

SPECIAL PERMIT (2nd REVISION)

56-58 UPLAND ROAD

Somerville, MA 02144



AERIAL VIEW



VIEW FROM UPLAND ROAD



VIEW FROM CORNER OF UPLAND RD. & HILLSDALE RD.

FOR SPECIAL PERMIT

LIST OF SYMBOLS

	EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED; REFER TO AD1 DRAWINGS.
	EXISTING STRUCTURE OR PARTITION TO REMAIN.
	NEW STRUCTURE OR PARTITION.
	FINISH ELEVATION.
	ROOM TAG
	GENERAL DETAIL.
	WALL SECTION
	INTERIOR ELEVATION
	FINISH TAG
	DOOR IDENTIFICATION SYMBOL
	WALL TYPE TAG
	WINDOW IDENTIFICATION SYMBOL
	FLOOR FINISH SYMBOL
	DUPLEX OUTLET
	GROUND FAULT OUTLET
	CAT 5/COAX/DATA
	CARBON MONOXIDE DETECTOR
	SMOKE ALARM
	LIGHT FIXTURE (PENDANT/SURFACE MOUNTED)
	LIGHT FIXTURE (SCONCE)
	LIGHT FIXTURE (RECESSED)
	EXHAUST FAN

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DN	DOWN
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EXIST	EXISTING
FC	FURRING CHANNEL
FD	FLOOR DRAIN
FIN	FINISH
FL	FLOOR
FO	FACE OF
GL	GLASS
GSB	GYPSPUM WALLBOARD
HT	HEIGHT
HDWD	HARDWOOD
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
INSUL	INSULATION
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PTD	PAINTED
REQD	REQUIRED
RL	RAIN LEADER
STL	STEEL
STR	STRUCTURE/STRUCTURAL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
WD	WOOD
W/	WITH
WINDW	WINDOW

SITE LOCATION



DRAWING LIST

ARCHITECTURAL
G0.1 COVER SHEET
SHEET NO. 1 EXISTING CONDITIONS (SITE SURVEY)
L1.0 PROPOSED LANDSCAPE PLAN
Z1.1 ZONING SUMMARY
AX1.1 EXISTING FLOOR PLANS (BASEMENT & FIRST FLOOR)
AX1.2 EXISTING FLOOR PLANS (SECOND FLOOR & THIRD FLOOR)
AX2.1 EXISTING ELEVATIONS
A1.1 PROPOSED FLOOR PLANS (BASEMENT & FIRST FLOOR)
A1.2 PROPOSED FLOOR PLANS (SECOND FLOOR & THIRD FLOOR)
A2.1 PROPOSED ELEVATIONS

CONTACT

ARCHITECT Anderson Porter Design 875 Main Street Cambridge, MA 02139 Dan Anderson 617-354-2501	OWNER Brian Salemo 56 Upland Road LLC Somerville, MA 02145
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ZONING SUMMARY (REFERENCE: ZONING ORDINANCE, CITY OF SOMERVILLE, MASSACHUSETTS version JULY 10, 2018)

PROPERTY ADDRESS:	56-58 UPLAND ROAD SOMERVILLE, MA 02144	
ZONING DISTRICT	RA (Residence A)	
LOT SIZE	3,412 S.F.	
MAX F.A.R.	0.75	
PROJECT DESCRIPTION	ALTERATION OF AN EXISTING 2 DWELLING UNIT 2.5 STORY WOOD FRAME STRUCTURE	
BUILDING FOOTPRINT	EXISTING	PROPOSED
	1,290 SF	1,241 SF

BUILDING CODE REVIEW (CODE REFERENCE: IRC 2015; IEBC 2015; MASSACHUSETTS STATE BUILDING CODE 780 CMR 9TH EDITION, RESIDENTIAL CODE AMENDMENTS)

USE AND OCCUPANCY - RESIDENTIAL BUILDING CONSTRUCTION - TYPE V-B	not less than the width of the stair. Handrails are continuous, not less than 34" high with an outside diameter of not less than 1.25". SECTION R314 SMOKE ALARMS R314.3 Smoke alarms are provided and located as required. SECTION 315 CARBON MONOXIDE ALARMS R315.3 Carbon monoxide alarms are provided and located as required.
ALTERATIONS - LEVEL 3	
SECTION R302 FIRE-RESISTANT CONSTRUCTION R302.6 Dwelling-Garage Separation (not sprinklered): Not less than 5/8" Type X gypsum board, or equivalent, applied to the garage side.	
SECTION R311 MEANS OF EGRESS R311.1 Two means of egress are provided. R311.2 Egress doors are a minimum of 32" x 78" with 36" landings on either side. R311.7 Stairways are not less than 36" Handrails are provide with a clear width of not less than 31.5" Headroom is not less than 6' -8" Stair risers are not more than 8.25" and tread depth not less than 9" Stair landings are	

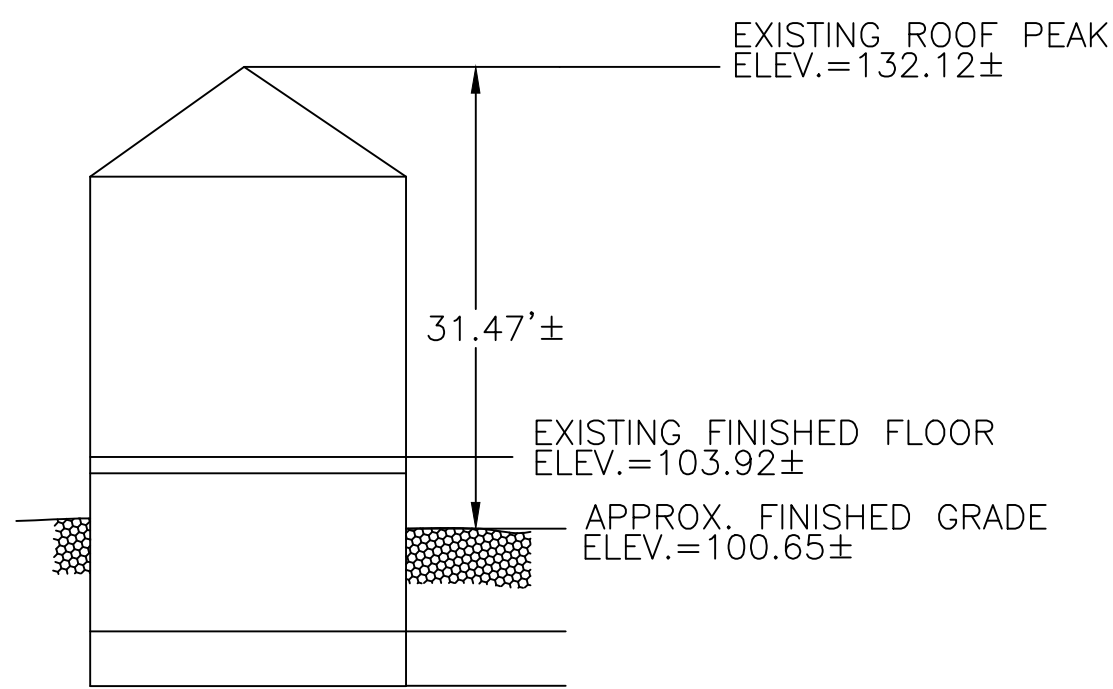
ISSUED

No.	Description	Date
1	Special Permit Set	2019.03.04
2	Special Permit Set (1st Revision)	2019.04.10
3	Special Permit Set (2nd Revision)	2019.04.29

AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project	56-58 UPLAND ROAD	
Address	56-58 UPLAND ROAD SOMERVILLE, MA 02144	
Title	COVER SHEET	

Drawing Issued By: ANDERSON PORTER DESIGN		
Proj. #	1843	Drawing No.
Date	2019.04.29	G0.1
Scale		
Drawn By:	A.S.	



