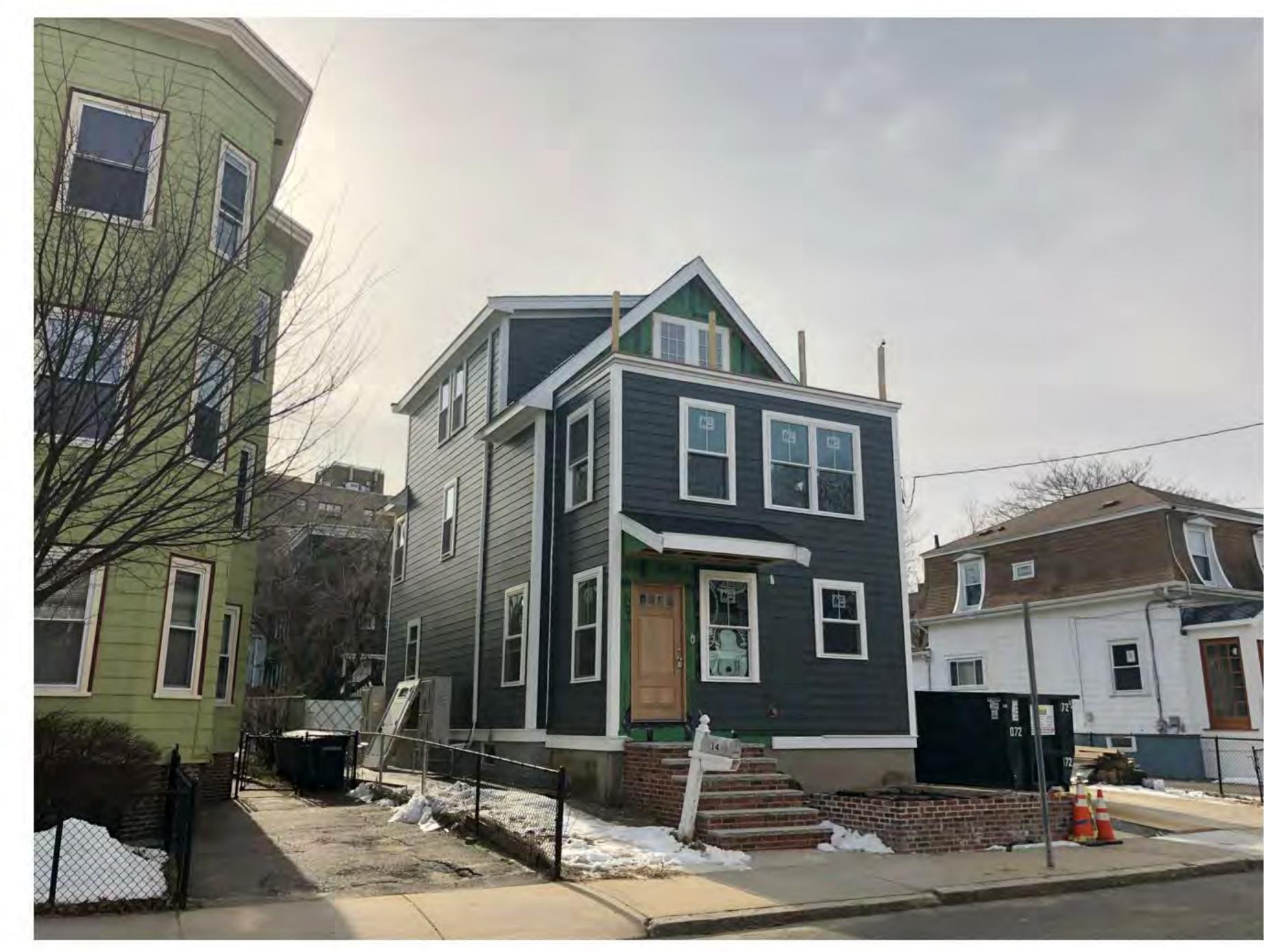
PROPOSED NEW ATTACHED 3RD UNIT TO:

14 FARRAGUT STREET, SOMERVILLE

	Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date	
T1.1	Title sheet	03/05/19	
Z1.1	GFA and N.S.F. Analysis	03/05/19	
Z1.2	Open Space	03/05/19	
Z1.3	Ground Coverage	03/05/19	
Z1.4	Zoning Study	03/05/19	
A0.1	Site Plan Set Backs	03/05/19	
A1.1	Proposed Basement Plan	03/05/19	
A1.2	Proposed 1st Floor Plan	03/05/19	
A1.3	Proposed 2nd Floor Plan	03/05/19	
A2.1	Proposed Elevations	03/05/19	
A2.2	Proposed Elevations	03/05/19	
A2.3	Proposed Elevations	03/05/19	
A2.4	Proposed Elevations	03/05/19	
A4.1	3D views	03/05/19	





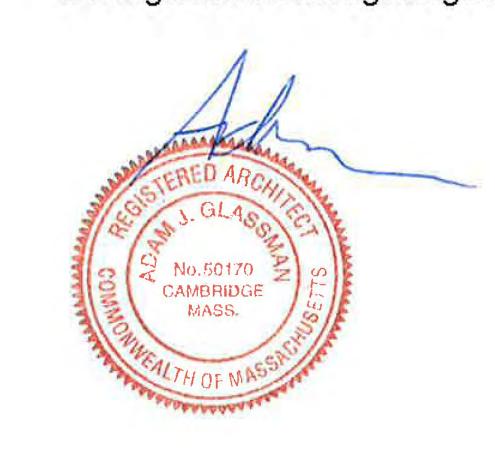




14 FARRAGUT STREET, EXISTING PHOTOS

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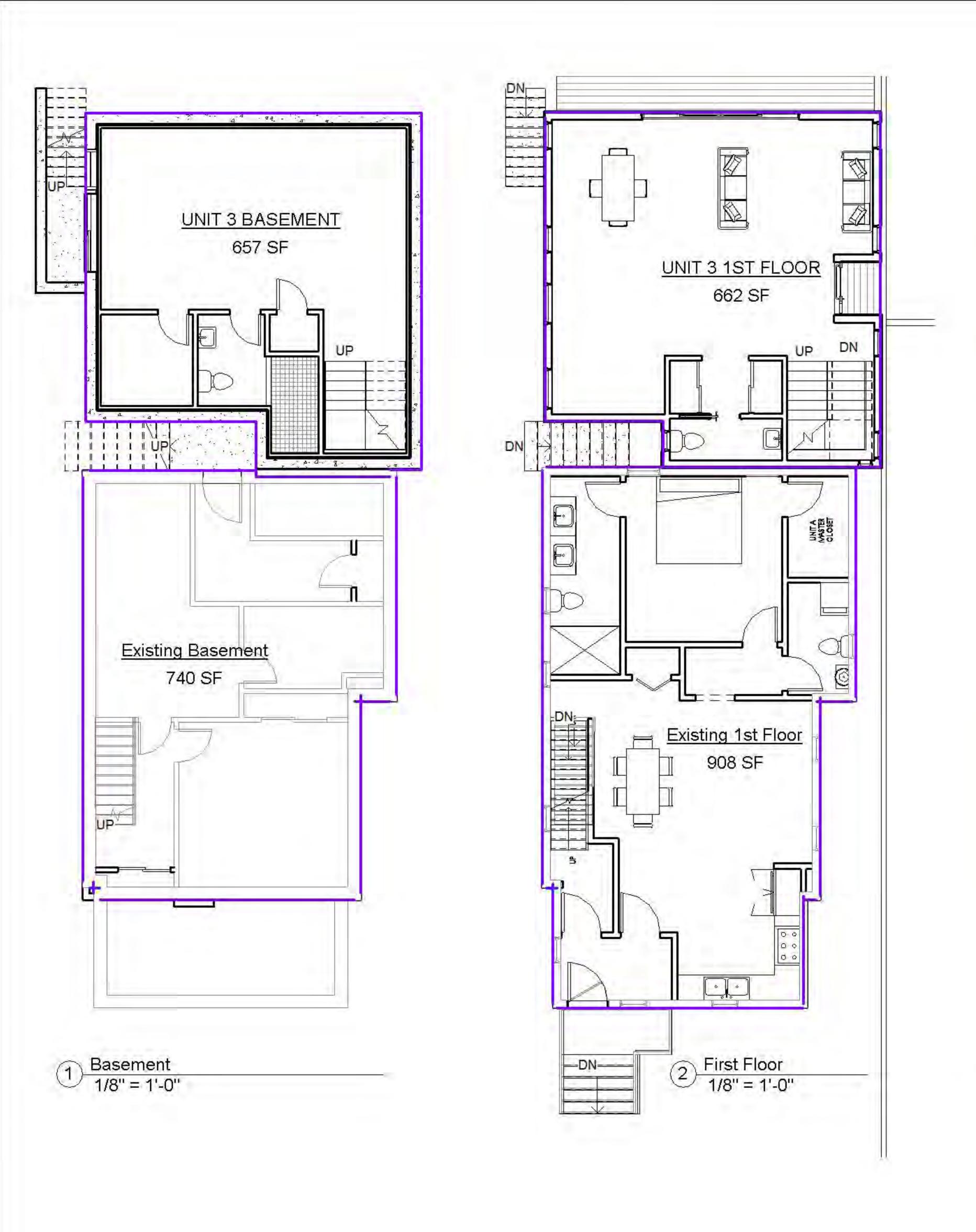
2 Worthington St. Cambridge, MA 02138 Tel. 617-412-8450 ajglassman@hotmail.com www.glassmanchungdesign.com

