Special Permit

87 Jaques Street, SOMERVILLE, MA

FRONT VIEW

BACK VIEW

SIDE VIEW

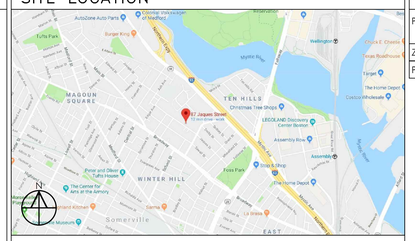
LIST OF SYMBOLS

- EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED; REFER TO AD1 DRAWINGS.
- EXISTING STRUCTURE OR PARTITION TO REMAIN.
- NEW STRUCTURE OR PARTITION.
- FIRST FLOOR 0'-0" — FINISH ELEVATION.
- 101 NEW ROOM — ROOM TAG
- A1.1 — GENERAL DETAIL.
- A1.1 — WALL SECTION
- A1.1 — INTERIOR ELEVATION
- P-1 — FINISH TAG
- 001 — DOOR IDENTIFICATION SYMBOL
- 1 — WALL TYPE TAG
- 1 — WINDOW IDENTIFICATION SYMBOL
- CONC 1 — FLOOR FINISH SYMBOL
- DUPLEX OUTLET
- GFI — GROUND FAULT OUTLET
- CAT 5/COAX/DATA
- CO — CARBON MONOXIDE DETECTOR
- SA — SMOKE ALARM
- LIGHT FIXTURE (PENDANT/SURFACE MOUNTED)
- LIGHT FIXTURE (SCONCE)
- LIGHT FIXTURE (RECESSED)
- EXHAUST FAN

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
EXIST	EXISTING
FC	FURRING CHANNEL
FD	FLOOR DRAIN
FIN	FINISH
FL	FLOOR
FO	FACE OF
GL	GLASS
GWB	GYPSUM WALLBOARD
HT	HEIGHT
HDWD	HARDWOOD
HVAC	HEATING, VENTILATION, & 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
REQ'D	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
SHEET NO 1	EXISTING SITE SURVEY
L1.1	PROPOSED LANDSCAPE PLAN
Z1.1	ZONING COMPLIANCE
AX1.1	EXISTING FLOOR PLANS
AX1.2	EXISTING FLOOR PLANS
AX2.1	EXISTING ELEVATIONS
A1.1	PROPOSED FLOOR PLAN
A1.2	PROPOSED FLOOR PLAN
A1.3	PROPOSED FLOOR PLAN
A1.4	PROPOSED FLOOR PLAN
A2.1	PROPOSED ELEVATIONS
A2.2	PROPOSED ELEVATIONS

CONTACT

ARCHITECT
Anderson Porter Design
875 Main Street
Cambridge, MA 02139

Dan Anderson
617-354-2501

BUILDER
North America Development
93 Broadway
Somerville, MA 02145

Hudson Santana
617-272-0842

ZONING SUMMARY

(REFER TO SHEET Z1.1 FOR COMPREHENSIVE ZONING ANALYSIS)

PROPERTY ADDRESS:	87 Jaques Street, SOMERVILLE, MA 02145
ZONING DISTRICT	RB
PROJECT DESCRIPTION	ALTERATION OF AN EXISTING WOOD-FRAME **ONE** -FAMILY DWELLING TO BE A THREE-FAMILY DWELLING

