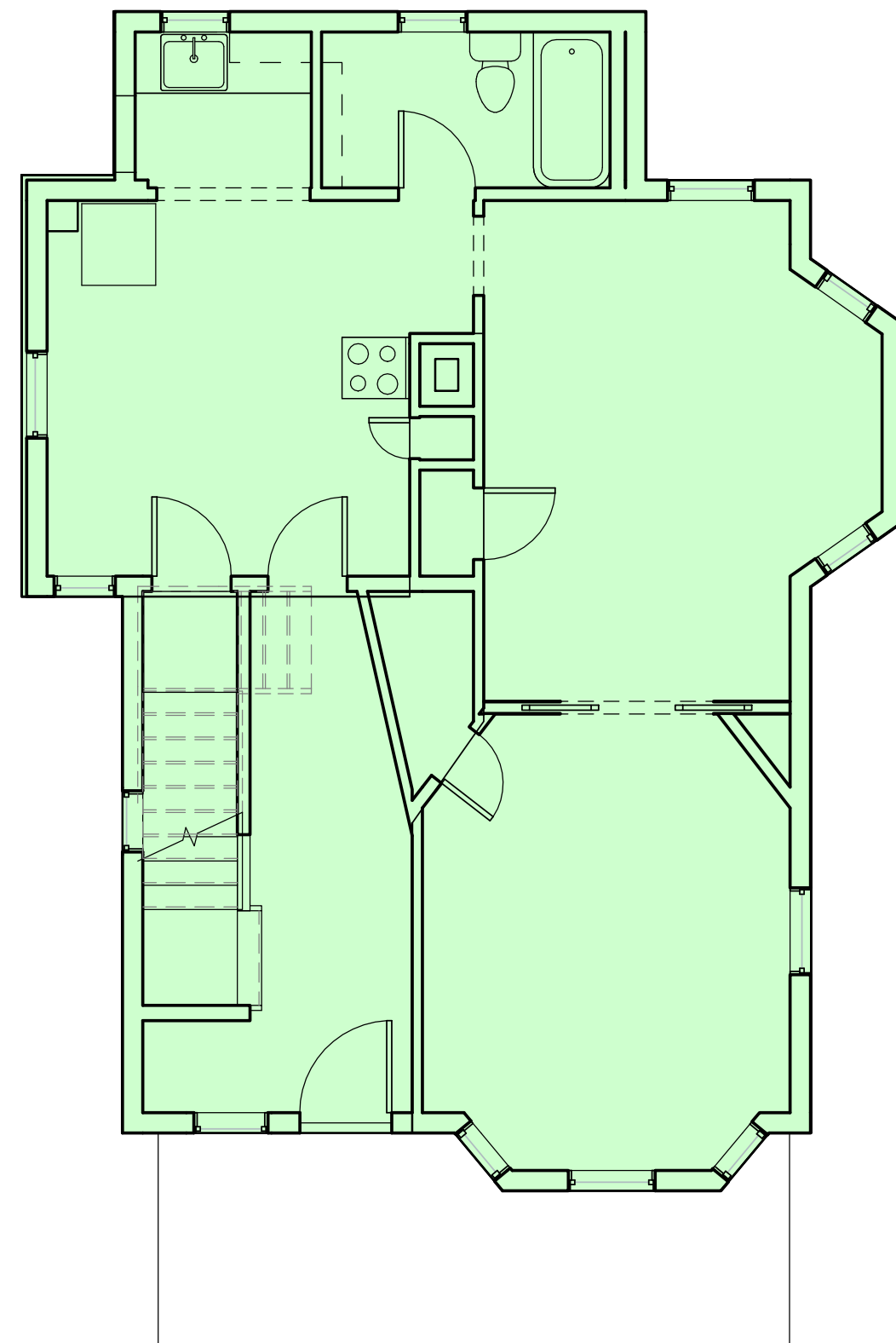
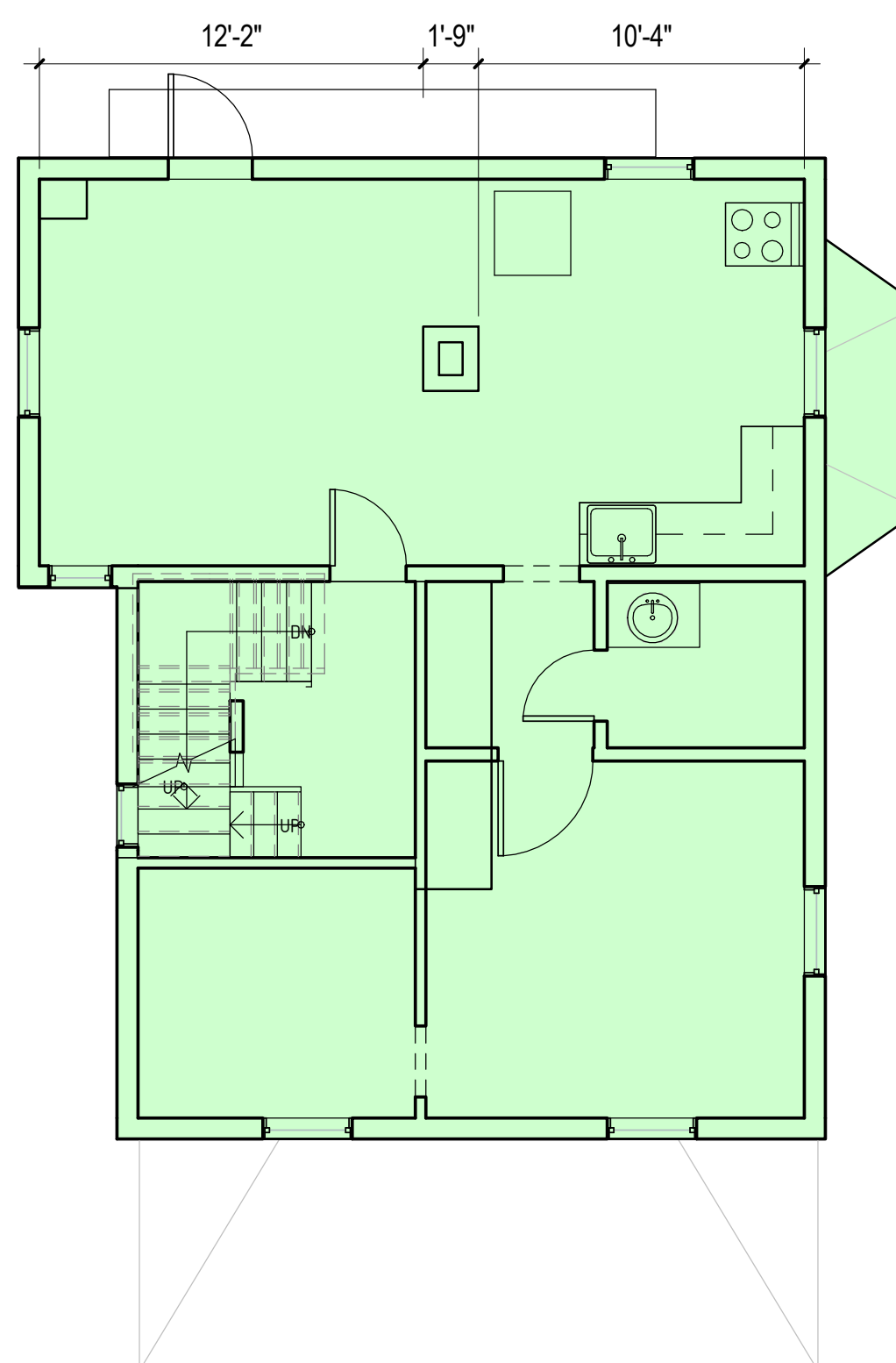


