

REDEVELOPMENT OF 18 HIGHLAND AVE

18 HIGHLAND AVE, SOMERVILLE, MA

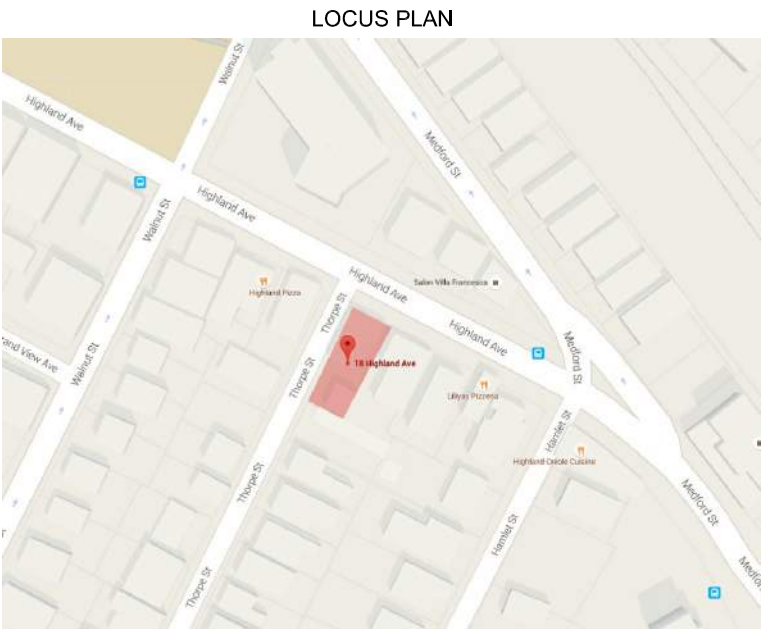


PROPOSED ELEVATION - HIGHLAND AVE

LIST OF DRAWINGS

GENERAL		SPECIAL PERMIT 14 JAN 2016	SP REV-1 26 MAY 2016
T1	TITLE SHEET	X	X
	EXISTING & PROPOSED PLOT PLAN	X	X
Z1	ZONING COMPLIANCE	X	X
Z2	ZONING COMPLIANCE	X	X
Z3	ZONING COMPLIANCE	X	X
Z4	ZONING COMPLIANCE	X	X

ARCHITECTURAL			
A0.1	COLOR ELEVATION	X	X
A0.2	COLOR ELEVATION	X	X
A0.3	RENDERED SITE PLAN		X
A1.0	BASEMENT PLAN	X	X
A1.1	FIRST FLOOR PLAN	X	X
A1.2	SECOND FLOOR PLAN	X	X
A1.3	THIRD FLOOR PLAN	X	X
A2.1	NORTH ELEVATION (HIGHLAND AVE)	X	X
A2.2	WEST ELEVATION (THORPE ST)	X	X
A2.3	SOUTH ELEVATION (REAR)	X	X
A2.4	EAST ELEVATION (SIDE)	X	X



PREPARED BY:

ARCHITECT
PETER QUINN
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SURVEYOR
TERRA NOVA
SURVEY CONSULTANTS

1685 SOUTH STREET
BRIDGEWATER, MA 02324

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SEAL



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PROJECT

18 HIGHLAND
AVE
18 HIGHLAND AVE
SOMERVILLE, MA 02143

PREPARED FOR

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE
SP REV1	26 MAY 2016
SP PERMIT APPL	14 JAN 2016
DRAWN BY YC	REVIEWED BY PQ

SHEET

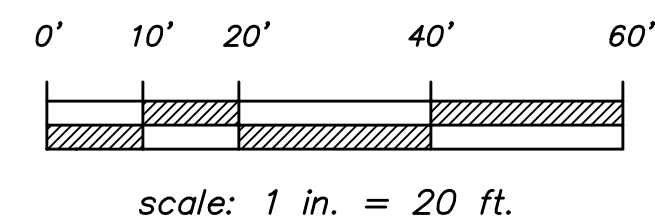
T 1

WORKING
PLAN

WORKING
PLAN

WORKING
PLAN

WORKING
PLAN



WORKING
PLAN

WORKING
PLAN

WORKING
PLAN

TERRA NOVA SURVEY CONSULTANTS
1685 South Street
Bridgewater, MA 02324

Date: December 3, 2015

Scale: 1 in. = 16 ft.

REV.	DESCRIPTION	BY	DATE
JOB NAME: Existing Conditions Site Plan		DRAWN BY: PRM	CHECKED BY:
LOCATION: # 18 Highland Ave., Somerville, MA n/f owned by: Caley & Whitmore Corp.		SCALE: 1 in. = 20 ft.	
		DATE: December 4, 2015	
		JOB NUMBER	SHEET
DESCRIPTION: Data collection of Nov. 27, 2015			1 of 1

