

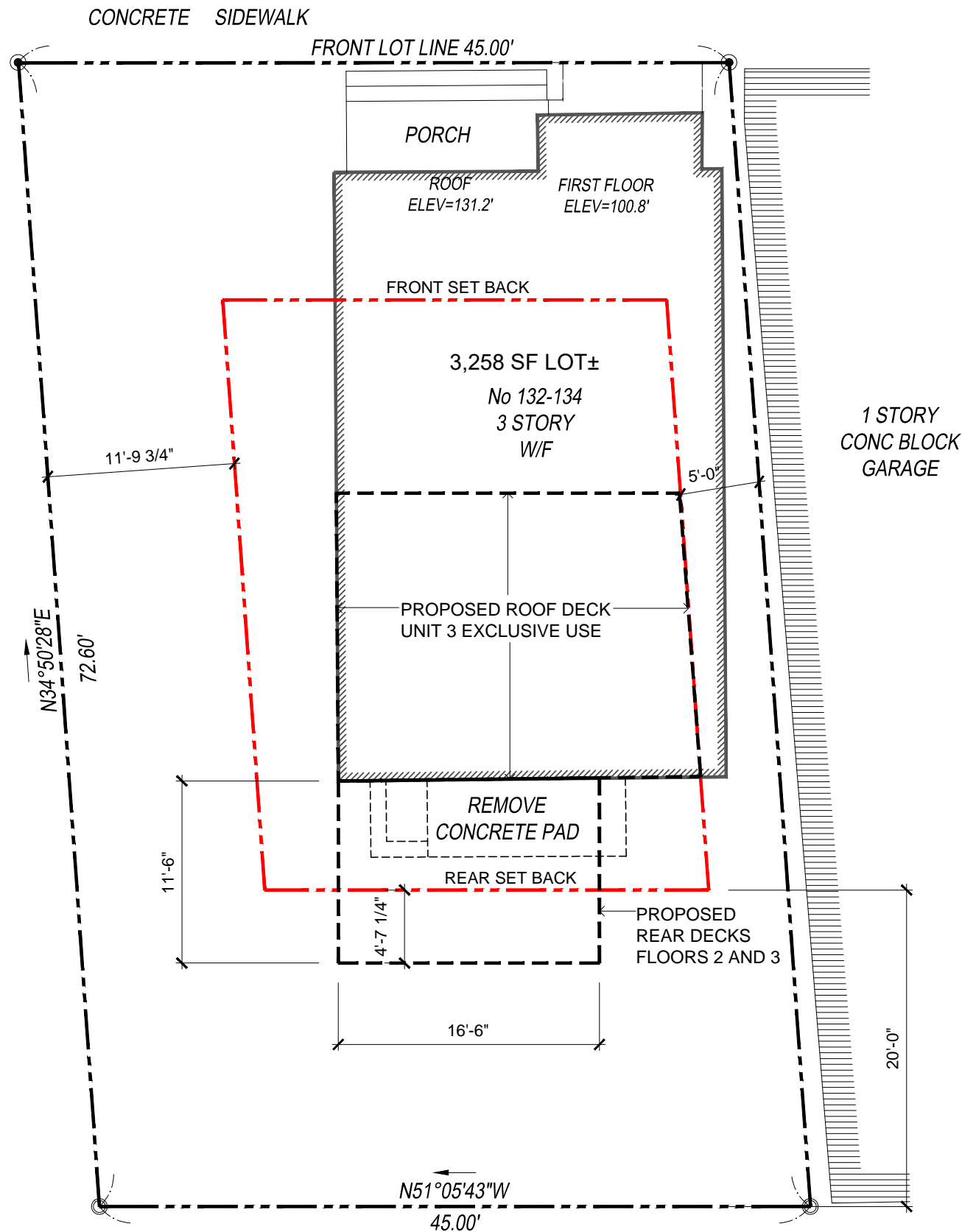


STREET VIEW FROM LEFT



STREET VIEW FROM RIGHT

# HEATH (PUBLIC - 40' WIDE) STREET



PROJECT:  
Proposed Renovations  
**REAR DECKS**  
132-134 Heath Street  
Somerville, MA

GCD ARCHITECTS  
2 Worthington St  
Cambridge, MA 02138  
Tel: 617-412-8450  
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Drawing Title:  
**EXISTING SITE  
PLAN**

SCALE: 1/8" = 1'-0" Drawing No. :  
Job No.: 233.00  
Date: 10 APRIL 2018 **0.1**



1: EXISTING SITE PLAN WITH PROPOSED DECKS  
SCALE: 1/4" = 1'-0"



# HEATH (PUBLIC - 40' WIDE) STREET

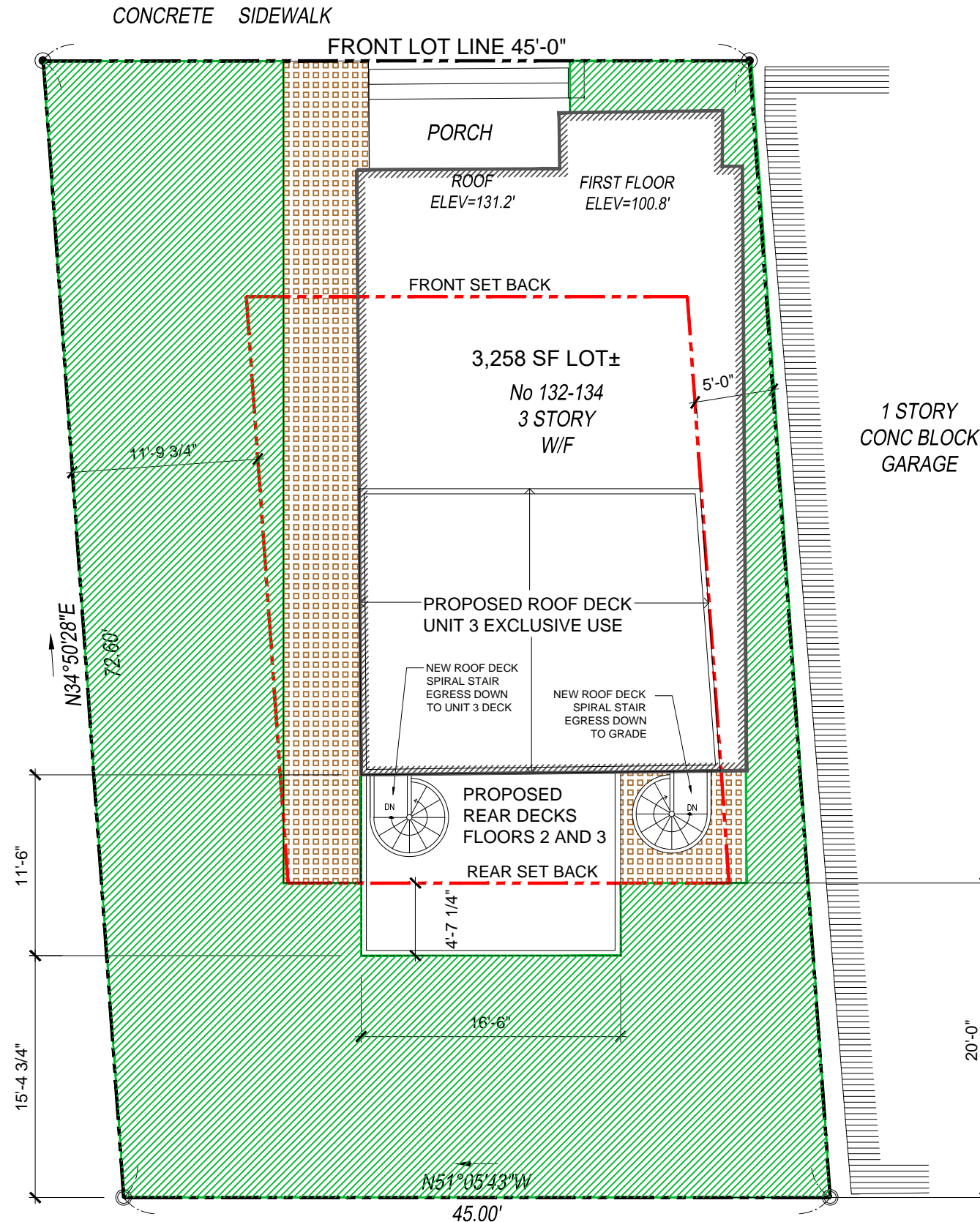
ZONING LEGEND				
ZONING DISTRICT: RB (RESIDENCE B)				
	REQUIRED	EXISTING	PROPOSED	CONFORMING
MIN. AREA	7,500 S.F.	3,258.8± S.F.	NO CHANGE	EXISTING NON-CONFORMING
MIN. YARD FRONT	15'	2.4'	NO CHANGE	EXISTING NON-CONFORMING
LEFT SIDE**	5.0'	.9'	NO CHANGE	EXISTING NON-CONFORMING
RIGHT SIDE**	11.8'	17'	NO CHANGE	YES
REAR	20.0'	26.9'	15.33'	YES PER 8.6.6 #13
NET LIVING AREA	3,258 SF MAX	2,202.0	.67 / NO CHANGE	YES
MAX. FAR	1.0	.72	.65	YES
MAX. GROUND COVERAGE	50% MAX	.30	.35	YES
MIN. PVIOUS SURFACE	35% MIN	.59	.615	YES
MIN. LANDSCAPED AREA	25%	.59	.52	YES
MIN. FRONTAGE	50'	45'	NO CHANGE	EXISTING NON-CONFORMING
MAX. BLDG. HEIGHT	40' MAX	33'±	TOP OF DECK 35'±	YES
MAX. STORIES	3	3	NO CHANGE	YES
MIN. PARKING SPACES PER UNIT	5	0	NO CHANGE	EXISTING NON-CONFORMING

