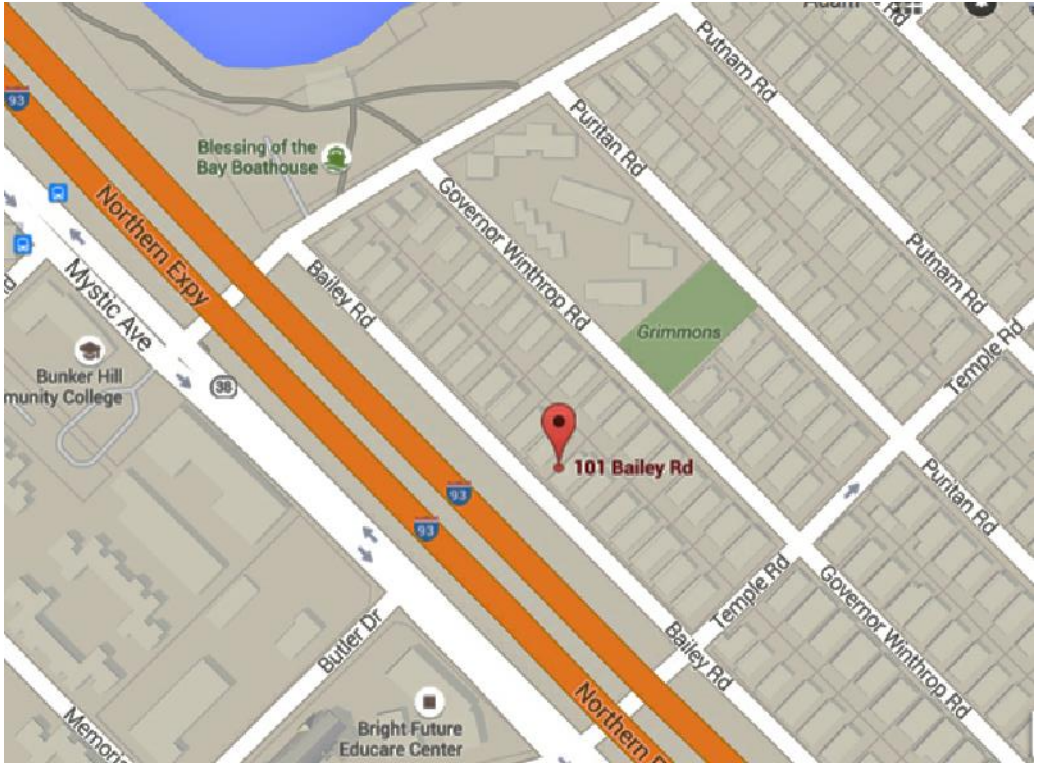




99-101 BAILEY ROAD PLOT PLAN



99-101 BAILEY ROAD STREET VIEW LOOKING SOUTHWEST



- DRAWING LIST
- COVER
- SURVEYED SITE PLAN
- PHOTOS OF EXISTING HOUSE
- EXISTING AND PROPOSED FAR PLANS
- D1.1 EXISTING PLANS BASEMENT, FIRST AND SECOND FLOORS
- D1.2 EXISTING THIRD FLOOR & ROOF PLANS AND EXISTING SECTION
- D2.1 EXISTING BUILDING ELEVATIONS
- A1.0 PROPOSED BASEMENT, FIRST AND SECOND FLOORS
- A1.1 PROPOSED THIRD FLOOR & ROOF PLANS
- A2.1 PROPOSED BUILDING ELEVATIONS
- A3.1 PROPOSED THIRD FLOOR DORMER AND GABLE END SECTIONS

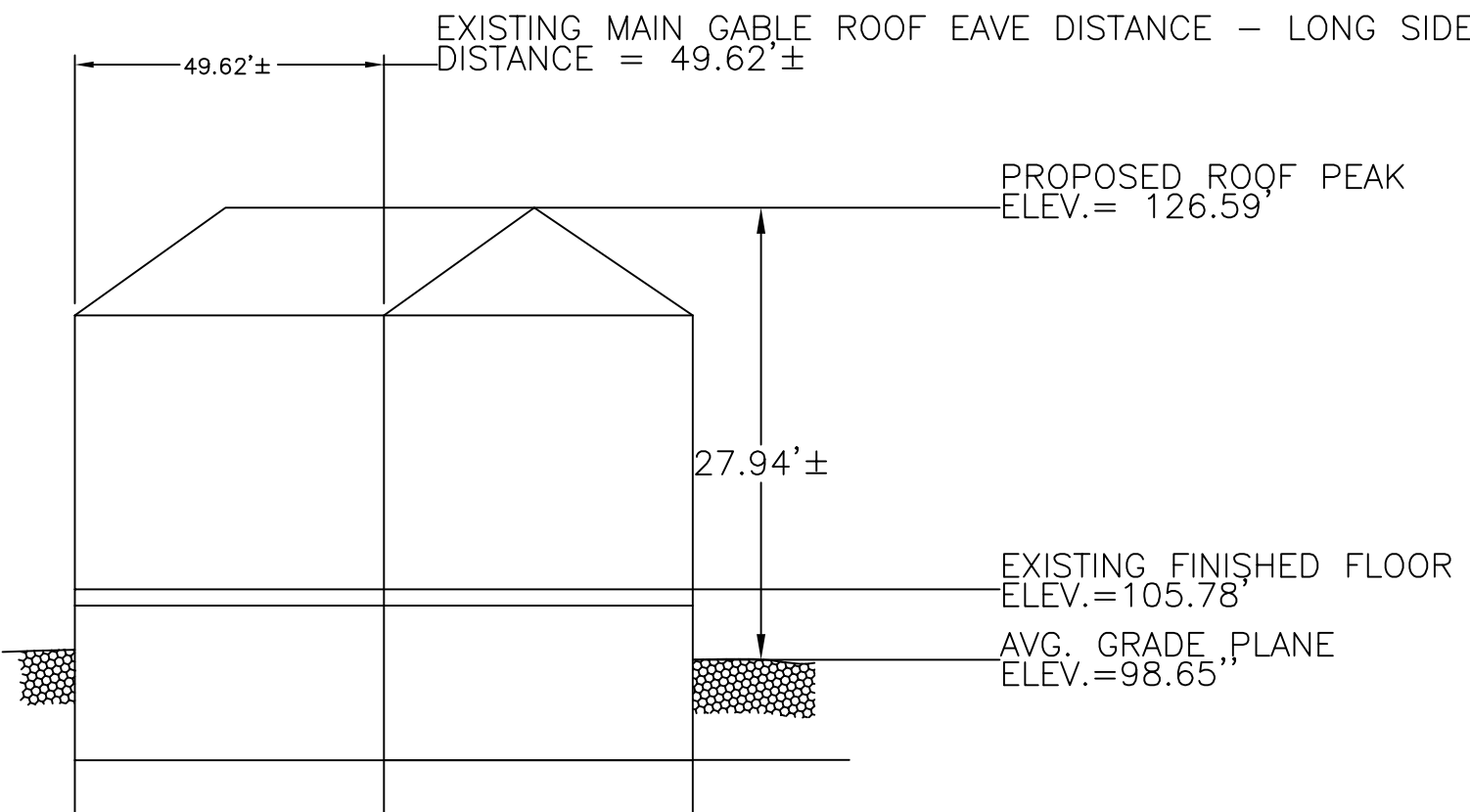
EXISTING LEGEND

SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
UT	UTILITY POLE
GV	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE

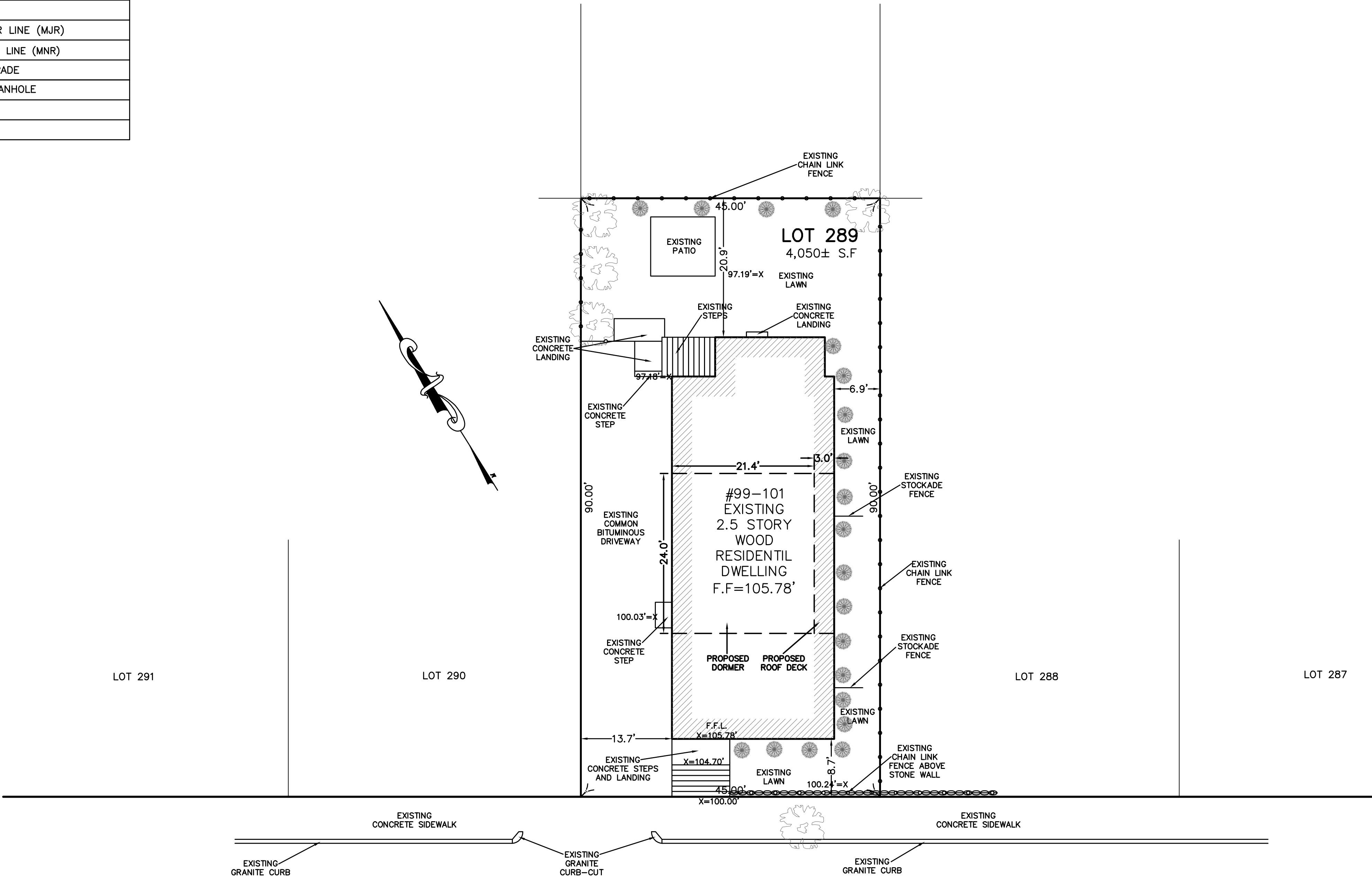
ZONING LEGEND

ZONING DISTRICT: RA — RESIDENCE A				
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. AREA	10,000 S.F.	4,050 S.F.	4,050 S.F.	EXISTING NON—CONFORMING
MIN. YARD FRONT	15'	8.7'	8.7'	EXISTING NON—CONFORMING
	7'	6.9'	6.9'	EXISTING NON—CONFORMING
	7'	13.7'	13.7'	YES
	20'	20.9'	20.9'	YES
MAX. LOT COVERAGE	50%	35.2%	35.2%	YES
MIN. OPEN SPACE	25%	36.5%	36.5%	YES
LANDSCAPED AREA	25%	58%	58%	YES
PERVIOUS AREA	35%	58%	58%	YES
MIN. FRONTAGE	50'	45'	45'	EXISTING NON—CONFORMING
MAX. BLDG. HEIGHT	36'	27.94'±	27.94'±	YES
MAX. STORIES	2.5	2.5	2.5	YES
MAX. F.A.R.	0.75	0.764	0.917	EXISTING NON—CONFORMING

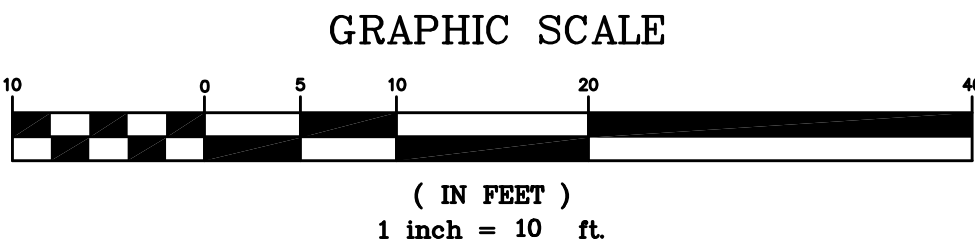
- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/18/2015.
 2. DEED REFERENCE BOOK 17819 PAGE 563, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN 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: 250208, DATED JUNE 4, 2010.
 5. ZONING: ZONING DISTRICT = RA — RESIDENCE A



PROPOSED PROFILE
NOT TO SCALE



BAILEY ROAD
(PUBLIC WAY — VARIABLE WIDTH)



SCALE 1"=10'				
DATE 12/19/2015	REV	DATE	REVISION	BY
SHEET 1	99-101 BAILEY ROAD SOMERVILLE MASSACHUSETTS			 SHEET NO. 1
PLAN NO. 1 OF 1	PROPOSED PLOT PLAN			
CLIENT:	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			
DRAWN BY DPN				
CHKD BY PUN				
APPD BY PUN				



STREET VIEW FROM SOUTHWEST



STREET VIEW FROM NORTHWEST



SIDE VIEW FROM NORTHEAST



REAR VIEW FROM NORTHEAST

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Renovations and Dormer Additions
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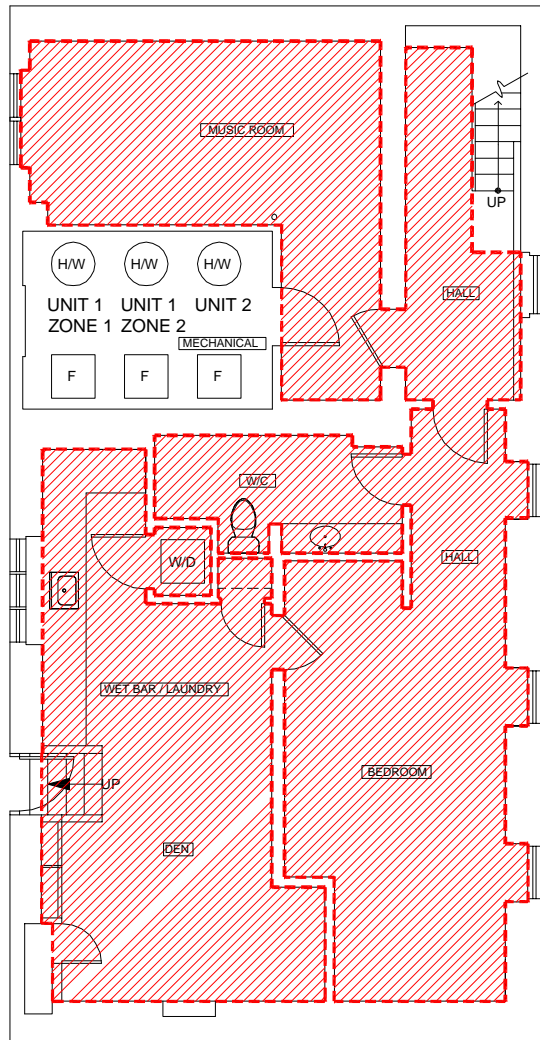
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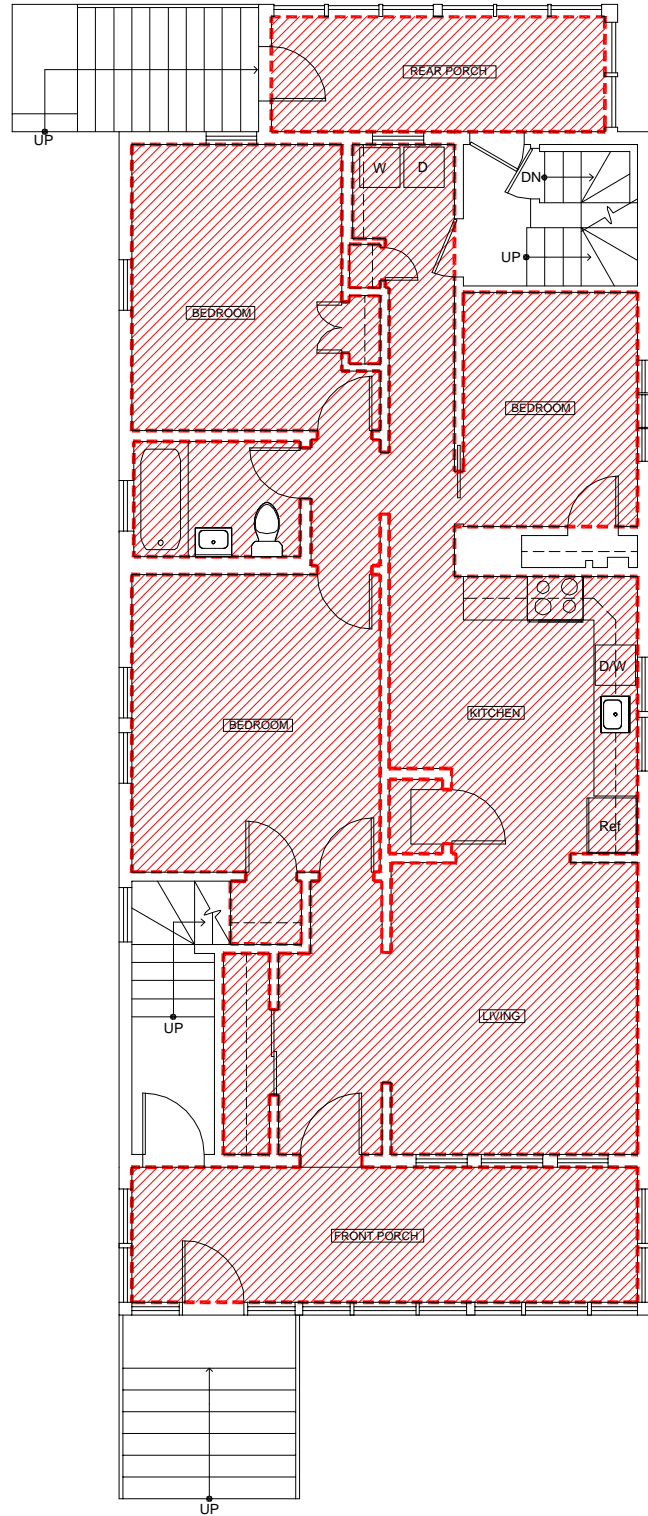
BZA SET

Drawing Title:
**EXISTING SITE
DOCUMENTATION**

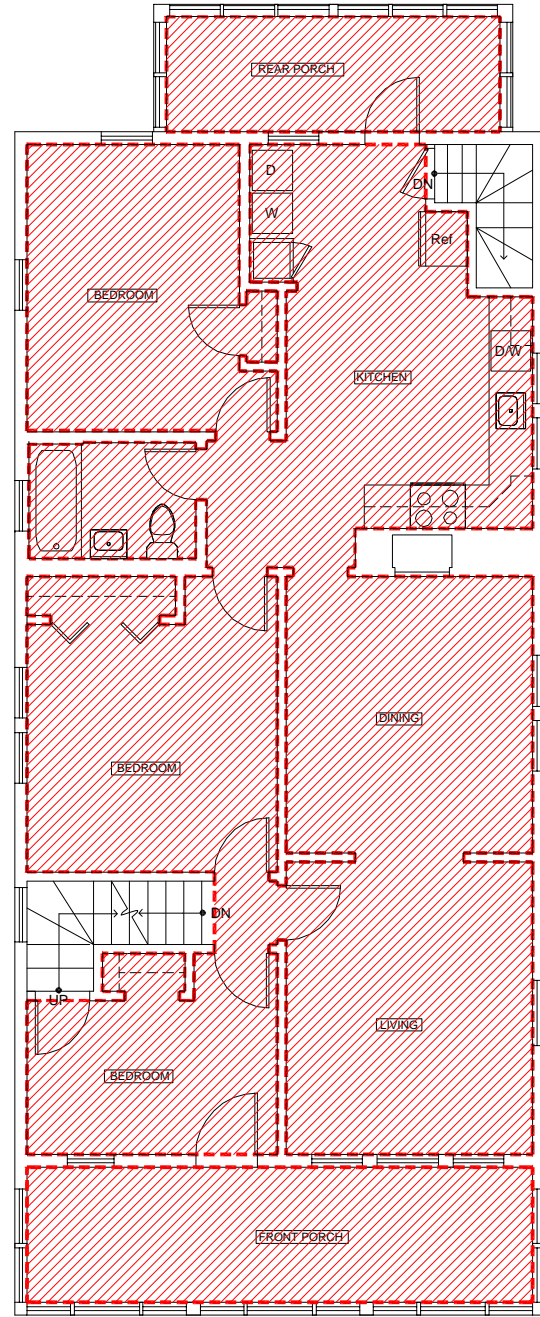
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Job No.: A105.00
Date: 08 February 2016



