

Narrative Description and Preservation Statement

Historic Preservation Commission Demolition Review Application

Property Address: **333 Highland Avenue, Somerville, MA**

Project Description

The Applicant proposes the substantial rehabilitation and adaptive reuse of an existing four-family residential building constructed circa 1900. The building will remain in residential use as a four-family dwelling following completion of the project. The proposed scope of work is consistent with the Building Permit application and includes:

- A side wing addition along the Lesley Avenue frontage with a 10-foot setback.
- Two 3-foot-deep bay projections on the Lesley Avenue façade.
- Replacement of the existing hip roof with a gable roof and the addition of two dormers.
- Construction of rear porch in the northern yard.
- Modification of existing fenestration and exterior door openings and installing energy efficient new windows and doors.
- Basement excavation (dig-down) to create finished living space and a mechanical area.
- Potential addition of a parking space with curb cut by Lesley Ave, subject to all required approvals.
- Interior gut renovation, including reconfiguration of dwelling layouts; structural improvements where required; and replacement of mechanical, electrical, plumbing, fire protection, insulation, and life-safety systems.
- Selective demolition of portions of the existing roof and exterior walls, mainly at the Lesley Ave front, necessary to accommodate the rehabilitation, additions, and structural improvements.

Preservation Statement

The Applicant's objective is to preserve and extend the useful life of the existing building through comprehensive rehabilitation rather than replacement. The property has not undergone a substantial renovation in approximately three decades and requires significant upgrades to its structure, building systems, energy performance, and life-safety features in order to remain a viable four-family residence.

The proposed design intentionally retains and incorporates important character-defining elements of the historic building. The principal Highland Avenue façade remains the defining face of the building, including the existing front bay window and front porch, both of which are preserved and incorporated into the renovated design. The additions are concentrated primarily along the Lesley Avenue side elevation of the building to minimize changes to the historic streetscape along Highland Avenue.

The rehabilitation will improve code compliance, structural integrity, accessibility, energy efficiency, and long-term durability through modern foam insulation, roofing, and energy

efficient windows, mechanical systems, plumbing, electrical systems, and fire protection while maintaining the property's continued residential use.

Although portions of the existing roof and exterior walls must be selectively removed to accommodate the proposed additions and structural rehabilitation, the project retains substantial portions of the existing building. The extent of demolition has been limited to the work reasonably necessary to complete a safe, durable, and code-compliant rehabilitation while preserving significant exterior architectural features wherever feasible. The proposed demolition surface is limited to 53% of the total existing exterior surface.

The Applicant respectfully requests that the Historic Preservation Commission review the proposed project under the Demolition Review Ordinance and determine that the proposed rehabilitation appropriately balances preservation of the property's historic character with the improvements necessary to ensure its continued long-term use as quality housing in Somerville.

GENERAL NOTES:

ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE LATEST EDITION OF THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.

CONTRACTOR RESPONSIBILITY-
CONTRACTOR IS SOLELY RESPONSIBLE FOR:

- 1. VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS.
- 2. ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.
- 3. OBTAINING AND PAYING FOR ALL PERMITS.
- 4. PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES.
- 5. CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS.
- 6. PRECONSTRUCTION SURVEY, DOCUMENT ADJACENT PROPERTIES CONDITIONS.
- 7. PROVIDE TEMPORARY SHORING, BRACING AND SUPPORT AS REQUIRED DURING CONSTRUCTION,
- 8. SCHEDULING AND SEQUENCING.
- 9. CONSTRUCTION MEANS, METHODS AND TECHNIQUES
- 10. MAINTAINING DRAWINGS AND PERMITS ON SITE.
- 11. JOB SITE SAFETY
- 12. COORDINATION BETWEEN TRADES, AND SUPPLIERS.
- 13. PROVIDE SCHEDULE TO OWNER AND ENGINEER.
- 14. PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ENGINEER.
- 15. TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 16. SITE CLEANLINESS AND CONFORMANCE TO NFPA 241 REQUIREMENTS.
- 17. REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
- 18. GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

REVIEW OF WORK BY DESIGNERS-

CONTRACTOR SHALL NOTIFY ENGINEER BEFORE PROJECT STARTS.

CONTRACTOR SHALL NOTIFY ENGINEER, ONE WEEK PRIOR TO:

- 19. POURING CONCRETE
- 20. INSULATING
- 21. INSTALLING DRYWALL
- 22. FINAL INSPECTION

SHOP DRAWINGS-

ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD.

GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS, PRIOR TO SUBMITTING TO ARCHITECT OR ENGINEER.

NON SUBMISSION DOES NOT CONSTITUTE APPROVAL OF ANY WORK.

NO EXCEPTIONS TAKEN DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING ANY OTHER WORK ON THE DRAWINGS.

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNERS' REVIEW TIME.

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A CHANGE.

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS.

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS.

CHANGE ORDERS-

CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.

DESIGNER SHALL BE NOTIFIED OF ANY CHANGE TO THE DRAWINGS, UNFORESEEN FIELD CONDITIONS OR DISCREPANCIES PRIOR TO PERFORMING WORK.

ANY PROPOSED CHANGES SHALL BE ACCOMPANIED WITH A WRITTEN DESCRIPTION OR A SKETCH FOR CLARIFICATION.

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMING WORK.

CHANGE ORDERS SHALL BE PRICED EITHER LUMP SUM OR UNIT PRICE OR TIME AND MATERIALS.

ANY SUBSTITUTION REQUEST SHALL BE MADE VIA CHANGE ORDER, AND NOT VIA SHOP DRAWINGS UNLESS AGREED TO.

ANY CHANGE SHALL STATE THE CREDIT OR COST ADD AND/OR ANY CHANGE TO THE SCHEDULE.

REQUISITIONS-

ANY REQUISITION REQUIRED TO BE SIGNED BY THE ARCHITECTED SHALL BE SUBMITTED A MINIMUM OF ONE WEEK PRIOR TO BEING SUBMITTED TO THE BANK FOR REVIEW.

CONTRACTOR SHALL PROVIDE RECEIPTS AND INSURANCE CERTIFICATES FOR ANY MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE DESIGNING ARCHITECT OR STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. ANY SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM IS DESIGNED BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. IT SHALL BE THE CONTRACTORS OR OWNERS' RESPONSIBILITY TO DETERMINE SUITABLE SOIL CONDITIONS AND VERIFY THE BEARING PRESSURE. IF A SUITABLE SOIL THAT CAN WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

FOUNDATION NOTES:

- 1. THE FOUNDATION HAS BEEN DESIGNED FOR 4000 PSF FOR ALLOWABLE SOIL BEARING CAPACITY.
- 2. ALL BACKFILL UNDER STRUCTURAL SLABS, MATS, AND FOOTINGS WILL BE ENGINEERED BACKFILL COMPACTED IN SPECIFIC LIFTS TO 95 PERCENT OF MAXIMUM DRY DENSITY, UNLESS OTHERWISE INDICATED OR SPECIFIED.
- 3. ALL EMBANKMENTS AND BACKFILL COMPACTED AS PER GEOTECHNICAL REPORT SPECIFICATIONS.
- 4. PROVIDE SHEETING, BRACING, AND UNDERPINNING AS REQUIRED TO PRESERVE ADJACENT STRUCTURES.
- 5. FOUNDATIONS SHALL NOT BE POURED IN WATER OR ON FROZEN GROUND.
- 6. VERIFY LOCATIONS AND REQUIREMENTS FOR INSERTS, SLEEVES, CONDUITS, EMBEDMENT AND PENETRATIONS WITH RESPECTIVE TRADES BEFORE PLACING CONCRETE.
- 7. DOWELS FROM FOUNDATIONS INTO PIERS, COLUMNS, BUTTRESSES OR WALLS SHALL BE THE SAME SIZE AND NUMBER AS REINFORCEMENT IN PIERS, COLUMNS, BUTTRESSES OR WALLS ABOVE, EXCEPT AS OTHERWISE SHOWN.
- 8. CONTRACTOR SHALL PROVIDE CONTINUOUS DRAINAGE BY MECHANICAL METHODS TO CONTROL SURFACE AND UNDERGROUND WATER, AS REQUIRED DURING CONSTRUCTION.
- 9. CONTRACTOR SHALL ENSURE THAT GROUND WATER LEVELS UNDER ADJACENT STRUCTURES AND PROPERTIES ARE NOT ALTERED.
- 10. ALL FOUNDATION UNITS (PIERS) SHALL BE CENTERED SUPPORT MEMBERS, UNLESS OTHERWISE NOTED ON PLANS.
- 11. COORDINATE UNDER FLOOR AND PERIMETER DRAIN REQUIREMENTS WITH ARCHITECTURAL, CIVIL AND PLUMBING DRAWINGS AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- 12. ALL BEARING MATERIALS SHALL BE INSPECTED BY THE INDEPENDENT TESTING AGENCY PRIOR TO CONCRETE PLACEMENT. THE INDEPENDENT TESTING AGENCY SHALL DETERMINE THE SUITABILITY OF THE BEARING MATERIAL. FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED.
- 13. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 4'-0" BELOW FINAL FINISHED GRADE FOR FROST PROTECTION.
- 14. FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACKFILLING PRESSURES UNTIL FLOOR SLABS AT TOP AND BOTTOM ARE IN PLACE.
- 15. WHERE FOUNDATION WALLS ARE TO HAVE EARTH PLACED ON EACH SIDE, PLACE FILL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
- 16. ALL FOOTING EXCAVATIONS ARE TO BE FINISHED BY HAND.
- 17. SEE THE REQUIREMENTS OF THE SPECIFICATIONS FOR BACKFILLING UNDER OR ADJACENT TO ANY PORTION OF THE BUILDING.
- 18. PROTECT IN-PLACE FOUNDATIONS, SLABS AND ADJACENT STRUCTURES, NEW CONSTRUCTION, STREET UTILITIES FROM FROST PENETRATION OR DAMAGE FROM CONSTRUCTION ACTIVITIES UNTIL THE PROJECT IS COMPLETED.
- 19. SLAB ON GRADE SHALL BEAR DIRECTLY ON A MIN. 12" THICK LAYER OF COMPACTED STRUCTURAL FILL, OR MIN. 6" THICK LAYER OF CRUSHED STONE, PLACED ABOVE PROOFROLLED AND COMPACTED EXISTING FILL, OR ABOVE UNDISTURBED NATURAL TILL. SHOULD BEDROCK BE ENCOUNTED AT OR WITHIN 12" OF BOTTOM OF SLAB, BEDROCK SHALL BE OVER EXCAVATED A MIN. OF 12" BELOW BOTTOM OF SLAB.
- 20. WHERE BEDROCK IS ENCOUNTED AT OR WITHIN 12" OF DESIGN FOOTING GRADE, IT SHOULD BE OVER EXCAVATED A MIN. OF 12" BELOW THE BOTTOM OF PROPOSED FOOTING. BEDROCK EXCAVATIONS SHOULD EXTEND A MIN. OF 12" BEYOND FOOTING EDGE. LOOSE ROCK PIECES SHOULD BE REMOVED WITHIN THE FOOTING BEARING ZONE, AND OPEN BEDROCK JOINTS SHOULD BE CHOKED WITH CRUSHED STONE OR FILLED WITH CONCRETE PRIOR TO PLACING THE SOIL CUSHION.

CONCRETE NOTES:

- 1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF:
 - 3000 PSI FOR BASEMENT SLABS, FOUNDATION WALL, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE SURFACES EXPOSED TO THE WEATHER
 - 3500 PSI FOR DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, CARPORT SLAB, STEPS AND OTHER FLATWORK EXPOSED TO WEATHER AND GARAGE FLOOR SLABS
- 2. MAXIMUM SLUMP SHALL NOT EXCEED 4"; AND MAXIMUM; COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.
- 3. ALL CONCRETE SLABS ON GRADE SHALL BE POURED IN 900 SQUARE FOOT PANELS, MAXIMUM; OR, PROVIDE CONTROL JOINTS BY SAW CUTTING THE SLAB WHILE THE CONCRETE IS STILL GREEN.

REINFORCING NOTES:

- 1. ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM 615-60.
- 2. ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM 615-40.
- 3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-70 SPECIFICATIONS.
- 4. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
- 5. THE CONTRACTOR SHALL SUBMIT FOUR PRINTS OF SHOP DRAWINGS: SHOWING ALL REINFORCING DETAILS, CHAIR BARS, HIGH CHAIRS, SLAB BOLSTERS, ETC. TO THE ARCHITECT FOR HIS APPROVAL. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS FROM THE ARCHITECT OR HIS ENGINEER PRIOR TO THE FABRICATION OF REINFORCEMENT.
- 6. CLEARANCES OF MAIN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:
 - A. FOOTINGS 3 INCHES
 - B. SIDES OF FOUNDATIONS WALLS. EXPOSED FACES OF FOUNDATIONS. SIDES OF COLUMNS/PIERS, SLABS ON GRADE FROM TOP SURFACE 2 INCHES
 - C. INTERIOR FACES OF FOUNDATIONS, TOP REINFORCING IN SLABS EXPOSED TO THE WEATHER 1-1/2 INCHES
 - D. TOP STEEL OF INTERIOR SLABS 1 INCHES
- 7. MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE 1/4" OF SECTIONS 10" OR LESS, 1/2" FOR SECTIONS GREATER THAN 10".

WOOD NOTES:

- 1. ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
- 2. ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A MINIMUM: FB=875 PSI, FV=135 PSI, E=1,400,000 PSI.
- 3. ALL L.V.L. LUMBER DENOTED ON PLANS SHALL HAVE A MINIMUM:
 - FB=2,650 PSI, FV=285 PSI, E=1,900,000 PSI - FOR STUDS COLUMNS
 - FB-3100 PSI, FV=285 PSI, E=2,000,000 PSI - FOR BEAMS
- 4. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-0" O.C.
- 5. ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-0" O.C. MAXIMUM.
- 6. PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
- 7. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
- 8. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
- 9. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
- 10. PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
- 11. PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWB" STRAP, OR EQUAL.
- 12. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH ½" Ø THRU BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

WOOD LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows;or as noted on drawings.

All lintels to have minimum (2) 2x6 king studs and (2) 2x6 jack studs.		
Span of opening:	Size: 2x6 studs	Size: 2x4 studs
less than 4'-0"	3 - 2x8	2 - 2x8
up to 6'-0"	3 - 2x10	2 - 2x10
up to 8'-0"	3 - 2x12	2 - 2x10
up to 10'-0"	3 - 1 ¾"x11 ⅝" LVL	2 - 1 ¾"x11 ⅝" LVL

CONTRACTOR NOTE:

PRIOR TO COMMENCEMENT OF WORK OR FABRICATION OF COMPONENTS, CONTRACTOR SHALL INVESTIGATE AND VERIFY IN THE FIELD ALL CONDITIONS, DIMENSIONS, AND ELEVATIONS OF THE EXISTING CONSTRUCTION. ALL DISCREPANCIES BETWEEN FIELD-VERIFIED CONDITIONS, DIMENSIONS AND ELEVATIONS AND THOSE INDICATED ON THE DRAWINGS SHALL BE IMMEDIATELY MADE KNOWN TO THE ENGINEER IN WRITING. THE USE OF (V.I.F.) OR (+/-) OR OTHER SIMILAR NOTES AT CERTAIN LOCATIONS ON THE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR VERIFYING ALL CONDITIONS DESCRIBED ABOVE. THE ENGINEER IS ONLY RESPONSIBLE FOR THE DESIGN AND PERFORMANCE OF NEW STRUCTURAL MEMBERS SPECIFICALLY INCLUDED IN THE SCOPE OF THIS PROJECT. RESPONSIBILITY DOES NOT EXTEND TO ANY EXISTING STRUCTURAL ELEMENTS. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE CONDITION, ADEQUACY, OR PERFORMANCE OF ANY EXISTING STRUCTURAL MEMBERS NOT EXPLICITLY EVALUATED OR MODIFIED AS PART OF THIS SCOPE OF WORK.

GENERAL CONTRACTOR TO PROVIDE TEMPORARY SHORING, BRACING, AND SUPPORT AS REQUIRED DURING CONSTRUCTION. PROVIDE NEW JOIST HANGERS AND HURRICANE TIES BY SIMPSON STRONG-TIE AT LOCATIONS WHERE MEMBERS FRAME IN TO SIDE OF EXISTING MEMBERS OR NEW

PERMIT ONLY

DESIGNER:

AGILE ENGINEERING.
LIANG CHENG, PE

188 SOUTH STREET, QUINCY, MA, 02169
617-416-3821
ANDYCHENGPE@GMAIL.COM

REVISIONS:

PROJECT TITLE:

PROPOSED ADDITION AND RENOVATION
333 HIGHLAND AVENUE
SOMERVILLE, MA 02144

DRAWING TITLE:

GENERAL NOTES

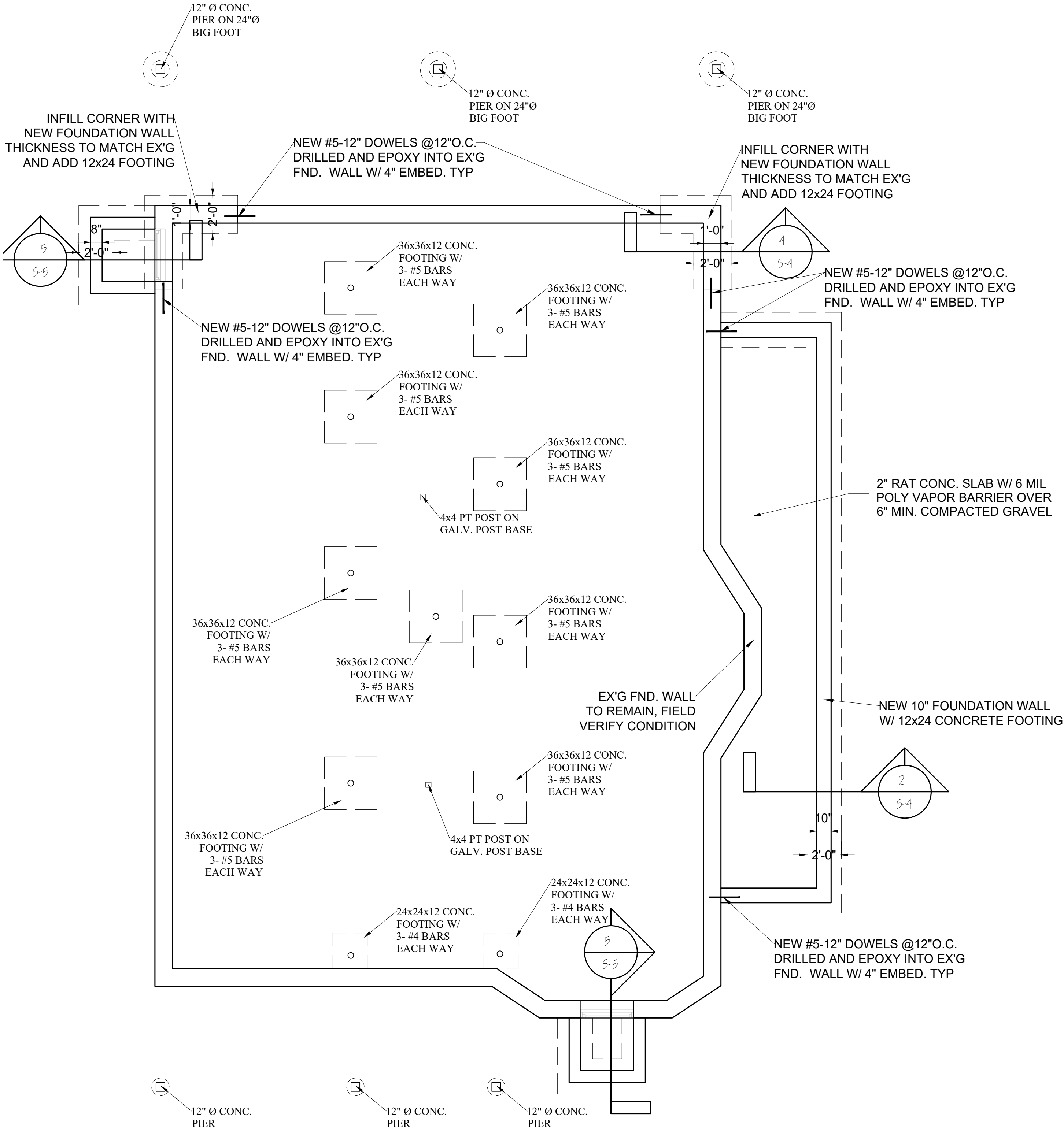
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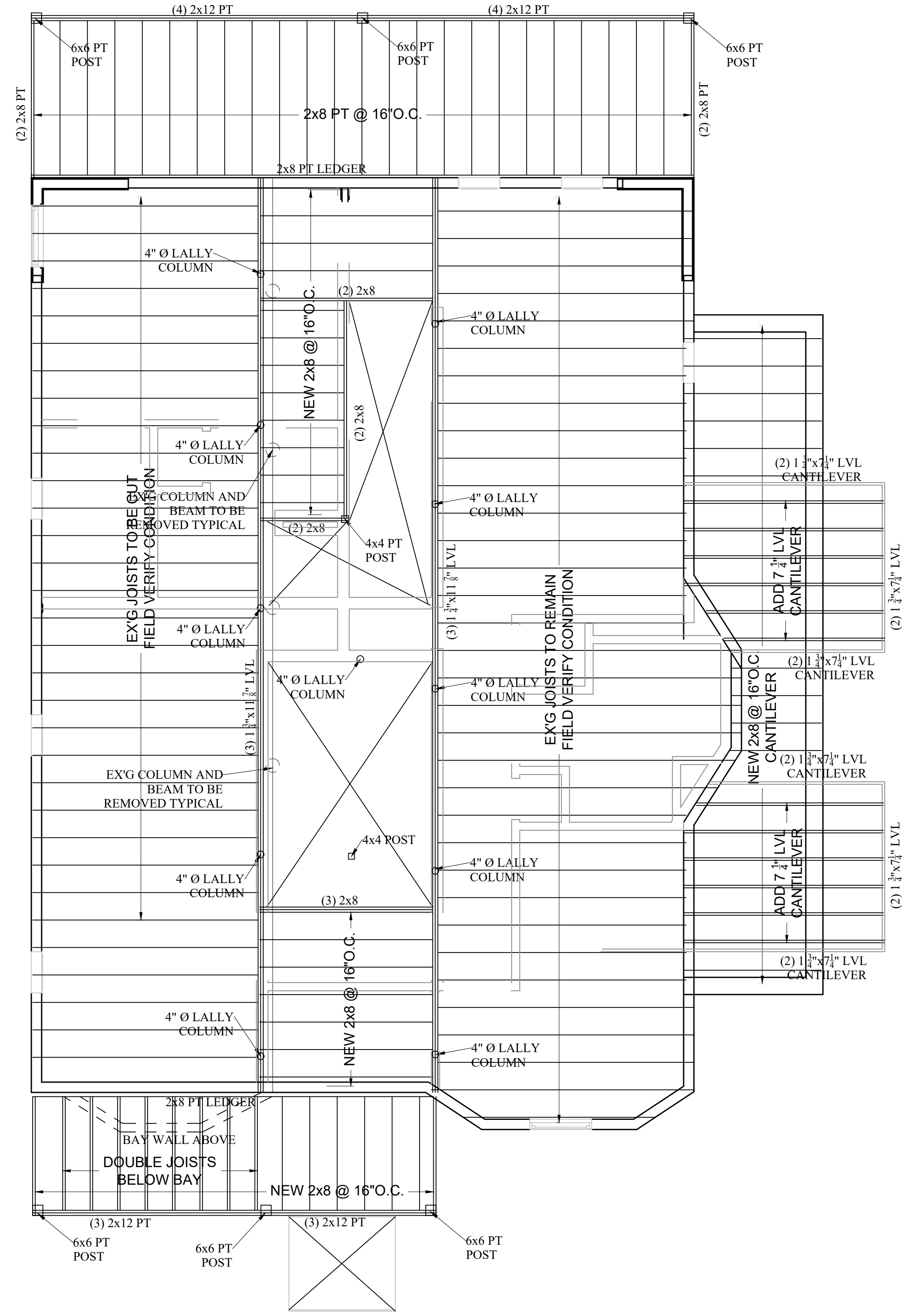
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DRAWING NUMBER:

S-0



1 PROPOSED FOUNDATION PLAN
1/4" = 1'-0"



2 PROPOSED FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

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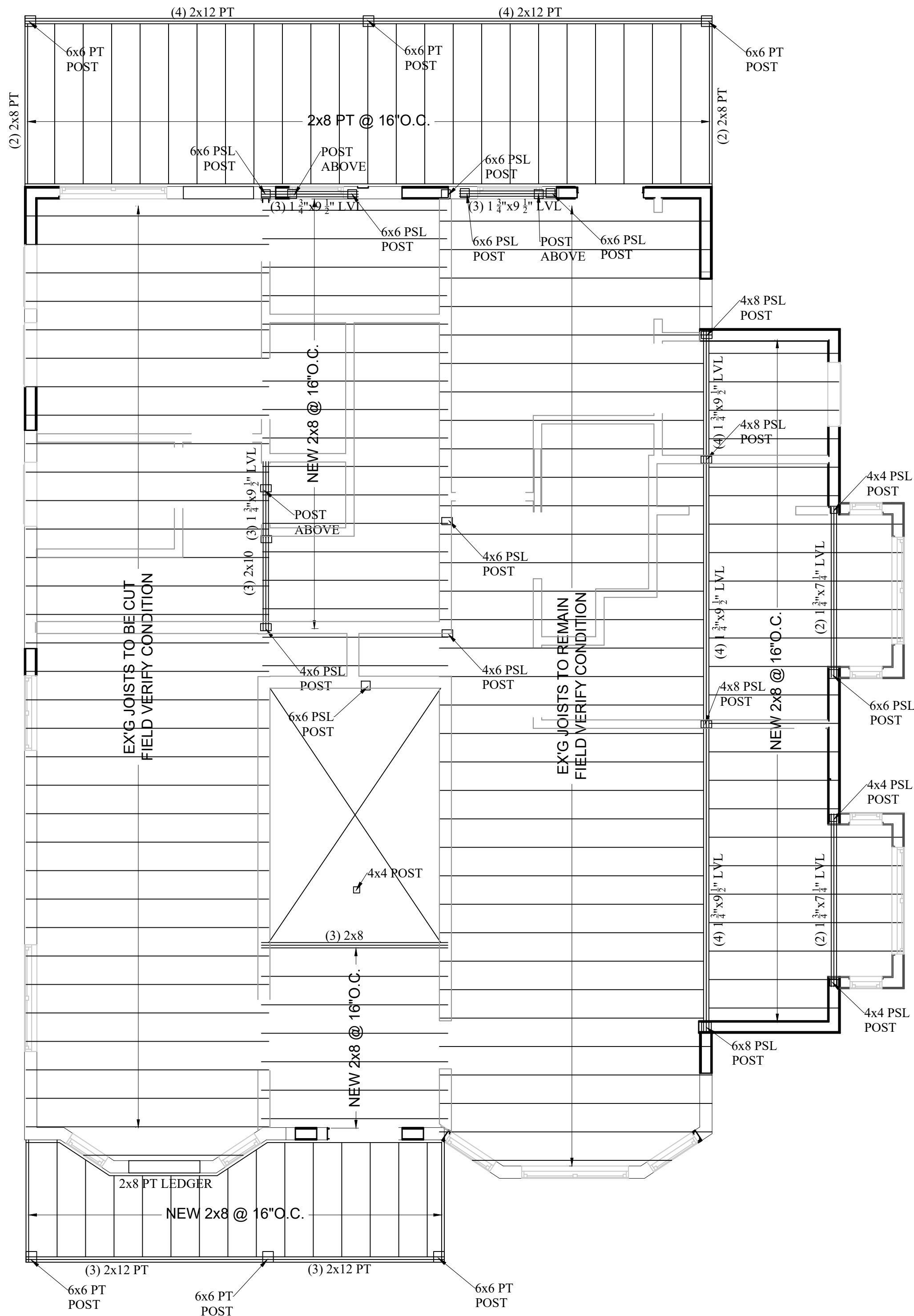
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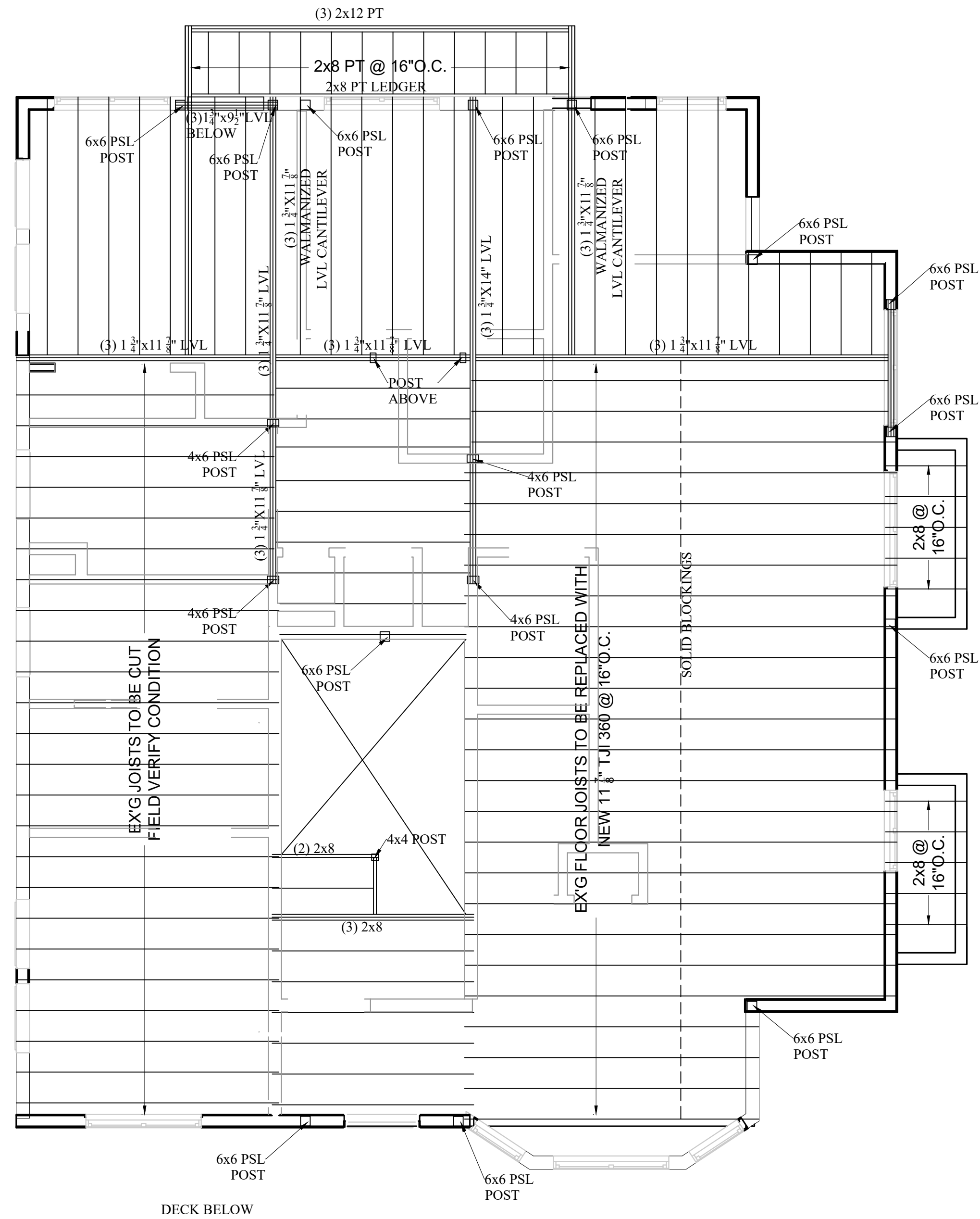
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FRAMING PLANS

PROJECT NUMBER:
DATE: 10-3-2025
SCALE: AS NOTED
DRAWING NUMBER:

S-1



1 PROPOSED SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



2 PROPOSED THIRD FLOOR FRAMING PLAN
1/4" = 1'-0"

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617-418-3821
ANDYCHENGPE@GMAIL.COM

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PROJECT NUMBER:
DATE: 10-3-2025
SCALE: AS NOTED
DRAWING NUMBER:

S-2

188 SOUTH STREET, QUINCY, MA, 02169
617-818-3621
ANDYCHENGPE@GMAIL.COM

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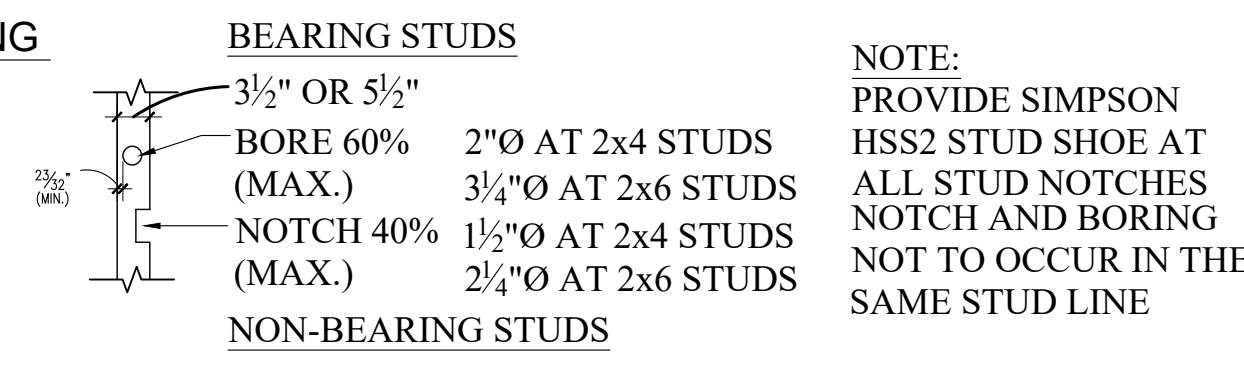
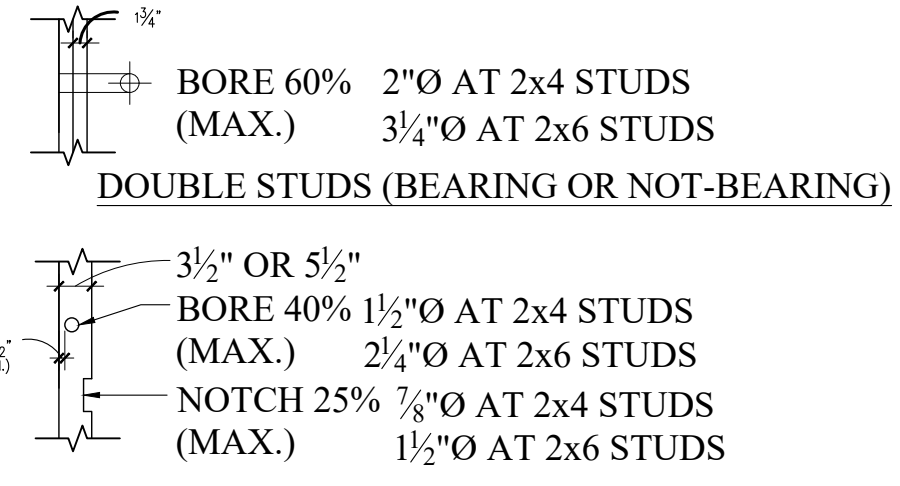
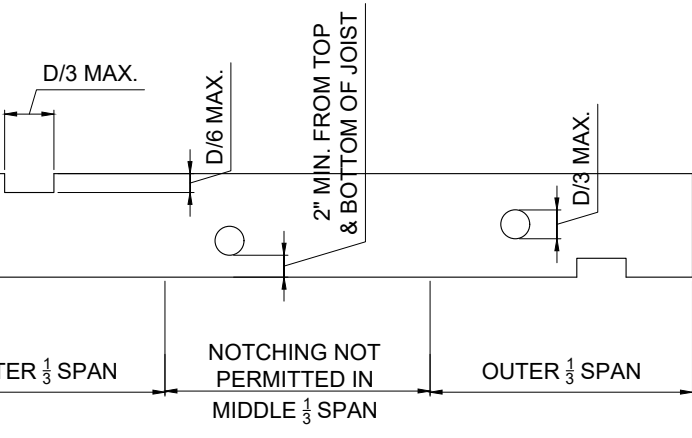
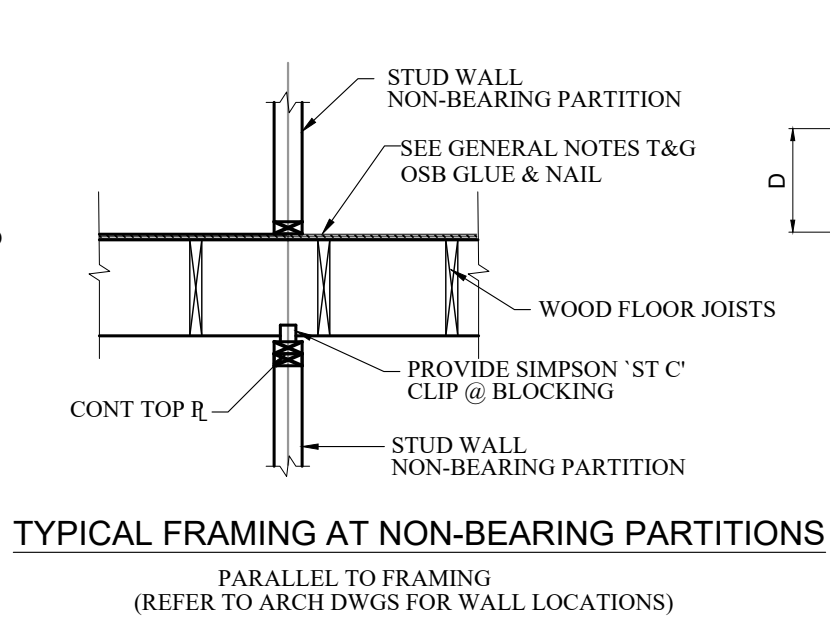
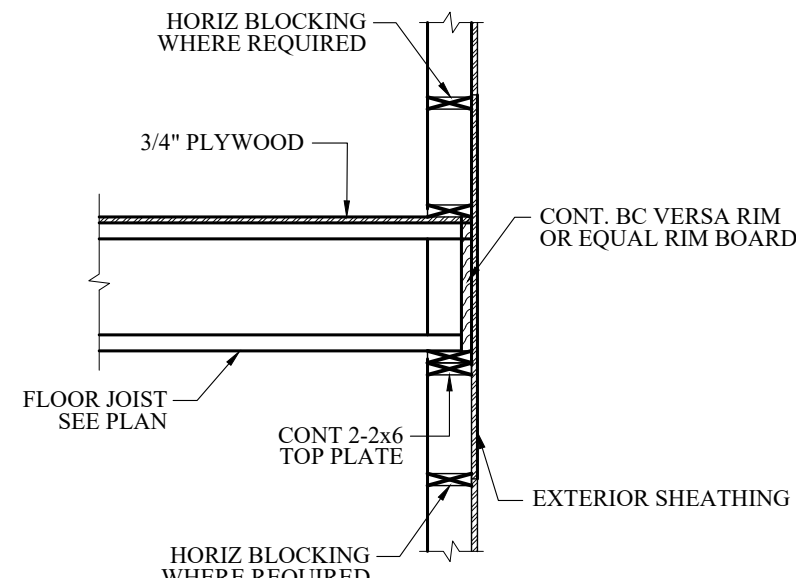
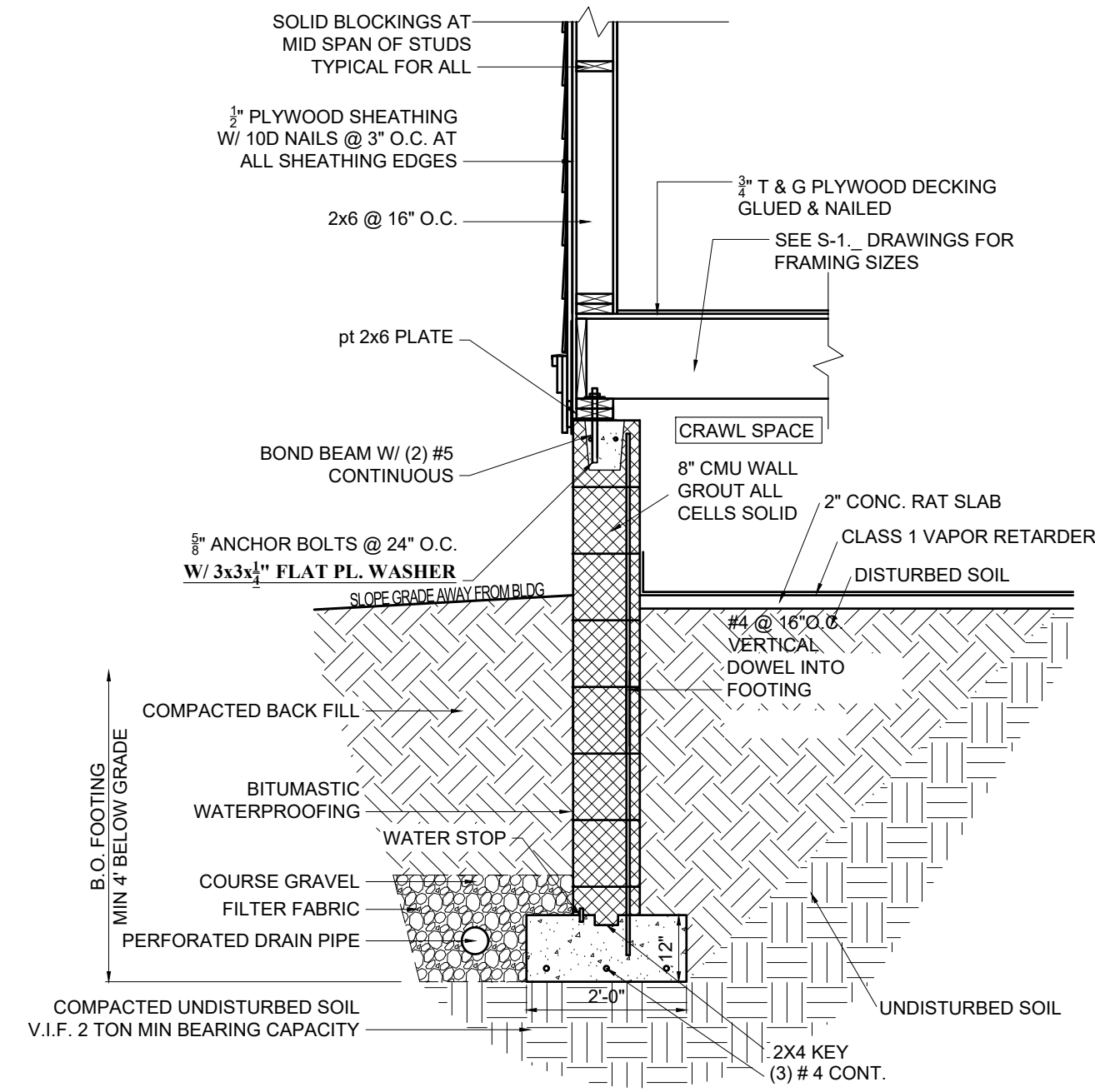
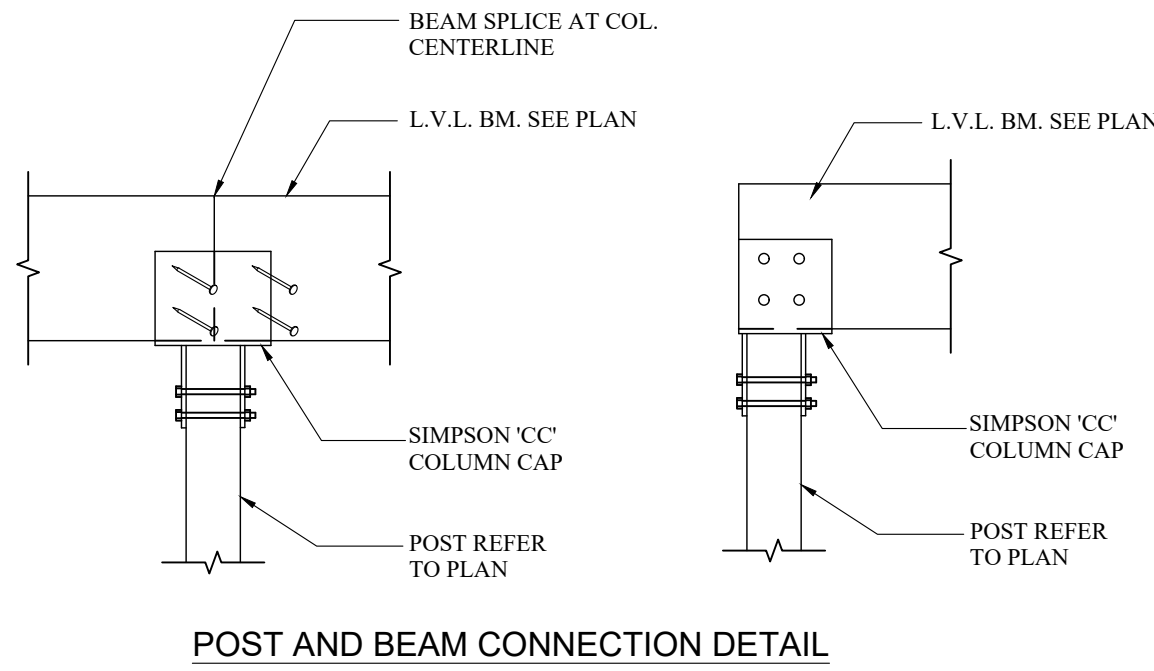
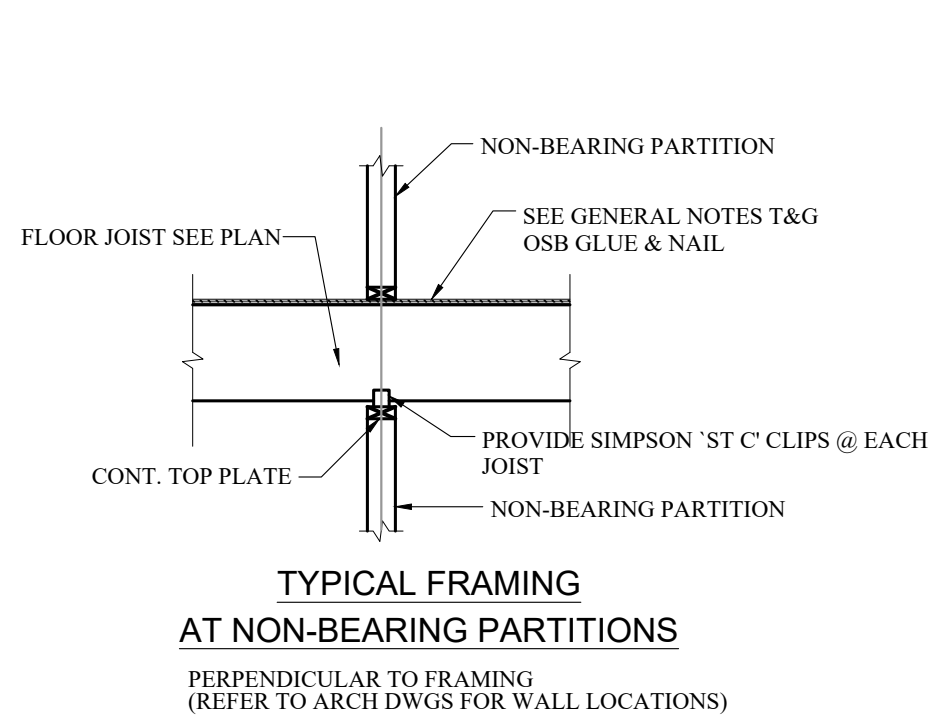
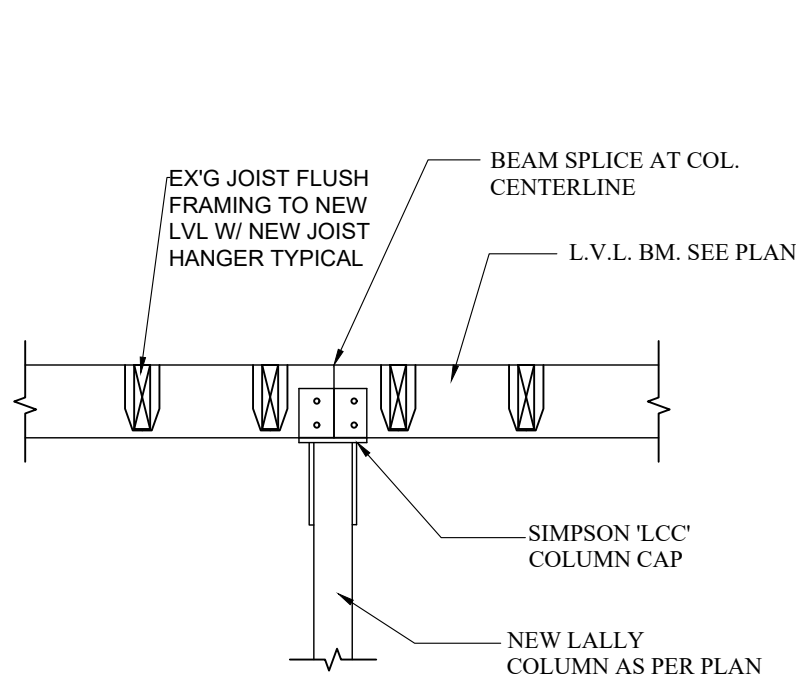
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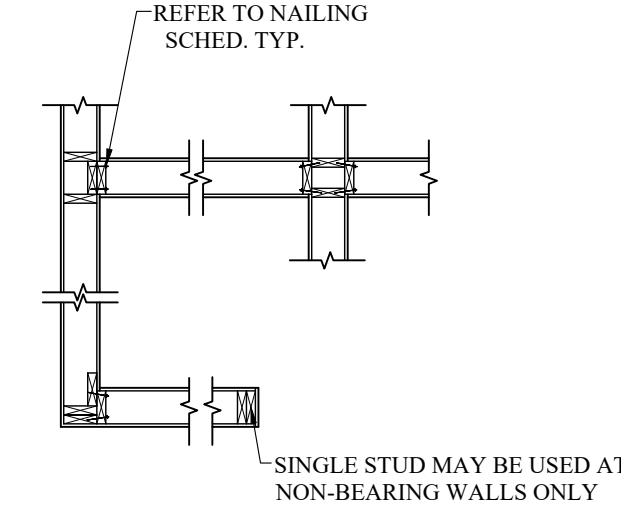


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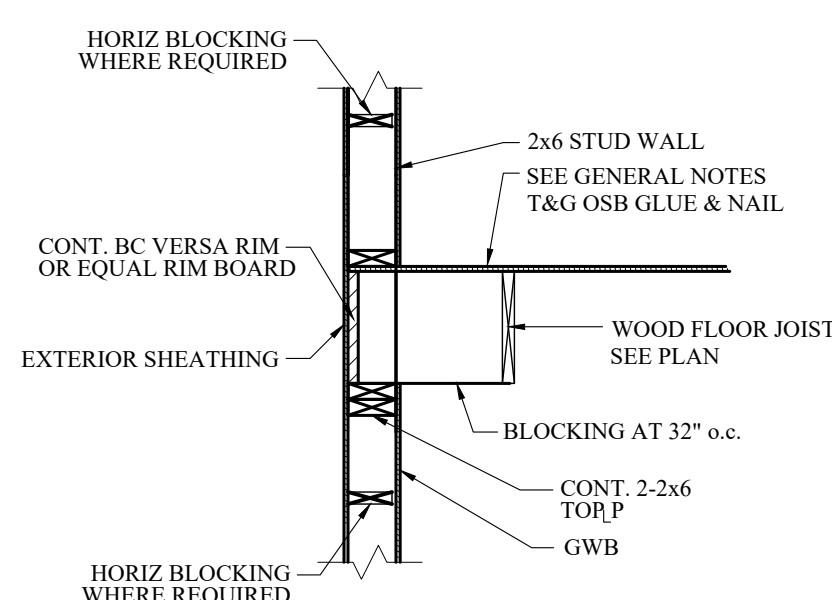


NOTE:
PROVIDE SIMPSON
HSS2 STUD SHOE AT
ALL STUD NOTCHES
NOTCH AND BORING
NOT TO OCCUR IN THE
SAME STUD LINE

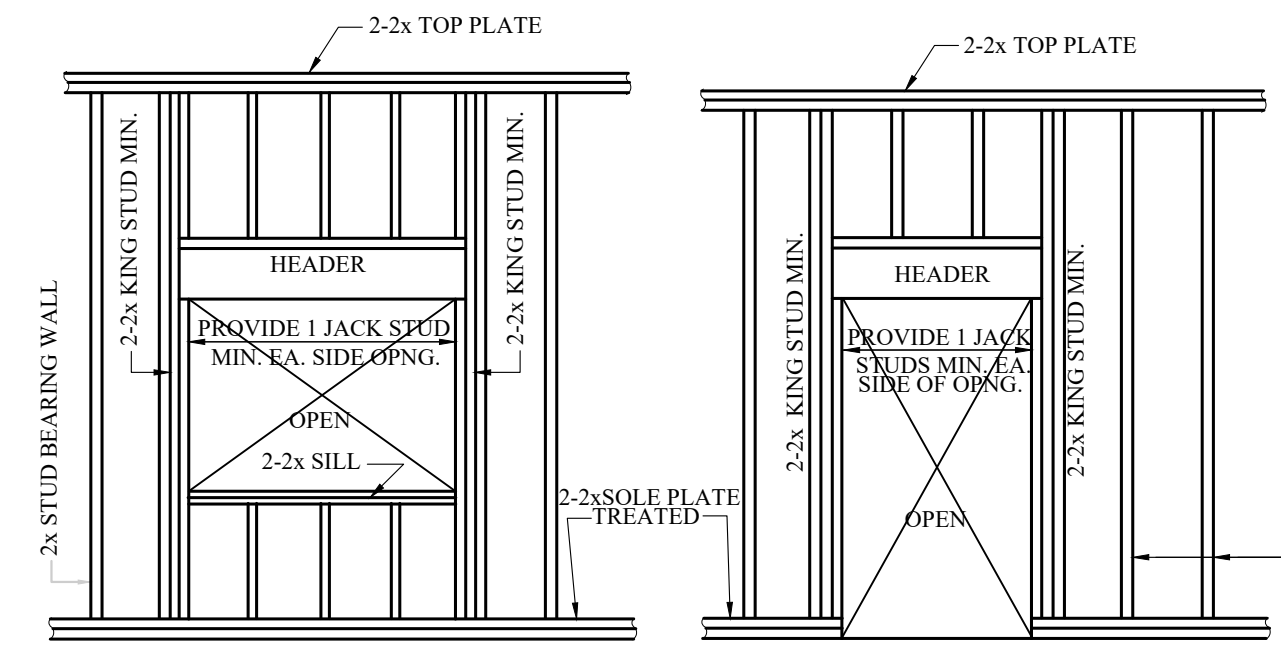
TYPICAL CUTTING AND BORING STUD DETAIL



TYPICAL SECTION AT EXTERIOR WALL



TYPICAL SECTION AT EXTERIOR WALL



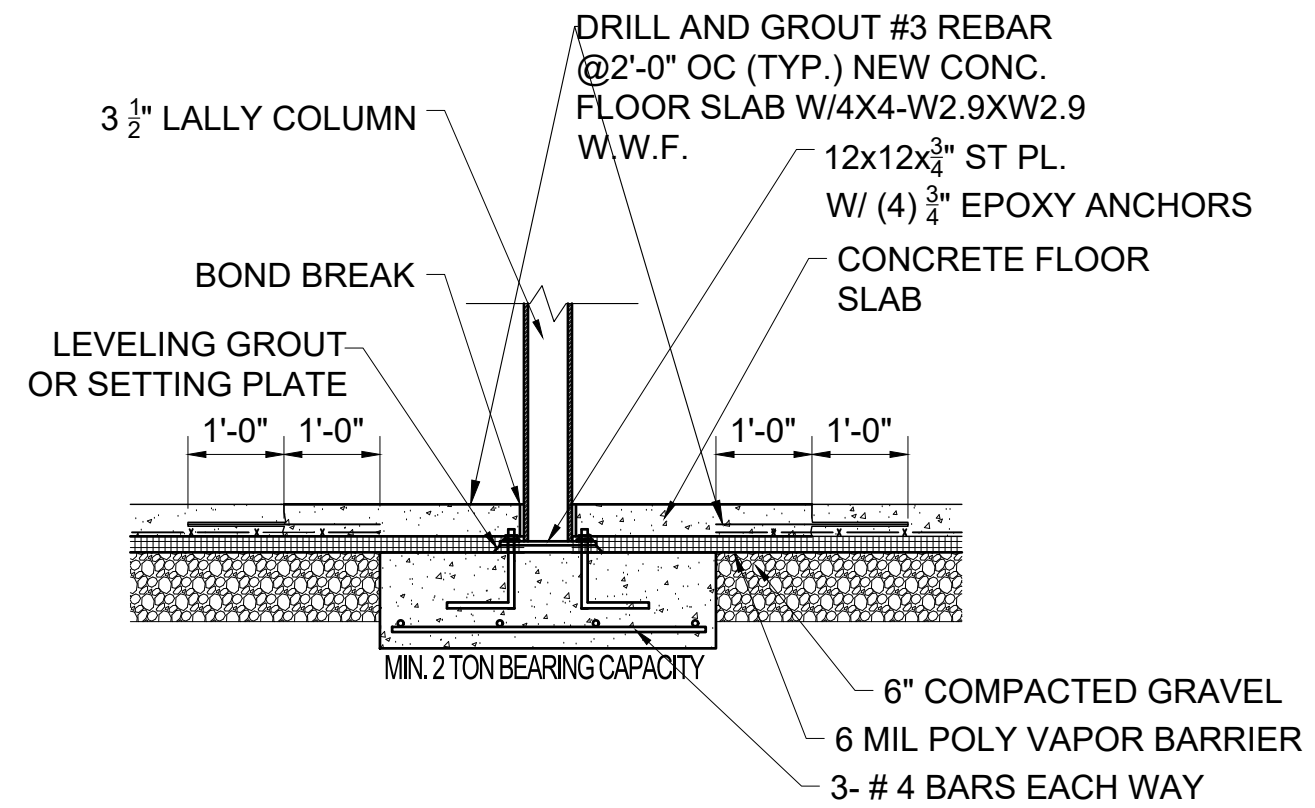
TYP. WINDOW OPENING

TYPICAL DOOR FRAMING

TYPICAL PLAN DETAILS

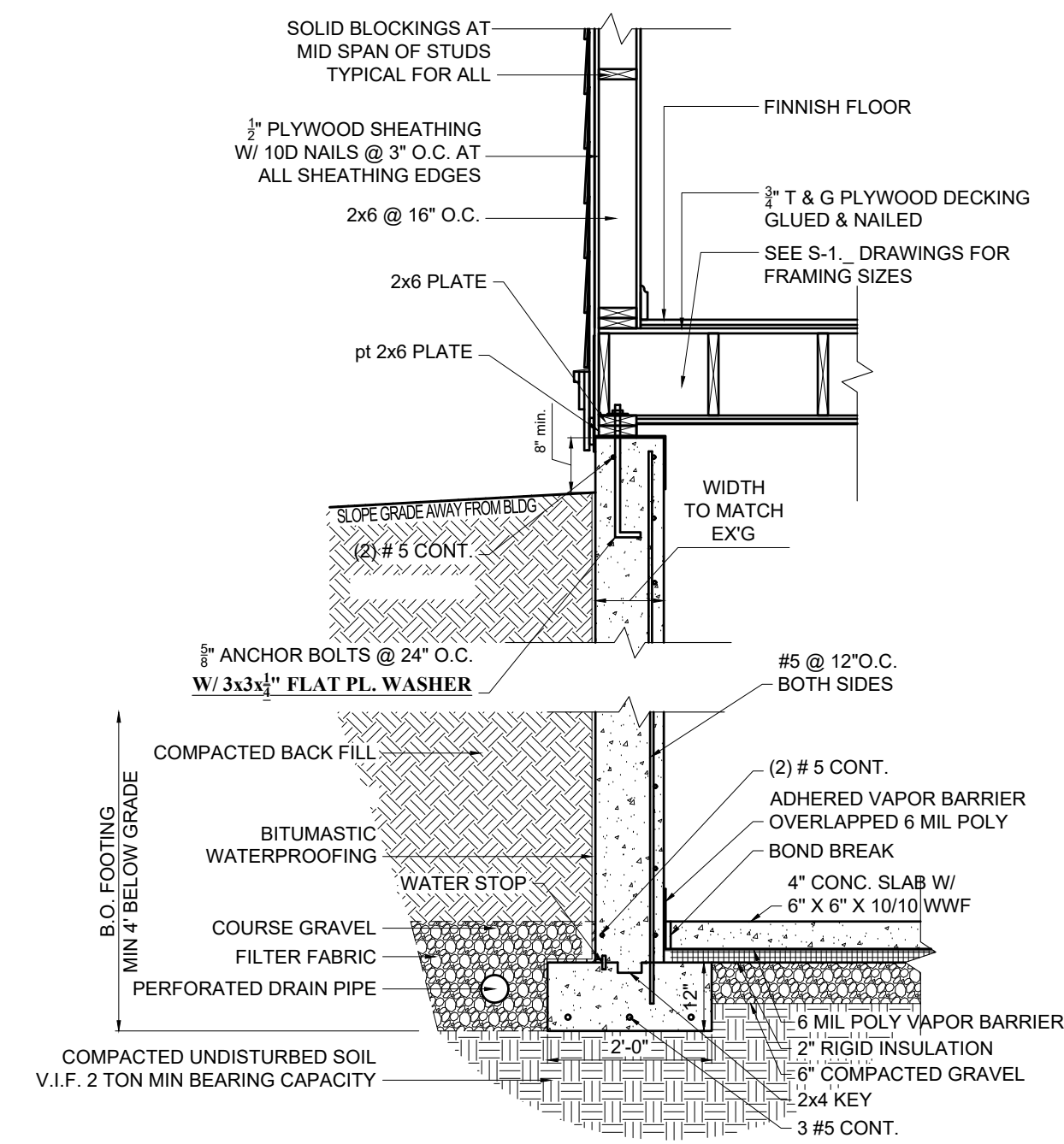
2 FOUNDATION SECTION AT ADDITION
1/2" = 1'-0"

1 WOOD DETAILS
1/2" = 1'-0"



NOTE:
SAWCUT EXISTING FLOOR SLAB AS NECESSARY,
BEND END OF W.W.F. (1'-0" LG.) BACK DURING
CONSTRUCTION AND THEN LAP INTO NEW SLAB,
PATCH TO MATCH EXISTING.

