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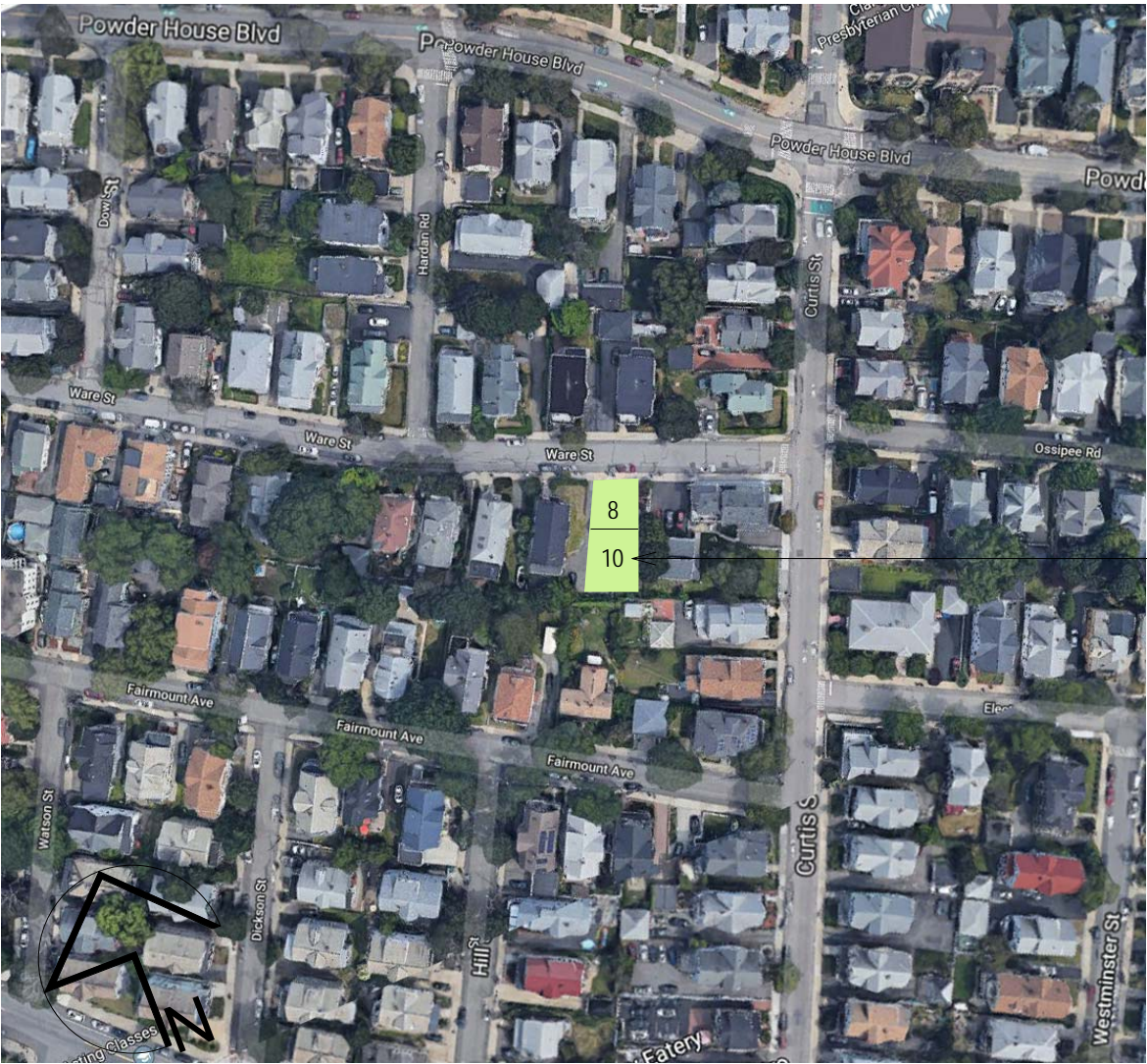
10 WARE STREET RESIDENTIAL ADDITION

10 Ware Street Somerville, MA 02144

PROJECT NO: 099 DATE: 06/13/18

Sara & Victor
Lehrhoff Gehling
10 Ware Street Somerville, MA 02144

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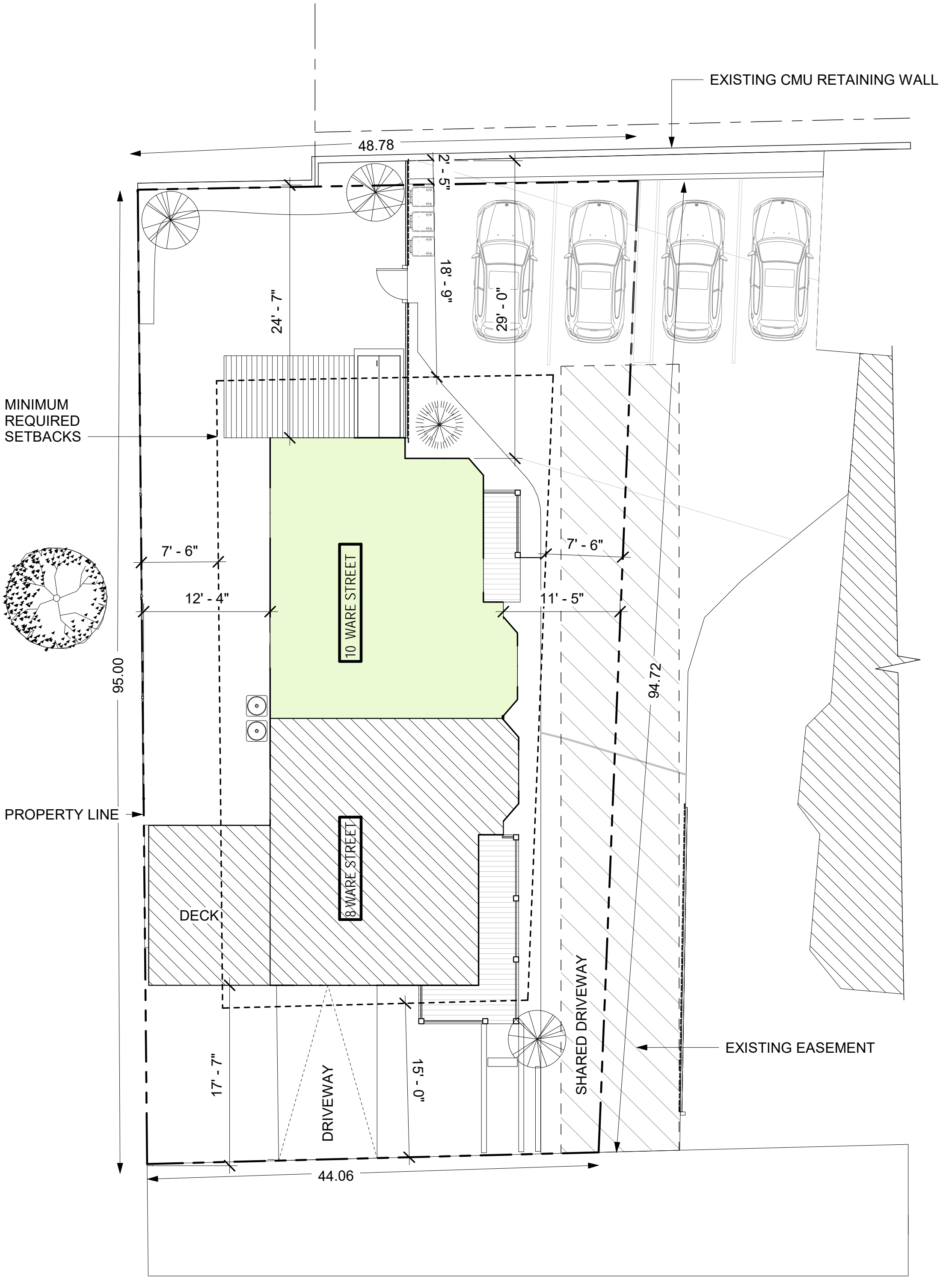
8/10 WARE STREET

