333 Highland Avenue Not Preferably Preserved Narrative

Historic Preservation Commission Public Hearing | October 20, 2026

Request. The applicant respectfully requests a finding that 333 Highland Avenue is Not Preferably Preserved. The proposal retains the house's principal residential presence and identifiable features while bringing its roof form and Lesley Avenue frontage into closer relationship with nearby homes.

Roof form and neighborhood context. The existing roof is a hip form with small dormers. The houses throughout the surrounding neighborhood have gable roofs, including cross-gable forms and dormers; 333 Highland is the sole hip-roof exception. The proposed gable and cross-gable composition would bring the house's roofline into closer alignment with this consistent neighborhood pattern and rhythm. A neighborhood-wide photo survey and matched elevation comparisons will allow the Commission to assess the existing and proposed rooflines in context. Both hip and gable roofs appear in turn-of-the-century multifamily housing. We have not found historic photographs or records establishing when this house's hip roof was built, so we are not claiming the proposed cross-gable restores an original roof. Our proposal uses the gable form prevalent on the surrounding block while retaining the house's scale, porch, and bays.

Lesley Avenue setback. The existing side wing sits farther back from Lesley Avenue than the neighboring houses along that frontage. The proposed side-wing addition would bring the building to an approximately 12' setback with two 3' deep bays, up from 18' existing and closer to the prevailing line of the houses with 8-10' front setbacks. The accompanying site and frontage exhibits will show the existing and proposed relationship to the neighboring buildings.

Features retained and residential use. The bay and front porch will remain. The principal Highland Avenue presence of the house will remain recognizable. The selective work will allow a more efficient and functional layout, including better-proportioned rooms, full-height ceiling areas, and laundry closets, supporting continued residential use of the existing multifamily building.

Existing form and later alterations. The HPC staff report states that the building's original massing and scale remain, while its exterior has changed over time through the removal and replacement of original materials. This history provides context for the proposed work: the project addresses an evolved exterior while retaining the bay windows, front porch, and principal Highland Avenue presence.

Separate zoning review. After zoning review by ISD, the BZA approved the special permit to expand the existing non-conforming 4-unit residential use that otherwise compliant with the Neighborhood Residence zone dimensional requirements on September 30, 2026. In its staff analysis, BZA staff found the project consistent with SomerVision 2040, the neighborhood's development pattern, and the district design guidelines, and concluded that the additions would not denaturize the architectural characteristics of the building and surrounding neighborhood. We offer that analysis as complementary evidence of design compatibility, while recognizing that the HPC makes a separate preservation determination.

Demolition scope. The current calculation is approximately 53% of exterior surface area, or about three percentage points above the 50% review threshold. The applicant recognizes that this is substantial work and asks the Commission to consider the specific surfaces affected, the character-defining features retained, and the resulting relationship to the surrounding streetscape. The proposal is a renovation with selective demolition and additions; it retains the principal Highland Avenue building rather than removing it entirely.

Neighbor support. Nearby neighbors support the project and are prepared to share their observations about the houses' roof forms, setback pattern, and the proposed design's relationship to the block.

Conclusion. The applicant asks the Commission to find that the proposed partial demolition would not be detrimental to Somerville's architectural, cultural, political, economic, or social heritage and to determine that 333 Highland Avenue is Not Preferably Preserved. If the Commission has specific preservation concerns, the applicant is willing to discuss focused conditions that identify the features to be retained and keep the exterior work consistent with the submitted plans.

Exhibits

Exhibit 1 — Neighborhood Roofline Photographs

A neighborhood-wide photo survey of rooflines visible from the public way, including neighboring houses on Highland Avenue and Lesley Avenue revealing all houses with gabble roof structure and showing 333 Highland as the sole hip-roof exception.

Exhibit 2 — Lesley Avenue Frontage and Setback Context

Besides photographs looking along Lesley Avenue in Exhibit 1, the block map and land survey showing the proposed 10-foot setback brings the house closer to the front setbacks of existing houses along Lesley Avenue.

Exhibit 3 — Existing and Proposed Elevations

Architecture plans A-201 through A-204 compare existing and proposed elevations show that partial demolition is mostly for the hip roof replacement and the side wing addition facing Lesley Avenue and that the bay and front porch remain.

Exhibit 4 — Demolition Surface Area Elevation Views and Calculation

Architecture plans R-304 shows the existing exterior surfaces and proposed removal areas, including the roof plan, elevation views, and calculation totaling approximately 53%, only modestly exceeding the 50% threshold.

Exhibit 5 — Retained Character Features

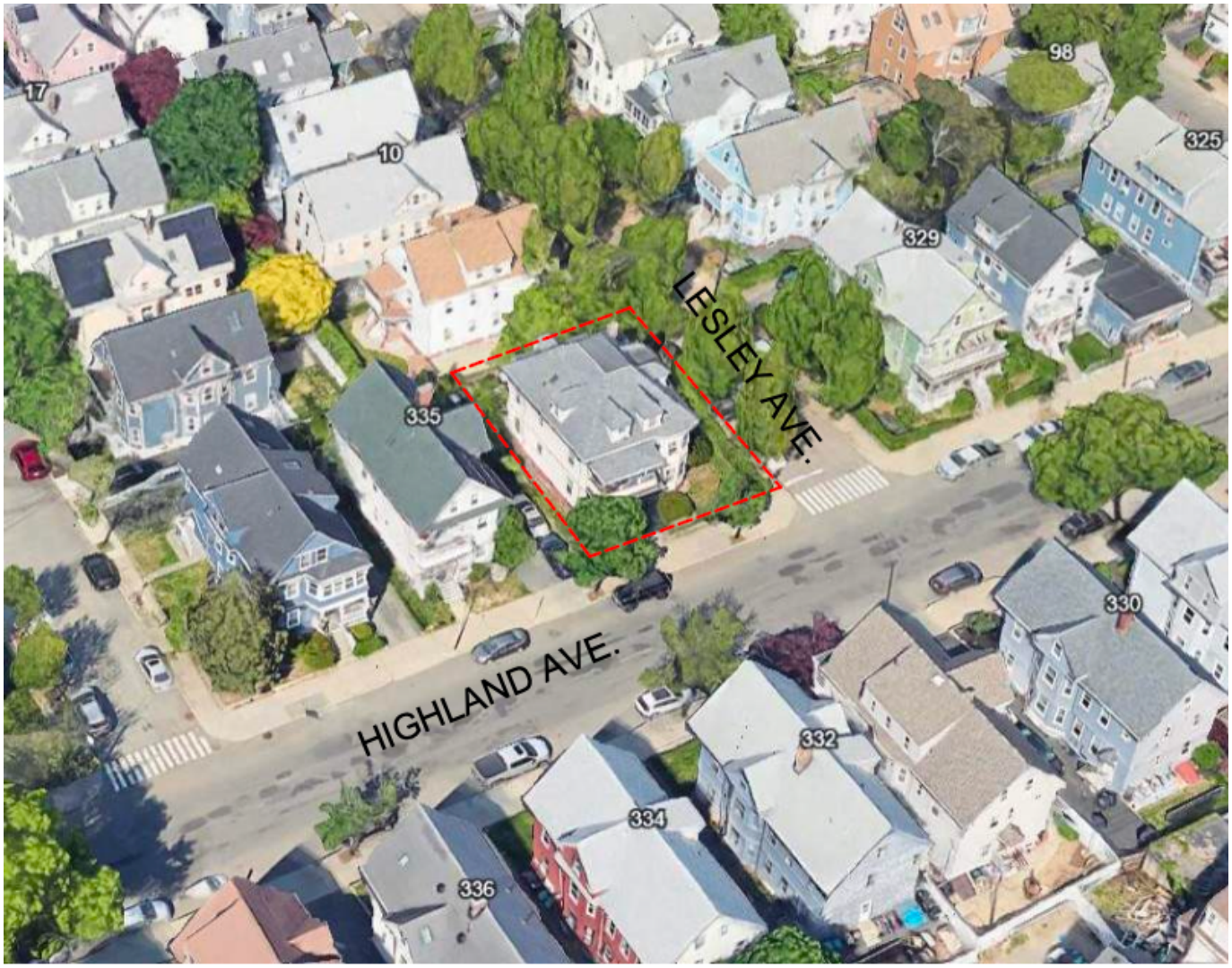
Photograph of the bay and front porch to be retained.

Exhibit 6 — Existing Interior Ceiling Conditions

Supplemental interior context. These photographs illustrate the existing sloped and low ceiling conditions; use them to explain functional constraints.

Exhibit 1 — Neighborhood Roofline Photos | Highland Avenue

Ariel view of the neighborhood showing all gabble roof structure except the hip roof structure of 333 Highland Avenue.



Three public-way views document the Highland Avenue streetscape and the surrounding roof forms. The hip roof of 333 Highland Ave is the only exception of the neighboring houses gabble roof structure.



Highland Avenue — northwest streetscape view



Highland Avenue — northeast streetscape view



Highland Avenue — south streetscape view

East- and west-facing views document the Lesley Avenue frontage and neighboring houses.



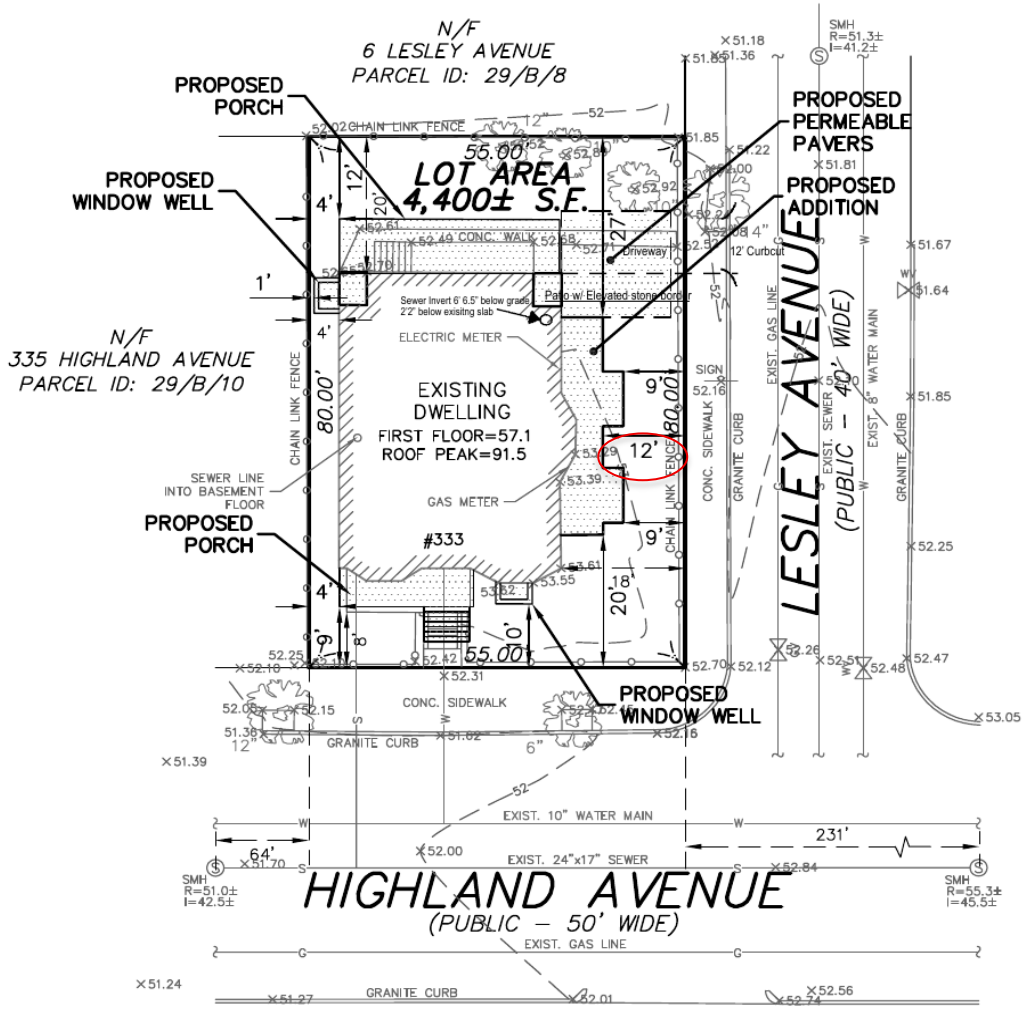
Lesley Avenue — east streetscape view



Lesley Avenue — west streetscape view

Exhibit 2 — Lesley Avenue Frontage and Setback Context

Land survey G-002 identifies a 12-foot proposed minimum front yard with two 3' deep bays along Lesley Avenue, compared with 18 feet existing.



Somerville Tax Assessors Block 29 Map shows the contextual setbacks facing Lesley Avenue is 8-10', which is highlighted by the red dash.



Exhibit 3 — Existing and Proposed Elevations (South)

South elevation facing Highland Avenue: proposed and existing. The left view is proposed; the right view is existing, as labeled on the architect's sheet.

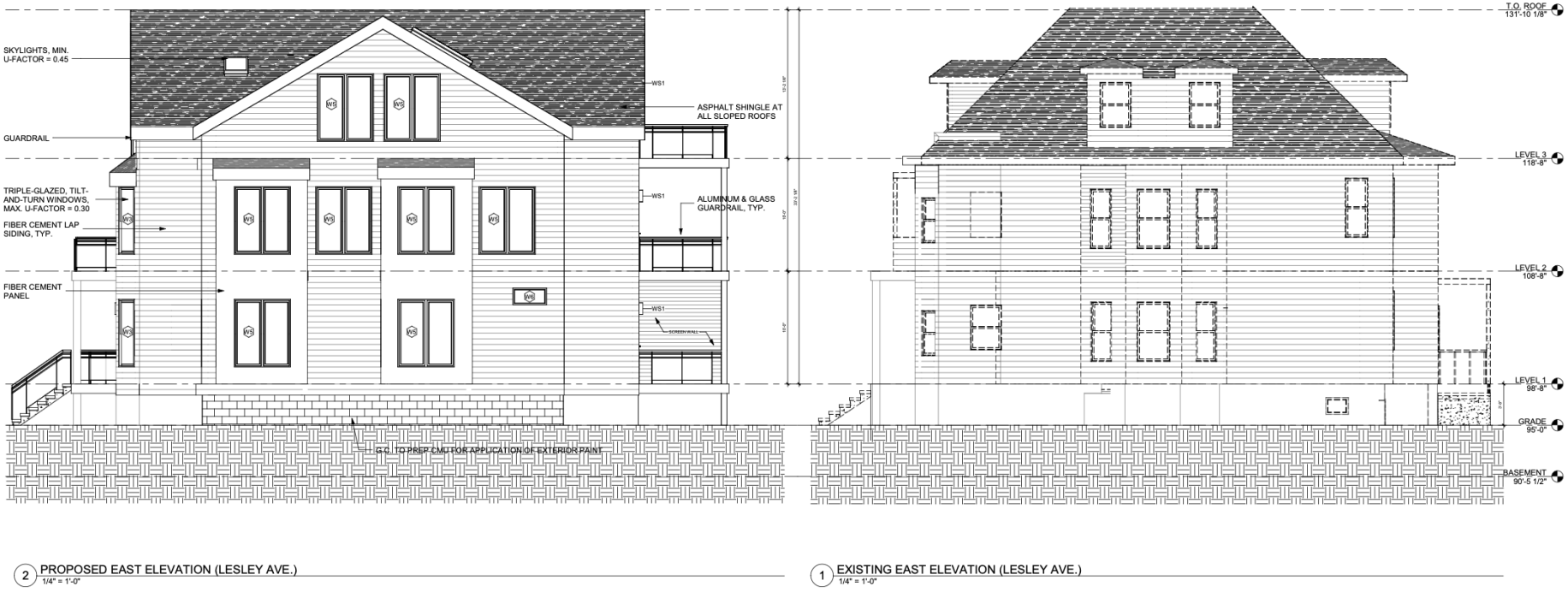
The proposed south elevation retains the front porch and bay windows while changing the roof form. The demolition shading and area legend are provided on R-304 in Exhibit 4.



Source: architectural plan sheet A-201.

