

25-27 Albion Street, Somerville
ALTERATIONS TO EXIST, 3 FAM. CONVENTIAL - RA ZONE

ARTICLE 8 DIMENSIONAL REQUIREMENTS

	DISTRICT	EXISTING	PROPOSED	COMPLIANCE
	RA	RA	RA	
S.F. Floor areas included in F.A.R.	3,881	4,415	4,550	No
A. Minimum lot size (S.f.)	10,000 (1)	5,175	5,175	Pre-exist.
B. Minimum lot area/dwelling unit				
1-9 units (S.f.)	2,250	1,725	1,725	Pre-exist.
10 or more units (S.f.)	2,250			
C. Maximum ground coverage (%)	50	29	29	yes
D. Landscaped area, minimum percent of lot	25	25	25	yes
E. Floor area ratio (F.A.R.) (2)	0.75	0.85	0.93	No
F. Maximum height (3)				
Stories	2 1/2	2 1/2	2 1/2	yes
Feet	35	41 (Ave.)	41 (Ave.)	Pre-exist.
G. Minimum front yard (Ft.)	15 (5)	13.6	13.6	Pre-exist.
(5a) (5b) (5c) (17)				
H. Minimum side yards (Ft.)	(7) (8)	5.8	5.8	Pre-exist.
(5b) (6) (10) (17)	(9) (11)			
I. Minimum rear yards (Ft.)	20	27.9	20.3	yes
(5b) (13) (14) (15) (17)				
J. Minimum Frontage (Ft.)	50 (16)	57.5	57.5	yes

ARTICLE 9 : OFF-STREET PARKING AND LOADING

USE :

Single- two-, or three family dwelling, 3 or more bedrooms : 2.0 spaces per unit required

PROPOSED: 5 Spaces with 12' maneuvering aisle

yes

KV DESIGN Kai Vandkjaer
& BUILDING 300 MAIN ST. UNIT 6
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Tel. (617) 547-6561
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DATE :
DEC. 15, 2015

SCALE :
NOTED

DRAWING SET :
PROPOSED CONDITIONS

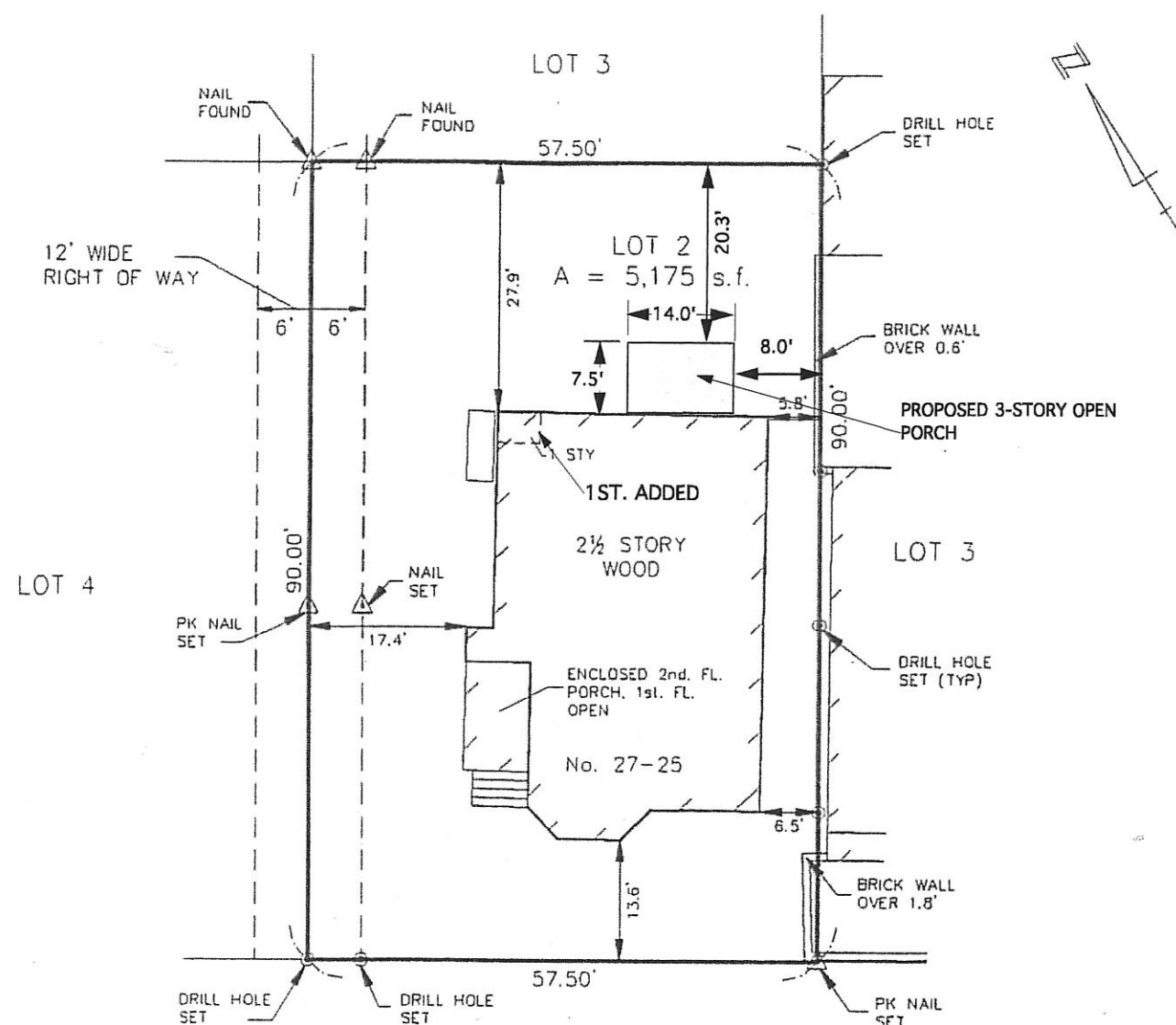
DRAWING :
SITE PLAN

ALTERATIONS AND
ADDITIONS

PERMIT

SHEET NO.

SITE 01



ALBION STREET

PLOT PLAN OF LAND
LOCATED IN
SOMERVILLE, MASS.



PREPARED BY:
MEDFORD ENGINEERING & SURVEY
15 HALL ST. MEDFORD, MA. 02155
ANGELO B. VENEZIANO - PE & PLS
781-396-4466 fax: 781-396-8052

SCALE: 1" = 20'

PLAN REF: PL. BK. 283 PG. 44

DATE: JANUARY 3, 2000

FILE No. 13396

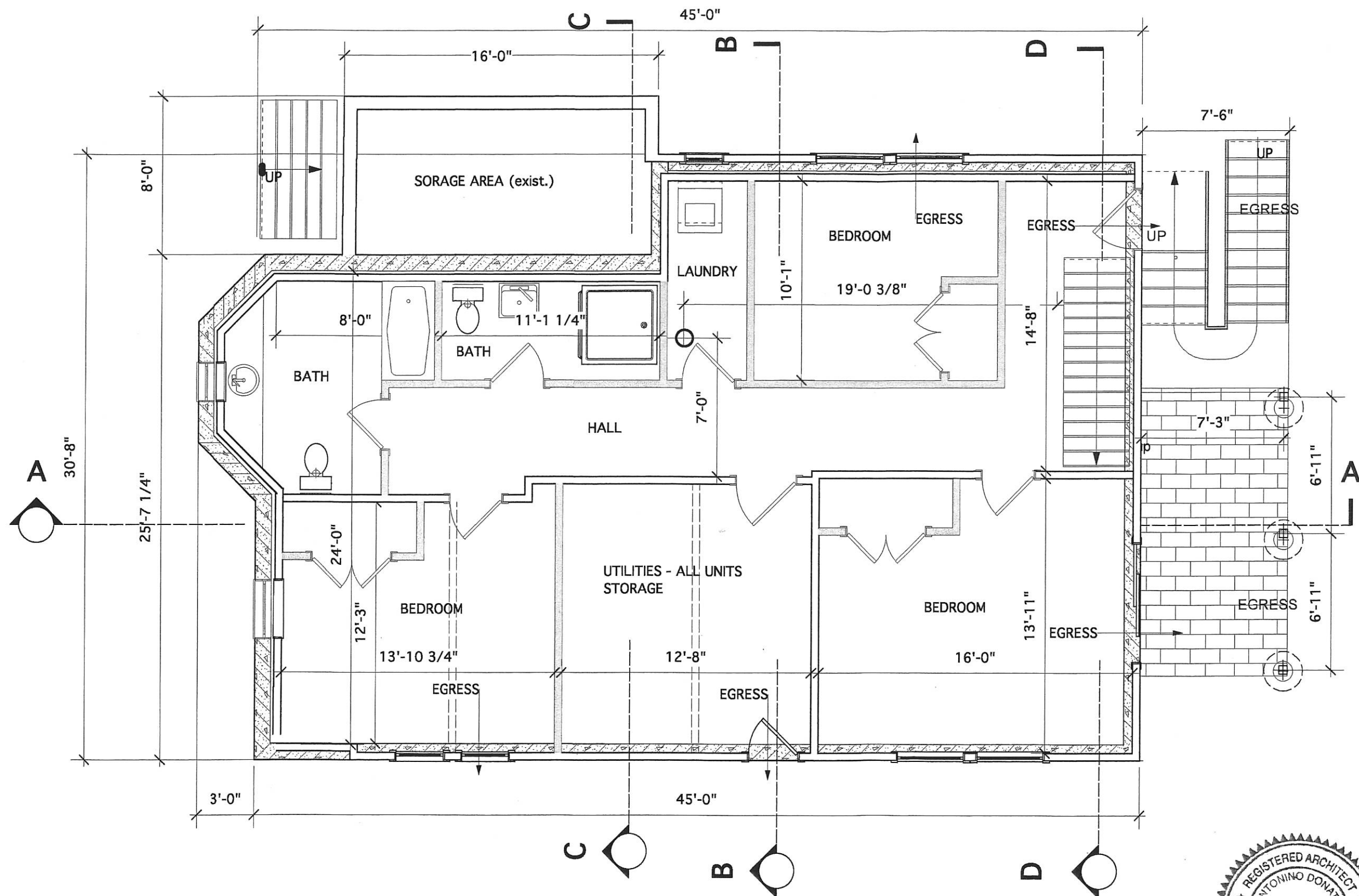
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN
INSTRUMENT SURVEY.

