

SITE PLAN REVIEW
393 HIGHLAND AVENUE - SOMERVILLE, MA 02144

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

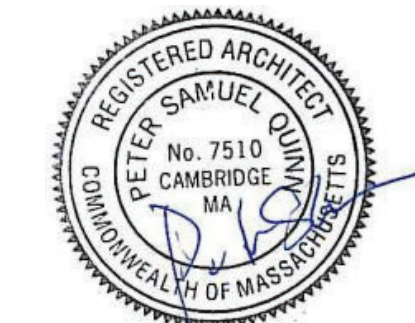
PETER QUINN ARCHITECTS LLC
259 ELM ST, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



HIGHLAND AVE ELEVATION

LIST OF DRAWINGS	SITE PLAN REVIEW 10-07-22
ARCHITECTURAL	
T1.0 TITLE SHEET	X
C-1 EXISTING CONDITION PLOT PLAN	X
A1.1 FIRST FLOOR PLAN	X
A1.4 ENLARGED PLANS	X
A2.1 ELEVATIONS	X
A2.2 BUILDING SECTIONS	X
A3.1 EXISTING PHOTOS (GENERAL)	X

SEAL



CONSULTANT

PROJECT
393 HIGHLAND

393 HIGHLAND AVE,
SOMERVILLE, MA 02143

PREPARED FOR
LALO CORP.

5 CLAREMON ST, #1
SOMERVILLE, MA 02144

SITE PLAN REVIEW
10-6-22

DRAWING TITLE
TITLE SHEET

SCALE AS NOTED

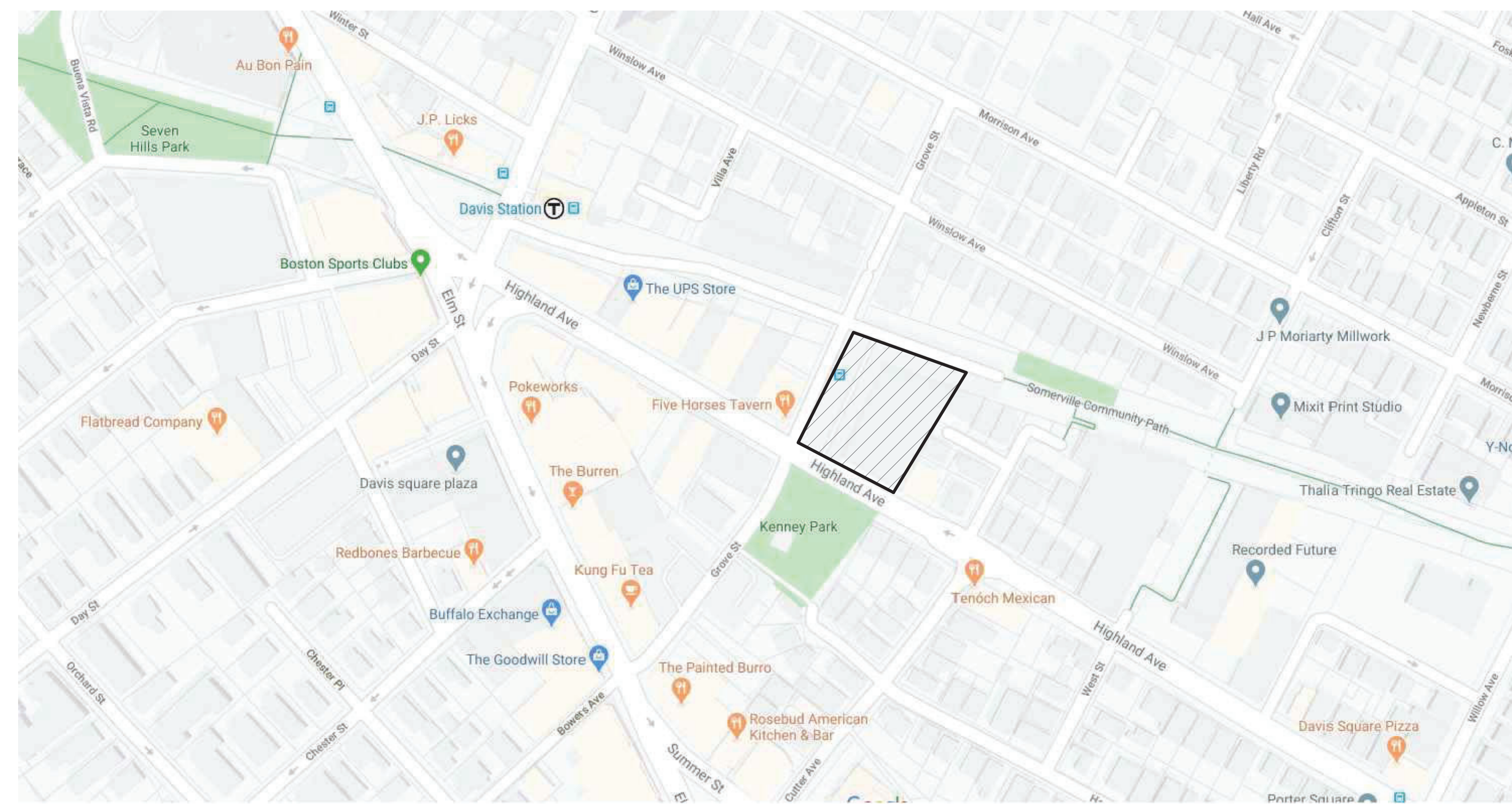
REVISION / ISSUE	DATE
SITE PLAN REVIEW	10/7/22
DRAWN BY JAL, AH	REVIEWED BY PQ

SHEET

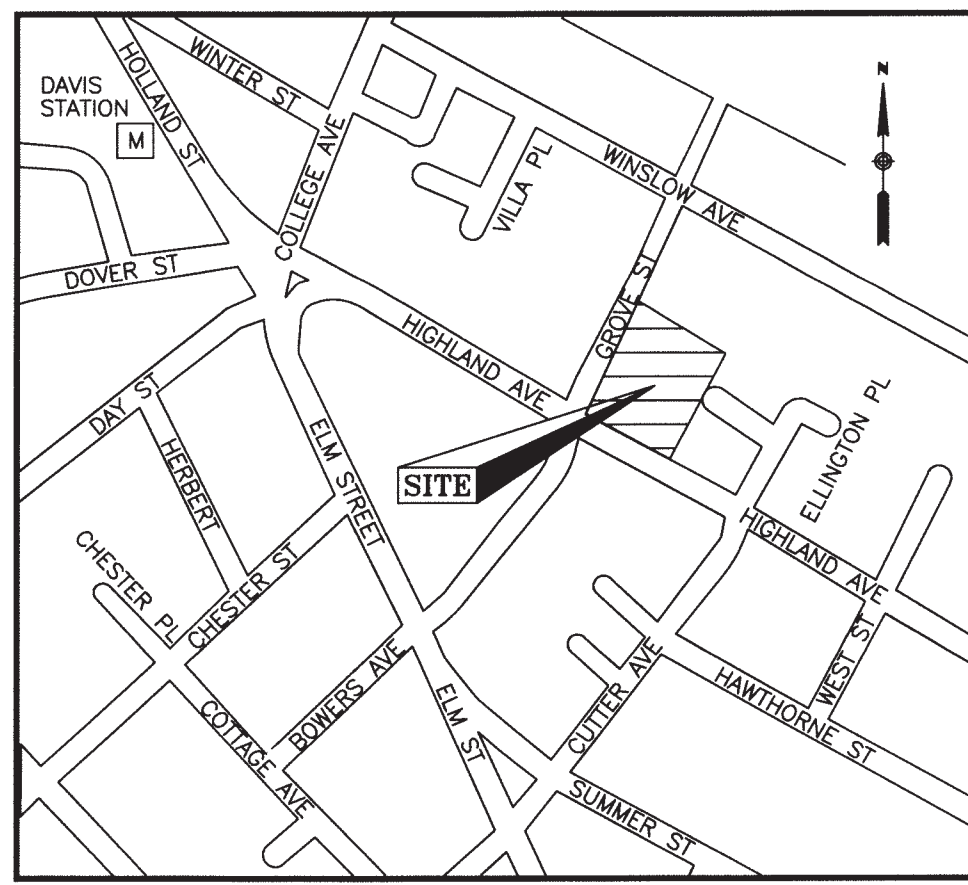
T1.0

ARCHITECT:
**PETER QUINN
ARCHITECTS LLC**
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

PREPARED FOR:
**LALO
DEVELOPMENT LLC.**
5 CLAREMONT ST.
SOMERVILLE, MA 02144



LOCUS PLAN



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- North arrow and bearings based upon a plan recorded in the Middlesex County South Registry of Deeds as Plan No. 607 of 1967.
- Field survey was completed by Chas. H. Sells, Inc. on April 22, 2008.
- Property is located in flood zone C (areas of minimal flooding) as depicted on F.I.R.M. Map number 250214-0001-B, effective date, July 17, 1986.
- No observable evidence of earth moving work, building construction or building additions within recent months.
- This land is the same land as described in the First American Title Insurance Commitment No. 340853-46.

