

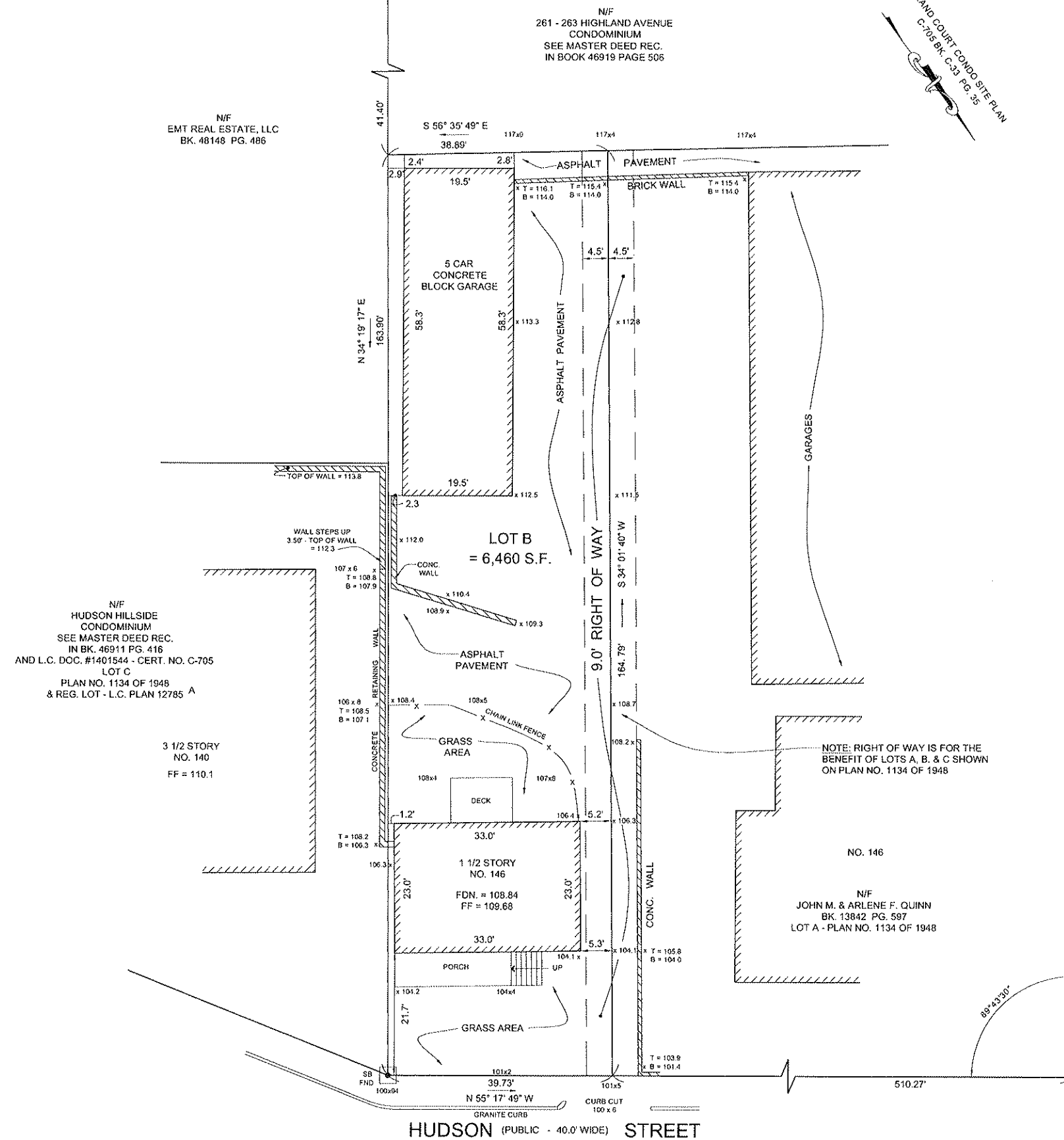


| ARCHITECTURAL |                            | HPC AGREEMENT<br>14 AUG 2012 | SP APPLICATION<br>28 AUG 2012 | SP APPL - REV<br>5 OCT 2012 |
|---------------|----------------------------|------------------------------|-------------------------------|-----------------------------|
|               | COVER SHEET                | X                            | X                             | X                           |
|               | EC CERTIFIED PLOT PLAN     |                              | X                             | X                           |
|               | STREET VIEW 1              | X                            | X                             | X                           |
|               | 3D MODEL CONTEXT           | X                            | X                             | X                           |
| Z-1           | ZONING COMPLIANCE (1 OF 2) |                              | X                             | X                           |
| Z-2           | ZONING COMPLIANCE (2 OF 2) |                              | X                             | X                           |
| A-1           | SITE PLAN                  | X                            | X                             | X                           |
| A-2           | FLOOR PLANS                | X                            | X                             | X                           |
| A-3           | FLOOR PLANS                | X                            | X                             | X                           |
| A-4           | ELEVATIONS                 | X                            | X                             | X                           |
| A-5           | ELEVATIONS                 | X                            | X                             | X                           |
|               |                            |                              |                               |                             |
|               |                            |                              |                               |                             |
|               |                            |                              |                               |                             |
|               |                            |                              |                               |                             |
|               |                            |                              |                               |                             |

PREPARED BY:  
ARCHITECT  
  
PETER QUINN ARCHITECTS LLC  
  
1904 MASSACHUSETTES AVE, 2ND FL  
CAMBRIDGE, MA 02140  
PH (617) 354-3989  
FX (617) 868-0280

SHEET

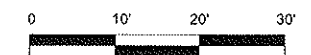
HIGHLAND AVENUE



NOTES:

1. THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.
2. PLAN REFERENCE: BEING LOT B AS SHOWN ON A PLAN DATED AUGUST 1948 BY T. CORCORAN, CIVIL ENGINEER, AND RECORDED AS PLAN NO. 1134 OF 1948.
3. DEED REFERENCE: BOOK 32225 PAGE 289.
4. ALL SETBACK DISTANCES SHOWN ARE TO THE FOUNDATION CORNER.

