

SPECIAL
PERMIT SET

AUGUST 11, 2015

RENOVATION OF
3 DWELLING UNITS
88 JAQUES STREET
SOMERVILLE, MASSACHUSETTS, 02145

CIROSS PROPERTIES, LLC
134 MYSTIC AVE
MEDFORD, MA 02155

CURTIS DIBENEDETTO AND
ASSOCIATES, INC
23 SHORE RD.
WINCHESTER, MA 01980
www.cdaarchitects.net

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The Architectural Works Copyright Protection Act

ZONING EVALUATION
FOR 244 MAIN ST.
SOMERVILLE, MA 02145
Zoning - RB

MULTIPLE DWELLING	REQUIRED	THIS PROJECT	EXISTING PROPOSED
LOT MINIMUM PERMITTED	7,500 S.F.	6,480 S.F.	EXISTING
AREA PER DWELLING UNIT	1-9 UNITS 1,500 S.F LOT AREA / DWELLING UNIT 6,480 S.F. LOT / 1,500 S.F. = 4.3 UNITS	3 UNITS	EXISTING
MAXIMUM GROUND COVERAGE %	50% = 3,240 S.F.	1,256 S.F. = 19%	EXISTING
LANDSCAPE	25% = 1,620 S.F.	1,973 S.F. = 30.6%	PROPOSED
FLOOR AREA RATIO	1.0 = 6,480 S.F.	3,720 S.F. = .6 F.R.A.	PROPOSED
HEIGHT (STORIES)	MAXIMUM HEIGHT 3 STORIES	3 STORIES	PROPOSED
HEIGHT (FEET)	MAXIMUM HEIGHT 40 FEET	34 FEET	PROPOSED
SET BACKS			
FRONT	15 FEET	16.7 FEET	EXISTING
SIDE	3 STORIES: LEAST WIDTH OF SIDE YARD 10 FEET SUM WIDTH OF BOTH SIDE YARDS =20 FEET	5 FOOT 18 FEET	EXISTING
REAR	20 FEET	65.1 FEET	EXISTING
FRONTAGE (FEET)	50 FEET	50 FEET	EXISTING
PERVIOUS AREA MIN. %	35% OF LOT = 2,268 S.F	2,460 S.F. = 37.9%	PROPOSED
PARKING PER 3 BEDROOM UNIT	2 PARKING STALLS PER 3 BEDROOM UNIT	6 STALLS	PROPOSED

BUILDING FLOOR
DISCRIPTION

BASMENT 6 BAY BICYCLE RACK STORAGE MECHANICAL EQUIPMENT	2 FLOOR UNIT 2 3 BEDROOMS 2 BATHS 1,232 GROSS S.F.
1 FLOOR UNIT 1 1ST FLOOR 3 BEDROOMS 2 BATHS 1,256 GROSS S.F.	3 FLOOR UNIT 3 3 BEDROOMS 2 BATHS 1,232 GROSS S.F.
TOTAL OF UNITS = 3	

DRAWINGS LIST

T1 TITLE SHEET
CIVIL
C-1 EXISTING CONDITIONS SITE PLAN

ARCHITECTURAL
A-0.1 ARCHITECTURAL SITE PLAN
A-1.0 1ST FLOOR PLAN
A-1.1 2ND FLOOR PLAN
A-1.2 3RD FLOOR PLAN
A-2.0 PROPOSED ARCHITECTURAL ELEVATIONS (WEST & SOUTH)
A-2.1 PROPOSED ARCHITECTURAL ELEVATIONS (EAST & NORTH)

ZONING EVALUATION

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BUILDING FLOOR DISRIPTION

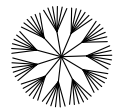
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ABBREVIATIONS

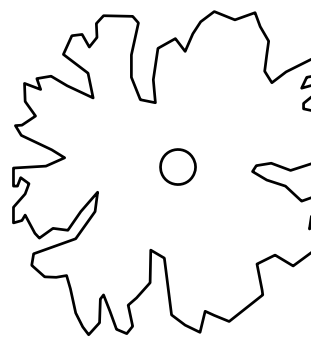
A.F.F.	ABOVE FINISHED FLOOR
BOT.O.	BOTTOM OF
D.N.	DOWN
DWG.	DRAWING
EQ.	EQUAL
E.T.R.	EXISTING TO REMAIN
G.W.B.	GYPSPUM WALL BOARD
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
SIM.	SIMILAR
SIM. @ OPP.	SIMILAR AT OPPOSITE
S.S.	STAINLESS STEEL
T.O.	TOP OF
T.O.C	TOP OF CONCRETE
T.O.W	TOP OF WALL
TYP.	TYPICAL
V.I.F.	VERIFY IN FILED

THE PRECEDING LIST OF ABBREVIATION IS PRESENTED AS A GENERAL GUIDE AND DOES NOT NECESSARILY SHOW ALL ABBREVIATION USED. OTHER GENERALLY ACCEPTED ABBREVIATION MAY BE FOUND AMONG THE DRAWINGS.

