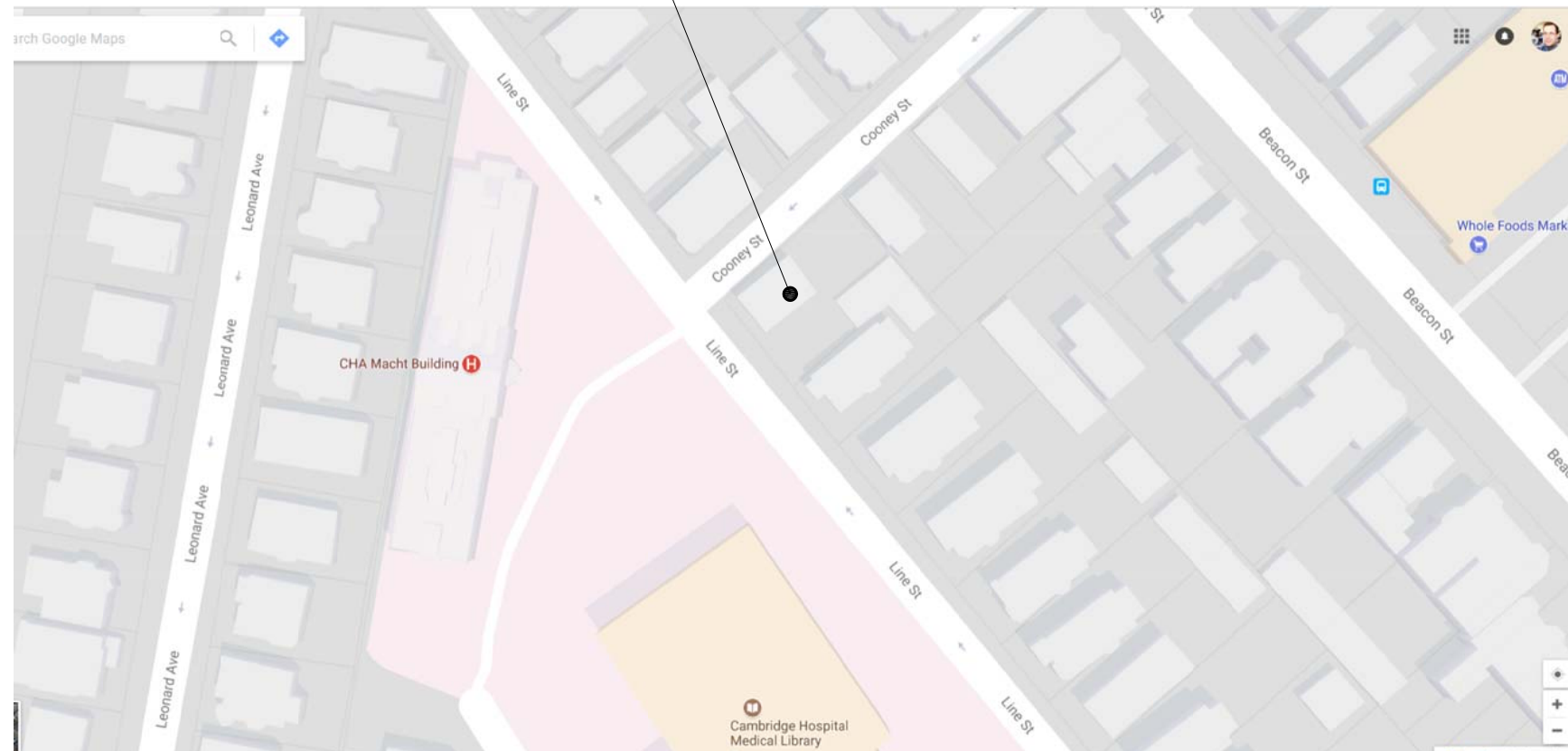




88 LINE STREET



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

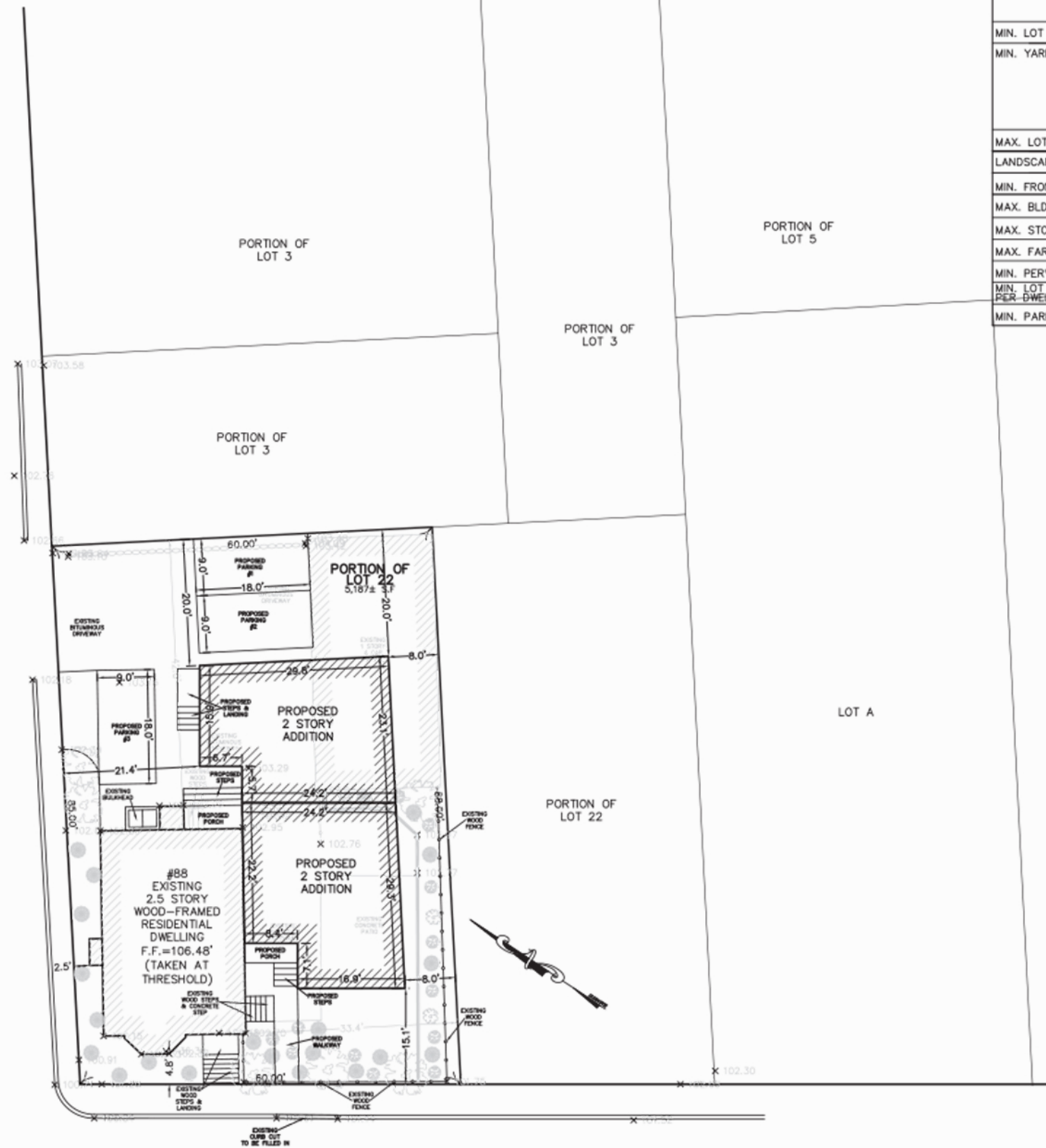
EXISTING LEGEND

	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)
	SPOT GRADE
	DRAIN MANHOLE
	HYDRANT
	TREE

ZONING LEGEND

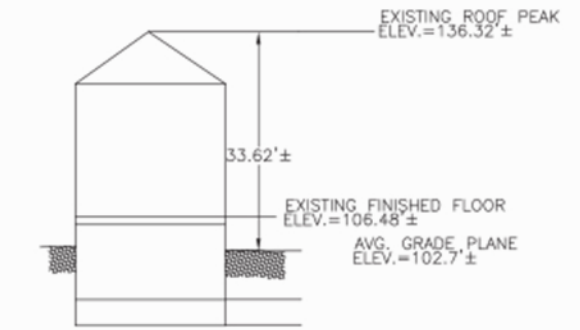
ZONING DISTRICT: RB - RESIDENCE B				
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT SIZE	7,500 S.F.	5,187 S.F.	5,187 S.F.	EXISTING NON-COMPLYING
MIN. YARD FRONT	15'	4.8'	4.8'	EXISTING NON-COMPLYING
SIDE (RIGHT)	8'	33.4'	8.0'	YES
SIDE (LEFT)	8'	2.5'	2.5'	EXISTING NON-COMPLYING
REAR	20'	42.0'	20.0'	YES
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% ±	44.0% ±	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)



