

# PROPOSED CHANGE OF USE

## 51 CROSS STREET SOMERVILLE, MASSACHUSETTS, 02145

### GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY AQUATINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING. SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
7. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

### CODE SUMMARY

EX'G TYPE 3B CONSTRUCTION  
EX'G 1 STORY  
EX'G F-1 USE GROUP  
PROP. B USE GROUP  
EX'G FULLY ALARMED

### ZONE:

RB -  
RESIDENCE B

### ZONING SUMMARY

SOMERVILLE, MASSACHUSETTS

REQUIRED	LOT SIZE	MIN. LOT AREA PER D.U.	MAX. GROUND COVERAGE	LANDSCAPED AREA MIN. % OF LOT	MAX F.A.R.	MAX. HEIGHT	MIN. FRONTAGE	SETBACKS		
								FRONT	SIDE	REAR
	MIN. 7,500 SF	1,500 SF	50%	25%	1.0	3 STORIES 40'-0"	50'	10'	MIN. 6'-0"/ 8'-0	20'
EXISTING PROJECT	2927 SF ±	N/A	56% ±	0% ±	0.56	1.5 STORY 17'-11" ±	60' ±	9.4'	0.4' / 10.1'	3.1'
PROPOSED PROJECT	2927 SF ± NO CHANGE	N/A NO CHANGE	56% ± NO CHANGE	0% ± NO CHANGE	0.56 NO CHANGE	1.5 STORY 17'-11" ± NO CHANGE	60' ± NO CHANGE	9.4' NO CHANGE	0.4' / 10.1' NO CHANGE	3.1' NO CHANGE

VIOLATION

Location

**PROPOSED CHANGE OF USE  
& EXTERIOR UPDATES  
51 CROSS STREET  
SOMERVILLE, MA 02145**

**Choo  
& Company, Inc.**

One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715

No.	Revision Date
	03-21-18

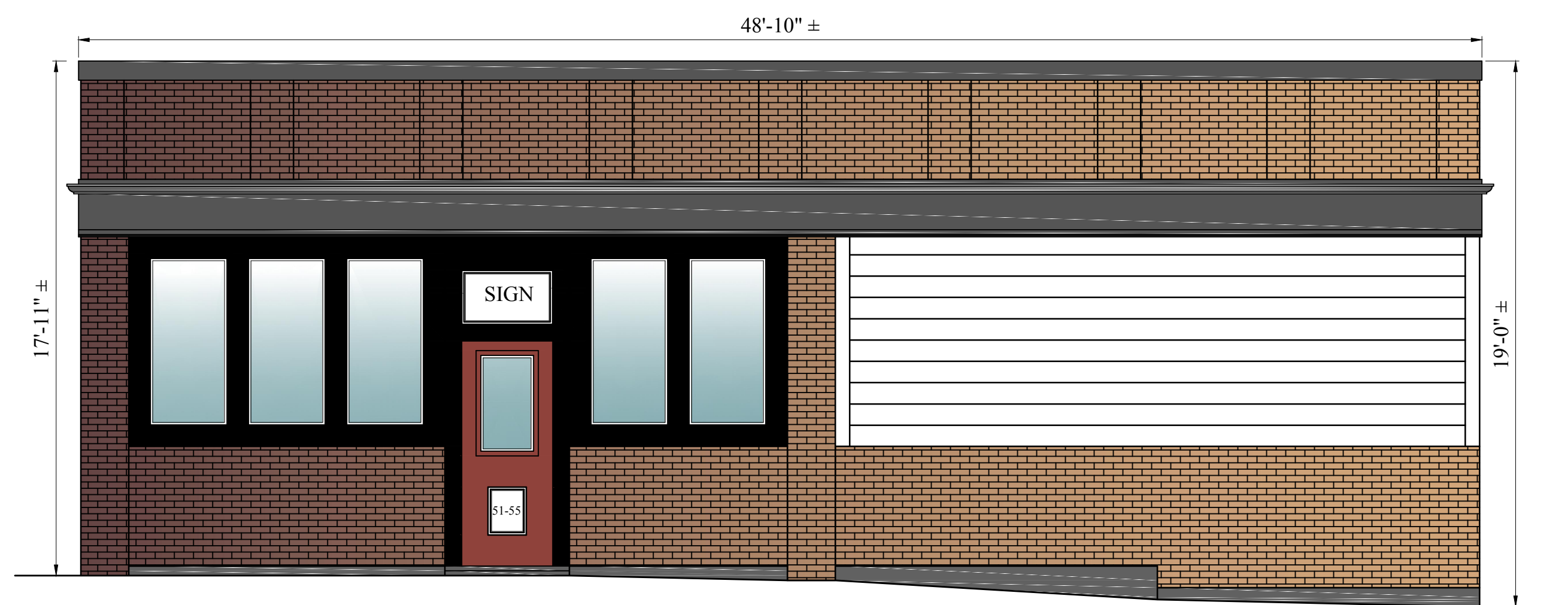
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Date: 02-13-18  
Drawn By: DRM

