



SEVEN-UNIT DEVELOPMENT
129 HIGHLAND AVE
SOMERVILLE, MA



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

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

PROJECT

129 HIGHLAND
129 HIGHLAND AVE
SOMERVILLE, MA

PREPARED FOR

ENJ CONTRACTING
AND DEVELOPMENT
DANVERS, MA

DRAWING TITLE

COVER SHEET

SCALE AS NOTED

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REV #2	27 AUG 2012
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RECORD OWNER
MARTIN KOYTILA, TRUSTEE
OF THE ANGELLI REALTY TRUST
BOOK 39185 PAGE 279

LAND COURT PLAN NO. 37938-A

N/F
LAUREN J. SLATER
LOT A
BK. 7670 PG. 496
ASSESSORS MAP 50, BLOCK F
LOT 38

N/F
KEVIN F. SMITH
LOT A
BK. 7670 PG. 496
ASSESSORS MAP 50, BLOCK F
LOT 37

N/F
SCOTT D. WANKEL
& COLLEEN M. HANSEL
BK. 48178 PG. 314
PLAN BOOK 341
PLAN 20
ASSESSORS MAP 50,
BLOCK F
LOT 2

N/F
MATTHIAS
MACHOWINSKI
& LILO P. ZSOLNAY
BK. 44148 PG. 83
PLAN BOOK 341
PLAN 20
ASSESSORS MAP 50,
BLOCK F
LOT 3

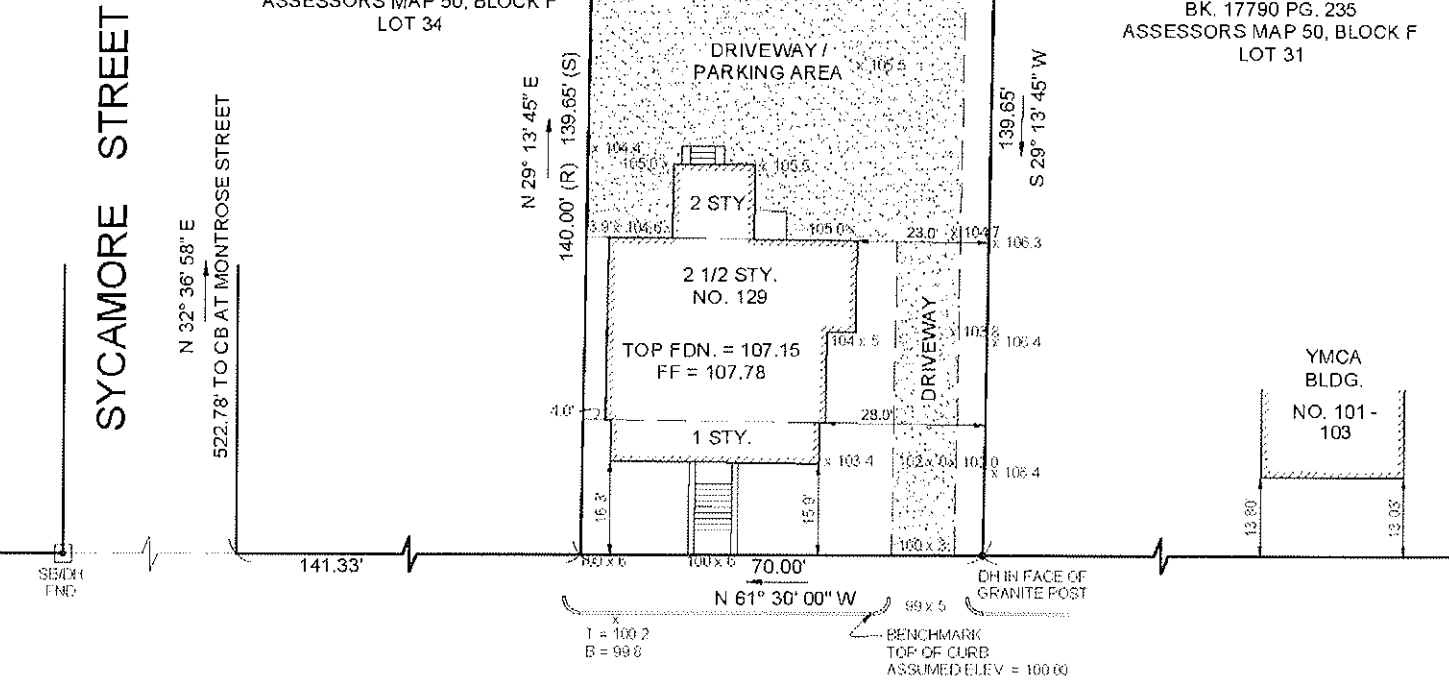
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N/F
CLARE ELAINE STANLEY
BK. 33487 PG. 30
WESTERLY PORTION OF LOT E
PLAN BOOK 341 PLAN 20
ASSESSORS MAP 50, BLOCK F
LOT 4

