15 CARLTON STREET
SOMERVILLE, MA 02143

PROPOSED 4-UNIT DWELLING

	EXISTING	PROPOSED	ALLOWED BY RIGHT
USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
# OF DWELLING UNITS	3	4	4
LOT AREA	3,680 SF	3,680 SF	MIN 7500 SF
LOT AREA PER # OF DWELLING UNITS	1,226 SF/UNIT	920 SF/UNIT	875 SF/UNIT
GROSS FLOOR AREA OF FOOTPRINT	1,020 SF	1,350 SF	2,576 SF
GROUND COVERAGE	27.7%	36.7%	70% MAX.
LANDSCAPED AREA	30.8%	39.6%	25% MIN.
PERVIOUS AREA	32.1%	39.6%	30% MIN.
NET FLOOR AREA	3,958 SF	6,263 SF	7,360 SF
FLOOR AREA RATIO (F.A.R.)	1.08	1.70	2.00
BUILDING HEIGHT	~35 FT	~36.5 FT	40 FT
FRONT YARD SETBACK	2.8 FT	2.8 FT	10 FT MIN. (AVG NEIGHBORS)
REAR YARD SETBACK	38.8 FT	30 FT	18 FT (SHALLOW LOT)
SIDE YARD SETBACK (LEFT)	11.4 FT	11.4 FT	9.1 FT MIN. (18.2 FT MIN. COMBINED)
SIDE YARD SETBACK (RIGHT)	3.3 FT	4.4 FT	9.1 FT MIN. (18.2 FT MIN. COMBINED)
STREET FRONTAGE	40 FT	40 FT	50 FT (EXIST. NON-CONFORMING)
# OF PARKING SPACES	1	1	8 (2 PER UNIT, 3 BDRM UNITS)
# OF BICYCLE PARKING SPACES	0	10	1
# OF LOADING SPACES	0	0	0

DRAWING LIST

A1	EXISTING BASEMENT FLOOR PLAN
A2	EXISTING FIRST FLOOR PLAN
A3	EXISTING SECOND FLOOR PLAN
A4	EXISTING ATTIC PLAN
A5	EXISTING EAST ELEVATION
A6	EXISTING SOUTH & NORTH ELEVATIONS
A7	EXISTING WEST ELEVATION
A8	PROPOSED BASEMENT FLOOR PLAN
A9	PROPOSED FIRST FLOOR PLAN
A10	PROPOSED SECOND FLOOR PLAN
A11	PROPOSED THIRD FLOOR PLAN
A12	PROPOSED EAST ELEVATION
A13	PROPOSED SOUTH & NORTH ELEVATION
A14	PROPOSED WEST ELEVATION
A15 - A18	PROPOSED PERSPECTIVE
A19	SUN STUDY
L1	PROPOSED SITE/LANDSCAPE PLAN
L2	SITE CONTEXT PLAN

1 South Elevation
SCALE: 3/16" = 1'-0"

AZAD ARCHITECTS
DESIGNERS/PLANNERS

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NEWTON, MASSACHUSETTS 02458
TEL: 617 697 9292
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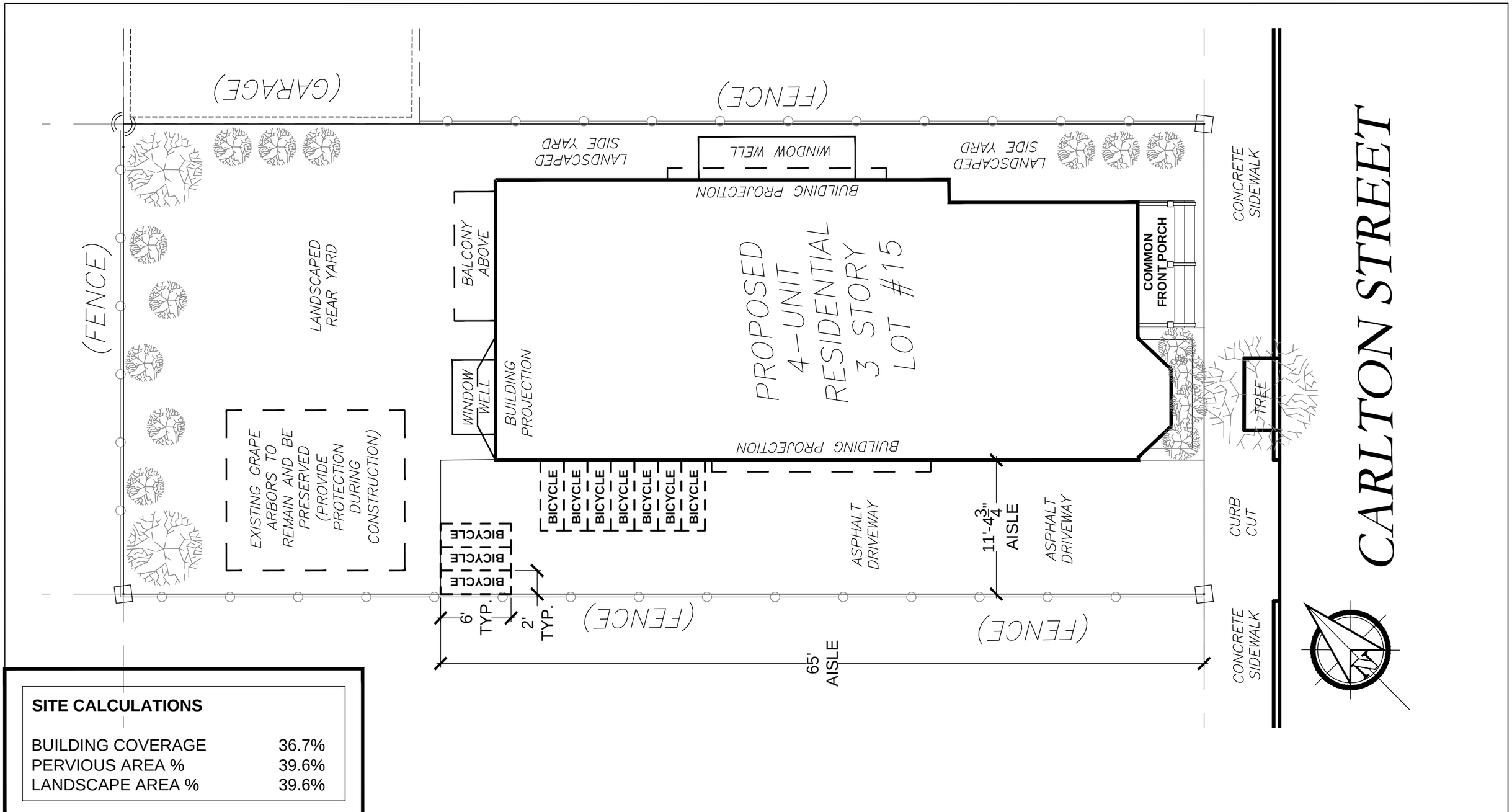

