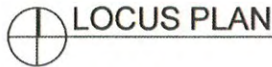
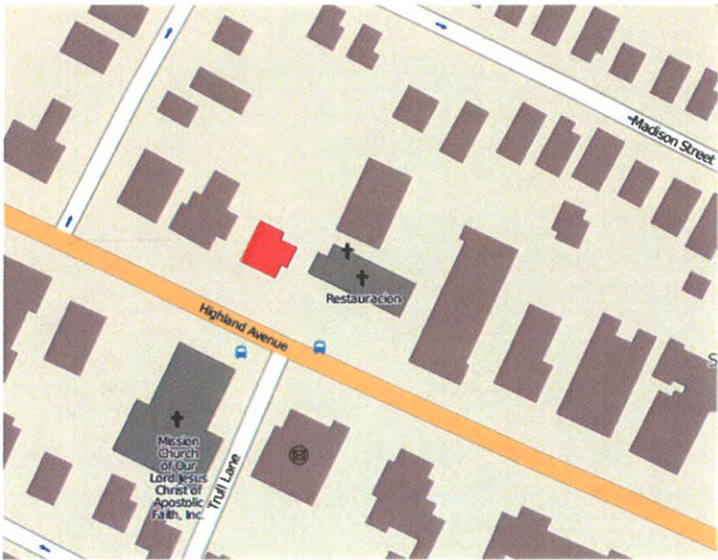




SEVEN-UNIT DEVELOPMENT
129 HIGHLAND AVE
SOMERVILLE, MA



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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COVER SHEET

SCALE AS NOTED

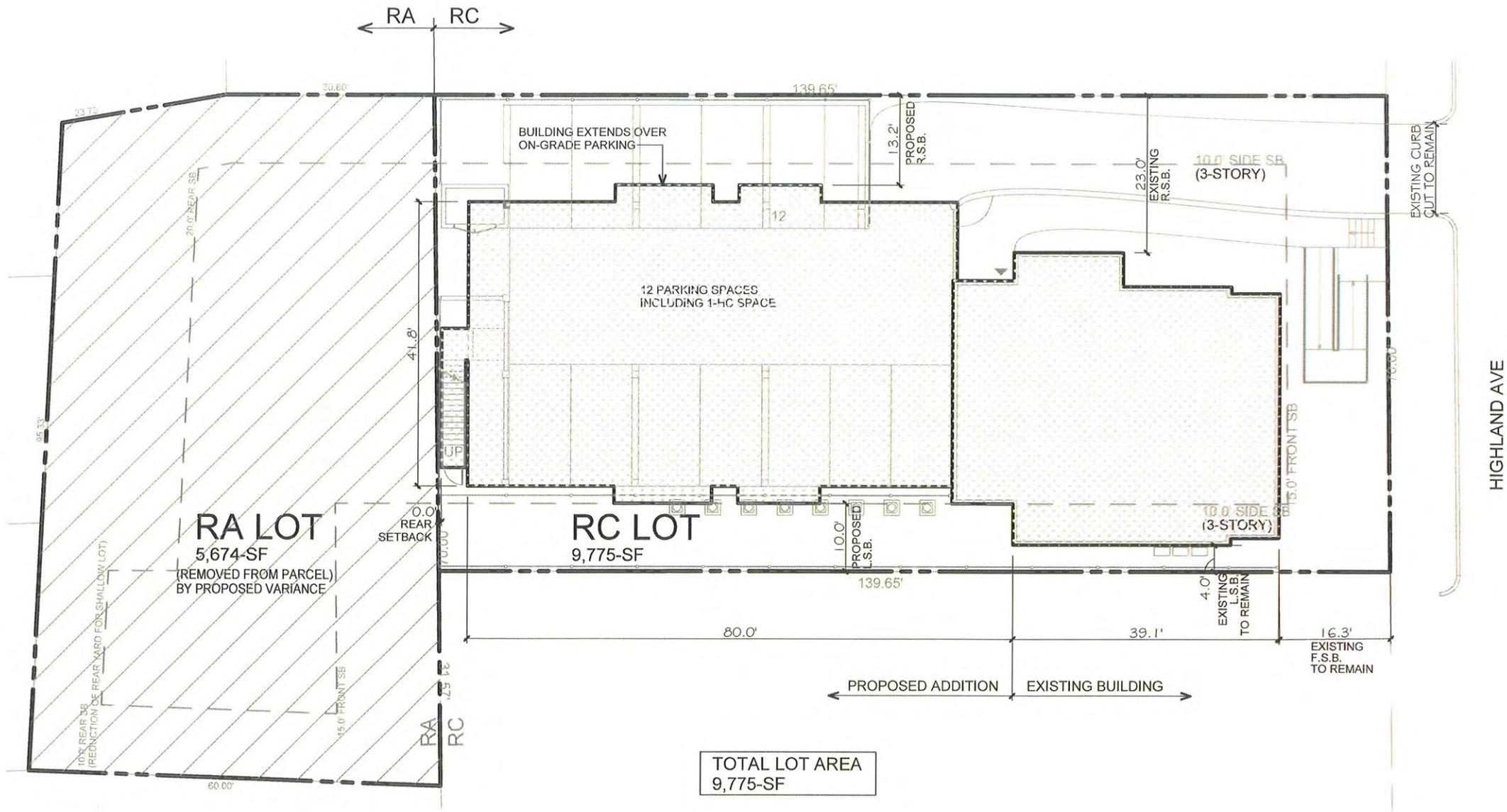
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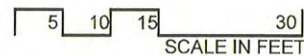
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PQ

