

PROPOSED NEW ATTACHED 3RD UNIT TO:
14 FARRAGUT STREET, SOMERVILLE

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14 FARRAGUT STREET, EXISTING PHOTOS

PROJECT:
14 Farragut Street
Somerville, MA

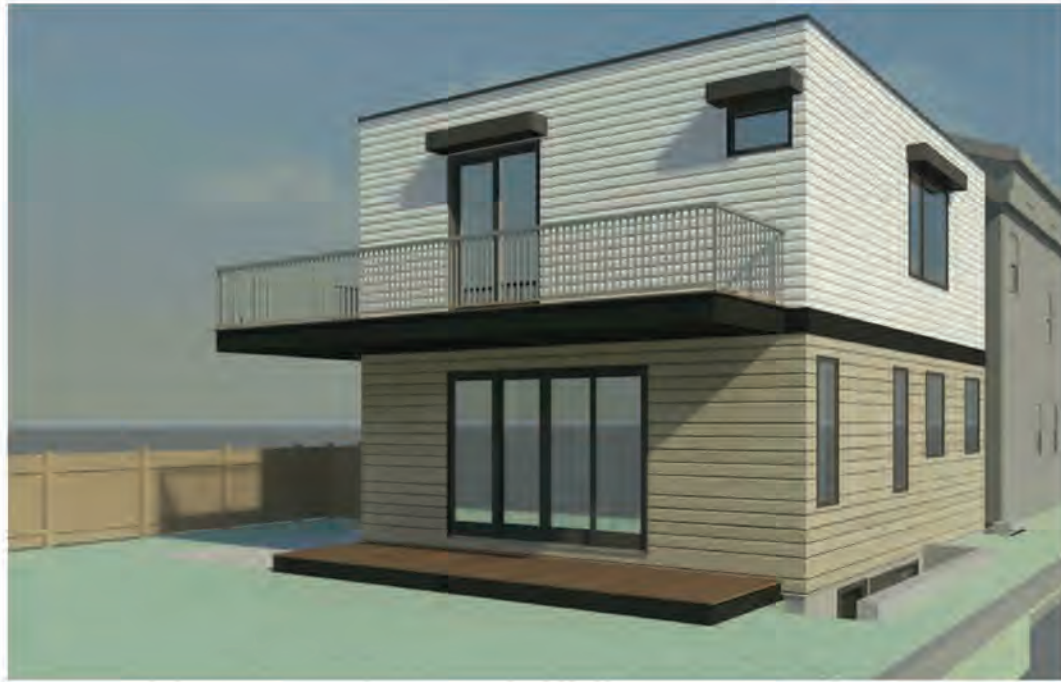
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CLIENT:
BZA SET

Drawing Title:
Title sheet



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Drawing Title:

3D views

Scale:

Job. # Project Number

Date: 9/28/19

Drawing No.:

A4.1

PROJECT:

14 Farragut Street
Somerville, MA

NOTES:

Brick wall at front to be removed

Patio for unit 3 to be natural bluestone. Pattern options will be provided prior to installation.

Permeable pavers available from multiple manufacturers. Specifications and paving patterns can be finalized prior to installation.

Fence at recycling/trash area to be extended towards building to create a narrower entrance to the patio and add privacy.

PLANT SCHEDULE			
QUANTITY	LATIN NAME	COMMON NAME	SIZE
1	Cornus kousa 'Schmred'	Heart Throb® Chinese Dogwood	
3	Prunus x cerasifera 'Cripozam'	Crimson Pointe Flowering Plum	
1	Picea pungens 'Iseli Fastigiata'	'Iseli Fastigiata' Colorado Spruce	
1	Stewartia pseudocamellia	Japanese Stewartia	
1	Taxus baccata 'Stricta'	Stricta English Yew	
3	Ilex x meserveae 'Monnieves'	Scallywag Holly	
3	Leucothoe fontanesiana 'Girard's Rainbow'	Girard's Rainbow Leucothoe	
3	Kalmia latifolia 'Sarah'	Sarah Mt. Laurel	
3	Rhododendron yakushmanum 'Ken Janek'	Ken Janek Yaku Rhododendron	
3	Hydrangea serrata 'MAKD'	Tiny Tuff Stuff™ Mountain Hydrangea	
6	Hydrangea macrophylla 'Bloomstruck'	Bloomstruck Hydrangea	
2	Schizachyrium scoparium Blue Heaven™	Blue Heaven Little Bluestem	
1	Clematis paniculata	Sweet Autumn Clematis	
1	Lonicera x brownii 'Dropmore Scarlet'	Dropmore Honeysuckle	
	Astilbe chinensis 'Visions'	Visions Astilbe	
	Cerastium tomentosum	Snow in Summer	
	Lavandula angustifolia 'Munstead'	Munstead Lavender	
	Ground covers TBD		
	Perennials TBD		

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

DATE: 10.01.19



ENLARGED PARKING SPACE #3
ENLARGED & RELOCATED TRASH SHED
ENLARGED SNOW DEPOSIT AREA
ADDED PLANTING LEGEND

Crimson Pointe Flowering Plum
alternates:
Columnar Oak 'Kindred Spirit'
Columnar Hornbeam 'Franz Fontaine'

Colorado Spruce 'Iseli Fastigiata'
alternate:
Norway Spruce 'Cupressina'

Ornamental Grass

Bloomstruck Hydrangea

Mixed perennial border

Permeable pavers

Groundcover options:
European ginger,
Ajuga, or Tiarella

Bluestone or manufactured
pavers

Astilbe 'Visions'

Hydrangea 'Tiny Tuff Stuff'

Columnar Yew:
Stricta or Hicks

Kousa Dogwood 'Schmred'