N/F
THE HIGHLAND MASONIC
TEMPLE ASSOCIATION, INC.
BK. 17790 PG. 235
ASSESSORS MAP 50, BLOCK F
LOT 31

N/F
SOMERVILLE
PLACE, INC.
BK. 27256 PG. 544
ASSESSORS MAP 50, BLOCK F
LOT 34



- 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

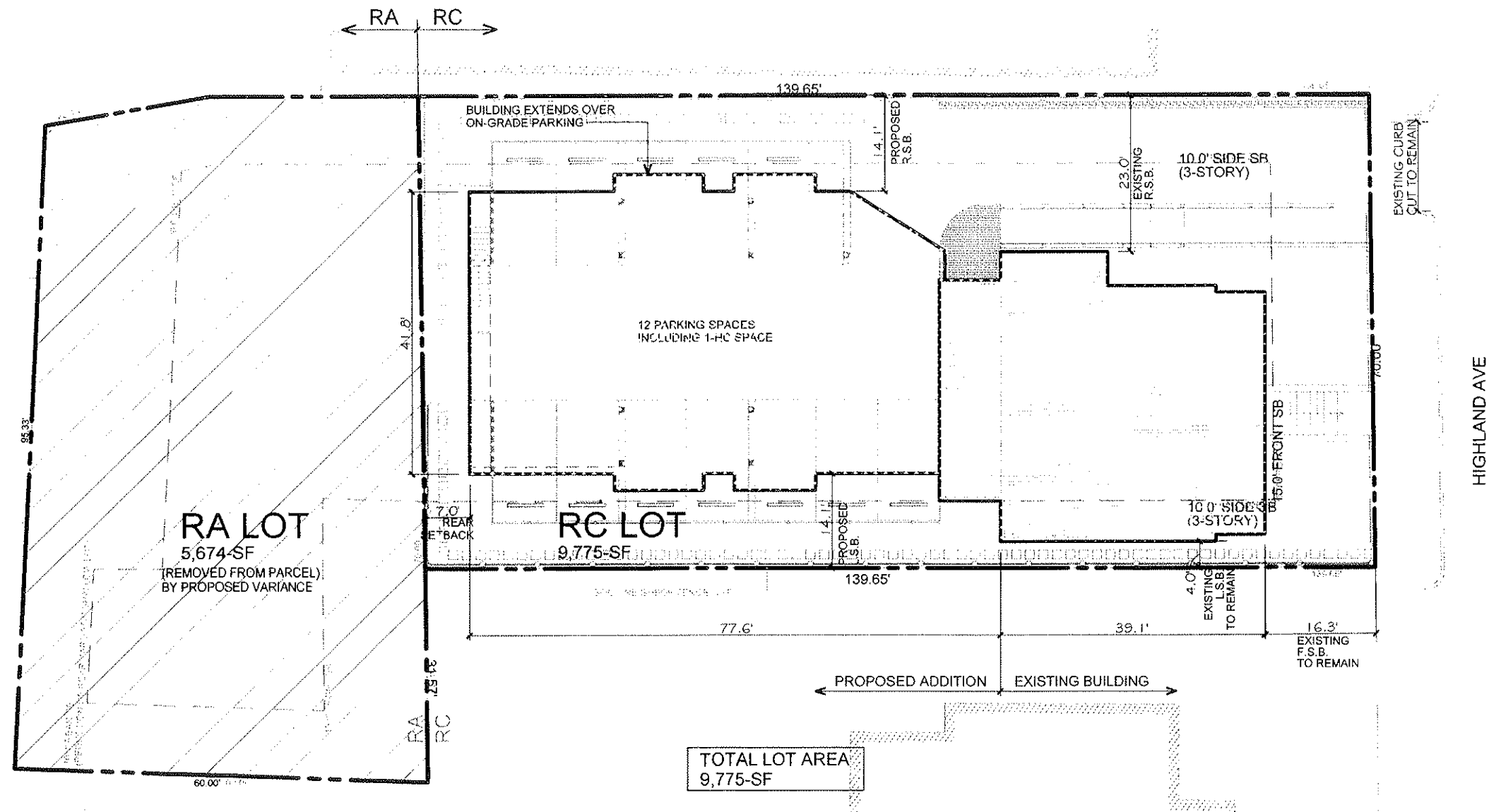
0 20' 40' 60'



