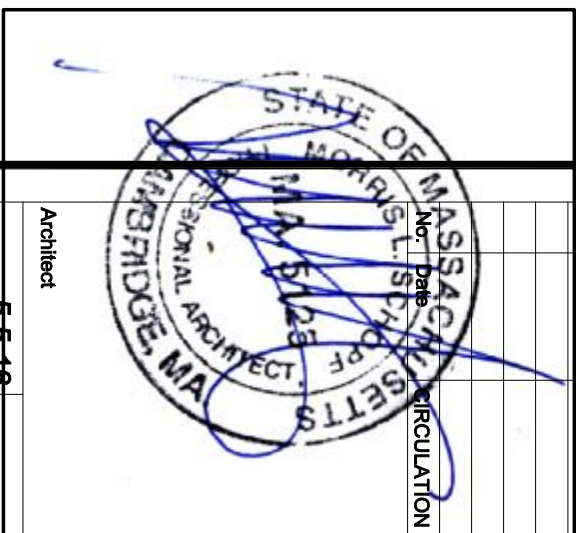


RENOVATION OF EXISTING RESIDENTIAL BUILDING
TWO FAMILY SEMI-DETACHED
309 WASHINGTON STREET, SOMERVILLE, MA

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1 5-07-16 FIELD MEASURE
2 7-26-16 PERMITS
3 9-18-16 REVISIONS



Architect
Date 5-9-16
Scale VARIES
Job No. 16-22
Drawn By MTS

AREA (SQA)		LEVEL	AREA	EXISTING AREA
NAME	UNIT 1	BASMENT	959	(0)
	UNIT 1	FLOOR 1	972.32	972.32
	UNIT 2	FLOOR 2	902.67	902.67
	UNIT 2	FLOOR 3 (ATTIC)	495.67	495.67
TOTAL			3,329.86	2,370.66

EXISTING GROSS FLOOR AREA		PROPOSED GROSS FLOOR AREA	
BASMENT	941 + 18 959	941 + 18 959	
FLOOR 1	972.32	972.32	
FLOOR 2	902.67	902.67	
FLOOR 3 (ATTIC)	495.67	495.67	
TOTAL	3,329.86	2,370.66	

PROPOSED GSF (3,329.86) - EXISTING GSF (2,370.66) = GSF INCREASE (959)
GSF INCREASE (959) / EXISTING GSF (3,329.86) = PERCENTAGE INCREASE (28.5%)

ZONING CHART	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
REAR LOT AREA	7,500 SF	2,200 SF	2,200 SF	PRE-EXISTING NO CHANGE
FRONT LOT AREA	1.9 DL			
FAR	1.0	2,200 SF	1.076	RELIEF REQUIRED
MAX GROUND COVERAGE	50% (1,100 SF)	959 SF	959 SF	BASMENT TO OCCUPYED SPACE
LANDSCAPE AREA	25% (550 SF)	726.3 SF	726.3 SF	COMPLETES
MINIMUM HEIGHT	25' (25' MIN)	726.3 SF	726.3 SF	PRE-EXISTING NO CHANGE
MAXIMUM HEIGHT	42' OR 3 STORIES	726.3 SF	726.3 SF	PRE-EXISTING NO CHANGE
FRONT SETBACK	15' OR STREET AVERAGE	7' 8" 5' 7"	7' 8" 5' 7"	PRE-EXISTING NO CHANGE
LEFT SIDE SETBACK	MIN. 10' OR STREET AVERAGE EX.	4' 1"	4' 1"	PRE-EXISTING NO CHANGE
RIGHT SIDE SETBACK	MIN. SIDE SB = 10'	0' 4" 6"	0' 4" 6"	PRE-EXISTING NO CHANGE
REAR SETBACK	16' 0"	28' 0"	28' 0"	COMPLETES
FRONTAGE	50' 0"	27.5'	27.5'	PRE-EXISTING NO CHANGE
HEIGHT	40' 3 STORIES	35' 3 STORIES	35' 3 STORIES	COMPLETES
PARKING	1.5 PER DU W/ 1-2 BEDROOMS 2 PER DU W/ 3+ BEDROOMS	0	0	PRE-EXISTING NO CHANGE

Section 4.4. - Nonconforming Structures.

