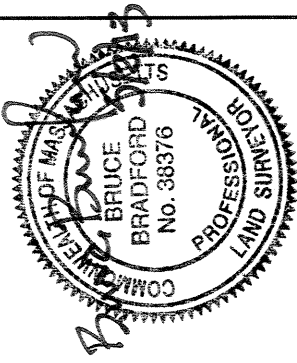
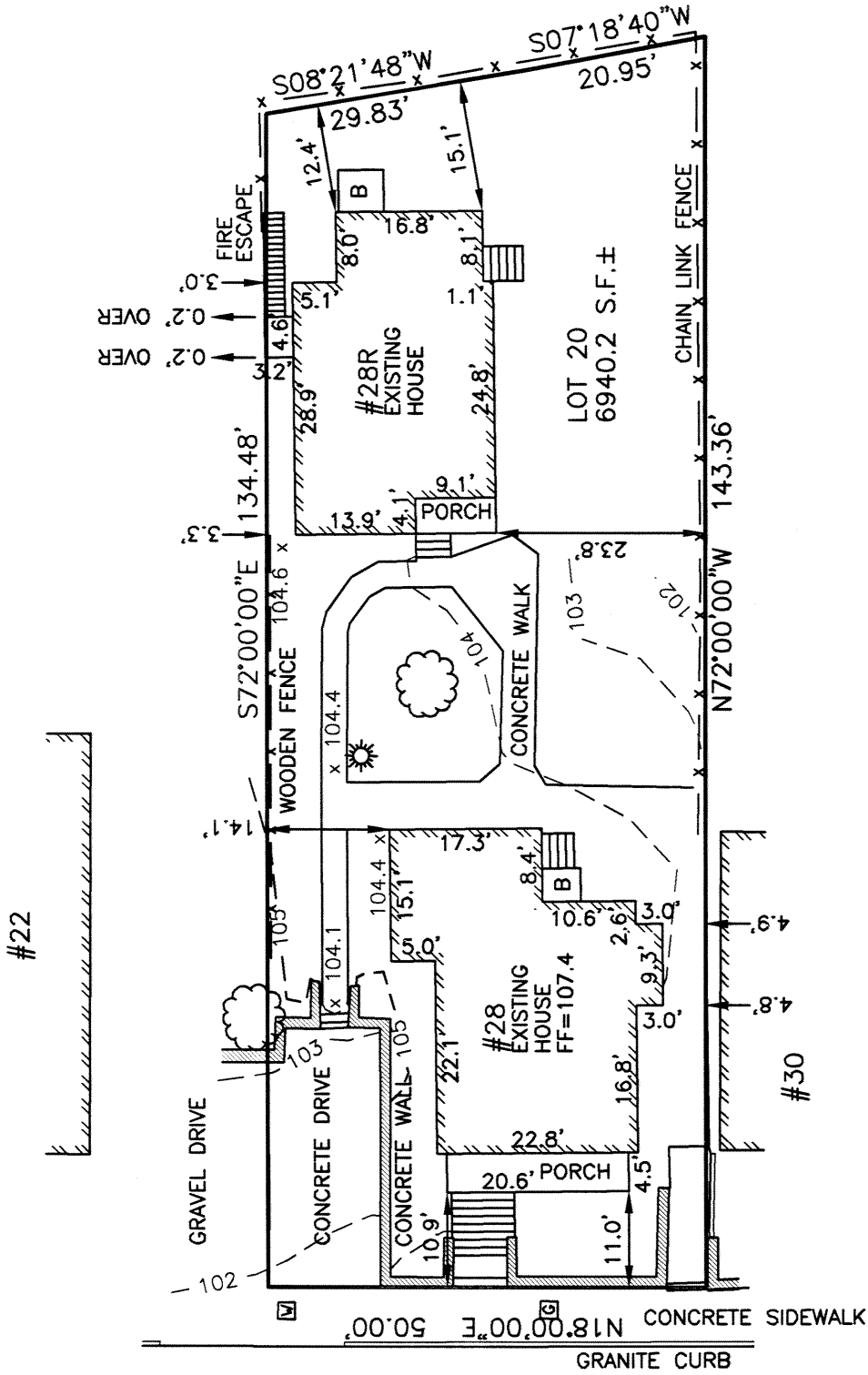


ZONE: RB
DEED REFERENCE:
BOOK 56544 PAGE 44
PLAN REFERENCE:
PLAN BOOK 20B PLAN 49

ELMWOOD STREET



ESTABLISHED 1916

EMTB

EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
(617) 332-1578 FAX
info@everettbrooks.com

- LEGEND
- W

WATER GATE

G

GAS GATE

71.4 X

--- 71 ---

--- X ---

TREE

LIGHT POLE

PLAN OF LAND IN
SOMERVILLE, MA
28 ELMWOOD STREET
EXISTING CONDITIONS

SCALE: 1 IN.= 20 FT.
DATE: MAY 2, 2013
DRAWN: JF
CHECK: BB
REVISIONS:

PROJECT NO. 24157

APPLICATION FOR SPECIAL PERMIT
28R ELMWOOD STREET (REAR)

MAP 17
BLOCK A
LOT 51

THE LOT IS IN AN RB ZONING DISTRICT AND THERE ARE NO OVERLAY DISTRICTS.

THERE ARE TWO 2-FAMILY HOUSES PRESENTLY EXISTING ON THE LOT.

THIS APPLICATION SEEKS RELIEF BY SPECIAL PERMIT FOR THE REAR HOUSE FROM SECTION 4.4.1 OF THE ZONING ORDINANCE: ALTERATION, RECONSTRUCTION, EXTENSION, OR STRUCTURAL CHANGE TO A NONCONFORMING STRUCTURE.

THE EXISTING HOUSE IS A 2 1/2 STORY 2-FAMILY HOUSE WITH A SINGLE STORY ATTACHED ELL AT THE REAR OF THE HOUSE. PART OF THE ATTACHED ELL IS WITHIN THE REAR YARD SETBACK.

