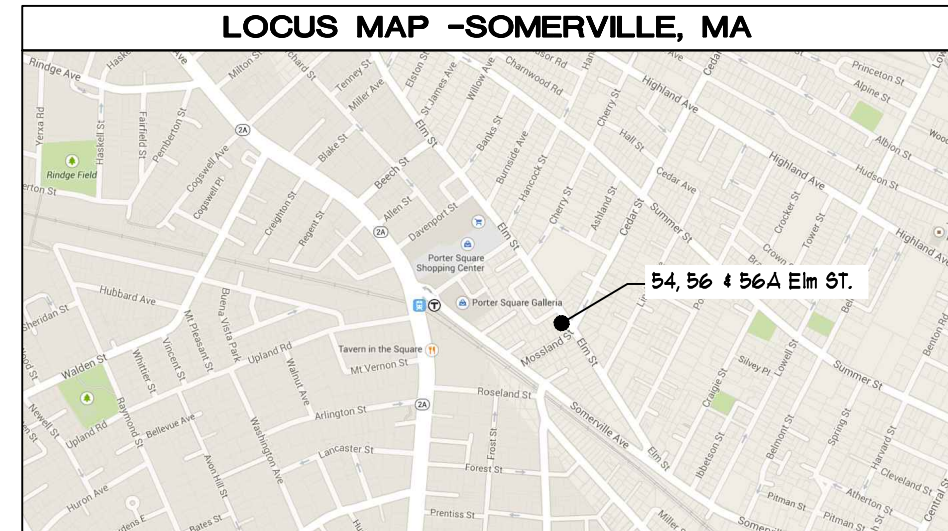


54, 56 & 56A ELM STREET RENOVATION AND ADDITION SOMERVILLE, MA

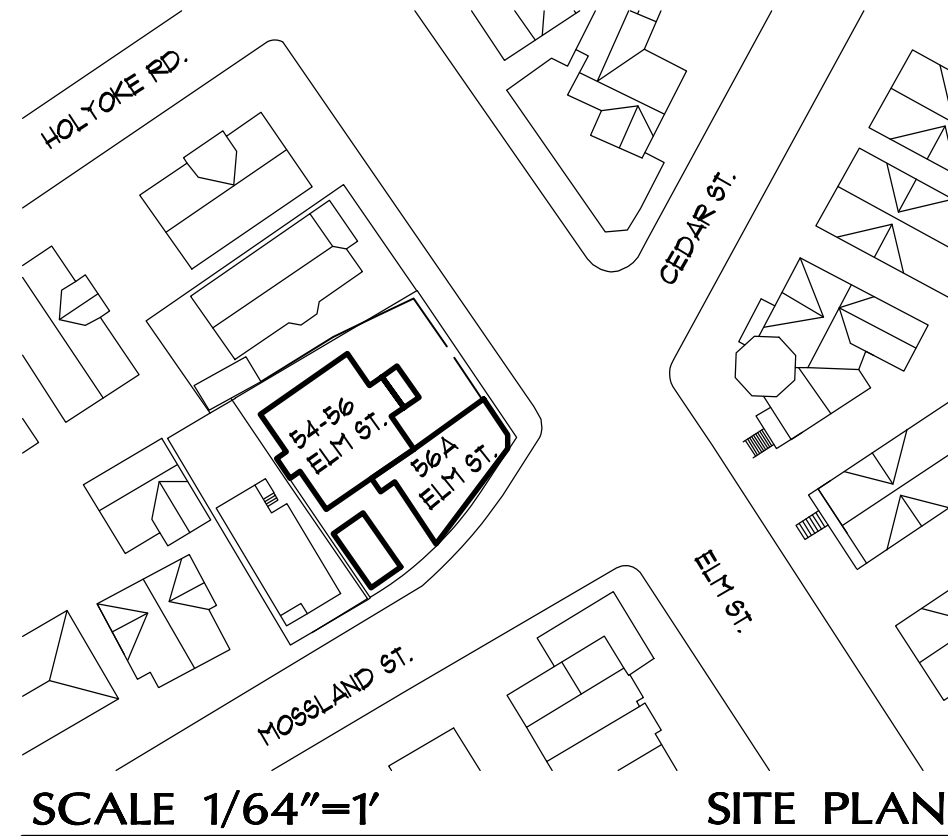
Owner:
 B.R.E. Group LLC
 464 Common St.
 Suite 322
 Belmont, MA 02478

Architect:
 CSS Architects Inc.
 107 Audubon Road
 Bldg. 2, Suite 300
 Wakefield, MA 01880
 781-245-8400
www.cssarchitects.com

APPLICATION For Planning Board and Zoning Board of Appeals Approval (Zoning Data)							
DATA	REQUIRED	EXISTING	PROPOSED	Allowed	Existing or Permitted Nonconformity	New Violation	§70 Section Cited
A. Use	RB	RB	RB		X		
B. # of Dwelling	3 Units	2 Units	3 Units	X			
C. Lot Area	7,500 SF	5,134 SF	5,134 SF		X		
D. Lot Area * of Dwelling Units	2,500 SF Per DU	2,567 SF Per DU	1,711 SF Per DU	X			
E. Gross Floor Area of Footprints of All Buildings	2,567 SF	2,714 SF	2,449 SF		X		
F. Ground Coverage (E ÷ C)	50 %	53 %	48 %	X			
G. Landscaped Area (Landscaped Area ÷ C)	25 %	30 %	30 %		X		
H. Pervious Area (Pervious Area ÷ C)	35 %	30 %	38 %		X		
I. Net Floor Area (Sum of All Usable Square Ft.)	5,134 SF	3,732 SF	5,055 SF		X		
J. Floor Area Ratio (FAR) (I. ÷ C)	1.0	.727	.98		X		
K. Building Height	40' FT	34' FT	34' FT	X			
L. Front Yard Setback	15' FT	20' FT	20' FT		X		
M. Rear Yard Setback	20' FT	03' FT	03' FT		X		
N. Side Yard Set Back (Left When You Face Property)	8' FT	04' FT	04' FT		X		
O. Side Yard Set Back (Right When You Face Property)	8' FT	62' FT	62' FT		X		
P. Street Frontage	50' FT	59.12' FT	59.12' FT	X			
Q. # of Parking Spaces	6+	1	2		X		
R. # of Bicycle Parking Spaces	0	0	3	X			
S. # of Loading Spaces	0	0	0	X			

