

Z:\DCADDWG\Highland-346\Drawings\Highland 346 - Title Sheet & 3D street views.dwg, 6/3/2016 9:38:37 AM

REDEVELOPMENT OF 346 HIGHLAND AVE

346 HIGHLAND AVE, SOMERVILLE, MA 02144



PREPARED BY:

ARCHITECT

PETER QUINN
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259 ELM ST, STE 301
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PH (617) 354 3989

SURVEYOR

LAND MAPPING INC
10 ANDREW SQUARE, SUITE 201B
SOUTH BOSTON, MA 02127
PH (857) 544 3061

LIST OF DRAWINGS				
GENERAL		SP SET 21 OCT 2015	SP REV1 12 MAY 2016	SP REV2 03 JUN 2016
T1	TITLE SHEET	X	X	X
	EXISTING PLOT PLAN		X	X
	EXISTING CONDITIONS PLAN			X
Z1.0	ZONING COMPLIANCE	X	X	X
Z1.1	ZONING COMPLIANCE	X	X	X

ARCHITECTURAL				
A0.1	3D VIEWS	X	X	X
A0.2	RENDERED ELEVATION (HIGHLAND AVE)		X	X
A0.3	RENDERED ELEVATION (WILLOW AVE)		X	X
A1.0	BASEMENT PLAN	X	X	X
A1.1	FIRST FLOOR PLAN / SITE PLAN	X	X	X
A1.2	SECOND FLOOR PLAN	X	X	X
A1.3	THIRD FLOOR PLAN	X	X	X
A1.4	FOURTH FLOOR PLAN	X	X	X
A2.1	FRONT ELEVATION (HIGHLAND AVE)	X	X	X
A2.2	RIGHT ELEVATION	X	X	X
A2.3	REAR ELEVATION	X	X	X
A2.4	LEFT ELEVATION (WILLOW AVE)	X	X	X