Sweet Autumn Clematis

Liriope or Carex border

Dropmore Honeysuckle vine
along fence

Permeable pavers for
driveway and parking

Lavender

Scallywag Holly

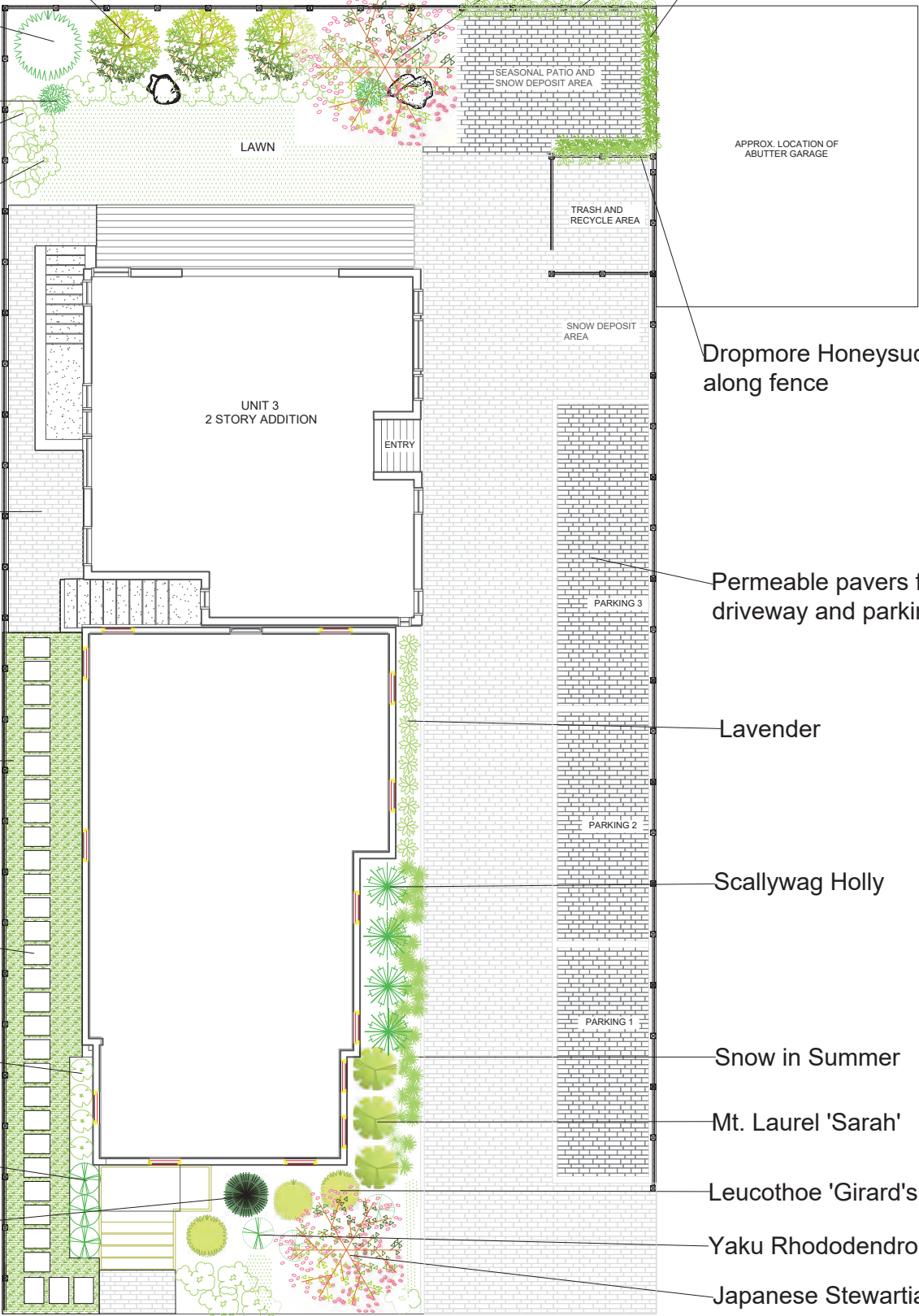
Snow in Summer

Mt. Laurel 'Sarah'

Leucothoe 'Girard's Rainbow'

Yaku Rhododendron 'Ken Janek'

Japanese Stewartia





REVISED 01 OCTOBER 2019 PROPOSED UNIT BASEMENT REMOVED FROM NSF

EXISTING 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 GFA UNIT 3	
Name	Area
UNIT 3 1ST FLOOR	662 SF
UNIT 3 2ND FLOOR	662 SF
TOT.: 2	1324 SF

NOTE: Unit 3 Unfinished Basement NOT in GFA

EXISTING NET S.F.		
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

PROPOSED NET S.F.		
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 Second floor	NET S.F.	518 SF
Grand total: 6		3858 SF

NOTE: Unit 3 Unfinished Basement NOT in NET S.F.

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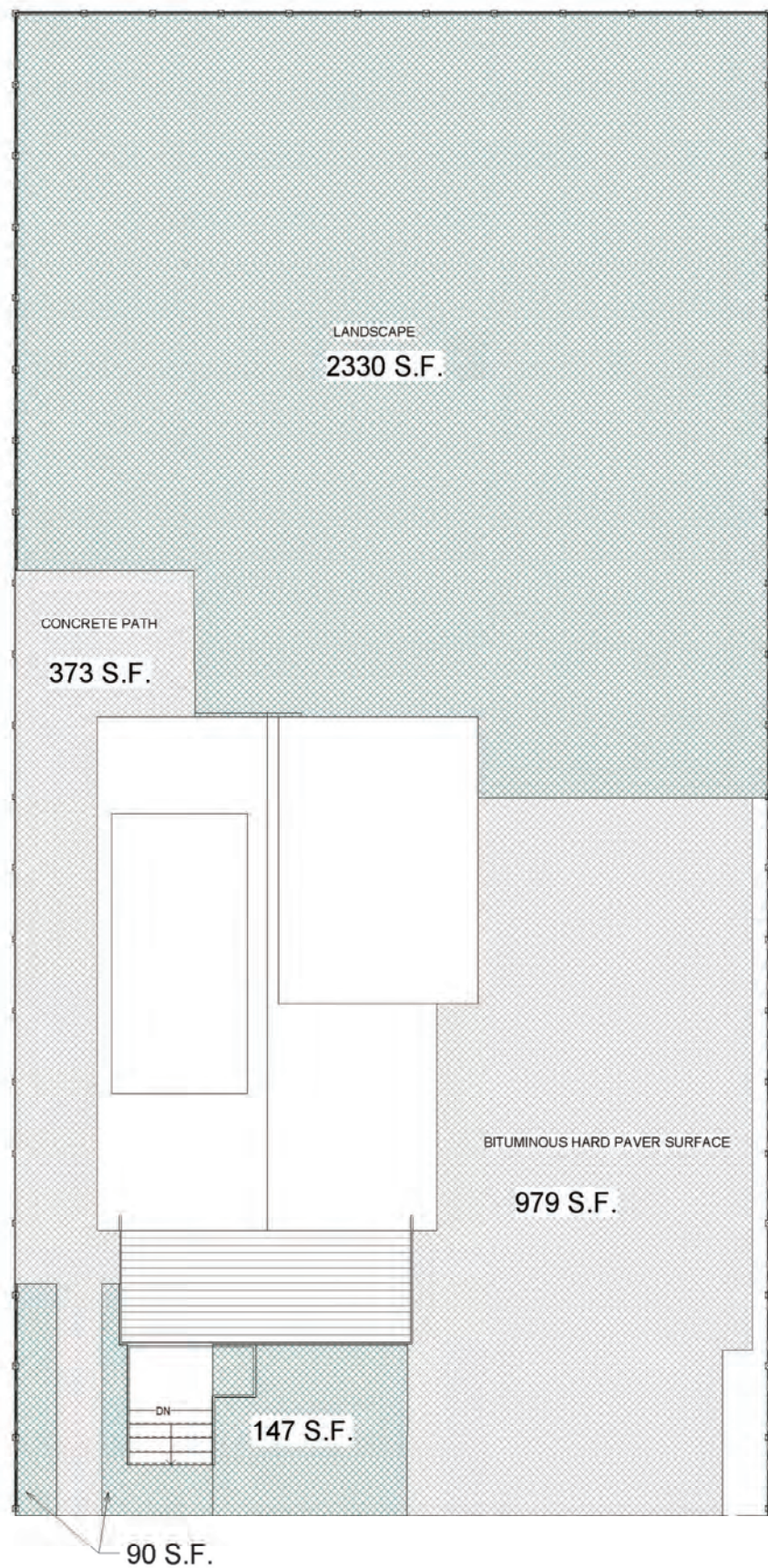


