

**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)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

**ZONING LEGEND**

ZONING DISTRICT: RB — RESIDENCE B

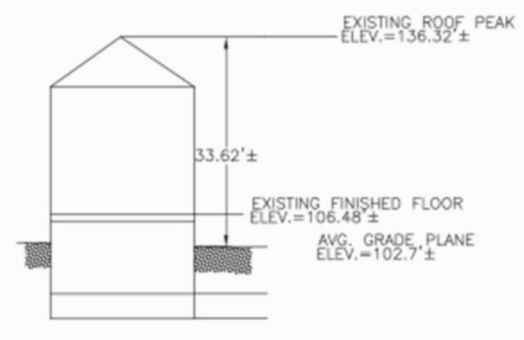
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT SIZE	7,500 S.F.	5,187 S.F.	5,187 S.F.	EXISTING NON-COMFORMING
MIN. YARD FRONT	15'	4.8'	4.8'	EXISTING NON-COMFORMING
SIDE (RIGHT)	8'	33.4'	8.0'	YES
SIDE (LEFT)	8'	2.5'	2.5'	EXISTING NON-COMFORMING
REAR	20'	42.0'	20.0'	YES
MAX. LOT COVERAGE	50%	30% ±	40.0% ±	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)



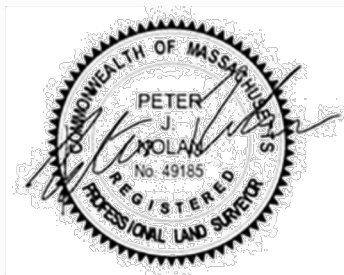
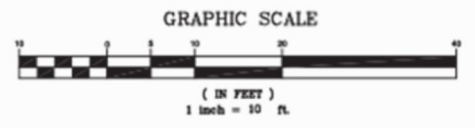
NOTES:

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)



SCALE	1"=10'
DATE	7/18/2017
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	88 LINE STREET SOMERVILLE MASSACHUSETTS
DRAWN BY	P.N.
CHKD BY	P.N.
APPD BY	P.N.
PROPOSED PLOT PLAN <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>