Drawing Name

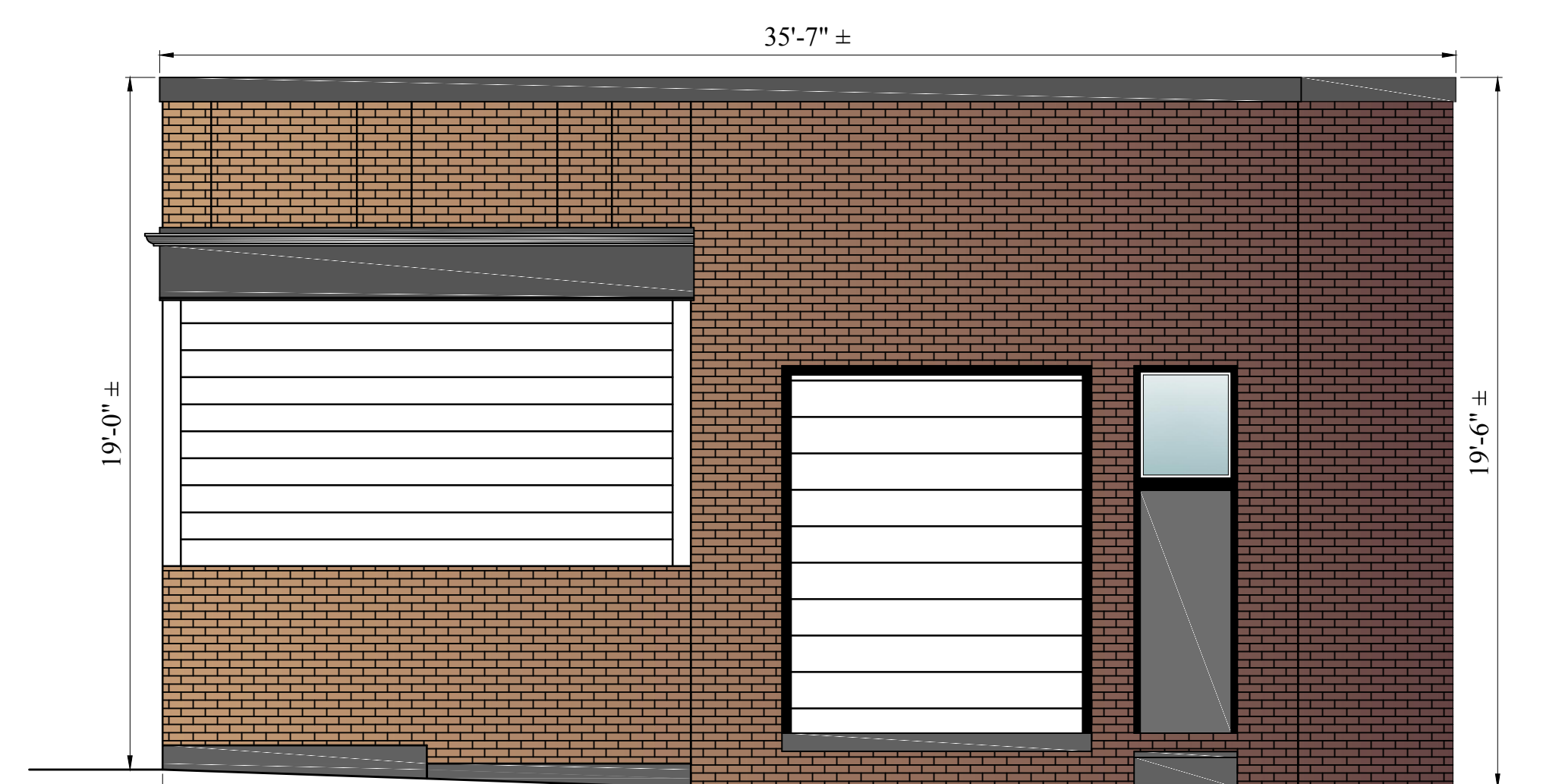
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SHEET**

