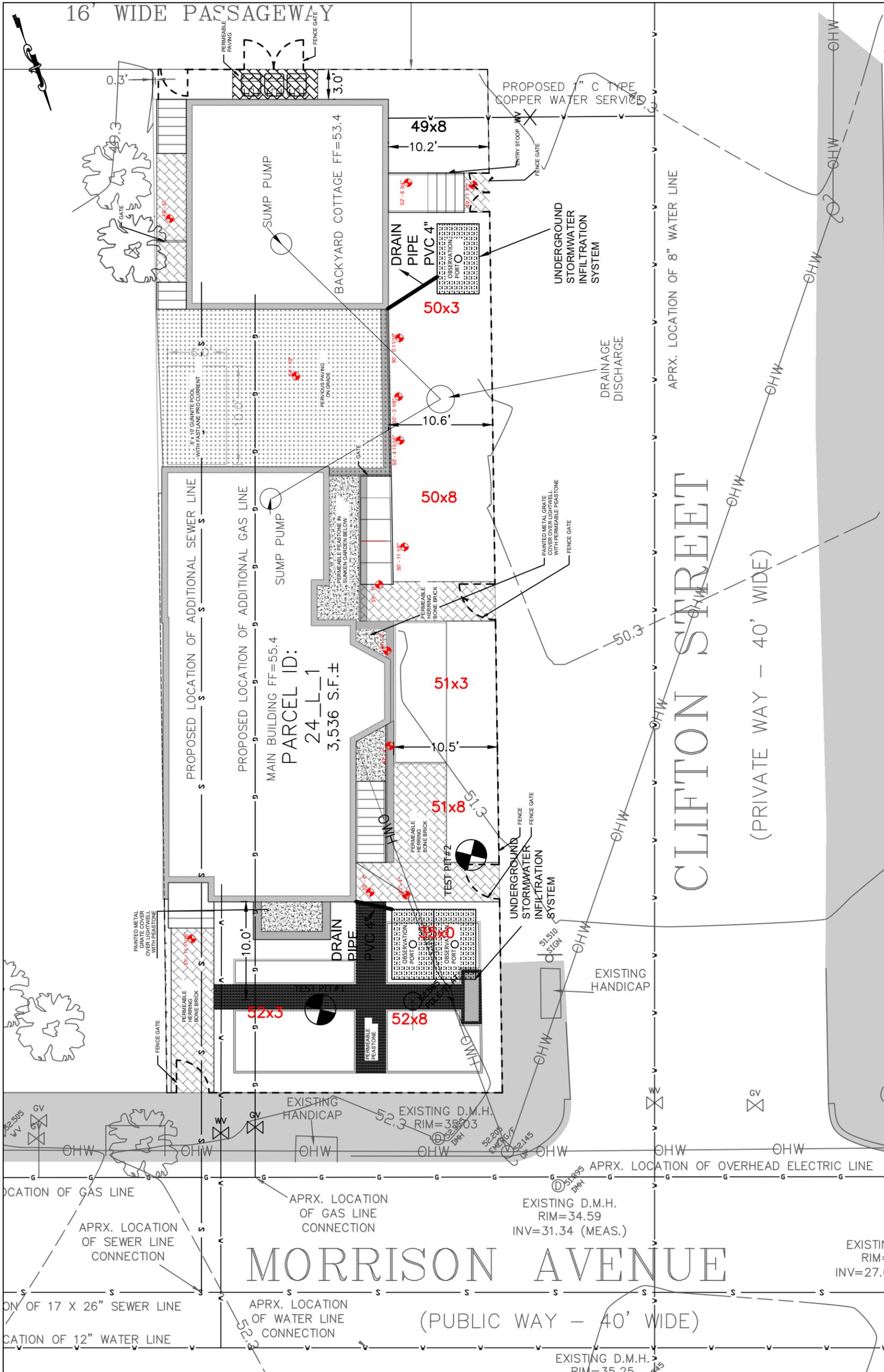


LEGEND

- BOUND
- IRON PIN/PIPE
- TREE
- SIGN
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- WATER VALVE
- HYDRANT
- GAS VALVE
- UTILITY POLE
- MANHOLE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- OVERHEAD WIRES
- EXISTING CONTOUR LINES
- PROPERTY LINE
- PROPOSED BUILT AREA 1279.77
- SF
- NEW FENCE 143.35'
- PROPOSED SPOT ELEVATION
- PERMEABLE WALKWAYS
- PATIO (PERVIOUS 379.14SF)
- SUNKEN GARDENS
- RETAINING WALLS

