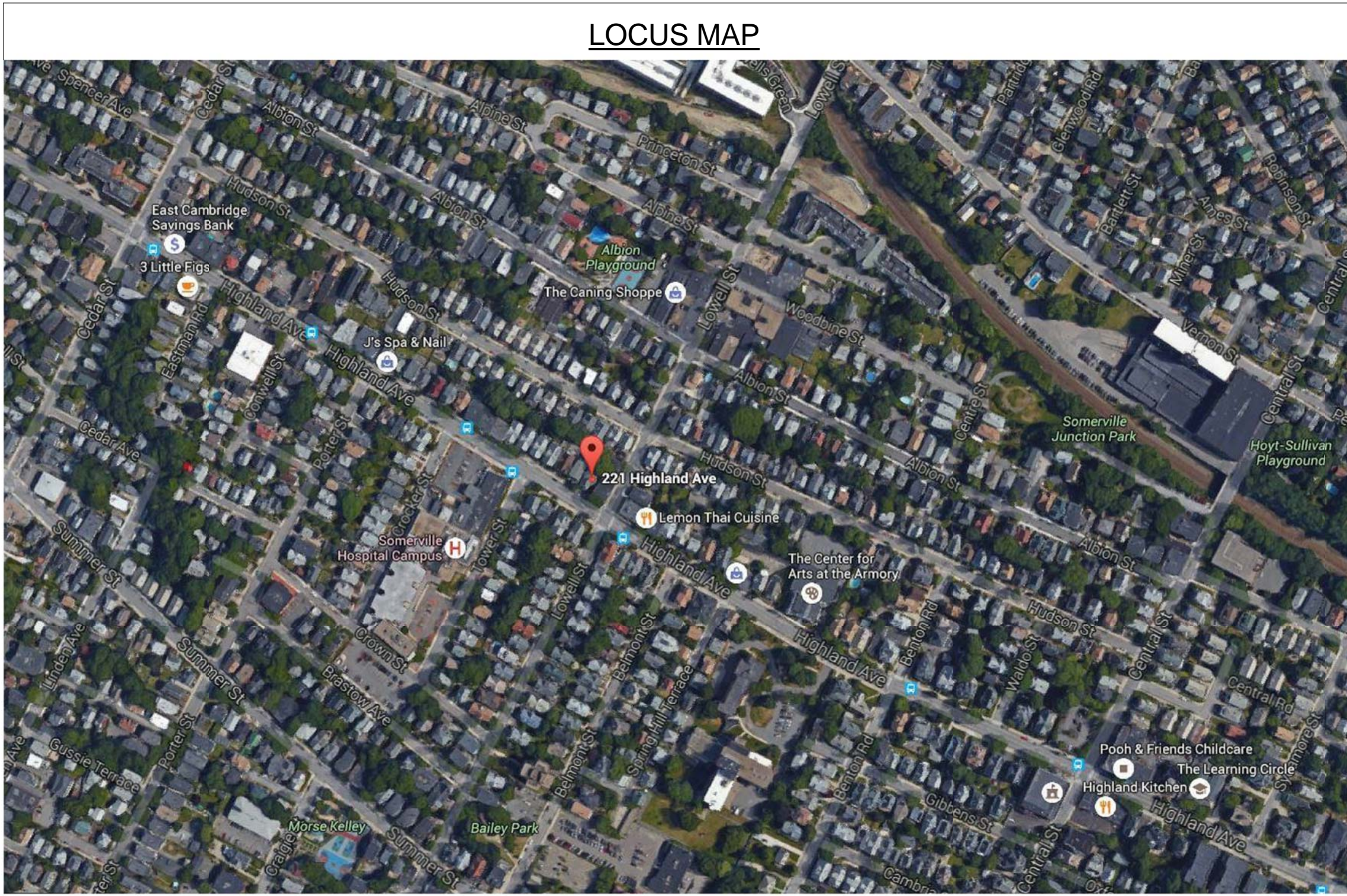


Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	02-03-2016
C-001	Existing Plot Plan & Condo Documents	02-03-2016
A-001	Zoning Plan	02-03-2016
A-100	Existing Conditions	02-03-2016
A-101	Proposed Dormer	02-03-2016
AV-1	Perspectives	02-03-2016



PROPOSED DORMER ON 221 HIGHLAND AVENUE

ZONING BOARD OF APPEALS (ZBA) RESUBMISSION
02-03-2015

CLIENT
Adrian Hartline
221 Highland Ave
Somerville, MA 02143

ARCHITECT
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T:(617)-591-8682

PROJECT NAME
221 Highland Avenue Dormer

PROJECT ADDRESS
221 Highland Avenue
Somerville, MA

CLIENT

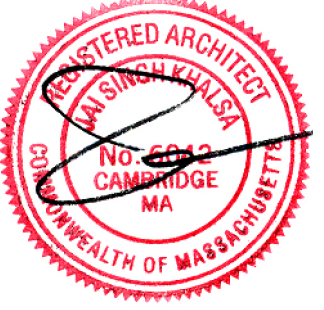
Adrian Hartline

ARCHITECT
KHALSA DESIGN INC.



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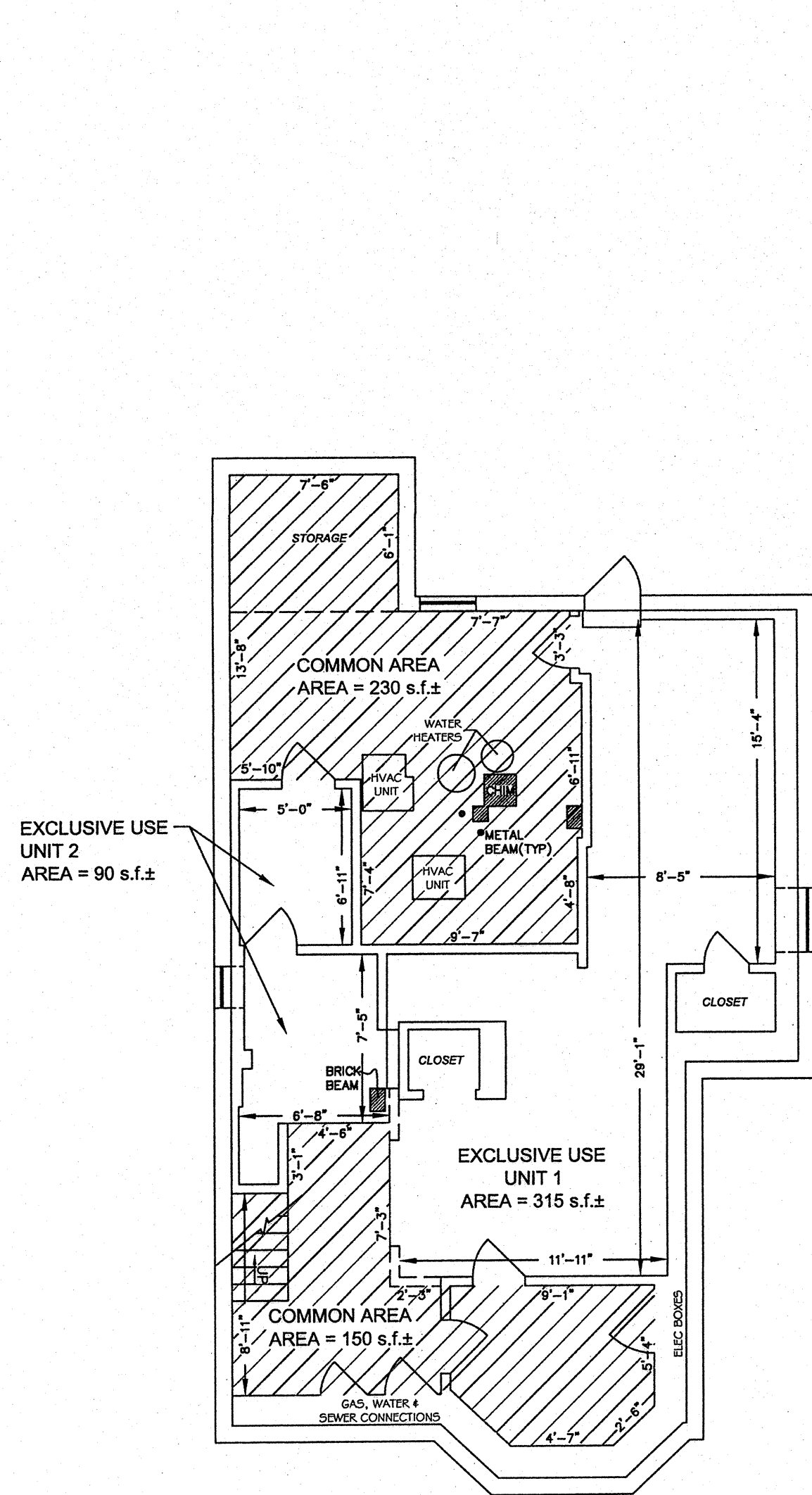
REGISTRATION