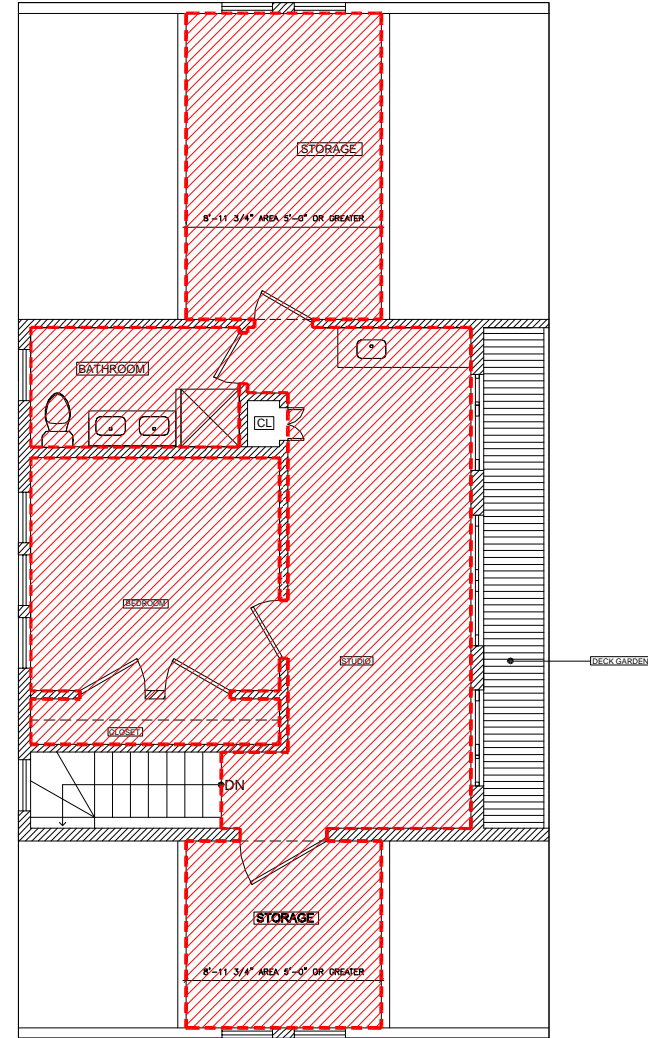
1 BASEMENT PLAN 740 SF
UNIT 1



2 FIRST FLOOR PLAN 1,129.7 SF
Scale: 1/4" = 1'-0"
UNIT 1



3 SECOND FLOOR PLAN 1,181.8 SF
UNIT 2



4 PROPOSED THIRD FLOOR PLAN 621 SF
UNIT 2

EXISTING FAR 783 SF + 1,129.7 SF + 1,181.8 SF = 3,094.5 SF / 4,050 SF LOT = .764 FAR (.75 MAX ALLOWABLE)

PROPOSED FAR 3,094.5 EXISTING + 621 SF PROPOSED = 3,715.5 SF TOTAL NSF / 4,050 SF LOT = .917 FAR

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BZA SET

Drawing Title:

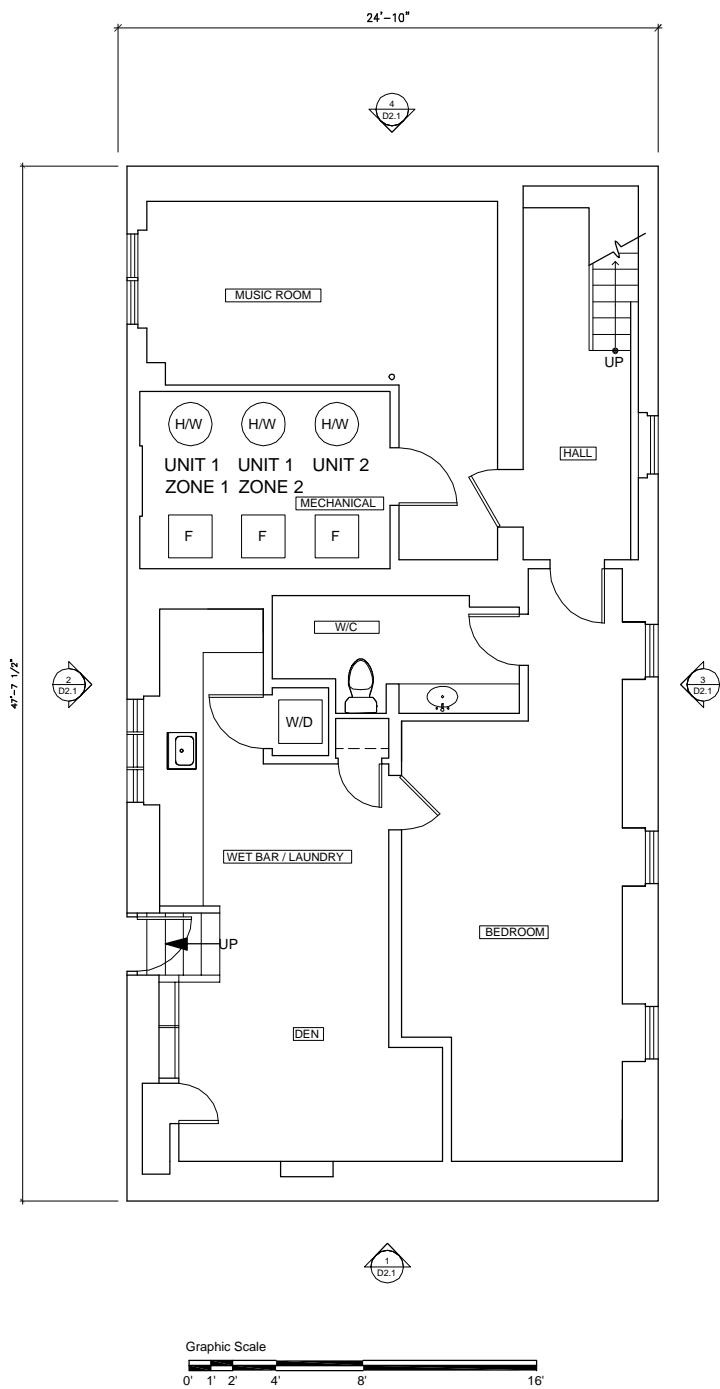
FAR Plans

Scale: As Noted Drawing No. :

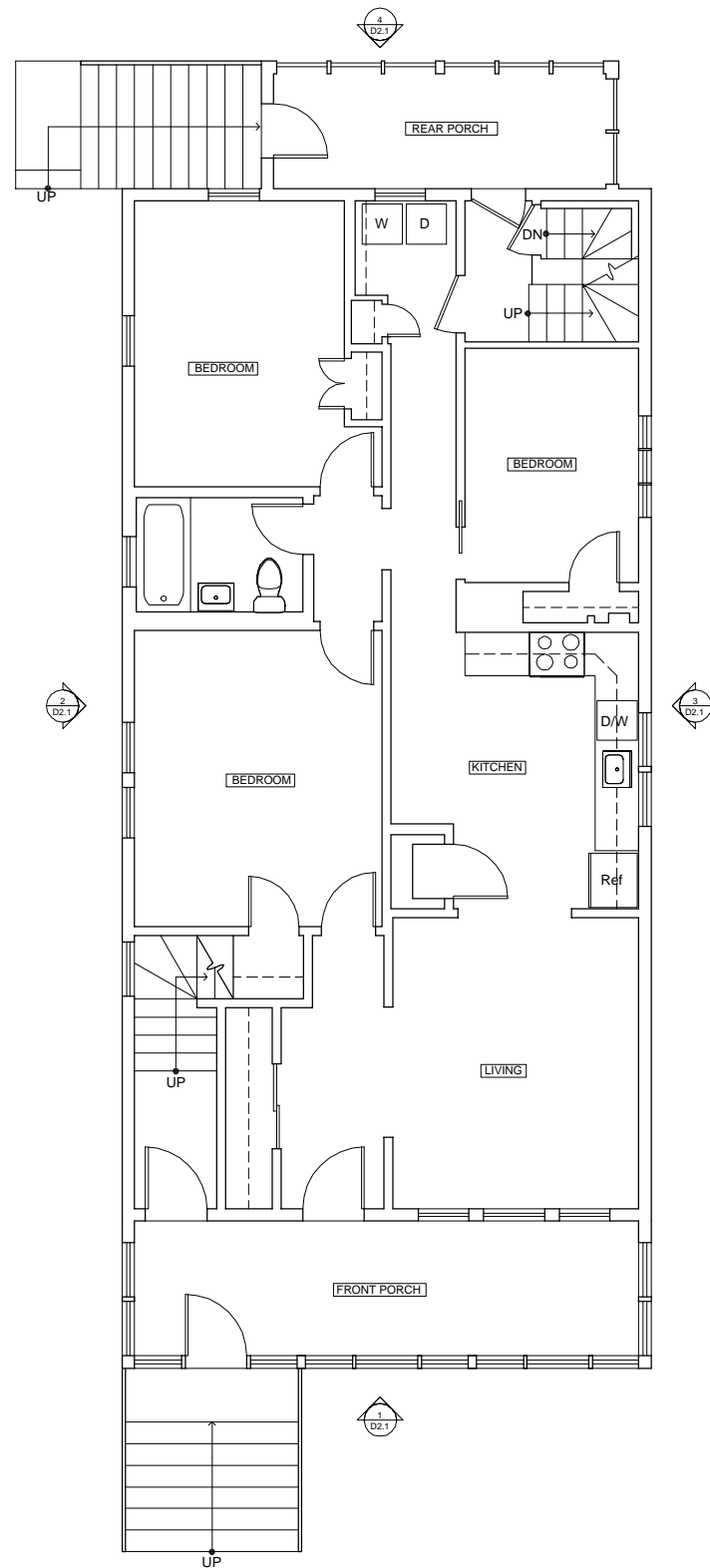
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Date: 08 February 2016

