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PREPARED BY:

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SURVEYOR

BOSTON SURVEY, INC.

UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
PH (617) 242-1313

SPECIAL PERMIT APPLICATION

ADDITION AND RENOVATION OF 346 SUMMER ST

346 SUMMER ST, SOMERVILLE, MA 02144

LIST OF DRAWINGS		SP APPL	
GENERAL		30 SEP 2015	
T1	TITLE SHEET	X	
	CERTIFIED PLOT PLAN	X	
Z1	ZONING COMPLIANCE	X	
Z2	ZONING COMPLIANCE	X	
Z3	ZONING COMPLIANCE	X	

ARCHITECTURAL			
A0	DIMENSIONAL SITE PLAN	X	
A1	BASEMENT & 1ST FLOOR PLAN	X	
A2	2ND FLOOR & ATTIC FLOOR PLAN	X	
A3	ELEVATIONS - NORTH & EAST	X	
A4	ELEVATIONS - SOUTH & WEST	X	
EC1	EXISTING ELEVATIONS	X	



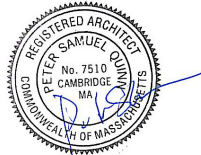
LOCUS PLAN

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346 SUMMER ST
SOMERVILLE, MA 02144

PREPARED FOR

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE
SP APPL	30 SEP 2015
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SHEET

T1

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SUMMER 346 - DIMENSIONAL TABLE - RES A ZONING DISTRICT, SP PER §4.4.1

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	10,000	± 3,252	± 3,252	EXTG NON-CONF, NO CHANGE
MIN LOT AREA / UNIT 1-9 UNITS (SF)	2,250	1,084	1,084	EXTG NON-CONF, NO CHANGE
MAX GROUND COVERAGE (%)	50	± 47	± 49	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	25	± 34	± 33	COMPLIES
PERVIOUS AREA (% OF LOT)	35	± 22	± 24	EXTG NON-CONF, IMPROVED
FLOOR AREA RATIO (FAR)	0.75	1.11	1.09	REDUCED NON-CONFORMITY
NET FLOOR AREA (NSF)	2,439	3,608	3,554	REDUCED NON-CONFORMITY
MAX HEIGHT (FT/ STORIES)	35 / 2 1/2	±36.1 / 2 1/2	±36.1 / 2 1/2	EXTG NON-CONF, NO CHANGE
MIN FRONT YARD (FT)	15	± 10.9	± 10.9	EXTG NON-CONF, NO CHANGE
MIN SIDE YARD - LEFT (FT)	9	± 10.6	± 10.6 ADDITION	COMPLIES
			± 10.6 EXTG BLDG	COMPLIES
MIN SIDE YARD - RIGHT (FT)	8	± 1.4	± 1.4 ADDITION	EXTG NON-CONF, NO CHANGE
			± 1.4 EXTG BLDG	EXTG NON-CONF
MIN REAR YARD (FT)	16.8*	± 18.3	± 16.8	COMPLIES
MIN FRONTAGE (FT)	50	37.51	37.51	EXTG NON-CONF, NO CHANGE
MIN NO. OF PARKING SPACES	7**	1	1	EXTG NON-CONF, NO CHANGE
MIN NO. BIKE PARKING SPACES	0	0	0	COMPLIES

*REAR YARD REDUCTION CALCULATION PER §8.6.13
100' - 86.21' LOT DEPTH = 13.79'
13.79' X 3"/FOOT = 41.7" REDUCTION
20' - 41.7" =
240" - 41.7" = 198.3" = 16.6' REQUIRED REAR YARD (LEFT)

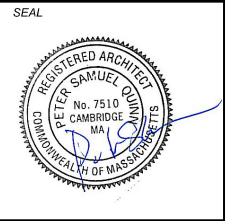
100' - 87.25' LOT DEPTH = 12.75'
12.75' X 3"/FOOT = 38.25" REDUCTION
20' - 38.25" =
240" - 38.25" = 201.75" = 16.8' REQUIRED REAR YARD (RIGHT)