Angelo B. Veneziano
ANGELO B. VENEZIANO, P/E. - P.L.S.

1/3/2000
date

page 1 of 2

25 Albion Street
Somerville, MA. 02141



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

BUILDING COVERAGE: 1,489.0 SF.
INCL. IN F.A.R. 1,044.0 SF.



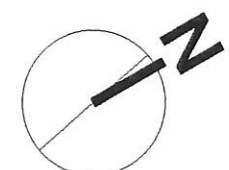
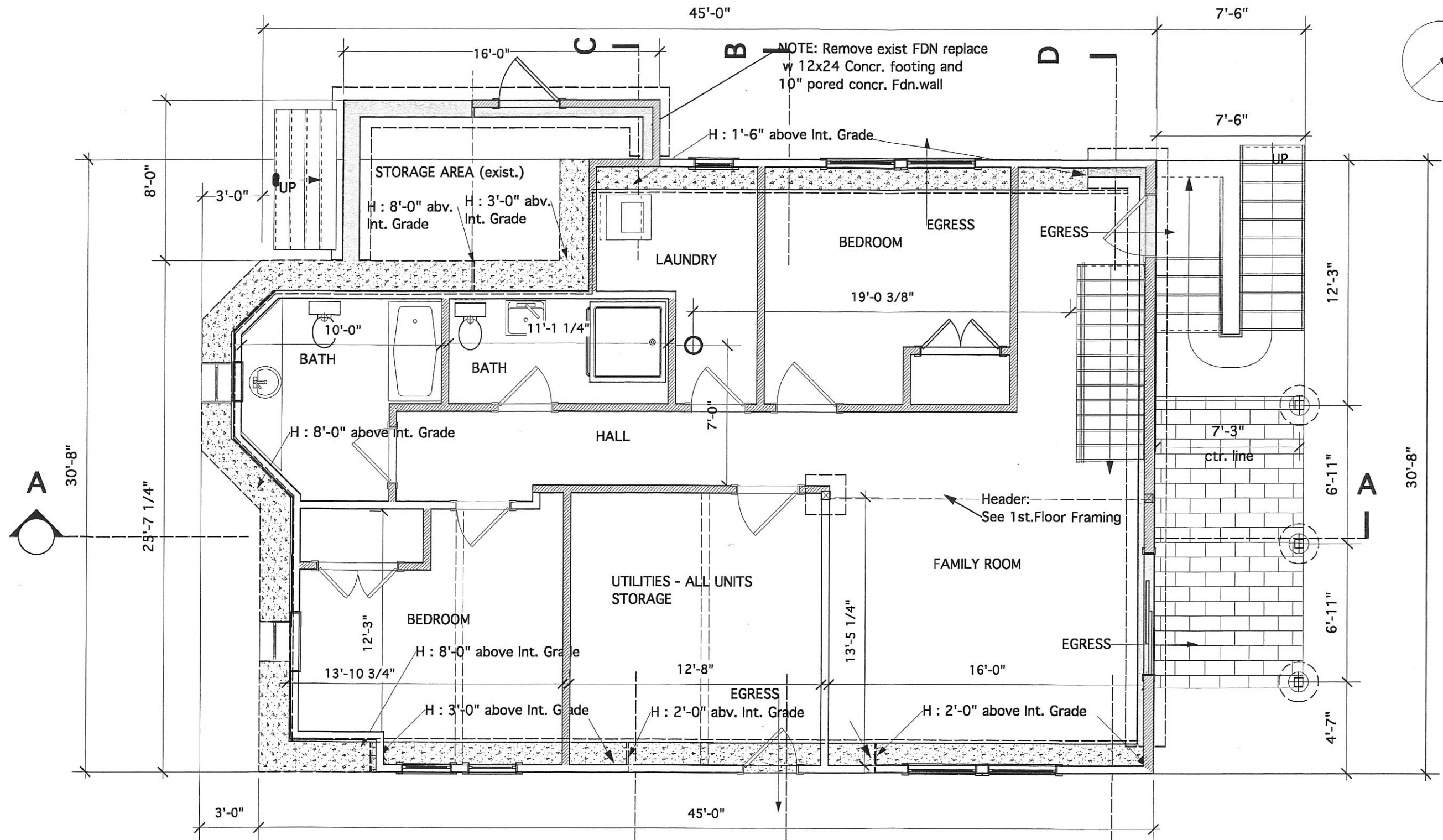
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ALTERATIONS AND ADDITIONS	DRAWING SET :	DATE :
	PROPOSED CONDITIONS	NOV. 22, 2015
PERMIT	DRAWING :	SCALE :
	BASEMENT / FDN. PLAN	NOTED

SHEET NO.

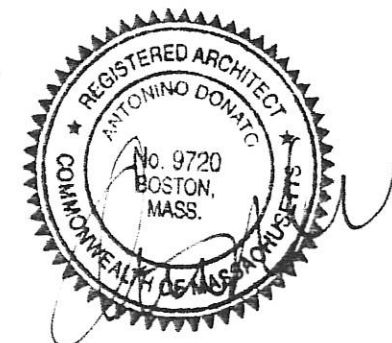
A-01



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

BUILDING COVERAGE: 1,489.0 SF.
INCL. IN F.A.R. 1,060.0 SF.

HD	HARDWIRED HEAT D.
SD	HARDWIRED SMOKE D.
SD/CM	HARDWIRED SMOKE/CO2 DETCT./COMBO



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DEC. 15, 2015

DRAWING SET:
PROPOSED CONDITIONS

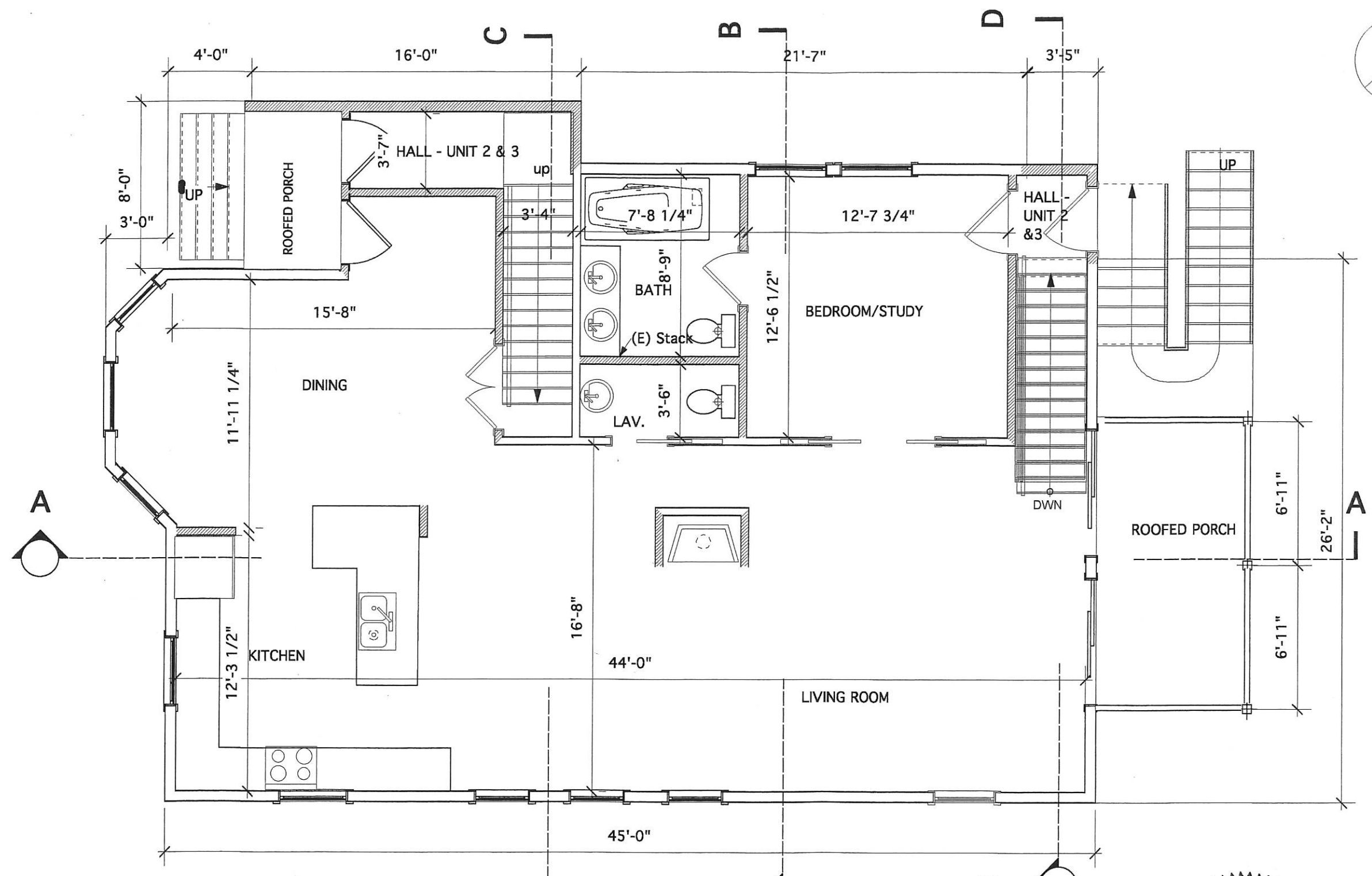
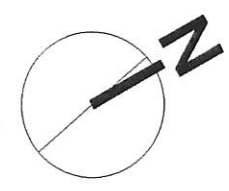
ALTERATIONS AND ADDITIONS