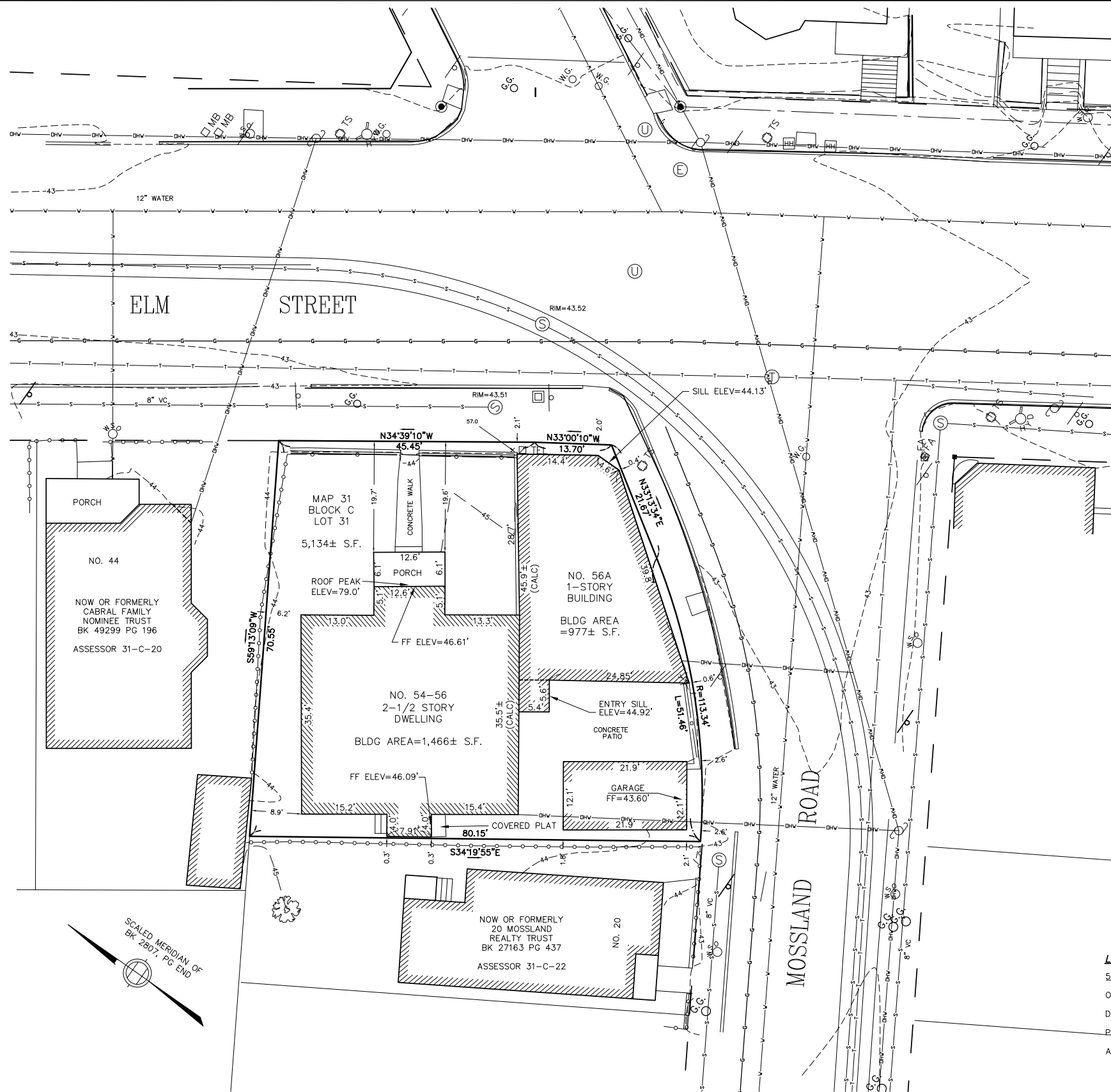


LIST OF DRAWINGS	
T10	- COVER SHEET
1	- EXISTING CONDITIONS PLAN
L10	- PROPOSED LANDSCAPE PLAN
EX11	- EXISTING 1ST FLOOR PLAN
A11	- PROPOSED 1ST FLOOR PLAN
A12	- PROPOSED 2ND FLOOR PLAN
A13	- PROPOSED ROOF PLAN AND ELEVATIONS
EX21	- EXISTING ELEVATIONS
A21	- PROPOSED ELEVATIONS



15 OCTOBER 2014

**54, 56 & 56A ELM STREET RENOVATION AND ADDITION
SOMERVILLE, MA
T1.0**



NOTES

LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES IN POSSESSION OF DESIGN CONSULTANTS INC. AS OF THIS DATE. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED, CALL DIGSAFE BEFORE EXCAVATION.

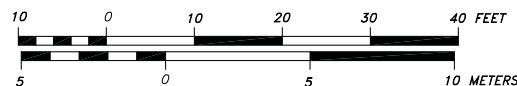
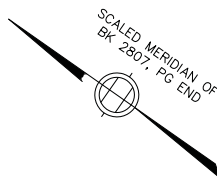
ELEVATIONS DEPICTED HEREON ARE ON CITY OF SOMERVILLE SEWER BASE DATUM BASED ON ON CITY OF SOMERVILLE SEWER PLANS.

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON MAY 8, 2014, BY DESIGN CONSULTANTS, INC.

ABUTTERS NAMES SHOWN HEREON WERE TAKEN FROM CITY OF SOMERVILLE ASSESSORS INFORMATION.

P.L.S. _____
 BRIAN B. DONEGAN, P.L.S. MASS. REGISTRATION NO. 47592

DATE: _____



LOCUS TITLE INFORMATION

54-56 ELM STREET
 OWNER: ARTIN NERSSESIAN REALTY TRUST
 DEED REFERENCE: BK. 21250 PG. 113
 PLAN REFERENCE: BK. 2807 PG. END
 ASSESSORS: PARCEL ID 31-C-21

Design Consultants, Inc.
 Consulting Engineers and Surveyors

120 MIDDLESEX AVENUE
 SOMERVILLE, MA 02145
 617-776-3350

68 PLEASANT STREET
 NEWBURYPORT, MA 01950
 978-358-7173

SCALE:
 HORIZ: 1"=10'
 VERT: _____

NO.	DATE	BY	REVISIONS
1.	07/17/14	BD	ADDED SILL ELEVATIONS

FIELD: LG
 CALCS: BD
 CHECKED: -
 APPROVED: -

EXISTING CONDITIONS PLAN

**54-56 ELM STREET
 SOMERVILLE, MA**

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
 SURVEYED FOR
HOUMAN BAIANY

