

1 SITE PLAN
1/8" = 1'-0"

ZONING DIMENTIONAL TABLE

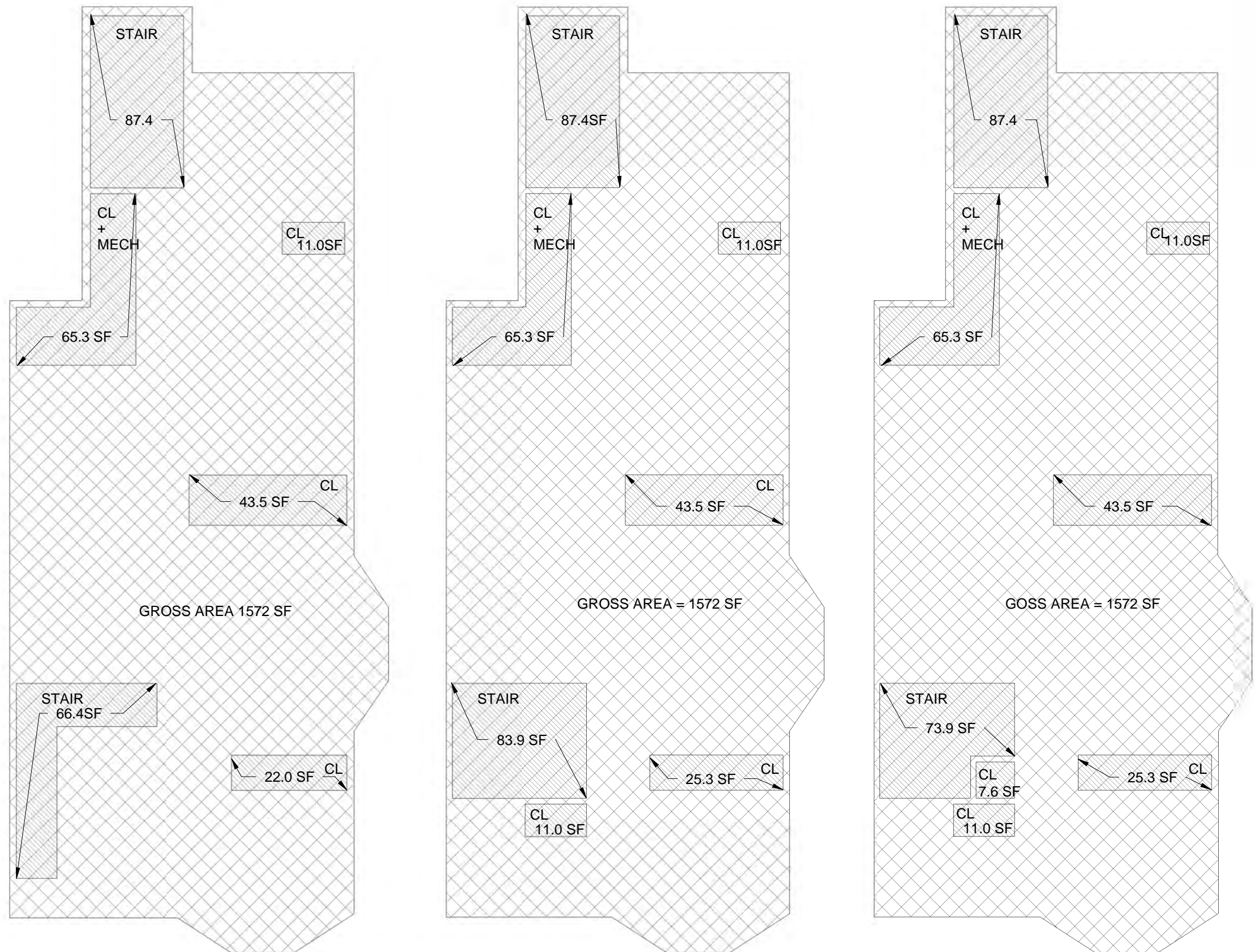
	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE	REMARK
ZONE	RA	3 FAMILY	3 FAMILY	COMPLIES	
MIN LOT SIZE	10,000 SF	5,032 SF	5,032 SF	COMPLIES	
MIN LOT PER DWELLING	875 SF(3 UNITS)	1677 SF(3 UNITS)	1677 SF(3 UNITS)	COMPLIES	
MAX GROUND COVERAGE	50%	29.2%	36.4%	COMPLIES	
MIN LANDSCAPE PERCENTAGE OF LOT	25%	34.9 %	26.2%	COMPLIES	
MIN PERVIOUS AREA, PERCENTAGE OF LOT	35%	34.9 %	39.3%	COMPLIES	
MIN FRONT YARD	15 ft	12.25 ft	12.25 ft	COMPLIES	
MIN BACK YARD	20 ft	65 ft	43 ft	COMPLIES	
MIN SIDE YARD	10 ft	3.8 ft	10 ft	COMPLIES	ADDITION PART COMPLIES
F.A.R.	0.75	0.59	0.748	COMPLIES	
MIN Frontage	50 ft	25.34 ft	25.34 ft	COMPLIES	
FULL SIZE PARKING	6	2	5	COMPLIES	NOT FULL SIZE PARKING; PARKING 4 AND 5 BELONG TO THE SAME UNIT TO FACILITATE EASY MANOUVERING

BUILDING STATISTICS

GROSS AREA OF THE BUILDING: 4,716 SF
GROSS AREA OF FIRST FLOOR: 1,572 SF
GROSS AREA OF SECOND FLOOR: 1,572 SF
GROSS AREA OF THIRD FLOOR: 1,572 SF
GROSS AREA OF BASEMENT(UNFINISHED): 1,572 SF

LIVING AREA OF UNIT 1: 1,276.4 SF
LIVING AREA OF UNIT 2: 1,244.6 SF
LIVING AREA OF UNIT 3: 1,247 SF

PARKING (9' x 18') SPOTS: 5



FIRST FLOOR LIVING AREA CALCULATION
1572SF - 87.4SF - 65.3SF - 43.5SF - 11.0SF - 66.4SF - 22.0SF = 1276.4 SF

SECOND FLOOR LIVING AREA CALCULATION
1572SF - 87.4SF - 65.3SF - 43.5SF - 11.0SF - 83.9SF - 25.3SF - 11.0SF = 1244.6 SF

THIRD FLOOR LIVING AREA CALCULATION
1572SF - 87.4SF - 65.3SF - 11.0SF - 43.5SF - 73.9SF - 7.6SF - 25.3SF - 11.0SF = 1247 SF