LANDSCAPE LEGEND



(20) EMERALD ARBORVITAE
- THUJA OCCIDENTALIS
WITH MULCH BED

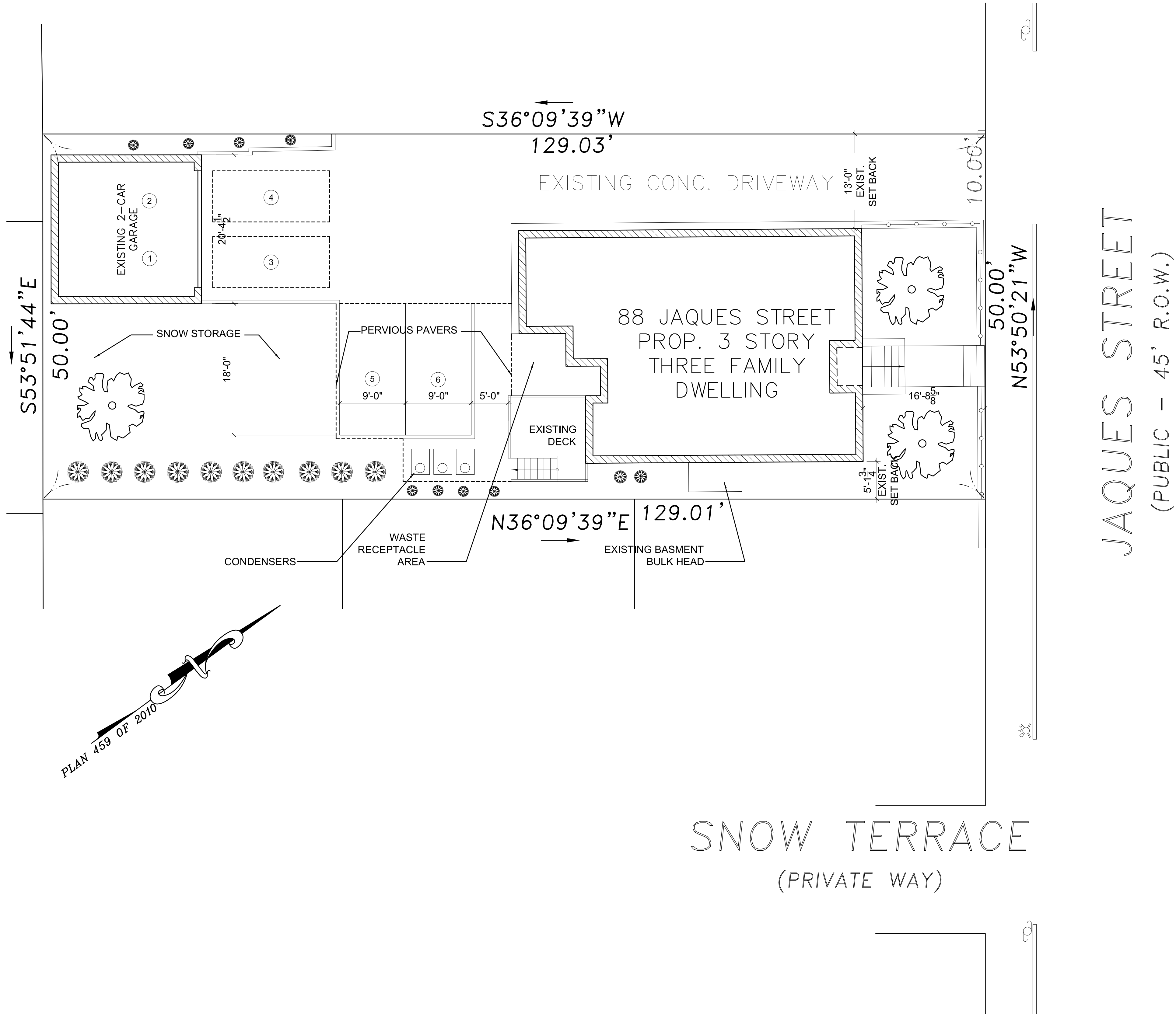


2-1/2" CAL. PINK FLOWERING DOGWOOD (CORNUS FLORIDA RUBRA)

1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

PARKING STALL

=NUMBER
TOTAL OF 6 PARKING STALLS



OWNER	CROSS PROPERTIES L L C. 134 MYSTIC AVE. MEDFORD, MA 02155
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Architect / Designer	Curtis DiBenedetto and Associates 23 SHORE RD. WINCHESTER, MA 01890
CIVIL ENGINEER	CIVIL ENVIRONMENTAL CONSULTANTS LLC 8 OAK STREET PEABODY, MA 01960
STRUCTURAL ENGINEER	CIVIL ENVIRONMENTAL CONSULTANTS LLC 8 OAK STREET PEABODY, MA 01960
M.E.P. ENGINEER	ADA ENGINEERING, INC. CONSULTING ENGINEERS 271 MAIN STREET, SUITE L01 STONEHAM, MA 02180 (781) 279-2800 (TEL.)
REVISIONS	DATE
SITE PLAN NOTES & BALCONY HATCHES	3.14.2014
DATE	7/30/2015
SCALE	AS NOTED
DRAWN BY	DD
CHECKED BY	
PROJ. ARCH.	FPC
PROJ. MGR.	DD
JOB NO.	SE0215.013

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PROPOSED ARCHITECTURAL SITE PLAN