MAX. GROUND COVERAGE 1,306 SF / 3,484 SF = .37  
 MIN. PVIOUS SURFACE AREA 2,178 SF / 3,484 SF = .62  
 MIN. LANDSCAPED AREA 1,000 SF / 3,484 SF = .28

\*\*SECTION 8/6.10 REDUCTION OF SIDE YARDS FOR NARROW LOTS: FOR EACH FOOT BY WHICH A LOT IS LESS THAN FIFTY (50) FEET WIDE ON THE EFFECTIVE DATE OF THIS ORDINANCE, ONE (1) INCH MAY BE DEDUCTED FROM THE REQUIRED WIDTH OF EACH SIDE YARD AND TWO (2) INCHES FROM THE REQUIRED WIDTH OF BOTH SIDE YARDS, PROVIDED THAT NO SIDE YARD SHALL BE LESS THAN FIVE (5) FEET. NO BUILDING PROJECTIONS, AS ENUMERATED IN FOOTNOTE 6 ABOVE, SHALL BE ALLOWED IN THE MINIMUM FIVE (5) FOOT SIDE YARD.

 REQUIRED LANDSCAPE : .25  
 PROPOSED LANDSCAPE  
 1,682 SF / 3,258 SF LOT =  
 .52 PROPOSED / CONFORMING

 REQUIRED PVIOUS SURFACE: .35  
 PROPOSED PVIOUS PAVERS  
 321 SF / 3,269 SF LOT =  
 .095 PROPOSED PVIOUS PAVERS +  
 .52 PROPOSED LANDSCAPE =  
 .615 TOTAL PVIOUS SURFACE / CONFORMING



1 STORY  
CONC BLOCK  
GARAGE

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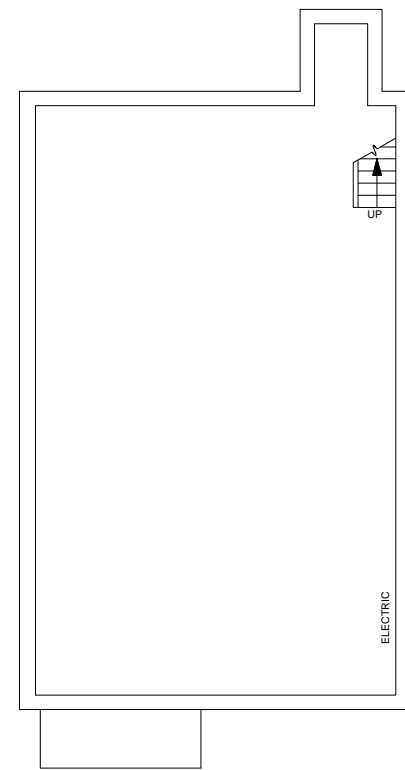
Drawing Title:  
**PROPOSED  
SITE PLAN**

SCALE: AS NOTED      Drawing No. :  
 Job No.: 233.00      **LS.1**  
 Date: 10 APRIL 2018

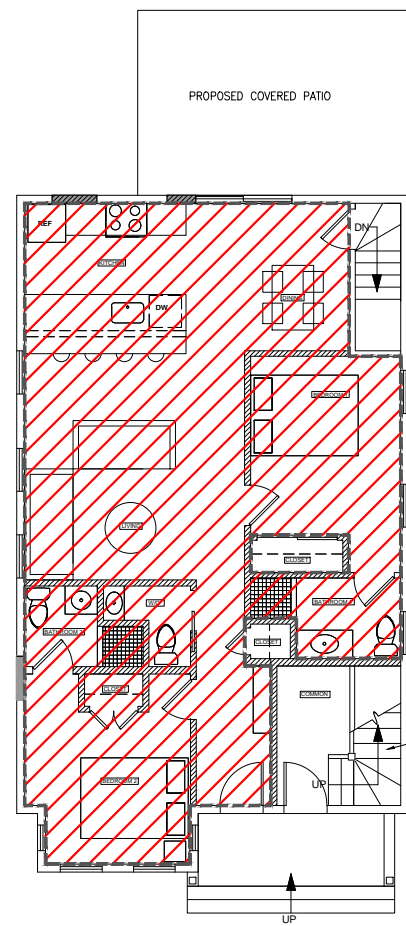
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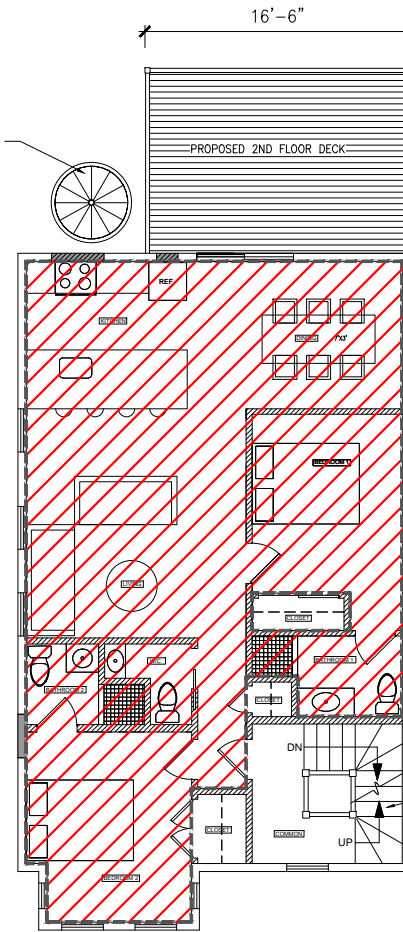
BASEMENT FAR:	0 NSF	ZONE RESIDENCE B = MAX ALLOWABLE 1.0 FAR
1ST FLOOR FAR:	750 NSF	2,202 NSF / 3,258 SF LOT = .675 EXISTING CONFORMING FAR / NO CHANGE
2ND FLOOR FAR:	726 NSF	
3RD FLOOR FAR:	726 NSF	
<b>TOTAL</b>	<b>2,202 NSF</b>	