**NUMBER OF REQUIRED PARKING SPACE PER §9.5
FOR (2) 3-BR UNITS:
 (2) 3-BR UNITS AT 2 PER UNIT = 2X2 = 4
FOR (2) 1OR2-BR UNITS:
 (2) 1OR2-BR UNITS AT 1.5 PER UNIT = 2X1.5 = 3
VISITOR SPACE AT 1 PER 6 UNITS (MIN 6 UNITS) = 0
7 REQUIRED PARKING SPACES

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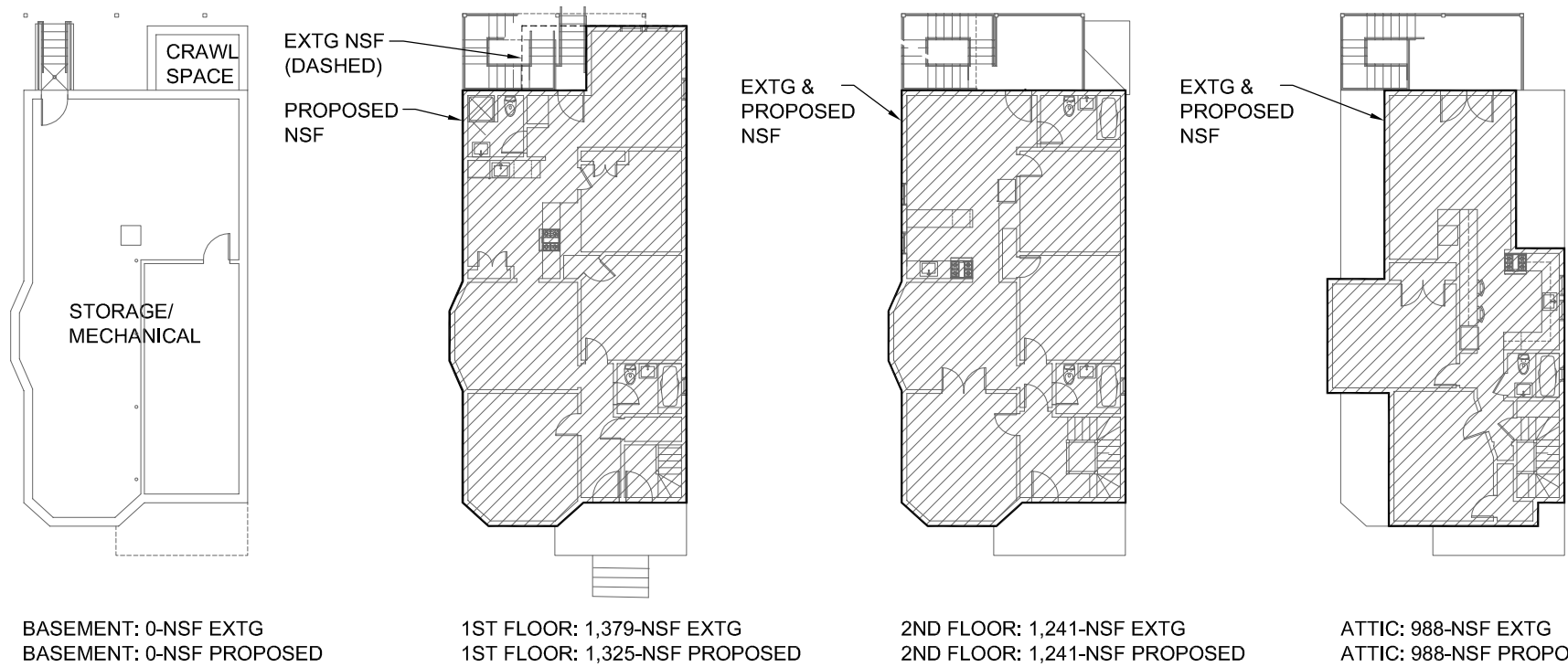
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ZONING
COMPLIANCE

SCALE AS NOTED	
REVISION	DATE
SP APPL	30 SEP 2015
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Z1



