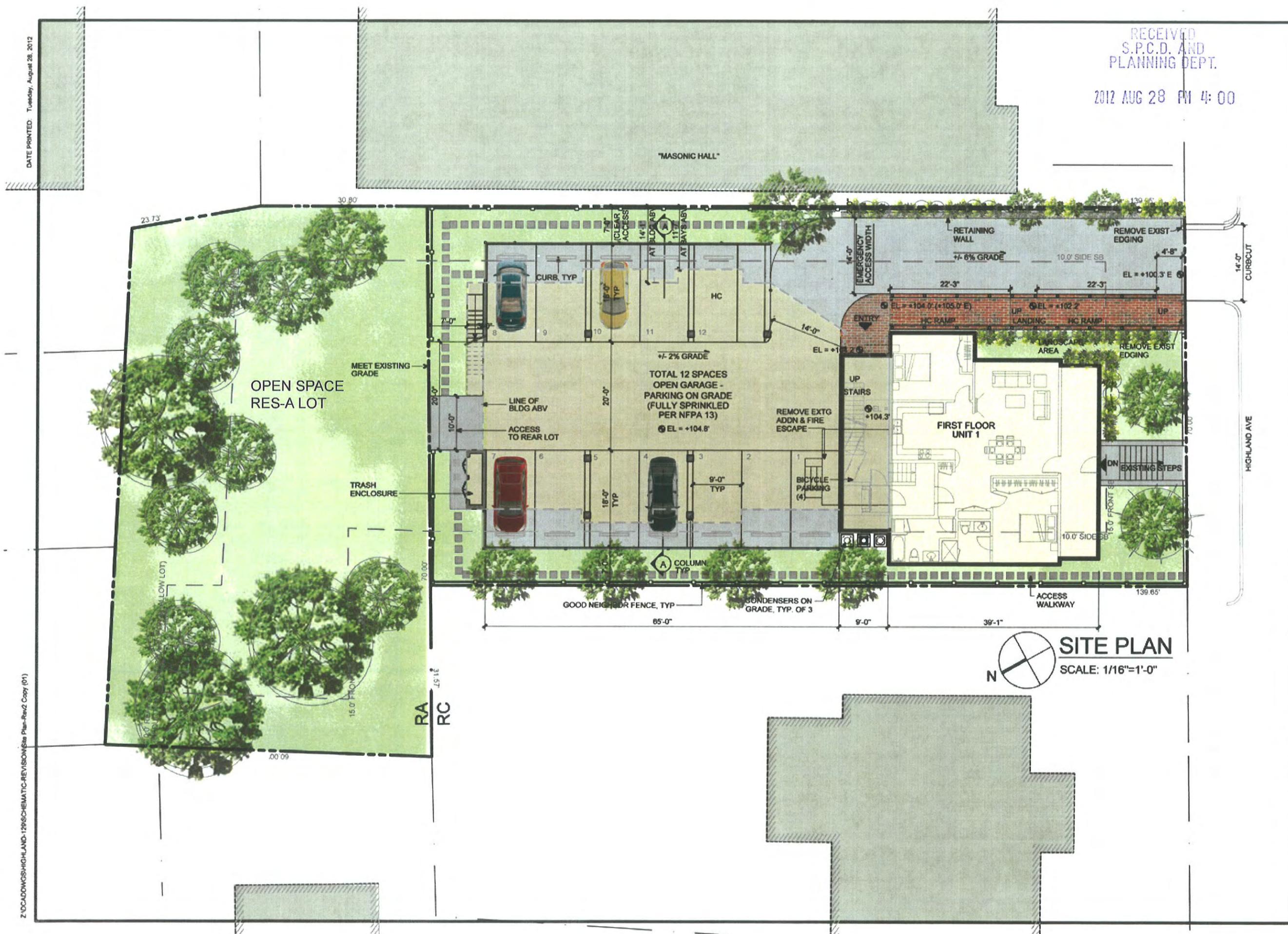
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**PROPOSED
ARCHITECTURAL
SITE PLAN**

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VIEW FROM HIGHLAND AVE.