SHEET



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

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ZONING
COMPLIANCE
SHEET 1 OF 3

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SHEET

Z-1

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 27.3%	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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ZONING
COMPLIANCE
SHEET 2 OF 3

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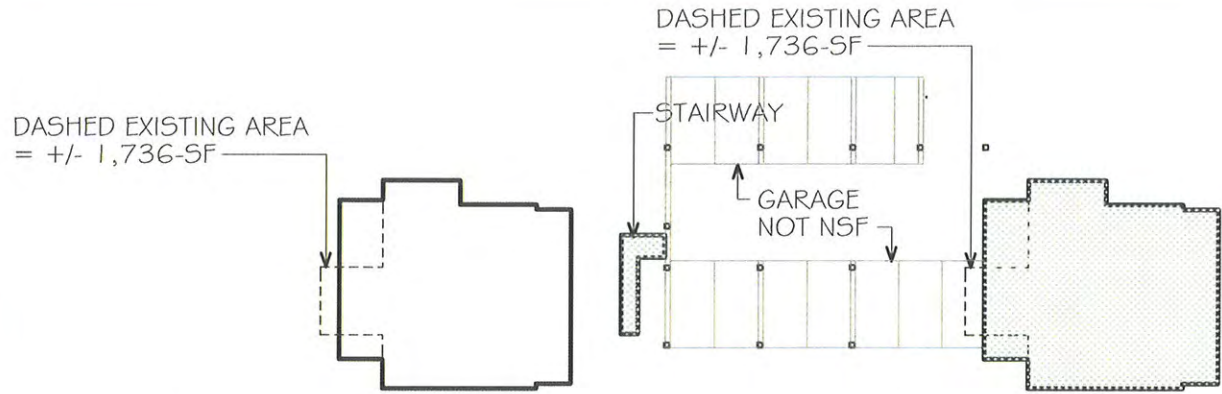
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SHEET

Z-2

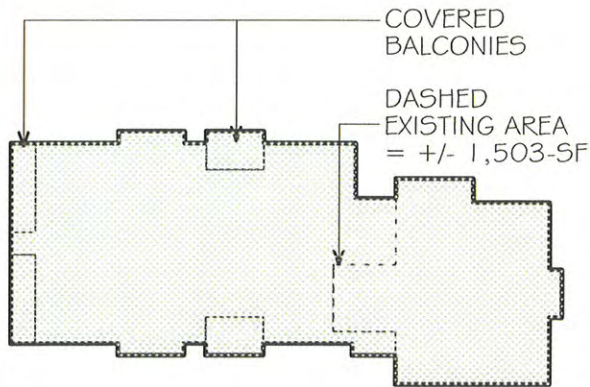


PROPOSED BLDG, BASEMENT AREA CALC.

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

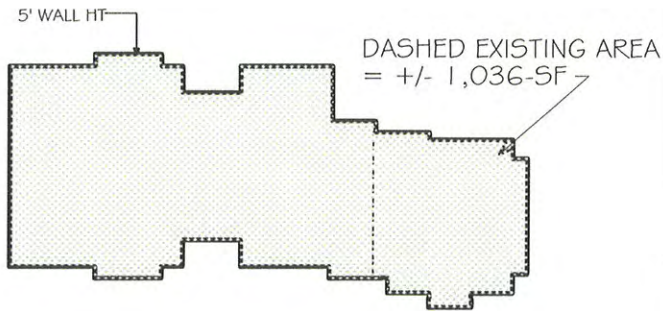
PROPOSED BLDG, FIRST FLOOR AREA CALC.

