

REDEVELOPMENT OF 393 HIGHLAND AVE  
CHANGE OF USE APPLICATION, OFFICE TENANT > 5,000-SF  
393 HIGHLAND AVE, SOMERVILLE, MA 02144



HIGHLAND AVE ELEVATION

LIST OF DRAWINGS		SP APPL.SET 01 NOV 2019
ARCHITECTURAL		
T-1	TITLE SHEET	X
	PLOT PLAN	X
EC-1	EXISTING PLANS	X
EC-2	EXISTING ELEVATIONS	X
EC-3	EXISTING SECTIONS	X
A-1	PROPOSED GROUND FLOOR PLAN	X
A-2	PROPOSED BASEMENT PLAN	X
A-3	PROPOSED ELEVATIONS	X
A-4	PROPOSED ELEVATIONS	X
A-5	EX. GENERAL PHOTOS	X
A-6	EX. MASONRY OPENING PHOTOS	X

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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

SEAL

CONSULTANT

PROJECT  
393 HIGHLAND

393 HIGHLAND AVE  
SOMERVILLE, MA 02143

PREPARED FOR  
LALO DEVELOPMENT  
LLC.

5 CLAREMON ST, #1  
SOMERVILLE, MA 02144

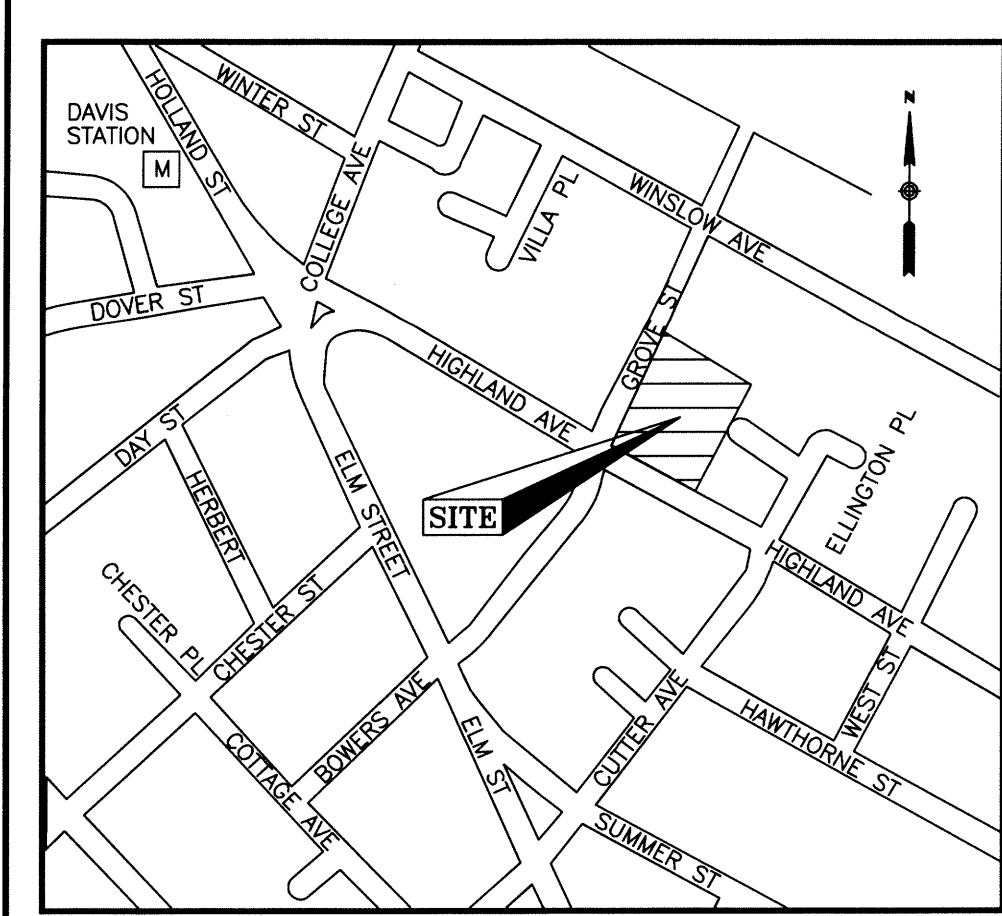
DRAWING TITLE

TITLE SHEET

SCALE AS NOTED	
REVISION	DATE
SP APPL.	01 NOV 2019
DRAWN BY MN/ CM	REVIEWED BY PQ

SHEET

T-1



#### VICINITY MAP

NOT TO SCALE

#### GENERAL NOTES

1. North arrow and bearings based upon a plan recorded in the Middlesex County South Registry of Deeds as Plan No. 607 of 1967.
2. Field survey was completed by Chas. H. Sells, Inc. on April 22, 2008.
3. 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.
4. No observable evidence of earth moving work, building construction or building additions within recent months.
5. 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.

#### 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	
— X — X — X — X — X — X —	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

#### 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

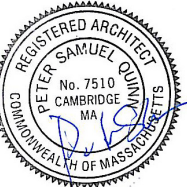
This survey is made for the benefit of: Fortress Credit Corp., its successors and assigns, ACY SKYLINE RAD 08, LLC, Rite Aid Corporation, and First American Title Insurance Company.

I, Andrew Browne, a Professional Land Surveyor in the State of Massachusetts, do hereby certify to the aforesaid 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:

1. 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), 8-1(a) 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.
2. 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.
3. 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.
4. 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;
5. 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;
6. 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;
7. 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;
8. 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;
9. 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 Hyde Park Avenue, being a public street or highway and Jackson Avenue and Factory Street, being paved, private rights of ways, being public streets or highways, and all curb cuts are shown on the survey;
10. 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.
11. 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.

