

PREPARED FOR:
MATTHEW PATRICK
78 YORKTOWN STREET
SOMERVILLE, MA

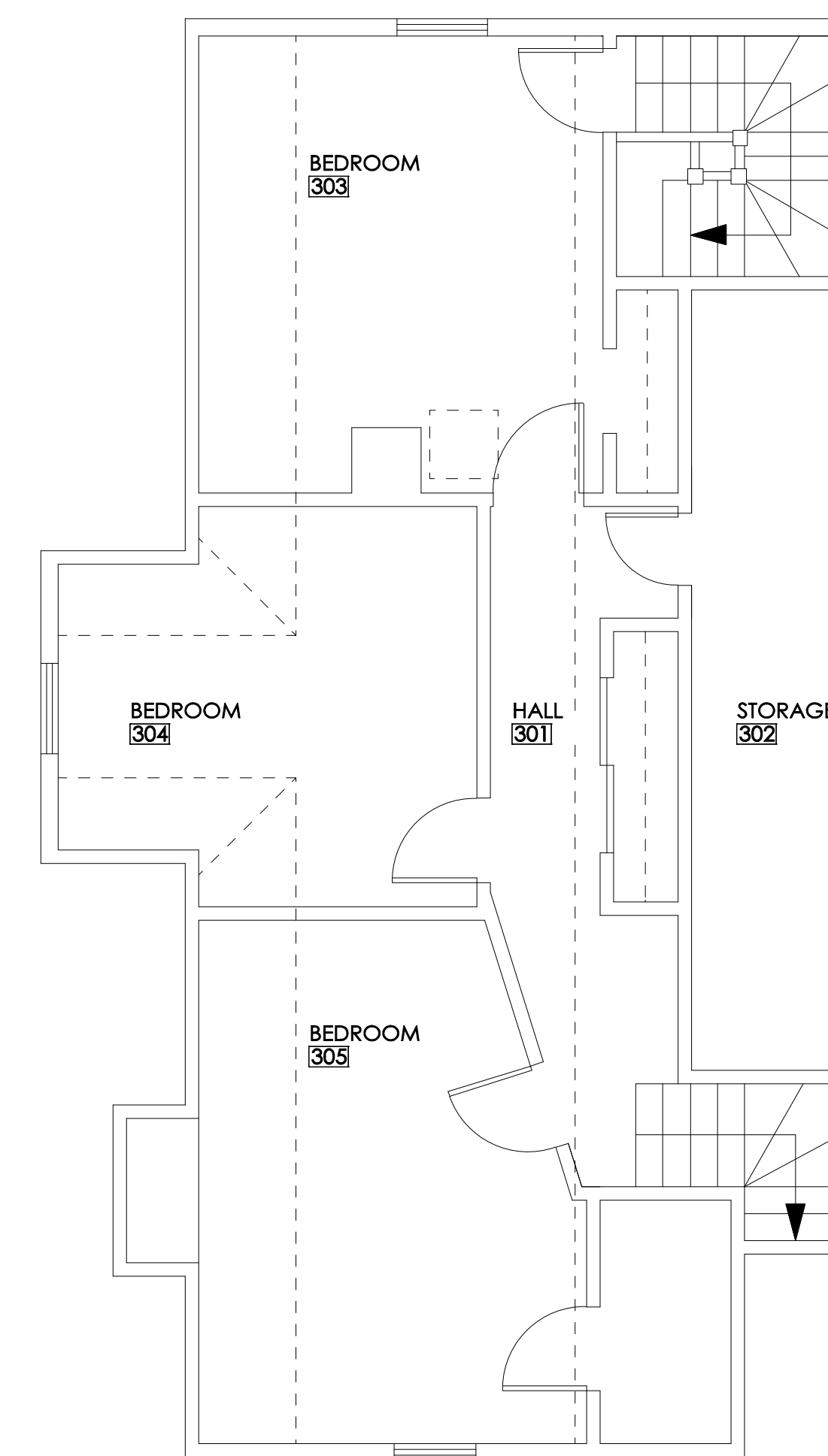
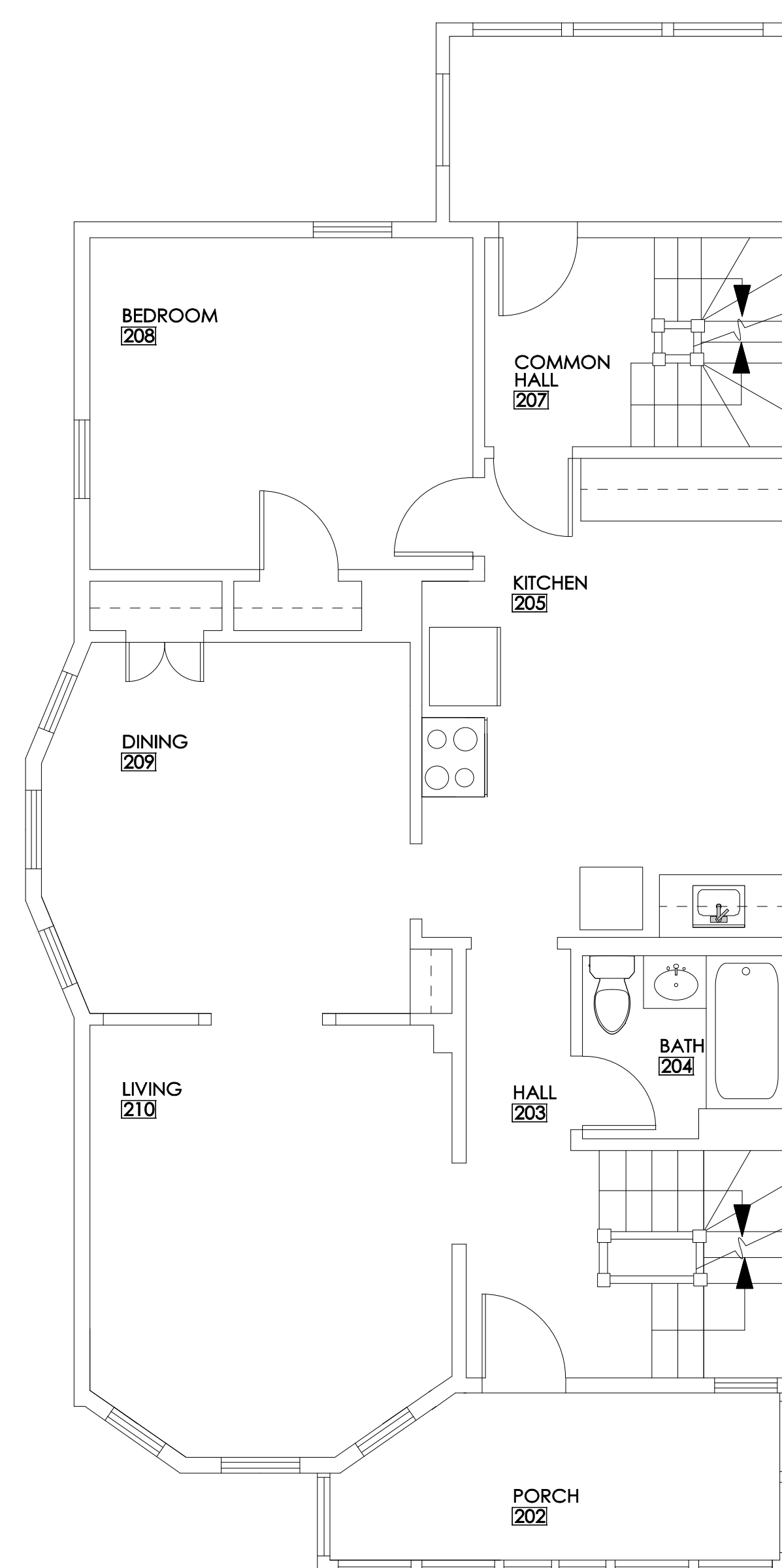
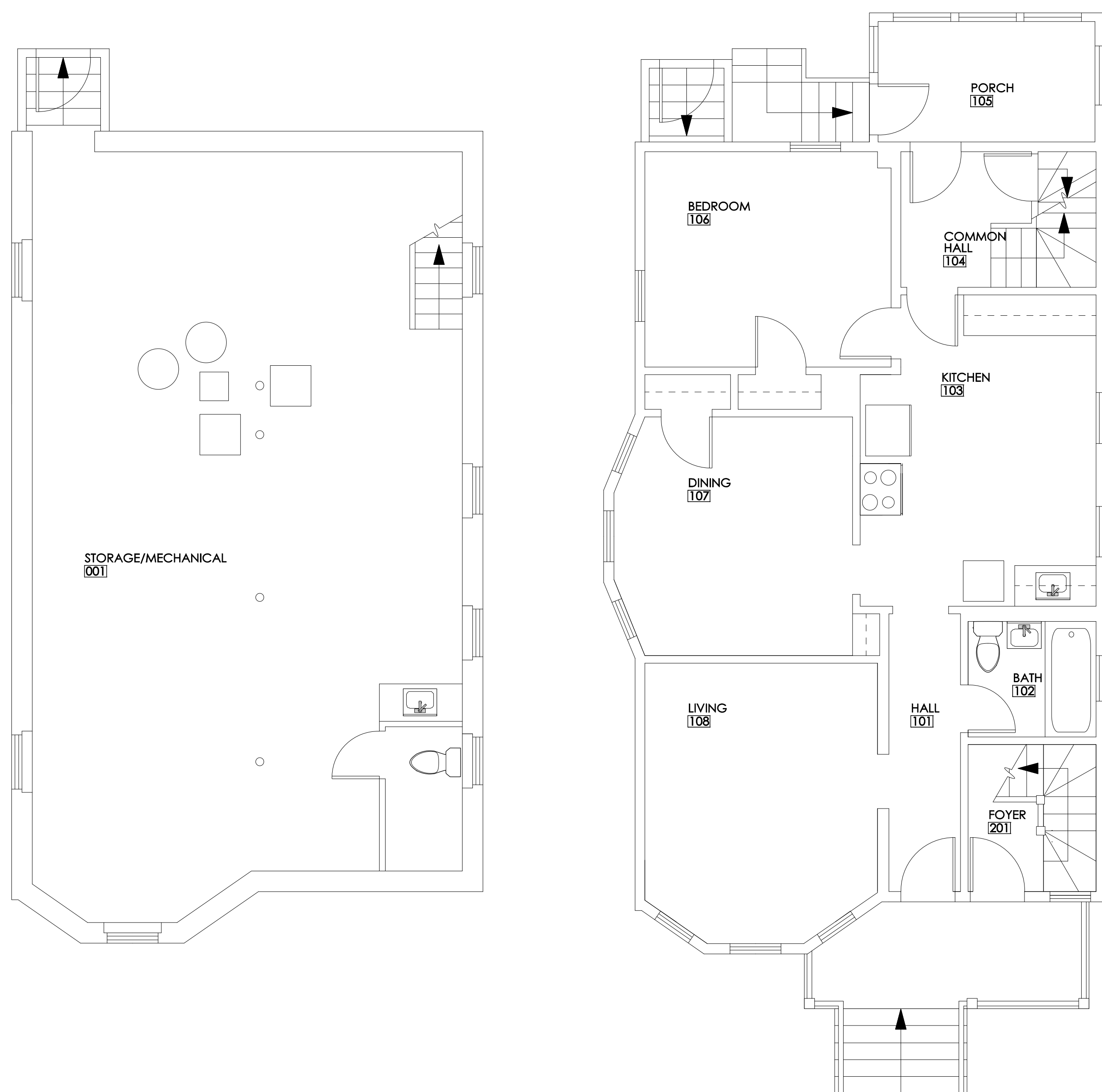
PROJECT:
**GLENDALE
RESIDENCES**
26 GLENDALE AVENUE
SOMERVILLE, MA