Sheet No.

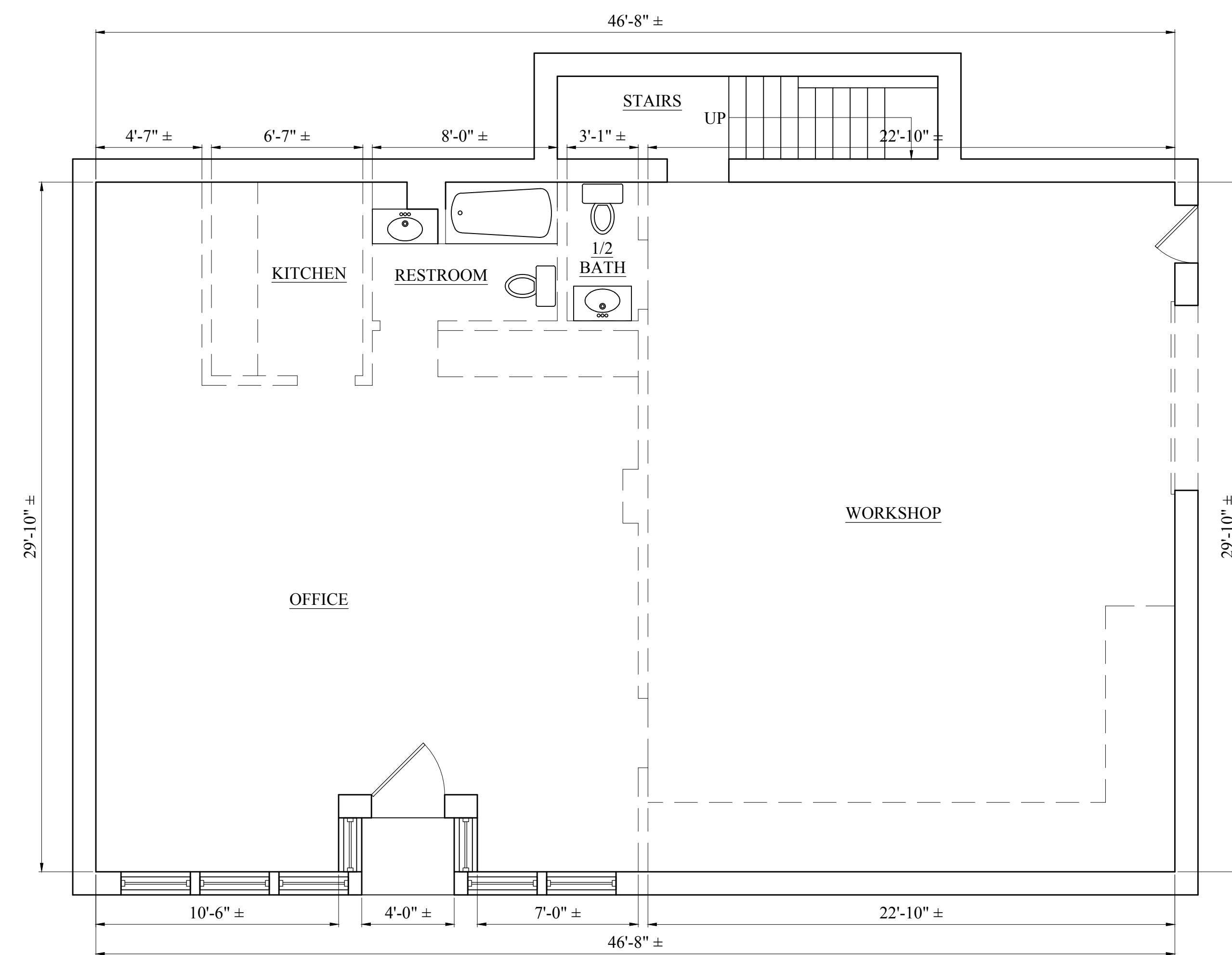
A-0



2 EXISTING FRONT ELEVATION  
1/4" = 1'-0"



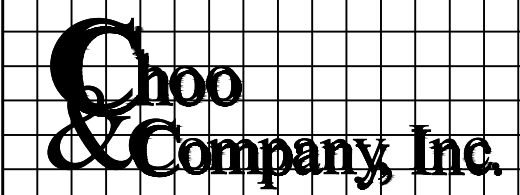
3 EXISTING EVERETT AVENUE ELEVATION  
1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"

KEY	
	NEW WALL