Project number	15051
Date	02-03-2016
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Checked by	TMC
Scale	

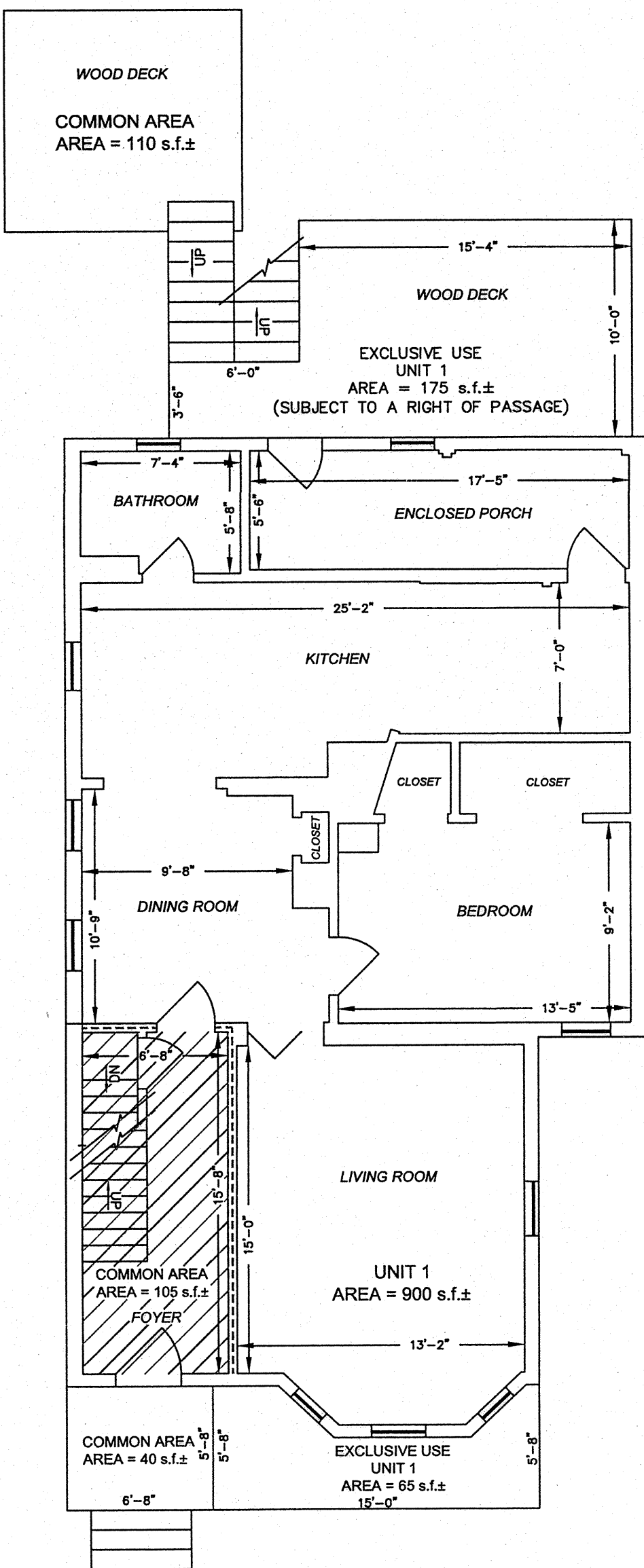
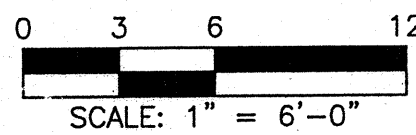
REVISIONS		
No.	Description	Date