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



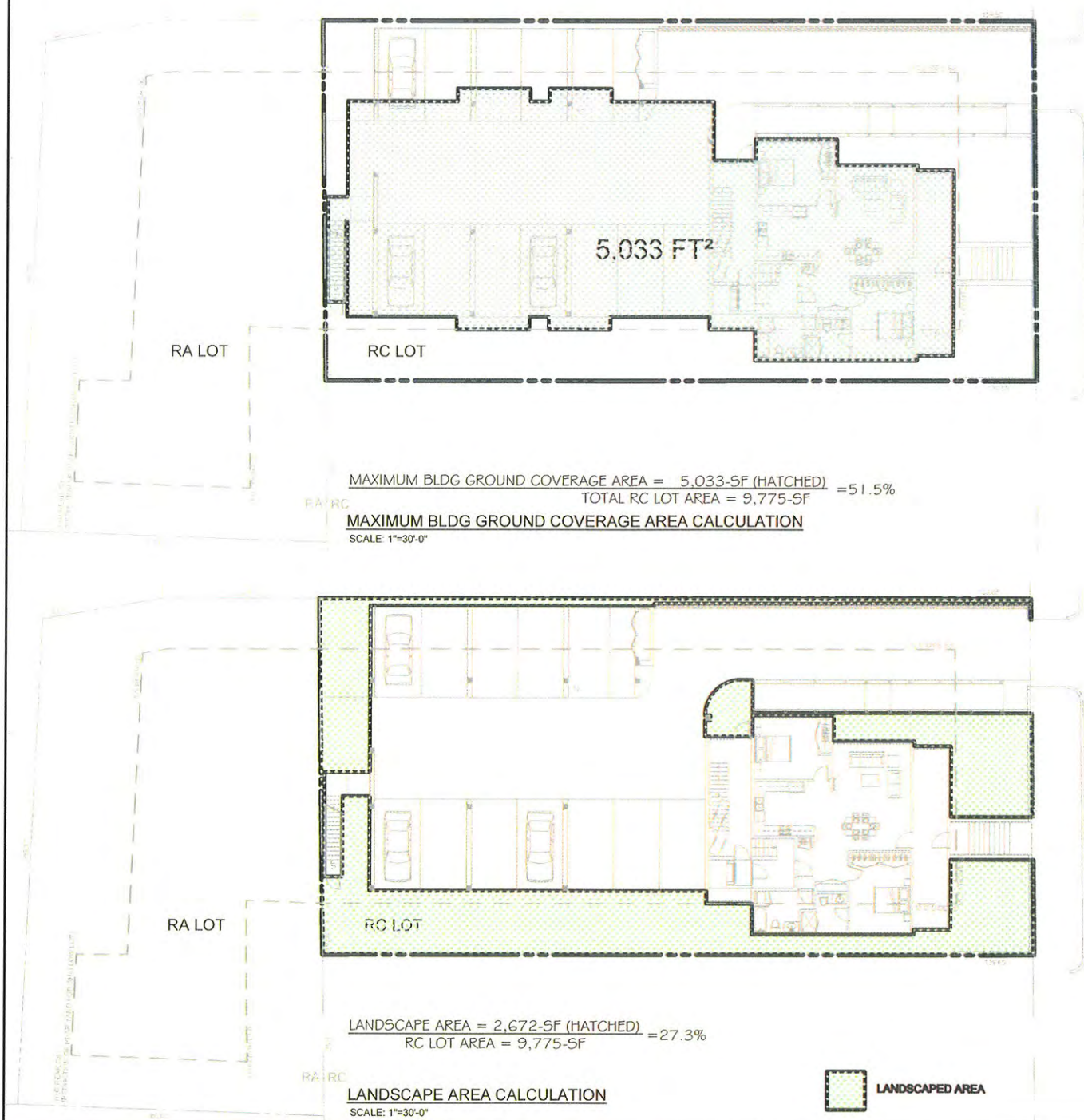
PROPOSED BLDG, SECOND FLOOR AREA CALC.

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



PROPOSED BLDG, THIRD FLOOR AREA CALC.

