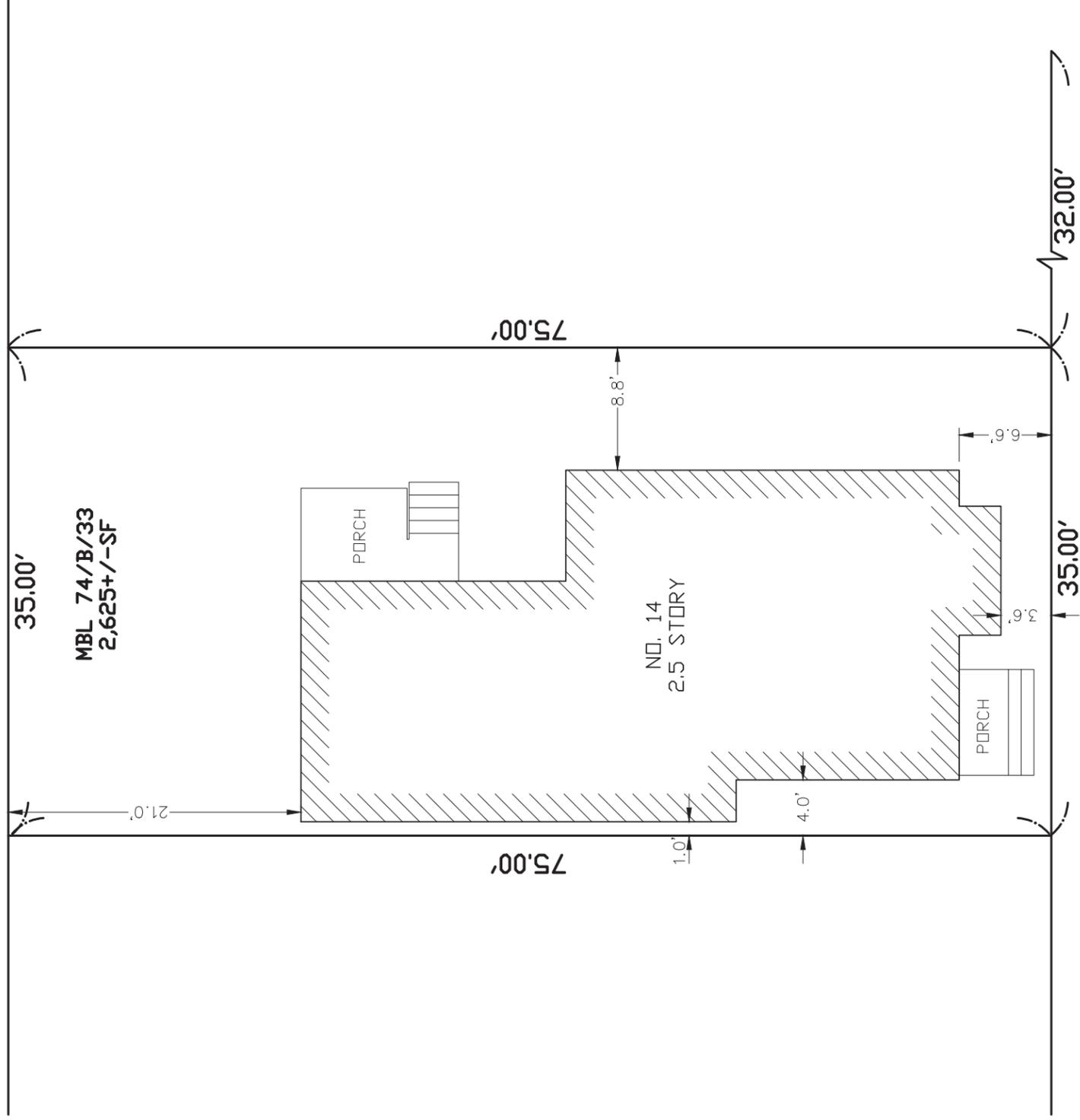
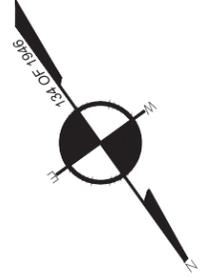


PLAN OF LAND

LOCATED AT
14 CARLTON STREET
SOMERVILLE, MA

SCALE: 1 INCH = 10 FEET



CARLTON

<PUBLIC 40' WIDE>

STREET



CARLTON STREET
 (PUBLIC 40' WIDE)

PLANTING SCHEDULE

GC-1 _ GROUND COVER - MYRTLE - VINCA MINOR	HY-1 _ HYDRANGEA - ENDLESS SUMMER _ (2)
GC-2 _ GROUND COVER - PACHYSANDRA - TERMINALUS	TR-1 _ CRAPE MYRTLE _ (0)
H-1 _ JAPANESE HOLLY - ILEX CRENATA - (1)	TR-2 _ LITTLELEAF LINDEN _ (0)
BW _ BOXWOOD - GREEN TOWER _ (6)	TR-3 _ KOUSA DOGWOOD _ (3)
VB _ VIBURNUM ALLEGHENY _ (0)	AZ-1 _ AZALEA - HERSHEY RED _ (5)
AS _ ASTILBE _ (0)	HY-2 _ HYDRANGEA - OAK LEAF WHITE _ (4)
HS _ HOSTA - BUCKSHOT BLUE/GOLD STANDARD _ (26)	RH-1 _ RHODODENDRON - CUNNINGHAM'S WHITE _ (8)
	GR-1 _ KENTUCKY BLUEGRASS/FESCUE

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REVISIONS		
No.	Description	Date
1	REVISION 1	4/2/2019

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 875 Main Street Cambridge, MA 02139
 Tel. 617.354.2501 Fax. 617.354.2509