SPECIAL PERMIT

REVISIONS

No.	Description	Date
1	REVISION SET	9/10/2019
2	2nd REVISION	2019.10.23

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

Project: 87 JAQUES STREET

Address: 87 Jaques Street, Somerville, MA 02145

Title: COVER SHEET

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #: 1919

Date: 2019.10.23

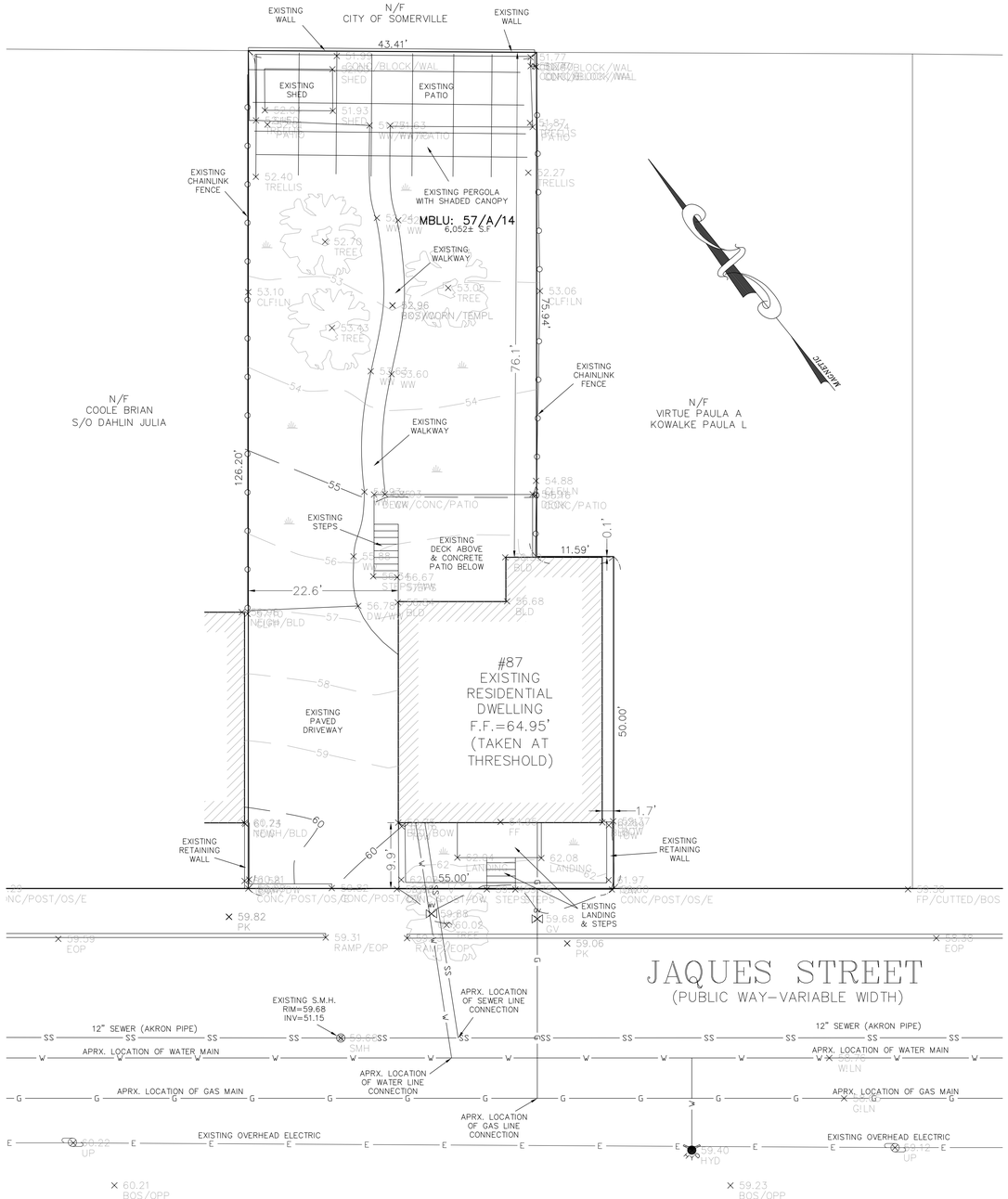
Scale: AS NOTED

Drawn By:

Drawing No. G0.1

EXISTING LEGEND

SS	SEWER LINE
Ⓢ	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
	UTILITY POLE
GV	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
	CATCH BASIN
	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
×	SPOT GRADE
Ⓓ	DRAIN MANHOLE
	HYDRANT
	TREE



NOTES:

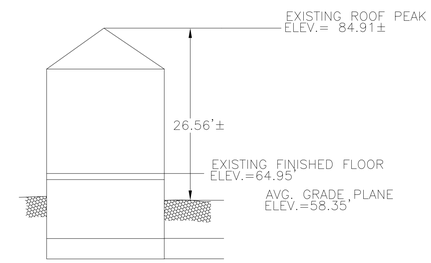
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 07/15/2019.

2. DEED REFERENCE: BOOK 68393 PAGE 155,
PLAN REFERENCE: BOOK 3B, PLAN 77
MIDDLESEX SOUTH REGISTRY OF DEEDS

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0439E, PANEL NUMBER 0439E, COMMUNITY NUMBER: 25017, DATED JUNE 4, 2010.

5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.



EXISTING PROFILE
NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SCALE 1"=10'				
DATE 7/16/2019	REV	DATE	REVISION	BY
SHEET 1				
PLAN NO. 1 OF 1				
CLIENT:				
DRAWN BY KK				
CHKD BY ETS				
APPD BY PJN				

87 JAQUES STREET
SOMERVILLE
MASSACHUSETTS

EXISTING CONDITIONS PLAN

PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
80 JEWETT STREET, SUITE 1 NEWTON MA 02458
PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691
EMAIL: pnolan@pnasurveyors.com

COMMONWEALTH OF MASSACHUSETTS
PETER J. NOLAN
No. 49185
REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET NO.
1

PLANTING SCHEDULE

GC-1 _ GROUND COVER - MYRTLE - VINCA MINOR
GC-2 _ GROUND COVER - PACHYSANDRA - TERMINALUS
H-1 - JAPANESE HOLLY - ILEX CRENATA - (0)
BW _ BOXWOOD - GREEN TOWER _ (29)
VB _ VIBURNUM ALLEGENY _ (0)
AS _ ASTILBE _ (22)
HS _ HOSTA - BUCKSHOT BLUE/GOLD STANDARD _ (65)
HY-1 _ HYDRANGEA - ENDLESS SUMMER _ (4)
TR-1 _ CRAPE MYRTLE _ (0)
TR-2 _ LITTLELEAF LINDEN _ (1)
TR-3 _ KOUSA DOGWOOD _ (1)
AZ-1 _ AZALEA - HERSHEY RED _ (14)
HY-2 _ HYDRANGEA - OAK LEAF WHITE _ (0)
RH-1 _ RHODODENDRON - CUNNINGHAM'S WHITE _ (2)
GR-1 _ KENTUCKY BLUEGRASS/FESCUE

1 / L1.1 PROPOSED LANDSCAPE PLAN
Scale 1/4" = 1'-0"

SPECIAL PERMIT

REVISIONS

No.	Description	Date
1	REVISION SET	9/10/2019

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

Project: 87 JAQUES STREET
Address: 87 Jaques Street, Somerville, MA 02145
Title: LANDSCAPE PLAN
Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: 1919
Date: 2019.10.21
Scale: AS NOTED
Drawn By: DA/DS
Drawing No. L1.1

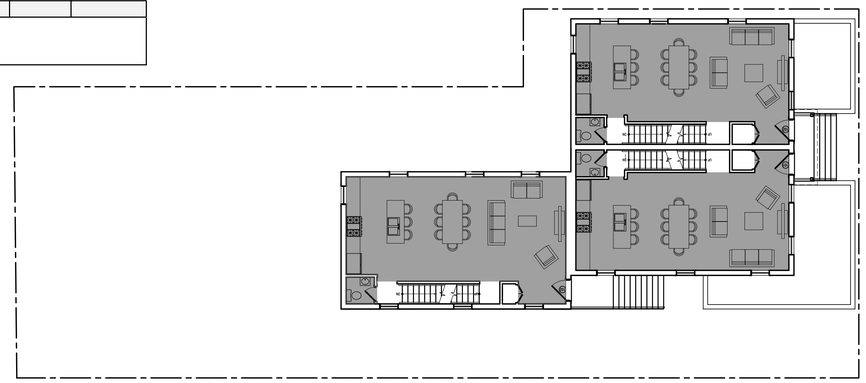
9. Zoning Data

Refer to the SZO § 2.2 Definitions and SZO § 8 Dimensional Requirements for more information.