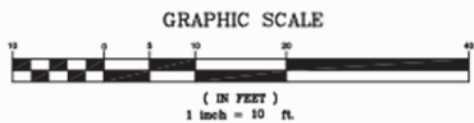
NOTES:

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 25017C0438E, 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:	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
APPD BY:	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



VIEWS FROM LINE STREET



VIEWS FROM COONEY STREET

GCD ARCHITECTS

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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

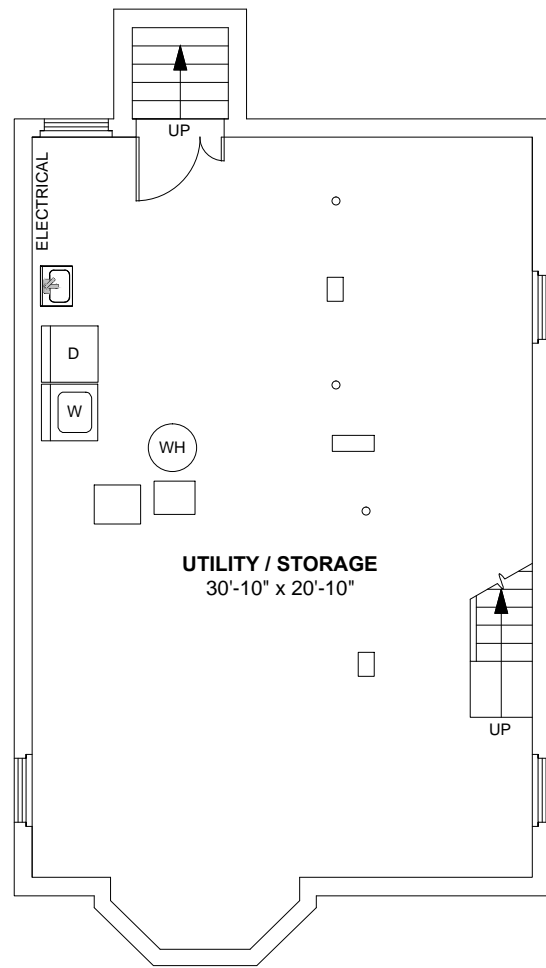
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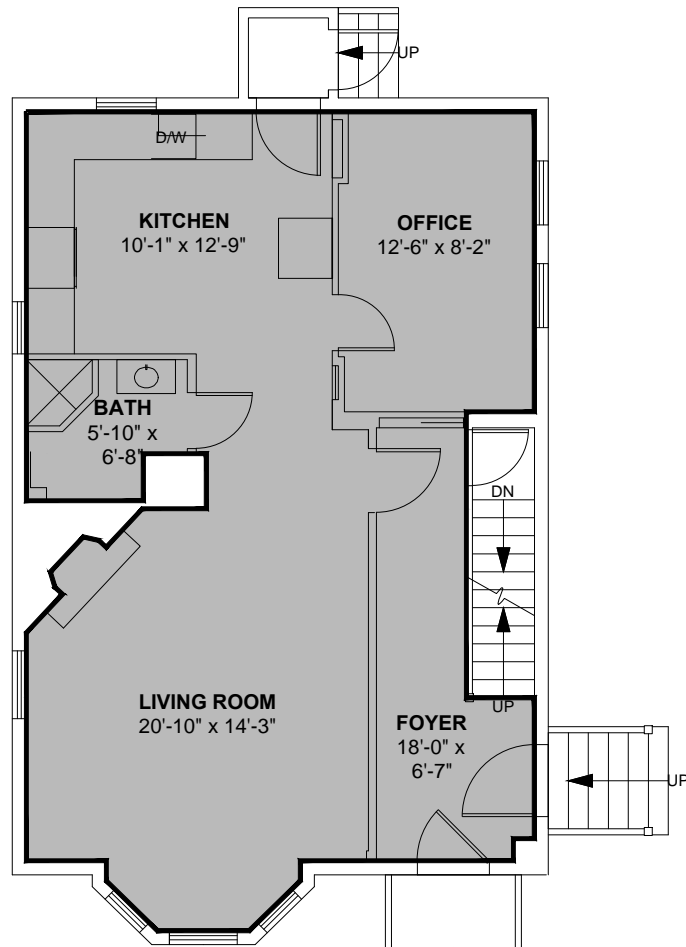
EXISTING
SITE PHOTOS

0.2

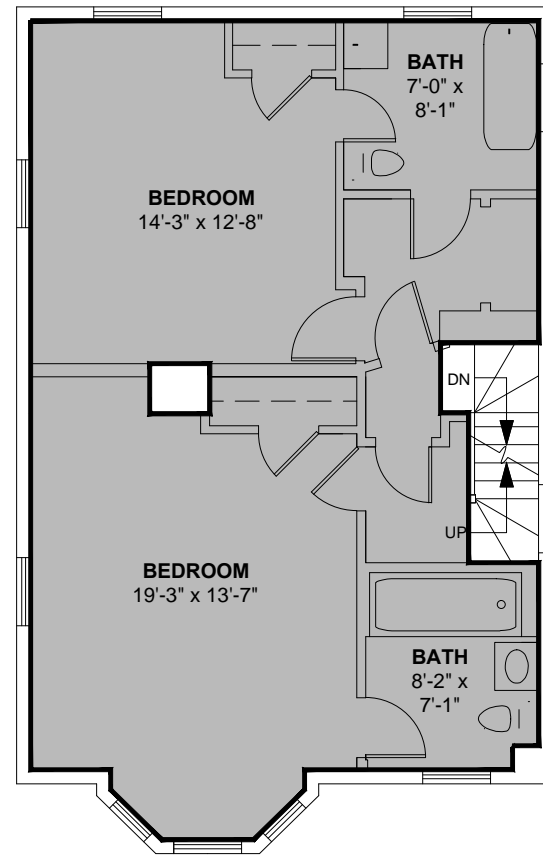
88 Line Street Somerville
JULY 20, 2017 ZBA REVIEW



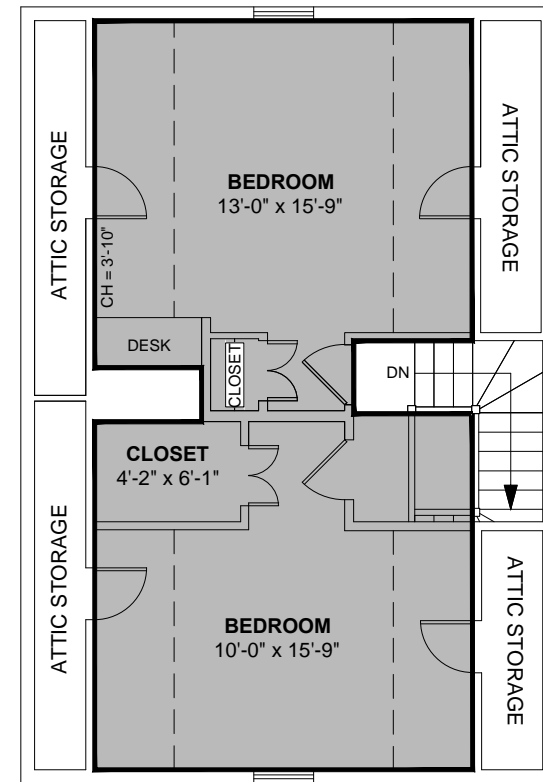
BASEMENT PLAN
Ceiling Height = 6'-8"



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"