DRAWING:
BASEMENT PLAN

PERMIT

SHEET NO.

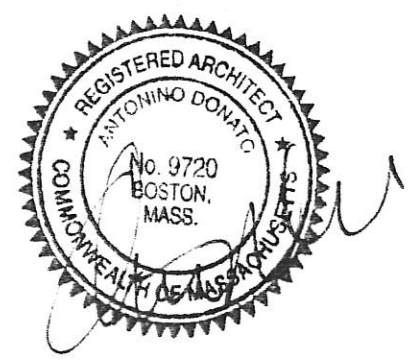
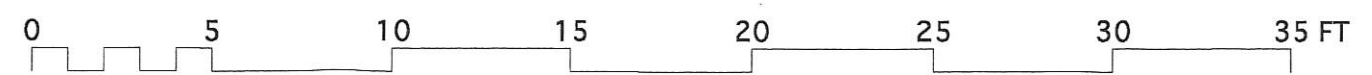
A-02



1 **FIRST FLOOR PLAN**
3/16"=1'-0"

GROSS FLOOR AREA : 1,434.0 SF.
INCL. IN F.A.R. : 1,282.0 SF.

	HARDWIRED HEAT D.
	HARDWIRED SMOKE D.
	HARDWIRED SMOKE/CO2 DETCT./COMBO



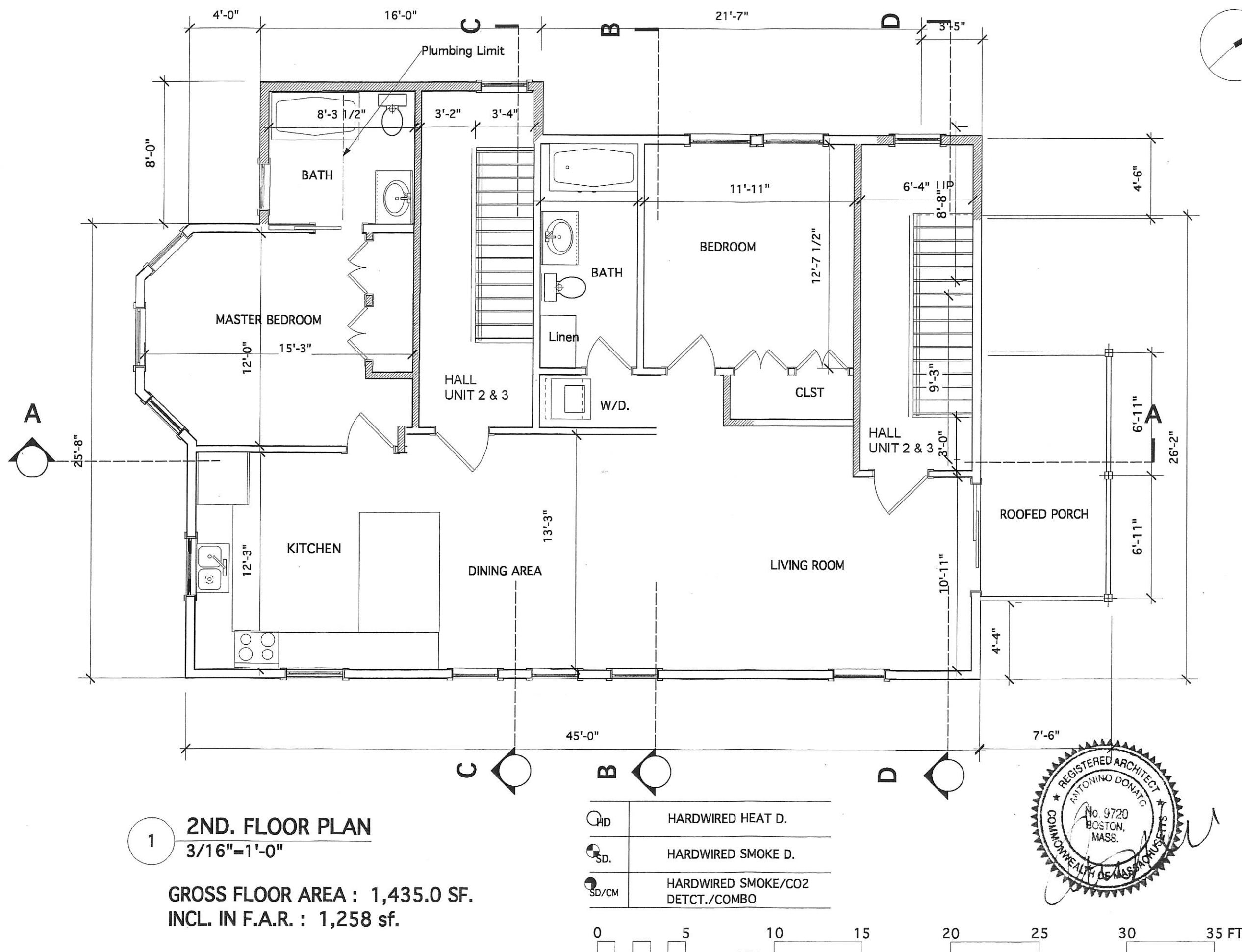
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ALTERATIONS AND ADDITIONS	DRAWING SET : PROPOSED CONDITIONS	DATE : DEC. 15, 2015
PERMIT	DRAWING : FIRST FLOOR. PLAN	SCALE : NOTED