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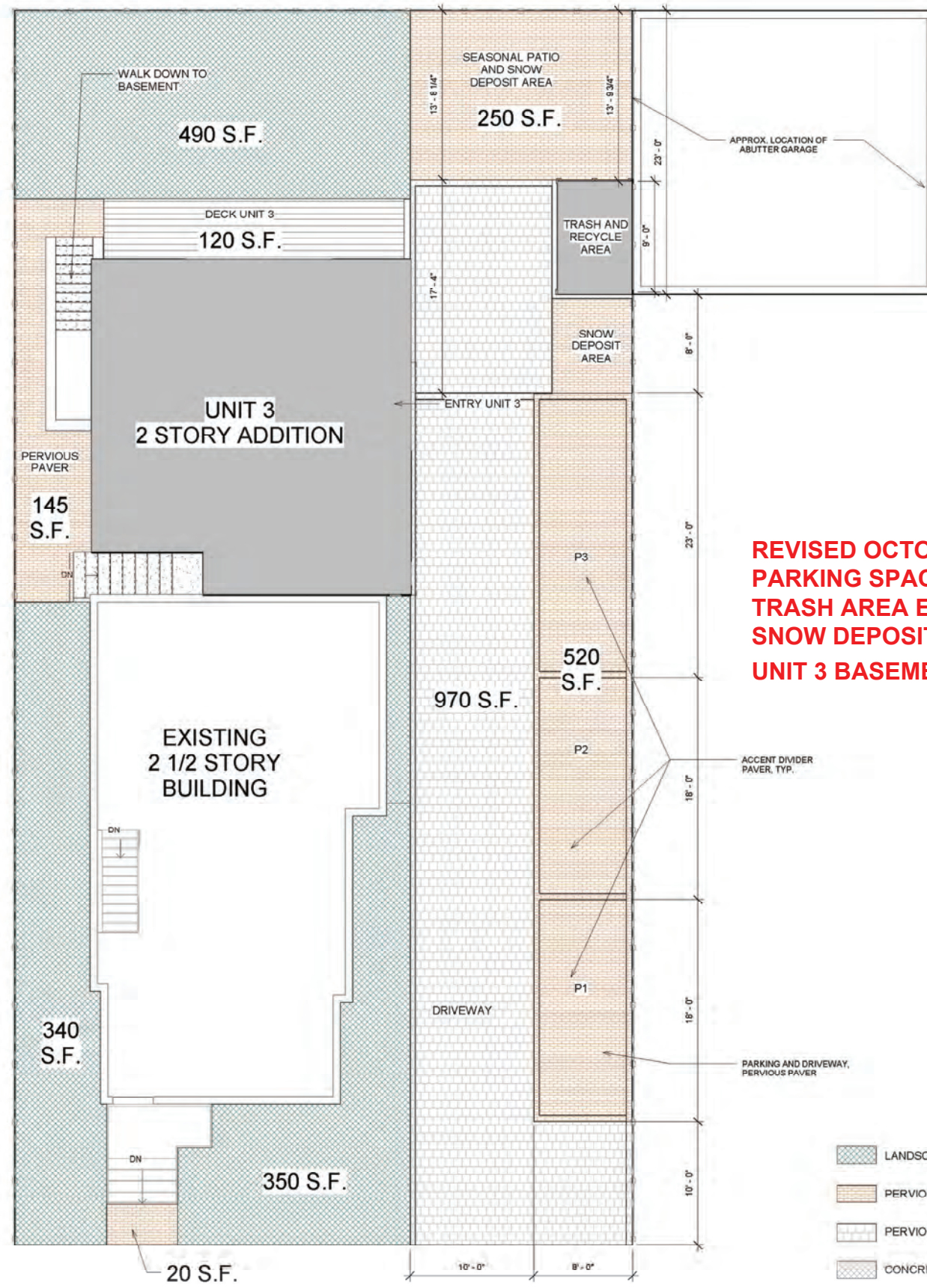
GFA and N.S.F.
Analysis

Scale: 1/8" = 1'-0" Drawing No.:
Job #: Project Number
Date: 9/28/19

Z1.1



② Existing Open Space
3/16" = 1'-0"



① Proposed Open Space
3/16" = 1'-0"

- LANDSCAPE
- PERVIOUS COLOR 1
- PERVIOUS COLOR 2
- CONCRETE

○ OPEN SPACE
3/16" = 1'-0"

REVISED OCTOBER 01 2019
PARKING SPACE #3 ENLARGED
TRASH AREA ENCLOSED & RELOCATED
SNOW DEPOSIT AREAS DEFINED
UNIT 3 BASEMENT TO REMAIN UNFINISHED

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Drawing Title:

Open Space

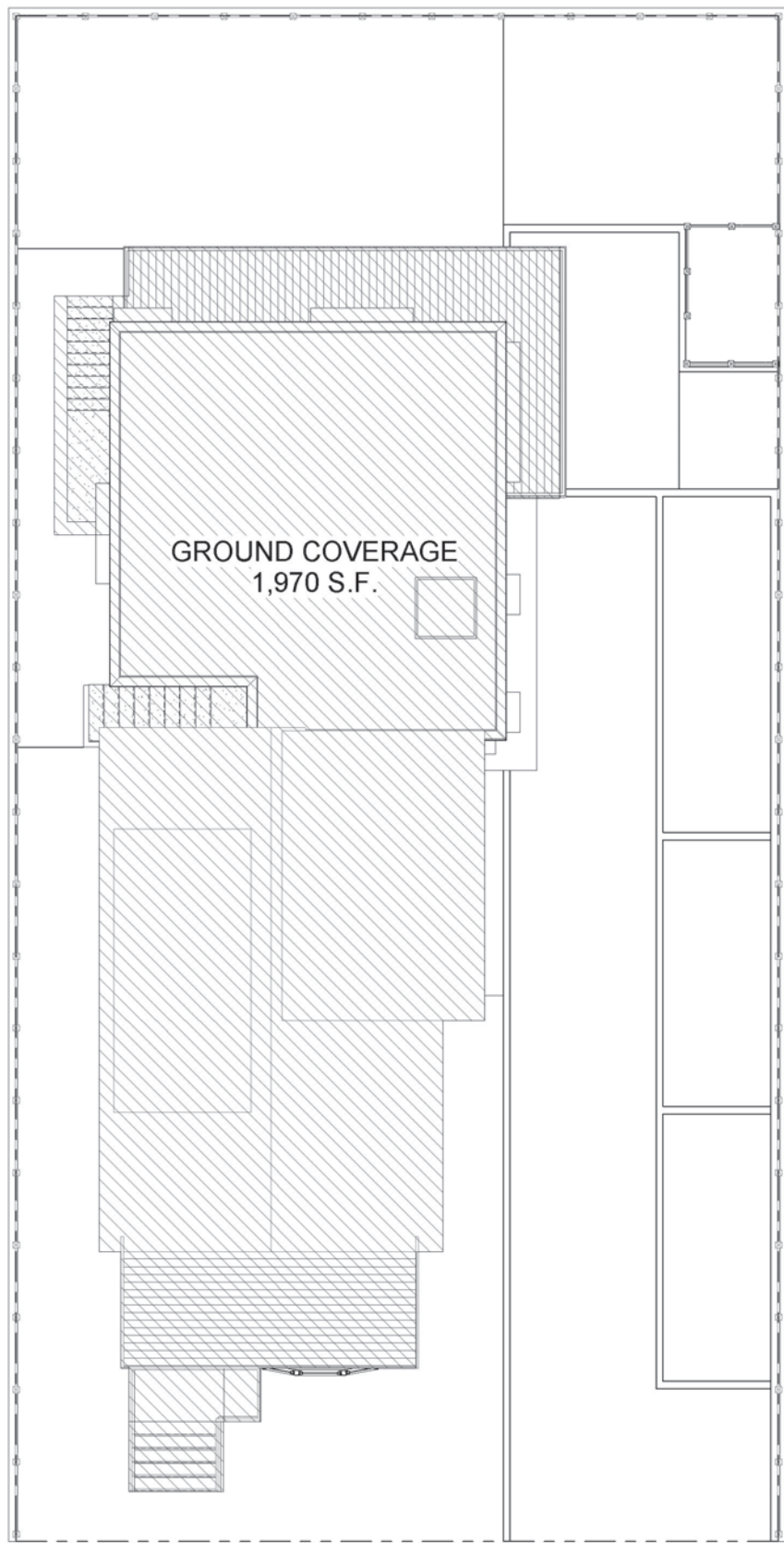
Scale: 3/16" = 1'-0"