PROJECT NO.
 2014-039
 DATE: MAY 15, 2014
 SHEET NO.
 1 OF 1

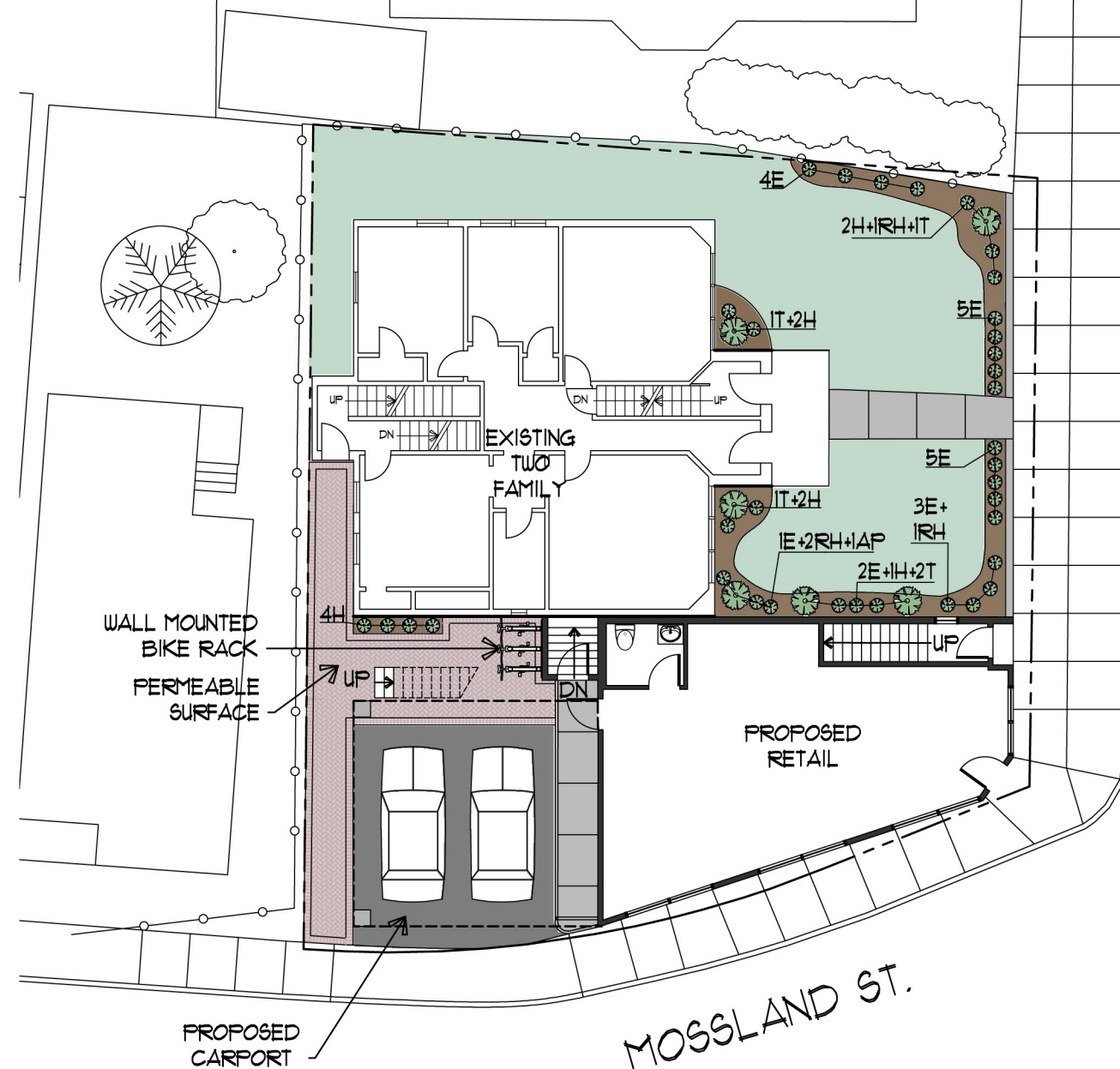
54,56 & 56A
ELM STREET

SOMERVILLE, MA

Revisions

No.	Date	Description

CSS ARCHITECTS INC
107 Audubon Road
Building Two, Suite 300
Wakefield, MA 01880
css@cassarchitects.com



ELM ST.

CEDAR ST.

MOSSLAND ST.

PLANTING SCHEDULE

ID	NO.	BOTANICAL NAME	COMMON NAME
TREE			
AP	1	ACER PALMATUM	JAPANESE MAPLE
T	5	THUJA	ARBORVITAE
SHRUB			
H	11	HOSTA	HOSTAS
RH	4	RHODODENDRON FERRUGINEUM	RHODODENDRON
E	20	EUOMYMUS	EMERALD GAIETY

Title :
PROPOSED
LANDSCAPE PLAN

Scale: 1/16" = 1'-0"

