



VIEW OF LEFT SIDE FROM FRONT



VIEW OF REAR



VIEW OF LEFT SIDE FROM REAR



VIEW OF EXISTING HOUSE  
FRONT VIEW FROM RIGHT



VIEW OF MAIN HOUSE AND PORCH, RIGHT SIDE



VIEW OF RIGHT SIDE FROM REAR

DATE:  
28 March 2018

PROJECT:  
New Dwelling Units  
56 Franklin St  
Somerville, MA 02143

ISSUED FOR:  
Special Permit

DRAWING TITLE:  
COVER PAGE  
EXISTING HOUSE PHOTOS



ARCHITECT:  
GCD ARCHITECTS  
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www.glassmanchungdesign.com

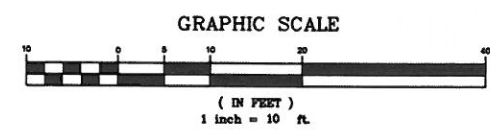
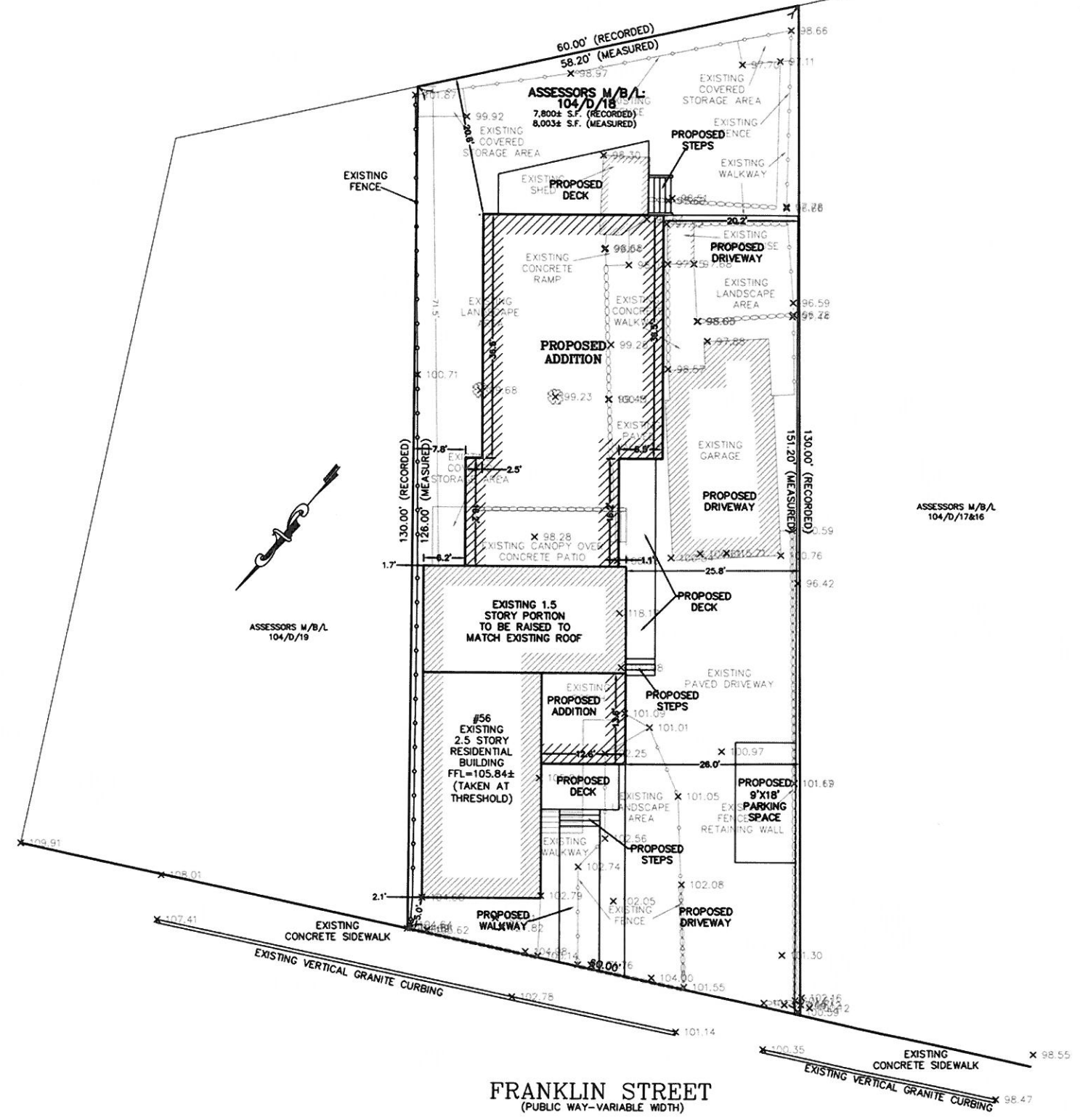
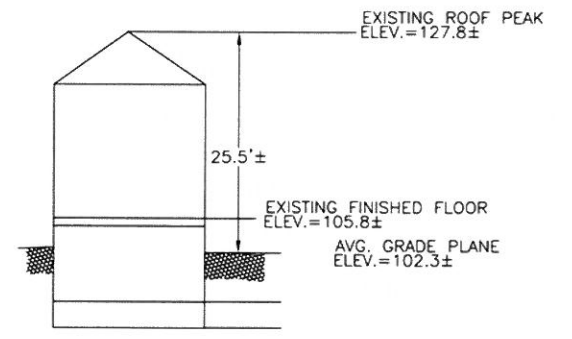


ZONING LEGEND			
ZONING DISTRICT: RB (RESIDENCE B)			
	REQUIRED	EXISTING	PROPOSED
MIN. AREA	7,500 S.F.	8,003± S.F.	8,003± S.F.
MIN. YARD FRONT *	15'	5.0'	5.0'
SIDE	7.5'	1.7'	1.7'
REAR	20'	71.5'	20.6'
MAX. GROUND COVERAGE	50%	24%	39%
MIN. LANDSCAPED AREA	25%	44%	29%
MIN. FRONTAGE	50'	60'	60'
MAX. BLDG. HEIGHT	40'	25.5'±	25.5'±
MAX. STORIES	3.0	2.5	2.5
MIN. PERVIOUS SURFACE	35%	44%	63%
MAX F.A.R.	1.0	0.25	0.54
MIN. PARKING SPACES **	2.0	2.0	4.0
LOT AREA PER UNIT	1,500 S.F.	8,003 S.F.	2,668 S.F.

\* = Front yard: If the average front yard depth of two (2) or more existing buildings on each side of a lot within one hundred (100) feet and within the district and same block, uninterrupted by an intersection, is less than the required front yard, the average of such existing front yard depths may be the required front yard depth for buildings of three (3) stories or less, but in no case may the front yard depth be less than ten (10) feet.

\*\* = 2.0 per unit with 3 or more bedrooms.

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 09-16-17.
  2. DEED REFERENCE BOOK 68915 PAGE 196, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
  3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
  4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0439E, PANEL NUMBER 0439E, COMMUNITY NUMBER: 250214, DATED JUNE 4, 2010.
  5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
  6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
  7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING






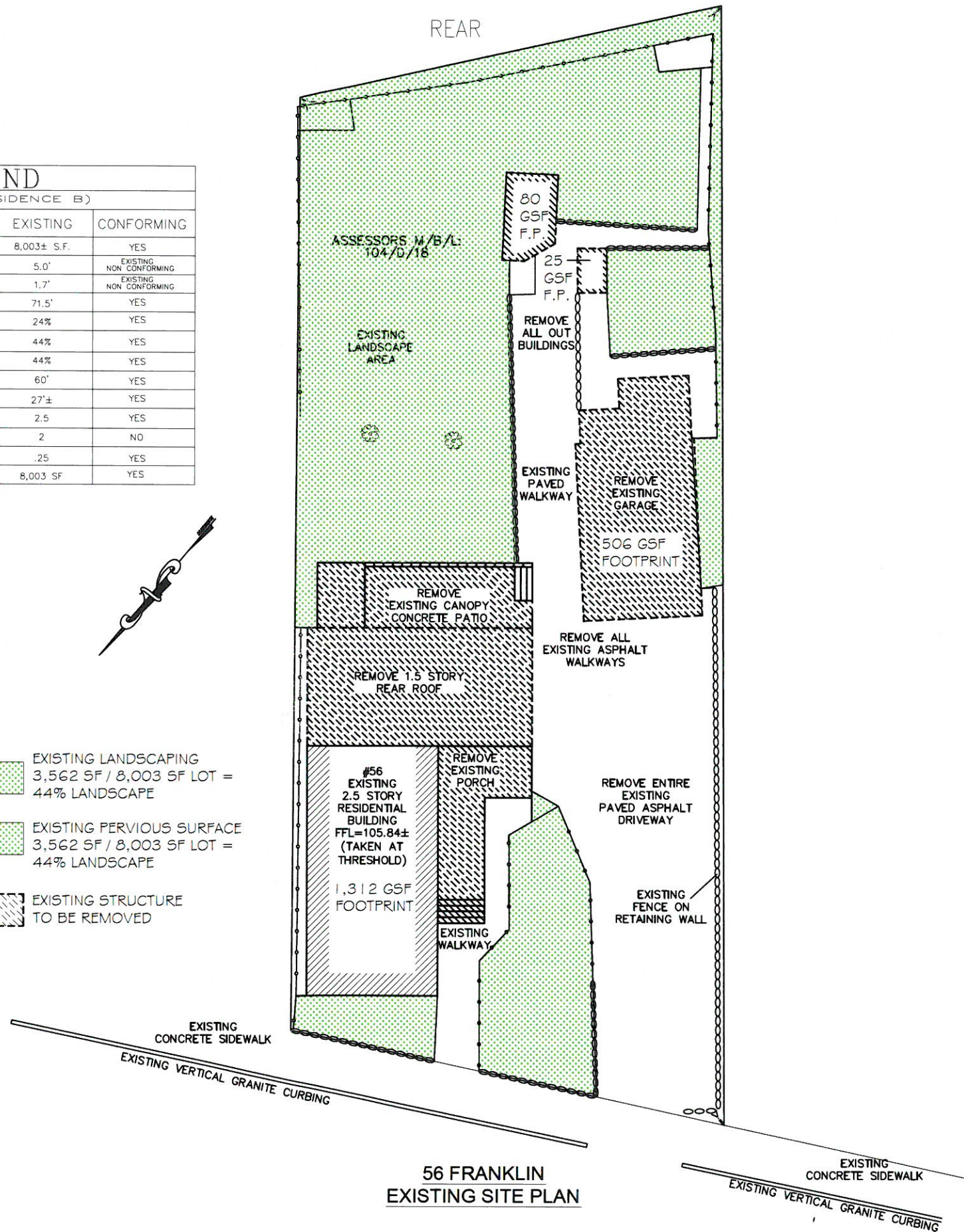
SCALE	1"=10'
DATE	11/7/2017
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	56 FRANKLIN STREET SOMERVILLE MASSACHUSETTS PROPOSED PLOT PLAN OF LAND
DRAWN BY	PETER NOLAN & ASSOCIATES LLC
CHKD BY	P.N.
APPD BY	P.N.



SHEET NO.  
**1**

ZONING LEGEND			
ZONING DISTRICT: RB (RESIDENCE B)			
	REQUIRED	EXISTING	CONFORMING
MIN. AREA	7,500 S.F.	8,003± S.F.	YES
MIN. YARD FRONT	15'	5.0'	EXISTING NON CONFORMING
SIDE	7.5'	1.7'	EXISTING NON CONFORMING
REAR	20'	71.5'	YES
MAX. GROUND COVERAGE	50%	24%	YES
MIN. LANDSCAPED AREA	25%	44%	YES
MIN. PERVIOUS SURFACE	35%	44%	YES
MIN. FRONTAGE	50'	60'	YES
MAX. BLDG. HEIGHT	40'	27'±	YES
MAX. STORIES	2.5	2.5	YES
MIN. PARKING SPACES	3	2	NO
FAR	1	.25	YES
LOT AREA PER UNIT	1,500 MAX	8,003 SF	YES

-  EXISTING LANDSCAPING  
3,562 SF / 8,003 SF LOT = 44% LANDSCAPE
-  EXISTING PERVIOUS SURFACE  
3,562 SF / 8,003 SF LOT = 44% LANDSCAPE
-  EXISTING STRUCTURE TO BE REMOVED



56 FRANKLIN  
EXISTING SITE PLAN

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Project Team:

ISSUED FOR  
SPECIAL PERMIT



Date:	Revisions:

Drawing Title:

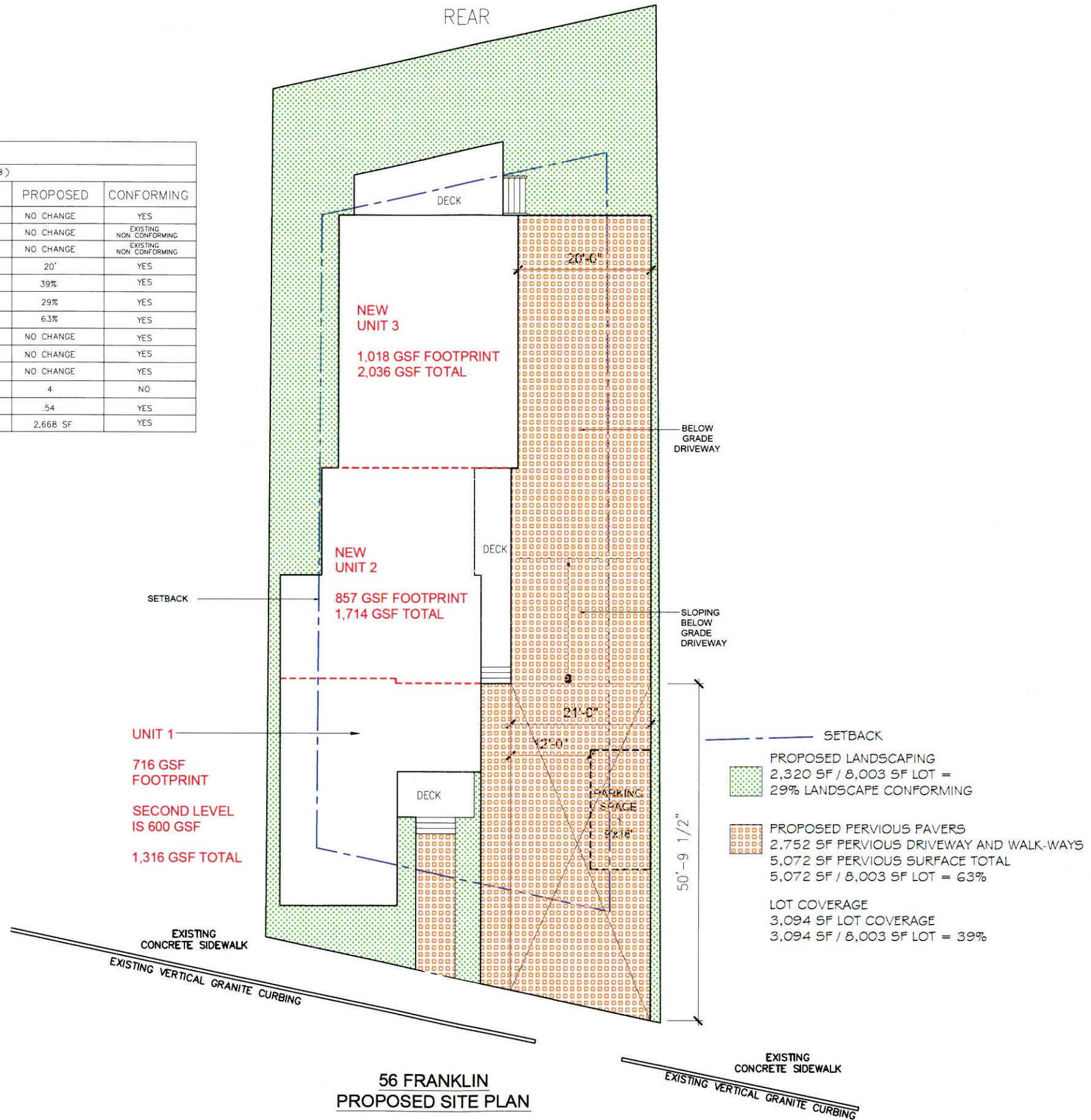
SITEPLAN

Scale: AS NOTED Drawing No.:  
Job No.: A134.00  
Date: 28 MARCH 2018

L1.1



ZONING LEGEND				
ZONING DISTRICT: RB (RESIDENCE B)				
	REQUIRED	EXISTING	PROPOSED	CONFORMING
MIN. AREA	7,500 S.F.	8,003± S.F.	NO CHANGE	YES
MIN. YARD FRONT	15'	5.0'	NO CHANGE	EXISTING NON CONFORMING
SIDE	7.5'	1.7'	NO CHANGE	EXISTING NON CONFORMING
REAR	20'	71.5'	20'	YES
MAX. GROUND COVERAGE	50% MIN	24%	39%	YES
MIN. LANDSCAPED AREA	25% MIN	44%	29%	YES
MIN. PERVIOUS SURFACE	35% MIN	44%	63%	YES
MIN. FRONTAGE	50'	60'	NO CHANGE	YES
MAX. BLDG. HEIGHT	40'	27'±	NO CHANGE	YES
MAX. STORIES	2.5	2.5	NO CHANGE	YES
MIN. PARKING SPACES	5.5	2	4	NO
FAR	1 MAX	.25	.54	YES
LOT AREA PER UNIT	1,500 MIN	8,003 SF	2,668 SF	YES



