

# SPECIAL PERMIT APPLICATION

## CITY OF SOMERVILLE

### 54 DANE STREET

phoenix  
architectural  
studio, llc

39 Starr Hill Road  
Littleton, MA 01460-1651  
617.512.2979  
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## DRAWING LIST

A0.00	Title Sheet
X1.01R	Application Zoning Data And Graphic Site Plan
X1.02R	Site Take Offs
X1.02A	Floor Area Take Offs
A1.01R	Exist/Proposed Basement Plans
A1.02R	Exist/Proposed 1st Floor Plans
A1.03R	Exist/Proposed 2nd Floor Plans
A1.04R	Exist/Proposed 3rd Floor Plans
A1.05R	Exist/Proposed Roof Plans
A1.06R	Dane Street/West Elevation
A1.07R	South Elevation
A1.08R	East Elevation
A1.09R	North Elevation
Photos	East Side of Dane Street
Photos	West Side of Dane

Project:

**Renovations to  
54 Dane Street**

54 Dane Street  
Somerville, MA

Drawing Title:

**TITLE SHEET**

Drawn by: **R.W.S.**      Checked by: **R.W.S.**

Date: **09.05.18**      Scale: **N/A**

Job Number: **1018.1**      Drawing Set: **Special Permit**

Drawing number:

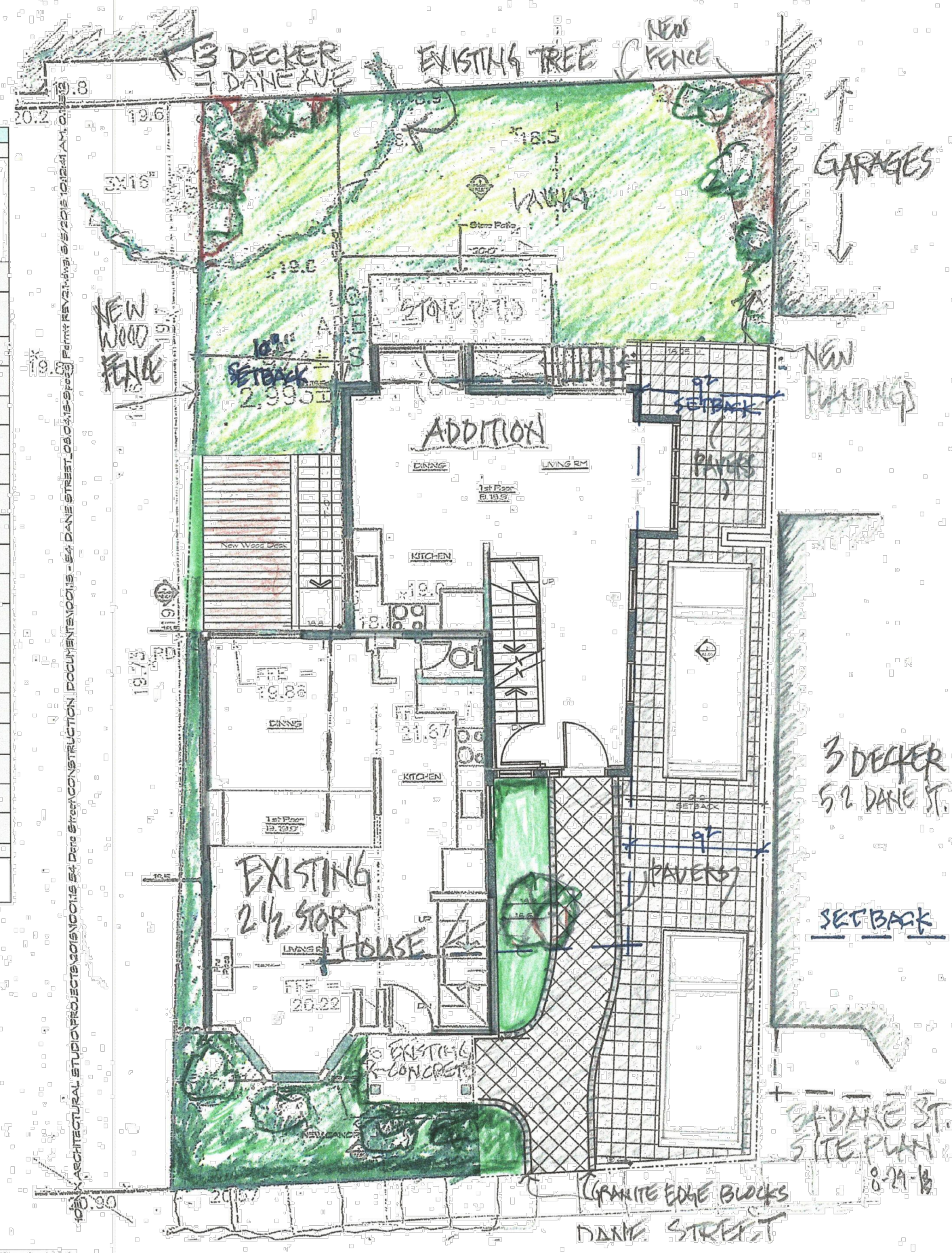
**A0.00**



APPLICATION  
For Planning Board and Zoning Board of Appeals Approval

9. Zoning Data						
Refer to the SZO § 2.2 Definitions and SZO § 8 Dimensional Requirements for more information.						
Data	Existing	Proposed	Allowed	Existing or Permitted Nonconformity	New Violation	SZO Section Cited
Fill in both columns: numbers must match those on plans and other attached documentation.			Office Use			
A. Use						
B. # of Dwelling Units*						
C. Lot Area	2994 square feet	2994 square feet				
D. Lot Area ÷ # of Dwelling Units	1497 sf per du	1497 sf per du				
E. Gross Floor Area of Footprints of All Buildings	656 square feet	1057 square feet				
F. Ground Coverage (E. ÷ C.)	22 %	35 %				
G. Landscaped Area (landscaped area ÷ C.)	25 %	34 %				
H. Pervious Area (pervious area ÷ C.)	27 %	61 %				
I. Net Floor Area** / *** (sum of all usable square feet)	1648 square feet	2883 square feet				
J. Floor Area Ratio (FAR) (I. ÷ C.)	.55	.96				
K. Building Height	32 feet	32 feet				
L. Front Yard Setback	9 feet	9 feet				
M. Rear Yard Setback	37 feet	20 feet				
N. Side Yard Setback (left when you face property)	1 feet	10 feet				
O. Side Yard Setback (right when you face property)	14 feet	9' 2" feet				
P. Street Frontage	40 feet	40 feet				
Q. # of Parking Spaces	2	2				
R. # of Bicycle Parking Spaces						
S. # of Loading Spaces	NA	NA				

\* 8 or more dwelling units - determine if Inclusionary Housing, Article 13, applies  
 \*\* In CCD and TOD use GROSS floor area  
 \*\*\* 30,000+ square feet - determine if Linkage, Article 15, applies



Office of Strategic Planning and Community Development  
 City Hall 3<sup>rd</sup> Floor, 93 Highland Ave., Somerville, MA 02143  
 617.625.6600 ext. 2500  
 M-W 8:30am-4:30pm, Th 8:30am-7:30pm, F 8:30am-12:30pm

Revision Date: 12-17-15

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Project:  
**Renovations to  
 54 Dane Street**

54 Dane Street  
 Somerville, MA

Drawing Title:  
**Application: Zoning  
 Graphic Site Plan**

Drawn by: R.W.S.      Checked by: R.W.S.

Date: 09.05.18      Scale: 1/8"=1'-0"

