

Hootan Farhat Residence

7 Hillside Park
Somerville, MA 02143

ISSUE DATE: August 29, 2018

FOR SPECIAL PERMIT

Architect:

EvB Design

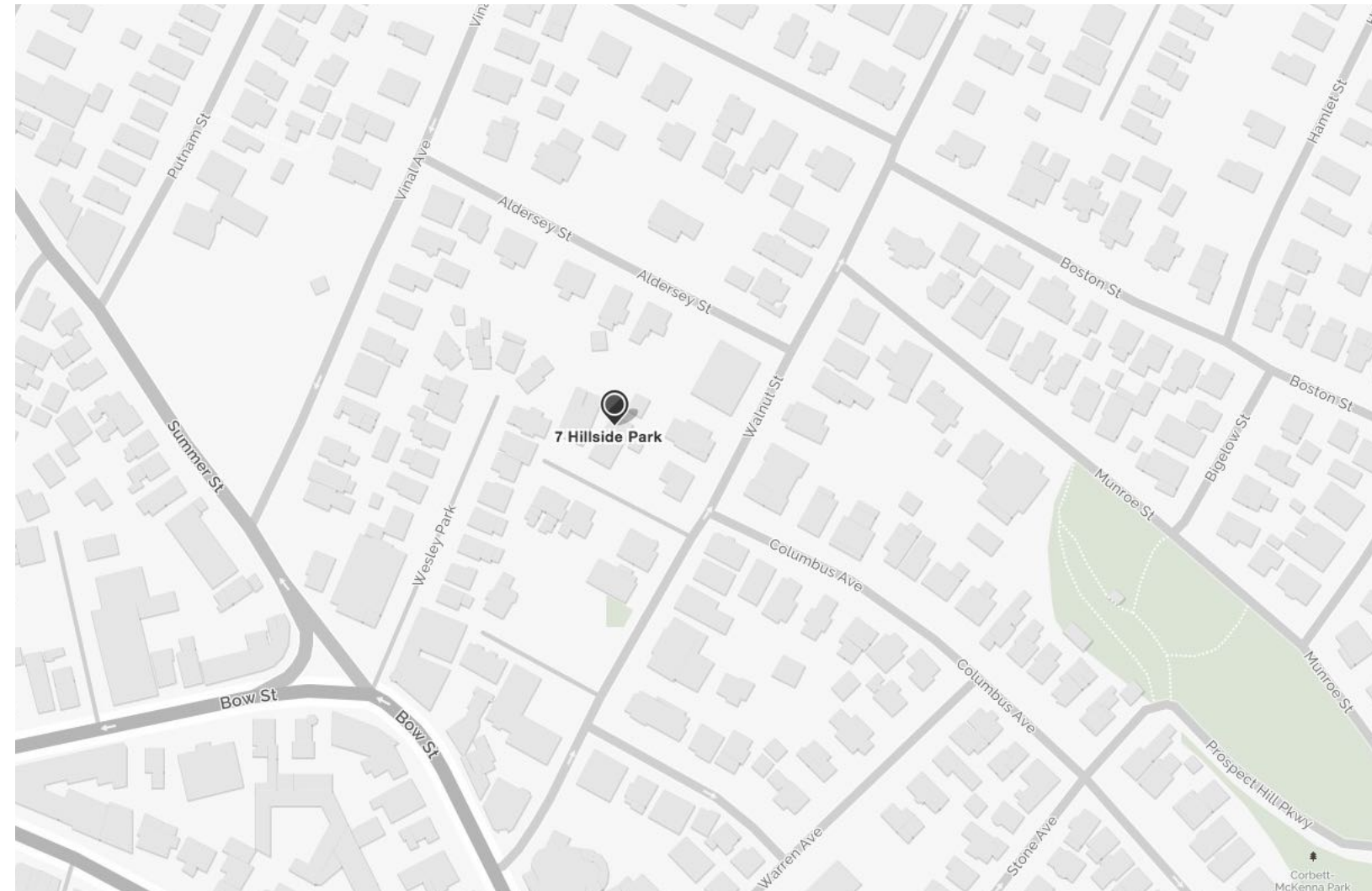
Edrick vanBeuzekom, AIA
1310 Broadway, Suite 200
Somerville, MA 02144
Tel: 617-623-2222