SCALE: 1" = 20'-0"

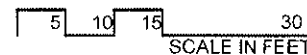
JANUARY 5, 2012

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



DIMENSIONAL LAYOUT SITE PLAN

SCALE: 1"=20'-0"



SCALE IN FEET

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

PETER QUINN ARCHITECTS
1904 MASS AVE, 2ND FLOOR
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PROJECT

129 HIGHLAND

129 HIGHLAND AVE
SOMERVILLE, MA

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ZONING
COMPLIANCE
SHEET 1 OF 3

SCALE AS NOTED

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Z-1

DATE PRINTED: Thursday, September 27, 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% RC 28.3%	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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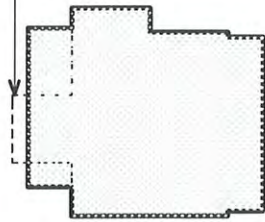
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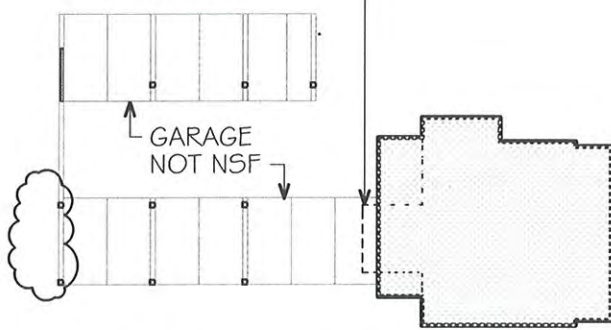
SHEET
Z-2