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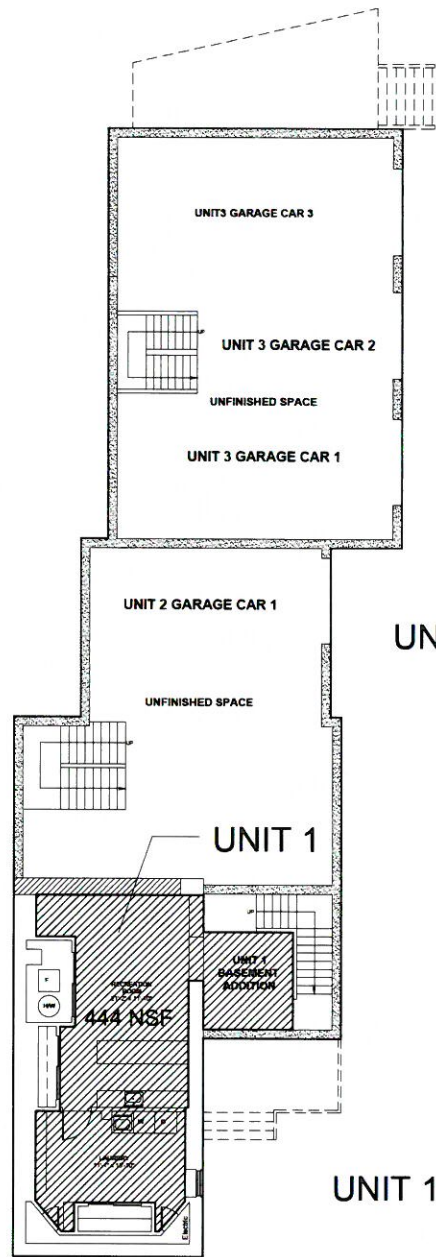
Date:	Revisions:

Drawing Title:

PROPOSED  
SITE PLAN

Scale: AS NOTED Drawing No.:  
Job No.: A134.00  
Date: 28 MARCH 2018 **L1.2**

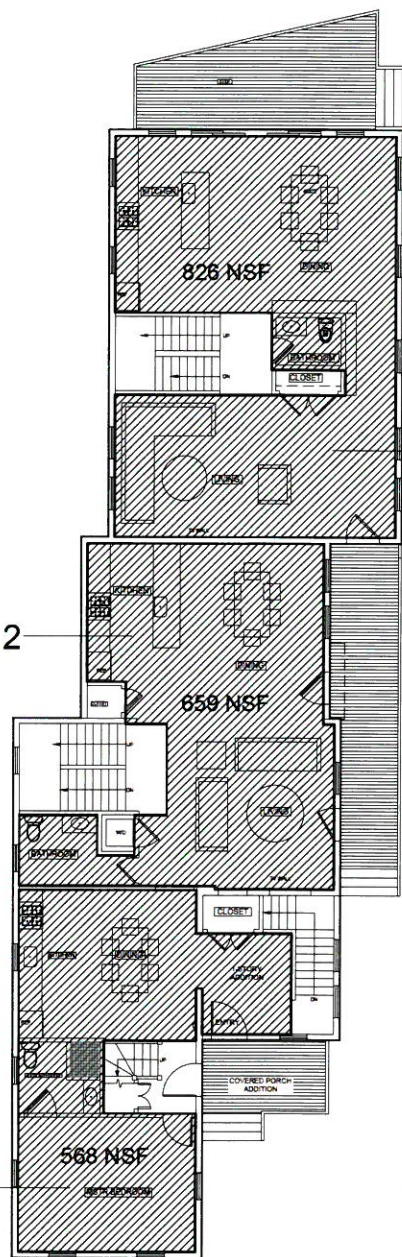




□ 2,649 GSF  
 ▨ 444 NSF

FRONT

**PROPOSED BASEMENT PLAN**  
 Ceiling Height = 6'-8"



□ 2,649 GSF  
 ▨ 2,053 NSF

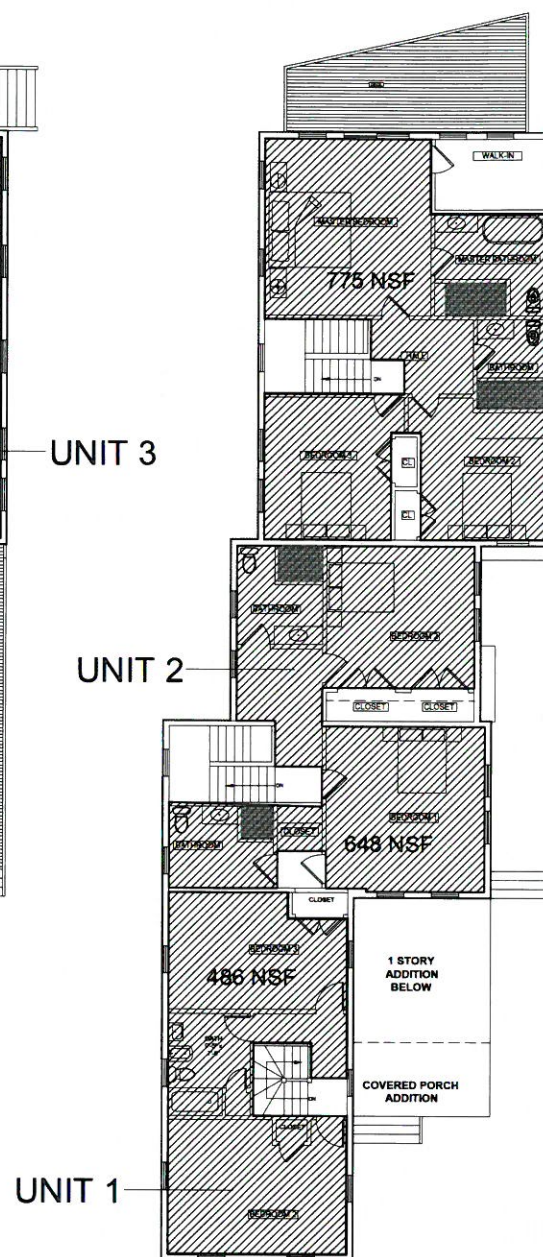
FRONT

**PROPOSED FIRST FLOOR PLAN**  
 Ceiling Height = 7'-7"

PROPOSED FAR:  
 UNIT 1 1,480 NSF  
 UNIT 2 1,307 NSF  
 UNIT 3 1,601 NSF

4,388 NSF / 8,003 SF LOT =

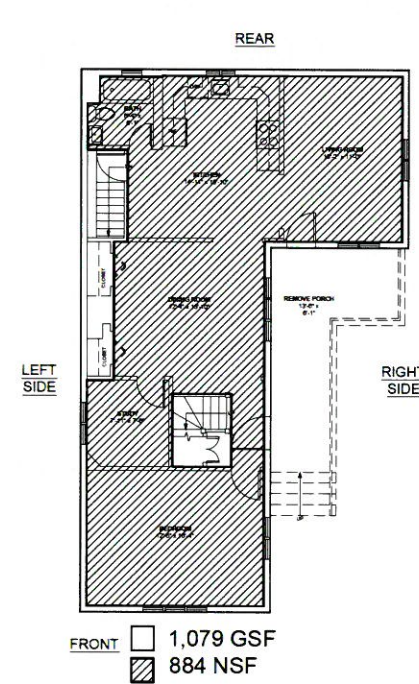
.54 FAR CONFORMING



□ 2,477 GSF  
 ▨ 1,909 NSF

FRONT

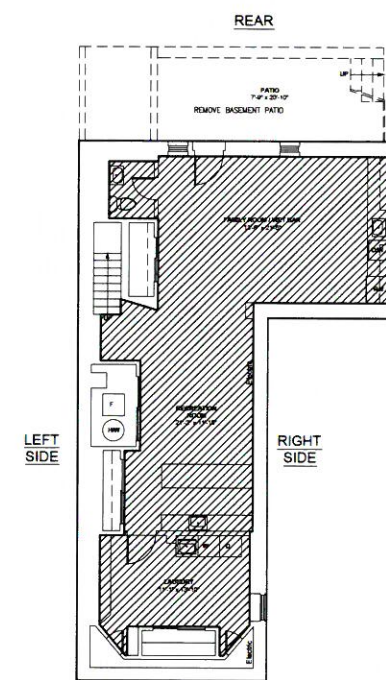
**PROPOSED SECOND FLOOR PLAN**  
 Ceiling Height = 8'-0"



□ 1,079 GSF  
 ▨ 884 NSF

**EXISTING FIRST FLOOR PLAN**

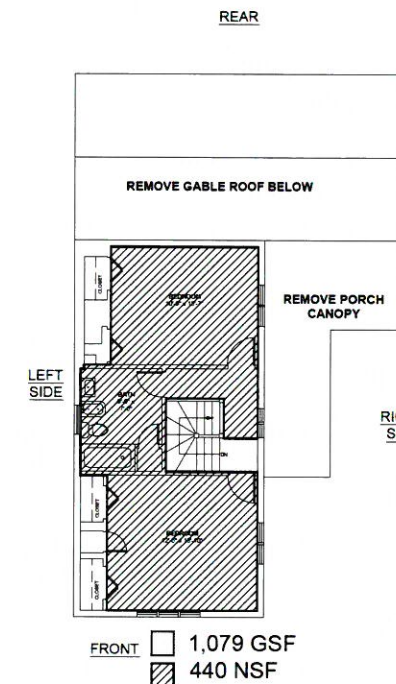
Ceiling Height = 7'-7"