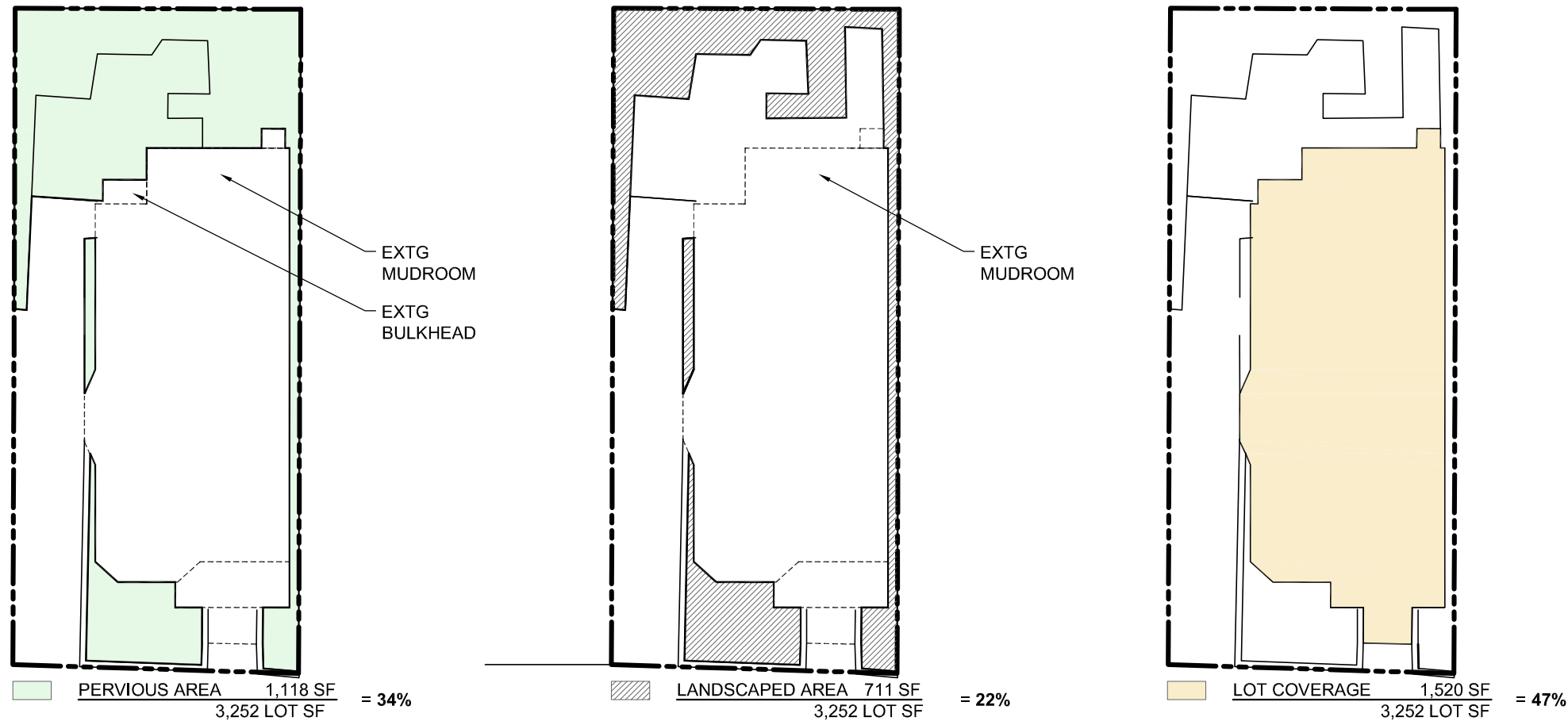
FLOOR	EXISTING NSF
ATTIC FL	988
2ND FL	1,241
1ST FL	1,379
BASEMENT	0
TOTAL	3,608-NSF

FLOOR	PROPOSED NSF
ATTIC FL	988
2ND FL	1,241
1ST FL	1,325
BASEMENT	0
TOTAL	3,554-NSF

PROPOSED NSF IS 54-SF LESS THAN EXISTING NSF.