CERTIFIED PLOT PLAN  
IN  
SOMERVILLE, MA  
146 HUDSON STREET



SCALE: 1" = 10'-0"

JANUARY 20, 2012

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



STREET VIEW 1

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1955 MASS AVE, SUITE 4  
CAMBRIDGE, MA 02140  
PH 617-354-3989 FAX 617-868-0280

PROJECT

146 HUDSON  
146 HUDSON STREET  
SOMERVILLE, MA

PREPARED FOR

HUDSON STREET LLC  
DANVERS, MA

DRAWING TITLE

STREET VIEW 1

SCALE AS NOTED

REVISION / ISSUE DATE

|                |                   |
|----------------|-------------------|
|                |                   |
|                |                   |
|                |                   |
| SP APPLICATION | 28 AUG 2012       |
| HPC AGREEMENT  | 14 AUG 2012       |
| DRAWN BY<br>DM | REVIEWED BY<br>PQ |

SHEET



FRONT VIEW



REAR VIEW

PETER  
QUINN  
ARCHI  
TECTS  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1955 MASS AVE, SUITE 4  
CAMBRIDGE, MA 02140  
PH 617-354-3989 FAX 617-868-0280

PROJECT

146 HUDSON  
146 HUDSON STREET  
SOMERVILLE, MA

PREPARED FOR

HUDSON STREET LLC  
DANVERS, MA

DRAWING TITLE

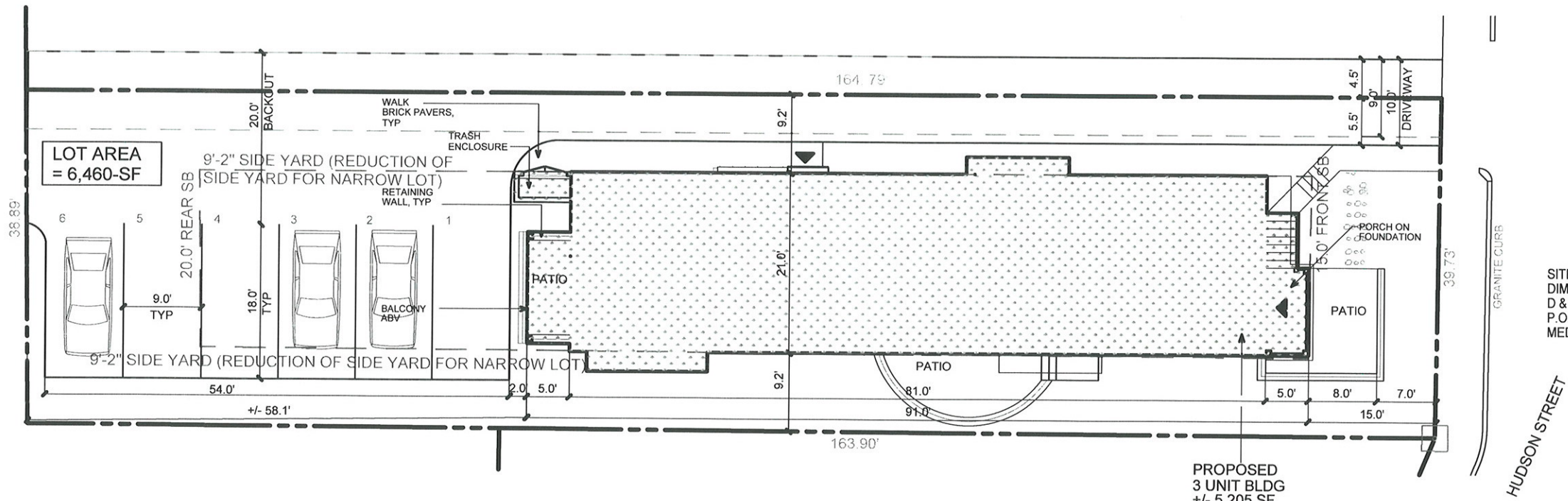
3D MODEL  
CONTEXT

SCALE AS NOTED

REVISION / ISSUE DATE

|                |                   |
|----------------|-------------------|
|                |                   |
|                |                   |
|                |                   |
| SP APPLICATION | 28 AUG 2012       |
| HPC AGREEMENT  | 14 AUG 2012       |
| DRAWN BY<br>DM | REVIEWED BY<br>PQ |