□ 1,079 GSF  
 ▨ 689 NSF

**EXISTING BASEMENT PLAN**

Ceiling Height = 6'-8"



□ 1,079 GSF  
 ▨ 440 NSF

**EXISTING SECOND FLOOR PLAN**

Ceiling Height = 8'-0"

EXISTING FAR:  
 689 NSF BASEMENT  
 884 NSF FIRST FLOOR  
 440 NSF 2ND FLOOR

2,013 NSF / 8,003 SF LOT =

.25 FAR CONFORMING

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Project Team:

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Date:	Revisions:

Drawing Title:

**FAR PLANS**

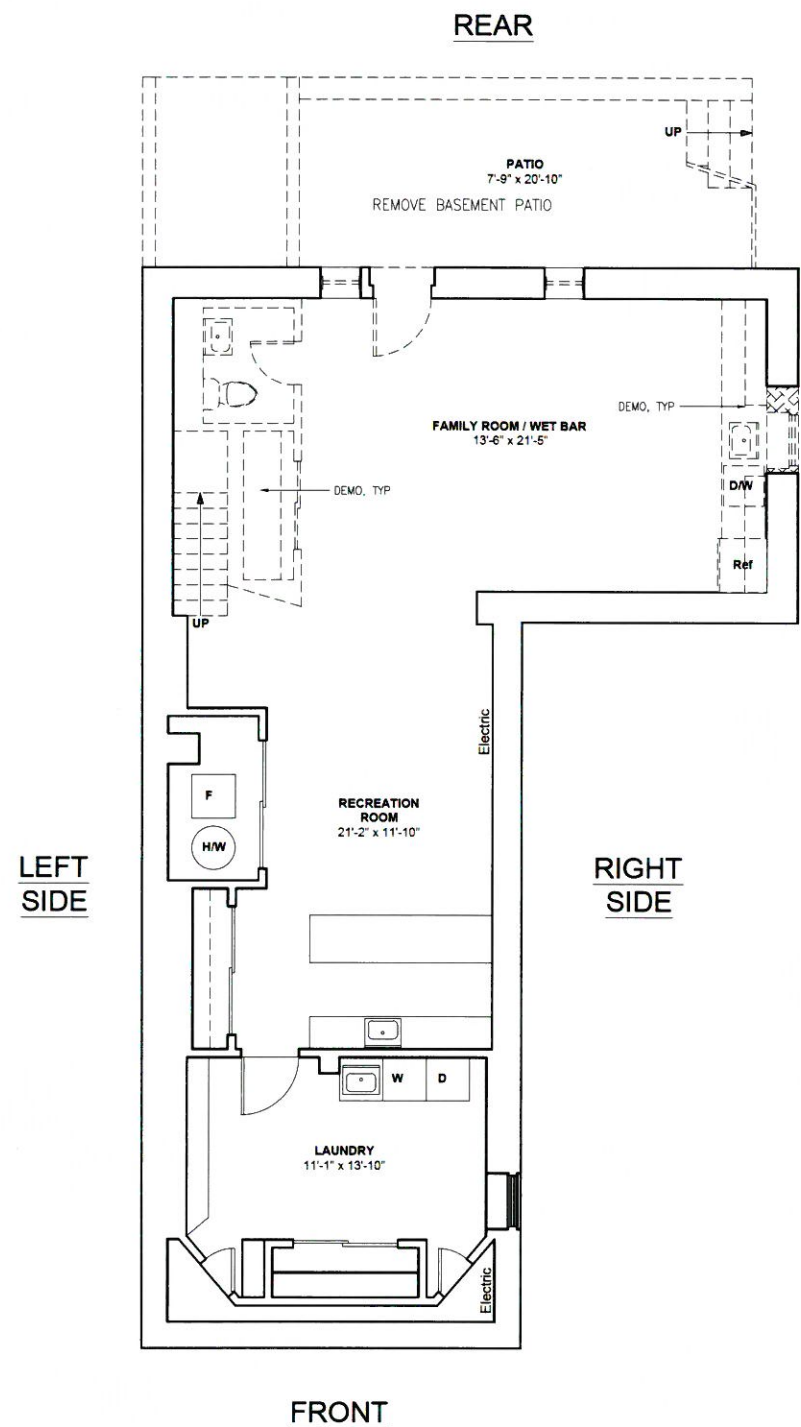
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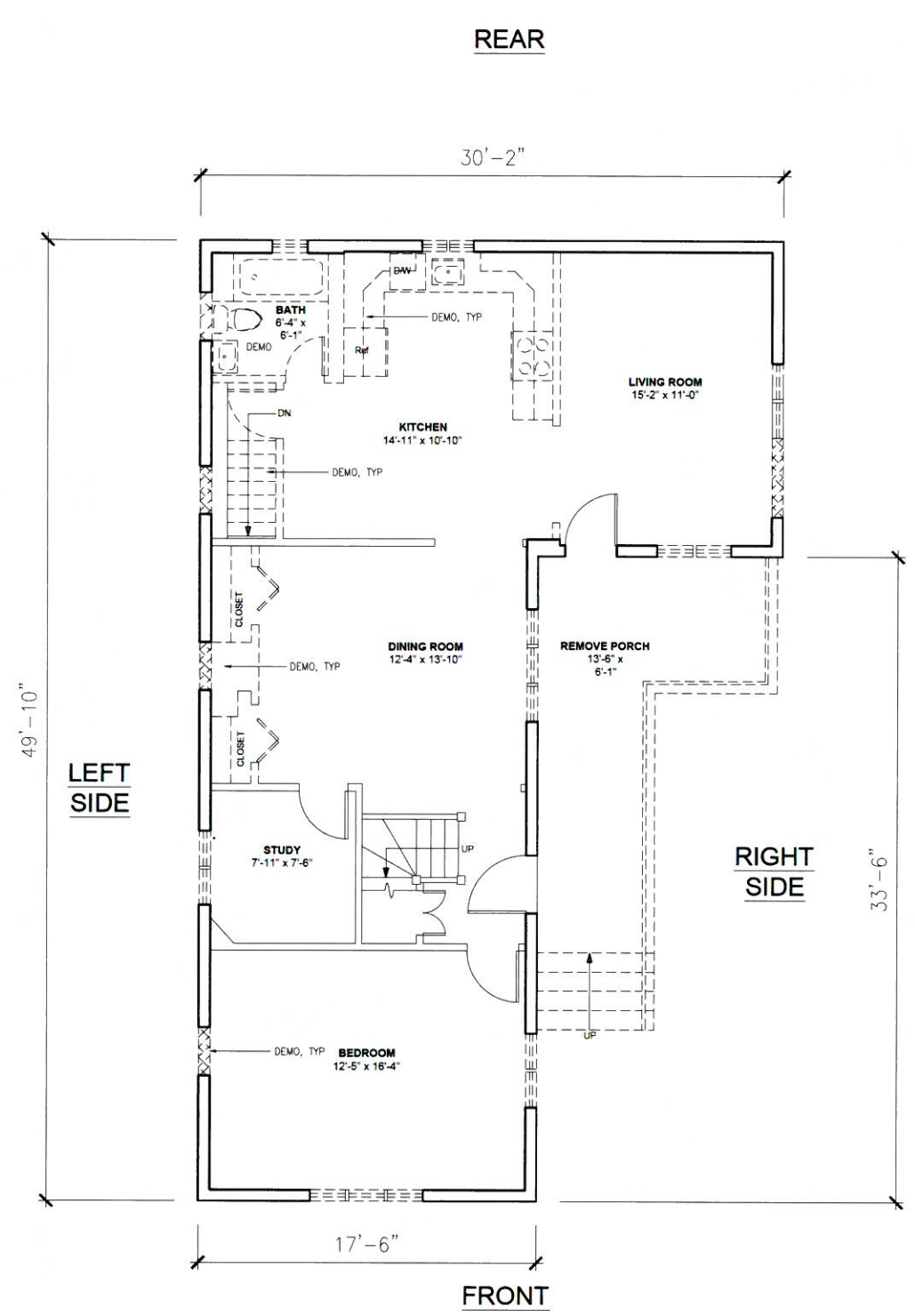
Date: 28 MARCH 2018

**FAR**





**BASEMENT PLAN**  
900 NSF  
Ceiling Height = 6'-8"



**FIRST FLOOR PLAN**  
955 NSF  
Ceiling Height = 7'-7"

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Project Team:

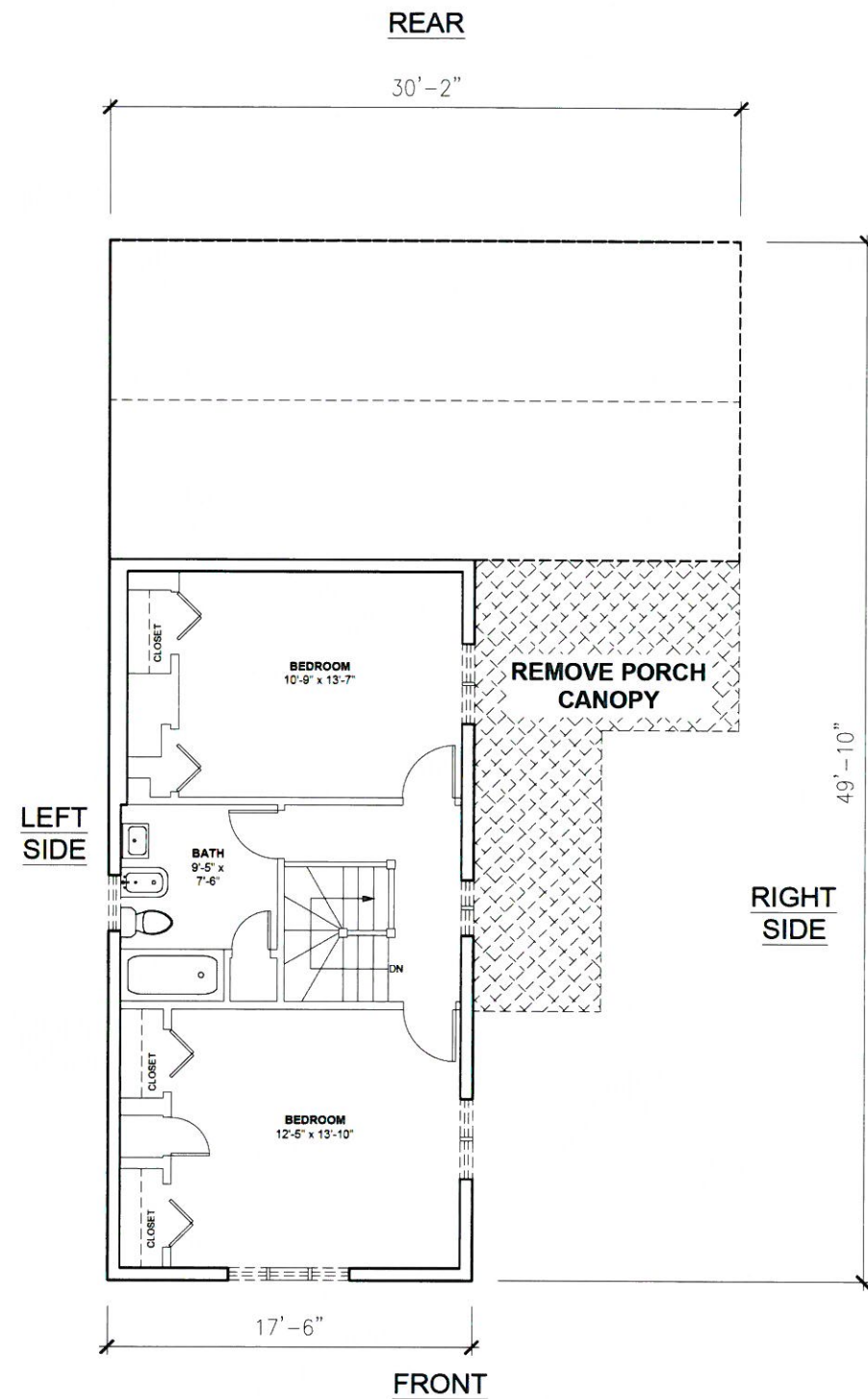
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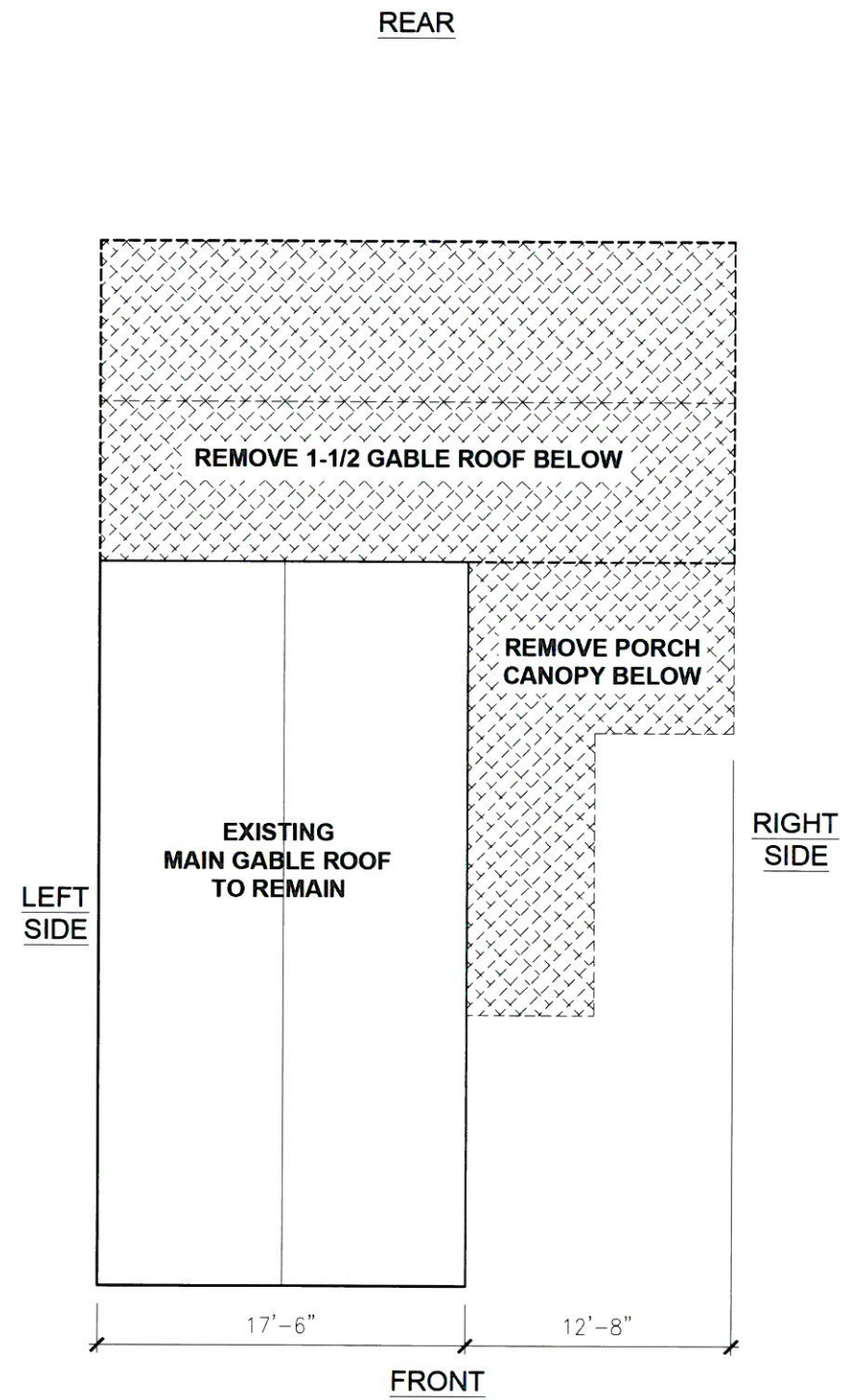
Date:	Revisions:

Drawing Title:

**EXISTING PLANS**



**SECOND FLOOR PLAN**  
**460 NSF**  
 Ceiling Height = 8'-0"



**ROOF PLAN**

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Drawing Title:

**EXISTING PLANS**

Scale: AS NOTED Drawing No.:  
 Job No.: A134.00  
 Date: 28 MARCH 2018 **D1.2**



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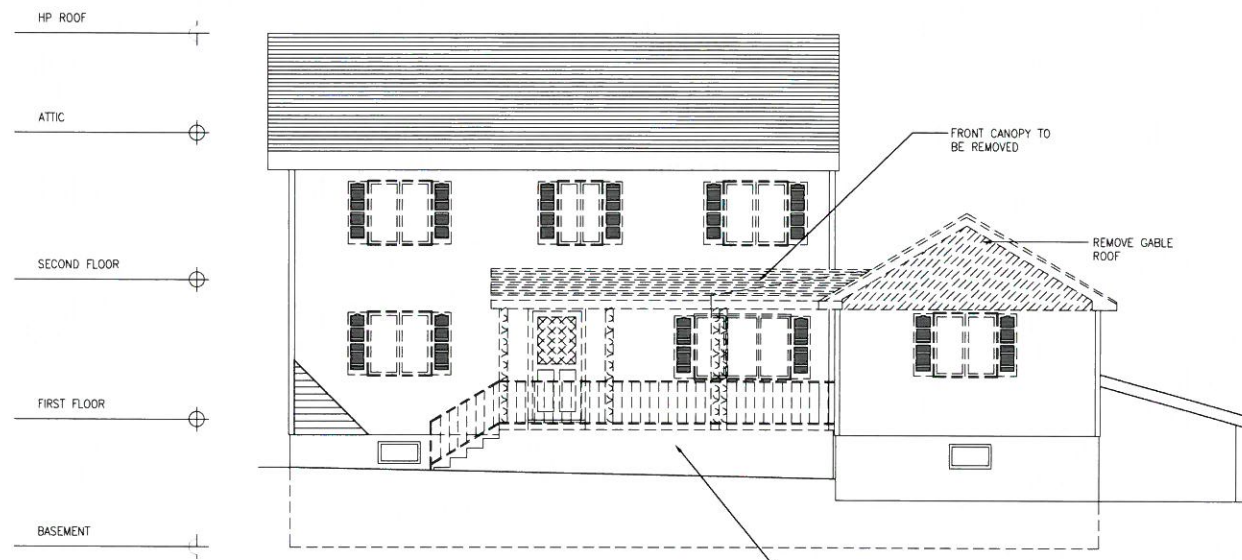


