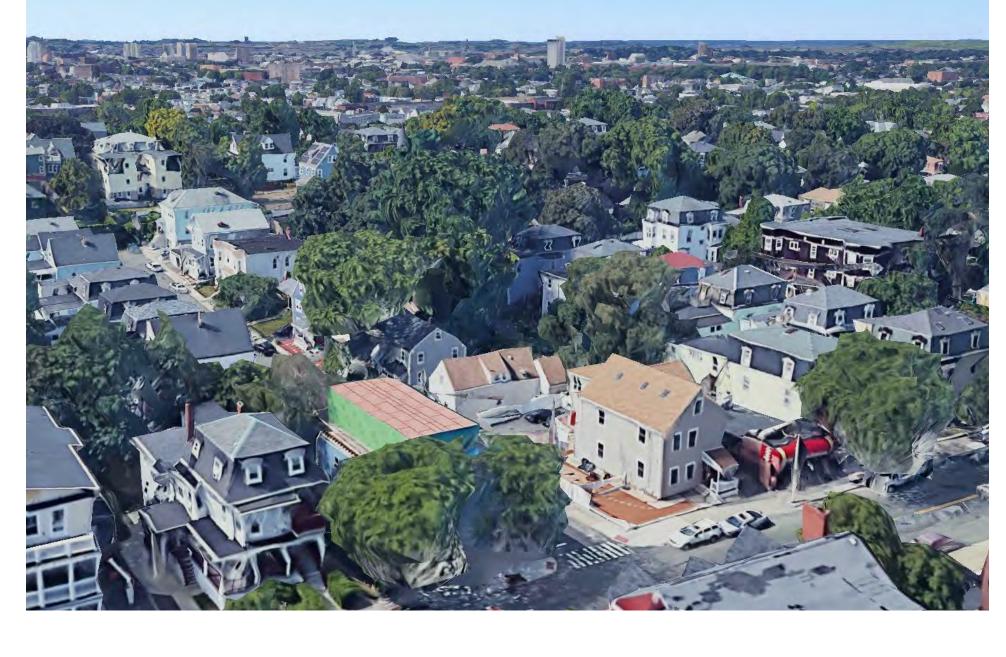
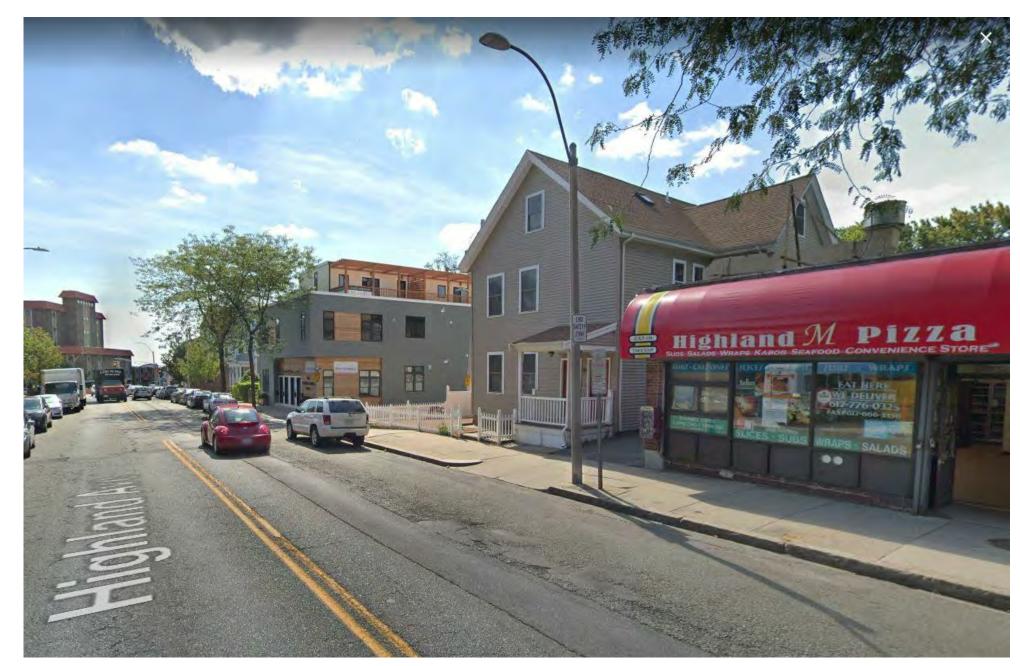
SPECIAL PERMIT 20 HIGHLAND AVE