SITE CALCULATIONS

BUILDING COVERAGE	36.7%
PERVIOUS AREA %	39.6%
LANDSCAPE AREA %	39.6%

15 CARLTON STREET
SOMERVILLE, MA 02143
PROPOSED DRAWINGS

PROPOSED SITE/
LANDSCAPE PLAN

DATE: 11/18/19
SCALE: 1/8" = 1'-0"
DRAWN: YA
CHECKED: NA

AZAD ARCHITECTS
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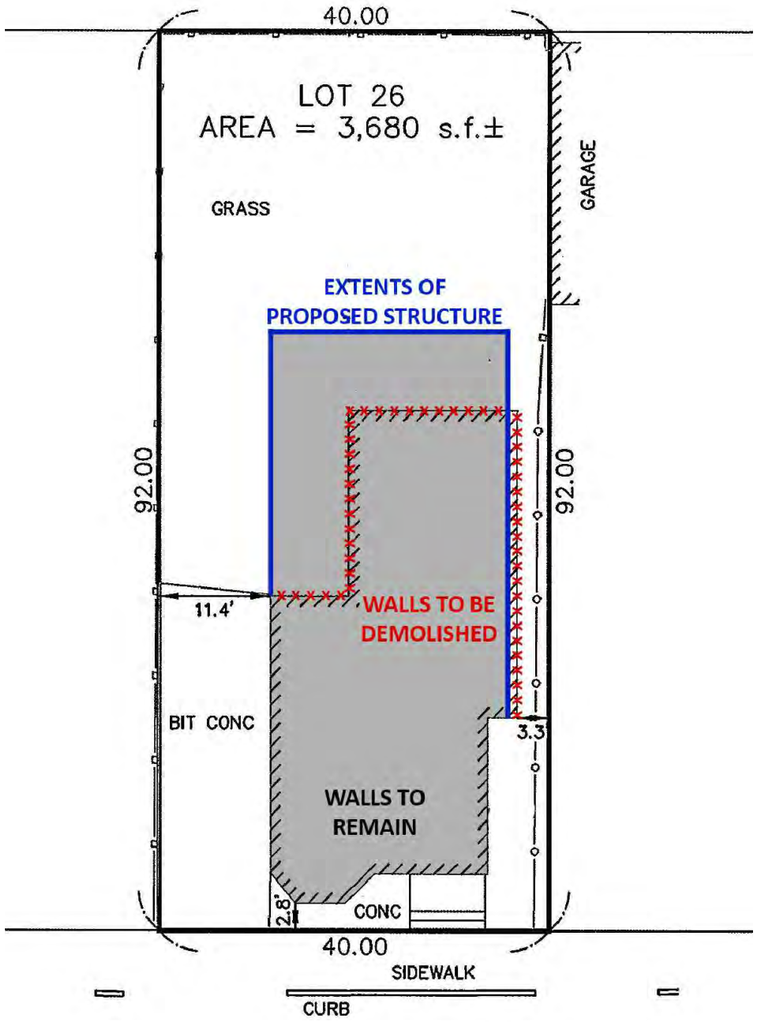
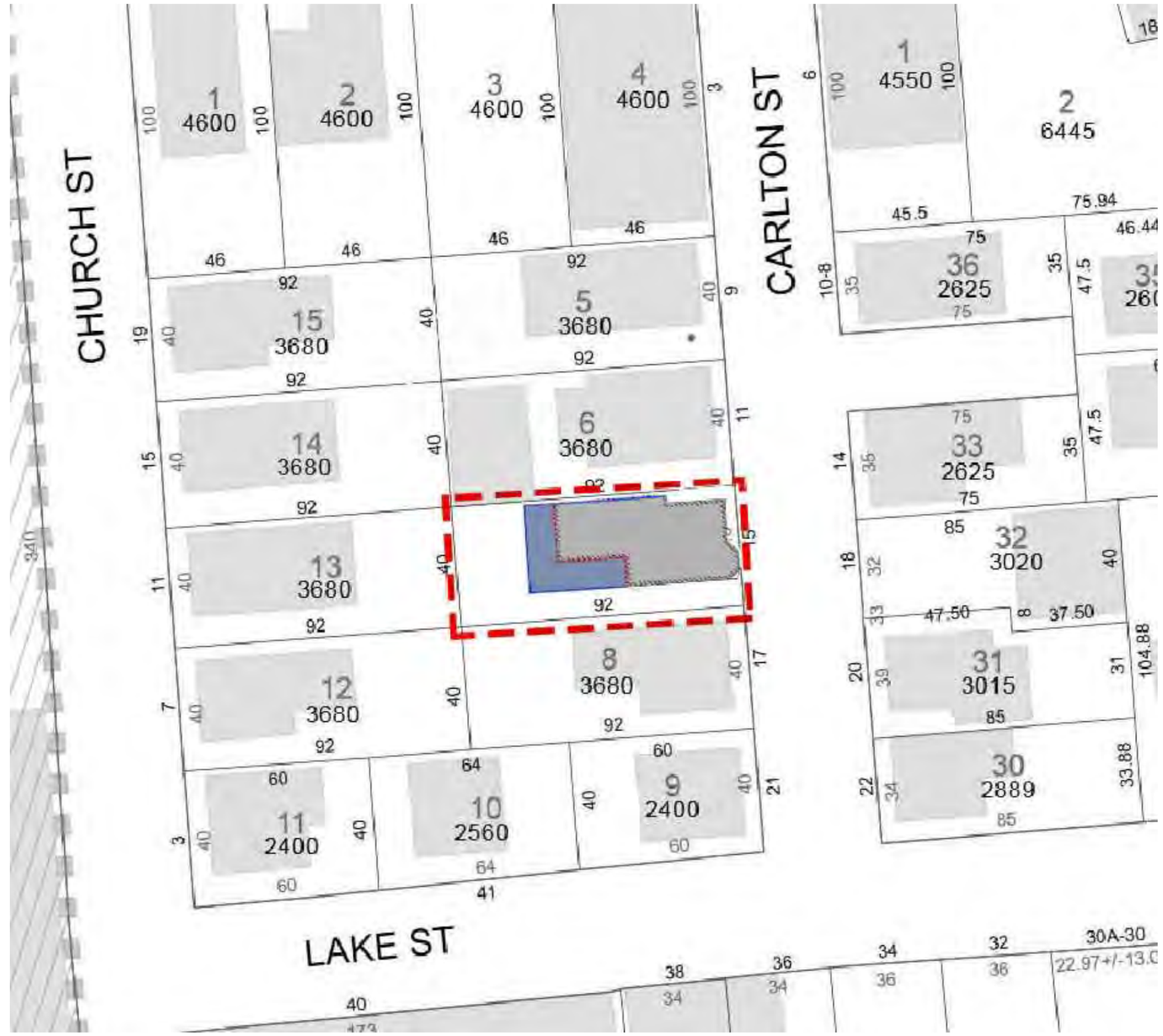
TEL: 617.697.9292
EMAIL: YOUSUF@AZADARCHITECTS.COM

L1



CARLTON STREET



15 CARLTON STREET
SOMERVILLE, MA 02143
PROPOSED DRAWINGS

SITE CONTEXT
PLAN

DATE: 11/18/19
SCALE: N.T.S.
DRAWN: YA
CHECKED: NA

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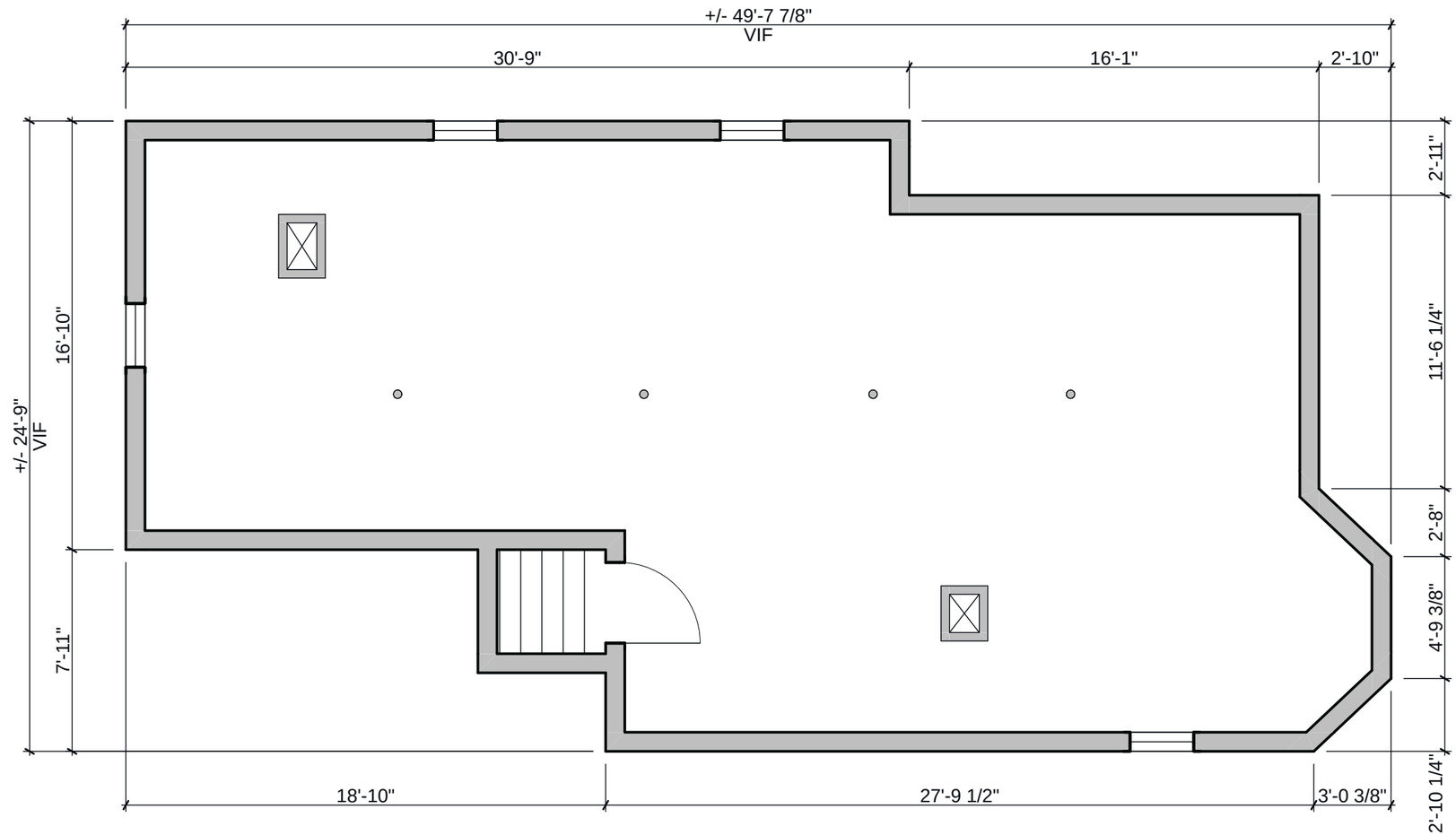
L2



