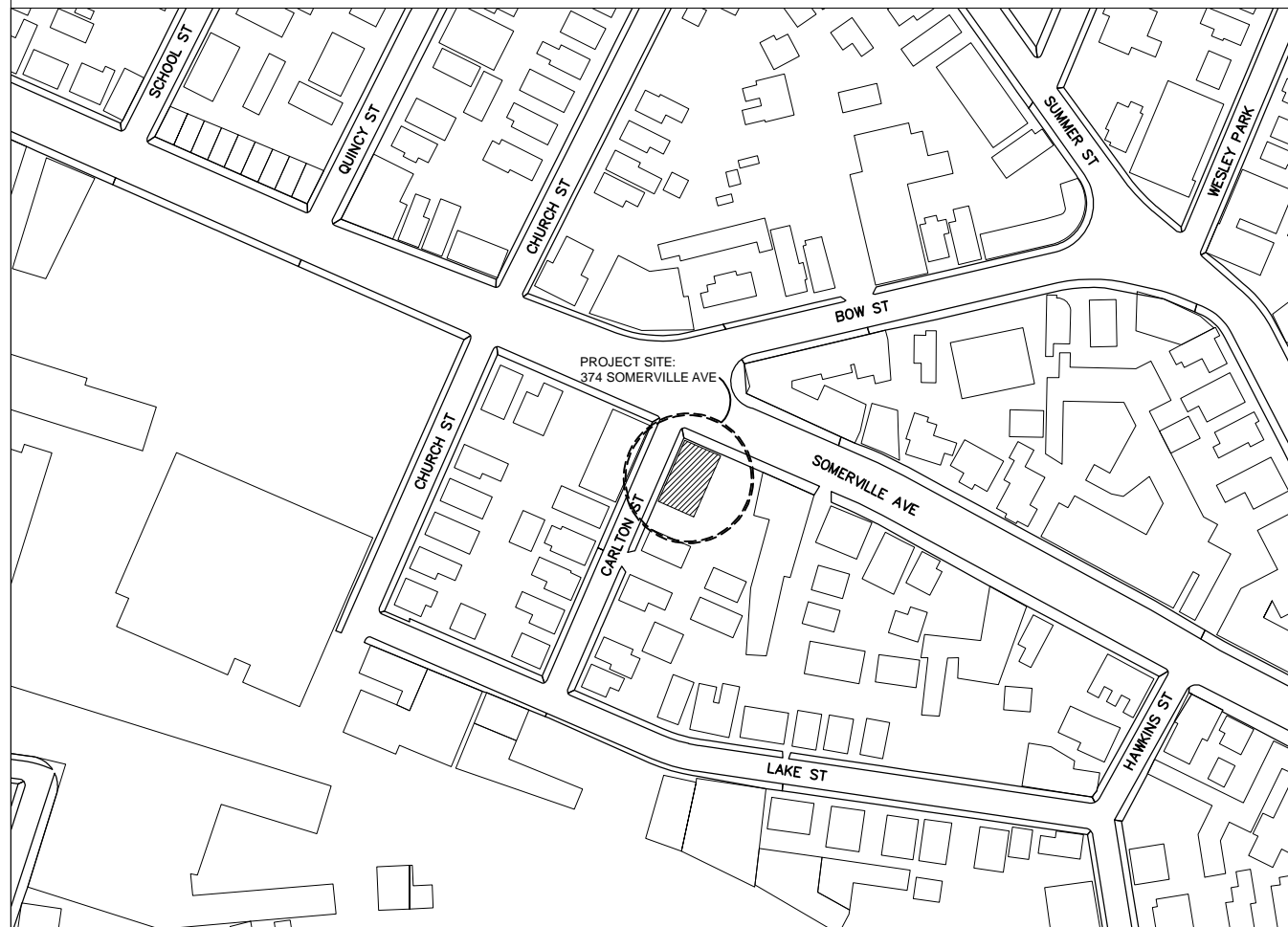


ZONING TABLE

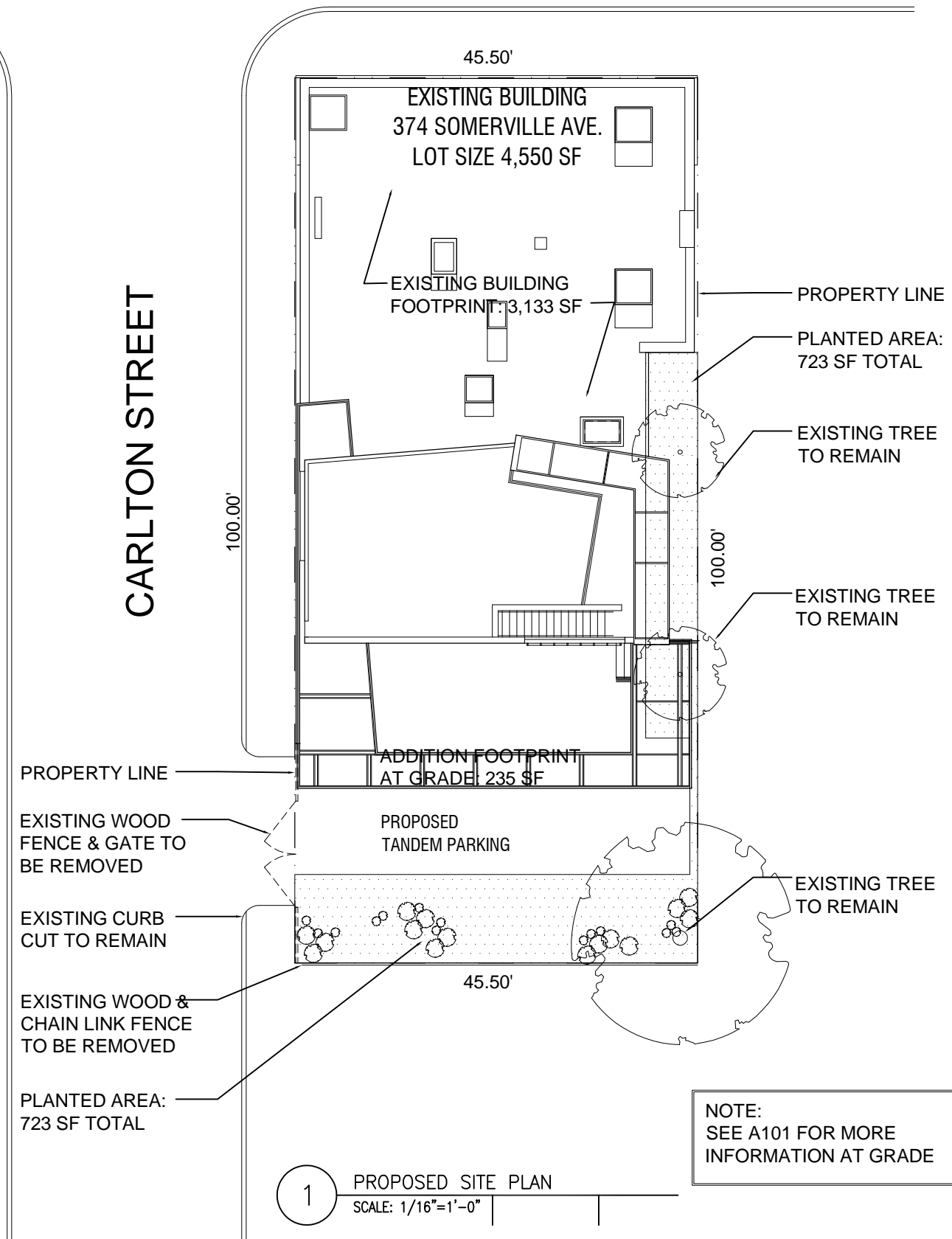
ZONING DISTRICT - CCD-55

FAR MAX	ALLOWED	PROPOSED	NOTES
	3.0	1.65	Zoning Map - Section 14 CCD-55, Section 6.1.22 Dimensional Requirements - Section 8.5 Parking Requirements - Section 9.5
HEIGHT (feet)	55	46'-6"	average grade to top of roof rafters
MAX GROUND COVERAGE	80%	73%	
MIN LANDSCAPED AREA	10%	16%	
FRONT YARD MIN SETBACK (feet)	N/A	N/A	includes 10' wide landscaped area along residential zone at east property line
SIDE YARD MIN SETBACK (feet)	N/A	3'-10"	
REAR YARD MIN SETBACK (feet)	20' SETBACK UP TO 35', 35' SETBACK FROM 35'-55' IN HEIGHT	per zoning	abutting residential zone
PARKING	1.5 PER 1 OR 2 BR	2	



SOMERVILLE AVENUE

CARLTON STREET



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Somerville, Massachusetts

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LOCATION PLAN &
SITE
INFORMATION

