

7 CURTIS STREET STREET VIEW



7 CURTIS STREET STREET VIEW

DATE:
22 MARCH 2018

ISSUED FOR:
SPECIAL PERMIT

PROJECT:
BASEMENT CONVERSION
7 CURTIS STREET
SOMERVILLE, MA

ARCHITECT:
ADAM J. GLASSMAN, R.A.
GCD ARCHITECTS / 2 WORTHINGTON ST
CAMBRIDGE, MA 02138 / Tel (617) 412-8450

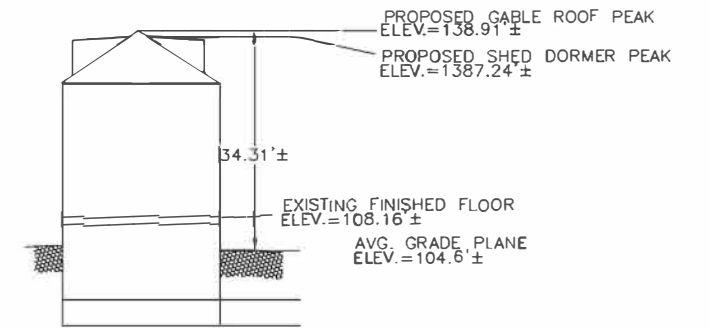
DRAWING:
0.1

ZONING LEGEND

ZONING DISTRICT: RA - RESIDENCE A				
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. AREA	4,500 S.F.	3,480 S.F.	3,480 S.F.	EXISTING NON-COMFORMING
MIN. YARD FRONT	15'	14.8'	14.8'	EXISTING NON-COMFORMING
SIDE (RIGHT)	8'	3.4'	3.4'	EXISTING NON-COMFORMING
SIDE (LEFT)	8'	3.1'	3.1'	EXISTING NON-COMFORMING
REAR	20'	41.1'	41.1'	YES
MAX. LOT COVERAGE	50%	44.6% ±	44.6% ±	YES
LANDSCAPED AREA	25%	55.4% ±	55.4% ±	YES
MIN. FRONTAGE	50'	33.58'	33.58'	EXISTING NON-COMFORMING
MAX. BLDG. HEIGHT	35'	34.3'±	34.3'±	YES
MAX. STORIES	2.5	2.5	2.5	YES
MAX. FAR	0.75	0.76	0.92	EXISTING NON-COMFORMING

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11-23-16.
2. DEED REFERENCE BOOK 41069 PAGE 094, 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 2501700419E, PANEL NUMBER 0419E, 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.

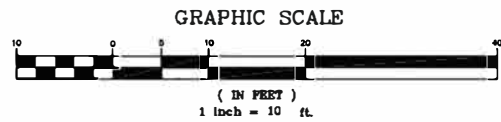


PROPOSED PROFILE
NOT TO SCALE



BROADWAY
(PUBLIC WAY-VARIABLE WIDTH)

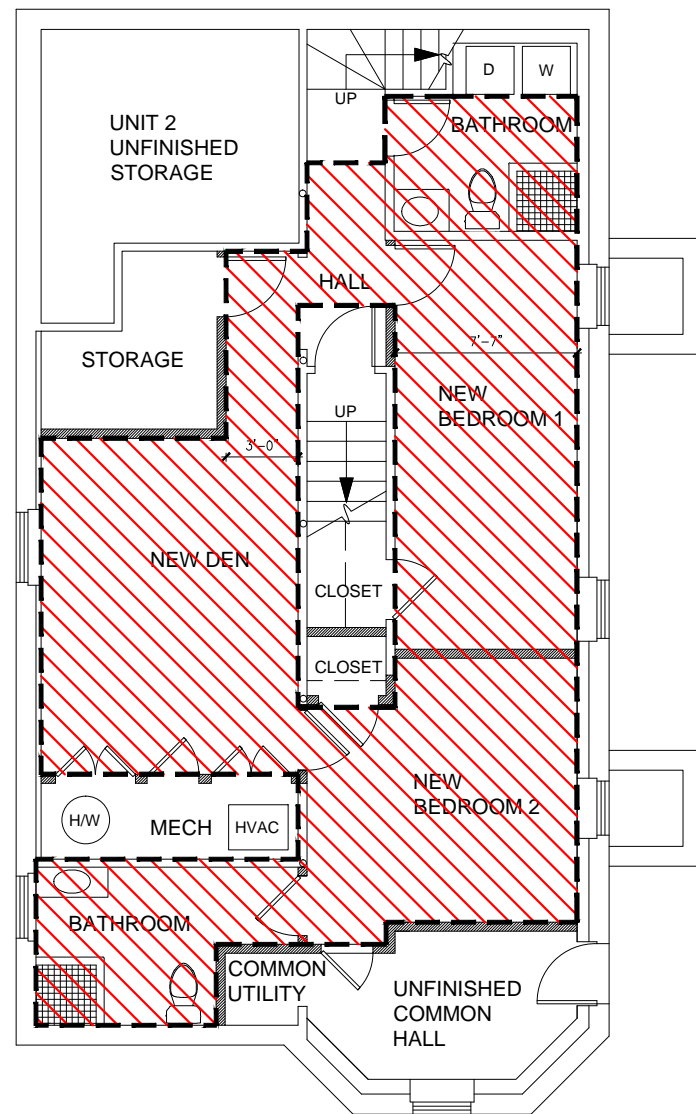
CURTIS STREET
(PUBLIC WAY-VARIABLE WIDTH)