Project: 14 CARLTON STREET
 Address: 14 Carlton Street,
 Somerville, MA 02143

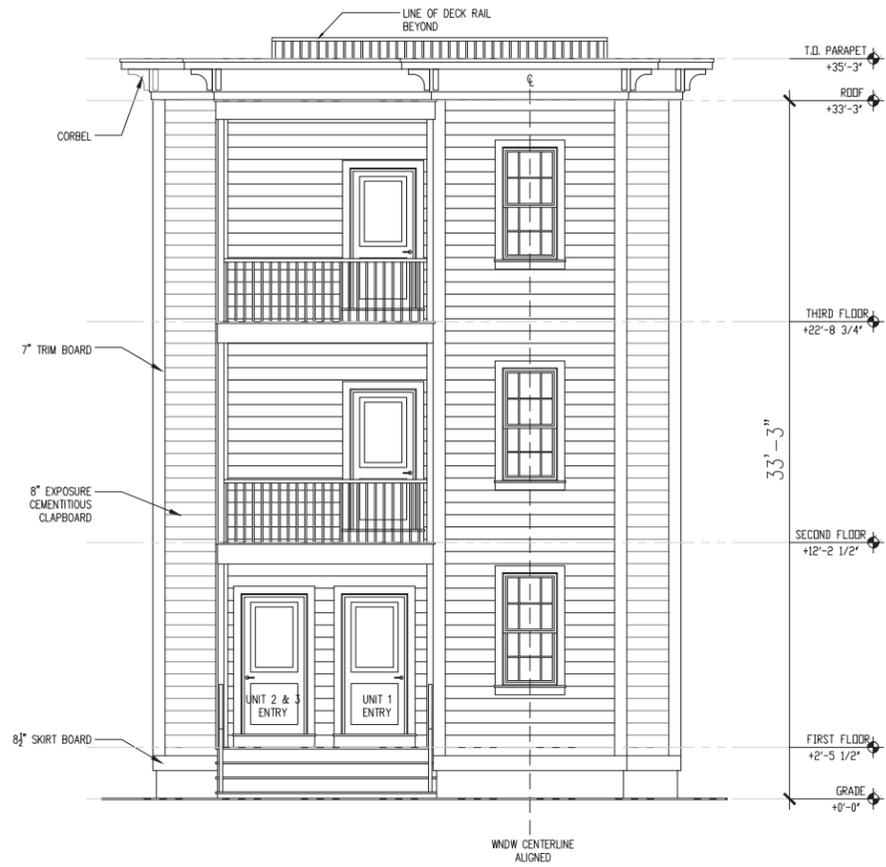
Title: LANDSCAPE PLAN

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. # 1920	Drawing No.
Date: 2019.07.17	L1.1
Scale: AS NOTED	
Drawn By: YS/DB/DA	



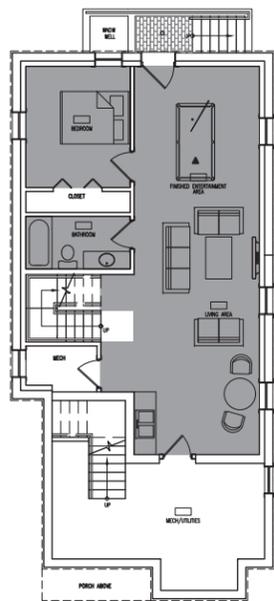
9. Zoning Data						
Refer to the SZO § 22 Definitions and SZO § 8 Dimensional Requirements for more information.						
Data	Existing	Proposed	Allowed	Existing or Permitted Nonconformity	New Violation	SZO Section Cited
	Fill in both columns: numbers must match those on plans and other attached documentation.		Office Use			
A. Use	RC Residential	RC Residential				
B. # of Dwelling Units*	3 units	3 units				
C. Lot Area	2625 square feet	2625 square feet				
D. Lot Area ÷ # of Dwelling Units	875 sf per du	875 sf per du				
E. Gross Floor Area of Footprints of All Buildings	1021 square feet	1198 square feet				
F. Ground Coverage (E. ÷ C.)	39 %	46 %				
G. Landscaped Area (landscaped area ÷ C.)	56 %	49 %				
H. Pervious Area (pervious area ÷ C.)	56 %	49 %				
I. Net Floor Area** / *** (sum of all usable square feet)	2647 square feet	3353 square feet				
J. Floor Area Ratio (FAR) (I. ÷ C.)	1.01	1.28				
K. Building Height	29.4 feet	33.25 feet				
L. Front Yard Setback	2.9 feet	2.9 feet				
M. Rear Yard Setback	21.4 feet	20.0 feet				
N. Side Yard Setback (left when you face property)	1.1 feet	1.1 feet				
O. Side Yard Setback (right when you face property)	8.5 feet	8.5 feet				
P. Street Frontage	35 feet	35 feet				
Q. # of Parking Spaces	0	0				
R. # of Bicycle Parking Spaces	0	0				
S. # of Loading Spaces	0	0				

* 8 or more dwelling units - determine if Inclusionary Housing, Article 13, applies
 ** In CCD and TOD use GROSS floor area
 *** 30,000+ square feet - determine if Linkage, Article 15, applies

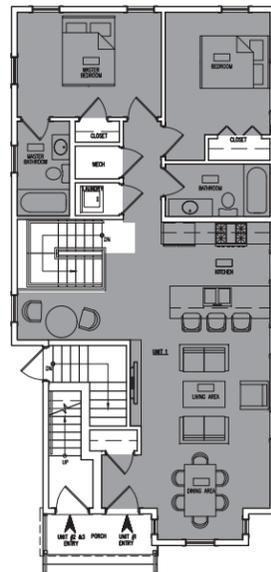


5 BUILDING HEIGHT
 Z1.1 Scale 1/4" = 1'-0"

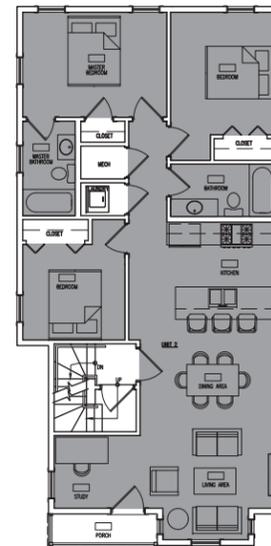
AREA CALCULATIONS	
UNIT 1	1,462 S.F.
UNIT 2	940 S.F.
UNIT 3	951 S.F.
TOTAL S.F.	3,353 S.F.



