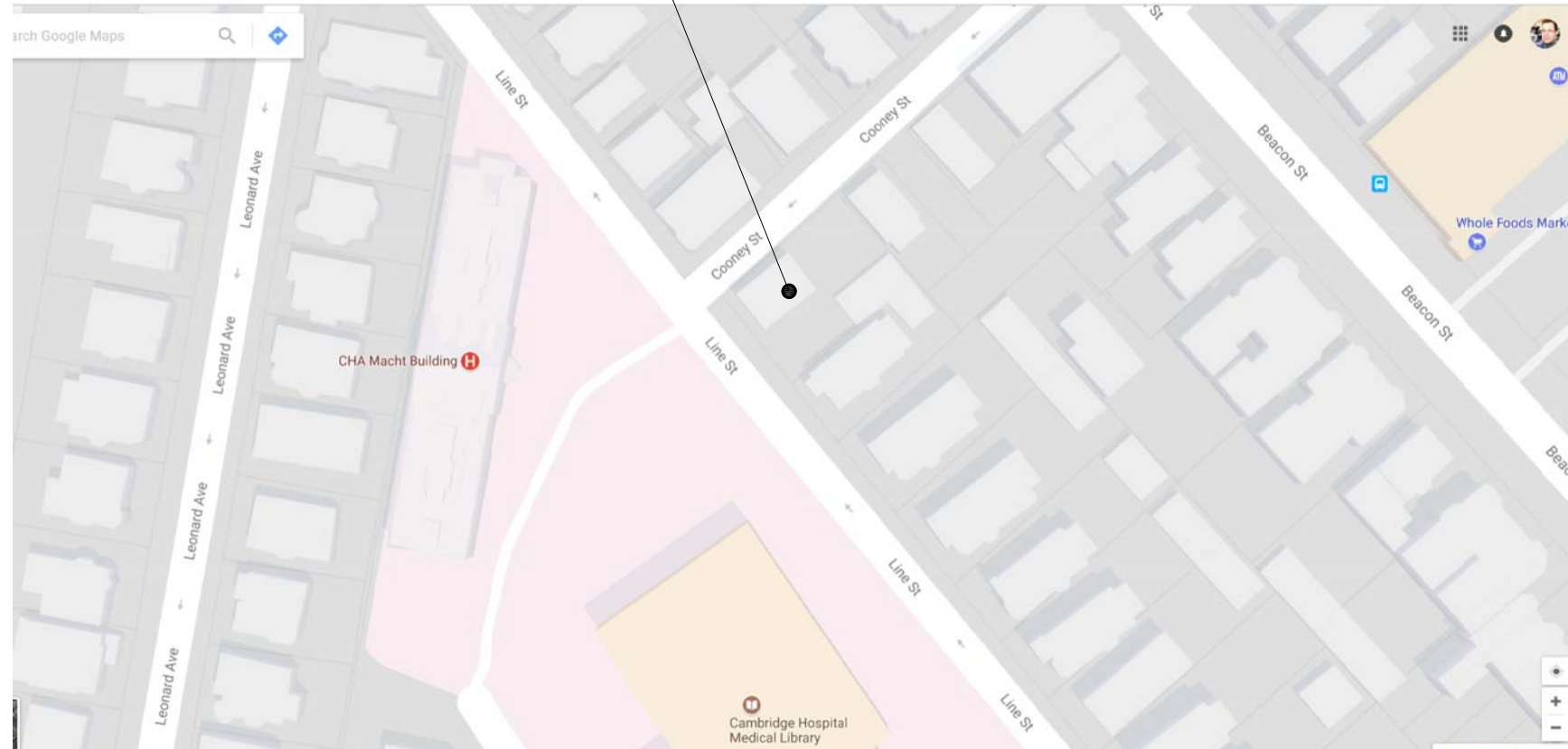


88 LINE STREET



DRAWING LIST

COVER SHEET

SURVEYED SITE PLAN

- 0.1 SITE PHOTOS
- 0.2 SITE PHOTOS
  
- Z1.1 EXISTING FAR PLANS
- Z1.2 PROPOSED FAR PLANS
  
- L1.1 EXISTING SITE AND LANDSCAPING PLAN
- L1.2 PROPOSED SITE AND LANDSCAPING PLAN
  
- D1.1 EXISTING PLANS
  
- D2.1 EXISTING EXTERIOR ELEVATIONS
- D2.2 EXISTING EXTERIOR ELEVATIONS
- D2.3 EXISTING EXTERIOR ELEVATIONS
  
- A1.1 PROPOSED FIRST & SECOND FLOOR PLANS
- A1.2 PROPOSED BASEMENT & ROOF PLANS
  
- A2.1 PROPOSED EXTERIOR ELEVATIONS
- A2.2 PROPOSED EXTERIOR ELEVATIONS
- A2.3 PROPOSED EXTERIOR ELEVATIONS
- A2.4 PROPOSED EXTERIOR ELEVATIONS

**EXISTING LEGEND**

—	SEWER LINE
⊙	SEWER MANHOLE
—	WATER LINE
—	GAS LINE
⊙	UTILITY POLE
⊙	GAS VALVE
—	OVERHEAD ELECTRIC SERVICE
⊙	WATER VALVE
□	CATCH BASIN
—	FENCE
—	CONTOUR LINE (MJR)
—	CONTOUR LINE (MNR)
x	SPOT GRADE
⊙	DRAIN MANHOLE
⊙	HYDRANT
⊙	TREE

**ZONING LEGEND**

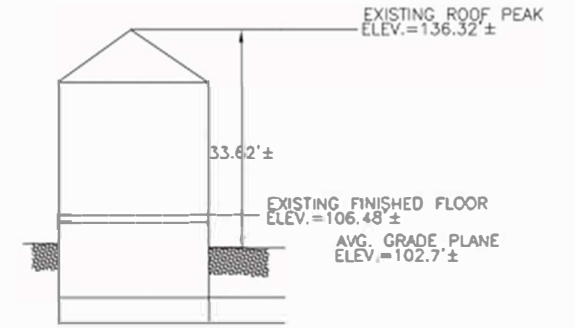
ZONING DISTRICT: RB — RESIDENCE B				
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT SIZE	7,500 S.F.	5,187 S.F.	5,187 S.F.	EXISTING NON-COMFORMING
MIN. YARD FRONT	15'	4.8'	4.8'	EXISTING NON-COMFORMING
SIDE (RIGHT)	8'	33.4'	8.0'	YES
SIDE (LEFT)	8'	2.5'	2.5'	EXISTING NON-COMFORMING
REAR	20'	42.0'	20.0'	YES
MAX. LOT COVERAGE	50%	30% ±	40.0% ±	YES
LANDSCAPED AREA	25%	15.2% ±	31.0% ±	YES
MIN. FRONTAGE	50'	60.0'	60.0'	YES
MAX. BLDG. HEIGHT	40'	33.62' ±	33.62' ±	YES
MAX. STORIES	3	2.5	2.5	YES
MAX. FAR	1.0	0.37	0.77	YES
MIN. PERVIOUS AREA	35%	35% ±	55% ±	YES
MIN. LOT AREA PER DWELLING UNIT	1,500 S.F.	5,187 S.F.	1,729 S.F.	YES
MIN. PARKING SPACES	5.0	4	3.0	NO

COONEY STREET  
(PUBLIC WAY-40' WIDE)



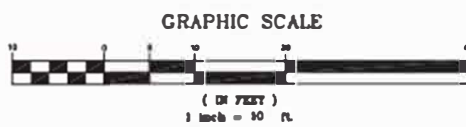
**NOTES:**

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 9-1-17.
2. DEED REFERENCE BOOK 50481 PAGE 468, 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 25017CD438E, PANEL NUMBER 0438E, COMMUNITY NUMBER: 25017, 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.



**EXISTING PROFILE**  
NOT TO SCALE

LINE STREET  
(PUBLIC WAY-VARIABLE WIDTH)



x 100.00



SCALE	1"=10'
DATE	7/18/2017
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	88 LINE STREET SOMERVILLE MASSACHUSETTS
DRAWN BY:	PROPOSED PLOT PLAN
CHKD BY:	P.J.N.
APPD BY:	P.J.N.
<p><b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com</p>	
SHEET NO. <b>1</b>	



VIEWES FROM LINE STREET



VIEWES FROM COONEY STREET

GCD ARCHITECTS

Adam J. Glassman, R.A.  
2 Worthington St  
Cambridge, MA 02138  
Tel. 617-412-8450

88 Line Street Somerville  
JULY 20, 2017 ZBA REVIEW

EXISTING  
SITE PHOTOS

0.1



RIGHT SIDE ELEVATION



RIGHT SIDE YARD



REAR ELEVATION



REAR YARD FROM COONEY ST

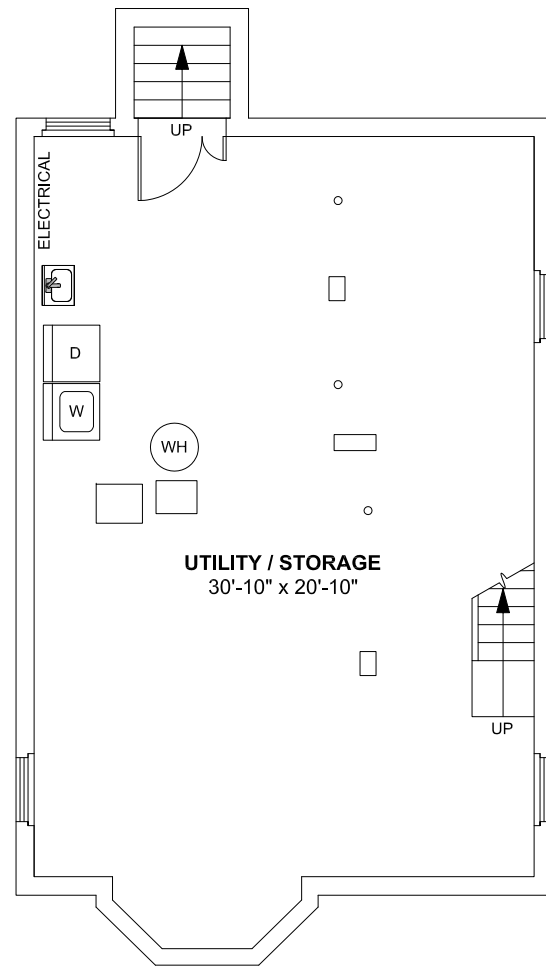
GCD ARCHITECTS

Adam J. Glassman, R.A.  
2 Worthington St  
Cambridge, MA 02138  
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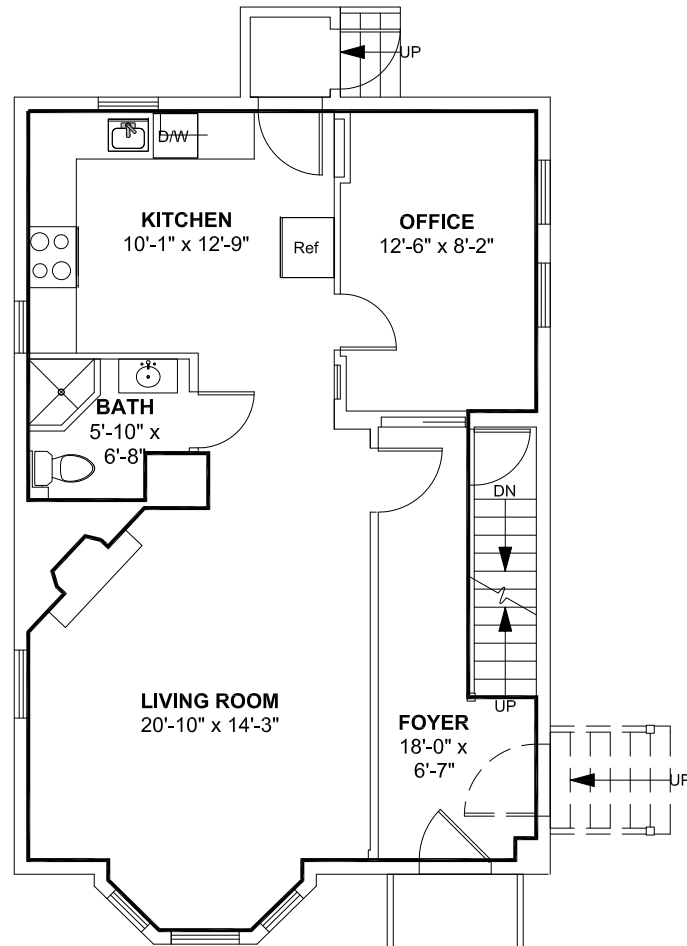
EXISTING  
SITE PHOTOS

0.2

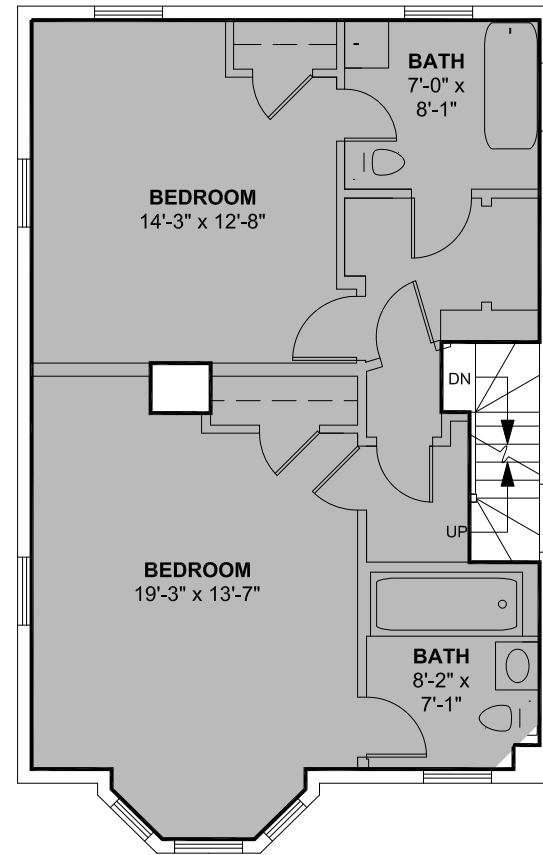
88 Line Street Somerville  
JULY 20, 2017 ZBA REVIEW



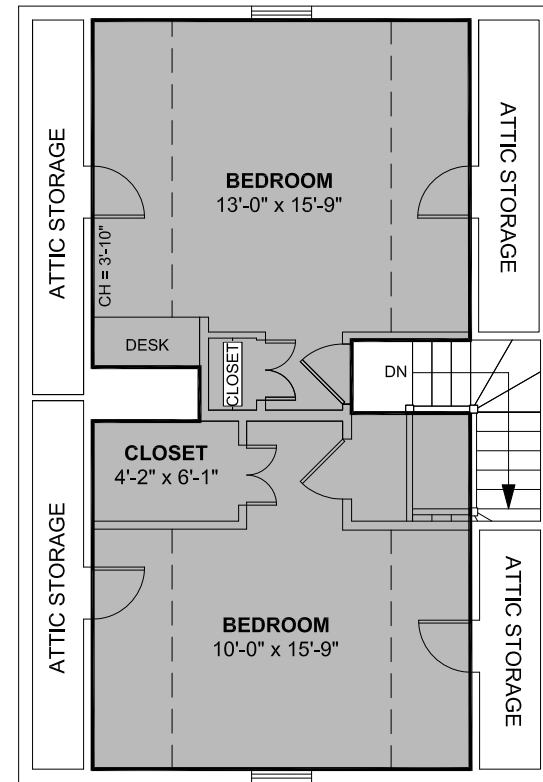
**BASEMENT PLAN**  
Ceiling Height = 6'-8"