VIEW FROM LEFT SIDE AND REAR



VIEW FROM REAR

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3D VIEWS

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"MASONIC HALL"

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FIRST FLOOR/
PARKING LEVEL

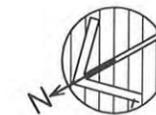
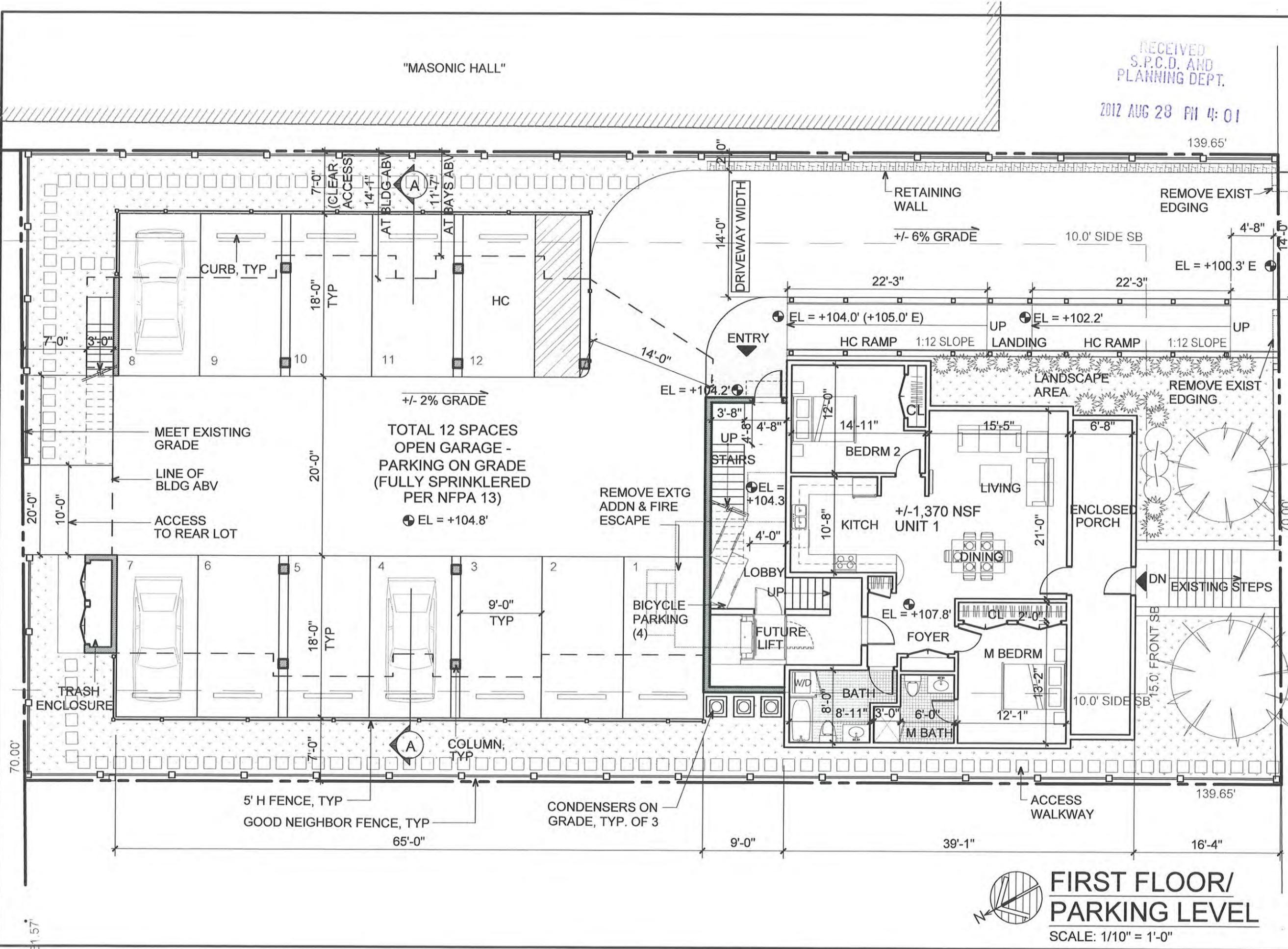
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FIRST FLOOR/
PARKING LEVEL
SCALE: 1/10" = 1'-0"