H M DESIGN | BUILD

Issue	Date
ZBA APPLICATION	15 MAR 2018

EXISTING
FLOOR PLANS

A1.00



1 BASEMENT | COMMON
1/4" = 1'-0"

2 FIRST FLOOR | UNIT 1
1/4" = 1'-0"

3 SECOND FLOOR | UNIT 2
1/4" = 1'-0"

4 THIRD FLOOR | UNIT 2
1/4" = 1'-0"

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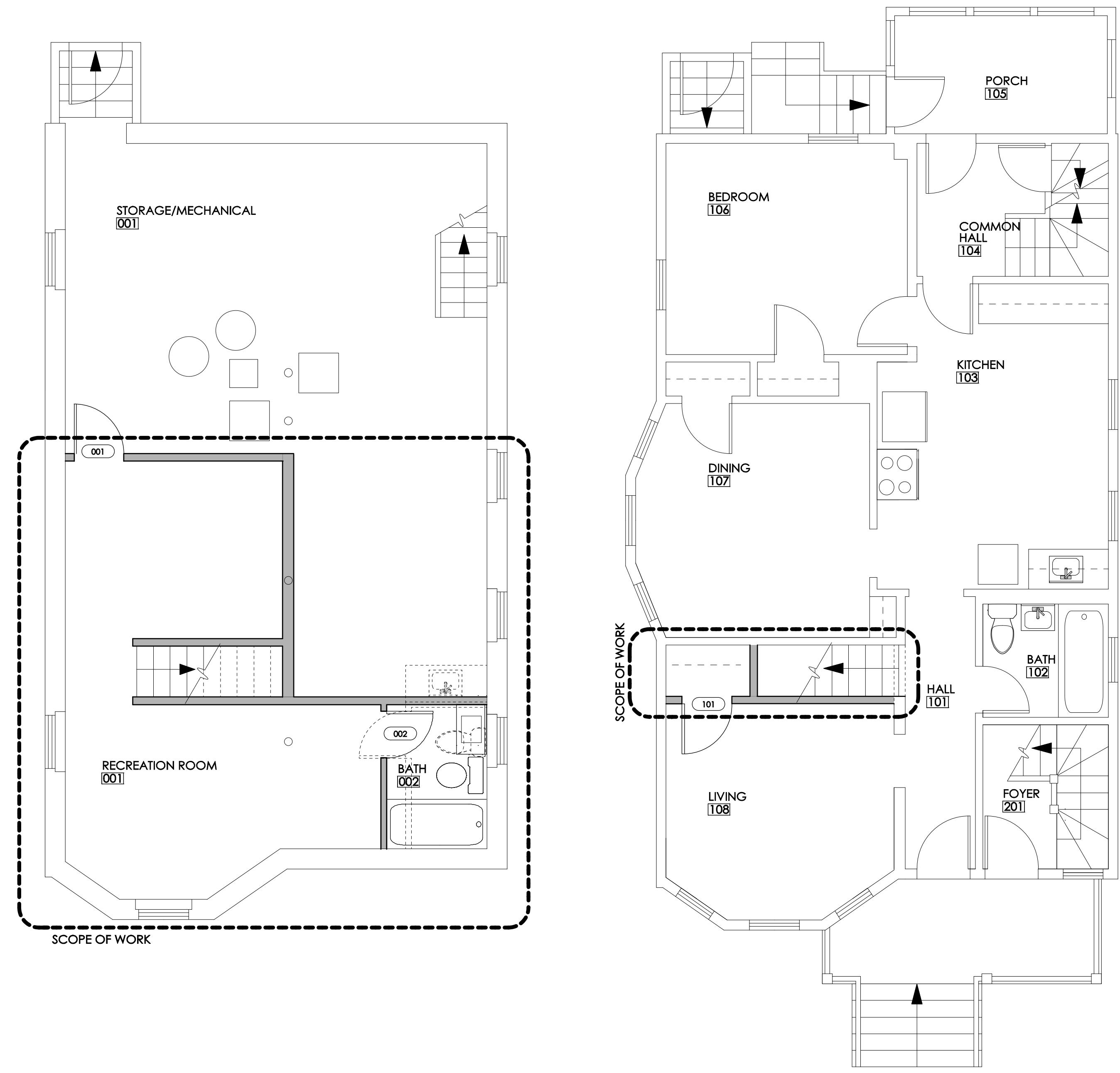
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BASEMENT RENOVATION