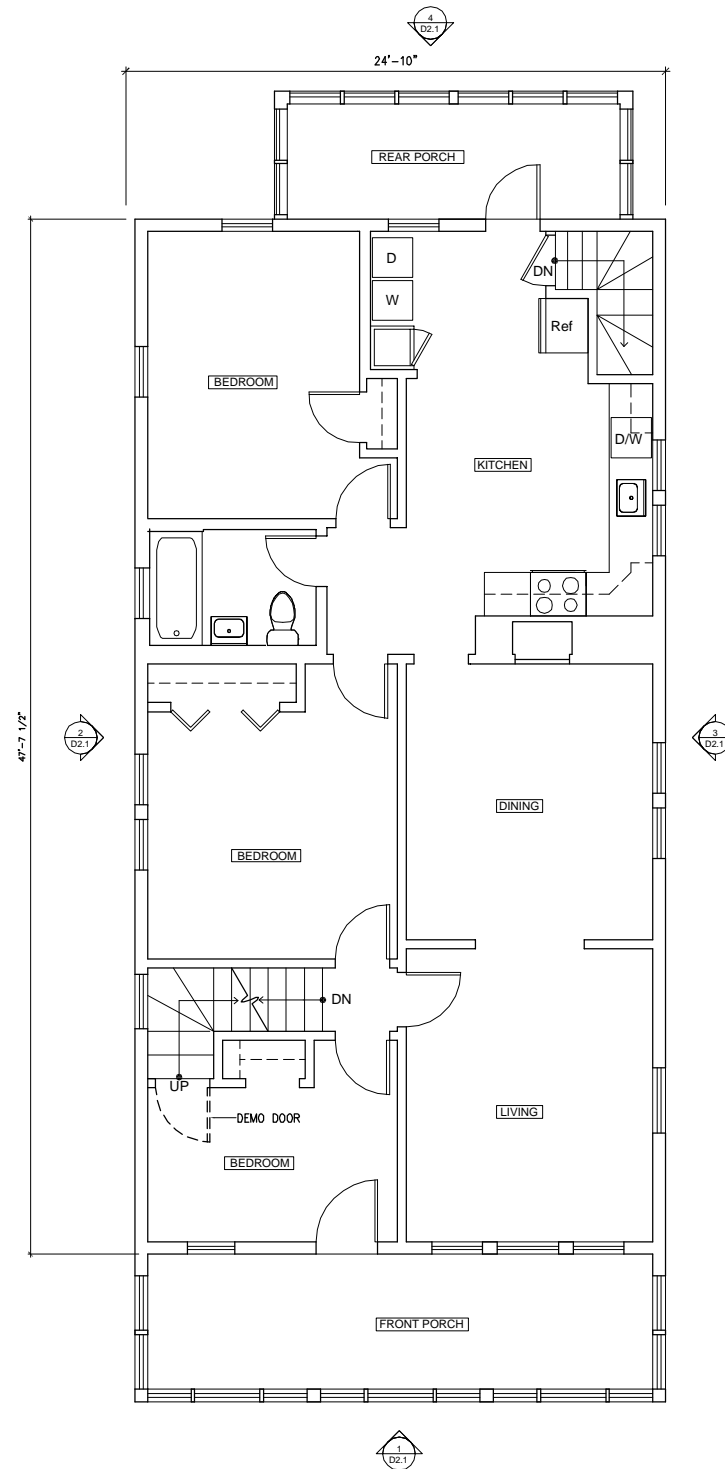
0.1



1 BASEMENT PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLAN



3 SECOND FLOOR PLAN

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Drawing Title:

Existing Plans

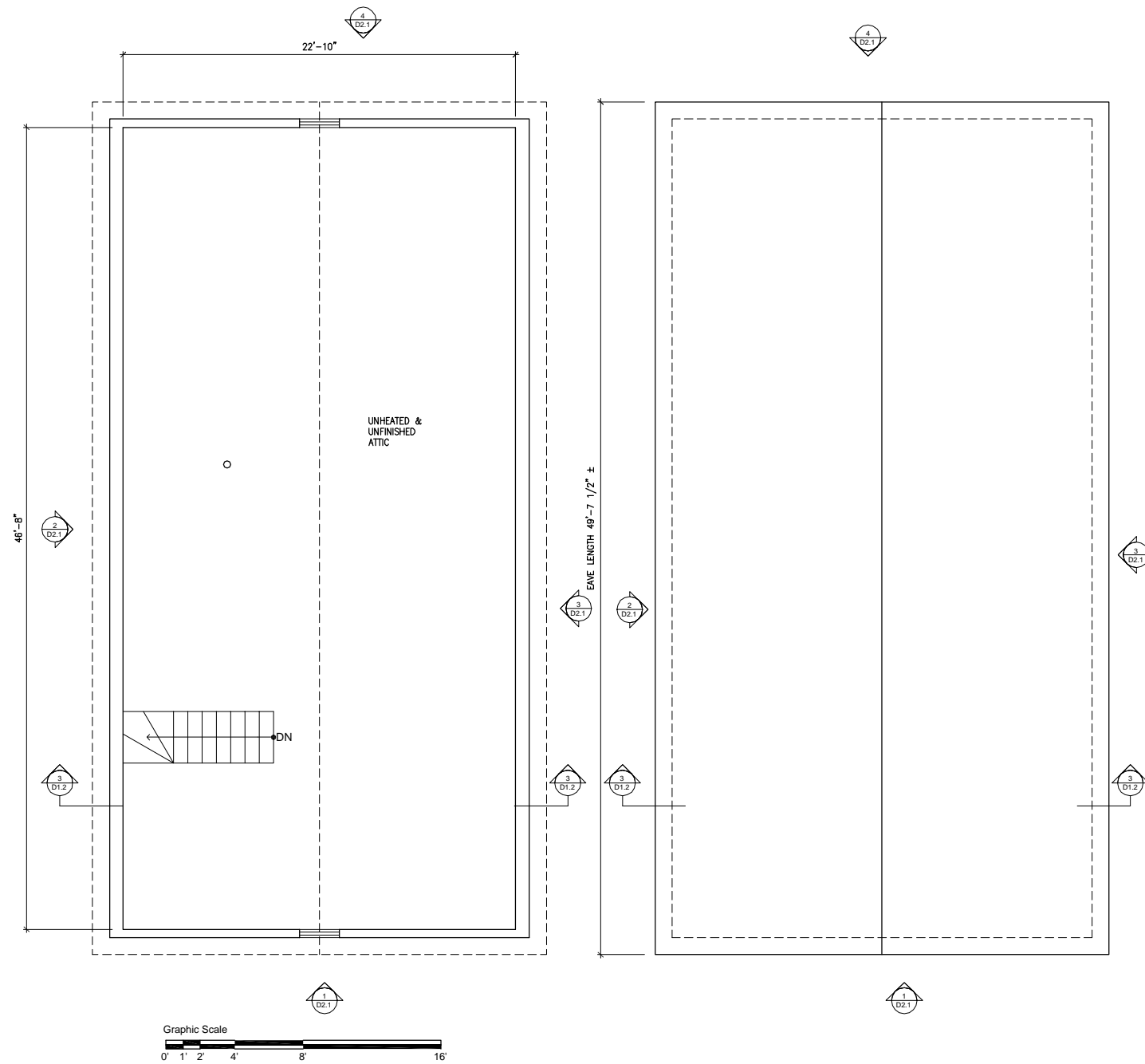
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Job No.: A105.00

