

SPECIAL PERMIT

107 School Street

107 School Street, Somerville, MA 02143



LIST OF SYMBOLS

- EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED, REFER TO D1 DRAWINGS.
- EXISTING STRUCTURE OR PARTITION TO REMAIN.
- NEW STRUCTURE OR PARTITION.
- FINISH ELEVATION.
- GENERAL DETAIL.
- WALL SECTION.
- INTERIOR ELEVATION.
- DOOR IDENTIFICATION SYMBOL.
- WINDOW IDENTIFICATION SYMBOL.
- FLOOR FINISH SYMBOL.
- WALL TYPE TAG.
- FINISH TAG.
- ROOM TAG.
- CAT S/COAX/DATA.
- DUPLEX OUTLET.
- GROUND FAULT OUTLET.

ABBREVIATIONS

- AFF ABOVE FINISHED FLOOR
- CJ CONTROL JOINT
- CLG CEILING
- CLR CLEAR
- CO CLEAN OUT
- COL COLUMN
- CONC CONCRETE
- CONT CONTINUOUS
- DN DOWN
- EJ EXPANSION JOINT
- EL ELEVATION
- ELEC ELECTRICAL
- EQ EQUAL
- EXST EXISTING
- FC FURRING CHANNEL
- FD FLOOR DRAIN
- FN FINISH
- FL FLOOR
- GL GLASS
- GWB GYPSUM WALLBOARD
- HT HEIGHT
- HDWD HARDWOOD
- HVAC HEATING VENTILATION AND AIR CONDITIONING
- INSUL INSULATION
- MAX MAXIMUM
- MFR MANUFACTURER
- MIN MINIMUM
- MO MASONRY OPENING
- MTL METAL
- NIC NOT IN CONTRACT
- NTS NOT TO SCALE
- OC ON CENTER
- PLAM PLASTIC LAMINATE
- PLYWD PLYWOOD
- PTD PAINTED
- REQD REQUIRED
- RL RAIN LEADER
- STL STEEL
- STRL STRUCTURE/STRUCTURAL
- TYP TYPICAL
- UNO UNLESS NOTED OTHERWISE
- VCT VINYL COMPOSITION TILE
- WD WOOD
- W/ WITH
- WNDW WINDOW

SITE LOCATION



DRAWING LIST

- ARCHITECTURAL
- G0.1 COVER SHEET
- C0.1 EXISTING SITE PLAN
- A0.1 PROPOSED SITE PLAN
- Z1.1 ZONING CALCULATIONS
- AX1.1 EXISTING FLOOR PLANS
- AX2.1 EXISTING ELEVATIONS
- A1.1 PROPOSED FLOOR PLANS
- A1.2 PROPOSED FLOOR PLANS
- A2.1 PROPOSED ELEVATIONS
- A2.2 PROPOSED ELEVATIONS

CONTACT

ARCHITECT
Anderson Porter Design
875 Main Street
Cambridge, MA 02139
Dan Anderson
617-354-2501