G 100

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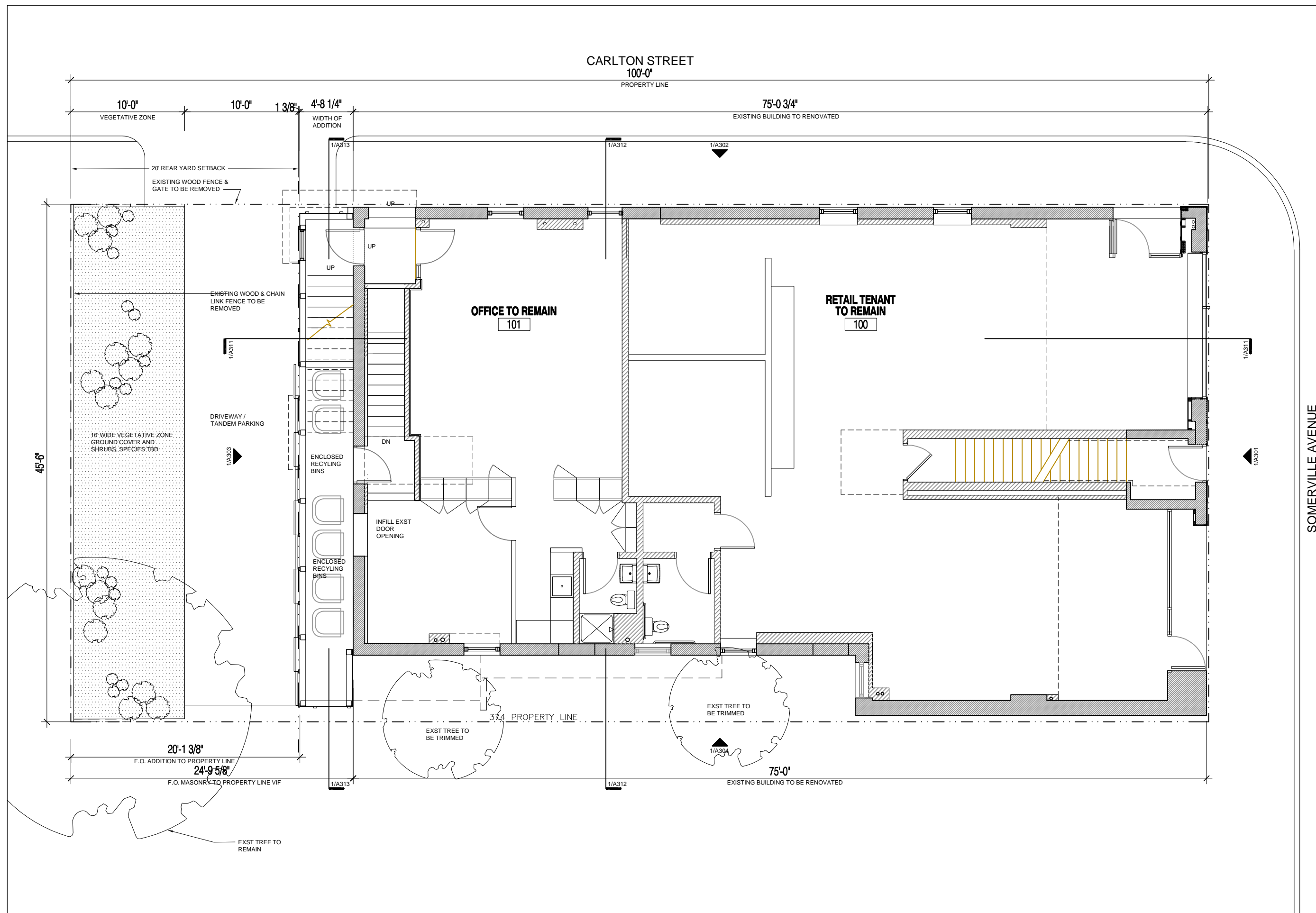
Date: Revision: Date:

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

FIRST FLOOR
PLAN

A 101



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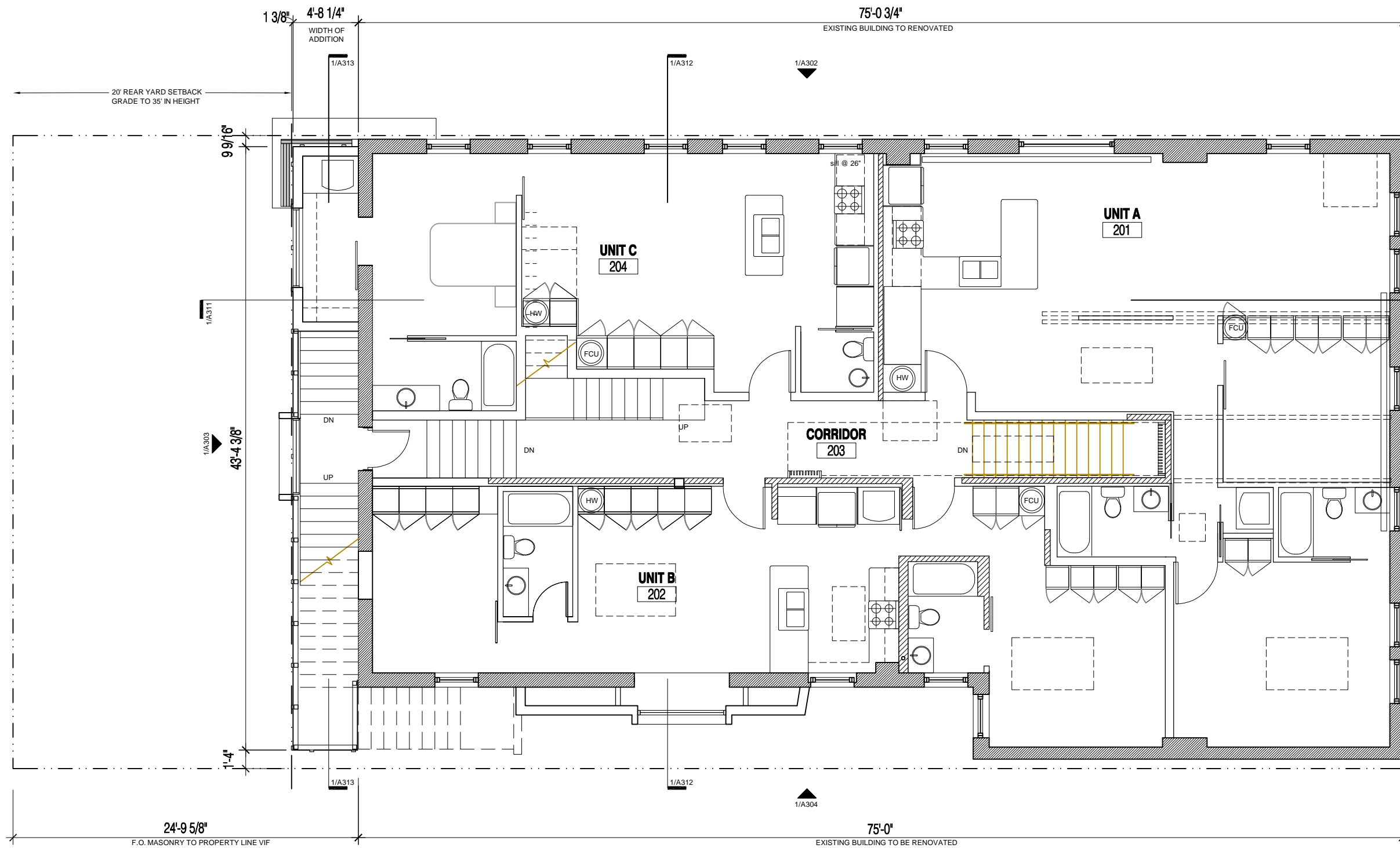
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Scale: 1/8" = 1'-0"

SECOND
FLOOR PLAN

A 102



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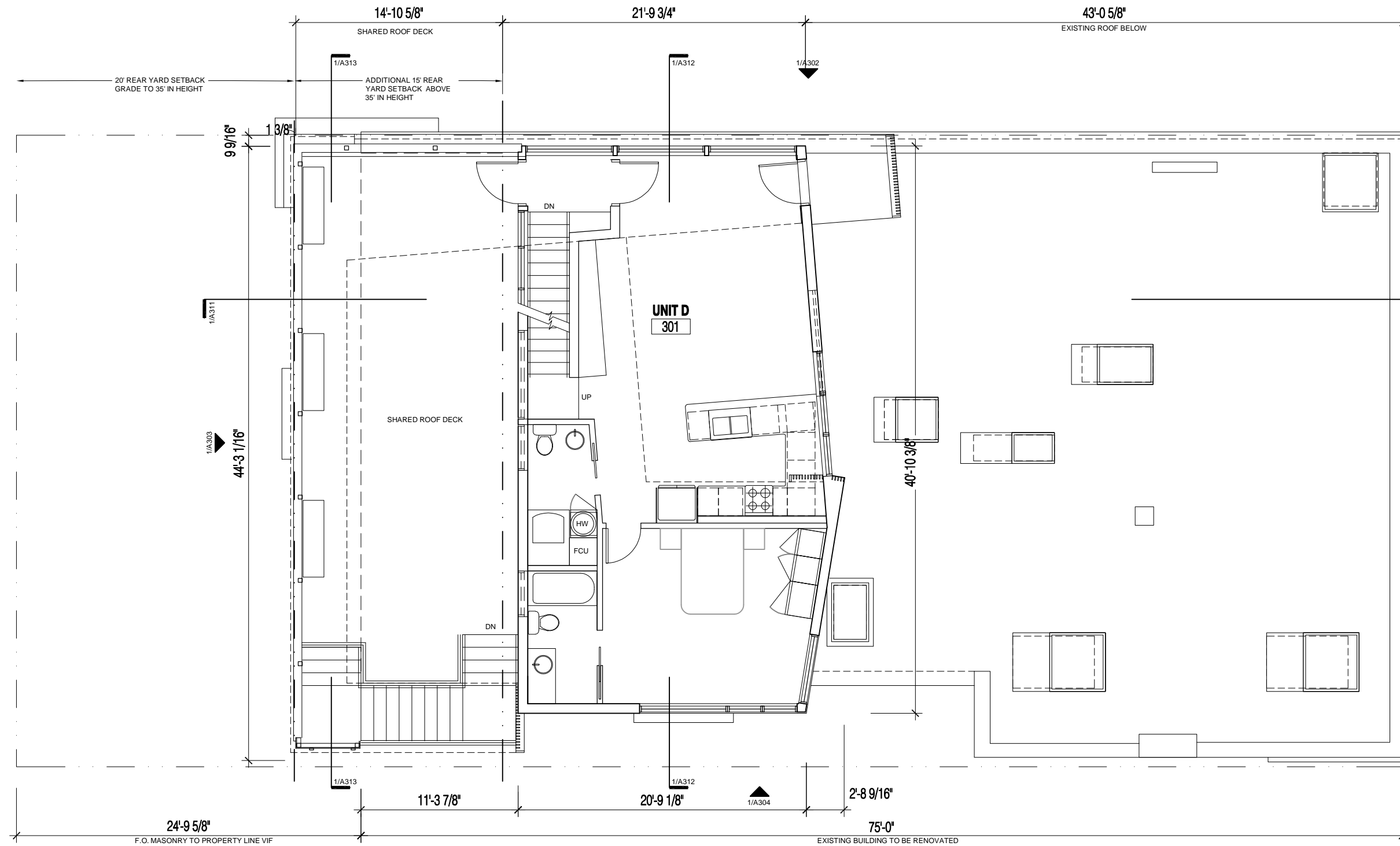
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Scale: 1/8" = 1'-0"

