

PROJECT:

Interior Renovations, Basement Conversion  
and Dormer Modification  
34 Sargent Ave, Somerville, MA 02143

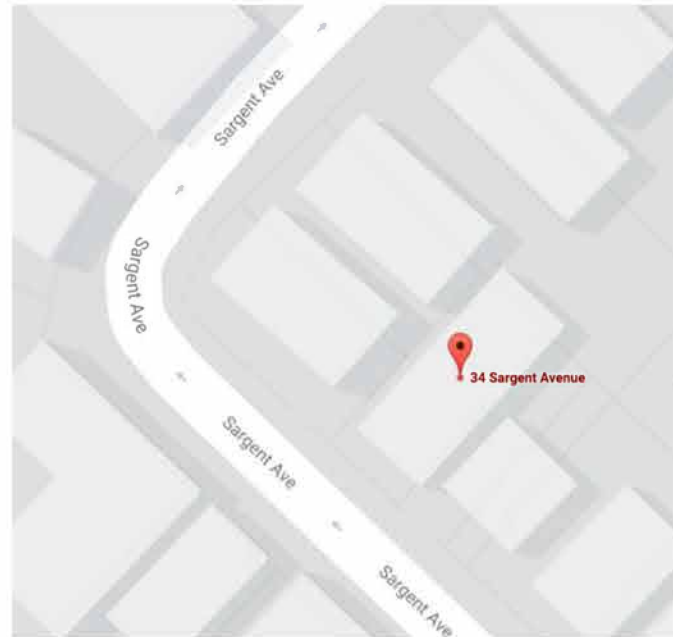
Issued for ZBA Review  
17 August 2017



PREPARED BY:

**GCD ARCHITECTS**

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34 SARGENT AVE LOCUS MAP

## DRAWING LIST

COVER

SITE PLAN

- 0.1 EXISTING FAR PLANS
- 0.2 PROPOSED FAR PLANS
  
- D1.1 EXISTING / DEMO PLANS
- D2.1 EXISTING / DEMO ELEVATIONS
  
- A1.1 NEW WORK PLANS
- A2.1 NEW WORK ELEVATIONS



34 SARGENT AVE STREET  
VIEW FROM SOUTHWEST



34 SARGENT AVE STREET  
VIEW FROM NORTHWEST



34 SARGENT AVE STREET  
VIEW FROM BACKYARD

**EXISTING LEGEND**

SS	SEWER LINE
⊙	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
U	UTILITY POLE
X	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
X	WATER VALVE
□	CATCH BASIN
—	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
X	HYDRANT
⊙	TREE

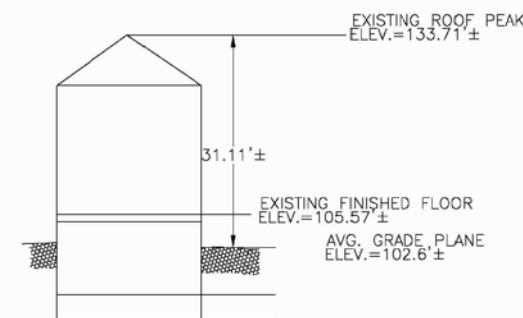
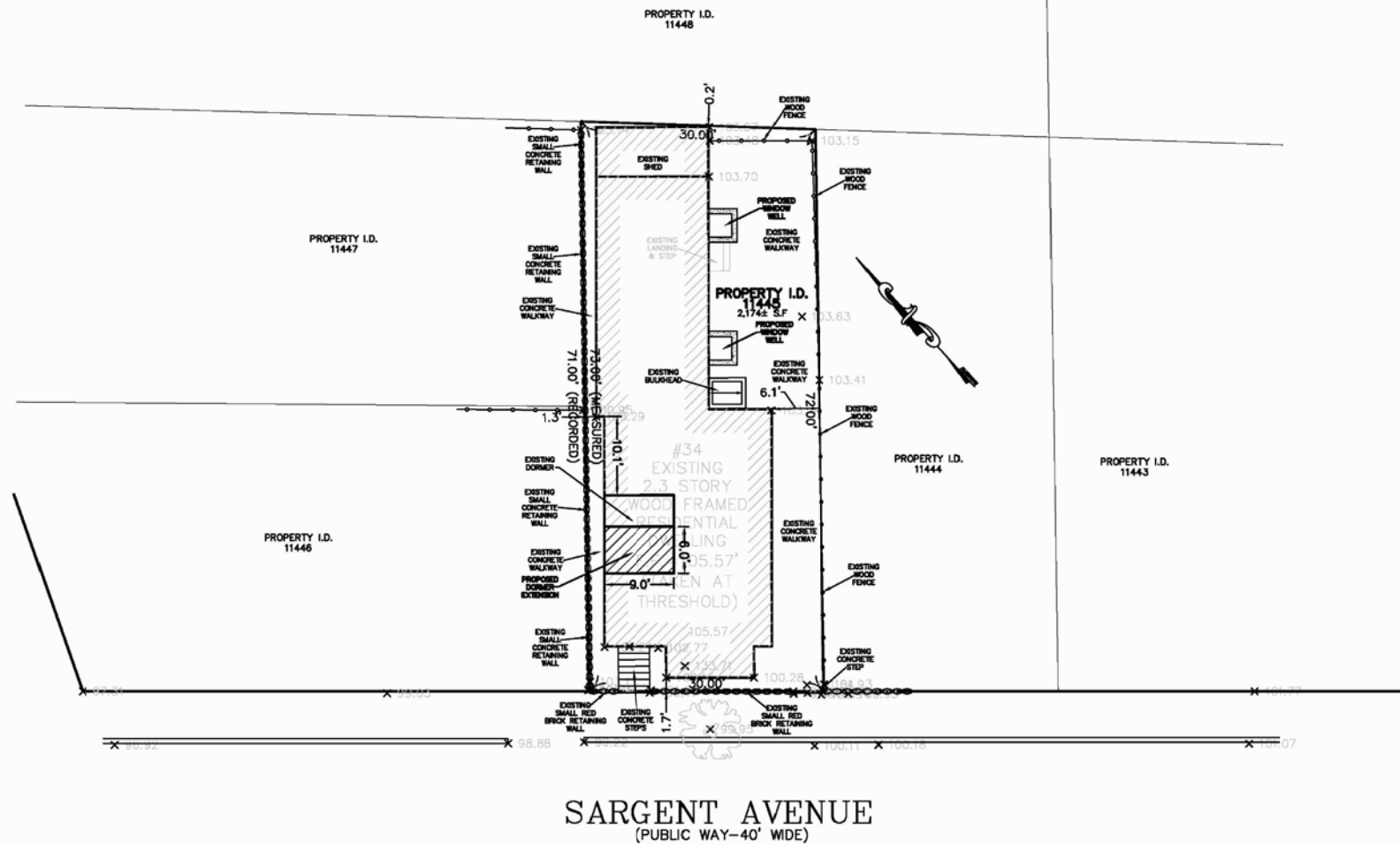
**ZONING LEGEND**

ZONING DISTRICT: RB — RESIDENCE B

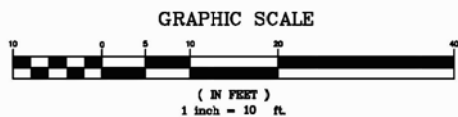
	REQUIRED	EXISTING	PROPOSED
MIN. AREA	3,000 S.F.	2,174 S.F.	2,174 S.F.
MIN. YARD FRONT	15'	1.7'	1.7'
SIDE (RIGHT)	8'	6.1'	6.1'
SIDE (LEFT)	8'	1.3'	1.3'
REAR	20'	0.2'	0.2'
MAX. LOT COVERAGE	50%	56.9% ±	56.9% ±
MIN. LANDSCAPE	25%	0.0% ±	0.0% ±
MIN. FRONTAGE	50'	30'±	30'±
MAX. BLDG. HEIGHT	40'	31.1'±	31.1'±
MAX. STORIES	3	2.3	2.3
MAX. FAR	1.0	SEE ARCH PLANS	SEE ARCH PLANS
MIN. LOT AREA PER DWELLING UNIT	1,500 S.F.	1,087 S.F.	1,087 S.F.
MIN. PARKING SPACES PER UNIT	2.0 PER UNIT	0.0	0.0

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 6-30-2017.
2. DEED REFERENCE BOOK 67527 PAGE 91, 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 25017C0439E, PANEL NUMBER 0439E, COMMUNITY NUMBER: 250214, 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.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. REFER TO ARCHITECTS PLANS FOR F.A.R. CALCULATIONS.