COMMITMENT LEGAL DESCRIPTION

Real Property in The City of Somerville, County of Middlesex, State of Massachusetts, Described As Follows:

The Real Property and Improvements Situated Thereon, Located in Somerville, Middlesex County, Massachusetts, Now Known As And Numbered 393 Highland Avenue, Bounded And Described As Follows:

Southwesterly By Highland Avenue 106.8 Feet;

Northwesterly By Land Now Or Formerly Of The City Of Somerville By A Line Distant 60.31 Feet Easterly From The Easterly Line Of Grove Street Measured Along The Line Of Highland Avenue 159.14 Feet;

Northeasterly By The Location Of Land Now Or Formerly Of The Boston And Maine Railroad 117.37 Feet, And

Southeasterly By Land Now Or Formerly Of Samuel Kidder 182.89 Feet,

Said Premises Contain 18,914 Square Feet Of Land, More Or Less And Is Shown On A Plan By Robert B. Bellamy, C.E., Dated September 18, 1944, And Recorded In Book 6802, Page 146.

SURVEYORS LEGAL DESCRIPTION

Real Property in The City of Somerville, County of Middlesex, State of Massachusetts, Situated On The Northerly Sideline Of Highland Avenue, Easterly Of Grove Street, Being Further Bounded And Described As Follows:
Beginning At A Point On The Northerly Sideline Of Highland Avenue And The Southeasterly Corner Of Land Now Or Formerly Of The City Of Somerville, Situated S 59° 47' 04" E A Distance Of 60.31 feet From The Easterly Sideline Of Grove Street, Being The Southwesterly Corner Of The Lot To Be Conveyed:

Thence: N 24° 01' 56" E And Parallel To The Easterly Line Of Grove Street And Land Now Or Formerly Of The City Of Somerville, A Distance Of 159.14 Feet To Land Now Or Formerly Of The Boston And Maine Railroad, Now The Massachusetts Bay Transportation Authority (MBTA);

Thence: S 71° 48' 24" E By Said MBTA A Distance Of 117.37 Feet To Land Now Or Formerly Of Sullivan;

Thence: S 27° 20' 58" W By Said Sullivan, The End Of Ellington Road, Other Land Of Sullivan And Land Now Or Formerly Of The Family Center, Inc. A Distance Of 182.89 Feet To The Northerly Sideline Of Highland Avenue;

Thence: N 59° 47' 04" W Along The Northerly Sideline Of Highland Avenue A Distance Of 106.80 Feet To The Point Of Beginning.

Said Premises Contain 19,045 Square Feet Of Land, More Or Less And Is Shown On A Plan By Robert B. Bellamy, C.E., Dated September 18, 1944, And Recorded In Book 6802, Page 146.

Meaning And Intending To Be The Same Property Described In A Deed Dated July 09, 2003 And Recorded With The Middlesex County South Registry Of Deeds In Book 39857, Page 568. Also Being The Same Property As Described In The First American Title Insurance Commitment No. 340853-46.

TITLE COMMITMENT INFORMATION

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
⑥	Book 13710, Page 561	Order of Taking by Massachusetts Bay Transportation Authority for permanent sub-surface easement recorded with said Deeds in Book 13710, Page 561.	PLOTTED
⑦	Book 38464, Page 194	Memorandum of Lease, dated August 1, 2002, by and between P.J.C. Realty Co., Inc., as Landlord and Maxi Drug, Inc., as Tenant, recorded with said Deeds, Book 38464, Page 194.	NOT PLOTTED

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 340853-46, DATED: MARCH 20, 2008.

BULK AREA REQUIREMENTS

LOCATION: 393 HIGHLAND AVENUE, SOMERVILLE, MA		
ZONE: CBD - CENTRAL BUSINESS DISTRICT		
ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	N/A	19,045± SQ. FT.
MINIMUM FRONTAGE	N/A	106.8'±
MINIMUM FRONT SETBACK	N/A	0±
MINIMUM SIDE SETBACK	N/A	0±
MINIMUM REAR SETBACK	10'	0±
MAXIMUM BUILDING HEIGHT	4 STORIES / 50'	18.3'±
PARKING REQUIREMENTS	1 SPACE PER 500 SQ. FT. OF Gross/Floor AREA=18,946± SQ. FT. 38 SPACES	NO ON SITE PARKING AVAILABLE

PARKING AVAILABLE IN PUBLIC LOTS ABUTTING ON THE NORTH AND WEST OF THE PREMISES, AS WELL AS THE STREET.

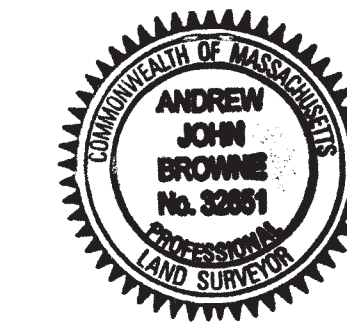
ENCROACHMENTS

- A Loading dock and ramp, security camera, stand pipe and three flood lights encroaching into the M.B.T.A. parking lot.
- B Two flood lights encroaching into the City parking lot.
- C Two overhead signs and three flood lights encroaching into the Highland Avenue right of way.
- D One flood light encroaching into land now or formerly of The Family Center, Inc.
- E One flood light encroaching into land now or formerly of Sullivan.

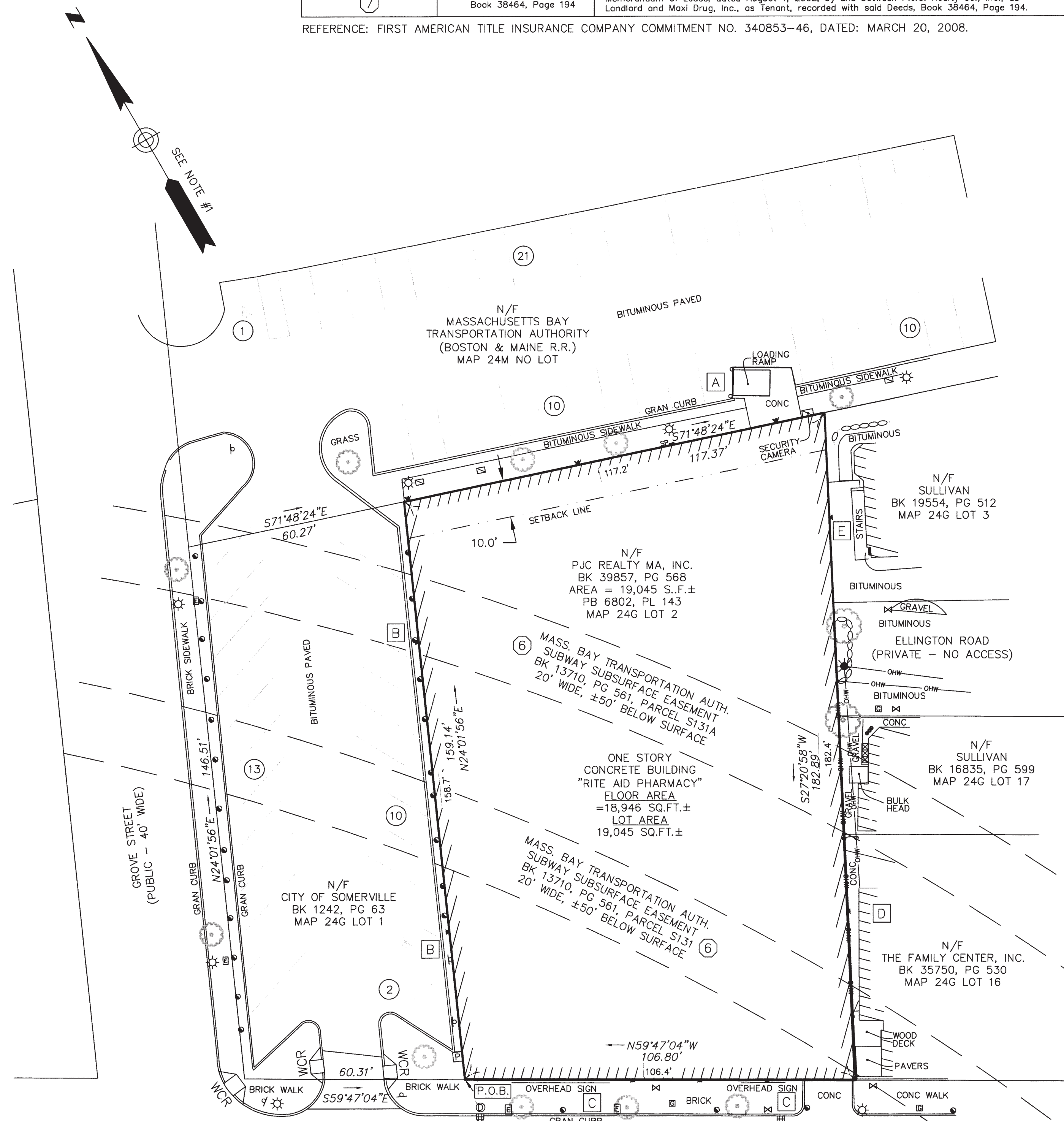
SURVEY CERTIFICATION

This survey is made for the benefit of: Fortress Credit Corp., a Delaware corporation, its successors and assigns, ACV SKYLINE RAD 08, LLC, Rite Aid Corporation, and First American Title Insurance Company.