Cover Sheet

A-000
221 Highland Avenue Dormer

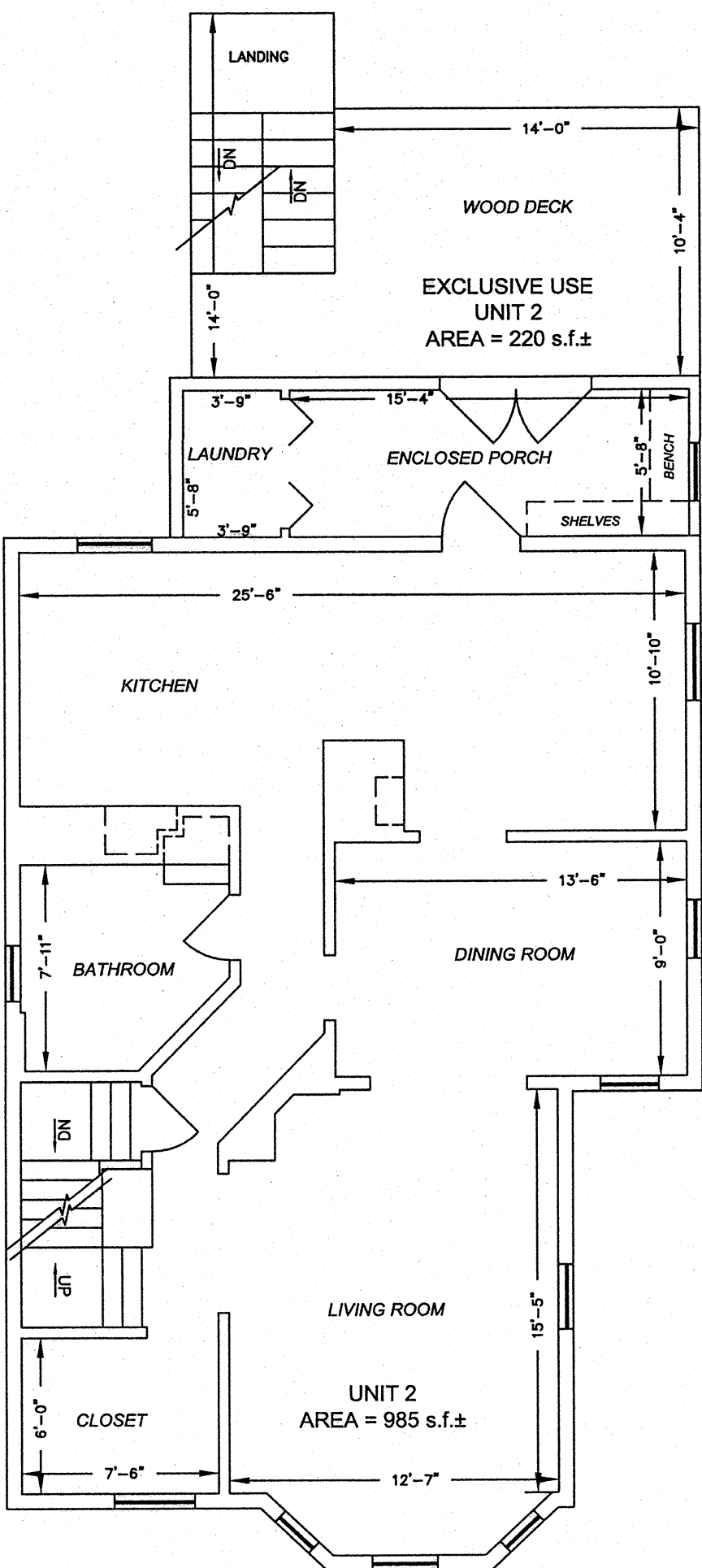


BASEMENT FLOOR PLAN



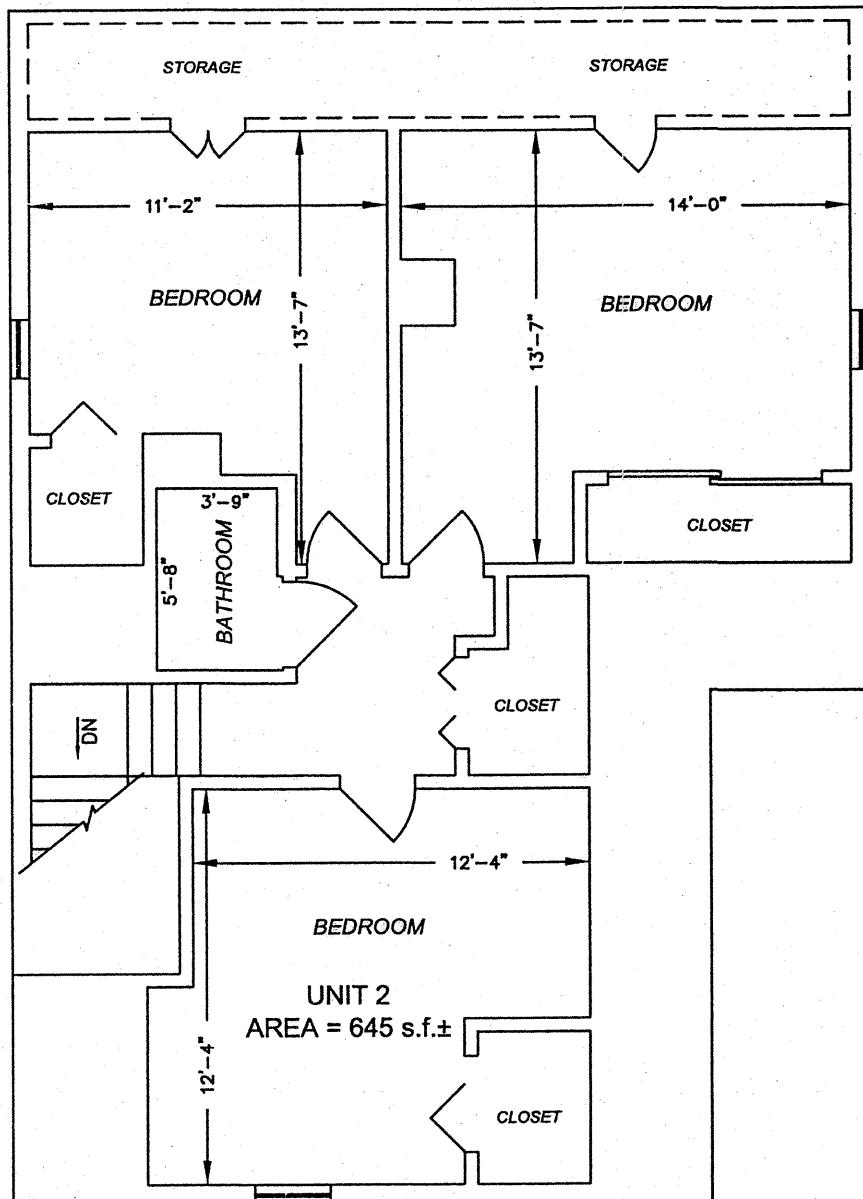
FIRST FLOOR PLAN

SCALE: 1" = 6'-0"



SECOND FLOOR PLAN

SCALE: 1" = 6'-0"



THIRD FLOOR PLAN

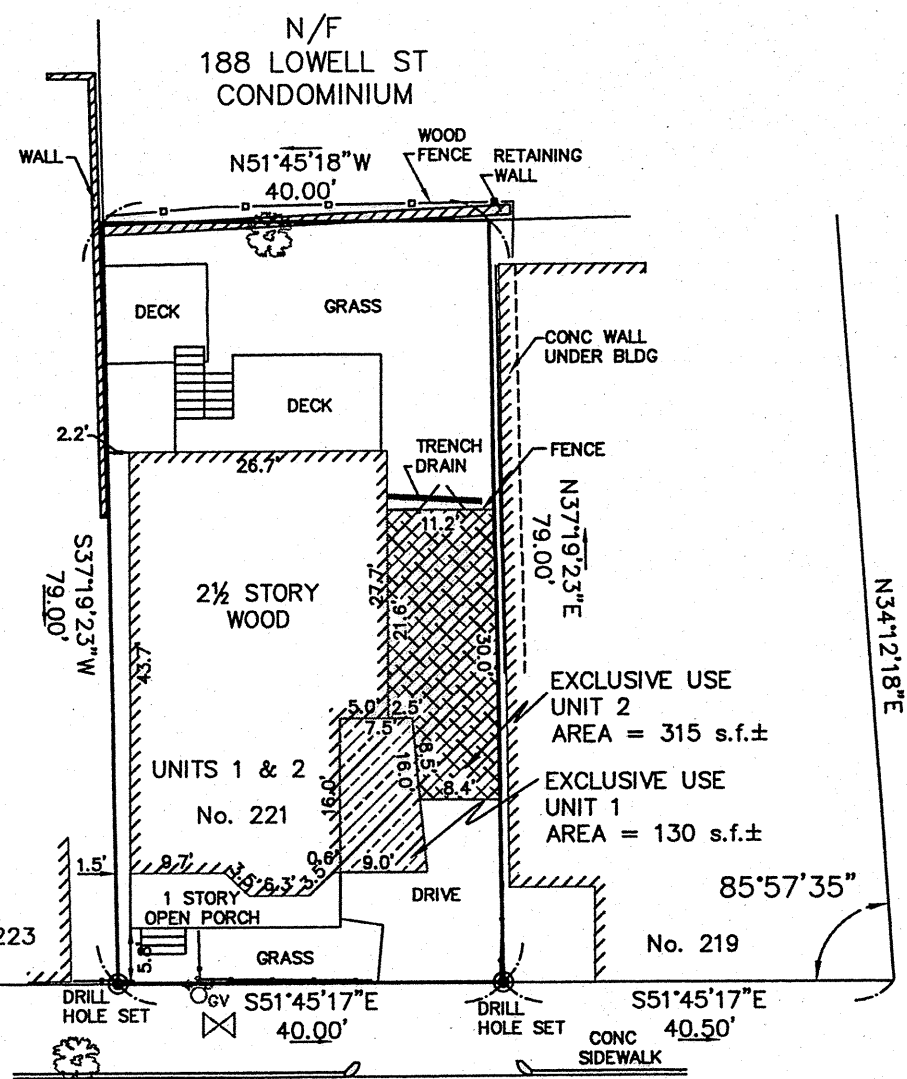
SCALE: 1" = 6'-0"

FLOOR ELEVATIONS

3rd FLOOR	119.3'
2nd FLOOR	110.1'
1st FLOOR	100.0'
BASEMENT	91.9'

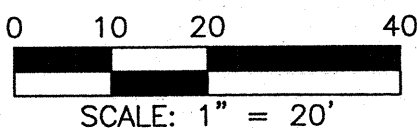
FLOOR AREAS

	UNIT 1	UNIT 2	
3rd FLOOR		645 s.f.±	
2nd FLOOR		985 s.f.±	
1st FLOOR	900 s.f.±		
BASEMENT			
TOTAL	900 s.f.±	1,630 s.f.±	



HIGHLAND AVENUE
(PUBLIC 60'-WIDE)

SITE PLAN



PLAN REF: PLAN BK 45 PG 44
PLAN 274 PG 45
BK 2414 PG END
BK 2346 PG END
FIELD NOTES AND STREET LINE
INFORMATION FROM CITY OF
SOMERVILLE ENGINEERING DEPT

TITLE REF: BK. 51703 PG. 145

CONDOMINIUM PLANS
FOR THE
221 HIGHLAND AVENUE CONDOMINIUM
221 HIGHLAND AVENUE
SOMERVILLE, MA
(MIDDLESEX COUNTY)

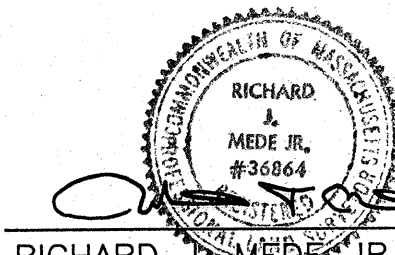
PREPARED BY:
MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL ST. MEDFORD, MA. 02155
781-396-4466 fax: 781-396-8052

SCALE: AS NOTED

FIELD	DESIGN	DRAW	CALC.	CHECK	FILE No.
					18227

18227FP

DATE: FEBRUARY 22, 2012



RICHARD J. MEDEIROS, JR. - P.L.S.

