

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**

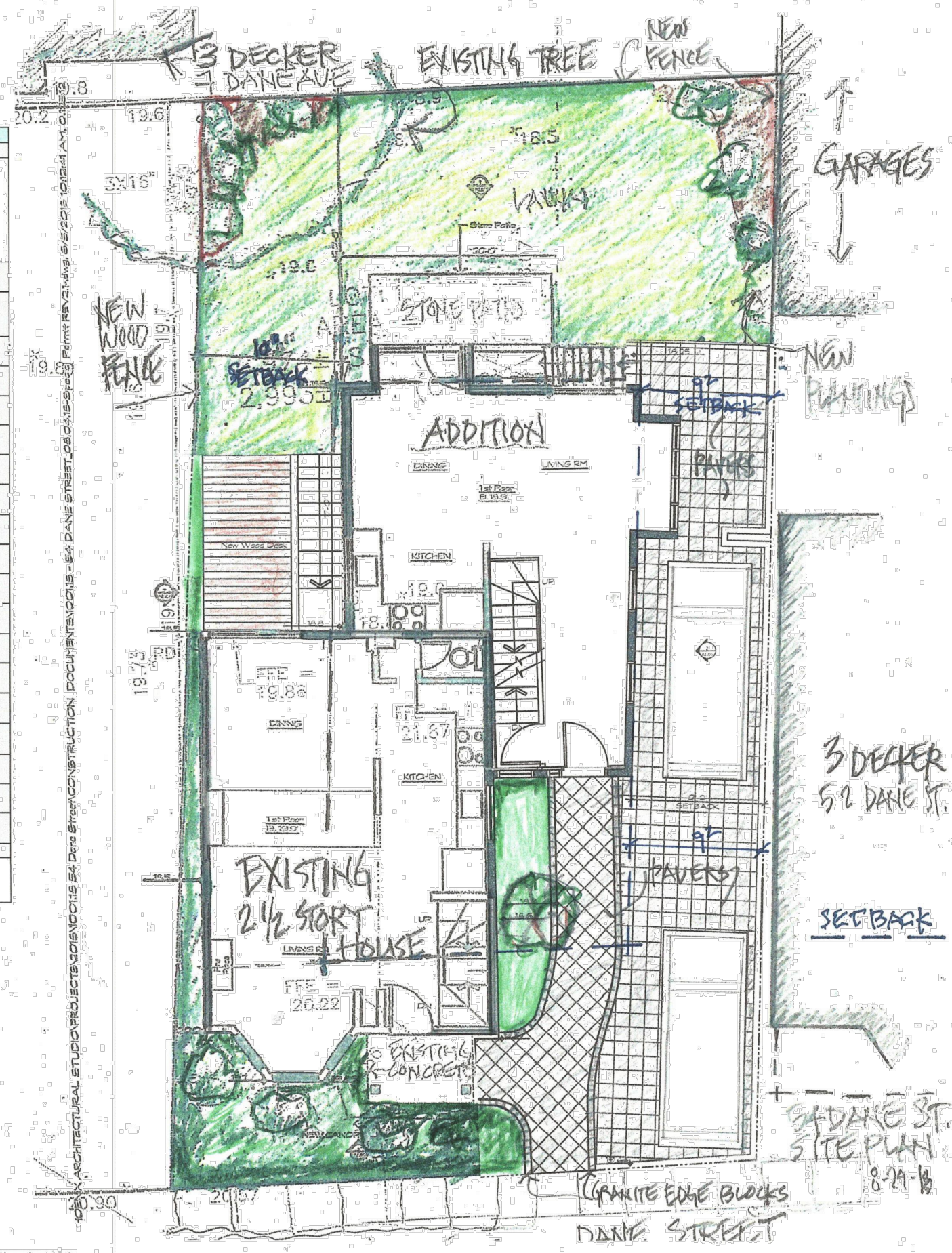
Drawing number:

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 3rd 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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 Somerville, MA

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

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

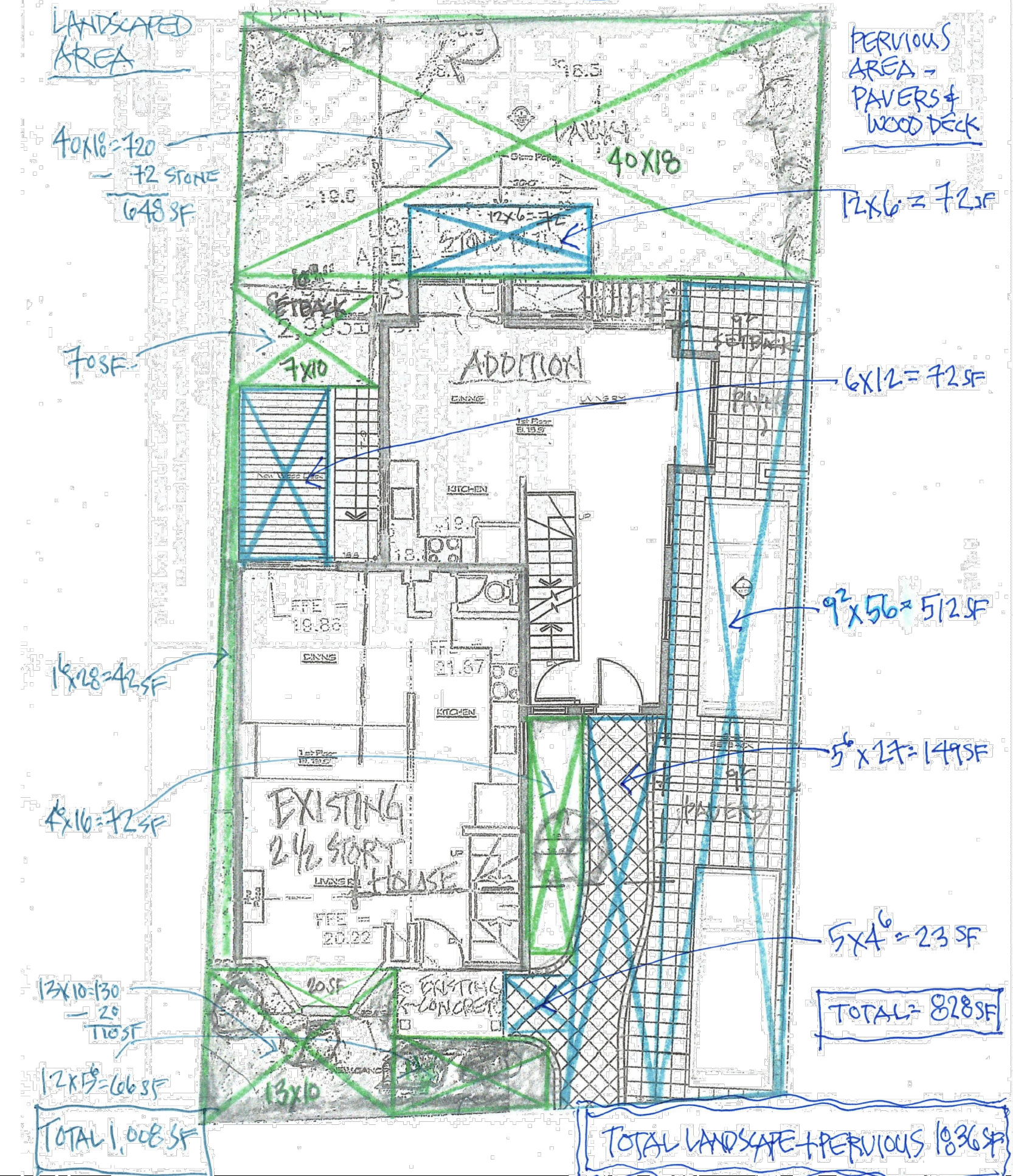
Date: 09.05.18 Scale: 1/8"=1'-0"

