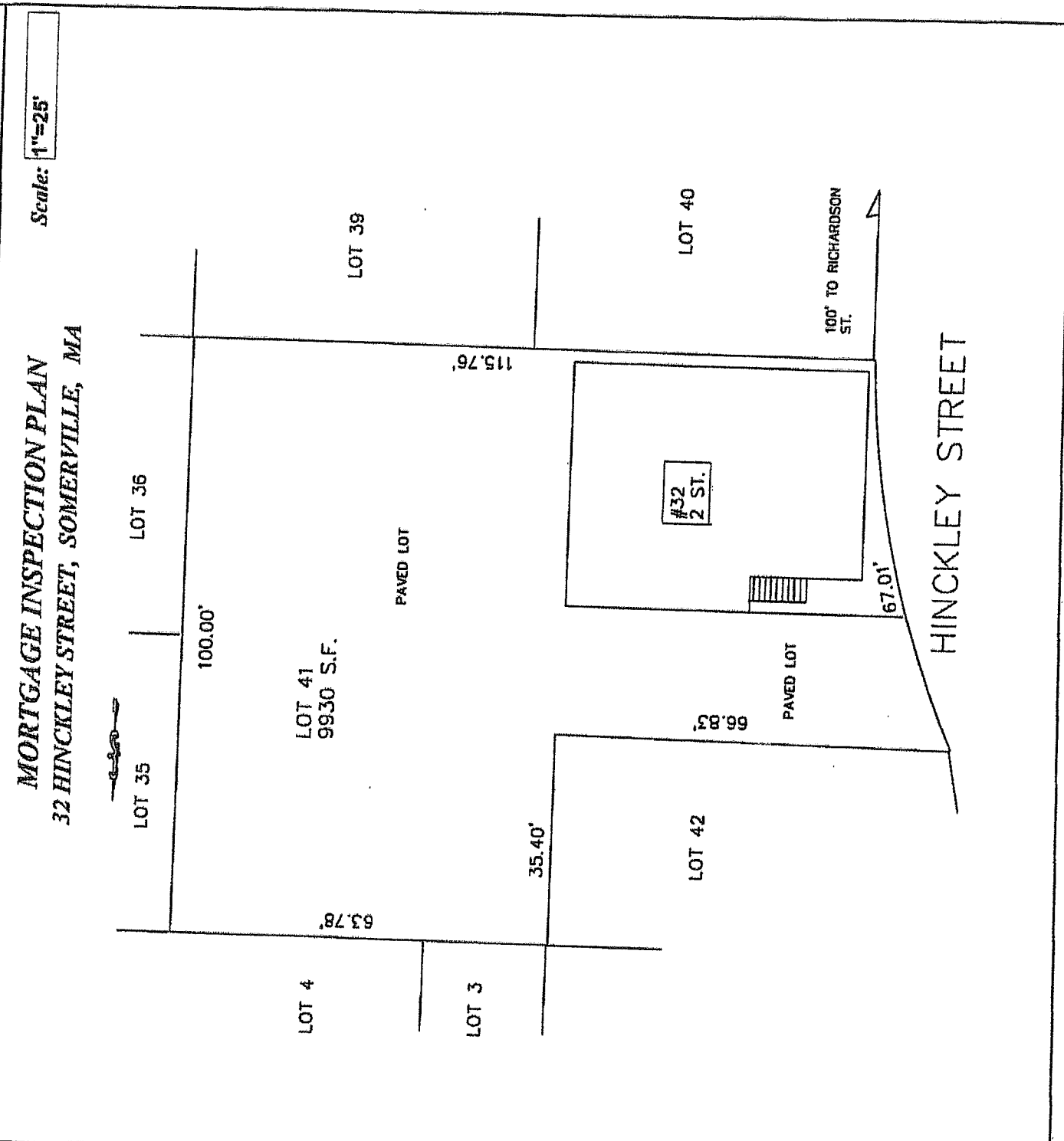


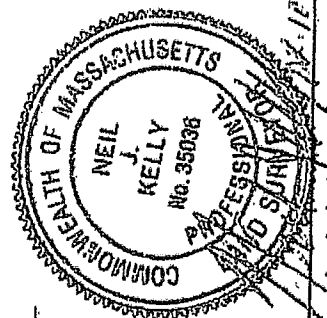
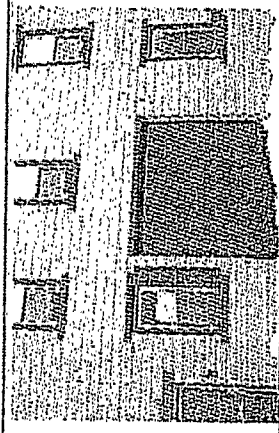
2012 JUL 18 PM 4:01

<i>File number:</i> 110207-13	<i>UNREGISTERED LAND</i>
<i>Attorney:</i> OFFICE OF RICHARD G. DIGIROLAMO	<i>Deed Book</i> 37102 <i>Page</i> 318
<i>Lender:</i>	<i>Plan Book</i> 6986 <i>Page</i> 215 <i>Lot(s)</i> A
<i>Owner:</i> JOANN RIMECCIO	<i>REGISTERED LAND</i>
<i>Date:</i> 2/10/2011	<i>Reg. Book</i> <i>Sheet</i> <i>Lot(s):</i>
<i>Assessor's Map</i> 32 <i>Blk</i> D <i>Lot</i> 41	<i>Certificate of Title</i>
	<i>Census Tract</i>



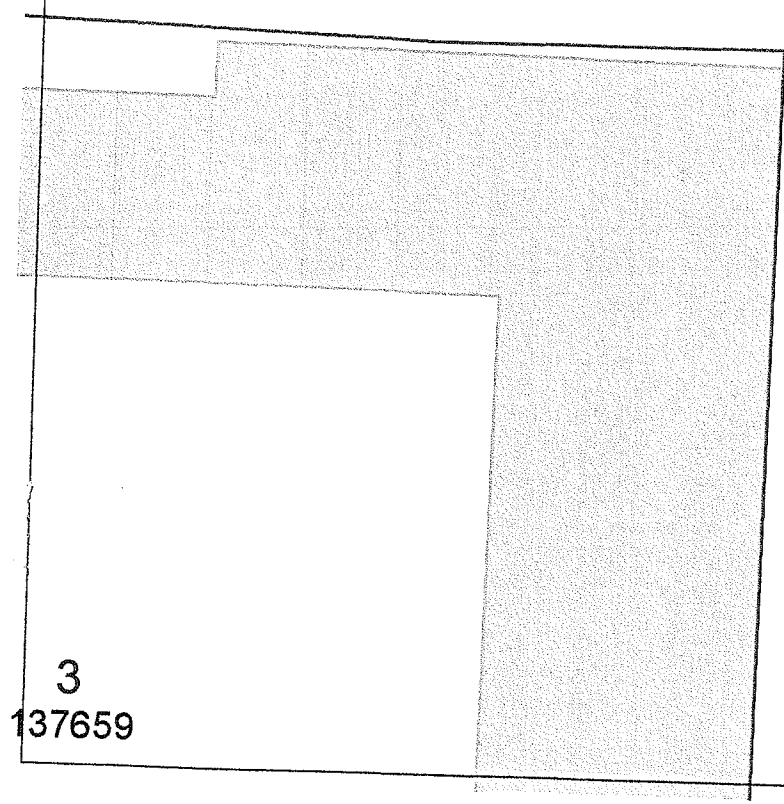
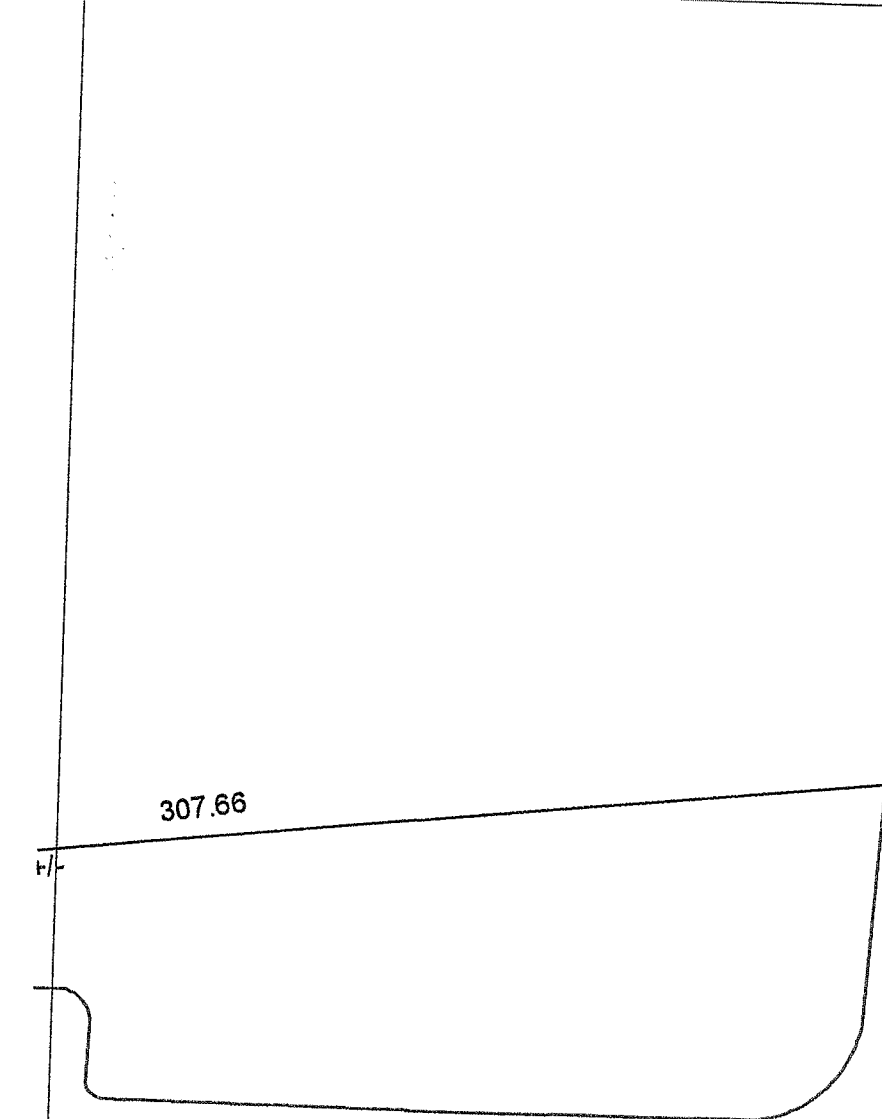
**CERTIFICATION**  
I CERTIFY TO THE ABOVE ATTORNEY, BANK, AND THEIR TITLE INSURANCE COMPANY THAT THE MAIN BUILDING, FOUNDATION OR DWELLING WAS IN COMPLIANCE WITH THE LOCAL ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY) OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. GENERAL LAW TITLE VII, CHAPTER 40A, SECTION 7.

**FLOOD DETERMINATION**  
BY SCALE, THE DWELLING SHOWN HERE DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON A MAP OF COMMUNITY # 25017C0438E AS ZONE X DATED 6-4-2010 BY THE NATIONAL FLOOD INSURANCE PROGRAM.



**Olde Stone Plot Plan Service, LLC**  
P.O. Box 1166  
Lakeville, MA 02347  
Tel: (800) 993-3302  
Fax: (800) 993-3304

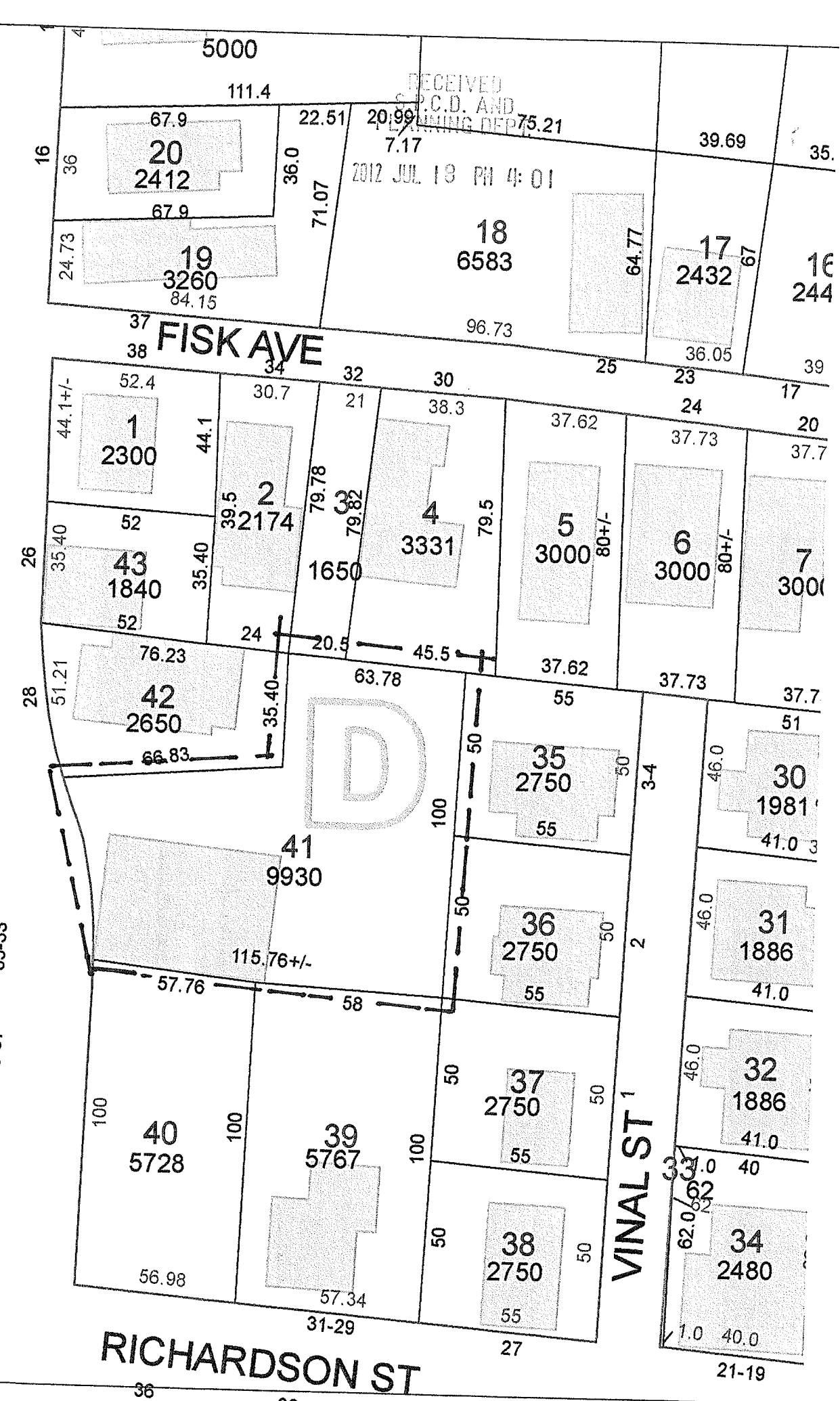
**PLEASE NOTE:** This inspection is not the result of an instrument survey. The structures as shown are approximate only. An instrument survey would be required for an accurate determination of building locations, encroachments, property line dimensions, fences and lot configuration and may reflect different information than shown here. The land as shown is based on client furnished information only or assessor's map & occupation and may be subject to further out-sales, takings, easements and rights of way. No responsibility is extended to the landowner or surveyor, or occupant. This is merely a mortgage inspection and is not to be recorded.