02/22/2012

DATE:

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER FULLY AND ACCURATELY DEPICTS, LOCATES, AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF ANY BUILDING.

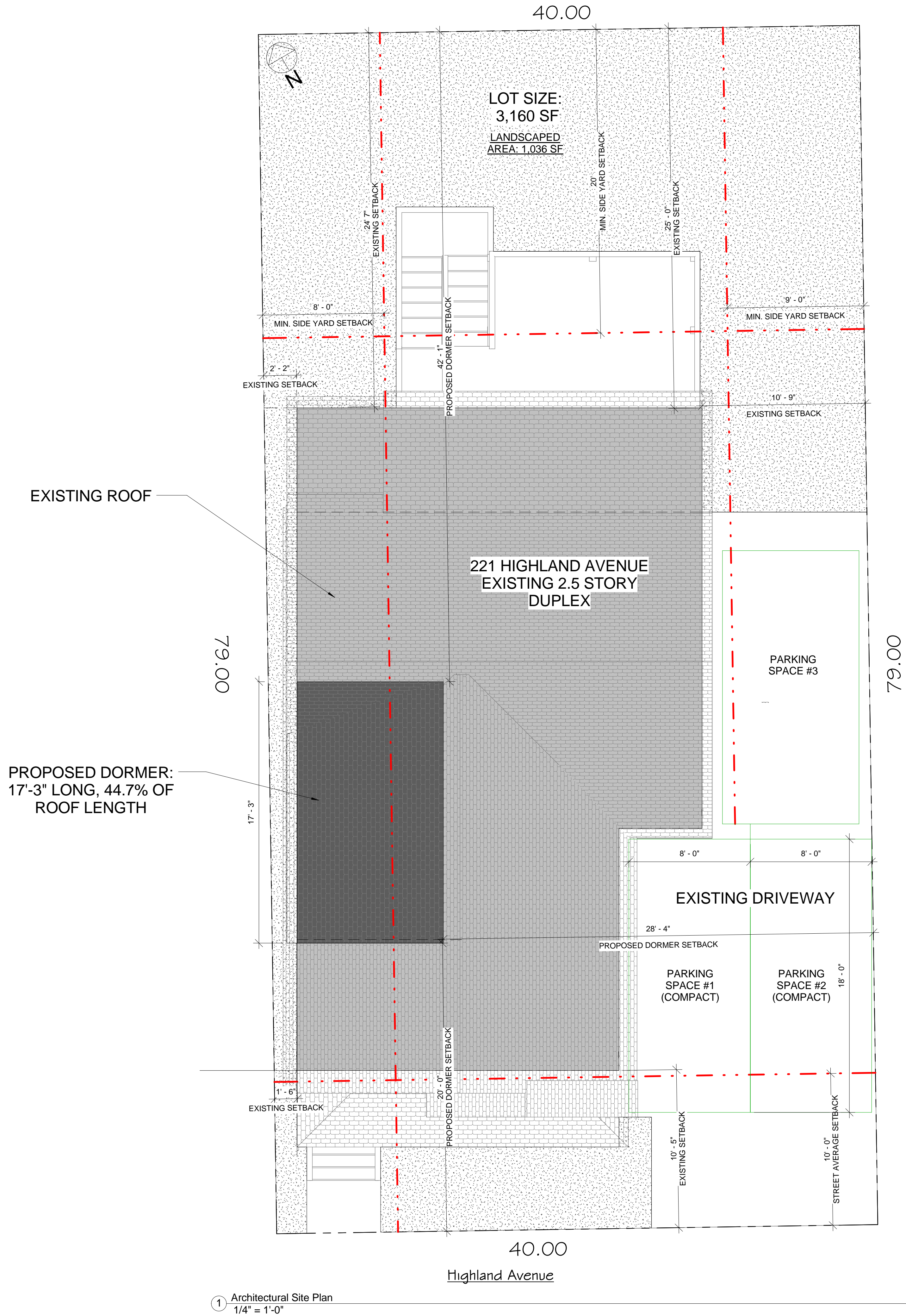
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATIONS UNIT NUMBERS AND DIMENSIONS OF UNITS 1 AND 2 INCLUSIVE, IN BUILDING "221 HIGHLAND AVENUE CONDOMINIUM" AS BUILT.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD AREA ACCORDING TO THE FIRM COMMUNITY NO. 250214, DATED JUNE 4, 2010.

FOR REGISTRY USE ONLY



1 Architectural Site Plan
1/4" = 1'-0"

ZONING CHART				
RC ZONE	REQUIRED	EXISTING	PROPOSED	REMARKS
MIN. LOT SIZE	7,500	3,160 +/- SF	3,160 +/- SF	PRE-EXIST/ NO CHANGE
LOT AREA/DU 1-9DU (MIN)	875 SF/DU	1,580 SF/DU	1,580 SF/DU	NO CHANGE/ COMPLIES
F.A.R.	2.0/ 6,320 SF	1.06 / ~3,333 SF	1.06 / 3,333 SF	NO CHANGE/ COMPLIES
MAX GROUND COVER	70% 2,212 SF	38% / ~1,209 SF	38% ~1,209 SF	NO CHANGE/ COMPLIES
LANDSCAPED AREA (MIN %)	25% 790 SF	33% / ~1,042 SF	33% ~1,042 SF	NO CHANGE/ COMPLIES
MAX HEIGHT	40'-0" / 3 ST	~29'-11" / 2.5 ST	~29'-11" / 2.5 ST	NO CHANGE/ COMPLIES
FRONT SETBACK (MIN)	15'-0" OR STREET AVG. =10	~11'-0"	~11'-0"	NO CHANGE/ COMPLIES W/ STREET AVERAGE
LEFT SIDE SETBACK (MIN)	8'-0" SUM 17'	~1'-6"	~1'-6"	PRE-EXIST / NO CHANGE
RIGHT SIDE SETBACK (MIN)	8'-0" SUM 17'	~10'-9"	~10'-9"	NO CHANGE/ COMPLIES
REAR SETBACK (MIN)	20'-0"	~24'-7"	~24'-7"	NO CHANGE/ COMPLIES
FRONTAGE (MIN)	50'-0"	~40'-0"	~40'-0"	PRE-EXIST / NO CHANGE

Section 8.6.3
Front yard: If the average front yard depth of two (2) or more existing buildings on each side of a lot within one hundred (100) feet and within the district and same block, uninterrupted by an intersection, is less than the required front yard, the average of such existing front yard depths may be the required front yard depth for buildings of three (3) stories or less, but in no case may the front yard depth be less than ten (10) feet.

Section 2.2.155
Dormers may be constructed on the roof and exterior walls provided they are structurally supported on the roof rafters and the length of the dormer(s) as measured between the lowest bearing points of the dormer(s) on the rafters of the sloping roof does not exceed fifty (50) percent of the length of the sloping roof to which it is attached.

