

SPECIAL PERMIT
20 HIGHLAND AVE
SOMERVILLE, MA 02143

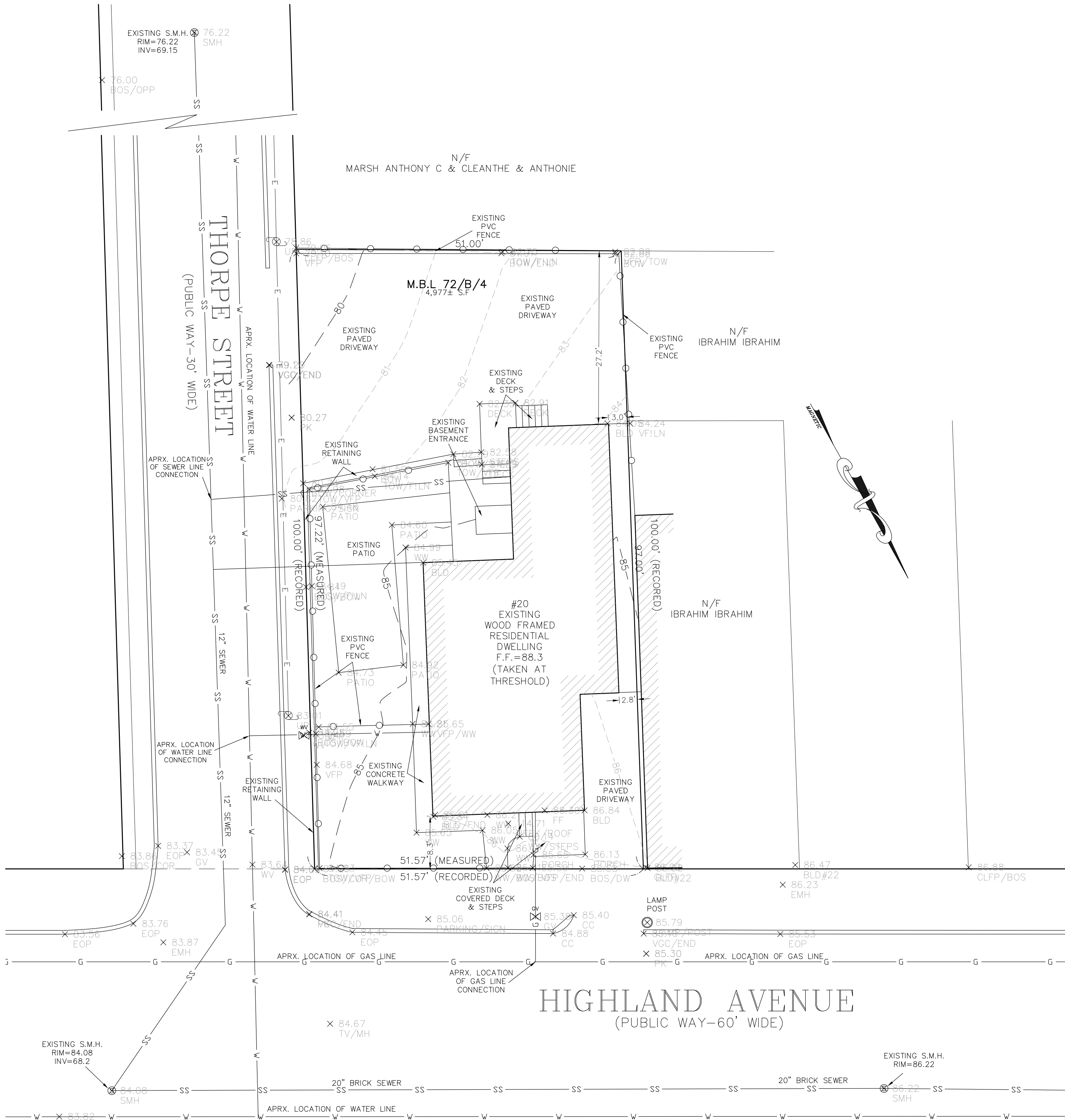


SPECIAL PERMIT

[illegible][illegible]