Exhibit 3 — Existing and Proposed Elevations (East)

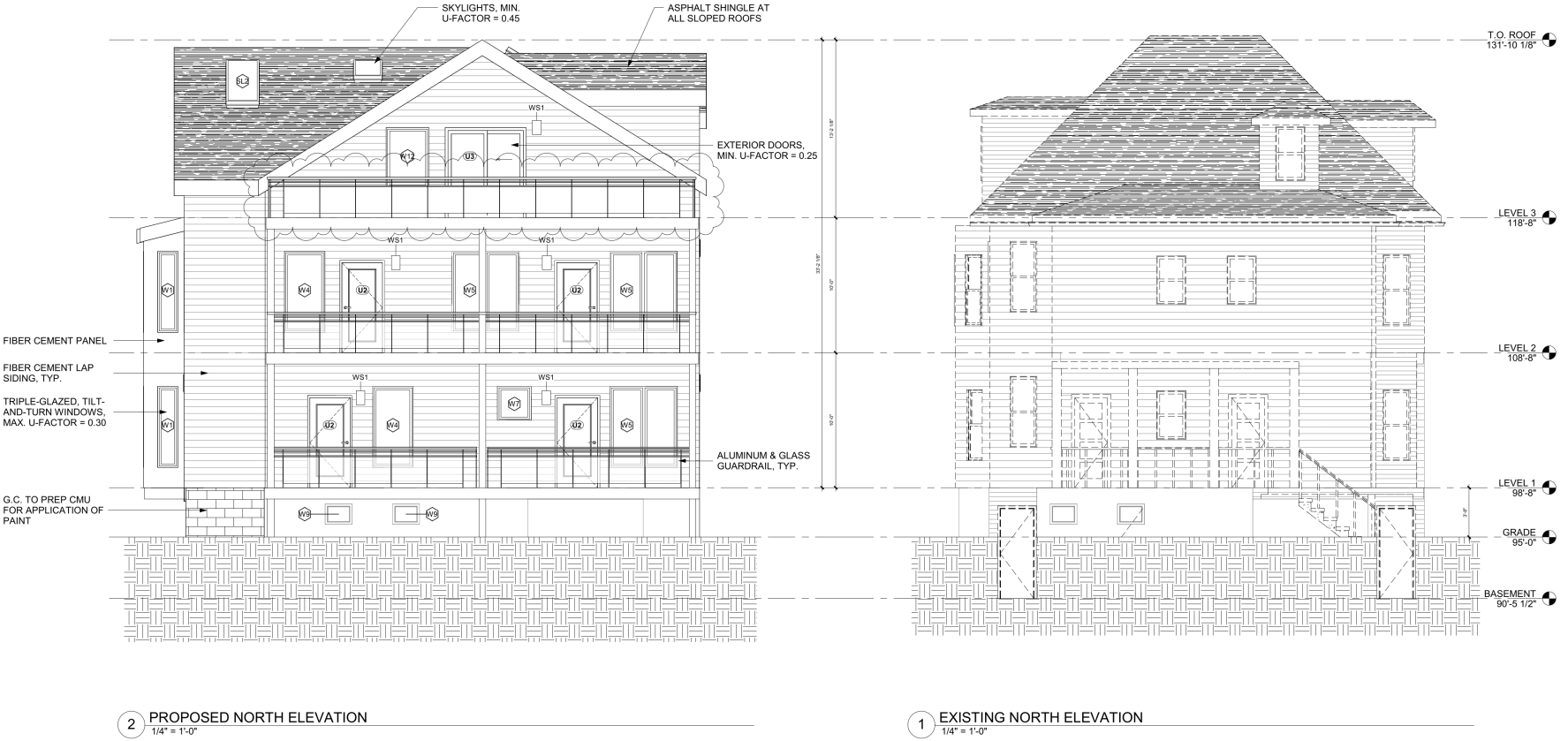
East elevation facing Lesley Avenue: proposed and existing. The left view is proposed; the right view is existing.



Source: architectural plan sheet A-202.

Exhibit 3 — Existing and Proposed Elevations (North)

North elevation: proposed (left side) and existing (right side).



Source: architectural plan sheet A-203.

Exhibit 3 — Existing and Proposed Elevations (West)

West elevation: proposed (left side) and existing (right side).



Source: architectural plan sheet A-204.

Exhibit 4 — Demolition Surface Area Elevation Views and Calculation

On R-304, the red-shaded areas identify surfaces proposed for removal. The roof plan identifies the existing roof area proposed for removal; the elevations show wall areas by façade.



Source: R-304, Existing/Demo Elevations and Roof Plan. Red shading identifies proposed demolition.

Exhibit 5 — Retained Character Features

The front porch and bay windows shown below are proposed to remain.



Existing front porch and bay windows



Proposed south and east facade

Exhibit 6 — Existing Interior Ceiling Conditions

Supplemental interior context. These photographs illustrate the existing sloped and low ceiling conditions; use them to explain functional constraints while keeping the exterior review evidence primary.



Bedroom 1 — existing ceiling condition



Bedroom 2 — existing ceiling condition



Kitchen — existing ceiling condition



Bathroom — existing ceiling condition

HISTORIC PRESERVATION COMMISSION

Architect's Statement

Proposed Partial Demolition and Rehabilitation

333 Highland Avenue, Somerville, Massachusetts 02144 | Case HP26-000047 | October 20, 2026

To the Somerville Historic Preservation Commission:

I am the project architect for the proposed rehabilitation and addition at 333 Highland Avenue. This statement outlines the design intent of the proposed work and its relationship to the existing building and surrounding streetscape.

The submitted drawings, including Sheets A-201 through A-204 and R-304, provide detailed scope, dimensions, and limits of the proposed work and should be referenced for specific project information.

Existing building and documentary record

The property is a four-family residence dating to approximately 1895–1900, as documented in the Historic Preservation Commission staff materials. According to the staff's assessment, the building retains its original massing and scale, although several exterior elements, including the siding, windows, and front entry, have been altered over time. The front porch and bay windows remain defining architectural features and are retained in the proposed design.

The available documentation does not establish the building's original roof form or include historic photographs that would confirm its earlier appearance. Accordingly, the proposed roof is not intended to replicate an undocumented historic condition. Rather, it represents a new, context-sensitive design that draws upon the roof forms and architectural character of neighboring residences while respecting the existing building's established scale and its relationship to the surrounding streetscape.

Design approach

The proposed design replaces the existing hip-roof configuration with a cross-gable roof composition. The neighborhood photographic survey submitted as Exhibit 1 documents a pattern of gable-roof forms among the surrounding residences along Highland Avenue and Lesley Avenue, with 333 Highland Avenue representing a notable exception. The proposed roof design responds to this established neighborhood character while remaining distinguishable as contemporary work. It is not intended to replicate a historic roof form for which sufficient documentation has not been identified.

The proposed side-wing addition is located along the Lesley Avenue frontage and establishes a front setback that more closely aligns with the setback pattern illustrated in the submitted site plan and contextual documentation. The proposed massing is carefully organized in relation to the existing principal structure and the surrounding residential buildings to maintain a cohesive scale and appropriate relationship to the streetscape. The drawings indicate a minimum front yard setback of approximately 10 feet along Lesley Avenue; the precise dimension shall be determined by reference to the controlling approved site plan.

The existing front porch and bay windows are retained as integral architectural features of the proposal and continue to define and anchor the Highland Avenue elevation. The proposed modifications are concentrated in the roof

configuration, side-wing addition, and other areas identified in the submitted elevation and demolition drawings. Collectively, these interventions preserve the building's recognizable presence along Highland Avenue while strengthening its relationship to the Lesley Avenue streetscape and the residential character of the surrounding neighborhood.

Partial demolition and retained features

Sheet R-304 calculates that approximately 53% of the exterior roof and elevation surface area is proposed for removal, exceeding the 50% review threshold by approximately three percentage points. While this calculation is acknowledged, the percentage alone does not fully characterize the extent or historic impact of the proposed work. It represents the proportion of measured exterior surface area proposed for removal, rather than the percentage of the building itself being demolished or the loss of its defining street-facing architectural features.

Importantly, the proposal retains the existing front porch and bay windows, which remain prominent elements of the Highland Avenue elevation. The building's principal residential presence and its use as a four-family dwelling are also maintained. The proposed work is focused on addressing functional limitations of the existing structure, including the low and sloped ceiling conditions at the attic level, while establishing a roof form and side-wing addition that respond more closely to the surrounding residential streetscape.

Accordingly, the Commission's review should consider not only the calculated removal percentage but also the specific elements being retained, the nature and location of the proposed alterations, and their overall effect on the building's architectural character and neighborhood context. Sheets A-201 through A-204 and R-304 document the existing conditions, proposed modifications, and areas of removal to support this assessment.

Relationship to review and neighborhood context

The project received a BZA special permit on September 30, 2026, following zoning review. The BZA staff report found the proposal consistent with the goals of SomerVision 2040 and noted that the proposed expansions align with the neighborhood's established pattern of development. While the zoning review is separate from the Commission's demolition review, its findings are offered here as relevant planning context to inform the Commission's consideration, rather than as a substitute for its independent review.

In my professional opinion, the proposed design preserves the building's principal presence along Highland Avenue, including the existing front porch and bay windows, while introducing new work that responds thoughtfully to the scale and character of the surrounding residential neighborhood. The submitted plans present the exterior modifications as a coordinated design approach intended to balance the functional needs of the property with its architectural character and streetscape context. I respectfully submit this proposal for the Commission's consideration.

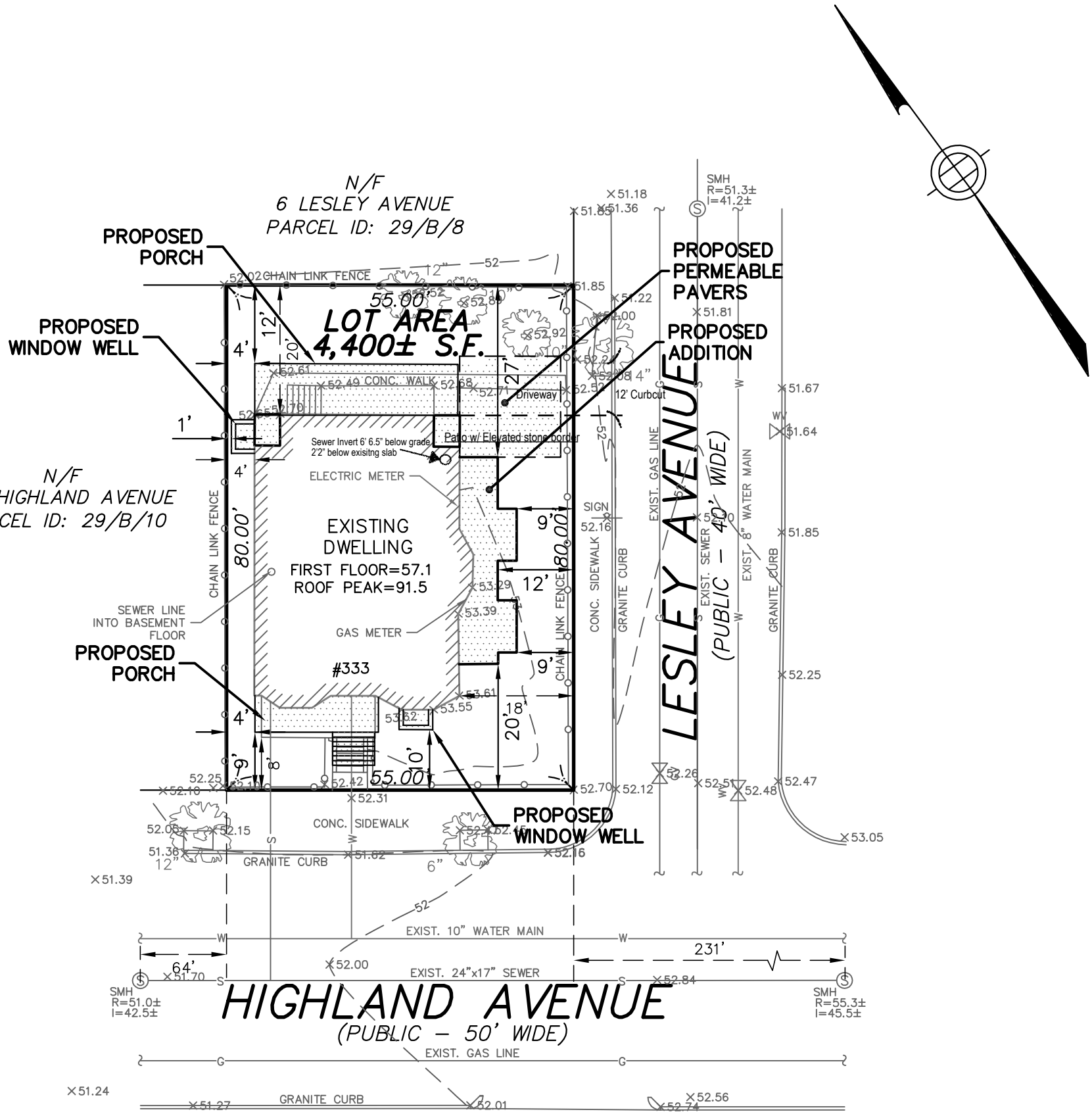
Conclusion

I respectfully request that the Commission consider the specific areas proposed for removal, the retention of defining architectural features, the absence of documentation establishing the existing roof configuration as the building's original form, and the manner in which the proposed cross-gable roof and Lesley Avenue side-wing addition respond to the surrounding streetscape. Based on these considerations, I respectfully submit that the proposed partial demolition would not be detrimental to Somerville's historic heritage and that the property at 333 Highland Avenue is not preferably preserved.

Respectfully submitted,

Shalinie Persaud, AIA, LEED AP BD+C, CPHC
Principal Architect, SDP Architects LLC
680 Temple Street, Unit A3, Whitman, MA 02382
786-609-6727

Signature:  Date: 10/12/2026



NOTES

1. THE LOCATIONS AND ELEVATION OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.
2. THE CONTRACTOR SHALL CALL DIG–SAFE 72 HOURS PRIOR TO CONSTRUCTION TO INFORM UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.

GRAPHIC SCALE

20 0 10 20 40

1" = 20'

LEGEND

- EXISTING UTILITY POLE
- EXISTING CONTOUR
- EXISTING WATER SERVICE
- EXISTING SEWER SERVICE
- EXISTING GAS LINE
- EXISTING DRAIN MANHOLE
- EXISTING GAS VALVE

ZONING SETBACKS: NR	EXIST.	PROP.
FRONT YARD 10'	8'	9'
SIDE YARD 5'	18'	9'
REAR YARD 20'	20'	12'
LOT COVERAGE	42.9%	51.0%

RECORD OWNER:
333 HIGHLAND AVENUE, LLC
BOOK 31155 PAGE 286

PLAN REFERENCE:
LOT 71 ON PLAN BOOK 58, PLAN 2

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN MAY 2025 AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.

COMMONWEALTH OF MASSACHUSETTS
SCOTT M. CERRATO
No. 50049
PROFESSIONAL LAND SURVEYOR

3-26-26
DATE

Scott M. Cerrato
SIGNATURE

Cerrato Land Surveying

PLOT PLAN
333 HIGHLAND AVENUE
SOMERVILLE, MASSACHUSETTS
PARCEL ID: 29/B/9

SCOTT CERRATO, PLS
51 WAREHAM STREET
MEDFORD, MA. 02155

MARCH 26, 2026
PHONE: (781) 775-3724
www.cerrato-survey.com





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

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON,
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

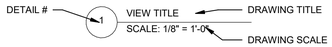
DRAWING LIST

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	

PLOTTED ON: 8/3/2026 4:16:40 PM

CROSS REFERENCE TAGS

DRAWING TITLE



BUILDING COLUMN LINES



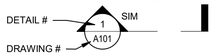
ELEVATION REFERENCE - EXTERIOR



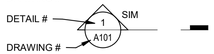
DETAIL REFERENCE - ENLARGED & DETAIL VIEW



SECTION REFERENCE - BUILDING VIEW



SECTION REFERENCE - WALL VIEW



DETAIL REFERENCE - SECTION

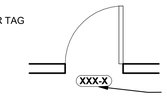


ELEVATION REFERENCE - INTERIOR



CONSTRUCTION SYMBOLS

DOOR TAG



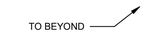
WINDOW TAG



DIMENSIONS

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



CONSTRUCTION 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 PLANE.

DEMOLITION NOTES

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 & REPACED 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 OWNER'S AUTHORIZED REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO:
A. SCHEDULE, SEQUENCE AND COORDINATE ALL WORK
B. MAINTAIN EXITS AND EGRESS WIDTHS REQUIRED BY CODES DURING ALL PHASES OF CONSTRUCTION

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 FURRING 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.