DIMENSIONAL TABLE - RES C ZONING DISTRICT

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	7,500	4,398	4,398	EXISTING NON-CONFORMITY
MIN LOT AREA / UNIT WITH 10 UNITS OR MORE (SF)	1/ 875	NA	1/ 1,100 (4 UNITS)	COMPLIES
MAX GROUND COVERAGE (%)	70	59	59	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	25	16.5	10.6	EXISTING NON-CONFORMITY
PERVIOUS AREA (% OF LOT)	30	16.5	32	EXISTING NON-CONFORMITY MADE CONFORMING - COMPLIES
FLOOR AREA RATIO (FAR)	2.0	1.35	1.55	COMPLIES
NET FLOOR AREA (NSF)	8,796	5,922	6,798	COMPLIES
MAX HEIGHT (FT/ STORIES)	40 / 3	23.8 / 2	± 34.3 / 3	COMPLIES
MIN FRONT YARD (FT)	10 PER §8.6.5.A	1.1	1.1 (EXISTING 1ST & 2ND FL)	EXISTING NON-CONFORMITY
			10.0 (PROPOSED ADDITION)	COMPLIES PER § 8.6.5A, SEE CALCULATION
MIN SIDE YARD - LEFT (FT)	10	1.0	1.0 (EXISTING 1ST & 2ND FL)	EXISTING NON-CONFORMITY
			10.0 (PROPOSED ADDITION)	COMPLIES
MIN SIDE YARD - RIGHT (FT)	10	0.07 OVER	0.07 OVER (EXISTING 1ST & 2ND FL)	EXISTING NON-CONFORMITY
			10.0 (PROPOSED ADDITION)	COMPLIES
MIN REAR YARD (FT)	20	52.5	52.5	COMPLIES
MIN FRONTAGE (FT)	50	38.9	38.9	EXISTING NON-CONFORMITY
MIN NO. OF PARKING SPACES	7	3	4	RELIEF REQUIRED
MIN NO. BIKE PARKING SPACES	0	0	0	COMPLIES

*NUMBER OF REQUIRED PARKING SPACE
PER §9.5
FOR (4) 1 OR 2-BR UNITS USE:
MULTIFAM
(4) 1 OR 2-BR UNITS AT 1.5 PER UNIT
4 X 1.5 = 6
1 VISITOR
= 7 MIN. PARKING SPACES



PER §8.6.5.A - FRONT YARD MAY BE THE AVERAGE FRONT
YARD OF NEIGHBORS 100' EACH SIDE OF SUBJECT LOT:
(11.4' + 12.3' + 1.6') / 3 = 8.4' BUT MIN 10' IN ANY CASE.

1 FRONT YARD CALCULATION
SCALE: 1"=40'-0" PER §8.6.5.A

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ZONING
COMPLIANCE

SCALE AS NOTED

REVISION	DATE
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SP PERMIT APPL 14 JAN. 2016

DRAWN BY YC	REVIEWED BY PQ
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SHEET

Z1



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SOMERVILLE, MA 02143

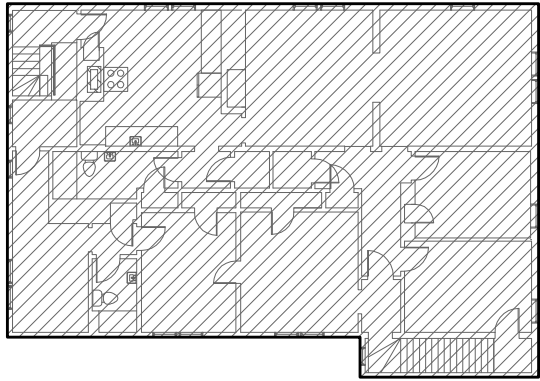
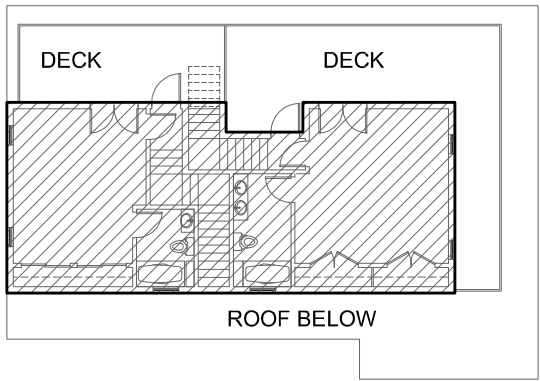
PREPARED FOR

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ZONING COMPLIANCE

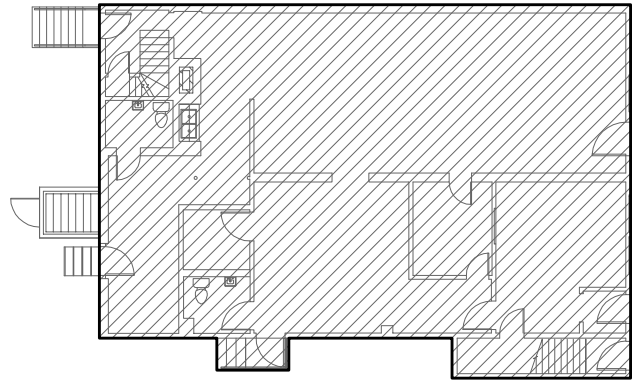
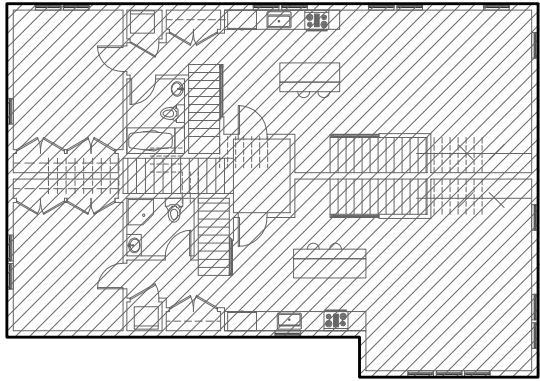
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FLOOR	EXISTING NSF	PROPOSED NSF
3RD FL		900
2ND FL	1,998	1,998
1ST FL	2,024	2,000
BASEMENT	1,900	1,900
TOTAL	5,922-NSF	6,798-NSF

