

RENOVATION TO 241 WILLOW AVE

241 Willow Avenue, Somerville MA 02144

Homeowner Unit #1: Lara Slaboda
Homeowner Unit #2: Tony and Beth Malandain
Draftsperson: Beth Malandain
Structural Engineer: Ray Busser

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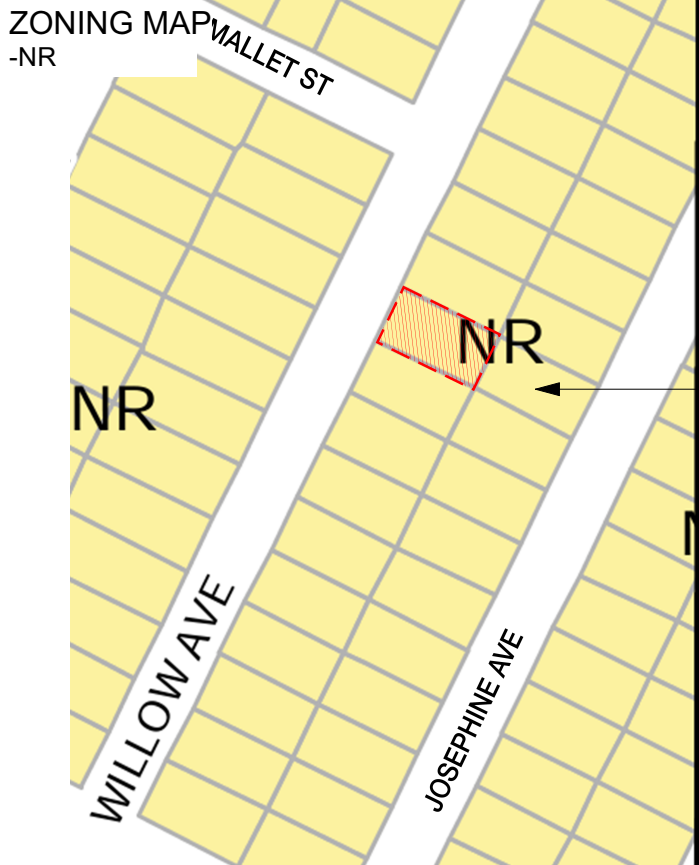
Beth Malandain Design
241 Willow Ave Somerville MA 02144
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bethmalandain.com

Project	
Back Porch 241 Willow Ave	
Date Drawn:	3/30/24
Title:	Title & Index
Scale:	
As Drawn	
Drawn by:	EHM
Drawing No.:	A0.0

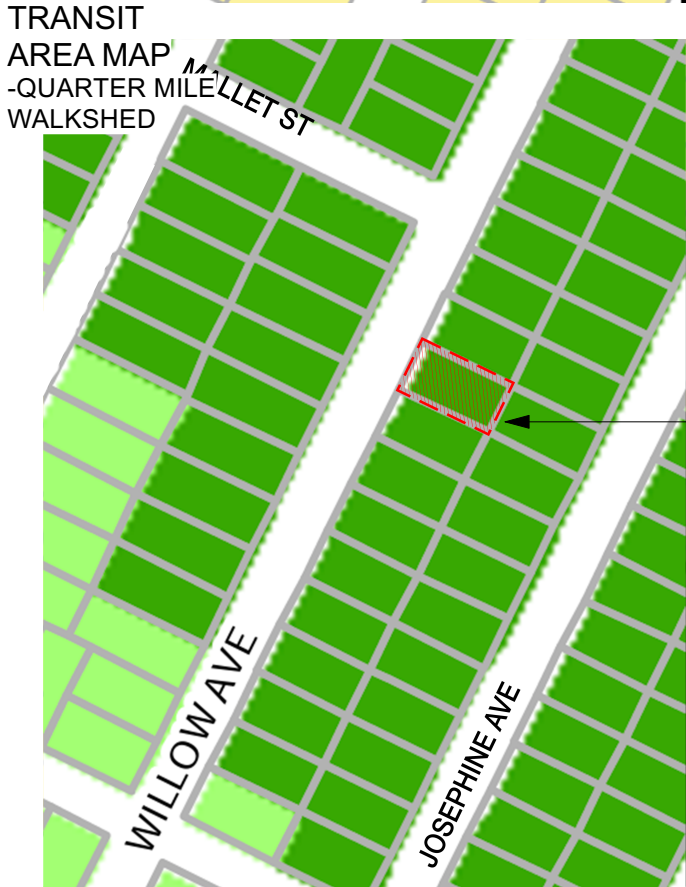








241 WILLOW AVE



241 WILLOW AVE

NOTE:
* Proposal to remove 46 sq feet of current driveway asphalt to offset the permeable lot surface that is lost with the expansion of the porch thereby resulting in a net zero loss.

241 WILLOW AVE, SOMERVILLE DIMENSIONAL TABLE- NEIGHBORHOOD RESIDENCE (NR)- DETACHED HOUISE

	ITEM	ALLOWED/ REQUIRED	EXISTING (PRE-DEMOLITION)	PROPOSED	COMPLIANCE
LOT	BUILDING TYPE	(1) Detached House	(1) Detached House	(1) Detached House	COMPLIES
	LOT AREA (SF)		3360	3360	COMPLIES
	LOT WIDTH (FRONT DRIVEWAY ACCESS) (FT)	34 MIN	42	42	COMPLIES
	LOT DEPTH (FT)	80 MIN	80	80	COMPLIES
	LOT COVERAGE (%) *	60 MAX	69.0	69.0	PRE-EXISTING
	GREEN SCORE	.35 MIN	.21	.21	PRE-EXISTING
SETBACKS	PRIMARY FRONT SETBACK (FT)	10 MIN, 20 MAX	7.7	7.7	PRE-EXISTING
	SIDE YARD SETBACK (NORTH) (FT)	3 MIN	2.8	2.8	PRE-EXISTING
	SIDE YARD SETBACK (SOUTH) (FT)	3 MIN	9.5	9.5	COMPLIES
	SUM OF SIDE SETBACKS	12 MIN	12.3	12.3	COMPLIES
	REAR SETBACK	20 MIN	17.4	12.9	NEEDS RELIEF
	BUILDING SEPARATION	10 MIN	11.3	11.3	COMPLIES
PROJECTING REAR PORCH	WIDTH (FT)- REAR	4 MIN	17	17	COMPLIES
	PROJECTION (FT)- REAR	4 MIN	4.6	9	COMPLIES
	FLOORS	1/STORY	1/STORY	1/STORY	COMPLIES
	SETBACK ENCROACHMENT (NORTH) (FT)	0	0.3	0.3	PRE-EXISTING
	SETBACK ENCROACHMENT(SOUTH) (FT)	0	0	0	COMPLIES
PARKING SETBACKS	PRIMARY FRONT SETBACK (FT)	20 MIN	20	20	COMPLIES
	SECONDARY FRONT SETBACK (FT)	10 MIN		N/A	COMPLIES
MAIN MASSING	FACADE BUILD OUT (%)	50 MIN	63	63	COMPLIES
	WIDTH(FT)	22 MIN, 28 MAX	26.6	26.6	COMPLIES
	DEPTH (FT)	28 MIN, 48 MAX	45.25	45.25	COMPLIES
	GROUND STORY ELEVATION (FT)	2 MIN	3.9	3.9	COMPLIES
	STORY HEIGHT (FT)	10 MIN, 12 MAX	10	10	COMPLIES
	NUMBER OF STORIES	2.5 MAX	2.5	2.5	COMPLIES
	ROOF TYPE	FLAT, GABLE GAMBREL, HIP, OR MANSARD	GAMBREL	GAMBREL	COMPLIES
FACADE	GROUND STORY FENESTRATION (%)	15 MIN, 50 MAX	16	16	COMPLIES
	UPPER STORY FENESTRATION (%)	15 MIN, 50 MAX	18	18	COMPLIES
USE & OCCUPANCY	DWELLING UNITS PER LOT	3 MAX	2	2	COMPLIES
	DWELLING UNITS	3 MAX	2	2	COMPLIES
	OUTDOOR AMENITY SPACE	1/DU MIN	1/DU	1/DU	COMPLIES
	NO. OF PARKING	2 MIN	2	2	COMPLIES
	NO. BIKE PARKING	N/A		N/A	COMPLIES
REQD ADUS	0 TO 2 DWELLING UNITS PER LOT	0	0	0	COMPLIES
	3 DWELLING UNITS PER LOT	1 MIN		N/A	COMPLIES