3  
137659



FENNELL ST



FISK AVE

RICHARDSON ST

VINAL ST 1



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7.17  
2012 JUL 18 PM 4:01

39.69 35.

16  
244

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3000

51

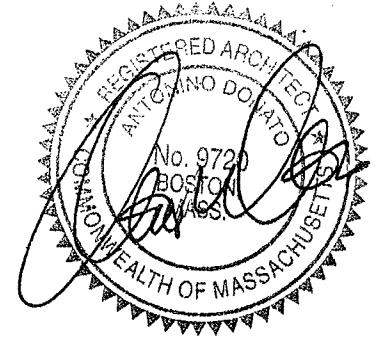
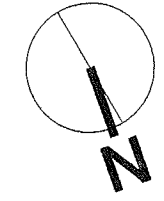
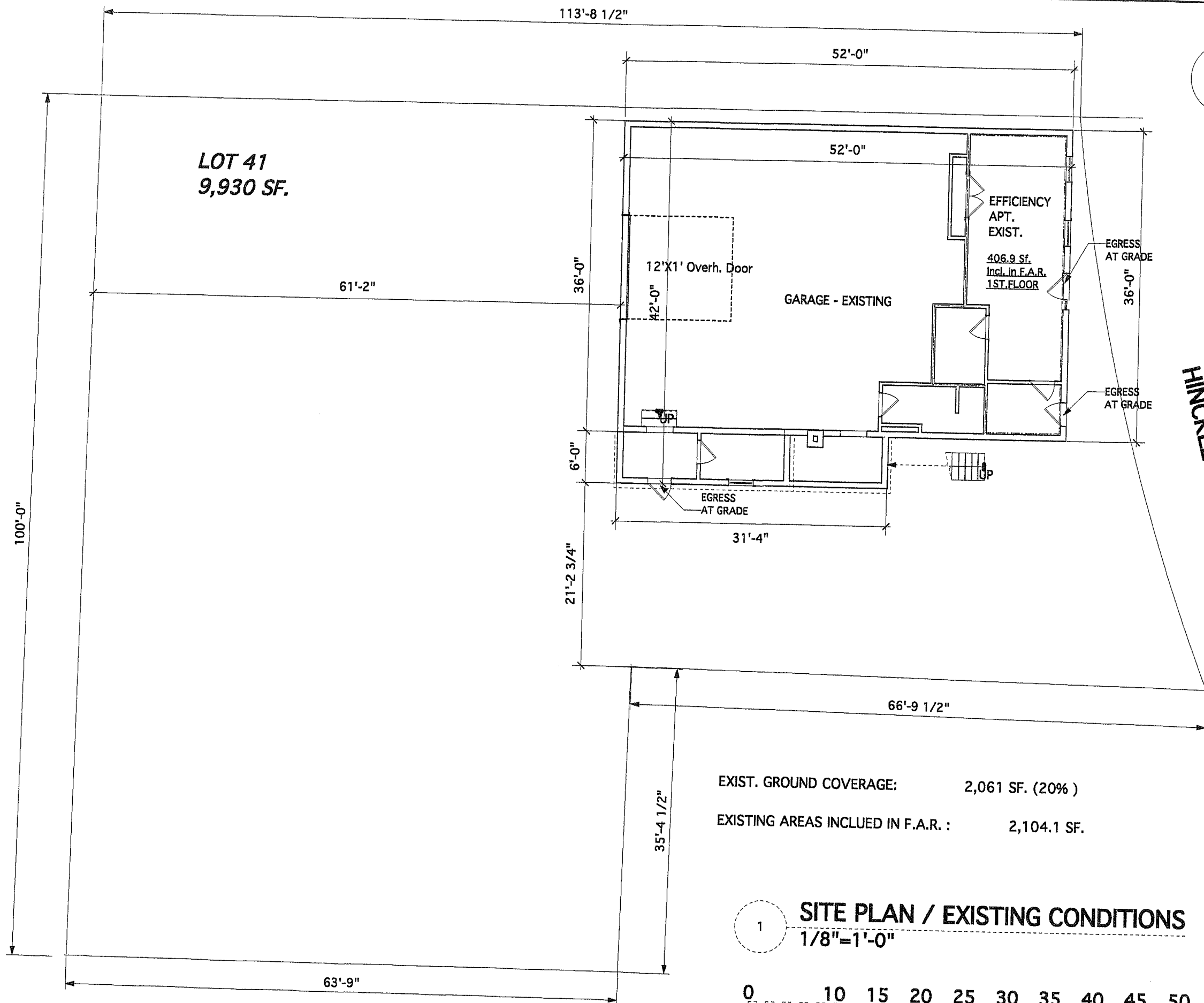
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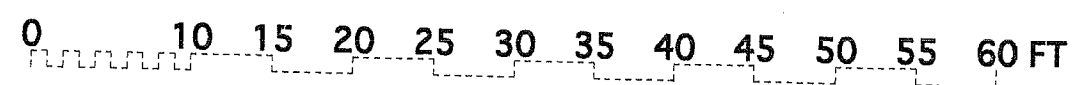
21-19



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EXIST. GROUND COVERAGE: 2,061 SF. (20%)  
EXISTING AREAS INCLUDED IN F.A.R. : 2,104.1 SF.

1 SITE PLAN / EXISTING CONDITIONS  
1/8"=1'-0"



**32 HINCKLEY STREET**  
**Somerville, MA.**

Kaj Vandkjaer  
21 Surrey Street  
Cambridge, MA, 02138  
Tel. (617) 547-6561  
Fax (617) 547-0649  
e-mail: KVandkjaer@aol.com

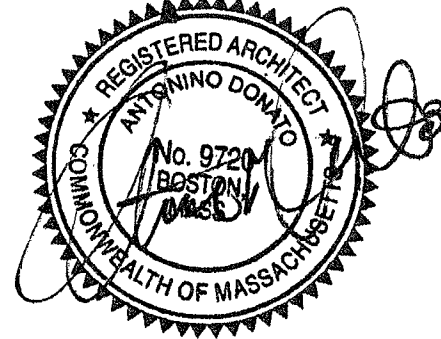
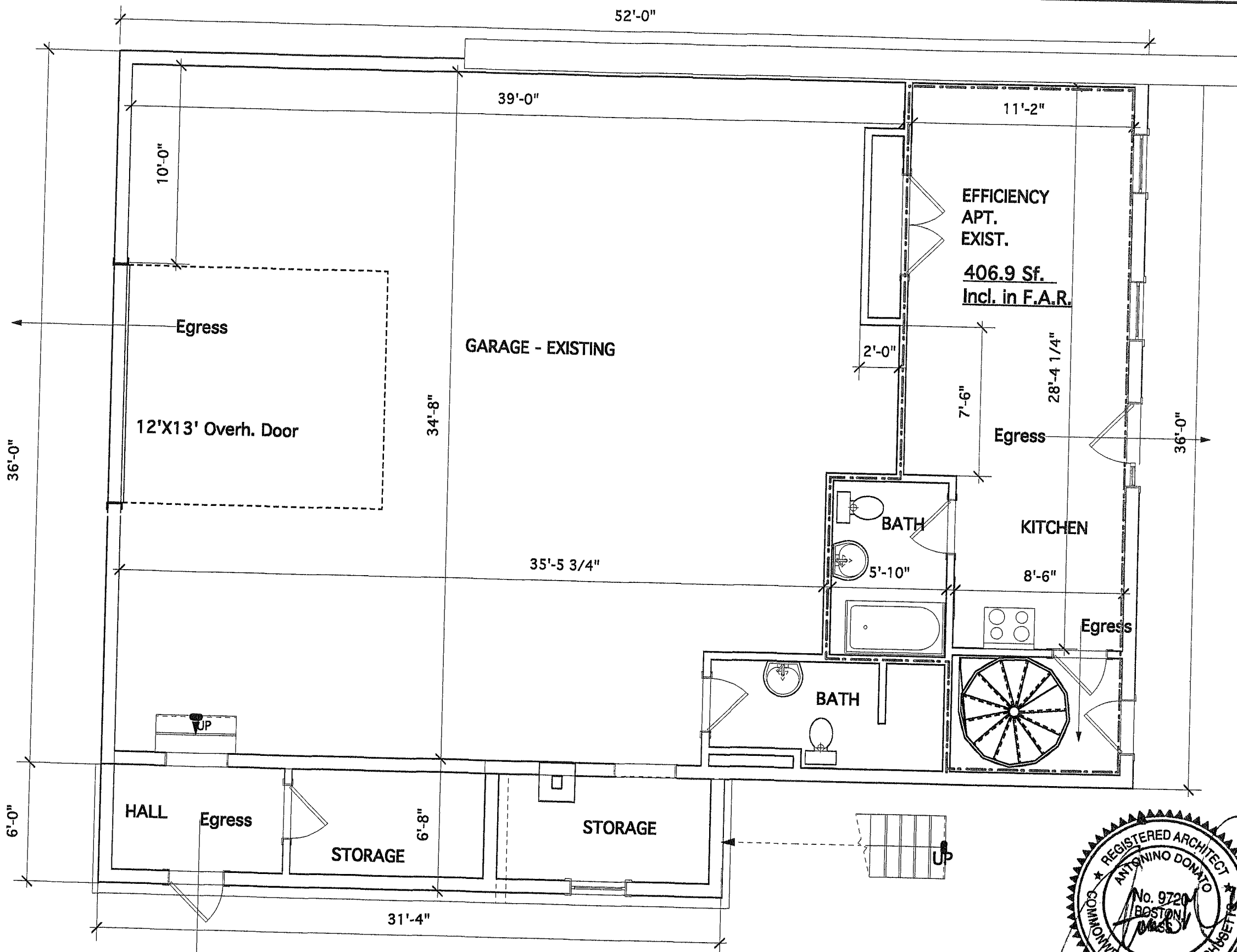
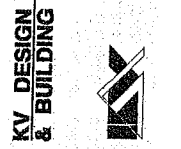
**KV DESIGN & BUILDING**

DATE: **May 15, 2012**  
SCALE: **NOTED**

DRAWING SET:  
**PROPOSED SINGLE FAMILY DWELLINGS**

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Kaj Vandkjaer  
21 Surrey Street  
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e-mail: KVandkjaer@aol.com



**32 HINCKLEY STREET**  
**Somerville, MA.**

DATE: **JUNE 12, 2012**  
SCALE: **NOTED**

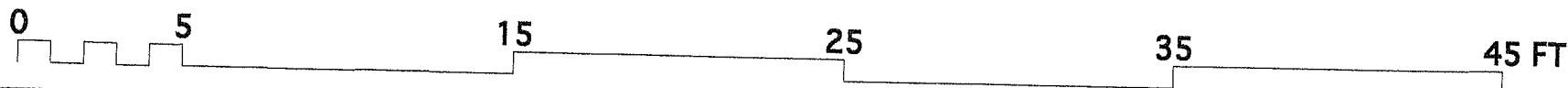
DRAWING SET: **EXISTING CONDITIONS**  
DRAWING: **2ND. FLOOR PLAN**

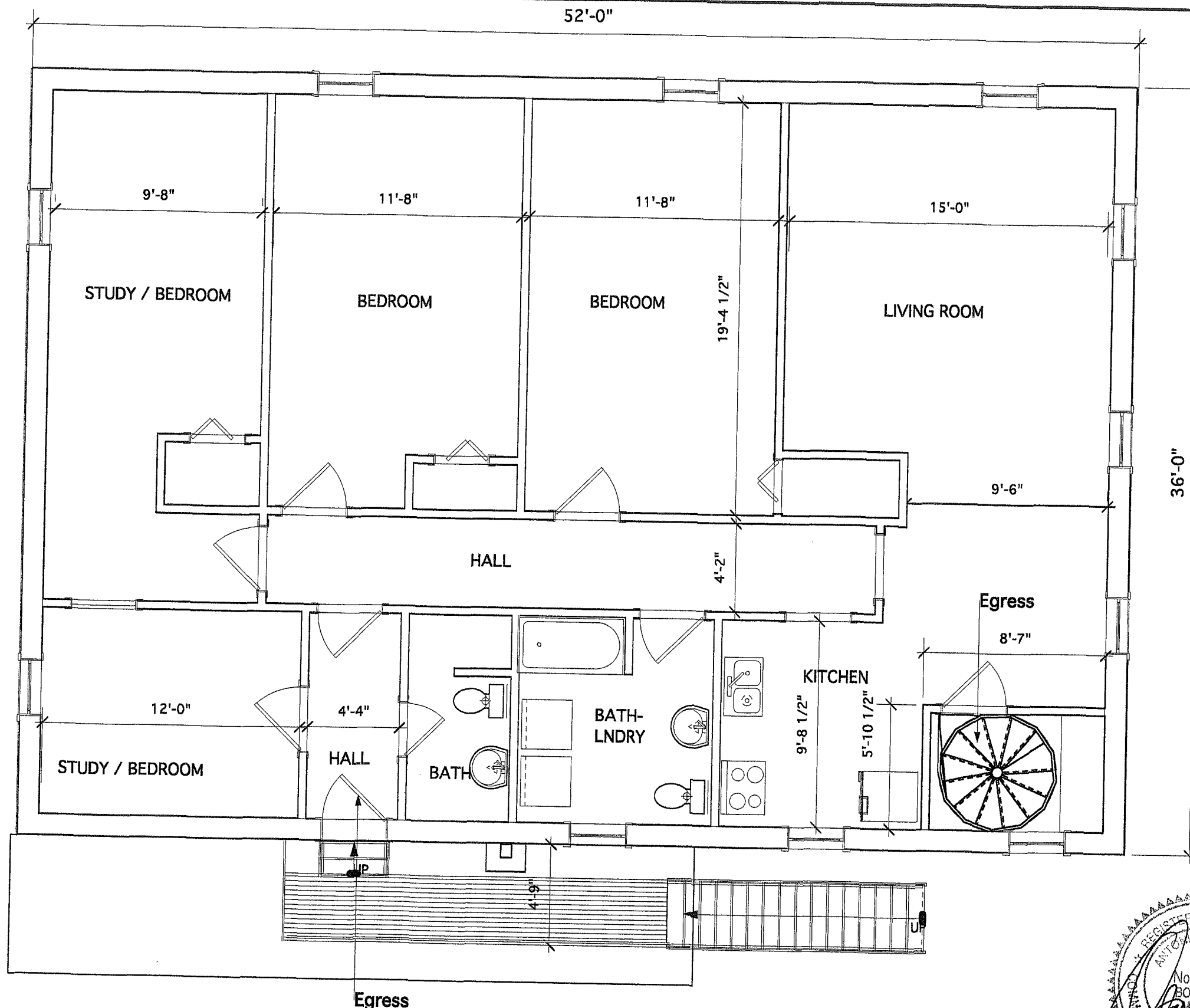
**PROPOSED SINGLE FAMILY DWELLINGS**  
**ZONING**

SHEET NO.