A-0.1

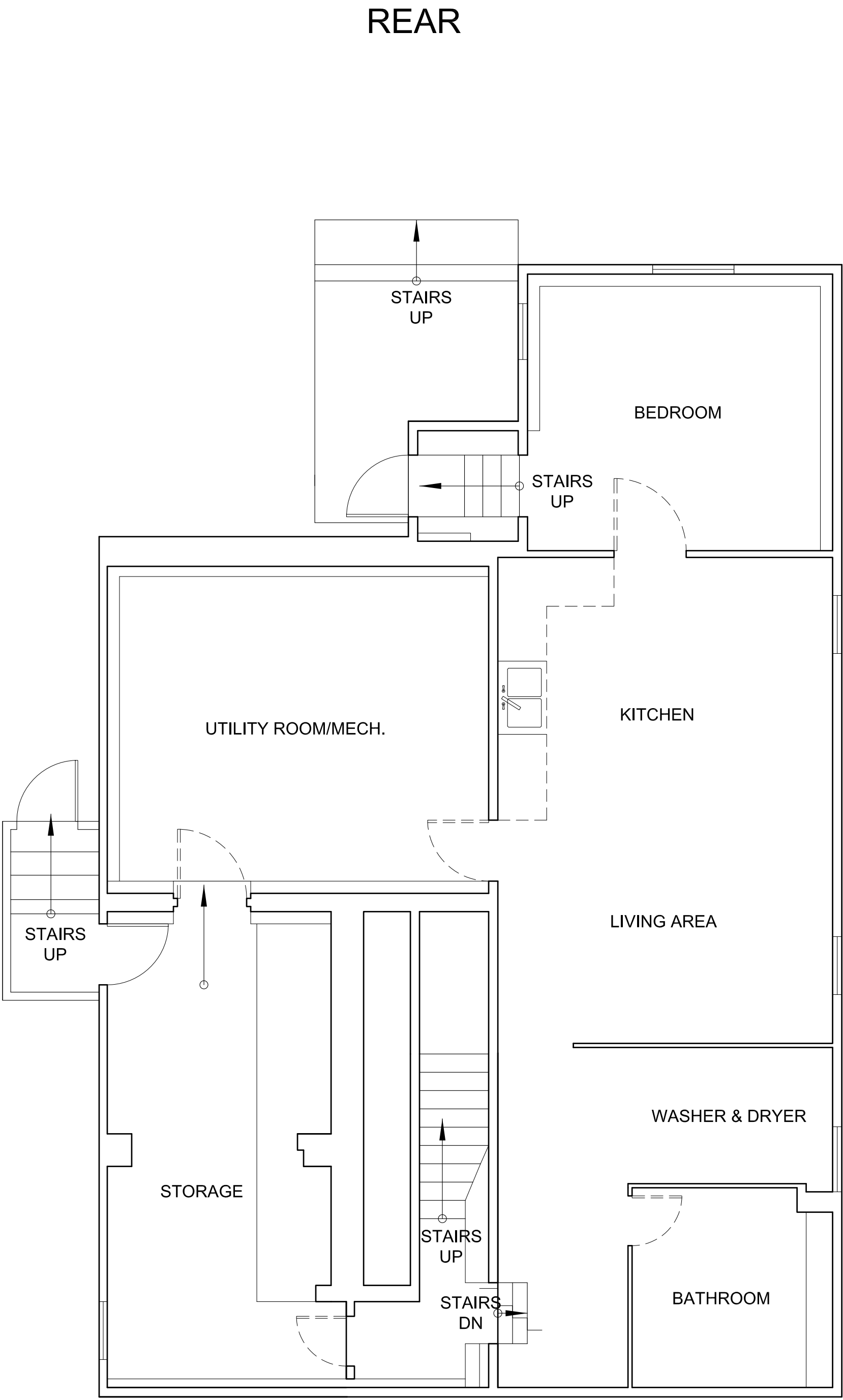
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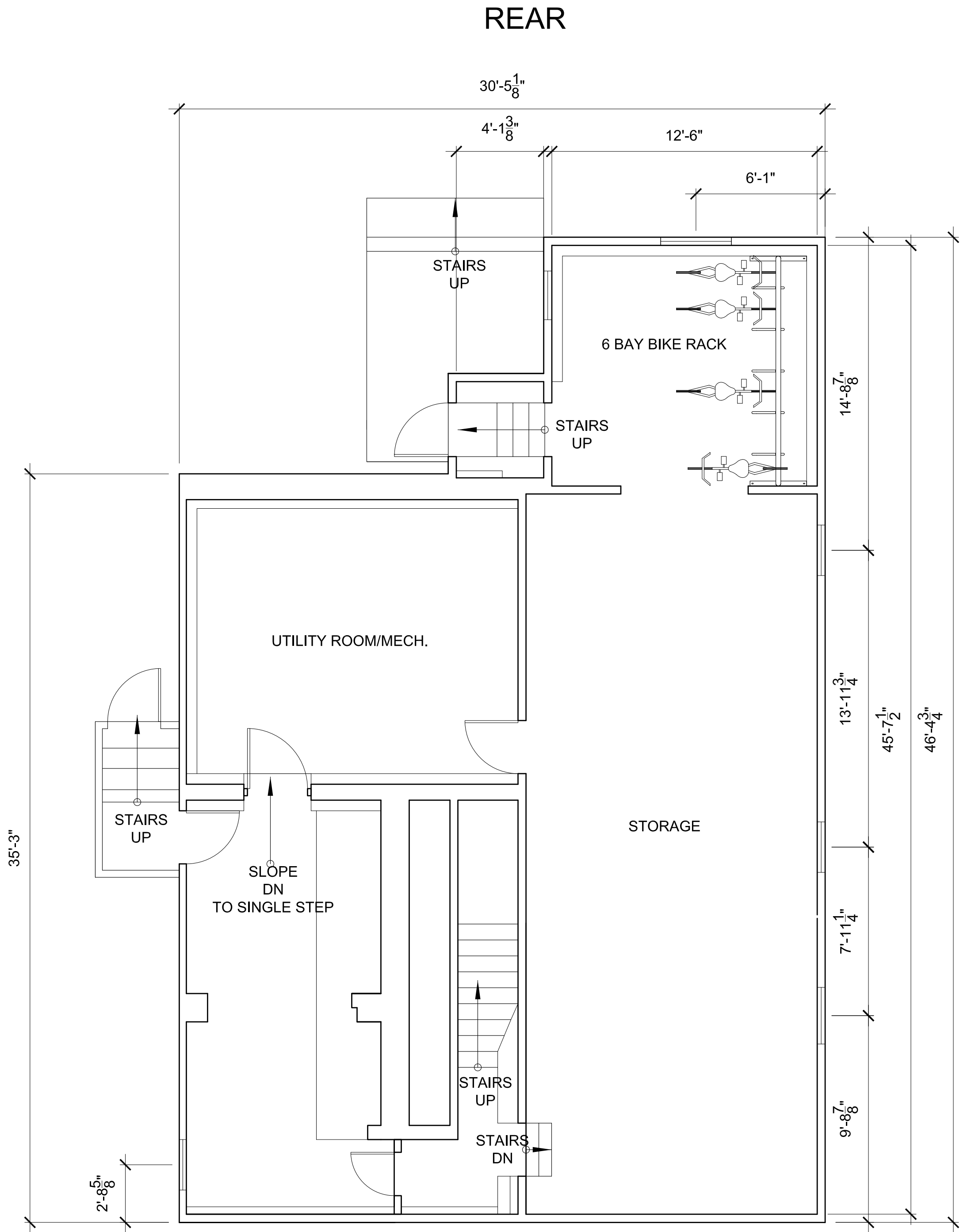
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DISCRPTION

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TOTAL OF UNITS = 3	



JAQUES ST

2 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"



JAQUES ST

1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"

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CIROSS PROPERTIES

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ADA ENGINEERING, INC.
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271 MAIN STREET, SUITE L01
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(781) 279-2800 (TEL.)

REVISIONS	DATE

DATE	7/30/2015
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DRAWN BY	DD
CHECKED BY	
PROJ. ARCH.	FPC
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Title
**PROPOSED
ARCHITECTURAL
BASEMENT FLOOR
PLAN**

