

PROJECT:
THIRD FLOOR DORMER ADDITION
898 BROADWAY
SOMERVILLE, MA
02144

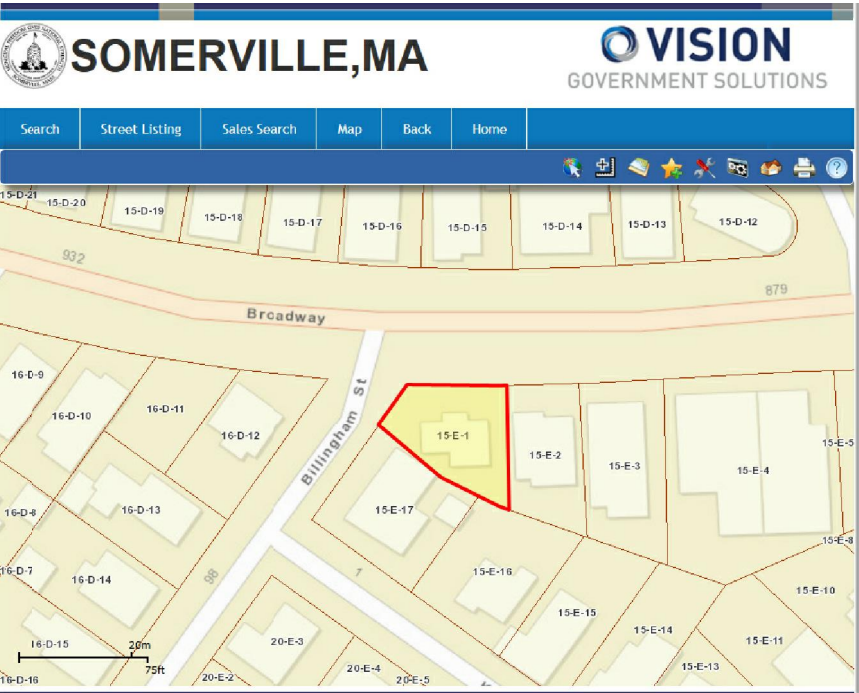
PREPARED FOR:
AMANDA PARISI
898 BROADWAY
SOMERVILLE, MA
02144



ARCHITECT:
ADAM J. GLASSMAN
GCD ARCHITECTS
2 WORTHINGTON ST
CAMBRIDGE, MA 02138
Tel (617) 412-8450

SURVEYOR:
PETER NOLAN
27 NEWTON ST.
BRIGHTON, MA 02135
TEL (857) 891-7478

BZA - SPECIAL PERMIT APPLICATION SET
25 OCTOBER 2015



898 BROADWAY PLOT PLAN



NORTH ELEVATION
VIEW FROM BROADWAY



WEST ELEVATION
VIEW FROM BILLINGHAM ST

DRAWING LIST

COVER

SURVEYED SITE PLAN

PHOTOS

D1.1 EXISTING PLANS AND SECTION

D1.2 THIRD FLOOR & ROOF ENLARGED
EXISTING PLANS AND SECTION

D2.1 EXISTING ELEVATIONS

A1.1 THIRD FLOOR & ROOF
NEW WORK PLANS AND SECTION

A2.1 PROPOSED ELEVATIONS



SOUTHEAST ELEVATION
REAR



SOUTHWEST ELEVATION
REAR - PROPOSED DORMER LOCATION



SOUTHWEST ELEVATION
REAR - PROPOSED DORMER LOCATION



NORTH ELEVATION
VIEW FROM BROADWAY



WEST ELEVATION
VIEW FROM BILLINGHAM ST TOWARDS BROADWAY

PROJECT:
Proposed Dormer Additions
898 Broadway
Somerville, MA
02144

GCD ARCHITECTS

Adam J. Glassman, R.A.
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com



BZA SET

Drawing Title:

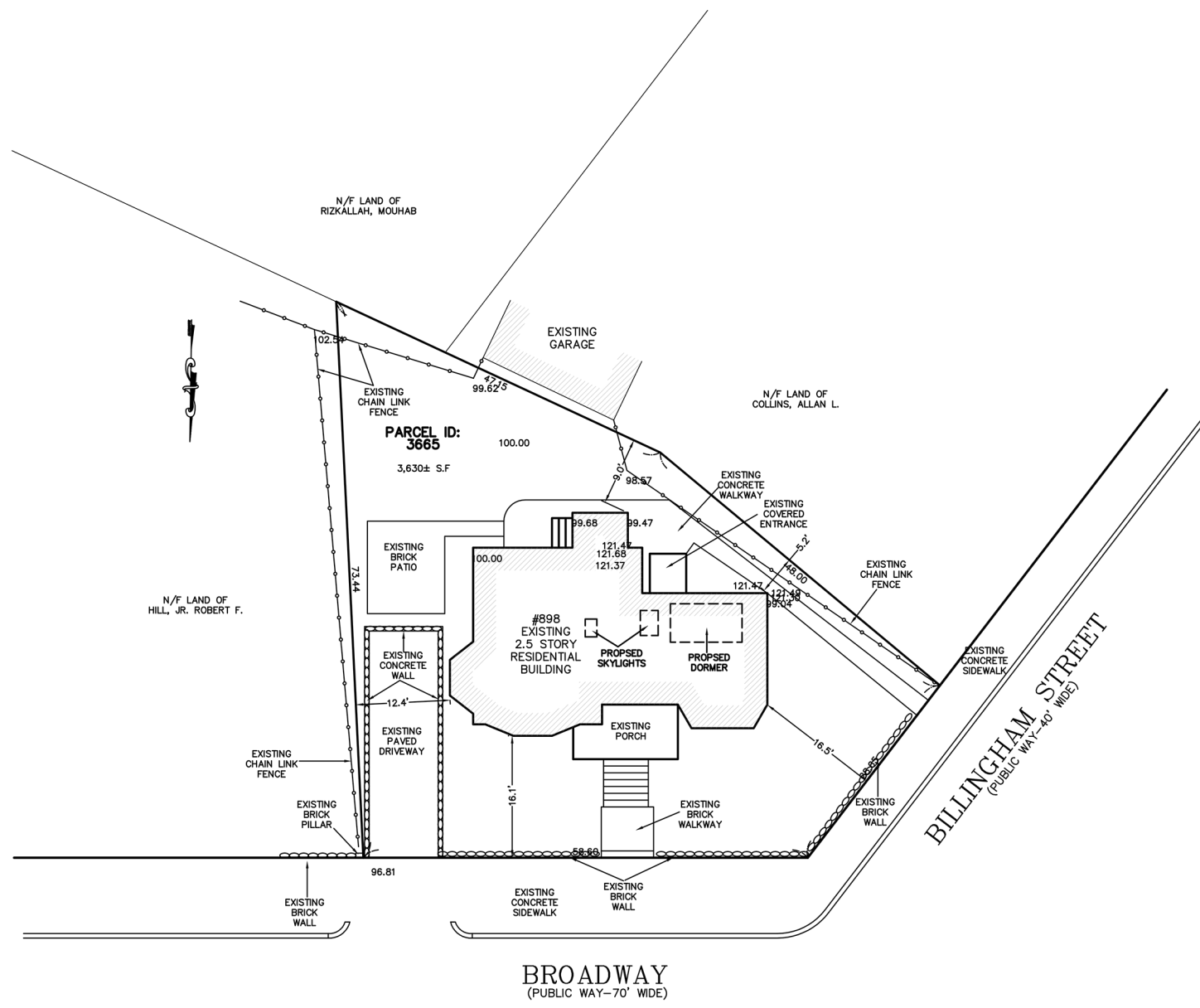
EXISTING SITE DOCUMENTATION

Scale: As Noted

Drawing No. :

