

82 HIGHLAND AVENUE
SOMERVILLE, MA
ZONING REVIEW

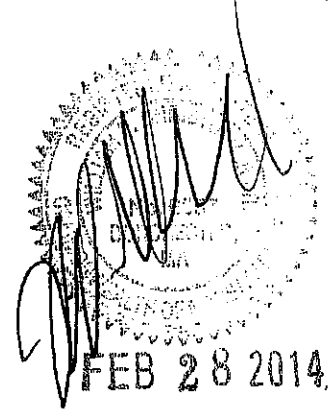
DIMENSIONAL REGULATIONS
SECTION 8.5

ITEM	
ZONING DISTRICT	RC
EXISTING USE	
PROPOSED USE	8 RESIDENTIAL UNITS
LOT SIZE	5,444 ± S.F.

ITEM	REQUIRED	PROPOSED
MIN. LOT SIZE	7,500 S.F.	5,444 ± S.F.
MIN. LOT WIDTH	NONE	N/A
MIN. LOT FRONTAGE	50'	55.42' ±
MAX. FLOOR AREA RATIO	2.0	1.51 (8,214 ± S.F. ±)
MAX. ALLOWABLE BUILDING HEIGHT	40'-0"	30'-6" ±
MAX. BLDG STORIES	3	3
MIN. FRONT YARD	15'	0'-0" ±
MIN. SIDE YARD	5'	0'-0" ± / 7'-6" ±
MIN. REAR YARD	20'	38'-9" ± / 39'-8" ±
MIN. USABLE OPEN SPACE	25%	25% (1,405.4 ± S.F.)
MIN. PERVIOUS AREA	30%	32% (1,765.5 ± S.F.)

SITE DATA SHOWN ON THIS PLAN

PREPARED BY:
DESIGN CONSULTANTS, INC.
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
DATED: OCTOBER 28, 2013



PARKING REQUIREMENTS
SECTION 9.5

ITEM	REQUIRED	PROPOSED
MIN. NUMBER OF PARKING SPACES	1.5 PER UNIT = 9 SPACES	7 SPACES

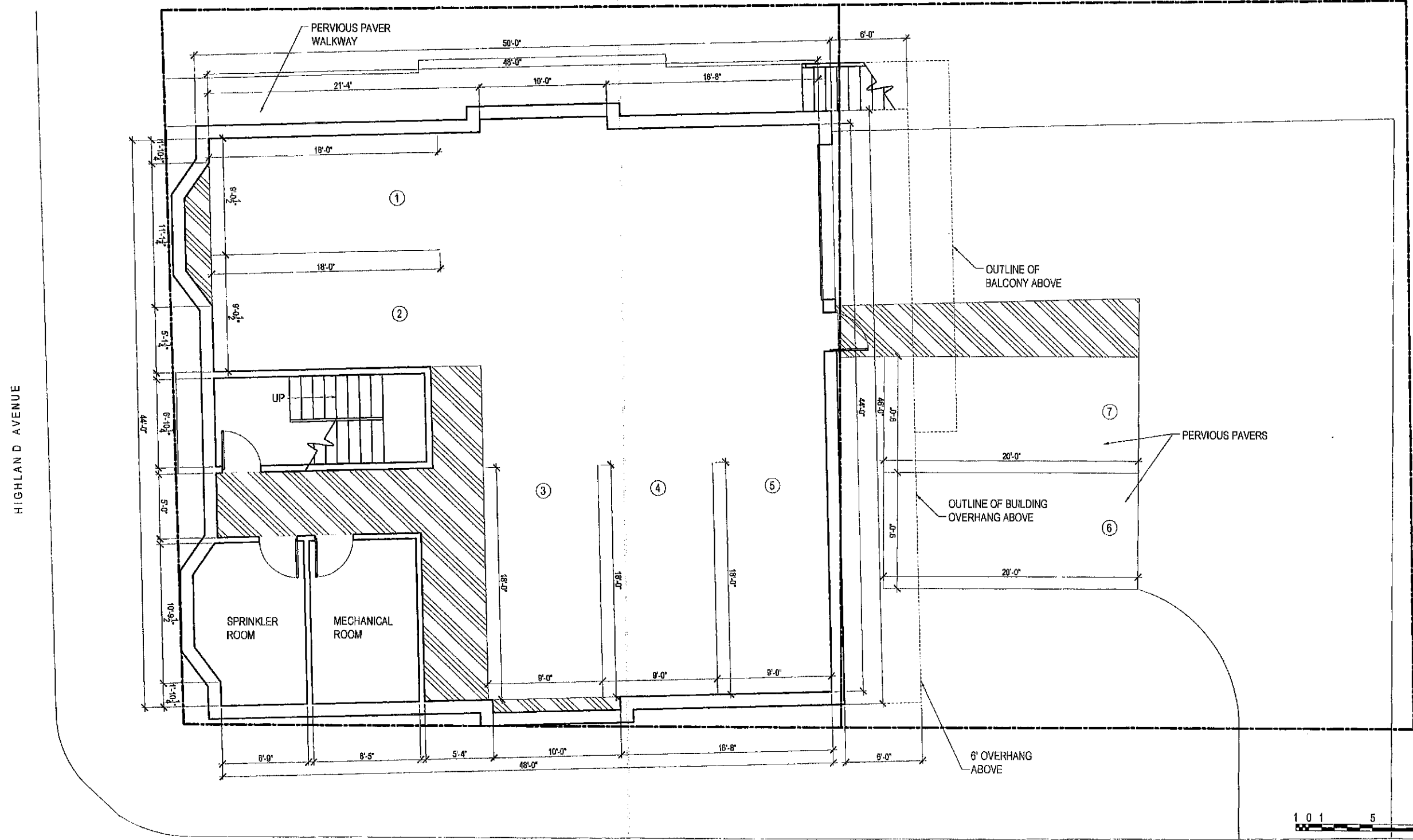
ROCHE - CHRISTOPHER
ARCHITECTURE, LLC
415 Regent Ave
Somerville, Massachusetts 02145
Telephone: 617-282-0100
Fax: 617-282-1004

