

47 ELECTRIC AVE.

47 ELECTRIC AVE. SOMERVILLE, MA 02144

BA

BALANCE ARCHITECTS
617.991.0269 | www.balance-architects.com
197 8th Street, Suite 2000, Boston, MA 02129

PROJECT NAME:

47 ELECTRIC AVE.

CLIENT:

LABRADOR REAL ESTATE

PROJECT ADDRESS:

47 ELECTRIC AVE. SOMERVILLE, MA 02144

Land Surveyor

David P. Terenzoni PLS
4 Allen Road, Peabody, MA 01960
(978) 531-8744
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Structural Engineer

Berdi Consulting
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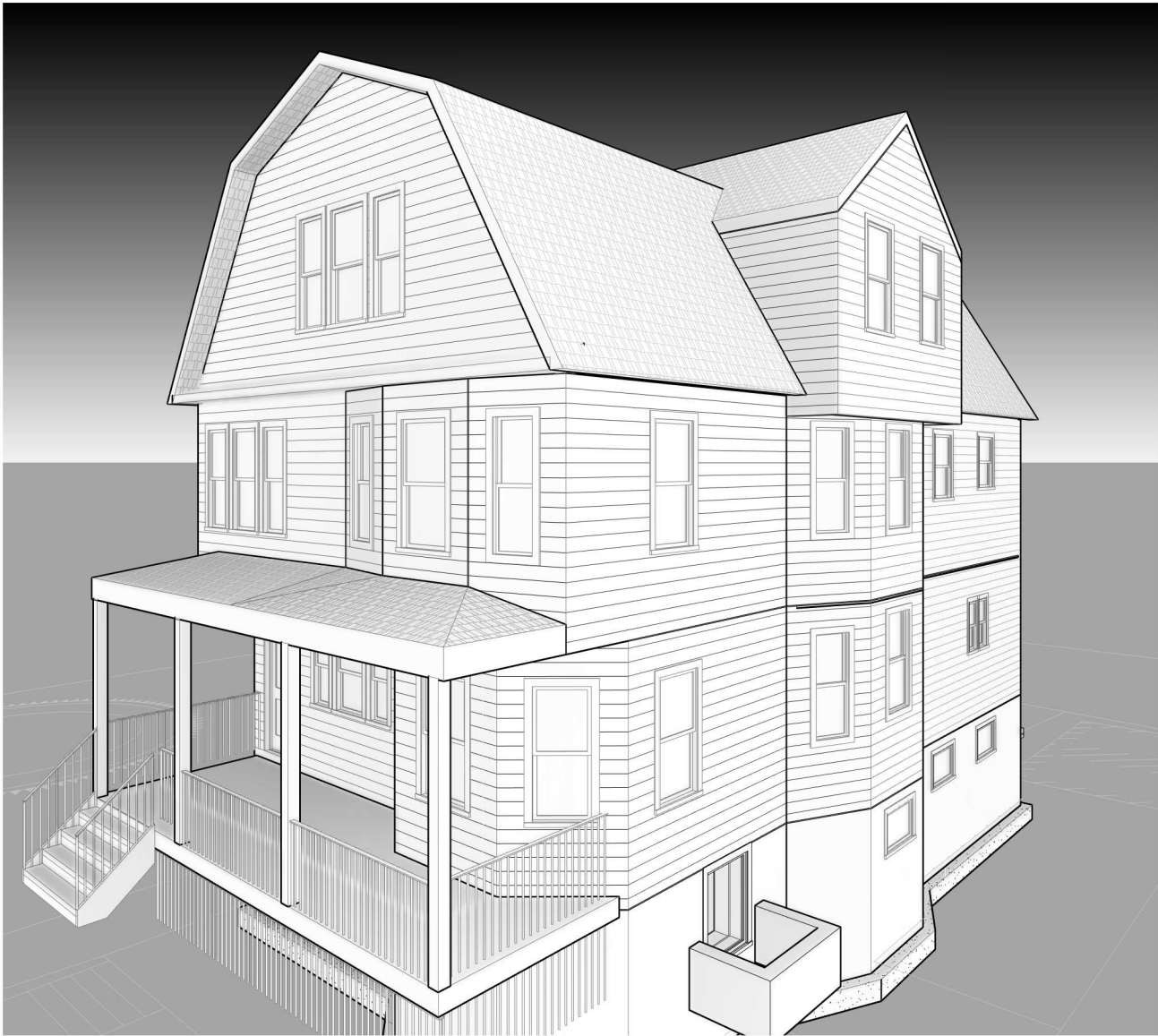
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COVER