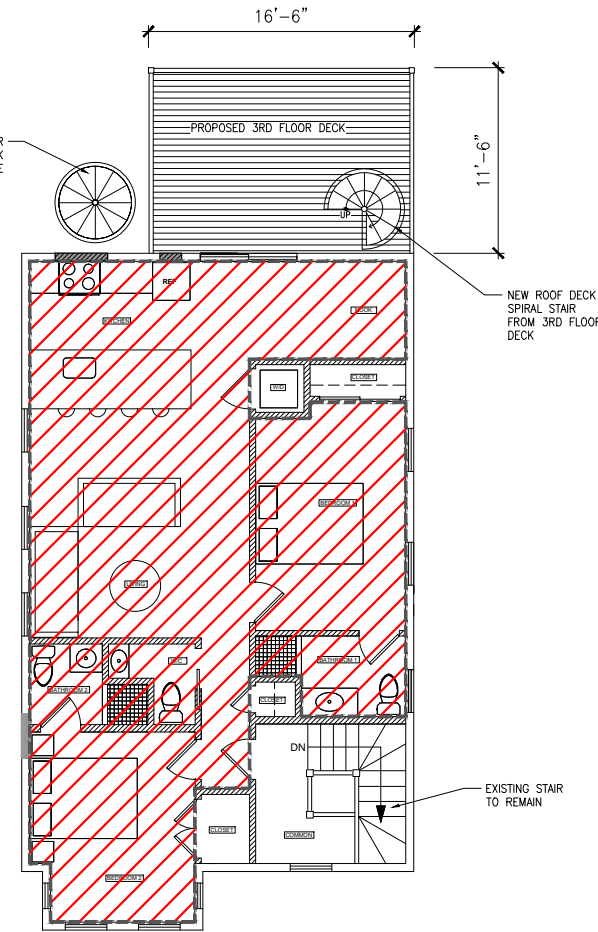
**BASEMENT PLAN**  
 Ceiling Height = 6'-6"



**FIRST FLOOR PLAN UNIT 1**  
 Ceiling Height = 9'-1"



**SECOND FLOOR PLAN UNIT 2**  
 Ceiling Height = 8'-9"



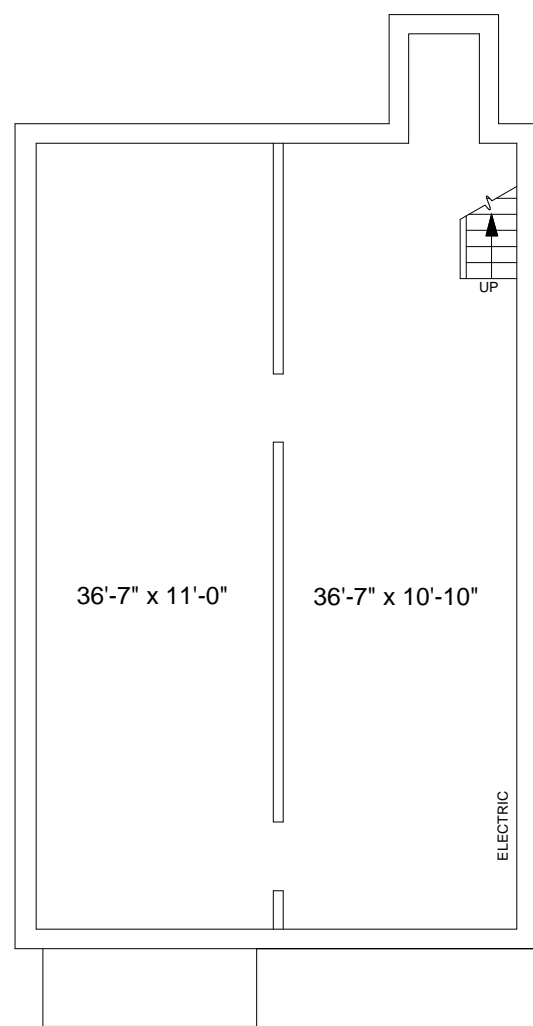
**THIRD FLOOR PLAN**  
 Ceiling Height = 8'-4"

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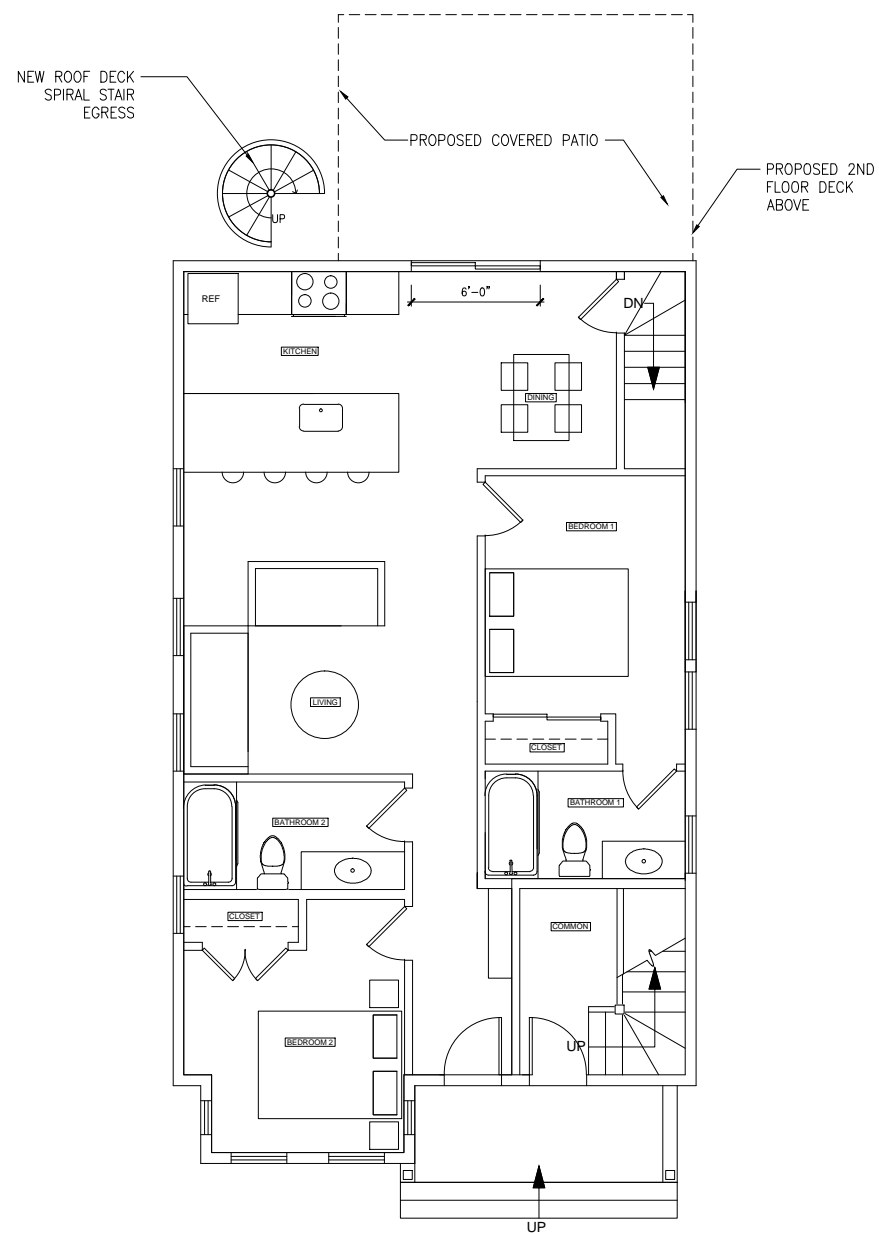