**EX 01**

**1 1ST. FLOOR PLAN - EXISTING**  
3/16" = 1'-0"





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e-mail: KVandkjaer@aol.com



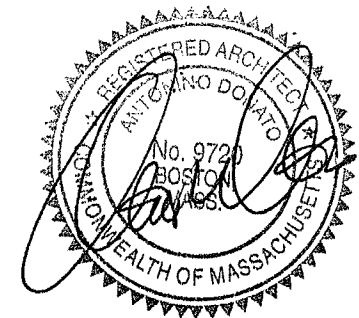
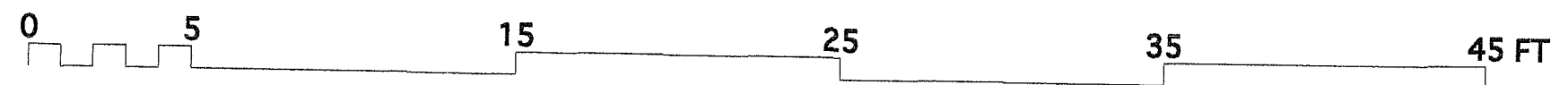
DATE: JUNE 12, 2012  
SCALE: NOTED

DRAWING SET: EXISTING CONDITIONS  
DRAWING: 2ND. FLOOR PLAN

PROPOSED SINGLE FAMILY DWELLINGS  
ZONING

32 HINCKLEY STREET  
Somerville, MA.

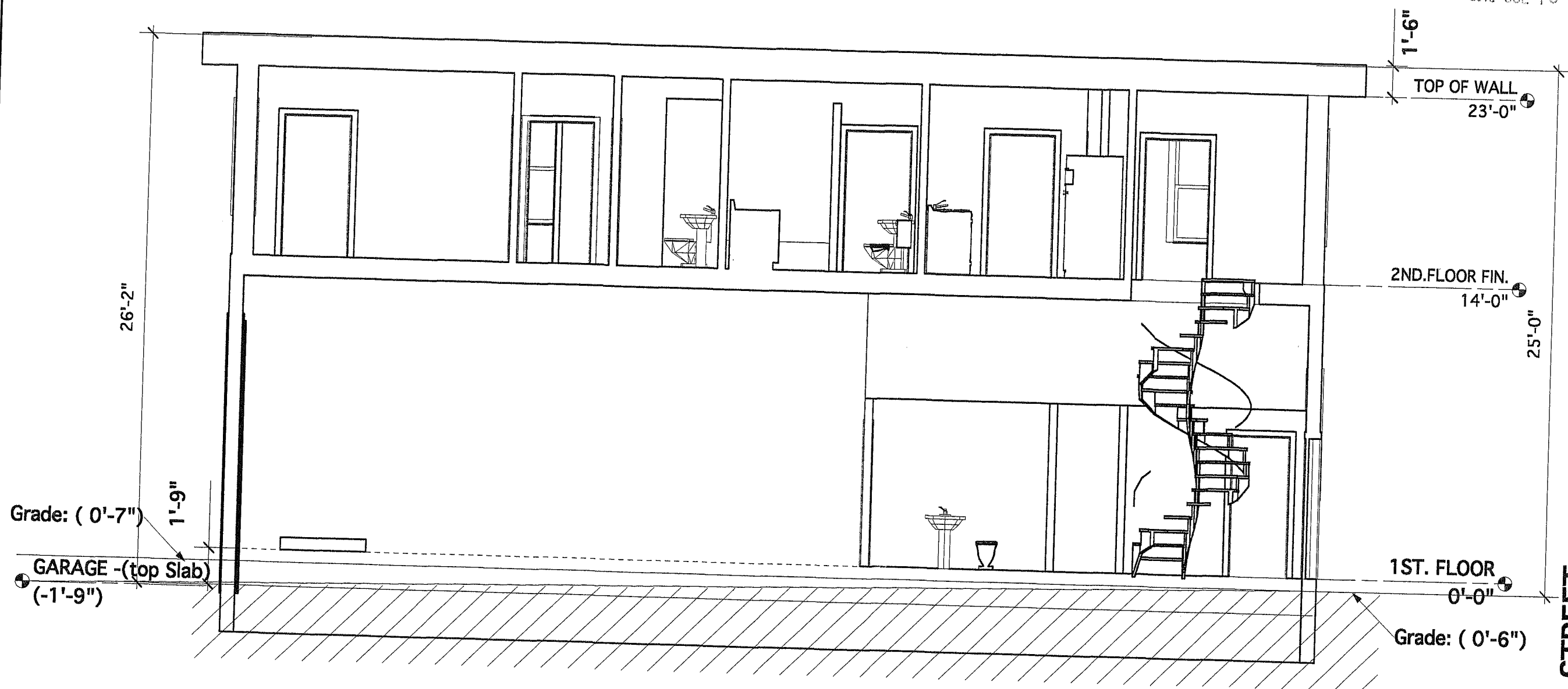
2 2ND. FLOOR PLAN - EXISTING  
3/16" = 1'-0"  
1,697 .2 Sf. Incl. in F.A.R.



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EX 02

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Grade: ( 0'-7" )  
GARAGE -(top Slab)  
(-1'-9")

1ST. FLOOR  
0'-0"  
Grade: ( 0'-6" )

2ND.FLOOR FIN.  
14'-0"

1'-6"  
TOP OF WALL  
23'-0"

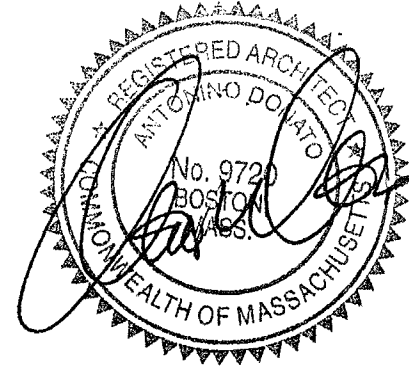
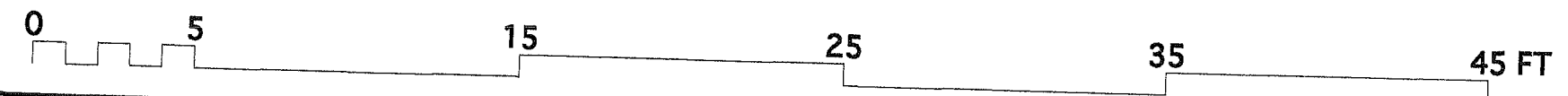
26'-2"

1'-9"

25'-0"

32 HINCKLEY STREET  
Somerville, MA.

1 SECTION A-A (EXISTING)  
3/16" = 1'-0"



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Fax (617) 547-0649  
e-mail: KVandkjaer@aol.com



DATE: JUNE 12, 2012  
SCALE: NOTED

DRAWING SET: EXISTING CONDITIONS  
DRAWING:

PROPOSED SINGLE FAMILY  
DWELLINGS  
ZONING

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EX  
03

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e-mail: KVandigjaer@aol.com

KV DESIGN  
& BUILDING



DATE: JUNE 12, 2012

SCALE: NOTED

DRAWING SET:  
EXISTING CONDITIONS

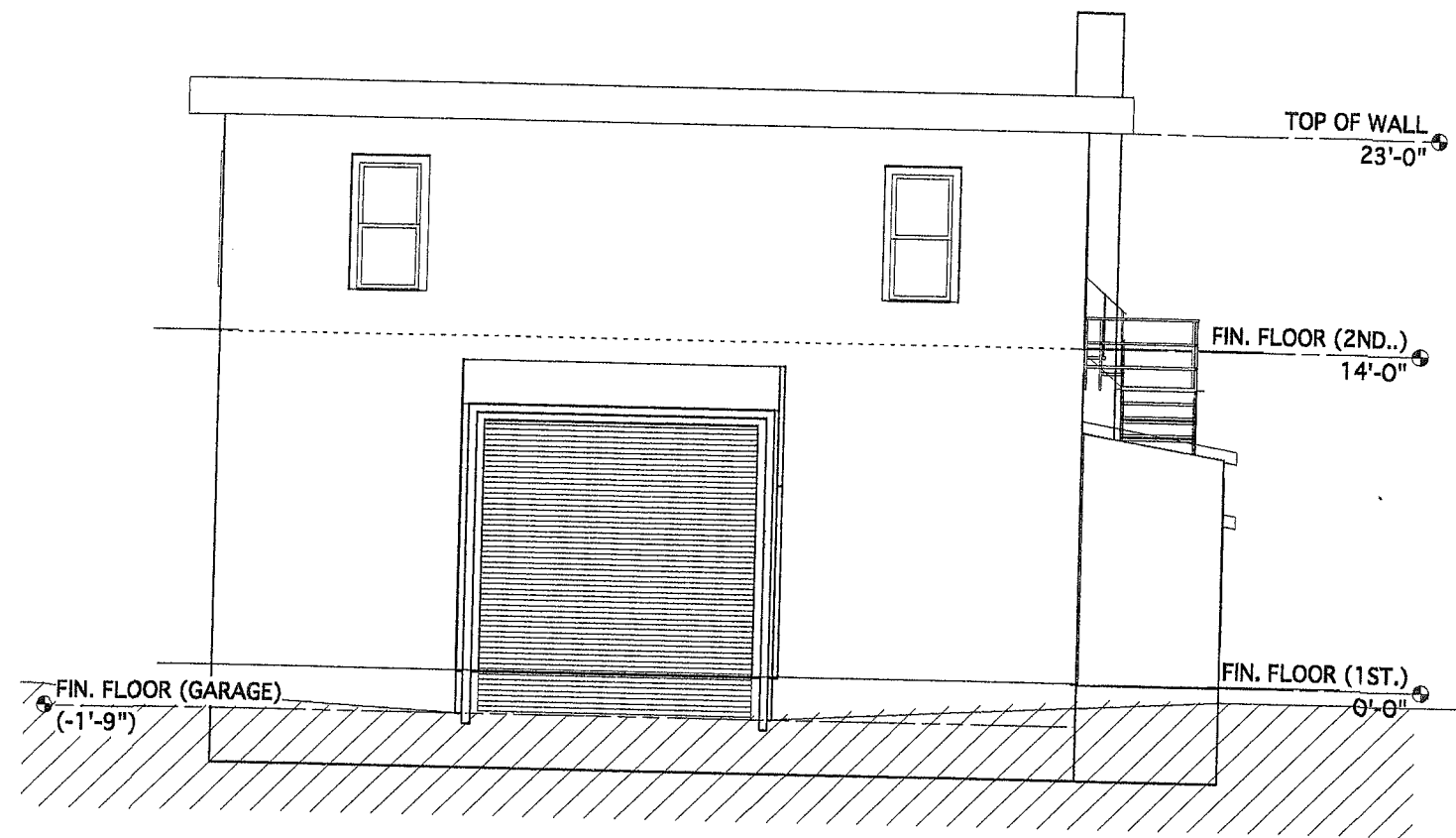
DRAWING: ELEVATIONS

PROPOSED SINGLE FAMILY  
DWELLINGS

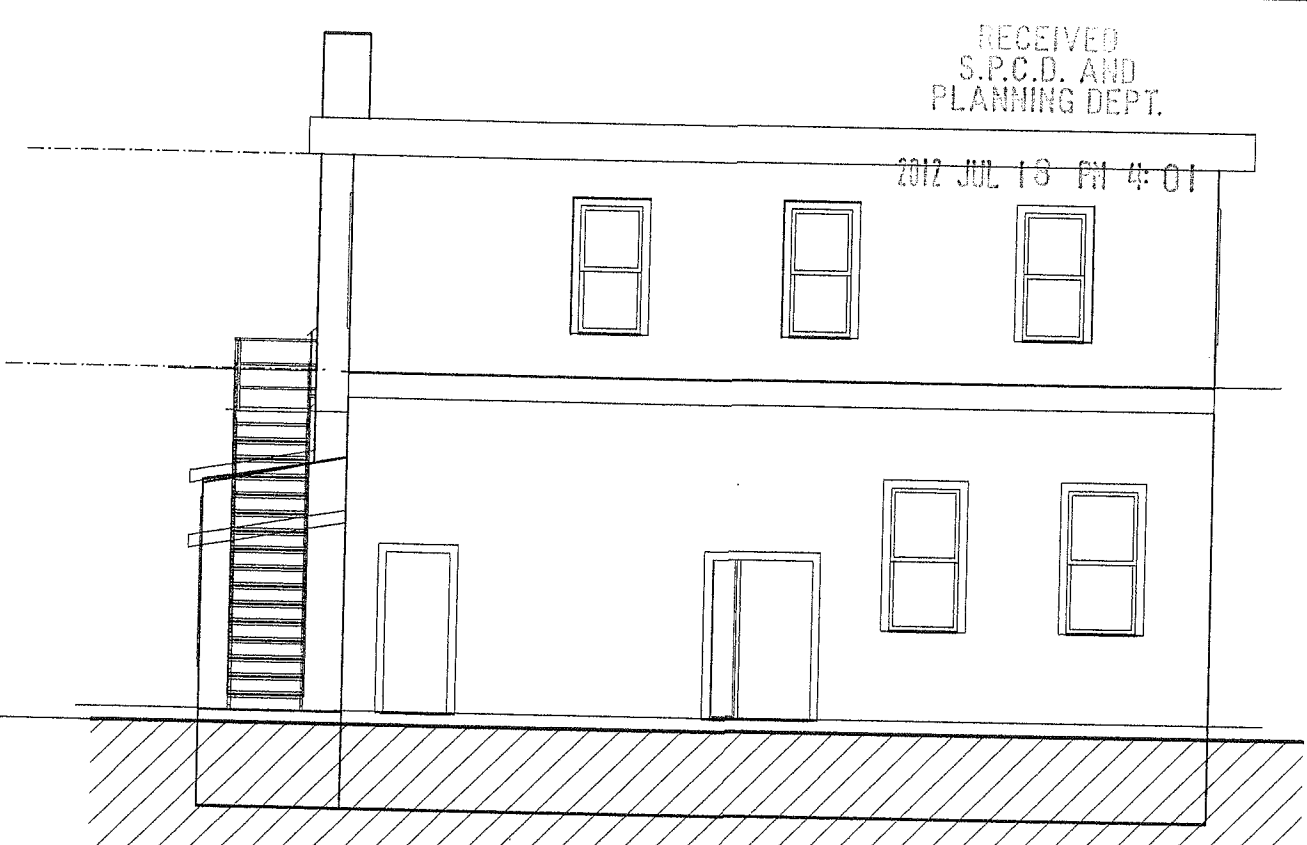
ZONING

SHEET NO.

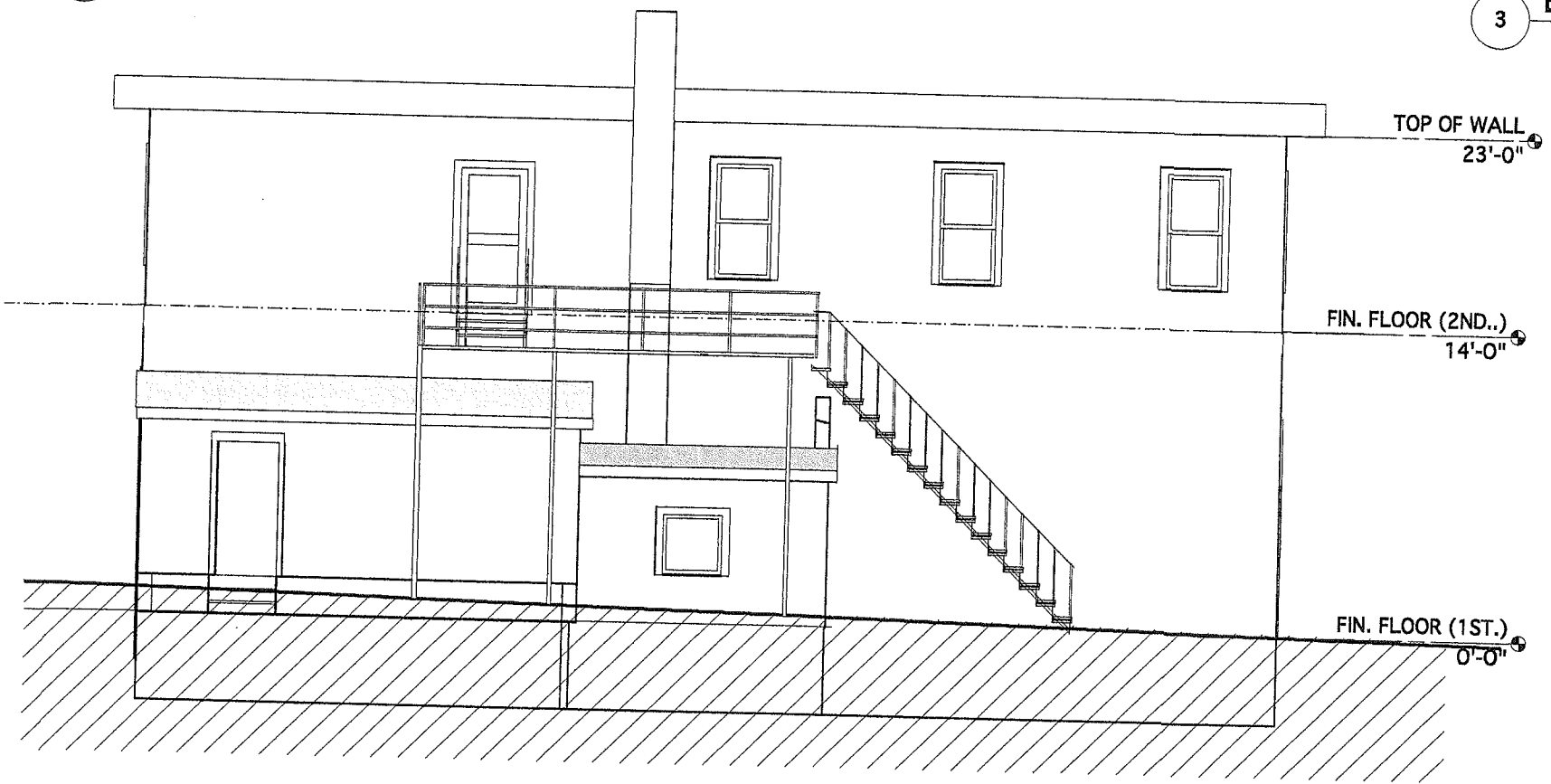
EX  
04



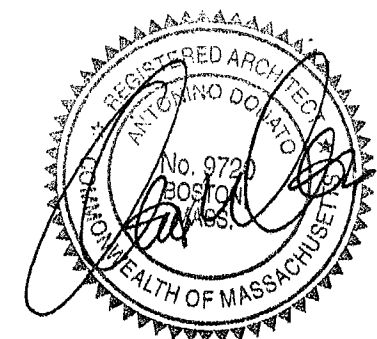
2 ELEVATION REAR (EXISTING)



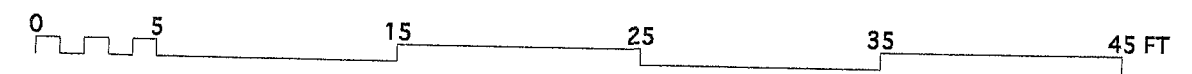
3 ELEVATION FRONT (EXISTING)



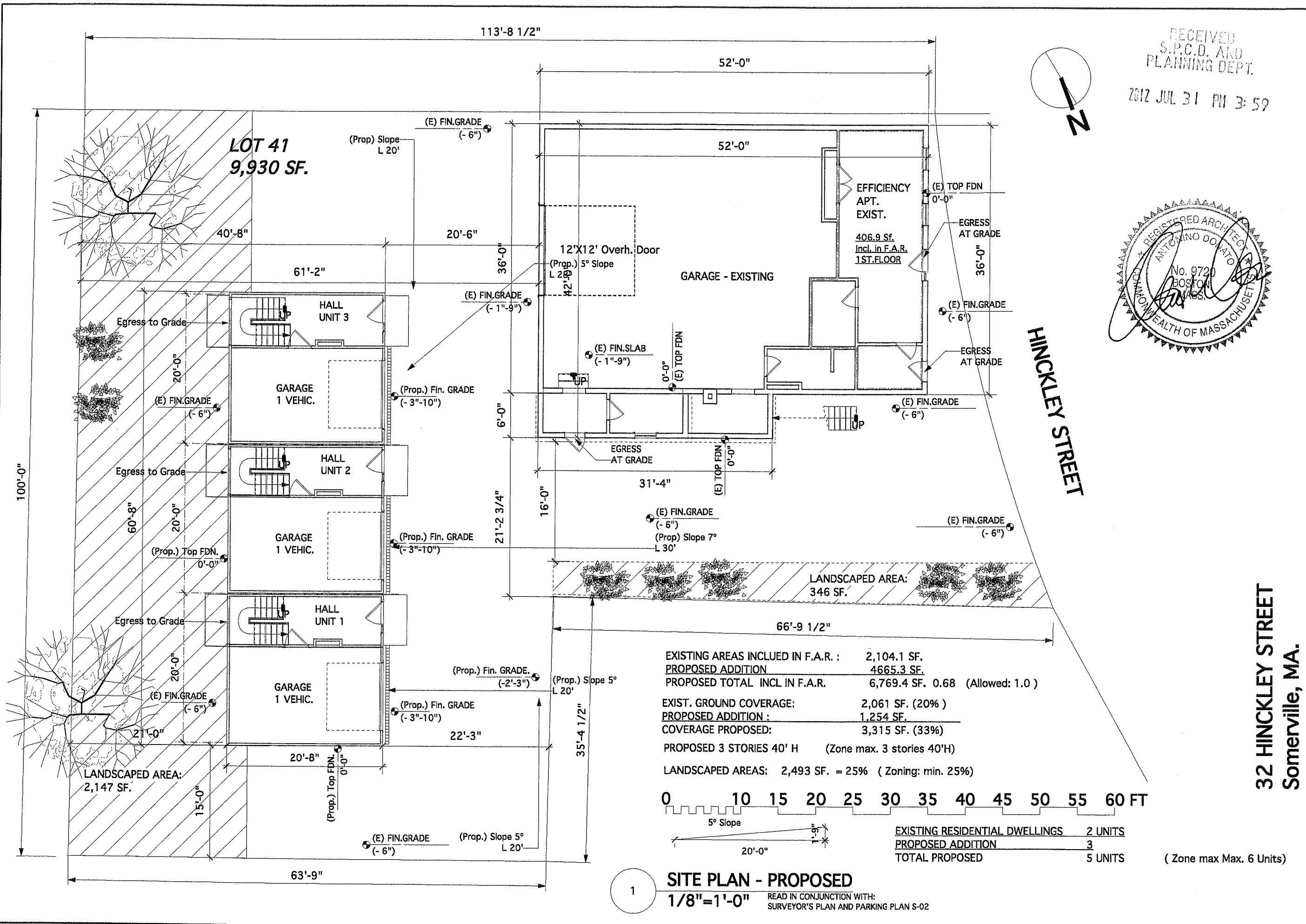
1 ELEVATION LEFT SIDE (EXISTING)



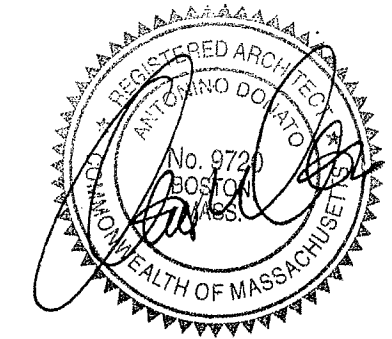
32 HINCKLEY STREET  
Somerville, MA.







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DATE: **May 15, 2012**  
SCALE: **NOTED**

DRAWING SET: **SITE CONDITIONS**  
DRAWING: **SITE PLAN**

**PROPOSED SINGLE FAMILY DWELLINGS**  
**PROPOSED CONDITIONS**

SHEET NO.  
**PROP S-01**

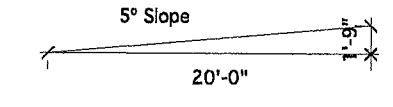
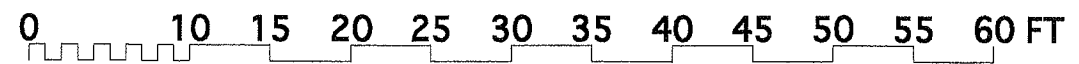
**32 HINCKLEY STREET**  
**Somerville, MA.**

EXISTING AREAS INCLUDED IN F.A.R. : 2,104.1 SF.  
 PROPOSED ADDITION 4665.3 SF.  
 PROPOSED TOTAL INCL IN F.A.R. 6,769.4 SF. 0.68 (Allowed: 1.0)

EXIST. GROUND COVERAGE: 2,061 SF. (20%)  
 PROPOSED ADDITION : 1,254 SF.  
 COVERAGE PROPOSED: 3,315 SF. (33%)

PROPOSED 3 STORIES 40' H (Zone max. 3 stories 40'H)

LANDSCAPED AREAS: 2,493 SF. = 25% (Zoning: min. 25%)



