

PROJECT:
THIRD FLOOR DORMER ADDITION
99-101 BAILEY ROAD
SOMERVILLE, MA
02115

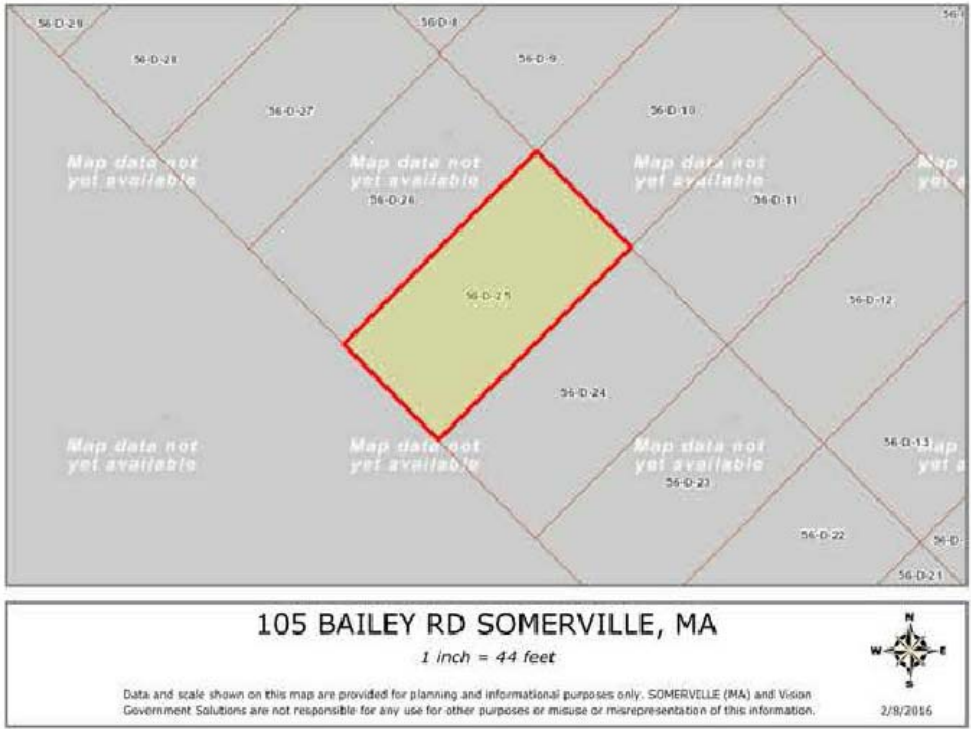
PREPARED FOR:
WESLEY TATE
99-101 BAILEY ROAD
SOMERVILLE, MA
02145



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

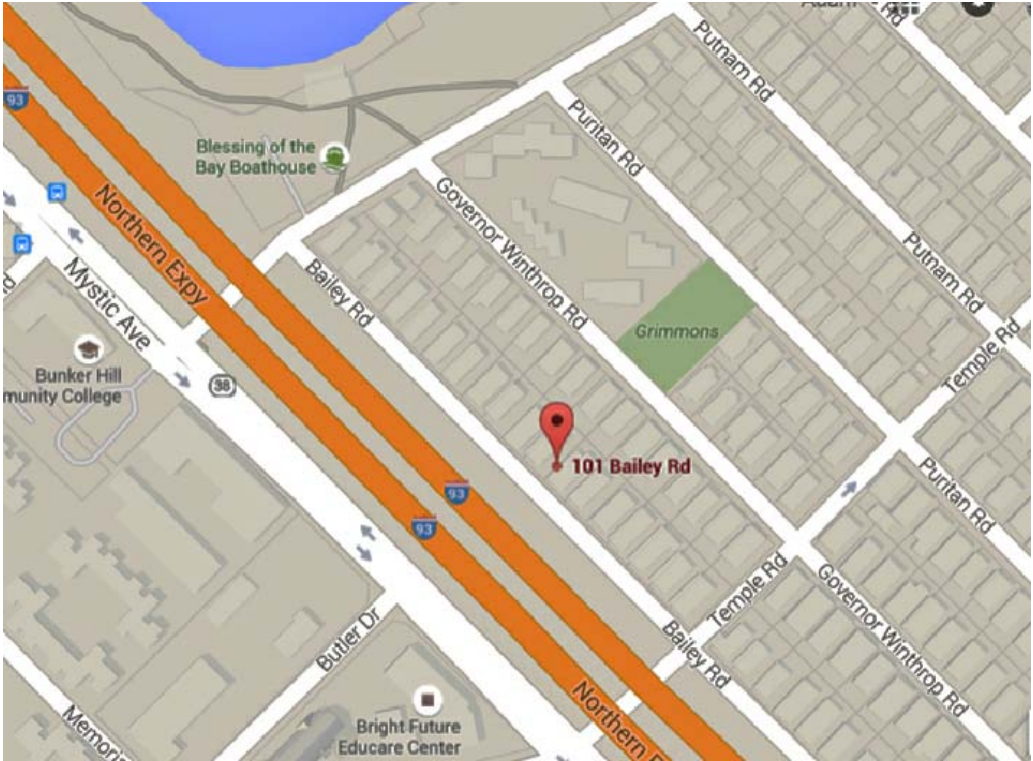
BZA - SPECIAL PERMIT APPLICATION SET
06 April 2016



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

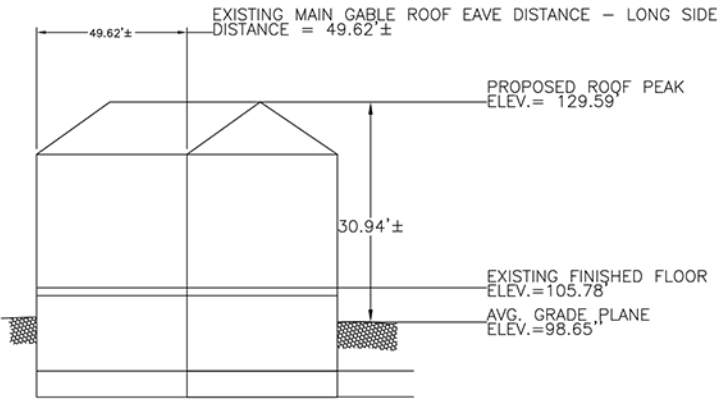
- A1.0 PROPOSED BASEMENT, FIRST AND SECOND FLOORS
- A1.1 PROPOSED THIRD FLOOR & ROOF PLANS
- A2.1 PROPOSED BUILDING ELEVATIONS
- A2.2 PROPOSED BUILDING ELEVATIONS

A3.1 PROPOSED THIRD FLOOR DORMER AND GABLE END SECTIONS

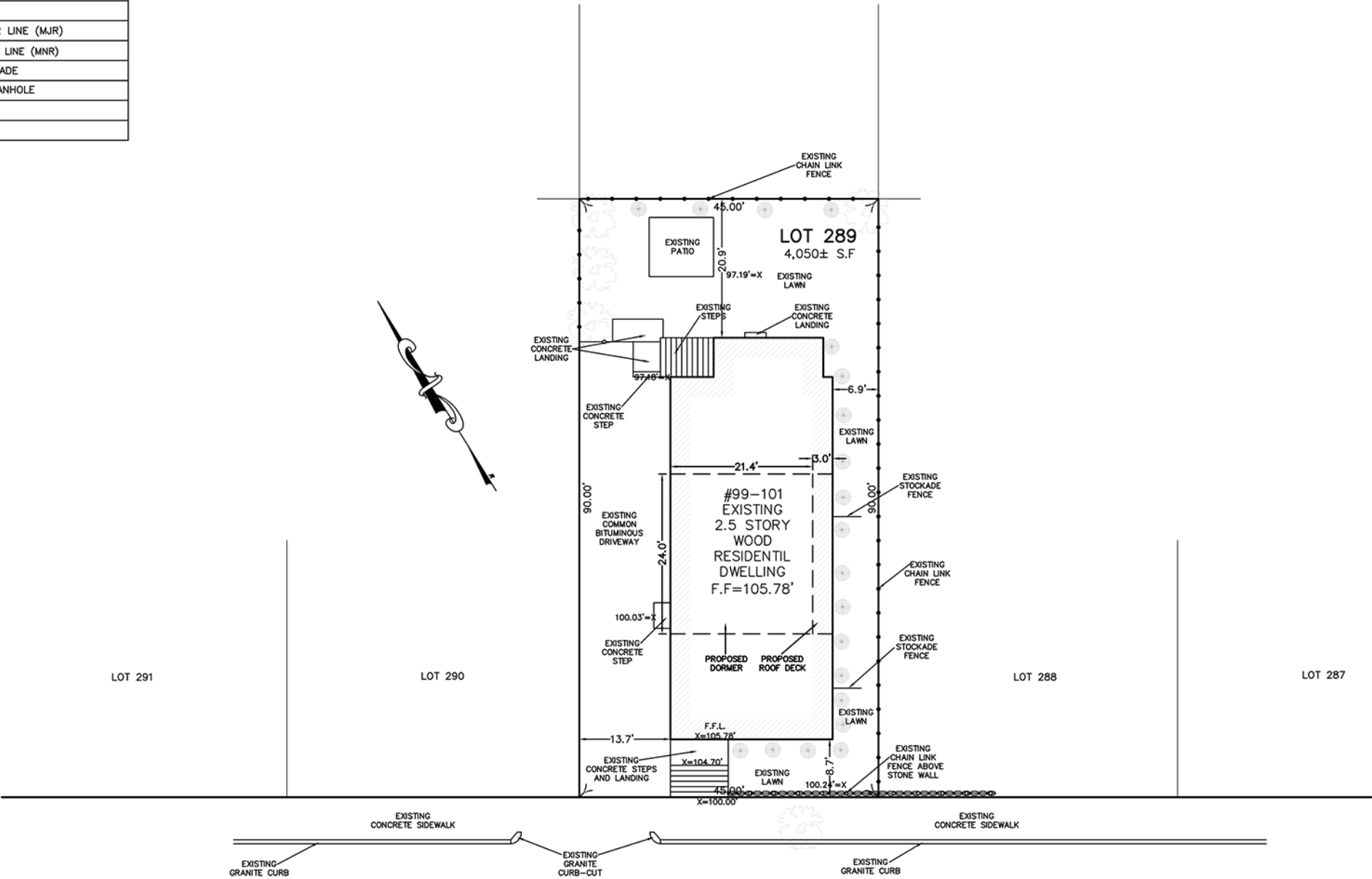
EXISTING LEGEND	
	SEWER LINE
	SEWER MANHOLE
	WATER LINE
	GAS LINE
	UTILITY POLE
	GAS VALVE
	OVERHEAD ELECTRIC SERVICE
	WATER VALVE
	CATCH BASIN
	FENCE
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)
	SPOT GRADE
	DRAIN MANHOLE
	HYDRANT
	TREE

