

SWAIN RESIDENCE
11 GARFIELD AVENUE
SOMERVILLE, MASSACHUSETTS
PROPOSED ADDITION / RENOVATIONS



ZBA SUBMISSION:
REV. FEBRUARY 11, 2025

CLIENT

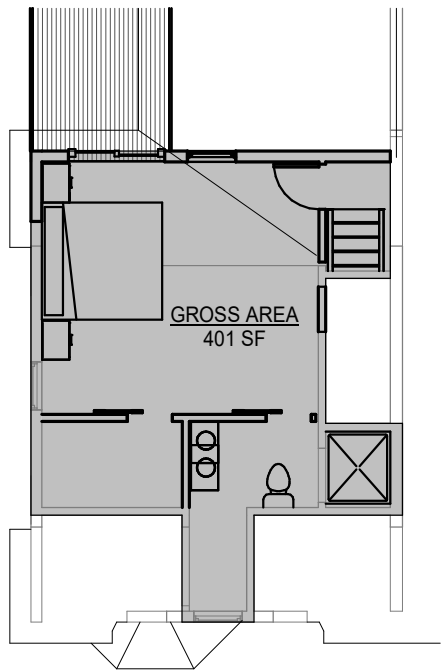
DUNCAN SWAIN & LILY LICHTENSTEIN
11 GARFIELD AVE
SOMERVILLE, MA 02145

duncanswain92@gmail.com
lilstein@bu.edu

ARCHITECT

JMR ARCHITECTURE AND DESIGN, LLC
7 PICKMAN ROAD
BEVERLY, MA 01915

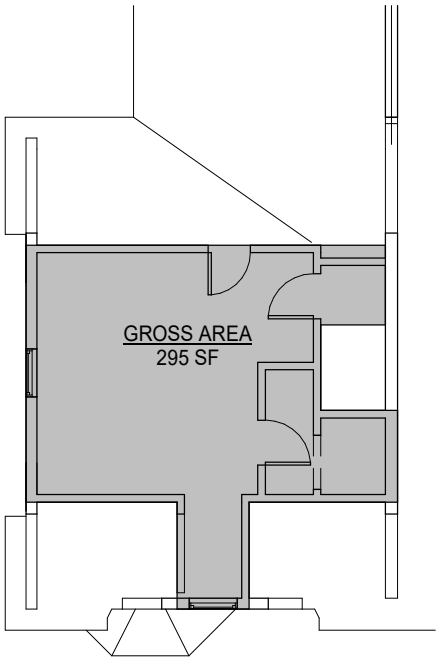
Julia Marsh Rabin, AIA - Principal
julia@jmr-arch.com
617-256-3465



PROPOSED GROSS FLOOR AREA:

1ST FLOOR - 799 SF
2ND FLOOR - 802 SF
3RD FLOOR - 401 SF
TOTAL - 2,002 SF

○ Proposed Gross Floor Area
1/4" = 1'-0"



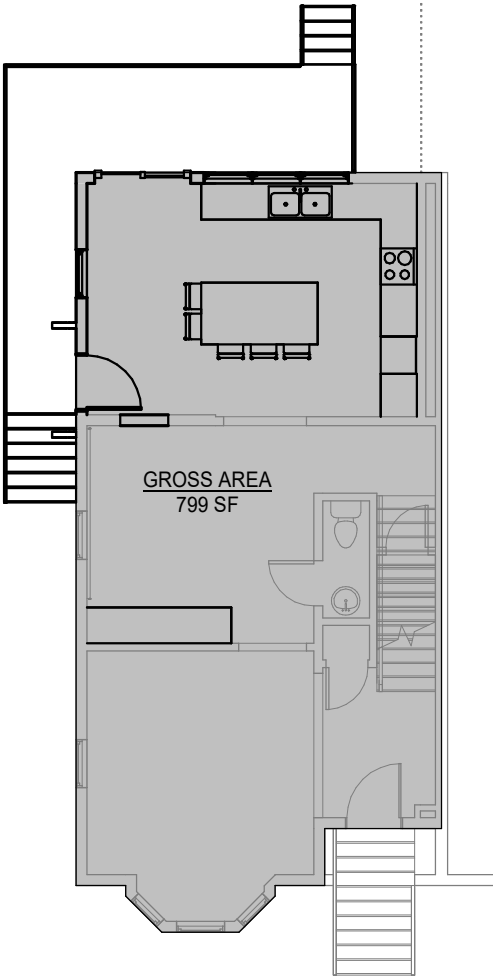
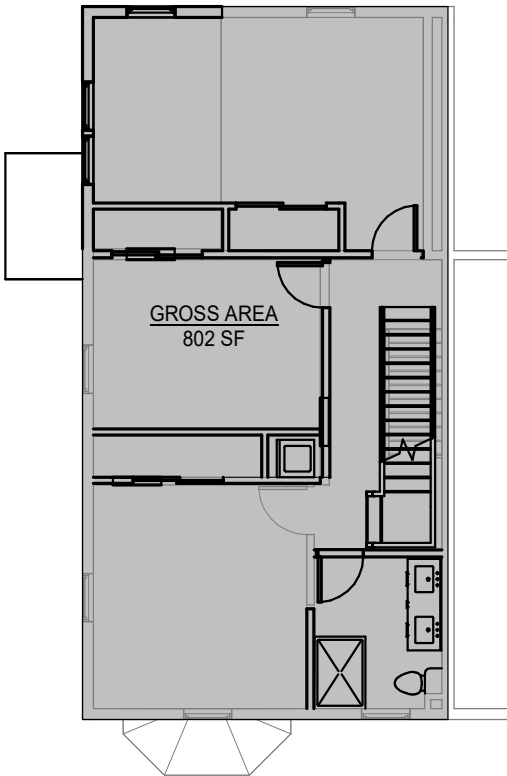
EXISTING GROSS FLOOR AREA:

1ST FLOOR - 754 SF
2ND FLOOR - 706 SF
3RD FLOOR - 295 SF
TOTAL - 1,755 SF

○ Existing Gross Floor Area
1/4" = 1'-0"