SHEET NO.
A-03



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DATE : **DEC. 15, 2015**

SCALE : **NOTED**

DRAWING SET : **PROPOSED CONDITIONS**

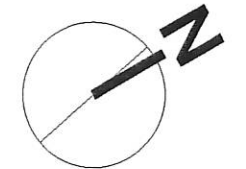
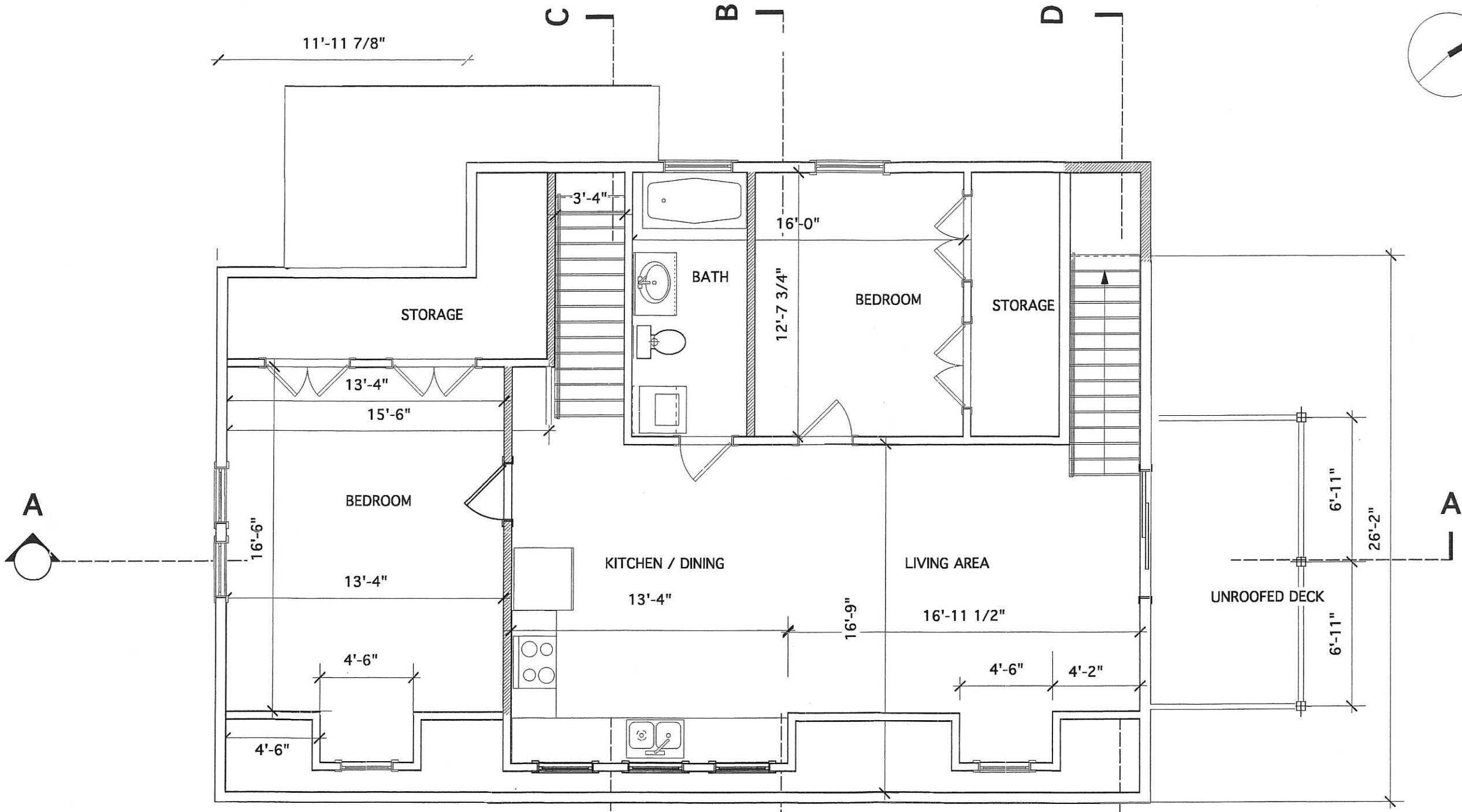
DRAWING : **2ND. FLOOR PLAN**

ALTERATIONS AND ADDITIONS

PERMIT

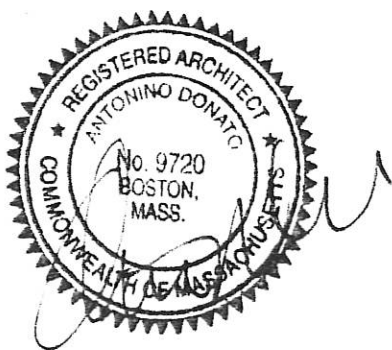
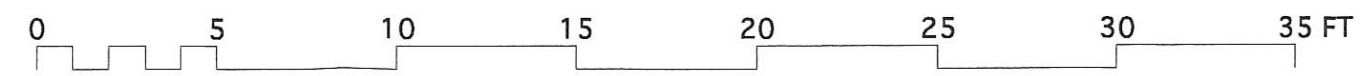
SHEET NO.

A-04



1 **1/2 FLOOR PLAN (Level 3)**
 3/16"=1'-0"
GROSS FLOOR AREA : 1,310 SF.
3RD. F.A.R. 950.0 SF.

HD	HARDWIRED HEAT D.
SD	HARDWIRED SMOKE D.
SD/CM	HARDWIRED SMOKE/CO2 DETCT./COMBO

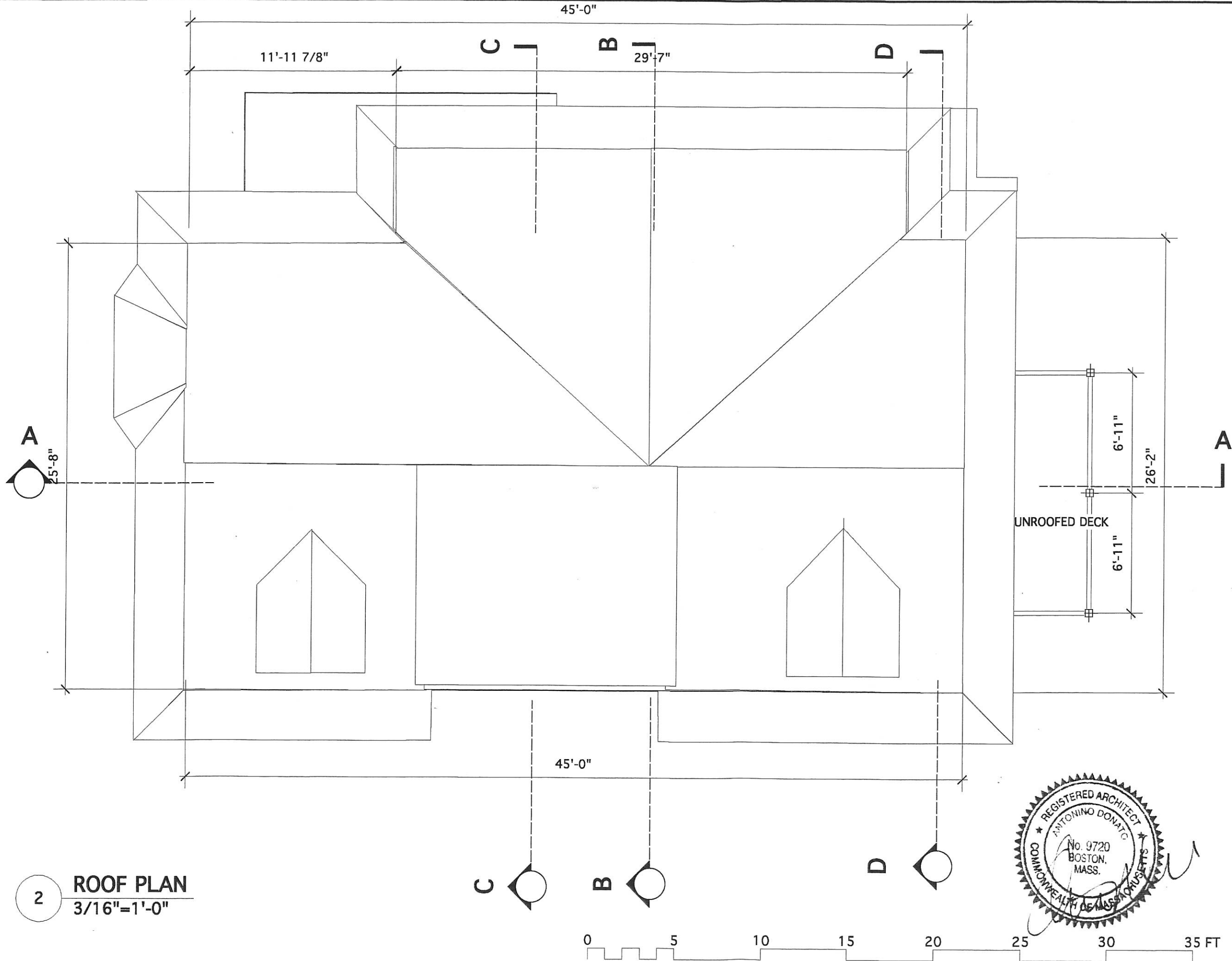


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ALTERATIONS AND ADDITIONS	DRAWING SET :	DATE :
PERMIT	PROPOSED CONDITIONS	DEC. 15, 2015
	DRAWING : THIRD FLOOR. PLAN	SCALE : NOTED

