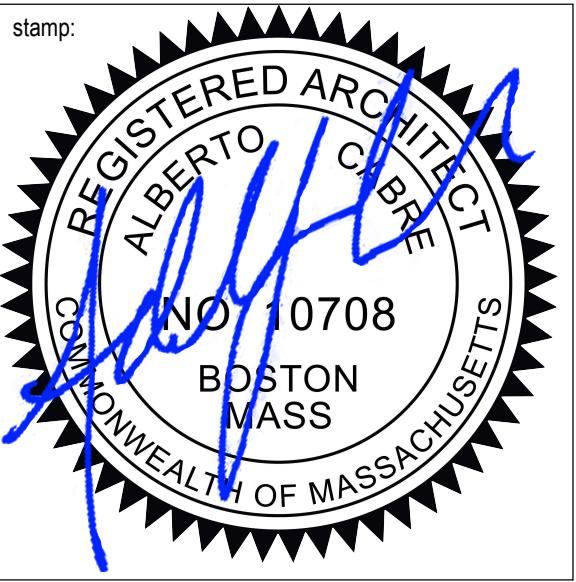


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project number 114 drawing number ZBA 0 revision

Index of Drawings

Sheet List		
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ZBA 1	SITE INFORMATION	12/20/18
ZBA 2	PLOT PLAN & SET BACKS DIAGRAM	12/20/18
ZBA 3	SITE PHOTOS	12/20/18
ZBA 4	FLOOR PLANS, EXISTING & PROPOSED	12/20/18
ZBA 5	EXTERIOR ELEVATIONS, EXISTING & PROPOSED	12/20/18
ZBA 6	EXTERIOR ELEVATIONS, EXISTING & PROPOSED	12/20/18
ZBA 7	EXTERIOR ELEVATIONS, EXISTING & PROPOSED	12/20/18

For Zoning Review

CLIENT NAME:
Justin Tiernan & Raquel Schott

CLIENT ADDRESS:

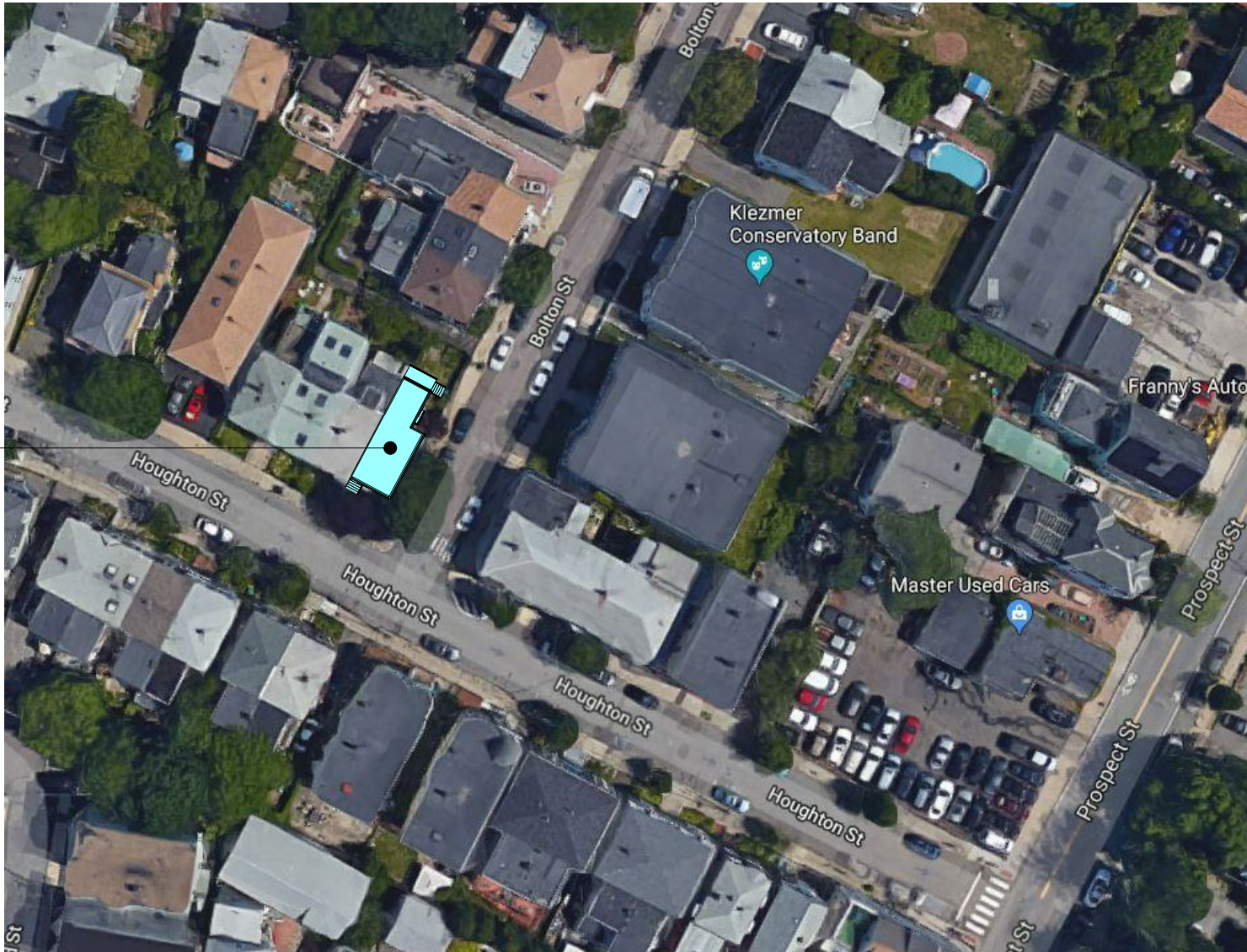


PROJECT NAME:
21 HOUGHTON ST SOMERVILLE

PROJECT ADDRESS:
**21 HOUGHTON STREET
SOMERVILLE, MA 02143**

PROJECT NO: 114 DATE:

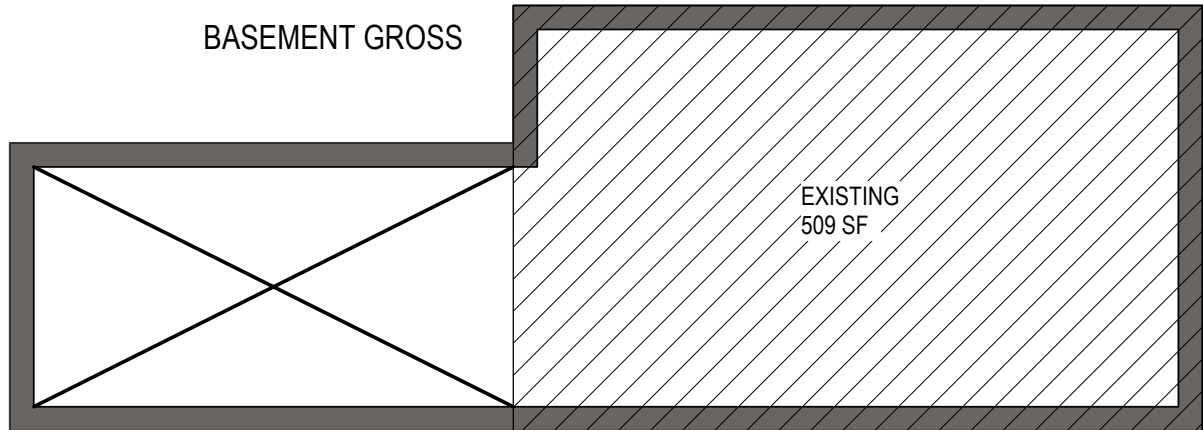
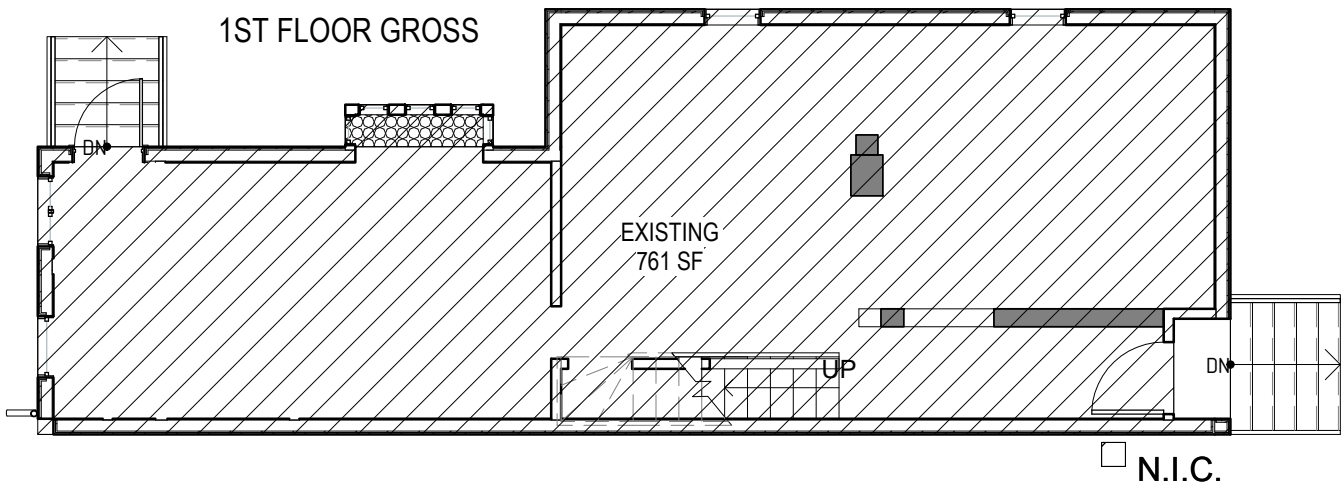
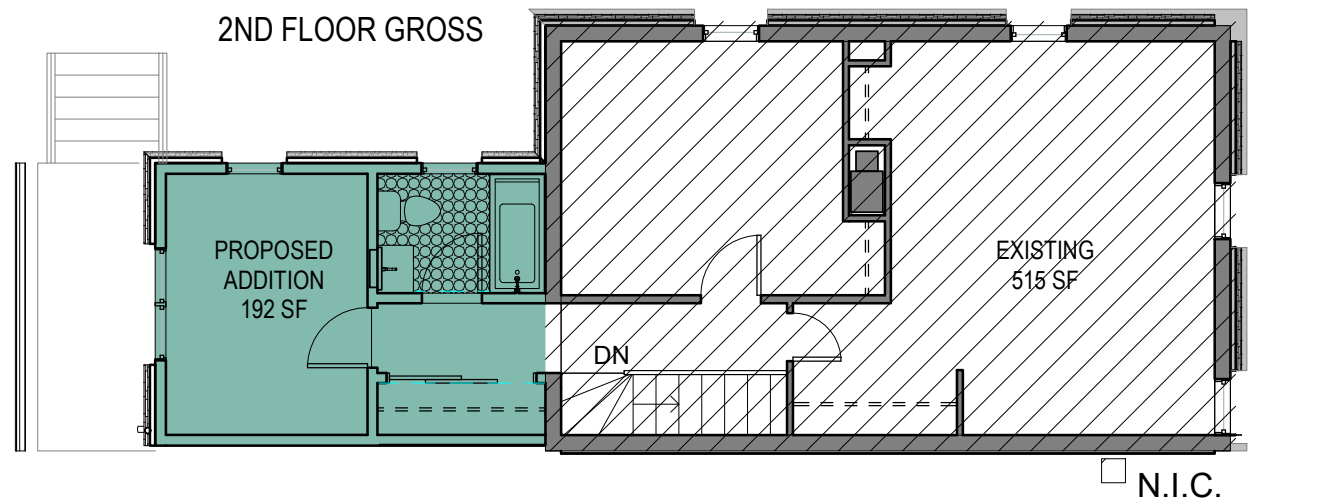
21 HOUGHTON STREET



GROSS FLOOR AREA DIAGRAMS

TOTAL GROSS FLOOR AREAS

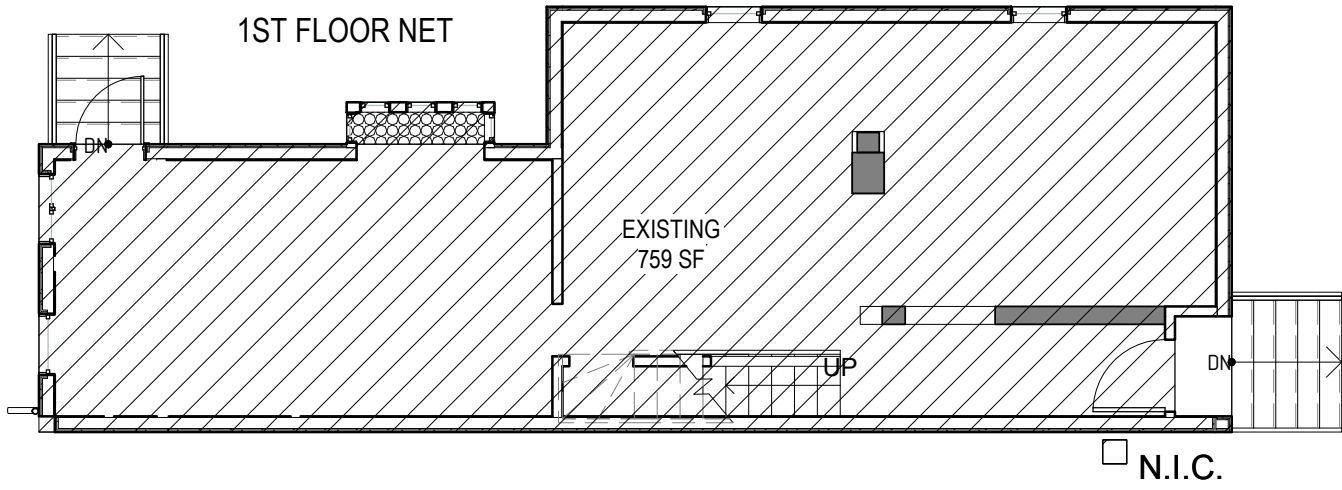
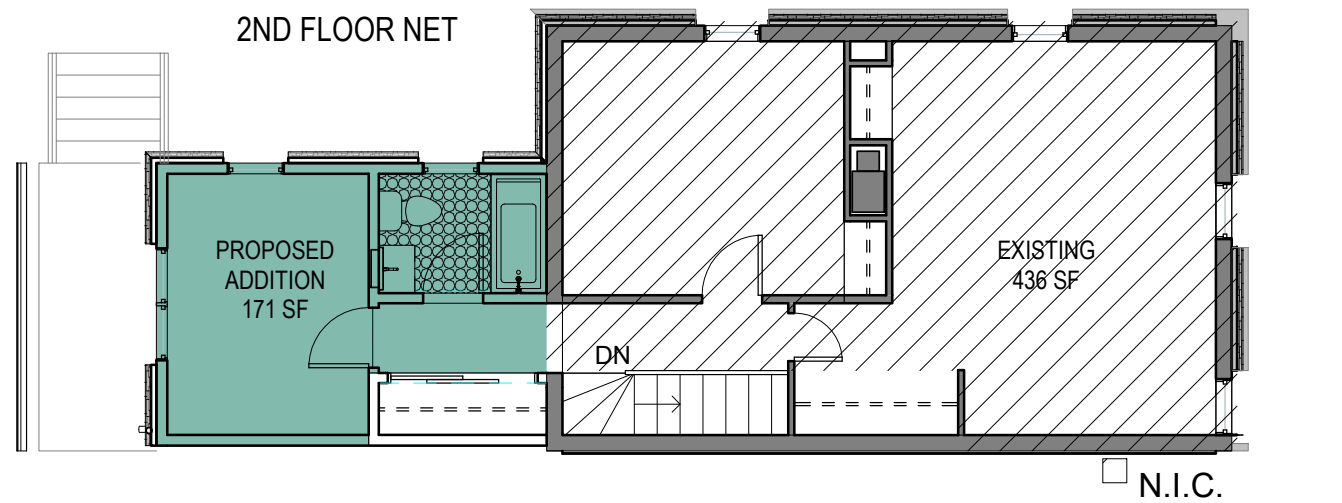
EXISTING: 1,785 SF
PROPOSED: 1,977 SF