LOCUS PLAN

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COMMUNITY DESIGN

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SEAL



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PROJECT

REDEVELOPMENT
346 HIGHLAND AVE

346 HIGHLAND AVE
SOMERVILLE, MA 02144

PREPARED FOR

NEWMARKET
PROPERTIES LLC

7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

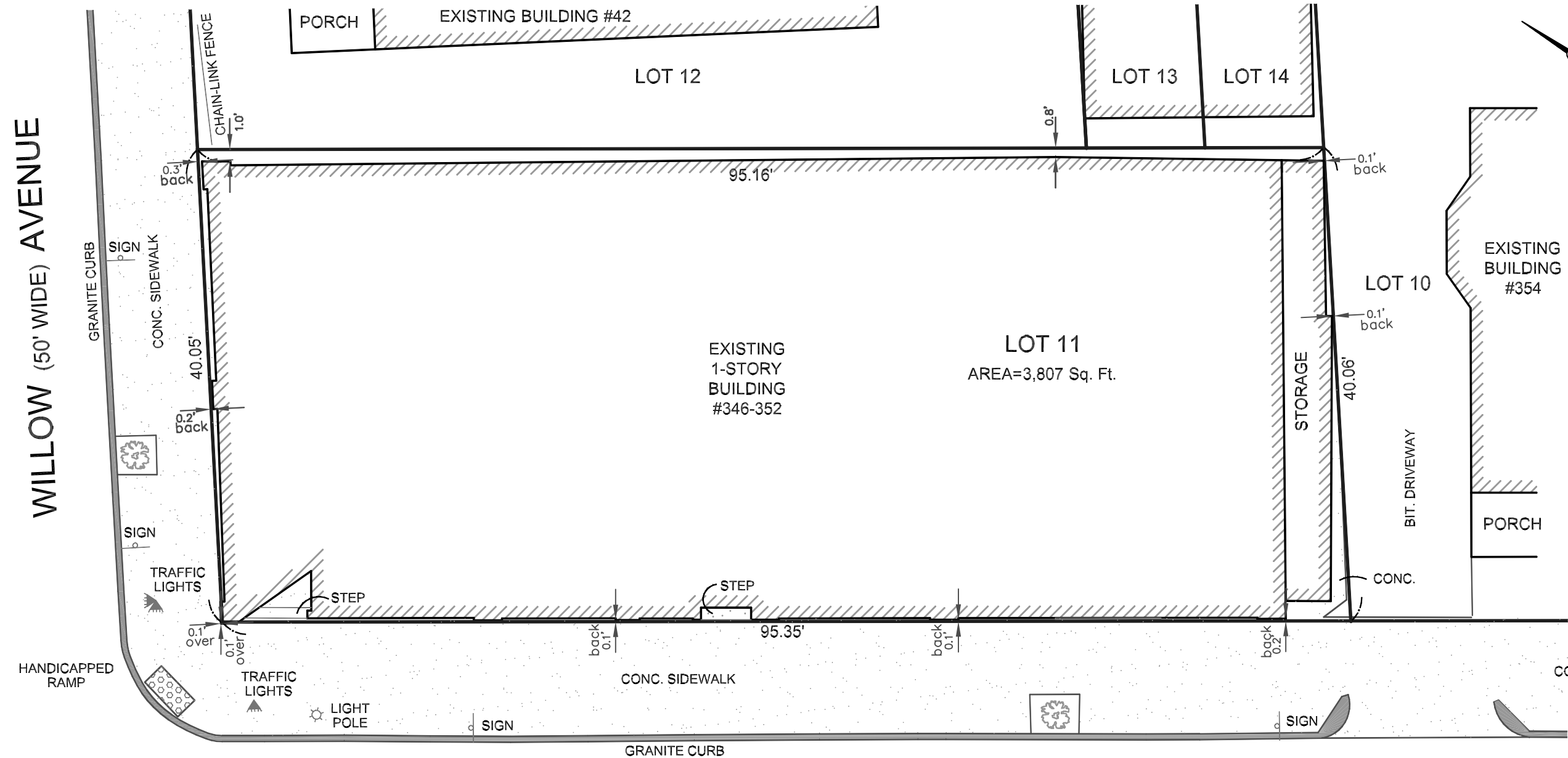
COVER SHEET

SCALE AS NOTED

REVISION	DATE
SP REV2	03 JUN 2016
SP REV1	12 MAY 2016
SP SET	21 OCT 2015
DRAWN BY YC	REVIEWED BY PQ

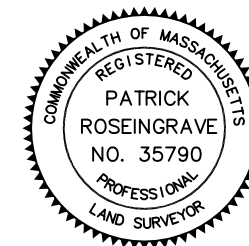
SHEET

T1



NOTES:

- * Scale 1inch = 10 ft.
- * Assessors Ref.: Map 25, Block C. Lot 11
- * Deed Ref...: Book 12073 Page 533
- * Plan Ref.: Plan Book 154 Plan 8
Plan No. 620 of 1965
LC Plan 20654A
- * Zone: NB