REVISIONS

No.	Description	Date

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

Project: 107 SCHOOL ST

Address: 107 SCHOOL STREET
SOMERVILLE, MA 02143

Title: COVER SHEET

Drawing/Issued By: ANDERSON PORTER DESIGN

Proj. # 1817

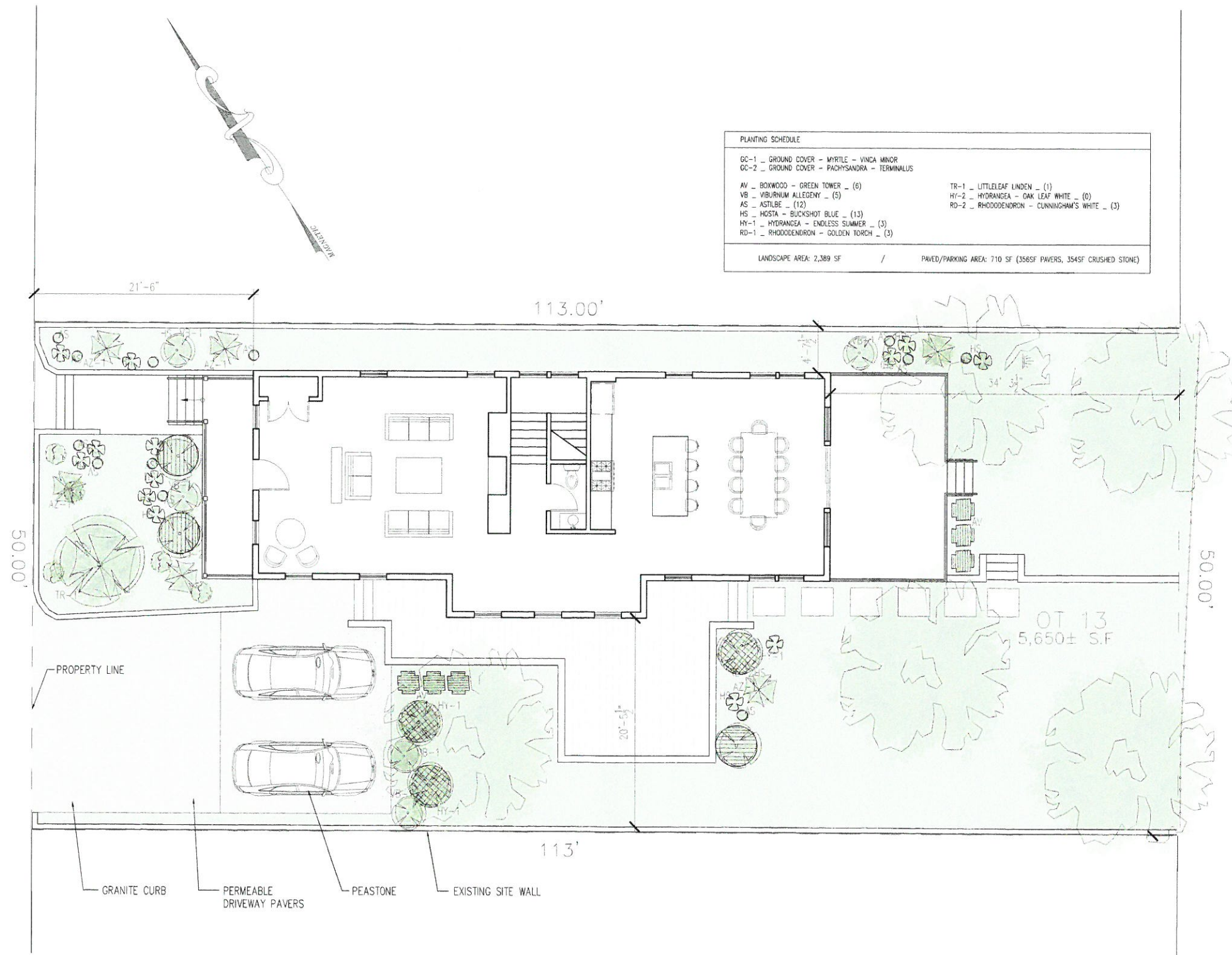
Date: 08/02/2018

Scale: AS NOTED

Drawn By: GGO

G0.1

SCHOOL STREET (PUBLIC WAY-VARIABLE WIDTH)



PLANTING SCHEDULE	
GC-1 - GROUND COVER - MYRTLE - VINCA MINOR	
GC-2 - GROUND COVER - PACHYSANDRA - TERMINALUS	
AV - BOXWOOD - GREEN TOWER - (6)	TR-1 - LITTLELEAF LINDEN - (1)
VB - VIBURNUM ALLEGHENY - (5)	HY-2 - HYDRANGEA - OAK LEAF WHITE - (0)
AS - ASTILBE - (12)	RD-2 - RHODODENDRON - CUNNINGHAM'S WHITE - (3)
HS - HOSTA - BUCKSHOT BLUE - (13)	
HY-1 - HYDRANGEA - ENDLESS SUMMER - (3)	
RD-1 - RHODODENDRON - GOLDEN TORCH - (3)	
LANDSCAPE AREA: 2,389 SF / PAVED/PARKING AREA: 710 SF (356SF PAVERS, 354SF CRUSHED STONE)	