**FIRST FLOOR PLAN**  
Ceiling Height = 8'-10"  
**628 SF NFA**



**SECOND FLOOR PLAN**  
Ceiling Height = 9'-0"  
**643 SF NFA**



**THIRD FLOOR PLAN**  
Ceiling Height = 6'-6"  
**645 SF NFA**

**1 EXISTING FAR PLANS**  
Scale: 1/8" = 1'-0"

**1,916 SF TOTAL EXISTING NFA**

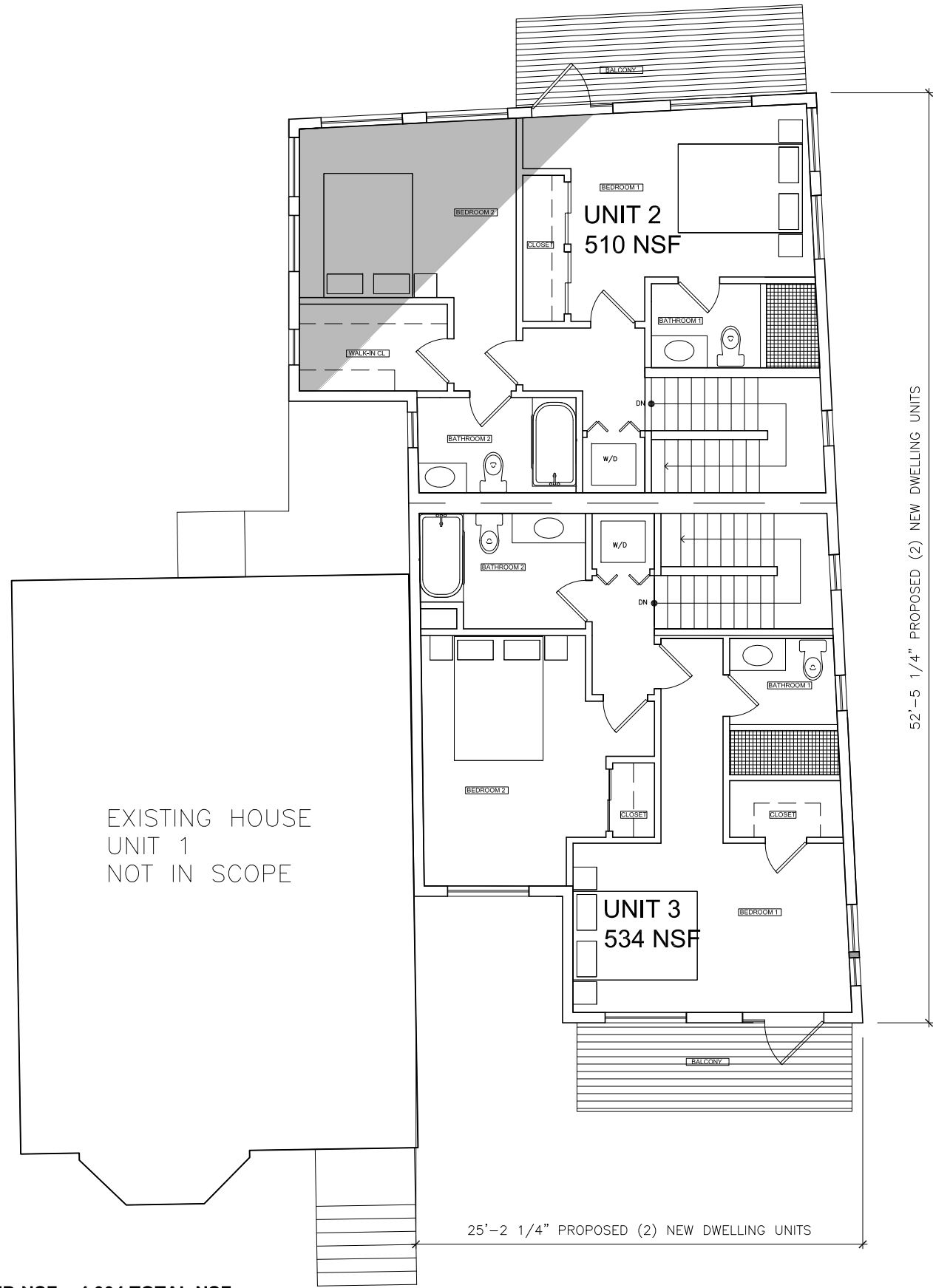
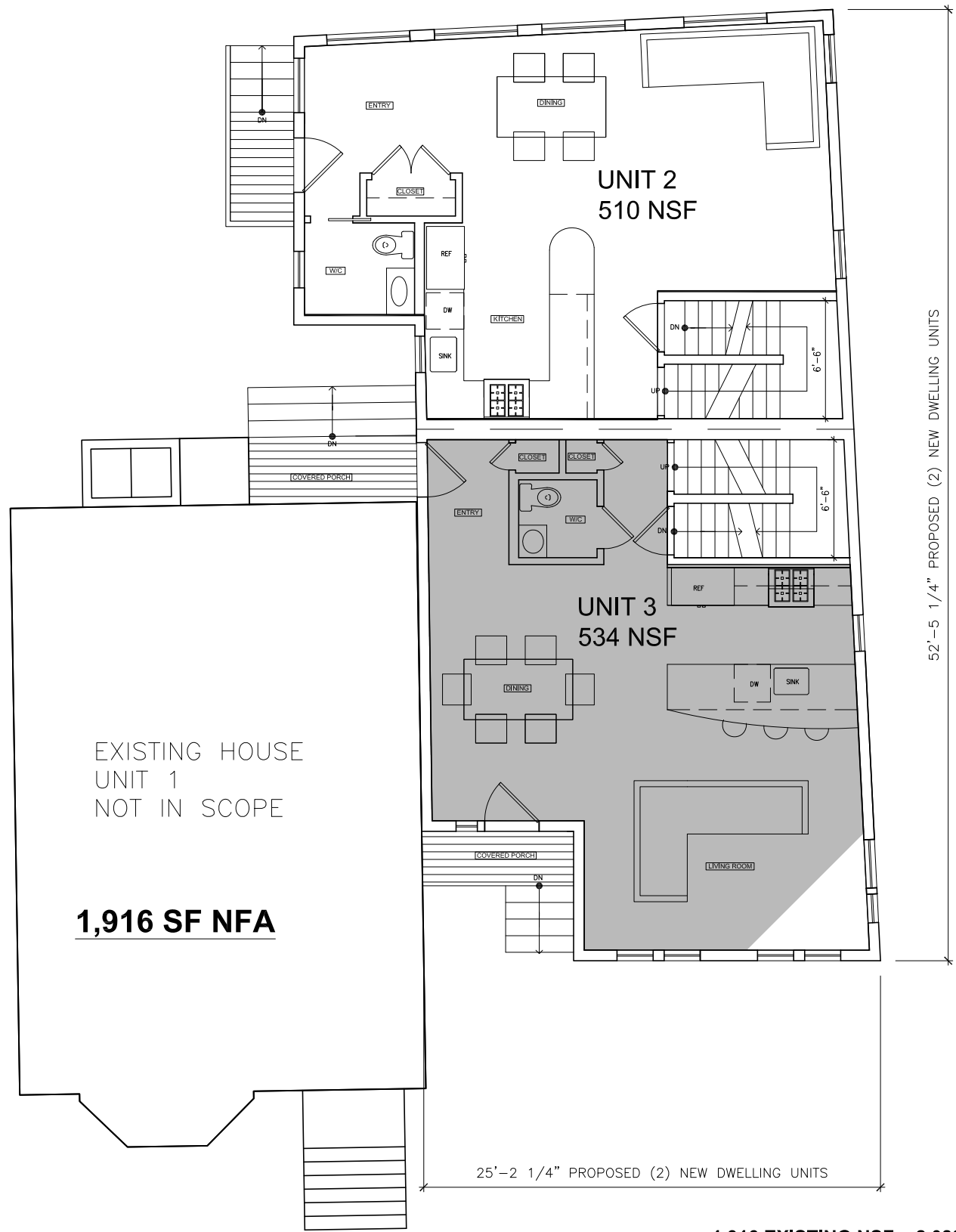
**GCD ARCHITECTS**

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Cambridge, MA 02138  
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**EXISTING  
FAR PLANS**

**Z1.1**

88 Line Street Somerville  
JULY 20, 2017 ZBA REVIEW



1,916 EXISTING NSF + 2,088 PROPOSED NSF = 4,004 TOTAL NSF

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

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

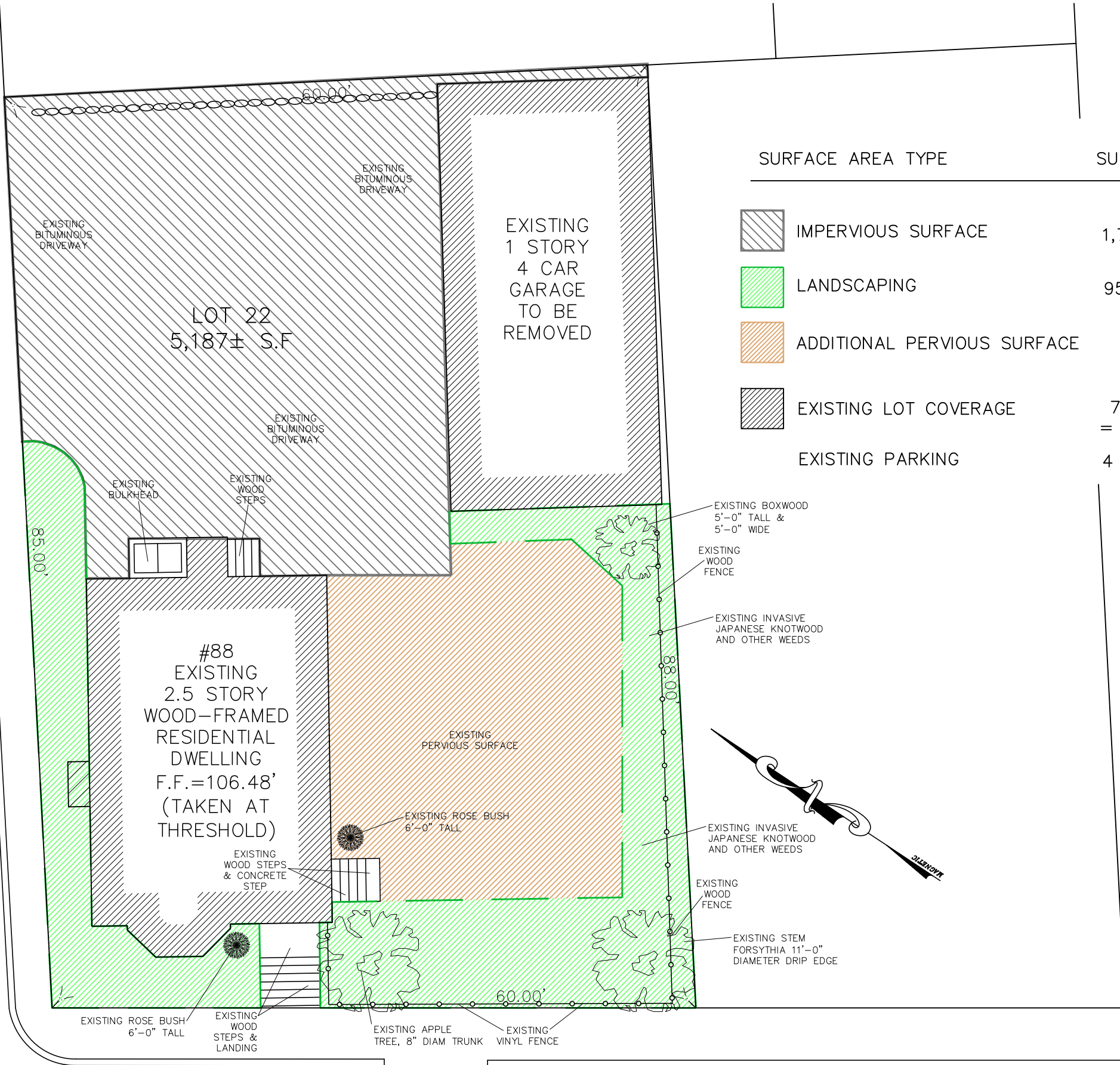
**GCD ARCHITECTS**

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88 Line Street Somerville  
JULY 20, 2017 ZBA REVIEW

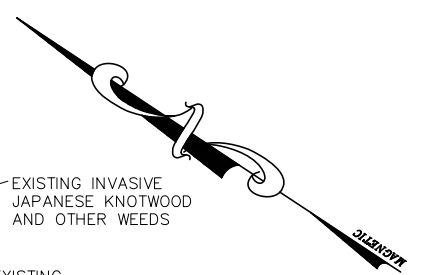
**Z1.2**  
**PROPOSED**  
**FAR PLANS**

COONEY STREET  
(PUBLIC WAY-40' WIDE)



SURFACE AREA TYPE	SURFACE AREA SQUARE FOOTAGE
IMPERVIOUS SURFACE	1,730 SF / 5,187 SF = 33%
LANDSCAPING	950 SF / 5,187 SF = 18%
ADDITIONAL PERVIOUS SURFACE	846 SF + 950 SF = 1,796 / 5,187 = 35% TOTAL PERVIOUS SURFACE
EXISTING LOT COVERAGE	759 SF HOUSE + 781 SF GARAGE = 1,540 / 5,187 = 30%
EXISTING PARKING	4 SPACES (2 MIN REQUIRED)

NOTE: THERE ARE NO EXISTING TREE OR SHRUB SPECIMENS OF MERIT TO BE SAVED. THE EXISTING APPLE TREE AND ROSE BUSHES HAVE BEEN COMPROMISED BY AGE, WEEDS AND DROUGHT. THE EXISTING FORSYTHIA DOES NOT FLOWER, AND THE EXISTING BOXWOOD IS INSIGNIFACANT. MUCH OF THE EXISTING LANDSCAPE PLANTING AREAS HAVE BEEN OVERTAKEN BY WEEDS AND INVASIVE JAPAPESE KNOT WOOD. ALL EXISTING PLANTS WILL BE REMOVED AND REPLACED BY THE LANDSCAPE PLAN L1.2



LINE STREET  
(PUBLIC WAY-VARIABLE WIDTH)

SCALE: 3/32" = 1'-0"