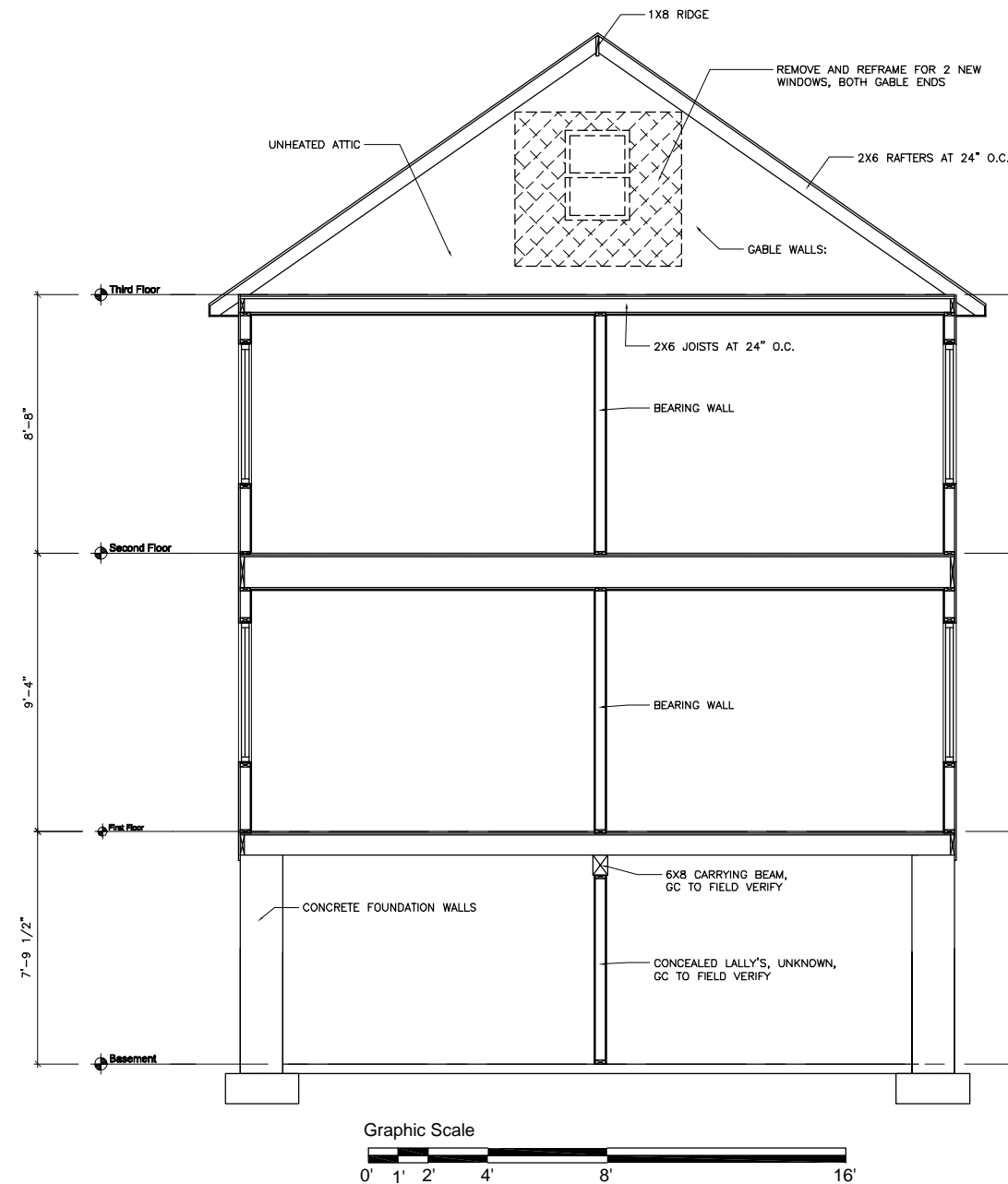
Date: 08 February 2016

D1.1



1 EXISTING ATTIC PLAN

2 EXISTING ROOF PLAN



3 EXISTING SECTION

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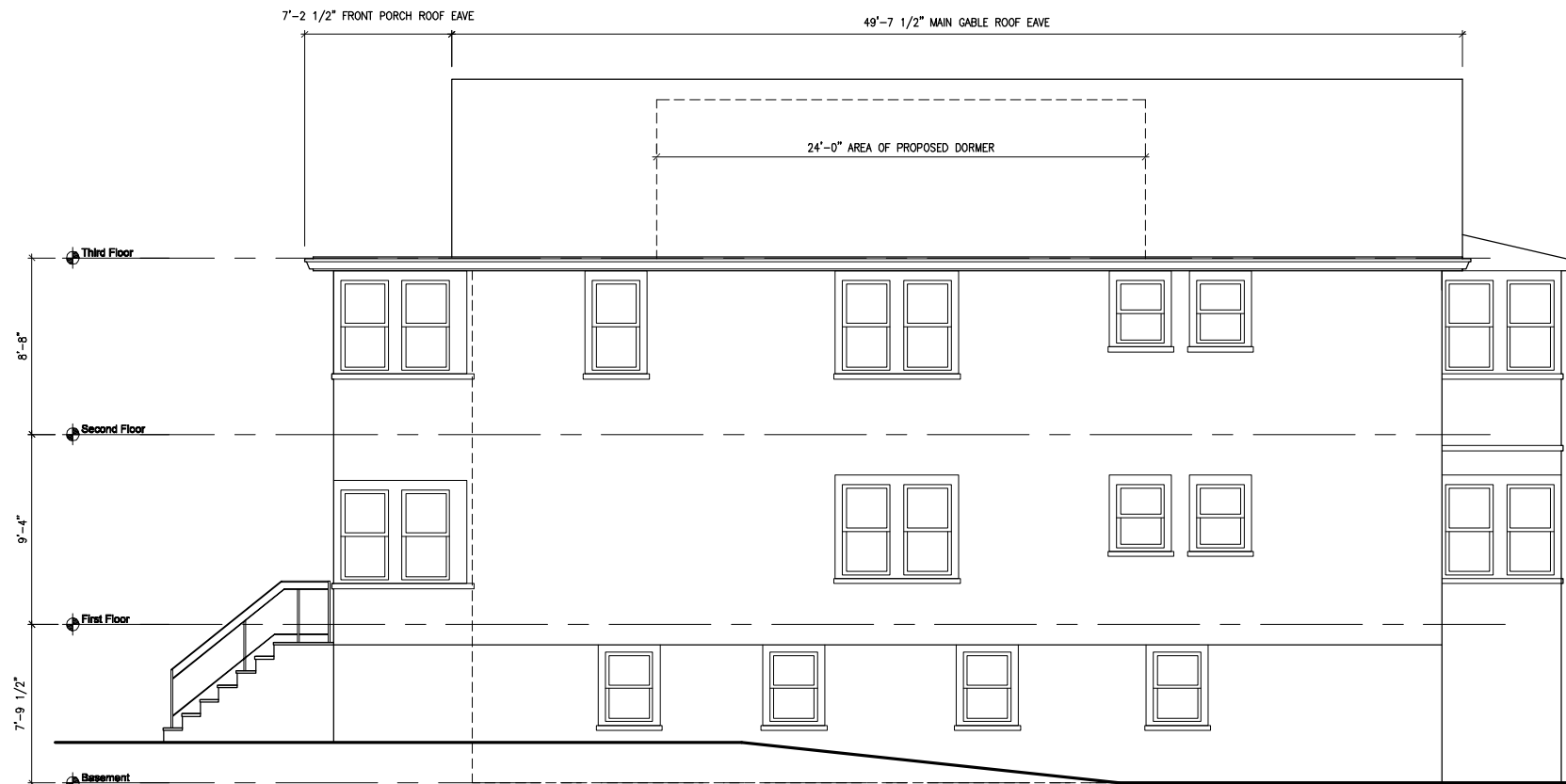


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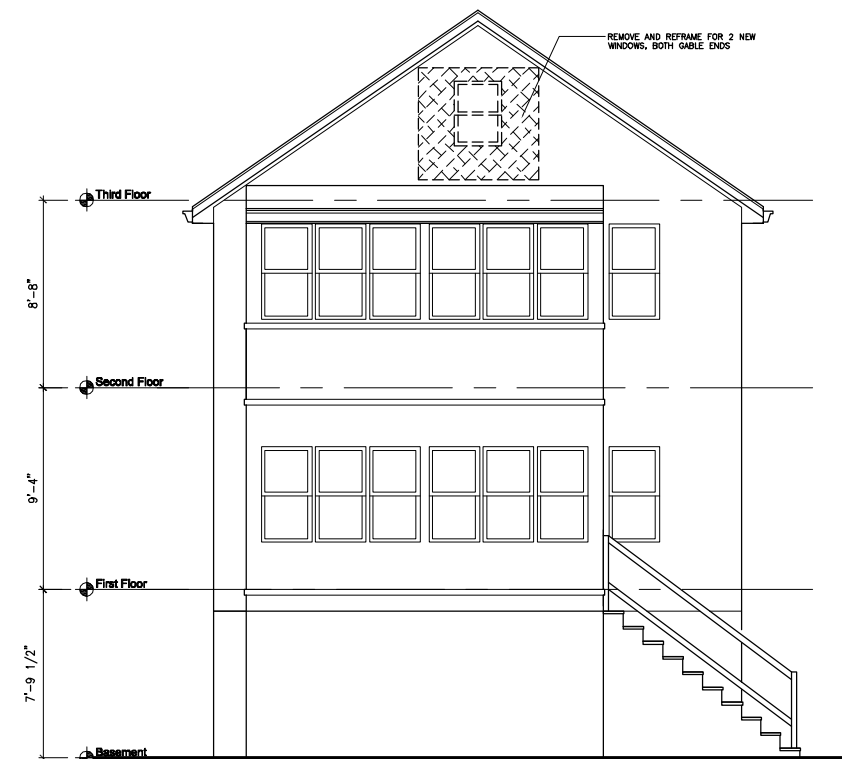
Drawing Title:

Existing Attic Plan
& Building Section

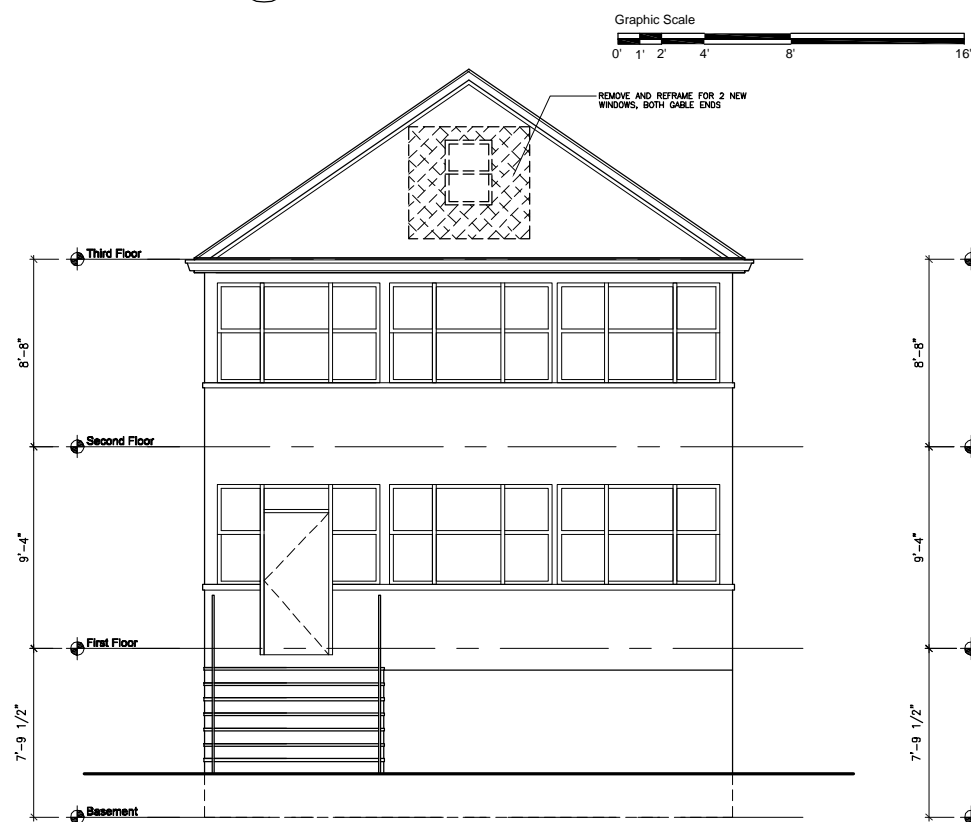
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Job No.: A105.00
Date: 08 February 2016
Drawing No.:
D1.2