Job No.: A178.00

Date: 25 OCTOBER 2015

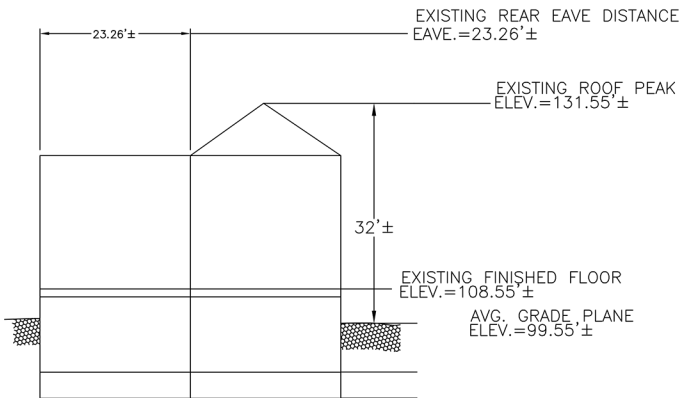


ZONING LEGEND

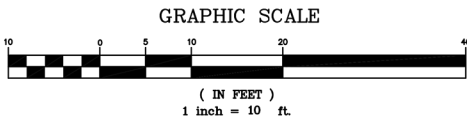
ZONING DISTRICT: R — A RESIDENCE A				
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. AREA	10,000 S.F.	3,630± S.F.	3,630± S.F.	EXISTING NON-COMPLYING
MIN. YARD FRONT	15'	16.1'	16.1'	YES
LEFT SIDE	8'	12.4'	12.4'	YES
RIGHT SIDE	8'	5.2'	5.2'	EXISTING NON-COMPLYING
REAR	20'	9.0'	9.0'	EXISTING NON-COMPLYING
MAX. LOT COVERAGE	50%	26.5%	YES	YES
MIN. OPEN SPACE	25%	52.3%	YES	YES
MIN. PERVIOUS AREA	35%	56.7%	YES	YES
MIN. FRONTAGE	50'	58.6'	58.6'	YES
MAX. BLDG. HEIGHT	35'	32'±	32'±	YES
MAX. STORIES	2.5	2.5	2.5	YES
MAX. F.A.R.	0.75	0.44	0.55	YES

EXISTING LEGEND

SS	SEWER LINE
⊗	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
UP	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



EXISTING PROFILE
NOT TO SCALE



NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10-02-15.
2. DEED REFERENCE BOOK 62165 PAGE 380, 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 25017C0438E, PANEL NUMBER 0438E, COMMUNITY NUMBER: 250214, 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.

SCALE 1"=10'				
DATE 10/02/15	REV	DATE	REVISION	BY
SHEET 1				
PLAN NO. 1 OF 1				
CLIENT: ADAM GLASSMAN				
DRAWN BY IK				
CHKD BY PUN				
APPD BY PUN				

898 BROADWAY
SOMERVILLE
MASSACHUSETTS
PROPOSED
PLOT PLAN

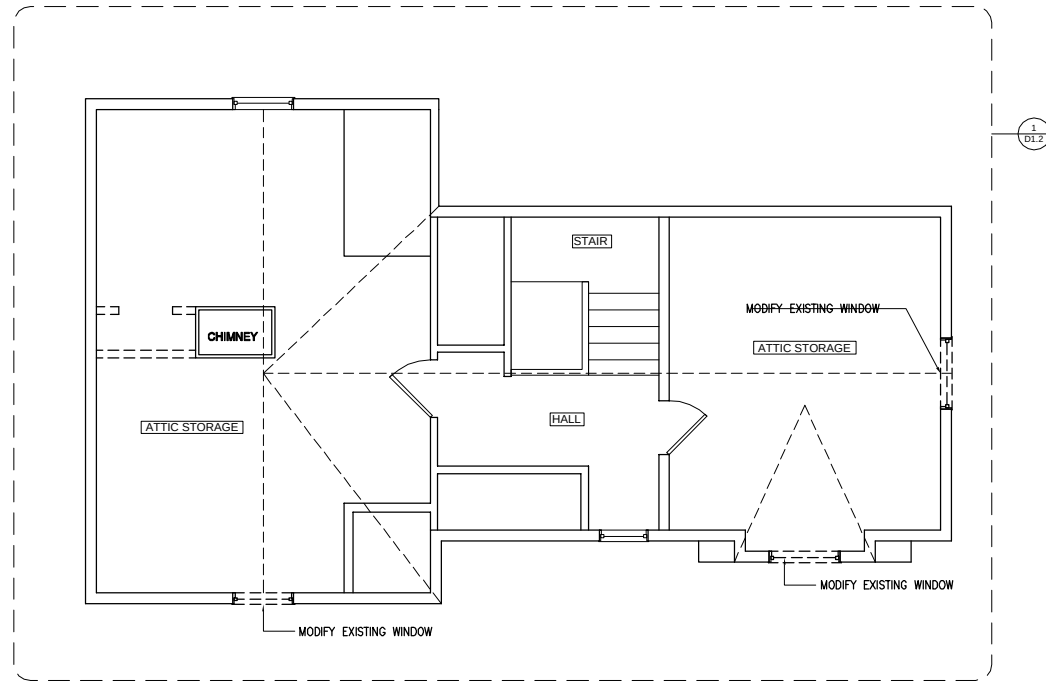


PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135
PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691
EMAIL: pnolan@pnasurveyors.com