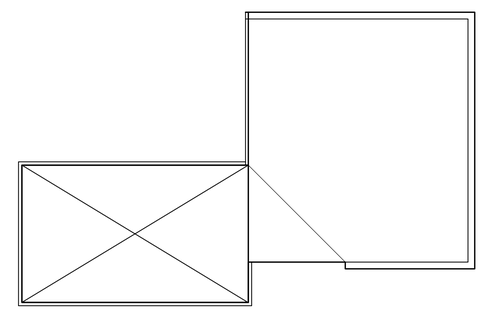
Data	Existing	Proposed	Allowed	Existing or Permitted Nonconformity	New Violation	SZO Section Cited
	Fill in both columns: numbers must match those on plans and other attached documentation.		Office Use			
A. Use	RB Residential	RB Residential	-			
B. # of Dwelling Units*	1 units	3 units	3			
C. Lot Area	6052 square feet	6052 square feet	7500 min.			
D. Lot Area ÷ # of Dwelling Units	3026 sf per du	2017 sf per du	1500 min.			
E. Gross Floor Area of Footprints of All Buildings	1011 square feet	1973 square feet	-			
F. Ground Coverage (E. ÷ C.)	17 %	33%	50% max.			
G. Landscaped Area (landscaped area ÷ C.)	66 %	33%	25% min.			
H. Pervious Area (pervious area ÷ C.)	58 %	67%	35% min.			
I. Net Floor Area** / *** (sum of all usable square feet)	1724 square feet	4443 square feet	-			
J. Floor Area Ratio (FAR) (I. ÷ C.)	0.28	0.73	1.0 max.			
K. Building Height	26.56 feet	26.56 feet	3 Stories 40'			
L. Front Yard Setback	9.9' feet	9.9' feet	15'			
M. Rear Yard Setback	76.1' feet	48.0' feet	20'			
N. Side Yard Setback (left when you face property)	22.6' feet	10.0' feet	3 Stories: 10', sum of 20'			
O. Side Yard Setback (right when you face property)	1.7' feet	1.7' feet				
P. Street Frontage	55 feet	55 feet	50'			
Q. # of Parking Spaces	3	3	6			
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

5 Z1.1 BUILDING HEIGHT
Scale 3/16" = 1'-0"



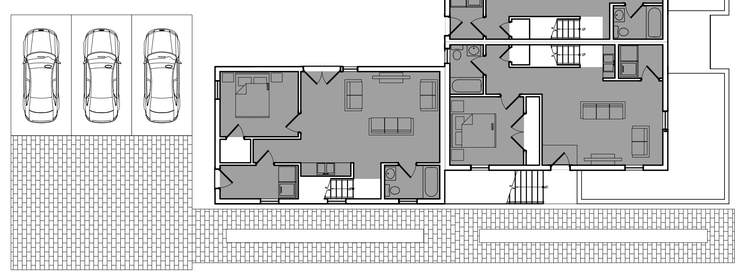
2 Z1.1 STREET LEVEL FLOOR PLAN - 1,529 S.F.
Scale 3/32" = 1'-0"



4 Z1.1 ROOF PLAN
Scale 3/32" = 1'-0"

AREA CALCULATIONS (Net)	
UNIT 1	1,430 NSF
UNIT 2	1,423 NSF
UNIT 3	1,590 NSF
TOTAL NSF	4,443 NSF

AREA CALCULATIONS (Gross)		
	PROPOSED	EXISTING
UNIT 1	1,890 GSF	3,584 GSF
UNIT 2	1,890 GSF	-
UNIT 3	2,079 GSF	-
TOTAL GSF	5,859 GSF (63% INCREASE)	3,584 GSF