THIS APPLICATION SEEKS TO CONSTRUCT A FLAT-ROOFED SECOND STORY OVER THE EXISTING ONE STORY ELL TO ADD SPACE TO THE UPSTAIRS UNIT.

THERE ARE PRESENTLY 4 DWELLING UNITS IN TWO SEPARATE HOUSES ON THE LOT.

THE LOT IS 6940.2 SQ FT. 1735 SQ FT PER DWELLING UNIT.

GROSS FLOOR AREA OF THE FOOTPRINTS OF BOTH HOUSES IS 1665 SQ FT.

GROUND COVERAGE IS 24%.

LANDSCAPED AREA IS 3531 SQ FT. LANDSCAPED AREA RATIO IS 51%.

PERVIOUS AREA IS THE SAME AS LANDSCAPED AREA.

THE EXISTING NET FLOOR AREA OF THE REAR HOUSE IS 1578 SQ FT AND THE EXISTING NET FLOOR AREA OF BOTH HOUSES ON THE LOT IS 3469 SQ FT.

THE PROPOSED NET FLOOR AREA OF THE REAR HOUSE IS 1707 SQ FT AND THE PROPOSED NET FLOOR AREA OF BOTH HOUSES ON THE LOT IS 3598 SQ FT.

THE PROPOSED NET FLOOR AREA WILL INCREASE THE REAR HOUSE EXISTING NET FLOOR AREA BY 8%.

EXISTING FAR FOR THE LOT IS 50%.
PROPOSED FAR FOR THE LOT IS 52%

DRAWN BY: JSA
DATE: 5 JULY 13
SCALE: VARIES

date
REVISIONS:

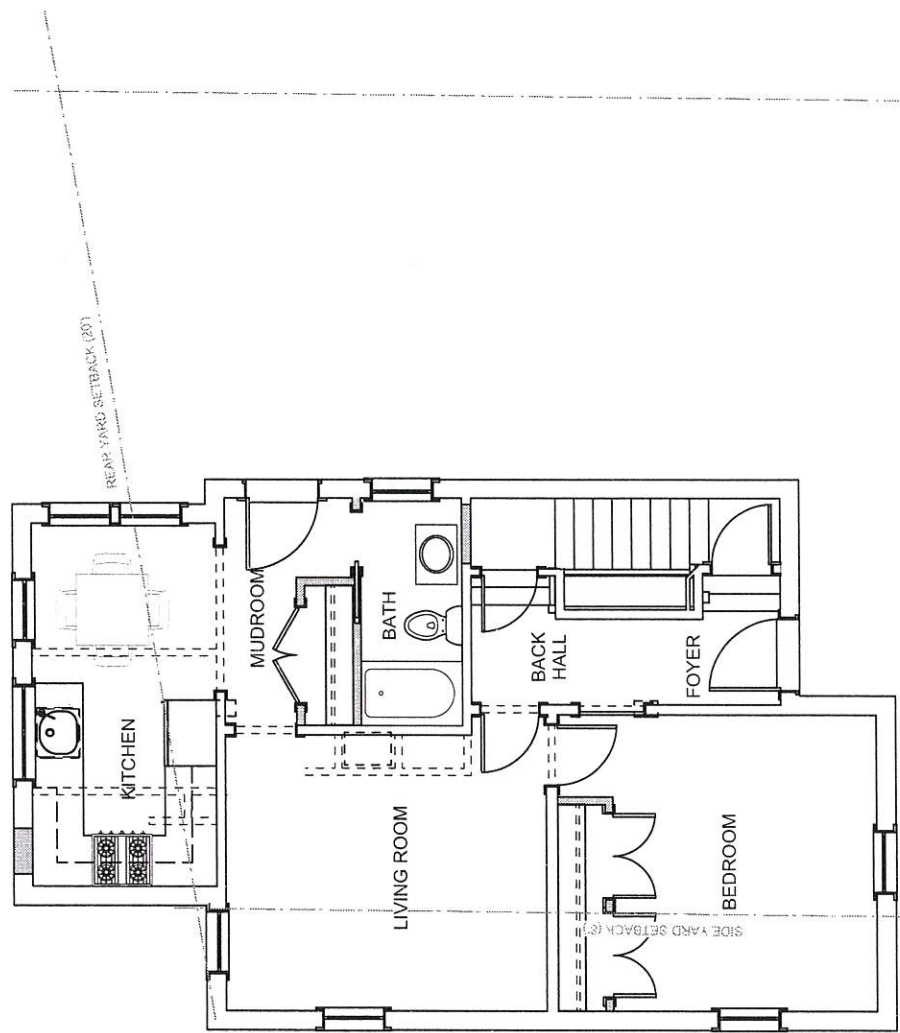
PROJECT DESCRIPTION
ZONING NARRATIVE

ALTERATIONS AND ADDITIONS TO THE
28R ELMWOOD ST RESIDENCE
28R ELMWOOD STREET (REAR)
SOMERVILLE, MA

Joseph S. Artley
Architect
72 Inman Street
Cambridge, MA 02139
(617) 354-8711
www.artleyarchitecture.com

A00

DRAWN BY: JSA DATE: 5 JULY 13 SCALE: VARIES	: rdate REVISIONS:	FIRST FLOOR PLAN	ALTEAATIONS AND ADDITIONS TO THE 28R ELMWOOD ST RESIDENCE 28R ELMWOOD STREET (REAR) SOMERVILLE, MA	A01
			Joseph S. Artley Architect 72 Inman Street Cambridge, MA 02139 (617) 354-8711 www.artleyarchitecture.com	



FIRST FLOOR PLAN
1/8" = 1'-0"

DRAWN BY: JSA
DATE: 5 JULY 13
SCALE: VARIES

date
REVISIONS:

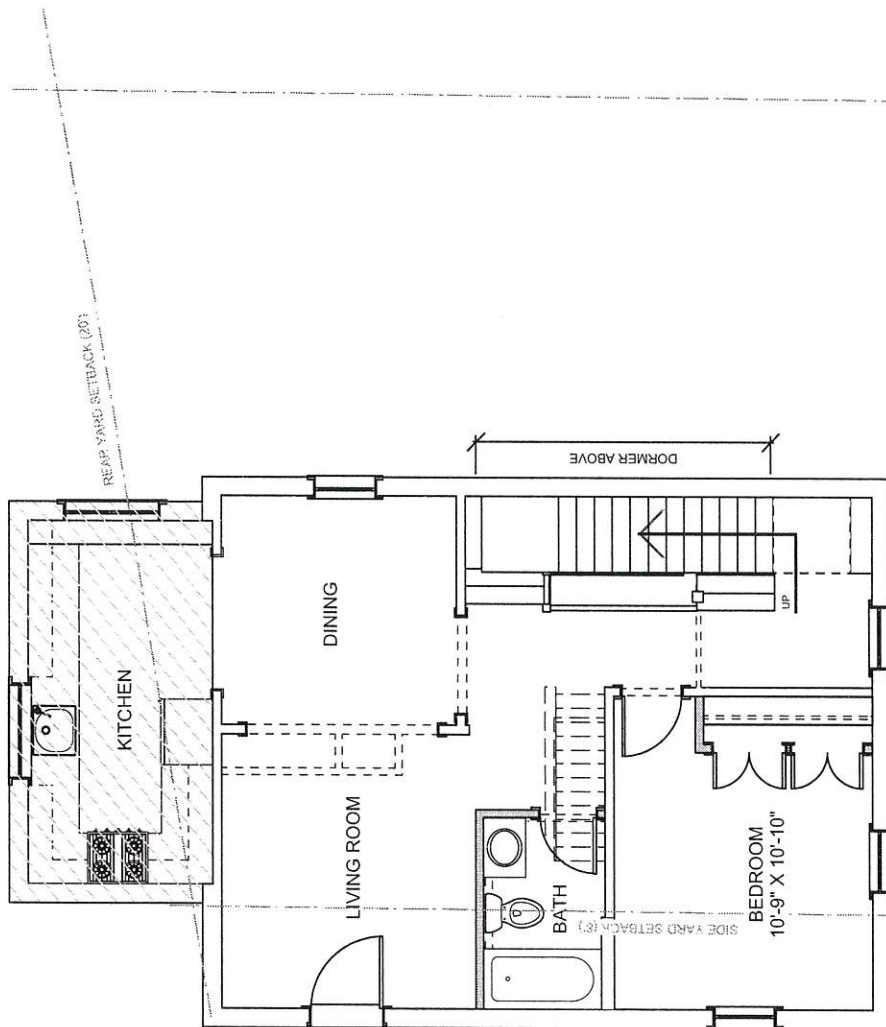
SECOND FLOOR PLAN

ALTERATIONS AND ADDITIONS TO THE
28R ELMWOOD ST RESIDENCE
28R ELMWOOD STREET (REAR)
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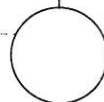
A02

ADD A SECOND STORY OVER
THE EXISTING ONE-STORY ELL.



SECOND FLOOR PLAN

1/8" = 1'-0"



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DATE: 15 JULY 13
SCALE: VARIES

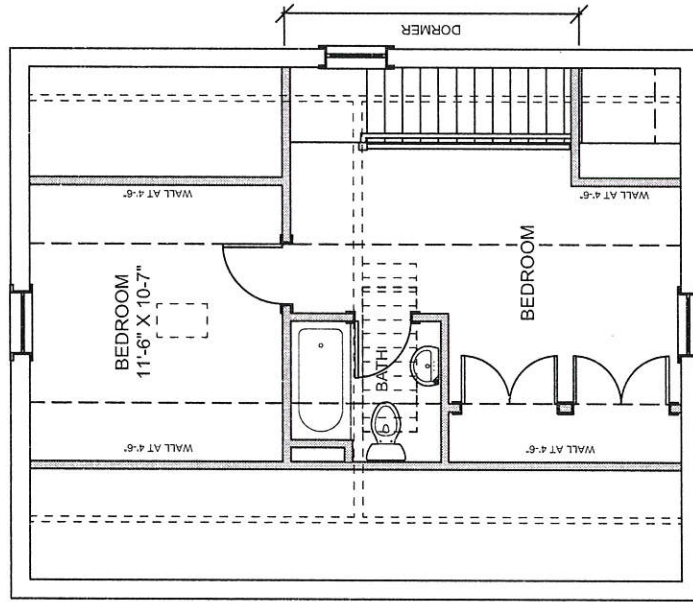
REVISIONS:
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TOP FLOOR PLAN

ALTERATIONS AND ADDITIONS TO THE
28R ELMWOOD ST RESIDENCE
28R ELMWOOD STREET (REAR)
SOMERVILLE, MA

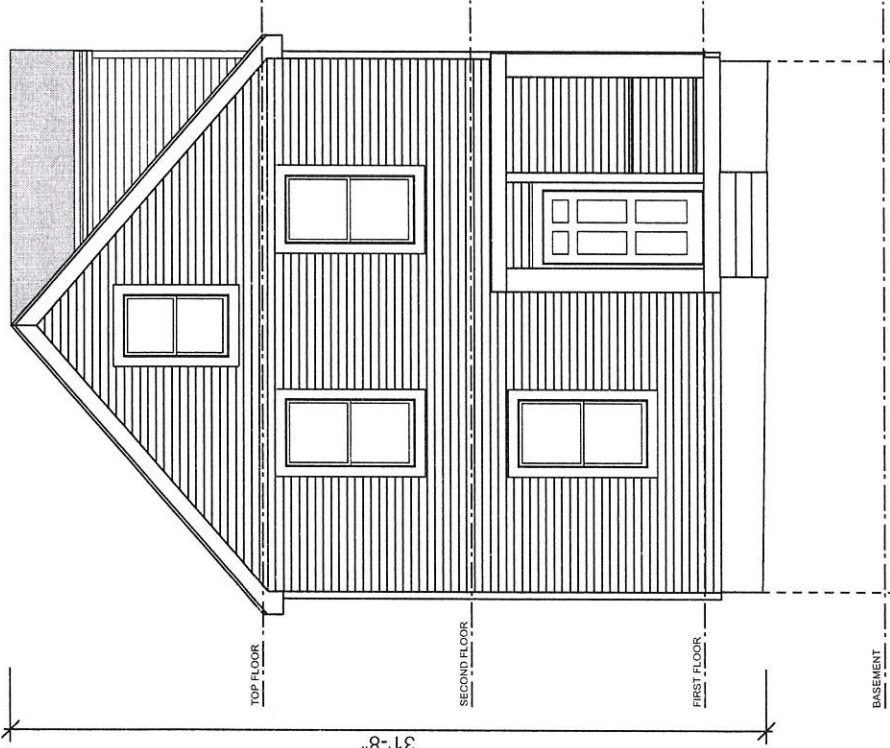
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A03