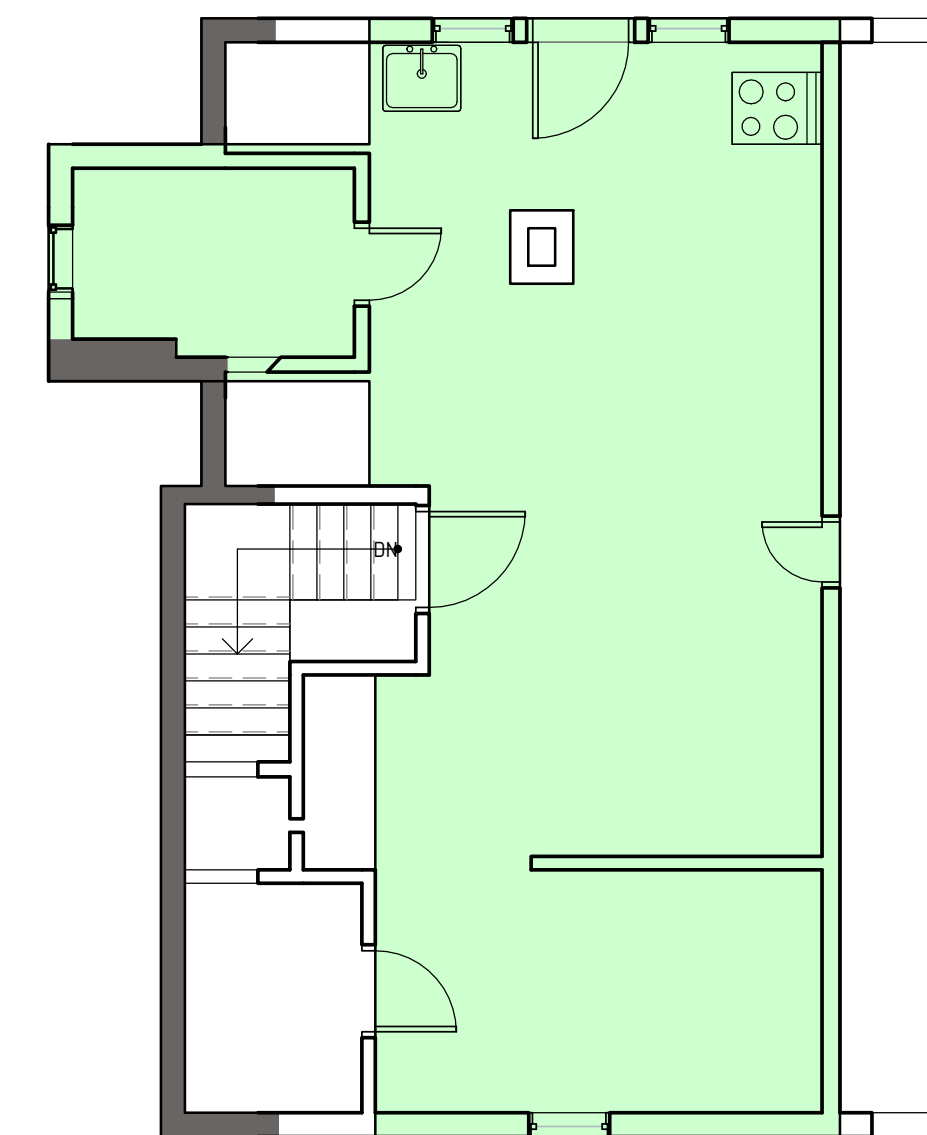
EXISTING BASEMENT
68% BELOW GRADE



EXISTING FIRST FLOOR
NET : 682 SF

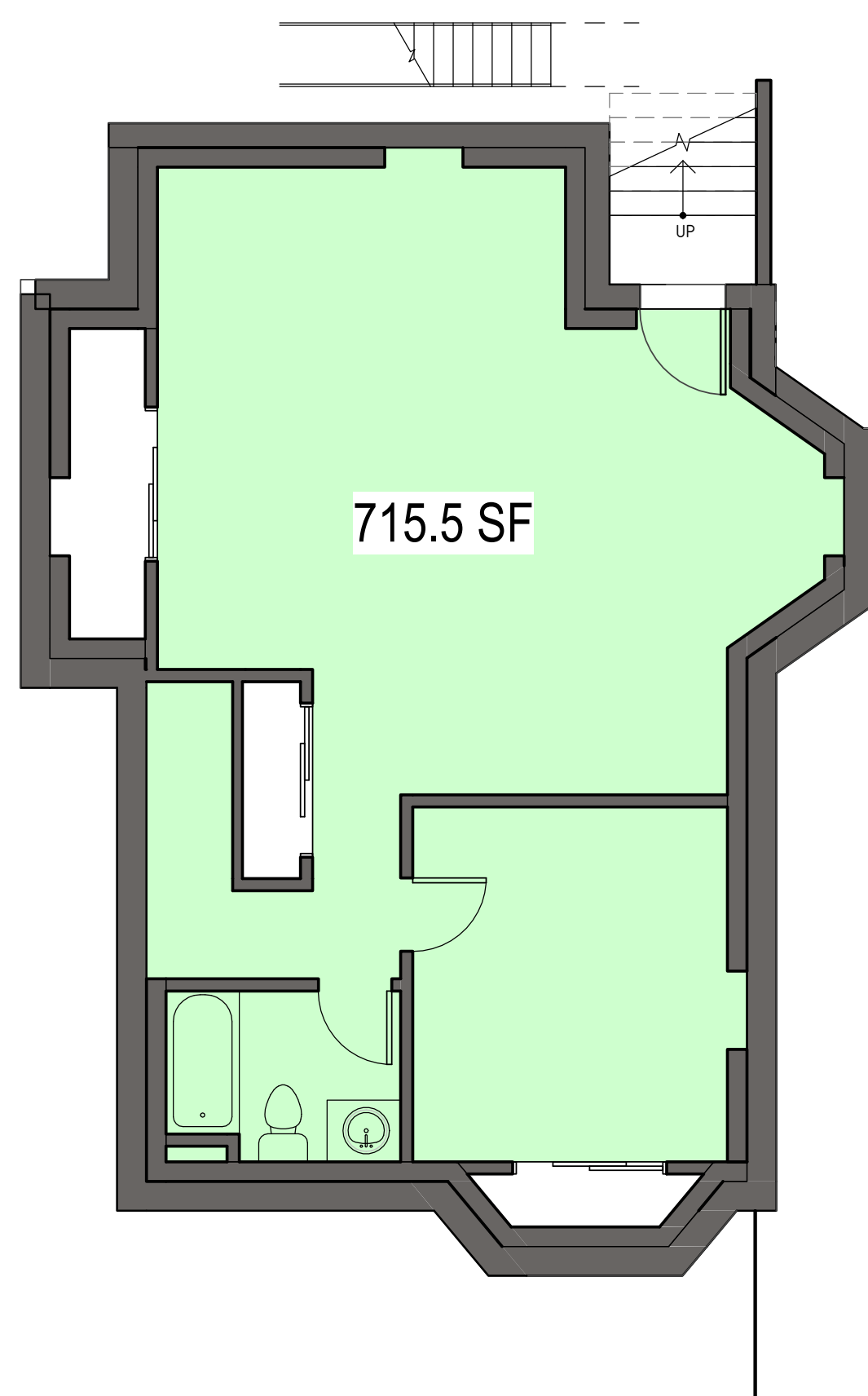


EXISTING SECOND FLOOR
NET : 631 SF

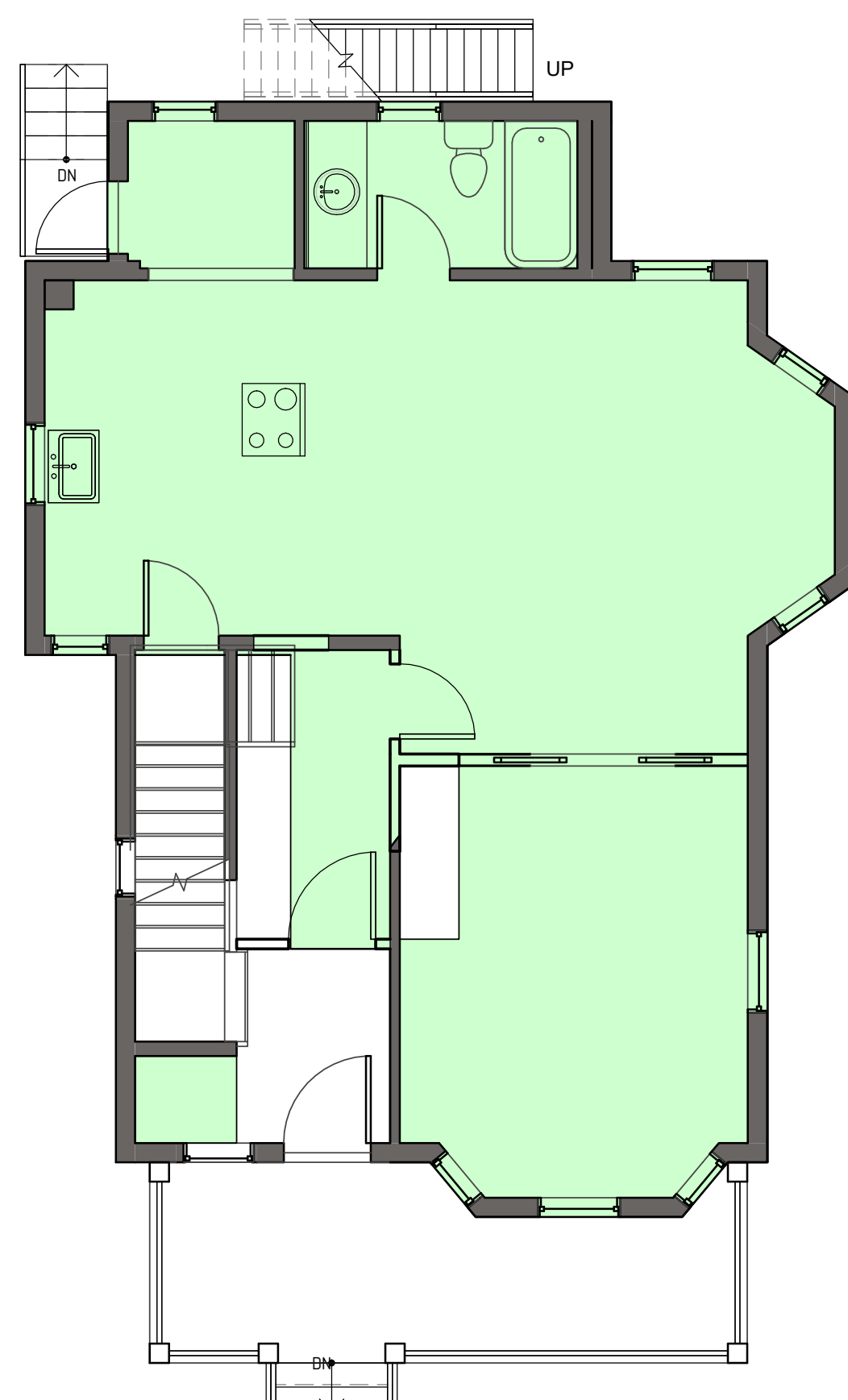


EXISTING THIRD FLOOR