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



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ZONING
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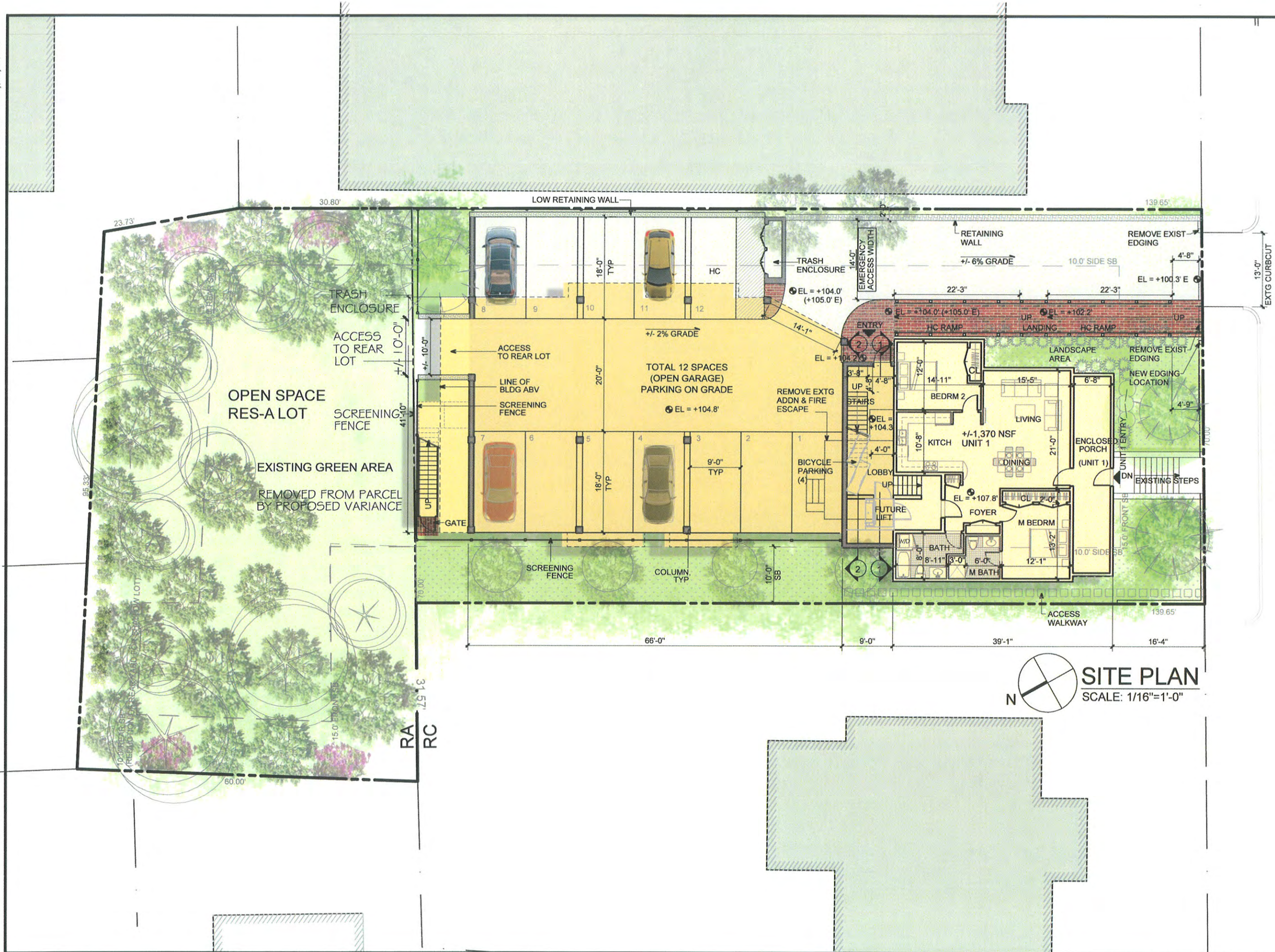
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Z-3

	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





HIGHLAND AVENUE

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**PROPOSED
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SHEET
A-0



VIEW FROM HIGHLAND AVE.