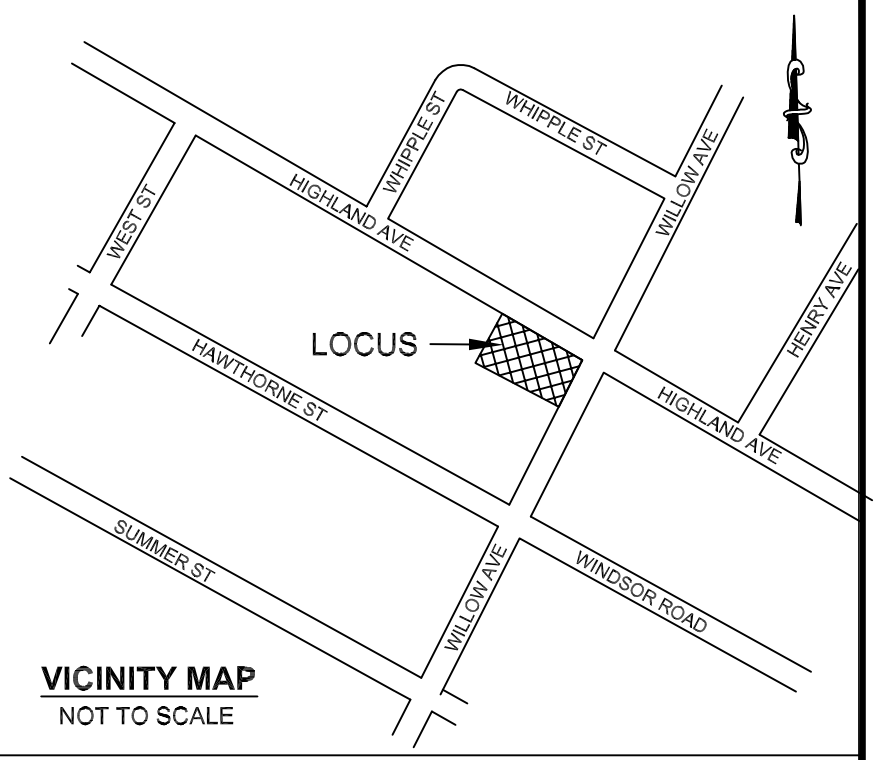
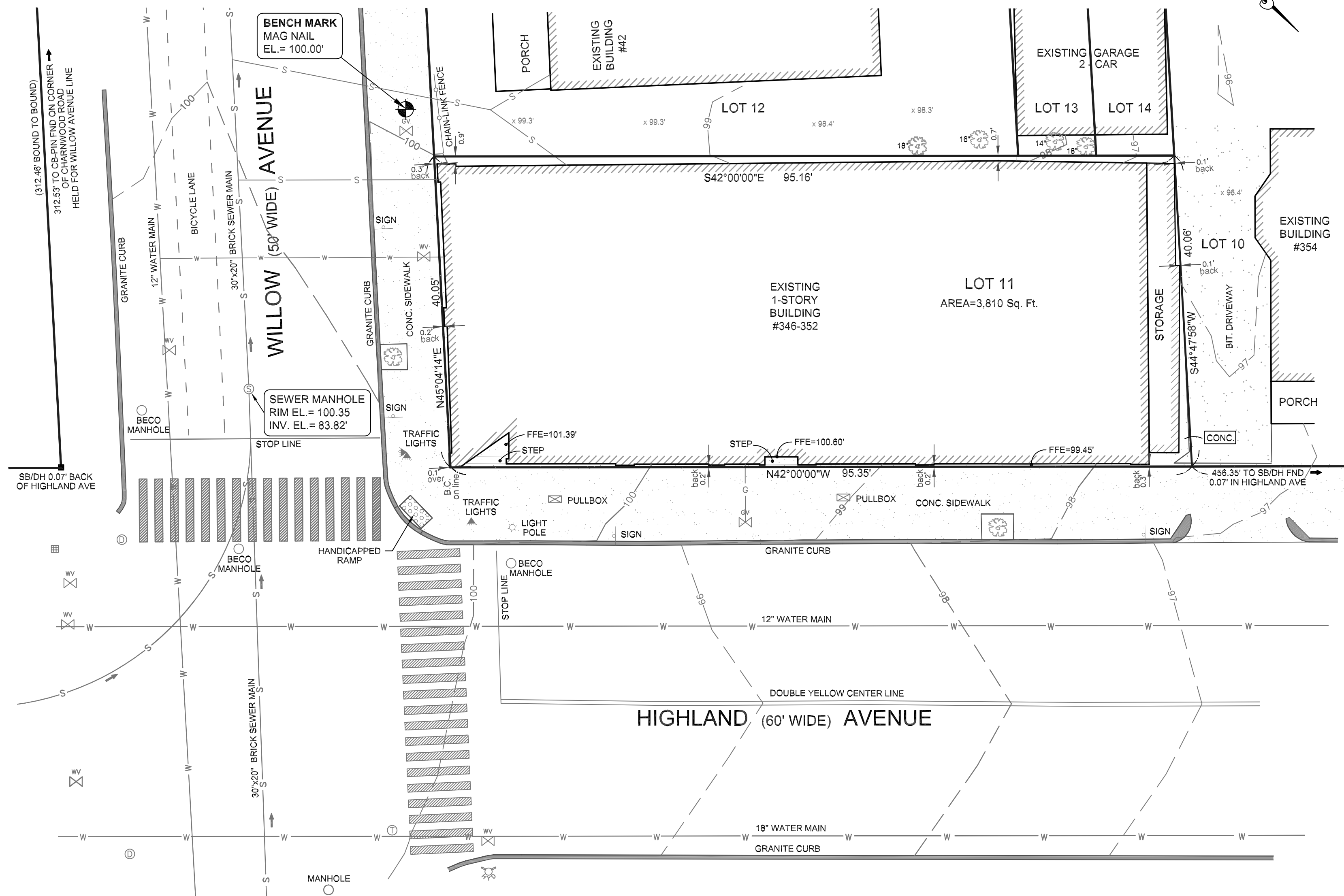


Patrick Roseingrave
Patrick J. Roseingrave
Professional Land Surveyor

Plot Plan
346-352 Highland Avenue
Somerville, MA 02190



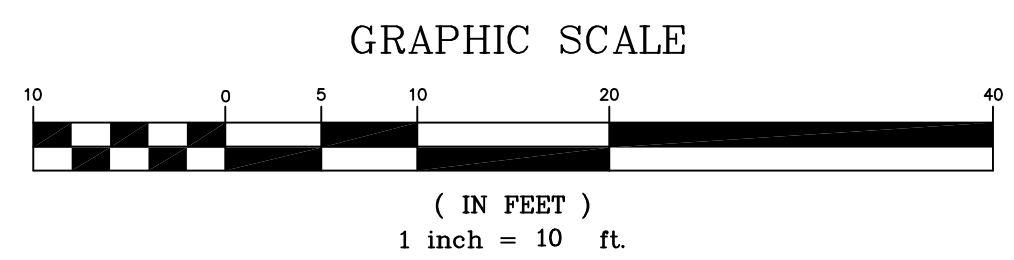
10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com
Date: August 13, 2015



- NOTES:**
- * Scale 1 inch = 10 ft.
 - * Assessors Ref.: Map 25, Block C. Lot 11
 - * Deed Ref.: Book 12073 Page 533
 - * Plan Ref.: Plan Book 154 Plan 8
 - Plan No. 620 of 1965
 - LC Plan 20654A
 - * Zone: NB
 - * Elevations shown based on assumed datum.
 - * Additional utilities may exist that are not shown on this plan. Prior to any construction, contact DIG-SAFE (1-800-344-7233) to field verify location of all utilities.