NOTES:
-EXISTING IMPERVIOUS ARREST AREA ABOUT TO PROPOSED IMPERVIOUS SURFACES.
-DETAILS ARE PROVIDED ON A SEPARATE SHEET.
-This drawing was prepared by Spuhan Engineering, P.C. based on a survey conducted within the City of Somerville. In accordance with Spuhan Engineering's terms of use, the CAD documents were used solely for informational and internal project purposes. All existing conditions are subject to field verification. The provided elevation data appeared to be based on an assumed datum or a local benchmark not aligned with the North American Vertical Datum of 1988 (NAVD89). To align with NAVD88, a vertical adjustment of +17.3 feet was applied to the "X-points" elevations from the original CAD files. The conversion factor was determined based on local geospatial information and/or field verification.



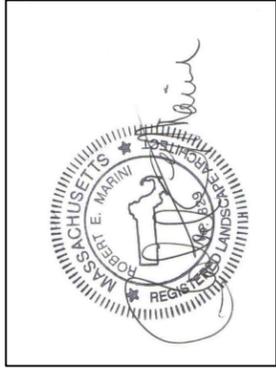
* Pervious pavement & surfaces are included at 33% of their actual area toward lot coverage.
** Landscaped areas are listed for transparency but are exempt from lot coverage per Site Permit Regulations §5.

SITE COVERAGE TABLE (PER SOMERVILLE ENGINEERING SITE PERMIT RULES & REGS)

Area Type	Existing Area (SF)	Lot Coverage (%)	Proposed Area (SF)	Lot Coverage (%)
Total Lot Area	3,535.63	—	3,535.63	—
Roof (Building Footprint)	1,827.31	51.68%	1,279.77	36.21%
Pavement & Impervious Surfaces	617.50	17.47%	204.23	5.78%
Pervious Pavement & Surfaces*	0	0%	804.81 x 0.33 = 265.59	7.51%
Landscaped Areas**	1,089.96	30.83%	1,127.93	31.90%
Total Lot Coverage	—	69.15%	—	49.50%



NOTE: Table format and calculations comply with the Somerville Engineering Site Permit Rules & Regulations (Rev. March 2023). This table must appear on the submitted site plan for Engineering review and permitting.