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-COMPLYING
MIN. YARD FRONT	15'	8.7'	8.7'	EXISTING NON-COMPLYING
SIDE (RIGHT)	7'	6.9'	6.9'	EXISTING NON-COMPLYING
SIDE (LEFT)	7'	13.7'	13.7'	YES
REAR	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-COMPLYING
MAX. BLDG. HEIGHT	35'	27.94'±	30.94'±	YES
MAX. STORIES	2.5	2.5	2.5	YES
MAX. F.A.R.	0.75	0.764	0.917	EXISTING NON-COMPLYING

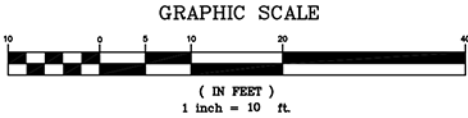
- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/18/2015.
 2. DEED REFERENCE BOOK 17819 PAGE 563, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN 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			
PLAN NO. 1 OF 1	PROPOSED PLOT PLAN			
CLIENT:				
DRAWN BY DPN	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			
CHKD BY P.J.N.				
APPD BY P.J.N.				

SHEET NO. 1



STREET VIEW FROM SOUTHWEST



STREET VIEW FROM NORTHWEST



SIDE VIEW FROM NORTHEAST



REAR VIEW FROM NORTHEAST

PROJECT:
**Proposed Third Floor
 Renovations and Dormer Additions**
 99-101 Bailey Road
 Somerville, MA
 02145

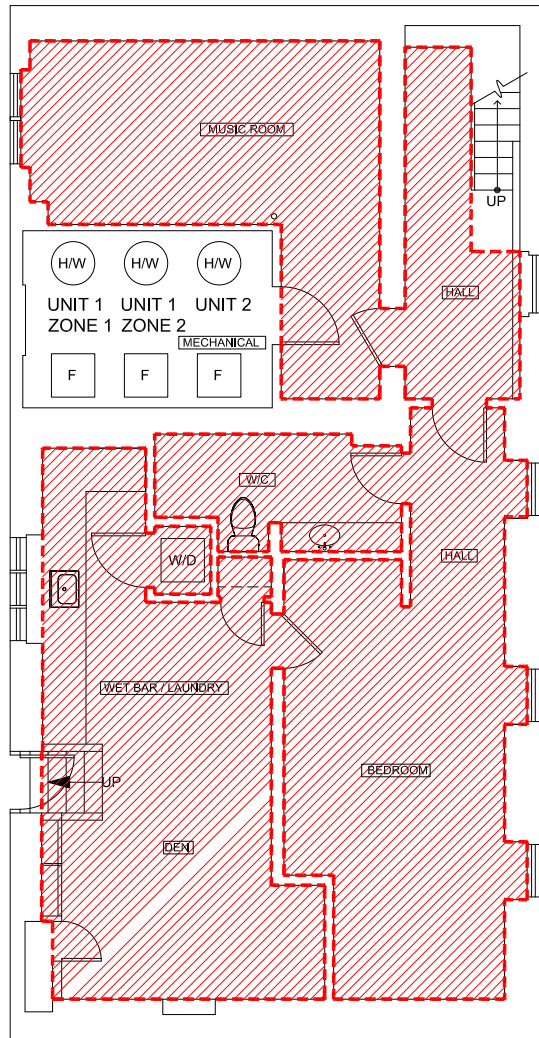
GCD ARCHITECTS
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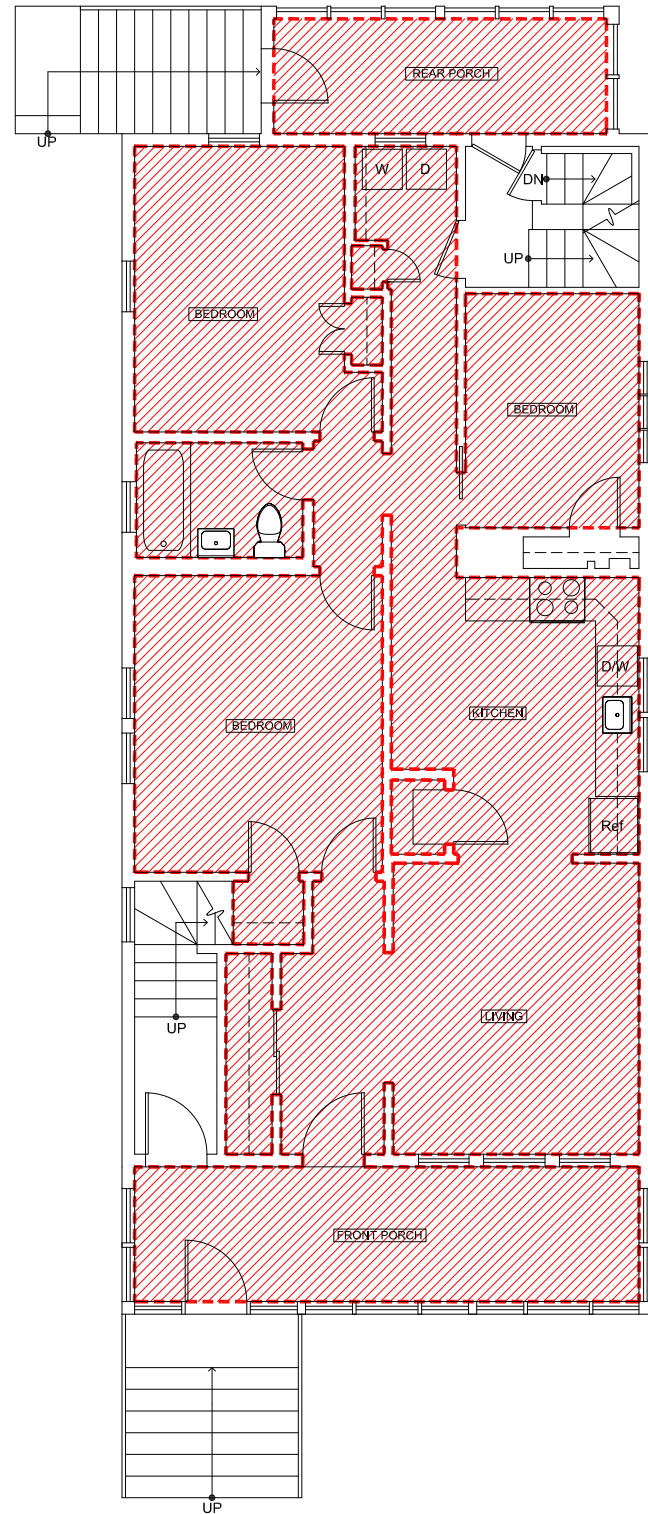
ZBA SET