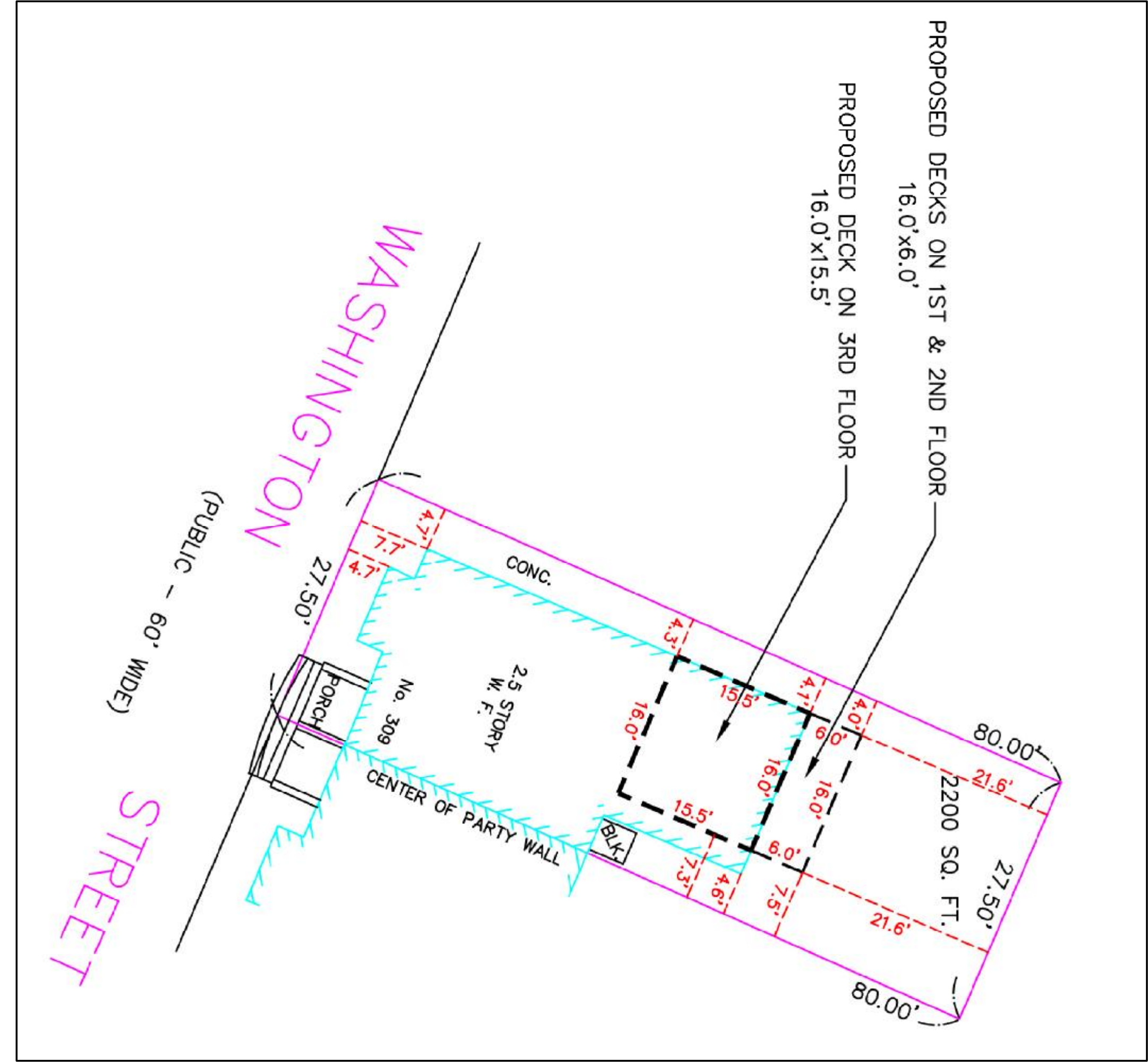
4.4.1. Alteration, Reconstruction, Extension, or Structural Change to a Nonconforming Structure.

As provided in M.G.L. c.40A, § 6, as amended, the alteration, reconstruction, extension or structural change to a nonconforming single or two-family residential structure shall not be considered an increase in the nonconforming nature of the structure and shall be permitted as a matter of right upon a determination by the building inspector or the Zoning Administrator under the following circumstances:

(i) Alteration, reconstruction, extension, or structural change to a one- or two-family structure that complies with the dimensional requirements of the zoning ordinance in effect at the time of the application, but is located on a lot with insufficient area, and provided any such alteration, reconstruction, extension or structural change remains in compliance with all current dimensional requirements and does not increase the Gross Floor Area (GFA) of the dwelling 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.

(ii) Alteration, reconstruction, extension or structural change to a nonconforming one- or two-family structure not affecting the nonconforming aspect of the one- or two-family structure and where the alteration, reconstruction, extension or structural change will comply with all current dimensional requirements of the zoning ordinance, and provided any such alteration, reconstruction, extension or structural change does not increase the Gross Floor Area of the dwelling 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.

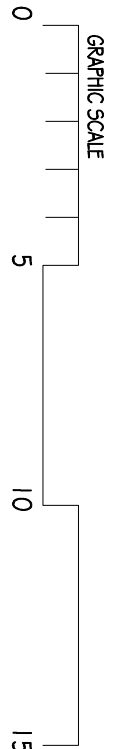
Lawfully existing one- and two-family dwellings which are used only as residences, which are nonconforming with respect to dimensional requirements, may be enlarged, expanded, renovated, or altered by special permit granted by the SFGA in accordance with the procedures of Article 5, when any such enlargement, 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 SFGA, 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.



1 SITE PLAN AND PROPERTY LINE DETAILS

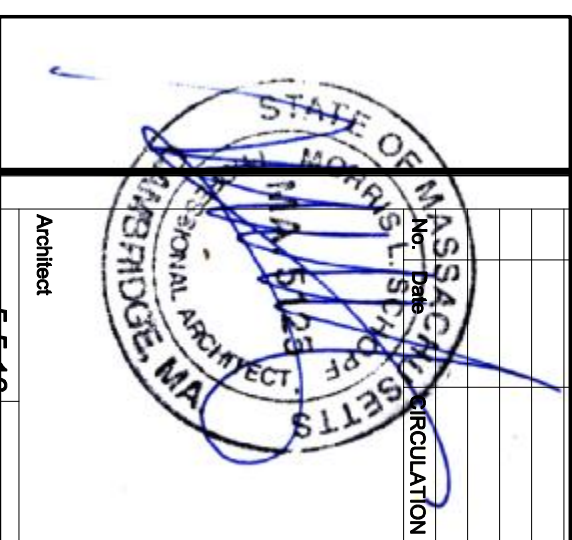
1/201 309 WASHINGTON STREET SOMERVILLE, MASSACHUSETTS

SCALE 1/4"=1'-0"



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