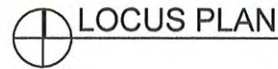




SEVEN-UNIT DEVELOPMENT
129 HIGHLAND AVE
SOMERVILLE, MA



PROJECT SUMMARY

TOTAL NO. UNITS = 7 TWO BEDROOM UNITS

TOTAL BUILDING AREA (EXCLUDES BASEMENT AND PARKING STRUCTURE)= 10,707 SF.

UNIT BREAKDOWN MARKETABLE SQUARE FOOTAGE:

UNIT 1 = 1,370 SF.
UNIT 2 = 1,250 SF.
UNIT 3 = 1,240 SF.
UNIT 4 = 1,240 SF.
UNIT 5 = 1,208 SF.
UNIT 6 = 1,208 SF.
UNIT 7 = 930 SF.

TOTAL= 8,446 SF.

PARKING - 12 SPACES

LIST OF DRAWINGS

ARCHITECTURAL		SP APPLICATION 24 MAY 2012
	COVER SHEET	X
	EXIST. CONDITIONS CERTIFIED PLOT PLAN	X
Z-1	ZONING COMPLIANCE (1 OF 3)	X
Z-2	ZONING COMPLIANCE (2 OF 3)	X
Z-3	ZONING COMPLIANCE (3 OF 3)	X
A-0	PROPOSED ARCHITECTURAL SITE PLAN	X
A-0.1	VIEWS	X
A-1	FIRST FLOOR/ PARKING LEVEL PLAN	X
A-2	SECOND FLOOR PLAN	X
A-3	THIRD FLOOR PLAN	X
A-4	FRONT AND REAR ELEVATIONS	X
A-5	DRIVEWAY ELEVATION	X
A-6	SIDE ELEVATION	X
A-7	SECTIONS	X

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PROJECT
129 HIGHLAND
129 HIGHLAND AVE
SOMERVILLE, MA

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DANVERS, MA

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COVER SHEET

SCALE AS NOTED
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SHEET

RECORD OWNER
MARTIN KOYTILA, TRUSTEE
OF THE ANGELLI REALTY TRUST
BOOK 39185 PAGE 279

LAND COURT PLAN NO. 37938-A

N/F
LAUREN J. SLATER
LOT A
BK. 7670 PG. 496
ASSESSORS MAP 50, BLOCK F
LOT 38

N/F
KEVIN F. SMITH
LOT A
BK. 7670 PG. 496
ASSESSORS MAP 50, BLOCK F
LOT 37

N/F
SCOTT D. WANKEL
& COLLEEN M. HANSEL
BK. 48178 PG. 314
PLAN BOOK 341
PLAN 20
ASSESSORS MAP 50,
BLOCK F
LOT 2

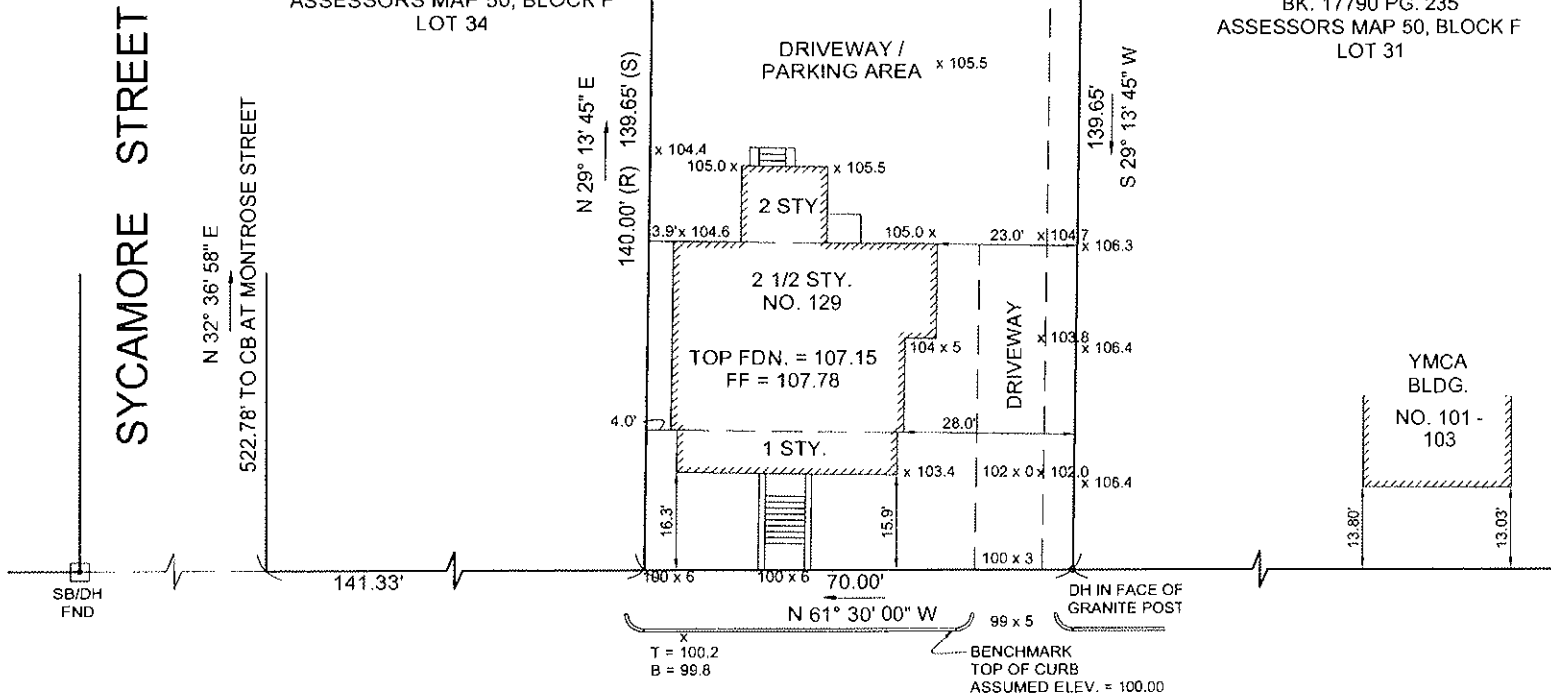
N/F
MATTHIAS
MACHOWINSKI
& LILO P. ZSOLNAY
BK. 44148 PG. 83
PLAN BOOK 341
PLAN 20
ASSESSORS MAP 50,
BLOCK F
LOT 3