VIEW FROM LEFT SIDE AND REAR



VIEW FROM REAR

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VIEWS

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A-0.1

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FIRST FLOOR/
PARKING LEVEL

SCALE AS NOTED

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ITE PLAN REV	6 JUNE 2012
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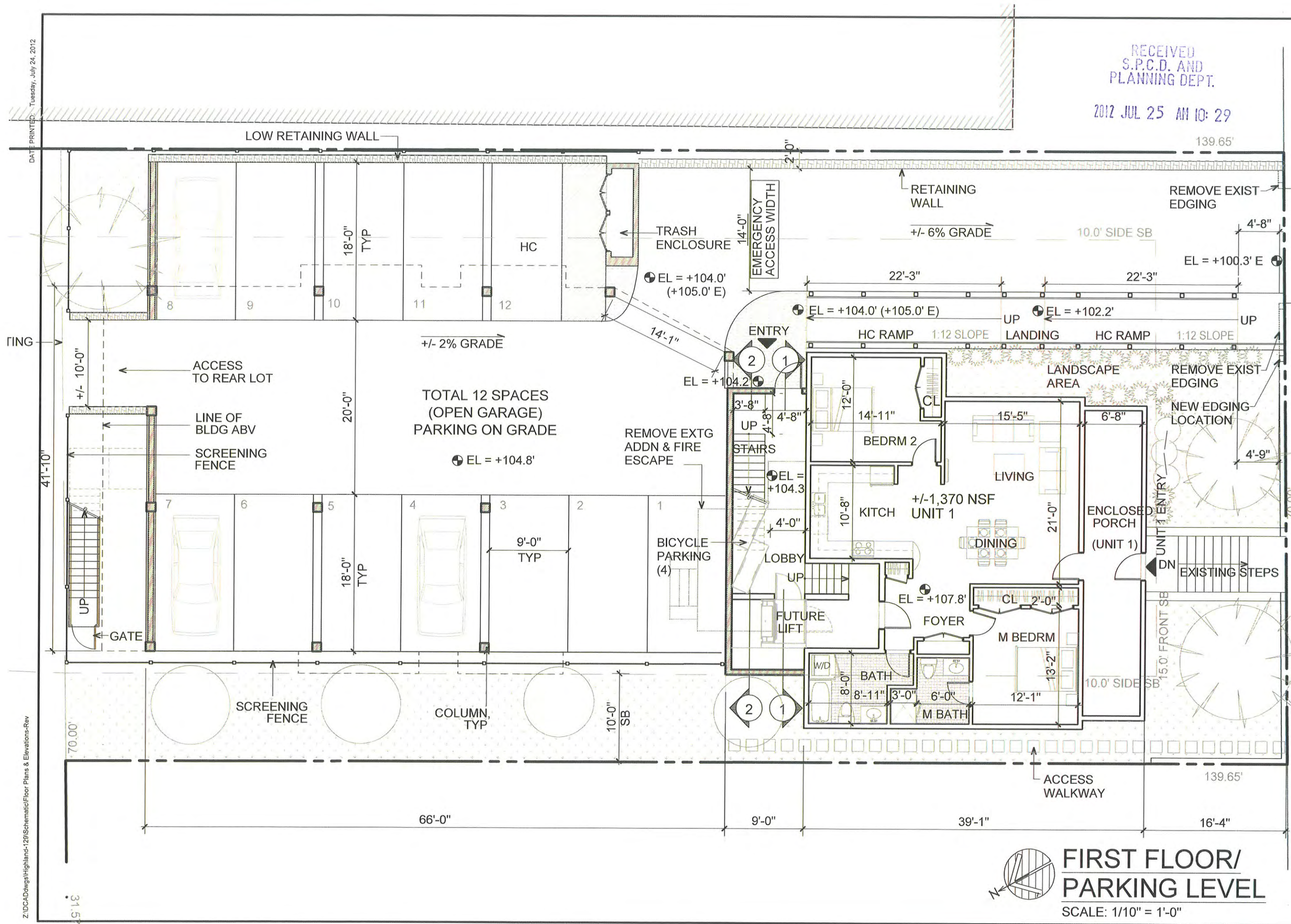
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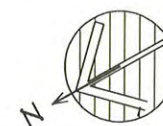
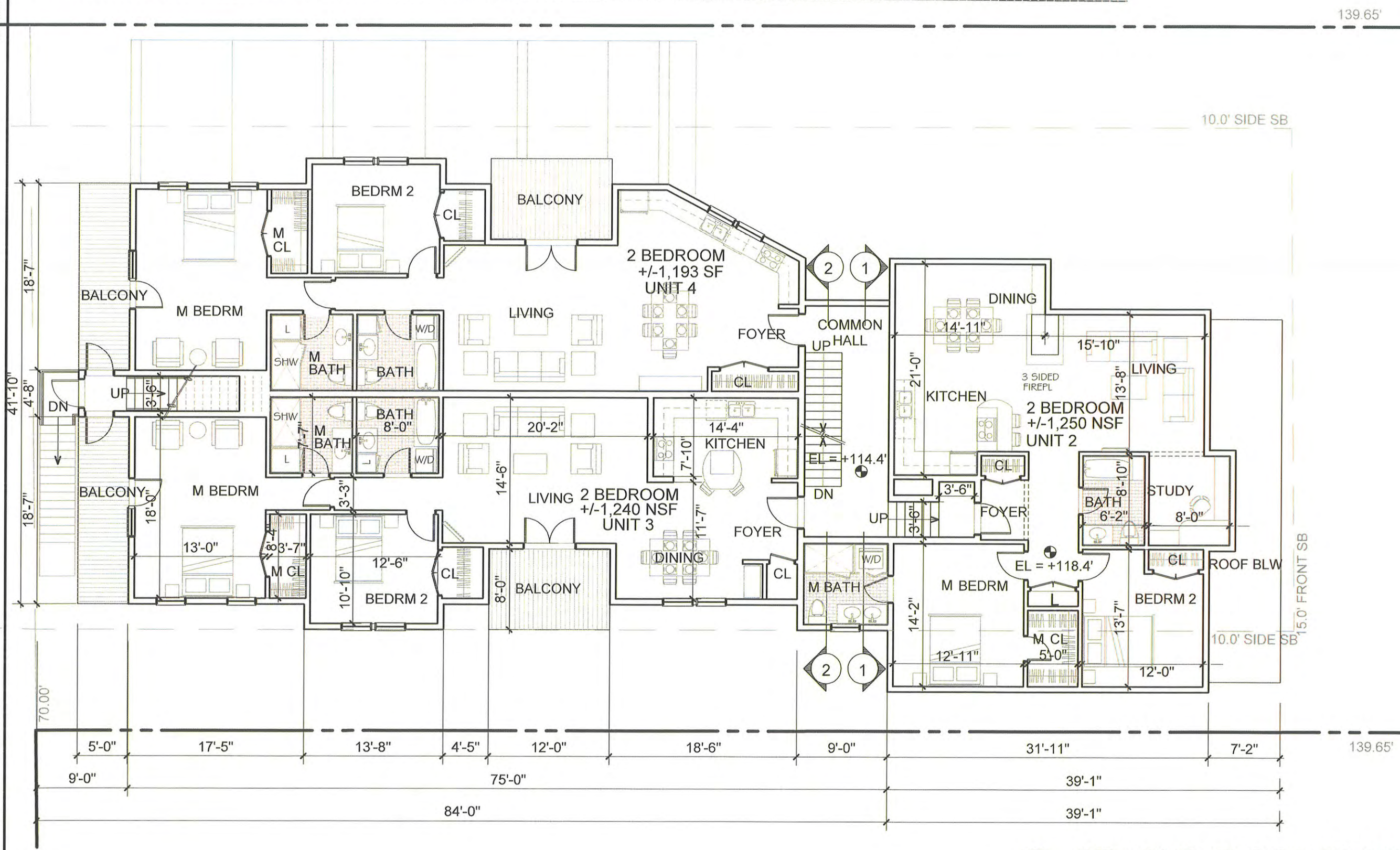
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A-1