NEIGHBORHOOD MAP

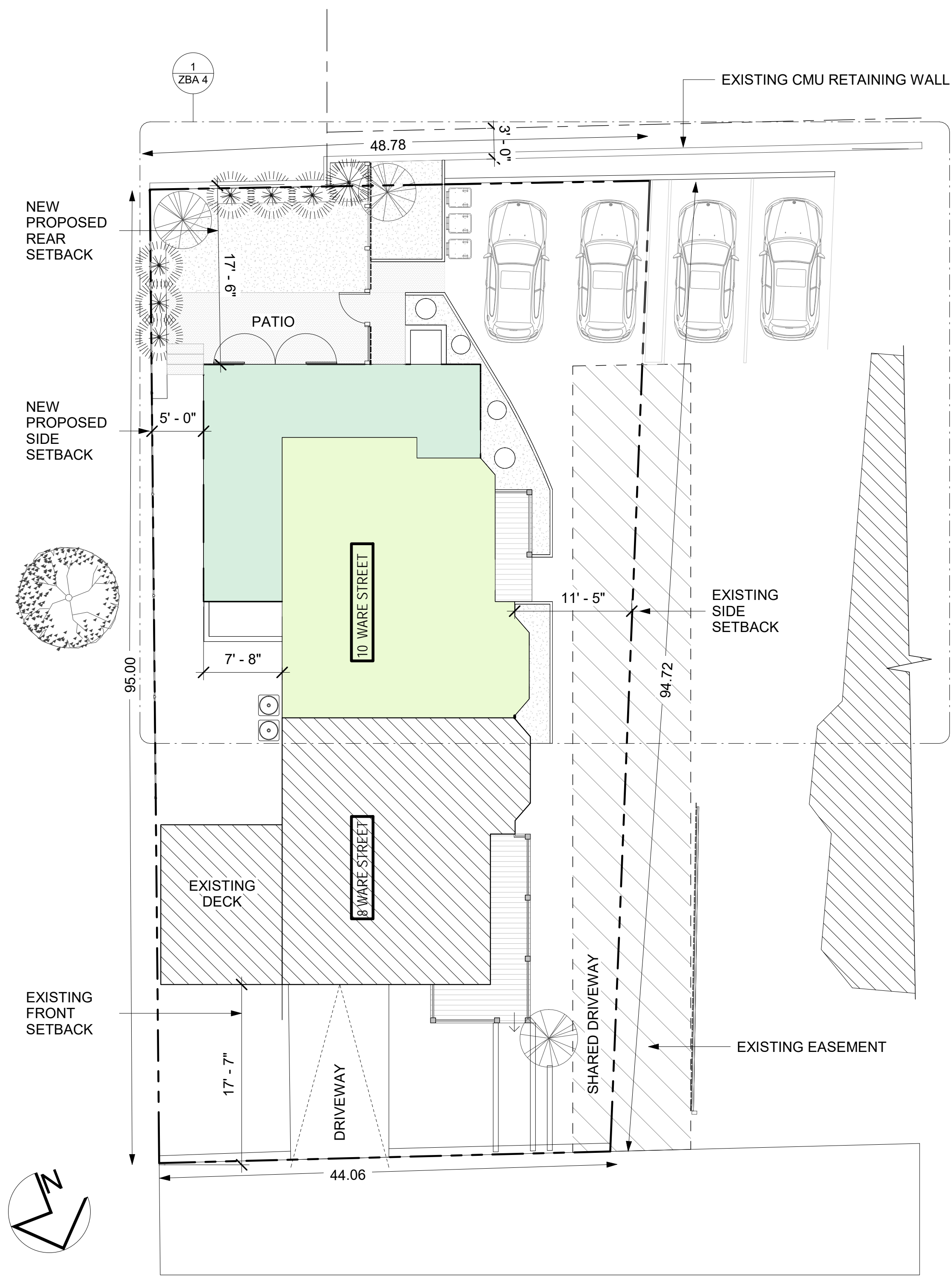
PROJECT DATA				
PROPERTY CLASS	SINGLE FAMILY ATTACHED			
STATE CLASS CODE	1010			
MAP/LOT	8/C/12			
NEIGHBORHOOD	2001 - RA			
CITY OF SOMERVILLE ZONING ORDINANCE (AS AMMENDED NOVEMBER 26,2013)				
APPLICABLE CODES & REGULATIONS				
BUILDING	-780 CMR Massachusetts state building code (MSBC) 9th edition -international building code (ibc) 2015			
ENERGY	-International energy conservation code (IECC) 2015, with MA amendments			
PLUMBING	-248 CMR 10.00 Massachusetts uniform state plumbing code -Massachusetts general law (MGL) chapter 128 section 26G (auto sprinkler systems)			
ACCESSIBILITY	-521 CMR Massachusetts Architectural Access Board (MAAB) 1/27/06 - 2010 American Disability Act (ADA) standards			
SECTION 8.5 TABLE OF DIMENSIONAL REQUIREMENTS - CITY OF SOMERVILLE				
		REQUIRED	EXISTING	PROPOSED
USE			RESIDENTIAL	RESIDENTIAL
NO. OF DWELLING UNITS			2	2
LOT SIZE		10,000 SF	4,395 SF	4,395 SF
LOT AREA DWELLING/UNIT		2,250 SF	2,197.5 SF	2,197.5 SF
GROSS FLOOR AREA OF FOOTPRINT OF ALL BUILDINGS			1,588 SF	1,774 SF
GROUND COVERAGE		50 %	36 %	41 %
LANDSCAPED AREA (MIN % OF LOT)		25 %	52 %	42 %
PERVIOUS AREA (MIN % OF LOT)		35 %	46 %	38 %
NET FLOOR AREA			1,832 SF	3,039 SF
FLOOR AREA RATIO (FAR)*		.75 (3,296 SF)	.42 (1,832 SF)	.69 (3,039 SF)
BUILDING HEIGHT		35'	25' - 10"	25' - 10"
NUMBER OF STORIES		2.5	2	2
FRONT YARD SETBACK		15'	17' - 7"	17' - 7"
REAR YARD SETBACK (13)		18' - 9"	24' - 7"	17' - 6"
SIDE YARD SETBACK WITH REDUCTION (10)	LEAST WIDTH OF SIDE YARD	7' - 6"	11'	5
	SUM WITH BOTH SIDE YARD	16'	23' - 8"	16'
SIDE YARD SETBACK	LEFT SIDE YARD	7' - 6"	12' - 4"	5'
	RIGHT SIDE YARD	7' - 6"	11' - 5"	11' - 5"
STREET FRONTAGE		50'	44'	44'
NO. OF PARKING SPACES			2	2
NO. OF BICYCLE PARKING SPACES			0	0
NO. OF LOADING SPACES			N/A	N/A

* SECTION 8.5 TABLE OF DIMENSIONAL REQUIREMENTS
FOOTNOTE (13) & (10)

CONTRACTOR SHALL CONFORM TO ALL CODES, ORDINANCES ETC. AND RETAIN RESPONSIBILITY FOR JURISDICTION OVER THE WORK. ALL WORK SHALL COMPLY WITH LATEST REVISIONS OF ALL APPLICABLE CODES AND ORDINANCES INCLUDING THE FOLLOWING:



1 EXISTING LOT AREA PLAN
1/8" = 1'-0"



2 PROPOSED LOT AREA PLAN
1/8" = 1'-0"

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consultant / contractor information:

stamp:



revision	revision description	date
1	ZBA REVIEW PACKAGE	6/13/2018

project title:
10 WARE STREET RESIDENTIAL ADDITION
10 Ware Street Somerville, MA 02144

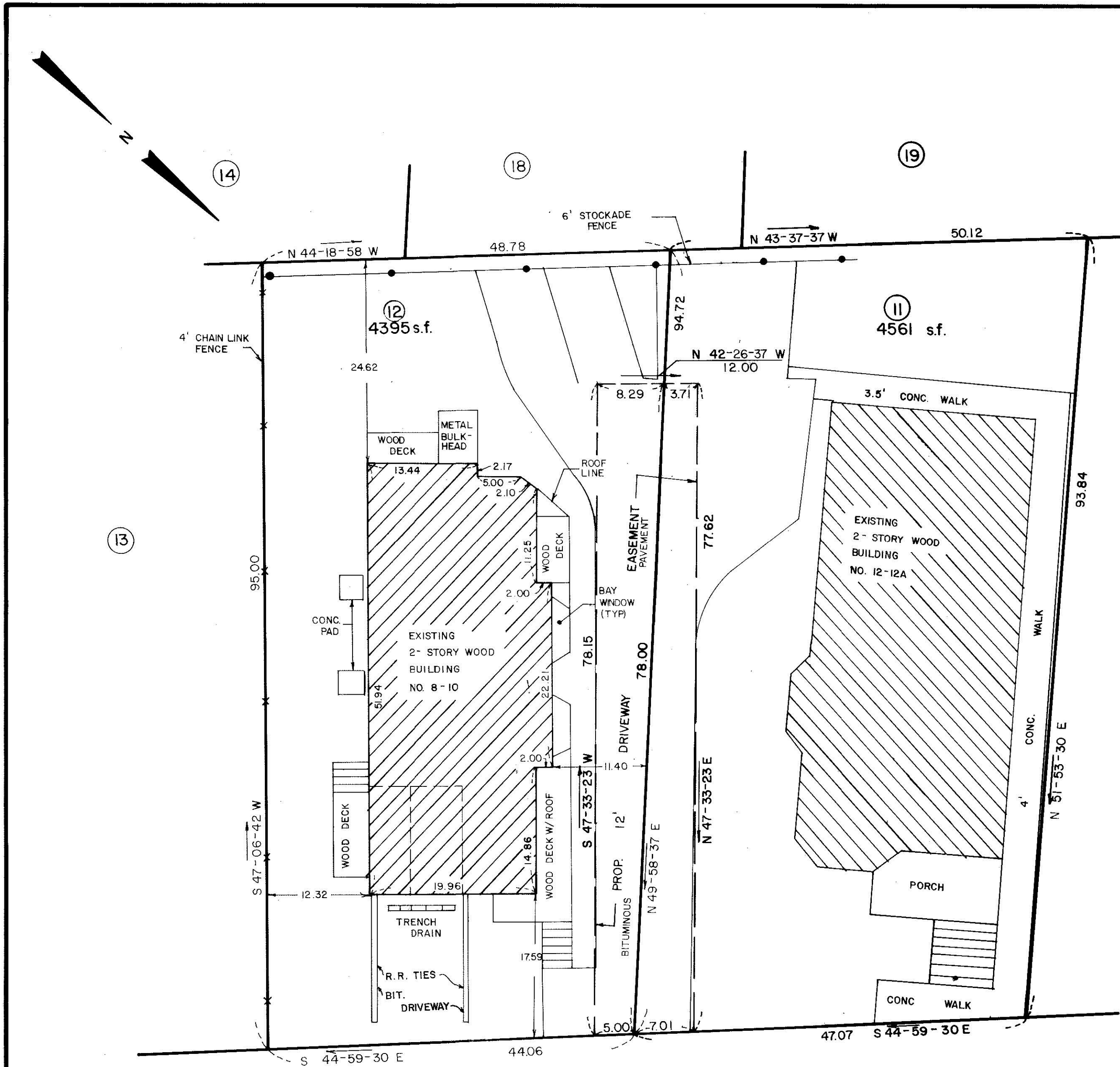
client information:
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drawing title
SITE INFORMATION