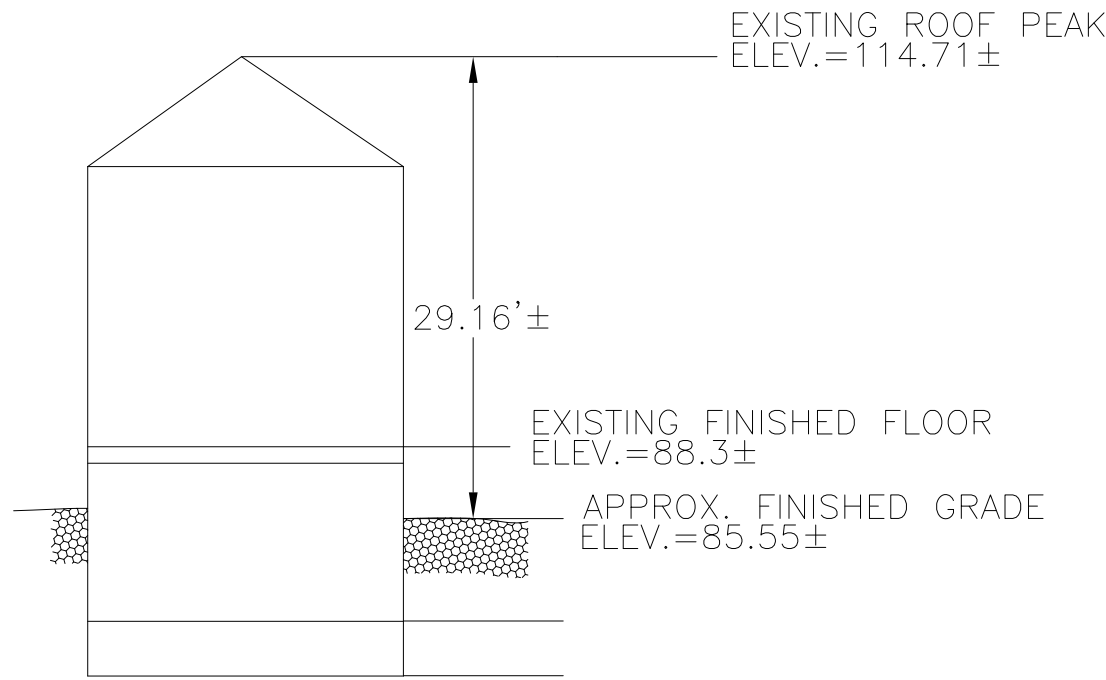
EXISTING LEGEND

SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
⊙	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

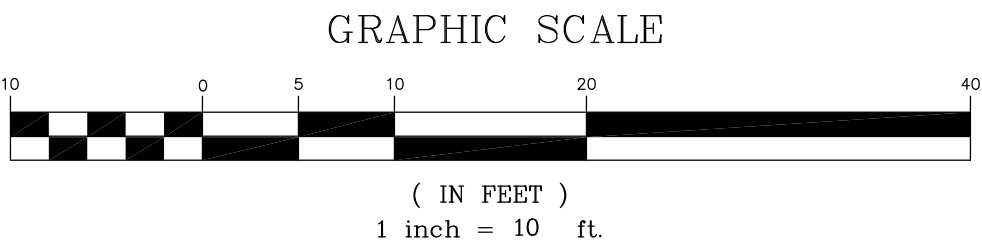


NOTES:

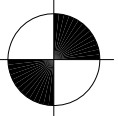
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 9/20/2019.
2. DEED REFERENCE: BOOK 48519, PAGE 130
PLAN REFERENCE: PLAN BOOK 7266, PLAN 572
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
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.



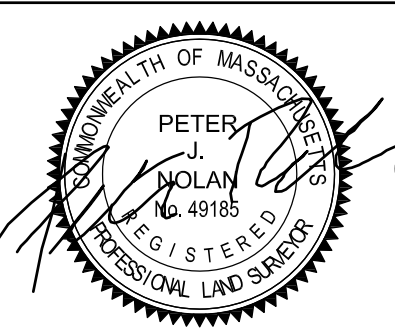
EXISTING PROFILE
NOT TO SCALE



SCALE	1"=10'		
DATE	9/25/2019	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	1 OF 1		
CLIENT:	20 HIGHLAND AVENUE SOMERVILLE MASSACHUSETTS		
DRAWN BY	KK		
CHKD BY	ETS		
APPD BY	PJN		