Job. #: Project Number

Date: 9/26/19

Drawing No.:

Z1.2



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**REVISED OCTOBER 01 2019
PER Z1.2**

Drawing Title:
Ground Coverage

Scale: 3/16" = 1'-0" Drawing No.:
Job. #: Project Number
Date: 9/26/19

Z1.3

PROPOSED 3RD DWELLING UNIT REAR ADDITION
— SETBACK
PROPOSED SET BACKS:
FRONT N/A CONFORMING
SIDE LEFT 6'-2 3/4" NON-CONFORMING
SIDE RIGHT 18'-0" CONFORMING
REAR 20'-1 1/2" CONFORMING

EXISTING GROSS = 3,307 GSF
ALLOWABLE 25% INCREASE 3,307 x .25 = 827 G.S.F.
827 G.S.F. ADDITION AS BY RIGHT

PROPOSED ADDITION = 1,324 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 CONFORMING

PROPOSED FAR (NET S.F. / LOT)
PROPOSED NET S.F. = 3,858 NSF
3,858 NSF / 5,000 LOT = 0.77 PROPOSED FAR < 1 CONFORMING

LANDSCAPE: 25% MIN REQ'D
EXTG. LANDSCAPE 2,467 S.F.
PROPOSED LANDSCAPE 1,825 SF
1,825 SF/ 5,000 SF LOT = 36% PROPOSED LANDSCAPE CONFORMING

PERVIOUS: 35% MIN REQ'D
1,825 SF LANDSCAPE + 1,440 SF PERVIOUS PAVERS =
3,265 SF / 5,000 SF LOT = PROPOSED 65% PERVIOUS CONFORMING

4.5 PARKING SPACES REQUIRED
EXISTING 2 SPACES + 1 PARKING SPACE NON-CONFORMING / SPECIAL PERMIT REQUIRED

REVISED OCTOBER 01 2019 PER REDUCED
PROPOSED FAR PER BASEMENT TO REMAIN
UNFINISHED

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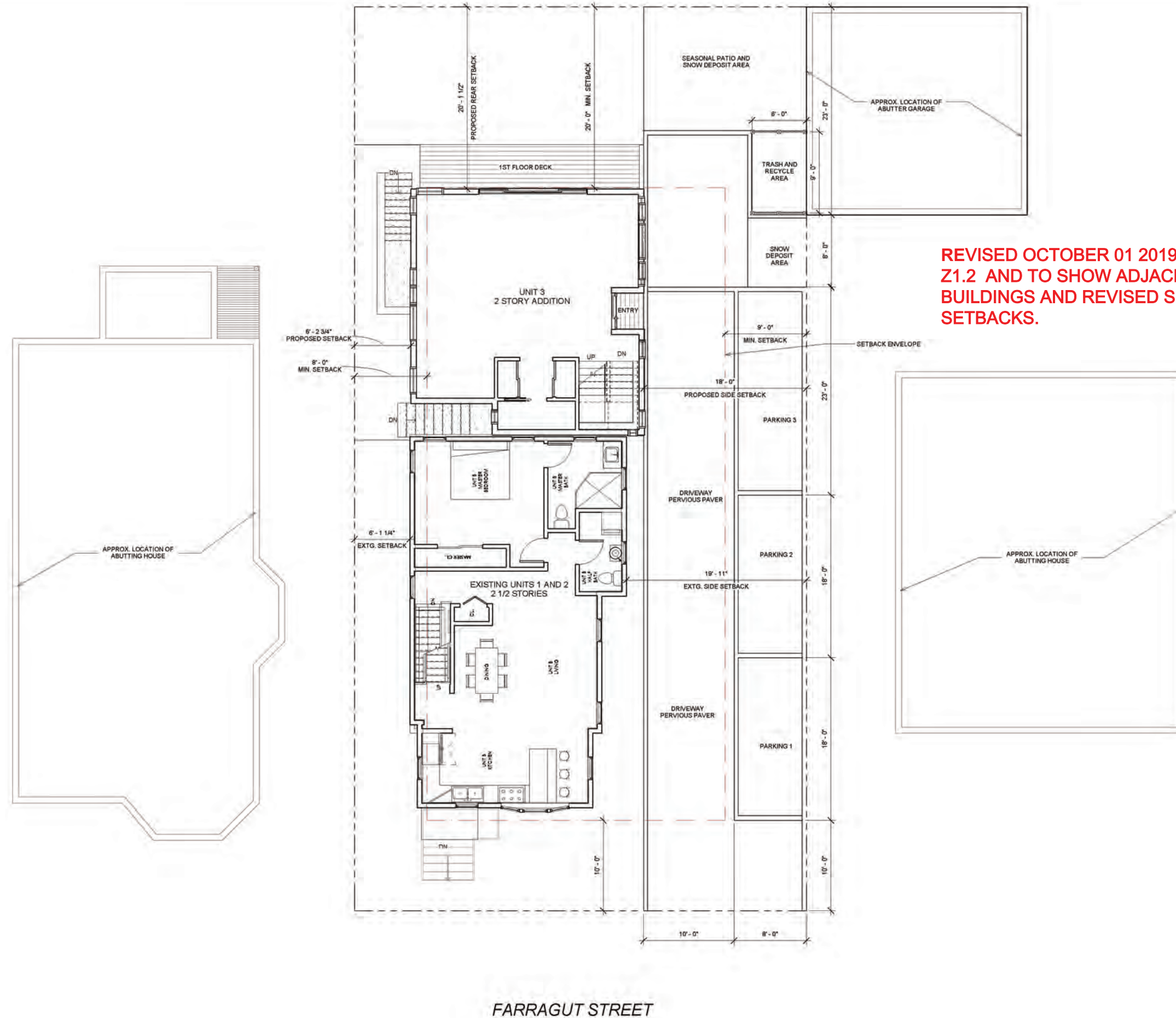


CLIENT:

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Dimension 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%	49%	36%	YES
MAX. FLOOR AREA RATIO (FAR)	1 / 5,000 S.F.	0.56	0.77	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	8'	6'-1 1/2"	6'-2 3/4"	EXISTING NON CONFORMING
RIGHT SETBACK	9'	19'-11"	18'-0"	YES
REAR SETBACK	20'	46'-10"	20'-1 1/2"	YES
MIN. FRONTAGE	50'	45'	45'	EXTG. NON CONFORMING
PERVIOUS AREA, MIN. % LOT	35% / 1,750 S.F.	23%	65%	YES

Drawing Title:
Zoning Study



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Drawing Title:

Site Plan
Set Backs

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

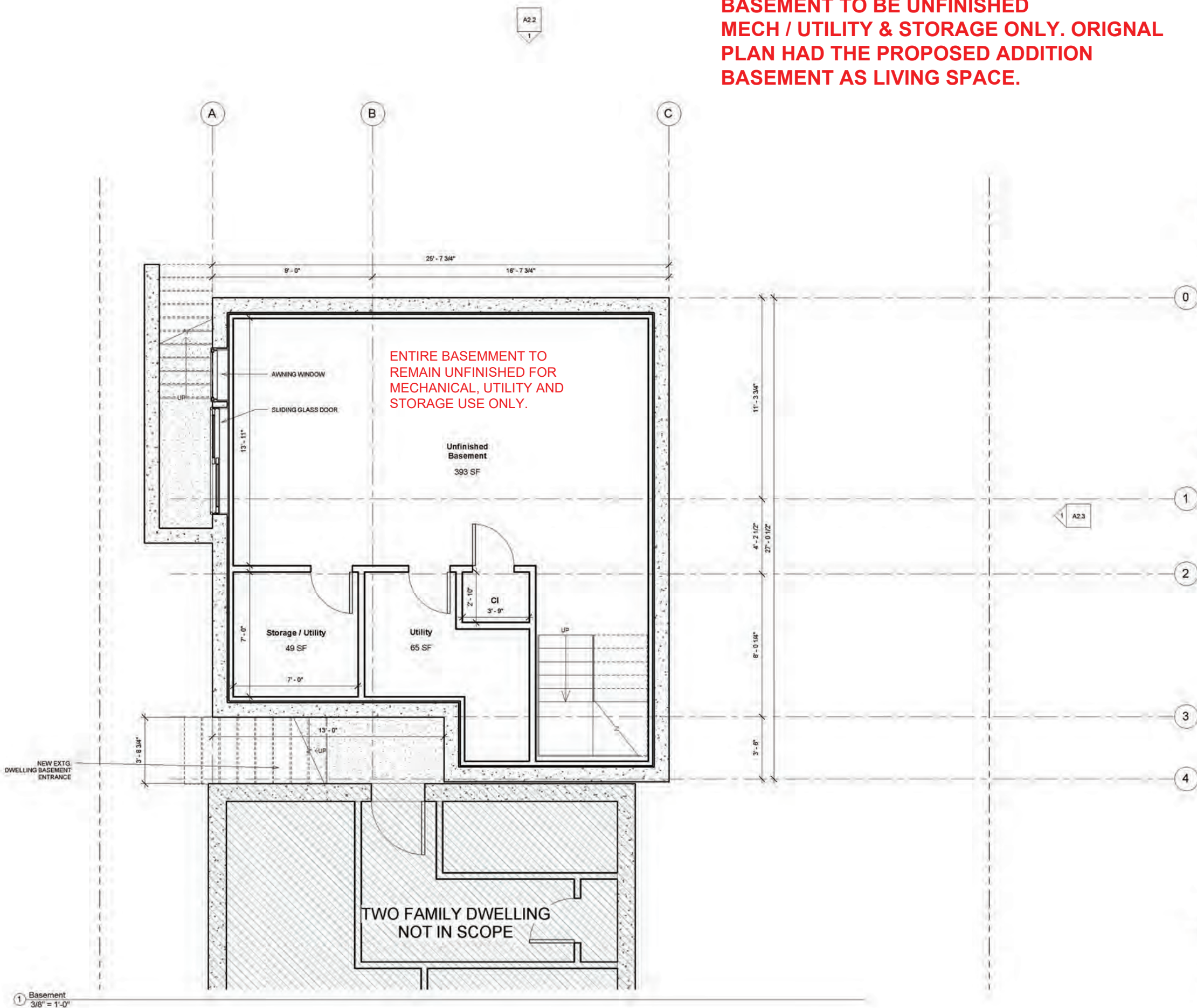
Job. #: Project Number

Date: 9/28/19

Drawing No.:

A0.1

REVISED 01 OCTOBER 2019 PRPOSED UNIT 3
BASEMENT TO BE UNFINISHED
MECH / UTILITY & STORAGE ONLY. ORIGINAL
PLAN HAD THE PROPOSED ADDITION
BASEMENT AS LIVING SPACE.



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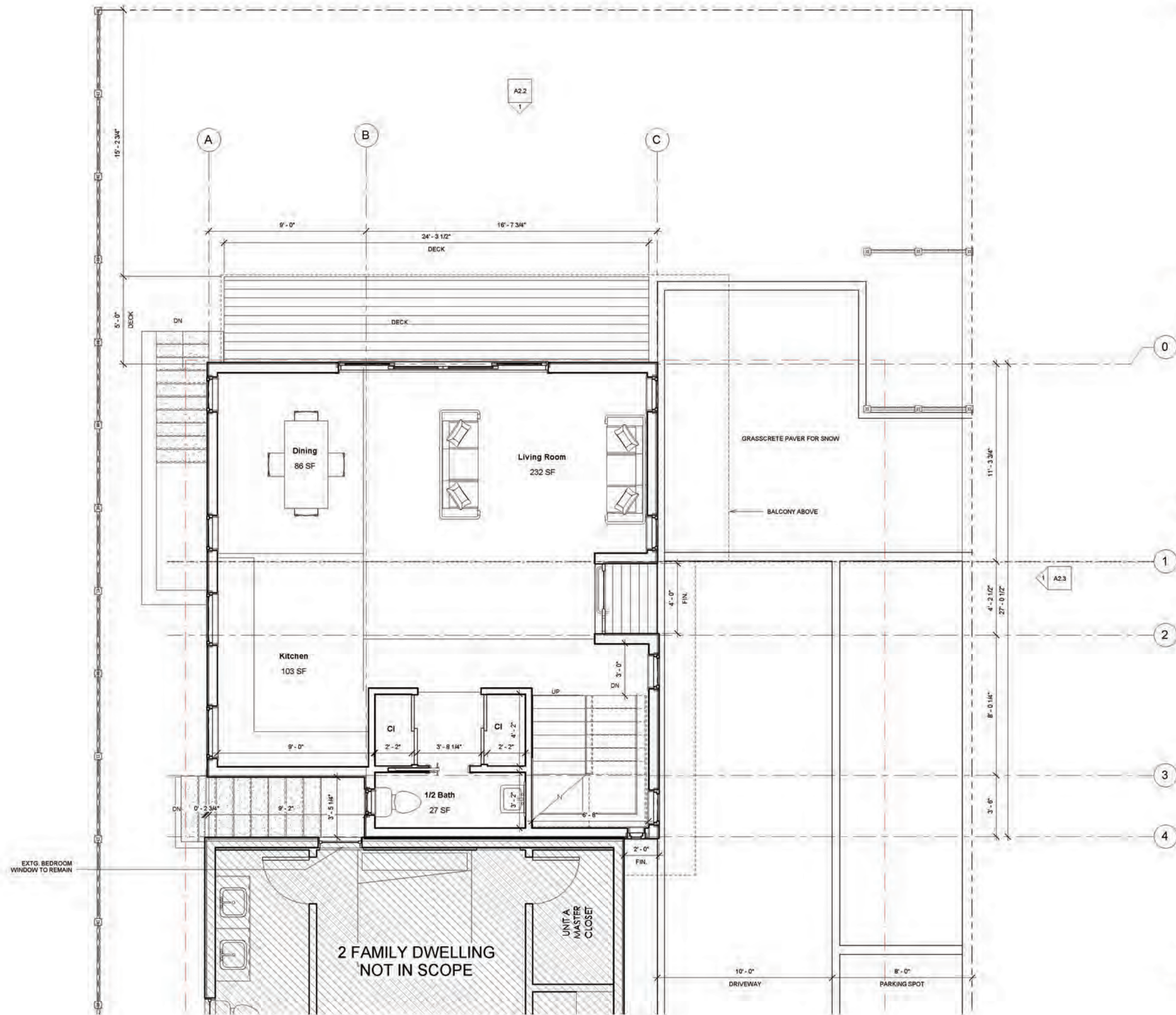
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Drawing Title:
Proposed Basement
Plan

