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DRAWING LIST

- A0.0 GENERAL CONDITION NOTES
(NOT INCL FOR ZBA)
- A0.1 DOOR SCHEDULE (NOT INCL FOR ZBA)
- A0.2 WINDOW SCHEDULE (NOT INCL FOR ZBA)
(THESE SCHEDULES ARE FOR
PRICING PURPOSES ONLY,
FINAL SELECTIONS BY OWNER)

- SITE
- SP SITE PLAN (MEDFORD SURVEY)
- SP1 SITE PLAN (ZBA DATA)
- SP2 SITE PLAN (LANDSCAPE)

DEMO SCOPE

- D1.0 BASEMENT (NOT INCL FOR ZBA)
- D1.1 FIRST FLOOR (NOT INCL FOR ZBA)
- D1.2 SECOND FLOOR (NOT INCL FOR ZBA)
- D1.3 ATTIC/ROOF FLOOR (NOT INCL FOR ZBA)

FRAMING

- S1.0 BASEMENT (NOT INCL FOR ZBA)
- S1.1 FIRST FLOOR (NOT INCL FOR ZBA)
- S1.2 SECOND FLOOR (NOT INCL FOR ZBA)
- S1.3 ATTIC FLOOR (NOT INCL FOR ZBA)
- S1.4 ROOF (NOT INCL FOR ZBA)

PROPOSED SCOPE

- A1.0 BASEMENT
- A1.1 FIRST FLOOR
- A1.2 SECOND FLOOR
- S1.3 ATTIC FLOOR
- A1.4 ROOF
- A2.1 BUILDING LONG-SECTION
- A2.2 BUILDING CROSS-SECTION

- A3.1 EAST ELEV (STREET)
- A3.2 NORTH ELEV (STREET)
- A3.3 WEST ELEV (SIDE)
- A3.4 SOUTH ELEV (REAR)

ELECTRICAL (SWITCHING ONLY)

- E1.0 BASEMENT (NOT INCL FOR ZBA)
- E1.1 FIRST FLOOR (NOT INCL FOR ZBA)
- E1.2 SECOND FLOOR (NOT INCL FOR ZBA)
- E1.3 ATTIC FLOOR (NOT INCL FOR ZBA)

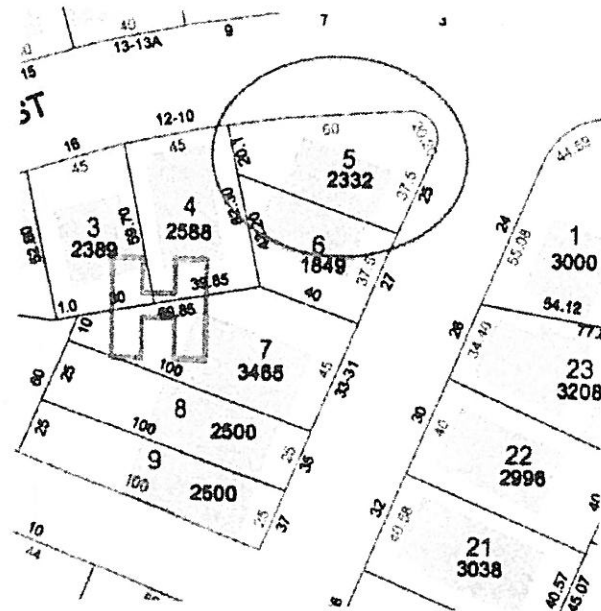
FIRE PROTECTION (SMOKE/CO2)

- FP1.03 BASEMENT (NOT INCL FOR ZBA)
- FP1.13 FIRST FLOOR (NOT INCL FOR ZBA)
- FP1.23 FIRST FLOOR (NOT INCL FOR ZBA)
- FP1.33 ATTIC FLOOR (NOT INCL FOR ZBA)



SCOPE:

DUE TO STRUCTURAL ISSUES WITH REGARDS TO THE EXISTING FOUNDATION AND FRAMING SYSTEM, THE APPLICANT PROPOSED TO ESSENTIALLY DEMOLISH THE EXISTING STRUCTURE AND REBUILD A NEW SINGLE-FAMILY DWELLING WITH TWO + BEDROOMS AND ADDING AN OFF-STREET PARKING SPACE. THE PROPOSED DESIGN WILL MAINTAIN AND EXTEND THE EXISTING SECOND FLOOR MANSARD ROOF AND ADD A SETBACK HEADHOUSE AS A PARTIAL THIRD FLOOR. THIS HEADHOUSE WILL ADD A ROOM, A BALCONY AND FACILITATE THE INSTALLATION AND USE OF A SOLAR ARRAY.



TEAM:

PROPERTY OWNER:

TUESDAY THOMAS
CAN KRESKIN
25 IVALOO STREET
SOMERVILLE, MA 02145

ARCHITECT:

CHRISTOPHER BLAKE, RA
PO Box 267
LINCOLN, MA 01773
MACHADOBLAKE@GMAIL.COM
617 838 5037

STRUCTURAL ENGINEER:

EVAN HANKIN
202 NEHOLDEN ROAD
NEWTON, MA 02468
ELHANKIN@ME.COM
617 839 9690

SITE SURVEYOR

MEDFORD ENGINEERING & SURVEY
15 HALL STREET
MEDFORD, MA 02155
781 396 4466

CONTRACTOR:

HOMEOWNER/TBD

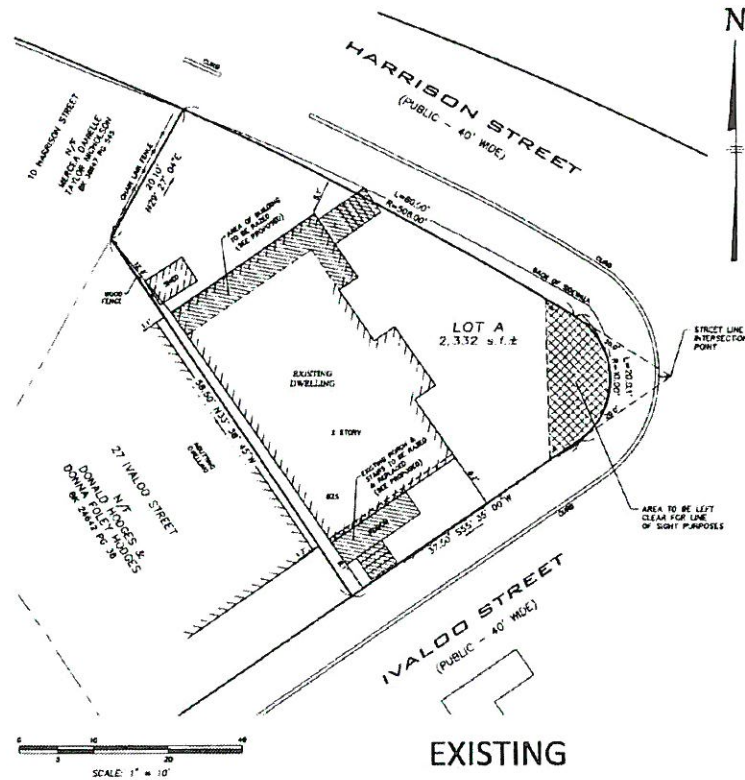
ZONE RB
FAR ALLOWED 1.0
SITE = 2332GSF
BSMT = NA
FLOOR 1 = 682 GSF
PORCH = 117GSF
FLOOR 2 = 749 GSF
FLOOR 3 = 340 GSF
BALCONY= 76GSF
TOTAL = 1964 GSF
FAR DESIGNED .842