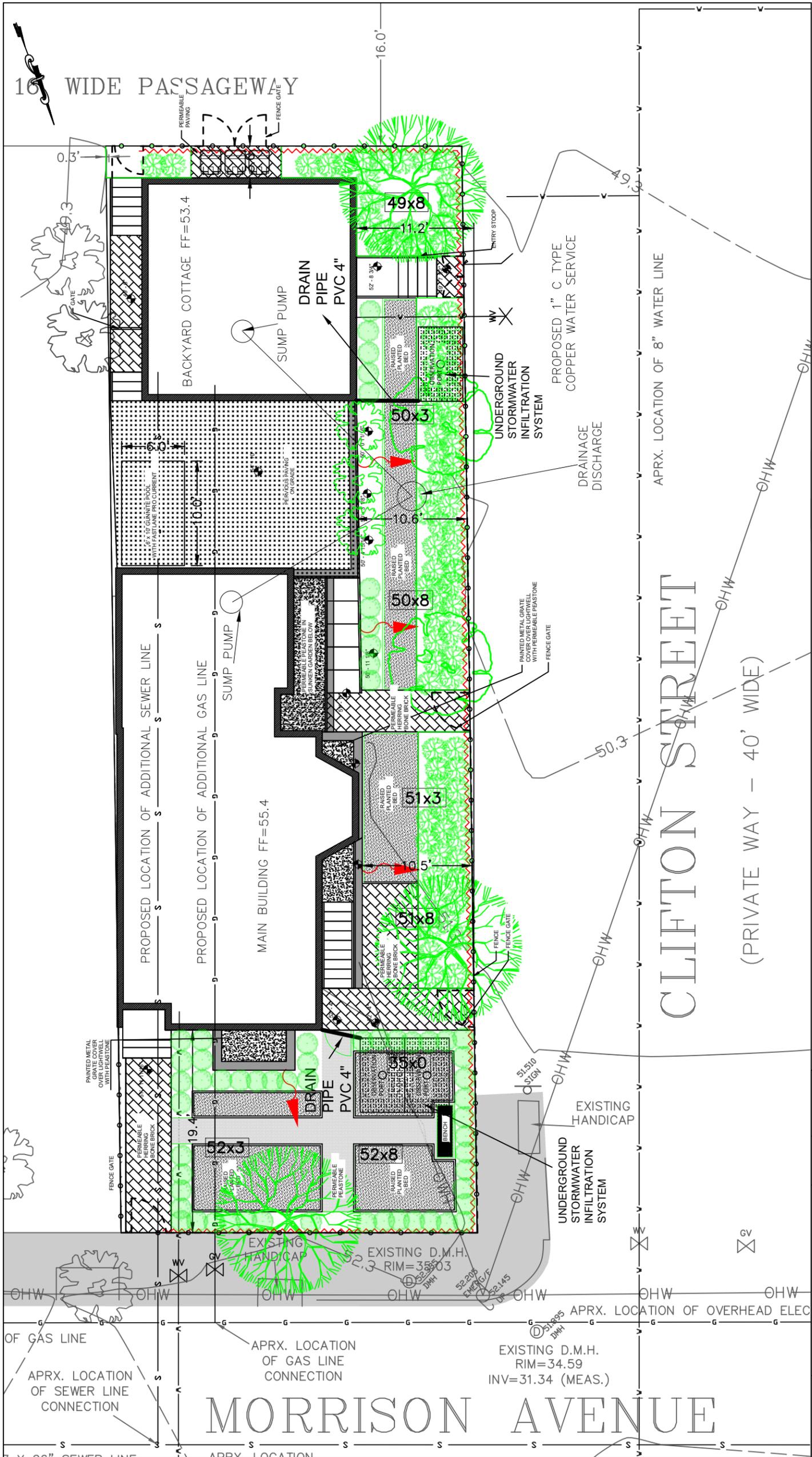
LEGEND

- BOUND
- IRON PIN/PIPE
- TREE
- SIGN
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- WATER VALVE
- HYDRANT
- GAS VALVE
- UTILITY POLE
- MANHOLE
- LANDSCAPED AREA 1127.93 SF
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- OVERHEAD WIRES
- EXISTING CONTOUR LINES
- PROPERTY LINE

PROPOSED BUILT AREA 1279.77SF

- NEW FENCE WITH GATES 191.7'
- PROPOSED SPOT ELEVATION
- PERMEABLE WALKWAYS
- PATIO (PERVIOUS 379.14SF)
- SUNKEN GARDENS
- RETAINING WALLS
- SILT SOCK

NOTES:
- EXISTING IMPERVIOUS AREA ABOUT TO PROPOSED IMPERVIOUS SURFACES
- DETAILS ARE PROVIDED ON A SEPARATE SHEET
- THE ORIGINAL TOPOGRAPHIC DATA INCLUDING CAD DRAWING AND SPOT ELEVATION CONDUCTED WITHIN THE CITY OF SOMERVILLE, IN ACCORDANCE WITH SPURHAN ENGINEERING'S TERMS OF USE, THE CAD DOCUMENTS WERE USED SOLELY FOR INFORMATIONAL AND INTERNAL PROJECT PURPOSES. ALL EXISTING CONDITIONS WERE VERIFIED
- THE PROVIDED ELEVATION DATA APPEARED TO BE BASED ON AN ASSUMED DATUM OR A LOCAL BENCHMARK NOT ALIGNED WITH THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). TO ALIGN WITH NAVD83, A VERTICAL ADJUSTMENT OF +17.3 FEET WAS APPLIED TO ALL ELEVATIONS. APPROXIMATE CONVERSION FACTORS WERE DETERMINED BASED ON LOCAL GEOGRAPHIC INFORMATION AND/OR FIELD VERIFICATION.



SITE COVERAGE TABLE (PER SOMERVILLE ENGINEERING SITE PERMIT RULES & REGS)

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** Landscaped areas are listed for transparency but are exempt from lot coverage per Site Permit Regulations §5.

NOTE: Table format and calculations comply with the Somerville Engineering Site Permit Rules & Regulations (Rev. March 2023). This table must appear on the submitted site plan for Engineering review and permitting.