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

Project: 107 SCHOOL ST
Address: 107 SCHOOL STREET
SOMERVILLE, MA 02143
Title: PROPOSED SITE PLAN

Drawing Issued By: ANDERSON PORTER DESIGN

Proj #	1817	Drawing No.	A0.1
Date	08/02/2018		
Scale	AS NOTED		
Drawn By	GGO		

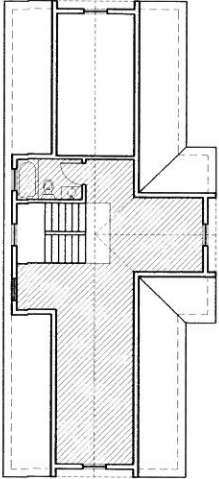
1 PROPOSED SITE PLAN
A0.1 Scale 1/4" = 1'-0"

9. Zoning Data						
Refer to the SZO § 2.2 Definitions and SZO § 8 Dimensional Requirements for more information.						
Data	Existing	Proposed	Allowed	Existing or Permitted Nonconformity	New Violation	SZO Section Cited
	Fill in both columns: numbers must match those on plans and other attached documentation.		Office Use			
A. Use	Residence RA	Residence RA				
B. # of Dwelling Units*	1 units	2 units				
C. Lot Area	5650 square feet	5650 square feet				
D. Lot Area ÷ # of Dwelling Units	5650 sf per du	2825 sf per du				
E. Gross Floor Area of Footprints of All Buildings	1161 square feet	1468 square feet				
F. Ground Coverage (E. ÷ C.)	20 %	26 %				
G. Landscaped Area (landscaped area ÷ C.)	64 %	47 %				
H. Pervious Area (pervious area ÷ C.)	64 %	60 %				
I. Net Floor Area** / *** (sum of all usable square feet)	1872 square feet	3242 square feet				
J. Floor Area Ratio (FAR) (I. ÷ C.)	0.33	0.57				
K. Building Height	26.9 feet	32.7 feet				
L. Front Yard Setback	21.6 feet	21.6 feet				
M. Rear Yard Setback	34.4 feet	22.9 feet				
N. Side Yard Setback (left when you face property)	4.6 feet	4.6 feet				
O. Side Yard Setback (right when you face property)	21.6 feet	21 feet				
P. Street Frontage	50 feet	50 feet				
Q. # of Parking Spaces	1	2				
R. # of Bicycle Parking Spaces	0	0				
S. # of Loading Spaces	0	0				
* 8 or more dwelling units - determine if Inclusionary Housing, Article 13, applies						
** In CCD and TOD use GROSS floor area						
*** 30,000+ square feet - determine if Linkage, Article 15, applies						

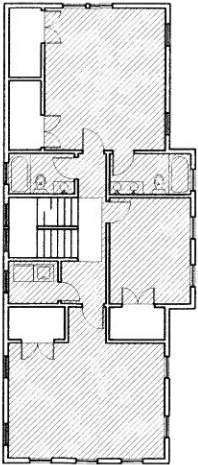


05 BUILDING HEIGHT
Scale 1/4" = 1'-0"

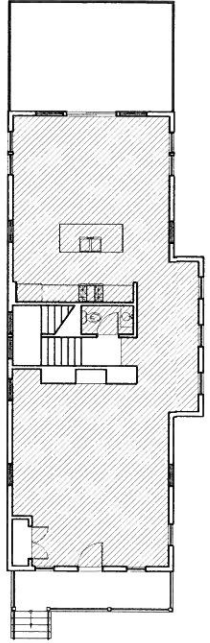
AREA CALCULATIONS	
UNIT 1	956.25 SF
UNIT 2	2343.24 SF
TOTAL AREA	3299.49 SF