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25 IVALOO STREET,
SOMERVILLE, MA
HOUSE RENOVATION

1 DEC 2016
ZBA SUBMISSION
1 NOV 2016
MP COMPLETE
28 JULY 2016
EX COND

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EXISTING

CURRENT OWNER: RICHARD B. WILLIAMS & JEANNE M. SEGAL
 TITLE REFERENCE: BOOK 18278 PAGE 203
 PLAN REFERENCE: PLAN BOOK 299 PLAN 24
 PLAN END OF BOOK 2349

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ADJUTING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION

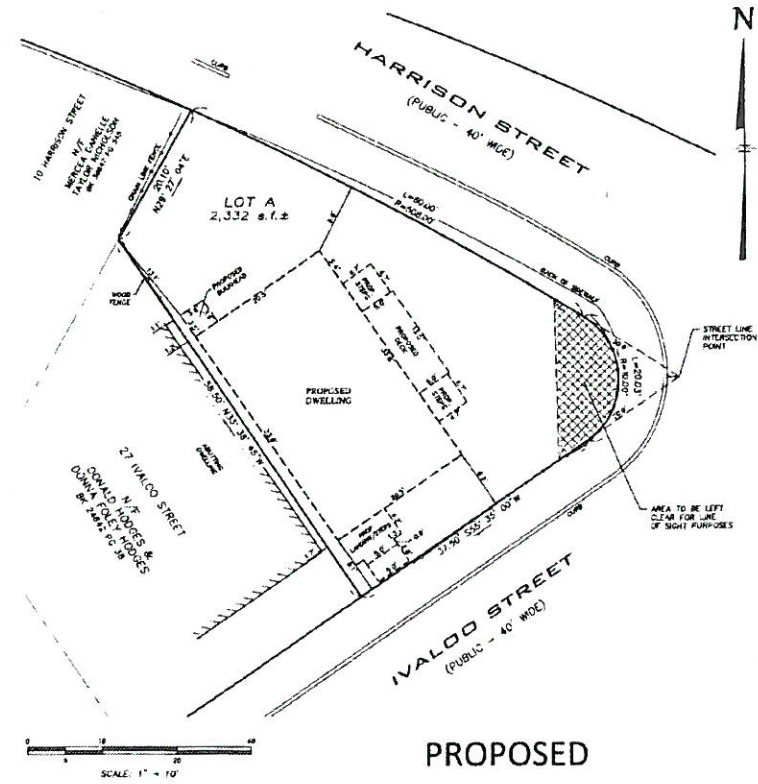
TO: TUESDAY THOMAS

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: AUGUST 28, 2016
 DATE OF PLAN: NOVEMBER 30, 2016



RICHARD J. MEDE, JR., P.L.S. 11/30/2016 DATE:



PROPOSED

*IF THE AVERAGE FRONT YARD OF TWO OR MORE BUILDINGS WITHIN 100 FEET IS LESS THAN THE REQUIRED FRONT YARD, THE AVERAGE OF THOSE BUILDINGS CAN BE USED AS THE REQUIRED FRONT YARD SETBACK.

**SIDE YARD FOR ANY BUILDING 2 TO 2 1/2 STORIES IS 8 FEET.

***REAR YARD MAY BE REDUCED BY 3" FOR EVERY FOOT LESS THAN 100 FEET IN DEPTH, PROVIDED THAT NO REAR YARD SHALL BE A LOT UNDER 10 FEET.

CURRENTLY ZONED: RB

	REQUIRED	EXISTING	PROPOSED
AREA	7,500 ± s.f.	2,332 ± s.f.	2,332 ± s.f.
GROUND COVERAGE MAX %	50%	NOT AVAILABLE	NOT AVAILABLE
LANDSCAPED AREA MIN %	25%	NOT AVAILABLE	NOT AVAILABLE
FRONT IVALDO ST.	15'	8.1'	8.1'
SIDE HARRISON ST.	8' **	5.1'	9.5'
SIDE SETBACK	8' **	1.1'	1.1'
REAR SETBACK	10' ***	12.5'	1.1'
PERVIOUS AREA	35%	NOT AVAILABLE	NOT AVAILABLE

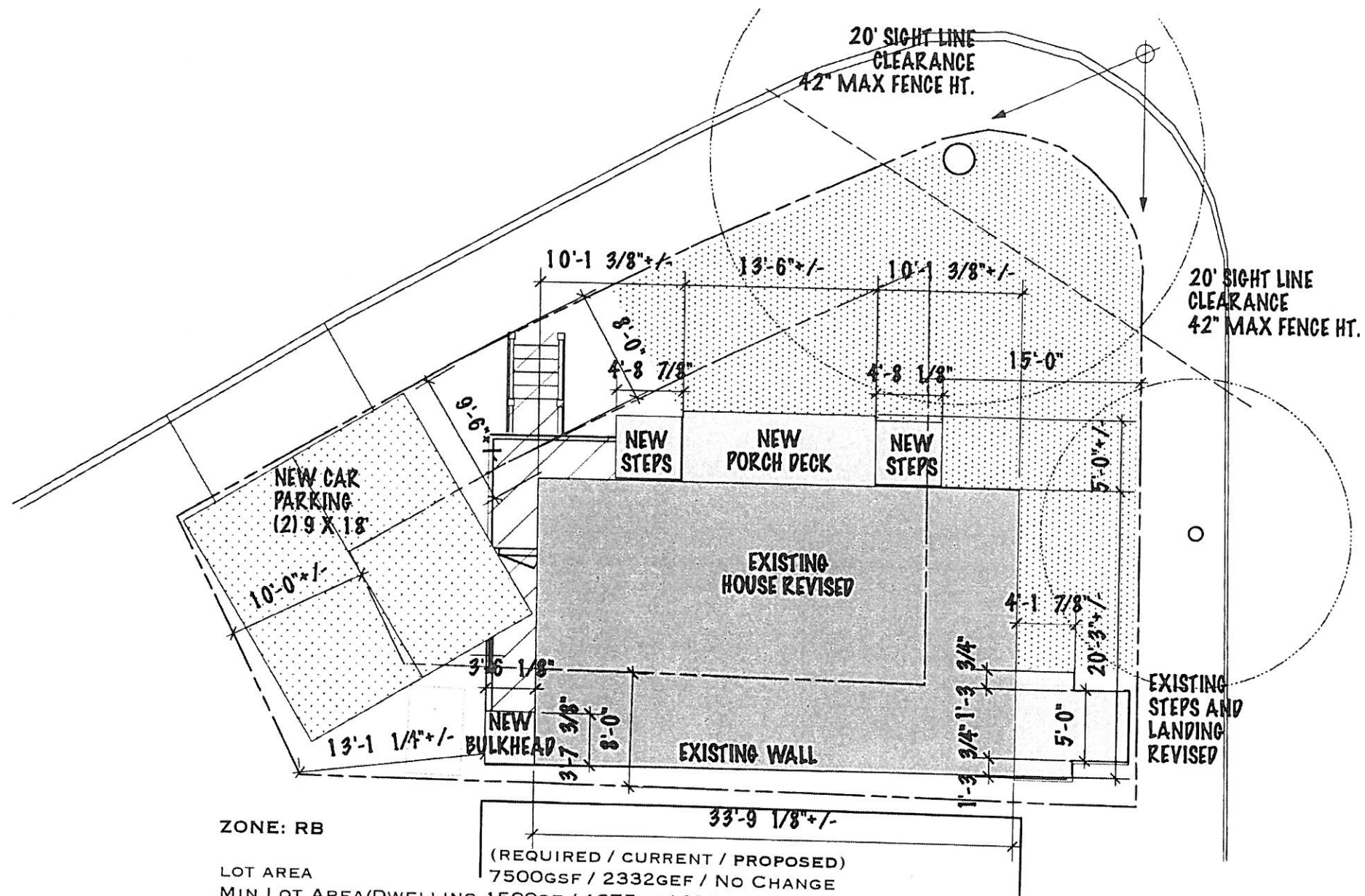
PROPOSED PLAN OF LAND
 25 IVALDO STREET
 SOMERVILLE, MA.
 (MIDDLESEX COUNTY)