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Project

Back Porch
241 Willow Ave

Structural:

Date Drawn: 8/1/24

Title:

Zoning Compliance
Zoning Table

Scale: As Drawn

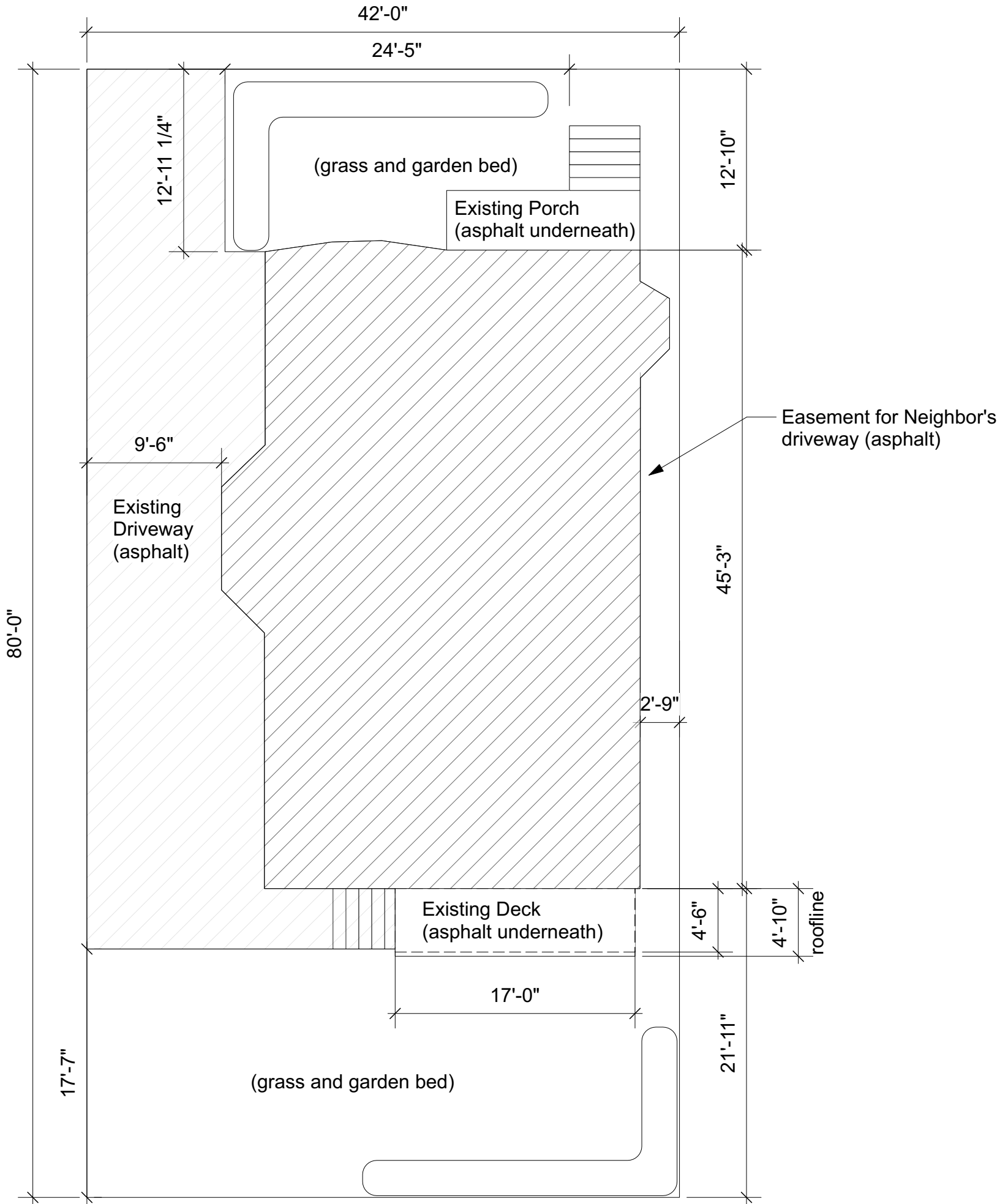
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Drawing No.:
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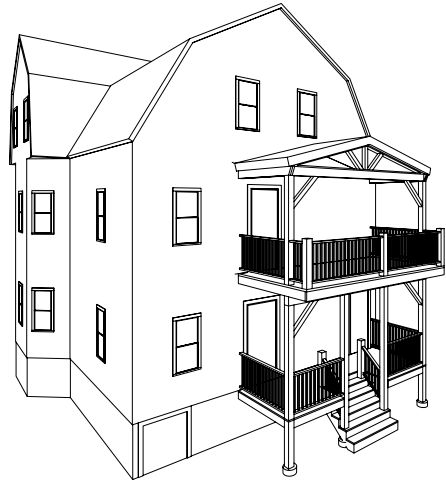
1