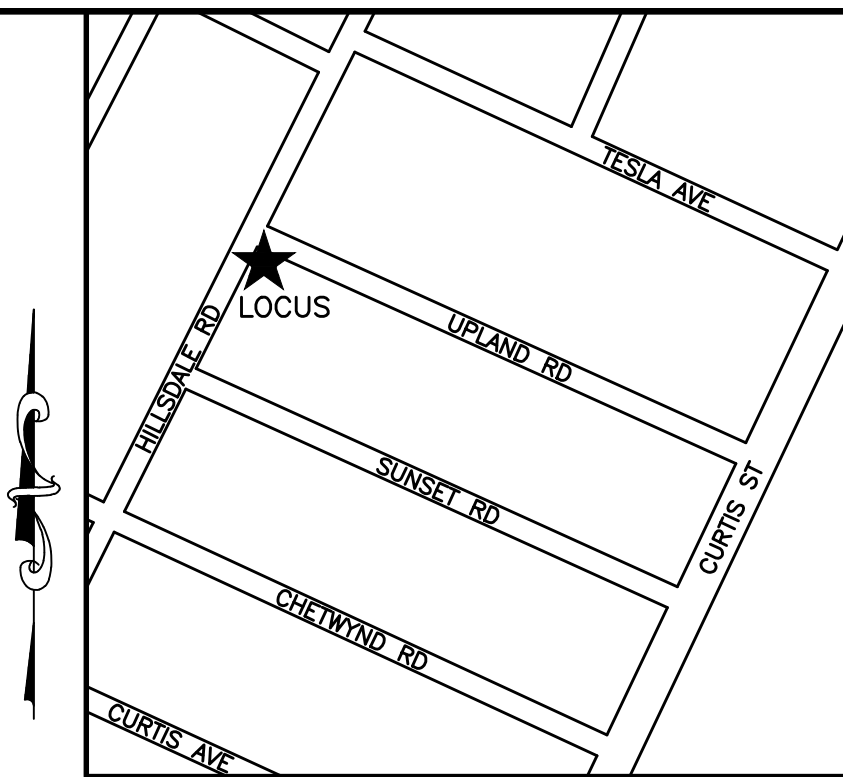
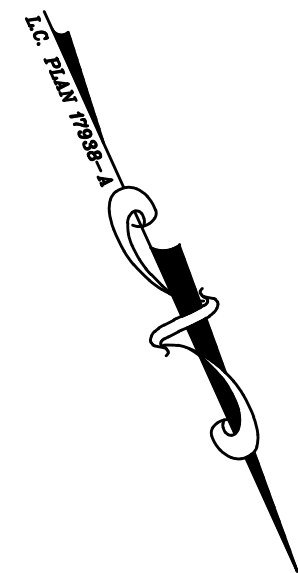
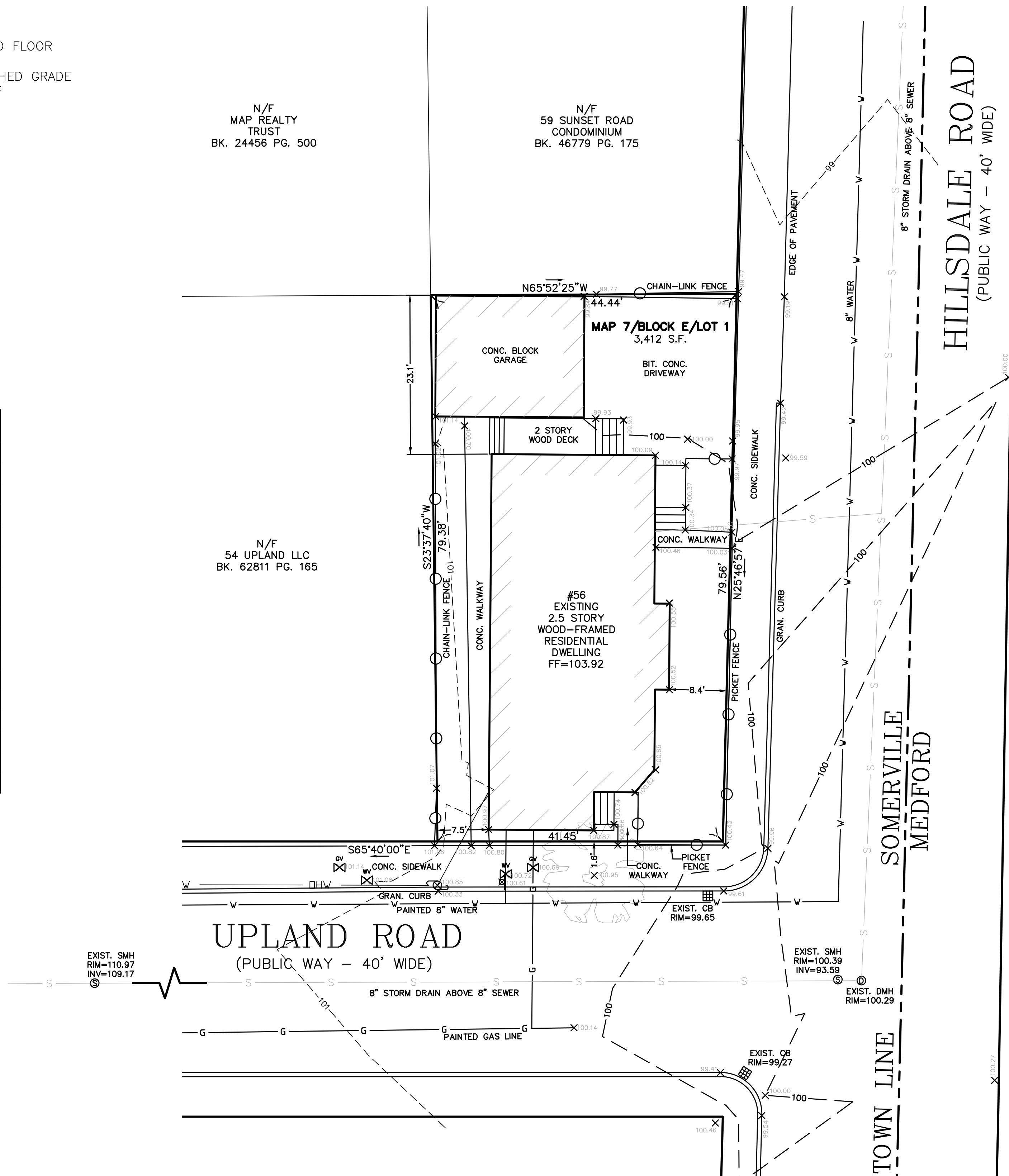
EXISTING PROFILE
NOT TO SCALE

EXISTING LEGEND	
	TREE
	SIGN
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	SPOT GRADE
	EXISTING BUILDING
	FENCE
	STACKED SEWER & DRAIN
	WATER LINE
	GAS LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

N/F
MAP REALTY
TRUST
BK. 24456 PG. 500

N/F
59 SUNSET ROAD
CONDOMINIUM
BK. 46779 PG. 175

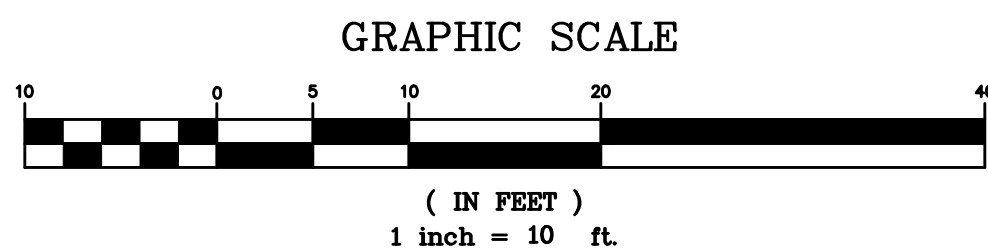
N/F
54 UPLAND LLC
BK. 62811 PG. 165



LOCUS MAP
(NOT TO SCALE)