Date: OCT. 15 2014

Drawn: LM

Checked: KMS

Project No: 1130

L1.0

54,56 & 56A
ELM STREET

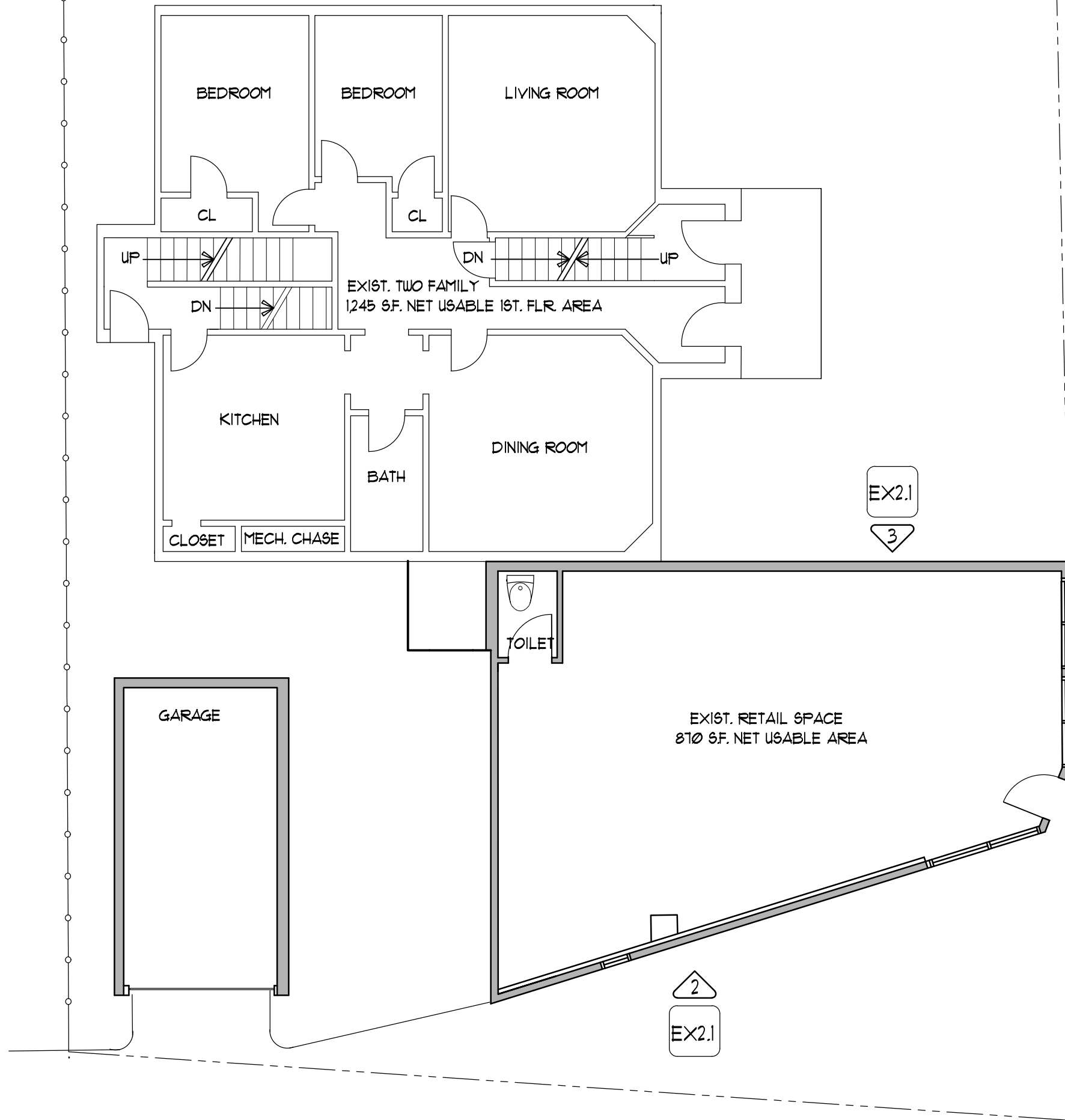
SOMERVILLE, MA

Revisions

No.	Date	Description

CSS ARCHITECTS INC

107 Audubon Road
Building Two, Suite 300
Watertown, MA 01880
css@cssarchitects.com



Title :
EXISTING
1ST FLOOR PLAN

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

Date: OCT. 15 2014

Drawn: KMS

Checked: KMS

Project No: 1130

EX1.1

54,56 & 56A
ELM STREET
SOMERVILLE, MA

Revisions

No.	Date	Description

CSS ARCHITECTS INC
107 Audubon Road
Building Two, Suite 300
Wakefield, MA 01880
css@csearchitects.com