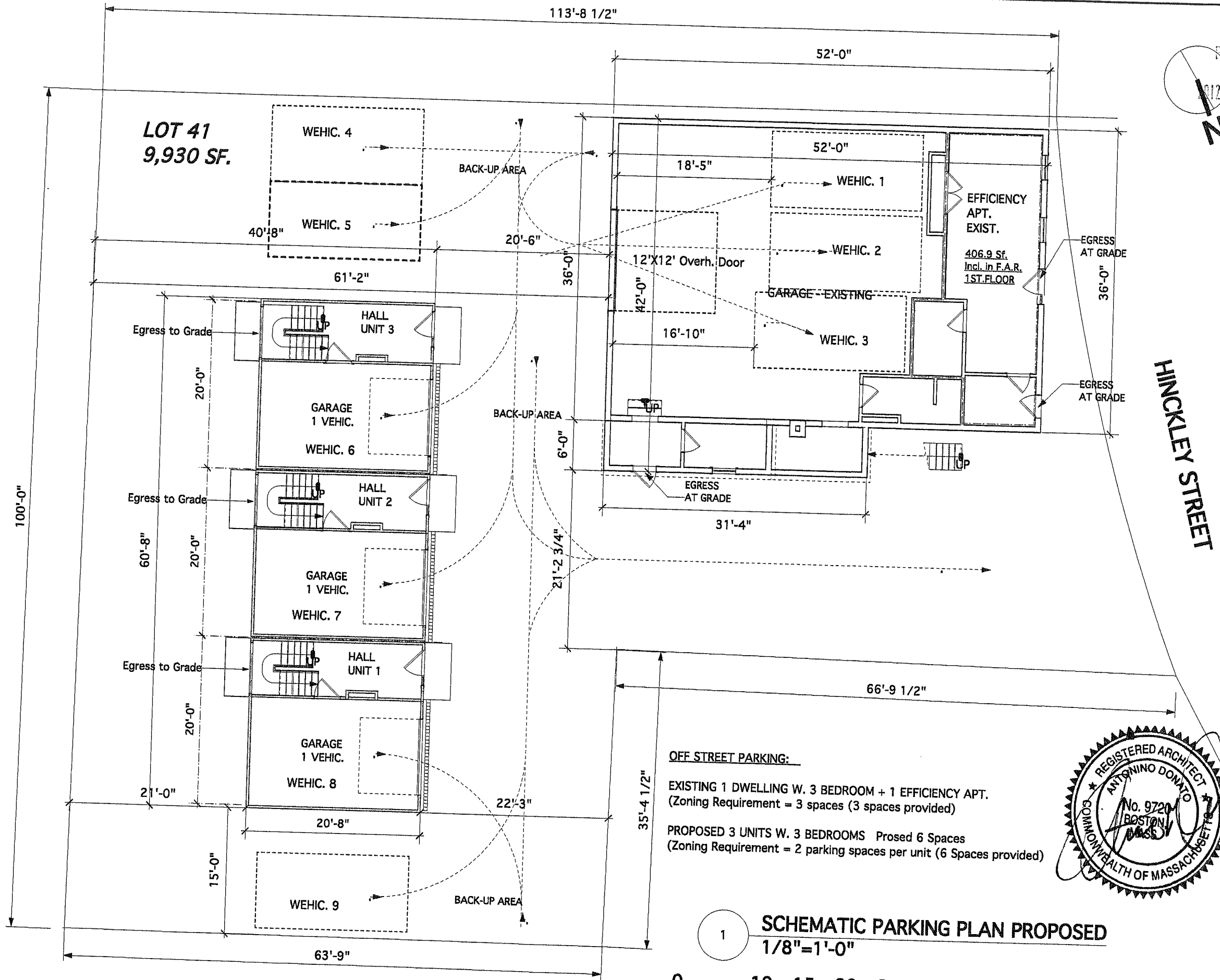
EXISTING RESIDENTIAL DWELLINGS	2 UNITS
PROPOSED ADDITION	3
TOTAL PROPOSED	5 UNITS

(Zone max Max. 6 Units)

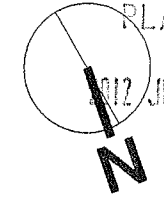
**SITE PLAN - PROPOSED**

1/8" = 1'-0"  
 READ IN CONJUNCTION WITH:  
 SURVEYOR'S PLAN AND PARKING PLAN S-02





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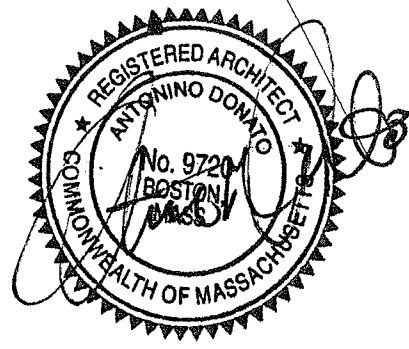
Kaj Vandkjaer  
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Fax (617) 547-0649  
e-mail: KVandkjaer@aol.com

**KV DESIGN & BUILDING**

DATE: **May 15, 2012**  
SCALE: **NOTED**

DRAWING SET: **SITE CONDITIONS**  
DRAWING: **PARKING PLAN**

**32 HINCKLEY STREET**  
Somerville, MA.



**PROPOSED SINGLE FAMILY DWELLINGS**  
**PROPOSED CONDITIONS**

SHEET NO.  
**PROP S-02**

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e-mail: KVandkjaer@aol.com

KV DESIGN  
& BUILDING



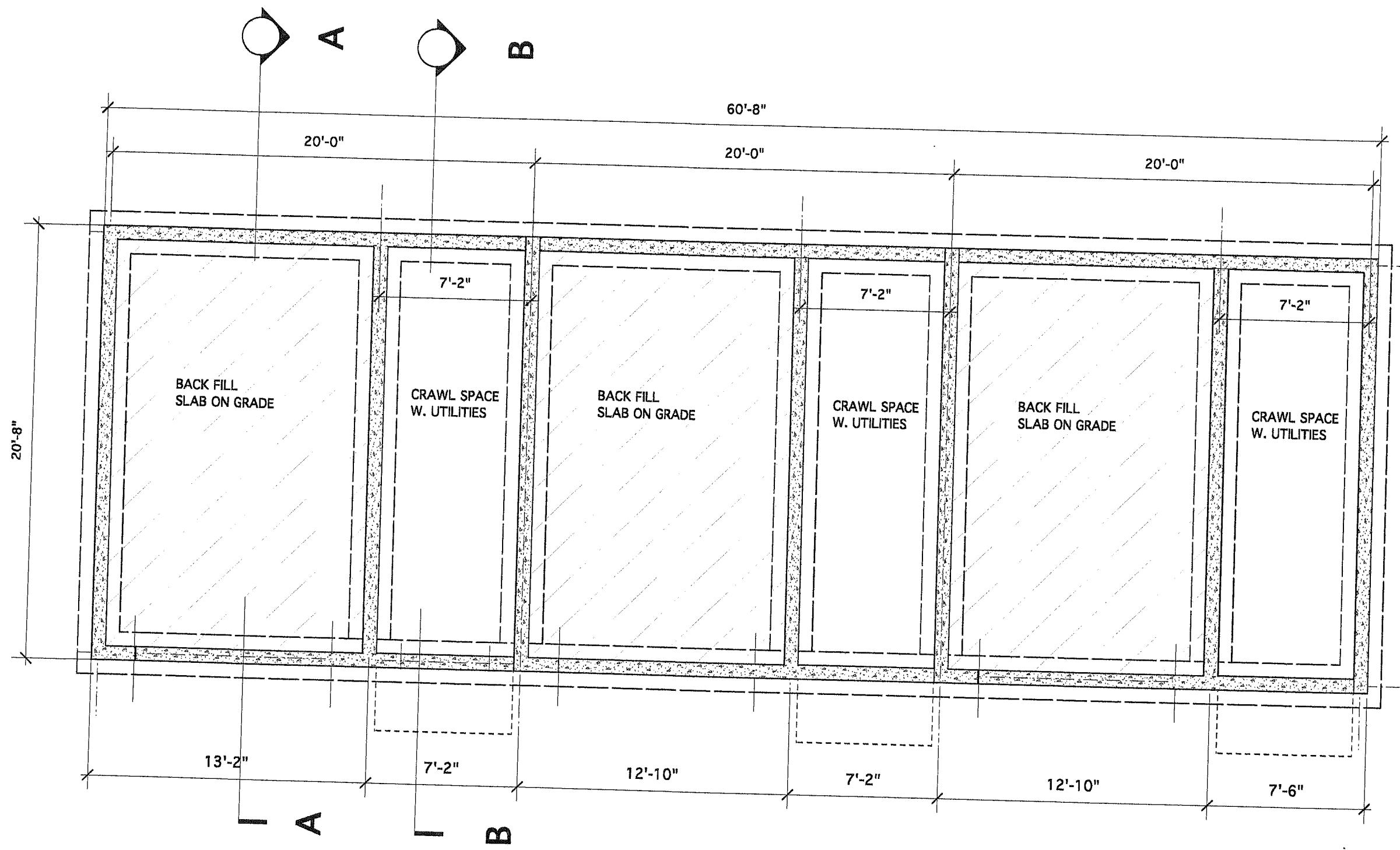
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SCALE: NOTED

DRAWING SET: PROPOSED CONDITIONS  
DRAWING:

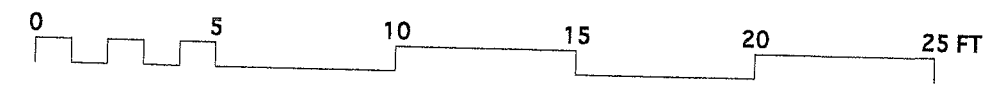
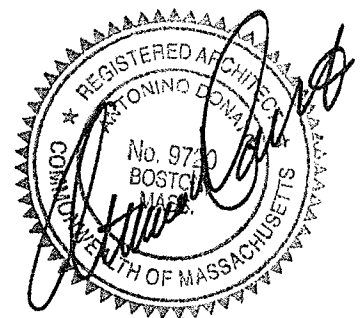
PROPOSED SINGLE FAMILY  
DWELLINGS  
ZONING

SHEET NO.

PROP.  
2-01



1 FOOTINGS / FDN. PLAN PROPOSED  
3/16" = 1'-0"



32 HINCKLEY STREET  
Somerville, MA.

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e-mail: Kvandkjaer@aol.com

KV DESIGN  
& BUILDING



DATE: May 15, 2012

SCALE: NOTED

DRAWING SET: PROPOSED CONDITIONS

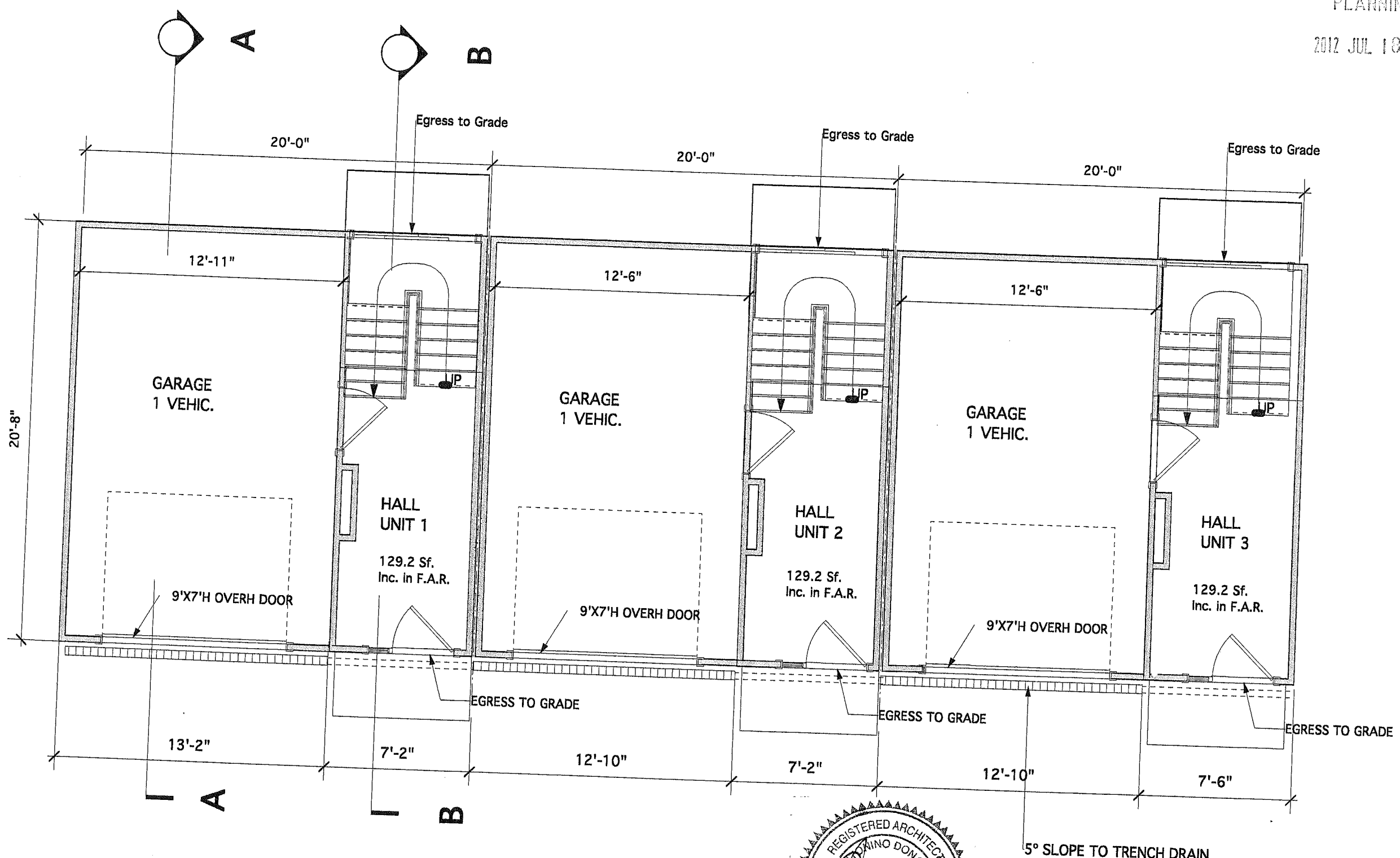
DRAWING: BASEMENT/GARAGE PLAN

PROPOSED SINGLE FAMILY DWELLINGS

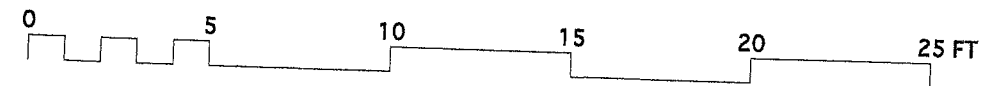
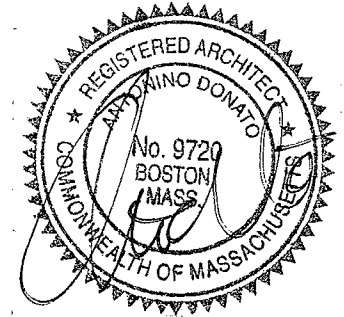
ZONING

SHEET NO.

PROP. 2-02



1 **BASEMENT/ GARAGE PLAN PROPOSED**  
 3/16" = 1'-0"  
 387.6 SF. INCL. IN F.A.R.