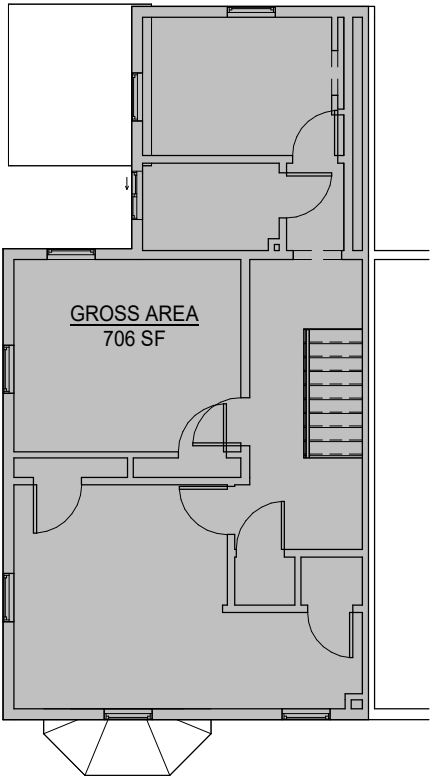
6 Gross Area - Level 3 - Proposed
3/32" = 1'-0"

5 Gross Area - Level 3 - Existing
3/32" = 1'-0"

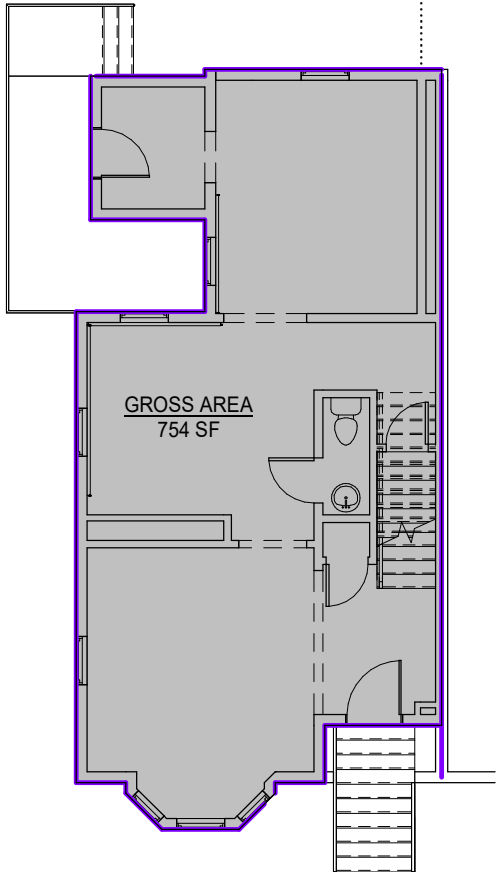


4 Gross Area - Level 2 - Proposed
3/32" = 1'-0"

3 Gross Area - Level 1 - Proposed
3/32" = 1'-0"



2 Gross Area - Level 2 - Existing
3/32" = 1'-0"



1 Gross Area - Level 1 - Existing
3/32" = 1'-0"

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Swain Residence

11 Garfield Ave, Somerville, Ma