1 Z1.1 LOWER LEVEL FLOOR PLAN - 1,521 S.F.
Scale 3/32" = 1'-0"

3 Z1.1 SECOND LEVEL FLOOR PLAN - 1,393 S.F.
Scale 3/32" = 1'-0"

SPECIAL PERMIT

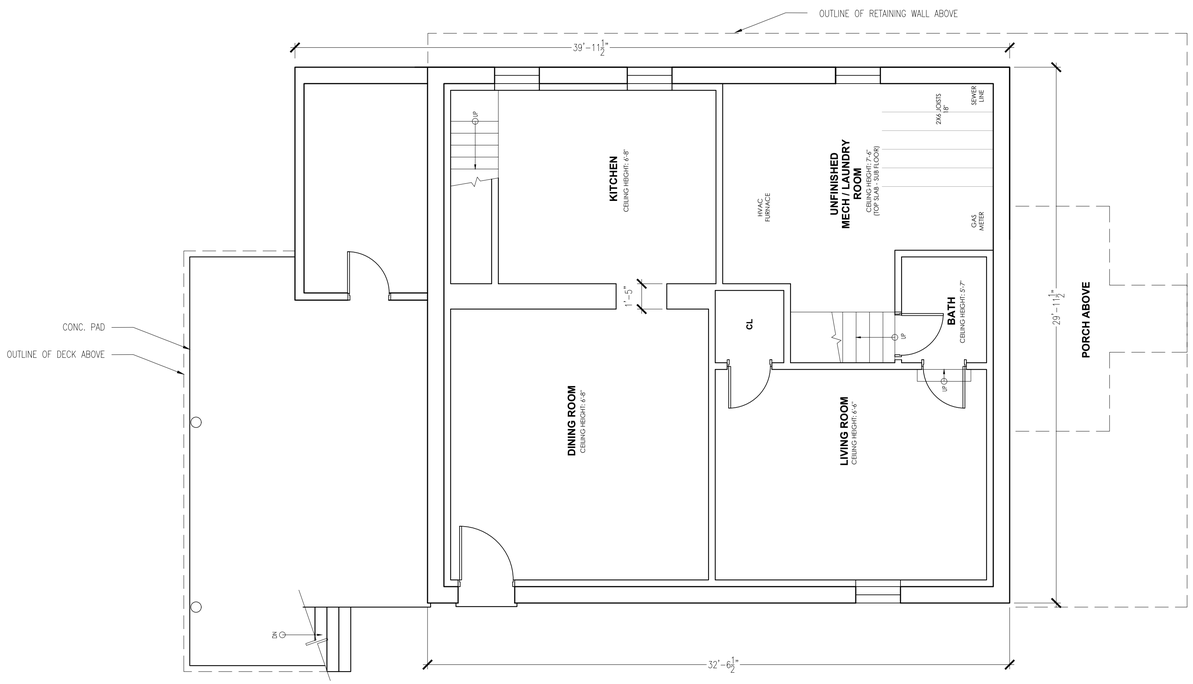
REVISIONS

No.	Description	Date
1	REVISION SET	9/10/2019
2	2nd REVISION	2019.10.23

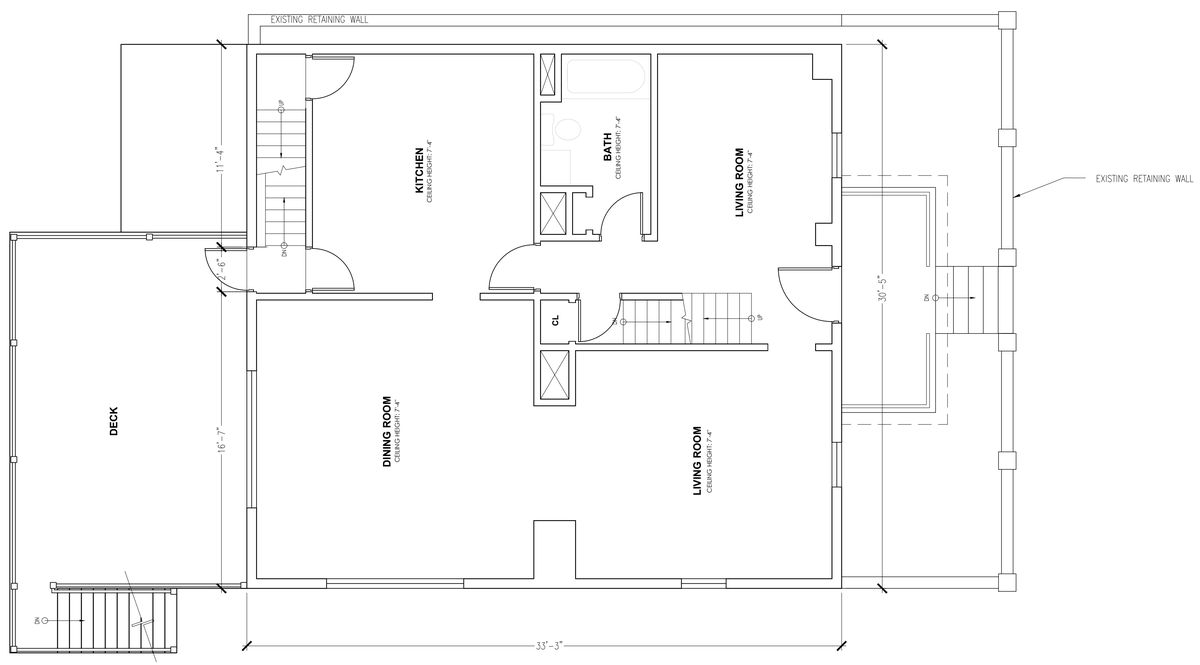
AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 87 JAQUES STREET
Address: 87 Jaques Street, Somerville, MA 02145
Title: ZONING COMPLIANCE

Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: 1919
Date: 2019.10.23
Scale: AS NOTED
Drawn By:
Drawing No. Z1.1



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



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

SPECIAL PERMIT

REVISIONS

No.	Description	Date
1	REVISION SET	9/10/2019
2	2nd REVISION	2019.10.23

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

Project: 87 JAQUES STREET

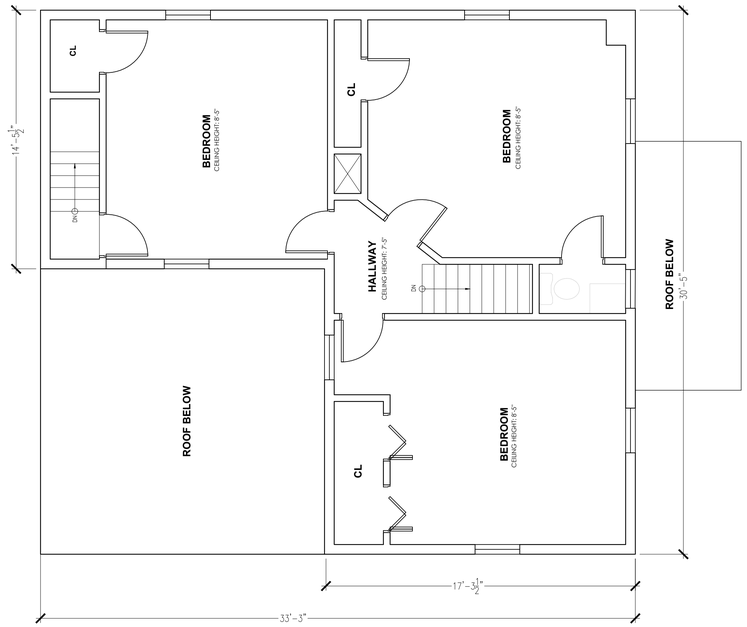
Address: 87 Jaques Street, Somerville, MA 02145