Drawing Title:
**EXISTING SITE
 DOCUMENTATION**

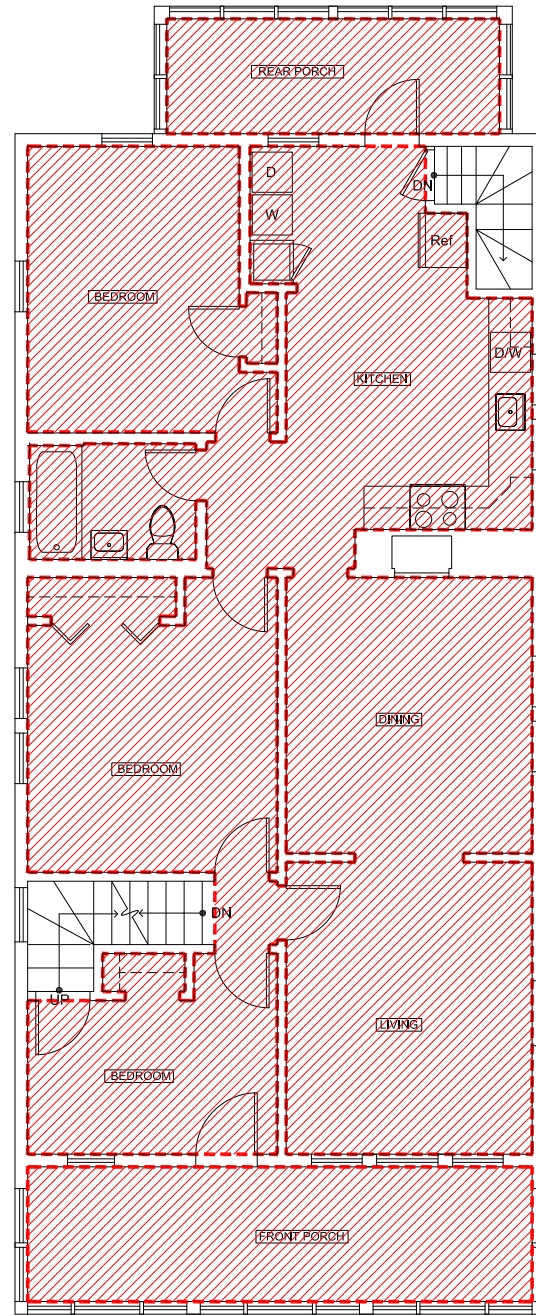
Scale: As Noted Drawing No. :
 Job No.: A105.00
 Date: 06 April 2016



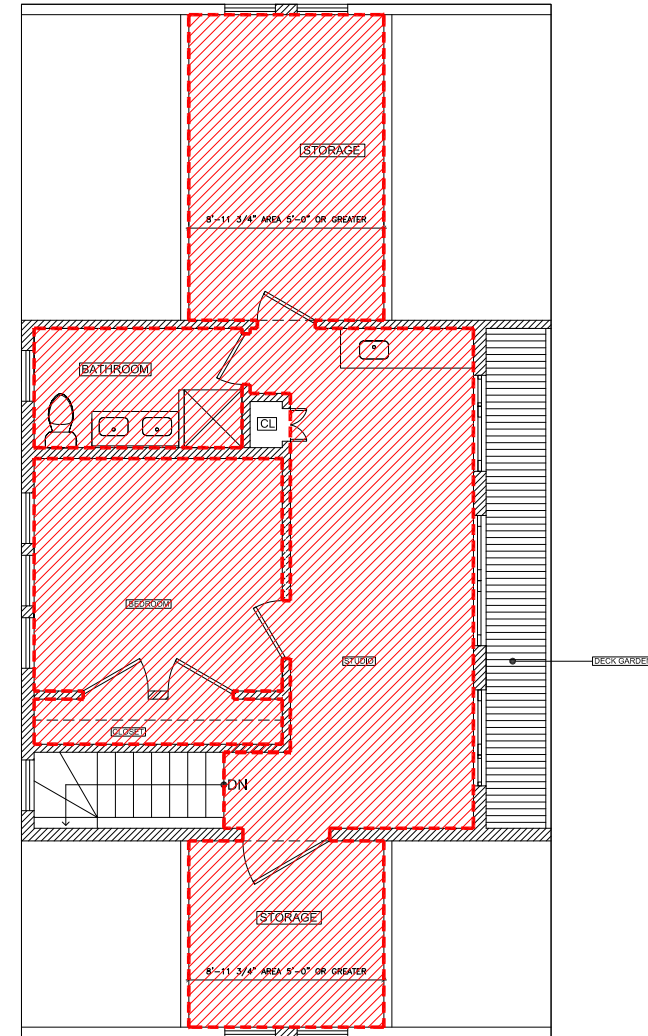
1 BASEMENT PLAN 740 SF
UNIT 1



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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ZBA SET

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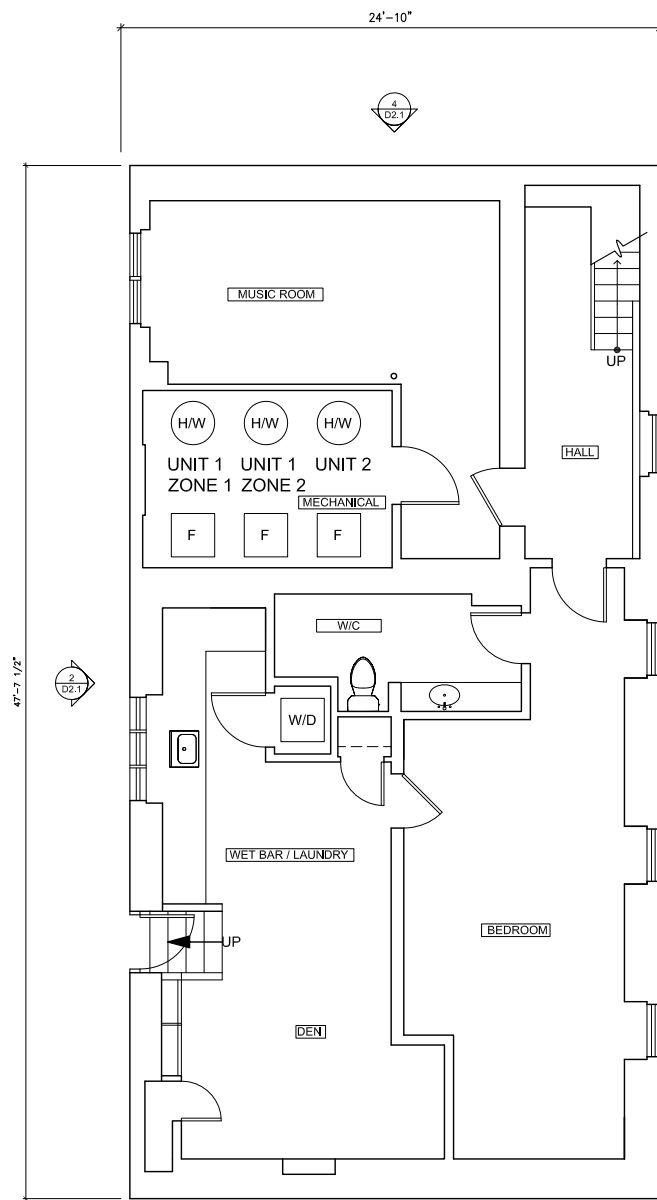
FAR Plans

Scale: As Noted Drawing No. :