TOP FLOOR PLAN

1/8" = 1'-0"

DRAWN BY: JSA DATE: 5 JULY 13 SCALE: VARIES	REVISIONS: rdate	FRONT ELEVATION	ALTERATIONS AND ADDITIONS TO THE 28R ELMWOOD ST RESIDENCE 28R ELMWOOD STREET (REAR) SOMERVILLE, MA	A05
			Joseph S. Arley Architect 72 Inman Street Cambridge, MA 02139 (617) 354-8711 www.arleyarchitecture.com	FRONT ELEVATION $\frac{1}{8"} = 1'-0"$

DRAWN BY: JSA
DATE: 5 JULY 13
SCALE: VARIES

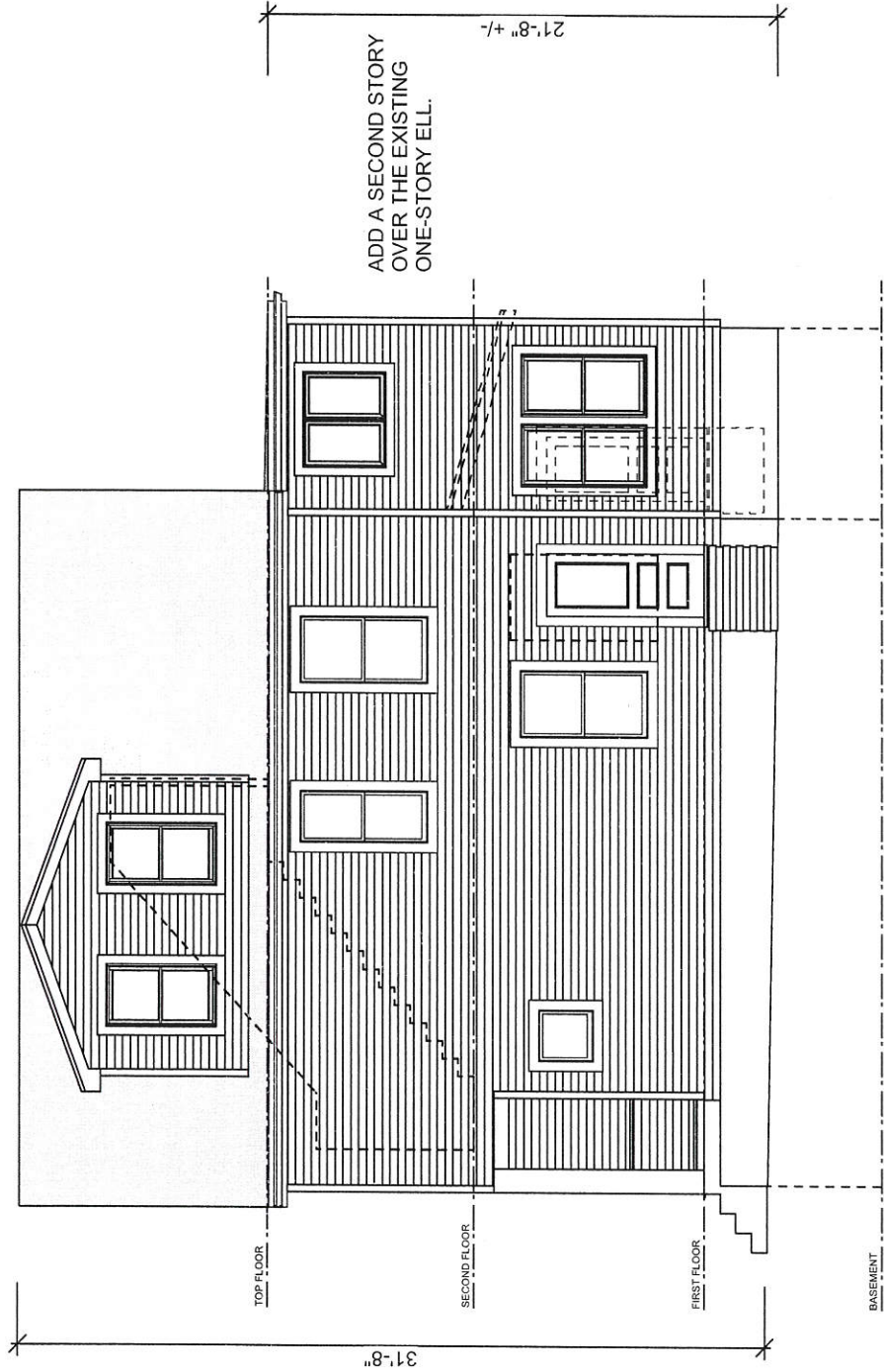
REVISIONS:
DATE

RIGHT SIDE ELEVATION

ALTERATIONS AND ADDITIONS TO THE
28R ELMWOOD ST RESIDENCE
28R ELMWOOD STREET (REAR)
SOMERVILLE, MA

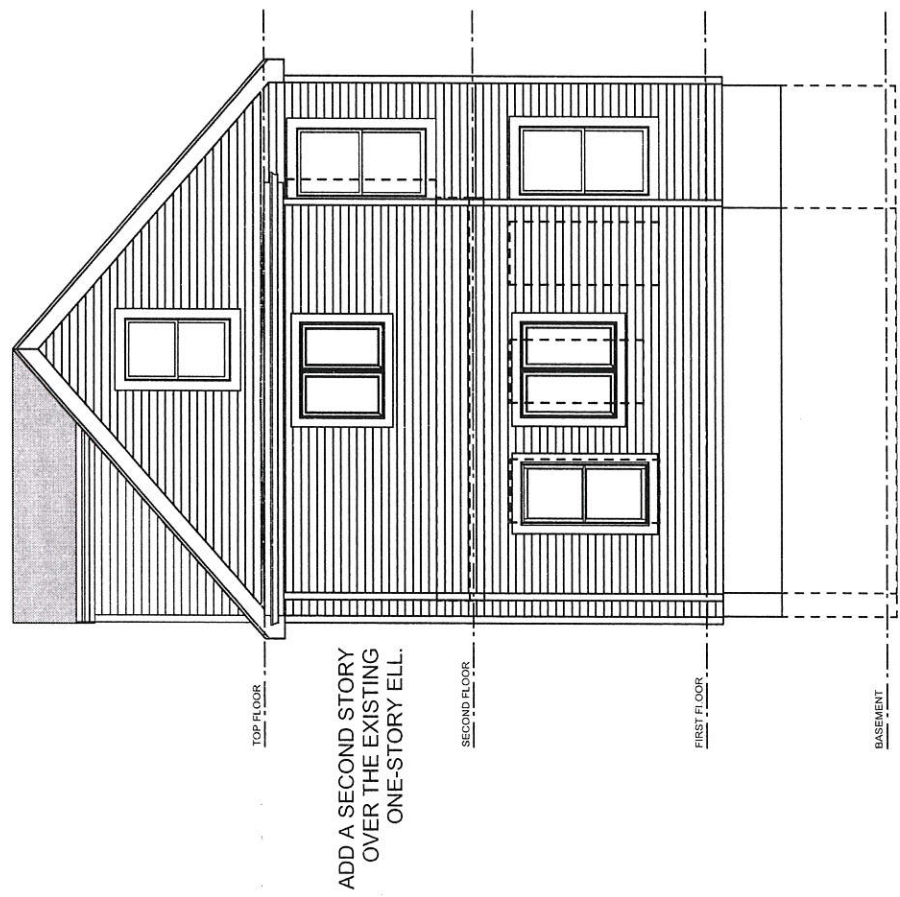
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A06