TOTAL LIVING AREA = 1276.4SF + 1244.6SF + 1247 SF = 3768SF

2 LIVING AREA CALCULATION
1/8" = 1'-0"

General Notes

STAMPED BY JIM CHEN, AIA, NCARB

No. Revision/Issue Date

Firm Name and Address

730 HANCOCK STREET
QUINCY, MA 02170
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EMAIL: JIM.CHEN5408@GMAIL.COM

Project Name and Address

TRIPLE DECKER
ADDITION/
ALTERATION
86 FREMONT STREET
SOMERVILLE, MA 02145

Project

1761

Date

10/03/2017

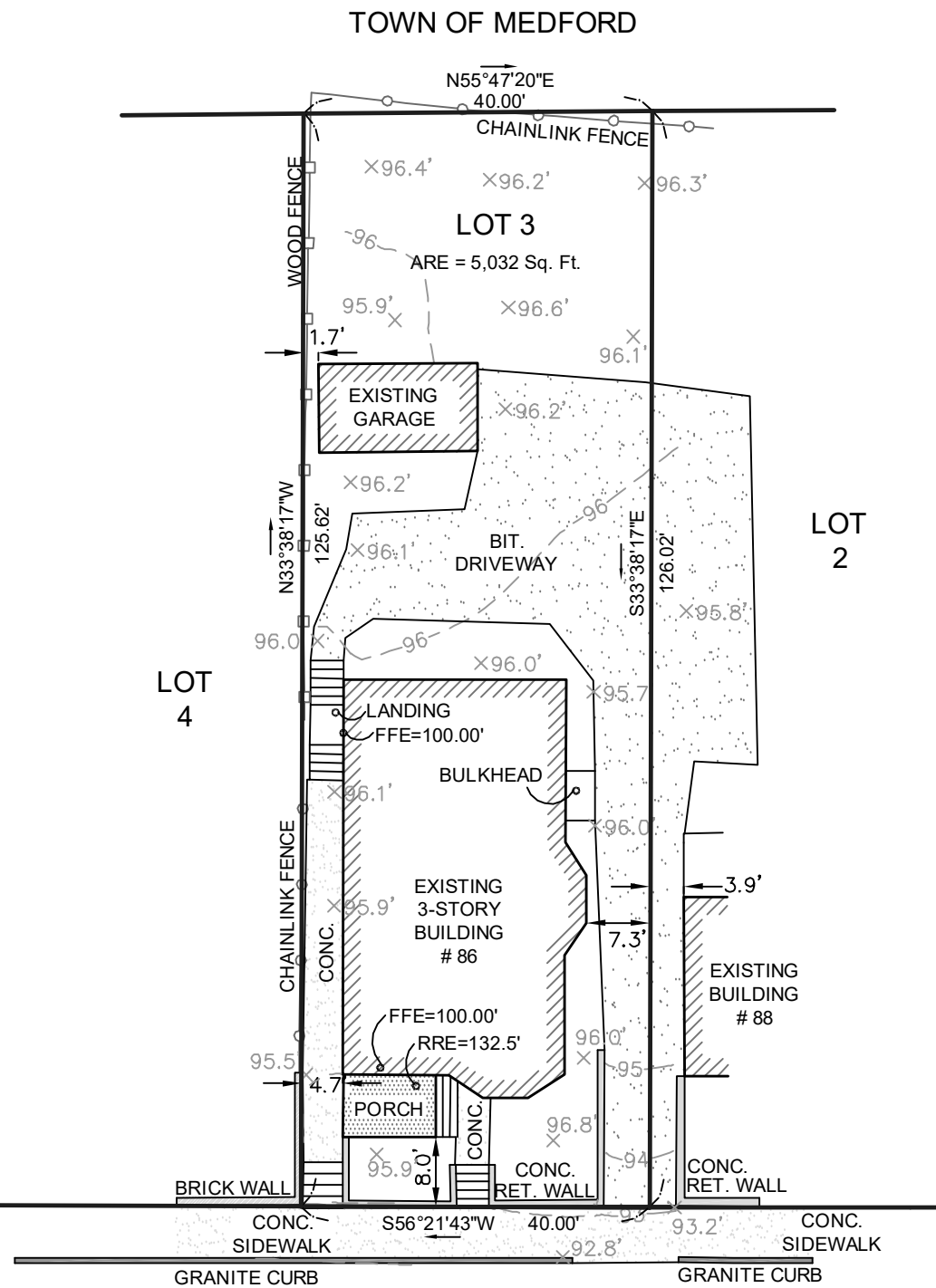
Scale

As Noted

Sheet

A-001

LC Plan 32696-A



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NOTES:

- * Registered Owner: Pinnacle Development LLC
- * Assessors Ref.: 46 / G / 3
- * Deed Ref.: Book 69557, Page 529
- * Plan Ref.: Plan Book 97, Plan 42
Plan Book 87, Plan 45
LC Plan 32696-A
LC Plan 4278-A
- * Zone: RA
- * Average Grade = 95.8'
- * Building Height = 36.7'
- * Elevations in U.S. survey feet are based on an assumed datum.

Plot Plan

86 Fremont Street
Somerville, MA 02145



10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com

Date: October 4, 2017

LC Plan 32696-A

Average Grade Calculation:

* Northwesterly Elevation (Average Grade):

$$96.5' + 96.5' + 96.6' + 96.4' + 96.2' = 482.2'$$

$$482.2' / 5 = 96.44'$$

* Northeasterly Elevation (Average Grade):

$$96.2' + 96.0' + 95.9' + 95.6' + 93.1' = 476.8'$$

$$476.8' / 5 = 95.36'$$

* Southeasterly Elevation (Average Grade):

$$93.1' + 95.4' + 95.6' + 95.8' + 92.4' = 472.3'$$

$$472.3' / 5 = 94.46'$$

* Southwesterly Elevation (Average Grade):

$$92.4' + 95.9' + 95.9' + 96.1' + 96.5' = 476.8'$$

$$476.8' / 5 = 95.36'$$

* Average Grade Around Building:

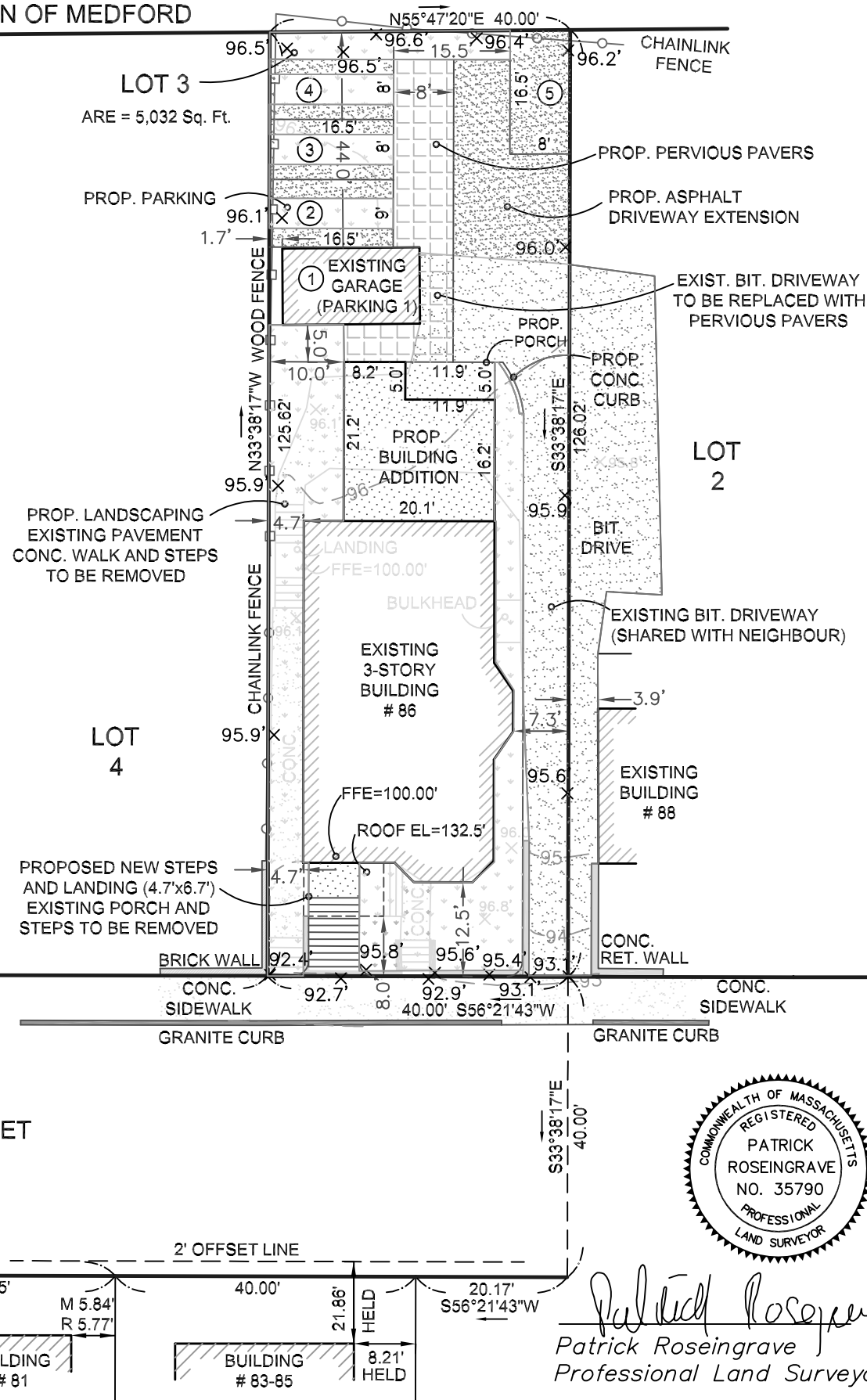
$$(96.44' + 95.36' + 94.46' + 95.36') / 4 = 95.4'$$

