

# BOSLEY RESIDENCE

## 25 Gilman Terrace Somerville, MA 02145

Client / Owner: Doug Bosley  
25 Gilman Terrace  
Somerville, MA 02145

Architecture: BROWN FENOLLOSA Architects, Inc  
197 Broadway  
Arlington, MA 02474  
p 781 641 9500

### DRAWING LIST:

T 1.0 - TITLE PAGE, DRAWING INDEX, ZONING NOTES  
A 1.0 - DEMO AND PROPOSED SECOND FLOOR PLAN  
A 2.0 - PROPOSED EXTERIOR ELEVATIONS  
A 6.0 - PROPOSED INTERIOR ELEVATIONS

25 Gilman Terrace Somerville, MA 02145

### ZONING SUMMARY:

PARCEL ID: 17  
ZONING DISTRICT: RESIDENTIAL - B (RB)  
USE: TWO FAMILY RESIDENCE

### NARRATIVE OF WORK:

THE PROJECT CONSISTS OF RENOVATIONS TO AN EXISTING TWO-FAMILY RESIDENCE. THE PROPOSED WORK INCLUDES A NEW EXTERIOR DECK AT THE SECOND FLOOR, AND A VERY SMALL ADDITION AT THE SECOND FLOOR KITCHEN. THERE WILL BE SEVERAL NEW WINDOWS AND DOORS, A NEW KITCHEN, AND OTHER INTERIOR ALTERATIONS.

### APPLICABLE CODES:

THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE (MSBC), APPLICABLE CODES, STANDARDS, AND GUIDELINES FOR THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING CURRENT EDITIONS:

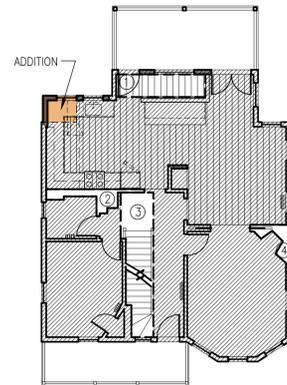
- 2009 IBC: INTERNATIONAL BUILDING CODE, RESIDENTIAL ED.
- 2780 CMR: MA AMENDMENTS TO THE INTERNATIONAL BUILDING CODE (MSBC), 8TH EDITION
- 248 CMR: MA STATE PLUMBERS AND GASFITTERS CODE
- 527 CMR, CH.12: NATIONAL ELECTRICAL CODE WITH MA AMENDMENTS

### SUBAREA SUMMARY:

	EXISTING GROSS AREAS:	EXISTING NET AREAS:	PROPOSED NET AREAS:
BASEMENT (UNFINISHED):	0 sf	0 sf	0 sf
FIRST FLOOR:	1130 sf	1017 sf	1017 sf
SECOND FLOOR:	1020 sf	896 sf	910 sf
THIRD FLOOR:	800 sf	746 sf	746 sf
TOTAL:	2950 sf	2659 sf	2673 sf

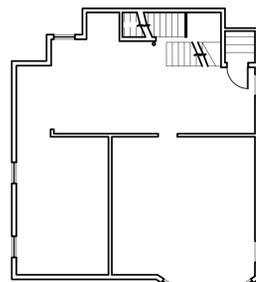
### DIMENSIONAL CALCULATIONS:

	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE:	7500 sf	2621 sf	NO CHANGE
MIN. LOT AREA/D.U.:	1500 sf/D.U.		NO CHANGE
MAX. GROUND COVERAGE:	50%	53%	51%
LANDSCAPED AREA (MIN. % OF LOT):	25%	43%	41%
FLOOR AREA RATIO (F.A.R.):	MAX.: 1.00	1.01	1.02
MAX. BUILDING HEIGHT:			
STORIES:	MAX.: 3	MAX.: 3	NO CHANGE
FEET:	MAX.: 40'-0"	MAX.: 35'-9 3/4"	NO CHANGE
MIN. YARD IN FEET:			
FRONT:	15'-0" (REDUCTION FOR ADJACENT BUILDINGS NOT CALCULATED)	±7'-9"	NO CHANGE
SIDE:	8'-0" (17' COMBINED)	±1'-3"	NO CHANGE
SIDE (DRIVEWAY):	8'-0" (17' COMBINED)	±6'-4"	NO CHANGE
REAR:	11'-6"	15'-3"	12'-6"
MIN. FRONTAGE (ft):	50'-0"	40'-0"	NO CHANGE



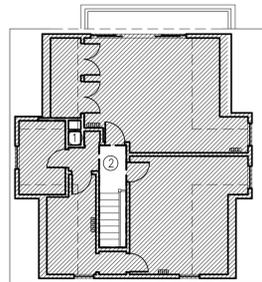
3 SECOND FLOOR PLAN  
3/32" = 1'-0"

GROSS AREA: 1020 S.F.±  
1 - BACK STAIR: 32 SF  
2 - CHIMNEY: 15 SF  
3 - STAIR AND STAIR LANDING: 64 SF  
4 - FIRE PLACE: 13 SF  
TOTAL: 124 SF  
ACTUAL NET FLOOR AREA: 896 S.F.±  
NEW ADDITION: 14 SF+896 SF = 910 SF



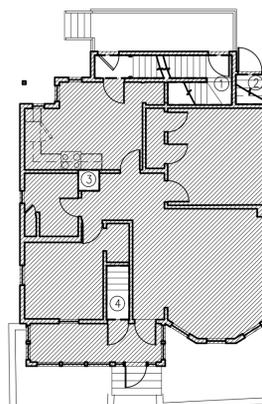
1 BASEMENT PLAN  
3/32" = 1'-0"

LEGEND:  
[Hatched Box] GROSS AREA S.F.  
[White Box] NOT INCLUDED IN GROSS AREA S.F.