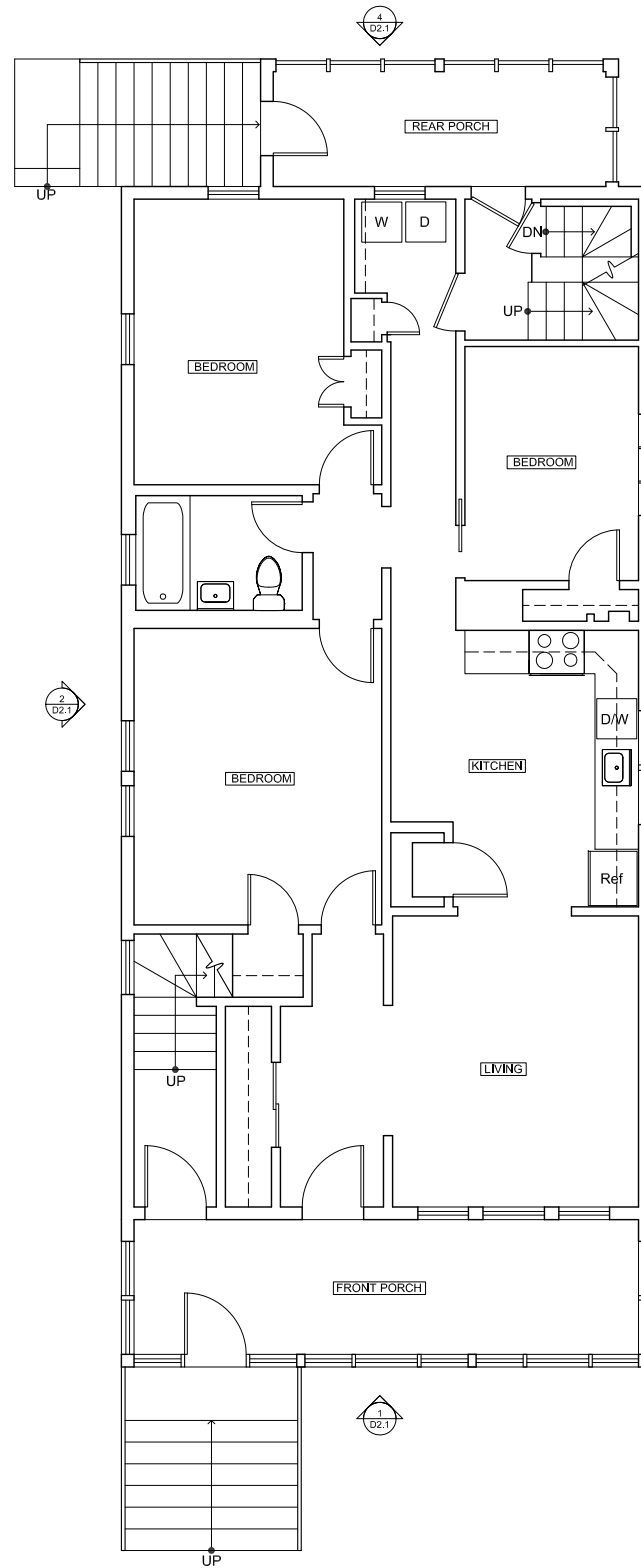
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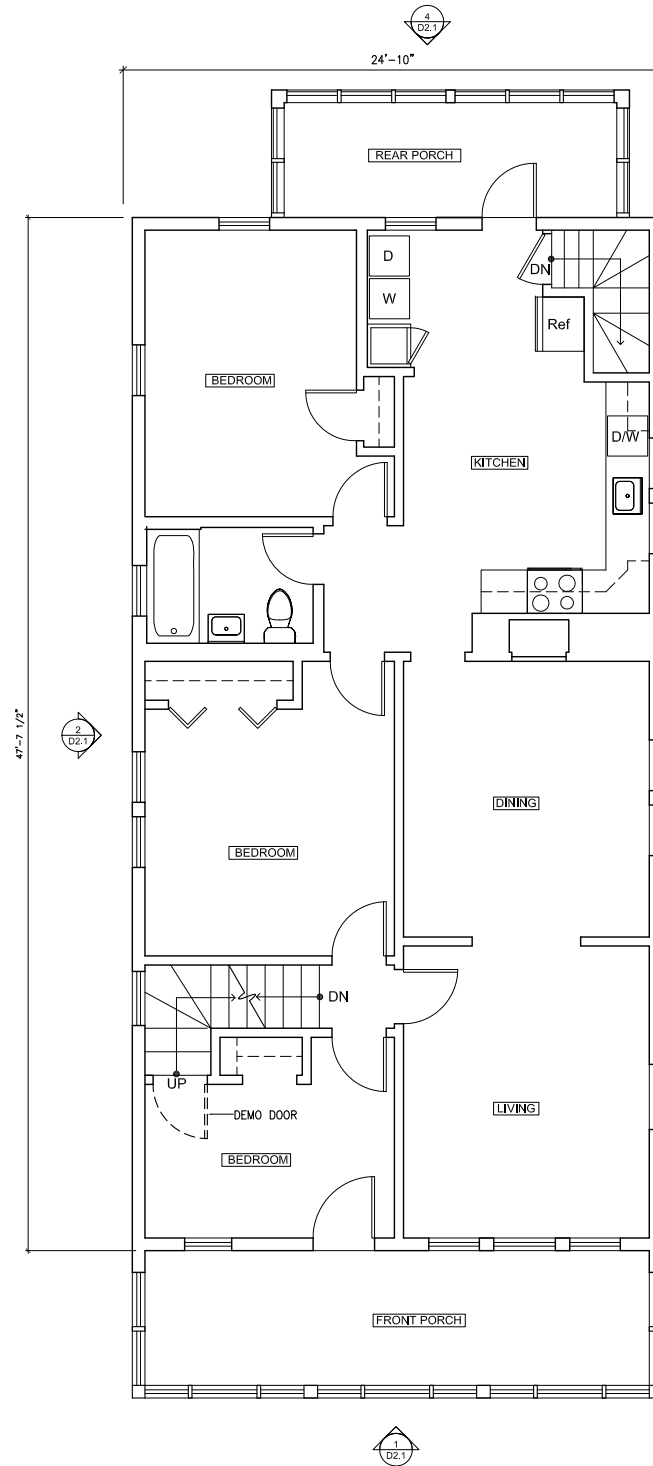
0.1



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



2 FIRST FLOOR PLAN



3 SECOND FLOOR PLAN

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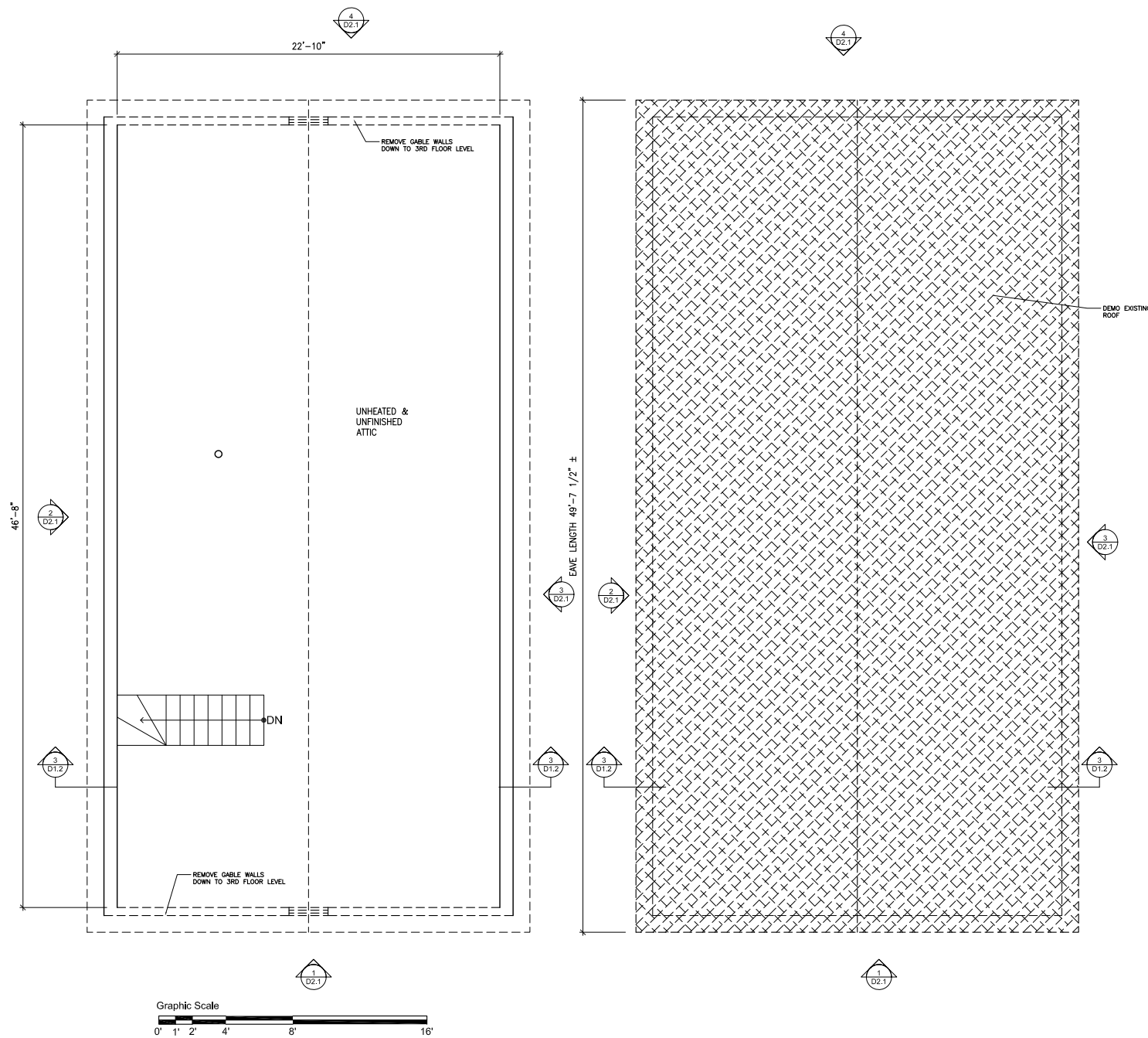
Existing Plans

Scale: As Noted Drawing No. :