SOMERVILLE, MA 02143





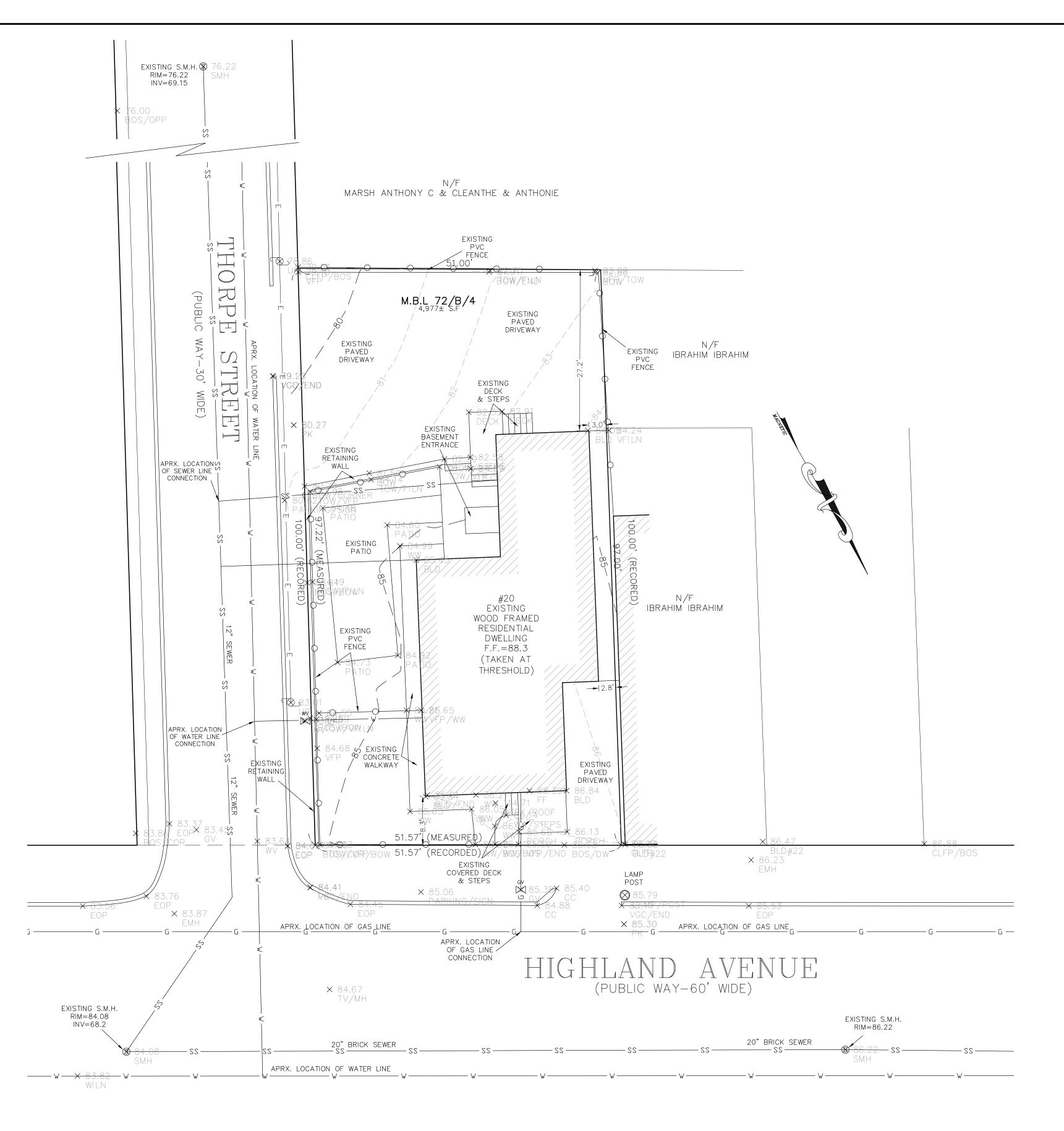


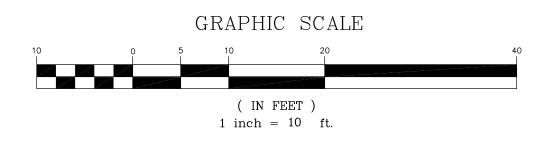


SPECIAL PERMIT

LIST OF SYMBOLS	ABBREVIATIONS	SITE LOCATION	DRAWI	ING LIST	ZONING SUMMARY		
EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED	AFF ABOVE FINISHED FOOR CJ CONTROL JOINT CLG CEILING	plesis profetica The profetica Plant St. B. Bethel Evan Church (Vis. B. Boston Photo Rental Page 1)	Community Laundry (Sheet No. Somewille Boxing Club (Sheet No. Sheet No. Shee	0.1 COVER SHEET D. 1 EXISTING SITE SURVEY	PROPERTY ADDRESS:	20 HIGHLAND AVE SOMERVILLE, MA 02143	
	CJ CONTROL JOINT CLG CEILING CLR CLEAR CO CLEAN OUT	High and Aug. Somerville High School ♥ Somerville High School ♥ Ceathers	Picture Renewal Ana's Hair Salon 0	1.1 PROPOSED LANDSCAPE PLAN 1.1 ZONING COMPLIANCE	ZONING DISTRICT:	RC	
EXISTING STRUCTURE OR PARTITION TO REMAIN	COL COLUMN CONC CONCRETE CONT CONTINUOUS	Highlander Cate Park	AX	1.1 EXISTING FLOOR PLANS (1 OF 2) 1.2 EXISTING FLOOR PLANS (2 OF 2)	PROJECT DESCRIPTION:	ALTERATION OF AN EXISTING WOOD-FRAMED TWO-FAMILY DWELLING	
NEW STRUCTURE OR PARTITION	CONT CONTINUOUS DN DOWN	Someonile Public Library Φ	Family Shelter V Q	1.3 EXISTING ROOF PLAN 2.1 EXISTING ELEVATIONS (1 OF 2)			
FIRST FLOOR 0'-0" FINISH ELEVATION	EJ EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL	Walnut Hill Management Highland Ang.	rton F Reary S AX A Somerville Nutrition A	2.2 EXISTING ELEVATIONS (2 OF 2) 1.1 PROPOSED FLOOR PLANS (1 OF 4) 1.2 PROPOSED FLOOR PLANS (2 OF 4)			
101 ROOM TAG NEW ROOM	EQ EQUAL EXIST EXISTING FC FURRING CHANNEL FD FLOOR DRAIN	Man-O-Salwa Kabob & Grill Surjic Casper	Highland Crecle Cursine A A A	1.3 PROPOSED FLOOR PLANS (3 OF 4) 1.4 PROPOSED FLOOR PLANS (4 OF 4) 1.5 PROPOSED ROOF PLAN			
GENERAL DETAIL	FIN FINISH FL FLOOR	Somerville Community Growing Center	A A A	2.1 PROPOSED ELEVATIONS (1 OF 4) 2.2 PROPOSED ELEVATIONS (2 OF 4)			
WALL SECTION	GL GLASS GWB GYPSUM WALLBOARD HT HEIGHT HDWD HARDWOOD	Nunziato Field and Dog Park Nunziato Field instrument repair	A A	2.3 PROPOSED ELEVATIONS (3 OF 4) 2.4 PROPOSED ELEVATIONS (4 OF 4)			
INTERIOR ELEVATION	HVAC HEATING, VENTILATION AND AIR CONDITIONING INSUL INSULATION	Tundy Rhad & Prost	RX STRENGTH TRAINING AWeSpark Production Plagraphics				AndersonPorterDesign
P-1 FINISH TAG 001) DOOR IDENTIFICATION SYMBOL	MAX MAXIMUM MFR MANUFACTURER MIN MINIMUM	CONTACTS	Premier Przzaioto V				875 Main Street, Cambridge, MA 02139 Tel. 617.354.2501 Fax. 617.354.2509
1 WALL TYPE TAG	MO MASONRY OPENING MTL METAL NIC NOT IN CONTRACT NTS NOT TO SCALE		DI III DED				Project: 20 HIGHLAND AVE
WINDOW IDENTIFICATION SYMBOL	OC ON CENTER PLAM PLASTIC LAMINATE	ARCHITECT Anderson Porter Design	BUILDER North America Development				Address:
© ONC 1	PLYWD PLYWOOD PTD PAINTED REQ'D REQUIRED	875 Main Street Cambridge MA 02139	93 Broadway Somerville, MA 02145				20 HIGHLAND AVE SOMERVILLE, MA 02143
GROUND FAULT OUTLET CAT 5/COAX/DATA	RL RAIN LEADER STL STEEL STRL STRUCTURE/STRUCTURAL	Dan Anderson	Hudson Santana				Title: COVER SHEET
© CARBON MONOXIDE DETECTOR	TYP TYPICAL UNO UNLESS NOTED OTHERWISE		617.272.0842				Drawing Issued By: ANDERSON PORTER DESIGN
$igotimes_{ ext{SA}}$ smoke alam	VCT VINYL COMPOSITION TILE WD WOOD						Project # 1928 Drawn No.
	W/ WITH WNDW WINDOW						Date 2010 10 02
	Wilder Wilder						Scale G0.1
							Drawn by DB/DS

EXIST	ING LEGEND
22	SEWER LINE
S	SEWER MANHOLE
	WATER LINE
—— G ——	GAS LINE
0	UTILITY POLE
GV 	GAS VALVE
— Е —	OVERHEAD ELECTRIC SERVICE
wv 	WATER VALVE
	CATCH BASIN
0	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
D	DRAIN MANHOLE
%	HYDRANT
	TREE





NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 9/20/2019.

2. DEED REFERENCE: BOOK 48519, PAGE 130 PLAN REFERENCE: PLAN BOOK 7266, PLAN 572

MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

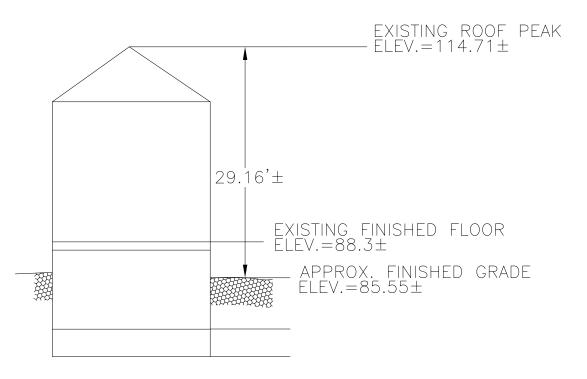
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0439E, IN COMMUNITY NUMBER: 250214, DATED 6/4/2010.

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.

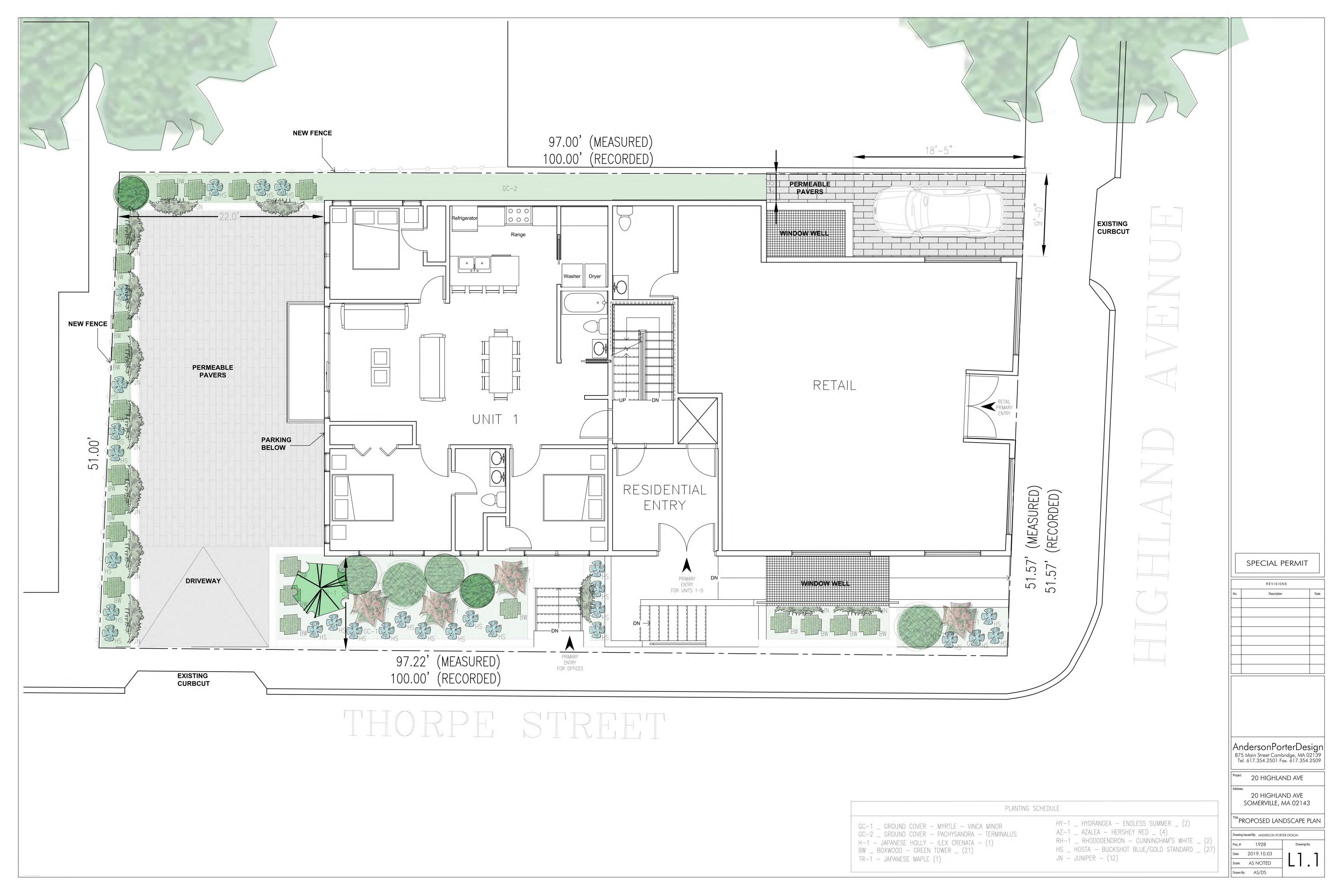
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF SOMERVILLE DATUM.