- Andrew Browne, a Professional Land Surveyor in the State of Massachusetts, do hereby certify to the addressee parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") specifically described in First American Title Insurance Company Title Commitment No. 340853-46, dated March 20, 2008 (the "Commitment") and:
- This survey was actually made upon the ground and was prepared by me or under my supervision in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes items 2 through 4, 6, 7(a), 7(b), 7(c), 8-11(e) and 13 through 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, and NSPS, and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
- The survey and the information, courses and distances shown thereon are correct. The description of the Premises in the Commitment, the land delineated on the survey, and the boundary lines and lines of actual possession are the same. The record description of the Premises DOES NOT form a mathematically closed figure.
- The survey correctly shows the size, location and type of all buildings, structures and other improvements (including signs, dumpsters, canopies, awnings, sidewalks, curbs, parking areas and spaces, and fences) situated on the Premises, and all are within the boundary lines of the Premises except as shown. There is no visible evidence of any cemeteries or burial grounds observed on this property at the time the field survey was conducted. The names of all adjacent property owners are shown on the Survey.
- The property, and the buildings, structures, and improvements located thereon, are serviced by those public utilities that are visible from a field inspection except as shown, there are no visible easements, encroachments, uses, restrictions or rights of way (visible, recorded, existing and proposed, including those that may be shown on recorded maps referred to, or of which the undersigned has been made aware of or are indicated in the Commitment) across said Premises, that the property described hereon is the same as the property described in the Commitment and that all easements, right of way, servitude, covenants and restrictions and other matters (above or below ground) affecting the subject property and referenced in the Commitment, or easements which the undersigned has been advised or has knowledge, have been plotted hereon, together with appropriate recording references, or otherwise noted as to their effect on the subject property.
- There are no party walls or encroachments onto adjoining premises, streets, alleys, easements or rights of way by any buildings, structures or other visible improvements, and no encroachments onto said Premises by buildings, structures or other visible improvements situated on adjoining premises streets or alleys, except as shown;
- This survey shows the location and of visible storm drainage structures. Any visible discharge into streams, rivers, or other conveyance system is shown on this survey;
- Said described property is located within an area having a Zone Designation C (areas of minimal flooding) by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 0001-B, with a date of identification of July 17, 1986, for Community Number 250214, in Middlesex County, State of Massachusetts, which is the current Flood Insurance Rate Map for the community in which said Premises is situated;
- The zoning classification and the data shown in the Bulk Area Requirements Table hereon was obtained by the undersigned from the source(s) indicated in the table and, except as identified hereon, there are no violations of zoning setbacks with reference to the location of said buildings relating to height, yard areas and setback areas;
- Except as shown on this Survey, all roads, streets, and highways shown thereon are completed and dedicated and accepted public ways. The property has direct physical access to Highland Avenue, being a public street or highway, and all curb cuts are shown on the survey;
- There are NO on site striped parking spaces located on the subject property, public parking available in public lots abutting on the north and west of the premises, as well as the street.
- All set back, side yard, rear yard lines and the distance between the buildings and the Premises lines shown on the recorded plat or set forth in the applicable zoning ordinance are accurately shown on the survey.



Andrew Browne
Chas. H. Sells, Inc.
Andrew Browne, P.L.S. No. 32651



LEGEND

■ CATCH BASIN	● IRON ROD FOUND
⊕ ROUND CATCH BASIN	● DRILL HOLE FOUND
⊙ DRAIN MANHOLE	□ STONE BOUND FOUND
⊙ SEWER MANHOLE	⊙ DECIDUOUS TREE
⊙ NO LABEL MANHOLE	— SIGN
⊙ HYDRANT	○ GUY POLE
⊙ WATER GATE	♿ HANDICAPPED PARKING
⊙ WATER GATE	○ BOLLARD
⊙ SEWER MANHOLE	⊙ ELECTRICAL METER
☆ LIGHT POLE	⑩ PARKING COUNT
● PARKING METER	⑦ EXCEPTION NO.
● UTILITY POLE	▽ POST INDICATOR VALVE
SP STANDPIPE	▽ FLOOD LIGHT
WCR WHEEL CHAIR RAMP	
— WOOD FENCE	
— CHAIN LINK	
— FENCE METAL	
— HANDRAIL	
— RETAINING WALL	
— PROPERTY LINE	
— RIGHT OF WAY	
— ABUTTERS LINE	
— OLD LOT LINE	
— OVERHEAD WIRE	
— SETBACK LINE	
— EASEMENT LINE	

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF B.L. COMPANIES



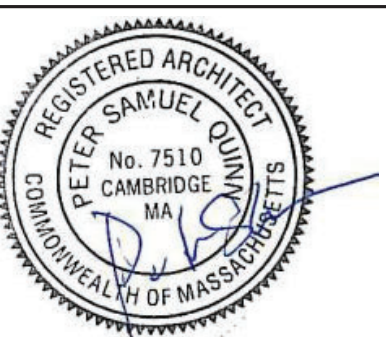
355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

ALTA/ACSM LAND TITLE SURVEY
RITE AID STORE NO. 10162
393 HIGHLAND AVENUE, SOMERVILLE
MIDDLESEX COUNTY, MASSACHUSETTS

Revisions:

No.	Date	Description
Surveyed	BWG, PCM	
Drawn	JHA, RBP	
Checked	ES	
Approved	AJB	
Scale	1"=30'	
Project No.	083034	
Date	4/24/08	
Field Book	AB-11	
CAD File:	083034-SOMERVILLE	
Sheet No.	1	

SEAL



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DRAWING TITLE
REMODELED FLOOR PLAN