SYMBOL	SPECIES	QUANT.	SIZE
	Acer saccharum Maple Tree	3	60'-75' HT
	Alnus incana subsp. rugosa Speckled alder	2	10'-20' HT
	Buxus spp. Boxwood	60	2'-6' HT
	MIX OF: Kalmia angustifolia Sheep Laurel and Viburnum dentatum Arrowwood Viburnum	60	1.5'-3' 6'-10' HT
	Malus domestica (espalier trained) Espalier Apple Tree	3	6'-10' HT



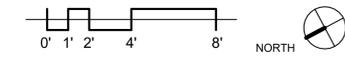
CONSULTANT



148 MORRISON AVE.
 SOMERVILLE, MA 02144

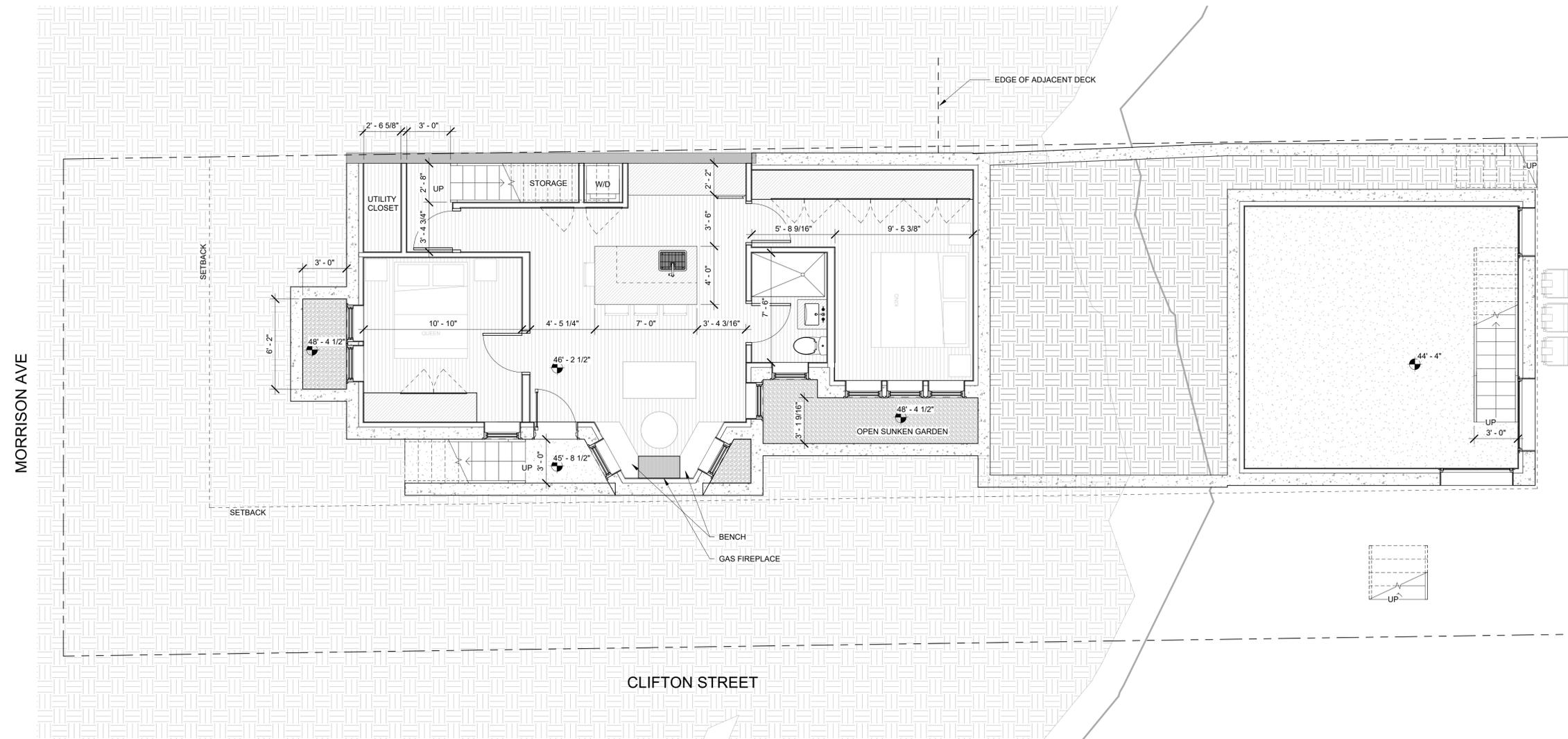
NOTIFY ARCHITECT IF THERE IS A DISCREPANCY
 GREATER THAN 1/2" AT ALL DIMENSIONS TO BE
 VERIFIED IN THE FIELD (VIF).