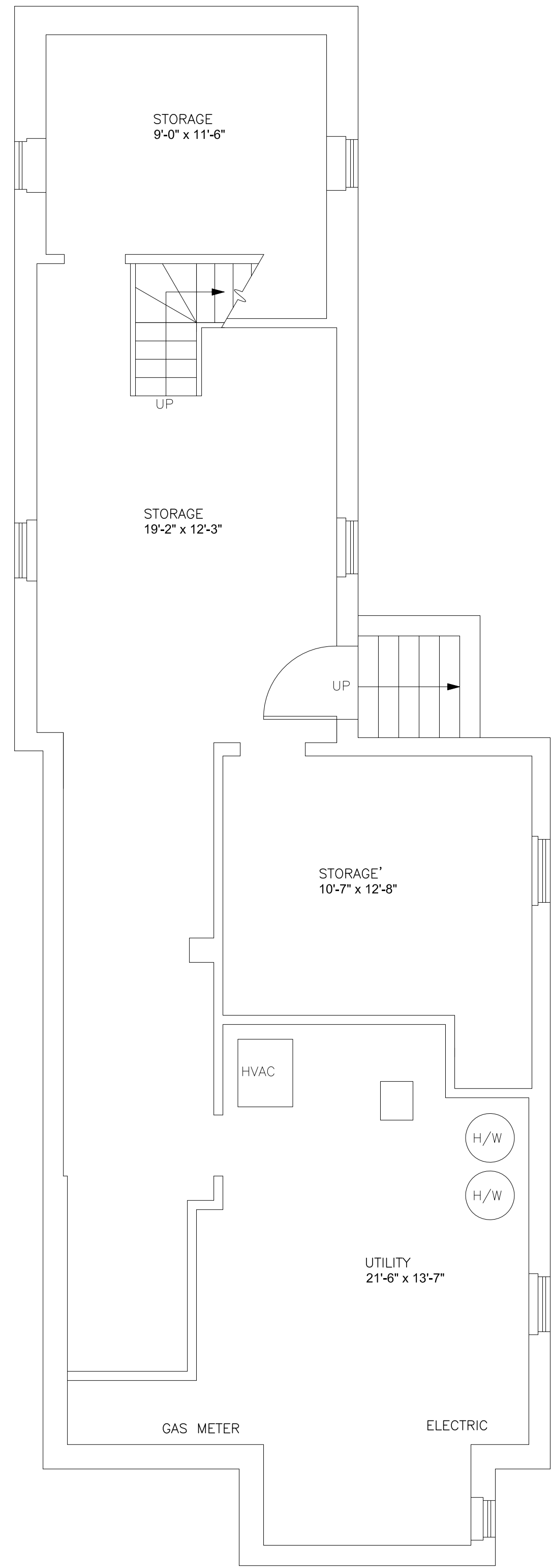
EXISTING PROFILE  
NOT TO SCALE



SCALE 1"=10'			
DATE 8/17/2017	REV	DATE	REVISION
SHEET 1			
PLAN NO. 1 OF 1	34 SARGENT AVENUE SOMERVILLE MASSACHUSETTS PROPOSED PLAN		
CLIENT:			
DRAWN BY			
CHKD BY P.J.N.			
APPD BY P.J.N.	<b>PETER NOLAN &amp; ASSOCIATES LLC</b> 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. <b>1</b>

ZONE RB MAX FAR = 1.0 TOTAL EXISTING NSF: 2,329 NSF / 2,174 SF LOT = 1.07 FAR EXISTING

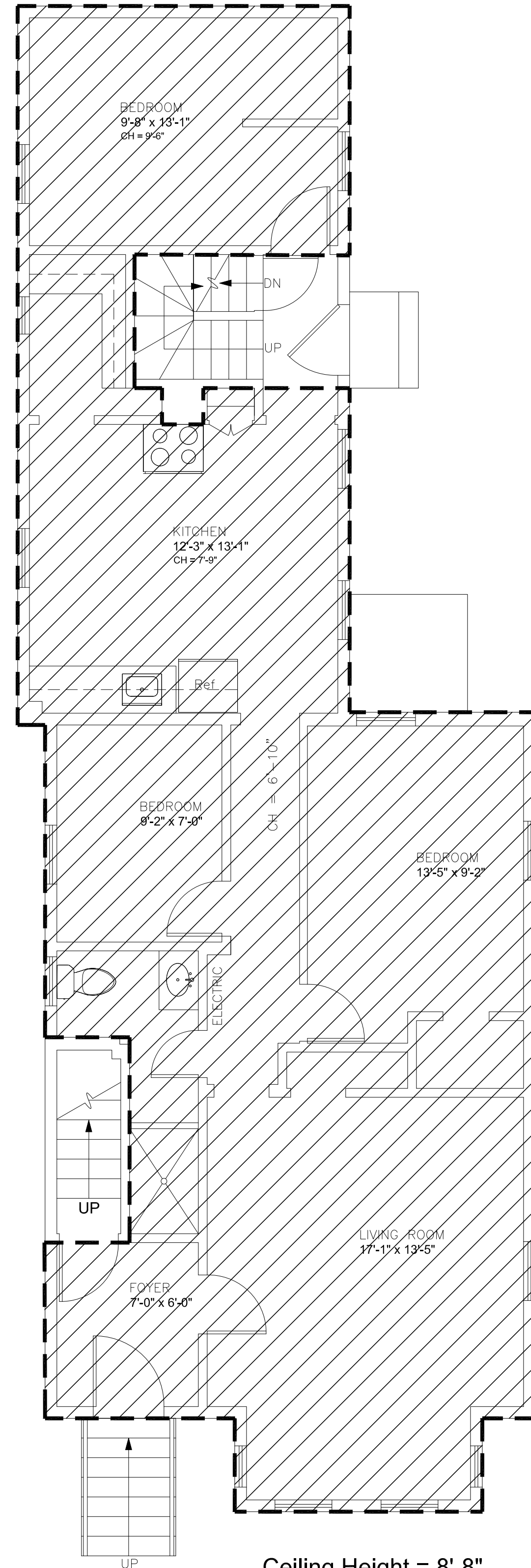
BASEMENT 0.00 NSF  
 FIRST FLOOR 1,000.00 NSF  
 SECOND FLOOR 932.00 NSF  
 THIRD FLOOR 397.00 NSF  
 TOTAL: 2,329 NSF



Ceiling Height = 6'-8"

0.00 NSF / FAR

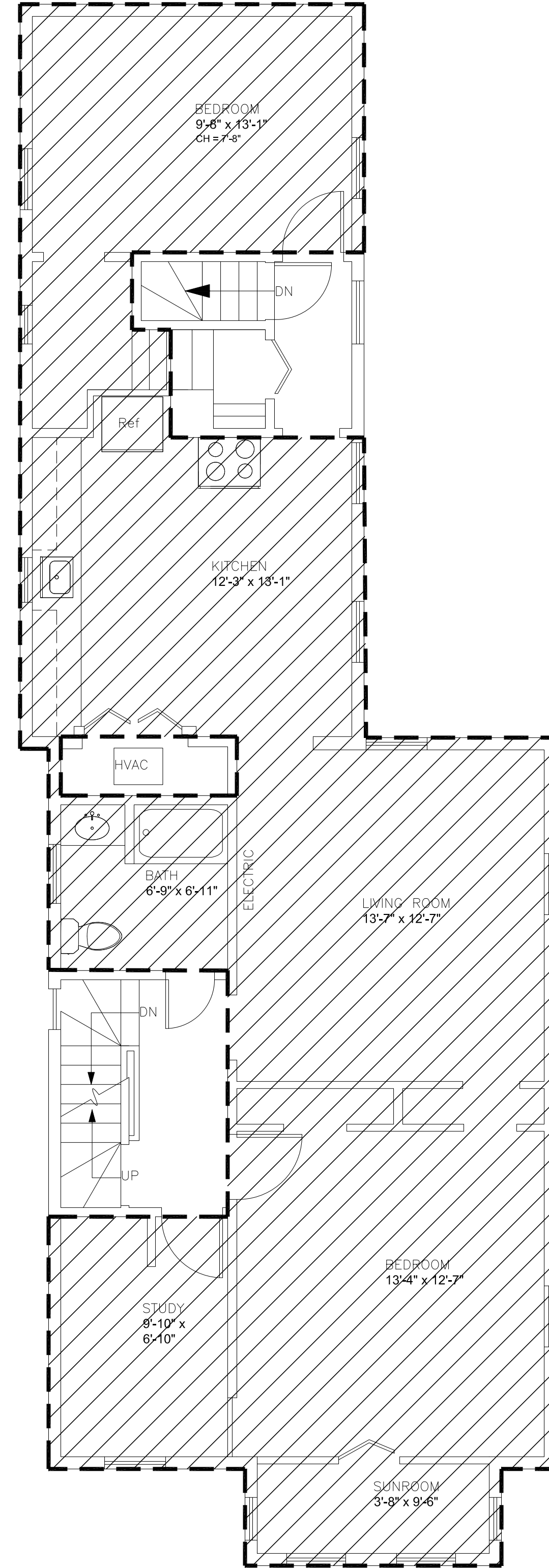
1 Basement  
 Scale: 1/4" = 1'-0"



Ceiling Height = 8'-8"