SCALE AS NOTED

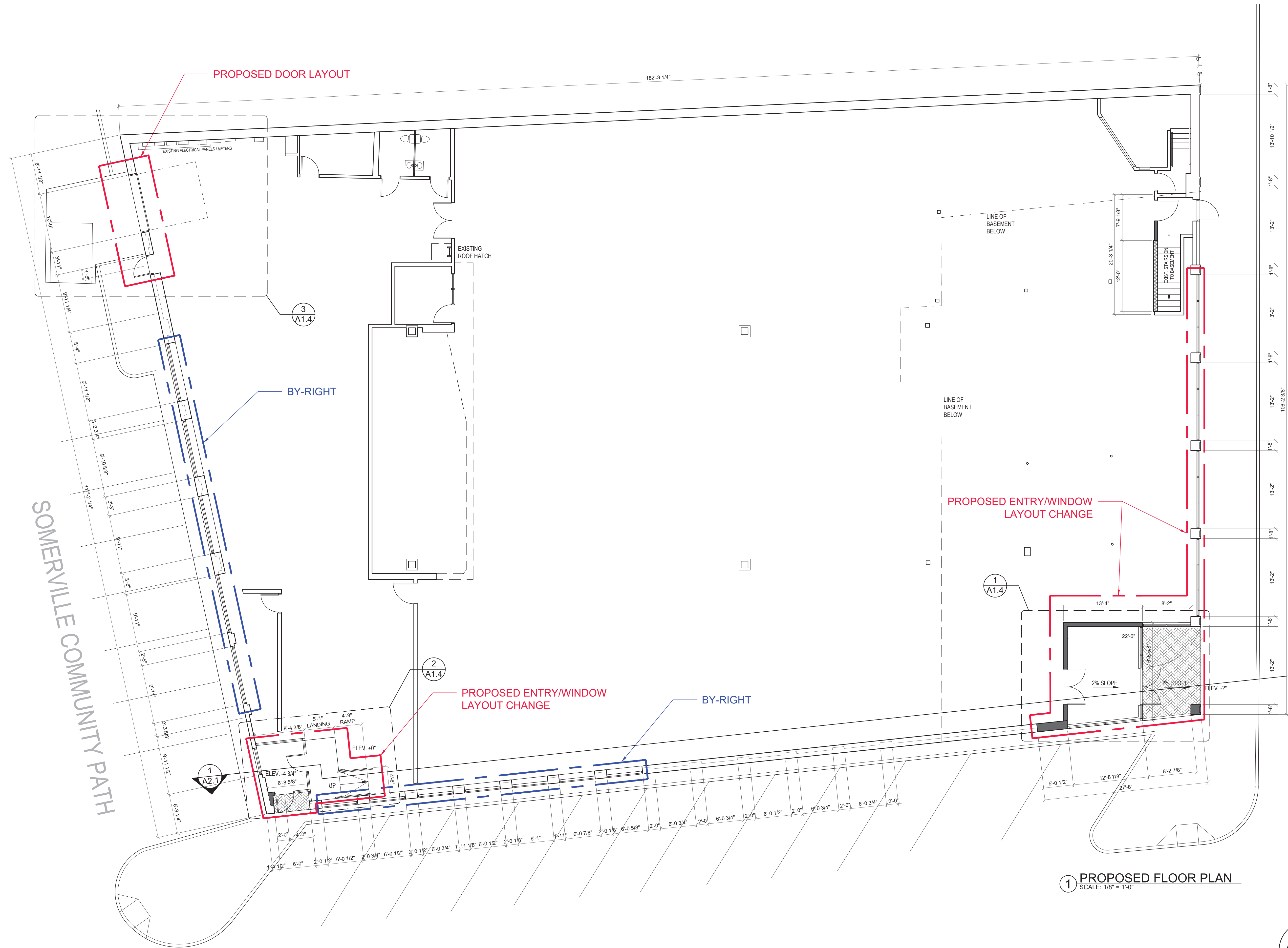
REVISION / ISSUE DATE

SITE PLAN REVIEW 10/7/22

DRAWN BY JAL / DEM / WFD REVIEWED BY PQ

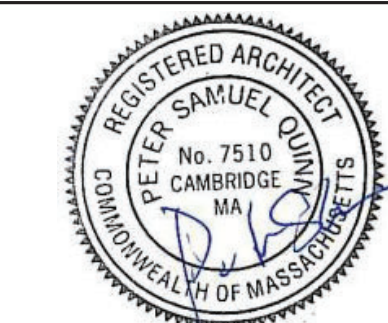
SHEET

A1.1



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

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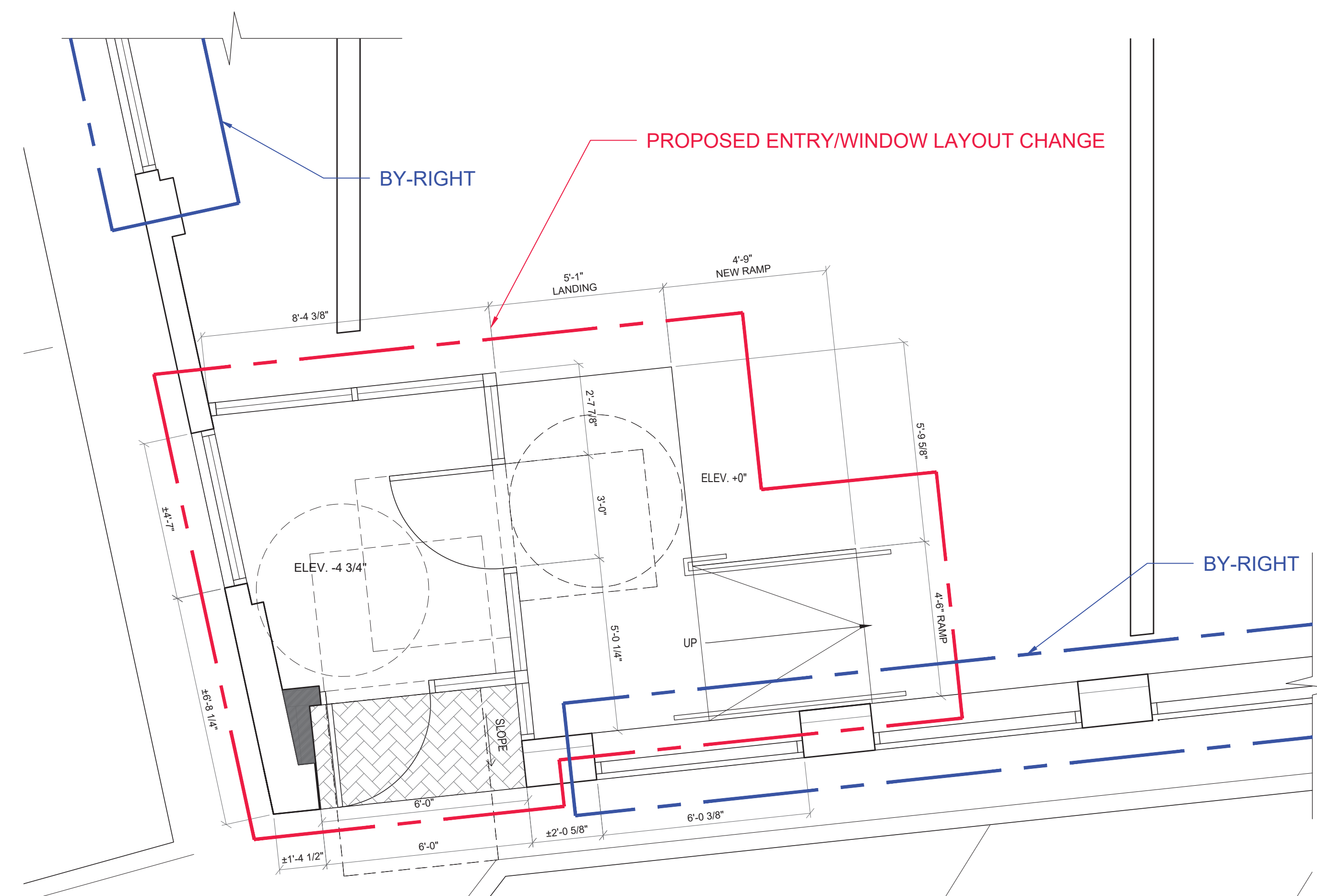
DRAWING TITLE
**ENLARGED
PLANS**