project number	drawing scale	approver
099	As indicated	Approver
drawing number	revision	
ZBA 1	1	



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: FEB. 11, 1988

John F. Toomey
REGISTERED LAND SURVEYOR

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 237 of 1988
Rec'd 2-26-1988
at 9:11 AM Doc No. 45
Rec'd, Bk 18889 Page 452
Attest *[Signature]*
Register

I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN

DATE: FEB. 11, 1988

John F. Toomey
REGISTERED LAND SURVEYOR

EASEMENT
PLAN OF LAND
IN
SOMERVILLE, MASS.

SCALE: 1" = 10'
FEB. 11, 1988
NORWOOD ENGINEERING CO., INC.
CONSULTING ENGINEERS — LAND SURVEYORS
1410 ROUTE ONE
NORWOOD, MASS. 02062



① PLOT PLAN
1" = 10'-0"

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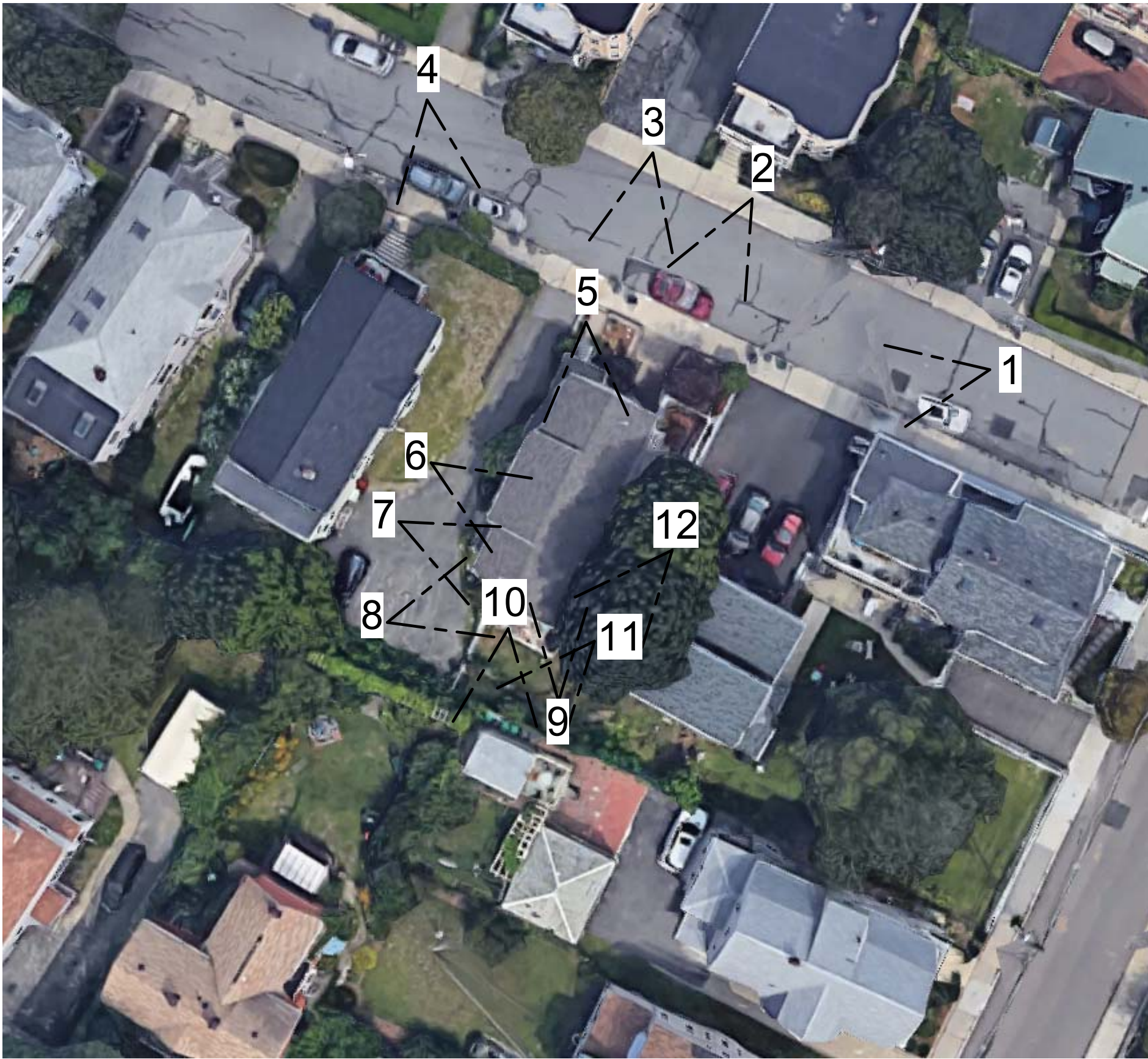
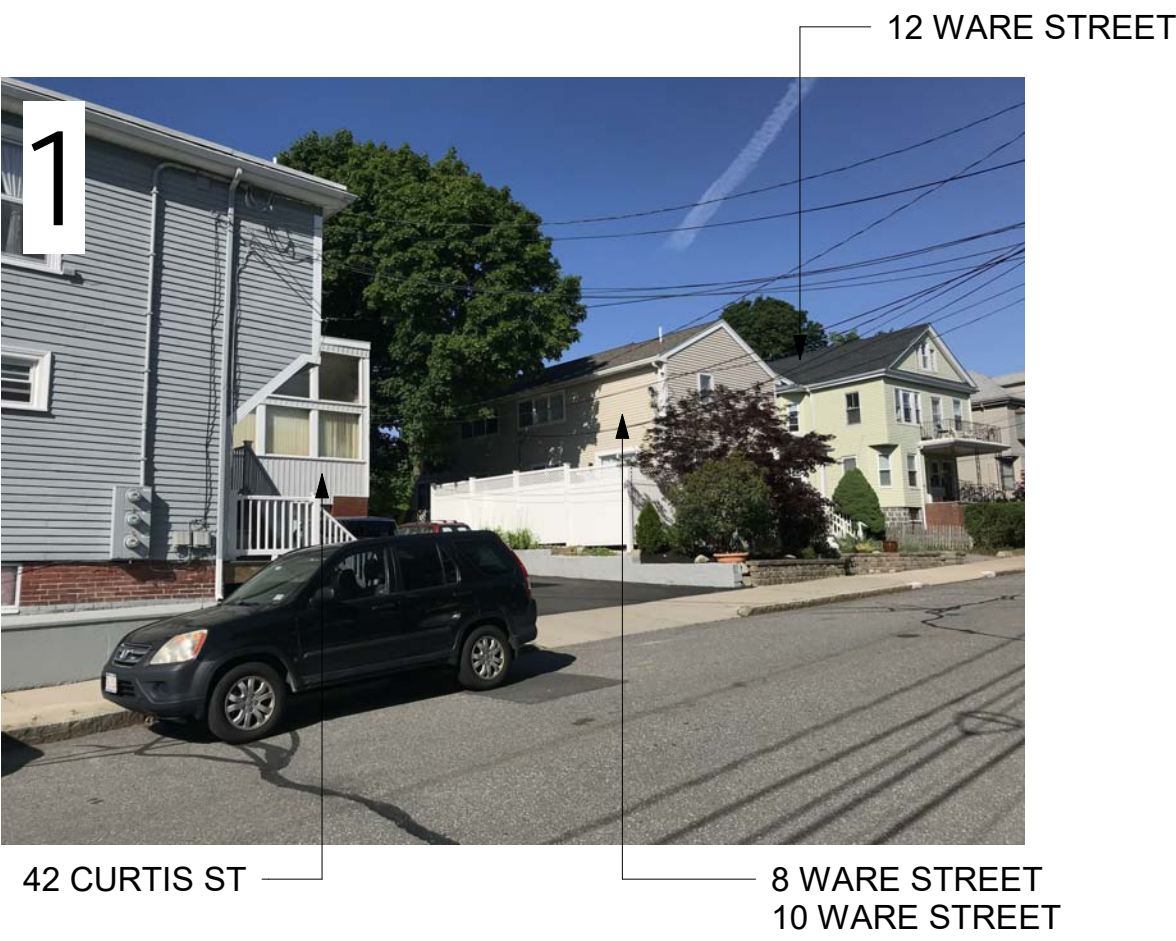
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drawing title
PLOT PLAN