LaRosa Development
82 Highland Avenue
Somerville, Ma 02145

PROJECT #
13-180
DATE: 11-19-13
REV: 2-27-14
SCALE:
1/4" = 1'-0"
DRAWN BY:
CD, EIB
CHECKED BY:
W. Christopher

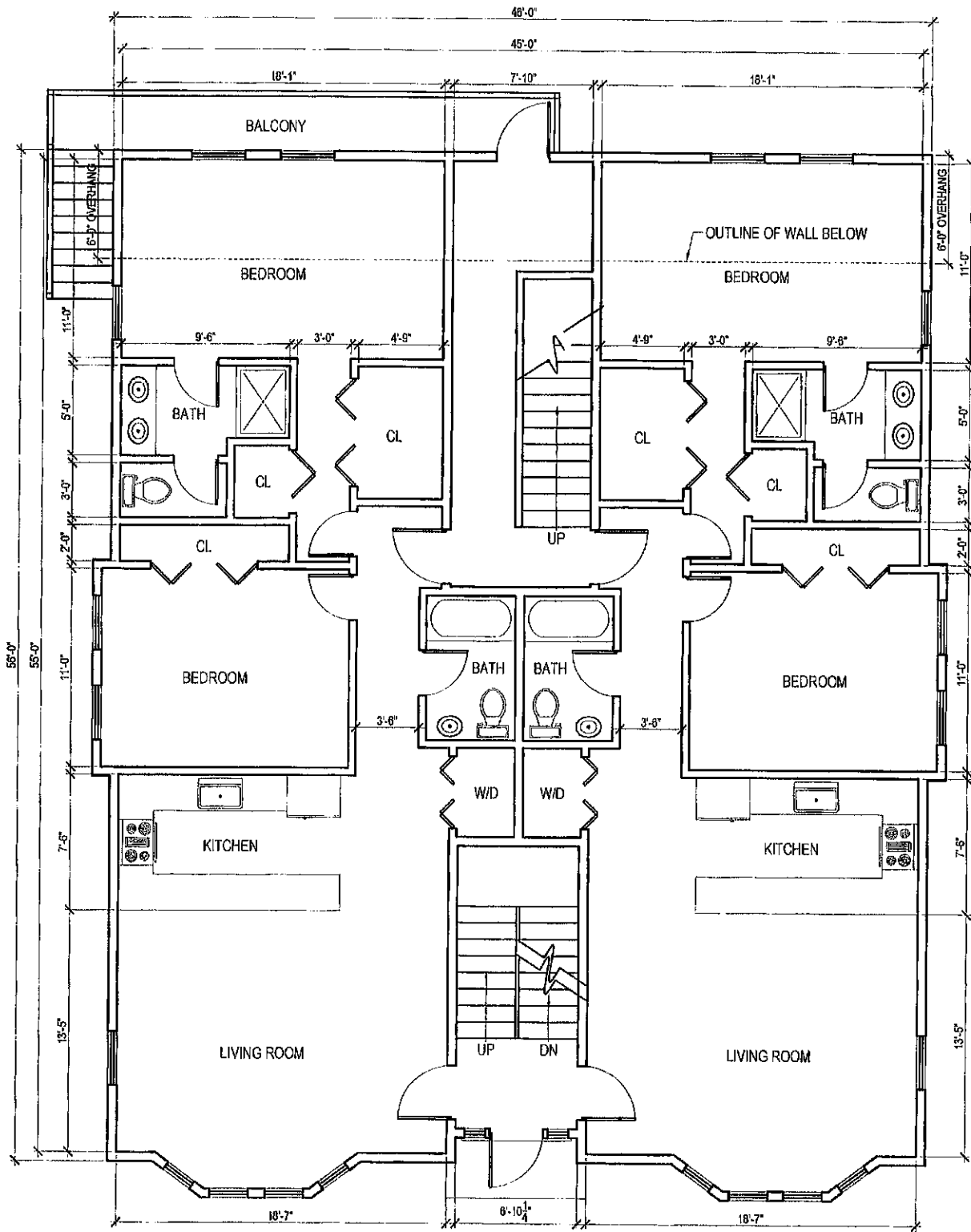
PROPOSED SITE USE
PLAN

C1

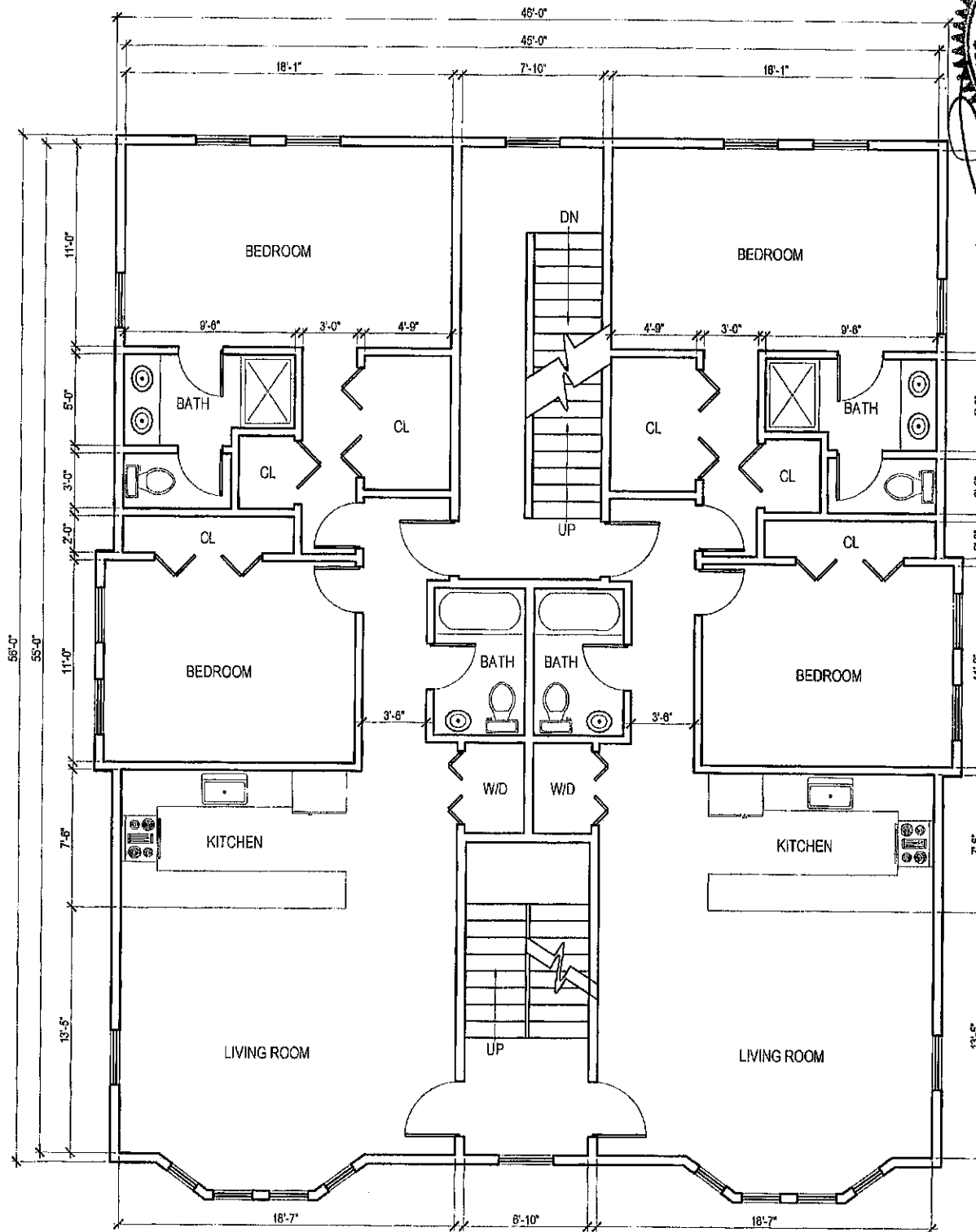


PRESCOTT STREET
SITE USE PLAN

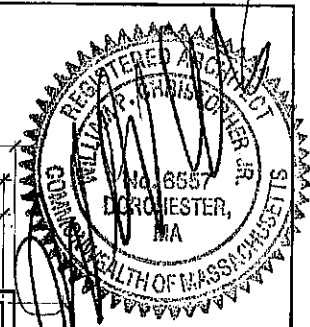
GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



FEB 28 2014

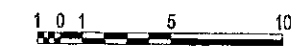
ROCHE - CHRISTOPHER ARCHITECTURE, LLC
 115 Newmarket Ave.
 Dorchester, Massachusetts 01912
 Telephone: 617-251-0188
 Fax: 617-251-1889

LaRosa Development
 82 Highland Avenue
 Somerville, Ma 02145

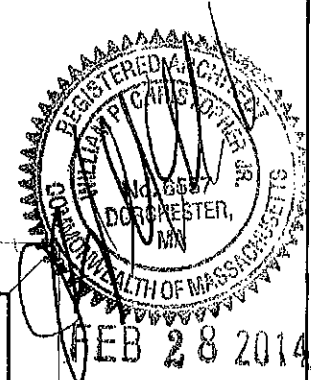
PROJECT # 13-180
 DATE: 11-19-13
 REV: 2-10-14
 SCALE: 1/4" = 1'-0"
 DRAWN BY: EB
 CHECKED BY: W. Christopher