2.2.66. Height of Building
The vertical distance measured from the finished grade adjoining an exterior wall of a building to the highest point of roof beams of the top story in the case of a flat roof, to the deck line of a mansard roof, and to the average height between the plate and ridge of a gable, hip or gambrel roof.

4.4.1. Alteration, Reconstruction, Extension, or Structural Change to a Nonconforming Structure
Lawfully existing one- and two-family dwellings which are used only as residences, which are nonconforming with respect to dimensional requirements, may be enlarged, expanded, renovated, or altered by special permit granted by the SPGA in accordance with the procedures of Article 5, when any such enlargement, extension, renovation or alteration increases the nonconforming nature of the structure or the Gross Floor Area of the dwelling is increased by more than twenty-five percent (25%). For the purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the effective date of this ordinance. The SPGA, as a condition of granting a special permit under this Section must find that such extension, enlargement, renovation or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming structure.

F.A.R. CALCULATION			
	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL
BASEMENT	522 SF	N/A	522 SF
FIRST FLOOR	981 SF	N/A	981 SF
SECOND FLOOR	1,012 SF	N/A	1,012 SF
THIRD FLOOR	818 SF	0 SF (INCREASED HEAD ROOM)	818 SF
TOTAL	3,333 SF/ 1.06	0 SF 0 % INCREASE	3,333 SF/ 1.06

PROJECT NAME
221 Highland Avenue Dormer

PROJECT ADDRESS
221 Highland Avenue
Somerville, MA

CLIENT

Adrian Hartline

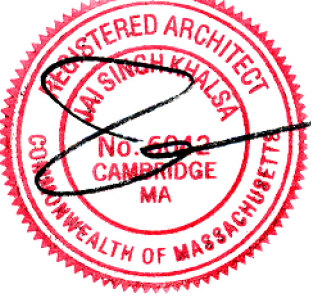
ARCHITECT
KHALSA DESIGN INC.



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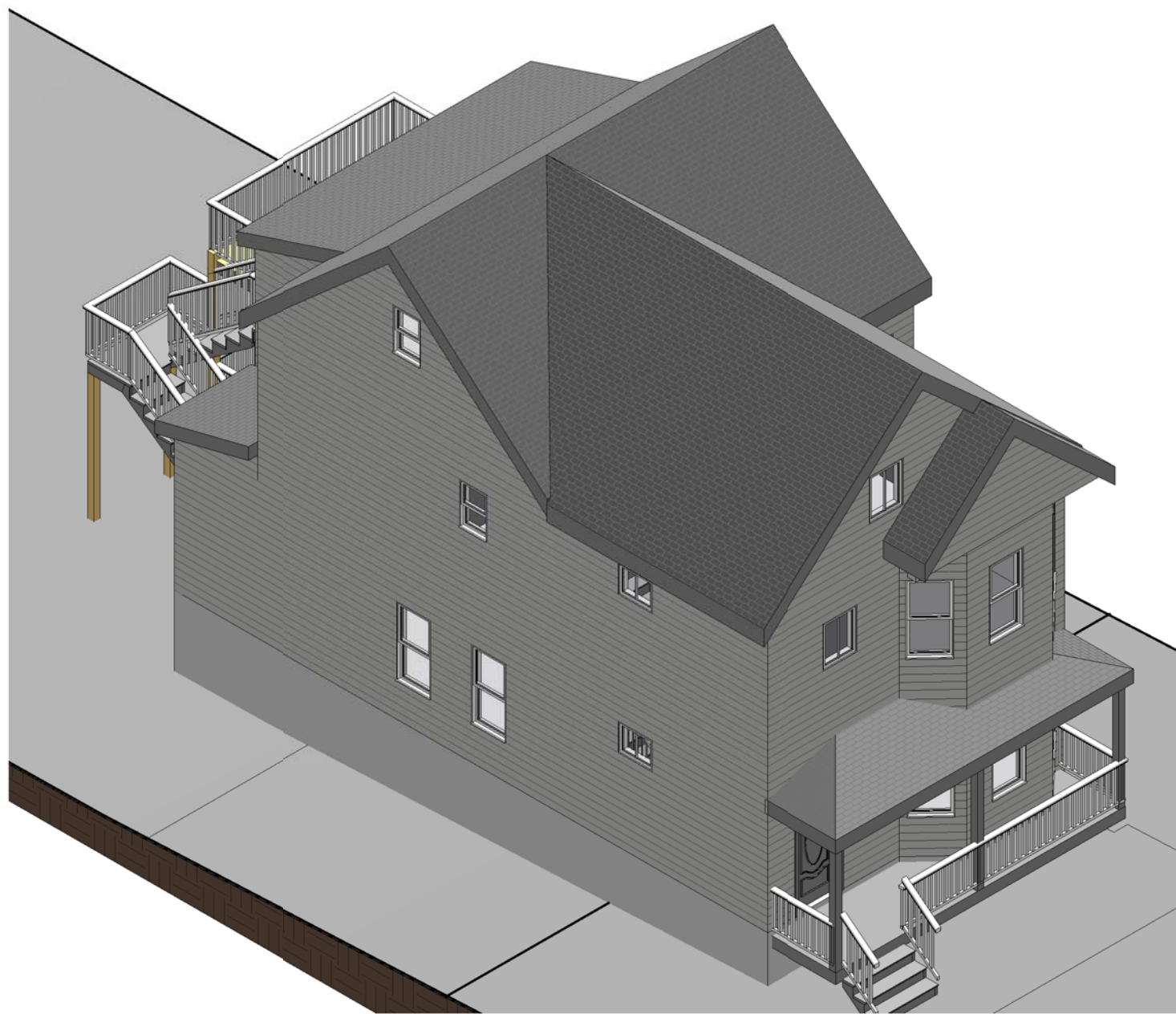
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Date	02-03-2016
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Scale	As indicated