1,000.00 NSF / FAR

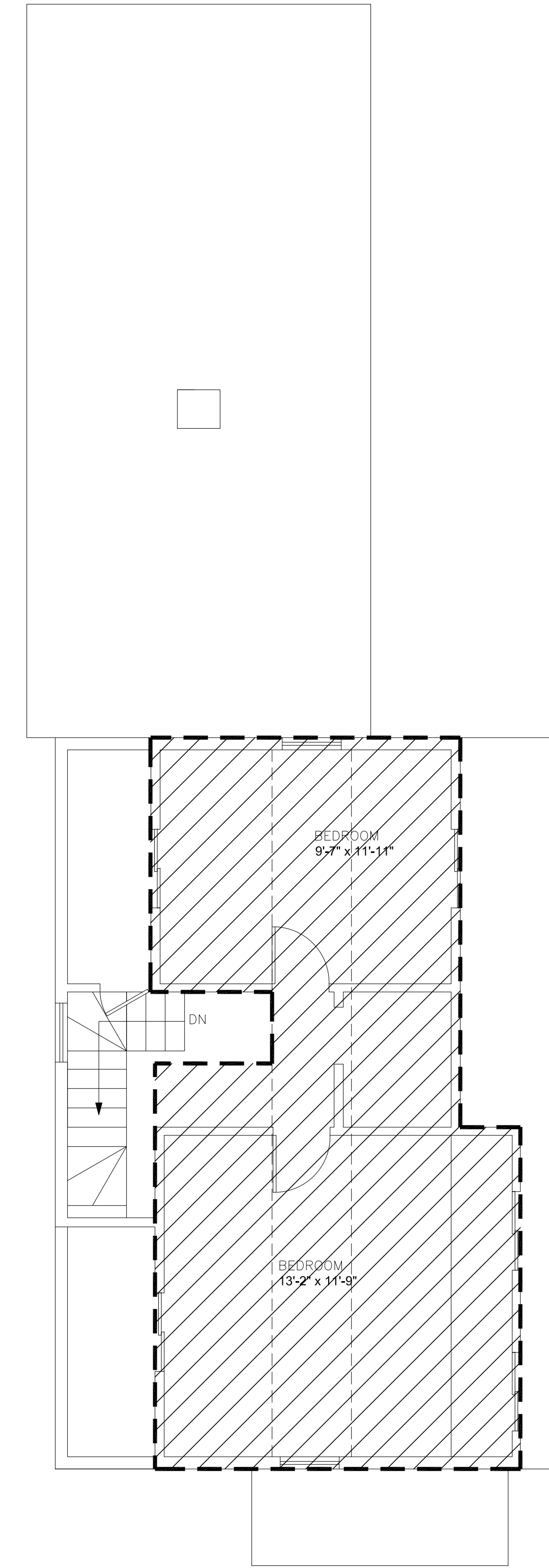
1 First Floor  
 Scale: 1/4" = 1'-0"



Ceiling Height = 8'-3"

932.00 NSF / FAR

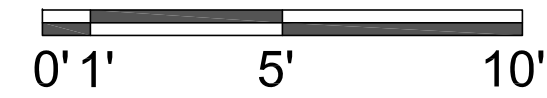
2 Second Floor  
 Scale: 1/4" = 1'-0"



Ceiling Height = 7'-1"

397.00 NSF / FAR

3 Third Floor  
 Scale: 1/4" = 1'-0"



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Project Team:

ISSUED FOR  
 ZBA REVIEW

Date:	Revisions:

Drawing Title:

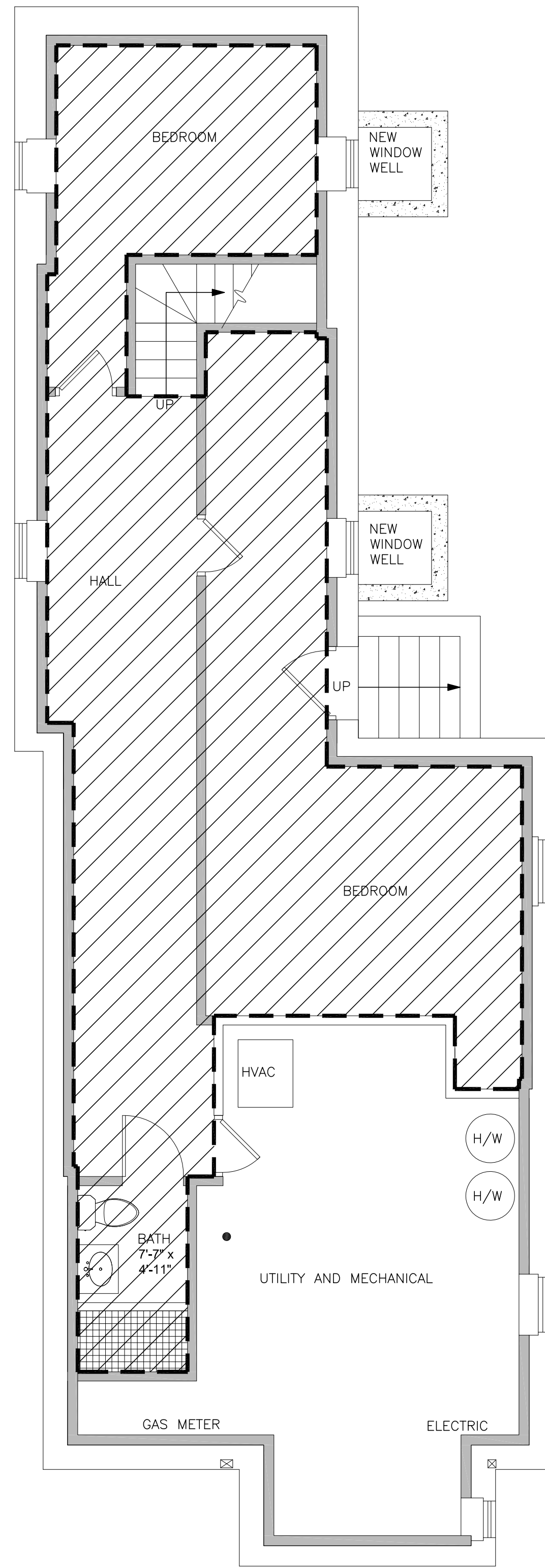
Existing FAR Plans

Scale: AS NOTED Drawing No.:  
 Job No.: A134.00  
 Date: 01 August 2017


0.1

ZONE RB MAX FAR = 1.0 TOTAL PROPOSED NSF: 2,764 NSF / 2,174 SF LOT = 1.27 FAR PROPOSED

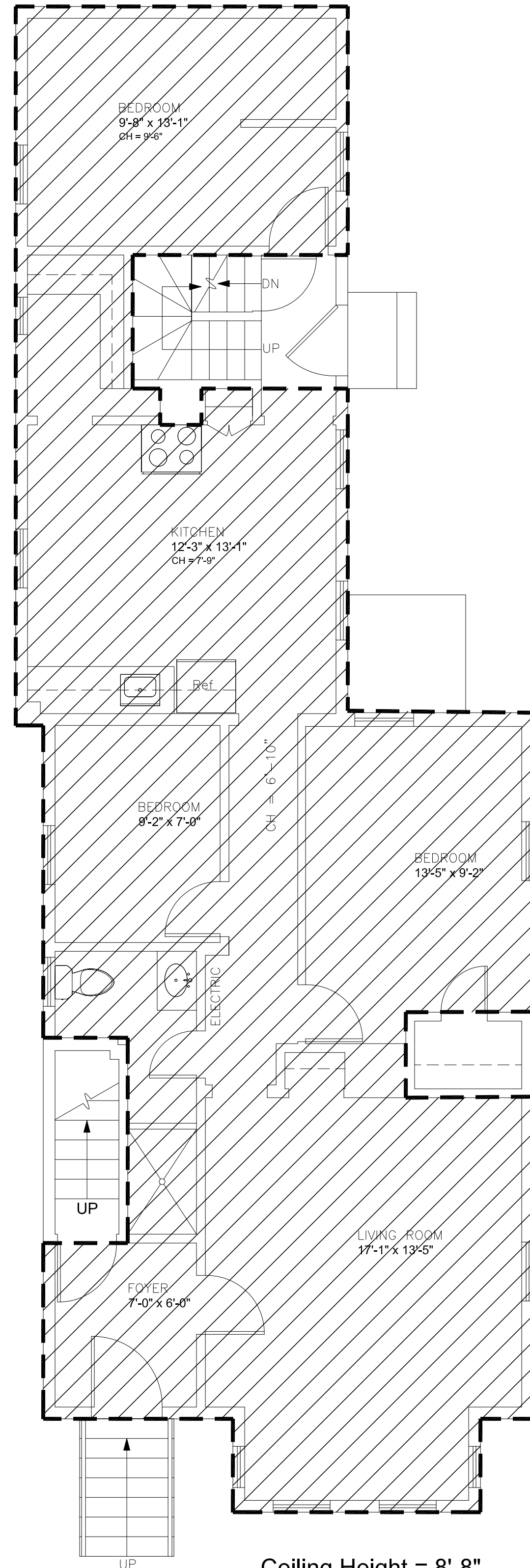
BASEMENT	564.00 NSF
FIRST FLOOR	982.00 NSF
SECOND FLOOR	907.00 NSF
THIRD FLOOR	311.00 NSF
TOTAL:	2,764 NSF




Ceiling Height = 6'-8"