NET : 451 SF

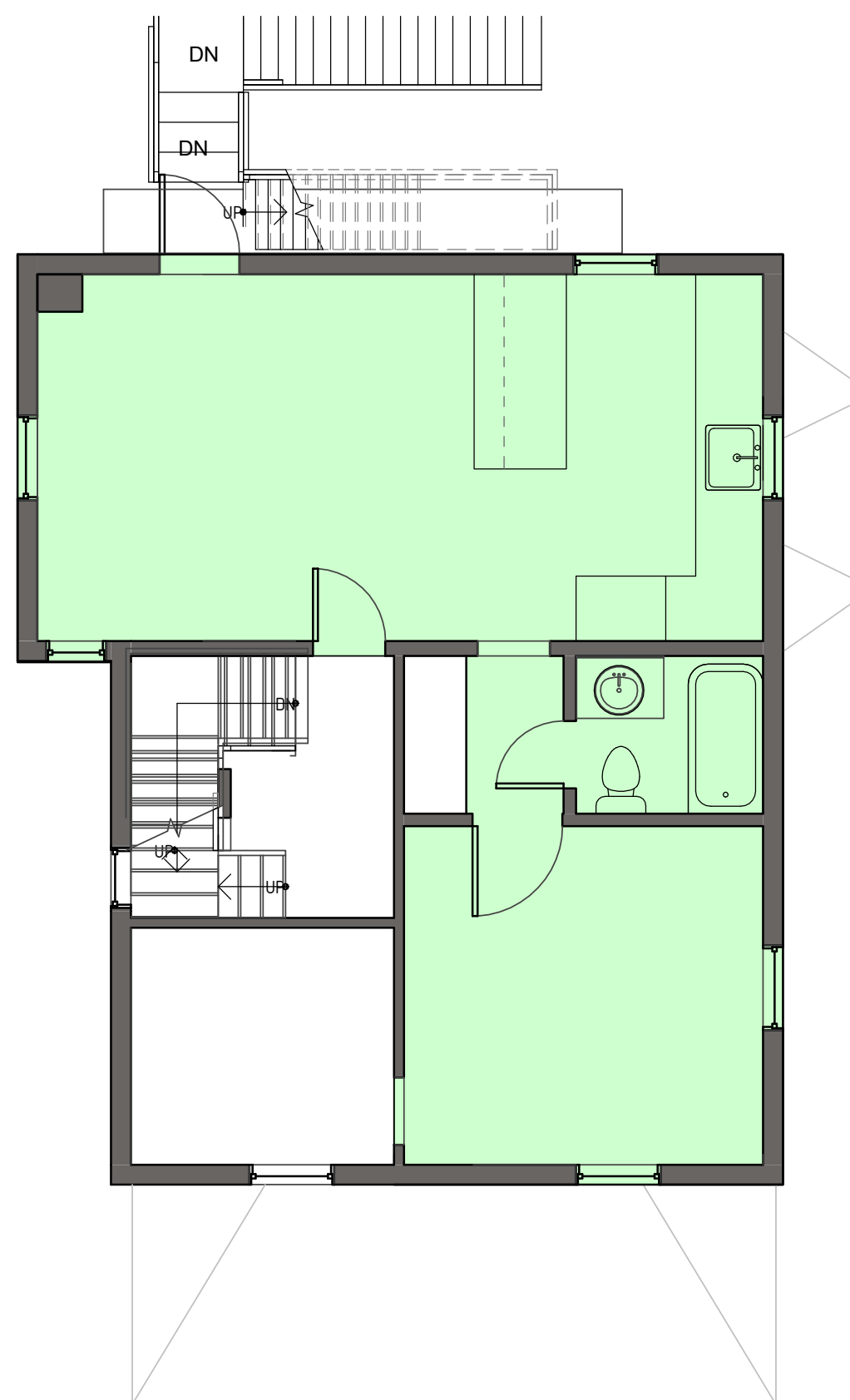
TOTAL EXISTING
NET : 1764 SF



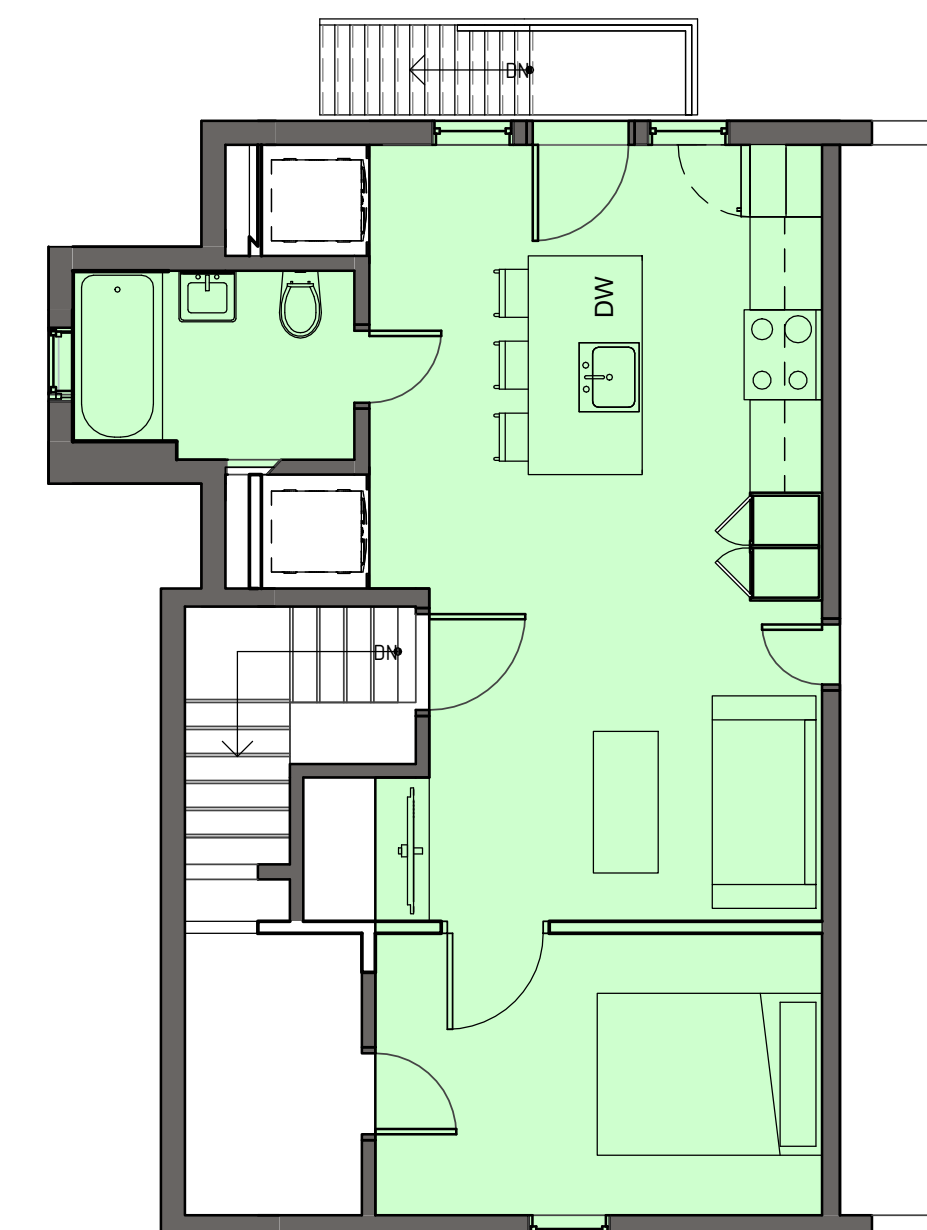
PROPOSED BASEMENT
NET : 715.5 SF



PROPOSED FIRST FLOOR
NET : 750 SF



PROPOSED SECOND FLOOR
NET : 560 SF