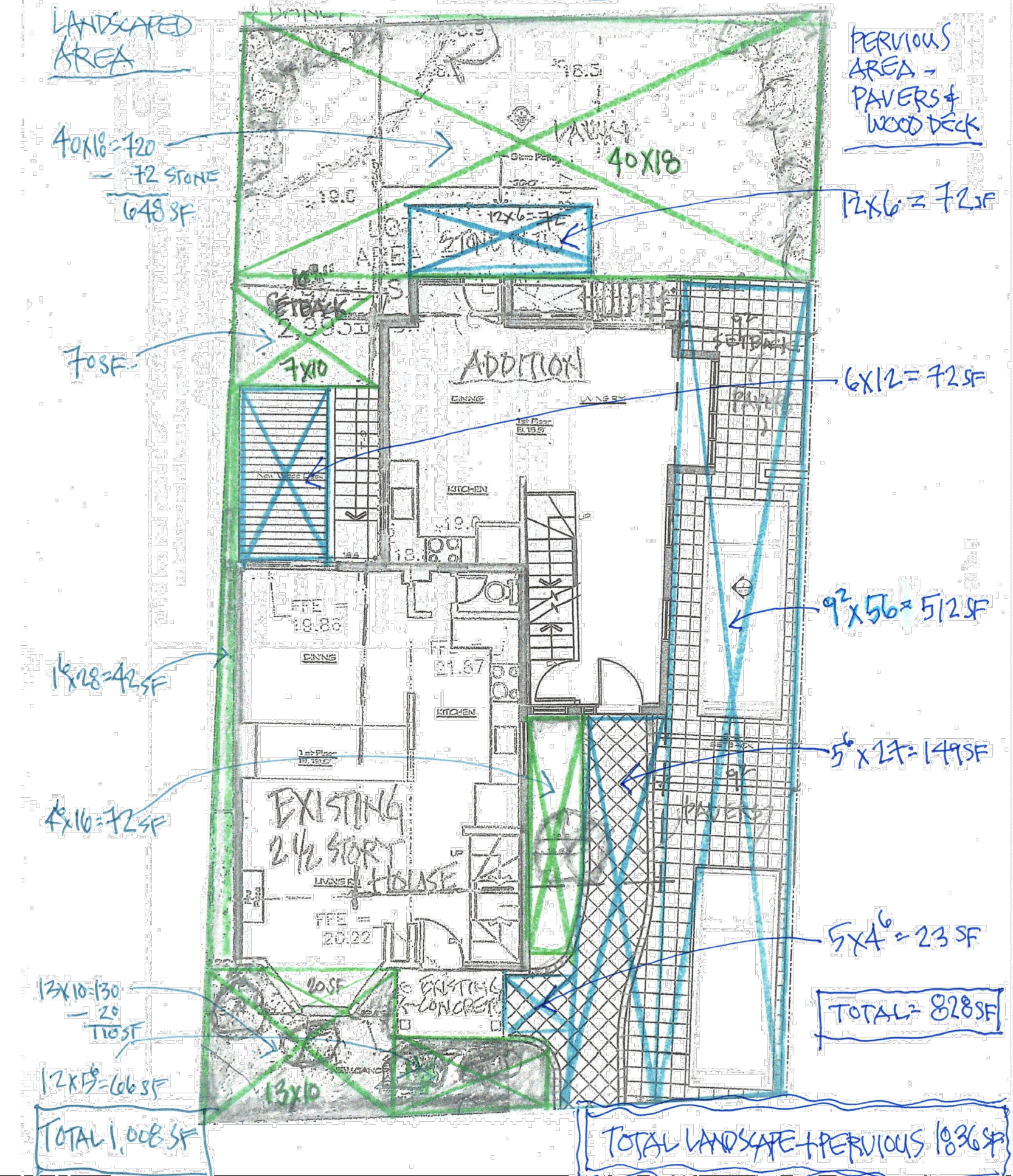
Job Number: 1018.3      Drawing Set: Special Permit

Drawing number:

**X1.01R**



# LAND-USE/SITE TAKEOFFS 9/4/18



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Project:  
**Renovations  
to 54 Dane Street**

54 Dane Street  
Somerville, MA

Drawing Title:  
**Land Use/Site  
Take-Offs**

Drawn by: R.W.S.      Checked by: R.W.S.

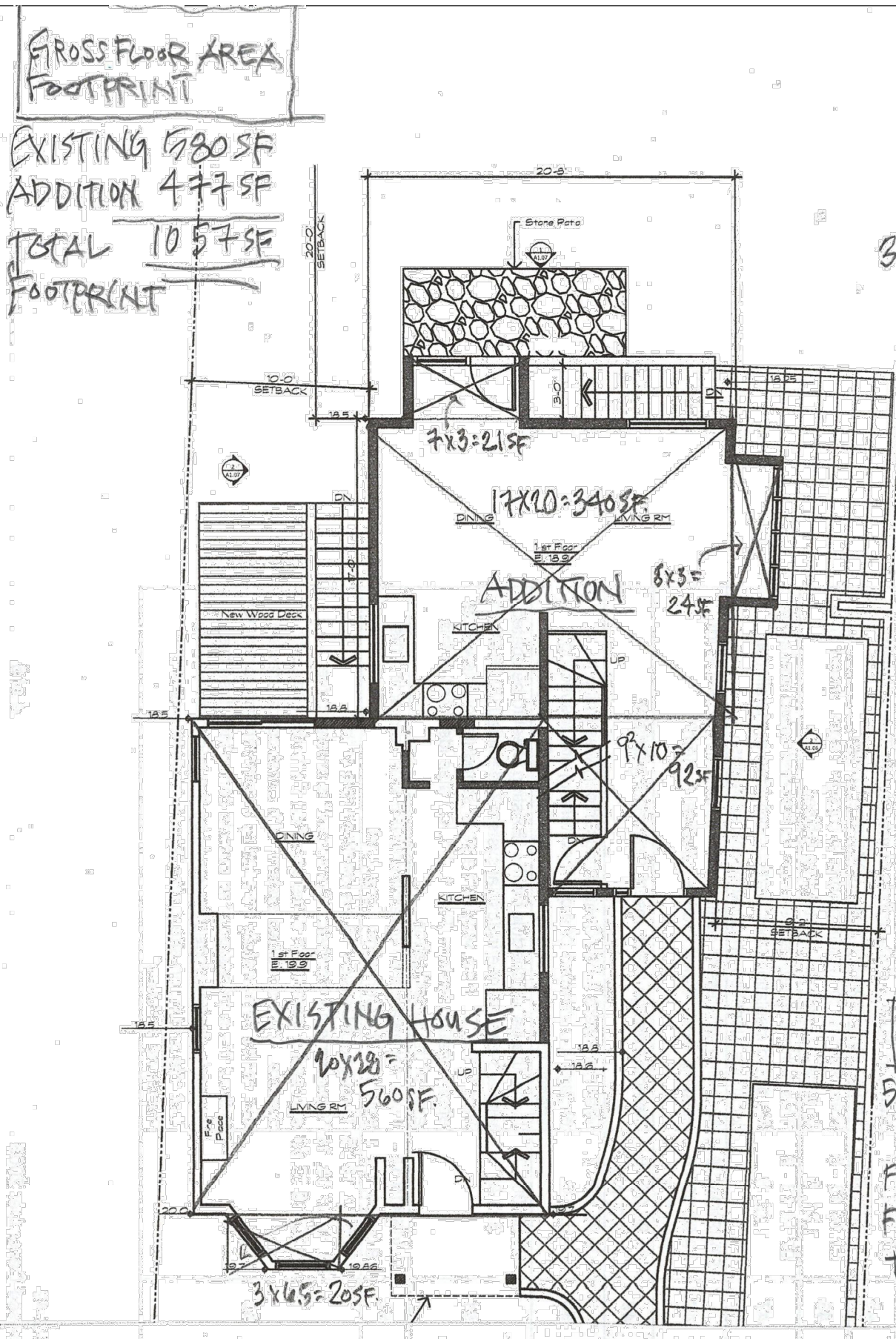
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Job Number: 1018.1      Drawing Set: Special Permit

Drawing number:

# X1.02R



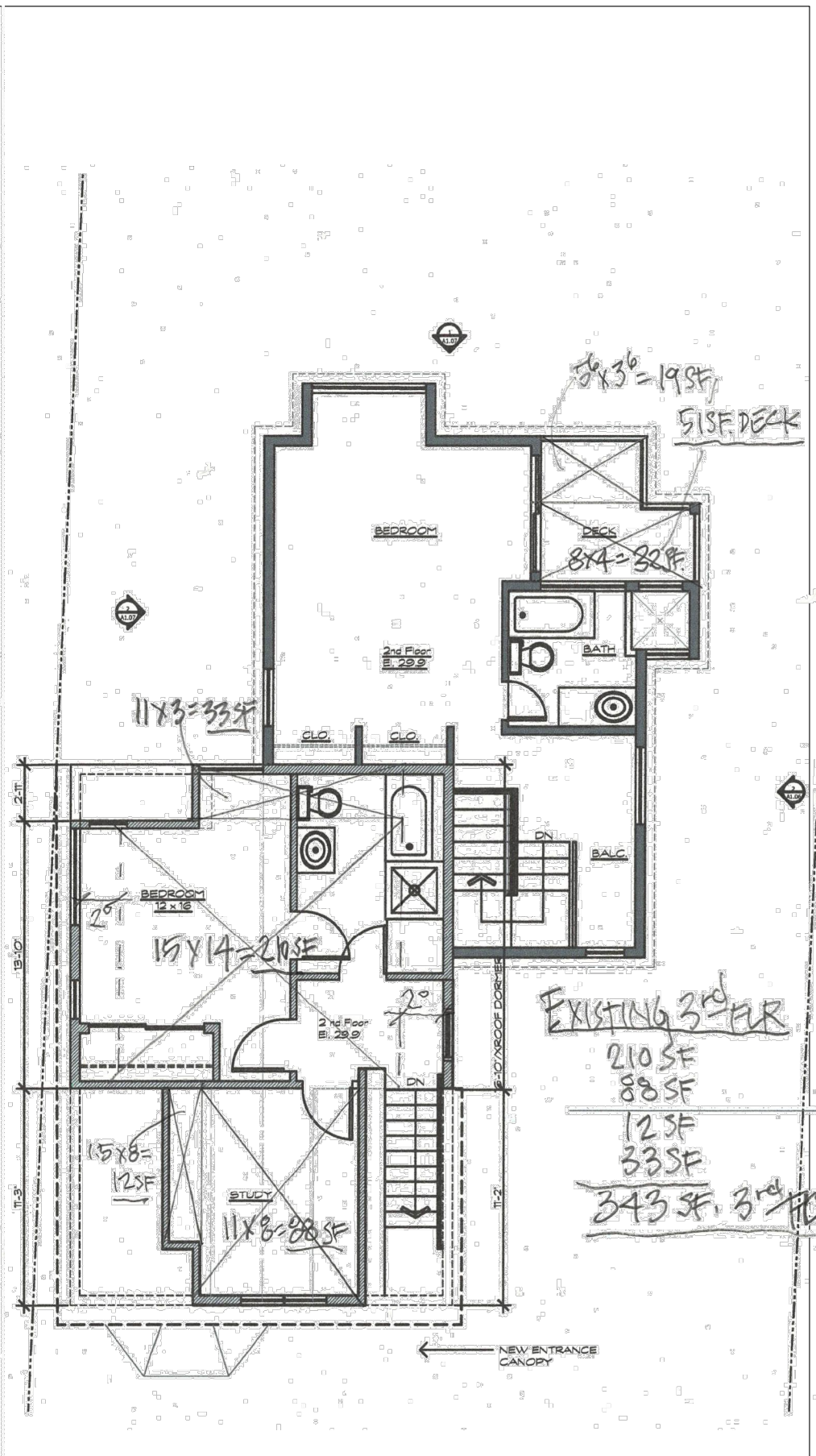


GROSS FLOOR AREA  
FOOTPRINT  
EXISTING 580 SF  
ADDITION 477 SF  
TOTAL 1057 SF  
FOOTPRINT

ADDITION SF  
340+21+24+92=477 SF  
X 3 FLRS X 3  
1431 SF  
DECK (5) 51 SF  
TOTAL 1380 SF

NET FLOOR AREA  
EXISTING 1503 SF  
ADDITION 1380 SF  
TOTAL 2883 SF

EXISTING HOUSE  
560+20=580 SF  
X 2 FLRS  
FLRS 1+2=1160 SF  
FLR 3 343 SF  
TOTAL 1503 SF



EXISTING 3<sup>rd</sup> FLR  
210 SF  
88 SF  
12 SF  
33 SF  
343 SF 3<sup>rd</sup> FLR

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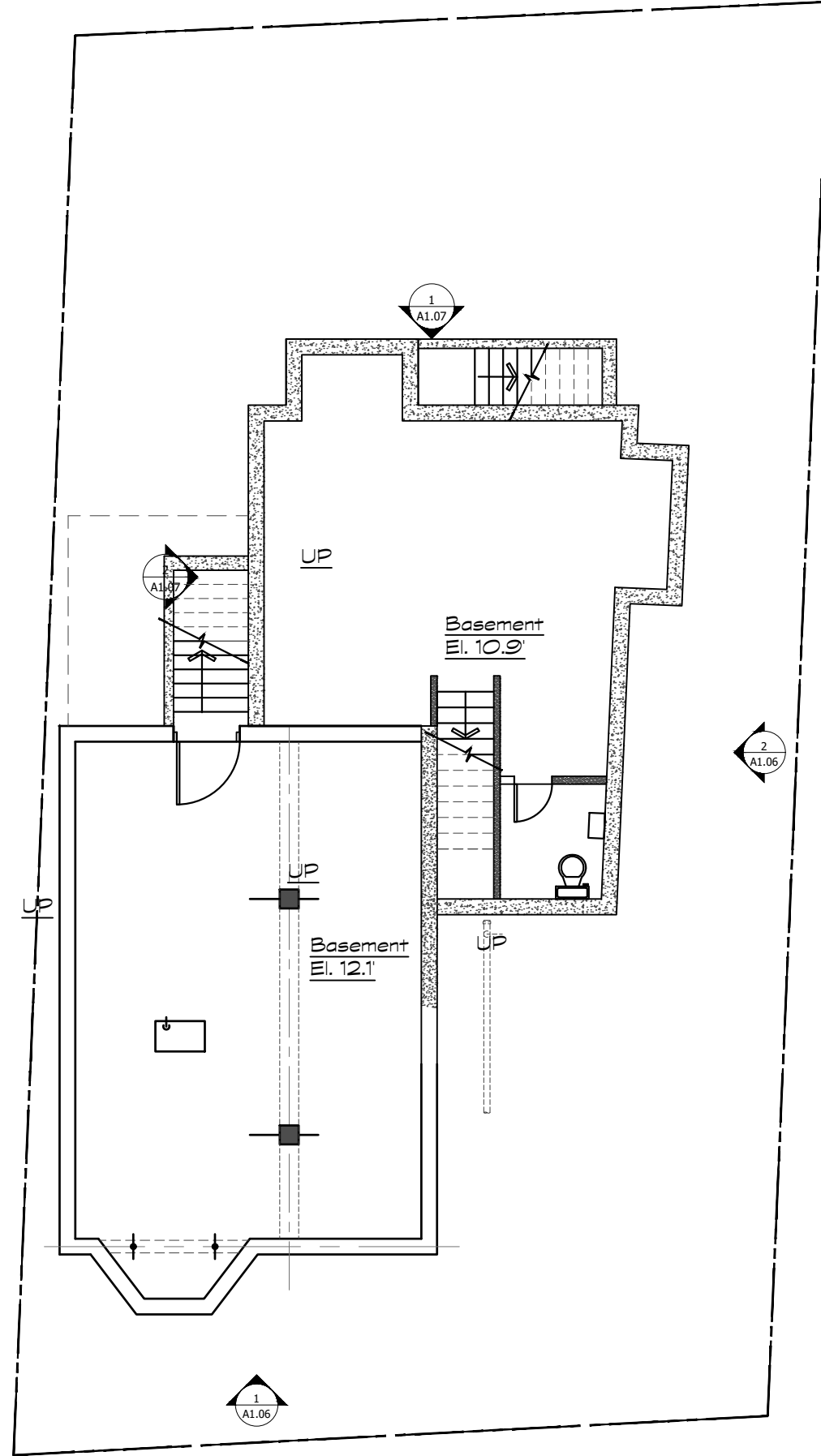
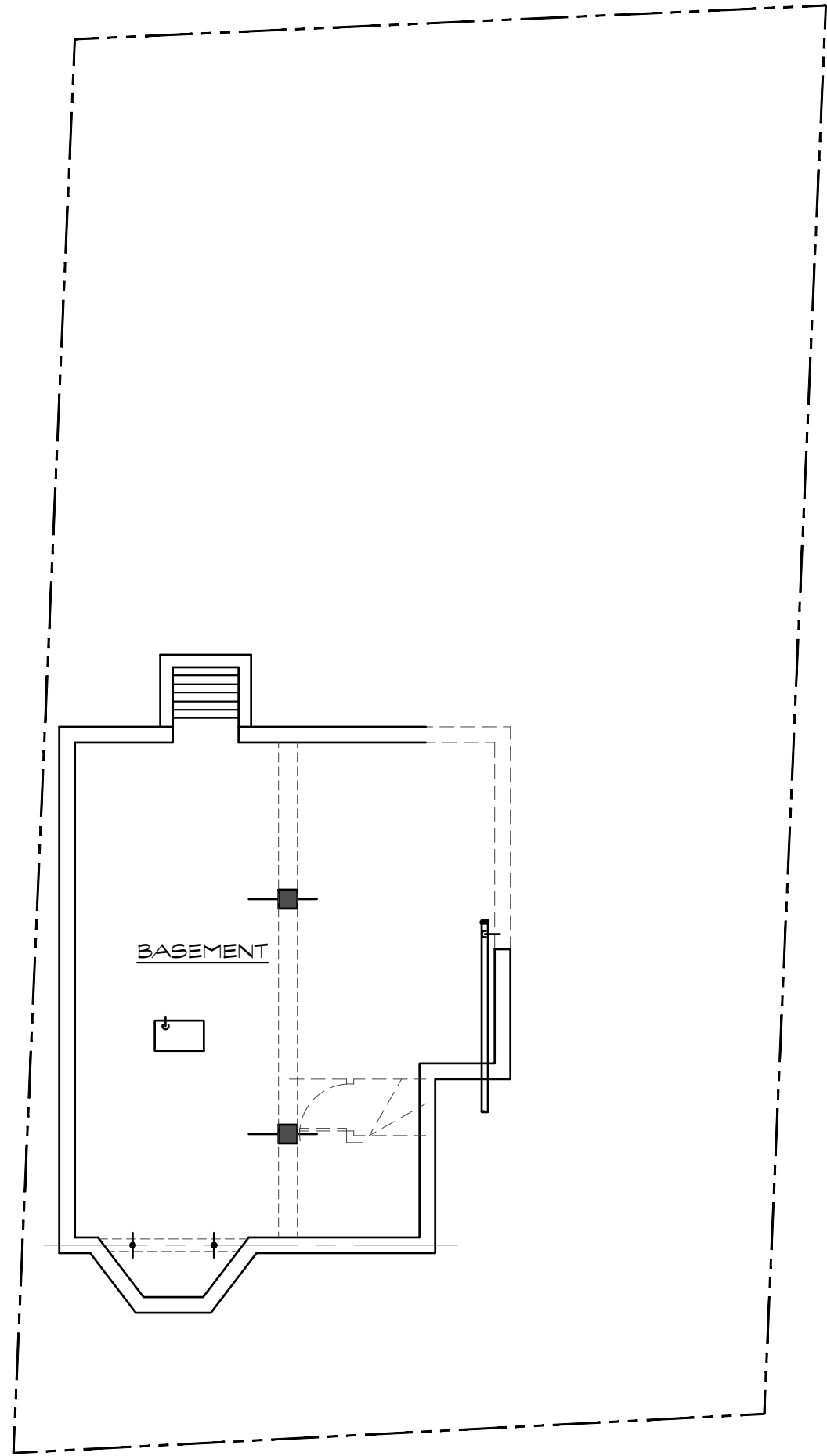
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**Renovations  
to 54 Dane Street**  
54 Dane Street  
Somerville, MA  
Drawing Title:  
**Area Take-Offs**