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

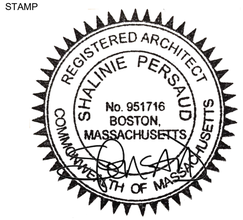
SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP



MARK	DATE	DESCRIPTION
	03/19/2026	SPECIAL PERMIT SET

PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

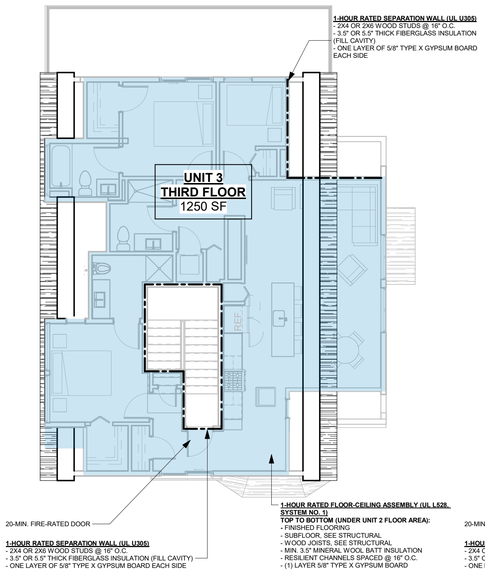
SHEET TITLE

CONSTRUCTION NOTES & ABBREVIATIONS

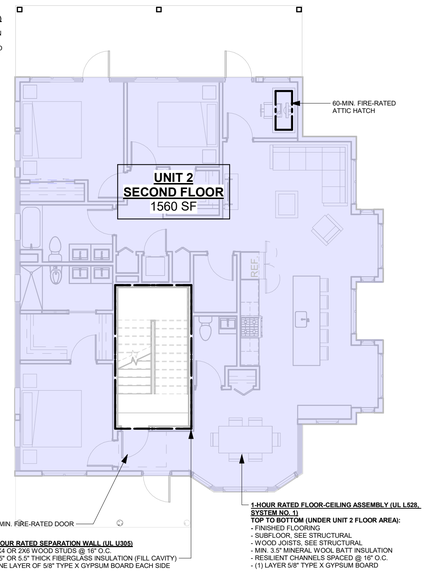
G-001

8/3/2026 4:16:41 PM

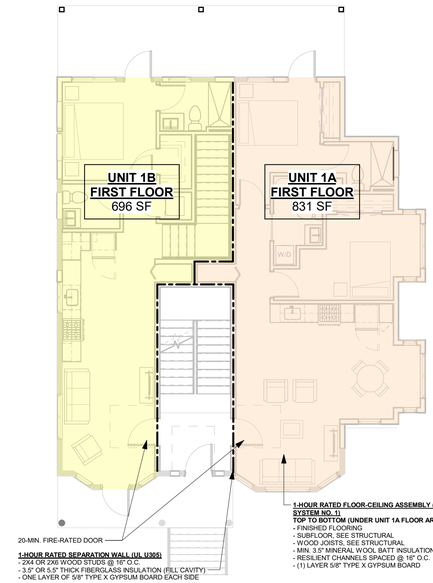
PROPOSED PLANS - SQUARE FOOTAGE & FIRE RATINGS



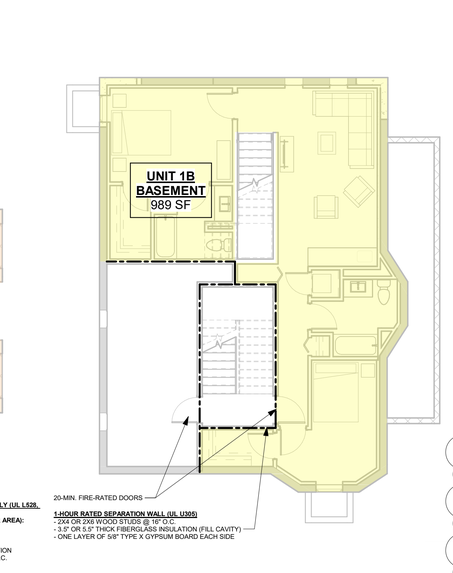
P3 THIRD FLOOR - PROPOSED SF
1/8" = 1'-0"



P2 SECOND FLOOR - PROPOSED SF
1/8" = 1'-0"



P1 FIRST FLOOR - PROPOSED SF
1/8" = 1'-0"



P0 BASEMENT - PROPOSED SF
1/8" = 1'-0"

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 unenclosed 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

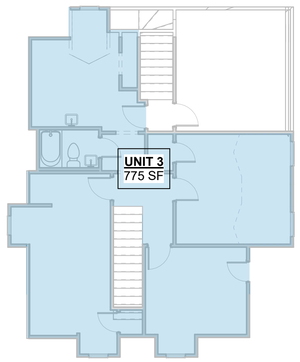
	UNIT 1A		UNIT 1B		UNIT 2		UNIT 3	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
BASEMENT	0	0	0	989	-	-	-	-
FIRST FLOOR	754	831	525	696	-	-	-	-
SECOND FLOOR	-	-	-	-	1212	1560	-	-
THIRD FLOOR	-	-	-	-	-	-	775	1250
TOTAL	754	831	525	1685	1212	1560	775	1250
SF INCREASE	*77*		*1160*		*348*		*475*	

ZONING ANALYSIS
333 HIGHLAND AVENUE
SOMERVILLE, MA 02144

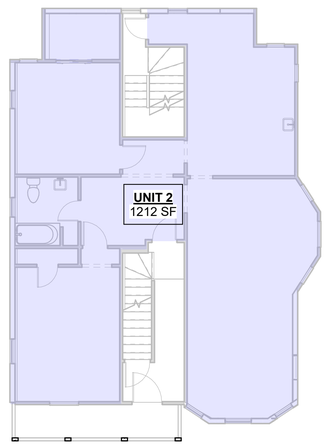
ZONING ITEM	REQUIRED	EXISTING	PROPOSED	RELIEF REQUIRED
MIN. LOT SIZE	-	4400 SF	NO CHANGE	NO
DWELLING UNIT(S)	3	4	4	EXISTING NON-CONFORMING
MAX. GROUND COVERAGE	60%	37%	47%	NO
MIN. LANDSCAPE AREA	35%	57%	47%	NO
MAX. BUILDING HEIGHT (STORIES)	2.5	2.5	2.5	NO
MAX. BUILDING HEIGHT (FEET)	35'	33'-4.5"	33'-4.5"	NO
FRONT YARD SETBACK (MIN/MAX) (HIGHLAND AVE.)	15' - 25'	13'	NO CHANGE	NO
MIN. FRONT YARD (LESLEY AVE.)	15' - 25'	18'	18'	NO
MIN. SIDE YARD (WEST)	7'	4'	NO CHANGE	NO
MIN. SIDE YARD (NORTH)	7'	20'-9"	NO CHANGE	NO
MIN. PERVIOUS AREA	40%	63%	53%	NO
LOT COVERAGE (MAX)	60%	37%	46%	NO

BUILDING CODE:
1. R-2 MULTIFAMILY RESIDENCE
2. TYPE VA 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 (780 CMR), 2021 IBC WITH AMENDMENTS
5. ZONING ANALYSIS: NEIGHBORHOOD DISTRICT
6. 3.2.8 ZONING ORDINANCE

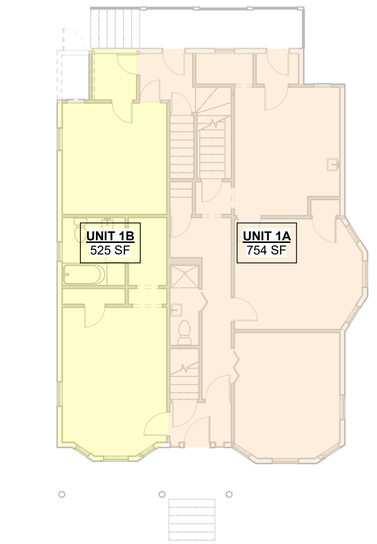
EXISTING PLANS - SQUARE FOOTAGE



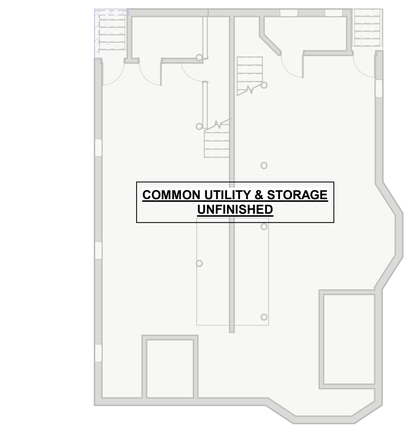
E3 THIRD FLOOR - EXISTING SF
1/8" = 1'-0"



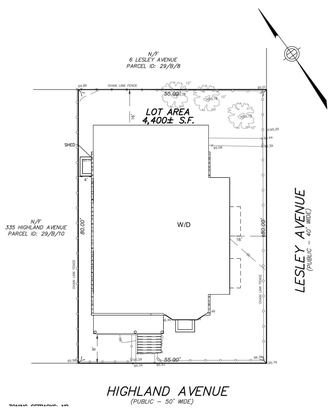
E2 SECOND FLOOR - EXISTING SF
1/8" = 1'-0"



E1 FIRST FLOOR - EXISTING SF
1/8" = 1'-0"



E0 BASEMENT - EXISTING SF
1/8" = 1'-0"



A SITE PLAN
1" = 20'-0"

8/3/2026 4:16:51 PM

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

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

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 WIDTH	SIZE HEIGHT	SIZE THK	DOOR TYPE
		2'-8"	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

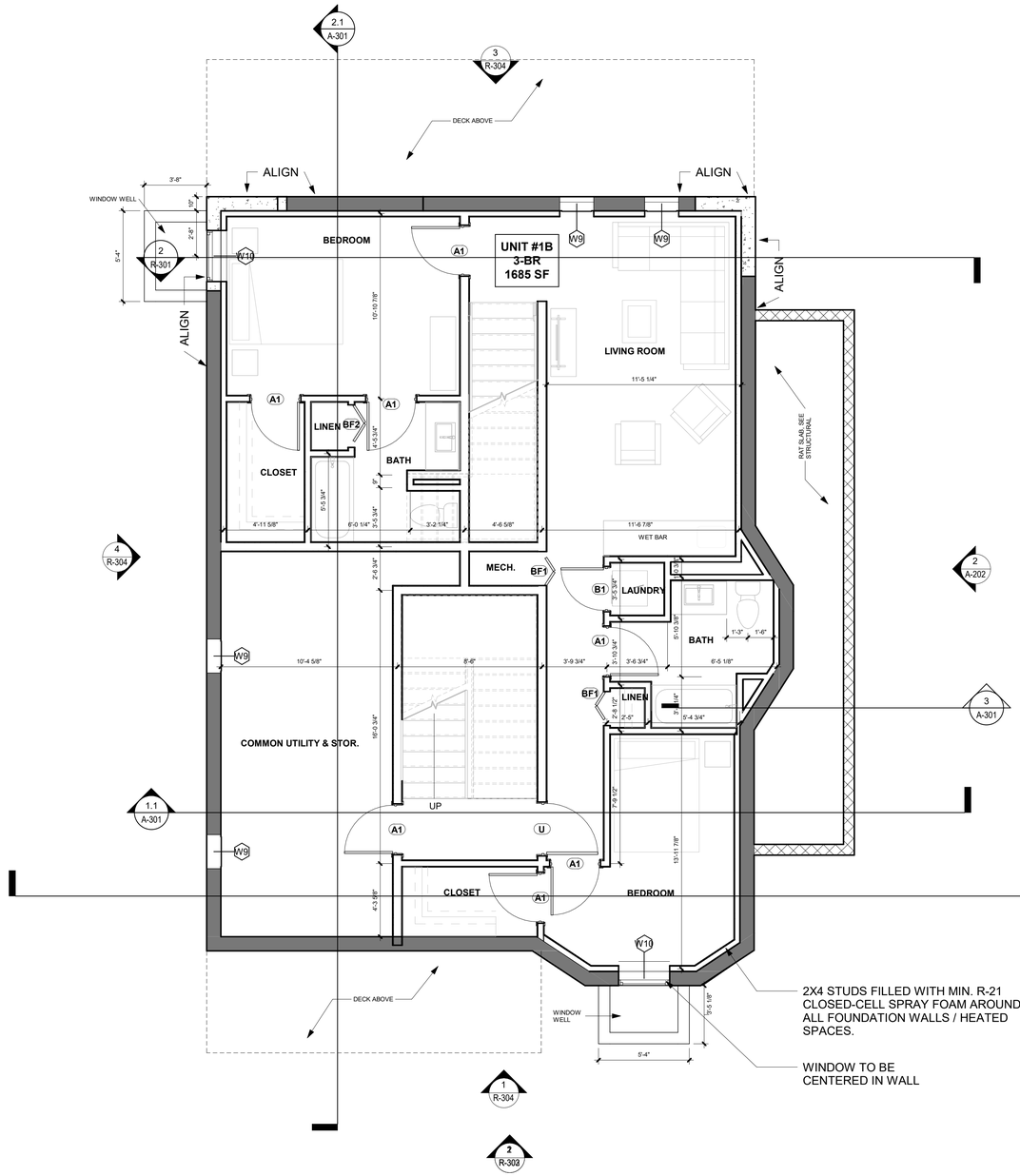
1. WALL REINFORCEMENT REQUIRED AT ALL ACCESSORY LOCATIONS.
2. ALL ROBE HOOKS TO BE MOUNTED ON WALL, NOT DOOR PANEL.
3. DENSHIELD OR EQUAL BEHIND ALL WALL TILE.
4. BLOCKING TO BE PROVIDED WHERE SPECIFIED IN FLOOR PLANS ONLY PER MAAB GROUP 1 BATHROOMS 42.5.3: "THE WALL ADJACENT TO AND BEHIND THE WATER 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."
5. 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".
6. 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"
7. MATCH MIRROR WIDTH TO VANITY WIDTH.

GENERAL KITCHEN NOTES

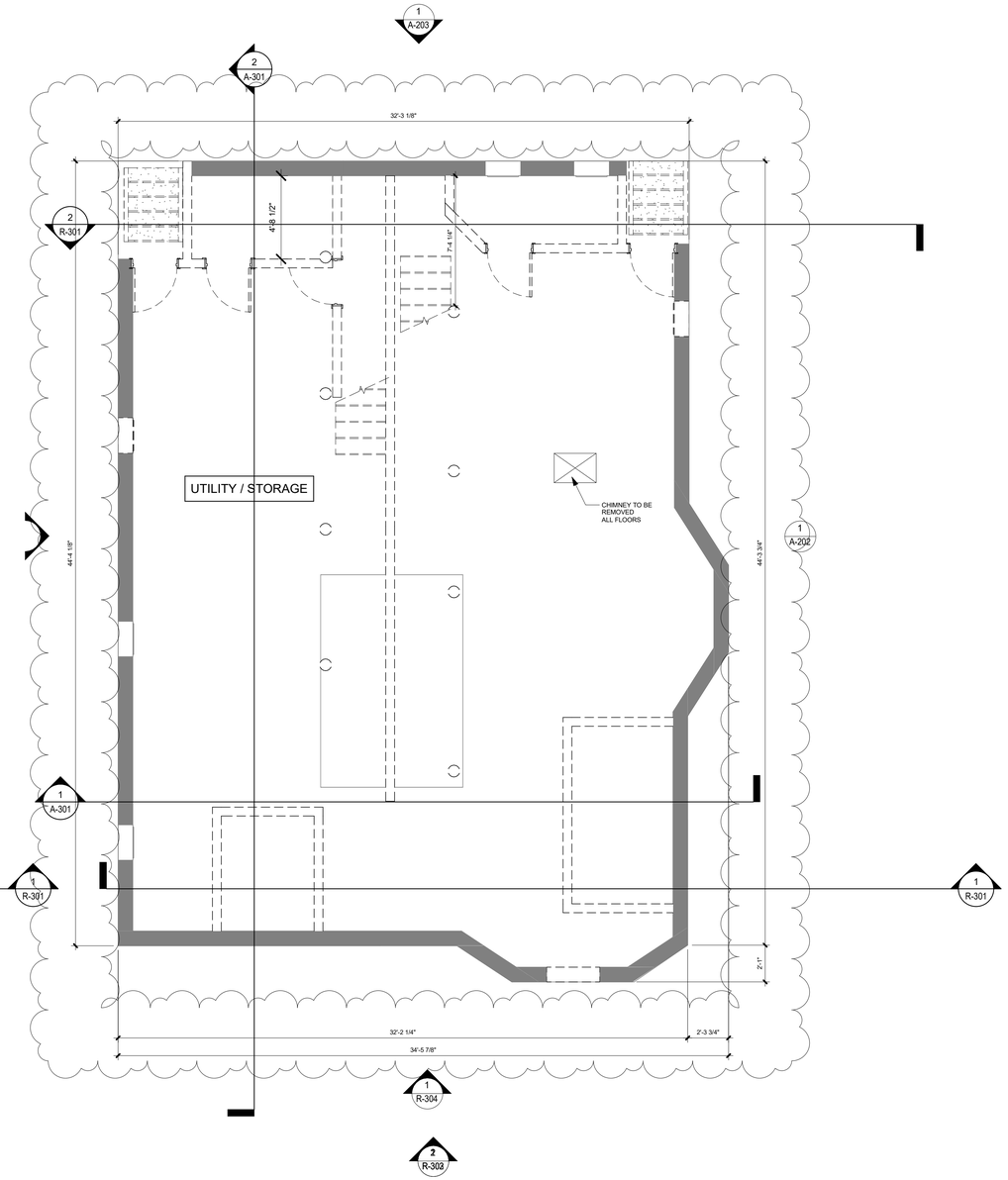
1. BLOCKING REQUIRED AT ALL UPPER WALL CABINET LOCATIONS. SEE SPECIFICATIONS.
2. COUNTERTOPS OVERHANG 2'-0" DEEP BASE CABINETS BY 1", TYP.
3. TYPICAL DIMENSIONS ARE PROVIDED FOR IDENTIFYING CABINET SIZES AND QUANTITIES PRIOR TO CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS PRIOR TO SHOP DRAWINGS/ORDERING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

