



Existing Brick Ground Cover (Pervious)
Existing



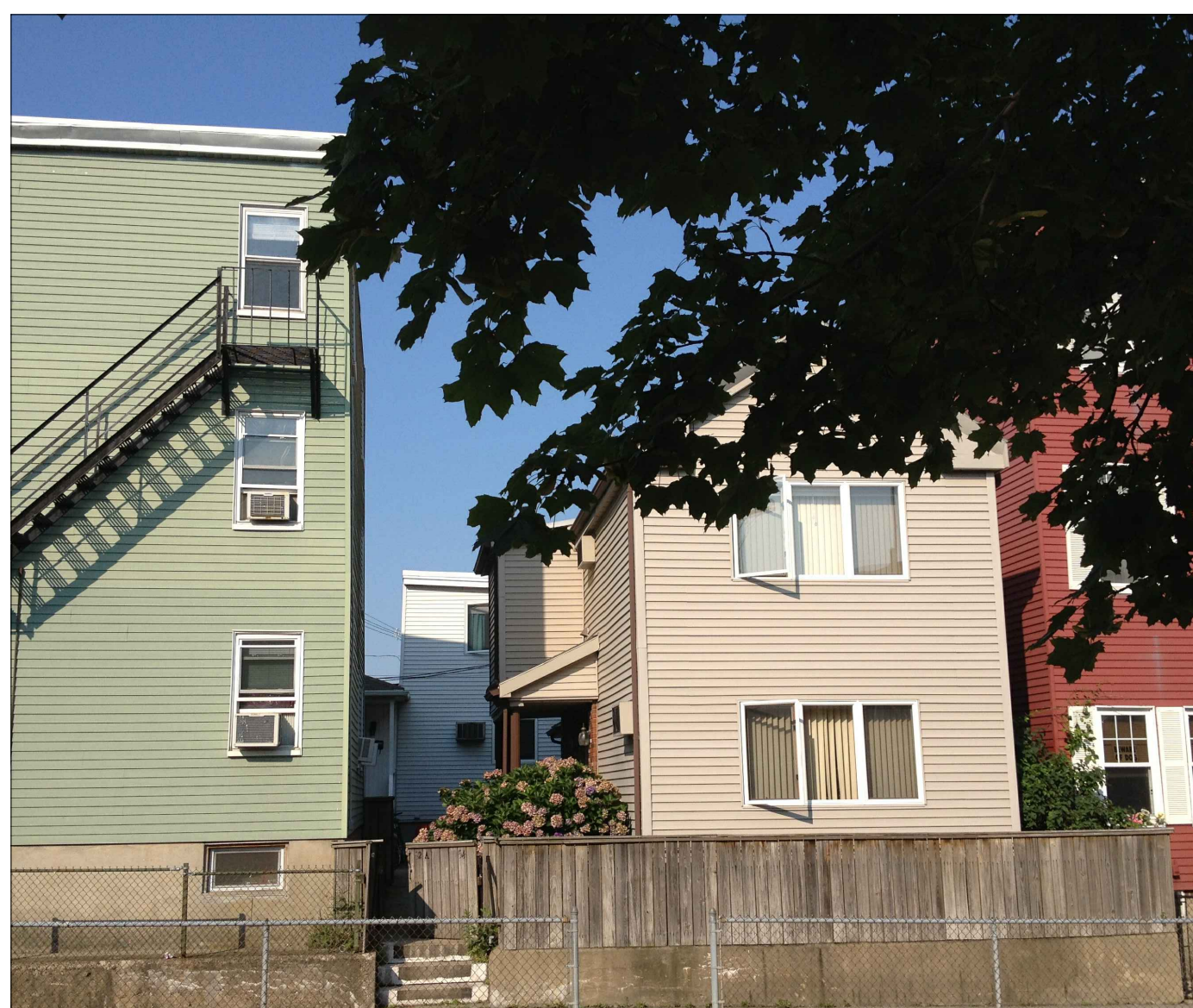
1 Rear Elevation Photos
Existing



2 Side Elevation Photo
Existing



3a Front Elevation Photo
Existing from courtyard



3b Front Elevation Photo
Existing from Medford Street



4 Side Elevation Photo
Existing

aMortonDESIGN

561 Windsor Street
Suite A404
Somerville, MA 02143

REV	REVISION	DATE

revisions

project
52 A Medford Street
Special Permit Application
52 A Medford Street
Somerville, MA