PREPARED BY:
MEDFORD ENGINEERING & SURVEY
 ANGELO M. VENEZIANO ASSOCIATES
 15 HALL STREET, MEDFORD, MA 02155
 781-398-4466 fax 781-398-8052

DATE	DESCRIPTION OF RETURN	DATE	SCALE	FILE NO.	TIME
		11/30/2016	1" = 10'		
		CHECKED BY: P.M.			
		DRAWN BY: 600			
PREPARED FOR: TUESDAY THOMAS		SHEET 1 OF 1			

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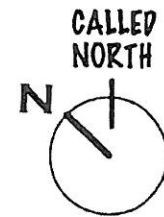


ZONE: RB

LOT AREA
MIN LOT AREA/DWELLING 1500SF / 1375SF / 1964SF
MAX GROUND COVER 50% / 914GSF (39%) / 1160GSF (49.7%)
MIN LANDSCAPE COVER 25% / 834 GSF (35.7%) / 1052 (45%)
FAR = 1.0

ALLOWED ON SITE 2332GSF
EXISTING ON SITE = 1375GSF (.589)
LIVING SPACE TO BE ADDED = 589GSF
NEW/PROPOSED ON SITE = 1964GSF FAR = .842
FRONTAGE 50' / 117.53 / NO CHANGE
FRONT SETBACK 15' / 8.2' / NO CHANGE
S SIDE SETBACK 6' TO 10' / 1.1' / NO CHANGE
W SIDE SETBACK 6' TO 10' / 5.1' / 9.5' (+4.4' BETTER THAN EXISTING)
REAR SETBACK 20' / 12.9' / 13.1' / (+.2' BETTER THAN EXISTING)
BUILDING HT/3STORIES 40' / 22' / 33' (+11' TALL THAN EXISTING / -7' BELOW MAX)

1 ZONING PROFILE
SITE - GRAPHIC
1/8" = 1'-0"



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25 IVALOO STREET,
SOMERVILLE, MA
HOUSE RENOVATION

SITE =	2332GSF
BSMT =	NA
FLOOR 1 =	682 GSF
PORCH =	117GSF
FLOOR 2 =	749 GSF
FLOOR 3 =	340 GSF
BALCONY =	76GSF
TOTAL =	1964 GSF
FAR	.842

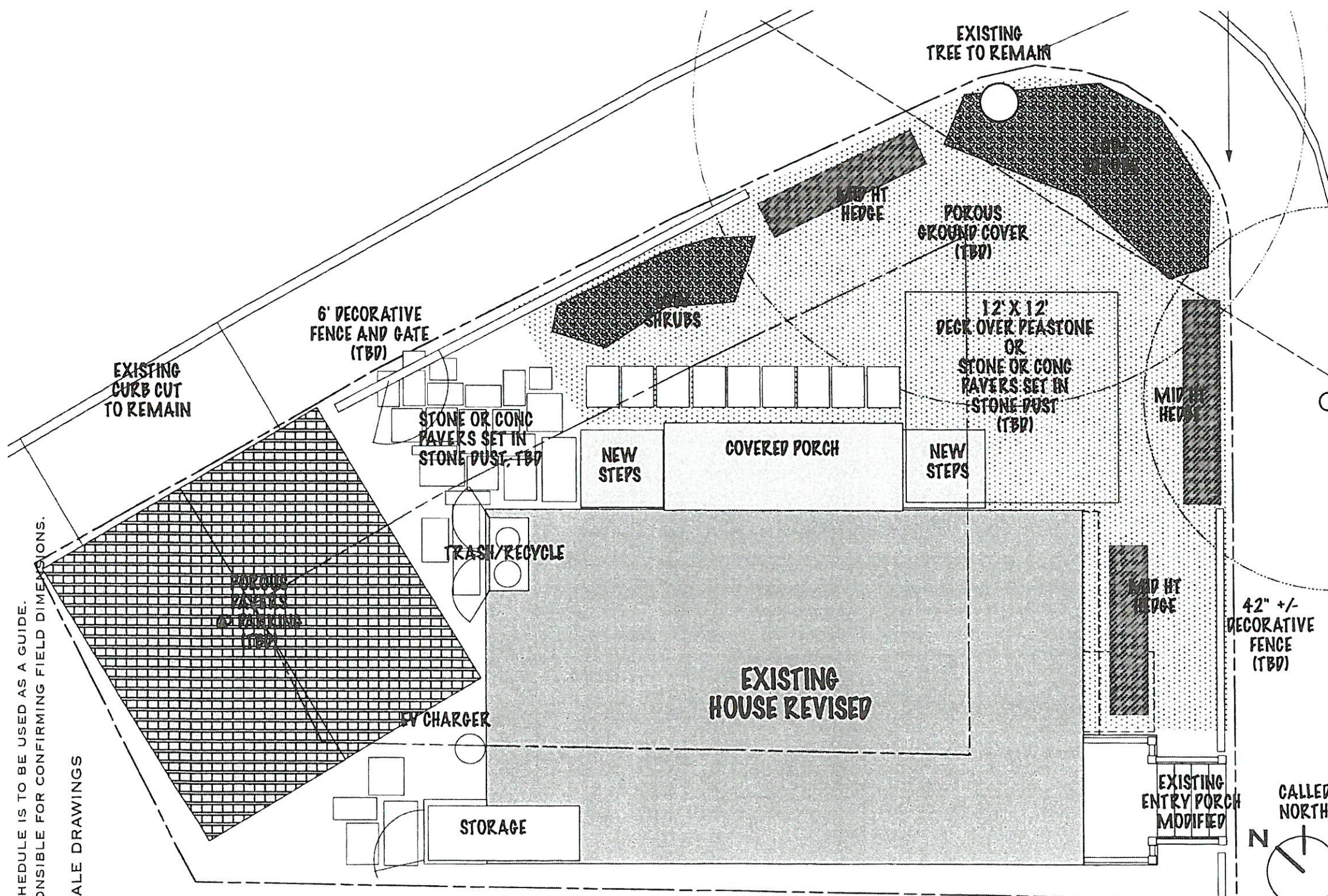
1 DEC 2016
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1 NOV 2016
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0 8