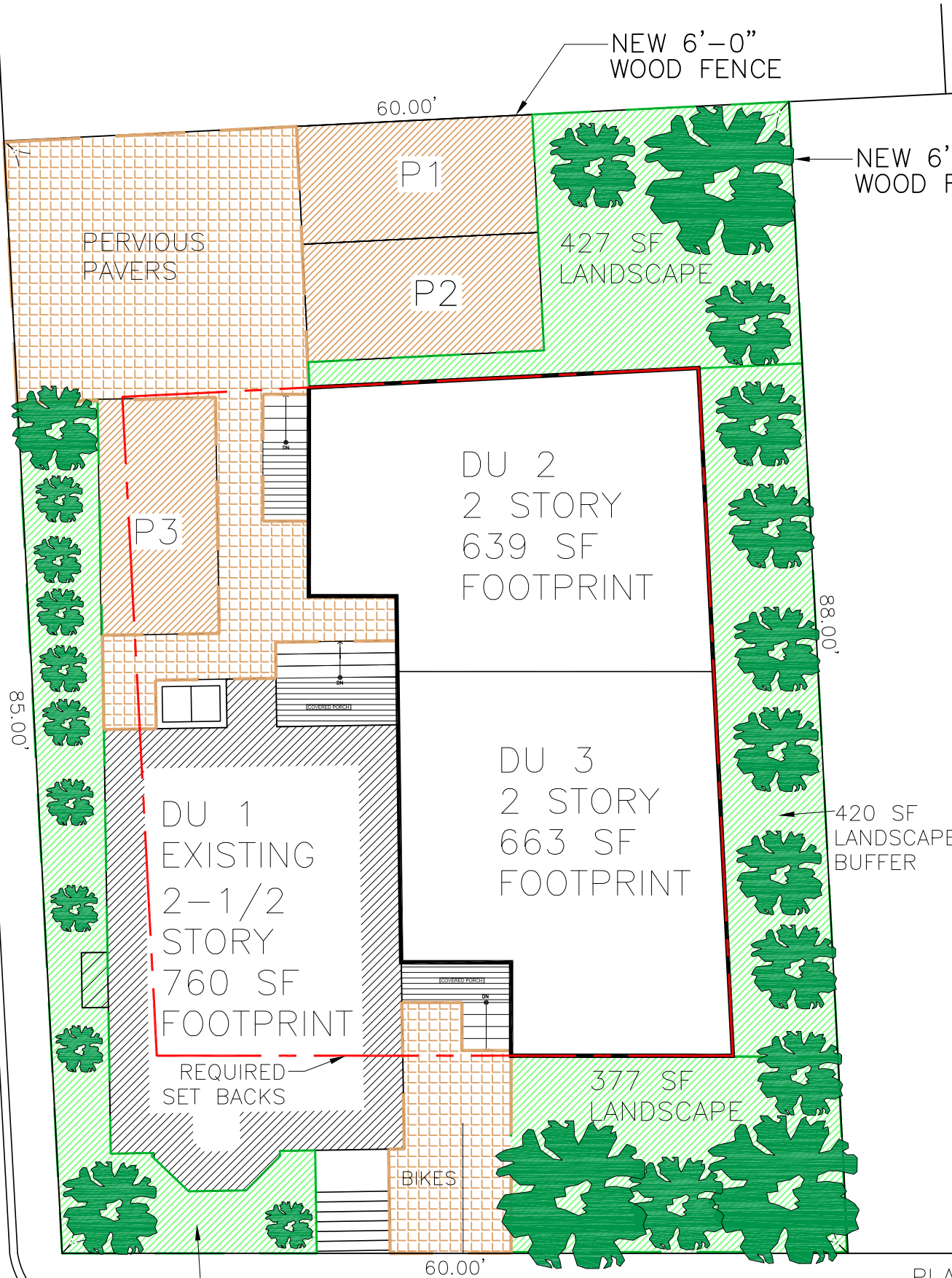
GCD ARCHITECTS

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Cambridge, MA 02138  
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EXISTING  
SITE & LANDSCAPE  
PLAN

L1.1

88 Line Street Somerville  
JULY 20, 2017 ZBA REVIEW



LOT SIZE:	5,187 SF
EX HOUSE:	1,916 SF
EX FAR:	.37
ALLOWABLE FAR	1.0
ADDITIONAL NSF ALLOWABLE	3,271 SF
ADDITIONAL NSF PROPOSED	1,020 FOR DU 2 1,068 FOR DU 3 2,088 TOTAL
PROPOSED FAR	1,916 + 2,088 = 4,004 NSF / 5,187 = .77
SURFACE AREA TYPE	SURFACE AREA SQUARE FOOTAGE
PROPOSED LANDSCAPING MIX OF GRASS, GROUND COVER PERENNIAL FLOWER BEDS	1,626 SF / 5,187 SF = 31% (25% MIN REQUIRED)
PROPOSED PERVIOUS PARKING SURFACE	486 SF
PERVIOUS SURFACE DECORATIVE PAVERS	779 SF
TOTAL PROPOSED PERVIOUS SURFACE 1,265 SF + 1,626 SF = 2,891 SF / 5,187 = 55% (35% MIN REQUIRED)	
EXISTING LOT COVERAGE	760 SF
PROPOSED NEW LOT COVERAGE	1,302 SF
PROPOSED TOTAL LOT COVERAGE	2,062 SF / 5,187 SF = 40% (50% MAX ALLOWABLE)
PROPOSED PARKING	3 SPACES (5 REQUIRED)

PLANTING LEGEND:

- 10'-12' JAPANESE TREE LILAC OR PAPERBACK MAPLE
- 6'-8' TALL ARBORVITAE OR HEMLOCK OR RIVER BIRCH
- 36" DIAM NATIVE SHRUB ASSORTMENT YEW, AZALEAS, INKBERRIES AND SIMILAR

SCALE: 3/32" = 1'-0"

PORTION OF LOT 22

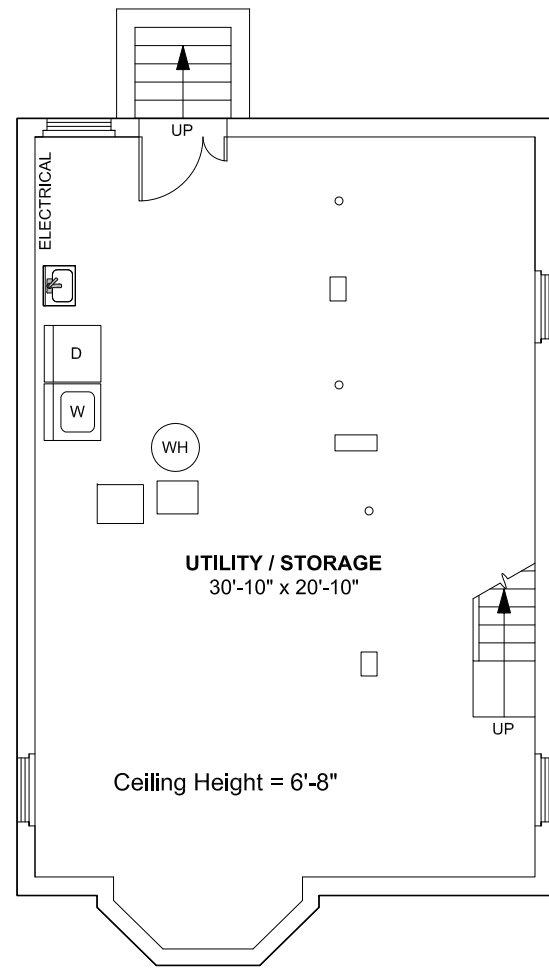
PROPOSED SITE & LANDSCAPE PLAN

88 Line Street Somerville  
JULY 20, 2017 ZBA REVIEW

GCD ARCHITECTS  
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2 Worthington St  
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Tel. 617-412-8450