A-1.0

FOR 244 MAIN ST.
SOMERVILLE, MA 02145
Zoning - RB

REAR

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$$1/4'' = 1'-0''$$

JAQUES ST

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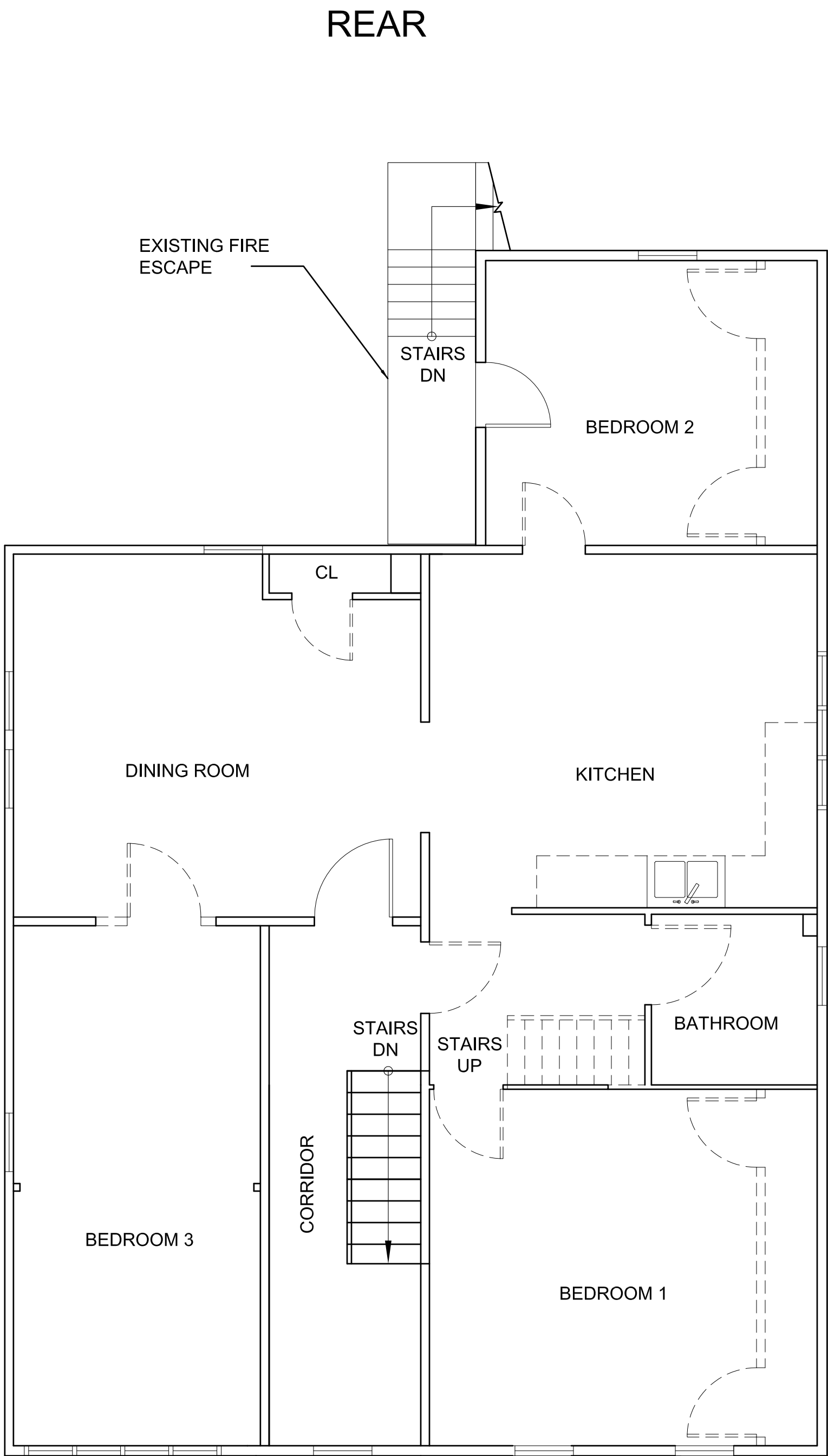
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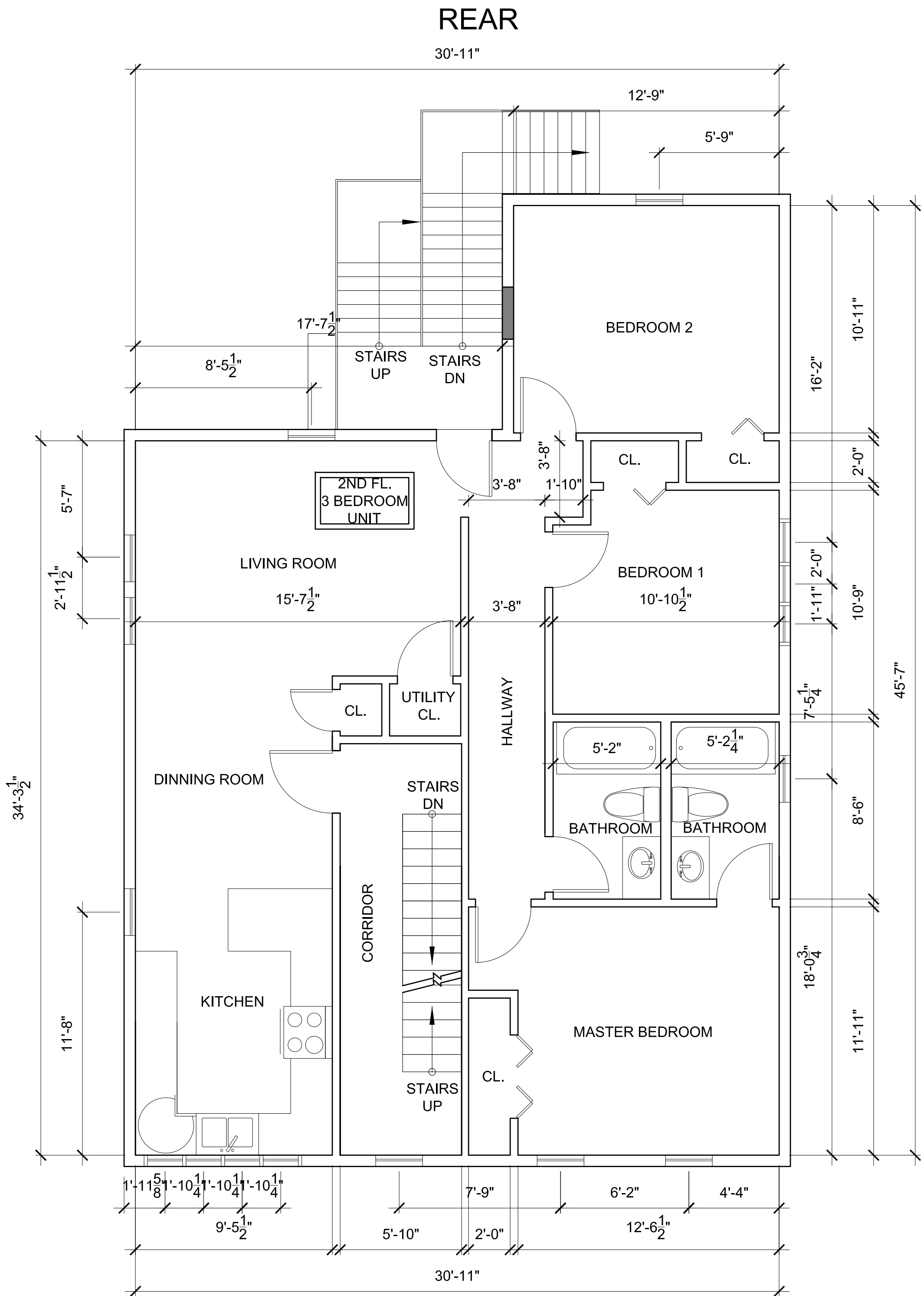
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JAQUES ST