1 NET SQUARE FOOTAGE CALC

SCALE: 1"=20'-0"



2 E.C. LANDSCAPE AREA

SCALE: 1"=20'-0"

3 E.C. PERVIOUS AREA

SCALE: 1"=20'-0"

4 E.C. LOT COVERAGE

SCALE: 1"=20'-0"

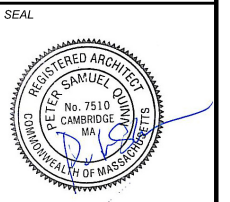


5 BUILDING HEIGHT

SCALE: 1"=10'-0"

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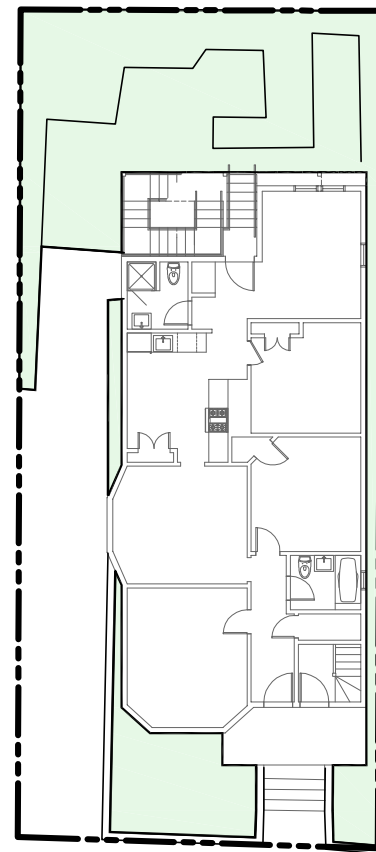
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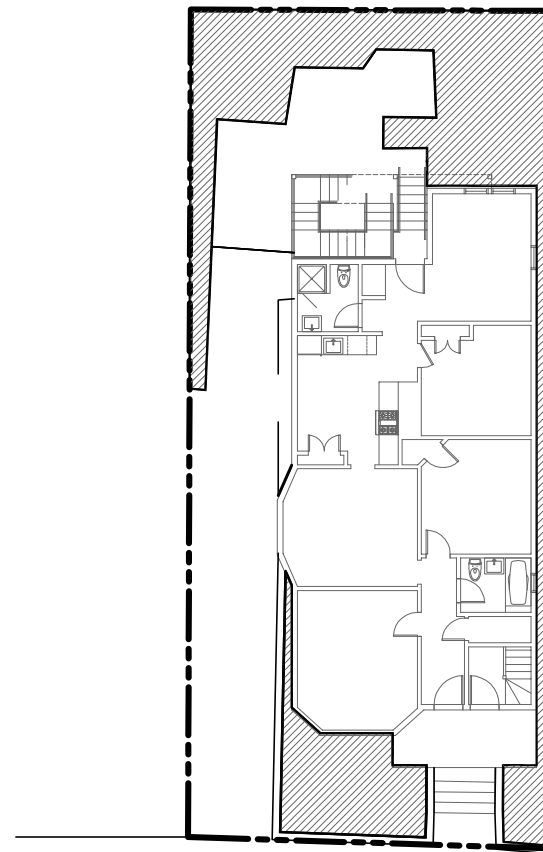
SCALE AS NOTED	
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Z2



$$\frac{\text{PERVIOUS AREA } 1,059 \text{ SF}}{3,252 \text{ LOT SF}} = 33\%$$

2 LANDSCAPE AREA
SCALE: 1"=20'-0" PROPOSED



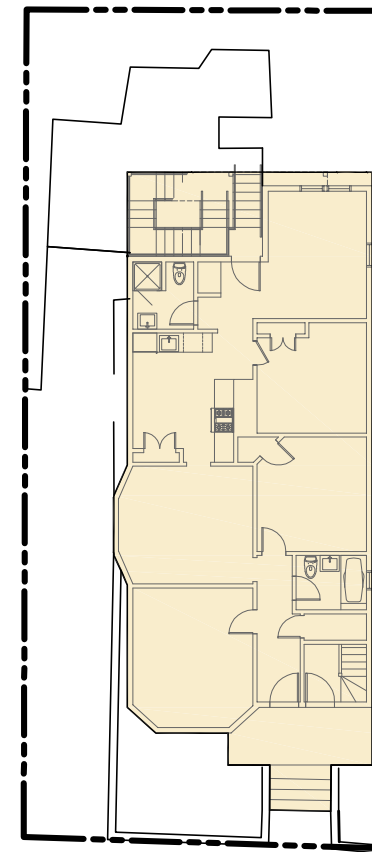
$$\frac{\text{LANDSCAPED AREA } 785 \text{ SF}}{3,252 \text{ LOT SF}} = 24\%$$

PLAN NORTH

3 PERVIOUS AREA

SCALE: 1"=20'-0"