PROPOSED THIRD FLOOR
NET : 450 SF

TOTAL ALLOWABLE
NET : 2,224 SF

TOTAL PROPOSED
NET : 2,247.5 SF



For Zoning

Justin Kelly Estate

3 Dartmouth Street, Somerville, MA 02145

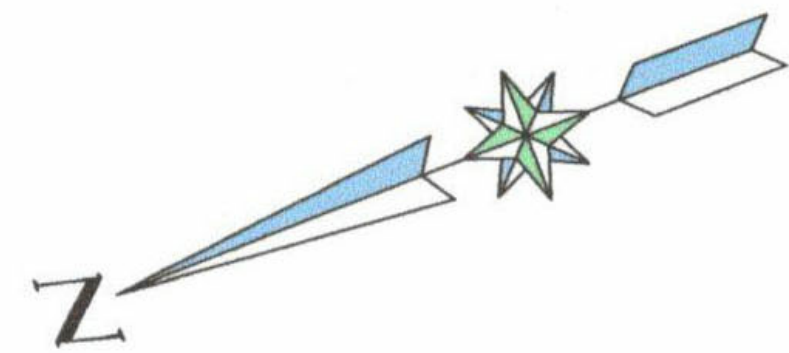
SQ FOOTAGE DIAGRAMS

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drawing scale 3/16" = 1'-0" project number 138 drawing number ZBA 01 date 10/2/2019 4:58:56 PM

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FILE NO.: **229903**

ASSESSOR
PARCEL 24

LOT B
2,224±S.F.
(ASSESSOR)