LEGEND

- | | | | |
|-------|-----------------------|--|----------------------|
| B.C. | BUILDING CORNER | | GAS GATE |
| CONC. | CONCRETE | | WATER GATE |
| EL. | ELEVATION | | HYDRANT |
| FFE | FIRST FLOOR ELEVATION | | SEWER LINE |
| INV. | INVERT | | WATER LINE |
| | FLOW DIRECTION | | CONTOUR |
| | CATCH BASIN | | SPOT GRADE |
| | DRAIN MANHOLE | | TREE (14" DIAMETER) |
| | SEWER MANHOLE | | |



Patrick J. Roseingrave
 Patrick J. Roseingrave
 Professional Land Surveyor

Existing Conditions
 346-352 Highland Avenue
 Somerville, MA 02144

LAND MAPPING
 10 Andrew Square, Suite 201B
 South Boston, MA 02127
 Tel. 857-544-3061
 www.land-mapping.com
 Date: August 15, 2015

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HIGHLAND 346 - DIMENSIONAL TABLE - NB ZONING DISTRICT - SP PER §7.11, SP PER §4.4.1

ITEM	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	NA	3,807	3,807	COMPLIES
MIN LOT AREA / UNIT	875	NA	951	COMPLIES
MAX GROUND COVERAGE (%)	80	96%	71%	COMPLIES
MIN LANDSCAPE AREA (% OF LOT)	10	0	13%	COMPLIES
PERVIOUS AREA (% OF LOT)	NA	0	27%	COMPLIES
FLOOR AREA RATIO (FAR)	2.0	0.85	2.0	COMPLIES
NET FLOOR AREA (NSF)	50,450	3,225-SF	7,647-SF	COMPLIES
MAX HEIGHT (FT/STORIES)	42/4 PER §8.6.18	±13.4' / 1	±41.7' / 4	COMPLIES
MIN FRONT YARD (FT)	NA	0.1' OVER	0'	COMPLIES
MIN SIDE YARD - LEFT (FT)	NA	0.1' OVER	0'	EXTG NON-CONFORMING, NO CHANGE
MIN SIDE YARD - RIGHT (FT)	NA	0.1'	0.5'	COMPLIES
MIN REAR YARD (FT)	16 *	0.8'	10'	COMPLIES
MIN FRONTAGE (FT)	NA	40.05'	40.05'	COMPLIES
MIN NO. OF PARKING SPACES	8 **	0	4	REQUIRES RELIEF
MIN NO. BIKE PARKING SPACES	0	0	0	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.
SEE DIMENSIONAL SITE PLAN FOR REFERENCE ON SHEET A1.1.

*REAR YARD CALCULATION PER §8.5
10' + 2 FEET PER NUMBER OF FLOORS ABOVE GROUND FLOOR =
10' + (2' X 3) = 16' REQUIRED REAR YARD

**NUMBER OF REQUIRED PARKING SPACE PER §9.5
RESIDENTIAL
(3) 1 OR 2-BR UNITS AT 1.5 PER UNIT = 3X1.5 = 4.5
(1) 3-BR UNITS AT 2 PER UNIT = 1X2 = 2
COMMERCIAL
1 PARKING SPACE PER 500-SF RETAIL = 900/500 = 1.8

6.5 RES

+1.8 COMM
8.3 = 8 PARKING SPACES REQUIRED

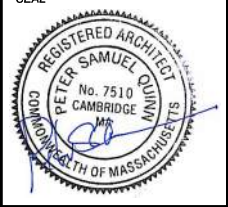
SEE SHEET A1.1 SITE PLAN AND A1.4 FOURTH FLOOR PLAN FOR DIMENSION COMPLIANCE AND SETBACKS

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SEAL



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SITE
REDEVELOPMENT

346 HIGHLAND AVE
SOMERVILLE, MA 02144

PREPARED FOR

NEWMARKET
PROPERTIES LLC

R7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

ZONING
COMPLIANCE

SCALE AS NOTED

REVISION	DATE
SP SET	12 MAY 2016
SP SET	21 OCT 2015
DRAWN BY MY	REVIEWED BY PQ

SHEET

Z1.0

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DRAWING TITLE

3D VIEWS

SCALE AS NOTED

REVISION	DATE
SP REV2	03 JUN 2016
SP REV1	12 MAY 2016
SP SET	21 OCT 2015
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SHEET

A0.1

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SOMERVILLE, MA 02144

PREPARED FOR

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7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

STREETSCAPE
(HIGHLAND AVE)