Title :
PROPOSED
1ST FLOOR PLAN

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

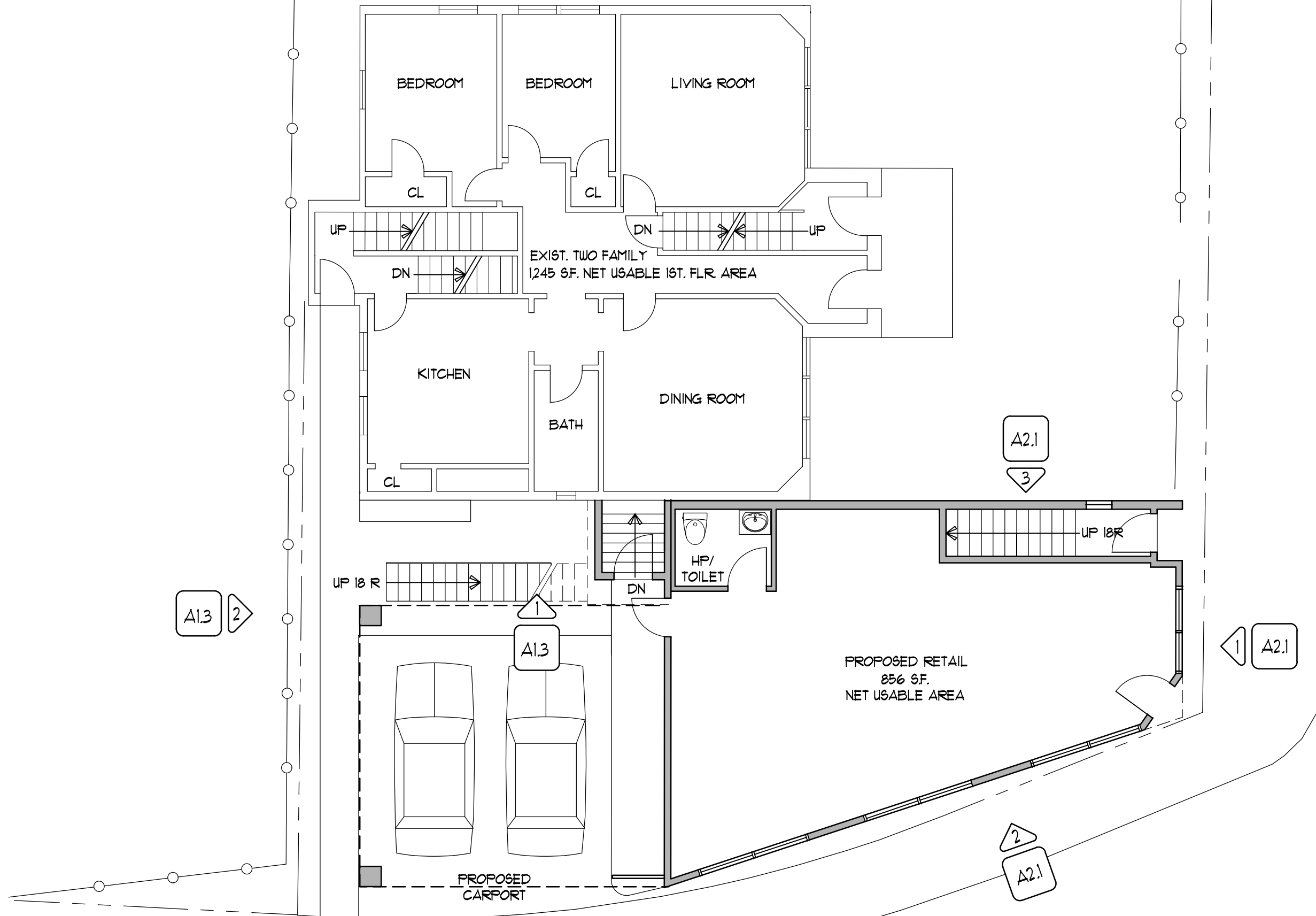
Date: OCT. 15 2014

Drawn: LM

Checked: KMS

Project No: 1130

A1.1



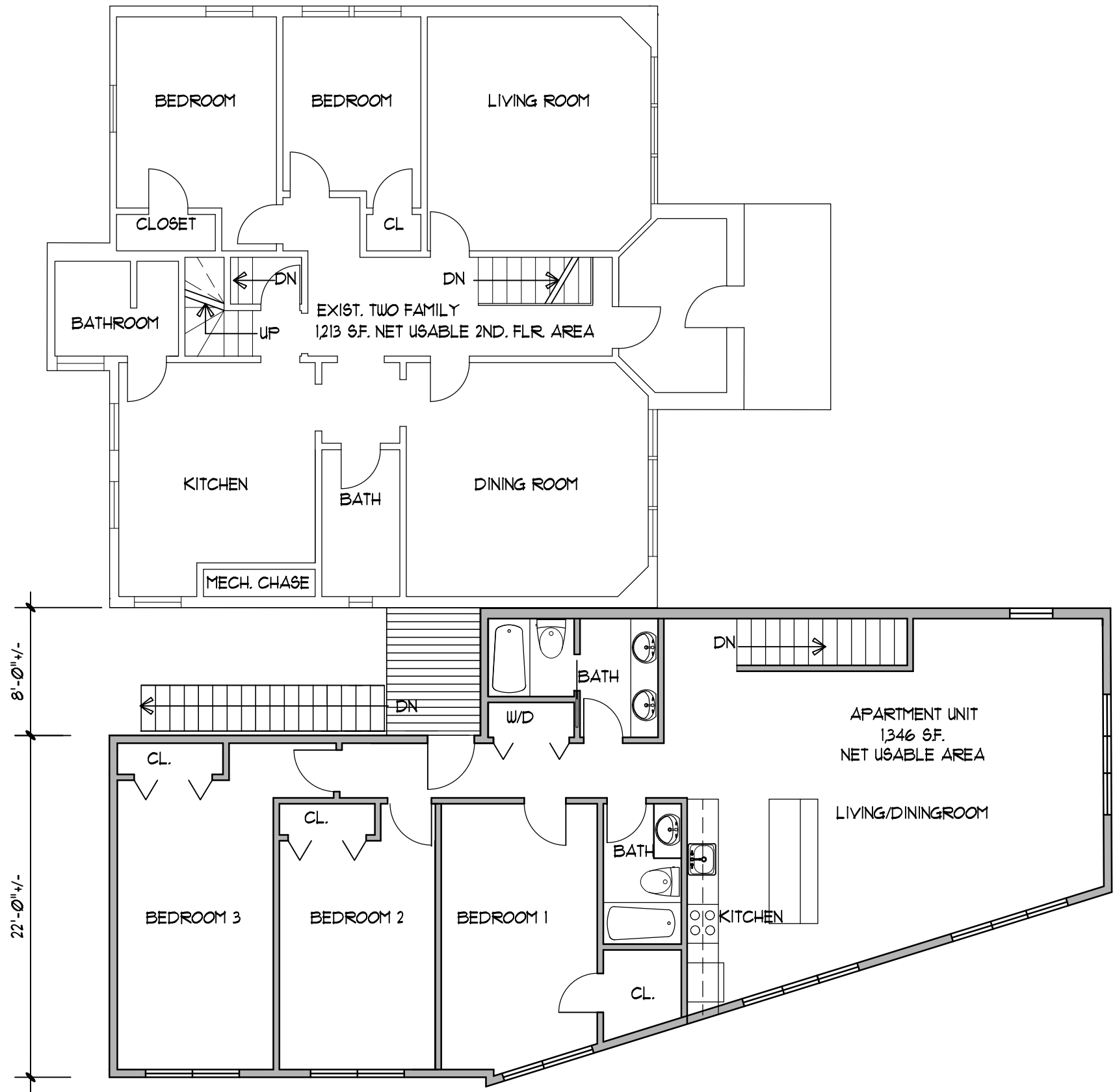
54,56 & 56A
ELM STREET

SOMERVILLE, MA

Revisions

No.	Date	Description

CSS ARCHITECTS INC
 107 Audubon Road
 Building Two, Suite 300
 Wakefield, MA 01880
 css@cssarchitects.com