Job No.: A105.00

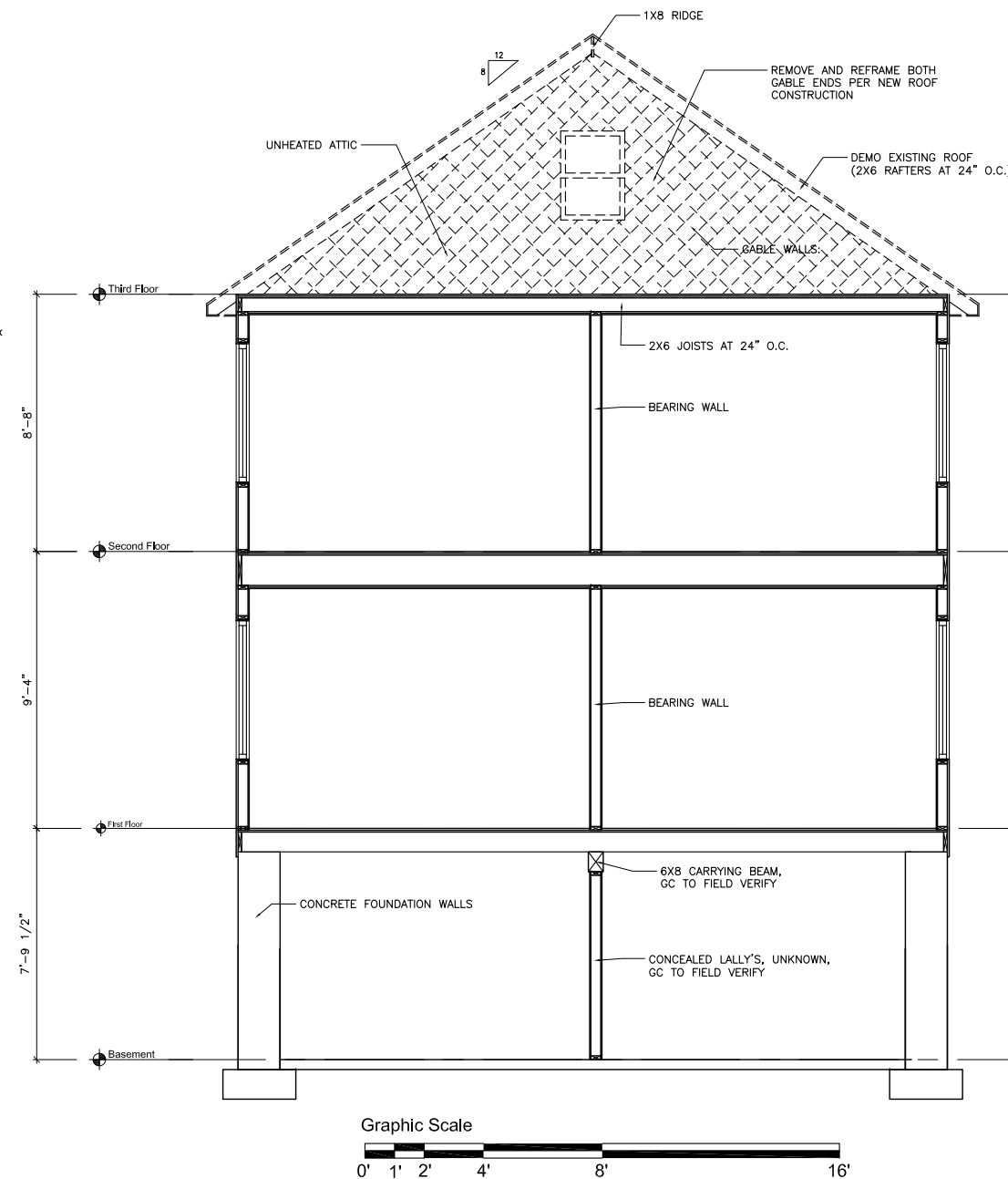
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D1.1



1 EXISTING ATTIC PLAN

2 EXISTING ROOF PLAN



3 EXISTING SECTION

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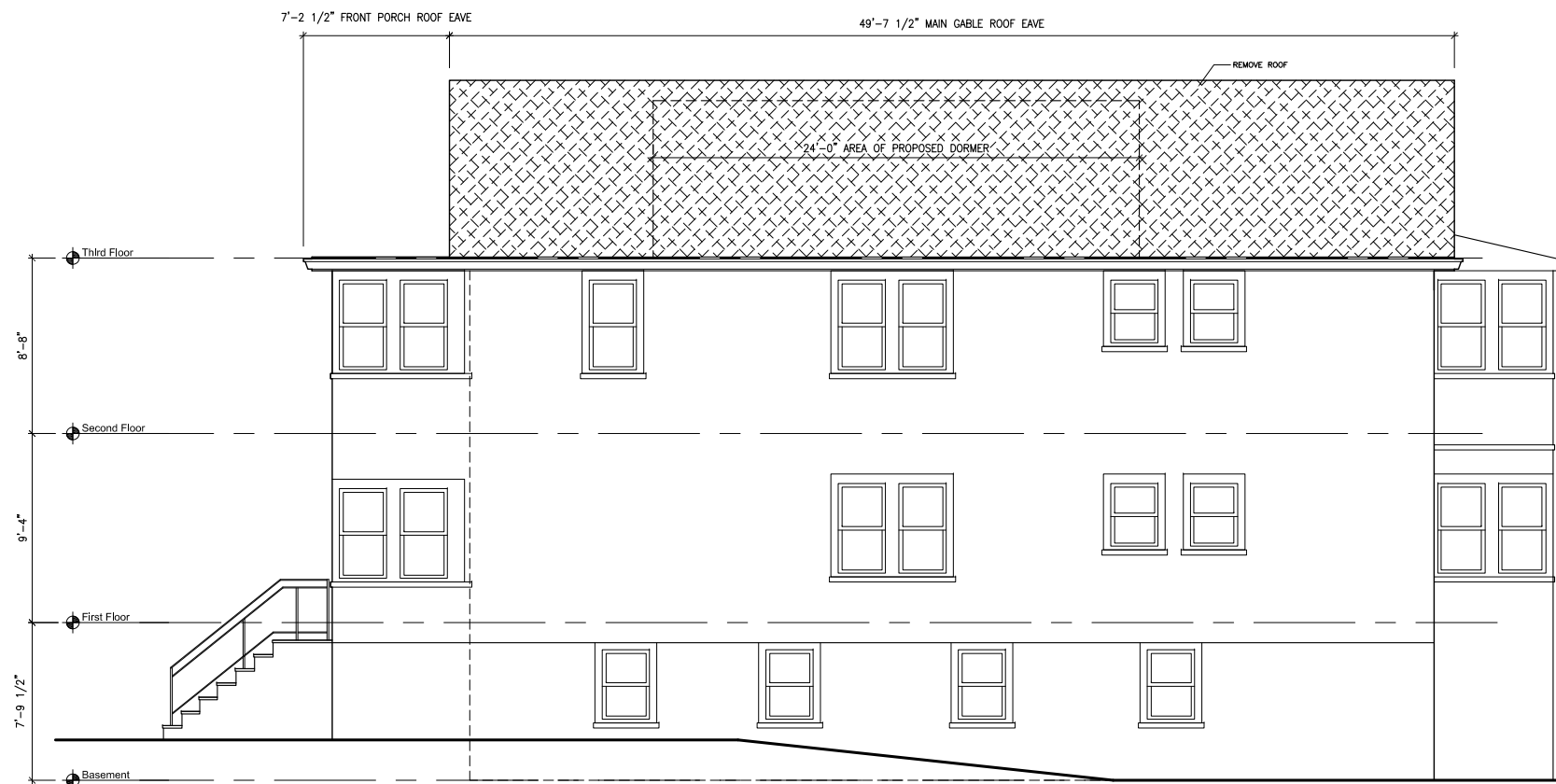
Existing Attic Plan
& Building Section

Scale: As Noted Drawing No. :

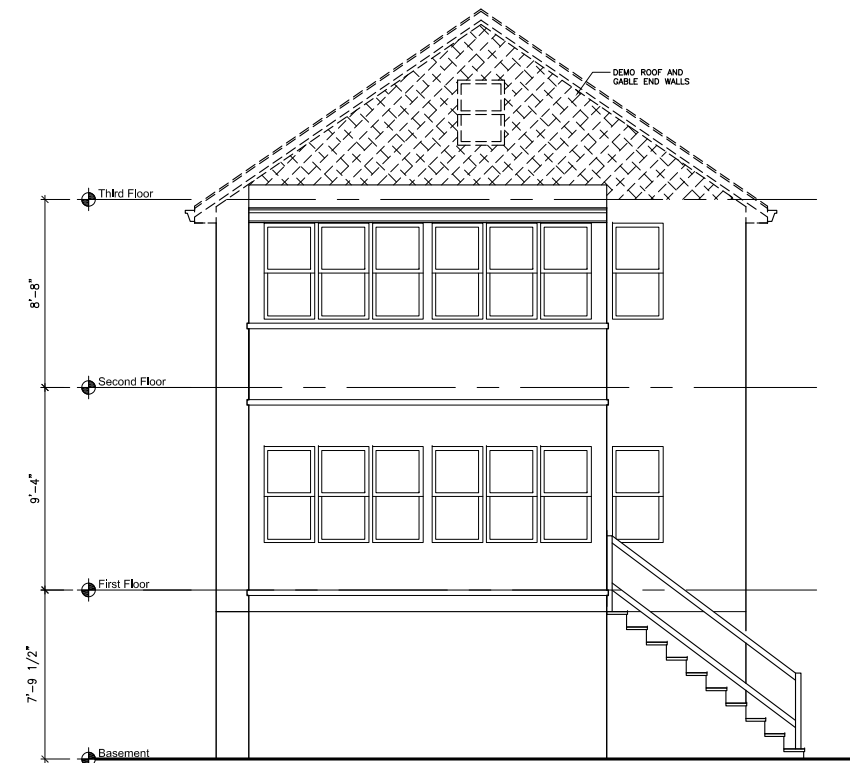
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Date: 06 April 2016