PROPOSED



$$\frac{\text{LOT COVERAGE } 1,579 \text{ SF}}{3,252 \text{ LOT SF}} = 49\%$$

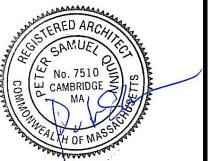
4 LOT COVERAGE
SCALE: 1"=20'-0" PROPOSED

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ZONING COMPLIANCE

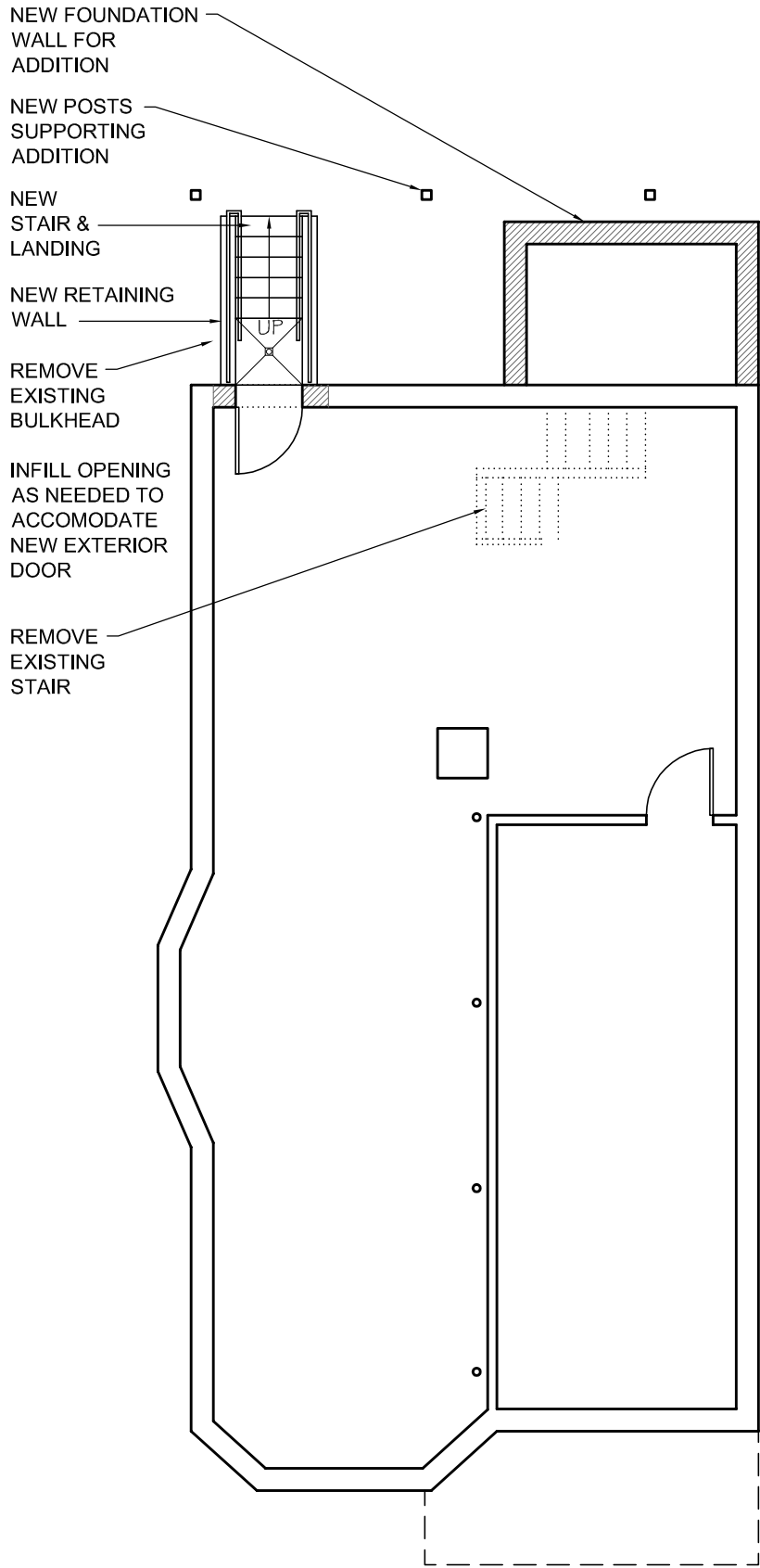
SCALE AS NOTED