Drawing Title:  
**FAR PLANS**

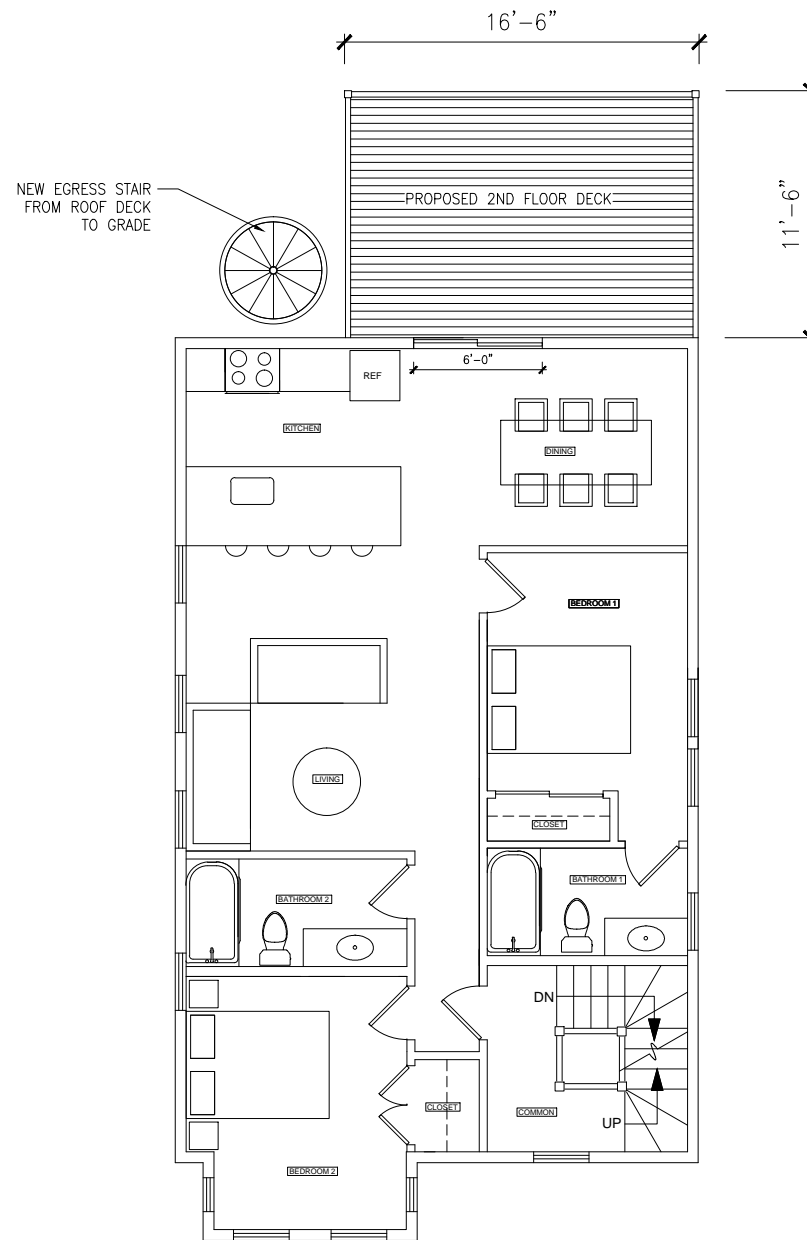
SCALE: 1/8" = 1'-0" Drawing No. :  
 Job No.: 233.00  
 Date: 10 APRIL 2018 **0.1**