No.	Description	Date

Gross Area Floor Plans

Project number 23-06

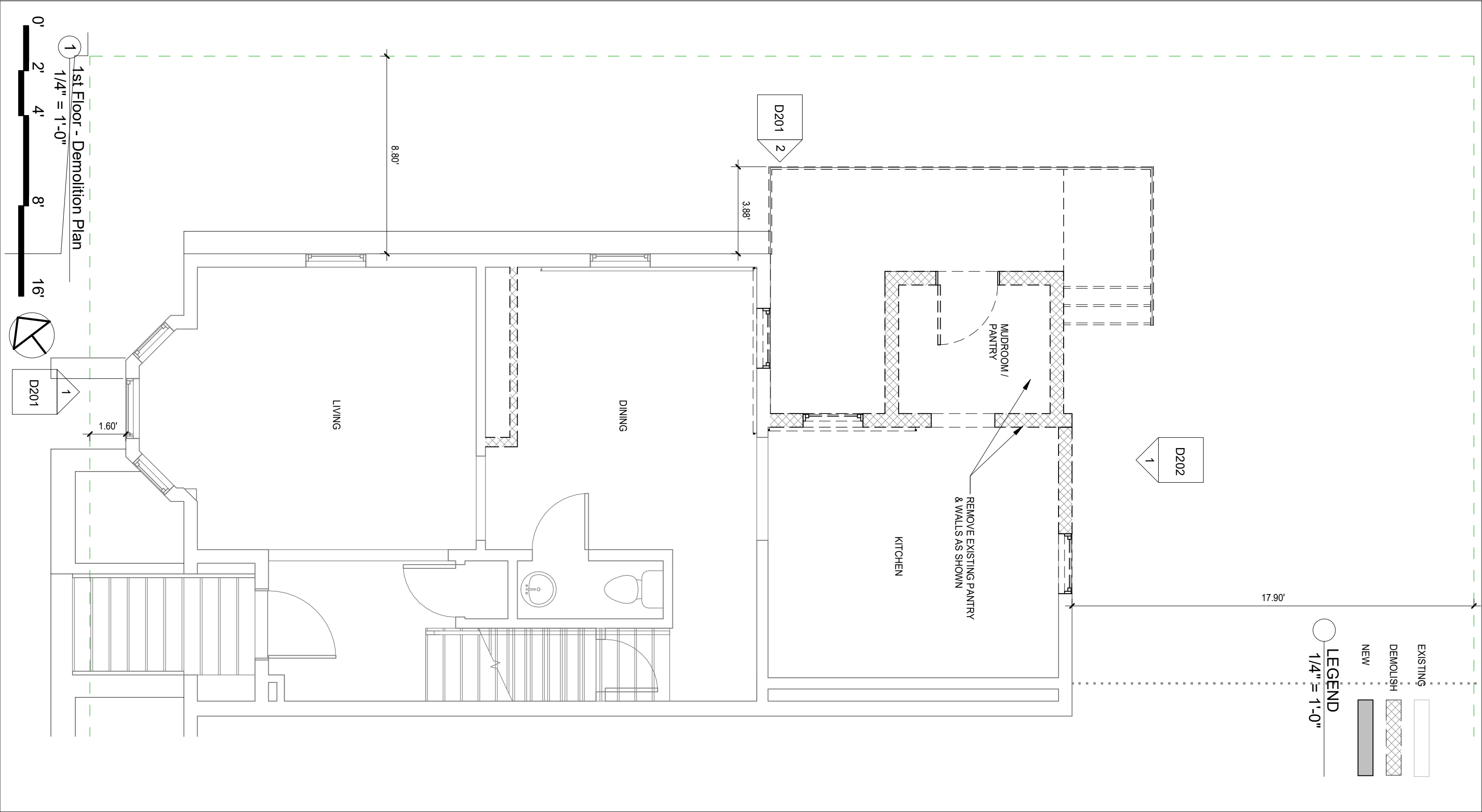
Date 2/11/2024

Drawn by Author

Checked by Checker

A02

Scale As indicated



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Swain Residence

11 Garfield Ave, Somerville, Ma

No.	Description	Date

First Floor Demolition Plan

Project number 23-06

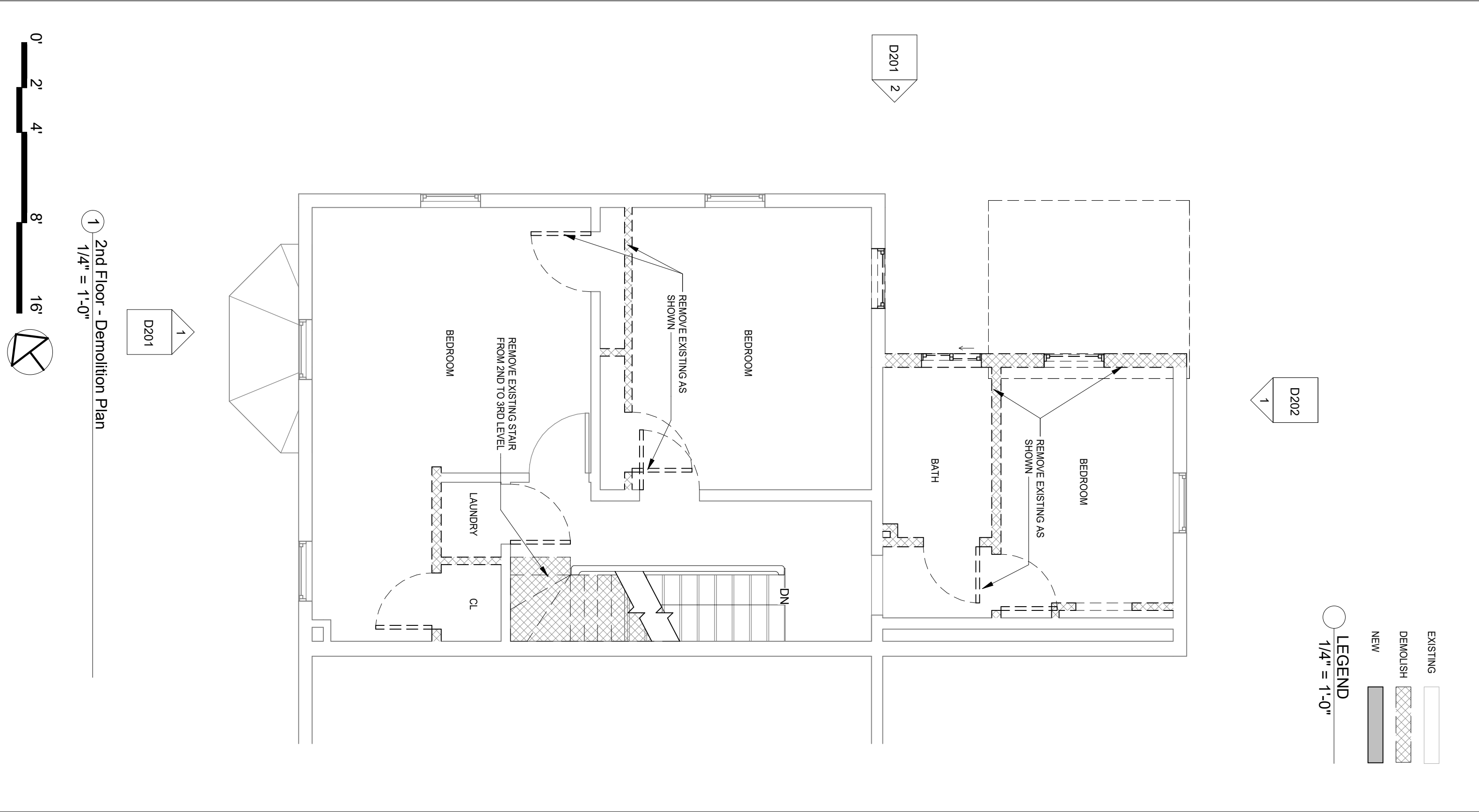
Date 2/11/2024

Drawn by Author

Checked by Checker

D101

Scale 1/4" = 1'-0"