15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

EXISTING BASEMENT FLOOR PLAN

DATE: 11/18/2019
SCALE: 3/16" = 1'-0"
DRAWN: YA
CHECKED: NA

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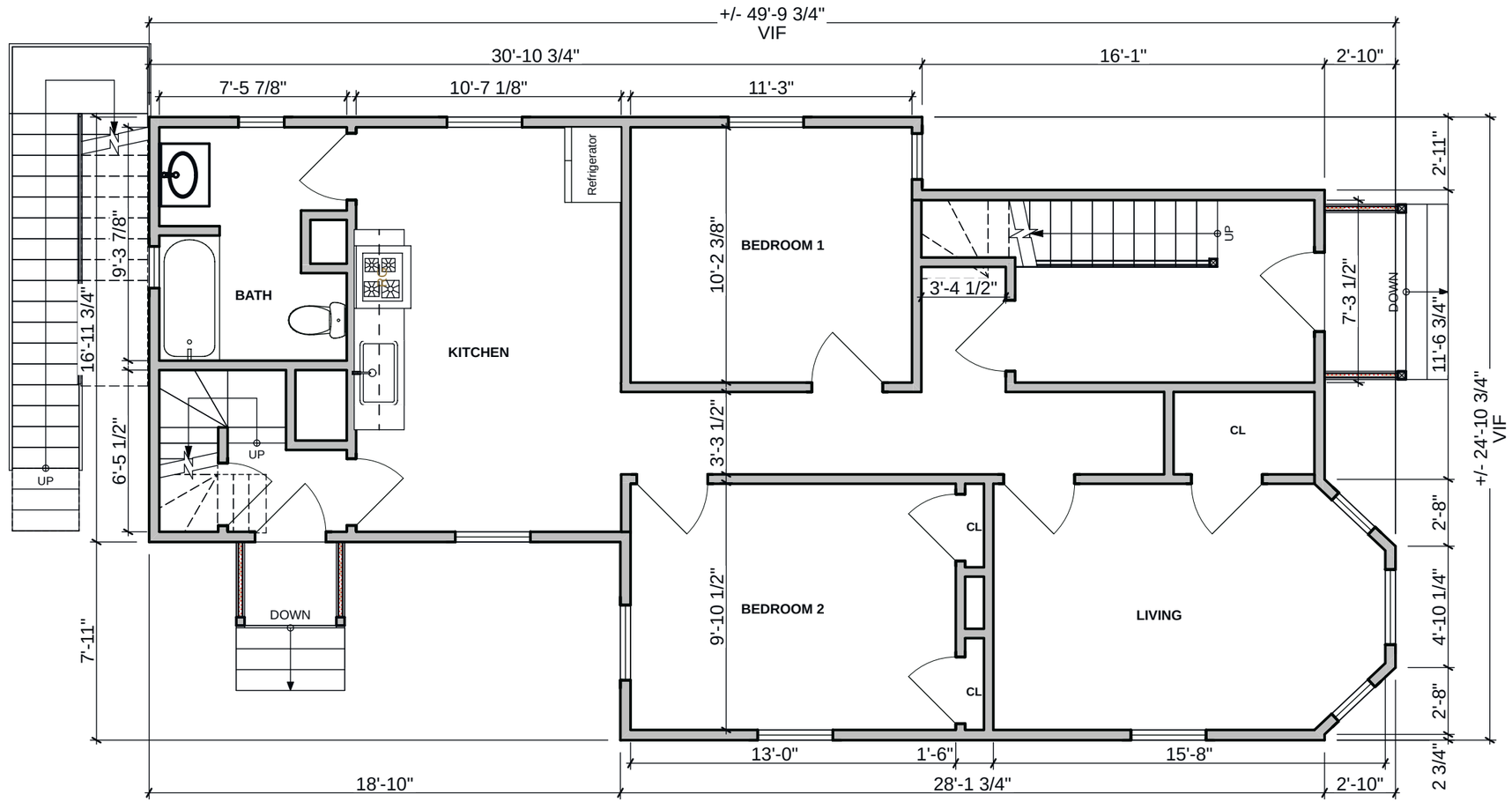
A1



15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

EXISTING FIRST FLOOR PLAN

DATE: 11/18/2019
SCALE: 3/16" = 1'-0"
DRAWN: YA
CHECKED: NA

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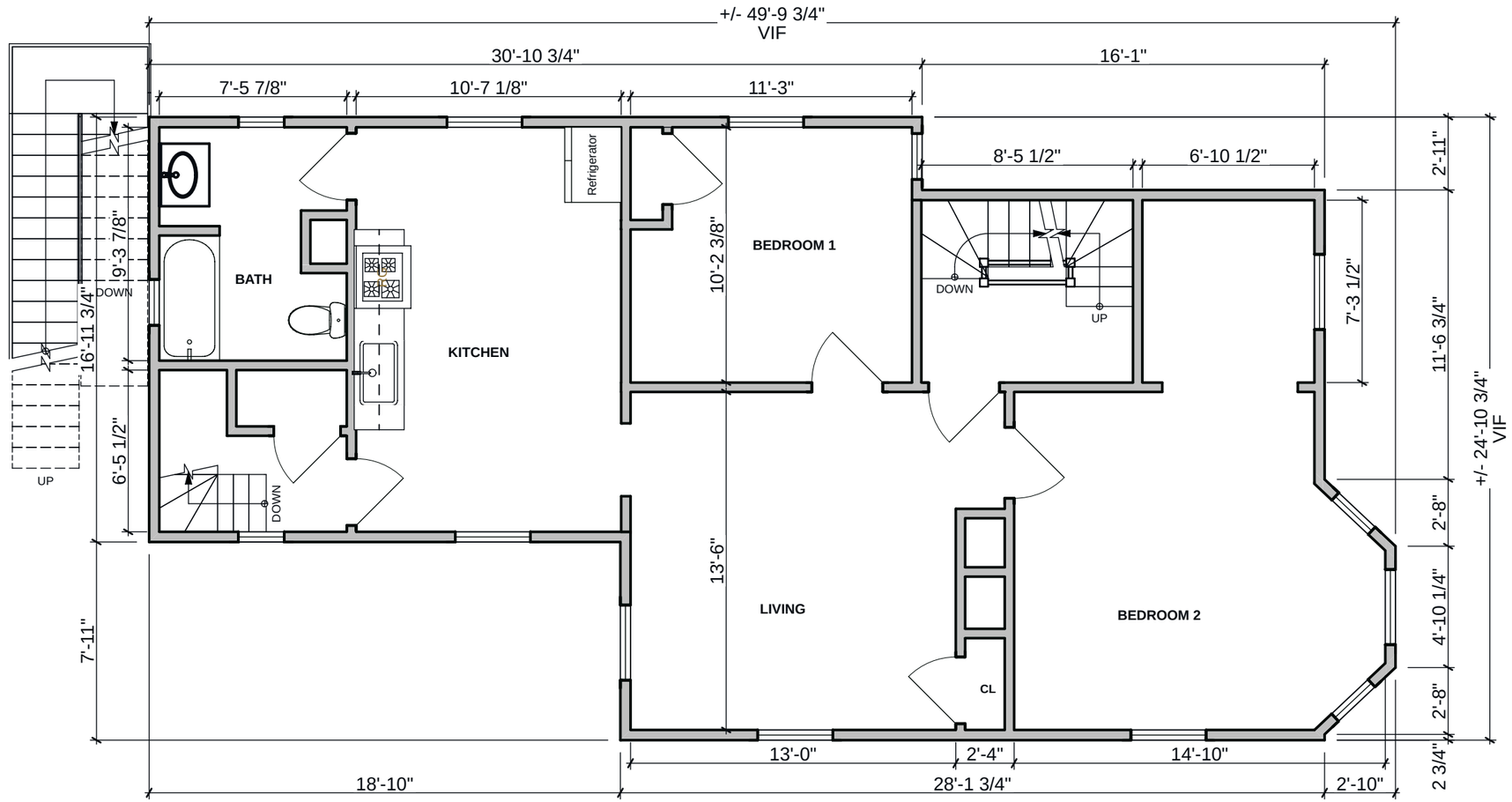
A2