NET AREA DIAGRAMS

TOTAL NET FLOOR AREAS

EXISTING: 1,195 SF
PROPOSED: 1,366 SF



PROJECT DATA				
PROPERTY CLASS		SINGLE FAMILY ATTACHED		
STATE CLASS CODE		1010		
MAP/LOT		83/E/11		
NEIGHBORHOOD		2001 - RB		
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			1	1
LOT SIZE		7,500 SF	1,742 SF	1,742 SF
LOT AREA DWELLING/UNIT		1,500 SF	1.16	1.16
GROSS FLOOR AREA			1,785 SF	1,977 SF
GROUND COVERAGE		50 %	44 %	44 %
LANDSCAPED AREA (MIN % OF LOT)		25 %	54 %	54 %
PERVIOUS AREA (MIN % OF LOT)		35 %	50 %	50 %
NET FLOOR AREA			1,195 SF	1,366 SF
FLOOR AREA RATIO (FAR)*		1.0 (1,742 SF)	.69 (1,195 SF)	.78 (1,366 SF)
BUILDING HEIGHT		40'	21' - 6"	21' - 6"
NUMBER OF STORIES		3	2	2
FRONT YARD SETBACK		10'	12' - 7"	12' - 7"
REAR YARD SETBACK (13)		14'-0	13'-4"	13'-4"
SIDE YARD SETBACK WITH REDUCTION (10)	LEAST WIDTH OF SIDE YARD	5'-5"	0	0
	SUM WITH BOTH SIDE YARD	17'-0	8'-7"	8'-7"
SIDE YARD SETBACK	LEFT SIDE YARD	0	0	0
	RIGHT SIDE YARD	8'-3"	8'-7"	8'-7"
STREET FRONTAGE		50'	20'-3	20'-3
NO. OF PARKING SPACES		1	1	1
NO. OF BICYCLE PARKING SPACES		0	0	0
NO. OF LOADING SPACES		0	0	0

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

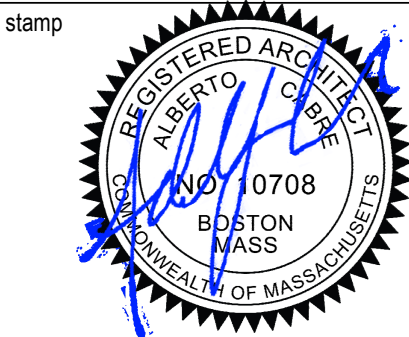
CONTRACTOR SHALL CONFORM TO ALL CODES, ORDINANCES ETC. AND RETAIN RESPONSIBILITY FOR JURISDICTION OVER THE WORK. ALL WORK SHALL COMPLY WITH LATEST REVISIONS OF ALL APPLICABLE CODES AND ORDINANCES INCLUDING THE FOLLOWING:

For Zoning

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revision	revision description	date
4	ZBA REVIEW PACKAGE	12/20/18

project title
21 HOUGHTON ST SOMERVILLE

21 HOUGHTON STREET
SOMERVILLE, MA 02143

client
Justin Tieman & Raquel Schott

JOE THE ARCHITECT

somerville 343 Medford Street, Suite 4C
Somerville, MA 02145
t: +1(617) 764-3593
e: info@joethearchitect.com

website www.joethearchitect.com

drawing title
SITE INFORMATION

project number 114	drawing scale As indicated	approver Approver
drawing number ZBA 1	revision 4	