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

SEAL



CONSULTANT

PROJECT

393 HIGHLAND

393 HIGHLAND AVE  
SOMERVILLE, MA 02143

PREPARED FOR

LALO DEVELOPMENT  
LLC.

5 CLAREMON ST, #1  
SOMERVILLE, MA 02144

DRAWING TITLE

EXISTING  
FLOOR PLANS

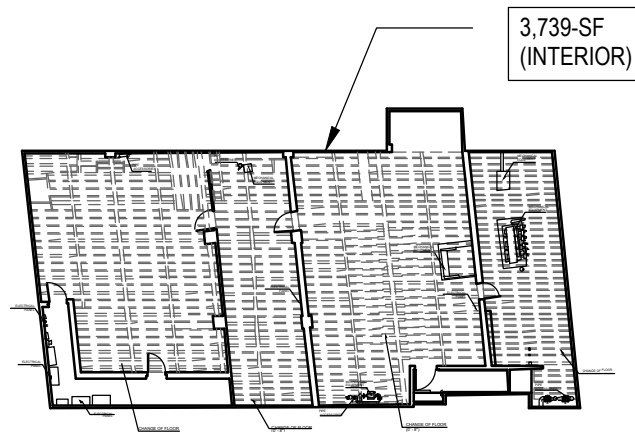
SCALE AS NOTED

REVISION	DATE
SP APPL.	01 NOV 2019
DRAWN BY	REVIEWED BY
-	PQ

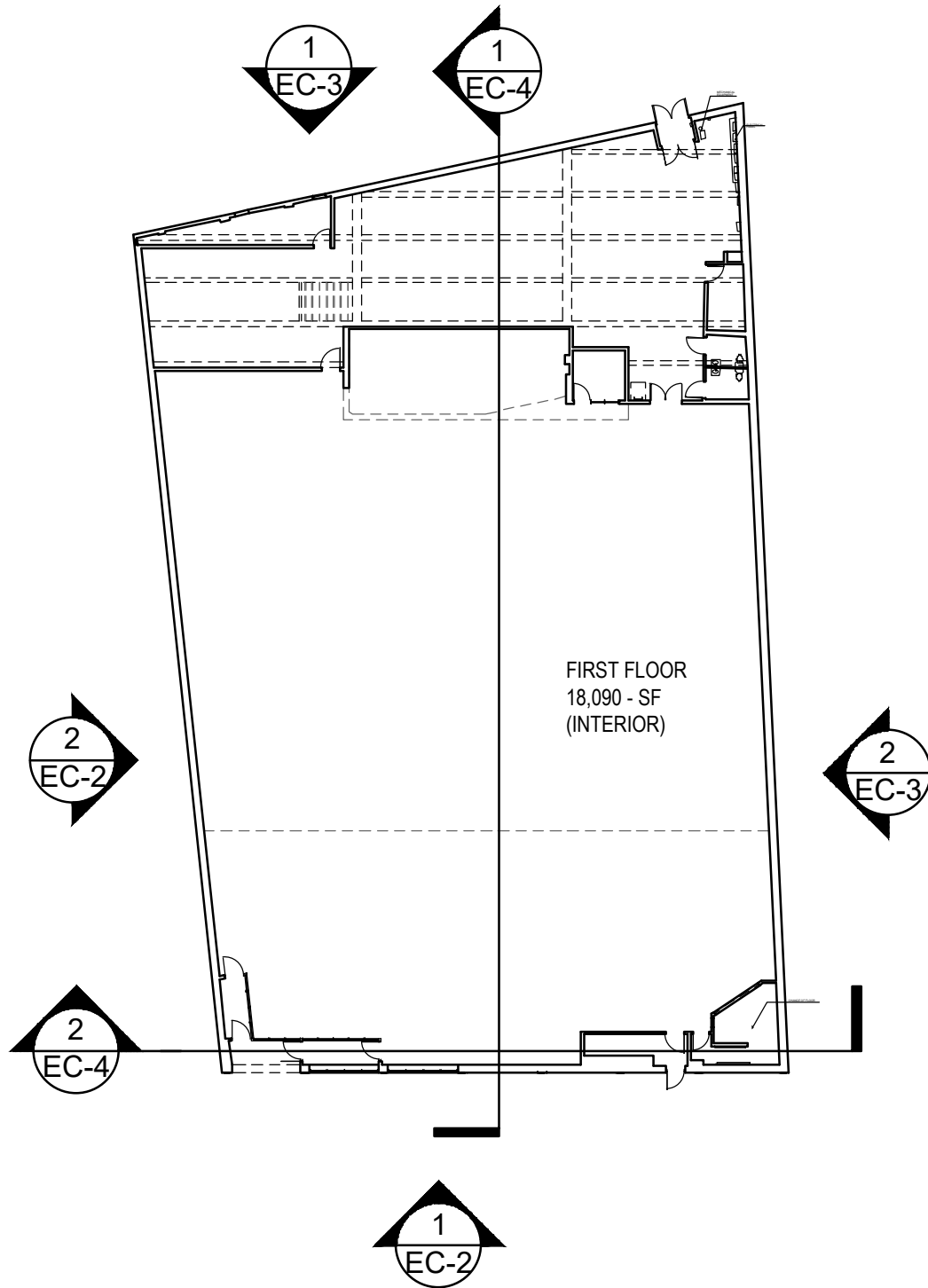
SHEET

EC-1