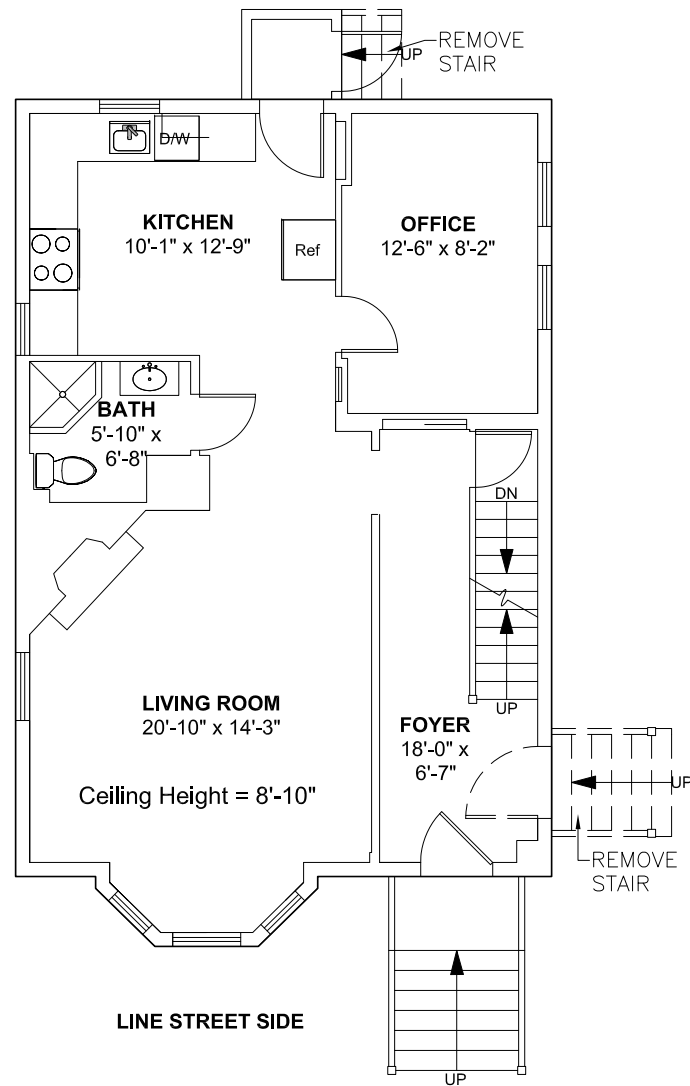
L1.2





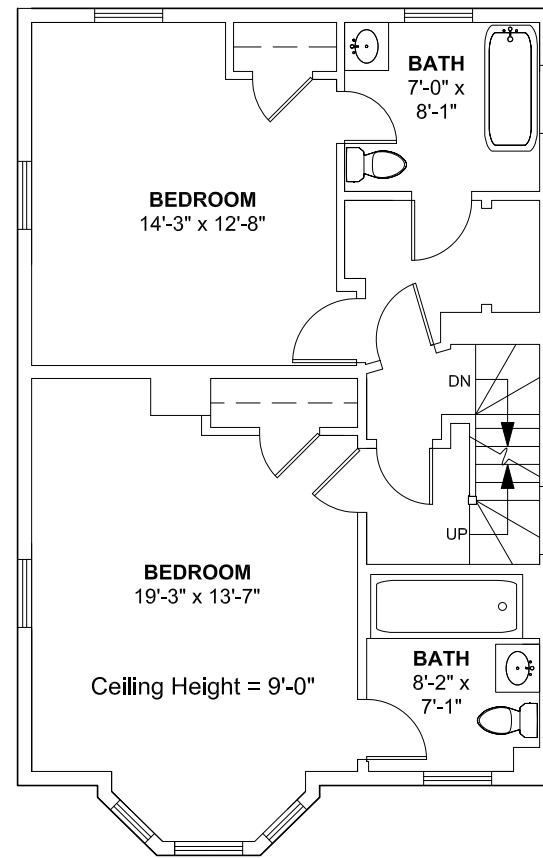
LINE STREET SIDE

**1** EXISTING BASEMENT PLAN  
Scale: 1/8" = 1'-0"



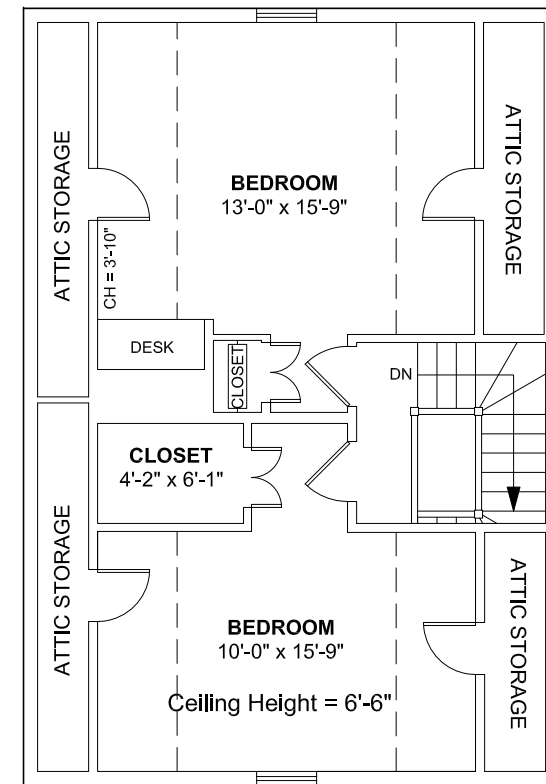
LINE STREET SIDE

**2** EXISTING FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"



LINE STREET SIDE

**3** EXISTING SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"



LINE STREET SIDE

**4** EXISTING THIRD FLOOR PLAN  
Scale: 1/8" = 1'-0"

**GCD ARCHITECTS**

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**EXISTING  
PLANS**

**D1.1**

88 Line Street Somerville  
JULY 20, 2017 ZBA REVIEW



**1** Line Street Elevation  
 Scale: 1/8" = 1'-0"

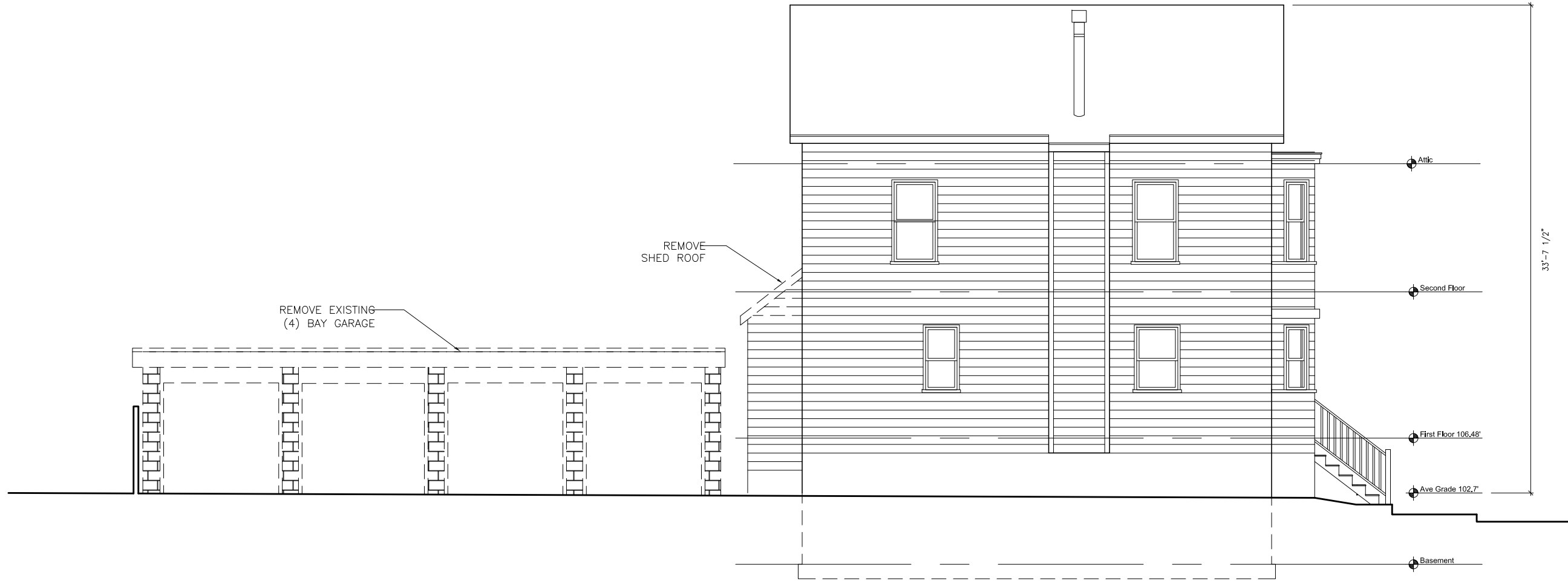
**GCD ARCHITECTS**

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 Tel. 617-412-8450

**EXISTING  
 ELEVATIONS**

**D2.1**

88 Line Street Somerville  
 JULY 20, 2017 ZBA REVIEW



1 Cooney Street Elevation (Left Side)  
 Scale: 1/8" = 1'-0"

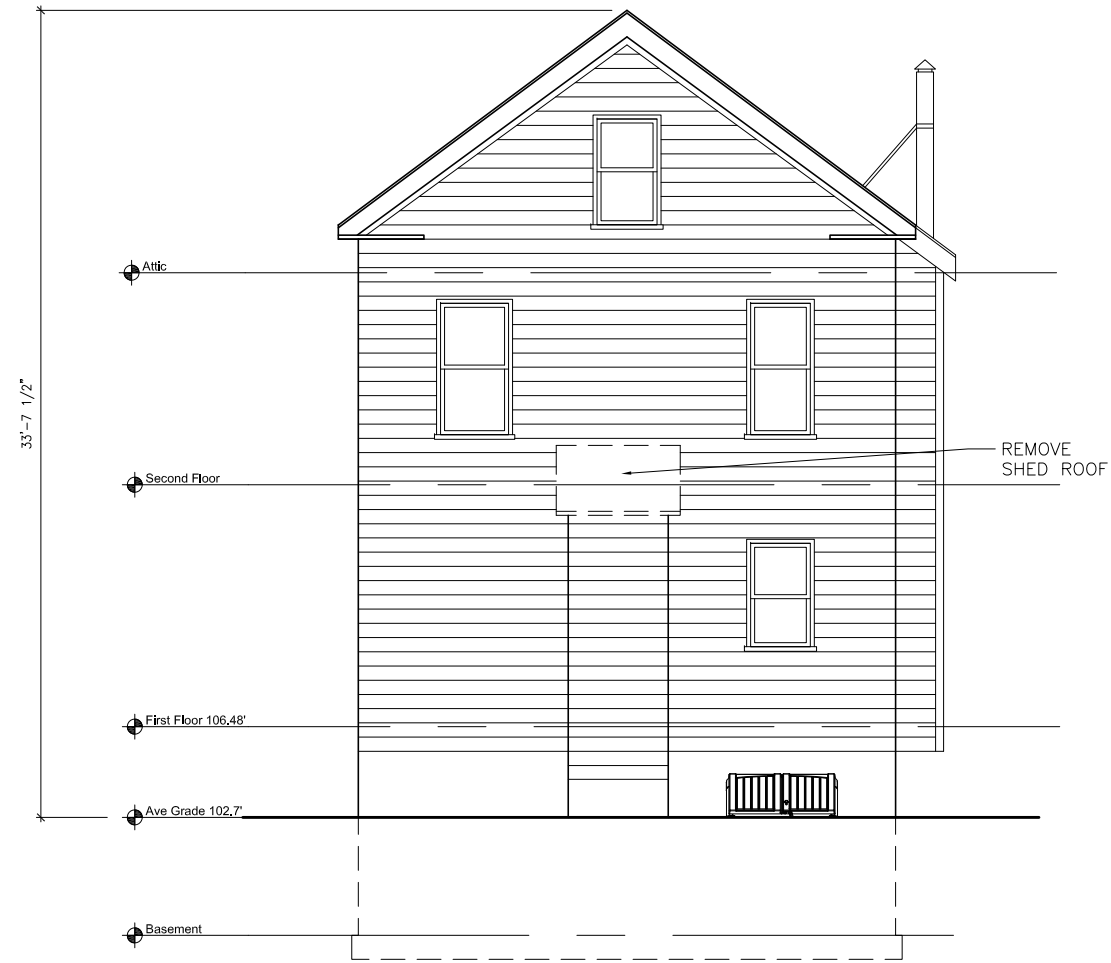
GCD ARCHITECTS

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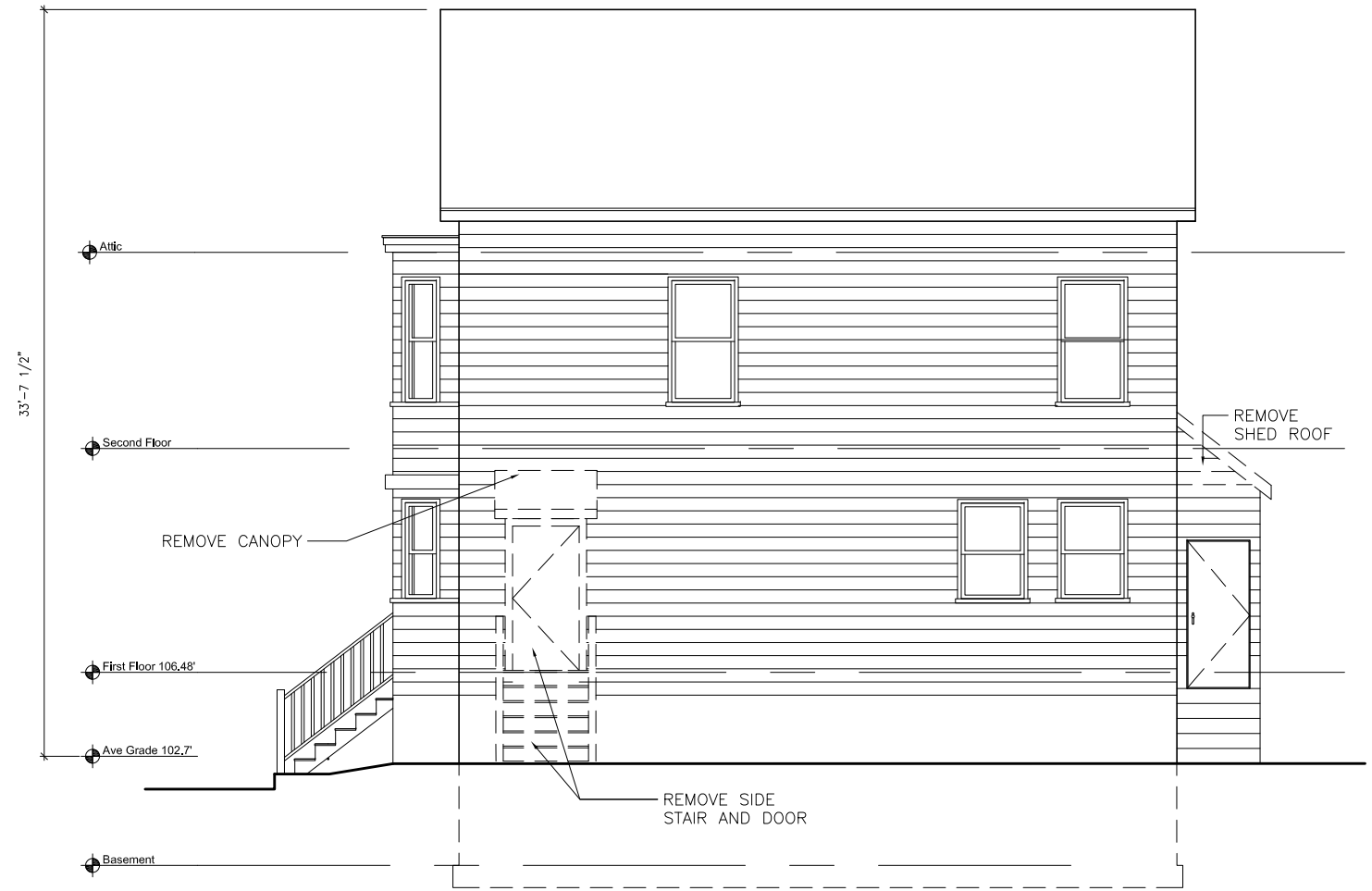
EXISTING  
 ELEVATIONS