SCALE AS NOTED

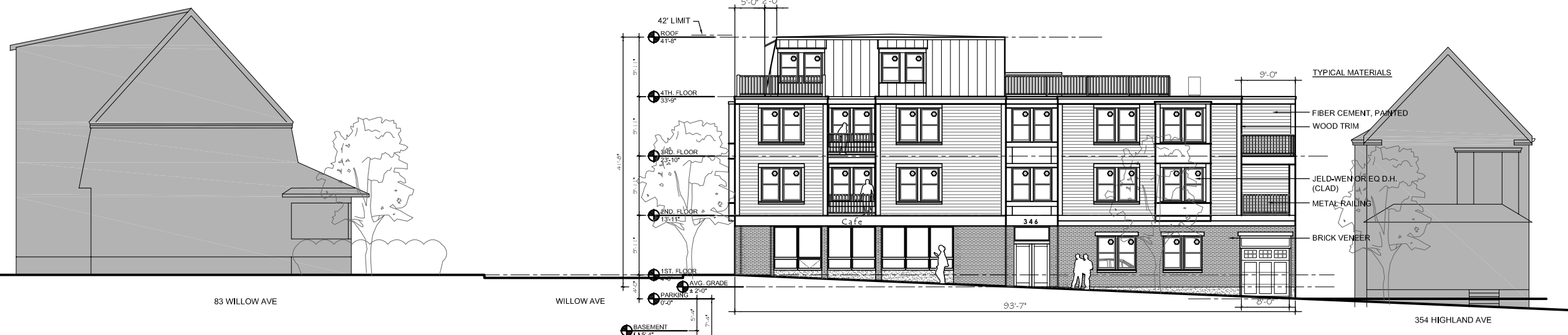
REVISION	DATE
SP REV2	03 JUN 2016
SP REV1	12 MAY 2016
SP SET	21 OCT 2015
DRAWN BY YC	REVIEWED BY PQ

SHEET

A0.2



SCALE: 1" = 10'-0"



1 ELEVATION - HIGHLAND AVE
SCALE: 1" = 20'-0"

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SCALE: 1" = 10'-0"



1 ELEVATION - WILLOW AVE
SCALE: 1" = 20'-0"

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REDEVELOPMENT
346 HIGHLAND AVE

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7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

STREETSCAPE
(WILLOW AVE)

SCALE AS NOTED

REVISION	DATE
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SP REV2	03 JUN 2016
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SP REV1	12 MAY 2016
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SP SET	21 OCT 2015
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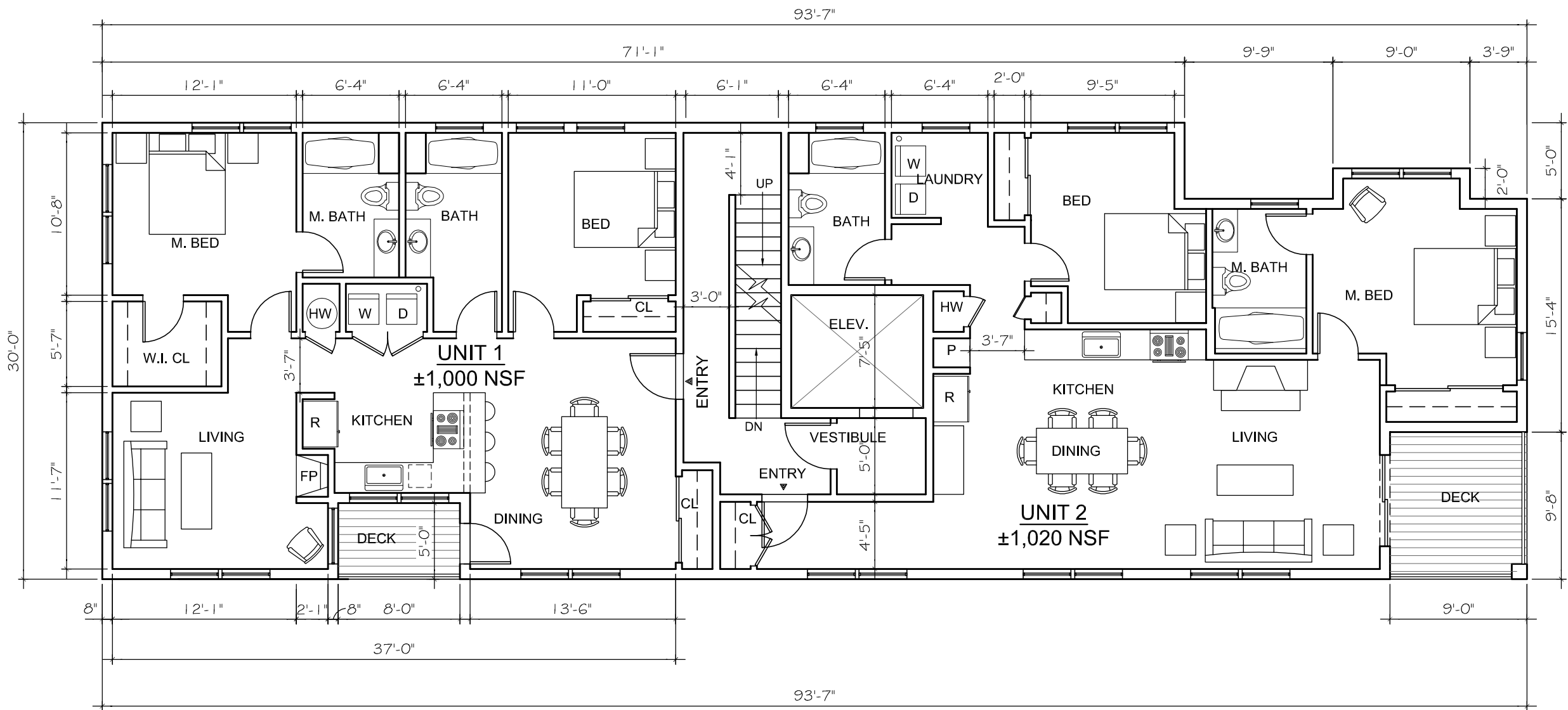
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SHEET