Job Number: 1018.3 Drawing Set: Special Permit

Drawing number:

X1.01R

LAND-USE/SITE TAKEOFFS 9/4/18



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

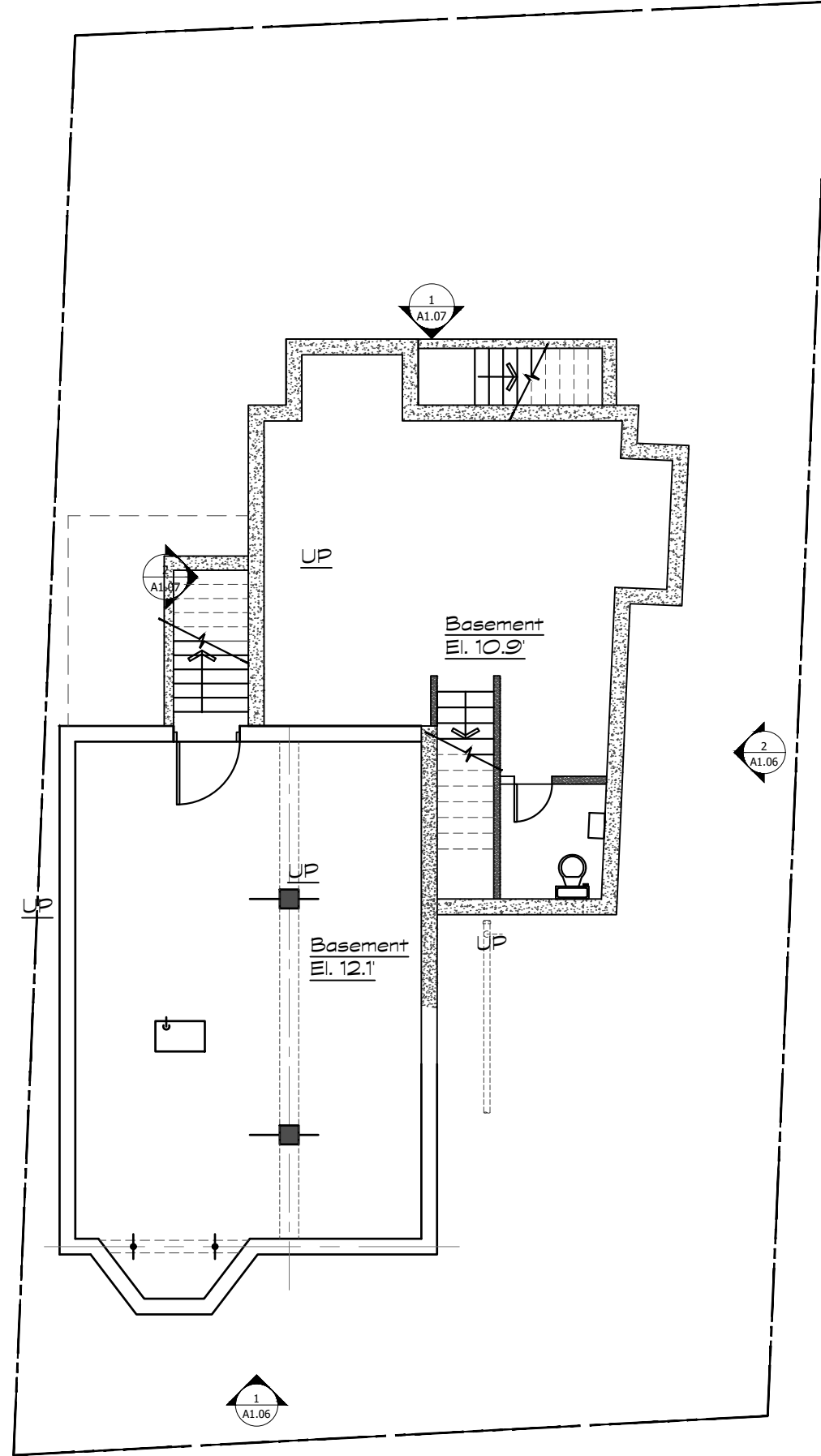
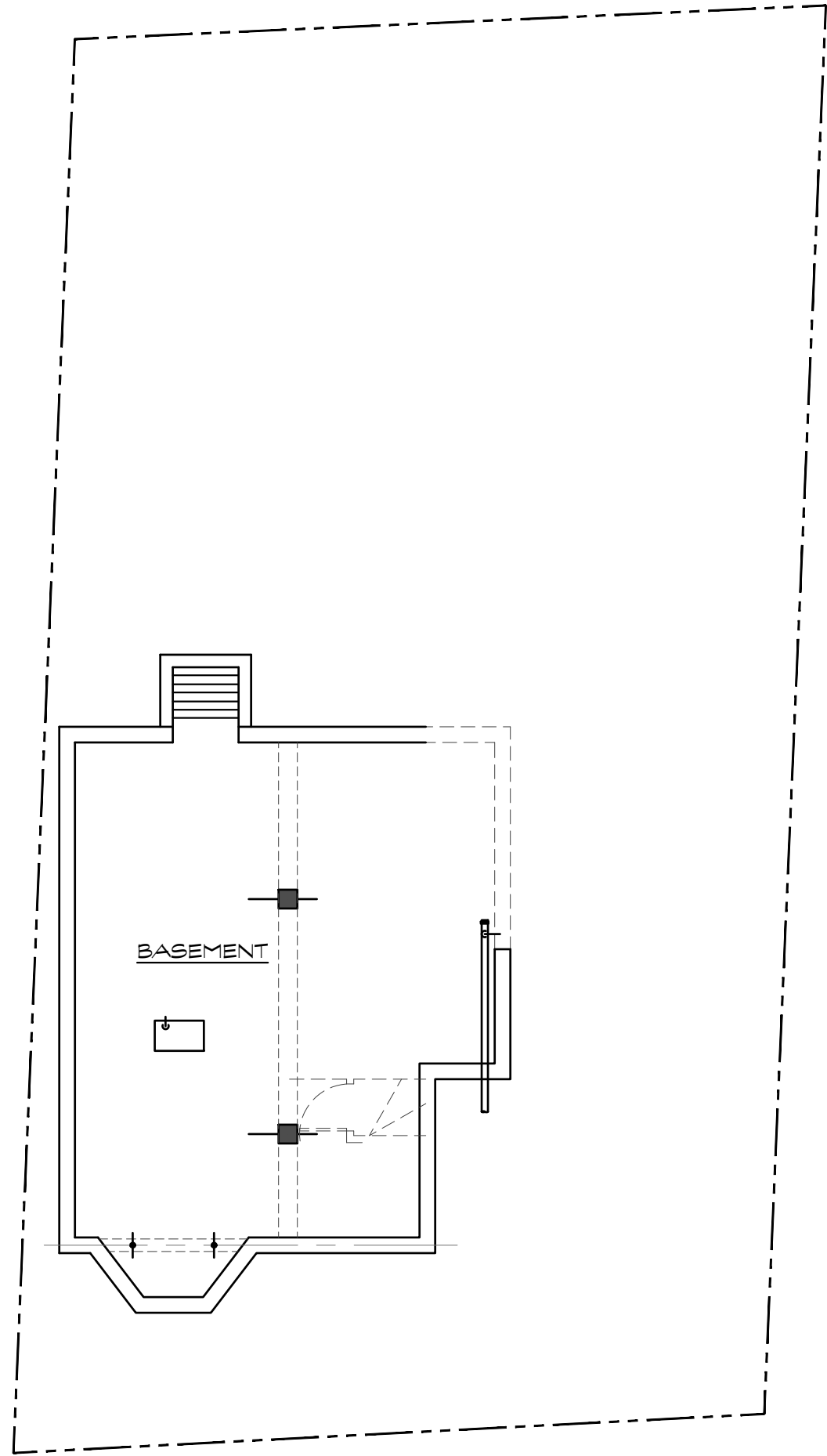
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Date: 08.04.18 Scale: 1/8"=1'-0"