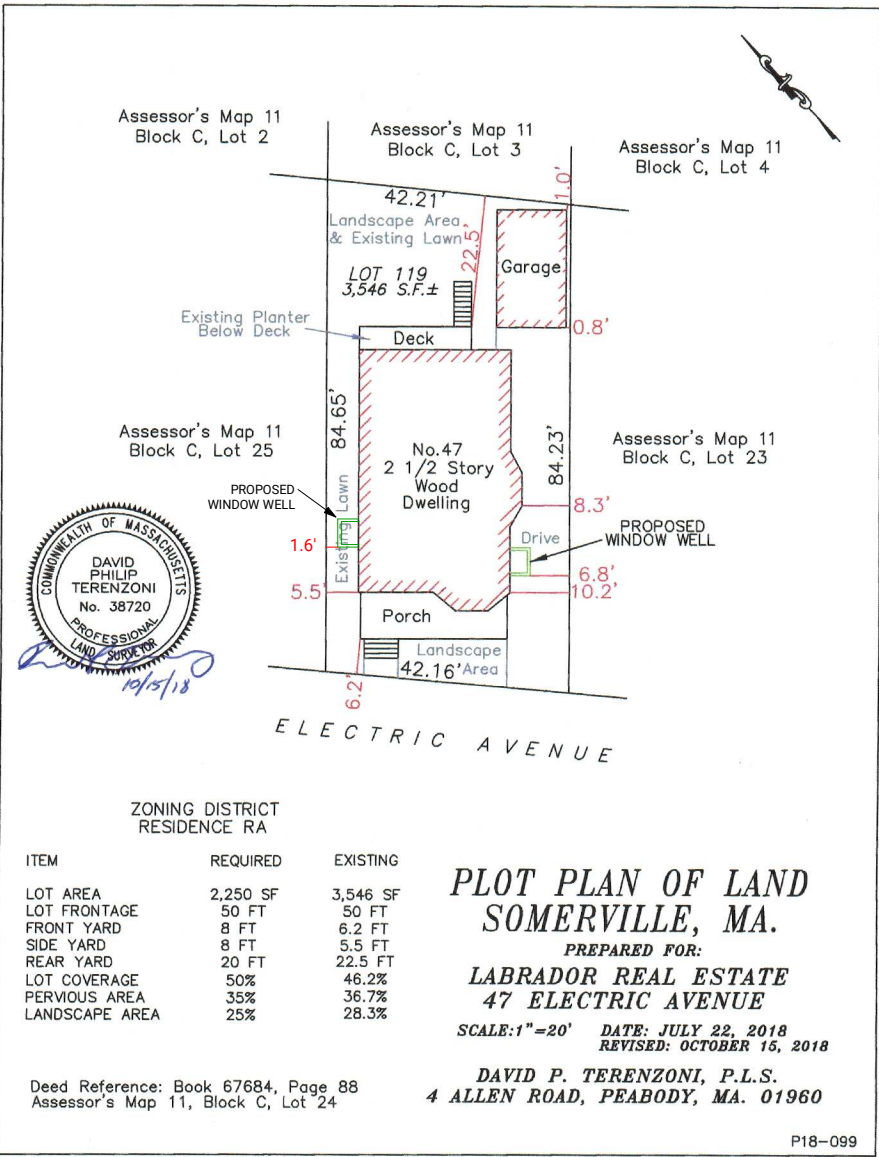
A000



ZONING SUMMARY

47 Electric Ave

Zoning District	RA				
DIMENSIONAL REQUIREMENTS	ALLOWED	EXISTING	PROPOSED	EXISTING CONFORMANCE	CONFORMING
Min. Lot Size	2,250.0 SF	3546 ft	3546 ft	YES	YES
Min. Lot Frontage	50 ft	50.0 ft	50.0 ft	YES	YES
Min. Front Yard	8 ft	6.2 ft	6.2 ft	NO	NO
Min. Side Yard	8 ft	5.5 ft	1.6 ft	NO	NO
Min. Rear Yard	20 ft	22.5 ft	22.5 ft	YES	YES
Max. FAR	0.75	0.83	1.03	NO	NO
Max Ground Cover	50%	46.2%	46.2%	YES	YES
Min. Pervious Percentage	35%	36.7%	36.7%	YES	YES
Min. Landscaped Area	25%	28%	28.3%	YES	YES
Max Stories	2.5	2.5	2.5	YES	YES
Max. Building Height	35.0 ft	29.1 ft	29.1 ft	YES	YES



DEFINITIONS

2.2.64. Ground Coverage Ratio. The percentage of lot area included within the outside lines of the exterior walls of all buildings located on the lot, except garages and carports in districts RA and RB, but including the area of porches, decks, breezeways, balconies and bay windows, patios, except patios not more than six (6) inches above grade.

2.2.63. Grade, Finished. For purposes of this Ordinance, unless specifically defined elsewhere in this Ordinance, finished grade shall be the elevation of the reference plane representing the average finished ground line adjoining a building at all the exterior walls. When the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest point within the area between the building and the lot line or, when the lot line is more than fifteen (15) feet from the building, between the building and a point fifteen (15) feet from the building. Average finished grade of a parcel with more than one (1) building located thereon shall be the average of all the individual finished grades calculated for each building located on said parcel.

2.2.66. Height of Building. The vertical distance measured from the finished grade adjoining an exterior wall of a building to the highest point of roof beams of the top story in the case of a flat roof, to the deck line of a mansard roof, and to the average height between the plate and ridge of a gable, hip or gambrel roof.

2.2.58. Floor area, net. The sum area of all floors or accessible levels of a building as measured to the perimeter of the exterior faces of the walls, including enclosed porches, but excluding areas used for accessory garage purposes, basement, cellar, closet, and attic areas devoted exclusively to storage and mechanical uses accessory to the operation of the building, off-street loading facilities, malls, plazas, elevator shafts, escalators, stairways and stair landings, and those areas used for the storage, operation or maintenance of mechanical equipment such as air conditioning and heating apparatus. For reasons of convenience, eighty percent (80%) of the gross floor area may be used if this is deemed reasonable in the judgment of the Superintendent.

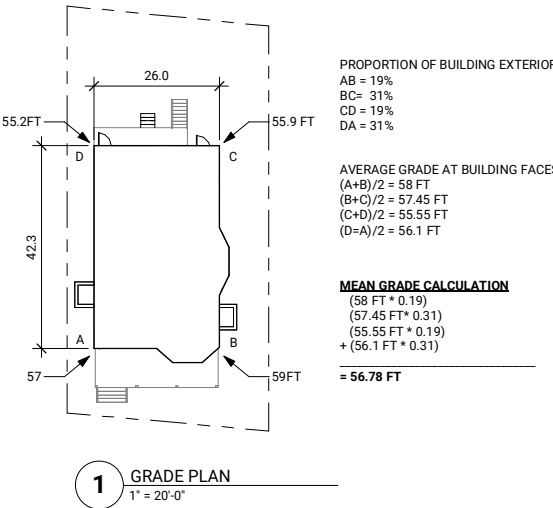
2.2.59. Floor area ratio (FAR). In all zones except TOD and CCD, FAR is the ratio of the net floor area of a building to the total area of the lot it is located upon, except that portion of a structure used as an accessory use child care facility is exempted from the floor area ratio (FAR) calculation, and the allowable floor area of such a structure shall be increased by an amount equal to the floor area of the child care facility up to a maximum of ten (10) percent, provided the requirements of M.G.L. Chapter 40A, Section 3 are also met.

In TOD and CCD zones, FAR is the ratio of the gross floor area of a building, excluding the area defined as "Basement", to the total area of the lot it is located upon.

