

Zoning Calculations

City of Somerville	Required	Existing
Lot area	3541	3541
Lot area per unit	2,290	1,820 S
Ground coverage, max	50%	34.8%
Landscaped area, min	25%	46.2%
Height, stories	2 1/2	2 1/2
Height, feet	35	33.0
Front yard	15	18.0 1/2
Side yard	7 1/2 min 15 1/2	4.4 min 15.0 1/4
Back yard	15 1/2	20 1/2
Setback	50	47
Permitted area, min	50%	46.2%

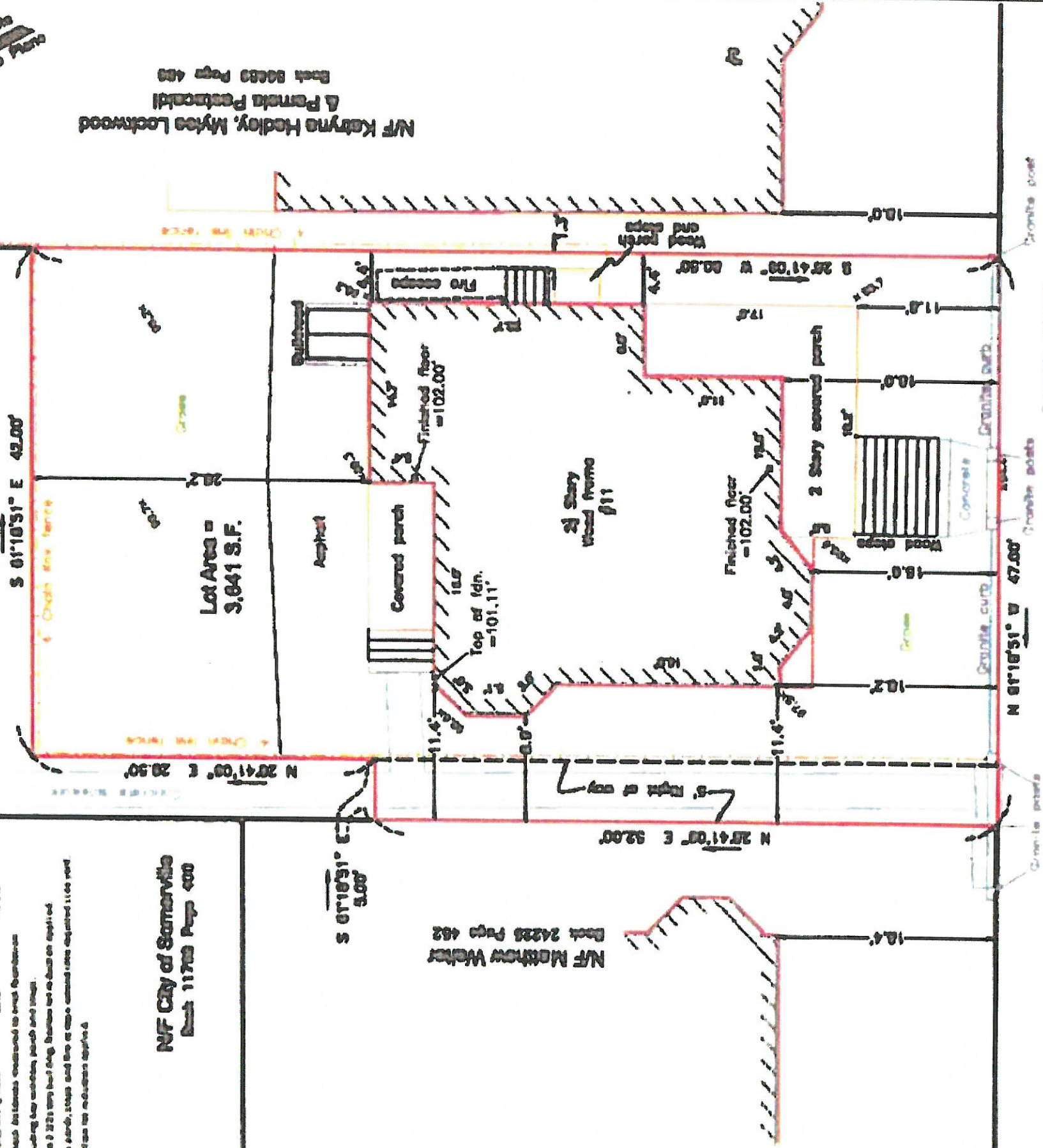
1. Setback distances measured to front boundary
2. Including top minimum porch and steps
3. For a 1/2 story building, setbacks to be applied as shown
4. In the front, side and back yards, setbacks are required 11.00 feet
5. Setbacks to be measured as shown

NF City of Somerville
Book 11703 Page 400

NF Matthew Walker
Book 24225 Page 462

NF Kathleen & Liam Seward
Book 54079 Page 8

NF Kathryn Hedley, Myles Lockwood
& Pamela Patschold
Book 50453 Page 485

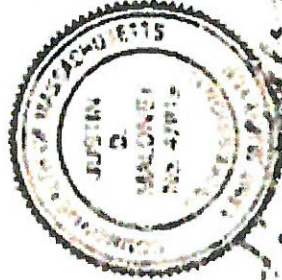


Sanborn Avenue

40' wide - Public use



In my professional opinion, I certify to Anthony Depazo and the City of Somerville that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0439E Dated: June 4, 2010 and that the location of the improvements are as shown hereon.



PROFESSIONAL LAND SURVEYOR

DATE: 3/21/18

Existing Conditions Plan of Land

in
Somerville, Massachusetts
Prepared For: Anthony Depazo

Scale: 1" = 10'

Date: March 21, 2018

MALONEY GEOSPATIAL

7 Walnut Road
Somerville, MA 02145

617-744-8008
maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Bk 70810 Pg 61
Property shown as Lot A on Plan 883 of 1997
Assessors Map 73, Block B, Lot 14
Zoning District: Residential A

1. Setback distances measured to brick foundation
2. Excluding bay window, porch and steps
3. For a 2 1/2 story building. Narrow lot reduction applied
4. Side porch, steps and fire escape extend into required side yard.
5. Shallow lot reduction applied

N/F Kathleen & Liam Seward
Book 54979 Page 6

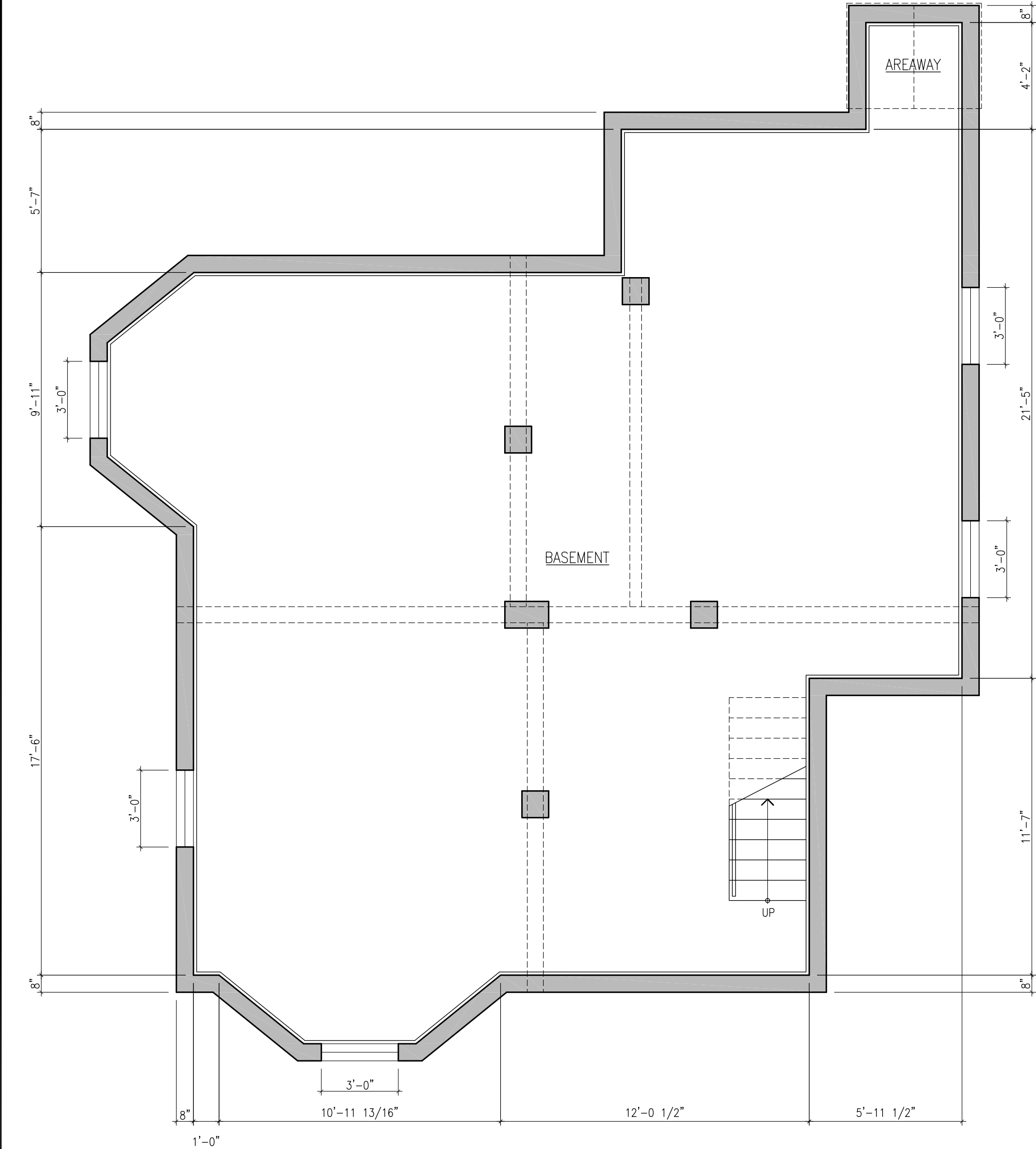
N/F Katryna Hadley, Myles Lockwood
& Pamela Pastacaldi
Book 5659 Page 486