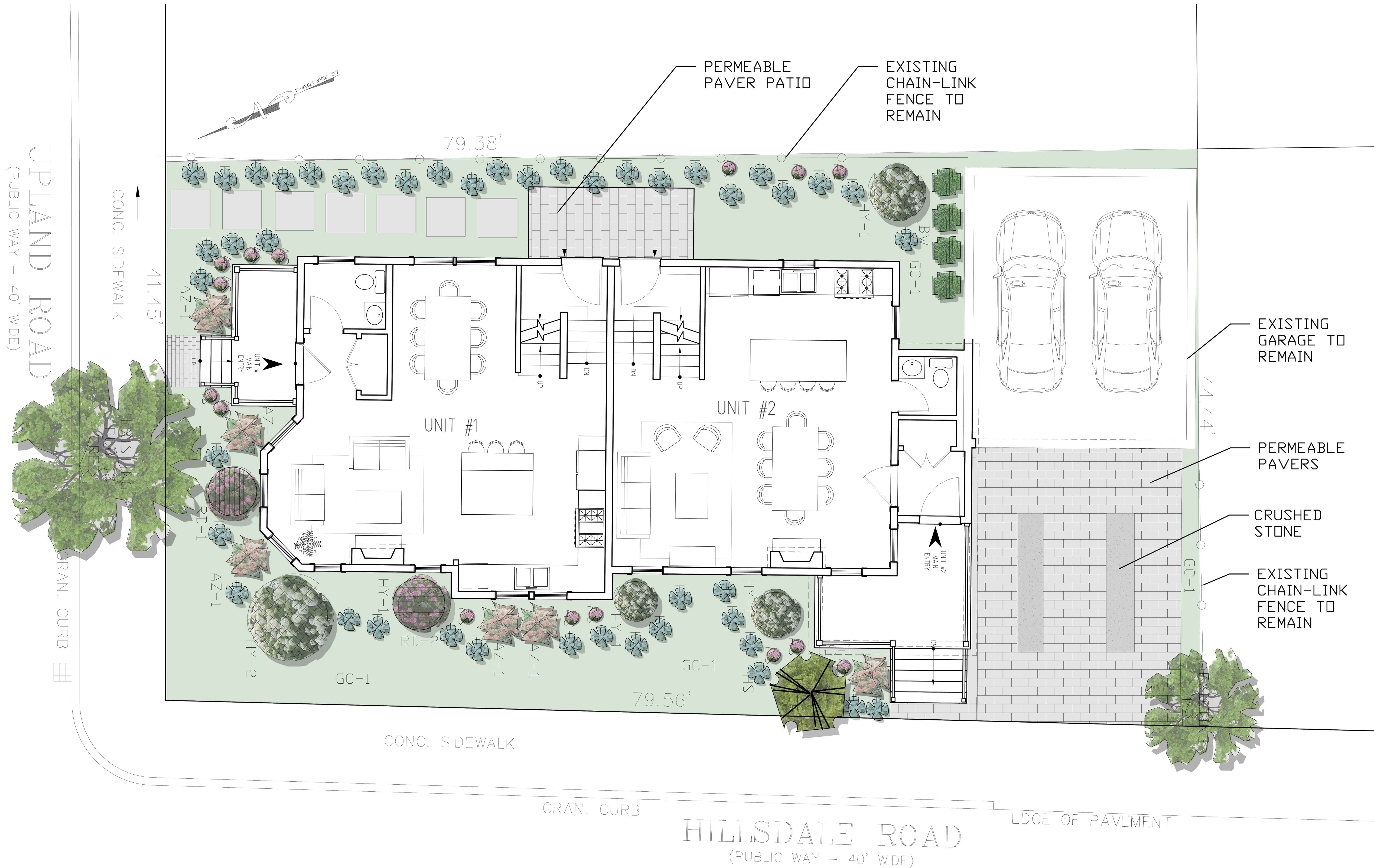
NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/13/2018.
2. DEED REFERENCE: BOOK 22698, PAGE 307
PLAN REFERENCE 1: PLAN BOOK 315, PLAN 11
PLAN REFERENCE 2: PLAN BOOK 347, PLAN 36
PLAN REFERENCE 3: PLAN NO. 421 OF 2008
PLAN REFERENCE 4: LAND COURT PLAN 17938-A
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0417E, IN COMMUNITY NUMBER: 250214, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.



SCALE 1"=10'				
DATE 12/14/2018	REV	DATE	REVISION	BY
SHEET 1	56 UPLAND ROAD SOMERVILLE MASSACHUSETTS			
PLAN NO. 1 OF 1				
CLIENT:	EXISTING CONDITIONS			
DRAWN BY MGC	<p>PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com</p>			
CHKD BY P.J.N				
APPD BY P.J.N				
				SHEET NO. 1

PLANTING SCHEDULE	
GC-1 _ GROUND COVER - MYRTLE - VINCA MINOR	
GC-2 _ GROUND COVER - PACHYSANDRA - TERMINALIS	
AV _ BOXWOOD - GREEN TOWER _ (4)	TR-2 _ LITTLELEAF LINDEN _ (1)
AS _ ASTILBE _ (15)	HY-2 _ HYDRANGEA - OAK LEAF WHITE _ (1)
HS _ HOSTA - BUCKSHOT BLUE _ (45)	AZ-1 _ AZALEA - HERSEY RED _ (6)
HY-1 _ HYDRANGEA - ENDLESS SUMMER _ (4)	
RD-1 _ RHODODENDRON - GOLDEN TORCH _ (1)	



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Tel. 617.354.2501 Fax. 617.354.2509

Project: 56-58 UPLAND ROAD
Address: 56-58 UPLAND ROAD
SOMERVILLE, MA
02144

Title: FLOOR PLANS: BASEMENT

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. #:	1843
Date:	2019.04.29
Scale:	AS NOTED
Drawn By:	AS/DA
Drawing No. L1.0	

9. Zoning Data							
Refer to the SZO § 2.2 Definitions and SZO § 8 Dimensional Requirements for more information.							
Data	Existing	Proposed		Allowed	Existing or Permitted Nonconformity	New Violation	SZO Section Cited
	Fill in both columns: numbers must match those on plans and other attached documentation.			Office Use			
A. Use							
	RB Residential	RB Residential					
B. # of Dwelling Units*							
	2 units	2 units					
C. Lot Area							
	3412 square feet	3412 square feet					
D. Lot Area ÷ # of Dwelling Units							
	1706 sf per du	1706 sf per du					
E. Gross Floor Area of Footprints of All Buildings							
	1290 square feet	1241 square feet					
F. Ground Coverage (E. ÷ C.)							
	37.8 %	36.4 %					
G. Landscaped Area (landscaped area ÷ C.)							
	36.4 %	40.8 %					
H. Pervious Area (pervious area ÷ C.)							
	36.4 %	42.2 %					
I. Net Floor Area** / *** (sum of all usable square feet)							
	2990 square feet	3171 square feet					
J. Floor Area Ratio (FAR) (I. ÷ C.)							
	0.88	0.93					
K. Building Height							
	31'-6" feet	31'-6" feet					
L. Front Yard Setback							
	8'-4" feet	8'-4" feet					
M. Rear Yard Setback							
	7'-6" feet	7'-6" feet					
N. Side Yard Setback (left when you face property)							
	1'-6" feet	10'-1" feet					
O. Side Yard Setback (right when you face property)							
	23'-1" feet	18'-0" feet					
P. Street Frontage							
	79.56' feet	79.56' feet					
Q. # of Parking Spaces							
	2	2					
R. # of Bicycle Parking Spaces							
	0	0					
S. # of Loading Spaces							
	0	0					
* 8 or more dwelling units - determine if Inclusionary Housing, Article 13, applies							
** In CCD and TOD use GROSS floor area							
*** 30,000+ square feet - determine if Linkage, Article 15, applies							



AREA CALCULATIONS	
UNIT 1	1,697 S.F.
UNIT 2	1,474 S.F.
TOTAL S.F.	3,171 S.F.