PROPOSED FLOOR PLANS

A1



GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



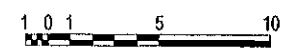
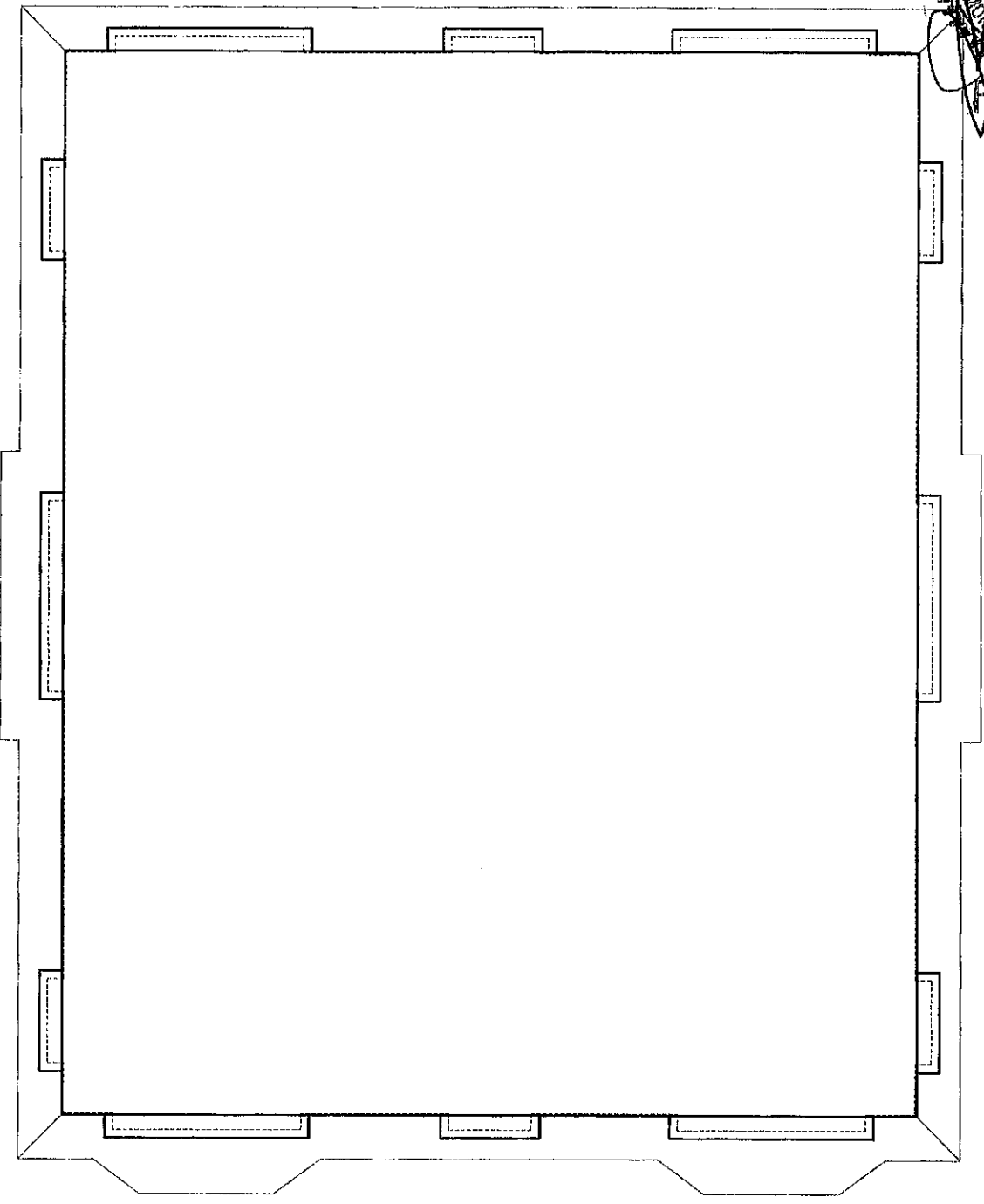
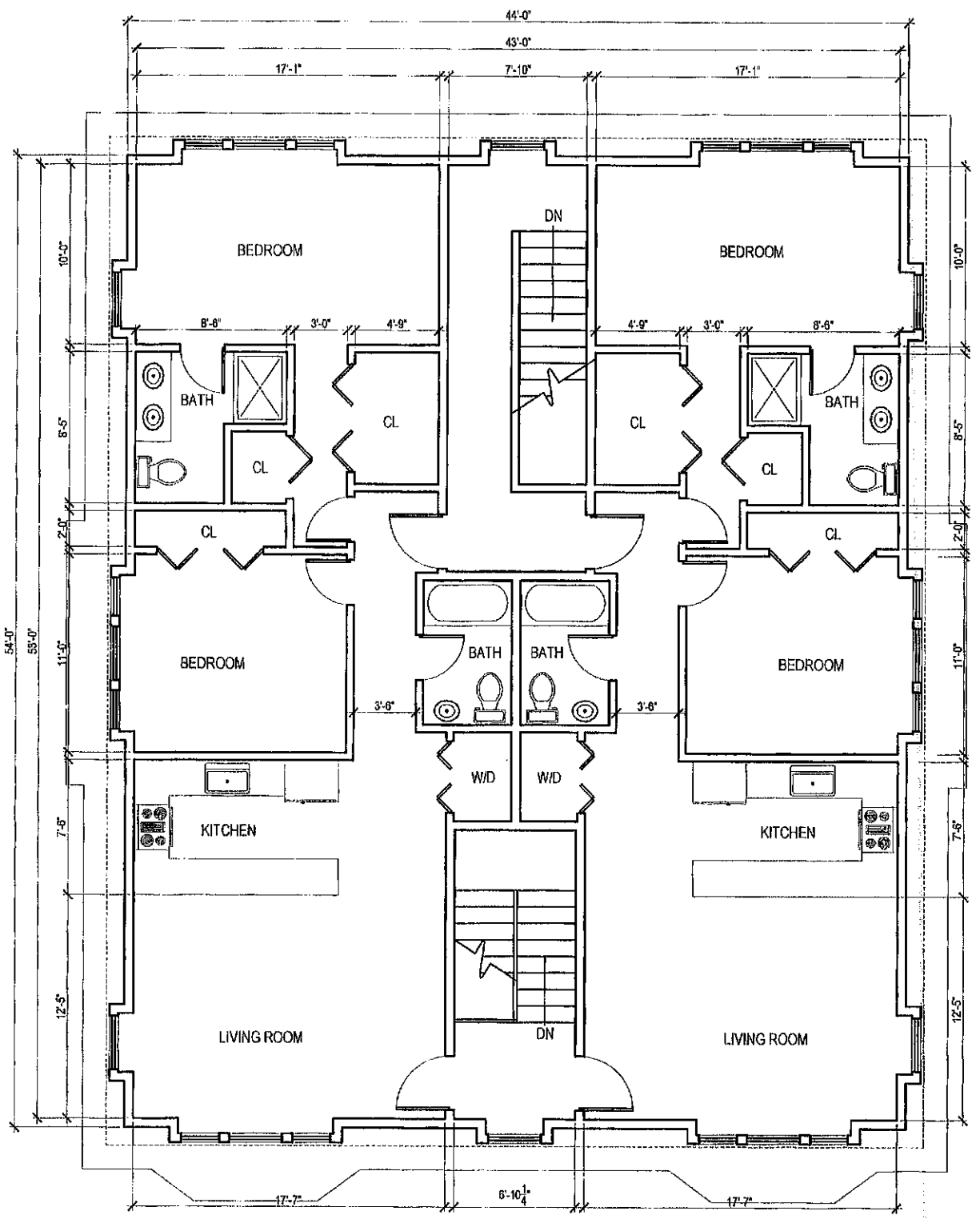
ROCHE - CHRISTOPHER ARCHITECTURE, LLC
 Telephone: 617-352-0300
 Fax: 617-352-1898
 413 Newmarket Ave.
 Somerville, Massachusetts 02145