D2.2

88 Line Street Somerville  
 JULY 20, 2017 ZBA REVIEW



**1** Rear Elevation  
Scale: 1/8" = 1'-0"



**2** Right Side Elevation  
Scale: 1/8" = 1'-0"

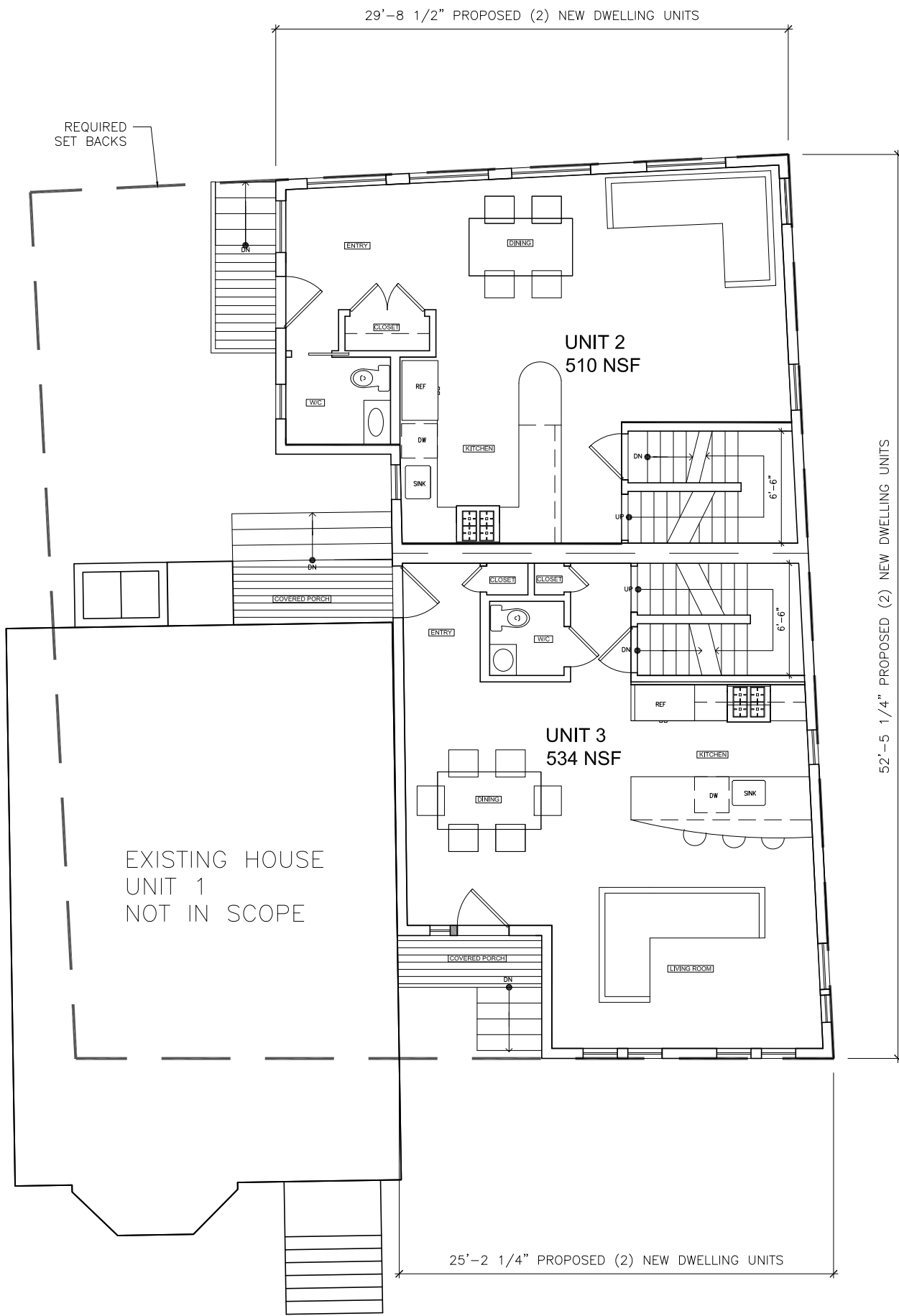
**GCD ARCHITECTS**

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Tel. 617-412-8450

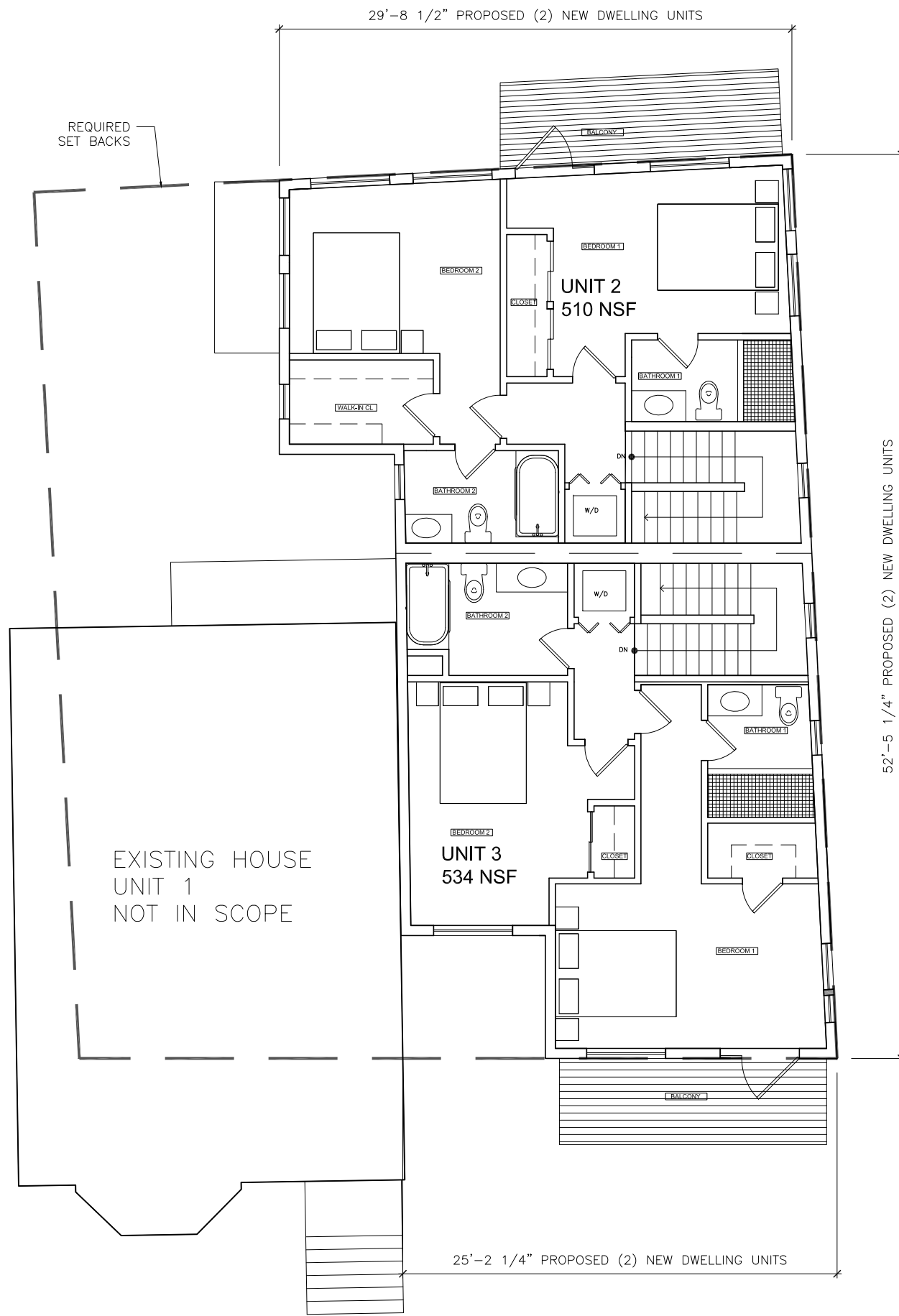
**EXISTING  
ELEVATIONS**

**D2.3**

88 Line Street Somerville  
JULY 20, 2017 ZBA REVIEW



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



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

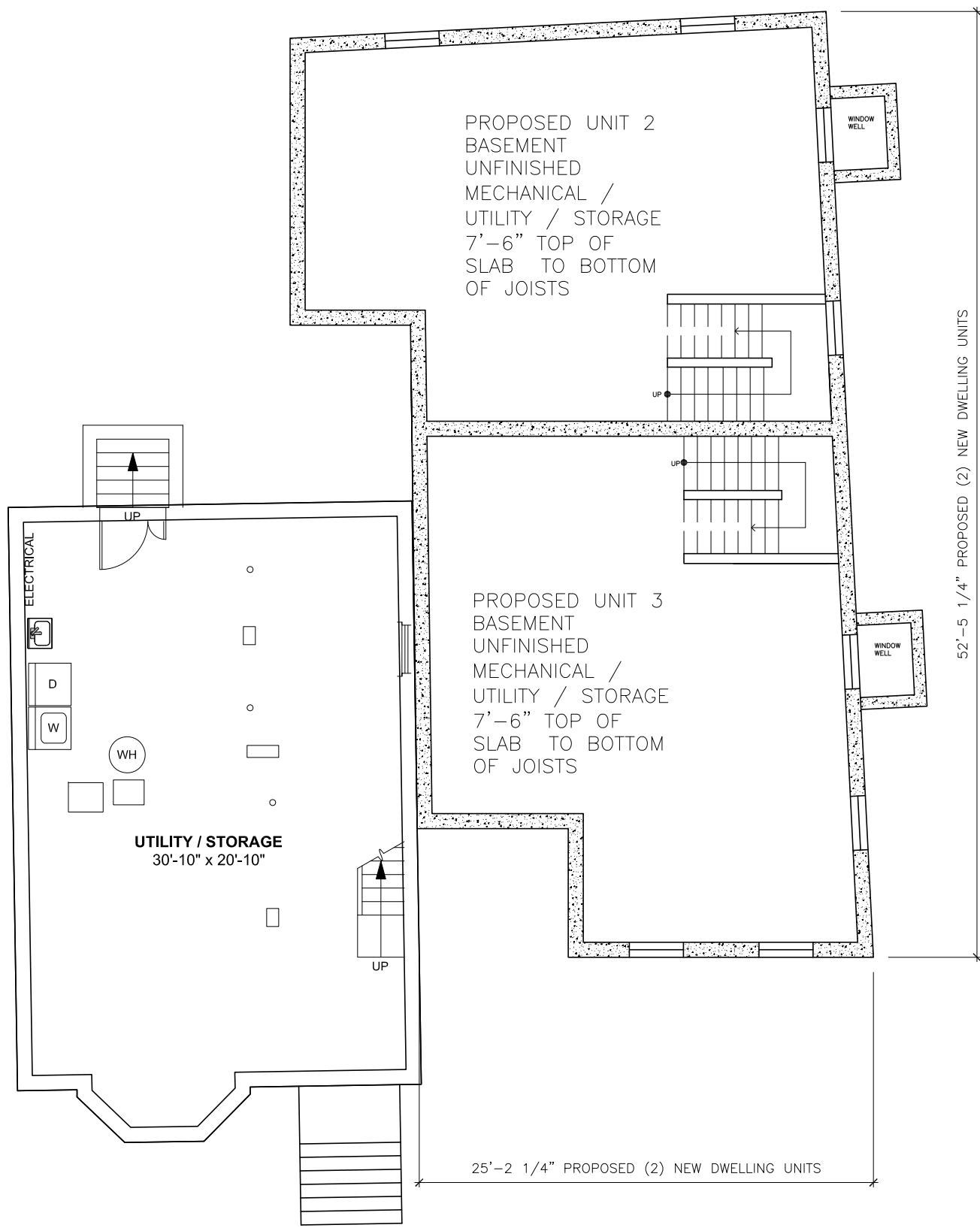
**GCD ARCHITECTS**

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Tel. 617-412-8450

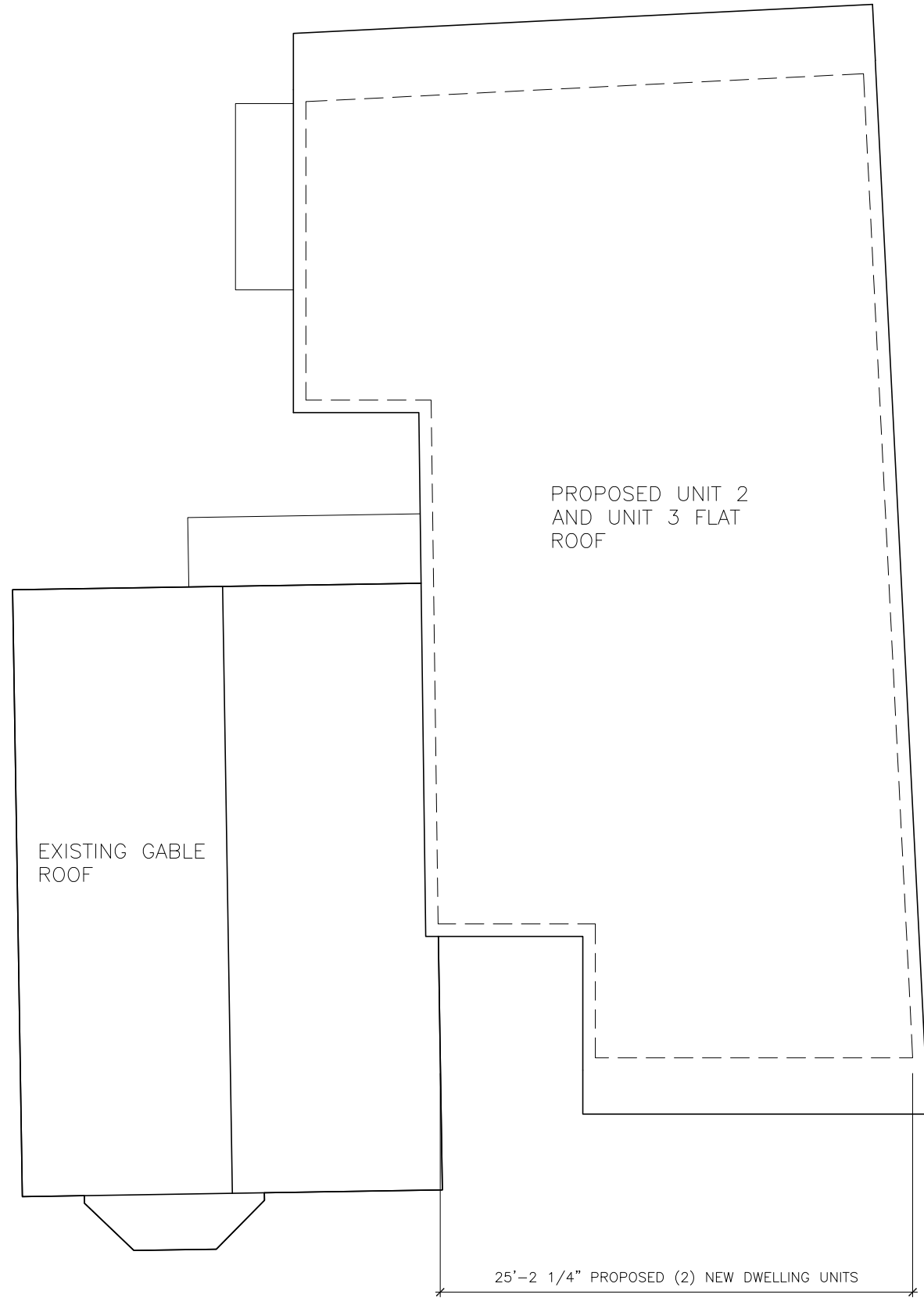
**PROPOSED  
PLANS**

**A1.1**

88 Line Street Somerville  
JULY 20, 2017 ZBA REVIEW



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



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

**GCD ARCHITECTS**

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Tel. 617-412-8450

88 Line Street Somerville  
JULY 20, 2017 ZBA REVIEW

**PROPOSED  
PLANS**

**A1.2**



**1** Line Street Elevation  
 Scale: 1/8" = 1'-0"

**A2.1**  
**PROPOSED**  
**EXTERIOR**  
**ELEVATIONS**

**GCD ARCHITECTS**

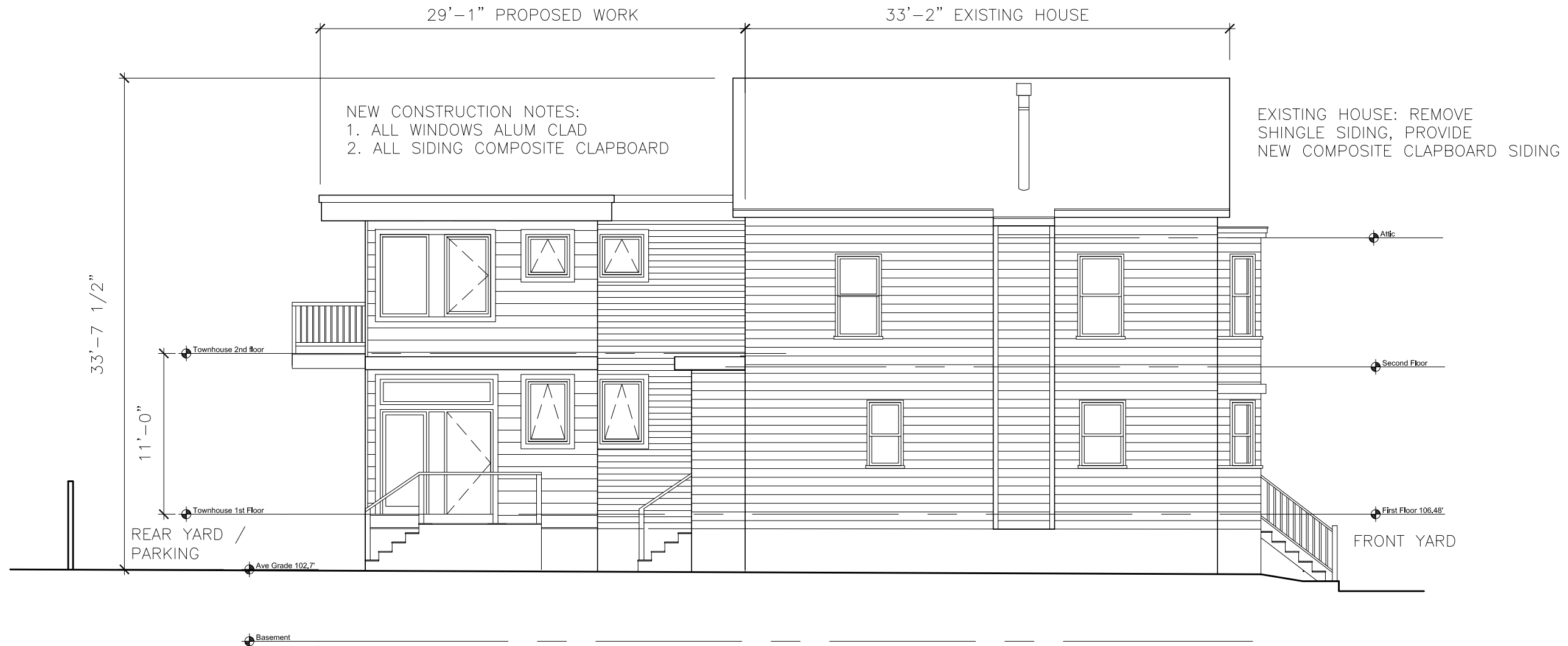
Adam J. Glassman, R.A.  
 2 Worthington St  
 Cambridge, MA 02138  
 Tel. 617-412-8450

88 Line Street Somerville  
 JULY 20, 2017 ZBA REVIEW

NEW CONSTRUCTION NOTES:

1. ALL WINDOWS ALUM CLAD
2. ALL SIDING COMPOSITE CLAPBOARD (BORAL OR SIMILAR)
3. ALL EXTERIOR DECK FLOORING TO BE COMPOSITE (TREX OR SIMILAR)

EXISTING HOUSE: REMOVE SHINGLE SIDING, PROVIDE NEW COMPOSITE CLAPBOARD SIDING



1 Cooney Street Elevation  
Scale: 1/8" = 1'-0"

GCD ARCHITECTS

Adam J. Glassman, R.A.  
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PROPOSED  
A2.2 EXTERIOR  
ELEVATIONS

88 Line Street Somerville  
JULY 20, 2017 ZBA REVIEW





NEW CONSTRUCTION NOTES:  
 1. ALL WINDOWS ALUM CLAD  
 2. ALL SIDING COMPOSITE CLAPBOARD  
 (BORAL OR SIMILAR)  
 3. ALL EXTERIOR DECKING TO BE  
 COMPOSITE (TREX OR SIMILAR)

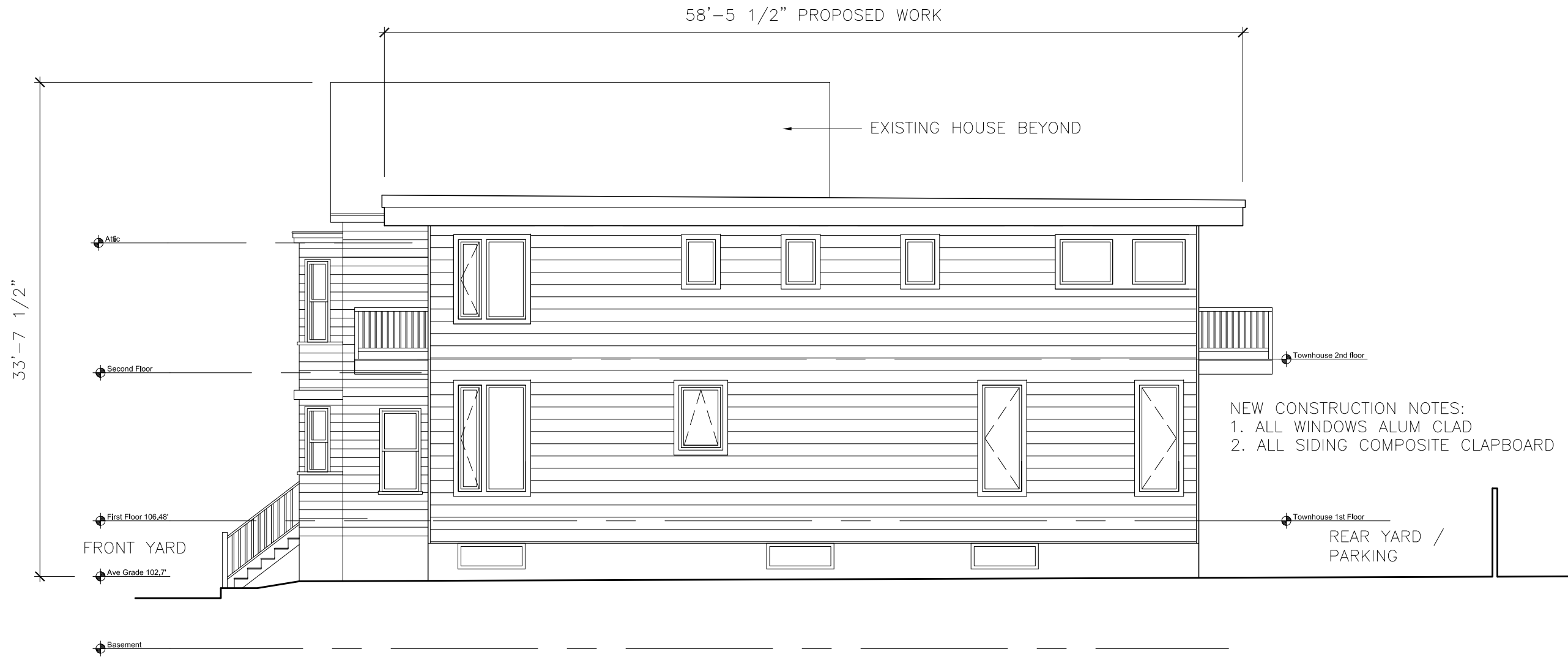
1 Rear Elevation  
 Scale: 1/8" = 1'-0"

**A2.3**  
**PROPOSED**  
**EXTERIOR**  
**ELEVATIONS**

**GCD ARCHITECTS**

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88 Line Street Somerville  
 JULY 20, 2017 ZBA REVIEW