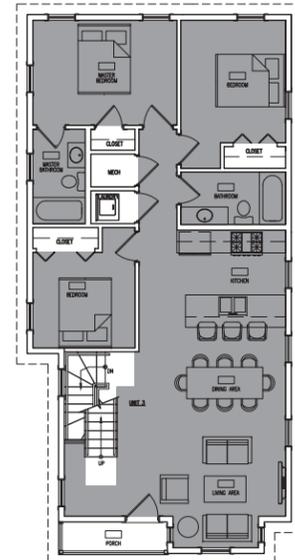
1 LOWER LEVEL PLAN - 609 S.F.
 Z1.1 Scale 1/8" = 1'-0"



2 FIRST FLOOR PLAN - 853 S.F.
 Z1.1 Scale 1/8" = 1'-0"



3 SECOND FLOOR PLAN - 940 S.F.
 Z1.1 Scale 1/8" = 1'-0"



4 THIRD FLOOR PLAN - 951 S.F.
 Z1.1 Scale 1/8" = 1'-0"

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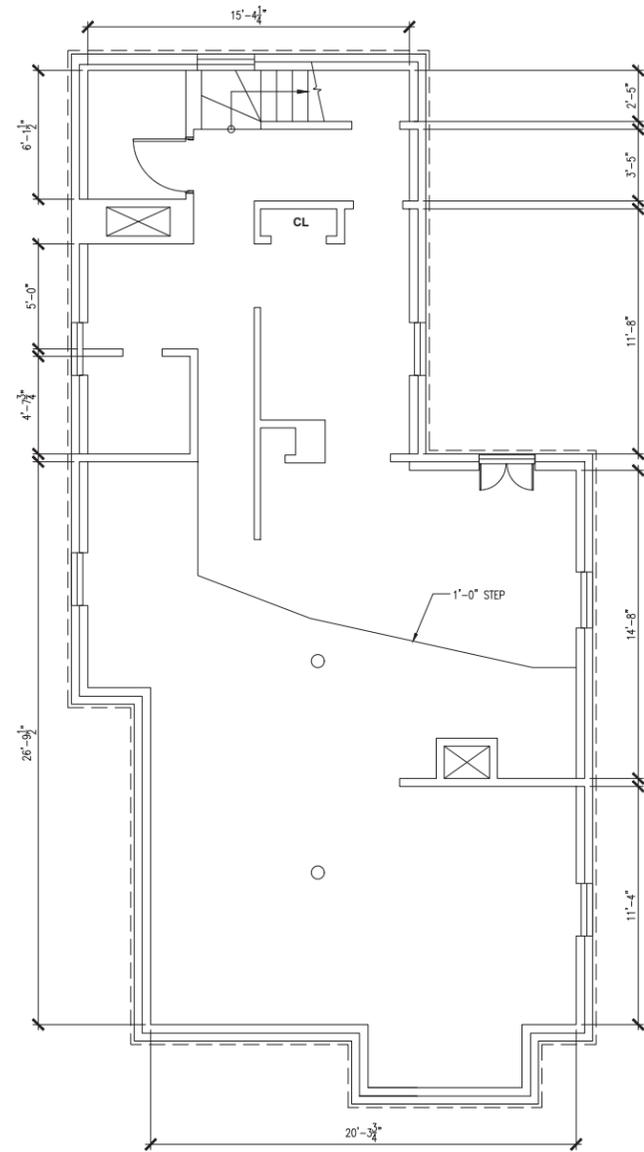
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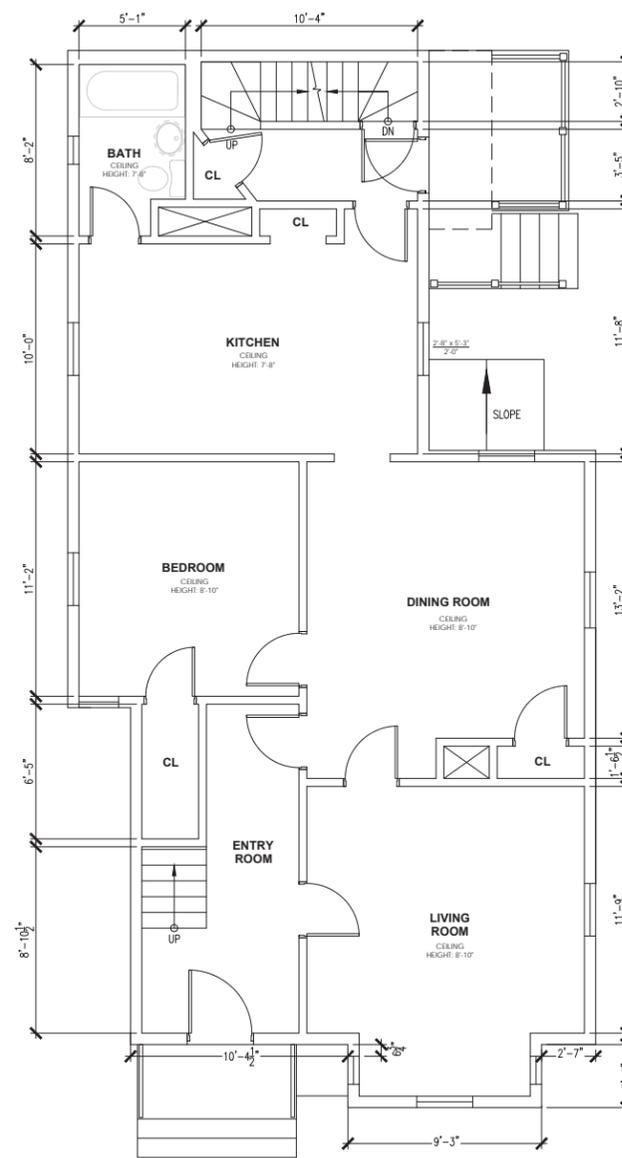
Title: ZONING COMPLIANCE