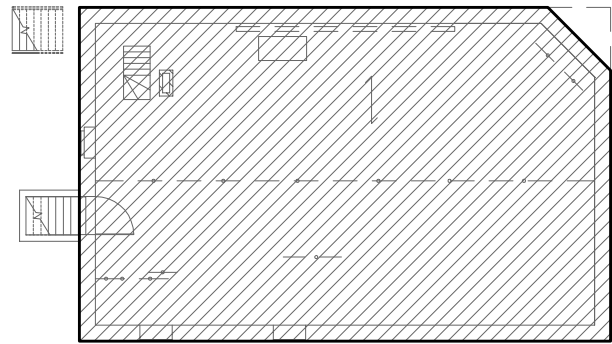
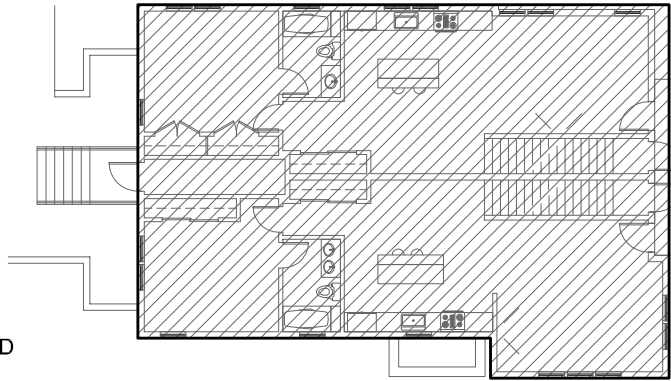
3RD FLOOR: 0-NSF EXTG
3RD FLOOR: 900-NSF PROPOSED



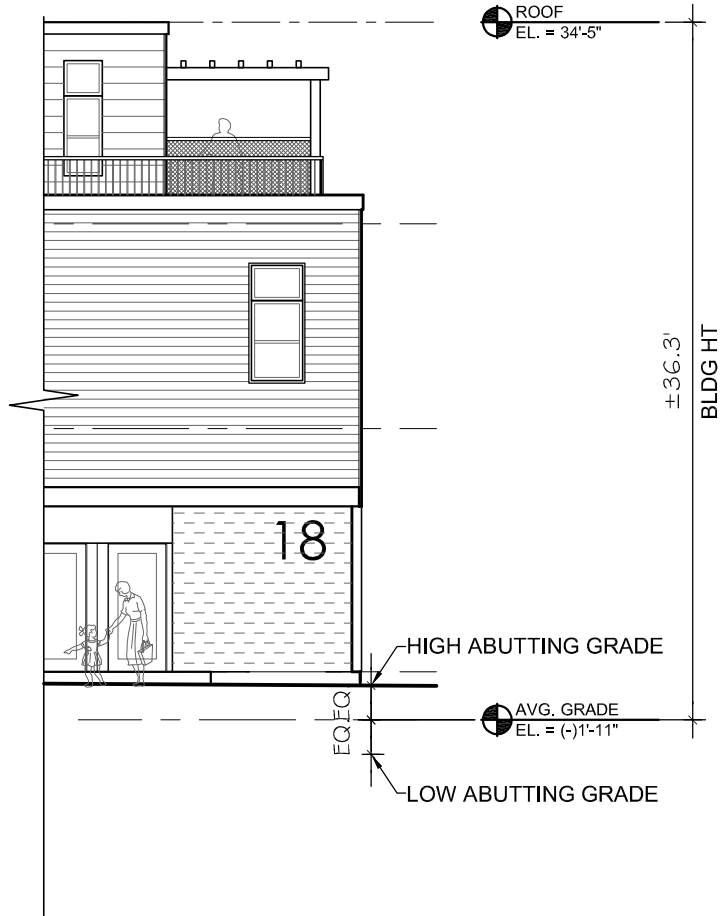
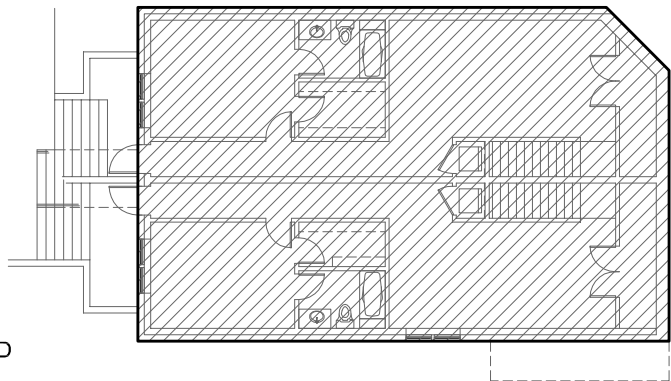
2ND FLOOR: 1,998-NSF EXTG
2ND FLOOR: 1,998-NSF PROPOSED



1ST FLOOR: 2,024-NSF EXTG
1ST FLOOR: 2,000-NSF PROPOSED



BASEMENT: 1,900-NSF EXTG
BASEMENT: 1,900-NSF PROPOSED



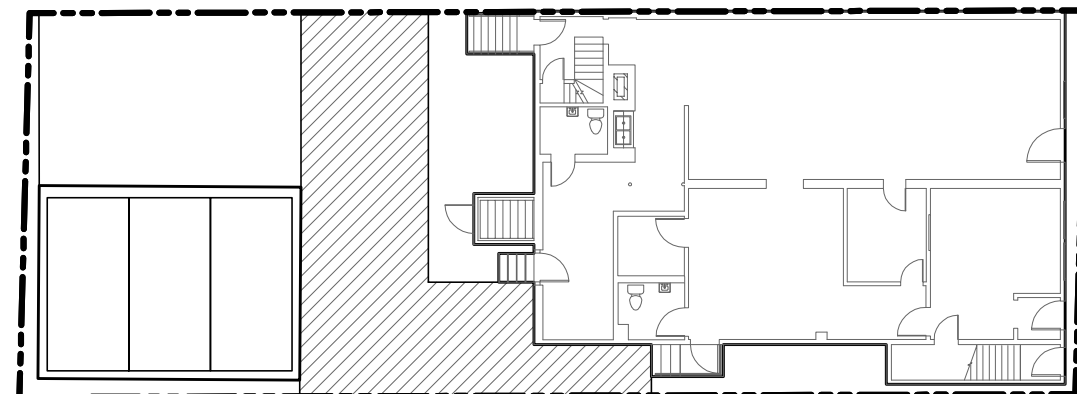
1 E.C. NET SQUARE FOOTAGE
SCALE: 1"=20'-0"