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

TOWN OF MEDFORD



NOTES:

* Registered Owner: Pinnacle Development LLC

* Assessors Ref.: 46 / G / 3

* Deed Ref.: Book 69557, Page 529

* Plan Ref.: Plan Book 97, Plan 42

Plan Book 87, Plan 45

LC Plan 32696-A

LC Plan 4278-A

* Zone: RA

* Back of the Sidewalk Average Grade = 92.9'

* Existing Building Roof Elevation = 132.5'

* Building Height = 39.6'

* Back of the Sidewalk Average Grade = 92.9'

* Average Grade Around Building = 95.4'

* Elevations in U.S. survey feet are based on an assumed datum.

* Existing Lot Coverage = 29.2%

* Proposed Lot Coverage = 36.4%

* Existing Open Space = 46.9%

* Proposed Open Space = 29.3%

* Proposed Landscaped Area = 27.4%

* Parking space #4 & 5 will belong to the same unit

Proposed Addition

86 Fremont Street
Somerville, MA 02145

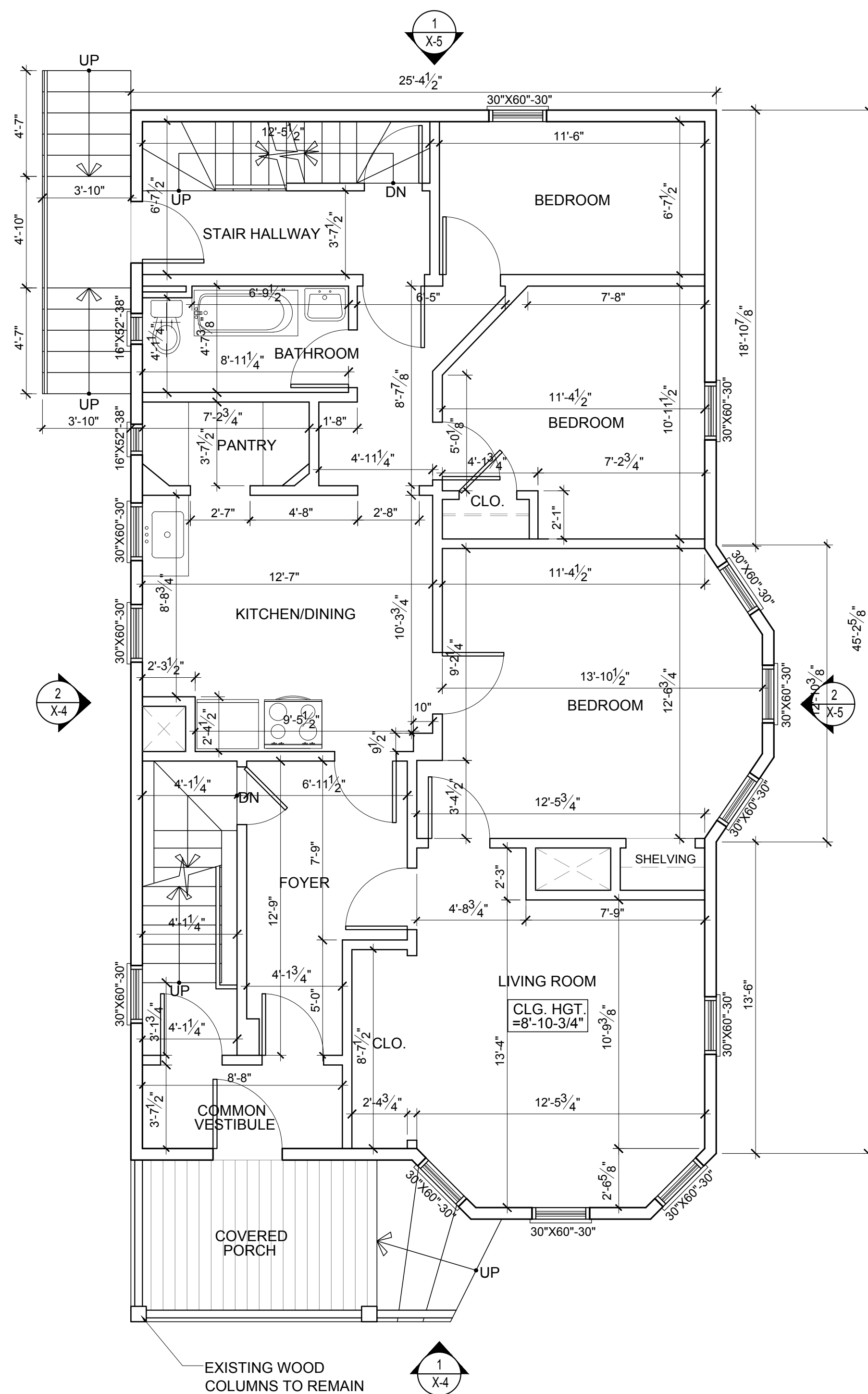


Patrick Roseingrave
Patrick Roseingrave
Professional Land Surveyor



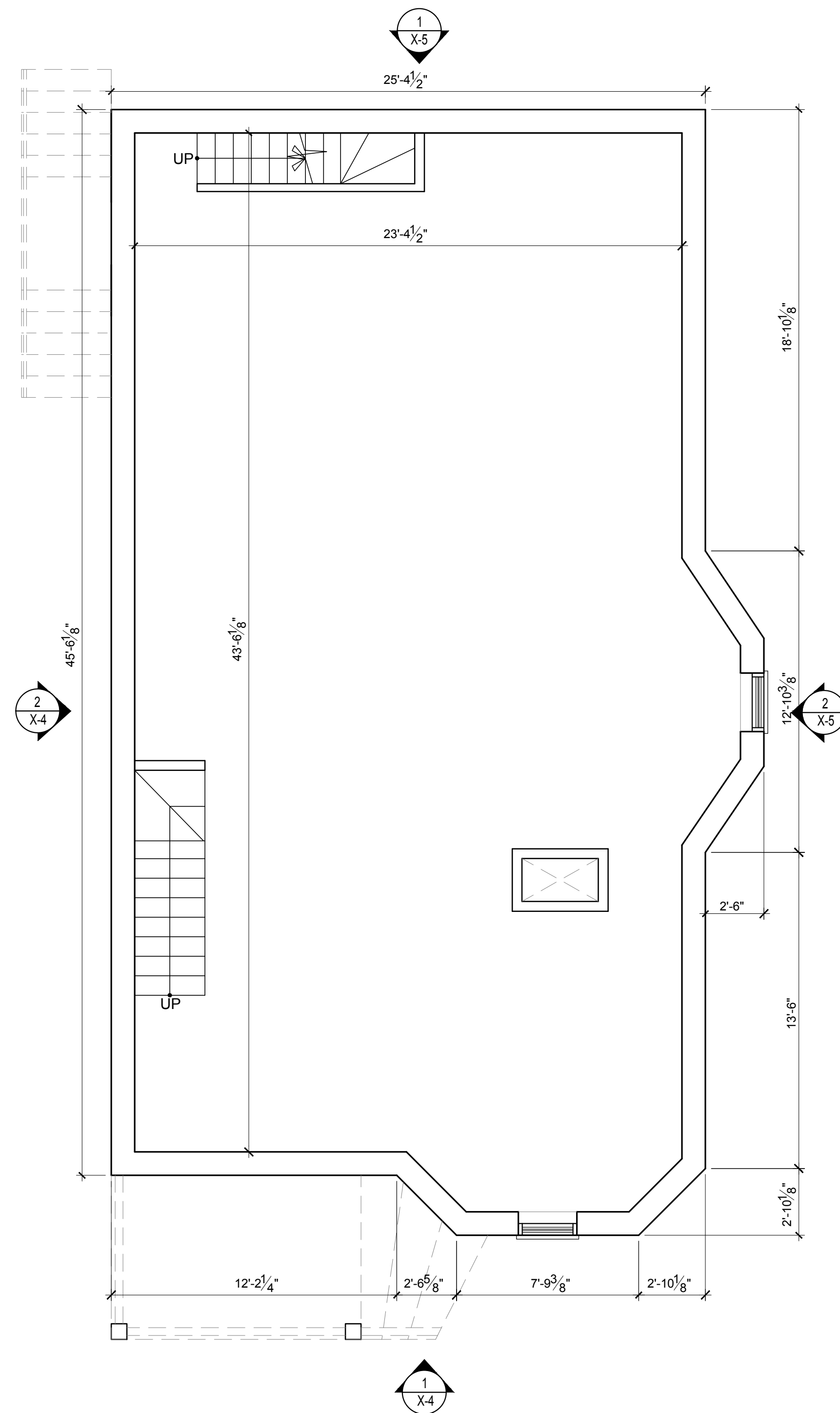
10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com