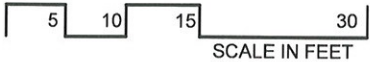
SHEET



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



**DIMENSIONAL LAYOUT SITE PLAN**  
SCALE: 1/16"=1'-0"



**146 HUDSON STREET**  
**DIMENSIONAL TABLE - RESIDENTIAL-B ZONING DISTRICT-4.4.1 SP APPLICATION**

| ITEM                                             | ALLOWED/<br>REQUIRED                                                                   | PROPOSED           | COMPLIANCE           |
|--------------------------------------------------|----------------------------------------------------------------------------------------|--------------------|----------------------|
| MIN LOT SIZE                                     | 7,500 SF                                                                               | 6,460-SF (EXIST)   | EXISTING NON-CONFORM |
| MIN LOT AREA / UNIT                              | 1500 SF/UNIT MIN                                                                       | 2,153-SF/UNIT      | COMPLIES             |
| TOTAL ALLOWABLE BLDG AREA<br>(EXCL GAR'S & BSMT) | LOT AREA X 1.0 = 6,460-SF                                                              | -5,205-SF 5,733-SF | COMPLIES             |
| MAX FLR AREA RATIO                               | 1.0 (MAX ALWD)                                                                         | -0.81 0.89         | COMPLIES             |
| GROUND COVERAGE                                  | 50.0% (MAX ALWD)                                                                       | 29.6%              | COMPLIES             |
| MIN LANDSCAPED AREA                              | 25.0% (MIN RQD)                                                                        | 32.4%              | COMPLIES             |
| MAX HT FT - STORIES                              | 40.0' / 3-STY                                                                          | 34.9' / 3-STY      | COMPLIES             |
| MIN FRONT YD                                     | 15.0' (10.0' BY CALC)                                                                  | 15.0'              | COMPLIES             |
| MIN SIDE YD - L                                  | 10' (3-STY) - 0.86' (PER 8.6.7.10) = 9.2'                                              | 9.2'               | COMPLIES             |
| MIN SIDE YD - R                                  | 10' (3-STY) - 0.86' (PER 8.6.7.10) = 9.2'                                              | 9.2'               | COMPLIES             |
| MIN REAR YD                                      | 20.0'                                                                                  | +/- 58.1'          | COMPLIES             |
| MIN FRONTAGE                                     | 50.0'                                                                                  | 39.73'             | COMPLIES             |
| PARKING<br>REQUIREMENTS                          | (3) UNITS, 2 BDRM = 1.5 SPACES REQ'D/PER UNIT = 5<br>TOTAL PARKING PROVIDED = 6 SPACES |                    | COMPLIES             |

**PETER  
QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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

PROJECT

**146 HUDSON**

146 HUDSON ST  
SOMERVILLE, MA 02144

PREPARED FOR

146 HUDSON STREET LLC  
DANVERS, MA

DRAWING TITLE

**ZONING  
COMPLIANCE  
SHEET 1 OF 2**

SCALE AS NOTED

REVISION / ISSUE DATE

SP APPL - REV 5 OCT 2012

SP APPL 28 AUG 2012

DRAWN BY

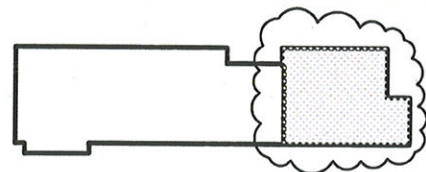
MY

APPROVED BY

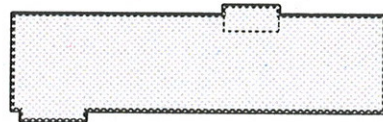
PQ

SHEET

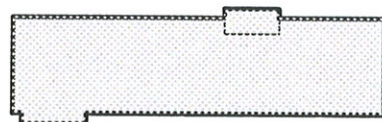
**Z-1**



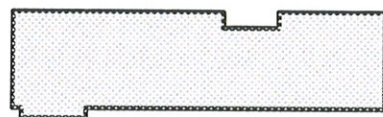
PROPOSED BLDG, BASEMENT AREA CALC.  
SCALE: 1"=40'-0"  
HATCHED AREA = +/- 528 SF



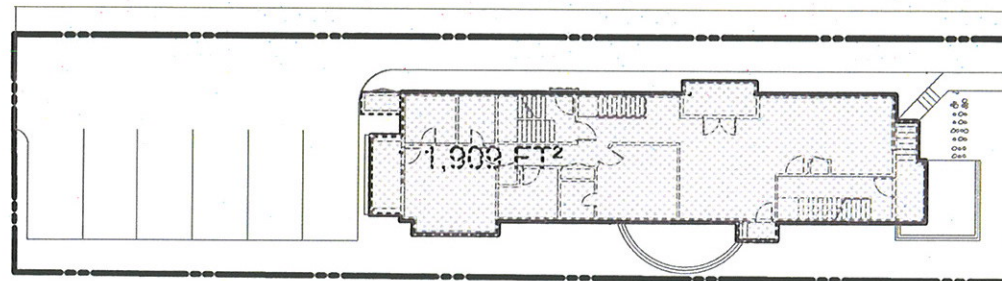
PROPOSED BLDG, FIRST FLOOR AREA CALC.  
SCALE: 1"=40'-0"  
HATCHED AREA = +/- 1,757



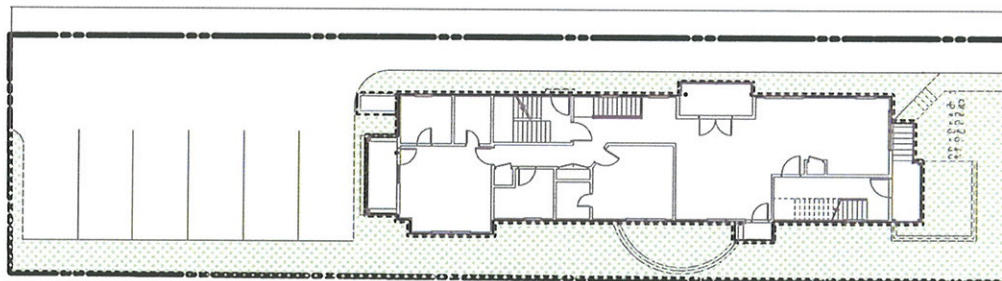
PROPOSED BLDG, SECOND FLOOR AREA CALC.  
SCALE: 1"=40'-0"  
HATCHED AREA = +/- 1,757 SF