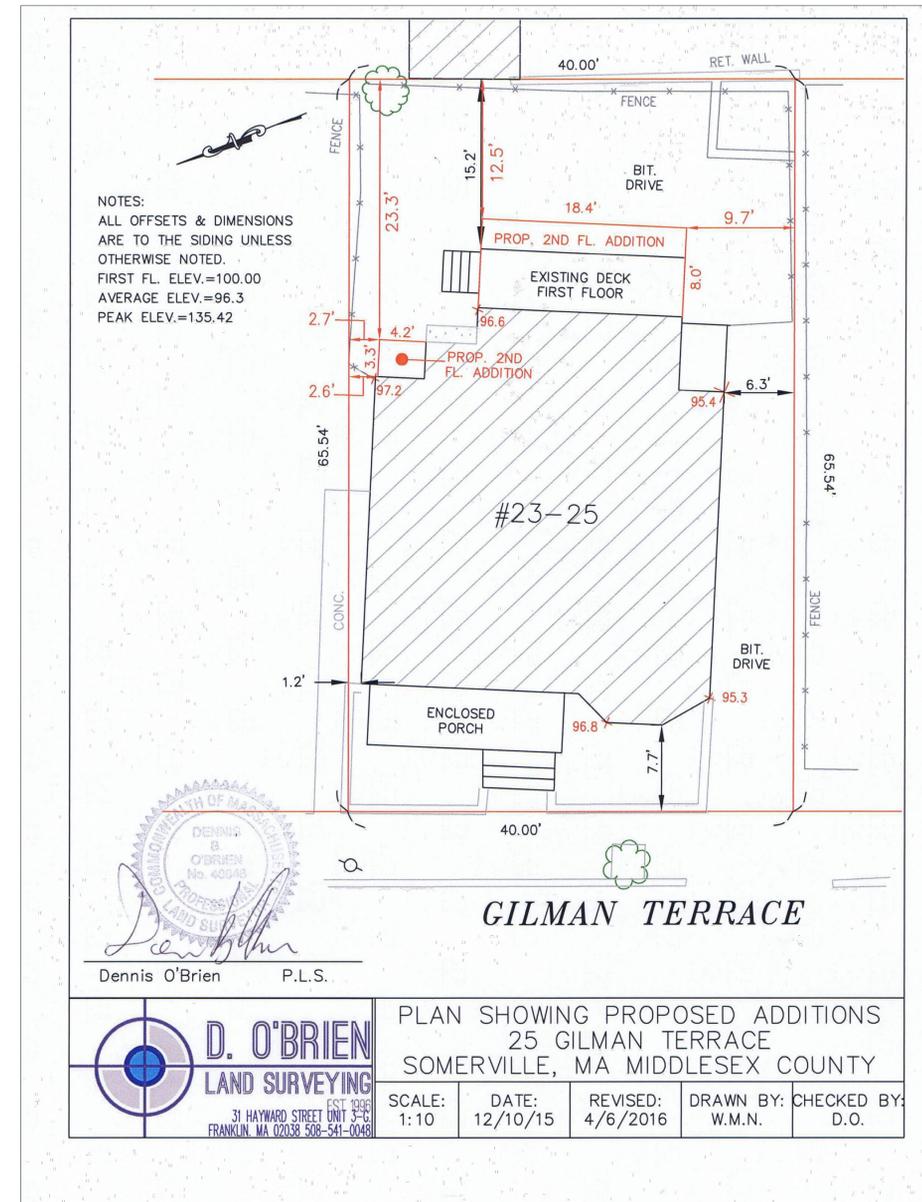
4 THIRD FLOOR PLAN  
3/32" = 1'-0"

GROSS AREA: 800 S.F.±  
1 - CHIMNEY: 10 SF  
2 - STAIR AND STAIR LANDING: 44 SF  
TOTAL: 54 SF  
ACTUAL NET FLOOR AREA: 746 S.F.±



2 FIRST FLOOR PLAN  
3/32" = 1'-0"

GROSS AREA: 1130 S.F.±  
1 - BACK STAIRS: 74 SF  
2 - BASEMENT STAIR: 13 SF  
3 - CHIMNEY: 7 SF  
4 - FRONT STAIR: 19 SF  
TOTAL: 113 SF  
ACTUAL NET FLOOR AREA: 1017 S.F.±



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NOT FOR CONSTRUCTION

Revision: Date:

TITLE SHEET, DRAWING INDEX, ZONING NOTES, AND SITE PLAN

Date: 14-Apr-2016

Scale: BOSLEY RESIDENCE

Project Number: BOSLEY RESIDENCE

Drawn by:

T1.0