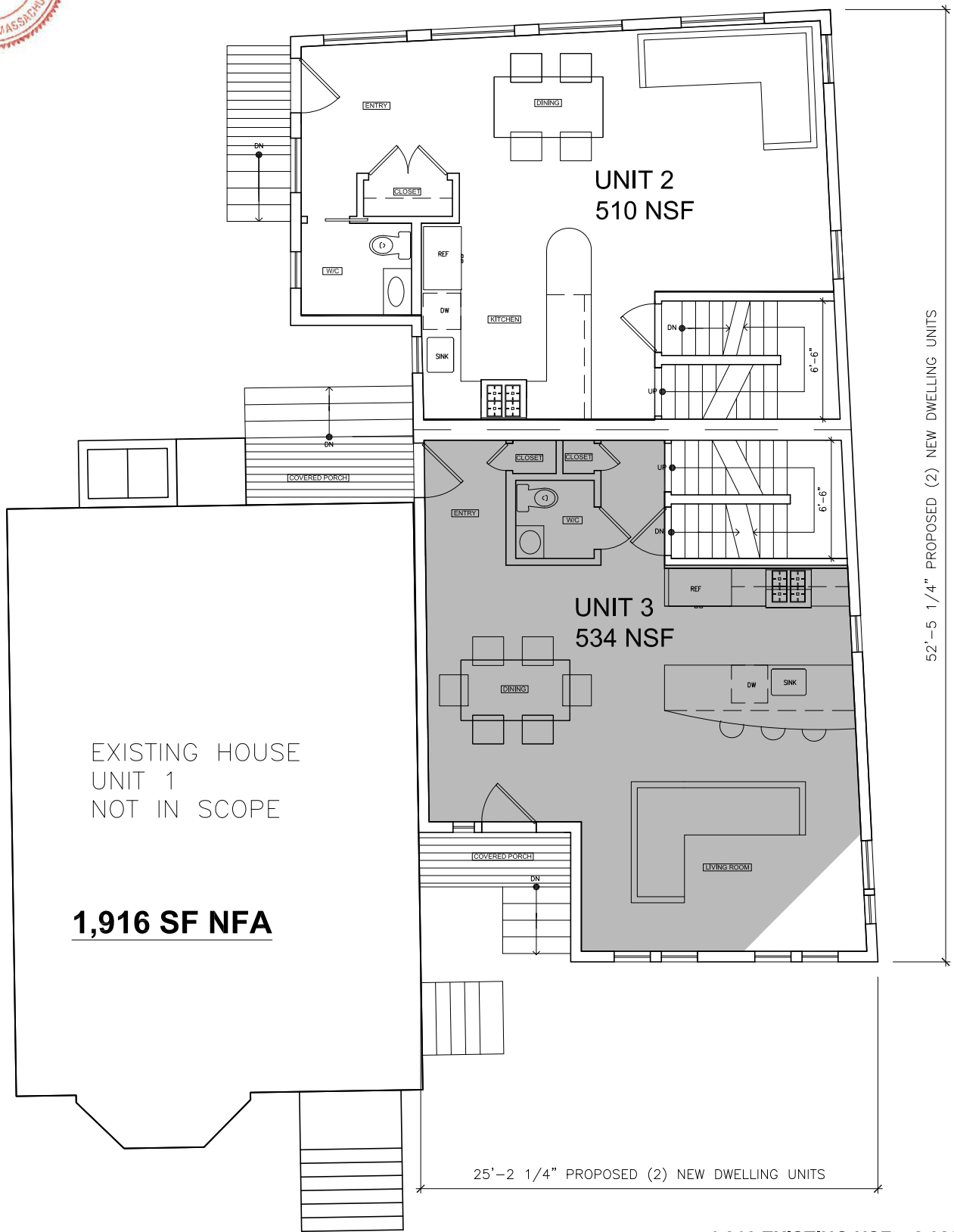
1,916 SF TOTAL EXISTING NFA

GCD ARCHITECTS

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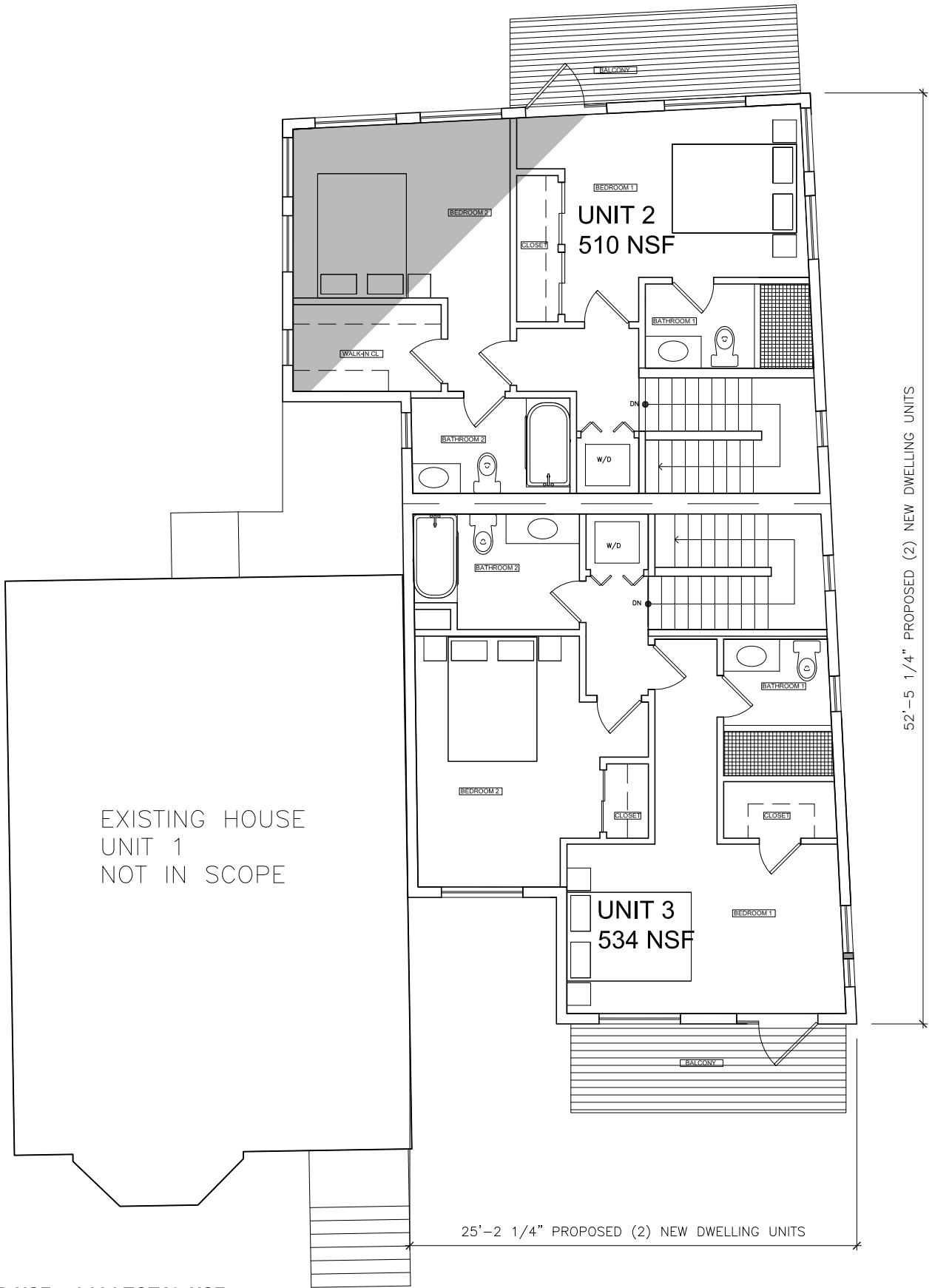
Z1.1
EXISTING
FAR PLANS

88 Line Street Somerville
JULY 20, 2017 ZBA REVIEW



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

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



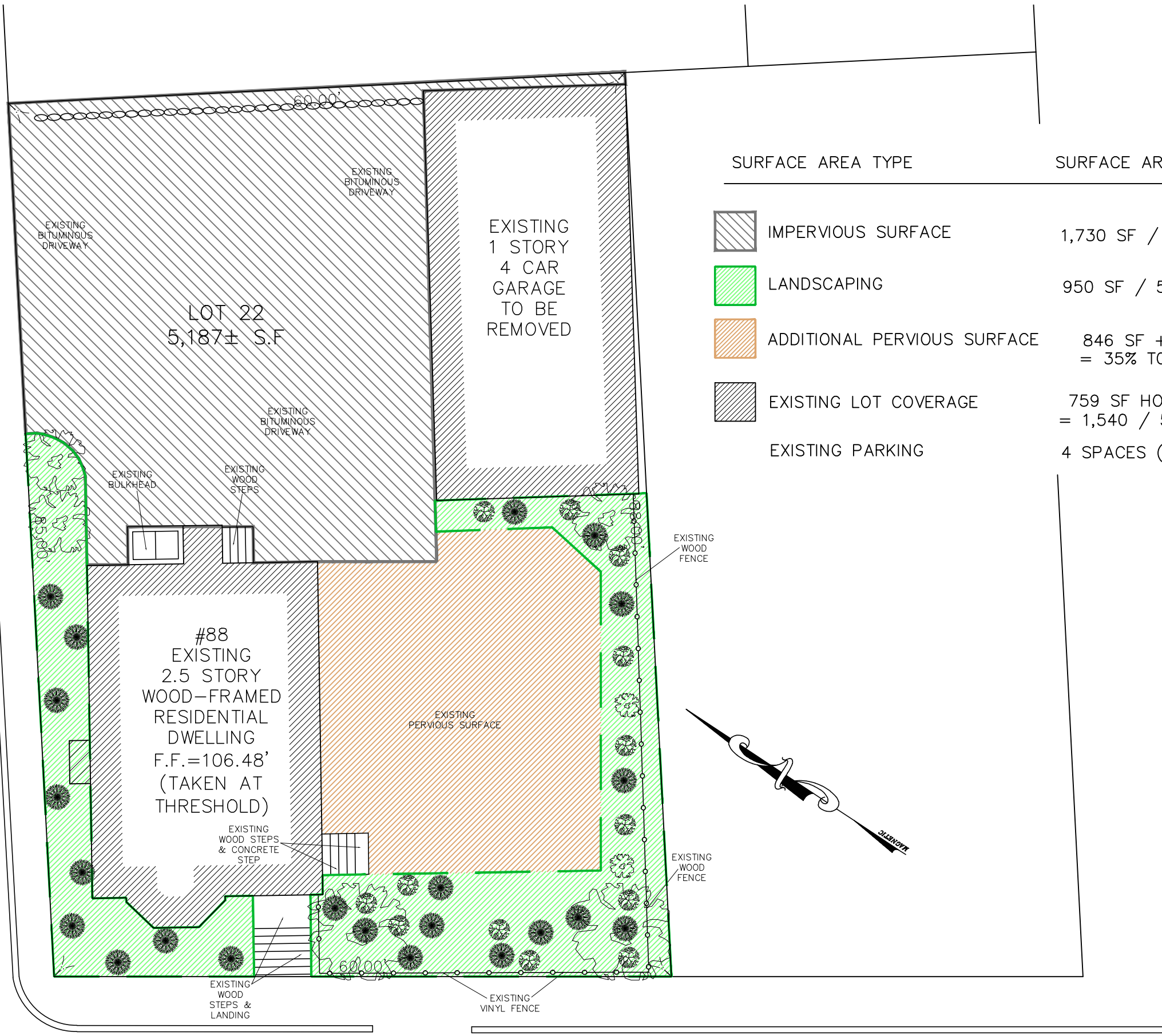
2 PROPOSED PLANS SECOND FLOOR
Scale: 1/8" = 1'-0"