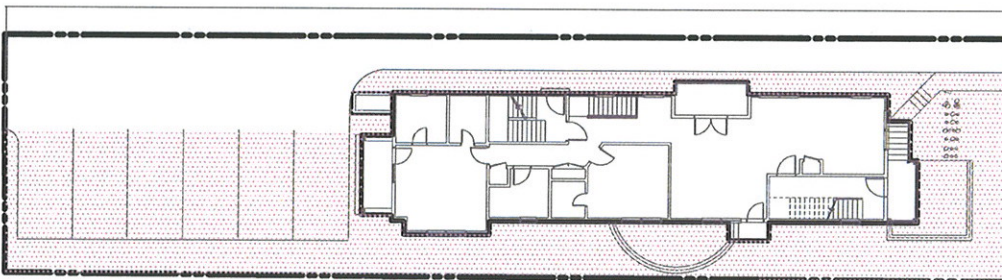
PROPOSED BLDG, THIRD FLOOR AREA CALC.  
SCALE: 1"=40'-0"  
HATCHED AREA = +/- 1,691 SF



MAXIMUM BLDG GROUND COVERAGE AREA = 1,909 SF (HATCHED)  
LOT AREA = 6,460 SF  
= 29.6%  
MAXIMUM BLDG GROUND COVERAGE AREA CALCULATION  
SCALE: 1"=30'-0"



LANDSCAPE AREA = 2,094 SF (HATCHED)  
LOT AREA = 6,460 SF  
= 32.4%  
LANDSCAPE AREA CALCULATION  
SCALE: 1"=30'-0"



PERVIOUS AREA = 3,070 SF (HATCHED)  
LOT AREA = 6,460 SF  
= 47.5% REQUIRED - 35.0%  
PERVIOUS AREA CALCULATION  
SCALE: 1"=30'-0"

|              | PROPOSED BLDG<br>NET FLOOR AREA |           |
|--------------|---------------------------------|-----------|
| THIRD FLOOR  | 1,691 SF                        |           |
| SECOND FLOOR | 1,757 SF                        |           |
| FIRST FLOOR  | 1,757 SF                        |           |
| BASEMENT/PKG | 528 SF                          | -0 SF     |
| BLDG TOTAL   | 5,733 SF                        | -5,205 SF |

BUILDING AREA CALCULATIONS  
PER SOMERVILLE DEFINITION OF NET FLOOR AREA



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

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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