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N/F
CLARE ELAINE STANLEY
BK. 33487 PG. 30
WESTERLY PORTION OF LOT E
PLAN BOOK 341 PLAN 20
ASSESSORS MAP 50, BLOCK F
LOT 4

N/F
THE HIGHLAND MASONIC
TEMPLE ASSOCIATION, INC.
BK. 17790 PG. 235
ASSESSORS MAP 50, BLOCK F
LOT 31

N/F
SOMERVILLE
PLACE, INC.
BK. 27256 PG. 544
ASSESSORS MAP 50, BLOCK F
LOT 34



- NOTES:
1. THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.
 2. PLAN REFERENCE: PARCEL ONE - BEING LOT DESCRIBED BY DEED RECORDED IN BK. 39185 PG. 279 AND SHOWN ON ASSESSORS MAP NO. 50, BLOCK F, LOT 33. PARCEL TWO - LOT B AS SHOWN ON A PLAN DATED MAY 6, 1920 BY CHARLES J. ELLIOT, ENG. & SURVEYOR AND RECORDED IN PLAN BOOK 284 PLAN 41. ALSO SHOWN ON ASSESSORS MAP NO. 50, BLOCK F, LOT 32
 3. DEED REFERENCE: BOOK 39185 PAGE 279
 4. ALL SETBACK DISTANCES SHOWN ARE TO THE FOUNDATION CORNER.

CERTIFIED PLOT PLAN
IN
SOMERVILLE, MA
129 HIGHLAND AVENUE
0 20' 40' 60'
SCALE: 1" = 20'-0"
JANUARY 5, 2012
D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566 (781) 321 - 2501 (FAX)

DATE PRINTED: Tuesday, May 29, 2012

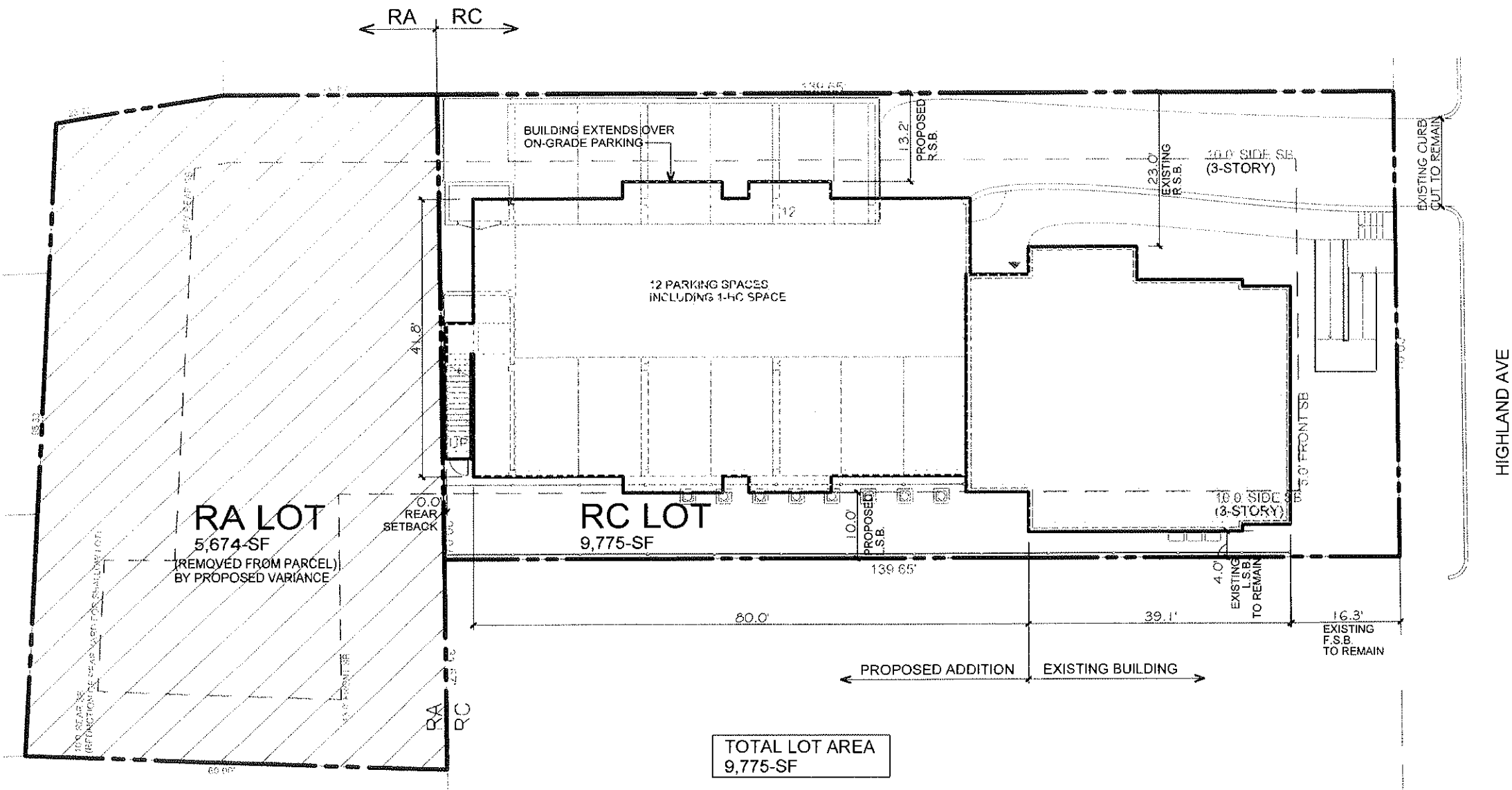
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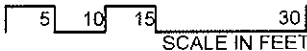
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DIMENSIONAL LAYOUT SITE PLAN