SCALE AS NOTED

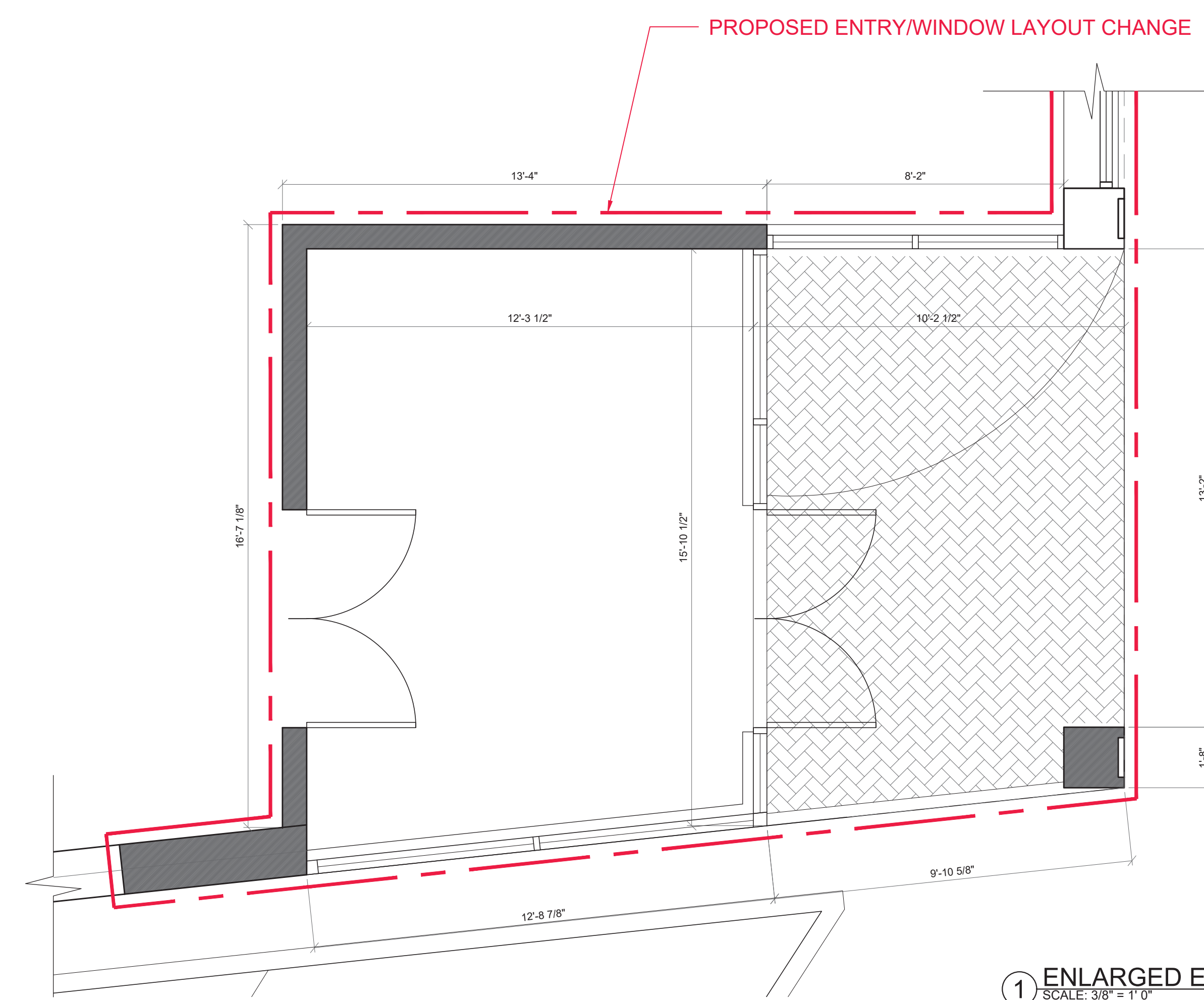
REVISION / ISSUE	DATE
SITE PLAN REVIEW	10/6/22
DRAWN BY WFD	REVIEWED BY PQ

SHEET

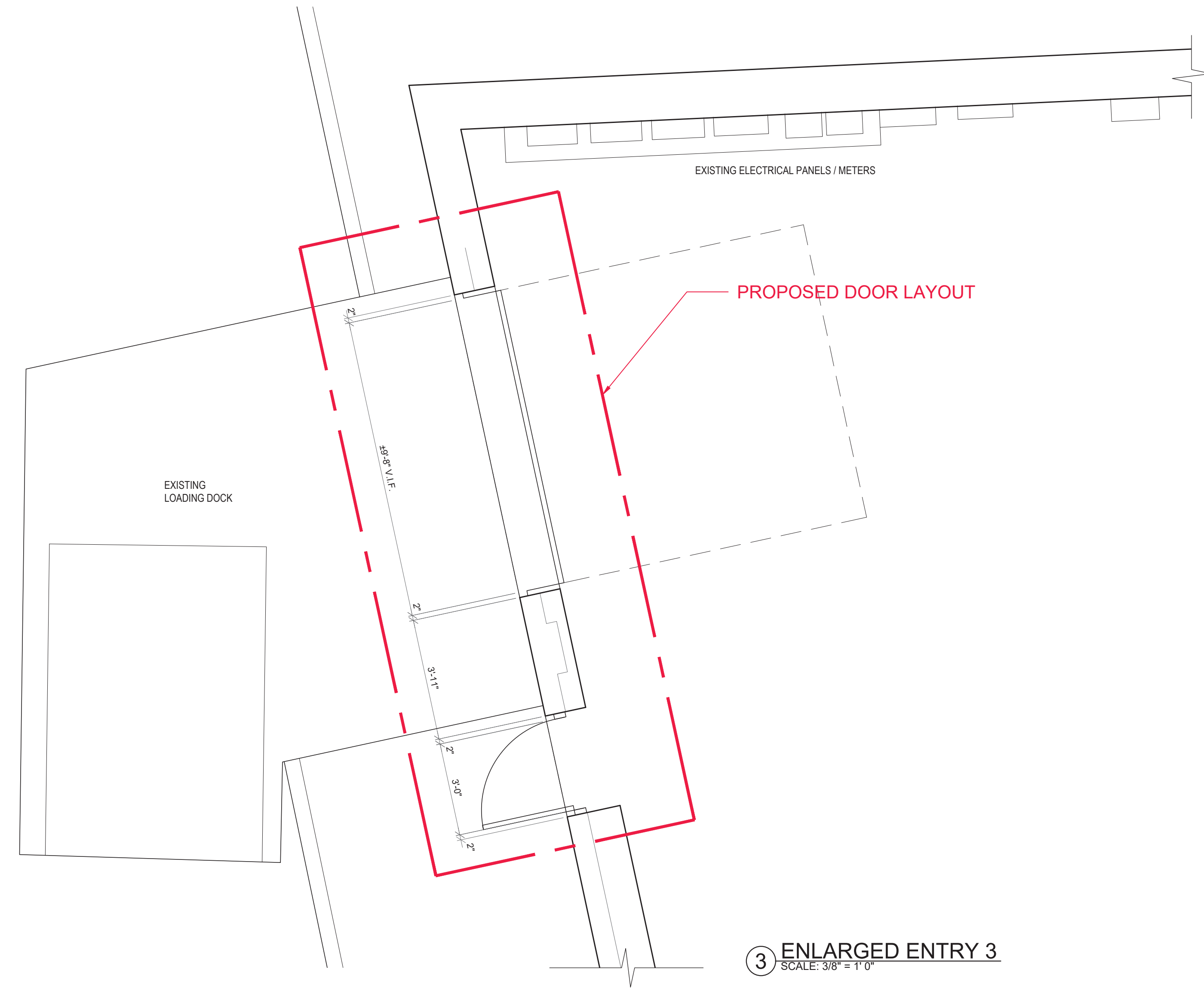
A1.4



2 ENLARGED ENTRY 2
SCALE: 3/8" = 1' 0"



1 ENLARGED ENTRY 1
SCALE: 3/8" = 1' 0"



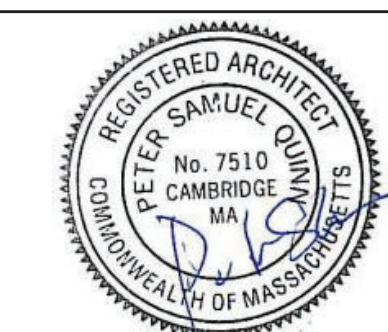
3 ENLARGED ENTRY 3
SCALE: 3/8" = 1' 0"

PETER
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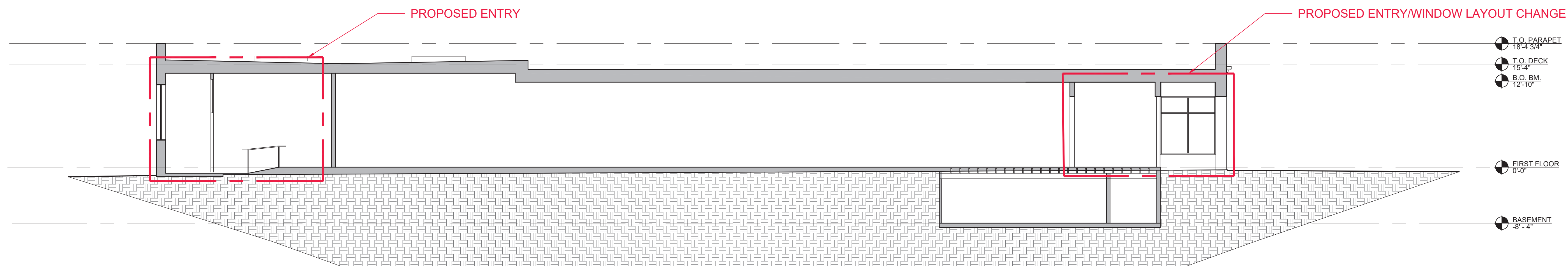
DRAWING TITLE
**BUILDING
SECTIONS**