SHEET NUMBER
SP1.1
GRAPHIC
SITE PLAN

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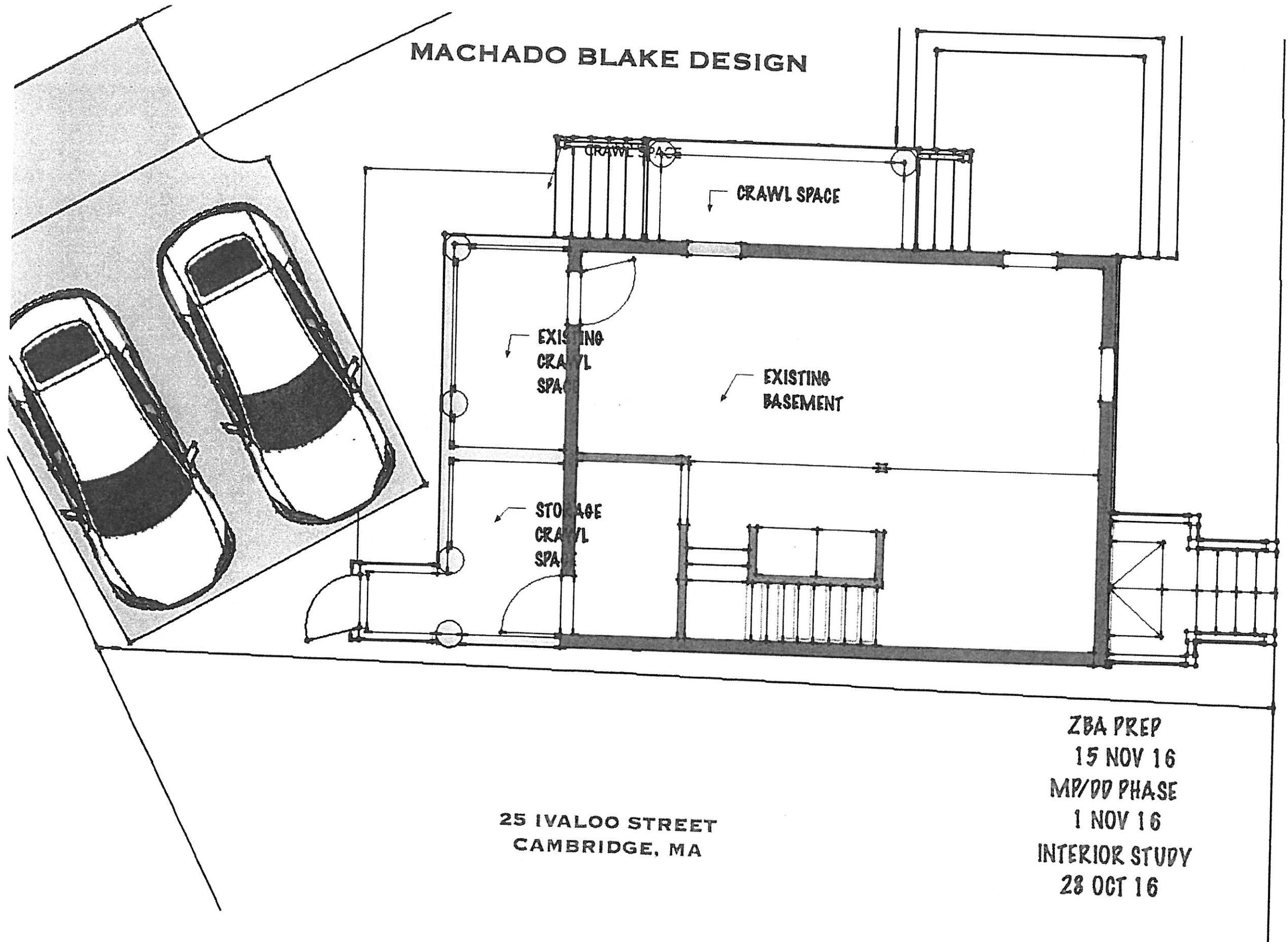
1 LANDSCAPING DIAGRAM
SITE - GRAPHIC
3/16" = 1'-0"

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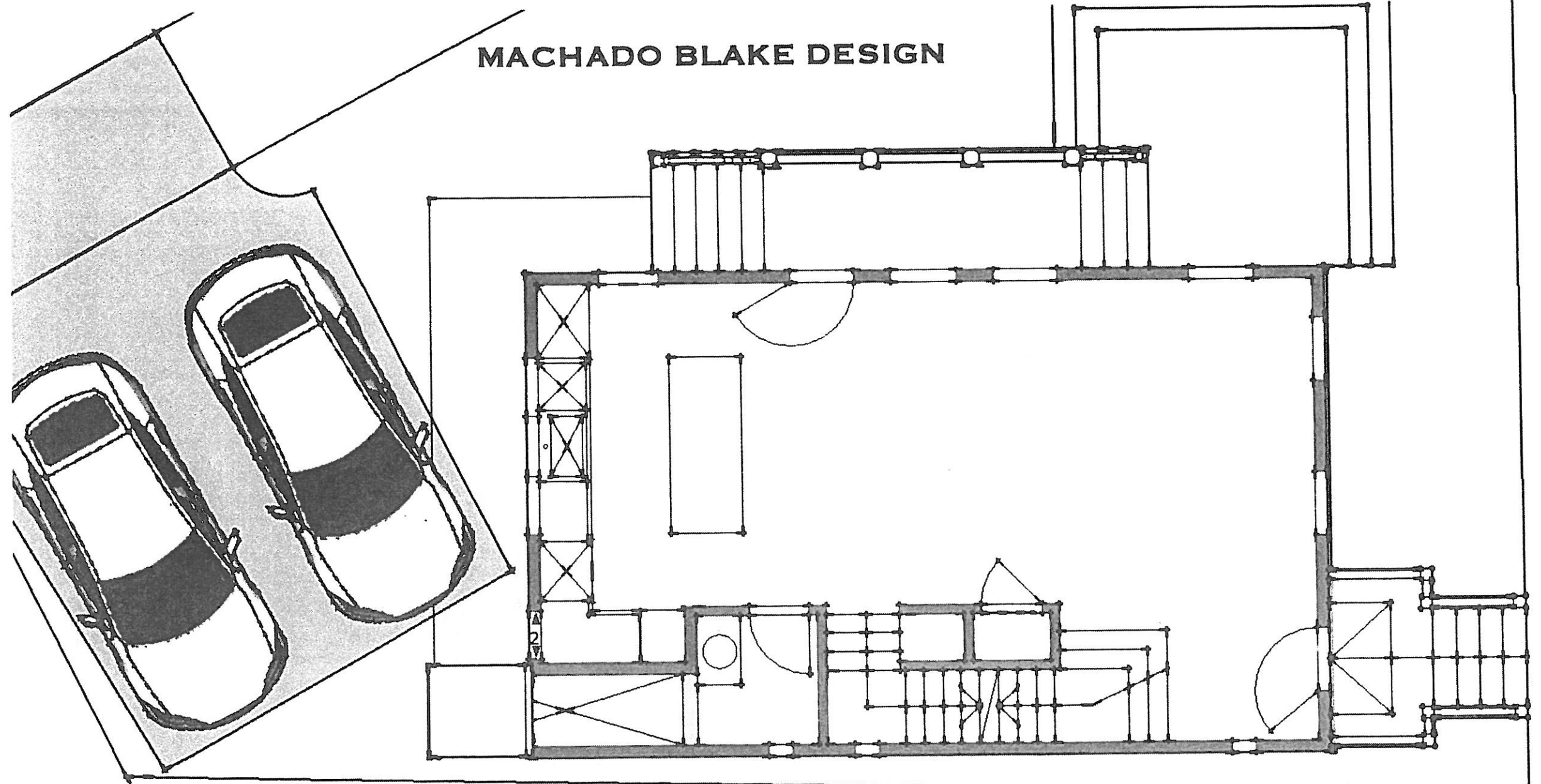
0 5'-4"