SECOND FLOOR PLAN

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

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THIRD FLOOR PLAN

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SITE PLAN REV	6 JUNE 2012
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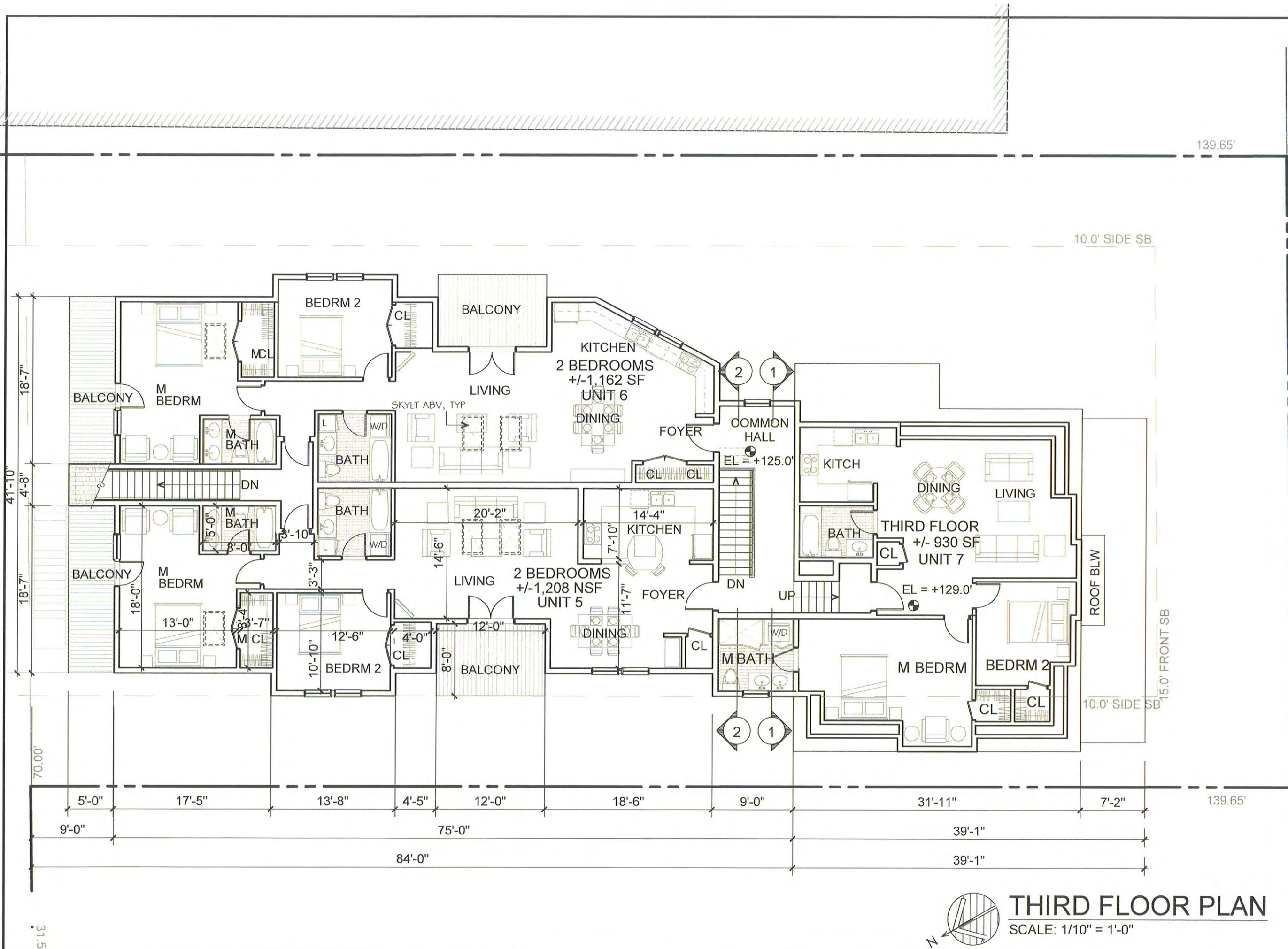
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A-3