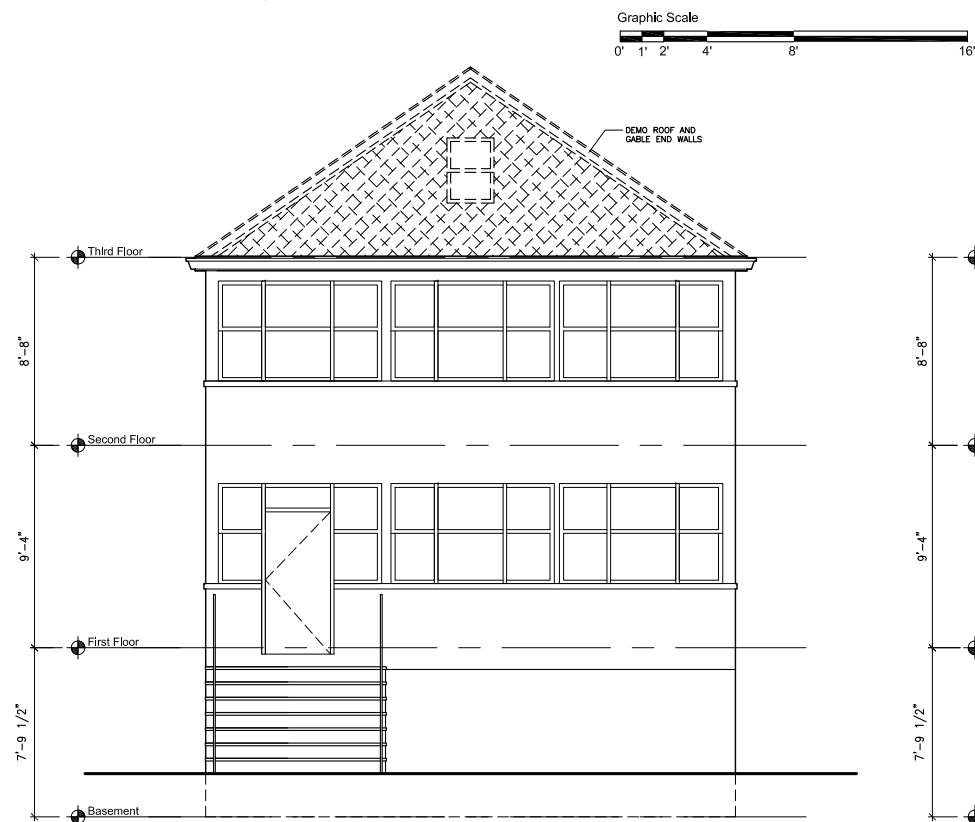
D1.2



3 SIDE ELEVATION - SOUTH



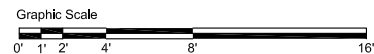
4 REAR ELEVATION EAST



1 FRONT ELEVATION WEST



2 SIDE ELEVATION - NORTH



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ZBA SET

Drawing Title:

Existing Building
Elevations

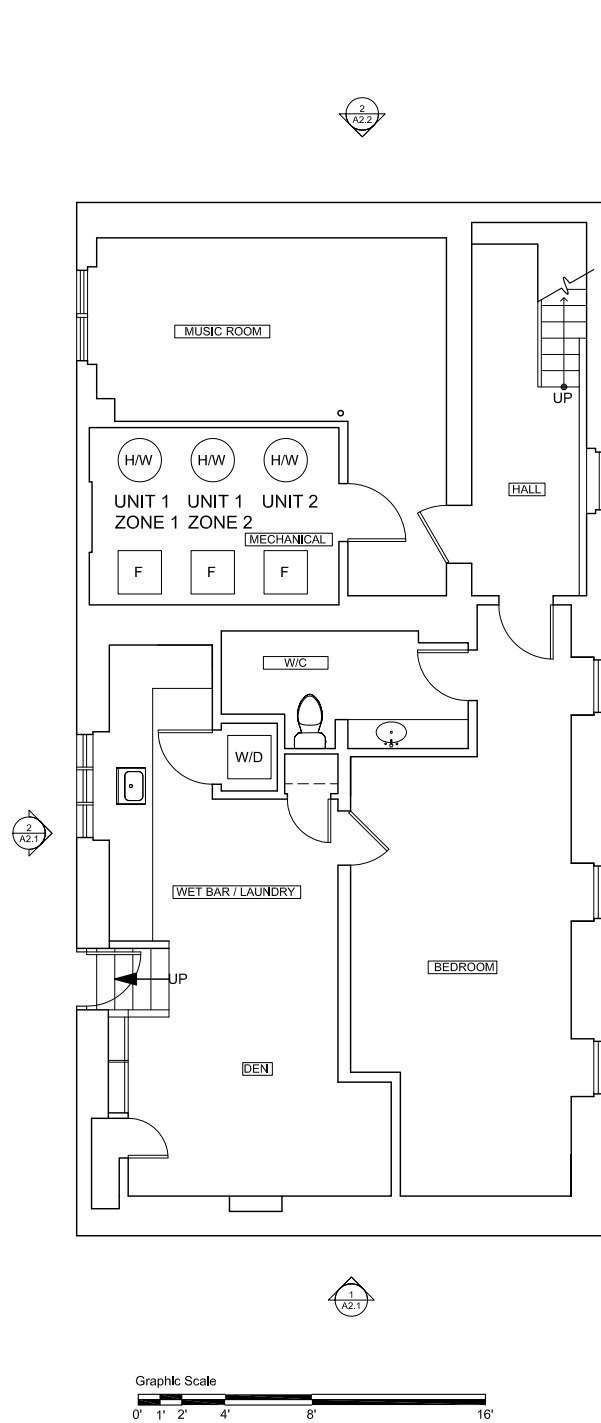
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Drawing No. :

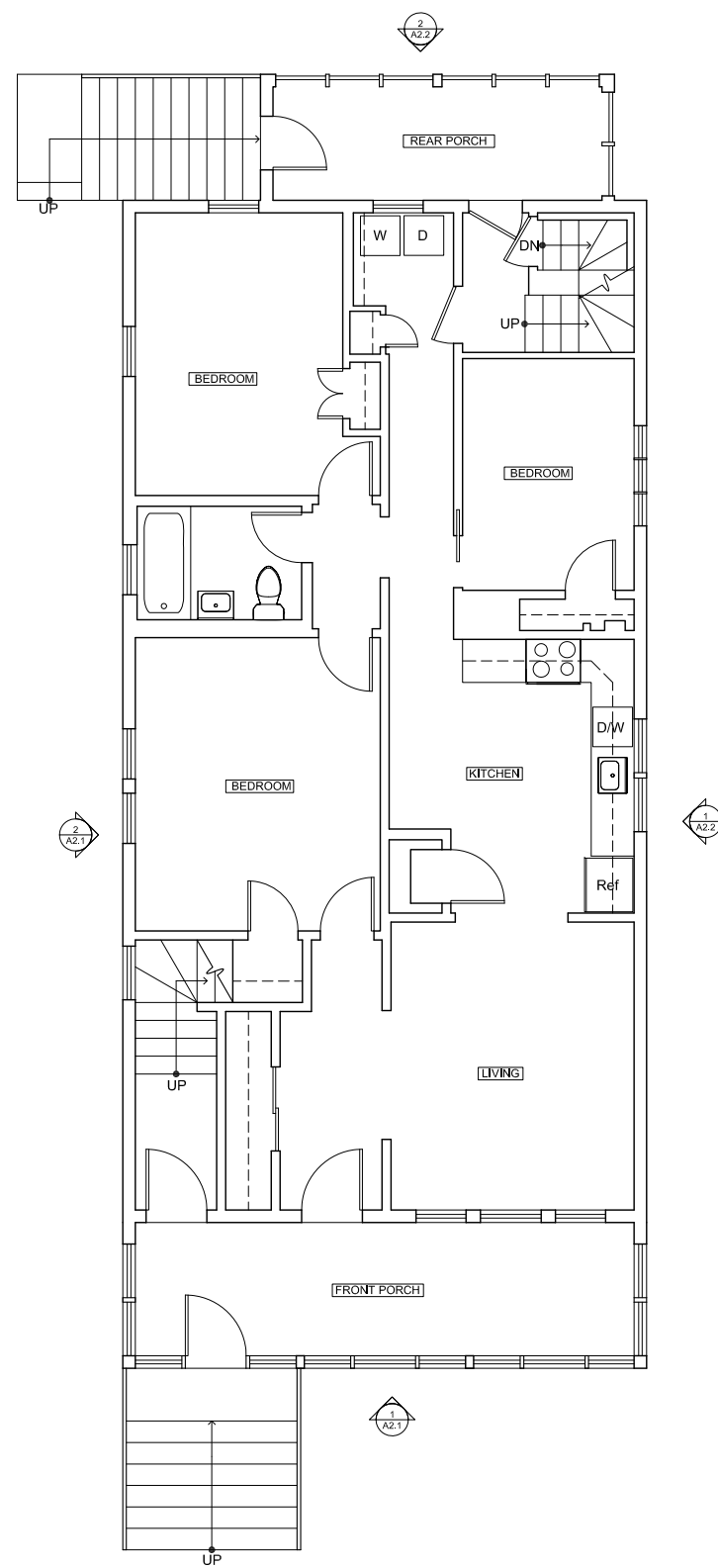
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Date: 06 April 2016