SHEET NUMBER
SP1.2
LANDSCAPE
DIAGRAM

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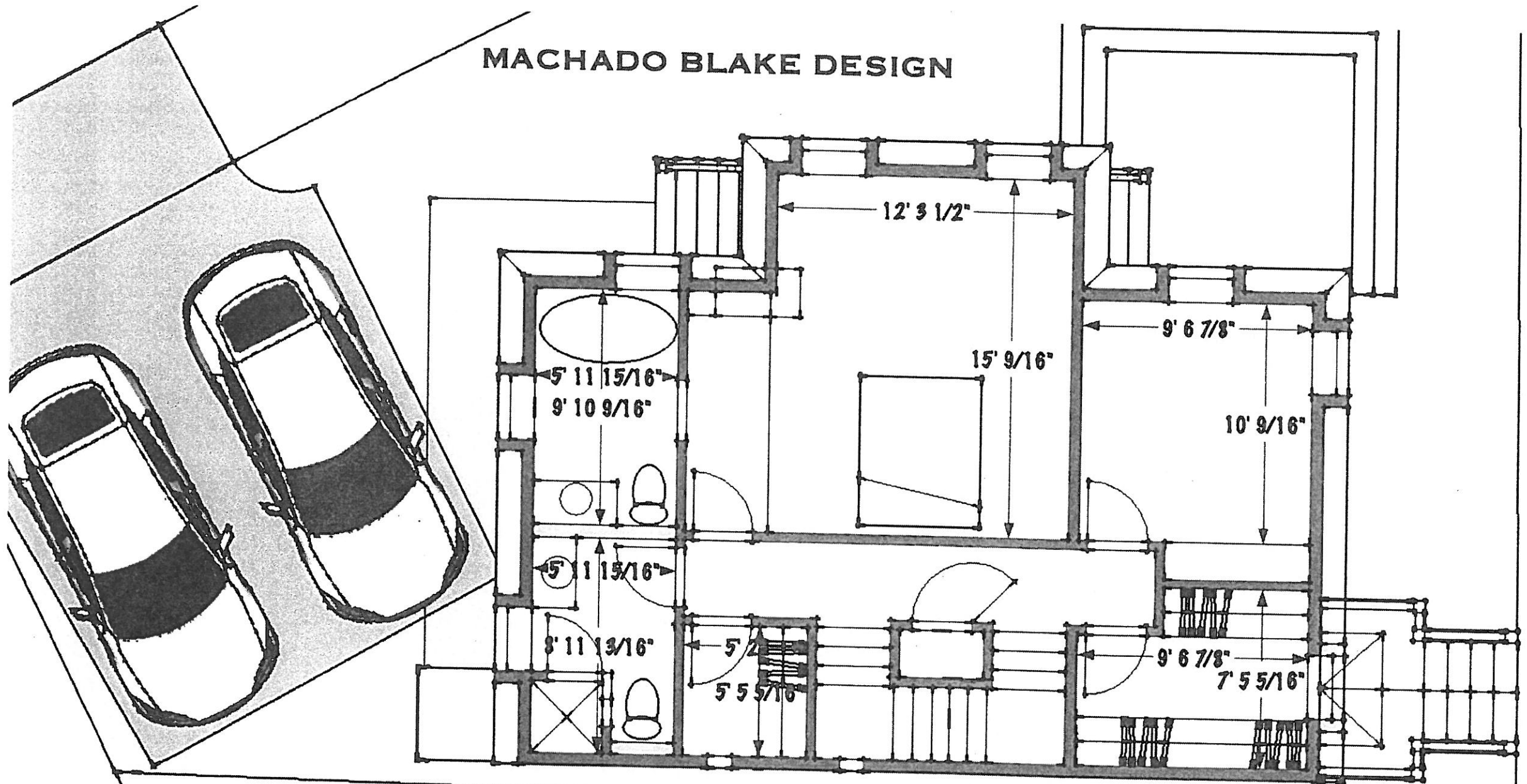
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25 IVALOO STREET
CAMBRIDGE, MA

ZBA PREP
15 NOV 16
MP/DD PHASE
1 NOV 16
INTERIOR STUDY
28 OCT 16

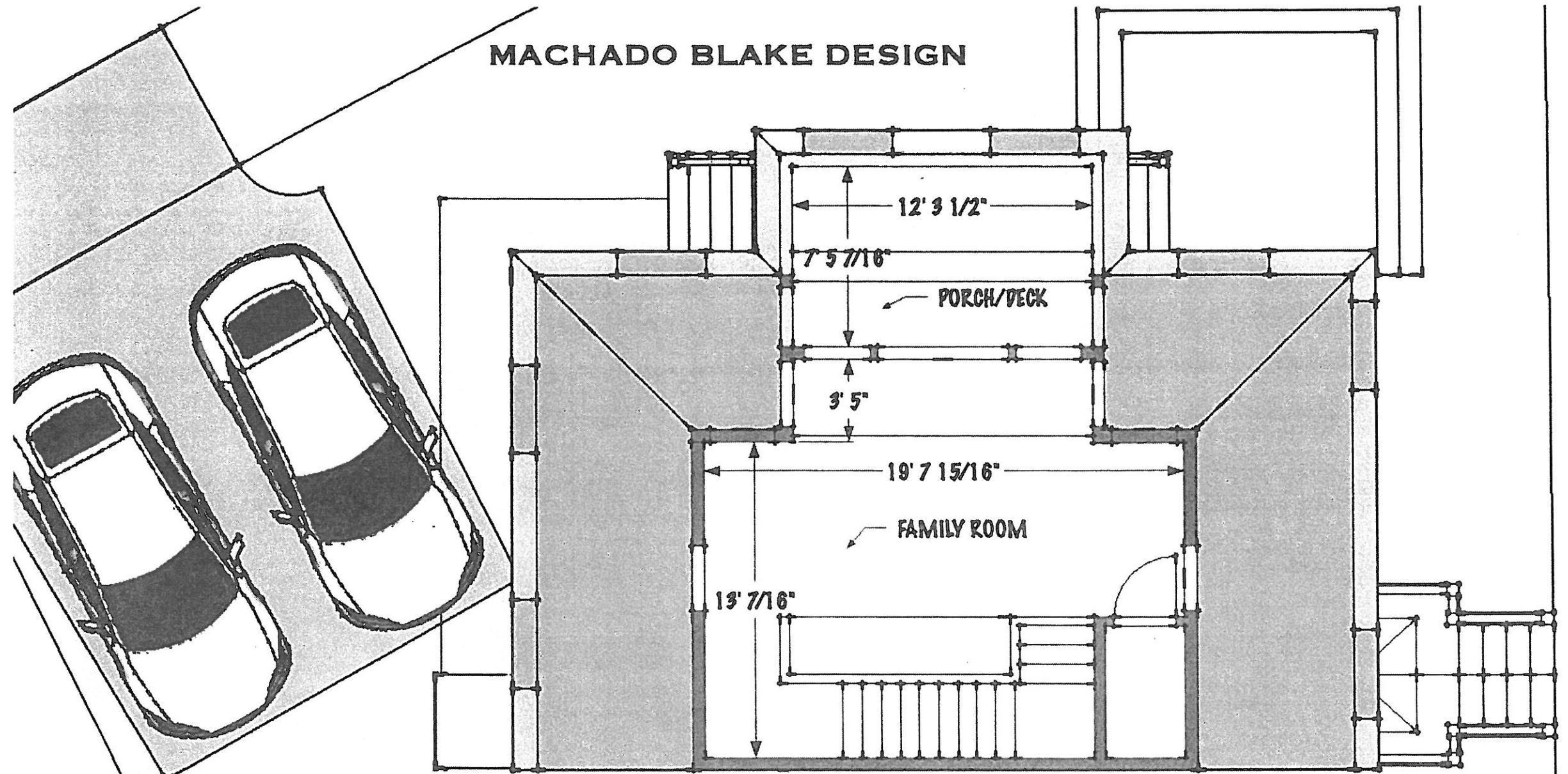
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25 IVALOO STREET
CAMBRIDGE, MA