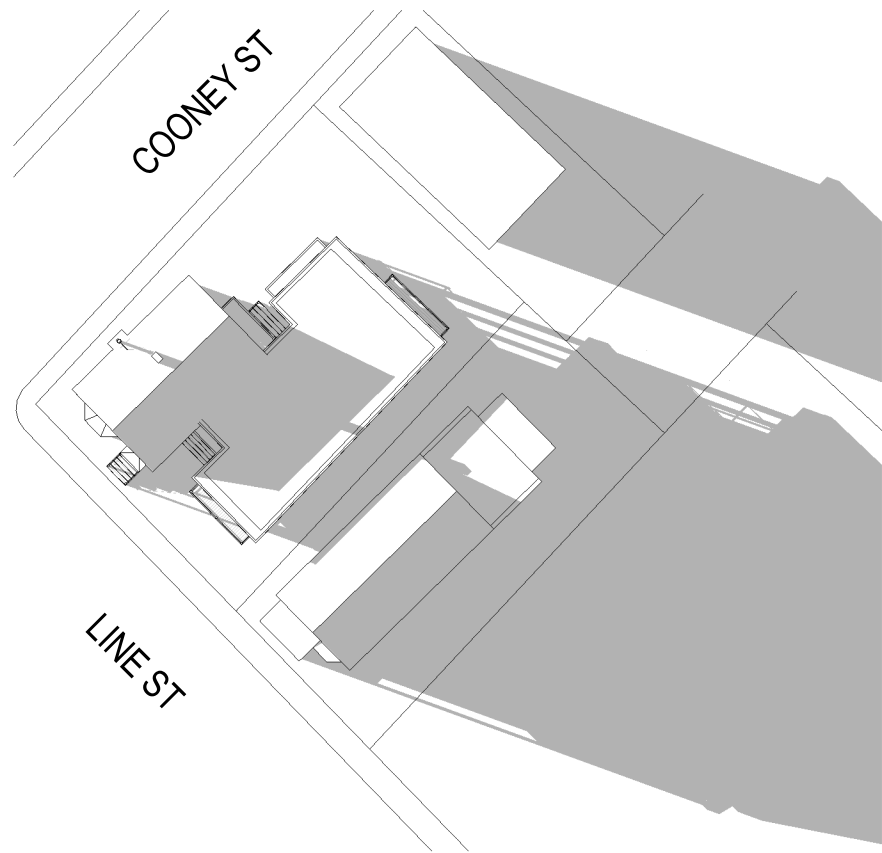


NEW CONSTRUCTION NOTES:  
 1. ALL WINDOWS ALUM CLAD  
 2. ALL SIDING COMPOSITE CLAPBOARD

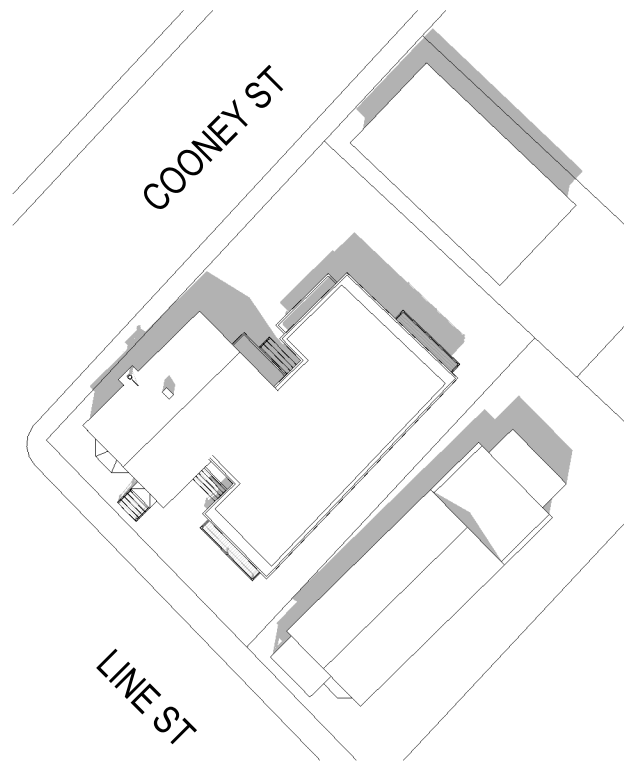
**1** Side Elevation  
 Scale: 1/8" = 1'-0"



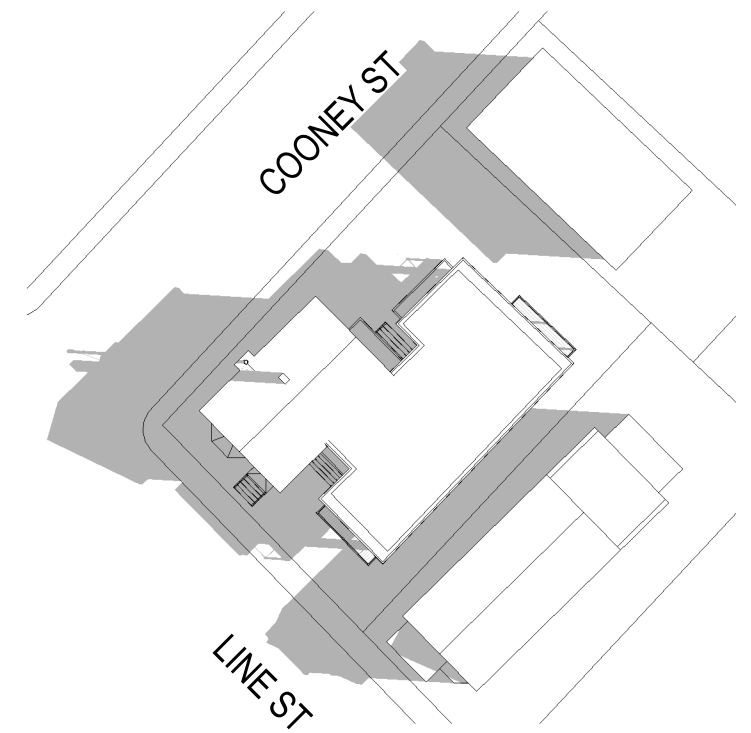




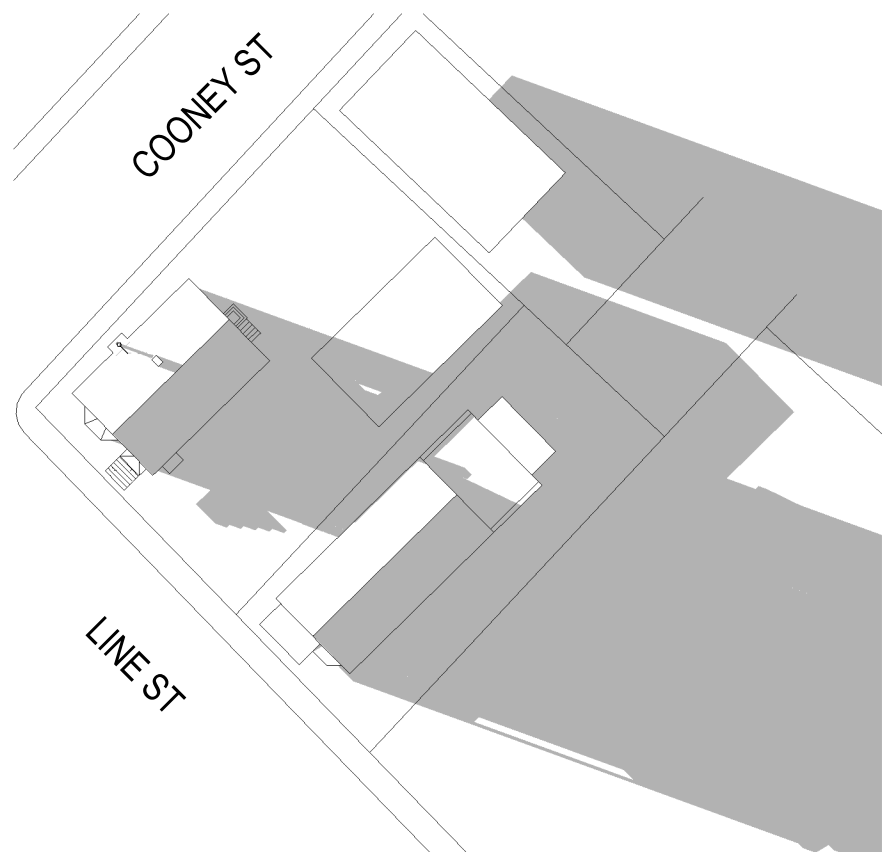
③ Prop. Sun Study - Summer Solstice - 5PM  
1" = 40'-0"



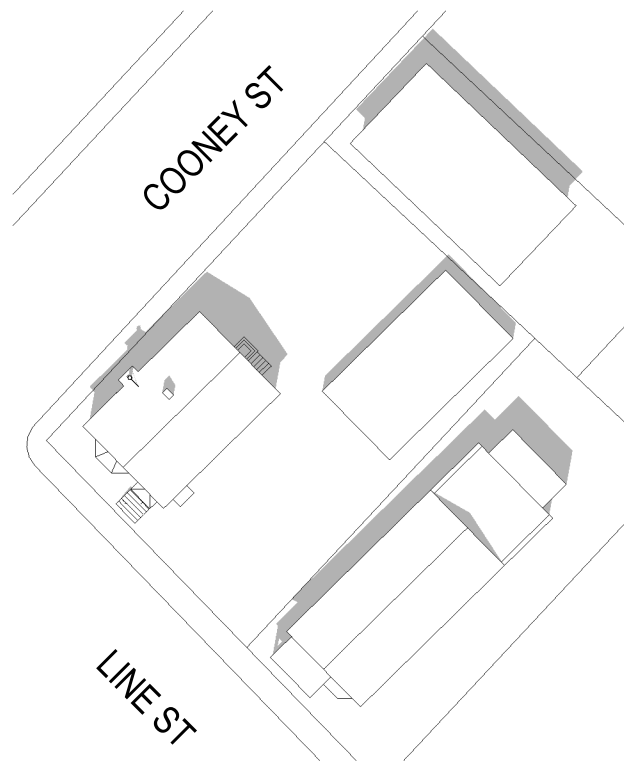
② Prop. Sun Study - Summer Solstice - Noon  
1" = 40'-0"



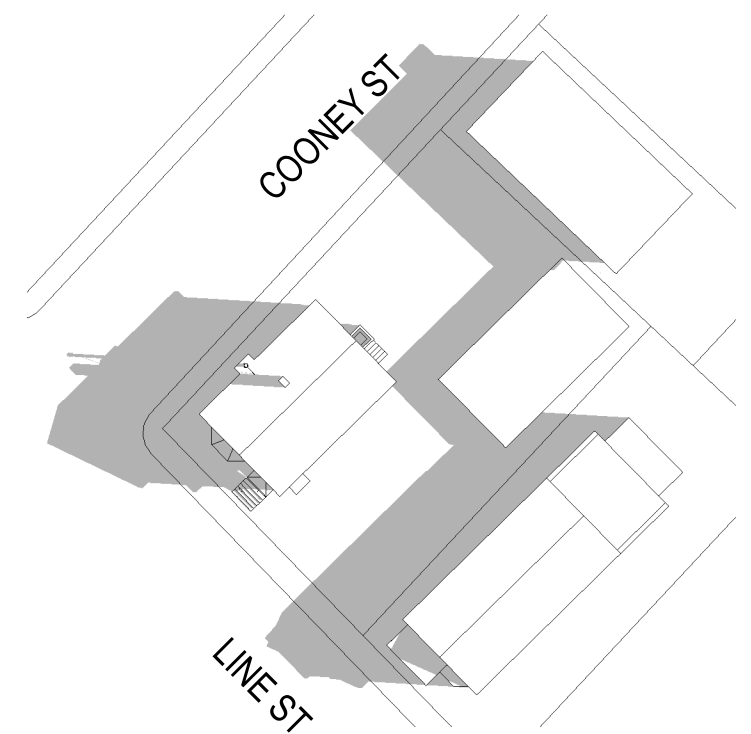
① Prop. Sun Study - Summer Solstice - 8AM  
1" = 40'-0"



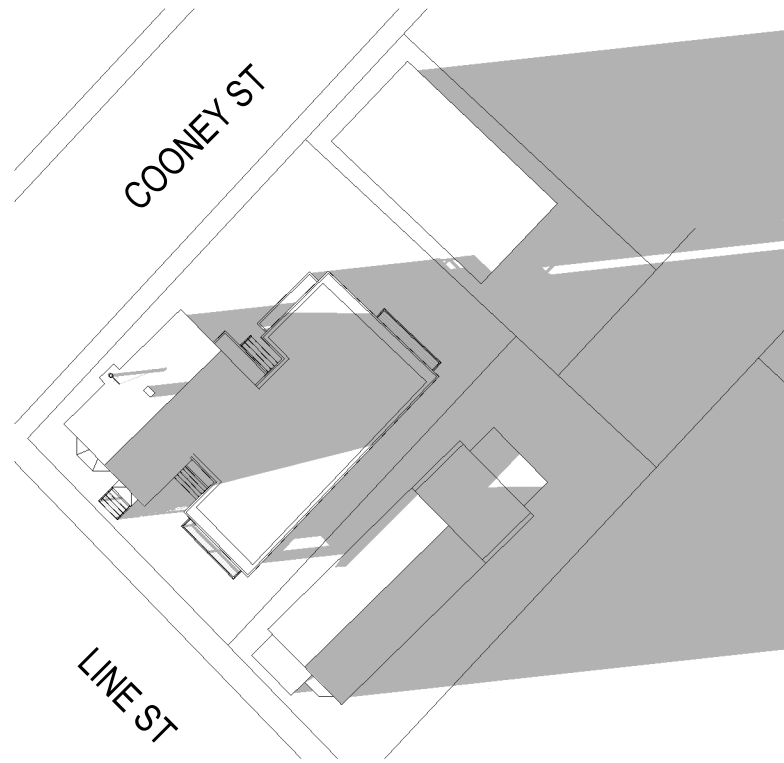
⑥ Ex. Sun Study - Summer Solstice - 5PM  
1" = 40'-0"



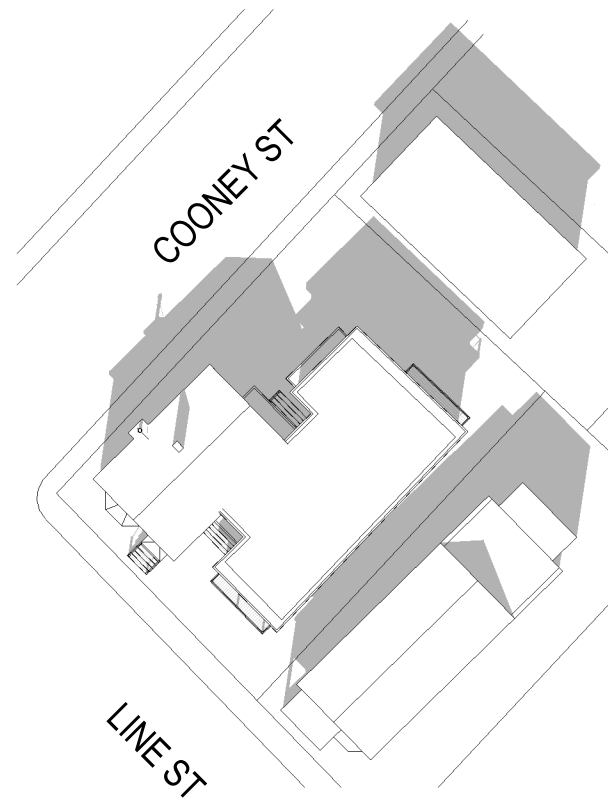
⑤ Ex. Sun Study - Summer Solstice - Noon  
1" = 40'-0"