GENERAL PLAN NOTES

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



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



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

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

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

PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

FLOOR PLANS - BASEMENT

A-101

8/3/2026 4:16:57 PM

DOOR & FRAME SCHEDULE - UNIT

DOOR MARK	FUNCTION	SIZE WIDTH	SIZE HEIGHT	SIZE THK	DOOR TYPE
		2'-8"	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

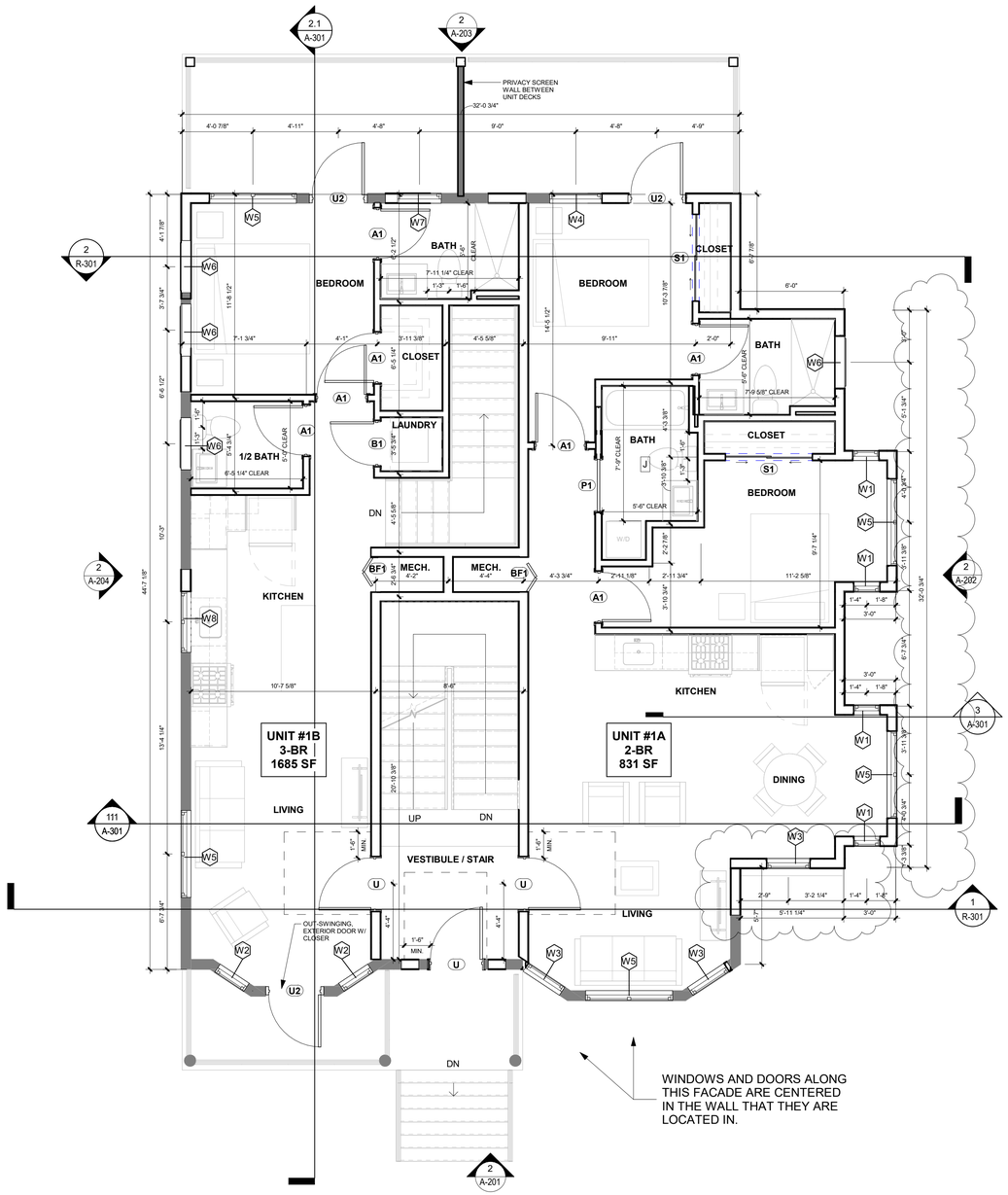
1. WALL REINFORCEMENT REQUIRED AT ALL ACCESSORY LOCATIONS.
2. ALL ROBE HOOKS TO BE MOUNTED ON WALL, NOT DOOR PANEL.
3. DENSHIELD OR EQUAL BEHIND ALL WALL TILE.
4. BLOCKING TO BE PROVIDED WHERE SPECIFIED IN FLOOR PLANS ONLY PER MAAB GROUP 1 BATHROOMS 42.5.3: "THE WALL ADJACENT TO AND BEHIND THE WATER 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."
5. 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".
6. 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"
7. MATCH MIRROR WIDTH TO VANITY WIDTH.

GENERAL KITCHEN NOTES

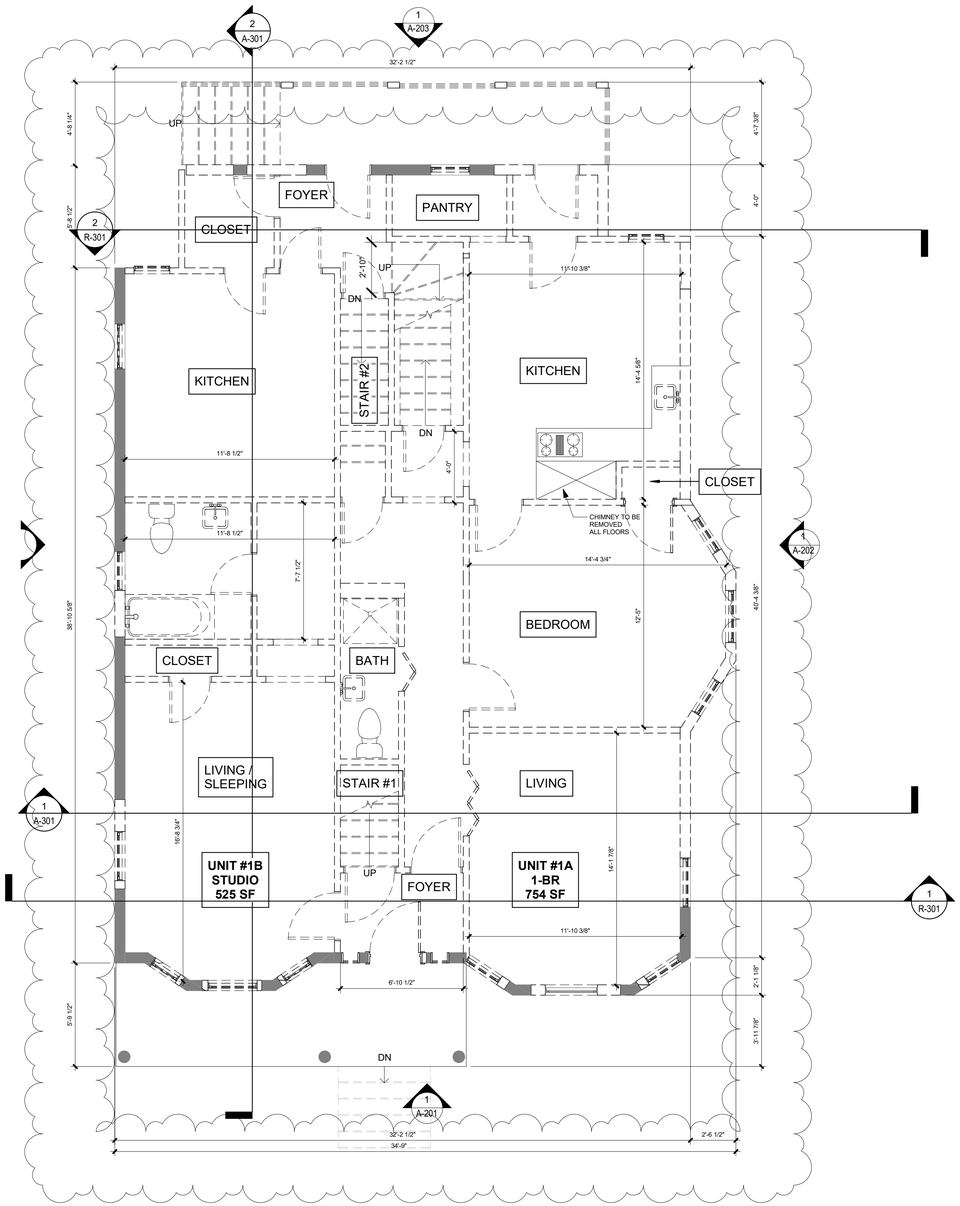
1. BLOCKING REQUIRED AT ALL UPPER WALL CABINET LOCATIONS. SEE SPECIFICATIONS.
2. COUNTERTOPS OVERHANG 2'-0" DEEP BASE CABINETS BY 1", TYP.
3. TYPICAL DIMENSIONS ARE PROVIDED FOR IDENTIFYING CABINET SIZES AND QUANTITIES PRIOR TO CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS PRIOR TO SHOP DRAWINGS/ORDERING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

GENERAL PLAN NOTES

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



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



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

8/3/2026 4:16:59 PM

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

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

PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

FLOOR PLANS - LEVEL 1

A-102

DOOR & FRAME SCHEDULE - UNIT

DOOR MARK	FUNCTION	SIZE			DOOR TYPE
		WIDTH	HEIGHT	THK	
		2'-8"	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

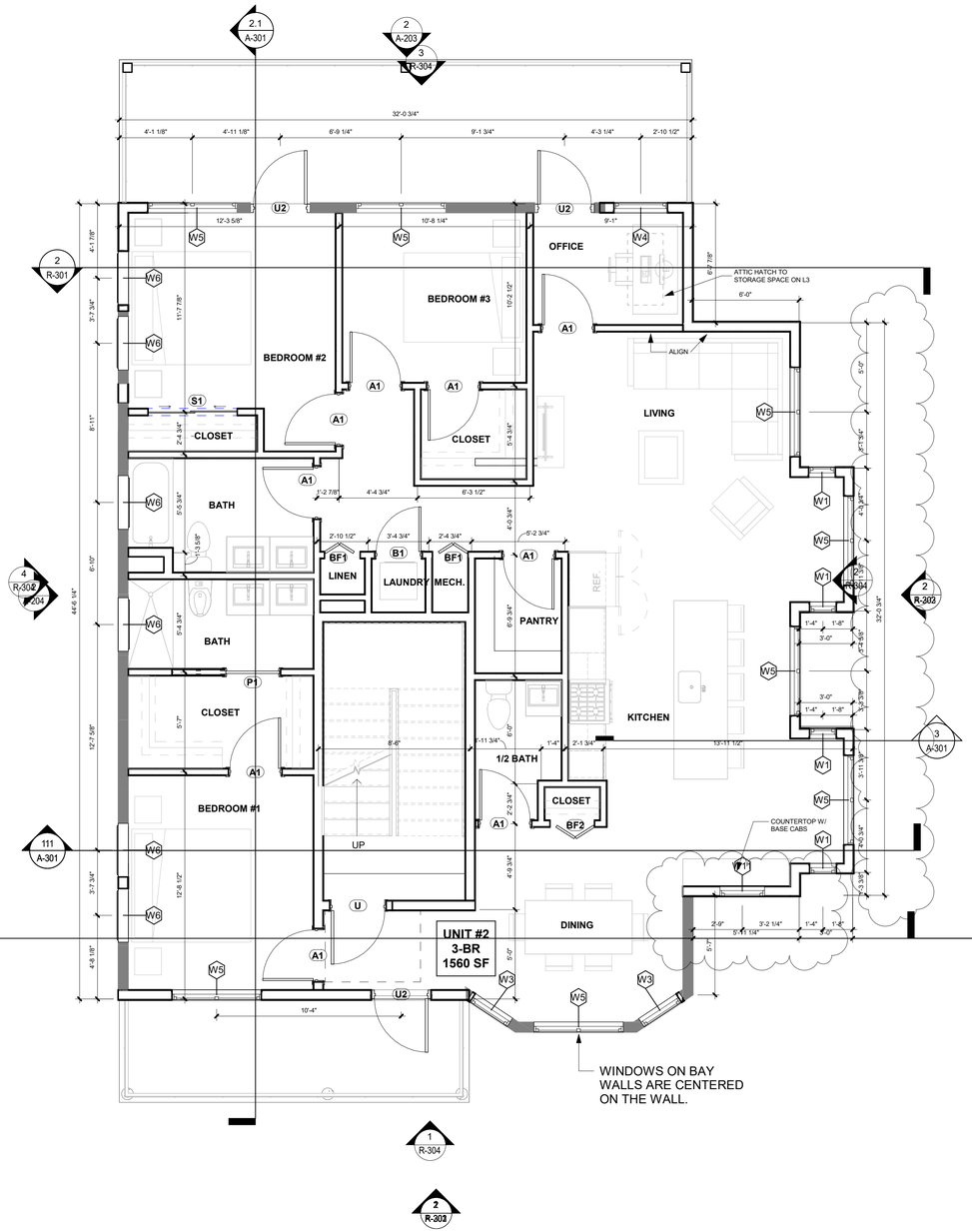
1. WALL REINFORCEMENT REQUIRED AT ALL ACCESSORY LOCATIONS.
2. ALL ROBE HOOKS TO BE MOUNTED ON WALL, NOT DOOR PANEL.
3. DENSHIELD OR EQUAL BEHIND ALL WALL TILE.
4. BLOCKING TO BE PROVIDED WHERE SPECIFIED IN FLOOR PLANS ONLY PER MAAB GROUP 1 BATHROOMS 42.5.3: "THE WALL ADJACENT TO AND BEHIND THE WATER 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."
5. 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".
6. 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"
7. MATCH MIRROR WIDTH TO VANITY WIDTH.