**32 HINCKLEY STREET**  
**Somerville, MA.**

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& BUILDING



DATE: May 15, 2012  
SCALE: NOTED

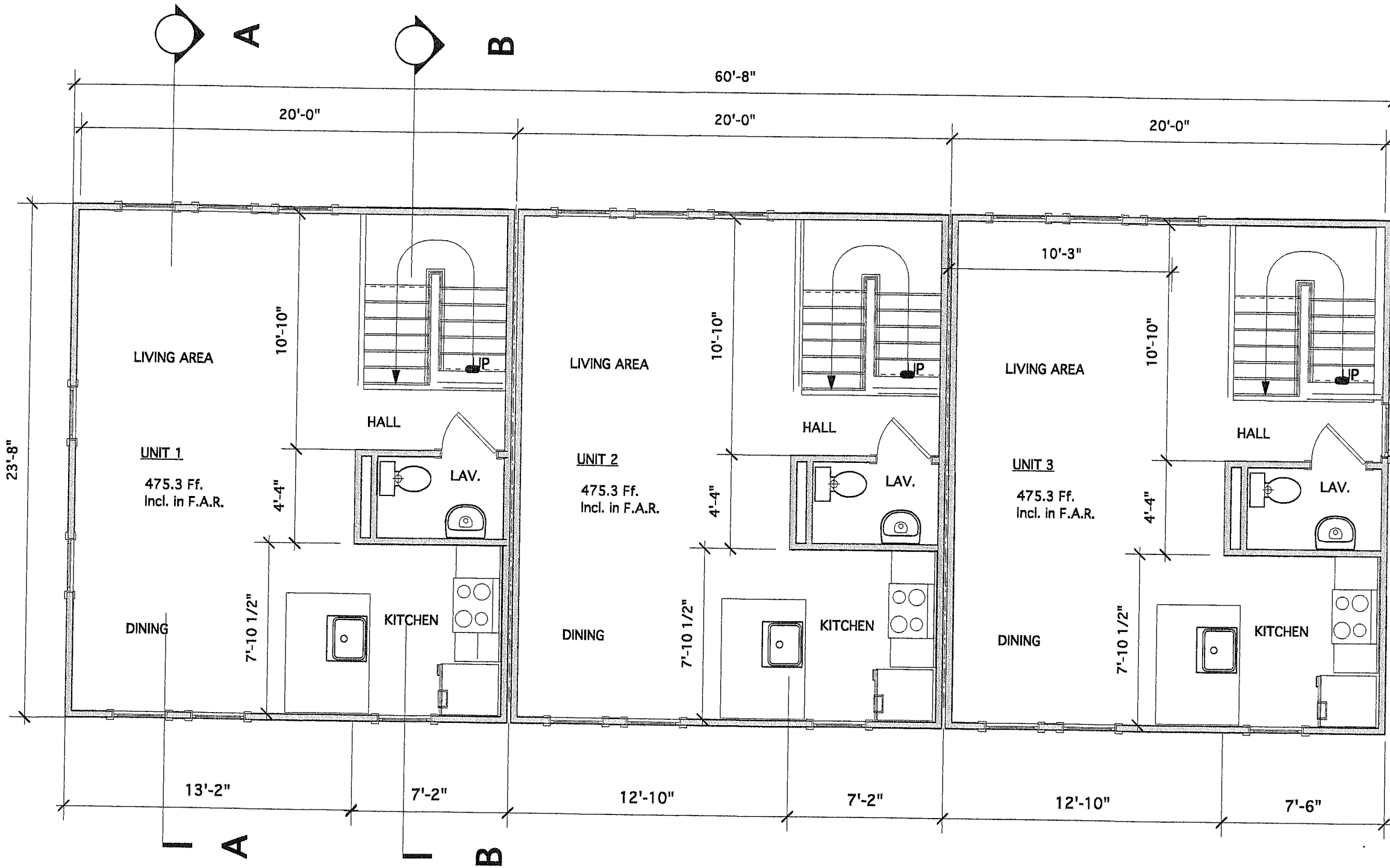
DRAWING SET: PROPOSED CONDITIONS  
DRAWING: ZONING

PROPOSED SINGLE FAMILY  
DWELLINGS

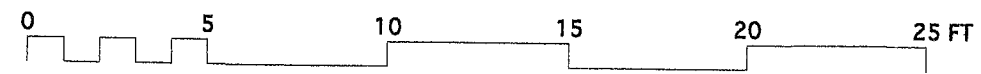
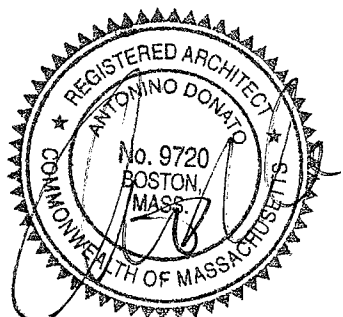
SHEET NO.

PROP.  
2-03

32 HINCKLEY STREET  
Somerville, MA.



1 1ST. FLOOR PLAN PROPOSED  
3/16" = 1'-0"  
1,425.9 SF. INCL. IN F.A.R.



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KV DESIGN  
& BUILDING



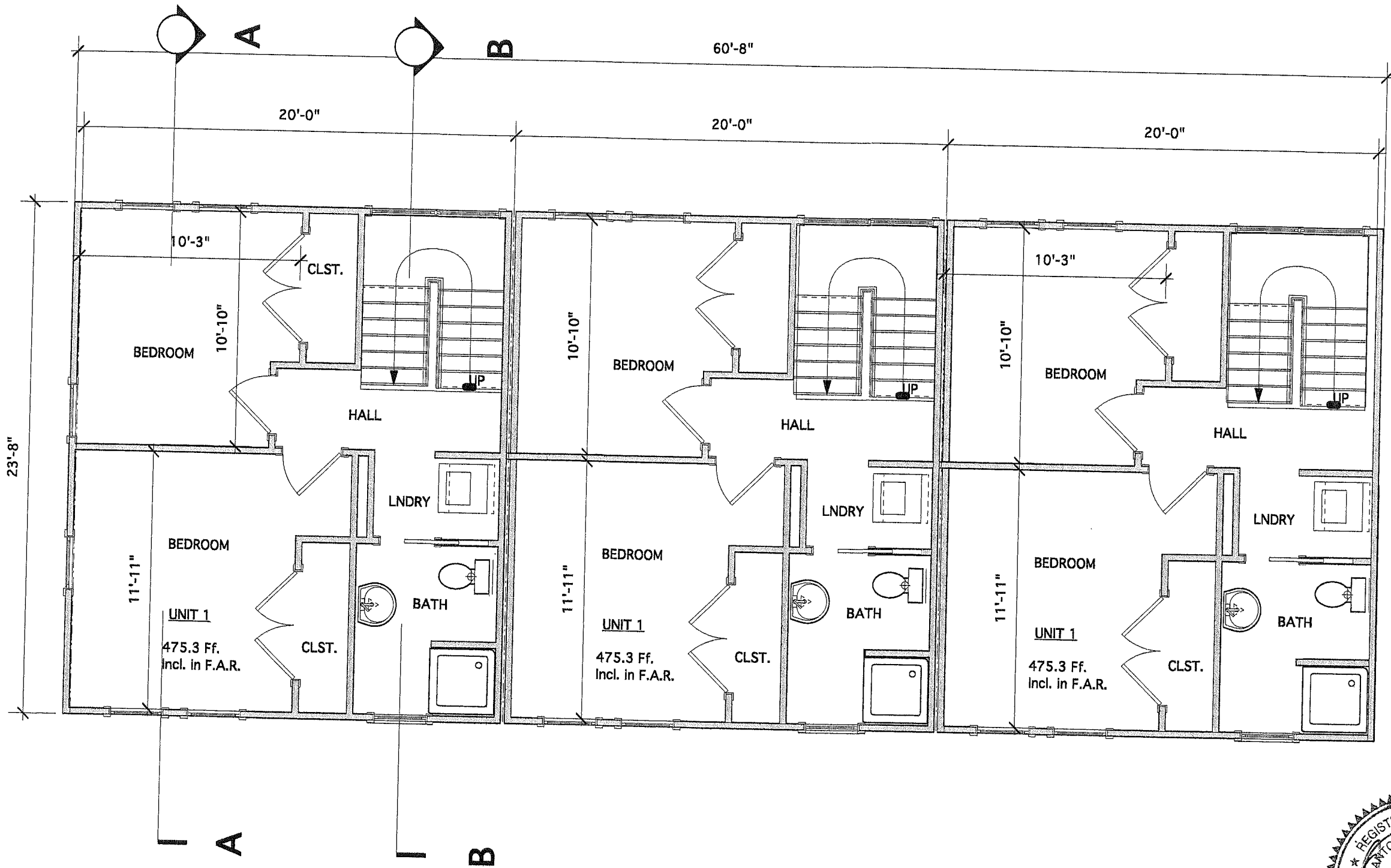
DATE: May 15, 2012  
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DRAWING SET: PROPOSED CONDITIONS  
DRAWING:

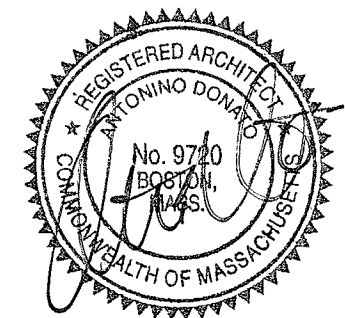
PROPOSED SINGLE FAMILY DWELLINGS  
ZONING

SHEET NO.

PROP. 2-04



32 HINCKLEY STREET  
Somerville, MA.

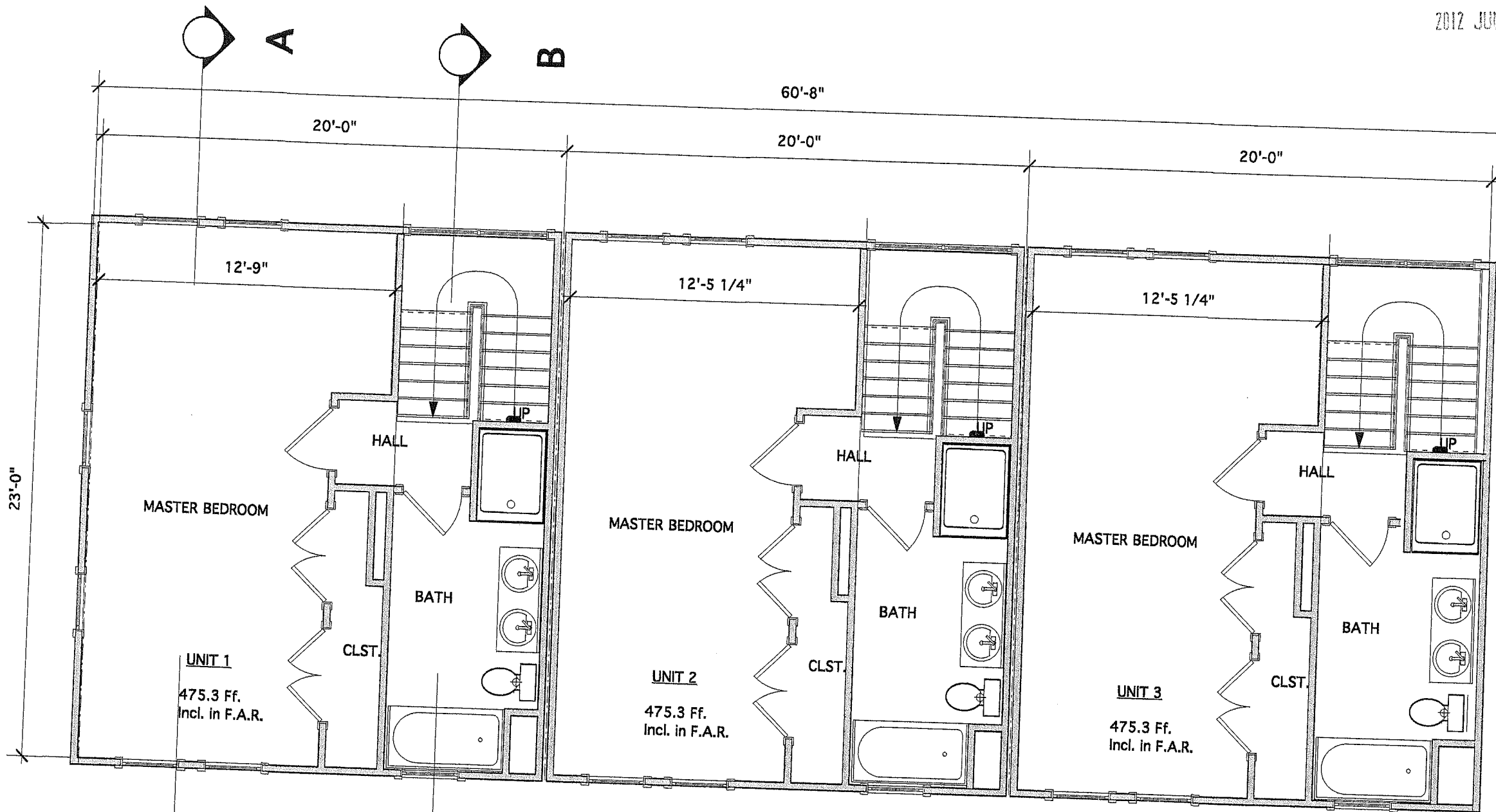


1 2ND. FLOOR PLAN PROPOSED  
3/16" = 1'-0"

1,425.9 SF. INCL. IN F.A.R.



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DATE: May 15, 2012  
SCALE: NOTED

DRAWING SET: PROPOSED CONDITIONS  
DRAWING:

32 HINCKLEY STREET  
Somerville, MA.

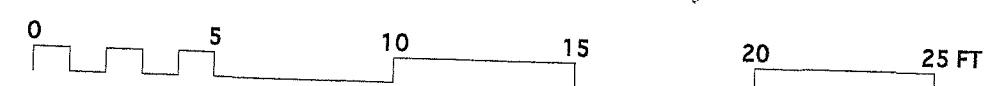
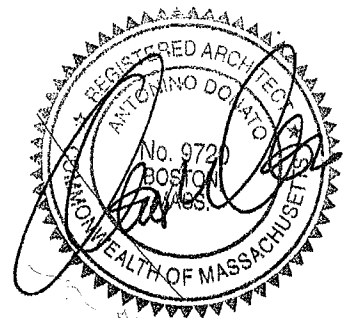
PROPOSED SINGLE FAMILY  
DWELLINGS  
ZONING

SHEET NO.