PROJECT

146 HUDSON

146 HUDSON ST  
SOMERVILLE, MA 02144

PREPARED FOR

146 HUDSON STREET LLC  
DANVERS, MA

DRAWING TITLE

ZONING  
COMPLIANCE  
SHEET 2 OF 2

SCALE AS NOTED

REVISION / ISSUE DATE

SP APPL - REV 2 11 OCT 2012

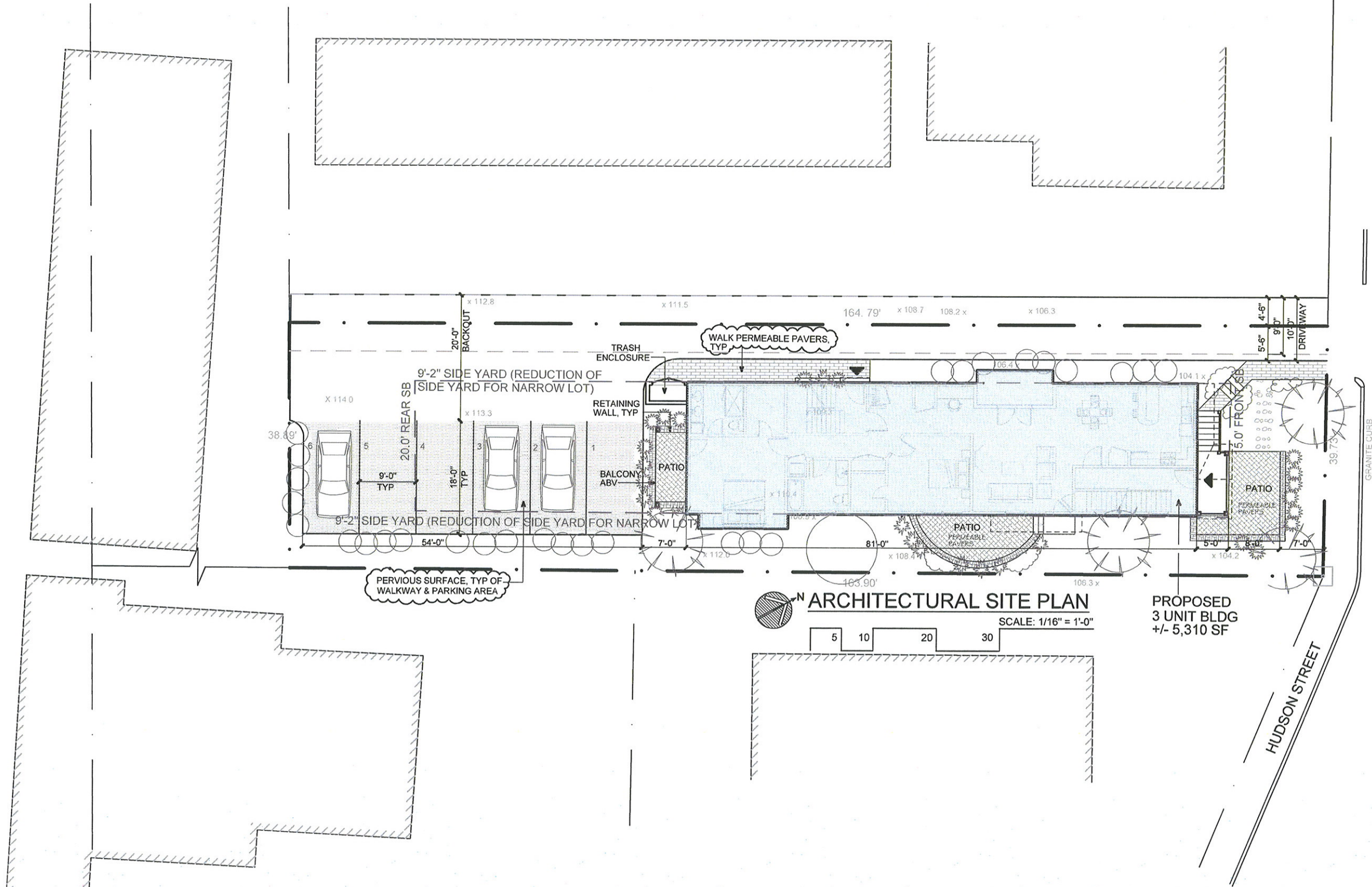
SP APPL - REV 5 OCT 2012

SP APPL 28 AUG 2012

DRAWN BY MY APPROVED BY PQ

SHEET

Z-2



PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1955 MASS AVE, SUITE 4  
CAMBRIDGE, MA 02140  
PH 617-354-3989 FAX 617-868-0280

PROJECT

146 HUDSON

146 HUDSON STREET  
SOMERVILLE, MA

PREPARED FOR

HUDSON STREET LLC  
DANVERS, MA

DRAWING TITLE

ARCHITECTURAL  
SITE PLAN

SCALE AS NOTED

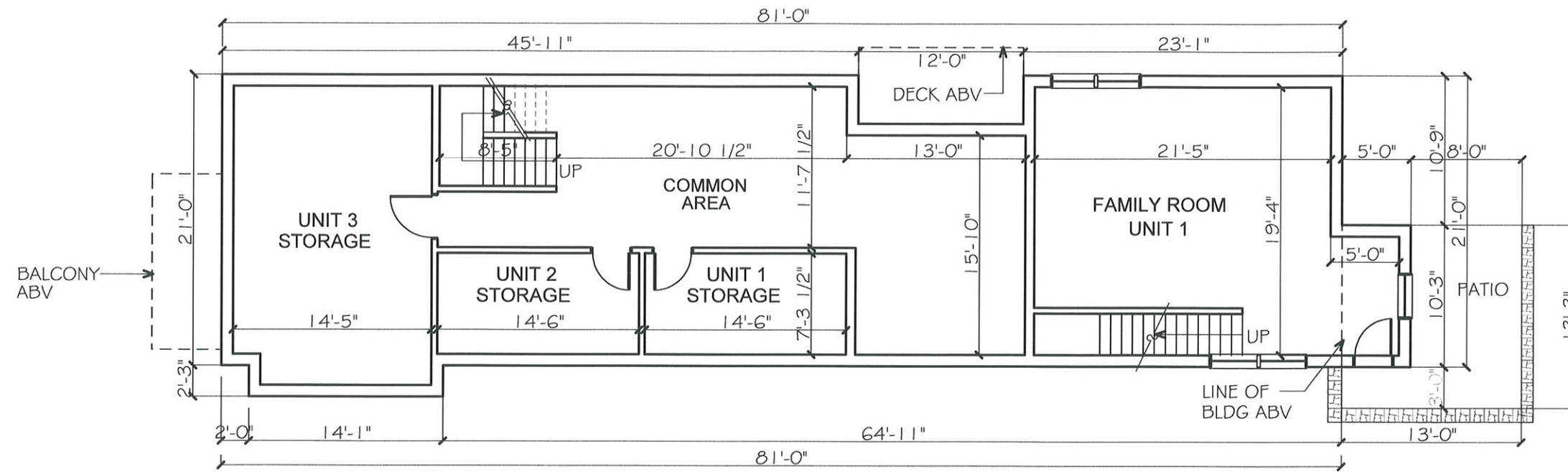
REVISION / ISSUE DATE

|                 |             |
|-----------------|-------------|
| SP APPL - REV 2 | 11 OCT 2012 |
| SP APPL - REV   | 5 OCT 2012  |
| SP APPLICATION  | 28 AUG 2012 |
| HPC AGREEMENT   | 14 AUG 2012 |