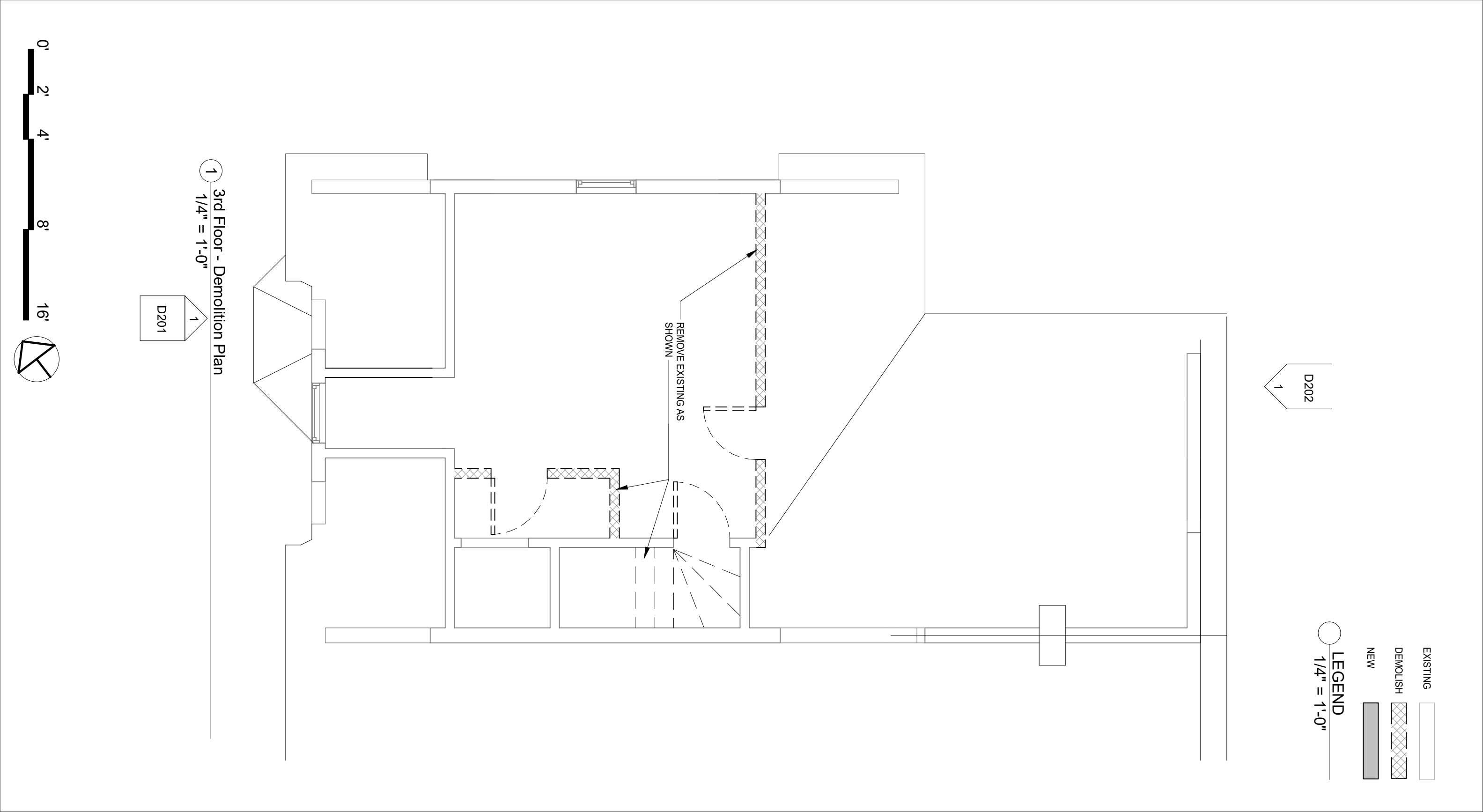


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Swain Residence
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No.	Description	Date

Second Floor Demolition Plan		
Project number	23-06	D102
Date	2/11/2024	
Drawn by	Author	
Checked by	Checker	
		Scale 1/4" = 1'-0"



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Swain Residence

11 Garfield Ave, Somerville, Ma

No.	Description	Date

Third Floor Demolition Plan

Project number 23-06

Date 2/11/2024




Drawn by Author


Checked by Checker

D103

Scale 1/4" = 1'-0"

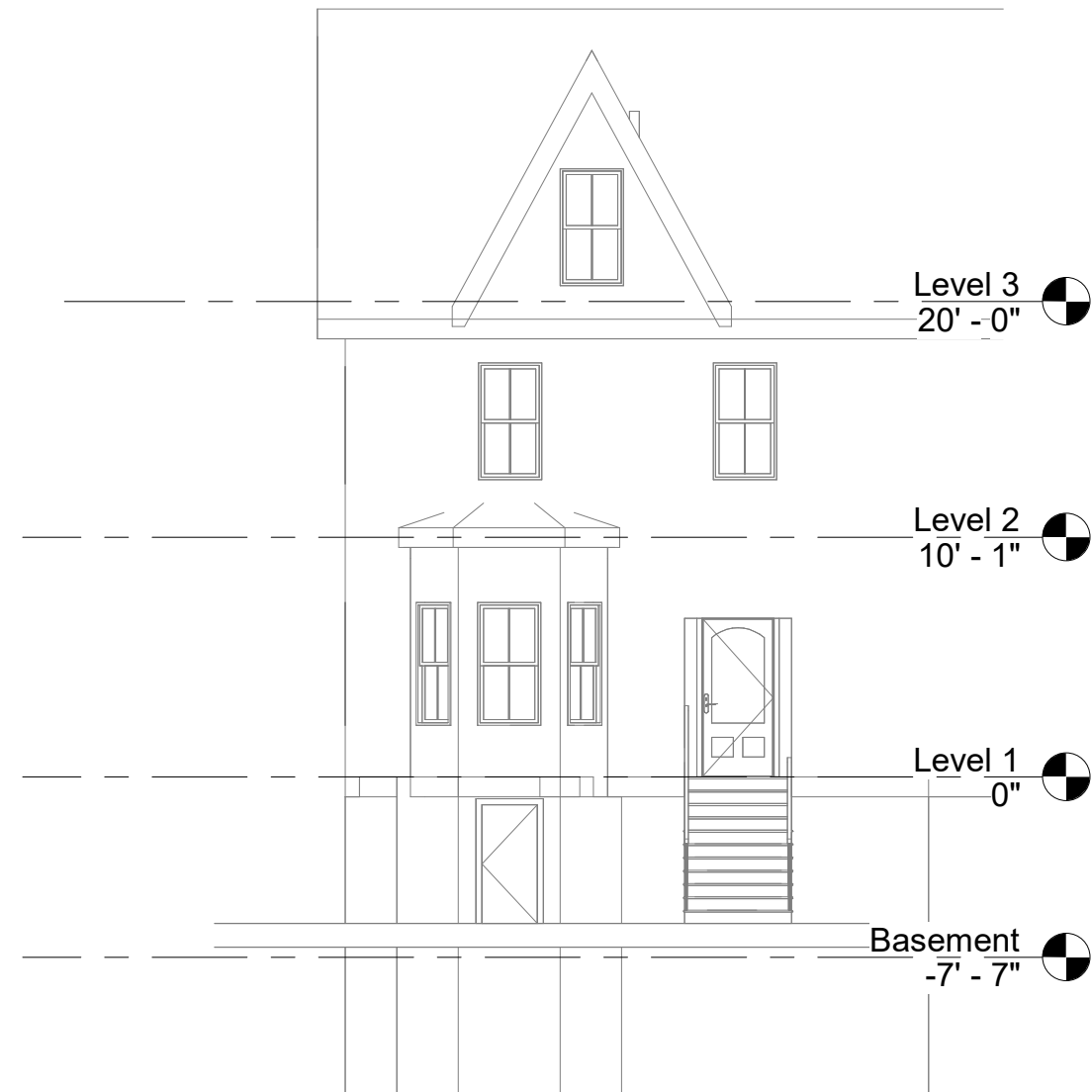
NOTES:
-KEEP EXISTING STRUCTURE WEATHER-TIGHT AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION
-EXISTING EXTERIOR WALL SHEATHING BEHIND SIDING TO REMAIN; REMOVE ANY DAMAGED OR ROTTEN PORTIONS