15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

EXISTING SECOND FLOOR PLAN

DATE: 11/18/2019
SCALE: 3/16" = 1'-0"
DRAWN: YA
CHECKED: NA

A3

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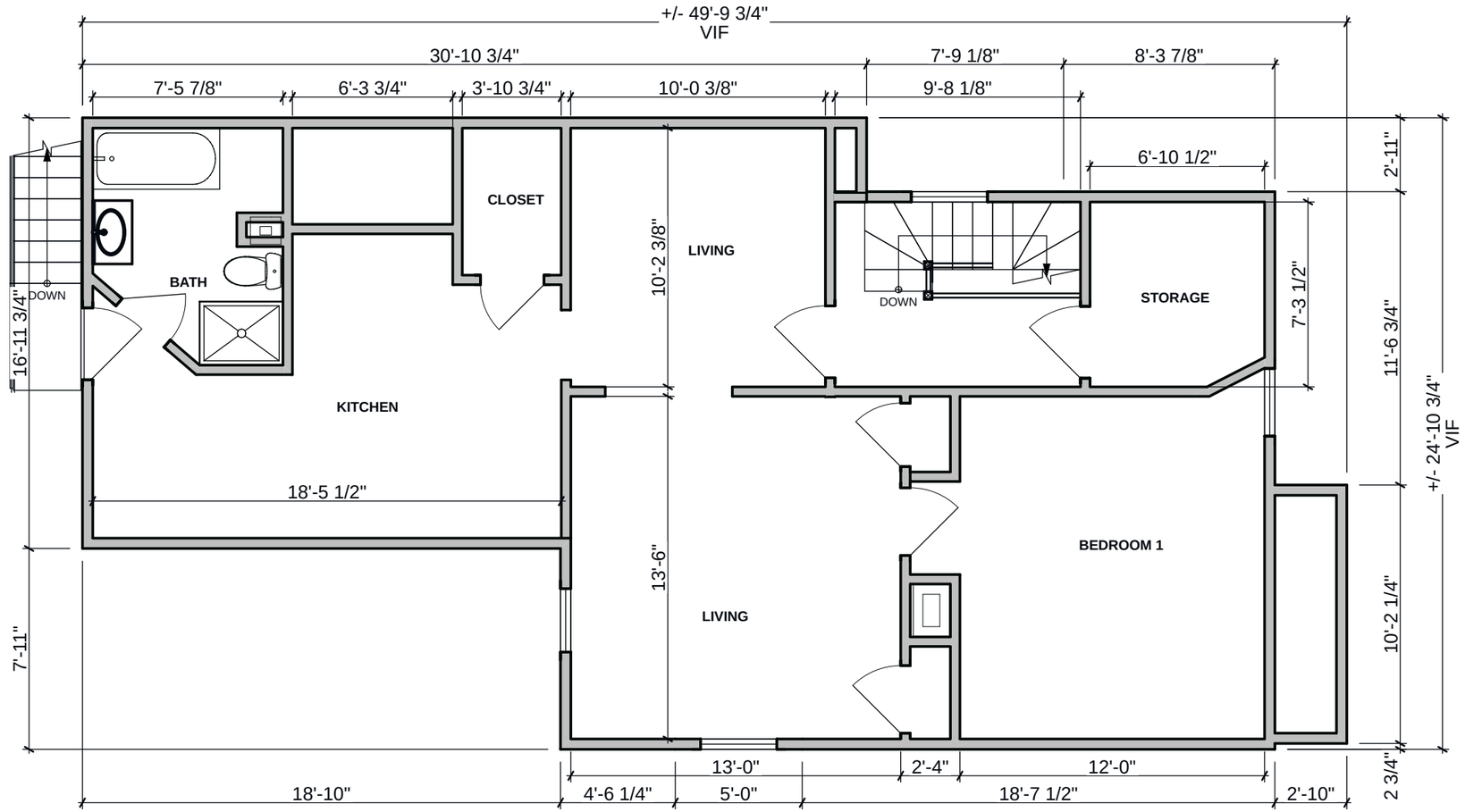

