

## ZBA APPLICATION

**PETER QUINN ARCHITECTS LLC**  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989



PREPARED FOR

SCALE AS NOTED

SHEET

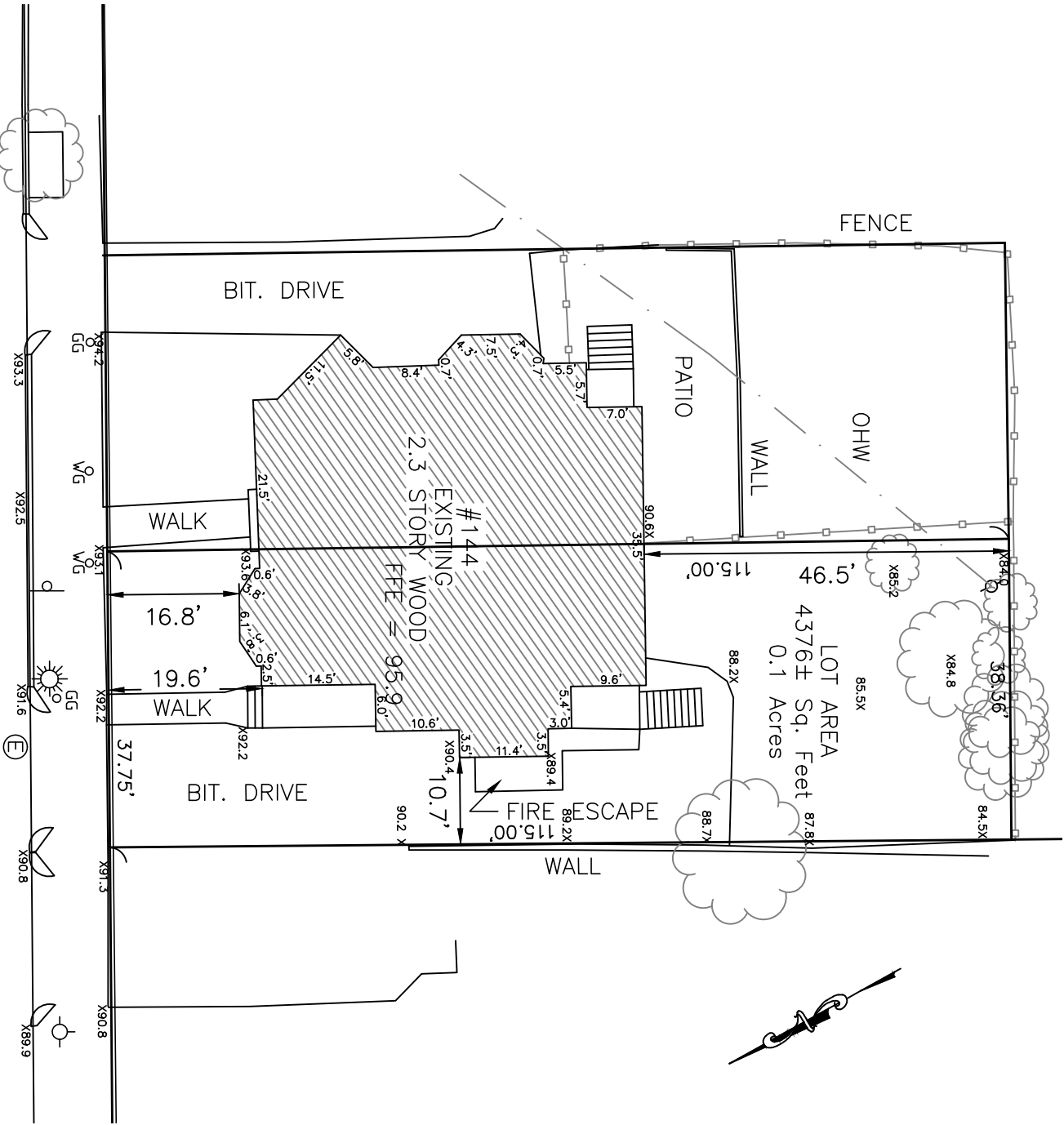
# T-1



37 JACKSON ROAD,  
SCITUATE, MA 02066  
PH 1-877-302-8440

ARCHITECTURAL			
A-0	ARCHITECTURAL SITE PLAN	X	
A-1	BASEMENT & FIRST FLOOR PLAN	X	
A-2	SECOND & THIRD FLOOR PLAN	X	
A-3	PROPOSED FRONT	X	
A-4	PROPOSED RIGHT ELEVATION	X	
A-5	PROPOSED REAR ELEVATION	X	
A-6	PROPOSED LEFT ELEVATION	X	
EC-1	EXISTING BASEMENT & FIRST FLOOR PLAN	X	
EC-2	EXISTING SECOND & THIRD FLOOR PLAN	X	
EC-3	EXISTING ELEVATIONS	X	





HIGHLAND AVENUE (PUBLIC 60' WIDE)



PREPARED FOR:  
GREG MCCARTHY  
144 HIGHLAND AVENUE  
SOMERVILLE, MA. 02143

NOTES:  
1. ZONING CLASSIFICATION – RC  
2. LOCUS DEED:  
3. PLAN REFERENCES:  
4. ASSESSORS PARCEL ID: 726

SOMERVILLE, MASS.

SCALE: 1"=20' APRIL 26, 2018

PLOT PLAN  
FOR  
144 HIGHLAND AVENUE  
IN

1. ZONING CLASSIFICATION – RC  
2. LOCUS DEED:  
3. PLAN REFERENCES:  
4. ASSESSORS PARCEL ID: 726

C & G SURVEY COMPANY  
37 JACKSON ROAD  
SCITUATE, MA. 02066  
1-877-302-8440

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DIMENSIONAL TABLE - RC ZONING DISTRICT. MODIFICATION OF A NON-CONFORMING STRUCTURE ,MULTIFAMILY SP, AND PARKING RELIEF.