 564.00 NSF / FAR

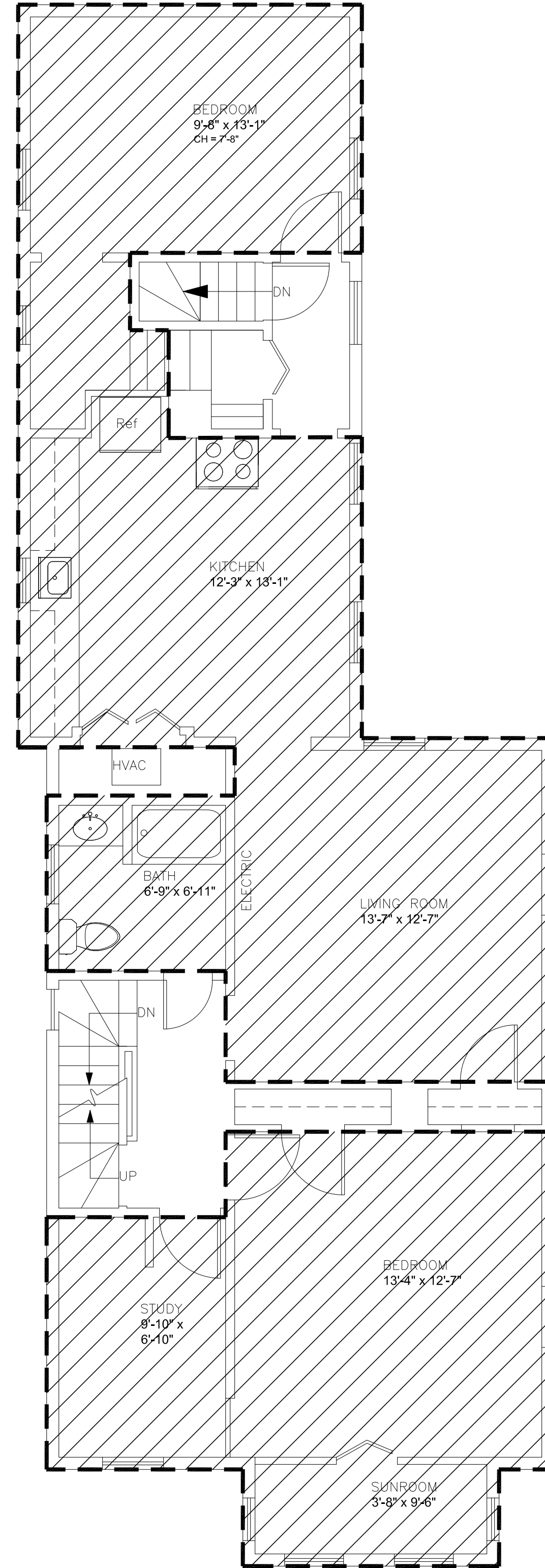
**1** Basement  
Scale: 1/4" = 1'-0"



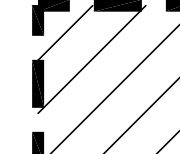
Ceiling Height = 8'-8"

 982.00 NSF / FAR

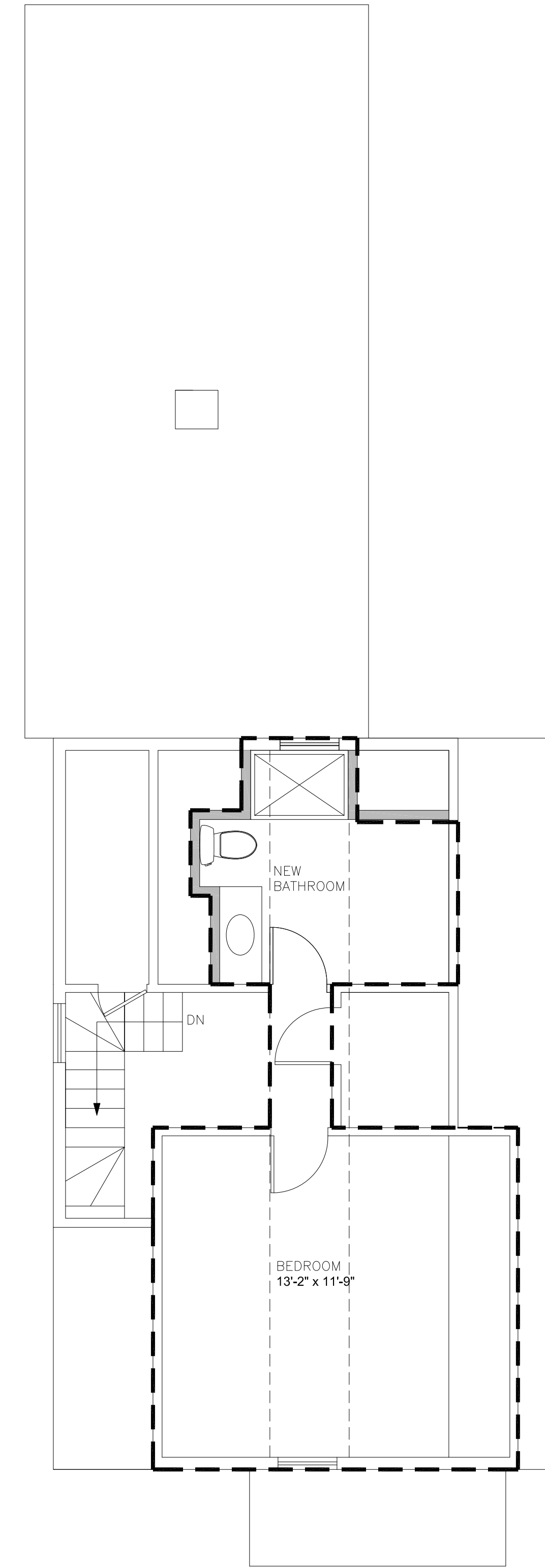
**1** First Floor  
Scale: 1/4" = 1'-0"



Ceiling Height = 8'-3"

 907.00 NSF / FAR

**2** Second Floor  
Scale: 1/4" = 1'-0"



Ceiling Height = 7'-1"

 311.00 NSF / FAR

**3** Third Floor  
Scale: 1/4" = 1'-0"

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Drawing Title:

Proposed FAR Plans

Scale: AS NOTED Drawing No.:  
Job No.: A134.00  
Date: 01 August 2017

**0.2**

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Date:	Revisions:

Drawing Title:

**Existing / Demo  
 Plans**

Scale: AS NOTED Drawing No. :

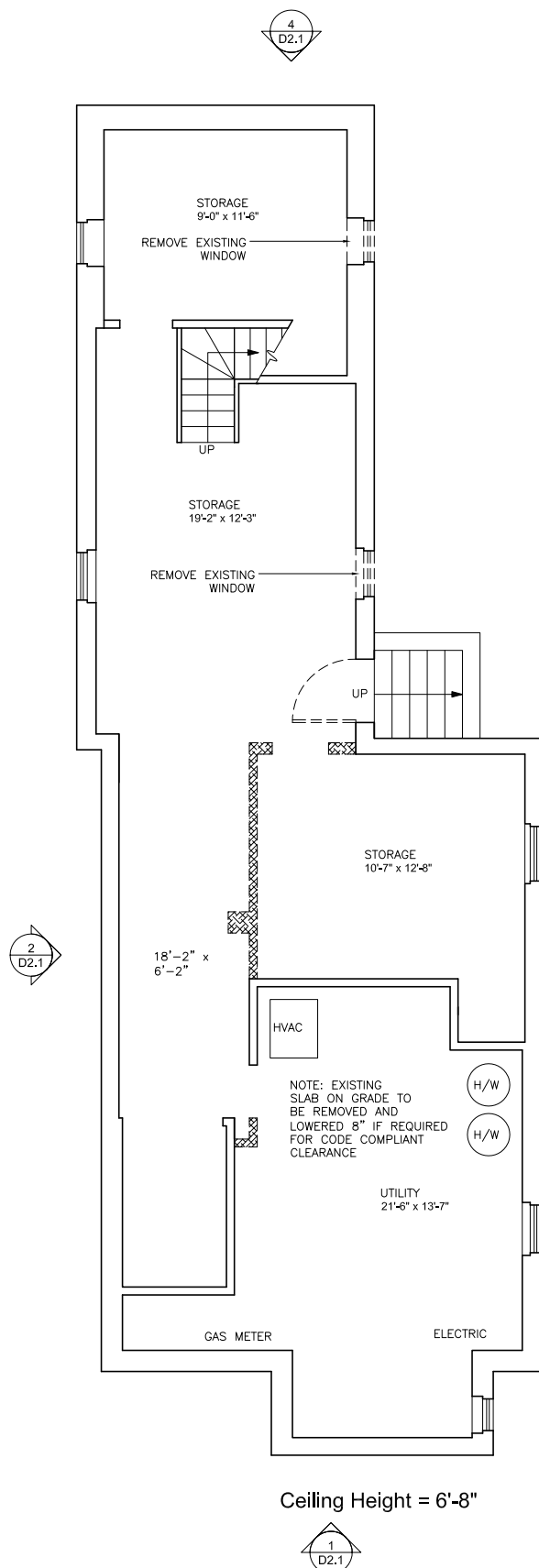
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Date: 01 August 2017