Date: November 3, 2017



2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

EXISTING DWELLING AREA:
 BASEMENT FLOOR: 1,204 SF (STORAGE)
 FIRST FLOOR: 1,204 SF
 SECOND FLOOR: 1,204 SF
 THIRD FLOOR: 1,204 SF
 TOTAL LIVING AREA: 3,612 GSF (EXC. BASEMENT)



1 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"

General Notes

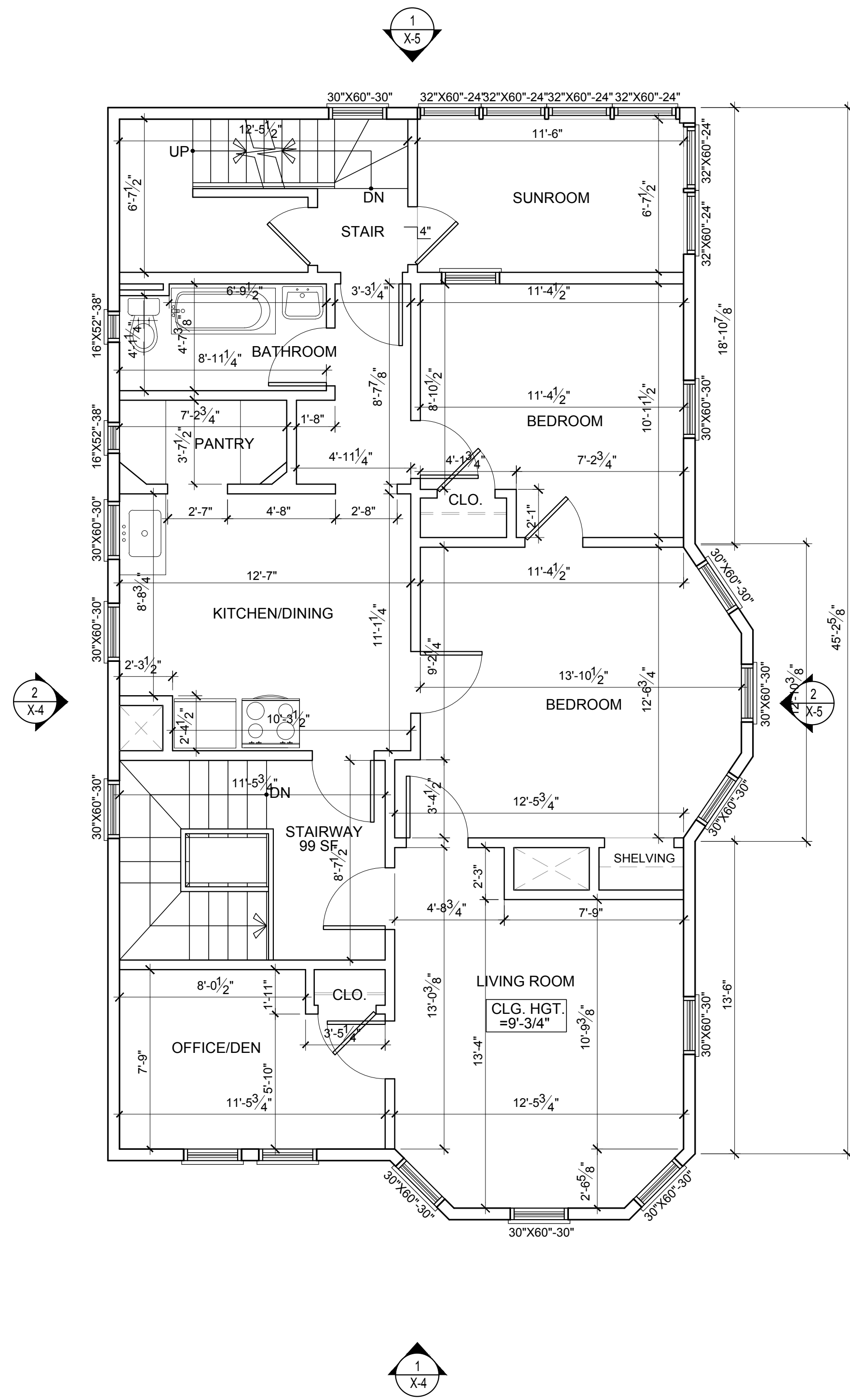


No.	Revision/Issue	Date

Firm Name and Address
JC ARCHITECT
 730 HANCOCK STREET
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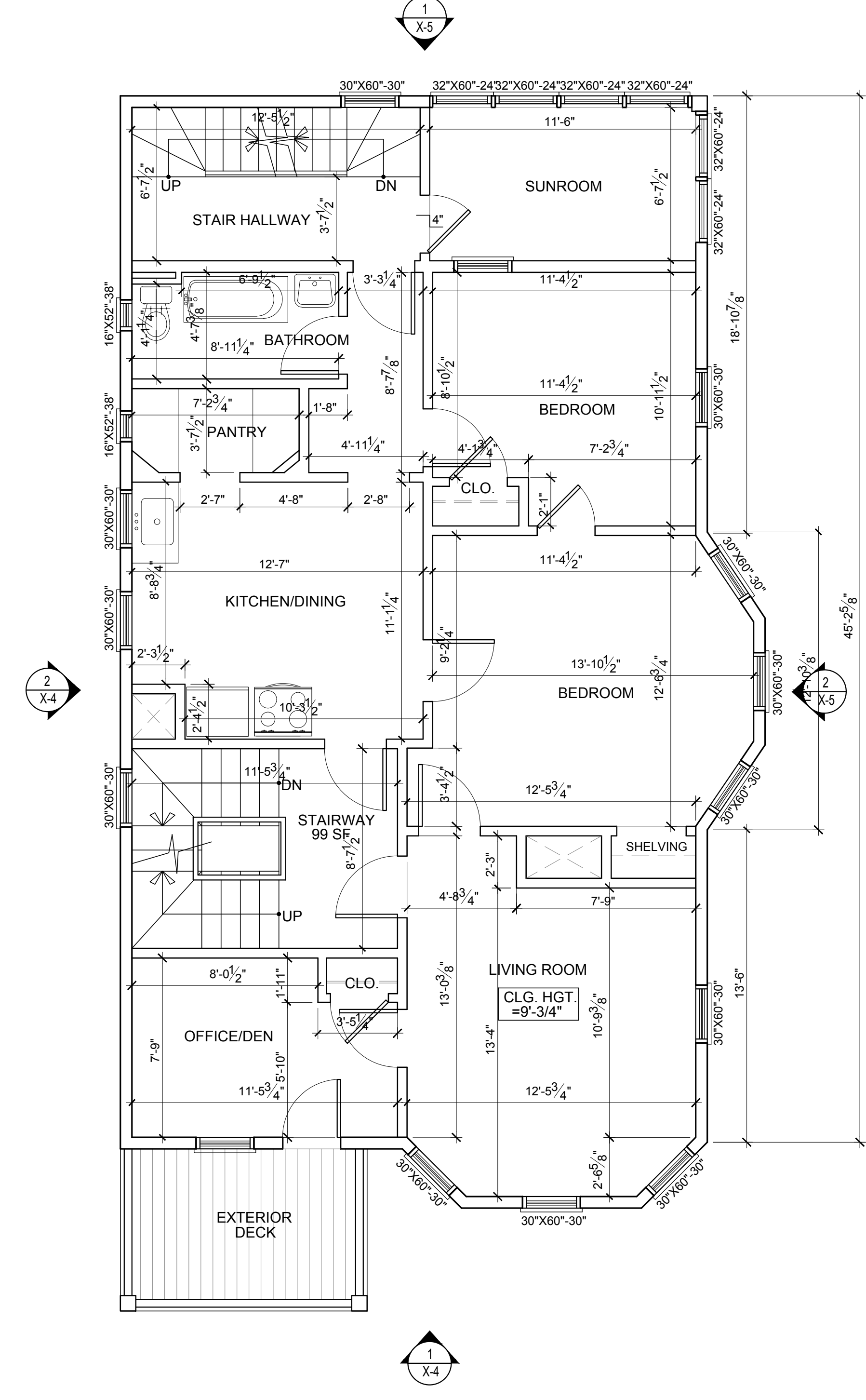
Project Name and Address
**TRIPLE DECKER
 ADDITION/
 ALTERATION**
 86 FREMONT STREET
 SOMERVILLE, MA 02145