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



**FIRST FLOOR PLAN UNIT 1**  
Ceiling Height = 9'-1"



**SECOND FLOOR PLAN UNIT 2**  
Ceiling Height = 8'-9"

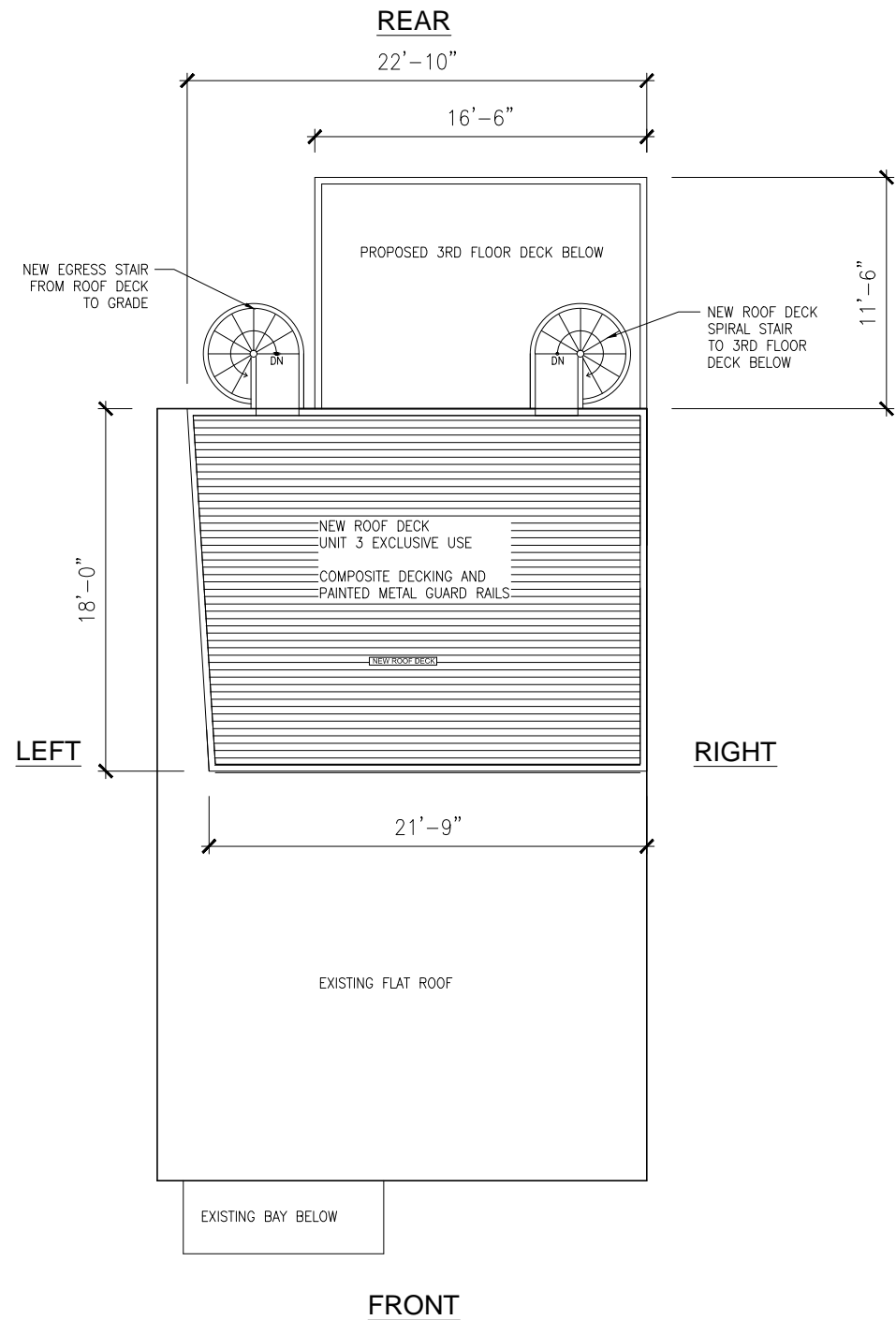
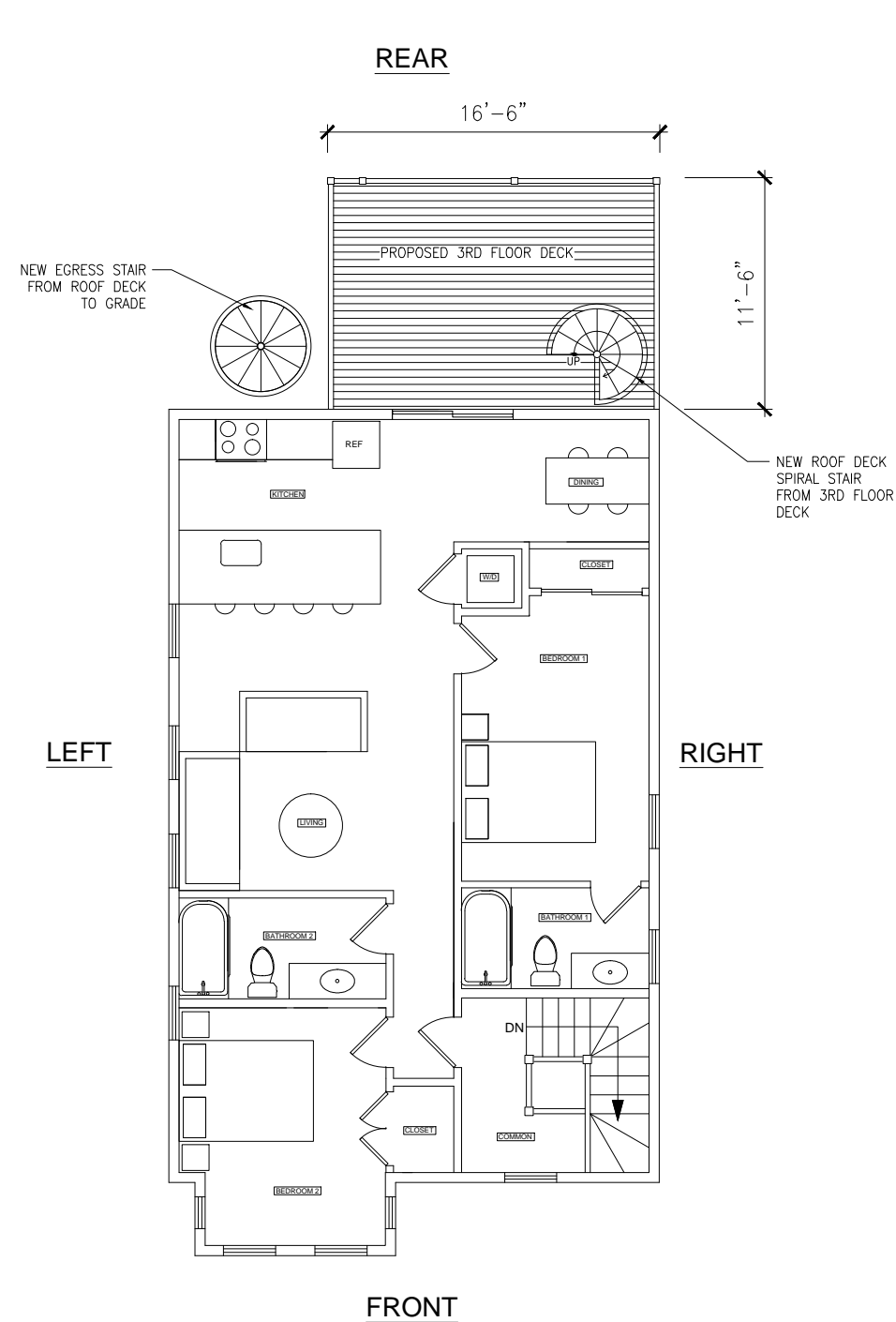
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Drawing Title:  
**NEW WORK PLANS**

SCALE: 1/4" = 1'-0" Drawing No. :  
Job No.: 233.00 **A1.1**  
Date: 10 APRIL 2018