PROJECT:  
**CONVERTED BASEMENTS  
 UNITS 2 AND 3**

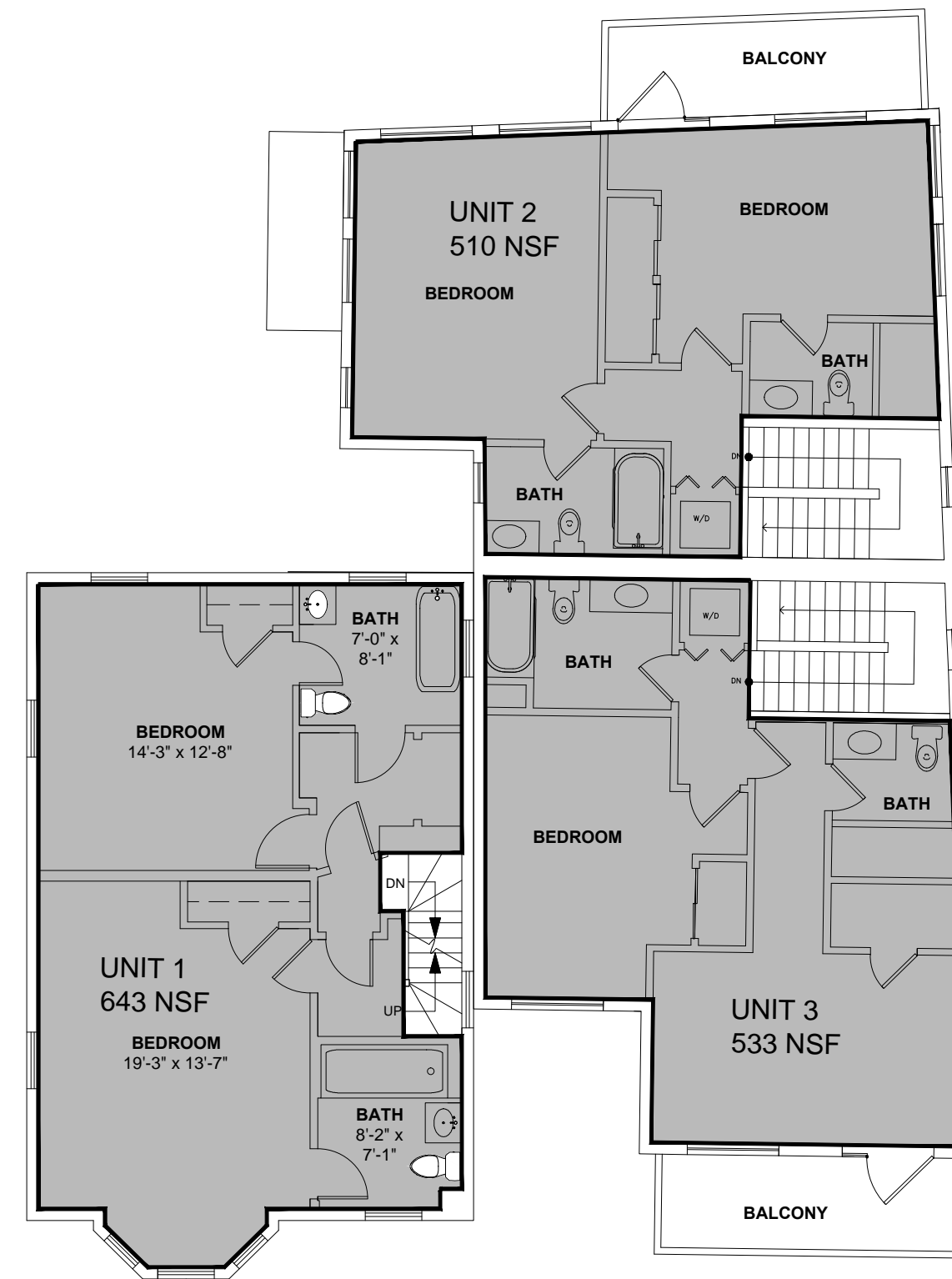
ADDRESS:  
 88 LINE STREET UNIT 1 (88 LINE STREET)  
 88 LINE STREET UNIT 2 (18 COONEY STREET)  
 88 LINE STREET UNIT 3 (90 LINE STREET)

GCD ARCHITECTS  
 2 Worthington St  
 Cambridge, MA 02138  
 Tel. 617-412-8450  
 aiglassman@hotmail.com  
 www.glassmanchungdesign.com