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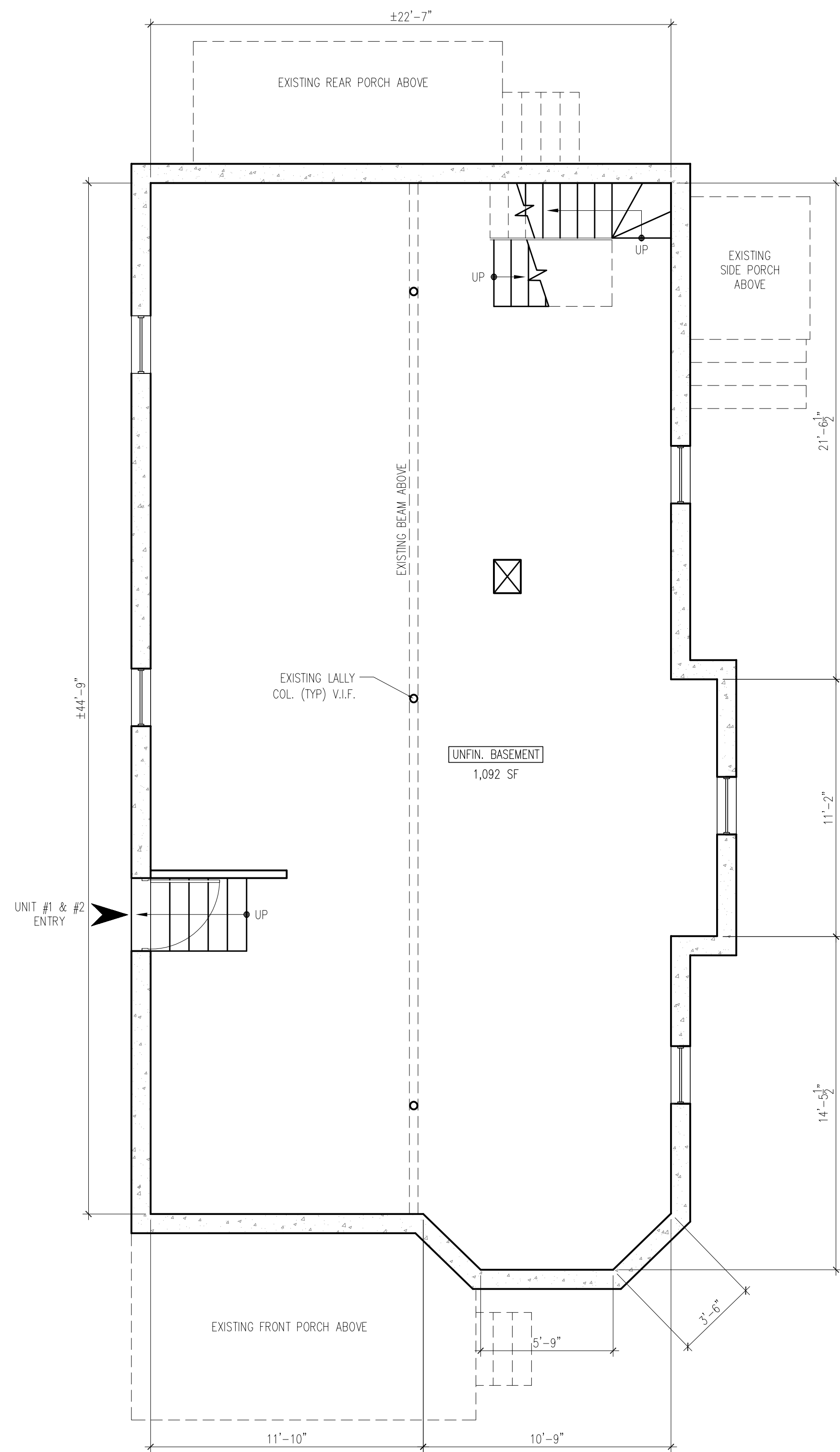
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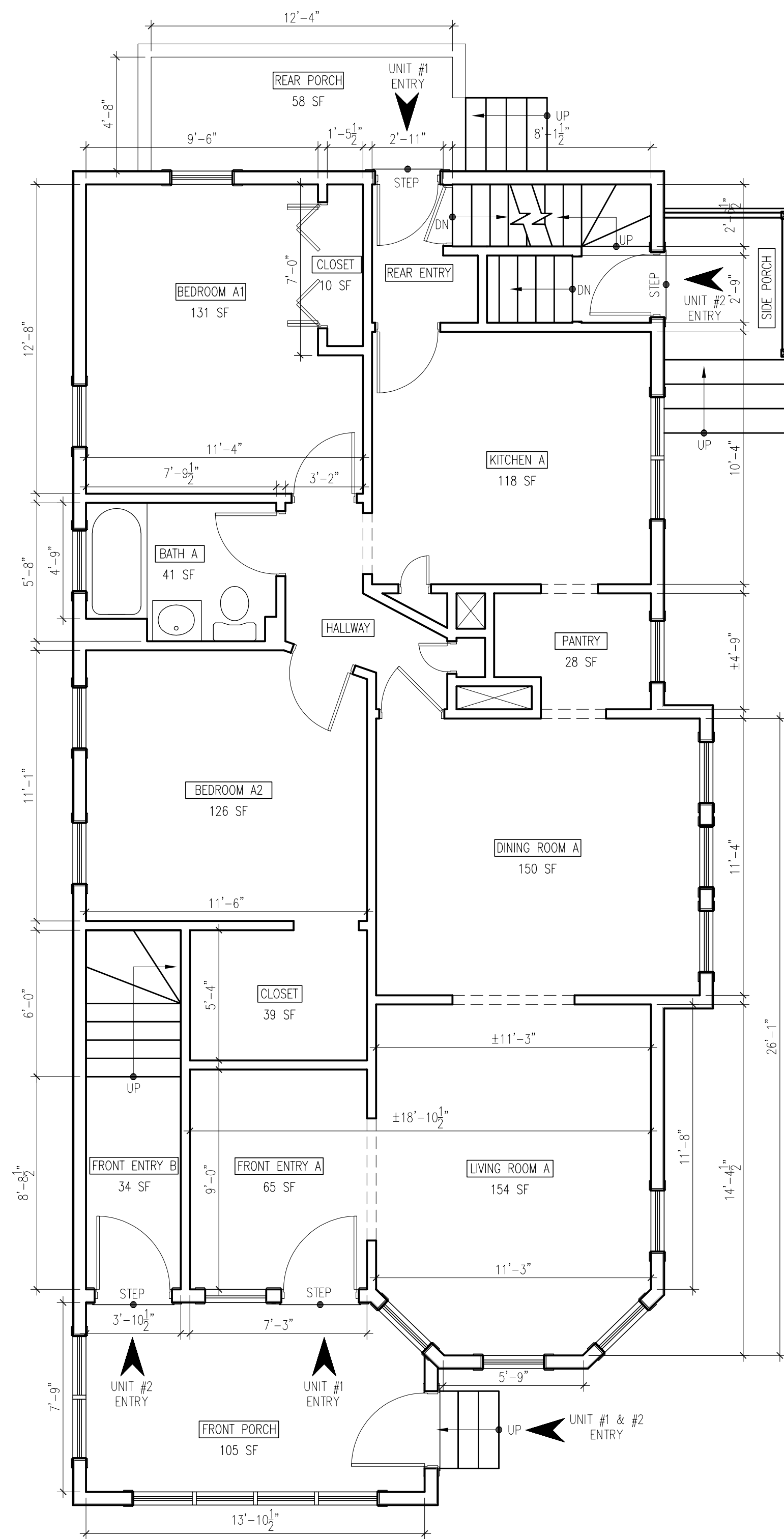
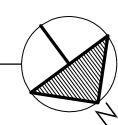
Title: ZONING COMPLIANCE

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. #: 1843	Drawing No.
Date: 2019.04.29	
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Drawn By: AS/DAG	