THIRD FLOOR
PLAN

A 103



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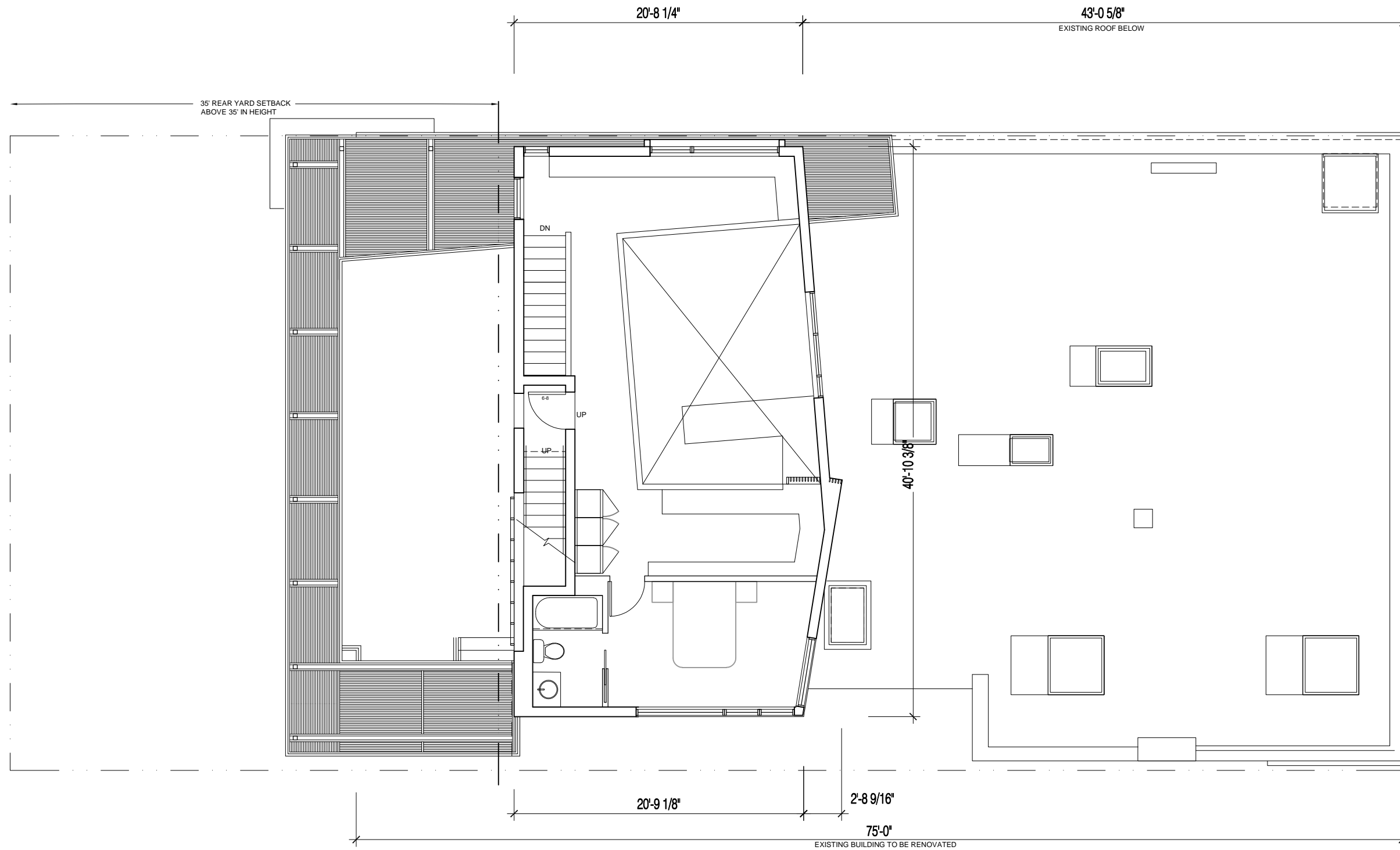
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Scale: 1/8" = 1'-0"

LOFT LEVEL
PLAN

A 104



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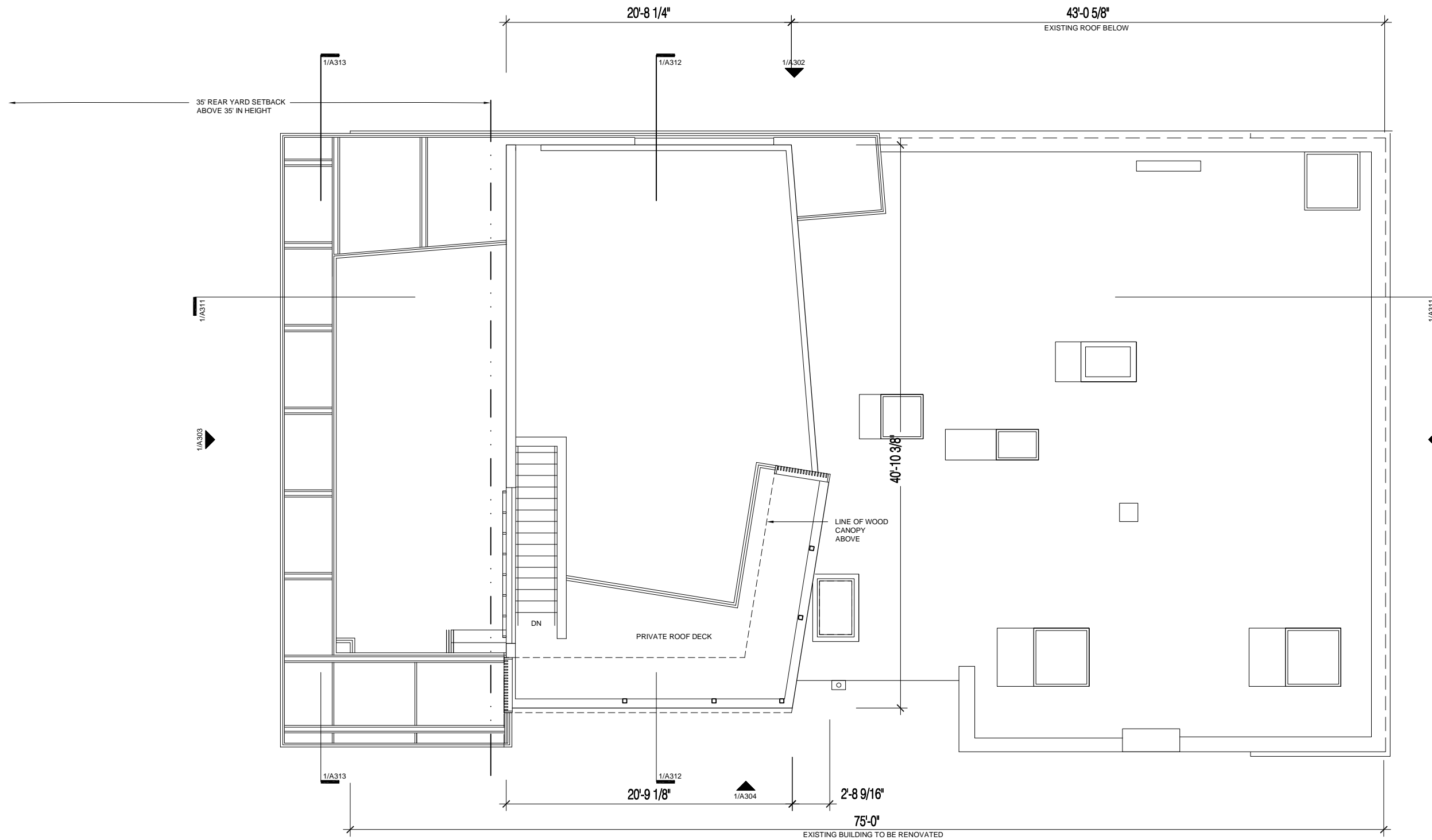
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Scale: 1/8" = 1'-0"

ROOF PLAN

A 105



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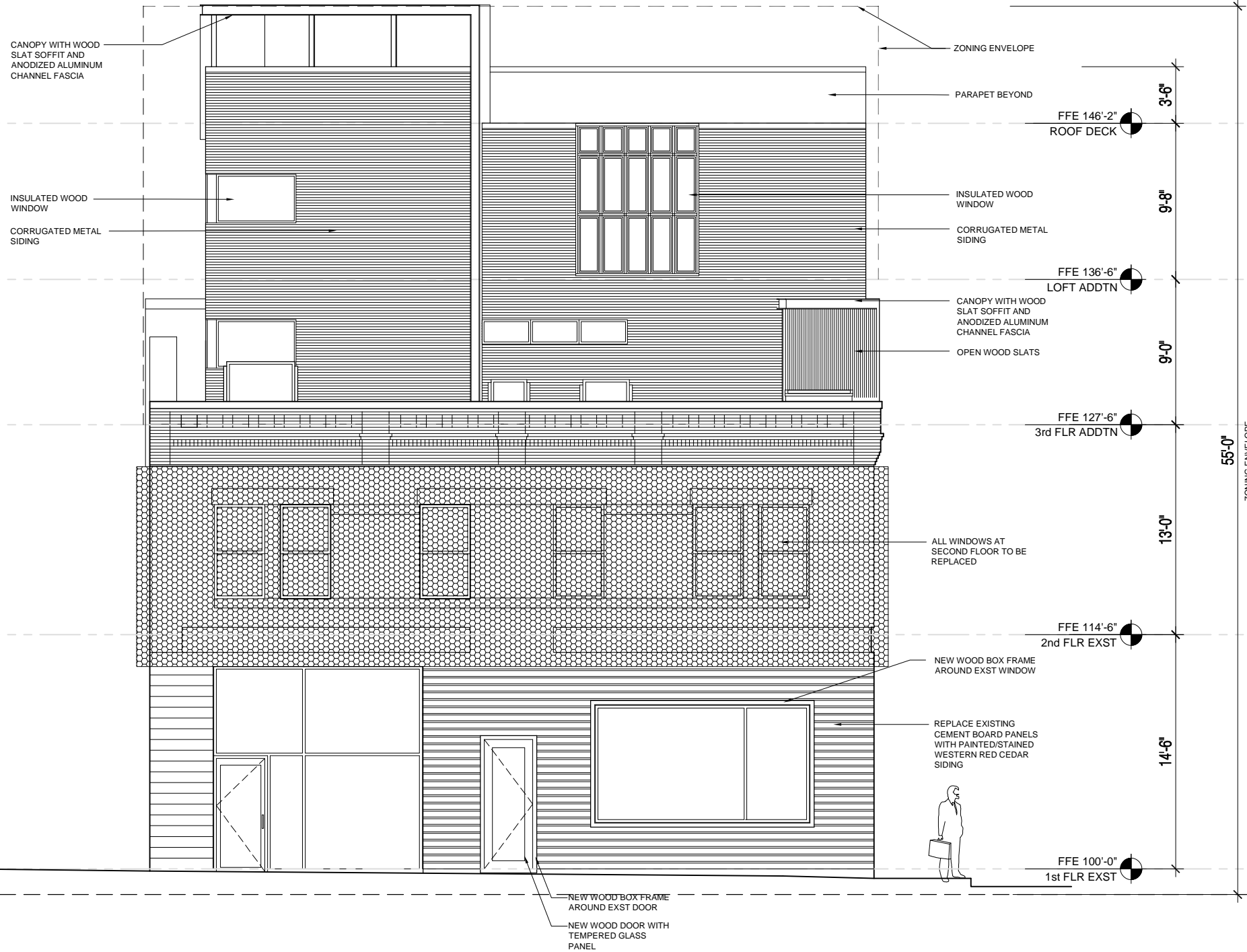
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Scale: 1/8" = 1'-0"