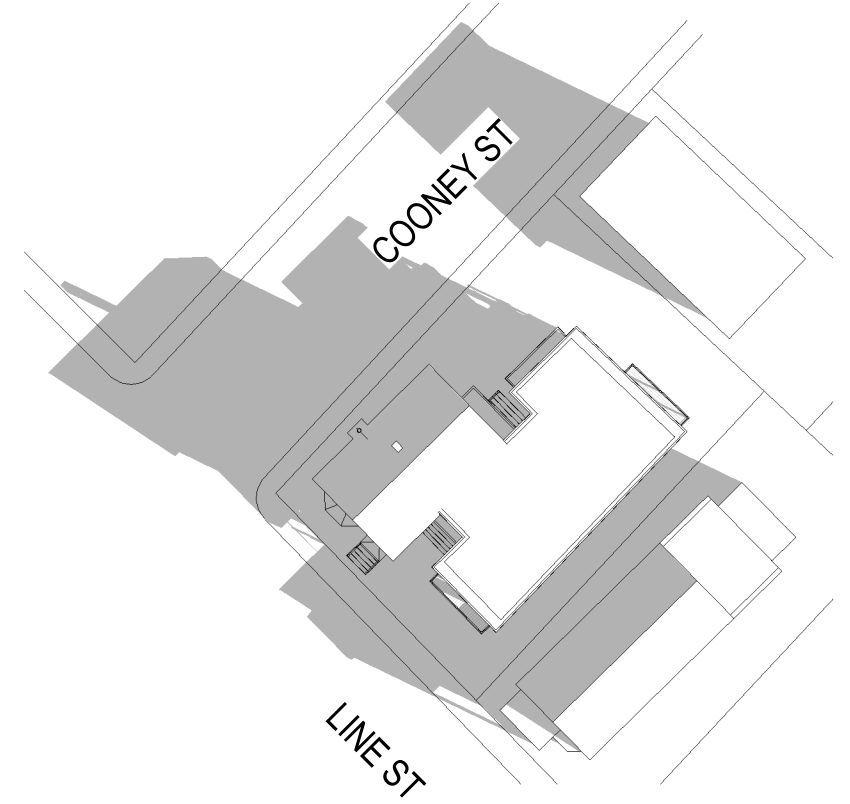
④ Ex. Sun Study - Summer Solstice - 8AM  
1" = 40'-0"



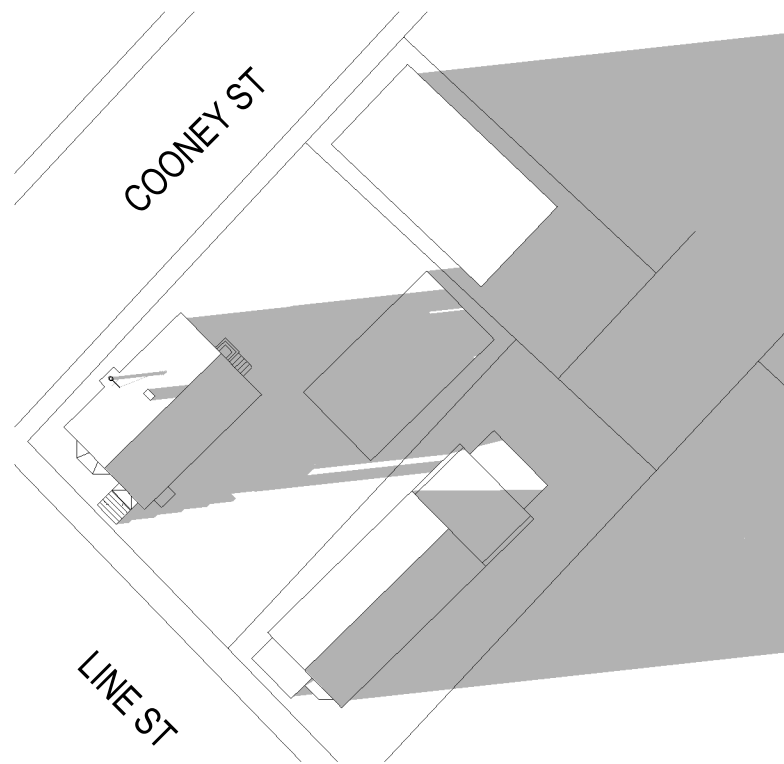
③ Prop. Sun Study - Fall Equinox - 5PM  
1" = 40'-0"



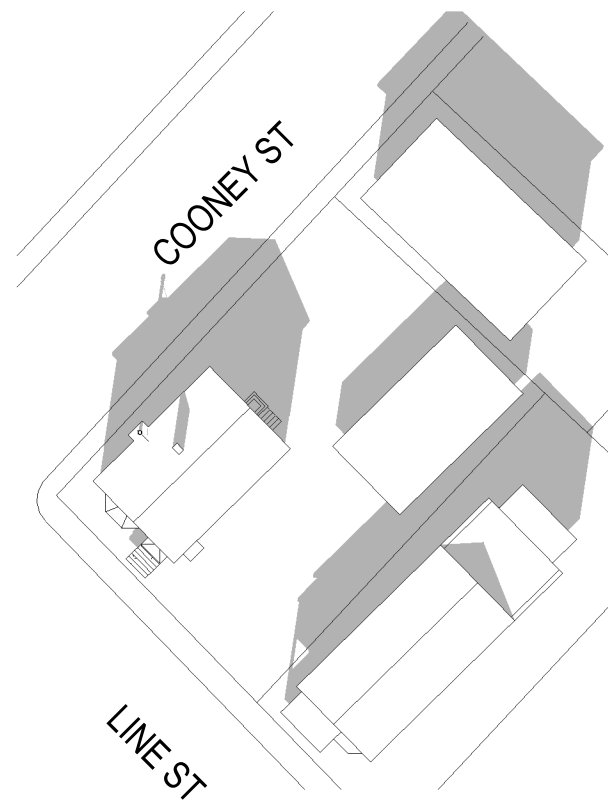
② Prop. Sun Study - Fall Equinox - Noon  
1" = 40'-0"



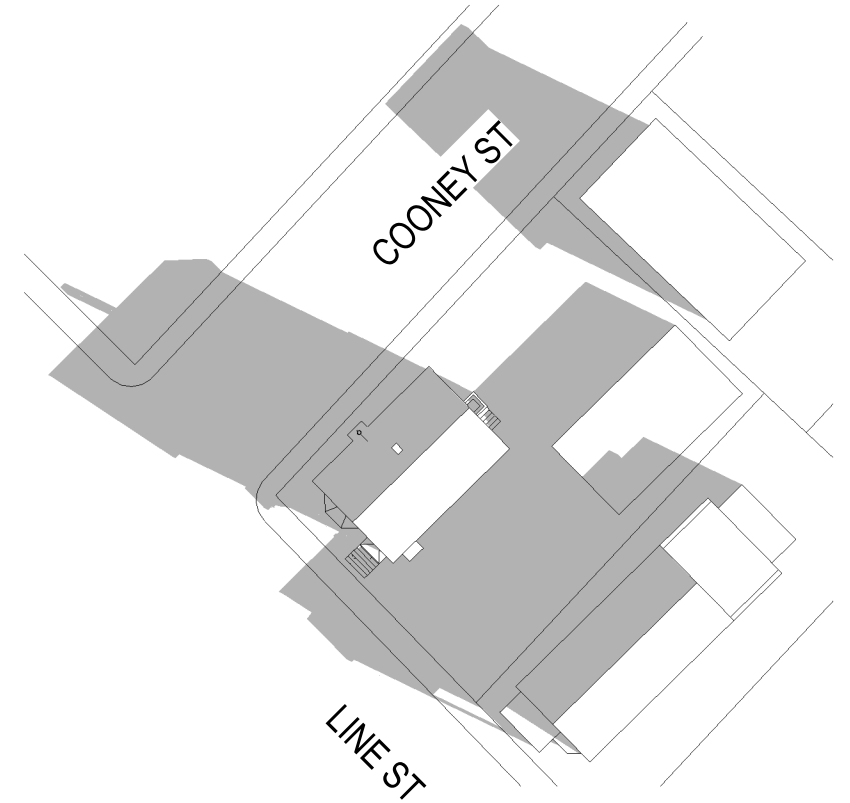
① Prop. Sun Study - Fall Equinox - 8AM  
1" = 40'-0"



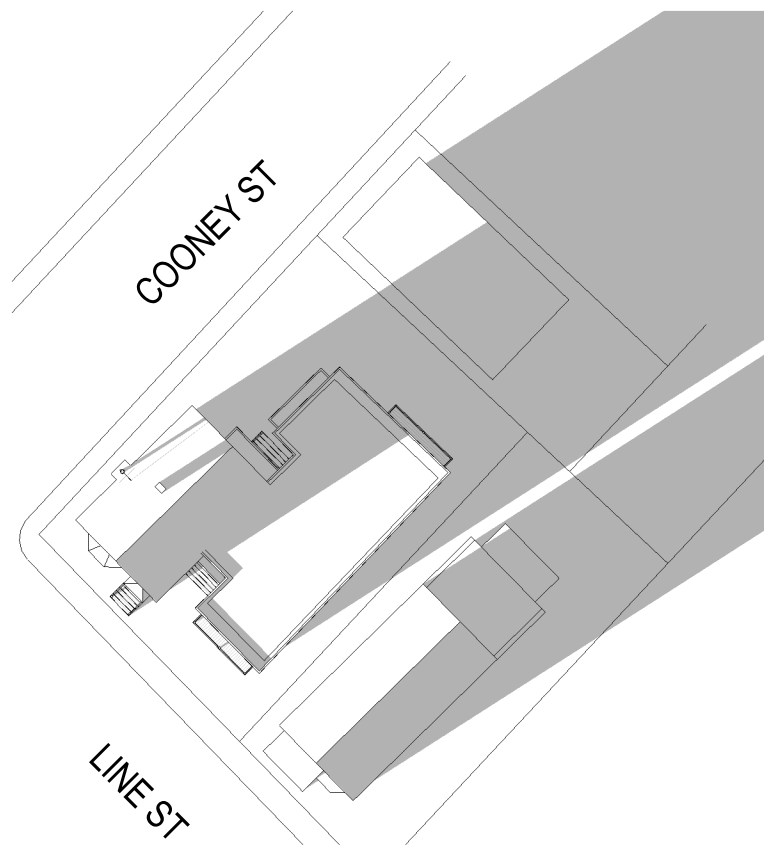
⑥ Ex. Sun Study - Fall Equinox - 5PM  
1" = 40'-0"



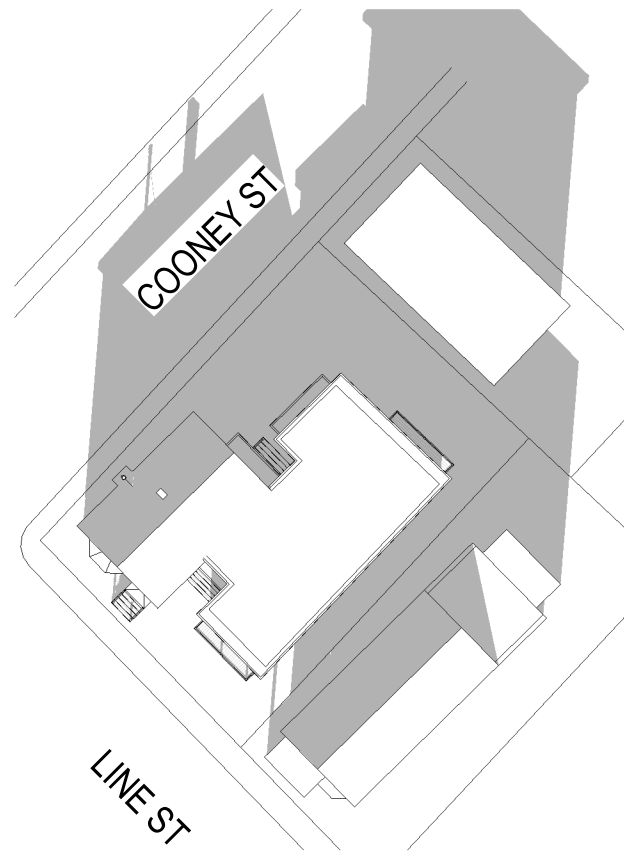
⑤ Ex. Sun Study - Fall Equinox - Noon  
1" = 40'-0"



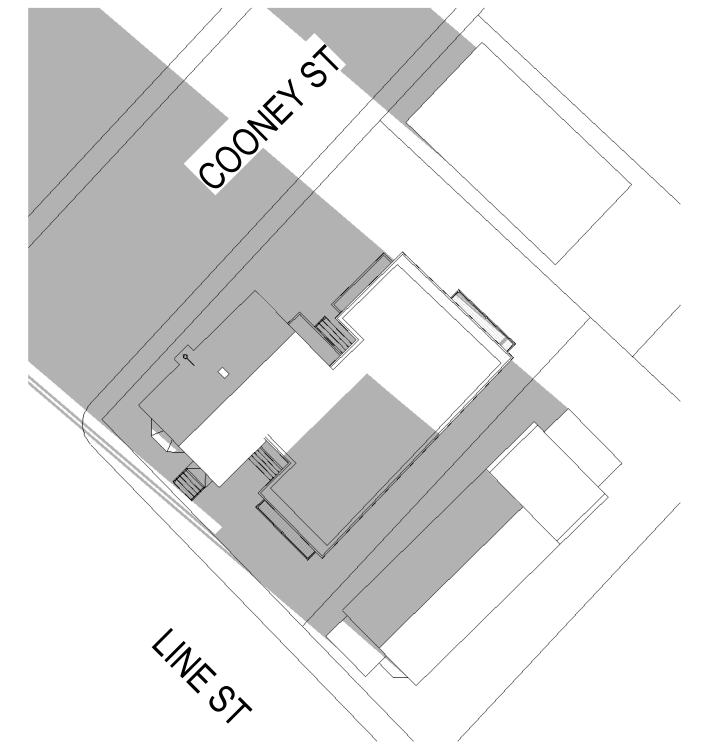
④ Ex. Sun Study - Fall Equinox - 8AM  
1" = 40'-0"



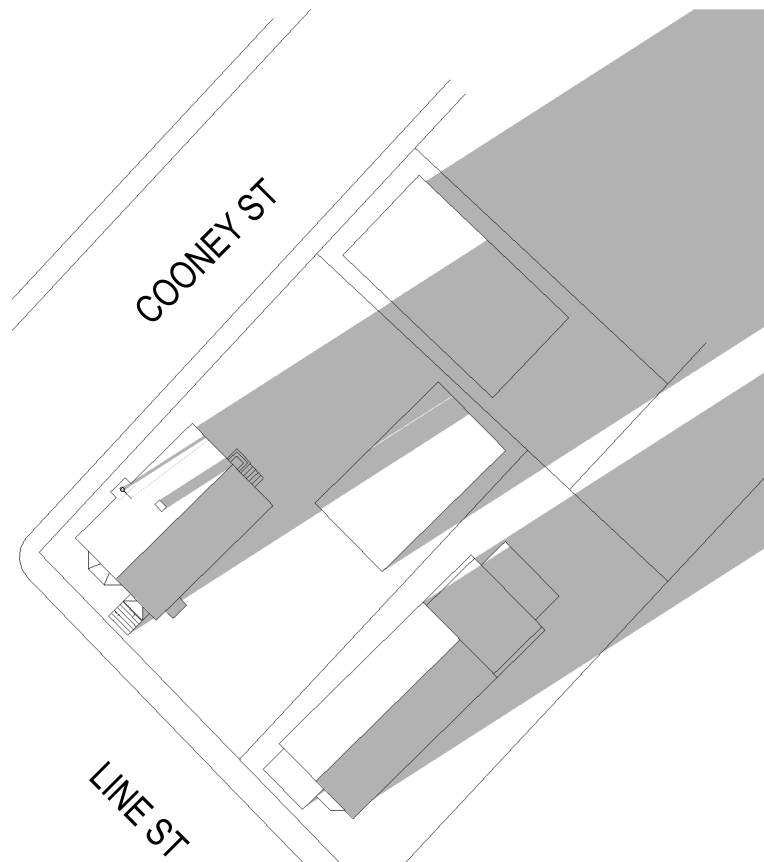
③ Prop. Sun Study - Winter Solstice - 5PM  
1" = 40'-0"