3 FOOTING DETAIL
1/2" = 1'-0"



4 FOUNDATION SECTION AT MAIN HOUSE
1/2" = 1'-0"

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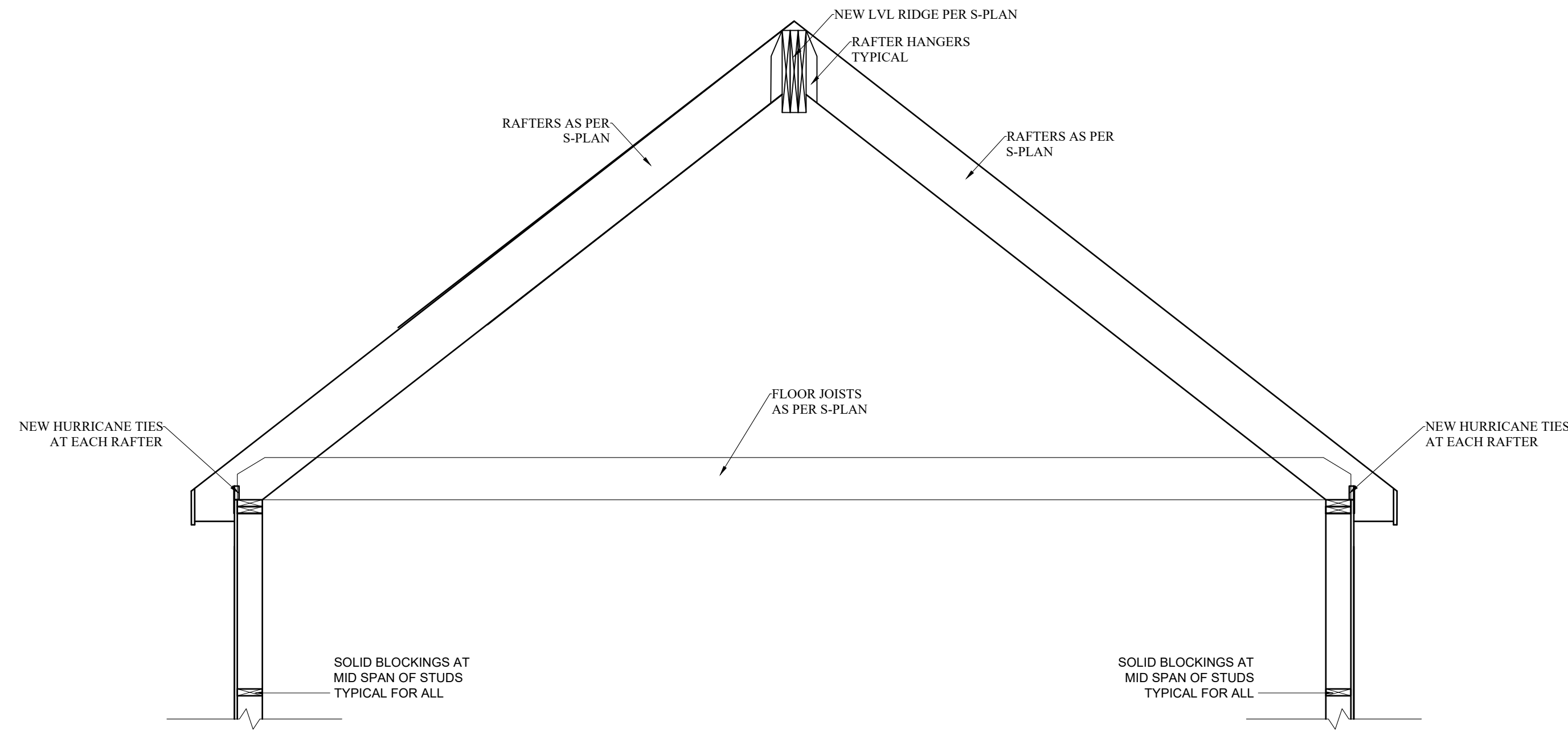
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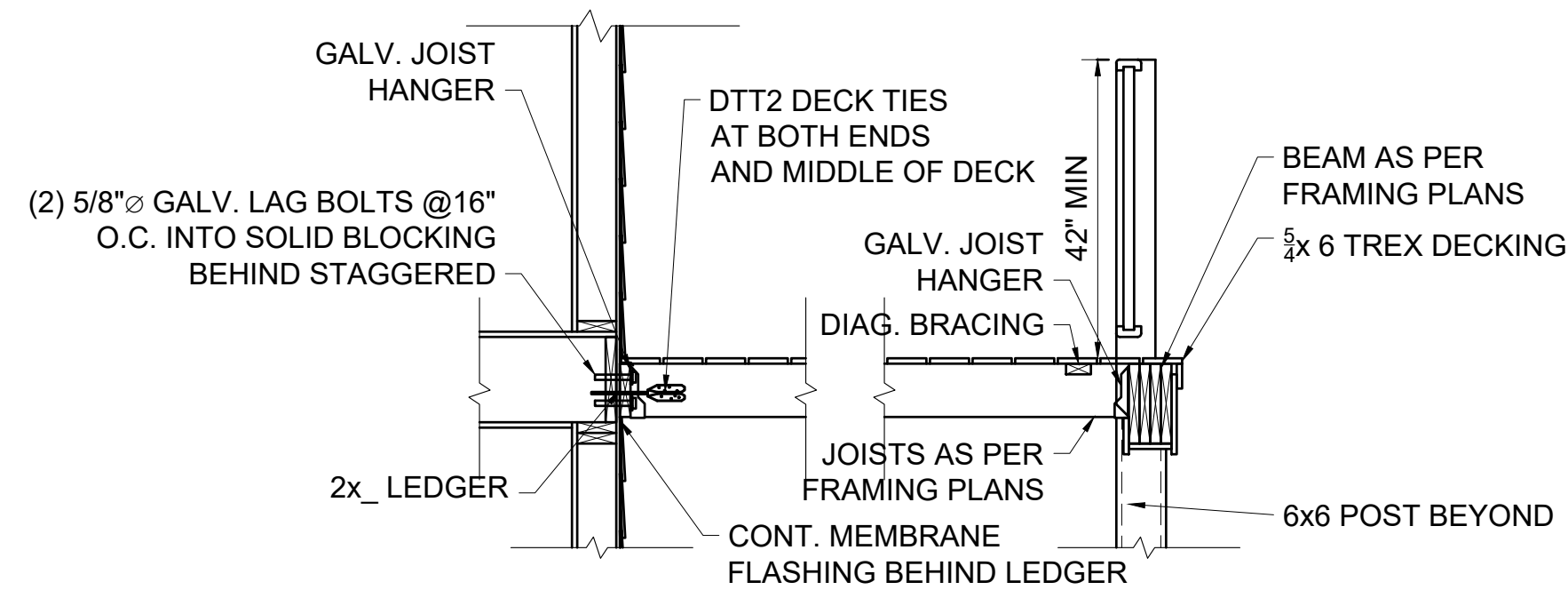
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FRAMING DETAILS

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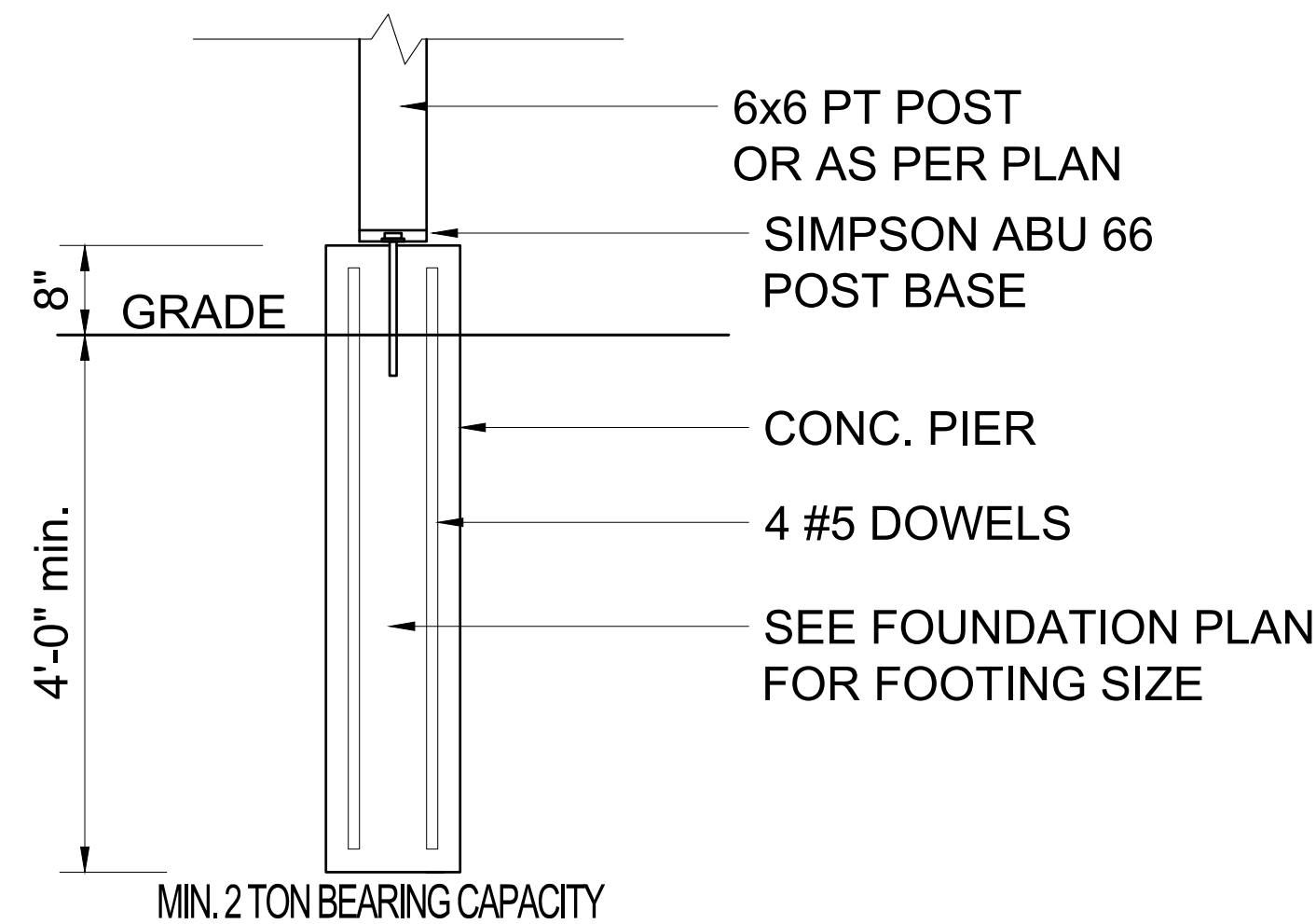
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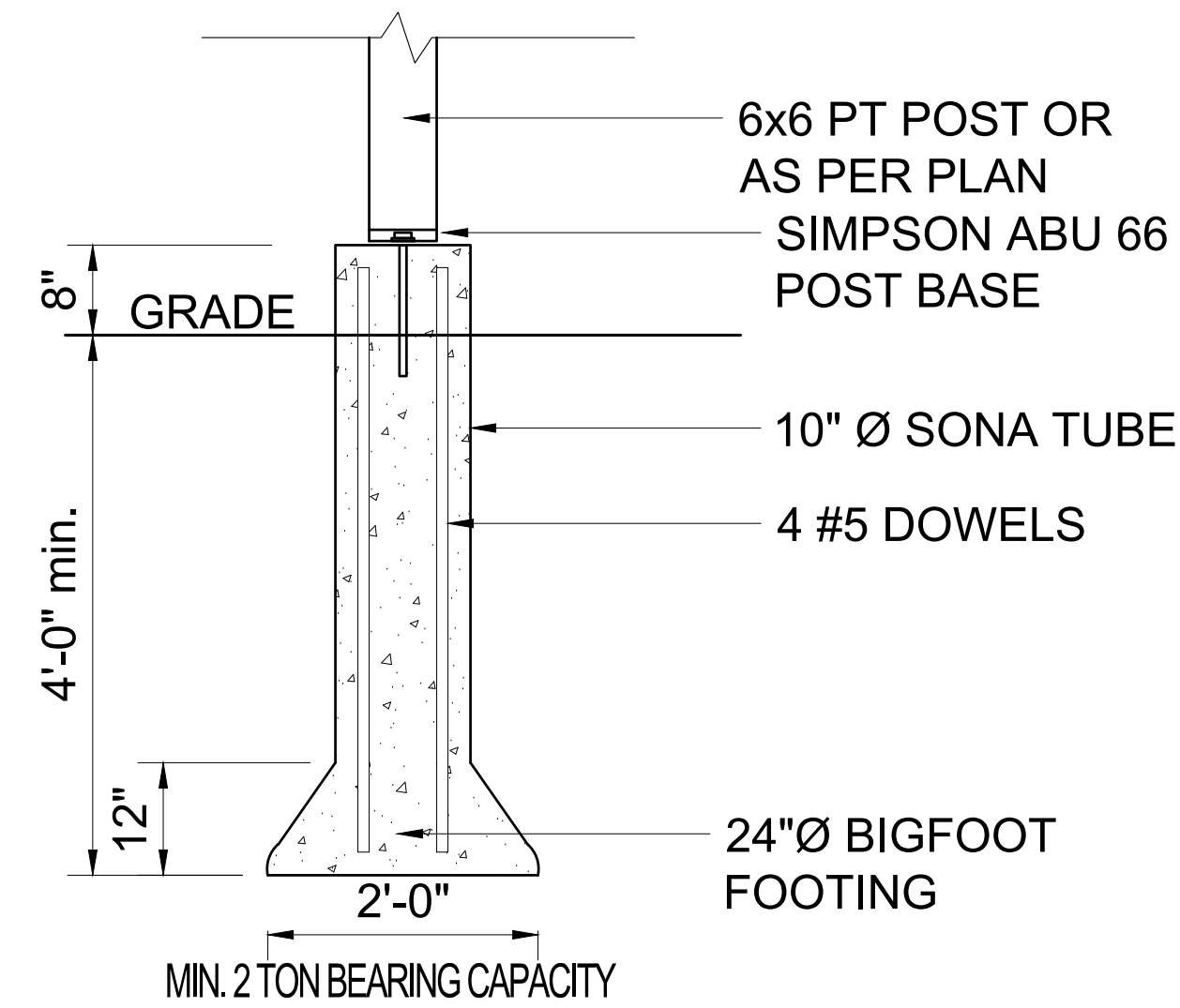
1 ROOF SECTION
1/2" = 1'-0"



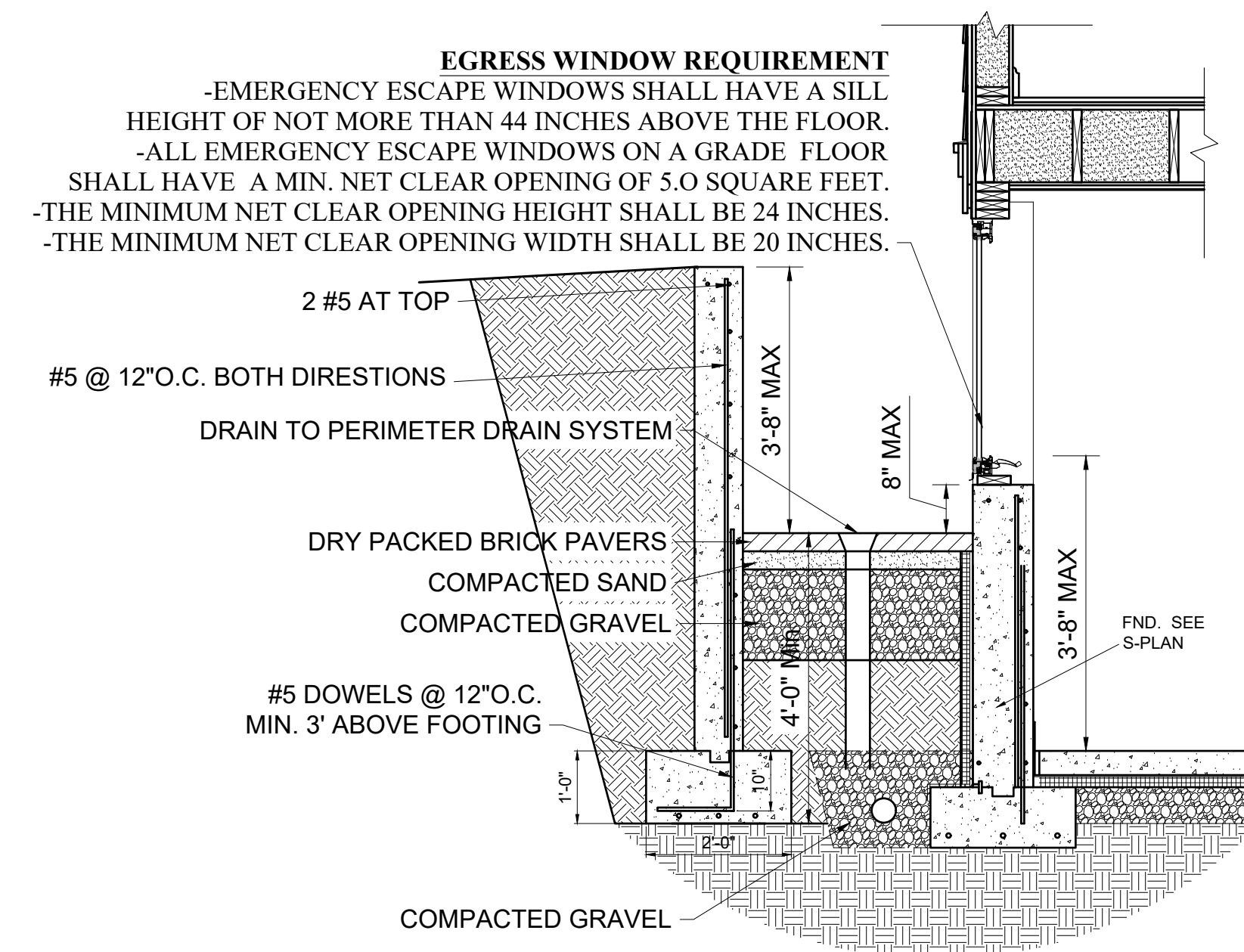
2 DECK DETAIL
1/2" = 1'-0"



4 CONCRETE PIER DETAIL
1/2" = 1'-0"



3 BIG FOOT FOOTING DETAIL
3/4" = 1'-0"



5 WINDOW WELL DETAIL
1/2" = 1'-0"

PERMIT ONLY

DESIGNER:
AGILE ENGINEERING.
LIANG CHENG, PE
188 SOUTH STREET, QUINCY, MA, 02169
617-458-3821
ANDYCHENGPE@GMAIL.COM

REVISIONS:

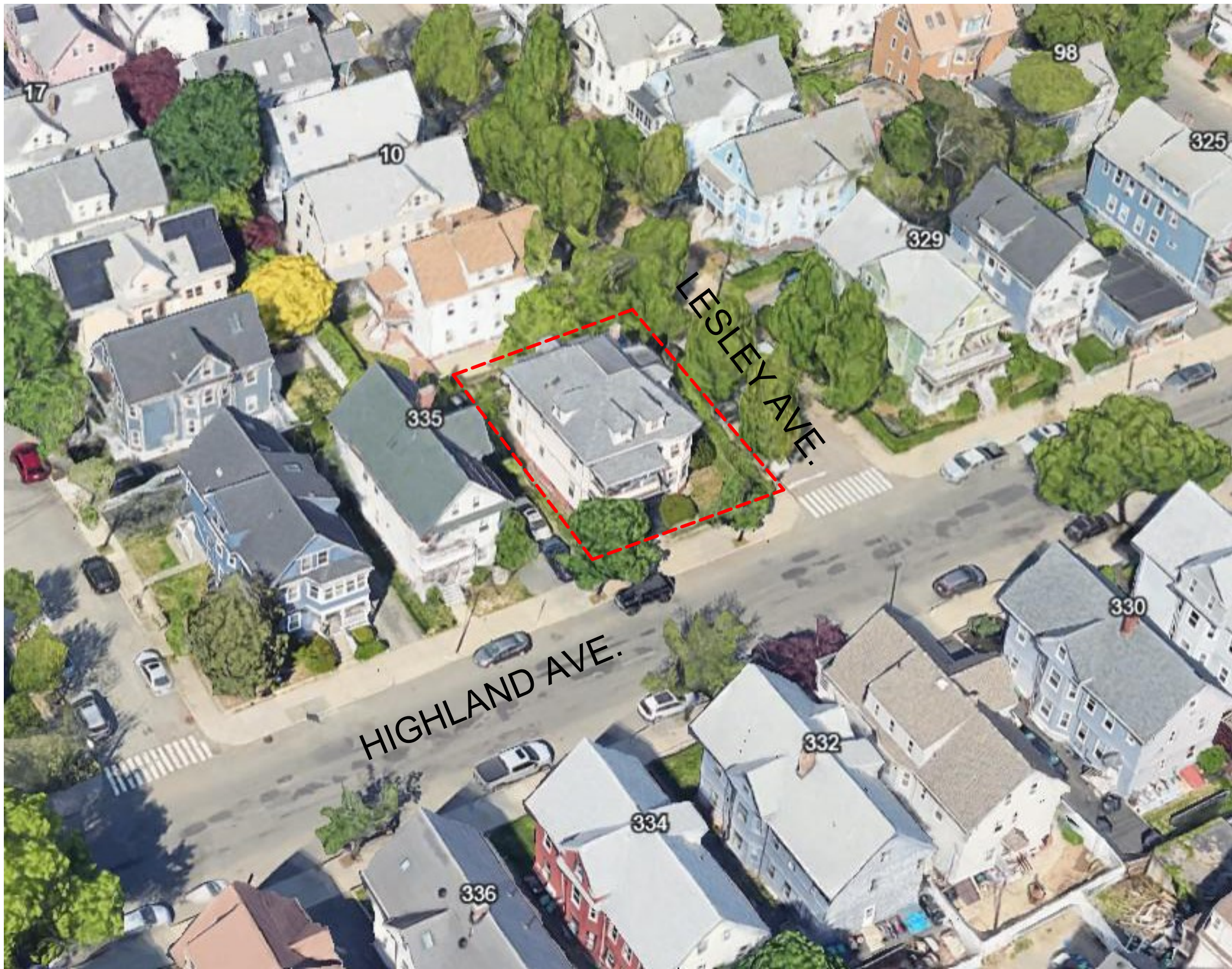
PROJECT TITLE:

PROPOSED ADDITION AND RENOVATION
333 HIGHLAND AVENUE
SOMERVILLE, MA 02144

DRAWING TITLE:
FRAMING DETAILS

PROJECT NUMBER:
DATE: 10-3-2025
SCALE: AS NOTED
DRAWING NUMBER:

S-5



333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

ARCHITECT:
SDP ARCHITECTS LLC
680 TEMPLE ST. UNIT A3, WHITMAN, MA 02382
786.609.6727

Issue Date: 03/19/2026
SPECIAL PERMIT SET

DRAWING LIST	
SHEET NUMBER	SHEET NAME
GENERAL	
G-000	COVER SHEET
G-001	CONSTRUCTION NOTES & ABBREVIATIONS
G-002	UNIT LAYOUT & ZONING ANALYSIS
ARCHITECTURAL EXISTING	
A-102	FLOOR PLANS - LEVEL 1
A-104	FLOOR PLANS - LEVEL 3 / ATTIC
ARCHITECTURAL	
A-101	FLOOR PLANS - BASEMENT
A-103	FLOOR PLANS - LEVEL 2
A-105	FLOOR PLANS - ROOF
A-106	REFLECTED CEILING PLANS
A-107	REFLECTED CEILING PLANS
A-201	BUILDING ELEVATIONS - SOUTH (HIGHLAND AVE.)
A-202	BUILDING ELEVATIONS - EAST (LESLEY AVE.)
A-203	BUILDING ELEVATIONS - NORTH
A-204	BUILDING ELEVATIONS - WEST
A-301	BUILDING & TYPICAL WALL SECTIONS
A-401	WINDOW & DOOR DETAILS
Special Permit R1	
R-301	REVISIONS
R-302	REVISIONS
R-303	REVISIONS
R-304	REVISIONS
Total Number of Sheets: 20	

333 HIGHLAND AVENUE,
SOMERVILLE,
MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT



CONSULTANT

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	03/19/2026	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 000000.00
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SHEET TITLE

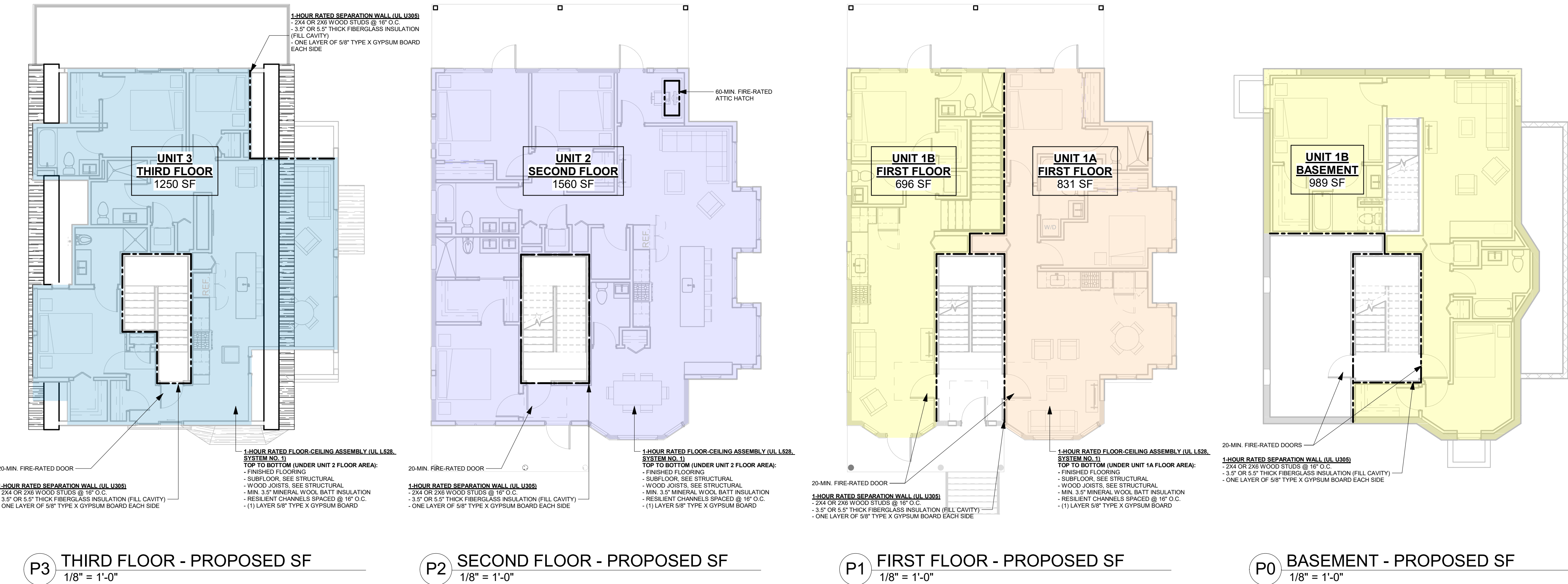
CONSTRUCTION
NOTES &
ABBREVIATIONS

G-001

CROSS REFERENCE TAGS	DIMENSIONS
DRAWING TITLE BUILDING COLUMN LINES ELEVATION REFERENCE - EXTERIOR DETAIL REFERENCE - ENLARGED & DETAIL VIEW SECTION REFERENCE - BUILDING VIEW SECTION REFERENCE - WALL VIEW DETAIL REFERENCE - SECTION ELEVATION REFERENCE - INTERIOR	DIMENSIONS ARE ELEMENT TO ELEMENT DIMENSIONS ARE OPEN TO ELEMENT CENTERLINE CENTERLINE BEAM CENTERLINE COLUMN CENTERLINE STUD CENTERLINE WALL CENTERLINE CMU ALIGN SYMBOL FINISH FLOOR ELEVATION / DATUM IN PLAN FINISH FLOOR ELEVATIONS IN SECTIONS / ELEVATIONS NORTH ARROW w/ TRUE NORTH
DETAIL # VIEW TITLE SCALE: 1/8" = 1'-0" DRAWING TITLE DRAWING SCALE 0 DETAIL # DRAWING # DETAIL # DRAWING # DETAIL # DRAWING # DETAIL # DRAWING # ELEVATION # DRAWING #	TO BEYOND BM COL STUD WALL CMU ALIGN 100'-0" FIN FL 100'-0" North
CONSTRUCTION SYMBOLS	
DOOR TAG WINDOW TAG DOOR # - FIRST NUMBERS DENOTES ROOM WHERE DOOR IS LOCATED LAST LETTER INDICATES DOORS IN ROOM LETTER INDICATES WINDOW TYPE	

CONSTRUCTION NOTES	DEMOLITION NOTES
1. THE SCOPE OF WORK FOR THE PROJECT SHALL INCLUDE ALL LABOR, MATERIALS, DEVICES, SUPPLIES, EQUIPMENT, AND OTHER FACILITIES NECESSARY FOR AND INCIDENTAL TO THE EXECUTION AND COMPLETION OF WORK DESCRIBED IN THESE DOCUMENTS. 2. THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENT FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK UNLESS DIRECTED OTHERWISE BY THE OWNER. 3. THE CONTRACTOR SHALL PAY ALL FEDERAL, STATE, LOCAL AND ALL OTHER TAXES THAT ARE APPLICABLE TO THIS CONTRACT. 4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME GENERALLY FAMILIAR WITH THE JOB SITE AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. 5. THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, THE G.C. SHALL REQUEST WRITTEN INTERPRETATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. 6. NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT. 7. ITEMS LABELED NIC ARE "NOT IN CONTRACT". THE G.C., HOWEVER, IS RESPONSIBLE FOR ALL R.O., NECESSARY BLOCKING AND COORDINATION OF WORK. 8. WHERE A SYSTEM OR ASSEMBLY IS CALLED FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION/SYSTEM SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS. 9. ALL SYSTEMS & MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, INSTRUCTIONS AND SPECIFICATIONS. 10. PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE AND ACCESSORIES. COORDINATE WITH ALL TRADES THE LOCATIONS OF SLEEVES, BLOCKING OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES. 11. CONTRACTOR TO COORDINATE AND SCHEDULE WORK OF ALL TRADES SO AS TO NOT DELAY AT ANY PHASE OF COMPLETION CONSTRUCTION DUE TO INTERCONNECTING WORK OR LATE SCHEDULING. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SUB-TRADES ARE FAMILIAR WITH THE COMPLETE CONSTRUCTION DOCUMENTS PACKAGE INCLUDING WORK THAT MAY OR MAY NOT BE PART OF THEIR SCOPE. 12. ALL WORK SHALL BE PERFORMED WITH THE BEST ACCEPTED PRACTICES OF THE RESPECTED TRADES. 13. ALL MATERIALS TO BE NEW (UNLESS OTHERWISE NOTED ON DRAWINGS), FIRST CLASS, IN EVERY RESPECT, AND SHALL CONFORM TO CONTRACT DOCUMENTS. 14. CONTRACTOR TO COORDINATE CUTTING & PATCHING OF ALL TRADES. MATCH EXISTING MATERIALS AS REQUIRED. 15. CONTRACTOR TO COORDINATE THE INSTALLATION OF ALL ELECTRICAL, ALARM, SECURITY, DATA AND TELEPHONE LINES. CONCEAL ALL NEW UTILITIES IN FINISHED AREAS AS REQUIRED. TELEPHONES TO BE FURNISHED AND INSTALLED BY OWNER. 16. LIFE SAFETY SYSTEMS SHALL BE INSTALLED AS REQUIRED, PER N.F.P.A., AND LOCAL REGULATIONS. 17. CONTRACTOR TO COORDINATE ALL DELIVERY SCHEDULES AND LOCATIONS FOR ALL OWNER FURNISHED ITEMS WITH EACH SUPPLIER. VERIFY SUCH OWNER FURNISHED ITEMS WITH OWNERS REPRESENTATIVE, G.C. TO PROVIDE SOLID WOOD BLOCKING AS REQUIRED. 18. CONTRACTOR SHALL REMOVE ALL TEMPORARY ITEMS, TRASH, TOOLS, AND EXCESS MATERIALS AT THE COMPLETION OF WORK AND LEAVE THE ENTIRE PROJECT SITE IN A NEAT, CLEAN, ACCEPTABLE CONDITION. 19. PRIOR TO TURNING THE COMPLETED PROJECT OVER TO THE OWNER, THE CONTRACTOR SHALL REMOVE ALL GREASE, DUST, DIRT, STAINS, LABELS, FINGERPRINTS AND OTHER FOREIGN MATERIALS FROM SIGHT, AND SWEEP, WET-MOP AND VACUUM ALL FLOORS. 20. THE GENERAL CONTRACTOR SHALL MAINTAIN A SAFE AND SECURE SITE DURING ALL PHASES OF CONSTRUCTION. 21. ALL WORK PERFORMED SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND REQUIREMENTS, AS WELL AS THE MOST RECENT REQUIREMENTS OF THE APPLICABLE ACCESSIBILITY CODES. 22. THE GENERAL CONTRACTOR SHALL SUBMIT A WRITTEN GUARANTEE FOR THEIR MATERIALS AND WORKMANSHIP FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF OWNER. 23. DISRUPTED ELECTRICAL AND WATER LINES RE-ROUTED DURING PROJECT CONSTRUCTION ARE TO REMAIN IN CONTINUOUS SERVICE. 24. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED OR CAPPED, AS REQUIRED BY CODE AND SOUND CONSTRUCTION PRACTICE. 25. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC., SHALL BE RUN CONCEALED AND FRAMING SHALL BE ADEQUATE SIZE TO ACCOMPLISH RESULT WITHOUT CAUSING ANY VARIATIONS IN THE WALL PLAN.	1. REMOVE ALL EXISTING FINISHES & REPAIR & PREPARE ALL SURFACES FOR FINISHES 2. MATERIAL HAVING SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE OWNER. ALL OTHER MATERIAL AND DEBRIS ACCUMULATED AS A RESULT OF DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER. 3. FURNISH, INSTALL, AND MAINTAIN IN SAFE CONDITIONS AT ALL TIMES TEMPORARY PROTECTION REQUIRED TO ENSURE SAFETY FOR PERSONS AND PROPERTY DURING DEMOLITION AND REMOVAL WORK. 4. FURNISH, INSTALL, AND MAINTAIN DUST COVERINGS TO PREVENT THE SPREAD OF DUST BEYOND THE IMMEDIATE AREA WHERE DEMOLITION IS BEING PERFORMED. 5. REMOVE EXISTING ELECTRICAL OUTLETS AND WIRING AS REQUIRED IN WALLS, FLOORS AND FURNISHINGS TO BE DEMOLISHED. 6. ALL WALLS, DOORS, WINDOWS, FURNISHINGS AND EQUIPMENT DENOTED WITH DASHED LINES ARE TO BE REMOVED. REFER TO PROPOSED PLAN LAYOUT FOR CLARIFICATION. 7. ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS. 8. PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND TEMPORARY RELOCATION OF ALL LIFE SAFETY SYSTEMS INCLUDING FIRE/SMOKE ALARM AS REQUIRED DURING DEMOLITION AND CONSTRUCTION PHASES. 10. ALL EXISTING SIDING, TRIM, FASCIA BOARDS, RAKE BOARDS, CORNER COARDS, ETC IS TO BE REMOVED AND REPLACE WITH NEW PVC. 11. REFER TO PLANS FOR REMOVAL OF ANY EXISTING WINDOWS AND DOORS. 12. ALL EXISTING ROOF SHINGLES ARE TO BE REMOVED & REPAVED WITH NEW PER PLAN.
RENOVATION NOTES	
1. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR CARPET, FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR. IN PARTICULAR, THE CONTRACTOR SHALL MAINTAIN A DUST-FREE ENVIRONMENT WITHIN THE MAGNET VAULT. 2. THE CONTRACTOR SHALL MEET WITH THE OWNERS AUTHORIZED REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO: 3. THE CONTRACTOR SHALL VERIFY THAT NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING. 4. THE FINISH FACE OF MATERIAL OF NEW PARTITIONS SHALL ALIGN ON BOTH SIDES OF THE PARTITION WITH THE FACE OF THE MATERIALS ON EXISTING COLUMNS, WALLS, OR PARTITIONS, UNLESS NOTED OTHERWISE. 5. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY. 6. THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE INSTALLATION OF THE NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK. 7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN UNCOVERING WORK IN THE EXISTING CONSTRUCTION. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES. 9. ALL PIPING ABOVE GRADE AND INSIDE THE BUILDING REQUIRED BY THE CONSTRUCTION DOCUMENTS SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT AND COORDINATE WITH OTHER TRADES TO PROVIDE FURNING FOR PIPING INSTALLED IN FINISH AREAS. 10. REMOVE MECHANICAL AND ELECTRICAL FIXTURES AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE MECHANICAL AND ELECTRICAL DOCUMENTS. 11. COORDINATE PLANS FOR NEW CONSTRUCTION W/ DEMOLITION PLANS FOR EXTENT OF REMOVAL. REMOVE ONLY THOSE PORTIONS OF WALLS, FLOORS, CEILINGS, ETC. NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.	

PROPOSED PLANS - SQUARE FOOTAGE & FIRE RATINGS



EXISTING PLANS - SQUARE FOOTAGE



AREA & SITE TABULATIONS

333 HIGHLAND AVE. - GROSS SQUARE FOOTAGE CALCULATION

LEVEL	EXISTING S.F.	PROPOSED S.F.	SF INCREASE
BASEMENT	1469	1469	0
LEVEL 1	1449	1708	259
L1 COVERED PORCH	185	360	175
LEVEL 2	1430	1697	267
L2 COVERED PORCH	77	368	291
LEVEL 3	1012	1630	618

TOTAL SF	5622	7232	1610
PERCENT INCREASE (7232 SF / 5179 SF) = 1.286 (28.6%)			

2.2.57 Floor area, gross. The sum area of all floors or accessible levels of a building as measured to the perimeter of the exterior faces of the walls with no deduction for corridors, stairs, closets, thickness of walls, columns or other features. The gross floor area of an unclosed area on a parcel, developed and used as a principal use, shall be the contiguous land area needed and used to support the activity(-ies) of said use.