NORTH
ELEVATION

A 301



ADDITION BEYOND

EXISTING FACADE TO REMAIN

CANOPY WITH WOOD
SLAT SOFFIT AND
ANODIZED ALUMINUM
CHANNEL FASCIA

INSULATED WOOD
WINDOW
CORRUGATED METAL
SIDING

ZONING ENVELOPE

PARAPET BEYOND

FFE 146'-2"
ROOF DECK

3'-6"

9'-5"

INSULATED WOOD
WINDOW
CORRUGATED METAL
SIDING

FFE 136'-6"
LOFT ADDTN

9'-0"

CANOPY WITH WOOD
SLAT SOFFIT AND
ANODIZED ALUMINUM
CHANNEL FASCIA
OPEN WOOD SLATS

FFE 127'-6"
3rd FLR ADDTN

55'-0"

ZONING ENVELOPE

ALL WINDOWS AT
SECOND FLOOR TO BE
REPLACED

13'-0"

FFE 114'-6"
2nd FLR EXST

NEW WOOD BOX FRAME
AROUND EXST WINDOW

14'-6"

REPLACE EXISTING
CEMENT BOARD PANELS
WITH PAINTED/STAINED
WESTERN RED CEDAR
SIDING

FFE 100'-0"
1st FLR EXST

NEW WOOD BOX FRAME
AROUND EXST DOOR

NEW WOOD DOOR WITH
TEMPERED GLASS
PANEL

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

374

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Somerville, Massachusetts

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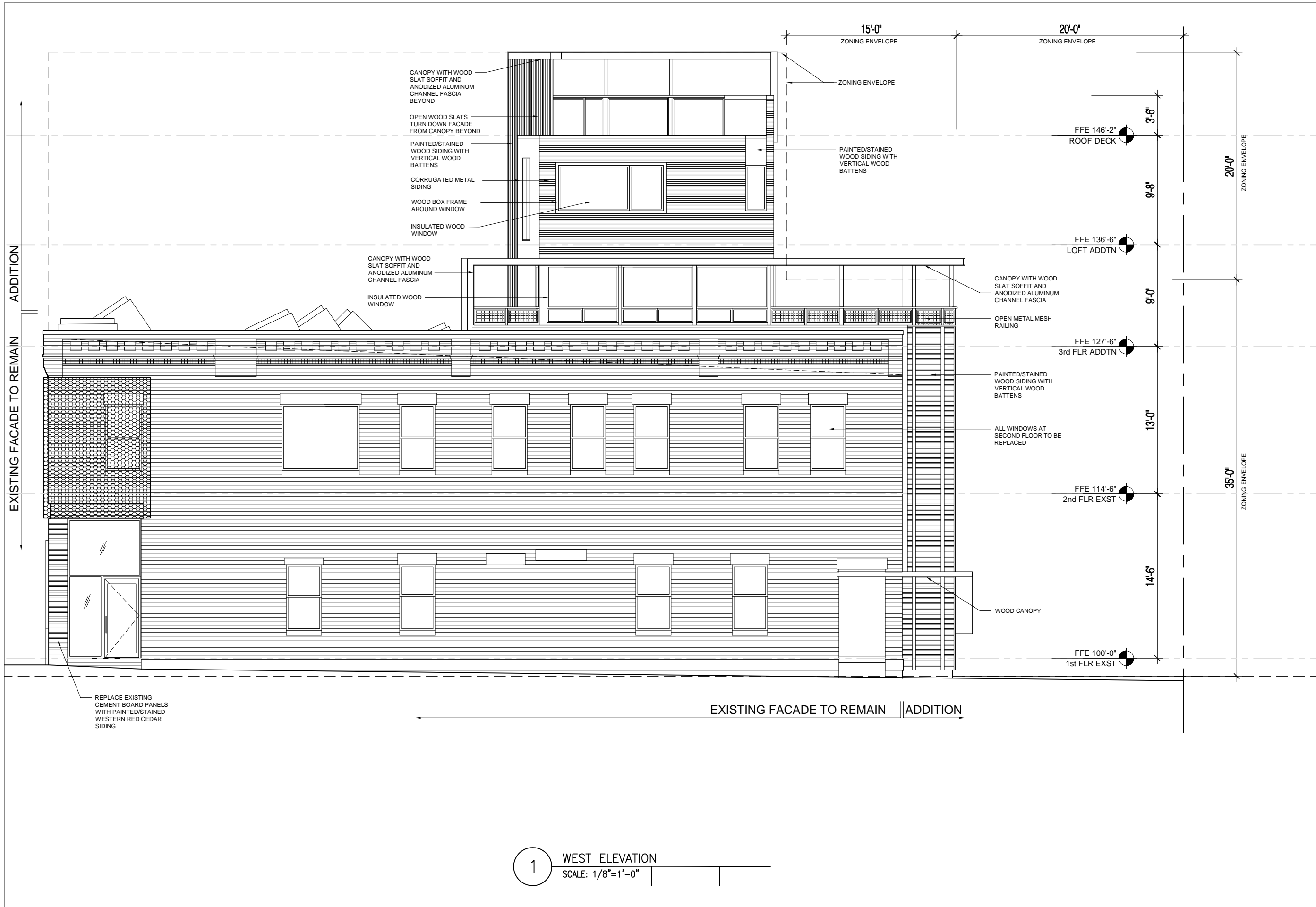
Date: Revision: Date:

Drawn by: Checked by:

Scale:

WEST
ELEVATION

A 302



1 WEST ELEVATION
SCALE: 1/8"=1'-0"

374

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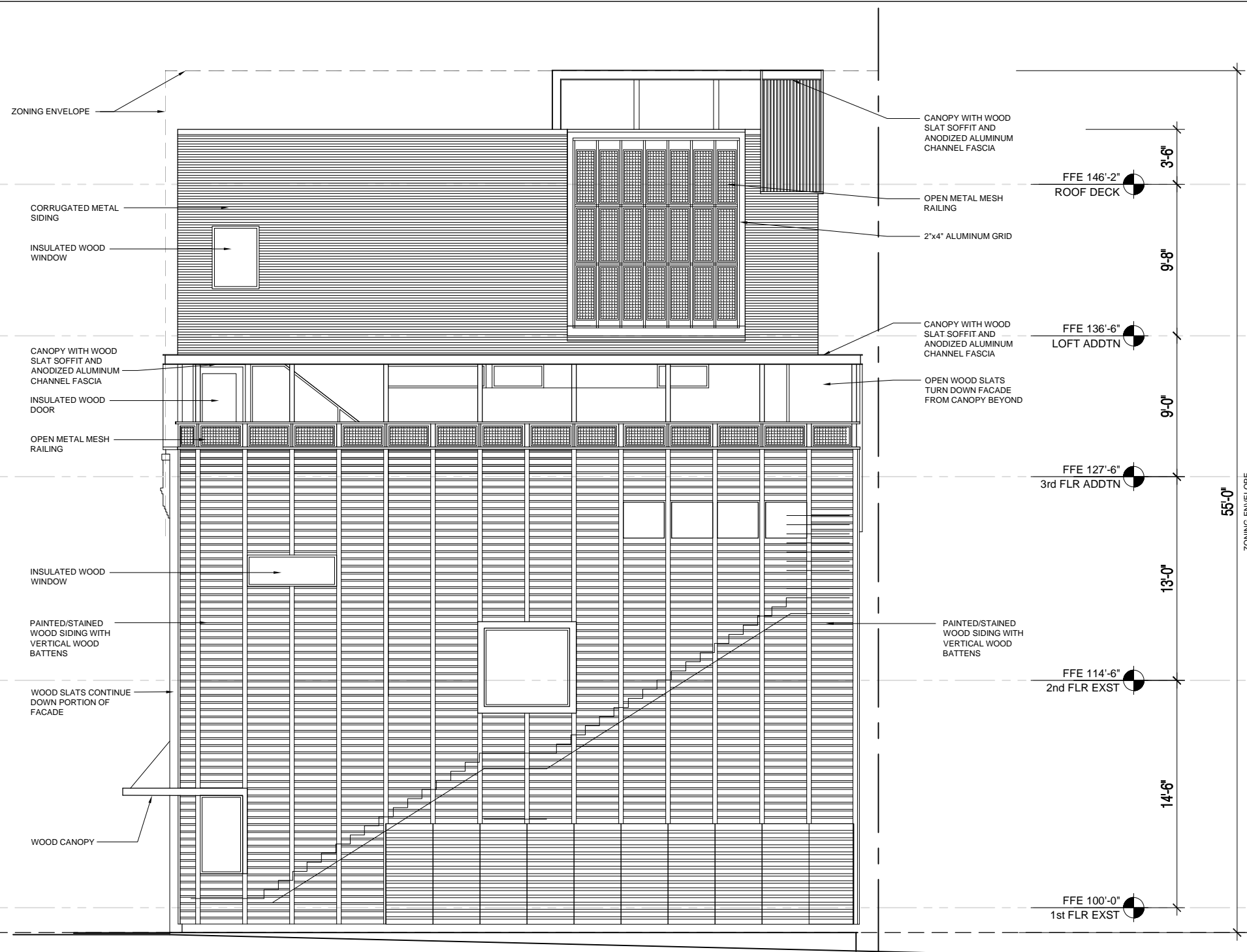
Date: Revision: Date:

Drawn by: Checked by:

Scale:

SOUTH
ELEVATION

A 303



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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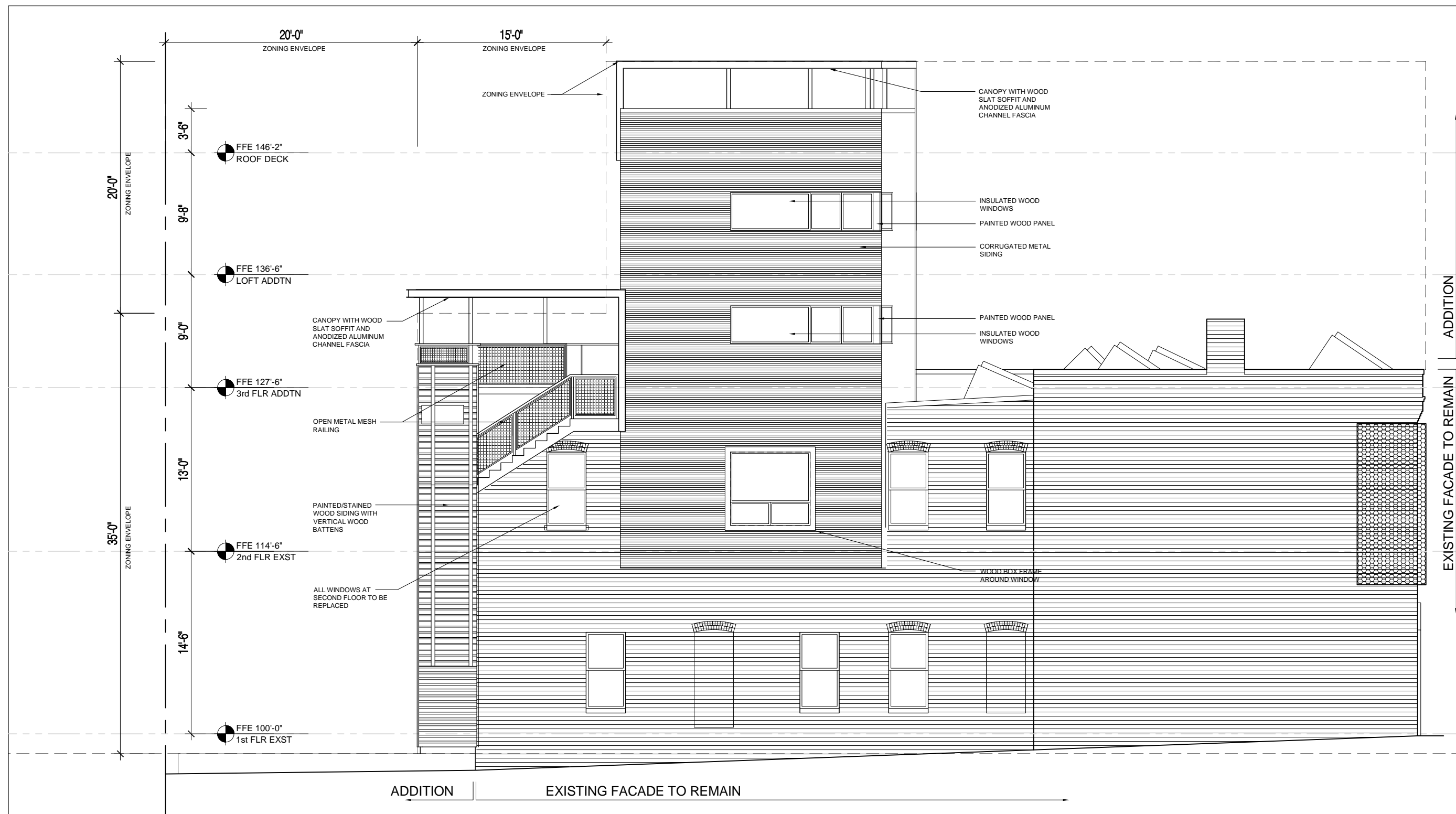
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Scale:

EAST
ELEVATION

A 304



1 EAST ELEVATION
SCALE: 1/8"=1'-0"

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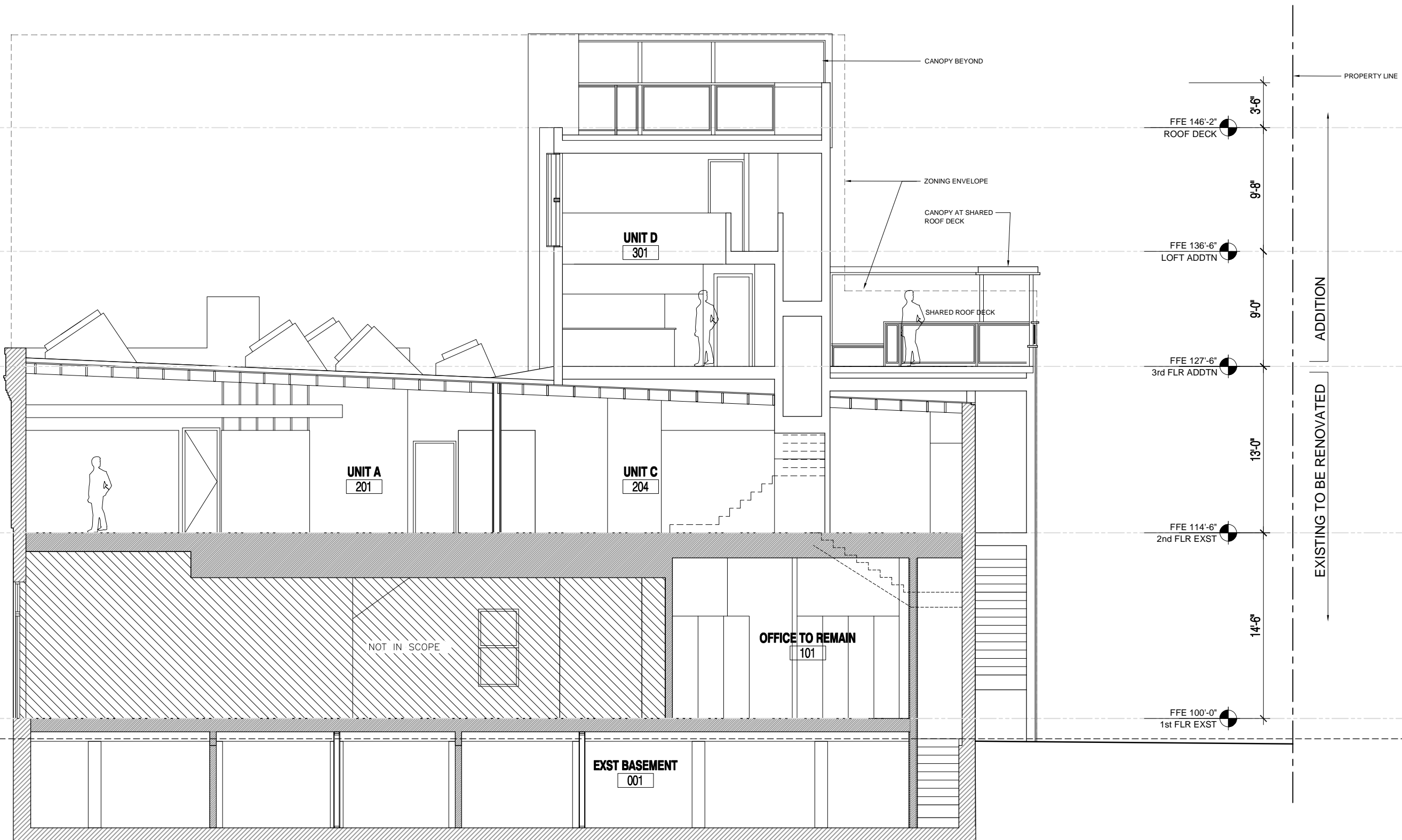
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Drawn by: Checked by:

Scale:

BUILDING
SECTION A-A

A 311



1 BUILDING SECTION A-A
SCALE: 1/8"=1'-0"

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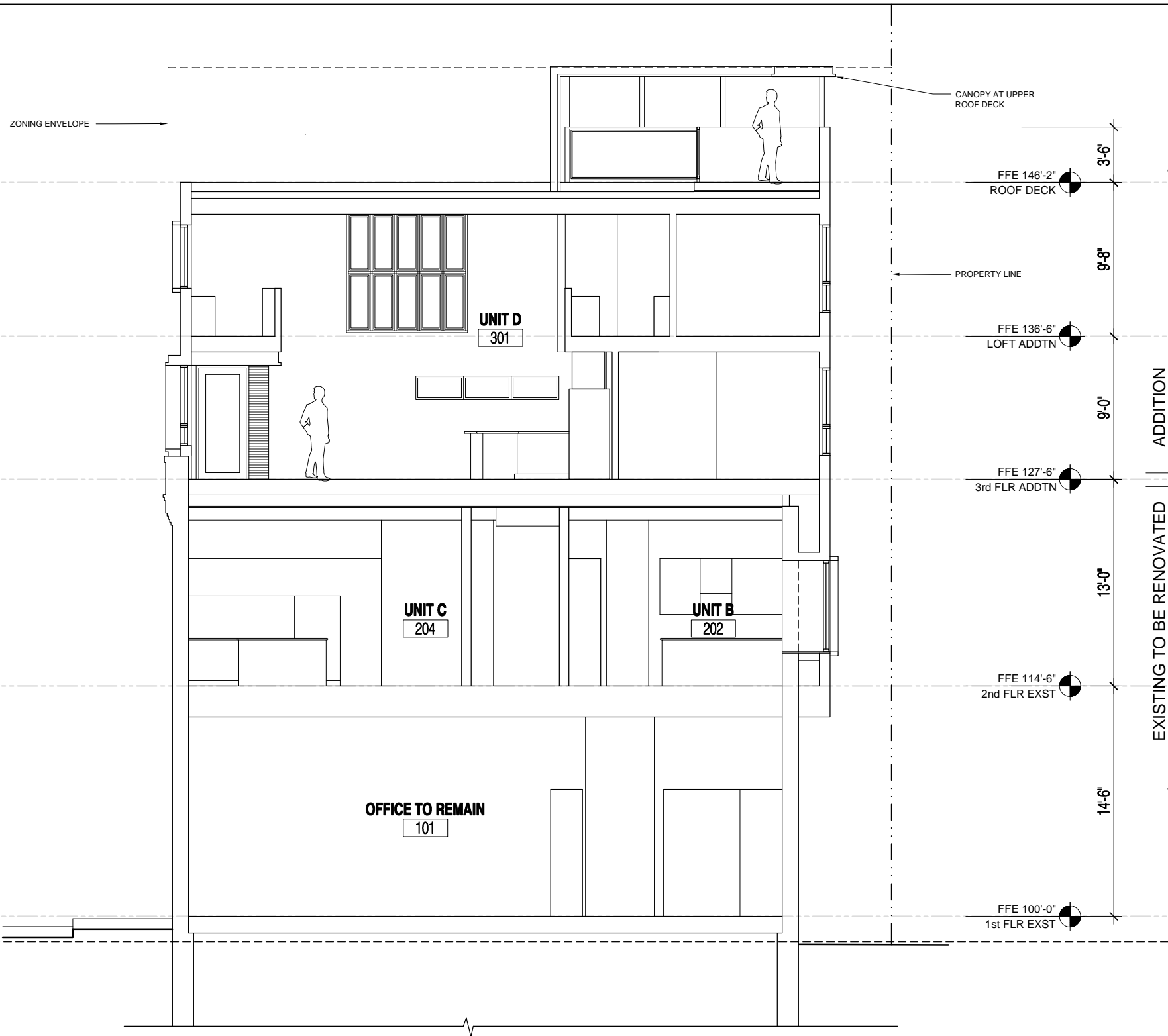
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Scale:

**BUILDING
SECTION B-B**

A 312



1 BUILDING SECTION B-B
SCALE: 1/8"=1'-0"

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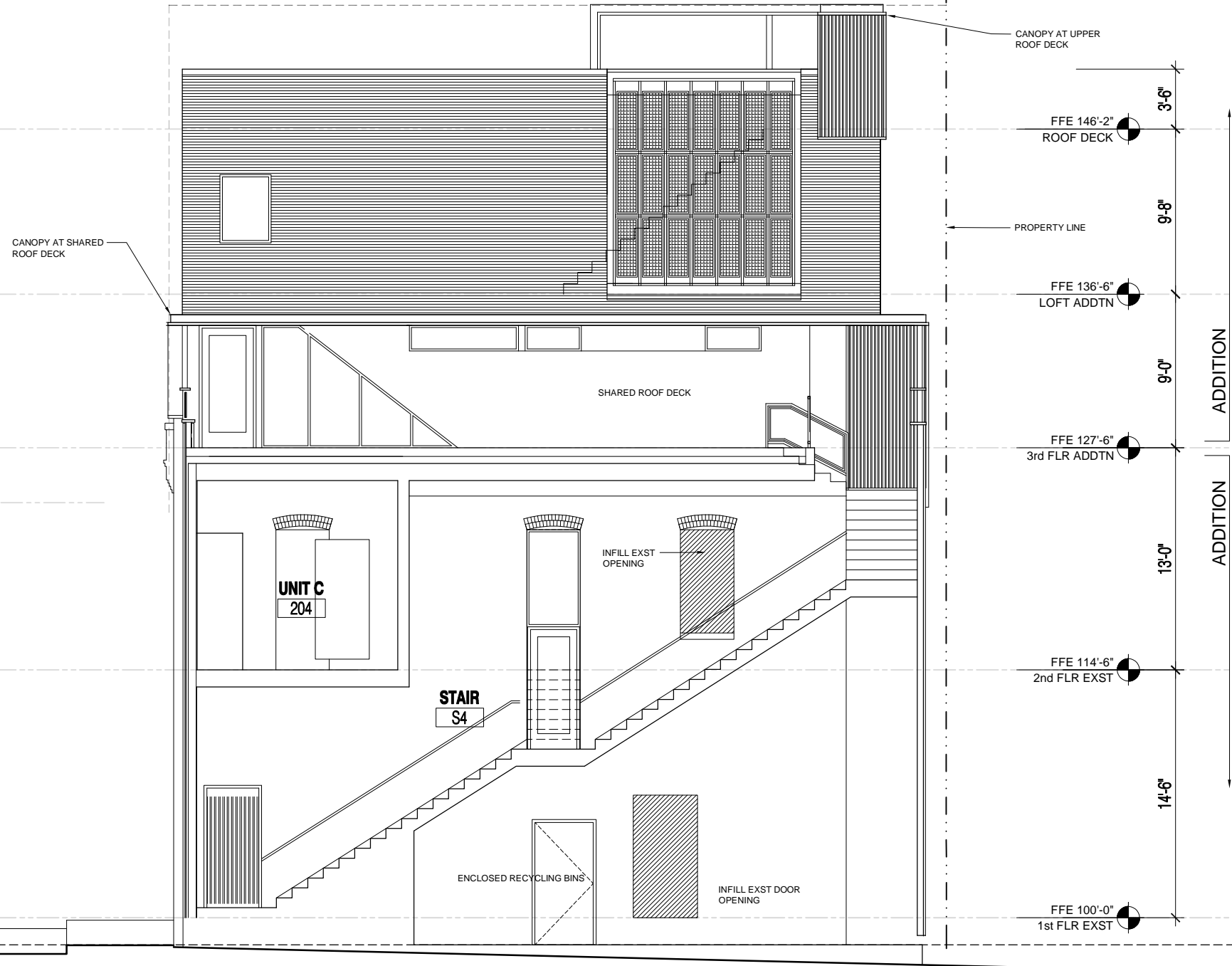
Date: Revision: Date:

Drawn by: Checked by:

Scale:

BUILDING
SECTION C-C

A 313



1 BUILDING SECTION C-C
SCALE: 1/8"=1'-0"





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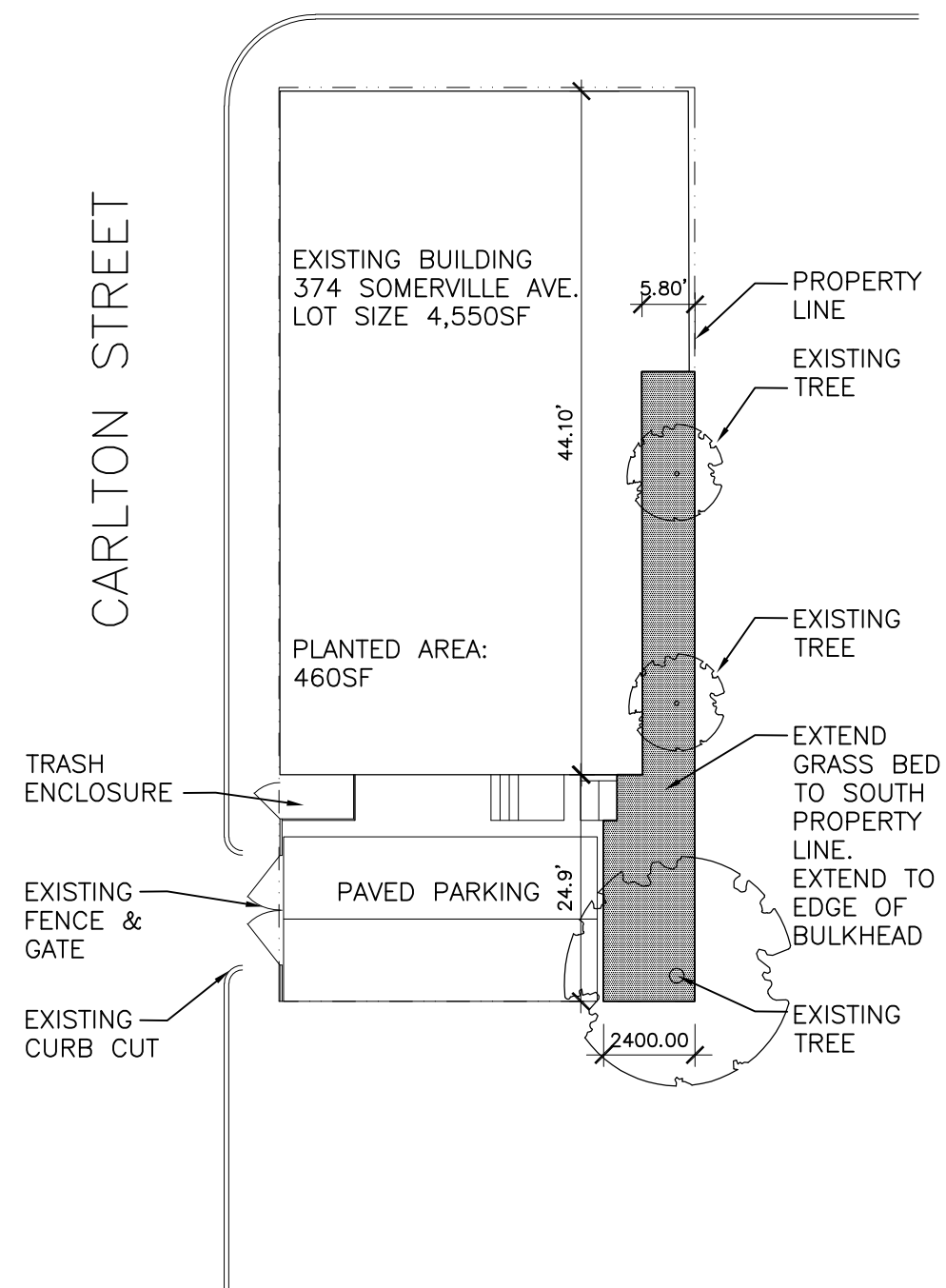
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EXISTING SITE
PLAN