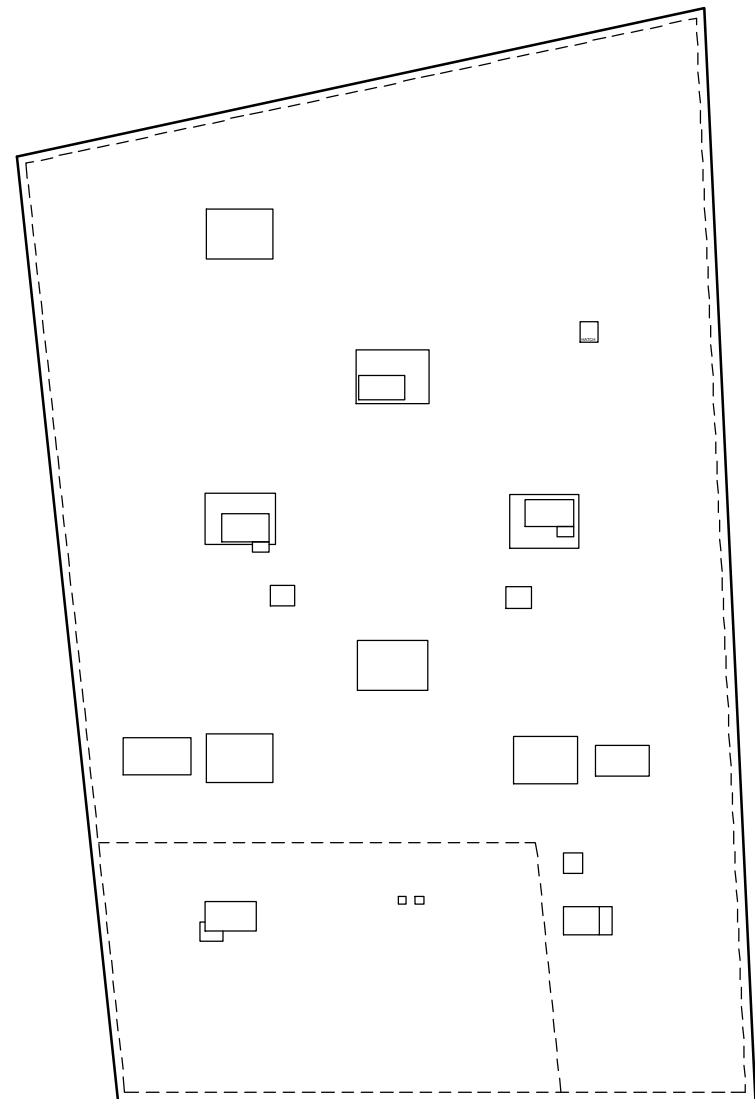
EC-1



1 BASEMENT  
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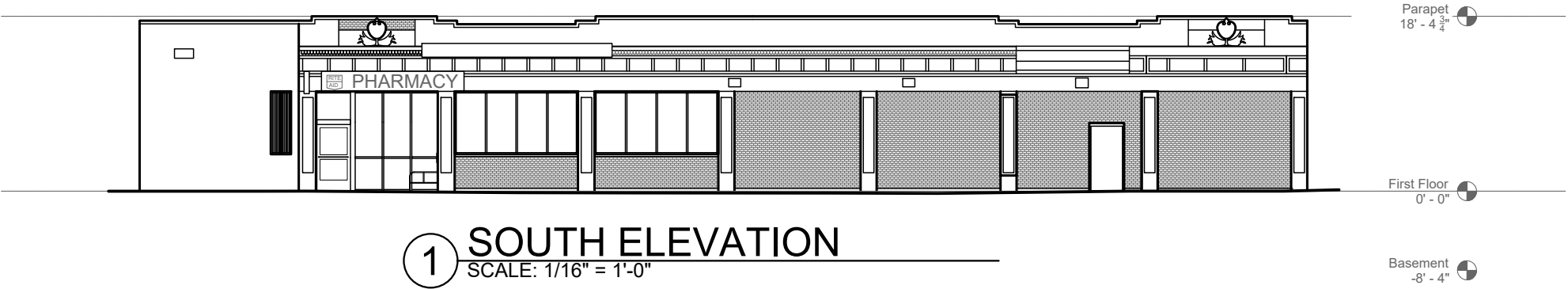


1 FIRST FLOOR PLAN  
SCALE: 1/32" = 1'-0"

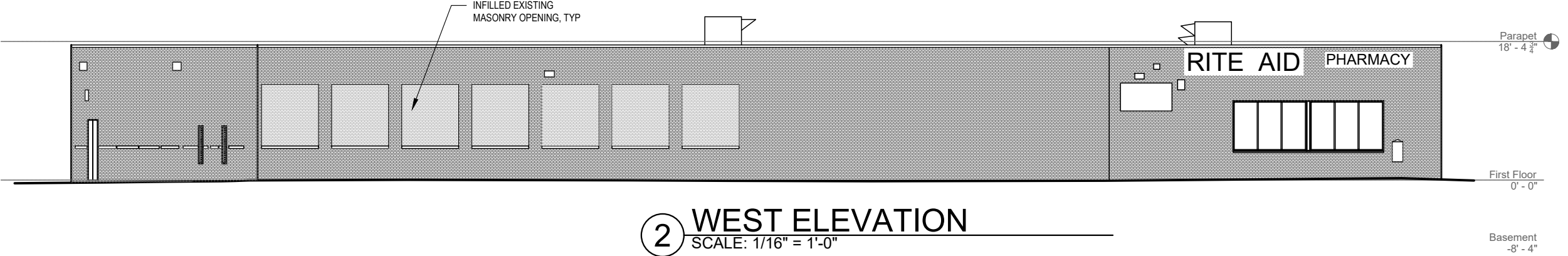


1 ROOF PLAN  
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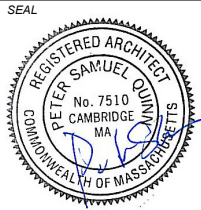




1 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/16" = 1'-0"