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	PER §7.11	RESIDENTIAL	RESIDENTIAL	COMPLIES
NUMBER OF DWELLING UNITS	4-6 VIA SP	4	5	REQUIRES SP PER §7.11
LOT SIZE (SF) MIN	7,500	±4,376	NO CHANGE	EXISTING NONCONFORMITY
LOT AREA / UNIT MIN WITH 1-9 UNITS (SF)	875	1,094	875	COMPLIES
GROUND COVERAGE (%) MAX	70	±31	±44	COMPLIES
LANDSCAPED AREA MIN (% OF LOT)	25	±43	±26	COMPLIES
PERVIOUS AREA MIN (% OF LOT)	30	±43	±32	COMPLIES
NET FLOOR AREA (NSF)	8,752	±4,075	±5,589	COMPLIES
FLOOR AREA RATIO MAX (FAR)	2.0	0.9	1.3	COMPLIES
HEIGHT MAX (FT/ STORIES)	40 / 3	34.0 / 2.5	34.0 / 2.5 EXIST BLDG	COMPLIES
			37.1 / 3 PROPOSED ADDITION	COMPLIES
FRONT YARD MIN (FT)	15	16.8	16.8 EXIST BLDG	COMPLIES
			68 PROPOSED ADDITION	COMPLIES
REAR YARD MIN (FT)	20	±46.5	±46.5 EXIST BLDG	COMPLIES
			20 PROPOSED ADDITION	COMPLIES
SIDE YARD MIN - LEFT (FT)	9*	0	0 EXIST BLDG	EXISTING NONCONFORMITY
			9.1 PROPOSED ADDITION	COMPLIES
SIDE YARD MIN - RIGHT (FT)	9*	10.7	10.7 EXIST BLDG	COMPLIES
			9.1 PROPOSED ADDITION	COMPLIES
FRONTAGE MIN (FT)	50	37.75	NO CHANGE	EXISTING NONCONFORMITY
NO. OF PARKING SPACES MIN	8**	1	3 COMPACT SPACES	REQUIRES RELIEF FOR NUMBER OF SPACES AND COMPACT PERCENTAGE
MIN NO. BIKE PARKING SPACES	0	0	0	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.  
SEE SHEET A-0 ARCHITECTURAL SITE PLAN AND PLOT PLAN.

\*SIDE YARD CALCULATION PER §8.6.10  
1" REDUCTION PER FOOT THAT THE LOT WIDTH IS  
UNDER 50'. LOT WIDTH IS 38'.  
50'-38' LOT WIDTH = 12'  
12' X 1"/FOOT = 12" (1'-0") REDUCTION  
10' - 1'-0" = 9' SIDE YARD

\*\*NUMBER OF REQUIRED PARKING SPACE PER §9.5  
RESIDENTIAL

PROPOSED

(4) 1OR2-BR UNITS AT 1.5 PER UNIT = 4X1.5 = 6.0  
(1) 3-BR UNITS AT 2 PER UNIT = 1X2 = 2.0  
VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 0

8 SPACES REQUIRED FOR  
PROPOSED DESIGN  
3 SPACES PROPOSED

\*\*NUMBER OF REQUIRED PARKING SPACE PER §9.5  
RESIDENTIAL

EXISTING

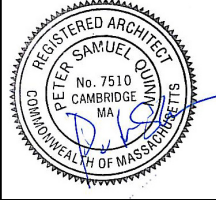
(4) 1OR2-BR UNITS AT 1.5 PER UNIT = 4X1.5 = 6.0  
(0) 3-BR UNITS AT 2 PER UNIT = 1X0 = 0  
VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 0

6 SPACES REQUIRED FOR  
EXISTING CONDITION  
1 EXISTING SPACE PROVIDED



PETER QUINN ARCHITECTS LLC  
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SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL



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PROJECT

ADDITION &  
ALTERATION TO  
144 HIGHLAND  
AVENUE

144 HIGHLAND AVENUE  
SOMERVILLE, MA 02143

PREPARED FOR

DRAWING TITLE

ZONING  
COMPLIANCE

SCALE AS NOTED

REVISION	DATE
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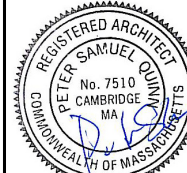
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SHEET

Z-1

SEAL



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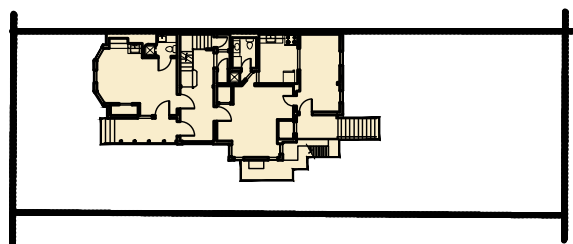
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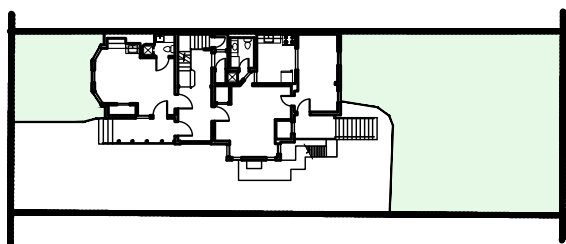
SHEET

Z-2

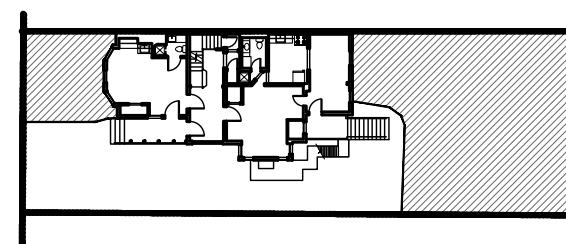


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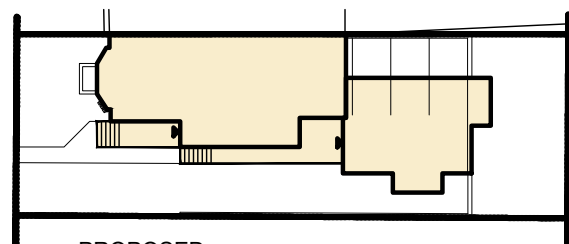
GROUND COVERAGE  $\frac{1,348 \text{ SF}}{4,376 \text{ LOT SF}} = 31\%$



LANDSCAPE AREA  $\frac{1,865 \text{ SF}}{4,376 \text{ LOT SF}} = 43\%$

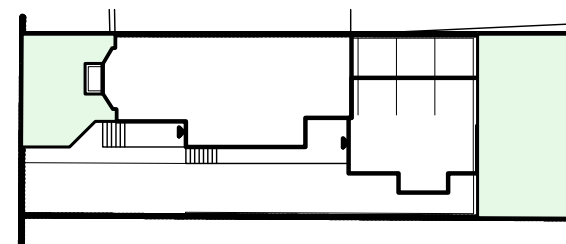


PERVIOUS AREA  $\frac{1,865 \text{ SF}}{4,376 \text{ LOT SF}} = 43\%$

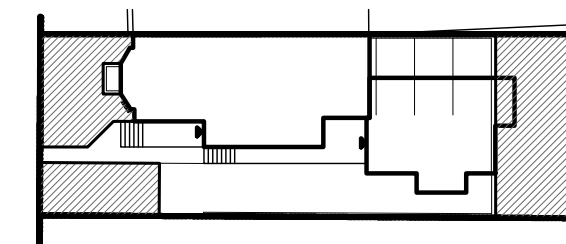


PROPOSED

GROUND COVERAGE  $\frac{1,922 \text{ SF}}{4,376 \text{ LOT SF}} = 44\%$



LANDSCAPE AREA  $\frac{1,135 \text{ SF}}{4,376 \text{ LOT SF}} = 26\%$

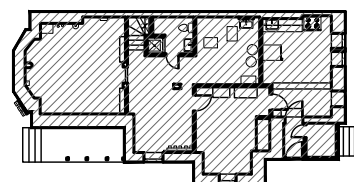


PERVIOUS AREA  $\frac{1,410 \text{ SF}}{4,376 \text{ LOT SF}} = 32\%$

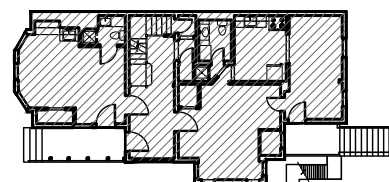
## 1 SITE AREAS

SCALE: 1"=40'-0"