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139.65'

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SECOND
FLOOR PLAN

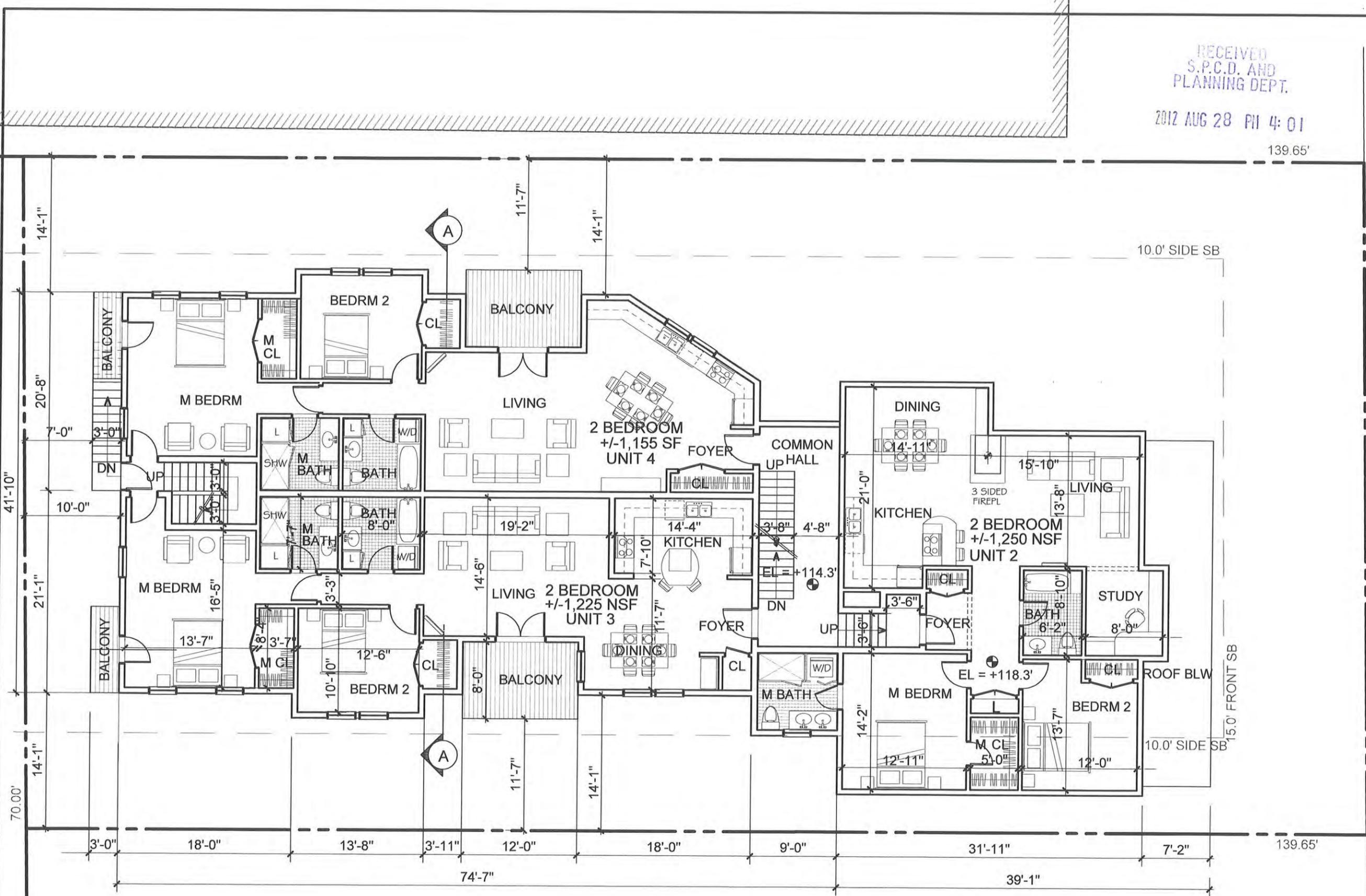
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SECOND FLOOR PLAN

SCALE: 1/10" = 1'-0"