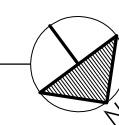
Z1.1



1 EXISTING FLOOR PLAN: BASEMENT
Scale 1/4" = 1'-0"



2 EXISTING FLOOR PLAN: FIRST FLOOR
Scale 1/4" = 1'-0"



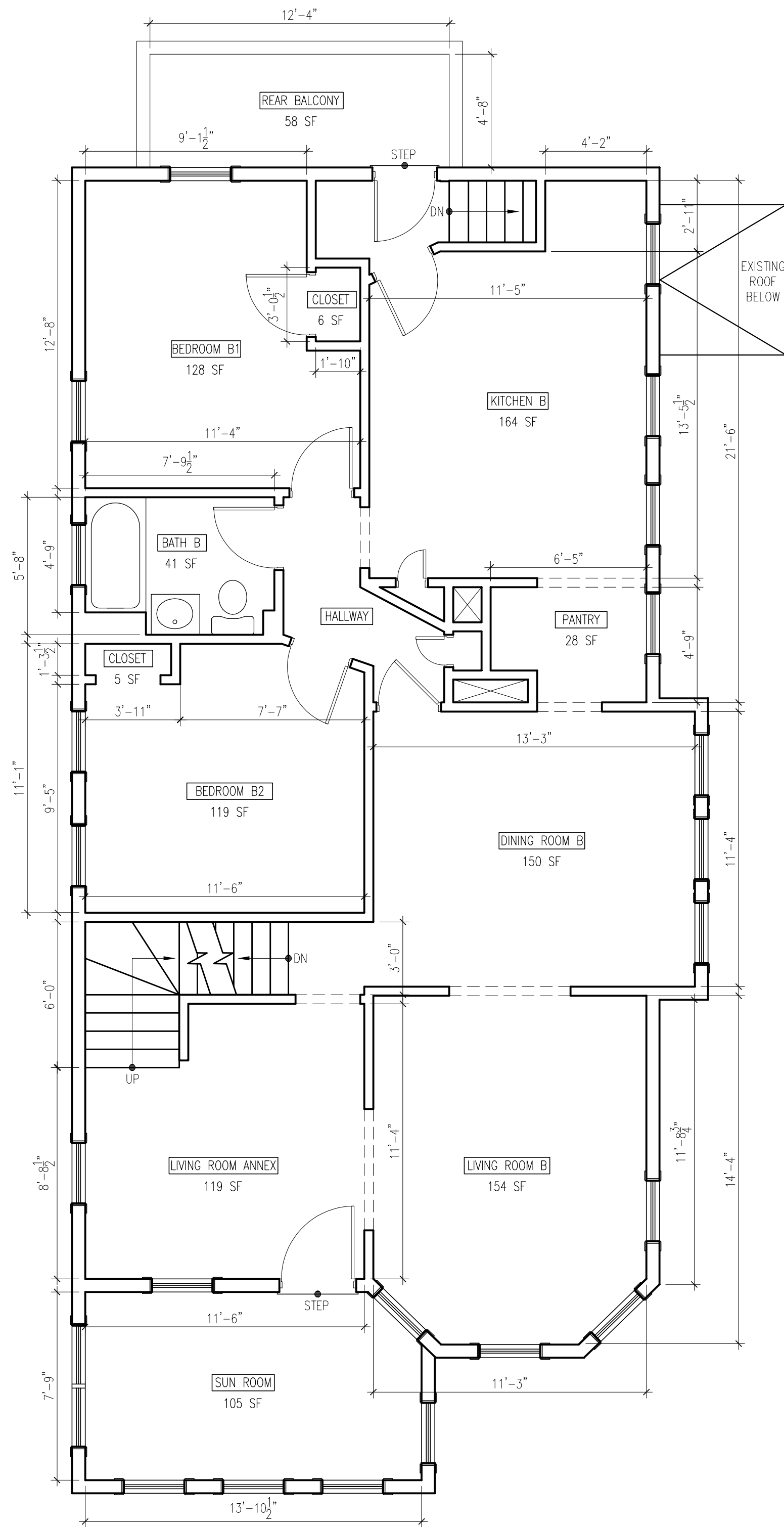
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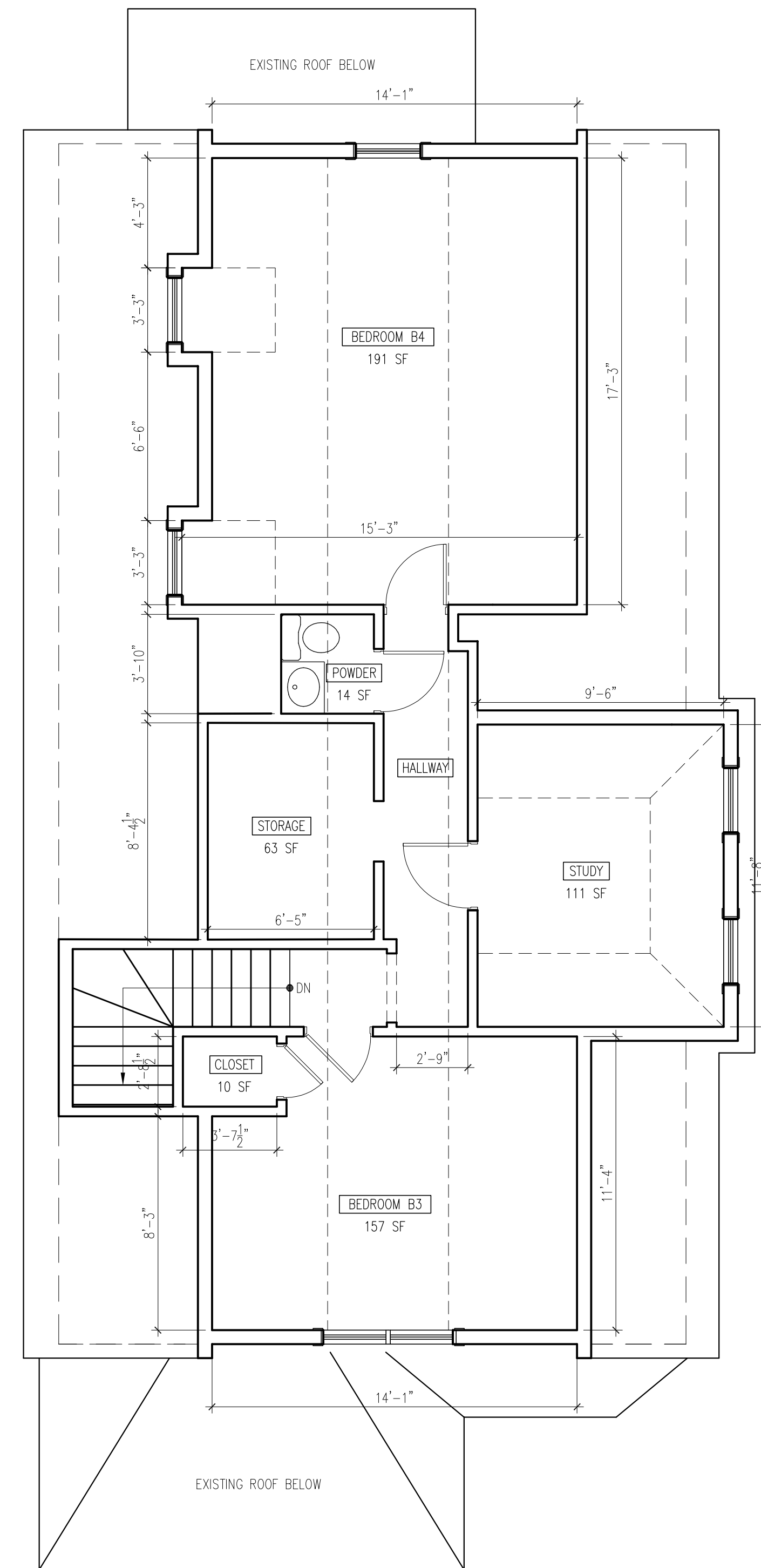
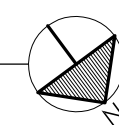
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Title: EXISTING FLOOR PLANS

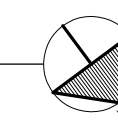
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Proj. #	1843	Drawing No.
Date:	2019.04.29	AX1.1
Scale:	AS NOTED	
Drawn By:	A.S.	



1 EXISTING FLOOR PLAN: SECOND FLOOR
Scale 1/4" = 1'-0"



2 EXISTING FLOOR PLAN: THIRD FLOOR
Scale 1/4" = 1'-0"



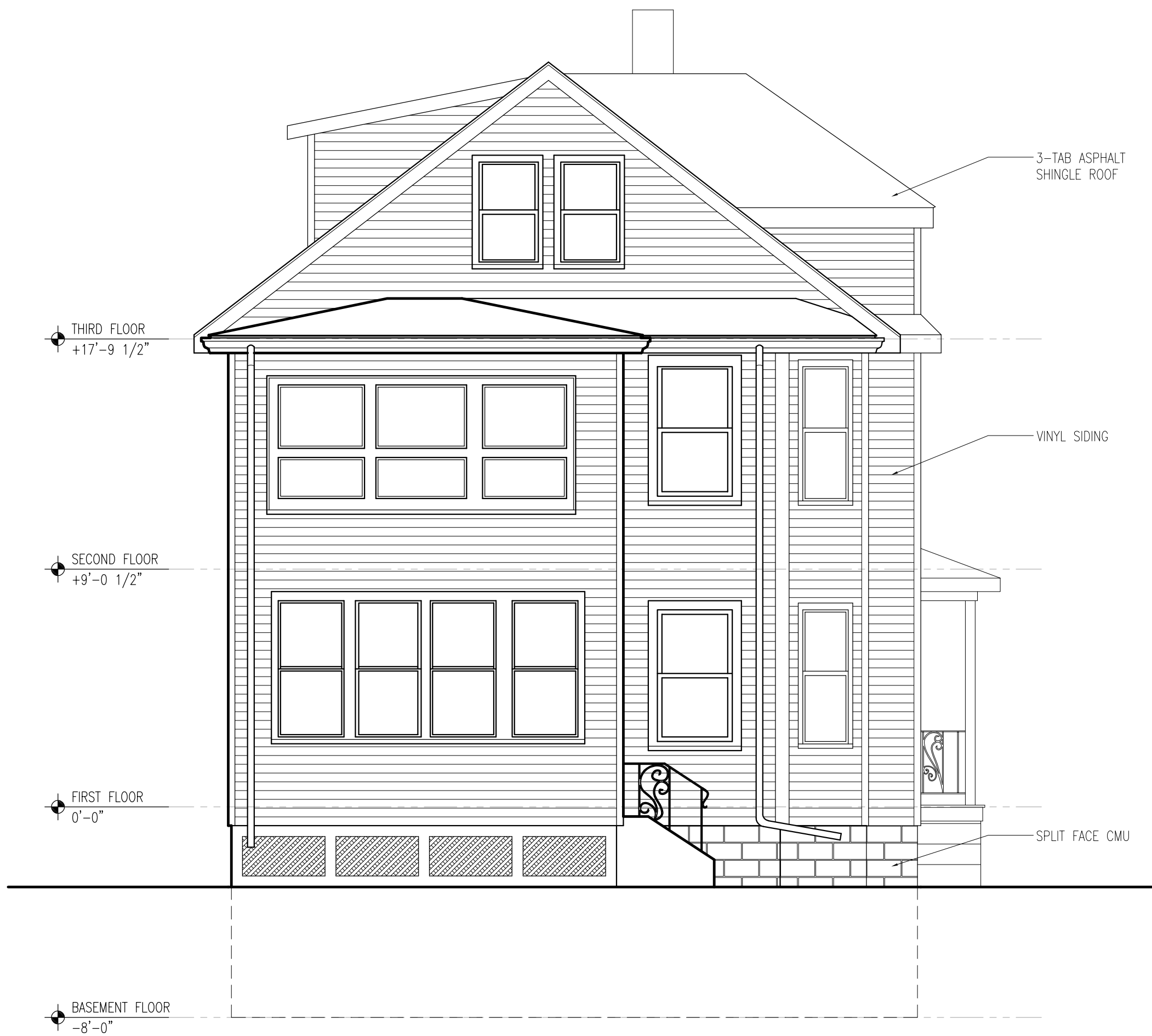
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Drawing Issued By: ANDERSON PORTER DESIGN		
Proj. #	1843	Drawing No.
Date:	2019.04.29	AX1.2
Scale:	AS NOTED	
Drawn By:	A.S.	