88 Line Street Somerville
JULY 20, 2017 ZBA REVIEW

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
Z1.2 PROPOSED FAR PLANS

COONEY STREET
(PUBLIC WAY-40' WIDE)



LINE STREET
(PUBLIC WAY-VARIABLE WIDTH)

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)



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

L1.1 EXISTING SITE & LANDSCAPE PLAN

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88 Line Street Somerville
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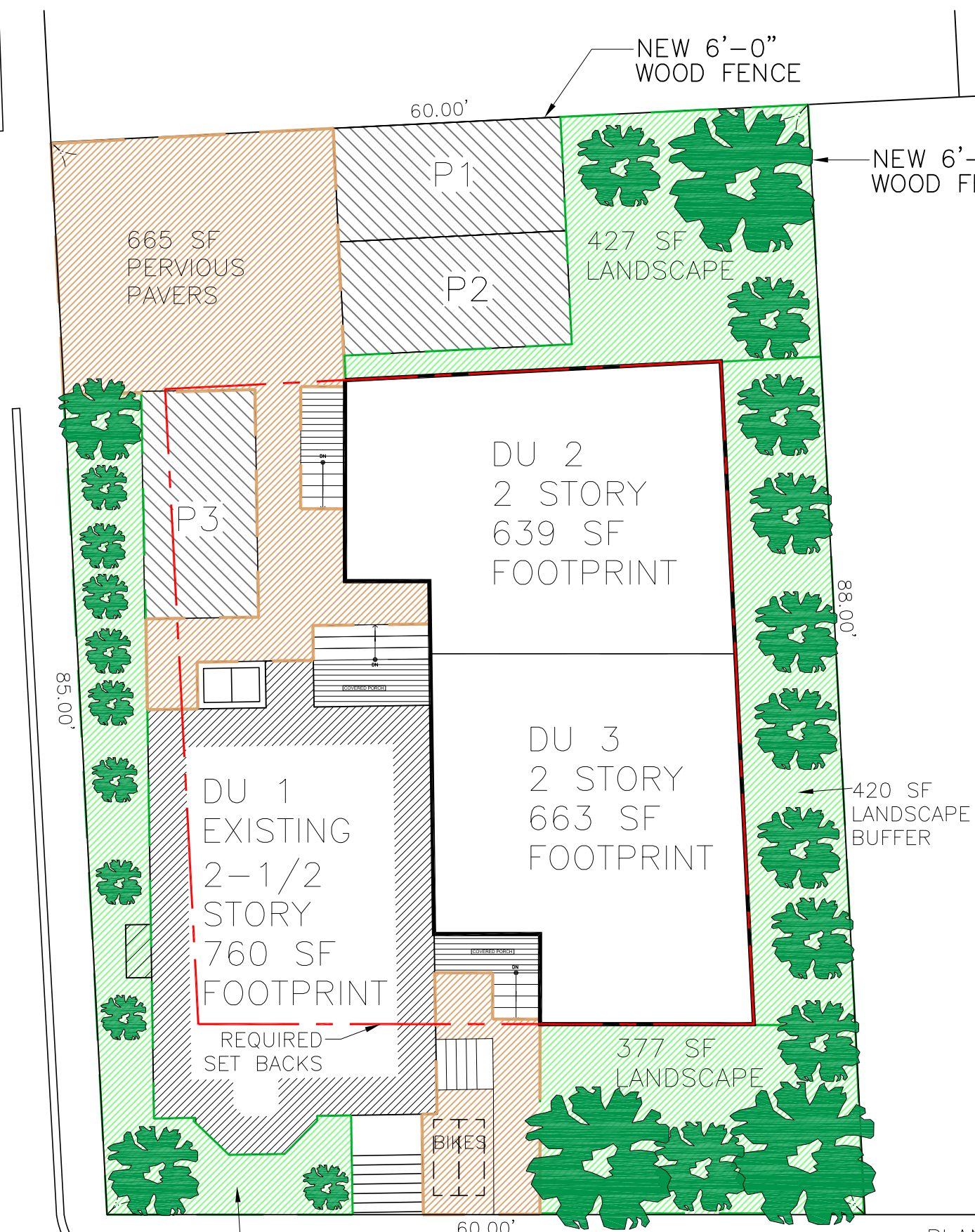
88 Line Street Somerville
 JULY 20, 2017 ZBA REVIEW

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PROPOSED
 SITE & LANDSCAPE
 PLAN

L1.2



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 IMPERVIOUS SURFACE	486 SF / 5,187 SF = 09%
PROPOSED LANDSCAPING MIX OF GRASS, GROUNDCOVER PERENIAL FLOWER BEDS	1,626 SF / 5,187 SF = 31% (25% MIN REQUIRED)
ADDITIONAL PERVIOUS SURFACE DECORATIVE PAVERS	665 SF
TOTAL PROPOSED PERVIOUS SURFACE 665 SF + 1,626 SF = 2,291 SF / 5,187 = 44% (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' TALL WHITE PINE TREE
 6'-8' TALL ARBORVITAE OR HEMLOCK OR RIVER BIRCH
 36" DIAM NATIVE SHRUB ASSORTMENT YEWS, AZALEAS, INKBERRIES AND SIMILAR

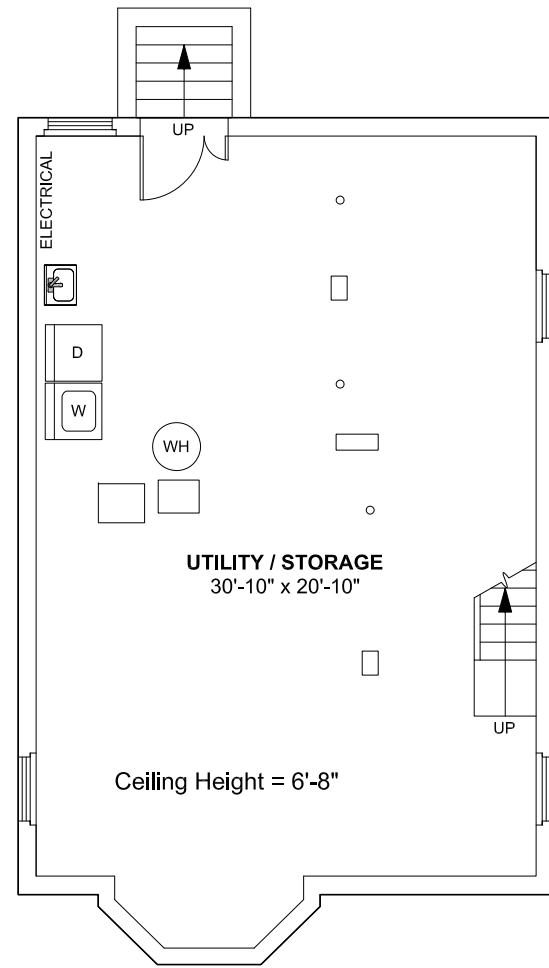
SCALE: 1/32" = 1'-0"