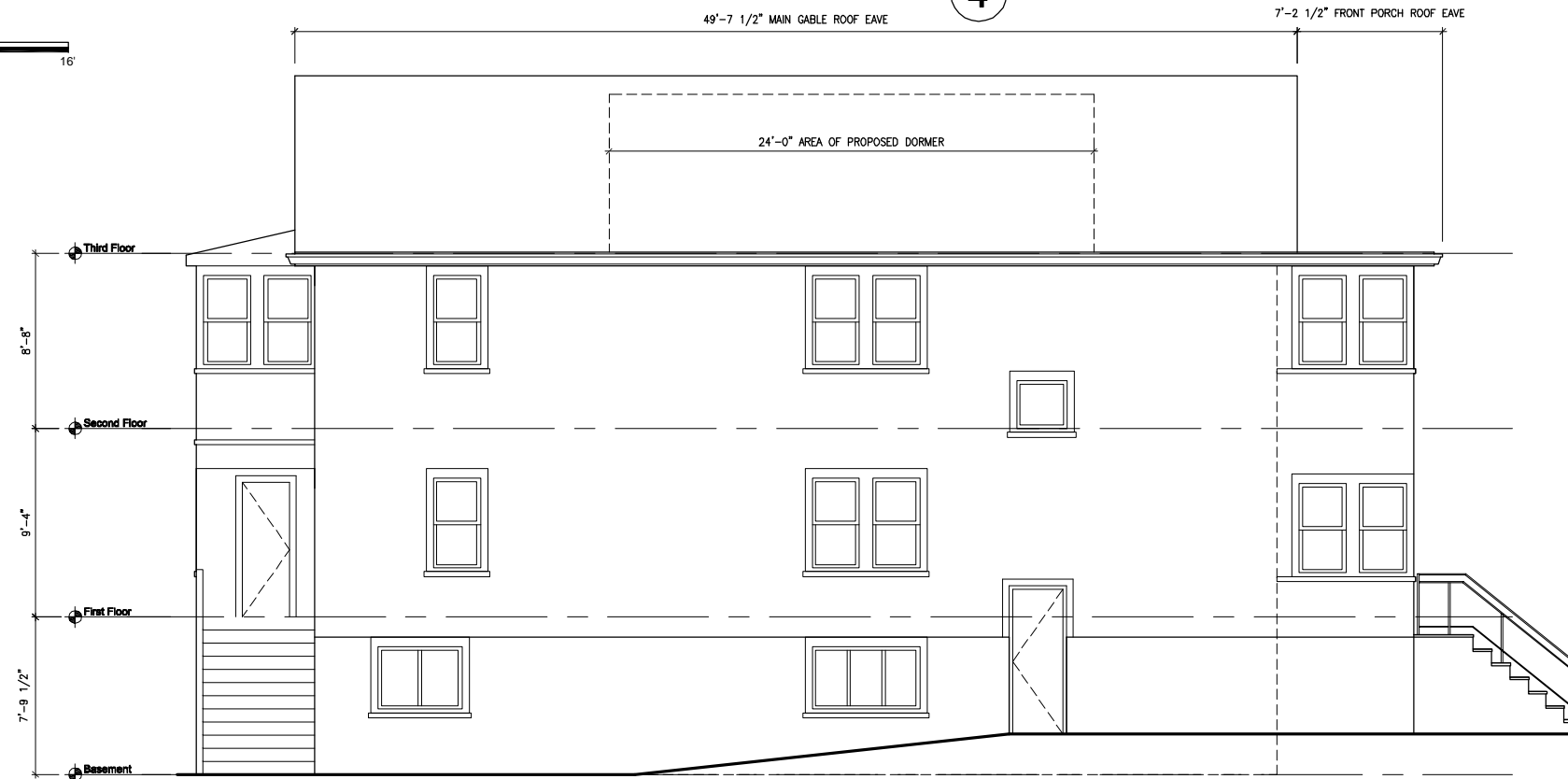
3 SIDE ELEVATION - SOUTH



4 REAR ELEVATION EAST



1 FRONT ELEVATION WEST



2 SIDE ELEVATION - NORTH

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BZA SET

Drawing Title:

Existing Building
Elevations

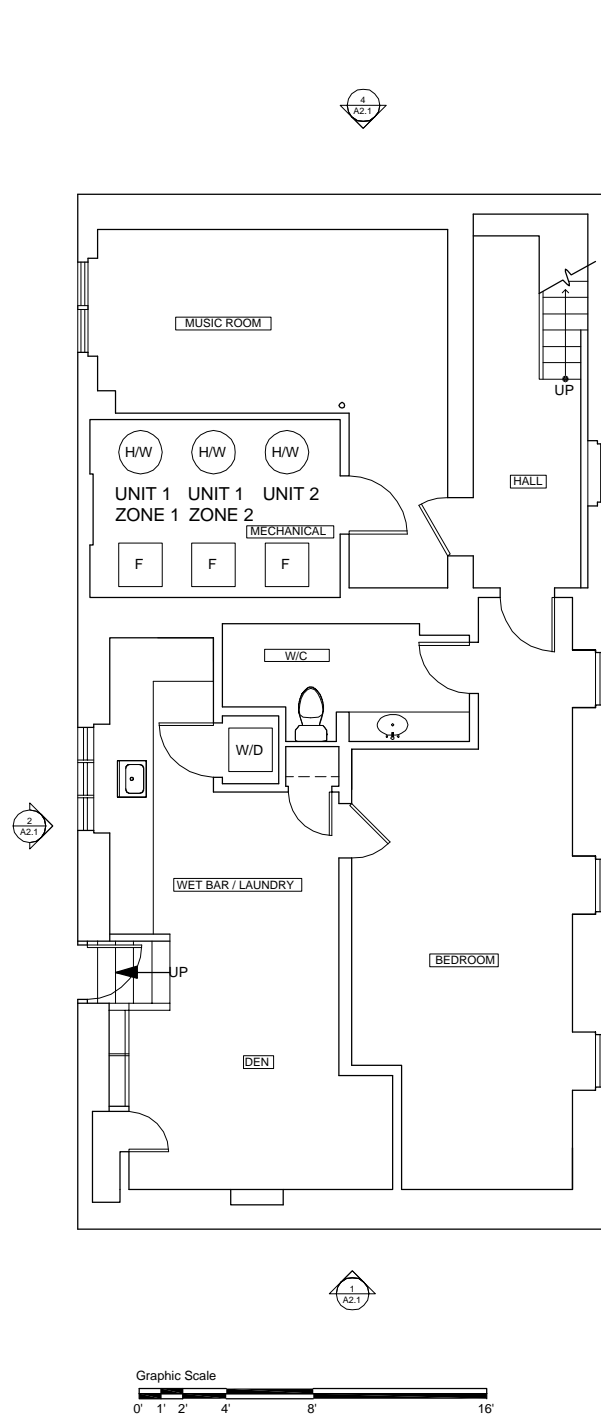
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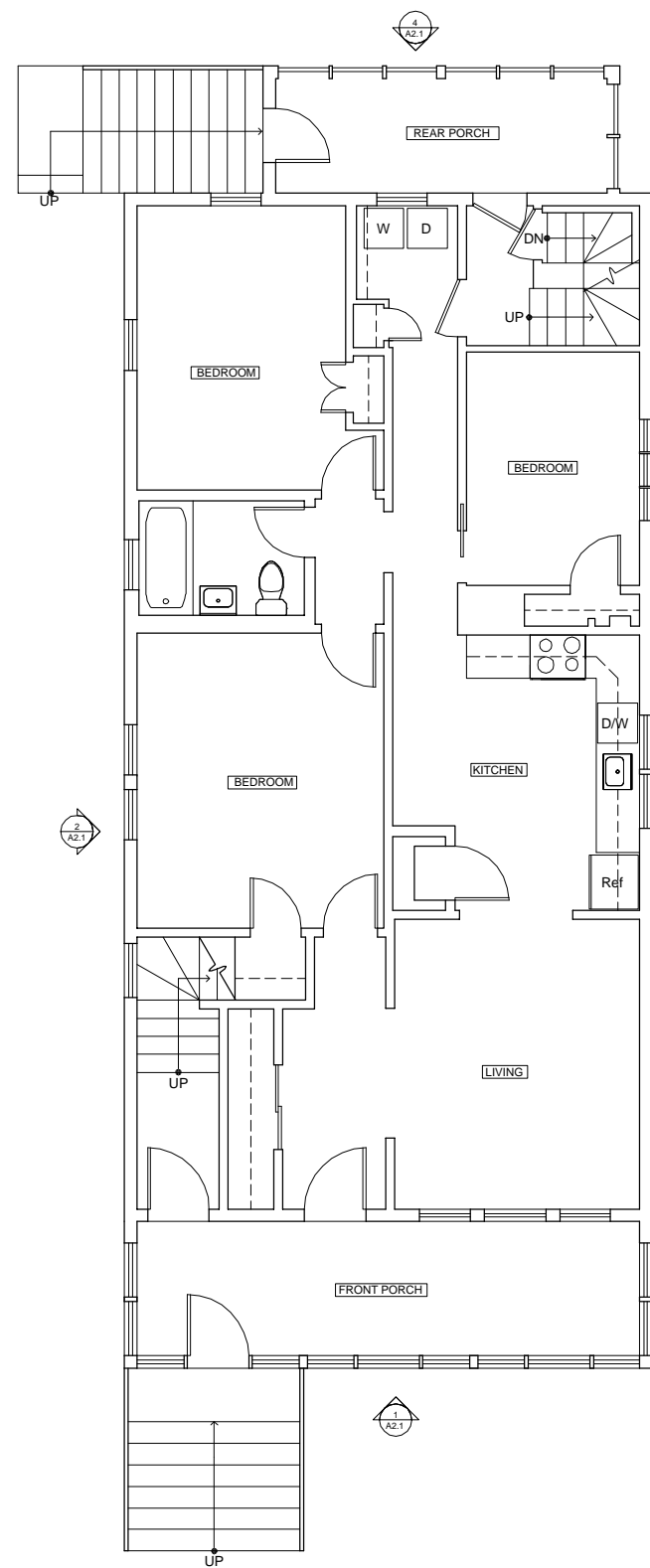
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Date: 08 February 2016