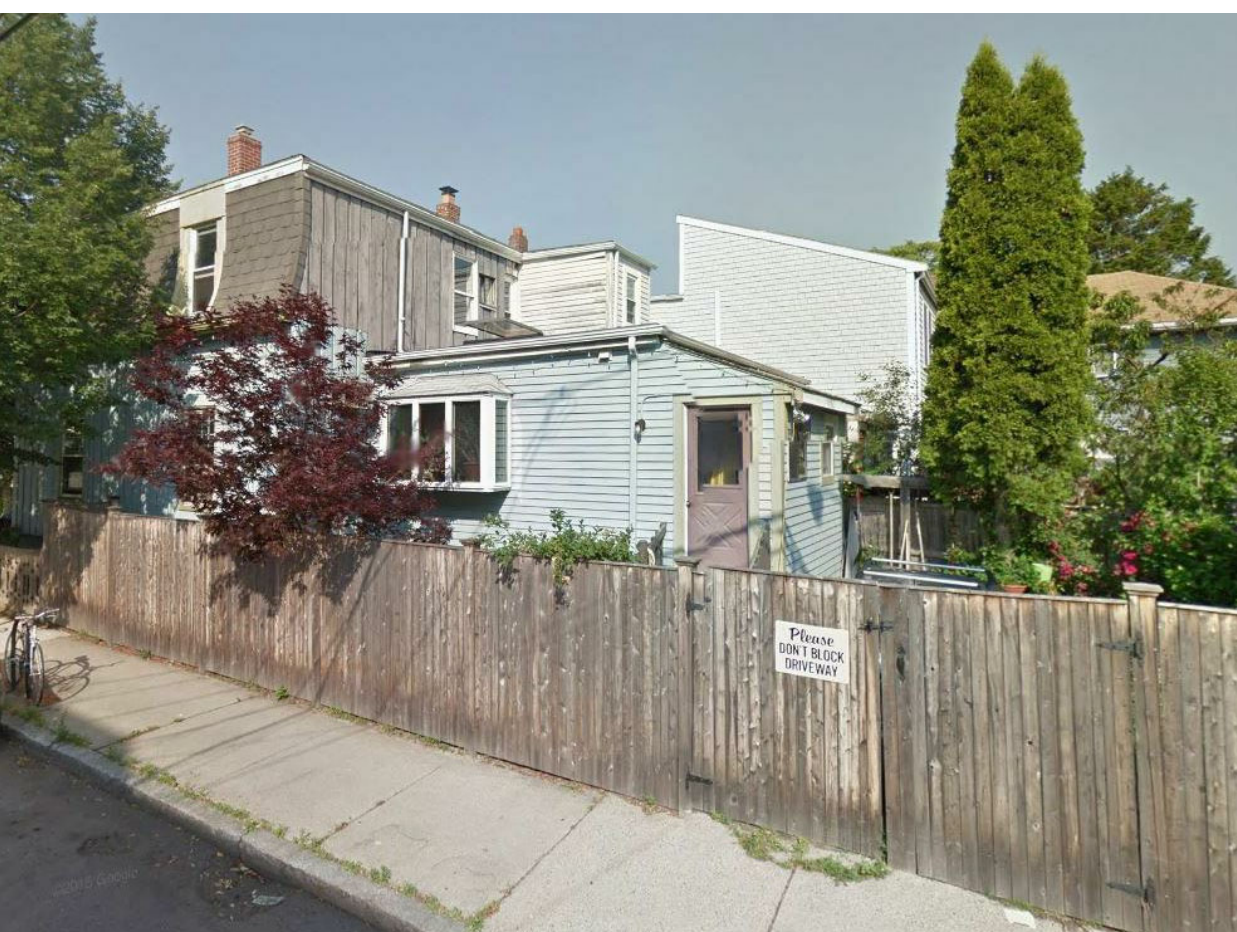
21 HOUGHTON STREET



21 HOUGHTON STREET | STREET VIEW FROM HOUGHTON STREET

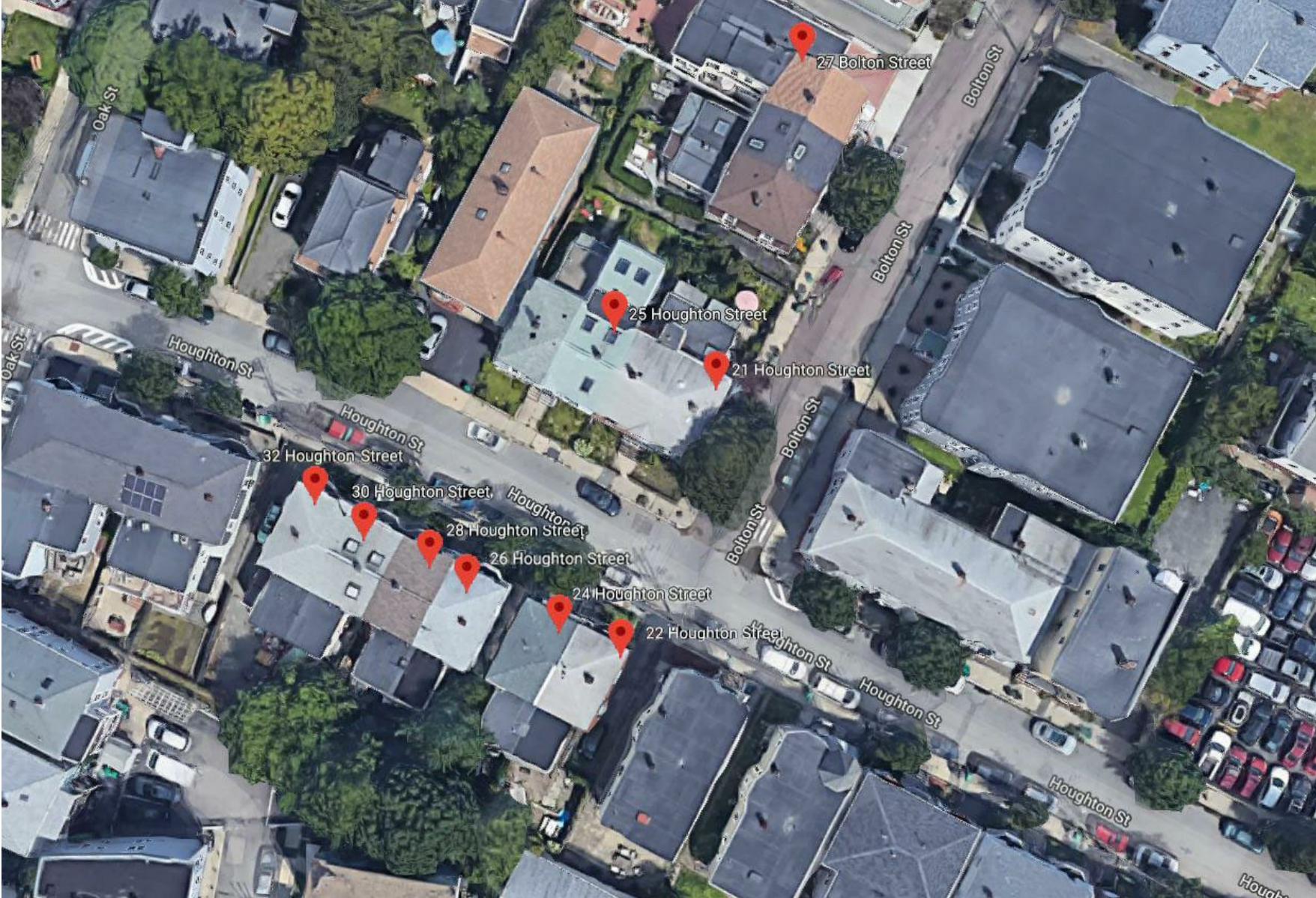


21 HOUGHTON STREET | STREET VIEW FROM BOLTON STREET



21 HOUGHTON STREET | STREET VIEW FROM BOLTON STREET

LOCUS MAP



EXISTING PRECEDENTS:



25 HOUGHTON STREET | ARIAL VIEW FROM OAK STREET



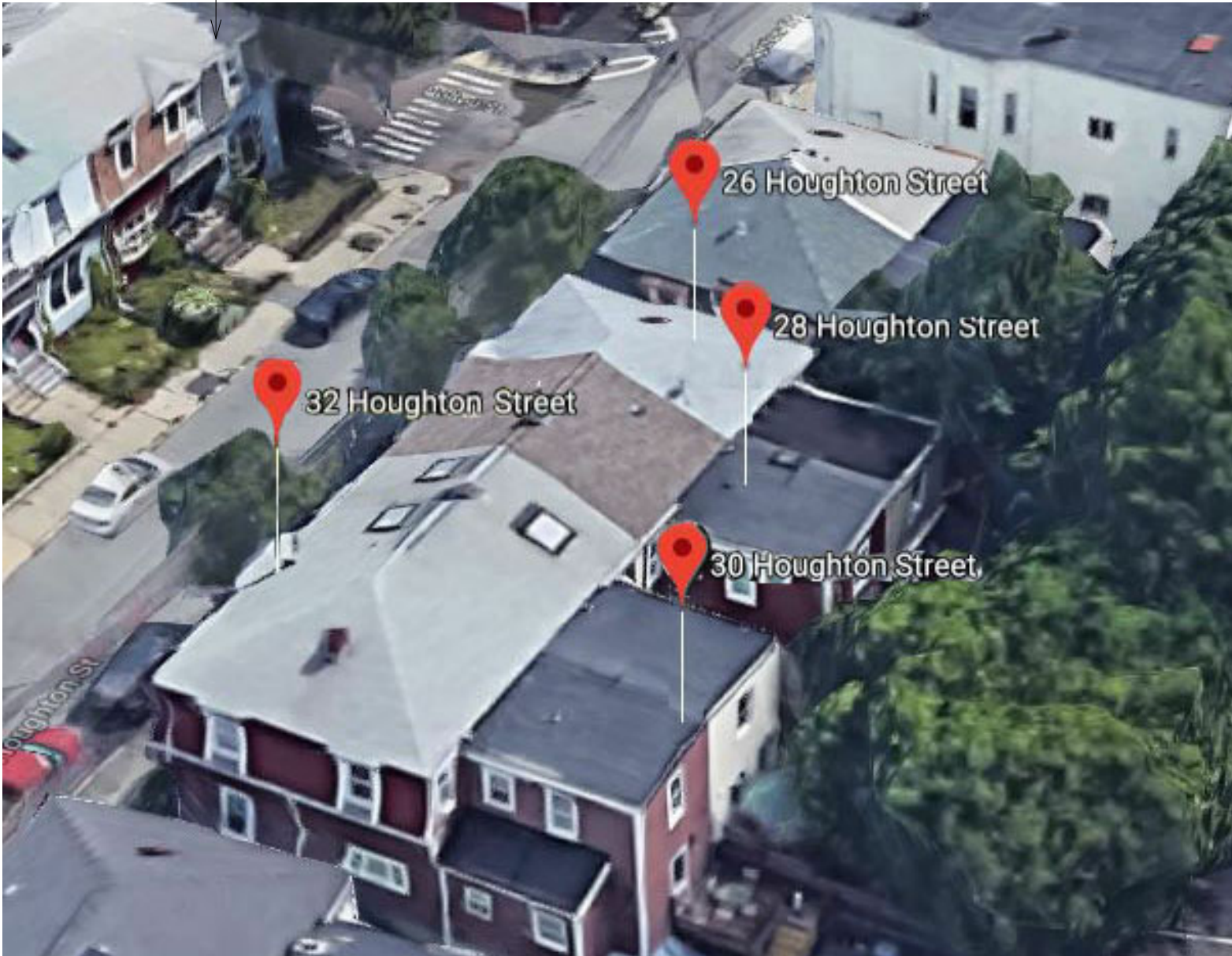
25 HOUGHTON STREET | ARIAL VIEW FROM OAK STREET