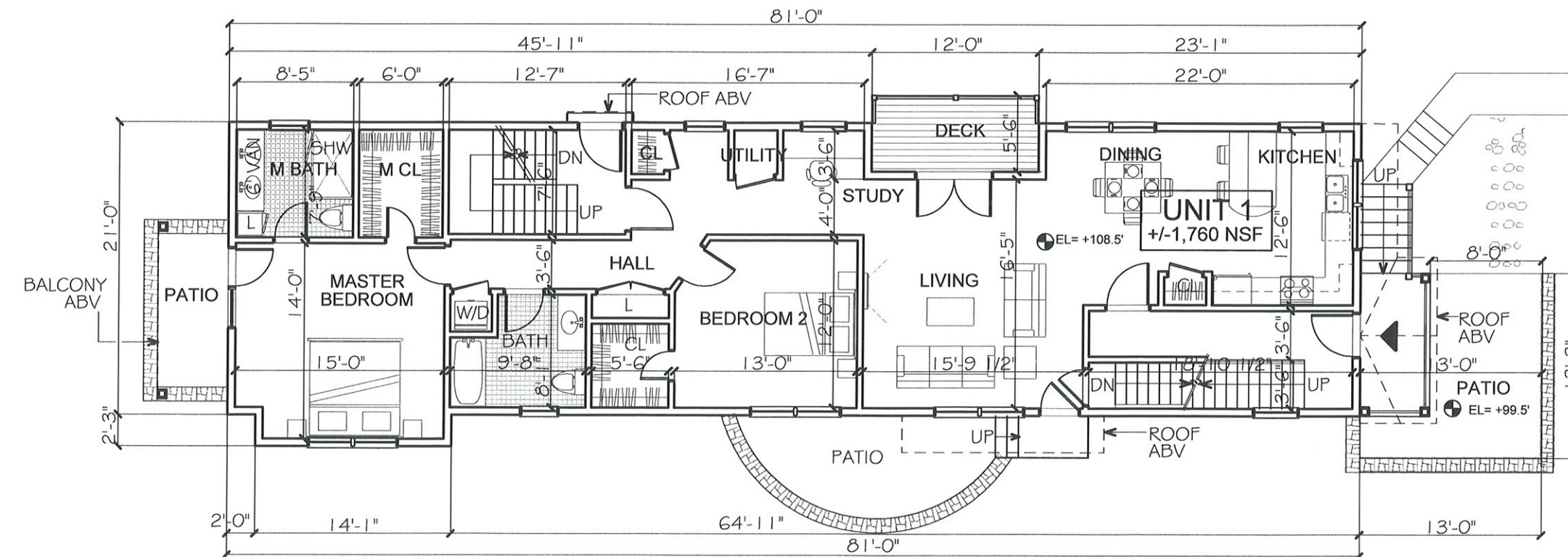
|          |             |
|----------|-------------|
| DRAWN BY | REVIEWED BY |
| DM       | PQ          |

SHEET

A-1



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



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

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1955 MASS AVE, SUITE 4  
CAMBRIDGE, MA 02140  
PH 617-354-3989 FAX 617-868-0280

SEAL

PROJECT

146 HUDSON

146 HUDSON STREET  
SOMERVILLE, MA

PREPARED FOR

HUDSON STREET LLC  
DANVERS, MA

DRAWING TITLE

FLOOR PLANS  
(BASEMENT & FIRST)