ZBA PREP
15 NOV 16
MP/DD PHASE
1 NOV 16
INTERIOR STUDY
28 OCT 16

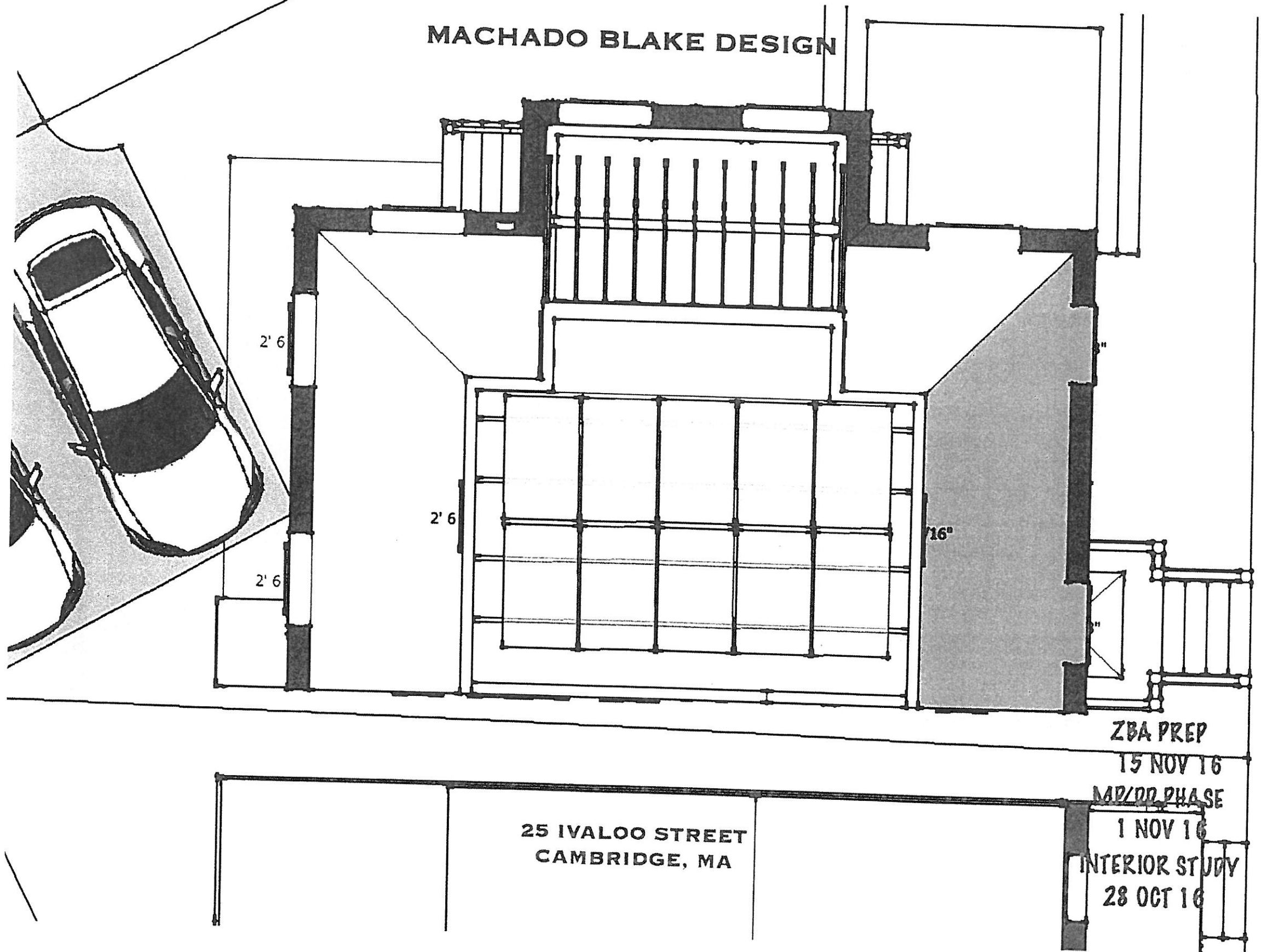
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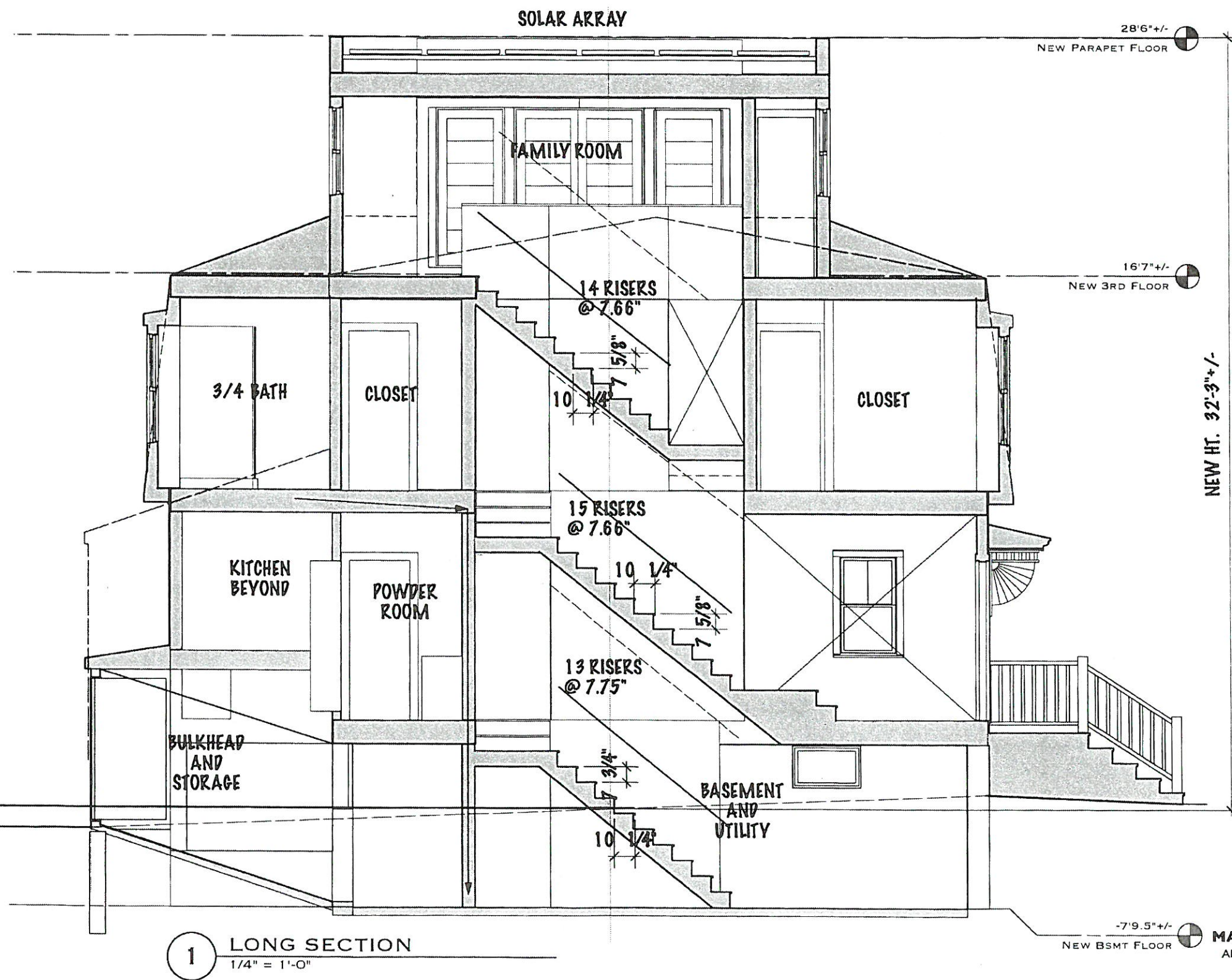
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ZBA PREP
15 NOV 16
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INTERIOR STUDY
28 OCT 16

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1 LONG SECTION
1/4" = 1'-0"