15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

EXISTING ATTIC PLAN

DATE: 11/18/2019
SCALE: 3/16" = 1'-0"
DRAWN: YA
CHECKED: NA

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A4

15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

EXISTING EAST ELEVATION

DATE: 11/18/2019
SCALE: 3/16" = 1'-0"
DRAWN: YA
CHECKED: NA

AZAD ARCHITECTS
DESIGNERS/PLANNERS

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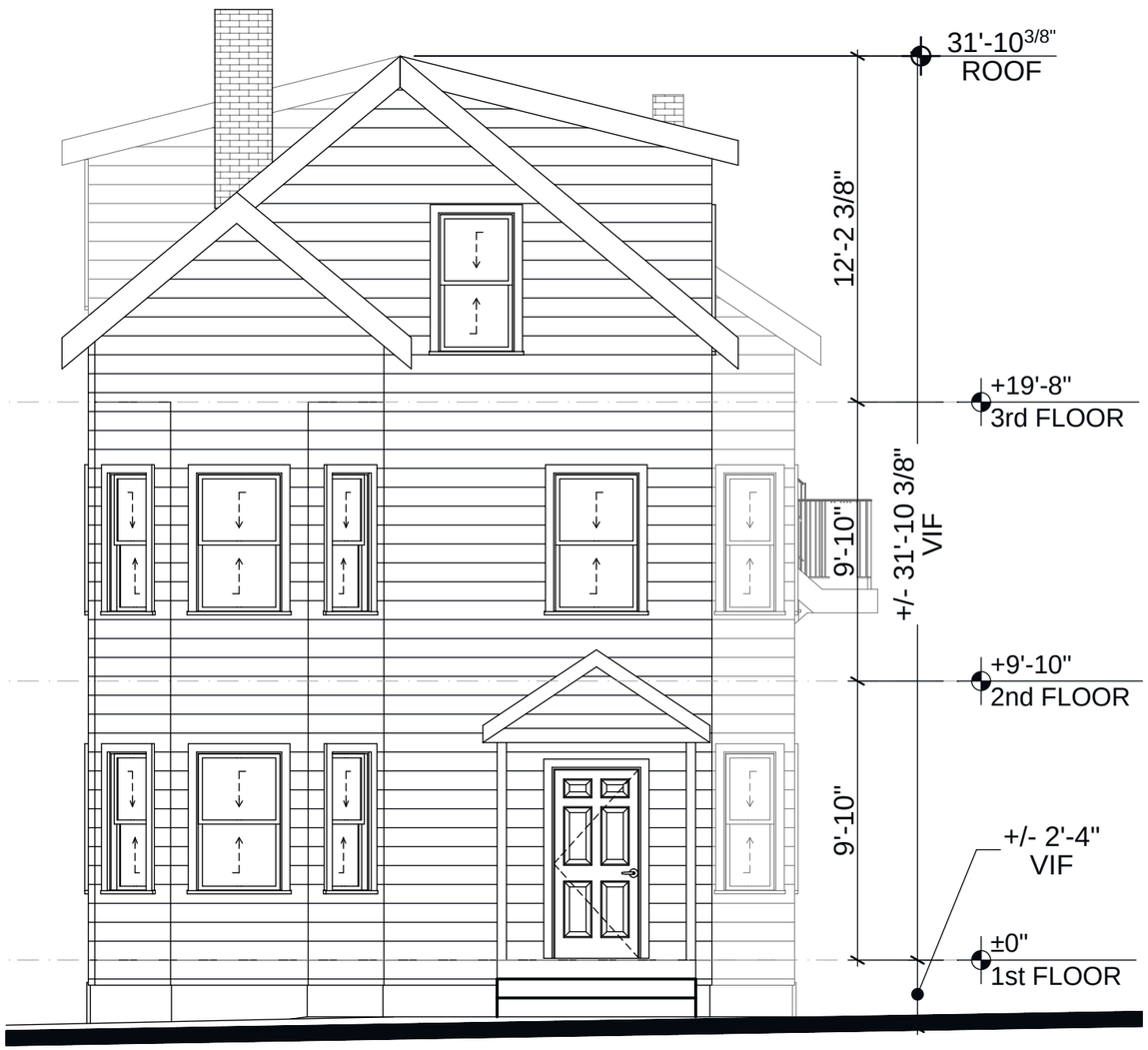
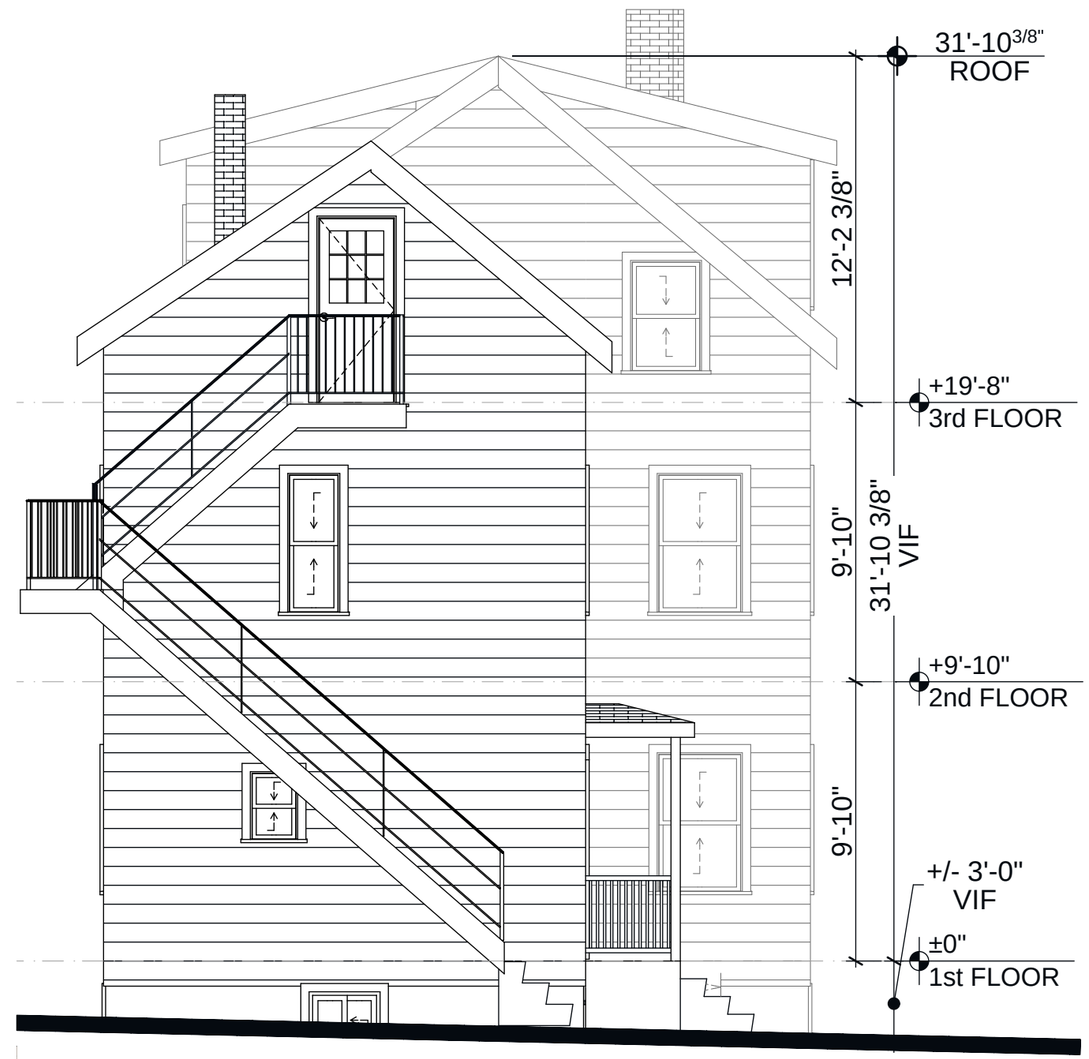
TEL: 617.697.9292
EMAIL: YOUSUF@AZADARCHITECTS.COM

A5



1 South Elevation

SCALE: 3/16" = 1'-0"



2 North Elevation

SCALE: 3/16" = 1'-0"

15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

EXISTING SOUTH & NORTH ELEVATION

DATE: 11/18/2019
SCALE: 3/16" = 1'-0"
DRAWN: YA
CHECKED: NA

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A6

15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

EXISTING WEST ELEVATION

DATE: 11/18/2019
SCALE: 3/16" = 1'-0"
DRAWN: YA
CHECKED: NA

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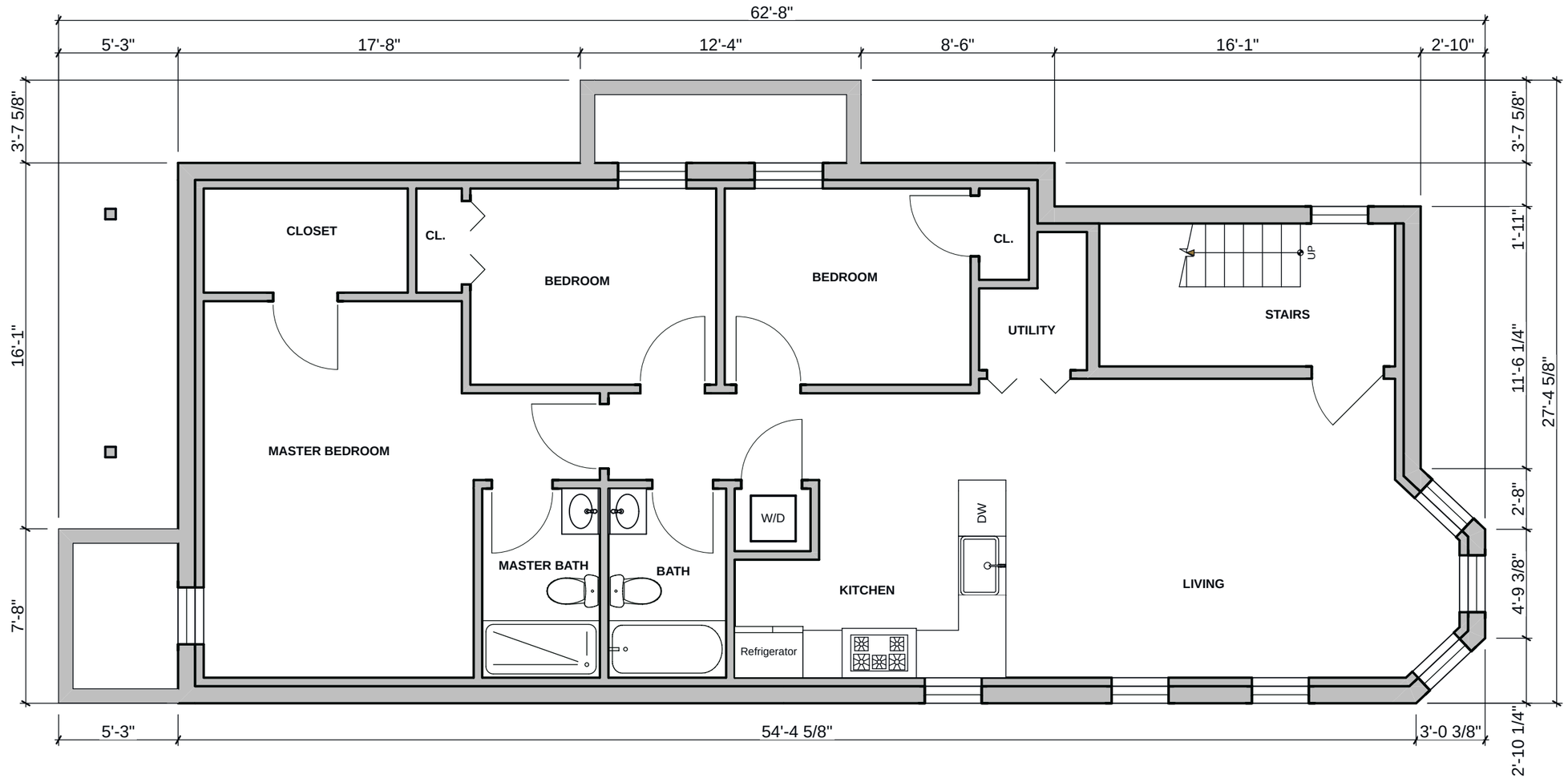
A7