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. # 1920	Drawing No.
Date: 2019.07.17	
Scale: AS NOTED	
Drawn By: YS/DB/DA	

Z1.1



1 EXISTING BASEMENT FLOOR PLAN
 AX1.1 Scale 1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
 AX1.1 Scale 1/4" = 1'-0"



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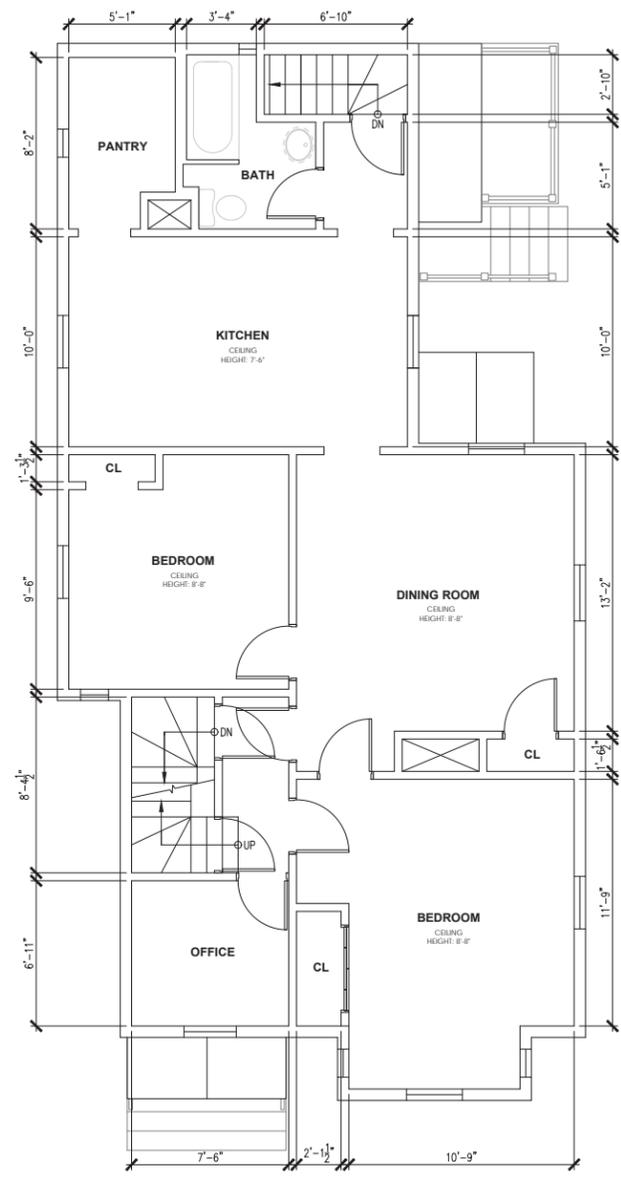
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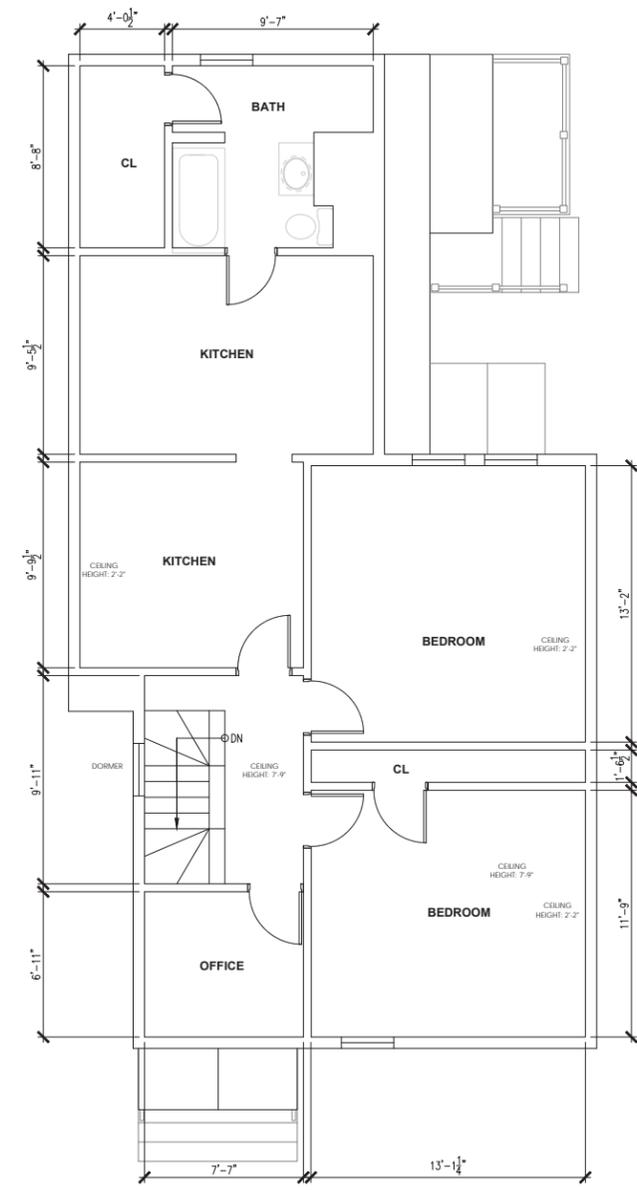
Title: EXISTING FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
 Proj. #: 1920
 Date: 2019.07.17
 Scale: AS NOTED
 Drawn By: YS/DB/DA