SHEET NO.
A-05



2 ROOF PLAN
3/16"=1'-0"

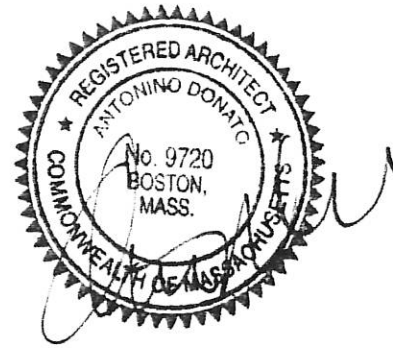
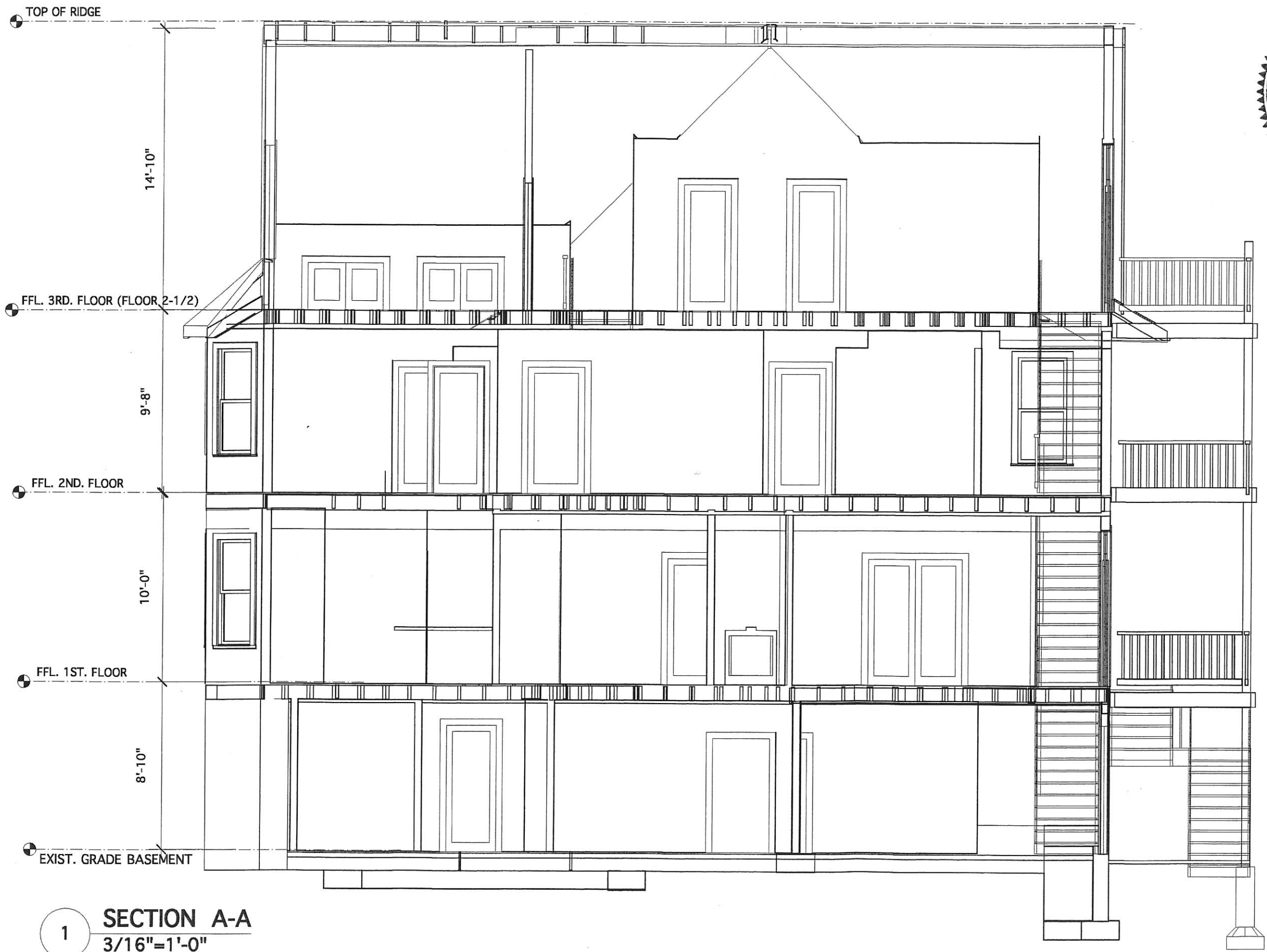
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ALTERATIONS AND ADDITIONS	DRAWING SET : PROPOSED CONDITIONS	DATE : DEC. 15, 2015
PERMIT	DRAWING : ROOF PLAN	SCALE : NOTED

SHEET NO.
A-06



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SHEET NO.
A-07

ALTERATIONS AND ADDITIONS	DRAWING SET : PROPOSED CONDITIONS	DATE : DEC. 15, 2015	KV DESIGN & BUILDING
PERMIT	DRAWING : SECTION A-A	SCALE : NOTED	

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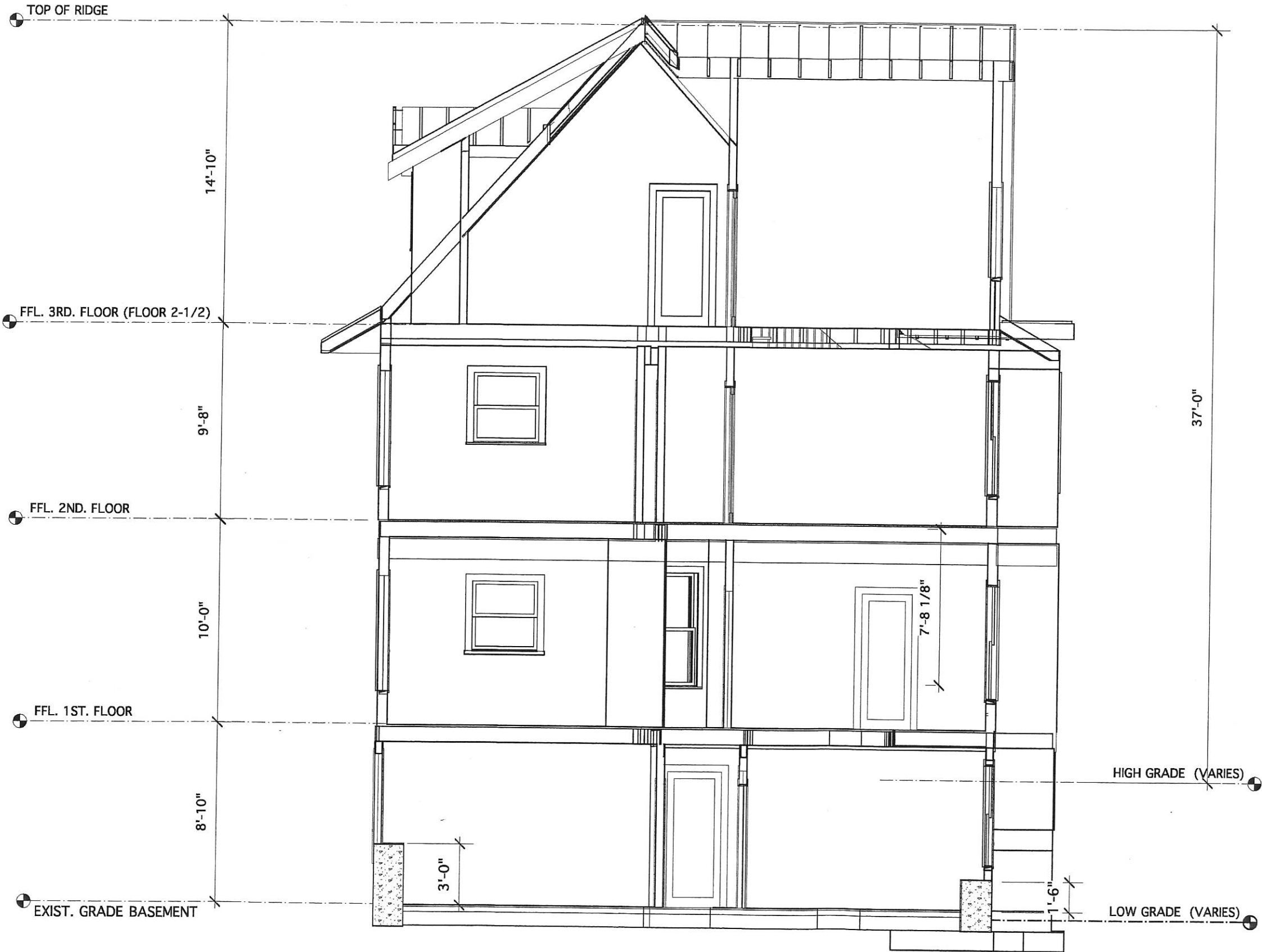
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ALTERATIONS AND ADDITIONS	DRAWING SET: PROPOSED CONDITIONS	DATE: DEC. 15, 2015
	DRAWING: SECTION B-B	SCALE: NOTED
PERMIT		

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A-08



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DRAWING SET: PROPOSED CONDITIONS	DRAWING: SECTION C-C
ALTERATIONS AND ADDITIONS	PERMIT

SHEET NO.
A-09

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1 **SECTION D-D**
3/16"=1'-0"