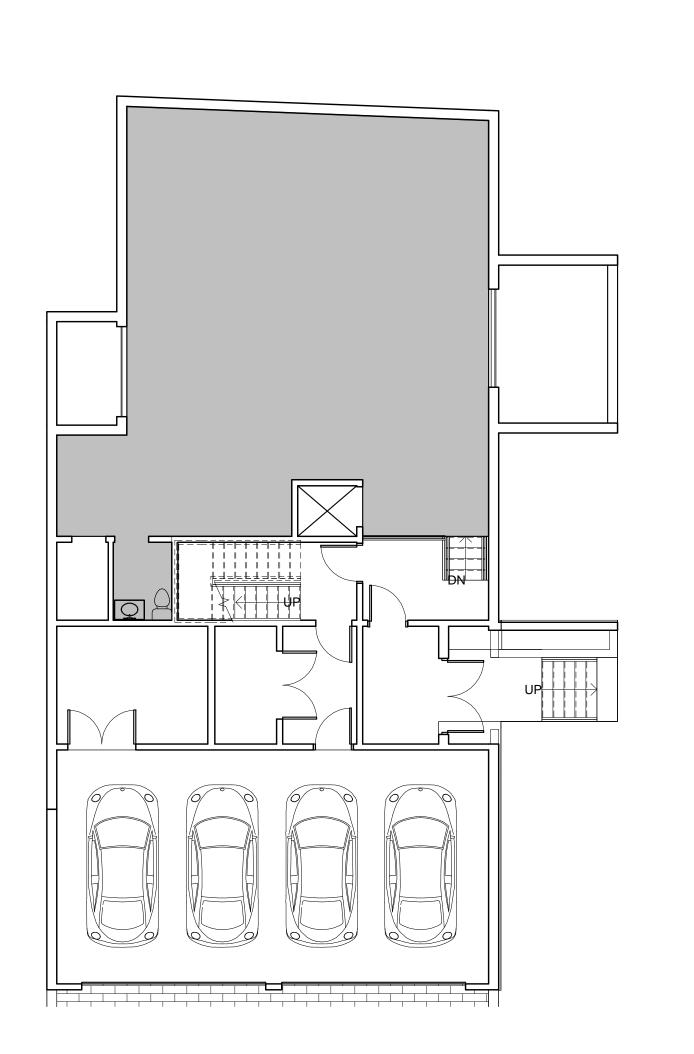
EXISTING PROFILE NOT TO SCALE

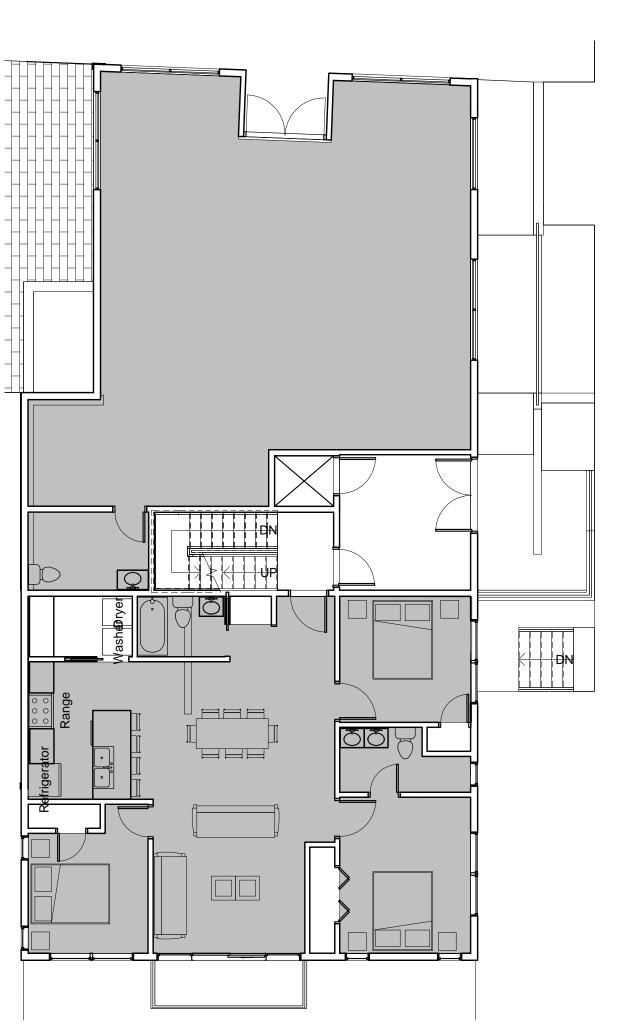
CALE =10'					PETER OF MASS
ATE 25/2019	REV	DATE	REVISION	BY	PETER J. NOLAN 00
IEET			20 HIGHLAND AVENUE SOMERVILLE		10. 49185 10. 49185 10. 49185 10. 49185 10. 49185
AN NO. DF 1			MASSACHUSETTS		THE LABOR TO THE PARTY OF THE P
IENT:			EXISTING CONDITIONS		SHEET NO.
RAWN BY			PLAN		
HKD BY			TER NOLAN & ASSOCIATES LL ND SURVEYORS/CIVIL ENGINEERING CONSULTAN OF THE STREET SHITE 1 NEWTON NA 02458		
PPD BY N		PHONE EM/	80 JEWETT STREET, SUITE 1 NEWTON MA 02458 : 857 891 7478/617 782 1533	6691 m	