ASSESSOR
PARCEL 21

FIRE ESCAPE

2 1/2 STORY
DWELLING
No. 3

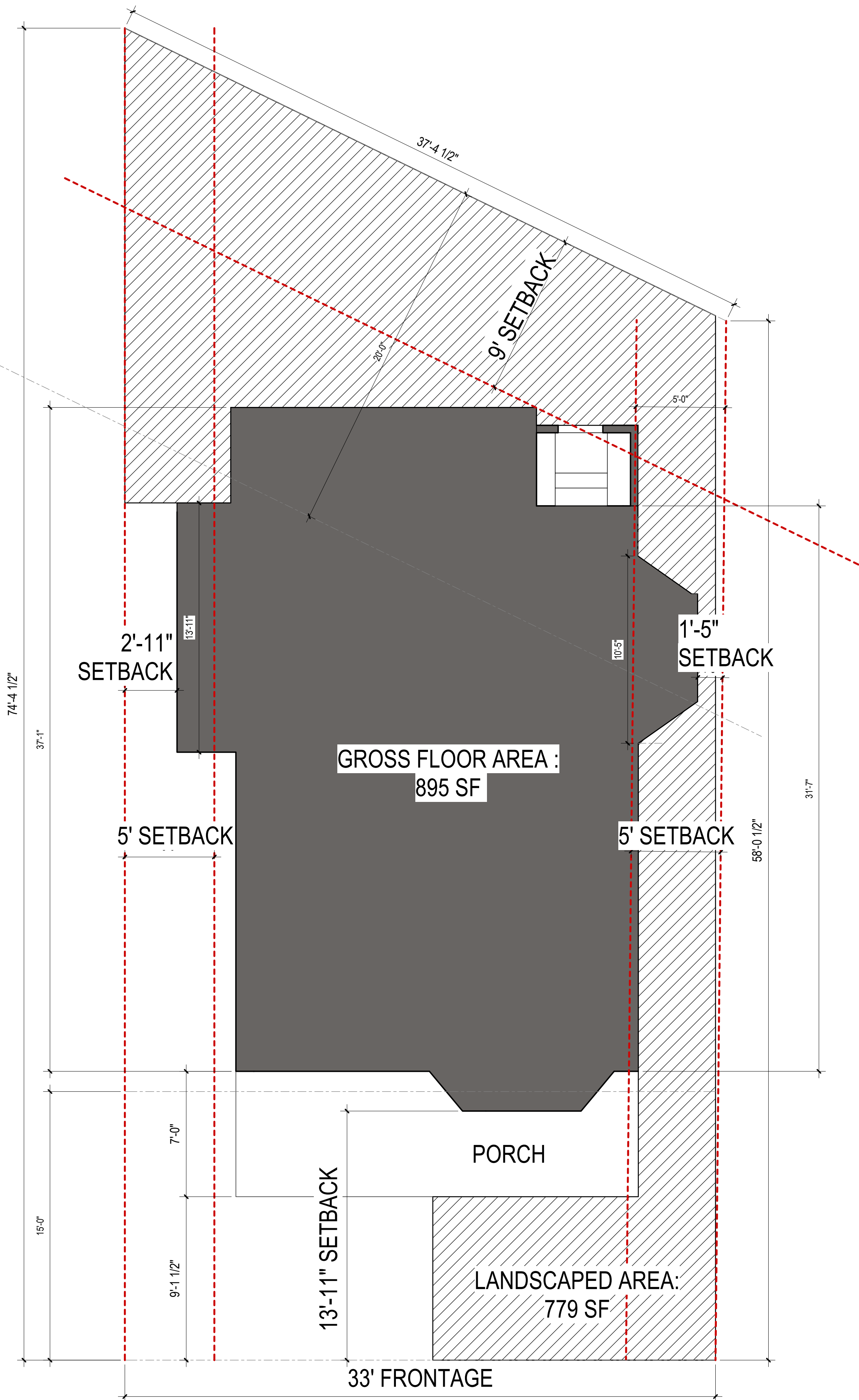
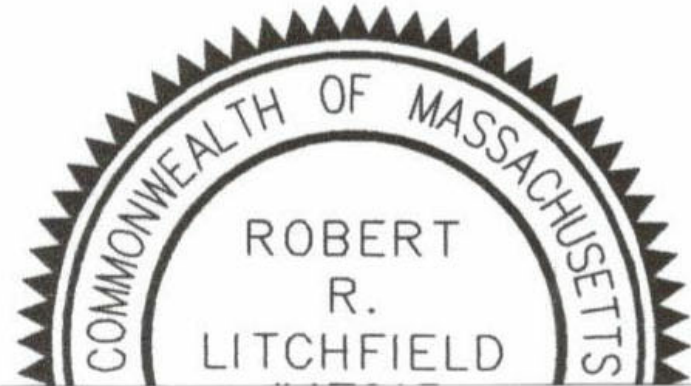
PORCH

ASSESSOR
PARCEL 23

LOT A

ASSESSOR
PARCEL 22

DARTMOUTH STREET



GROSS FLOOR AREA :
895 SF

PORCH

LANDSCAPED AREA:
779 SF

33' FRONTAGE

TOTAL LOT AREA : 2224 SF

PROJECT DATA				
PROPERTY CLASS	THREE FAMILY CONVERTED			
STATE CLASS CODE	1010			
MAP/LOT	60/B/23			
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		RB	RESIDENTIAL	RESIDENTIAL
NO. OF DWELLING UNITS		3	3	3
LOT SIZE		7,500 SF	2,224 SF	2,224 SF
LOT AREA DWELLING/UNIT		1,500 SF	741 SF	741 SF
GROSS FLOOR AREA OF FOOTPRINT OF ALL BUILDINGS			3,228 SF	3,228 SF
GROUND COVERAGE		50%	45%	45%
LANDSCAPED AREA (MIN % OF LOT)		25%	38%	38%
PERVIOUS AREA (MIN % OF LOT)		35%	39%	39%
NET FLOOR AREA			1,764 SF	2,475.5 SF
FLOOR AREA RATIO (FAR)*		1.0 (2,224 SF)	.79 (1,764 SF)	1.11 (2,475.5 SF)
BUILDING HEIGHT		40'	35'	35'
NUMBER OF STORIES		3	2.5	2.5
FRONT YARD SETBACK		15'	9' - 2"	9' - 2"
REAR YARD SETBACK (13)		10'	8' - 9"	8' - 9"
SIDE YARD SETBACK WITH REDUCTION (10)	LEAST WIDTH OF SIDE YARD	6' - 7"	6'	6'
	SUM WITH BOTH SIDE YARD	14' - 2"	13'	13'
SIDE YARD SETBACK	LEFT SIDE YARD		2'-11"	2'-11"
	RIGHT SIDE YARD		1'-5"	1'-5"
STREET FRONTAGE		50'	33'	33'
NO. OF PARKING SPACES		3	2.5	2.5
NO. OF BICYCLE PARKING SPACES				
NO. OF LOADING SPACES		N/A	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:



NOTE: NO CHANGES TO EXISTING FOOTPRINT OR BUILDING

For Zoning

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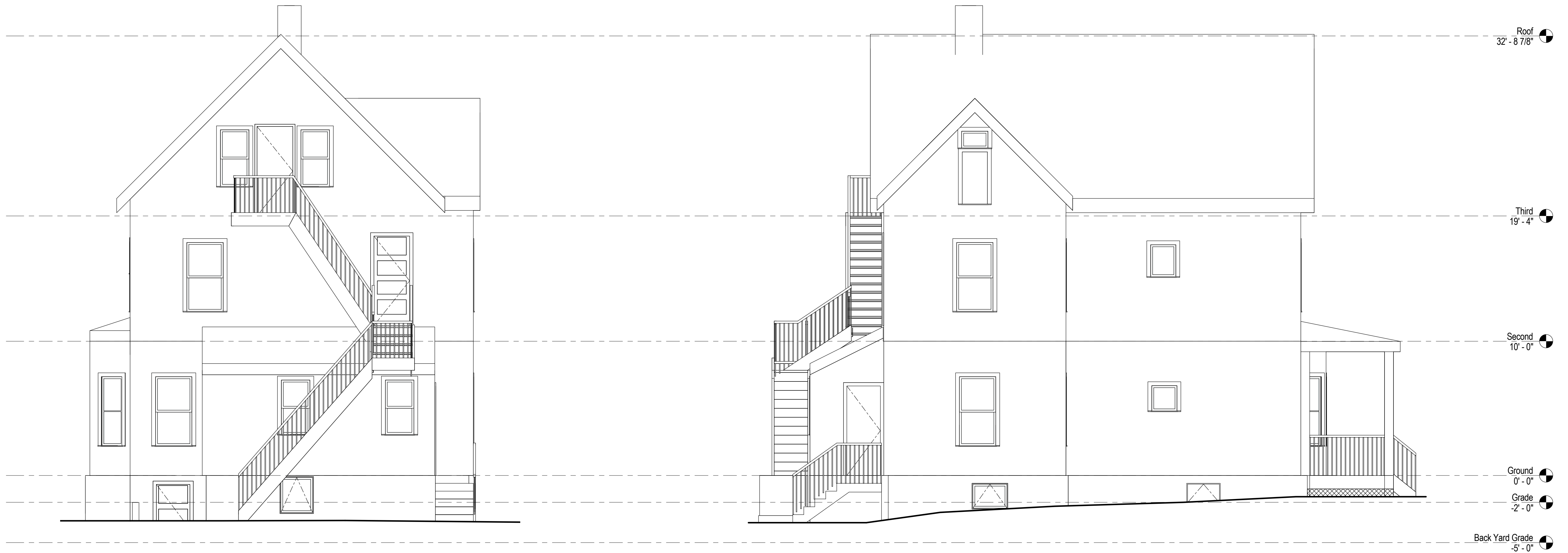
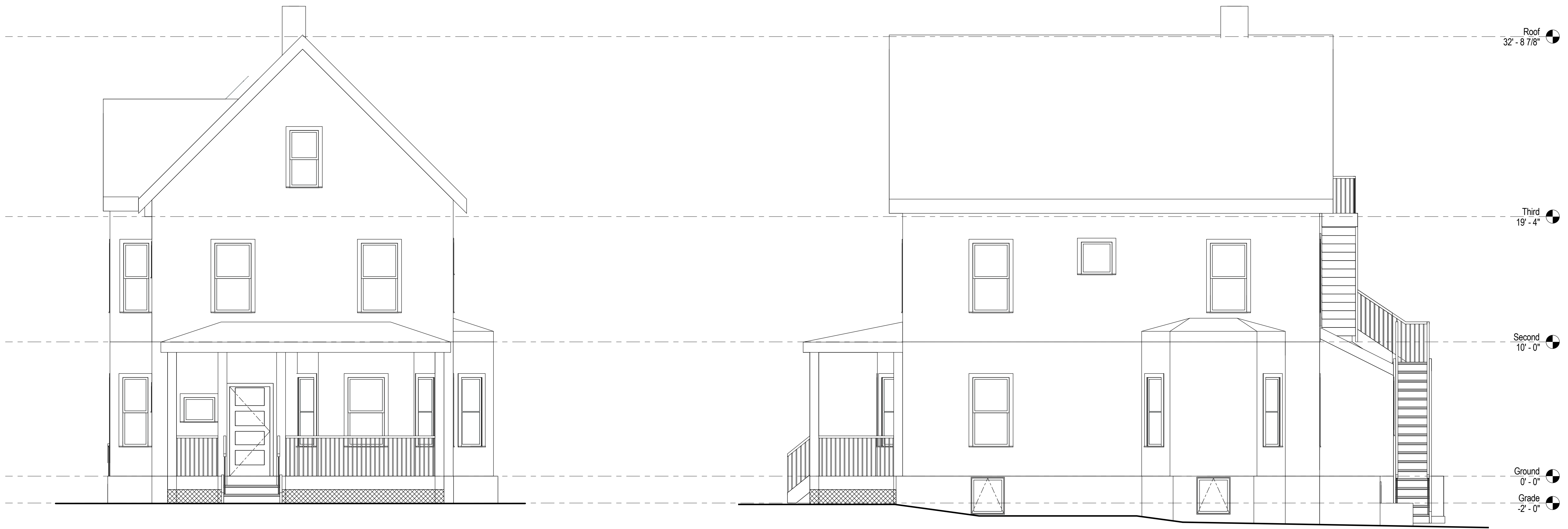
SITE DIAGRAM