2 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



JAQUES ST

1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

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PROPOSED
ARCHITECTURAL
SECOND FLOOR PLAN

A-1.2

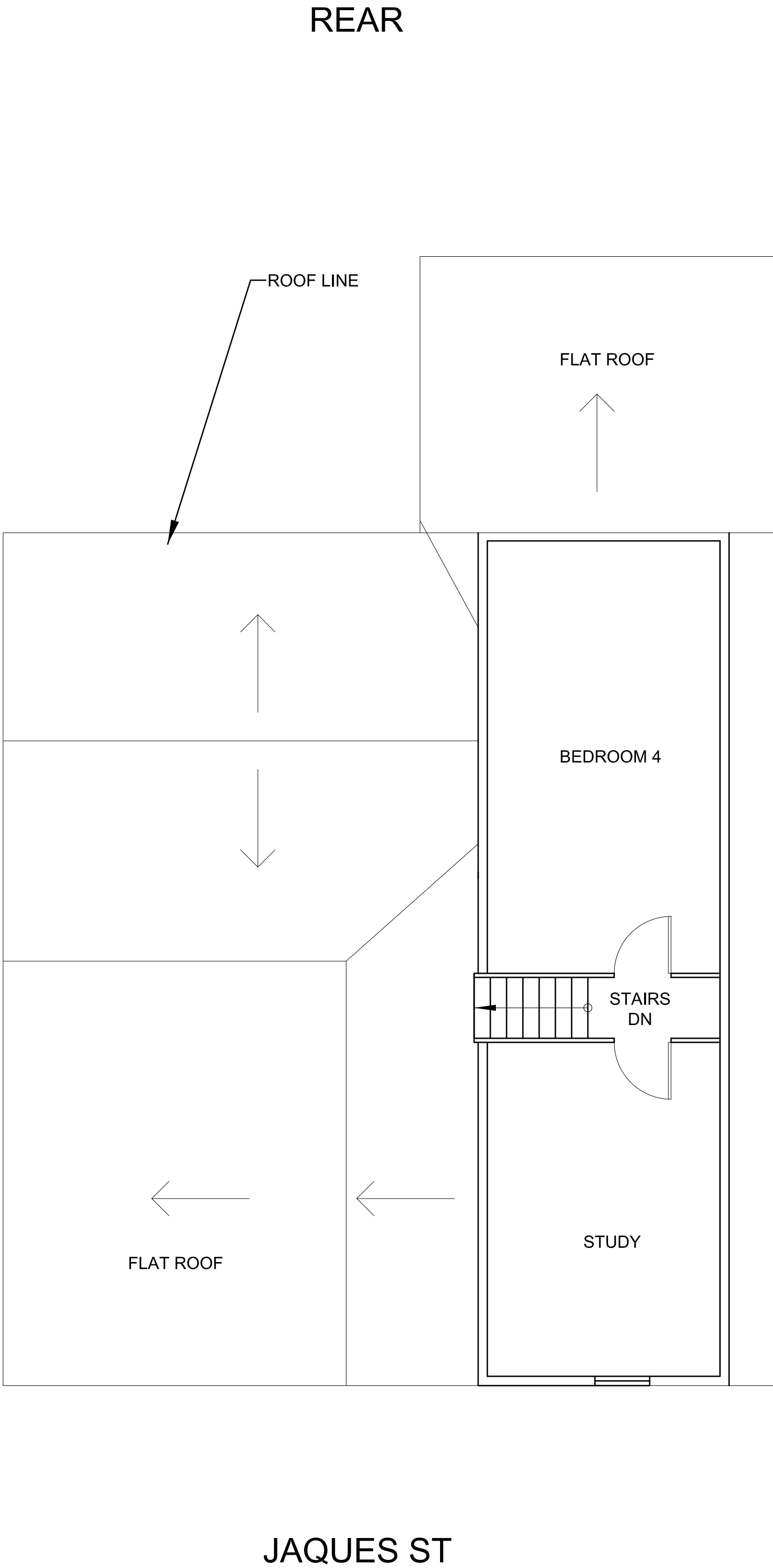
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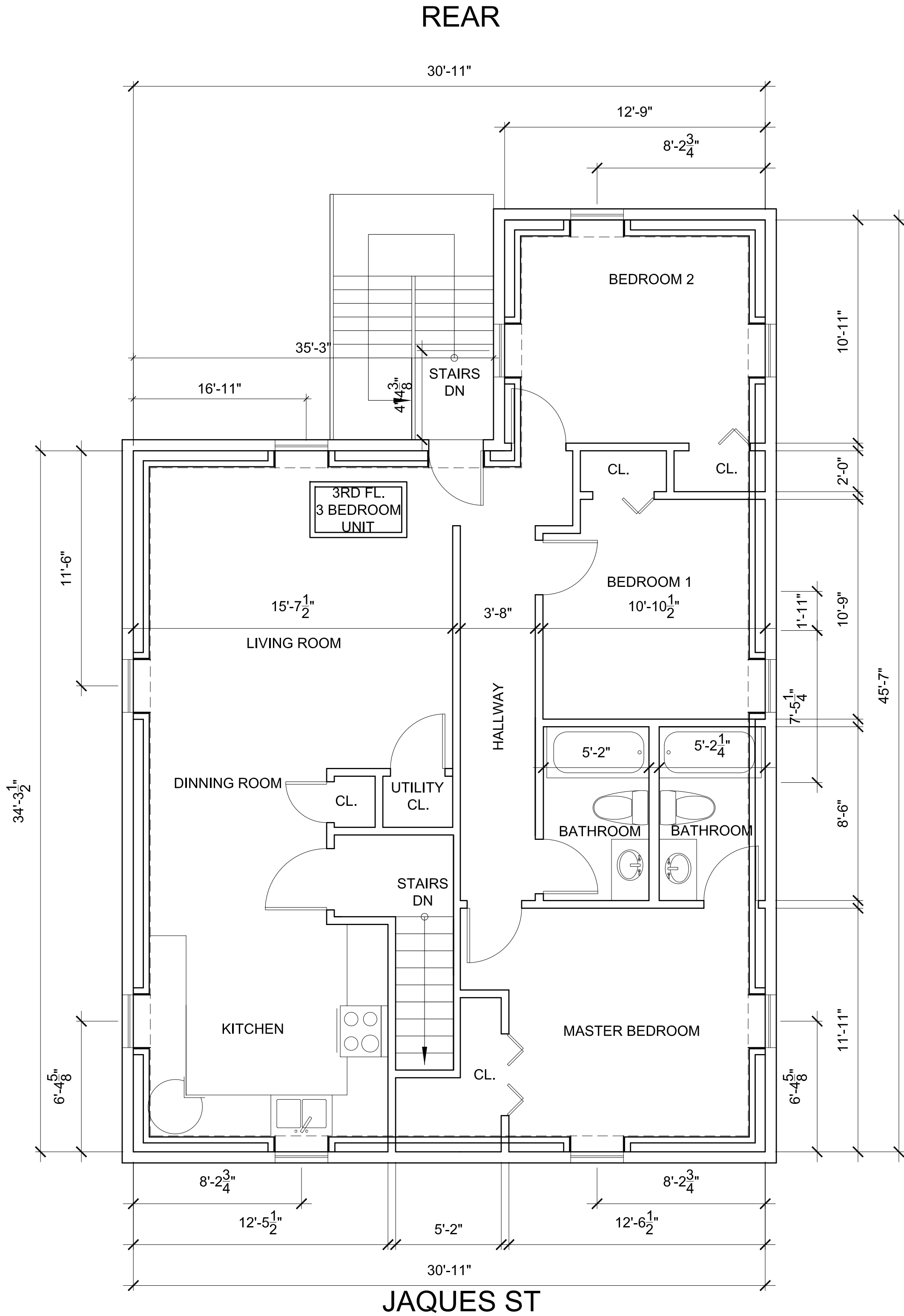
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2 EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