EXISTING 
DEMOLISH 
NEW 

 **LEGEND**
1/4" = 1'-0"



② Left Side Elevation - Demo
1/8" = 1'-0"



① Front Elevation - Demo
1/8" = 1'-0"

0' 4' 8' 16'

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Swain Residence

11 Garfield Ave, Somerville, Ma

No.	Description	Date

Demolition Elevations

Project number 23-06

Date 2/11/2024

Drawn by Author

Checked by Checker

D201

Scale As indicated

NOTES:
-KEEP EXISTING STRUCTURE WEATHER-TIGHT AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION
-EXISTING EXTERIOR WALL SHEATHING BEHIND SIDING TO REMAIN; REMOVE ANY DAMAGED OR ROTTEN PORTIONS

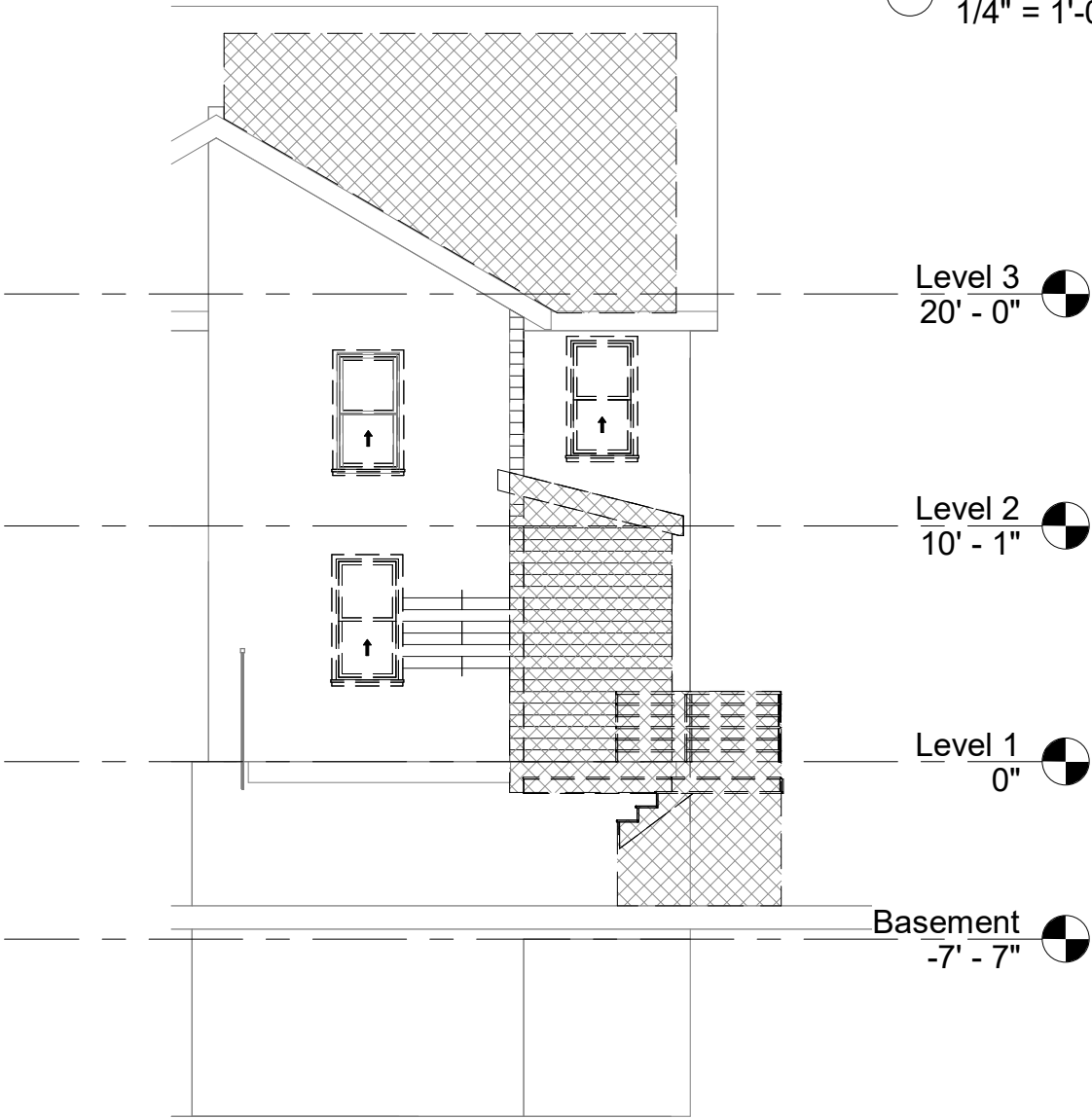
EXISTING

DEMOLISH

NEW

LEGEND

1/4" = 1'-0"