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



2 EXISTING EAST ELEVATION
Scale 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION
Scale 1/4" = 1'-0"



4 EXISTING WEST ELEVATION
Scale 1/4" = 1'-0"

FOR SPECIAL PERMIT

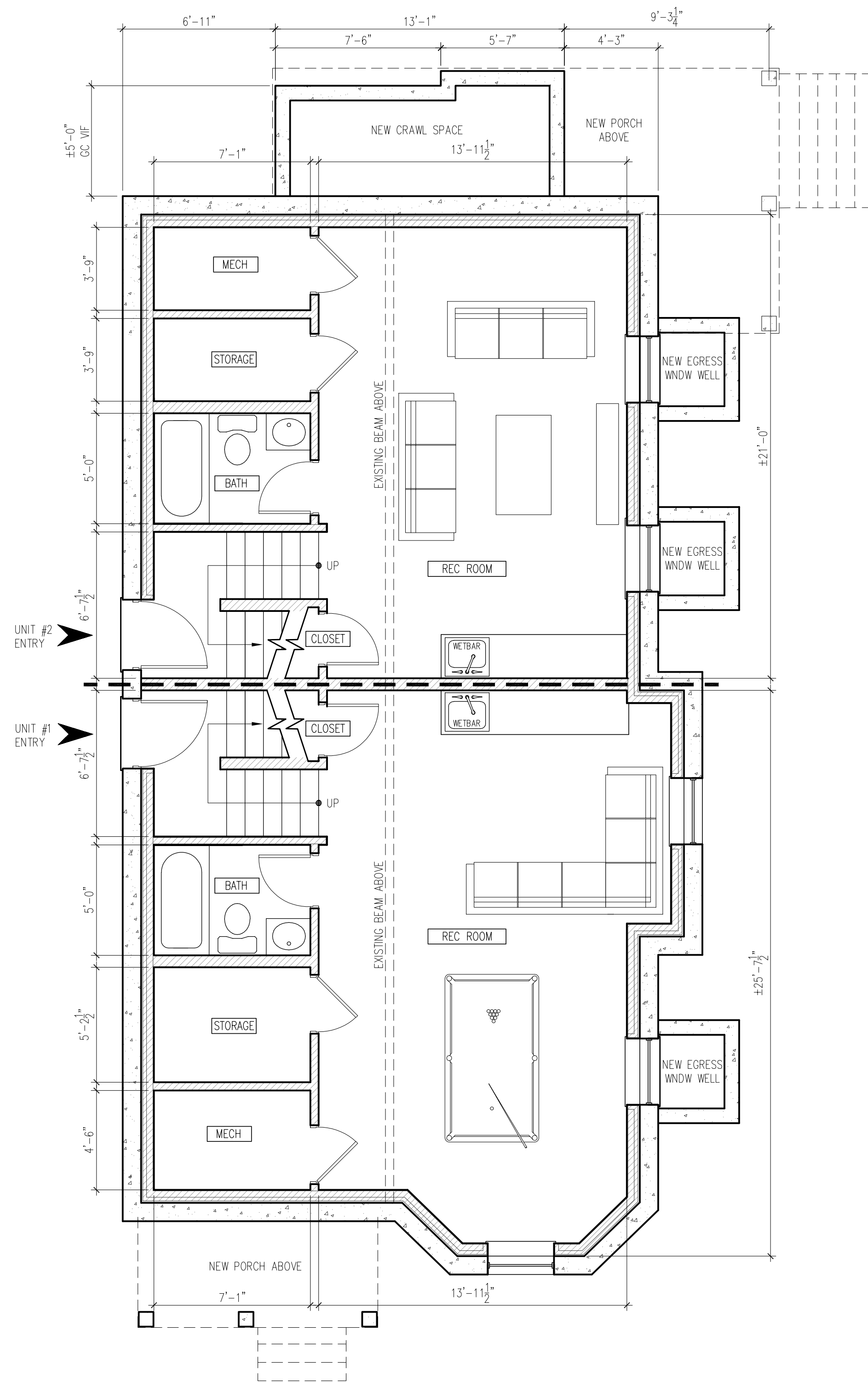
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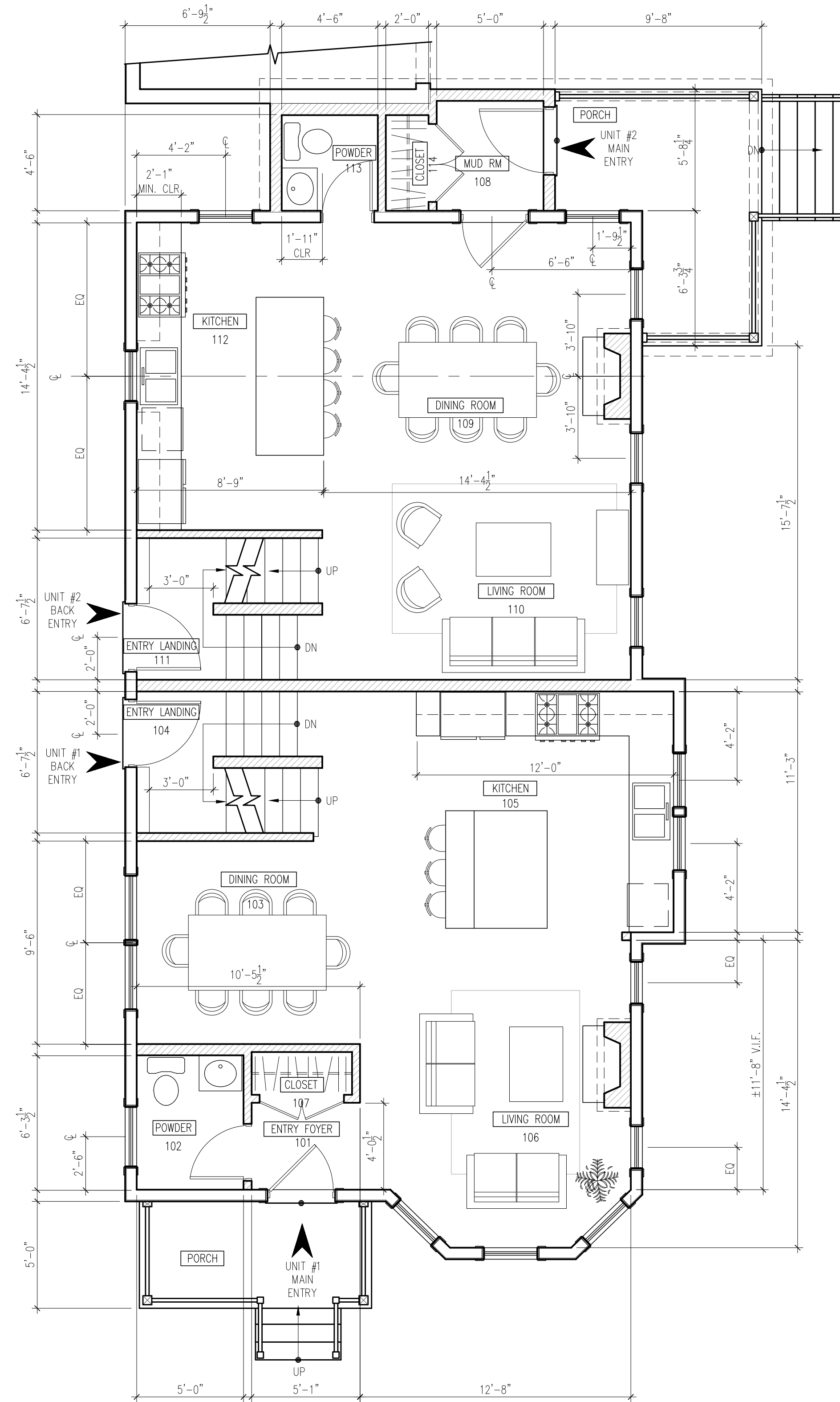
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Title: EXISTING ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN		
Proj. #: 1843	Drawing No. AX2.1	
Date: 2019.04.29		
Scale: AS NOTED		
Drawn By: A.S.		