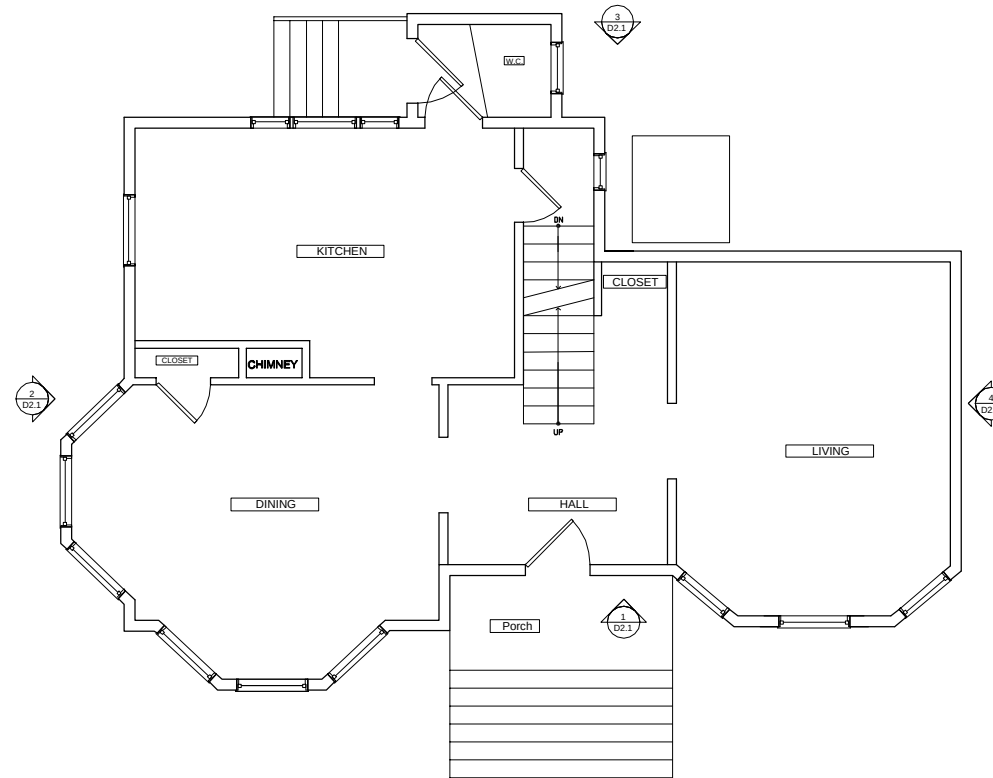


SHEET NO.

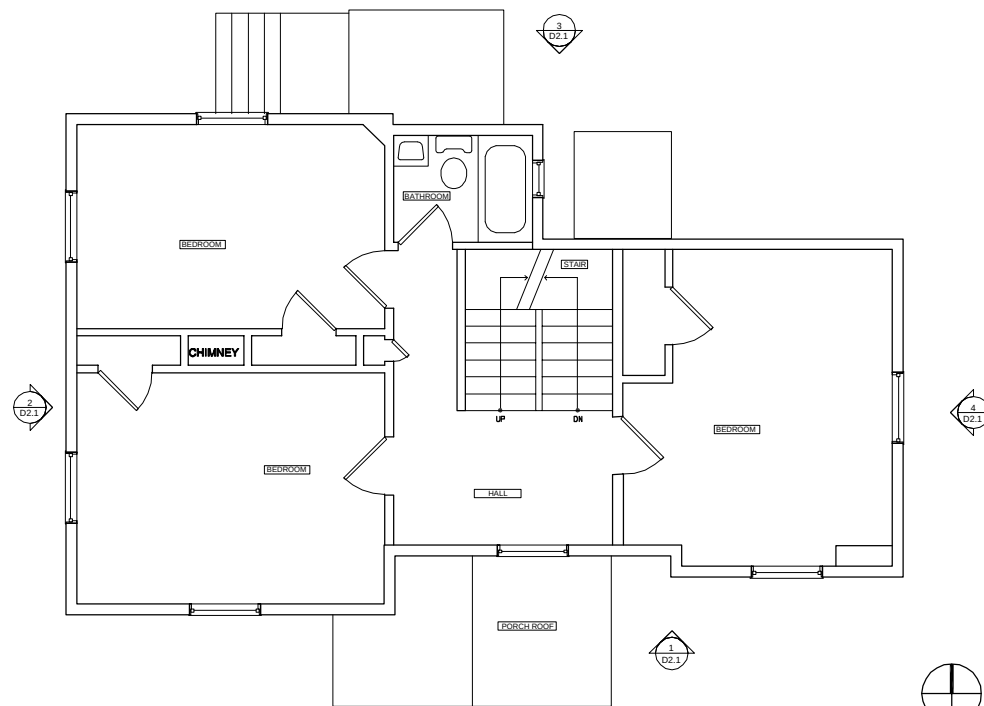
1



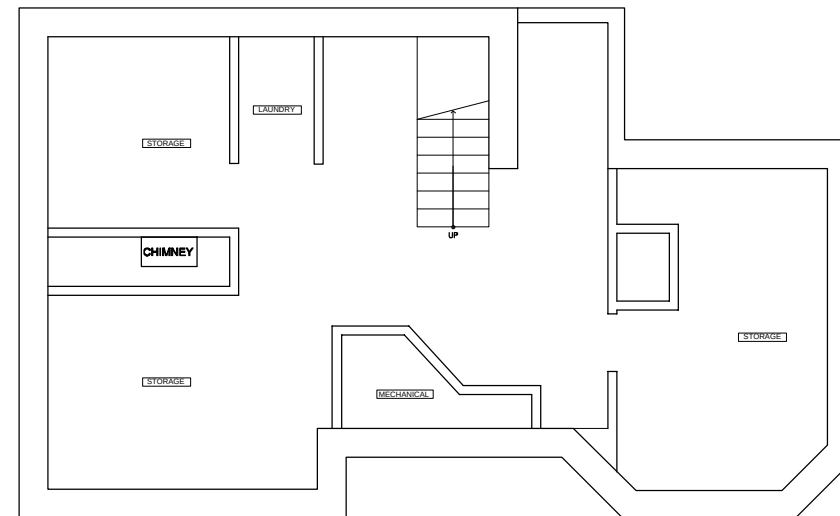
4 THIRD FLOOR Existing Plan
Scale: 1/4" = 1'-0"



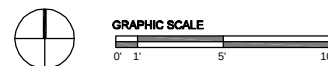
2 FIRST FLOOR Existing Plan - No Change
Scale: 1/4" = 1'-0"



3 SECOND FLOOR - Existing Plan - No Change
Scale: 1/4" = 1'-0"



1 BASEMENT - Existing Plan - No Change
Scale: 1/4" = 1'-0"



PROJECT:
Proposed Dormer Addition
898 Broadway
Somerville, MA
02144

GCD ARCHITECTS

Adam J. Glassman, R.A.
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com



BZA SET

Drawing Title:

EXISTING PLANS

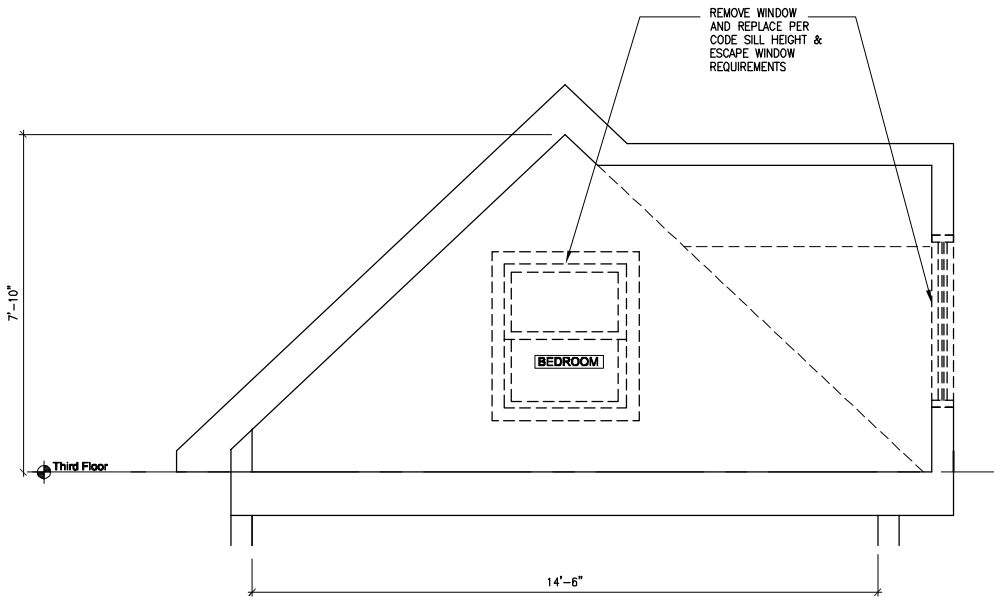
Scale: As Noted

Drawing No. :