15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

PROPOSED BASEMENT FLOOR PLAN

DATE: 11/18/2019
SCALE: 3/16" = 1'-0"
DRAWN: YA
CHECKED: NA

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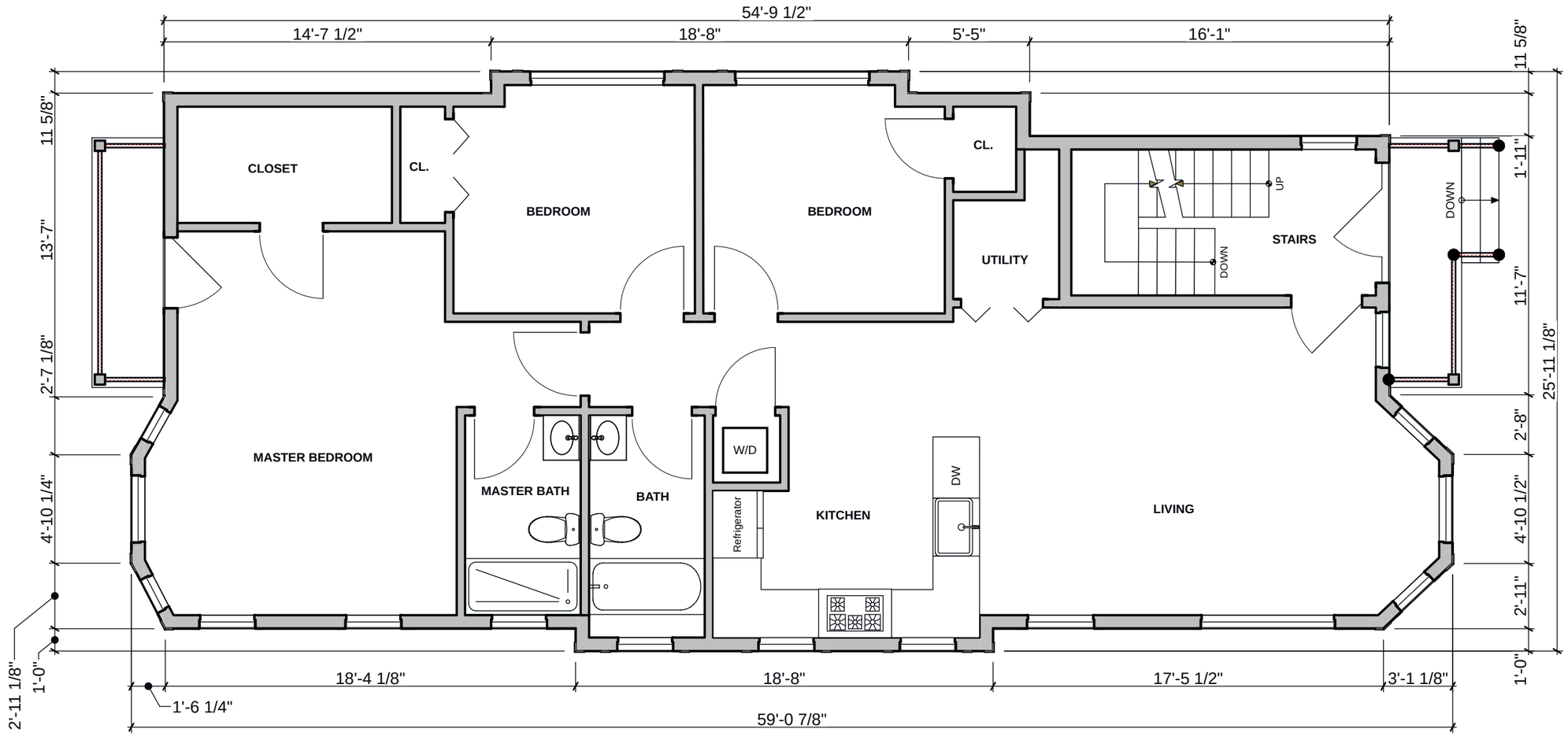
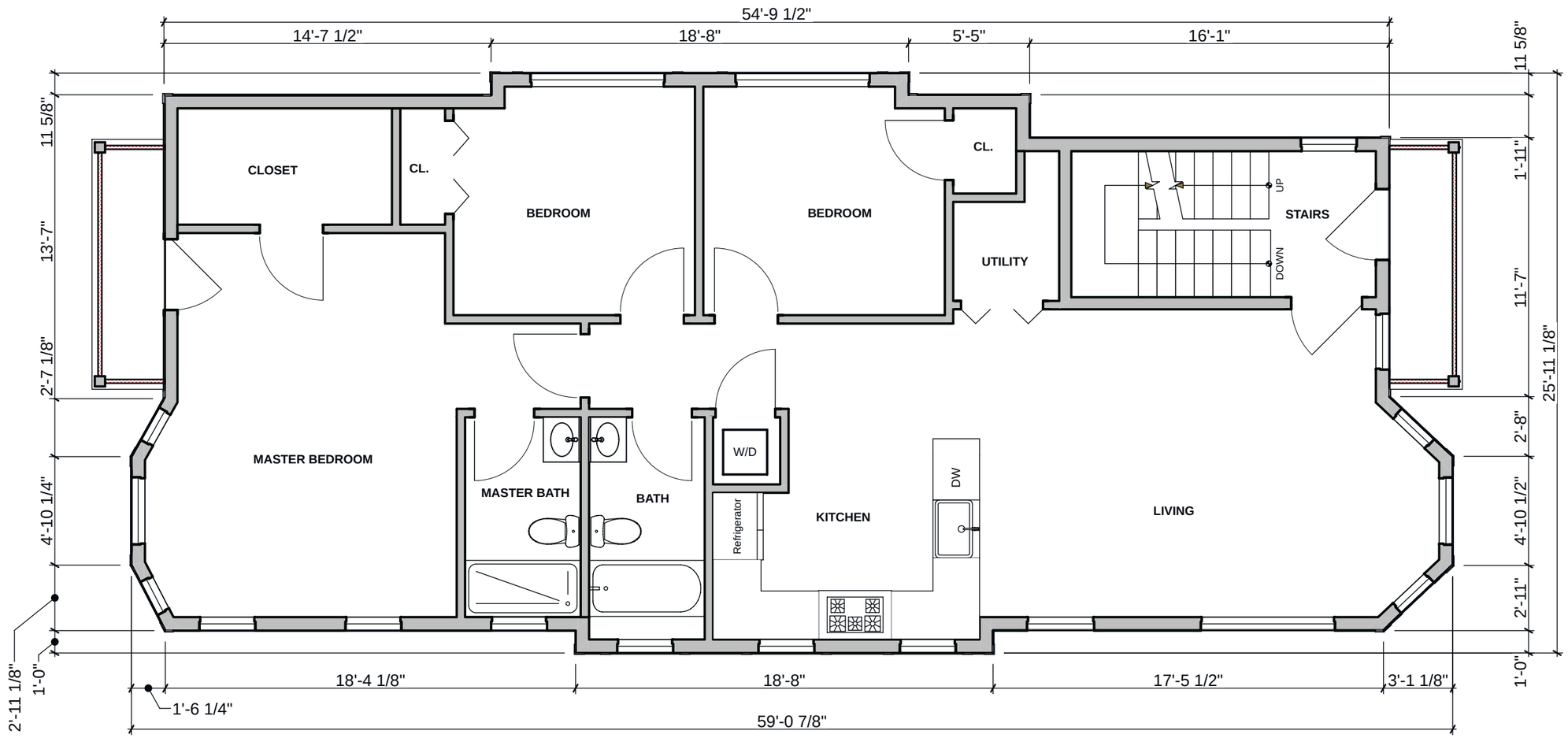
A8