GENERAL KITCHEN NOTES

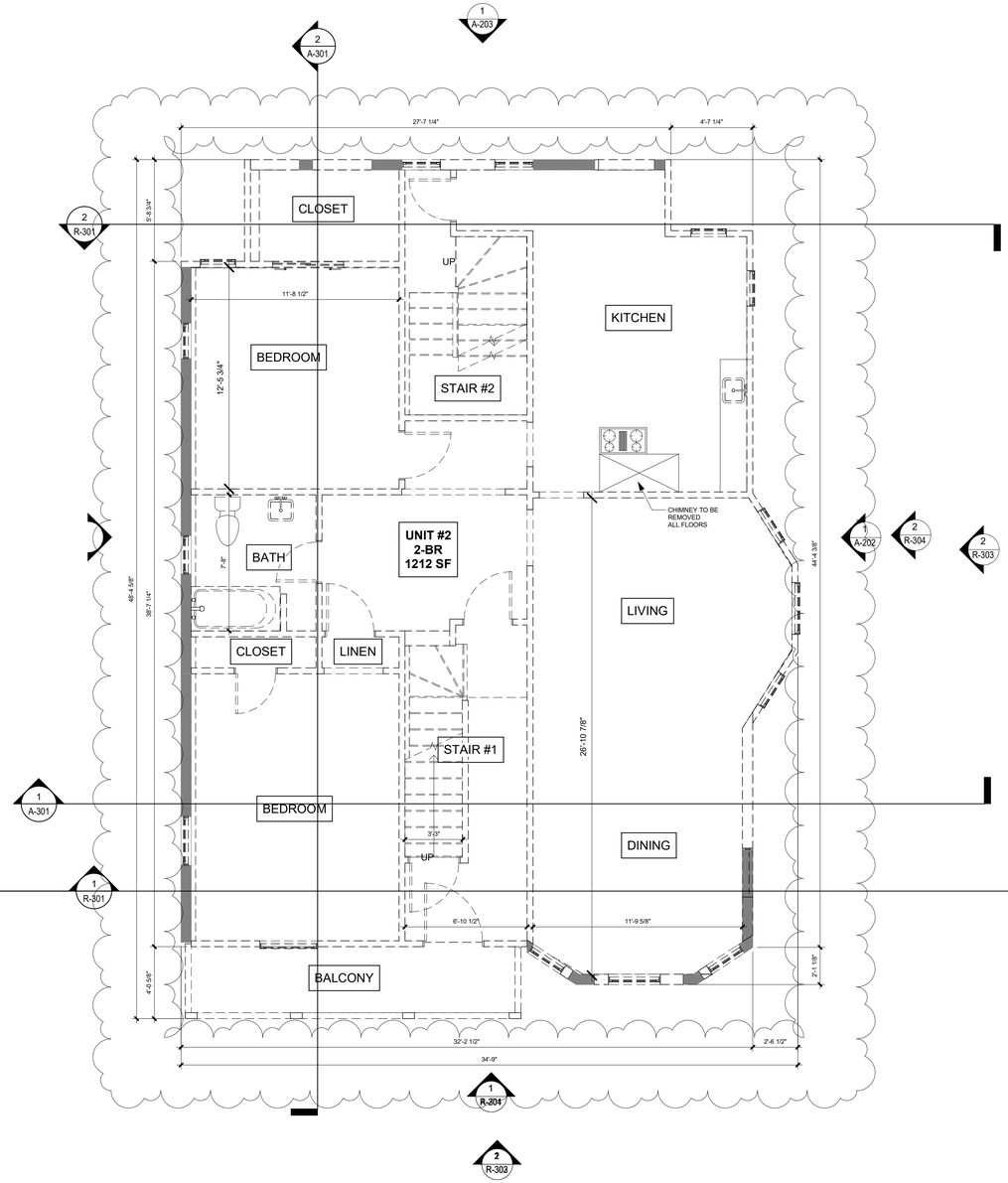
1. BLOCKING REQUIRED AT ALL UPPER WALL CABINET LOCATIONS. SEE SPECIFICATIONS.
2. COUNTERTOPS OVERHANG 2'-0" DEEP BASE CABINETS BY 1", TYP.
3. TYPICAL DIMENSIONS ARE PROVIDED FOR IDENTIFYING CABINET SIZES AND QUANTITIES PRIOR TO CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS PRIOR TO SHOP DRAWINGS/ORDERING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

GENERAL PLAN NOTES

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



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



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

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

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

PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

FLOOR PLANS - LEVEL 2

A-103

8/3/2026 4:17:03 PM

DOOR & FRAME SCHEDULE - UNIT

DOOR MARK	FUNCTION	SIZE			DOOR TYPE
		WIDTH	HEIGHT	THK	
		2'-8"	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

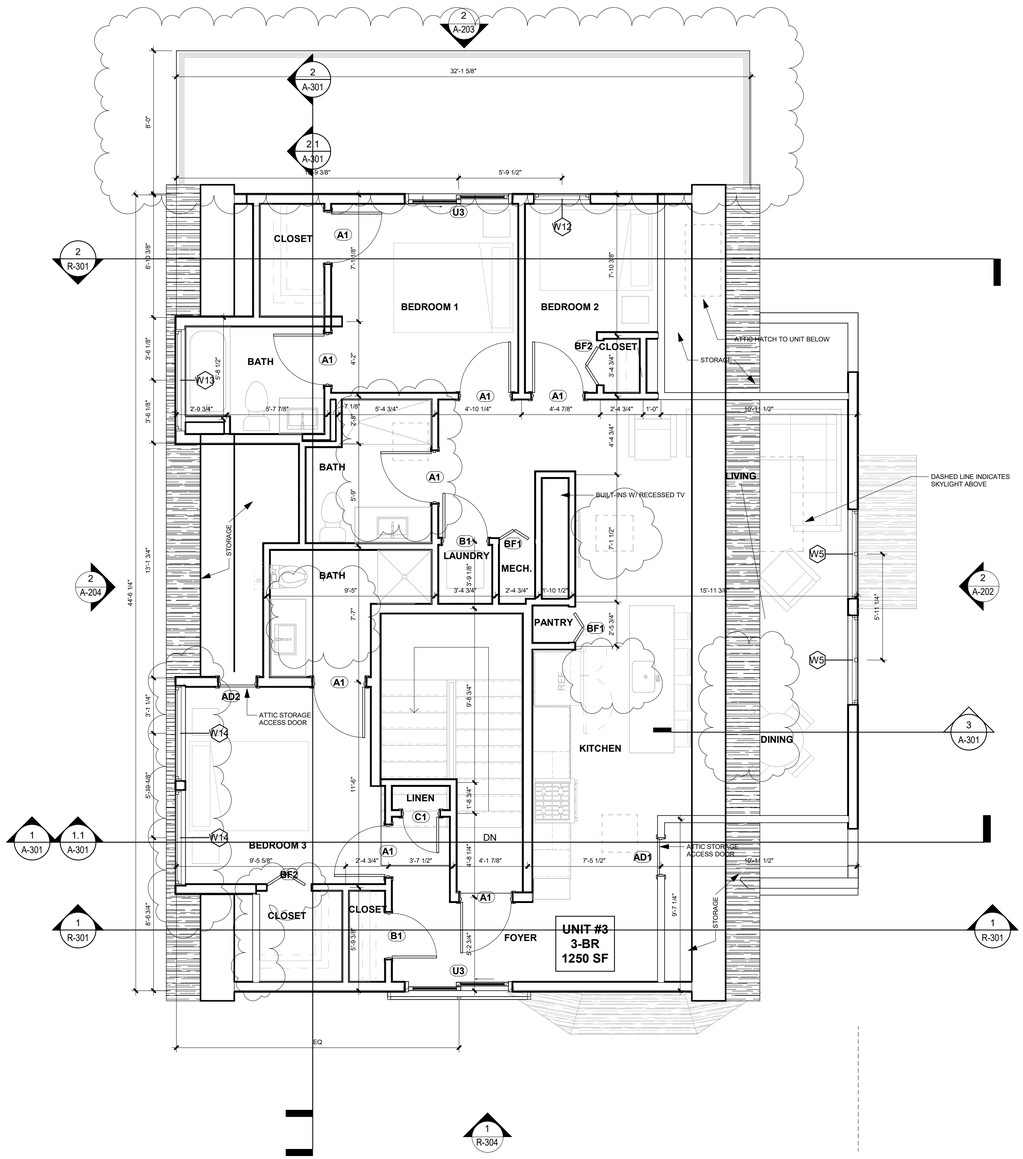
1. WALL REINFORCEMENT REQUIRED AT ALL ACCESSORY LOCATIONS.
2. ALL ROBE HOOKS TO BE MOUNTED ON WALL, NOT DOOR PANEL.
3. DENSHIELD OR EQUAL BEHIND ALL WALL TILE.
4. BLOCKING TO BE PROVIDED WHERE SPECIFIED IN FLOOR PLANS ONLY PER MAAB GROUP 1 BATHROOMS 42.5.3: "THE WALL ADJACENT TO AND BEHIND THE WATER 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."
5. 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".
6. 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"
7. MATCH MIRROR WIDTH TO VANITY WIDTH.

GENERAL KITCHEN NOTES

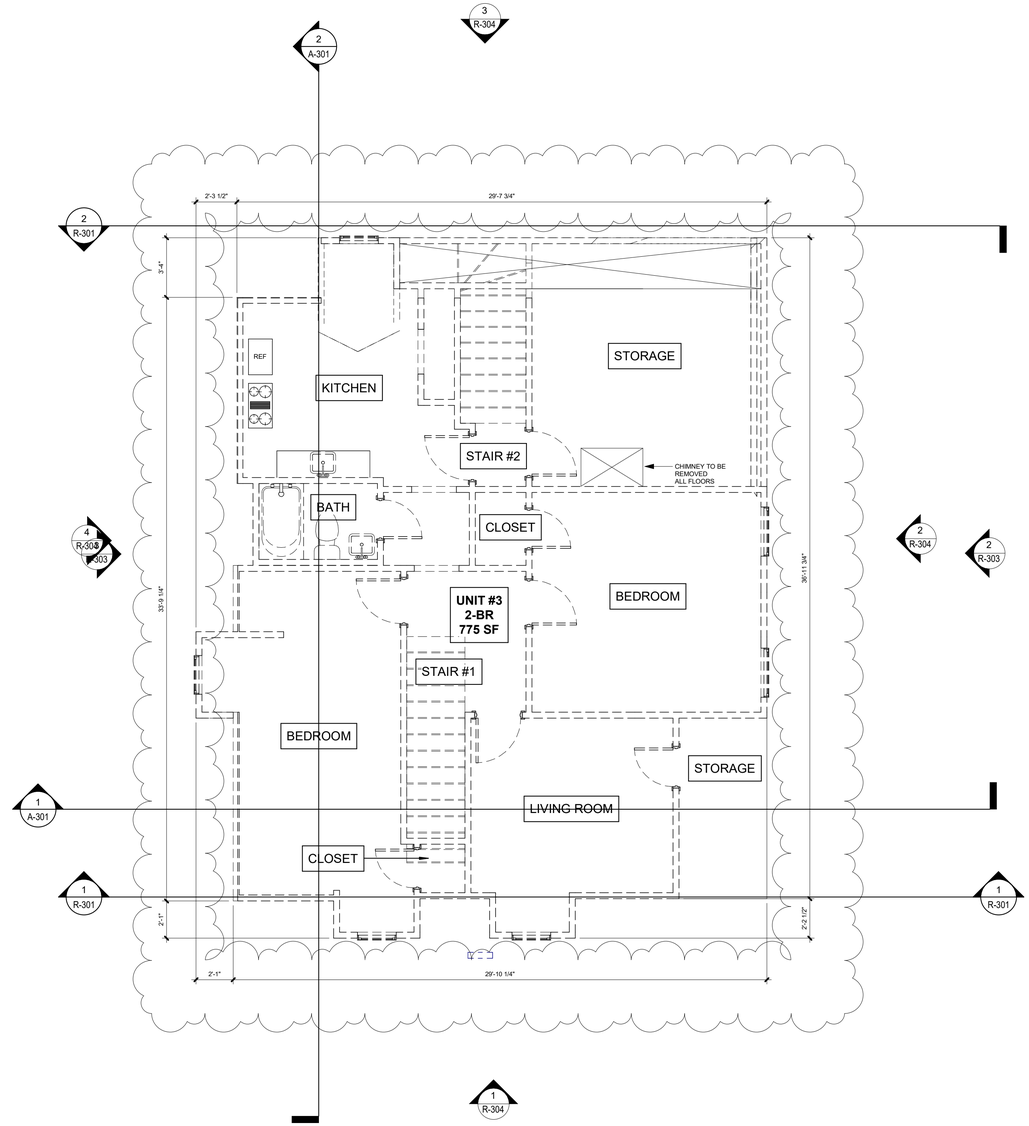
1. BLOCKING REQUIRED AT ALL UPPER WALL CABINET LOCATIONS. SEE SPECIFICATIONS.
2. COUNTERTOPS OVERHANG 2'-0" DEEP BASE CABINETS BY 1", TYP.
3. TYPICAL DIMENSIONS ARE PROVIDED FOR IDENTIFYING CABINET SIZES AND QUANTITIES PRIOR TO CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS PRIOR TO SHOP DRAWINGS/ORDERING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

GENERAL PLAN NOTES

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



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



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

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

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

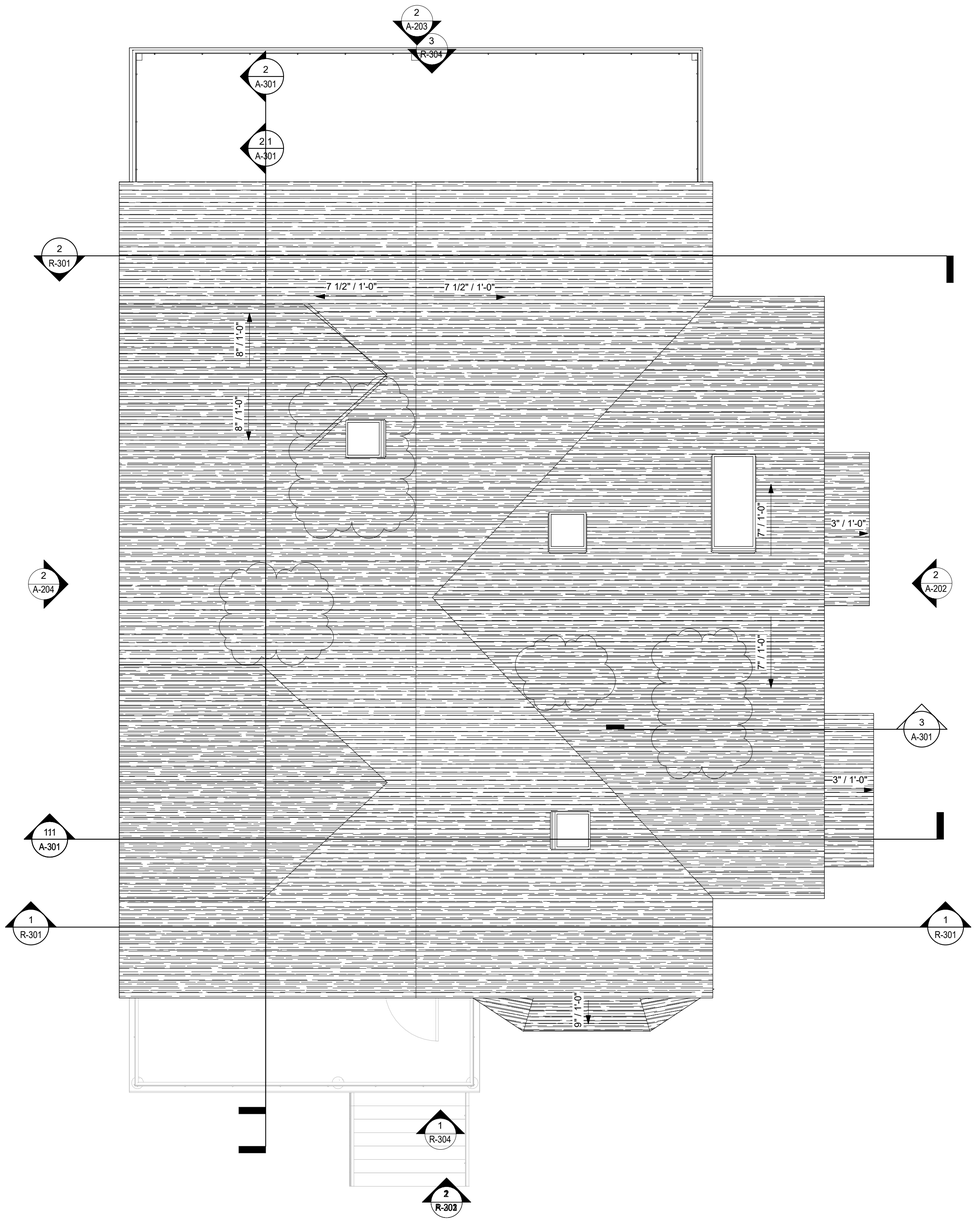
PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