402 SF LANDSCAPE BUFFER

LINE STREET
 (PUBLIC WAY-VARIABLE WIDTH)

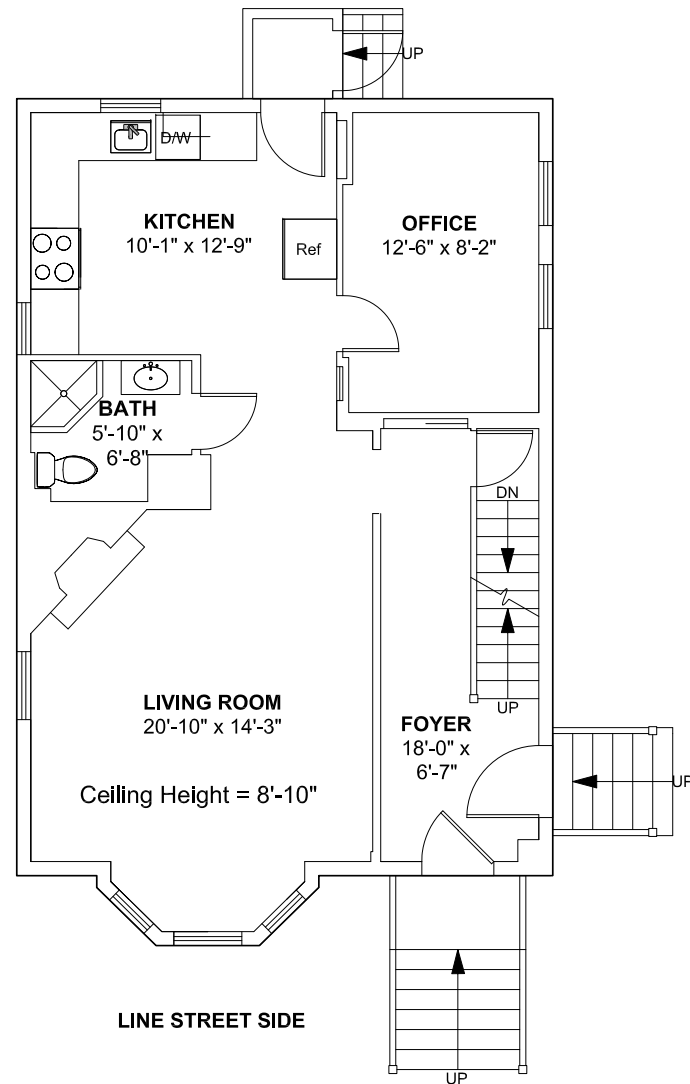


PORTION OF LOT 22



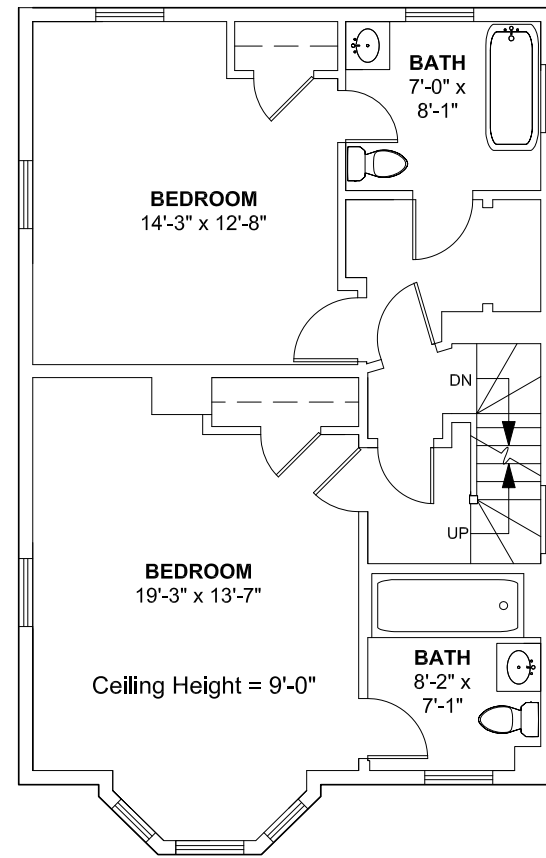
LINE STREET SIDE

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



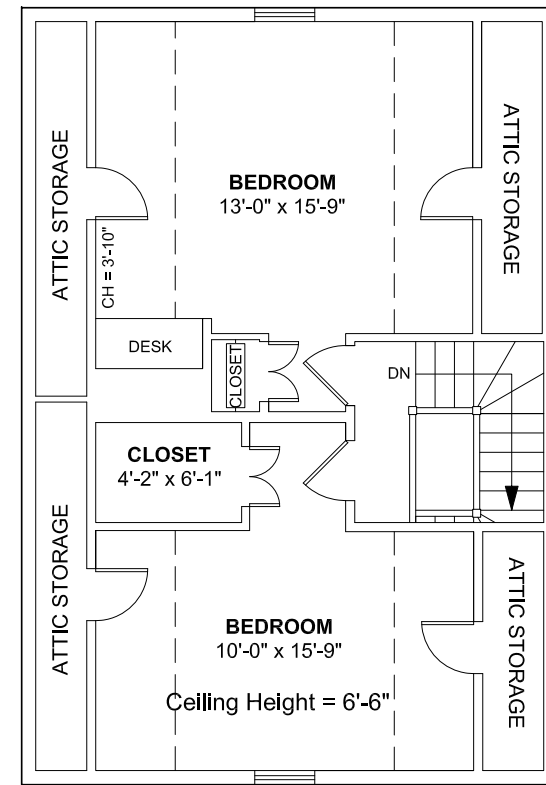
LINE STREET SIDE

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"



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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"



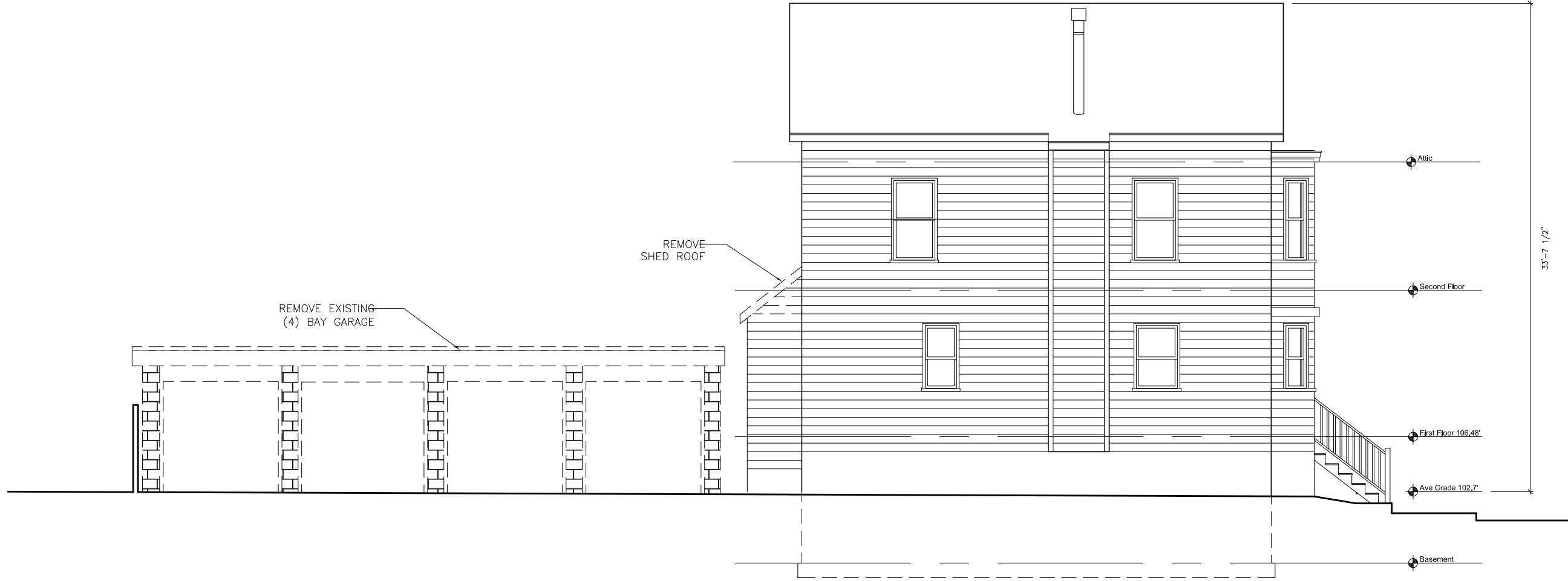
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**EXISTING
ELEVATIONS**