client
Paul Morgan
46 Warwick Street
Somerville, MA

content
Existing Conditions Photographs
Elevations

scale: no scale

drawn by; BM

checked by; AM

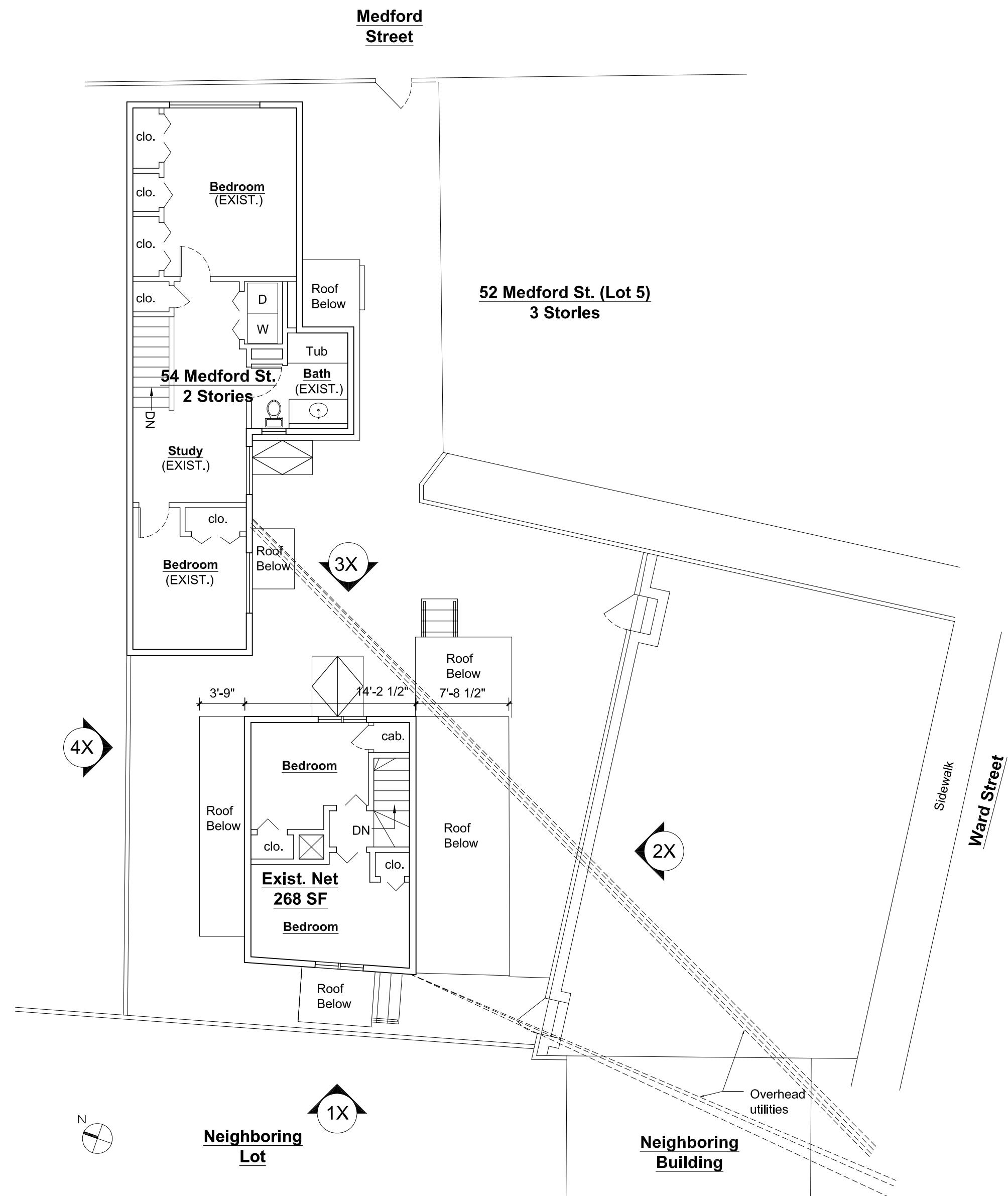
date; OCTOBER 4 2013

drawing no.