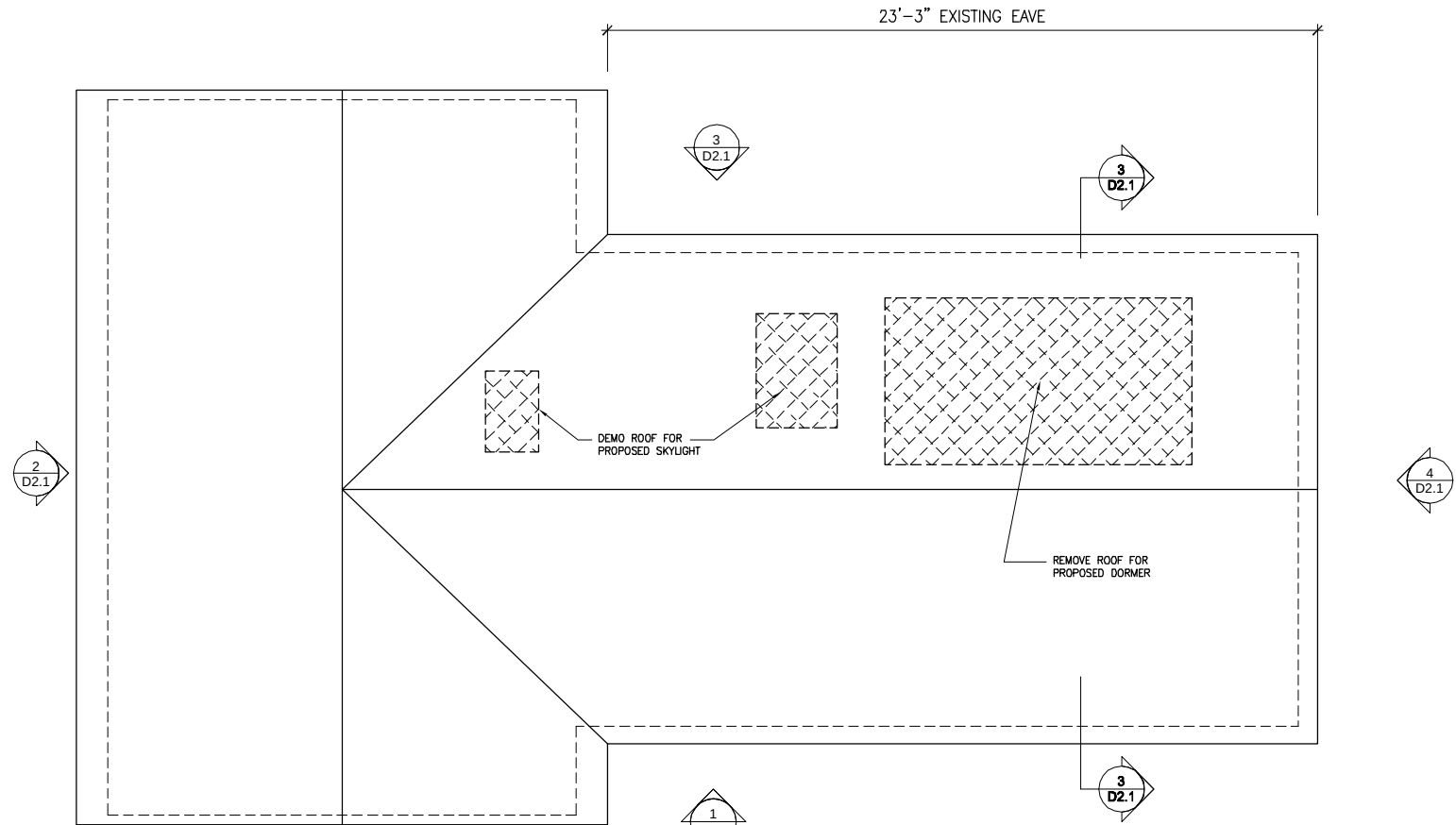
Job No.: A178.00

Date: 25 OCTOBER 2015

D1.1



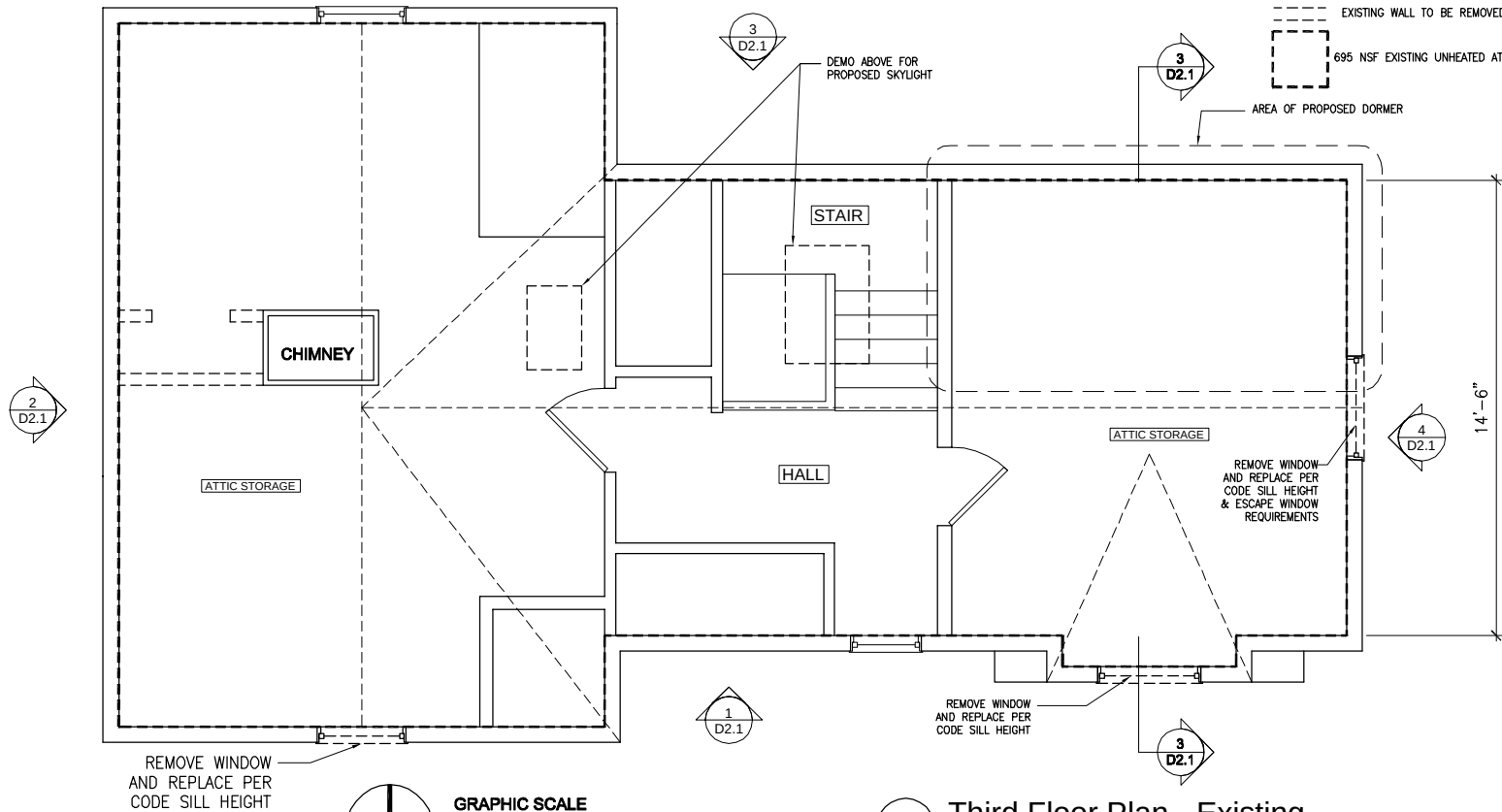
3 Existing Gable @ Third Floor Bedroom
Scale: 1/2" = 1'-0"



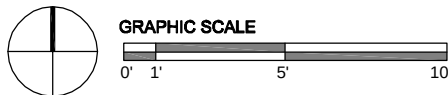
2 Roof Plan - Existing
Scale: 3/8" = 1'-0"

KEY:

- EXISTING WALL TO REMAIN
- - - EXISTING WALL TO BE REMOVED
- 695 NSF EXISTING UNHEATED ATTIC
- AREA OF PROPOSED DORMER



1 Third Floor Plan - Existing
Scale: 3/8" = 1'-0"



PROJECT:
Proposed Dormer Addition
898 Broadway
Somerville, MA
02144

GCD ARCHITECTS

Adam J. Glassman, R.A.
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com



BZA SET

Drawing Title:

**EXISTING PLANS
and SECTION**

Scale: As Noted

Drawing No. :