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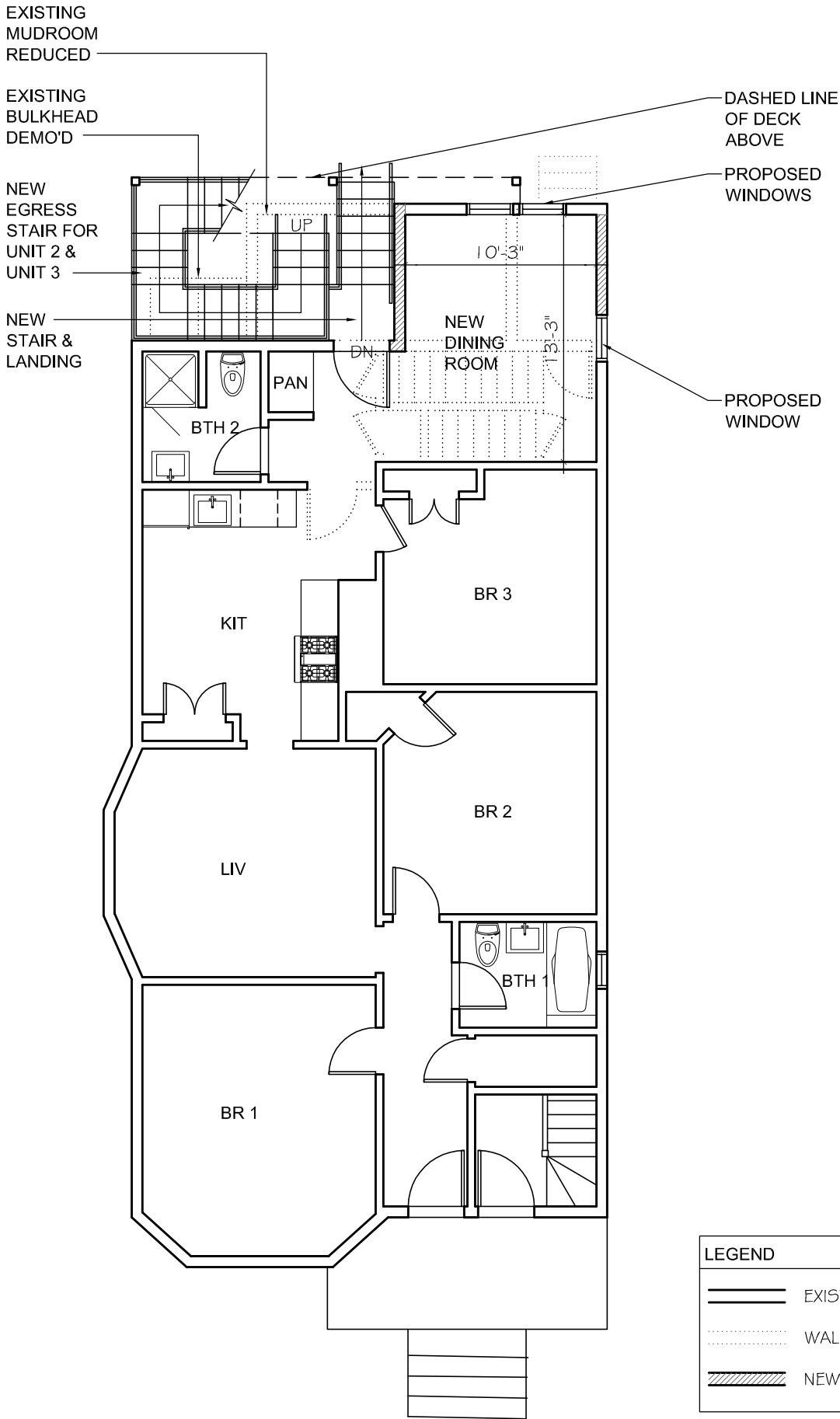
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Z3

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1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



2 1ST FLOOR PLAN - UNIT 1
SCALE: 1/8" = 1'-0"