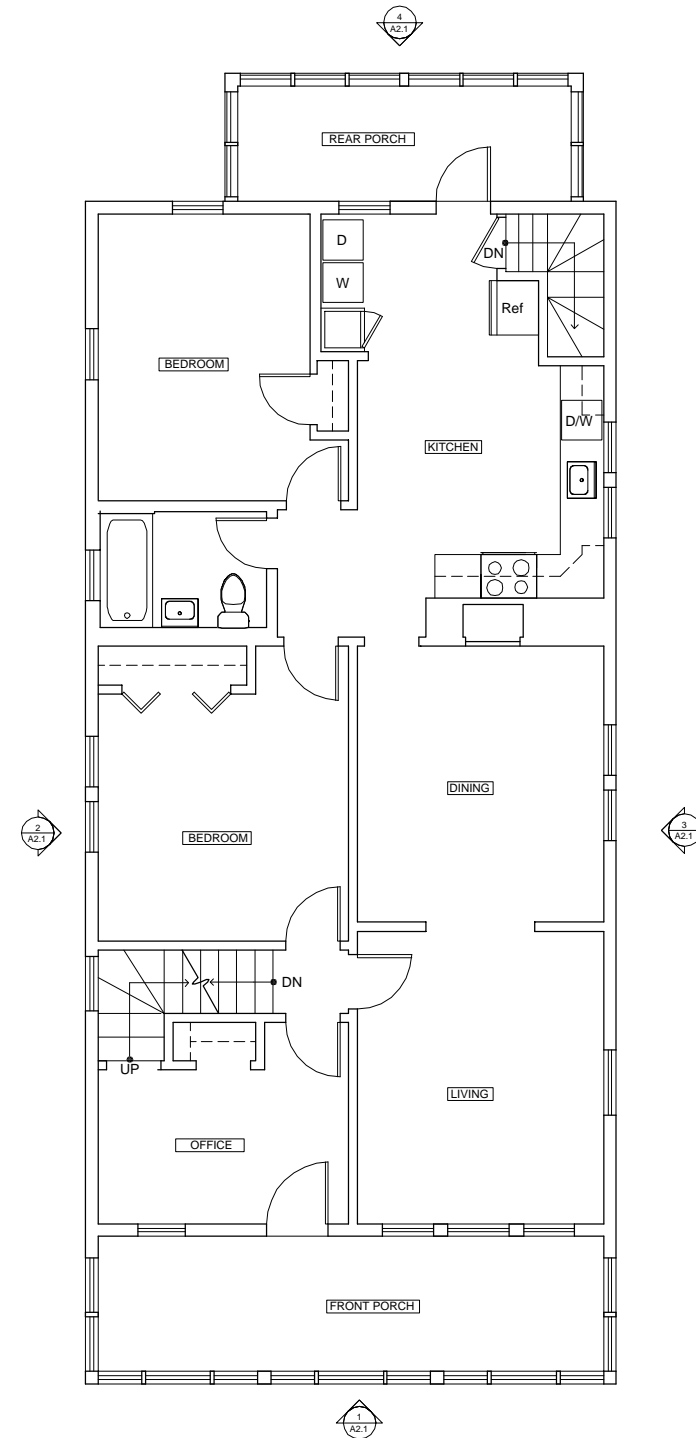
D2.1



1 BASEMENT PLAN NO CHANGE



2 FIRST FLOOR PLAN NO CHANGE



3 SECOND FLOOR PLAN PROPOSED

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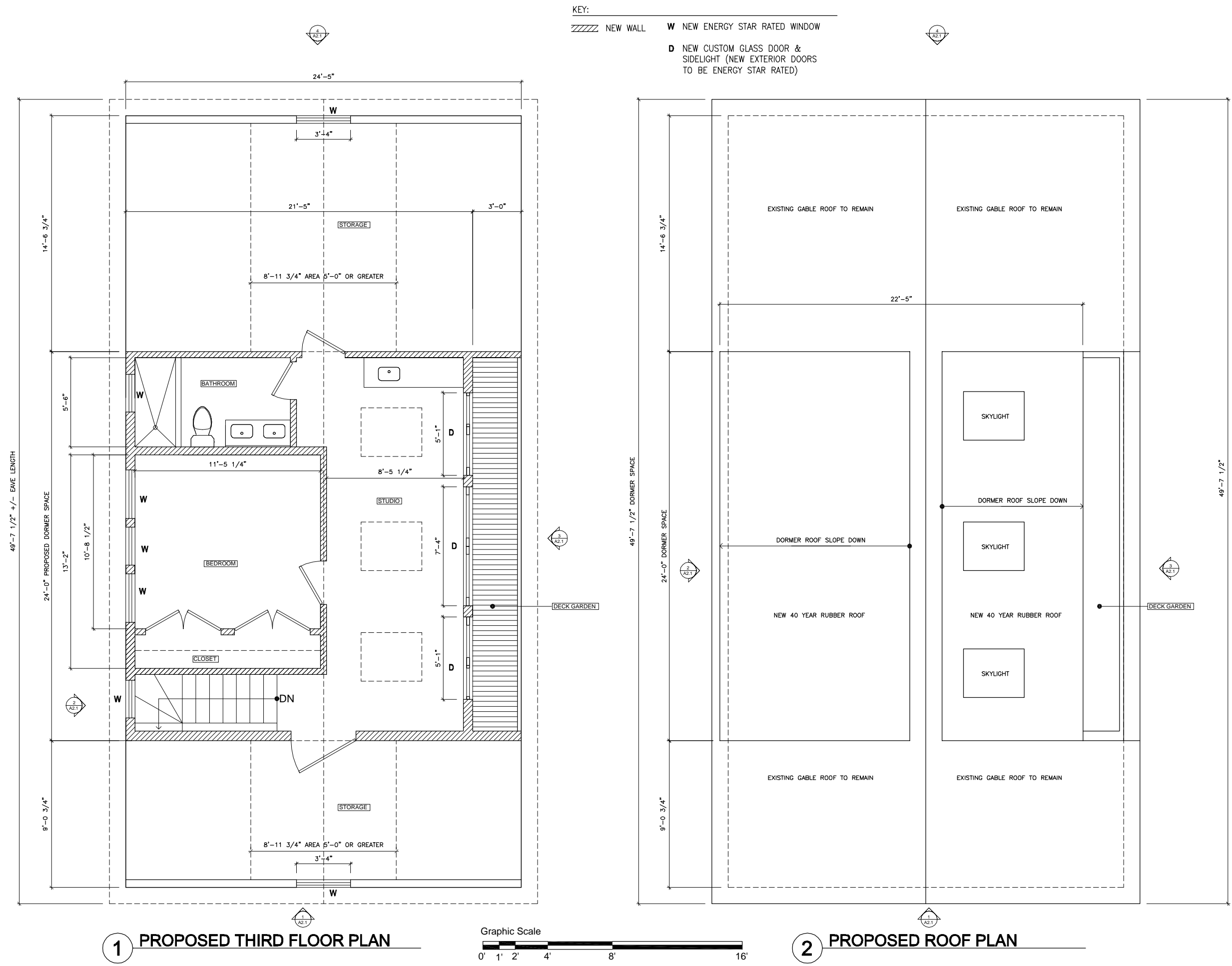


BZA SET

Drawing Title:
**Proposed Basement,
First & Second Floor:**

Scale: As Noted Drawing No. :
Job No.: A105.00
Date: 08 February 2016

A1.0



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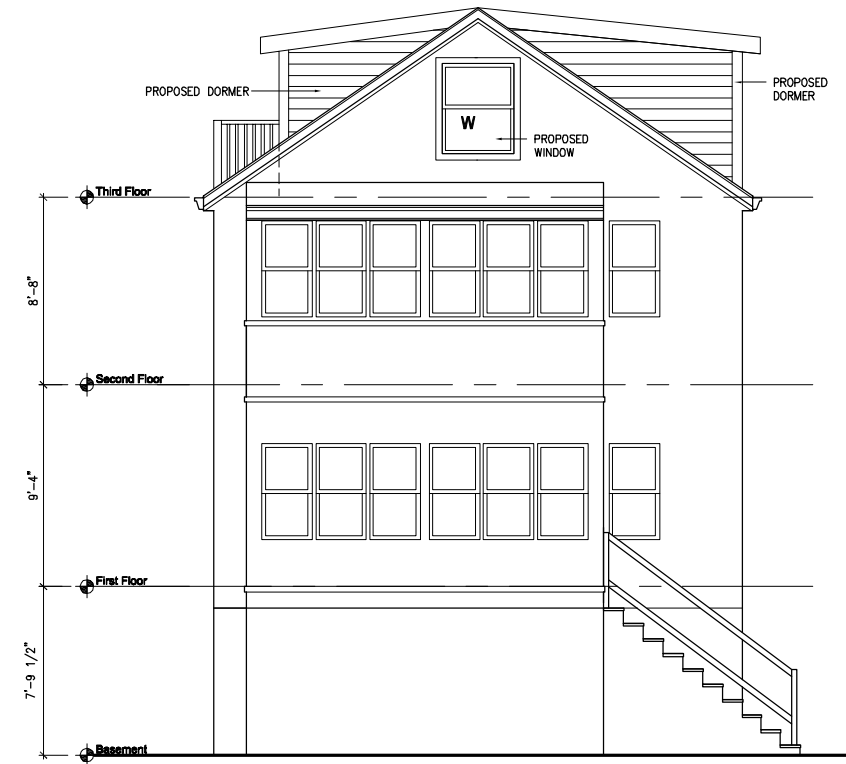
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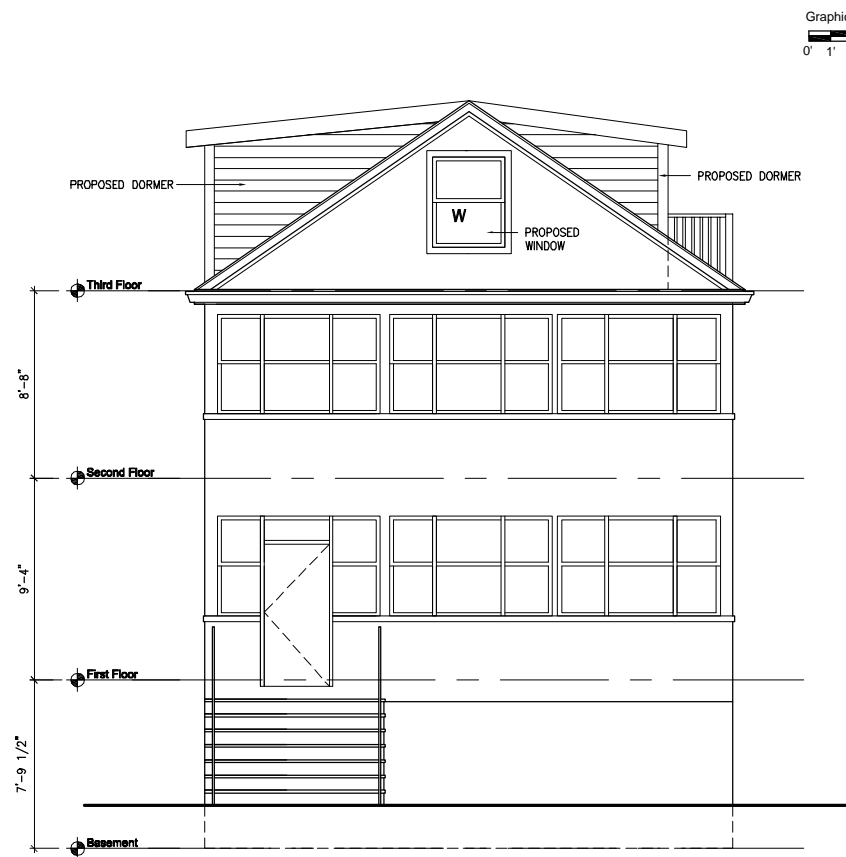
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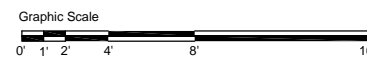
3 SIDE ELEVATION - SOUTH