SCALE: 1"=20'-0"



SCALE IN FEET

SITE PLAN FOR DIMENSIONAL LAYOUT ONLY
DIMENSIONS BASED ON PLOT PLAN FROM
D & A SURVEY ASSOCIATES, INC
P.O. BOX 621
MEDFORD, MA 02155
DATED 5 JAN, 2012

PROJECT

129 HIGHLAND

129 HIGHLAND AVE
SOMERVILLE, MA

PREPARED FOR

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DANVERS, MA

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ZONING
COMPLIANCE
SHEET 1 OF 3

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129 HIGHLAND AVENUE
DIMENSIONAL TABLE - RES-C ZONING DISTRICTS - 4.4.1 SP APPLICATION (NOTE: RES-A LOT NOT INCLUDED IN TABULATIONS)

ITEM		ALLOWED/ REQUIRED	PROPOSED IN RC LOT		COMPLIANCE
MIN LOT SIZE		7,500 SF	RC 9,775-SF		COMPLIES
MIN LOT AREA / UNIT		875 SF/UNIT MIN	RC 1,396-SF/UNIT		COMPLIES
TOTAL ALLOWABLE BLDG AREA (EXCL GAR'S & BSMT)		LOT AREA X 2.0 = 19,550-SF	RC 10,707-SF	(EC 4,275-SF)	REQUIRES RELIEF FOR ADDITION > 25% OF EXISTING
MAX FLR AREA RATIO		2.0 (MAX ALWD)	RC 1.10		COMPLIES
GROUND COVERAGE		70.0% (MAX ALWD)	RC 51.5%		COMPLIES
MIN LANDSCAPED AREA		25.0% (MIN RQD)	RC 30.8%		COMPLIES
MAX HT FT - STORIES		40.0'/ 3-STY	34.0 ' / 3-STY		COMPLIES
MIN FRONT YD		15.0' (10.0' BY CALC)	16.3' - EXISTING	(EC 16.3')	COMPLIES
MIN SIDE YD - L		10' (3-STY)	10.0' - ADDITION	(EC 4.0')	COMPLIES
MIN SIDE YD - R		10' (3-STY)	13.2' - ADDITION	(EC 23.0')	COMPLIES
MIN REAR YD		20.0'	0.0' - ADDITION		COMPLIES
MIN FRONTAGE		50.0'	70.0'		COMPLIES
PARKING REQUIREMENTS	(7) UNITS, 2 BDRM = 1.5 SPACES REQ'D/PER UNIT = 11 TOTAL PARKING REQUIRED = 11 SPACES + 1 VISITOR SPACES = 12 SPACES TOTAL PARKING PROVIDED = 12 SPACES (INCLUDING 1-HC SPACE)				COMPLIES

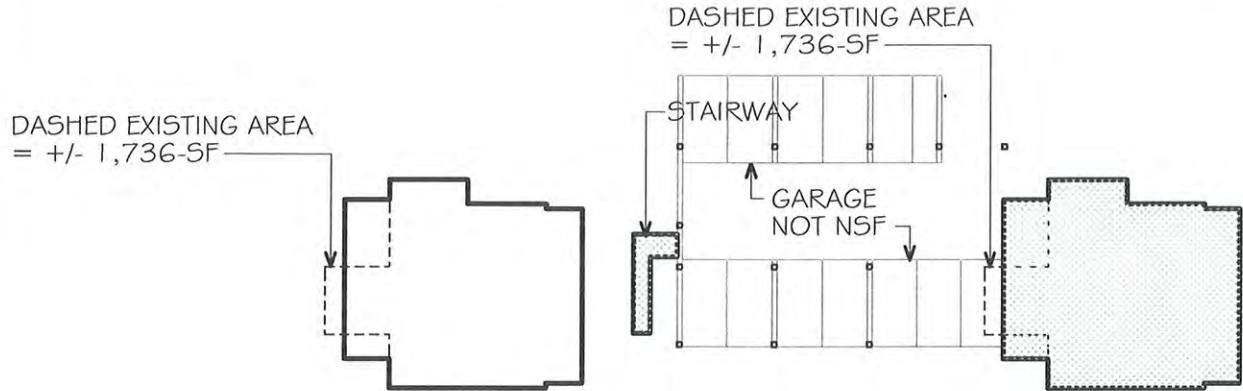
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Z-2