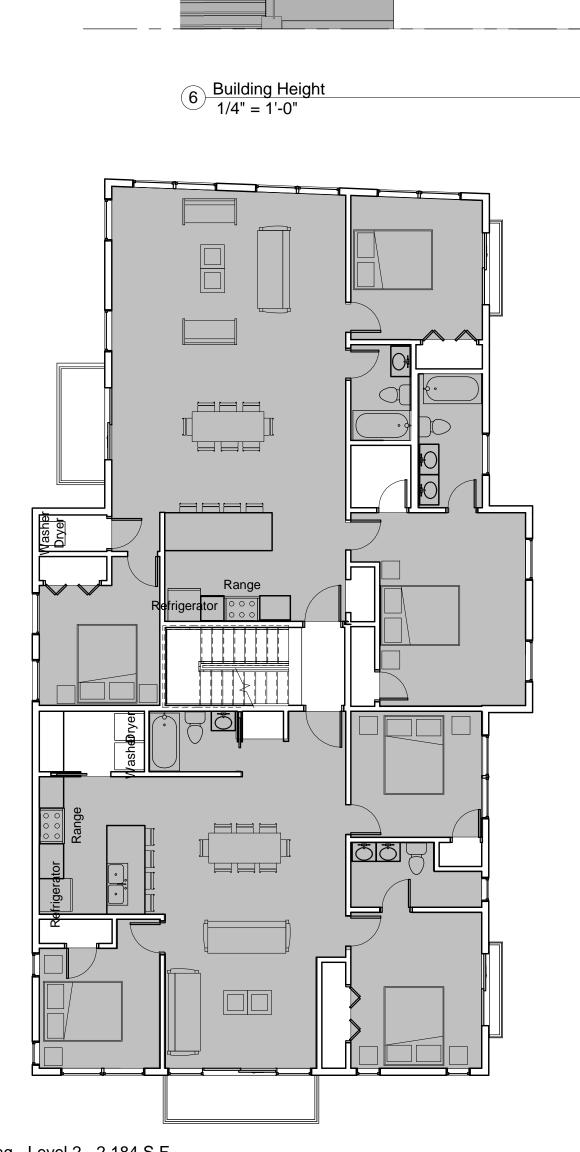


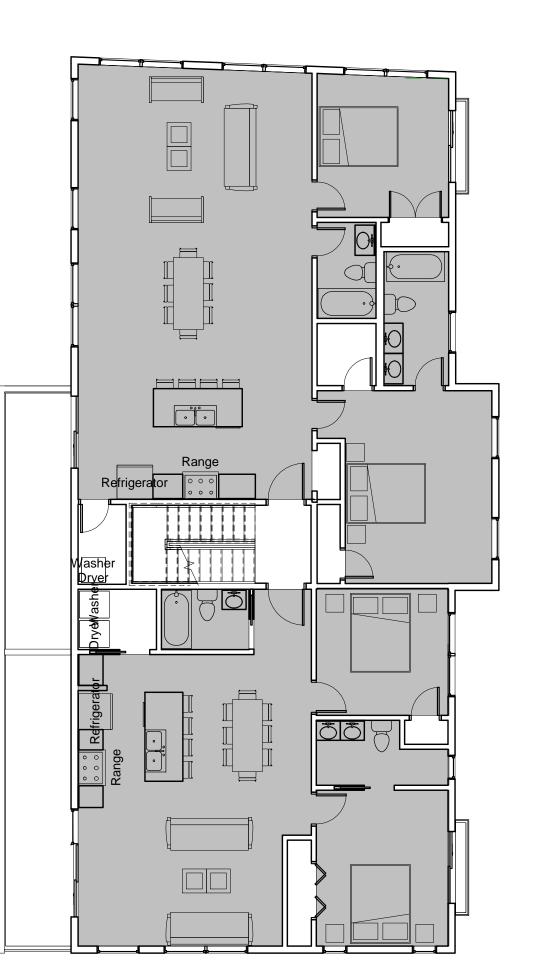
Refer to the SZO § 2.2 Delinition	s and SZO § 8 Dimensional Re	equirements for more informa	tion.	F E	-1	
Data	Existing	Proposed	Allowed	Existing or Permitted Nonconformity	New Violation	SZO Section Cited
	Fill in both columns: number plans and other attack			Office	Use	
A. Use						
B. # of Dwelling Units*	Residential 2 units	Mixed Use 5 units				
C. Lot Area	4,977 square feet	4,977 square feet				
D. Lot Area ÷ # of Dwelling Units	2,488 sf per du	995 st per du			ĵ	
E. Gross Floor Area of Footprints of All Buildings	1,403 square feet	2,624 square feet				
F. Ground Coverage (E. ÷ C.)	28 %	53 %				
G. Landscaped Area (landscaped area ÷ C.)	30 %	25 %				
H. Pervious Area (pervious area ÷ C.)	30 %	44 %				
I. Net Floor Area** / *** (sum of all usable square feet) J. Floor Area Ratio (FAR)	2,894 square feet	7,329 square feet				
(I. ÷ C.) K. Building Height	0.58	1.47				
L. Front Yard Setback	29.16 feet	32.92 feet			-	
M. Rear Yard Setback	8.3 feet	0 feet				
N. Side Yard Setback	27.2 feet 18.4 feet	22.0 feet 10.0 feet				
(left when you face property) O. Side Yard Setback (right when you face property)	3.0 feet	3.0 feet				
P. Street Frontage	51.57 feet	51.57 feet				
Q. # of Parking Spaces	3	5				
R. # of Bicycle Parking Spaces	0	0				
S. # of Loading Spaces * 8 or more dwelling units - deter	0	0				

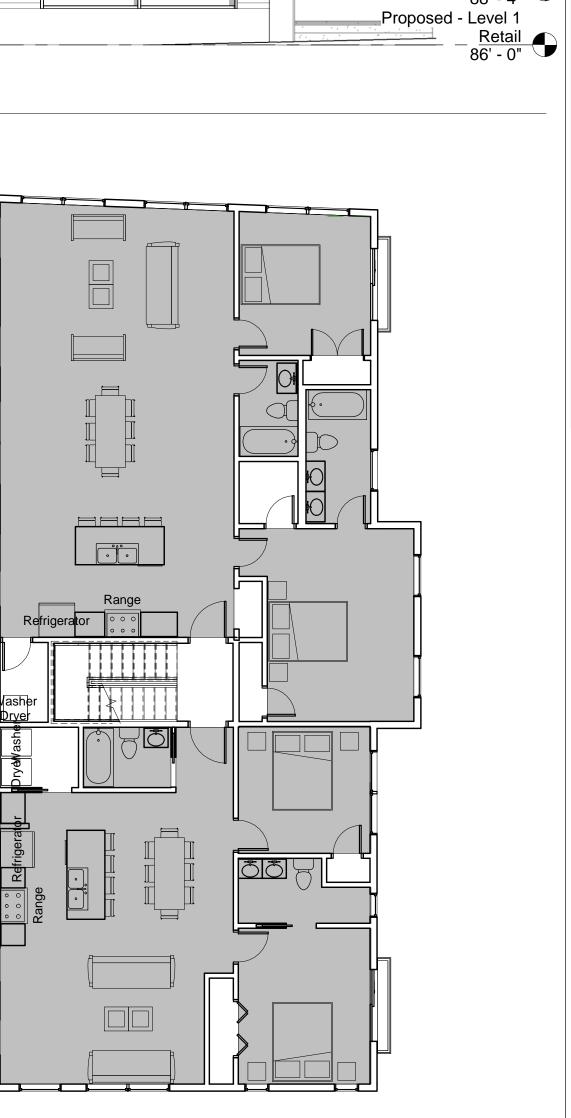
AREA CAL	CULATIONS
UNIT 1	961 S.F.
UNIT 2	961 S.F.
UNIT 3	1,223 S.F.
UNIT 4	826 S.F.
UNIT 5	1,139 S.F.
RETAIL	1,100 S.F.
OFFICES	1,119 S.F.
TOTAL S.F.	7,329 S.F.











Proposed - Level 1

Residential
88' - 4"

AndersonPorterDesign
875 Main Street, Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509 Project: 20 HIGHLAND AVE