	EX'G WALL TO REMAIN
	WALL TO BE REMOVED

Location  
**PROPOSED CHANGE OF USE  
 & EXTERIOR UPDATES**  
**51 CROSS STREET**  
**SOMERVILLE, MA 02145**



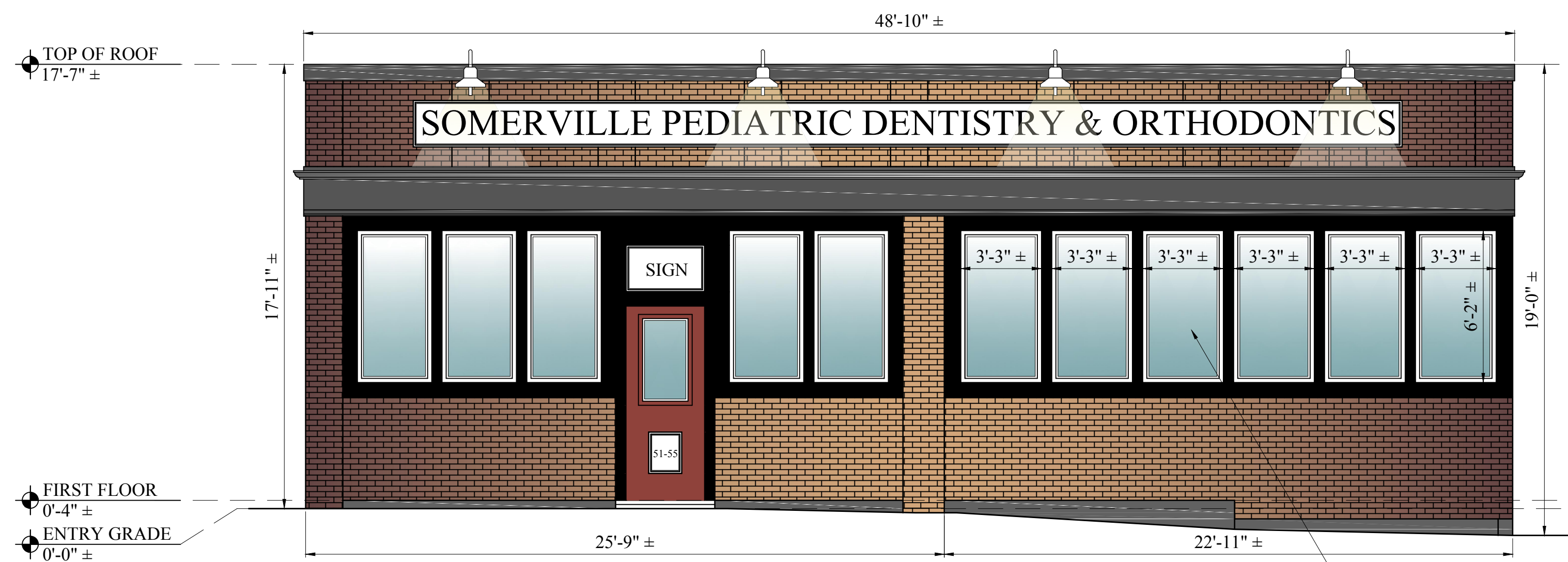
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	03-21-18