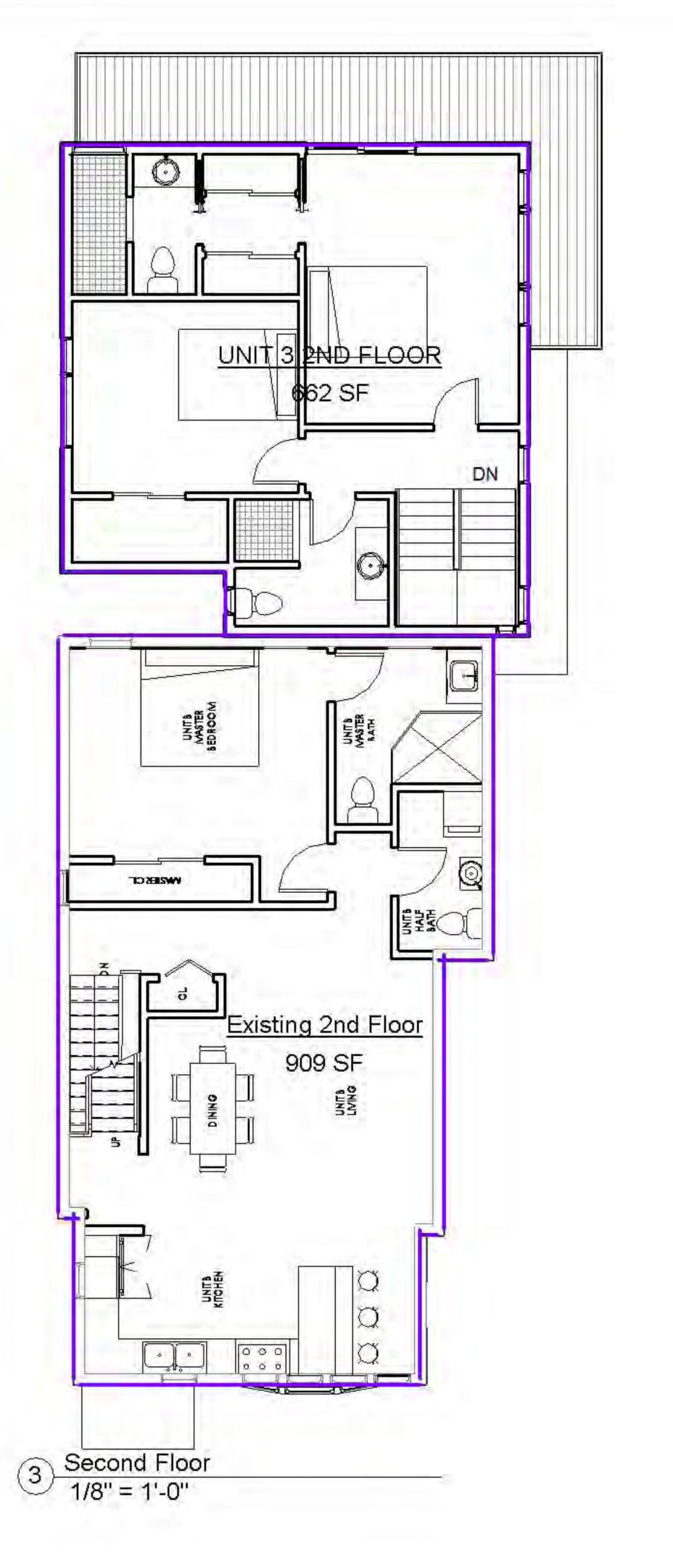


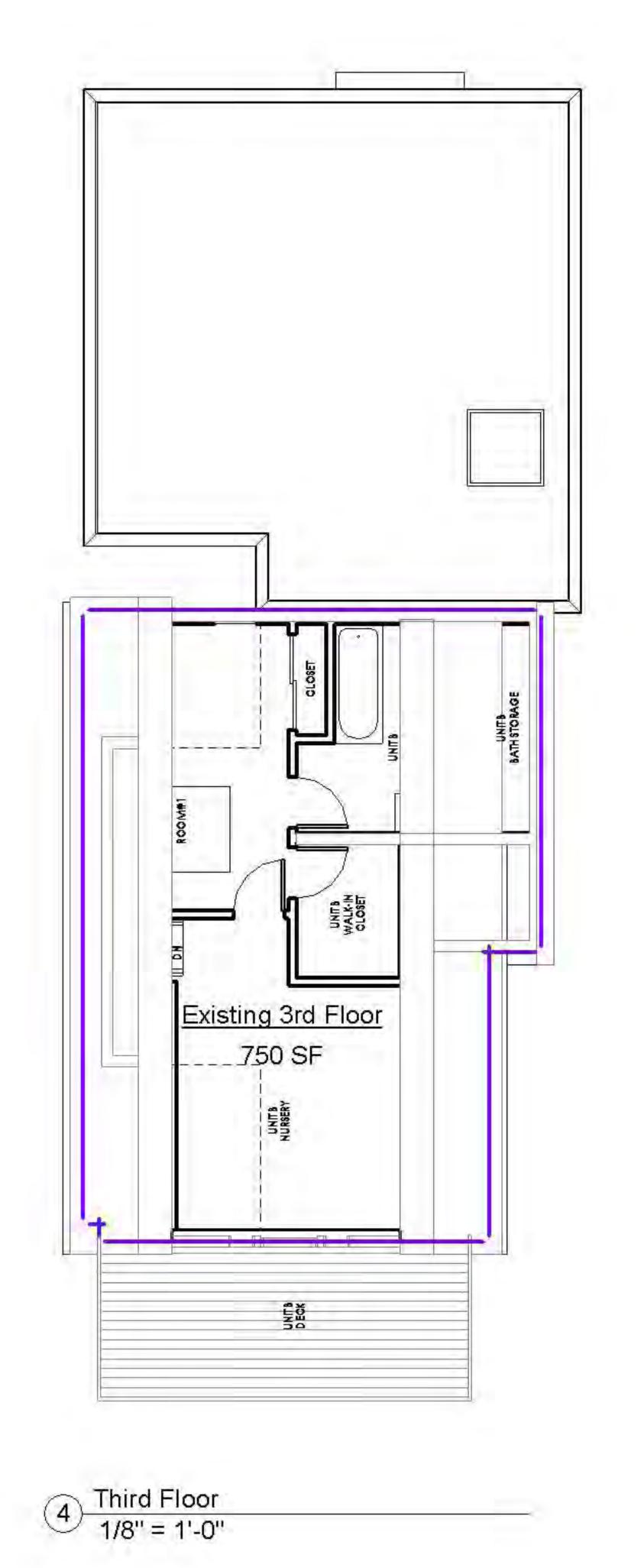
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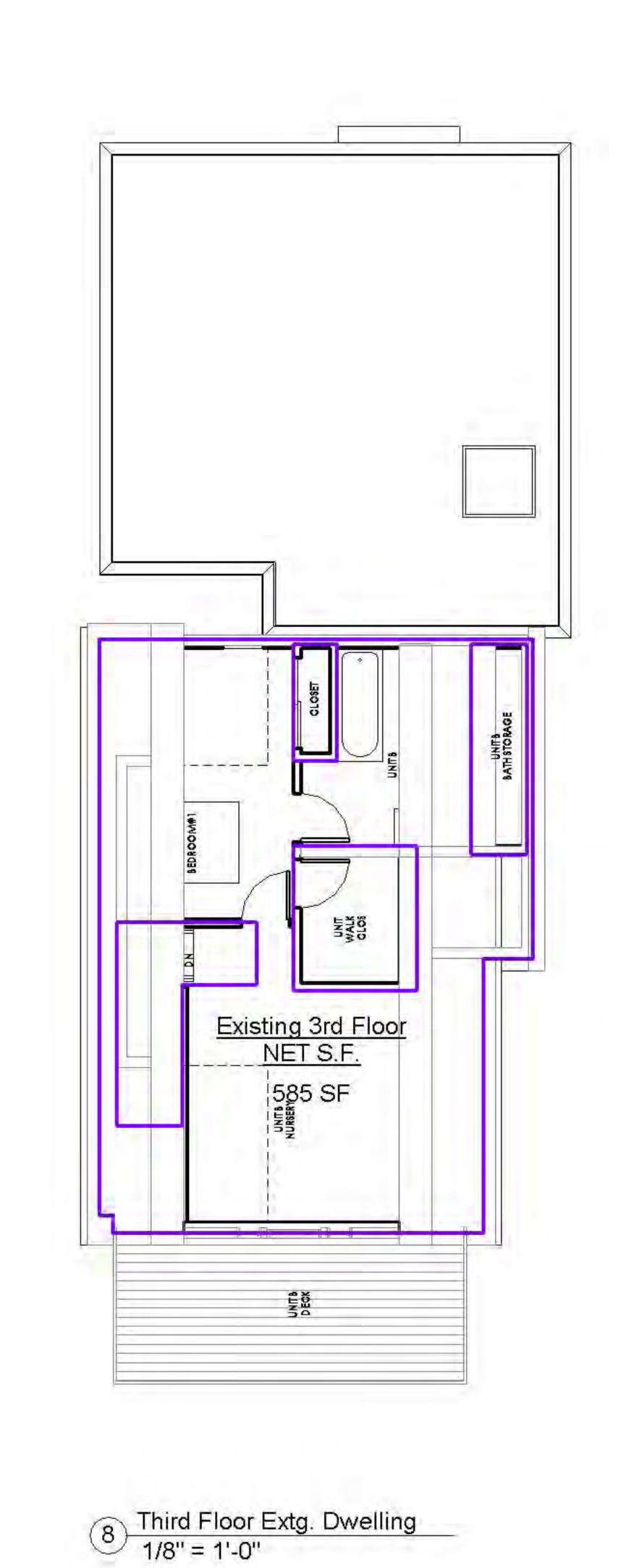
Title sheet

Scale:		Drawing No.:
Job. #:	Project Number	T11
Date:	03/05/19	









	LAIGH	NG GFA	
Name	Area	25% GFA	MAX ALLOWABLE GFA (EXTG. GFA + 25%)
Existing 1st Floor	908 SF	227 SF	1135 SF
Existing 2nd Floor	909 SF	227 SF	1136 SF
Existing 3rd Floor	750 SF	188 SF	938 SF
Existing Basement	740 SF	185 SF	925 SF
TOT.: 4	3307 SF	827 SF	4134 SF

PROPOSED GF		
Name	Area	
UNIT 3 1ST FLOOR	662 SF	
UNIT 3 2ND FLOOR	662 SF	