Date:	Revisions:

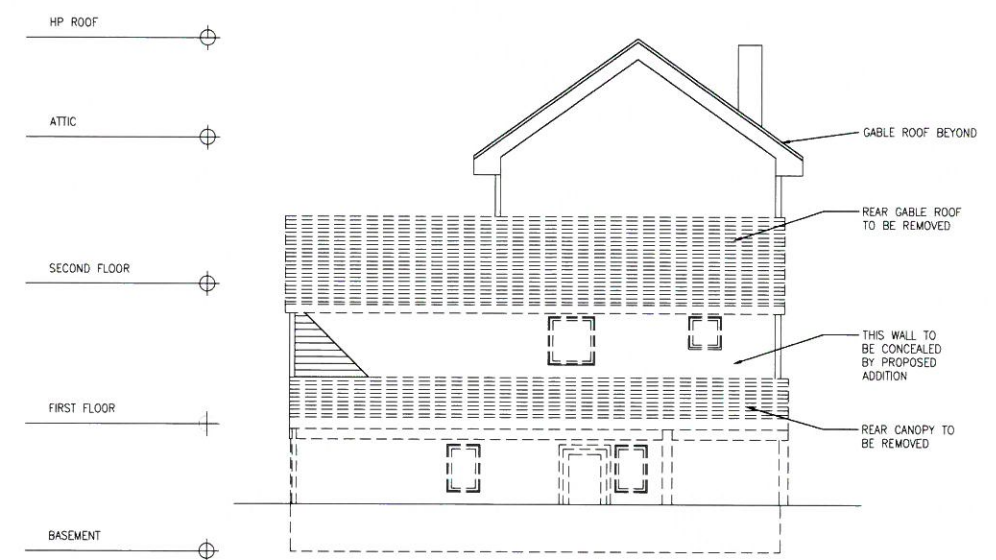
Drawing Title:

**EXISTING  
 ELEVATIONS**

Scale: AS NOTED Drawing No.:  
 Job No.: A134.00 **D2.1**  
 Date: 28 MARCH 2018

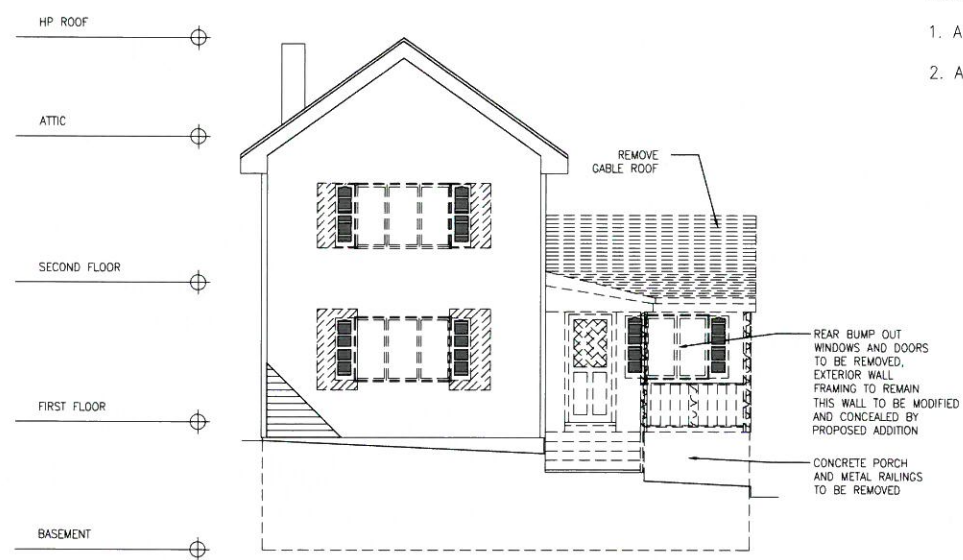


**2 Existing Right Side Elevation**  
 Scale: 3/16" = 1'-0"

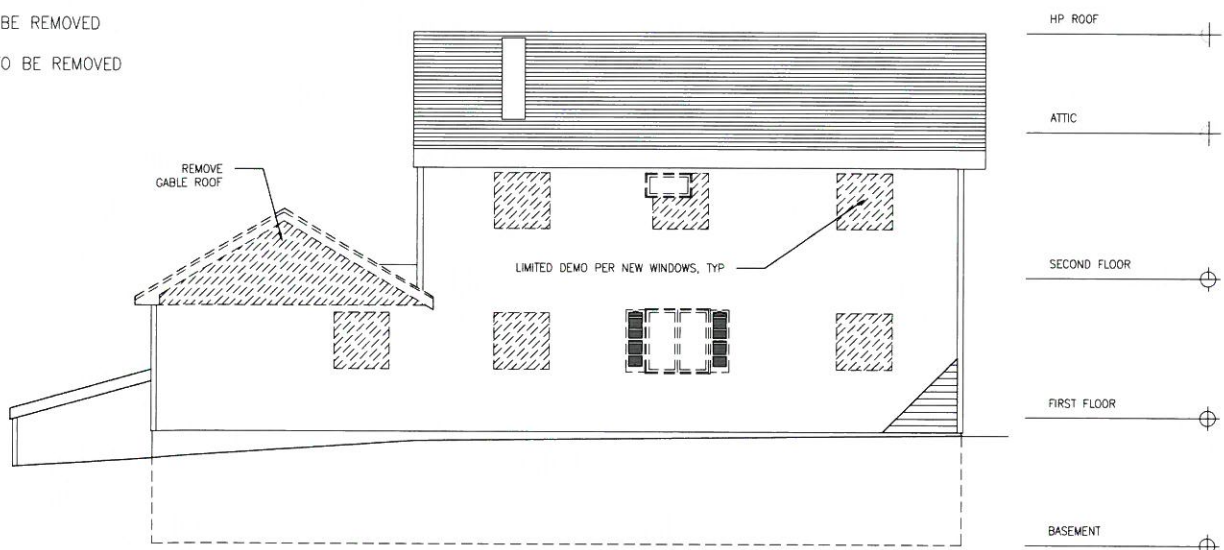


**4 Rear Elevation**  
 Scale: 3/16" = 1'-0" **REAR ELEVATION**

- NOTES:
1. ALL EXISTING VINYL SIDING TO BE REMOVED
  2. ALL EXISTING VINYL WINDOWS TO BE REMOVED

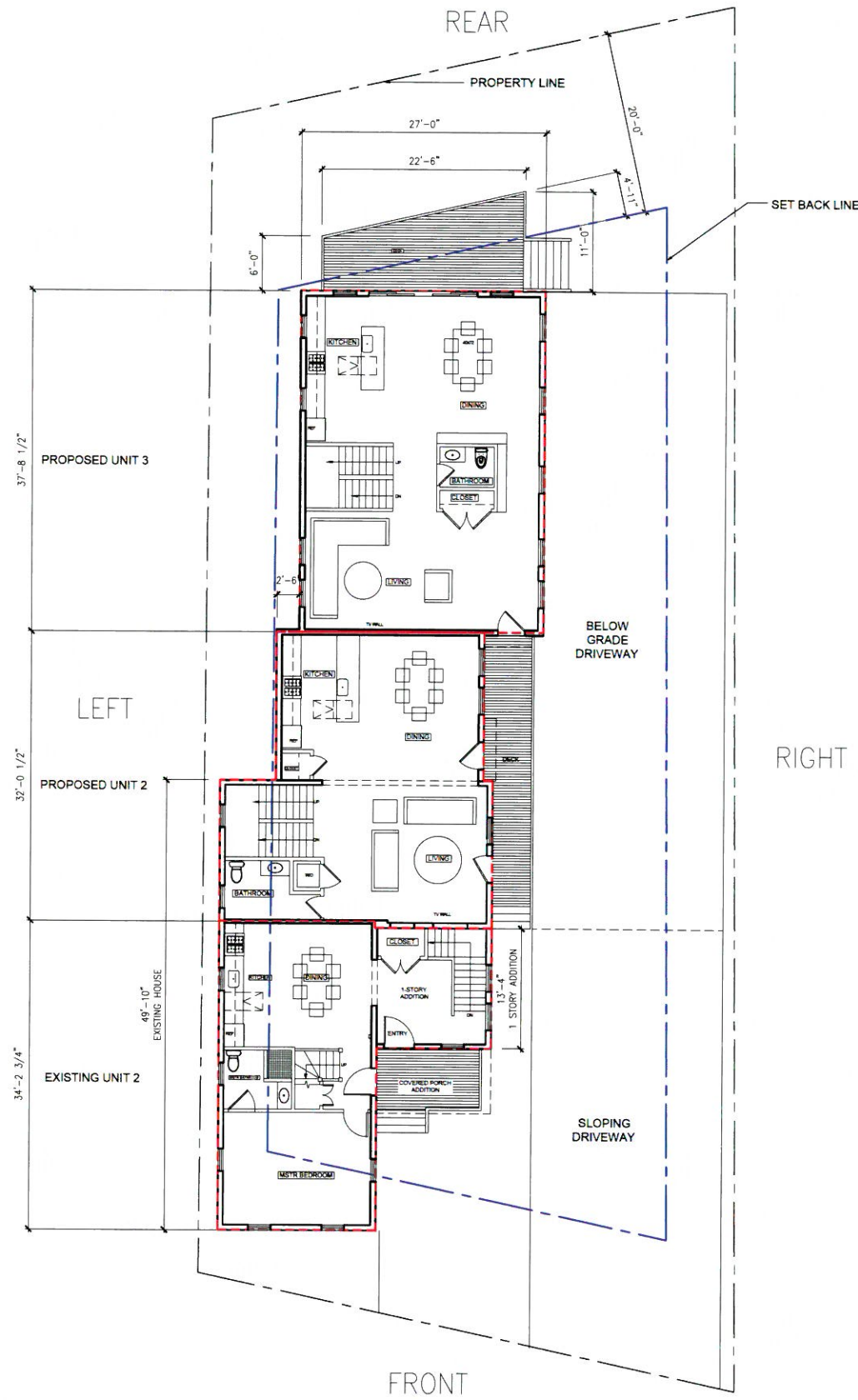


**1 Front Elevation**  
 Scale: 3/16" = 1'-0"

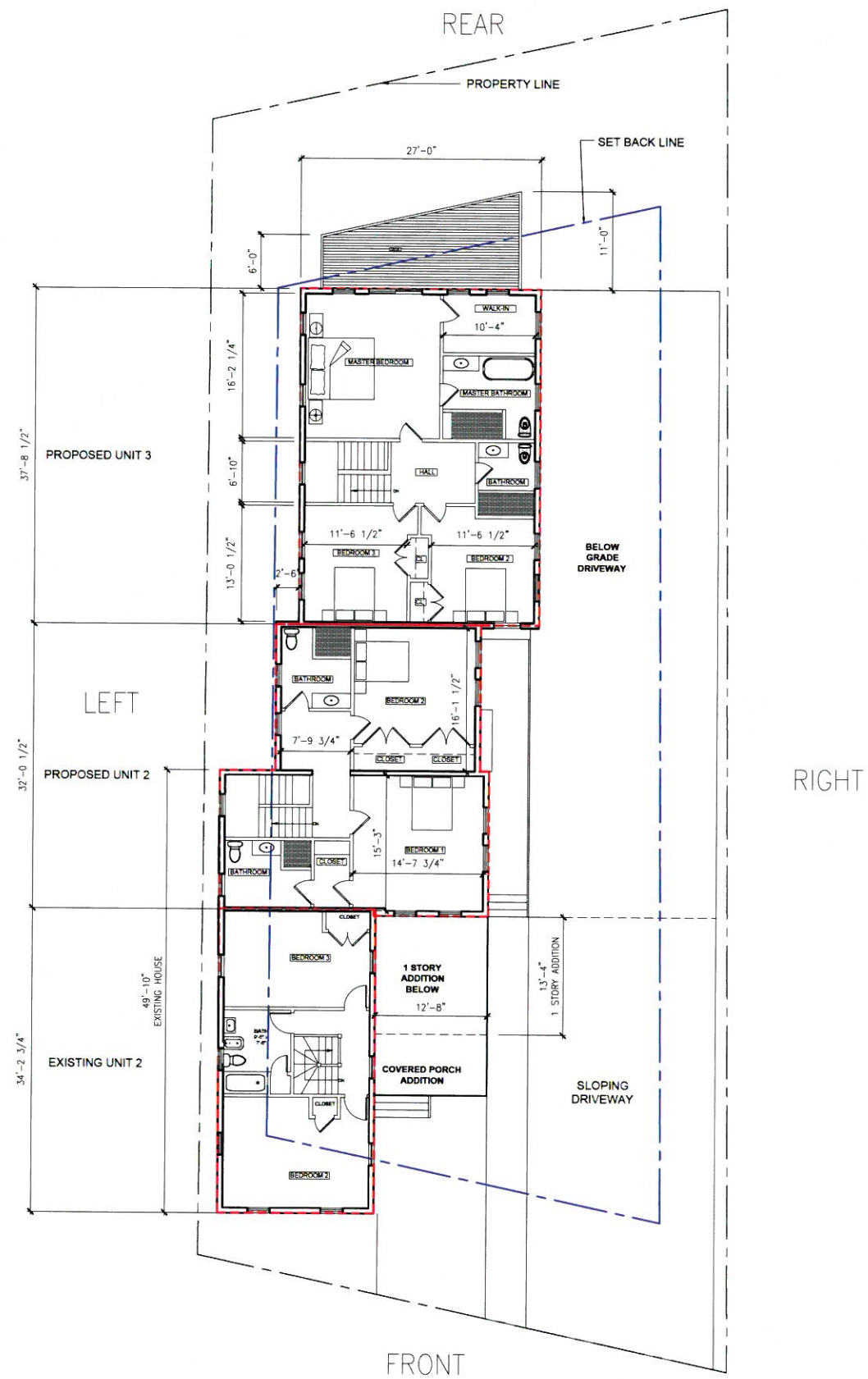


**3 Left Side Elevation**  
 Scale: 3/16" = 1'-0"





**1** PROPOSED FIRST FLOOR PLANS  
Scale: 1/8" = 1'-0"



**2** PROPOSED SECOND FLOOR PLANS  
Scale: 1/8" = 1'-0"

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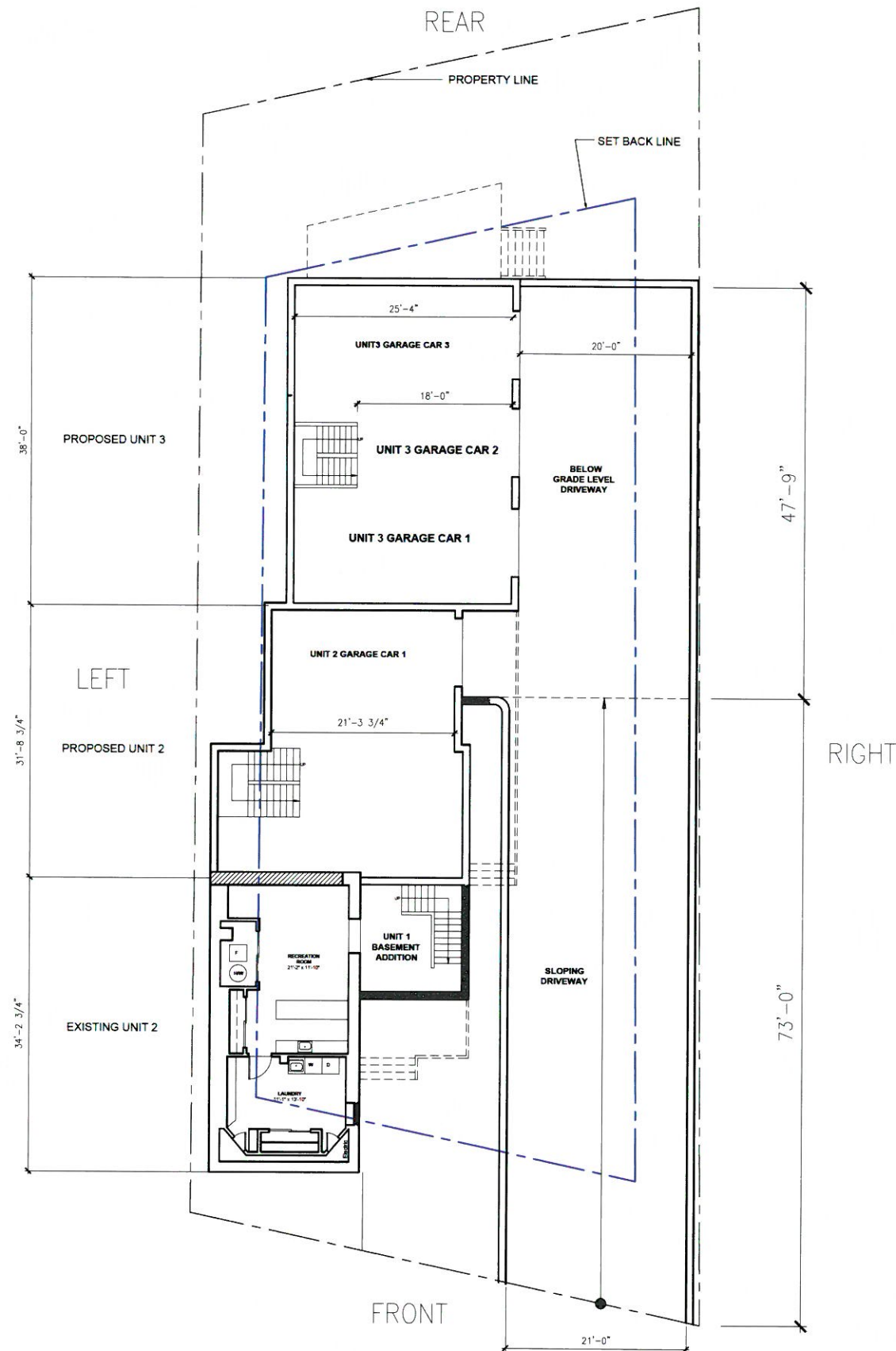