Job Number: 1018.1 Drawing Set: Special Permit

Drawing number:

X1.02R



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Project:

Renovations to 54 Dane Street

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Somerville, MA

Drawing Title:

Exist/Prop Basement 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:

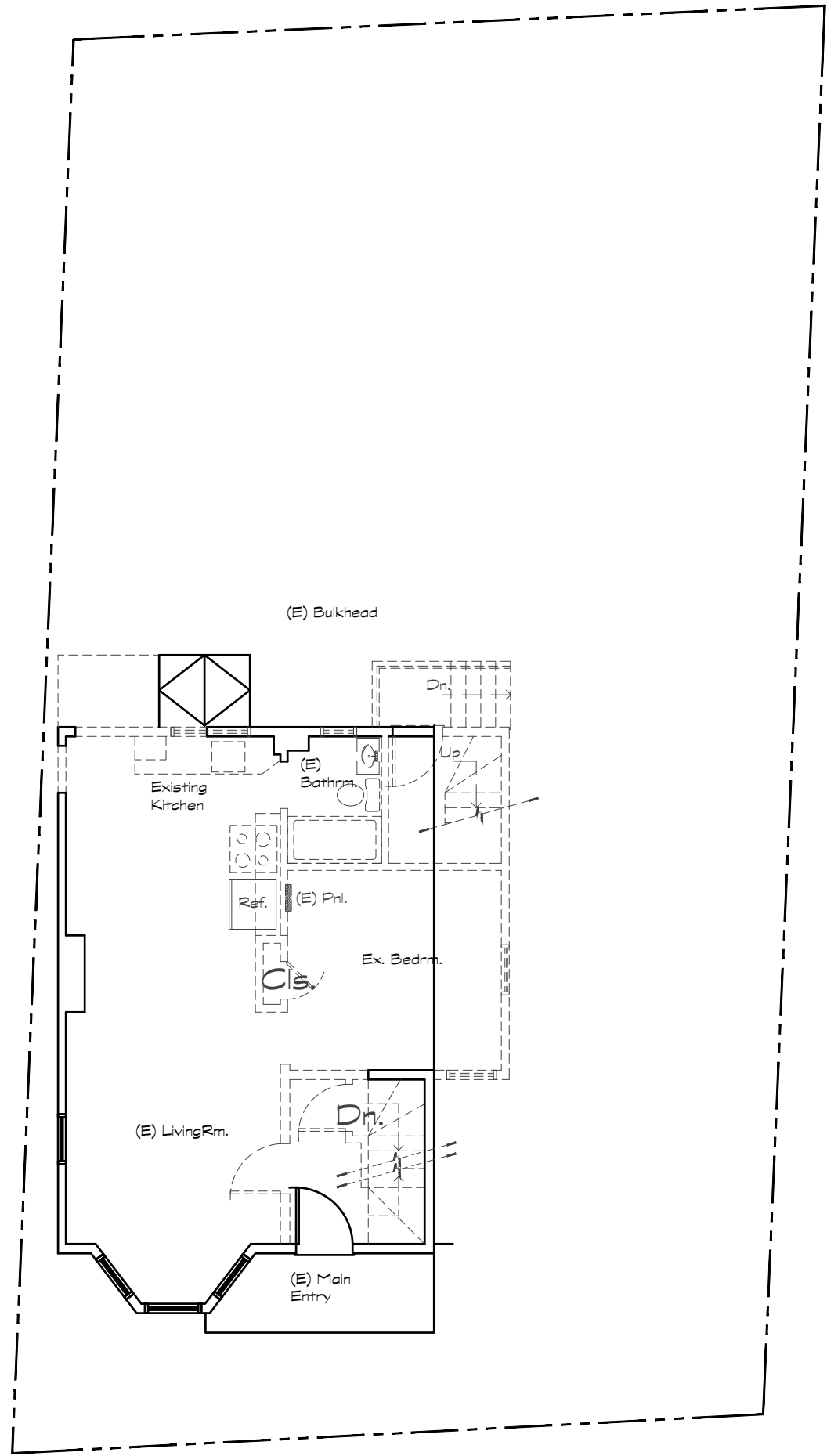
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1 EXISTING BASEMENT