UNIT 3 BASEMENT	657 SF	
TOT.: 3	1981 SF	

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Name	Area	
Existing Basement	NET S.F.	634 SF
Existing 1ST Floor	NET S.F.	777 SF
Existing 2nd Floor	NET S.F.	795 SF
Existing 3rd Floor	NET S.F.	585 SF
Grand total: 4		2790 SF

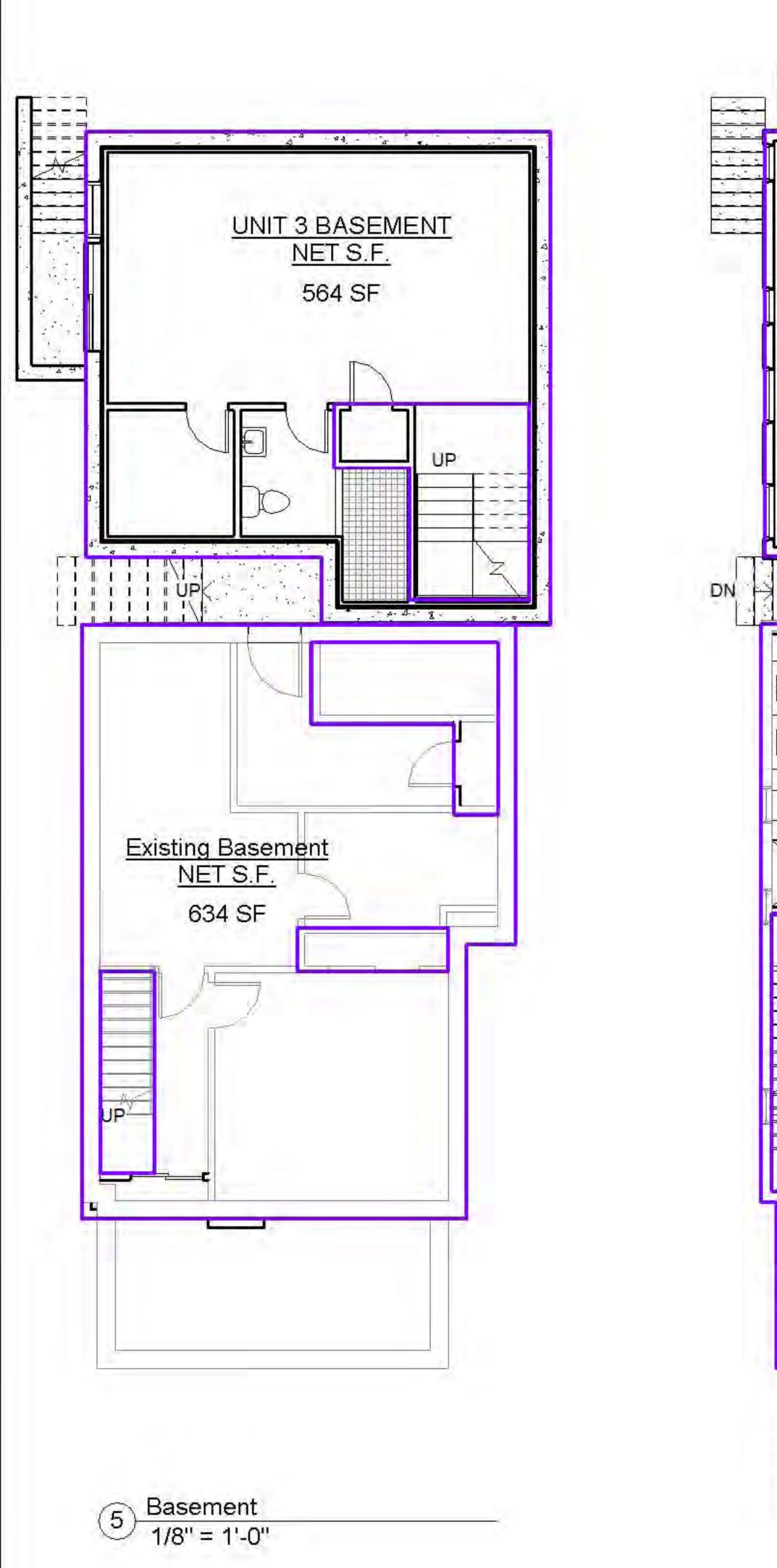
Name	Area	
Existing 1ST Floor NET S.F.	777 SF	
Existing 2nd Floor NET S.F.	795 SF	
Existing 3rd Floor NET S.F.	585 SF	
Existing Basement NET S.F.	634 SF	
UNIT 3 1ST FLOOR NET S.F.	551 SF	
UNIT 3 BASEMENT NET S.F.	564 SF	
UNIT 3 Second floor NET S.F.	518 SF	
Grand total: 7	4423 SF	