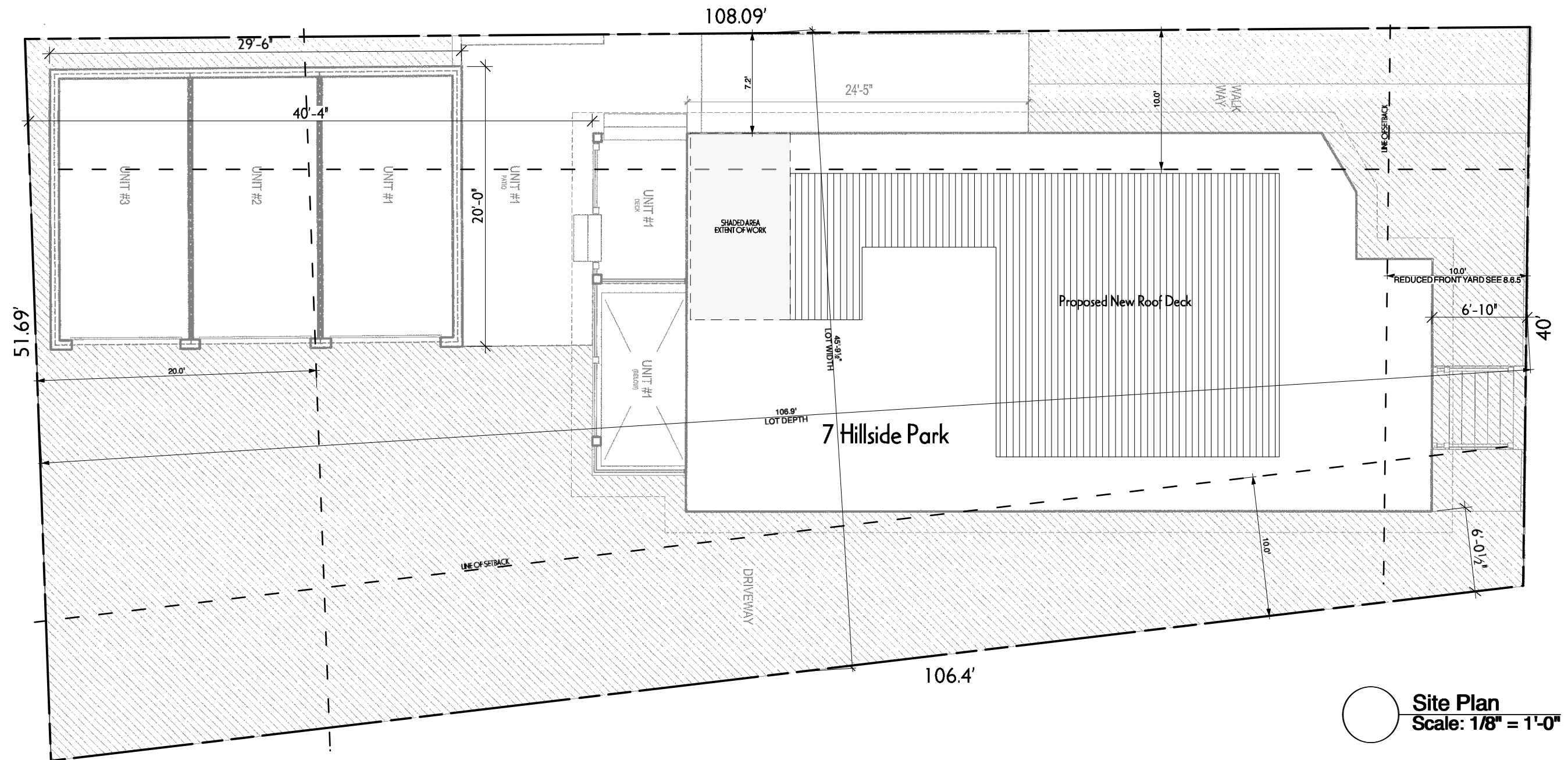
List Of Drawings:

Cover Sheet
C1.0 Site Plan
C1.1 Zoning Table
A1.3 Proposed 3rd Floor Plan
A1.4 Proposed Roof Deck Plan
A2.1 Proposed Side Elevation (West)
A2.2 Proposed Front & Rear Elevations
A2.3 Proposed Side Elevation (East)
A3.0 3D Views

X1.3 Existing 3rd Floor Plan
X1.4 Existing Roof Plan
X2.1 Existing Side Elevation (West)
X2.2 Existing Front & Rear Elevations
X2.3 Existing Side Elevation (East)

LOCUS PLAN





Site Plan
Scale: 1/8" = 1'-0"