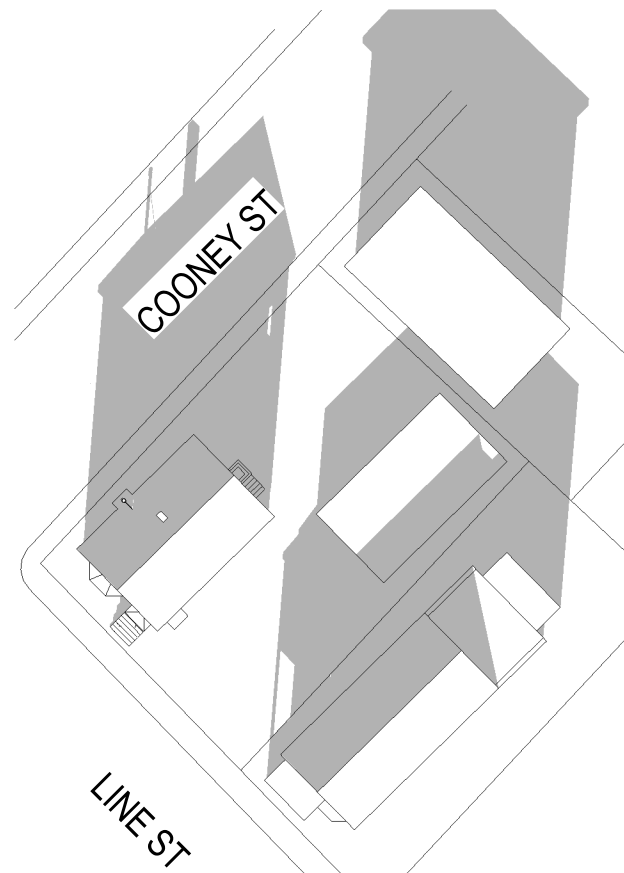
② Prop. Sun Study - Winter Solstice - Noon  
1" = 40'-0"



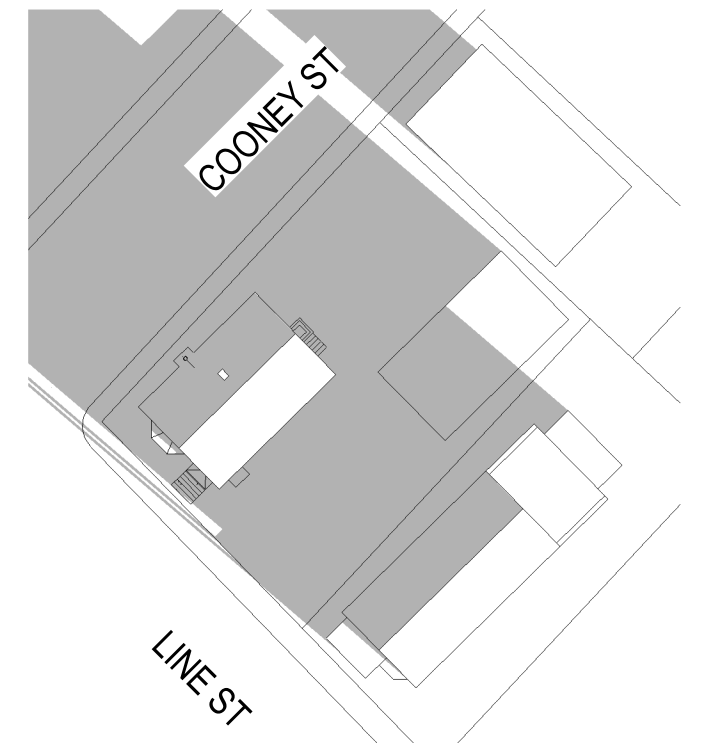
① Prop. Sun Study - Winter Solstice - 8AM  
1" = 40'-0"



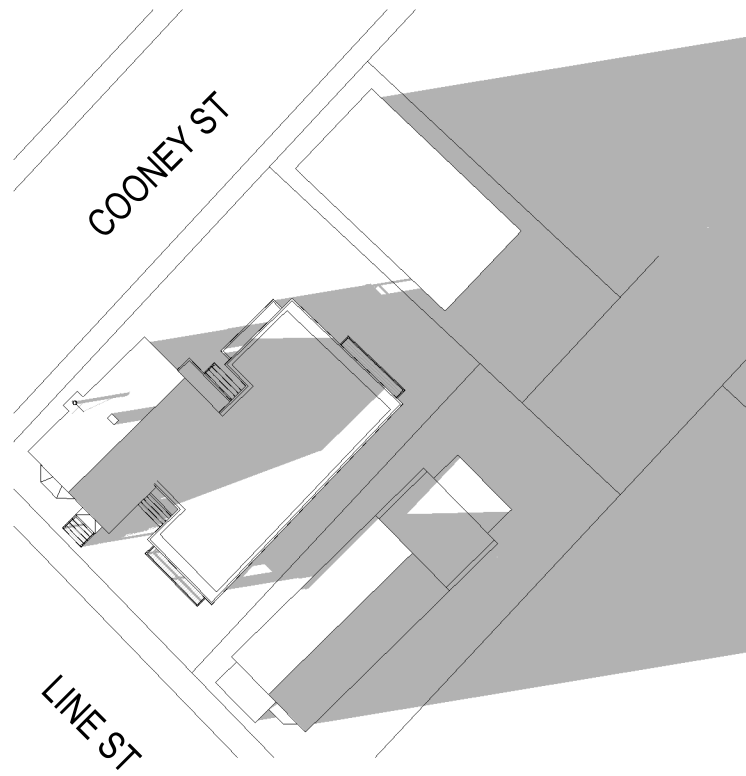
⑥ Ex. Sun Study - Winter Solstice - 5PM  
1" = 40'-0"



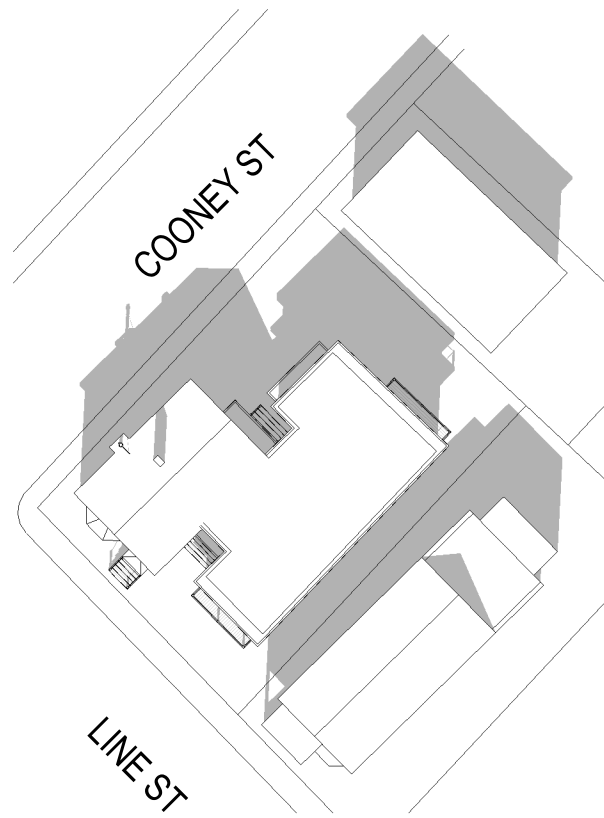
⑤ Ex. Sun Study - Winter Solstice - Noon  
1" = 40'-0"



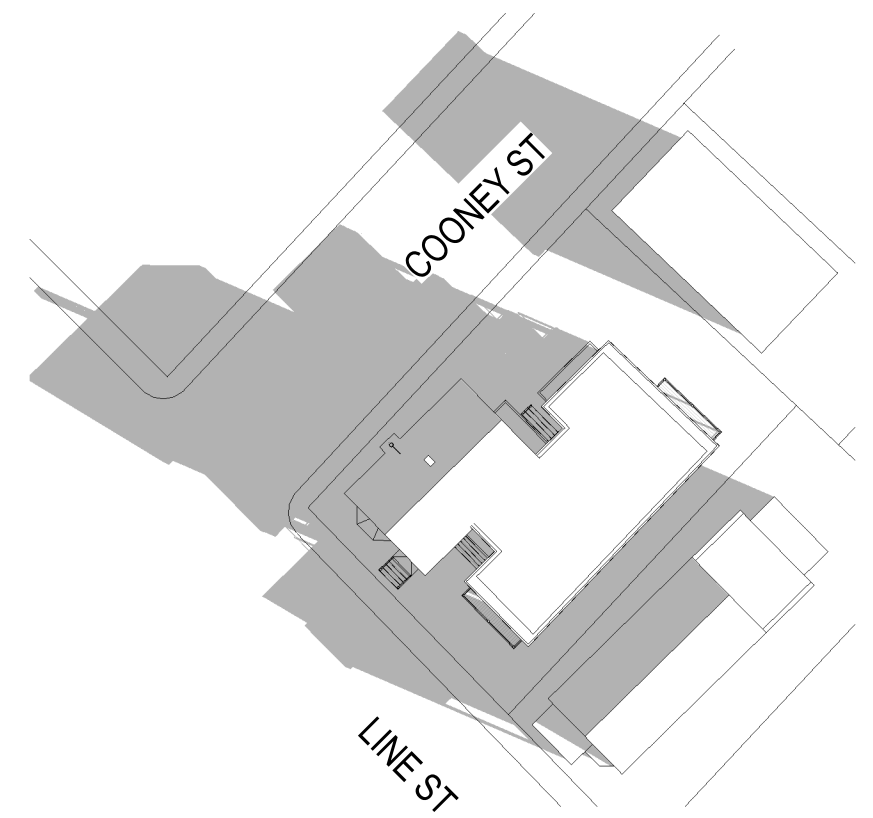
④ Ex. Sun Study - Winter Solstice - 8AM  
1" = 40'-0"



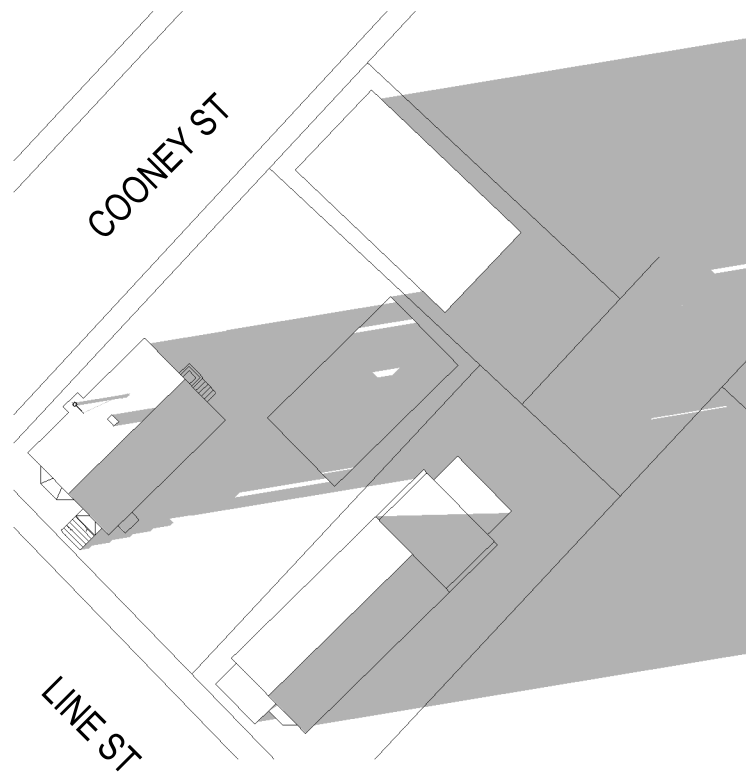
③ Prop. Sun Study - Spring Equinox - 5PM  
1" = 40'-0"



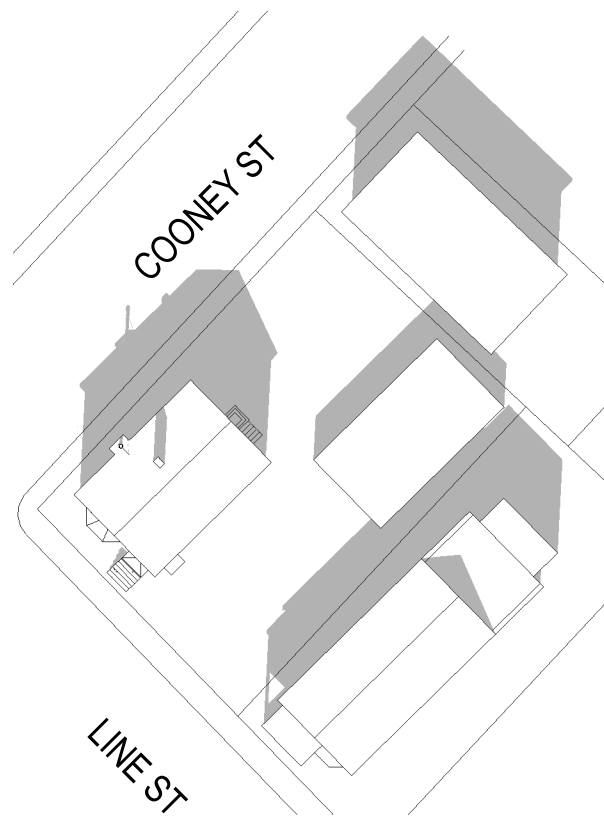
② Prop. Sun Study - Spring Equinox - Noon  
1" = 40'-0"



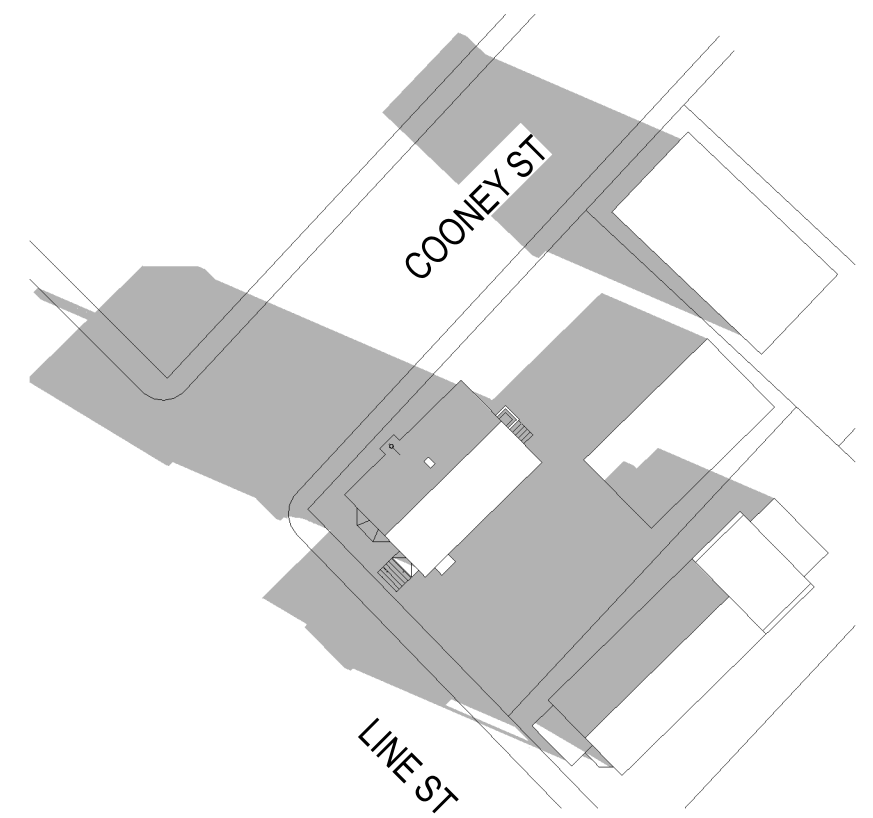
① Prop. Sun Study - Spring Equinox - 8AM  
1" = 40'-0"



⑥ Ex. Sun Study - Spring Equinox - 5PM  
1" = 40'-0"



⑤ Ex. Sun Study - Spring Equinox - Noon  
1" = 40'-0"



④ Ex. Sun Study - Spring Equinox - 8AM  
1" = 40'-0"