1 Rear Elevation - Demo
1/8" = 1'-0"



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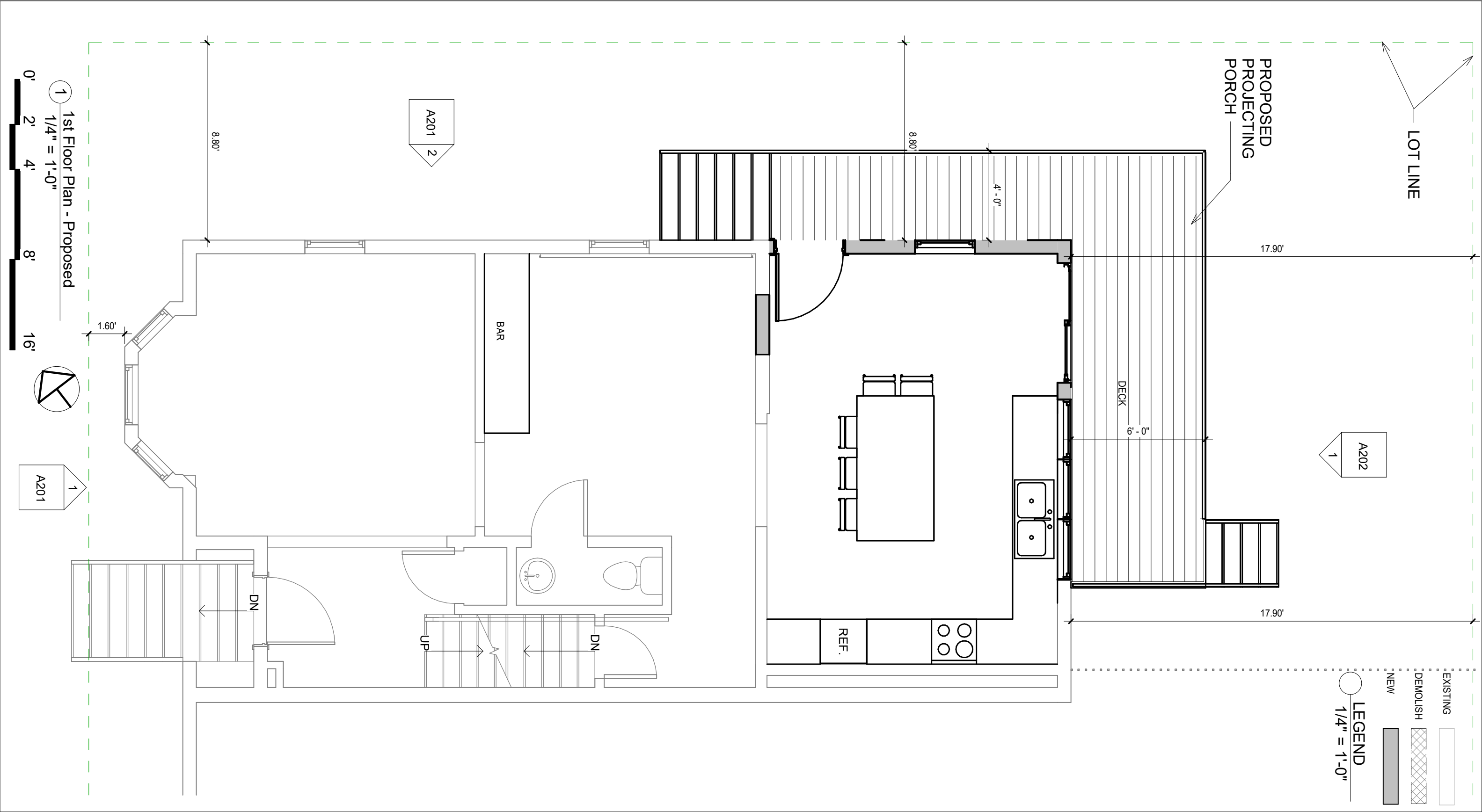
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Swain Residence
11 Garfield Ave, Somerville, Ma

No.	Description	Date

Demolition Elevations

Project number	23-06	D202
Date	2/11/2024	
Drawn by	Author	
Checked by	Checker	Scale As indicated



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Swain Residence

11 Garfield Ave, Somerville, Ma

No.	Description	Date

Proposed First Floor Plan

Project number 23-06

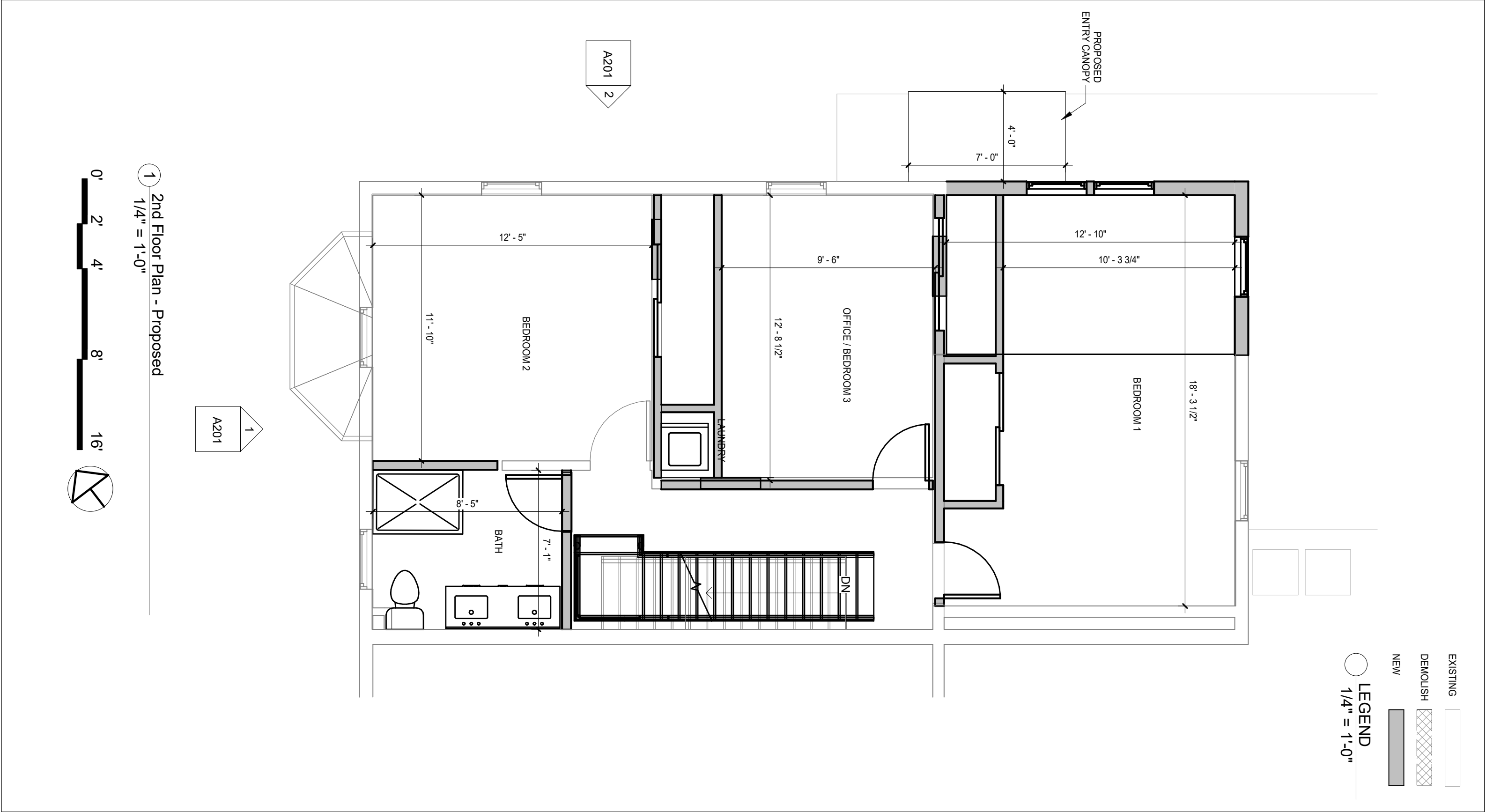
Date 2/11/2024

Drawn by JMR

Checked by -

A101

Scale 1/4" = 1'-0"