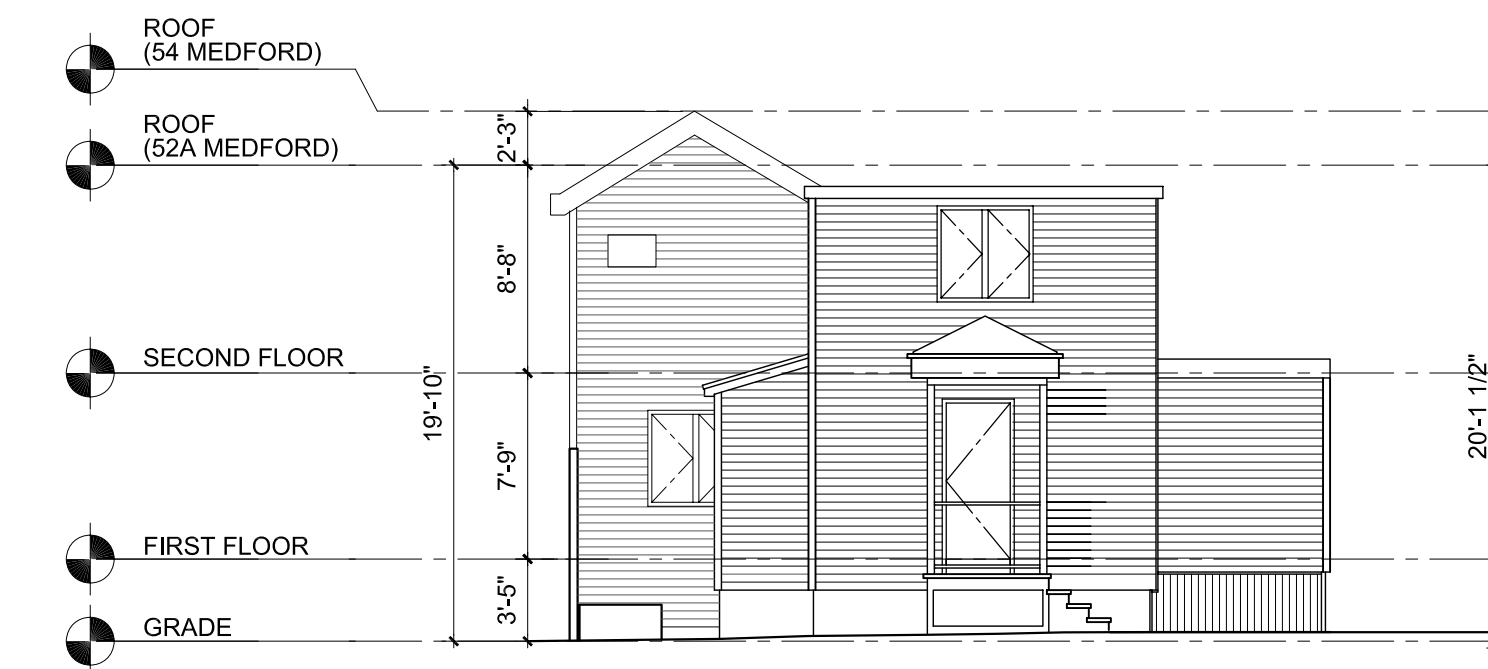
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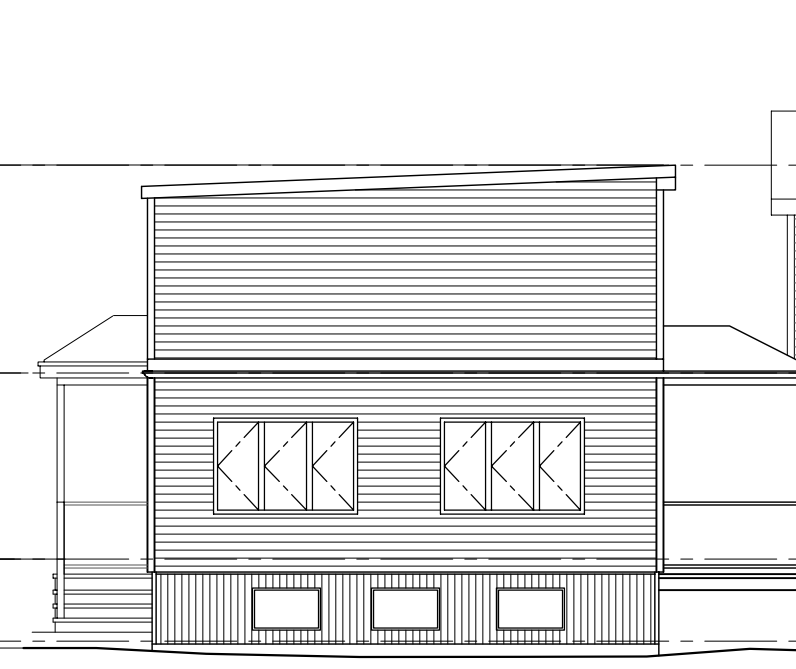
First Floor Plan
Existing To Remain



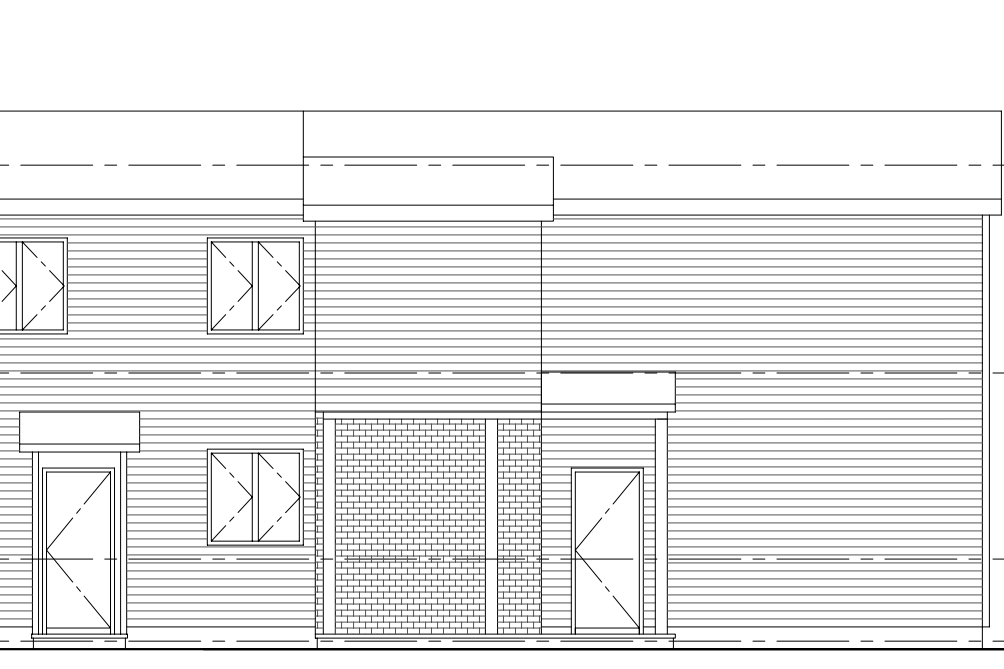
Second Floor Plan
Existing (Proposed Changes per A2.0)