15 CARLTON STREET SOMERVILLE, MA 02143 RENOVATION AND ADDITION	PROPOSED FIRST FLOOR PLAN	DATE: 11/18/2019 SCALE: 3/16" = 1'-0" DRAWN: YA CHECKED: NA	A9
AZAD ARCHITECTS DESIGNERS/PLANNERS	280 CALIFORNIA ST. #1, NEWTON, MA 02458 TEL: 617.697.9292 EMAIL: YOUSUF@AZADARCHITECTS.COM		



15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

PROPOSED SECOND FLOOR PLAN

DATE: 11/18/2019
SCALE: 3/16" = 1'-0"
DRAWN: YA
CHECKED: NA

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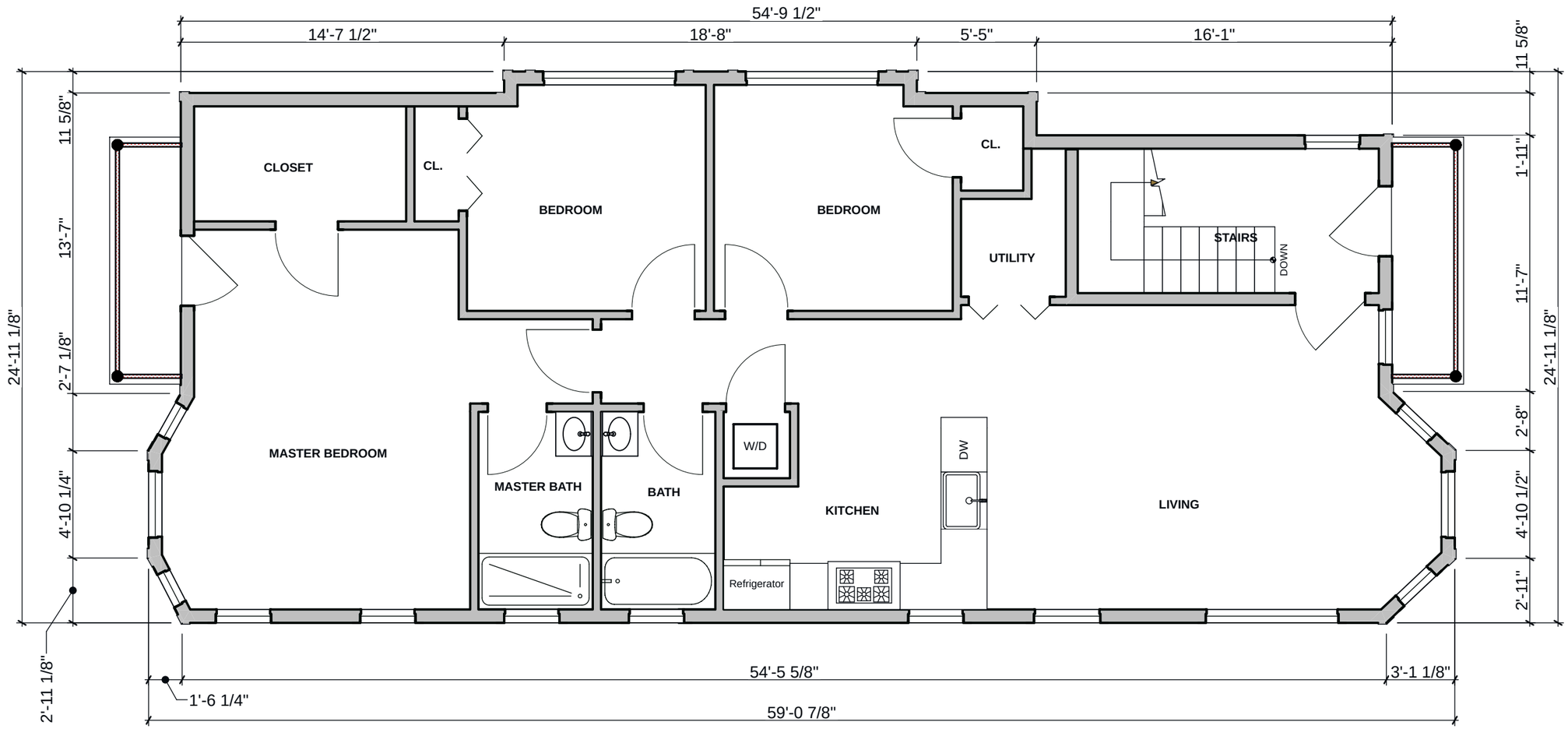
A10



15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

PROPOSED THIRD FLOOR PLAN

DATE: 11/18/2019
SCALE: 3/16" = 1'-0"
DRAWN: YA
CHECKED: NA

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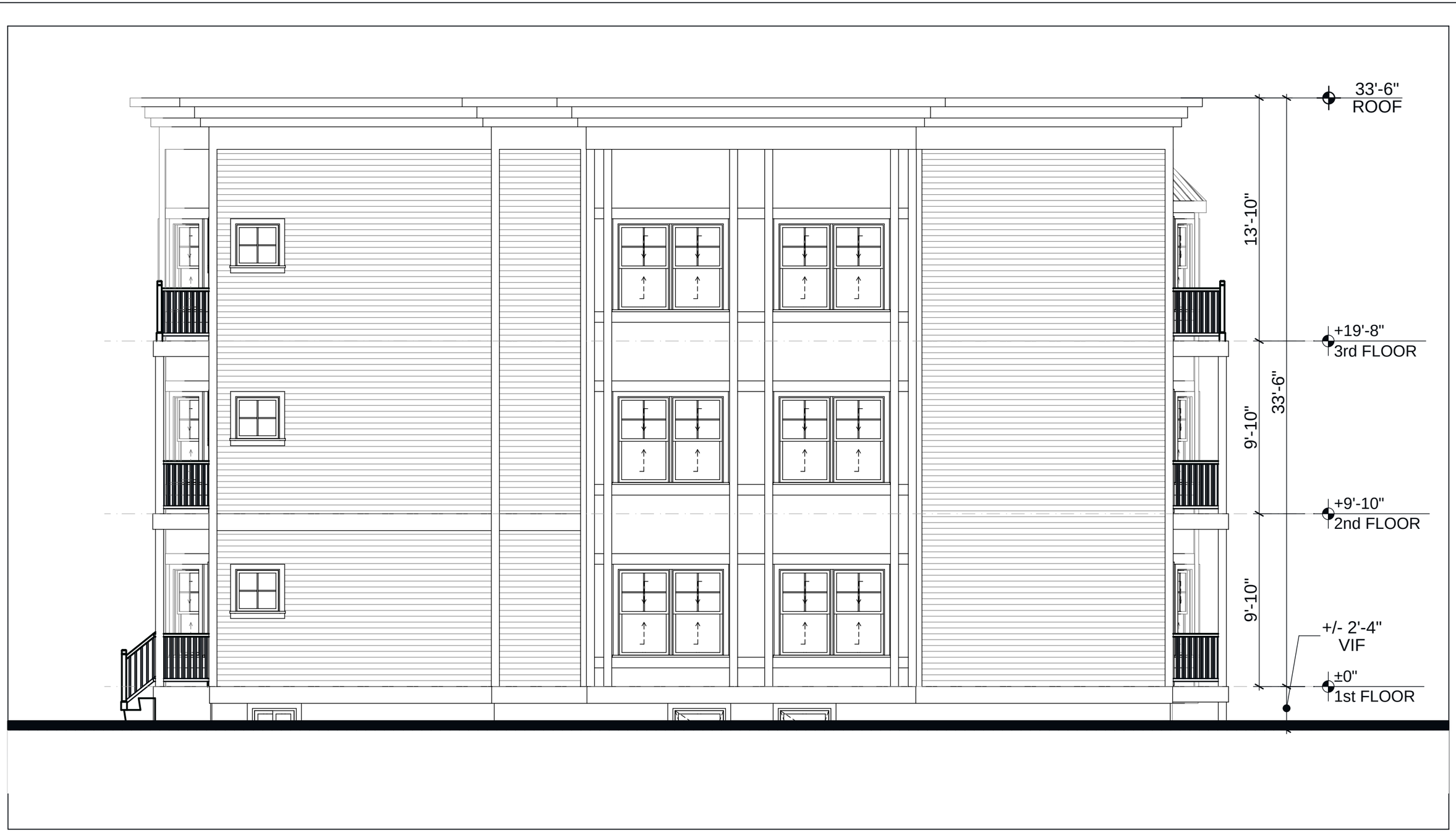
A11