Drawn by: **R.W.S.** Checked by: **R.W.S.**  
Date: **090518** Scale: **1/8"=1'-0"**  
Job Number: **1018.1** Drawing Set: **Special Permit**  
Drawing number:

**A1.02A**





1 EXISTING BASEMENT

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

2 PROPOSED BASEMENT

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

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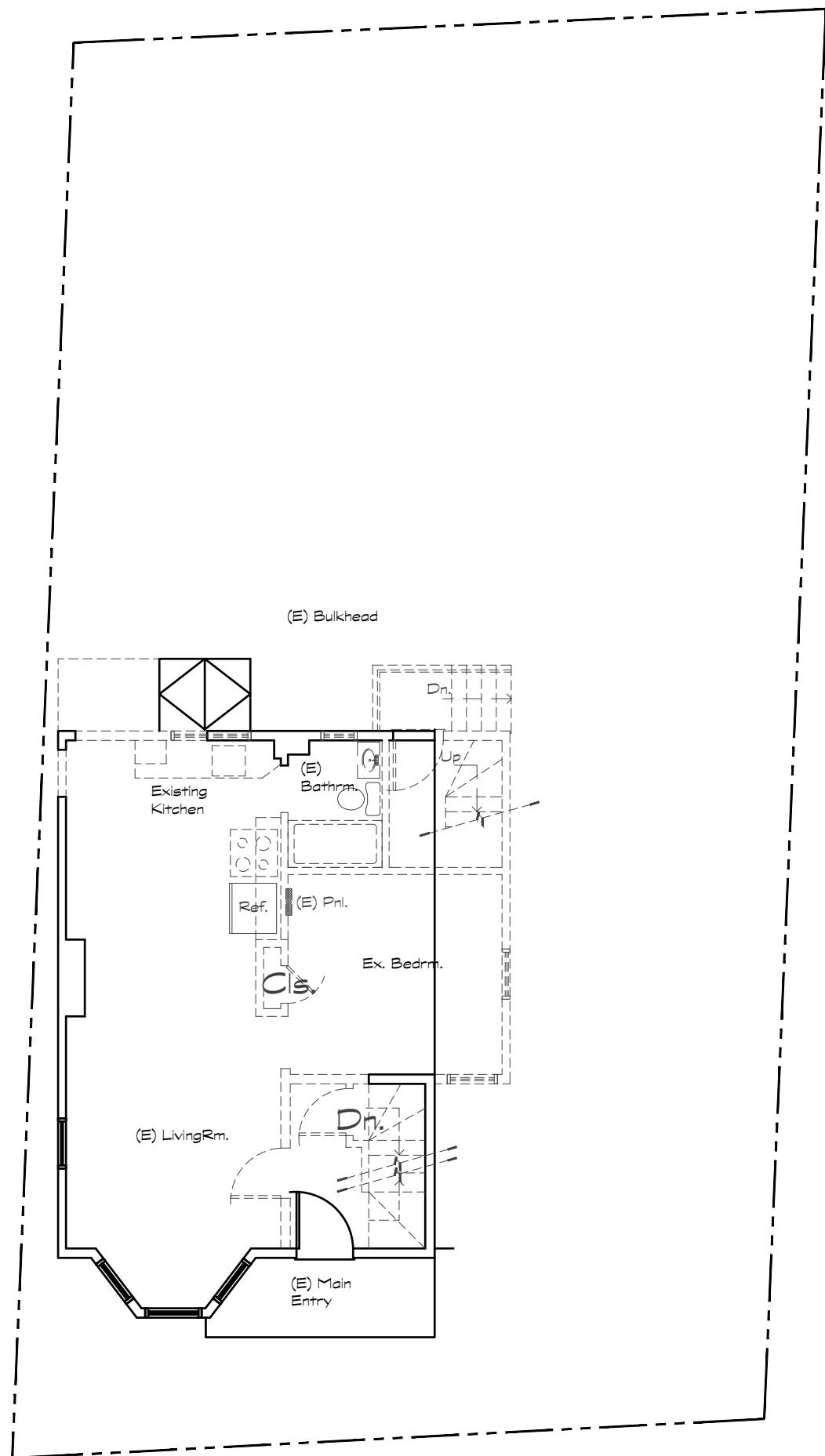
Drawing Title:  
**Exist/Prop  
Basement Plans**

Drawn by:	Checked by:
<b>R.W.S.</b>	<b>R.W.S.</b>
Date:	Scale:
<b>09.05.18</b>	<b>1/8"=1'-0"</b>
Job Number:	Drawing Set:
<b>1018.1</b>	<b>Special Permit</b>

Drawing number:

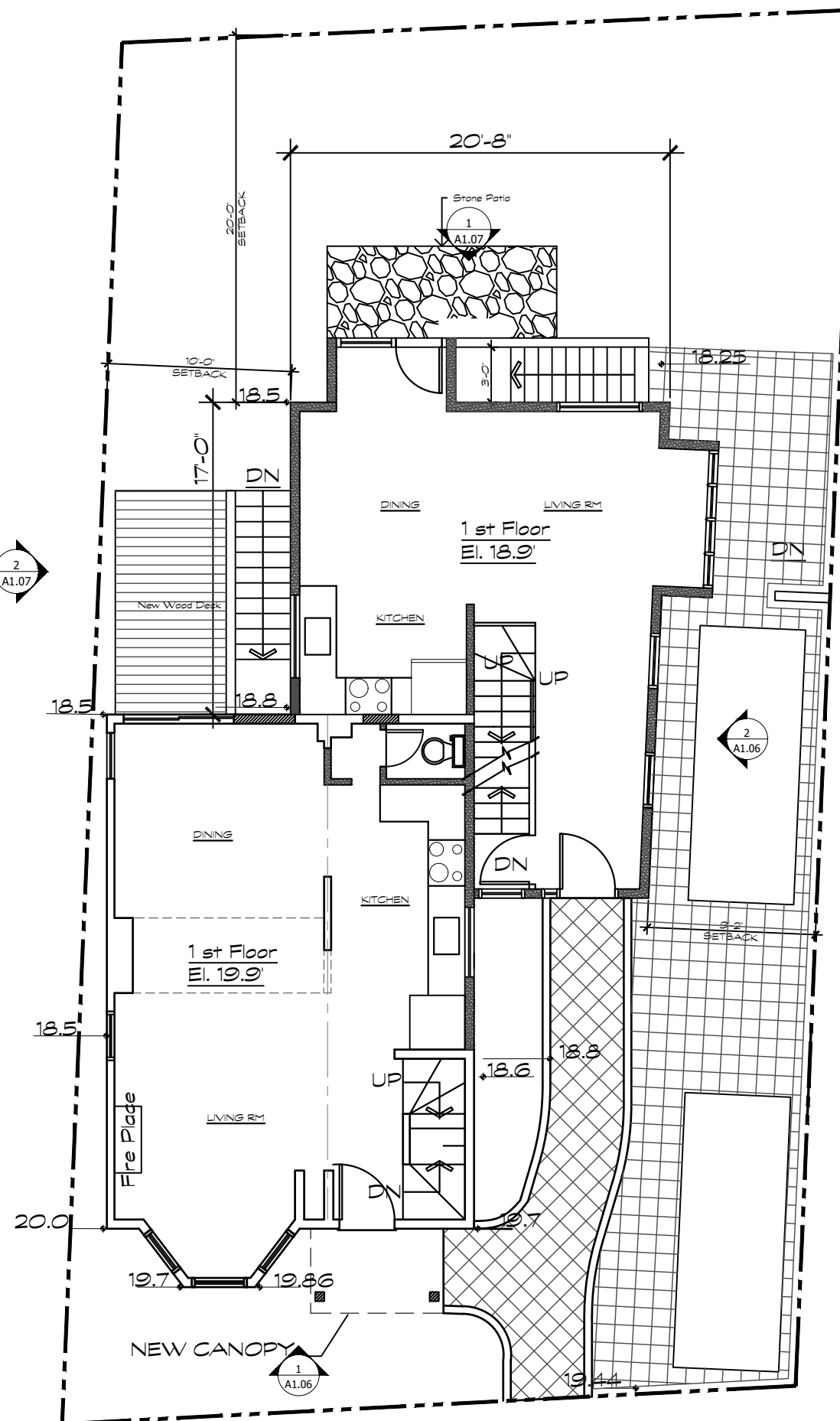
**A1.01R**





**1** EXISTING 1st FLOOR PLAN

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



**2** PROPOSED 1st FLOOR PLAN

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

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Drawing Title:

**Existing/Proposed  
1st Floor Plans**

Drawn by: R.W.S.      Checked by: R.W.S.