D2.1

88 Line Street Somerville
JULY 20, 2017 ZBA REVIEW



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



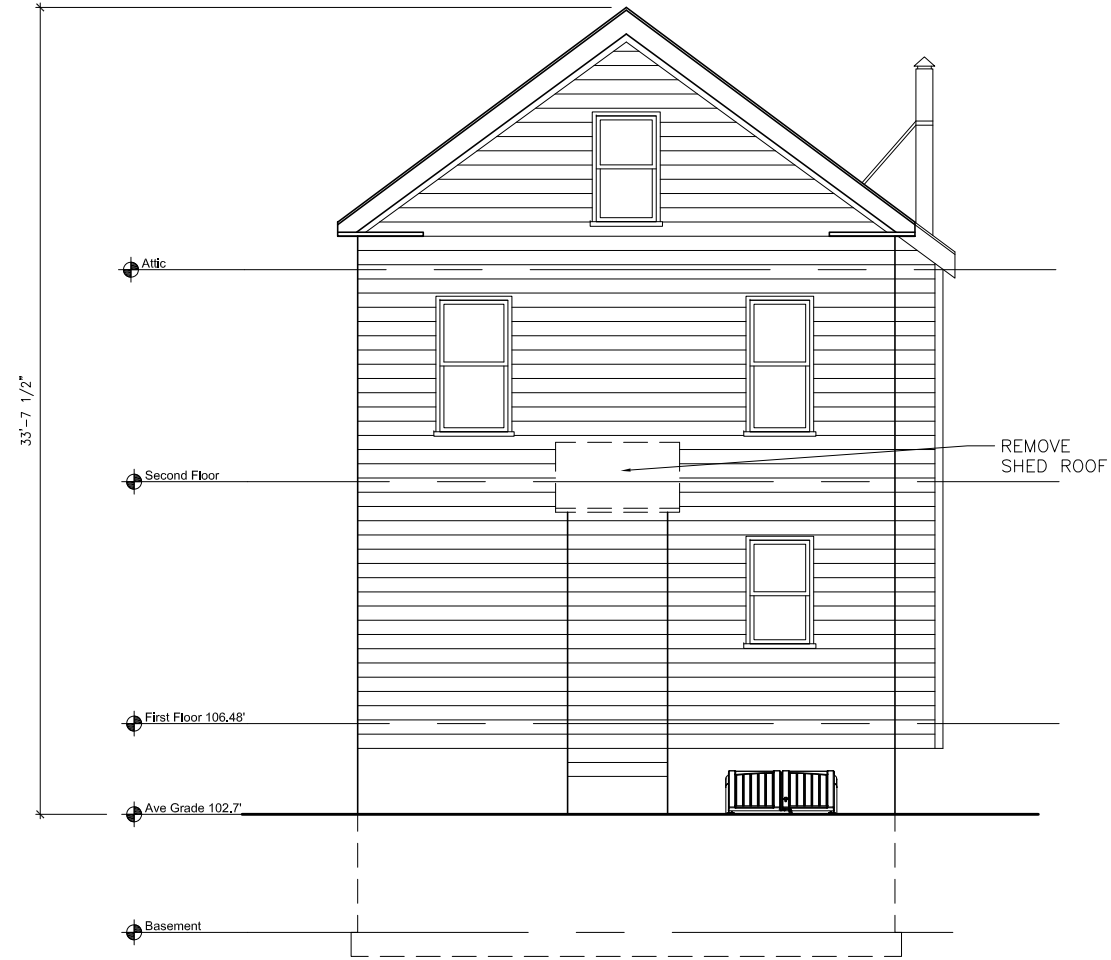
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EXISTING
ELEVATIONS

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"