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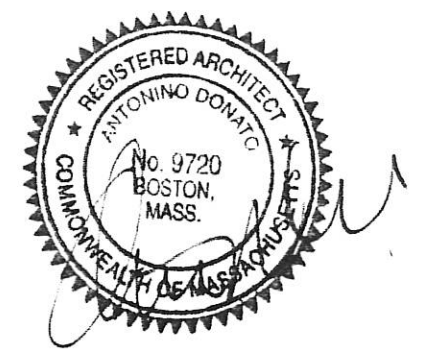
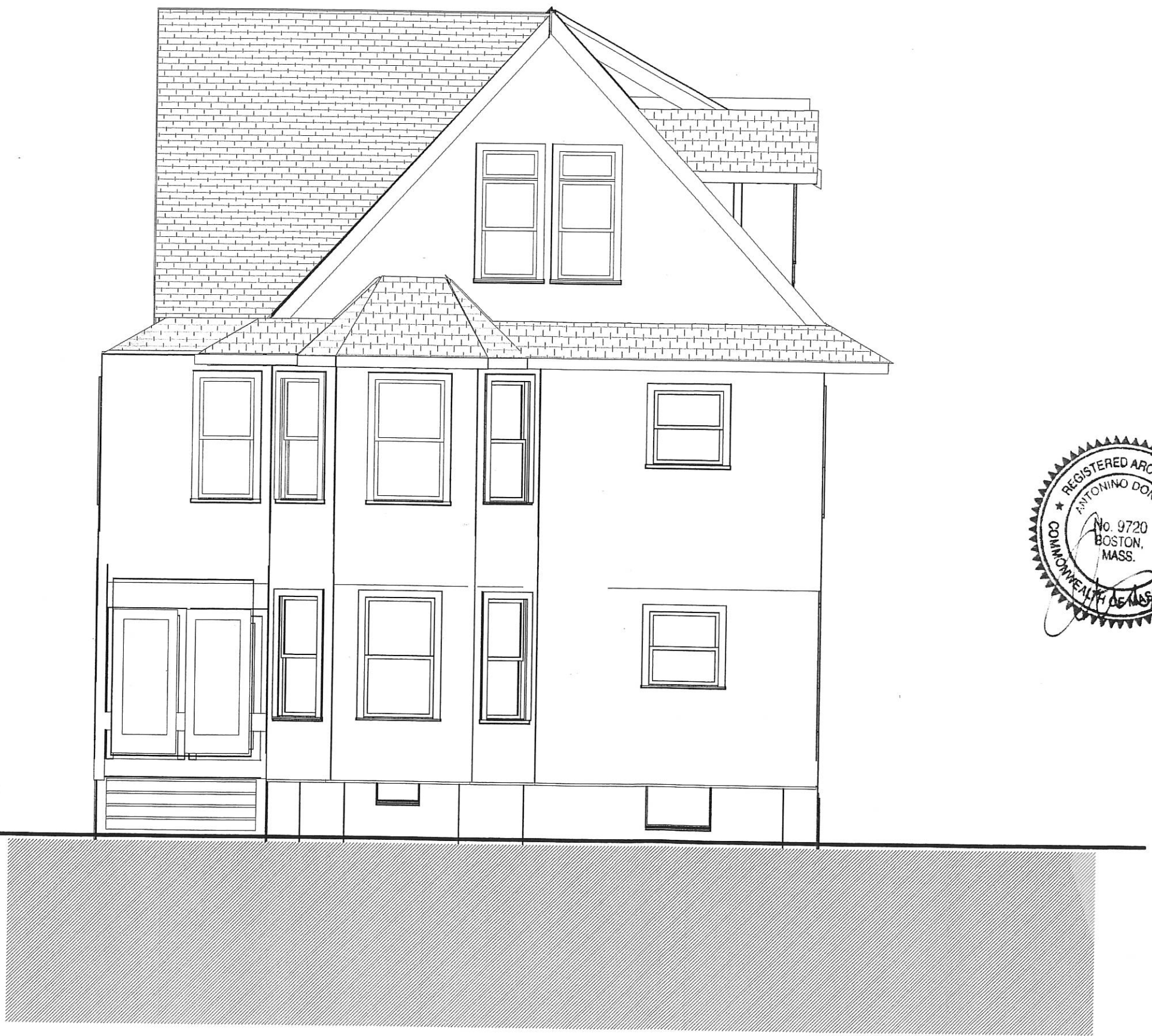
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ALTERATIONS AND ADDITIONS	DRAWING : SECTION D-D
PERMIT	SCALE : NOTED

SHEET NO.
A-10

1 FRONT ELEVATION
3/16"=1'-0"



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ALTERATIONS AND ADDITIONS

PERMIT

DRAWING SET :
PROPOSED CONDITIONS

DRAWING :
FRONT ELEVATION

DATE :
DEC. 15, 2015

SCALE :
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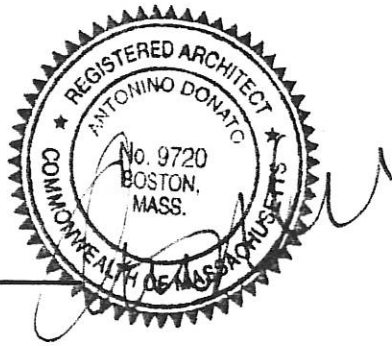
SHEET NO.

A-11

2

REAR ELEVATION

3/16"=1'-0"



25 Albion Street

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SHEET NO.

A-12

ALTERATIONS AND
ADDITIONS

PERMIT

DRAWING SET :

PROPOSED CONDITIONS

DRAWING :

REAR ELEVATION

DATE :

DEC. 15, 2015

SCALE :

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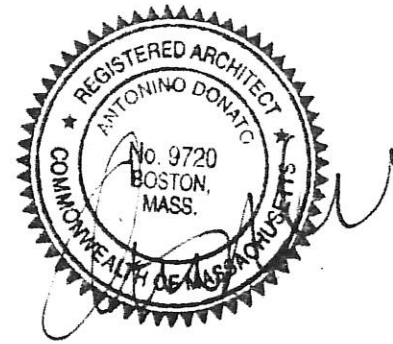
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1

ELEVATION RIGHT SIDE
 3/16"=1'-0"

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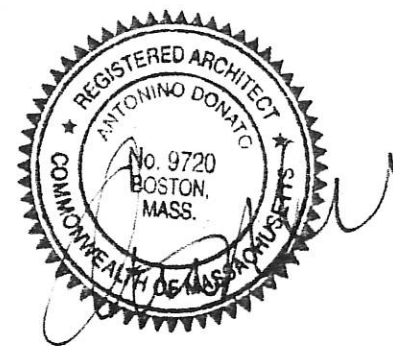


DATE : **DEC. 15, 2015**
 SCALE : **NOTED**

DRAWING SET : **PROPOSED CONDITIONS**
 DRAWING : **RIGT SIDE ELEVATION**

ALTERATIONS AND ADDITIONS
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SHEET NO.
A-13



25 Albion Street
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2 **ELEVATION LEFT SIDE**
 3/16"=1'-0"



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DATE :
DEC. 15, 2015

SCALE :
 NOTED

DRAWING SET :
 PROPOSED CONDITIONS

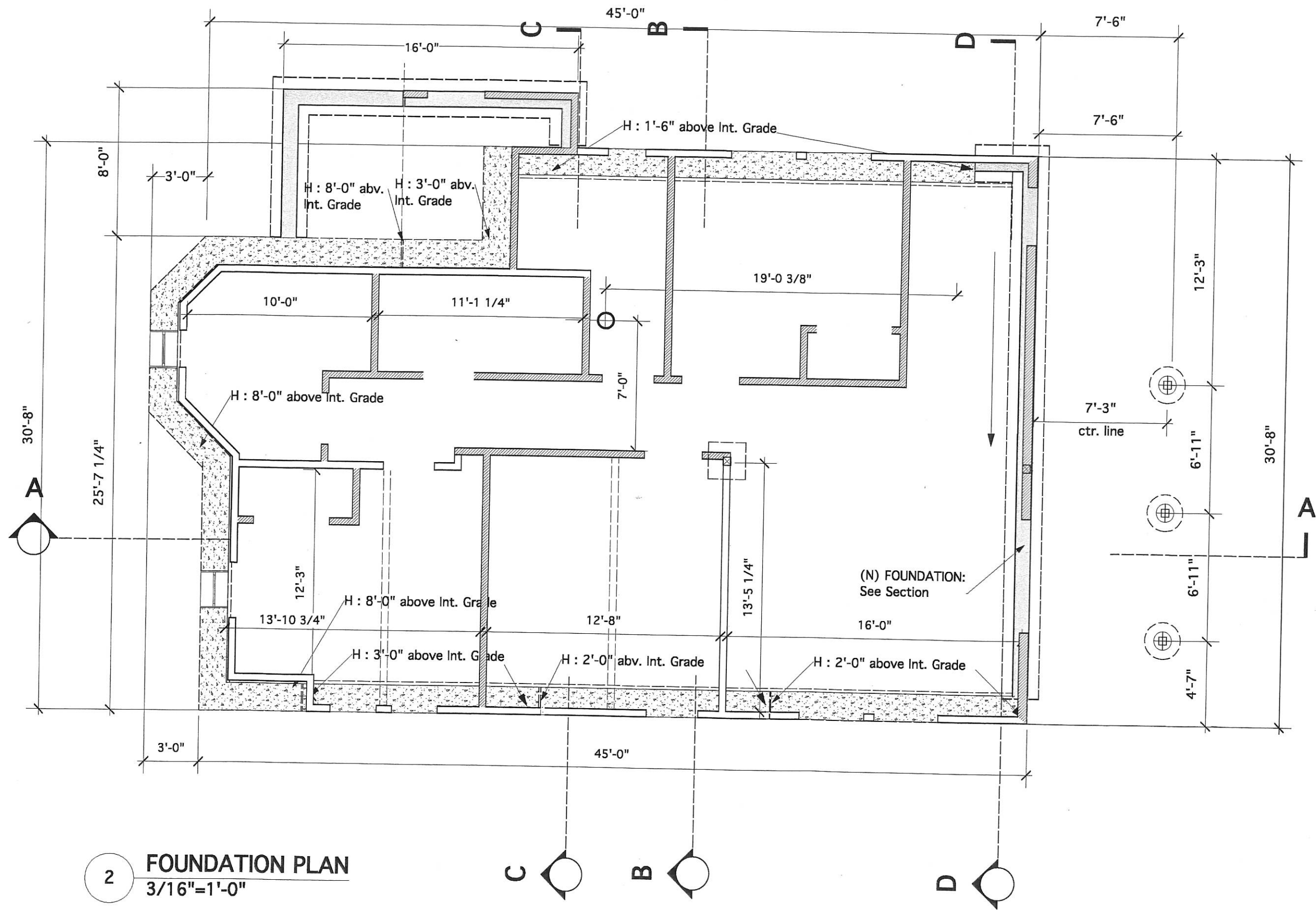
DRAWING :
 LEFT SIDE ELEVATION

ALTERATIONS AND
 ADDITIONS

PERMIT

SHEET NO.