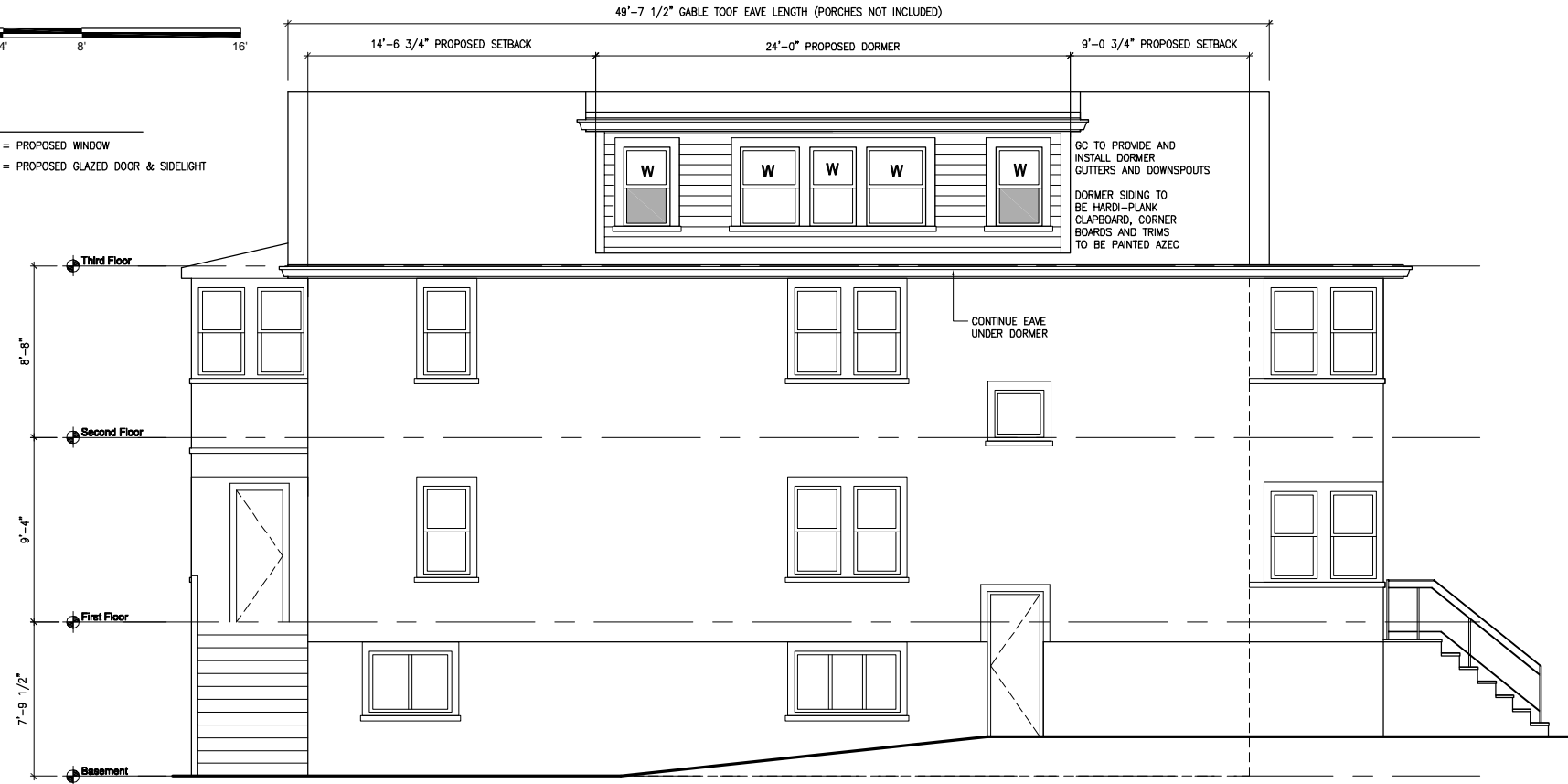
4 REAR ELEVATION EAST



1 FRONT ELEVATION WEST



KEY
W = PROPOSED WINDOW
D = PROPOSED GLAZED DOOR & SIDELIGHT



2 SIDE ELEVATION - NORTH

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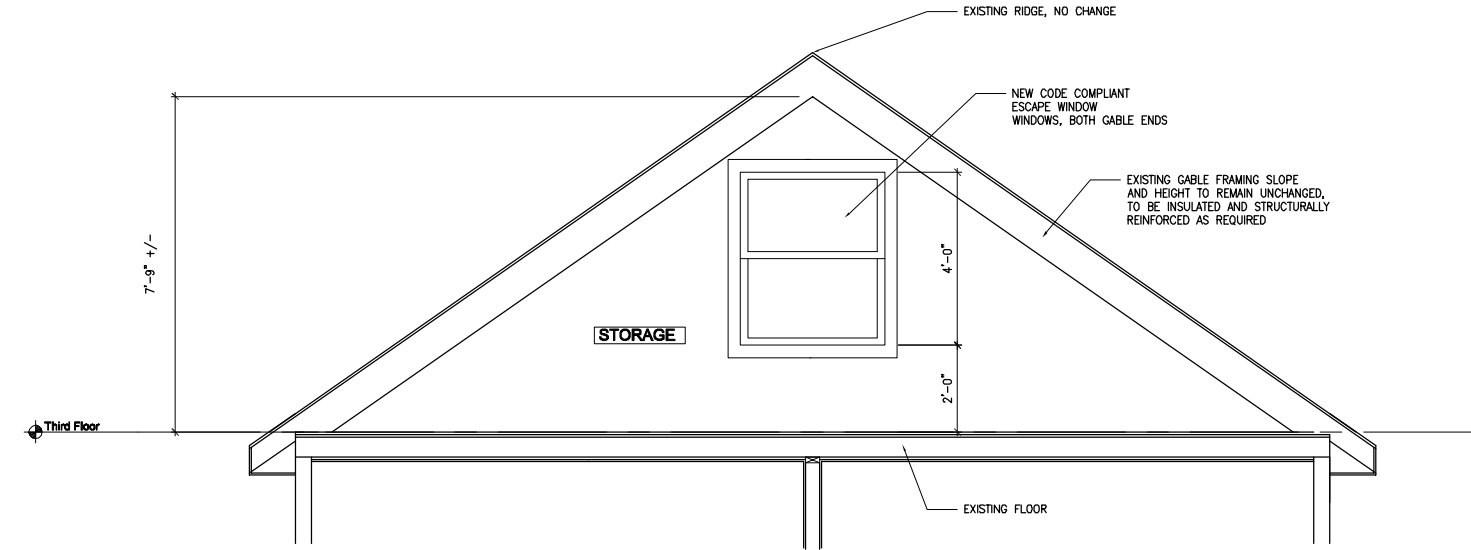
Drawing Title:
Proposed Dormer Elevations

Scale: As Noted Drawing No. :

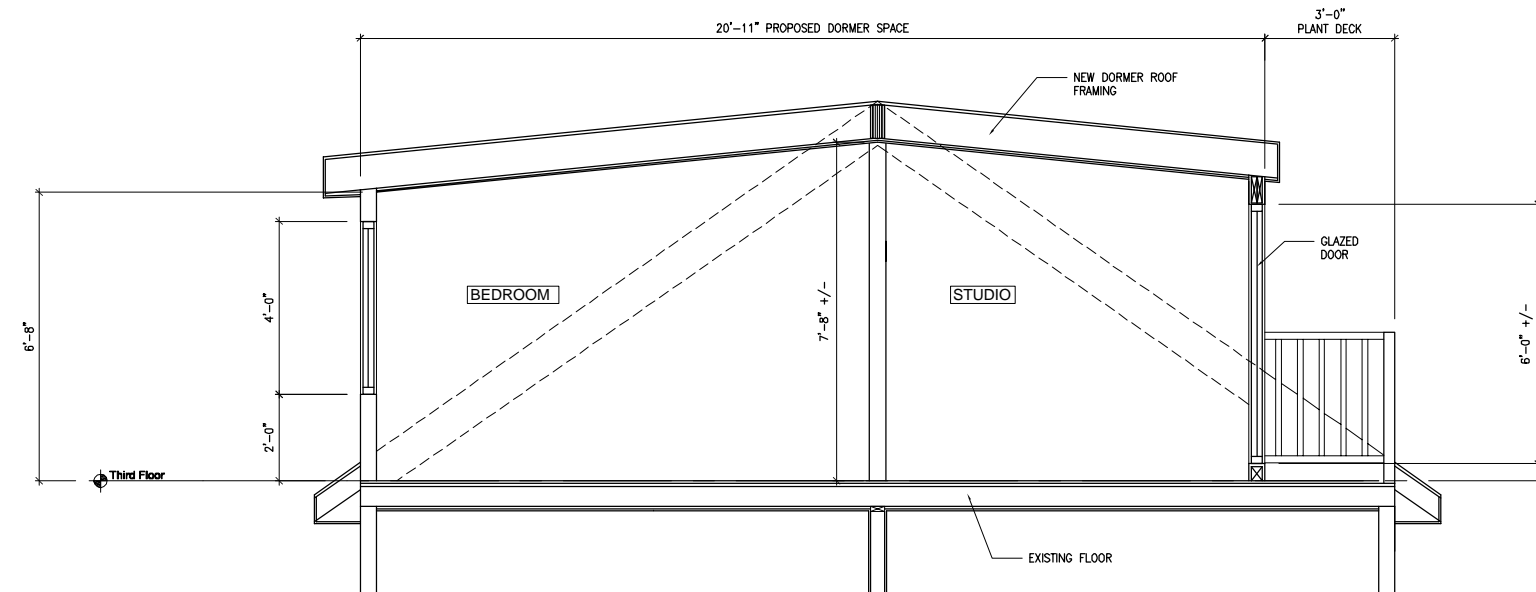
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Date: 08 February 2016

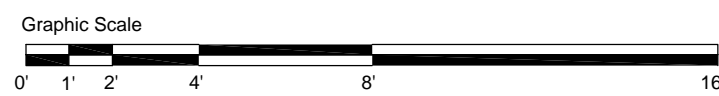
A2.1



2 PROPOSED EXISTING GABLE SECTION (BOTH ENDS)



1 PROPOSED DORMER SECTION



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BZA SET

Drawing Title:
Proposed 3rd Floor Sections

Scale: As Noted Drawing No. :
Job No.: A105.00
Date: 08 February 2016

A3.1