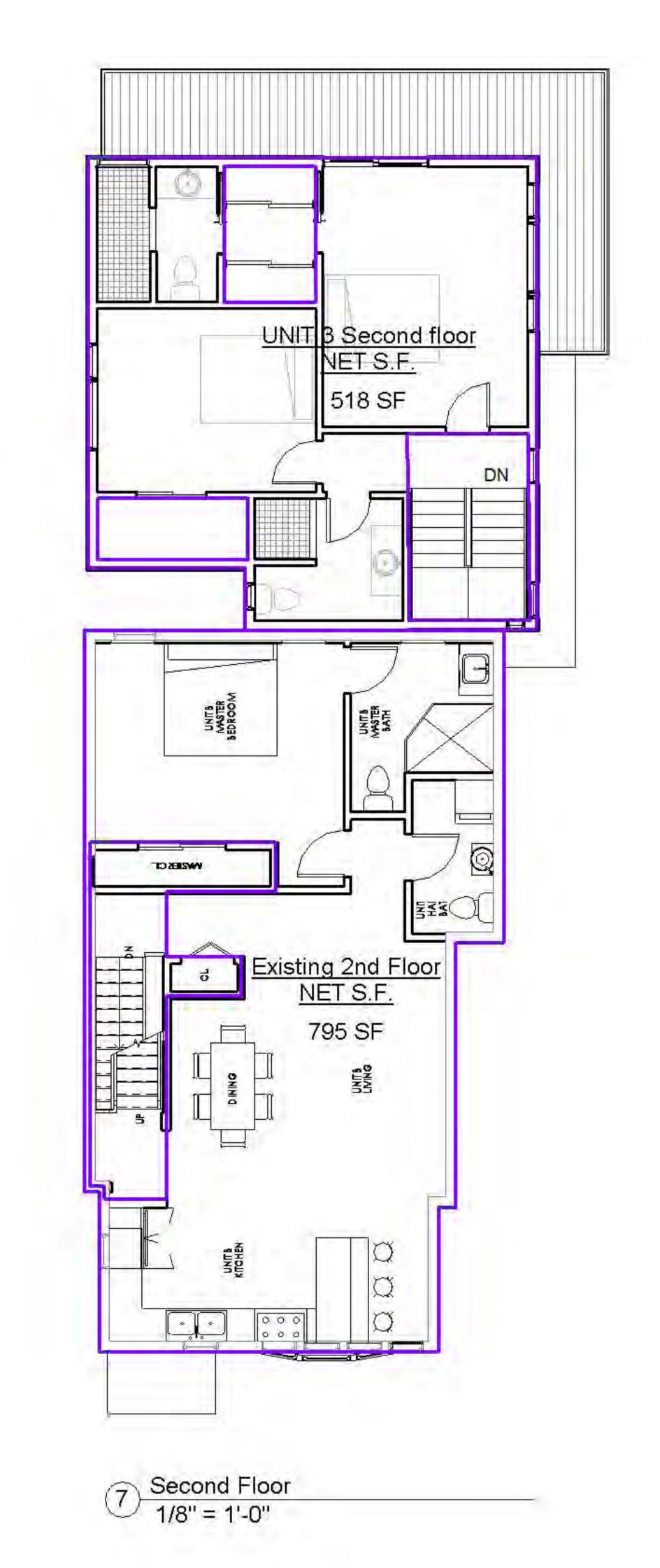
PROPOSED NET S.F.

Drawing Title:

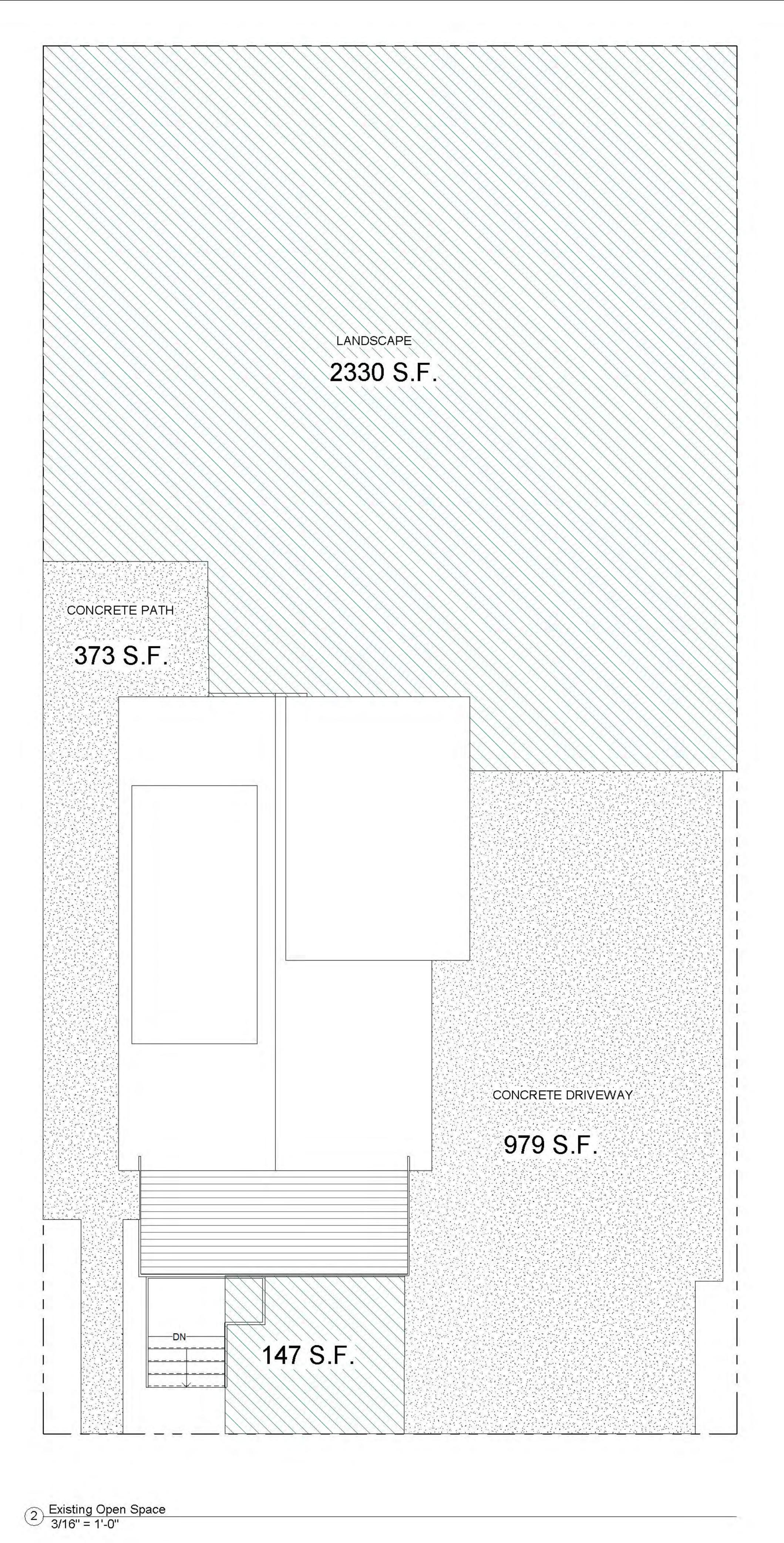
GFA and N.S.F. Analysis

Scale:	1/8" = 1'-0"	Drawing No.:
Job. #:	Project Number	711
Date:	03/05/19	L .





6 First Floor 1/8" = 1'-0"



WALK DOWN TO BASEMENT 1,380 S.F. DECK UNIT 3 UNIT 3 PATIO ____ 250 S.F. UNIT 3 ENTRY UNIT 3 2 STORY ADDITION TRASH AND RECYCLE AREA **EXISTING** 2 1/2 STORY BUILDING ACCENT DIVIDER
 PAVER, TYP. 1,150 S.F. DRIVEWAY PARKING AND DRIVEWAY, PERVIOUS PAVER LANDSCAPE 350 S.F. PERVIOUS (PARKING AND DRIVEWAY) PERVIOUS (UNIT 3 PATIO AND TRASH AREA) 10' - 0" 8' - 0" _ 20 S.F. 1 Proposed Open Space 3/16" = 1'-0" OPEN SPACE
3/16" = 1'-0"

GCD ARCHITECTS

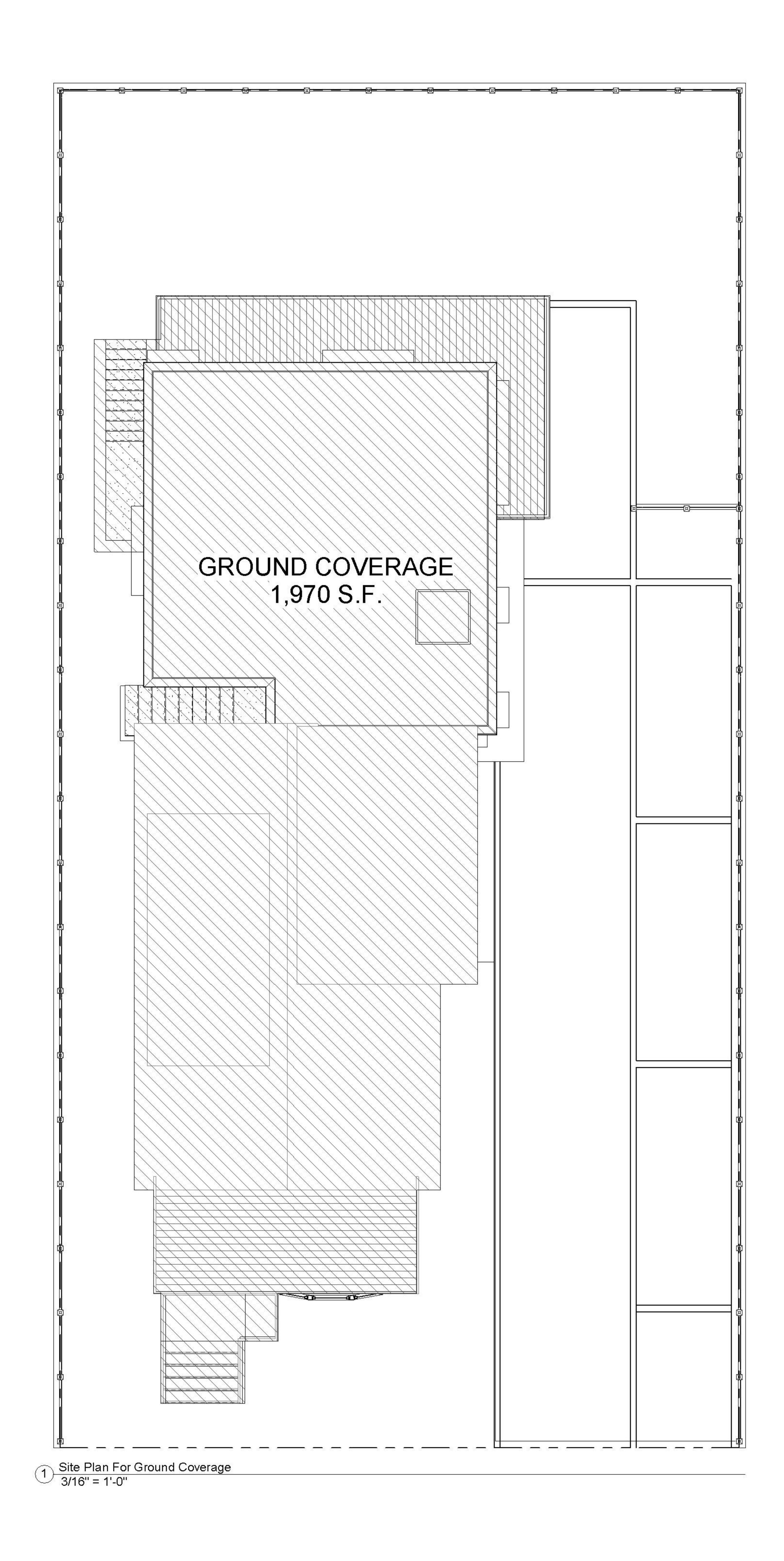
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Drawing Title:

Open Space

Drawing No.: 3/16" = 1'-0" Job. #: Project Number Date:

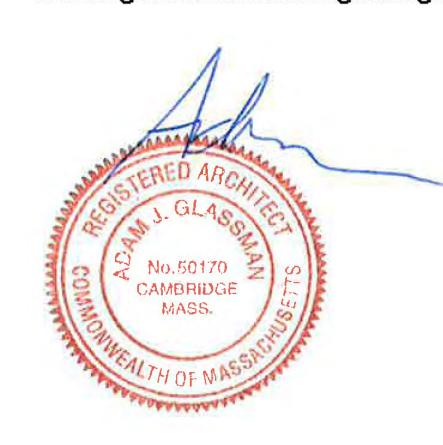


PROJECT: 14 Farragut Street

14 Farra

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Drawing Title:

Ground Coverage

Scale: 3/16" = 1'-0"

Drawing No.

Job. #: Project Number

Date: 03/05/19

Drawing No.

Drawing

PROPOSED 3RD DWELLING UNIT REAR ADDITION

— SETBACK

PROPOSED SET BACKS:

FRONT N/A CONFORMING

SIDE LEFT 6'-2" CONFORMING SIDE RIGHT 18'-0" CONFORMING

REAR 20'-1" CONFORMING

EXISTING GROSS = 3,313 GSF

ALLOWABLE 25% INCREASE 3,296 x .25 = 828 G.S.F.