SIC: MEE	1" = 10'			
DATE	11/23/2016	REV. DATE		BY
SHEET	1	REVISION		
PLAN NO.	1 OF 1	5-7 CURTIS STREET SOMERVILLE MASSACHUSETTS		
CLIENT:				
DRAWN BY	P.J.N.	EXISTING PLOT PLAN		
CHKD BY	P.J.N.			
APPD BY	P.J.N.			
PETER NOLAN & ASSOCIATES LLC 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		SHEET NO. 1		

EXISTING NSF: 2,647 NSF / 3,484.8 SF LOT = .76 FAR
 ZONE RA = .75 EXISTING NONCONFORMING

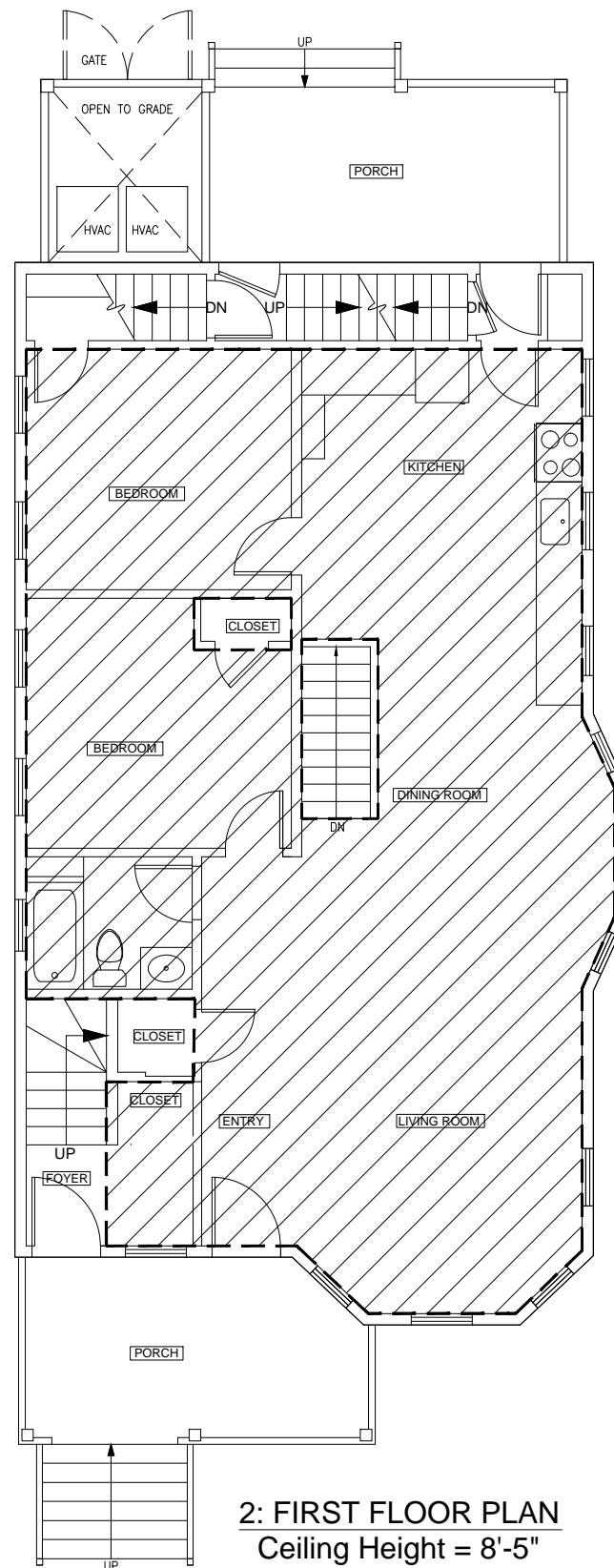
PROPOSED NSF: 3,208 NSF / 3,484.8 SF LOT = .92 FAR
 ZONE RA = .75 PROPOSED NONCONFORMING