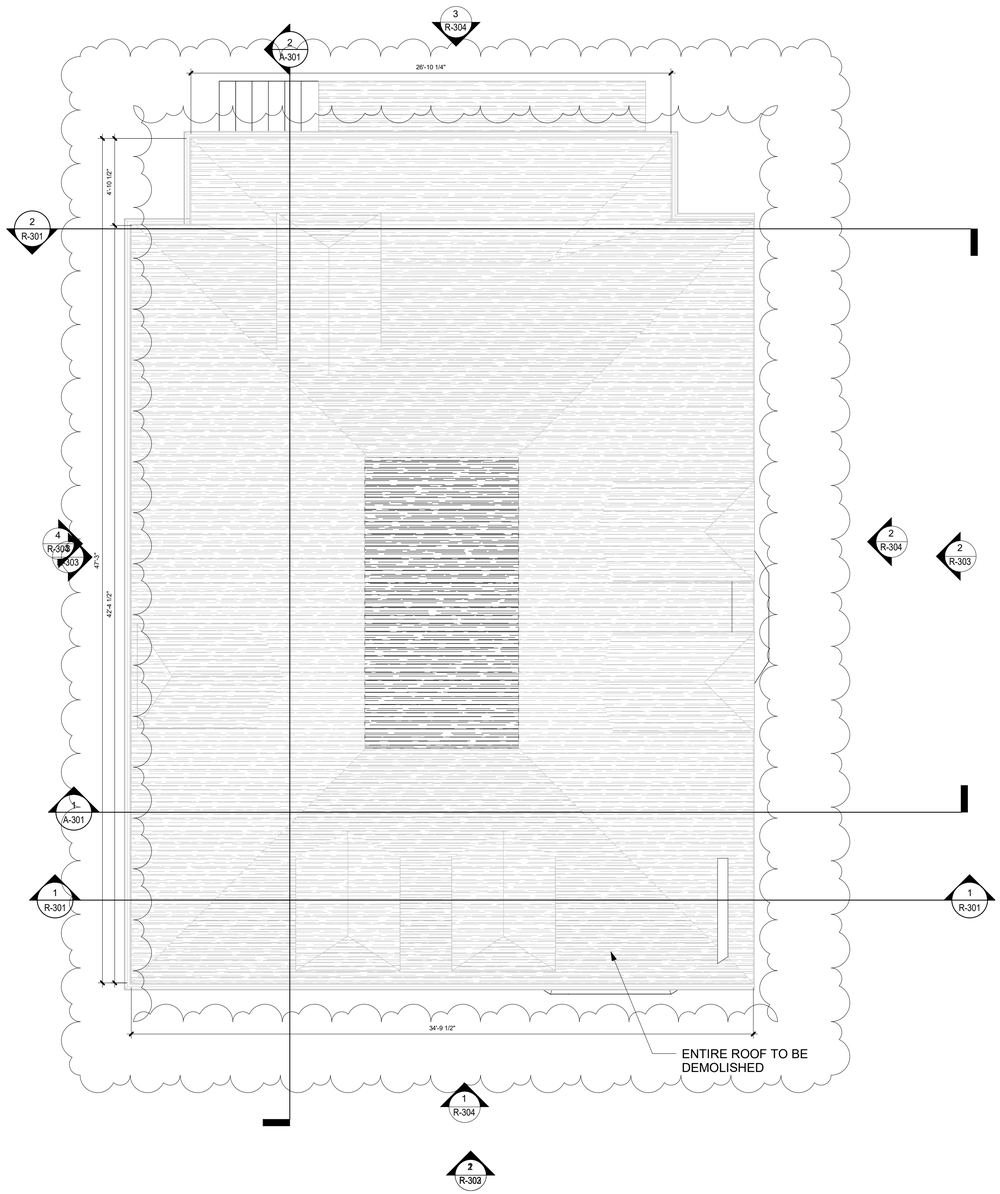
FLOOR PLANS - LEVEL 3 / ATTIC

A-104

8/3/2026 4:17:06 PM



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



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

8/3/2026 4:17:08 PM

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

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

PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

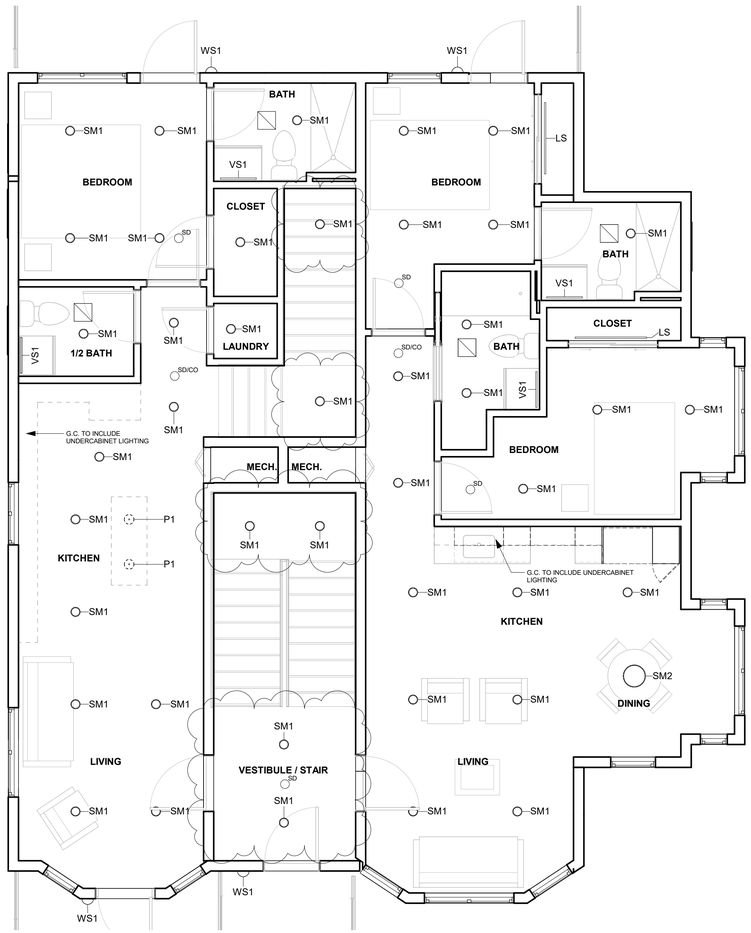
FLOOR PLANS - ROOF

A-105

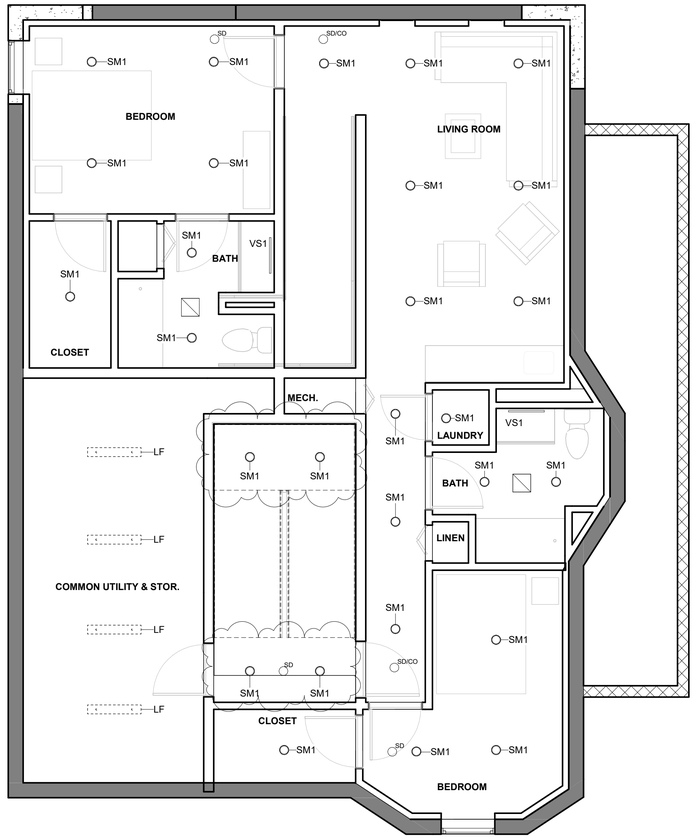
REFLECTED CEILING PLAN LEGEND

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)

SD	SURFACE MOUNTED SMOKE DETECTOR COORDINATE W/ ELECTRICAL DWGS
SD/CO	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"

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

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

PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

REFLECTED CEILING PLANS

A-106

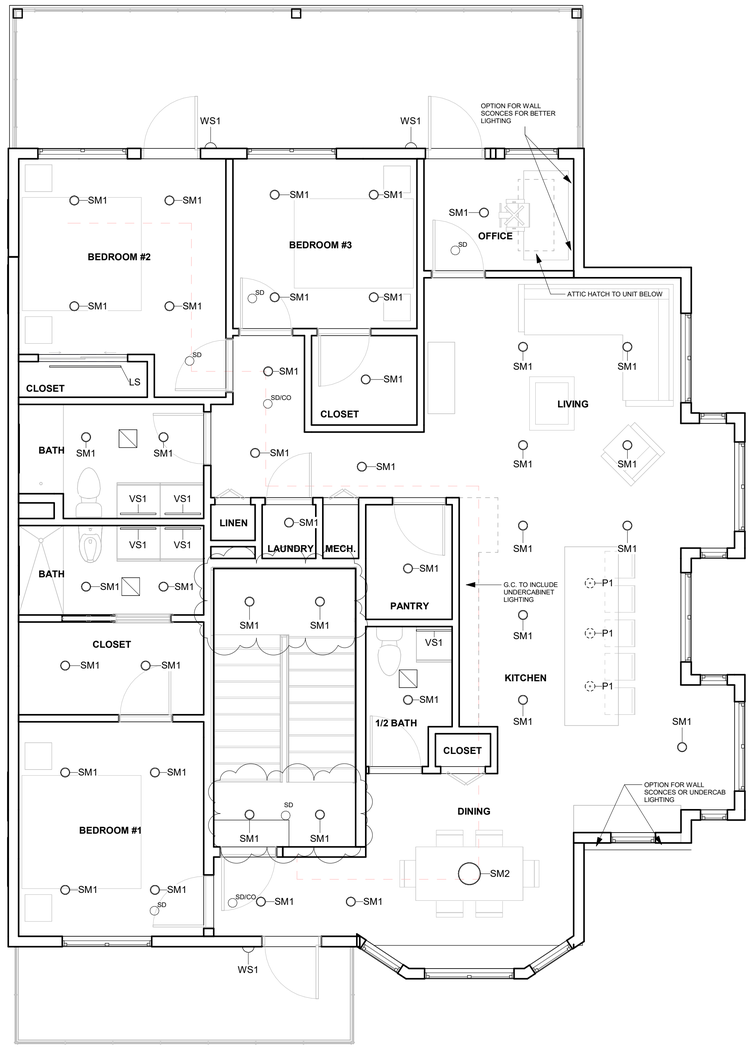
8/3/2026 4:17:12 PM

REFLECTED CEILING PLAN LEGEND

SM1	SURFACE MOUNTED LIGHT FIXTURE COORDINATE W/ ELECTRICAL DWGS	SD	SURFACE MOUNTED SMOKE DETECTOR COORDINATE W/ ELECTRICAL DWGS
SM2	SURFACE MOUNTED FIXTURE	SD/CO	SURFACE MOUNTED SMOKE CARBON DIOXIDE DETECTOR COORDINATE W/ ELECTRICAL DWGS
LS	LINEAR LIGHT STRIP SURFACE MOUNTED		CEILING MOUNTED HVAC RETURN DIFFUSER COORDINATE W/ HVAC DWGS
LF	LINEAR LIGHT STRIP PENDANT		
VS1	VANITY WALL SCONCE		
P1	PENDANT LIGHT FIXTURE		
WS1	WALL MOUNTED ENTRY SCONCE (EXTERIOR)		



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



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

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON,
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

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

PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

REFLECTED CEILING PLANS

A-107

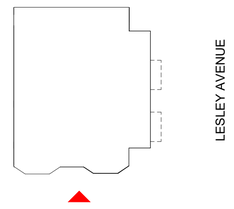
8/3/2026 4:17:16 PM

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"

KEY PLAN





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:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON,
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

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

PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

BUILDING ELEVATIONS - SOUTH (HIGHLAND AVE.)

A-201

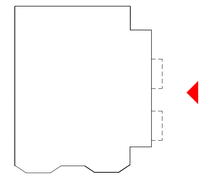
8/3/2026 4:17:18 PM

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"

KEY PLAN





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

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

MARK	DATE	DESCRIPTION
	03/19/2026	SPECIAL PERMIT SET

PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

BUILDING ELEVATIONS - EAST (LESLEY AVE.)

A-202

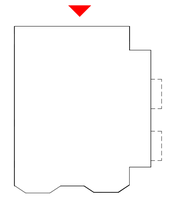
8/3/2026 4:17:21 PM

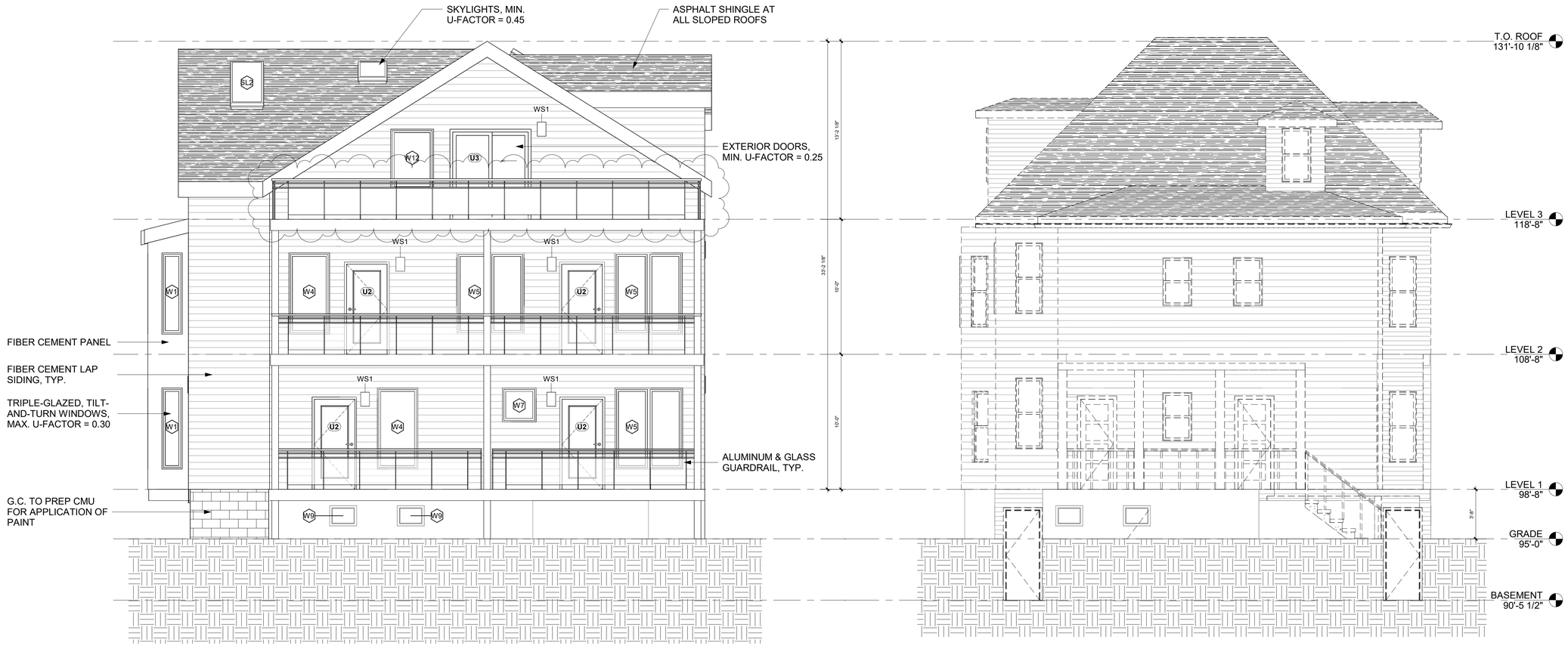
WINDOW...		
TYPE	SIZE	
	WIDTH	HEIGHT
SL1	2'-0"	2'-3"
SL2	2'-4"	6'-0"
W1	1'-6"	6'-0"
W2	2'-0"	6'-0"
W3	2'-6"	6'-0"
W4	3'-0"	6'-0"
W5	5'-0"	6'-0"
W6	3'-0"	1'-6"
W7	2'-6"	2'-6"
W8	3'-6"	4'-2"
W10	3'-0"	3'-6"
W11	2'-6"	4'-0"
W12	3'-2"	4'-6"
W13	5'-8"	2'-6"
W14	5'-4"	3'-6"

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"

