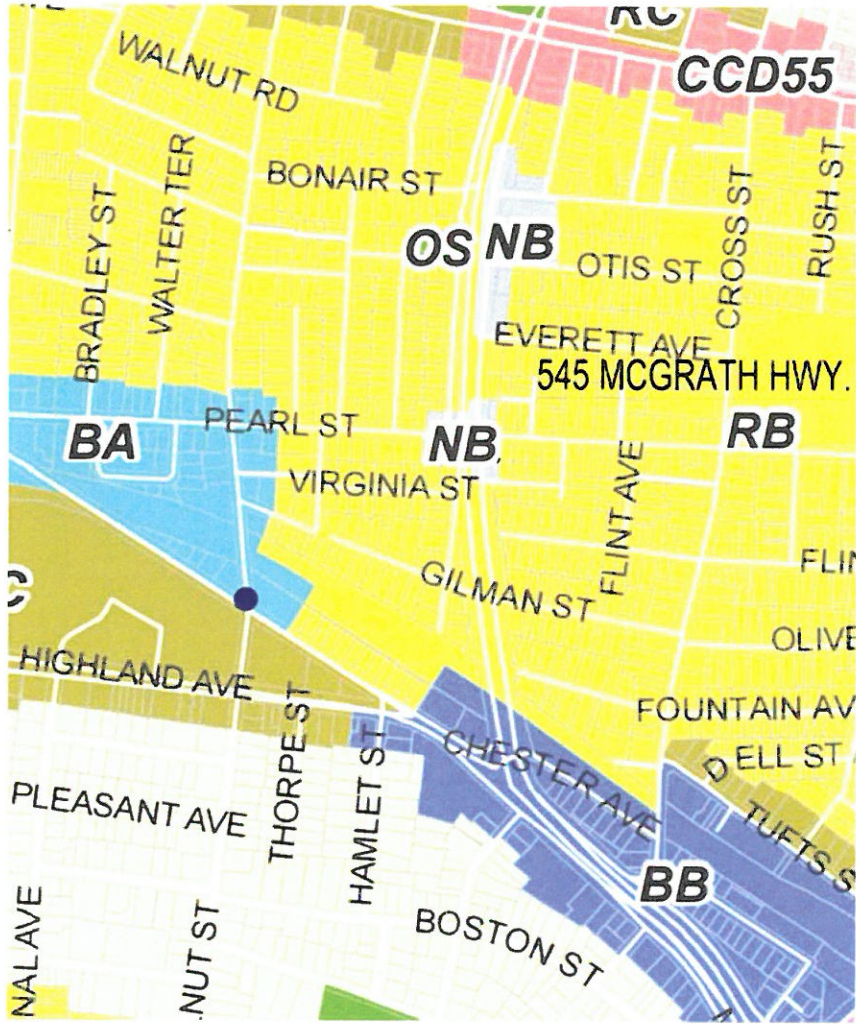


- DRAWING LIST:
- G-0.0 COVER SHEET
 - G-0.1 3D VIEWS
 - G-0.2 CONTEXT PHOTOS
 - TS-1.0 SURVEY/PLOT PLAN
 - X-1.0 EXISTING FLOOR PLANS
 - X-2.0 EXISTING ELEVATIONS
 - A-1.0 BASEMENT AND FIRST FLOOR PLANS
 - A-1.2 SECOND FLOOR PLAN AND SECTION
 - A-2.1 ELEVATIONS
 - A-2.2 ELEVATIONS

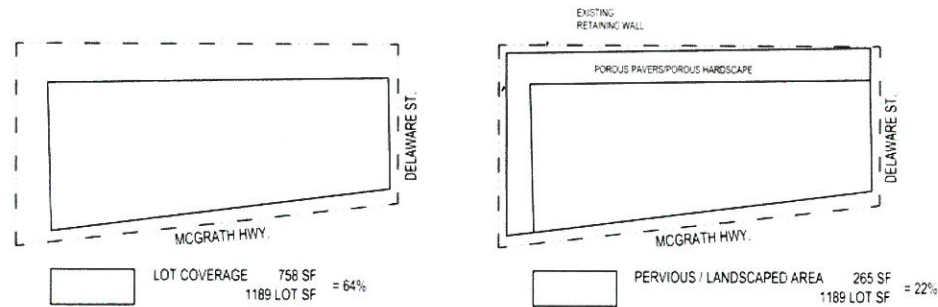


ZONING MAP / CONTEXT MAP
N.T.S.

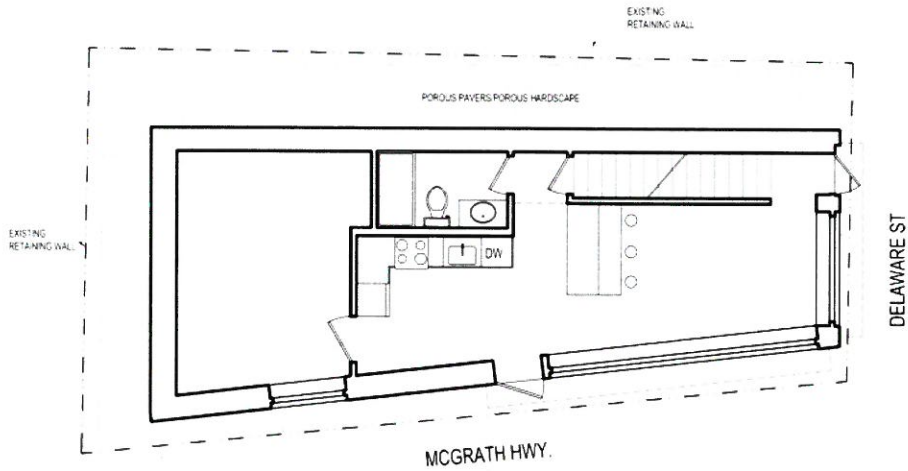
ZONING DISTRICT: NB				
	ALLOWED	EXISTING	PROPOSED	NOTES
A. MINIMUM LOT SIZE (SF)	N/A	1189 SF	NO CHANGE	CONFORMS
B. MINIMUM LOT AREA/DWELLING UNIT (SF)	875	N/A	1189 SF	CONFORMS
C. MAXIMUM GROUND COVERAGE (%)	80%	64%	NO CHANGE	CONFORMS
D. LANDSCAPED AREA, MIN. PERCENT OF LOT	10%	0%	22%	CONFORMS
NET FLOOR AREA (SF)		758 SF	1362 SF	
E. FLOOR AREA RATIO (F.A.R.)	2.0	0.6	1.1	CONFORMS
F. MAXIMUM HEIGHT: STORIES / FEET	3 STORIES/40'	1 STORY/ 12'-5"	2 STORIES/ 22'-4"	CONFORMS
G. MINIMUM FRONT YARD SETBACK (FT) - MCGRATH HWY	N/A	1'-4 1/2"	NO CHANGE	CONFORMS
H. MINIMUM SIDE YARD (FT) - DELAWARE ST	N/A	1'-3 1/2"	NO CHANGE	CONFORMS
H. MINIMUM SIDE YARD (FT) - NORTH YARD	N/A	4'-2 1/2"	NO CHANGE	CONFORMS
I. MINIMUM REAR YARD (FT) - EAST YARD	15' *	5'-1 1/2"	NO CHANGE	EXISTING NON-CONFORMING
J. MINIMUM FRONTAGE (FT)	N/A	50' -3 1/2"	NO CHANGE	CONFORMS