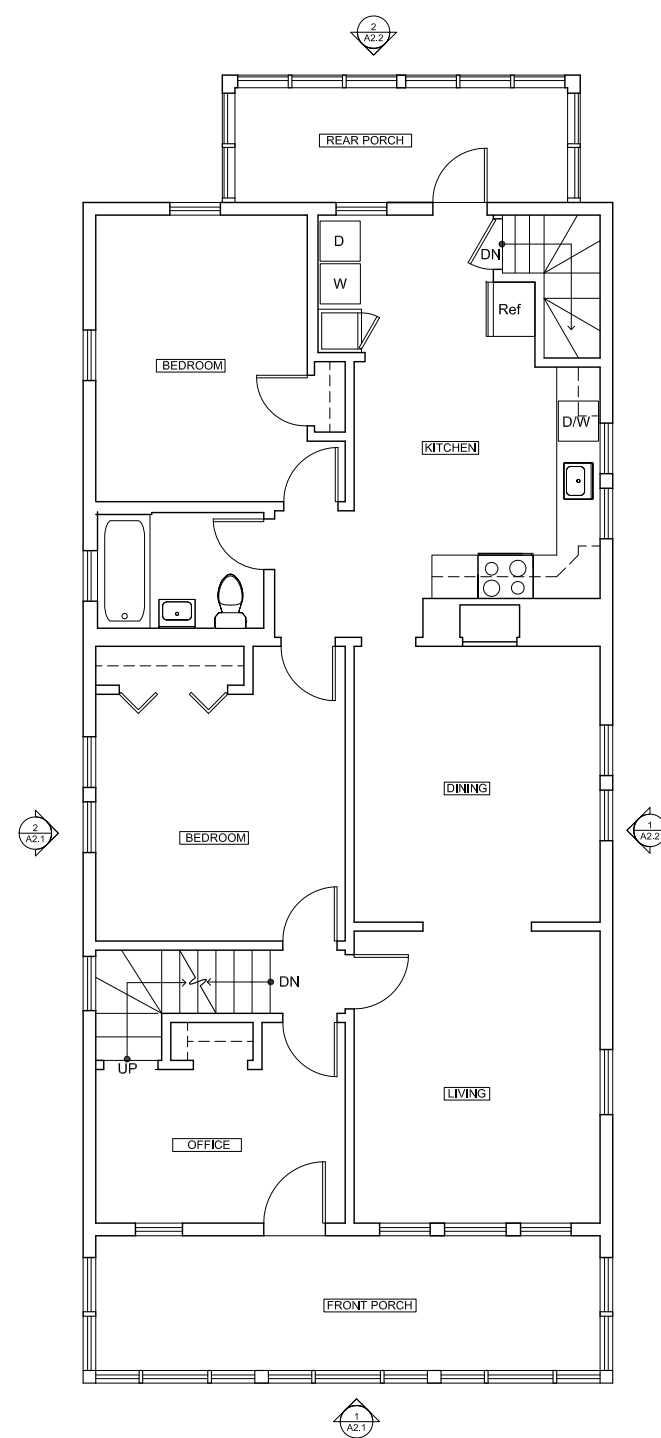
D2.1



1 BASEMENT PLAN NO CHANGE



2 FIRST FLOOR PLAN NO CHANGE



3 SECOND FLOOR PLAN PROPOSED

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ZBA SET

Drawing Title:
Proposed Basement,
First & Second Floors

Scale: As Noted Drawing No. :

Job No.: A105.00

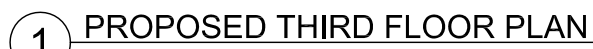
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A1.0

NEW WALL

NEW ENERGY STAR RATED WINDOW

NEW CUSTOM GLASS DOOR & SIDELIGHT (NEW EXTERIOR DOORS TO BE ENERGY STAR RATED)



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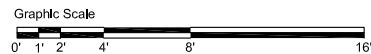
Proposed Third Floor & Roof Plan

Date: 06 April 2016

A1.1



1 FRONT ELEVATION WEST



2 SIDE ELEVATION - NORTH

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ZBA SET

Drawing Title:
Proposed Dormer
Elevations

Scale: As Noted Drawing No. :

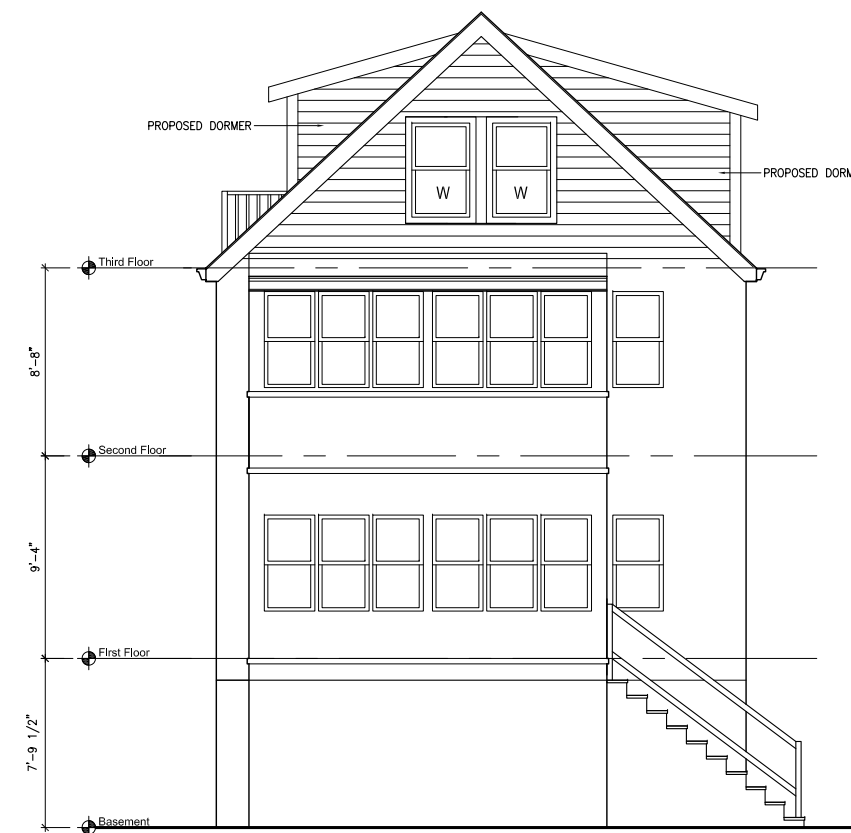
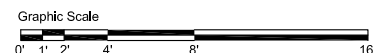
Job No.: A105.00

Date: 06 April 2016

A2.1



1 SIDE ELEVATION - SOUTH



2 REAR ELEVATION EAST

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ZBA SET

Drawing Title:

Proposed Dormer
Elevations

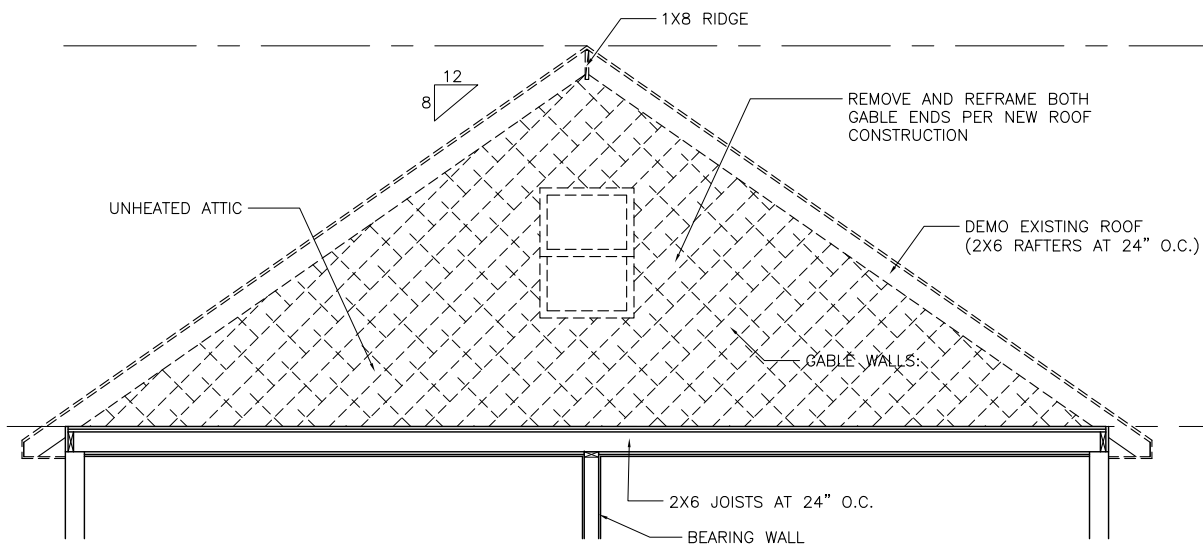
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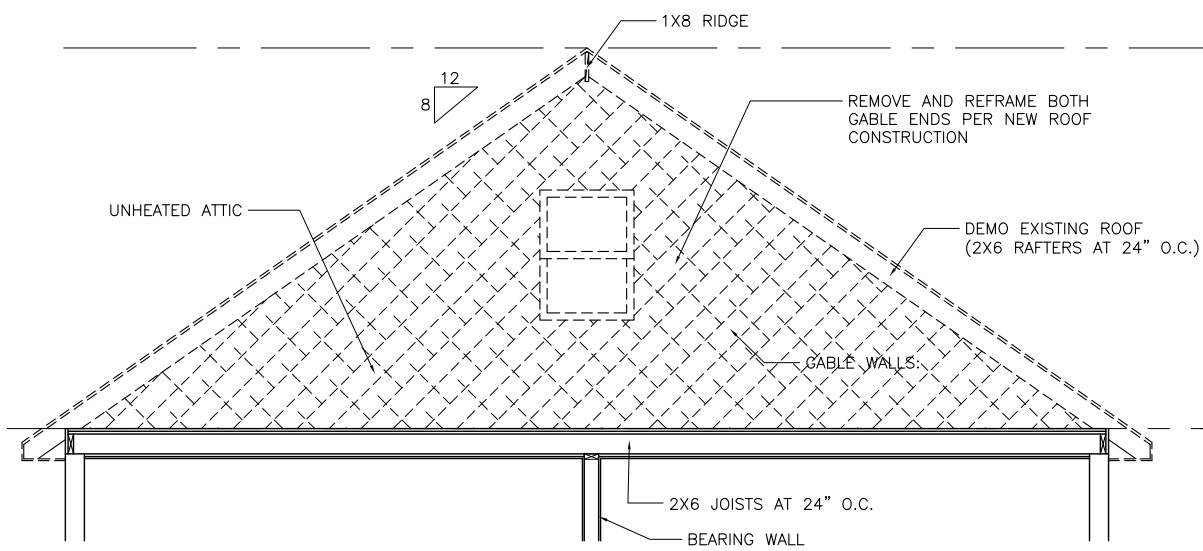
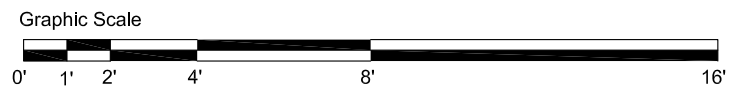
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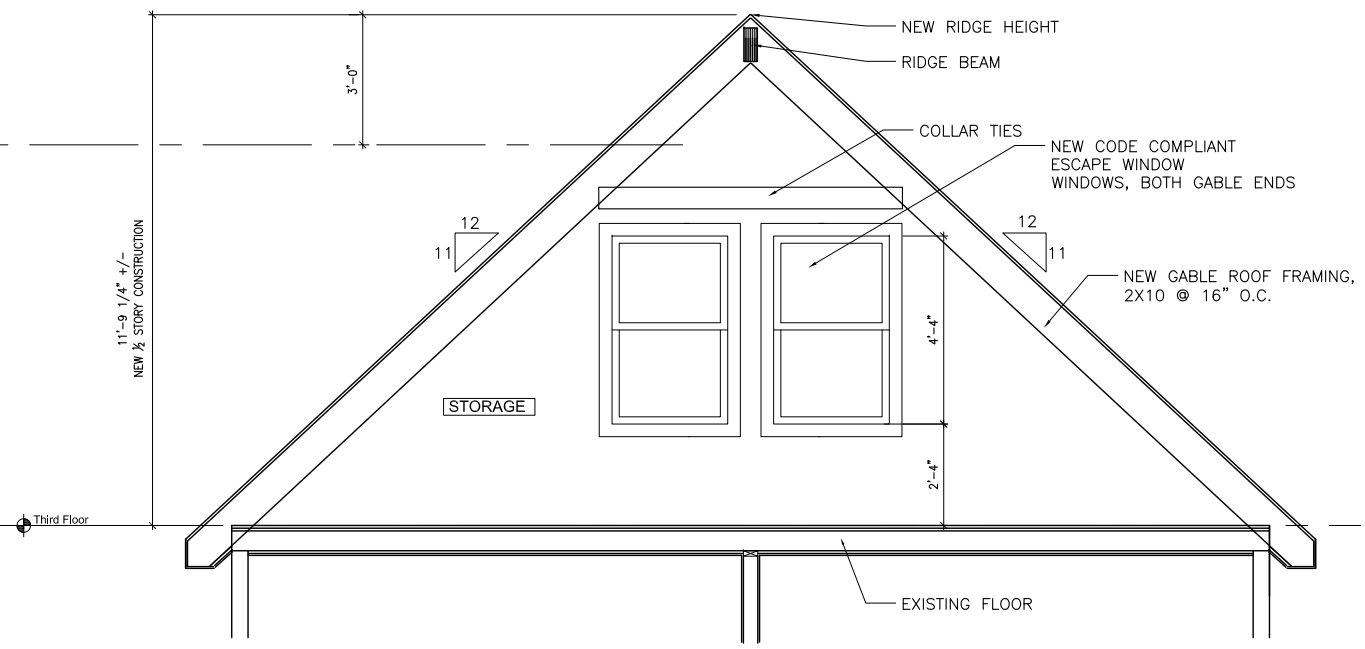
A2.2



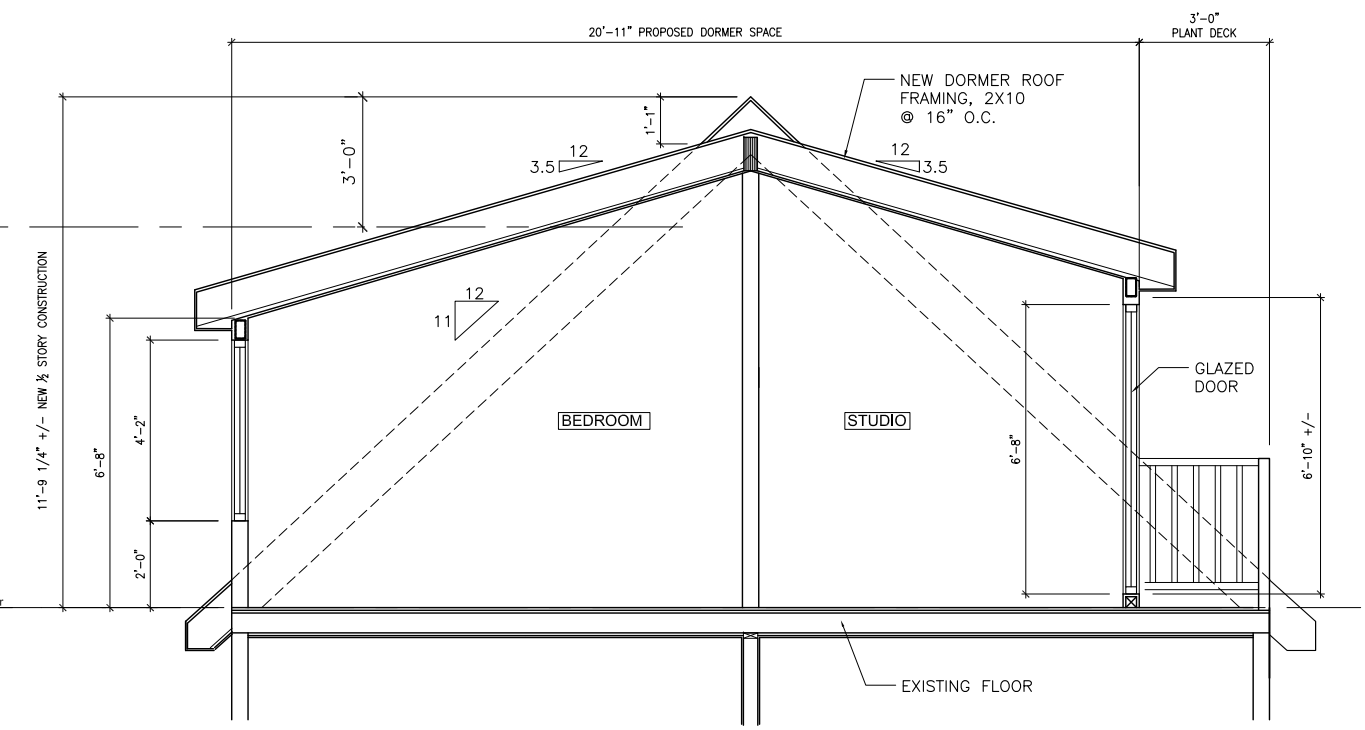
4 EXISTING ATTIC DEMO SECTION



3 EXISTING ATTIC DEMO SECTION



2 PROPOSED EXISTING GABLE RECONSTRUCTION (BOTH ENDS)



1 PROPOSED DORMER SECTION

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ZBA SET

Drawing Title:
Proposed 3rd Floor Sections

Scale: As Noted Drawing No. :
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A3.1