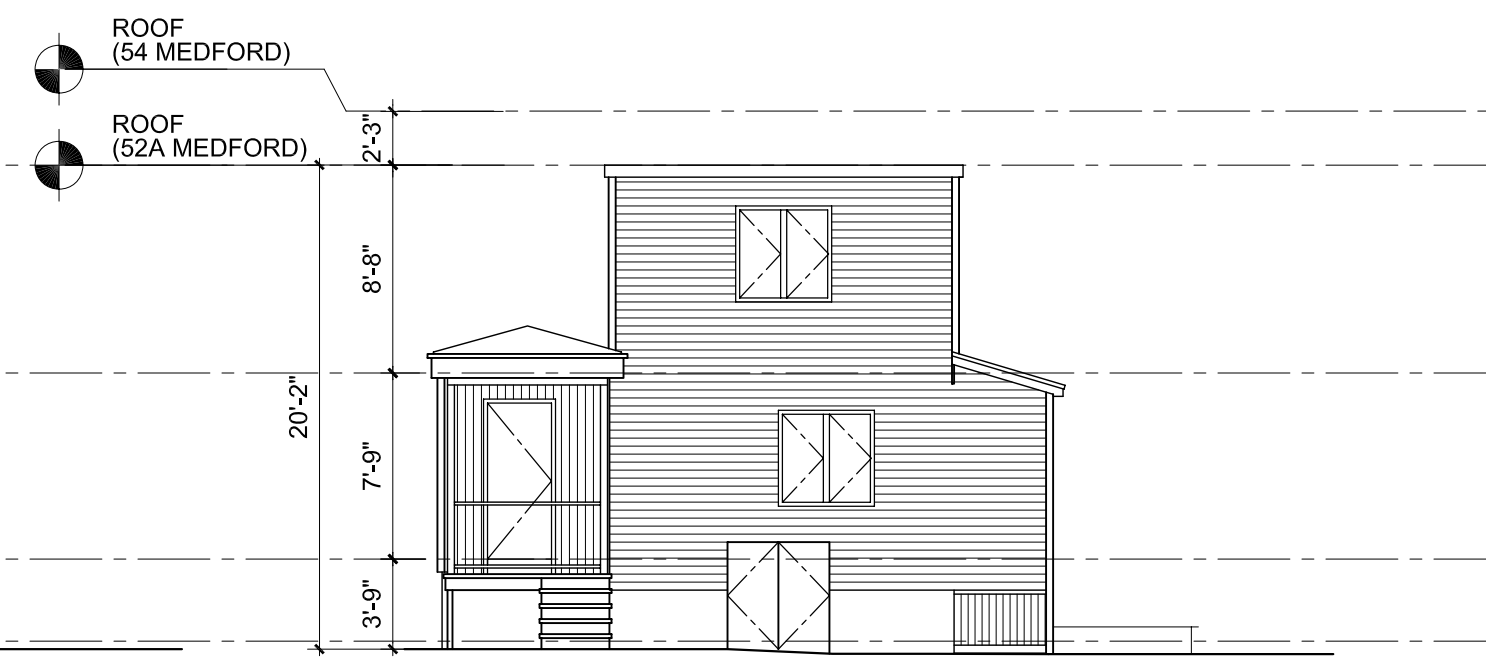
1X Rear Elevation
Existing



2X Side Elevation
Existing 52A Medford St.



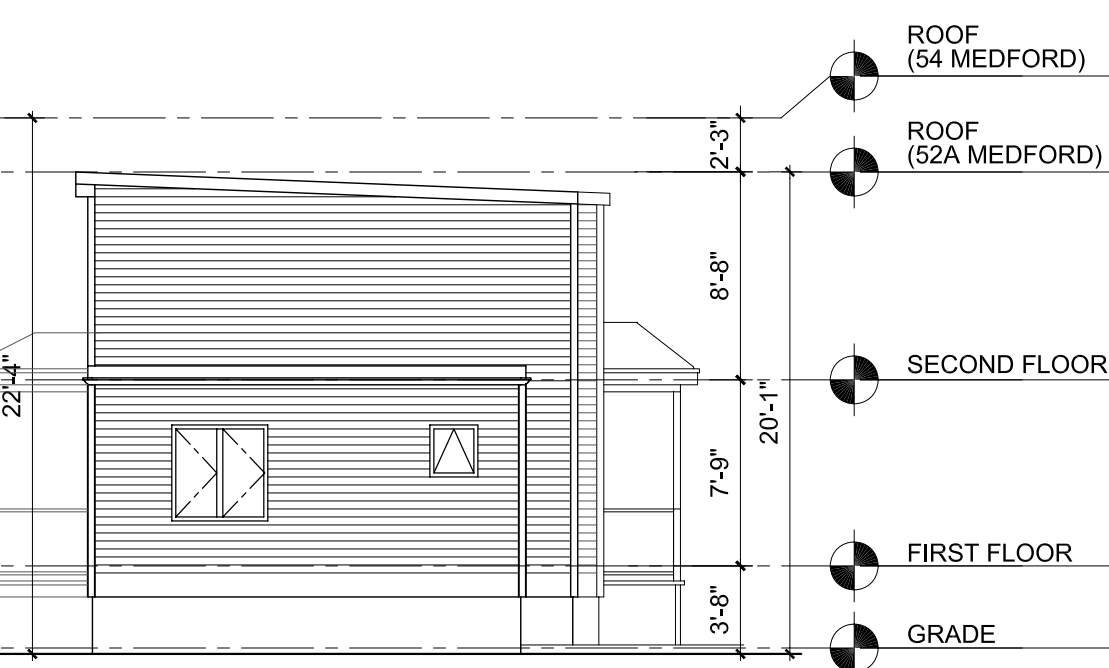
2X Existing 54 Medford St.
Existing to remain



3X Front Elevation
Existing 52A Medford St.