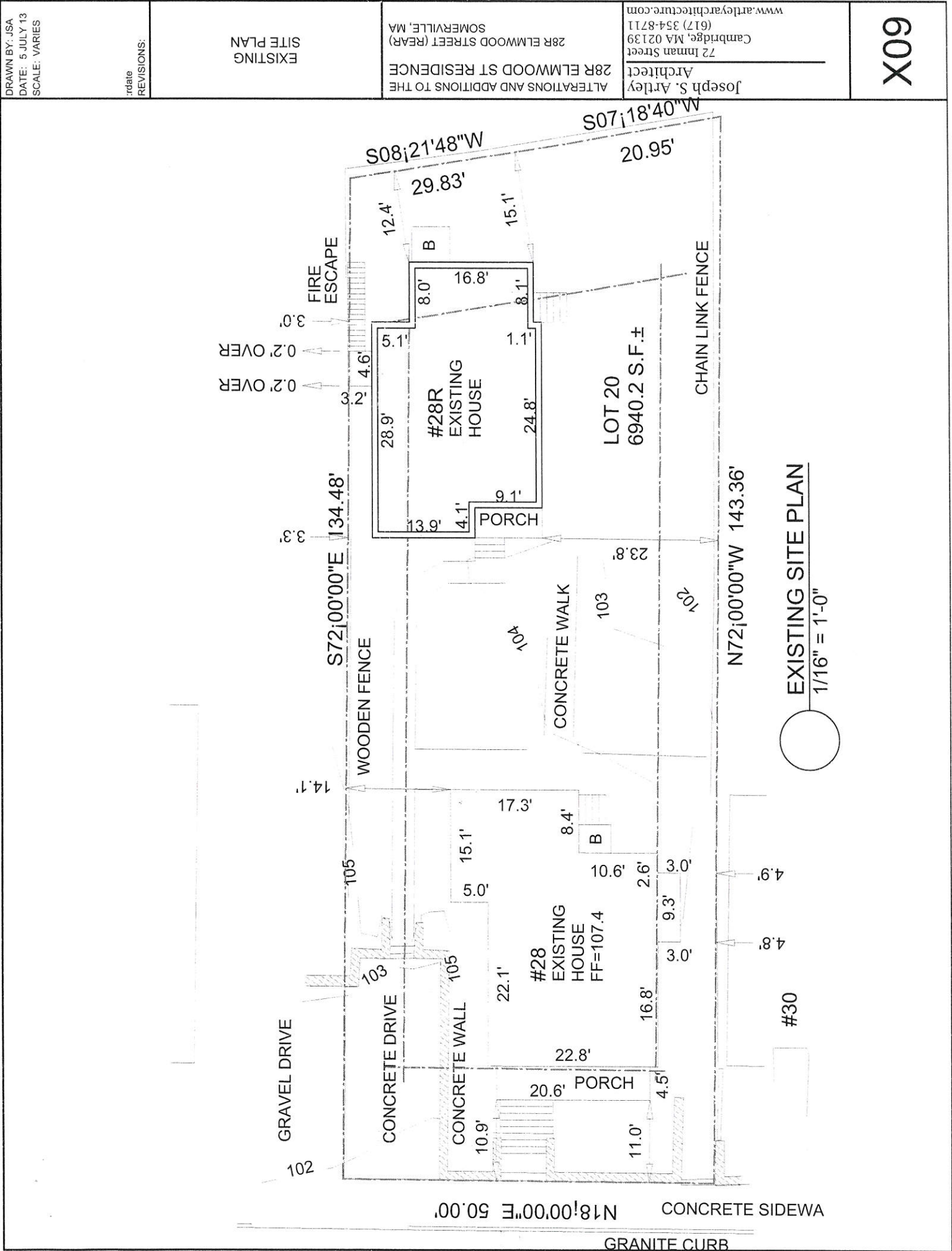


RIGHT SIDE ELEVATION

1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

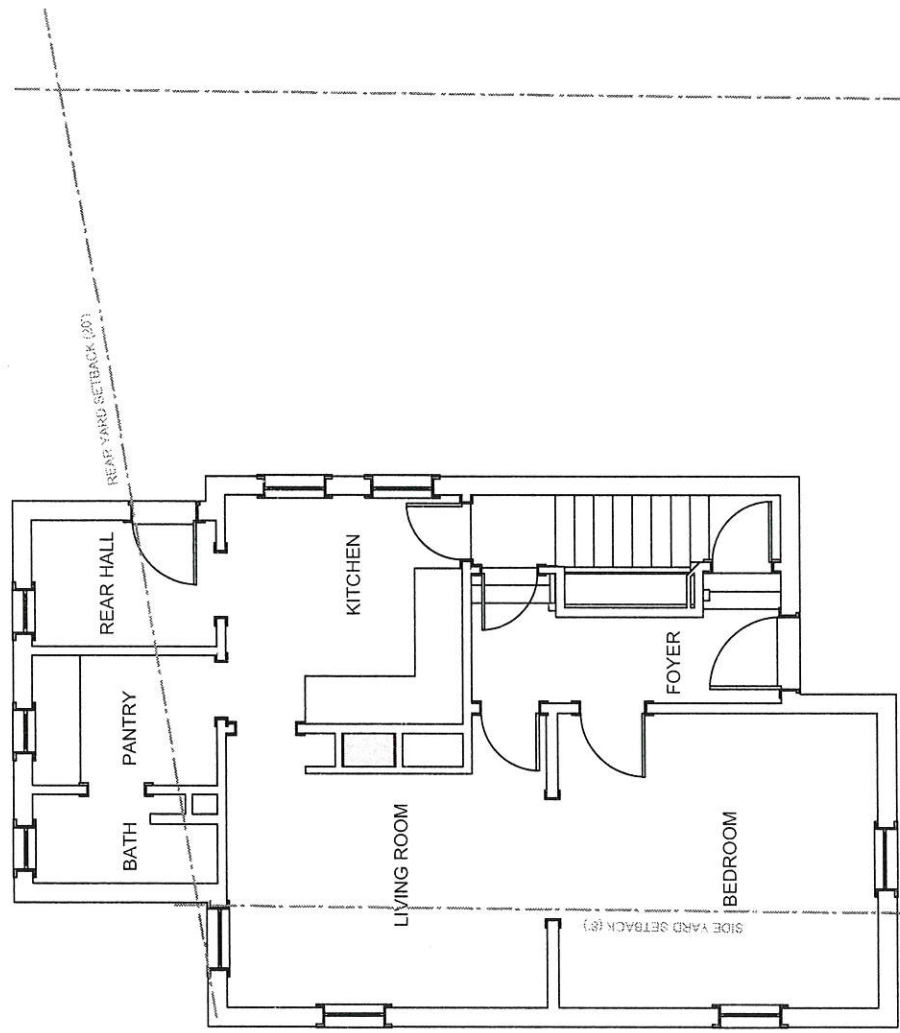
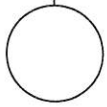


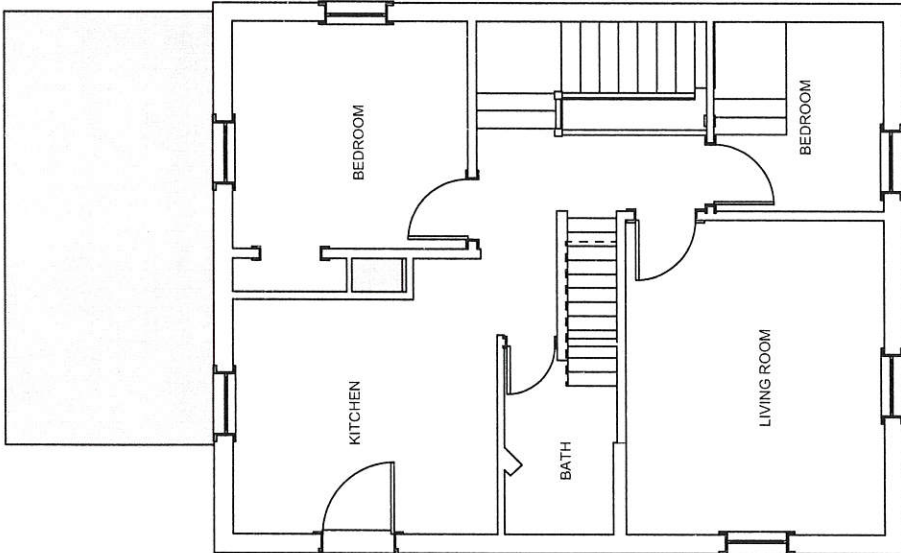
DRAWN BY: JSA DATE: 5 JULY 13 SCALE: VARIES	REVISIONS: rdate	EXISTING FIRST FLOOR PLAN	ALTERATIONS AND ADDITIONS TO THE 28R ELMWOOD ST RESIDENCE 28R ELMWOOD STREET (REAR) SOMERVILLE, MA	Joseph S. Artley Architect 72 Inman Street Cambridge, MA 02139 (617) 354-8711 www.artleyarchitecture.com
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X01