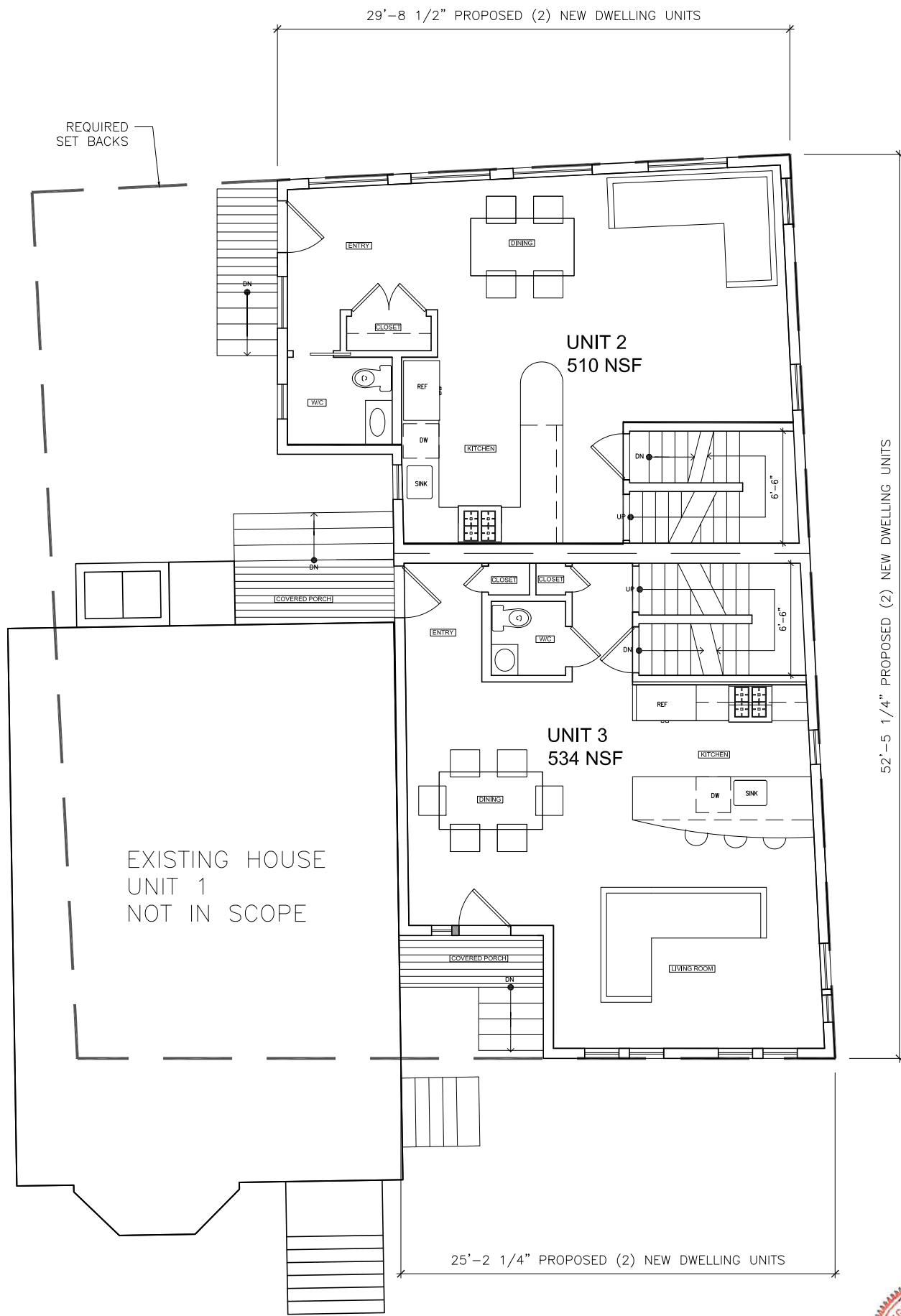
GCD ARCHITECTS

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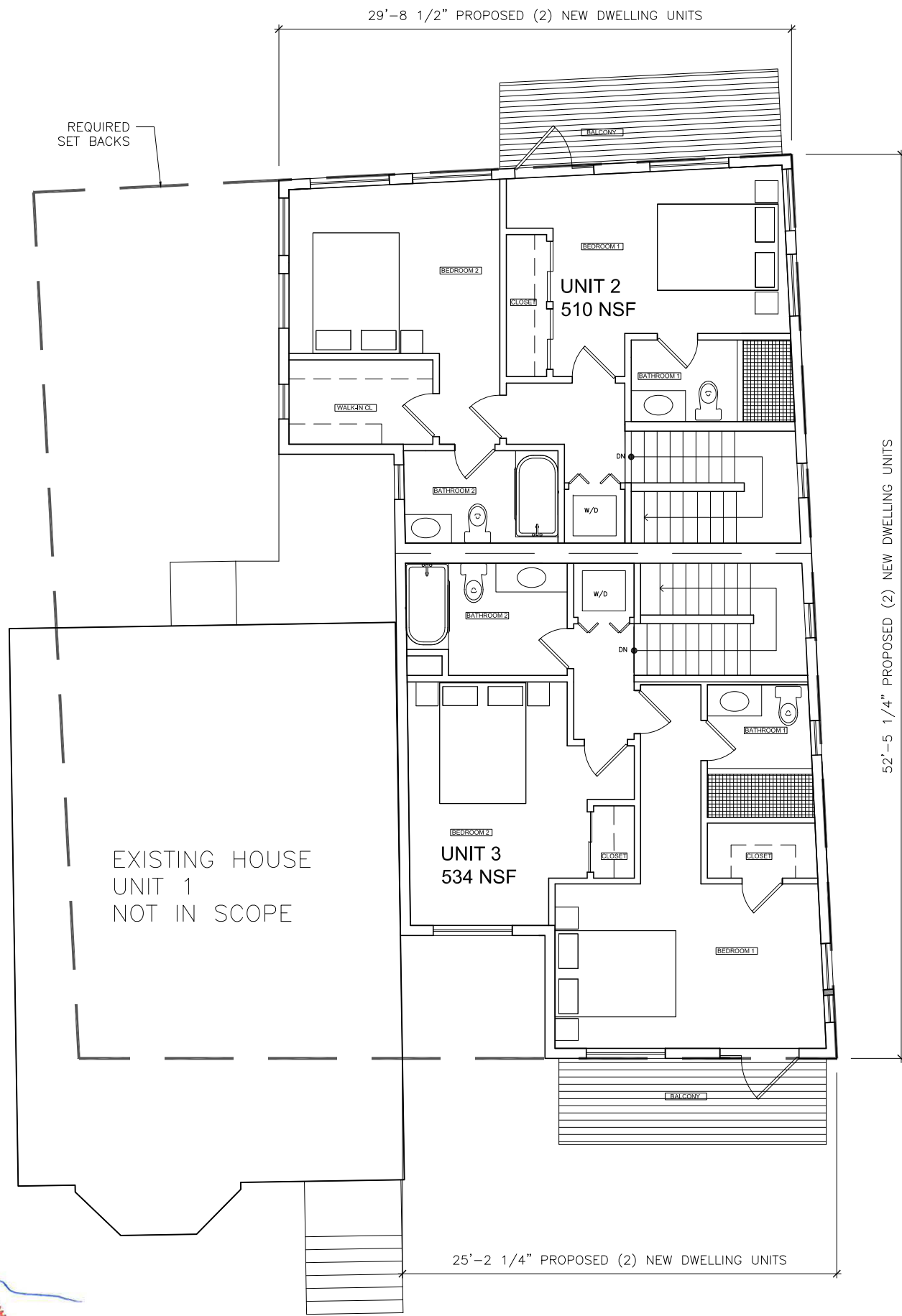
EXISTING
ELEVATIONS

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"

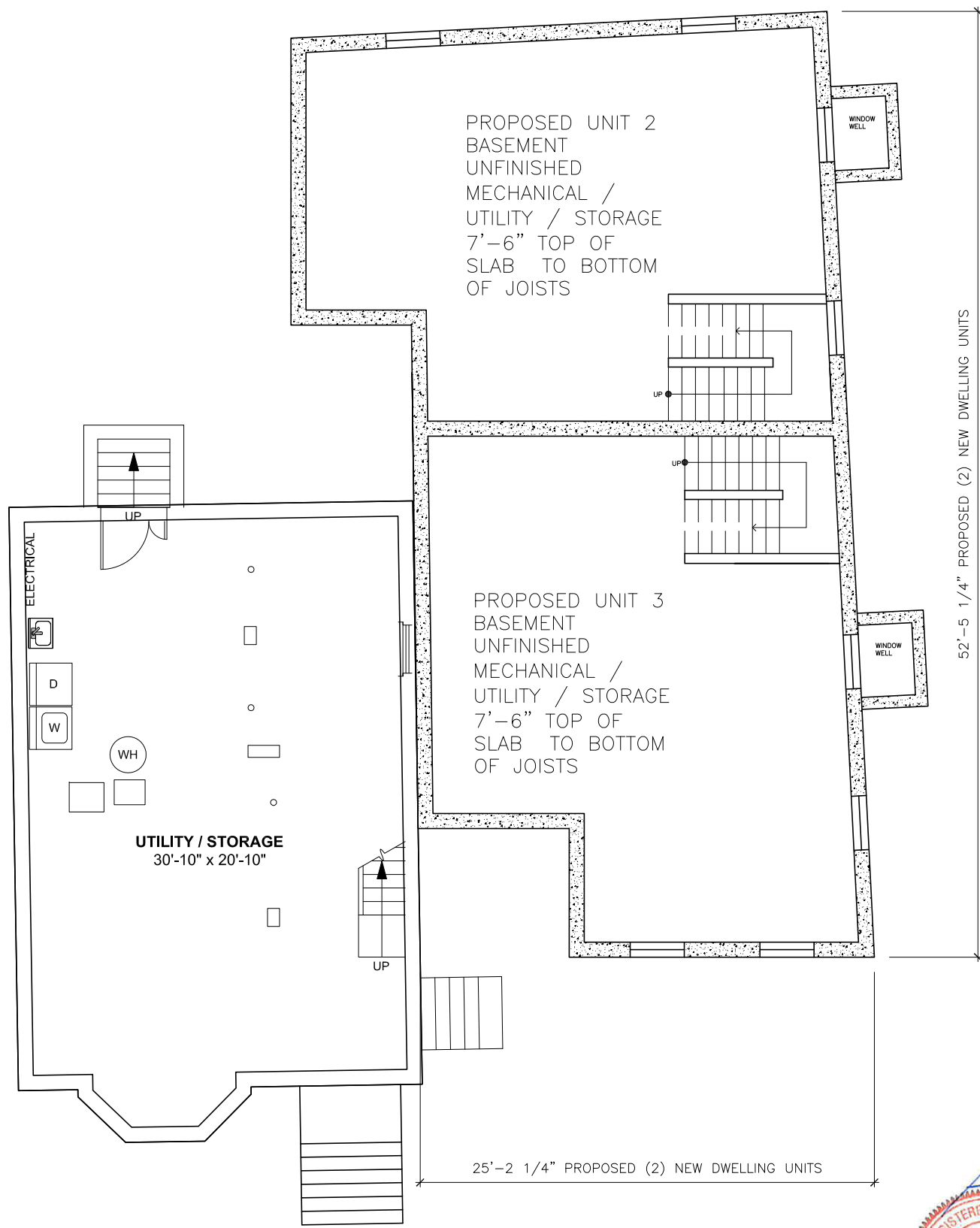
GCD ARCHITECTS

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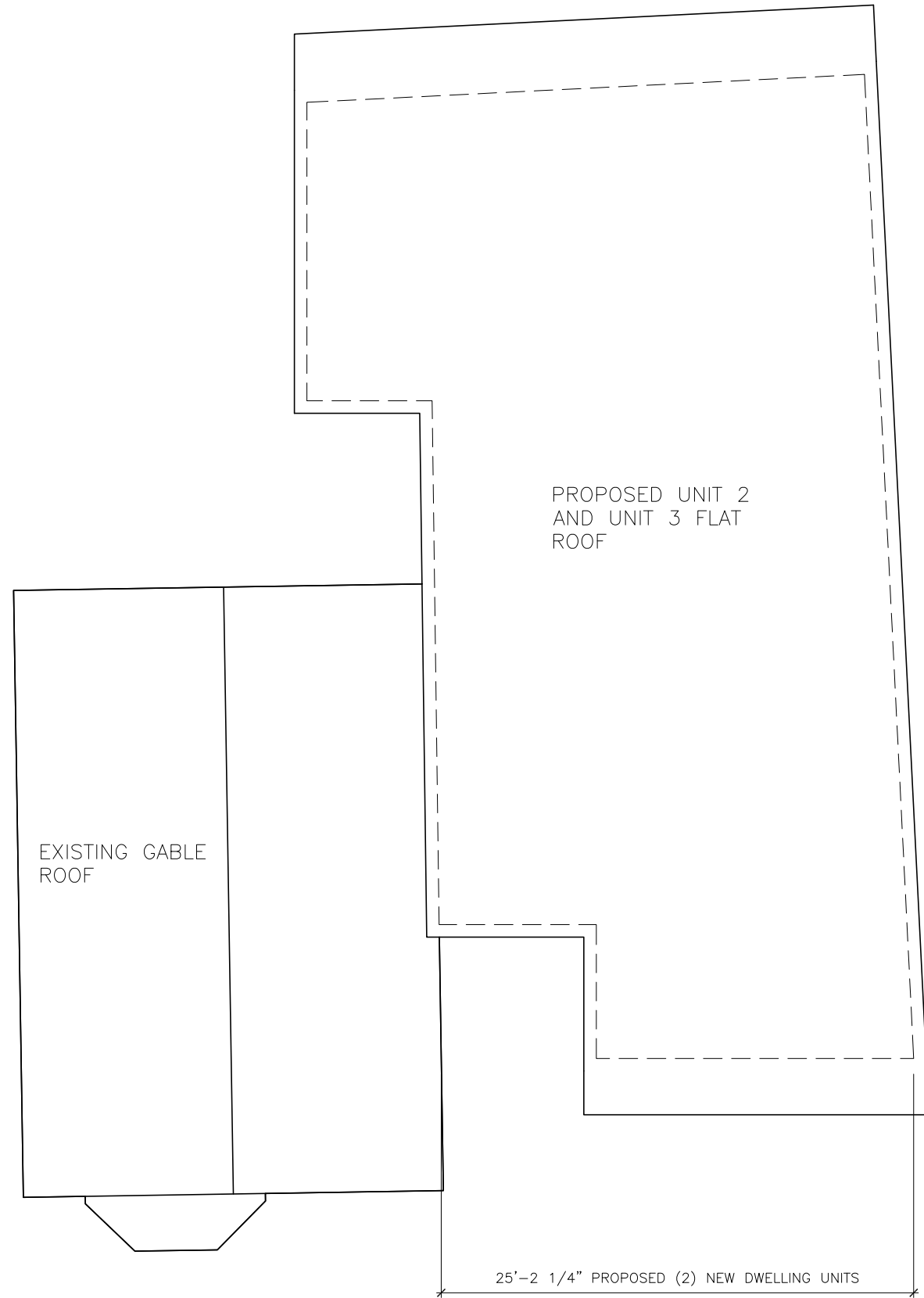
**PROPOSED
PLANS**