EXISTING



BASEMENT: 1132-NSF

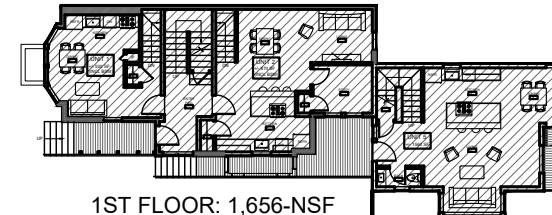


1ST FLOOR: 1,083-NSF

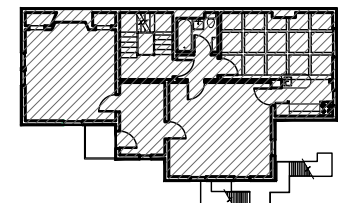
PROPOSED



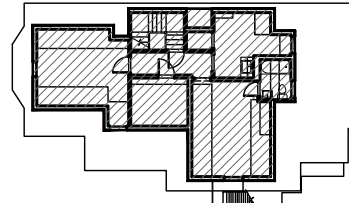
BASEMENT: 918-NSF



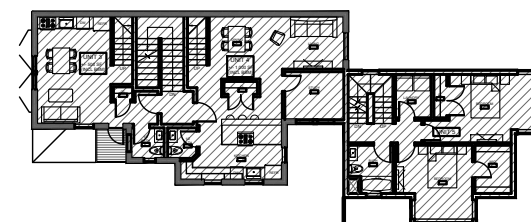
1ST FLOOR: 1,656-NSF



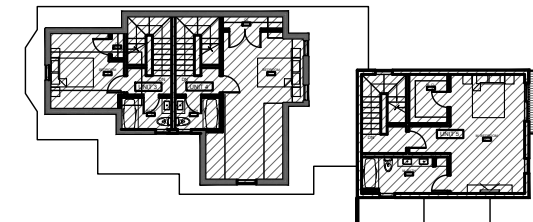
2ND FLOOR: 1,079-NSF



ATTIC FLOOR: 781-NSF



2ND FLOOR: 1,689-NSF



ATTIC FLOOR: 1,327-NSF

### NET SQUARE FOOTAGE SUMMARY

FLOOR	EXISTING NSF	PROPOSED NSF
3RD FL	781	1,327
2ND FL	1,079	1,689
1ST FL	1,083	1,656
BSMNT	1,132	918
TOTAL	4,075-NSF	5,589-NSF

## 2 NET SQUARE FOOTAGE CALC

SCALE: 1"=30'-0"

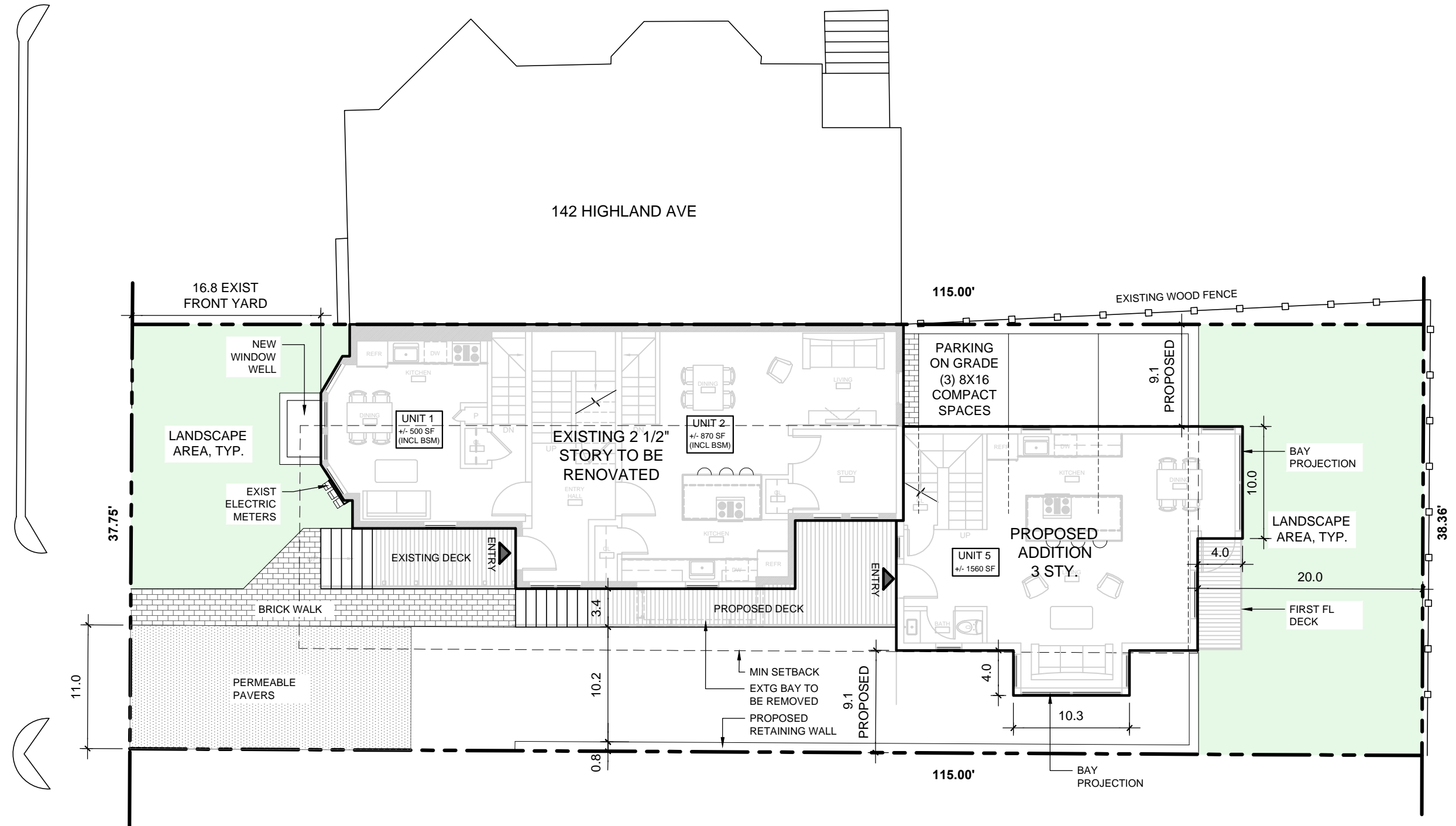
EXISTING STRUCTURE PROPOSED ADDITION



## 3 BUILDING HEIGHT

SCALE: 1"=20'-0"





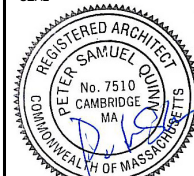
1 ARCHITECTURAL SITE PLAN  
SCALE: 1/10" = 1'-0"

#144 HIGHLAND AVENUE  
LOT AREA = +/-4,376-SF

SITE PLAN BASED ON PLOT PLAN BY  
C & G SURVEY COMPANY  
37 JACKSON ROAD,  
SCITUATE, MA 02066  
1-877-302-8440  
DATE: APRIL 26, 2018.