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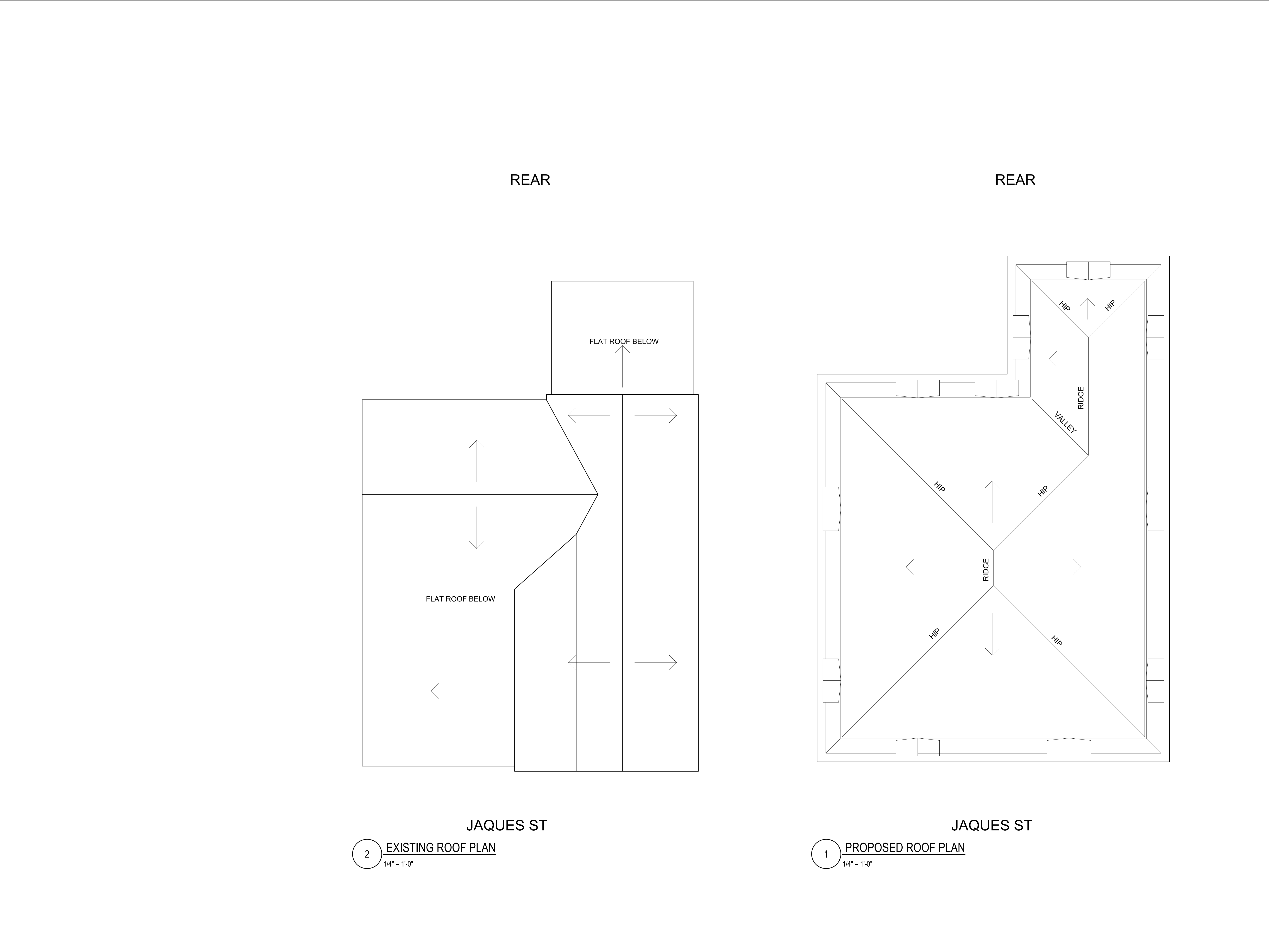
REVISIONS	DATE

DATE	7/30/2015
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Title
PROPOSED ARCHITECTURAL THIRD FLOOR PLAN

A-1.3



OWNER

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Title

PROPOSED
ARCHITECTURAL
ROOF PLAN

A-1.4

T.O. RIDGE
EL. 33'-0"

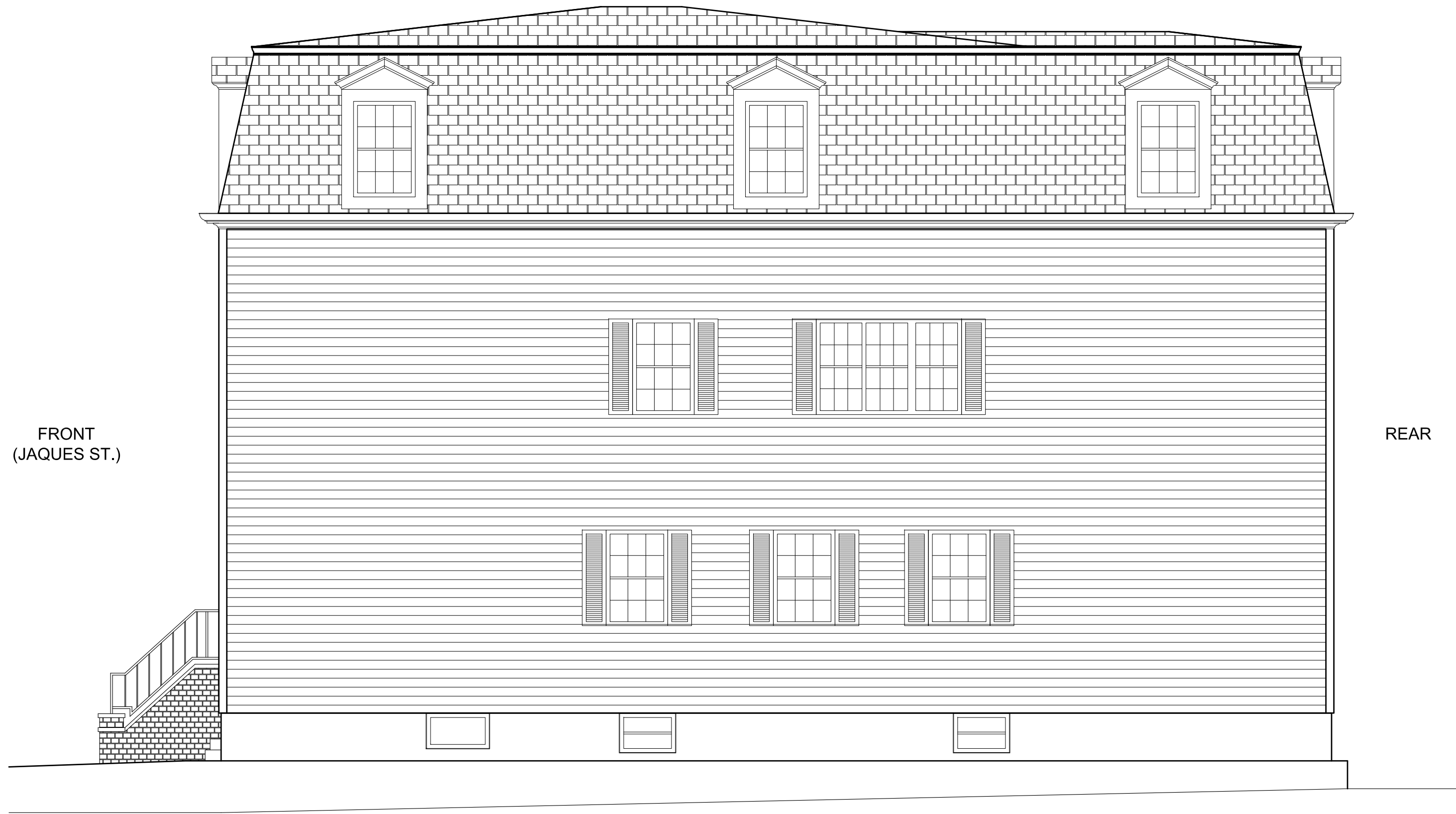
T.O. THIRD FLOOR
EL. 21'-10"