SCALE AS NOTED

REVISION / ISSUE DATE

SP APPL - REV 5 OCT 2012

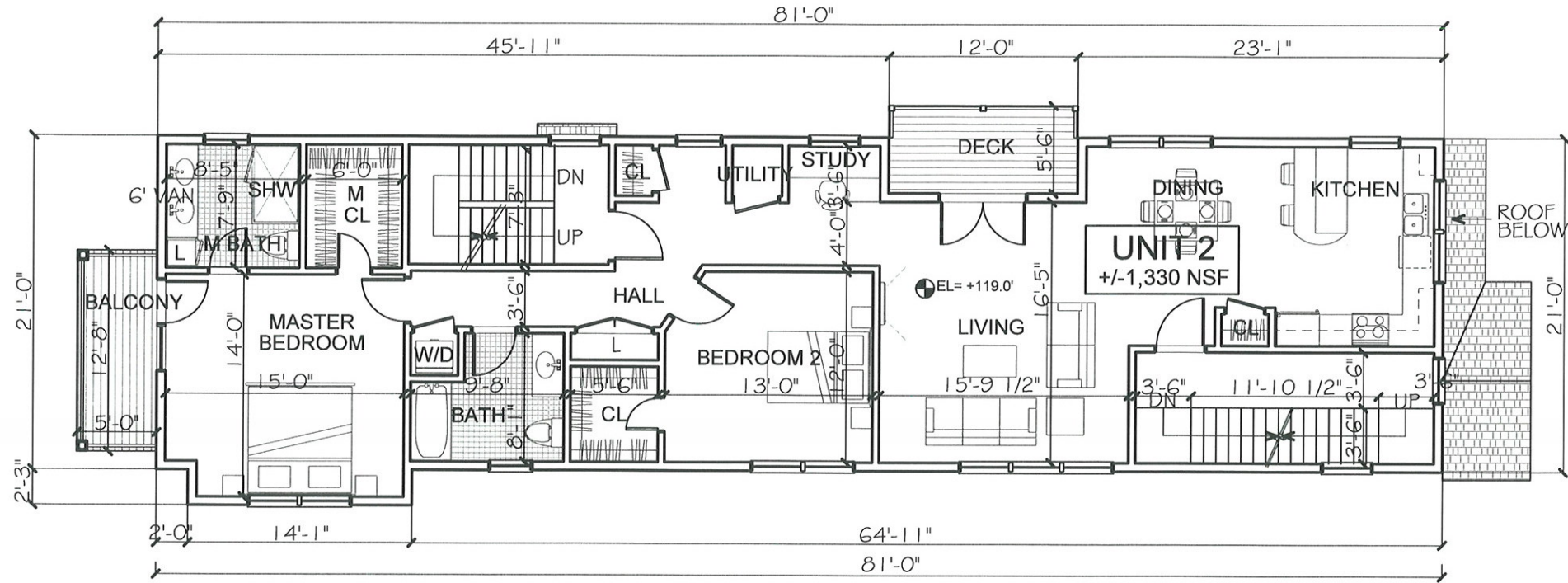
SP APPLICATION 28 AUG 2012

HPC AGREEMENT 14 AUG 2012

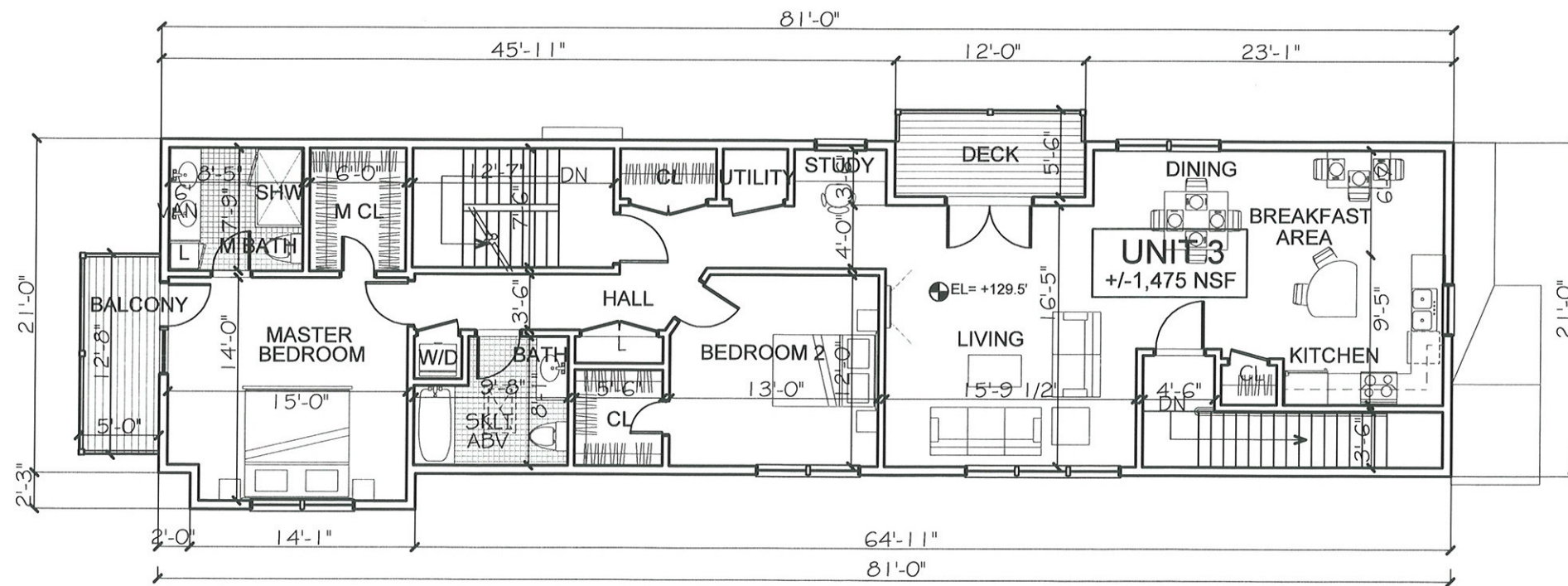
DRAWN BY DM REVIEWED BY PQ

SHEET

A-2



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



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

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1955 MASS AVE, SUITE 4  
CAMBRIDGE, MA 02140  
PH 617-354-3989 FAX 617-868-0280

SEAL

PROJECT

146 HUDSON

146 HUDSON STREET  
SOMERVILLE, MA

PREPARED FOR

HUDSON STREET LLC  
DANVERS, MA

DRAWING TITLE

FLOOR PLANS  
(SECOND & THIRD)