AX1.1



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



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



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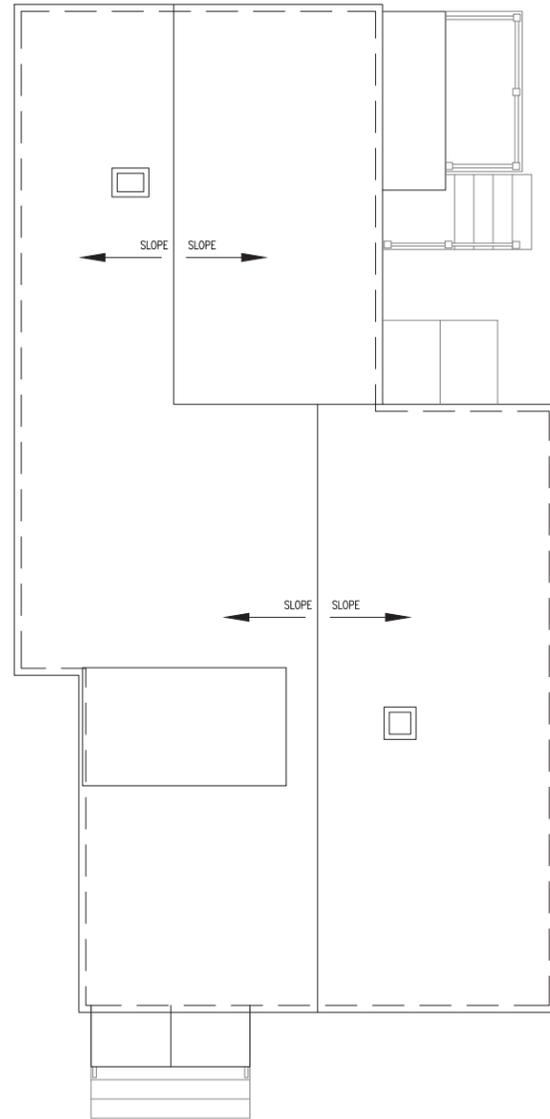
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Title: EXISTING FLOOR PLANS

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AX1.2



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Title: EXISTING FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. #	1920
Date:	2019.07.17
Scale:	AS NOTED
Drawn By:	YS/DB/DA

AX1.3

1 EXISTING ROOF PLAN
 AX1.3 Scale 1/4" = 1'-0"





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

SECOND FLOOR
+22'-8 3/4"

SECOND FLOOR
+12'-2 1/2"

FIRST FLOOR
+2'-5 1/2"

GRADE
+0'-0"



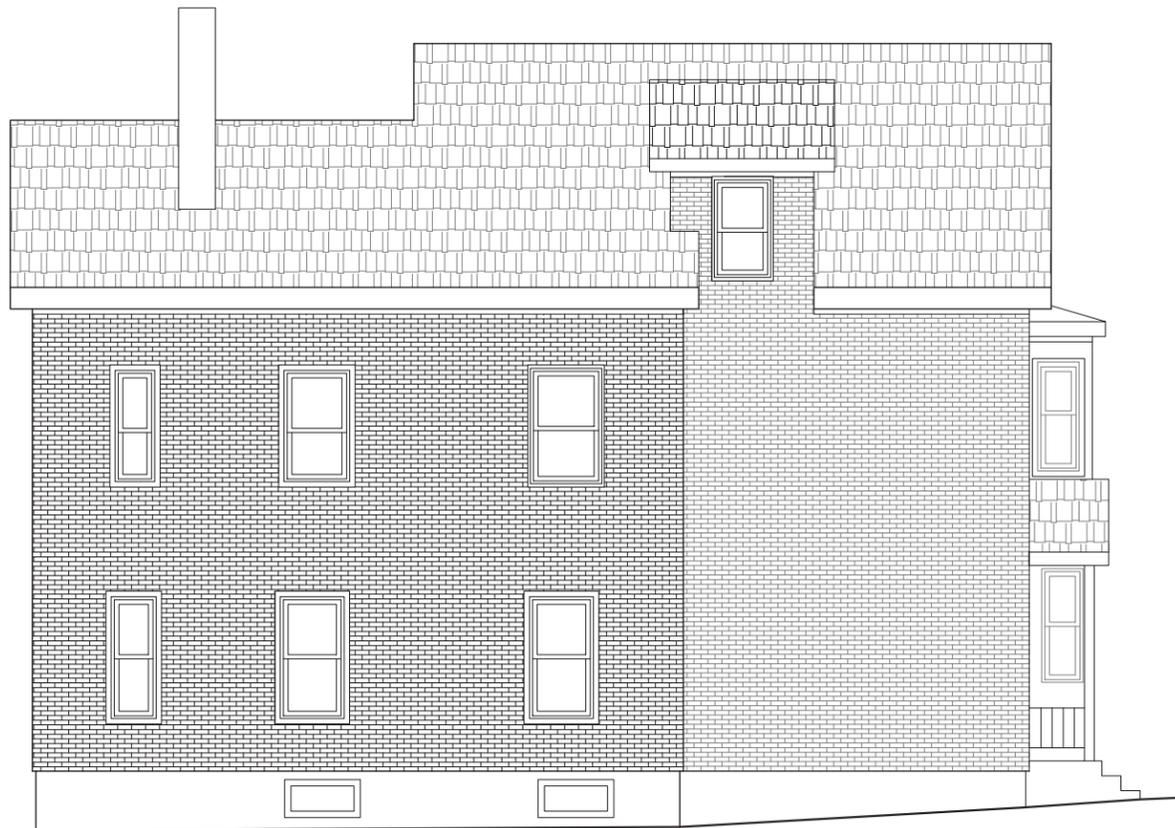
4 EXISTING WEST ELEVATION
Scale 1/4" = 1'-0"

SECOND FLOOR
+22'-8 3/4"

SECOND FLOOR
+12'-2 1/2"

FIRST FLOOR
+2'-5 1/2"

GRADE
+0'-0"