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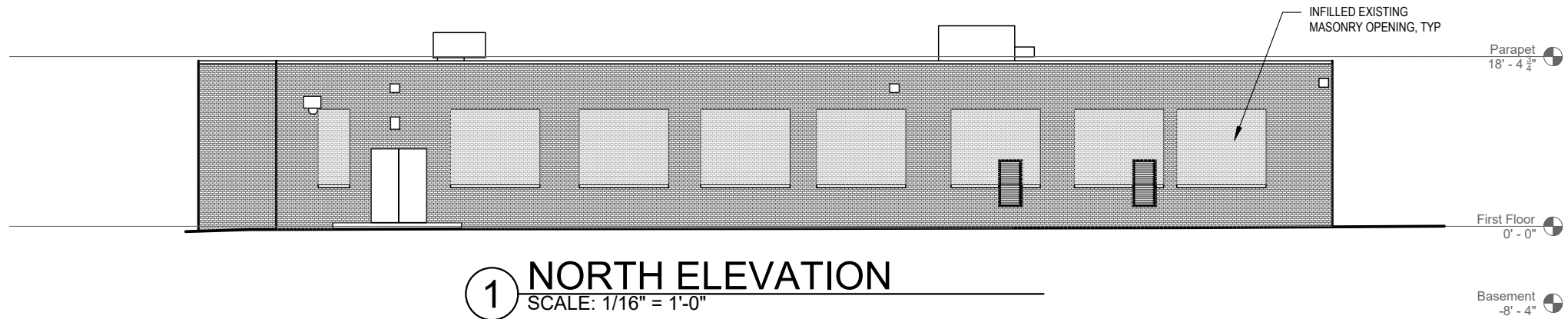
DRAWING TITLE  
EXISTING  
ELEVATIONS

SCALE AS NOTED

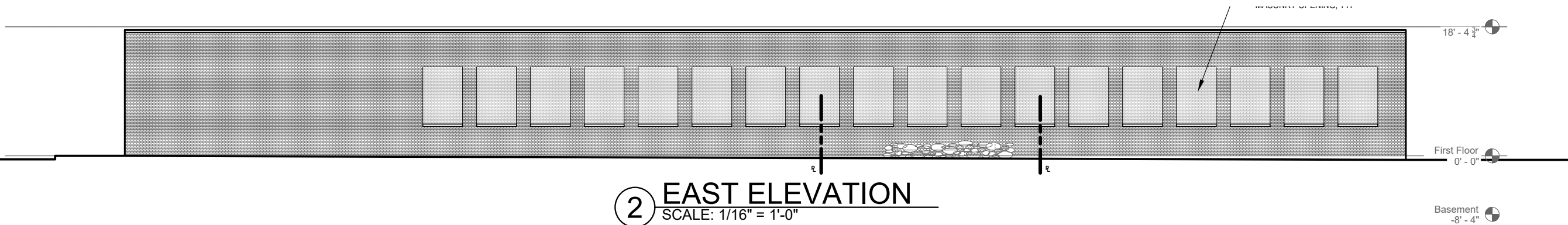
REVISION	DATE
SP APPL.	01 NOV 2019
DRAWN BY -	REVIEWED BY PQ

SHEET  
EC-2

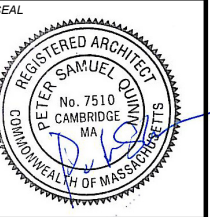




1 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/16" = 1'-0"



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393 HIGHLAND

393 HIGHLAND AVE  
SOMERVILLE, MA 02143

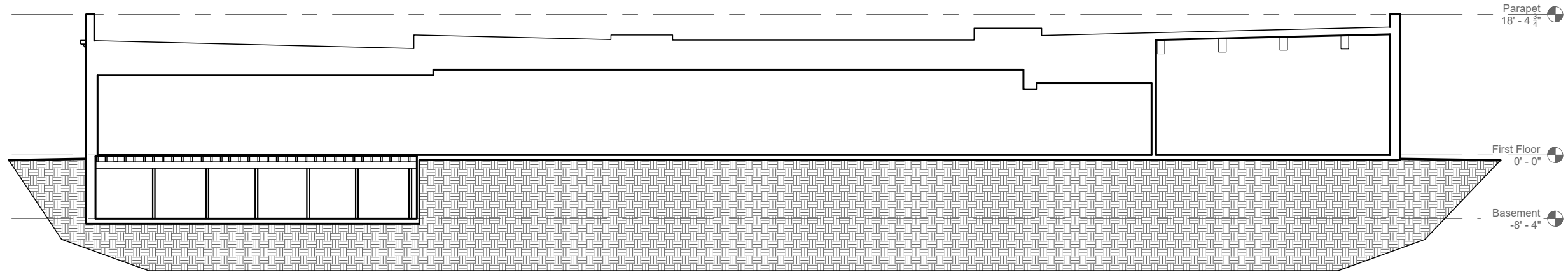
PREPARED FOR  
LALO DEVELOPMENT  
LLC.