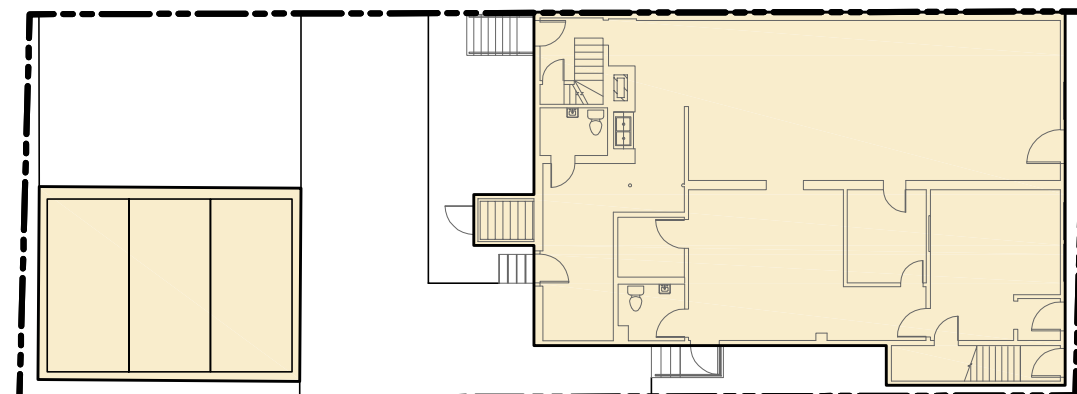
2 NET SQUARE FOOTAGE
SCALE: 1"=20'-0"

3 BUILDING HEIGHT
SCALE: 1"=10'-0"

$$\frac{\text{E.C. LANDSCAPED AREA } 726 \text{ SF}}{4,398 \text{ LOT SF}} = 16.5\%$$

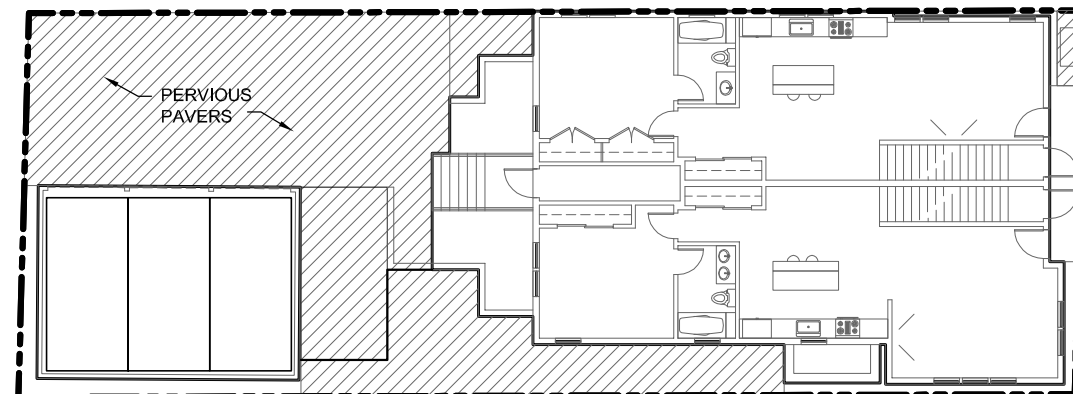


$$\frac{\text{E.C. Pervious Area } 726 \text{ SF}}{4,398 \text{ Lot SF}} = 16.5\%$$