project number	drawing scale	approver
099	1" = 10'-0"	Approver
drawing number	revision	
ZBA 2	1	



VIEWS FROM WARE STREET



8 WARE STREET FROM DRIVEWAY



10 WARE STREET MAIN ENTRANCE



10 WARE STREET MAIN ENTRANCE



10 WARE STREET DRIVEWAY & REAR YARD



10 WARE STREET LEFT SIDE YARD



10 WARE STREET REAR YARD



10 WARE STREET REAR YARD



10 WARE STREET REAR YARD

VIEWS INSIDE 8 & 10 WARE STREET LOT

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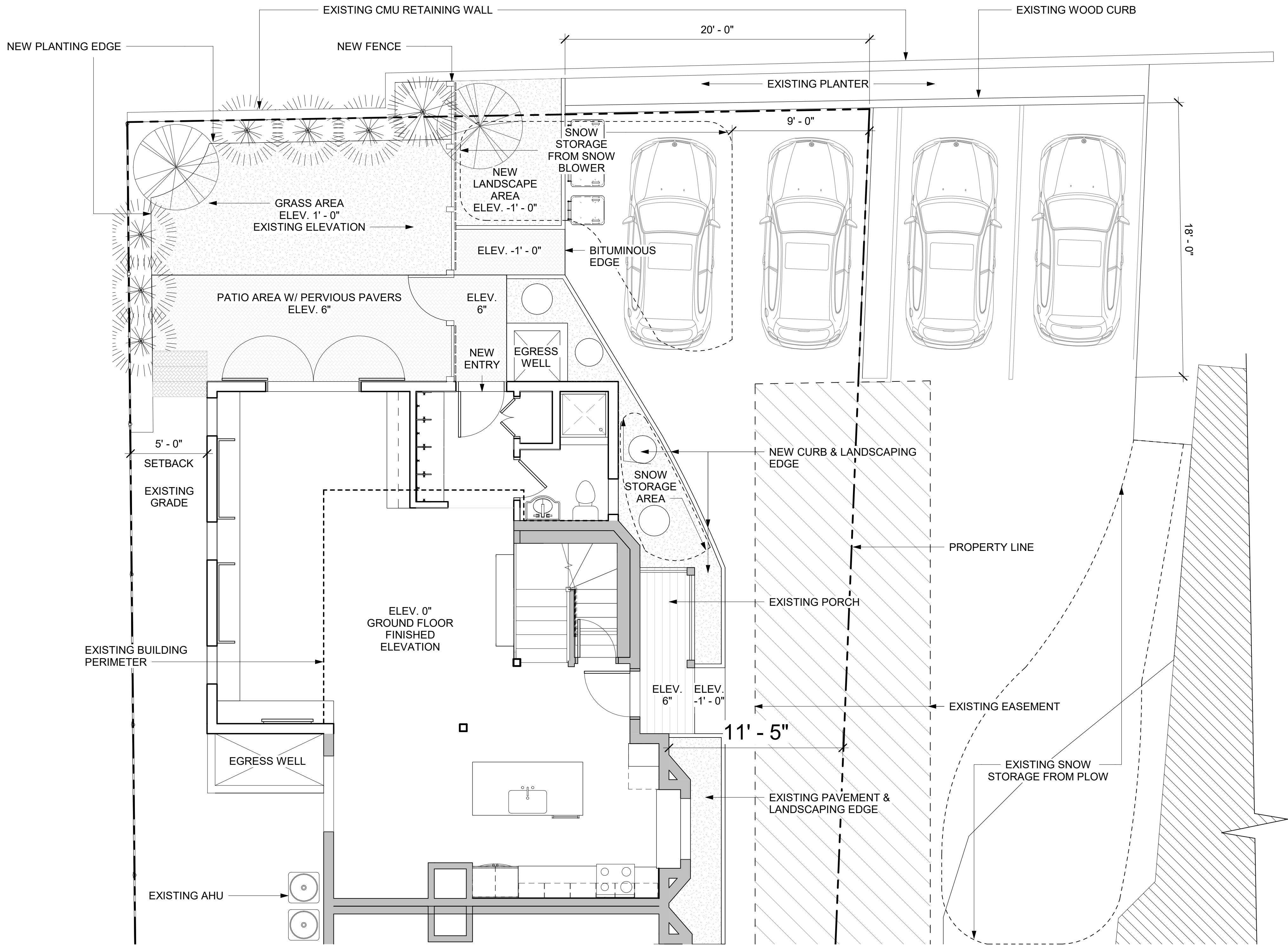
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website www.joethearchitect.com

drawing title
SITE PHOTOS

project number	drawing scale	approver
099		Approver
drawing number	revision	
ZBA 3	1	



1 ENLARGED PROPOSED SITE PLAN
1/4" = 1'-0"

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drawing title
ENLARGED PROPOSED
SITE PLAN

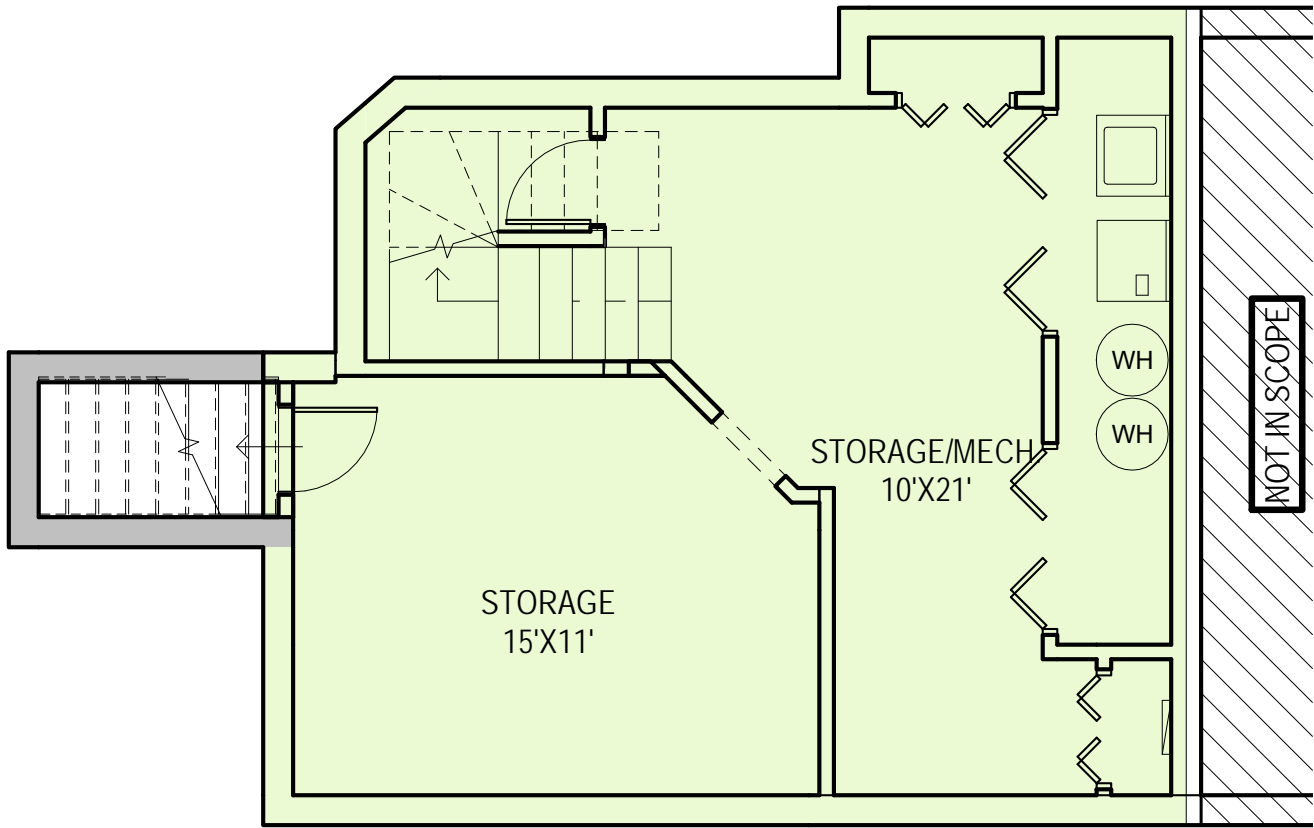
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099	1/4" = 1'-0"	Approver
drawing number	revision	