EXISTING FIRST FLOOR PLAN

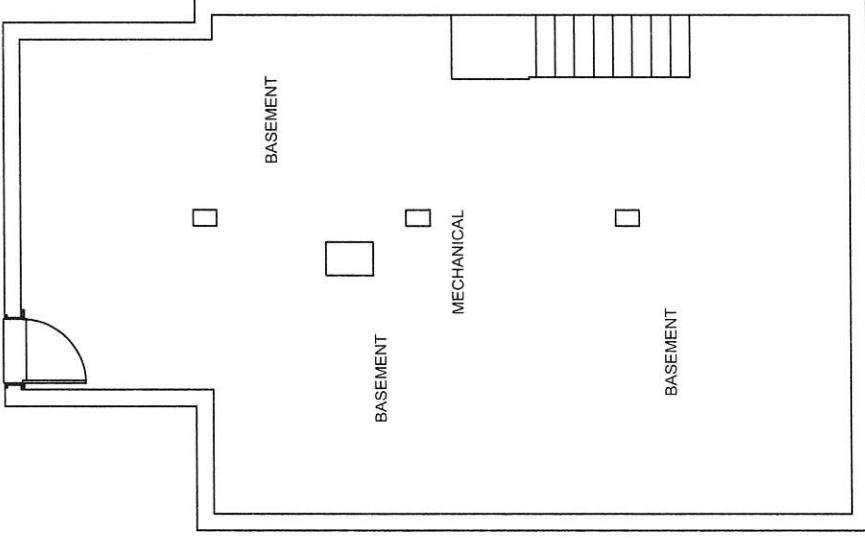
1/8" = 1'-0"



DRAWN BY: JSA DATE: 5 JULY 13 SCALE: VARIES		:rdate REVISIONS:		SECOND FLOOR PLAN EXISTING		ALTERNATIONS AND ADDITIONS TO THE 28R ELMWOOD ST RESIDENCE 28R ELMWOOD STREET (REAR) SOMERVILLE, MA		Joseph S. Artley Architect 72 Inman Street Cambridge, MA 02139 (617) 354-8711 www.artleyarchitecture.com		X02	
										EXISTING SECOND FLOOR PLAN 1/8" = 1'-0"	

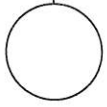
DRAWN BY: JSA DATE: 5 JULY 13 SCALE: VARIES	date REVISIONS:	ALTERATIONS AND ADDITIONS TO THE 28R ELMWOOD ST RESIDENCE 28R ELMWOOD STREET (REAR) SOMERVILLE, MA	Joseph S. Artley Architect 72 Inman Street Cambridge, MA 02139 (617) 354-8711 www.artleyarchitecture.com	X03
The diagram is a floor plan of a rectangular room. It is divided into three main sections by a central vertical corridor. On the left side of the corridor is a large rectangular area labeled 'BEDROOM'. In the center of this bedroom is a small square, likely representing a fireplace. On the right side of the corridor is another large rectangular area labeled 'BEDROOM'. The central corridor contains a staircase, indicated by a series of parallel lines and a curved arrow pointing upwards. At the top of the plan, there is a small rectangular area, possibly a bathroom or a closet, which is partially enclosed by a dashed line. The entire plan is enclosed within a double-line border. EXISTING TOP FLOOR PLAN 1/8" = 1'-0"				
EXISTING TOP FLOOR PLAN				

DRAWN BY: JSA DATE: 5 JULY 13 SCALE: VARIES	REVISIONS: .rdate	ALTERATIONS AND ADDITIONS TO THE 28R ELMWOOD ST RESIDENCE 28R ELMWOOD STREET (REAR) SOMERVILLE, MA	Joseph S. Artley Architect 72 Inman Street Cambridge, MA 02139 (617) 354-8711 www.artleyarchitecture.com	X04
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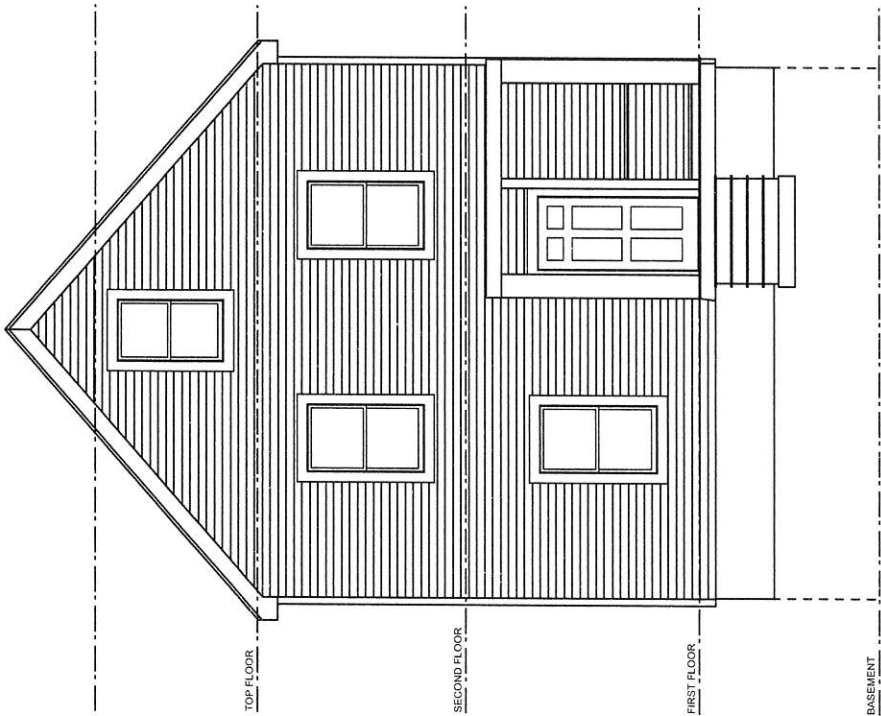


EXISTING BASEMENT PLAN

1/8" = 1'-0"



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EXISTING FRONT ELEVATION

1/8" = 1'-0"