PROP. 2-05

1 3RD. FLOOR PLAN PROPOSED  
3/16" = 1'-0"

1,425.9 SF. INCL. IN F.A.R.



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2012 JUL 18

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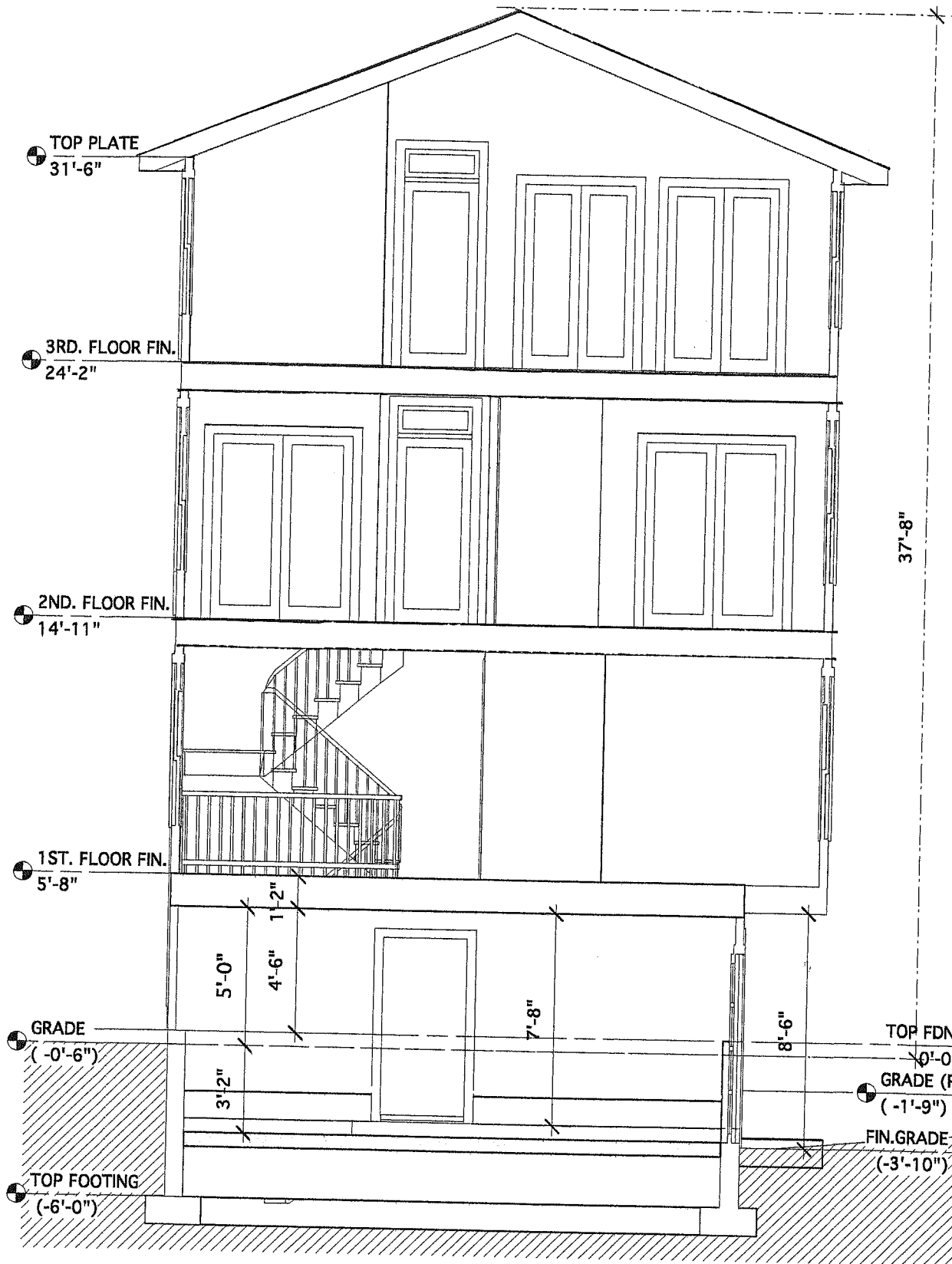
KV DESIGN  
& BUILDING

DATE: May 15, 2012  
SCALE: NOTED

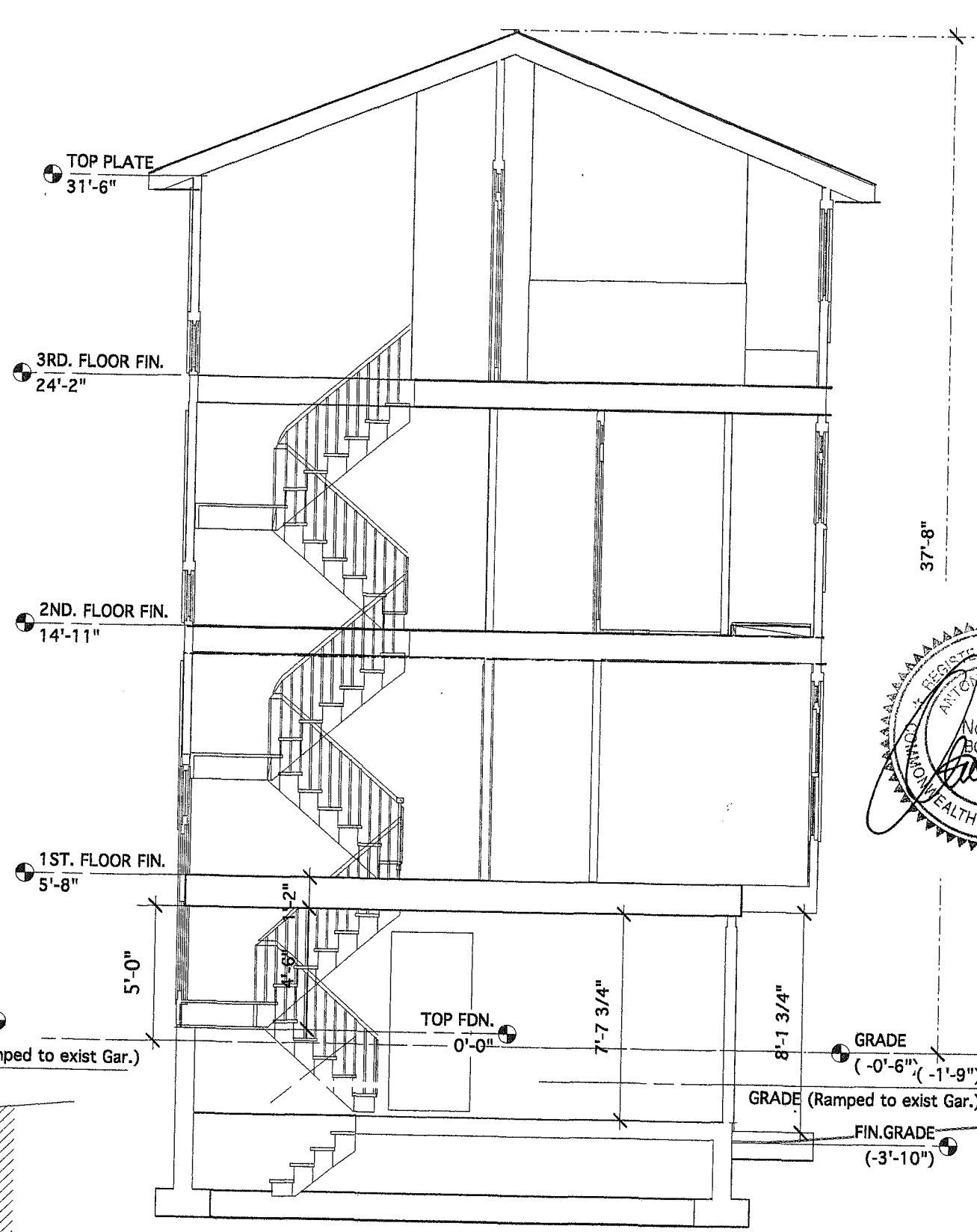
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DRAWING: ZONING

PROPOSED SINGLE FAMILY DWELLINGS  
ZONING

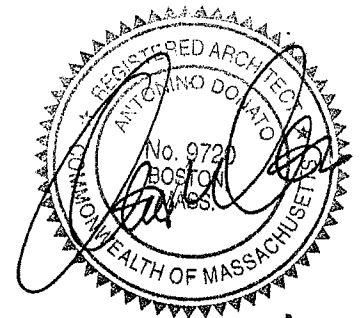
SHEET NO.  
PROP. 2-06



1 SECTION A-A  
3/16" = 1'-0"



2 SECTION B-B  
3/16" = 1'-0"



32 HINCKLEY STREET  
Somerville, MA.



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PLANNING DEPT.

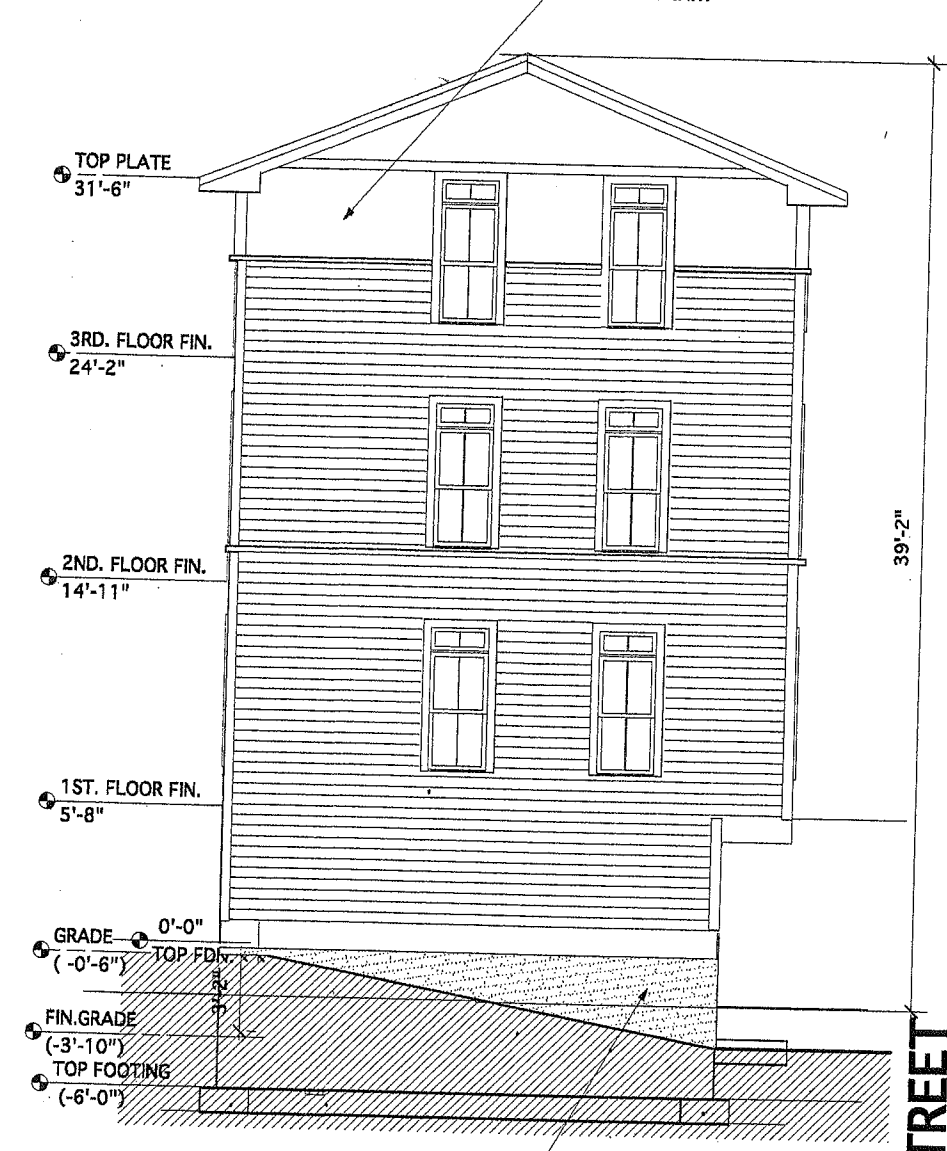
2012 JUL 18 PM 4:02

Smooth Fiber Cement  
Cladding  
Wood trim

22° Roof pitch  
Asph. Singles

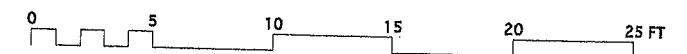
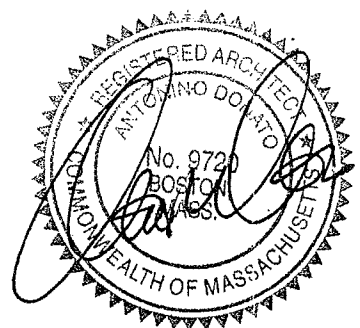
Fiber cement reinforced  
smooth clapboard type  
Cladding - Wood trim

Smooth Fiber Cement  
Cladding  
Wood trim



1 ELEVATION - FRONT PROPOSED

2 ELEVATION - LEFT SIDE PROPOSED



Kaj Vandkjaer  
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Fax (617) 547-0649  
e-mail: KVandkjaer@aol.com



DATE: May 15, 2012  
SCALE: NOTED

DRAWING SET: PROPOSED CONDITIONS  
DRAWING: ELEVATIONS FRONT & LEFT

PROPOSED SINGLE FAMILY  
DWELLINGS  
ZONING

SHEET NO.