ZBA 4

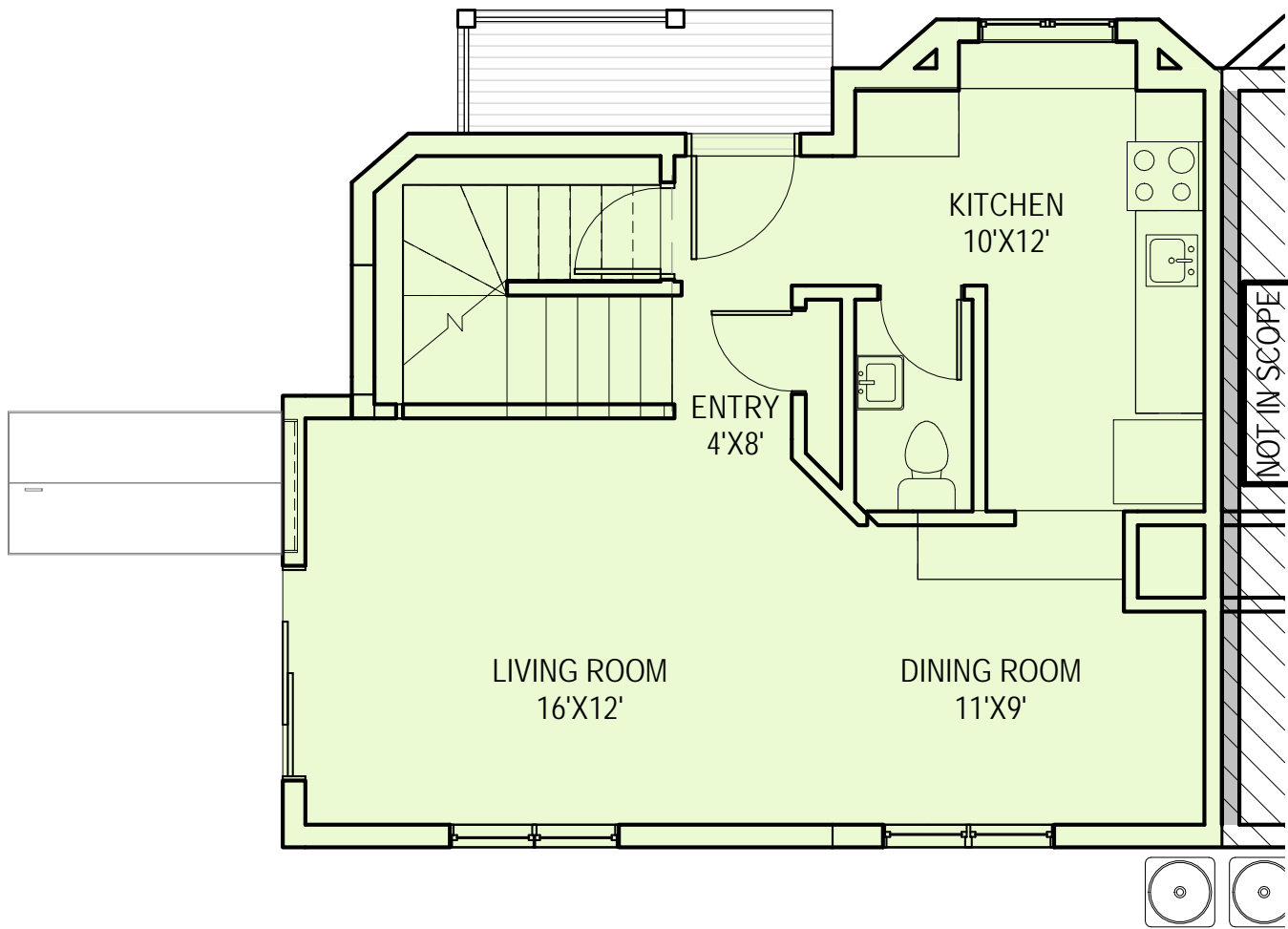
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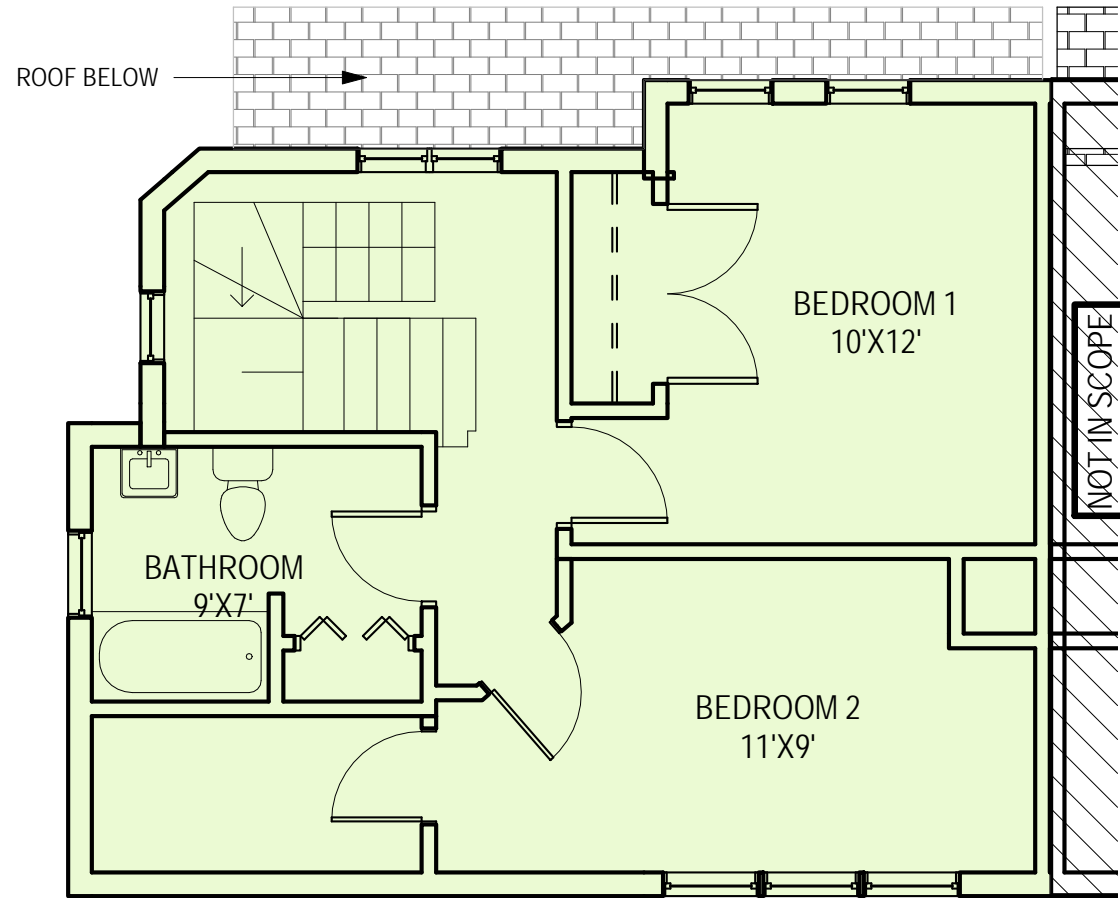
= ADDITION