5 CLAREMON ST, #1  
SOMERVILLE, MA 02144

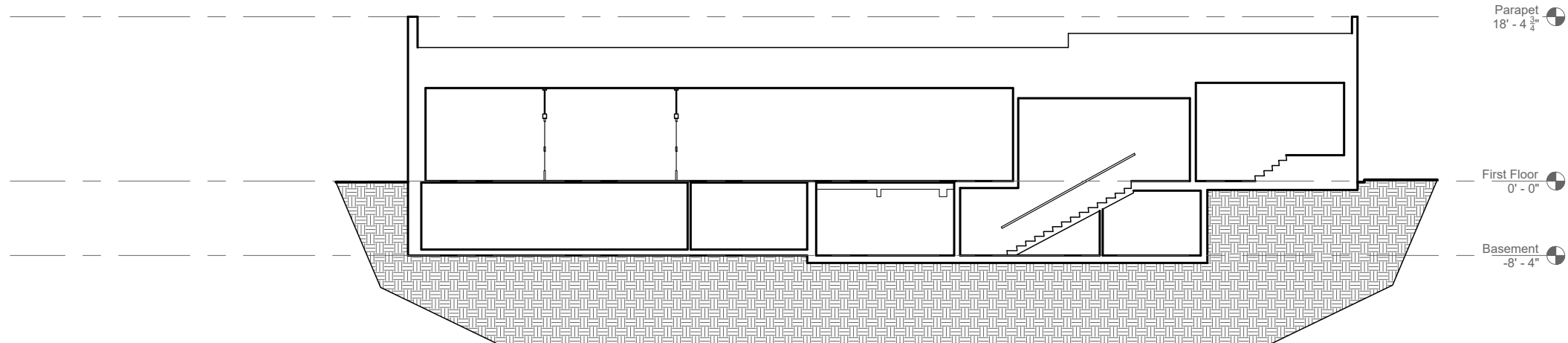
DRAWING TITLE  
EXISTING  
ELEVATIONS

SCALE AS NOTED	
REVISION	DATE
SP APPL.	01 NOV 2019
DRAWN BY -	REVIEWED BY PQ

SHEET  
EC-3



1 BUILDING SECTION 1  
SCALE: 1/16" = 1'-0"



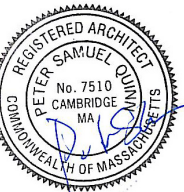
2 BUILDING SECTION 2  
SCALE: 1/16" = 1'-0"

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
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SEAL



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DRAWING TITLE

EXISTING  
SECTIONS

SCALE AS NOTED

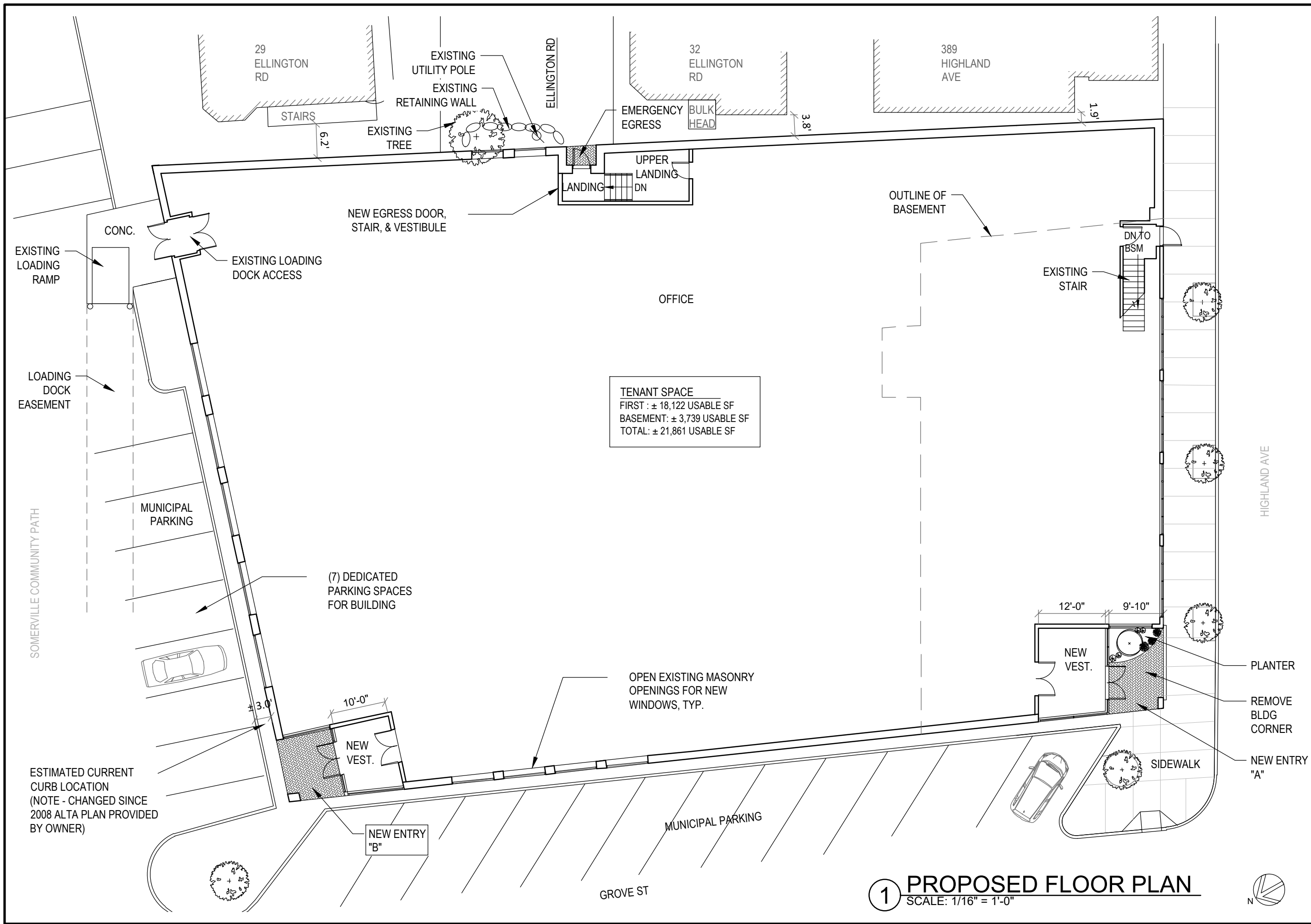
REVISION	DATE
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SP APPL.	01 NOV 2019
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SHEET