Title: EXISTING FLOOR PLANS

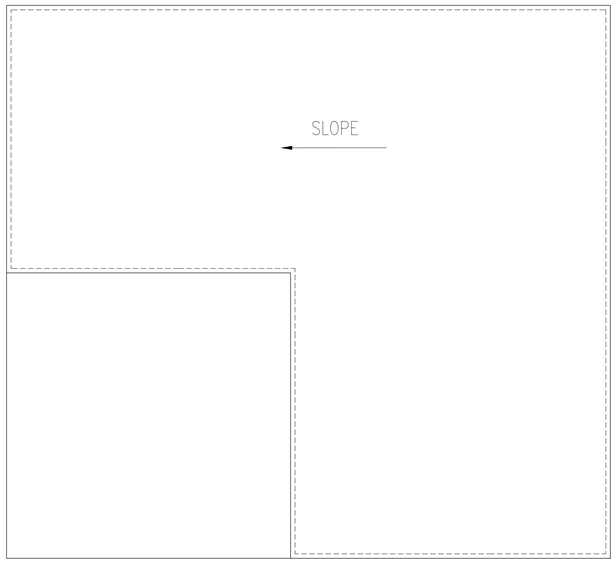
Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #: 1919
Date: 2019.10.23
Scale: AS NOTED
Drawn By: DA/AS

Drawing No. AX1.1



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



2 / AX1.2 EXISTING ROOF PLAN
Scale 1/4" = 1'-0"

SPECIAL PERMIT

REVISIONS

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1	REVISION SET	9/10/2019
2	2nd REVISION	2019.10.23

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Project: 87 JAQUES STREET

Address: 87 Jaques Street, Somerville, MA 02145

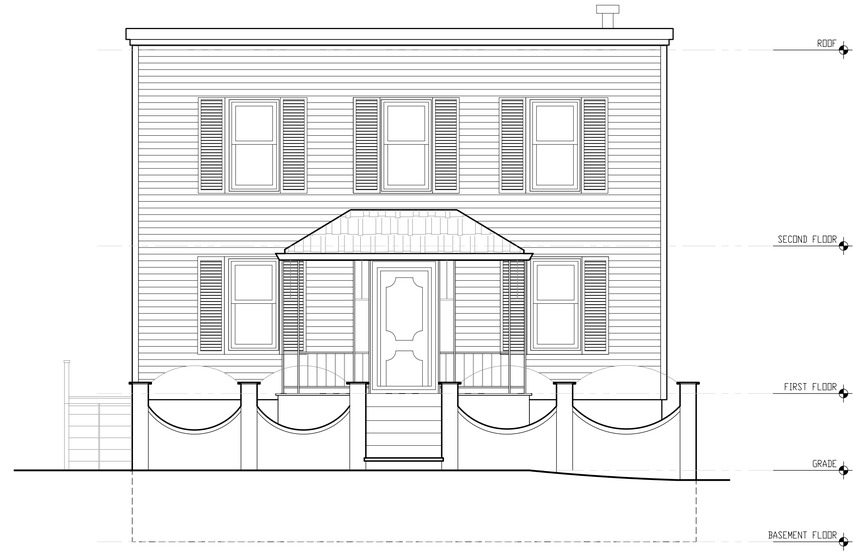
Title: EXISTING FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #: 1919
Date: 2019.10.23
Scale: AS NOTED
Drawn By: DA/AS

Drawing No. AX1.2

3 AX2.1 EXISTING EAST ELEVATION
Scale 1/4" = 1'-0"



4 AX2.1 EXISTING SOUTH ELEVATION
Scale 1/4" = 1'-0"

1 AX2.1 EXISTING WEST ELEVATION
Scale 1/4" = 1'-0"

2 AX2.1 EXISTING NORTH ELEVATION
Scale 1/4" = 1'-0"

SPECIAL PERMIT

REVISIONS

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1	REVISION SET	9/10/2019
2	2nd REVISION	2019.10.23

AndersonPorterDesign
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Project: 87 JAQUES STREET