	UNIT SQUARE FOOTAGE							
	UNIT 1A		UNIT 1B		UNIT 2		UNIT 3	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROP
BASEMENT	0	0	0	989	-	-	-	-
FIRST FLOOR	754	831	525	696	-	-	-	-
SECOND FLOOR	-	-	-	-	1212	1560	-	-
THIRD FLOOR	-	-	-	-	-	-	775	1250
TOTAL	754	831	525	1685	1212	1560	775	1250
SF INCREASE		77		160		348		475

ZONING ANALYSIS
333 HIGHLAND AVENUE
SOMERVILLE, MA 02144

ZONING ITEM	REQUIRED	EXISTING	PROPOSED	RELIEF REQUIRED
MIN. LOT SIZE (DWELLING UNITS)	3	4	4	EXISTING NON-COMFORMING
MAX. UPWARD COVERAGE	60%	37%	48%	NO
MIN. LANDSCAPE AREA	35%	37%	48%	NO
MAX. BUILDING HEIGHT (STORES)	2.5	2.5	2.5	NO
MAX. BUILDING HEIGHT (FEET)	36	33'-4"	33'-4"	NO
FRONT YARD SETBACK (MIN/MAX) (HIGHLAND AVE.)	12'-0"	13'	10'-4"	NO
MIN. FRONT YARD (LESLEY AVE.)	12'-0"	13'	10'	NO
MIN. SIDE YARD (WEST)	5'	6'	NO CHANGE	NO
MIN. SIDE YARD (EAST)	5'	20'-0"	NO CHANGE	NO
MIN. PERVIOUS AREA	40%	43%	50%	NO
LOT COVERAGE (MAX)	60%	37%	48%	NO

BUILDING CODE:
1. R-2 MULTIFAMILY RESIDENCE
2. TYPE IV-A CONSTRUCTION
3. EACH DWELLING UNIT IS TO BE SEPARATED BY A MINIMUM 1-HR RATHER FLOOR-CEILING ASSEMBLY AND WALL ASSEMBLY.
ENCLOSED COMMON STAIR TO BE 1-HR RATED. ENTIRE BUILDING TO BE SPRINKLERED.
4. CODE: MASS. 10TH EDITION (201 CMR) 2021 IBC WITH AMENDMENTS
5. ZONING ANALYSIS: NEIGHBORHOOD DISTRICT
6. 3.2.8 ZONING ORDINANCE

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER
SOMERVILLE, MA



CONSULTANT

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07/23/2026	Special Permit R2
06/15/2026	Special Permit R1
03/19/2026	SPECIAL PERMIT SET

MARK	DATE	DESCRIPTION
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PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

UNIT LAYOUT & ZONING ANALYSIS

G-002

DOOR & FRAME SCHEDULE - UNIT					
DOOR MARK	FUNCTION	SIZE			DOOR TYPE
		WIDTH	HEIGHT	THK	
		2'-6"	6'-8"	1 3/8"	
A1	INTERIOR DOOR	2'-10"	6'-8"	1 3/8"	SWINGING
AD1	ATTIC DOOR	2'-0"	4'-0"	1 3/8"	SWINGING
AD2	ATTIC DOOR	2'-0"	3'-0"	1 3/8"	SWINGING
B1	INTERIOR DOOR	2'-6"	6'-8"	1 3/8"	SWINGING
BF1	BI-FOLD DOOR	2'-0"	6'-8"	1 3/8"	2-PANEL
BF2	BI-FOLD DOOR	2'-6"	6'-8"	1 3/8"	2-PANEL
P1	POCKET DOOR	3'-0"	6'-8"	1 3/4"	
S1	CLOSET DOOR	5'-0"	7'-0"	1 1/2"	BY-PASS DOORS
U	UNIT ENTRY DOOR	3'-0"	7'-0"	1 3/4"	SWINGING, EXTERIOR
U2	UNIT BALCONY DOOR	3'-0"	6'-8"	1 3/4"	SWINGING, EXTERIOR
U3	UNIT BALCONY DOOR	6'-0"	6'-8"		SLIDER

GENERAL BATH NOTES

- WALL REINFORCEMENT REQUIRED AT ALL ACCESSORY LOCATIONS.
- ALL ROBE HOOKS TO BE MOUNTED ON WALL, NOT DOOR PANEL.
- DENSHIELD OR EQUAL BEHIND ALL WALL TILE.
- BLOCKING TO BE PROVIDED WHERE SPECIFIED IN FLOOR PLANS ONLY PER MAAB GROUP 1 BATHROOMS 42.5.3: "THE WALL ADJACENT TO AND BEHIND THE WATER CLOSET SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 32"-38" ABOVE THE FLOOR. THE BACK WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR CORNER TO 6" PAST THE WIDEST PART OF THE WATER CLOSET. THE SIDE WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR CORNER TO A DISTANCE OF 6" BEYOND THE FRONT EDGE OF THE WATER CLOSET, UNLESS INTERRUPTED BY A DOOR OR OTHER FIXTURE, THEN THE REINFORCEMENT SHALL BE INSTALLED AS FAR AS POSSIBLE."
- BLOCKING TO BE PROVIDED WHERE SPECIFIED IN FLOOR PLANS ONLY PER MAAB GROUP 1 BATHROOMS 42.7.1: "ALL TUB WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 6" ABOVE THE TUB RIM TO A HEIGHT OF 48" ABOVE THE TUB BOTTOM AND SHALL EXTEND THE LENGTH AND WIDTH OF THE TUB".
- PER MAAB GROUP 2 BATHROOMS 44.6.2.b: "ALL WALLS OF THE SHOWER SHALL HAVE STRUCTURAL REINFORCEMENT TO ALLOW THE FUTURE INSTALLATION OF A SEAT AND GRAB BARS, AT ANY LOCATION FROM THE FLOOR TO A HEIGHT OF 60" ABOVE THE FLOOR"
- MATCH MIRROR WIDTH TO VANITY WIDTH.

GENERAL KITCHEN NOTES

- BLOCKING REQUIRED AT ALL UPPER WALL CABINET LOCATIONS. SEE SPECIFICATIONS.
- COUNTERTOPS OVERHANG 2'-0" DEEP BASE CABINETS BY 1", TYP.
- TYPICAL DIMENSIONS ARE PROVIDED FOR IDENTIFYING CABINET SIZES AND QUANTITIES PRIOR TO CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS PRIOR TO SHOP DRAWINGS/ORDERING CABINETS. FIELD MEASURE ALL COUNTERTOPS PRIOR TO FABRICATION.
- OUTLET AND SWITCHES AT COUNTERTOP INSTALLED AT MAX HT OF 46" TO CENTERLINE OF RECEPTACLE; MIN 36" FROM INSIDE CORNER.

GENERAL PLAN NOTES

- ALL CONCRETE WALLS ARE DIMENSIONED FACE TO FACE.
- ALL STUD WALLS ARE DIMENSIONED CENTERLINE TO CENTERLINE OF STUD.
- ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF MASONRY OR EXTERIOR FACE OF STUD.
- ALL OPENINGS WITHIN A MASONRY WALL ARE DIMENSIONED TO THE MASONRY OPENING.
- ALL OPENINGS WITHIN A STUD WALL ARE DIMENSIONED TO CENTERLINE OF OPENING.
- COORDINATE ALL FOOTINGS, PIERS, SLABS, AND DETAILS WITH STRUCTURAL DRAWINGS AND SPECIFICATIONS.
- UNLESS OTHERWISE NOTED, INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD.
- INTERIOR DIMENSIONS TO THE EXTERIOR WALL ARE TO THE OUTSIDE FACE OF STUD/OUTSIDE FACE OF FOUNDATION.

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER
SOMERVILLE, MA

ARCHITECT



CONSULTANT

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	06/15/2026	Special Permit R1
	03/19/2026	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 000000.00

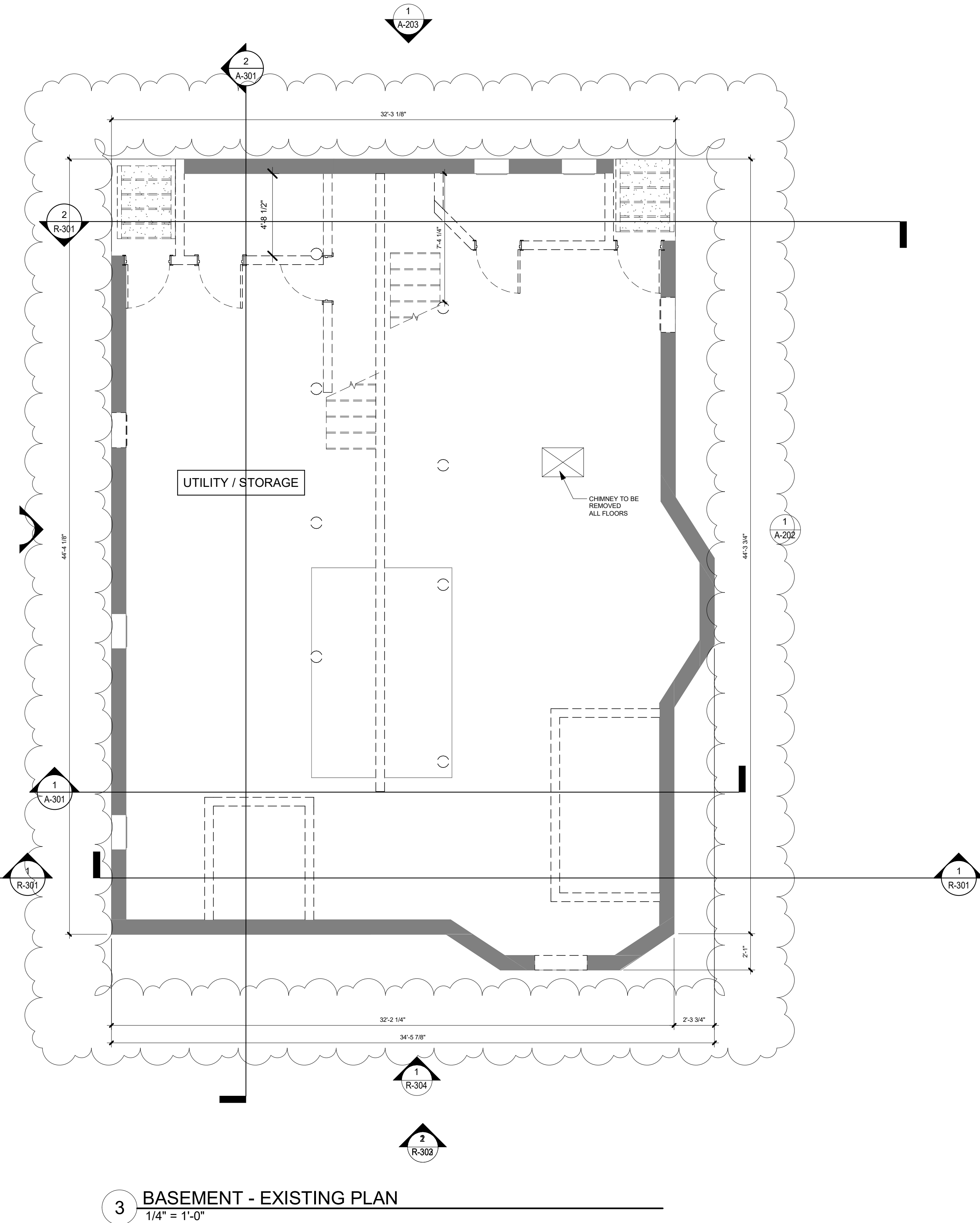
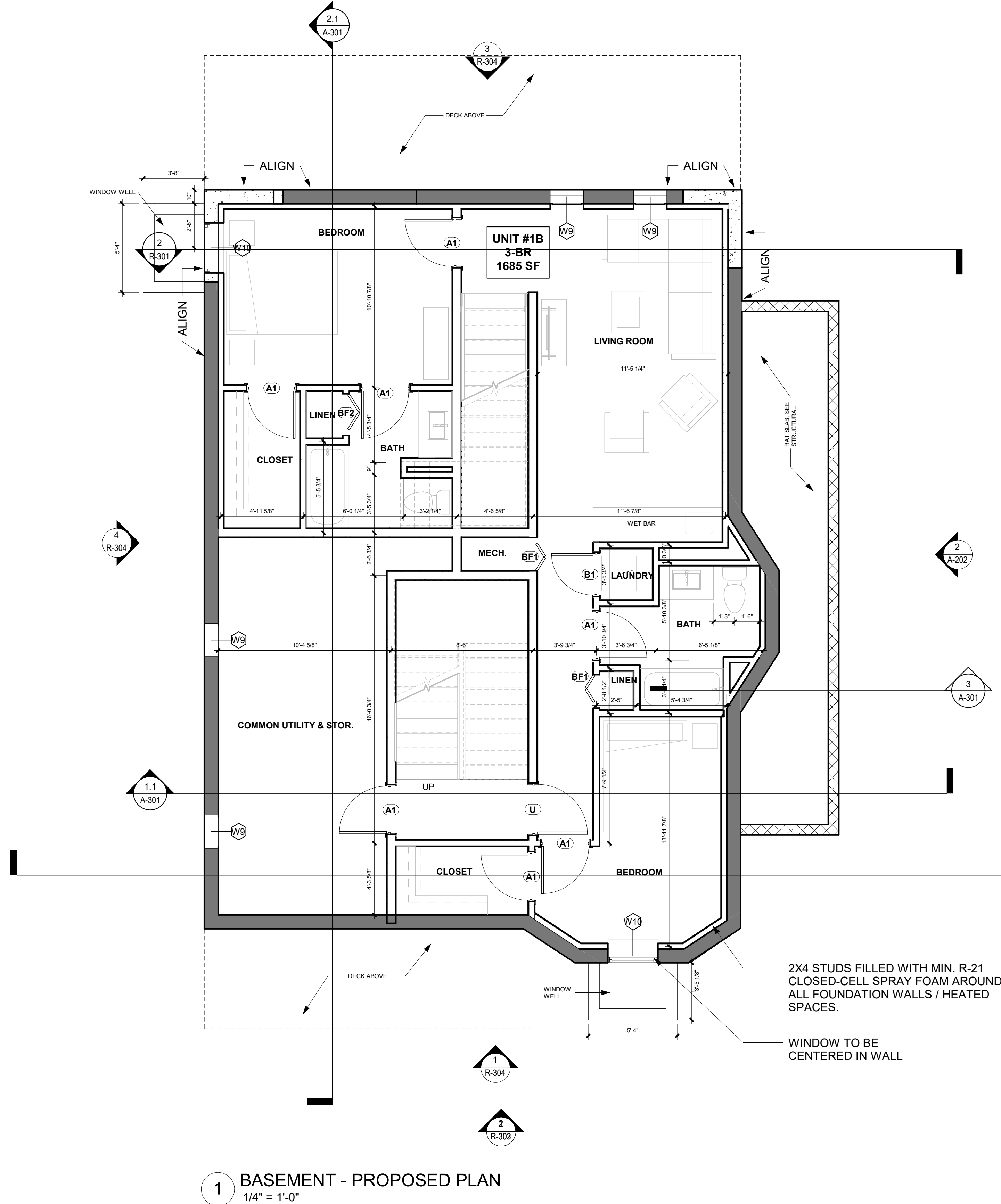
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SHEET TITLE

FLOOR PLANS - BASEMENT

A-101



DOOR & FRAME SCHEDULE - UNIT					
DOOR MARK	FUNCTION	SIZE			DOOR TYPE
		WIDTH	HEIGHT	THK	
	INTERIOR DOOR	2'-6"	6'-8"	1 3/8"	SWINGING
A1	ATTIC DOOR	2'-10"	6'-8"	1 3/8"	SWINGING
AD1	ATTIC DOOR	2'-0"	4'-0"	1 3/8"	SWINGING
AD2	ATTIC DOOR	2'-0"	3'-0"	1 3/8"	SWINGING
B1	INTERIOR DOOR	2'-6"	6'-8"	1 3/8"	SWINGING
BF1	BI-FOLD DOOR	2'-0"	6'-8"	1 3/8"	2-PANEL
BF2	BI-FOLD DOOR	2'-6"	6'-8"	1 3/8"	2-PANEL
P1	POCKET DOOR	3'-0"	6'-8"	1 3/4"	
S1	CLOSET DOOR	5'-0"	7'-0"	1 1/2"	BY-PASS DOORS
U	UNIT ENTRY DOOR	3'-0"	7'-0"	1 3/4"	SWINGING, EXTERIOR
U2	UNIT BALCONY DOOR	3'-0"	6'-8"	1 3/4"	SWINGING, EXTERIOR
U3	UNIT BALCONY DOOR	6'-0"	6'-8"		SLIDER

GENERAL BATH NOTES

- WALL REINFORCEMENT REQUIRED AT ALL ACCESSORY LOCATIONS.
- ALL ROBE HOOKS TO BE MOUNTED ON WALL, NOT DOOR PANEL.
- DENSHIELD OR EQUAL BEHIND ALL WALL TILE.
- BLOCKING TO BE PROVIDED WHERE SPECIFIED IN FLOOR PLANS ONLY PER MAAB GROUP 1 BATHROOMS 42.5.3: "THE WALL ADJACENT TO AND BEHIND THE WATER CLOSET SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 32"-38" ABOVE THE FLOOR. THE BACK WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR CORNER TO 6" PAST THE WIDEST PART OF THE WATER CLOSET. THE SIDE WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR CORNER TO A DISTANCE OF 6" BEYOND THE FRONT EDGE OF THE WATER CLOSET, UNLESS INTERRUPTED BY A DOOR OR OTHER FIXTURE, THEN THE REINFORCEMENT SHALL BE INSTALLED AS FAR AS POSSIBLE."
- BLOCKING TO BE PROVIDED WHERE SPECIFIED IN FLOOR PLANS ONLY PER MAAB GROUP 1 BATHROOMS 42.7.1: "ALL TUB WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 6" ABOVE THE TUB RIM TO A HEIGHT OF 48" ABOVE THE TUB BOTTOM AND SHALL EXTEND THE LENGTH AND WIDTH OF THE TUB".
- PER MAAB GROUP 2 BATHROOMS 44.6.2.b: "ALL WALLS OF THE SHOWER SHALL HAVE STRUCTURAL REINFORCEMENT TO ALLOW THE FUTURE INSTALLATION OF A SEAT AND GRAB BARS, AT ANY LOCATION FROM THE FLOOR TO A HEIGHT OF 60" ABOVE THE FLOOR"
- MATCH MIRROR WIDTH TO VANITY WIDTH.

GENERAL KITCHEN NOTES

- BLOCKING REQUIRED AT ALL UPPER WALL CABINET LOCATIONS. SEE SPECIFICATIONS.
- COUNTERTOPS OVERHANG 2'-0" DEEP BASE CABINETS BY 1", TYP.
- TYPICAL DIMENSIONS ARE PROVIDED FOR IDENTIFYING CABINET SIZES AND QUANTITIES PRIOR TO CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS PRIOR TO SHOP DRAWINGS/ORDERING CABINETS. FIELD MEASURE ALL COUNTERTOPS PRIOR TO FABRICATION.
- OUTLET AND SWITCHES AT COUNTERTOP INSTALLED AT MAX HT OF 46" TO CENTERLINE OF RECEPTACLE; MIN 36" FROM INSIDE CORNER.

GENERAL PLAN NOTES

- ALL CONCRETE WALLS ARE DIMENSIONED FACE TO FACE.
- ALL STUD WALLS ARE DIMENSIONED CENTERLINE TO CENTERLINE OF STUD.
- ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF MASONRY OR EXTERIOR FACE OF STUD.
- ALL OPENINGS WITHIN A MASONRY WALL ARE DIMENSIONED TO THE MASONRY OPENING.
- ALL OPENINGS WITHIN A STUD WALL ARE DIMENSIONED TO CENTERLINE OF STUD.
- COORDINATE ALL FOOTINGS, PIERS, SLABS, AND DETAILS WITH STRUCTURAL DRAWINGS AND SPECIFICATIONS.
- UNLESS OTHERWISE NOTED, INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD.
- INTERIOR DIMENSIONS TO THE EXTERIOR WALL ARE TO THE OUTSIDE FACE OF STUD/OUTSIDE FACE OF FOUNDATION.

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER
SOMERVILLE, MA

ARCHITECT



CONSULTANT

STAMP

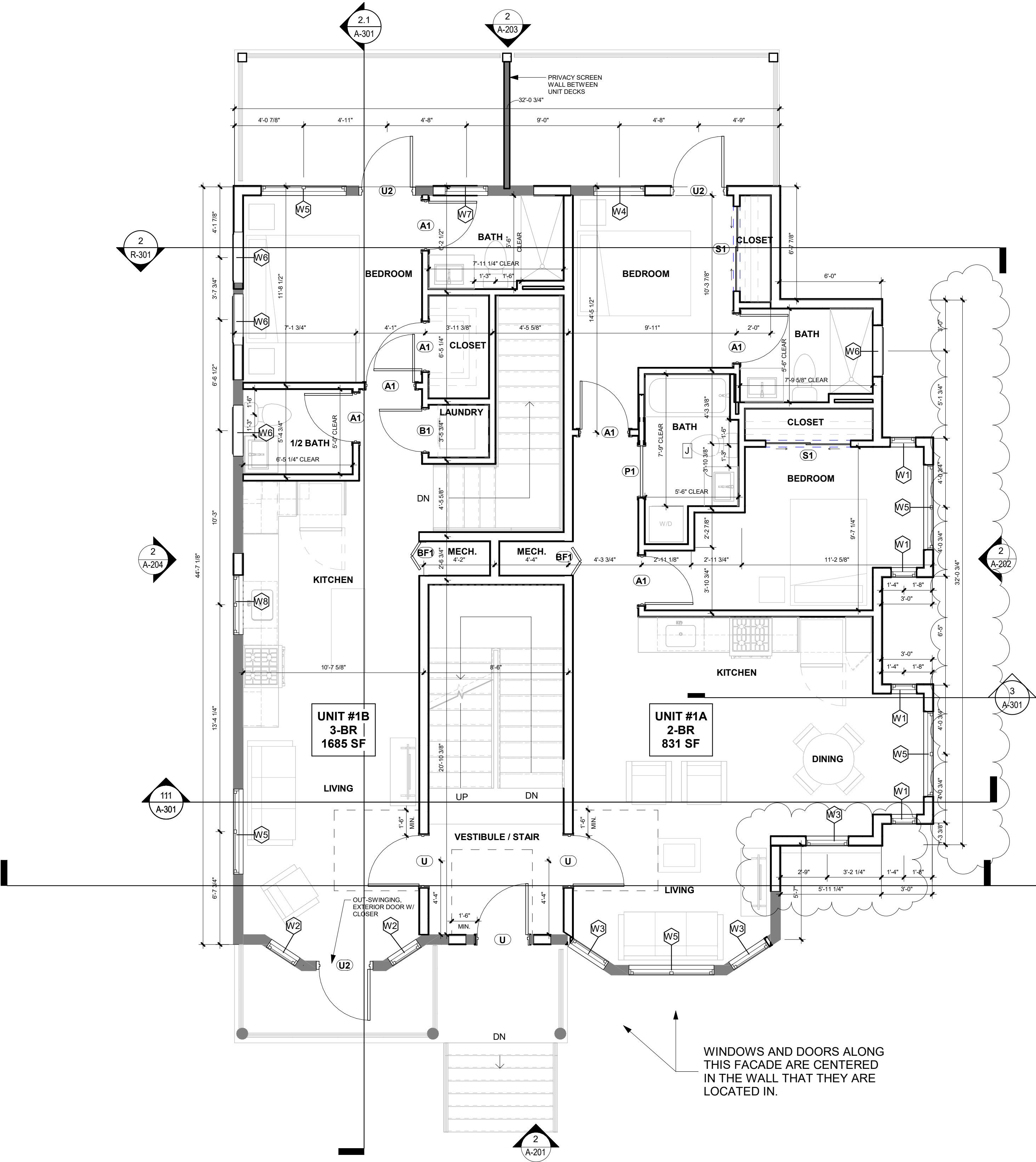
	06/15/2026	Special Permit R1
	03/19/2026	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 000000.00
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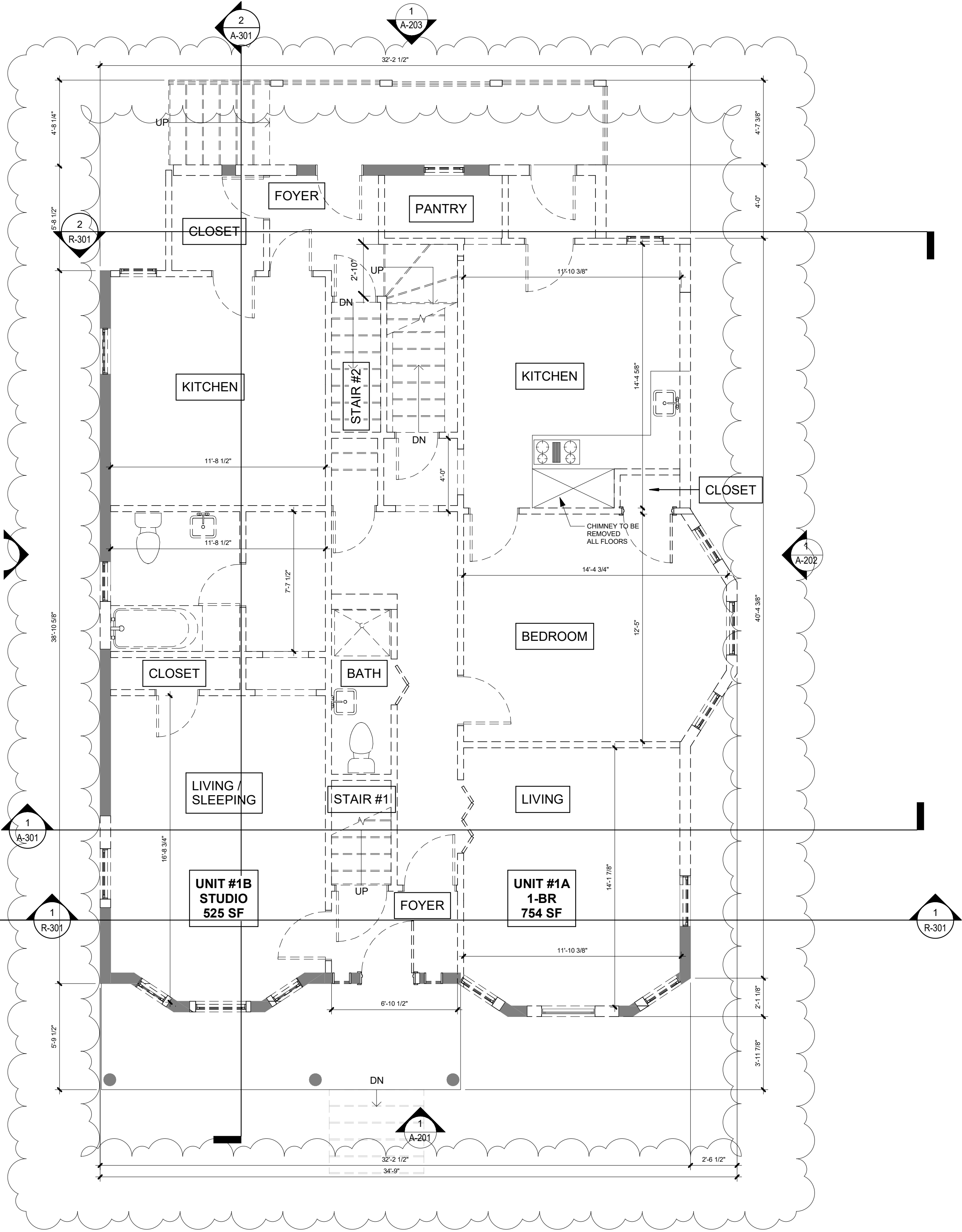
SHEET TITLE

FLOOR PLANS -
LEVEL 1

A-102



1 LEVEL 1 - PROPOSED PLAN
1/4" = 1'-0"



2 LEVEL 1 - EXISTING PLAN
1/4" = 1'-0"

DOOR & FRAME SCHEDULE - UNIT					
DOOR MARK	FUNCTION	SIZE			DOOR TYPE
		WIDTH	HEIGHT	THK	
A1	INTERIOR DOOR	2'-8"	6'-8"	1 3/8"	SWINGING
AD1	ATTIC DOOR	2'-10"	4'-0"	1 3/8"	SWINGING
AD2	ATTIC DOOR	2'-0"	3'-0"	1 3/8"	SWINGING
B1	INTERIOR DOOR	2'-6"	6'-8"	1 3/8"	SWINGING
BF1	BI-FOLD DOOR	2'-0"	6'-8"	1 3/8"	2-PANEL
BF2	BI-FOLD DOOR	2'-6"	6'-8"	1 3/8"	2-PANEL
P1	POCKET DOOR	3'-0"	6'-8"	1 3/4"	
S1	CLOSET DOOR	5'-0"	7'-0"	1 1/2"	BY-PASS DOORS
U	UNIT ENTRY DOOR	3'-0"	7'-0"	1 3/4"	SWINGING, EXTERIOR
U2	UNIT BALCONY DOOR	3'-0"	6'-8"	1 3/4"	SWINGING, EXTERIOR
U3	UNIT BALCONY DOOR	6'-0"	6'-8"		SLIDER

GENERAL BATH NOTES

- WALL REINFORCEMENT REQUIRED AT ALL ACCESSORY LOCATIONS.
- ALL ROBE HOOKS TO BE MOUNTED ON WALL, NOT DOOR PANEL.
- DENSHIELD OR EQUAL BEHIND ALL WALL TILE.
- BLOCKING TO BE PROVIDED WHERE SPECIFIED IN FLOOR PLANS ONLY PER MAAB GROUP 1 BATHROOMS 42.5.3: "THE WALL ADJACENT TO AND BEHIND THE WATER CLOSET SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 32"-38" ABOVE THE FLOOR. THE BACK WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR CORNER TO 6" PAST THE WIDEST PART OF THE WATER CLOSET. THE SIDE WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR CORNER TO A DISTANCE OF 6" BEYOND THE FRONT EDGE OF THE WATER CLOSET, UNLESS INTERRUPTED BY A DOOR OR OTHER FIXTURE, THEN THE REINFORCEMENT SHALL BE INSTALLED AS FAR AS POSSIBLE."
- BLOCKING TO BE PROVIDED WHERE SPECIFIED IN FLOOR PLANS ONLY PER MAAB GROUP 1 BATHROOMS 42.7.1: "ALL TUB WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 6" ABOVE THE TUB RIM TO A HEIGHT OF 48" ABOVE THE TUB BOTTOM AND SHALL EXTEND THE LENGTH AND WIDTH OF THE TUB".
- PER MAAB GROUP 2 BATHROOMS 44.6.2.b: "ALL WALLS OF THE SHOWER SHALL HAVE STRUCTURAL REINFORCEMENT TO ALLOW THE FUTURE INSTALLATION OF A SEAT AND GRAB BARS, AT ANY LOCATION FROM THE FLOOR TO A HEIGHT OF 60" ABOVE THE FLOOR"
- MATCH MIRROR WIDTH TO VANITY WIDTH.

GENERAL KITCHEN NOTES

- BLOCKING REQUIRED AT ALL UPPER WALL CABINET LOCATIONS. SEE SPECIFICATIONS.
- COUNTERTOPS OVERHANG 2'-0" DEEP BASE CABINETS BY 1", TYP.
- TYPICAL DIMENSIONS ARE PROVIDED FOR IDENTIFYING CABINET SIZES AND QUANTITIES PRIOR TO CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS PRIOR TO SHOP DRAWINGS/ORDERING CABINETS. FIELD MEASURE ALL COUNTERTOPS PRIOR TO FABRICATION.
- OUTLET AND SWITCHES AT COUNTERTOP INSTALLED AT MAX HT OF 46" TO CENTERLINE OF RECEPTACLE; MIN 36" FROM INSIDE CORNER.

GENERAL PLAN NOTES

- ALL CONCRETE WALLS ARE DIMENSIONED FACE TO FACE.
- ALL STUD WALLS ARE DIMENSIONED CENTERLINE TO CENTERLINE OF STUD.
- ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF MASONRY OR EXTERIOR FACE OF STUD.
- ALL OPENINGS WITHIN A MASONRY WALL ARE DIMENSIONED TO THE MASONRY OPENING.
- ALL OPENINGS WITHIN A STUD WALL ARE DIMENSIONED TO CENTERLINE OF OPENING.
- COORDINATE ALL FOOTINGS, PIERS, SLABS, AND DETAILS WITH STRUCTURAL DRAWINGS AND SPECIFICATIONS.
- UNLESS OTHERWISE NOTED, INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD.
- INTERIOR DIMENSIONS TO THE EXTERIOR WALL ARE TO THE OUTSIDE FACE OF STUD/OUTSIDE FACE OF FOUNDATION.