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

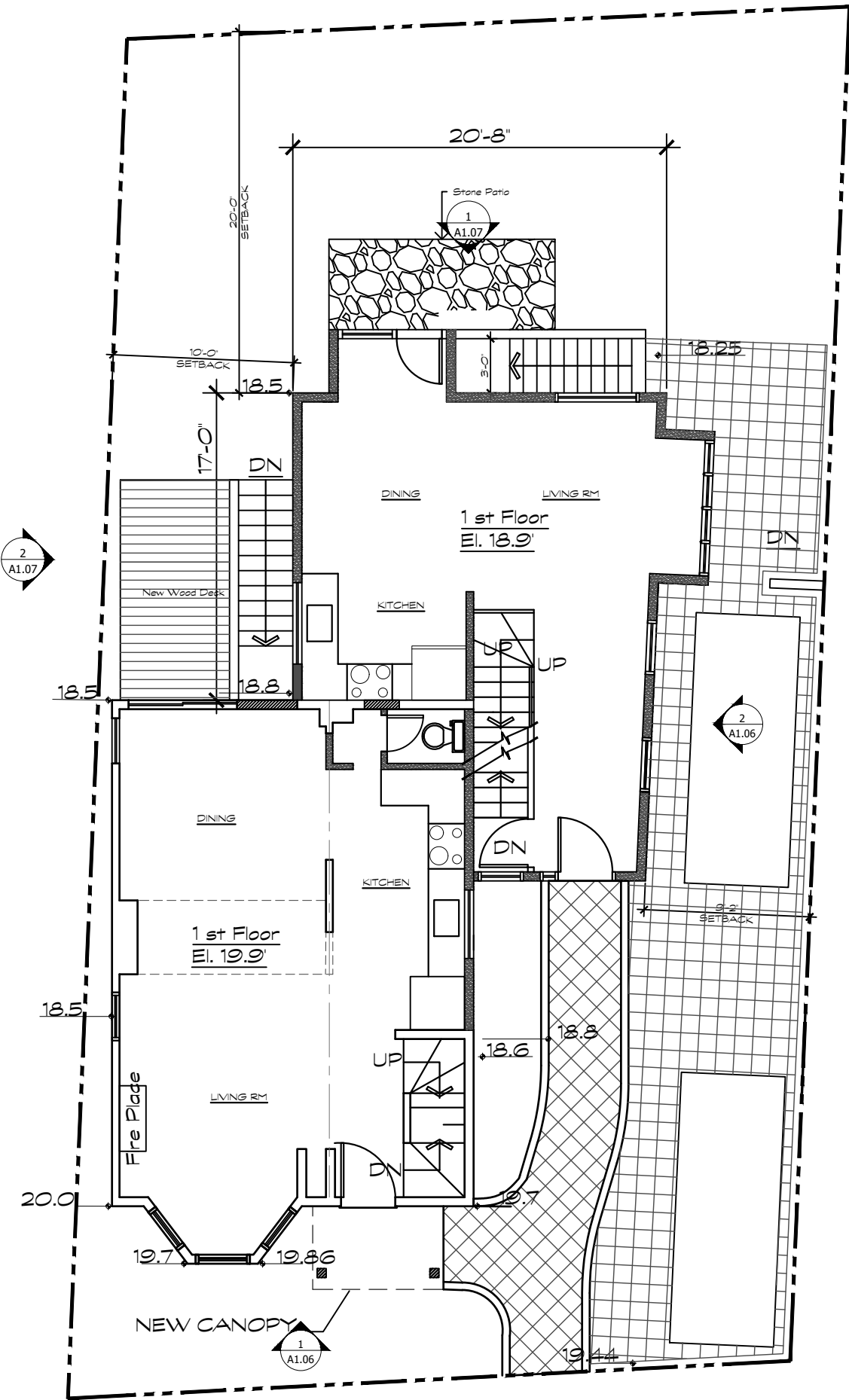
2 PROPOSED BASEMENT

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



1 EXISTING 1st FLOOR PLAN

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



2 PROPOSED 1st FLOOR PLAN

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

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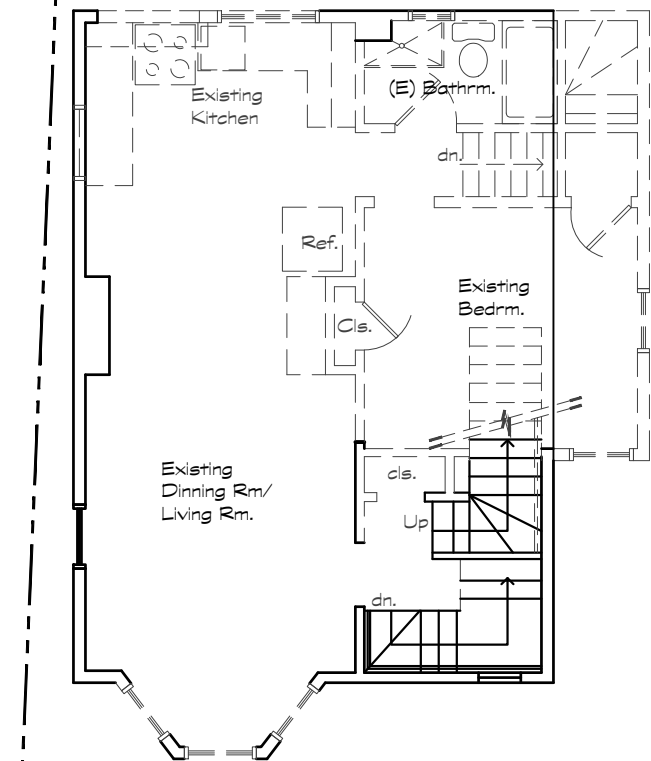
54 Dane Street
Somerville, MA

Drawing Title:

**Existing/Proposed
1st Floor Plans**

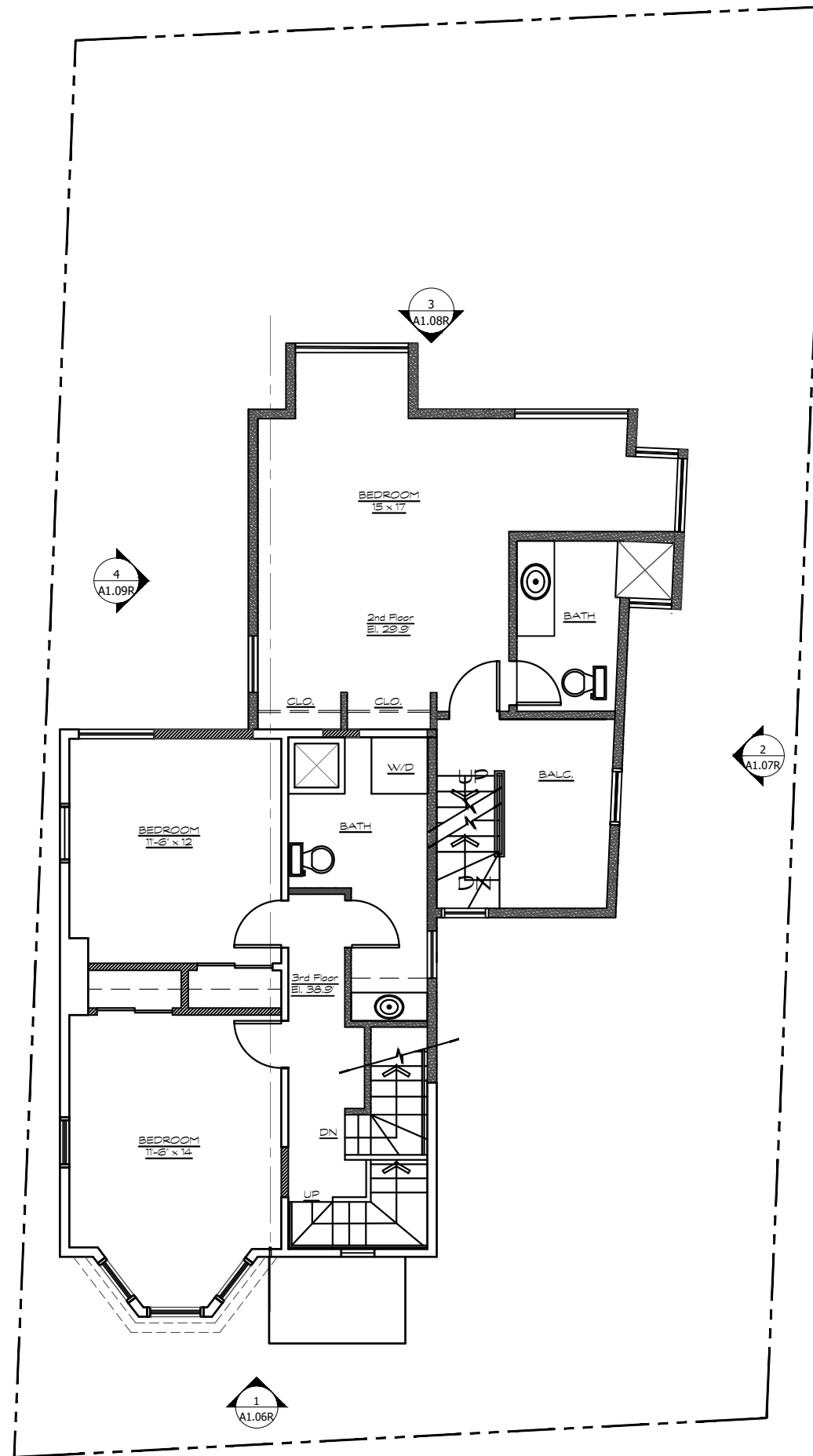
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R.W.S.	R.W.S.
Date:	Scale:
09.05.18	1/8"=1'-0"
Job Number:	Drawing Set:
1018.1	Special Permit
Drawing number:	

A.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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Drawing Title:

**Exist/Prop
2nd Floor Plans**

Drawn by: Checked by:

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

Date: Scale:

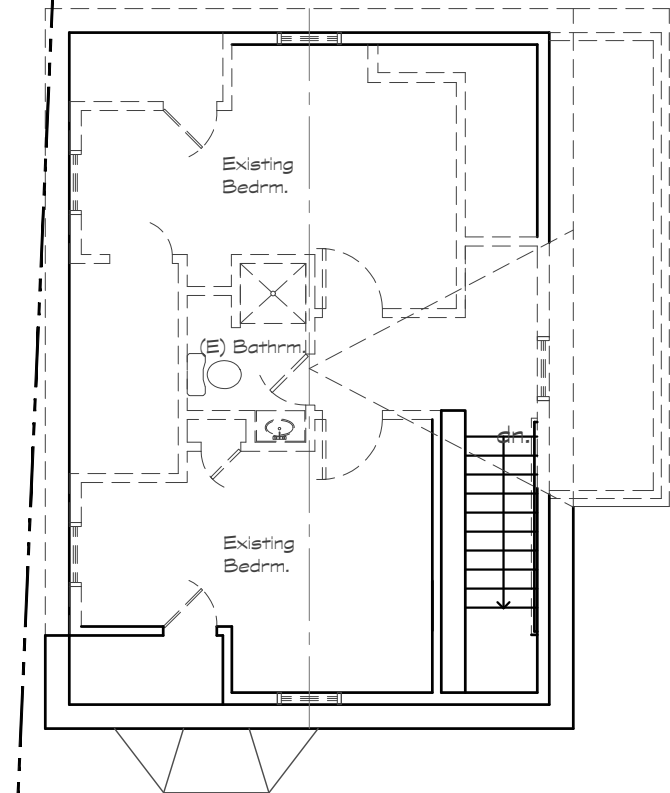
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Job Number: Drawing Set:

1018.1 Special Permit

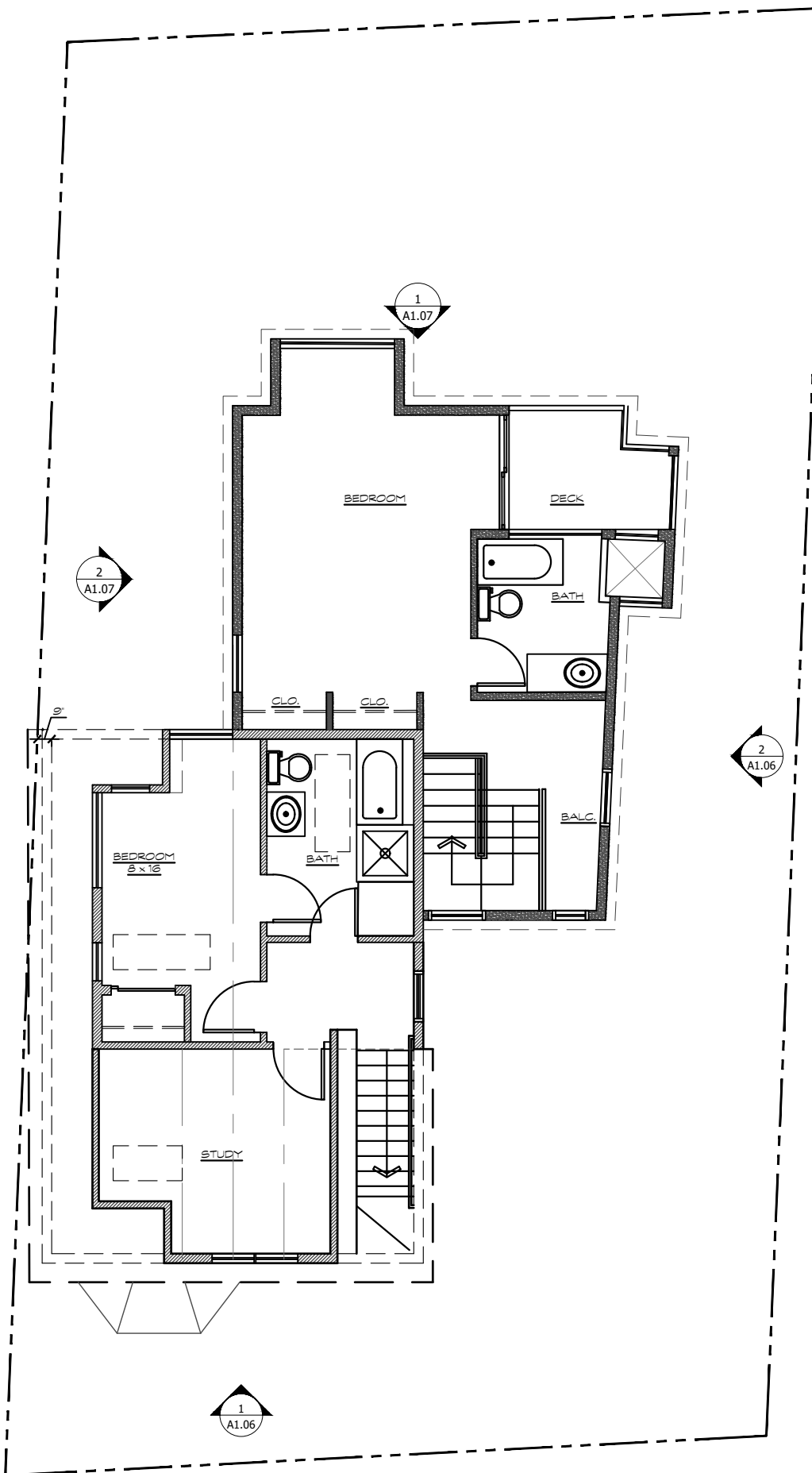
Drawing number:

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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Drawing Title:

**Exist/Prop
3rd Floor Plans**

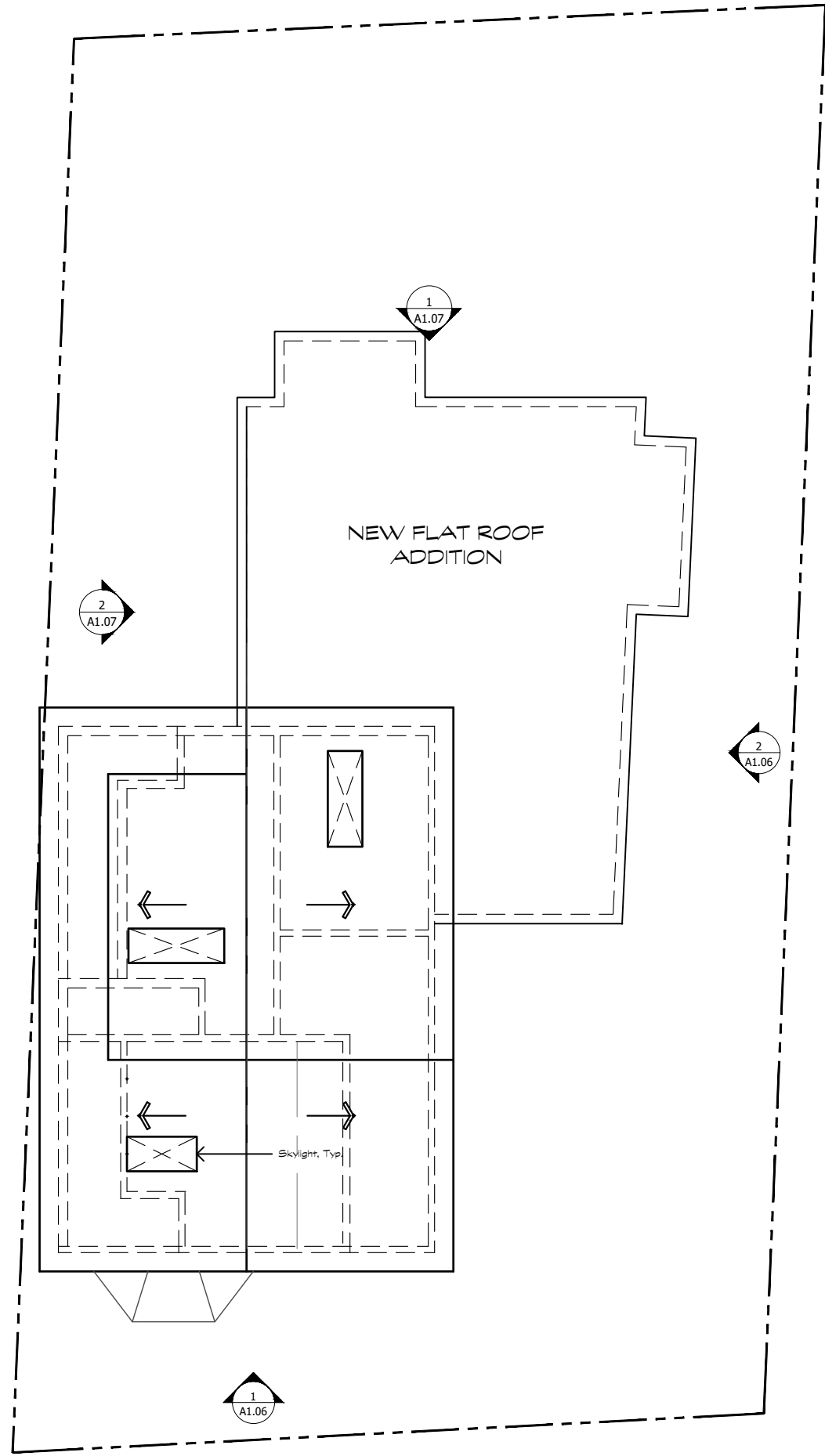
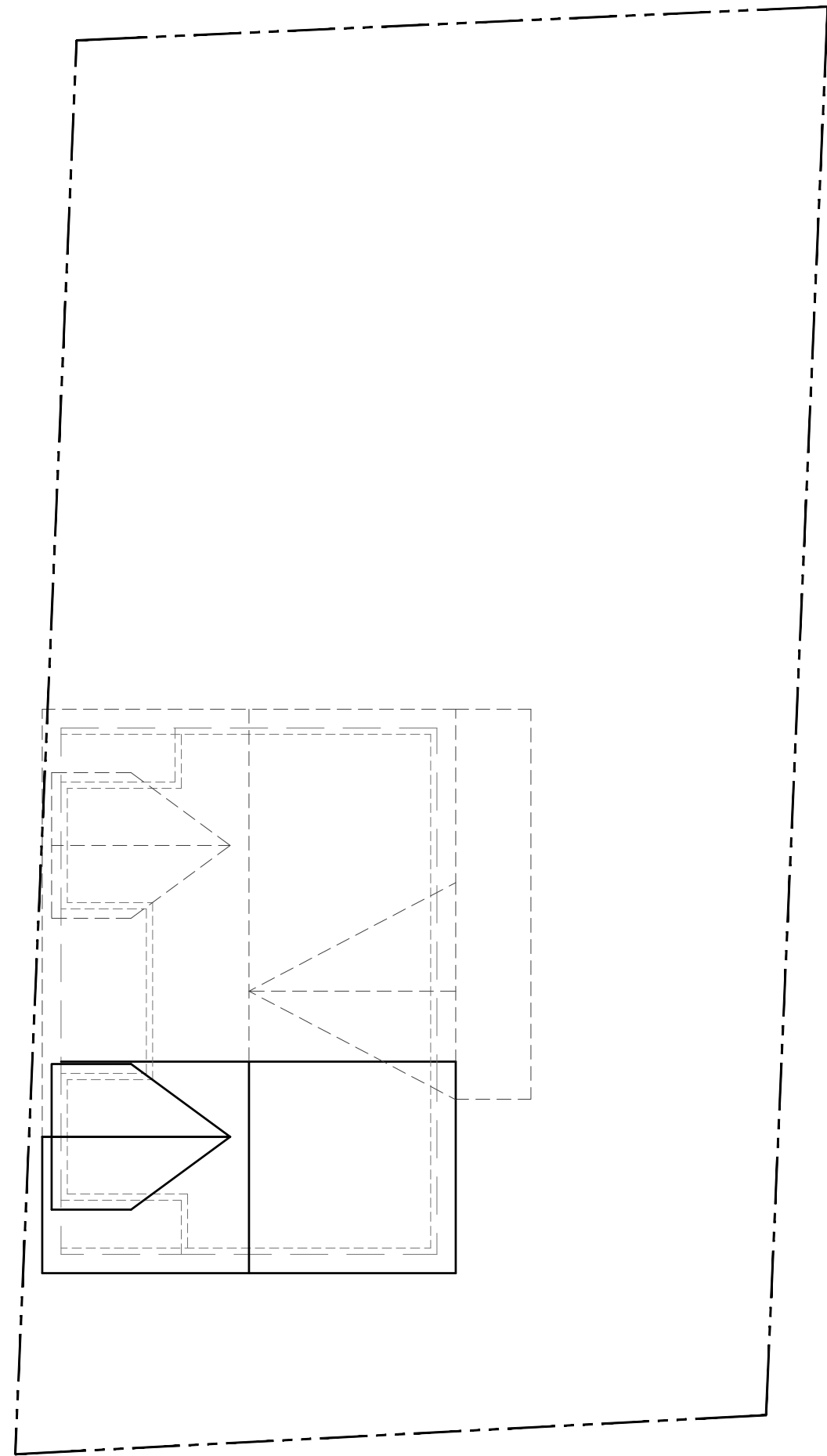
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R.W.S.	R.W.S.