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SCALE: VARIES

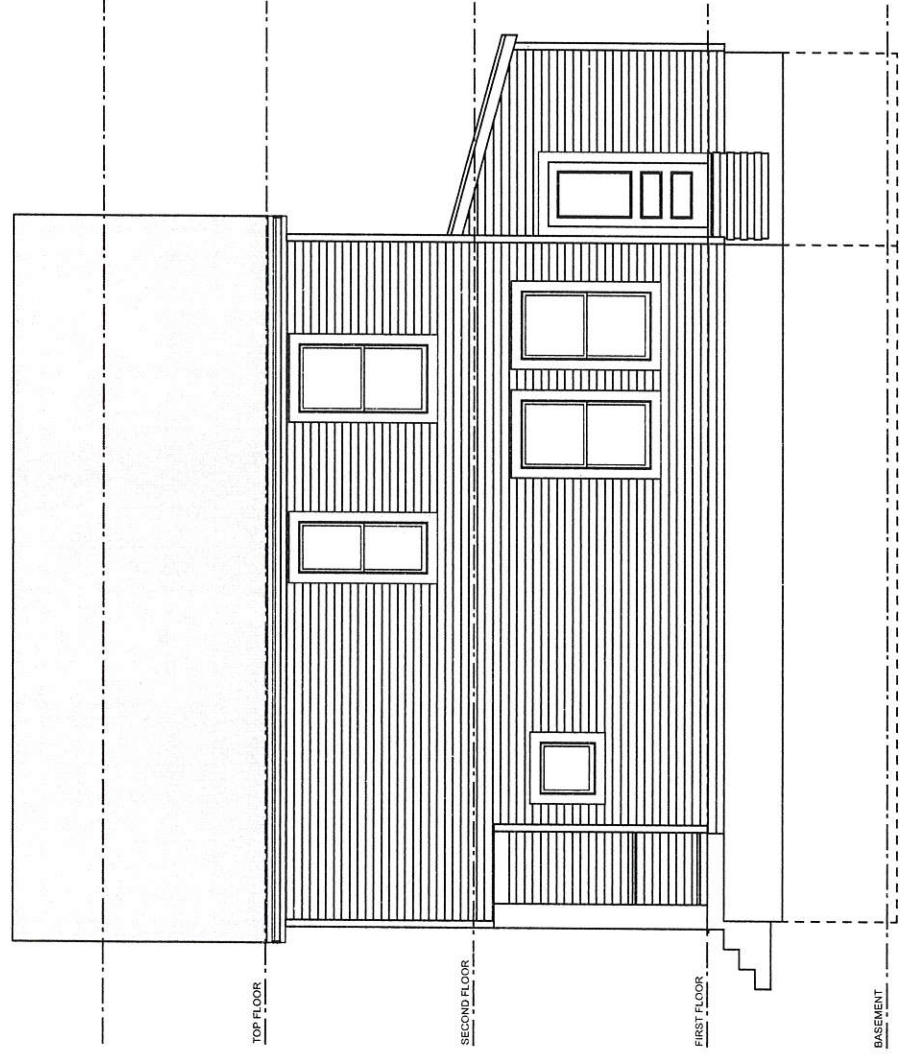
REVISIONS:
DATE

EXISTING
RIGHT SIDE ELEVATION

ALTERATIONS AND ADDITIONS TO THE
28R ELMWOOD ST RESIDENCE
28R ELMWOOD STREET (REAR)
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X06



EXISTING RIGHT SIDE ELEVATION
1/8" = 1'-0"

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DATE: 5 JULY 13
SCALE: VARIES

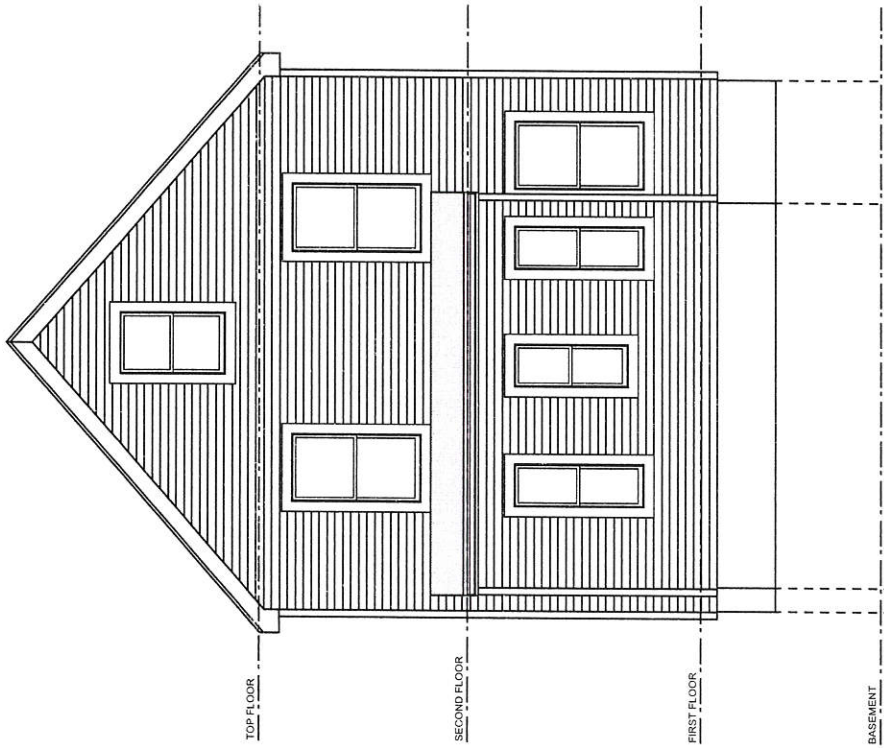
REVISIONS:
date

EXISTING
REAR ELEVATION

ALTERATIONS AND ADDITIONS TO THE
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X07



EXISTING REAR ELEVATION

1/8" = 1'-0"