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



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

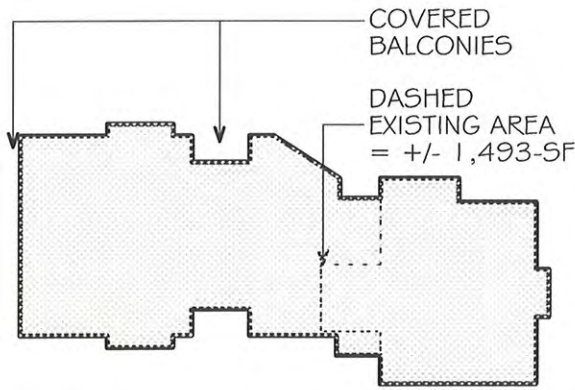
DASHED EXISTING AREA
= +/- 1,726-SF



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

COVERED
BALCONIES

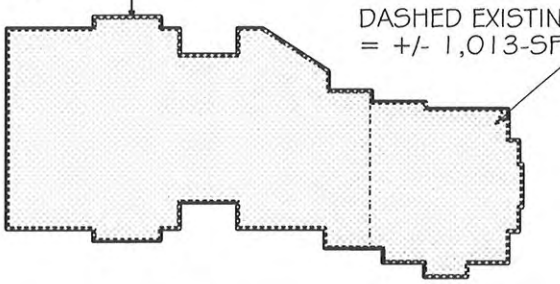
DASHED
EXISTING AREA
= +/- 1,493-SF



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

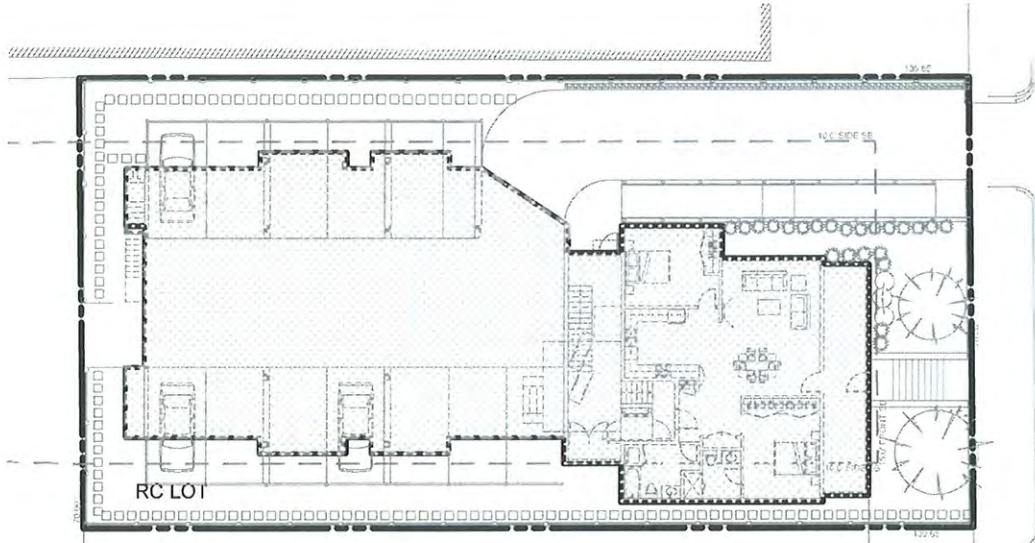
5' WALL HT

DASHED EXISTING AREA
= +/- 1,013-SF



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

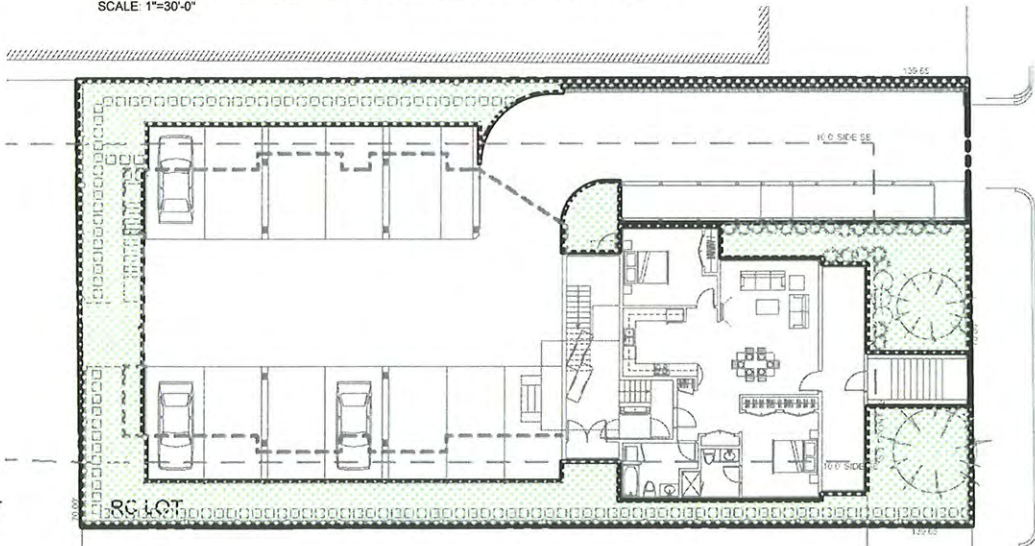
RA LOT



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

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

RA LOT



LANDSCAPE AREA = 2,766-SF (HATCHED) = 28.3%
RC LOT AREA = 9,775-SF

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



	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