SEAL



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PROJECT

ADDITION &  
ALTERATION TO  
144 HIGHLAND  
AVENUE

144 HIGHLAND AVENUE  
SOMERVILLE, MA 02143

PREPARED FOR

DRAWING TITLE

PROPOSED  
BASEMENT &  
FIRST FLOOR  
PLAN

SCALE AS NOTED

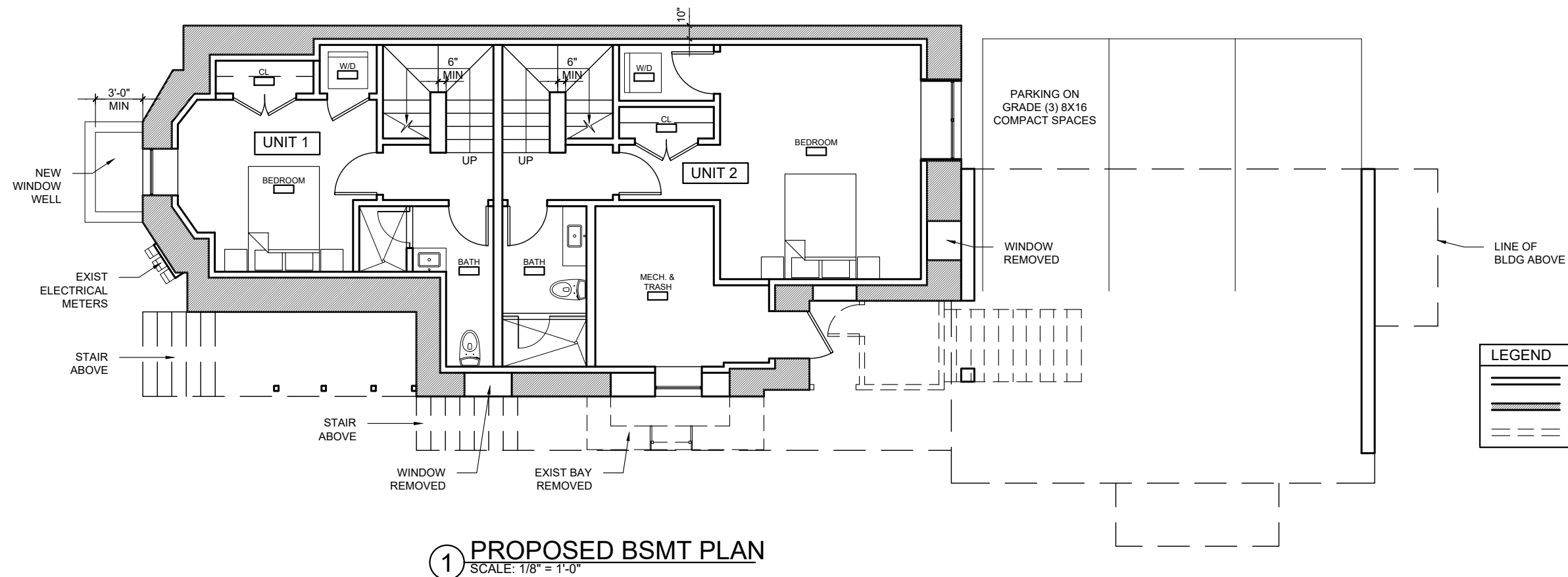
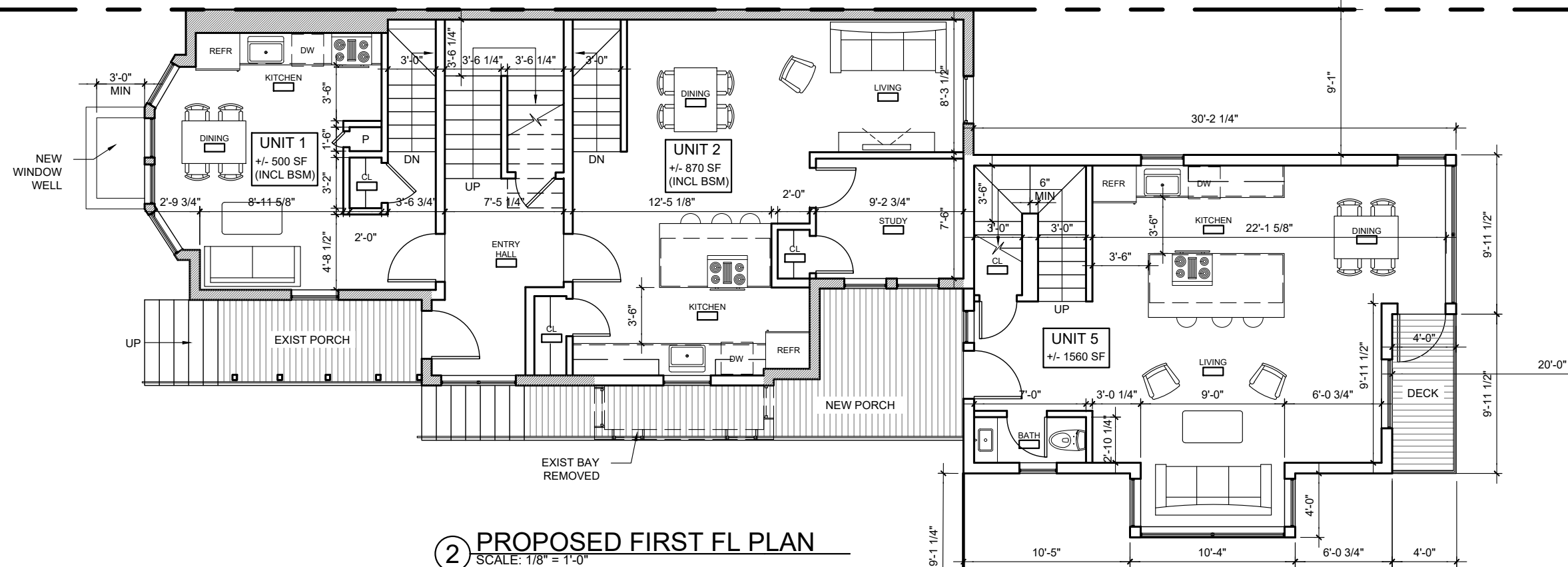
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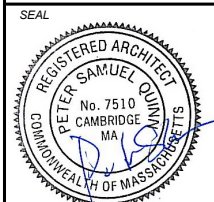
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A-1