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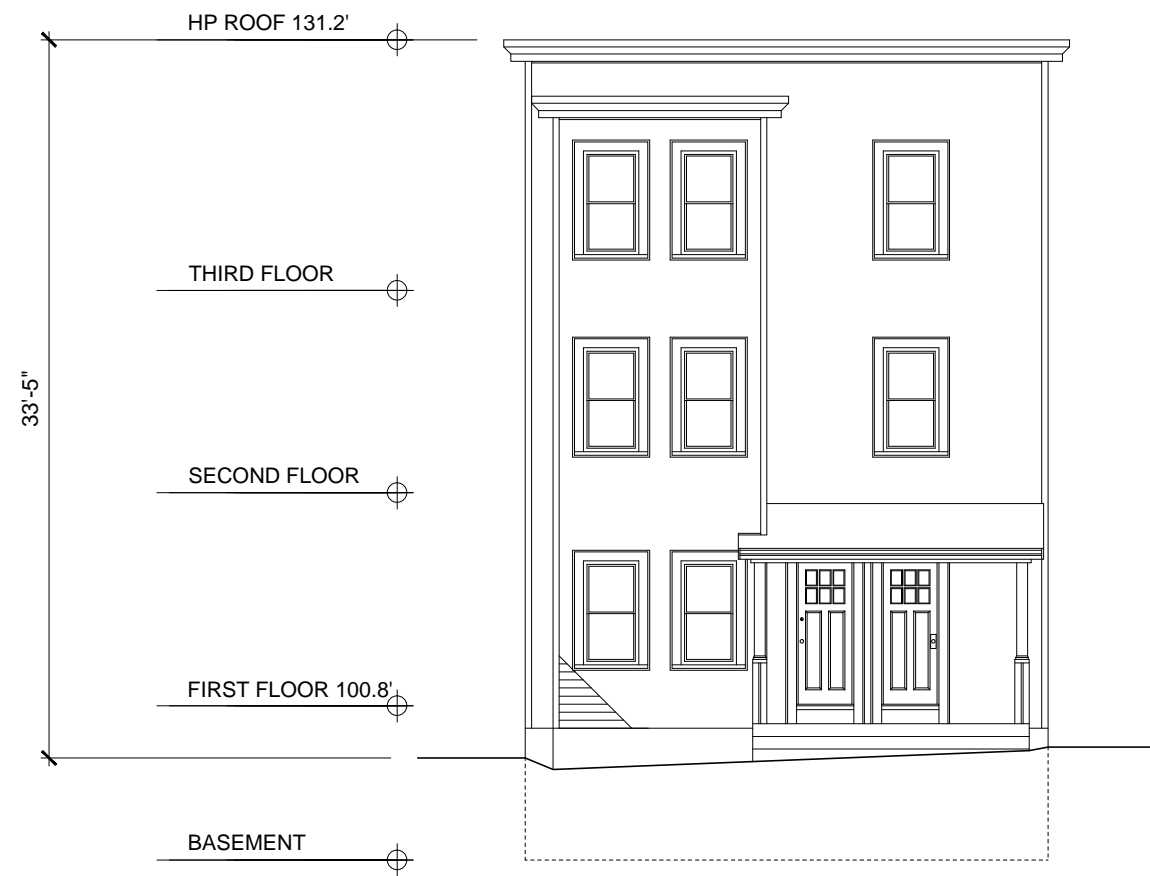
Drawing Title:  
**NEW WORK PLANS**

SCALE: 1/4" = 1'-0" Drawing No. :  
 Job No.: 233.00 **A1.2**  
 Date: 10 APRIL 2018

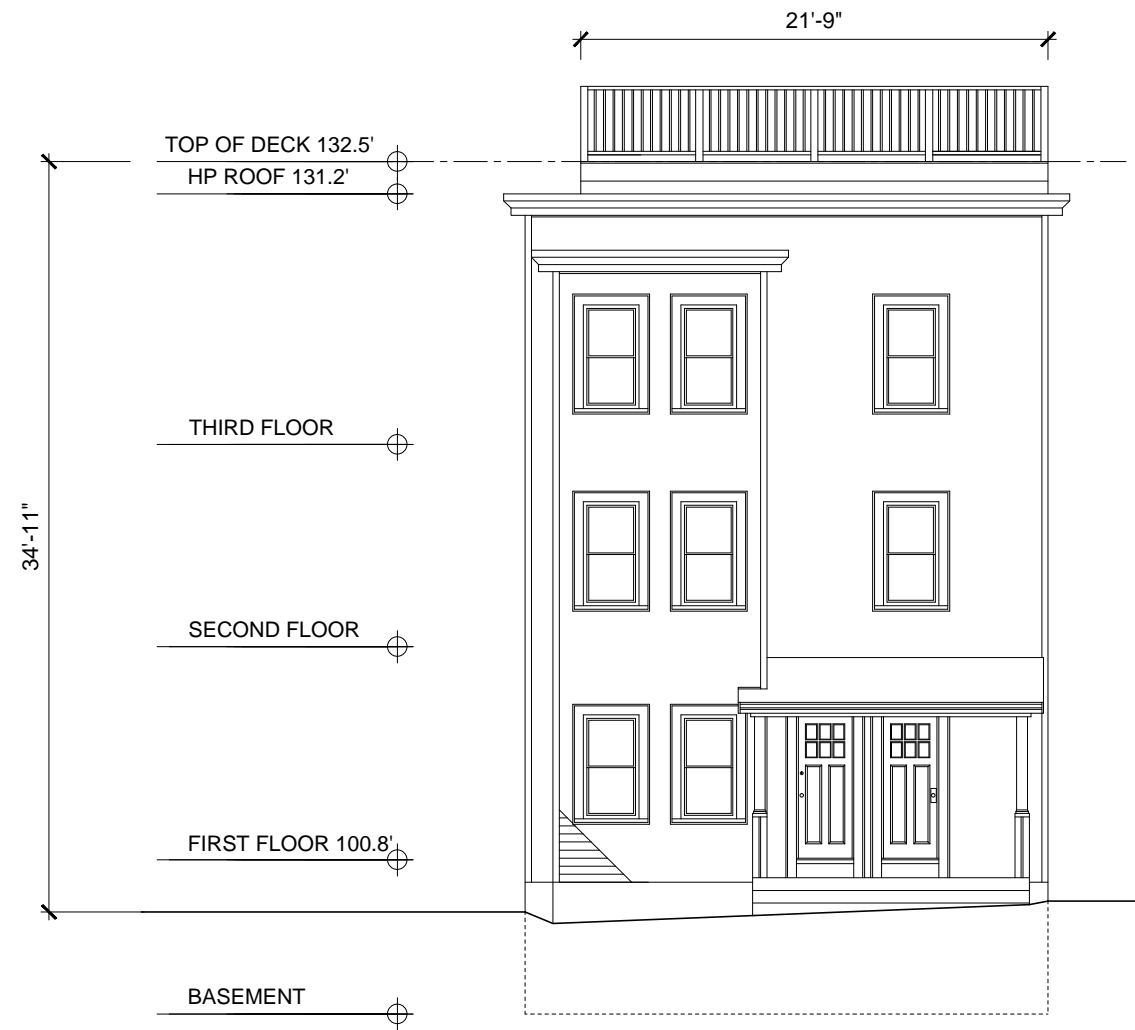
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FRONT ELEVATION EXISTING