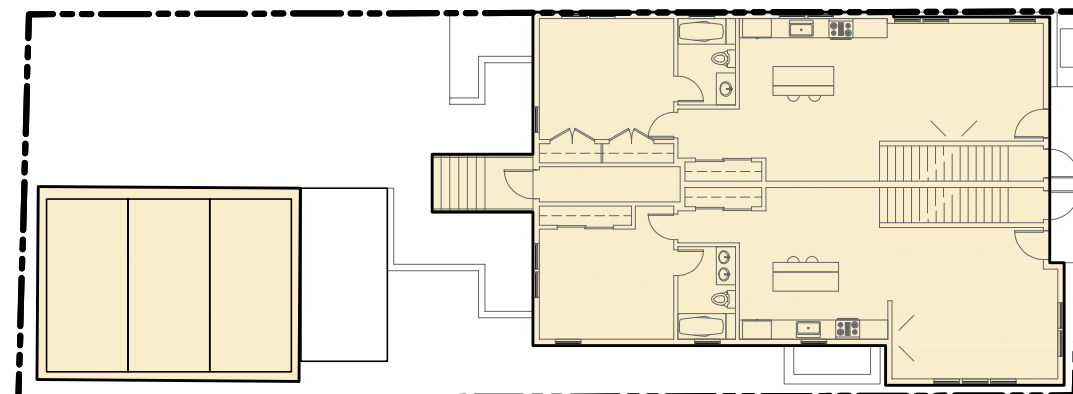


 E.C. LOT COVERAGE AREA 2,580 SF
4,398 LOT SF = **59%**

$$\frac{\text{LANDSCAPED AREA } 464 \text{ SF}}{4,398 \text{ LOT SF}} = 10.6\%$$

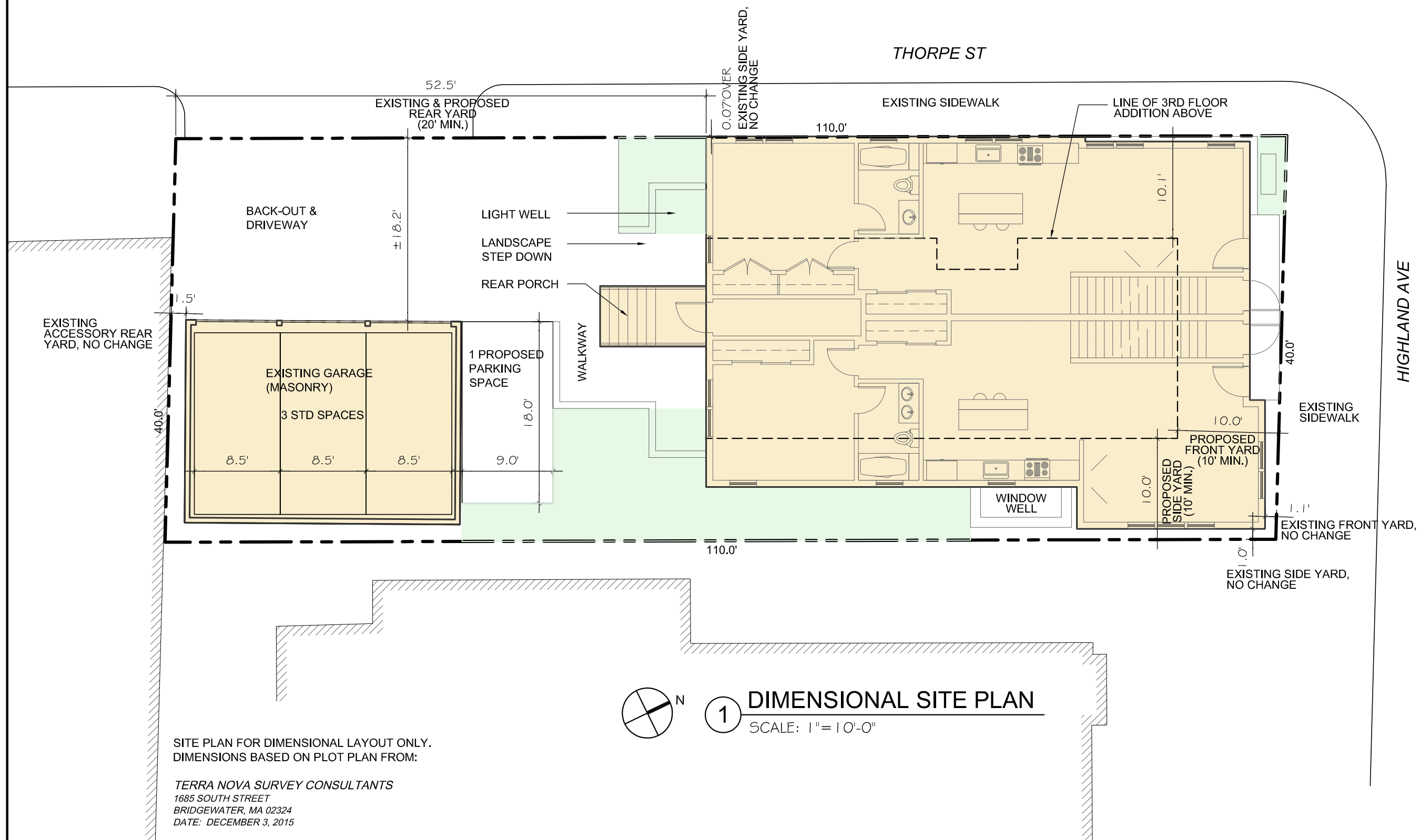


$$\frac{\text{PERVIOUS AREA } 1,413 \text{ SF}}{4,398 \text{ LOT SF}} = 32\%$$



$$\frac{\text{LOT COVERAGE } 2,582 \text{ SF}}{4,398 \text{ LOT SF}} = 59\%$$







1 NORTH ELEVATION
SCALE: 1/8" = 1'-0" HIGHLAND AVE



2 STREETSCAPE ELEVATION
SCALE: 3/32" = 1'-0"

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COLOR
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YC