40' Wide - Public use

in

Deed recorded at Middlesex Registry of Deeds, Bk 70516 Pg 66
Property shown as Lot A on Plan 583 of 1957
Assessors Map 73, Block B, Lot 14
Zoning District: Residence A



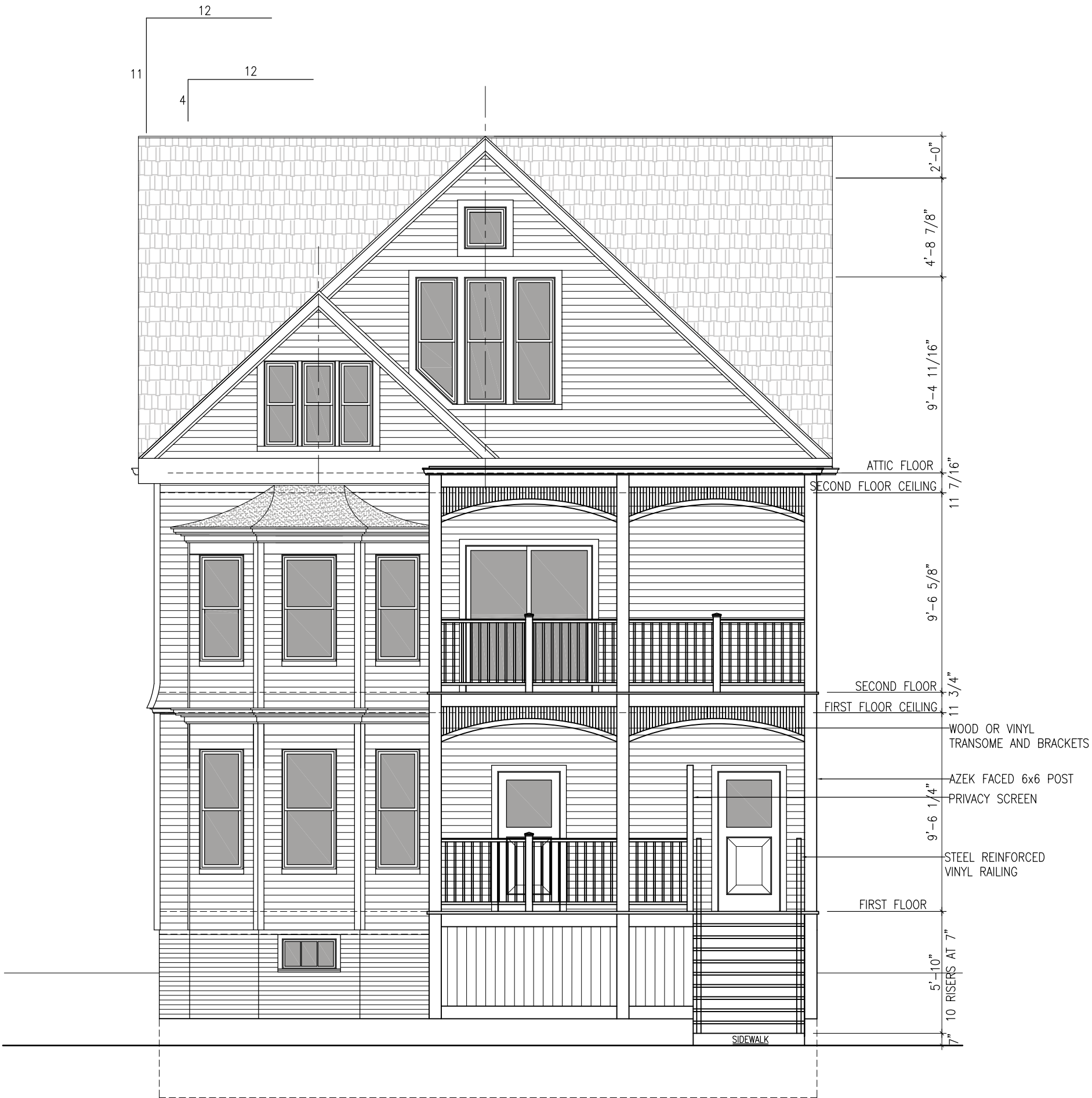
LEGEND :

- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- EXISTING WALLS AND PARTITIONS TO REMAIN
- NEW PARTITIONS
- S

SMOKE DETECTOR, HARD WIRED, INTER-CONNECTED
- S/C

COMBINED SMOKE AND CARBONE MONOXIDE DETECTOR, HARD WIRED INTER-CONNECTED

PROJECT LOCATION:	11 SANBORN AVE, SOMERVILLE	DRAWN: K.M.
		CHECKED: K.M.
PROJECT TITLE:	PROPOSED REMODELING FIRST, SECOND AND THIRD FLOORS IN AN EXISTING TWO FAMILY DWELLING	DATE: 08/07/18
		SCALE 1/4" = 1'-0"
SHEET TITLE:	EXISTING BASEMENT FLOOR PLAN	DRAWING NO.:
		A-1

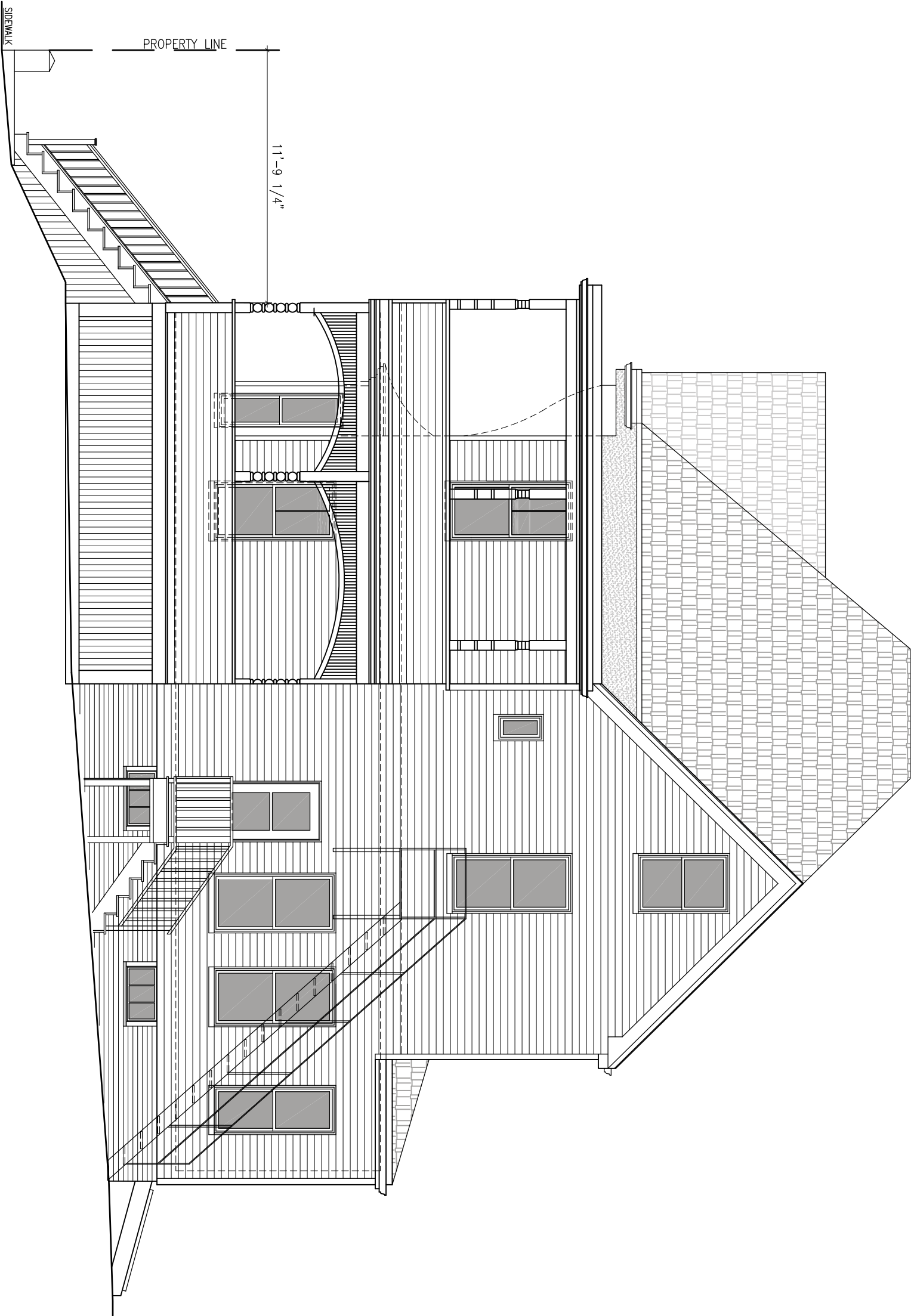


FAR CALCULATIONS:

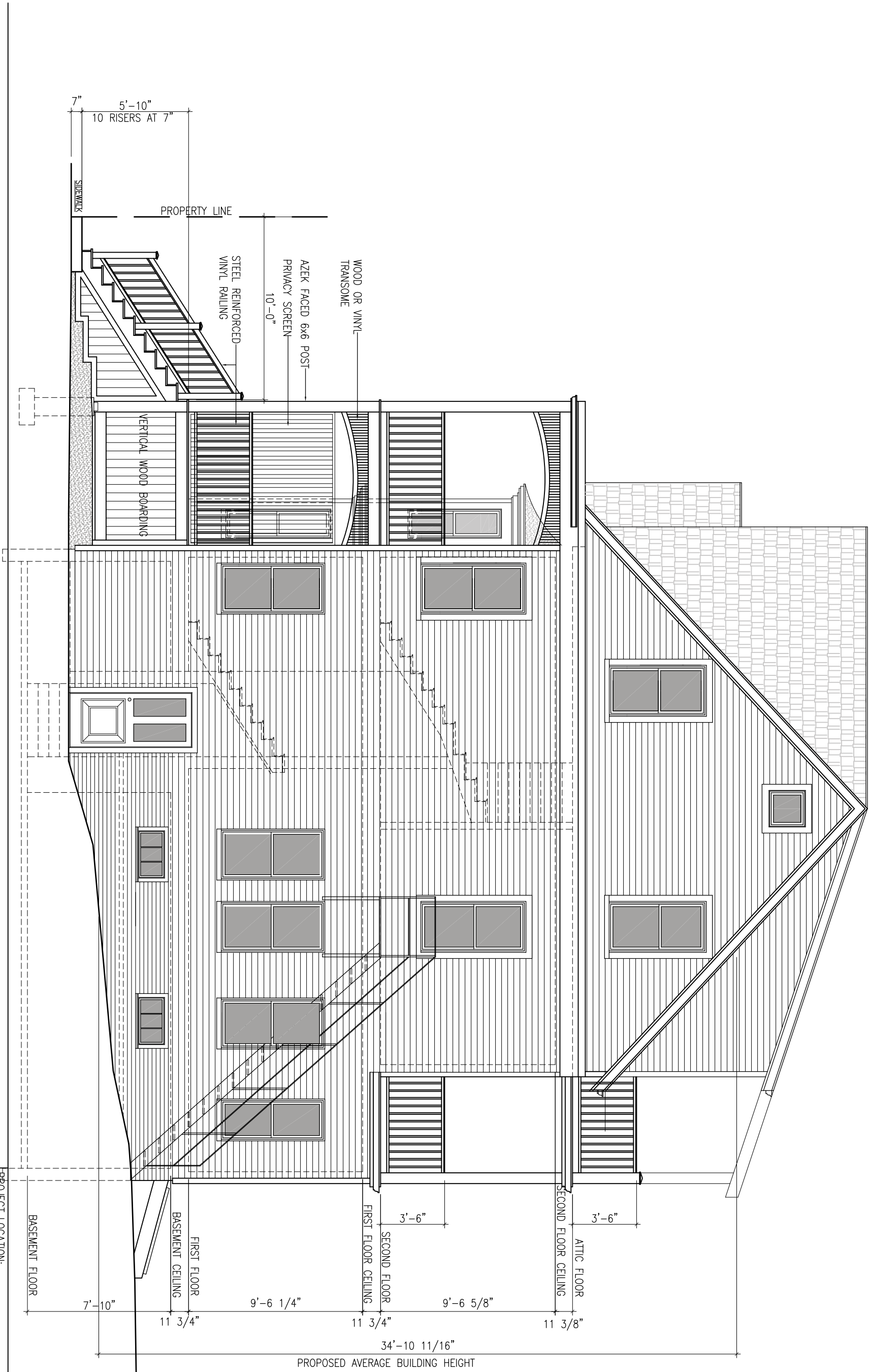
LOT AREA: 3,641s.f.
ALLOWED MAXIMUM HABITABLE AREA 3,641s.f. x .75=2,731s.f.

FIRST FLOOR AREA: 965s.f.
SECOND FLOOR AREA: 893s.f.
THIRD FLOOR AREA: 800s.f.

TOTAL PROPOSED HABITABLE AREA: 2,658s.f.



<div><div>LEGEND :</div><div><div><div></div><div>EXISTING WALLS AND PARTITIONS TO BE REMOVED</div></div><div><div></div><div>EXISTING WALLS AND PARTITIONS TO REMAIN</div></div><div><div></div><div>NEW PARTITIONS</div></div><div><div>Ⓢ</div><div>SMOKE DETECTOR, HARD WIRED, INTER-CONNECTED</div></div><div><div>Ⓔ/Ⓒ</div><div>COMBINED SMOKE AND CARBONE MONOXIDE DETECTOR, HARD WIRED INTER-CONNECTED</div></div></div></div>			<div><div>DRAWN: K.M.</div><div>CHECKED: K.M.</div><div>DATE: 08/07/18</div><div>SCALE3/16" = 1'-0"</div></div>		
<div><div>PROJECT LOCATION:</div><div>11 SANBORN AVE, SOMERVILLE</div></div>			<div><div>PROJECT TITLE:</div><div>PROPOSED REMODELING ALL FLOORS TO ADD TO EXISTING TWO FAMILY AN ACCESSORY DWELLING</div></div>		
<div><div>SHEET TITLE:</div><div>EXISTING RIGHT SIDE ELEVATION</div></div>			<div><div>DRAWING NO.:</div><div>A-11</div></div>		



LEGEND :

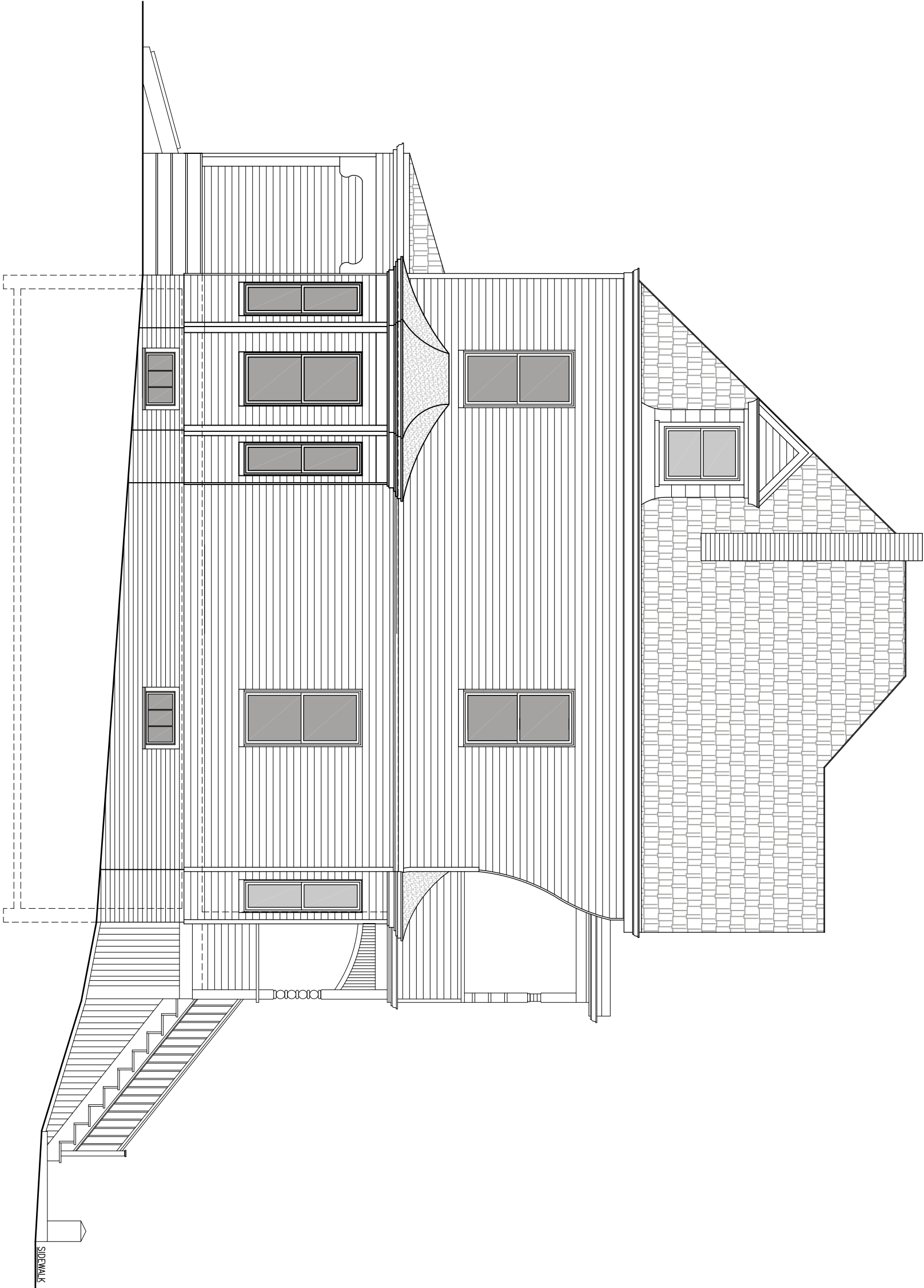
EXISTING WALLS AND PARTITIONS TO BE REMOVED