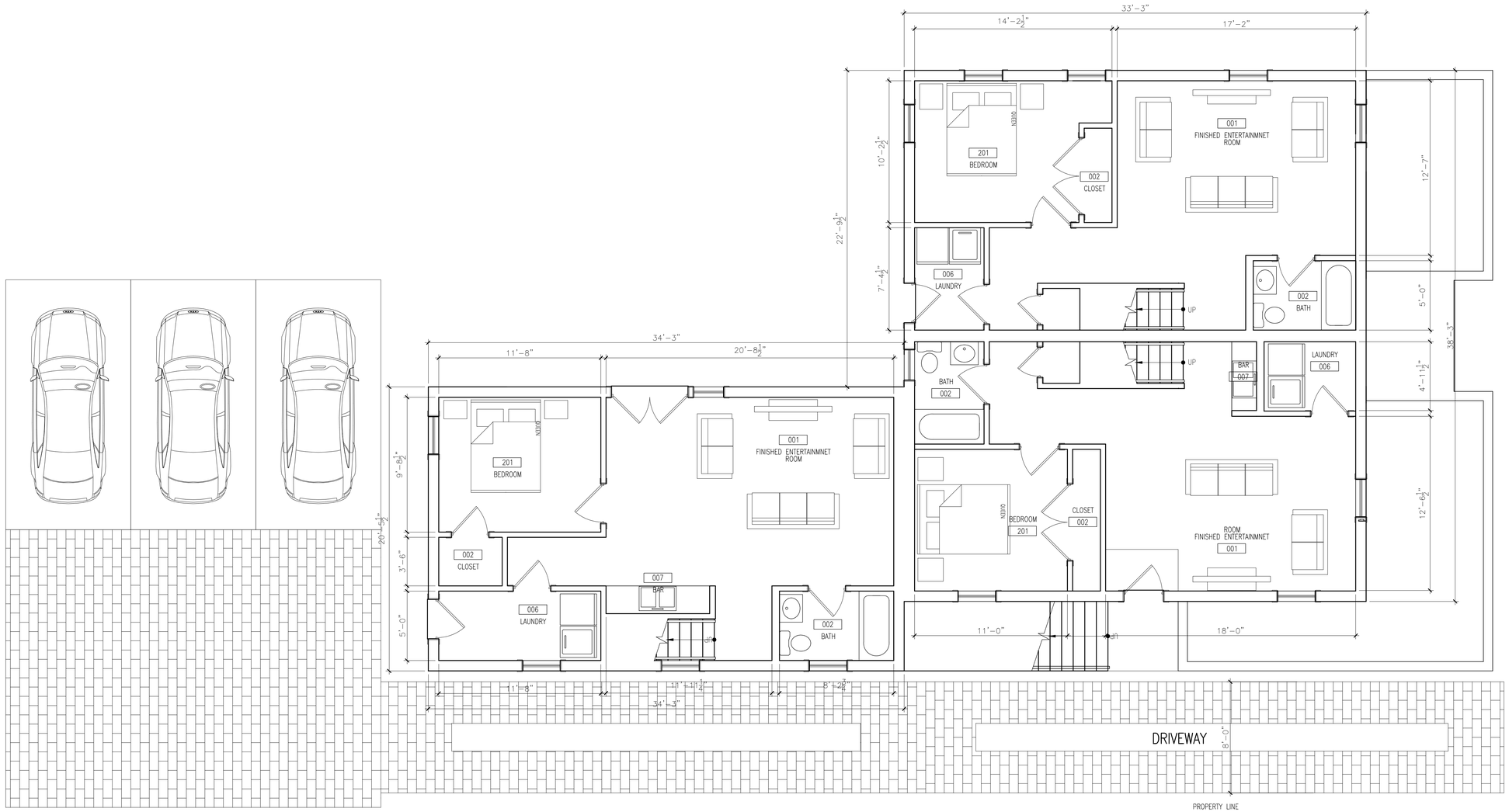
Address: 87 Jaques Street, Somerville, MA 02145

Title: EXISTING ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #: 1919
Date: 2019.10.23
Scale: AS NOTED
Drawn By: DA/AS

Drawing No. AX2.1



1 A1.1 PROPOSED LOWER LEVEL FLOOR PLAN

Scale 1/4" = 1'-0"