UNLESS NOTED OTHERWISE,
 ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD



PLAN LEGEND

- NEW FULL HEIGHT WALL, REF. A8.00 PARTITION SCHED.
- STRUCTURAL CONCRETE WALL, SEE STRUC.
- EXISTING WALL TO REMAIN



MORRISON AVE

CLIFTON STREET

1 BASEMENT PLAN
 1/4" = 1'-0"

REVISION HISTORY		
NO.	DESCRIPTION	DATE

Project Status

DATE:	08/04/2025
SCALE:	As indicated
DRAWN BY:	JN
CHECKED BY:	CR

SHEET TITLE PROJECT #: 40068.00

LOWER FLOOR PLAN

A2.10



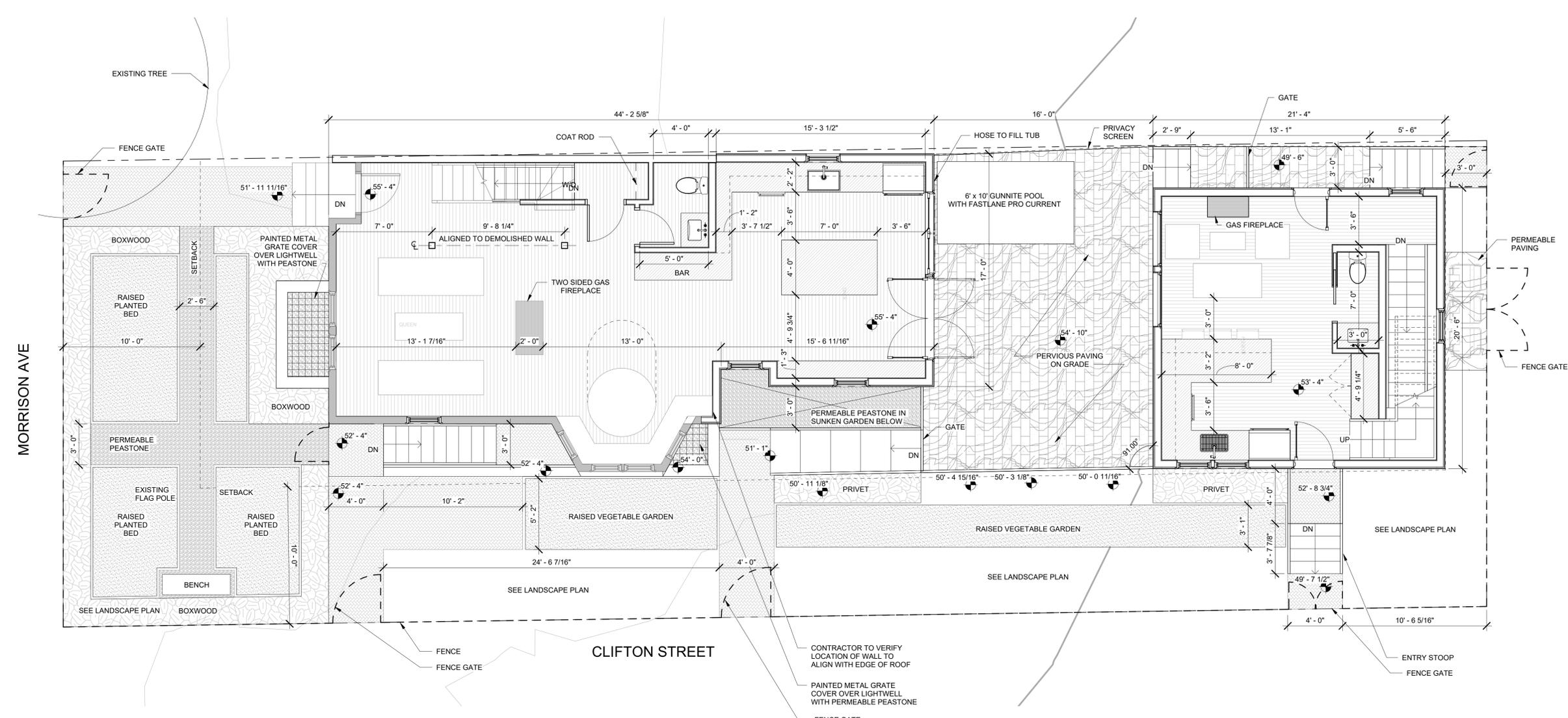
NOTIFY ARCHITECT IF THERE IS A DISCREPANCY GREATER THAN 1/2" AT ALL DIMENSIONS TO BE VERIFIED IN THE FIELD (VIF).