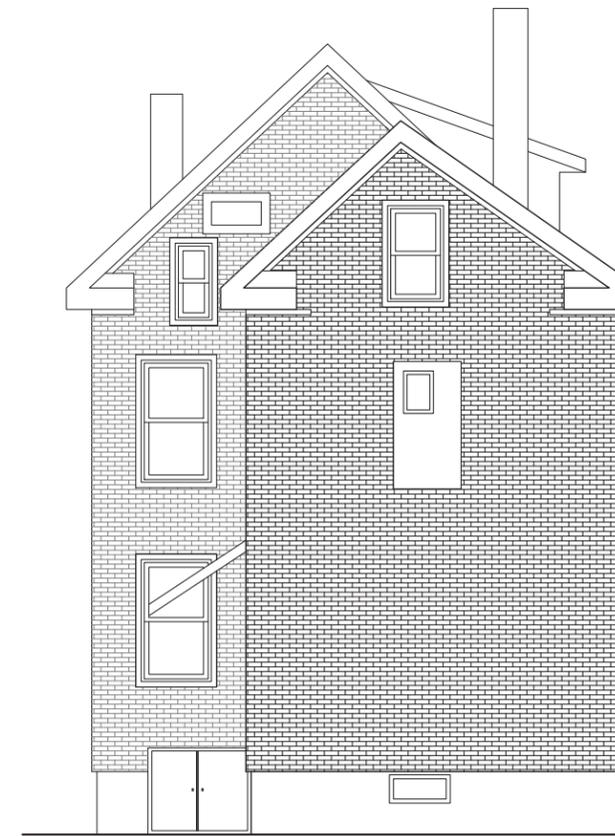
1 EXISTING NORTH ELEVATION
Scale 1/4" = 1'-0"

SECOND FLOOR
+22'-8 3/4"

SECOND FLOOR
+12'-2 1/2"

FIRST FLOOR
+2'-5 1/2"

GRADE
+0'-0"



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

SECOND FLOOR
+22'-8 3/4"

SECOND FLOOR
+12'-2 1/2"

FIRST FLOOR
+2'-5 1/2"

GRADE
+0'-0"

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Title: EXISTING ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN

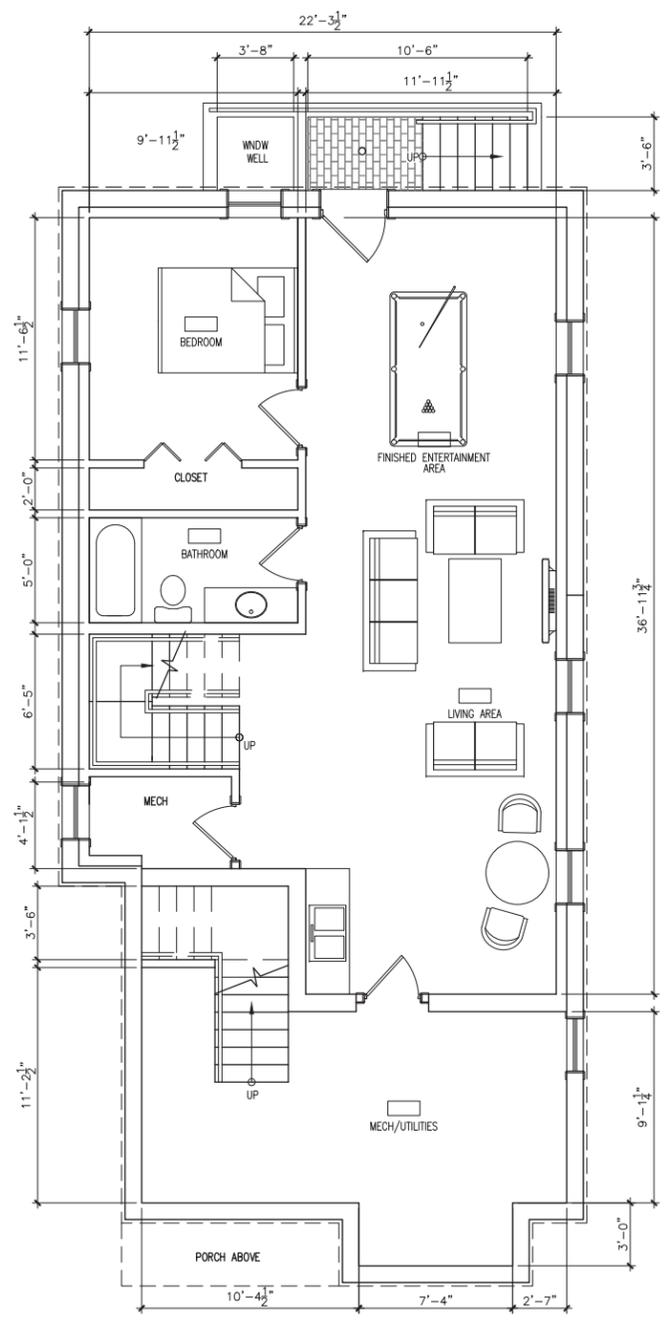
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Date: 2019.07.17