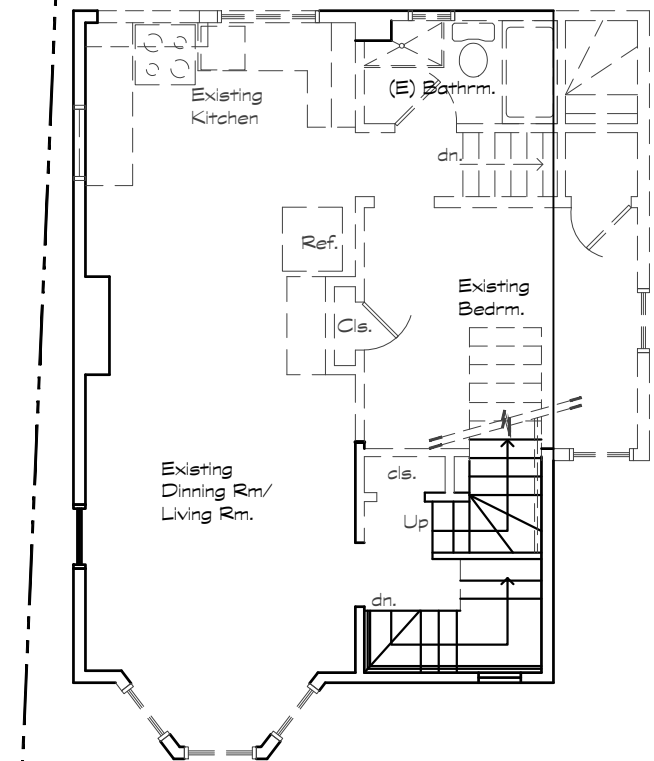
Date: 09.05.18      Scale: 1/8"=1'-0"

Job Number: 1018.1      Drawing Set: Special Permit

Drawing number:

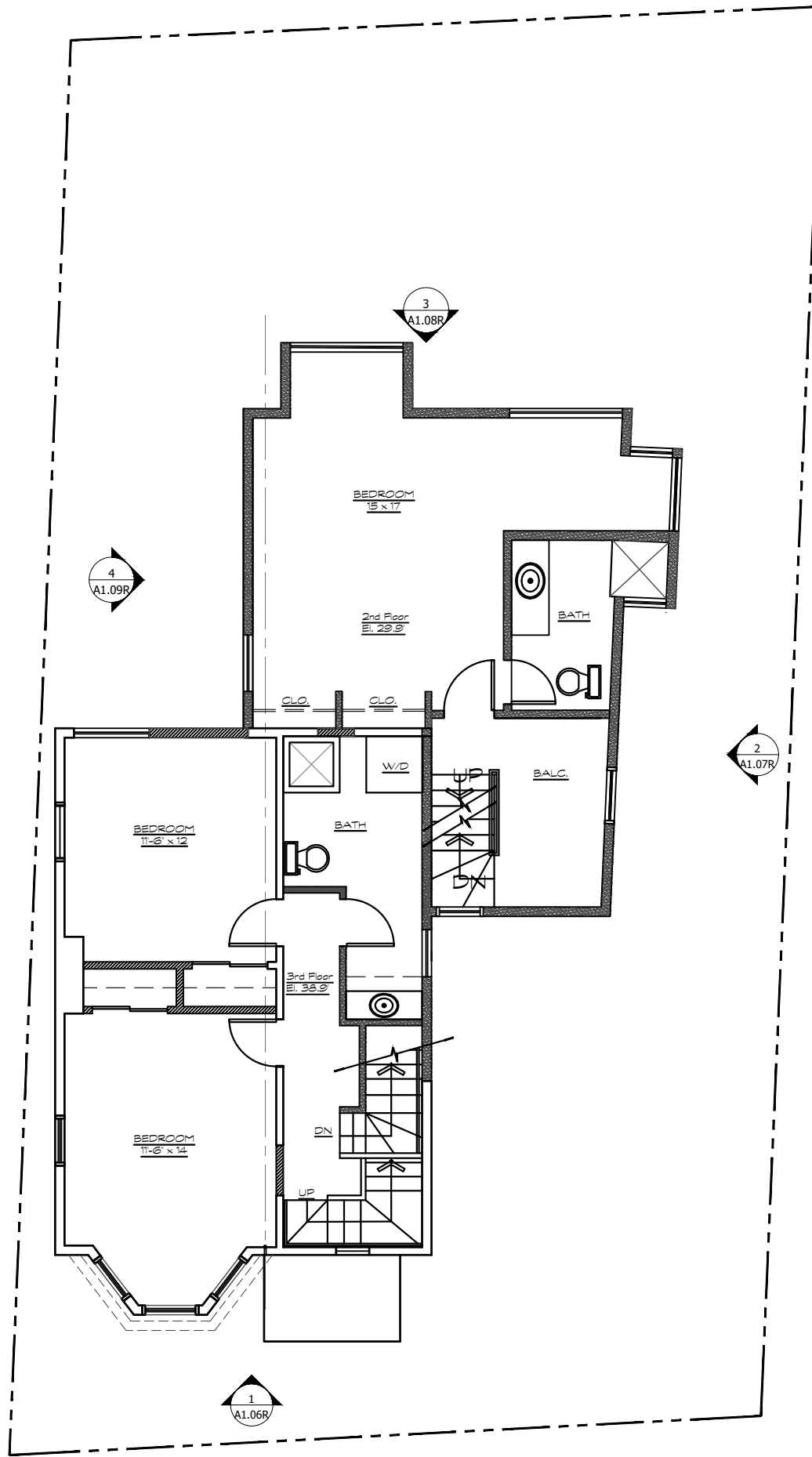
**A.102R**





1 EXISTING 2nd FLOOR PLAN

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



2 PROPOSED 2nd FLOOR PLAN

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

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54 Dane Street**

54 Dane Street  
Somerville, MA

Drawing Title:

**Exist/Prop  
2nd Floor Plans**

Drawn by: Checked by:

R.W.S. R.W.S.

Date: Scale:

09.05.18 1/8"=1'-0"

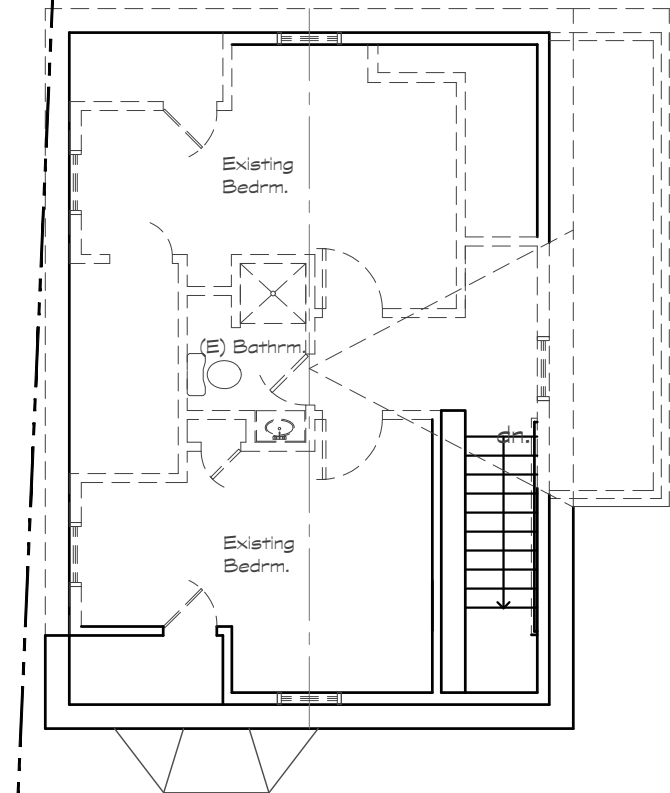
Job Number: Drawing Set:

1018.1 Special Permit

Drawing number:

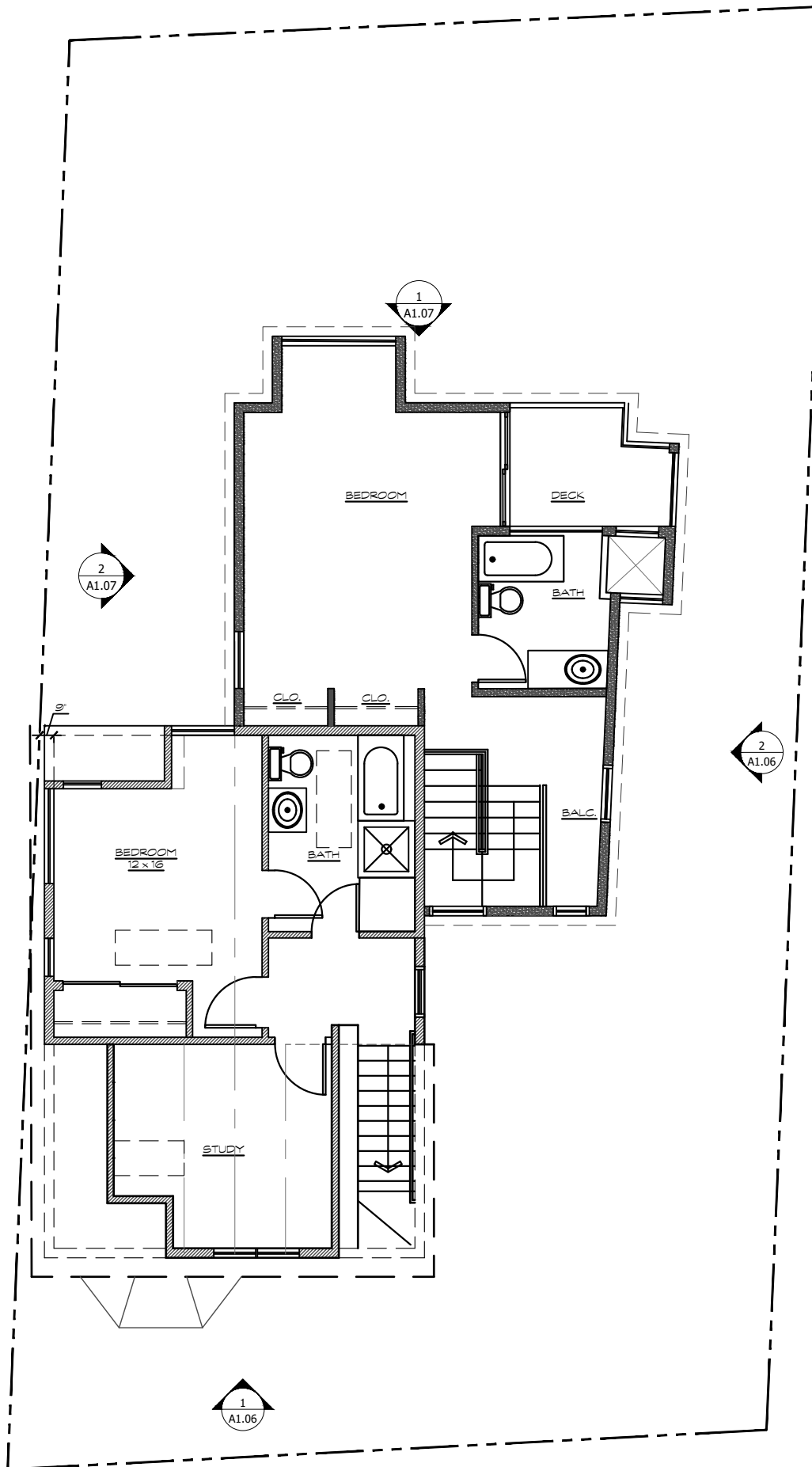
**A.103R**





1 EXISTING 3rd FLOOR PLAN

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



2 PROPOSED 3rd FLOOR PLAN

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

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Somerville, MA

Drawing Title:

**Exist/Prop  
3rd Floor Plans**

Drawn by: Checked by:

R.W.S. R.W.S.

Date: Scale:

09.05.18 1/8"=1'-0"

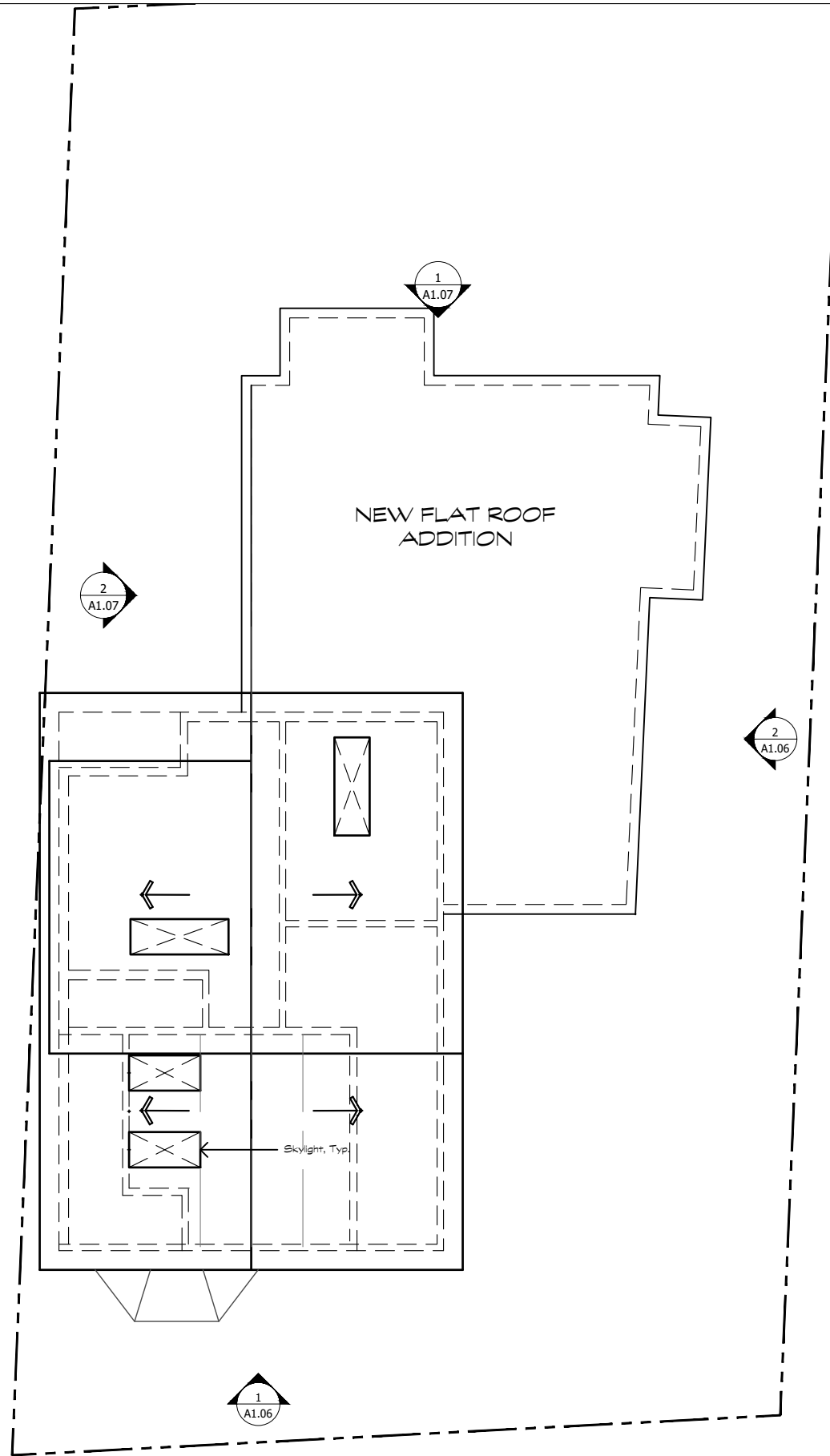
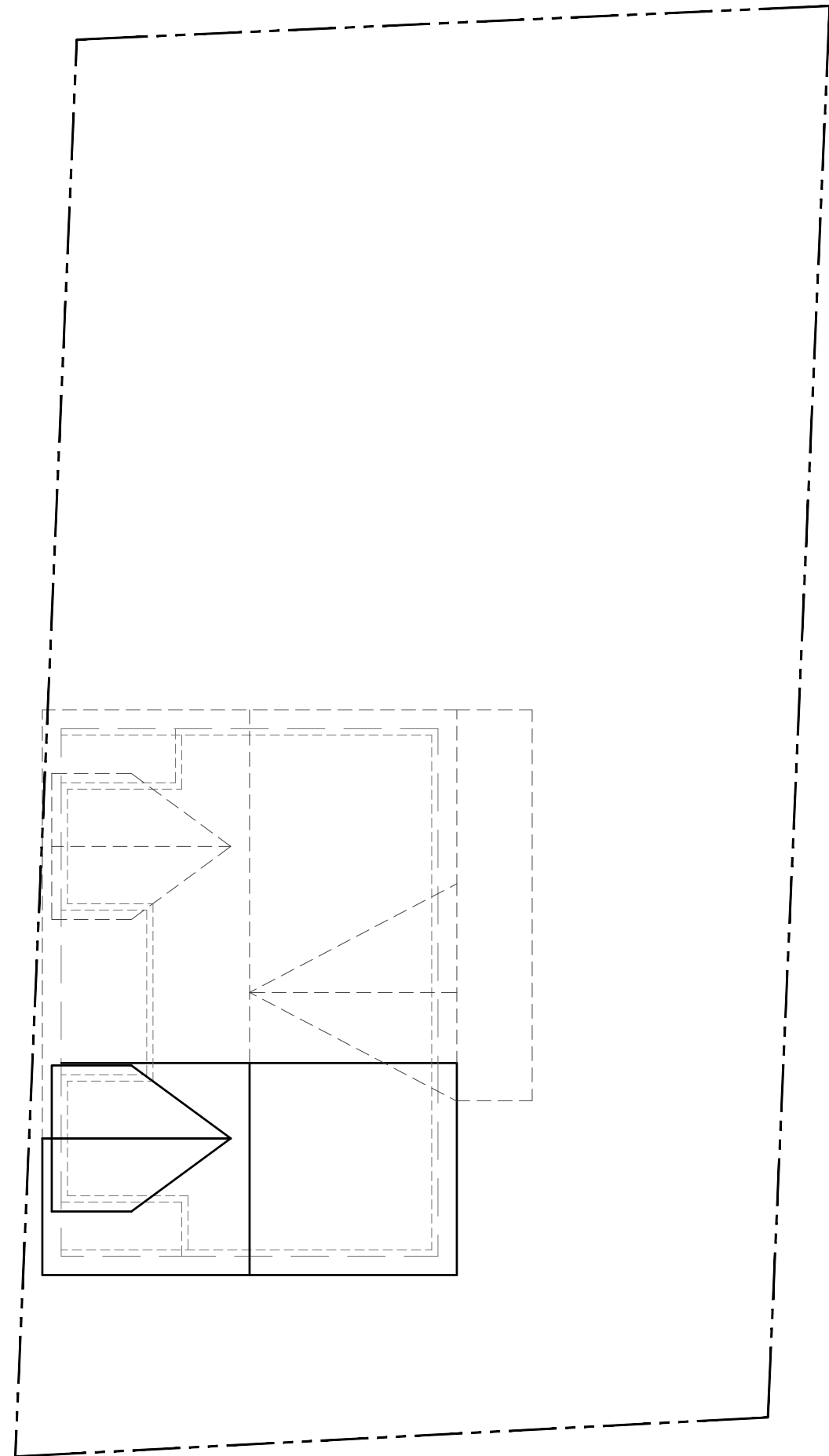
Job Number: Drawing Set:

1018.1 Special Permit

Drawing number:

**A.104R**





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Project:

### Renovations to 54 Dane Street

54 Dane Street  
Somerville, MA

Drawing Title:  
**Roof Plans**

Drawn by: Checked by:

**R.W.S.** **R.W.S.**

Date: Scale:

**09.05.18** **1/8"=1'-0"**

Job Number: Drawing Set:

**1018.1** **Special Permit**

Drawing number:

# A.105

**1** EXISTING ROOF PLAN

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

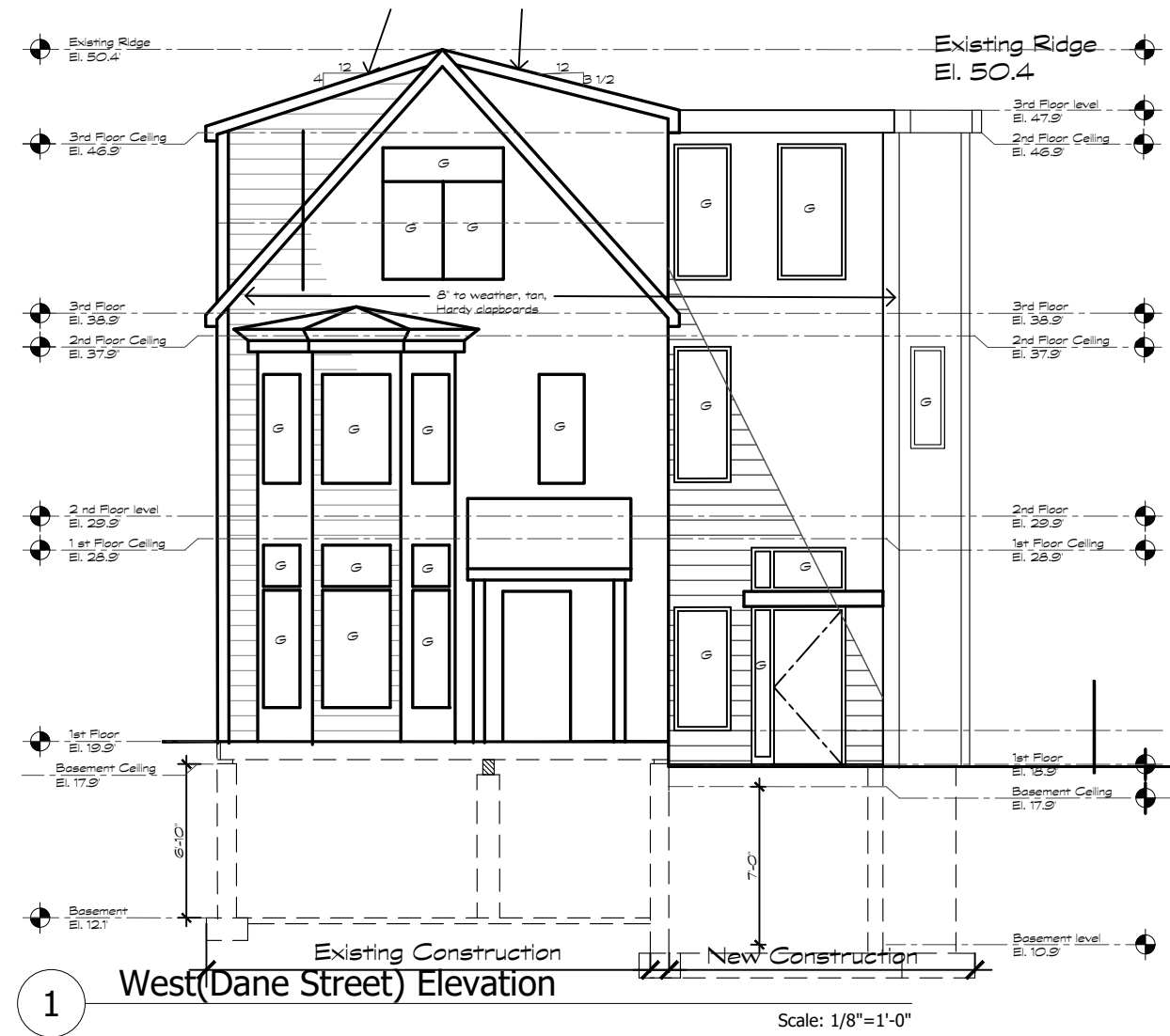
**2** PROPOSED ROOF PLAN

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



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Project:

## Renovations to 54 Dane Street

54 Dane Street  
Somerville, MA

Drawing Title:

## Proposed West Elevation

Drawn by: R.W.S. Checked by: R.W.S.

Date: 09.05.18 Scale: 1/8"=1'-0"

Job Number: 1018.1 Drawing Set: Special Permit

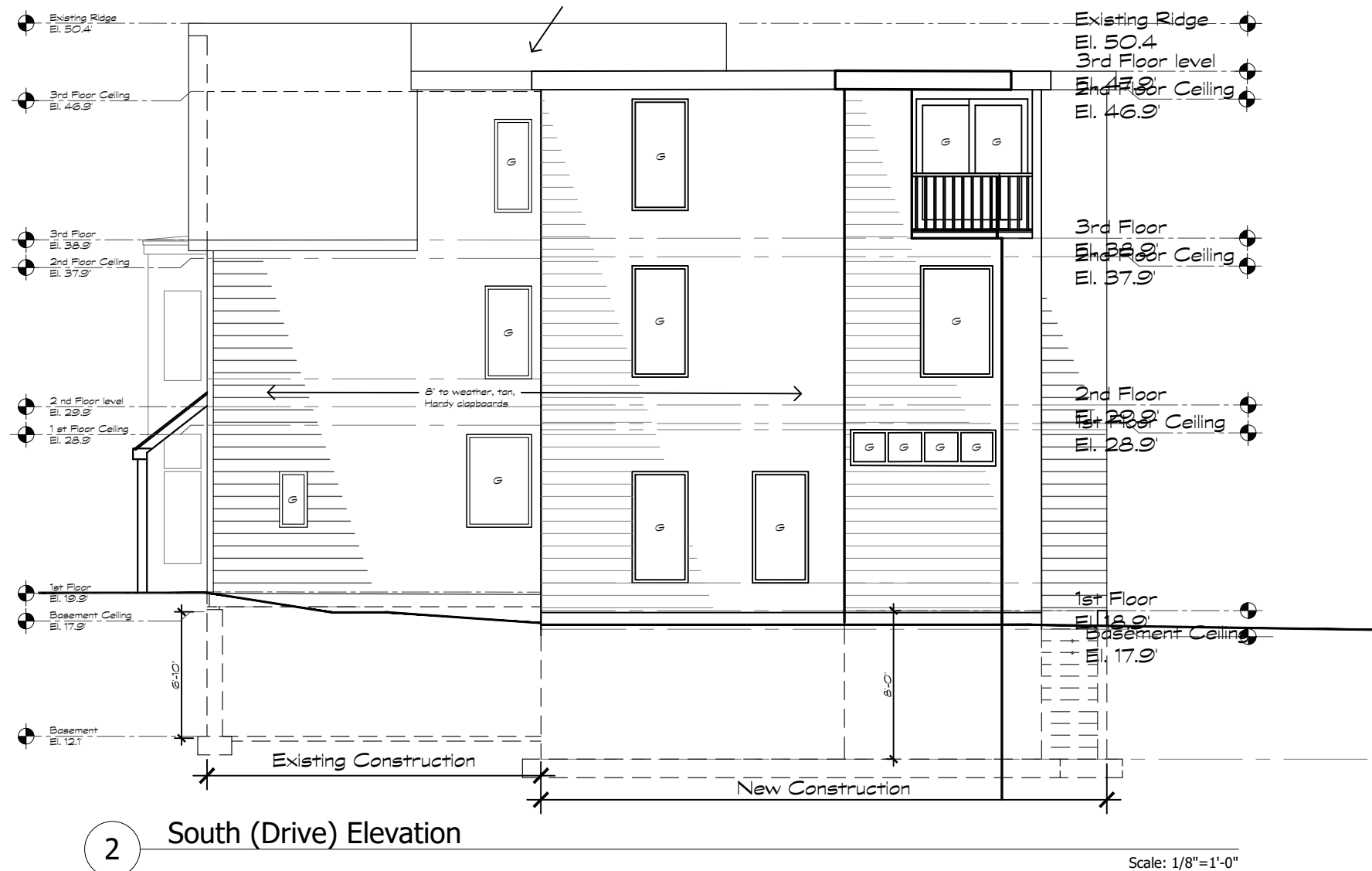
Drawing number:

# A.106R



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Project:

## Renovations to 54 Dane Street

54 Dane Street  
Somerville, MA

Drawing Title:

## Proposed South Elevation

Drawn by: R.W.S. Checked by: R.W.S.

Date: 09.05.18 Scale: 1/8"=1'-0"

Job Number: 1018.1 Drawing Set: Special Permit

Drawing number:

# A1.07R

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3

East Elevation

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

Project:

**Renovations to  
54 Dane Street**

54 Dane Street  
Somerville, MA

Drawing Title:

**Proposed East  
Elevation**

Drawn by: Checked by:

R.W.S. R.W.S.

Date: Scale:

09.05.18 1/8"=1'-0"

Job Number: Drawing Set:

1018.1 Special Permit

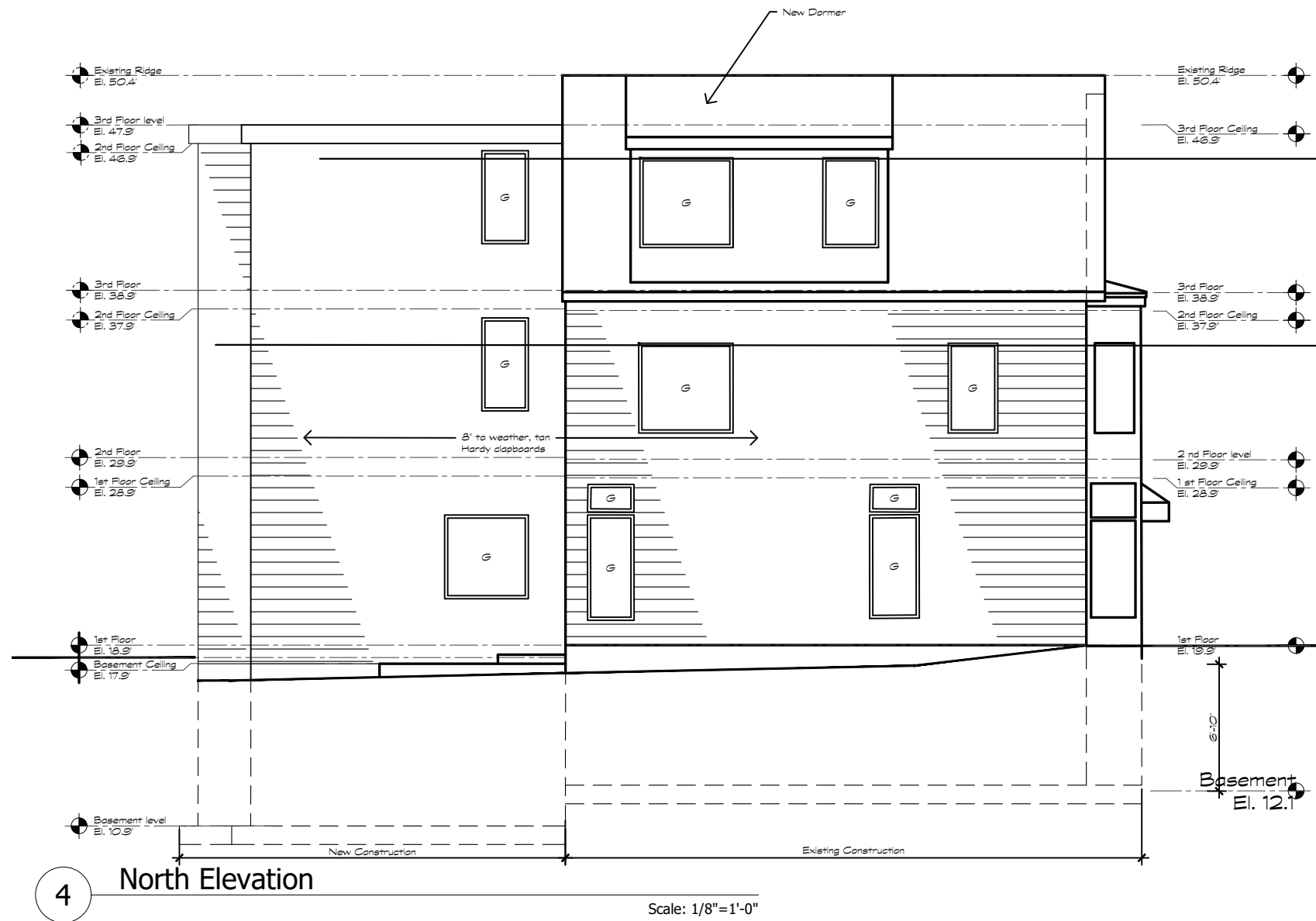
Drawing number:

**A1.08R**



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Project:

**Renovations to  
54 Dane Street**

54 Dane Street  
Somerville, MA

Drawing Title:

**Proposed North  
Elevation**

Drawn by: R.W.S.      Checked by: R.W.S.

Date: 090518      Scale: 1/8"=1'-0"

Job Number: 1018.1      Drawing Set: Special Permit

Drawing number:

**A1.09R**



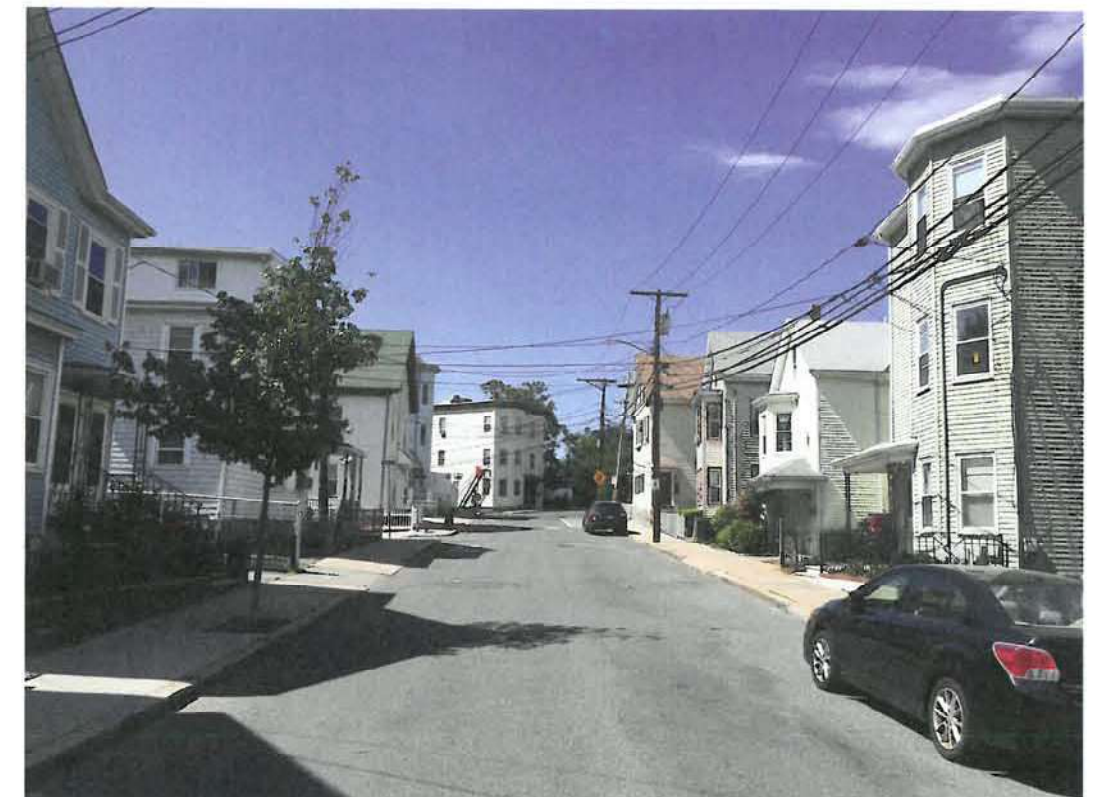
East Side of Dane Street



Looking South on Dane Street



Looking North on Dane Street





West Side of Dane Street