SCALE AS NOTED

REVISION / ISSUE	DATE
SITE PLAN REVIEW	10/7/22
DRAWN BY JAL/DWM	REVIEWED BY PQ

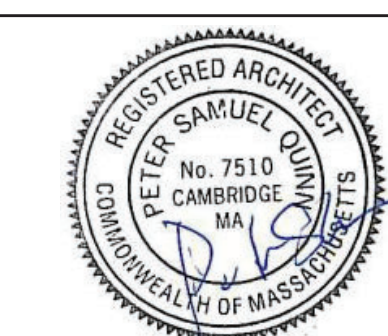
SHEET

A2.2



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

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10-6-22

DRAWING TITLE
ELEVATIONS

SCALE AS NOTED

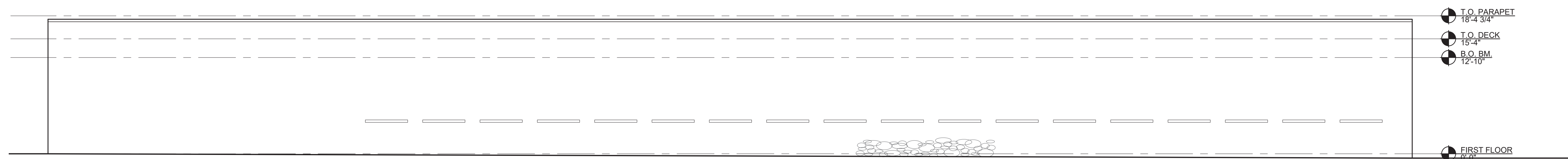
REVISION / ISSUE	DATE

SITE PLAN REVIEW	10/7/22
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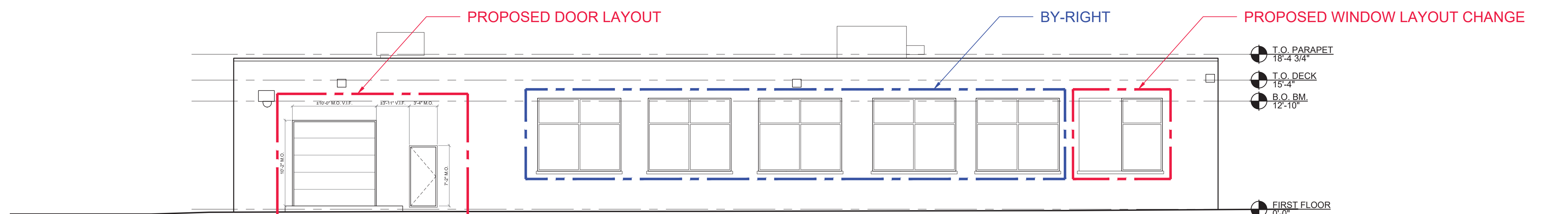
DRAWN BY JAL, WFD, AH	REVIEWED BY PQ
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SHEET

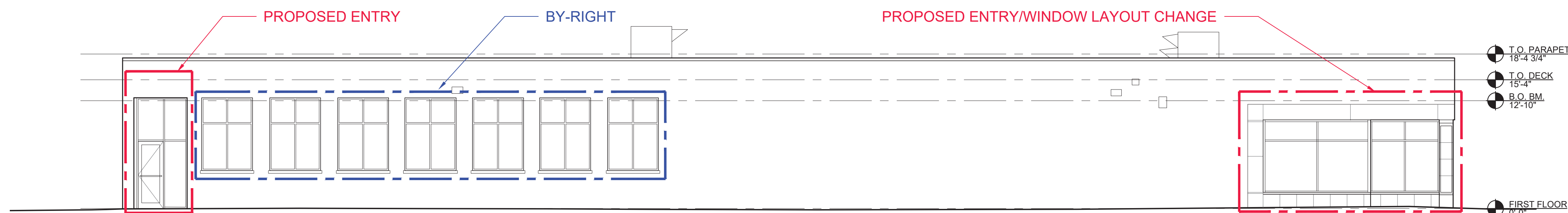
A2.2



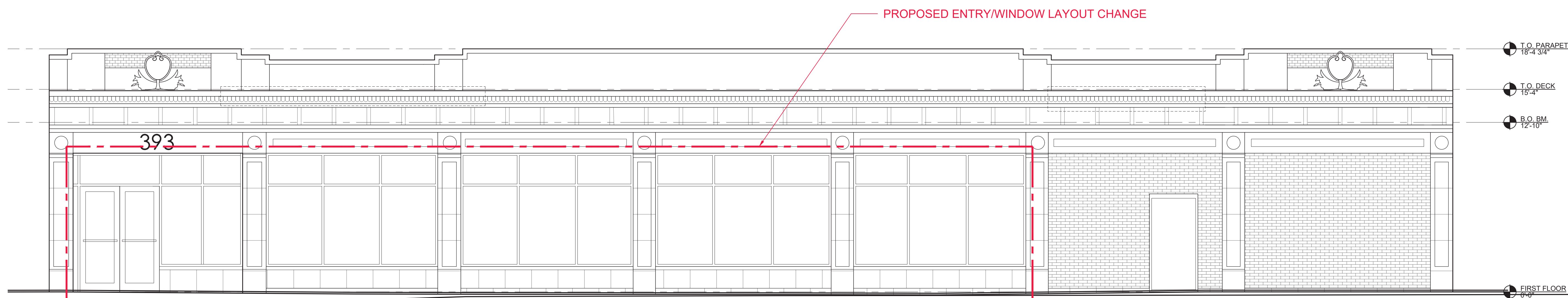
④ RIGHT ELEVATION (East)
SCALE: 1/8"=1'-0"



③ REAR ELEVATION (North)
SCALE: 1/8"=1'-0"



② LEFT ELEVATION (West)
SCALE: 1/8"=1'-0"



① FRONT ELEVATION (South)
SCALE: 1/4"=1'-0"

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10-6-22

DRAWING TITLE
**EXISTING
PHOTOS
(GENERAL)**

SCALE AS NOTED

REVISION / ISSUE	DATE
SITE PLAN REVIEW	10/7/22
DRAWN BY JAL, AH	REVIEWED BY PQ

SHEET

A3.1



5 VIEW AT REAR LOADING AREA



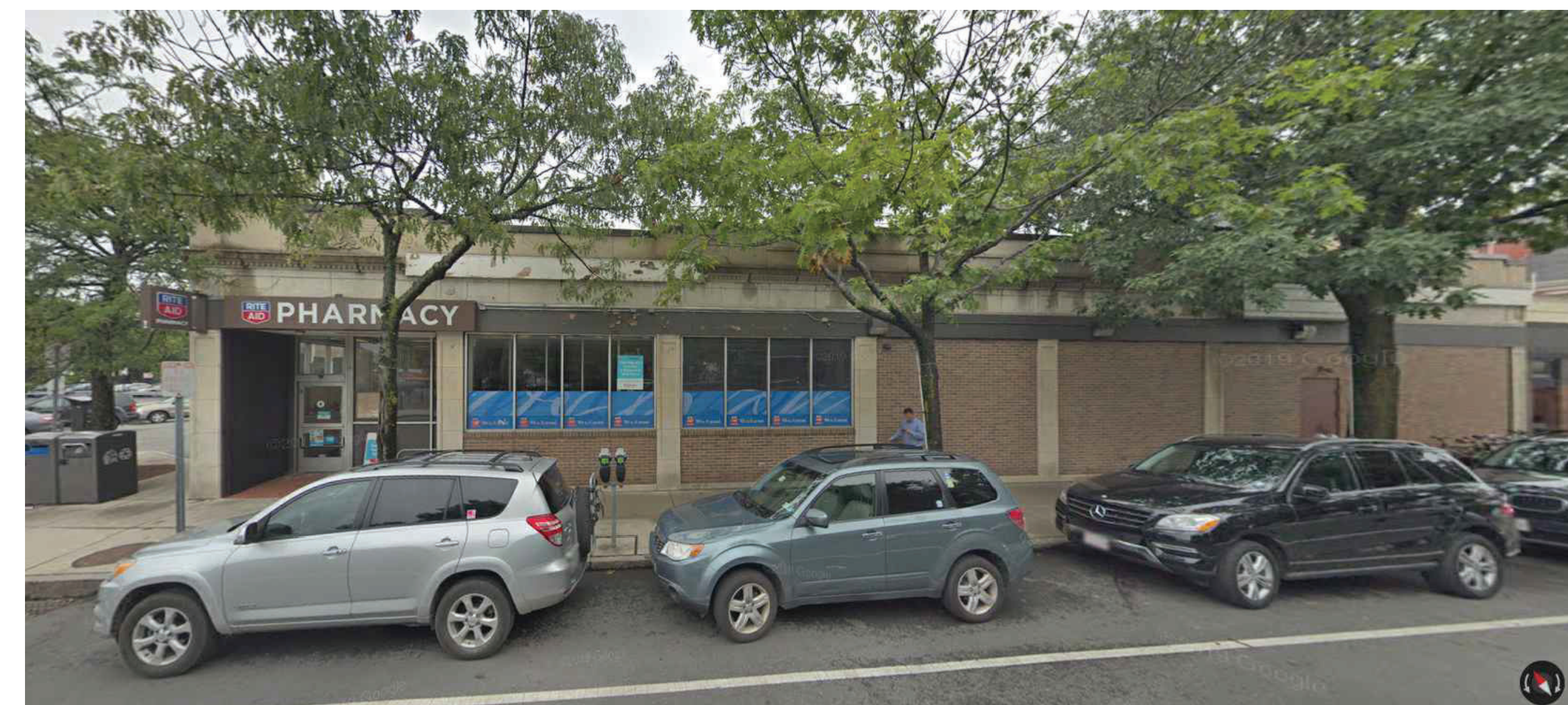
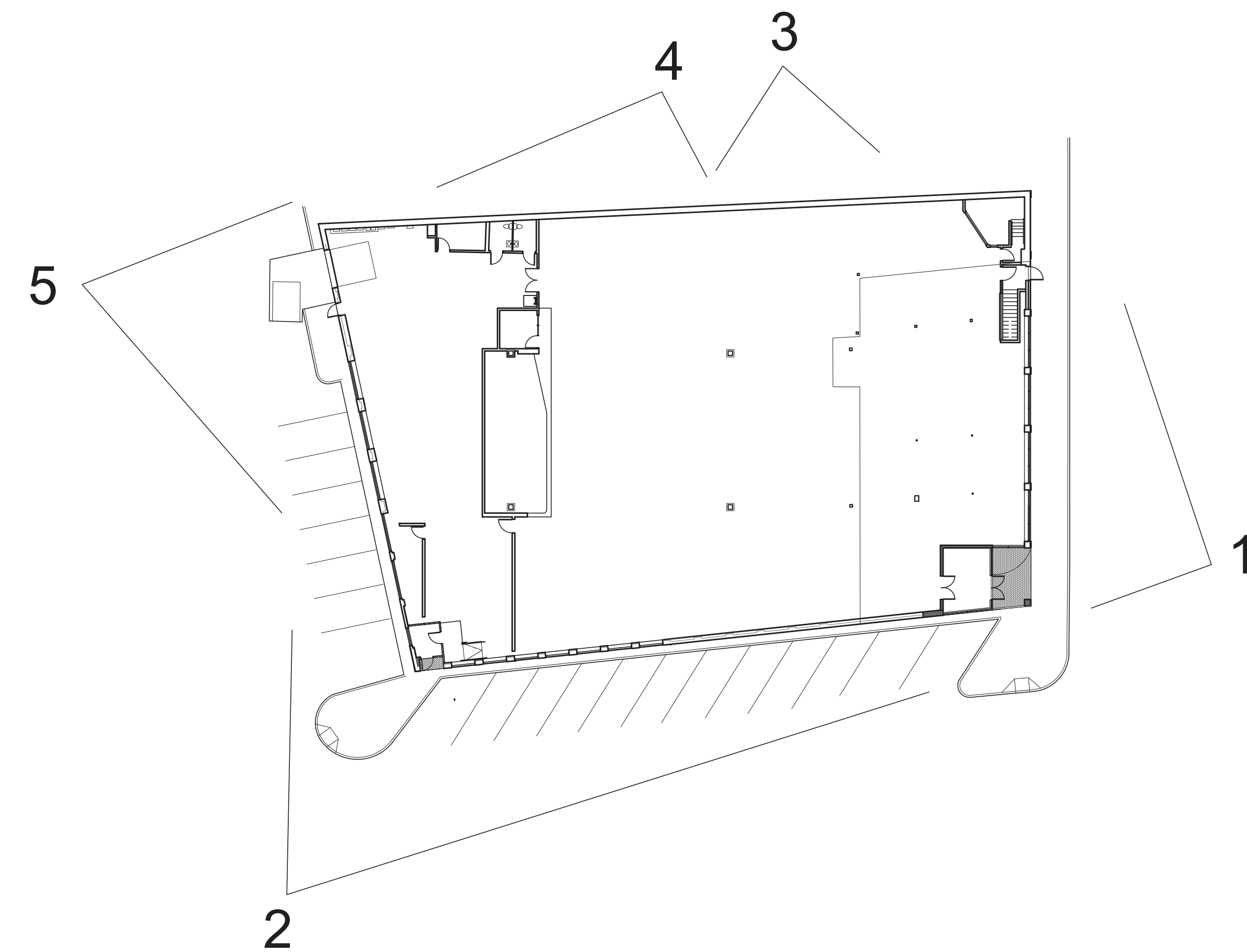
4 VIEW AT ELLINGTON RD