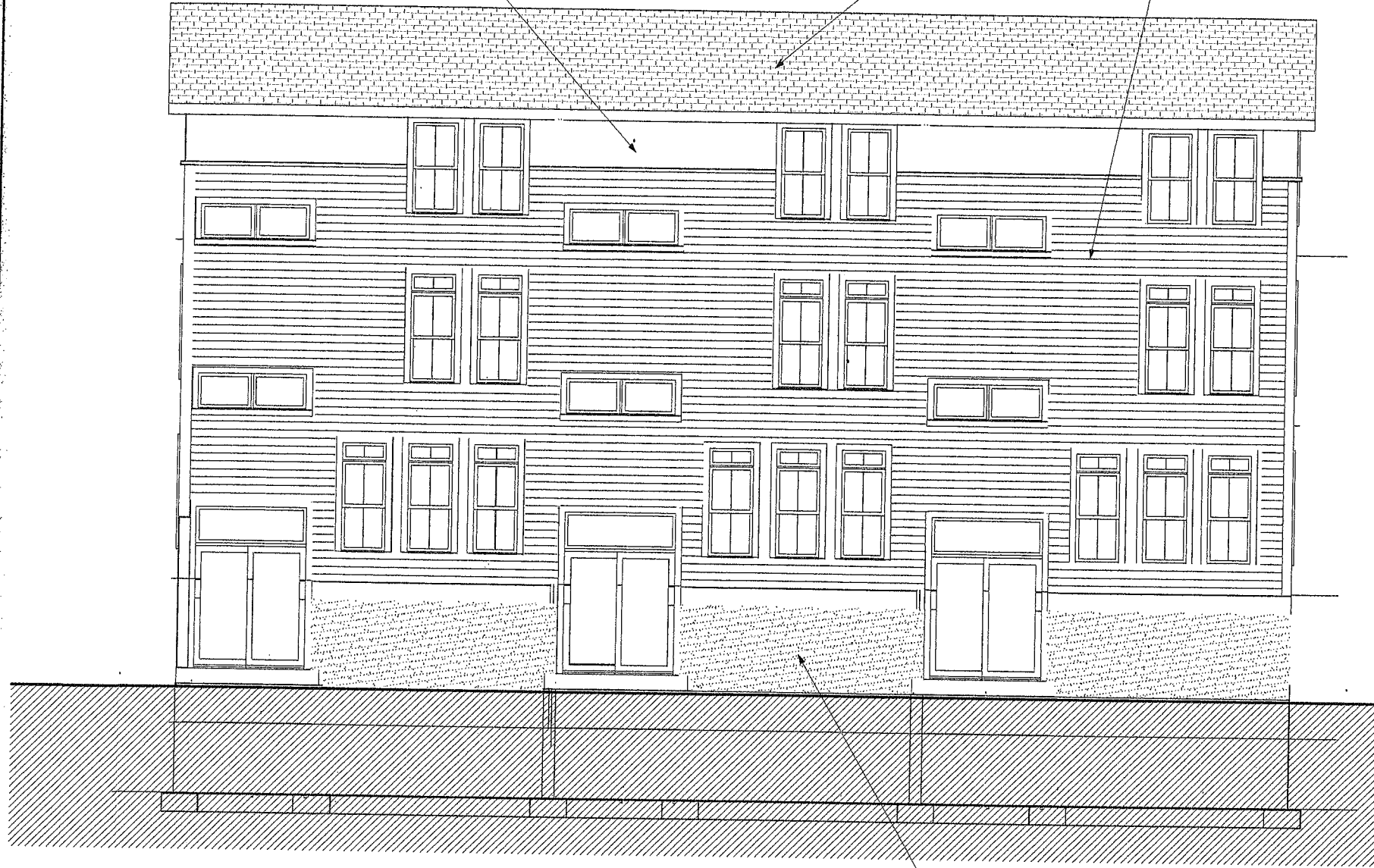
PROP.  
2-07

32 HINCKLEY STREET  
Somerville, MA.

Smooth Fiber Cement  
Cladding  
Wood trim

22° Roof pitch  
Asph. Singles

Fiber cement reinforced  
smooth clapboard type  
Cladding - Wood trim

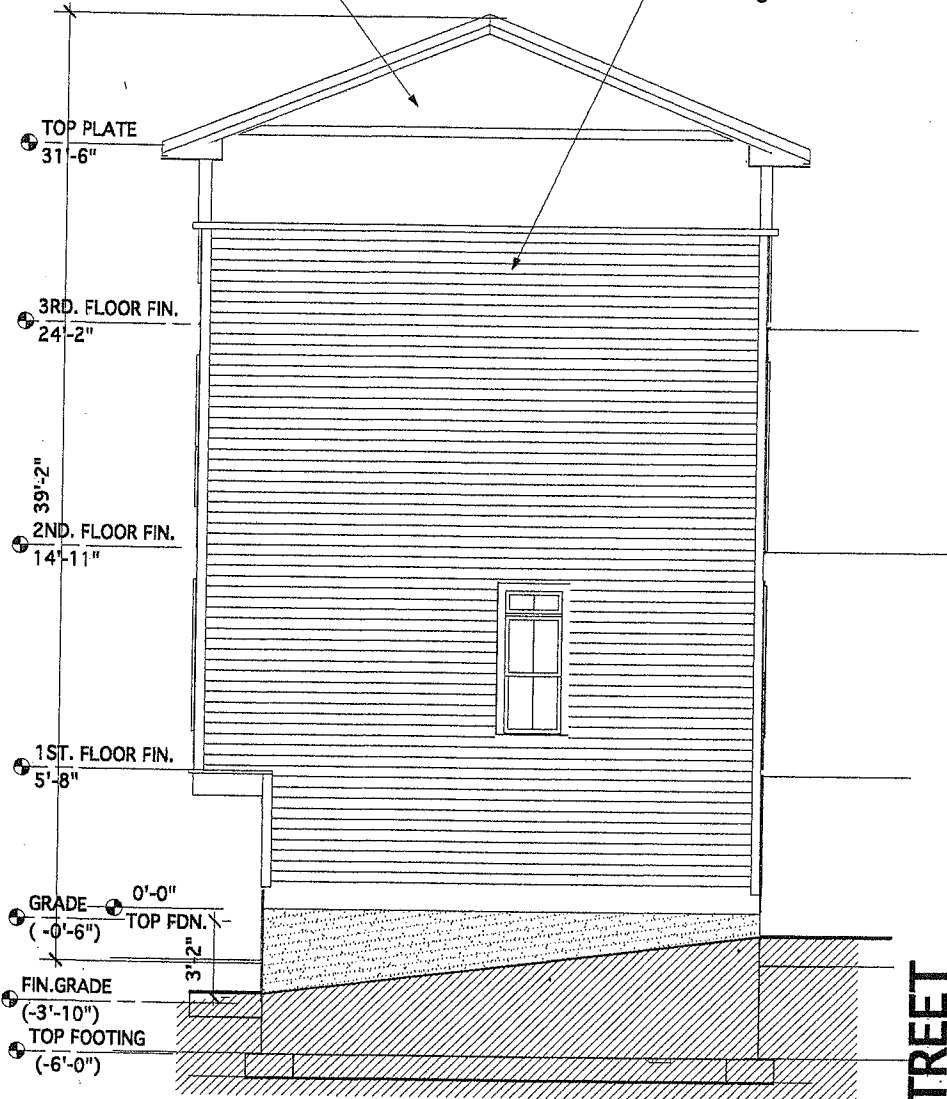


RECEIVED  
S.P.C.D. AND  
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Smooth Fiber Cement  
Cladding  
Wood trim

Fiber cement reinforced  
smooth clapboard type  
Cladding - Wood trim



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KV DESIGN  
& BUILDING



DATE: May 15, 2012

SCALE: NOTED

DRAWING SET: PROPOSED CONDITIONS

DRAWING: ELEVATIONS RIGHT & REAR

PROPOSED SINGLE FAMILY DWELLINGS

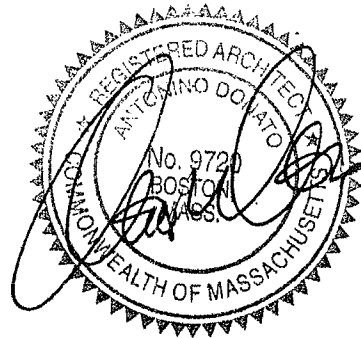
ZONING

32 HINCKLEY STREET  
Somerville, MA.

1 ELEVATION - REAR PROPOSED

2 ELEVATION - RIGHT SIDE PROPOSED

Smooth fairfaced  
Poured Concrete

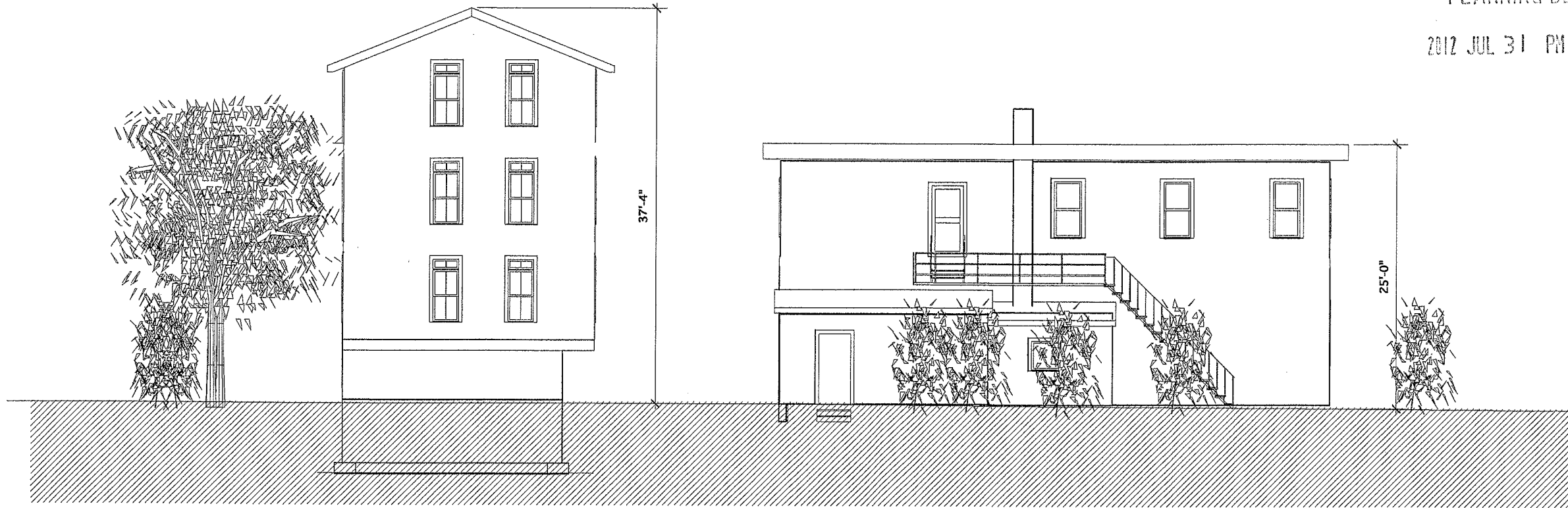


SHEET NO.

PROP.  
2-08

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PLANNING DEPT.

2012 JUL 31 PM 3: 59



2

**ELEVATION - LEFT SIDE (Proposed)**  
1/8"=1'-0"



1

**ELEVATION - FRONT (Proposed)**  
1/8"=1'-0"

**32 HINCKLEY STREET**  
**Somerville, MA.**

DRAWING SET :

**PROPOSED SINGLE FAMILY  
DWELLINGS**

DRAWING :

**ZONING**

**KV DESIGN  
& BUILDING**



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DATE :  
**May 15, 2012**

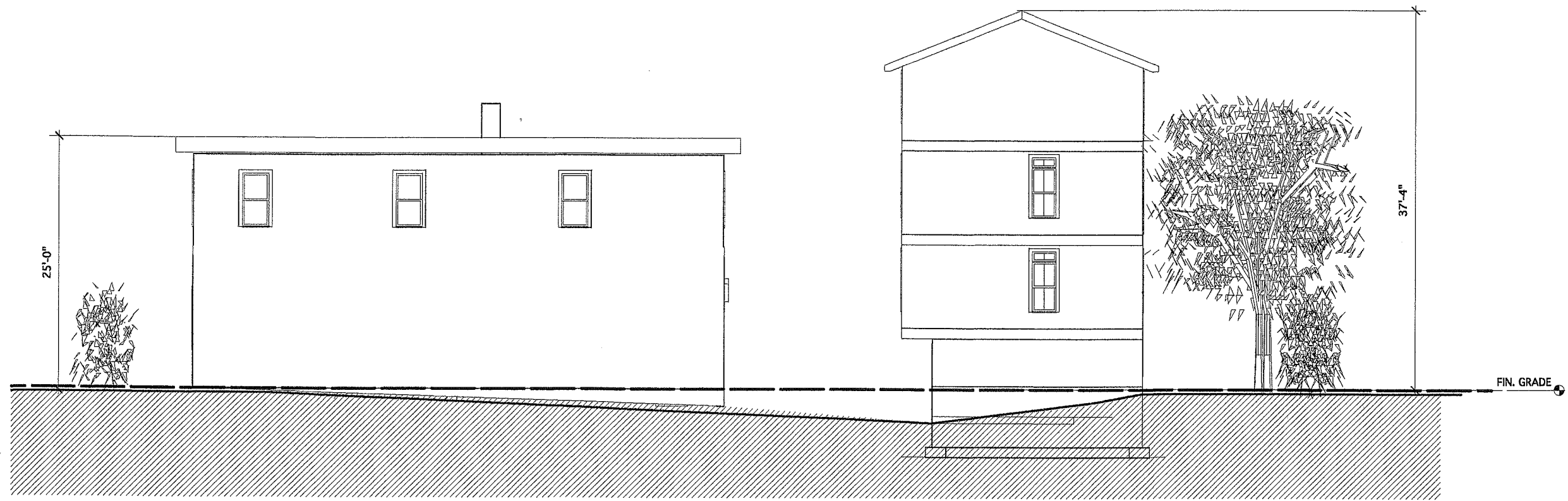
SCALE : **NOTED**

SHEET NO.  
**PROP  
SITE  
S-03**

RECEIVED  
S.P.C.D. AND  
PLANNING DEPT.  
2012 JUL 31 PM 3:59



1 ELEVATION - REAR (Proposed)  
1/8"=1'-0"



32 HINCKLEY STREET  
Somerville, MA.

KV DESIGN & BUILDING  
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DATE: May 15, 2012  
SCALE: NOTED

DRAWING SET:  
DRAWING:

PROPOSED SINGLE FAMILY  
DWELLINGS

SHEET NO.  
**PROP  
SITE  
S-04**