Project	1761	Sheet X-01
Date	10/03/2017	
Scale	As Noted	



2 EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"

EXISTING DWELLING AREA:
 BASEMENT FLOOR: 1,204 SF (STORAGE)
 FIRST FLOOR: 1,204 SF
 SECOND FLOOR: 1,204 SF
 THIRD FLOOR: 1,204 SF
 TOTAL LIVING AREA: 3,612 GSF (EXC. BASEMENT)



1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

General Notes



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Project Name and Address
**TRIPLE DECKER
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 86 FREMONT STREET
 SOMERVILLE, MA 02145

Project	1761	X-02
Date	10/03/2017	
Scale	As Noted	

General Notes



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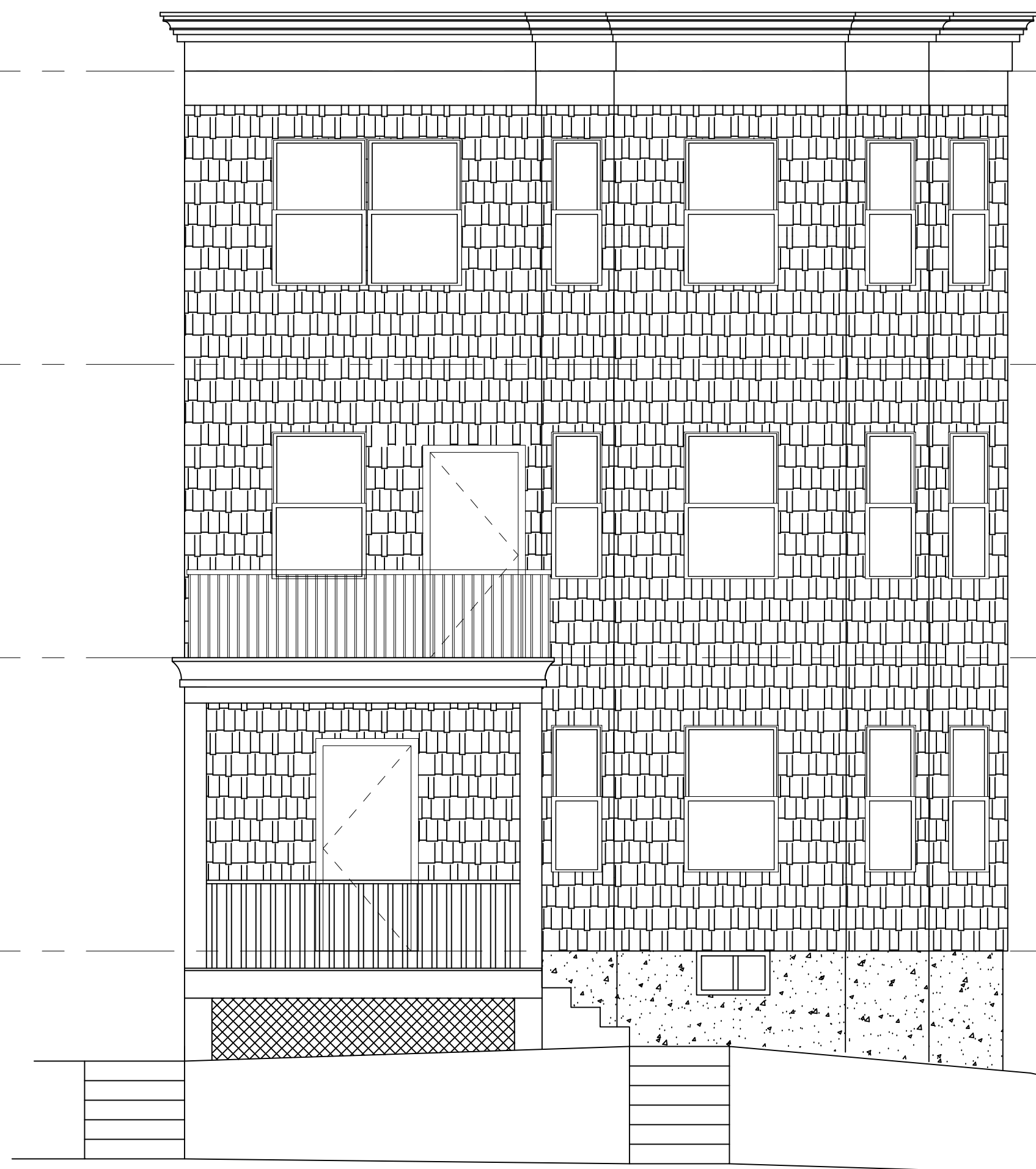
Project Name and Address