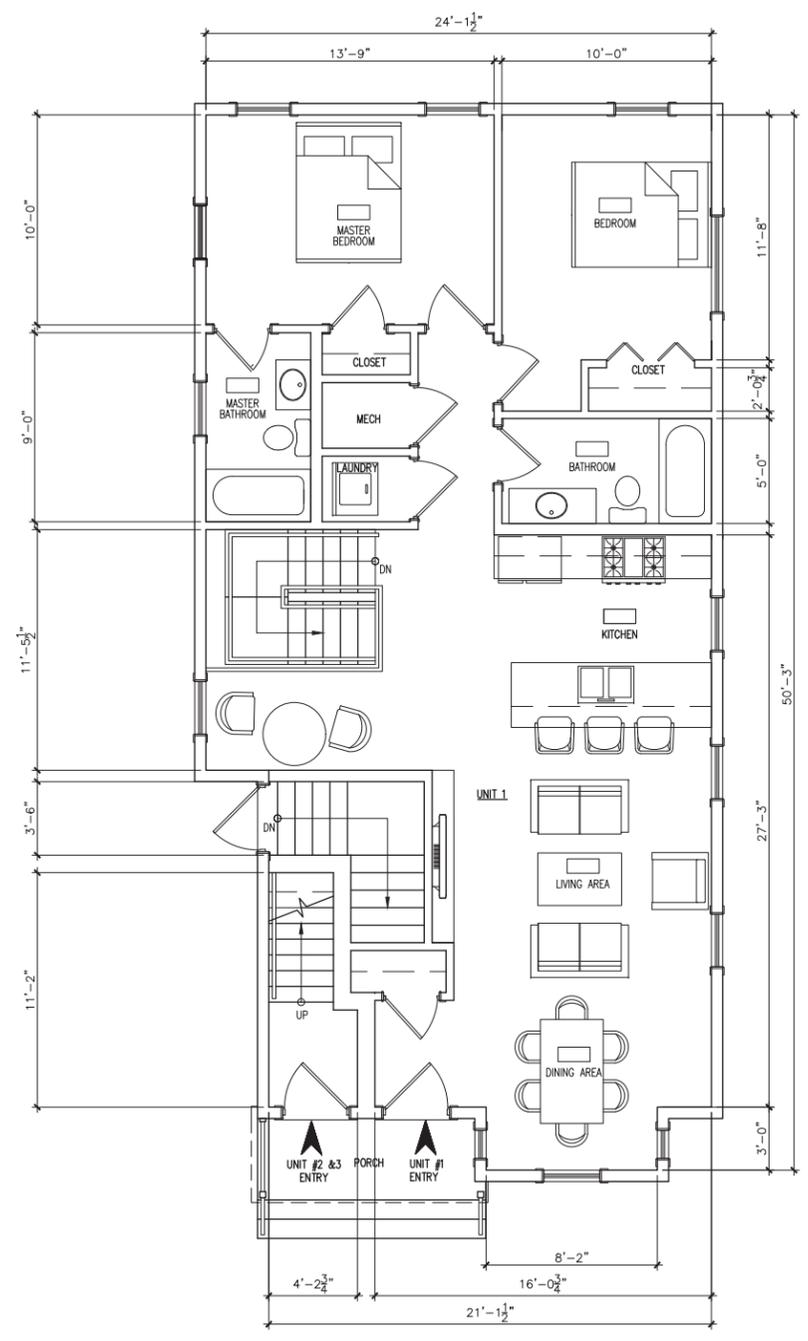
Scale: AS NOTED

Drawn By: YS/DB/DA

AX2.1



1 PROPOSED BASEMENT FLOOR PLAN
 A1.1 Scale 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
 A1.1 Scale 1/4" = 1'-0"



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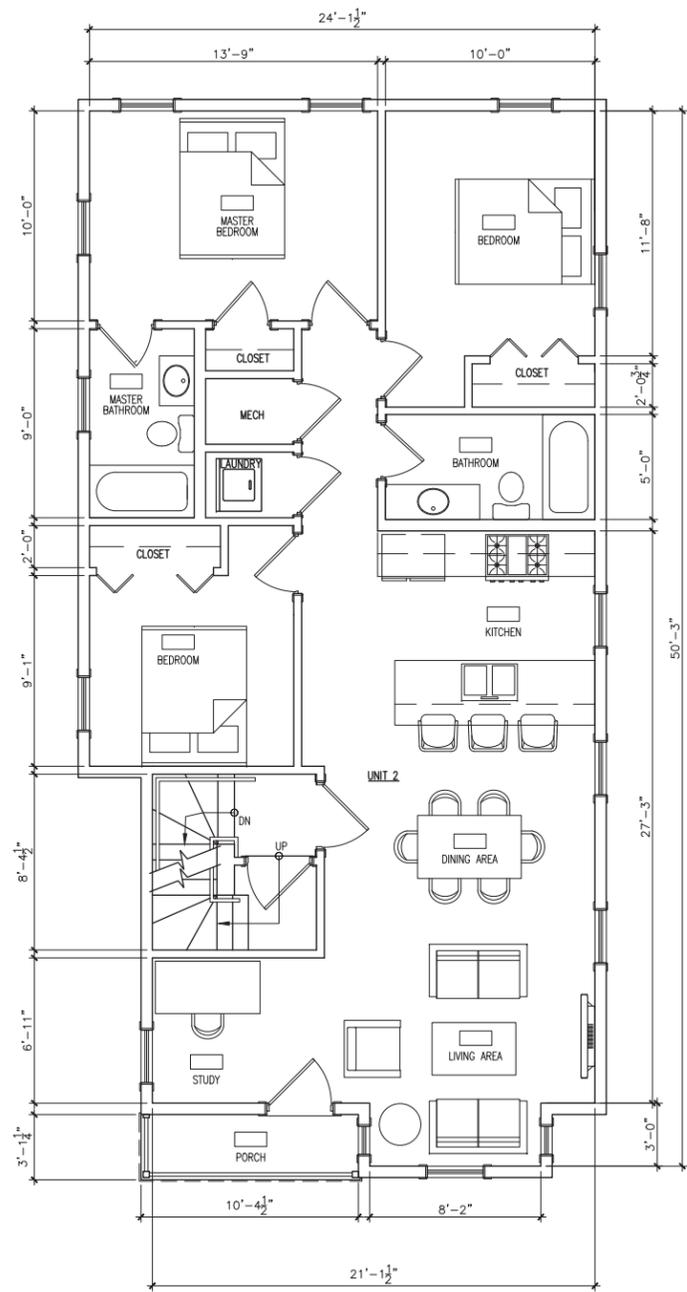
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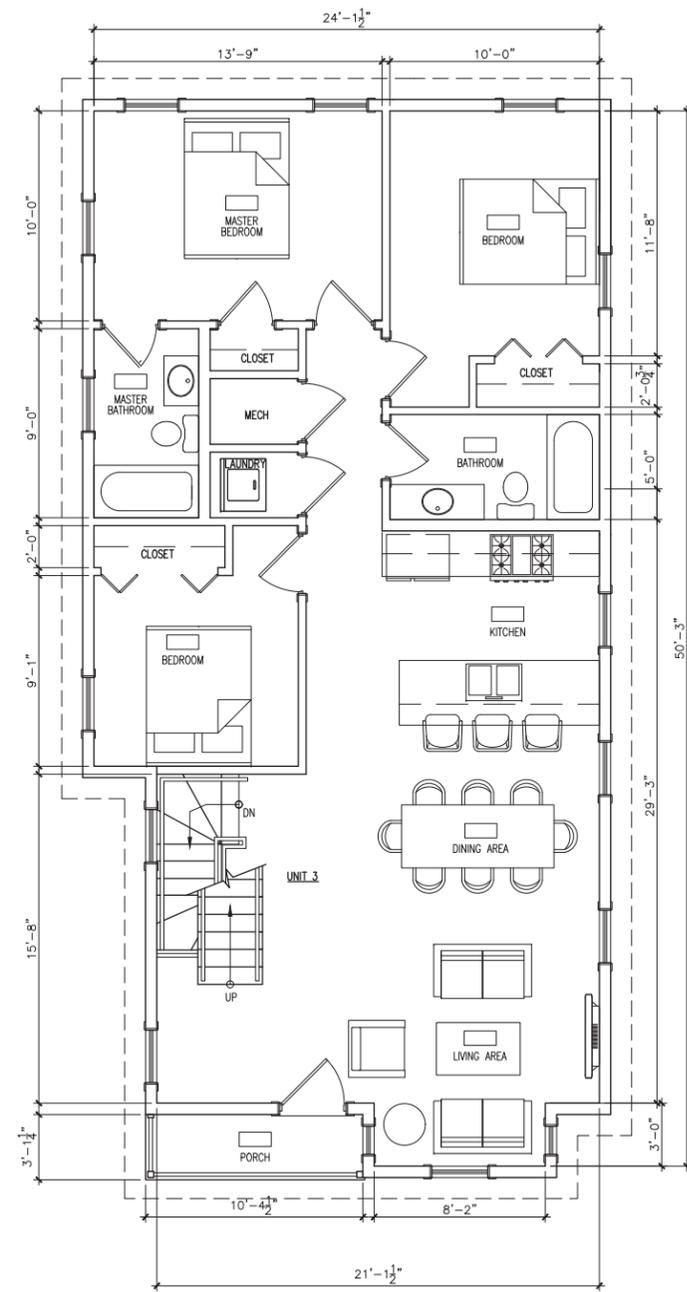
Project 14 CARLTON STREET
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Title PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN	
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Date: 2019.07.17	
Scale: AS NOTED	A1.1
Drawn By: YS/DB/DA	