EC 100

SOMERVILLE AVENUE

CARLTON STREET



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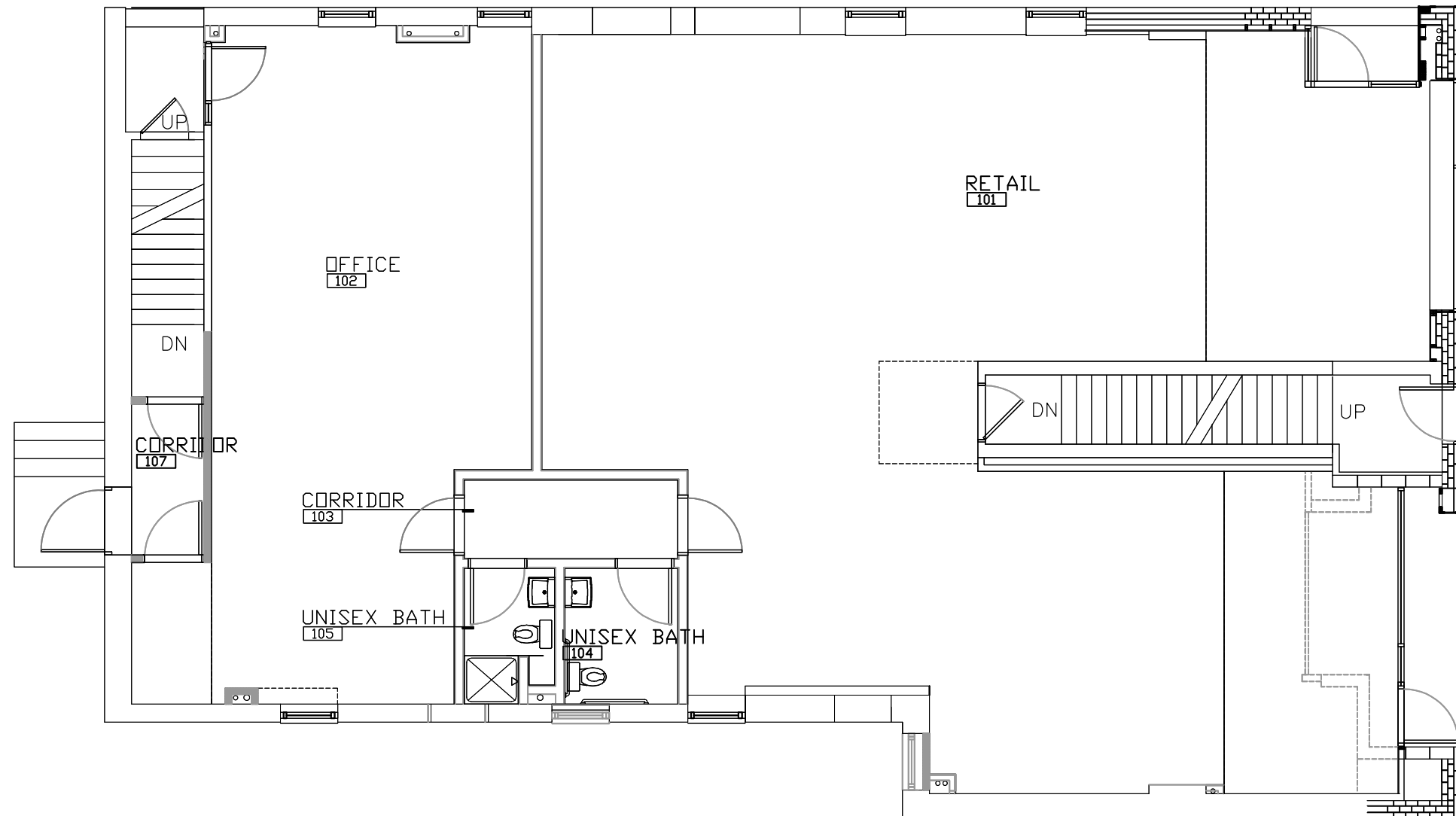
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Scale: $\frac{1}{8}" = 1'-0"$

EXISTING FIRST
FLOOR PLAN

EC 101



374

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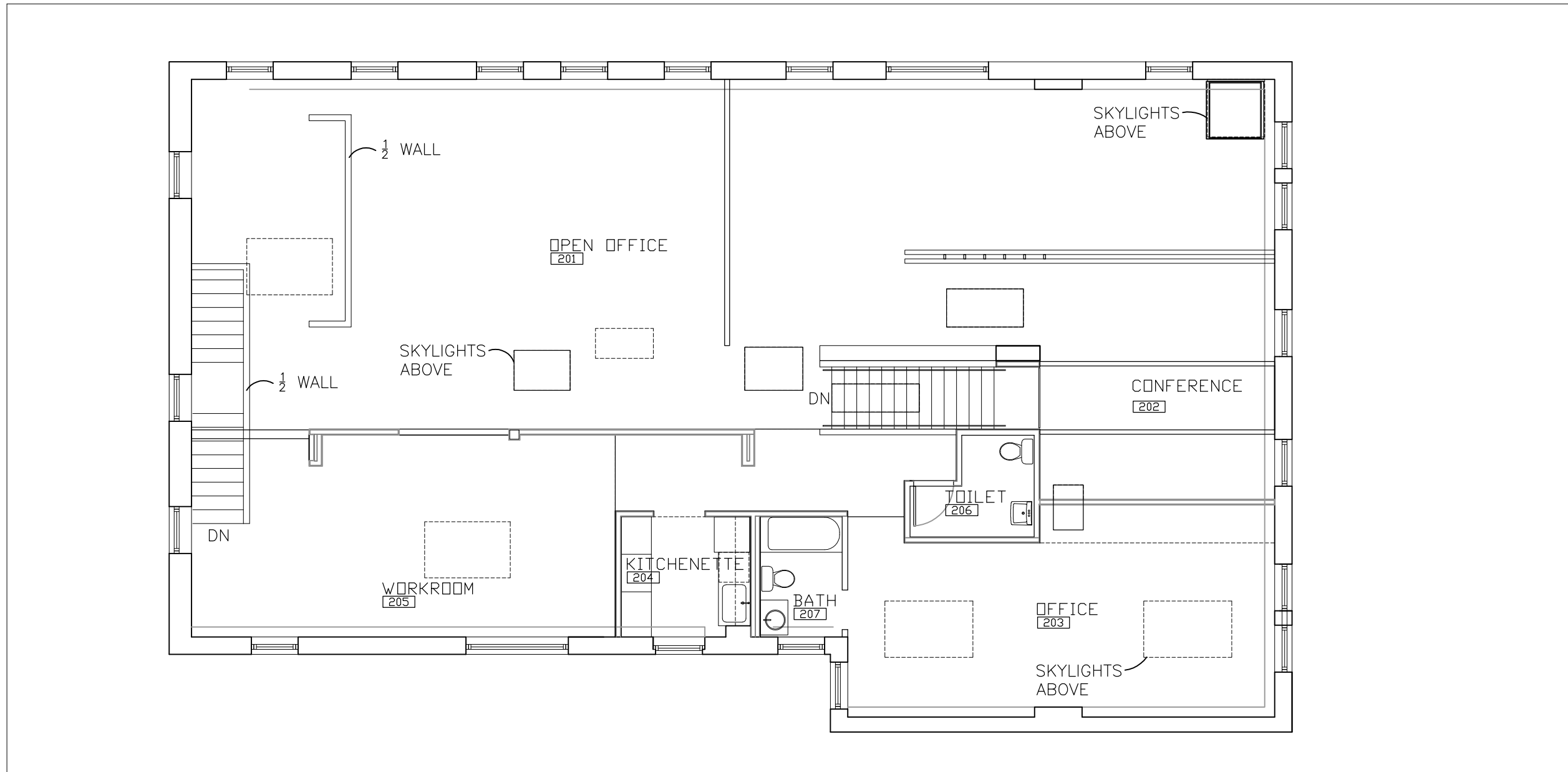
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EXISTING SECOND
FLOOR PLAN

EC 102



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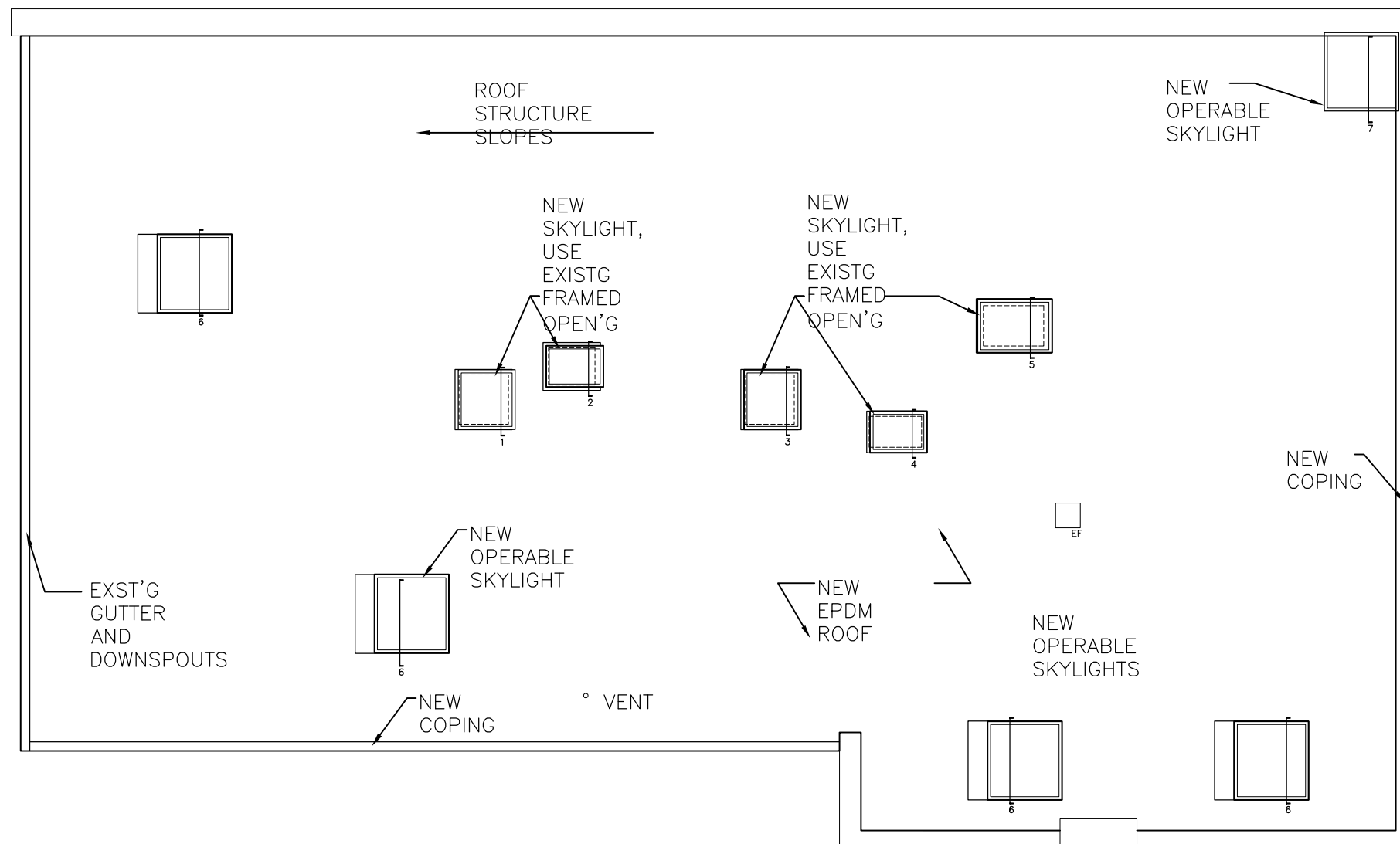
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EXISTING ROOF
PLAN