SMOKE DETECTOR, HARD WIRED, INTER-CONNECTED

EXISTING WALLS AND PARTITIONS TO REMAIN

COMBINED SMOKE AND CARBONE MONOXIDE DETECTOR, HARD WIRED INTER-CONNECTED

NEW PARTITIONS



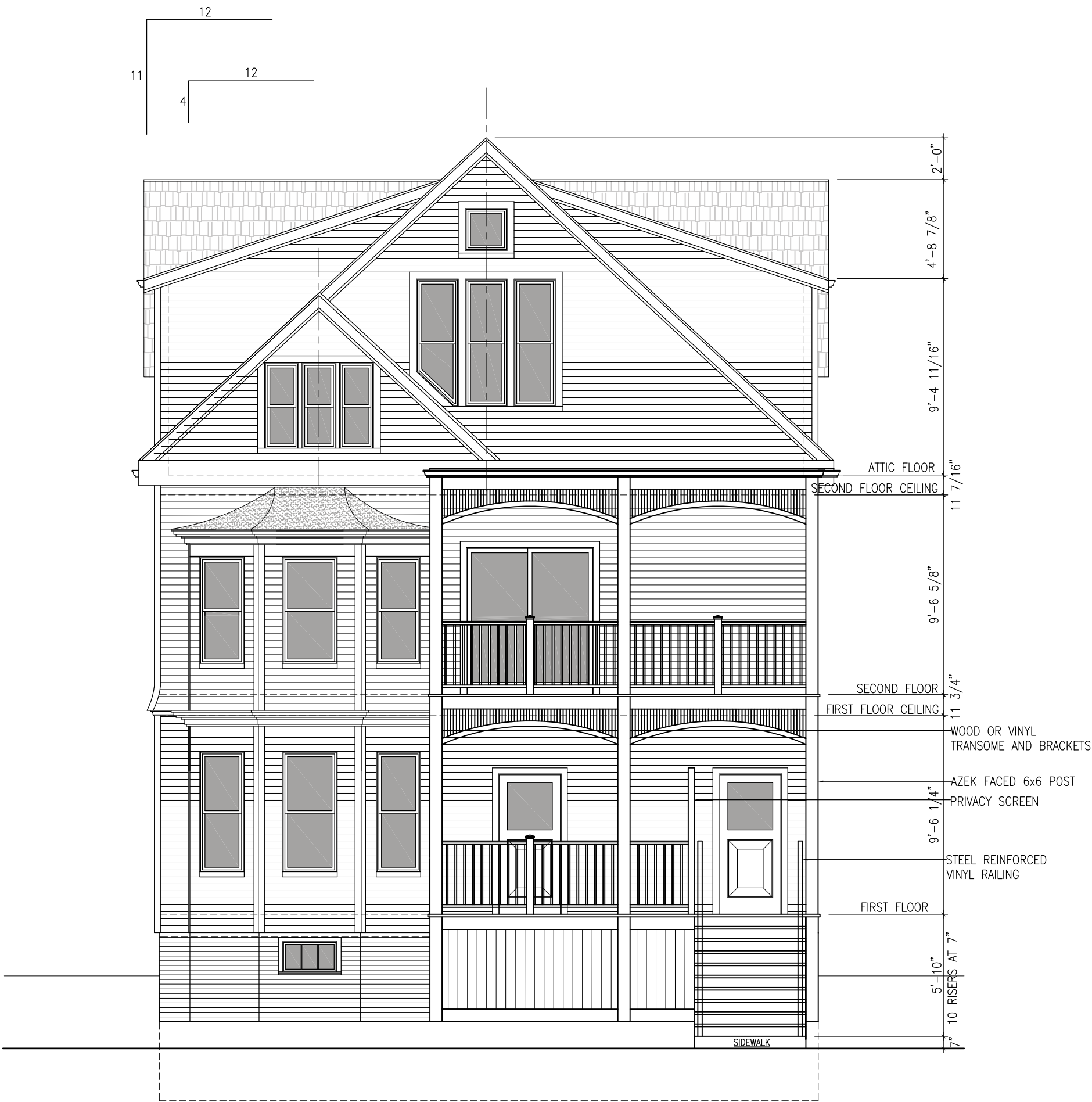
LEGEND :

- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- EXISTING WALLS AND PARTITIONS TO REMAIN
- NEW PARTITIONS
- SMOKE DETECTOR, HARD WIRED, INTER-CONNECTED
- COMBINED SMOKE AND CARBONE MONOXIDE DETECTOR, HARD WIRED INTER-CONNECTED

PROJECT LOCATION:	11 SANBORN AVE, SOMERVILLE	DRAWN: K.M.
PROJECT TITLE:	PROPOSED REMODELING ALL FLOORS TO ADD TO EXISTING TWO FAMILY AN ACCESSORY DWELLING	CHECKED: K.M.
SHEET TITLE:	EXISTING LEFT SIDE ELEVATION	DATE: 08/07/18
		SCALE:3/16" = 1'-0"
		DRAWING NO.: A-13



PROJECT LOCATION:	11 SANBORN AVE, SOMERVILLE	DRAWN: K.M.
		CHECKED: K.M.
	PROJECT TITLE: PROPOSED REMODELING FIRST, SECOND AND THIRD FLOORS IN AN EXISTING TWO FAMILY DWELLING	DATE: 09/13/18
		SCALE: 1/4" = 1'-0"
SHEET TITLE:	EXISTING REAR ELEVATION	DRAWING NO.:
		A-15



FAR CALCULATIONS:

LOT AREA: 3,641s.f.
ALLOWED MAXIMUM HABITABLE AREA 3,641s.f. x .75=2,731s.f.