Title :
 PROPOSED
 2ND FLOOR PLAN

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

Date: OCT. 15 2014

Drawn: LM

Checked: KMS

Project No: 1130

A1.2

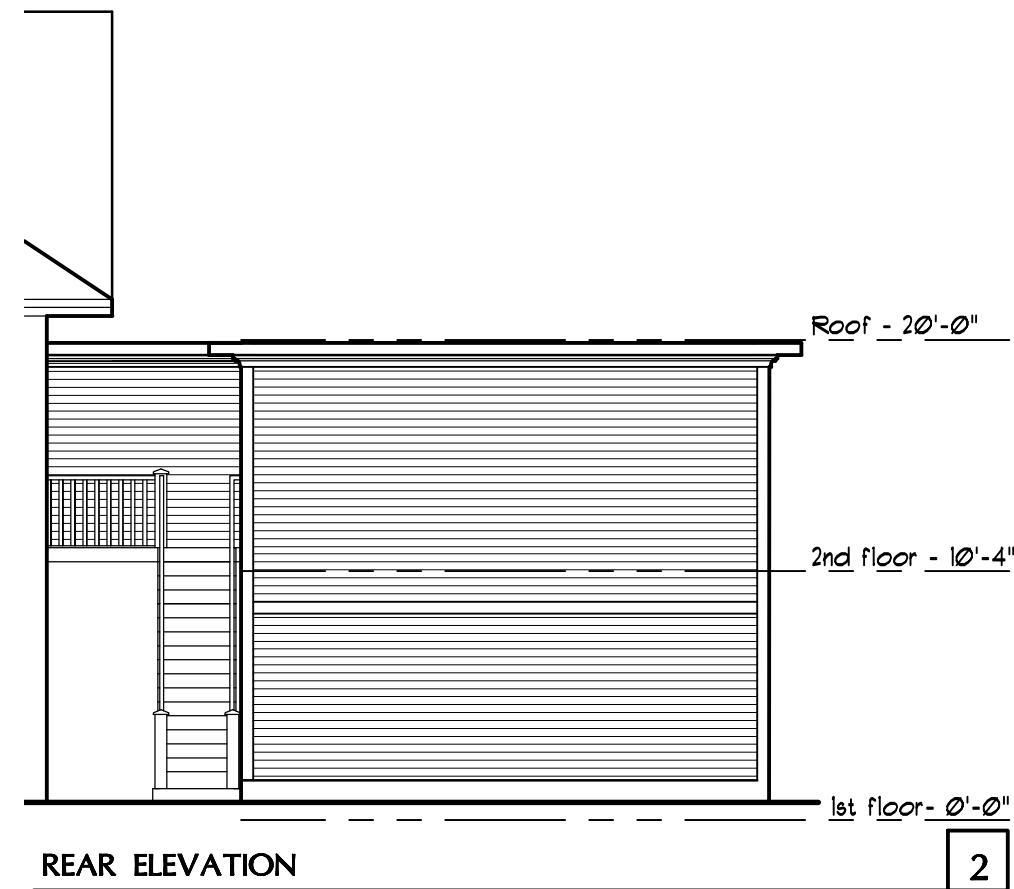
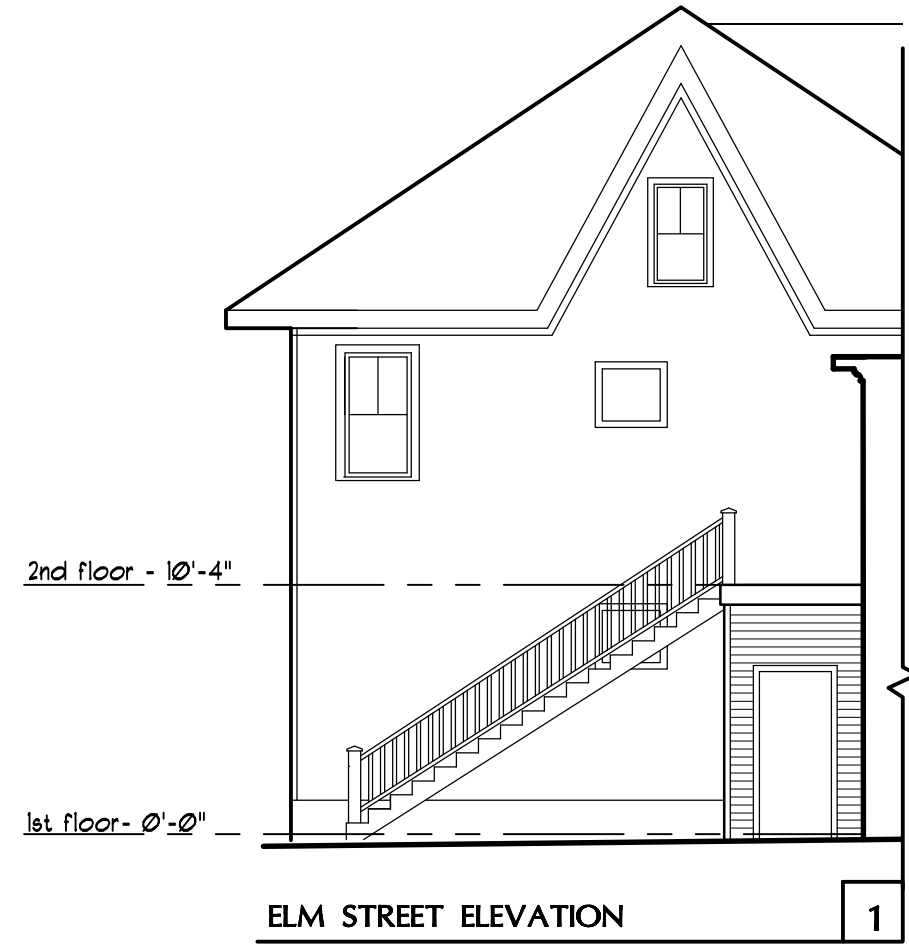
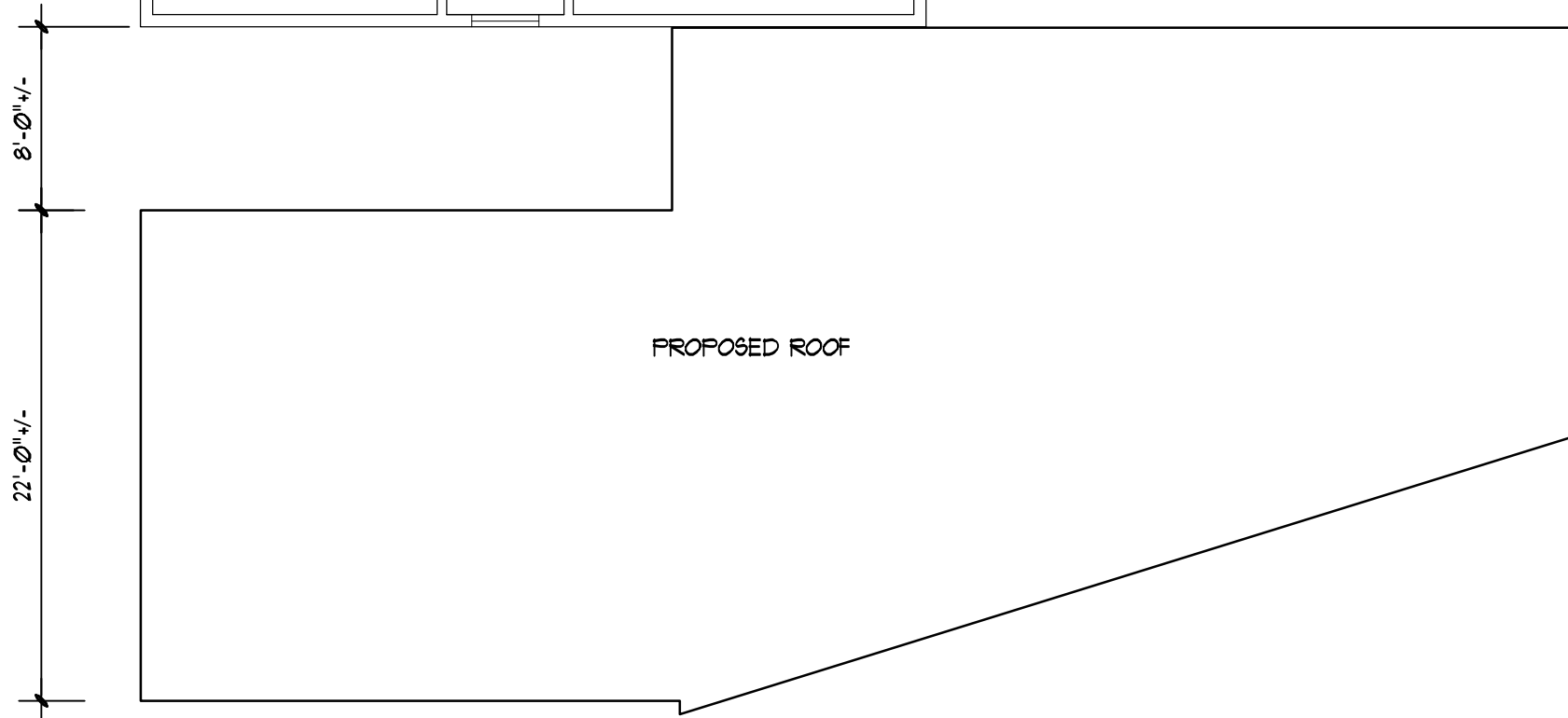
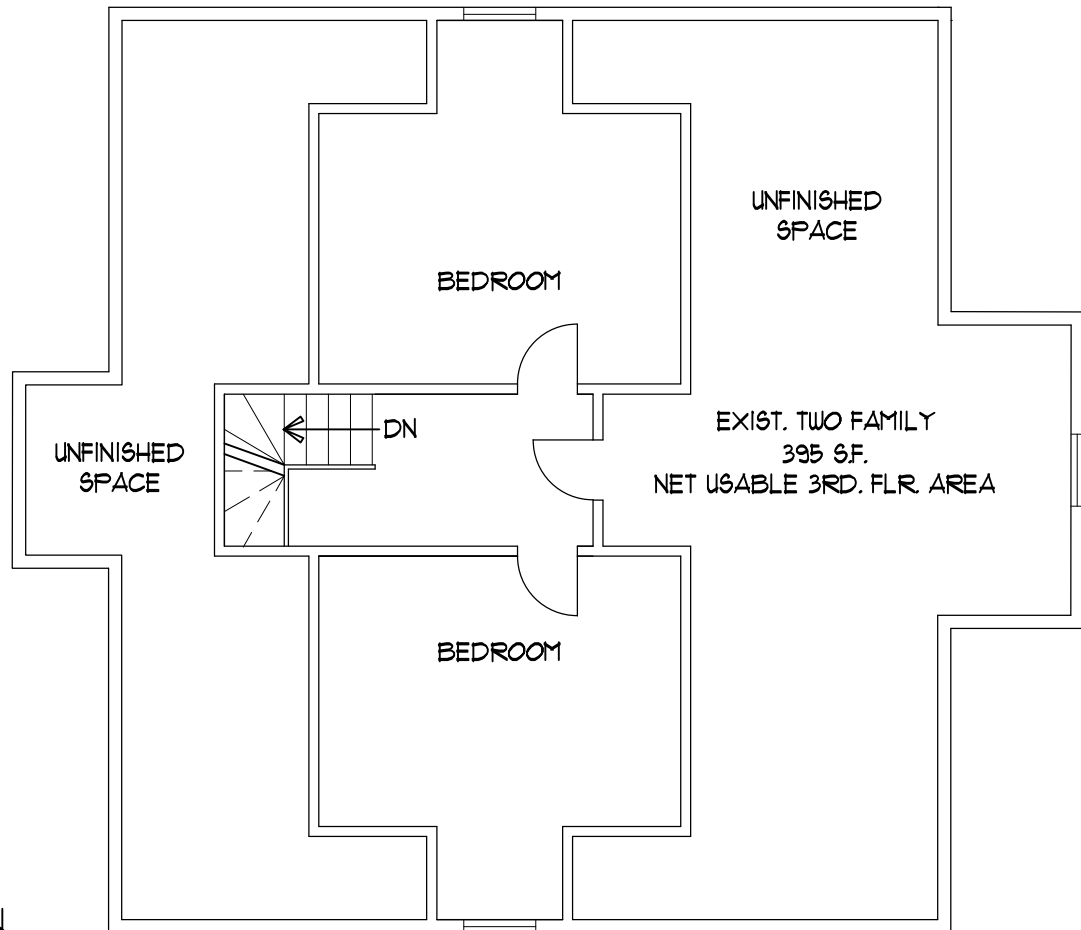
54,56 & 56A
ELM STREET