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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**PROPOSED
PLANS**

A1.2

88 Line Street Somerville
JULY 20, 2017 ZBA REVIEW



1 Line Street Elevation
 Scale: 3/16" = 1'-0"

A2.1
PROPOSED EXTERIOR ELEVATIONS

GCD ARCHITECTS

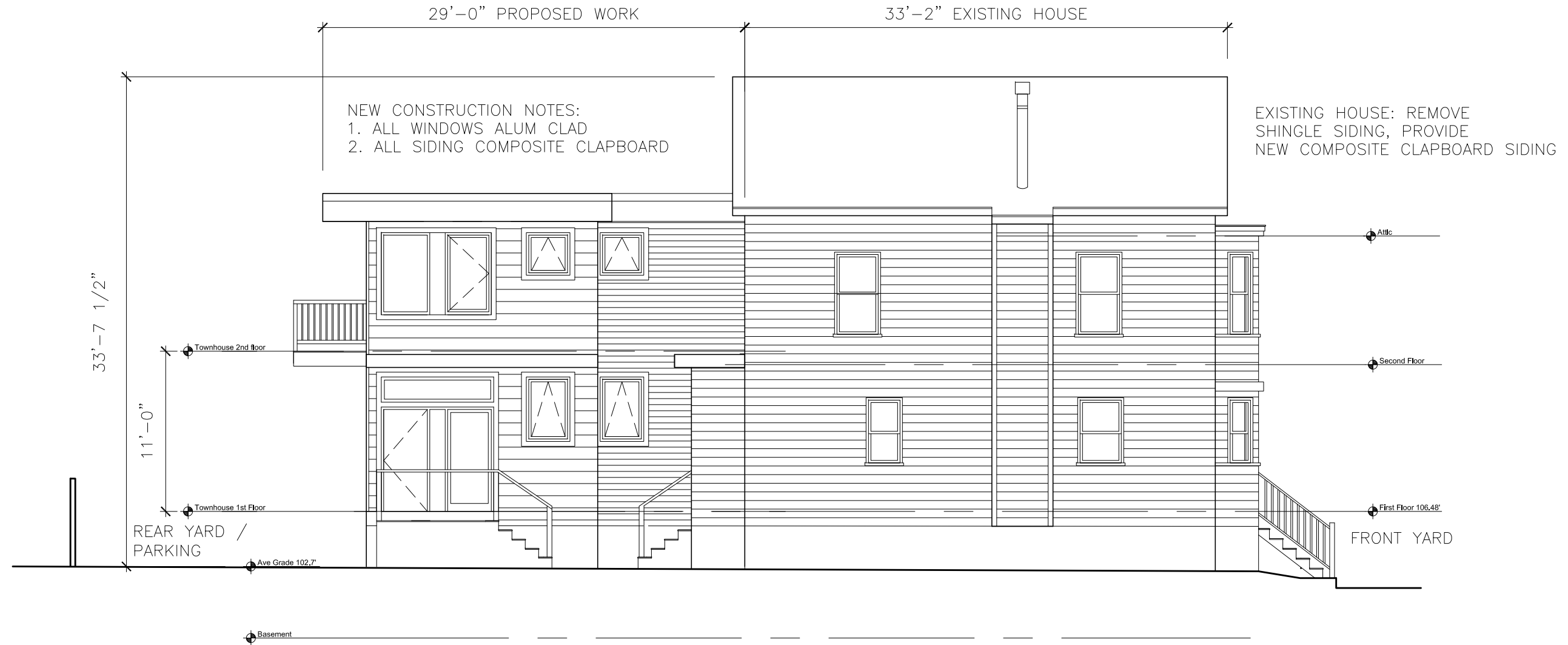
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88 Line Street Somerville
 JULY 20, 2017 ZBA REVIEW



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

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



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

88 Line Street Somerville
JULY 20, 2017 ZBA REVIEW

GCD ARCHITECTS

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PROPOSED
EXTERIOR
ELEVATIONS
A2.2



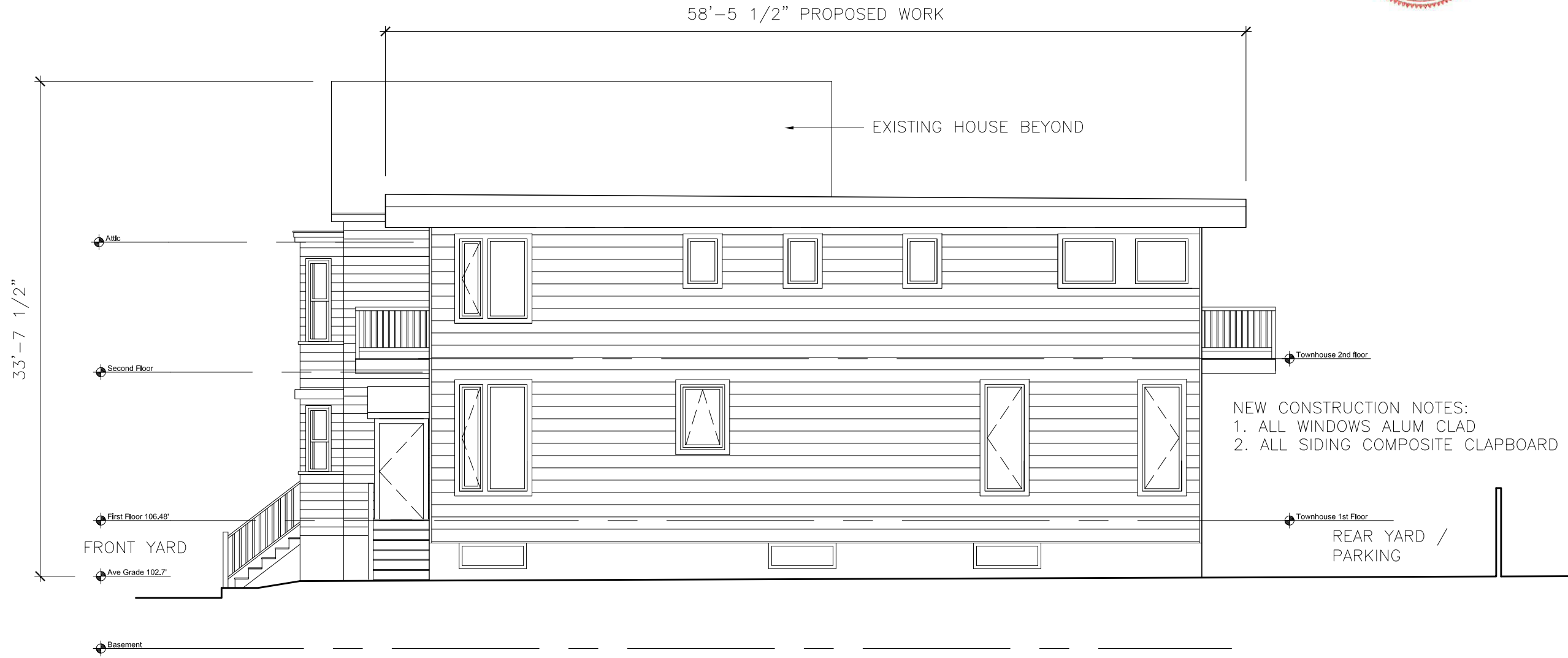
1 Rear Elevation
 Scale: 3/16" = 1'-0"

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: 3/16" = 1'-0"

A2.4 PROPOSED EXTERIOR ELEVATIONS

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88 Line Street Somerville
 JULY 20, 2017 ZBA REVIEW