DRAWING LIST	
Sheet Number	Sheet Name

EXISTING	
EX100	EXISTING PLANS - BASEMENT & GROUND FLOOR
EX101	EXISTING PLANS- SECOND & THIRD FLOORS
EX200	EXISTING ELEVATIONS
EX201	EXISTING ELEVATIONS

ARCHITECTURAL	
A100	FLOOR PLANS - BASEMENT & GROUND
A200	BUILDING ELEVATIONS
A201	BUILDING ELEVATIONS





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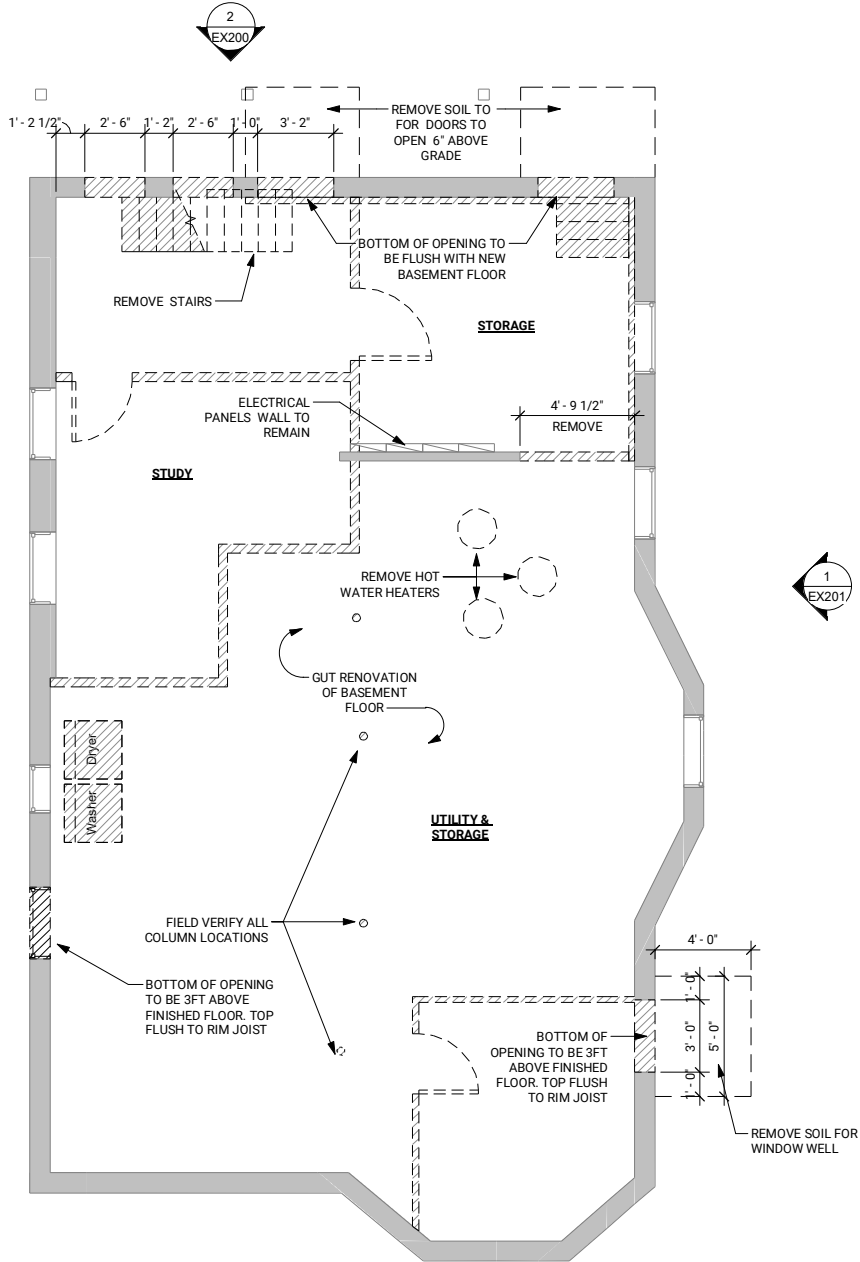
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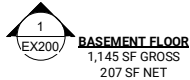
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**EXISTING PLANS -
BASEMENT & GROUND
FLOOR**

EX100



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



BASEMENT FLOOR
1,145 SF GROSS
207 SF NET

DEMOLITION NOTES

- ALL DEMOLITION TO BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES
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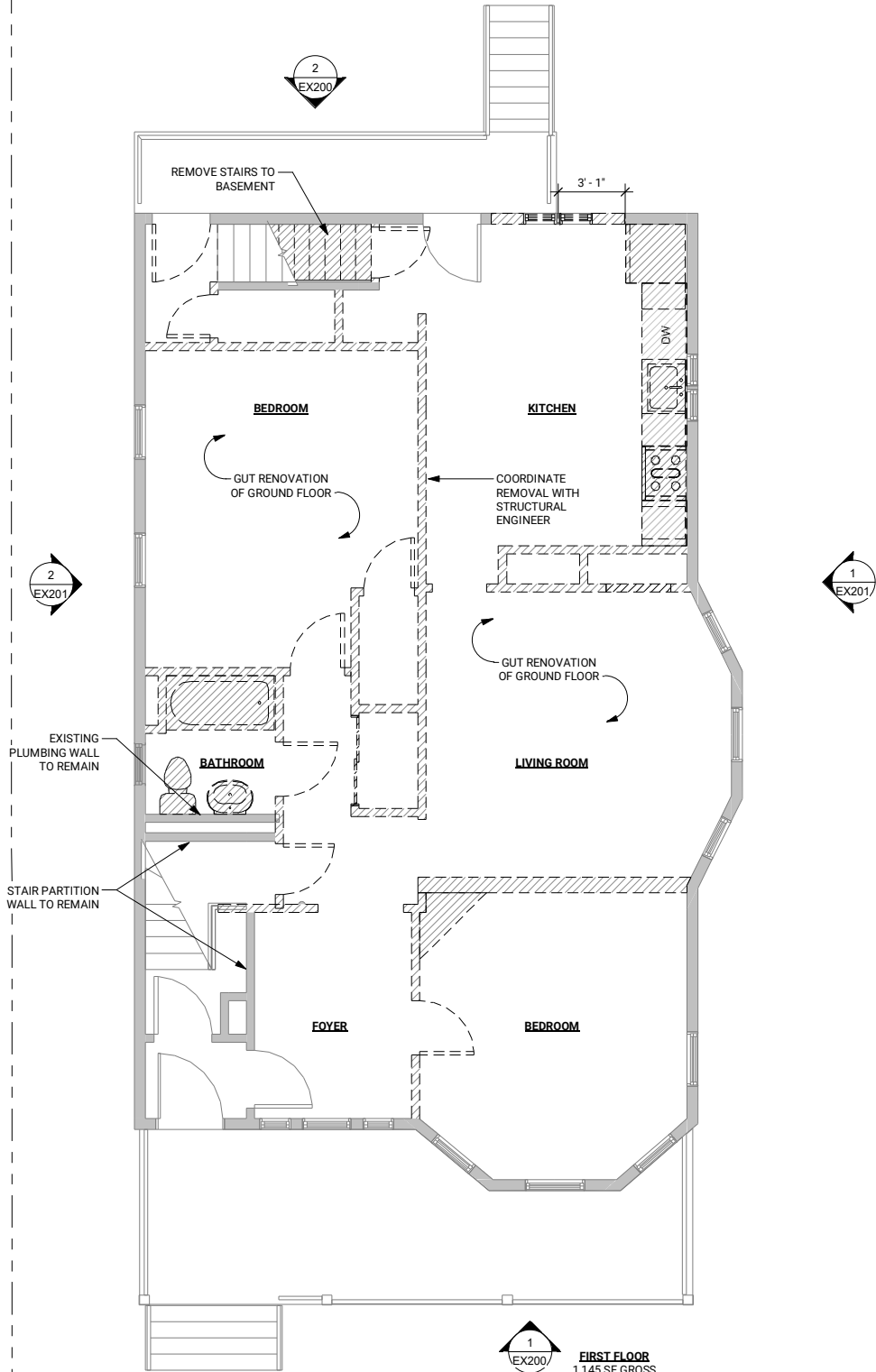
DEMOLITION LEGEND