* THE EAST SIDE OF THE SITE ABUTS DISTRICT RB. THE ALLOWED SETBACK ON THIS SIDE IS 1/2 HEIGHT OF BUILDING, BUT NOT LESS THAN 15'.

ZONING DATA / CALCULATIONS



ZONING DIAGRAMS
1/16" = 1'-0"



SITE PLAN
1/8"=1'-0"



Kevin McGinnis & Associates, LLC
ARCHITECTS

RENOVATIONS TO:
STUDIO ABLISTEASO
545 MCGRATH HIGHWAY
SOMERVILLE, MA 02143

DATE: SEPTEMBER 15, 2016

REVISIONS:

NOTES:

FOR ZONING BOARD
APPLICATION

COVER SHEET

G-0.0



Kramer McGurney & Associates, LLC
ARCHITECTS

RENOVATIONS TO:
STUDIO ABULTEASO
545 MCGRATH HIGHWAY
SOMERVILLE, MA 02143

DATE: SEPTEMBER 15, 2016

REVISIONS:

NOTES:



○ EXISTING MCGRATH HWY/DELAWARE ST. VIEW



○ PROPOSED MCGRATH HWY/DELAWARE ST. VIEW



○ PROPOSED VIEW FROM DELAWARE ST.



○ PROPOSED MCGRATH HWY VIEW

FOR ZONING BOARD
APPLICATION

3D VIEWS

G-0.1



○ EXISTING VIEW DOWN MCGRATH HWY



○ EXISTING VIEW DOWN DELAWARE ST



Kessler McKenna & Associates, LLC
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 Somerville, MA 02143
 Tel: 617.285.6133
 Fax: 617.285.6134
 Email: info@kma.com

RENOVATIONS TO:
 STUDIO ABULTEASO
 545 MCGRATH HIGHWAY
 SOMERVILLE, MA 02143

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FOR ZONING BOARD
 APPLICATION

CONTEXT PHOTOS

G-0.2



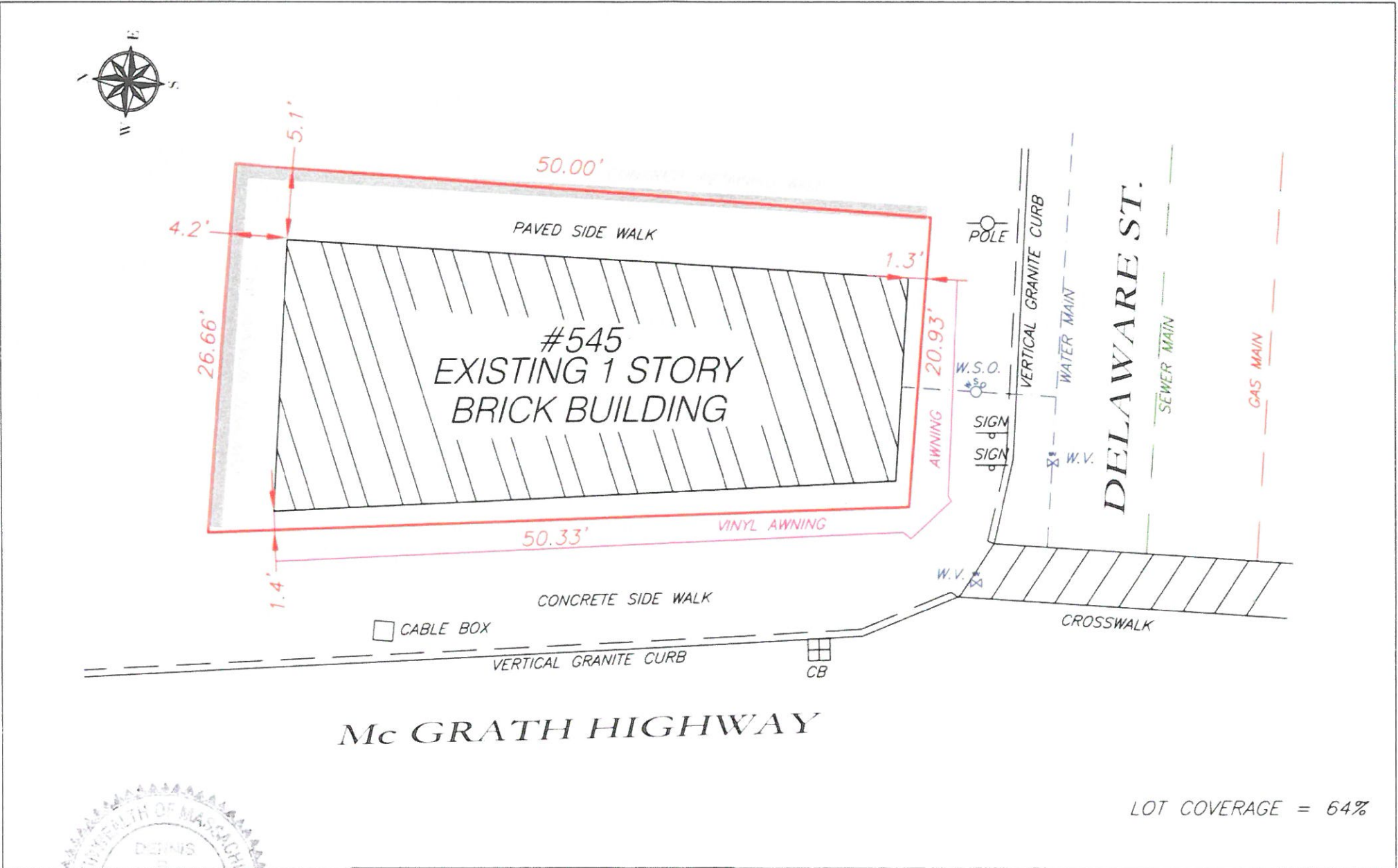
Kramer McGinnis & Associates LLC
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Tel: 617.626.1100
Fax: 617.626.1101
www.kma.com