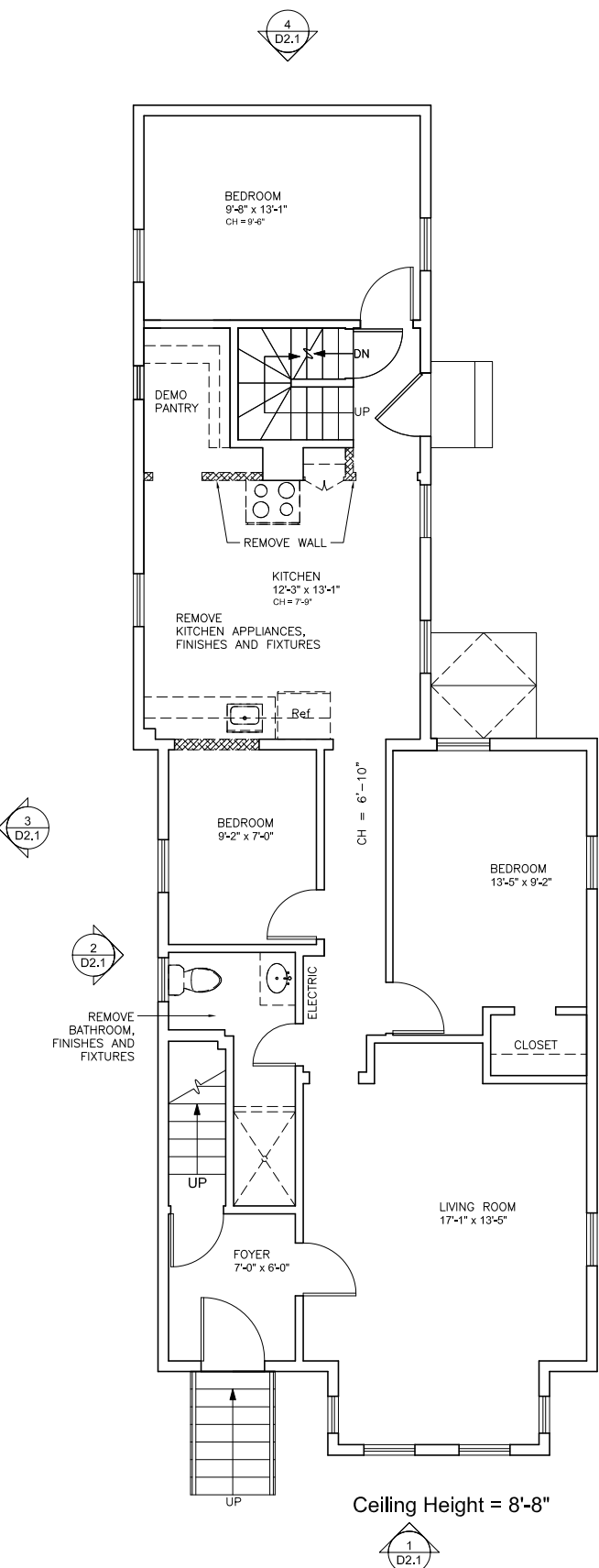
**D1.1**

**GENERAL DEMOLITION NOTES:**

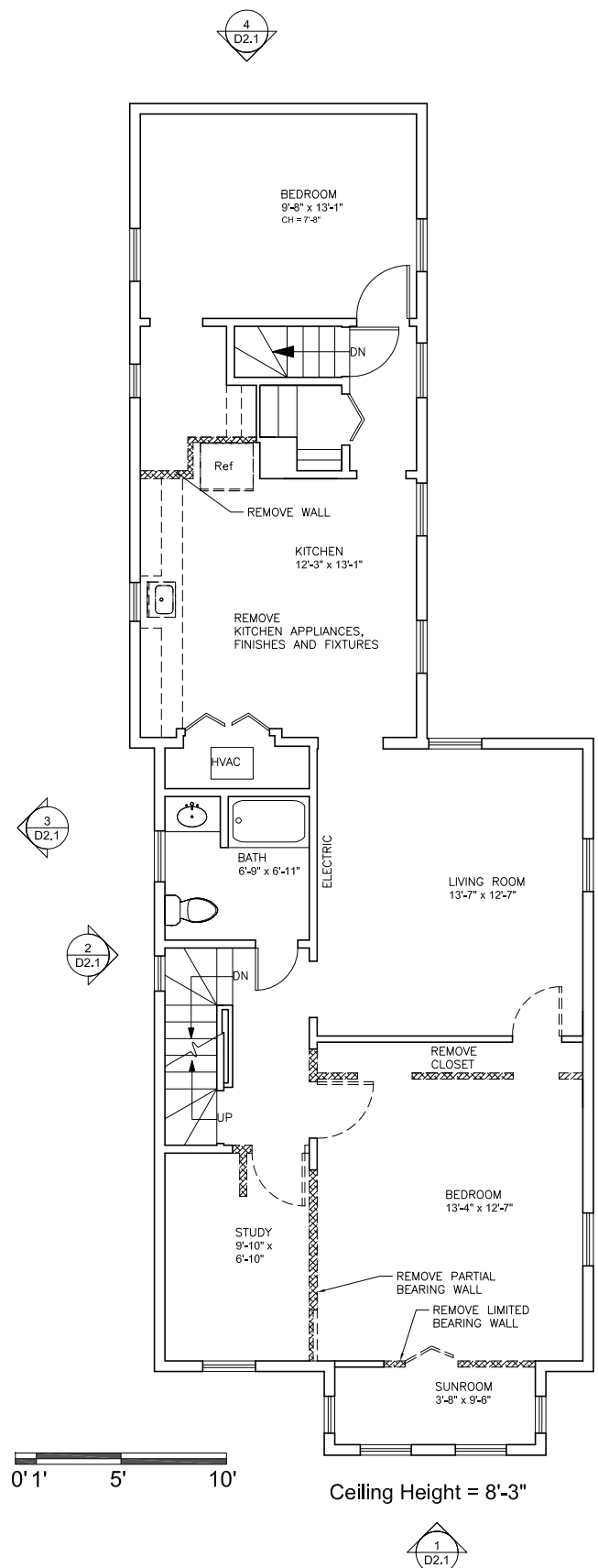
1. THE DEMOLITION PLAN DESCRIBES THE GENERAL SCOPE OF WORK TO BE PERFORMED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL SCOPE WITH FIELD CONDITIONS AND THE REQUIREMENTS SET FORTH IN THE CONTRACT DOCUMENTS.
2. SELECTIVE DEMOLITION SHALL INCLUDE FURNISHING OF ALL MATERIAL, LABOR, EQUIPMENT AND SUPPLIES, AND THE PERFORMANCE OF ALL OPERATIONS REQUIRED TO COMPLETE THE INDICATED SCOPE OF WORK.
3. THE DEMOLITION PLAN DESCRIBES THE GENERAL SCOPE OF THE WORK. THE CONTRACTOR SHALL COORDINATE THE ACTUAL WORK SCOPE WITH FIELD CONDITIONS AND DESIGN PLAN REQUIREMENTS.
4. THE SELECTIVE DEMOLITION SCOPE OF WORK IS INDICATED ON THE DRAWINGS AND SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
  - DEMOLITION OF INDICATED ITEMS PER THE DRAWINGS
  - PROTECTION FROM DAMAGE OF ALL EXISTING ITEMS TO REMAIN
  - SALVAGE AND STORAGE OF ALL INDICATED ITEMS PER THE DRAWINGS
  - COMPLETE REMOVAL FROM THE PREMISES AND THE LEGAL DISPOSAL THEREOF OF ALL REMOVED OR DEMOLISHED MATERIALS, OTHER THAN THOSE ITEMS EITHER DIRECTED BY THE ARCHITECT OR INDICATED ON THE DRAWINGS TO BE SALVAGED.
  - LANDFILL DUMPING SLIPS SHALL BE RETAINED BY THE CONTRACTOR AND GIVEN TO THE OWNER UPON REQUEST.
5. THE CONTRACTOR SHALL USE DUE CARE IN CUTTING INTO AND WORKING ADJACENT TO EXISTING CONDITIONS WHICH ARE TO REMAIN. ALL CUTTING OF EXISTING MATERIALS SHALL BE HELD TO THE ABSOLUTE MINIMUM AS REQUIRED TO PROPERLY PERFORM THE WORK, AND SHALL BE SUBJECT AT ALL TIMES TO THE ARCHITECT'S APPROVAL.
6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THE SELECTIVE DEMOLITION PROCESS REVEALS PRE-EXISTING AND UNFORESEEN LATENT CONDITIONS OR DEFECTS REQUIRING IMMEDIATE REMEDIAL REPAIRS, TEMPORARY SUPPORT, OR OTHER ATTENTION.
7. WHERE WORK INVOLVES LOAD BEARING STRUCTURES, PROVIDE TEMPORARY BRACING OR SHORING AS REQUIRED TO SAFELY TRANSFER REQUIRED LOAD. DO NOT PROCEED WITH WORK UNLESS ALL SHORING IS IN PLACE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS WORK, AND ARRANGING FOR ANY REQUIRED INSPECTIONS.



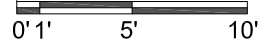
**1** Basement  
 Scale: 1/4" = 1'-0"