SOMERVILLE, MA

Revisions

No.	Date	Description

CSS ARCHITECTS INC
 107 Audubon Road
 Building Two, Suite 300
 Wakefield, MA 01880
 css@cssarchitects.com



Title :
 PROPOSED
 ROOF PLAN
 AND ELEVATIONS

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

Date: OCT. 15 2014

Drawn: LM

Checked: KMS

Project No: 1130

A1.3

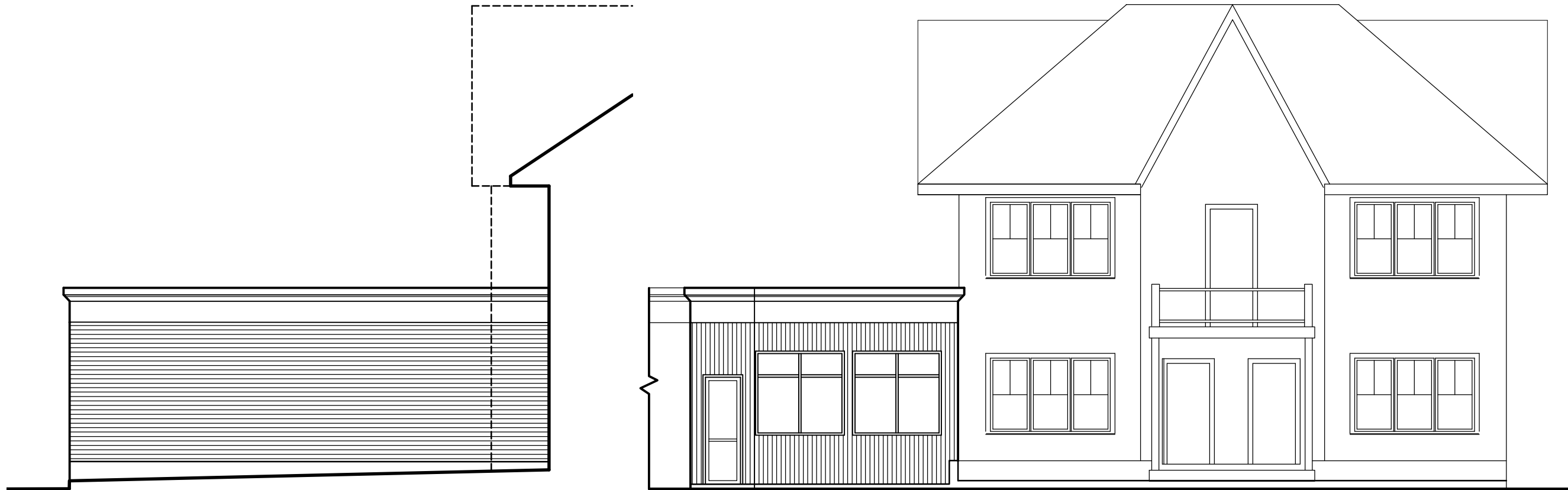
54,56 & 56A
ELM STREET

SOMERVILLE, MA

Revisions

No.	Date	Description

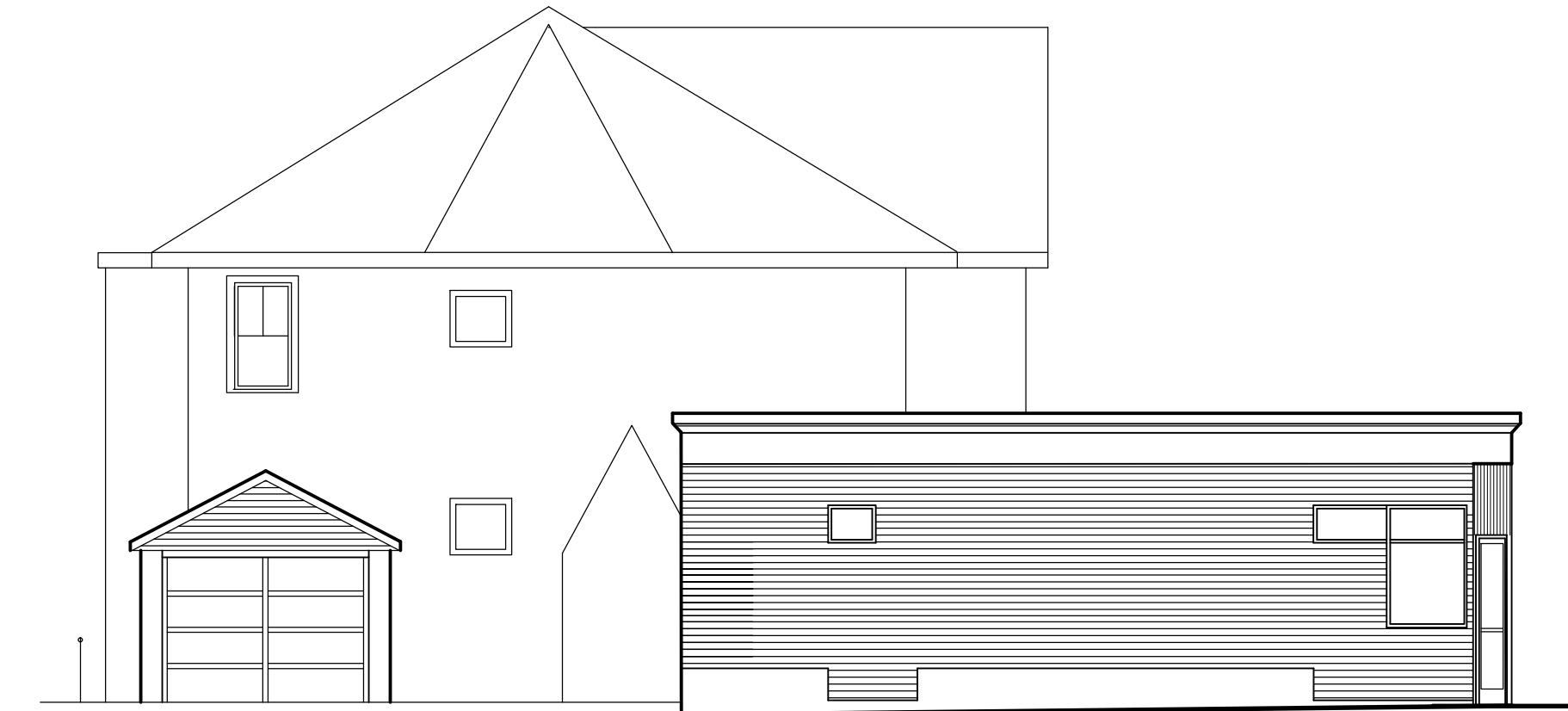
CSS ARCHITECTS INC
107 Audubon Road
Building Two, Suite 300
Wakefield, MA 01880
css@cssarchitects.com



ELEVATION

3 MOSS-LAND STREET ELEVATION

1



MOSS-LAND STREET ELEVATION

2

Title :
EXISTING ELEVATIONS

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

Date: OCT. 15 2014

Drawn: KMS

Checked: KMS

Project No: 1130

EX2.1

54,56 & 56A
ELM STREET

SOMERVILLE, MA

Revisions

No.	Date	Description

CSS ARCHITECTS INC
107 Audubon Road
Building Two, Suite 300
Wakefield, MA 01880
css@cssarchitects.com

Roof - 20'-0"

2nd floor - 10'-4"

1st floor - 0'-0"

SIDE ELEVATION

3

Roof - 20'-0"

2nd floor - 10'-4"

1st floor - 0'-0"

ELM STREET ELEVATION

1



Roof - 20'-0"

2nd floor - 10'-4"

1st floor - 0'-0"

MOSS-LAND STREET ELEVATION

2

Title :
PROPOSED
ELEVATIONS

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

Date: OCT. 15 2014

Drawn: KMS

Checked: KMS

Project No: 1130

A2.1







LUCKY MARKET
Coca-Cola

T
BUS
NO PARKING
TOW ZONE