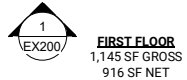
DOOR TO BE REMOVED



WALL TO BE REMOVED



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



FIRST FLOOR
1,145 SF GROSS
916 SF NET

GENERAL NOTES::

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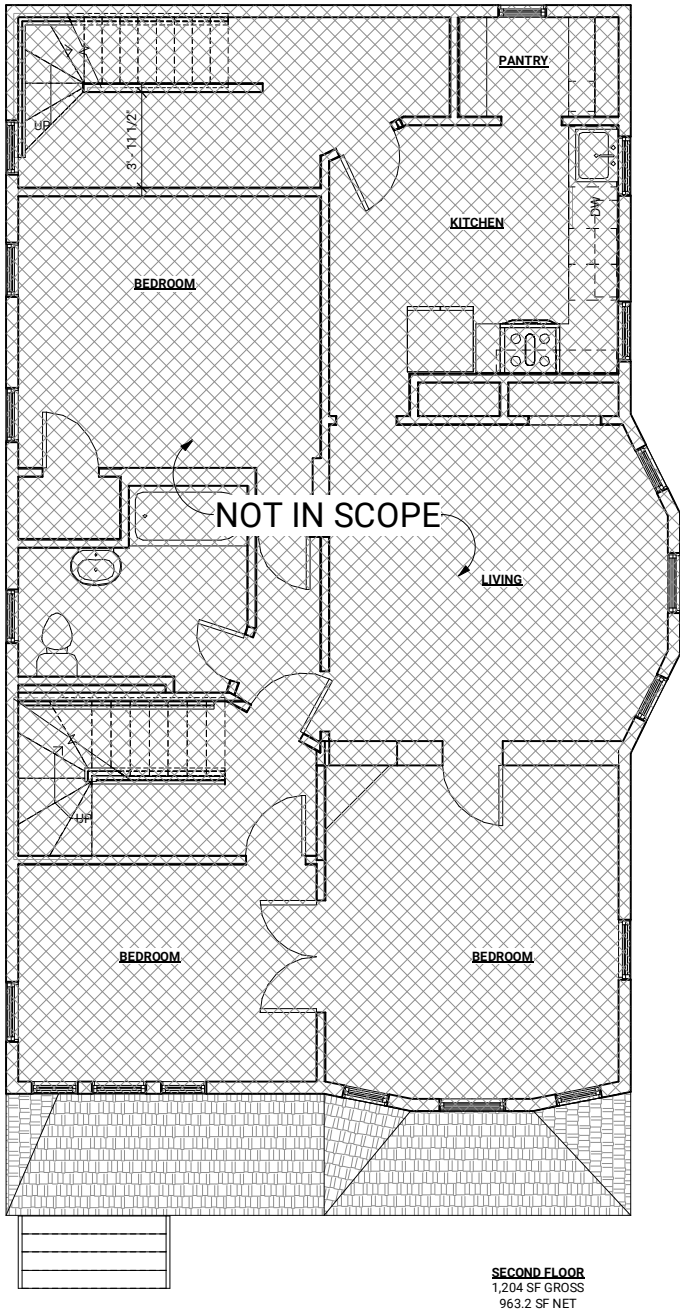
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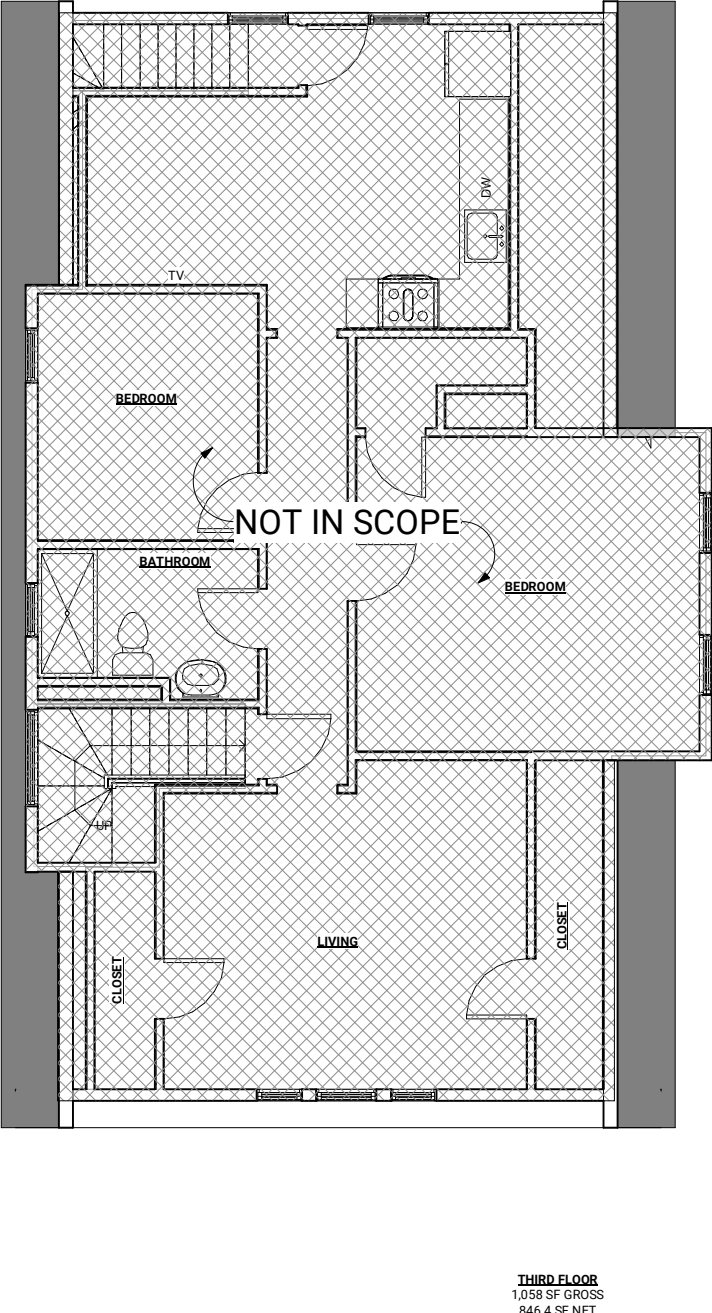
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**EXISTING PLANS- SECOND
& THIRD FLOORS**