SPECIAL PERMIT

REVISIONS

No.	Description	Date
2	2nd REVISION	2019.10.23

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

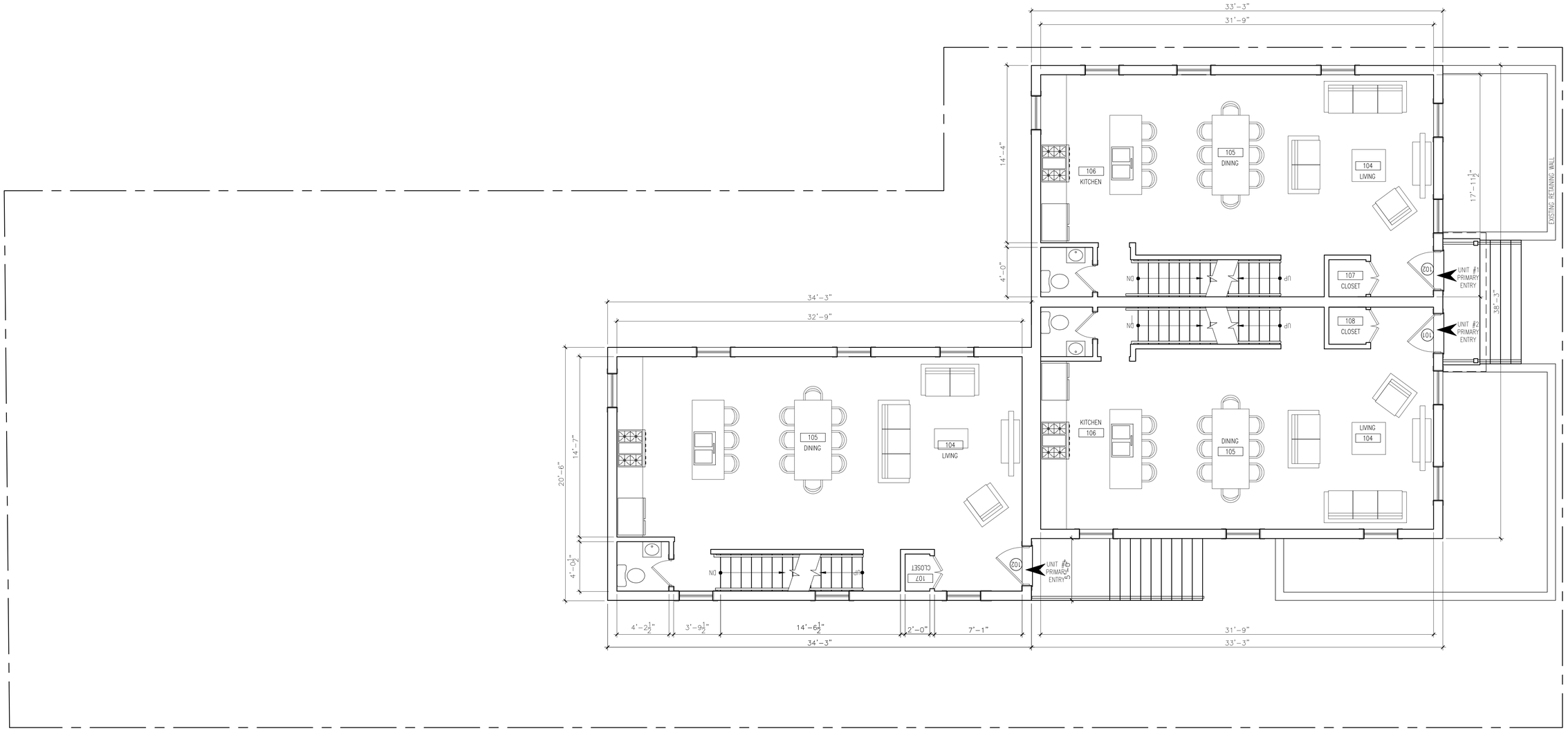
Project: 87 JAQUES STREET

Address: 87 Jaques Street, Somerville, MA 02145

Title: PROPOSED FLOOR PLAN

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #:	1919	Drawing No.
Date:	2019.10.23	A1.1
Scale:	AS NOTED	
Drawn By:	DA	



1 A1.2 PROPOSED STREET LEVEL FLOOR PLAN
Scale 1/4" = 1'-0"

SPECIAL PERMIT

REVISIONS

No.	Description	Date
2	2nd REVISION	2019.10.23

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

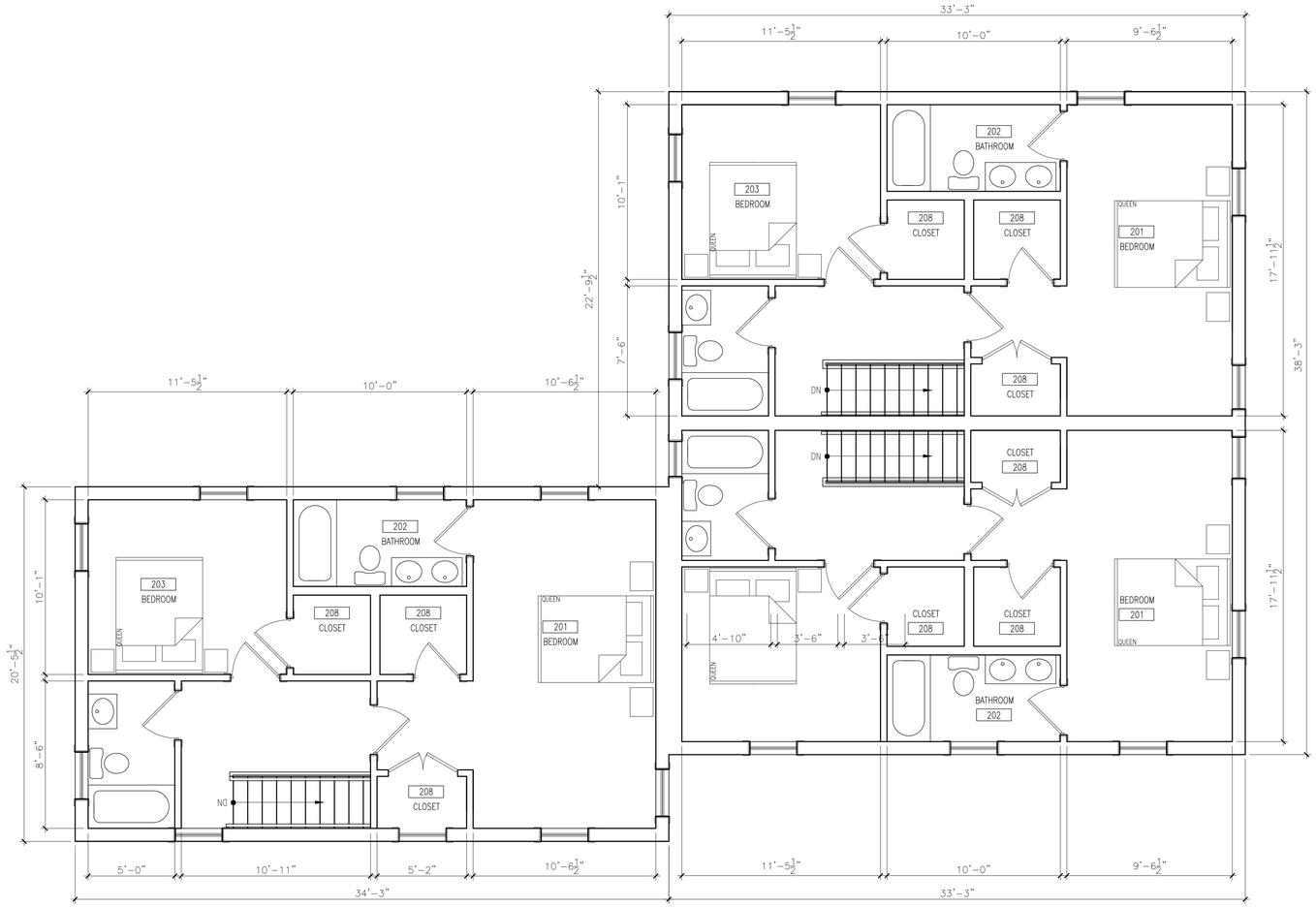
Project: 87 JAQUES STREET

Address: 87 Jaques Street, Somerville, MA 02145

Title: PROPOSED FLOOR PLAN

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #	1919	Drawing No.
Date:	2019.10.23	A1.2
Scale:	AS NOTED	
Drawn By:	DA	