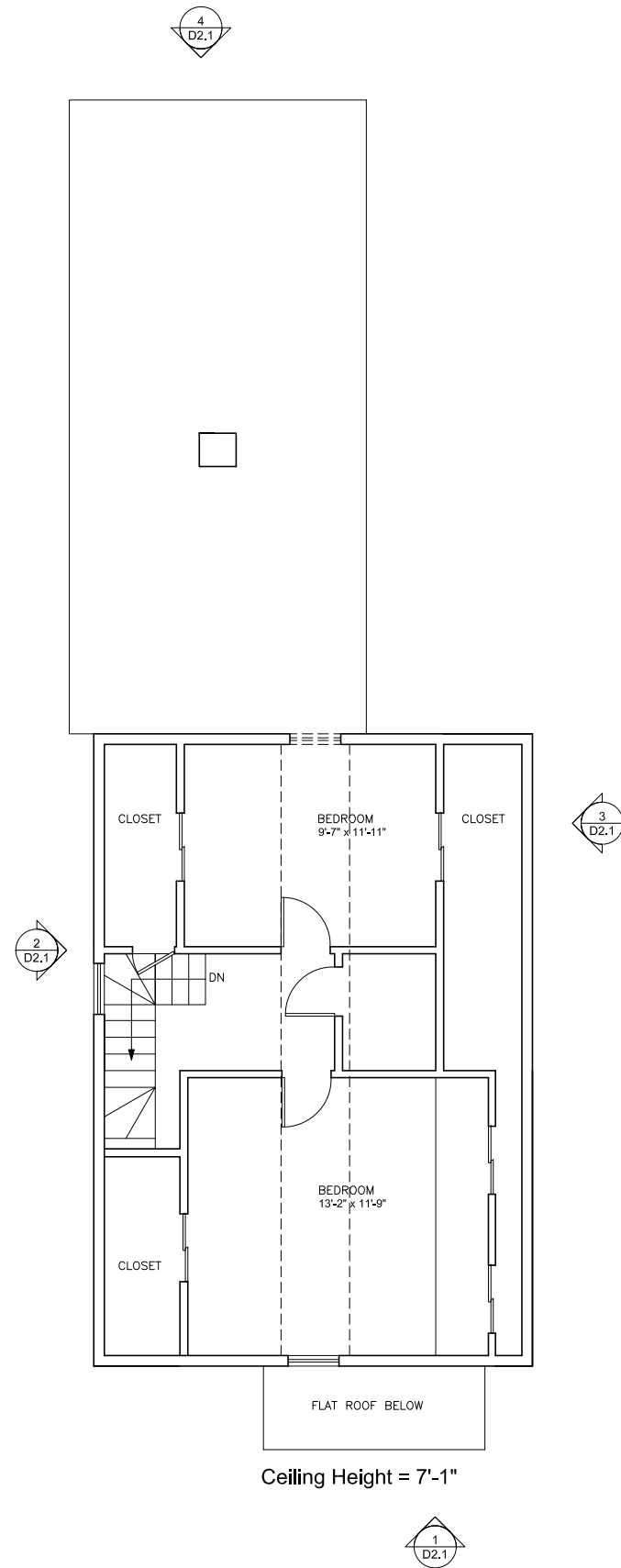


**2** First Floor  
 Scale: 1/4" = 1'-0"

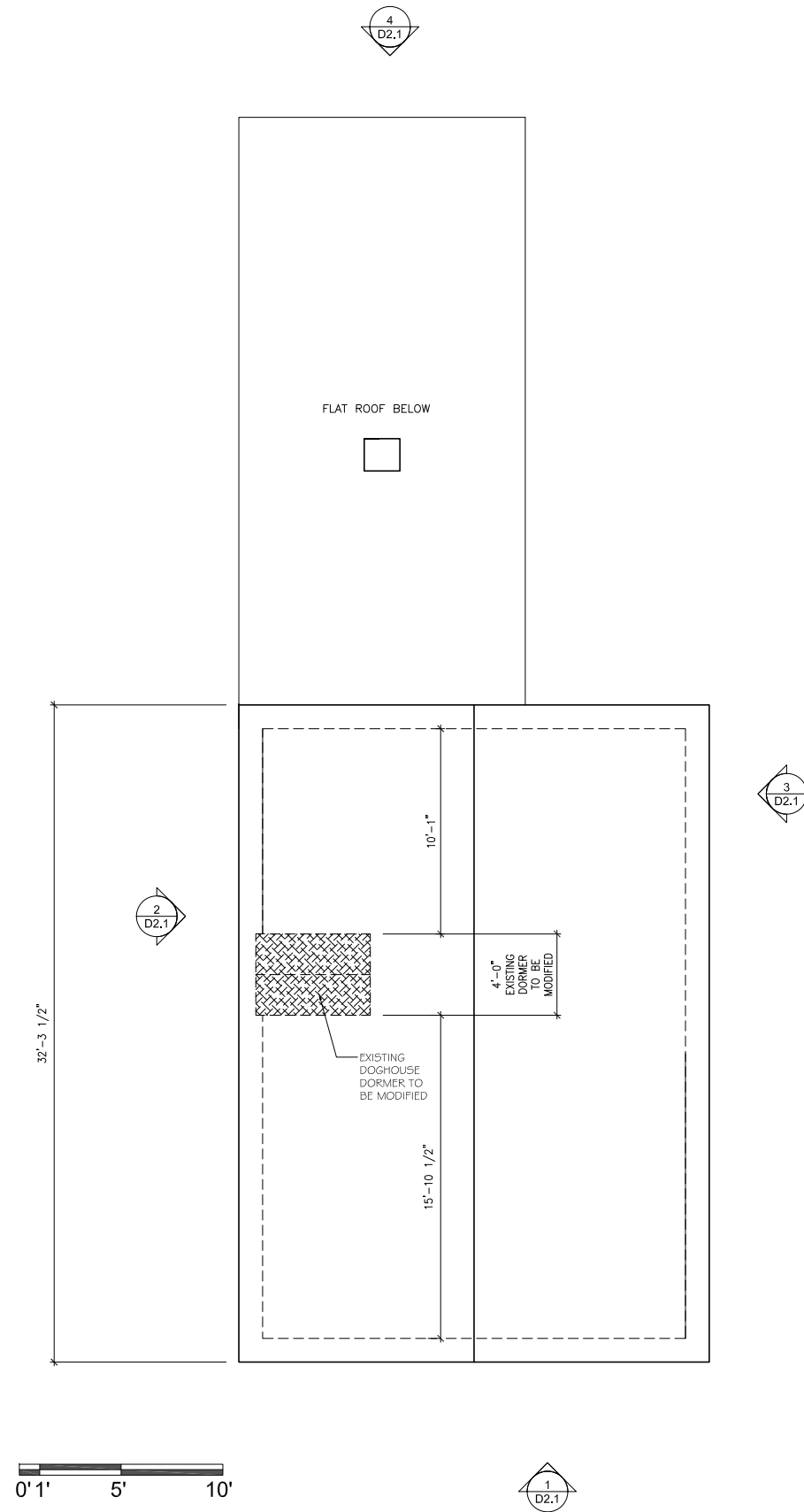


**3** Second Floor  
 Scale: 1/4" = 1'-0"

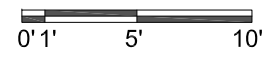




**1** Third Floor  
Scale: 1/4" = 1'-0"



**2** Roof Plan  
Scale: 1/4" = 1'-0"



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Project Team:

**ISSUED FOR  
 ZBA REVIEW**

Date:	Revisions:

Drawing Title:  
**Existing / Demo  
 Plans**

Scale: AS NOTED Drawing No. :  
 Job No.: A134.00  
 Date: 01 August 2017 **D1.2**

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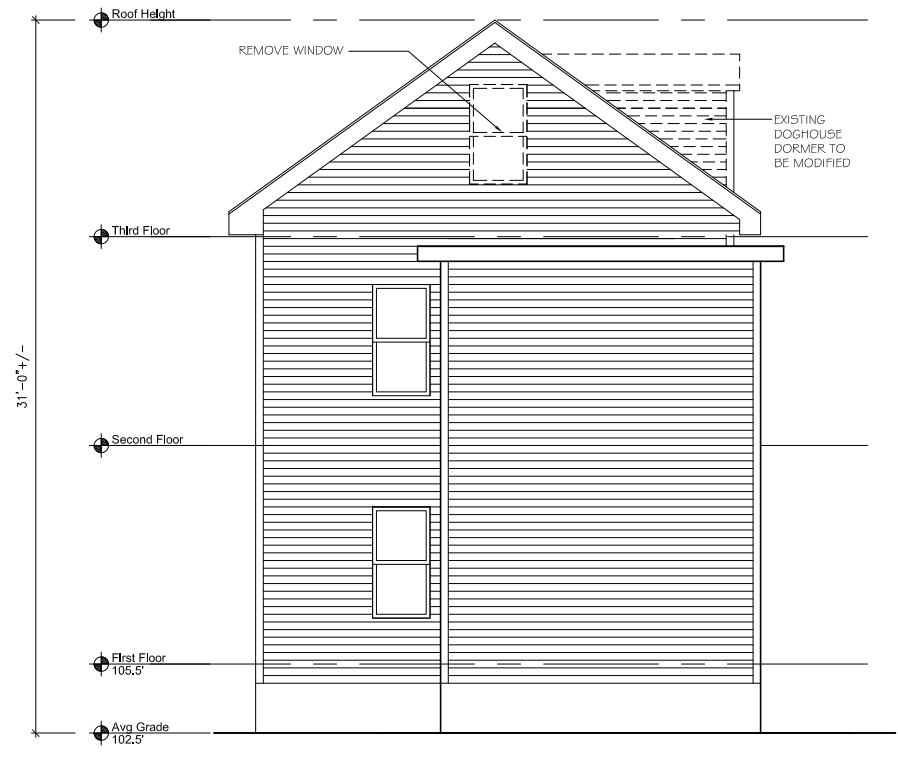
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Drawing Title:  
**Existing / Demo  
 Exterior Elevations**