THIRD FLOOR PLAN

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



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



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

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**FRONT & REAR
ELEVATIONS**

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A-4



DRIVEWAY ELEVATION

SCALE: 1"=10'-0"

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**DRIVEWAY
ELEVATION**

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A-5



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

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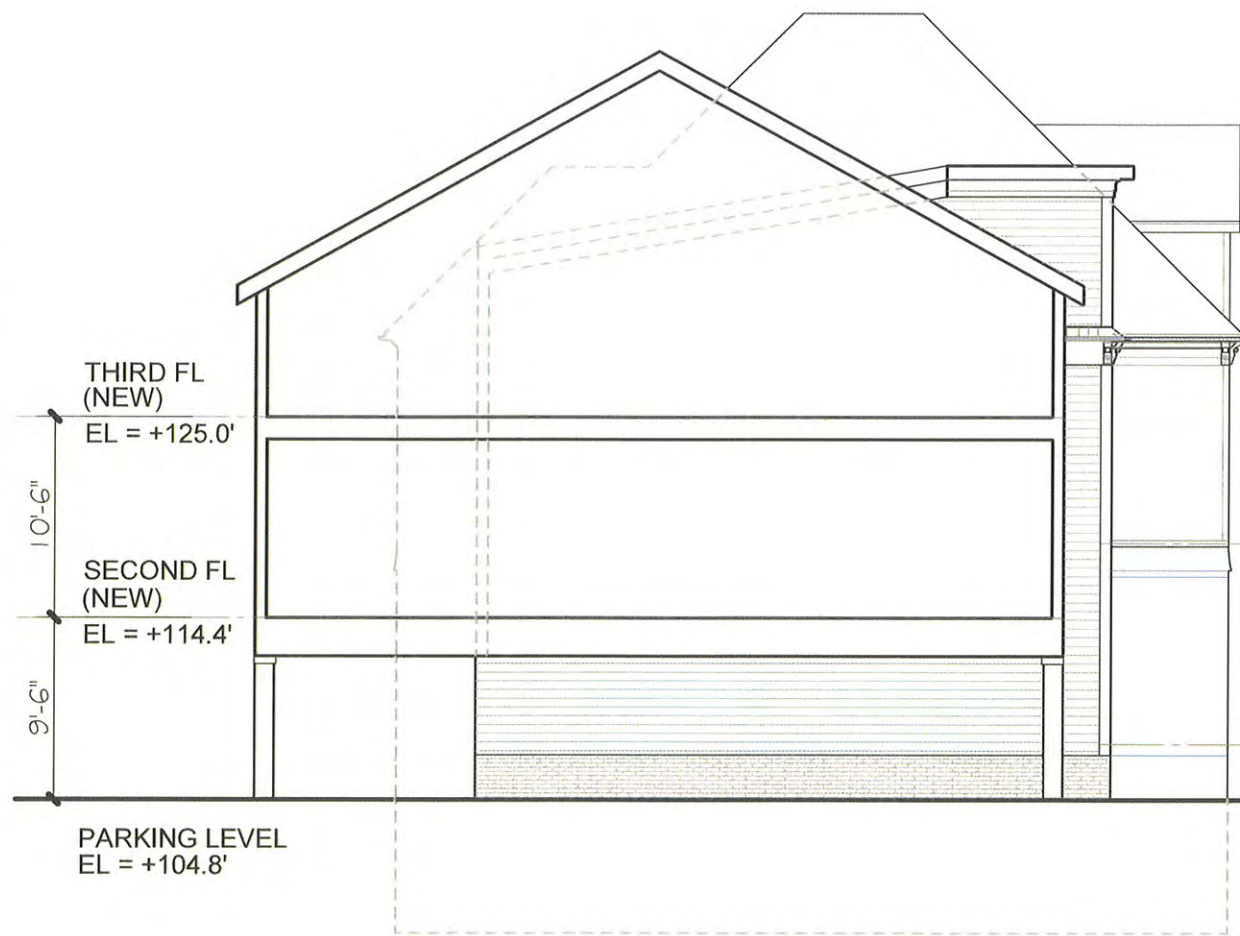
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DANVERS, MA**