LaRosa Development
 82 Highland Avenue
 Somerville, Ma 02145

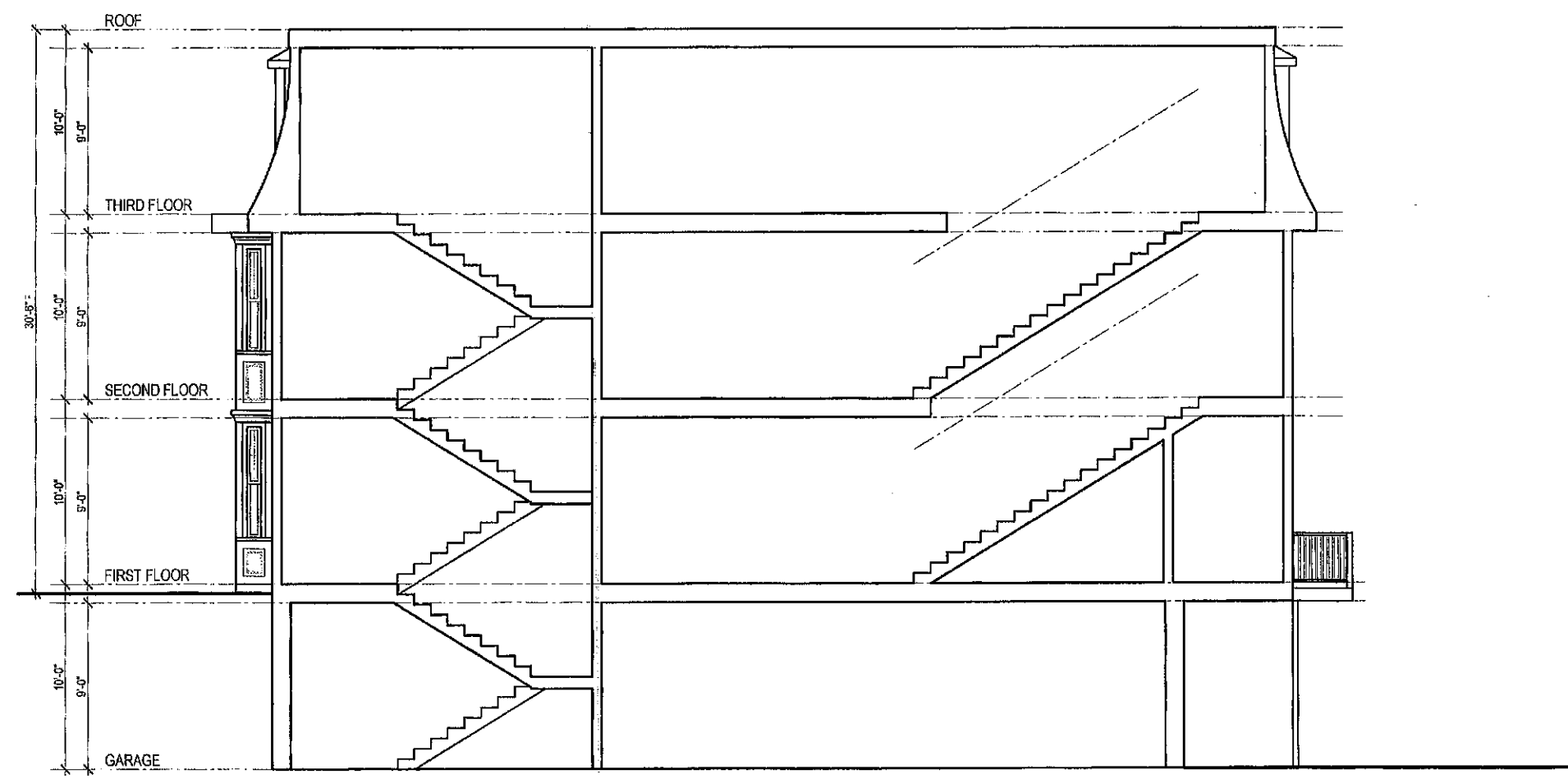
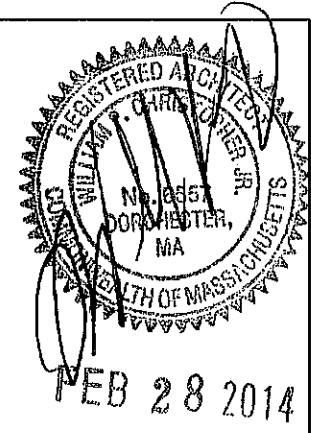
PROJECT # 13-180
 DATE: 11-19-13
 REV: 2-10-14
 SCALE: 1/4" = 1'-0"
 DRAWN BY: EB
 CHECKED BY: W. Christopher