1: PROPOSED BASEMENT PLAN
 Ceiling Height = 7'-2" +/-

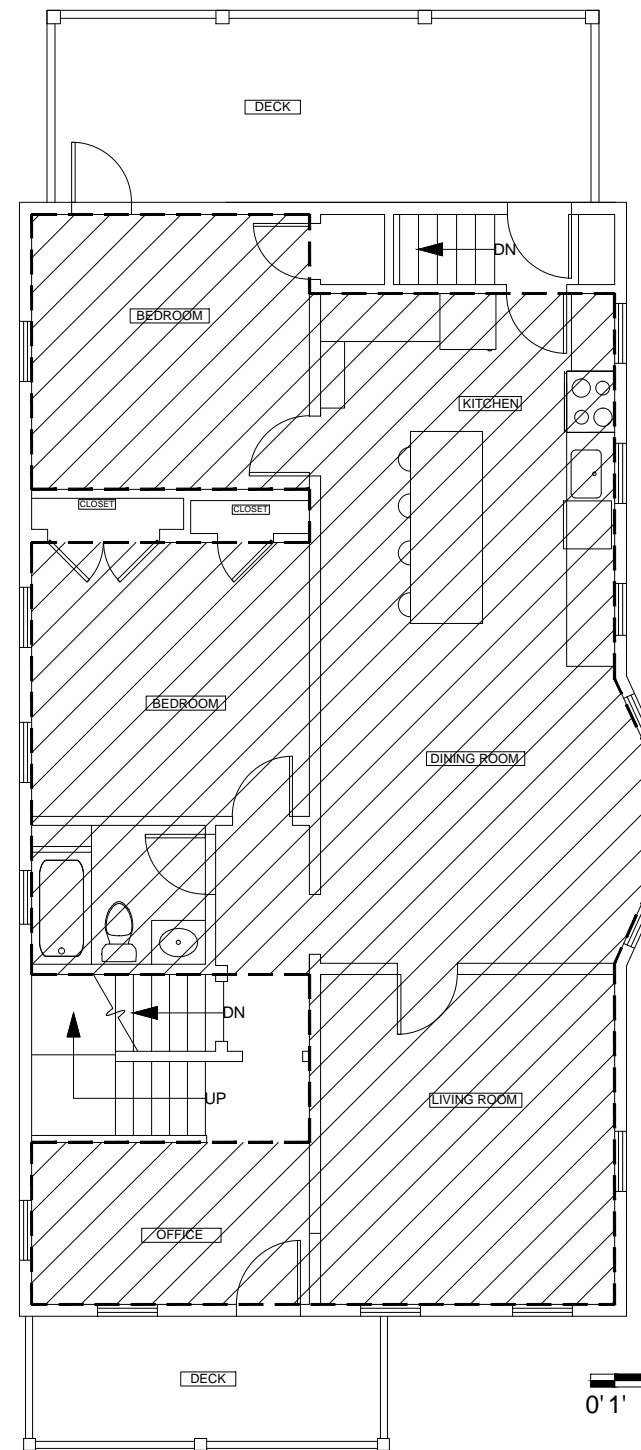
EXISTING 0.0 NSF
 PROPOSED 561.0 NSF

EXISTING BASEMENT IS UNFINISHED



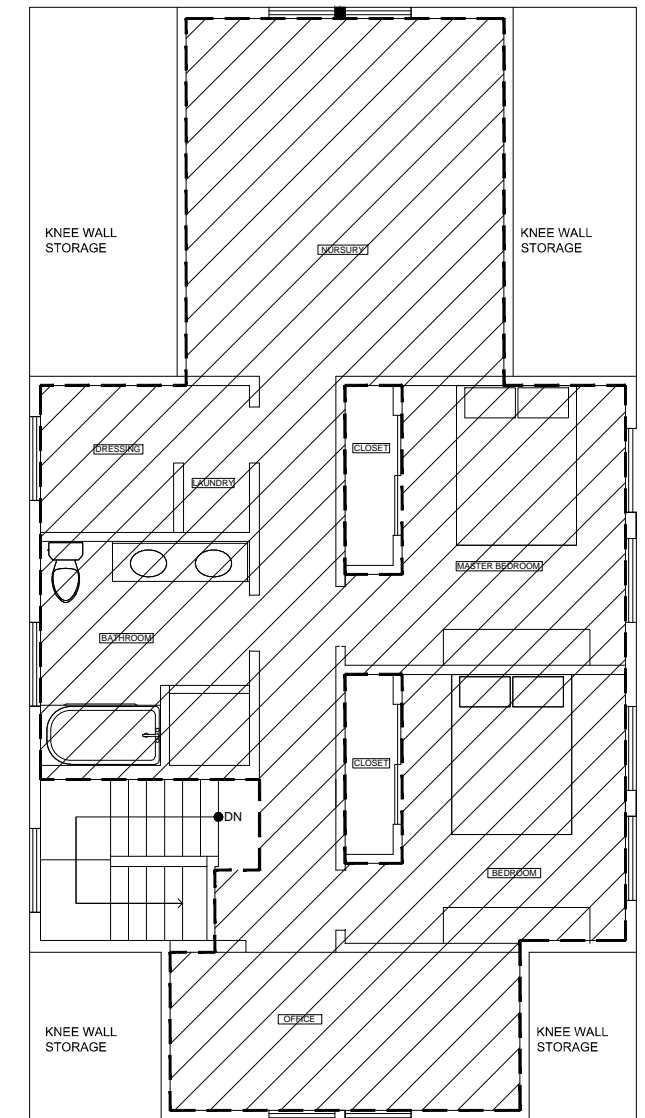
2: FIRST FLOOR PLAN
 Ceiling Height = 8'-5"

905.00 NSF
 EXISTING



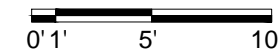
3: SECOND FLOOR PLAN
 Ceiling Height = 8'-5"