BASEMENT/MECH EXCLUDED AREA PER THE BYLAW	1,726-SF	1,850-SF

BUILDING AREA CALCULATIONS
PER SOMERVILLE DEFINITION OF NET FLOOR AREA



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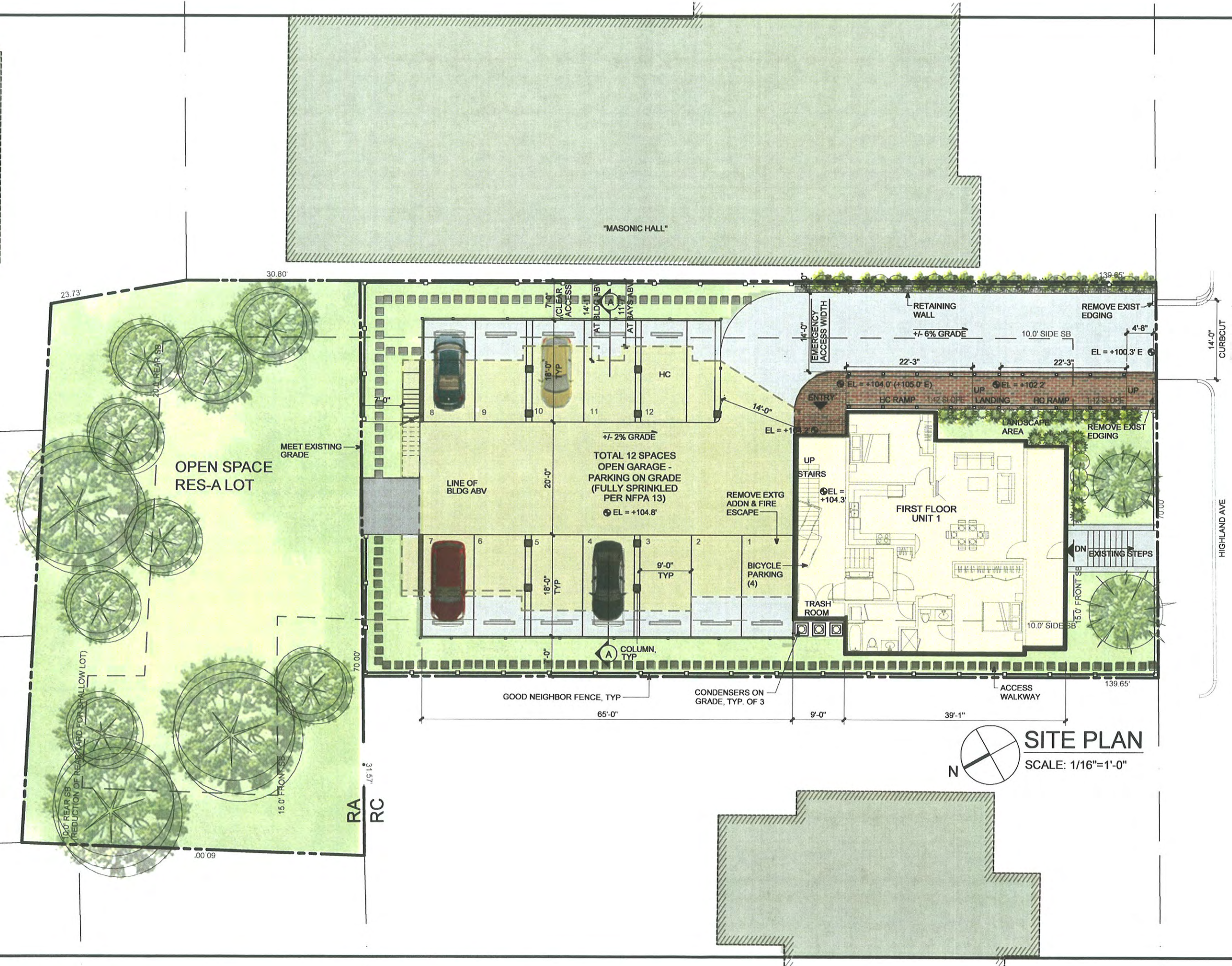
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VIEWS

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SITE PLAN REV 6 JUNE 2012

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SHEET

A-0R



VIEW FROM HIGHLAND AVE.



VIEW FROM LEFT SIDE AND REAR



VIEW FROM REAR

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3D VIEWS

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A0.1

"MASONIC HALL"

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FIRST FLOOR/
PARKING LEVEL

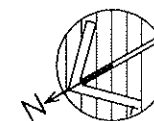
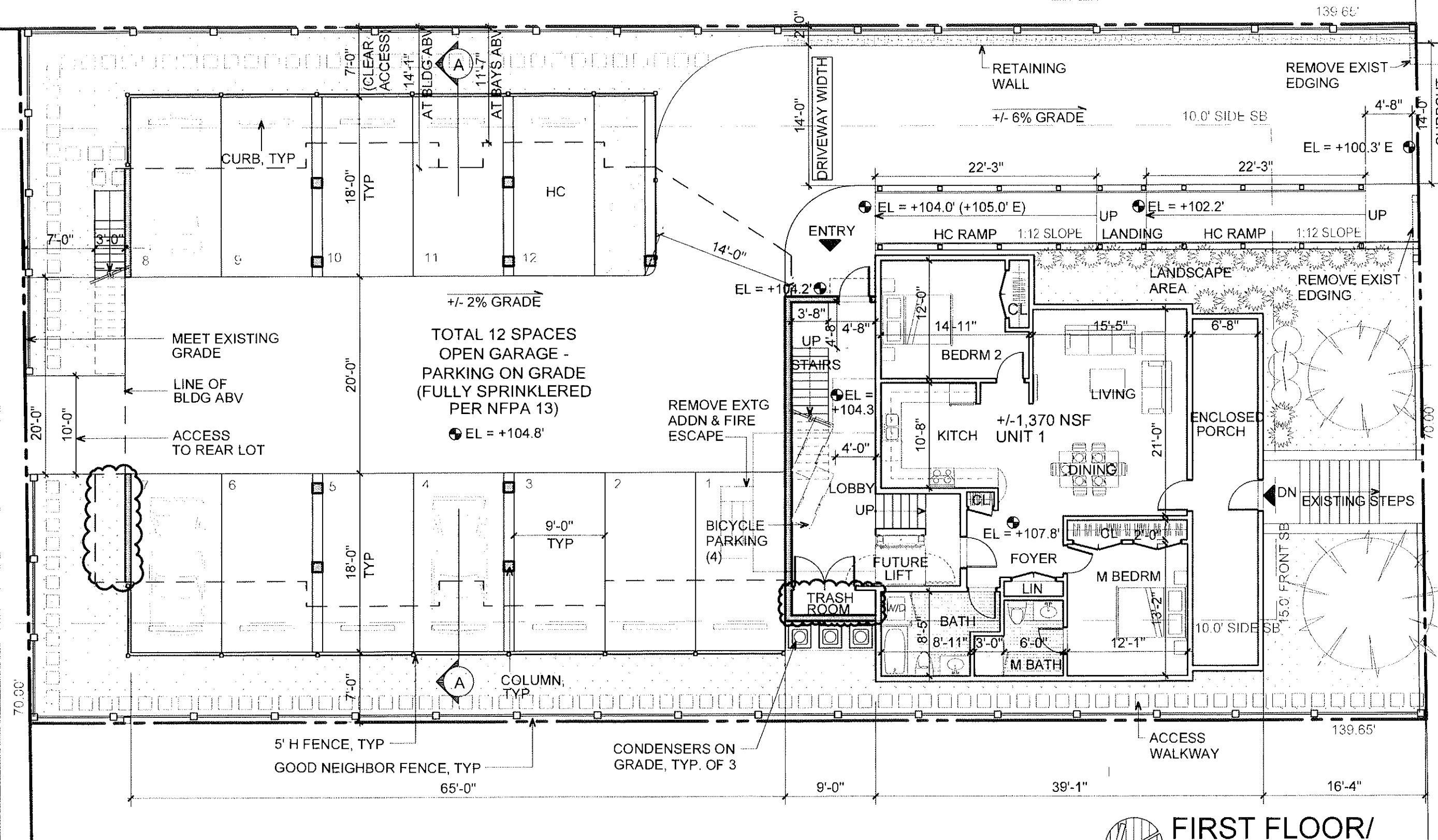
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FIRST FLOOR/
PARKING LEVEL