RENOVATIONS TO:
STUDIO ABLISTEASO
545 MCGRATH HIGHWAY
SOMERVILLE, MA 02143

DATE: SEPTEMBER 15, 2016

REVISIONS:

NOTES:



DENNIS
O'BRIEN
No. 40548
Professional Seal
Dennis O'Brien
P.L.S.

D. O'BRIEN
LAND SURVEYING
31 HAYWARD STREET UNIT 3-G
FRANKLIN, MA 02038 508-541-0048

CERTIFIED PLOT PLAN
545 McGRATH HIGHWAY
SOMERVILLE, MA SUFFOLK COUNTY

SCALE: 1" = 10'	DATE: 9/13/2016	REVISED:	DRAWN BY: P.J.C.	CHECKED BY: D.O.
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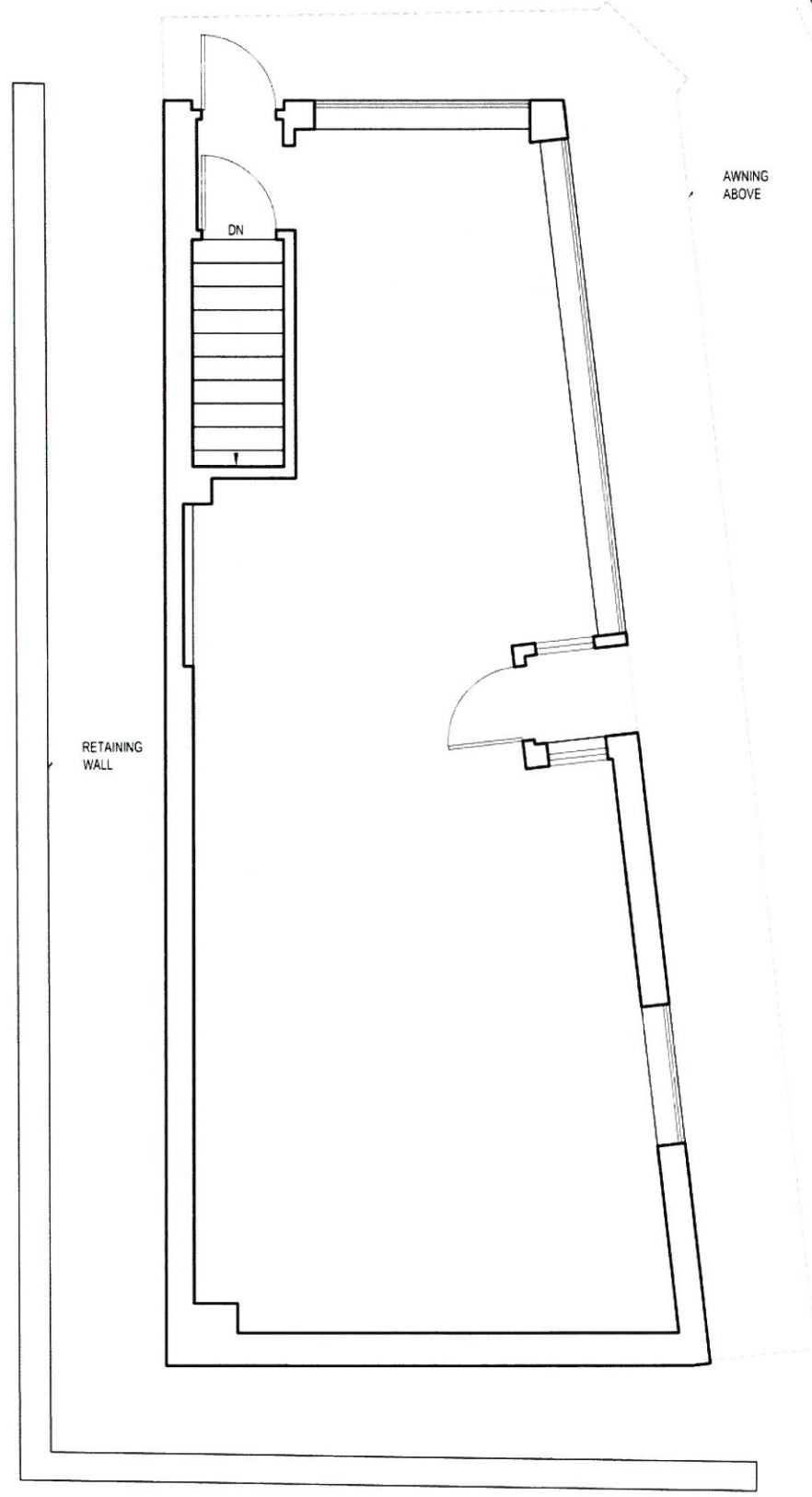
CERTIFIED PLOT PLAN
NOT TO SCALE