SPECIAL PERMIT

Description

20 HIGHLAND AVE SOMERVILLE, MA 02143

Title: ZONING COMPLIANCE

Date 2019.10.03 Scale As indicated

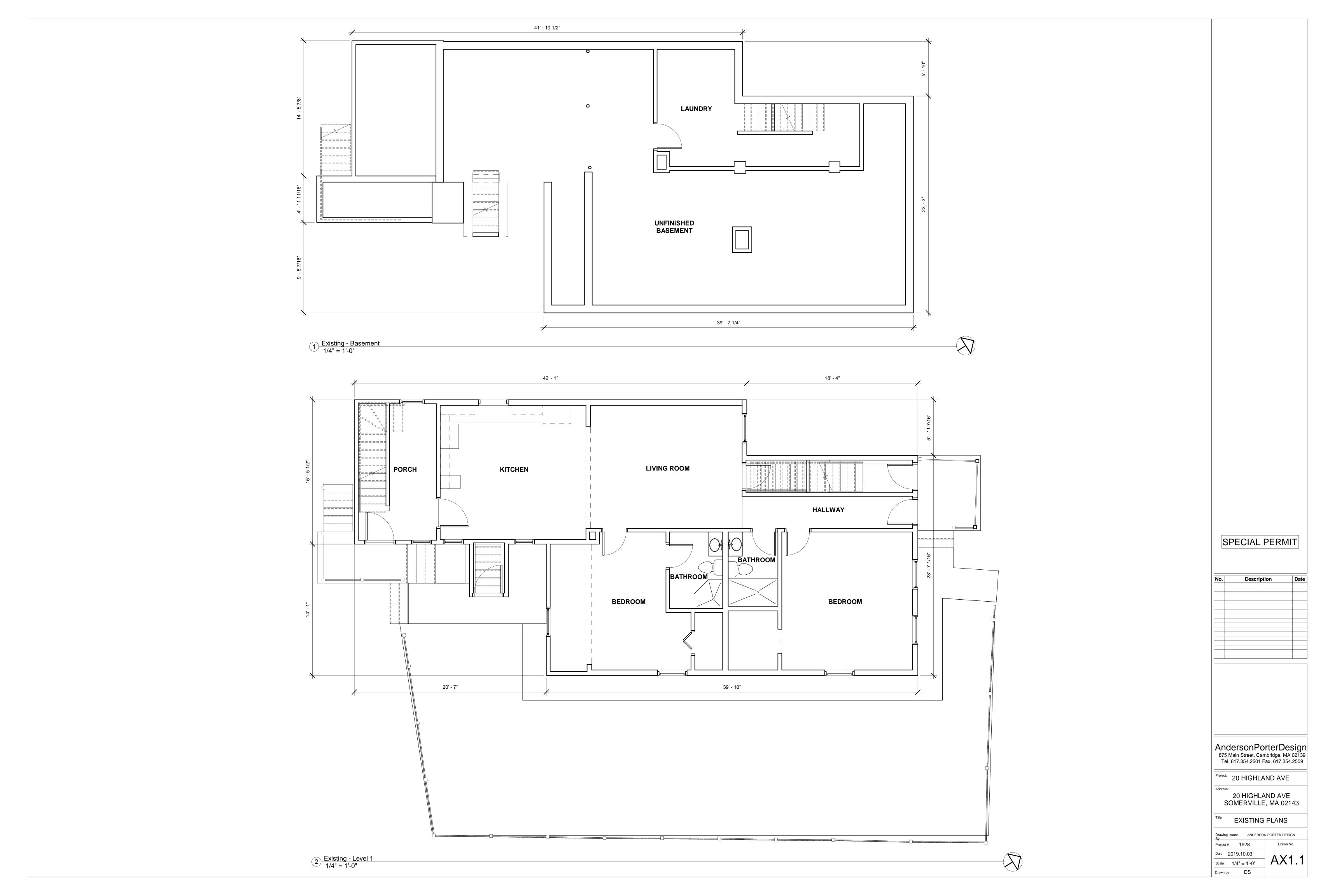
Drawn by DB/DS

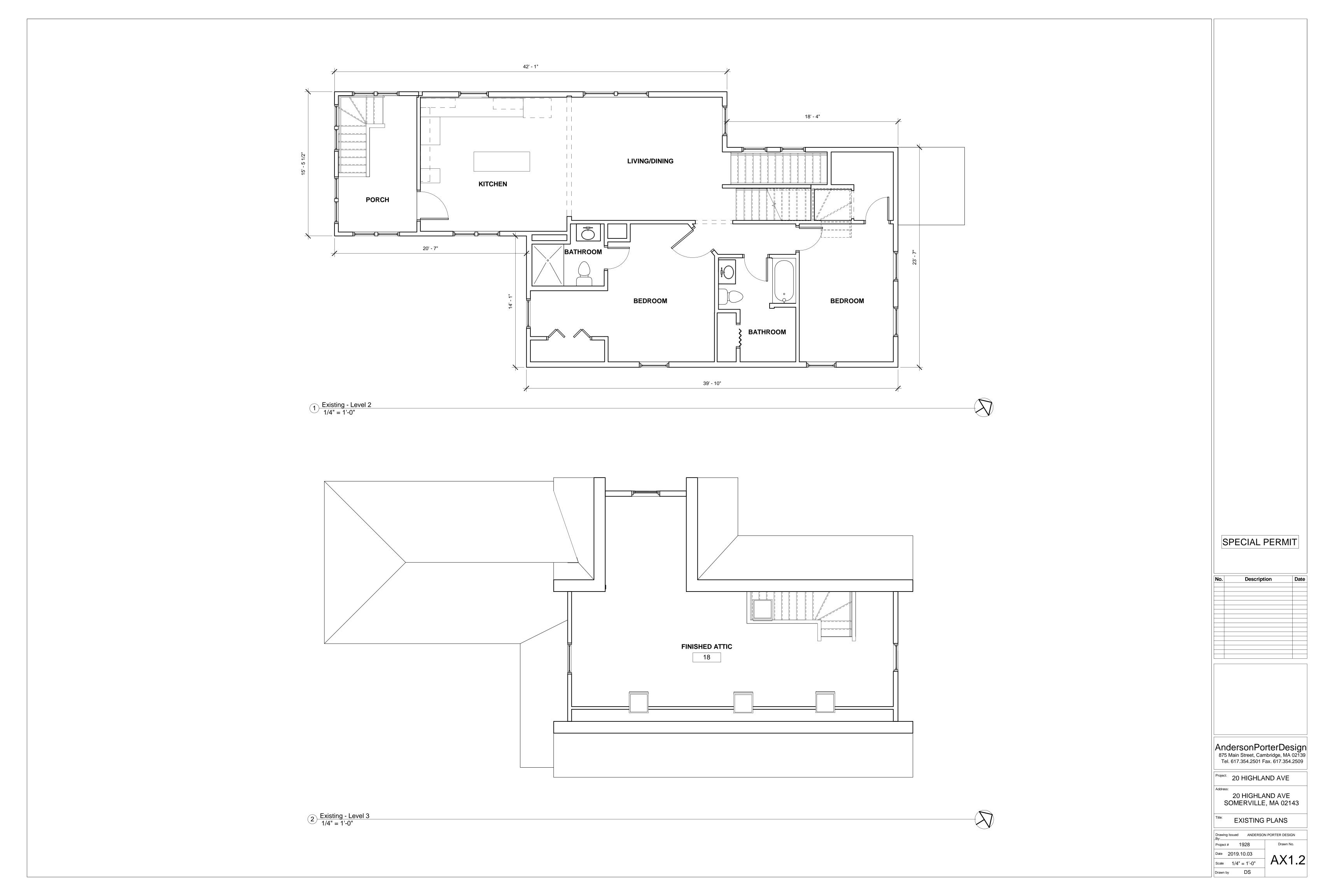
2oning - Level 0 - 1,119 S.F. 1/8" = 1'-0"

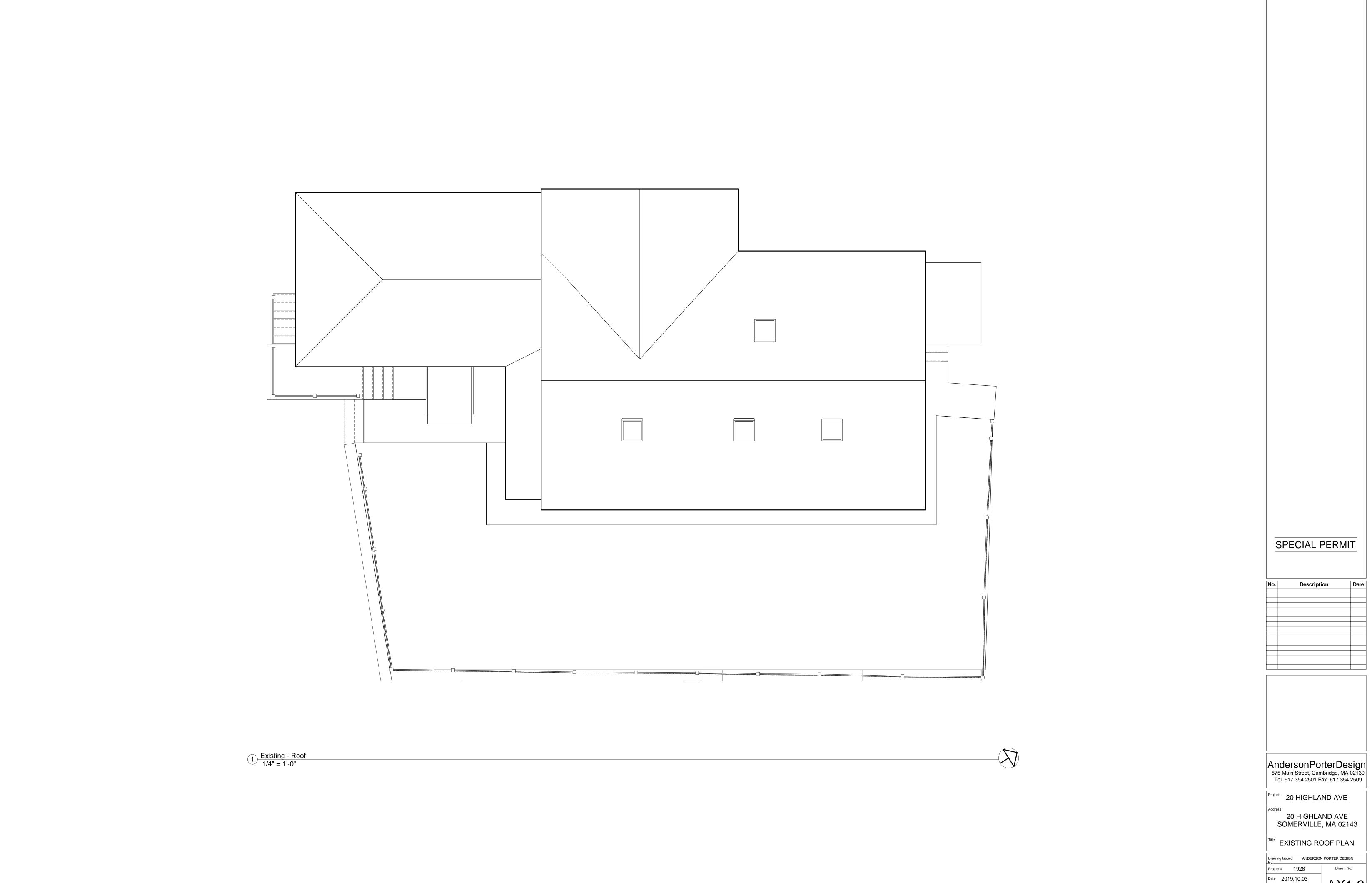
2 Zoning - Level 1 - 2,061 S.F. 1/8" = 1'-0"