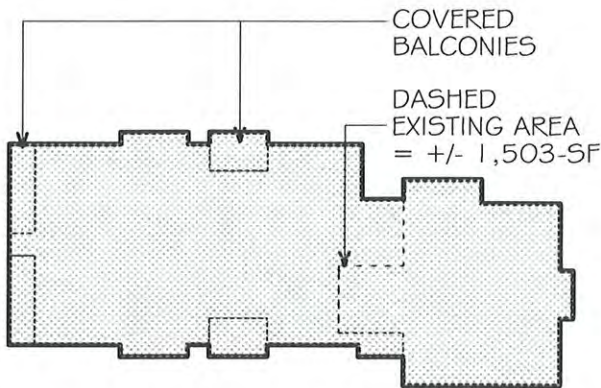


PROPOSED BLDG, BASEMENT AREA CALC.

SCALE: 1"=40'-0"
AREA EXCLUDED PER BYLAW= 1,850-SF

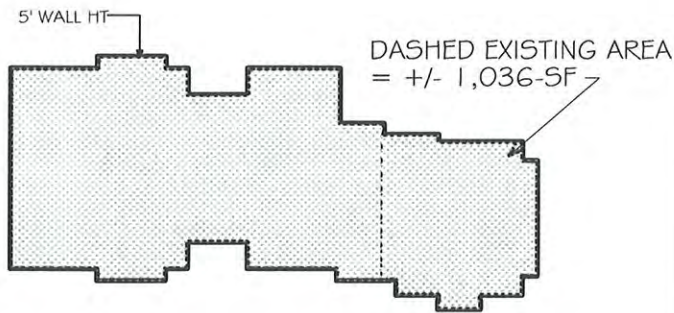
PROPOSED BLDG, FIRST FLOOR AREA CALC.

SCALE: 1"=40'-0"
HATCHED AREA = +/- 1,947-SF



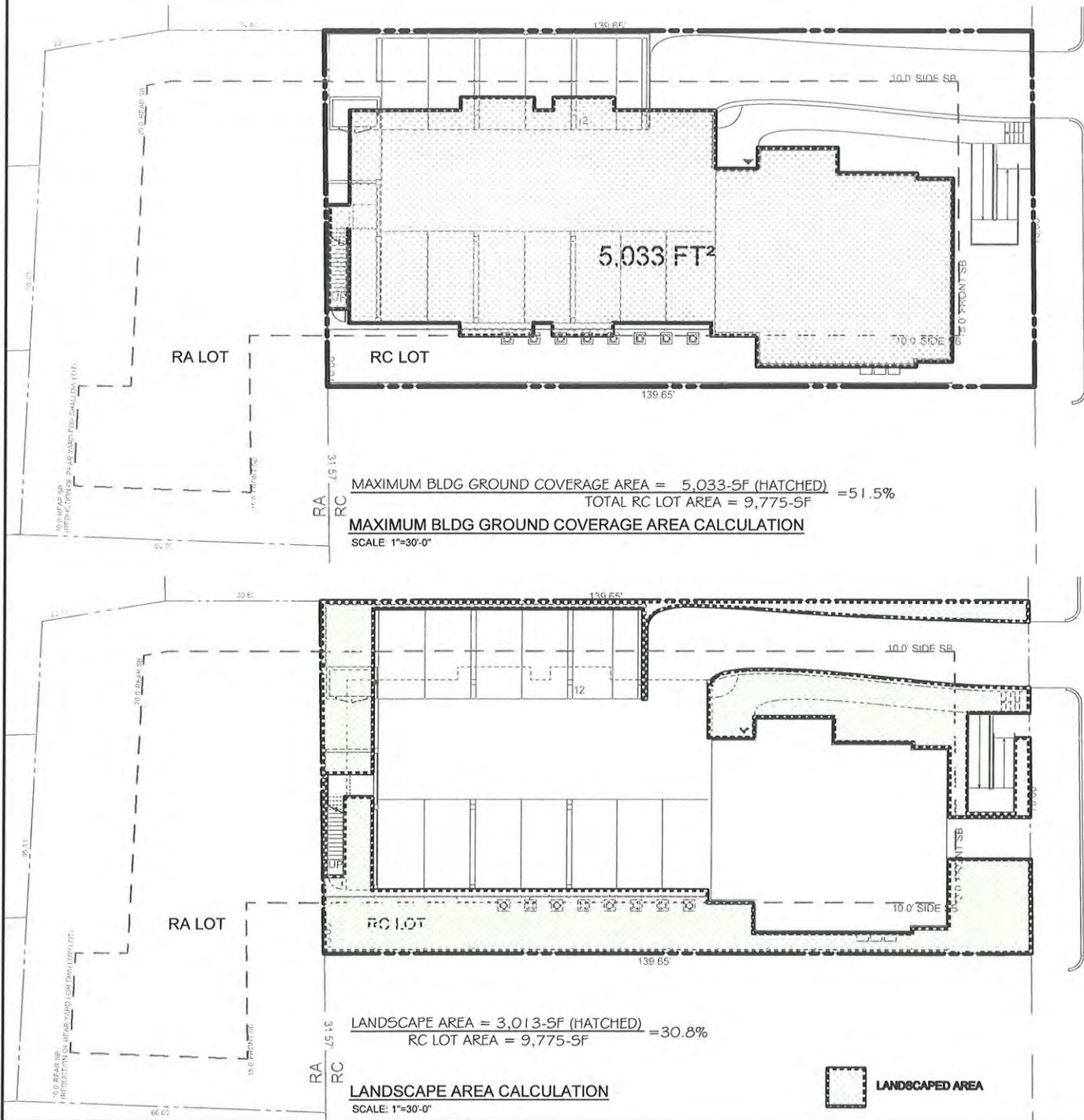
PROPOSED BLDG, SECOND FLOOR AREA CALC.