25 HOUGHTON STREET | ARIAL VIEW FROM BOLTON STREET



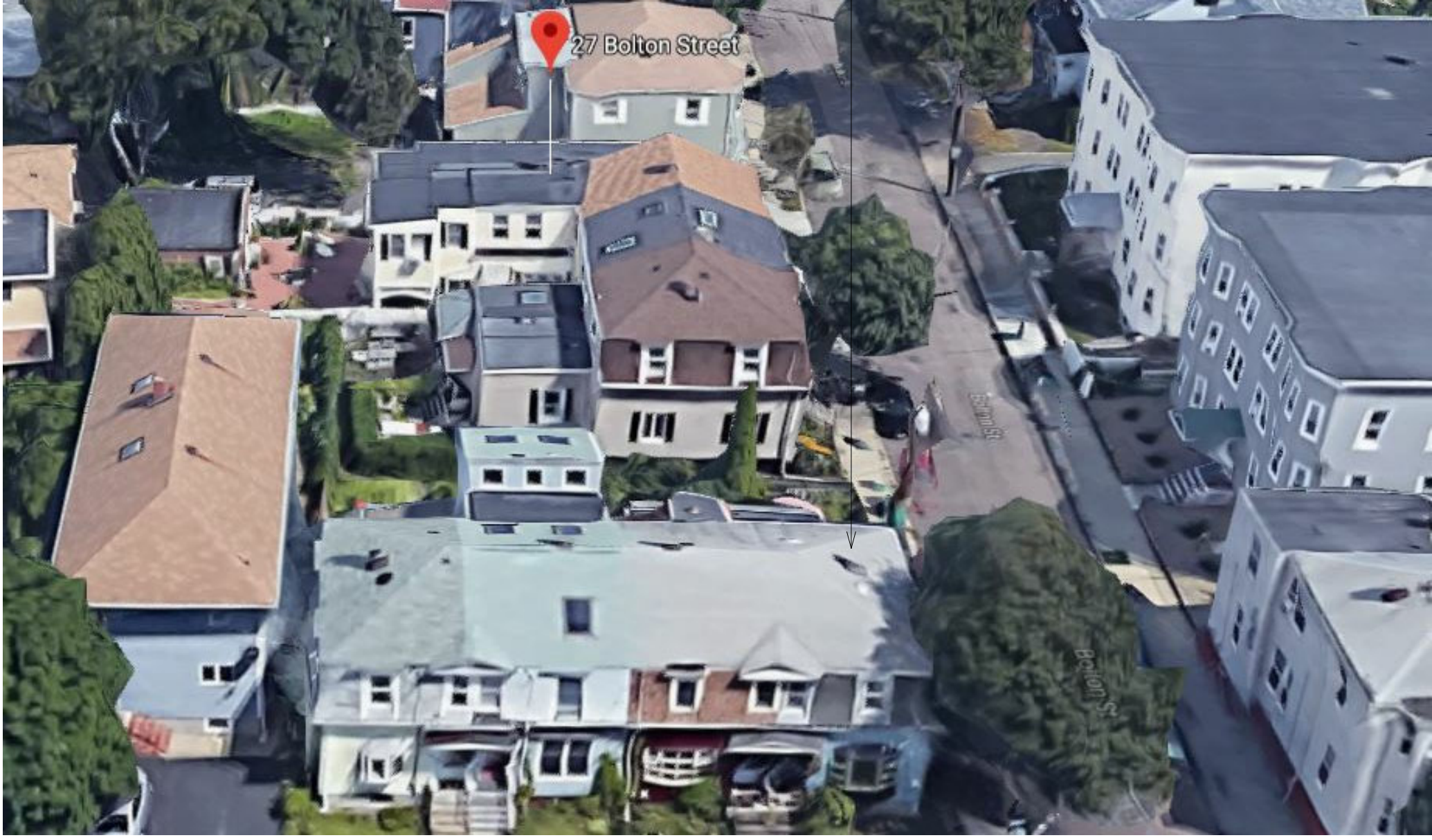
27 BOLTON STREET | ARIAL VIEW FROM BOLTON STREET



26-32 HOUGHTON STREET | ARIAL VIEW FROM OAK STREET



22-24 HOUGHTON STREET | ARIAL VIEW FROM CLARY STREET



27 BOLTON STREET | ARIAL VIEW FROM HOUGHTON STREET

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revision	revision description	date
4	ZBA REVIEW PACKAGE	12/20/18

project title	21 HOUGHTON ST SOMERVILLE
	21 HOUGHTON STREET SOMERVILLE, MA 02143
client	Justin Tieman & Raquel Schott