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD



PLAN LEGEND

- NEW FULL HEIGHT WALL, REF. A8.00 PARTITION SCHED.
- STRUCTURAL CONCRETE WALL, SEE STRUC.
- EXISTING WALL TO REMAIN

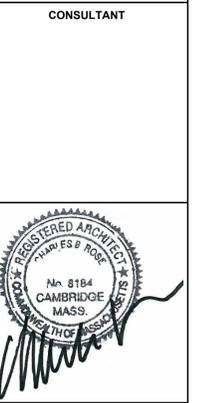


1 MAIN FLOOR PLAN
1/4" = 1'-0"

REVISION HISTORY		
NO.	DESCRIPTION	DATE

Project Status	
DATE:	08/04/2025
SCALE:	As indicated
DRAWN BY:	JN
CHECKED BY:	CR
SHEET TITLE	PROJECT #: 40068.00

MAIN FLOOR PLAN



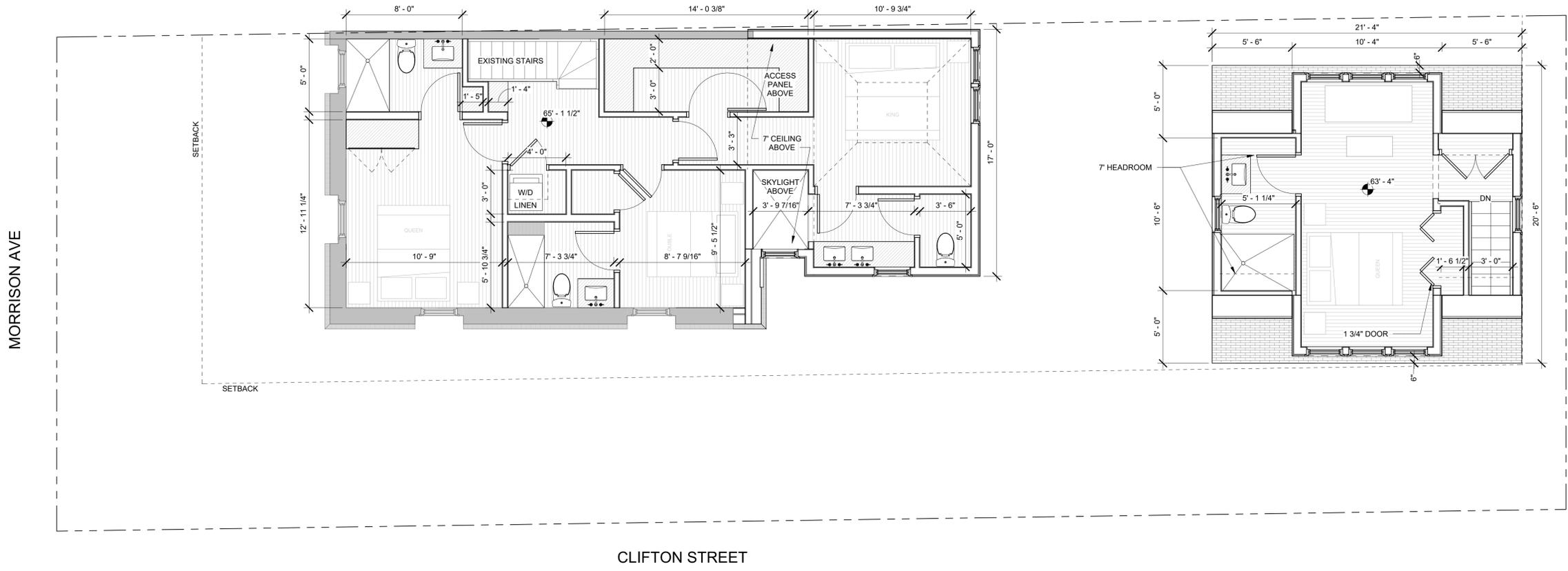
148 MORRISON AVE.
 SOMERVILLE, MA 02144

NOTIFY ARCHITECT IF THERE IS A DISCREPANCY
 GREATER THAN 1/2" AT ALL DIMENSIONS TO BE
 VERIFIED IN THE FIELD (VIF).