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER
SOMERVILLE, MA

ARCHITECT



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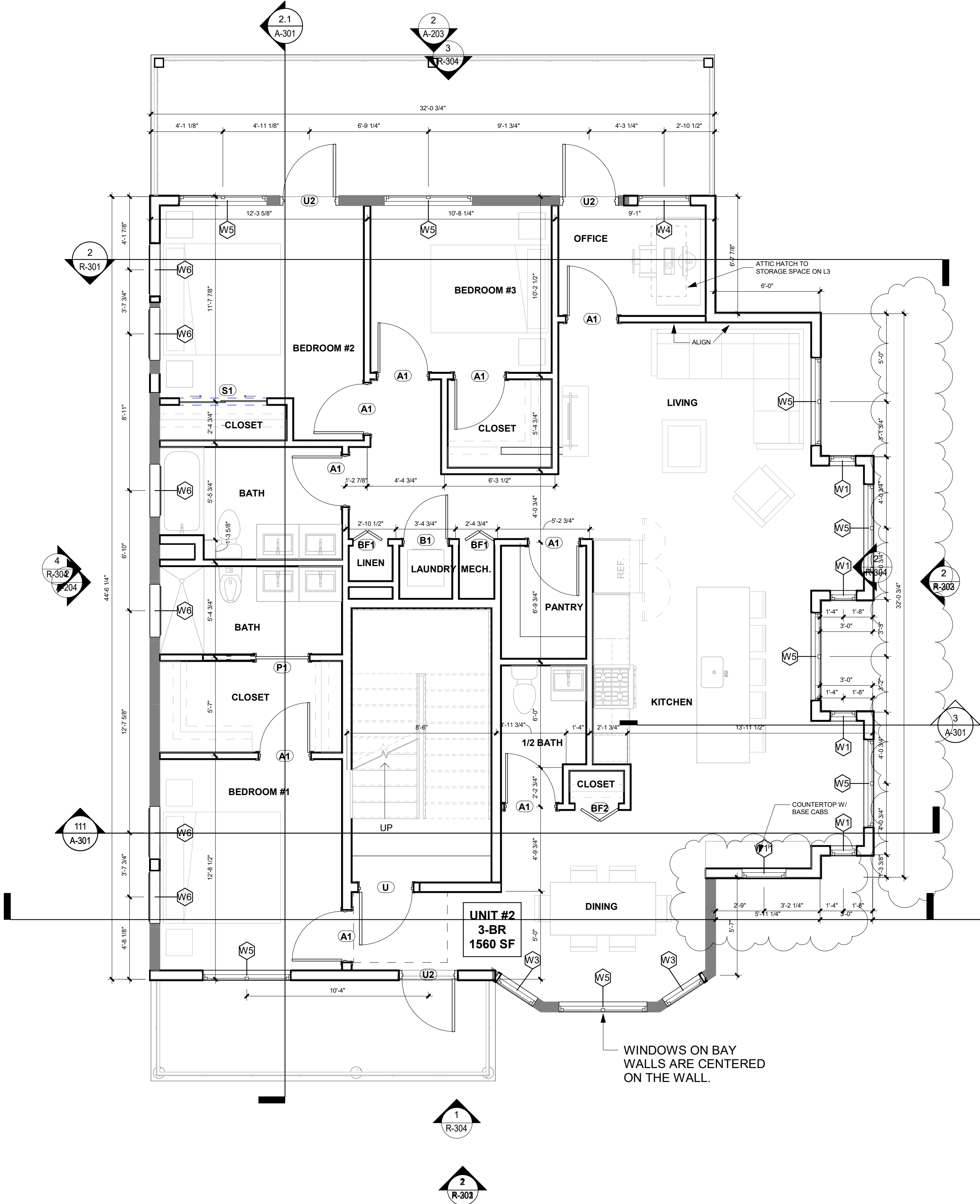
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	03/19/2026	SPECIAL PERMIT SET
	DATE	DESCRIPTION

PROJECT NUMBER: 000000.00
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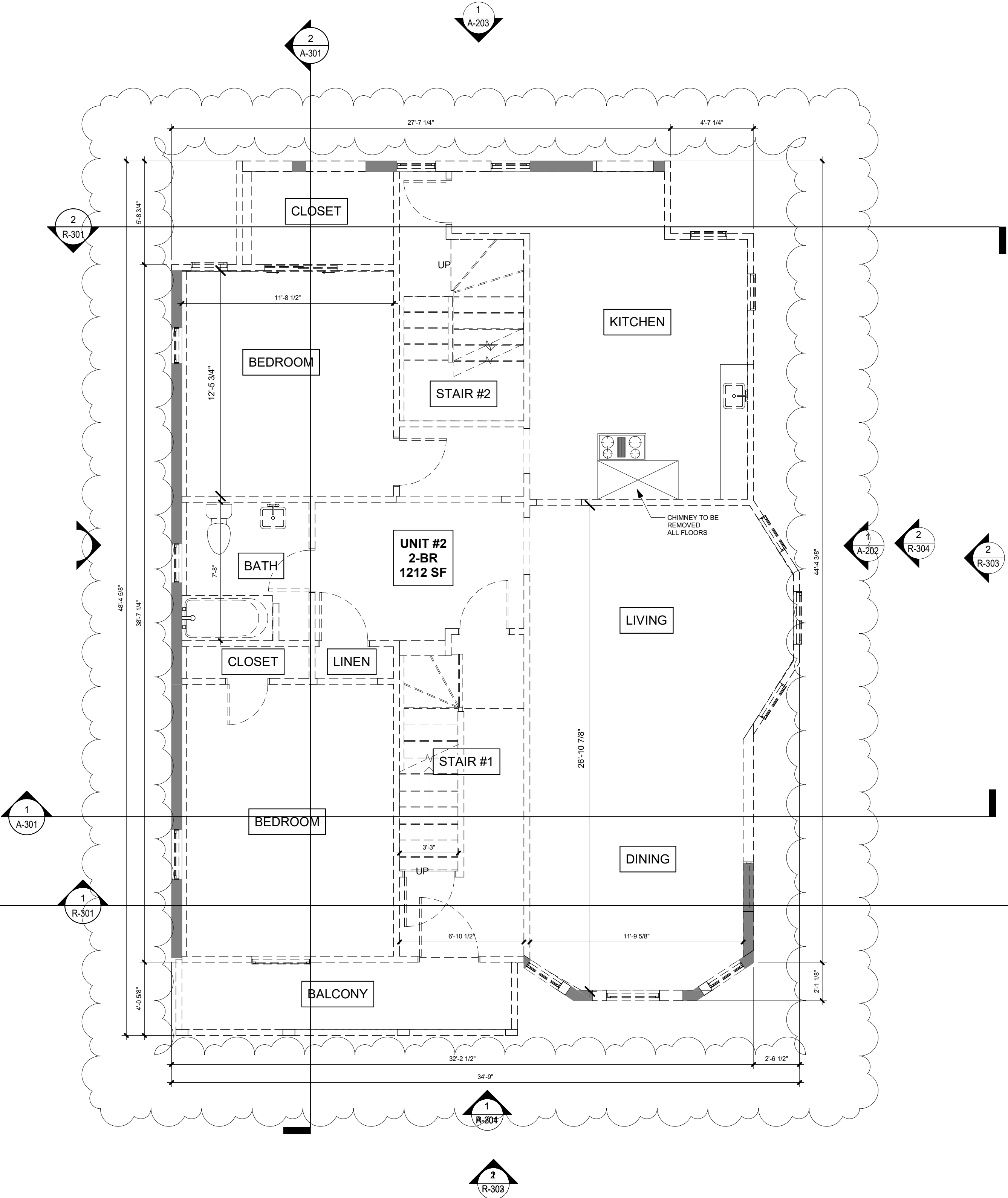
SHEET TITLE

FLOOR PLANS -
LEVEL 2

A-103



1 LEVEL 2 - PROPOSED PLAN
1/4" = 1'-0"



3 LEVEL 2 - EXISTING PLAN
1/4" = 1'-0"

DOOR & FRAME SCHEDULE - UNIT					
DOOR MARK	FUNCTION	SIZE			DOOR TYPE
		WIDTH	HEIGHT	THK	
A1	INTERIOR DOOR	2'-8"	6'-8"	1 3/8"	SWINGING
AD1	ATTIC DOOR	2'-10"	6'-8"	1 3/8"	SWINGING
AD2	ATTIC DOOR	2'-0"	3'-0"	1 3/8"	SWINGING
B1	INTERIOR DOOR	2'-6"	6'-8"	1 3/8"	SWINGING
BF1	BI-FOLD DOOR	2'-0"	6'-8"	1 3/8"	2-PANEL
BF2	BI-FOLD DOOR	2'-6"	6'-8"	1 3/8"	2-PANEL
P1	POCKET DOOR	3'-0"	6'-8"	1 3/4"	
S1	CLOSET DOOR	5'-0"	7'-0"	1 1/2"	BY-PASS DOORS
U	UNIT ENTRY DOOR	3'-0"	7'-0"	1 3/4"	SWINGING, EXTERIOR
U2	UNIT BALCONY DOOR	3'-0"	6'-8"	1 3/4"	SWINGING, EXTERIOR
U3	UNIT BALCONY DOOR	6'-0"	6'-8"		SLIDER

GENERAL BATH NOTES

- WALL REINFORCEMENT REQUIRED AT ALL ACCESSORY LOCATIONS.
- ALL ROBE HOOKS TO BE MOUNTED ON WALL, NOT DOOR PANEL.
- DENSHIELD OR EQUAL BEHIND ALL WALL TILE.
- BLOCKING TO BE PROVIDED WHERE SPECIFIED IN FLOOR PLANS ONLY PER MAAB GROUP 1 BATHROOMS 42.5.3: "THE WALL ADJACENT TO AND BEHIND THE WATER CLOSET SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 32"-38" ABOVE THE FLOOR. THE BACK WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR CORNER TO 6" PAST THE WIDEST PART OF THE WATER CLOSET. THE SIDE WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR CORNER TO A DISTANCE OF 6" BEYOND THE FRONT EDGE OF THE WATER CLOSET, UNLESS INTERRUPTED BY A DOOR OR OTHER FIXTURE, THEN THE REINFORCEMENT SHALL BE INSTALLED AS FAR AS POSSIBLE."
- BLOCKING TO BE PROVIDED WHERE SPECIFIED IN FLOOR PLANS ONLY PER MAAB GROUP 1 BATHROOMS 42.7.1: "ALL TUB WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 6" ABOVE THE TUB RIM TO A HEIGHT OF 48" ABOVE THE TUB BOTTOM AND SHALL EXTEND THE LENGTH AND WIDTH OF THE TUB".
- PER MAAB GROUP 2 BATHROOMS 44.6.2.b: "ALL WALLS OF THE SHOWER SHALL HAVE STRUCTURAL REINFORCEMENT TO ALLOW THE FUTURE INSTALLATION OF A SEAT AND GRAB BARS, AT ANY LOCATION FROM THE FLOOR TO A HEIGHT OF 60" ABOVE THE FLOOR"
- MATCH MIRROR WIDTH TO VANITY WIDTH.

GENERAL KITCHEN NOTES

- BLOCKING REQUIRED AT ALL UPPER WALL CABINET LOCATIONS. SEE SPECIFICATIONS.
- COUNTERTOPS OVERHANG 2'-0" DEEP BASE CABINETS BY 1", TYP.
- TYPICAL DIMENSIONS ARE PROVIDED FOR IDENTIFYING CABINET SIZES AND QUANTITIES PRIOR TO CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS PRIOR TO SHOP DRAWINGS/ORDERING CABINETS. FIELD MEASURE ALL COUNTERTOPS PRIOR TO FABRICATION.
- OUTLET AND SWITCHES AT COUNTERTOP INSTALLED AT MAX HT OF 46" TO CENTERLINE OF RECEPTACLE; MIN 36" FROM INSIDE CORNER.

GENERAL PLAN NOTES

- ALL CONCRETE WALLS ARE DIMENSIONED FACE TO FACE.
- ALL STUD WALLS ARE DIMENSIONED CENTERLINE TO CENTERLINE OF STUD.
- ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF MASONRY OR EXTERIOR FACE OF STUD.
- ALL OPENINGS WITHIN A MASONRY WALL ARE DIMENSIONED TO THE MASONRY OPENING.
- ALL OPENINGS WITHIN A STUD WALL ARE DIMENSIONED TO CENTERLINE OF OPENING.
- COORDINATE ALL FOOTINGS, PIERS, SLABS, AND DETAILS WITH STRUCTURAL DRAWINGS AND SPECIFICATIONS.
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- INTERIOR DIMENSIONS TO THE EXTERIOR WALL ARE TO THE OUTSIDE FACE OF STUD/OUTSIDE FACE OF FOUNDATION.

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER
SOMERVILLE, MA

ARCHITECT



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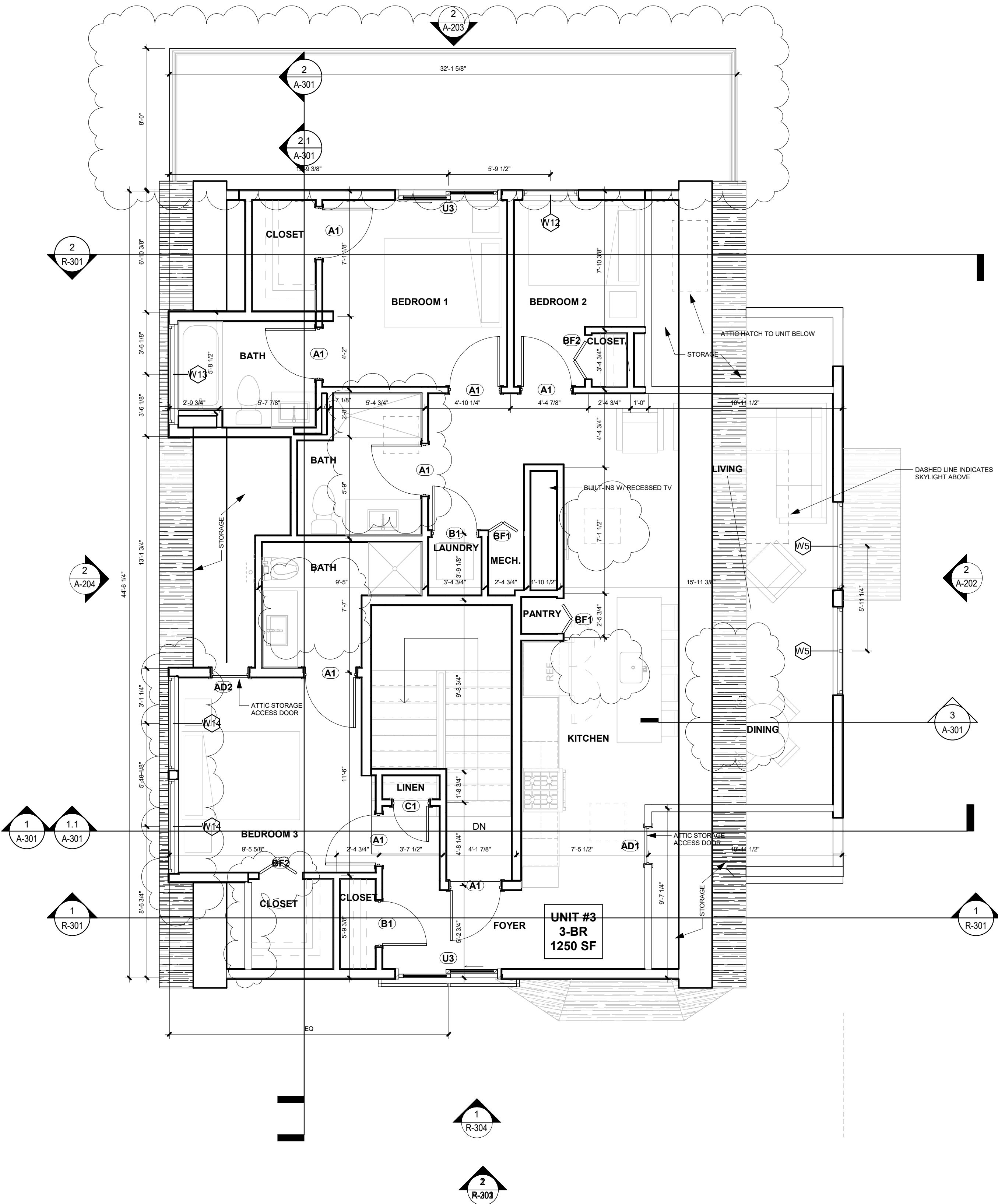
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	06/15/2026	Special Permit R1
	03/19/2026	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 000000.00
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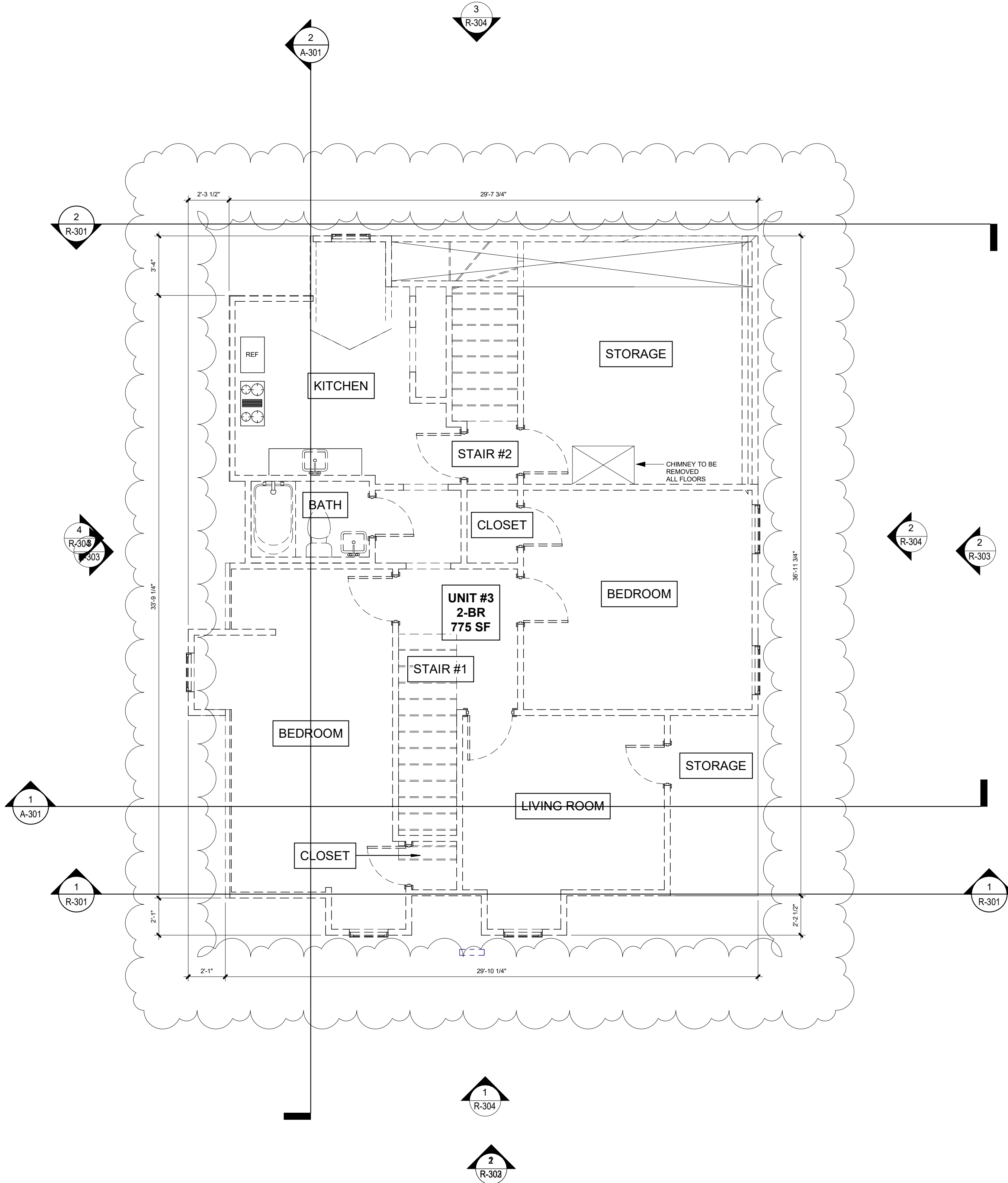
SHEET TITLE

FLOOR PLANS -
LEVEL 3 / ATTIC

A-104



1 LEVEL 3 / ATTIC - PROPOSED PLAN
1/4" = 1'-0"



2 LEVEL 3 / ATTIC - EXISTING PLAN
1/4" = 1'-0"

333 HIGHLAND
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SOMERVILLE,
MA 02144

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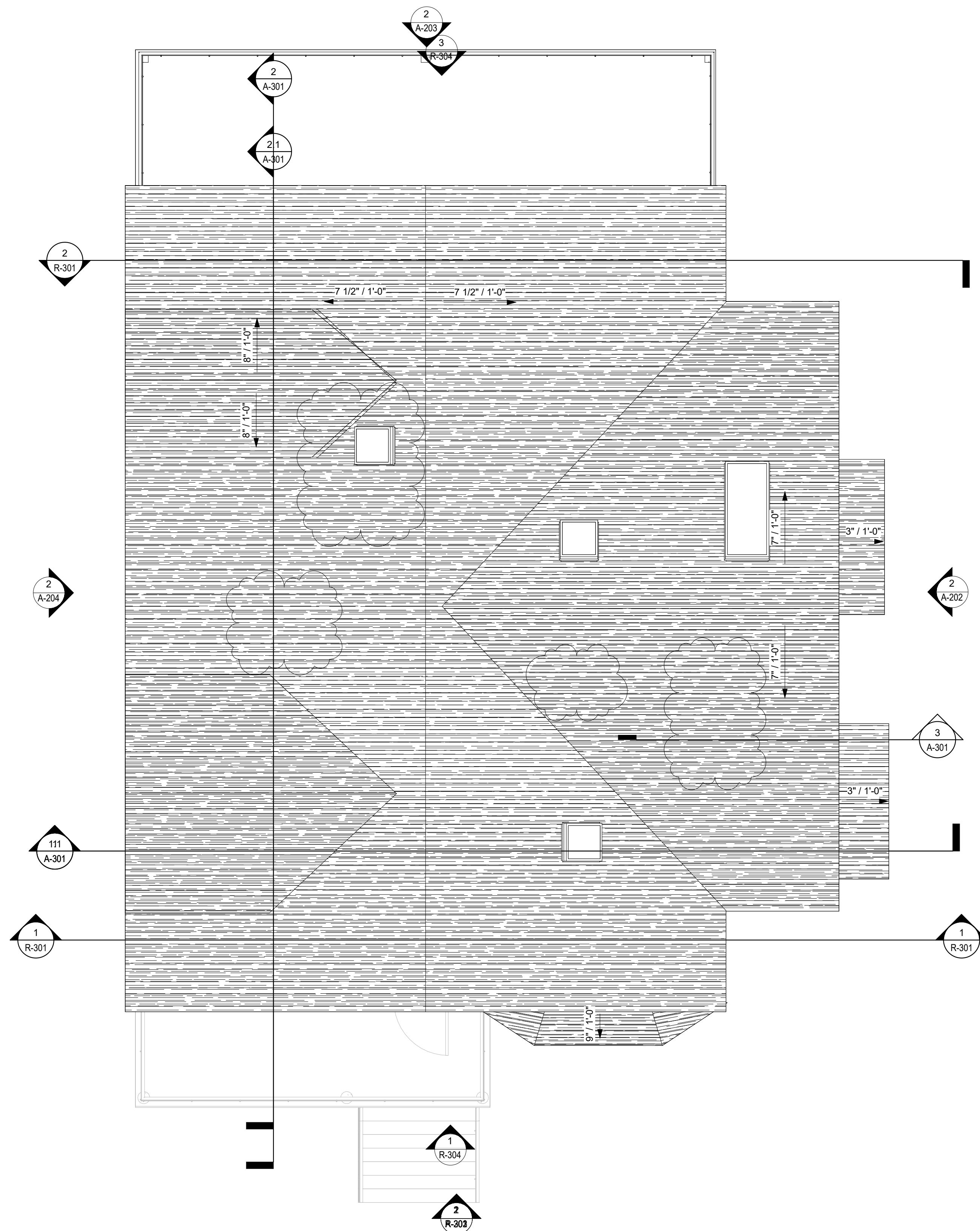
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MARK	DATE	DESCRIPTION

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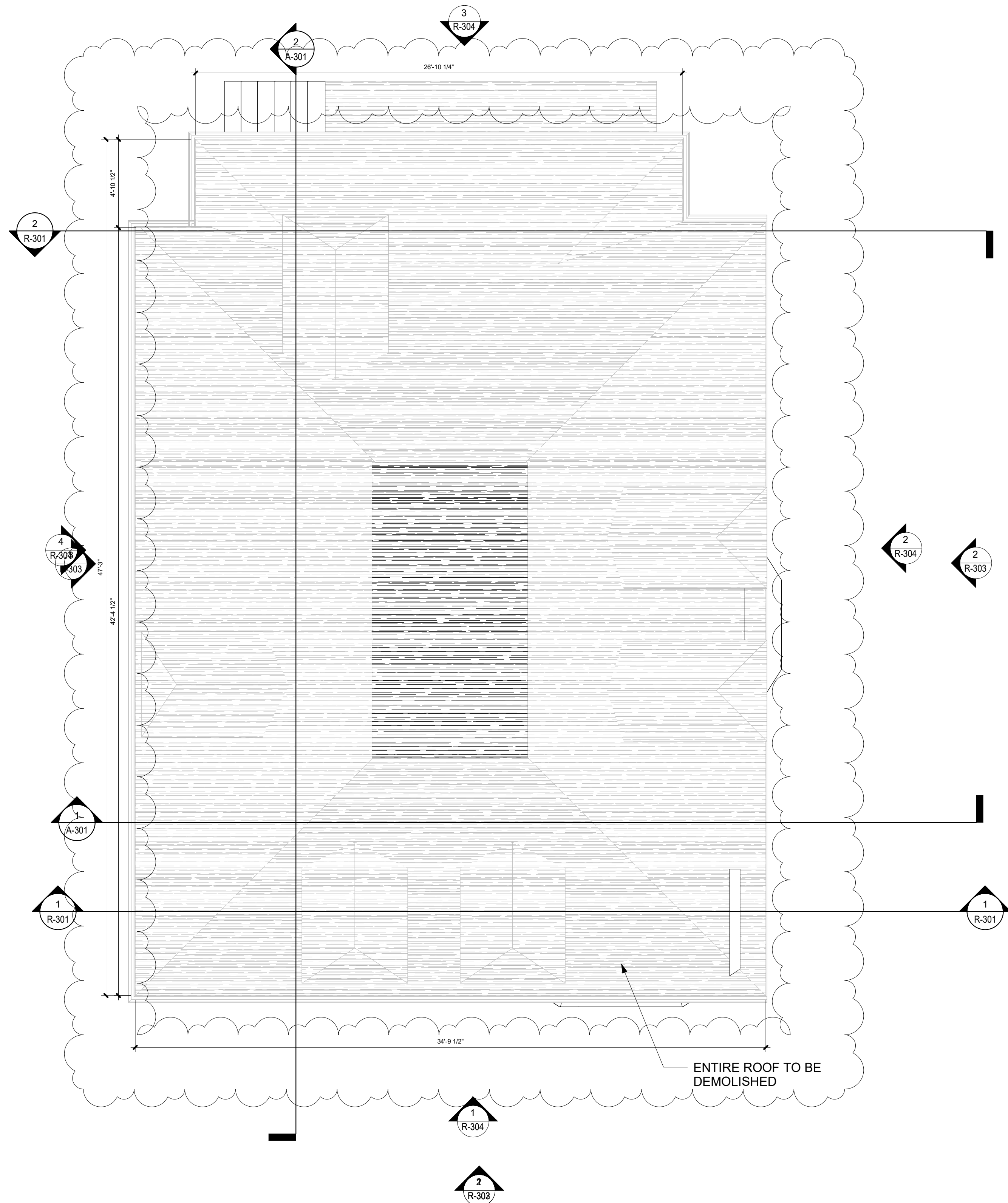
SHEET TITLE

FLOOR PLANS - ROOF

A-105



1 ROOF - PROPOSED PLAN
1/4" = 1'-0"



2 ROOF - EXISTING PLAN
1/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND

- SM1

SURFACE MOUNTED LIGHT FIXTURE
COORDINATE W/ ELECTRICAL DWGS
- SM2

SURFACE MOUNTED FIXTURE
- LS

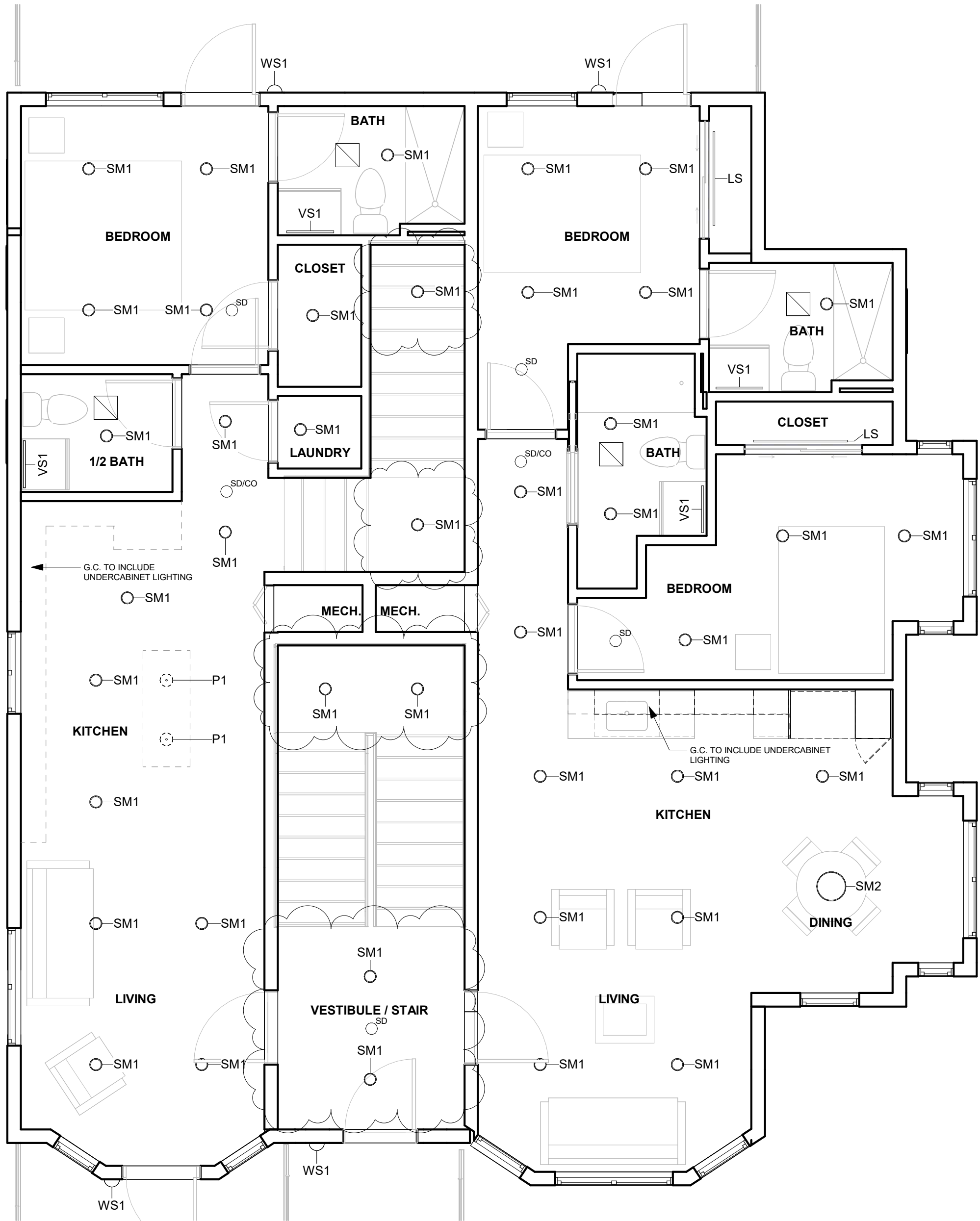
LINEAR LIGHT STRIP SURFACE MOUNTED
- LF

LINEAR LIGHT STRIP PENDANT
- VS1

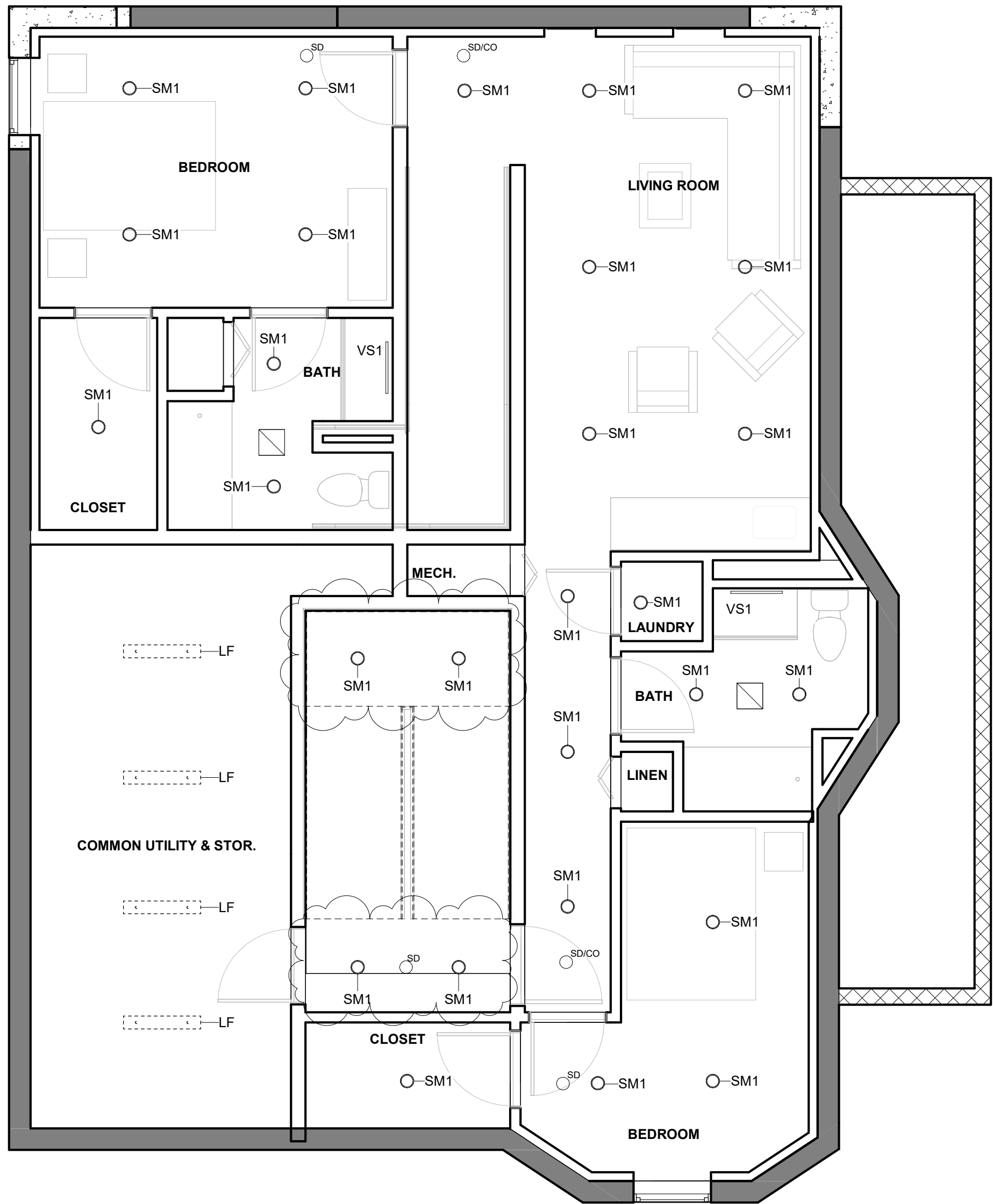
VANITY WALL SCONCE
- P1

PENDANT LIGHT FIXTURE
- WS1

WALL MOUNTED ENTRY SCONCE (EXTERIOR)
- SURFACE MOUNTED SMOKE DETECTOR
COORDINATE W/ ELECTRICAL DWGS
- SURFACE MOUNTED SMOKE CARBON
DIOXIDE DETECTOR COORDINATE W/
ELECTRICAL DWGS
- CEILING MOUNTED HVAC RETURN DIFFUSER
COORDINATE W/ HVAC DWGS