Gross square footage: 535sf
Basement
Storage & Mechanical



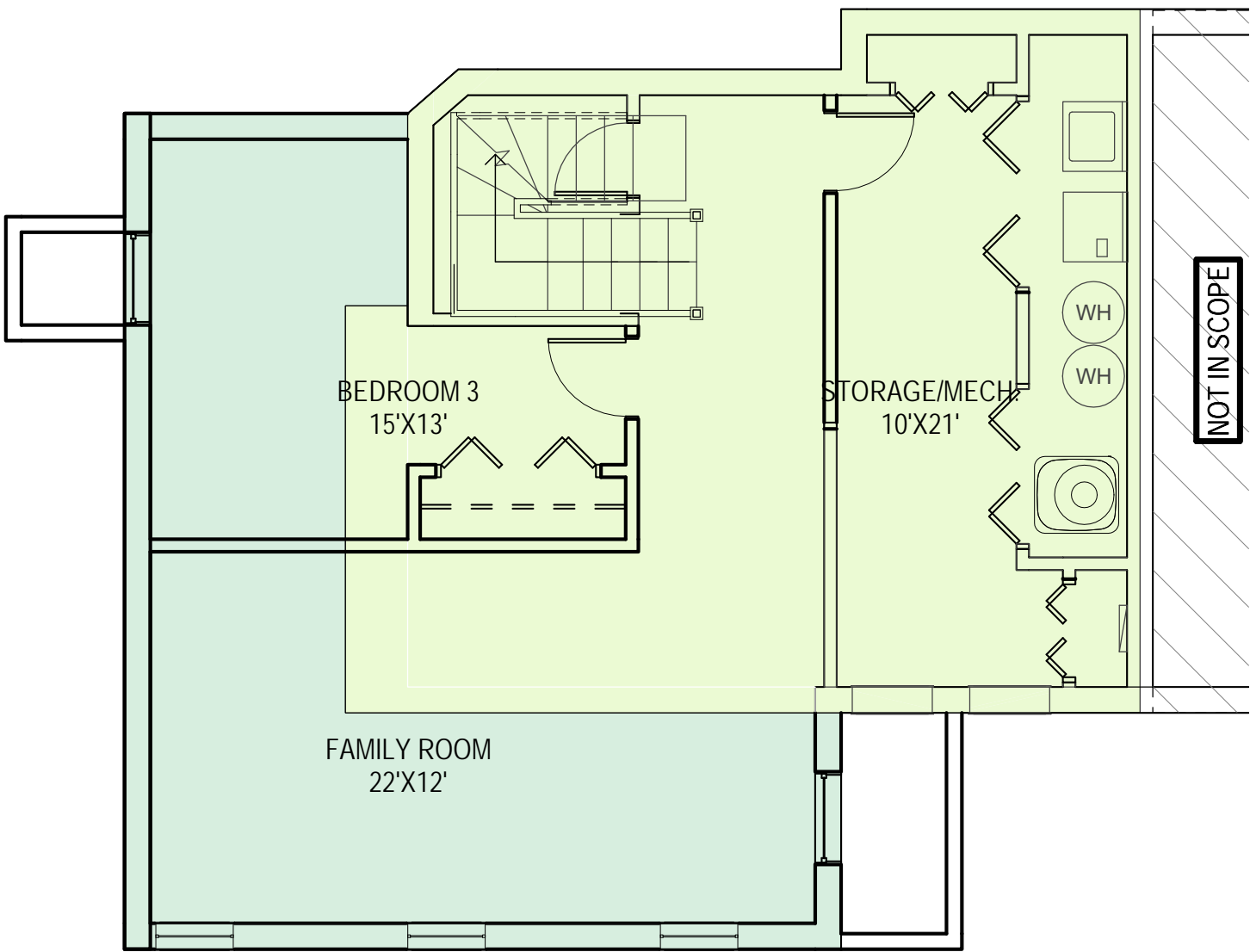
Net square footage: 475sf
Ground Floor



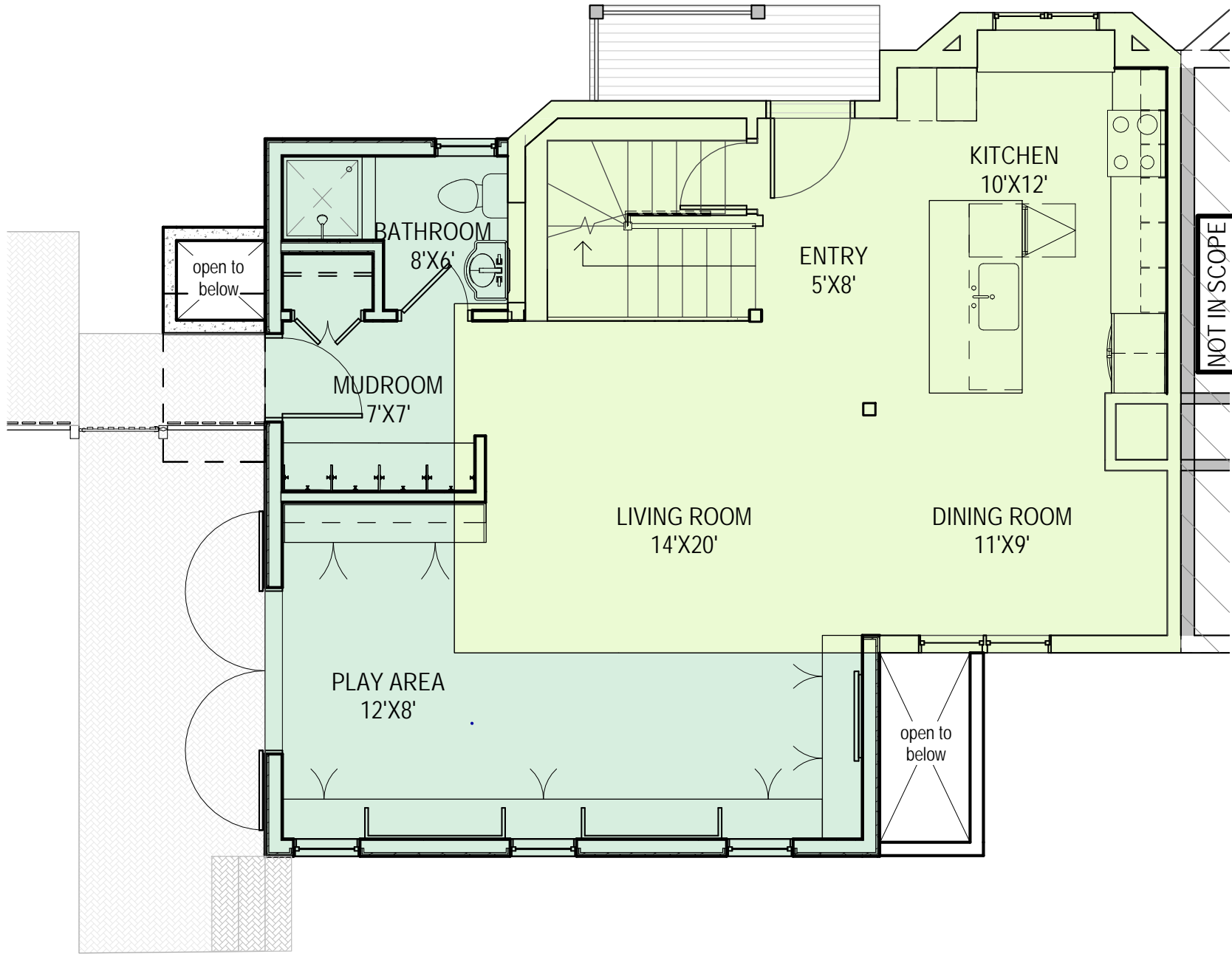
Net square footage: 450sf
Second Floor

EXISTING

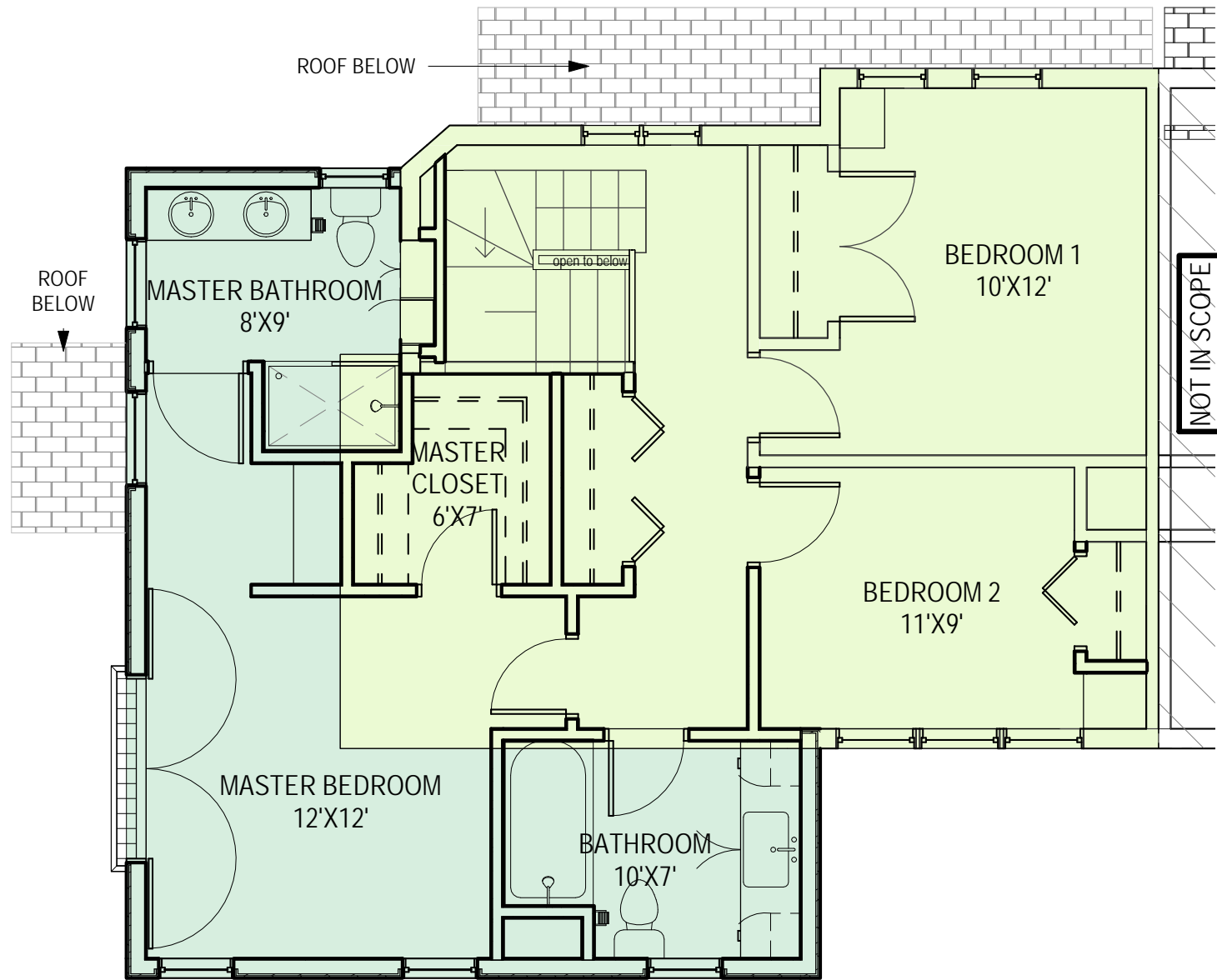
PROPOSED



Net square footage: 690sf
Basement



Net square footage: 725sf
Ground Floor



Net square footage: 717sf
Second Floor

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10 Ware Street Somerville, MA 02144

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drawing title
FLOOR PLANS, EXISTING
& PROPOSED

project number	drawing scale	approver