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

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139.65'

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SECOND
FLOOR PLAN

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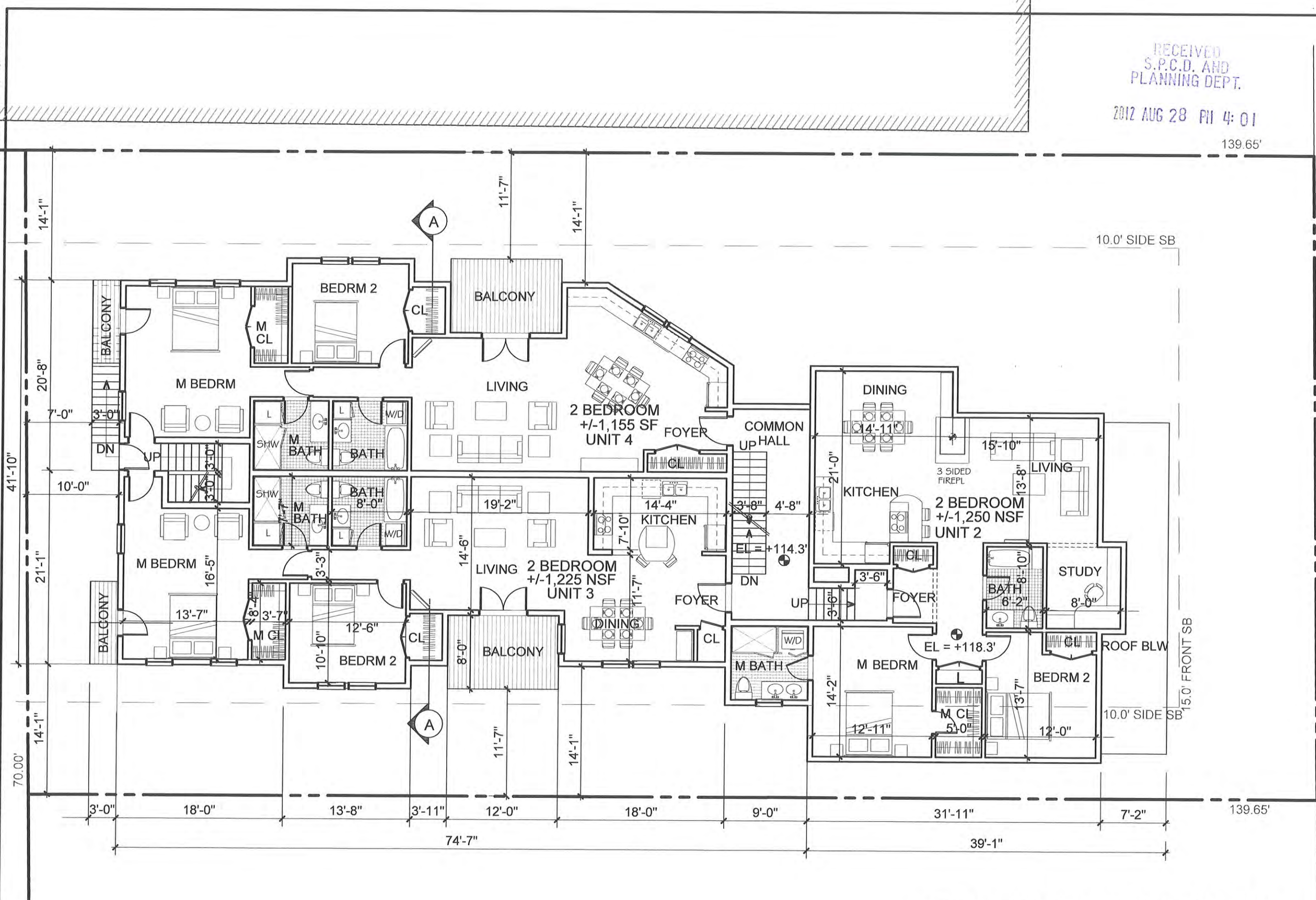
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SECOND FLOOR PLAN