Scale: 3/8" = 1'-0" Drawing No.:
Job #: Project Number
Date: 9/28/19
A1.1



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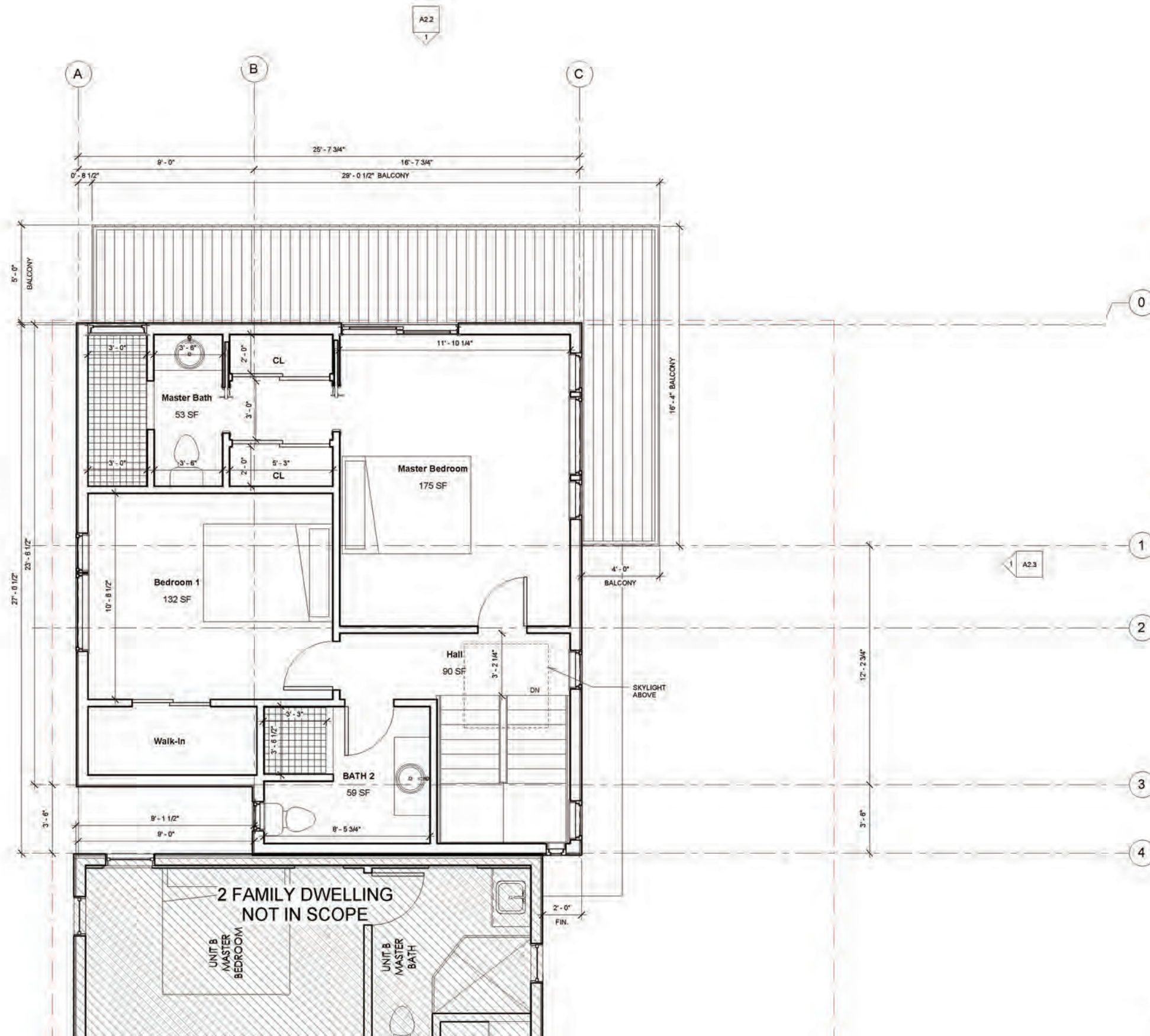
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CLIENT:
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Drawing Title:
Proposed 1st Floor
Plan