FOR ZONING BOARD
APPLICATION

CERTIFIED PLOT PLAN

TS-1.0

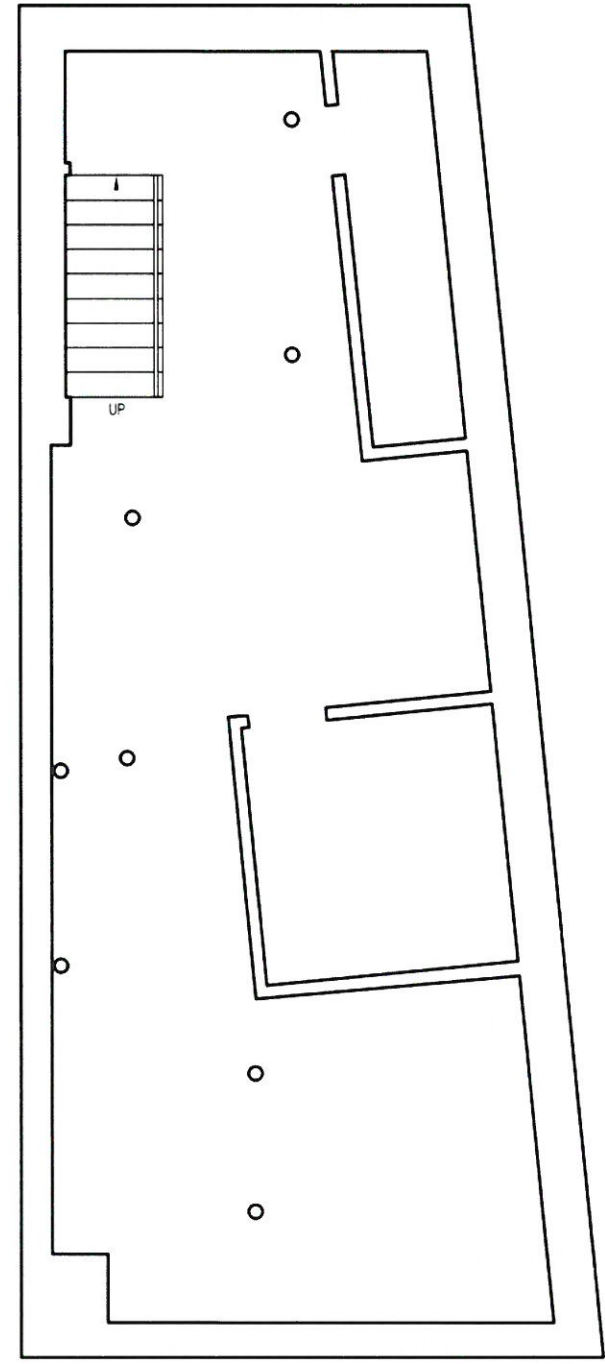
DELAWARE ST.



EXISTING FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

MCGRATH HWY.

AWNING
ABOVE



EXISTING BASEMENT PLAN
SCALE 1/4" = 1'-0"



Kendall McCumey & Associates, LLC
ARCHITECTS

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APPLICATION

EXISTING FLOOR PLANS

X-1.0



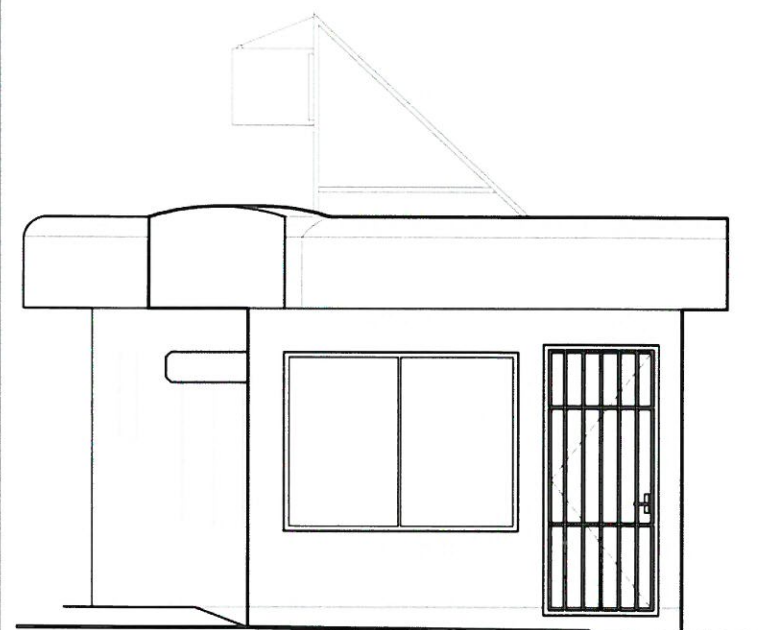
Kessler McQuinn & Associates, LLC
Architects