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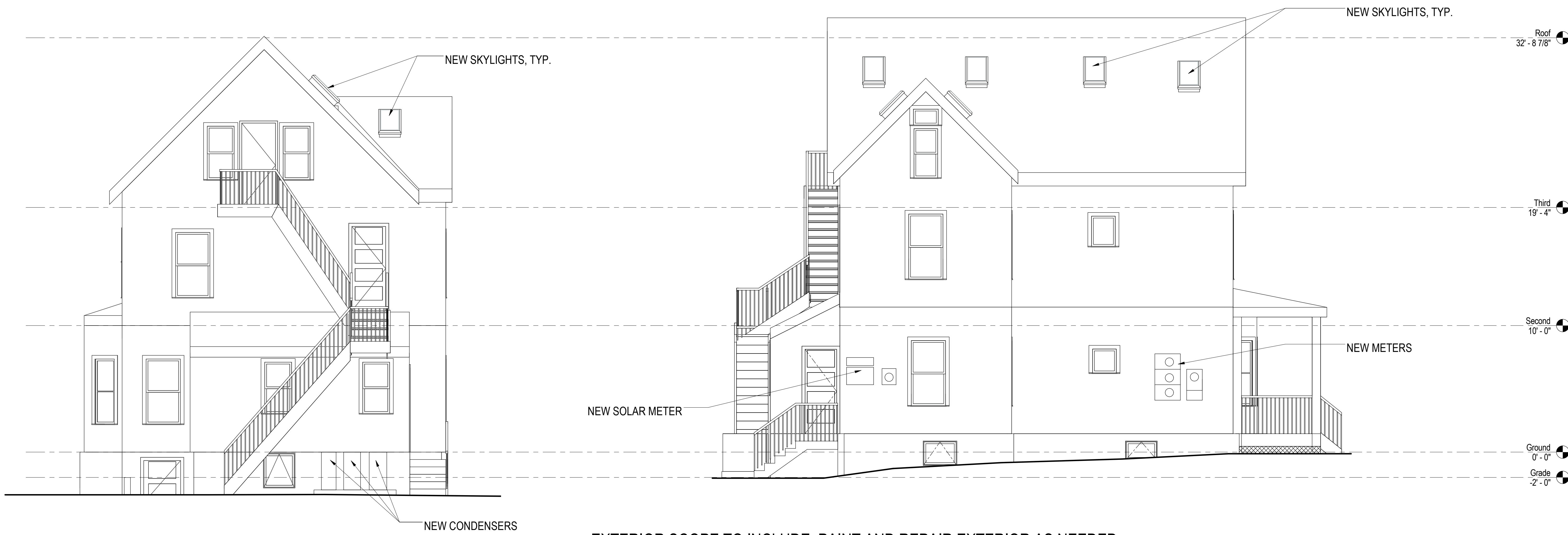
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Existing Exterior Elevations

drawing scale 1/4" = 1'-0" project number 138 drawing number ZBA 03 date 10/20/2019 4:58:58 PM



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EXTERIOR SCOPE TO INCLUDE: PAINT AND REPAIR EXTERIOR AS NEEDED

drawing scale 1/4" = 1'-0" project number 138 drawing number ZBA 04 date 10/2/2019 4:58:59 PM

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Proposed Exterior Elevations



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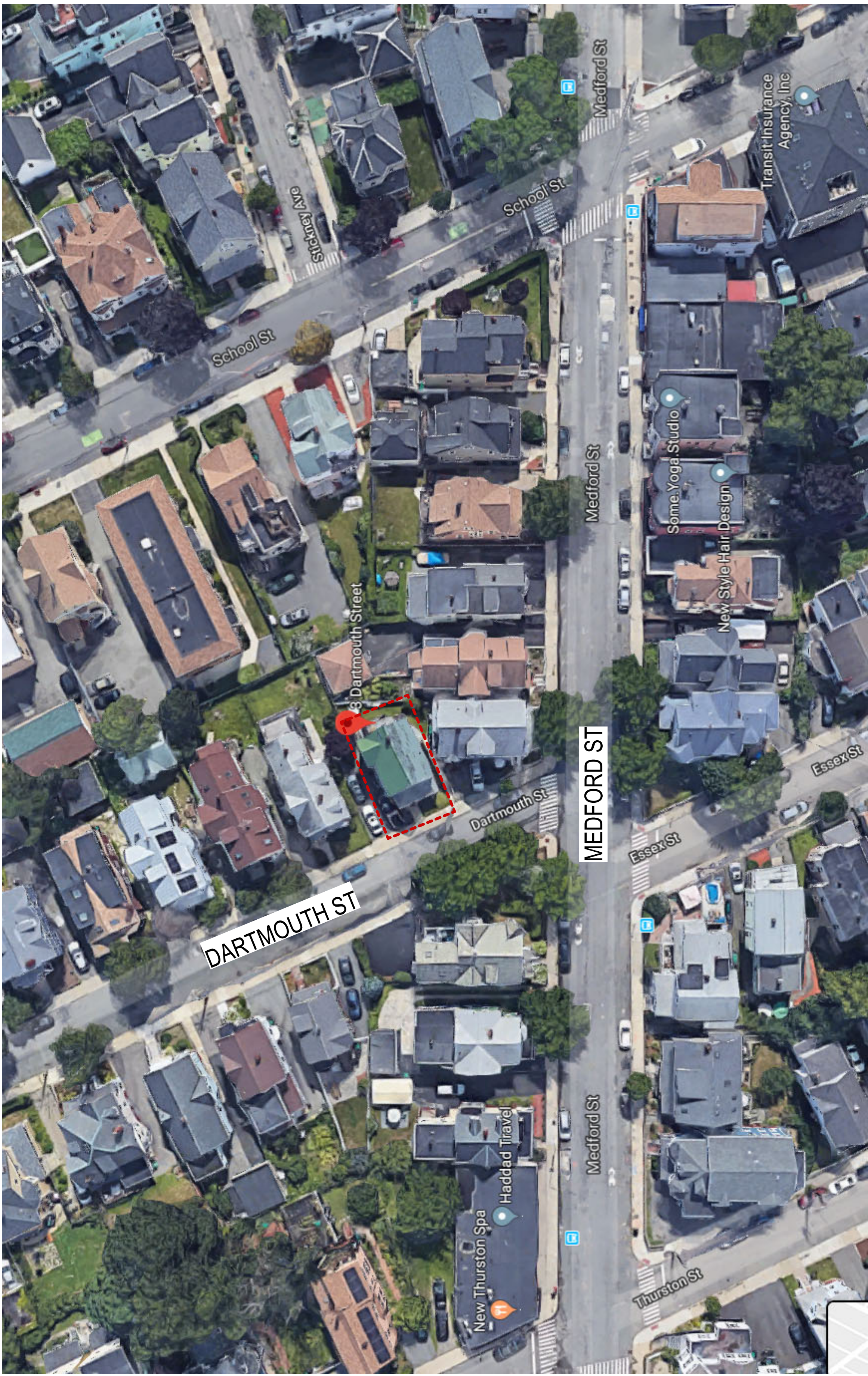
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SOUTHEAST VIEW



NORTHEAST VIEW



ARIAL VIEW

For Zoning

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Existing Site Views



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drawing scale project number 138 drawing number ZBA 05 date 10/2/2019 4:58:59 PM

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