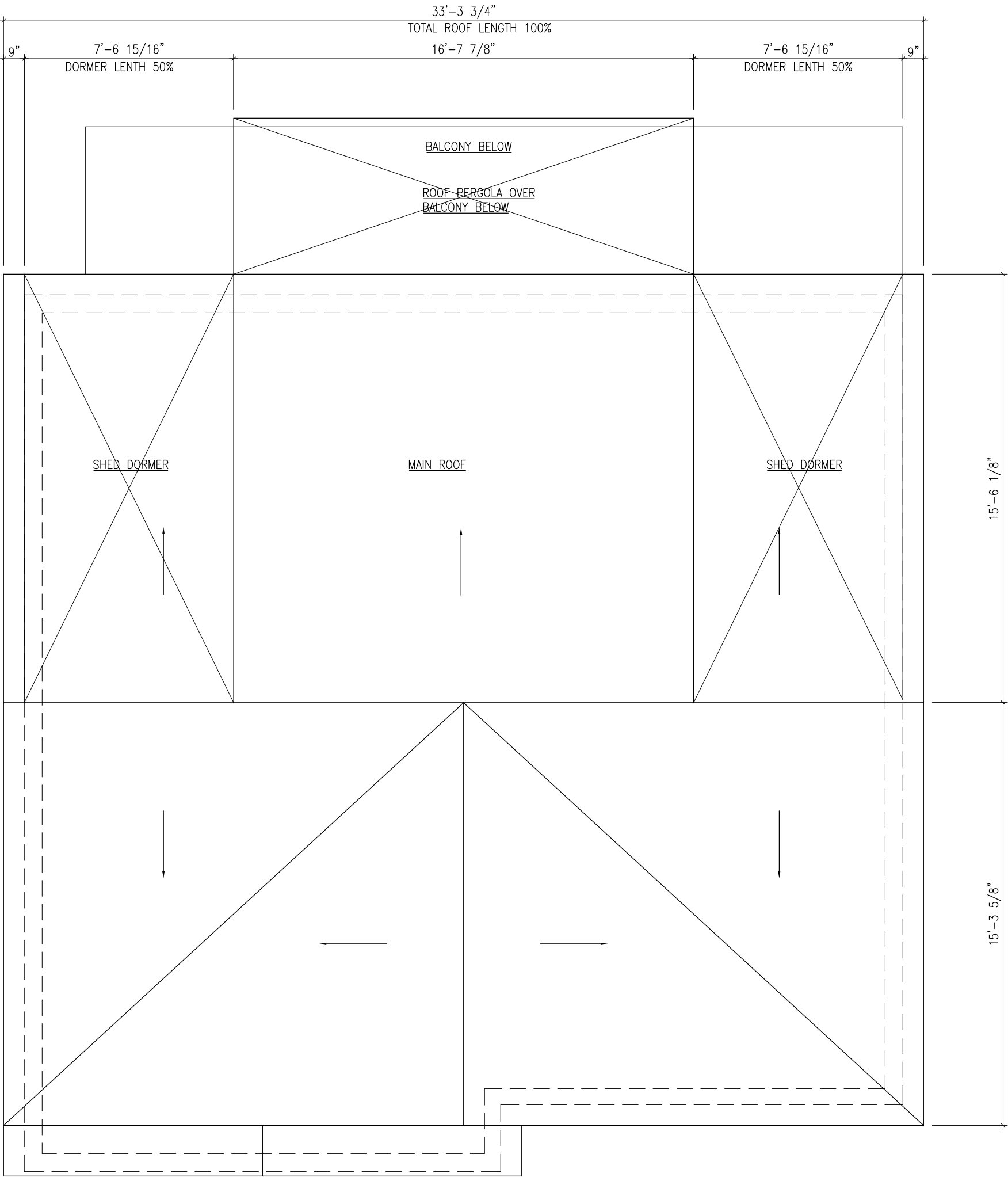
FIRST FLOOR AREA: 965s.f.
SECOND FLOOR AREA: 893s.f.
THIRD FLOOR AREA: 867s.f.

TOTAL PROPOSED HABITABLE AREA: 2,725s.f.

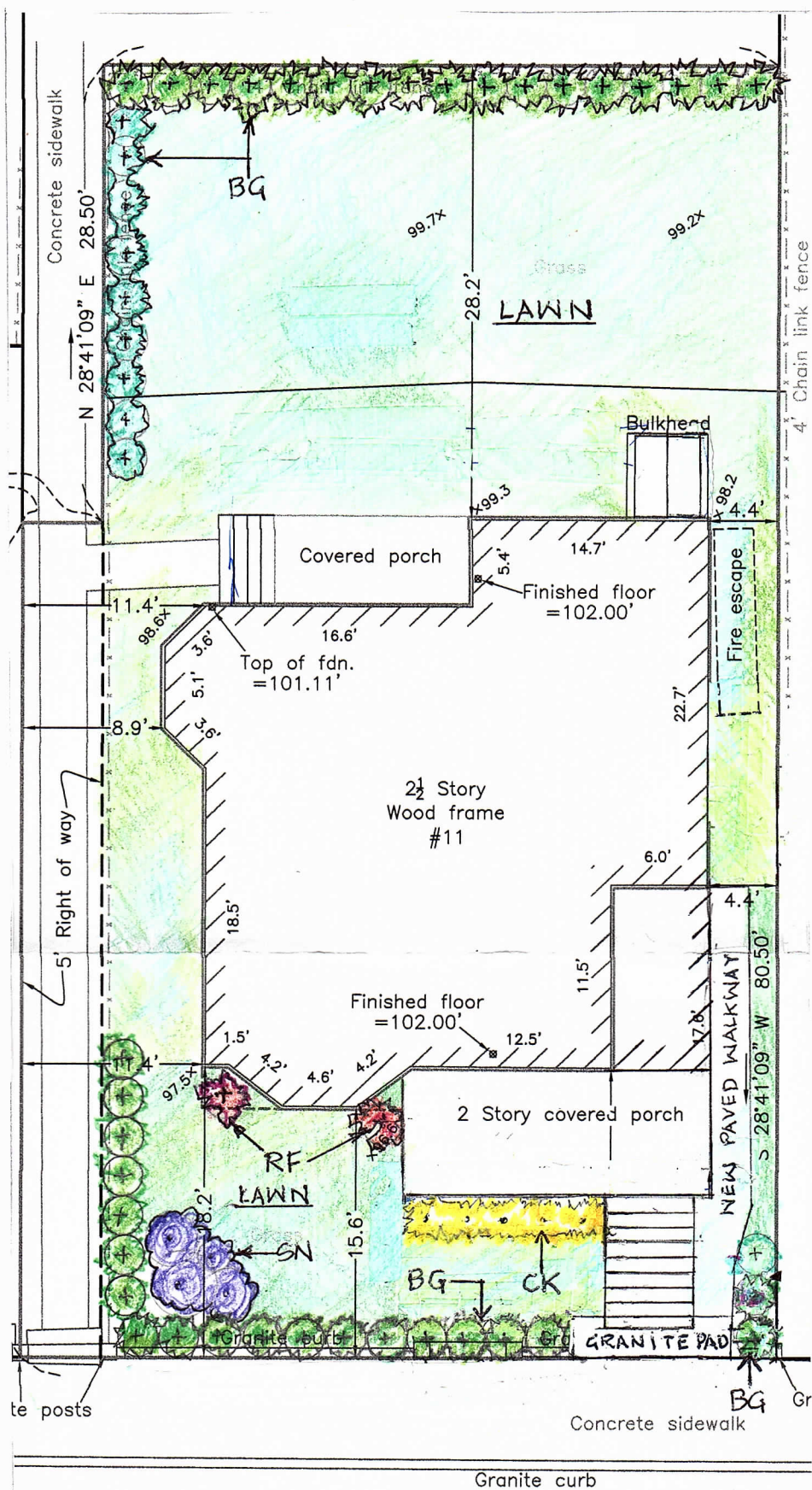
PROJECT LOCATION:	11 SANBORN AVE, SOMERVILLE	DRAWN: K.M.
		CHECKED: K.M.
PROJECT TITLE:	PROPOSED REMODELING FIRST, SECOND AND THIRD FLOORS IN AN EXISTING TWO FAMILY DWELLING	DATE: 09/13/18
		SCALE 3/16" = 1'-0"
SHEET TITLE:	PROPOSED FRONT ELEVATION	DRAWING NO.: A-15



PROJECT LOCATION:	11 SANBORN AVE, SOMERVILLE	DRAWN: K.M.
		CHECKED: K.M.
		DATE: 09/13/18
PROJECT TITLE:	PROPOSED REMODELING FIRST, SECOND AND THIRD FLOORS IN AN EXISTING TWO FAMILY DWELLING	SCALE: 1/4" = 1'-0"
SHEET TITLE:	PROPOSED REAR ELEVATION	DRAWING NO.: A-16

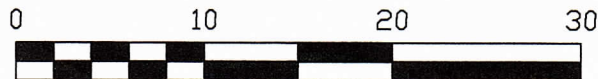


	PROJECT LOCATION:	11 SANBORN AVE, SOMERVILLE	DRAWN: K.M.
			CHECKED: K.M.
	PROJECT TITLE:	PROPOSED REMODELING FIRST, SECOND AND THIRD FLOORS IN AN EXISTING TWO FAMILY DWELLING	DATE: 09/13/18 SCALE: 3/16" = 1'-0"
	SHEET TITLE:	PROPOSED ROOF PLAN	DRAWING NO.: A-17



Sanborn Avenue

40' Wide — Public use



LEGEND FOR LANDSCAPING:

- BG BUXUS MICROPH "GREEN GEM"
- RF ROSA "THE FAIRY"
- CK CALAMAGROSTIS ACUTIFLORA "KARL FOERSTER"
- SN SALVIA NEMEROSA "MAY NIGHT"

PROJECT LOCATION:

11 SANBORN AVE, SOMERVILLE

PROJECT TITLE:

PROPOSED REMODELING ALL FLOORS TO ADD TO EXISTING
TWO FAMILY AN ACCESSORY DWELLING

SHEET TITLE:

LANDSCAPING PLAN

DRAWN: K.M.