EX101




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




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

DEMOLITION LEGEND



DOOR TO BE REMOVED



WALL TO BE REMOVED

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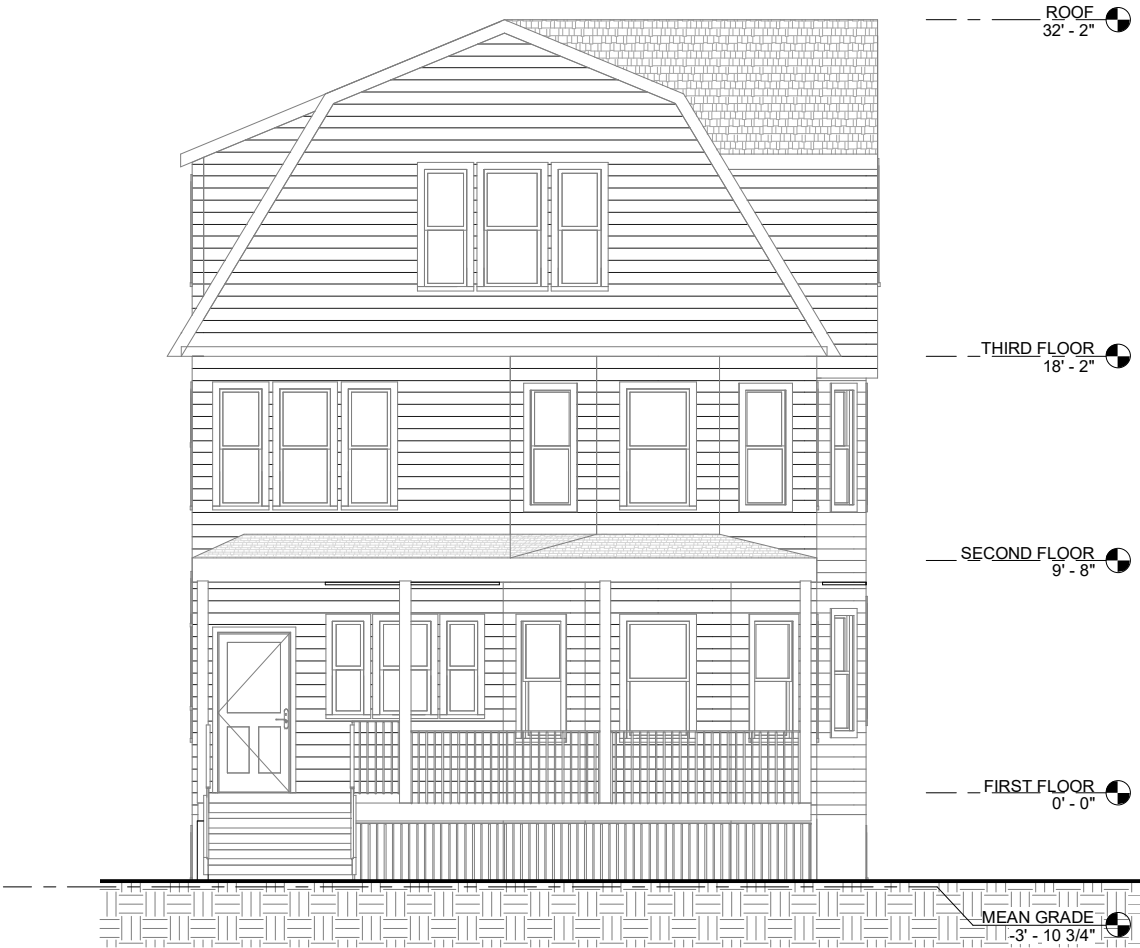
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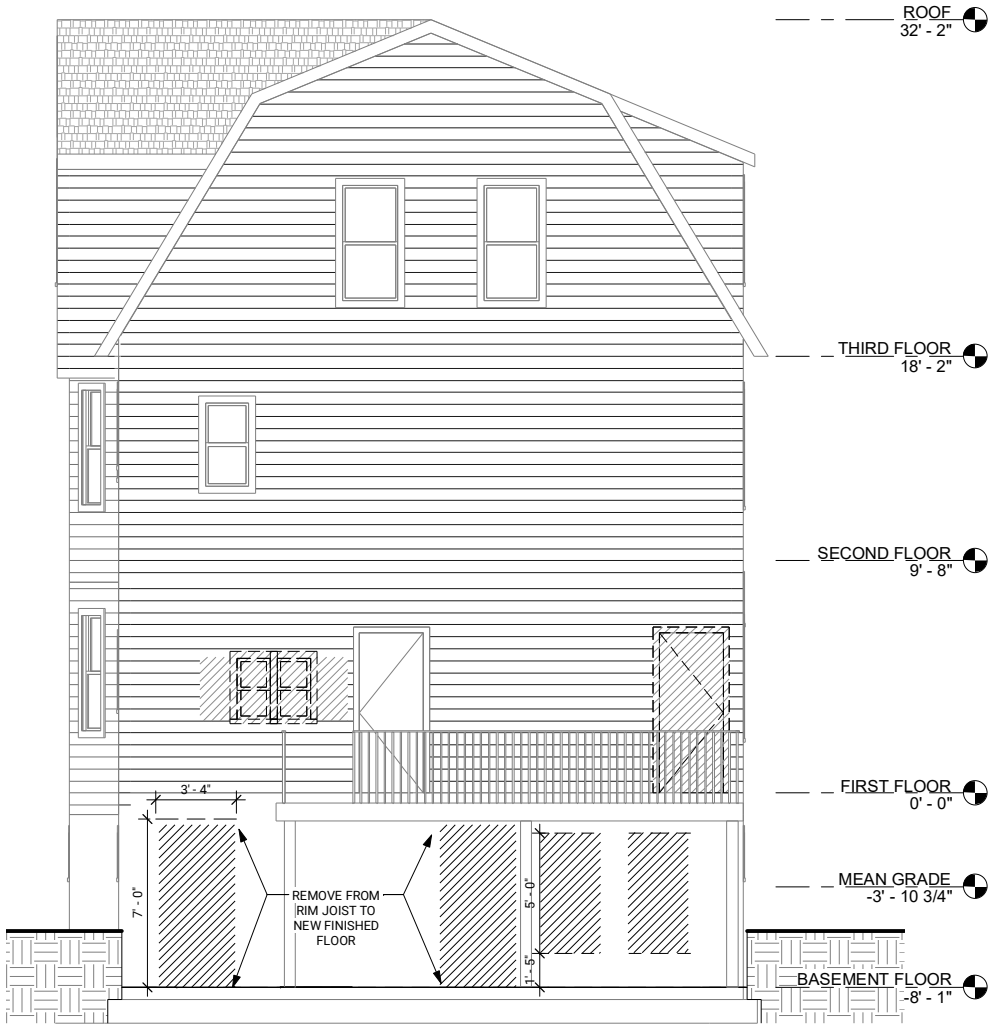
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EXISTING ELEVATIONS