1
A1.1 PROPOSED FLOOR PLAN: BASEMENT
Scale 1/4" = 1'-0"



2
A1.1 PROPOSED FLOOR PLAN: FIRST FLOOR
Scale 1/4" = 1'-0"

- GENERAL NOTES:
1. ALL UNIT DEMISING WALLS, FLOORS, AND CEILINGS TO HAVE ACOUSTIC SEPARATION MINIMUM STC AND IIC RATINGS OF 60.
 2. ALL OPEN EXTERIOR WALLS TO HAVE MINIMUM R20 INSULATION. MINIMUM R49 INSULATION AT ALL OPEN CEILING/ROOF AREAS. MINIMUM R19 INSULATION AT BASEMENT FOUNDATION WALLS.
 3. WINDOW ROUGH OPENINGS TO BE COORDINATED BY BUILDER.
 4. MAINTAIN 1HR FIRE SEPARATION BETWEEN UNITS.
 5. MAINTAIN 1HR FIRE SEPARATION BETWEEN GARAGE AND UNIT.

FOR SPECIAL PERMIT

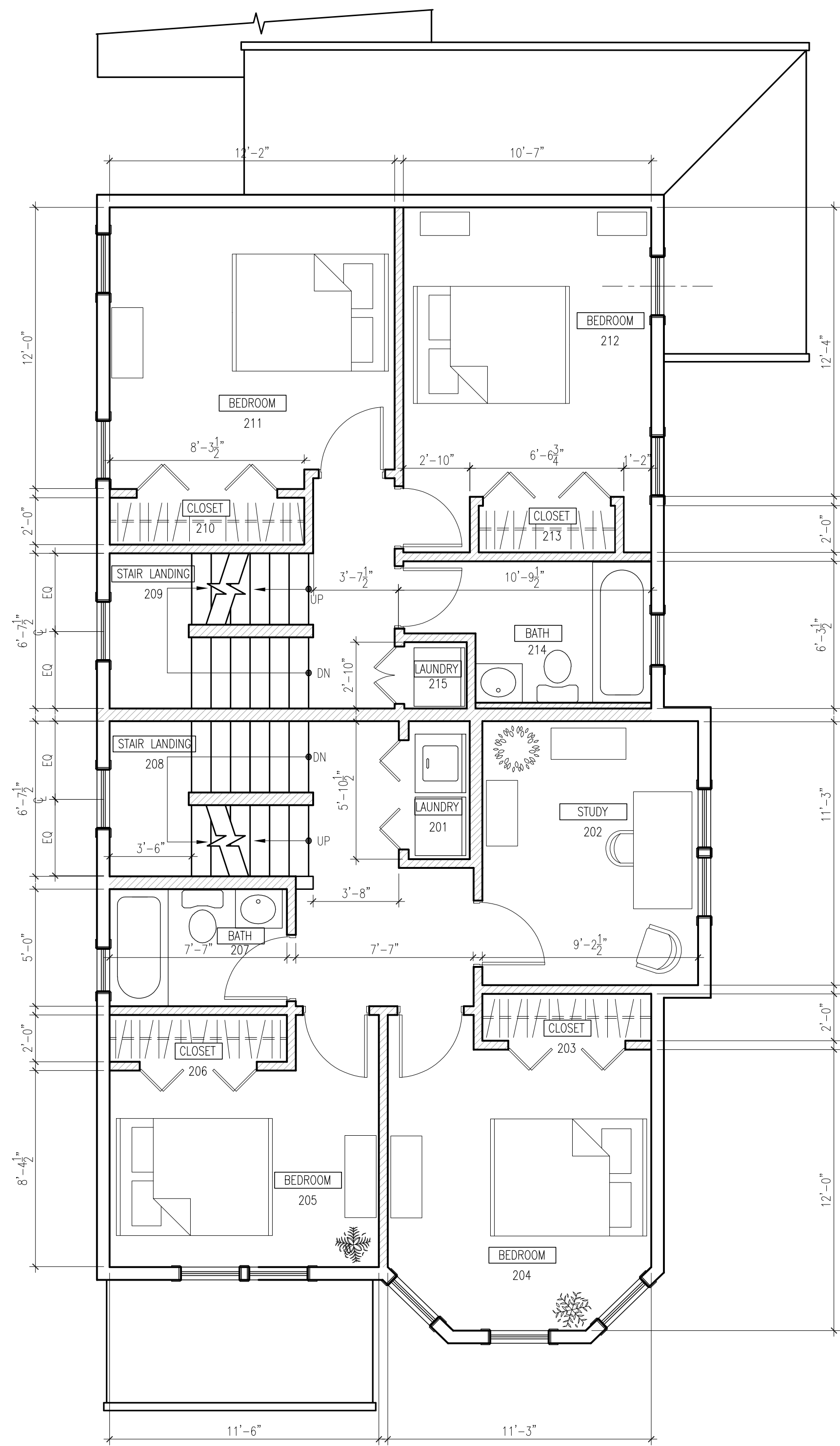
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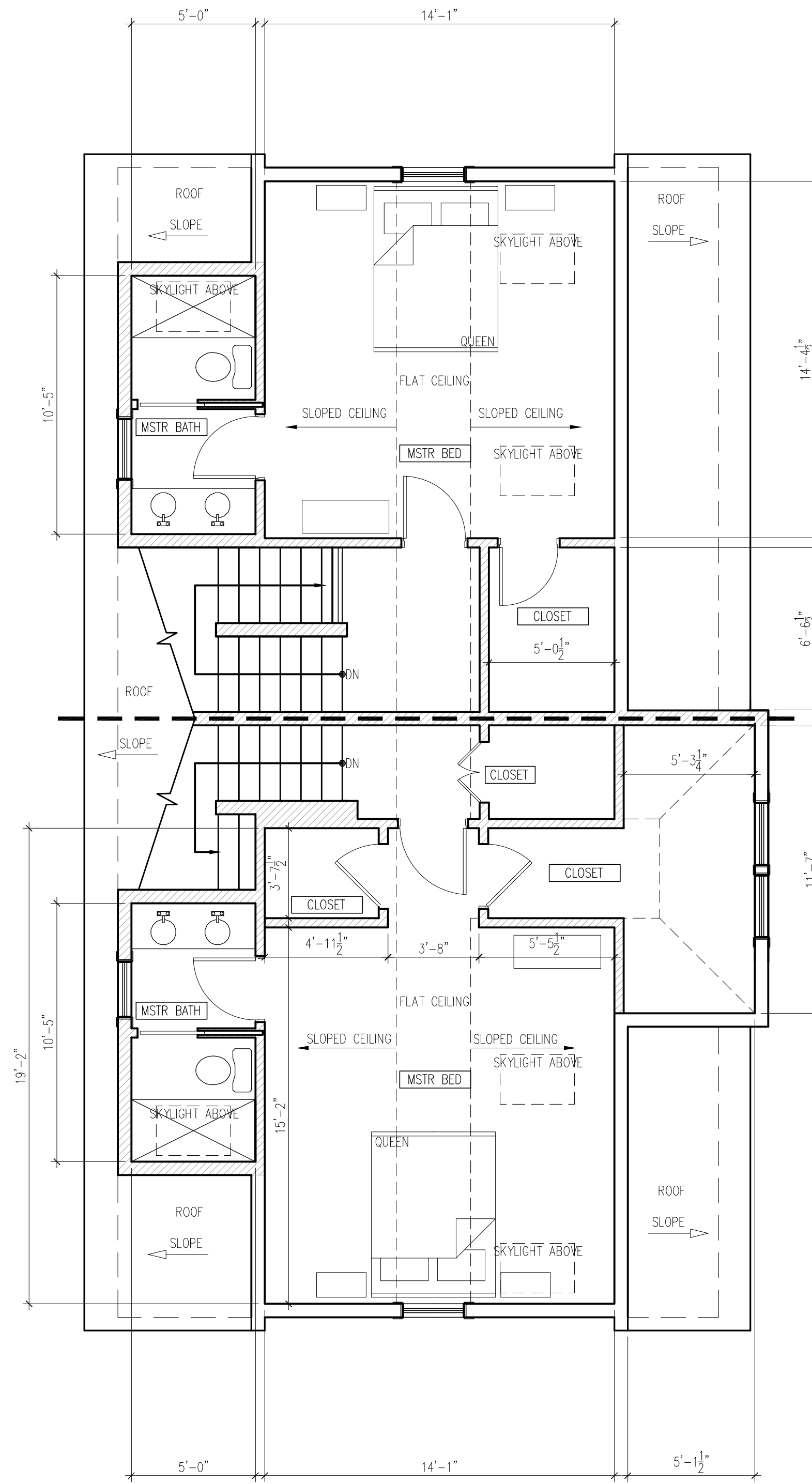
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Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. #: 1843	Drawing No.
Date: 2019.04.29	A1.1
Scale: AS NOTED	
Drawn By: AS/DA	