REVIEWED BY
PQ

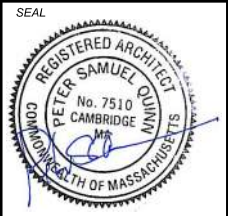
SHEET

A0.1



2 WEST ELEVATION
SCALE: 1/8" = 1'-0" THORPE ST

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SHEET
A0.2

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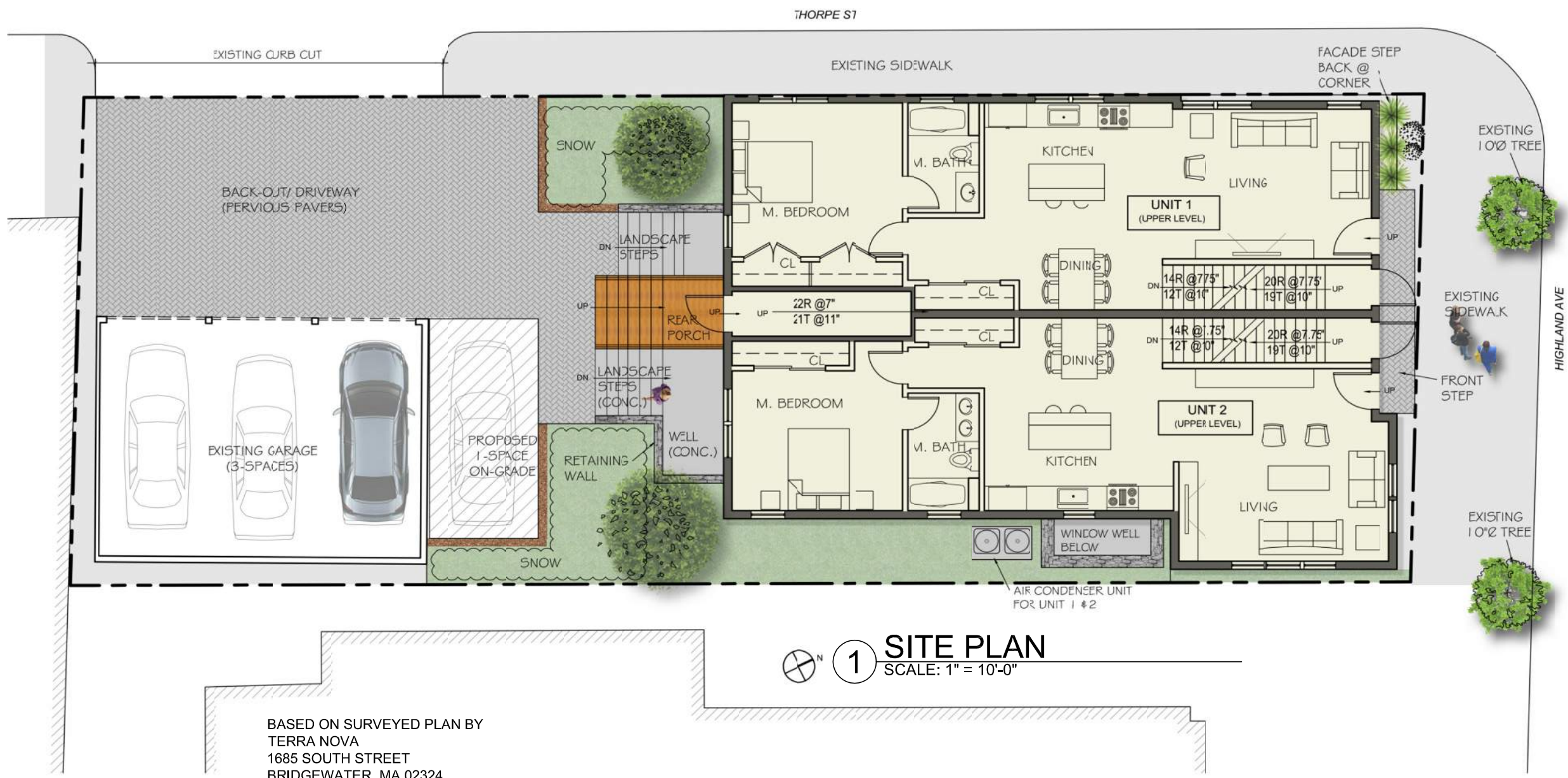
FIRST
FLOOR PLAN

SCALE AS NOTED

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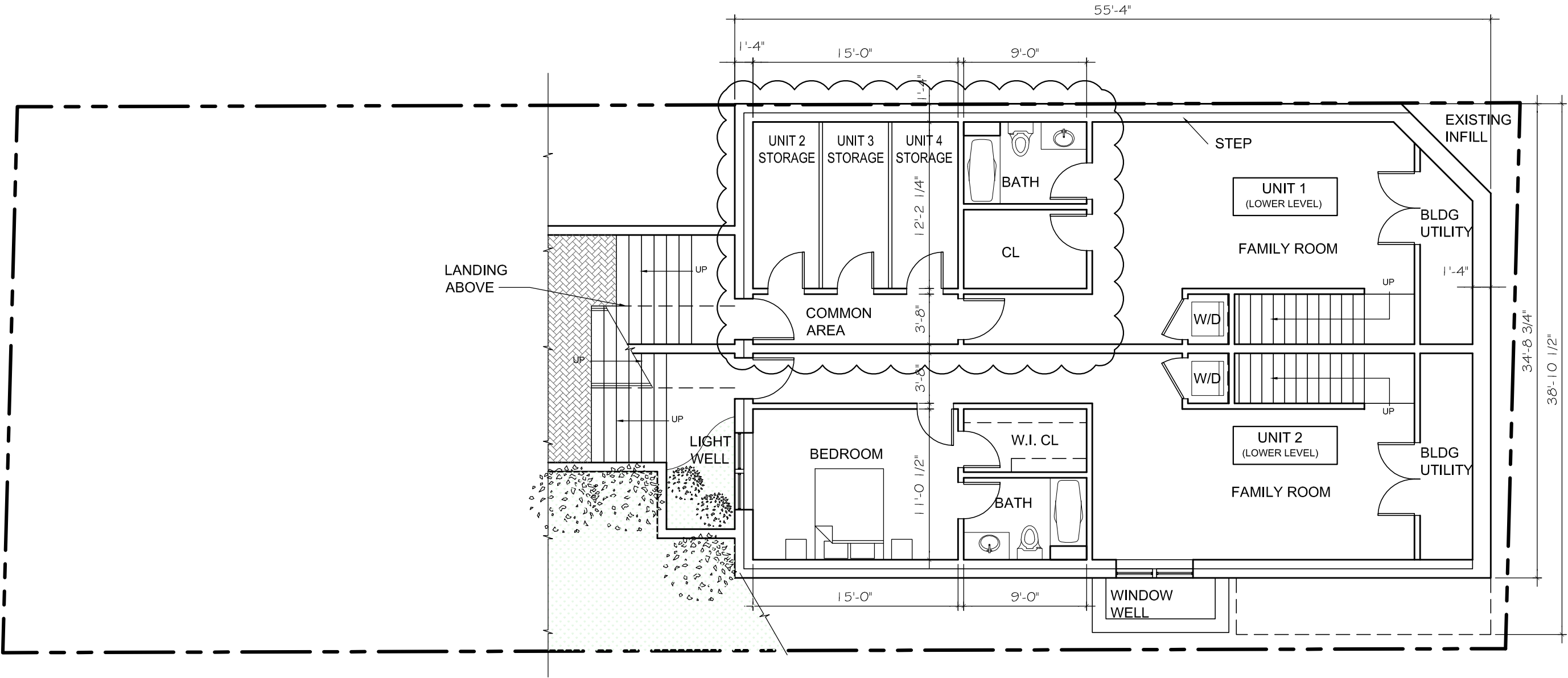
SHEET