Scale: 3/8" = 1'-0"
Job #: Project Number
Date: 9/28/19
Drawing No.:
A1.2



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

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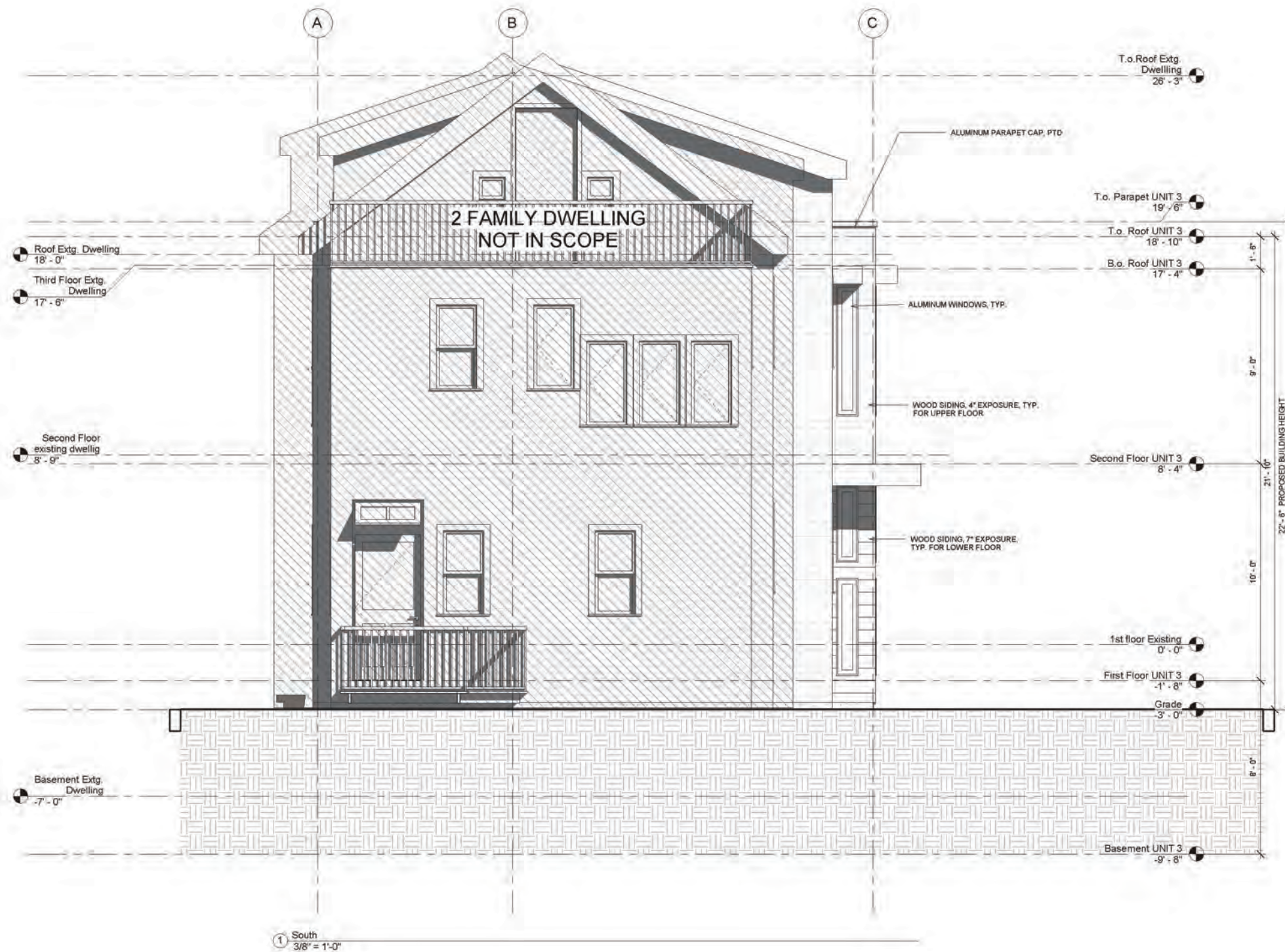
Drawing Title:

Proposed 2nd Floor
Plan

Scale: 3/8" = 1'-0"
Job. #: Project Number
Date: 9/28/19

Drawing No.:

A1.3



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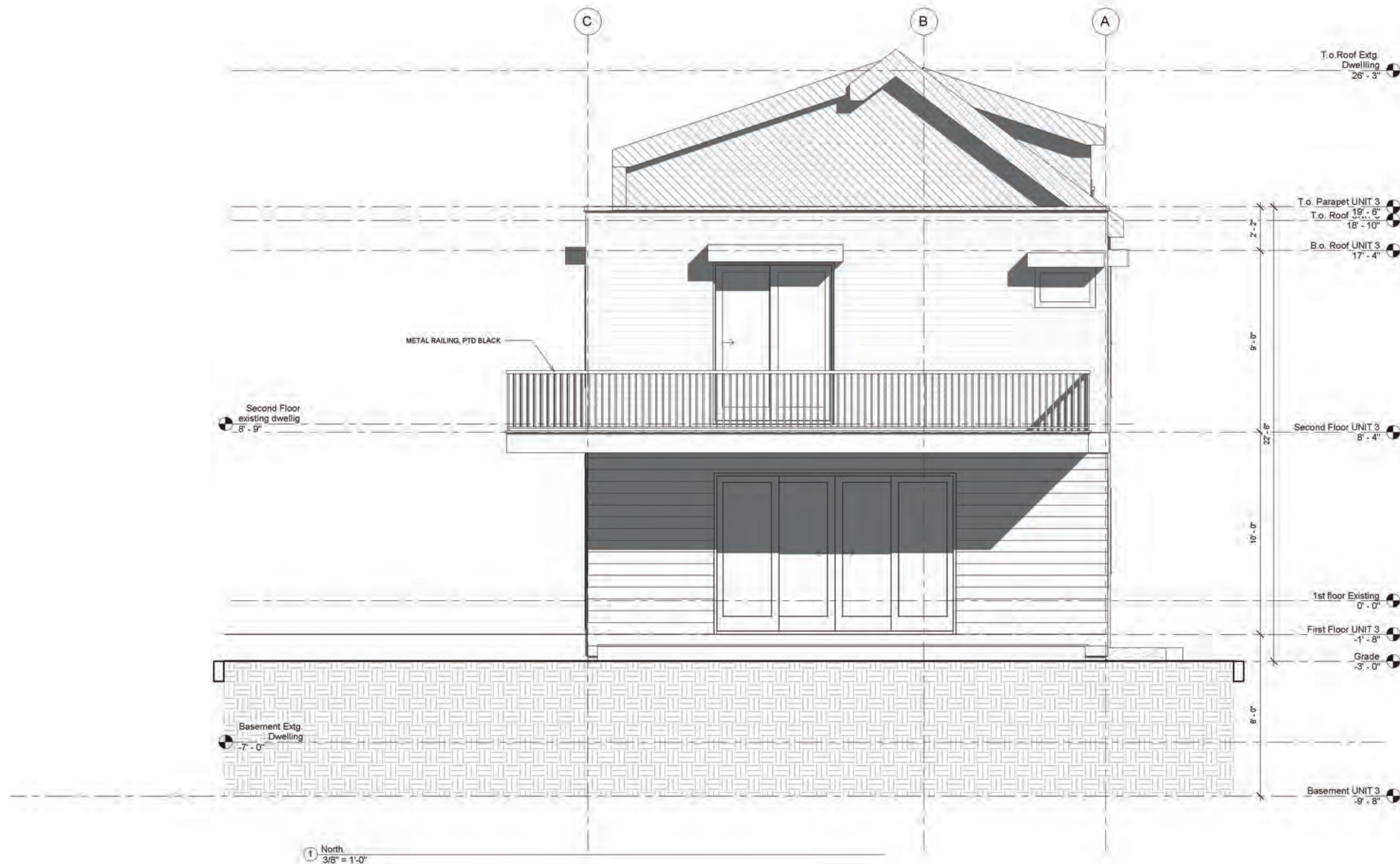


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Drawing Title:
Proposed Elevations