1
A1.3
PROPOSED SECOND LEVEL FLOOR PLAN
Scale 1/4" = 1'-0"

SPECIAL PERMIT

REVISIONS

No.	Description	Date
2	2nd REVISION	2019.10.23

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

Project: 87 JAQUES STREET

Address: 87 Jaques Street, Somerville, MA 02145

Title: PROPOSED FLOOR PLAN

Drawing Issued By: ANDERSON PORTER DESIGN

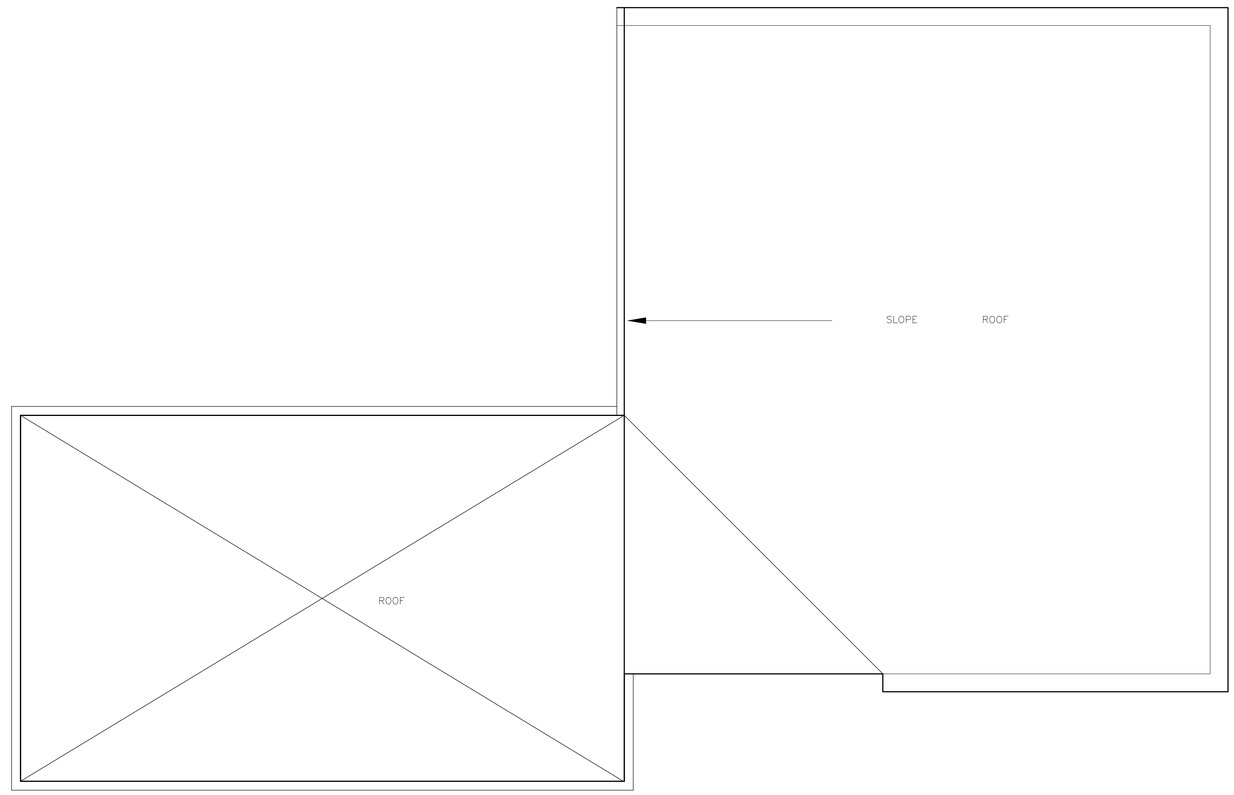
Proj. #: 1919

Date: 2019.10.23

Scale: AS NOTED

Drawn By: DA

Drawing No. A1.3



1 A1.4 PROPOSED ROOF PLAN
Scale 1/4" = 1'-0"

SPECIAL PERMIT

REVISIONS

No.	Description	Date
2	2nd REVISION	2019.10.23

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

Project: 87 JAQUES STREET

Address: 87 Jaques Street, Somerville, MA 02145

Title: PROPOSED FLOOR PLAN

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #: 1919

Date: 2019.10.23

Scale: AS NOTED

Drawn By: DA

Drawing No. A1.4

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

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

SPECIAL PERMIT

REVISIONS

No.	Description	Date
1	REVISION SET	2019.09.23
2	2nd REVISION	2019.10.23

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

Project: 87 JAQUES STREET

Address: 87 Jaques Street, Somerville, MA 02145

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #:	1919	Drawing No.
Date:	2019.10.23	A2.1
Scale:	AS NOTED	
Drawn By:	DA/DS	

1 A2.2 PROPOSED SOUTH ELEVATION
Scale 1/4" = 1'-0"

2 A2.2 PROPOSED NORTH ELEVATION
Scale 1/4" = 1'-0"

SPECIAL PERMIT

REVISIONS

No.	Description	Date
1	REVISION SET	10/09/2019
2	2nd REVISION	2019.10.23

AndersonPorterDesign
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Tel. 617.354.2501 Fax. 617.354.2509

Project: 87 JAQUES STREET

Address: 87 Jaques Street, Somerville, MA 02145

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #: 1919
Date: 2019.10.23
Scale: AS NOTED
Drawn By: DA/DS

Drawing No. A2.2