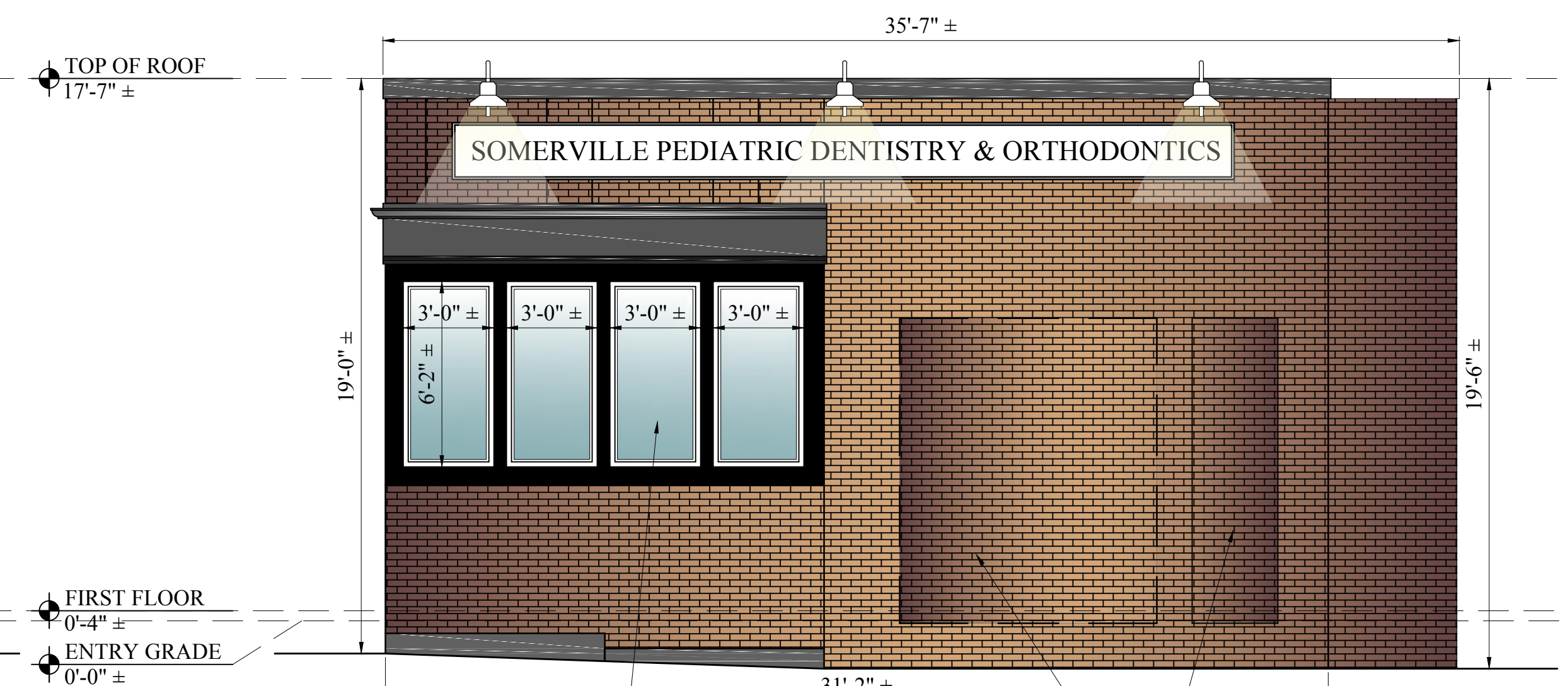
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 Date: 02-13-18  
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Drawing Name  
**EXISTING  
 CONDITIONS**