SCALE: 1"=40'-0"
HATCHED AREA = +/- 4,723-SF



PROPOSED BLDG, THIRD FLOOR AREA CALC.

SCALE: 1"=40'-0"
HATCHED AREA = +/- 4,037-SF



	EXISTING BLDG NET FLOOR AREA	PROPOSED BLDG NET FLOOR AREA
THIRD FLOOR	1,036-SF	4,037-SF
SECOND FLOOR	1,503-SF	4,723-SF
FIRST FLOOR	1,736-SF	1,947-SF
BLDG TOTAL	4,275-SF	10,707-SF
TOTAL	4,275-SF	10,707-SF
BASEMENT/MECH EXCLUDED AREA PER THE BYLAW	1,736-SF	1,850-SF

BUILDING AREA CALCULATIONS
PER SOMERVILLE DEFINITION OF NET FLOOR AREA



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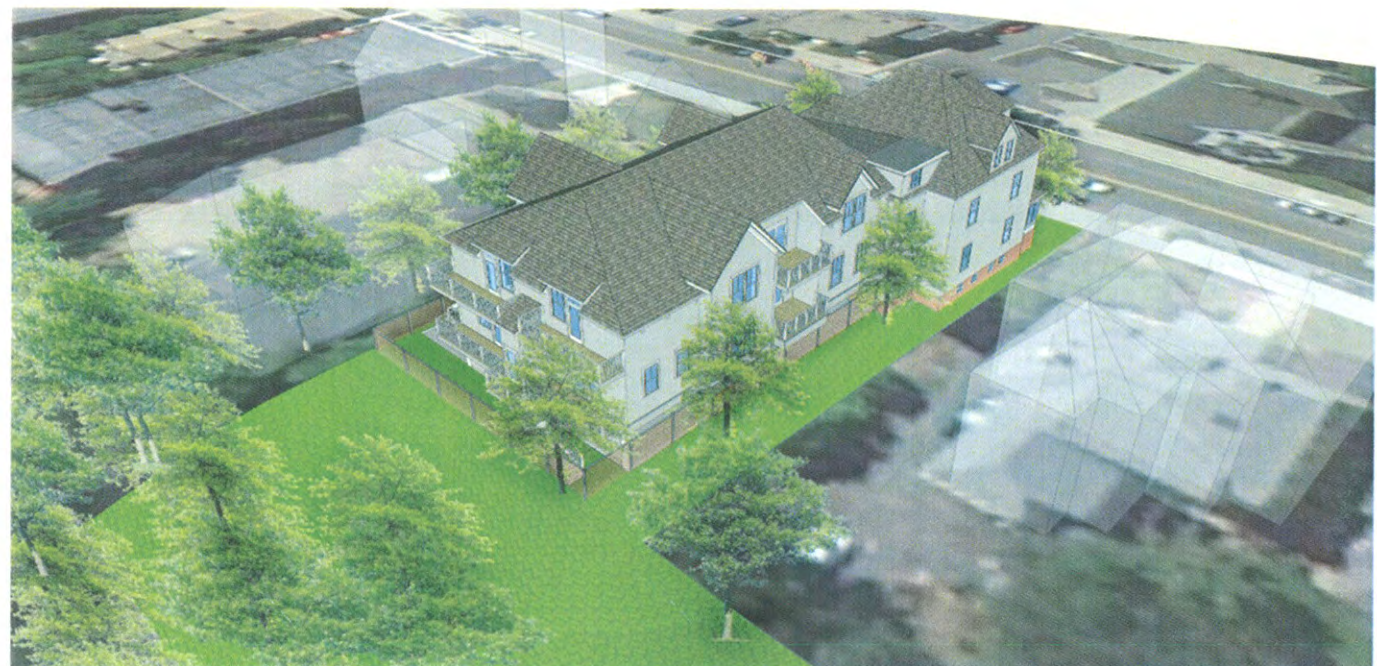
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VIEW FROM HIGHLAND AVE.