EC-4



**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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

SEAL

REGISTERED ARCHITECT  
PETER SAMUEL QUINN  
No. 7510  
CAMBRIDGE  
MA  
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

PROJECT

**393 HIGHLAND**  
(OFFICE TENANT)

393 HIGHLAND AVE  
SOMERVILLE, MA 02143

PREPARED FOR

LALO DEVELOPMENT LLC.

5 CLAREMON ST, #1  
SOMERVILLE, MA 02144

DRAWING TITLE

**PROPOSED GROUND FLOOR PLAN**

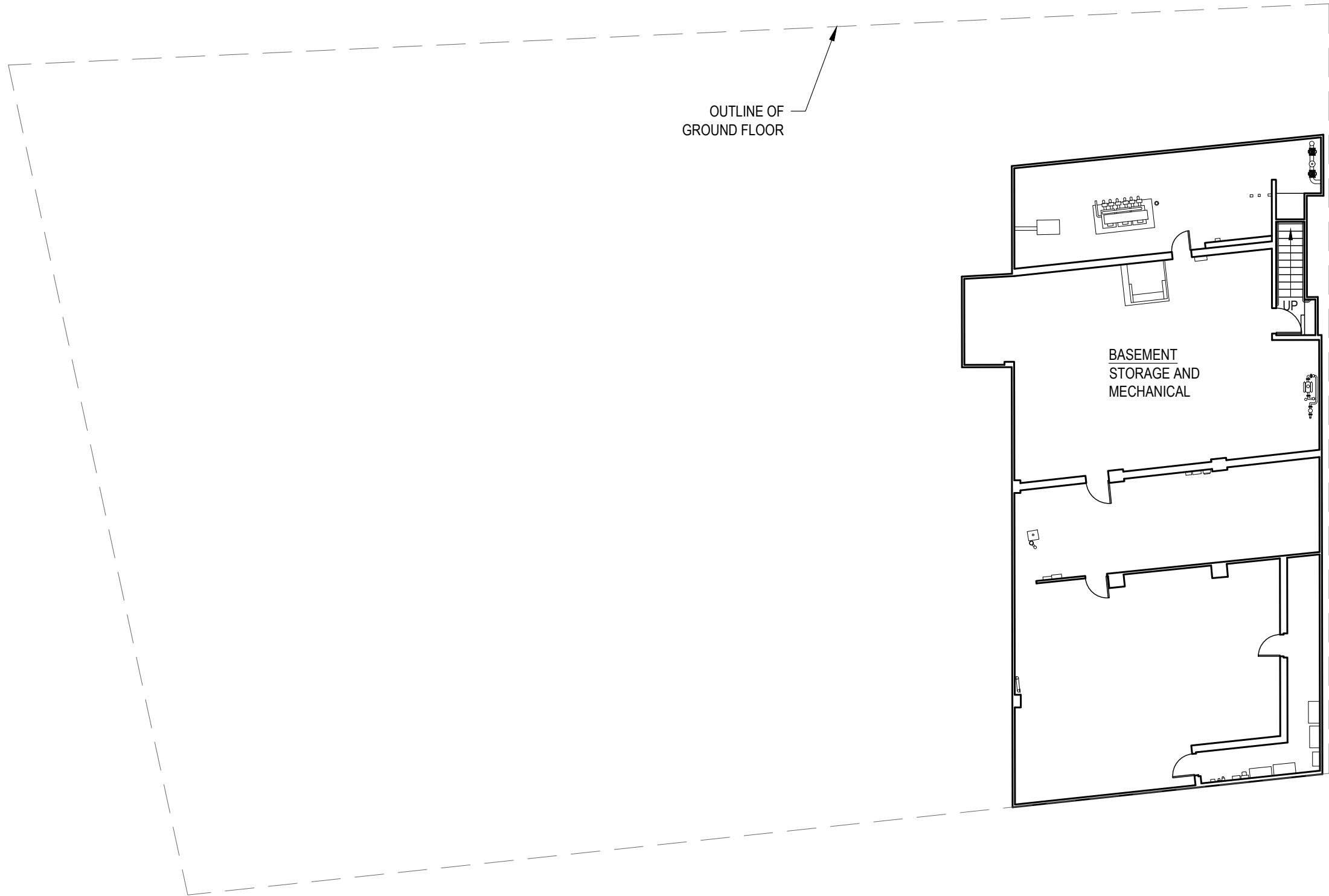
SCALE AS NOTED

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DRAWN BY YC	REVIEWED BY PQ
SHEET	