FRONT ELEVATION PROPOSED

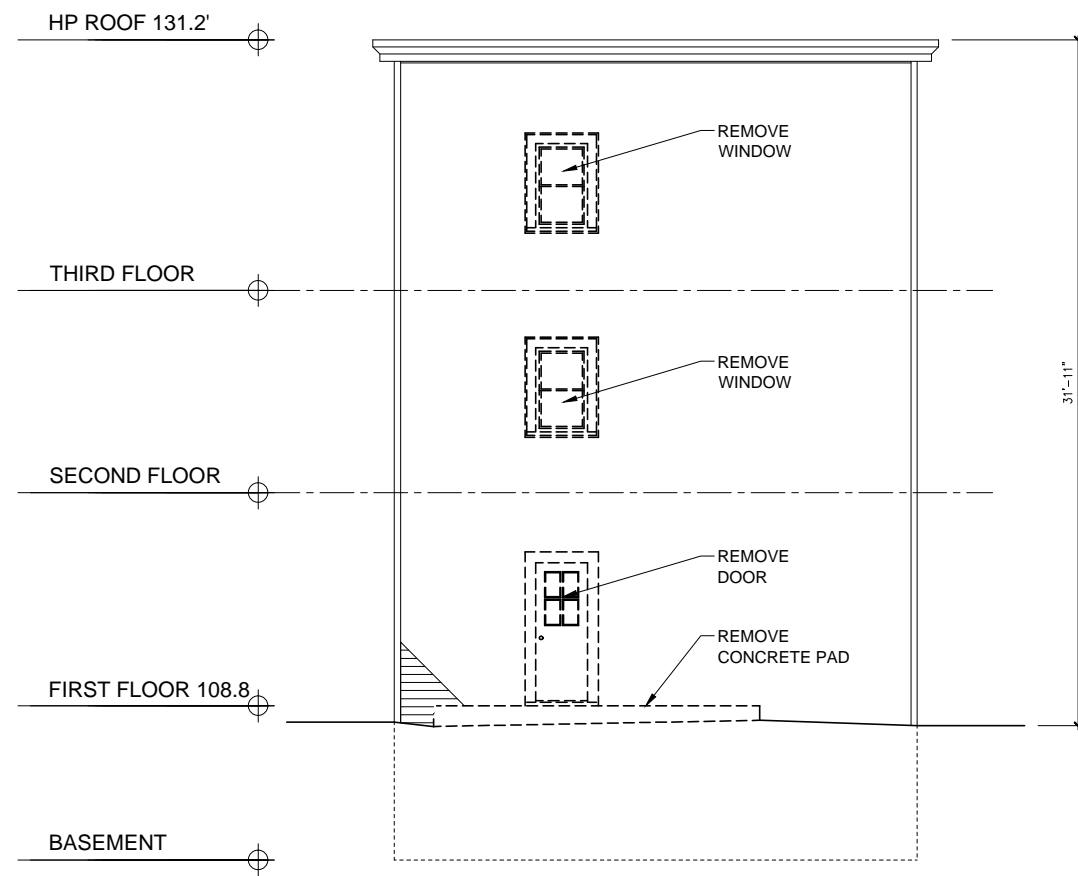
Drawing Title:  
**NEW WORK  
 ELEVATIONS**

SCALE: 1/4" = 1'-0" Drawing No. :  
 Job No.: 233.00 **A2.1**  
 Date: 10 APRIL 2018

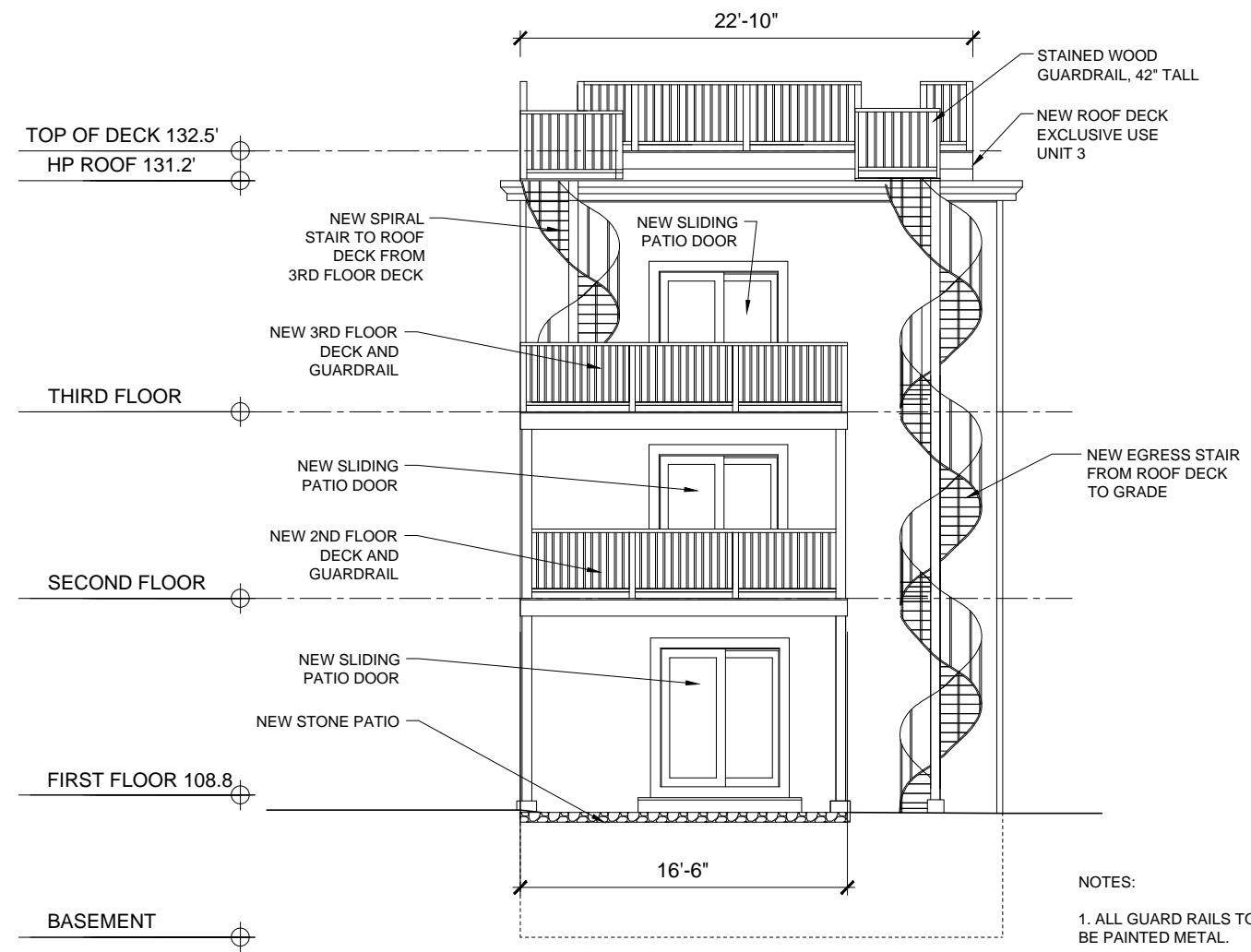
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REAR ELEVATION EXISTING