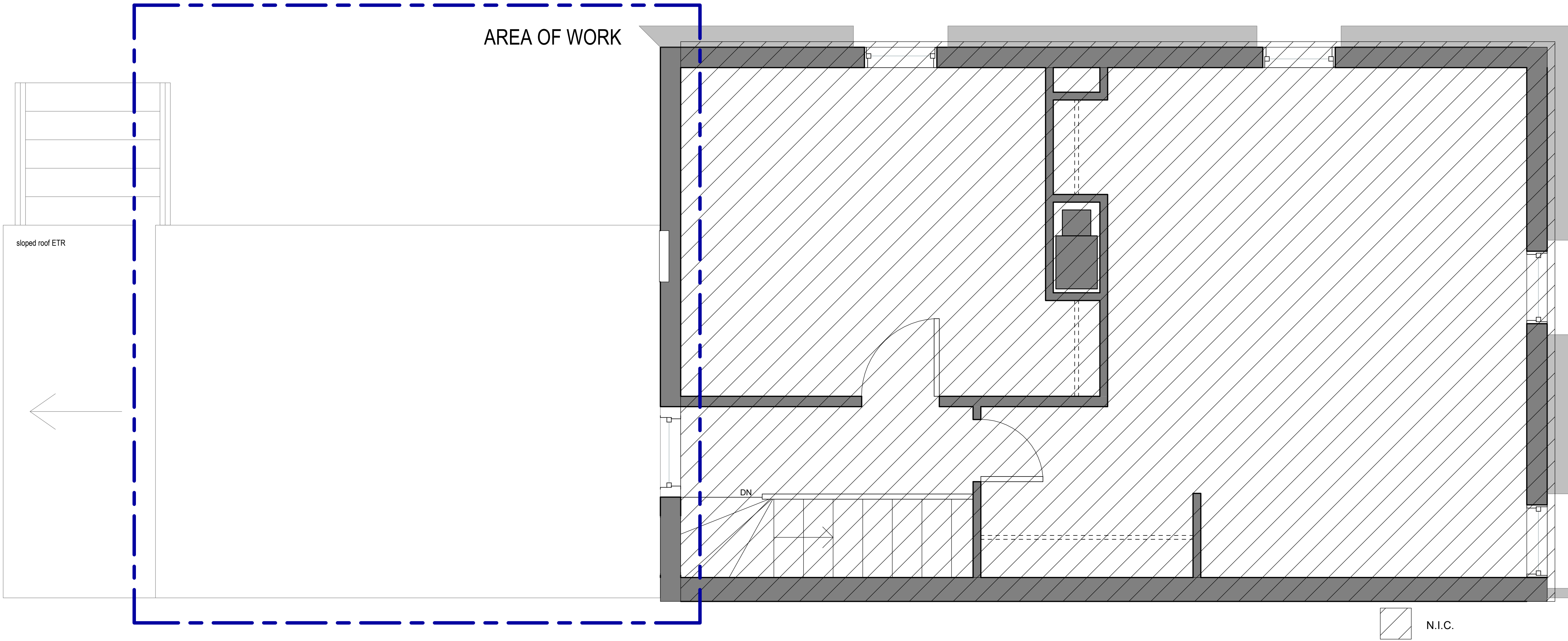
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somerville 343 Medford Street, Suite 4C
Somerville, MA 02145
t: +1(617) 764-3593
e: info@joethearchitect.com

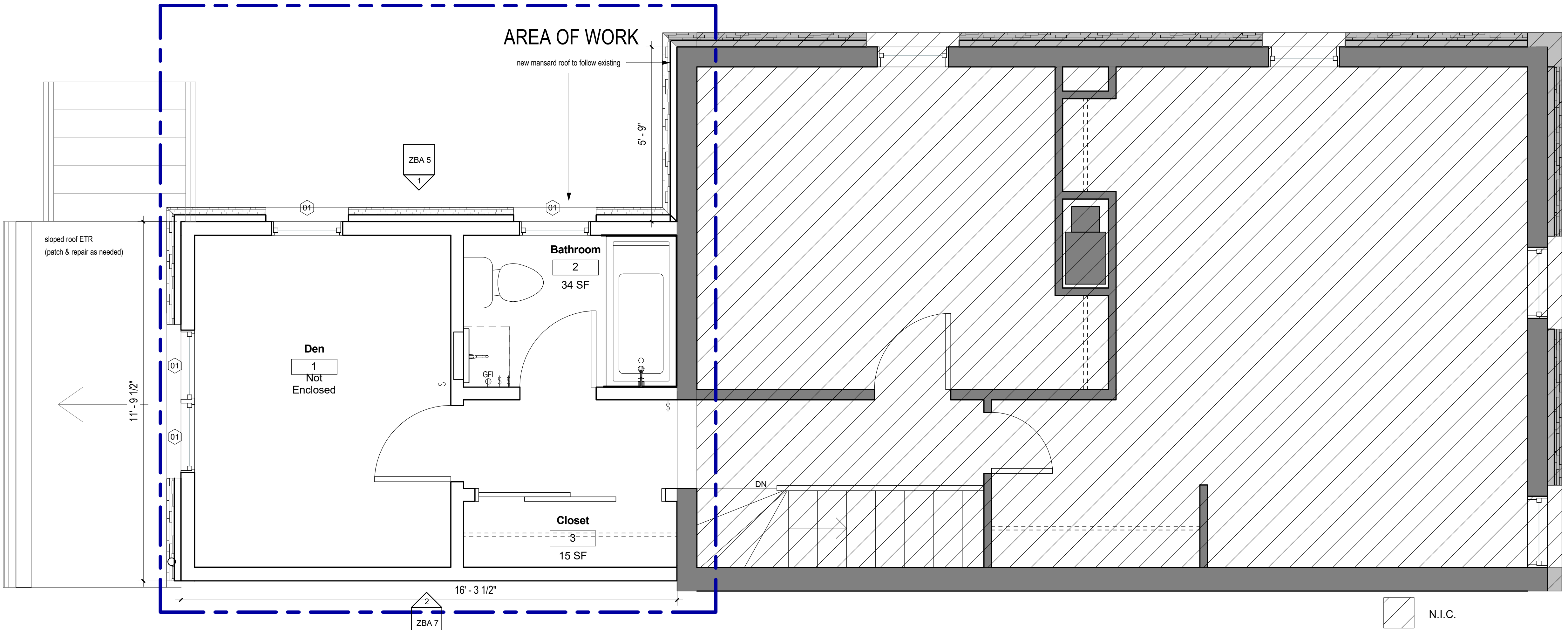
website www.joethearchitect.com

drawing title
SITE PHOTOS

project number	drawing scale	approver
114		Approver
drawing number	revision	
ZBA 3	4	



① EXISTING SECOND FLOOR PLAN
1/2" = 1'-0"



② PROPOSED SECOND FLOOR PLAN
1/2" = 1'-0"

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revision	revision description	date
4	ZBA REVIEW PACKAGE	12/20/18

project title
21 HOUGHTON ST SOMERVILLE

21 HOUGHTON STREET
SOMERVILLE, MA 02143

client
Justin Tieman & Raquel Schott

JOE THE ARCHITECT

somerville 343 Medford Street, Suite 4C
Somerville, MA 02145
t: +1(617) 764-3593
e: info@joethearchitect.com

website www.joethearchitect.com

drawing title
**FLOOR PLANS, EXISTING
& PROPOSED**

project number	drawing scale	approver
114	1/2" = 1'-0"	Approver
drawing number	revision	

ZBA 4

4



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revision	revision description	date