099	As indicated	Approver
drawing number	revision	
ZBA 5	1	



EXISTING



PROPOSED

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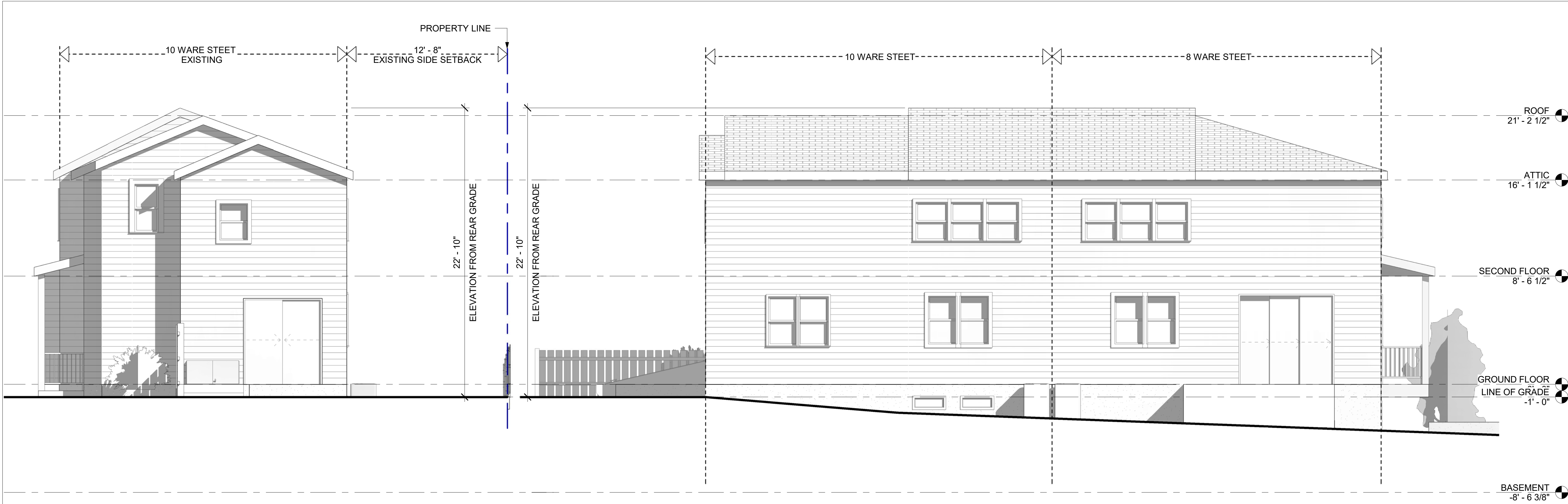
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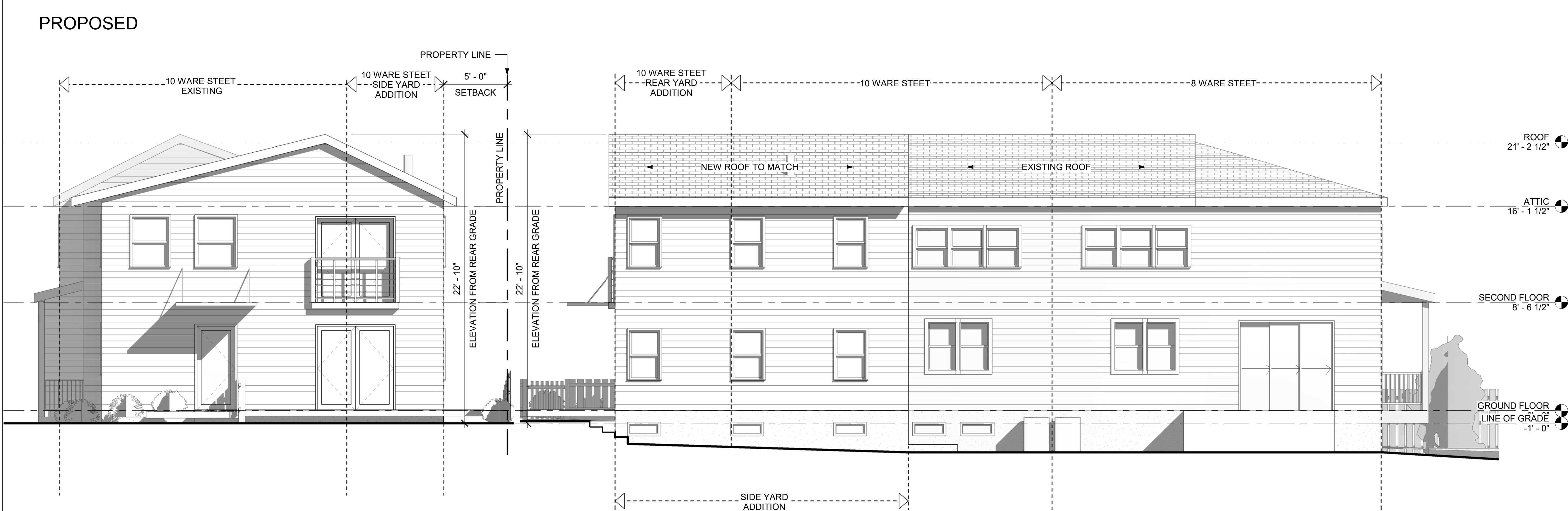
drawing title
EXTERIOR ELEVATIONS,
EXISTING & PROPOSED

project number	drawing scale	approver
099	1/4" = 1'-0"	Approver
drawing number	revision	

ZBA 6 1



EXISTING



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drawing title
EXTERIOR ELEVATIONS,
EXISTING & PROPOSED

project number	drawing scale	approver
099	1/4" = 1'-0"	Approver
drawing number	revision	