VIEW FROM LEFT SIDE AND REAR



VIEW FROM REAR

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VIEWS

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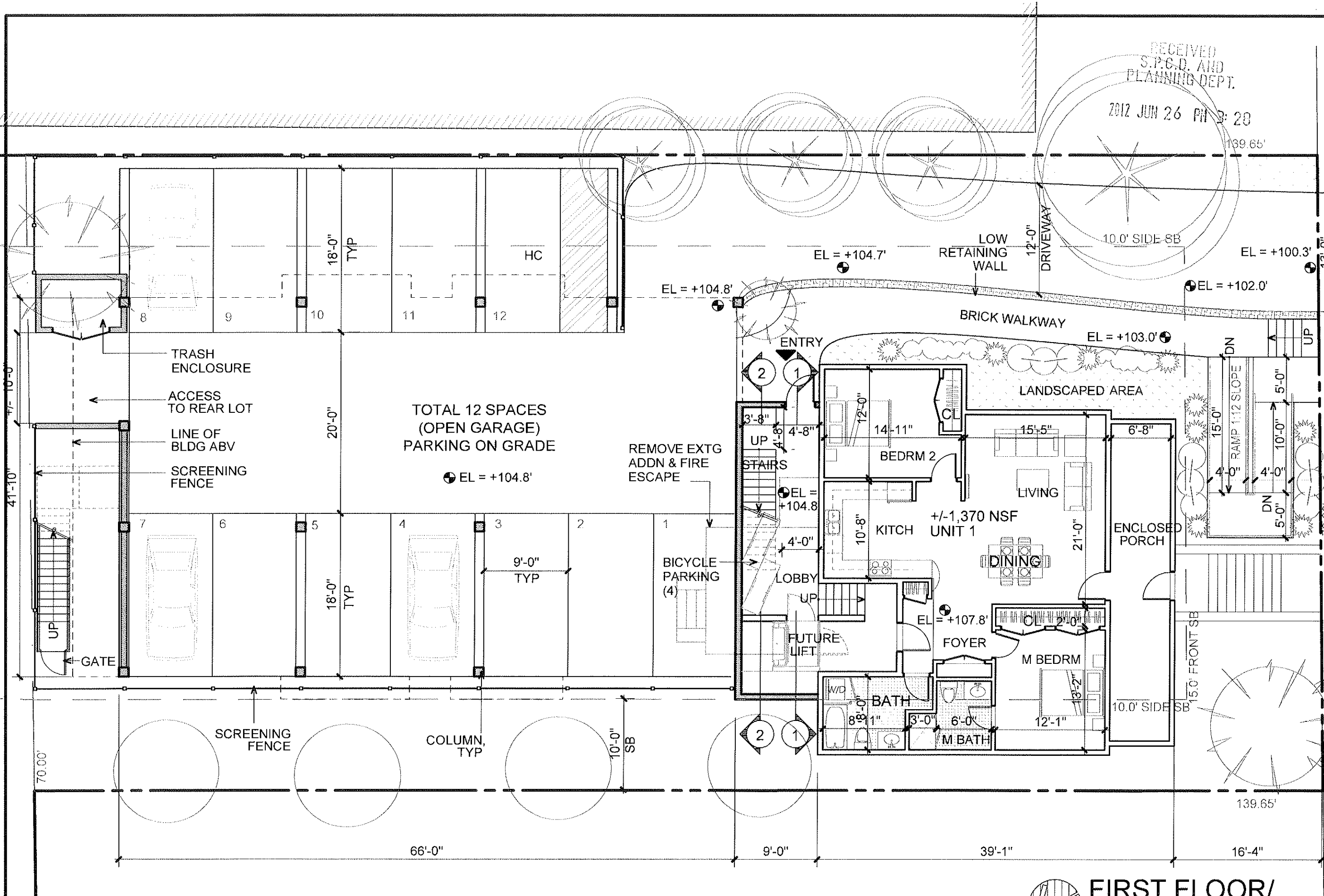
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139.65'

EL = +100.3'

13'-0" EXISTING CURB CUT

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**FIRST FLOOR/
PARKING LEVEL**

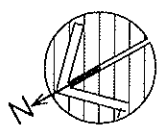
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**FIRST FLOOR/
PARKING LEVEL**

SCALE: 1/10" = 1'-0"