A0.3



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

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346 HIGHLAND AVE

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WAKEFIELD, MA 01880

DRAWING TITLE

SECOND
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
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SP SET	12 MAY 2016
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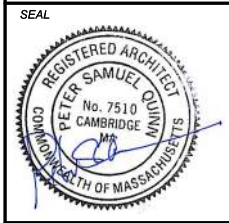
SP SET	21 OCT 2015
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SHEET

A1.2

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346 HIGHLAND AVE

346 HIGHLAND AVE
SOMERVILLE, MA 02144

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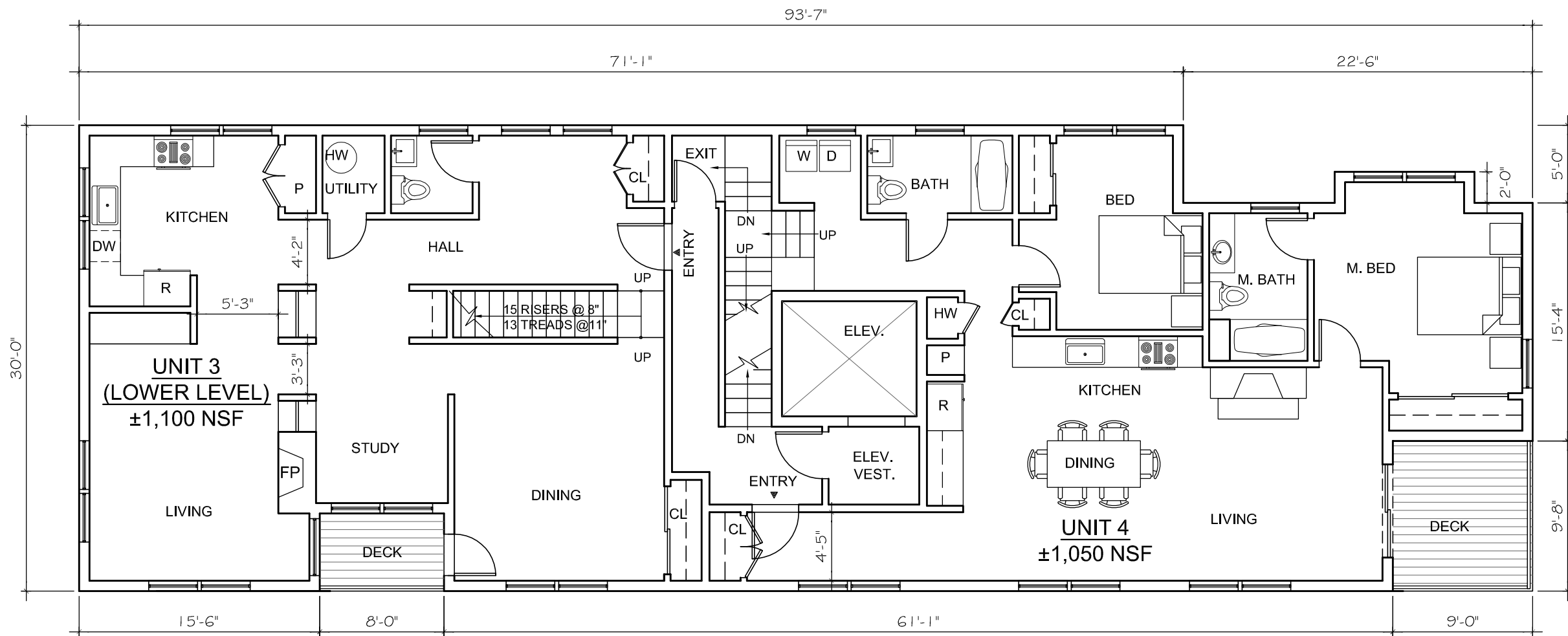
R7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