A-14

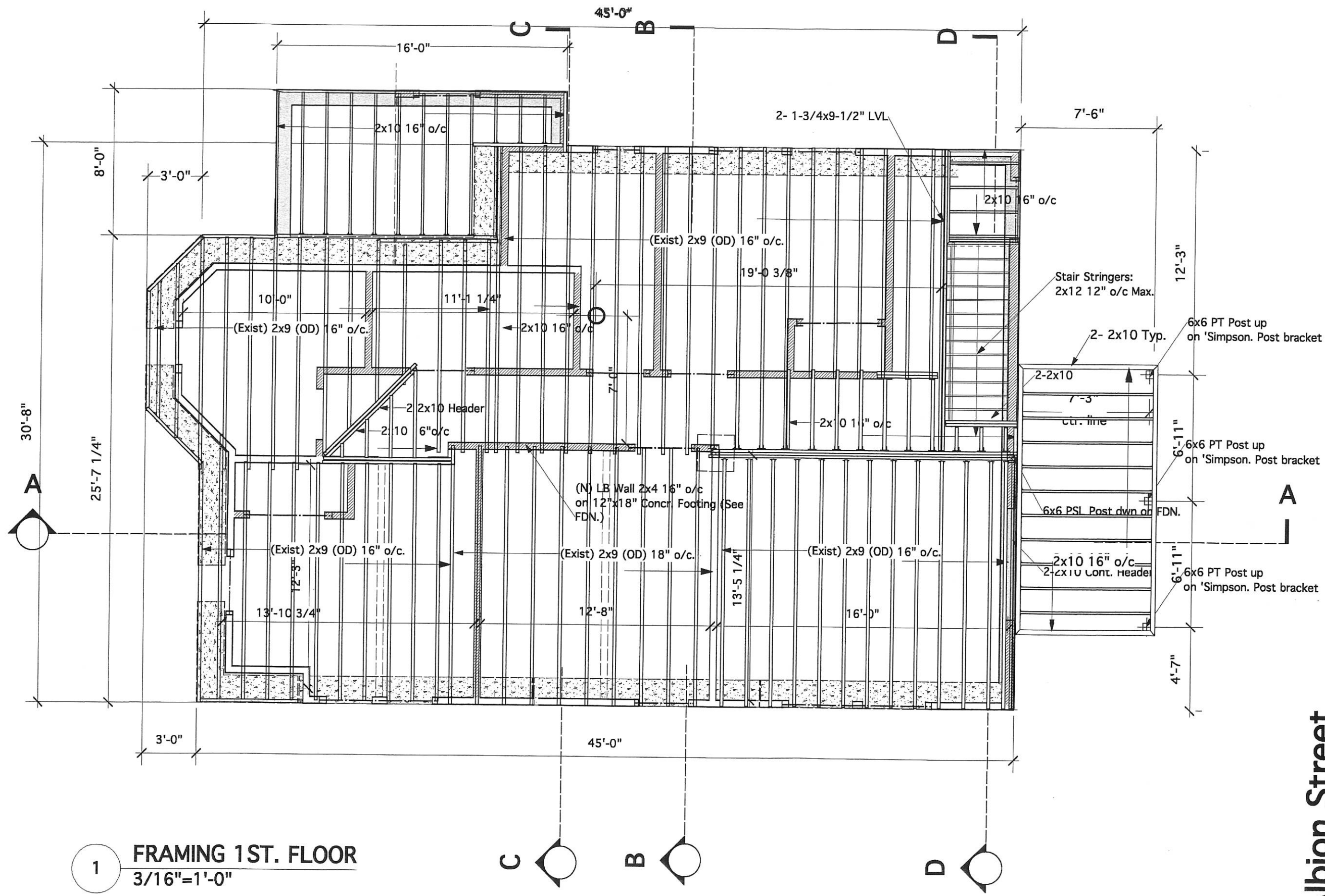


2 FOUNDATION PLAN
3/16"=1'-0"



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ALTERATIONS AND ADDITIONS	DRAWING SET : PROPOSED CONDITIONS	DRAWING : FOUNDATION PLAN	
PERMIT	SHEET NO. S-15		



25 Albion Street
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S-16

SHEET NO.

ALTERATIONS AND
ADDITIONS

DRAWING SET :

PROPOSED CONDITIONS

PERMIT

DRAWING :
FRAMING - 1ST. FLOOR

DATE :

DEC. 15, 2015

SCALE :