RENOVATIONS TO:
STUDIO ABLISTEASO
545 MCGRATH HIGHWAY
SOMERVILLE, MA 02143

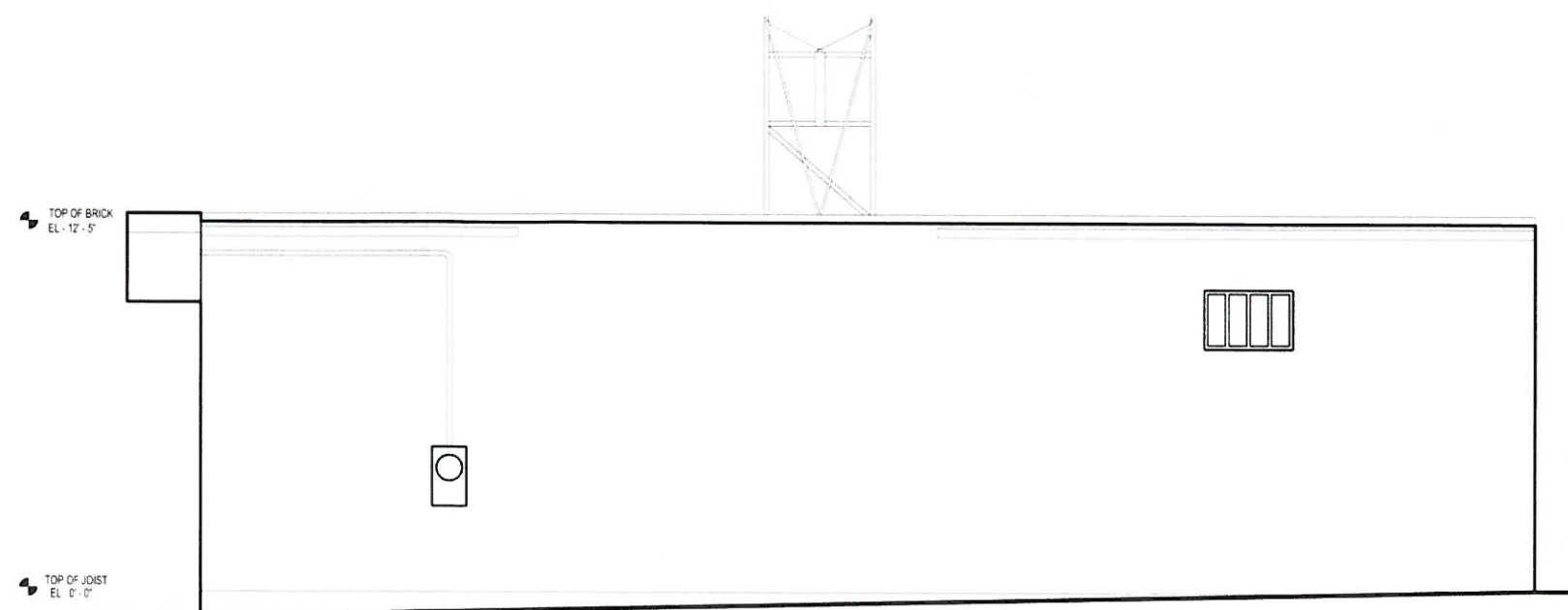
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REVISIONS:

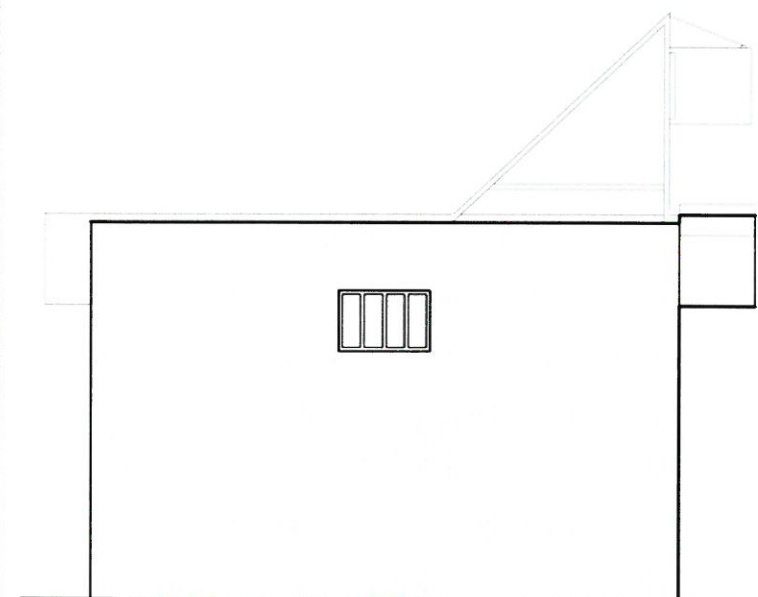
NOTES:



EXISTING SOUTH ELEVATION (DELAWARE ST.)
SCALE 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"



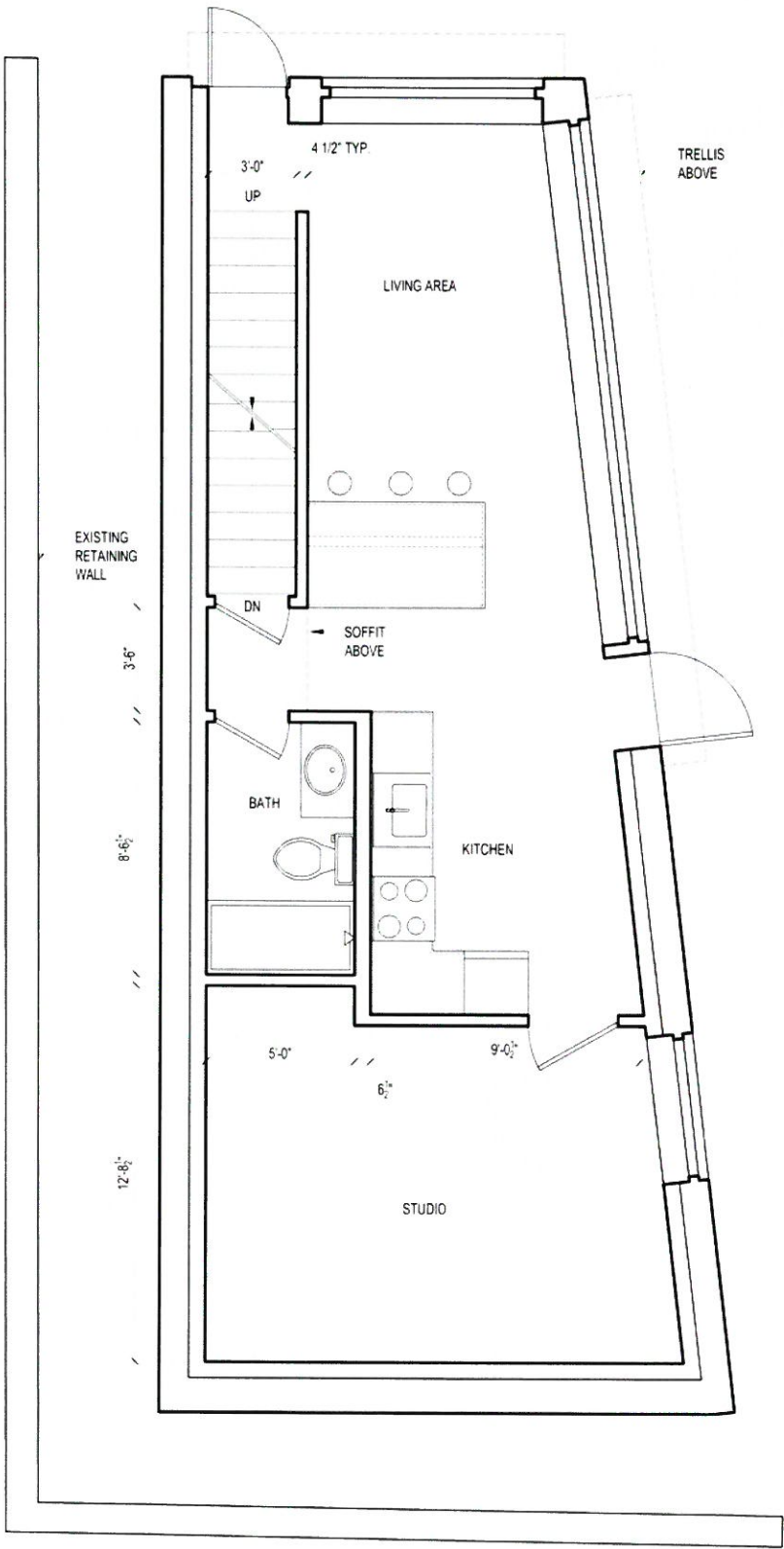
EXISTING WEST ELEVATION (MCGRATH HWY.)
SCALE 1/4" = 1'-0"