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SECOND
FLOOR PLAN

SCALE AS NOTED

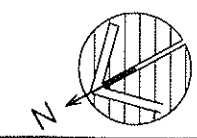
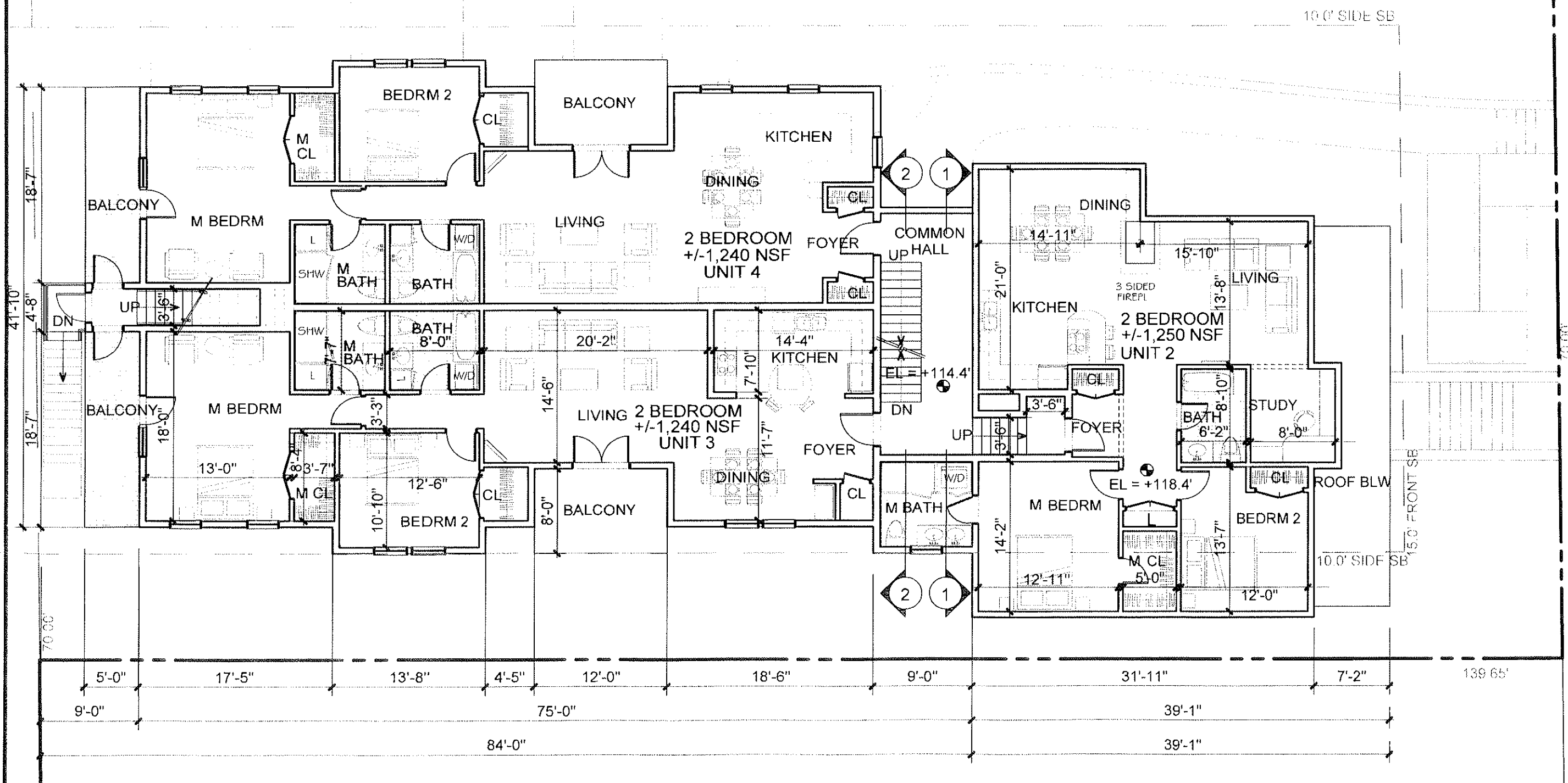
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SECOND FLOOR PLAN

SCALE: 1/10" = 1'-0"

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THIRD FLOOR PLAN

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139.65°

10 0' SIDE SB

1

50' FRONT SB

10.0' SIDE	SB
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139 65

THIRD FLOOR PLAN

SCALE: 1/10" = 1'-0"

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FRONT & REAR
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REAR ELEVATION
SCALE: 1"=10'-0"



FRONT ELEVATION
SCALE: 1"=10'-0"

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DRIVEWAY
ELEVATION

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DRIVEWAY ELEVATION

SCALE: 1"=10'-0"

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SIDE ELEVATION
SCALE: 1"=10'-0"