Date:	Revisions:

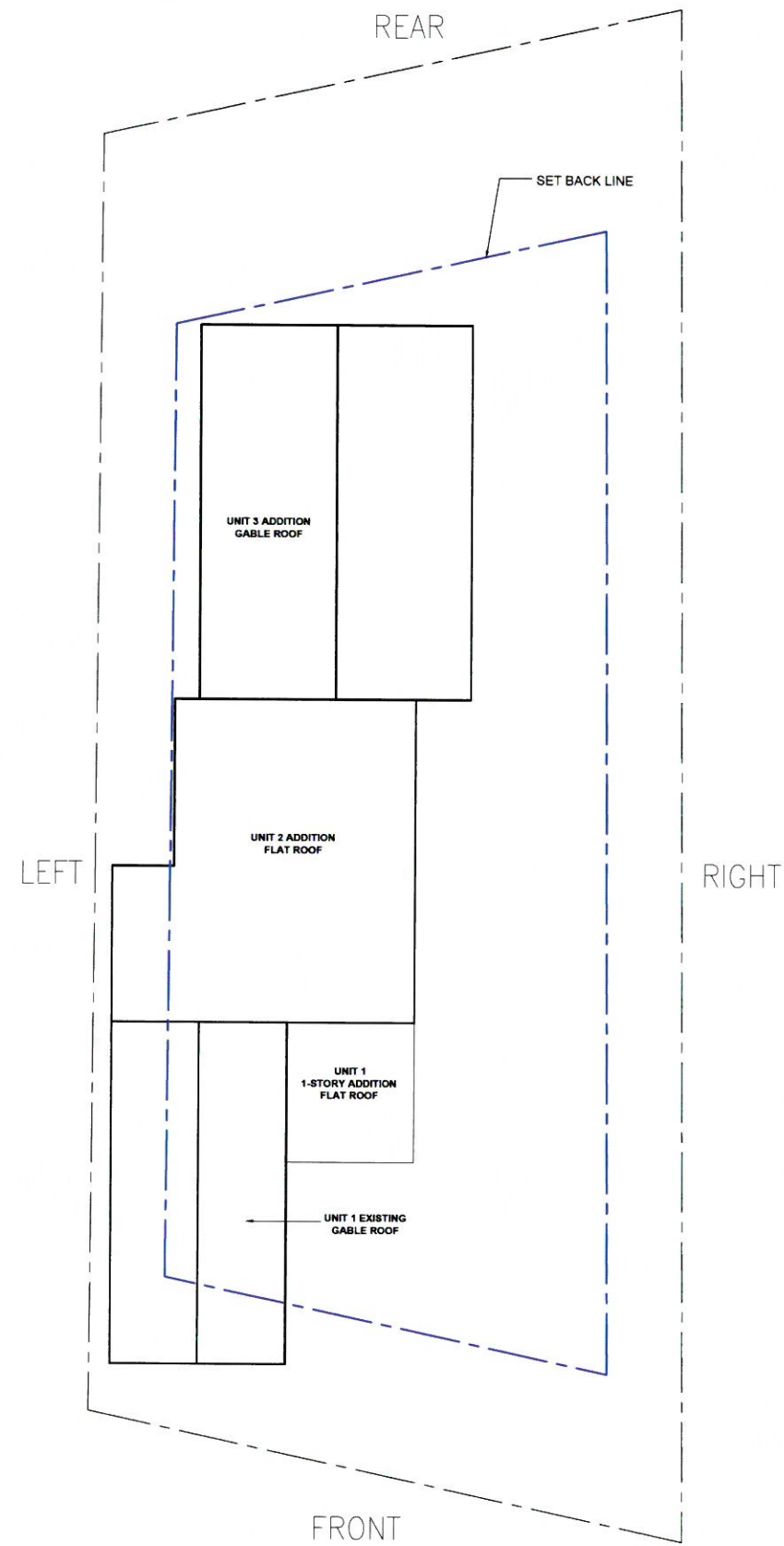
Drawing Title:  
**PROPOSED  
PLANS**

Scale: 1/8" = 1'-0" Drawing No.:  
Job No.: A134.00  
Date: 28 MARCH 2018 **A1.1**





1 PROPOSED BASEMENT PLANS  
Scale: 1/8" = 1'-0"



2 PROPOSED ROOF PLANS  
Scale: 1/8" = 1'-0"

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Project Team:

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Date:	Revisions:

Drawing Title:

PROPOSED  
PLANS

Scale: 1/8" = 1'-0" Drawing No.:  
Job No.: A134.00  
Date: 28 MARCH 2018 **A1.2**

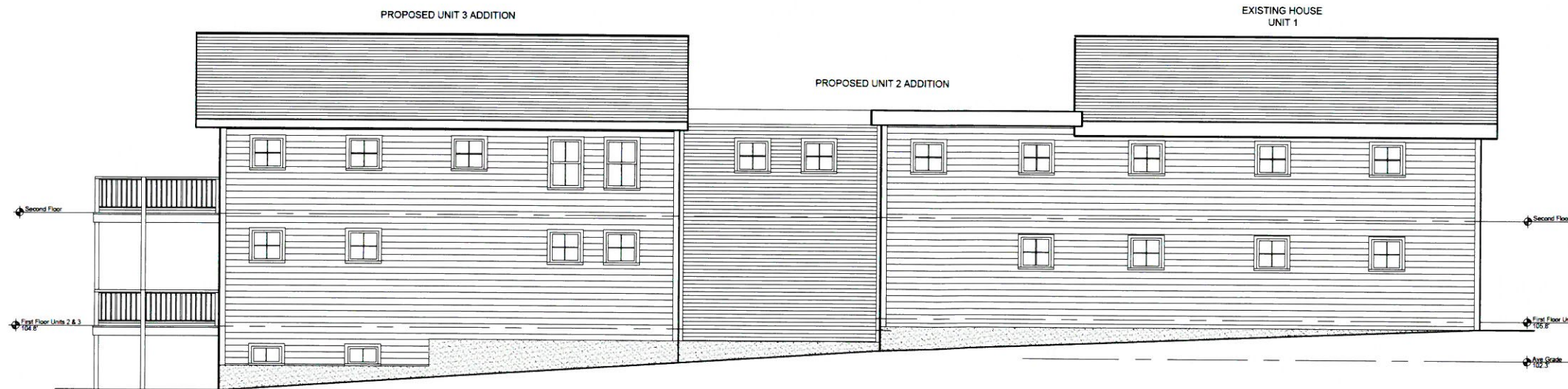




1 Front Elevation  
Scale: 3/16" = 1'-0"



2 Rear Elevation  
Scale: 3/16" = 1'-0"



3 Left Side Elevation  
Scale: 3/16" = 1'-0"

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Date:	Revisions:

Drawing Title:

PROPOSED  
ELEVATIONS

Scale: AS NOTED Drawing No.:  
Job No.: A134.00  
Date: 30 January 2018



A2.1





② Right Side Elevation - Rendered  
Scale: 3/16" = 1'-0"

EXTERIOR LEGEND AND NOTES

-  7" COMPOSITE SIDING COLOR 1
-  4" COMPOSITE SIDING COLOR 2

ALL WINDOWS ALUMINUM CLAD  
 ALL DECKS TO BE COMPOSITE OR NATURAL EXTERIOR GRADE WOOD  
 ALL EXTERIOR HANDRAILS TO BE STAINED OR PAINTED WOOD  
 ALL TRIMS AND FACIAS TO BE AZAC OR EQUAL



① Right Side Elevation  
Scale: 3/16" = 1'-0"

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**PROPOSED  
 ELEVATIONS**

Scale: AS NOTED Drawing No.:  
 Job No.: A134.00  
 Date: 30 January 2018 **A2.2**