2 LEVEL 1 RCP
1/4" = 1'-0"



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

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SHEET TITLE

REFLECTED CEILING
PLANS

A-106

REFLECTED CEILING PLAN LEGEND

- SM1

SURFACE MOUNTED LIGHT FIXTURE
COORDINATE W/ ELECTRICAL DWGS
- SM2

SURFACE MOUNTED FIXTURE
- LS

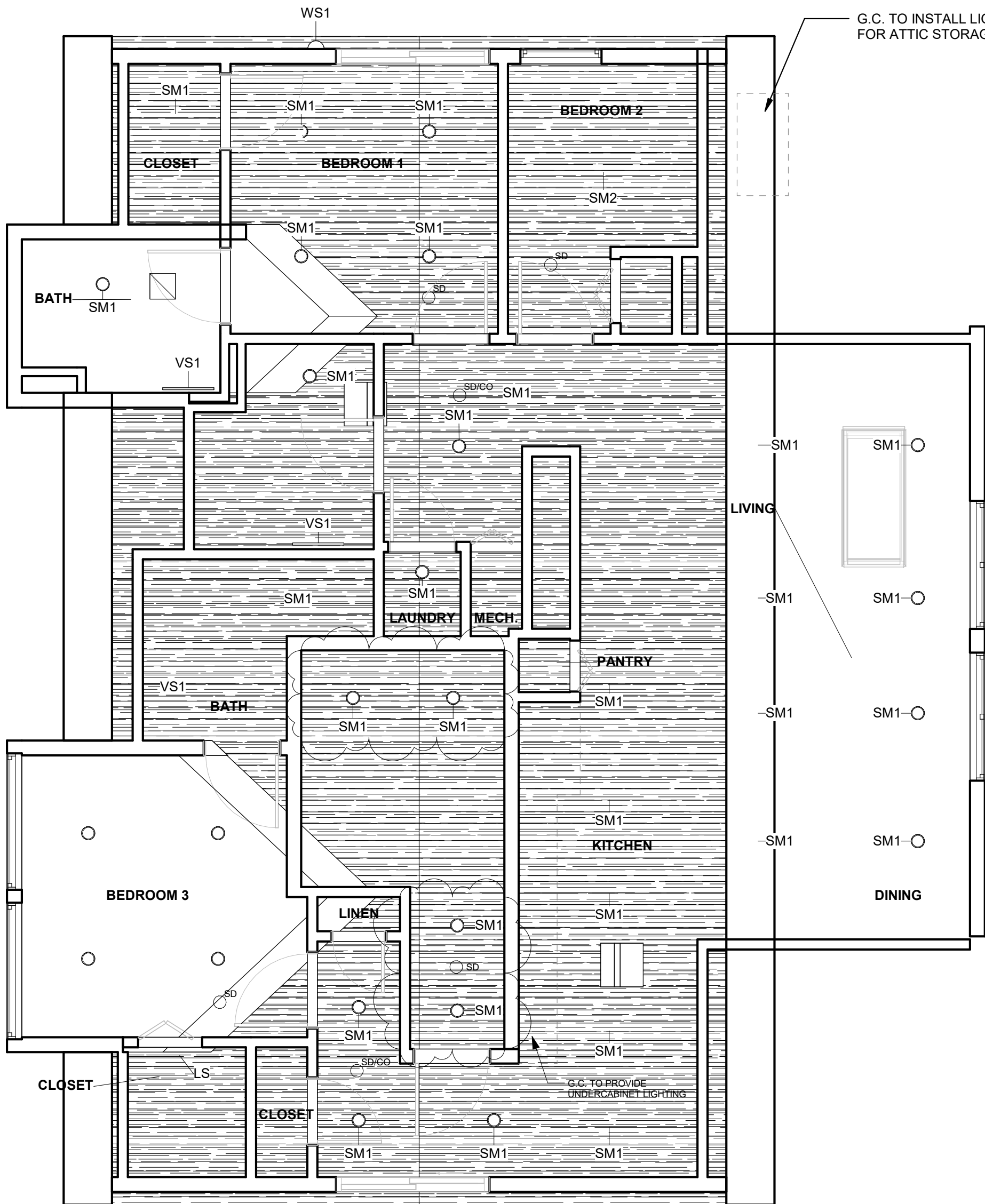
LINEAR LIGHT STRIP SURFACE MOUNTED
- LF

LINEAR LIGHT STRIP PENDANT
- VS1

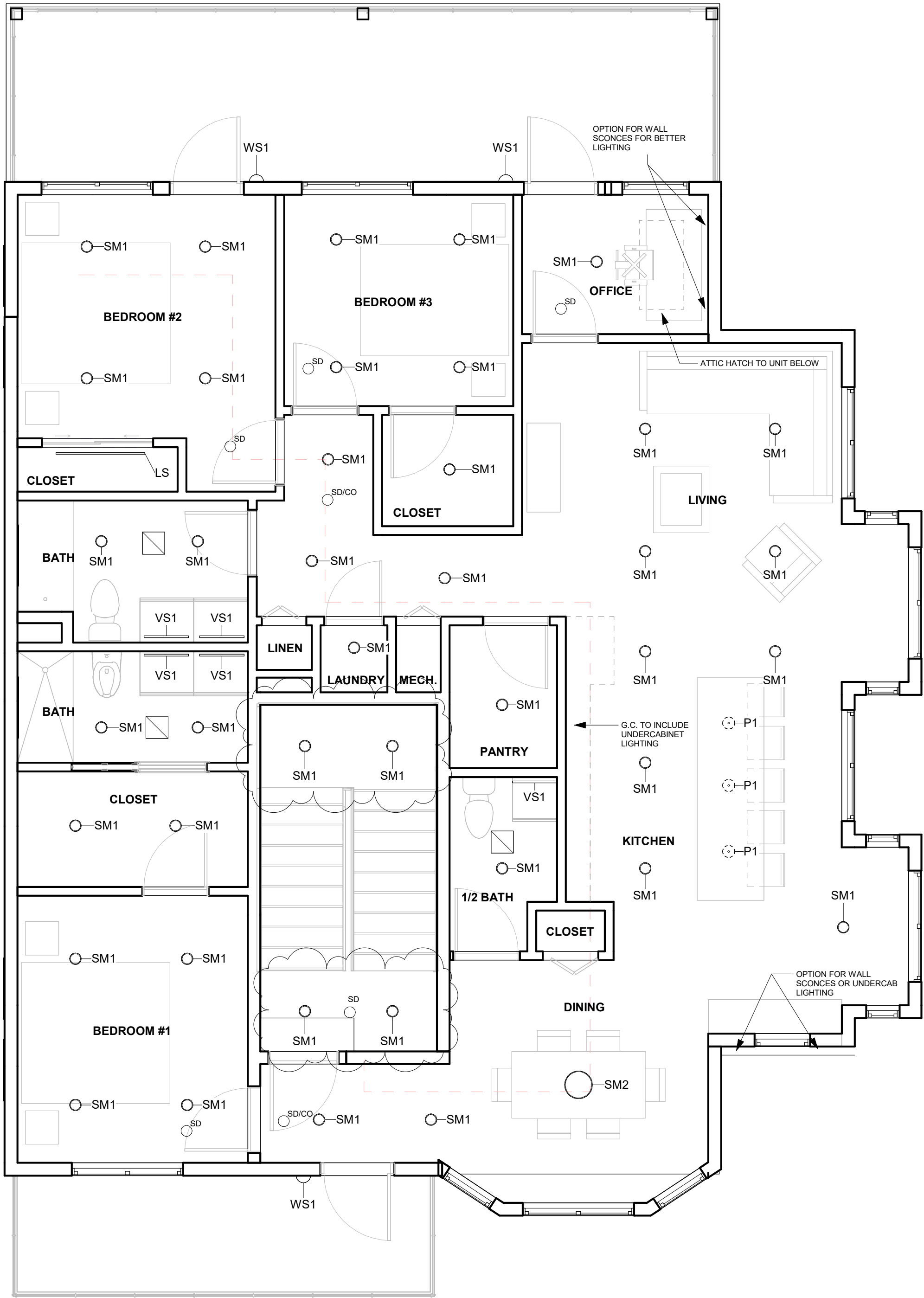
VANITY WALL SCONCE
- P1

PENDANT LIGHT FIXTURE
- WS1

WALL MOUNTED ENTRY SCONCE (EXTERIOR)
- SURFACE MOUNTED SMOKE DETECTOR
COORDINATE W/ ELECTRICAL DWGS
- SURFACE MOUNTED SMOKE CARBON
DIOXIDE DETECTOR COORDINATE W/
ELECTRICAL DWGS
- CEILING MOUNTED HVAC RETURN DIFFUSER
COORDINATE W/ HVAC DWGS



2 LEVEL 3 RCP
1/4" = 1'-0"



1 LEVEL 2 RCP
1/4" = 1'-0"

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SOMERVILLE,
MA 02144

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WAGNER
SOMERVILLE, MA

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SHEET TITLE

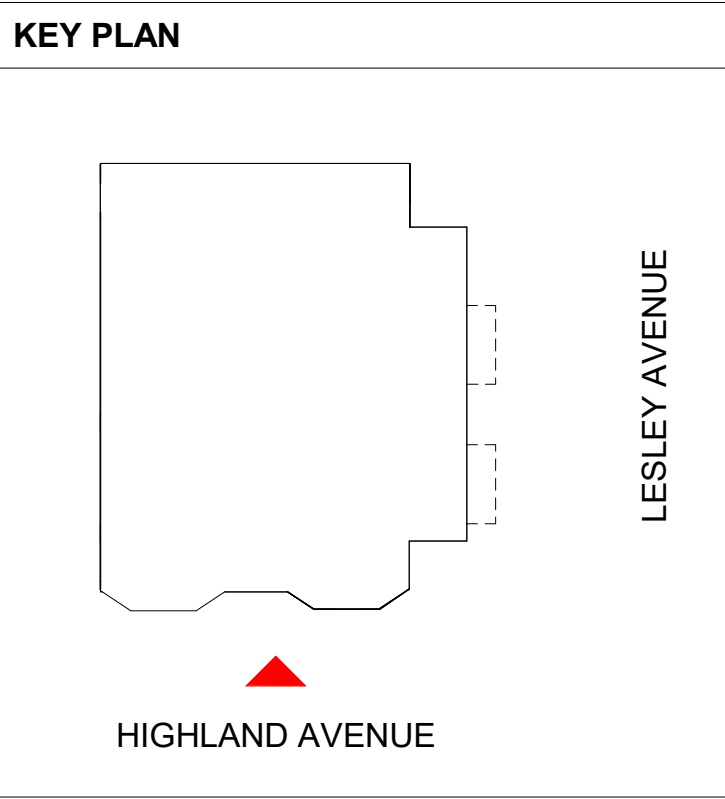
REFLECTED CEILING
PLANS

A-107

WINDOW...		
TYPE	SIZE	
	WIDTH	HEIGHT
SL1	2'-0"	2'-3"
SL2	2'-4"	6'-0"
W1	1'-6"	6'-0"
W2	2'-0"	6'-0"
W3	2'-6"	6'-0"
W4	3'-0"	6'-0"
W5	5'-0"	6'-0"
W6	3'-0"	1'-6"
W7	2'-6"	2'-6"
W8	3'-6"	4'-2"
W10	3'-0"	3'-6"
W11	2'-6"	4'-0"
W12	3'-2"	4'-6"
W13	5'-8"	2'-6"
W14	5'-4"	3'-6"

GENERAL NOTES FOR SAFETY GLAZING

SAFETY GLAZING MUST BE PROVIDED WHERE REQUIRED BY CODE, AND WHERE AN INDIVIDUAL PANEL MEETS ALL FOUR OF THE FOLLOWING REQUIREMENTS:
1.) GREATER THAN 9 SF,
2.) BOTTOM EDGE LESS THAN 18" AFF,
3.) TOP EDGE MORE THAN 36" AFF, AND
4.) WALKING SURFACE WITHIN 36"



2 PROPOSED SOUTH ELEVATION (HIGHLAND AVE.)
1/4" = 1'-0"

1 EXISTING SOUTH ELEVATION (HIGHLAND AVE.)
1/4" = 1'-0"

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
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PROJECT NUMBER: 000000.00		
DRAWN BY: Author		
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SHEET TITLE

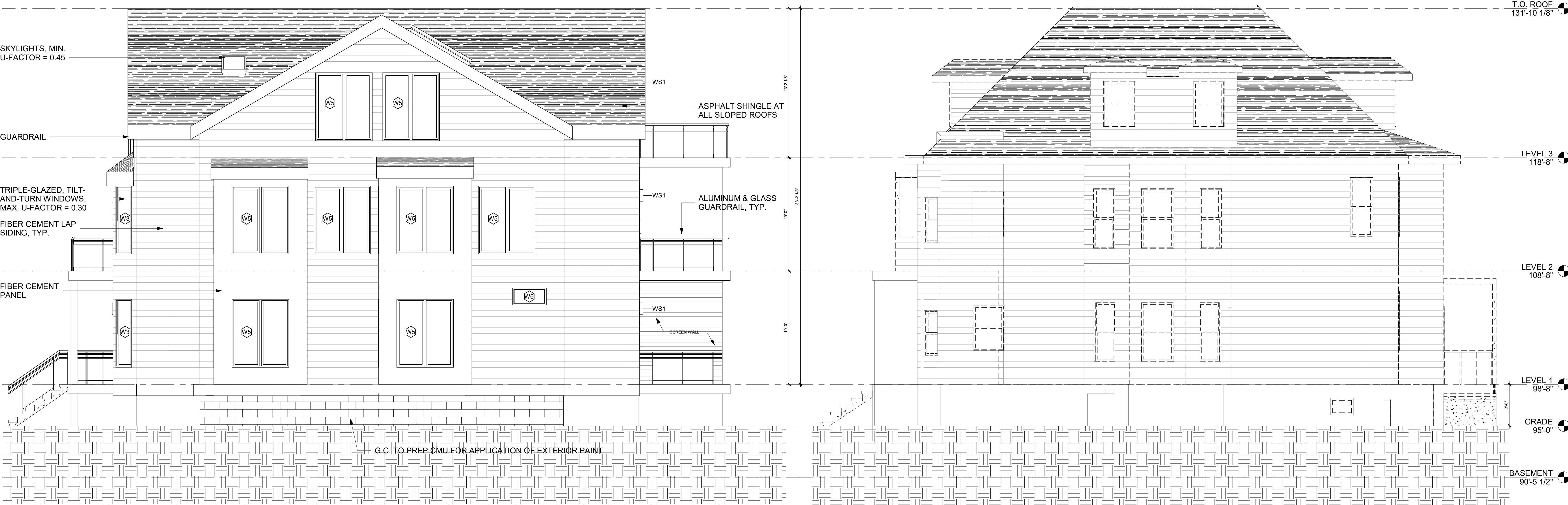
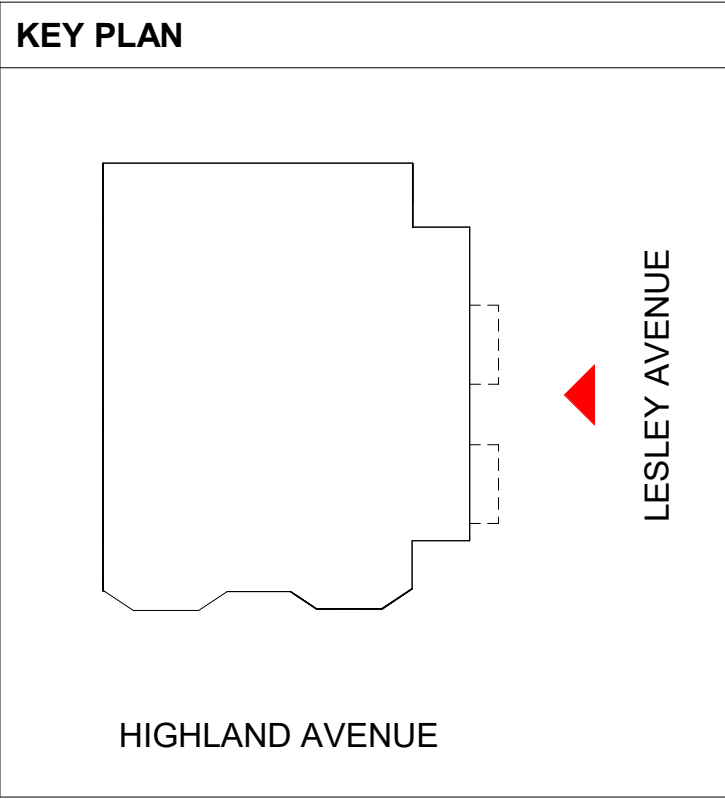
BUILDING
ELEVATIONS - SOUTH
(HIGHLAND AVE.)

A-201

WINDOW...		
TYPE	SIZE	
	WIDTH	HEIGHT
SL1	2'-0"	2'-3"
SL2	2'-4"	6'-0"
W1	1'-6"	6'-0"
W2	2'-0"	6'-0"
W3	2'-6"	6'-0"
W4	3'-0"	6'-0"
W5	5'-0"	6'-0"
W6	3'-0"	1'-6"
W7	2'-6"	2'-6"
W8	3'-6"	4'-2"
W10	3'-0"	3'-6"
W11	2'-6"	4'-0"
W12	3'-2"	4'-6"
W13	5'-8"	2'-6"
W14	5'-4"	3'-6"

GENERAL NOTES FOR SAFETY GLAZING

SAFETY GLAZING MUST BE PROVIDED WHERE REQUIRED BY CODE, AND WHERE AN INDIVIDUAL PANEL MEETS ALL FOUR OF THE FOLLOWING REQUIREMENTS:
1.) GREATER THAN 9 SF,
2.) BOTTOM EDGE LESS THAN 18" AFF,
3.) TOP EDGE MORE THAN 36" AFF, AND
4.) WALKING SURFACE WITHIN 36"



2 PROPOSED EAST ELEVATION (LESLEY AVE.)
1/4" = 1'-0"

1 EXISTING EAST ELEVATION (LESLEY AVE.)
1/4" = 1'-0"

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

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SOMERVILLE, MA



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03/19/2026		SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION
PROJECT NUMBER: 000000.00		
DRAWN BY: Author		
CHECKED BY: Checker		

SHEET TITLE

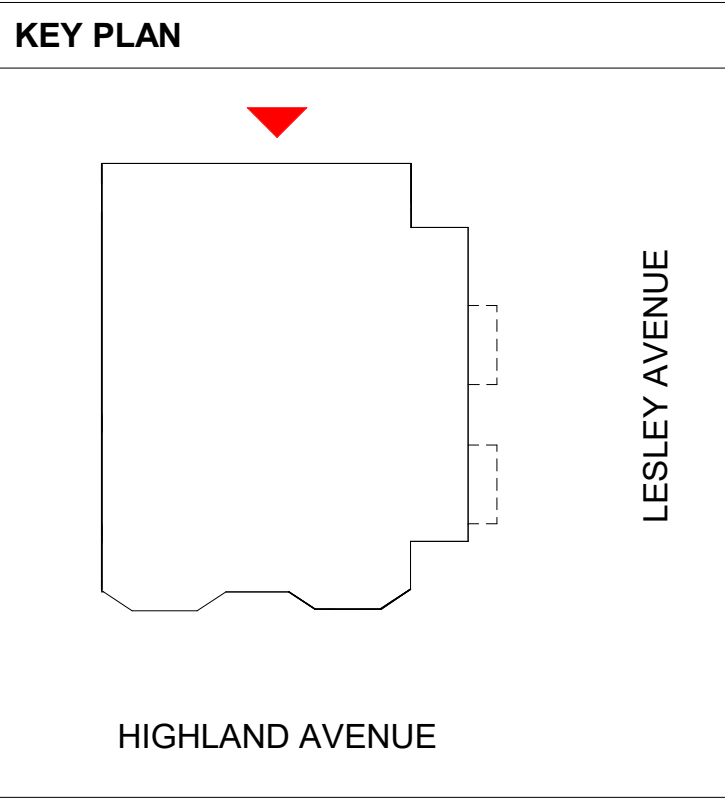
BUILDING
ELEVATIONS - EAST
(LESLEY AVE.)

A-202

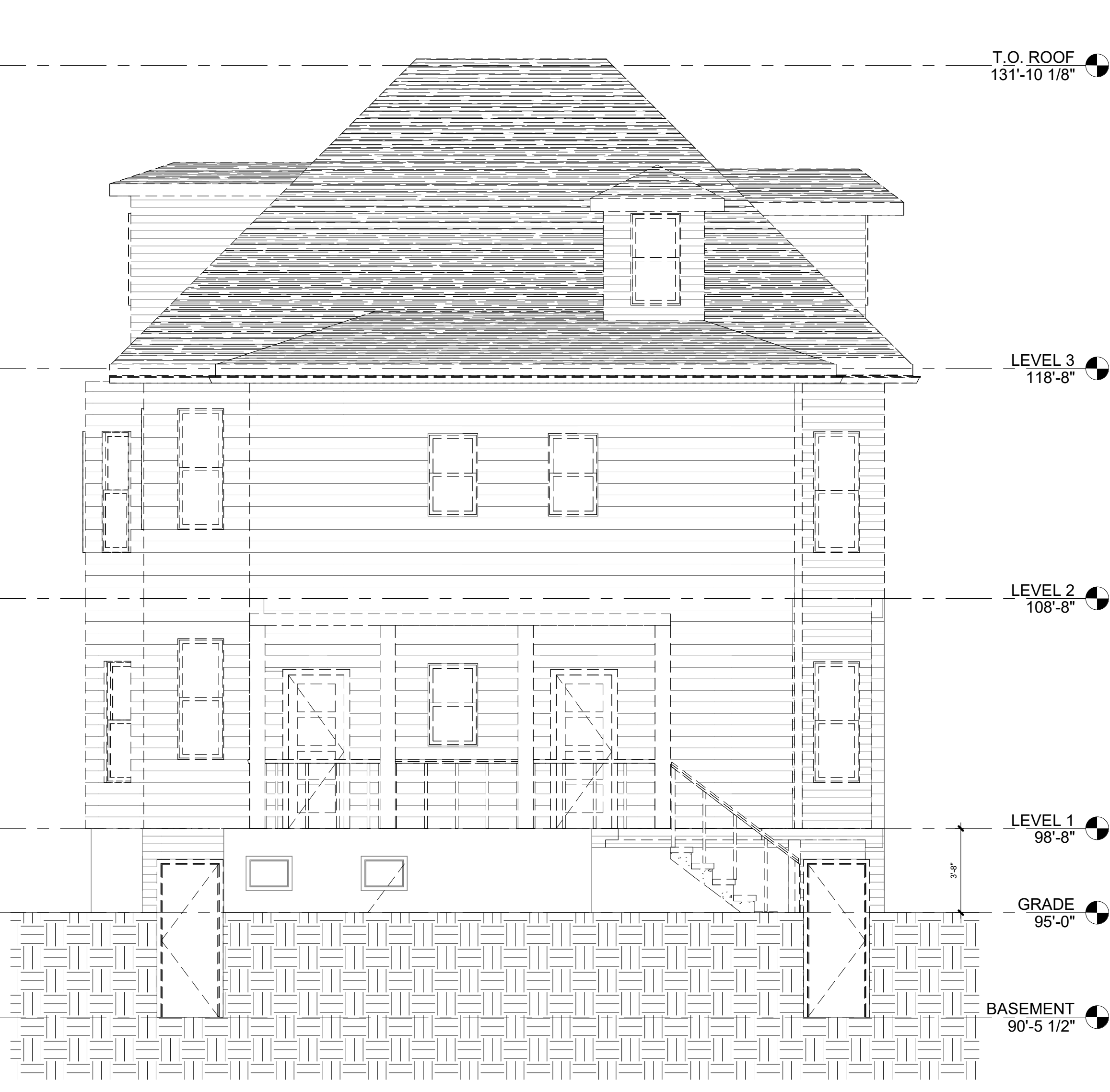
WINDOW...		
TYPE	SIZE	
	WIDTH	HEIGHT
SL1	2'-0"	2'-3"
SL2	2'-4"	6'-0"
W1	1'-6"	6'-0"
W2	2'-0"	6'-0"
W3	2'-6"	6'-0"
W4	3'-0"	6'-0"
W5	5'-0"	6'-0"
W6	3'-0"	1'-6"
W7	2'-6"	2'-6"
W8	3'-6"	4'-2"
W10	3'-0"	3'-6"
W11	2'-6"	4'-0"
W12	3'-2"	4'-6"
W13	5'-8"	2'-6"
W14	5'-4"	3'-6"

GENERAL NOTES FOR SAFETY GLAZING

SAFETY GLAZING MUST BE PROVIDED WHERE REQUIRED BY CODE, AND WHERE AN INDIVIDUAL PANEL MEETS ALL FOUR OF THE FOLLOWING REQUIREMENTS:
1.) GREATER THAN 9 SF,
2.) BOTTOM EDGE LESS THAN 18" AFF,
3.) TOP EDGE MORE THAN 36" AFF, AND
4.) WALKING SURFACE WITHIN 36"



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



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

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

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SOMERVILLE, MA

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SHEET TITLE

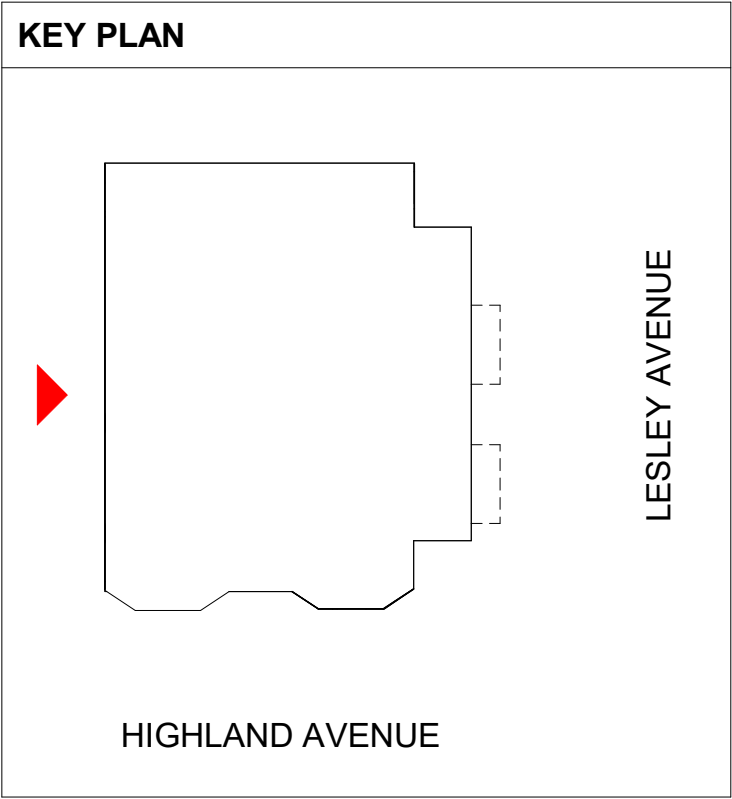
BUILDING
ELEVATIONS - NORTH

A-203

WINDOW...		
TYPE	SIZE	
	WIDTH	HEIGHT
SL1	2'-0"	2'-3"
SL2	2'-4"	6'-0"
W1	1'-6"	6'-0"
W2	2'-0"	6'-0"
W3	2'-6"	6'-0"
W4	3'-0"	6'-0"
W5	5'-0"	6'-0"
W6	3'-0"	1'-6"
W7	2'-6"	2'-6"
W8	3'-6"	4'-2"
W10	3'-0"	3'-6"
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GENERAL NOTES FOR SAFETY GLAZING

SAFETY GLAZING MUST BE PROVIDED WHERE REQUIRED BY CODE, AND WHERE AN INDIVIDUAL PANEL MEETS ALL FOUR OF THE FOLLOWING REQUIREMENTS:
1.) GREATER THAN 9 SF;
2.) BOTTOM EDGE LESS THAN 18" AFF,
3.) TOP EDGE MORE THAN 36" AFF, AND
4.) WALKING SURFACE WITHIN 36"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

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

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA



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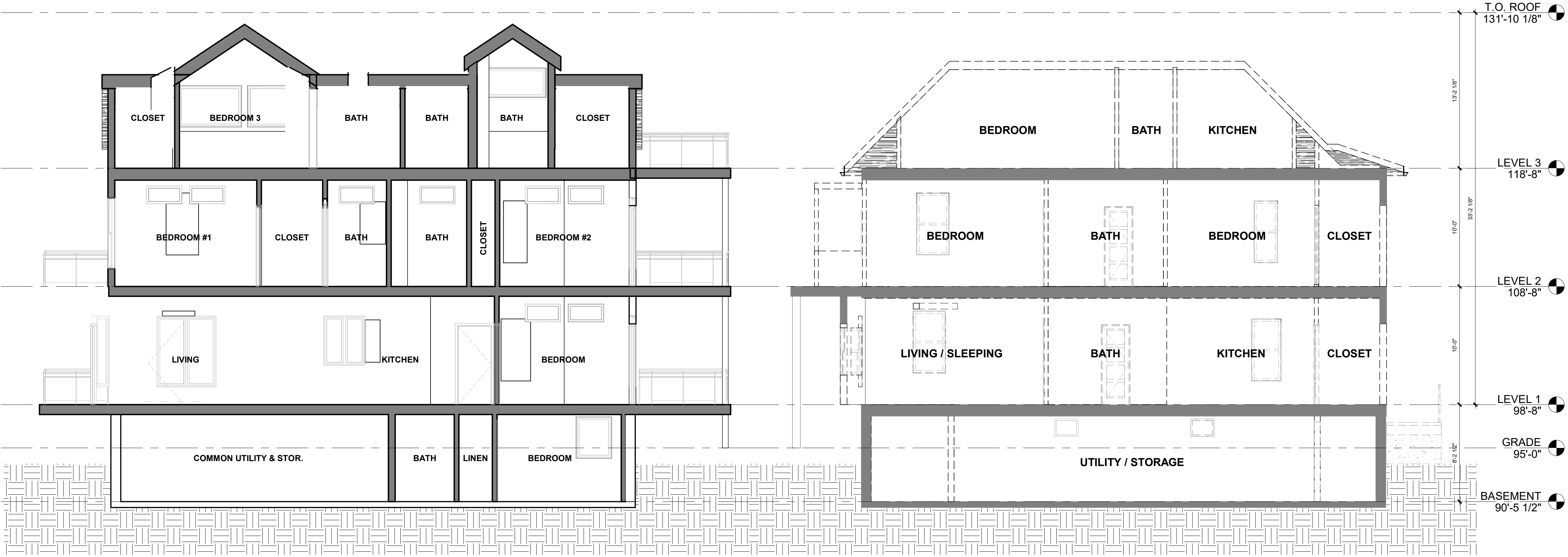
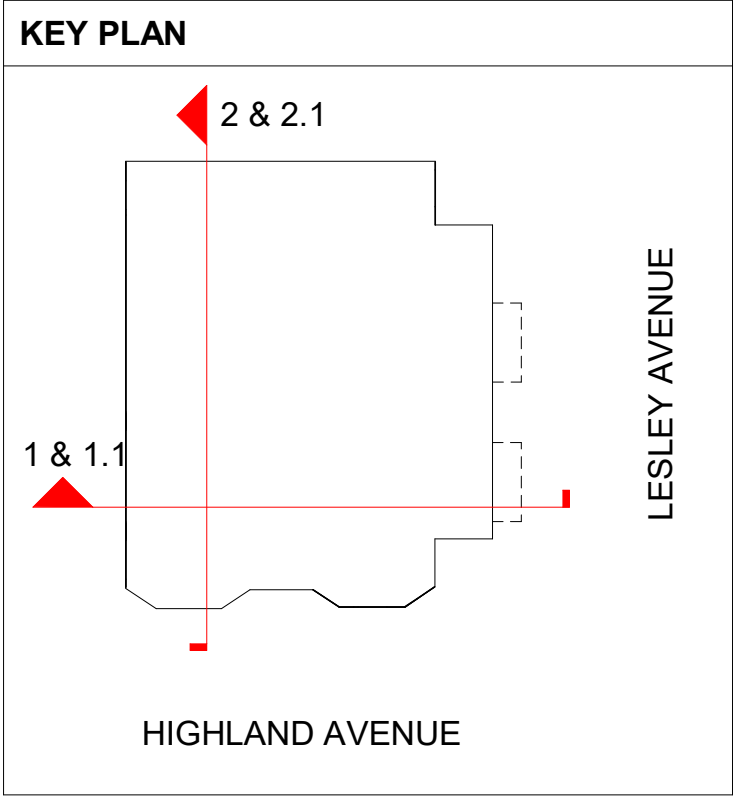
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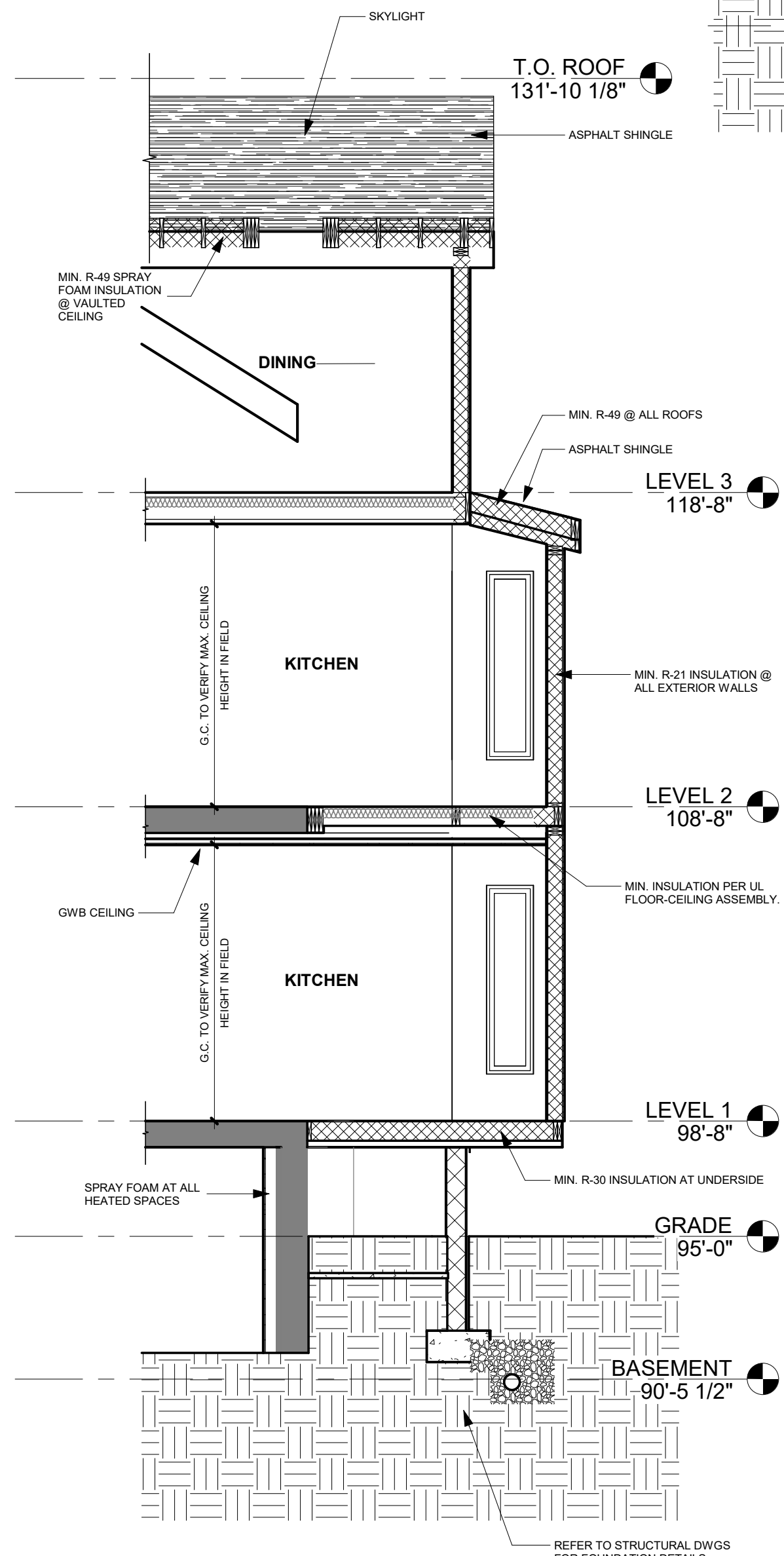
BUILDING
ELEVATIONS - WEST