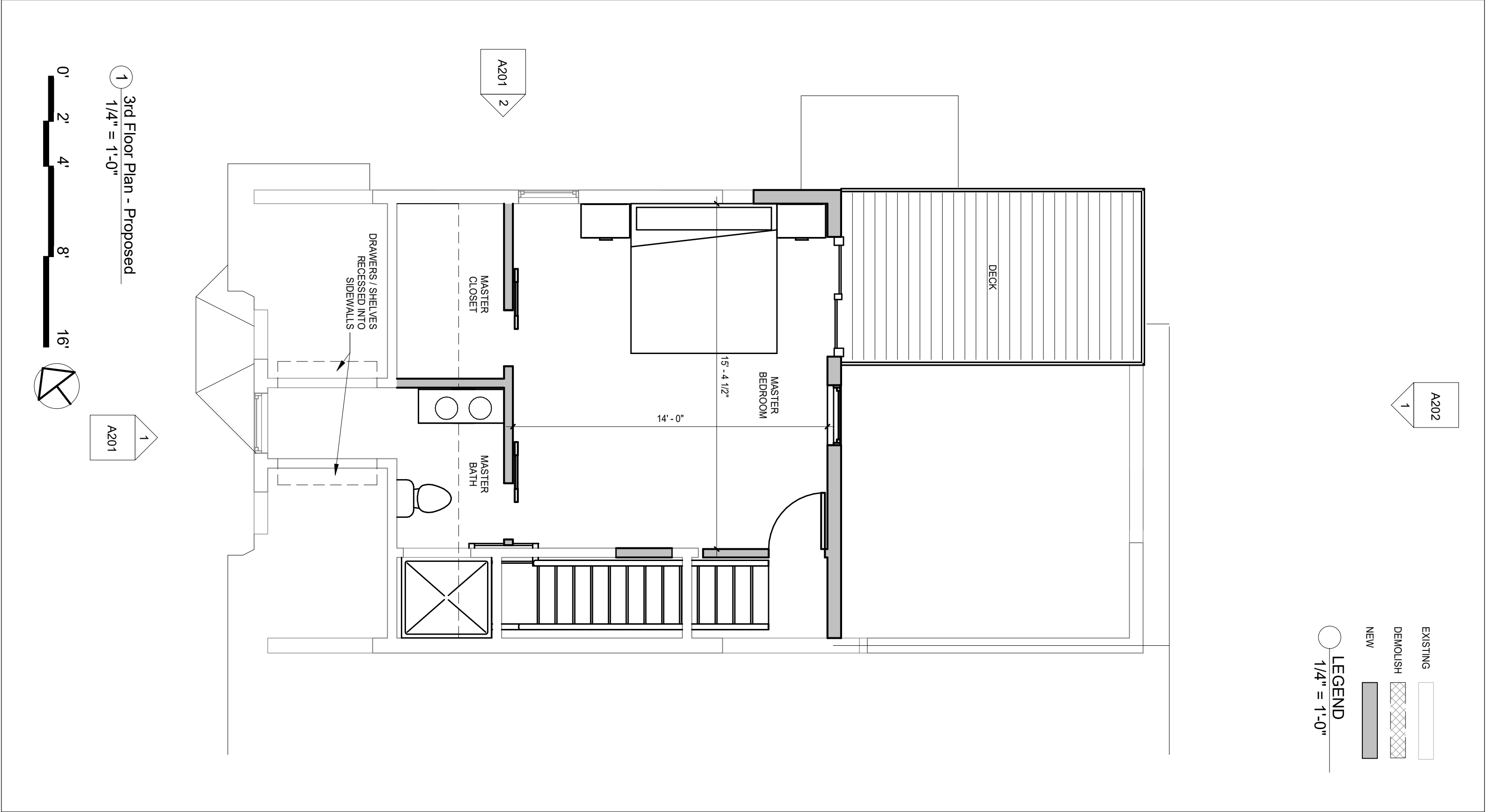


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Swain Residence
11 Garfield Ave, Somerville, Ma

No.	Description	Date

Proposed 2nd Floor Plan		
Project number	23-06	A102
Date	2/11/2024	
Drawn by	JMR	
Checked by	Checker	
		Scale 1/4" = 1'-0"



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Swain Residence

11 Garfield Ave, Somerville, Ma

No.	Description	Date

Proposed Third Floor Plan

Project number	23-06	A103
Date	2/11/2024	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"