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144 HIGHLAND  
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144 HIGHLAND AVENUE  
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PROPOSED  
SECOND &  
THIRD FLOOR  
PLAN

SCALE AS NOTED

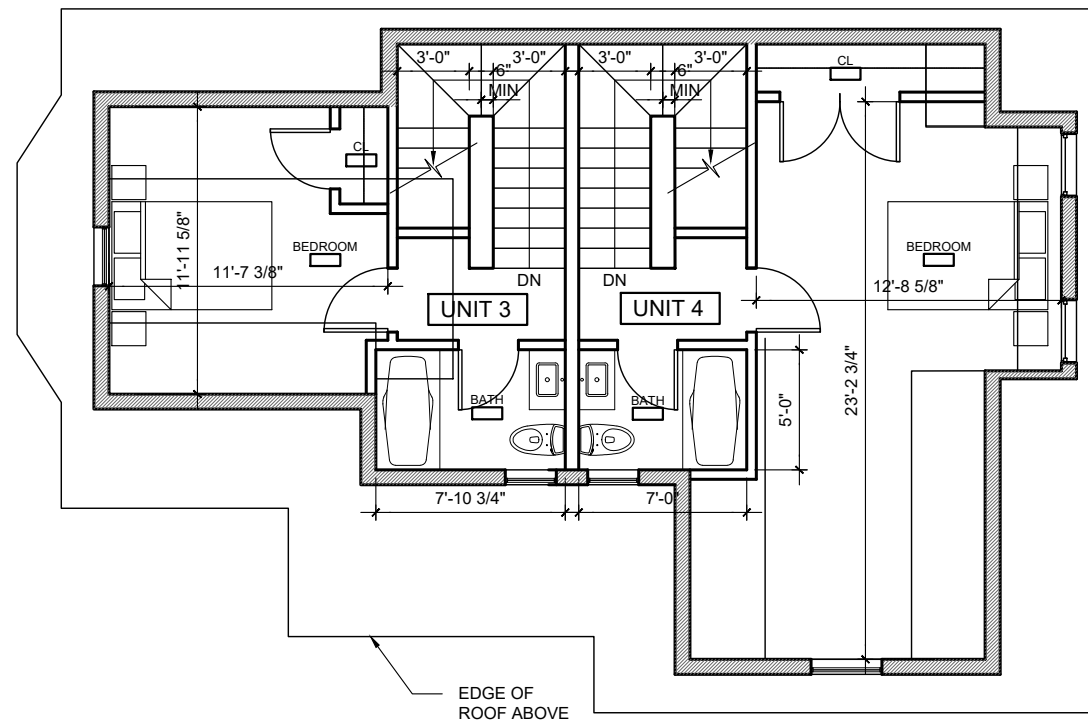
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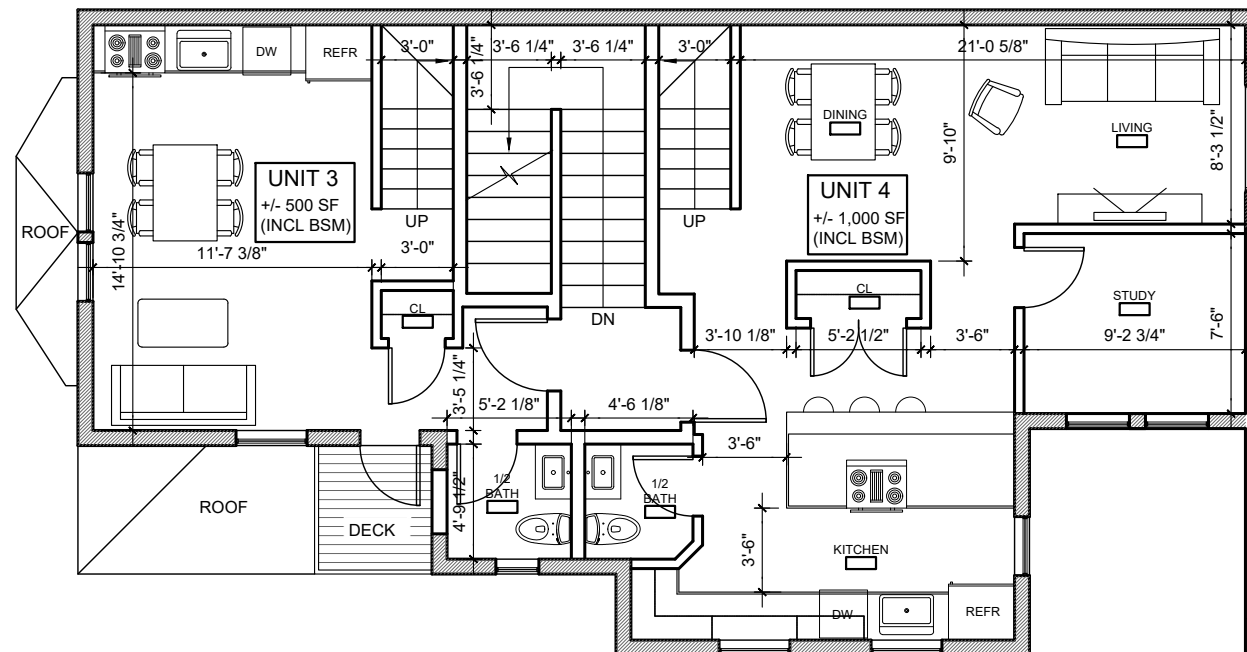
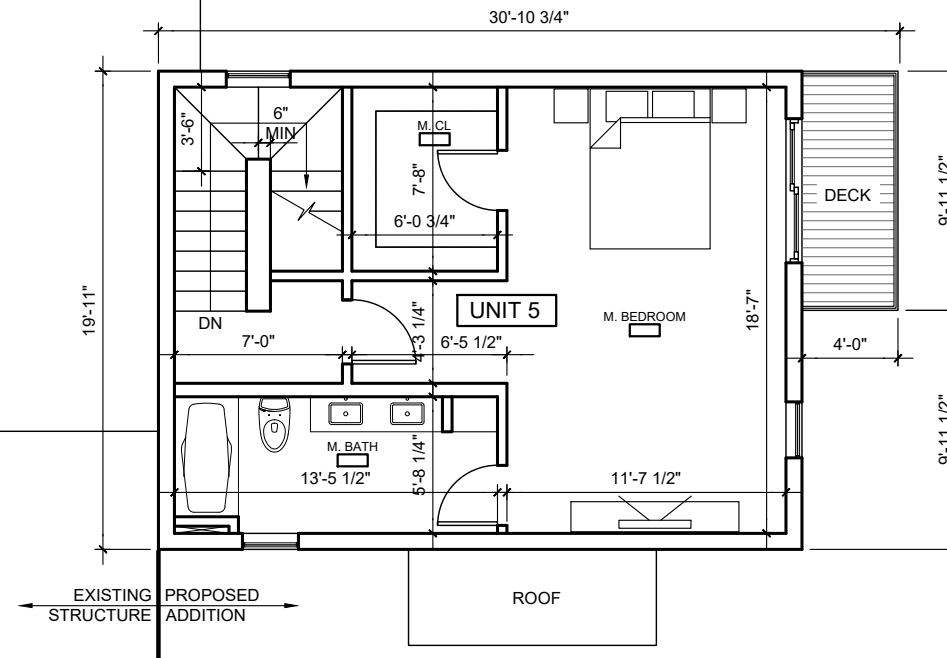
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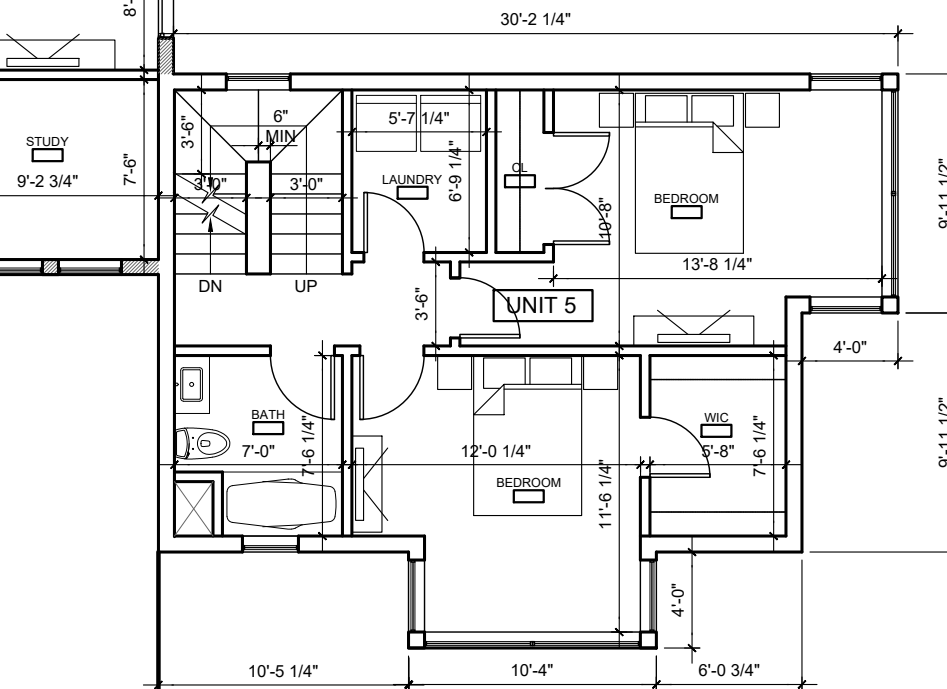
A-2