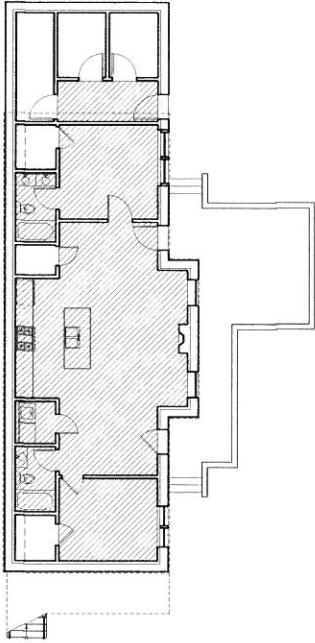
04 THIRD FLOOR PLAN
Scale 3/32" = 1'-0"



03 SECOND FLOOR PLAN
Scale 3/32" = 1'-0"



02 FIRST FLOOR PLAN
Scale 3/32" = 1'-0"



01 LOWER LEVEL FLOOR PLAN
Scale 3/32" = 1'-0"

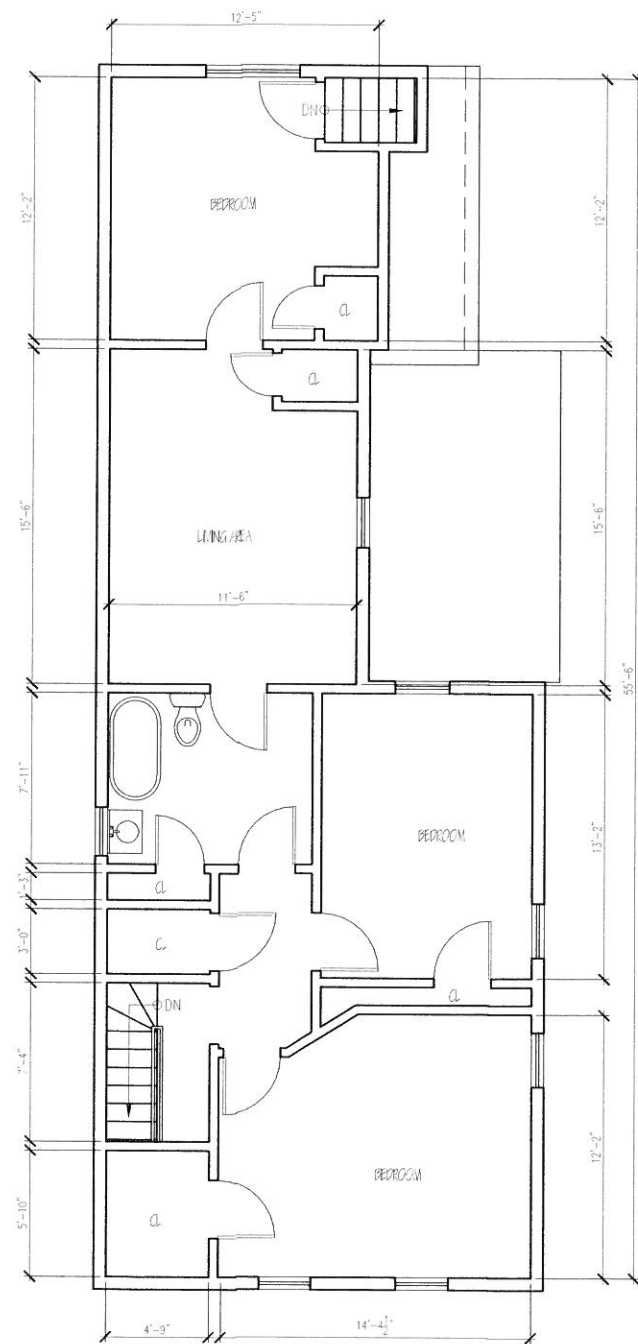