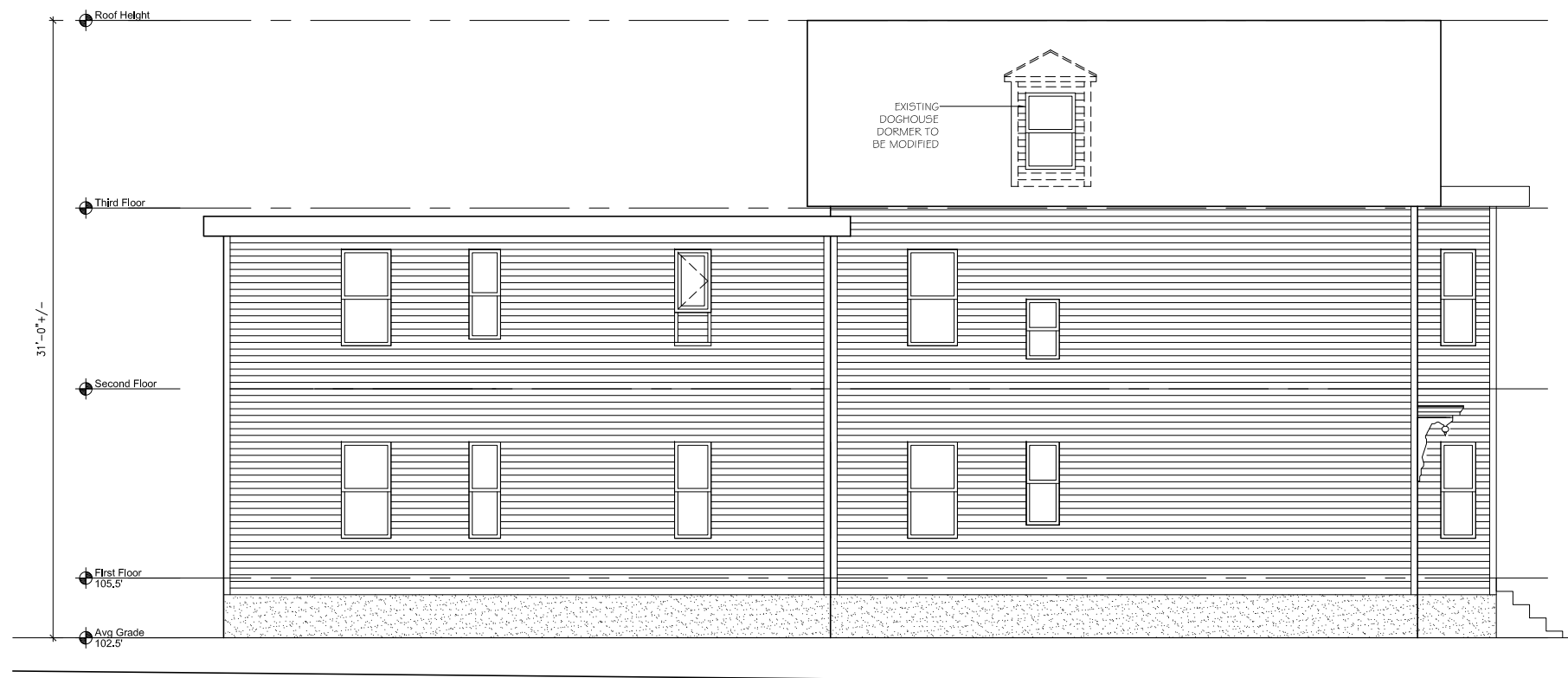
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 Job No.: A134.00 **D2.1**  
 Date: 01 August 2017



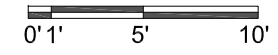
**4 EAST ELEVATION - EXISTING**  
 Scale: 1/4" = 1'-0"



**3 SOUTH ELEVATION - EXISTING**  
 Scale: 1/4" = 1'-0"



**2 NORTH ELEVATION - EXISTING**  
 Scale: 1/4" = 1'-0"



**1 WEST ELEVATION - EXISTING**  
 Scale: 1/4" = 1'-0"



Project Team:

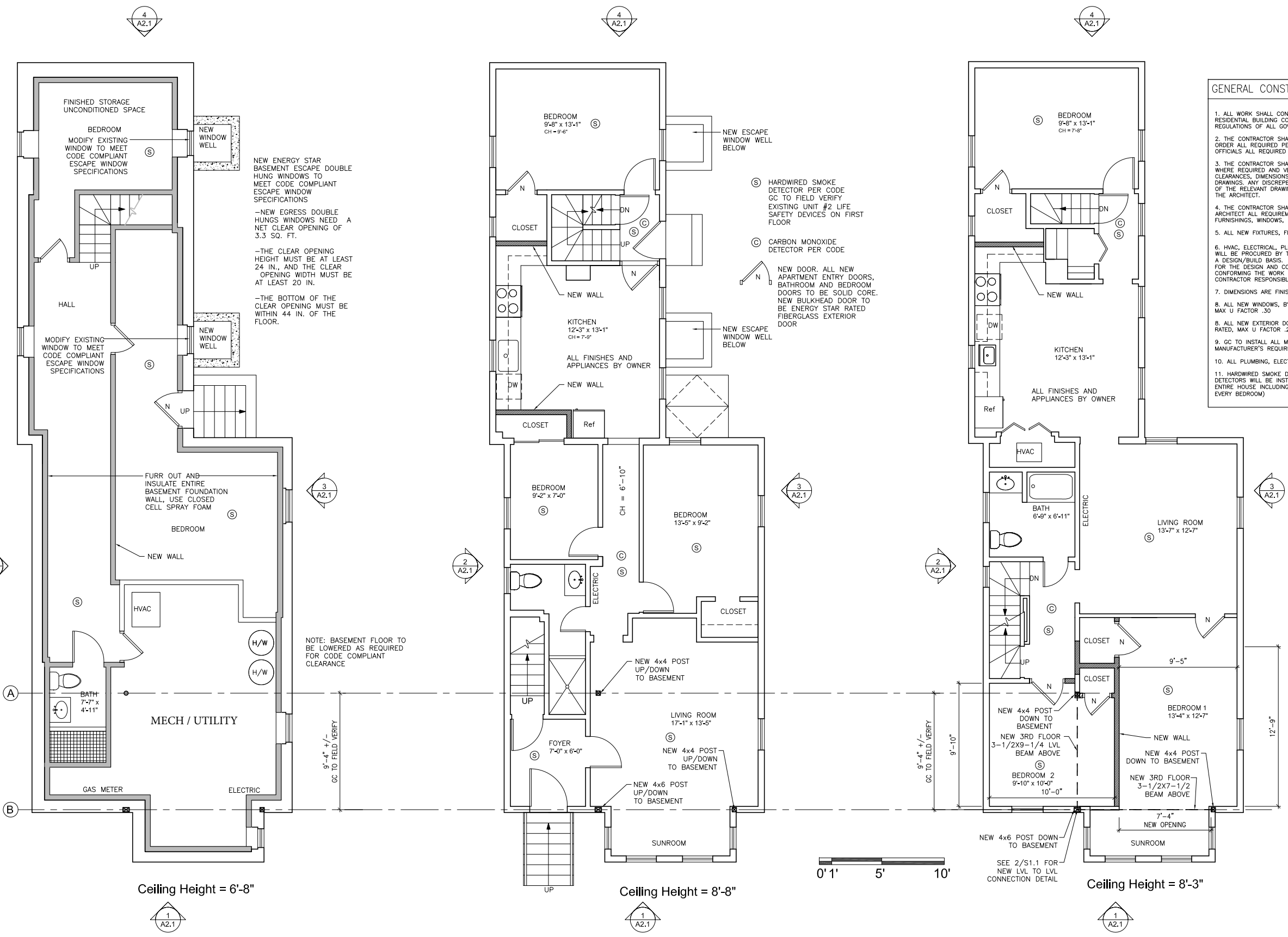
**ISSUED FOR  
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Drawing Title:

**New Work Plans**

- GENERAL CONSTRUCTION NOTES:**
1. ALL WORK SHALL CONFORM TO THE MASSACHUSETTS RESIDENTIAL BUILDING CODE 8TH ADDITION AND THE RULES AND REGULATIONS OF ALL GOVERNING BODIES
  2. THE CONTRACTOR SHALL APPLY FOR AND MAINTAIN IN GOOD ORDER ALL REQUIRED PERMITS AND SHALL COORDINATE WITH OFFICIALS ALL REQUIRED INSPECTIONS AND CERTIFICATIONS
  3. THE CONTRACTOR SHALL DETERMINE EXISTING CONDITIONS WHERE REQUIRED AND VERIFY ALL FIELD CONDITIONS FOR CLEARANCES, DIMENSIONS, AND ELEVATIONS SHOWN ON DRAWINGS. ANY DISCREPANCIES SHALL BE MARKED ON A PRINT OF THE RELEVANT DRAWING AND FORWARDED IMMEDIATELY TO THE ARCHITECT.
  4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ARCHITECT ALL REQUIREMENTS FOR INSTALLATION OF REQUIRED FURNISHINGS, WINDOWS, FIXTURES AND EQUIPMENT
  5. ALL NEW FIXTURES, FINISHES AND APPLIANCES BY OWNER.
  6. HVAC, ELECTRICAL, PLUMBING AND FIRE PROTECTION WORK WILL BE PROVIDED BY THE OWNER FROM THE CONTRACTOR ON A DESIGN/BUILD BASIS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS WORK AND FOR CONFORMING THE WORK TO ARCHITECTURAL REQUIREMENTS. CONTRACTOR RESPONSIBLE FOR ALL MEP TO CODE.
  7. DIMENSIONS ARE FINISH TO FINISH, UNLESS OTHERWISE NOTED
  8. ALL NEW WINDOWS, BY OWNER, TO BE ENERGY STAR RATED, MAX U FACTOR .30
  9. GC TO INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS
  10. ALL PLUMBING, ELECTRICAL & HVAC PER CODE
  11. HARDWIRED SMOKE DETECTORS, HEAT DETECTORS & CO2 DETECTORS WILL BE INSTALLED PER CODE THROUGHOUT THE ENTIRE HOUSE INCLUDING BASEMENT. (CO2 WITHIN 10'-0" OF EVERY BEDROOM)