2 PROPOSED THIRD FL PLAN  
SCALE: 1/8" = 1'-0"



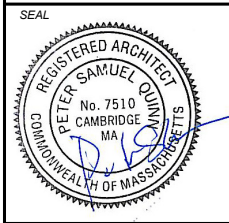
1 PROPOSED SECOND FL PLAN  
SCALE: 1/8" = 1'-0"



LEGEND	
	NEW WALLS
	EXISTING TO REMAIN
	EXISTING TO REMOVE



EXISTING STRUCTURE PROPOSED ADDITION



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144 HIGHLAND AVENUE  
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PROPOSED  
FRONT  
ELEVATION

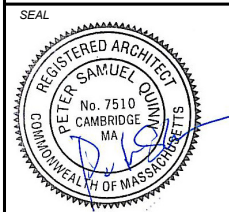
SCALE AS NOTED	
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SHEET  
A-3



1 PROPOSED FRONT ELEVATION  
SCALE: 1/8" = 1'-0"





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144 HIGHLAND AVENUE  
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PREPARED FOR

DRAWING TITLE  
PROPOSED  
RIGHT  
ELEVATION

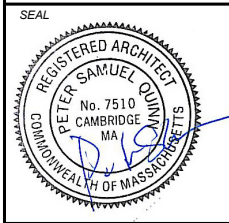
SCALE AS NOTED	
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SHEET  
**A-4**



**1 PROPOSED RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

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144 HIGHLAND  
AVENUE

144 HIGHLAND AVENUE  
SOMERVILLE, MA 02143

PREPARED FOR

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PROPOSED  
REAR  
ELEVATION

SCALE AS NOTED	
REVISION	DATE
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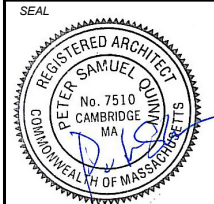
SHEET

A-5



2 PROPOSED REAR ELEVATION

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



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PROPOSED  
LEFT  
ELEVATION

SCALE AS NOTED

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BI	PQ

SHEET

A-6

CEDAR CORNICE LINE

CEDAR TOP  
HANDRAIL WITH  
STAINLESS STEEL  
CABLES

WINDOWS IN NEW ADDITION  
MARVIN CONTEMPORARY  
CASEMENT SERIES  
WOOD ULTREXOR EQUAL

BAY

CORRIGATED  
ALUMINUM SIDING

ALLURA FIBER CEMENT  
SMOOTH LAP SIDING 12"  
NANTUCKET GRAY

POURED CONCRETE

ADJACENT BUILDING IN  
FOREGROUND

THIRD FLOOR  
EL: 20'-5 1/2"

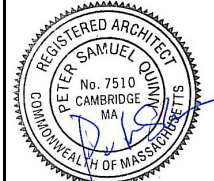
SECOND FLOOR  
EL: 10'-5 1/2"

FIRST FLOOR  
EL: 0'-0"

BASEMENT  
EL: -8'-4"