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

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THIRD
FLOOR PLAN

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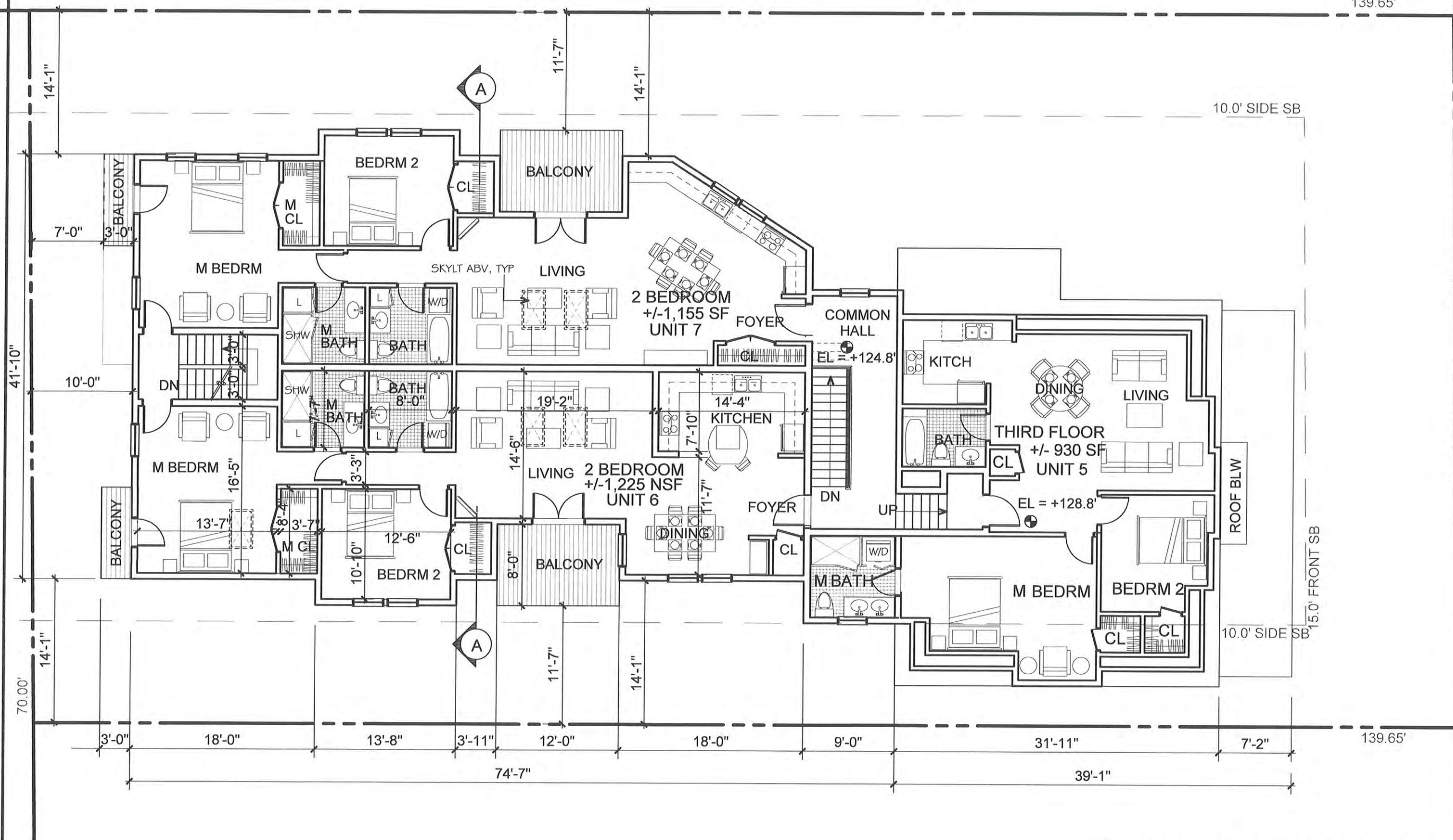
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A-3