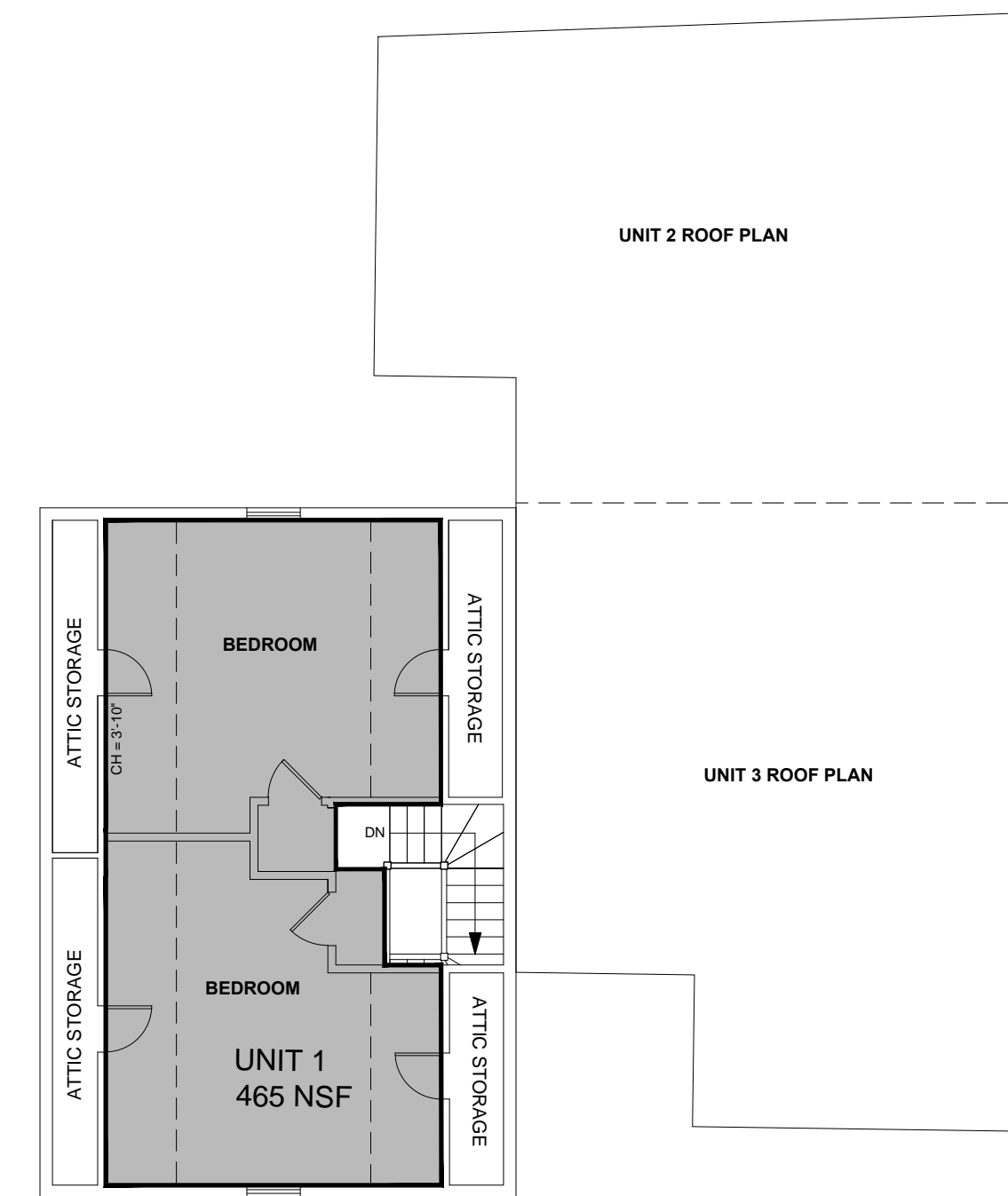


**PERMIT SET**

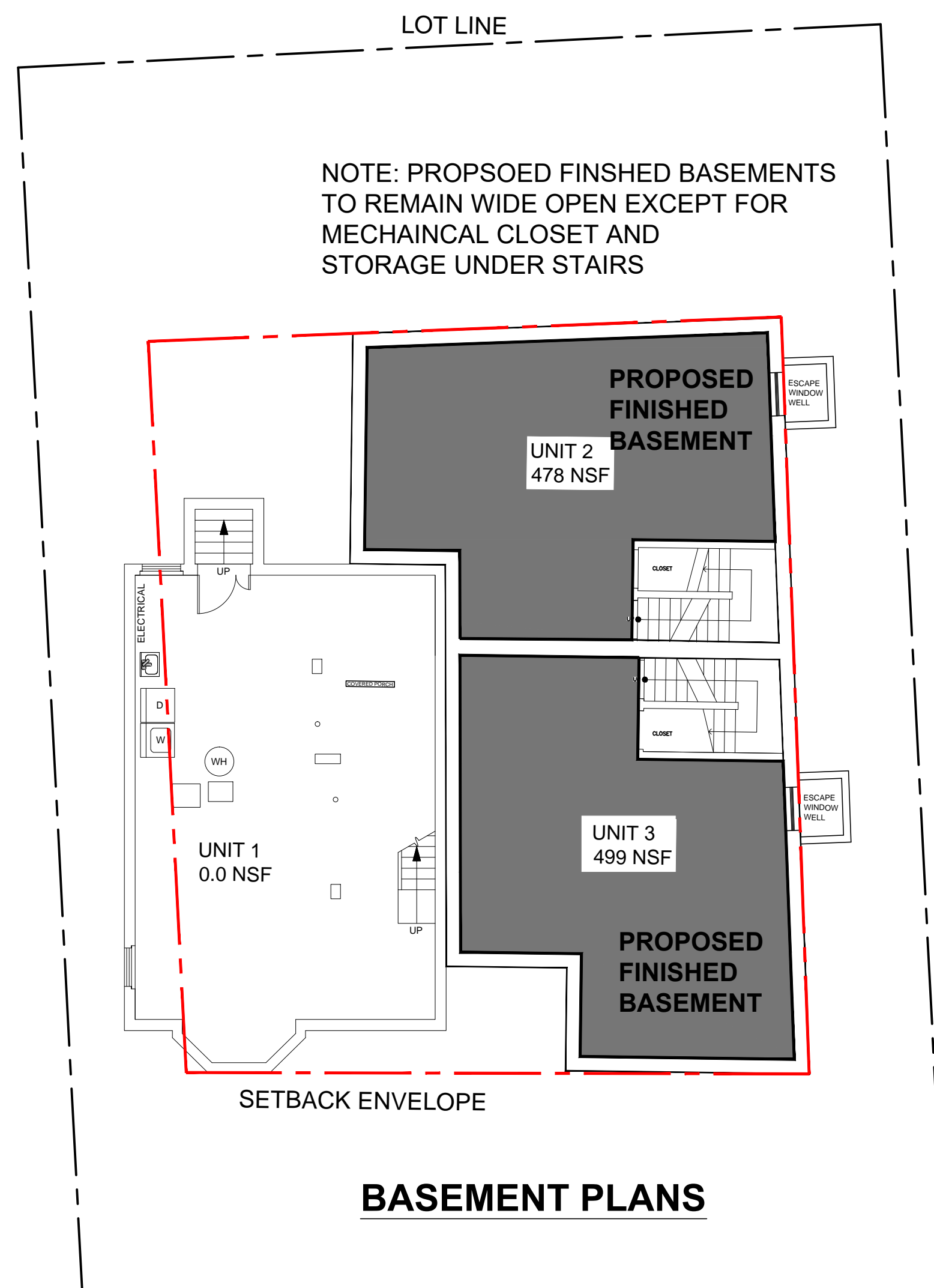
MAX FAR ALLOWABLE 1.0  
 EXISTING FAR .74  
 PROPOSED FAR .92