DRAWING TITLE
THIRD
FLOOR PLAN

SCALE AS NOTED	
REVISION	DATE
SP SET	12 MAY 2016
SP SET	21 OCT 2015
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

A1.3



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

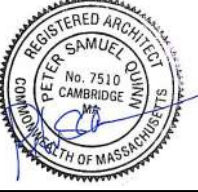
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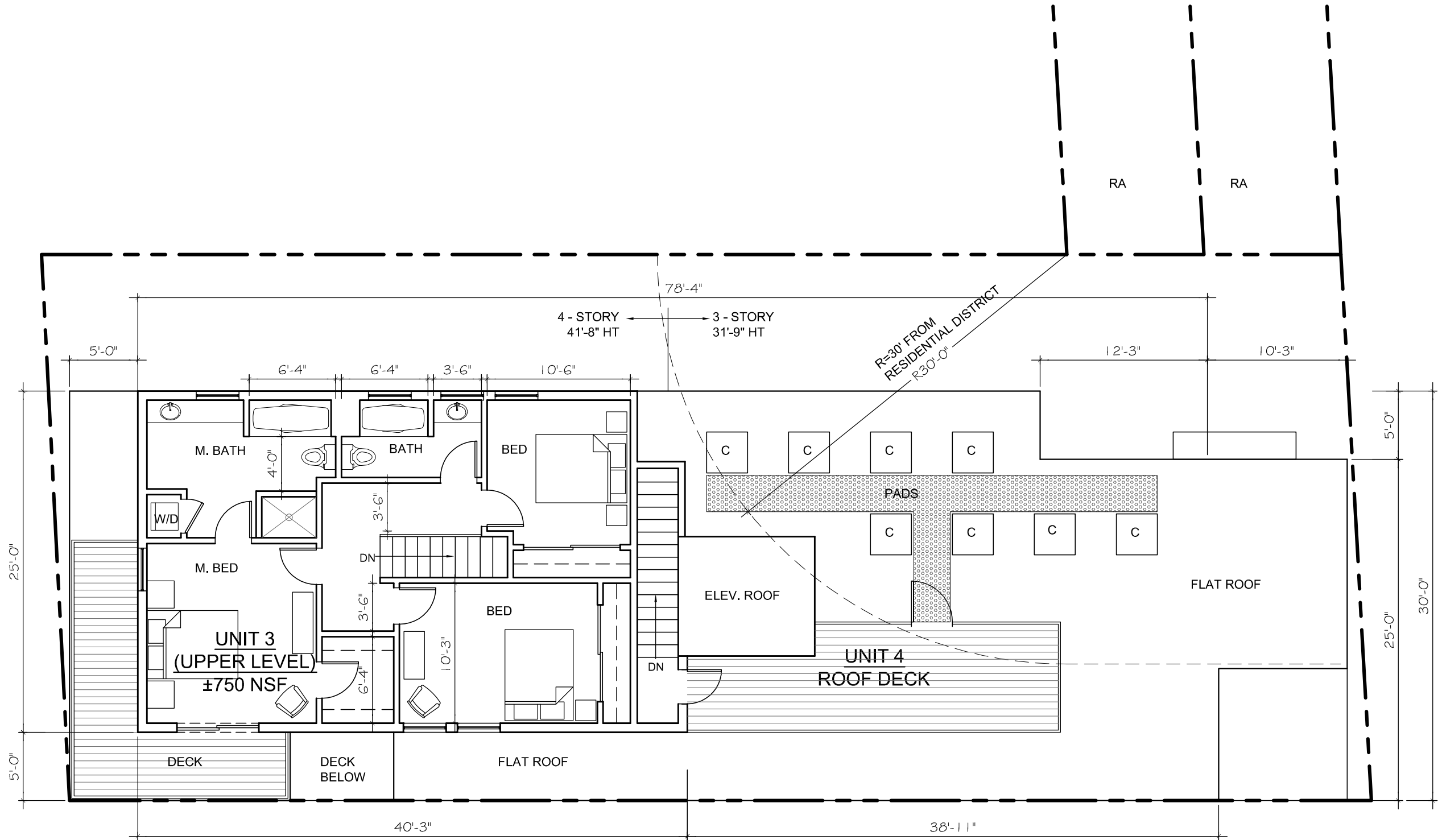
FOURTH
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
SP REV2	26 MAY 2016
SP REV1	12 MAY 2016
SP SET	21 OCT 2015
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