KEY PLAN





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

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

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP



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

PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

BUILDING ELEVATIONS - NORTH

A-203

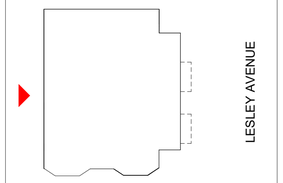
8/3/2026 4:17:24 PM

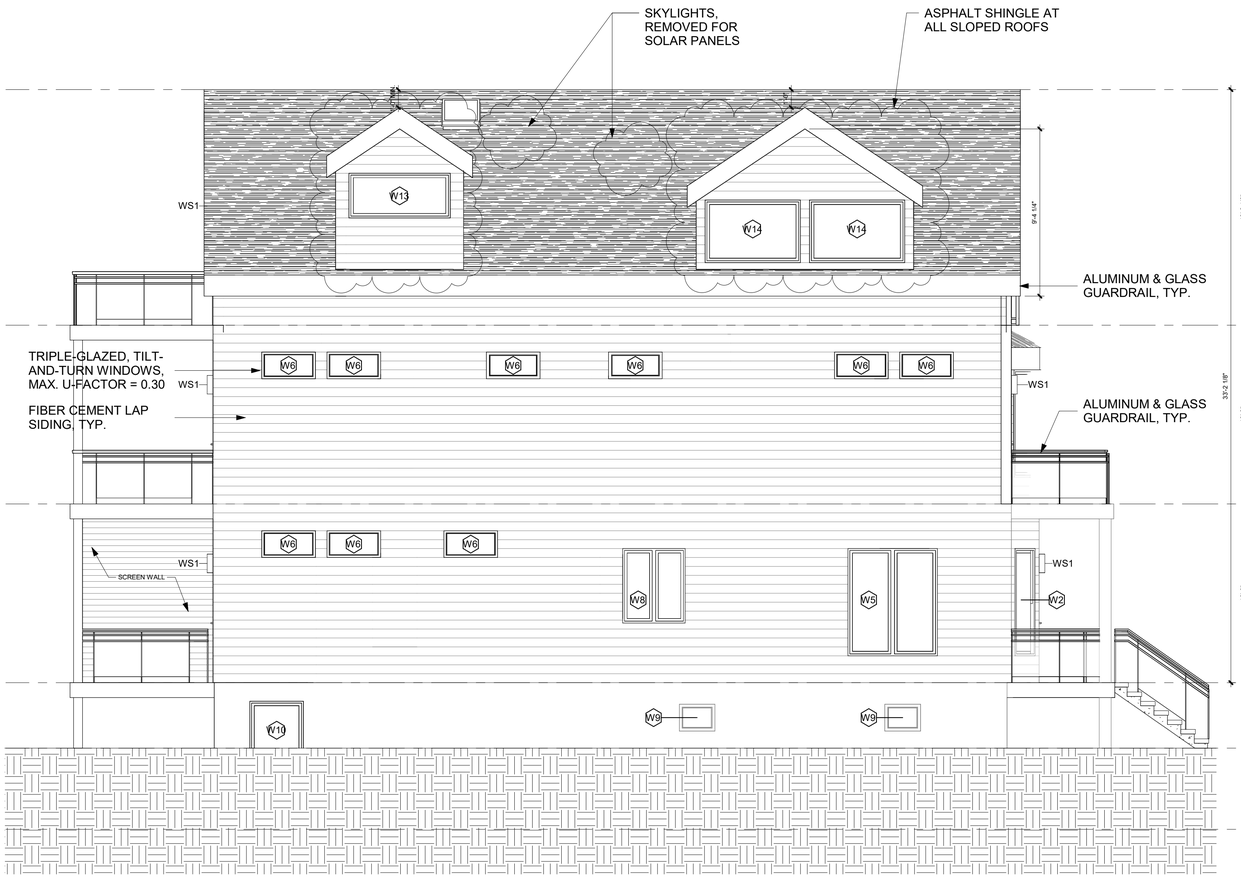
WINDOW...		
TYPE	SIZE	
	WIDTH	HEIGHT
SL1	2'-0"	2'-3"
SL2	2'-4"	6'-0"
W1	1'-6"	6'-0"
W2	2'-0"	6'-0"
W3	2'-6"	6'-0"
W4	3'-0"	6'-0"
W5	5'-0"	6'-0"
W6	3'-0"	1'-6"
W7	2'-6"	2'-6"
W8	3'-6"	4'-2"
W10	3'-0"	3'-6"
W11	2'-6"	4'-0"
W12	3'-2"	4'-6"
W13	5'-8"	2'-6"
W14	5'-4"	3'-6"

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"

KEY PLAN





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

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

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

PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

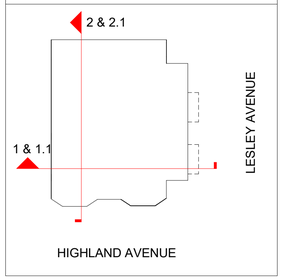
SHEET TITLE

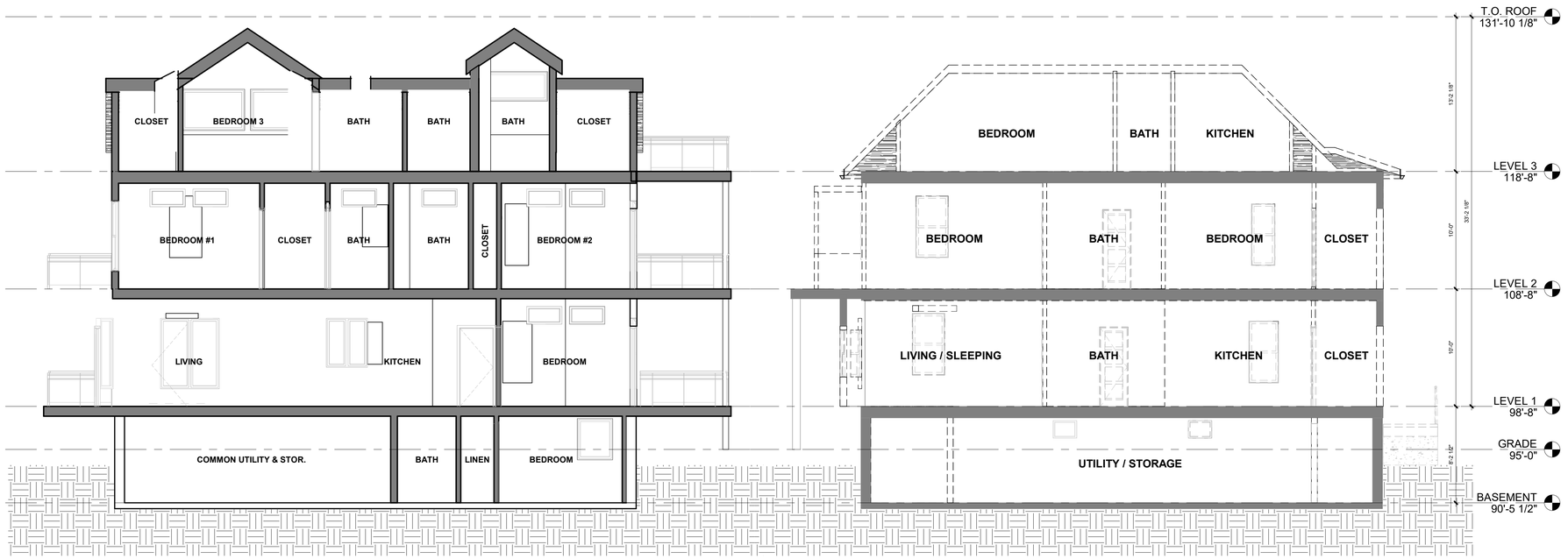
BUILDING ELEVATIONS - WEST

A-204

8/3/2026 4:17:26 PM

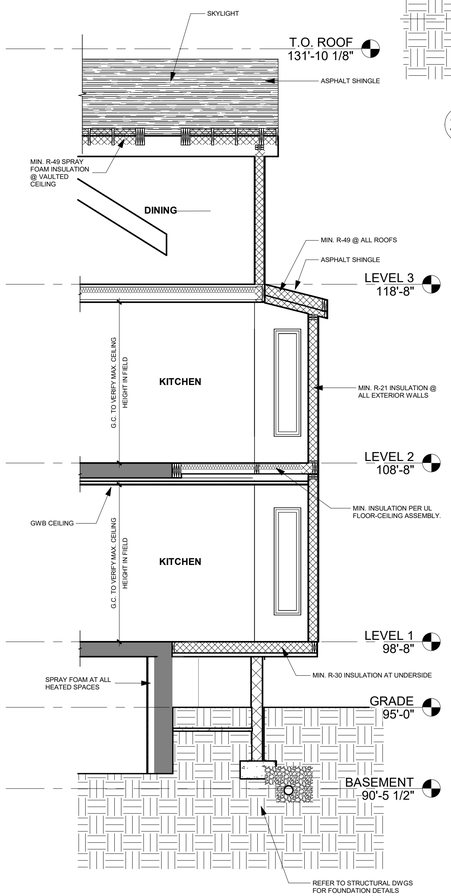
KEY PLAN



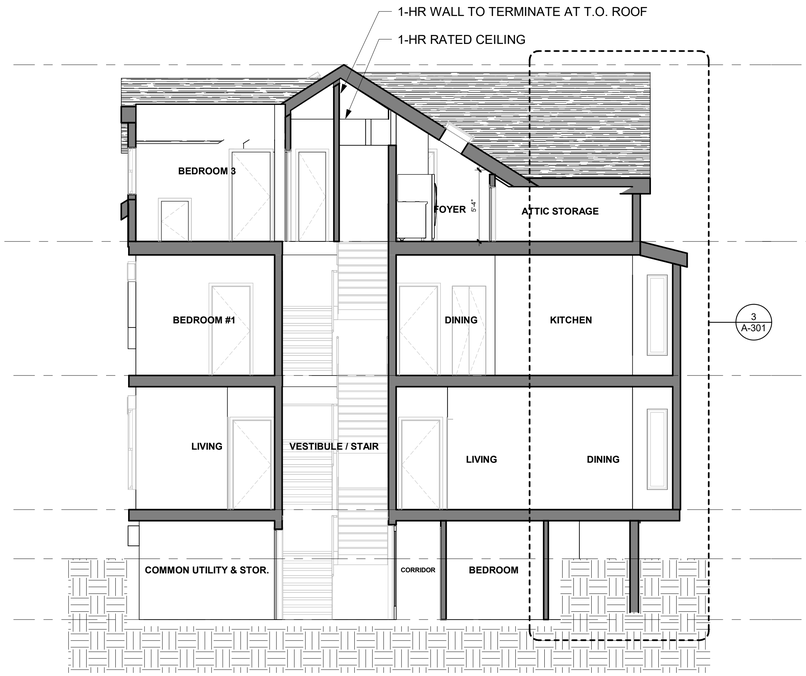


2.1 OVERALL SECTION - SOUTH TO NORTH (PROPOSED)
3/16" = 1'-0"

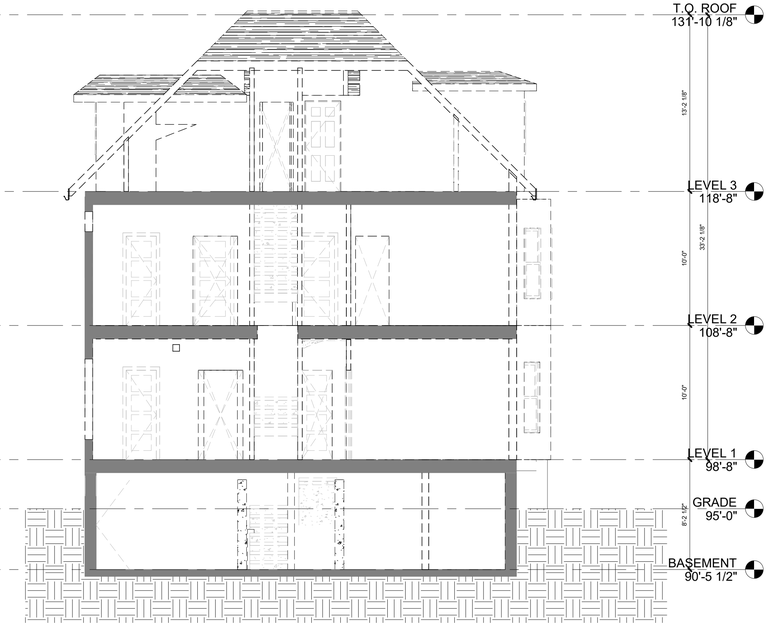
2 OVERALL SECTION - SOUTH TO NORTH (EXISTING)
3/16" = 1'-0"



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"

8/3/2026 4:17:30 PM

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

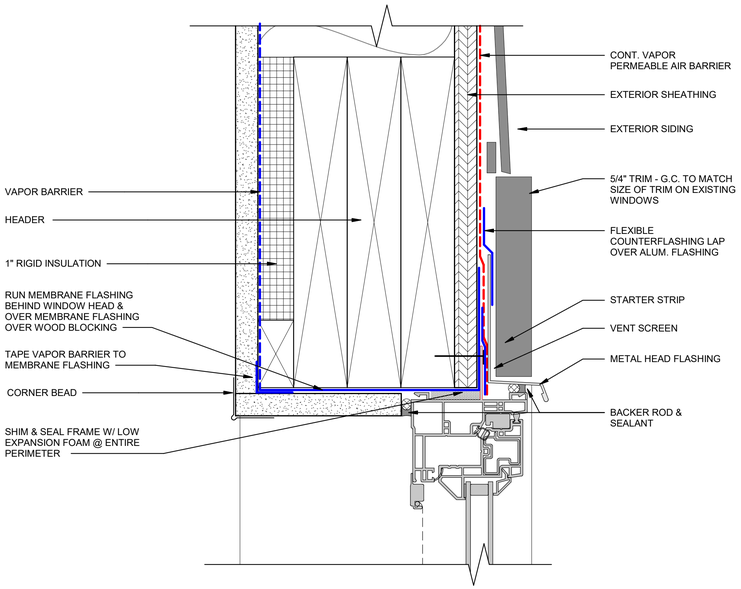
MARK	DATE	DESCRIPTION
	03/19/2026	SPECIAL PERMIT SET

PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

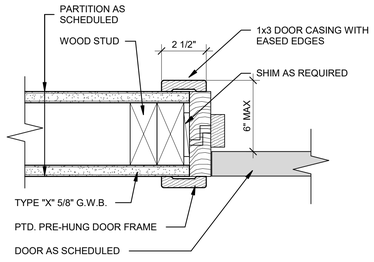
SHEET TITLE

BUILDING & TYPICAL WALL SECTIONS

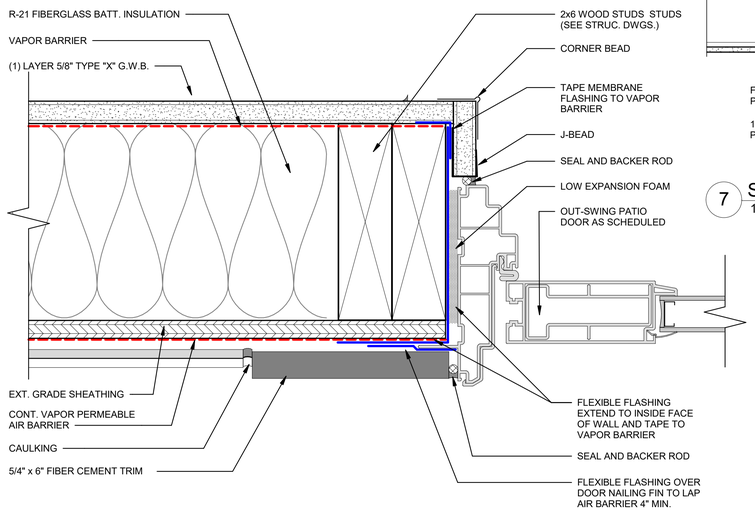
A-301



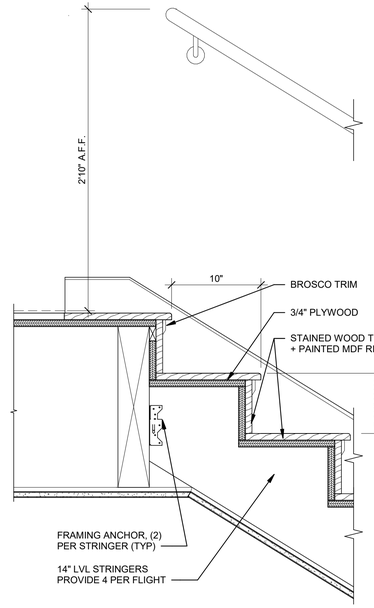
5 WINDOW HEAD
6" = 1'-0"