project title
21 HOUGHTON ST SOMERVILLE

21 HOUGHTON STREET
SOMERVILLE, MA 02143

client
Justin Tieman & Raquel Schott

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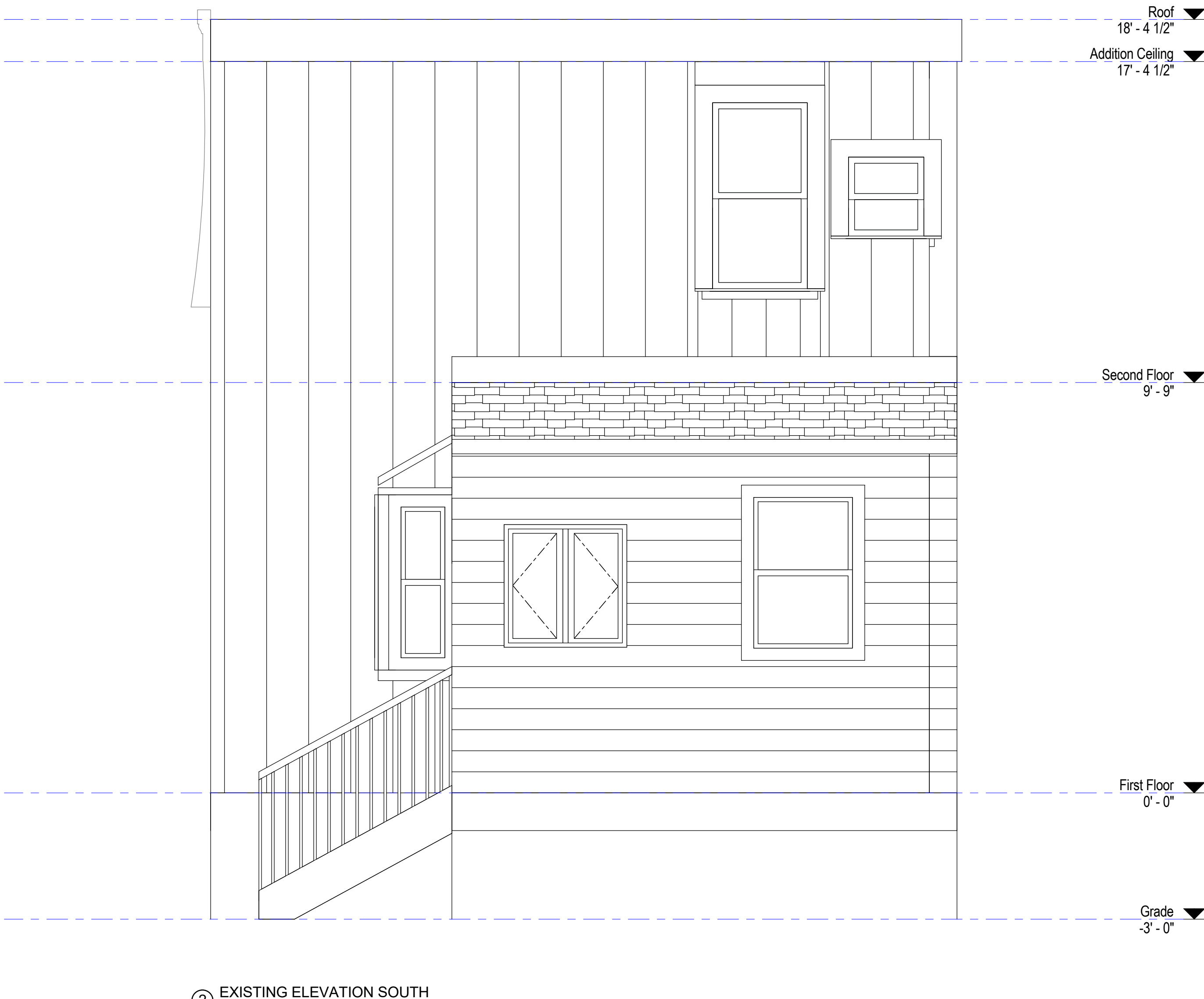
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Somerville, MA 02145
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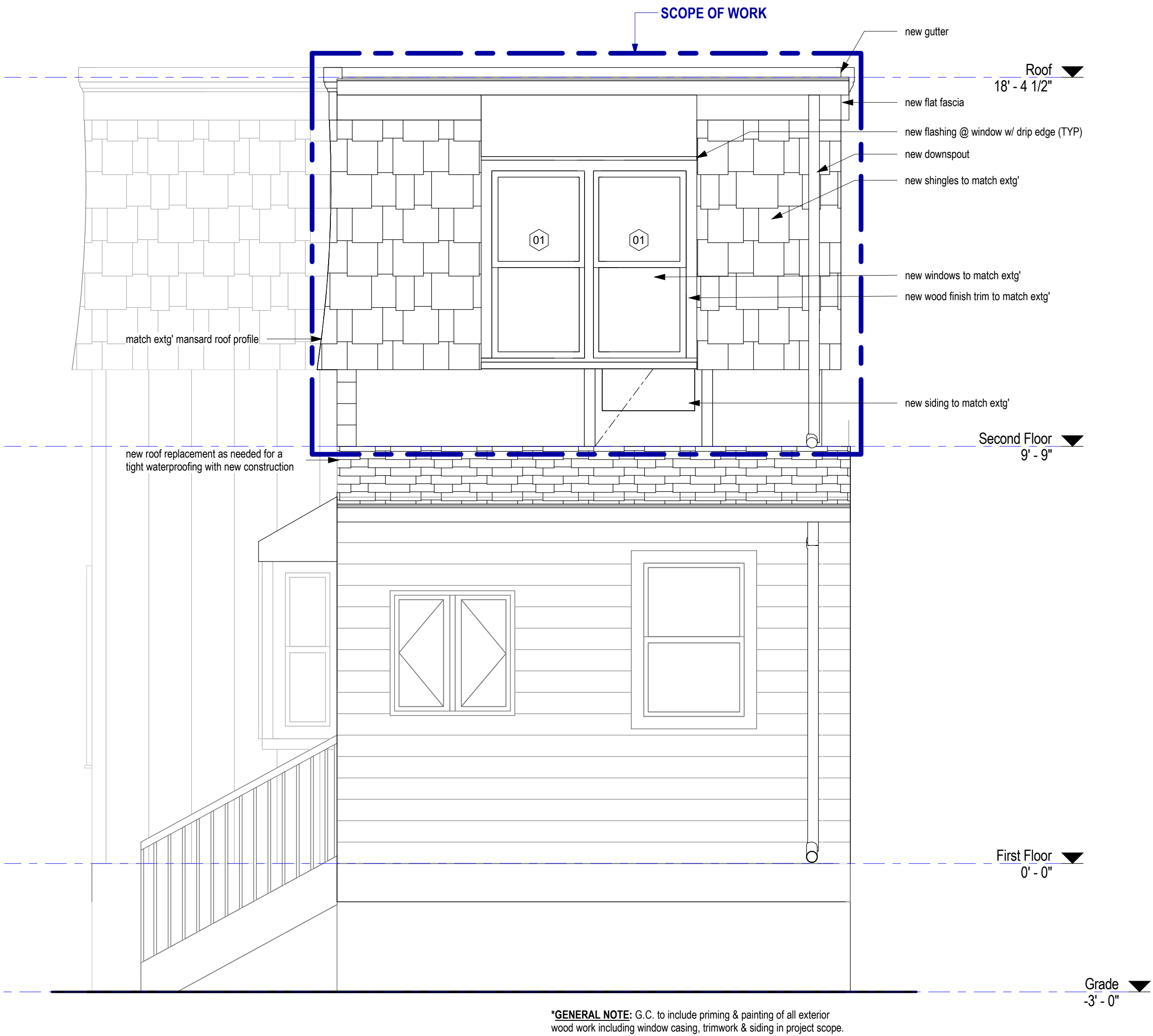
drawing title
**EXTERIOR ELEVATIONS,
EXISTING & PROPOSED**

project number	drawing scale	approver
114	1/2" = 1'-0"	Approver
drawing number	revision	

ZBA 5



② EXISTING ELEVATION SOUTH
1/2" = 1'-0"



① PROPOSED ELEVATION SOUTH
1/2" = 1'-0"