PROPOSED FLOOR PLANS

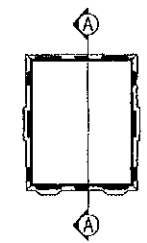
A2



GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



BUILDING SECTION A-A



KEY PLAN



GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
 PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
 NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
 APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

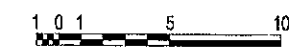
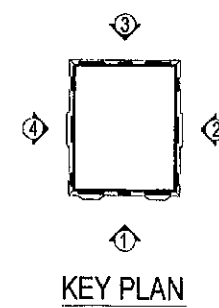
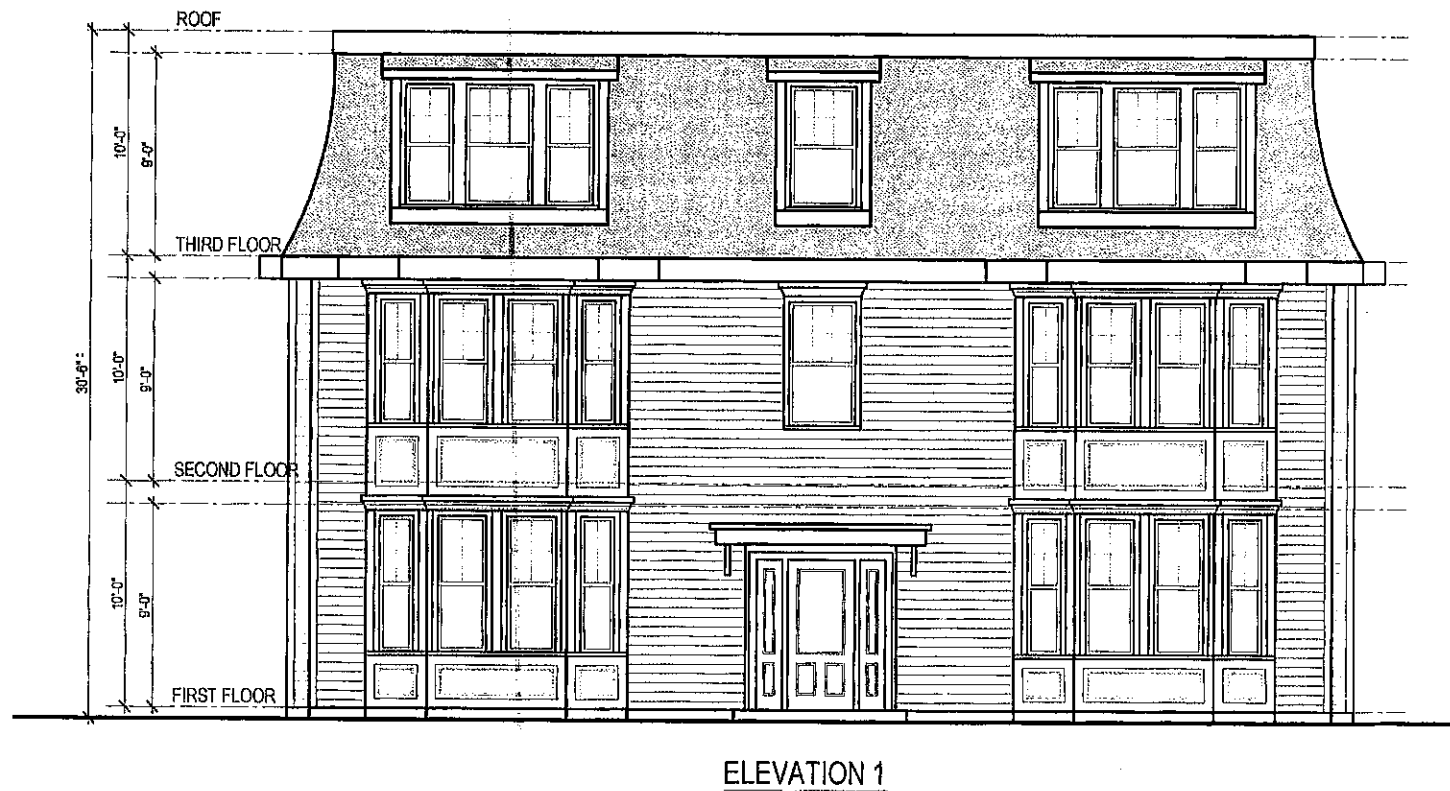
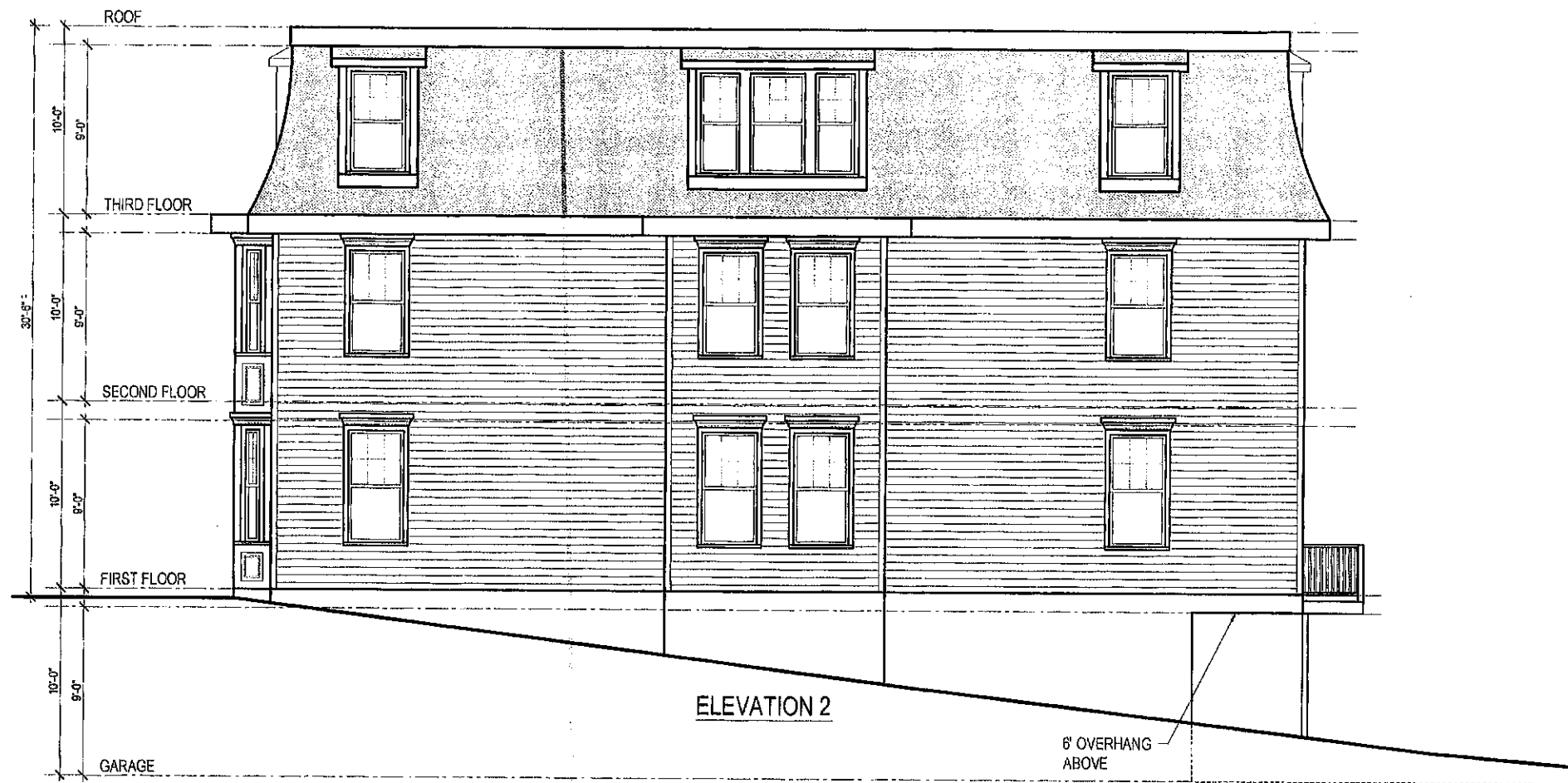
ROCHE - CHRISTOPHER
 ARCHITECTURE, LLC
 115 Newport Ave.
 Boston, Massachusetts 02112
 Telephone: 617-262-0080
 Fax: 617-262-1089

LaRosa Development
 82 Highland Avenue
 Somerville, Ma 02145

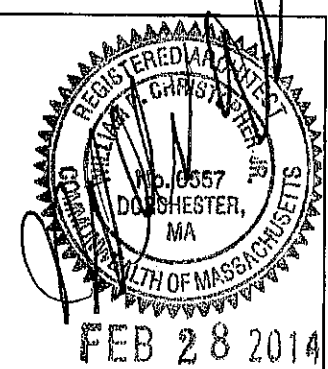
PROJECT #
 13-180
 DATE: 11-19-13
 REV: 2-10-14
 SCALE:
 1/4" = 1'-0"
 DRAWN BY:
 EB
 CHECKED BY:
 W. Christopher

PROPOSED BUILDING
 SECTION

A3



GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
 PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
 NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
 APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