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**SIDE
ELEVATION**

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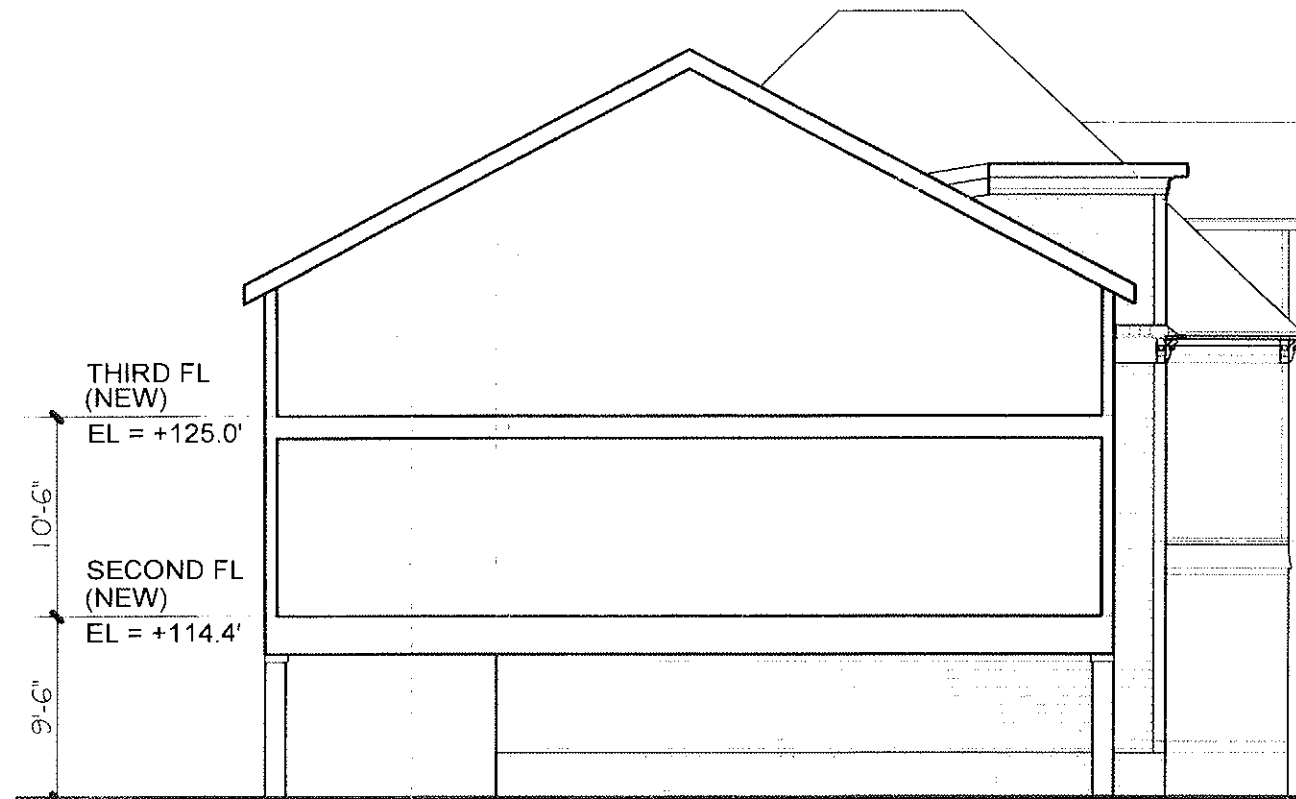
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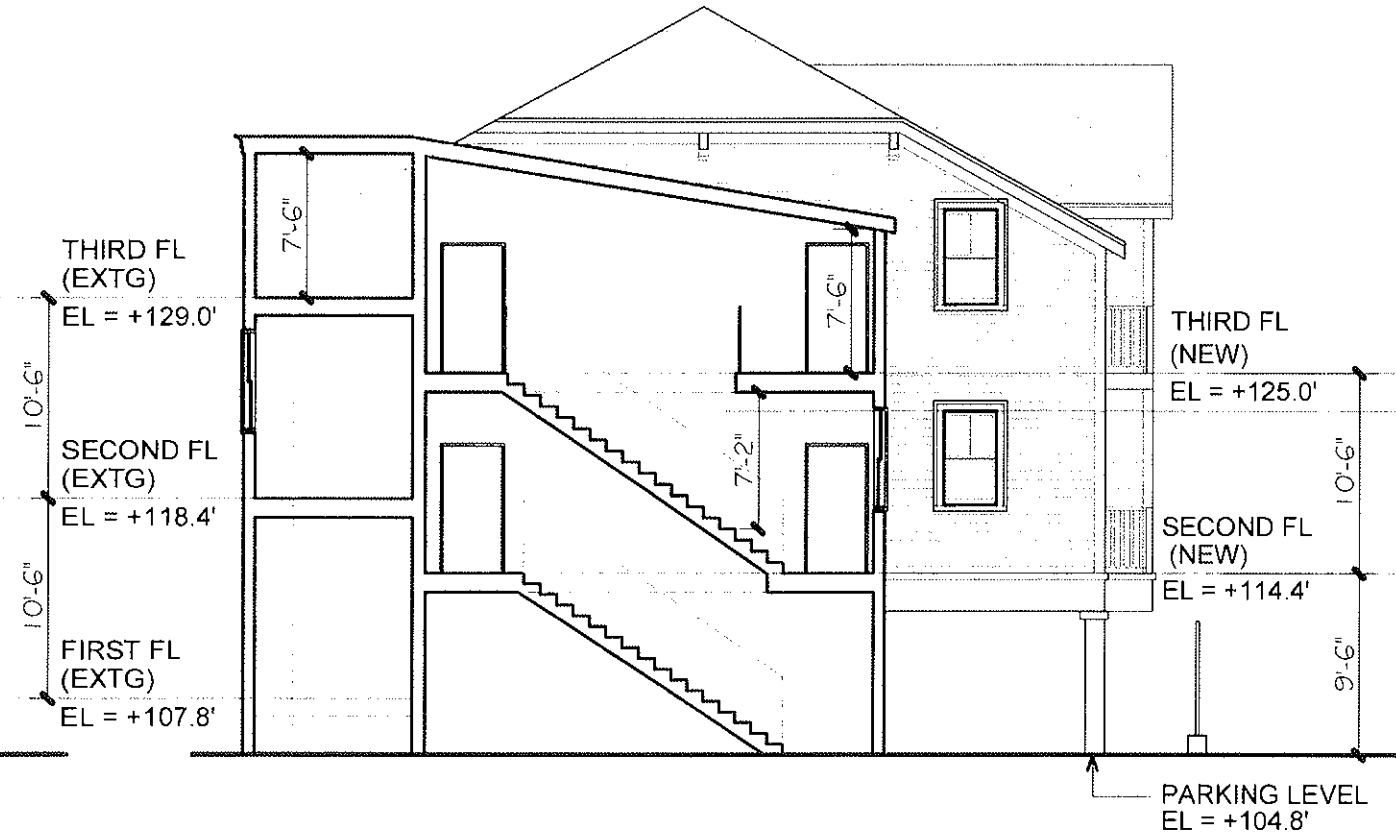
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SECTION 1
SCALE: 1"=10'-0"



SECTION 2
SCALE: 1"=10'-0"

PROJECT

129 HIGHLAND
129 HIGHLAND AVE
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