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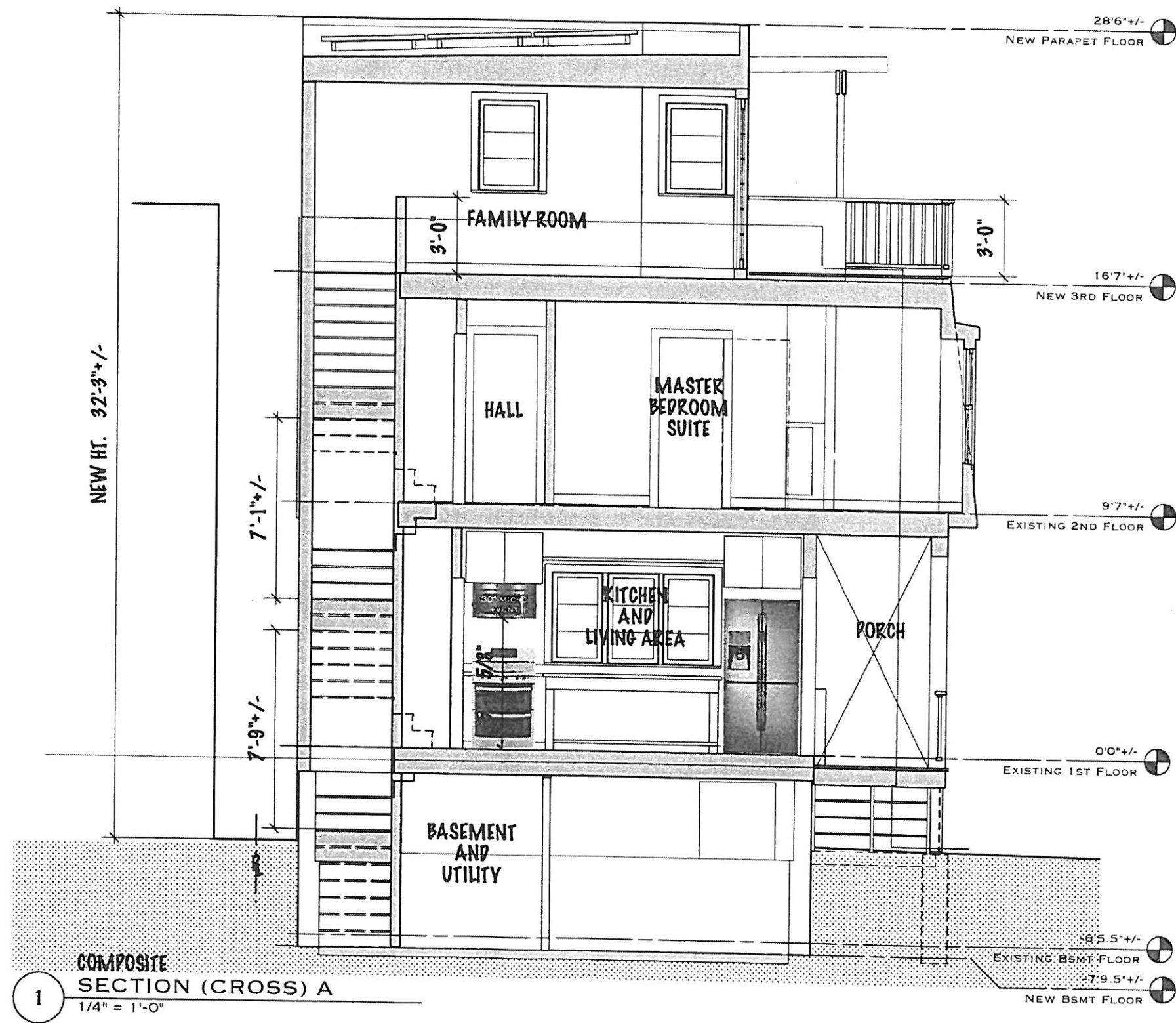
A2.1

-7'9.5" +/-
NEW BSMT FLOOR

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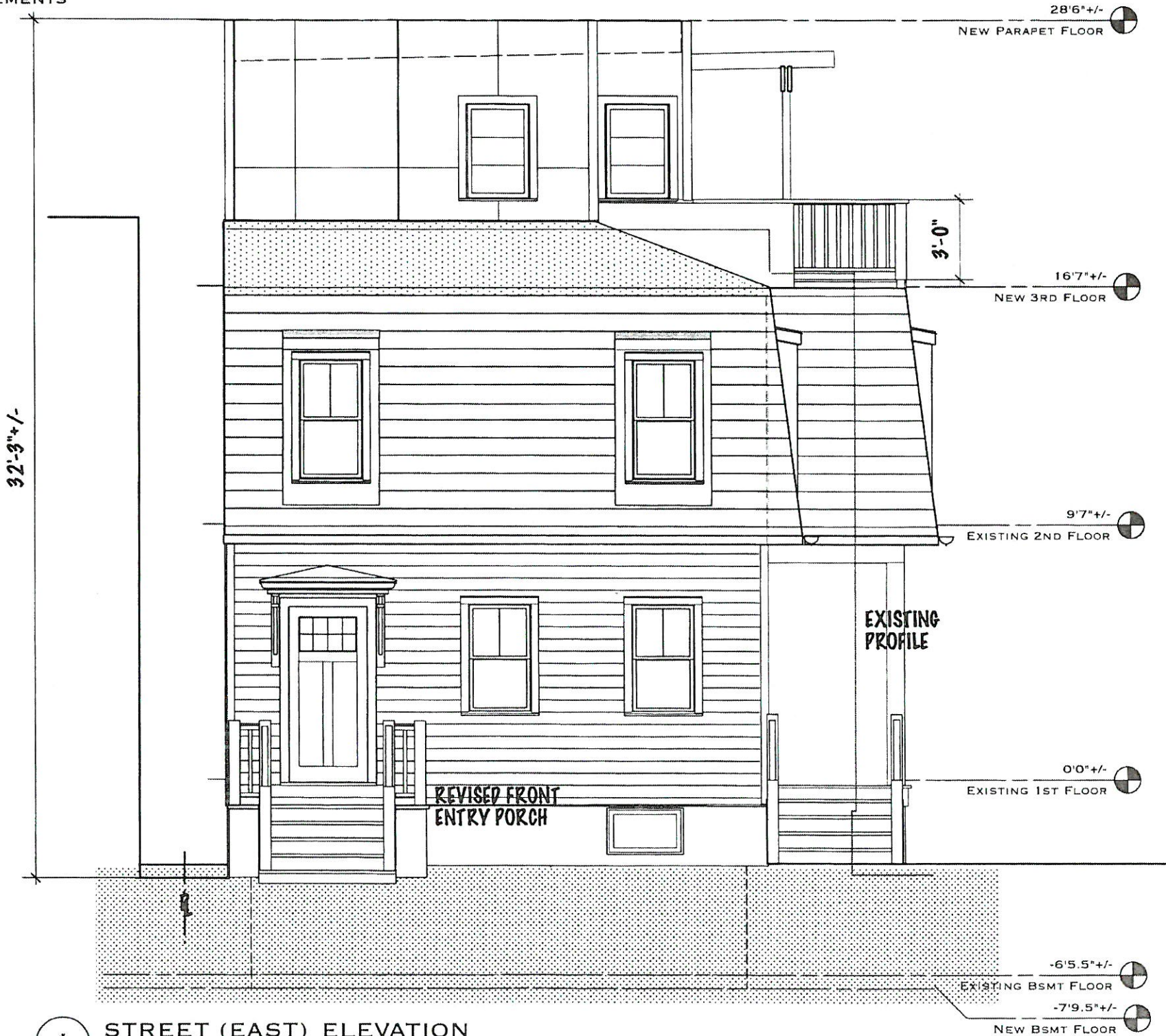
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GENERAL NOTES:
ENERGY COMPLIANCE REQUIREMENTS
ZONE 13A
R-38 CEILING
U-0.39 WINDOWS/DOORS
R-20 WALLS
R-30 FLOORS
R-10 FOUNDATIONS

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1 STREET (EAST) ELEVATION
1/4" = 1'-0"