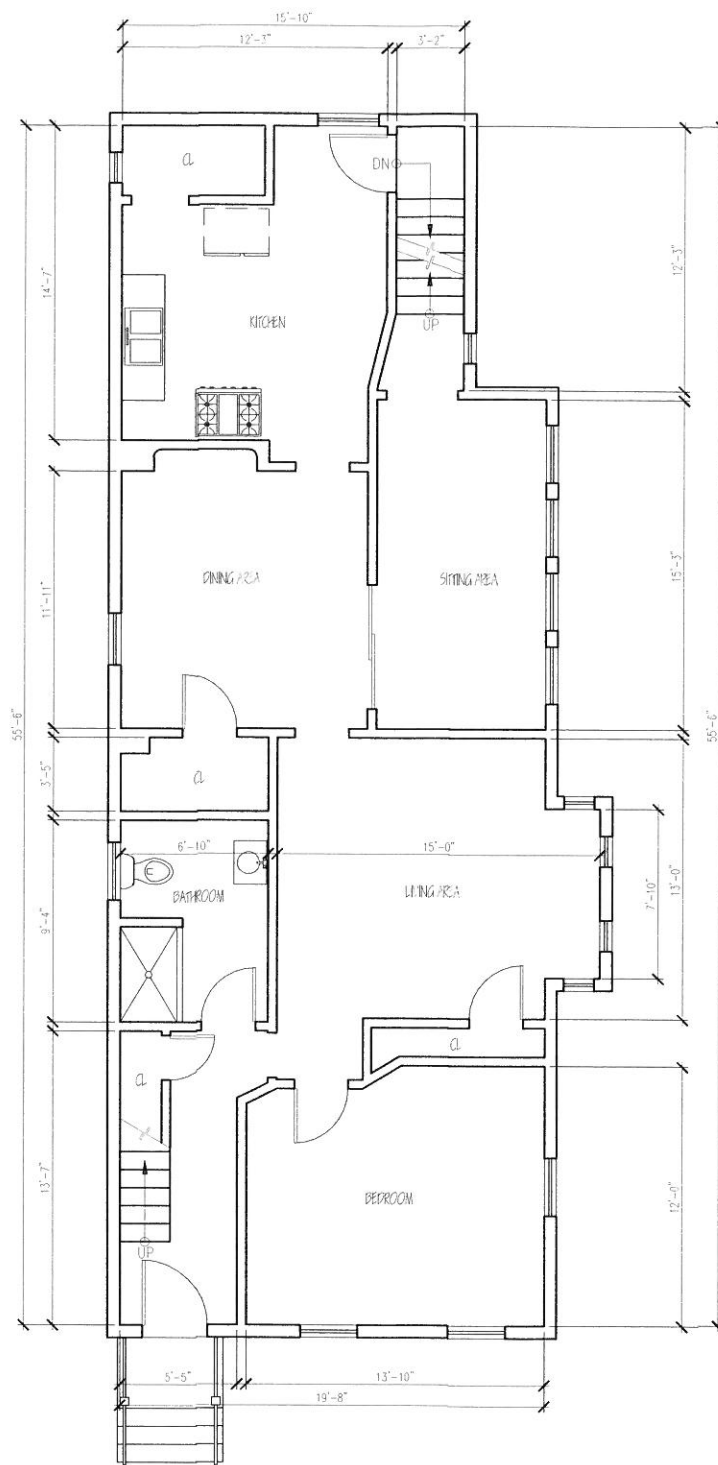
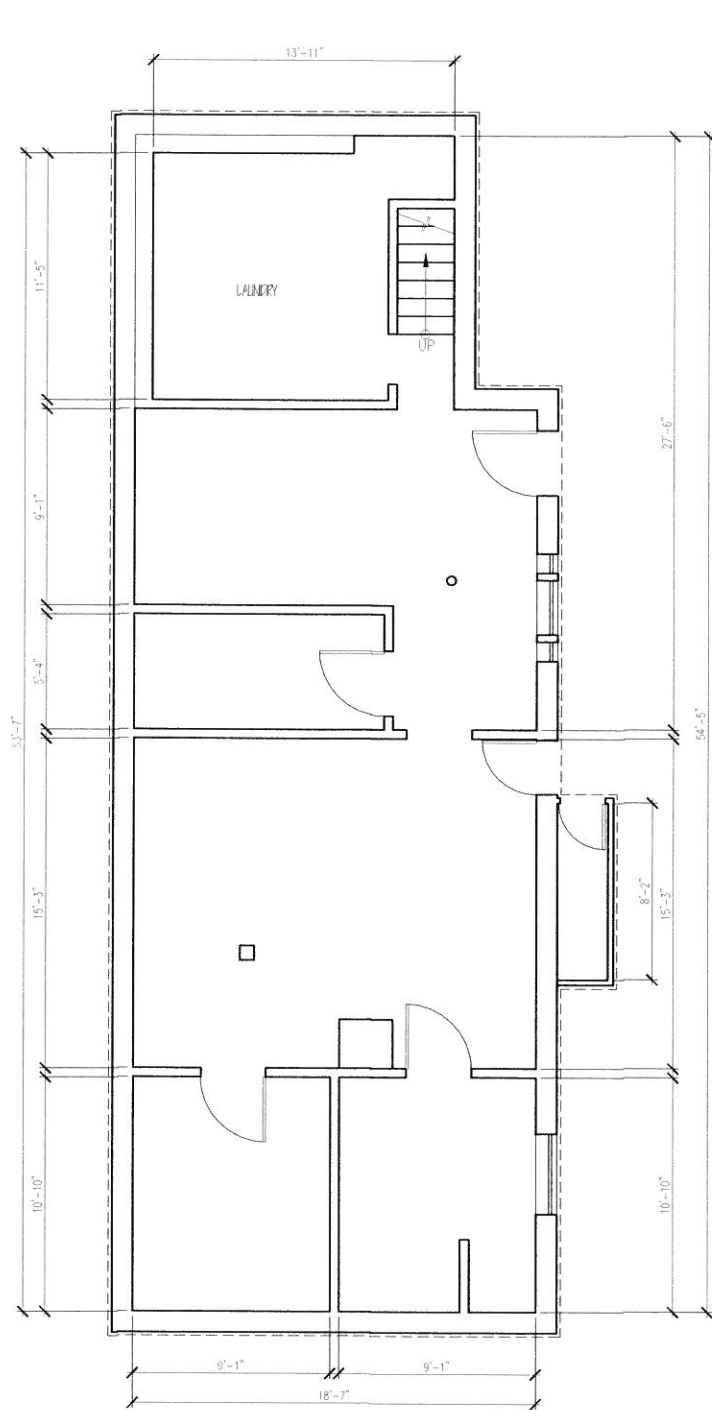
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875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 107 SCHOOL ST
Address: 107 SCHOOL STREET
SOMERVILLE, MA 02143
Title: ZONING COMPLIANCE