EXISTING

DEMOLISH

NEW

LEGEND

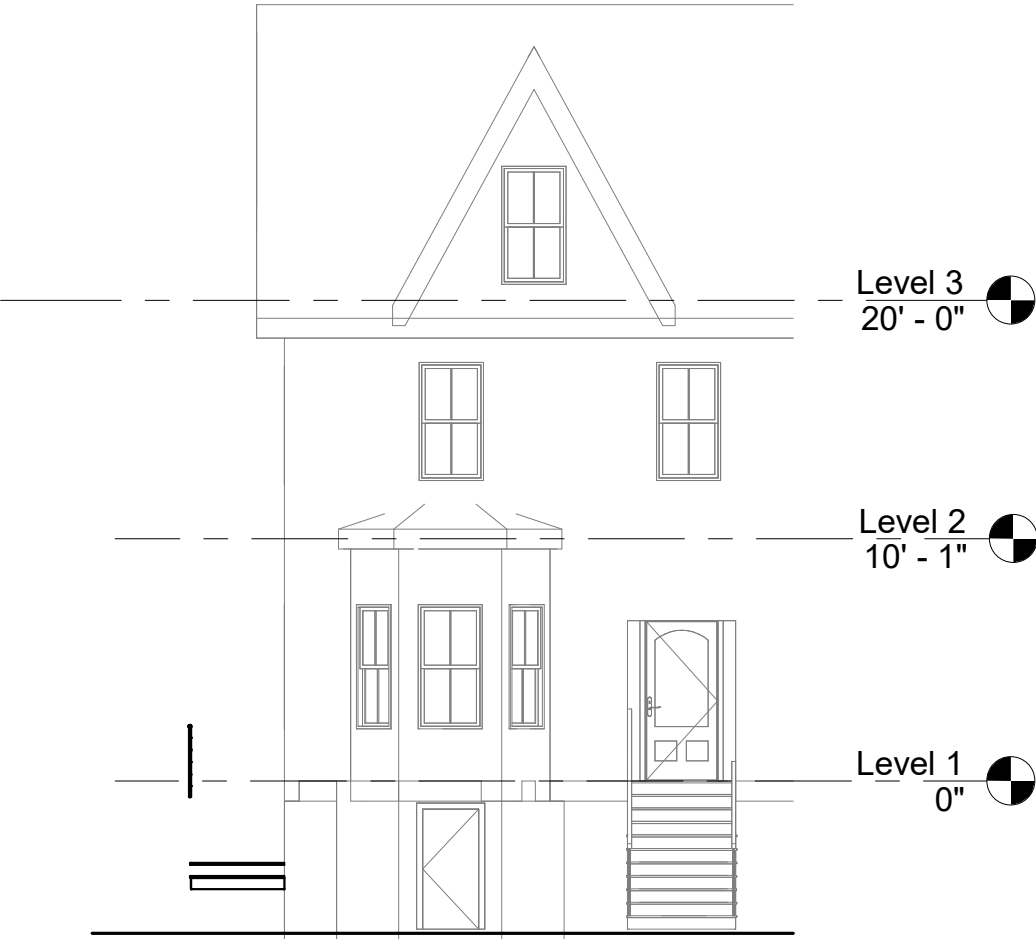
1/4" = 1'-0"



2

Left Side Elevation - Proposed

1/8" = 1'-0"



1

Front Elevation - Proposed

1/8" = 1'-0"



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Swain Residence

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No.	Description	Date

Proposed Elevations

Project number	23-06
Date	2/11/2024
Drawn by	Author
Checked by	Checker

A201

Scale As indicated

NOTES:
-ALL COLORS & MATERIALS TO BE APPROVED BY ARCHITECT
-ANY SUBSTITUTIONS TO BE APPROVED BY ARCHITECT
-FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS ON ALL PRODUCTS & MATERIALS

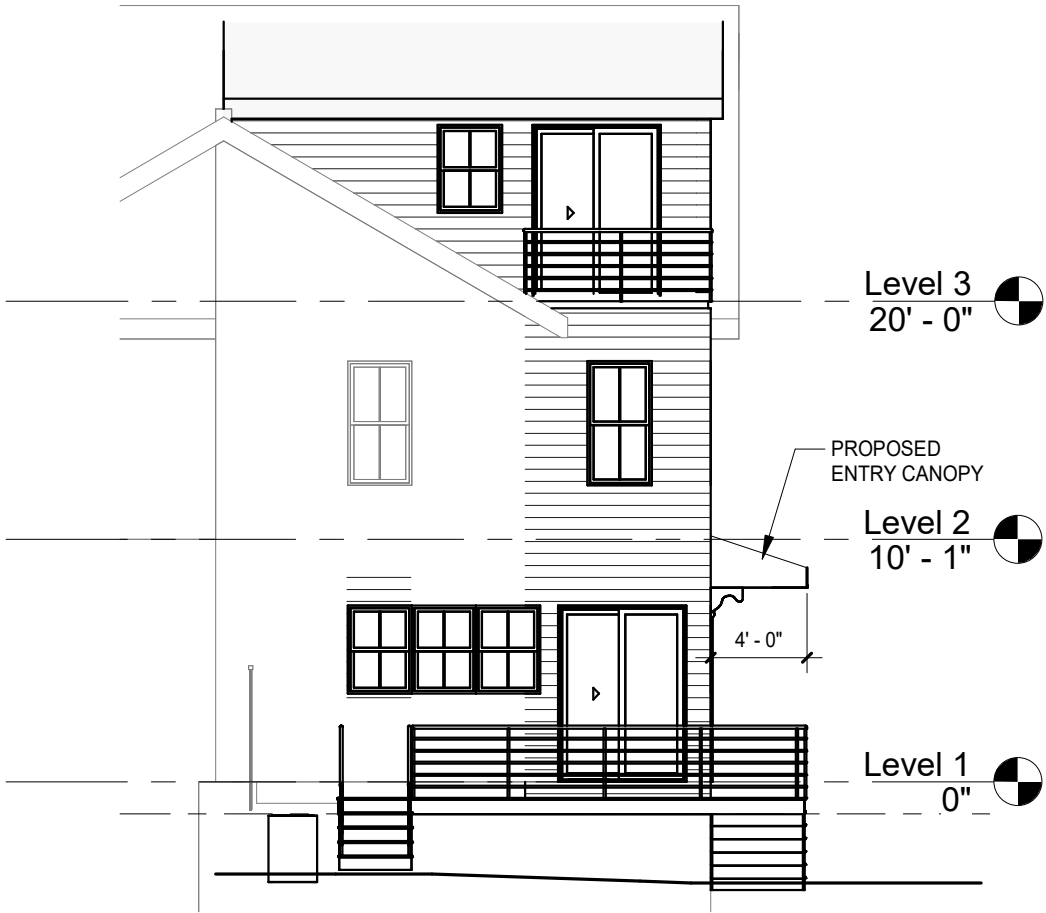
VINYL SIDING: TO MATCH EXISITNG
CEMENTITIOUS TRIM : AZEK OR APPROVED EQUAL
ASPHALT ROOFING: TO MATCH EXISTING

EXISTING

DEMOLISH

NEW

LEGEND
1/4" = 1'-0"



1 Rear Elevation - Proposed
1/8" = 1'-0"



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Swain Residence

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No.	Description	Date

Proposed Elevations

Project number	23-06
Date	2/11/2024
Drawn by	Author
Checked by	Checker

A202

Scale As indicated