A-204

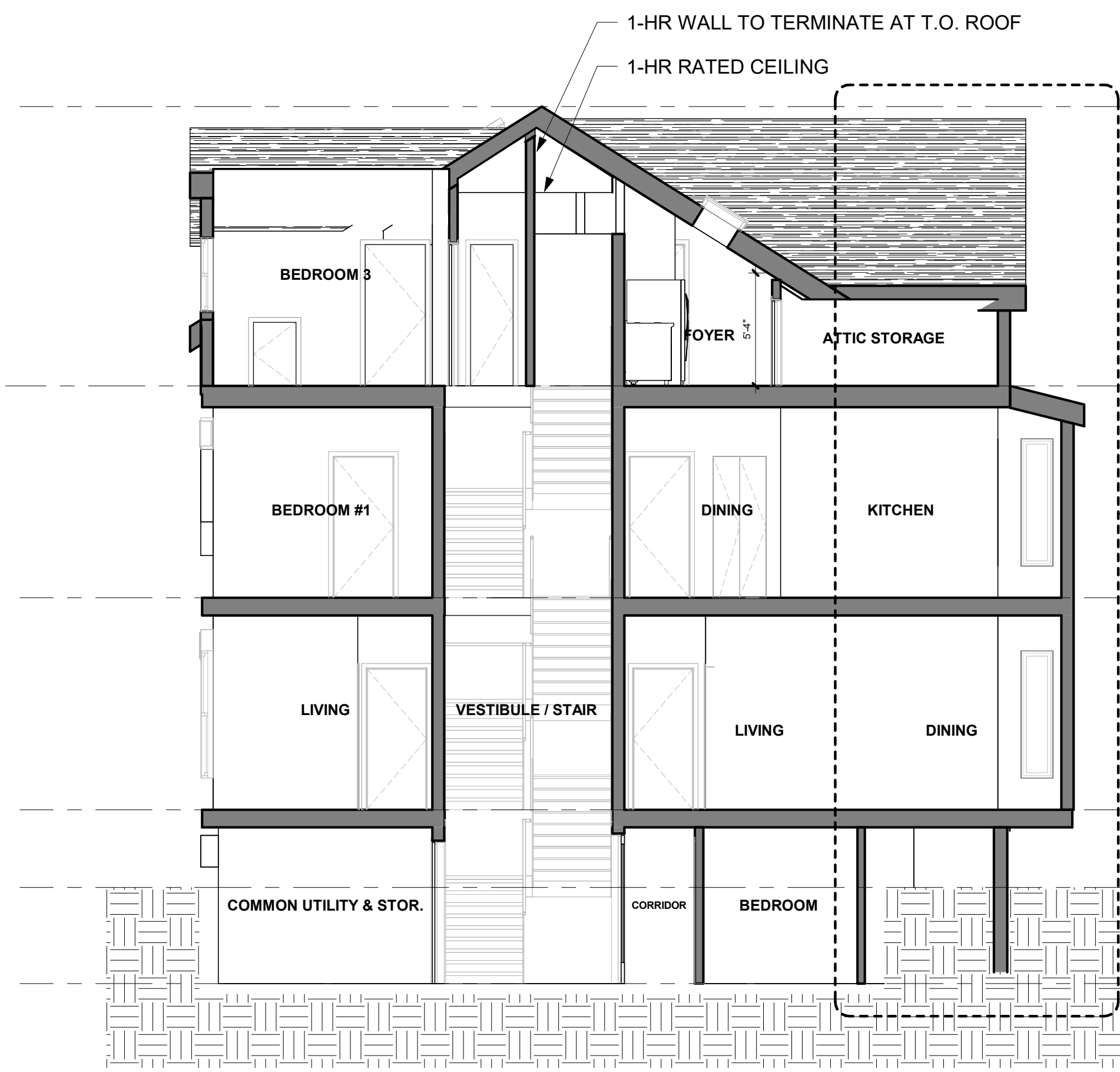


2.1 OVERALL SECTION - SOUTH TO NORTH (PROPOSED)
3/16" = 1'-0"

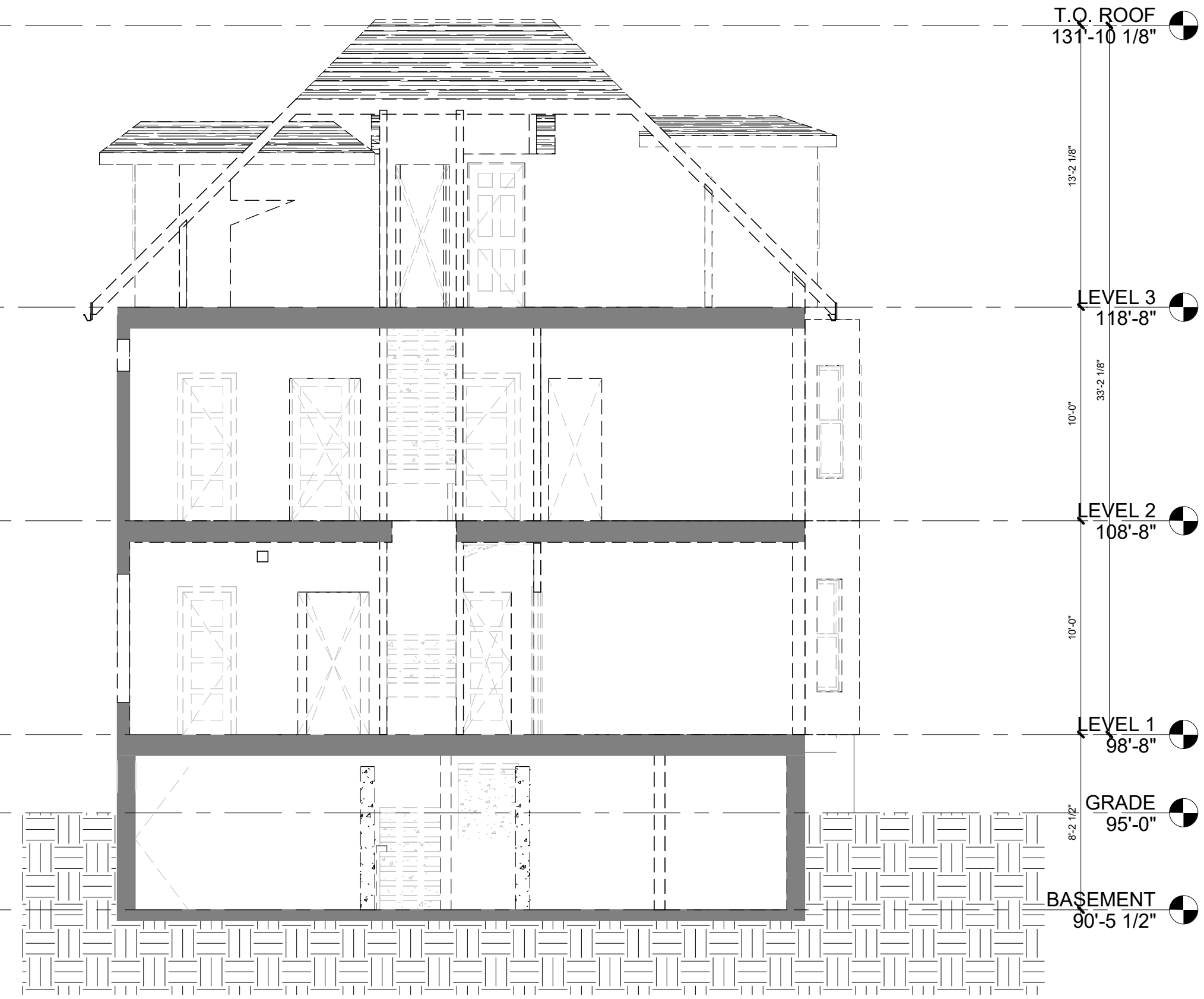
2 OVERALL SECTION - SOUTH TO NORTH (EXISTING)
3/16" = 1'-0"



3 Section 16
1/4" = 1'-0"



1.1 OVERALL SECTION - WEST TO EAST (PROPOSED)
3/16" = 1'-0"



1 OVERALL SECTION - WEST TO EAST (EXISTING)
3/16" = 1'-0"

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BUILDING & TYPICAL
WALL SECTIONS

A-301

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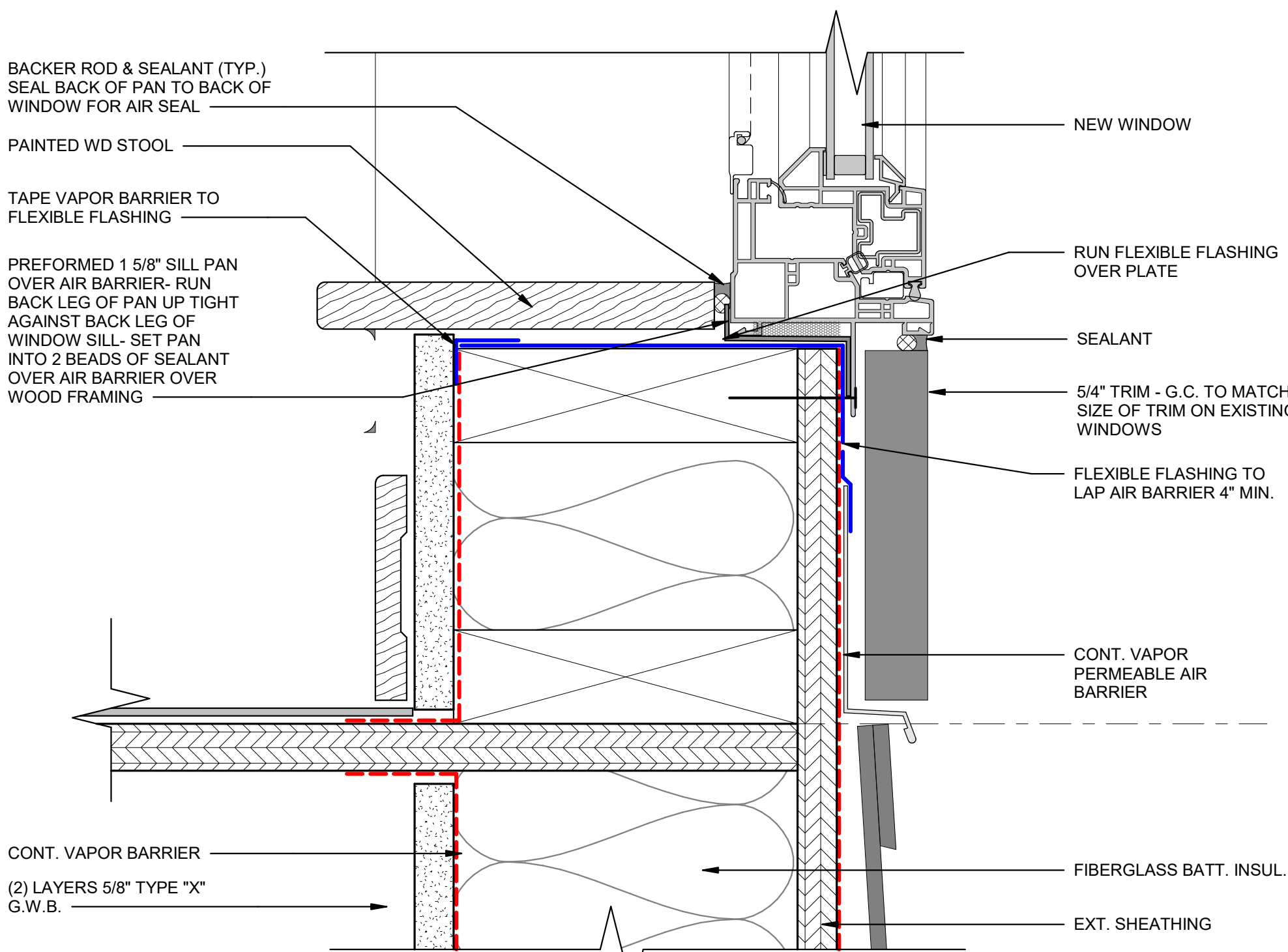
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WINDOW & DOOR
DETAILS

A-401

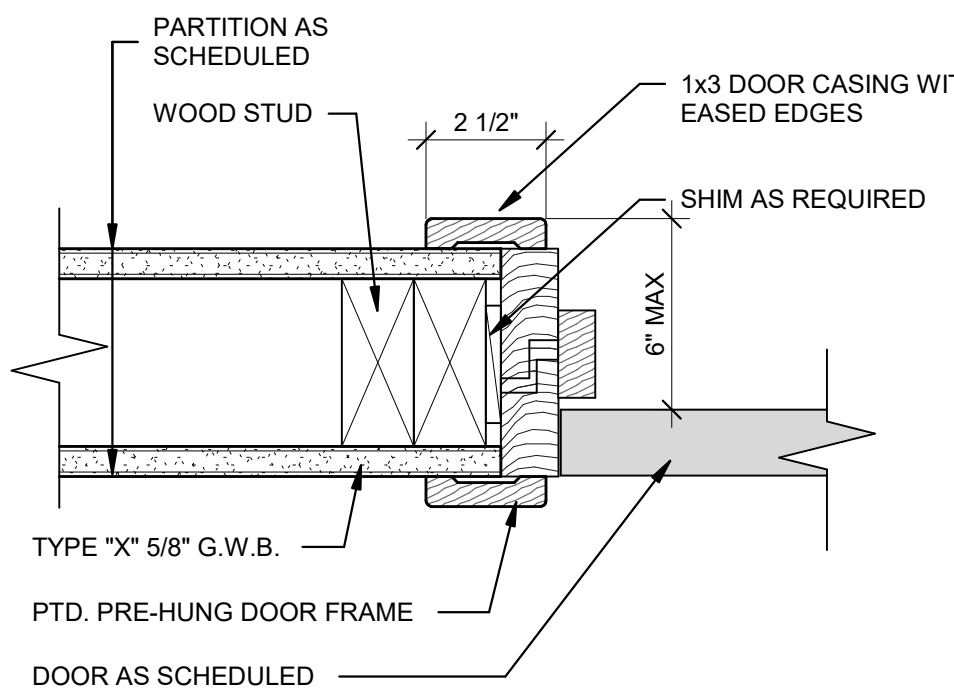
5 WINDOW HEAD
6" = 1'-0"



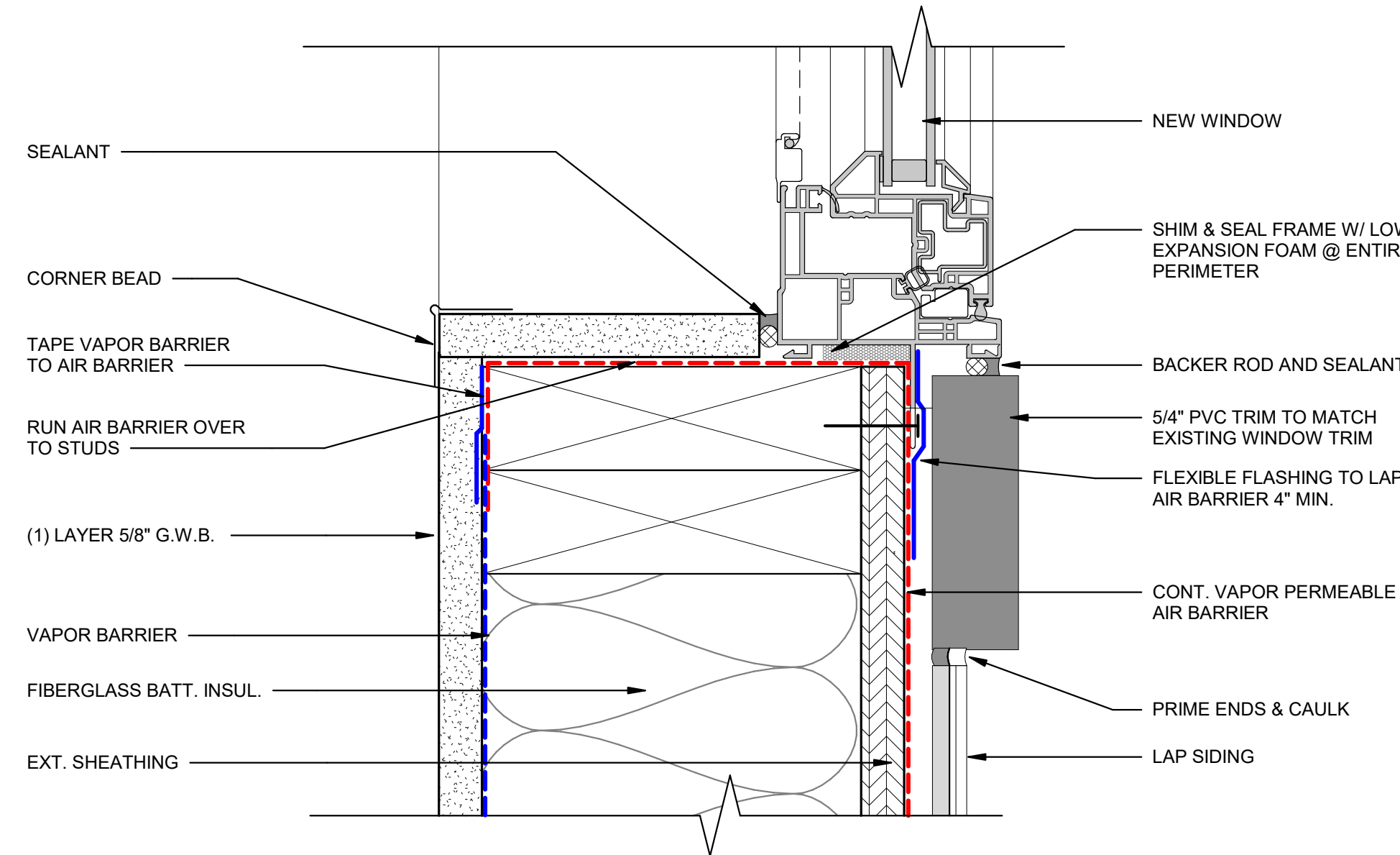
3 WINDOW SILL
6" = 1'-0"

7/25/2026 1:05:38 AM

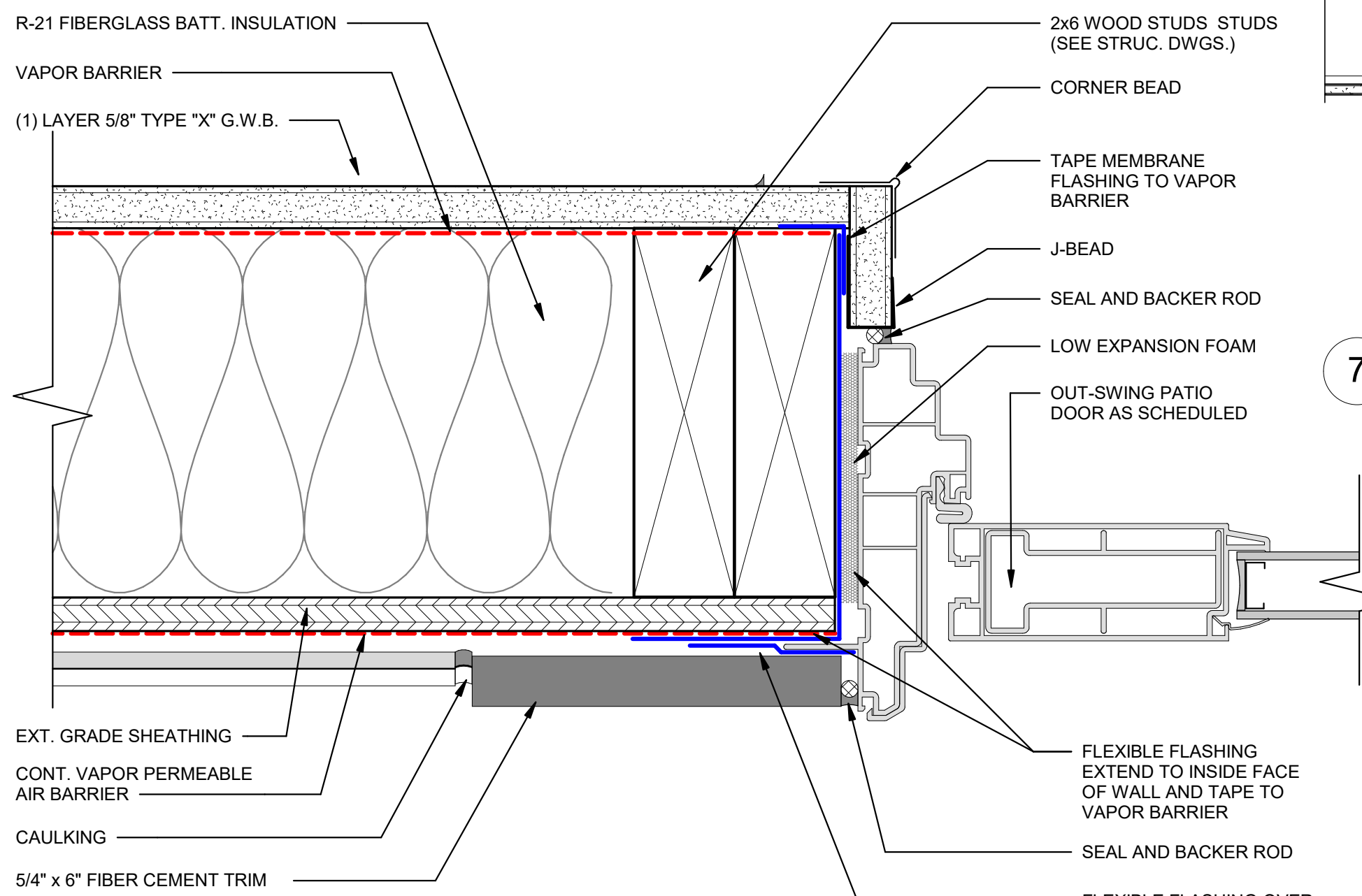
8 TYP. INTERIOR DOOR JAMB/HEAD
3" = 1'-0"



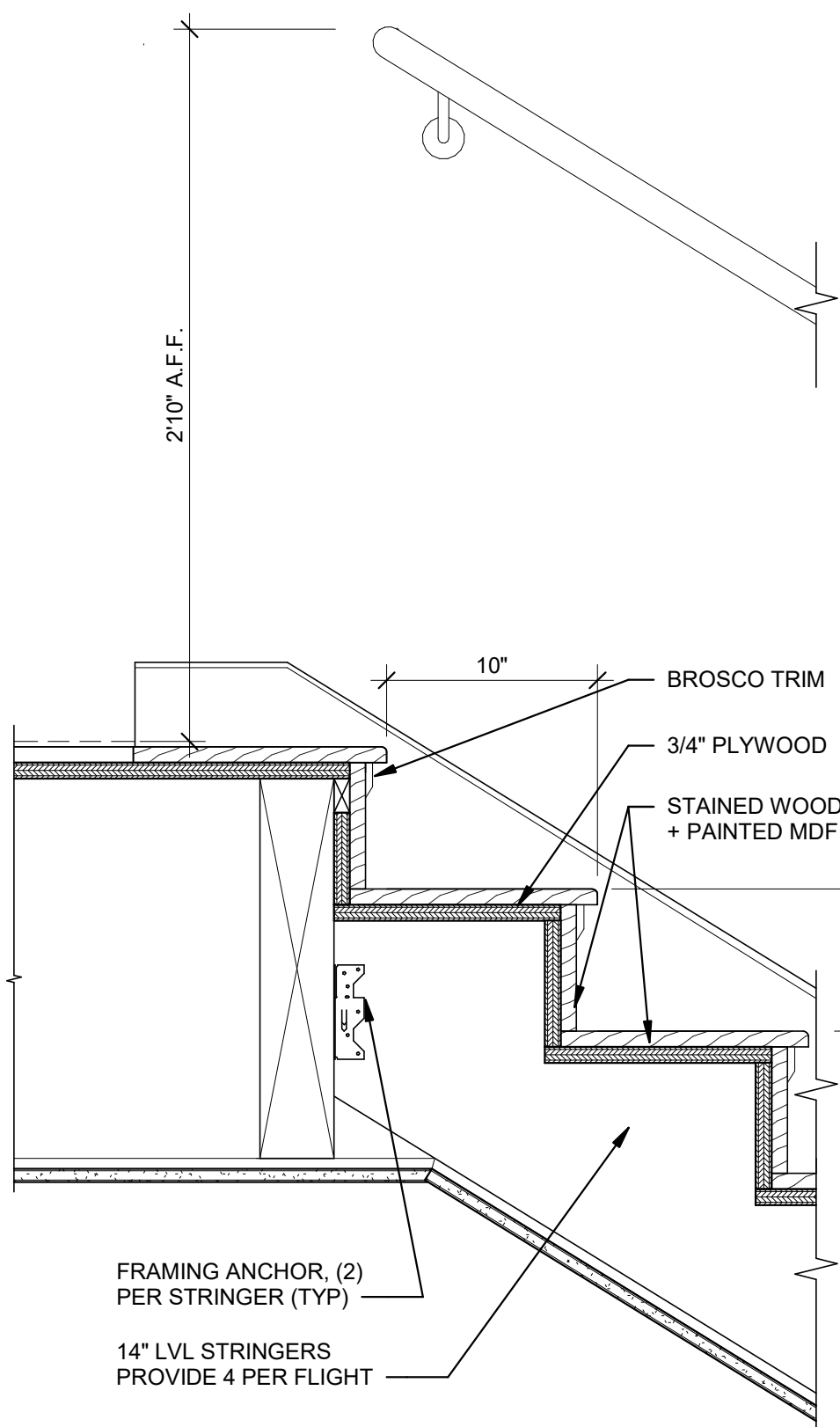
4 SWING DOOR JAMB @ LAP SIDING
6" = 1'-0"



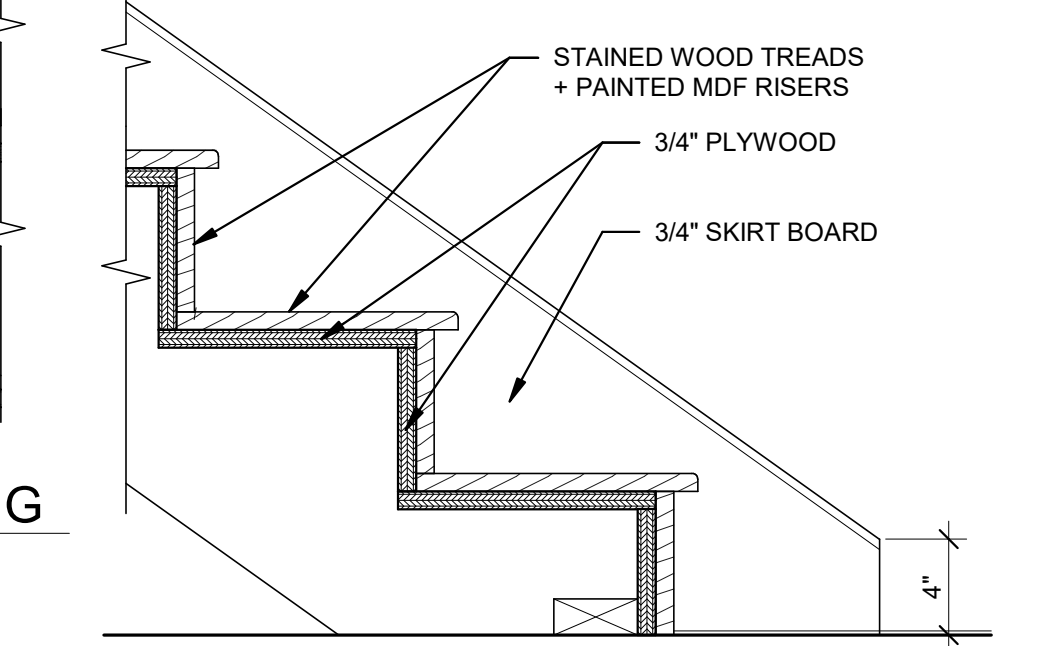
2 WINDOW JAMB
6" = 1'-0"



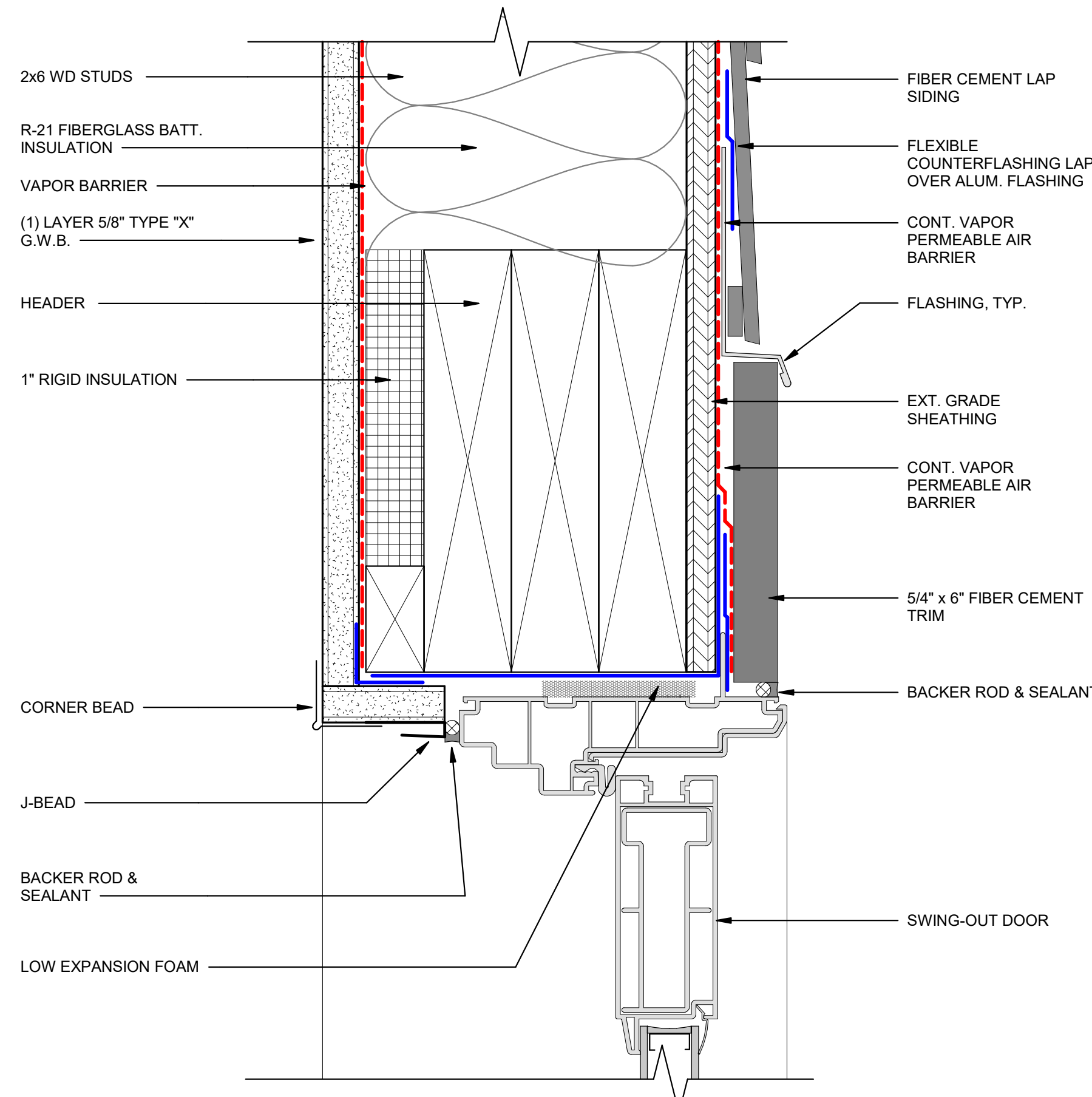
7 STAIR DETAIL @ TOP OF LANDING
1 1/2" = 1'-0"



6 STAIR DETAIL @ BOTTOM OF LANDING
1 1/2" = 1'-0"



1 SWING DOOR HEAD @ FC LAP SIDING
6" = 1'-0"



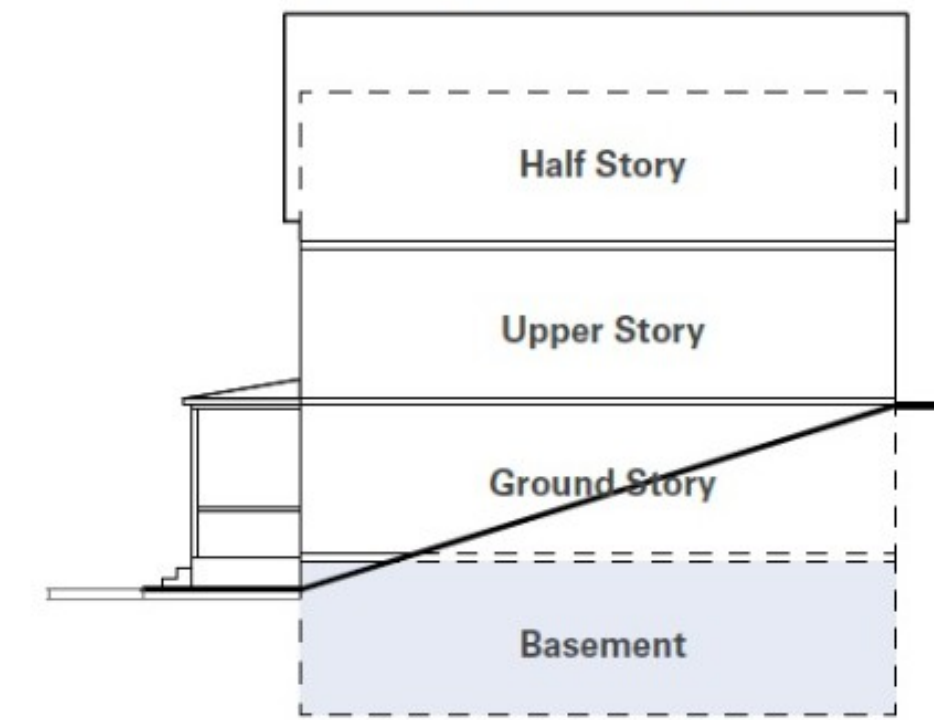


1 HALF STORY SECTION-1
3/16" = 1'-0"



2 HALF STORY SECTION-2
3/16" = 1'-0"

Figure 2.4.4 (b) Upward Slope



- a). Habitable space located directly under a pitched roof is counted as a half story. The following standards apply to half stories:
- i). The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height up to two (2) feet above the finished floor of the half-story of a principal building type or four (4) feet above the finished floor of the half-story of an accessory building type.
 - ii). Ceiling height of a half story must not exceed twelve (12) feet in height at any point.
- b). Non-habitable attic space located under a pitched roof is not counted as a half story.

viii. Number of Stories

- a). The total number of stories of a building is calculated as follows:
- i). The ground story is counted as one (1) story, except that a single ground story of twenty-five (25) feet or more is counted as two (2) stories.
 - ii). Each upper story is counted as one (1) additional story, except that any upper story with a mezzanine or loft is counted as two (2) stories.
 - iii). Interstitial space between stories is counted as an additional story if the space has a walking surface, permanent lighting, a ceiling height of seven feet six inches (7'6") or more, or is accessed via a stairwell or elevator door.
 - iv). Basements are not counted as one (1) story unless the finished floor of the ground story is five (5) feet or more above the average ground level of the lot. See Figure 2.4.4 (b) and Figure 2.4.4 (c).
 - v). Each story of above ground structured parking is counted as one (1) story regardless of its relationship to habitable stories, except that up to two (2) stories of above ground structured parking may be counted as one (1) story when those stories are fully screened by a single ground story with an equal or greater story height.