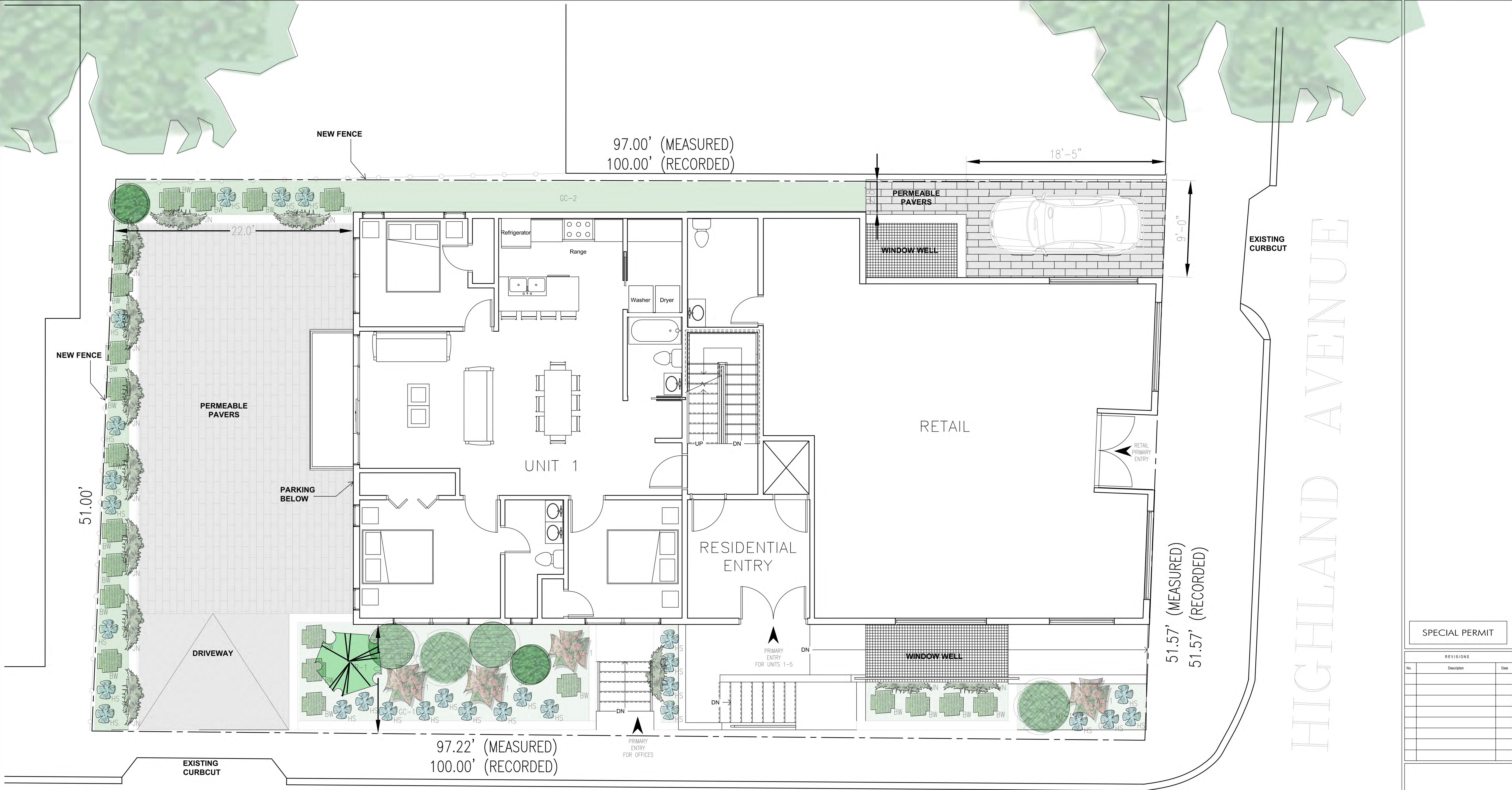


PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
80 JEWETT STREET, SUITE 1 NEWTON MA 02458
PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691
EMAIL: pnolan@pnasurveyors.com



SHEET NO.

1



THORPE STREET

HIGHLAND AVENUE

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

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

Project: 20 HIGHLAND AVE

Address: 20 HIGHLAND AVE
SOMERVILLE, MA 02143

Title: PROPOSED LANDSCAPE PLAN

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #:	1928	Drawing No.	L1.1
Date:	2019.10.03		
Scale:	AS NOTED		
Drawn By:	AS/DS		

PLANTING SCHEDULE	
GC-1 _ GROUND COVER - MYRTLE - VINCA MINOR	HY-1 _ HYDRANGEA - ENDLESS SUMMER _ (2)
GC-2 _ GROUND COVER - PACHYSANDRA - TERMINALIS	AZ-1 _ AZALEA - HERSHEY RED _ (4)
H-1 _ JAPANESE HOLLY - ILEX CRENATA _ (1)	RH-1 _ RHODODENDRON - CUNNINGHAM'S WHITE _ (2)
BW _ BOXWOOD - GREEN TOWER _ (21)	HS _ HOSTA - BUCKSHOT BLUE/GOLD STANDARD _ (27)
TR-1 _ JAPANESE MAPLE (1)	JN _ JUNIPER - (12)

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	Residential	Mixed Use				
B. # of Dwelling Units*	2 units	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 sf per du				
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)	2,894 square feet	7,329 square feet				
J. Floor Area Ratio (FAR) (I. ÷ C.)	0.58	1.47				
K. Building Height	29.16 feet	32.92 feet				
L. Front Yard Setback	8.3 feet	0 feet				
M. Rear Yard Setback	27.2 feet	22.0 feet				
N. Side Yard Setback (left when you face property)	18.4 feet	10.0 feet				
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	0	0				

* 8 or more dwelling units - determine if Inclusionary Housing, Article 13, applies