1 PROPOSED LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

SEAL



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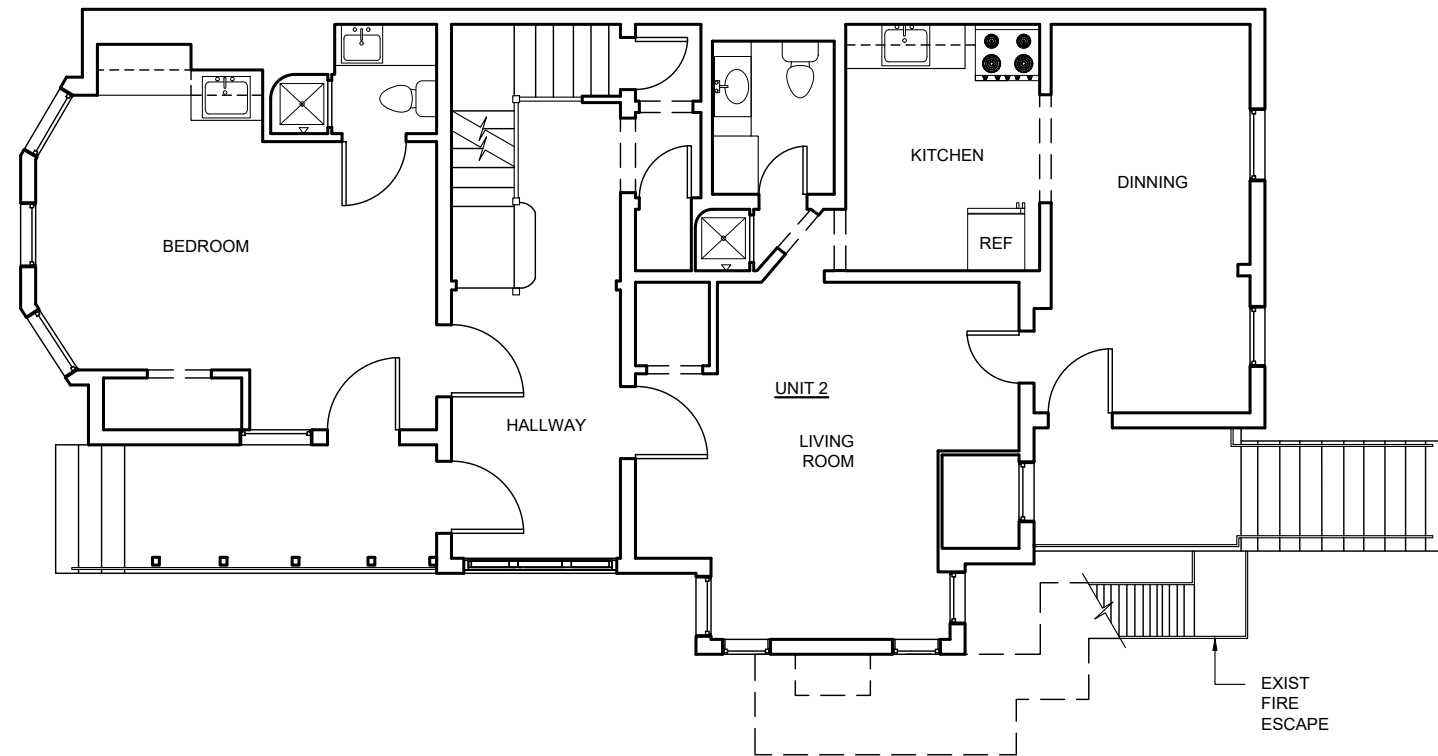
EXISTING  
BASEMENT &  
FIRST FLOOR  
PLAN

SCALE AS NOTED

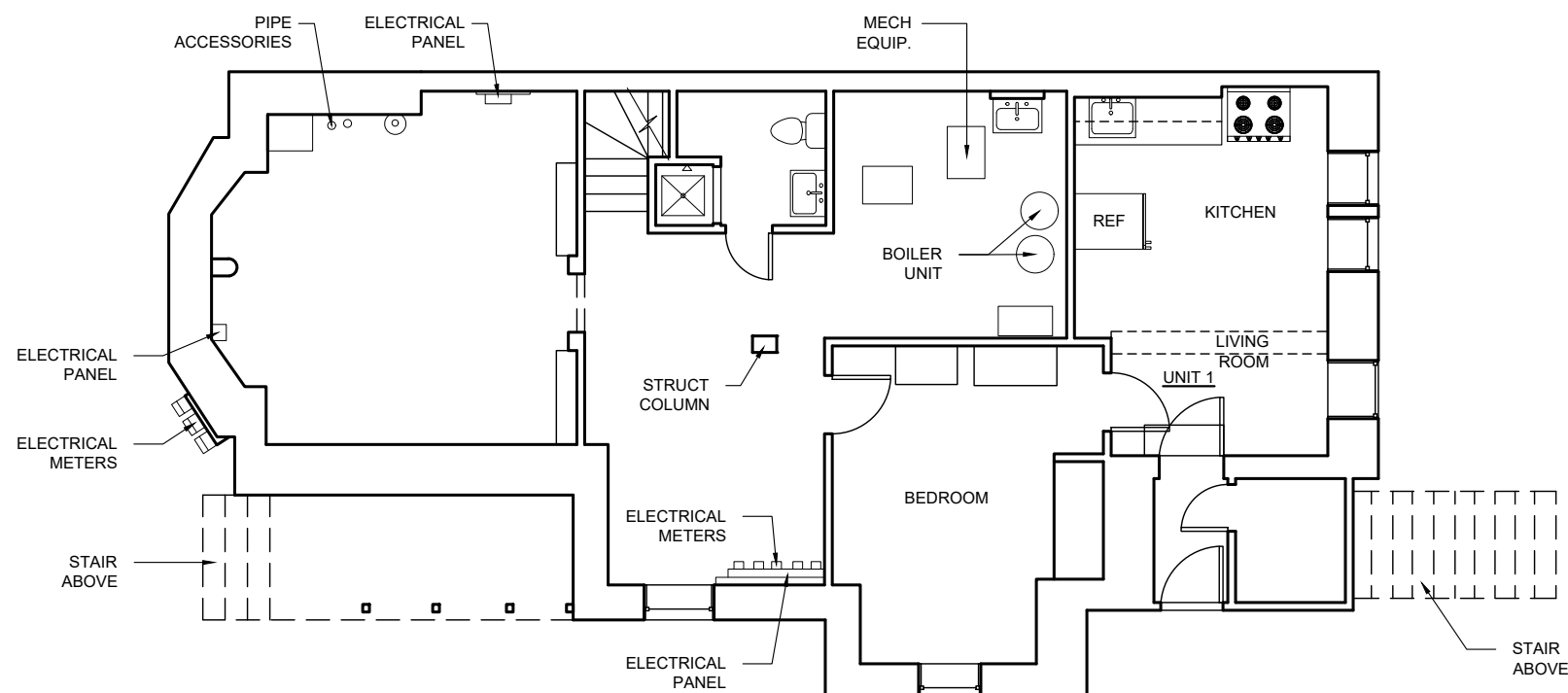
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BI	PQ