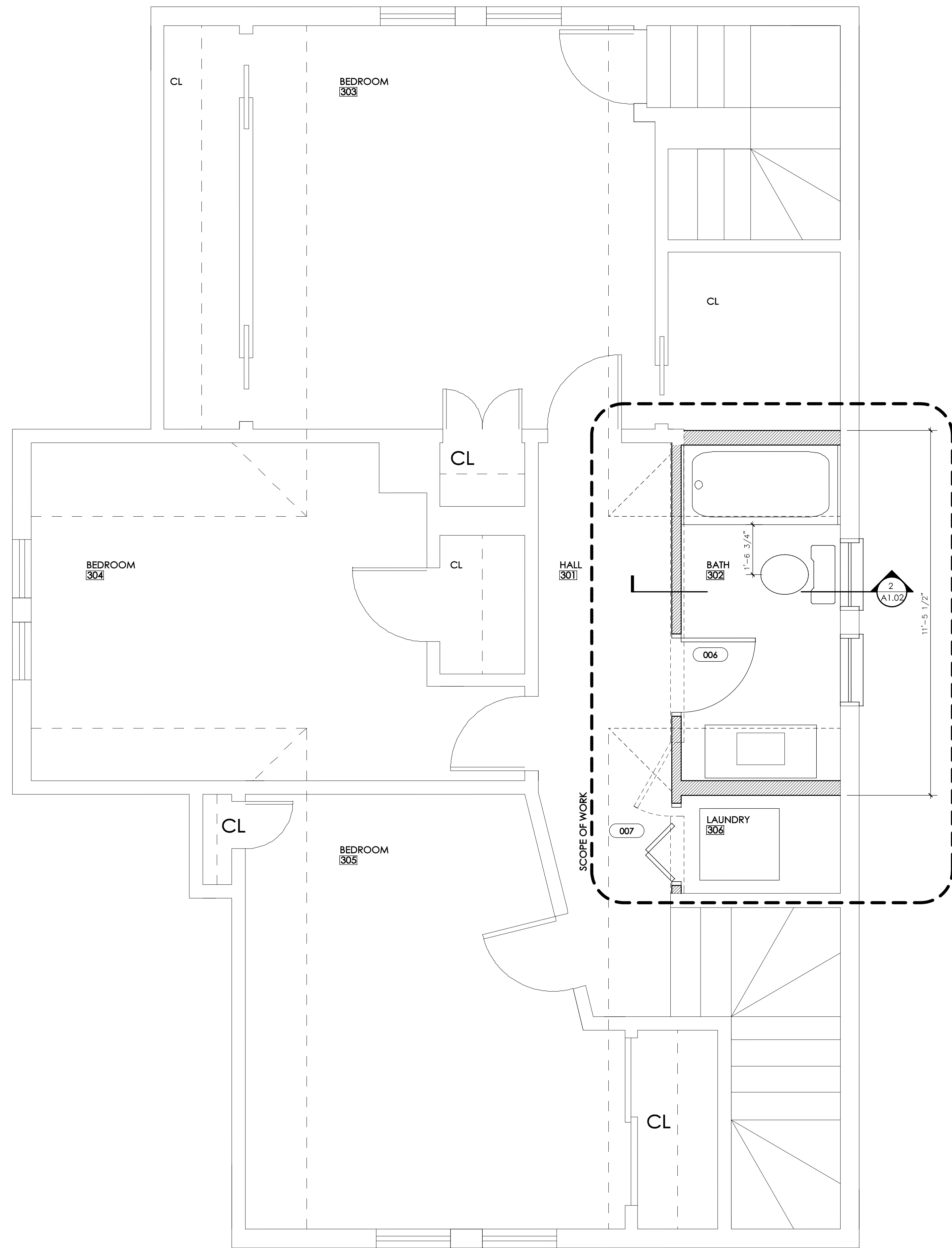
A1.01

DATA	EXISTING	PROPOSED
USE	2-FAMILY DWELLING	2-FAMILY DWELLING
# OF DWELLING UNITS	2 UNITS	2 UNITS
LOT AREA	2475 SF	2475 SF
LOT AREA / # OF DWELLING UNITS	1237.5 SF/DU	1237.5 SF/DU
GROSS FLOOR AREA OF BUILDING FOOTPRINT	990 SF	990 SF
GROUND COVERAGE	0.4%	0.4%
LANDSCAPE AREA	0.04%	0.04%
PERVIOUS AREA	0.17%	0.17%
NET FLOOR AREA	2499.8 SF	2749.8 SF
FLOOR AREA RATIO	1.01	1.11
BUILDING HEIGHT	37 FT	37 FT
FRONT YARD SETBACK	11.5 FT	11.5 FT
REAR YARD SETBACK	16.5 FT	16.5 FT
SIDE YARD SETBACK (LEFT)	5 FT	5 FT
SIDE YARD SETBACK (RIGHT)	0 FT	0 FT
STREET FRONTAGE	33 FT	33 FT
# OF PARKING SPACES	1	1
# OF BICYCLE SPACES	0	0
# OF LOADING SPACES	0	0