FOR ZONING BOARD
APPLICATION

EXISTING ELEVATIONS

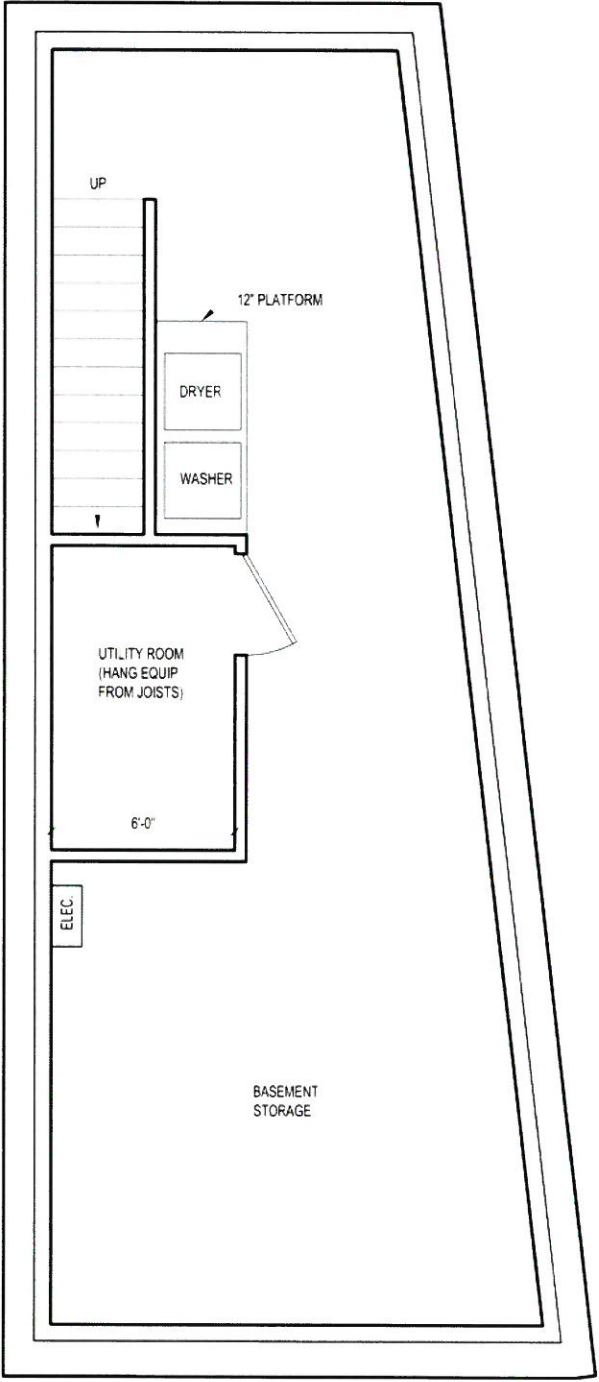
X-2.0

DELAWARE ST.



PROPOSED FIRST FLOOR
SCALE 1/4" = 1'-0"

MCGRATH HWY.



PROPOSED BASEMENT
SCALE 1/4" = 1'-0"



Kennedy McGurney & Associates, LLC

RENOVATIONS TO:
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DATE: SEPTEMBER 15, 2016