Drawing Issued By: ANDERSON PORTER DESIGN
Proj #: 1817
Date: 08/02/2018
Scale: AS NOTED
Drawn By: GGO

Drawing No: 21.1



1 EXISTING LOWER LEVEL FLOOR PLAN
AX1.1 Scale 1/4" = 1'-0"

2 EXISTING FIRST LEVEL FLOOR PLAN
AX1.1 Scale 1/4" = 1'-0"

3 EXISTING SECOND LEVEL FLOOR PLAN
AX1.1 Scale 1/4" = 1'-0"

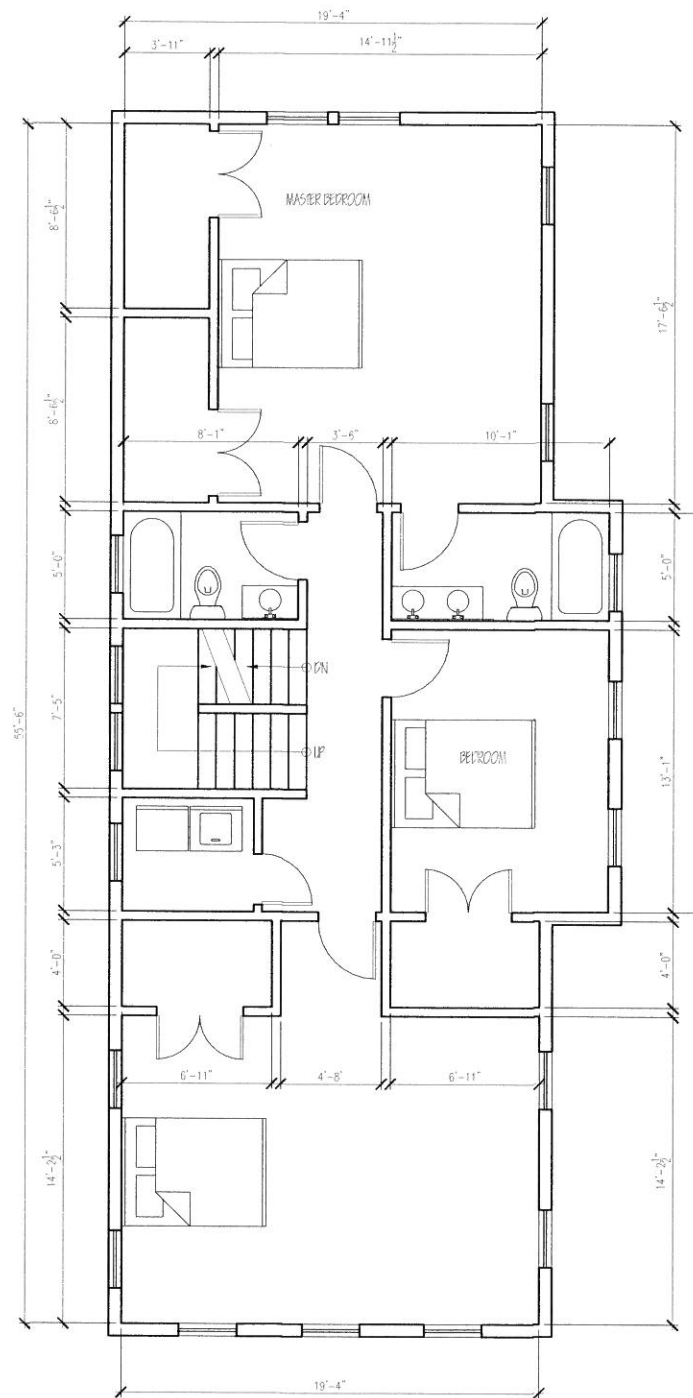
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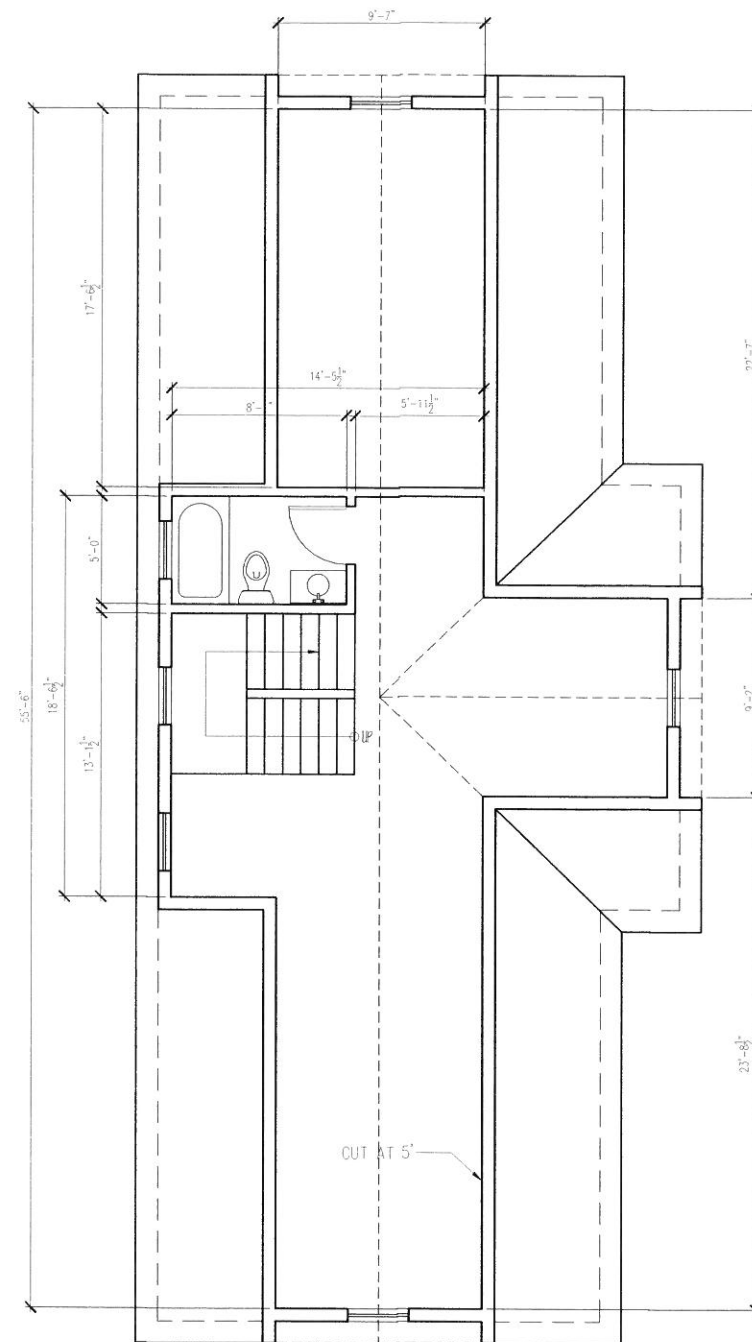
Project: 107 SCHOOL ST
Address: 107 SCHOOL STREET
SOMERVILLE, MA 02143
Title: EXISTING PLANS