REAR ELEVATION PROPOSED

- NOTES:
1. ALL GUARD RAILS TO BE PAINTED METAL.
  2. ALL DECKING TO HIGH GRADE COMPOSITE

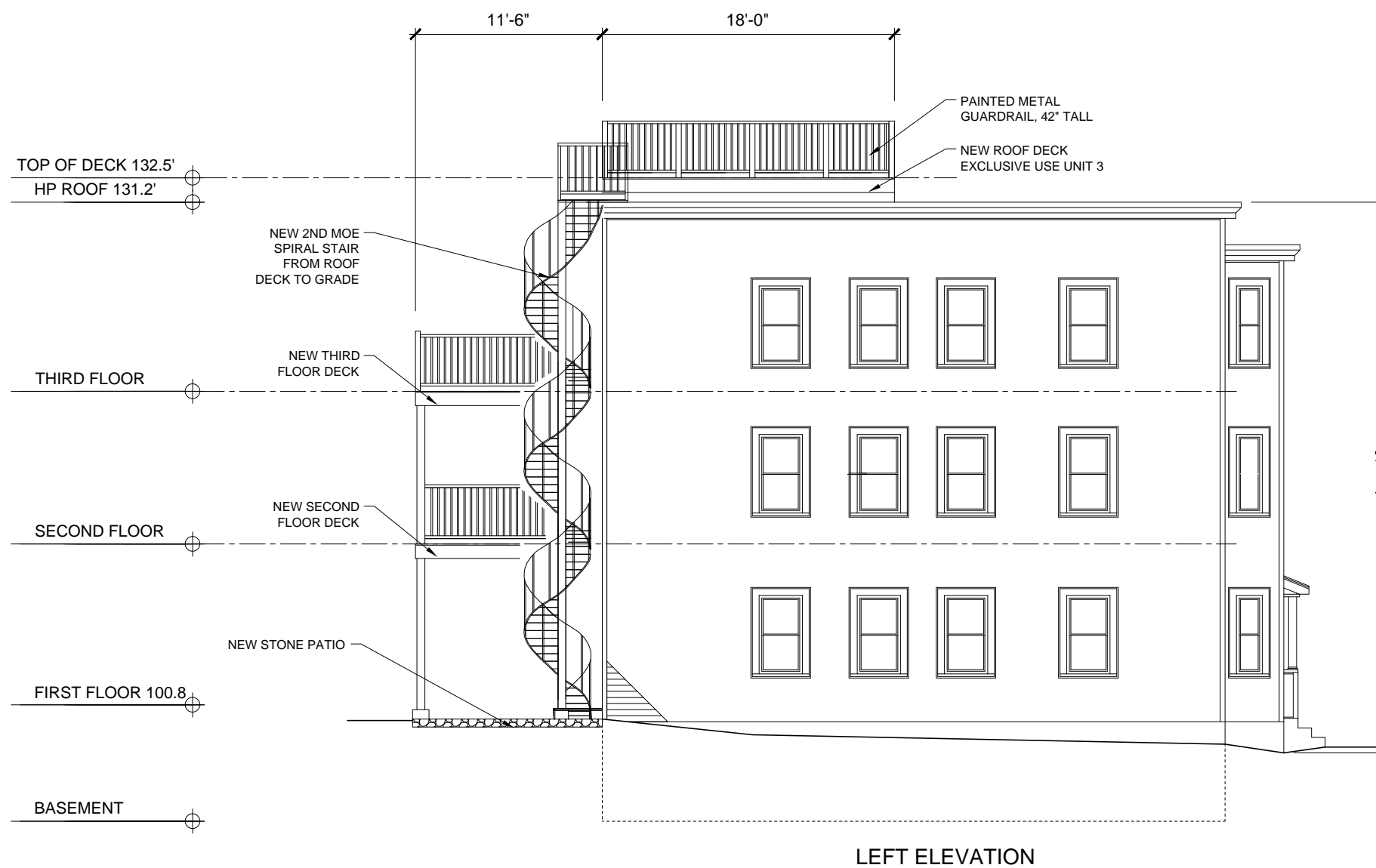
Drawing Title:  
**NEW WORK  
 ELEVATIONS**

SCALE: 1/4" = 1'-0" Drawing No. :  
 Job No.: 233.00 **A2.2**  
 Date: 10 APRIL 2018

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Drawing Title:  
**NEW WORK  
ELEVATIONS**

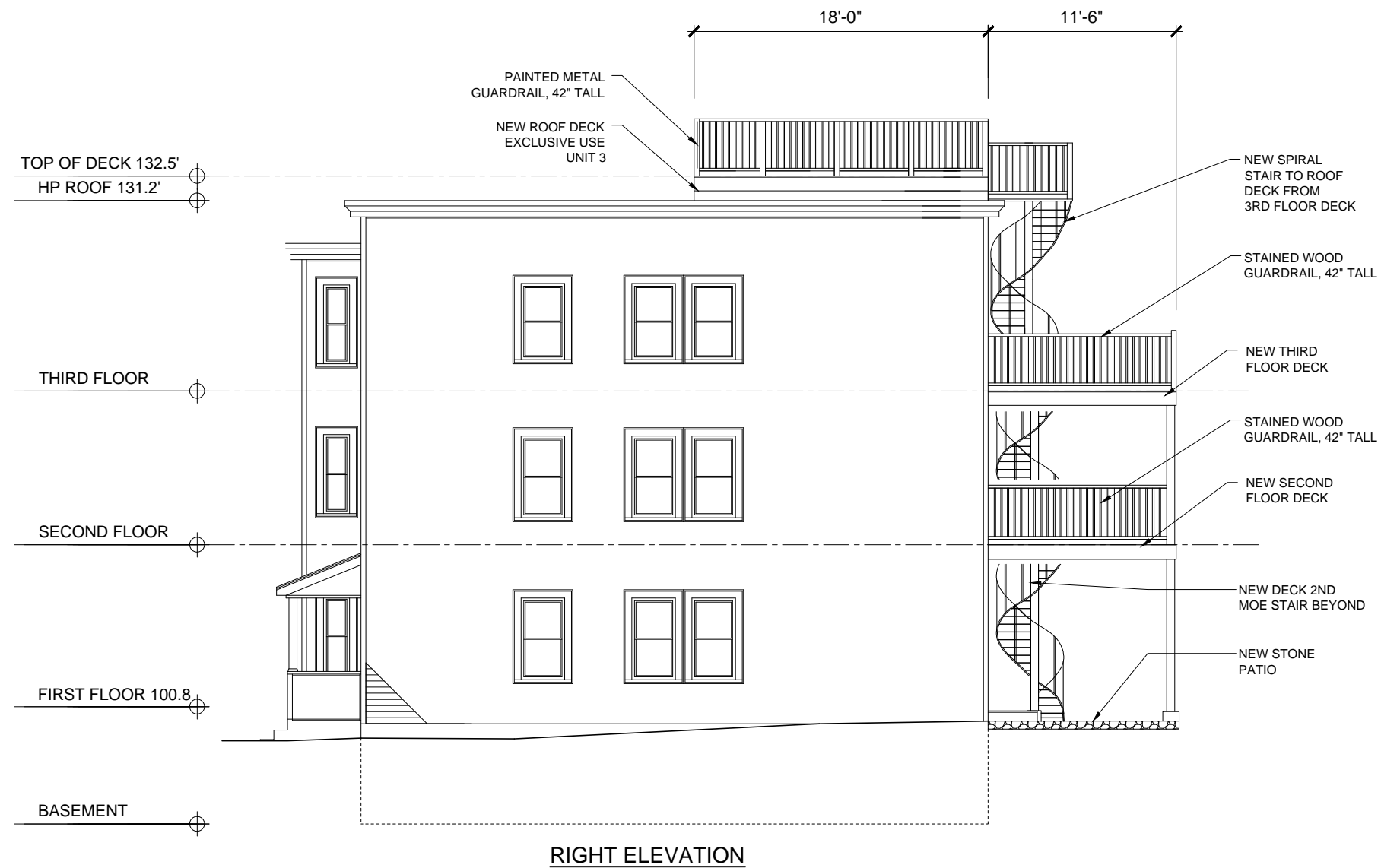
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**A2.3**



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Drawing Title:  
**NEW WORK  
 ELEVATIONS**

SCALE: 1/4" = 1'-0" Drawing No. :  
 Job No.: 233.00 **A2.4**  
 Date: 10 APRIL 2018