1 PROPOSED SECOND FLOOR PLAN
 A1.2 Scale 1/4" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
 A1.1 Scale 1/4" = 1'-0"



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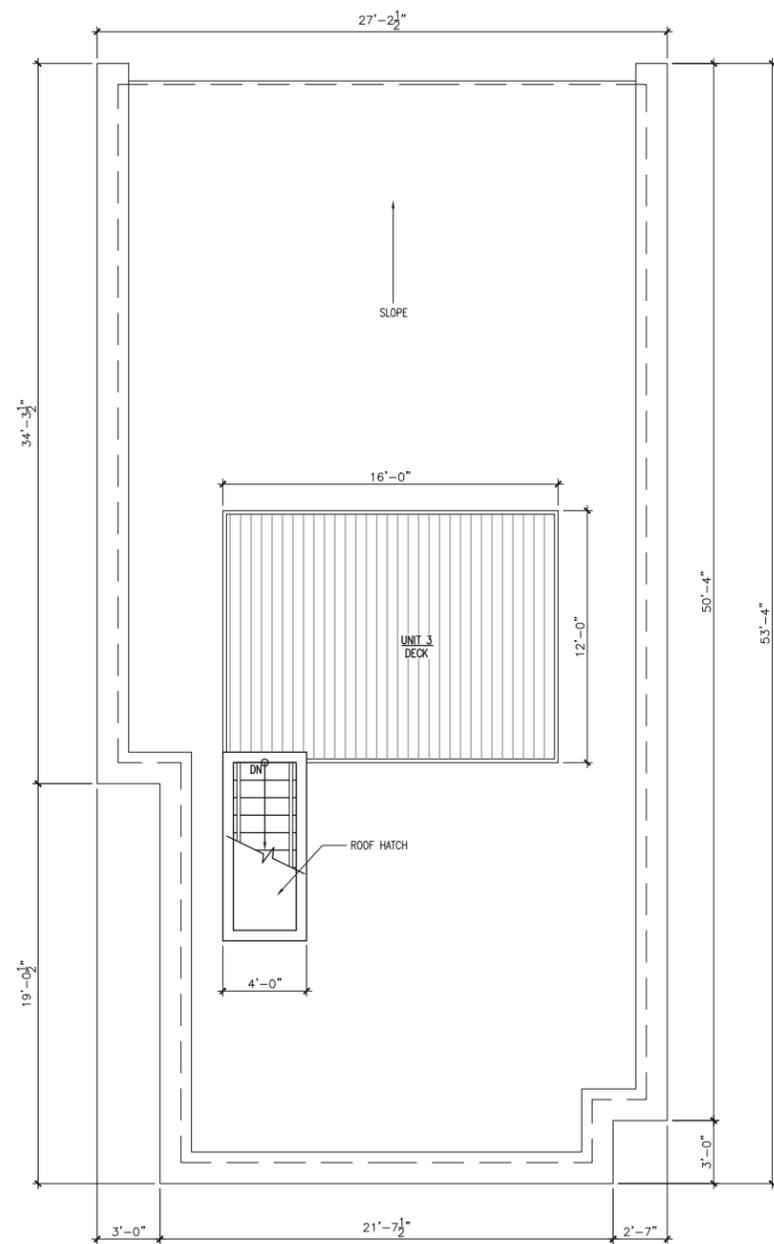
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Title: PROPOSED FLOOR PLANS

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Drawn By:	YS/DB/DA

A1.2



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Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN	
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Drawn By:	YS/DB/DA

A1.3

1 PROPOSED ROOF PLAN
 A1.3 Scale 1/4" = 1'-0"





1 PROPOSED SOUTH ELEVATION
Scale 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
Scale 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION
Scale 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale 1/4" = 1'-0"

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Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #: 1920
Date: 2019.07.17
Scale: AS NOTED
Drawn By: YS/DB/DA

A2.1