4X Existing 54 Medford St.
Existing to remain



4X Side Elevation
Existing 52A Medford St.

9. ZONING DATA			
DATA	EXISTING	PROPOSED	ALLOWED
A. USE	RB	RB	--
B. # OF DWELLING UNITS	2	2	2
C. LOT AREA	3,636 SF	3,636 SF	7,500 SF MIN.
D. LOT AREA * # OF DWELLING UNITS	1,818 SF	1,818 SF	1,500 SF MIN.
E. GROSS FLOOR AREA OF FOOTPRINTS OF ALL BUILDINGS	3,178 SF	3,178 SF	--
F. GROUND COVERAGE (E. + C.)	87%	87%	50% MAX.
G. LANDSCAPED AREA (LANDSCAPED + C.)	10%	10%	25% MIN.
H. PERVIOUS AREA (PERVIOUS + C.)	24%	24%	35% MIN.
I. NET FLOOR AREA **/** (SUM OF ALL USUABLE SQUARE FEET)	1,953 SF	2,141 SF	MAINTAIN F.A.R.
J. FLOOR AREA RATIO(I. + C.)	0.54	0.58	1.0
K. BUILDING HEIGHT	19 FT 10 INCHES	19 FT 10 INCHES	40 FT
L. FRONT YARD SETBACK	1.1 FT	1.1 FT	15 FT MIN.
M. REAR YARD SETBACK	5.2 FT	5.2 FT	20 FT MIN.
N. SIDE YARD SETBACK (LEFT WHEN YOU FACE PROPERTY)	25.2 FT	25.2 FT	8 FT MIN.
O. SIDE YARD SETBACK (RIGHT WHEN YOU FACE PROPERTY)	1.3 FT	1.3 FT	8 FT MIN.
P. STREET FRONTAGE	25 FT & 37.15 FT	25 FT & 37.15 FT	50 FT MIN.
Q. # OF PARKING SPACES	4 SPACES	4 SPACES	1.5 SPACES PER UNIT
R. # OF BICYCLE PARKING	0	0	0
S. # OF LOADING SPACES	0	0	0



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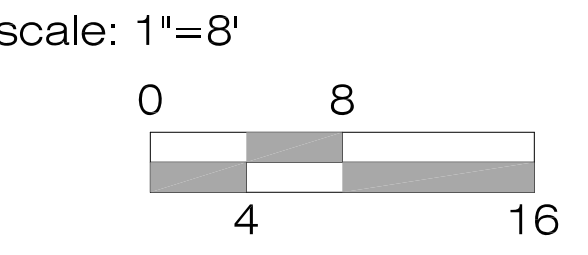
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Existing Plan & Elevations



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checked by; AM
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drawing no.

A1.0



Front Elevation Photo
Existing 52A Medford St.



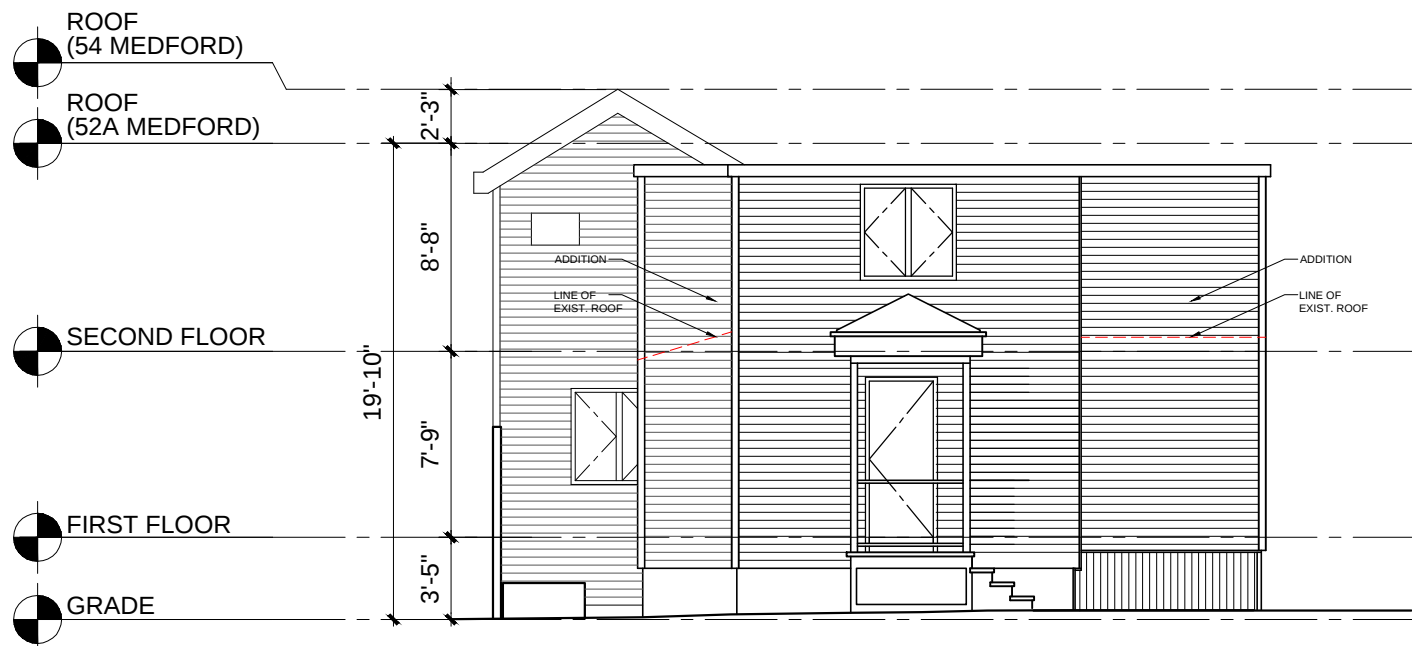
Side Elevation Photo
Existing 52A Medford St.