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

Job Number:	Drawing Set:
1018.1	Special Permit

Drawing number:

A.104R



1 EXISTING ROOF PLAN

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

2 PROPOSED ROOF PLAN

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

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Project:
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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

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Project:

Renovations to 54 Dane Street

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Drawing Title:

Proposed West Elevation

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

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

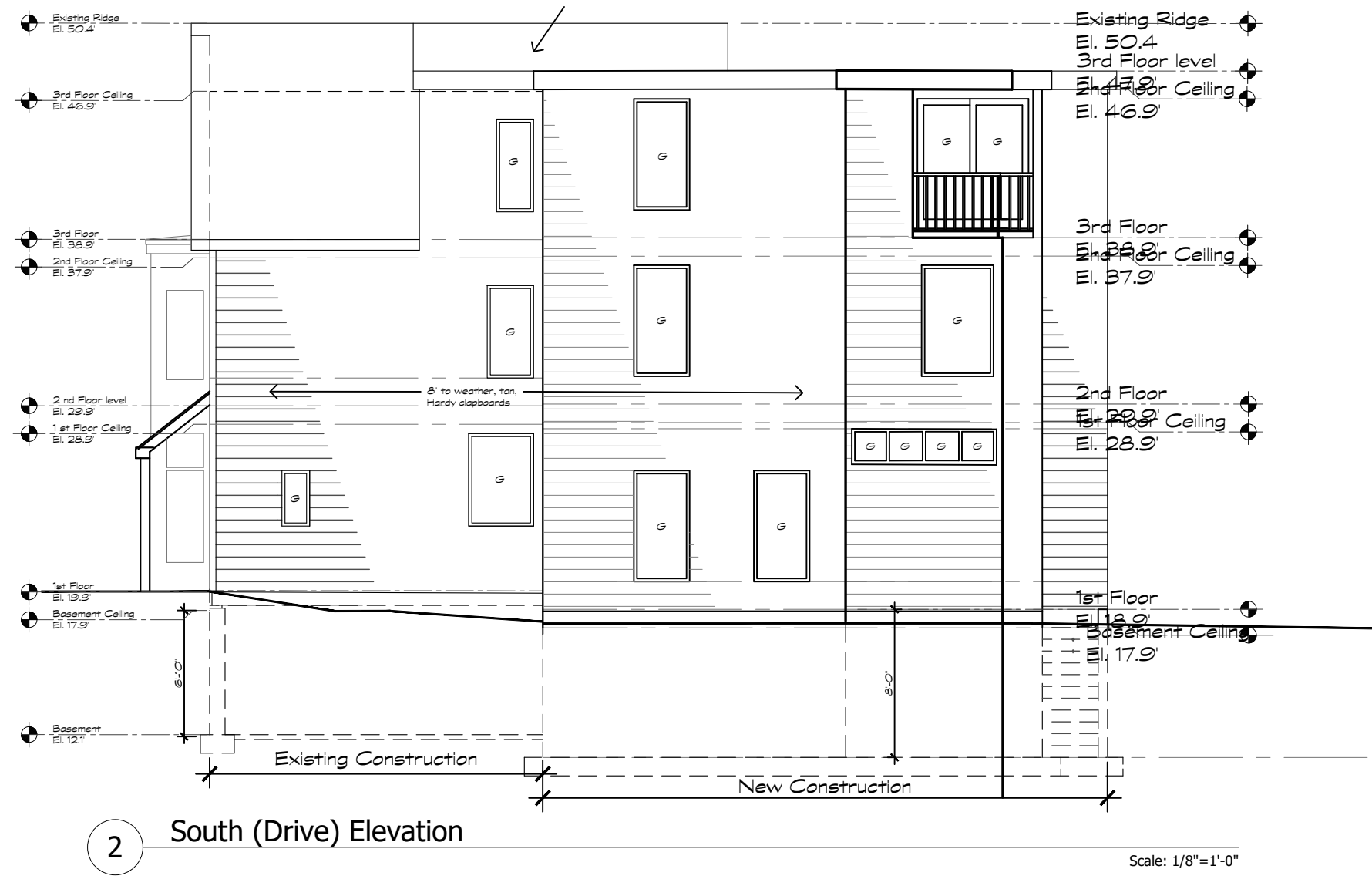
Job Number: 1018.1 Drawing Set: Special Permit

Drawing number:

A.106R

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Project:

**Renovations to
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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"

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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:

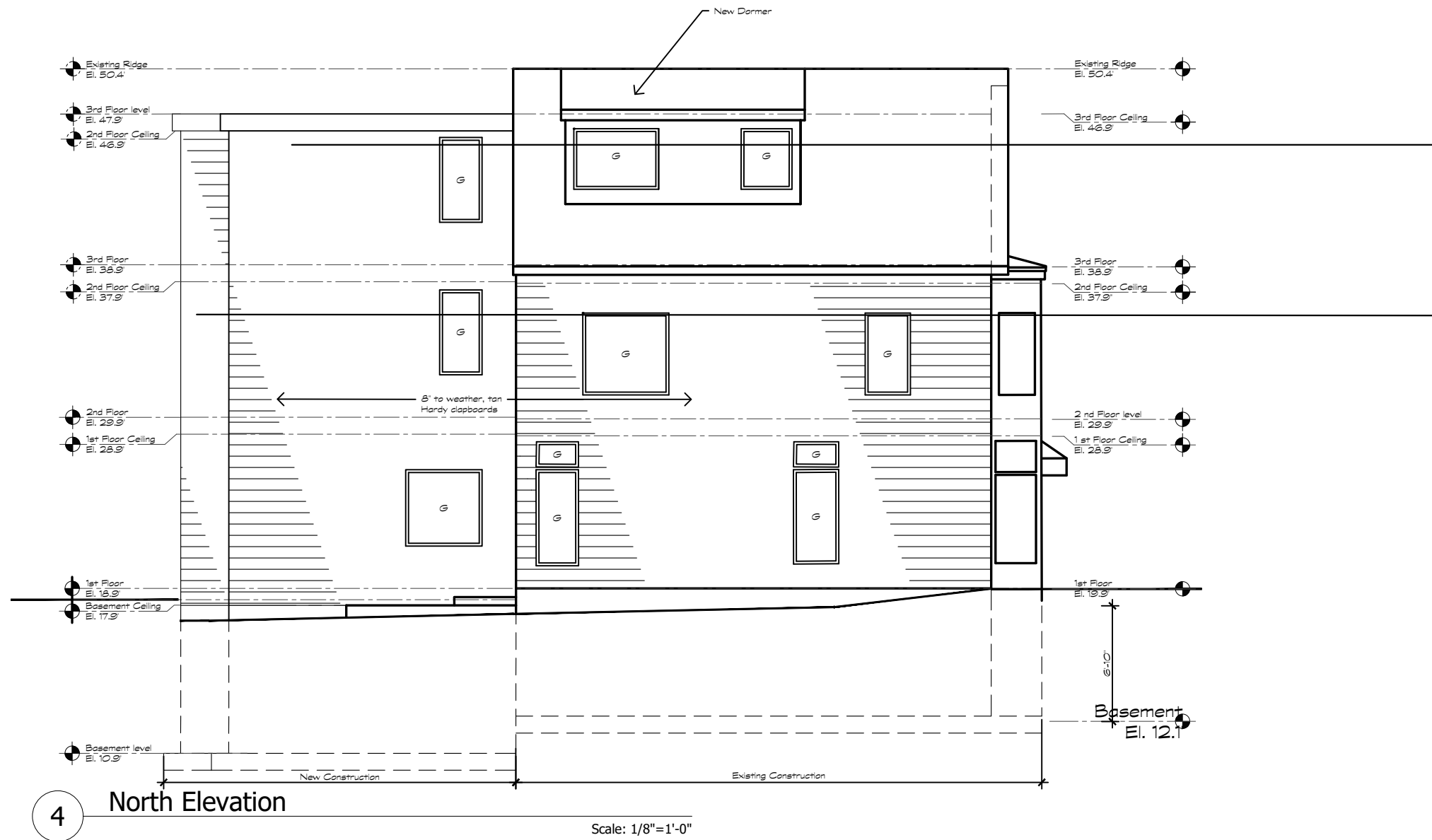
1018.1 Special Permit

Drawing number:

A1.08R

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Project:

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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

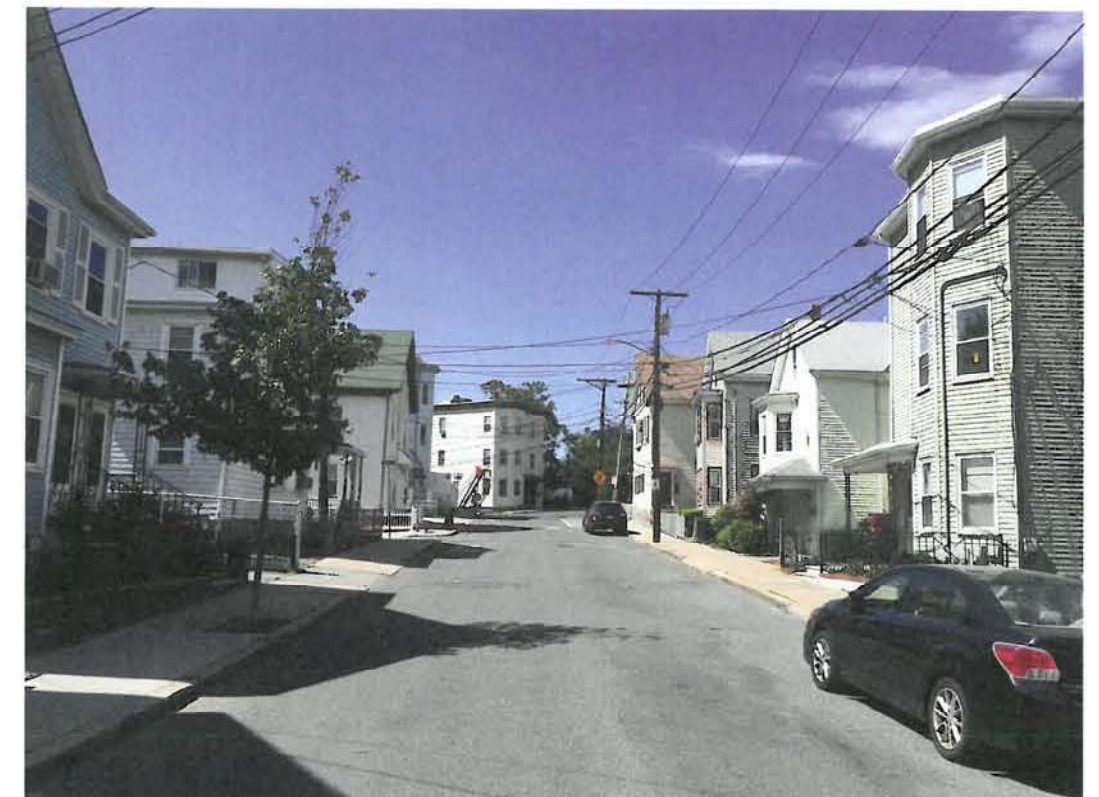
East Side of Dane Street



Looking South on Dane Street



Looking North on Dane Street



West Side of Dane Street