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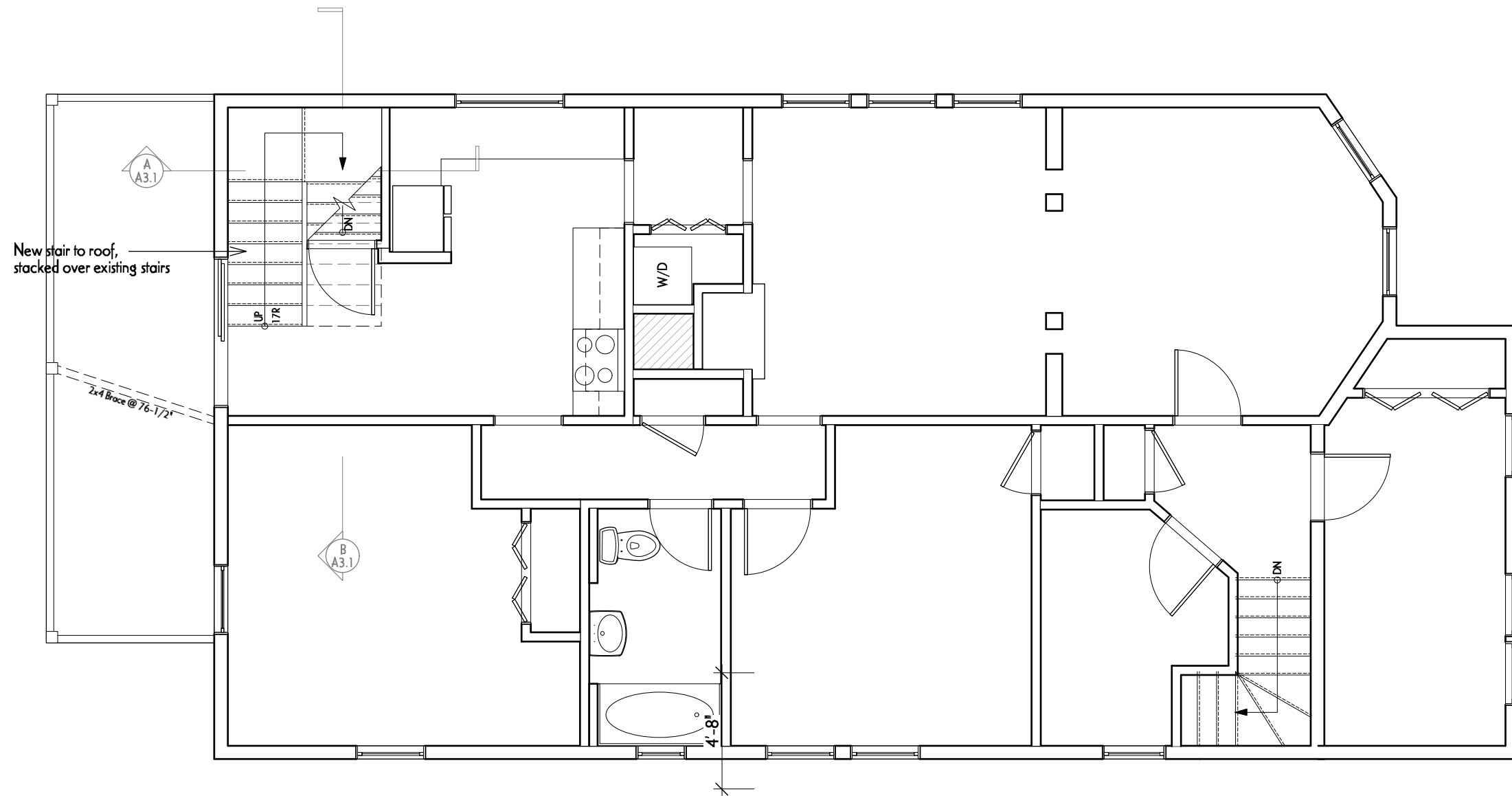
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C1.0