UNLESS NOTED OTHERWISE,
 ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD

PLAN LEGEND

- NEW FULL HEIGHT WALL, REF. A8.00 PARTITION SCHED.
- STRUCTURAL CONCRETE WALL, SEE STRUC.
- EXISTING WALL TO REMAIN



MORRISON AVE

CLIFTON STREET

1 UPPER FLOOR PLAN
 1/4" = 1'-0"

REVISION HISTORY		
NO.	DESCRIPTION	DATE

Project Status

DATE: 08/04/2025
 SCALE: As indicated
 DRAWN BY: JN
 CHECKED BY: CR

SHEET TITLE: PROJECT #: 40068.00

UPPER FLOOR PLAN

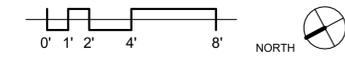
CONSULTANT



148 MORRISON AVE.
 SOMERVILLE, MA 02144

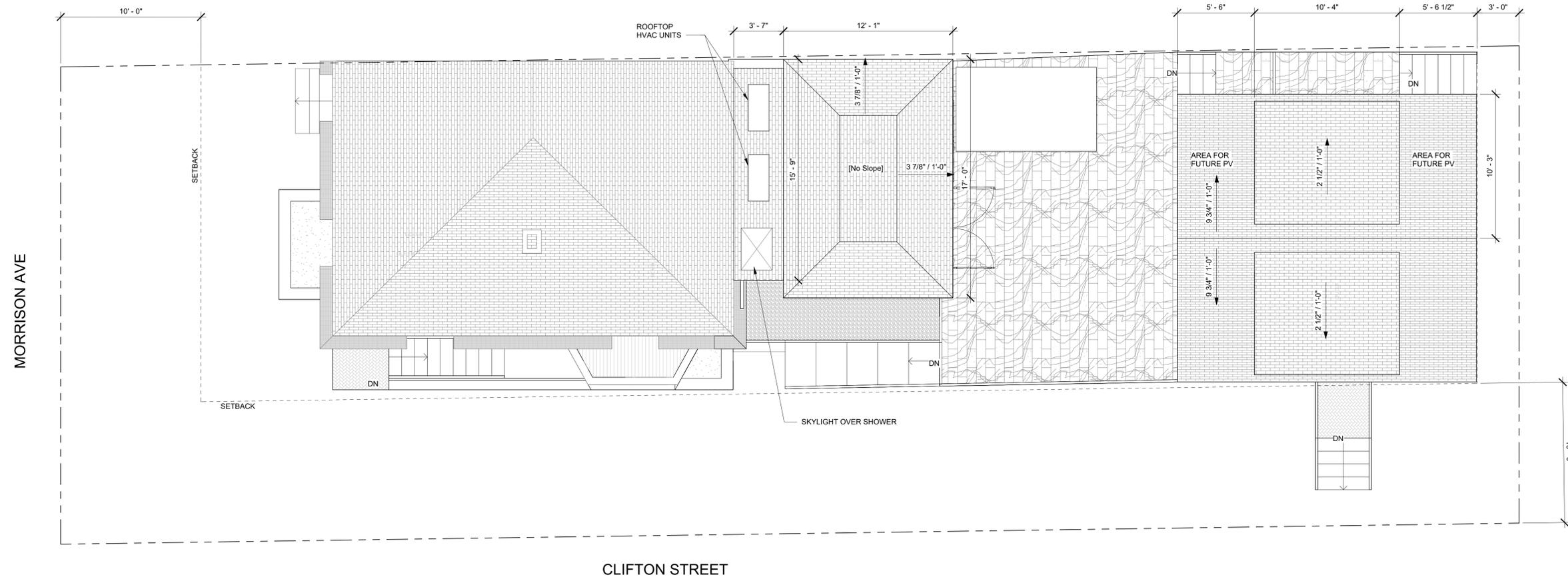
NOTIFY ARCHITECT IF THERE IS A DISCREPANCY
 GREATER THAN 1/2" AT ALL DIMENSIONS TO BE
 VERIFIED IN THE FIELD (VIF).