824 G.S.F. ADDITION AS BY RIGHT

PROPOSED ADDITION = 1,981 GSF NON-CONFORMING

EXISTING FAR (NET S.F. / LOT) FAR MAX = 1

EXISTING NSF = 2,790 NSF

EXISTING FAR (NET S.F. / LOT) 2,790 NSF/ 5,000 SF LOT = 0.56 EXISTING FAR < 1 <u>CONFORMING</u>

PROPOSED FAR (NET S.F. / LOT)

PROPOSED NET S.F. = 4,423 NSF

4,423 NSF / 5,000 LOT = 0.87 PROPOSED FAR < 1 <u>CONFORMING</u>

LANDSCAPE: 25% MIN REQ'D EXTG. LANDSCAPE 2,377 S.F. PROPOSED LANDSCAPE 1,380 SF

1,380 SF/ 5,000 SF LOT = 28% PROPOSED LANDSCAPE CONFORMING

PERVIOUS: 35% MIN REQ'D

1,380 SF LANDSCAPE + 1,750 SF PERVIOUS PAVERS =

3,130 SF / 5,000 SF LOT = PROPOSED 62% PERVIOUS <u>CONFORMING</u>

4.5 PARKING SPACES REQUIRED

EXISTING 2 SPACES + 1 PARKING SPACE

NON-CONFORMING / SPECIAL PERMIT REQUIRED

	Dimens	ion Regulation RB	ZONE	
	ALLOWED/REQUIRED	EXISTING	PROPOSED	CONFORMING
		**		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
MIN. LOT SIZE	7,500 S.F.	5,000 S.F.	5,000 S.F.	EXISTING NON CONFORMING
MIN. LOT PER DWELLING	1,500 S.F/DU (1-3 UNITS -3,000 S.F.)	1,050 S.F.	1,050 S.F.	YES
MAX. GROUND COVERAGE	50%	20%	39%	YES
LANDSCAPE AREA	25%	30%	28%	YES
MAX. FLOOR AREA RATIO (FAR)	1 / 5,000 S.F.	0.56	0.87	CONFORMING FAR (<1) NON CONFORMING 25% RULE
MAX BUILDING HEIGHT	3 stories- 40'	33'-6"	2 story addition - 24'-6"	YES
FRONT SETBACK	10'	10'	Addition @ 49'	YES
LEFT SETBACK	5'	6'-2"	6'-2"	CONFORMING ADDITION
RIGHT SETBACK	5'	20'	18'-0"	CONFORMING ADDITION
REAR SETBACK	20'	46'-10"	20'-1"	YES
MIN. FRONTAGE	50'	45'	45'	EXTG. NON CONFORMING
PERVIOUS AREA, MIN. % LOT	35% / 1,750 S.F.	23%	62%	YES

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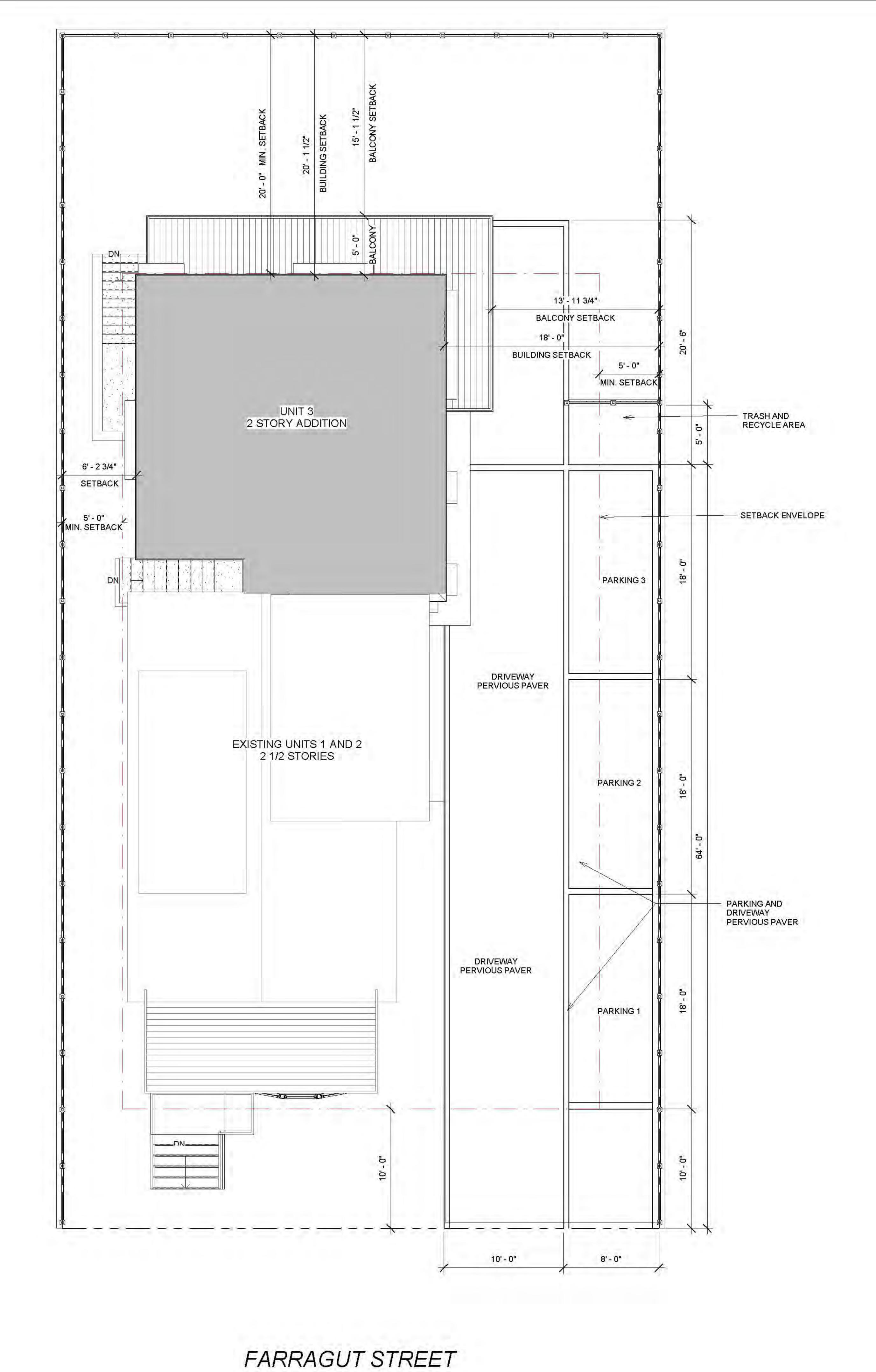
Drawing Title:

Zoning Study

Scale: Drawing No.:

Job. #: Project Number Z1.4

Date: 03/05/19



1 Site Plan 3/16" = 1'-0"

GCD ARCHITECTS

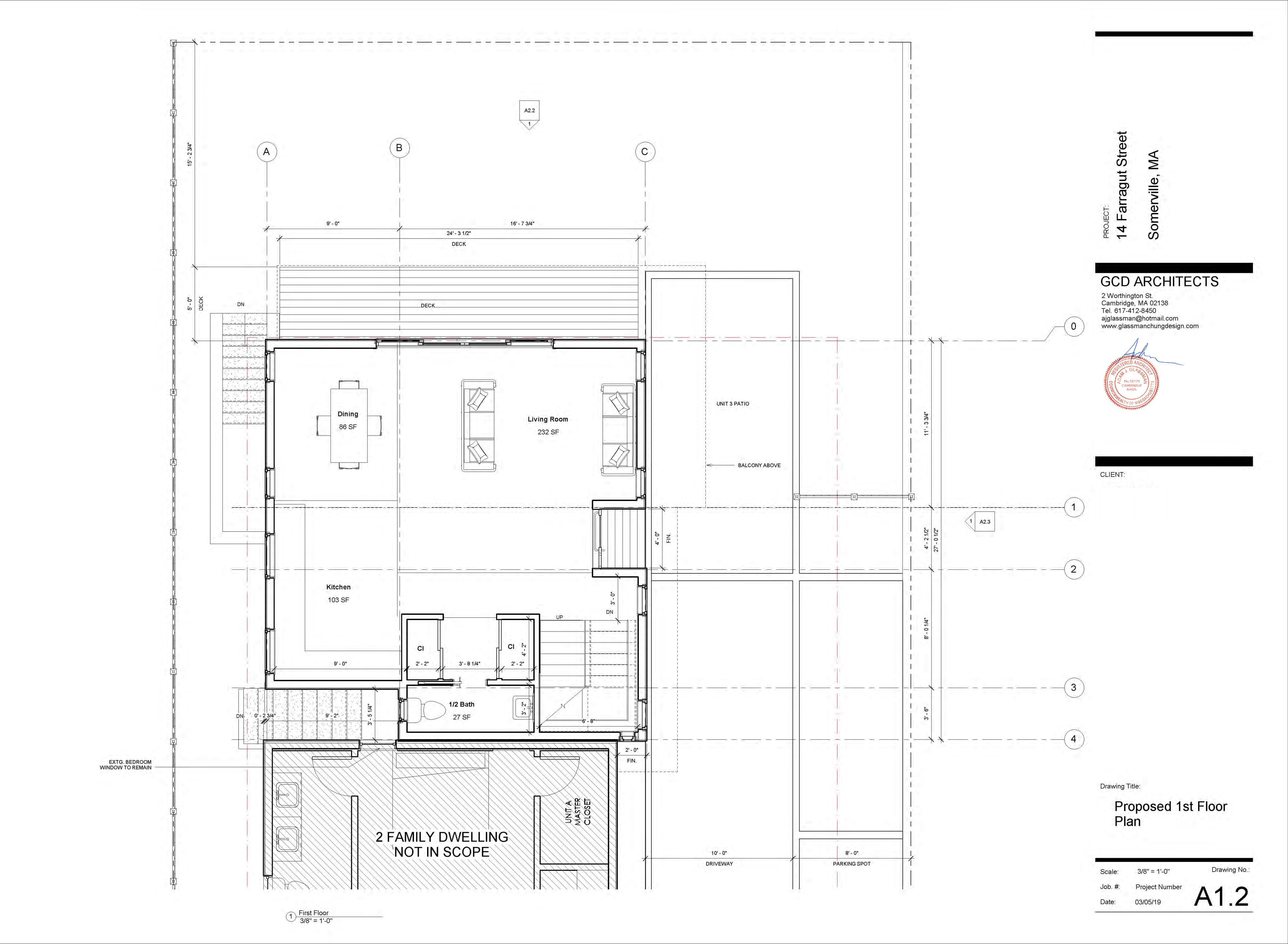
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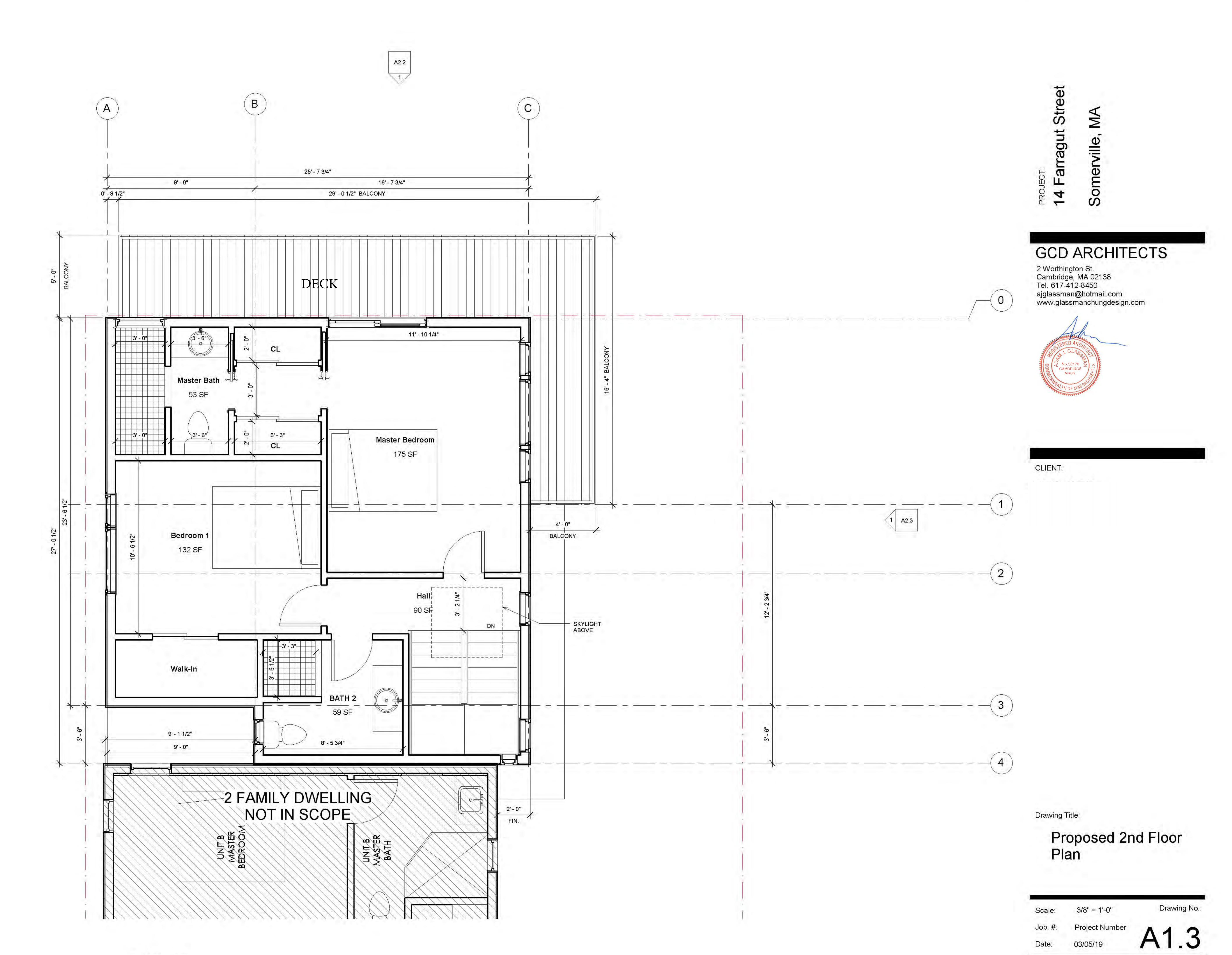


Drawing Title:

Site Plan Set Backs

Scale: Job. #:





1 Second Floor 3/8" = 1'-0"

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Drawing Title:

Proposed Elevations

14 Farragut Street

14 F Som

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Drawing Title:

Proposed Elevations

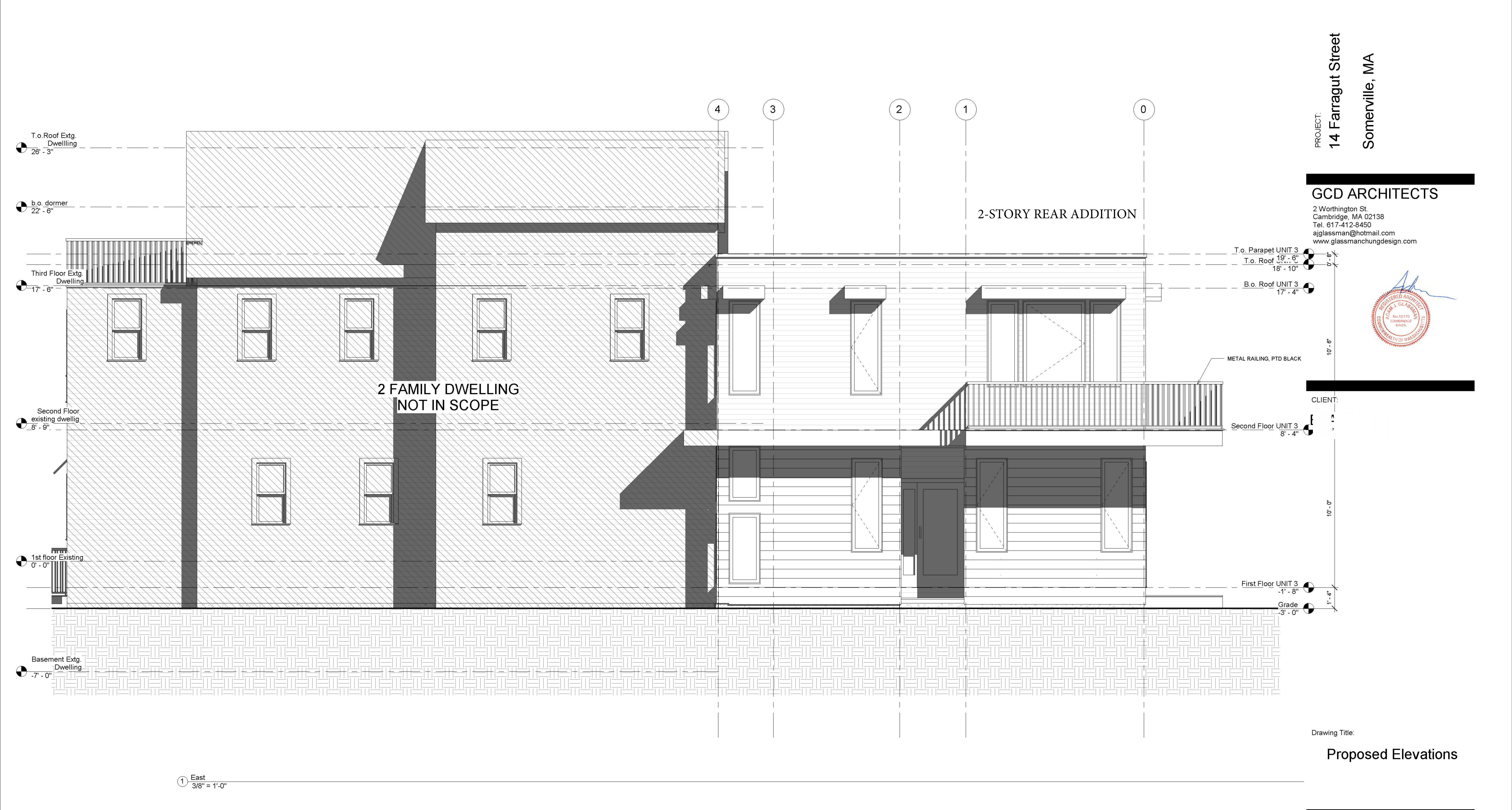
Scale: 3/8" = 1'-0"

Drawing No.:

Job. #: Project Number

A 2 2

Date: 03/05/19



Scale: 3/8" = 1'-0"

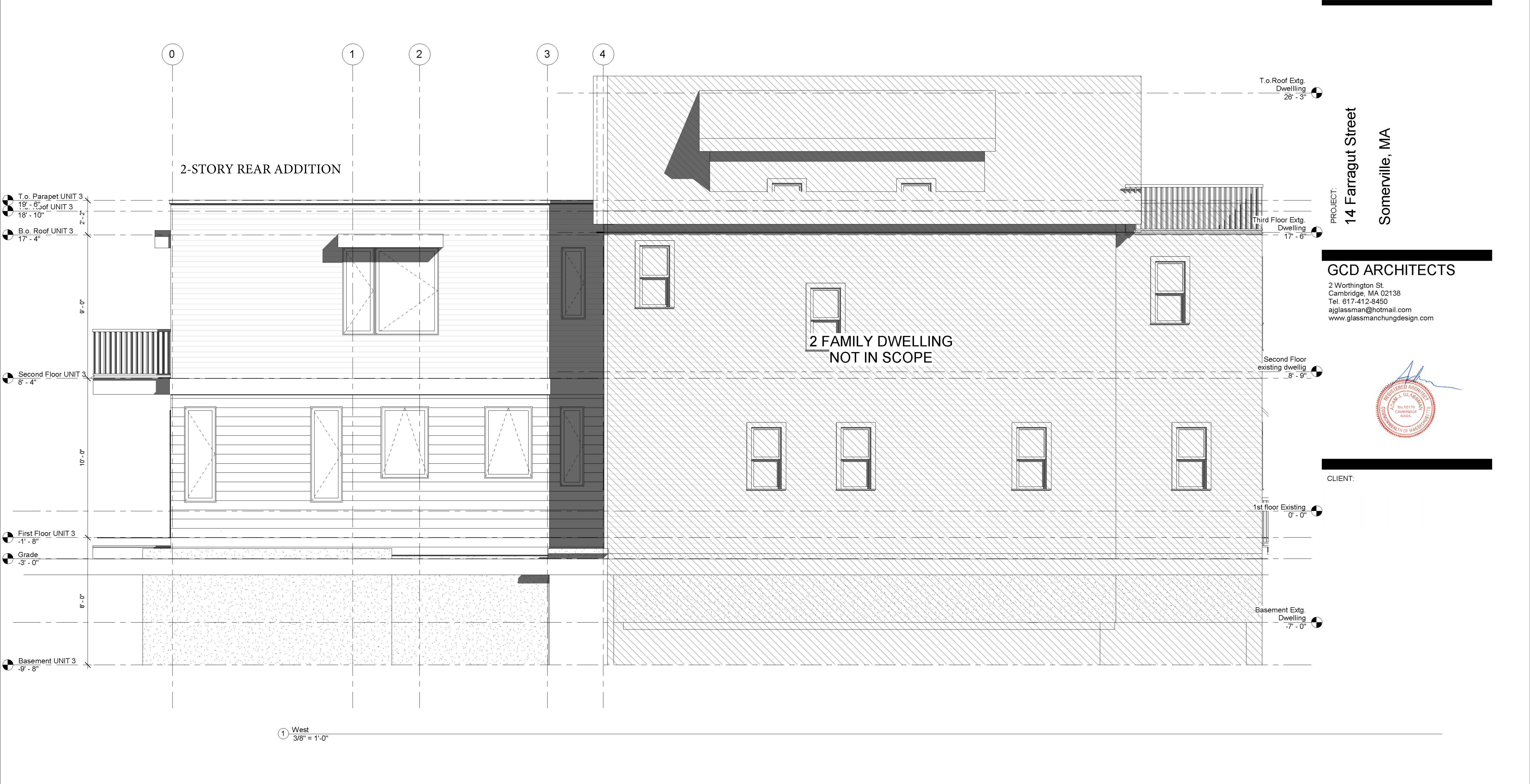
Drawing No.:

Job. #: Project Number

Date: 03/05/19

Drawing No.:

A2.3



Drawing Title:

Proposed Elevations

Scale:	3/8" = 1'-0"	Drawing No.:
Job. #:	Project Number	$\Lambda \cap \Lambda$
Date:	03/05/19	AZ.4



VIEW FROM REAR



VIEW FROM REAR



VIEW OF FRONT FROM DRIVEWAY



VIEW FROM STREET

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Drawing Title:

3D views