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No.	Description	Date

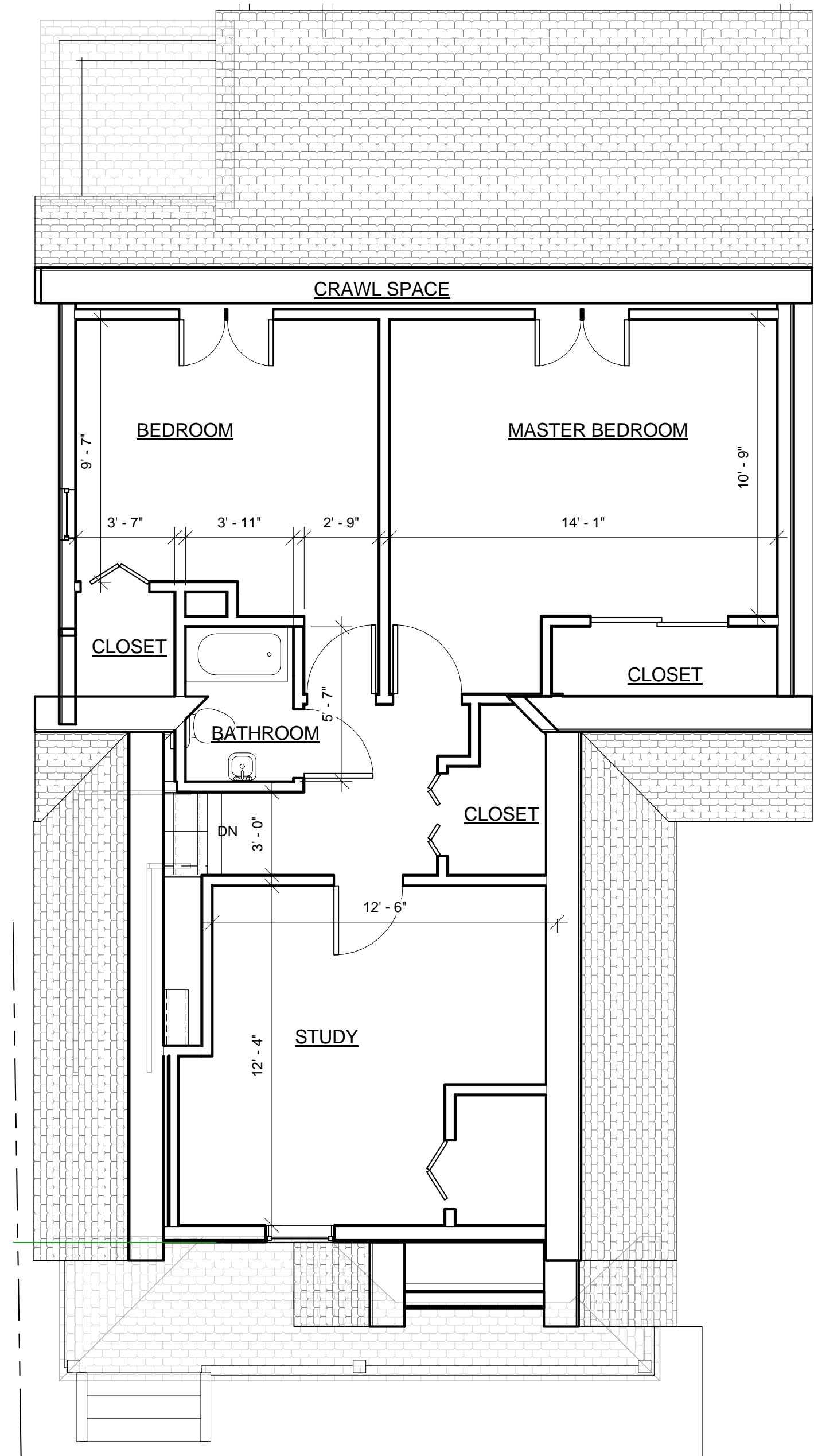
Zoning Plan

A-001

221 Highland Avenue Dormer



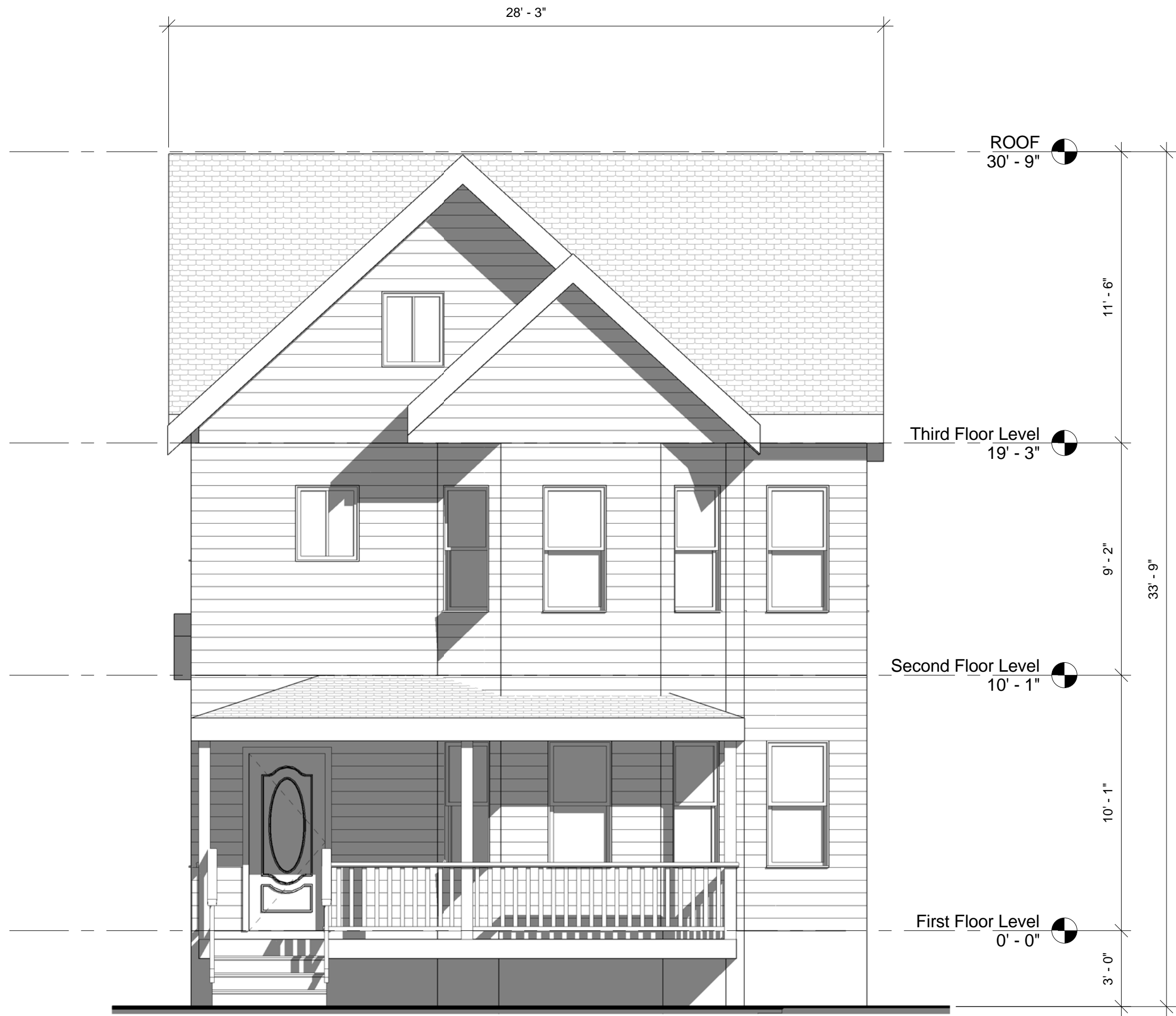
2 EXISTING 3D VIEW



4 Third Floor Level-Existing
1/4" = 1'-0"



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



3 Existing Highland Avenue Elevation
1/4" = 1'-0"

PROJECT NAME

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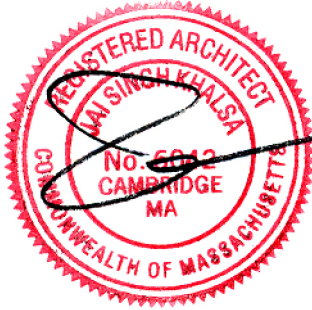
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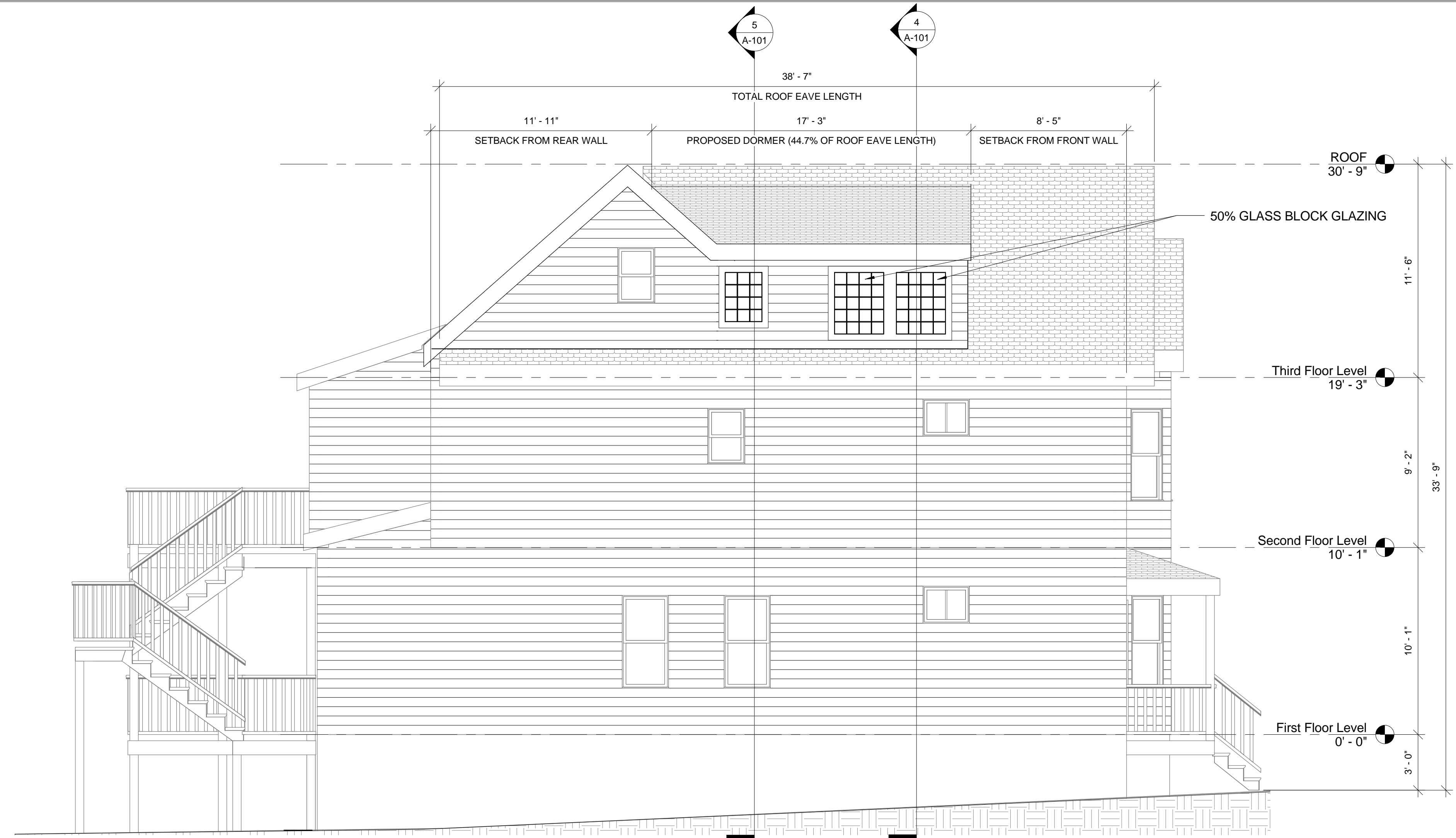
Existing Conditions