967.00 NSF
 EXISTING



4: THIRD FLOOR PLAN
 Ceiling Height = VARIES

775.0 NSF
 EXISTING



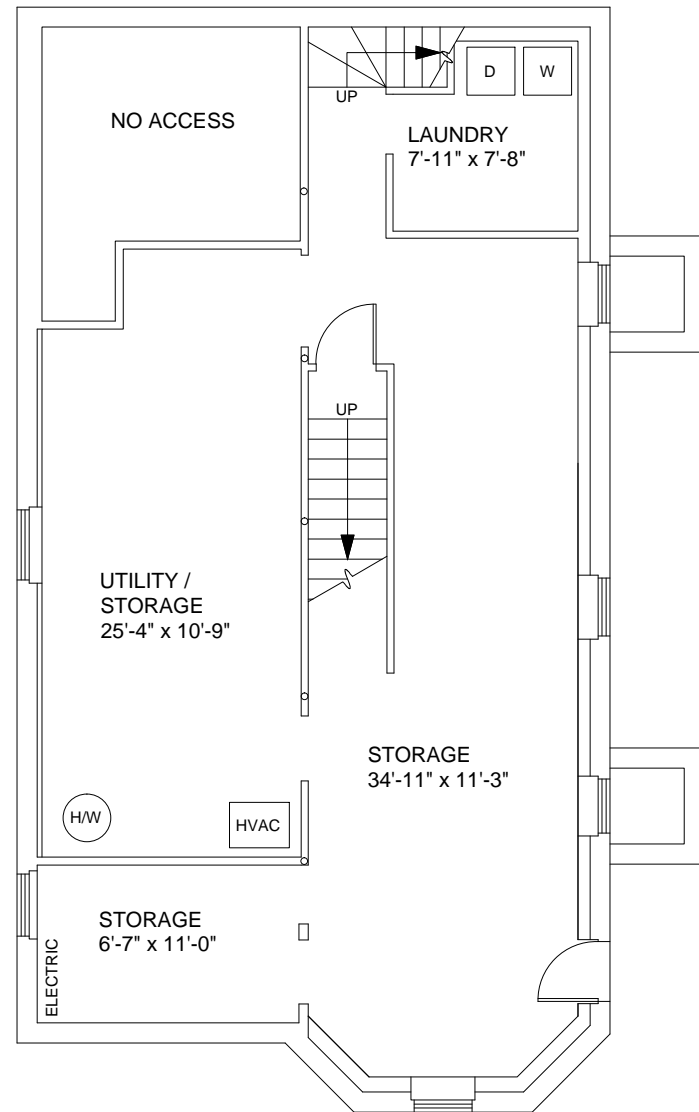
DATE:
 22 MARCH 2018

ISSUED FOR:
 SPECIAL PERMIT

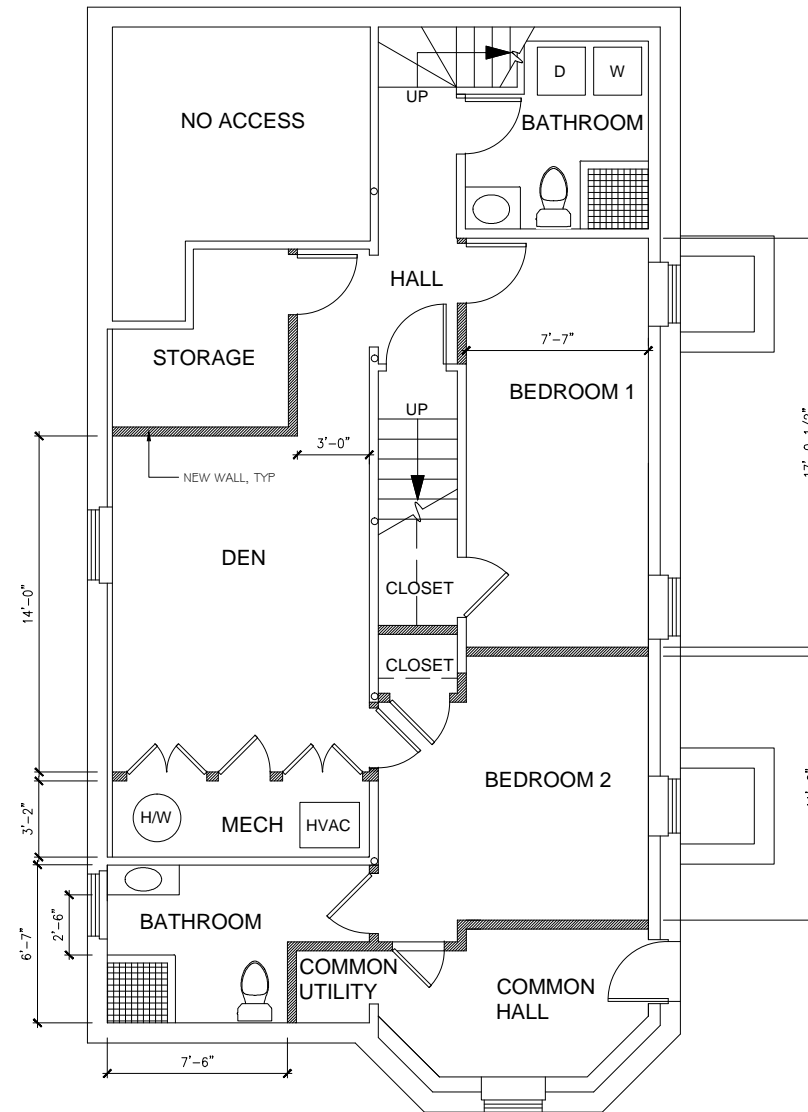
PROJECT:
 BASEMENT CONVERSION
 7 CURTIS STREET
 SOMERVILLE, MA

ARCHITECT:
 ADAM J. GLASSMAN, R.A.
 GCD ARCHITECTS / 2 WORTHINGTON ST
 CAMBRIDGE, MA 02138 / Tel (617) 412-8450

DRAWING:
 0.2
 FAR PLANS



EXISTING BASEMENT PLAN
Ceiling Height = 7'-2"



PROPOSED BASEMENT PLAN
Ceiling Height = 7'-2"

DATE:
22 MARCH 2018

ISSUED FOR:
SPECIAL PERMIT

PROJECT:
BASEMENT CONVERSION
7 CURTIS STREET
SOMERVILLE, MA

ARCHITECT:
ADAM J. GLASSMAN, R.A.
GCD ARCHITECTS / 2 WORTHINGTON ST
CAMBRIDGE, MA 02138 / Tel (617) 412-8450

DRAWING:
0.2
BASEMENT
PLANS