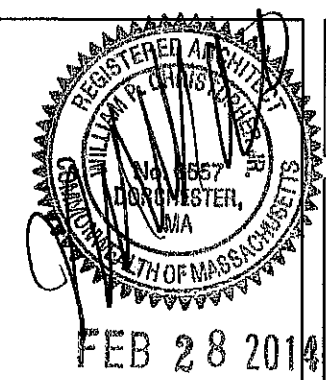
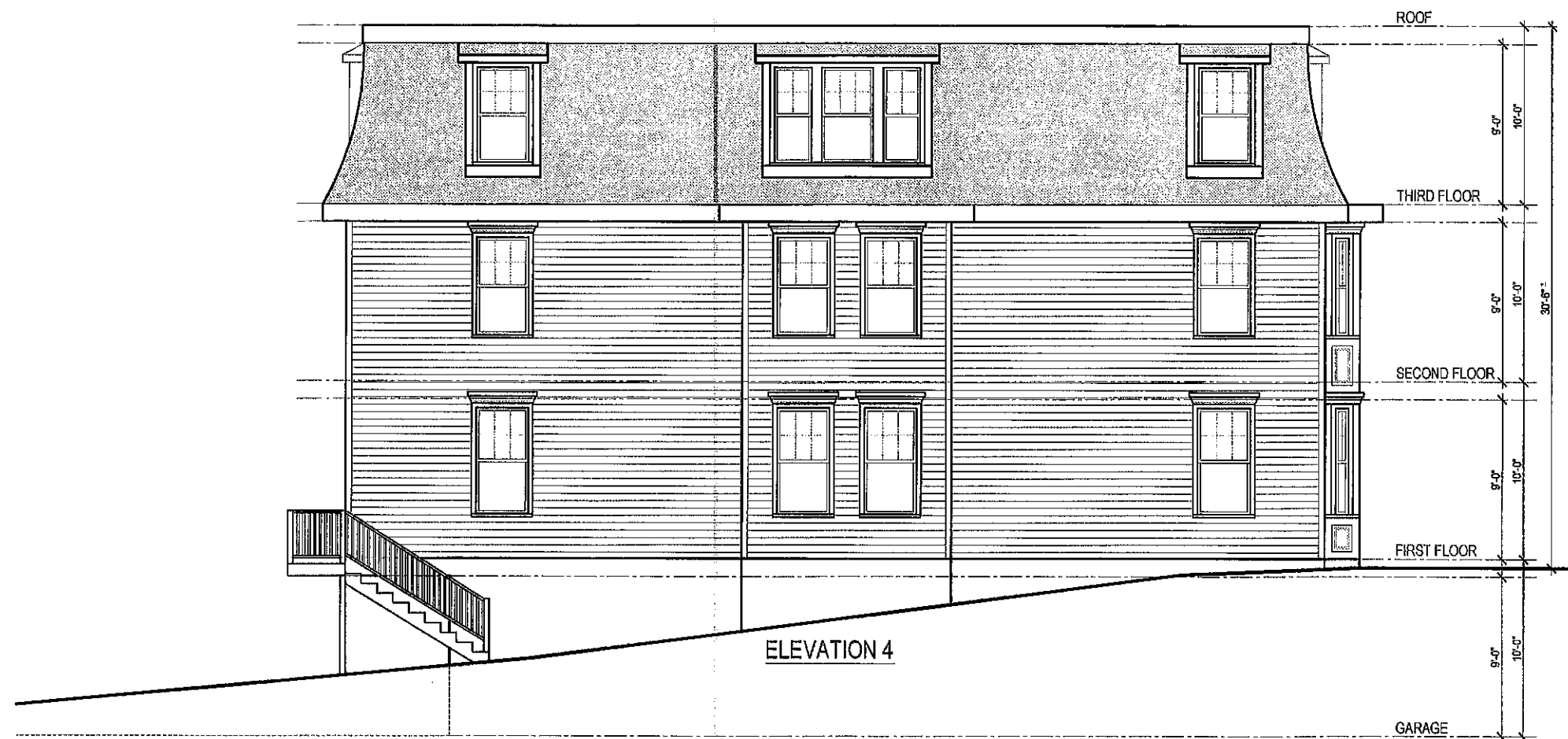
ROCHE - CHRISTOPHER
 ARCHITECTURE, LLC
 415 Newport Ave.
 Dorchester, Massachusetts 02122
 Telephone: 617-252-0811
 Fax: 617-252-0898
 www.roche-christopher.com

LaRosa Development
 82 Highland Avenue
 Somerville, Ma 02145

PROJECT #
 13-180
 DATE: 11-19-13
 REV: 2-10-14
 SCALE:
 1/4" = 1'-0"
 DRAWN BY:
 CD, EB
 CHECKED BY:
 W. Christopher

PROPOSED ELEVATIONS

A4



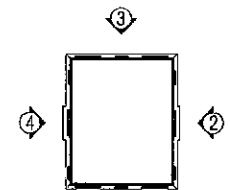
ROCHE - CHRISTOPHER ARCHITECTURE, LLC
 Telephone: 617-262-0880
 Fax: 617-262-1080
 415 Newport Ave.
 Dorchester, Massachusetts 02122
 www.roche-christopher.com

LaRosa Development
 82 Highland Avenue
 Somerville, Ma 02145

PROJECT #
 13-180
 DATE: 11-19-13
 REV: 2-10-14
 SCALE:
 1/4" = 1'-0"
 DRAWN BY:
 CD, EB
 CHECKED BY:
 W. Christopher

PROPOSED ELEVATIONS

A5



KEY PLAN



GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
 PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
 NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
 APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.