Plot Plan- Existing

Scale: 1:100

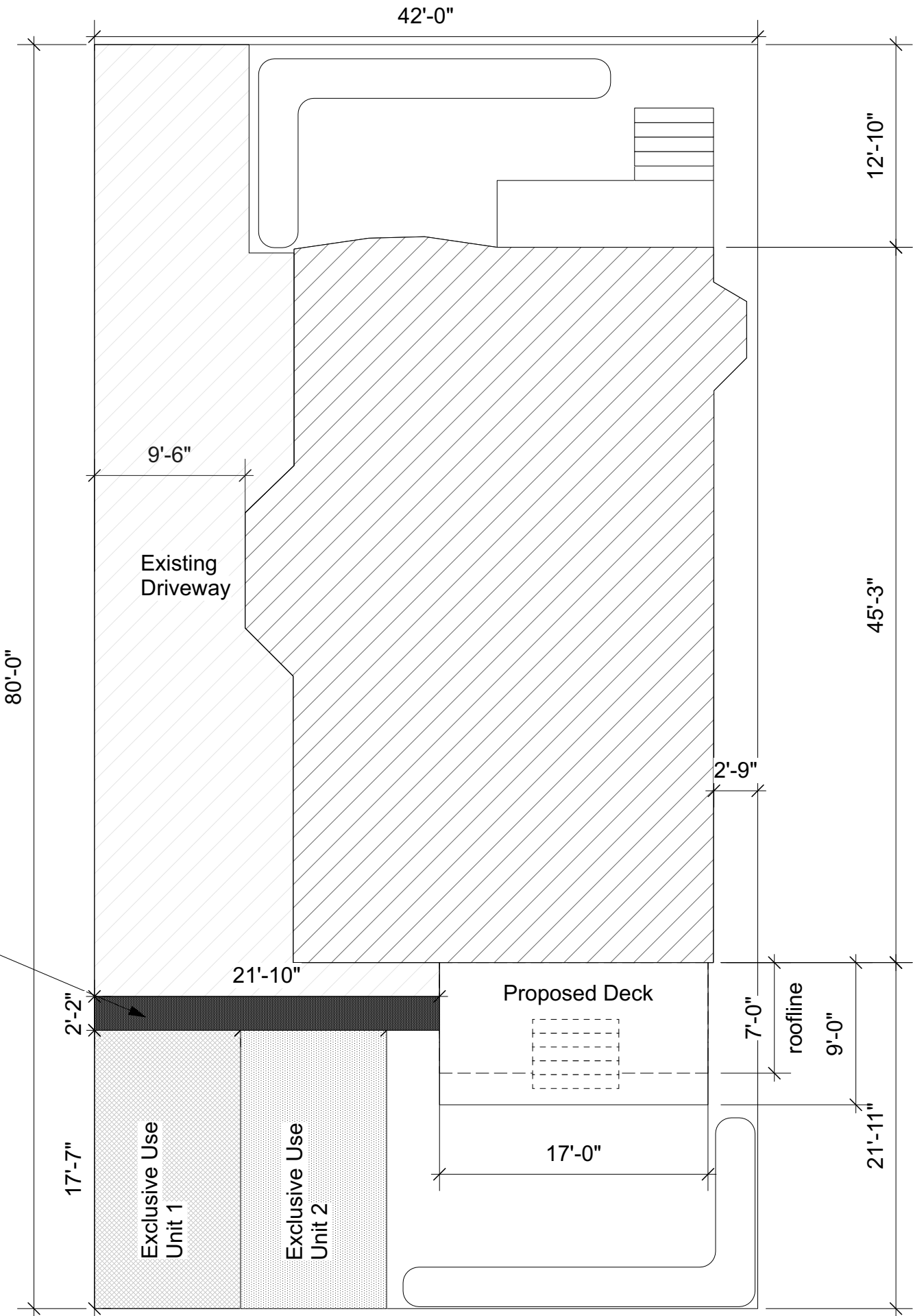


Project
Back Porch 241 Willow Ave
Structural:
Date Drawn: 7/31/24
Title:
Existing- Plot Plan
Scale: As Drawn
Drawn by: EHM
Drawing No.: Z.1

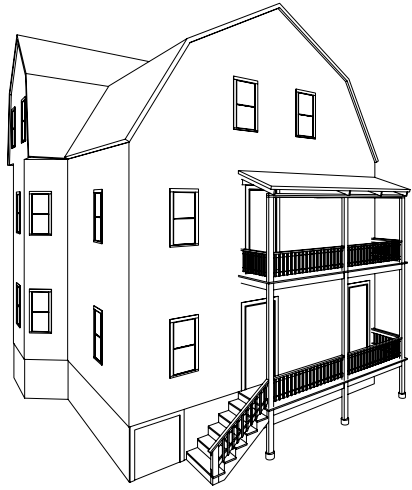


Removal of current asphalt to offset the 46 sq ft of permeable land on the lot that is lost with the elongation of the rear porch.

1 Plot Plan- Proposed
Scale: 1:100



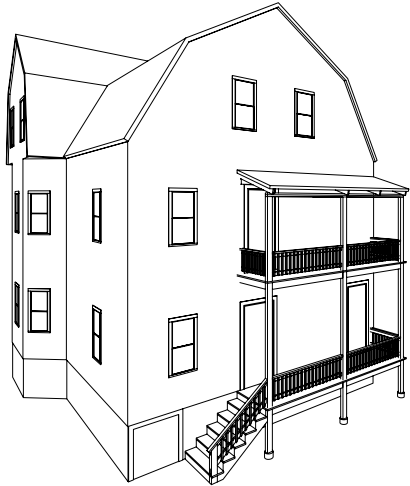
Project
Back Porch 241 Willow Ave
Structural:
Date Drawn: 8/1/24
Title:
Proposed- Plot Plan
Scale: As Drawn
Drawn by: EHM
Drawing No.: A1.1



1 East Elevation- Existing
Scale: 1:50

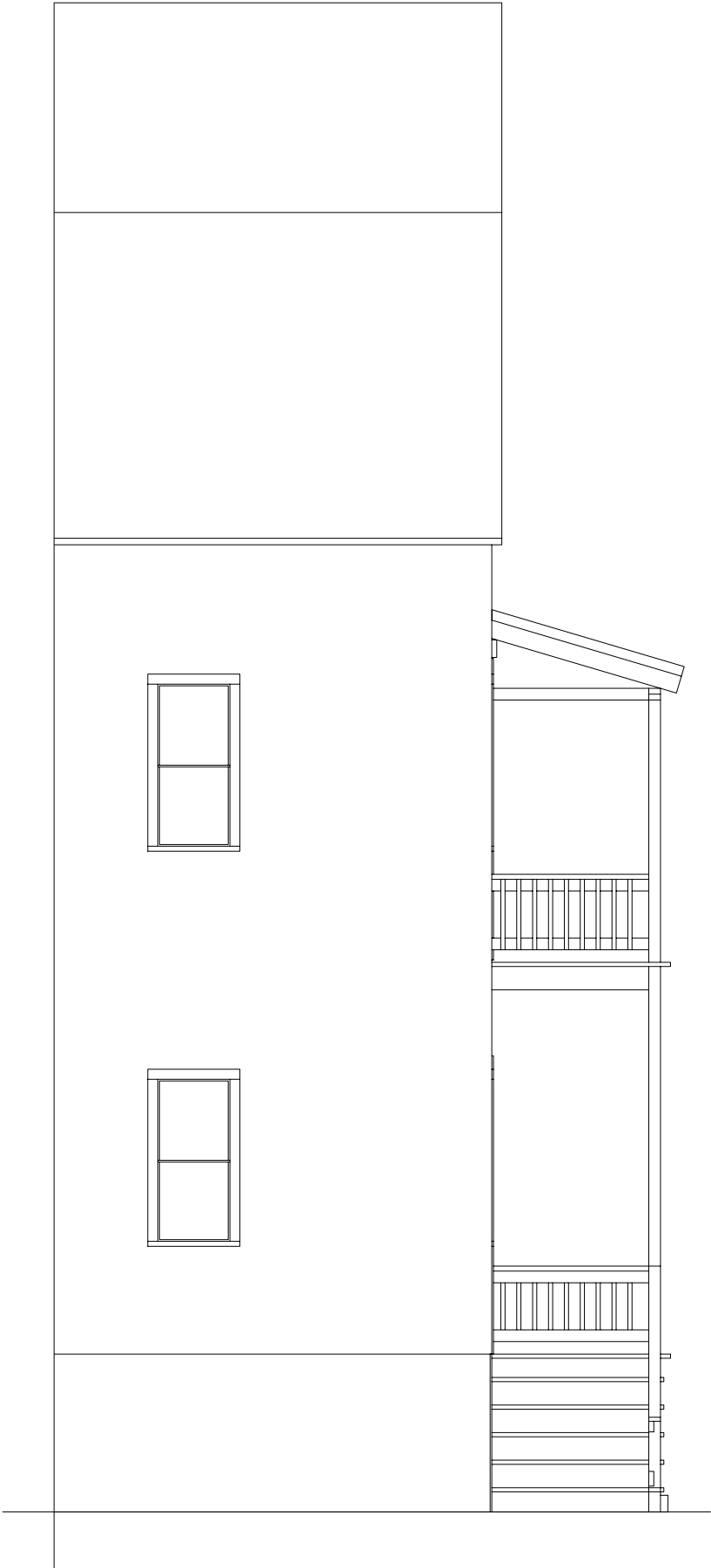
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Scale:	As Drawn
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Drawing No.:	A0.2