A0.3



1 SITE PLAN
SCALE: 1" = 10'-0"

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1

BASEMENT PLAN

1/8" = 1'-0"

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BASEMENT
PLAN

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SP REV1	26 MAY 2016
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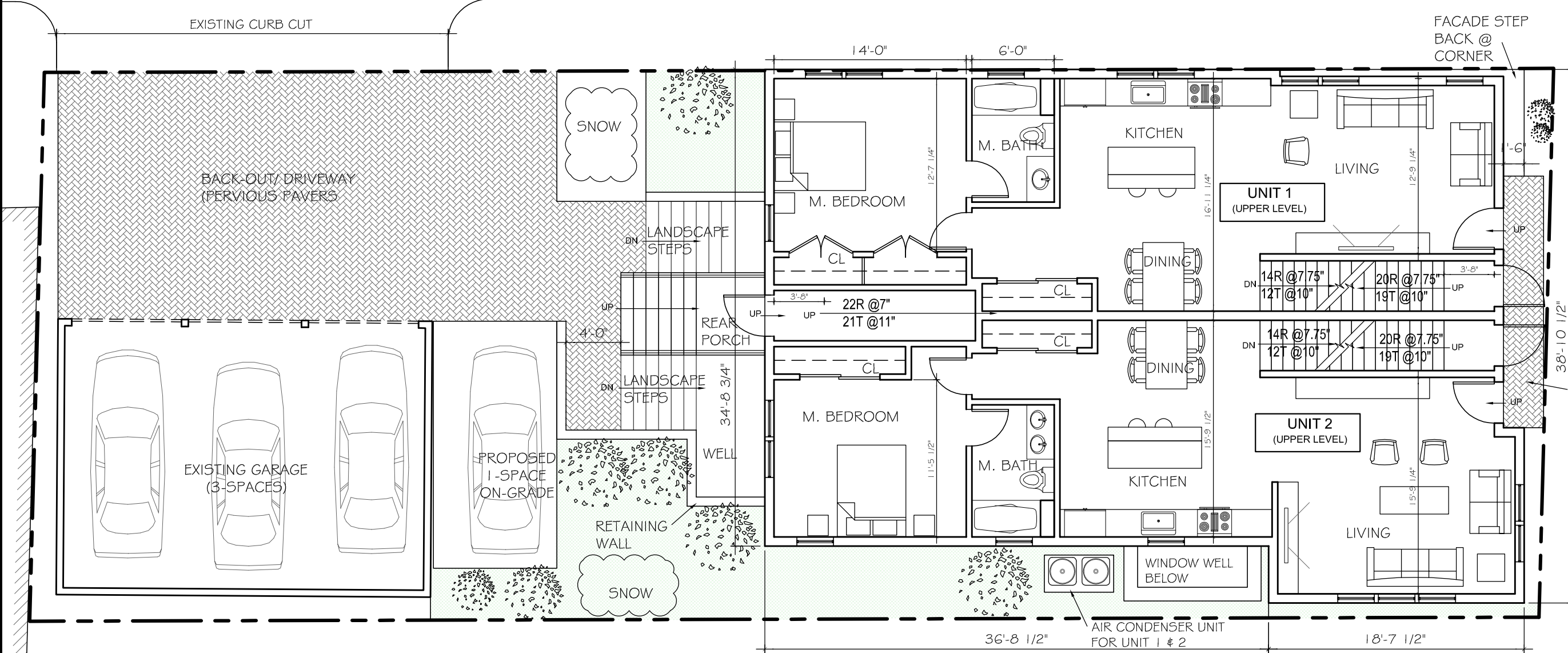
SP PERMIT APPL	14 JAN 2016
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A1.0

1 FIRST FLOOR PLAN
1/8" = 1'-0"



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18 HIGHLAND AVE
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**SECOND
FLOOR PLAN**