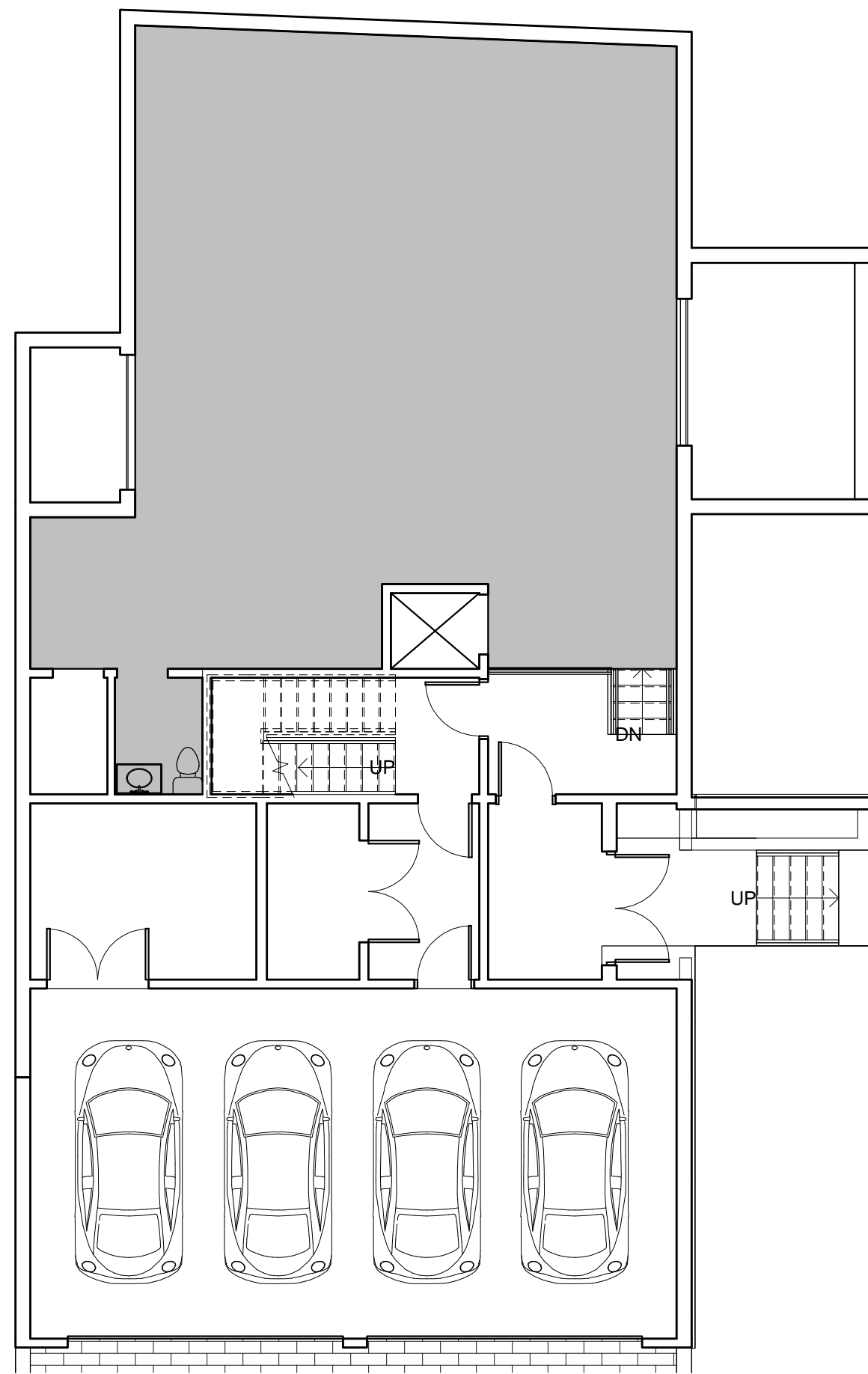
*** In CCD and TOD use GROSS floor area

*** 30,000+ square feet - determine if Linkage, Article 15, applies

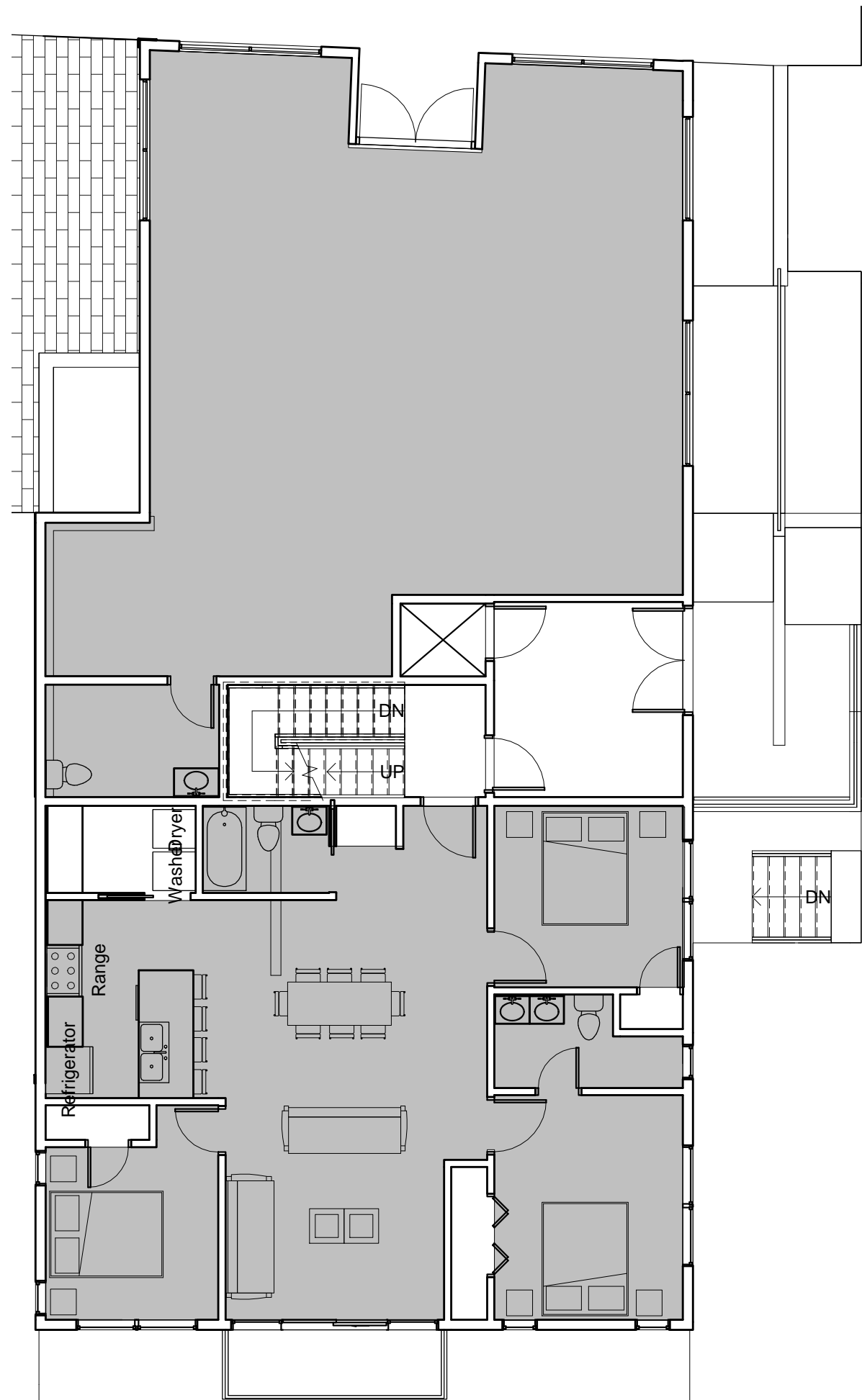
UNIT 1	961 S.F.
UNIT 2	961 S.F.
UNIT 3	1,223 S.F.
UNIT 4	826 S.F.
UNIT 5	1,139 S.F.
RETAIL	1,100 S.F.
OFFICES	1,119 S.F.
TOTAL S.F.	7,329 S.F.