SCALE AS NOTED

REVISION / ISSUE DATE

SP APPL - REV 5 OCT 2012

SP APPLICATION 28 AUG 2012

HPC AGREEMENT 14 AUG 2012

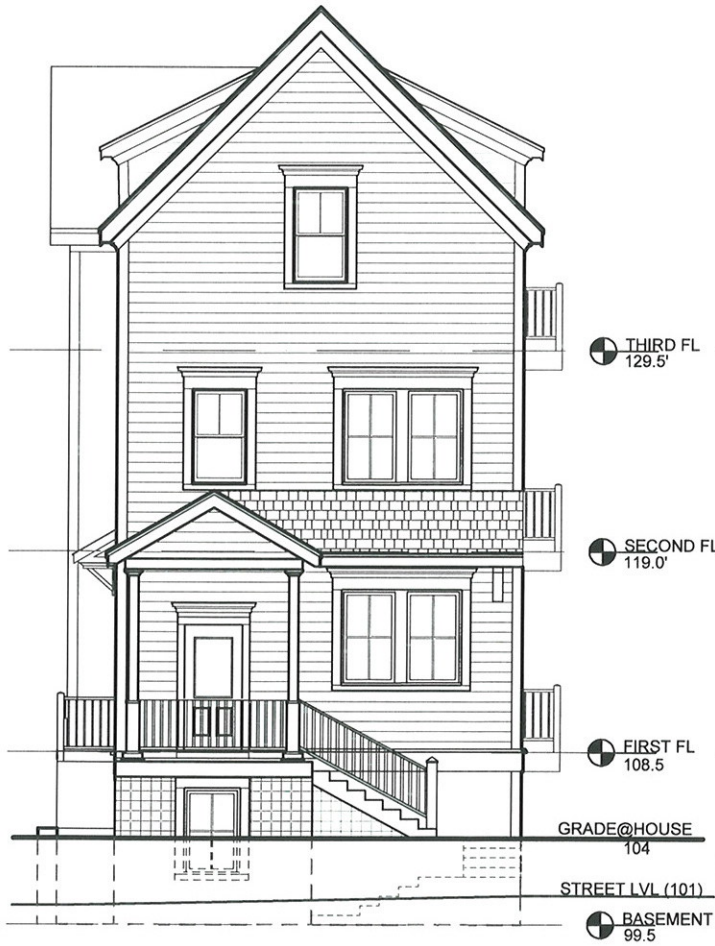
DRAWN BY DM REVIEWED BY PQ

SHEET

A-3



2 RIGHT SIDE (WEST) ELEVATION  
SCALE: 1/10"=1'-0"



1 FRONT (NORTH) ELEVATION  
SCALE: 1/10"=1'-0"

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1955 MASS AVE, SUITE 4  
CAMBRIDGE, MA 02140  
PH 617-354-3989 FAX 617-868-0280

SEAL

PROJECT

146 HUDSON  
146 HUDSON STREET  
SOMERVILLE, MA

PREPARED FOR

HUDSON STREET LLC  
DANVERS, MA

DRAWING TITLE

ELEVATIONS  
(NORTH & WEST)

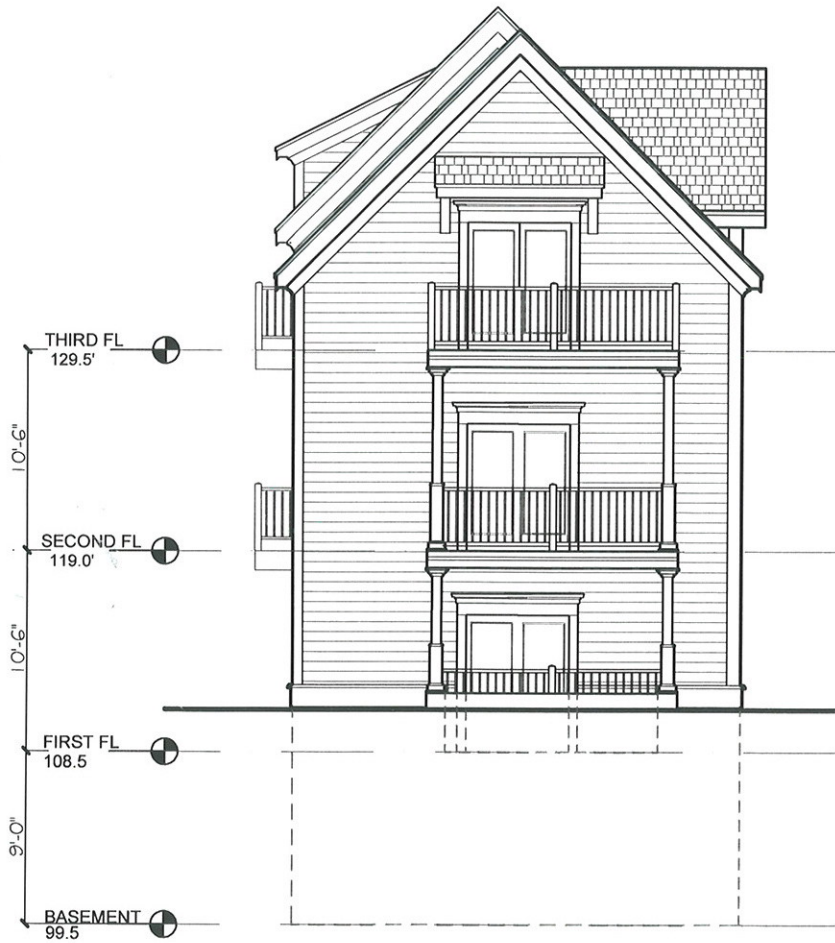
SCALE AS NOTED

REVISION / ISSUE DATE

|                |                   |
|----------------|-------------------|
| SP APPL - REV  | 5 OCT 2012        |
| SP APPLICATION | 28 AUG 2012       |
| HPC AGREEMENT  | 14 AUG 2012       |
| DRAWN BY<br>DM | REVIEWED BY<br>PQ |

SHEET

A-4



1 REAR (SOUTH) ELEVATION  
SCALE: 1/10"=1'-0"



2 LEFT SIDE (EAST) ELEVATION  
SCALE: 1/10"=1'-0"

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1955 MASS AVE, SUITE 4  
CAMBRIDGE, MA 02140  
PH 617-354-3989 FAX 617-868-0280

SEAL

PROJECT

146 HUDSON

146 HUDSON STREET  
SOMERVILLE, MA

PREPARED FOR

HUDSON STREET LLC  
DANVERS, MA

DRAWING TITLE

ELEVATIONS  
(SOUTH & EAST)

SCALE AS NOTED

REVISION / ISSUE DATE

|                |             |
|----------------|-------------|
| SP APPL - REV  | 5 OCT 2012  |
| SP APPLICATION | 28 AUG 2012 |
| HPC AGREEMENT  | 14 AUG 2012 |

|                |                   |
|----------------|-------------------|
| DRAWN BY<br>DM | REVIEWED BY<br>PQ |
|----------------|-------------------|

SHEET

A-5