Front Elevation Rendering
Proposed changes to 52A Medford St.



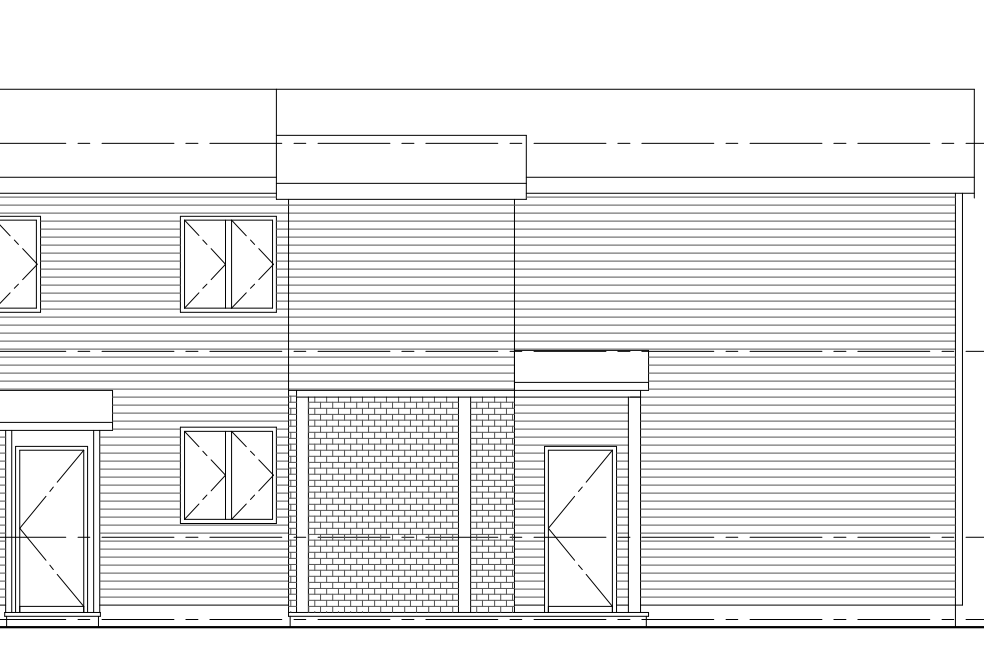
Side Elevation Rendering
Proposed changes to 52A Medford St.



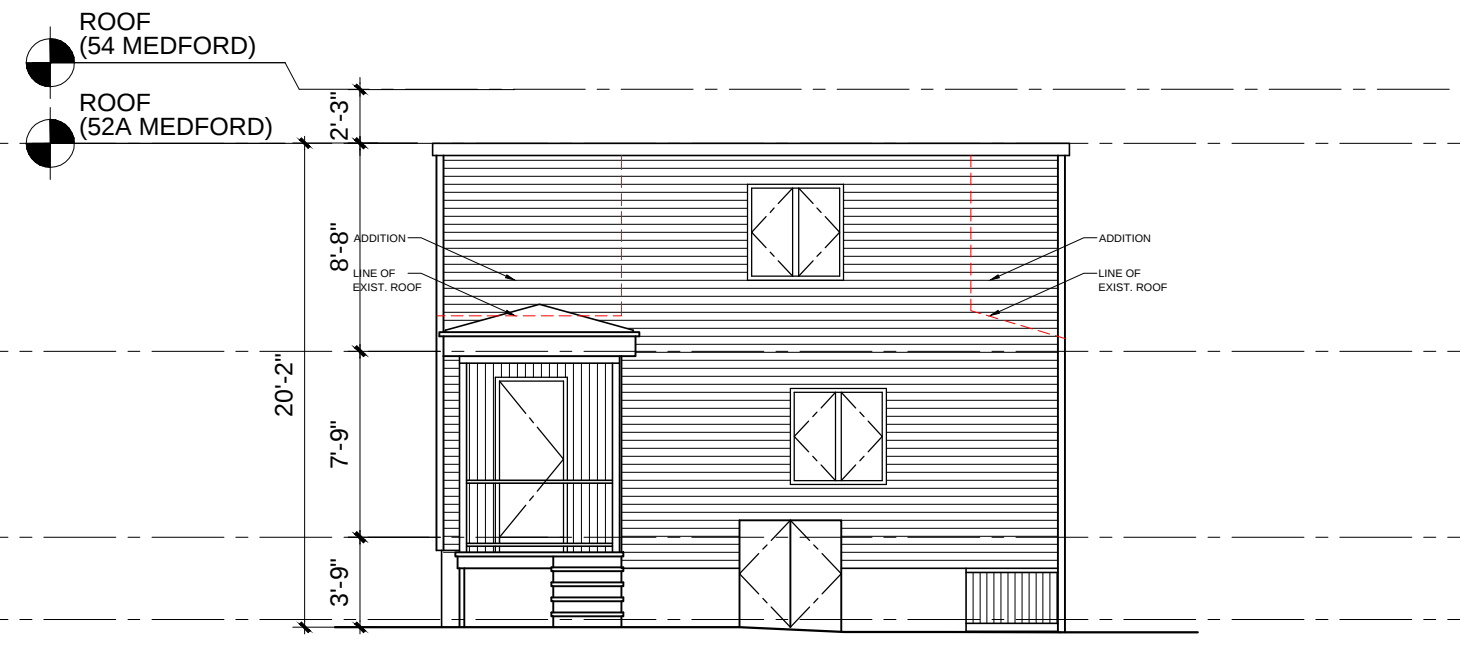
1 Rear Elevation
Proposed 52A Medford St.