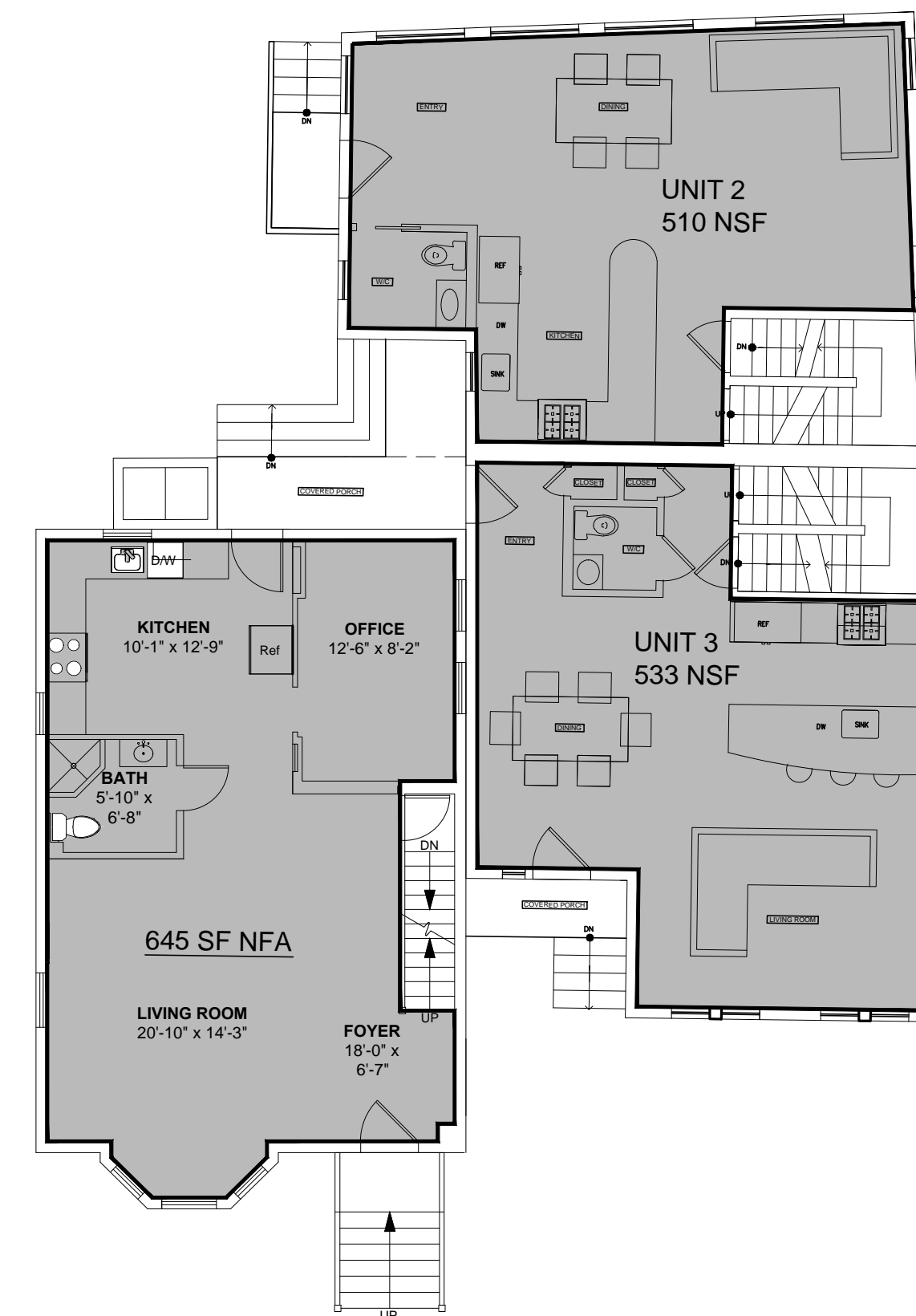
**SECOND FLOOR PLANS**



**THIRD FLOOR PLAN**



**BASEMENT PLANS**



**FIRST FLOOR PLANS**

FLOOR / UNIT	EXISTING NSF	PROPOSED NSF
<b>BASEMENT</b>		
UNIT 1	0.0	NO CHANGE
UNIT 2	0.0	478.0
UNIT 3	0.0	499.0
<b>FIRST FLOOR</b>		
UNIT 1	645.0	NO CHANGE
UNIT 2	510.0	NO CHANGE
UNIT 3	533.0	NO CHANGE
<b>SECOND FLOOR</b>		
UNIT 1	643.0	NO CHANGE
UNIT 2	510.0	NO CHANGE
UNIT 3	533.0	NO CHANGE
<b>THIRD FLOOR</b>		
UNIT 1	465.0	NO CHANGE
UNIT 2	0.0	NO CHANGE
UNIT 3	0.0	NO CHANGE
TOTAL	3,839.0 NSF	4,816.0 NSF
NSF / LOT	3,839.0 NSF/ 5,187.0 SF LOT	4,816.0 NSF/ 5,187.0 SF LOT
FAR	.74 CONFORMING	.92 CONFORMING

Date:	Revisions:
02-08-18	APPROVED PER DE MINIMIS

Drawing Title:  
**Existing Plans  
 Existing and Proposed  
 FAR Plans**

Scale: AS NOTED Drawing No. :  
 Job No.: A142.00  
 Date: 13 March, 2019 **0.1**