UNLESS NOTED OTHERWISE,
 ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD



PLAN LEGEND

- NEW FULL HEIGHT WALL, REF. A8.00 PARTITION SCHED.
- STRUCTURAL CONCRETE WALL, SEE STRUC.
- EXISTING WALL TO REMAIN



REVISION HISTORY		
NO.	DESCRIPTION	DATE

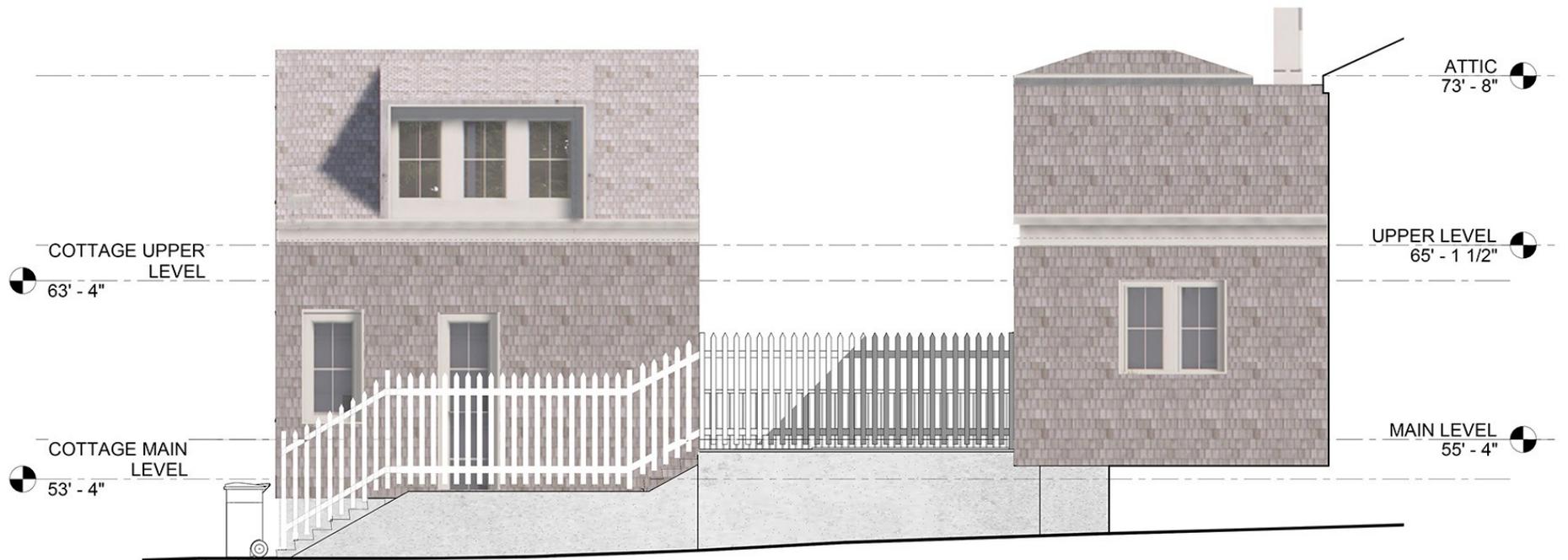
Project Status

DATE:	08/04/2025
SCALE:	As indicated
DRAWN BY:	JN
CHECKED BY:	CR

SHEET TITLE PROJECT #: 40068.00

ROOF PLAN

A2.13

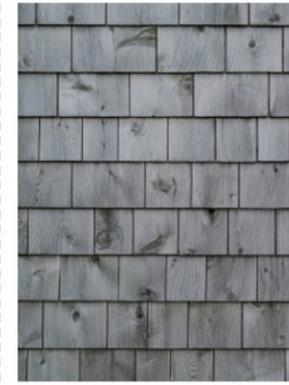




PAINTED SHINGLES ON EXISTING ROW HOUSE



REPLACE ASPHALT ON MANSARD ROOF WITH SLATE



BARE CEDAR SHINGLES ON PROPOSED



TRIM: WARM WHITE PAINT TO MATCH EXISTING



STONE BASE



EXISTING CEILING HEIGHT

EXISTING SECOND STORY

EXISTING FIRST STORY

EXISTING BASEMENT

COTTAGE

COTTAGE