**A-1**

**1 PROPOSED FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



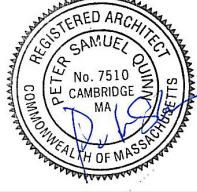
(EXISTING - NO CHANGE)  
**1 BASEMENT PLAN**  
SCALE: 1/16" = 1'-0"

**PETER  
QUINN  
ARCHI  
TECTS**

**ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN**

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259 ELM STREET, SUITE 301  
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LLC.**

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DRAWING TITLE

**BASEMENT  
PLAN**

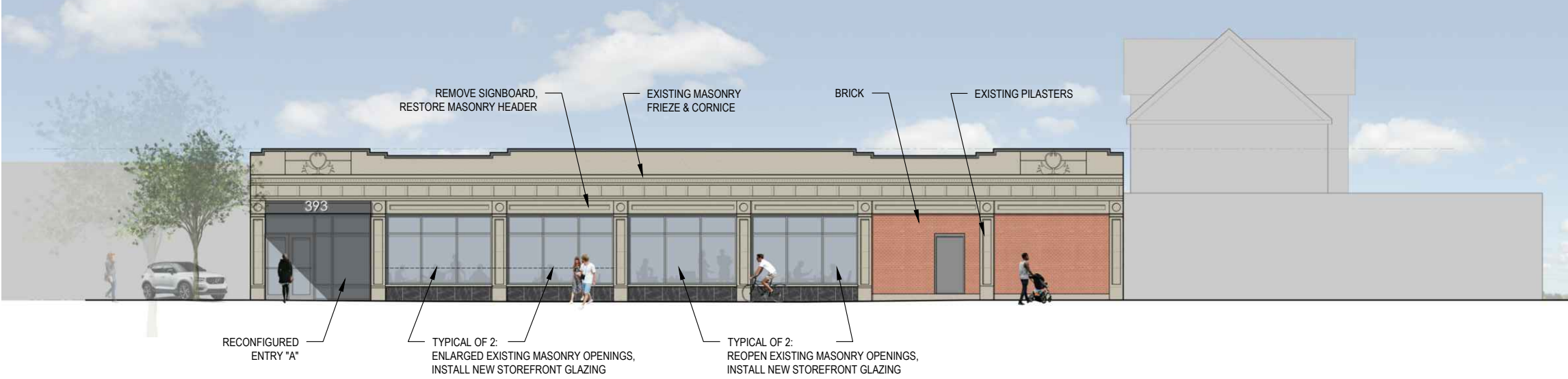
SCALE AS NOTED

REVISION	DATE
SP APPL.	01 NOV 2019
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SHEET

**A-2**





**1** HIGHLAND AVE ELEVATION (SOUTH)  
SCALE: 1/16" = 1'-0"



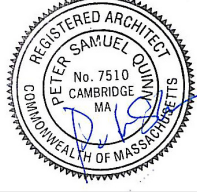
**2** GROVE ST ELEVATION (WEST-PARKING LOT)  
SCALE: 1/16" = 1'-0"

**PETER  
QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
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SEAL



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DRAWING TITLE

**HIGHLAND AVE  
& GROVE ST  
ELEVATIONS**

SCALE AS NOTED

REVISION	DATE

SP APPL.	01 NOV 2019
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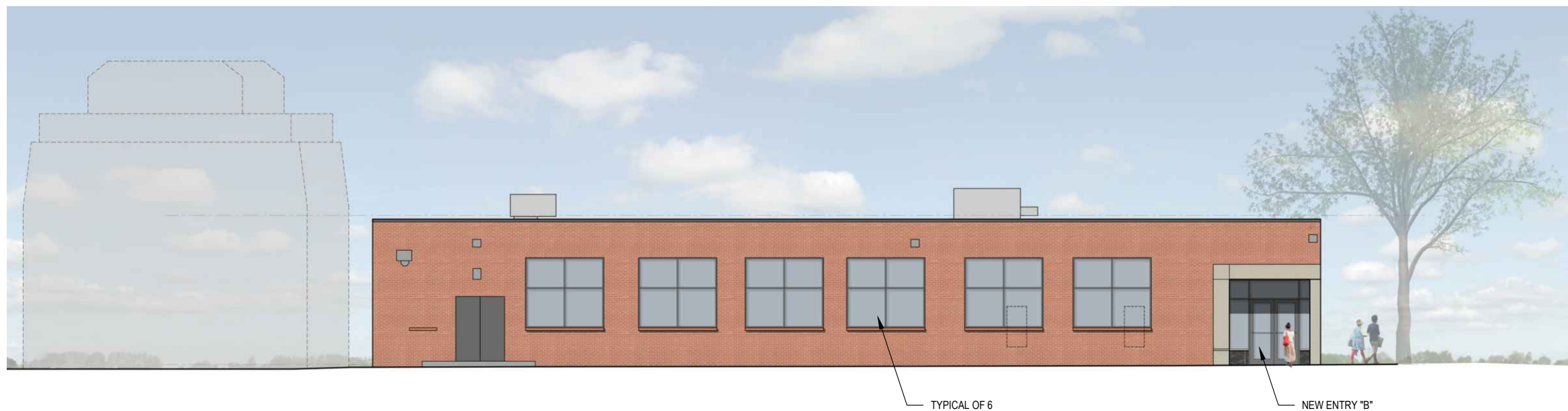
DRAWN BY YC	REVIEWED BY PQ
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SHEET

**A-3**



① **RIGHT ELEVATION (EAST)** PROPOSED BUILDING AT PROPERTY LINE  
SCALE: 1/16" = 1'-0"



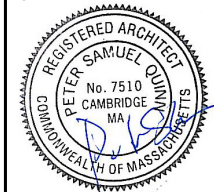
② **REAR ELEVATION (NORTH)**  
SCALE: 1/16" = 1'-0"

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QUINN  
ARCHI  
TECTS**

**ARCHITECTURE  
PLANNING  
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DRAWING TITLE

**RIGHT & REAR  
ELEVATIONS**

SCALE AS NOTED

REVISION	DATE

SP APPL.