3 VIEW AT ELLINGTON RD




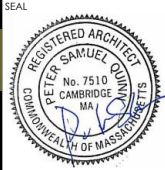
2 VIEW AT COMMUNITY PATH CORNER

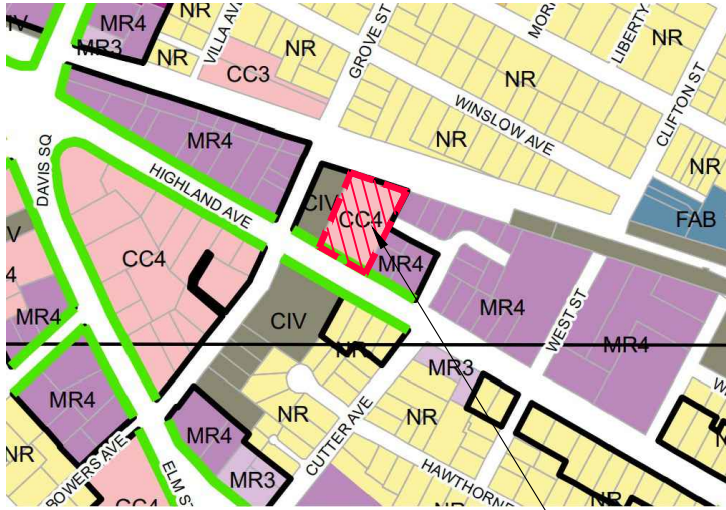


1 VIEW AT HIGHLAND AVE

	ITEM - CC4 DISTRICT 393 HIGHLAND AVE SOMERVILLE MA	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT	BUILDING TYPE	PER 6.2.6.b	COMMERCIAL BLDG	NO CHANGE	COMPLIES
	LOT AREA	N/A	19,045-SF	NO CHANGE	N/A
	LOT WIDTH	30' MIN	106.4'	NO CHANGE	COMPLIES
	LOT DEPTH	N/A	170'	NO CHANGE	N/A
	LOT COVERAGE (%)	100% MAX	99%	NO CHANGE	COMPLIES
	GREEN SCORE	0.2 MIN, 0.25 IDEAL	0	NON CONFORMING NO CHANGE	EXISTING NONCONFORMITY
	OPEN SPACE	25% MIN	0%	NON CONFORMING NO CHANGE	EXISTING NONCONFORMITY
SETBACKS	PRIMARY FRONT SETBACK	2' MIN, 15' MAX	0'	NON CONFORMING NO CHANGE	EXISTING NONCONFORMITY
	SECONDARY FRONT SETBACK	2' MIN, 15' MAX	0'	NON CONFORMING NO CHANGE	EXISTING NONCONFORMITY
	SIDE YARD SETBACK (LEFT / EAST)	0'	0'	NO CHANGE	COMPLIES
	SIDE YARD SETBACK (RIGHT / WEST)	0'	0'	NO CHANGE	COMPLIES
	REAR SETBACK (ALLEY OR R-ROW)	0' MIN	0'	NO CHANGE	COMPLIES
PARKING SETBACKS	PRIMARY FRONT SETBACK (PARKING)	30' MIN	N/A	N/A	N/A
	SECONDARY FRONT SETBACK (PARKING)	30' MIN	N/A	N/A	N/A
MAIN MASSING	PRIMARY FACADE BUILDOUT (%)	80% MIN	100%	NO CHANGE	COMPLIES
	SECONDARY FACADE BUILDOUT (%)	65% MIN,	100%	NO CHANGE	COMPLIES
	FLOOR PLATE	30,000-SF MAX	18,946-SF	NO CHANGE	COMPLIES
	WIDTH	200' MAX	106.8'	NO CHANGE	COMPLIES
	BUILDING HEIGHT (for proposed 3-STY)	50' MAX	+/-18'- 5"	NO CHANGE	COMPLIES
	NUMBER OF STORIES (CC4)	3 MIN, 4 MAX	1	NON CONFORMING NO CHANGE	EXISTING NONCONFORMITY
	GROUND STORY HEIGHT	18' MIN	+/-13'-6"	NON CONFORMING NO CHANGE	EXISTING NONCONFORMITY
	UPPER STORY HEIGHT	10' MIN	N/A	N/A	N/A
FACADE	PRIMARY FACADE FENESTRATION (%) (AT HIGHLAND AVE)	70% MIN	39%	62 %	EXISTING NONCONFORMITY IMPROVED
	SECONDARY FACADE FENESTRATION (%) (AT CIV)	15% MIN, 70% MAX	0 %	35 %	EXISTING NONCONFORMITY
USE & OCCUPANCY	NUMBER OF PRINCIPAL BUILDINGS	1 MAX	1	NO CHANGE	COMPLIES
	USE	PER TABLE 6.2.13	RETAIL	SEE NOTE 1	COMPLIES
	PER TABLE 6.2.13.c.i ARTS ENTERPRISE SPACE	5% MIN	0%	NON CONFORMING NO CHANGE	EXISTING NONCONFORMITY
	ENTRANCE SPACING	30' MAX	+/-100'	NON CONFORMING NO CHANGE	EXISTING NONCONFORMITY
	COMMERCIAL SPACE DEPTH	30' MIN	+/-100'	30' (for PED ST)	COMPLIES
MOBILITY	NO. OF PARKING SPACES	19 MIN	0	NON CONFORMING NO CHANGE	EXISTING NONCONFORMITY
	NO. OF BIKE PARKING SPACES	1 ST, 4LT	0	NON CONFORMING NO CHANGE	EXISTING NONCONFORMITY

NOTE 1 - USES: GENERAL USE OF THE BUILDING are Lab, Artisanal Production with ancillary lab, office, collaborative work, and meeting spaces.
PEDESTRIAN STREET USES are showcase kitchen, retail, and tasting room.