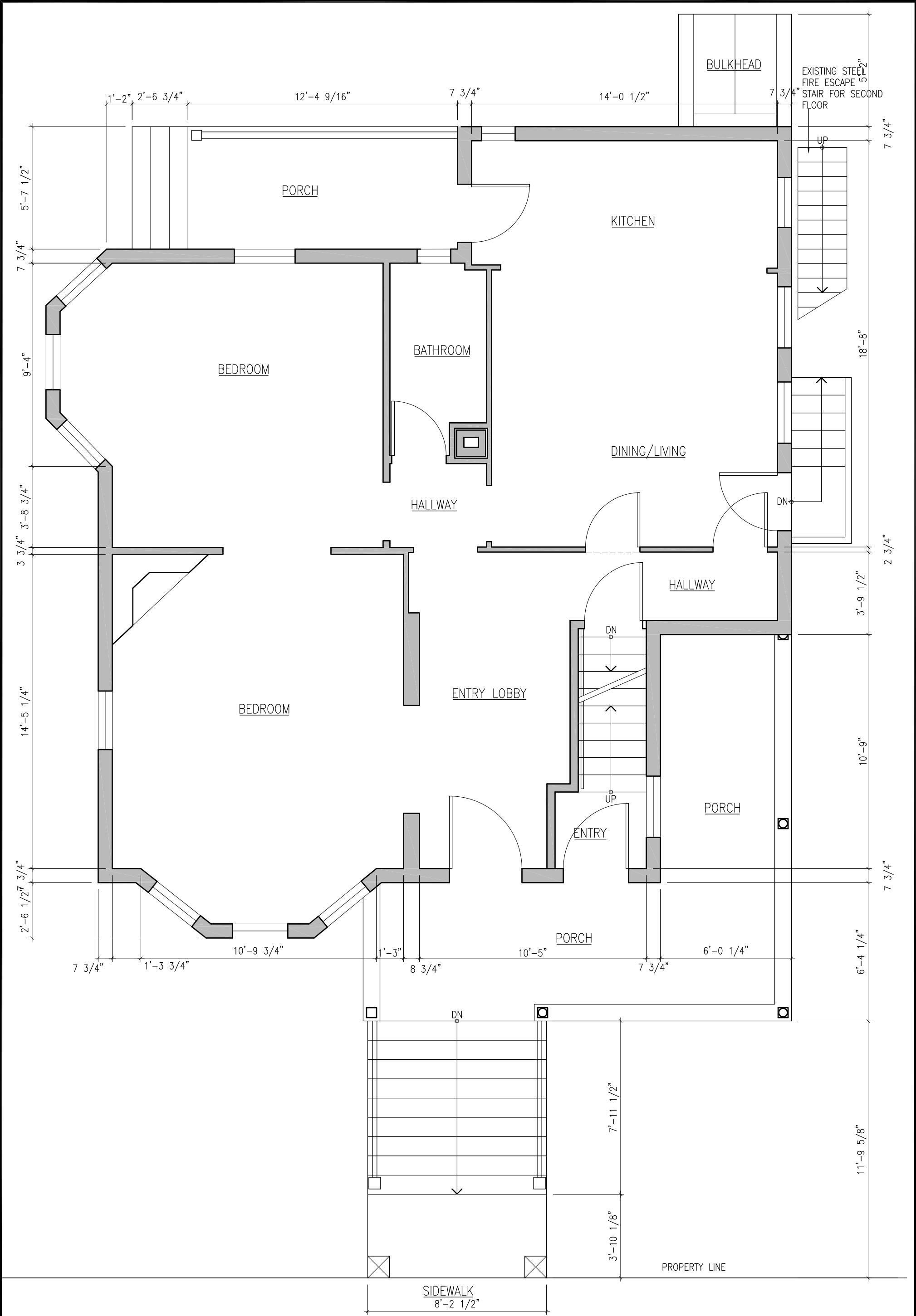
CHECKED: K.M.

DATE: 08/07/18

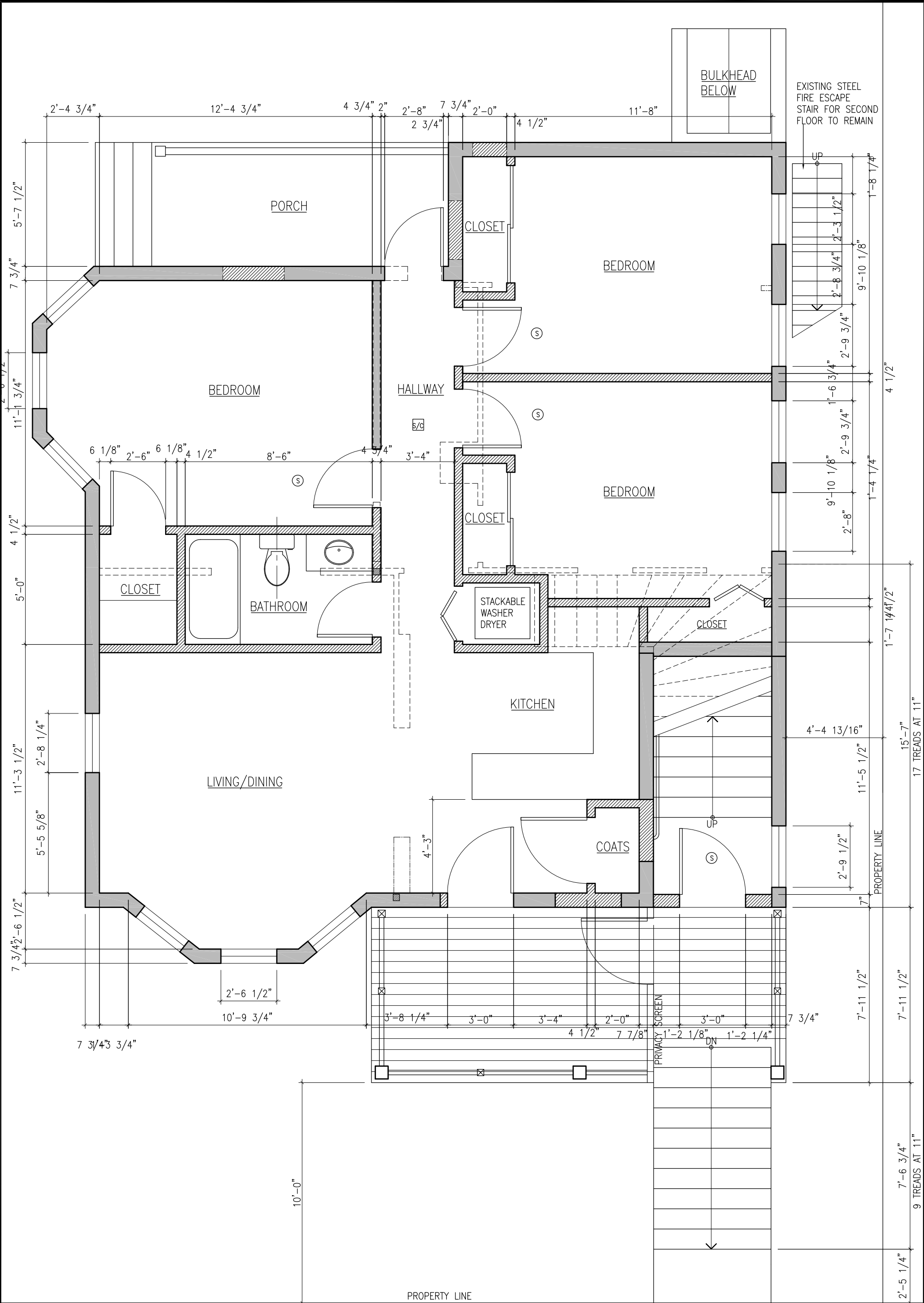
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DRAWING NO.:

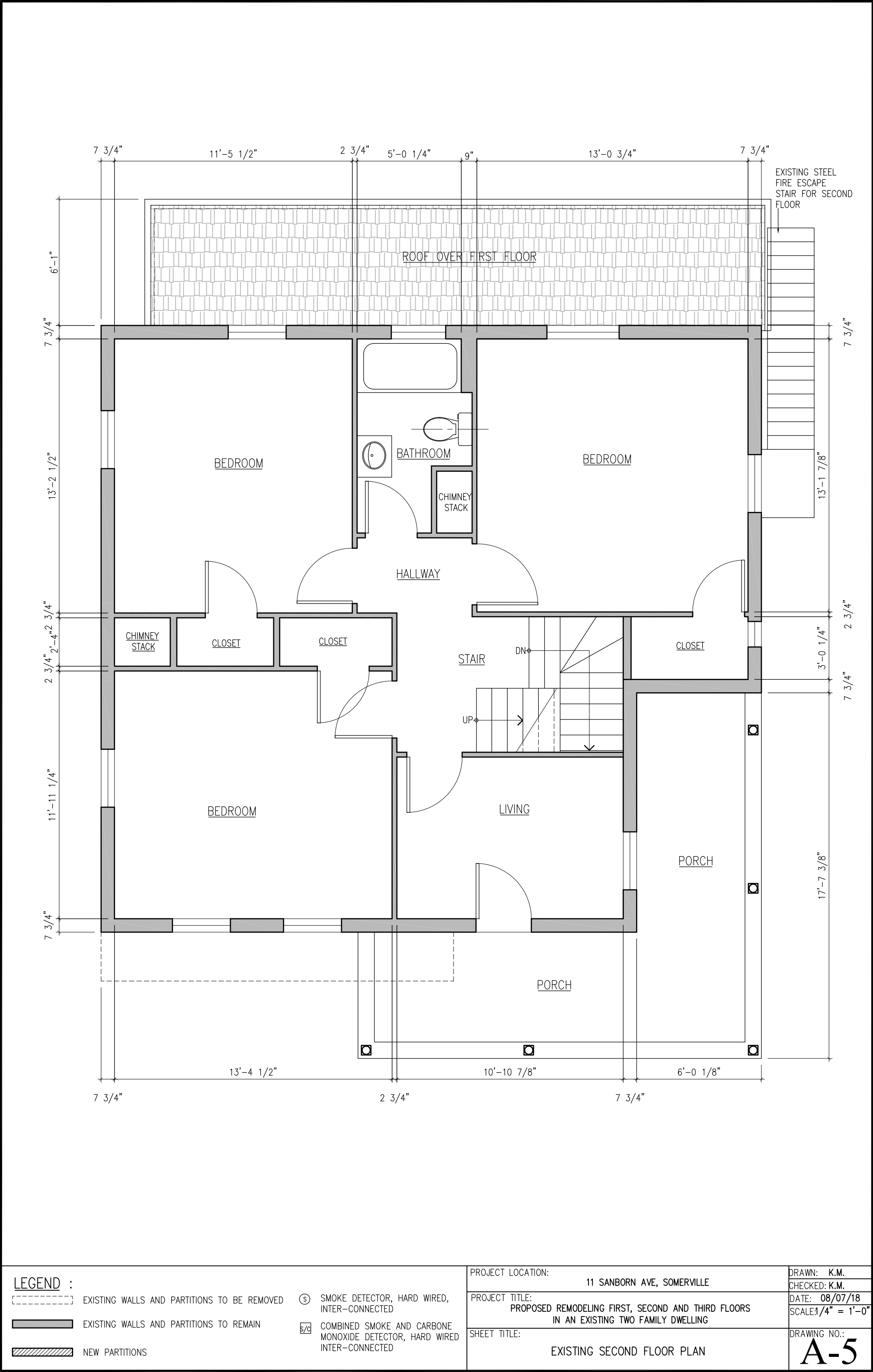
A-10

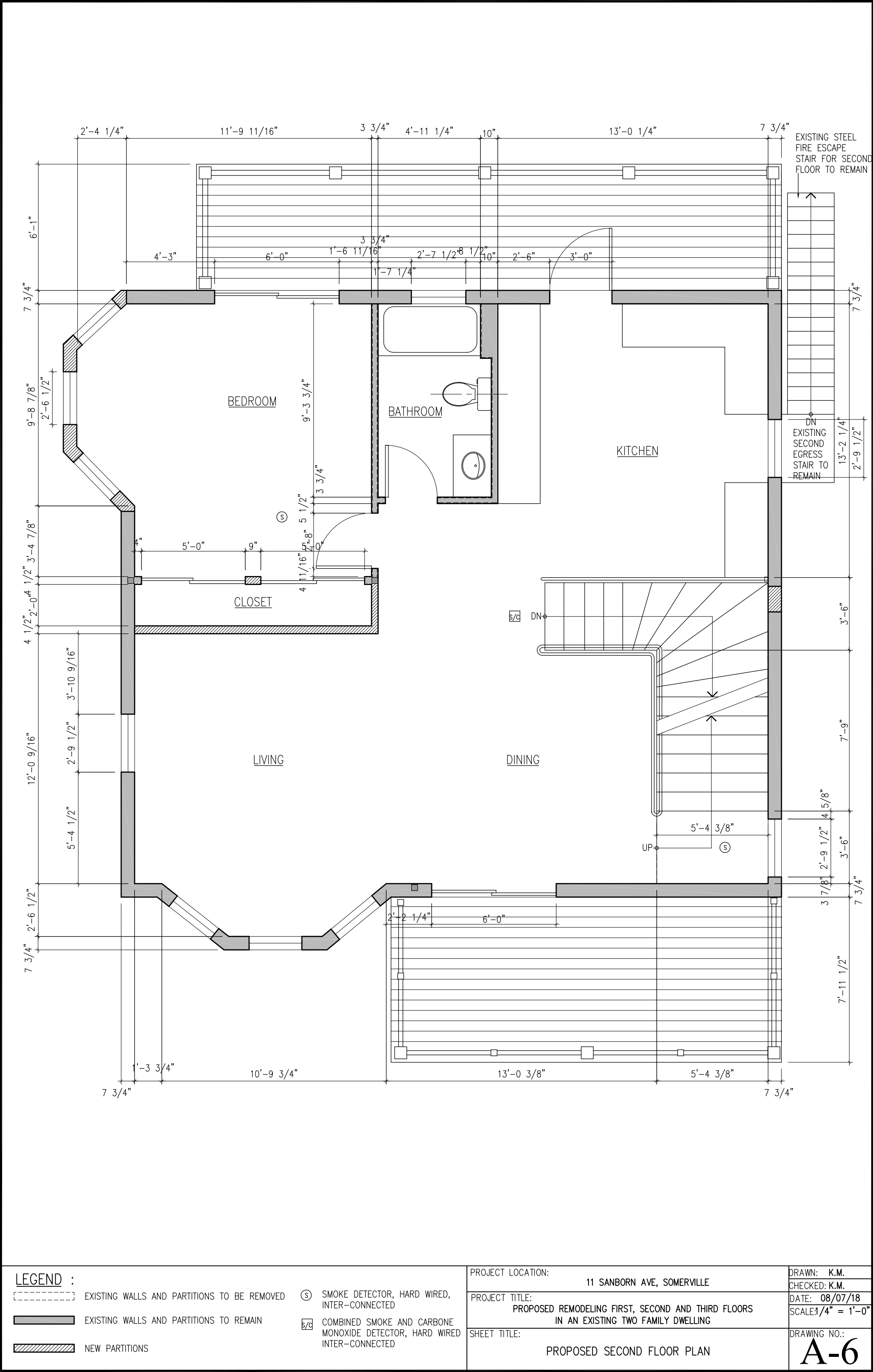


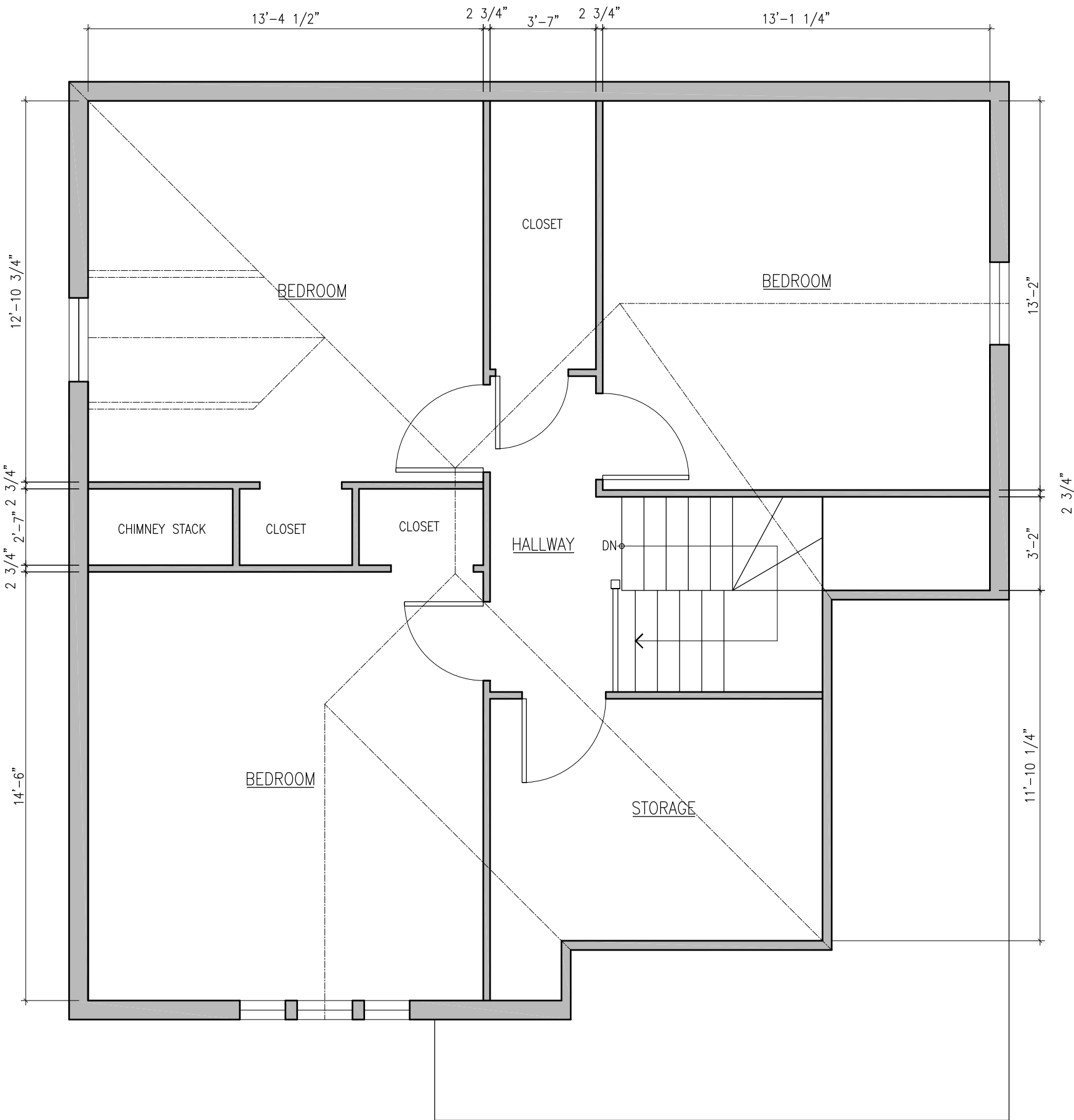
LEGEND :			PROJECT LOCATION:		DRAWN: K.M.
	EXISTING WALLS AND PARTITIONS TO BE REMOVED		11 SANBORN AVE, SOMERVILLE		CHECKED: K.M.
	EXISTING WALLS AND PARTITIONS TO REMAIN		PROJECT TITLE:		DATE: 08/07/18
	NEW PARTITIONS		PROPOSED REMODELING FIRST, SECOND AND THIRD FLOORS IN AN EXISTING TWO FAMILY DWELLING		SCALE 1/4" = 1'-0"
			SHEET TITLE:		DRAWING NO.:
			EXISTING FIRST FLOOR PLAN		A-3