A-100

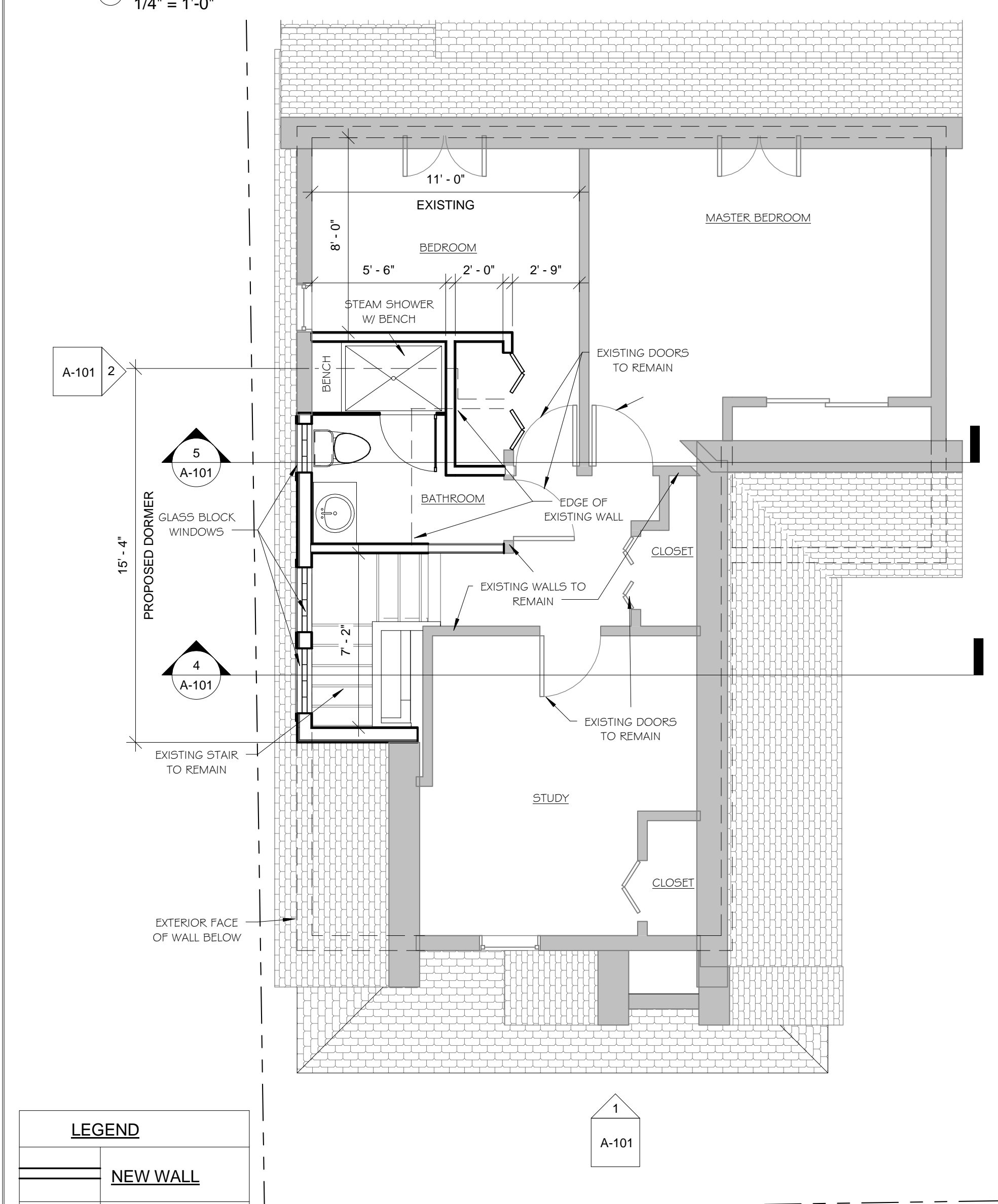
221 Highland Avenue Dormer



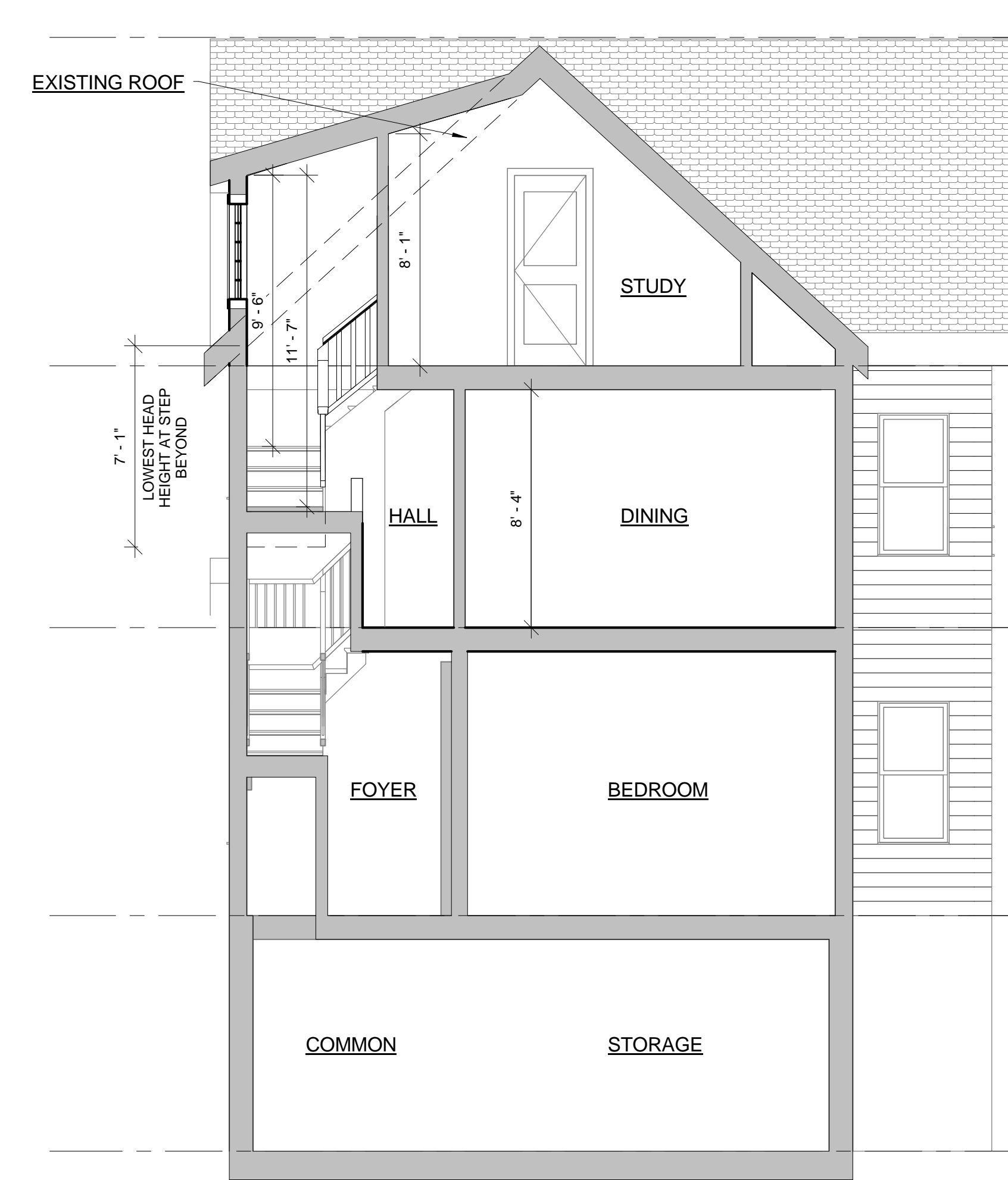
1 South Elevation-Proposed
1/4" = 1'-0"



2 West Elevation-Scheme A
1/4" = 1'-0"



3 Proposed Third Floor Level
1/4" = 1'-0"



4 Section Through Stairs
1/4" = 1'-0"



5 Section Through Bathroom
1/4" = 1'-0"

PROJECT NAME
221 Highland Avenue Dormer

PROJECT ADDRESS
221 Highland Avenue
Somerville, MA

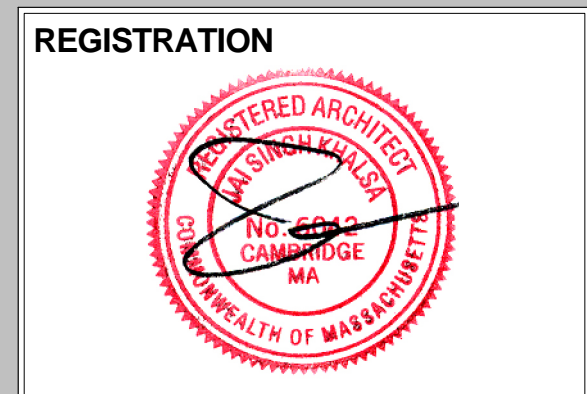
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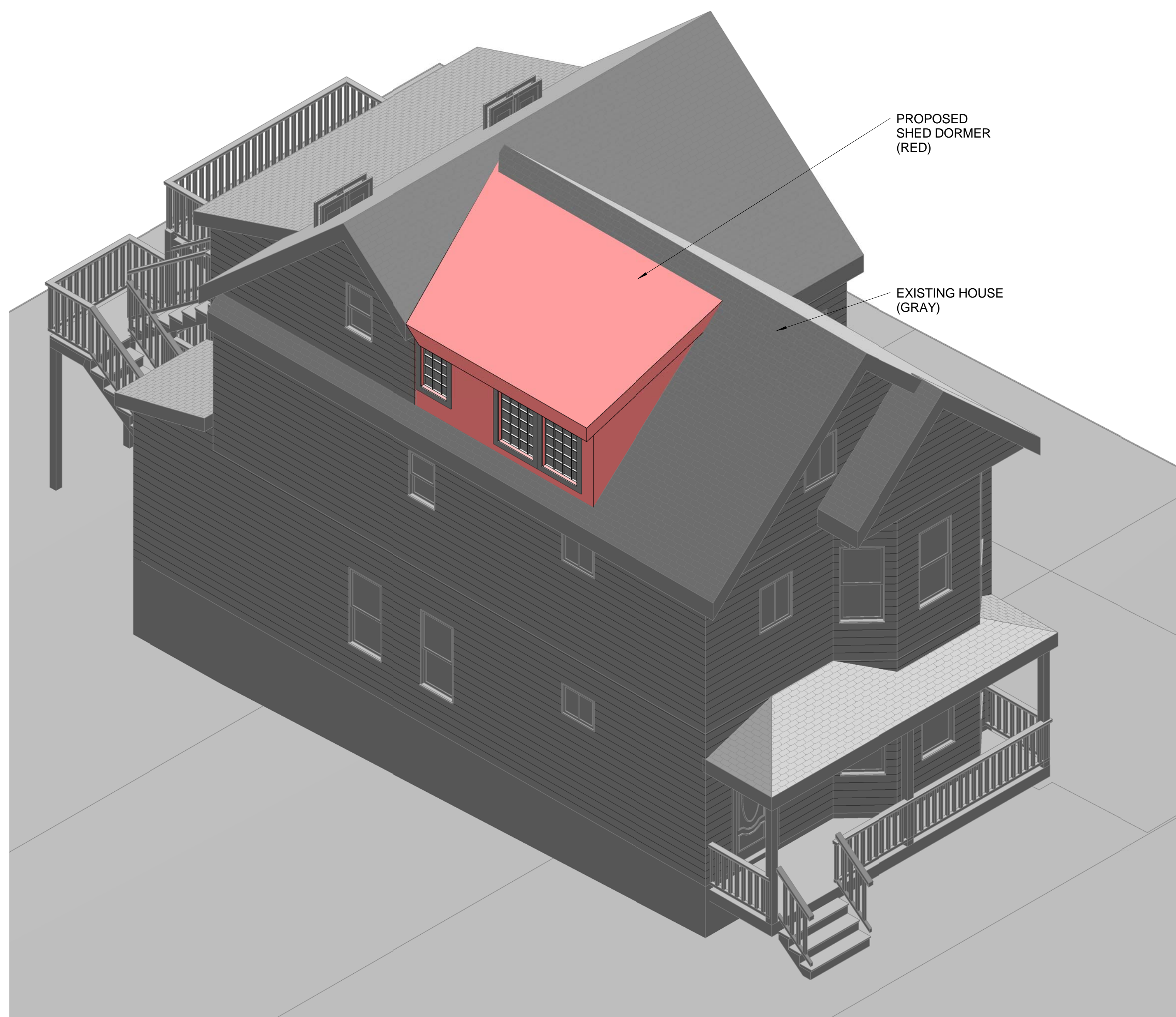
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Date	02-03-2016
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Scale	As indicated

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No.	Description	Date

Proposed Dormer

A-101

221 Highland Avenue Dormer



PROJECT NAME

**221 Highland
Avenue Dormer**

PROJECT ADDRESS

221 Highland Avenue
Somerville, MA

CLIENT

Adrian Hartline

ARCHITECT

KHALSA DESIGN INC.



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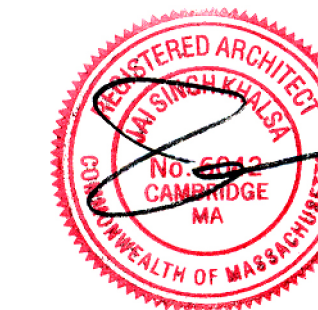
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Perspectives

AV-1

221 Highland Avenue Dormer

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