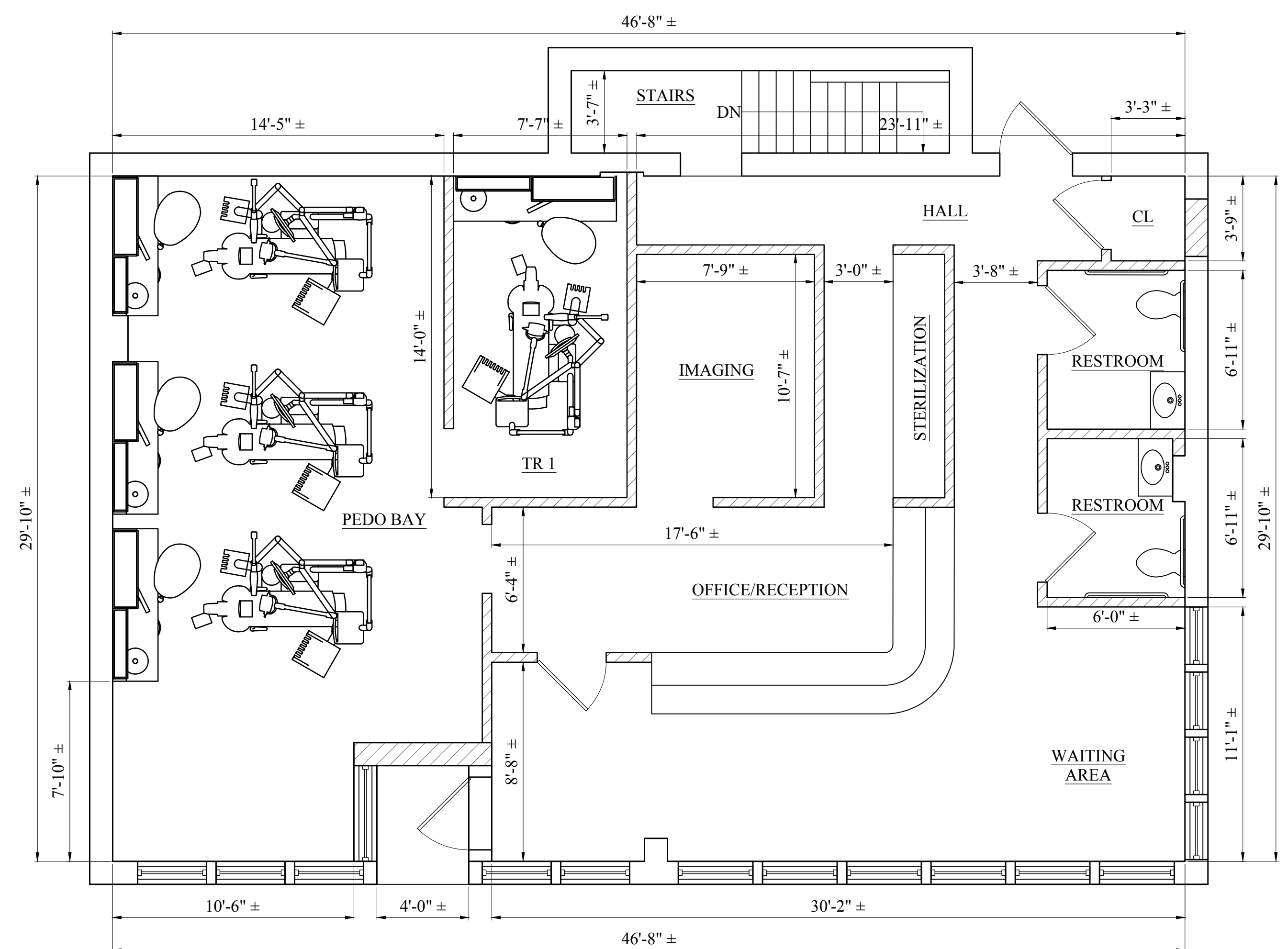
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1 PROPOSED FRONT ELEVATION  
1/4" = 1'-0"



2 PROPOSED EVERETT AVENUE ELEVATION  
1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"

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	NEW WALL
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Location  
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 & EXTERIOR UPDATES**  
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No.	Revision Date
	03-21-18
	05-07-18

Project No: 18029  
 Scale: AS NOTED  
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Drawing Name  
**PROPOSED  
 ELEVATIONS  
 & FLOOR PLANS**

Sheet No.  
**A-1.1**