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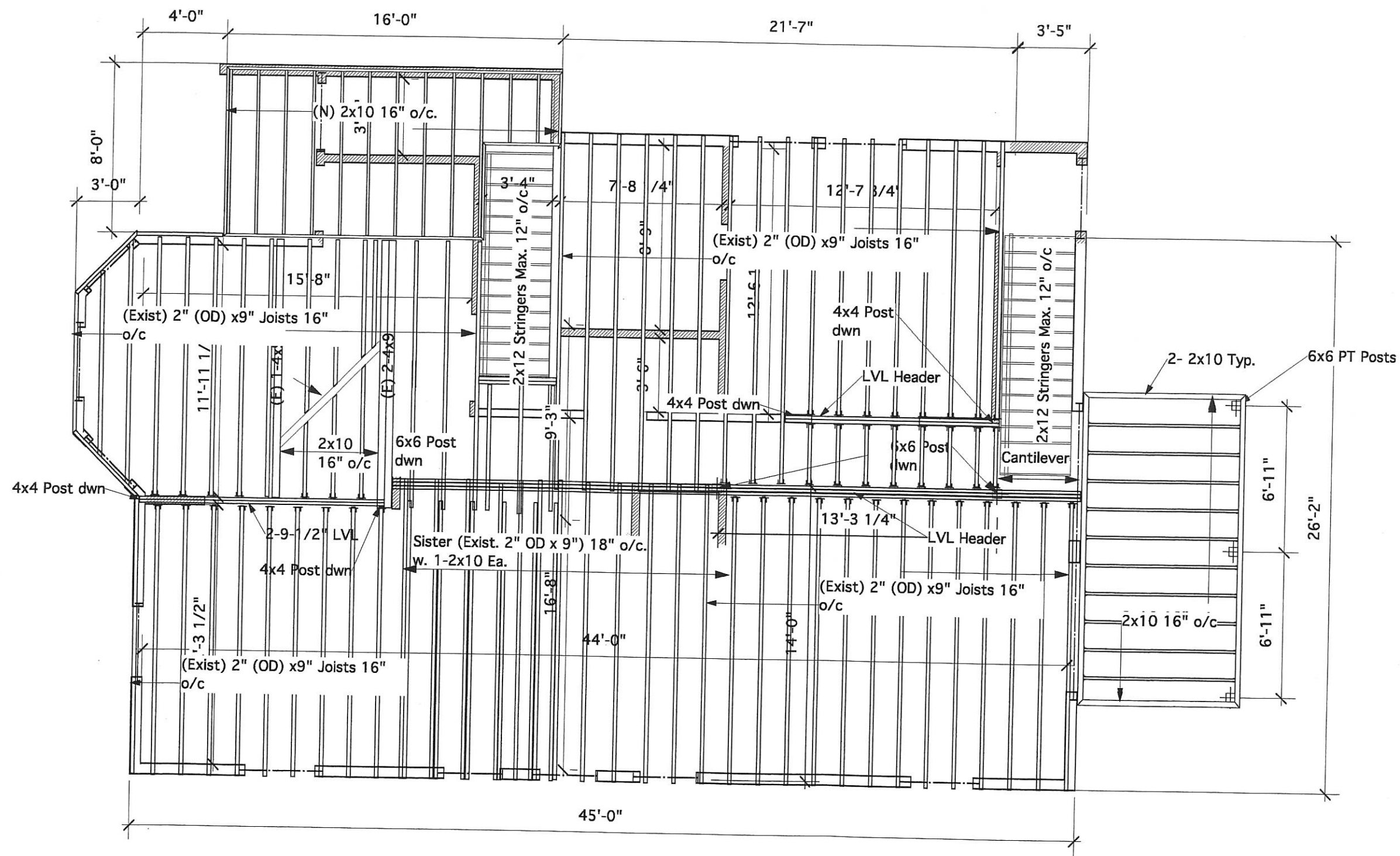
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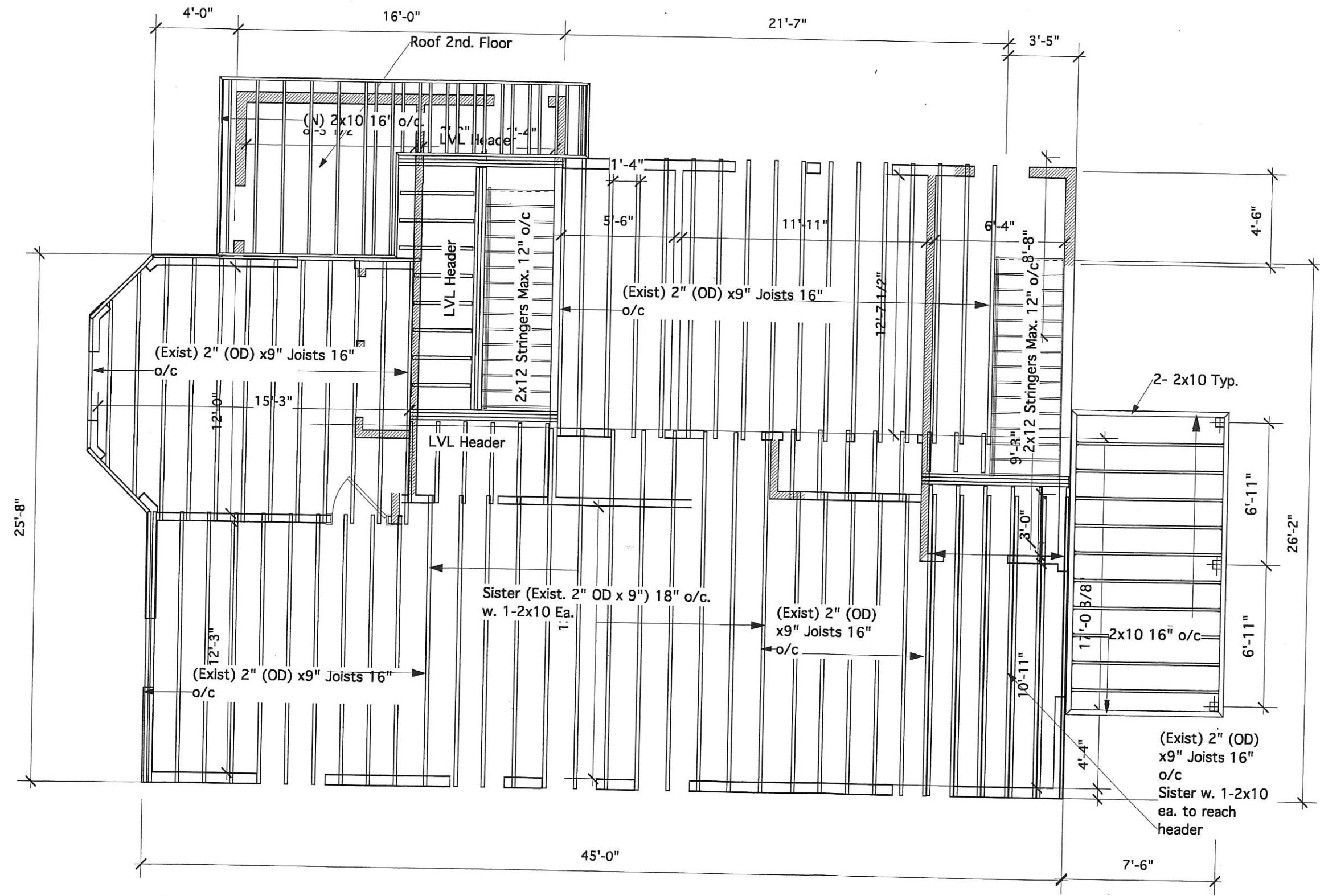


1 **FRAMING 2ND. FLOOR**
3/16"=1'-0"

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ALTERATIONS AND ADDITIONS PERMIT	DRAWING SET : PROPOSED CONDITIONS	DATE : DEC. 15, 2015	KV DESIGN & BUILDING Kai Vandkjaer 300 MAIN ST. UNIT 6 WENHAM, MA. 01984-1451 Tel. (617) 547-6561 e-mail : KVandkjaer@aol.com www.http://kvdesign.info
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SHEET NO. S-17			

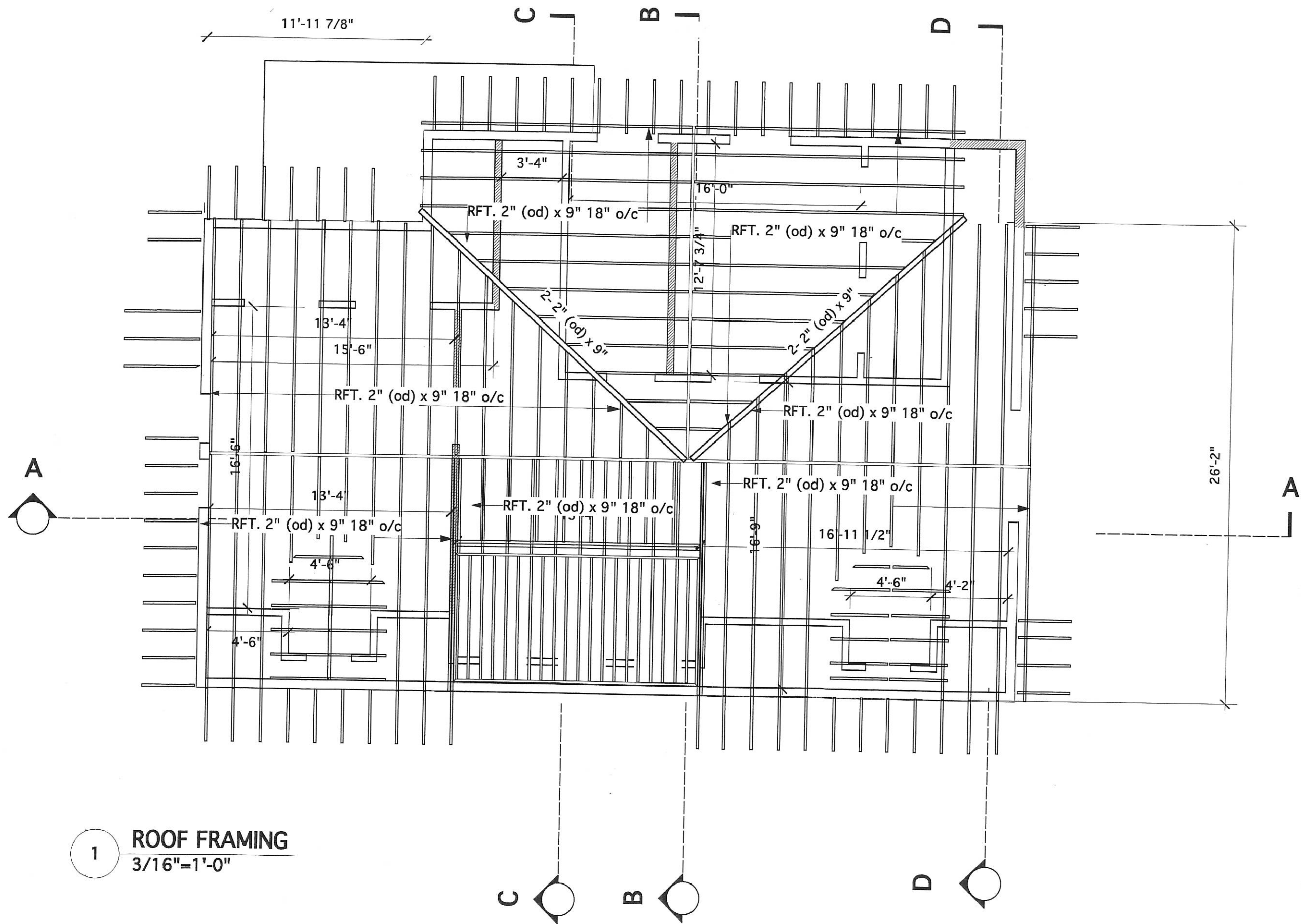
1 **FRAMING 3RD. FLOOR**
3/16"=1'-0"



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	DRAWING SET: PROPOSED CONDITIONS	DRAWING: NOTED
ALTERATIONS AND ADDITIONS	PERMIT	SHEET NO. S-18

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1 ROOF FRAMING
3/16"=1'-0"

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SHEET NO.

S-19

ALTERATIONS AND
ADDITIONS

PERMIT

DRAWING SET :

PROPOSED CONDITIONS

DRAWING :

ROOF FRAMING

DATE :

DEC. 15, 2015

SCALE :

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