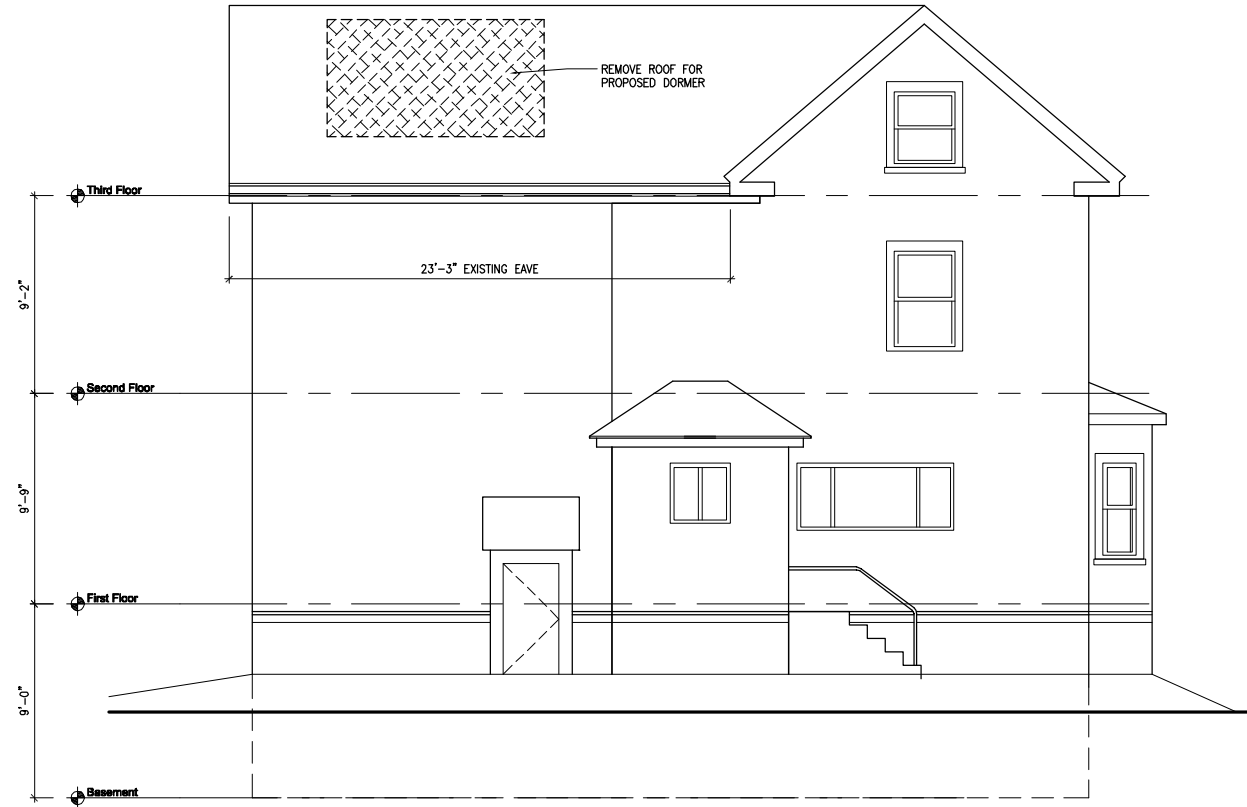
Job No.: A178.00

Date: 25 OCTOBER 2015

D1.2



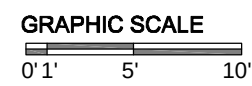
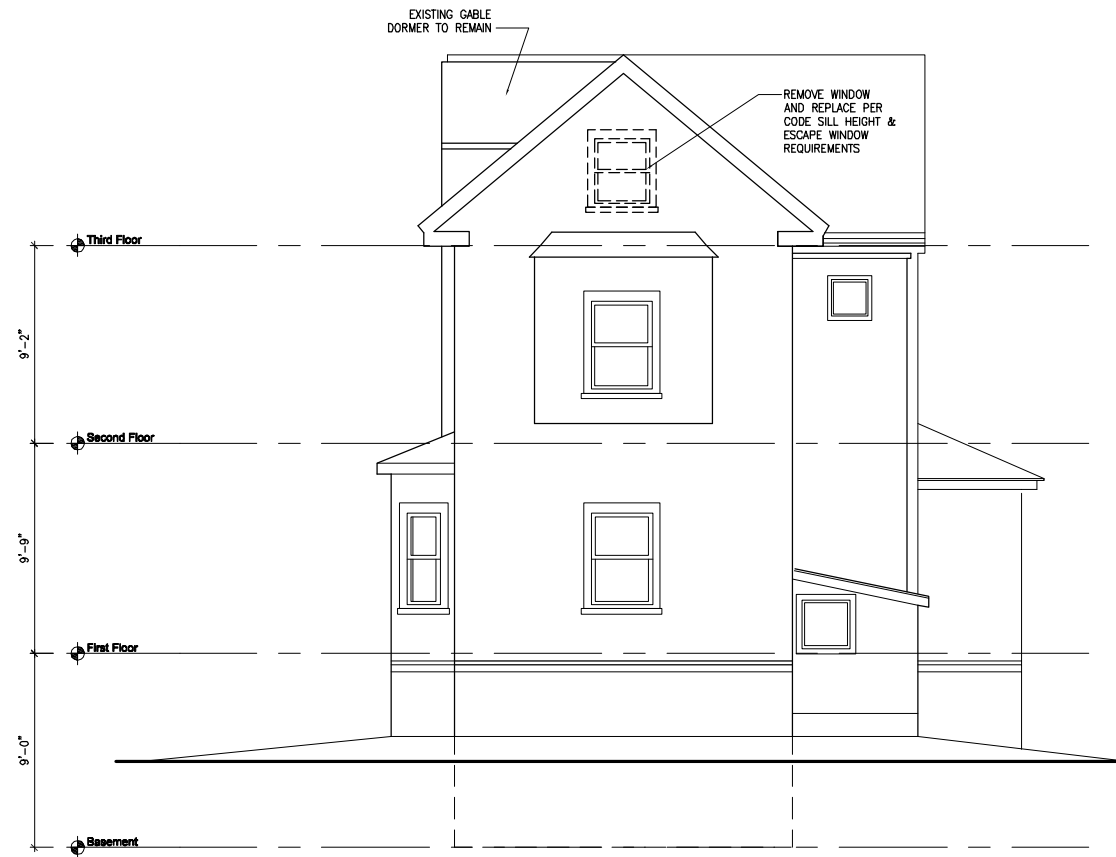
2 SIDE ELEVATION - EAST
Scale: 1/4" = 1'-0"



4 REAR ELEVATION - SOUTH
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION - NORTH
Scale: 1/4" = 1'-0"



3 SIDE ELEVATION - WEST
Scale: 1/4" = 1'-0"

PROJECT:
Proposed Dormer Addition
898 Broadway
Somerville, MA
02144

GCD ARCHITECTS
Adam J. Glassman, R.A.
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com