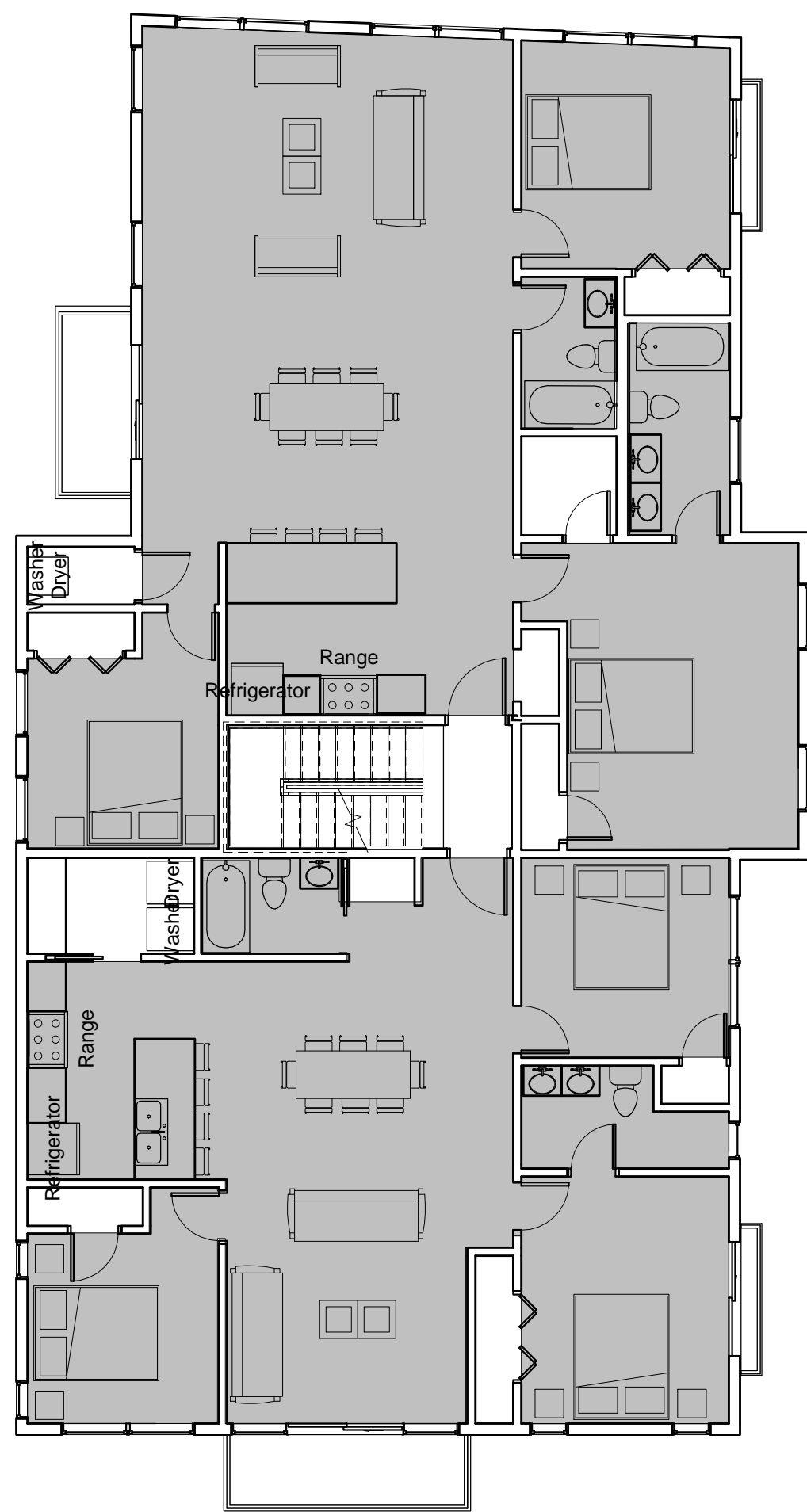
⑥ Building Height
1/4" = 1'-0"