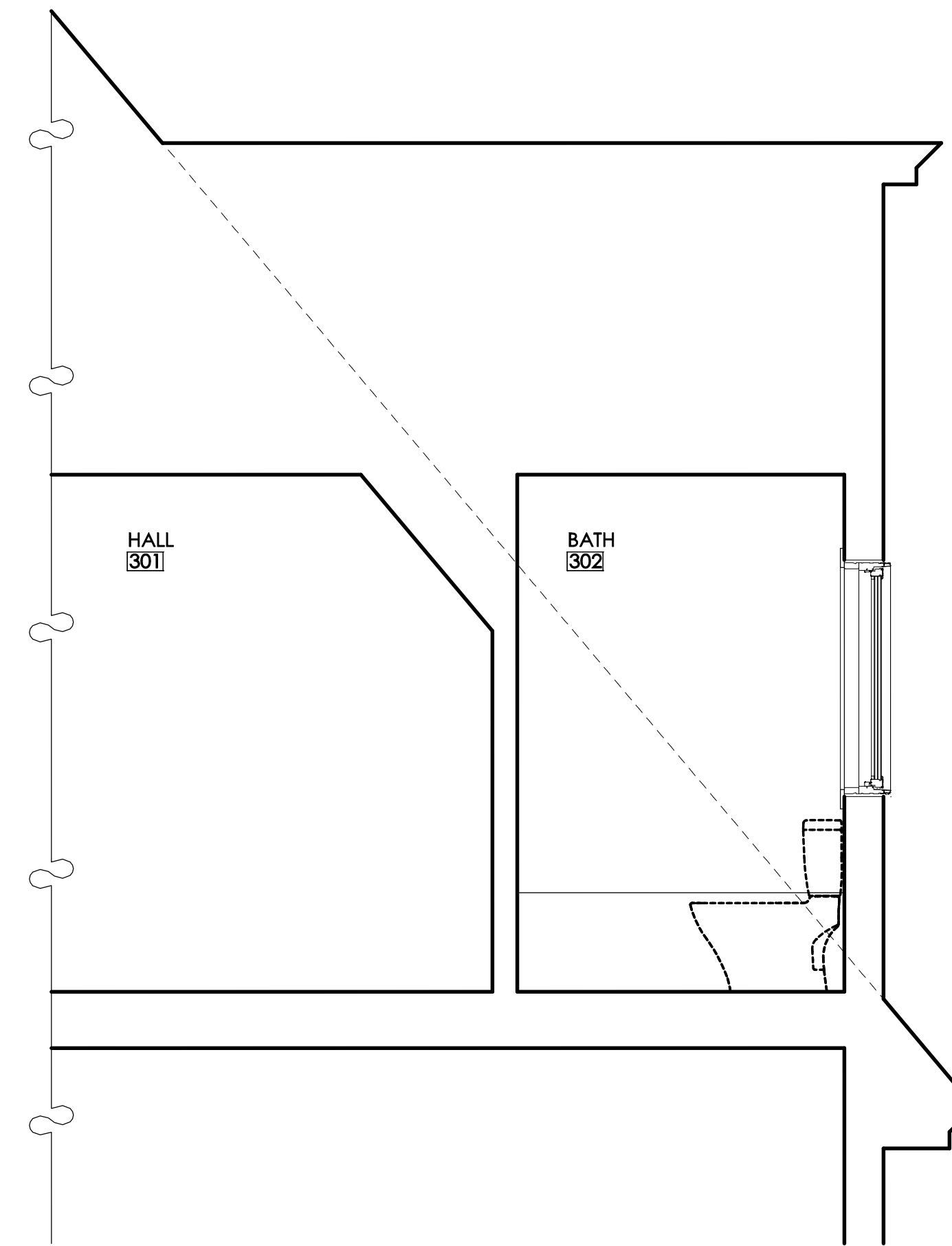


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 1/4" = 1'-0"