A1.4



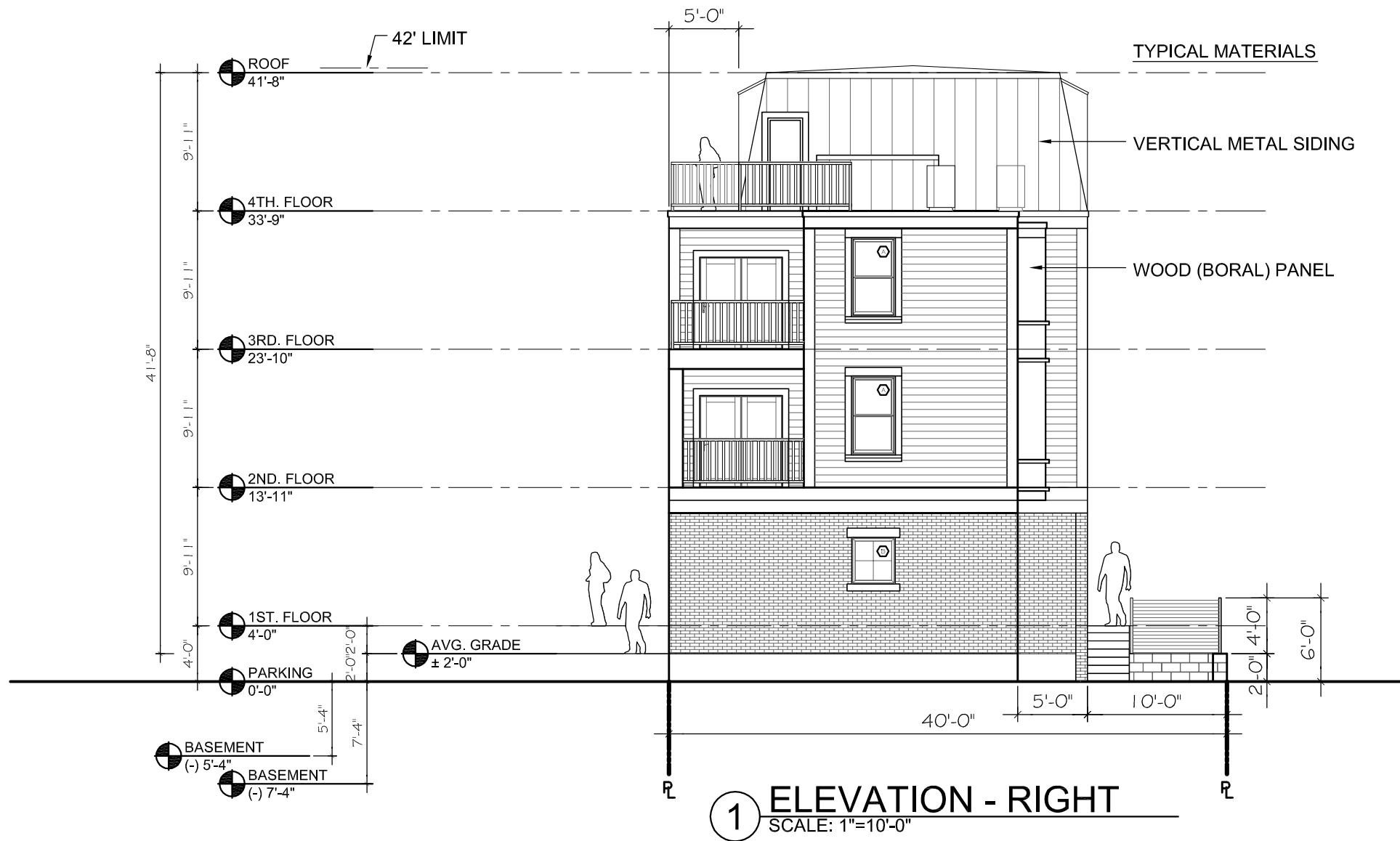
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FOURTH FLOOR PLAN

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



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DRAWING TITLE

ELEVATION
- WILLOW AVE

SCALE AS NOTED

REVISION	DATE
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SP REV2	03 JUN 2016
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SP REV1	12 MAY 2016
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SP SET	21 OCT 2015
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SHEET

A2.2

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DRAWING TITLE

ELEVATION
- REAR

SCALE AS NOTED

REVISION	DATE
SP REV2	03 JUN 2016
SP REV1	12 MAY 2016
SP SET	21 OCT 2015
DRAWN BY MN	REVIEWED BY PQ

SHEET

A2.3



1 ELEVATION - REAR
SCALE: 1"=10'-0"

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PROPERTIES LLC

7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

DRAWING TITLE
ELEVATION
- SIDE

SCALE AS NOTED

REVISION	DATE
SP REV2	03 JUN 2016
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SP SET	21 OCT 2015
DRAWN BY MN	REVIEWED BY PQ

SHEET

A2.4