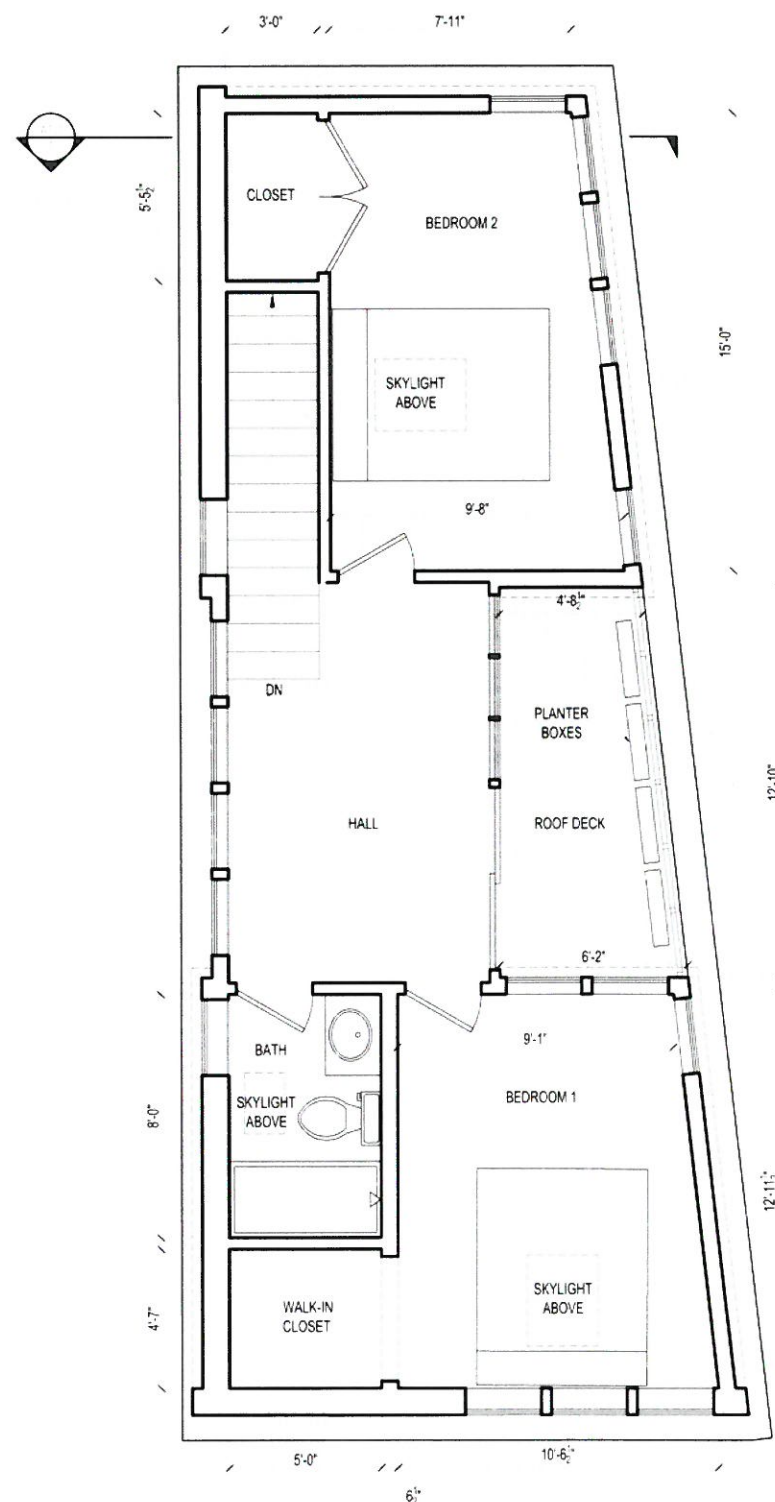
REVISIONS:

NOTES:

FOR ZONING BOARD
APPLICATION

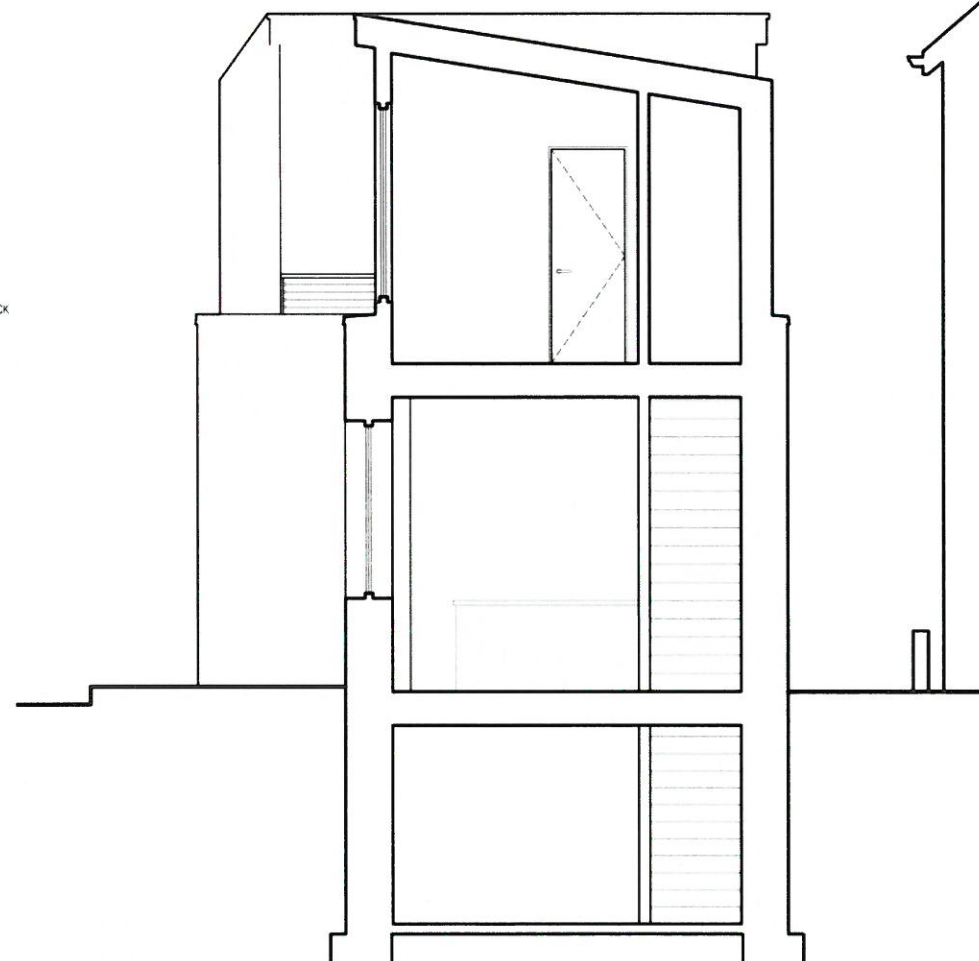
PROPOSED FLOOR PLANS

A-1.0



PROPOSED SECOND FLOOR
SCALE 1/4" = 1'-0"

- TOP OF ROOF
EL. -22'-4"
- TOP OF EXISTING BRICK
EL. -12'-5"
- 2ND FLOOR
EL. -10'-10 1/2"
- 1ST FLOOR CEILING
EL. -9'-9 1/2"
- TOP OF JOIST
EL. 0'-0"
- TOP OF SLAB
EL. -7'-6 1/2"



PROPOSED SECTION
SCALE 1/4" = 1'-0"



Kramer, McQuinn & Associates, LLC
ARCHITECTS

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STUDIO ABUSTEASO
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REVISIONS:

NOTES:

FOR ZONING BOARD
APPLICATION

PROPOSED PLAN AND
SECTION

A-1.1



Kendall M. Gurnea & Associates, LLC
ARCHITECTS

RENOVATIONS TO:
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SOMERVILLE, MA 02143