EX200



1 DEMOLITION ELEVATION - FRONT
1/4" = 1'-0"



2 DEMOLITION ELEVATION - REAR
1/4" = 1'-0"

DEMOLITION LEGEND



DOOR TO BE REMOVED



WALL TO BE REMOVED

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1 DEMOLITION ELEVATION - WEST
1/4" = 1'-0"



2 DEMOLITION ELEVATION - EAST
1/4" = 1'-0"

DEMOLITION NOTES

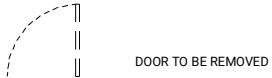
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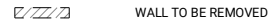
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DEMOLITION LEGEND



DOOR TO BE REMOVED



WALL TO BE REMOVED



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EXISTING ELEVATIONS

EX201



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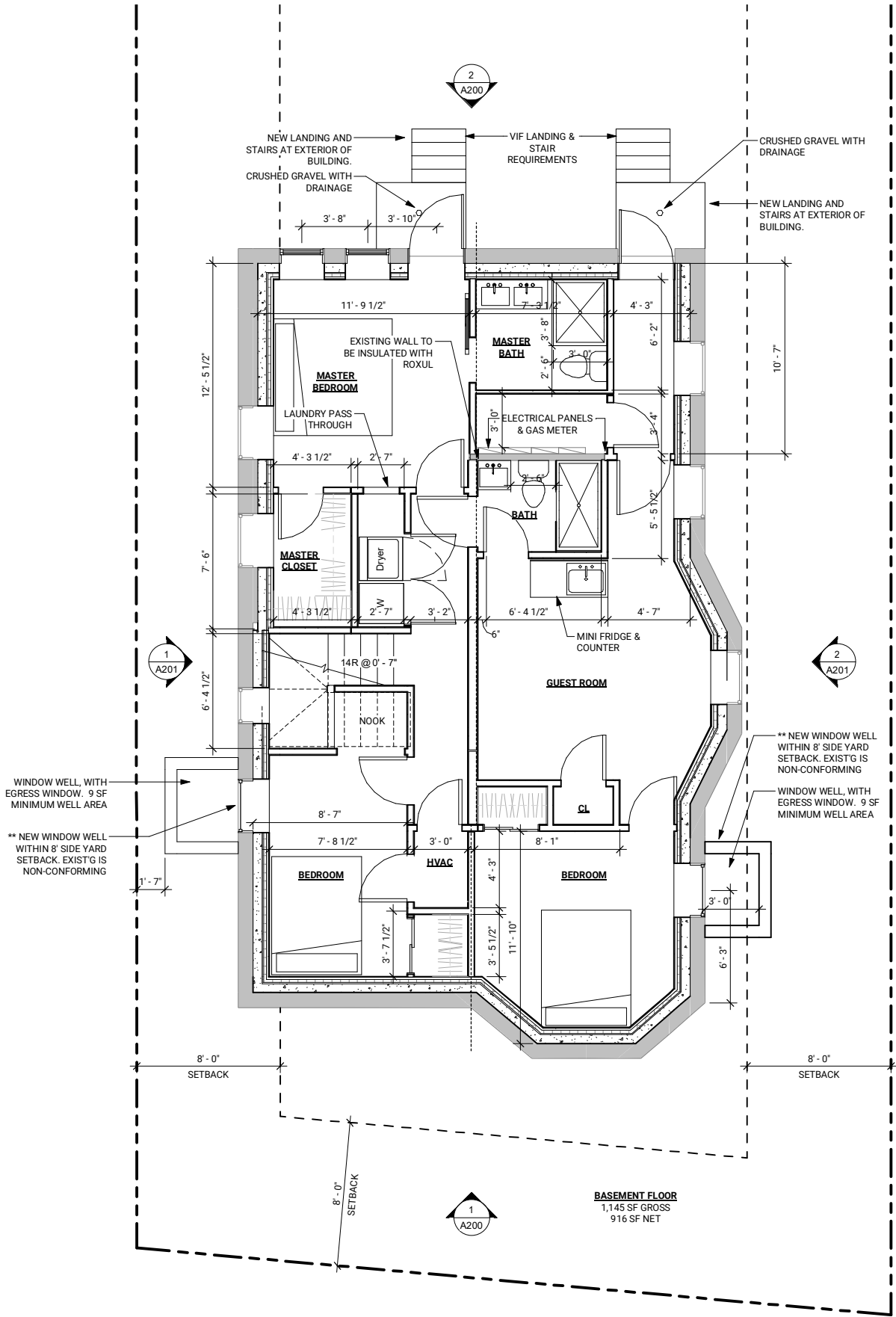
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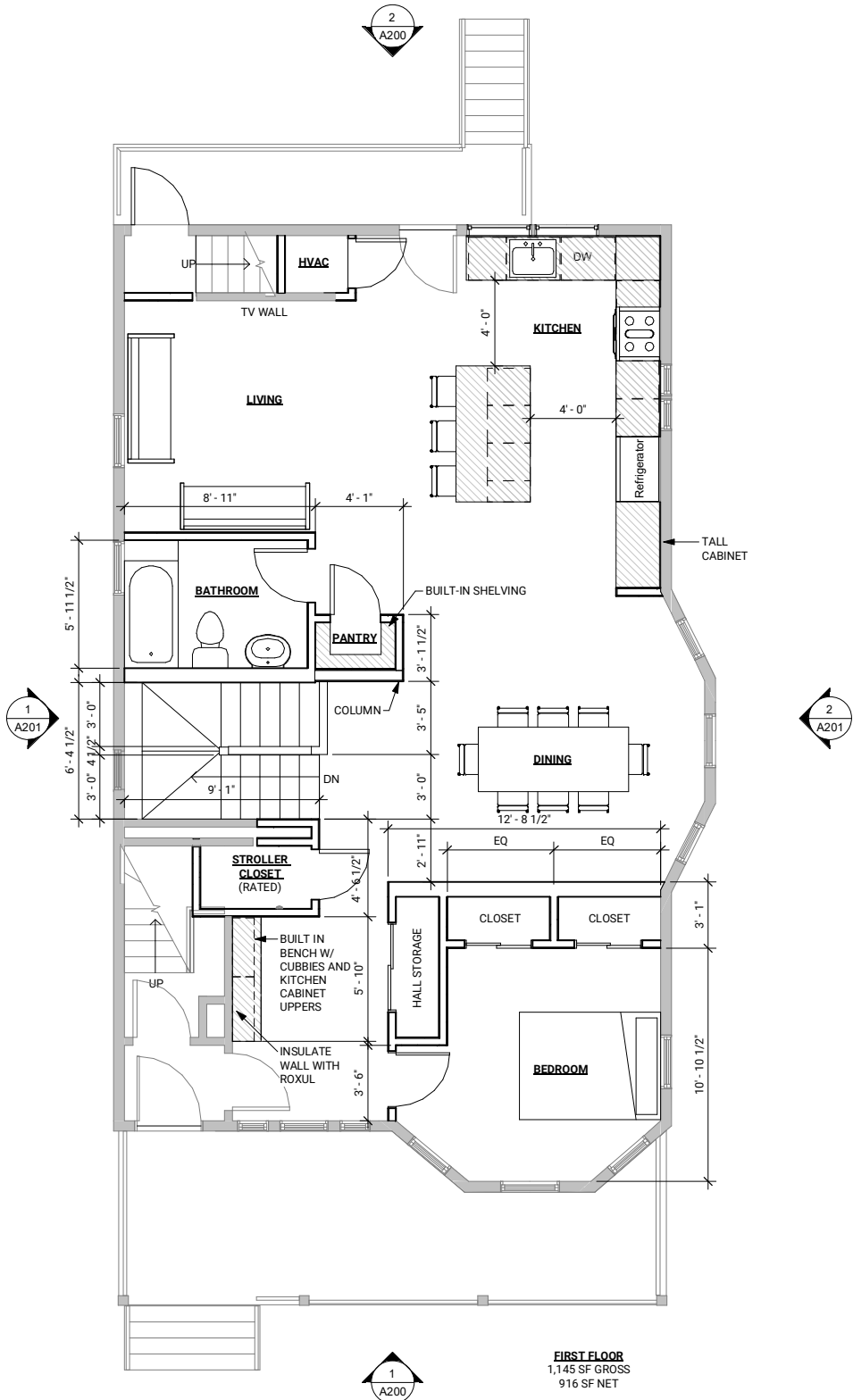
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**FLOOR PLANS - BASEMENT
& GROUND**