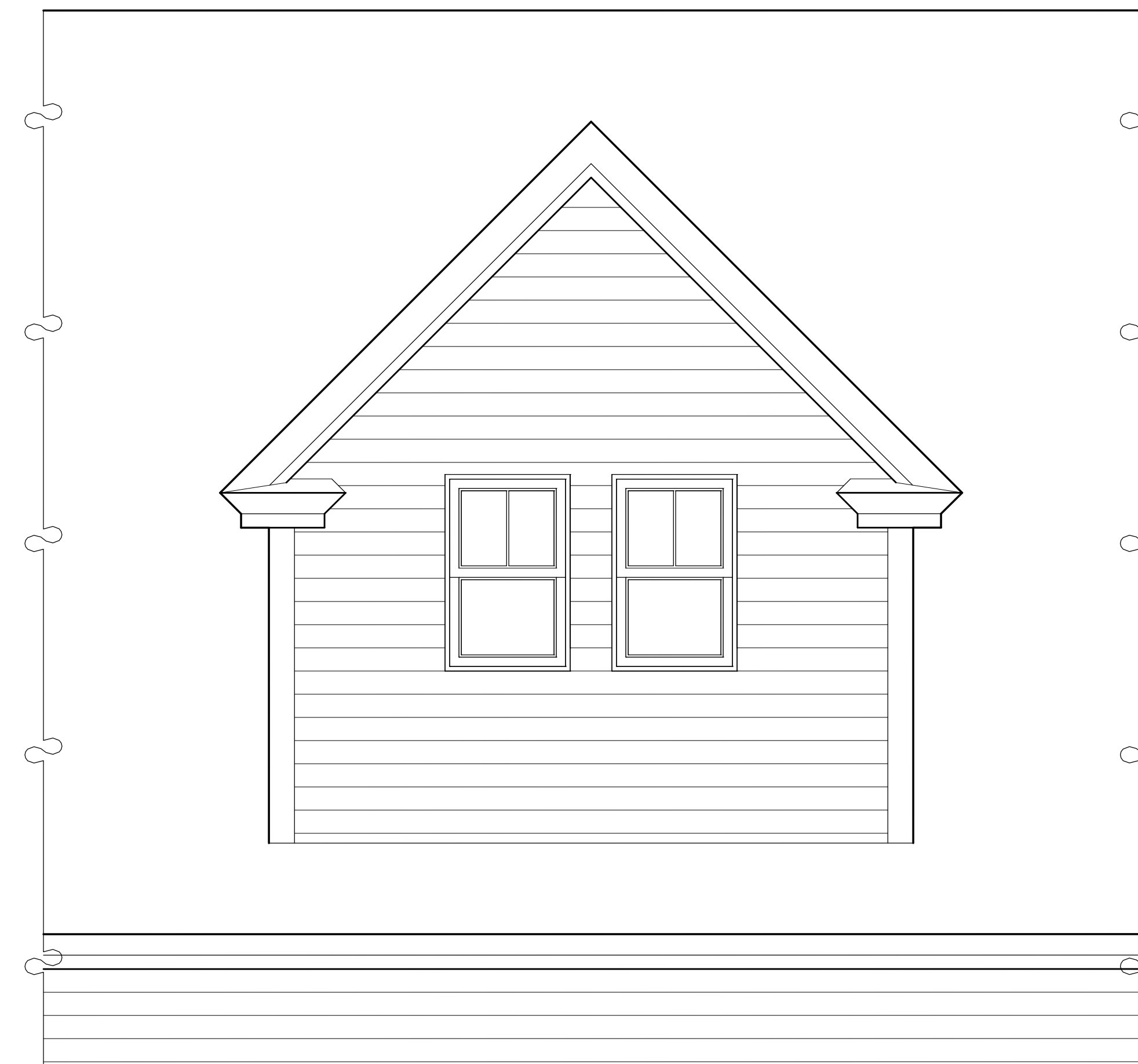
2 FIRST FLOOR | UNIT 1
 1/4" = 1'-0"



1 THIRD FLOOR | UNIT 2 -- PROPOSED
1/2" = 1'-0"



2 PARTIAL SECTION
1/2" = 1'-0"



3 PARTIAL ELEVATION
1/2" = 1'-0"

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DORMER
ADDITION

A1.02