**1** Basement Proposed  
 Scale: 1/4" = 1'-0"

**2** First Floor Proposed  
 Scale: 1/4" = 1'-0"

**3** Second Floor Proposed  
 Scale: 1/4" = 1'-0"



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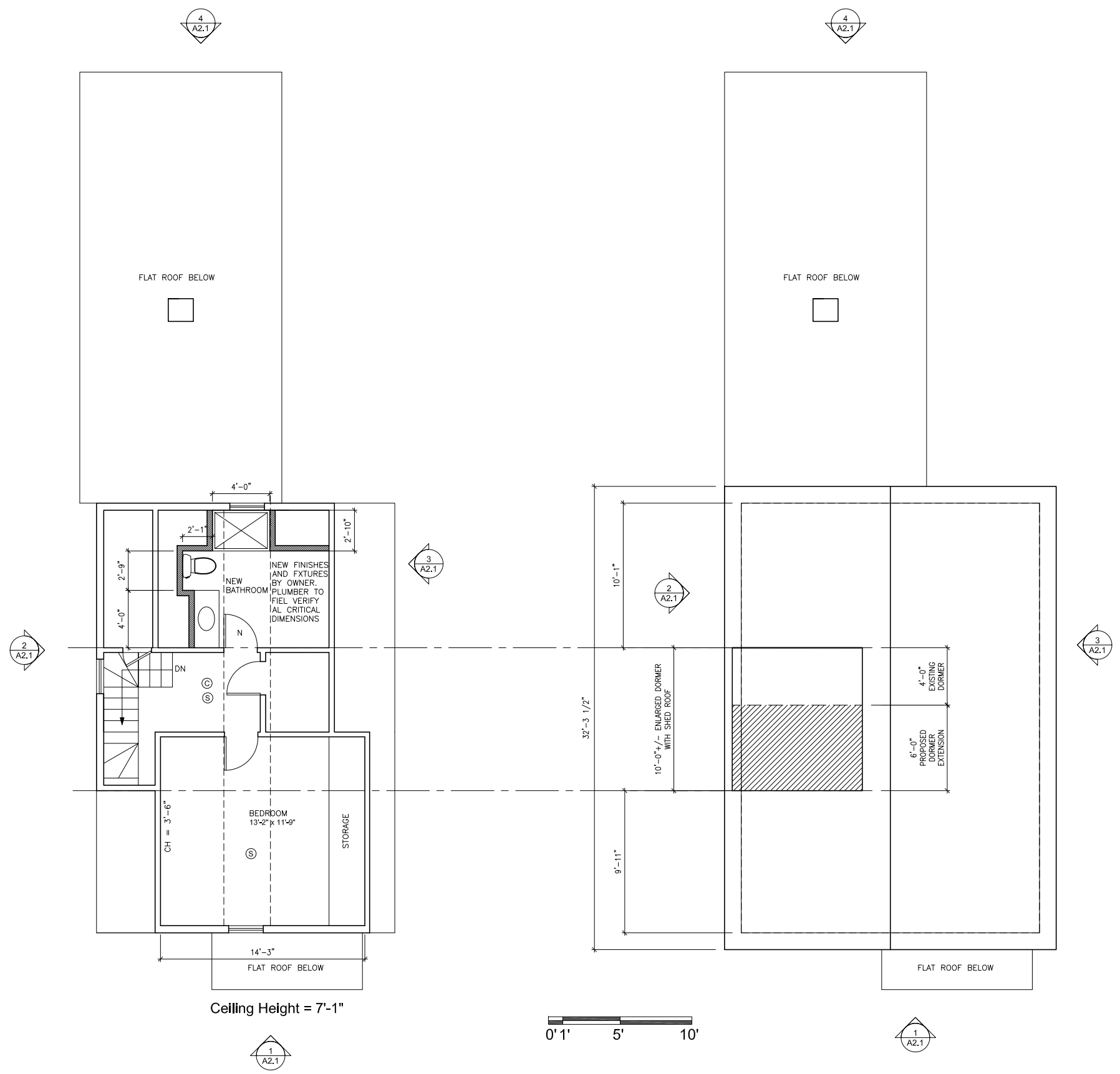
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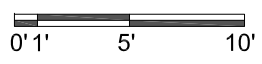
**New Work Plans**

Scale: AS NOTED Drawing No.:  
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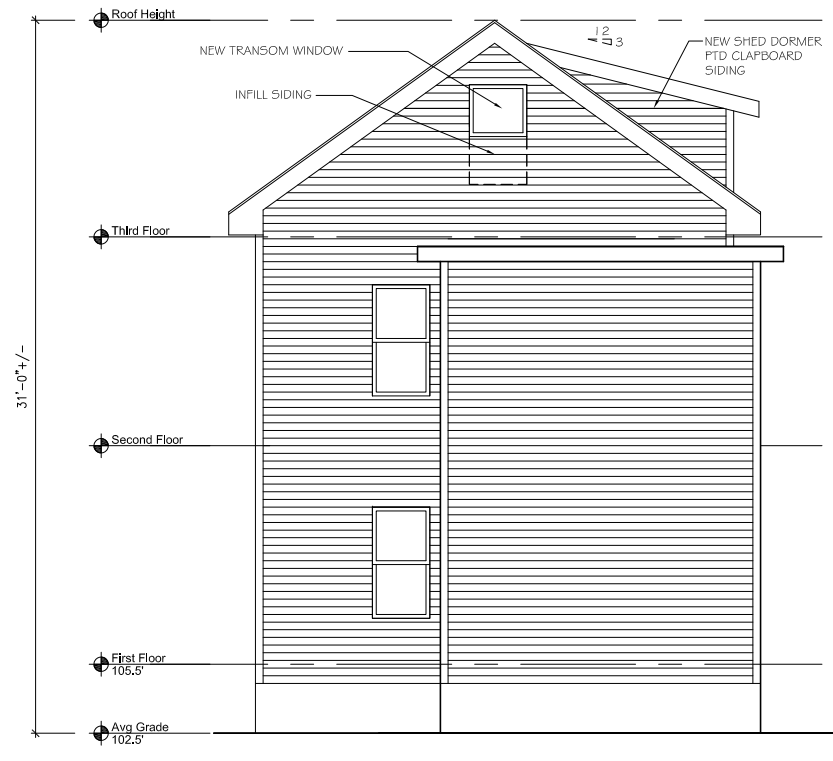
**1 Third Floor Proposed**  
 Scale: 1/4" = 1'-0"

**2 Roof Plan Proposed**  
 Scale: 1/4" = 1'-0"

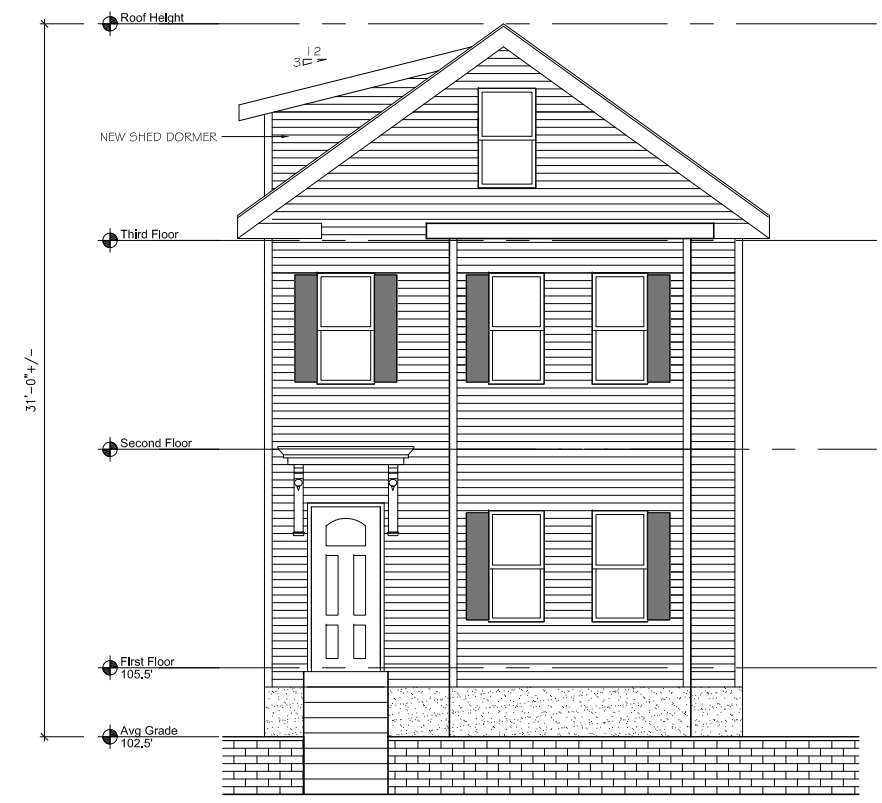




**3 SOUTH ELEVATION - EXISTING**  
Scale: 1/4" = 1'-0"



**4 EAST ELEVATION - EXISTING**  
Scale: 1/4" = 1'-0"



**1 WEST ELEVATION - EXISTING**  
Scale: 1/4" = 1'-0"



**2 NORTH ELEVATION - EXISTING**  
Scale: 1/4" = 1'-0"



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**Exterior Elevations**

Scale: AS NOTED Drawing No.:  
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Date: 01 August 2017