3 Zoning - Level 2 - 2,184 S.F. 1/8" = 1'-0"

5 Zoning - Level 3 - 1,965 S.F. 1/8" = 1'-0"





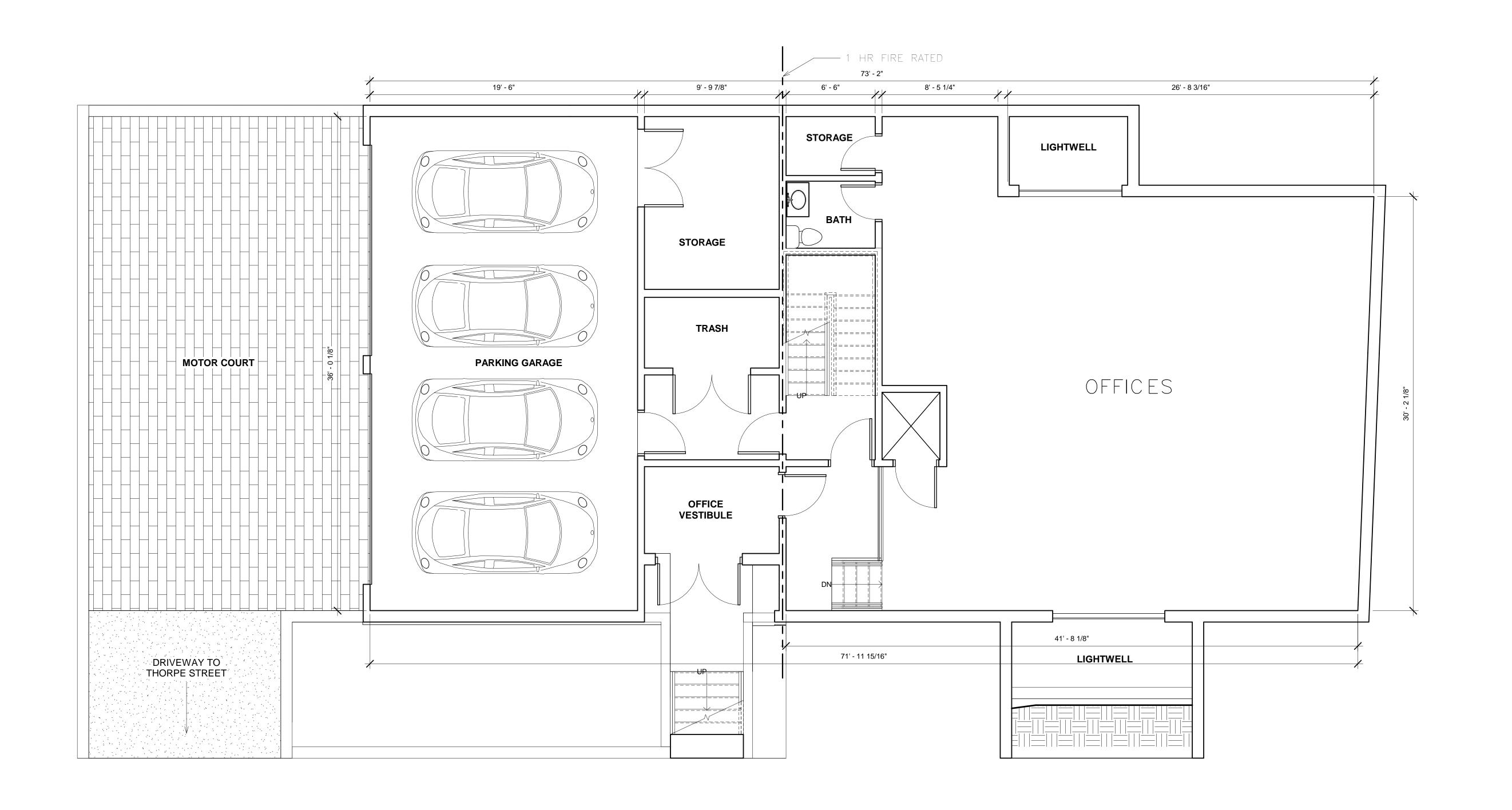


Description	Date

AX1.3







Description

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

Project: 20 HIGHLAND AVE

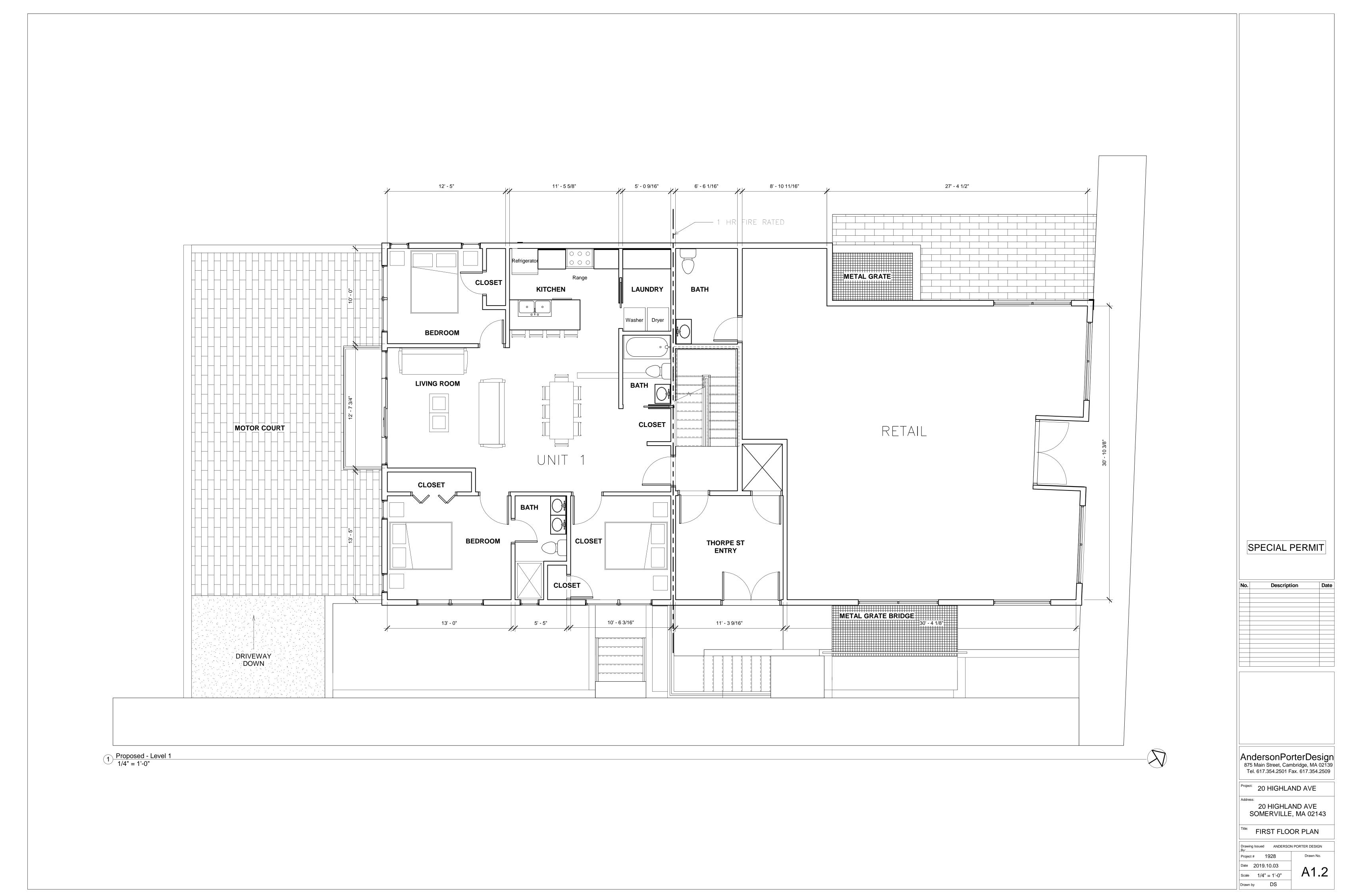