15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

PROPOSED EAST ELEVATION

DATE: 11/18/2019
SCALE: 3/16" = 1'-0"
DRAWN: YA
CHECKED: NA

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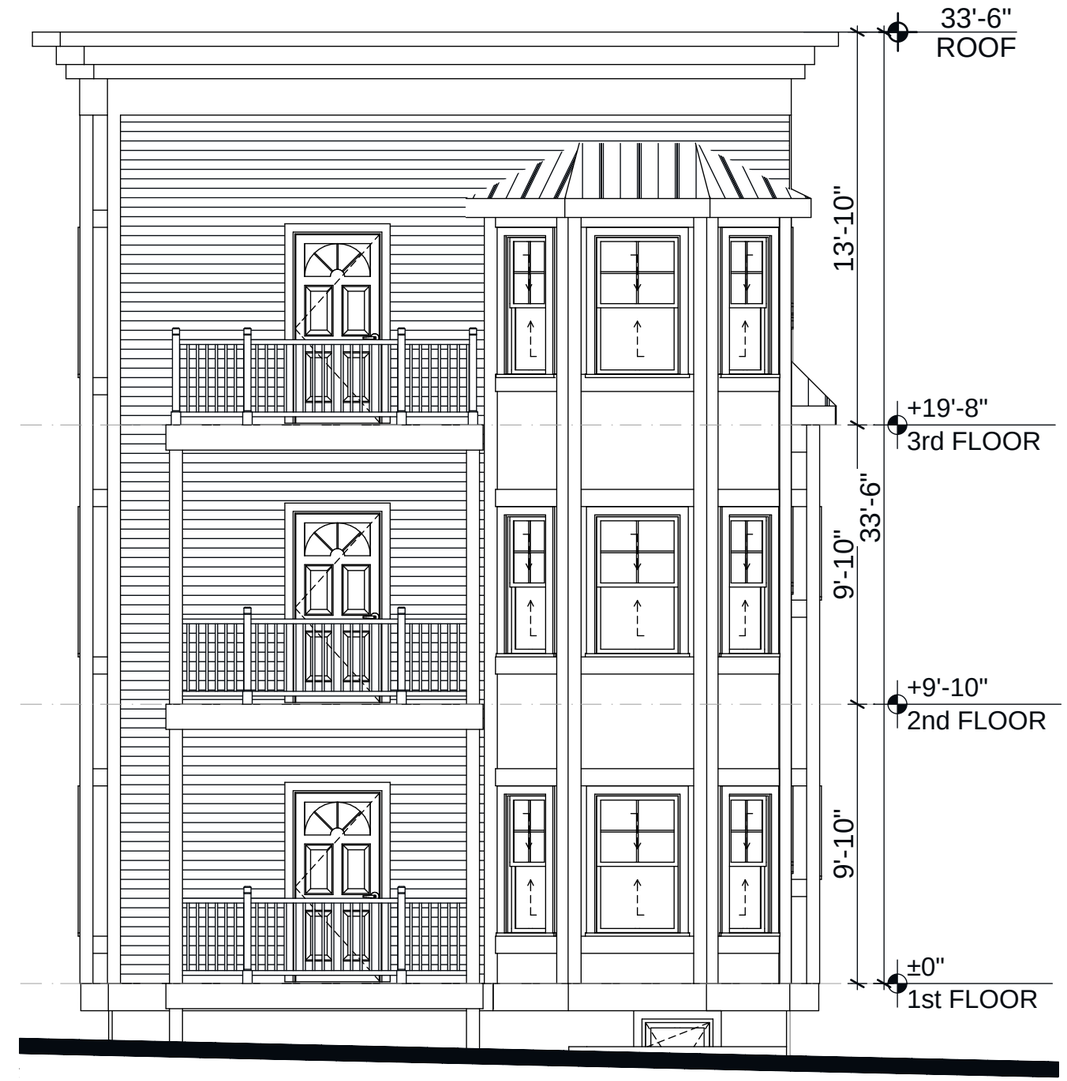
A12

1 South Elevation

SCALE: 3/16" = 1'-0"



2 North Elevation

SCALE: 3/16" = 1'-0"

15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

PROPOSED SOUTH & NORTH ELEVATION

DATE: 11/18/2019
SCALE: 3/16" = 1'-0"
DRAWN: YA
CHECKED: NA

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A13

15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

PROPOSED WEST ELEVATION

DATE: 11/18/2019
SCALE: 3/16" = 1'-0"
DRAWN: YA
CHECKED: NA

AZAD ARCHITECTS
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EMAIL: YOUSUF@AZADARCHITECTS.COM

A14

15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

PROPOSED PERSPECTIVE

DATE: 11/18/2019
SCALE: NTS
DRAWN: YA
CHECKED: NA

AZAD ARCHITECTS
DESIGNERS/PLANNERS

280 CALIFORNIA ST. #1, NEWTON, MA 02458
TEL: 617.697.9292
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A15

15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

PROPOSED PERSPECTIVE

DATE: 11/18/2019
SCALE: NTS
DRAWN: YA
CHECKED: NA

AZAD ARCHITECTS
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A16

15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

PROPOSED PERSPECTIVE

DATE: 11/18/2019
SCALE: NTS
DRAWN: YA
CHECKED: NA

AZAD ARCHITECTS
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A17

15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

PROPOSED PERSPECTIVE

DATE: 11/18/2019
SCALE: NTS
DRAWN: YA
CHECKED: NA

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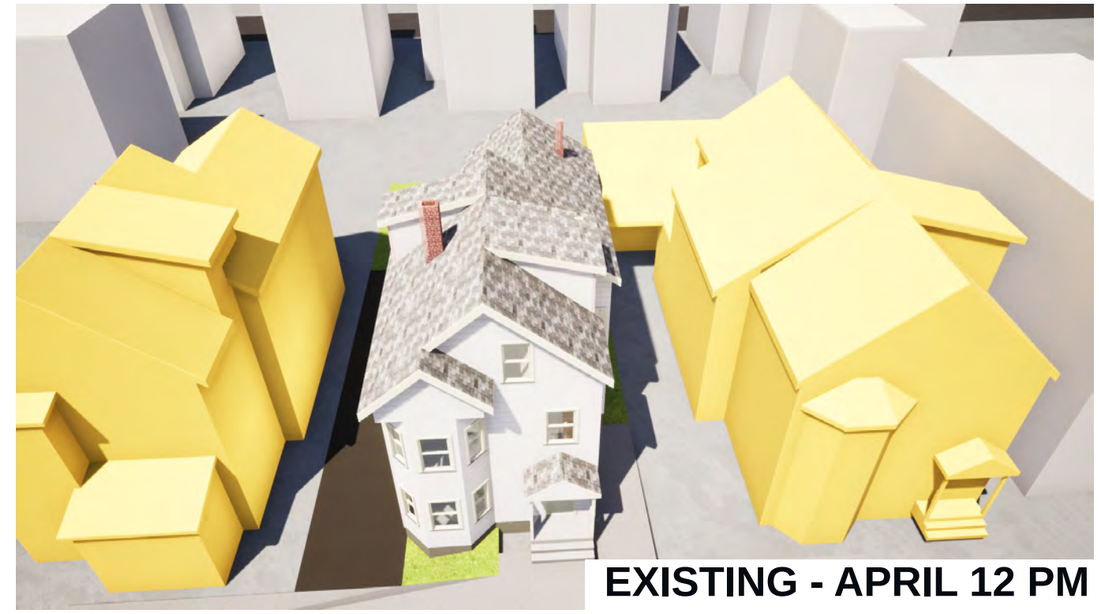
A18

EXISTING - APRIL 12 PM



EXISTING - APRIL 12 PM

PROPOSED - APRIL 12 PM

PROPOSED - APRIL 12 PM

15 CARLTON STREET
SOMERVILLE, MA 02143
RENOVATION AND ADDITION

SUN STUDY

DATE: 11/18/2019
SCALE: NTS
DRAWN: YA
CHECKED: NA

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A19