TABLE 1 DIMENSIONAL INFORMATION		Zone: B (RB)			
		EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS	
LOT AREA		4,906 SF	NO CHANGE	7,500 SF	(min.)
TOTAL GROSS FLOOR AREA (G.F.A.)		5,684 SF	5,784 SF	-	
TOTAL NET FLOOR AREA (80%)		4,547 SF	4,627 SF	-	(min.)
RATIO OF NET FLOOR AREA TO LOT AREA		0.93	0.94	1.0	(max.)
LOT AREA FOR EACH DWELLING UNIT (D.U.)		1,635.3 SF	NO CHANGE	1,500	(min.)
SIZE OF LOT	-WIDTH	45.8' avg.	NO CHANGE	50'	(min.)
	-DEPTH	106.8' avg.	NO CHANGE	-	(min.)
					(min.)
SETBACKS (IN FEET)	-FRONT	6.83'	NO CHANGE	15' (10' min.)	(min.) table sec. 8.5 fn. 5(5a,5b,5c),17
	-REAR	40.33'	NO CHANGE	20'	(min.) see table sec. 8.5 fn. 5b,13,14,15,17
	-LEFT SIDE	6.0'	NO CHANGE	10'-0" (SUM TO 20) 3 story	(min.) see 8.6.7 fn. 7,8,9,11, table sec. 8.5 fn. 5a,6,10,17
	-RIGHT SIDE	7.2'	NO CHANGE	10'-0" (SUM TO 20) 3 story	(min.) see 8.6.7 fn. 7,8,9,11, table sec. 8.5 fn. 5a,6,10,17
FRONTAGE		40'-0"	NO CHANGE	50'	(min.) table sec. 8.5 fn. 16
SIZE OF BLDG.	-HEIGHT	31'-8 1/2"	NO CHANGE	40'	(max.) 3 stories, 1-9 units, table sec. 8.5
	-LENGTH	59.5'	NO CHANGE	-	(max.)
	-WIDTH	26.8'	NO CHANGE	-	(max.)
GROUND COVERAGE		55%	NO CHANGE	50%	(max.)
PERVIOUS AREA		17%	NO CHANGE	35%	(min.) non conforming (NC), table sec. 8.5, see fn. 24,25
LANDSCAPED AREA		9%	NO CHANGE	25%	(min.) NC
NO. OF DWELLIINGS		3	NO CHANGE	3	(max.)
NO. OF PARKING SPACES		3	NO CHANGE	3	(min./max.)
NO. OF LOADING AREAS		N/A	N/A	N/A	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT		9'-3"	NO CHANGE	-	(min.)

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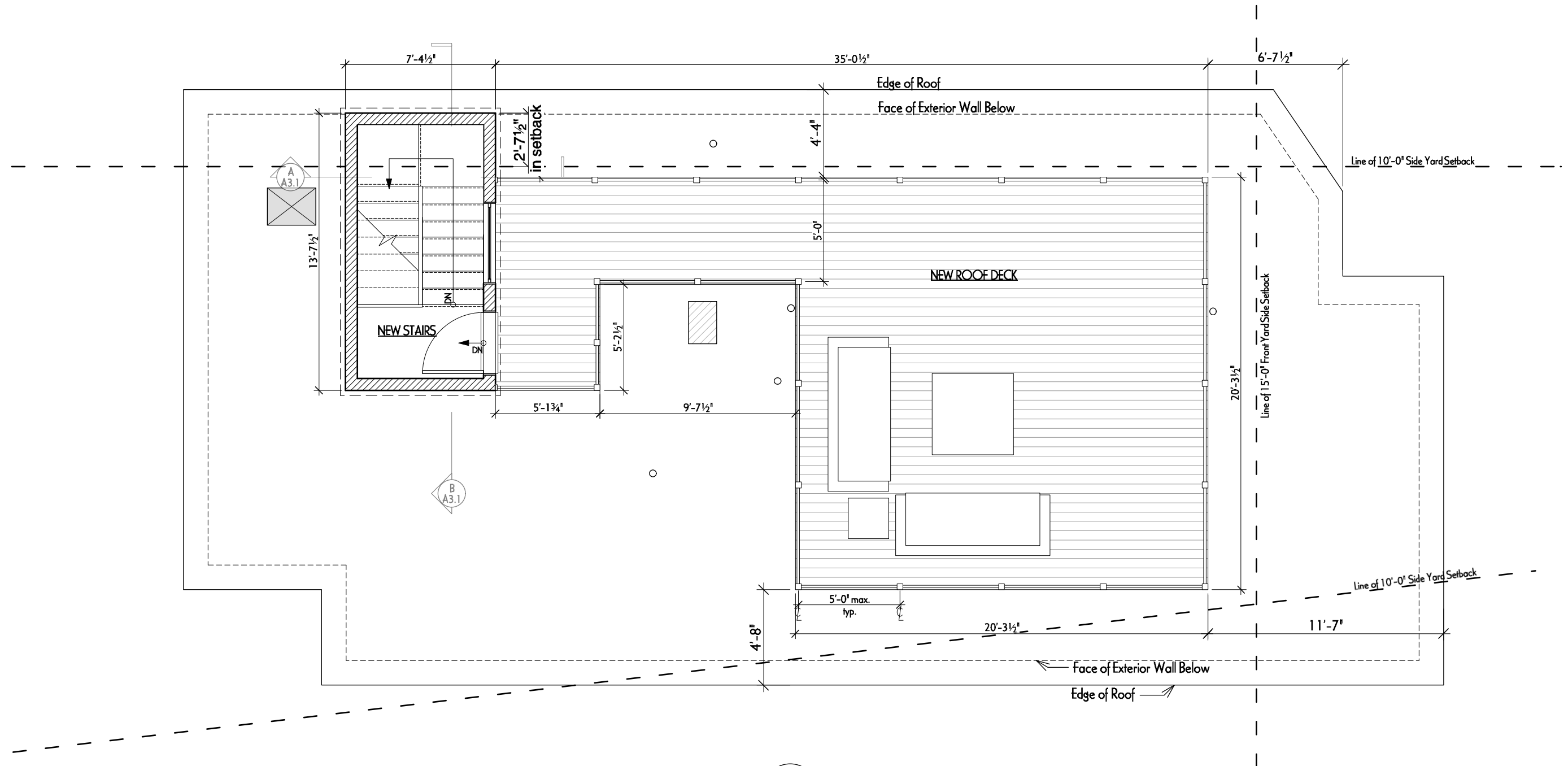
2 Proposed 3rd Floor Plan
Scale: 3/16" = 1'-0"