01 NOV. 2019

DRAWN BY  
YC

REVIEWED BY  
PQ

SHEET

**A-4**





VIEW AT HIGHLAND AVE



VIEW AT GROVE ST



VIEW AT COMMUNITY PATH CORNER

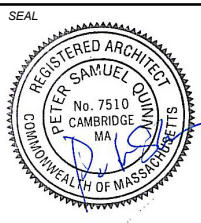


VIEW AT REAR LOADING AREA

PETER QUINN ARCHITECTS

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DRAWING TITLE  
EXISTING  
PHOTOS  
(GENERAL)

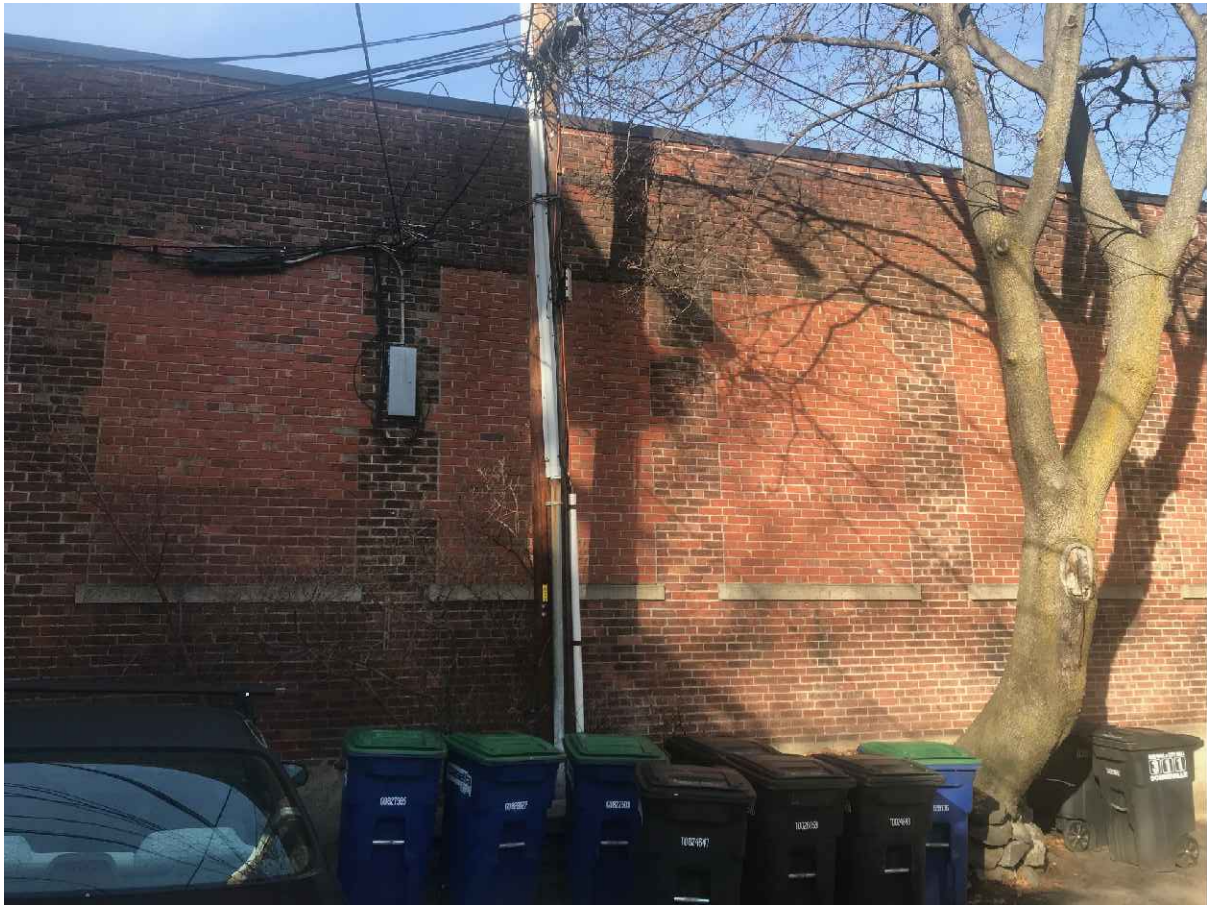
SCALE AS NOTED

REVISION	DATE
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DRAWN BY	REVIEWED BY
-	PQ

SHEET

A-5





VIEW AT ELLINGTON RD



VIEW AT NORTH ELEVATION



VIEW AT NORTH ELEVATION

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DRAWING TITLE

EXISTING  
PHOTOS -  
MASONRY  
OPENINGS

SCALE AS NOTED

REVISION	DATE
SP APPL.	01 NOV 2019
DRAWN BY	REVIEWED BY
-	PQ

SHEET

A-6