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1 NORTH ELEVATION
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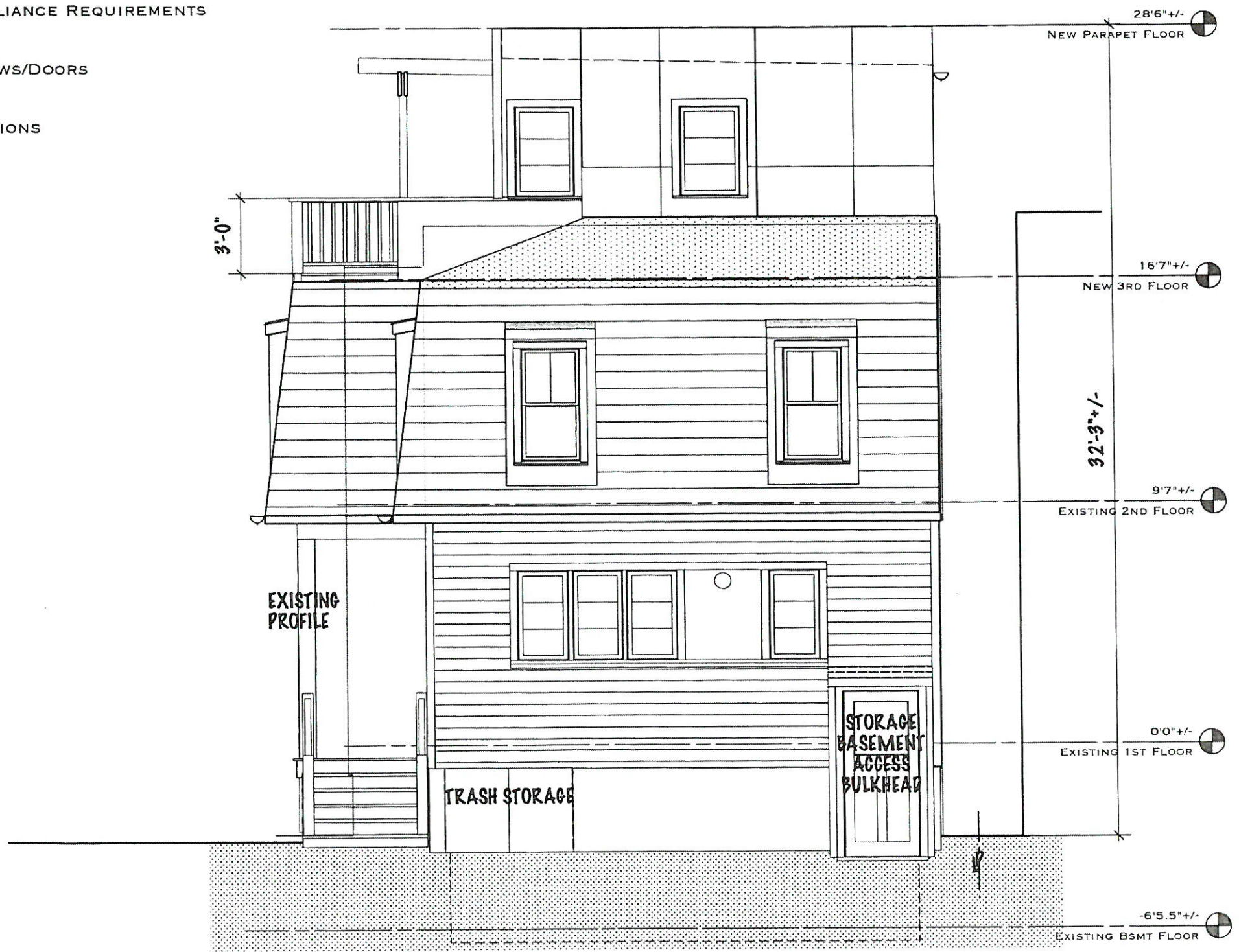
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1 STREET (NORTH) ELEVATION
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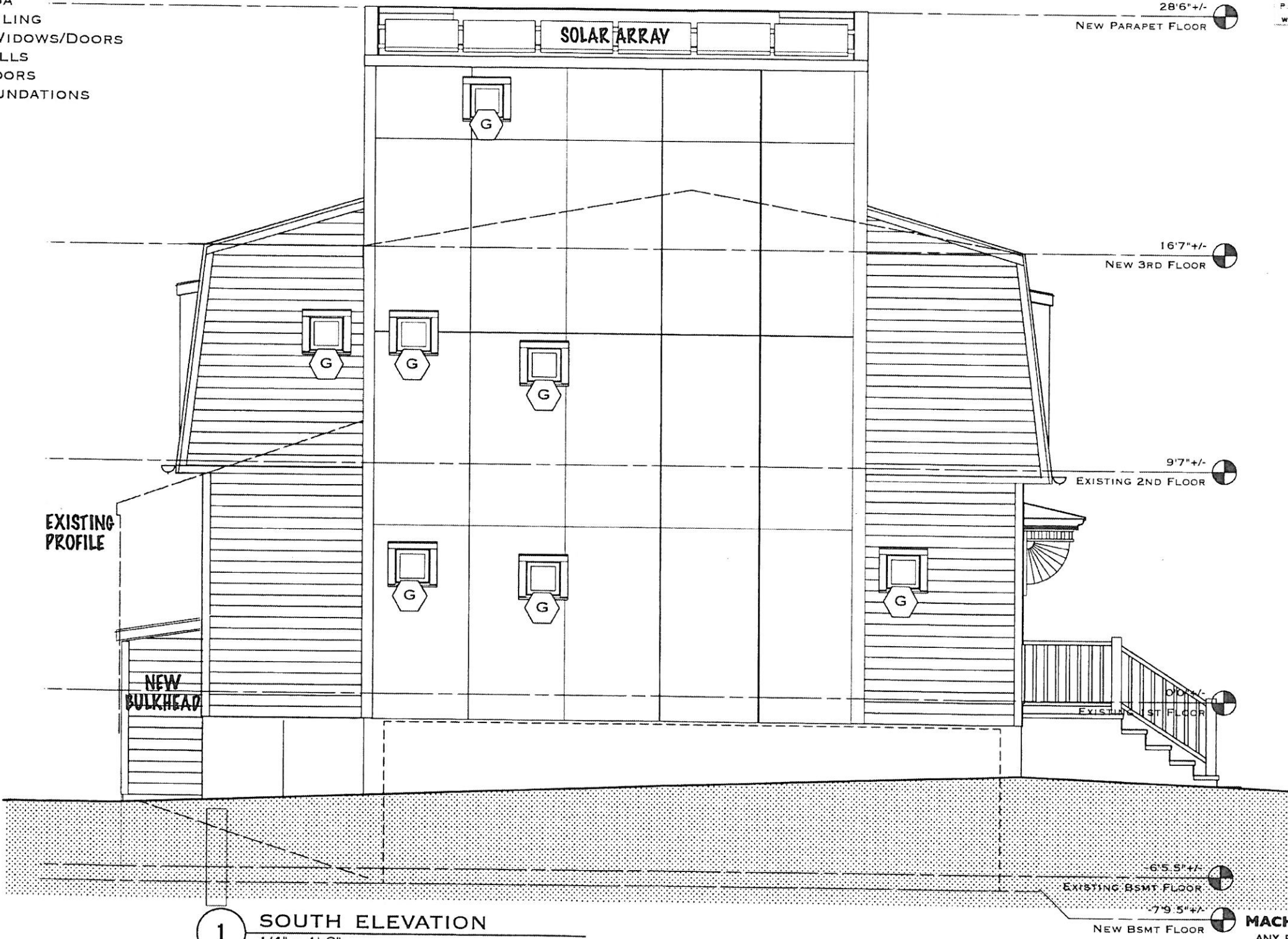
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1 SOUTH ELEVATION
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SHEET NUMBER

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