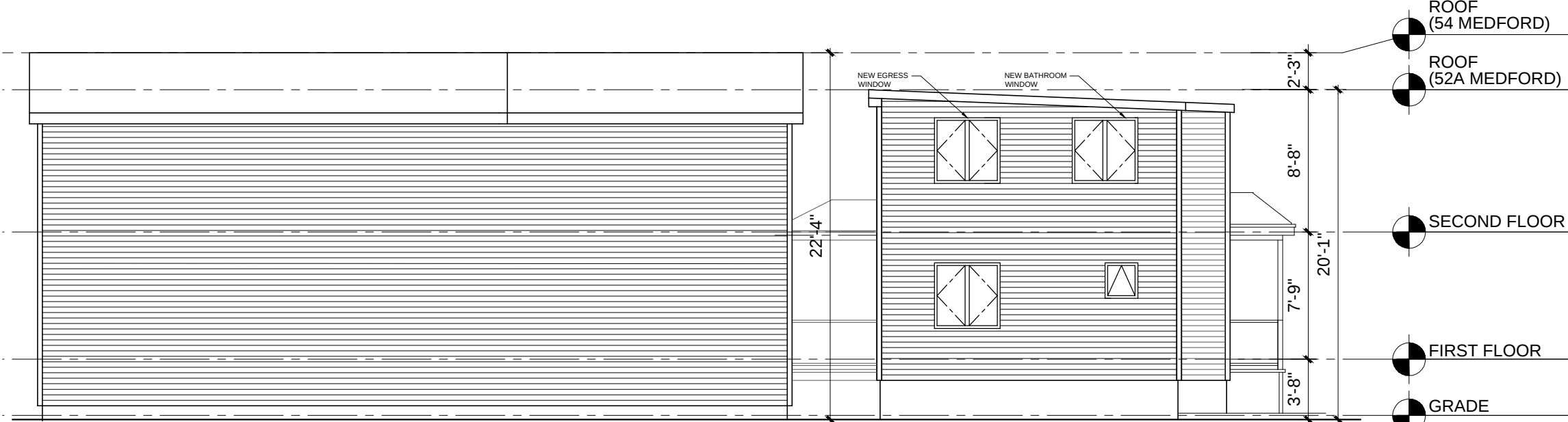
2 Side Elevation
Proposed 52A Medford St.



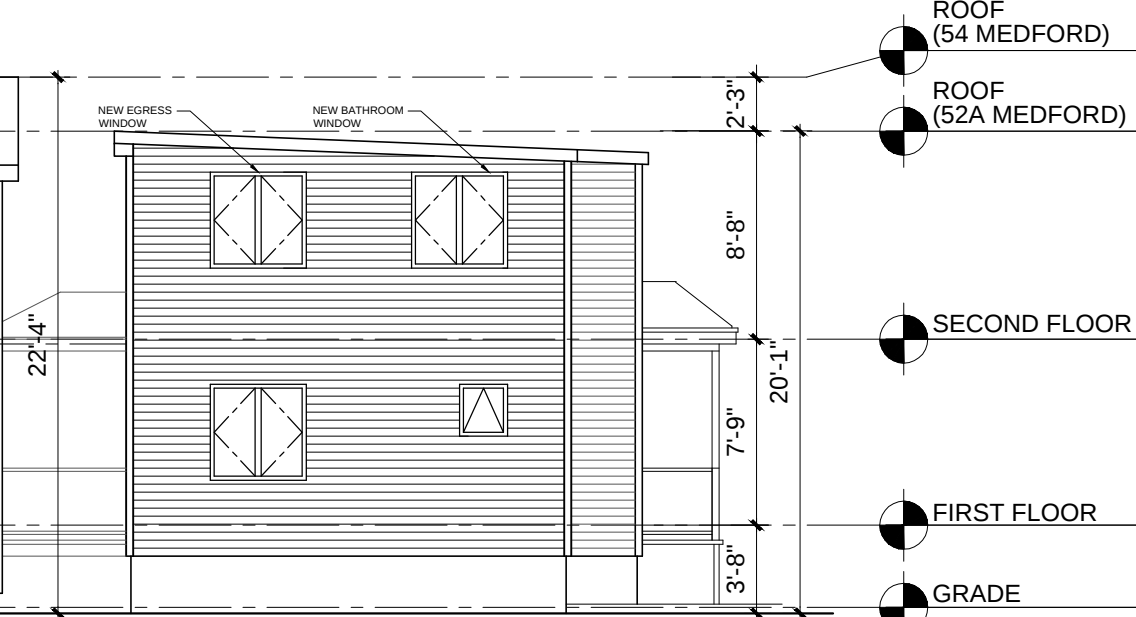
2 Existing 54 Medford St.
Existing to remain