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A1.3



2 Proposed Roof Plan
Scale: 3/16" = 1'-0"

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1 PROPOSED SIDE ELEVATION (WEST)
Scale: 3/16" = 1'-0"

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2 PROPOSED REAR ELEVATION (NORTH)
Scale: 3/16" = 1'-0"



1 PROPOSED FRONT ELEVATION (SOUTH)
Scale: 3/16" = 1'-0"

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A2.2

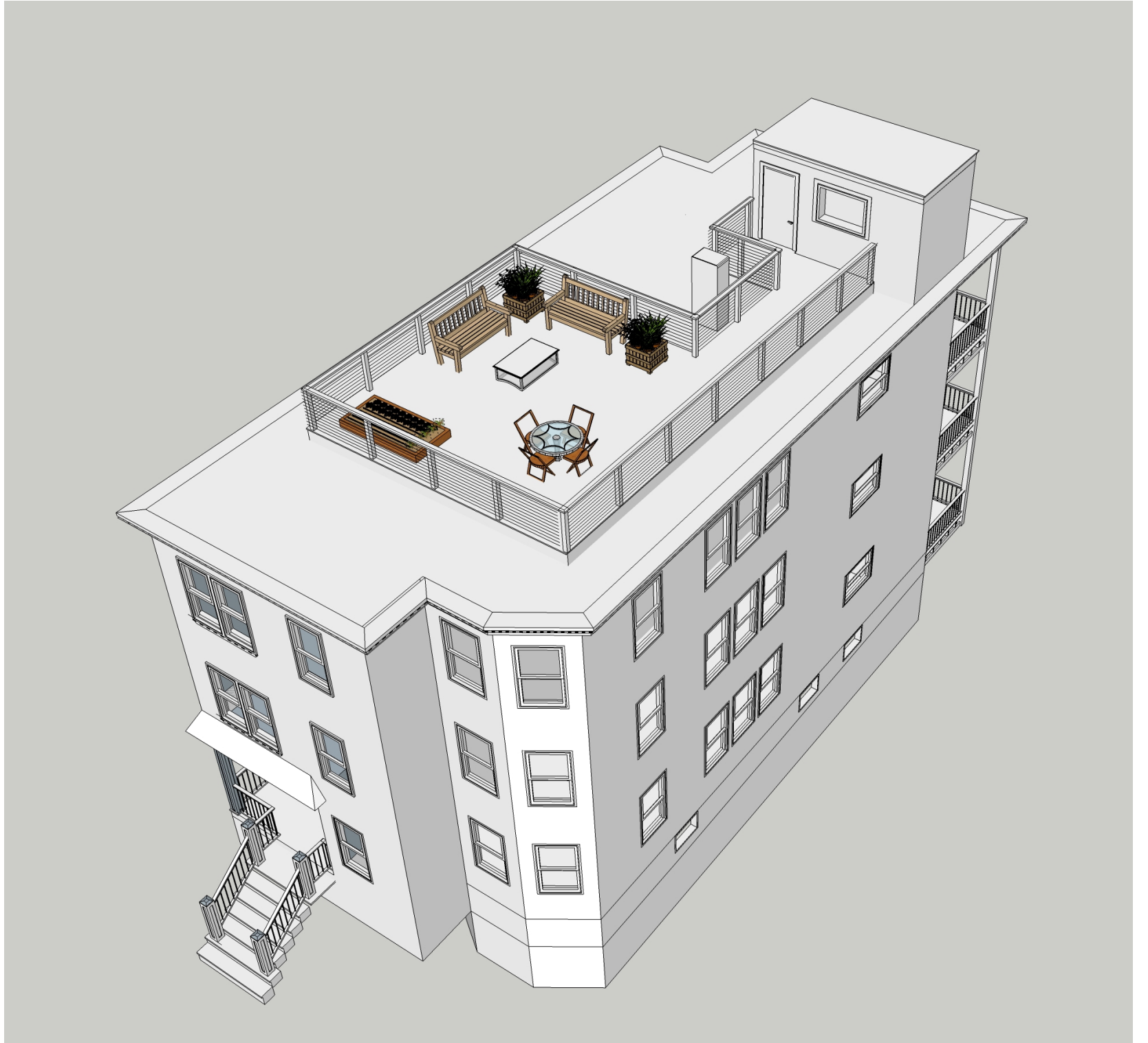
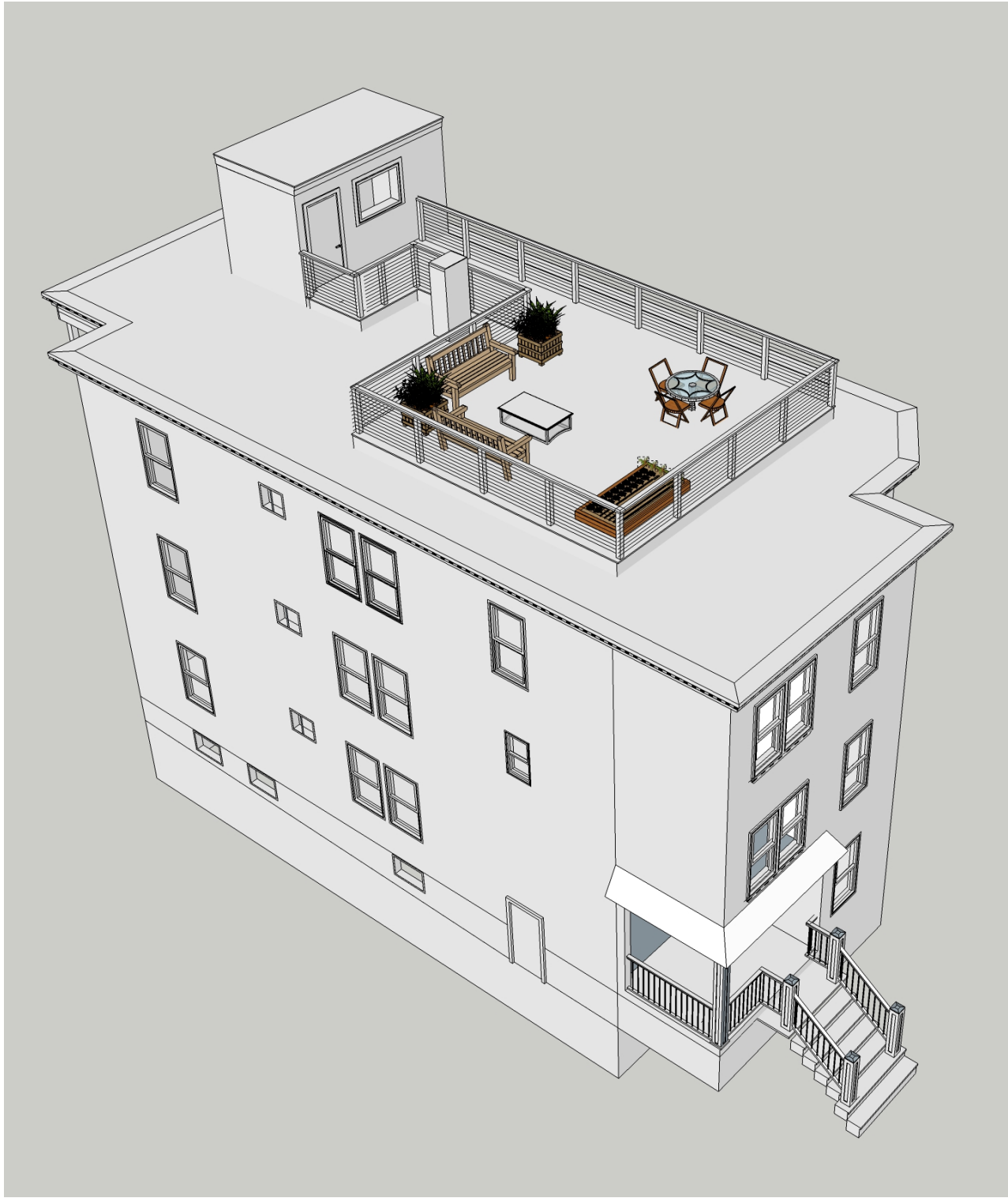