BZA SET

Drawing Title:
EXISTING ELEVATIONS

Scale: As Noted Drawing No.:
Job No.: A178.00
Date: 25 OCTOBER 2015

D2.1

PROPOSED FAR

403 NSF PROPOSED NEW 3RD FLOOR HEATED SPACE (CURRENTLY UNHEATED)

769 NSF EXISTING SECOND FLOOR

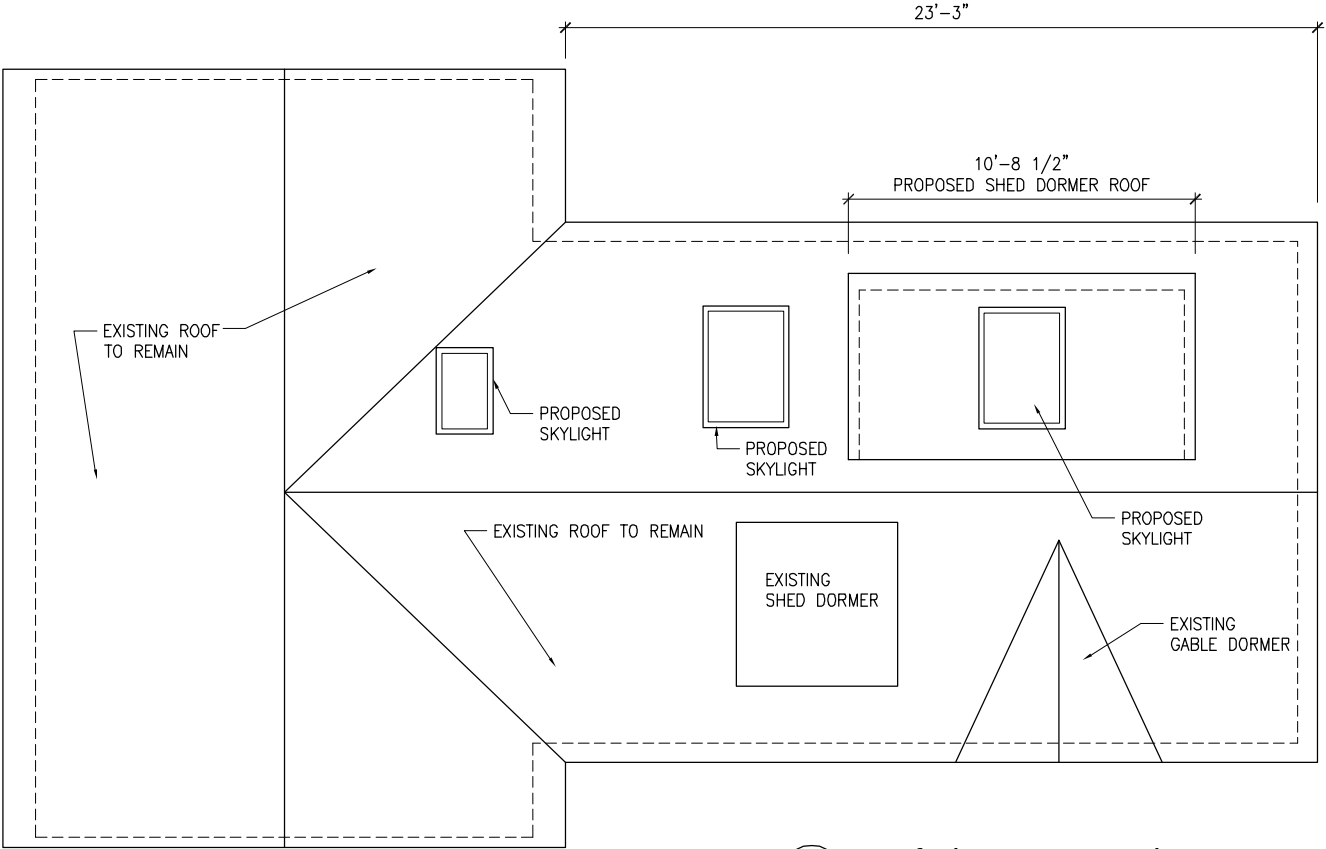
840 NSF EXISTING FIRST FLOOR

0 NSF EXISTING BASEMENT MECHANICAL, STORAGE, LAUNDRY UNHEATED SPACE

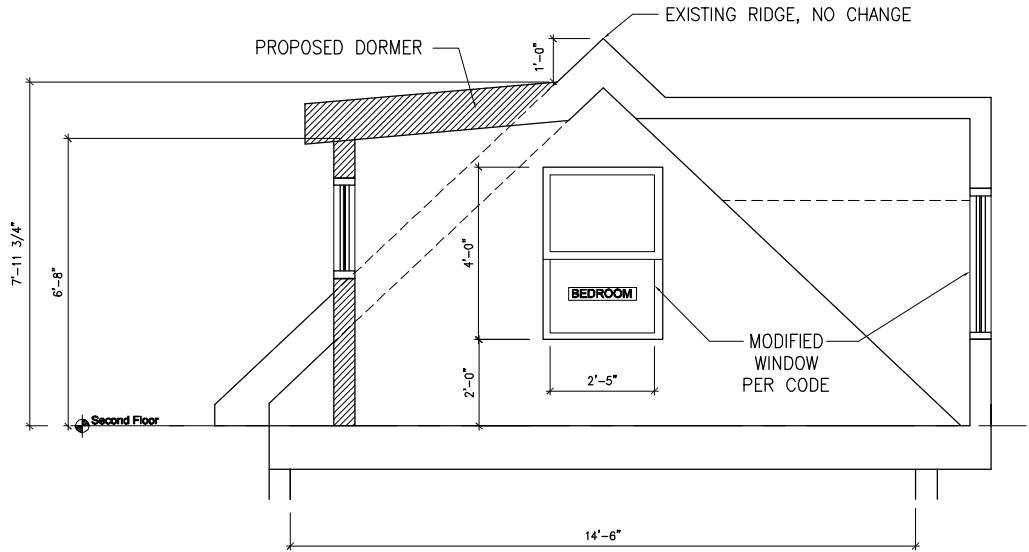
EXISTING FAR: $1,609 / 3,630 = .44$

PROPOSED FAR: $2,012 / 3,360 = .55$

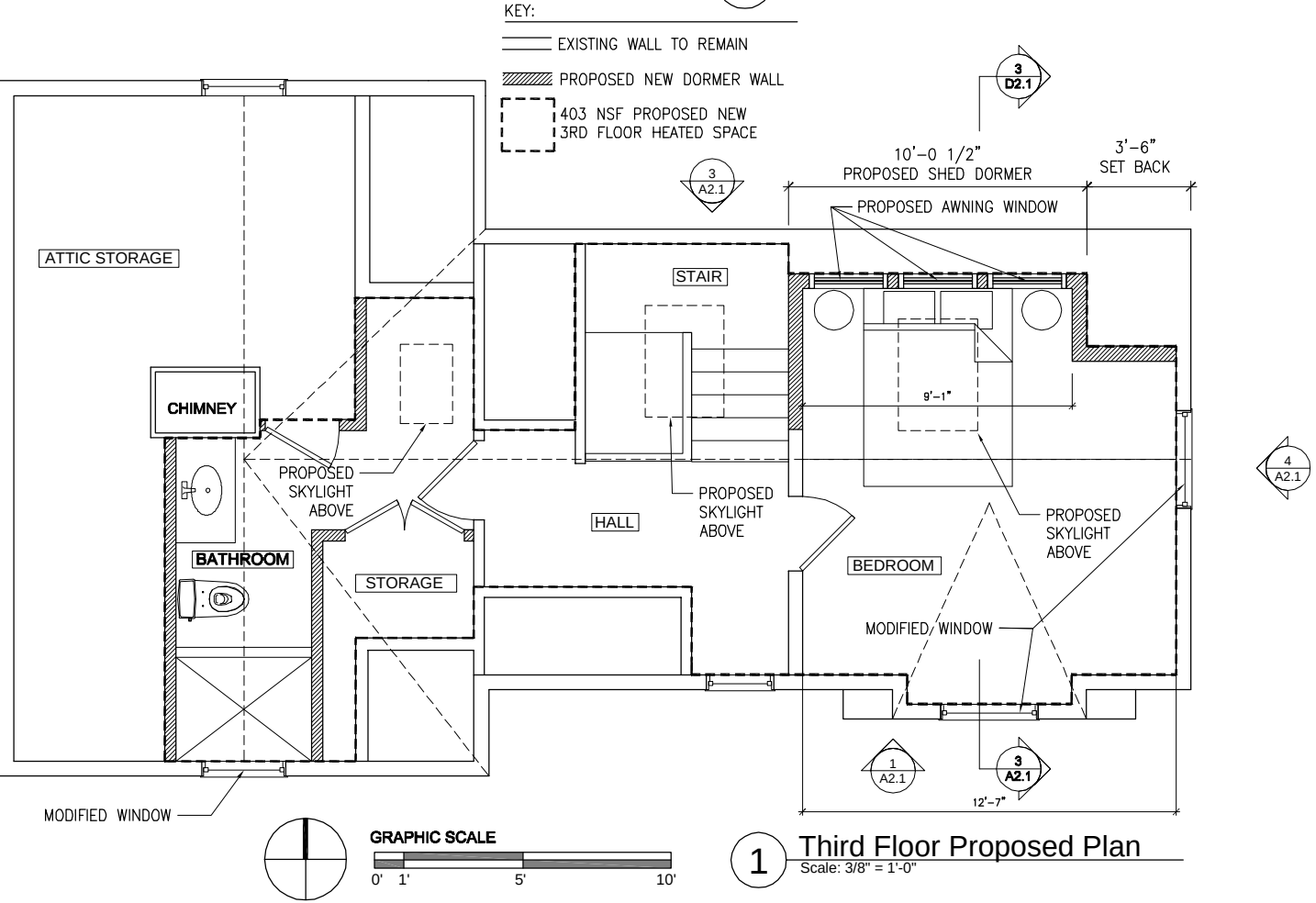
MAX ALLOAWBALE FAR .75



2 Roof Plan - Proposed
Scale: 3/8" = 1'-0"



3 Dormer @ Third Floor Bedroom
Scale: 1/2" = 1'-0"



1 Third Floor Proposed Plan
Scale: 3/8" = 1'-0"

PROJECT:
Proposed Dormer Addition
898 Broadway
Somerville, MA
02144

GCD ARCHITECTS

Adam J. Glassman, R.A.
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com