	PETER QUINN ARCHITECTS LLC 259 ELM ST, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3989	PREPARED FOR	PROJECT	DRAWING TITLE ZONING-TABLE 393 HIGHLAND AVE SOMERVILLE MA	SEAL 	DRAWN BY EXC REVIEWED BY PQ REVISION / ISSUE 10/07/22 DATE SCALE AS NOTED	SHEET Z-1
	ARCHITECTURE PLANNING INTERIOR DESIGN						



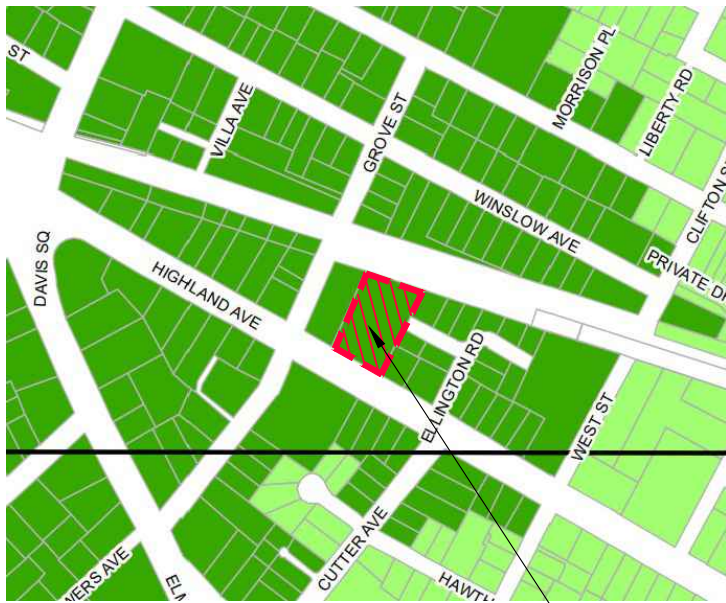
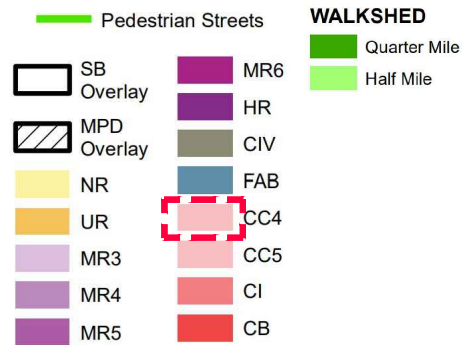
ZONING DISTRICT
- CC4

393 HIGHLAND

DIMENSIONAL TABLE FOR 393 HIGHLAND AVE

- CC4 ZONING DISTRICT
- QUARTER MILE STATION AREA WALKSHED
- ON A PEDESTRIAN STREET
- COMMERCIAL BUILDING BUILDING TYPE

ZONING DISTRICTS



STATION AREA WALKSHED
- QUARTER MILE WALKSHED

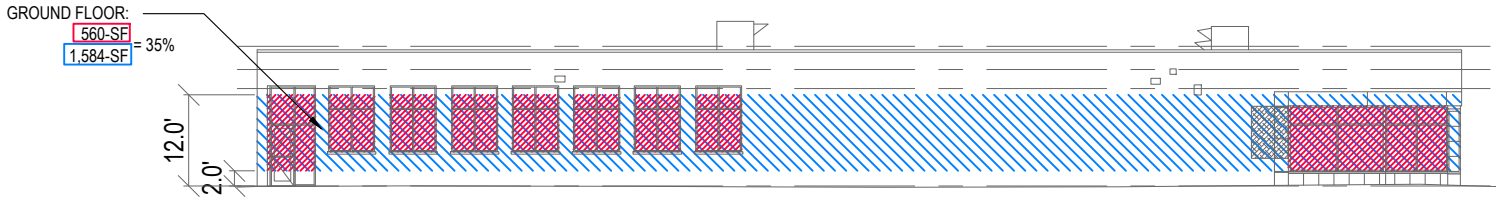
393 HIGHLAND

NOTE:

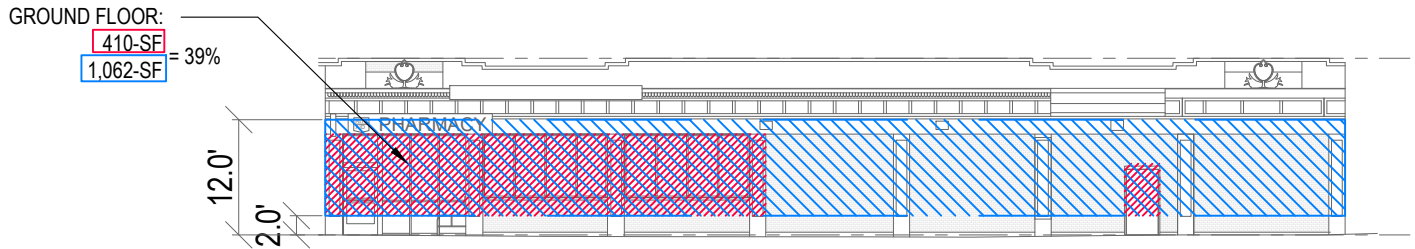
- MOTOR VEHICLE PARKING CALCULATION**
Use : Research and Development
 $18,946\text{-sf office space} / 1,000 = 18.95$ round up to 19 parking spaces
- BIKE PARKING SPACES CALCULATION**
Use : Research and Development
Short Term (ST):
 $18,946\text{-sf office space} / 20,000 = .95$ round up to 1 ST.
Long Term (LT):
 $18,946\text{-sf Commercial space} / 5,000 = 3.78$ round up to 4 LT.

Note: BIKE PARKING SPACES will be added with FUTURE TENANT BUILT-OUT

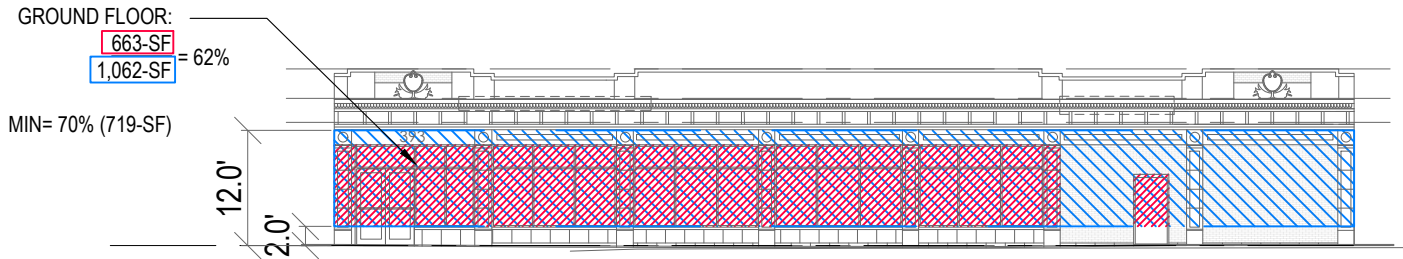
	PETER QUINN ARCHITECTS LLC 259 ELM ST, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3989	PREPARED FOR	PROJECT	DRAWING TITLE ZONING- MAPS & NOTES 393 HIGHLAND AVE SOMERVILLE MA	SEAL 	DRAWN BY EXC	SHEET
	ARCHITECTURE PLANNING INTERIOR DESIGN				REVIEWED BY PQ	REVISION / ISSUE 10/07/22	
						DATE SCALE AS NOTED	



PROPOSED
 FACADE FACING CIVIC SPACE
 NOT TO SCALE



EXISTING
 FACADE FACING HIGHLAND AVE



PROPOSED
 FACADE FACING HIGHLAND AVE

**THE PROPOSED FACADE FENESTRATION
 IMPROVED BY 23 %**

3 FACADE FENESTRATION
 SCALE: 1/20" = 1'-0"

PETER QUINN ARCHITECTS PETER QUINN ARCHITECTS LLC 259 ELM ST., SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3989	PREPARED FOR	PROJECT	DRAWING TITLE ZONING-FENESTRATION DIAGRAMS 393 HIGHLAND AVE SOMERVILLE MA	SEAL 	DRAWN BY EXC	SHEET Z-3
	ARCHITECTURE PLANNING INTERIOR DESIGN	REVIEWED BY PQ	REVISION / ISSUE 10/07/22	DATE	SCALE AS NOTED	