**TRIPLE DECKER
ADDITION/
ALTERATION**
86 FREMONT STREET
SOMERVILLE, MA 02145

Project	1761	Sheet X-03
Date	10/03/2017	
Scale	As Noted	



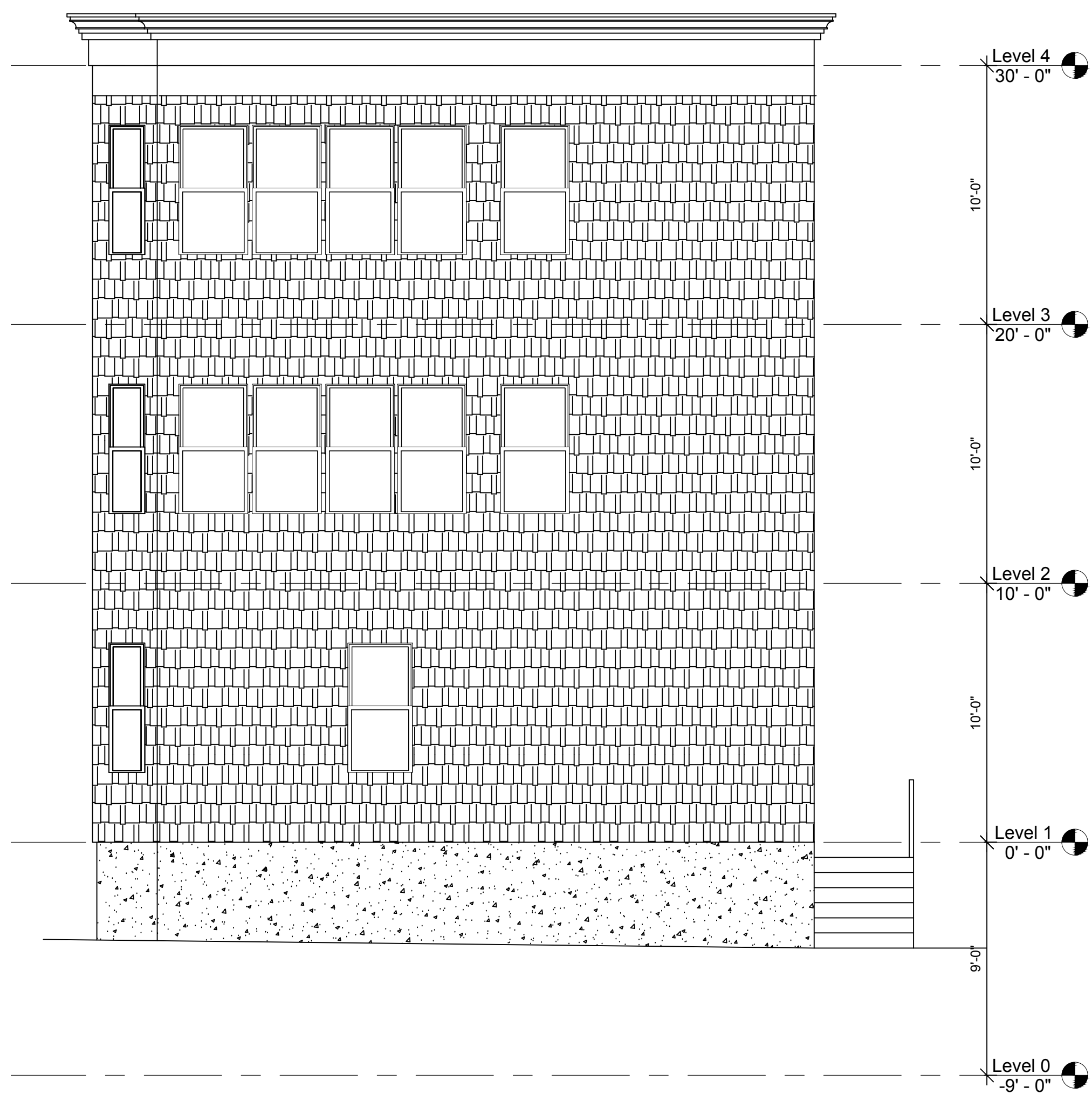
2 EXISTING EXTERIOR ELEVATION
1/4" = 1'-0"