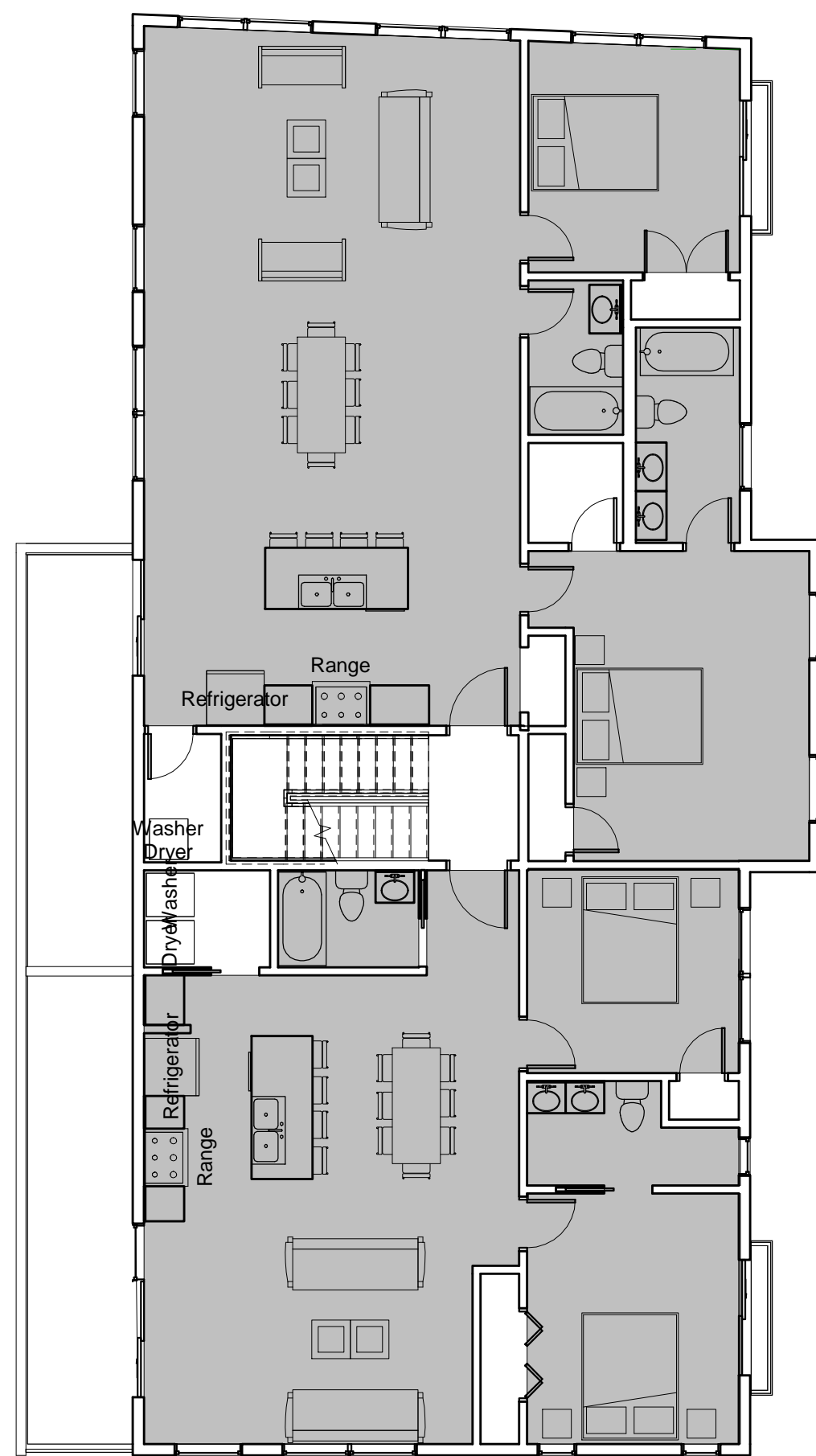
① Zoning - Level 0 - 1,119 S.F.
1/8" = 1'-0"



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"

[illegible]

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

Project:	20 HIGHLAND AVE
Address:	20 HIGHLAND AVE SOMERVILLE, MA 02143

lec: ZONING COMPLIANCE

Drawing issued ANDERSON PORTER DESIGN

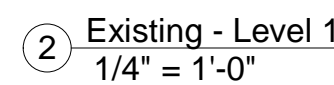
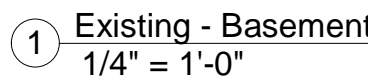
Project #	1928	Drawn No.
-----------	------	-----------

2019.10.03

2019.10.05	71 1
An Indian And	

As Indicated	21.1
DD/DC	

Z1.1

[illegible]