Scale: 3/8" = 1'-0"
Job. #: Project Number
Date: 9/28/19

Drawing No.:
A2.1



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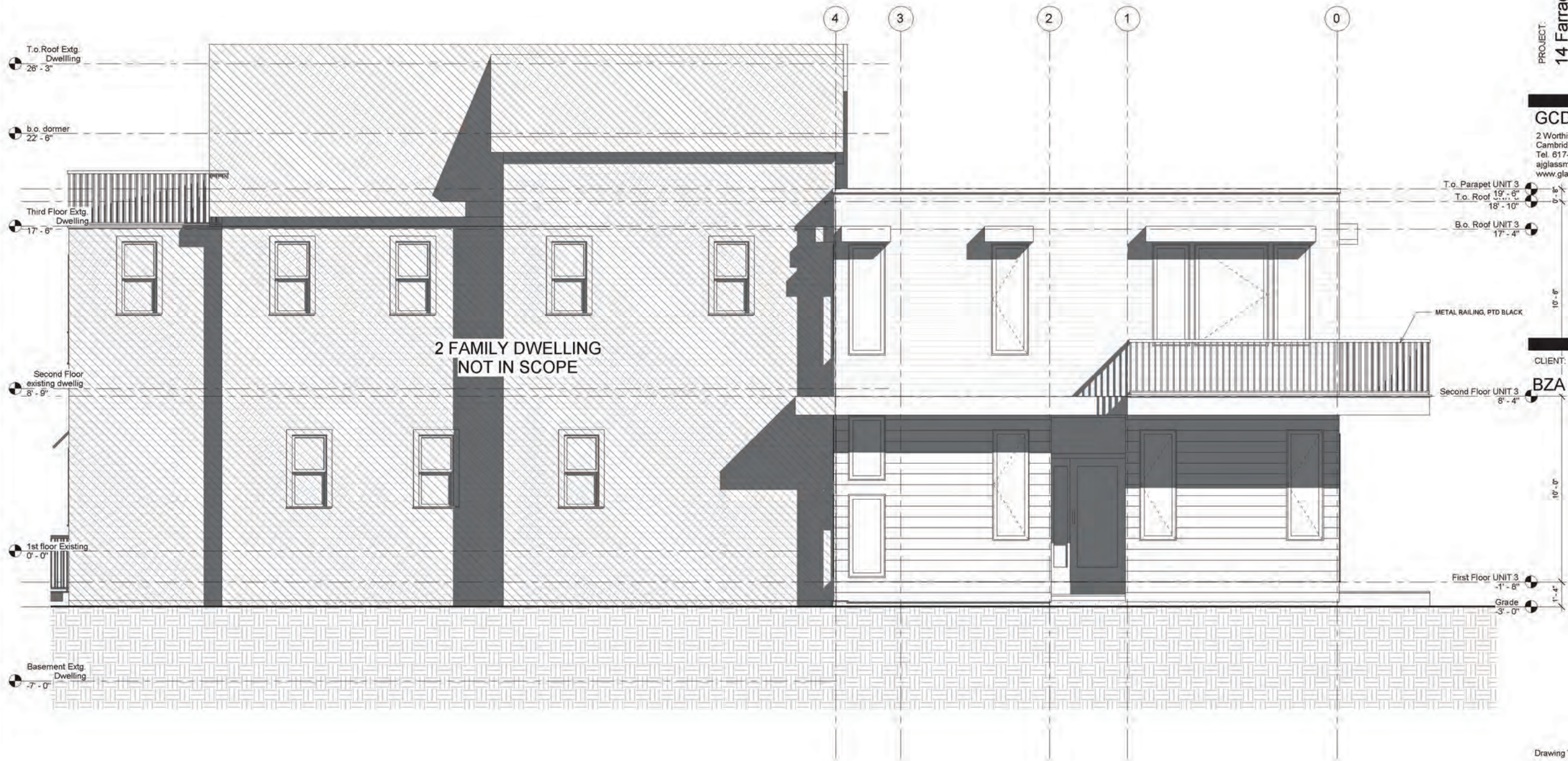


CLIENT:
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Drawing Title:
Proposed Elevations

Scale: 3/8" = 1'-0" Drawing No.:
Job #: Project Number
Date: 9/28/19

A2.2



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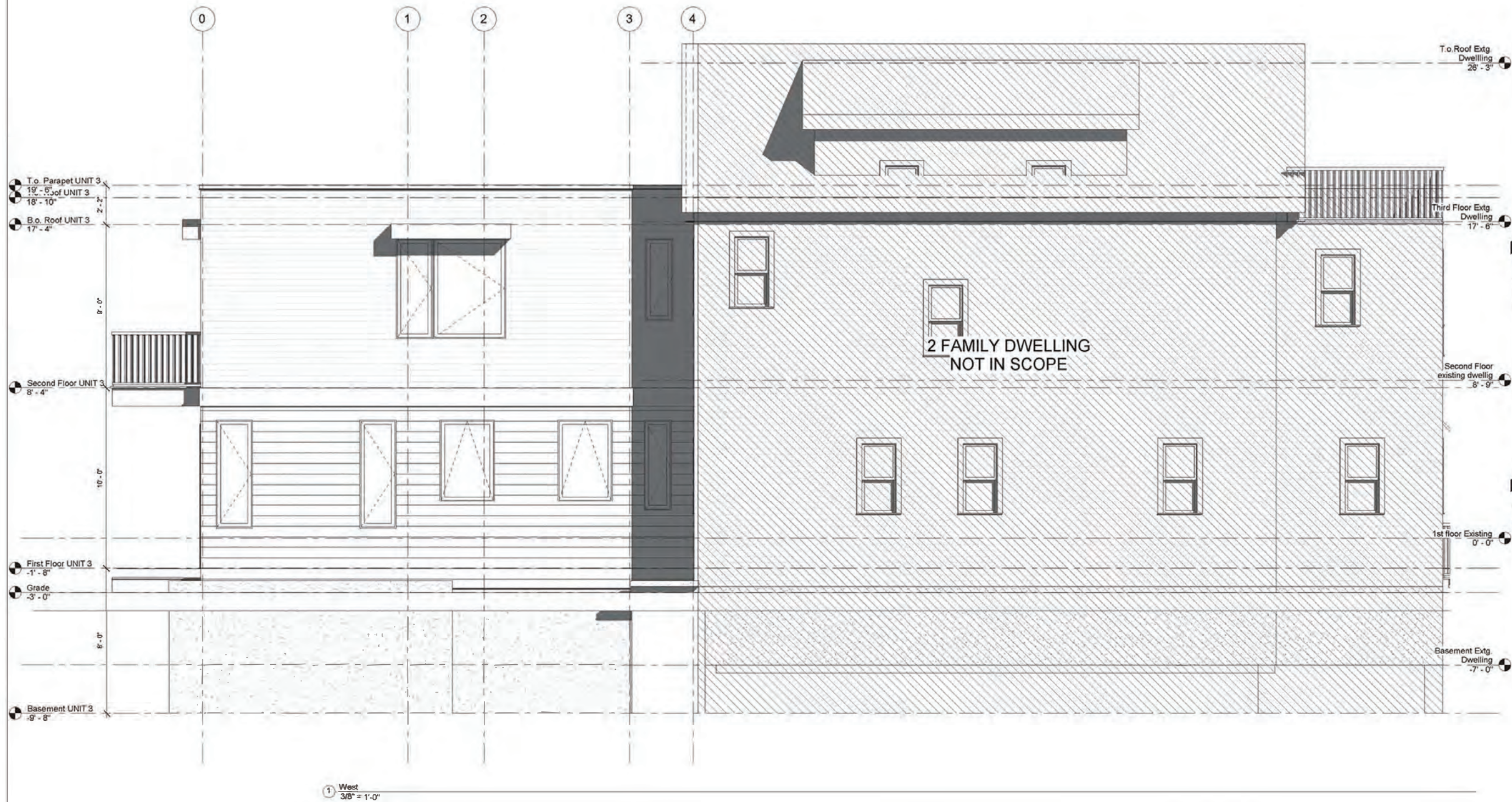
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Drawing Title:
Proposed Elevations

Scale:	3/8" = 1'-0"	Drawing No.:
Job. #:	Project Number	A2.3
Date:	9/28/19	



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Drawing No.:

Job. #: Project Number

Date: 9/26/19

A2.4