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PROPOSED SIDE ELEVATION (EAST)
Scale: 3/16" = 1'-0"

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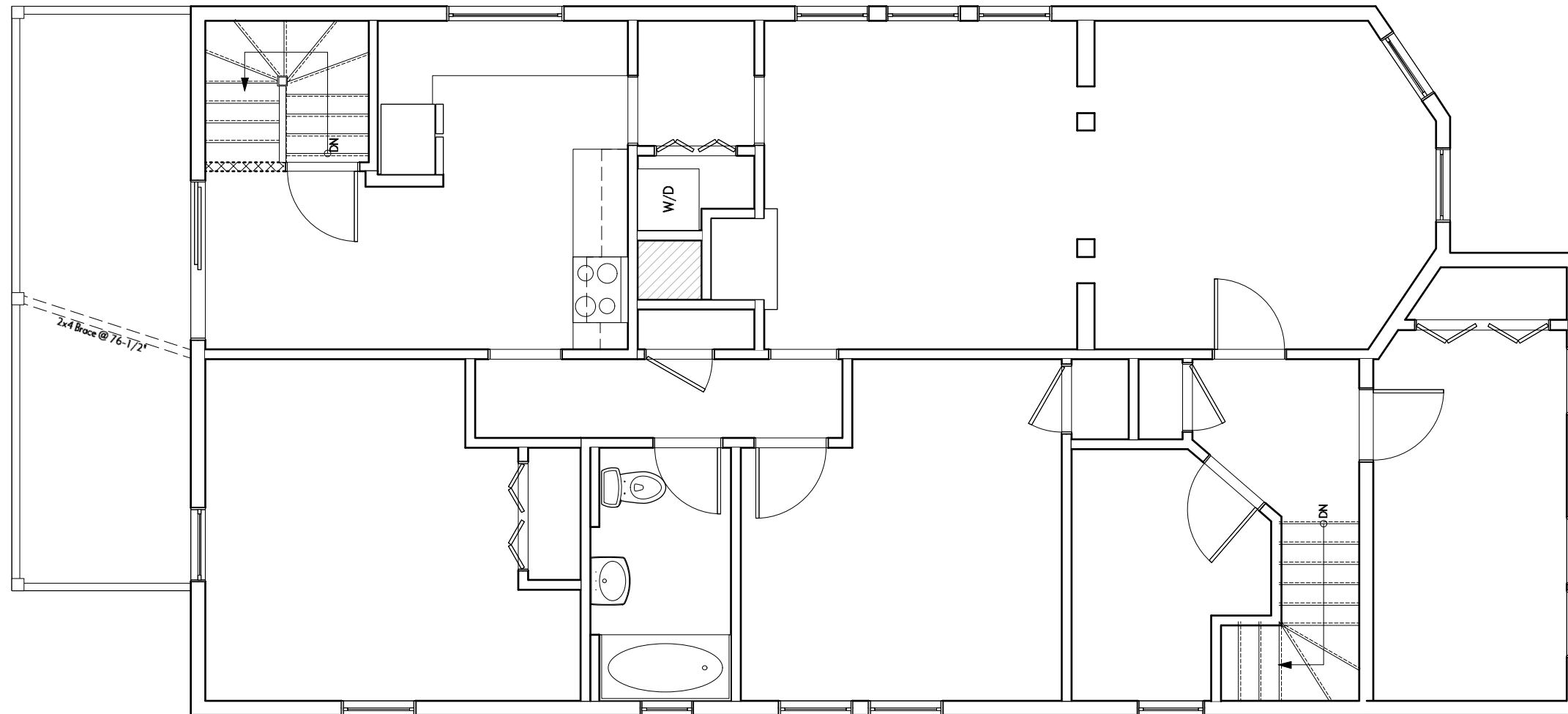