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revision	revision description	date
4	ZBA REVIEW PACKAGE	12/20/18

project title
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SOMERVILLE, MA 02143

client
Justin Tieman & Raquel Schott

JOE THE ARCHITECT

somerville 343 Medford Street, Suite 4C
Somerville, MA 02145
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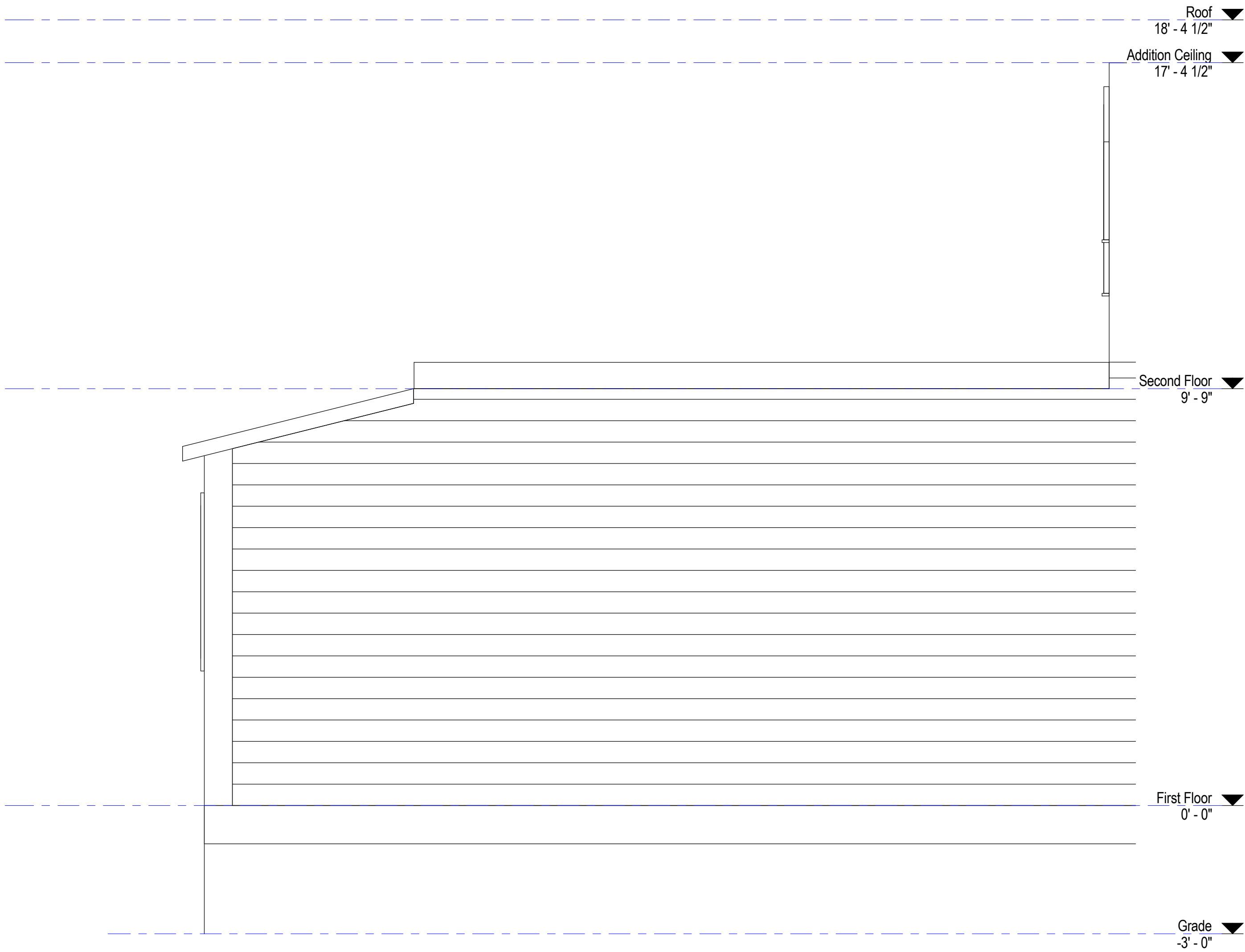
drawing title
**EXTERIOR ELEVATIONS,
EXISTING & PROPOSED**

project number	drawing scale	approver
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drawing number	revision	

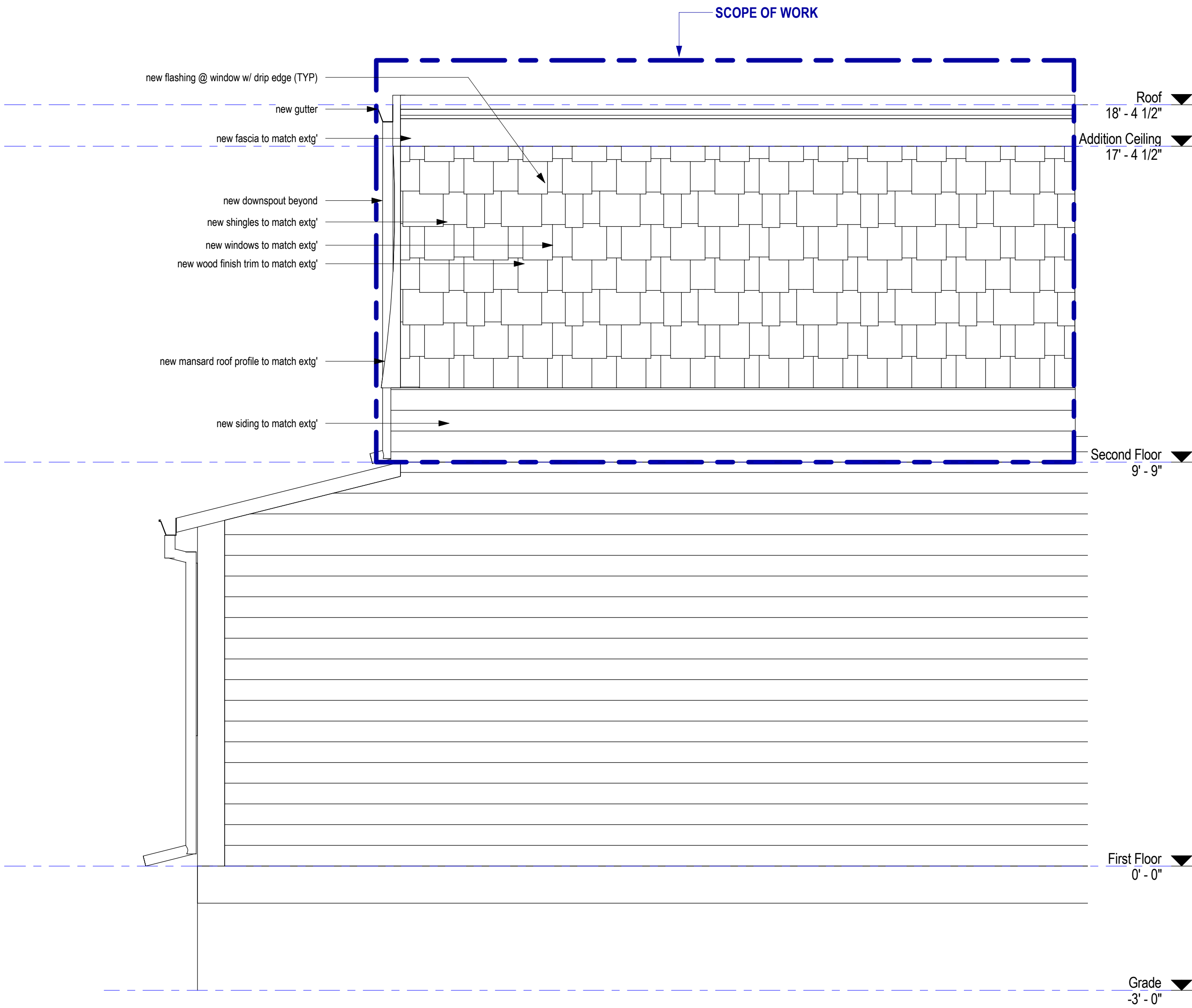
ZBA 6

4

12/20/2018 1:40:10 PM C:\Users\mobrien\Documents_RLF\114 HOUGHTON ST SOMERVILLE.mohrien.rvt



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



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

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somerville 343 Medford Street, Suite 4C
Somerville, MA 02145
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drawing title
**EXTERIOR ELEVATIONS,
EXISTING & PROPOSED**

project number 114	drawing scale 1/2" = 1'-0"	approver Approver
drawing number	revision	

ZBA 7