1 EXISTING EXTERIOR ELEVATION
1/4" = 1'-0"



2 EXISTING EXTERIOR ELEVATION
1/4" = 1'-0"



1 EXISTING EXTERIOR ELEVATION
1/4" = 1'-0"

General Notes



No.	Revision/Issue	Date

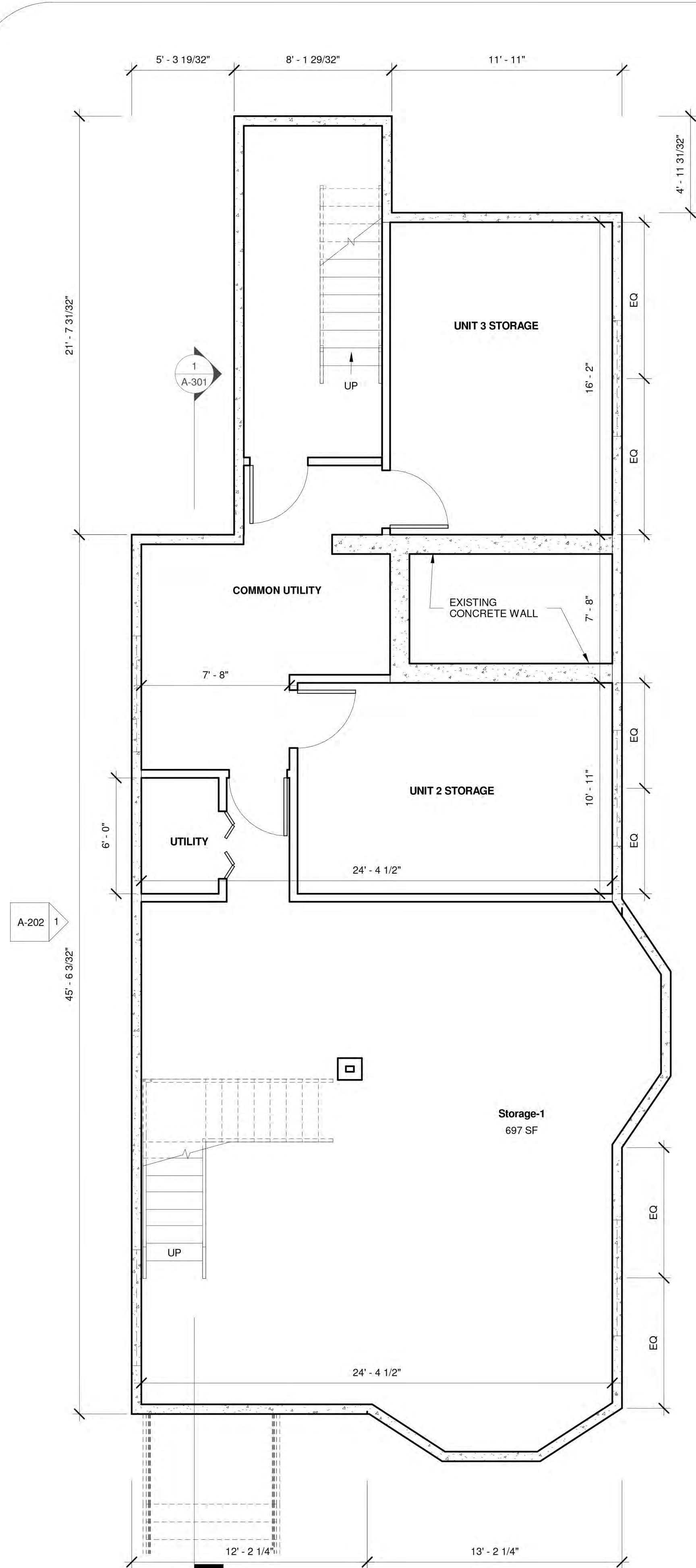
Firm Name and Address


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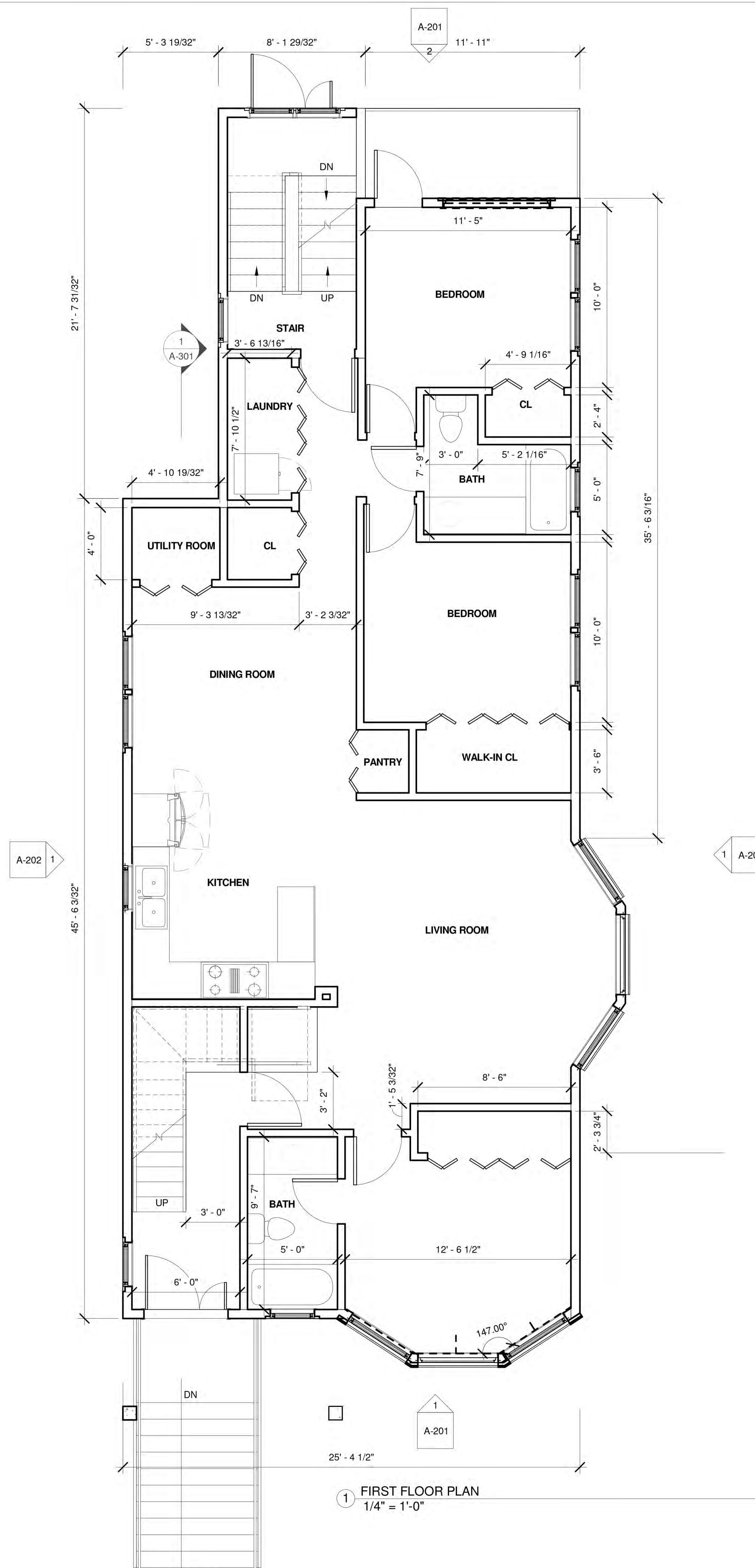
Project Name and Address

**TRIPLE DECKER
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86 FREMONT STREET
SOMERVILLE, MA 02145

Project	1761	X-04
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Scale	As Noted	



2 BASEMENT FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

General Notes



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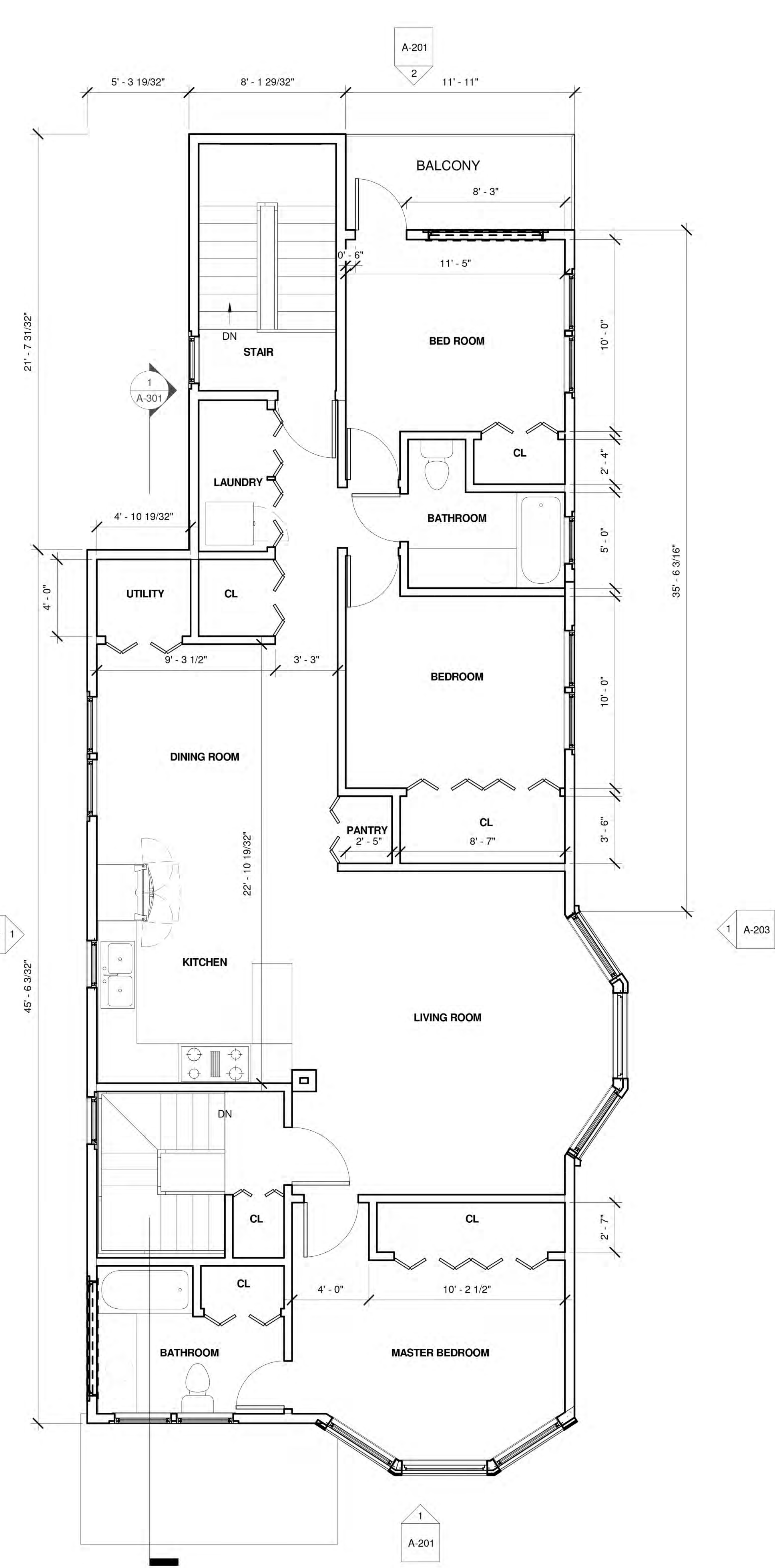
Firm Name and Address:

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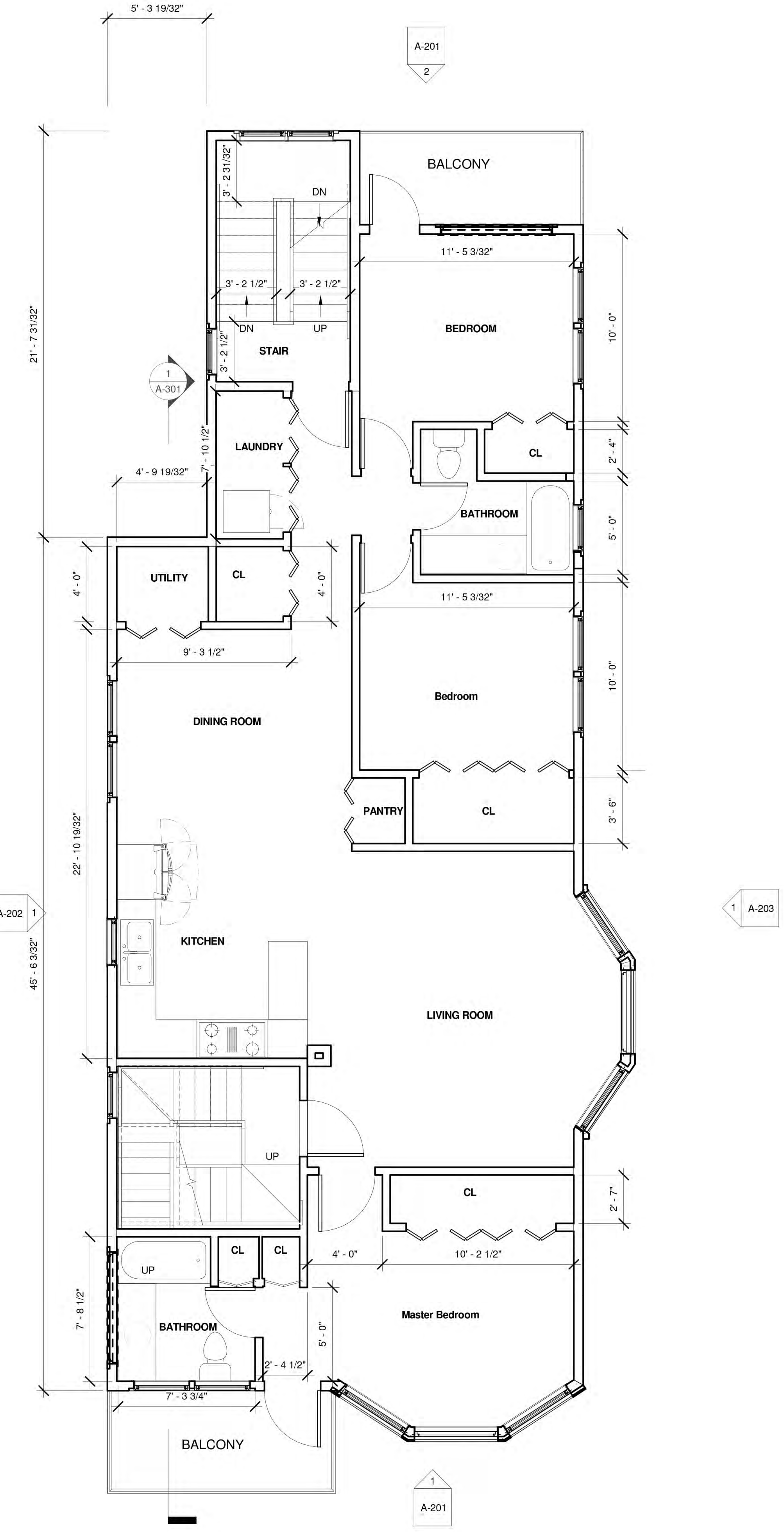
Project Name and Address:

**TRIPLE DECKER
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86 FREMONT STREET
SOMERVILLE, MA 02145

Project	1761	Sheet A-101
Date	10/03/2017	
Scale	As Noted	



② THIRD FLOOR PLAN
1/4" = 1'-0"



① SECOND FLOOR PLAN
1/4" = 1'-0"

General Notes



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Project	1761	Sheet A-102
Date	10/03/2017	
Scale	As Noted	



2 NORTH EXTERIOR ELEVATION
1/4"=1'-0"



1 SOUTH EXTERIOR ELEVATION
1/4"=1'-0"

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86 FREMONT STREET
SOMERVILLE, MA 02145

Project	1761	A-201
Date	10/03/2017	
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1 WEST ELEVATION
1/4" = 1'-0"

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**TRIPLE DECKER
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Project	1761	Sheet A-202
Date	10/03/2017	
Scale	As Noted	



1 EAST EXTERIOR ELEVATION
1/4"=1'-0"

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**TRIPLE DECKER
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ALTERATION**
86 FREMONT STREET
SOMERVILLE, MA 02145

Project	1761	A-203
Date	10/03/2017	
Scale	As Noted	



1 LANDSCAPING PLAN
1/8" = 1'-0"

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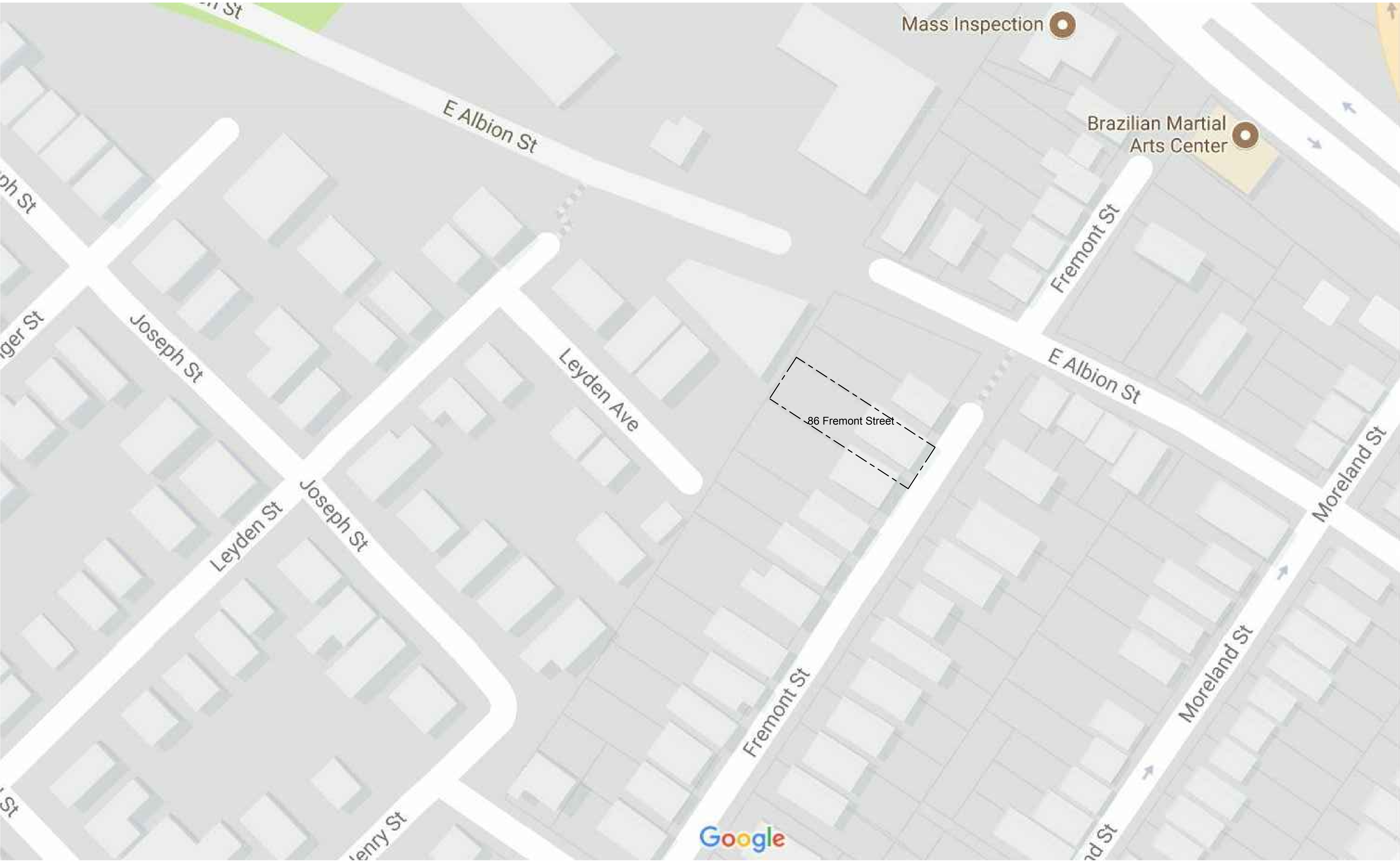
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Project Name and Address

**TRIPLE DECKER
ADDITION/
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86 FREMONT STREET
SOMERVILLE, MA 02145

Project	Sheet
1761	A-002
Date	
10/03/2017	
Scale	As Noted



1 NEIGHBORHOOD CONTEXTUAL PLAN
N.T.S.

General Notes



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Firm Name and Address

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Project Name and Address

**TRIPLE DECKER
ADDITION/
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86 FREMONT STREET
SOMERVILLE, MA 02145

Project	1761	A-302
Date	10/03/2017	
Scale	As Noted	