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A3.0



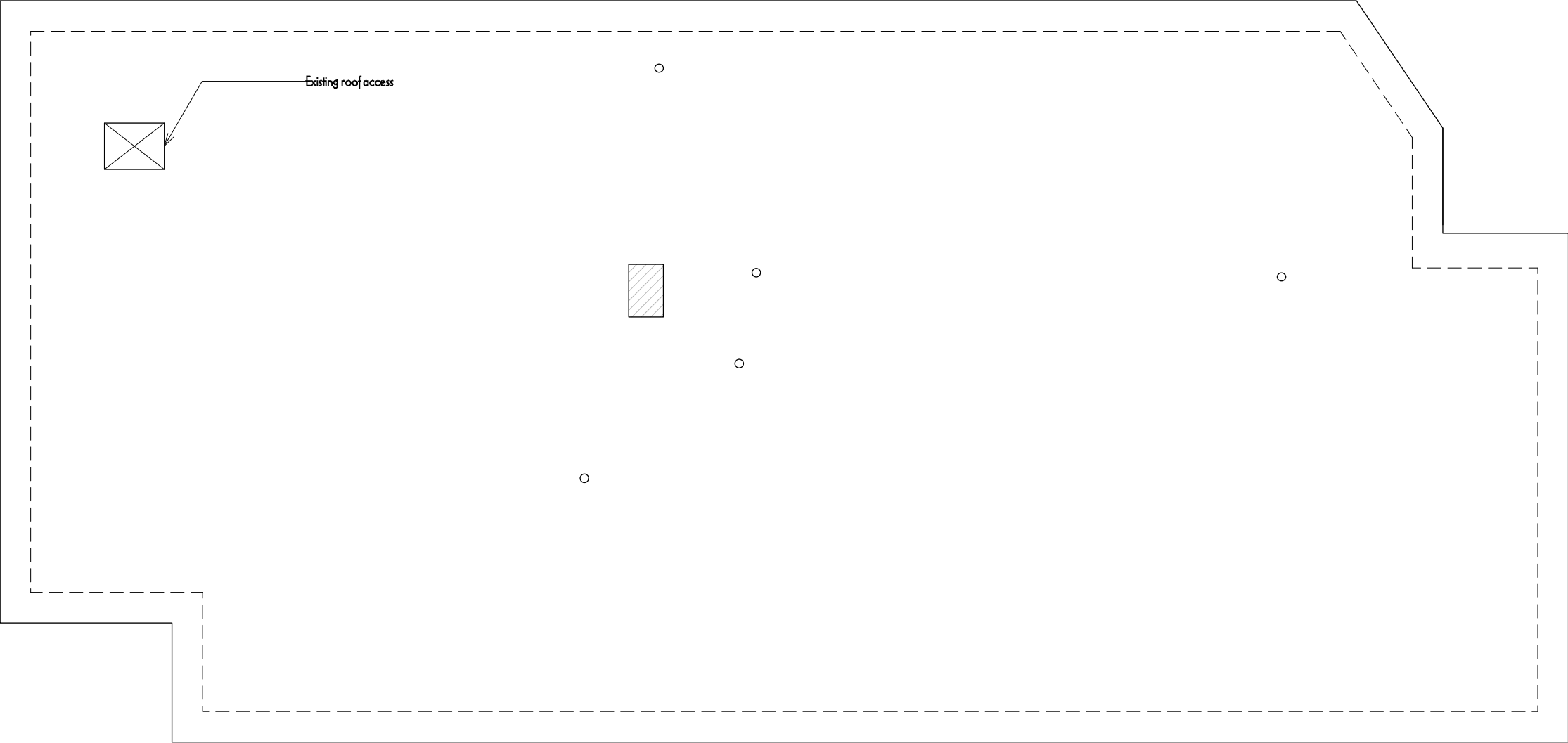
1 Existing 3rd Floor
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X1.3



2 Existing Roof Plan
Scale: 3/16" = 1'-0"



1 EXISTING SIDE ELEVATION (WEST)
Scale: 3/16" = 1'-0"

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2 EXISTING REAR ELEVATION (NORTH)
Scale: 3/16" = 1'-0"

THIRD FLOOR CEILING
26'-1"

THIRD FLOOR
17'-11 1/2"

SECOND FLOOR CEILING
17'-0 1/2"

SECOND FLOOR
8'-11 3/4"

FIRST FLOOR CEILING
8'-0 3/4"

FIRST FLOOR
0"



1 EXISTING FRONT ELEVATION (SOUTH)
Scale: 3/16" = 1'-0"

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X2.2



1 EXISTING SIDE ELEVATION (EAST)
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