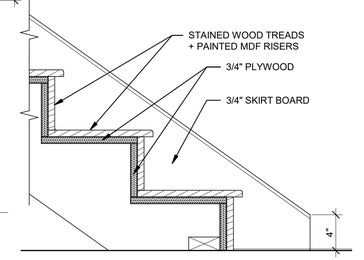
8 TYP. INTERIOR DOOR JAMB/HEAD
3" = 1'-0"



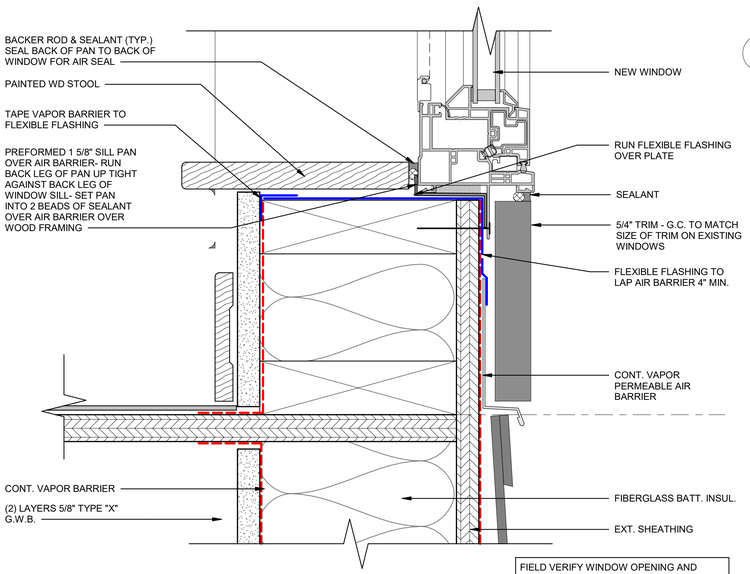
4 SWING DOOR JAMB @ LAP SIDING
6" = 1'-0"



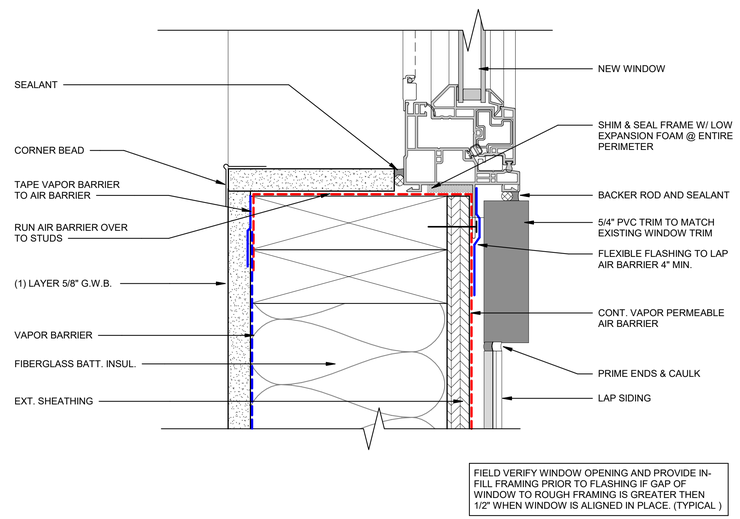
7 STAIR DETAIL @ TOP OF LANDING
1 1/2" = 1'-0"



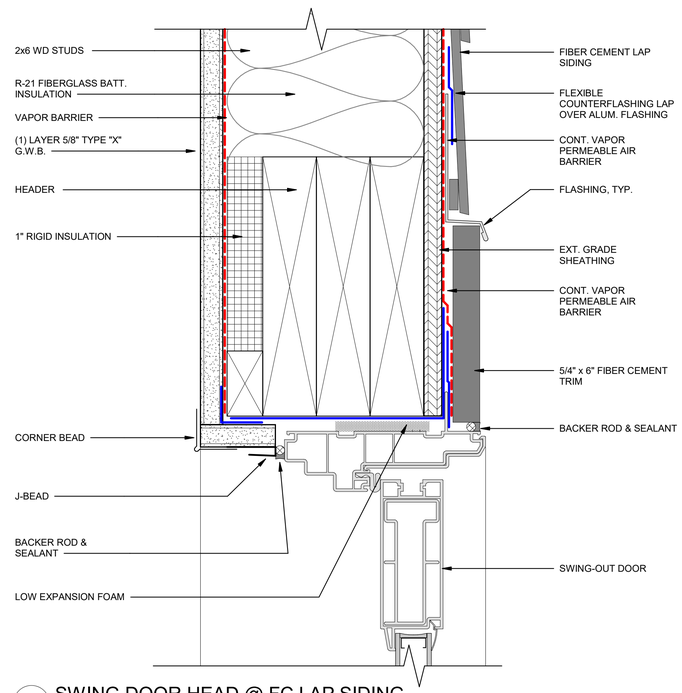
6 STAIR DETAIL @ BOTTOM OF LANDING
1 1/2" = 1'-0"



3 WINDOW SILL
6" = 1'-0"



2 WINDOW JAMB
6" = 1'-0"



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

8/3/2026 4:17:33 PM

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

MARK	DATE	DESCRIPTION
	03/19/2026	SPECIAL PERMIT SET

PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

WINDOW & DOOR DETAILS

A-401

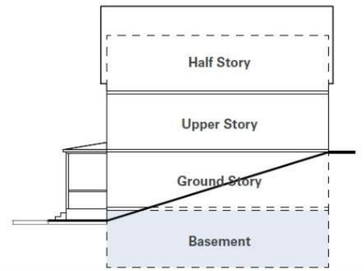


1 HALF STORY SECTION-1
3/16" = 1'-0"



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.

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON,
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

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

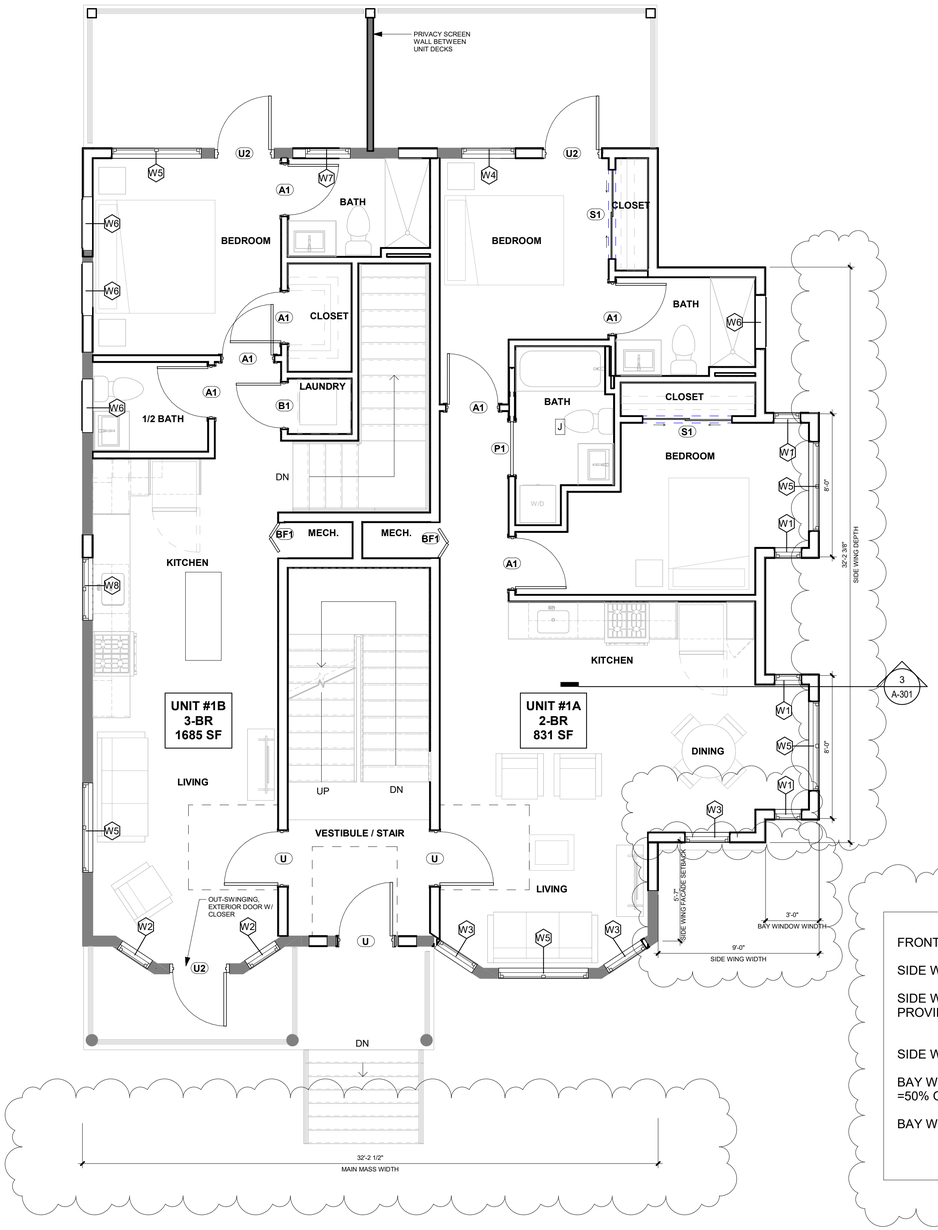
PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

REVISIONS

R-301

8/3/2026 4:17:35 PM



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

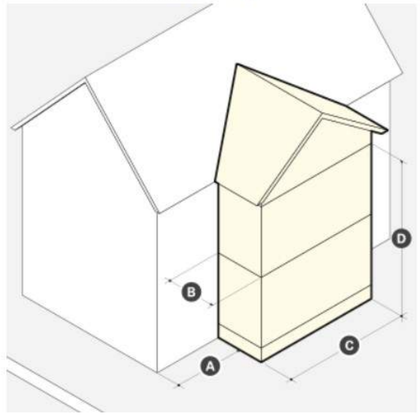
FRONT MAIN MASS WIDTH:	32'-2 1/2"
SIDE WING WIDTH=50%	16'
SIDE WING WIDTH PROVIDED =28%	9'-0"
SIDE WING WIDTH	32'-2 3/8"
BAY WINDOW MAX WIDTH =50% OF SIDE WING	16'-1"
BAY WINDOW WIDTH PROVIDED	16'-0"



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.

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

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

PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

REVISIONS

R-302

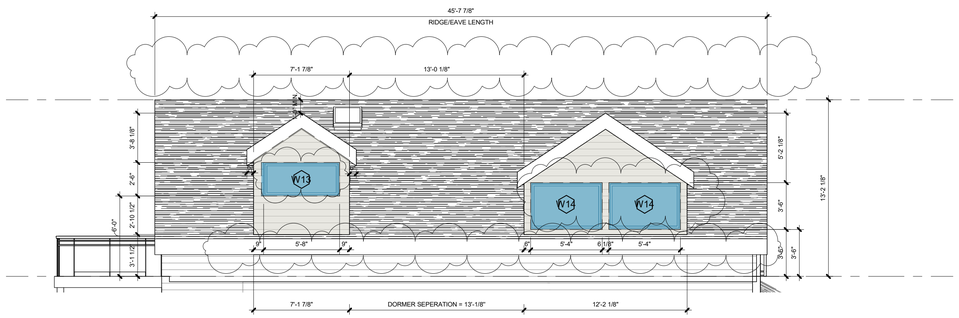
8/3/2026 4:17:36 PM



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

a). Fenestration must be provided as indicated for each building type and is calculated as a percentage of the area of a facade.

i). 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.

ii). 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.

b). Fenestration enclosed with glazing may be included in the calculation if it meets the following criteria:

i). 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).

ii). 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

a). 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%

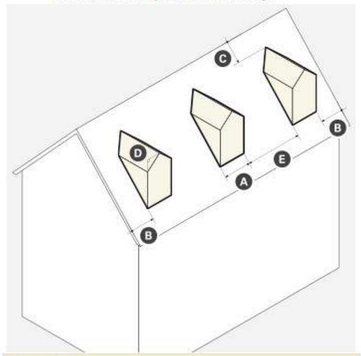
OVERALL ROOF/EAVE LENGTH:	44'-7 7/8"
MAX TOTAL DORMER WIDTH ALLOWED:	50% × 44.66 ft 22'-4"
LEFT DORMER WIDTH :	7'-1 7/8"
RIGHT DORMER WIDTH:	12'-2 1/8"
DISTANCE BETWEEN DORMERS:	13'-0 1/8
CUMULATIVE DORMER WIDTH	
MAX ALLOWED WIDTH:	22'-4"
PROPOSED WIDTH:	19'-4"
DORMER SEPARATION	
MIN REQUIRED SEPARATION:	50% of both Dormer widths 10'-11"
PROPOSED SEPARATION:	13'-0 1/8"

DORMER WALLS
FENESTRATION

	TOTAL AREA	FENESTRATION	PERCENTAGE
LEFT DORMER	48.2SF	14.6SF	30.3%
RIGHT DORMER	71SF	37.3SF	52.5%

k. Gable Dormer

i. 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	0 ft
	Roof without eave	1 ft
B	Facade & Rear Wall Setback	3 ft
C	Ridge Setback (min)	1 ft
D	Dormer Separation (min)	50% of width

ii. Standards

a). 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.

b). Gable dormers may be combined with a shed dormer(s) to create a Nantucket dormer.

c). 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.

d). Flat roofs are prohibited.

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

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

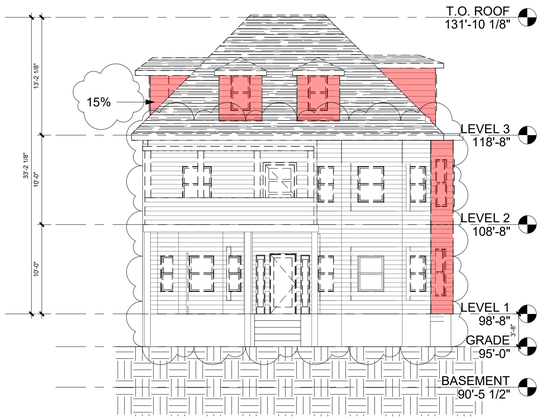
PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

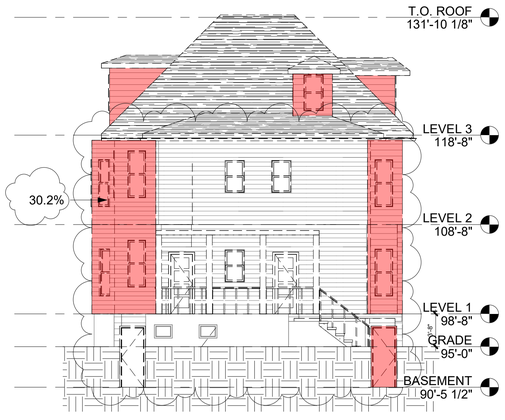
REVISIONS

R-303

8/3/2026 4:17:38 PM



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



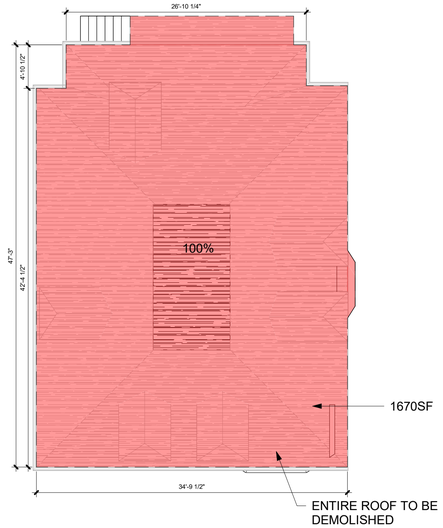
3 EXISTING/ DEMO NORTH ELEVATION
1/8" = 1'-0"



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%

333 HIGHLAND AVENUE, SOMERVILLE, MA 02144

CLIENTS:
ANNE WANG & MARC WAGNER

SOMERVILLE, MA

ARCHITECT

SDP Architects

CONSULTANT

STAMP

REGISTERED ARCHITECT
SHALINIE PERSAUD
No. 951716
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

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

PROJECT NUMBER: 000000.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

REVISIONS

R-304

8/3/2026 4:17:41 PM