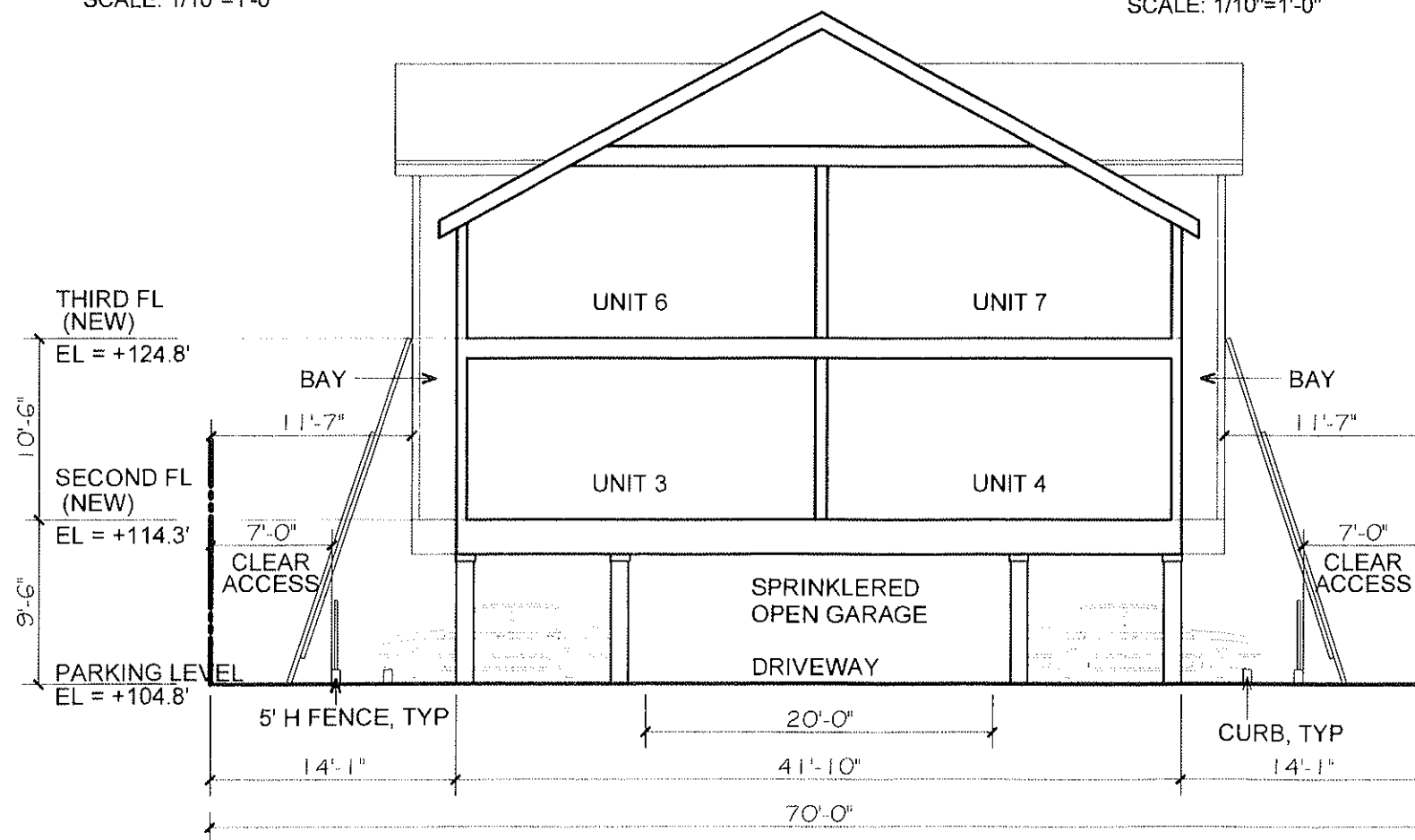
REAR ELEVATION

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



FRONT ELEVATION

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



A-A SECTION

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

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**FRONT & REAR
ELEVATIONS &
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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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