1

South Elevation- Existing
Scale: 1:50



Project

Back Porch
241 Willow Ave

Date Drawn: 3/30/24

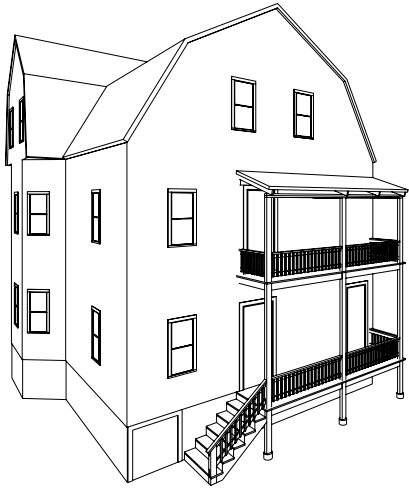
Title:

Existing-South Ele

Scale: As Drawn

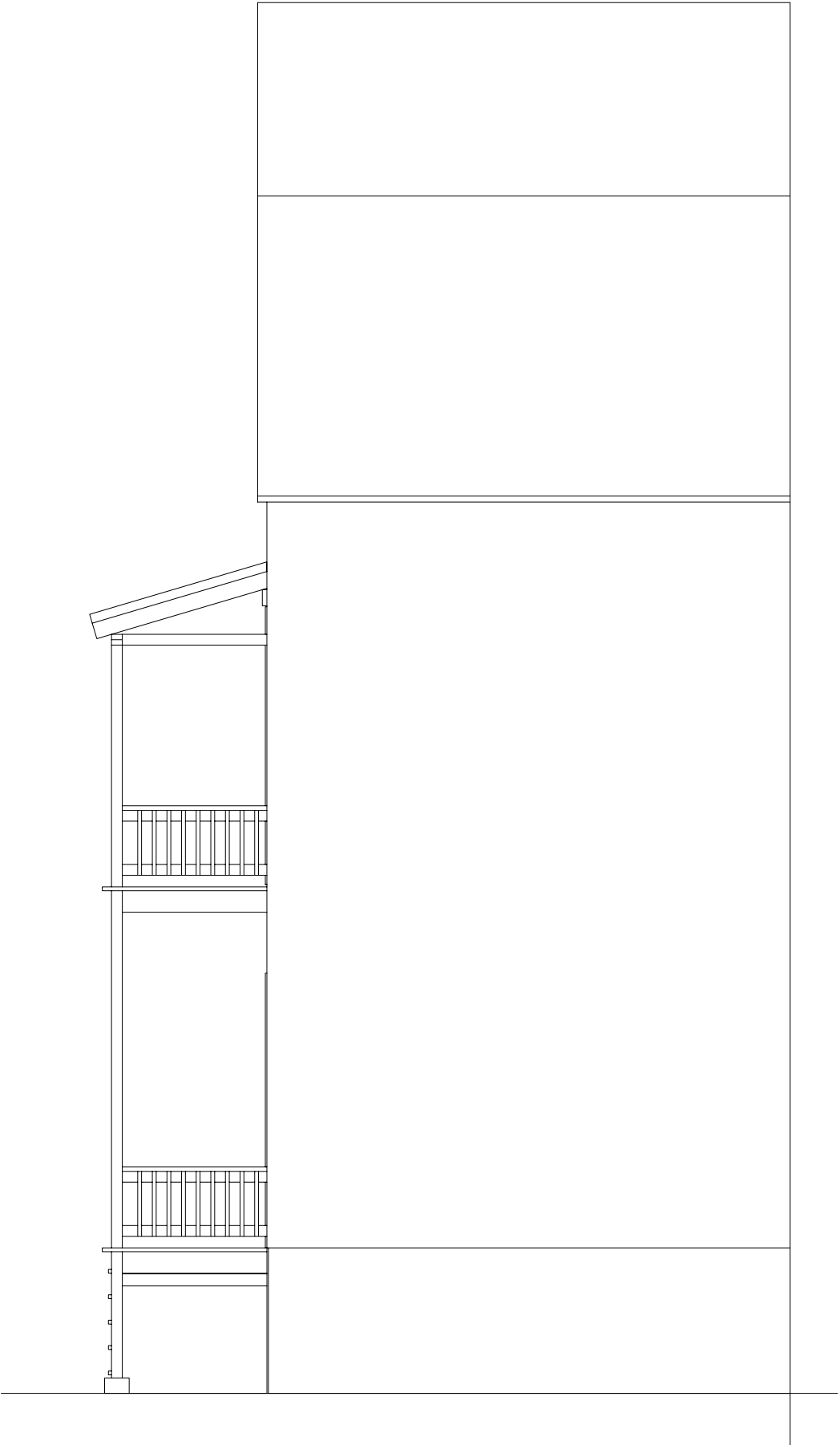
Drawn by: EHM

Drawing No.:
A0.3



1

North Elevation- Existing
Scale: 1:50



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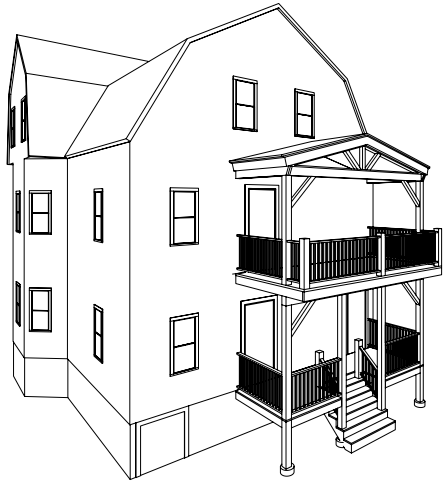
Existing-North Ele