T.O. SECOND FLOOR
EL. 12'-9"

T.O. FIRST FLOOR
EL. 3'-11"

MEANS GRADE
EL. 0'-0"

GRADE @ FRONT
EL. -2'-0"



1 PROPOSED SIDE ELEVATION (WEST)
1/4" = 1'-0"

T.O. RIDGE
EL. 33'-0"

T.O. THIRD FLOOR
EL. 21'-10"

T.O. SECOND FLOOR
EL. 12'-9"

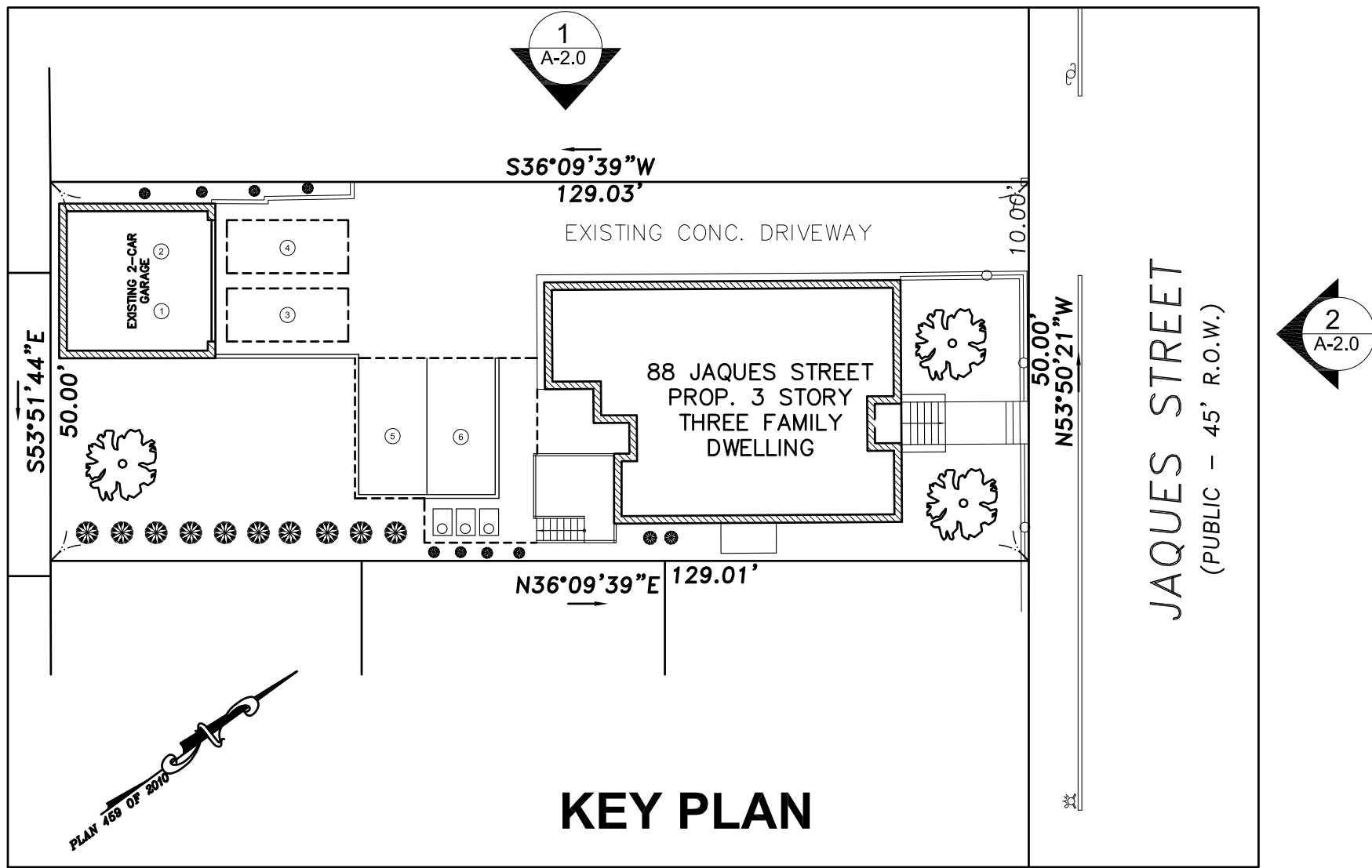
T.O. FIRST FLOOR
EL. 3'-11"

MEANS GRADE
EL. 0'-0"

GRADE @ FRONT
EL. -2'-0"