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**SIDE
ELEVATION**

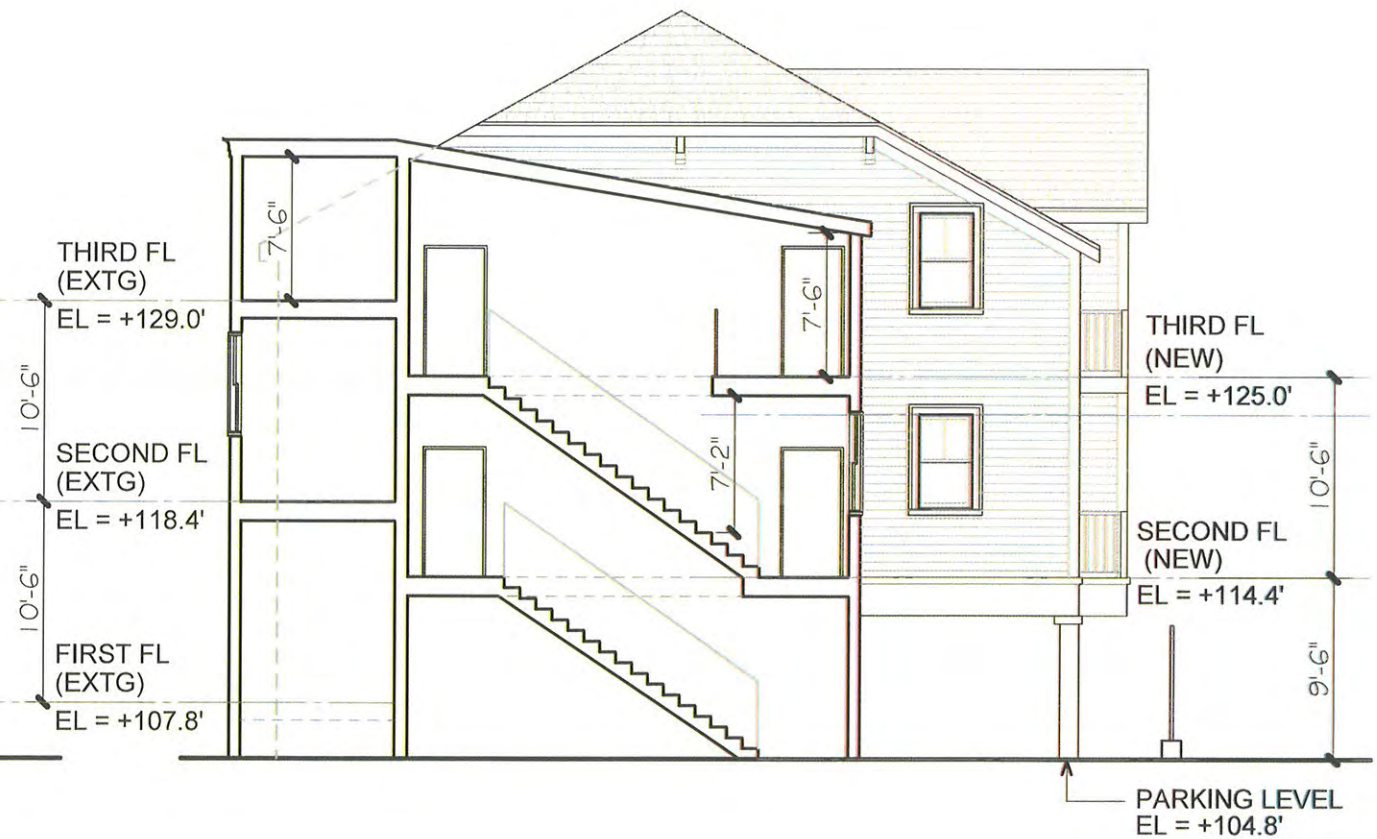
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SHEET

A-6



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



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

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SECTIONS

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A-7