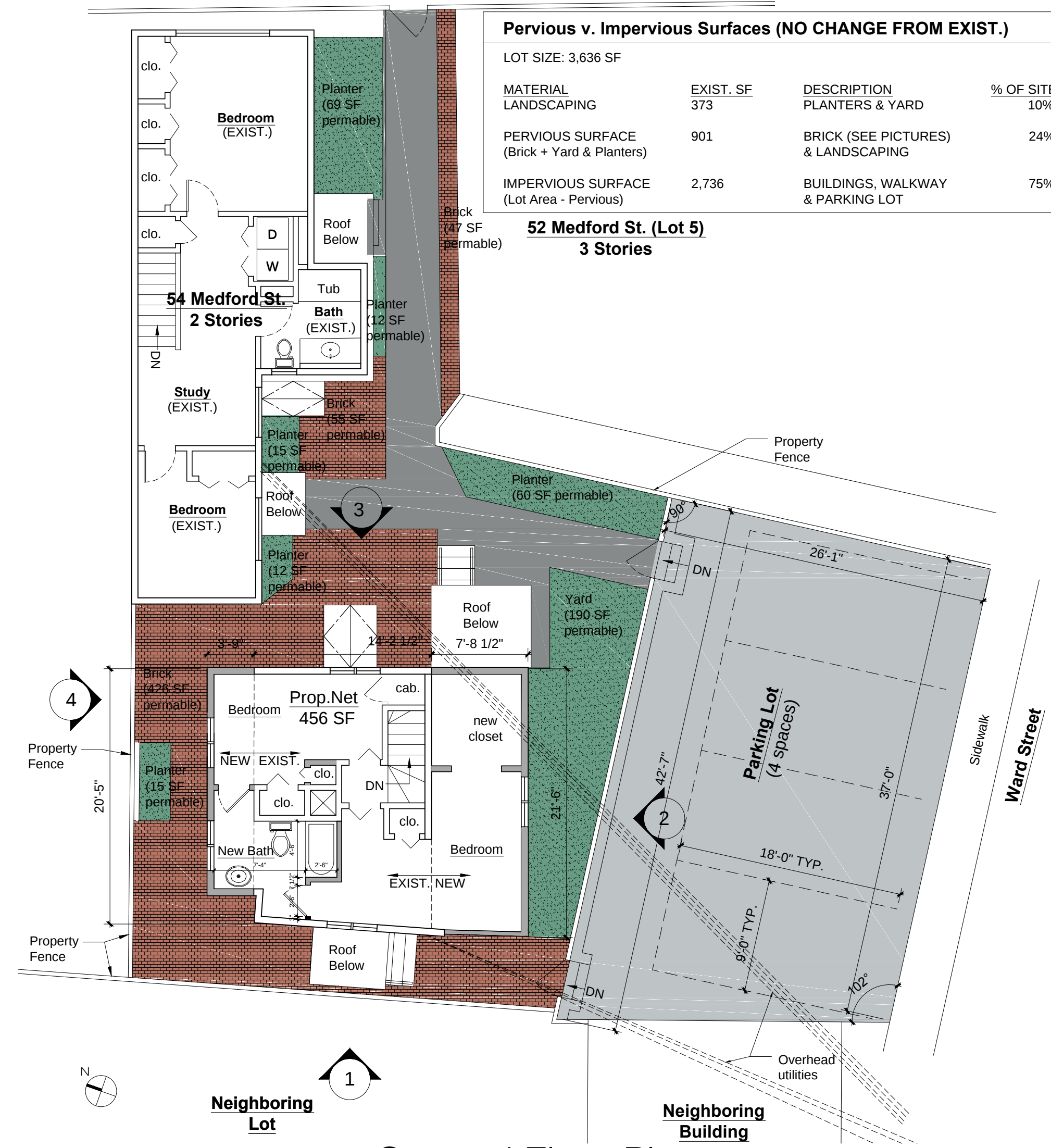
3 Front Elevation
Proposed 52A Medford Street



4 Existing 54 Medford St.
Existing to remain



4 Side Elevation
Proposed 52A Medford St.



Second Floor Plan
Proposed 52A Medford Street

Pervious v. Impervious Surfaces (NO CHANGE FROM EXIST.)			
LOT SIZE: 3,636 SF			
MATERIAL	EXIST. SF	DESCRIPTION	% OF SITE
LANDSCAPING	373	PLANTERS & YARD	10%
PERVIOUS SURFACE	901	BRICK (SEE PICTURES) & LANDSCAPING	24%
IMPERVIOUS SURFACE	2,736	BUILDINGS, WALKWAY & PARKING LOT	75%

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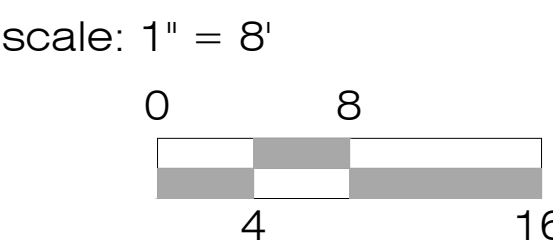
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