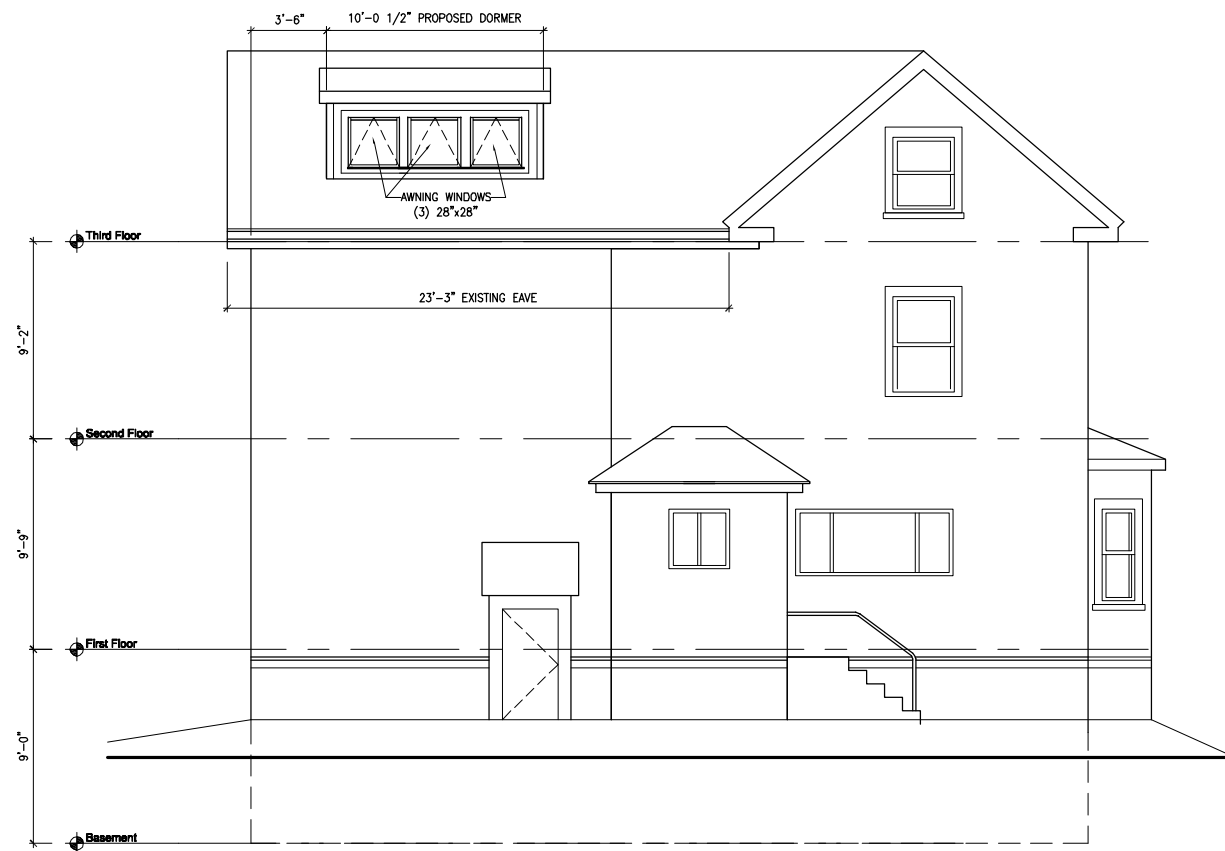
BZA SET

Drawing Title:
PROPOSED DORMER
PLANS & SECTIONS

Scale: As Noted
Job No.: A178.00
Date: 25 OCTOBER 2015
Drawing No.:
A1.1



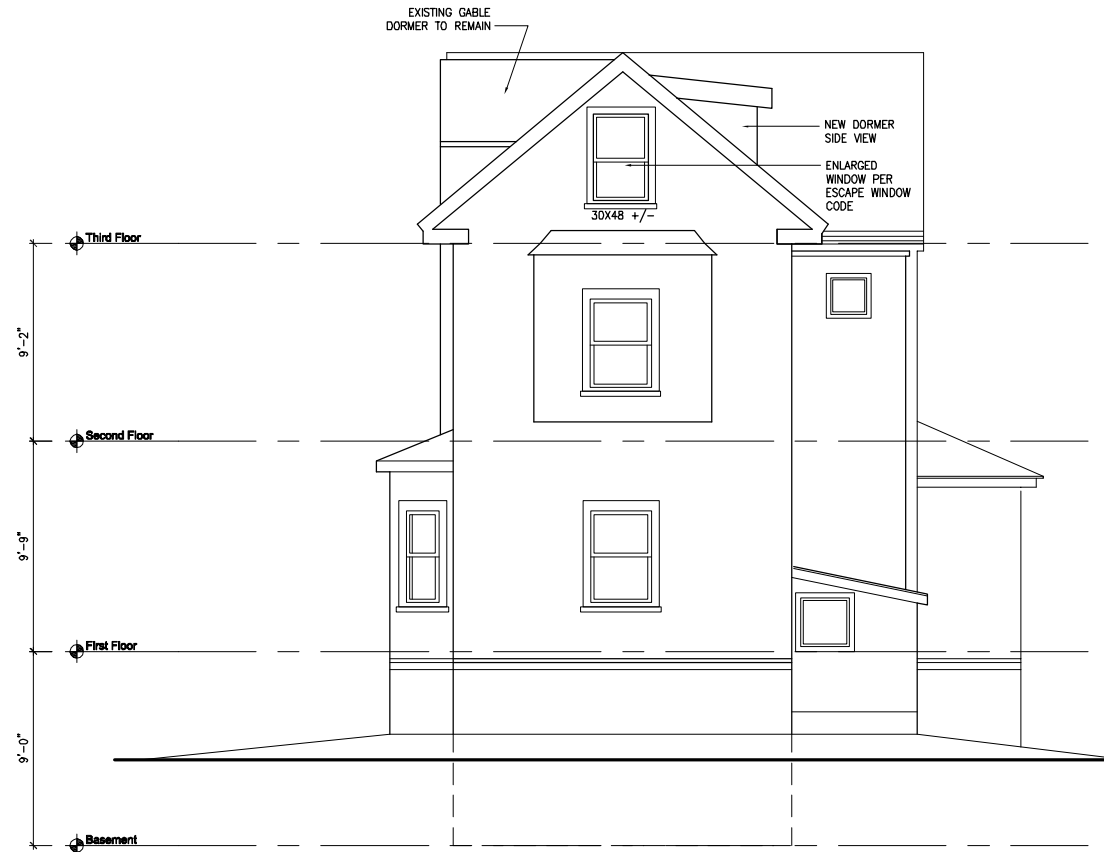
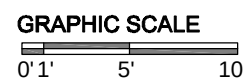
2 SIDE ELEVATION - EAST - NO CHANGE
Scale: 1/4" = 1'-0"



4 REAR ELEVATION - SOUTH - PROPOSED DORMER FRONT
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION - NORTH
Scale: 1/4" = 1'-0"

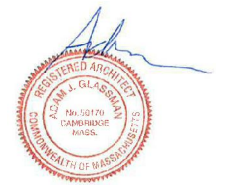


3 SIDE ELEVATION - WEST - NEW DORMER SIDE
Scale: 1/4" = 1'-0"

PROJECT:
Proposed Dormer Addition
898 Broadway
Somerville, MA
02144

GCD ARCHITECTS

Adam J. Glassman, R.A.
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com



BZA SET

Drawing Title:

**PROPOSED
ELEVATIONS**

Scale: As Noted

Drawing No. :

Job No.: A178.00

Date: 25 OCTOBER 2015

A2.1