1
A1.2
PROPOSED FLOOR PLAN: SECOND FLOOR
Scale 1/4" = 1'-0"



2
A1.2
PROPOSED FLOOR PLAN: THIRD FLOOR
Scale 1/4" = 1'-0"

- GENERAL NOTES:
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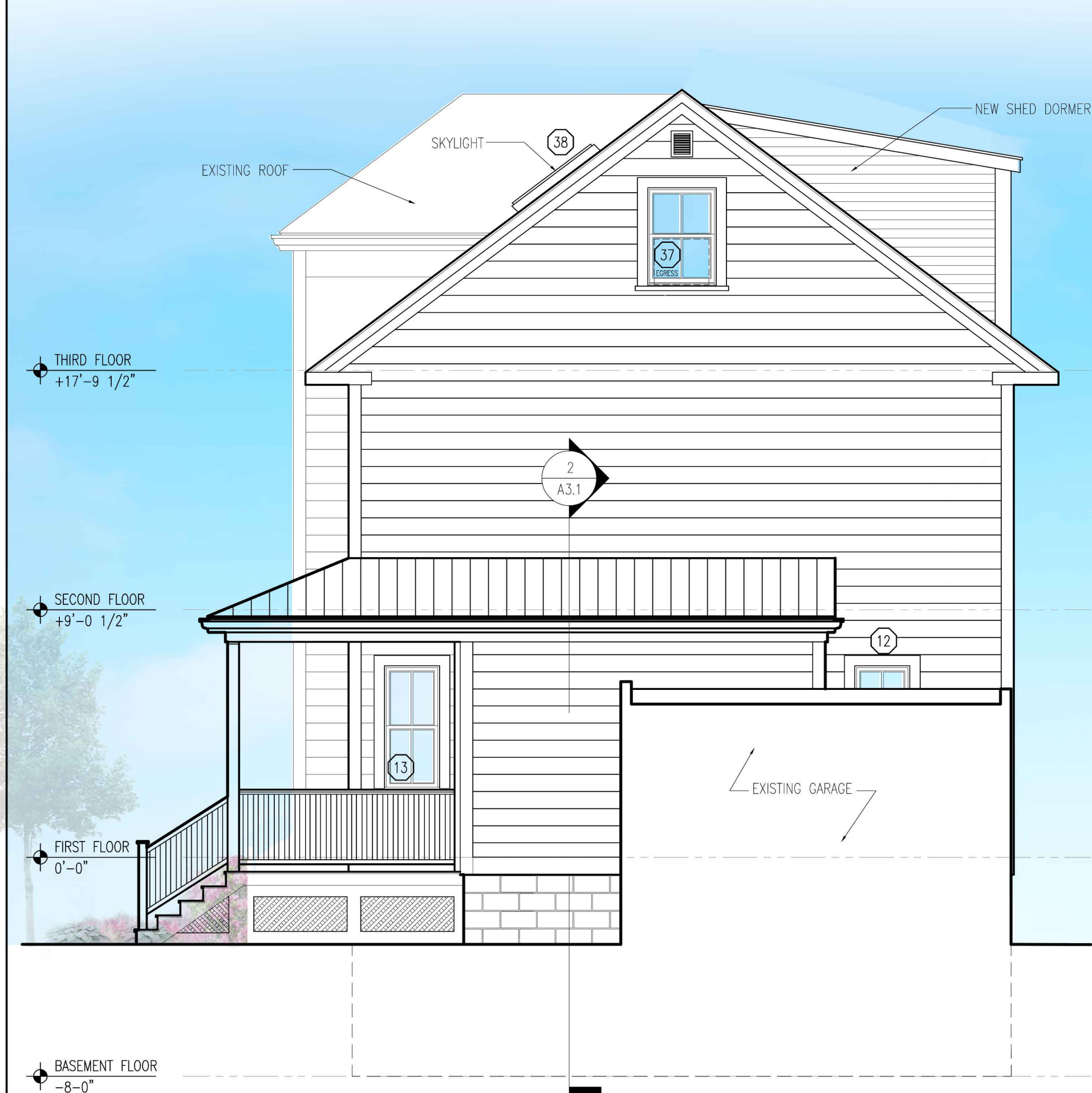
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Date:	2019.04.29	A1.2
Scale:	AS NOTED	
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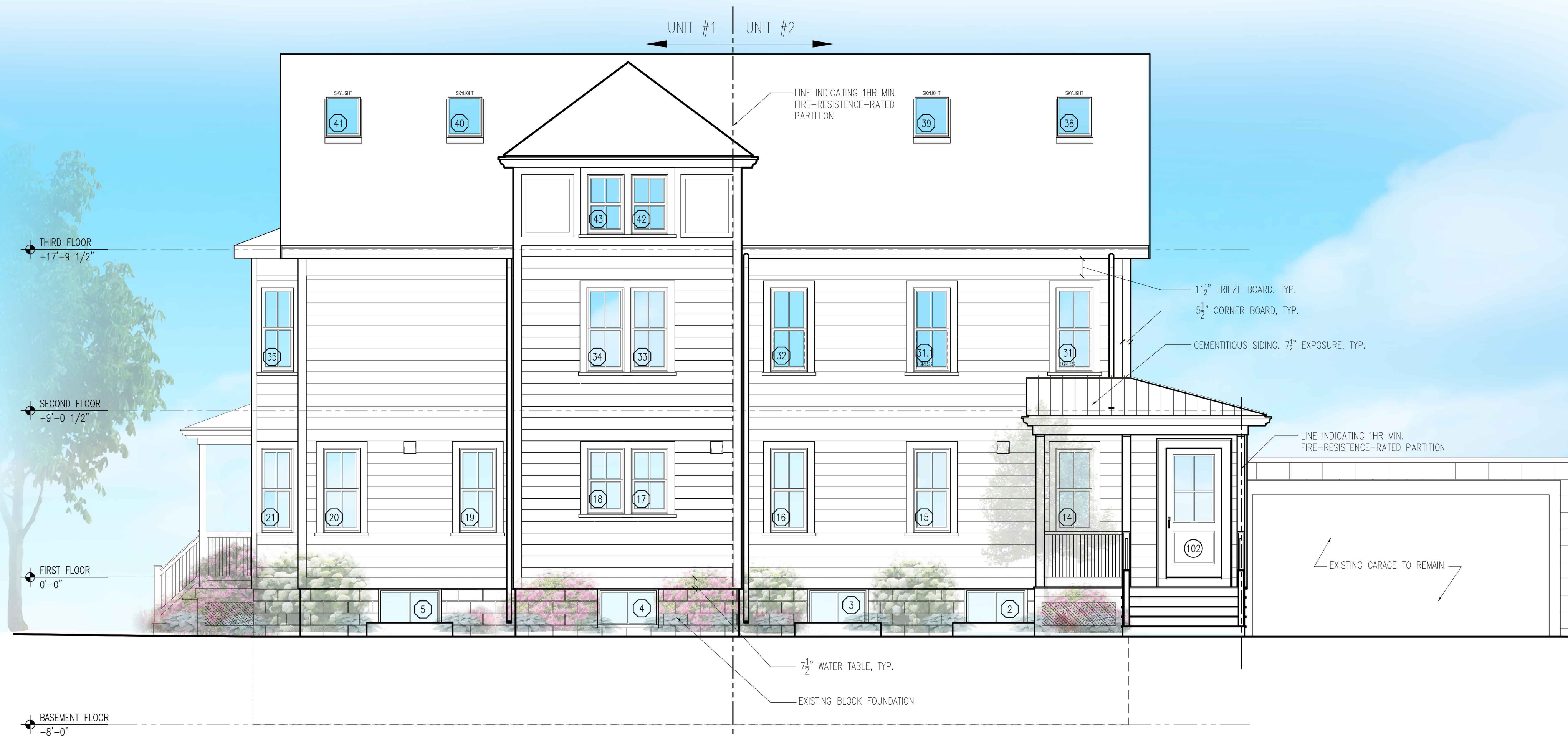
1 PROPOSED NORTH ELEVATION
Scale 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION
Scale 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
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Title:	PROPOSED ELEVATIONS	
Drawing Issued By:	ANDERSON PORTER DESIGN	
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