LEGEND	
	EXISTING WALL
	WALL / ITEM TO BE DEMOLISHED
	NEW WALL

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BASEMENT & 1ST FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
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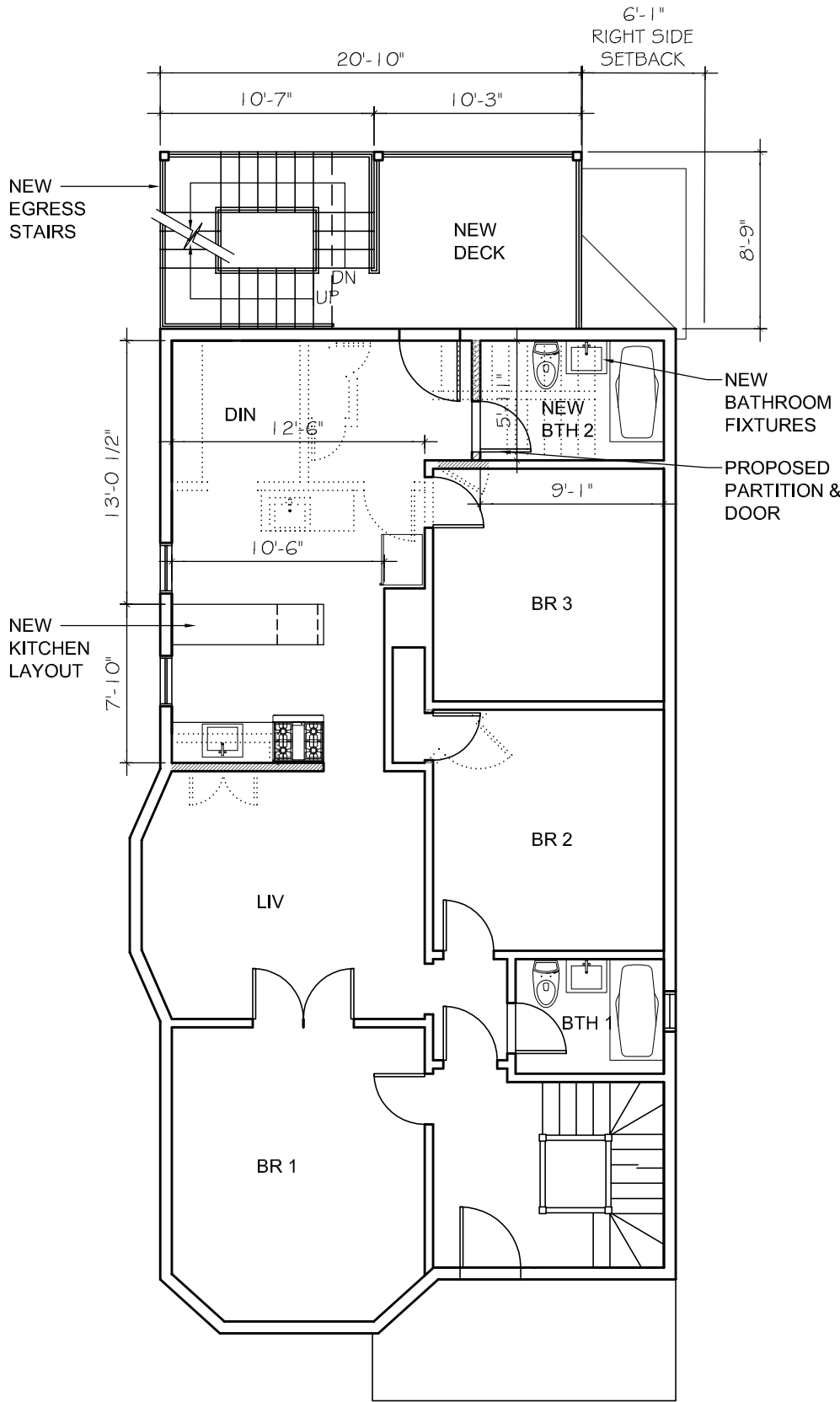
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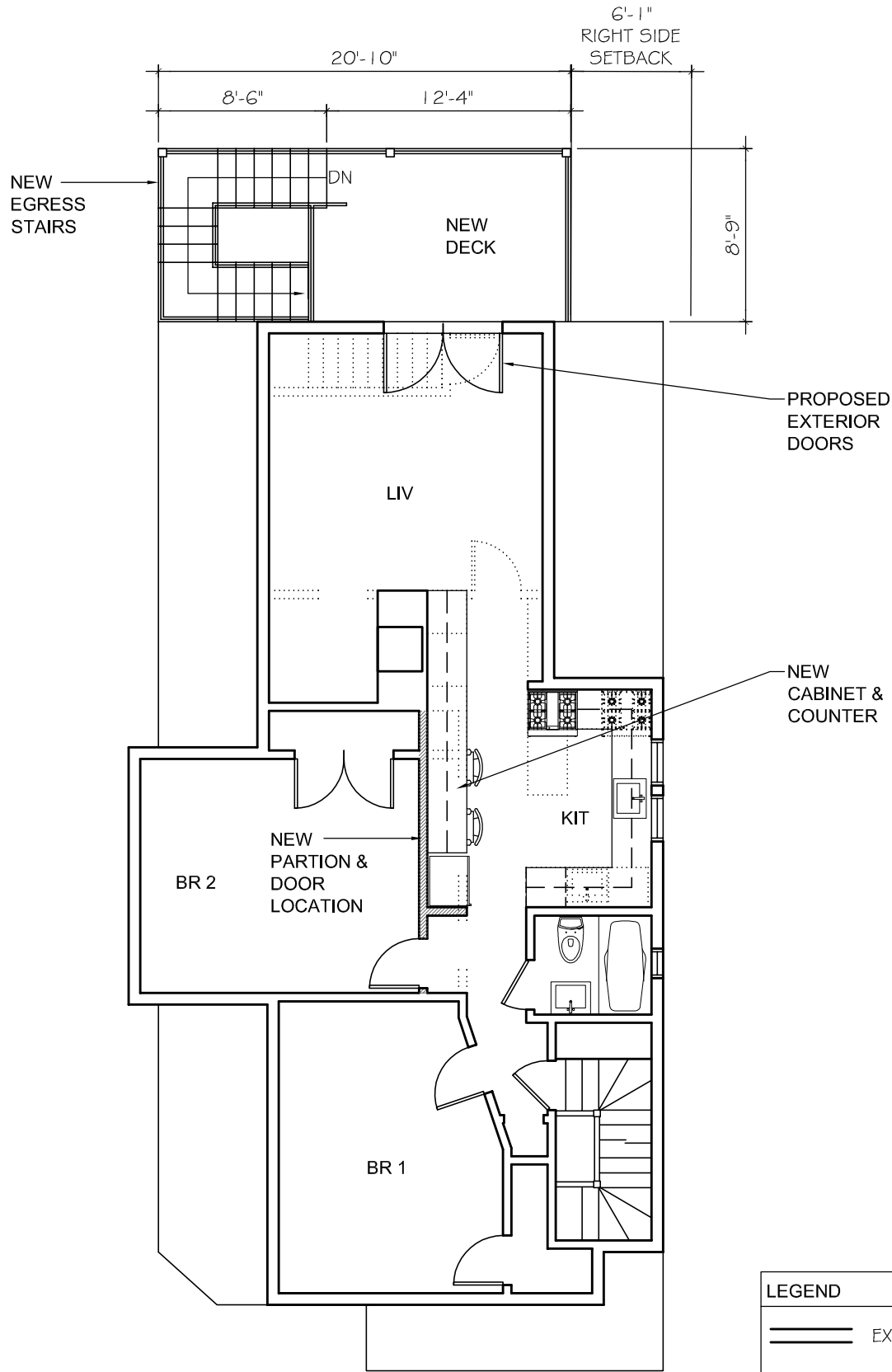
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A1

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1 2ND FLOOR PLAN - UNIT 2
SCALE: 1/8" = 1'-0"



2 3RD FLOOR PLAN - UNIT 3
SCALE: 1/8" = 1'-0"

LEGEND

- EXISTING WALL
- WALL / ITEM TO BE DEMOLISHED
- NEW WALL

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2ND & 3RD
FLOOR PLAN

SCALE AS NOTED

REVISION DATE

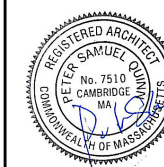
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A2





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A4



1 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

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3 E.C. NORTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



1 E.C. SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 E.C. EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 E.C. WEST ELEVATION
SCALE: 1/8" = 1'-0"

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EXISTING
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EC1