Scale: As Drawn

Drawn by: EHM

Drawing No.:

A0.4



1 East Elevation- Proposed
Scale: 1:50

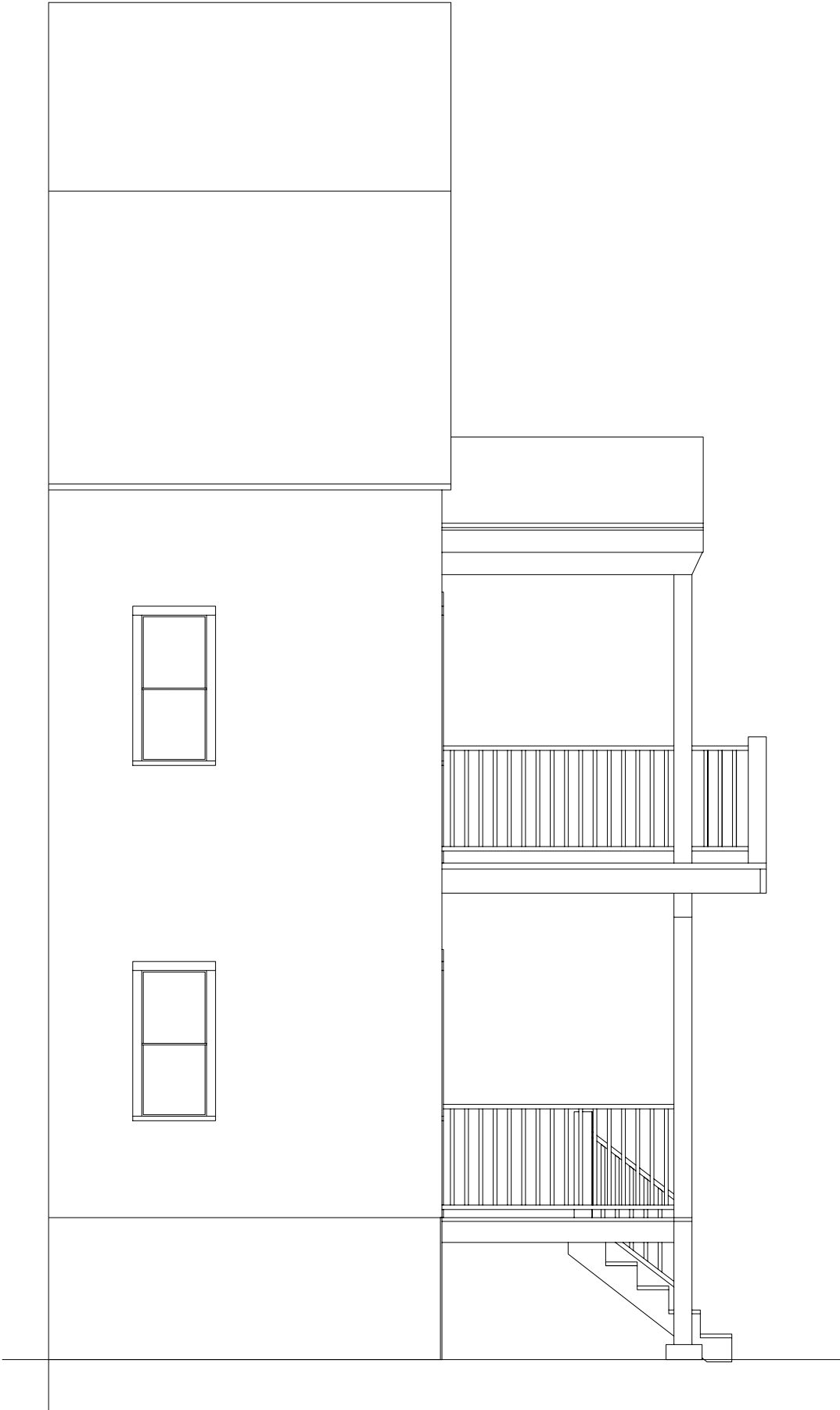
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Scale: As Drawn	
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1

South Elevation- Proposed
Scale: 1:50



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Proposed-South Ele

Scale: As Drawn

Drawn by: EHM

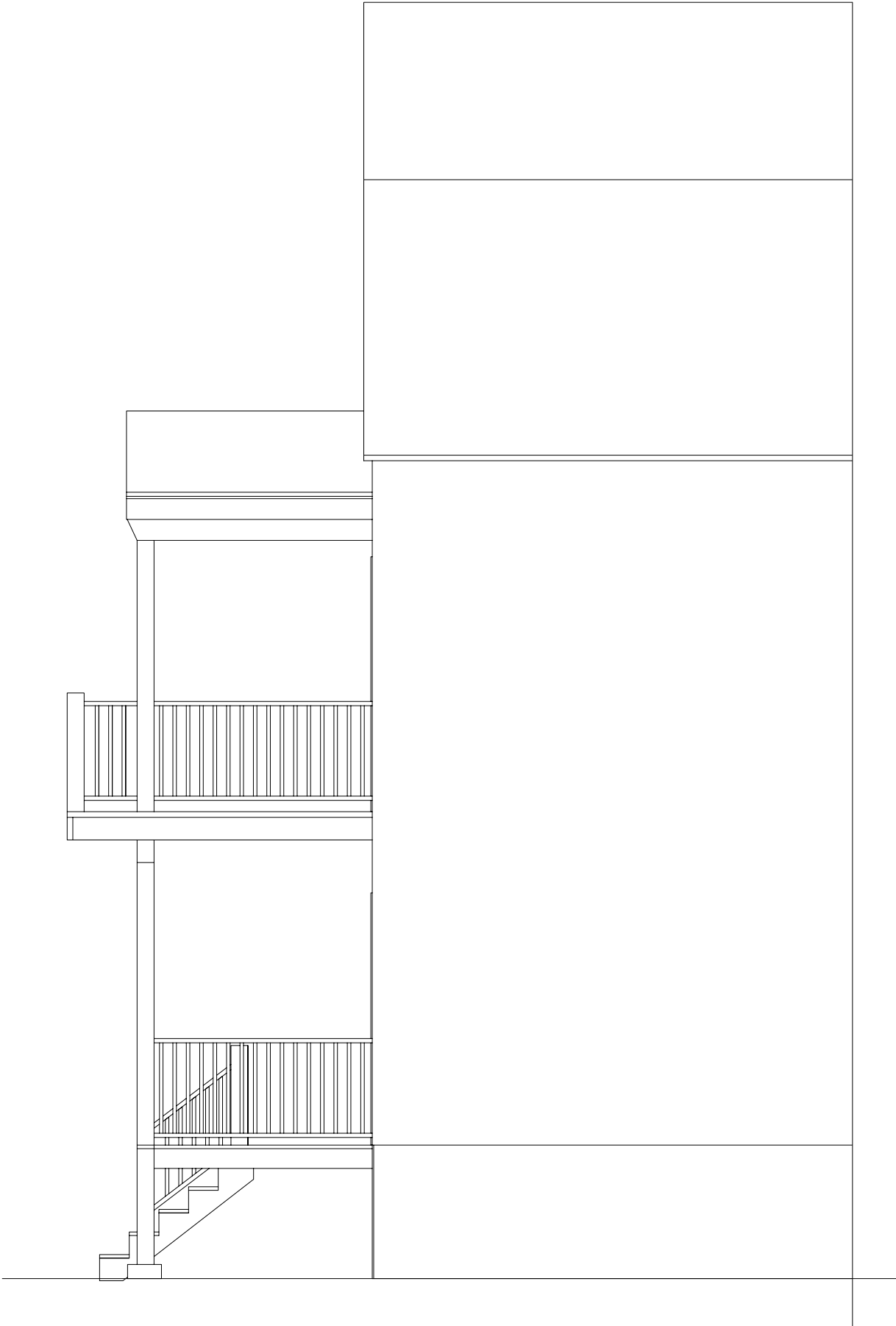
Drawing No.:

A1.3



1

North Elevation- Proposed
Scale: 1:50



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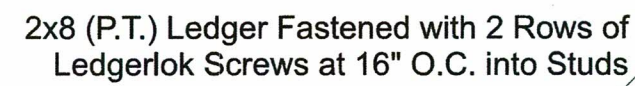
Proposed-North Ele

Scale: As Drawn

Drawn by: EHM

Drawing No.:

A1.4



(2) 2x10 (P.T.) Ridge Beam

Simpson H25A
Hurricane Ties at Bottom of
ALL Rafters

(2) 2x10 (P.T.)

(3) 2x10 (P.T.)

17'-5 1/2"

— 6x6 (P.T.) Posts

01

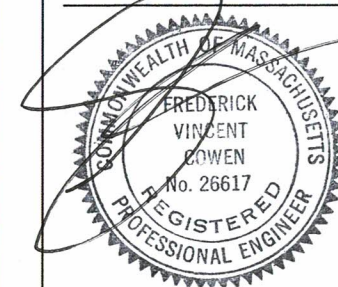
Roof Framing Plan

Scale: 1/2" = 1'-0"

Project

Back Porch
241 Willow Ave

Structural:



Date Drawn: 3/30/24

Title:

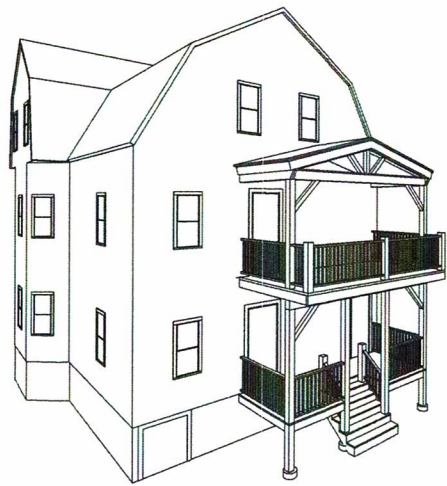
Roof Framing Plan

Scale: As Drawn

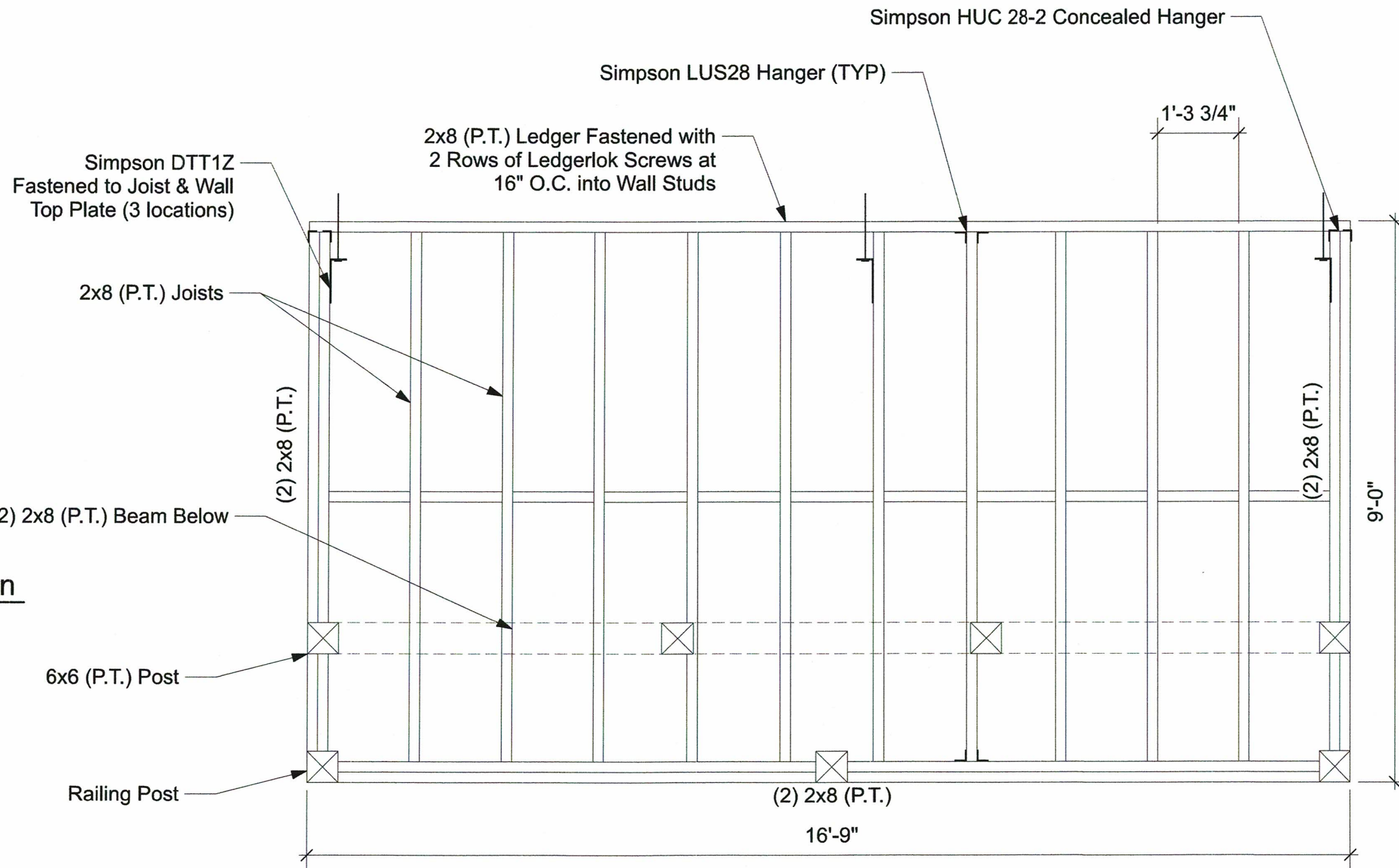
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Drawing No.:

S0.1



2 **Floor 2 Framing Plan**
Scale: 1/2" = 1'-0"

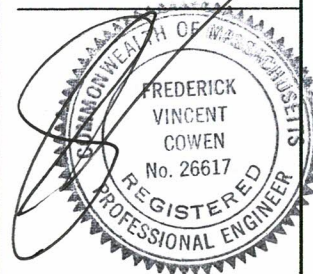


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Structural:



Date Drawn: 3/30/24

Title:

**Floor 2
Framing Plan**

Scale: As Drawn

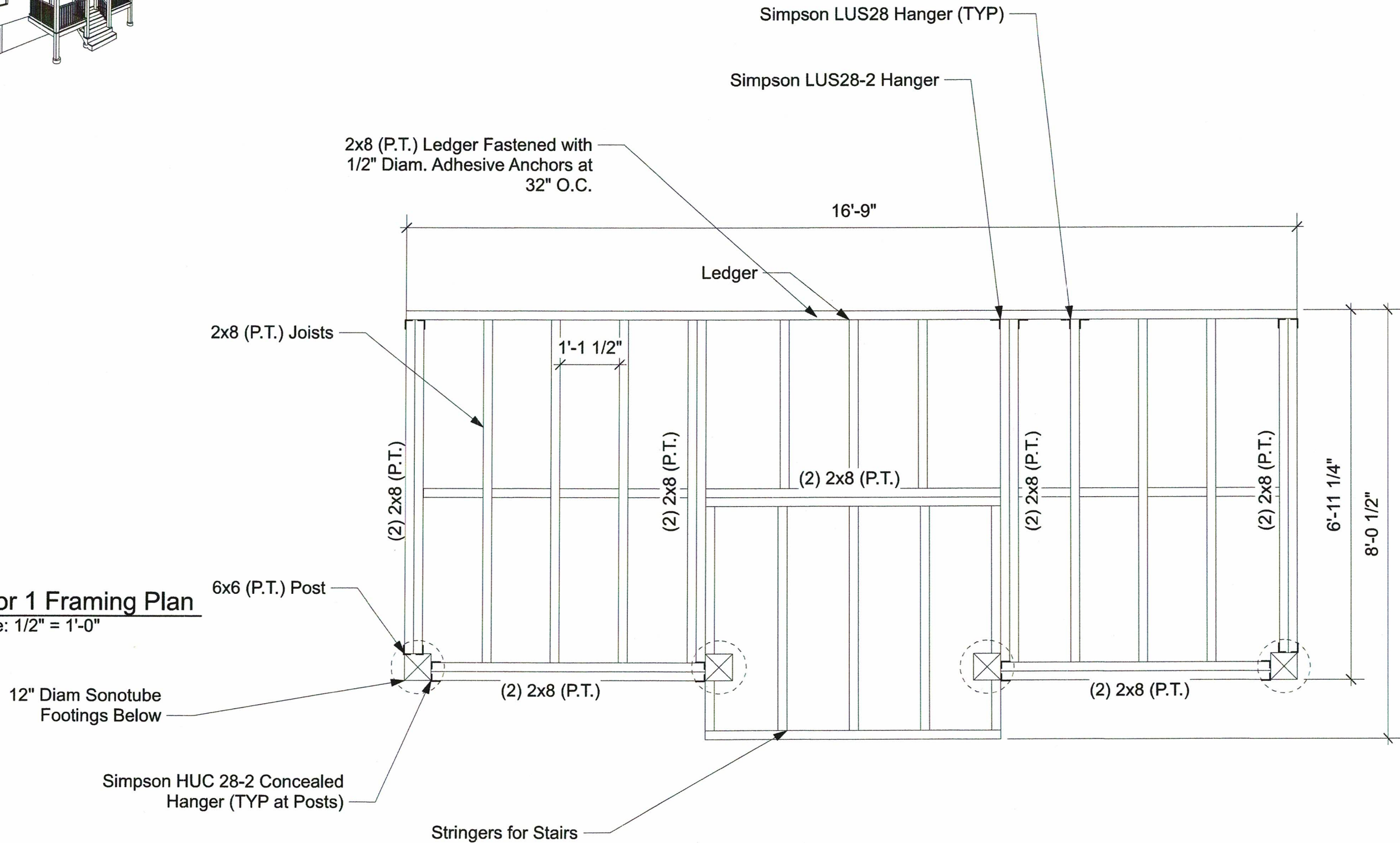
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Drawing No.:

S0.2



3 **Floor 1 Framing Plan**
Scale: 1/2" = 1'-0"

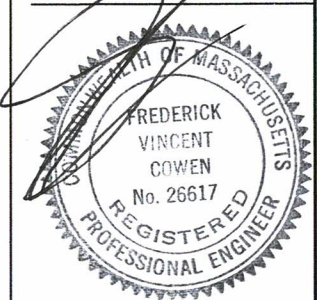


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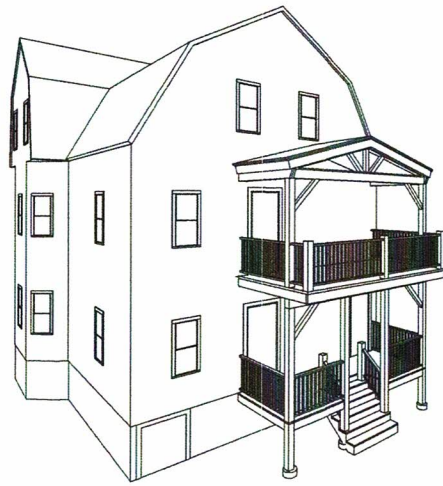
**Floor 1
Framing Plan**

Scale: As Drawn

Drawn by: EHM

Drawing No.:

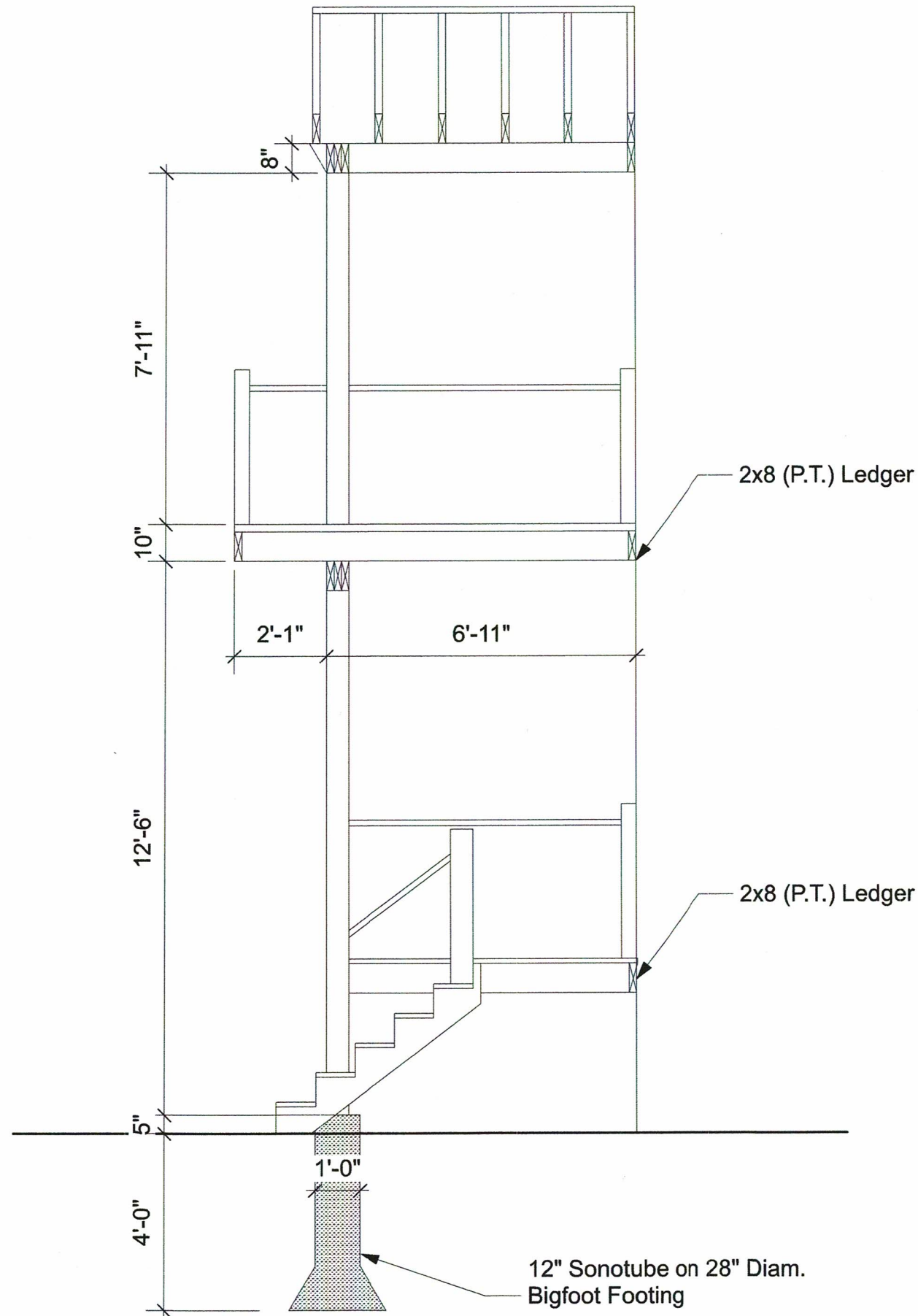
S0.3



1

Framing Section North

Scale: 1:38

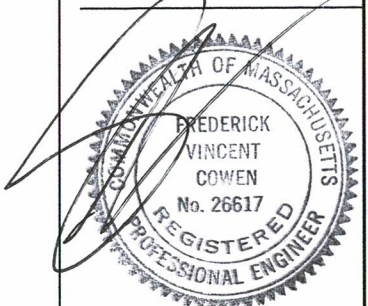


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Structural:



Date Drawn: 3/30/24

Title:

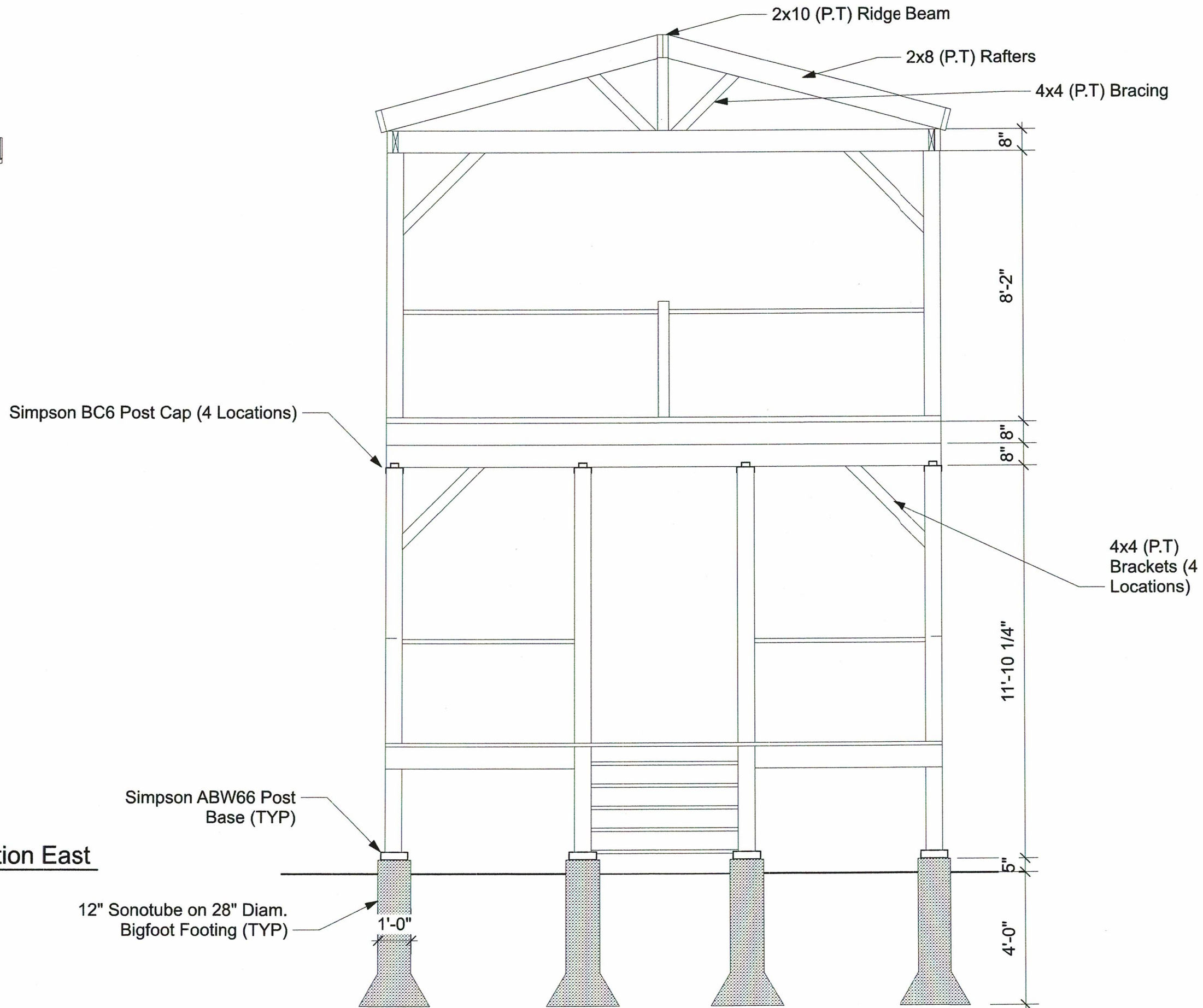
Framing
Section - North

Scale: As Drawn

Drawn by: EHM

Drawing No.:

S0.4



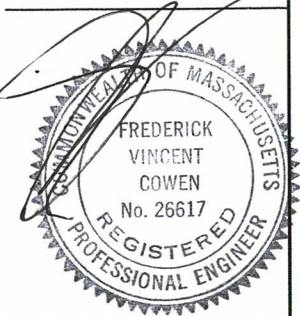
1 **Framing Section East**
Scale: 1:38

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Title:

**Framing
Section - East**

Scale: As Drawn

Drawn by: EHM

Drawing No.:

S0.5