A100



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



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



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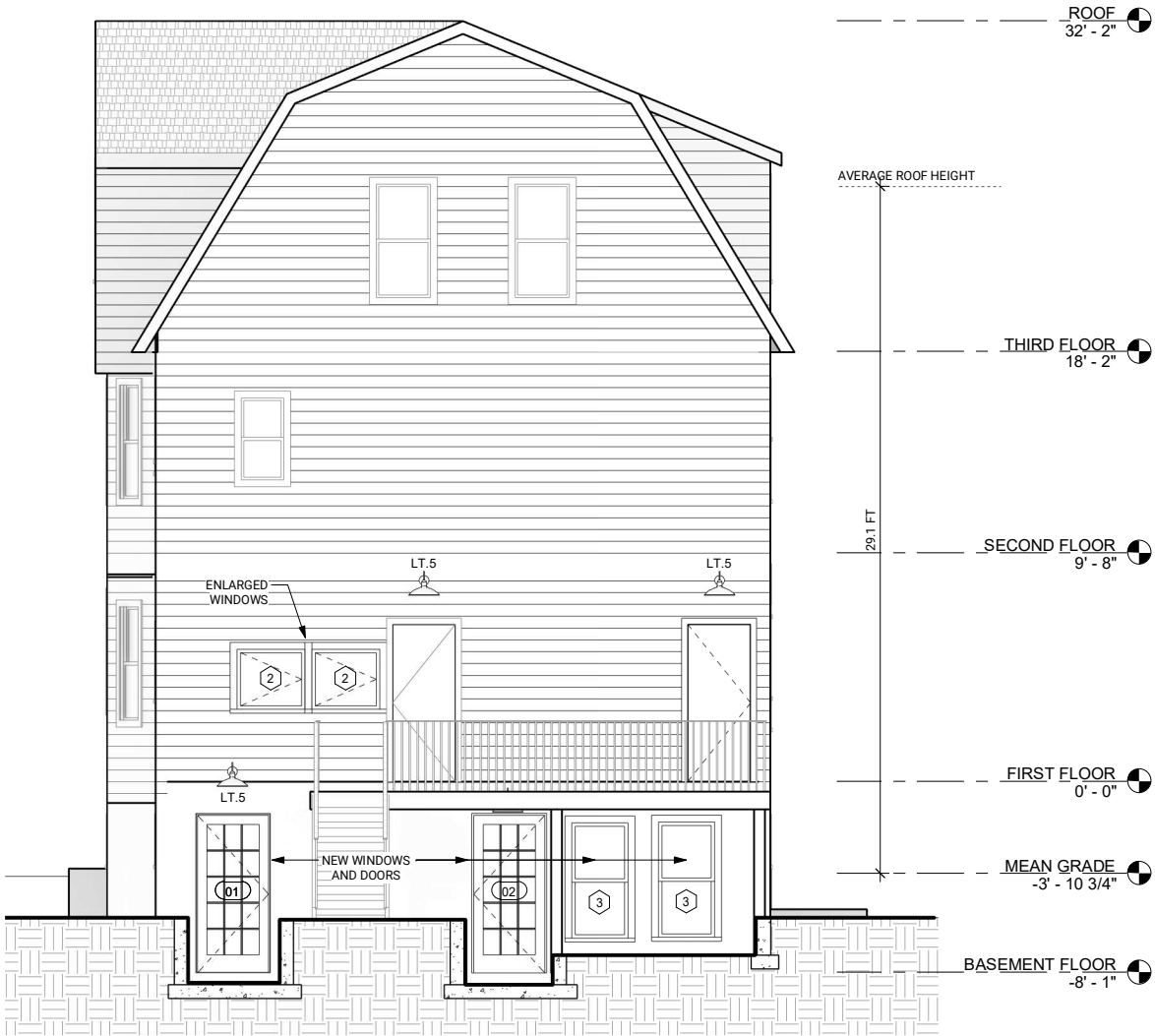
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BUILDING ELEVATIONS

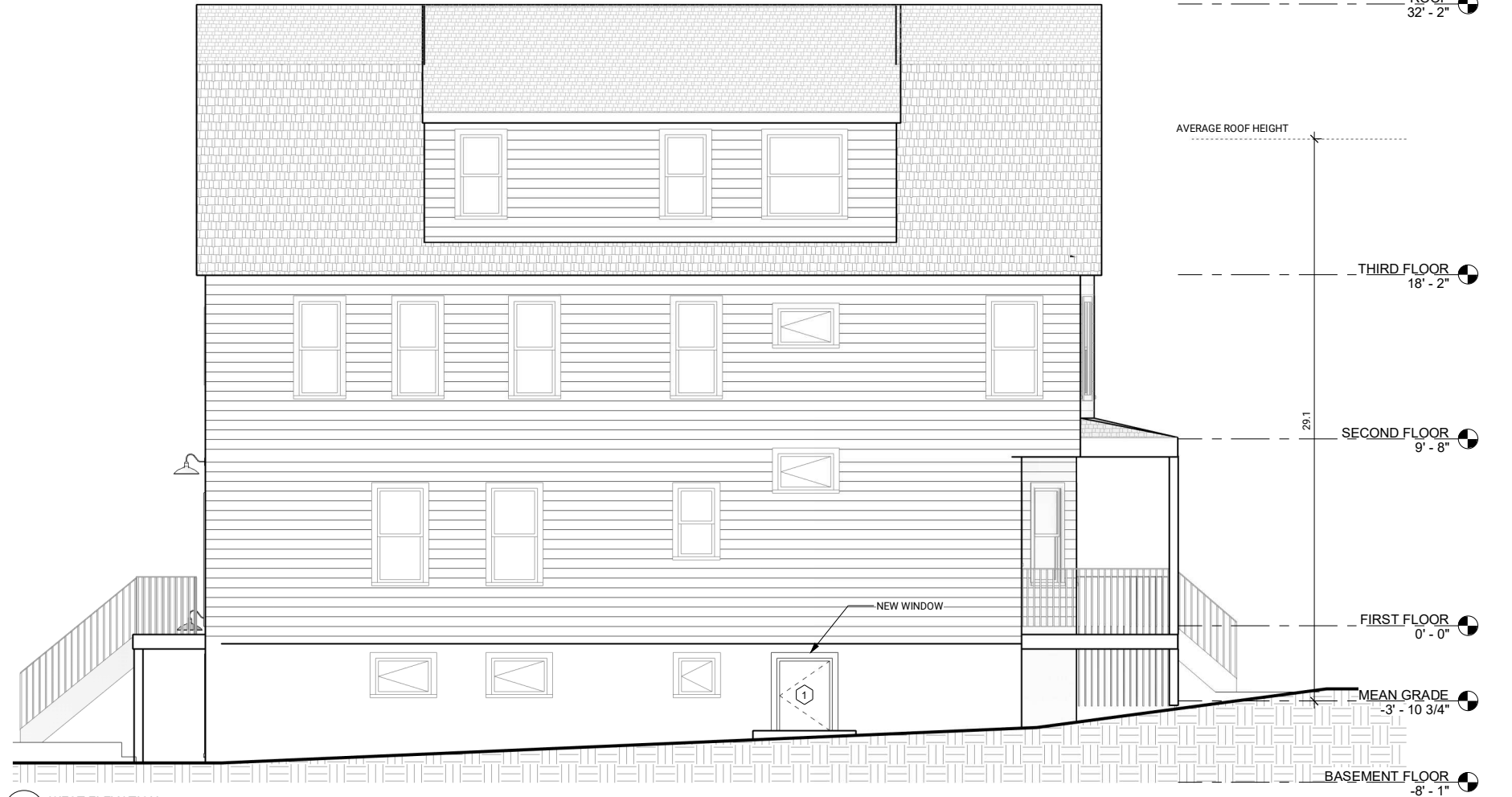
A200



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



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



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



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

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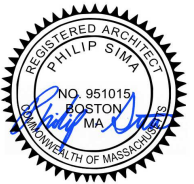
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