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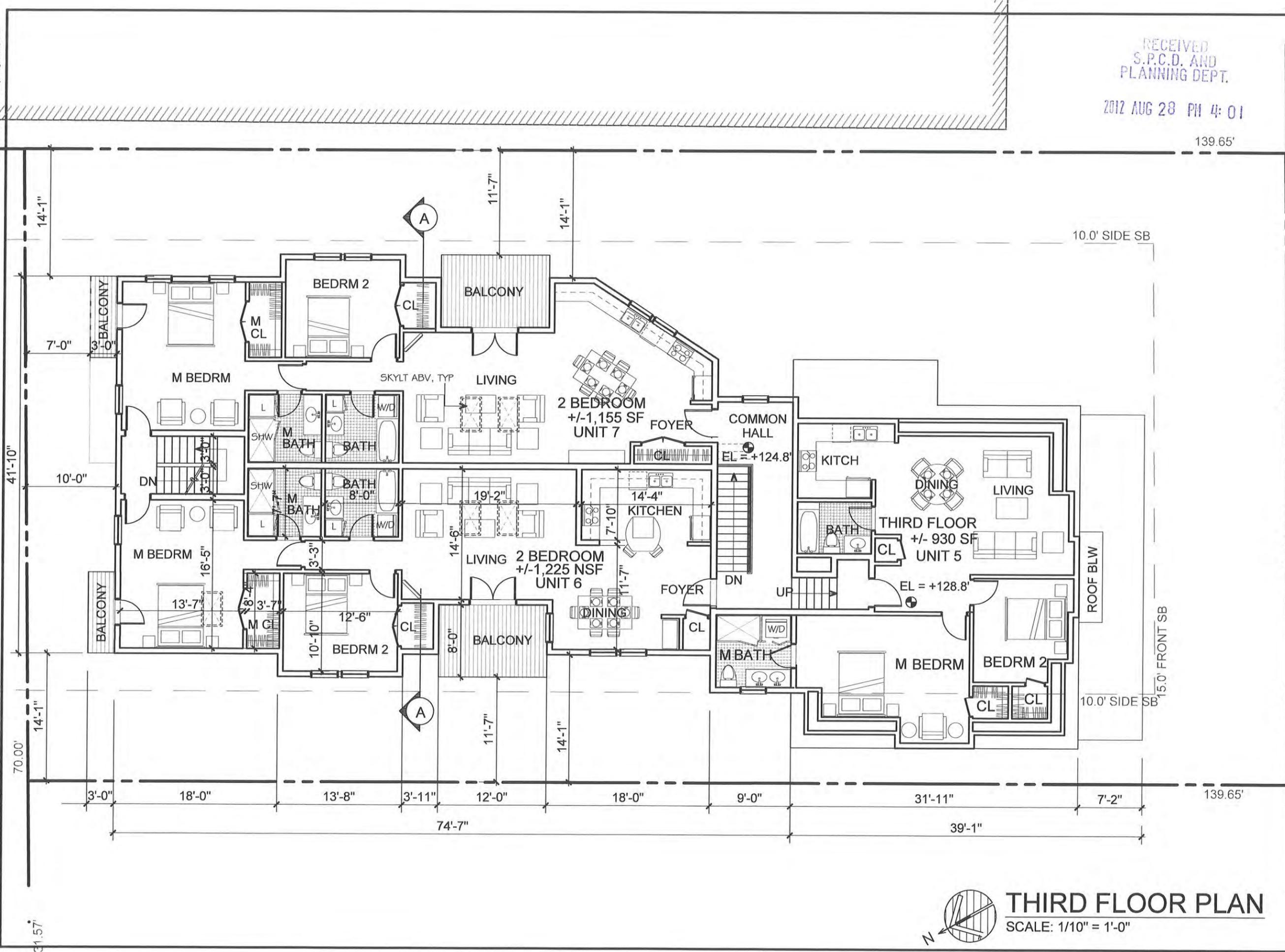
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THIRD FLOOR PLAN

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THIRD FLOOR PLAN
SCALE: 1/10" = 1'-0"