20 HIGHLAND AVE SOMERVILLE, MA 02143

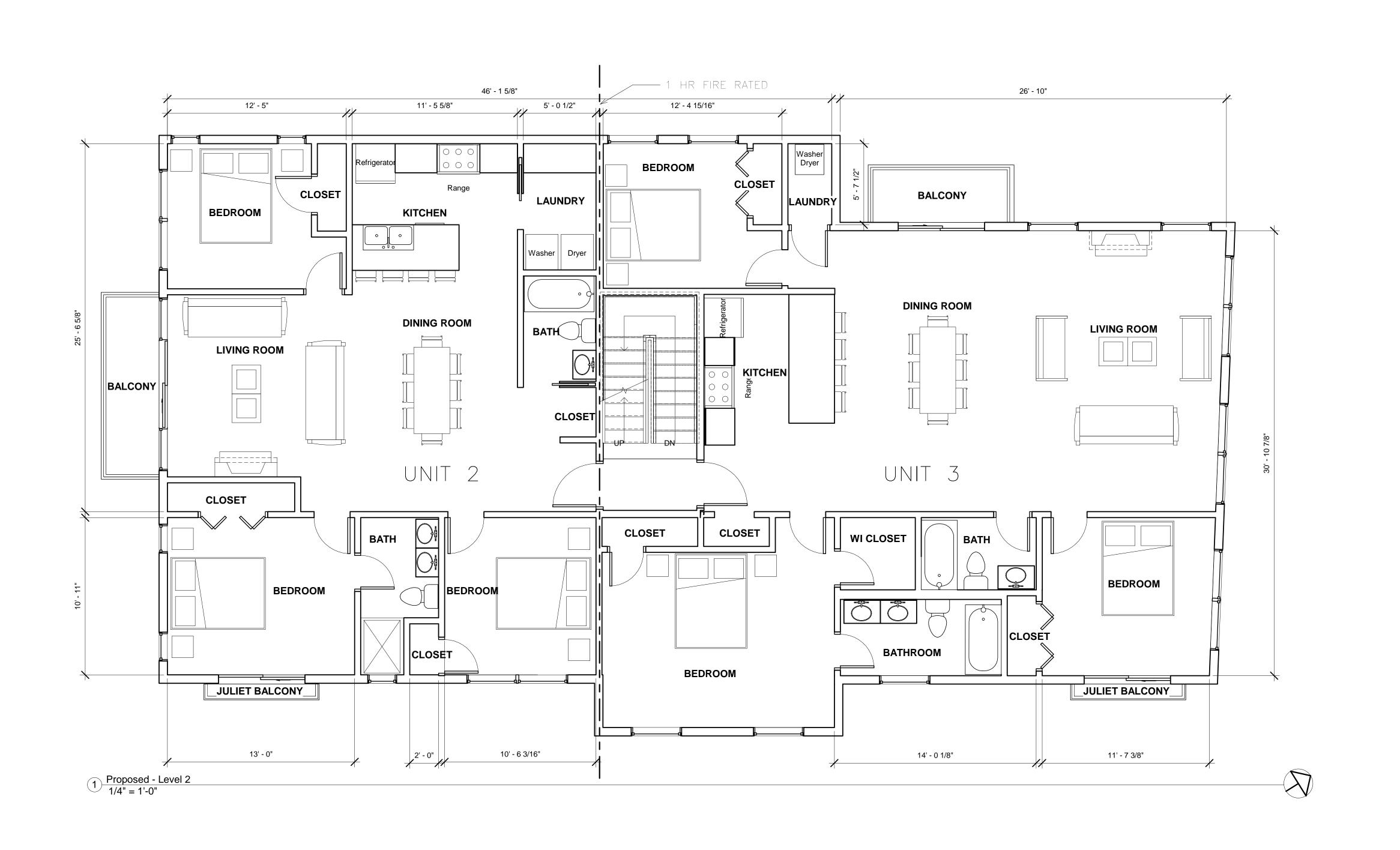
LOWER LEVEL PLAN

Scale 1/4" = 1'-0" Drawn by DS

Date 2019.10.03 A1.1

Proposed - Level 0
1/4" = 1'-0"





Description

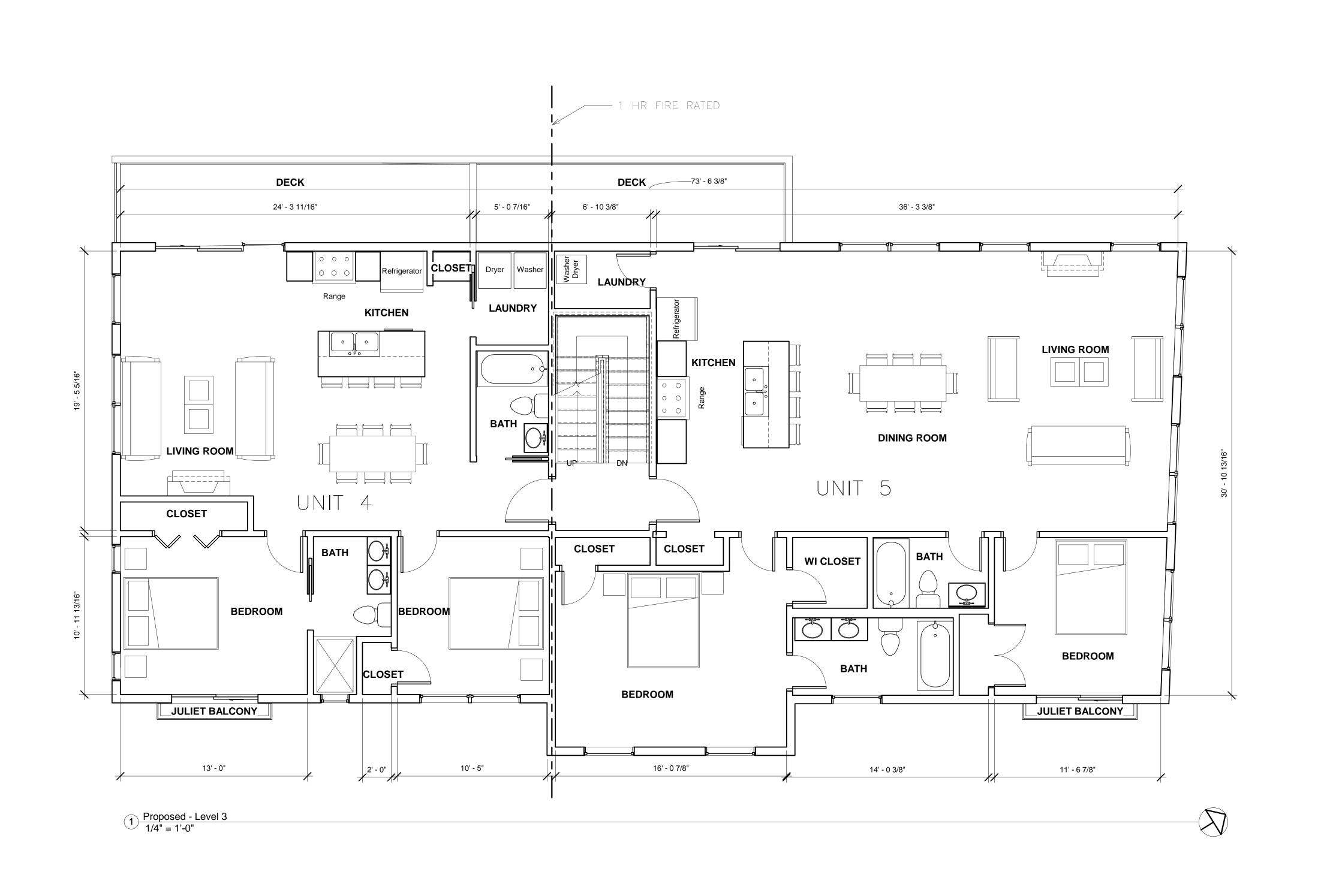
AndersonPorterDesign 875 Main Street, Cambridge, MA 02139 Tel. 617.354.2501 Fax. 617.354.2509