SCALE AS NOTED

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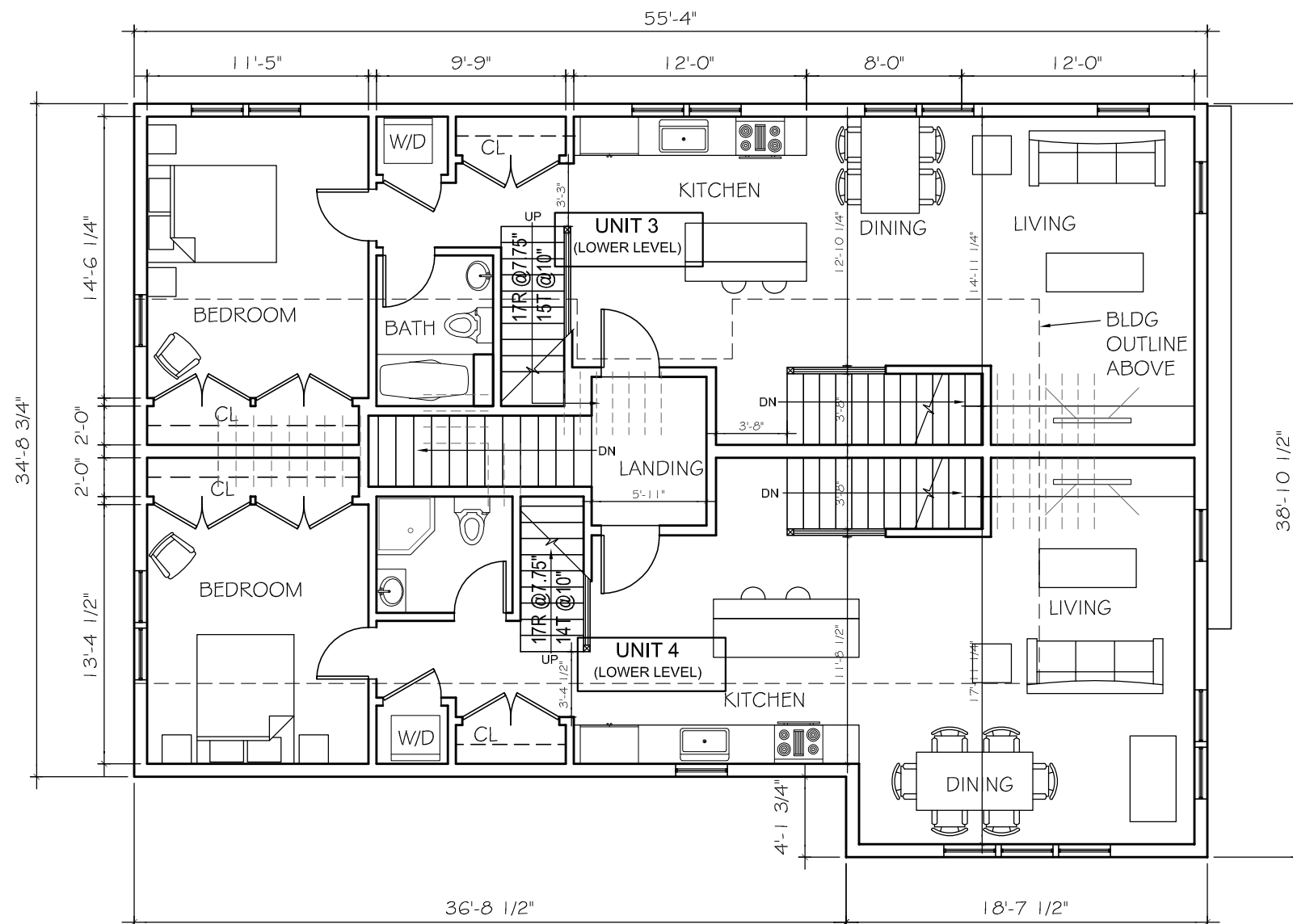
DRAWN BY
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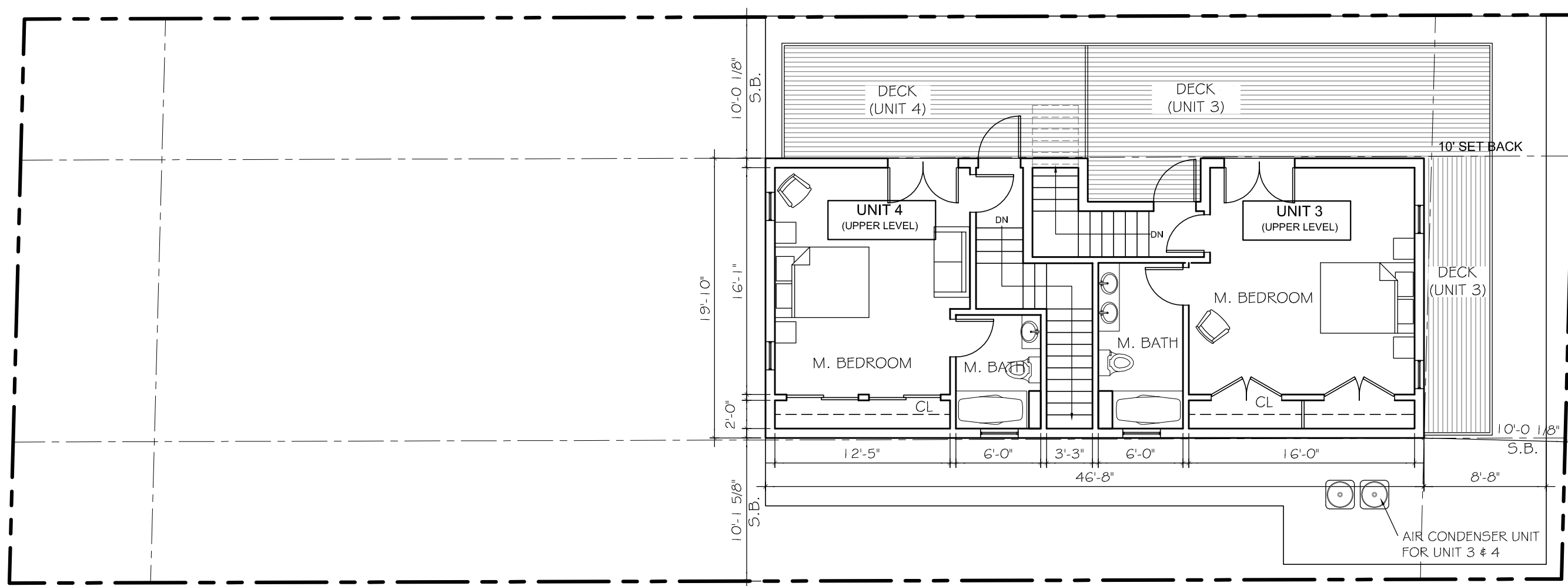
A1.2

EXISTING GARAGE
BELOW



1 SECOND FLOOR PLAN

1/8" = 1'-0"



1 THIRD FLOOR PLAN
1/8" = 1'-0"

$$1/8'' = 1'-0''$$



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**NORTH
ELEVATION
- HIGHLAND
AVE**

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A2.1



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

HIGHLAND AVE



1 WEST ELEVATION
SCALE: 1/8" = 1'-0" THORPE ST



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**SOUTH
ELEVATION
- REAR**

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A2.3



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0" REAR