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**FRONT & REAR
ELEVATIONS &
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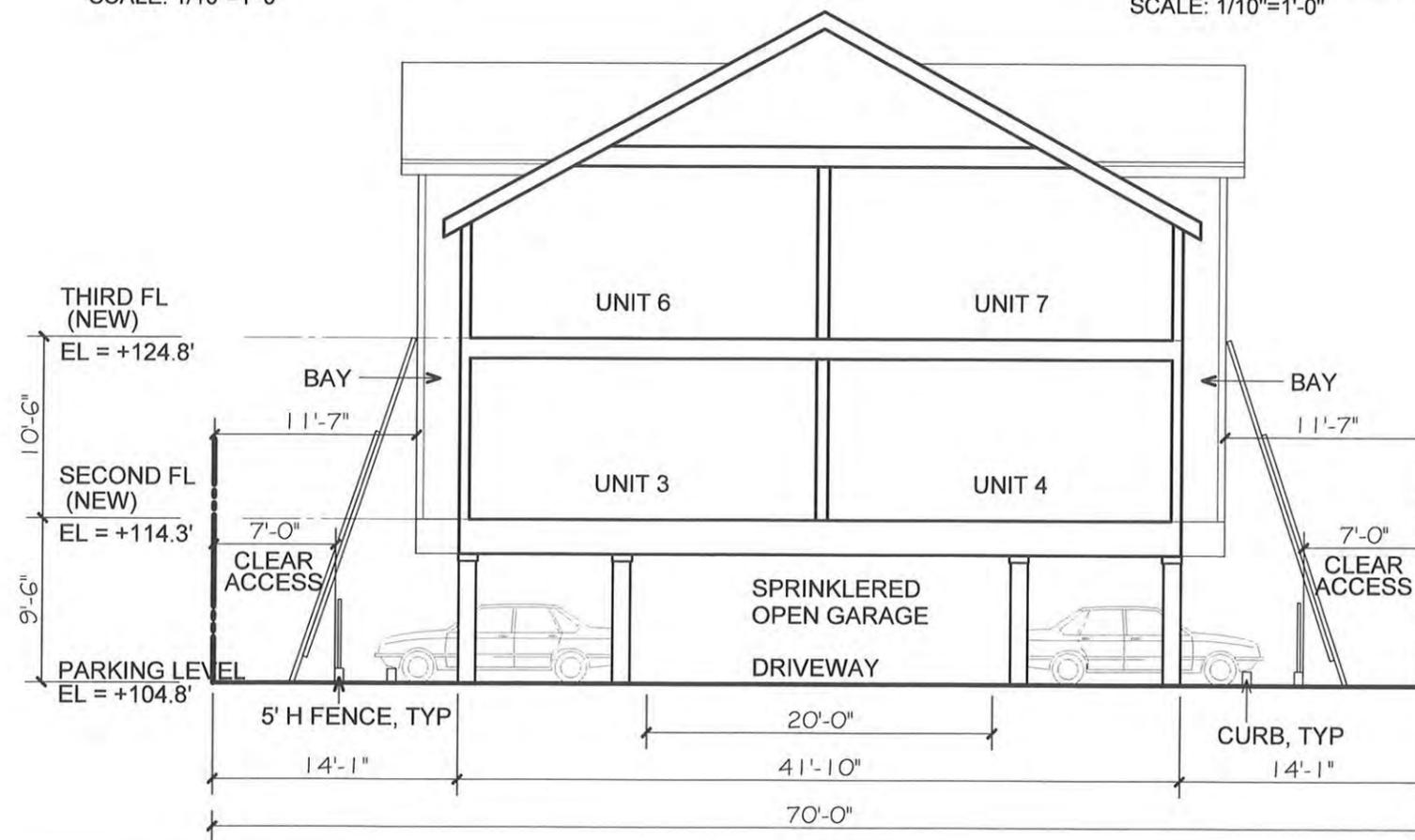
REAR ELEVATION

SCALE: 1/10"=1'-0"



FRONT ELEVATION

SCALE: 1/10"=1'-0"



A-A SECTION

SCALE: 1/10"=1'-0"

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**DRIVEWAY
ELEVATION**

DRIVEWAY ELEVATION
SCALE: 1/10"=1'-0"

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SIDE ELEVATION

SCALE: 1/10"=1'-0"

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**SIDE
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