2 PROPOSED FRONT ELEVATION JAQUES ST (SOUTH)
1/4" = 1'-0"



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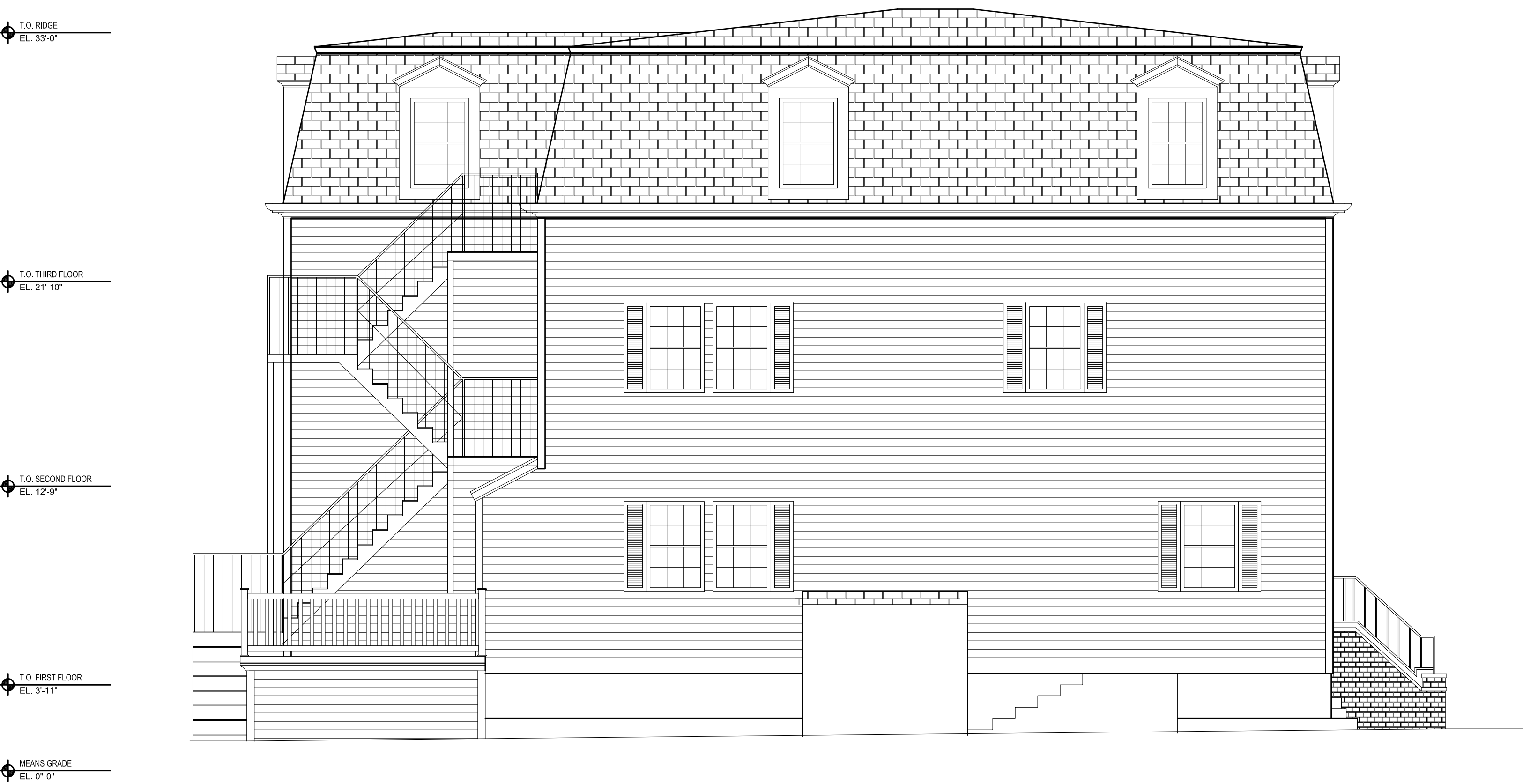
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PROPOSED
ARCHITECTURAL
ELEVATIONS

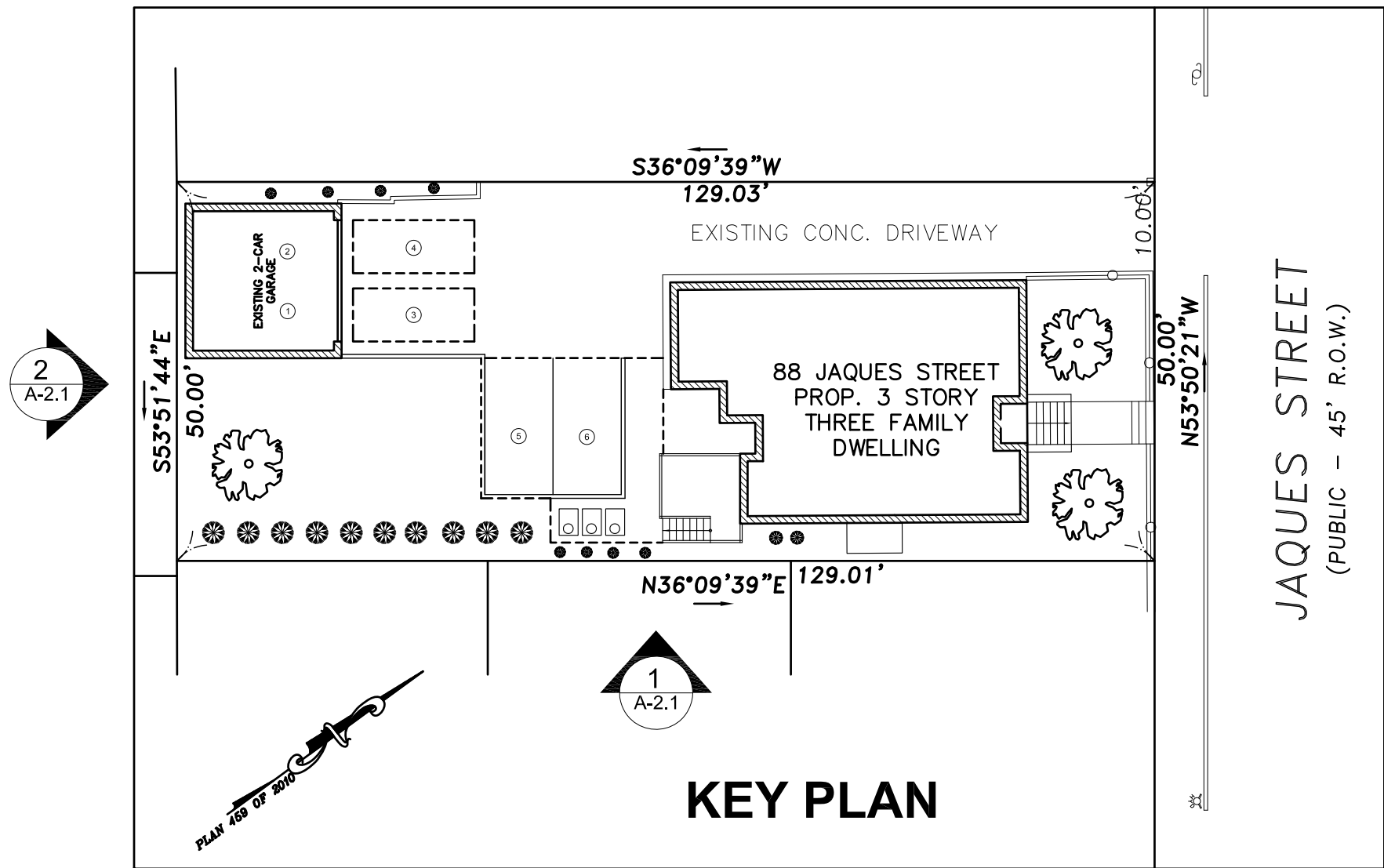
A-2.0



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



2 PROPOSED REAR ELEVATION (NORTH)
1/4" = 1'-0"



OWNER
CIROSS PROPERTIES
L L C.
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MEDFORD, MA 02155

Project
**3 RESIDENTIAL
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REVISIONS	DATE
DATE	7/30/2015
SCALE	AS NOTED
DRAWN BY	DD
CHECKED BY	
PROJ. ARCH.	FPC
PROJ. MGR.	DD
JOB NO.	SE0215.013

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Title
**PROPOSED
ARCHITECTURAL
ELEVATIONS**

A-2.1