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

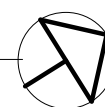
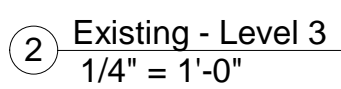
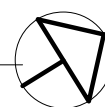
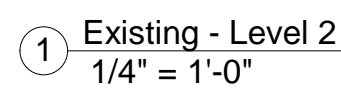
Subject: 20 HIGH LAND AVE

20 HIGHLAND AVE
SOMERVILLE, MA 02143

8:	EXISTING PLANS
----	----------------

Drawing Issued		ANDERSON PORTER DESIGN	
Project #	1928	Drawn No.	
Date	2019.10.03	AX1.1	
Scale	1/4" = 1'-0"		
Drawn by	DS		

AX1.1

[illegible]

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

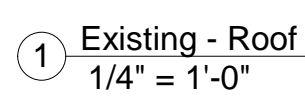
Project: 20 HIGHLAND AVE

Address:
20 HIGHLAND AVE
SOMERVILLE, MA 02143

for:	EXISTING PLANS
------	----------------

Drawing Issued		ANDERSON PORTER DESIGN	
Project #	1928	Drawn No.	
Date	2019.10.03	AX1.2	
Scale	1/4" = 1'-0"		
Drawn by	DS		

AX1.2



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

Project: 20 HIGHLAND AVE

Address:
20 HIGHLAND AVE
SOMERVILLE, MA 02143

Title: **EXISTING ROOF PLAN**

Drawing issued By: _____		ANDERSON PORTER DESIGN
Project #	1928	Drawn No. <div style="font-size: 2em; font-weight: bold;">AX1.3</div>
Date	2019.10.03	
Scale	1/4" = 1'-0"	
Drawn by	DS	

AX1.3



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



④ Existing 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	
Address:	20 HIGHLAND AVE SOMERVILLE, MA 02143	
Title:	EXISTING ELEVATIONS	
Drawing Issued By:	ANDERSON PORTER DESIGN	
Project #	1928	Drawn No.
Date	2019.10.03	AX2.1
Scale	1/4" = 1'-0"	
Drawn by	DS	



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



② Existing West Elevation
1/4" = 1'-0"

SPECIAL PERMIT

No.	Description	Date

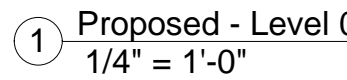
AndersonPorterDesign
875 Main Street, Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 20 HIGHLAND AVE

Address:
20 HIGHLAND AVE
SOMERVILLE, MA 02143

Title: EXISTING ELEVATIONS

Drawing Issued	ANDERSON PORTER DESIGN	
By:	1928	Drawn No.
Project #	2019.10.03	AX2.2
Date	2019.10.03	
Scale	1/4" = 1'-0"	
Drawn by	DS	



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

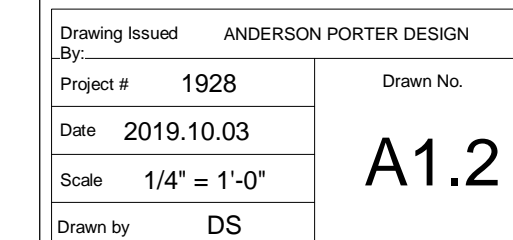
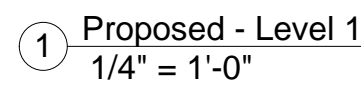
Project: 20 HIGHLAND AVE