<div>LEGEND :</div> <div><div><div></div><div>EXISTING WALLS AND PARTITIONS TO BE REMOVED</div></div><div><div></div><div>EXISTING WALLS AND PARTITIONS TO REMAIN</div></div><div><div></div><div>NEW PARTITIONS</div></div><div><div><div>S</div><div>SMOKE DETECTOR, HARD WIRED, INTER-CONNECTED</div></div><div><div>S/C</div><div>COMBINED SMOKE AND CARBONE MONOXIDE DETECTOR, HARD WIRED INTER-CONNECTED</div></div></div></div>		PROJECT LOCATION: <div>11 SANBORN AVE, SOMERVILLE</div>		DRAWN: K.M.
		PROJECT TITLE: <div>PROPOSED REMODELING FIRST, SECOND AND THIRD FLOORS IN AN EXISTING TWO FAMILY DWELLING</div>		CHECKED: K.M.
		SHEET TITLE: <div>PROPOSED FIRST FLOOR PLAN</div>		DATE: 08/07/18 SCALE1/4" = 1'-0"
				DRAWING NO.: <div>A-4</div>





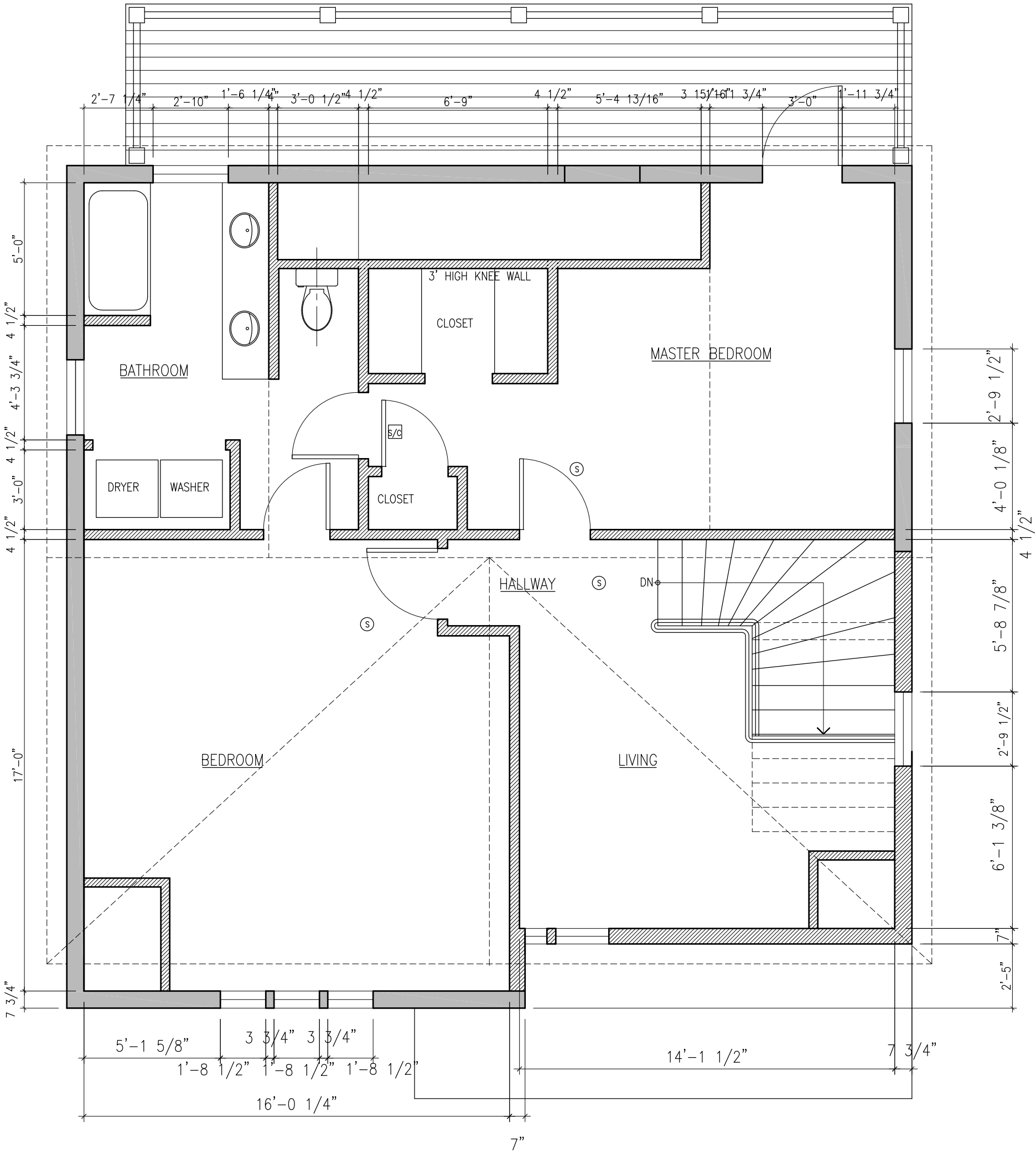


LEGEND :

- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- EXISTING WALLS AND PARTITIONS TO REMAIN
- NEW PARTITIONS
- SMOKE DETECTOR, HARD WIRED, INTER-CONNECTED
- COMBINED SMOKE AND CARBONE MONOXIDE DETECTOR, HARD WIRED INTER-CONNECTED

PROJECT LOCATION:	11 SANBORN AVE, SOMERVILLE
PROJECT TITLE:	PROPOSED REMODELING FIRST, SECOND AND THIRD FLOORS IN AN EXISTING TWO FAMILY DWELLING
SHEET TITLE:	EXISTING THIRD FLOOR PLAN

DRAWN: K.M.
CHECKED: K.M.
DATE: 08/07/18
SCALE:1/4" = 1'-0"
DRAWING NO.: A-7



LEGEND :

- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- EXISTING WALLS AND PARTITIONS TO REMAIN
- NEW PARTITIONS
- S

SMOKE DETECTOR, HARD WIRED, INTER-CONNECTED
- S/C

COMBINED SMOKE AND CARBONE MONOXIDE DETECTOR, HARD WIRED INTER-CONNECTED

PROJECT LOCATION:

11 SANBORN AVE, SOMERVILLE

PROJECT TITLE:

PROPOSED REMODELING FIRST, SECOND AND THIRD FLOORS IN AN EXISTING TWO FAMILY DWELLING

SHEET TITLE:

PROPOSED THIRD FLOOR PLAN

DRAWN: K.M.

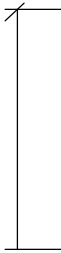
CHECKED: K.M.

DATE: 08/07/18

SCALE: 1/4" = 1'-0"

DRAWING NO.:

A-8



LEGEND :

- | | | | |
|--|---|--|--|
| | EXISTING WALLS AND PARTITIONS TO BE REMOVED | | SMOKE DETECTOR, HARD WIRED, INTER-CONNECTED |
| | EXISTING WALLS AND PARTITIONS TO REMAIN | | COMBINED SMOKE AND CARBONE MONOXIDE DETECTOR, HARD WIRED INTER-CONNECTED |
| | NEW PARTITIONS | | |

PROJECT LOCATION:	11 SANBORN AVE, SOMERVILLE	DRAWN: K.M.
		CHECKED: K.M.
PROJECT TITLE:	PROPOSED REMODELING FIRST, SECOND AND THIRD FLOORS IN AN EXISTING TWO FAMILY DWELLING	DATE: 08/07/18 SCALE 3/16" = 1'-0"
SHEET TITLE:	EXISTING FRONT ELEVATION	DRAWING NO.: A-9