Project: 20 HIGHLAND AVE

20 HIGHLAND AVE SOMERVILLE, MA 02143

Title: SECOND FLOOR PLAN

Drawing Issued ANDERSON PORTER DESIGN Date 2019.10.03 A1.3



No.	Description	Date
		+

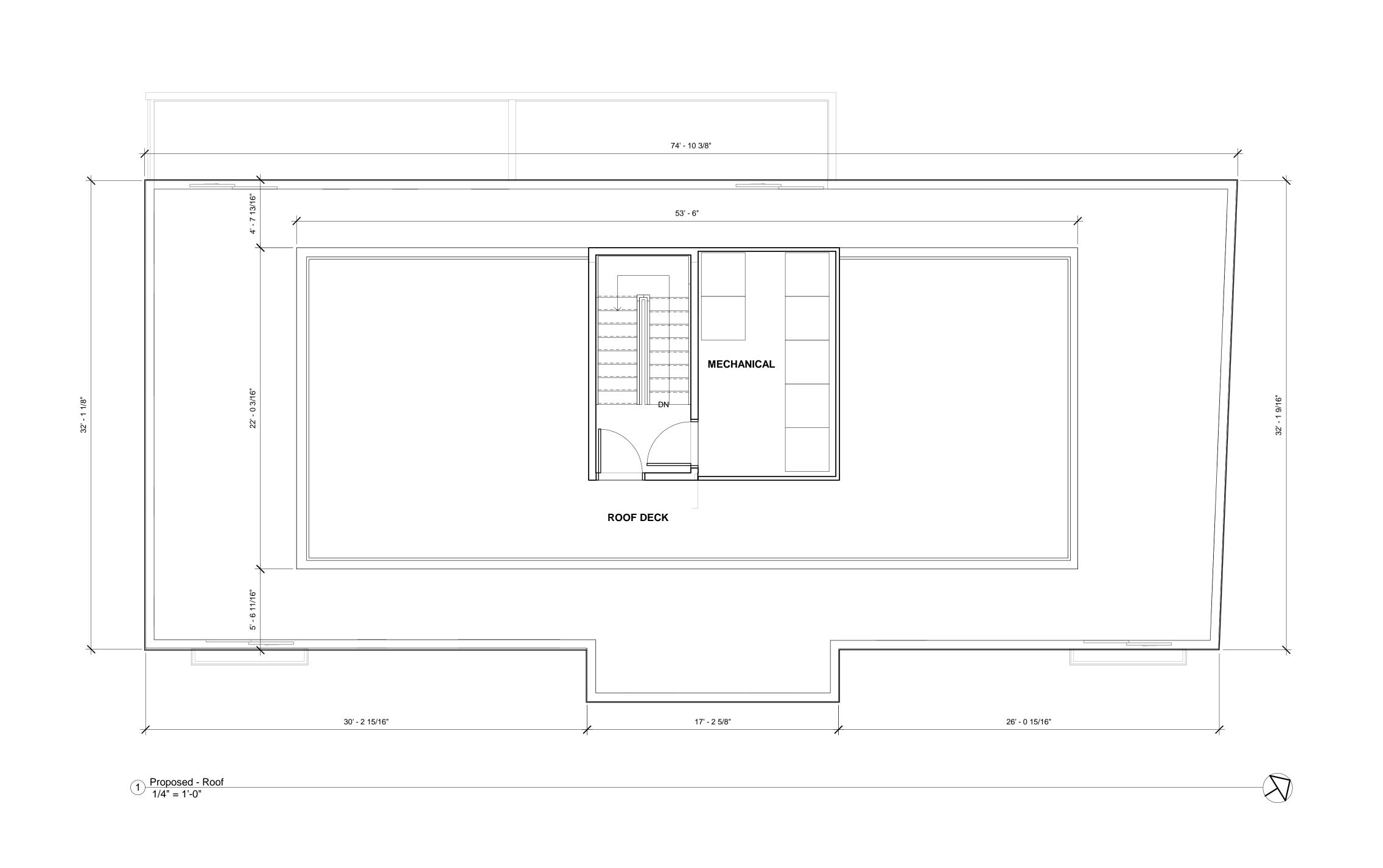
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Project: 20 HIGHLAND AVE

20 HIGHLAND AVE SOMERVILLE, MA 02143

THIRD FLOOR PLAN

Drawing Issued ANDERSON PORTER DESIGN Date 2019.10.03 A1.4



No.	Description	Date		

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Project: 20 HIGHLAND AVE

20 HIGHLAND AVE SOMERVILLE, MA 02143

ROOF PLAN

Drawing Issued ANDERSON PORTER DESIGN Date 2019.10.03 A1.5



Description Date

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

Project: 20 HIGHLAND AVE

20 HIGHLAND AVE SOMERVILLE, MA 02143

PROPOSED ELEVATIONS

Drawing Issued ANDERSON PORTER DESIGN
By:
Project # 1928 Drawn No.

Date 2019.10.03

Scale 1/4" = 1'-0"

Drawn by DS

Proposed East Elevation
1/4" = 1'-0"



Proposed West Elevation
1/4" = 1'-0"

SPECIAL PERMIT

Description

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

Project: 20 HIGHLAND AVE

20 HIGHLAND AVE SOMERVILLE, MA 02143

PROPOSED ELEVATIONS

Drawing Issued ANDERSON PORTER DESIGN Project # 1928 Date 2019.10.03



Proposed South Elevation
1/4" = 1'-0"

SPECIAL PERMIT

_

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

Project: 20 HIGHLAND AVE

20 HIGHLAND AVE SOMERVILLE, MA 02143

Title PROPOSED ELEVATIONS

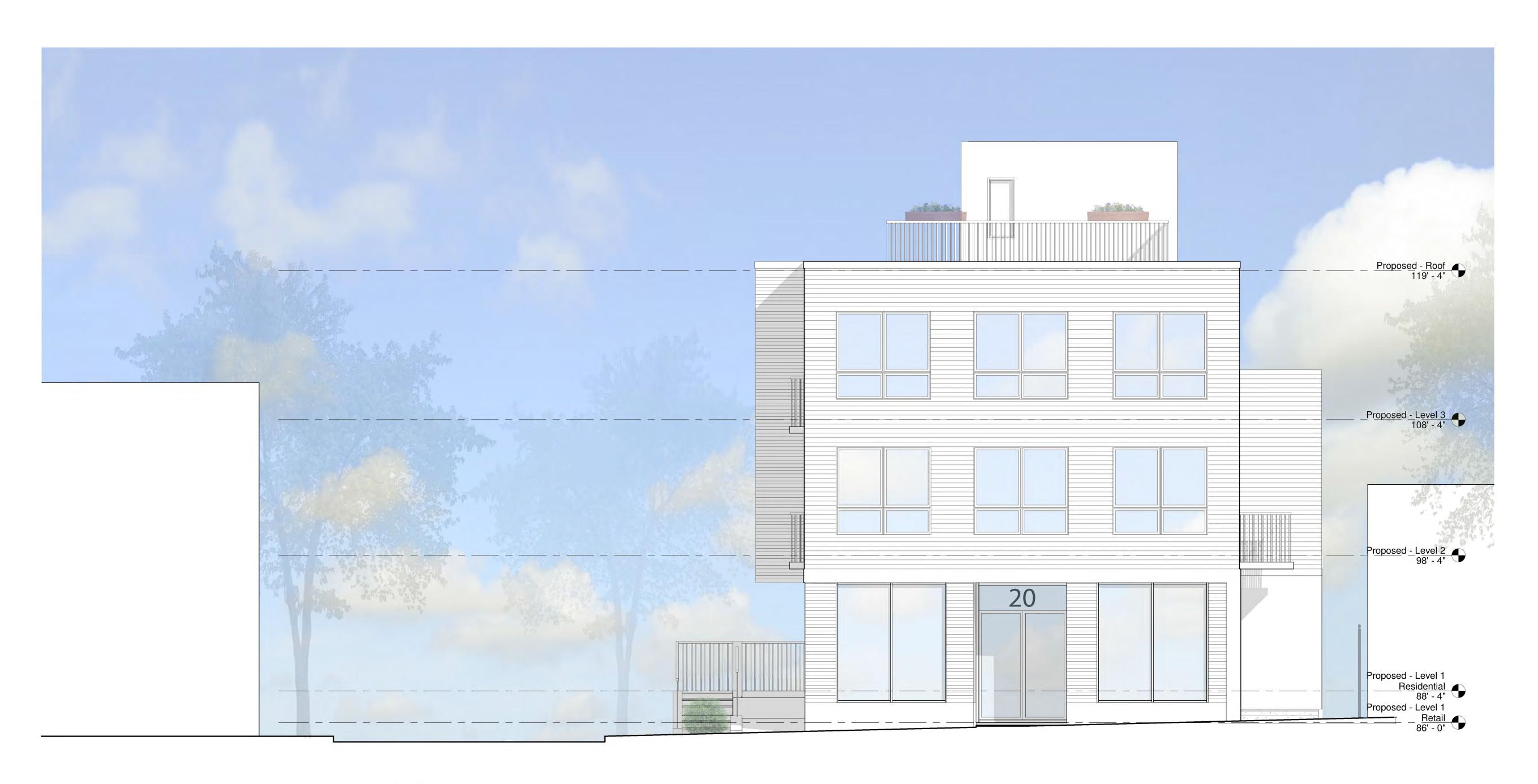
Drawn by DS

 Drawing Issued By:
 ANDERSON PORTER DESIGN

 Project #
 1928

 Date
 2019.10.03

 Scale
 1/4" = 1'-0"



Proposed North Elevation
1/4" = 1'-0"

SPECIAL PERMIT

No.	Description	Date		

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

Project: 20 HIGHLAND AVE

20 HIGHLAND AVE SOMERVILLE, MA 02143

PROPOSED ELEVATIONS

Drawing Issued ANDERSON PORTER DESIGN Project # 1928 Date 2019.10.03