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EC-1

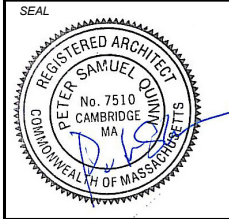


2 EXIST FIRST FL PLAN  
SCALE: 1/8" = 1'-0"



1 EXIST BSMT PLAN  
SCALE: 1/8" = 1'-0"





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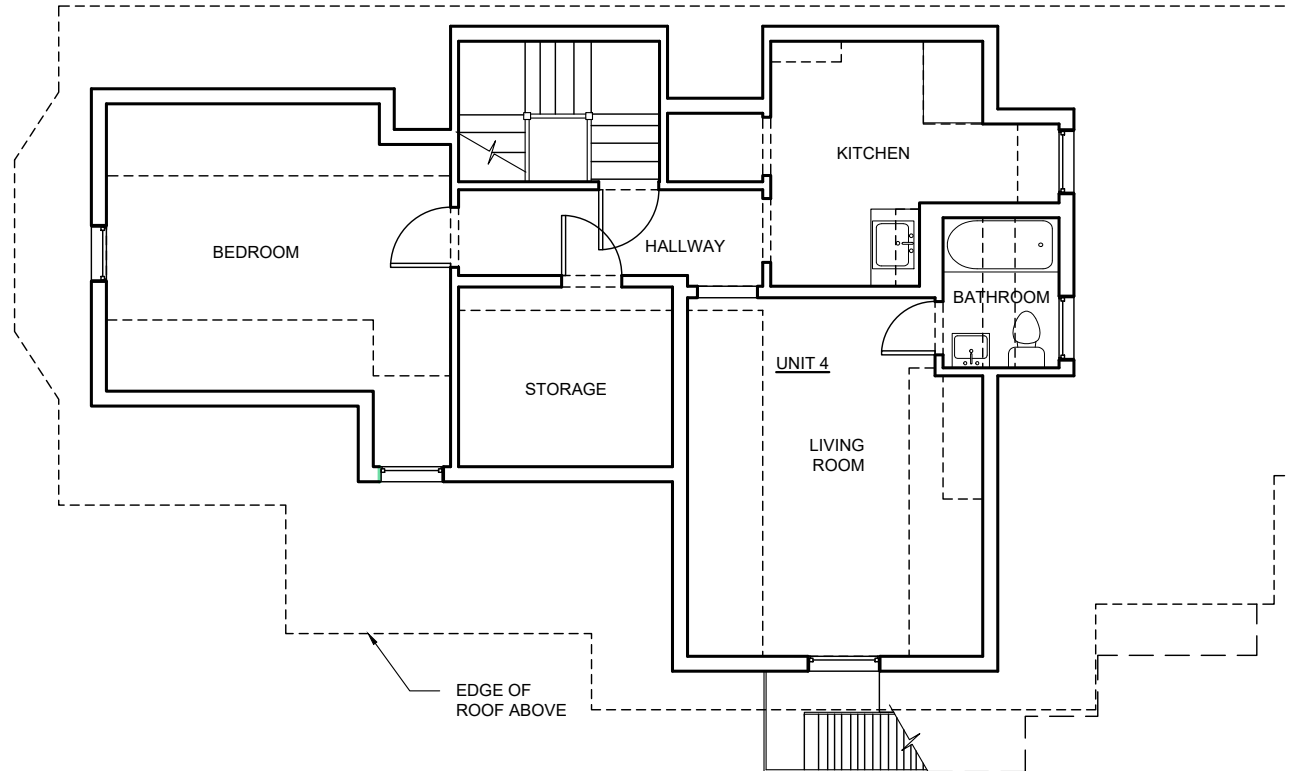
DRAWING TITLE  
EXISTING  
SECOND &  
THIRD FLOOR  
PLAN

SCALE AS NOTED

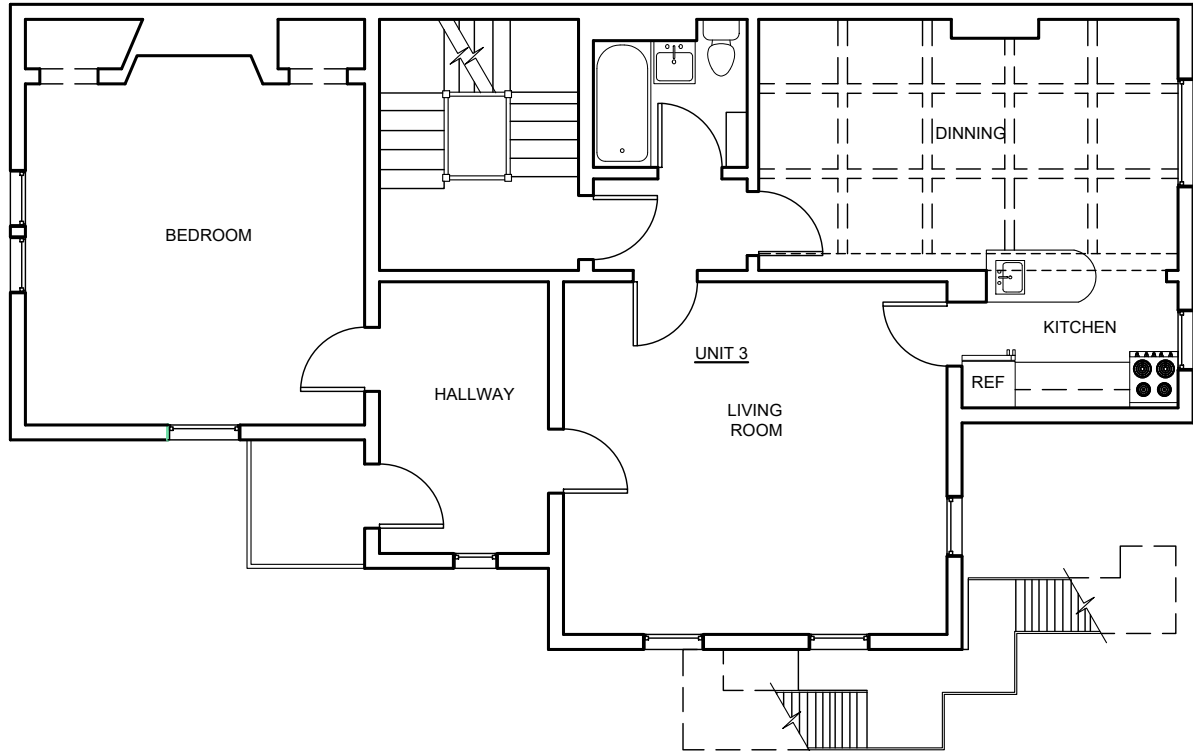
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EC-2



② EXIST THIRD FL PLAN  
SCALE: 1/8" = 1'-0"



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



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BI	PQ

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EC-3



② EXIST RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"



③ EXIST REAR ELEVATION  
SCALE: 3/32" = 1'-0"



① EXIST FRONT ELEVATION  
SCALE: 3/32" = 1'-0"