ZBA 7 1



EXISTING FROM DRIVEWAY



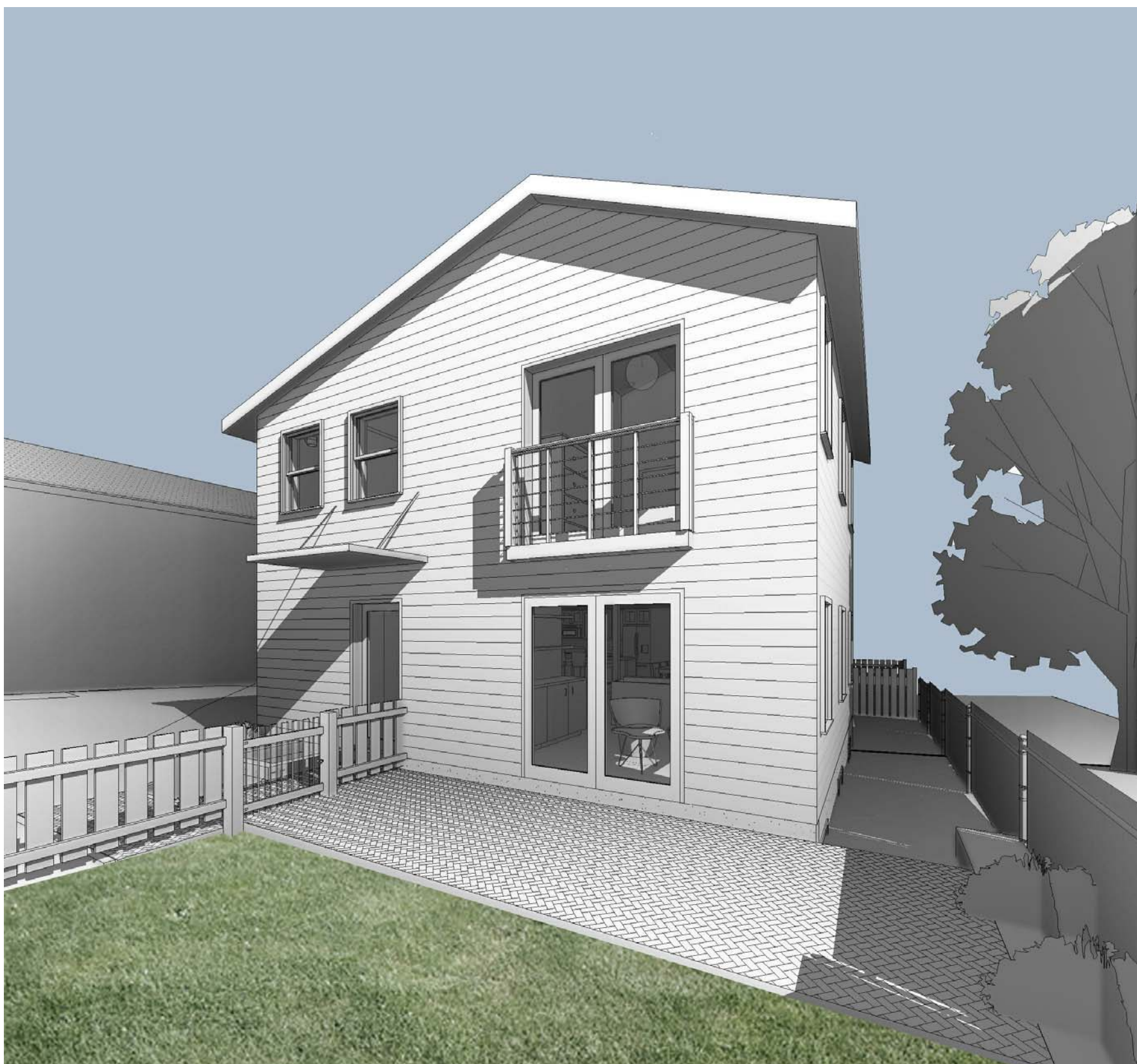
PROPOSED FROM DRIVEWAY



PROPOSED FROM WARE STREET



PROPOSED FROM DRIVEWAY



PROPOSED FROM BACKYARD

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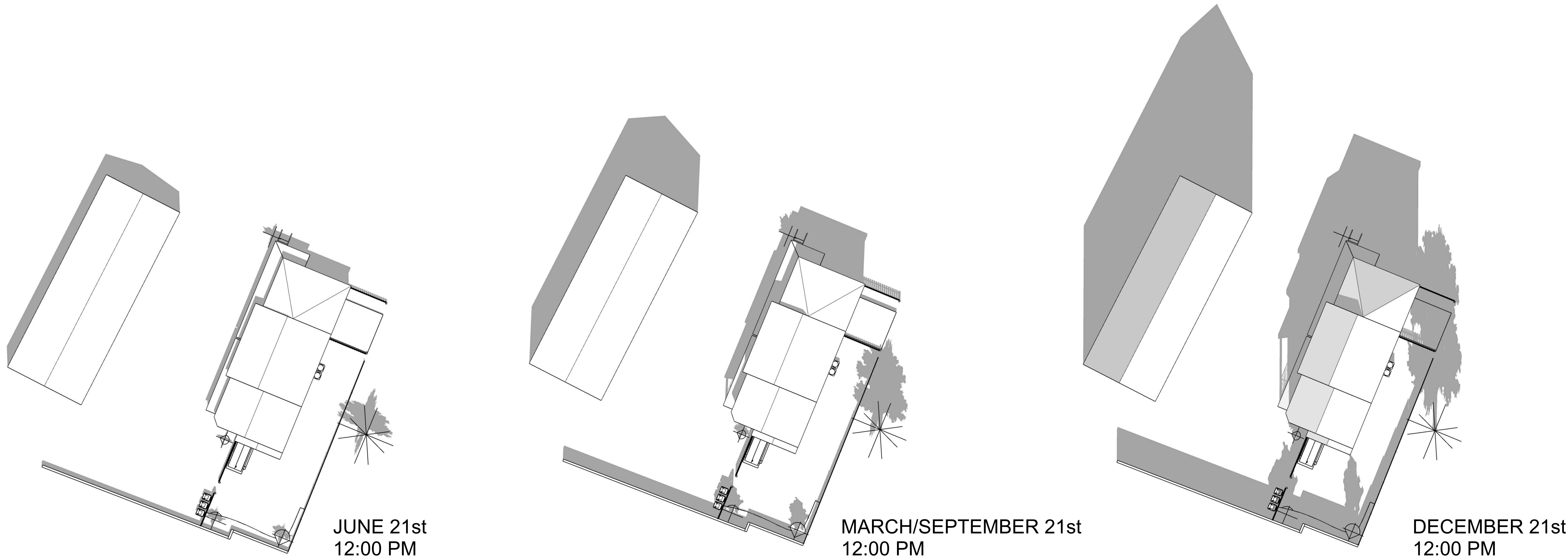
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drawing title
EXTERIOR VIEWS

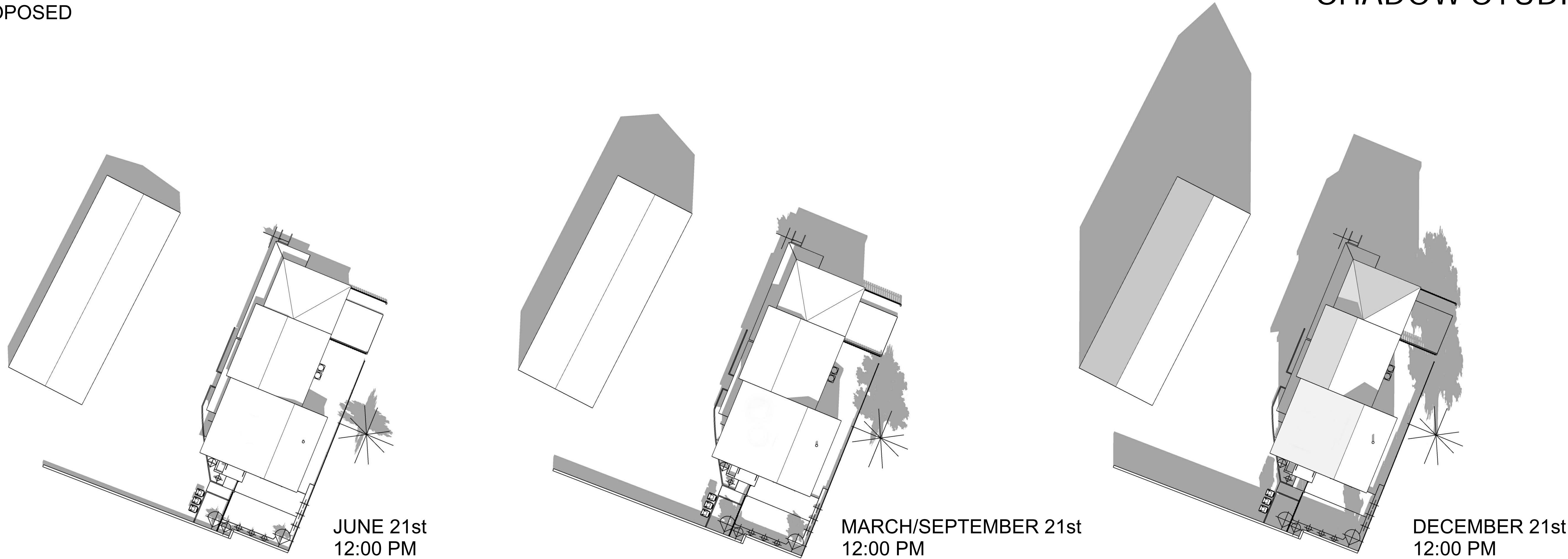
project number	drawing scale	approver
099		Approver
drawing number	revision	
ZBA 8	1	



EXISTING

PROPOSED

SHADOW STUDIES



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SHADOW STUDIES

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drawing number ZBA 9		revision 1