Address:
20 HIGHLAND AVE
SOMERVILLE, MA 02143

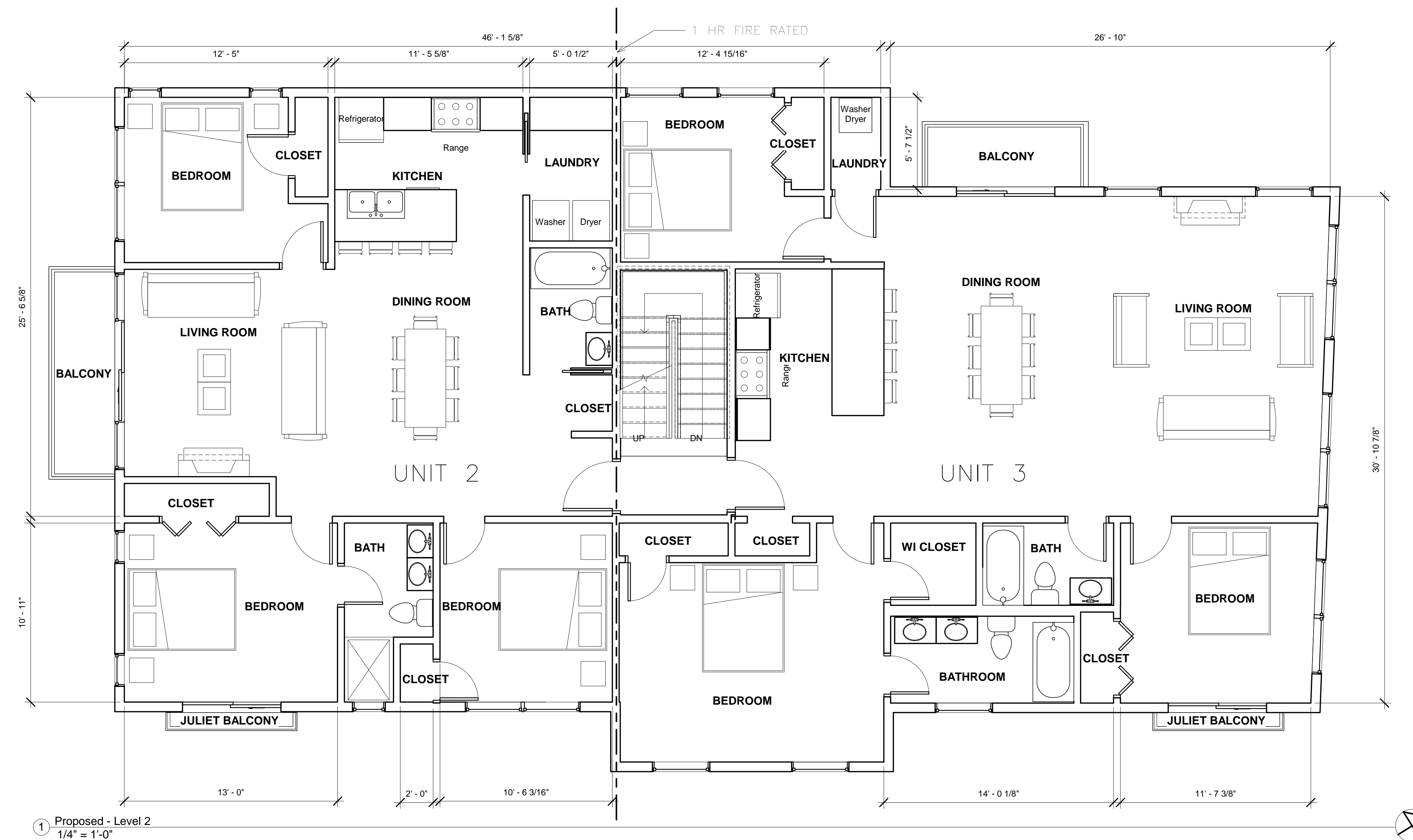
Title: LOWER LEVEL PLAN

Drawing Issued By: ANDERSON PORTER DESIGN		Drawn No. <div style="font-size: 2em; font-weight: bold;">A1.1</div>
Project #	1928	
Date	2019.10.03	
Scale	1/4" = 1'-0"	
Drawn by	DS	

A1.1



A1.2



SPECIAL PERMIT

[illegible]

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

Project: 20 HIGHLAND AVE

Address:
20 HIGHLAND AVE
SOMERVILLE, MA 02143

Title: **SECOND FLOOR PLAN**

Drawing issued By: ANDERSON PORTER DESIGN		Drawn No. <h1>A1.3</h1>
Project #	1928	
Date	2019.10.03	
Scale	1/4" = 1'-0"	
Drawn by	DS	

[illegible]

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

Project: 20 HIGHLAND AVE

Address: 20 HIGHLAND AVE
SOMERVILLE, MA 02143

Title: **THIRD FLOOR PLAN**

Drawing Issued By: ANDERSON PORTER DESIGN

Project #	1928	Drawn N
-----------	------	---------

Date 2019.10.03

Scale 1/4" = 1'-0"

Drawn by	DS
----------	----

A1.4

[illegible]

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

Project: 20 HIGHLAND AVE

Address: 20 HIGHLAND AVE
SOMERVILLE, MA 02143

Title: ROOF PLAN

Drawing Issued By: ANDERSON PORTER DESIGN		<div style="font-size: 48pt; text-align: center;">A1.5</div>
Project #	1928	
Date	2019.10.03	
Scale	1/4" = 1'-0"	
Drawn by	DS	
		Drawn No.

A1.5



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

SPECIAL PERMIT

[illegible]

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

Project: 20 HIGHLAND AVE

Address:
20 HIGHLAND AVE
SOMERVILLE, MA 02143

Title: **PROPOSED ELEVATIONS**

Drawing Issued By: ANDERSON PORTER DESIGN		Drawn No. <div style="font-size: 2em; font-weight: bold;">A2.1</div>
Project #	1928	
Date	2019.10.03	
Scale	1/4" = 1'-0"	
Drawn by	DS	



② Proposed West Elevation
1/4" = 1'-0"

SPECIAL PERMIT

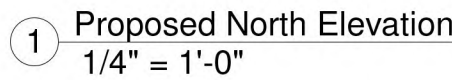
No.	Description	Date

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

Project: 20 HIGHLAND AVE
Address: 20 HIGHLAND AVE
SOMERVILLE, MA 02143

Title: PROPOSED ELEVATIONS

Drawing Issued By: 1928	ANDERSON PORTER DESIGN
Date: 2019.10.03	Drawn No. A2.2
Scale: 1/4" = 1'-0"	
Drawn by: DS	

[illegible]

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

Project:	20 HIGHLAND AVE
Address:	20 HIGHLAND AVE SOMERVILLE, MA 02143
Title:	PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN		<div style="font-size: 48pt; text-align: center;">A2.4</div>
Project #	1928	
Date	2019.10.03	
Scale	1/4" = 1'-0"	
Drawn by	DS	

A2.4