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. # 1817	Drawing No.
Date: 08/02/2018	AX1.1
Scale: AS NOTED	
Drawn By: GGO	



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



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

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Project: 107 SCHOOL ST
Address: 107 SCHOOL STREET
SOMERVILLE, MA 02143
Title: PROPOSED PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: 1817
Date: 08/02/2018
Scale: AS NOTED
Drawn By: GGO

Drawing No.: **A1.2**



01 PROPOSED WEST ELEVATION
A2.1 Scale 1/4" = 1'-0"



02 PROPOSED SOUTH ELEVATION
A2.1 Scale 1/4" = 1'-0"

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Project: 107 SCHOOL ST
Address: 107 SCHOOL STREET
SOMERVILLE, MA 02143

Title: PROPOSED ELEVATIONS

Drawing/Author: ANDERSON PORTER DESIGN	
Proj. # 1817	Drawing by
Date: 08/02/2018	A2.1
Scale: AS NOTED	
Drawn by: GGO	



TOP OF ROOF
+32'-7"

THIRD FLOOR
+22'-11"

SECOND FLOOR
+13'-8"

FIRST FLOOR
+4'-6"

AVE GRADE
+0'-0"

LOWER LEVEL
-5'-0"

01 PROPOSED EAST ELEVATION
A2.1 Scale 1/4" = 1'-0"



TOP OF ROOF
+32'-7"

THIRD FLOOR
+22'-11"

SECOND FLOOR
+13'-8"

FIRST FLOOR
+4'-6"

GRADE
+0'-0"

LOWER LEVEL
-5'-0"

02 PROPOSED NORTH ELEVATION
A2.1 Scale 1/4" = 1'-0"

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Project 107 SCHOOL ST

Address 107 SCHOOL STREET
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Title PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN

Proj # 1817 Drawing No.

Date 08/02/2018

Scale AS NOTED

Drawn By: GGO

A2.2