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MA 02144

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ANNE WANG & MARC
WAGNER
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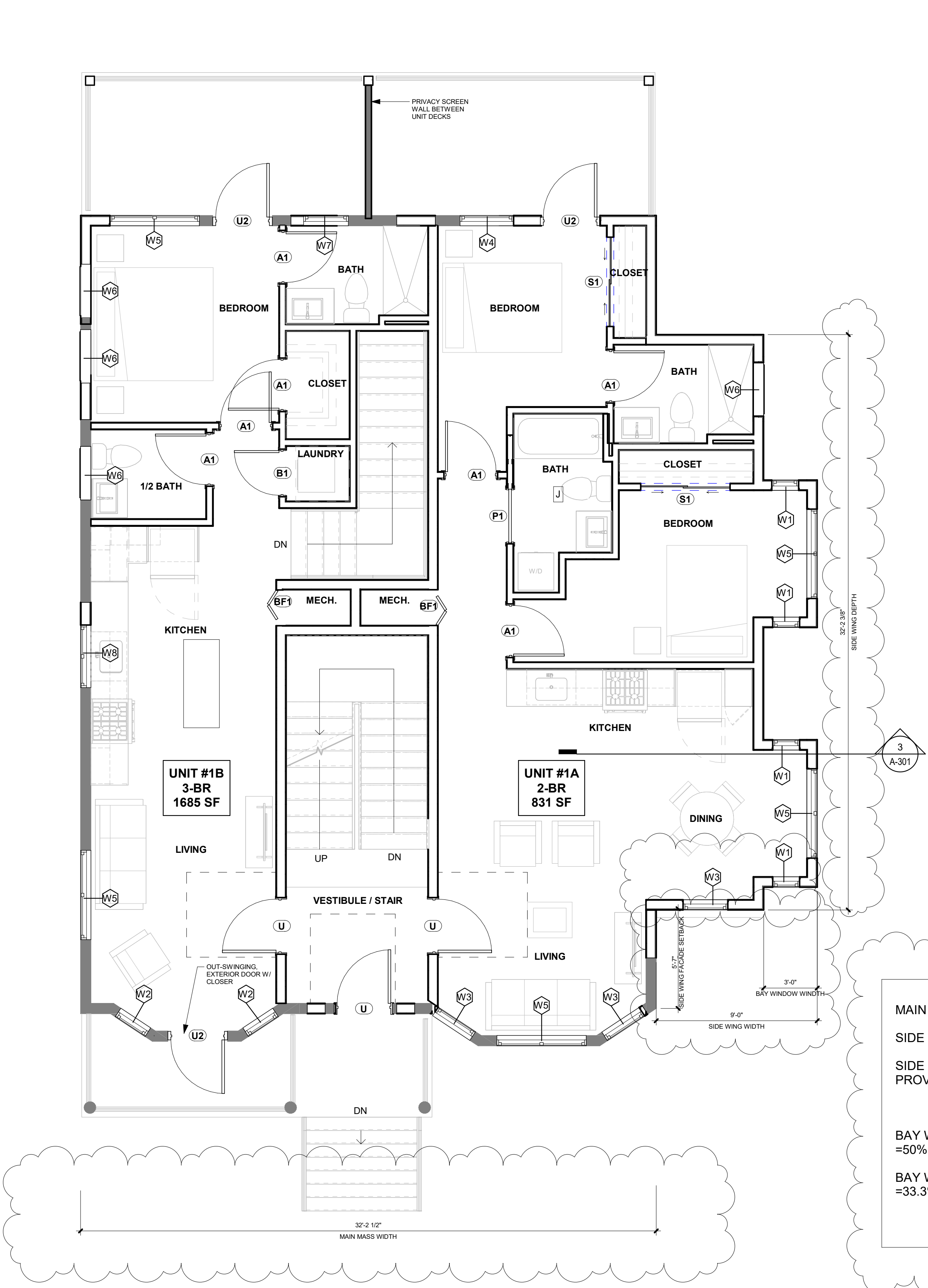
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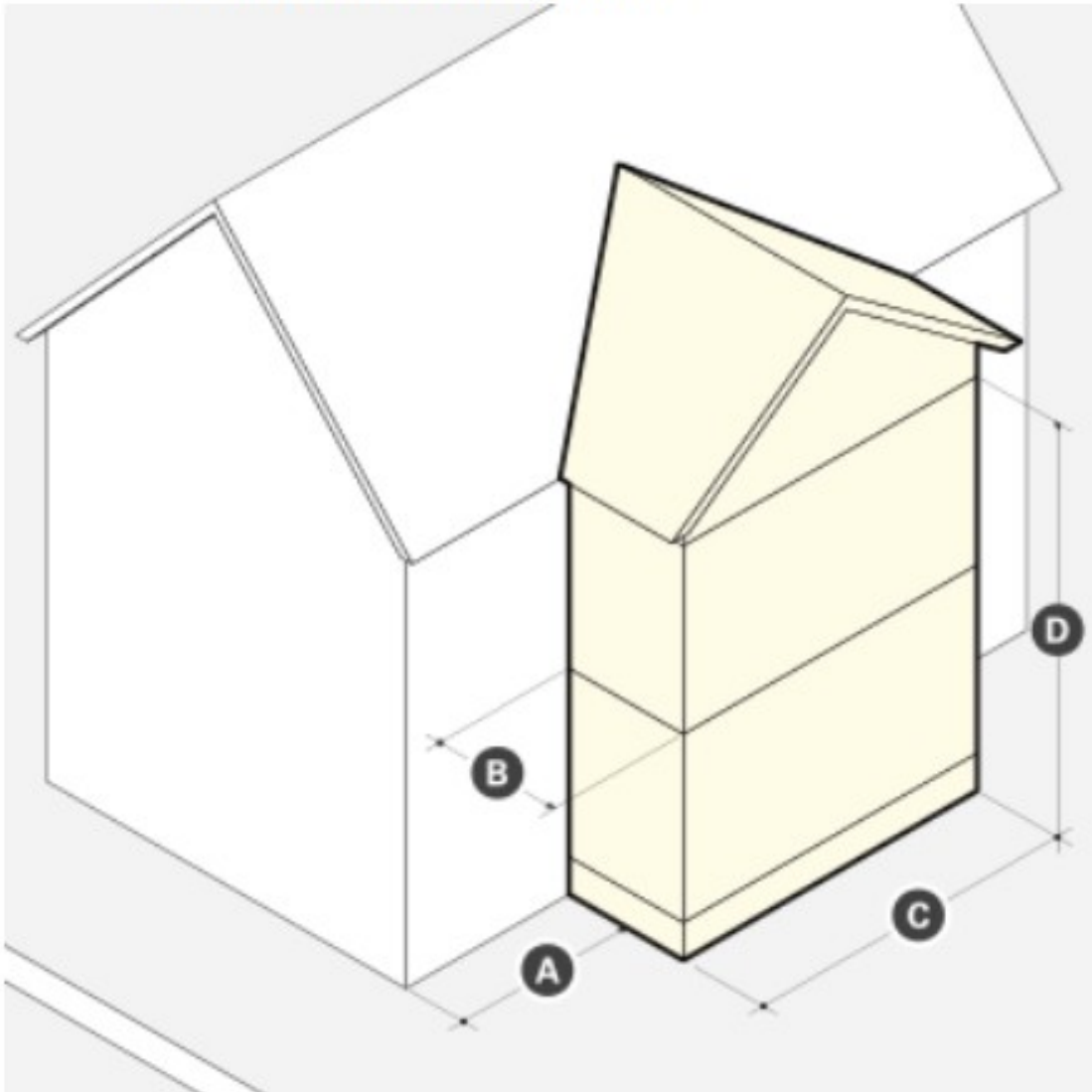


1 SIDE WING - LEVEL 1 - PROPOSED PLAN
1/4" = 1'-0"



2 SIDE WING - PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

- o. Side Wing
- i. A side wing is a multi-story extension from one or more side walls of a building.



Dimensions		
A	Setback From Facade (min)	5 ft
B	Width (max)	50% of Main Massing Width
C	Depth (max)	100% of Main Mass Width
D	Height (max)	Same as Principal Building
Setback Encroachment (max)		—
Front		0 ft
Side & Rear		0 ft

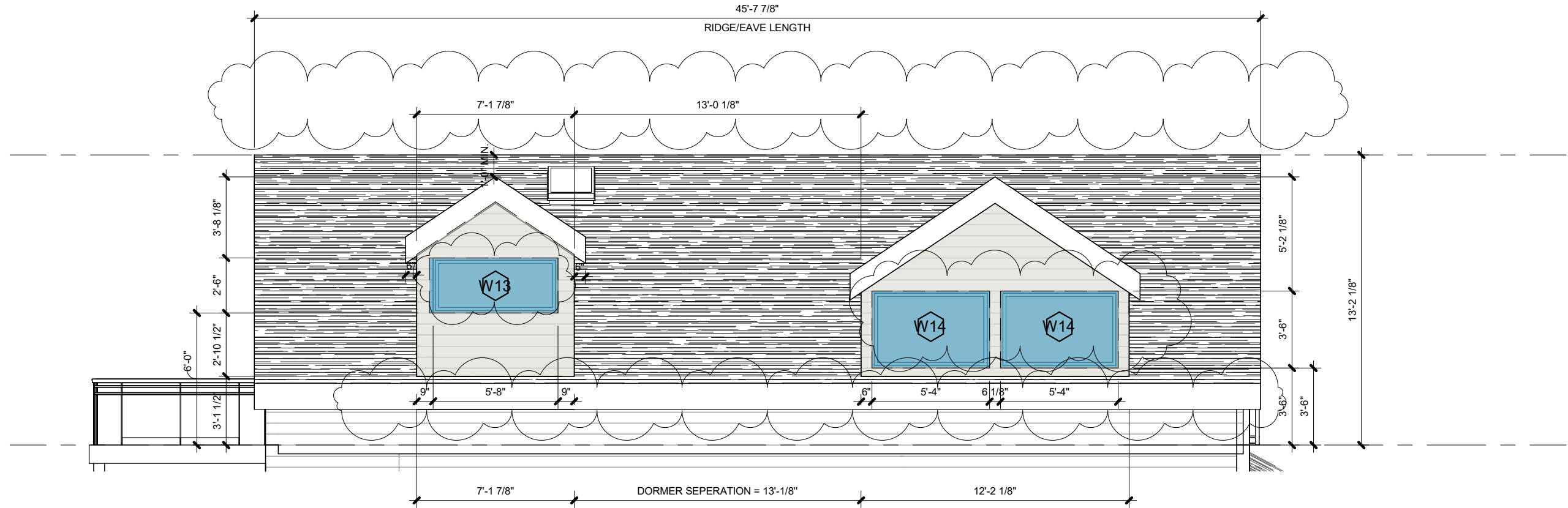
- ii. Standards
- a). Side wings must include a similarly style roof as the principal building.



1 FENESTRATION - PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



2 FENESTRATION - PROPOSED EAST ELEVATION
1/8" = 1'-0"



3 GABLE DORMER - PROPOSED WEST ELEVATION
3/16" = 1'-0"

FENESTRATION CALCULATION 333 HIGHLAND AVENUE SOMERVILLE, MA 02144

	REQUIRED MIN/MAX	TOTAL AREA (SF)	FENESTRATION (SF)	PERCENTAGE
SOUTH FACADE CALCULATION	15%-50%	1063	312.8	29.4%
EAST FACADE CALCULATION	15%-50%	1176.9	241.6	20.5%

	REQUIRED MIN/MAX	TOTAL AREA (SF)	FENESTRATION (SF)	PERCENTAGE
SOUTH FACADE				
LEVEL 1	15%-50%	412	145.2	35.2%
LEVEL 2	15%-50%	411	127.6	31%
LEVEL 3	15%-50%	240.1	40	16.6%
EAST FACADE				
LEVEL 1	15%-50%	464.4	73	15.7%
LEVEL 2	15%-50%	460	128.6	28%
LEVEL 3	15%-50%	252.5	40	15.8%

2.4.5 Uses and Features

a. Facade Composition

i. Fenestration

- Fenestration must be provided as indicated for each building type and is calculated as a percentage of the area of a facade.
 - For buildings with ground story commercial spaces, ground story fenestration is measured between two (2) feet and twelve (12) feet above the finished floor of the ground story.
 - For all other buildings and all other stories, fenestration is measured independently for each story, from the top of a finished floor to the top of the finished floor above.
- Fenestration enclosed with glazing may be included in the calculation if it meets the following criteria:
 - For ground story fenestration, glazing must have at least sixty percent (60%) visible light transmittance (VLT) and may have up to fifteen percent (15%) visible light reflectance (VLR).
 - For upper story fenestration, glazing must have must at least forty percent (40%) VLT and may have up to fifteen percent (15%) VLR.

ii. Blank Wall Area

- Blank wall area is any portion of a facade that does not include fenestration (doors and windows) and surface relief through the use of columns, cornices, moldings, piers, pilasters, sills, sign bands, other equivalent architectural features that either recess or project from the average plane of the facade by at least four (4) inches.

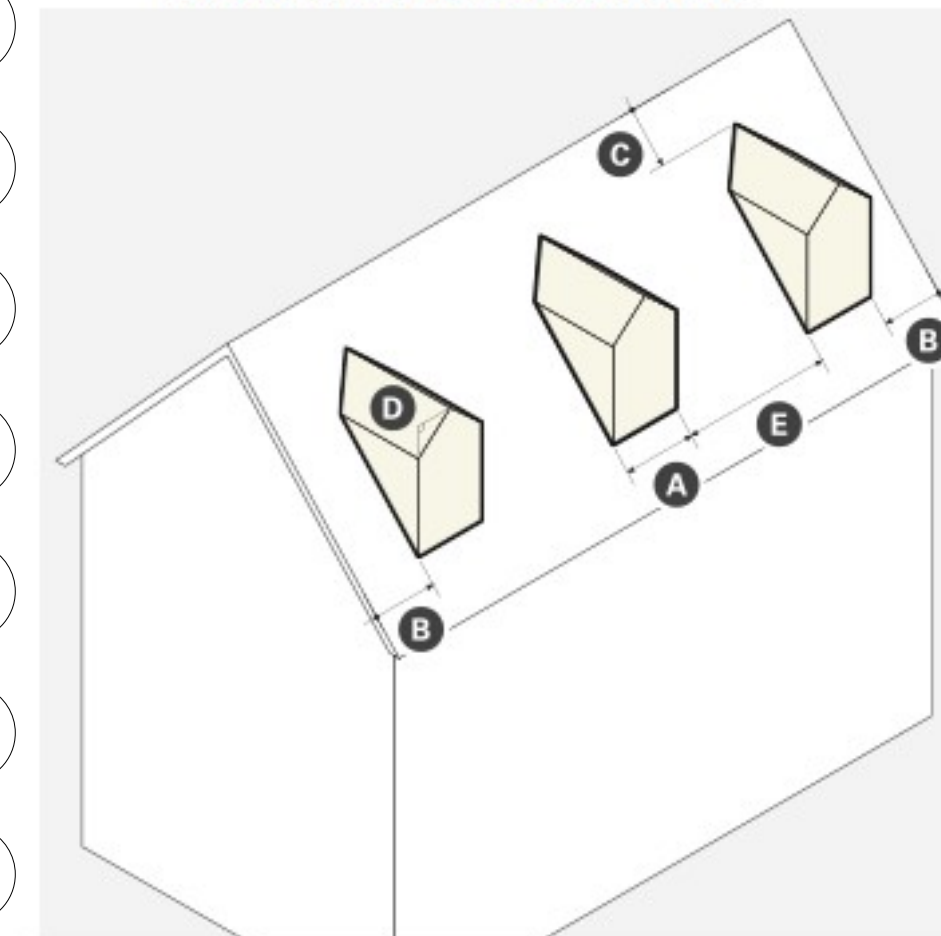
d. Uses & Features



Facade Composition			
A	Ground Story Fenestration (min/max)	15%	50%
B	Upper Story Fenestration (min/max)	15%	50%

k. Gable Dormer

- A gable dormer is a window space with a gable, hip, or arched roof that projects perpendicularly from a pitched roof. Dormer windows provide light to the habitable space of a half-story.



Dimensions	
A	Face Width (max)
	Window(s) width +18 in
	Side Wall Setback (min)
	Roof with eave
	Roof without eave
B	Facade & Rear Wall Setback
C	Ridge Setback (min)
D	Dormer Separation (min)
	50% of width

ii. Standards

- The face wall of a gable dormer may not project beyond the exterior wall of the building and may not interrupt the eave of the roof.
- Gable dormers may be combined with a shed dormer(s) to create a Nantucket dormer.
- The cumulative width of a single, multiple, or attached combinations of dormers may equal up to fifty percent (50%) of the eave/ridge length of the roof.
- Flat roofs are prohibited.

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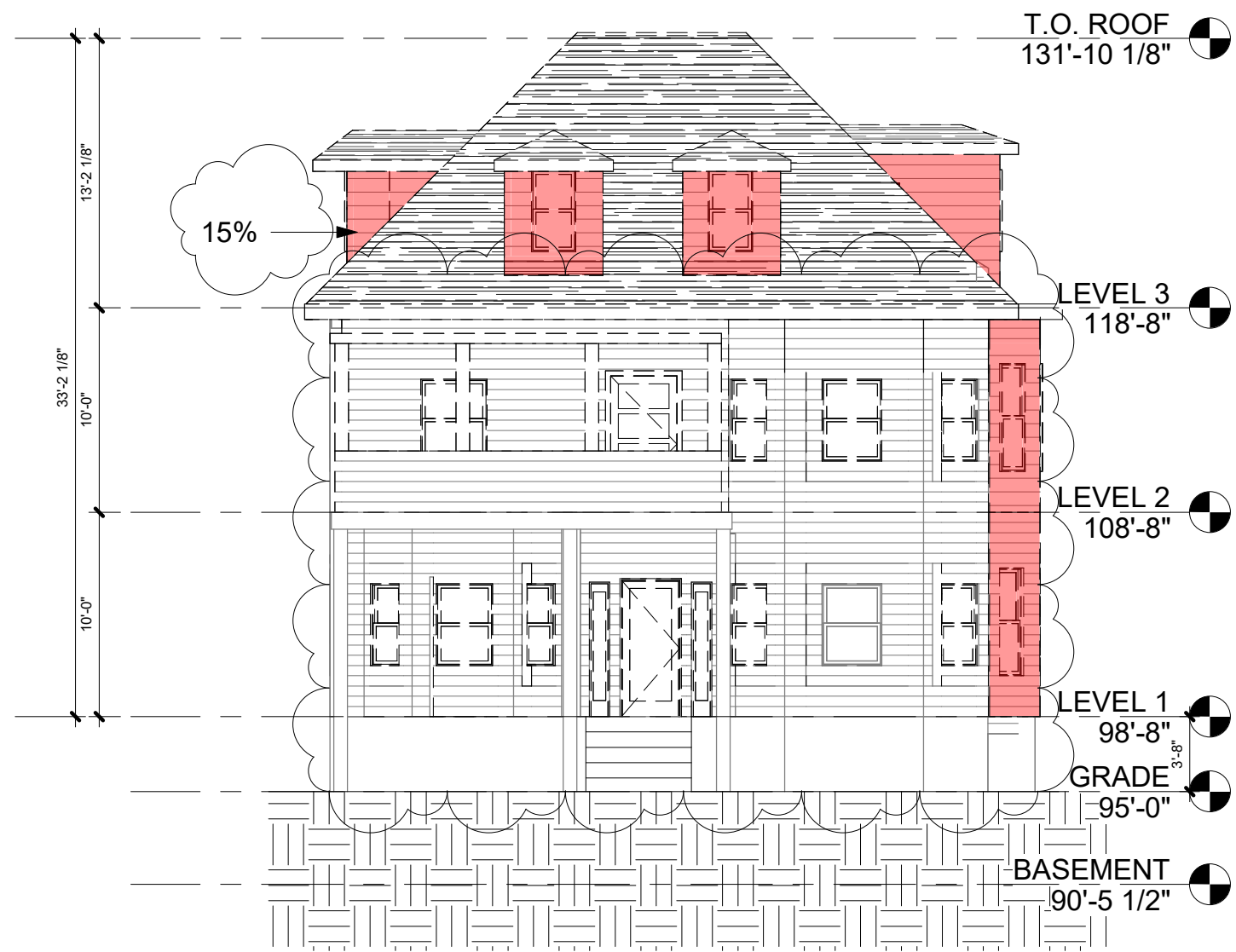
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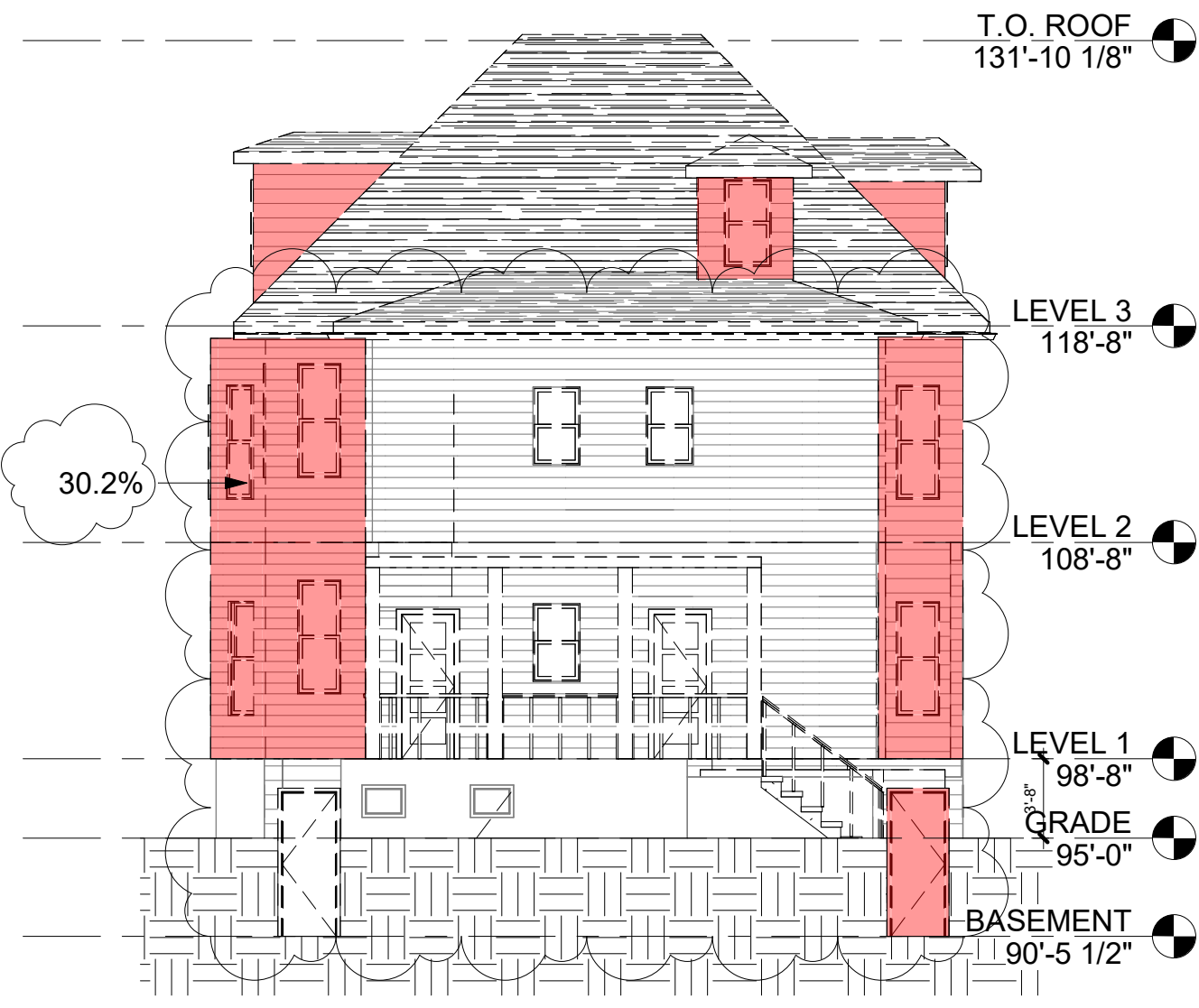
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1 EXISTING/ DEMO SOUTH ELEVATION (HIGHLAND AVE.)
1/8" = 1'-0"



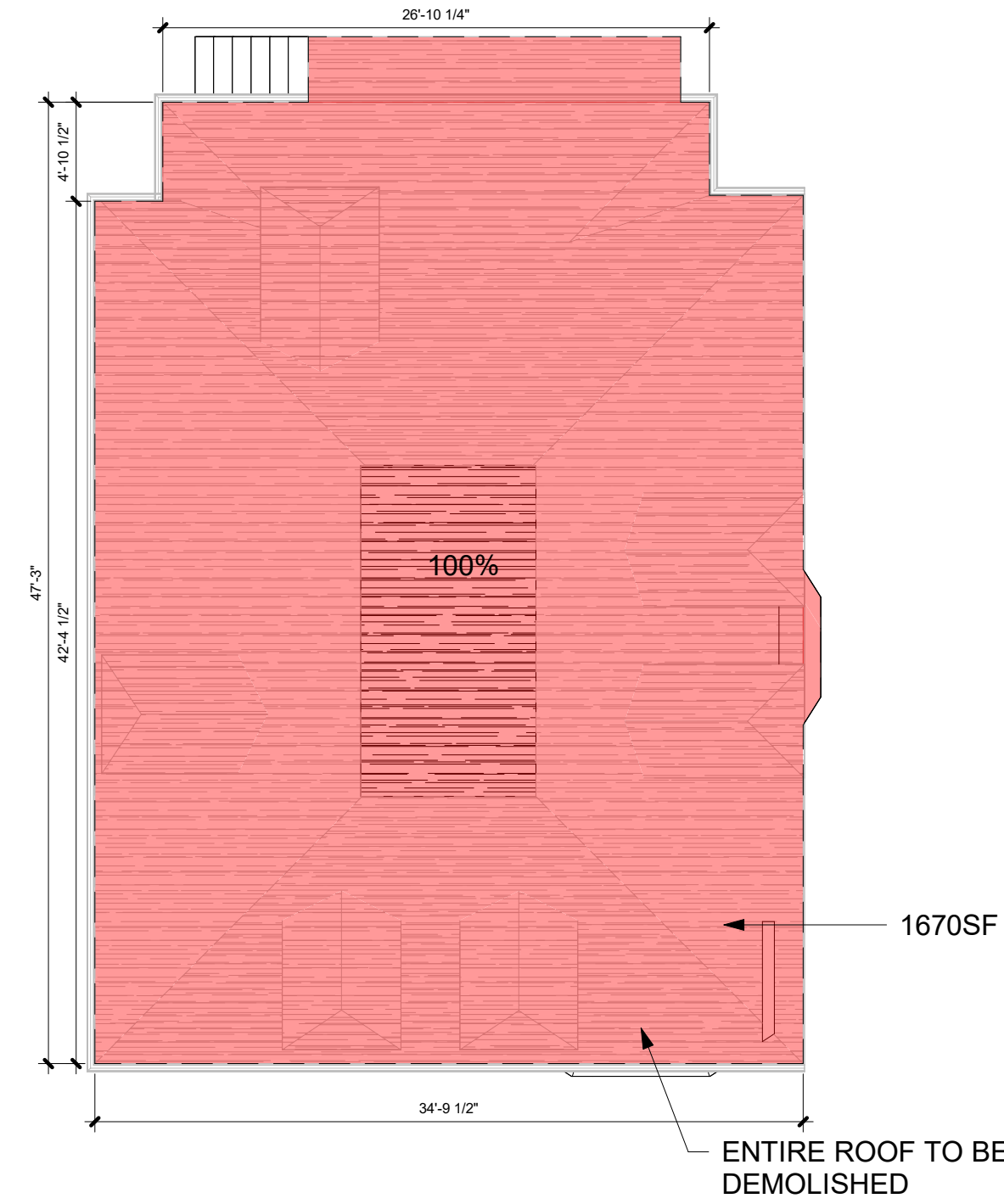
3 EXISTING/ DEMO NORTH ELEVATION
1/8" = 1'-0"



2 EXISTING/ DEMO EAST ELEVATION (LESLEY AVE.)
1/8" = 1'-0"



4 EXISTING/ DEMO WEST ELEVATION
1/8" = 1'-0"



5 ROOF - EXISTING PLAN Copy 1
1/8" = 1'-0"

EXISTING SOUTH ELEVATION AREA:	882 SF	DEMOLISHED SOUTH ELEVATION AREA:	136 SF
EXISTING EAST ELEVATION AREA:	1237 SF	DEMOLISHED EAST ELEVATION AREA:	897 SF
EXISTING NORTH ELEVATION AREA:	878 SF	DEMOLISHED NORTH ELEVATION AREA:	266.4 SF
EXISTING WEST ELEVATION AREA:	1205 SF	DEMOLISHED WEST ELEVATION AREA:	174.4 SF
EXISTING ROOF AREA:	1670 SF	DEMOLISHED ROOF AREA:	1670 SF
TOTAL EXISTING AREA OF ROOF AND ELEVATIONS:	5872 SF	TOTAL DEMOLISHED AREA OF ROOF AND ELEVATIONS:	3143.8 SF
		TOTAL DEMOLISHED PERCENTAGE OF ROOF AND ELEVATIONS:	53%

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