EC 103



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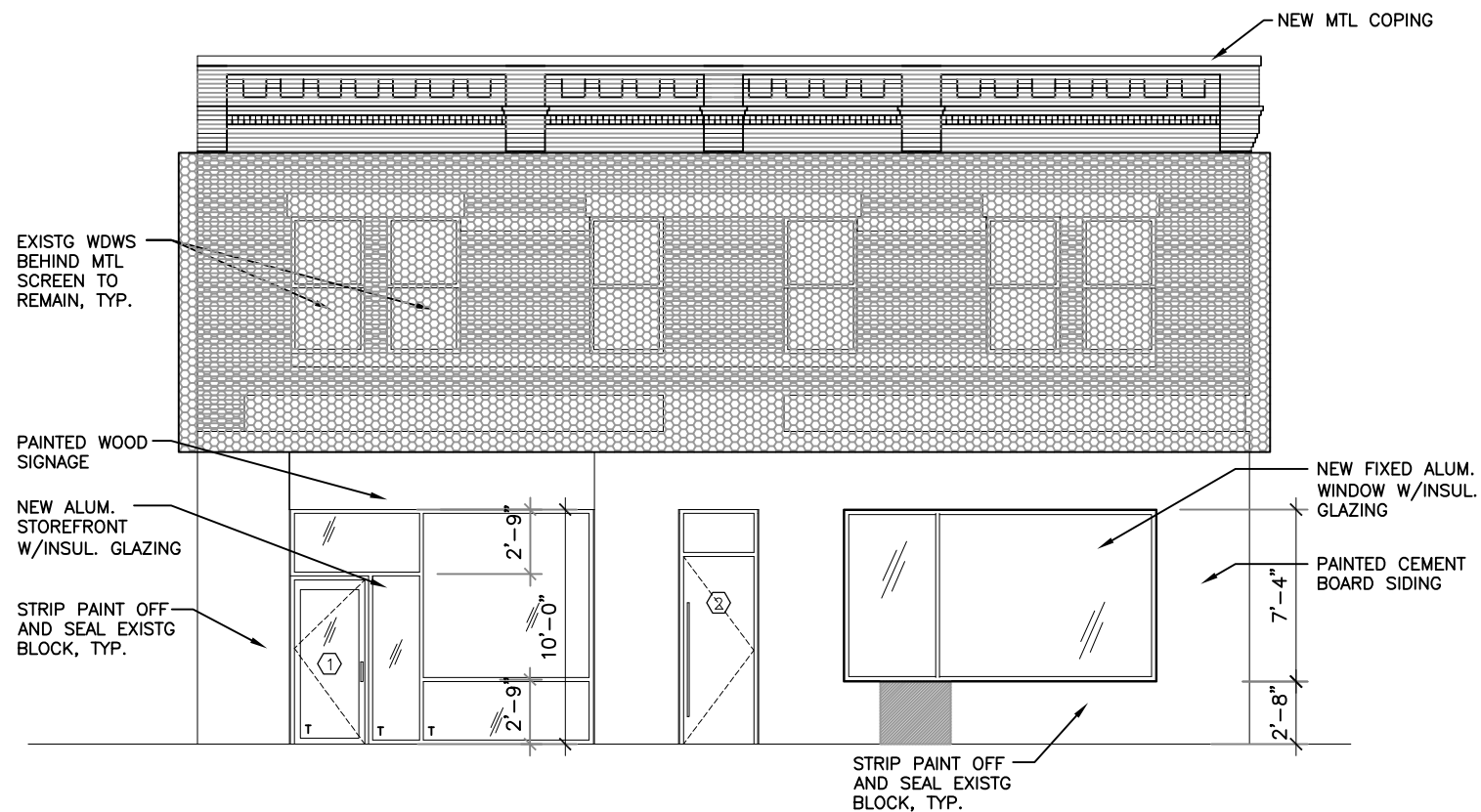
Date:	Revision:	Date:

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EXISTING NORTH
ELEVATION

EC 201



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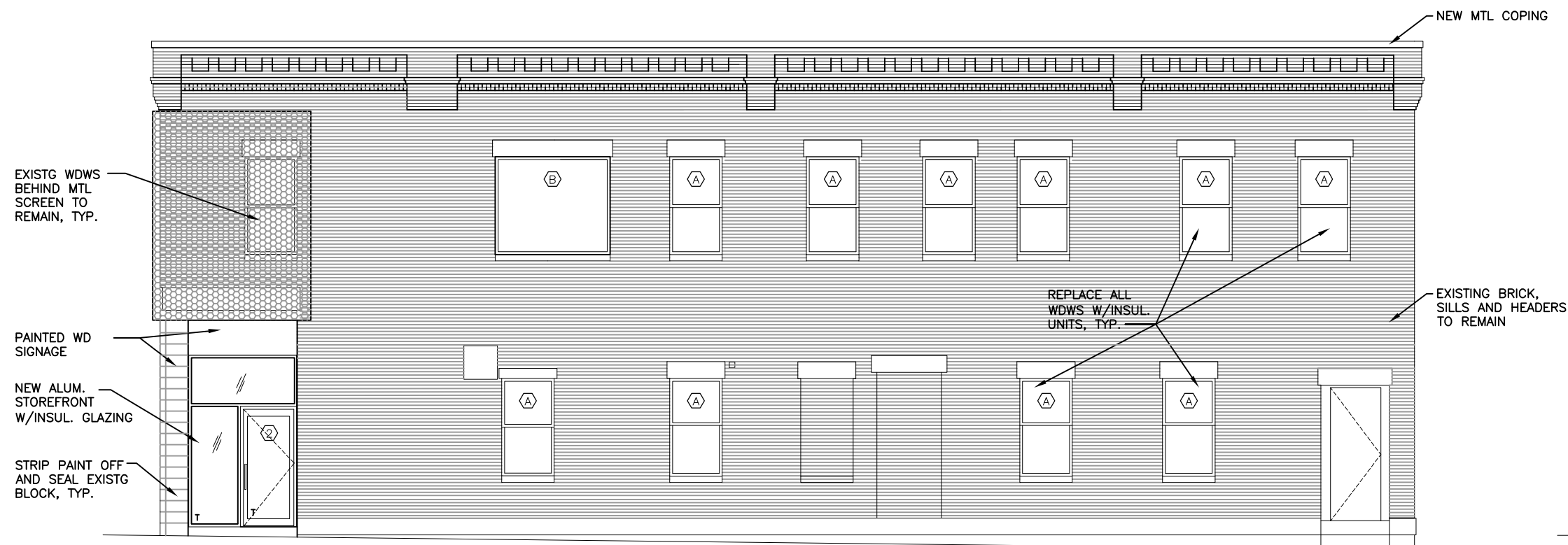
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Scale: $\frac{1}{8}'' = 1'-0''$

EXISTING WEST
ELEVATION

EC 202

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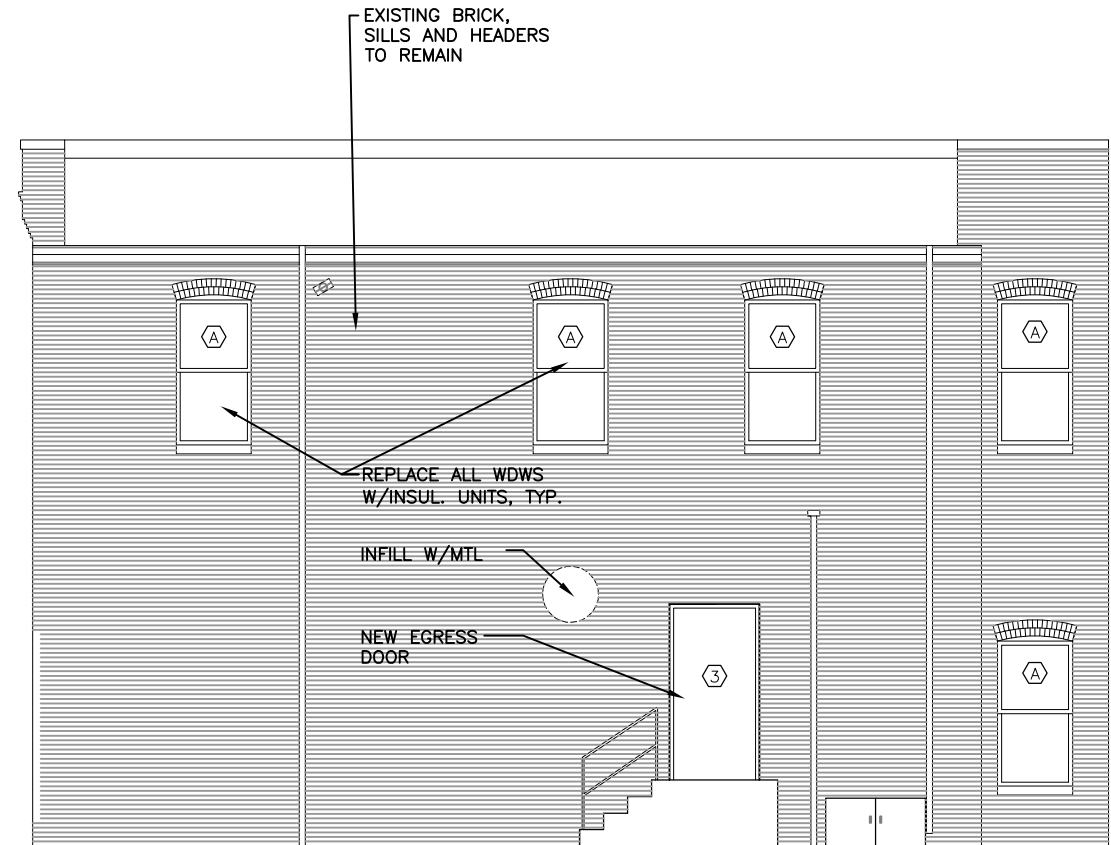
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EXISTING SOUTH
ELEVATION

EC 203

S



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Scale: $\frac{1}{8}" = 1'-0"$

EXISTING EAST
ELEVATION

EC 204