DATE: SEPTEMBER 15, 2016

REVISIONS:

NOTES:

TOP OF ROOF
EL. -22'-4"

METAL ROOF

TOP OF EXISTING BRICK
EL. -12'-5"

2ND FLOOR
EL. -10'-10 1/2"

1ST FLOOR CEILING
EL. -9'-9 1/2"

METAL CANOPY

PAINTED, SEALED
BRICK, POSSIBLE
LOCATION OF MURAL

TOP OF JOIST
EL. 0'-0"

PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"

TOP OF ROOF
EL. -22'-4"

FIBER CEMENT
PANEL

TOP OF EXISTING BRICK
EL. -12'-5"

2ND FLOOR
EL. -10'-10 1/2"

1ST FLOOR CEILING
EL. -9'-9 1/2"

PAINTED, SEALED
BRICK

TOP OF JOIST
EL. 0'-0"

PROPOSED WEST ELEVATION (MCGRATH HWY)
SCALE 1/4" = 1'-0"

FIBER CEMENT
PANEL

FIBER CEMENT
PANEL

METAL CANOPY

EXISTING GATE,
CLEANED AND
POWDER
COATED

PAINTED, SEALED
BRICK

FOR ZONING BOARD
APPLICATION

PROPOSED ELEVATIONS

A-2.1



Kramer McGarry & Associates, LLC
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RENOVATIONS TO:
STUDIO ABLISTEASO
545 MCGRATH HIGHWAY
SOMERVILLE, MA 02143

DATE: SEPTEMBER 15, 2016

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NOTES:

FOR ZONING BOARD
APPLICATION

PROPOSED ELEVATIONS

A-2.2

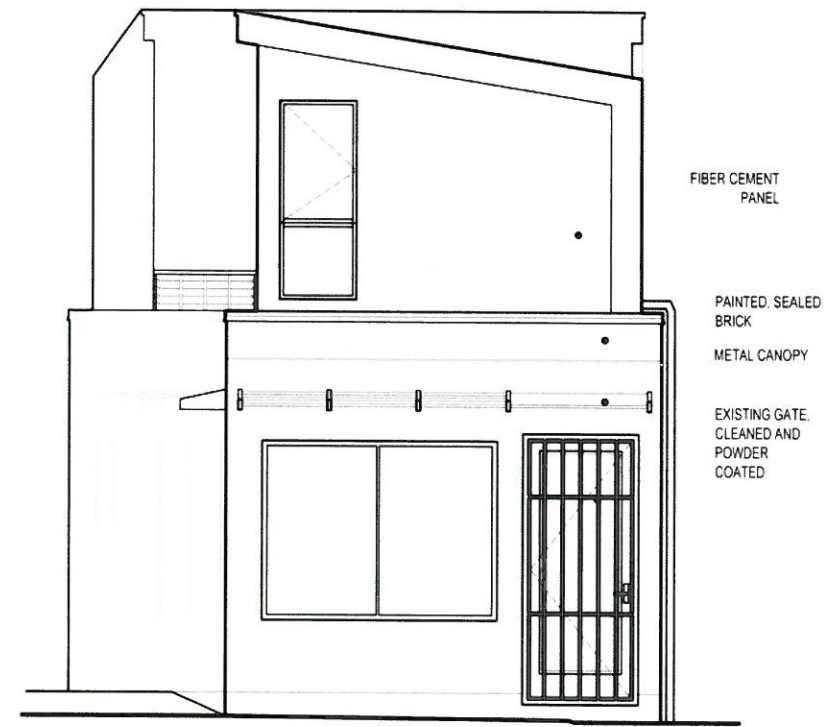
TOP OF ROOF
EL. -22'-4"

TOP OF EXISTING BRICK
EL. -12'-5"

2ND FLOOR
EL. -10'-10 1/2"

1ST FLOOR CEILING
EL. -9'-9 1/2"

TOP OF JOIST
EL. 0'-0"



PROPOSED SOUTH ELEVATION (DELAWARE ST)
SCALE 1/4" = 1'-0"

TOP OF ROOF
EL. -22'-4"

TOP OF EXISTING BRICK
EL. -12'-5"

2ND FLOOR
EL. -10'-10 1/2"

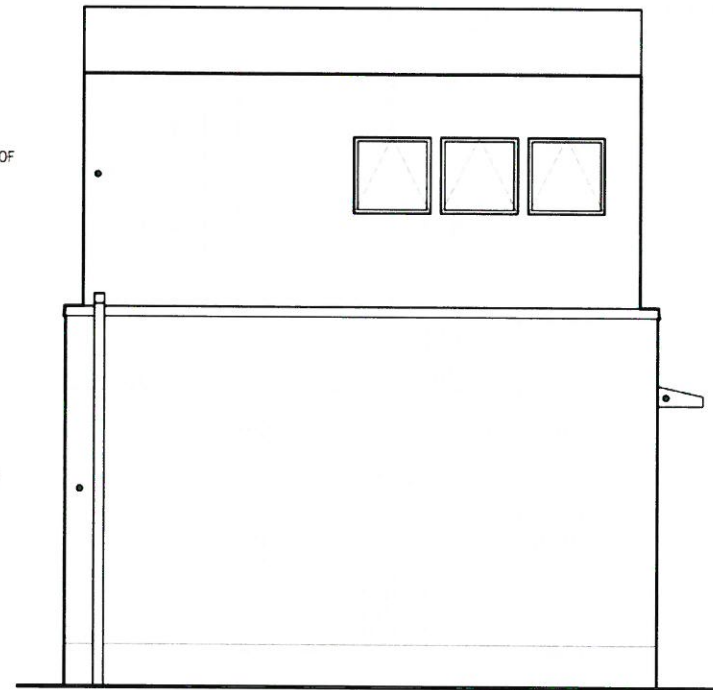
1ST FLOOR CEILING
EL. -9'-9 1/2"

TOP OF JOIST
EL. 0'-0"

METAL ROOF

PAINTED, SEALED
BRICK

METAL CANOPY



PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"